

P:\Users\Richard.Parnell\Documents\750 9th Street Garage Use Final\750 9th Garage\DCS Title\2403.dwg 2/22/2013 9:51:44 AM Rick Parnell

# GARAGE & ARTIST STUDIO STRUCTURE

750 9TH STREET SE  
WASHINGTON, DC 20003-2804

OWNER: RICHARD PARNELL

## CONCEPT SET

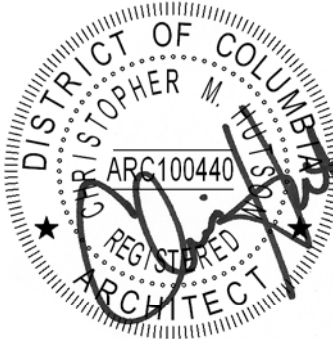
### DRAWING INDEX

|       |                                         |
|-------|-----------------------------------------|
| GEN-1 | COVER SHEET                             |
| H-1   | AREA PLAN                               |
| H-2   | SITE PHOTOS                             |
| H-3   | SITE PHOTOS                             |
| C-1   | SITE PLAN, ZONING & PROJECT INFORMATION |
| A-1   | FLOOR PLANS                             |
| A-2   | EXTERIOR ELEVATIONS                     |
| A-3   | BUILDING SECTION                        |

APPLICABLE CODES: ICC IRC 2012 & DC SUPPLEMENT

CHRIS HUTSON, AIA, LEED AP  
750 9TH STREET SE  
WASHINGTON, DC 20003  
202.997.5067

SEAL



ARTIST STUDIO & GARAGE

750 9TH STREET SE

WASHINGTON, DC 20003

| REVISIONS | DATE | COMMENTS |
|-----------|------|----------|
|-----------|------|----------|

|   |  |  |
|---|--|--|
| # |  |  |
|   |  |  |
|   |  |  |
|   |  |  |
|   |  |  |
|   |  |  |
|   |  |  |
|   |  |  |
|   |  |  |
|   |  |  |

VERSION

CONCEPT

DWG. DATE

11 NOV 2014

SCALE

NO SCALE

COVER SHEET

Board of Zoning Adjustment  
District of Columbia  
CASE NO. 1850  
EXHIBIT A-1.1

GEN-1

Copyright © 2014 by Christopher Hutson

9th STREET SE

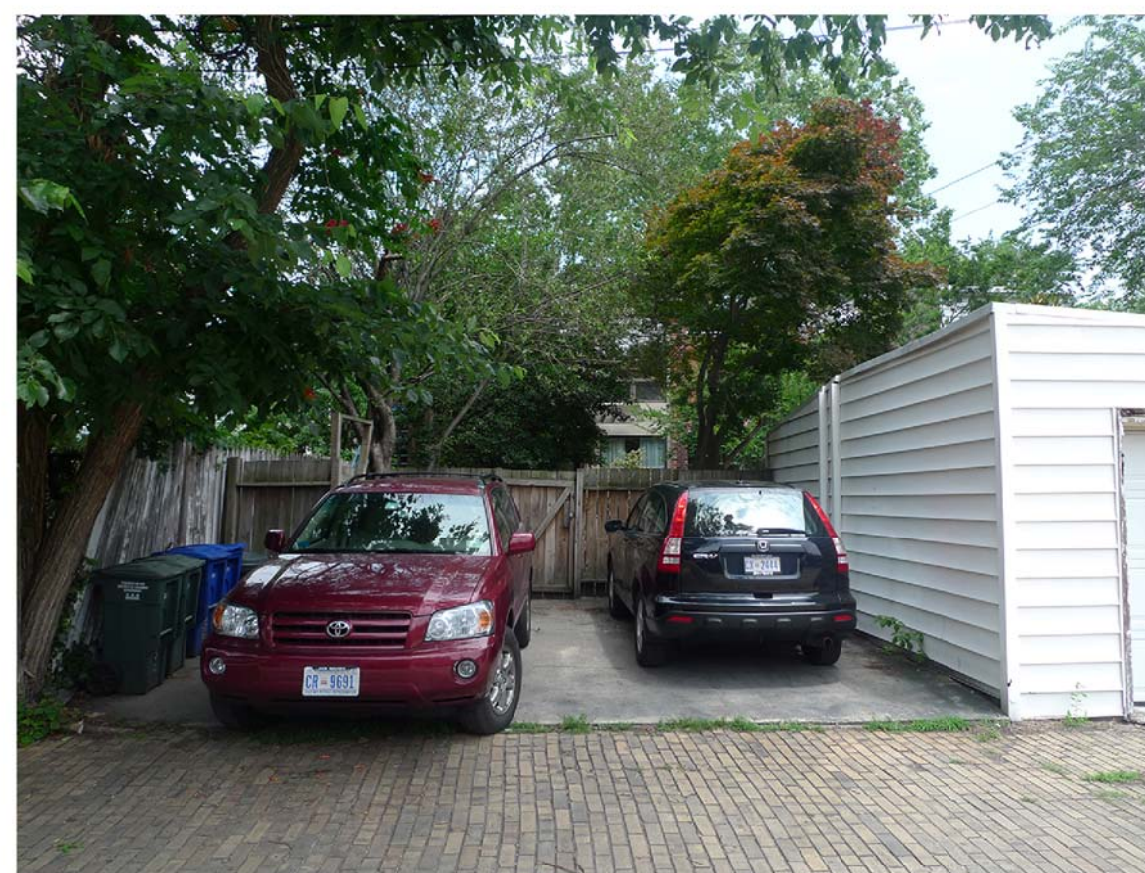
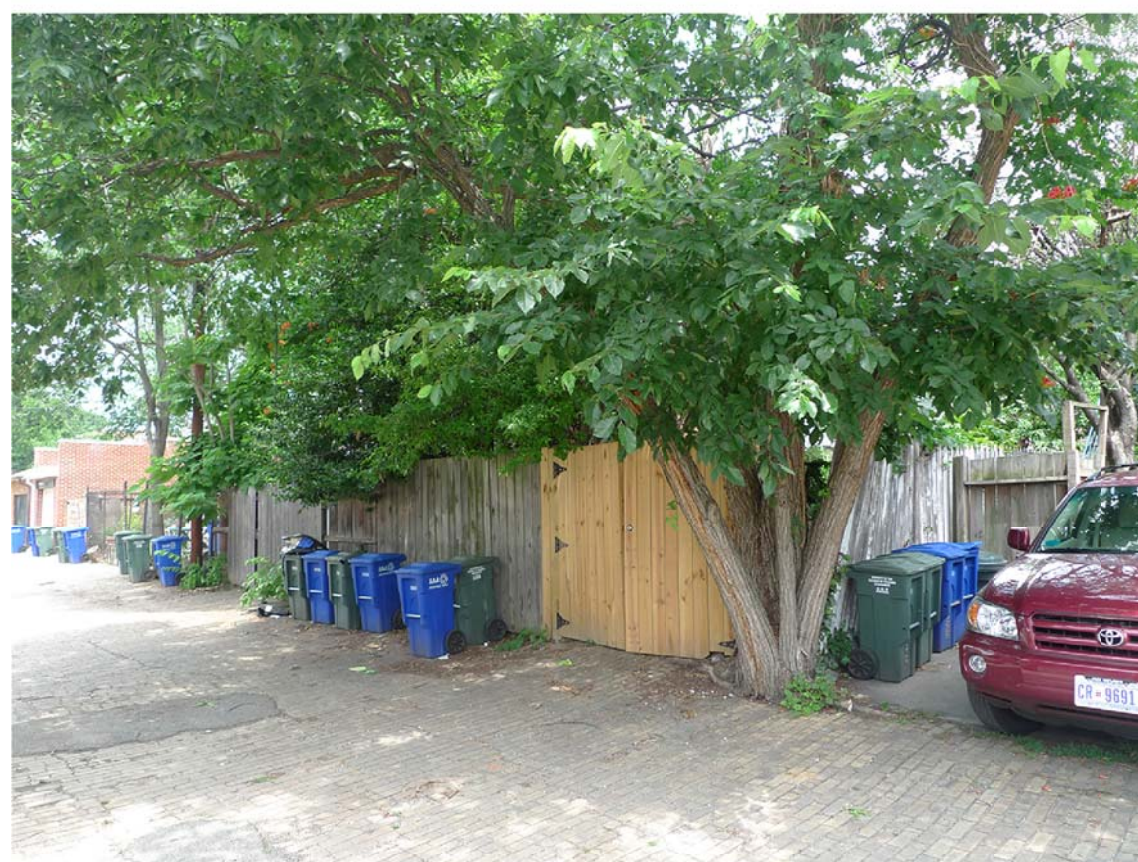


ARTIST STUDIO & GARAGE  
750 9TH STREET SE  
WASHINGTON, DC 20003

H-1 |

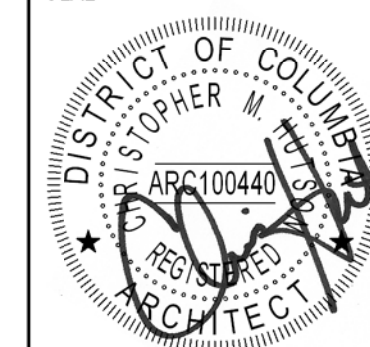
Copyright © 2014 by Christopher Hutson

1 AREA PLAN  
1/16"=1'-0"



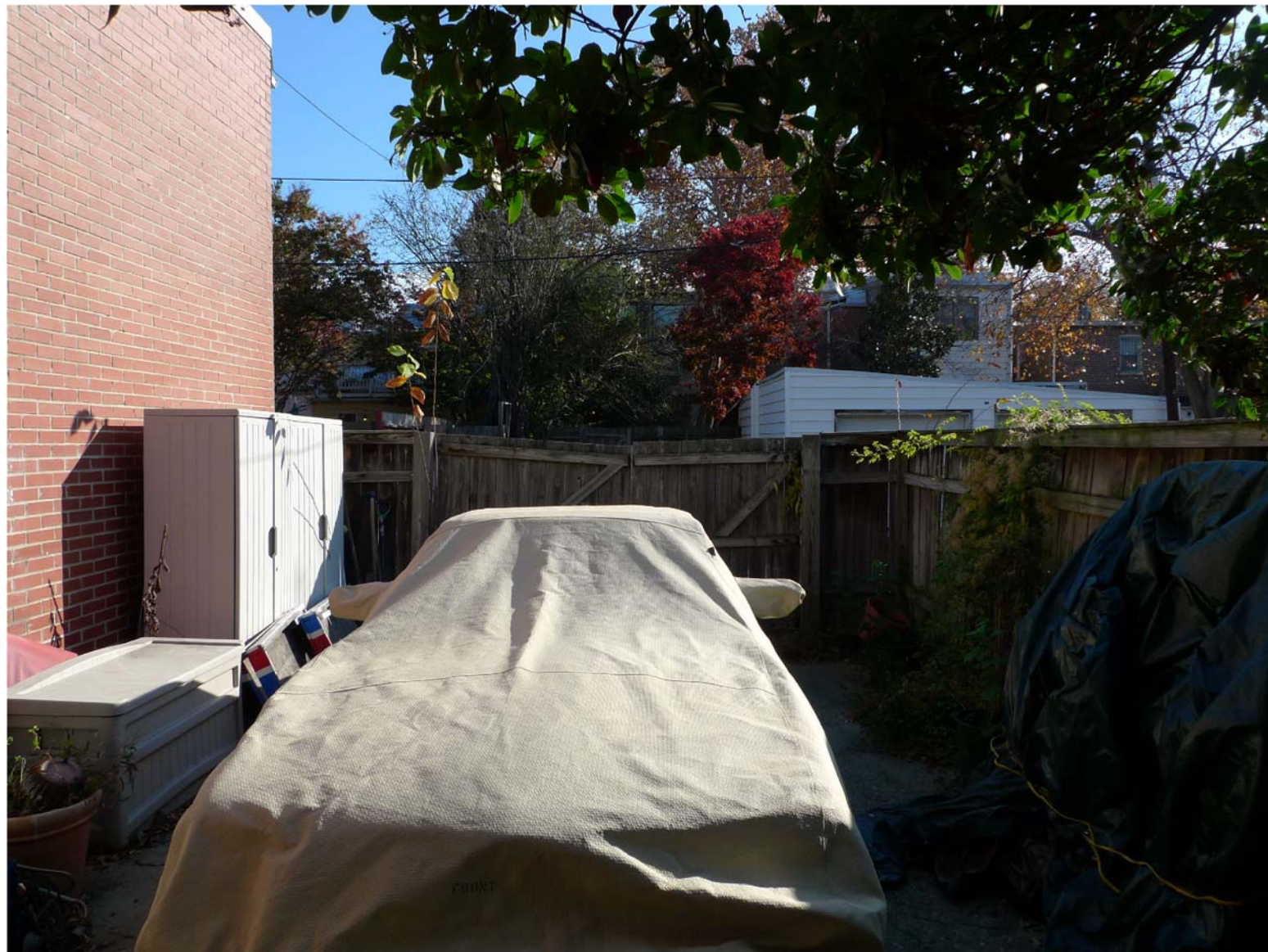
CHRIS HUTSON, AIA, LEED AP  
750 9TH STREET SE  
WASHINGTON, DC 20003  
202.997.5067

SEAL



ARTIST STUDIO & GARAGE  
750 9TH STREET SE  
WASHINGTON, DC 20003

| REVISIONS | DATE | COMMENT    |
|-----------|------|------------|
| #         |      |            |
|           |      |            |
|           |      |            |
|           |      |            |
|           |      |            |
|           |      |            |
| VERSION   |      | CONCE      |
| DWG. DATE |      | 30 OCT 20  |
| SCALE     |      | N.T.       |
|           |      | SITE PHOTO |



CHRIS HUTSON, AIA, LEED AP  
750 9TH STREET SE  
WASHINGTON, DC 20003  
202.997.5067

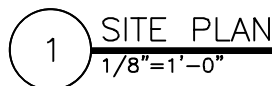
SEAL



ARTIST STUDIO & GARAGE  
750 9TH STREET SE  
WASHINGTON, DC 20003

| REVISONS  | DATE | COMMENTS    |
|-----------|------|-------------|
| #         |      |             |
|           |      |             |
|           |      |             |
|           |      |             |
|           |      |             |
|           |      |             |
|           |      |             |
| VERSION   |      | CONCEPT     |
| DWG. DATE |      | 11 NOV 2014 |
| SCALE     |      | N.T.S.      |
|           |      | SITE PHOTOS |

-3



|                | EXISTING    | PROPOSED  | R-4 ZONING      |
|----------------|-------------|-----------|-----------------|
| LOT COVERAGE   | 680 SF      | 1128 SF   | 968 SF MAXIMUM  |
| (PERCENTAGE)   | 42%         | 69.9%     | 60%             |
| REAR-YARD      | 58'         | 36'       | 20' MINIMUM     |
| SIDE YARD      | N/A         | NO CHANGE | N/A             |
| OPEN COURT     | N/A         | N/A       | N/A             |
| HEIGHT         | 28' APPROX. | NO CHANGE | 40'             |
| STORIES        | 3           | NO CHANGE | 3               |
| F.A.R.         | N/A         | N/A       | NONE PRESCRIBED |
|                |             |           |                 |
| SQUARE FOOTAGE |             |           |                 |
| FIRST FLOOR    | 680 SF      | 352 SF    |                 |
| SECOND FLOOR   | 680 SF      | 352 SF    |                 |
| THIRD FLOOR    | 680 SF      |           |                 |
|                |             |           |                 |

A circular professional seal for Christopher M. Tuttle, a Registered Architect in the District of Columbia. The seal features the text "DISTRICT OF COLUMBIA" around the top and "REGISTERED ARCHITECT" around the bottom. In the center, the name "CHRISTOPHER M. TUTTLE" is written in a semi-circle, with the license number "ARC100440" below it. The seal is stamped over a document that includes a title block with the name "CHRISTOPHER M. TUTTLE" and a signature line with a handwritten signature.

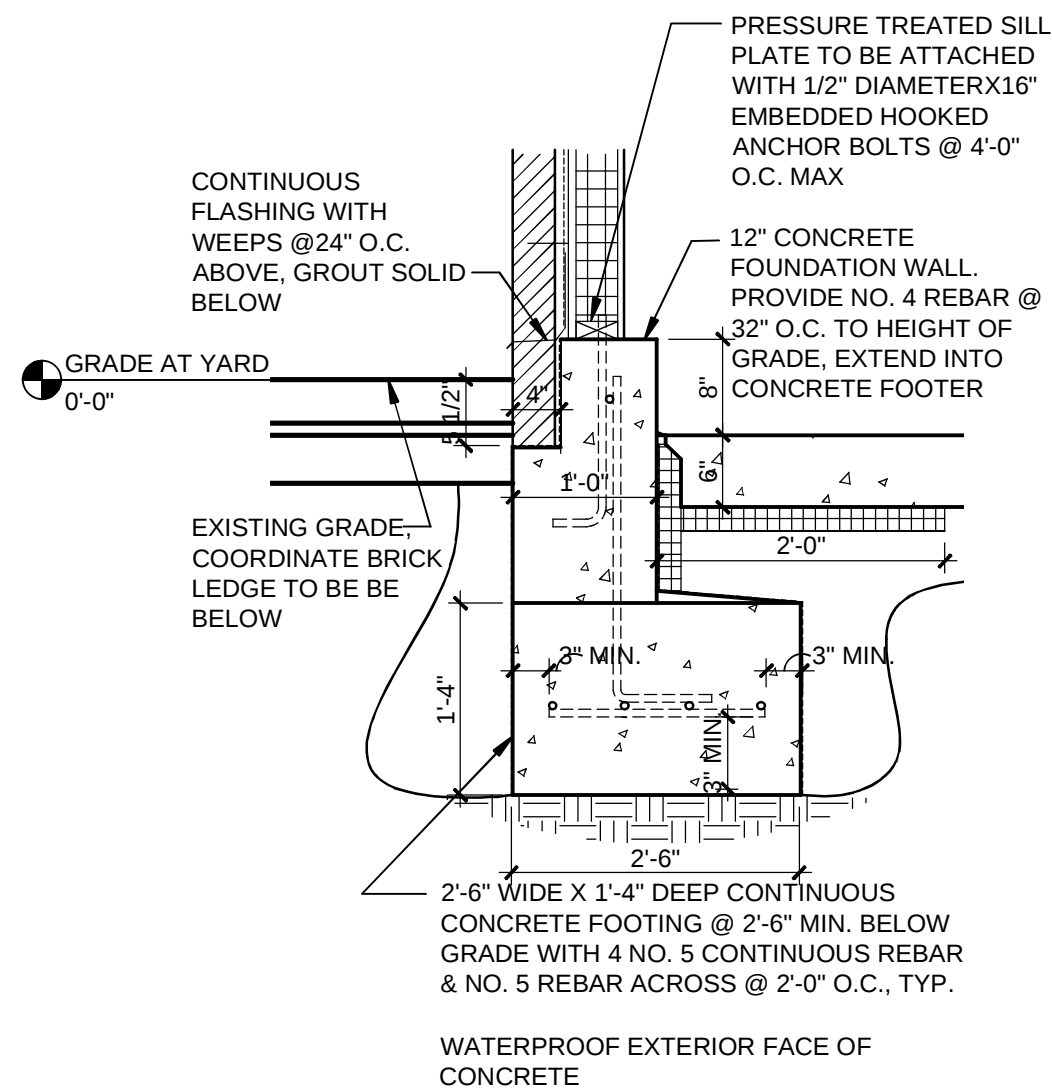
ARTIST STUDIO & GARAGE  
750 9TH STREET SE  
WASHINGTON, DC 20003

## SITE PLAN, ZONING & PROJECT INFORMATION

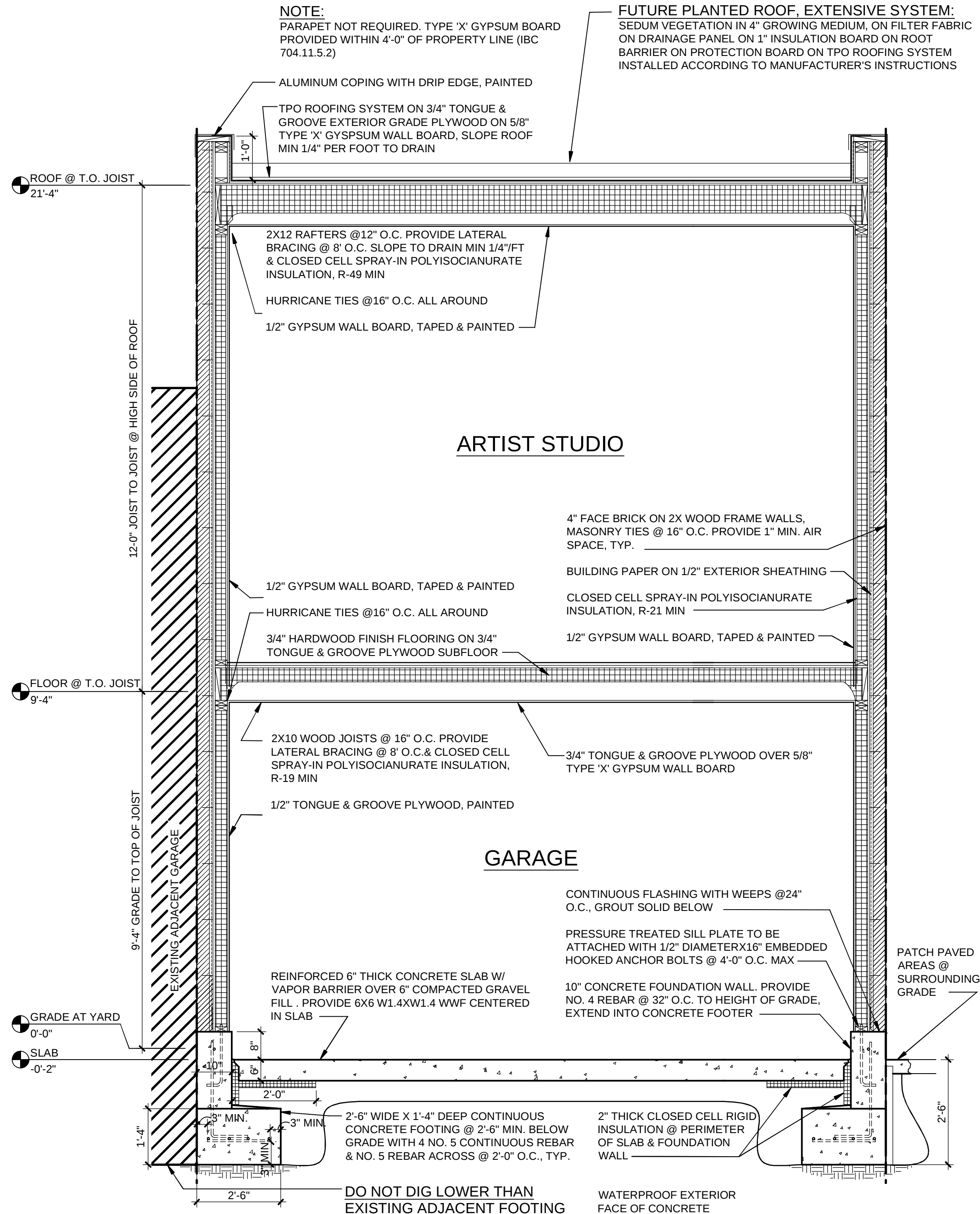




C:\Users\BKA\Public\Documents\750 9th Street SE on Garage Ledge Flashing and Garage Garage TTB (2418.dwg) 2/12/2013 9:51:44 AM Plot Panel



1 SECTION @ BRICK LEDGE ON WEST FACADE  
3/4" = 1'-0"  
0' 6" 1' 2'



2 NORTH-SOUTH BUILDING SECTION  
1/2" = 1'-0"  
0' 6" 1' 2' 4'

**NOTE:**

PARAPET NOT REQUIRED. TYPE 'X' GYPSUM BOARD PROVIDED WITHIN 4'-0" OF PROPERTY LINE (IBC 704.11.5.2)

**FUTURE PLANTED ROOF, EXTENSIVE SYSTEM:**

SEDUM VEGETATION IN 4" GROWING MEDIUM, ON FILTER FABRIC ON DRAINAGE PANEL ON 1" INSULATION BOARD ON ROOT BARRIER ON PROTECTION BOARD ON TPO ROOFING SYSTEM INSTALLED ACCORDING TO MANUFACTURER'S INSTRUCTIONS

ALUMINUM COPING WITH DRIP EDGE, PAINTED  
TPO ROOFING SYSTEM ON 3/4" TONGUE & GROOVE EXTERIOR GRADE PLYWOOD ON 5/8" TYPE 'X' GYPSUM WALL BOARD, SLOPE ROOF MIN 1/4" PER FOOT TO DRAIN

2X12 RAFTERS @ 12" O.C. PROVIDE LATERAL BRACING @ 8' O.C. SLOPE TO DRAIN MIN 1/4"/FT & CLOSED CELL SPRAY-IN POLYISOCYANURATE INSULATION, R-49 MIN

HURRICANE TIES @ 16" O.C. ALL AROUND

1/2" GYPSUM WALL BOARD, TAPED & PAINTED

**ARTIST STUDIO**

4" FACE BRICK ON 2X WOOD FRAME WALLS, MASONRY TIES @ 16" O.C. PROVIDE 1" MIN. AIR SPACE, TYP.

BUILDING PAPER ON 1/2" EXTERIOR SHEATHING

CLOSED CELL SPRAY-IN POLYISOCYANURATE INSULATION, R-21 MIN

1/2" GYPSUM WALL BOARD, TAPED & PAINTED

**GARAGE**

CONTINUOUS FLASHING WITH WEEPS @ 24" O.C., GROUT SOLID BELOW

PRESSURE TREATED SILL PLATE TO BE ATTACHED WITH 1/2" DIAMETER X 16" EMBEDDED HOOKED ANCHOR BOLTS @ 4'-0" O.C. MAX

10" CONCRETE FOUNDATION WALL. PROVIDE NO. 4 REBAR @ 32" O.C. TO HEIGHT OF GRADE, EXTEND INTO CONCRETE FOOTER

REINFORCED 6" THICK CONCRETE SLAB W/ VAPOR BARRIER OVER 6" COMPACTED GRAVEL FILL. PROVIDE 6X6 W1.4XW1.4 WWF CENTERED IN SLAB

2'-6" WIDE X 1'-4" DEEP CONTINUOUS CONCRETE FOOTING @ 2'-6" MIN. BELOW GRADE WITH 4 NO. 5 CONTINUOUS REBAR & NO. 5 REBAR ACROSS @ 2'-0" O.C., TYP.

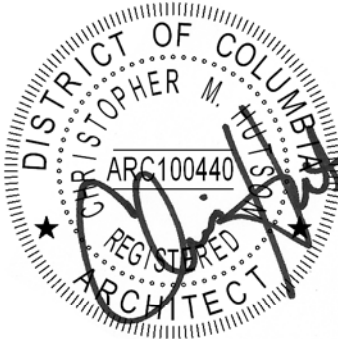
**DO NOT DIG LOWER THAN EXISTING ADJACENT FOOTING**

2" THICK CLOSED CELL RIGID INSULATION @ PERIMETER OF SLAB & FOUNDATION WALL

WATERPROOF EXTERIOR FACE OF CONCRETE

CHRIS HUTSON, AIA, LEED AP  
750 9TH STREET SE  
WASHINGTON, DC 20003  
202.997.5067

SEAL



**ARTIST STUDIO & GARAGE**  
750 9TH STREET SE  
WASHINGTON, DC 20003

REVISIONS DATE COMMENTS

| # | DATE | COMMENTS |
|---|------|----------|
|   |      |          |
|   |      |          |
|   |      |          |
|   |      |          |

VERSION CONCEPT

DWG. DATE 30 OCT 2014

SCALE AS NOTED

BUILDING SECTION