

PROJECT DATA

OWNER:

NICK AND WENSA RODRIGUEZ
815 8TH STREET NE
WASHINGTON, DC 20002

ZONING DATA:

LOT: 73
SQUARE: 911
LOT AREA: 2756.9 SF
ZONE: R-4
USE GROUP: R-3
CONSTRUCTION TYPE: 3B

TWO STORY ROW DWELLING
SINGLE FAMILY DWELLING
FIRE ALARM: NO
SPRINKLER: NO
FIRE DETECTION: HARD WIRED AND INTERCONNECTED
SMOKE DETECTORS W/ BATTERY BACKUP
ACCESSIBILITY NO

	EXISTING	PROPOSED	MAXIMUM
LOT COVERAGE	1971.4 SF	1927.0 SF	1654.1 SF
(PERCENTAGE)	71.5%	69.9%	60.0%
REAR YARD	46.6'	0'	20.0' MINIMUM
OPEN COURT	4.3'/5.3'	N/A	6.0' MIN
CLOSED COURT	N/A	4.3'	15.0' MIN
SIDE YARD	3.8' (GARAGE)	N/A	8.0' MIN
HEIGHT (HOUSE)	25.3'	NO CHANGE	40'
HEIGHT (GARAGE)	11.3'	19.5'/17.5'	40'
STORIES (HOUSE)	2+CELLAR	NO CHANGE	3+CELLAR
STORIES (GARAGE)	1	2	3+CELLAR
F.A.R.	N/A	N/A	NONE PRESCRIBED

PROJECT DESCRIPTION:

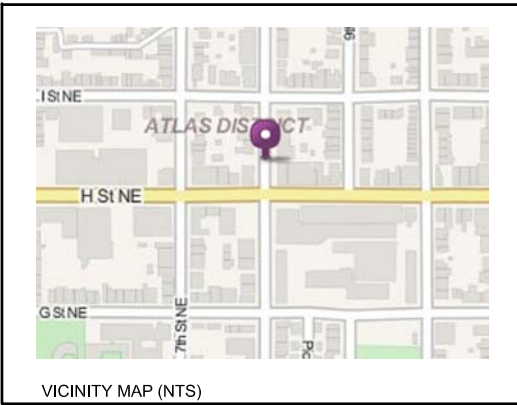
CONVERSION FROM SINGLE FAMILY DWELLING TO 2 FAMILY FLAT,
SECOND FLOOR ADDITION TO EXISTING GARAGE W/ APARTMENT

APPLICABLE BUILDING CODES:

DCMR 11
IBC 2012
IRC 2012
DCMR 12-B, RESIDENTIAL CODE SUPPLEMENT OF 2013
IEBC 2012
DCMR 12-J, EXISTING BUILDINGS CODE SUPPLEMENT OF 2013

FIRE RATING DATA:

EXTERIOR LOAD BEARING FACE-ON-LINE WALLS
1 HOUR RATED WOOD FRAME W/ VENEER
EXTERIOR LOAD BEARING PARTY WALLS
2 HOUR RATED SOLID MASONRY, 12" THICK (EXISTING)
FLOOR FRAMING
0 HOUR RATED, 2X10 WOOD JOISTS @ 16" OC
ROOF FRAMING
1 HOUR RATED w/IN 4' OF P.L.\ 2X8 RAFTERS, OR
2 HOUR RATED PARAPET WALL TO 30" ABOVE ROOF



STRUCTURAL DESIGN CRITERIA:

DESIGN/ LIVE LOADS
FLOORS 40 PSF
ROOF 30 PSF MINIMUM
EARTHQUAKE LOADS: SEISMIC DESIGN CATEGORY A, AS PER IRC R301.2

SOIL BEARING 4000 PSF (SEE GEOTECH REPORT)
HORIZ. EARTH PRESSURE ON BASEMENT WALLS = 60 PSF
(ASSUMED AT REST CONDITION)
HORIZ. EARTH PRESSURE ON CANT. RETAINING WALLS = 45 PSF
(ASSUMED ACTIVE CONDITION)

HOUSE
LIVE LOAD: 40 PSF
WIND LOAD: 90 MPH, 20 PSF MINIMUM

ROOF OF HOUSE
SNOW LOAD 30 PSF
WIND LOAD: 90 MPH
RAFTERS TO BE SOUTHER PINE SS
EXTREME FIBER STRESS IN BENDING 1200 PSI
RAFTERS- MODULUS OF ELASTICITY .88 PSI
HURRICANE TIES TO BE LOCATED AT 24" OC,
RATED FOR -134.22 LBS

CONCRETE FOR FOOTINGS TO BE MIN 3000 PSI, NORMAL WEIGHT, AIR ENTRAINED

WOOD STRUCT MEMBERS TO BE NON ARSENIC, SOUTHERN PINE SS
EXTREME FIBER STRESS IN BENDING 1200 PSI
MODULUS OF ELASTICITY 1.4X10-6 PSI
ALLOWABLE DEFLECTION 1/360 OF SPAN

LATERAL LOAD RESISTING STRUCTURAL SYSTEM: 1/2" WOOD STRUCTURAL PANEL
SHEATHING FOR 16" OC STUDS. PANELS TO BE IN ACCORDANCE WITH IRC TABLE R602.3(3)

HANDRAILS
LIVE LOAD: 200 PSF

STAIRS
40 PSF OR 300 LBS CONCENTRATED LOAD, ACTING OVER 4 SQ INCHES

ANCHORAGE SYSTEMS
ANCHORS, BOLTS, LEVELING PLATES, OR BEARING PLATES TO BE LOCATED & BUILT INTO CONNECTING WORK PRESET BY TEMPLATES OR SIMILAR METHODS. PLATES TO BE SET IN FULL BEDS OF NON SHRINK GROUT AFTER LEVELING & ADJUSTMENT. ONE SHOP COAT OF PAINT TO BE APPLIED TO ALL STRUCTURAL MEMBERS EXCEPT THOSE AREAS REQUIRING FIELD WORK.
ALL CONNECTIONS TO BE BOLTED WITH MIN. 3/4" DIA A325 OR A490 HIGH STRENGTH BOLTS OR WELDED. USE FULL DEPTH DOUBLE ANGLE CONNECTIONS ON ALL GIRDER AND BEAM CONNECTIONS TO COLUMNS, UNLESS OTHERWISE NOTED. INFILL BEAM CONNECTIONS TO BE FULL DEPTH DOUBLE ANGLE CONNECTIONS, UNLESS OTHERWISE NOTED. BOLTS TO BE 3" OC VERT.

ADDITION

815 8th Street NE
Washington, DC 20002

DRAWING INDEX

- C-1 COVER SHEET
- C-2 SITE PLAN
- C-3 PHOTOGRAPHS
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- A-1 FIRST FLOOR PLAN
- A-2 SECOND FLOOR PLAN
- A-3 EXTERIOR ELEVATIONS
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#	DATE	COMMENTS

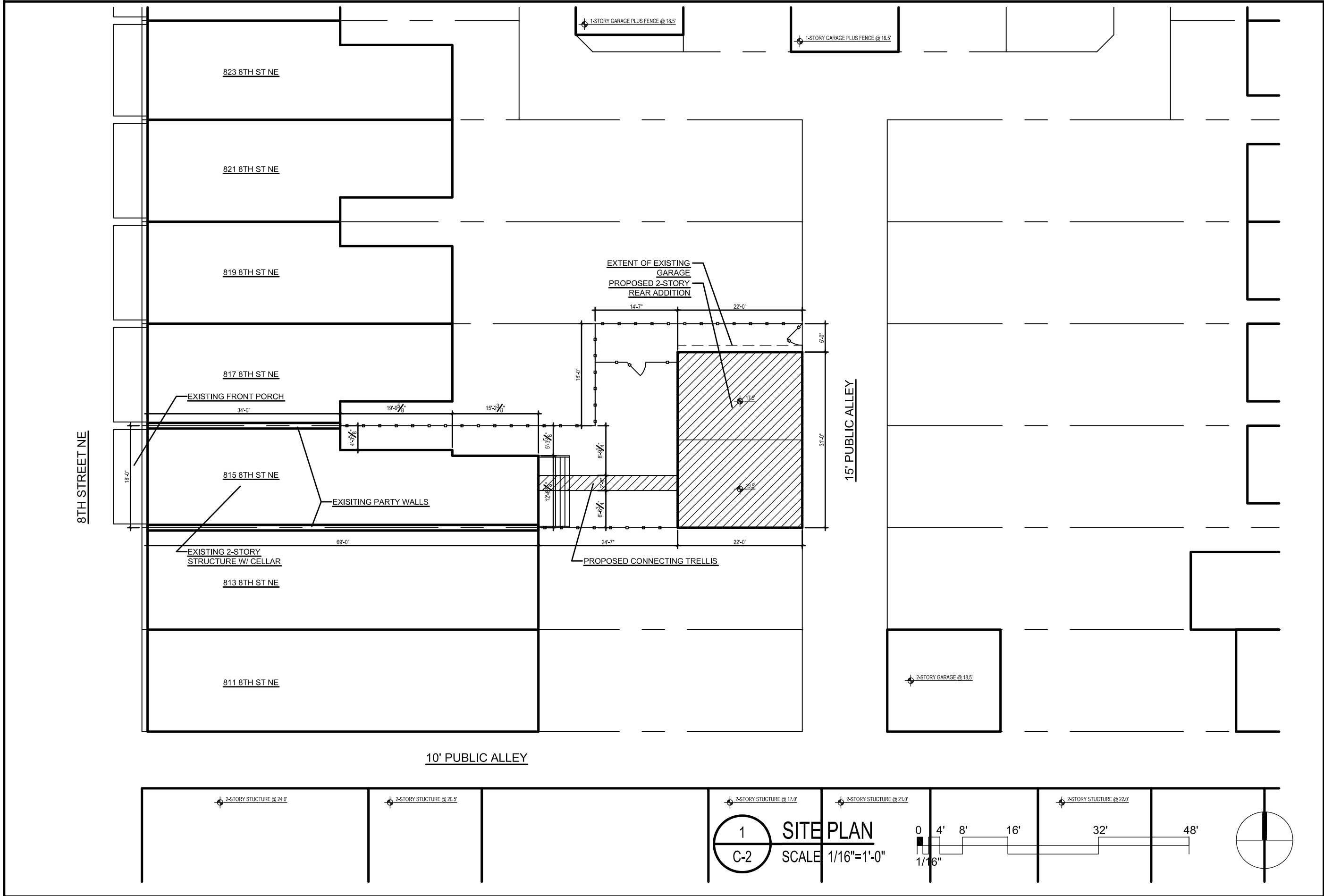
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VERSION: BZA
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SCALE: N.T.S.

COVER SHEET
C-1
Board of Zoning Adjustment
District of Columbia
CASE NO.18927
EXHIBIT NO.43



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SITE PLAN
C-2



View from 8th Street NE



View from 8th Street NE towards Northeast



View from 8th Street NE towards Southeast

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PHOTOGRAPHS

C-3



View from rear yard



View from rear yard towards alley



View from rear yard towards Southwest



View from rear yard towards Northwest

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PHOTOGRAPHS

C-4



View of garage from alley



View from alley looking North



View from alley looking South

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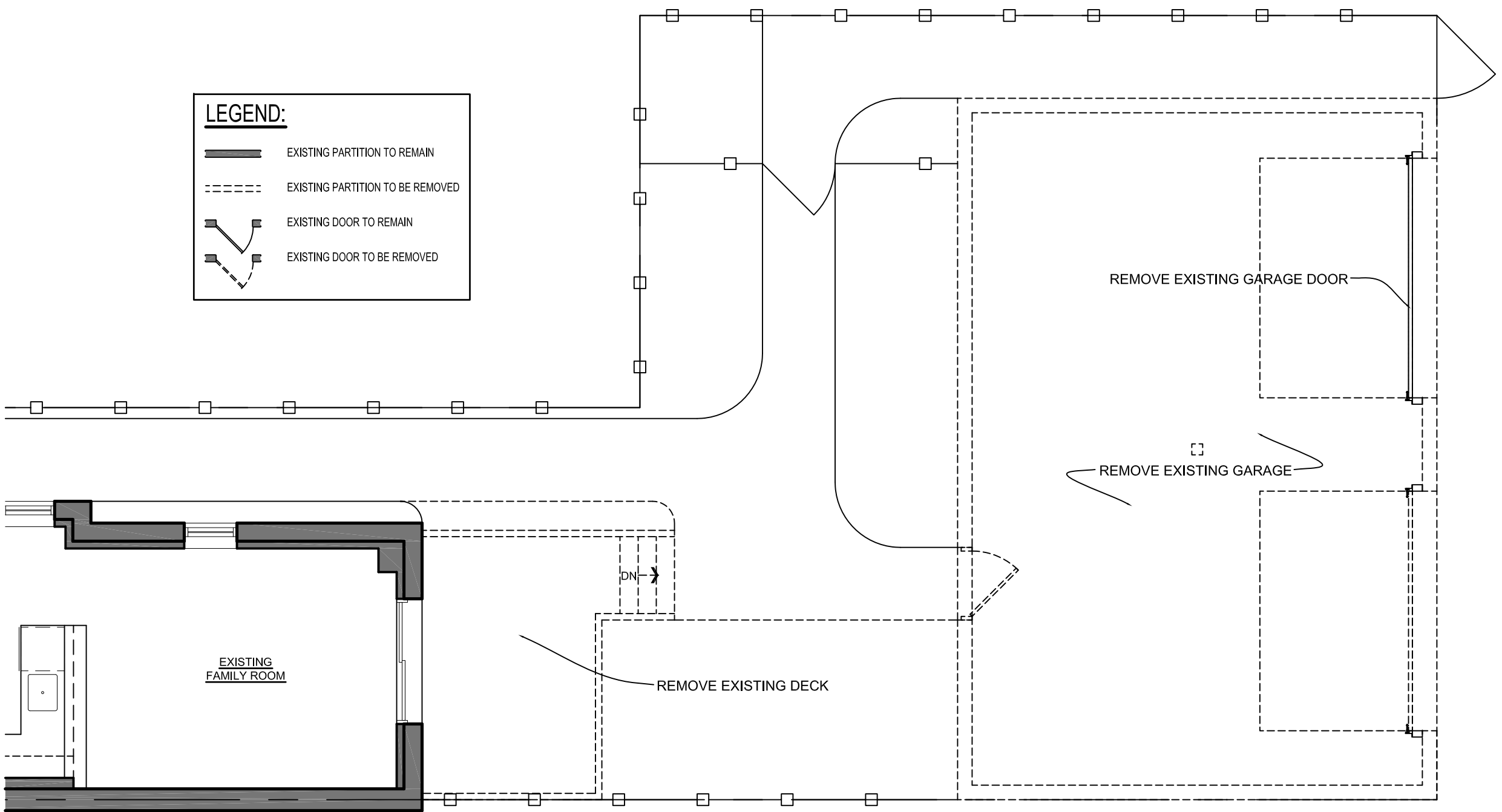
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PHOTOGRAPHS

C-5

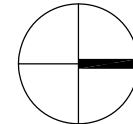
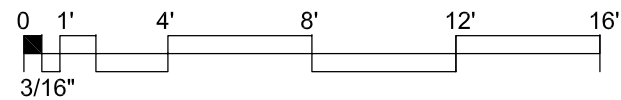


GENERAL DEMOLITION NOTES:

1. FIELD VERIFY EXISTING CONDITIONS PRIOR TO START OF DEMOLITION. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR POTENTIAL CONFLICTS BEFORE PROCEEDING WITH THE WORK.
2. LABEL, STORE AND PROTECT ALL SALVAGE ITEMS TO BE REUSED IN THIS PROJECT.
3. ALL WALLS, DOORS, FRAMES, ETC. SHOWN DASHED SHALL BE REMOVED COMPLETELY, UON.
4. WALLS TO BE REMOVED SHALL BE REMOVED FROM FLOOR TO STRUCTURE ABOVE. REMOVAL SHALL INCLUDE ALL ARCHITECTURAL, MECHANICAL, & ELECTRICAL ACCESSORIES, EQUIPMENT, ETC.
5. WHERE AN EXISTING DOOR IS INDICATED FOR REMOVAL THE DOOR FRAME SHALL ALSO BE REMOVED UNLESS OTHERWISE NOTED. SALVAGE ALL DOORS AND TRIM.
7. DEMOLITION OF FINISHES INCLUDES REMOVAL OF ADHESIVES, GROUTING BEDS, ETC. AND REQUIRES REMAINING SURFACES TO BE PREPARED FOR NEW CONSTRUCTION. ALL PATCHING SHALL BE FLUSH WITH SURROUNDING SURFACES AND LEVEL WITHIN TOLERANCES SPECIFIED FOR THE SPECIFIC MATERIAL. IF MATERIAL IS NOT SPECIFIED, MAINTAIN EXISTING PLANES WITHIN 1/8" IN 10 FEET, NON-CUMULATIVE.
8. THE ITEMS IDENTIFIED TO BE REMOVED REPRESENT THE MAJOR ITEMS ONLY. MINOR ITEMS, THAT REQUIRE REMOVAL TO COMPLETE THE WORK, SHALL ALSO BE REMOVED.

1 FIRST FLOOR DEMOLITION PLAN

D-1 SCALE: 3/16"=1'-0"



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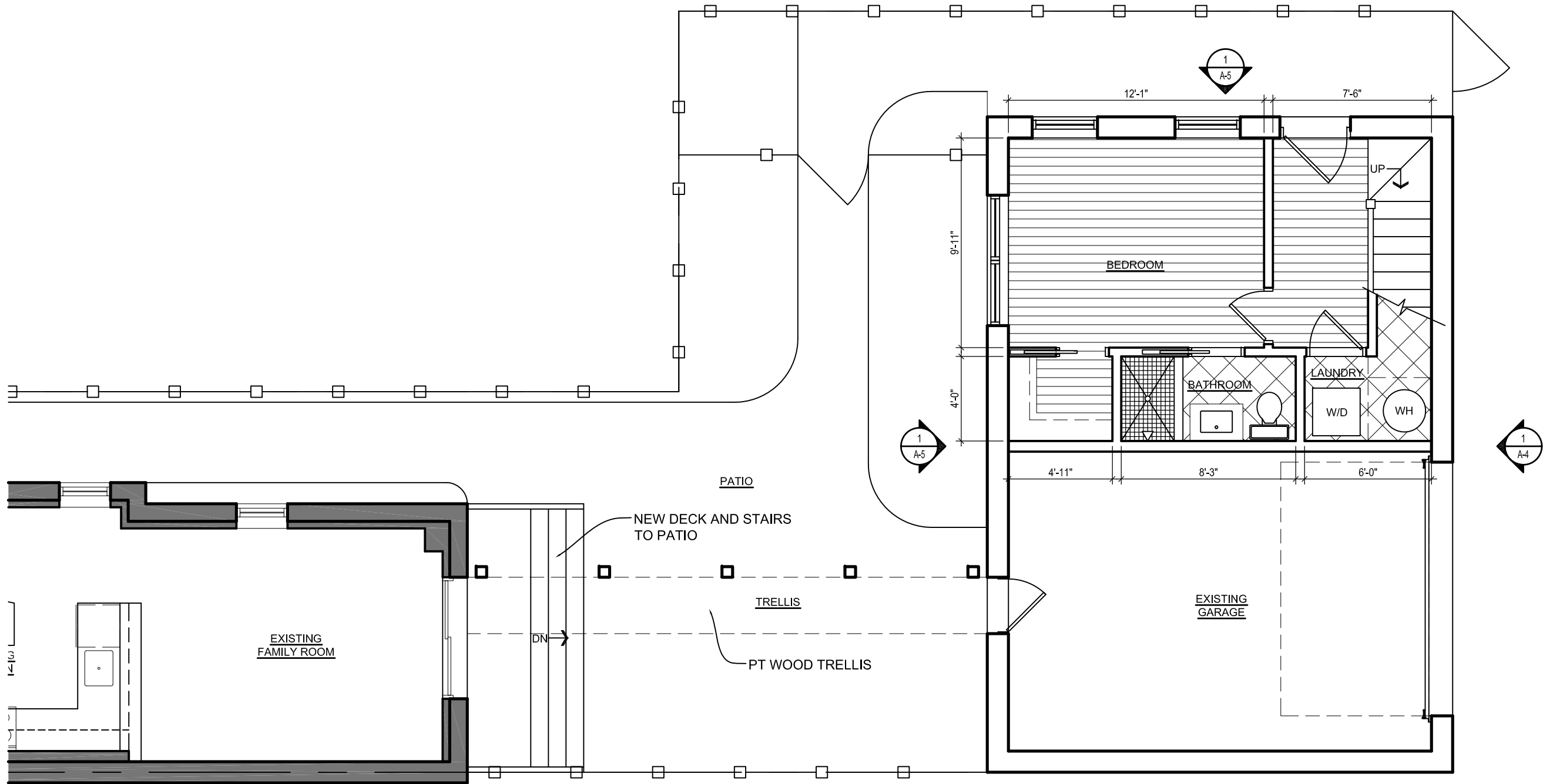
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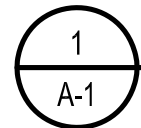
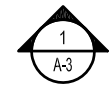
FIRST FLOOR
DEMOLITION PLAN

D-1



GENERAL CONSTRUCTION NOTES:

- CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE BEFORE STARTING THE WORK. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR POTENTIAL CONFLICTS BEFORE PROCEEDING WITH THE WORK.
- DIMENSIONS ARE FROM FACE OF GWB OR EXPOSED MASONRY UNLESS OTHERWISE NOTED.
- THOSE DIMENSIONS WHICH REQUIRE FIELD VERIFICATION ARE IDENTIFIED WITH ±. DIMENSIONS, OR LABELED "VIF". DIMENSIONS NOT SO NOTED ARE INTENDED TO BE HELD. FIELD VERIFY ALL DIMENSIONS PRIOR TO FABRICATION OR INSTALLATION OF BUILDING COMPONENTS.
- WHERE DISCREPANCIES OCCUR BETWEEN VARIOUS DRAWINGS OBTAIN CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
- WHERE SPECIFIC DETAILING IS NOT SHOWN, EXECUTE THE CONSTRUCTION IN A SOUND, WORKMANLIKE MANNER CONSISTENT WITH THE OTHER DETAILING SHOWN.
- PROVIDE BLOCKING WITHIN PARTITIONS FOR ALL WALL MOUNTED WOODWORK, APPLIANCES, AND ACCESSORIES.
- EXISTING SURFACES DISTURBED BY DEMOLITION OR NEW CONSTRUCTION SHALL BE PATCHED TO BE FLUSH WITH SURROUNDING SURFACES. THE FINISHED SURFACE IS TO BE LEVEL AND PLUMB TO WITHIN 1/8" IN 10 FEET, UNLESS OTHERWISE SPECIFIED.
- ALL TRIM TO MATCH EXISTING. FINAL PROFILES TO BE SELECTED BY OWNER/ARCHITECT.

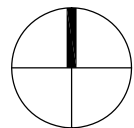
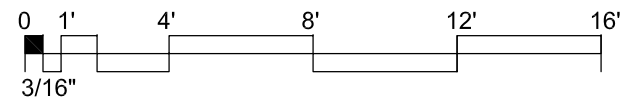


FIRST FLOOR PLAN

SCALE: 3/16"=1'-0"

LEGEND:

- EXISTING PARTITION TO REMAIN
- NEW PARTITION



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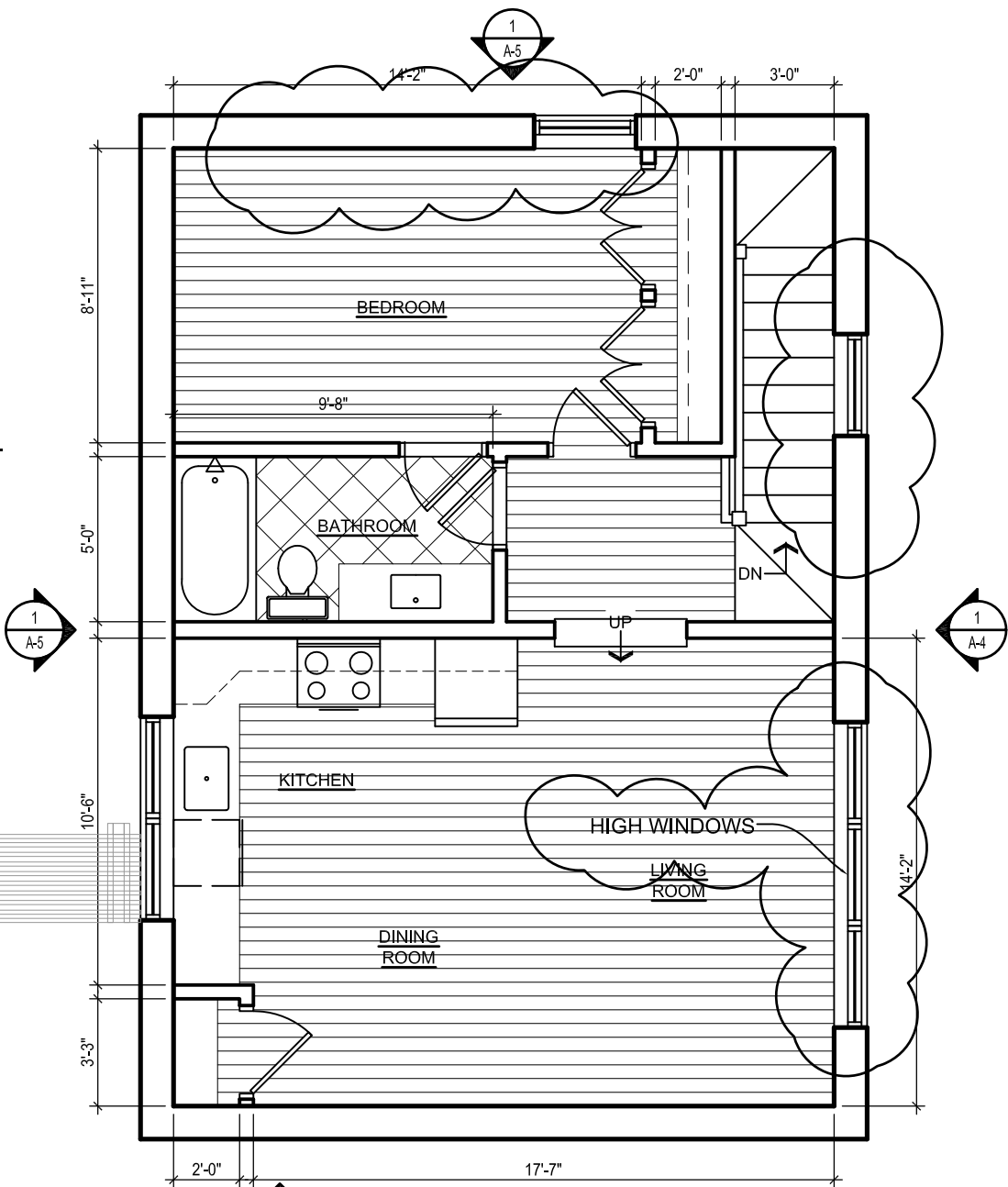
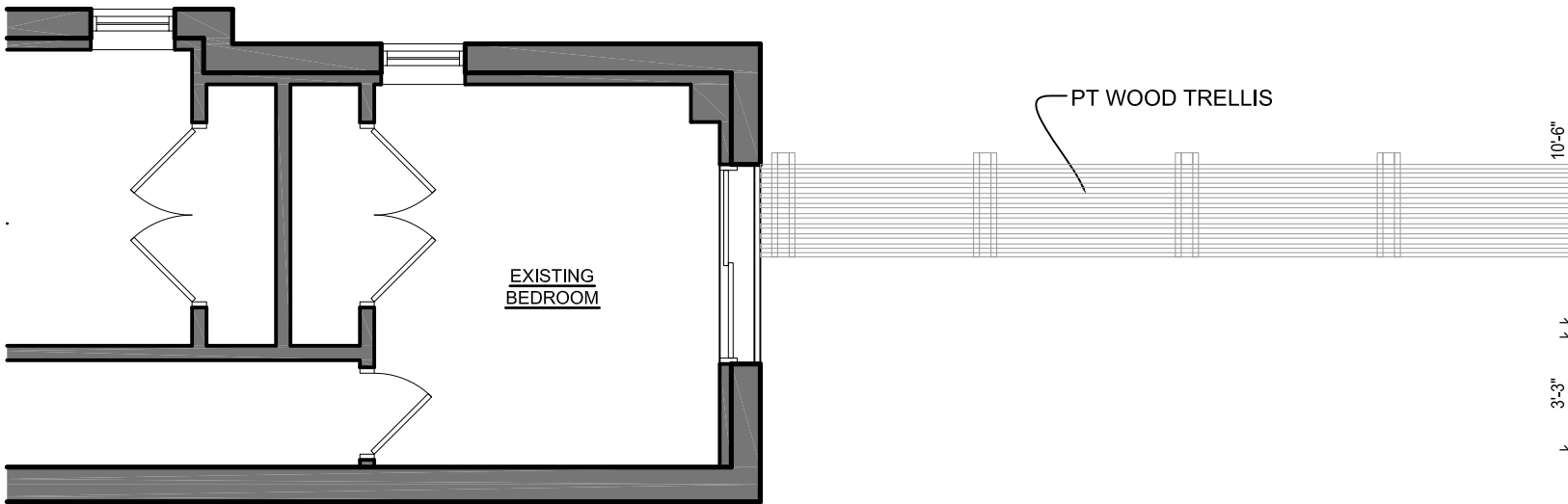
FIRST FLOOR PLAN

A-1

- EXTERIOR NOTES:**
- EXISTING MASONRY WALLS TO RECEIVE STUCCO COATING.
 - 2ND FLOOR WALLS TO BE WOOD FRAMED W/ PAINTED HARDIE PANEL SIDING.
 - NEW RUBBER ROOF W/ DOWNSPOUT AND GUTTER TO REAR YARD.

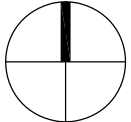
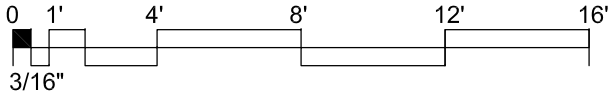
- ARCHITECTURAL NOTES:**
- ALL NEW INTERIOR WALLS AND CEILINGS TO BE LINED W/ SOUND ATTENUATING BATT INSULATION.
 - EXISTING MASONRY WALL IN APARTMENT TO BE FURRED W/ R-13 INSULATION.
 - CEILING TO BE ½" DRYWALL, UNLESS OTHERWISE NOTED.
 - ALL NEW BASE TRIM, WINDOW TRIM, AND DOOR TRIM TO BE 'CAPITOL HILL' TRIM.
 - ALL TILE TO BE INSTALLED ON TILE BACKER BOARD.
 - TILE ON SHOWER FLOORS TO BE INSTALLED ON SLOPED MORTAR BED WITH RUBBER MEMBRANE.

- MECHANICAL/PLUMBING/ELECTRICAL NOTES:**
- APARTMENT TO BE HEATED AND COOLED W/ A 3 ZONE MINI-SPLIT SYSTEM.
 - NEW ELECTRIC WATER HEATER
 - 150 AMP PANEL AND SEPARATE METER FOR GARAGE APARTMENT



1
A-2
SECOND FLOOR PLAN
SCALE: 3/16"=1'-0"

- LEGEND:**
- EXISTING PARTITION TO REMAIN
 - NEW PARTITION



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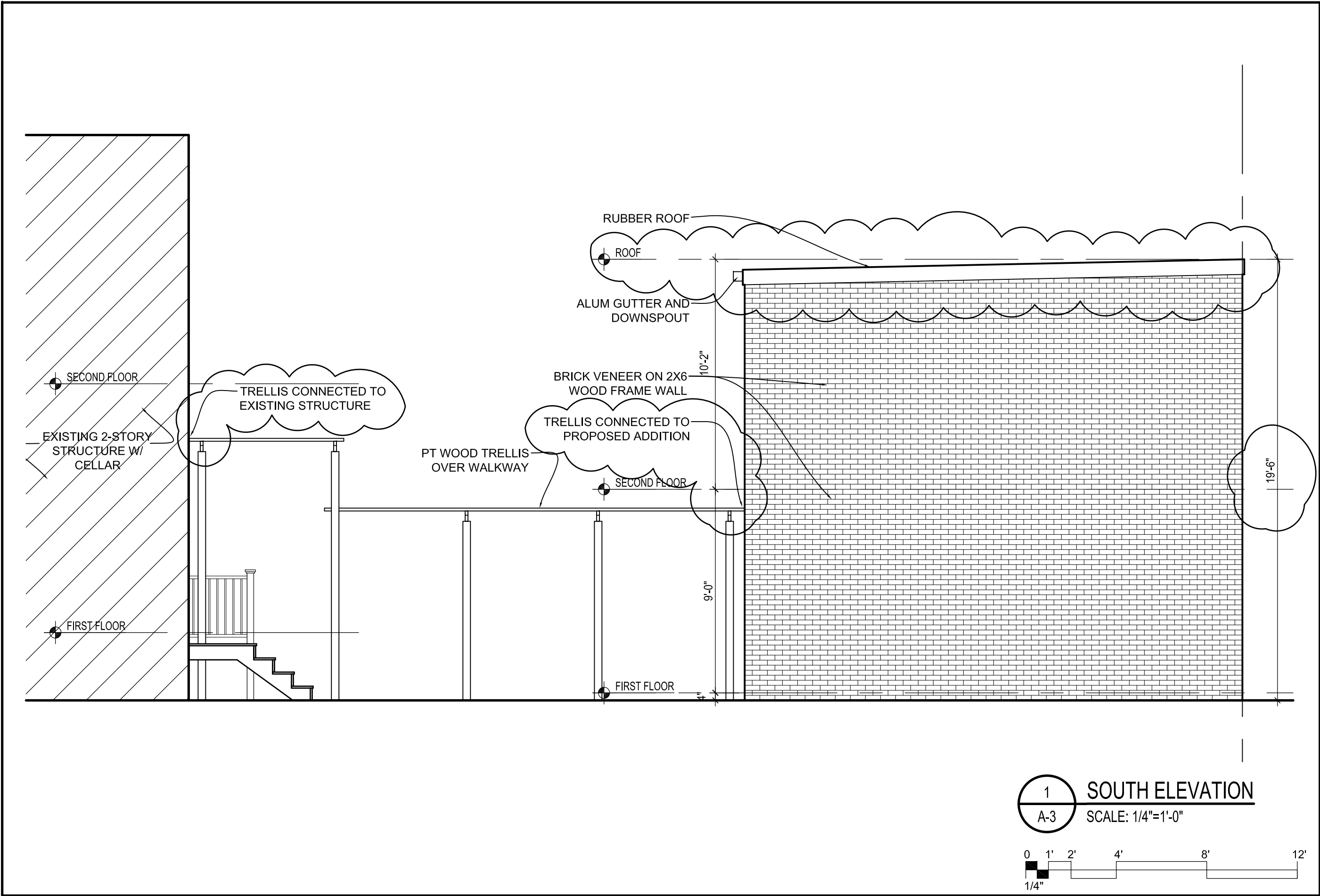
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SECOND FLOOR PLAN

A-2



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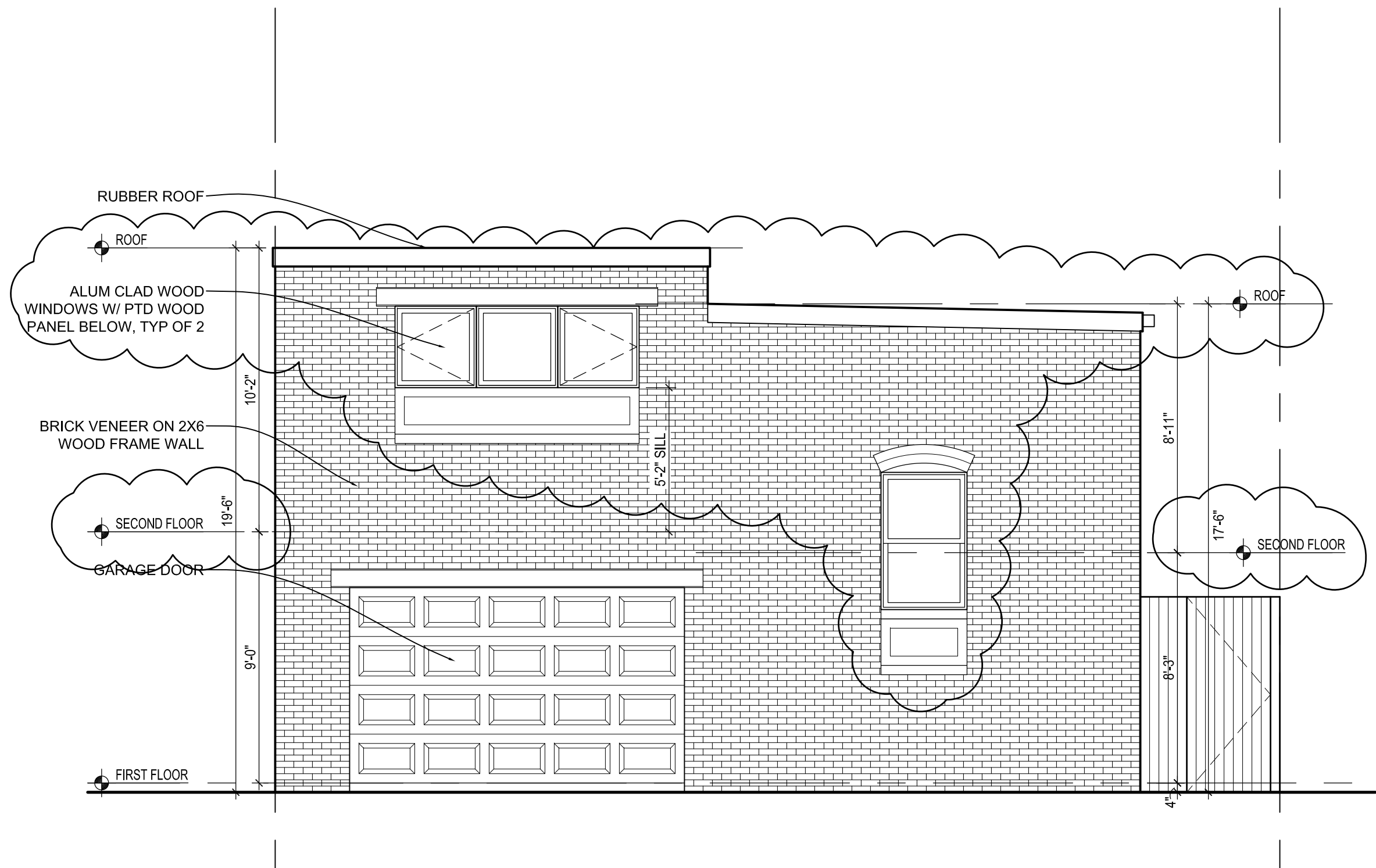
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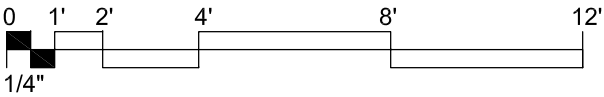
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SCALE: 1/4"=1'-0"

EXTERIOR ELEVATIONS

A-3



1 EAST ELEVATION
A-4 SCALE: 1/4"=1'-0"



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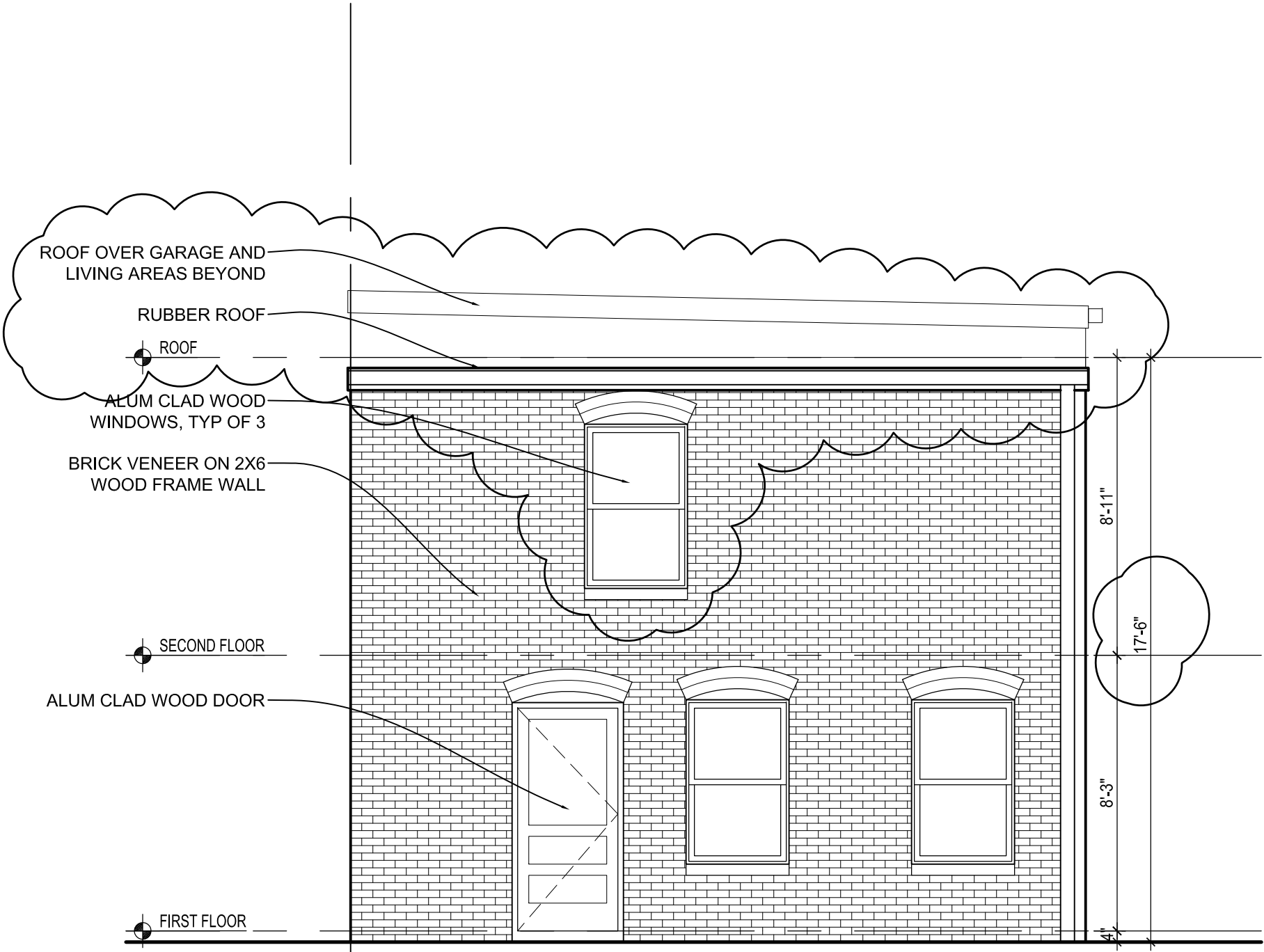
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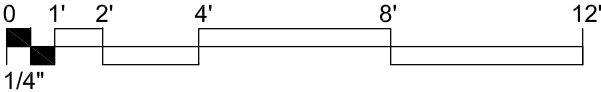
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EXTERIOR ELEVATIONS

A-4



1 NORTH ELEVATION
A-5 SCALE: 1/4"=1'-0"



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EXTERIOR ELEVATIONS

A-5

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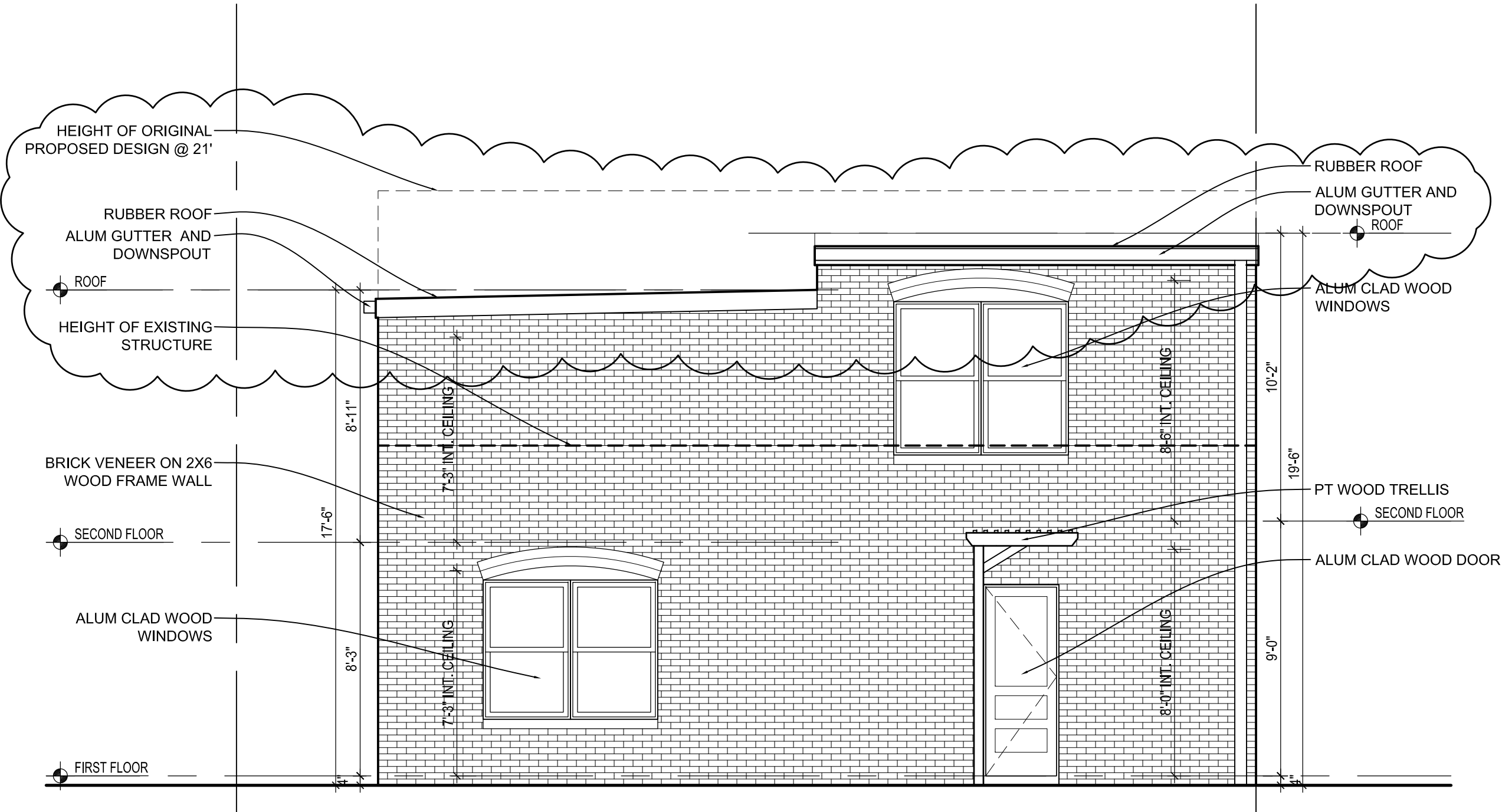
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EXTERIOR ELEVATIONS

A-6



1 WEST ELEVATION
A-6 SCALE: 1/4"=1'-0"

