

PROJECT DATA

OWNER:
ANDREW WEINSCHENK AND RACHEL CONONI
602 A STREET NE
WASHINGTON, DC 20002

ZONING DATA:

LOT:	124
SQUARE:	867
LOT AREA:	1641 SF
ZONE:	R-4
USE GROUP:	R-3
CONSTRUCTION TYPE:	3B

TWO STORY ROW DWELLING w/CELLAR
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	1089.7 SF	NO CHANGE	984.6 SF
(PERCENTAGE)	66.4%	NO CHANGE	60.0%
REAR YARD	26'-9"	NO CHANGE	20.0' MINIMUM
OPEN COURT	1'-5"-1'-10"	NO CHANGE	6.0' MIN
SIDE YARD	N/A	N/A	8.0' MIN
HEIGHT	25'	NO CHANGE	40'
STORIES	2+B	NO CHANGE	3+B
F.A.R.	N/A	N/A	NONE PRESCRIBED
SQUARE FOOTAGE			
BASEMENT	705 SF	NO CHANGE	
FIRST FLOOR	1056 SF	NO CHANGE	
SECOND FLOOR	705 SF	1056 SF	
TOTAL	2466 SF	2817 SF	

PROJECT DESCRIPTION:

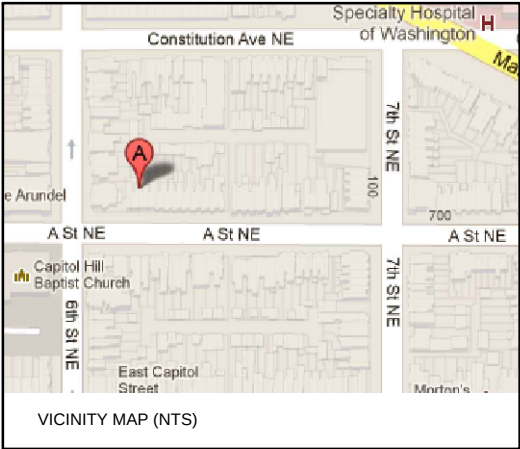
SECOND FLOOR ADDITION ABOVE EXISTING FIRST FLOOR ADDITION.
NEW CLOSED COURT ON SECOND FLOOR.

APPLICABLE BUILDING CODES:

DCMR 11
IBC 2012
IRC 2012
DCMR 12-B, DC CONSTRUCTION CODES SUPPLEMENT 2013 EDITION

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
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:

FLOOR JOIST SPANS
RESIDENTIAL LIVING AREAS: 40 PSI
RESIDENTIAL SLEEPING AREAS: 30 PSI

SOIL BEARING 1500 PSI

DECK
LIVE LOAD: 40 PSF
SNOW LOAD 30 PSF

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

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

WOOD DECKING TO BE 5/8" RECYCLED LUMBER
COMPRESSION PARALLEL 1806 PSI
COMPRESSION PERPENDICULAR 1944 PSI
MODULUS OF ELASTICITY 175 PSI
TENSILE STRENGTH 854 PSI
SHEAR STRENGTH 561 PSI

MEZZANINE
LIVE LOAD: 40 PSF
WIND LOAD: 90 MPH

ROOF OF MEZZANINE
SNOW LOAD 30 PSF
WIND LOAD: 90 MPH
RAFTERS- 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

HANDRAILS
LIVE LOAD: 200 PSF

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

REAR ADDITION

Weinschenk - Cononi Residence
602 A STREET NE
Washington, DC 20002

DRAWING INDEX

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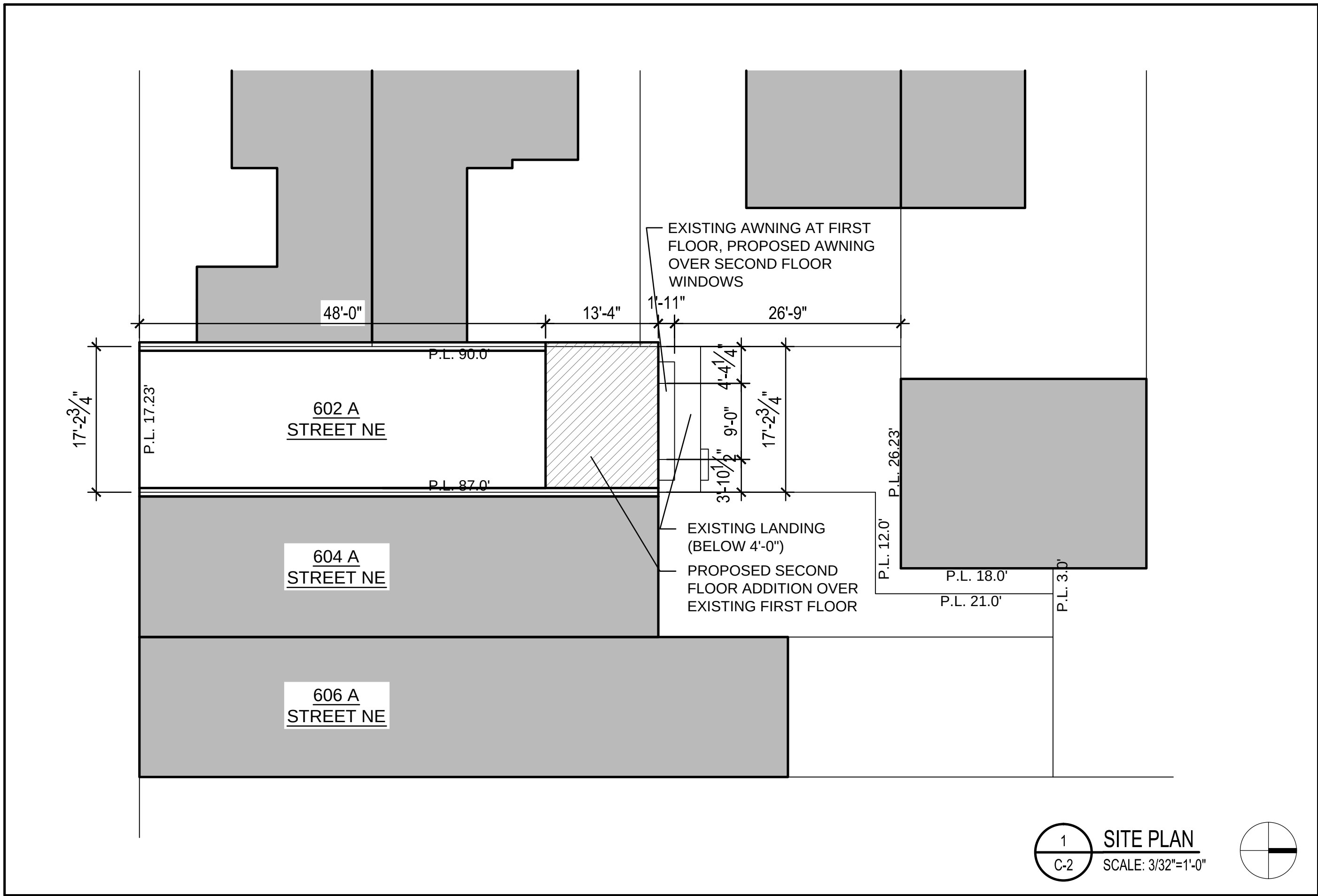
SEAL:

VERSION: BZA
DATE: 6-5-15
SCALE: N.T.S.

COVER SHEET

Board of Zoning Adjustment
District of Columbia
CASE NO.19087
EXHIBIT NO.6

C-1



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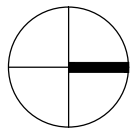
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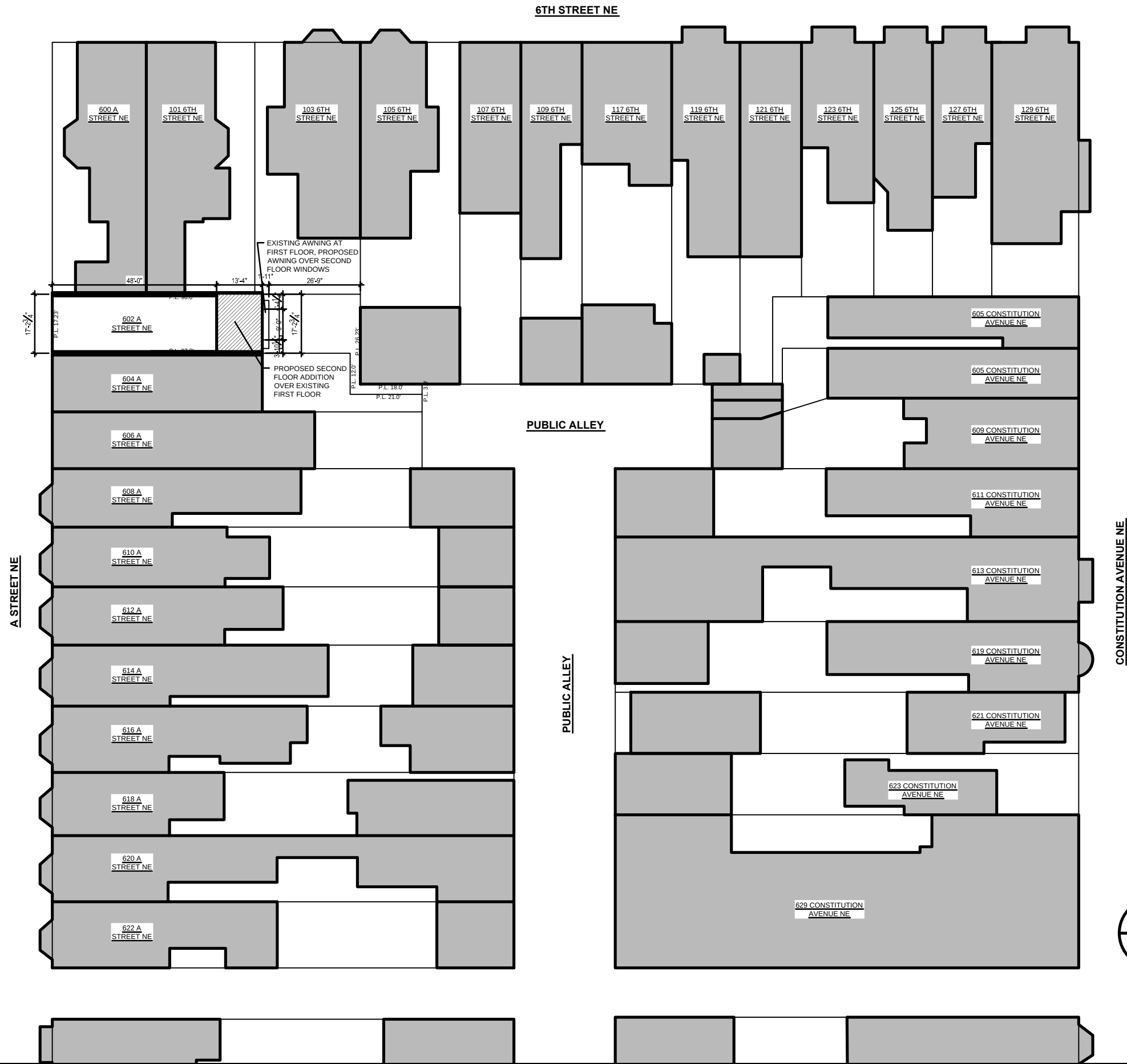
VERSION: BZA
DATE: 6-4-15
SCALE: 3/32"=1'-0"

SITE PLAN

C-2

1 SITE PLAN
C-2 SCALE: 3/32"=1'-0"





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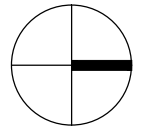
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DATE: 6-4-15
SCALE: 1/32"=1'-0"

BLOCK SITE PLAN

1 BLOCK SITE PLAN
C-3 SCALE: 1/32"=1'-0"



C-3



1
C-4

602 A ST NE, VIEW FROM FRONT



2
C-4

602 A ST NE, VIEW FROM REAR

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SCALE: NTS

PICTURES

C-4



2
C-5

VIEW FROM REAR YARD, LOOKING WEST

1
C-5

VIEW FROM REAR YARD, LOOKING EAST



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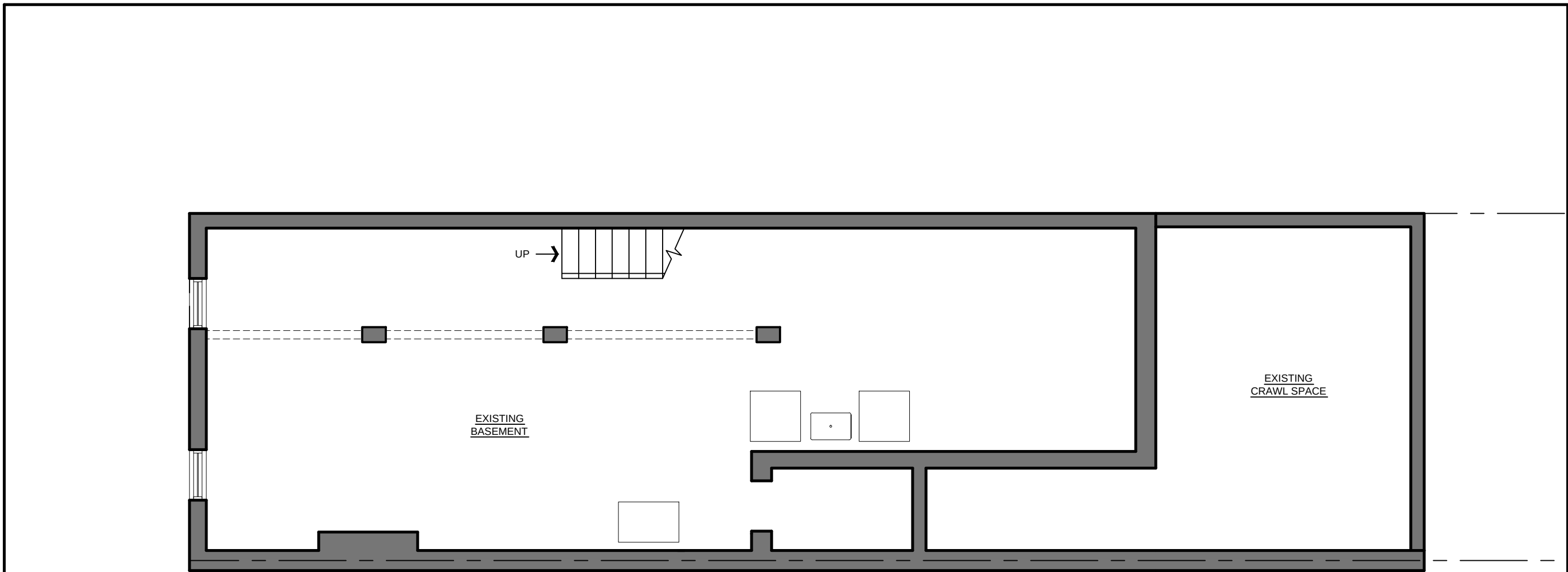
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PICTURES
C-5



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DATE: 6-5-15
SCALE: 3/16"=1'-0"

BASEMENT
EXISTING PLAN
D-1

GENERAL DEMOLITION NOTES:

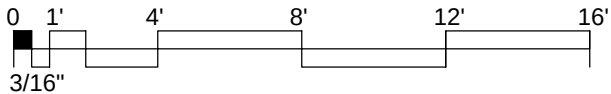
1. FIELD VERIFY EXISTING CONDITIONS PRIOR TO START OF DEMOLITION. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR POTENTIAL CONFLICTS BEFORE PROCEEDING WITH THE WORK.
2. LABEL, STORE AND PROTECT ALL SALVAGE ITEMS TO BE REUSED IN THIS PROJECT.
3. ALL WALLS, DOORS, FRAMES, ETC. SHOWN DASHED SHALL BE REMOVED 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.

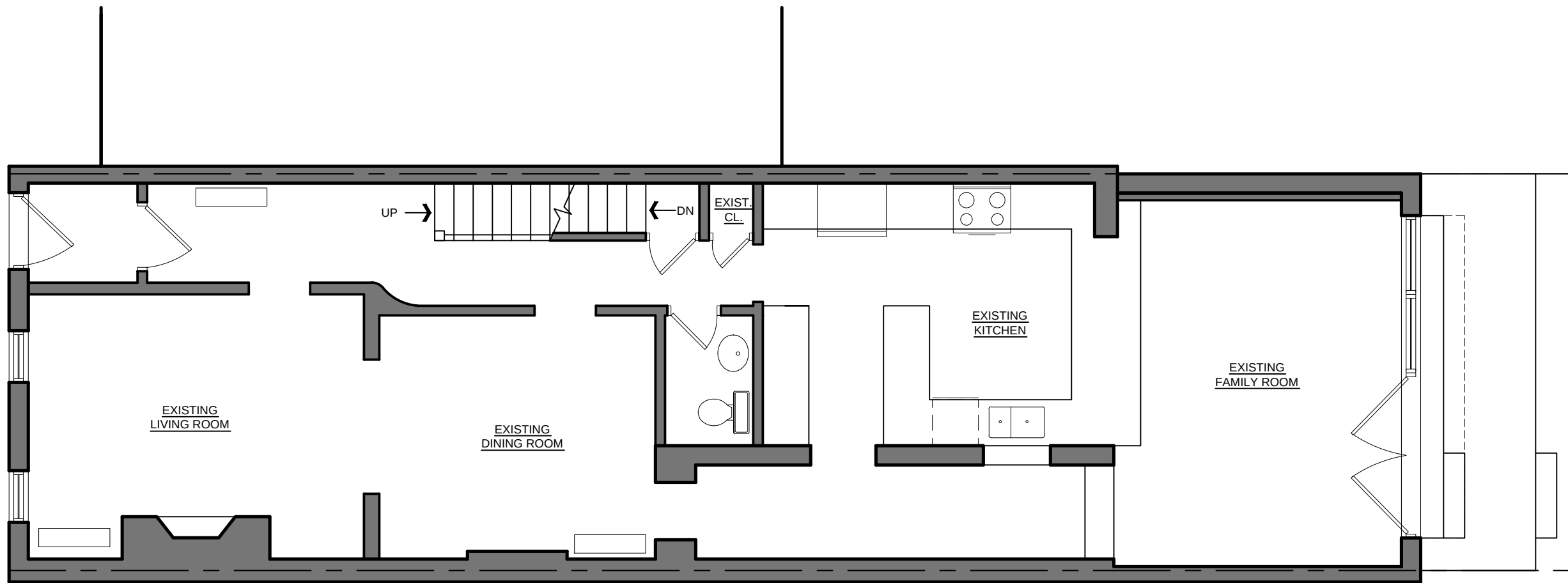
1
D-1

BASEMENT EXISTING PLAN
SCALE: 3/16"=1'-0"

LEGEND:

- EXISTING PARTITION TO REMAIN
- EXISTING PARTITION TO BE REMOVED
- EXISTING DOOR TO REMAIN
- EXISTING DOOR TO BE REMOVED



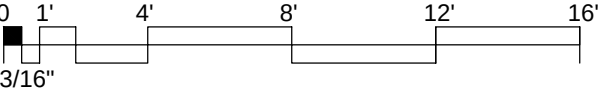


1
D-2

FIRST FLOOR EXISTING PLAN
SCALE: 3/16"=1'-0"

LEGEND:

-  EXISTING PARTITION TO REMAIN
-  EXISTING PARTITION TO BE REMOVED
-  EXISTING DOOR TO REMAIN
-  EXISTING DOOR TO BE REMOVED



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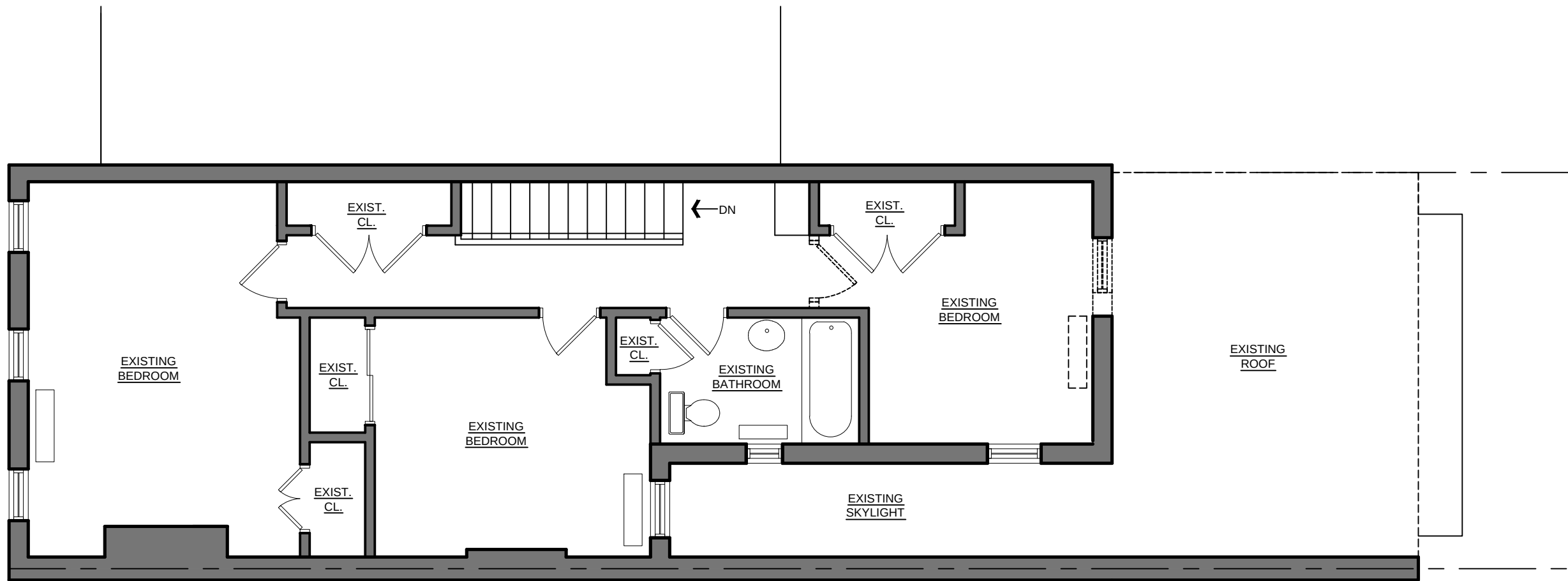
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SCALE: 3/16"=1'-0"

FIRST FLOOR
EXISTING PLAN

D-2



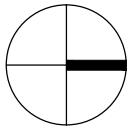
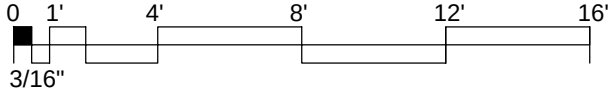
1
D-3

SECOND FLOOR DEMOLITION PLAN

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

LEGEND:

- EXISTING PARTITION TO REMAIN
- EXISTING PARTITION TO BE REMOVED
- EXISTING DOOR TO REMAIN
- EXISTING DOOR TO BE REMOVED



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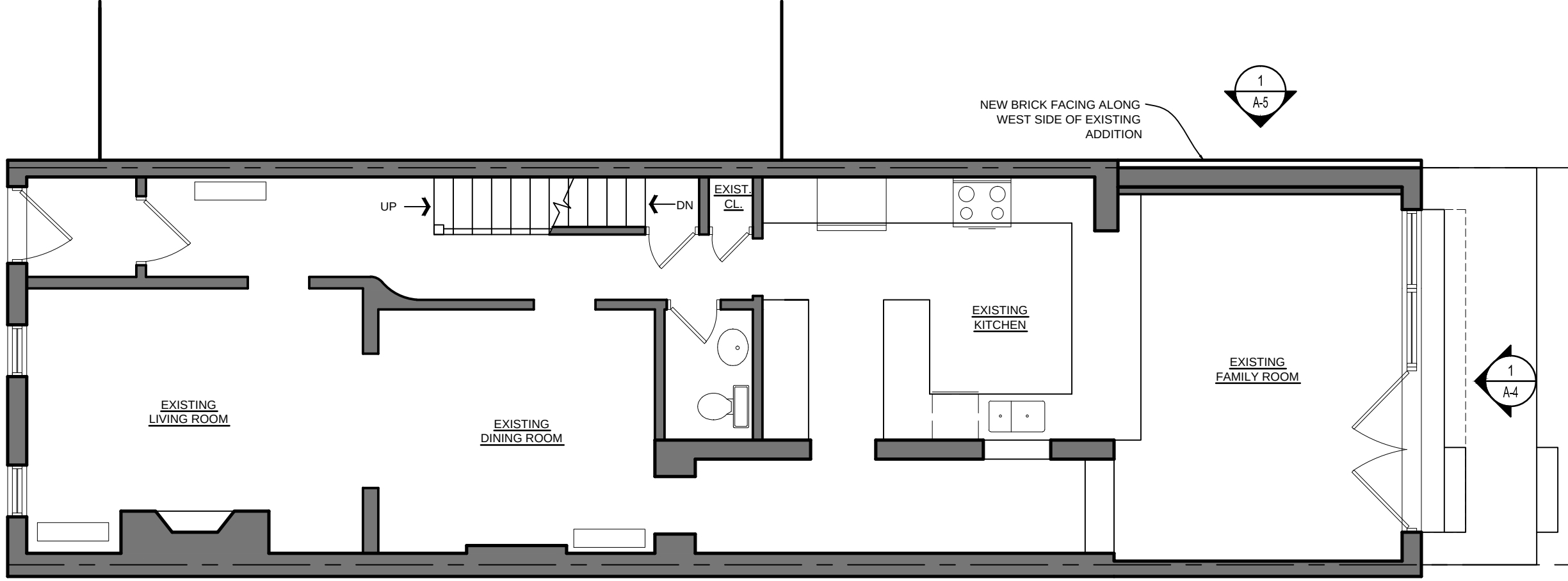
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SCALE: 3/16"=1'-0"

SECOND FLOOR
DEMOLITION PLAN

D-3



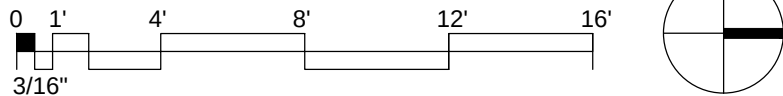
GENERAL CONSTRUCTION NOTES:

- 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.

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

LEGEND:

- EXISTING PARTITION TO REMAIN
- NEW PARTITION



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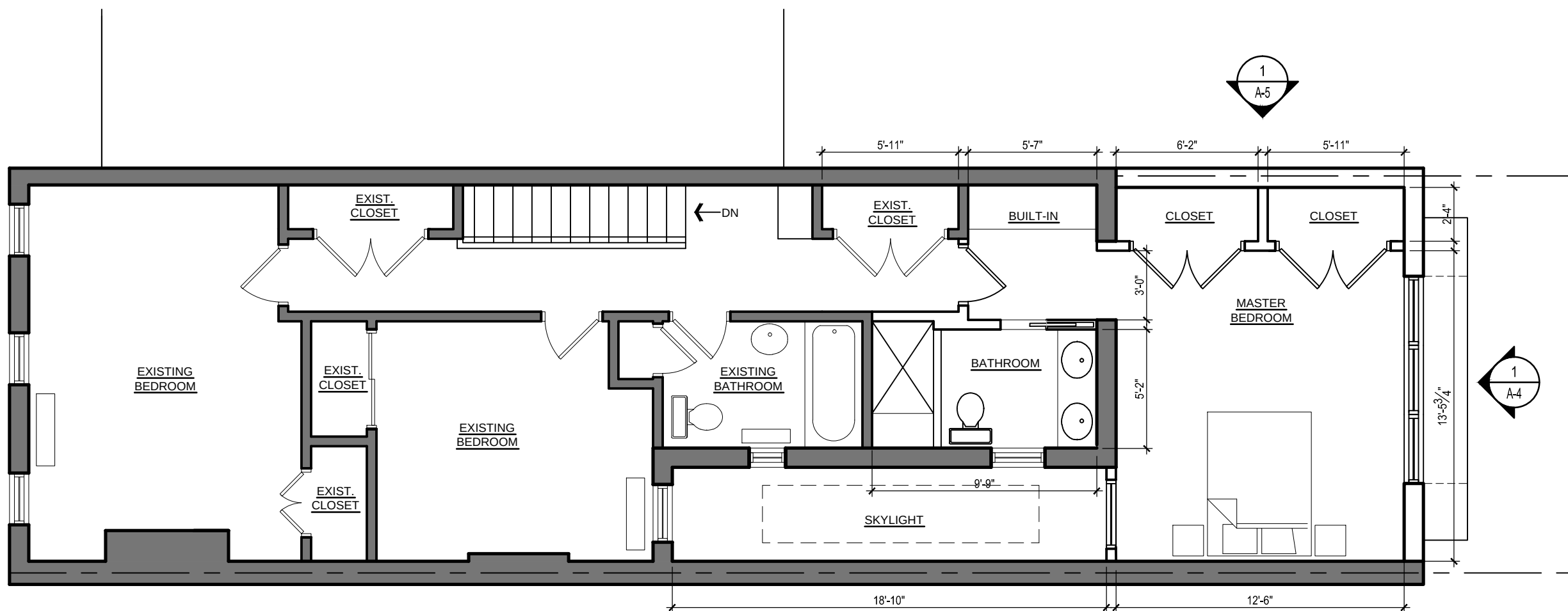
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SCALE: **3/16"=1'-0"**

FIRST FLOOR PLAN
A-1

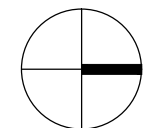
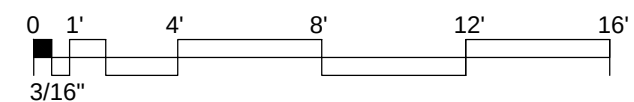


1
A-2

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

LEGEND:

-  EXISTING PARTITION TO REMAIN
-  NEW PARTITION



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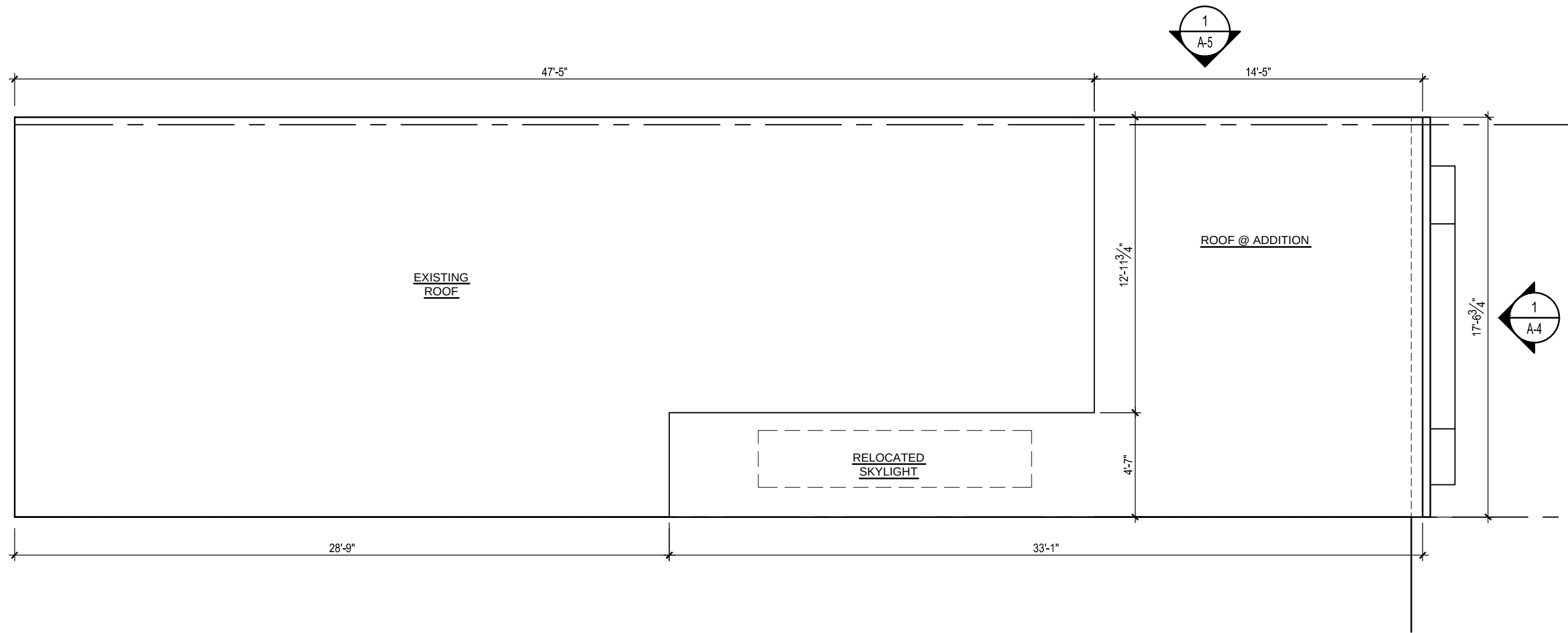
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SECOND FLOOR PLAN

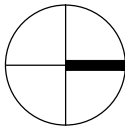
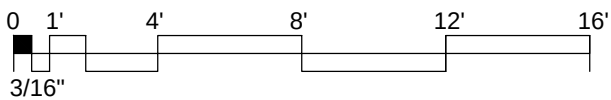
A-2



1 ROOF PLAN
A-3 SCALE: 3/16"=1'-0"

LEGEND:

- EXISTING PARTITION TO REMAIN
- NEW PARTITION



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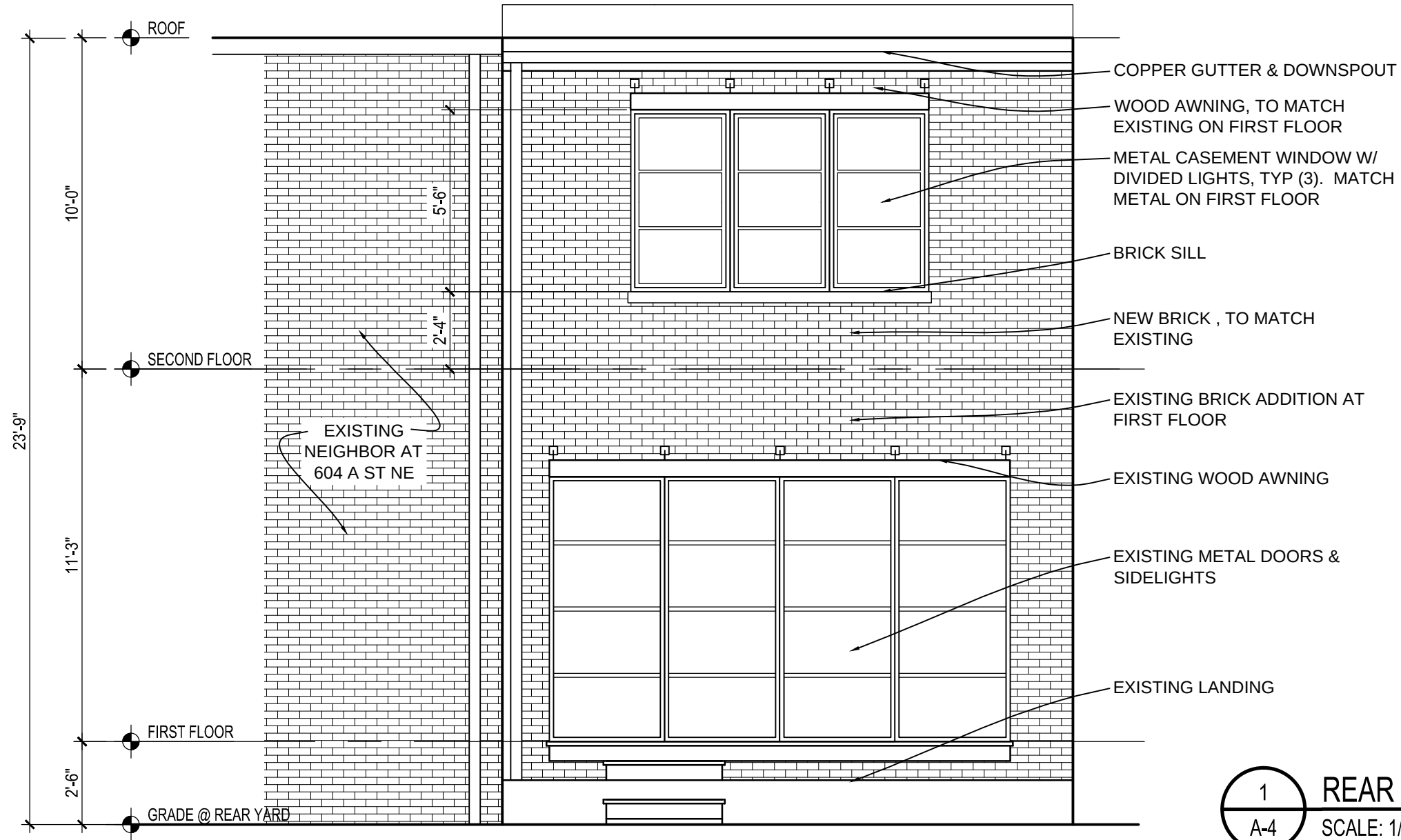
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ROOF PLAN

A-3



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

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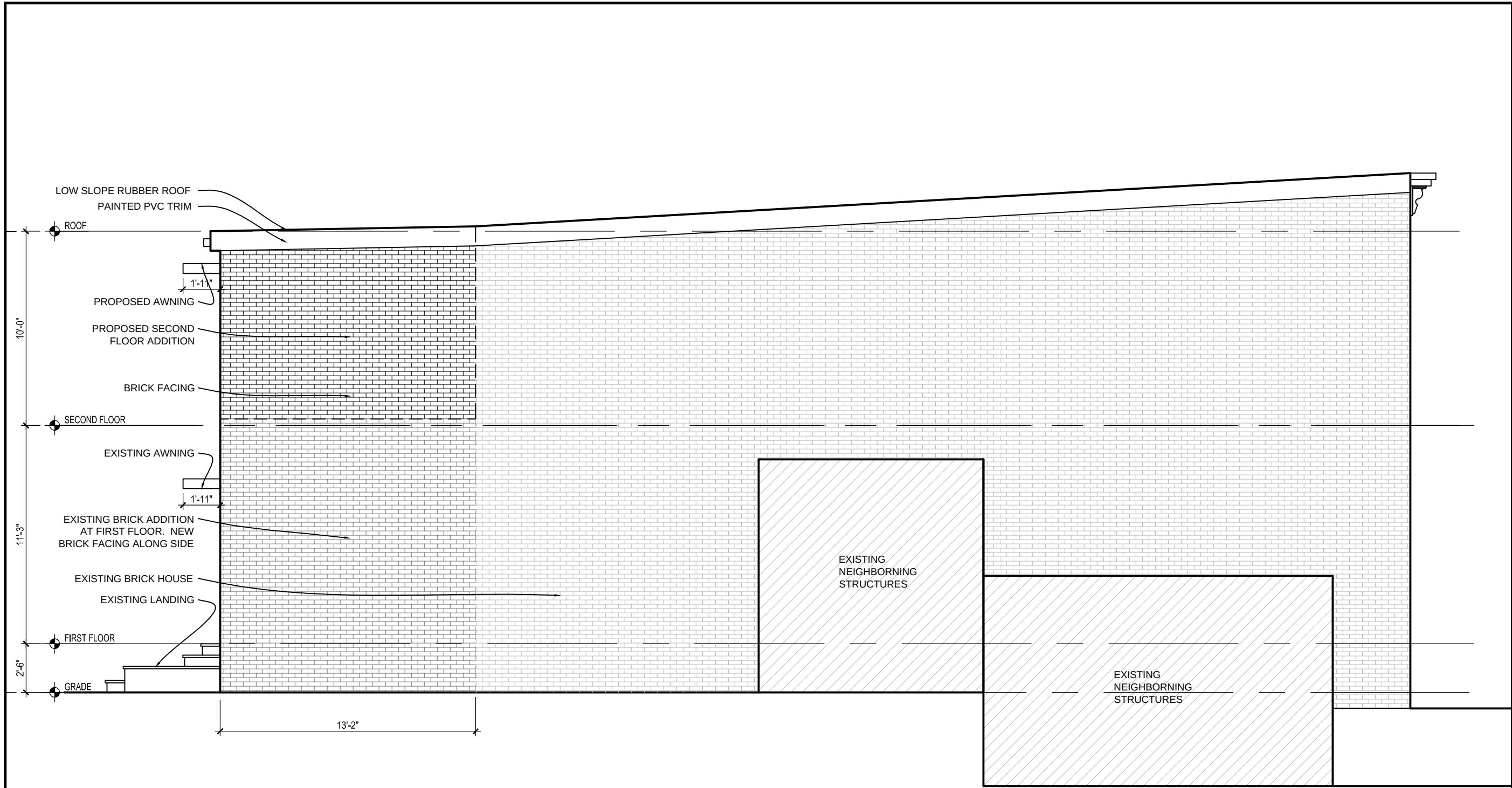
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SCALE: 1/4"=1'-0"

EXTERIOR ELEVATION

A-4



1 WEST ELEVATION
A-5 SCALE: 3/16"=1'-0"

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EXTERIOR ELEVATION

A-5