NEW FENCE

4"

1'-4"

3'-0"

3'-4"

A

℄ OF FLITCH BEAM ABOVE AND OF MAS. PILASTER (18'-4" SPAN) W 6200, W 335

PLAN
GARAGE
407 11TH STREET, SE
SCALE: ½"=1'
NOV 2003
SHEET 1 OF 6

N

7'-3"

20'-6"

BLOCK BELOW

STORAGE LOFT ABOVE

ELECTRIC GARAGE DOOR OPENER

ASSUME ONE DUPLEX OUTLET & ONE CLG FIXTURE ON THE LOFT LEVEL. LOCATION AS DIRECTED BY OWNER

SUB ELECT PANEL W/ BREAKERS

CONCRETE SLAB NEW PER SHT. 2/6 OR REUSE EXISTING SLAB, SAWCUTTING EDGES WHERE FOUNDATION ARE INSTALLED

SLOPE

PROVIDE CUT OFF @ HOUSE FOR HB TO SWITCH @ HOUSE

SLOPE

HB

S S

11" 11" 11" 11"

3'-0"

3'-4" R.O.

CONCRETE STAIRS & LANDING

DN 4"

SLOPE

DN
5 R @ 7" EACH
OR
4 R @ 8" EACH

FULL DOWN ATTIC STAIR FOR ACCESS TO STORAGE LOFT

NEW FENCE

4"

SLOPE

3'-0"

1'-4"

1'-3 3/4"

5'-0"

5'-0"

19'-4 3/8"

18'-0" GARAGE DOOR

1'-4"

CMU WALL

SECTION A

2'-6"

20'-0"

15 ½ CRS.

20'-8"

ALLEY

1'-4"

CMU WALL

BZA
Case No. 17130
Exhibit No. 28

RECEIVED
D.C. OFFICE OF ZONING
2004 MAR 31 PM 2:51

Board of Zoning Adjustment
District of Columbia
CASE NO. 17130
EXHIBIT NO. 28

2 X 6 RIM JOIST CLAD IN GALV STEEL PTD

2
2 | 6

12
1.7

2 X 12'S @ 16" O.C. CROSS BRACED
½" PLYWOOD
STANDING SEAM METAL ROOF
RIM JOIST CLAD IN GALV STEEL, PTD.

← HOUSE

14'-0"

RAILING 42" HIGH

℄ OF FLITCH BEAM BELOW AND OF MAS. PILASTER

7'-0" CLEAR

¾" PLYWOOD

2 X 8'S @ 12 O.C. (40 PSF LOAD)

2-2 X 14'S FLITCH BEAM W/ ⅛" STL PLATE (6200 W, 335 w)

TOP THREE CRS. OF MAS. → SOLID FOR FLITCH BEAM

TYPICAL WALL ASSEMBLY TOWARD HOUSE

1" "PEBBLE DASH" CEMENT PLASTER
⅝" GYPSUM SHEATHING
3 ½" STEEL STUDS @ 16" O.C.

GRADE IN BACK YARD

COMPRESSIBLE EXP JT FILLER
5" CONCRETE SLAB
W.W.F
VAPOR BARRIER
4" GRAVEL

CONTRACTOR OPTION:
REUSE EXISTING CONCRETE SLAB

DAMPPROOF INSIDE SURFACES OF PLANTER AND THIS WALL OF GARAGE

3'-4"

CMU PIER

SLOPE

12"
6" | 12" DIA PIER | 6"

TYPICAL WALL ASSEMBLY

8" CMU W/ LADDER OR TRUSS TYPE REINF. EVERY OTHER COURSE ABOVE GRADE & EVERY COURSE BELOW GRADE, ALL EXT VERT JOINTS STRUCK FLUSH

8" CMU

2'-0" | 8" | 3'-4"

½" Ø BOLTS

5" | 12" | 12" | 10" | 2"

FLITCH BM BOLT SPACING

7'-4" (6'-8" DOOR + 8" CLEAR)
6'-8" (LOW HEADROOM)

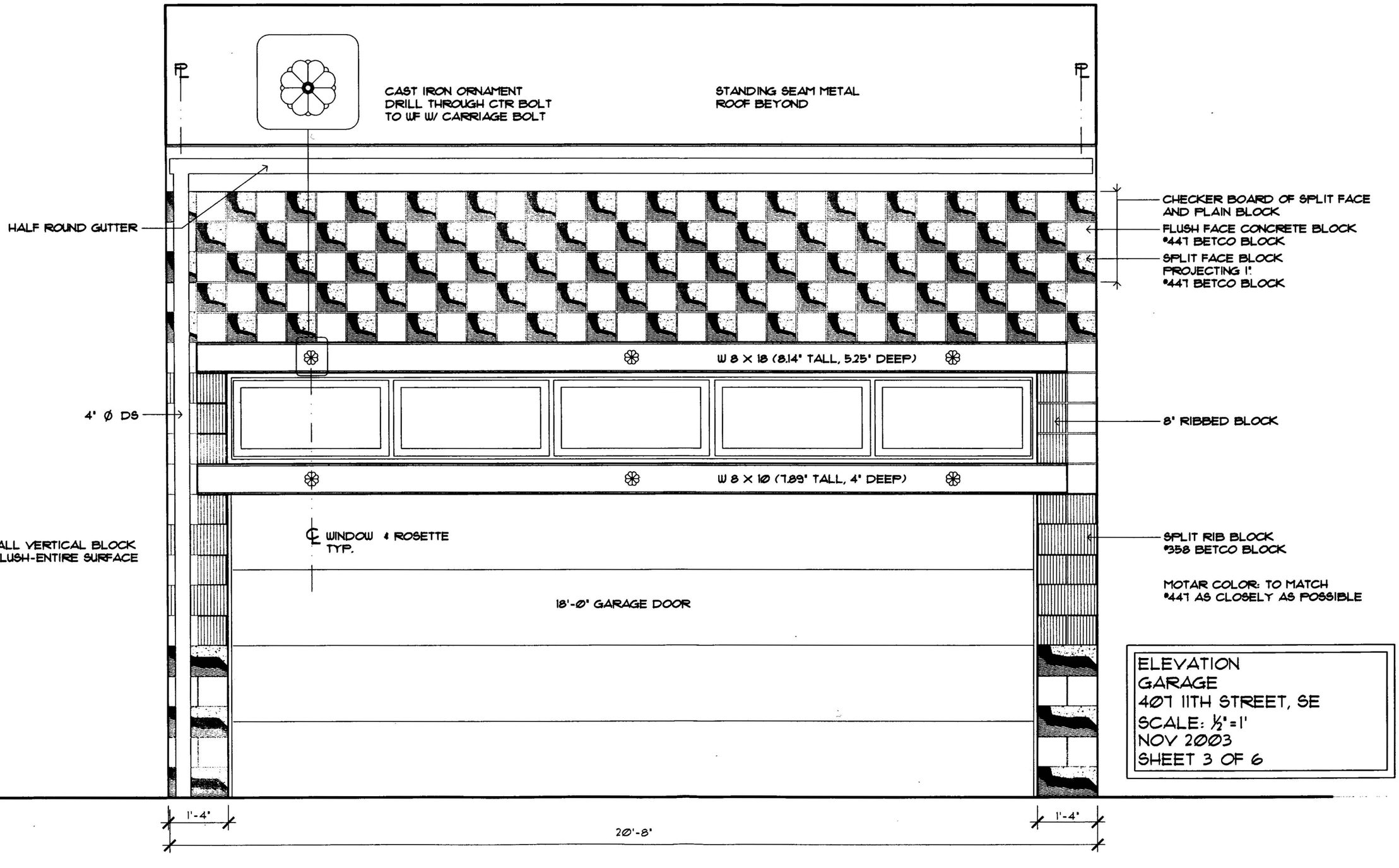
BLOCK BEYOND

ALLEY

3'-2 1/2"

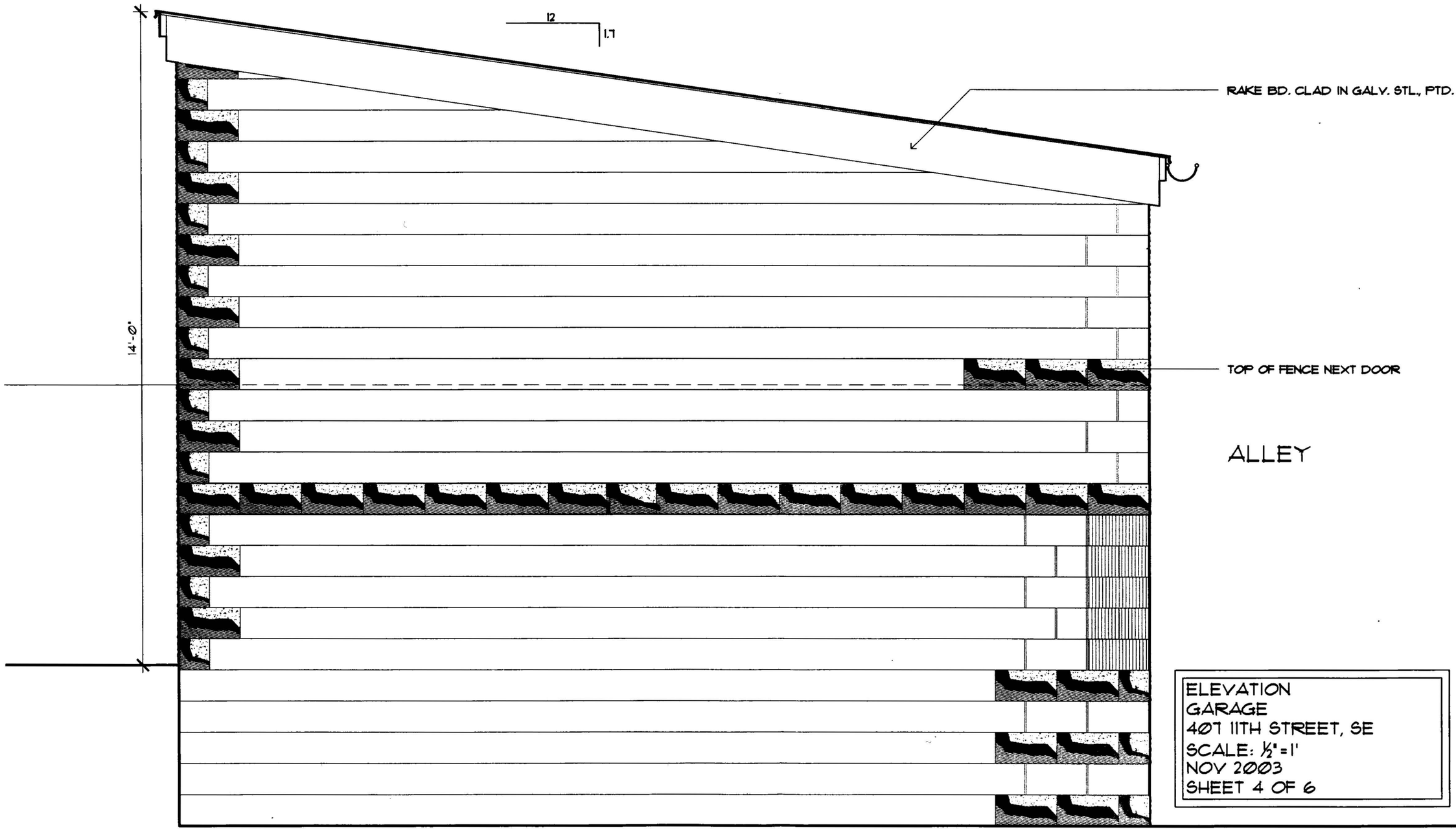
1
2 | 6

SECTION A
GARAGE
407 11TH STREET, SE
SCALE: ½"=1'
NOV 2003
SHEET 2 OF 6



NOTE:
STRIKE ALL VERTICAL BLOCK
JOINTS FLUSH-ENTIRE SURFACE

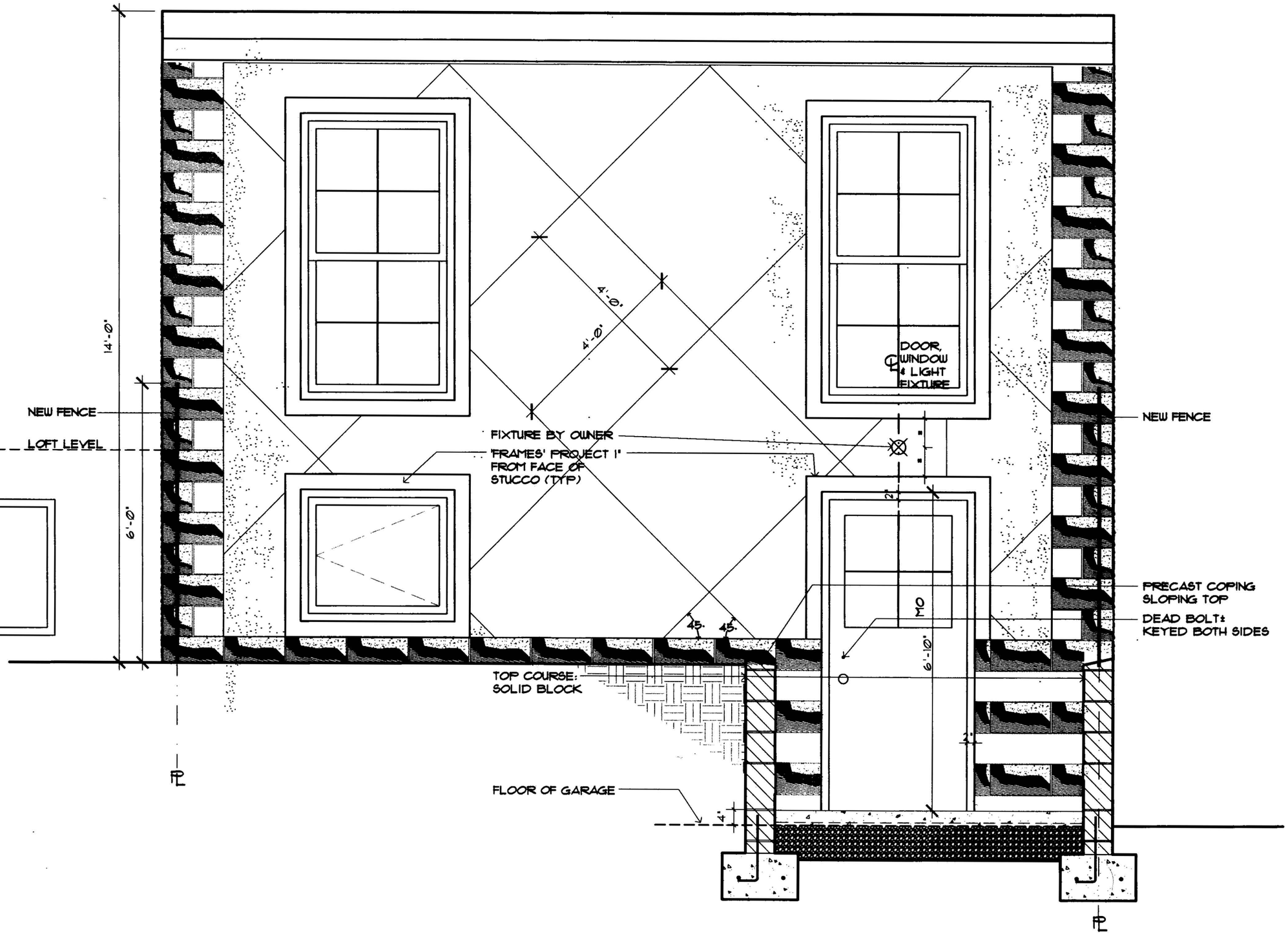
ELEVATION
GARAGE
407 11TH STREET, SE
SCALE: ½" = 1'
NOV 2003
SHEET 3 OF 6

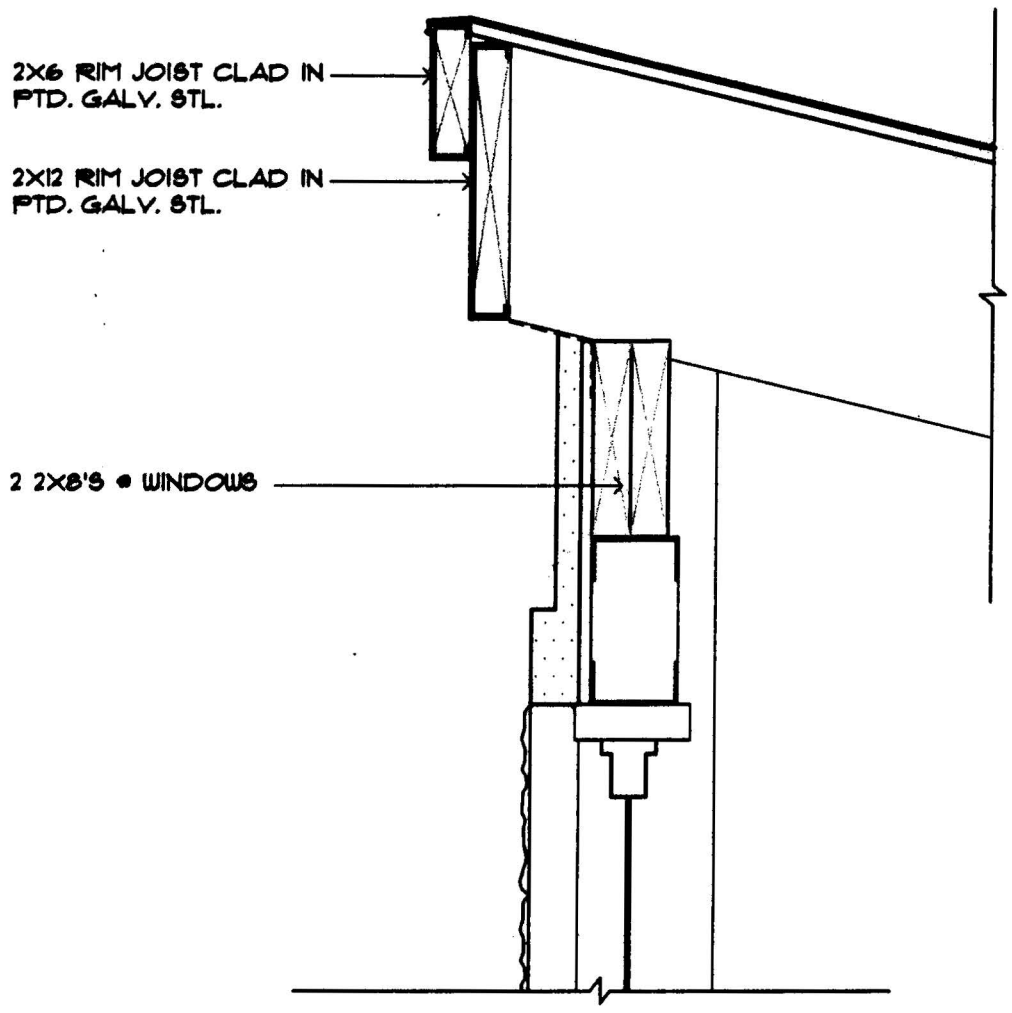


ELEVATION
GARAGE
407 11TH STREET, SE
SCALE: ½"=1'
NOV 2003
SHEET 4 OF 6

NOTE: SOUTH SIDE ELEVATION
SAME: OPPOSITE HAND

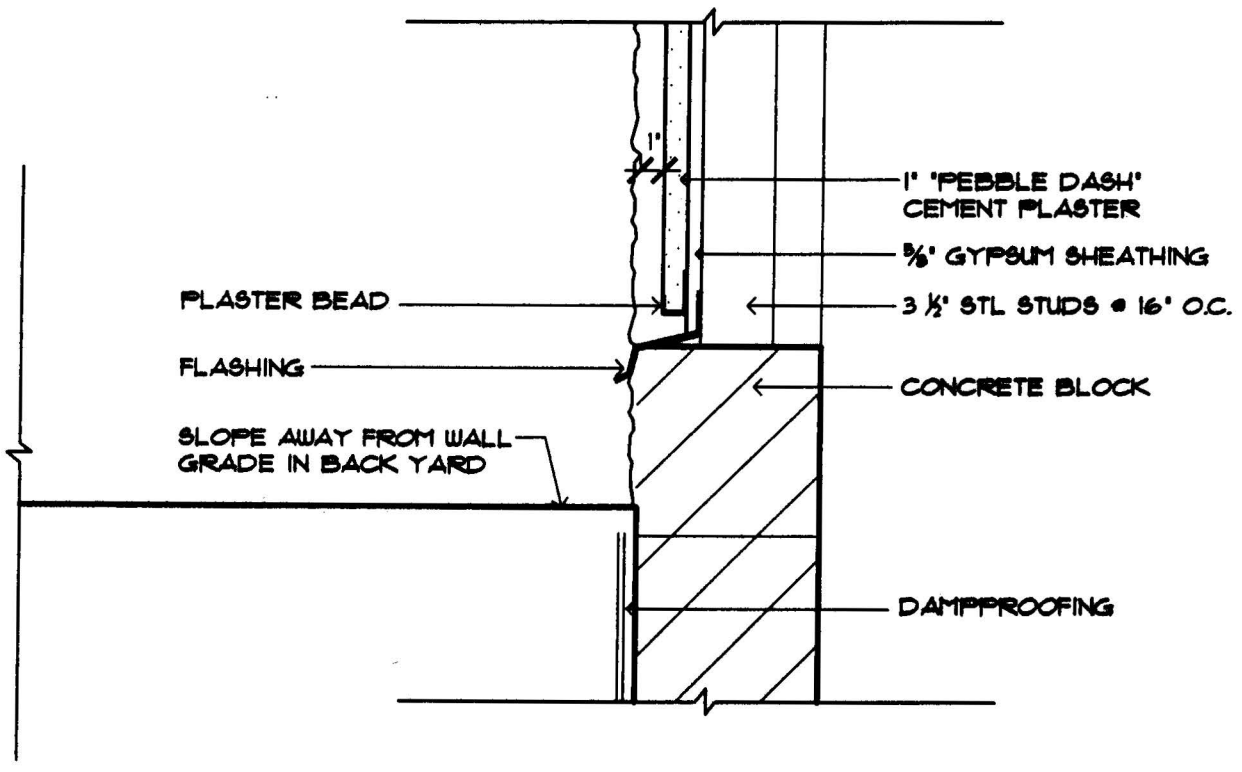
ELEVATION
GARAGE
407 11TH STREET, SE
SCALE: ½"=1'
NOV 2003
SHEET 5 OF 6





2 / 2 6 DETAIL

1 ½" = 1'-Ø"



DETAILS
GARAGE
407 11TH STREET, SE
SCALE: 1"=1'-Ø"
NOV 2003
SHEET 6 OF 6

2 / 2 6 DETAIL

1 ½" = 1'-Ø"