

PROJECT DATA

OWNER:

UTKU ASLANTURK AND ERIN GORMAN
1242 PENNSYLVANIA AVENUE SE
WASHINGTON, DC 20003

ZONING DATA:

LOT: #10
SQUARE: 1042
LOT AREA: 2448 SF
ZONE: R-4
USE GROUP: R-3
CONSTRUCTION TYPE: III

THREE STORY SEMI-DETACHED 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	N/A	975 SF	979.2 SF
(PERCENTAGE)	N/A	39.8%	40%
REAR YARD	N/A	25'-4"	20' MINIMUM
OPEN COURT	N/A	N/A	8'-0" MIN
SIDE YARD	N/A	8'-0"	8'-0" MIN
HEIGHT	N/A	32'-0"	3 STORIES/42'
STORIES	N/A	3	3-8
F.A.R.	N/A	1.19	NONE PRESCRIBED
SQUARE FOOTAGE	N/A	N/A	NONE PRESCRIBED
CELLAR	N/A	N/A	
FIRST FLOOR	N/A	975 SF	
SECOND FLOOR	N/A	975 SF	
THIRD FLOOR	N/A	975 SF	
TOTAL	N/A	2925 SF	

PROJECT DESCRIPTION:

CONSTRUCTION OF 3-STORY ALLEY DWELLING

APPLICABLE BUILDING CODES:

DCMR 11
IRC 2006
IRC 2006
DCMR 12-8, DC CONSTRUCTION CODES SUPPLEMENT 2008 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
6 HOUR RATED, 2X10 WOOD JOISTS @ 16" OC
ROOF FRAMING
1 HOUR RATED W/IN 4" OF P.L.L. 2X8 RAFTERS, OR
2 HOUR RATED PARAPET WALL TO 30" ABOVE ROOF



VICINITY MAP (NTS)

STRUCTURAL DESIGN CRITERIA:

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

SOIL BEARING 2000 PSI

CONCRETE STRENGTH
FOUNDATIONS, FOOTING MIN 3000 PSI AIR-ENTRAINED
BASEMENT SLAB MIN 2500 PSI
EXTERIOR STEPS MIN 3000 PSI AIR-ENTRAINED

DECK
LIVE LOAD: 40 PSF
SNOW LOAD: 30 PSF

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 1/32 OF SPAN

WOOD DECKING TO BE 3/4" RECYCLED NUMBER
COMPRESSION PARALLEL 1806 PSI
COMPRESSION PERPENDICULAR 1944 PSI
MODULUS OF ELASTICITY 175 PSI
TENSILE STRENGTH 884 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

ALLEY DWELLING

Utku Aslanturk
Street SE
Washington, DC 20003

DRAWING INDEX

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REVISIONS		
#	DATE	COMMENTS

ASLANTURK RESIDENCE
ALLEY LOT SE Washington, DC 20003

FOWLER ARCHITECTS

1819 D STREET SE
WASHINGTON, DC 20003
(202) 546-9898
www.fowler-architects.com

SEAL:

VERSION: BZA
DATE: 3-11-11
SCALE: N.T.S.

COVER SHEET

C-1

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO.

EXHIBIT NO.

16234
28

30' PUBLIC ALLEY

PROPOSED THREE
STORY SINGLE FAMILY
DWELLING

43'-0"

8'-0"

PROPERTY LINE 51.0'

22'-8"

PROPERTY LINE 48.0'

25'-4"

LOT: 810
SQUARE: 1042

PROPERTY LINE 51.0'

LOT: 809
SQUARE: 1042

LOT: 808
SQUARE: 1042

PROPOSED
PARKING,
TWO SPACES

PROPERTY LINE 48.0'

18'-0"

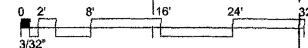
16' PUBLIC ALLEY

20'-0"



SITE PLAN

SCALE: 3/32"=1'-0"



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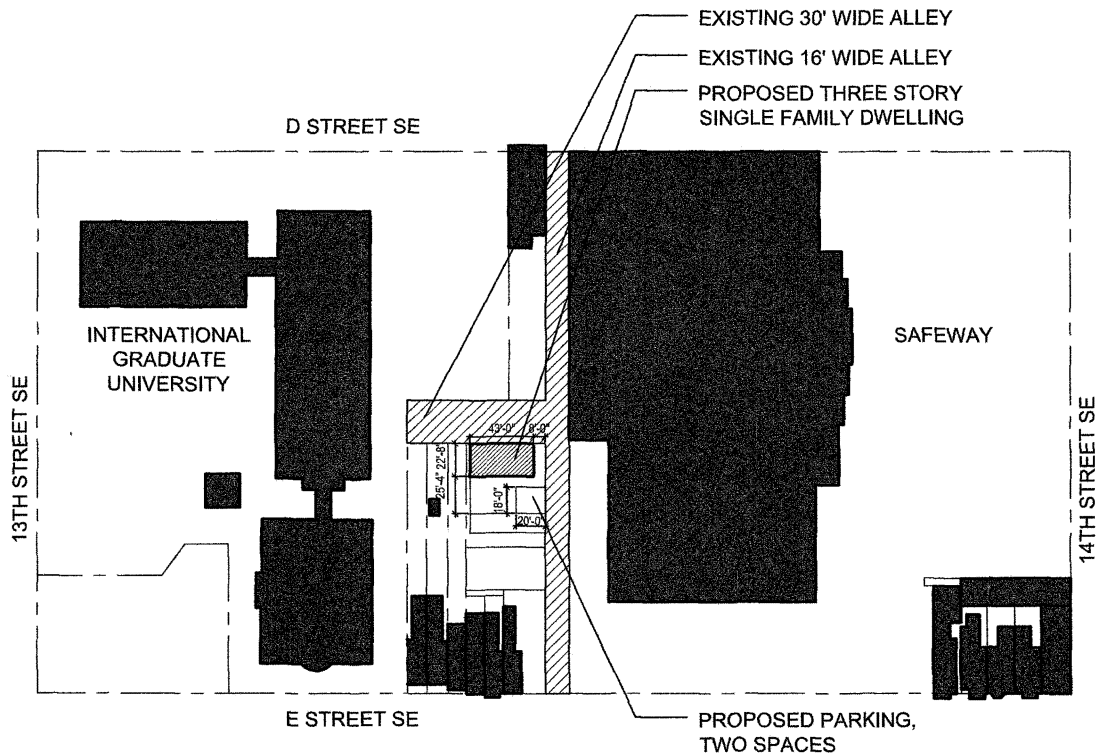
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SCALE: 3/32"=1'-0"

SITE PLAN

C-2



1 BLOCK SITE PLAN
C-3 SCALE: 1/64"=1'-0"



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SCALE: 1/64"=1'-0"

SITE PLAN

C-3

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COVER SHEET

C-4



1 VIEW DOWN ALLEY, LOOKING NORTH
C-4

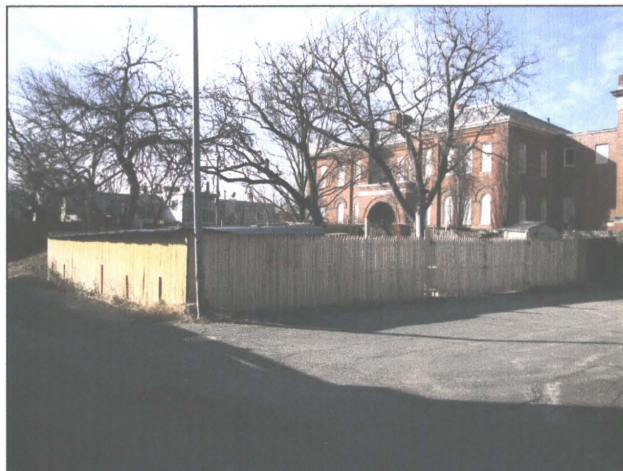


2 VIEW DOWN ALLEY, LOOKING SOUTH
C-4



1
C-5

VIEW OF LOT, LOOKING NW



2
C-5

VIEW OF LOT, LOOKING SW

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SEAL:

VERSION: BZA
DATE: 2-24-11
SCALE: N.T.S.

COVER SHEET

C-5



1
C-6

VIEW OF LOT, LOOKING SOUTH



2
C-6

VIEW OF LOT, LOOKING SE

REVISIONS		
#	DATE	COMMENTS

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SEAL:

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SCALE: N.T.S.

COVER SHEET

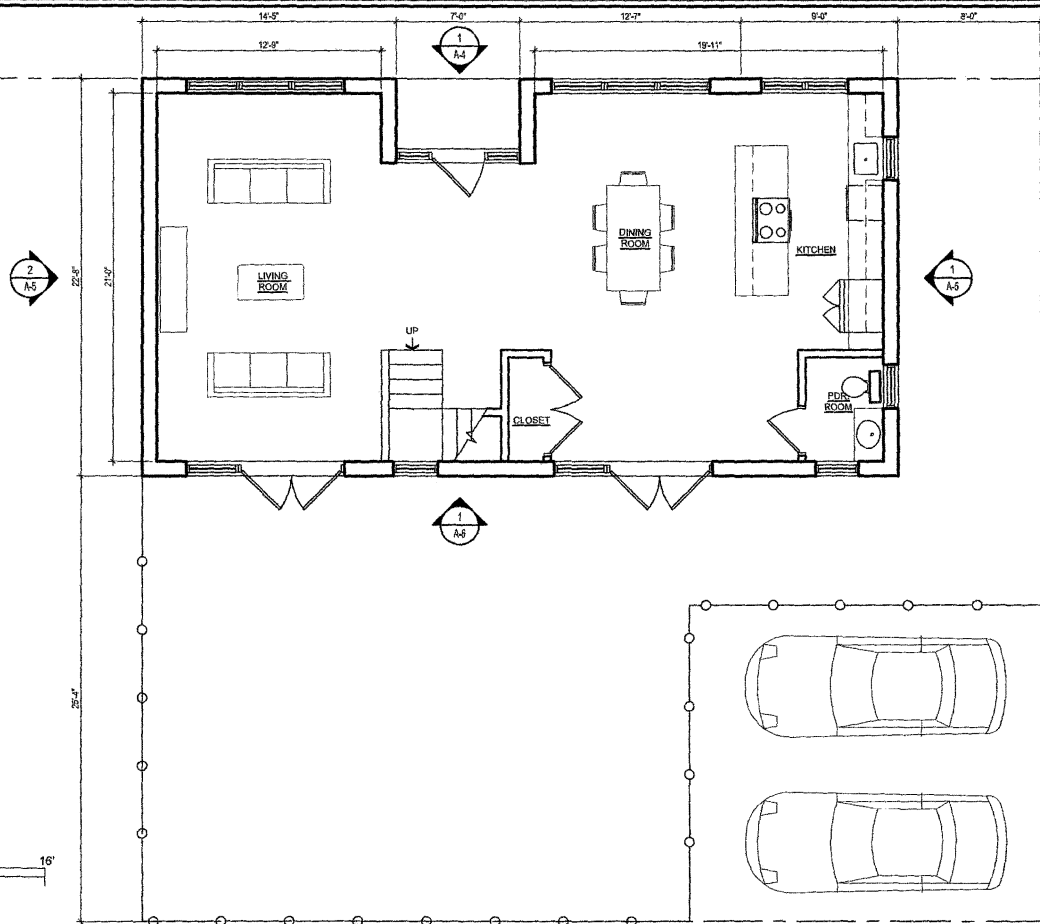
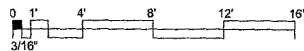
C-6

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

LEGEND:

EXISTING PARTITION TO REMAIN

NEW PARTITION



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DATE: 3-11-11
SCALE: 3/16"=1'-0"

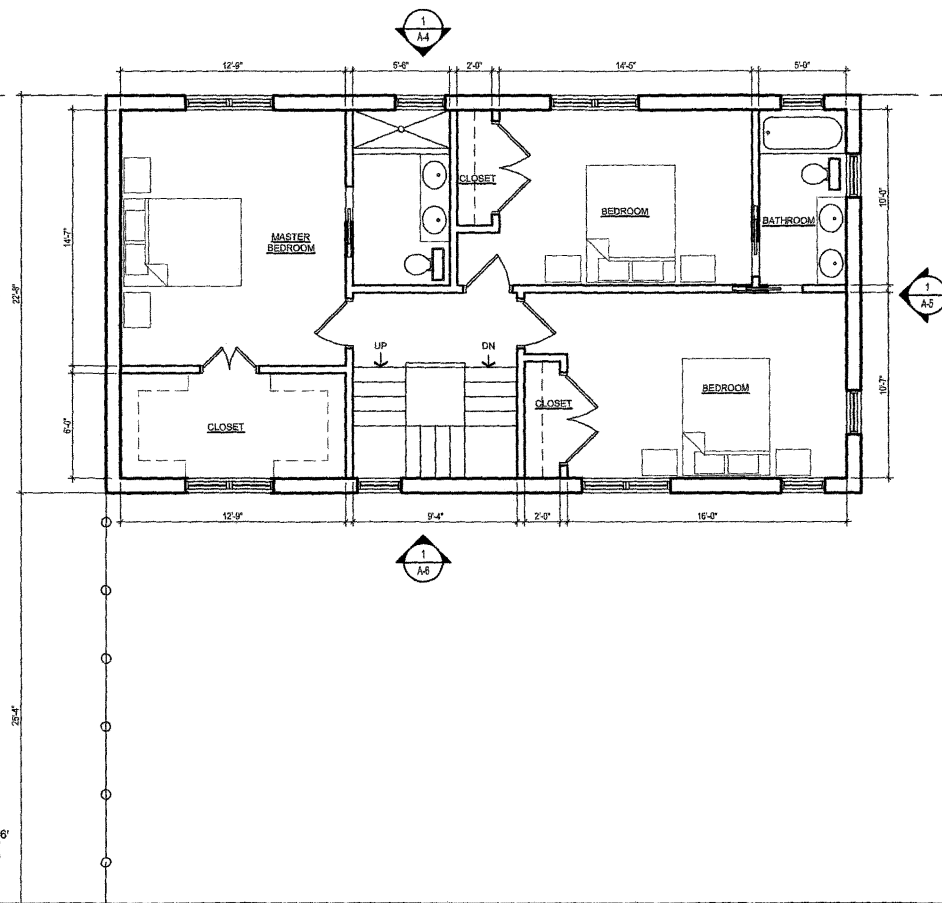
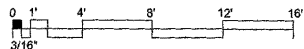
FIRST
FLOOR PLAN

A-1

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

LEGEND:

- EXISTING PARTITION TO REMAIN
NEW PARTITION



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#	DATE	COMMENTS

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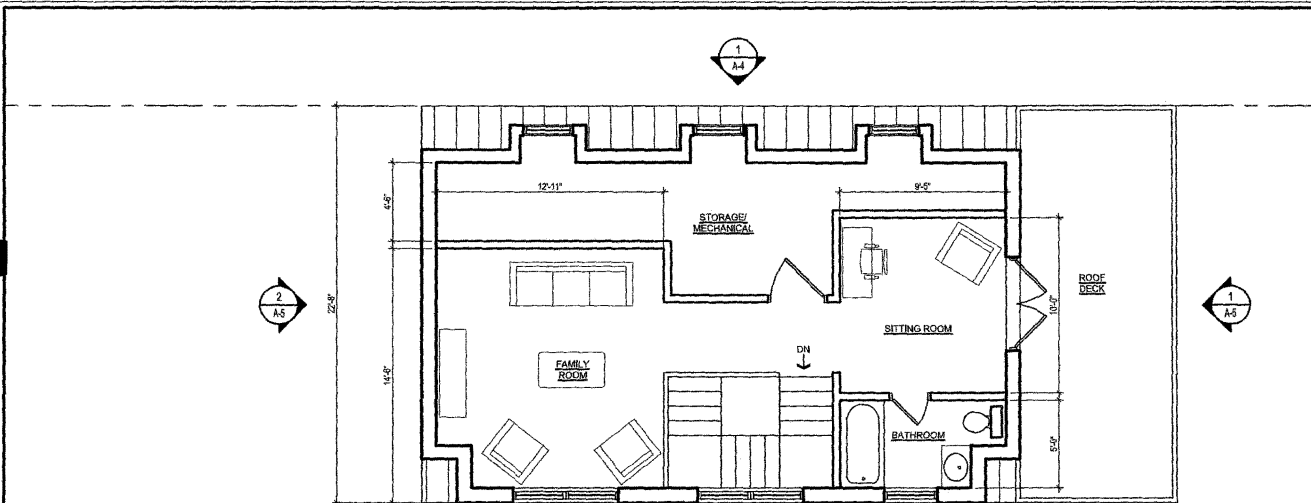
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SEAL:

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DATE: 3-11-11
SCALE: 3/16"=1'-0"

SECOND
FLOOR PLAN

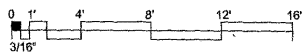
A-2



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

LEGEND:

-  EXISTING PARTITION TO REMAIN
-  NEW PARTITION



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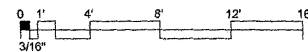
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SCALE: 3/16"=1'-0"

THIRD
FLOOR PLAN
A-3



1 NORTH ELEVATION
A-4 SCALE: 3/16"=1'-0"



REVISIONS		
#	DATE	COMMENTS

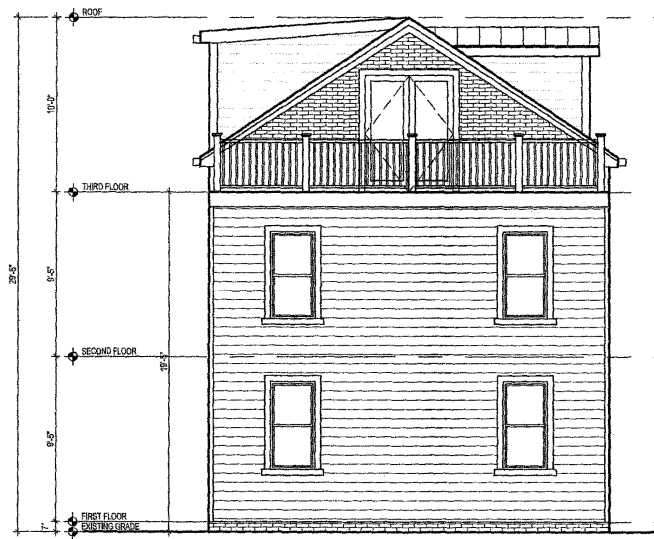
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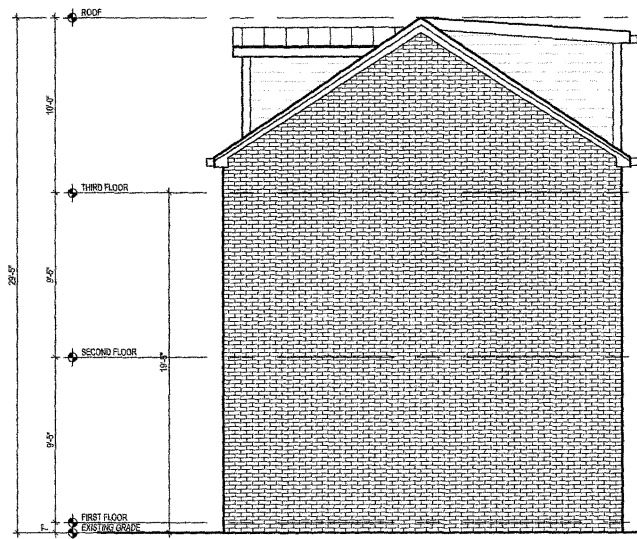
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DATE: 3-11-11
SCALE: 3/16"=1'-0"
EXTERIOR ELEVATION

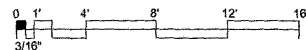
A-4



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



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



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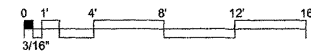
SEAL

VERSION: BZA
DATE: 3-11-11
SCALE: 3/16"=1'-0"
EXTERIOR ELEVATION

A-5



1 SOUTH ELEVATION
A-6 SCALE: 3/16"=1'-0"



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A-6