

PROJECT DATA

OWNER:
Kathryn Johnston
629 L Street NE
Washington, DC 20002

ZONING DATA:
Lot: 0166
Square: 0856
Zone: R-4

EXISTING:
Three-story row dwelling with crawl space. Single family dwelling.

PROPOSED:
Two-story addition on the rear of existing dwelling. Existing court to remain at rear.

APPLICABLE CODES

- GENERAL CODE NOTES:
- Plans conform with the 2013 District of Columbia Building Code, which includes IRC 2012 & DCMR 12A & B Supplements of 2013
 - All wood in contact with soil or masonry foundations to be pressure treated-AC treated SYP or equivalent. All fasteners used with ACQ treated lumber will meet the ASTM standard A153 and A653, class 185
 - All framing lumber to be SPF #2 unless indicated otherwise.

Design criteria used are as follow:

- Roof load - 30 lbs/sf
- Roof and floor dead load - 10 lbs/sf
- Seismic design category A
- Termite damage subjectivity - Moderate-heavy
- Winter design temperature - 17 degrees F
- Subjectivity to damage from weather - Moderate
- Subjectivity to decay - Moderate
- Floor live load in non-sleeping areas - 40 lbs/sf
- Floor live load in sleeping areas - 30 lbs/sf
- Wind speed - 90 mph
- Frost line depth - 30"
- Flood hazard - Zone C
- Concrete - 3,000 psi compressive strenght at 28 days
- Subfloors - 3/4" APA subfloor/underlayment rated, tongue and groove, glued and nailed to joists
- Roof sheating - 1/2" OSB with spacers
- Roofing - 215 lb per square asphalt shingles over 15 lbft.

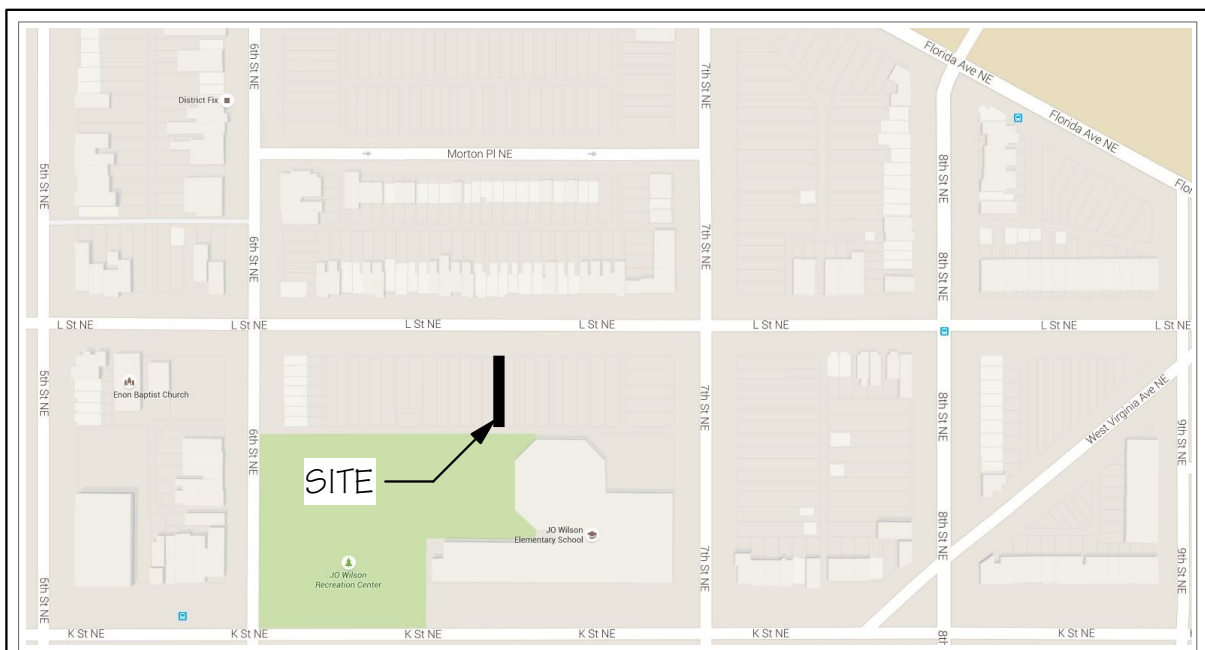


SCOPE OF WORK

2 STORY ADDITION ON MASONRY PIERS ON THE REAR OF AN EXISTING 3 STORY BRICK AND STUCCO ROW DWELLING.

DRAWING LIST

- A0 Cover Sheet
- A1 Plans
A1.1 Site Plan
A1.2 First Floor - Existing & Proposed
A1.3 Second Floor - Existing & Proposed
A1.4 Third Floor - Existing & Proposed
- A2 Elevations
A2.1 Proposed South Elevation
A2.2 Proposed West Elevation
- A3 Sections
A3.1 Proposed Building Section



VICINITY MAP (NTS)

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Johnston Residence
Proposed Addition Project
629 L St NE, Washington, D.C. 20002

Scale:
Cover Sheet

Title:
Cover Sheet

Date:
06/25/2015

Development:
DW

Management:
GB

Proj. Number:
20-93-1317

Design:
AS

Sheet:
A0

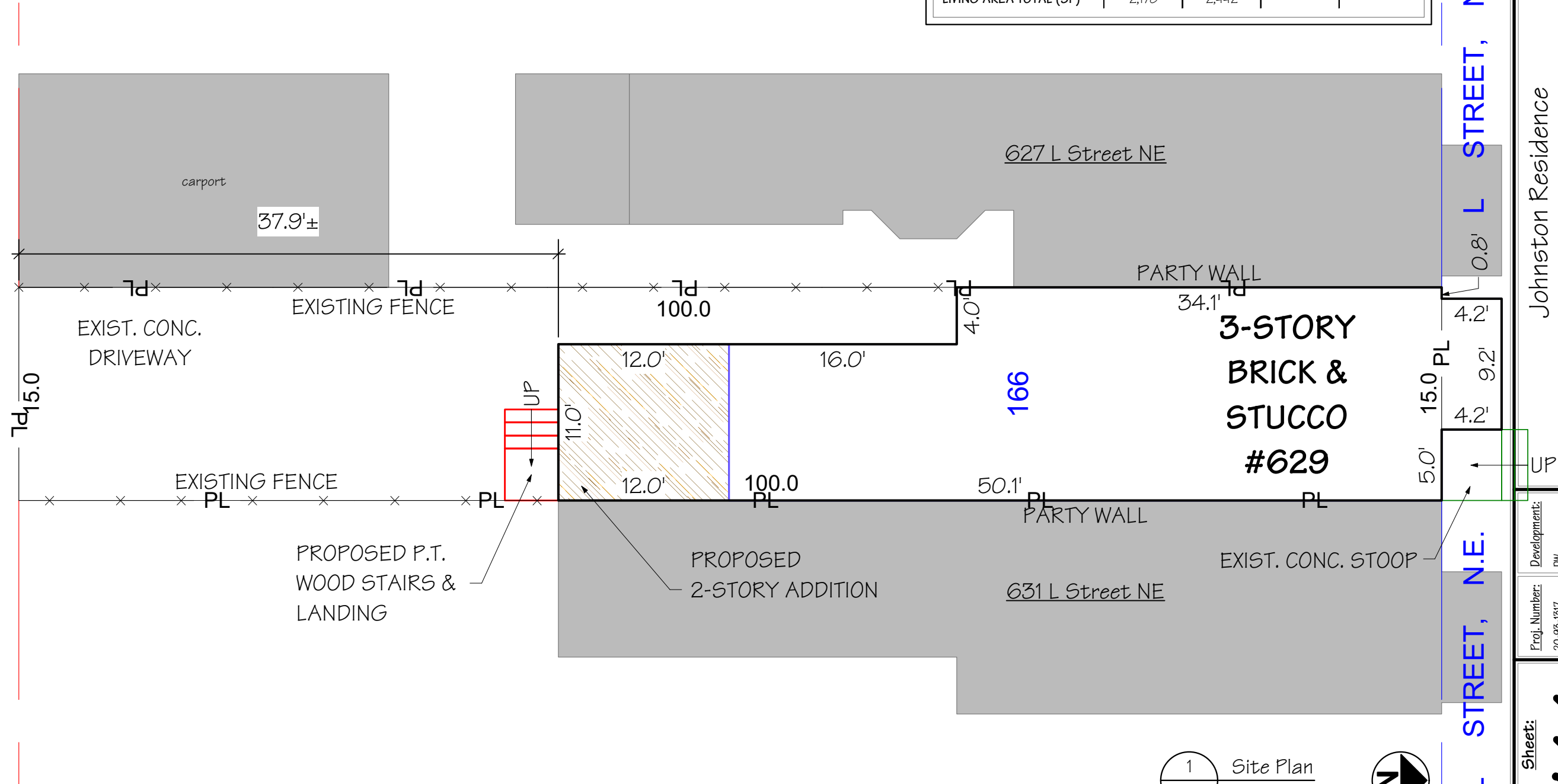
Of:
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Board of Zoning Adjustment
District of Columbia
CASE NO.19211
EXHIBIT NO.27

12'

PUBLIC ALLEY

12'



	EXISTING	PROPOSED	MINIMUM	MAXIMUM
LOT COVERAGE	790.14 SF	970.14 SF	-	900 SF
(PERCENTAGE)	52.70%	64.70%	-	60%
REAR YARD	49.9'	37.9'	20.0'	-
SIDE YARD	-	-	-	-
OPEN COURT	4.0'	4.0'	10.5'	-
HEIGHT	31.5'	-	-	40.0'
STORIES	3	2	-	3
F.A.R.	-	-	-	-
CRAWL SPACE (SF)	-	-		
FIRST FLOOR (SF)	726	858		
SECOND FLOOR (SF)	726	858		
THIRD FLOOR (SF)	726	726		
LIVING AREA TOTAL (SF)	2,178	2,442		

1 Site Plan
A1.1 1/8" = 1'-0"



L STREET, N.E.

L STREET, N.E.

Sheet:

A1.1

Of:

08

Development:

DW

Management:

GB

Proj. Number:

20-93-1317

Design:

AS

Johnston Residence

Proposed Addition Project

629 L St NE, Washington, D.C. 20002

Scale:

1/8" = 1'-0"

Title

Site Plan

Date:

06/25/2015

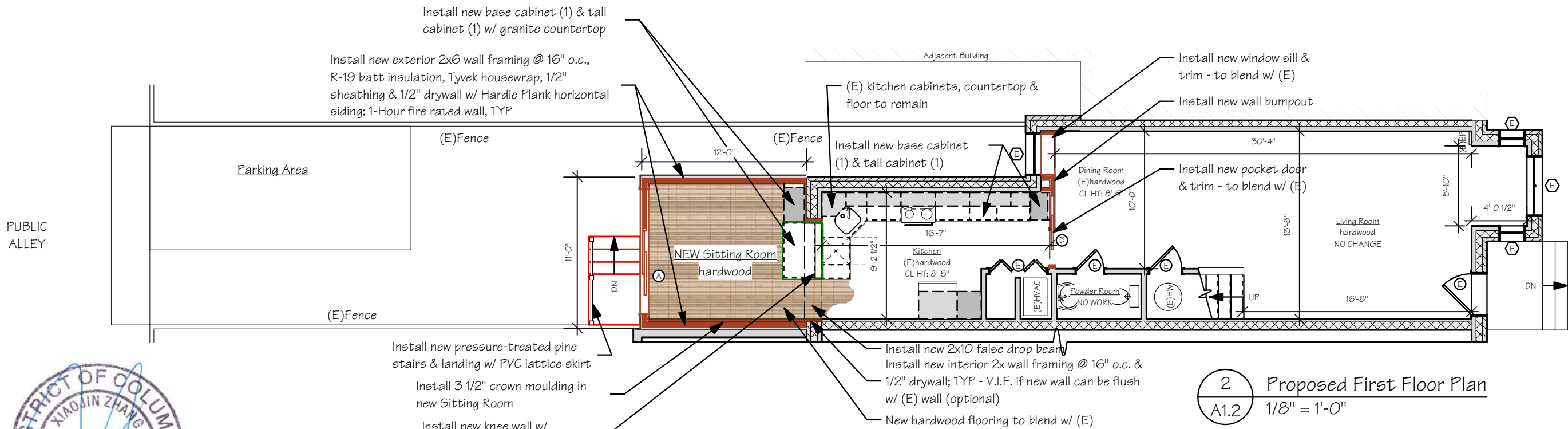
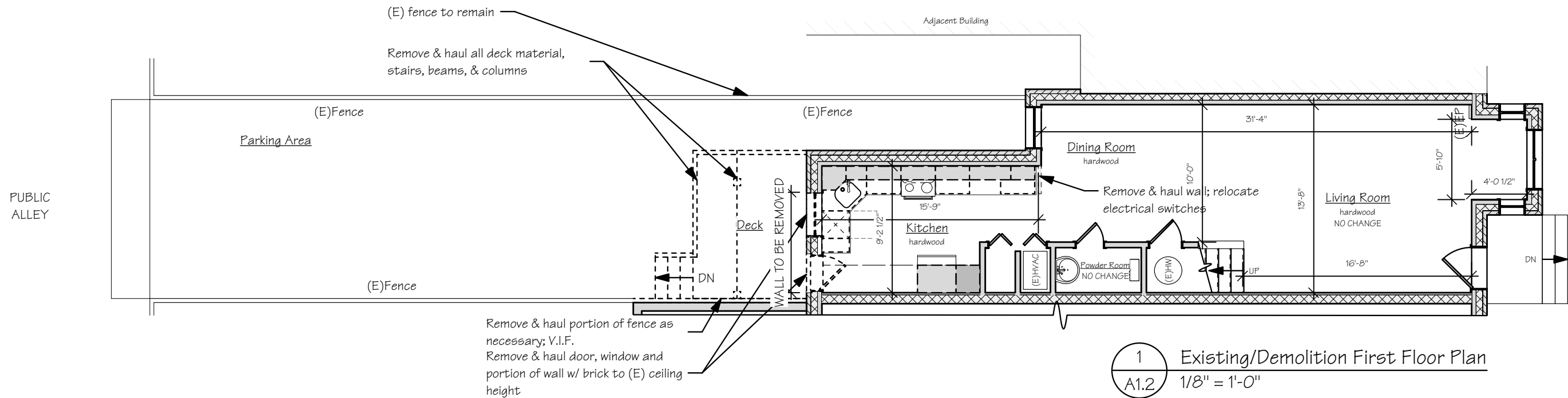


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Johnston_Permit_Special-Exception.vwx



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Proposed Addition Project
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Scale: 1/8" = 1'-0"
Title: First Floor Plan
Date: 06/25/2015

Development: DW
Management: GB
Proj. Number: 20-93-1317
Design: AS

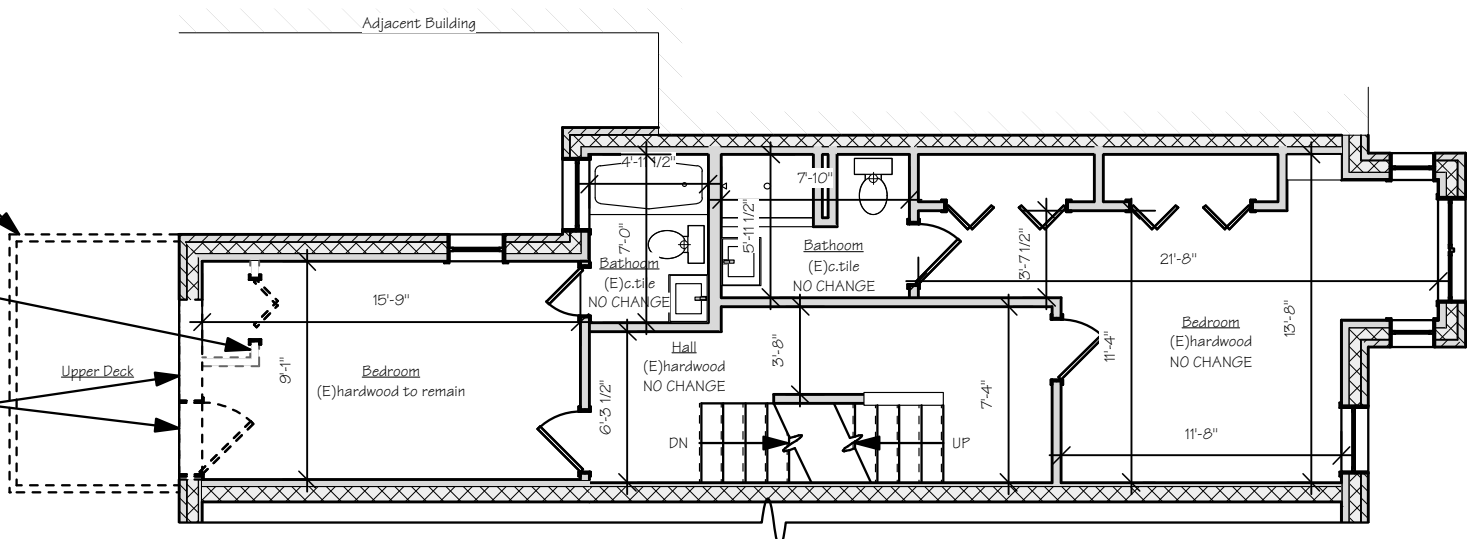
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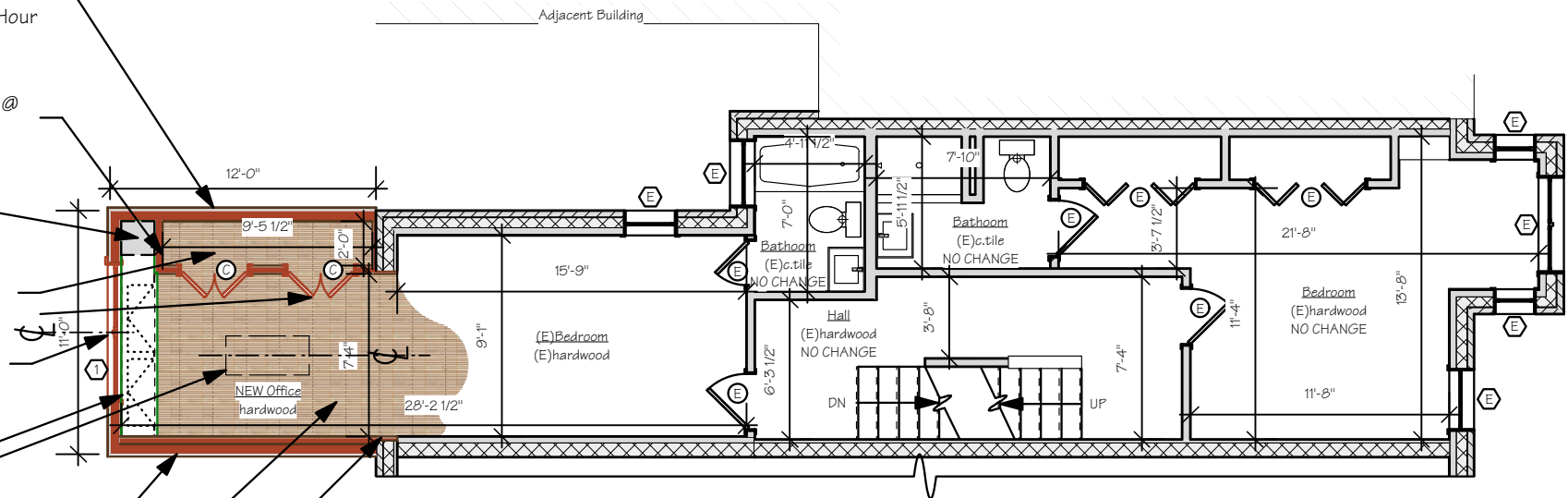
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- Install new exterior 2x6 wall framing @ 16" o.c., R-19 batt insulation, Tyvek housewrap, 1/2" sheathing & 1/2" drywall w/ Hardie Plank horizontal siding; 1-Hour fire rated wall; TYP
- Install new interior 2x4 wall framing @ 16" o.c. & 1/2" drywall; TYP
- Install new birch plywood wall shelves; fixed
- Install new closet doors w/ trim to blend w/ (E); closet interior fixtures by others
- Install new double hung window; centered on wall
- Install new birch plywood window seat w/ hinge top; unfinished paint grade; field built
- New skylight above
- Install new exterior 2x6 wall framing @ 16" o.c., R-19 batt insulation, Tyvek housewrap, 1/2" sheathing & 1-Hour fire rated wall; TYP
- Install new hardwood flooring & tooth in to blend w/ (E)
- Install new interior 2x wall framing @ 16" o.c. & 1/2" drywall; TYP - V.I.F. if new wall can be flush w/ (E) wall (optional)

- Remove & haul all deck material
- Remove & haul door, closet walls & closet interior; patch floor as necessary
- Remove & haul door & portion of wall w/ brick up to stucco; see elevation



1 Existing/Demolition Second Floor Plan
A1.3 1/8" = 1'-0"



2 Proposed Second Floor Plan
A1.3 1/8" = 1'-0"



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Development:	DW	Management:	GB
Proj. Number:	20-93-1317	Design:	AS

Sheet:
A1.3

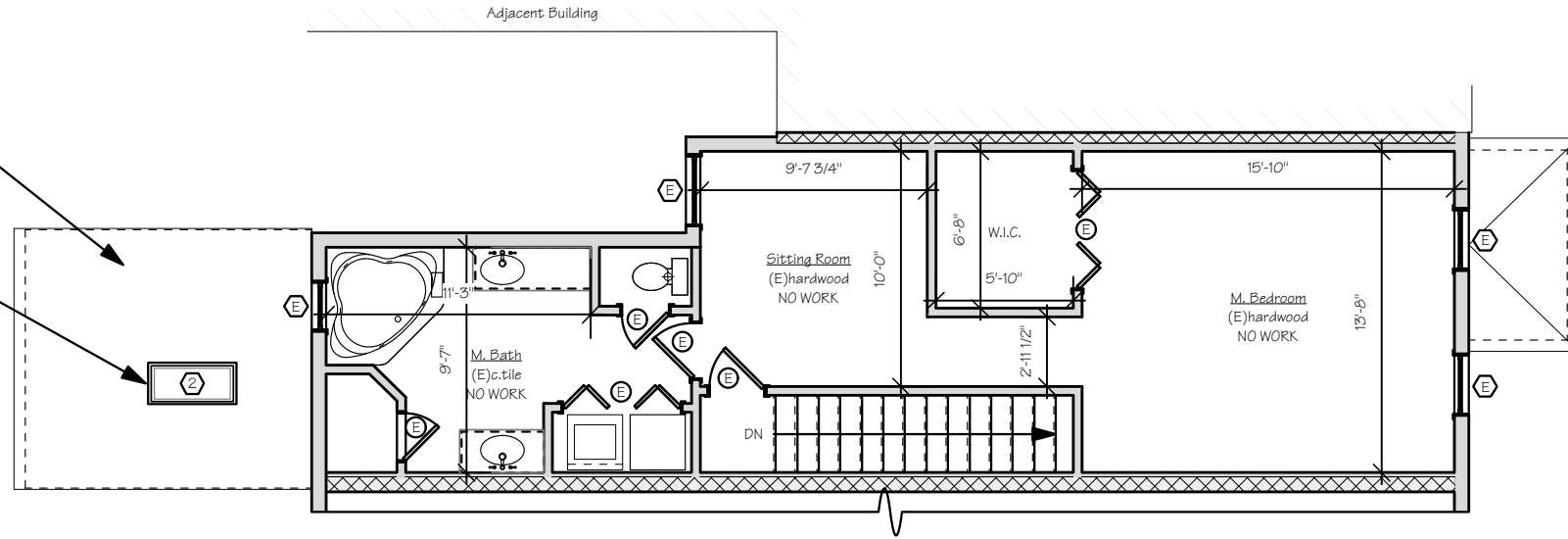
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Title	Date:
Second Floor Plan	06/25/2015

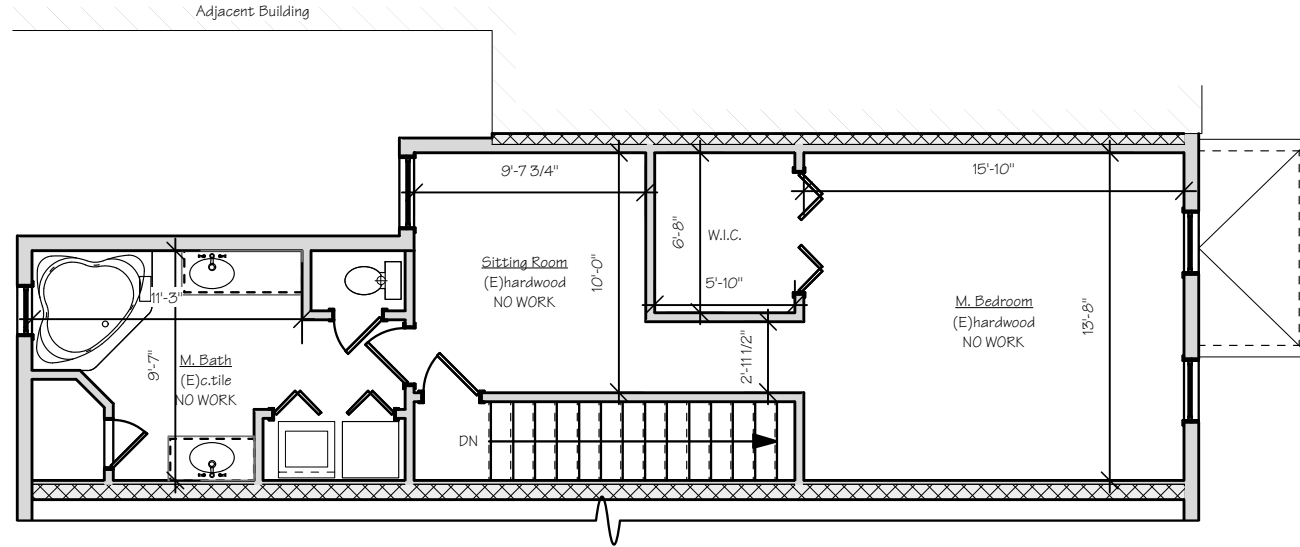


Install new shed roof w/ asphalt shingles; vaulted interior ceiling

Install new skylight



2 Proposed Third Floor Plan
A1.4 1/8" = 1'-0"



1 Existing/Demolition Third Floor Plan
A1.4 1/8" = 1'-0"



Sheet:

A1.4

Of:

08

Development:

DW

Proj. Number:

20-93-1317

Management:

GB

Design:

AS

Johnston Residence

Proposed Addition Project

629 L St NE, Washington, D.C. 20002

Scale:
1/8" = 1'-0"

Title
Third Floor Plan

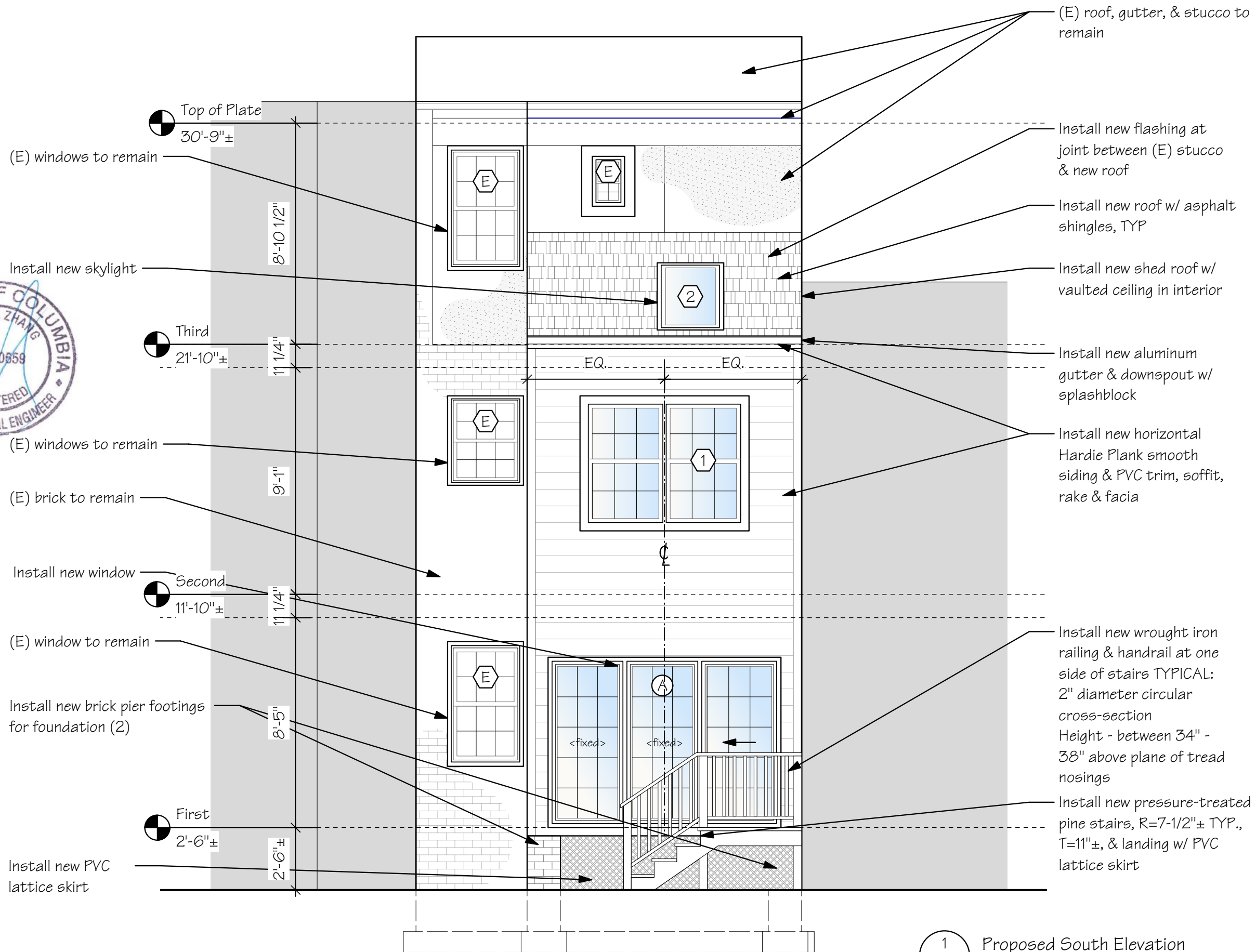
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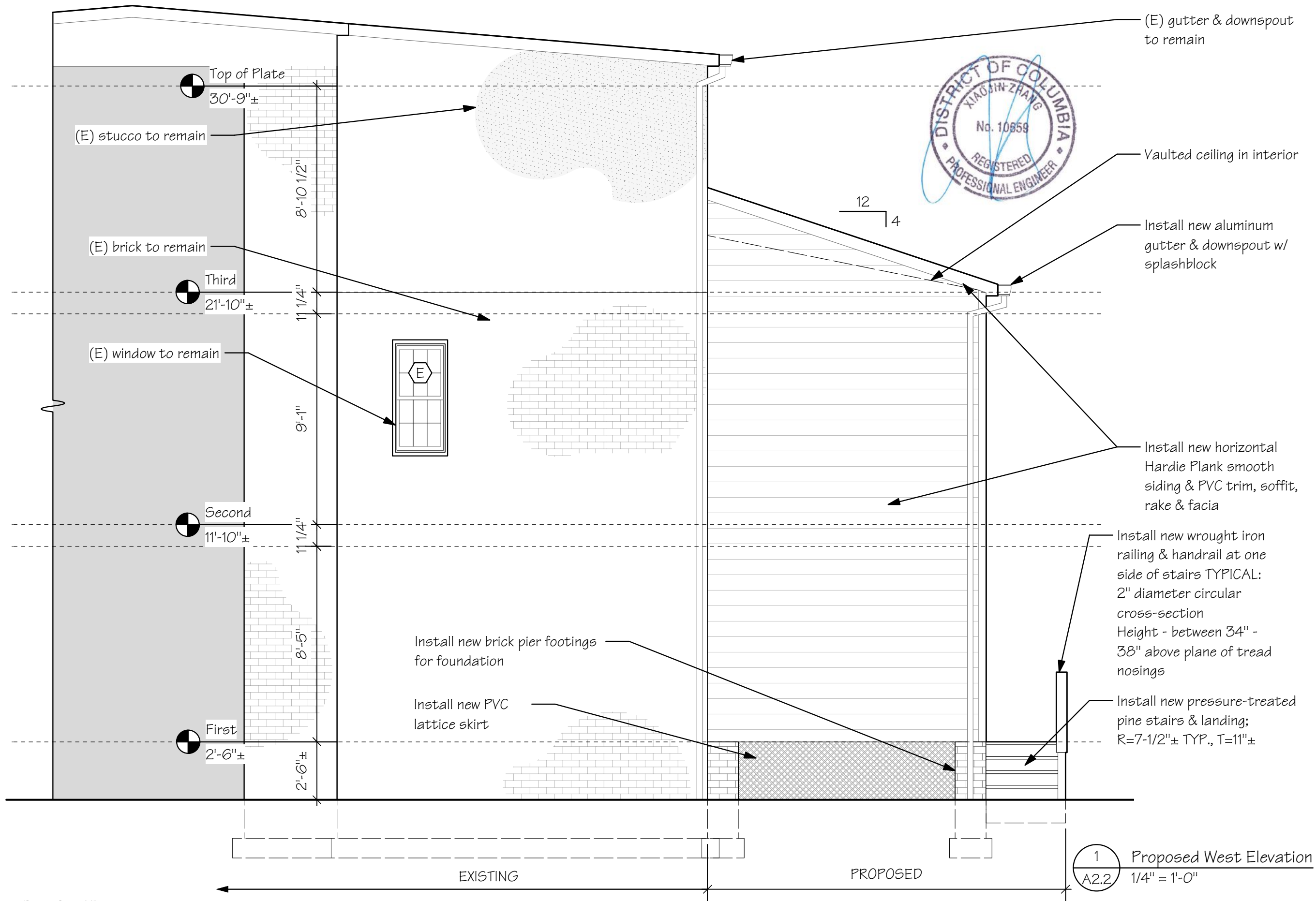
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A2.1
Proposed South Elevation
1/4" = 1'-0"

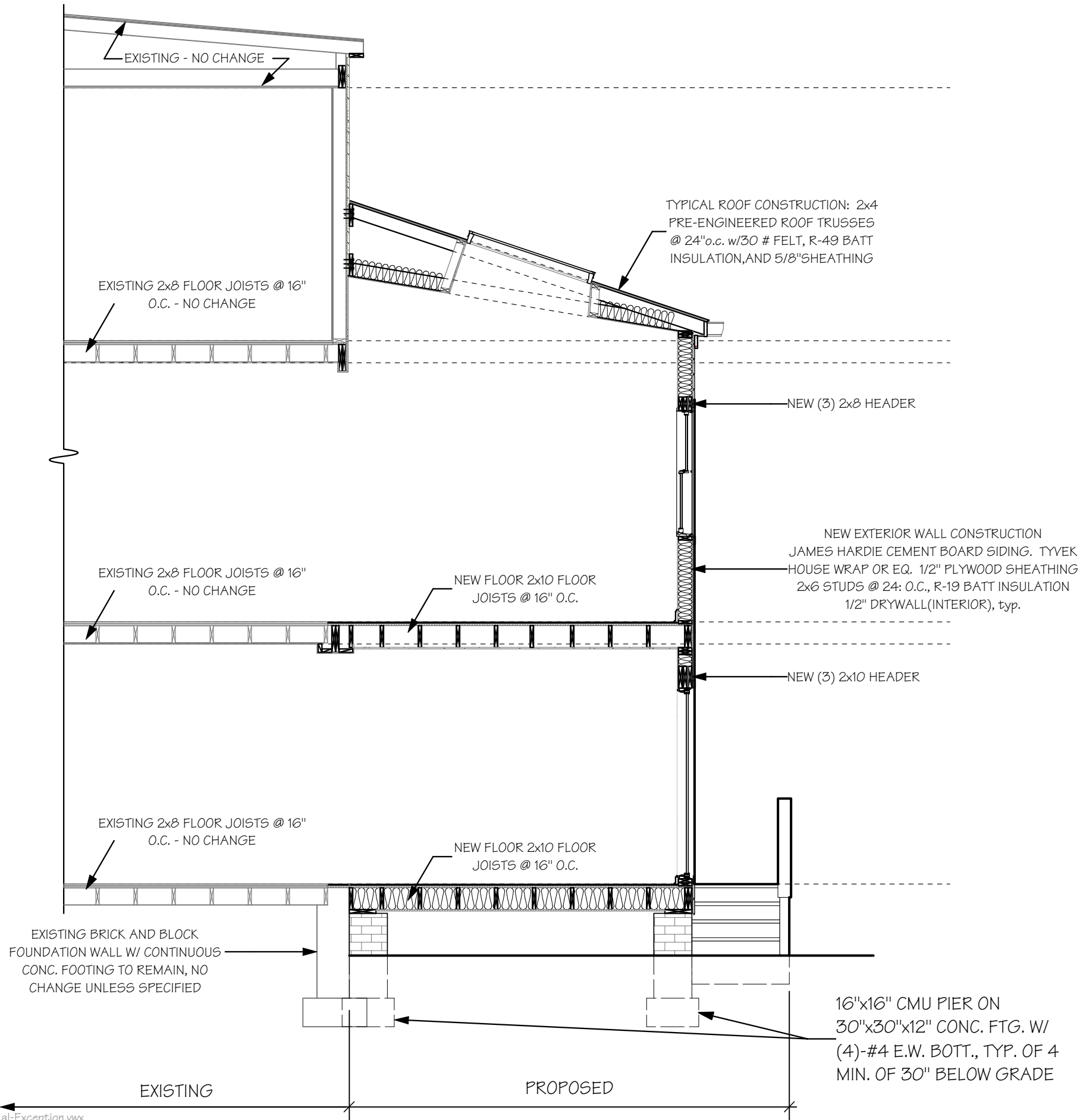
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Scale: 1/4" = 1'-0"
Title: Proposed South Elevation
Date: 06/25/2015

Development: DW	Management: GB
Proj. Number: 20-93-1317	Design: AS

Sheet: **A2.1**
Of: **08**





1 Proposed Building Section
A3.1 1/4" = 1'-0"

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Johnston Residence
Proposed Addition Project
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Scale: 1/4" = 1'-0"
Title Proposed Partial Building Section
Date: 06/25/2015

Development: DW
Management: GB
Proj. Number: 20-93-1317
Design: AS

Sheet: A3.1
Of: 08