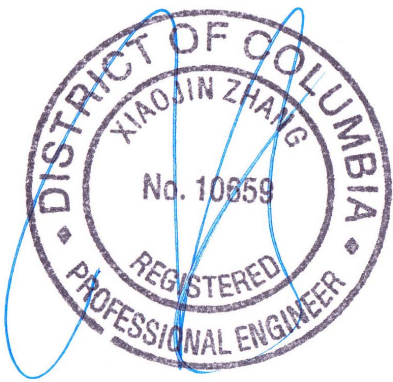




PROJECT DATA

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:

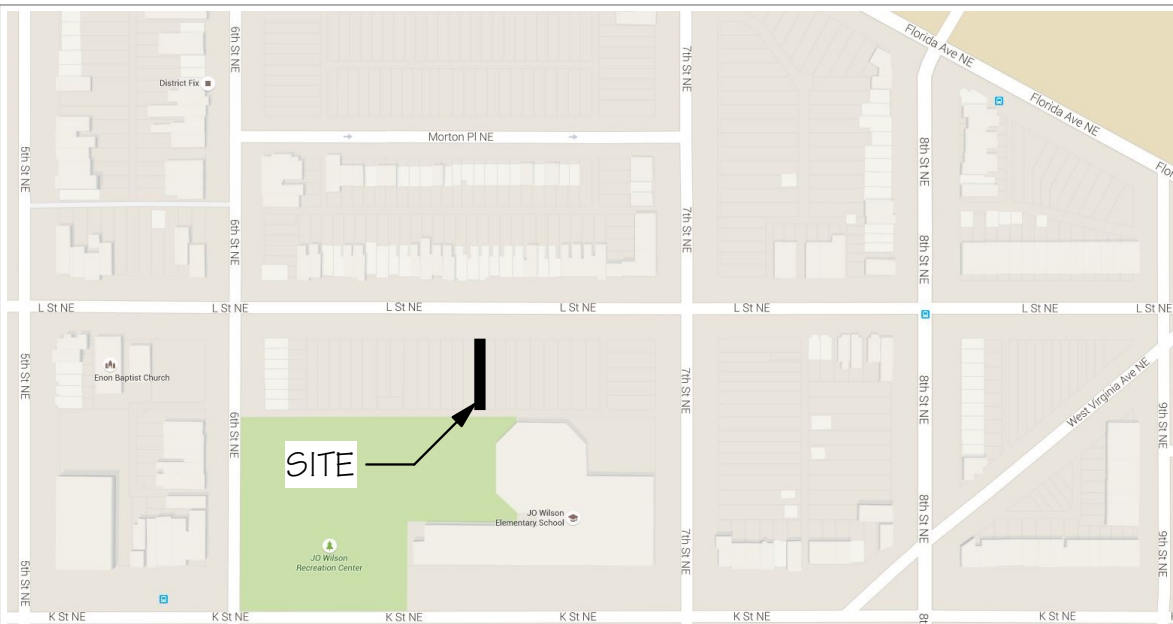
- Roof load - 30 lbs/sf
- Roof and floor dead load - 10 lbs/sf
- Seismic design category A
- Termite damage subjectivity - Moderate-heavy
- Winter design temperature - 17 degrees F
- Subjectivity to damage from weather - Moderate
- Subjectivity to decay - Moderate
- Floor live load in non-sleeping areas - 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

Date:
rev. May 10, 2016

Title
Cover Sheet

Scale:

Development:
DW

Management:
GB

Proj. Number:
20-93-1317

Design:
AS

Sheet:

AO

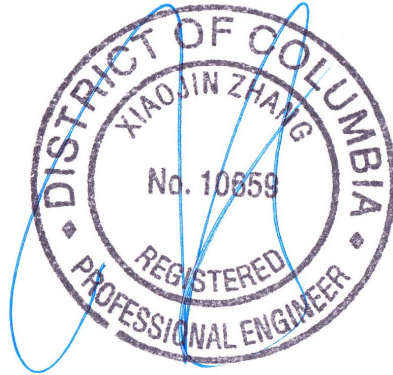
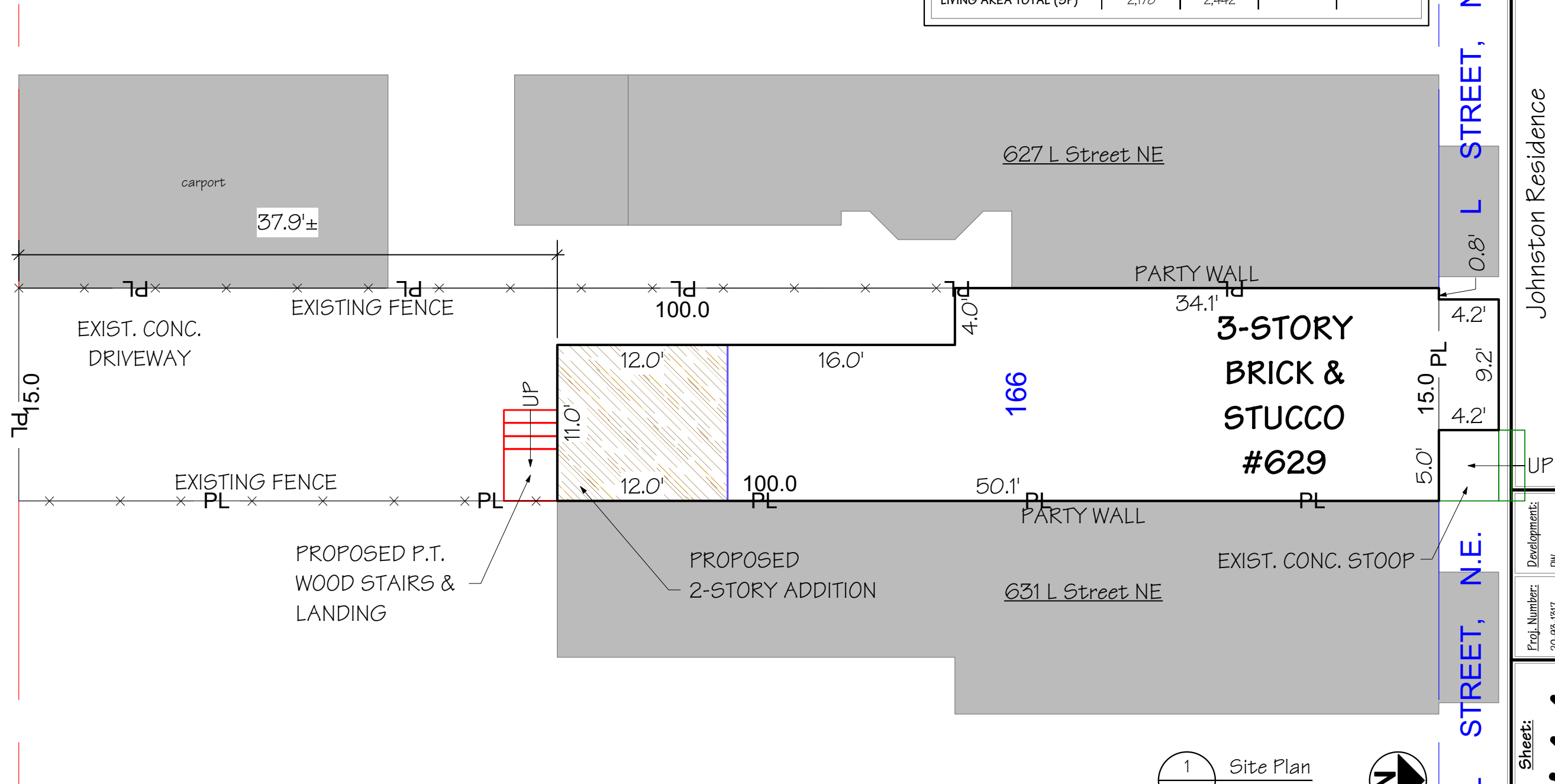
Of:

08

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"



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

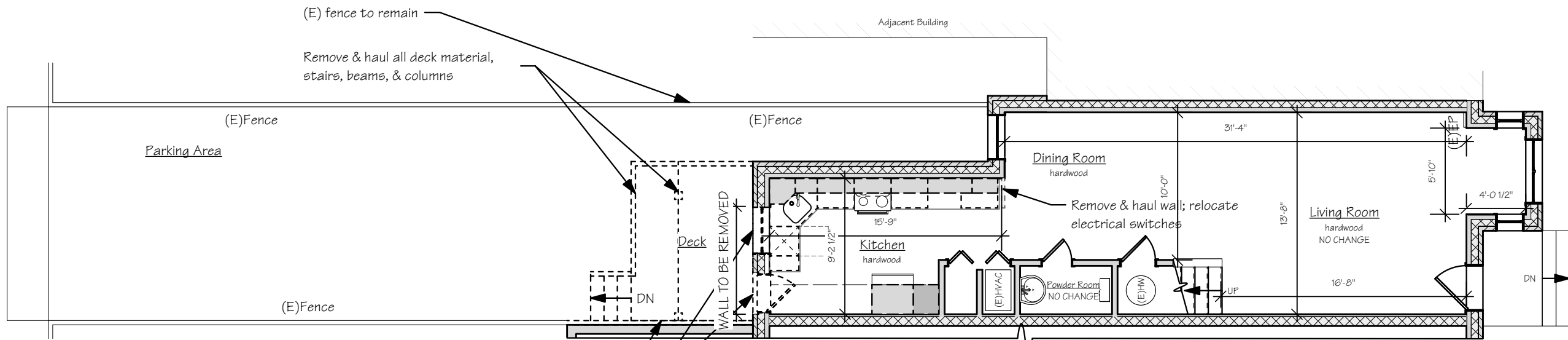
Date:

rev. May 10, 2016



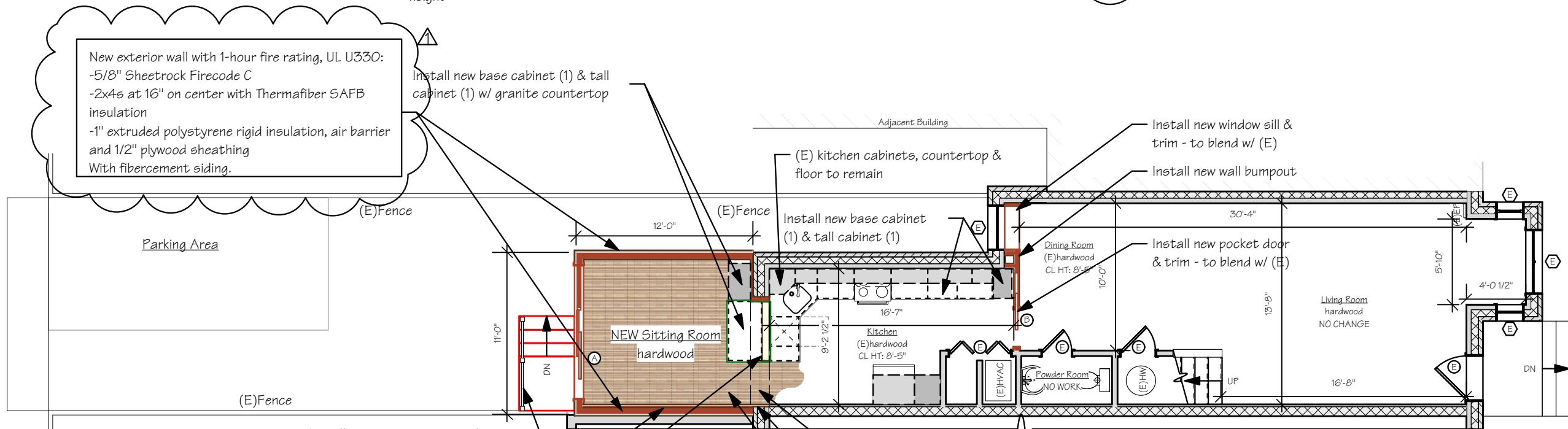
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PUBLIC
ALLEY

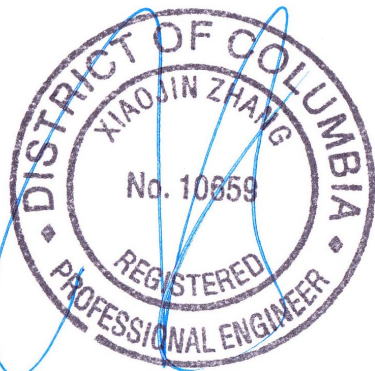


1 Existing/Demolition First Floor Plan
A1.2 1/8" = 1'-0"

PUBLIC
ALLEY



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



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

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

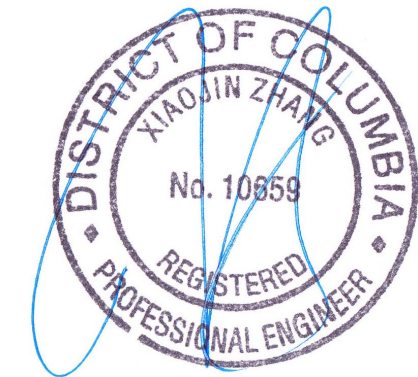
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Management: GB

Proj. Number: 20-95-1317
Design: AS

Sheet: A1.2
Of: 08

Date: rev. May 10, 2016

Title: First Floor Plan

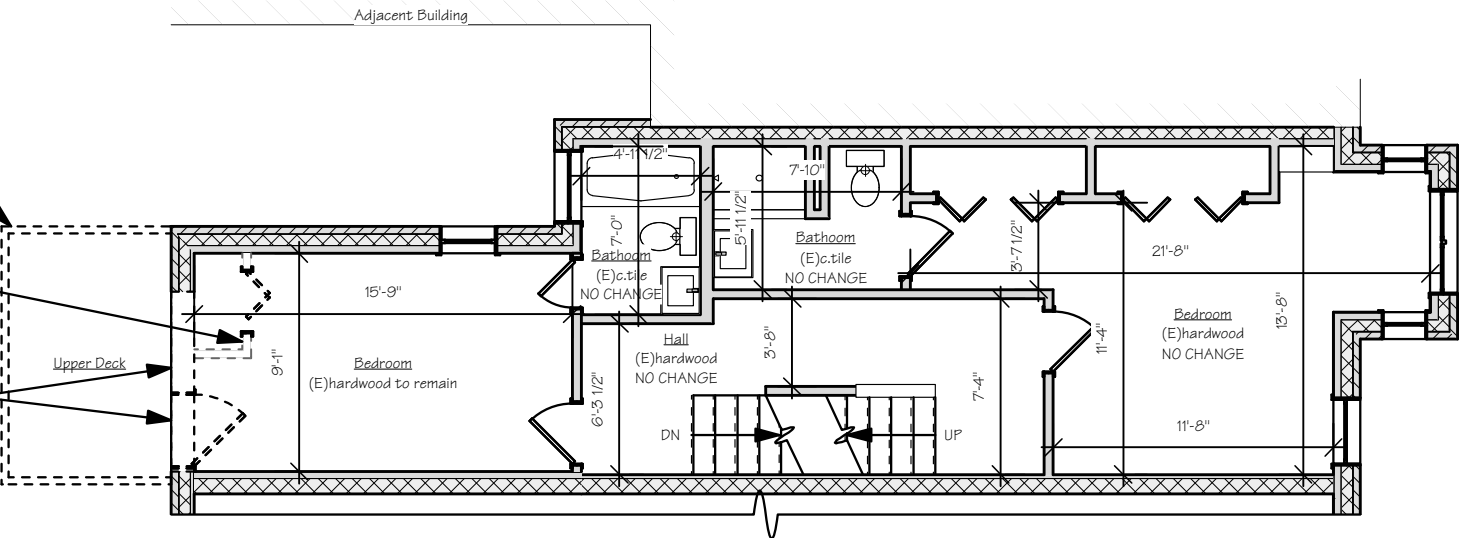


Johnston_Permit_Special-Exception.vwx

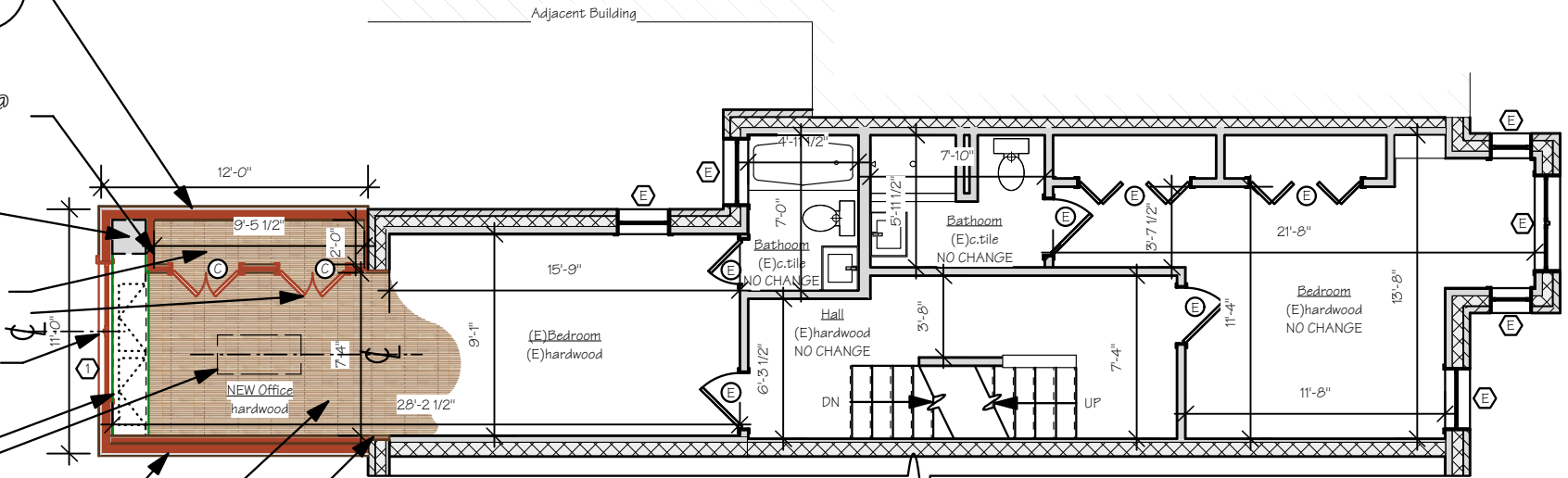
New exterior wall with 1-hour fire rating, UL U330:
-5/8" Sheetrock Firecode C
-2x4s at 16" on center with Thermafiber SAFB insulation
-1" extruded polystyrene rigid insulation, air barrier and 1/2" plywood sheathing
With fibercement siding.

- 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"



Johnston Residence

Proposed Addition Project

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

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

Title
Second Floor Plan

Date:
rev. May 10, 2016

Sheet:

A1.3

Of:

08

Development:

DW

Management:

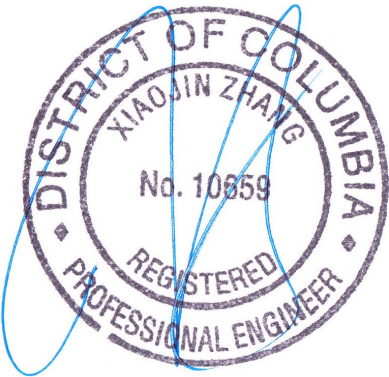
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20-93-1317

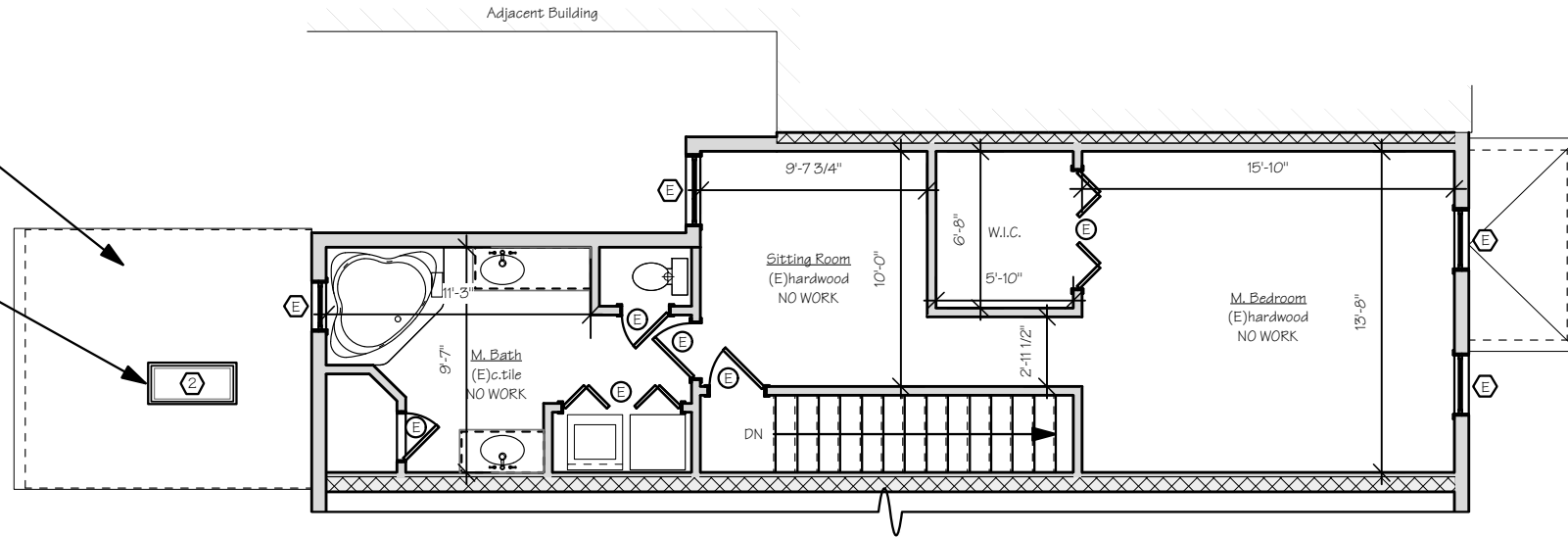
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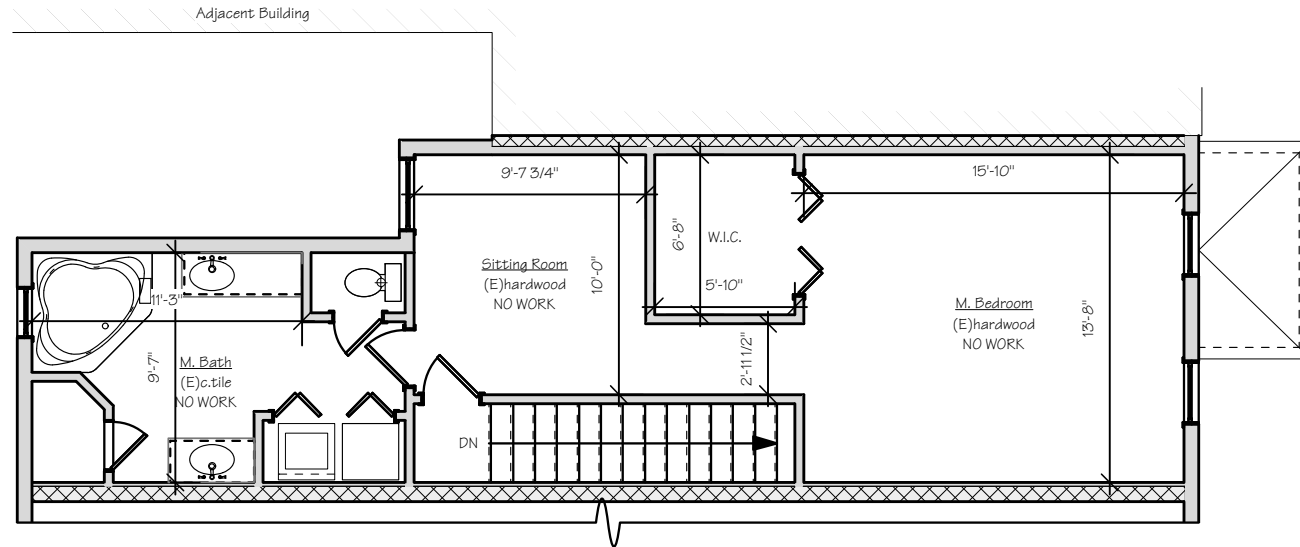


Install new shed roof w/ asphalt shingles; vaulted interior ceiling

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

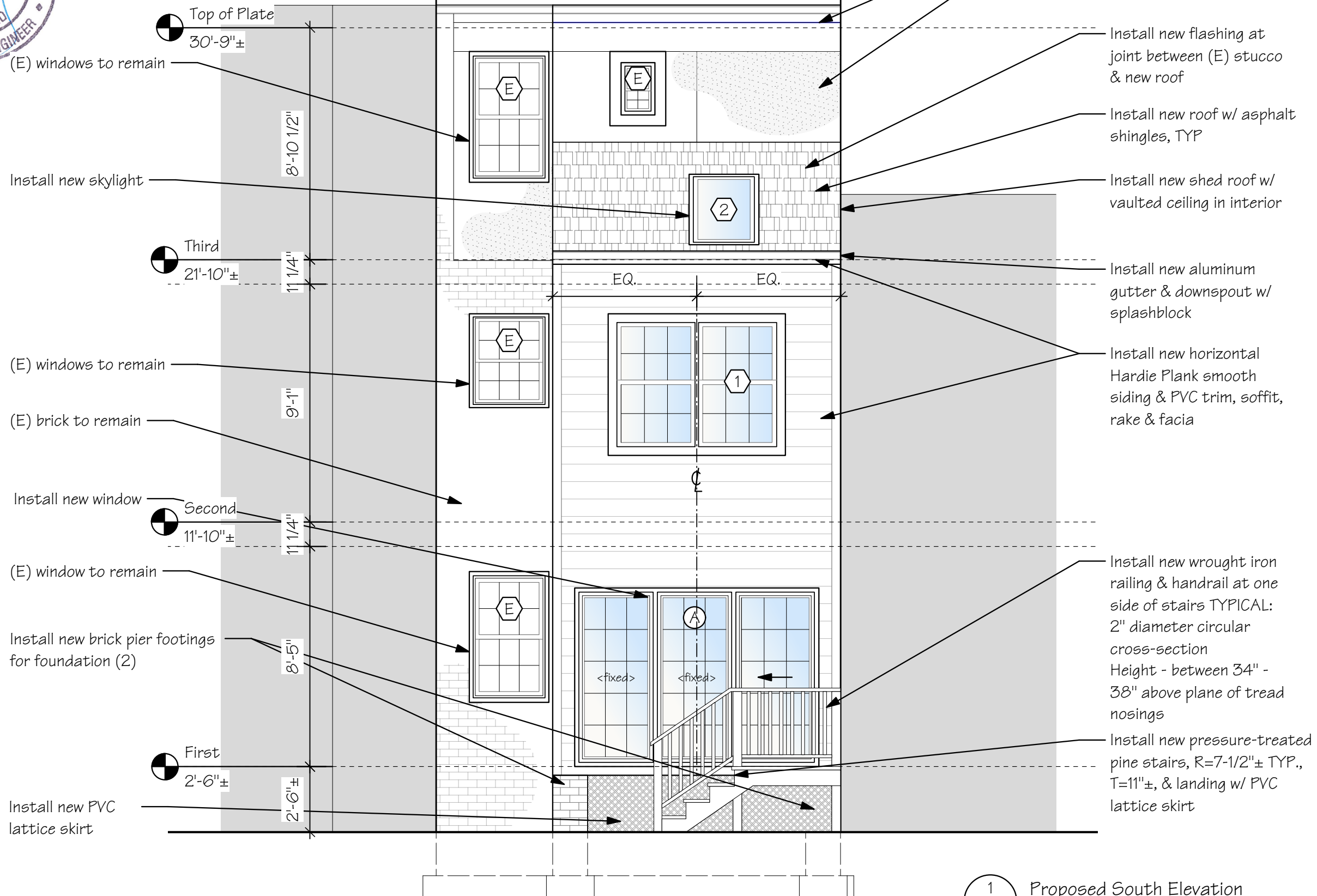
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1
A2.1
Proposed South Elevation
1/4" = 1'-0"



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Proposed Addition Project
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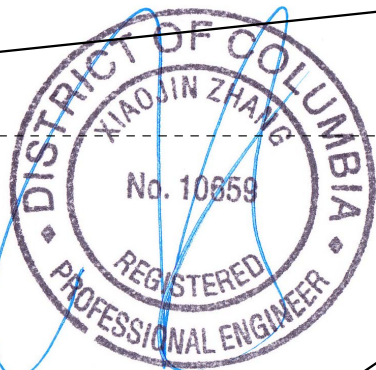
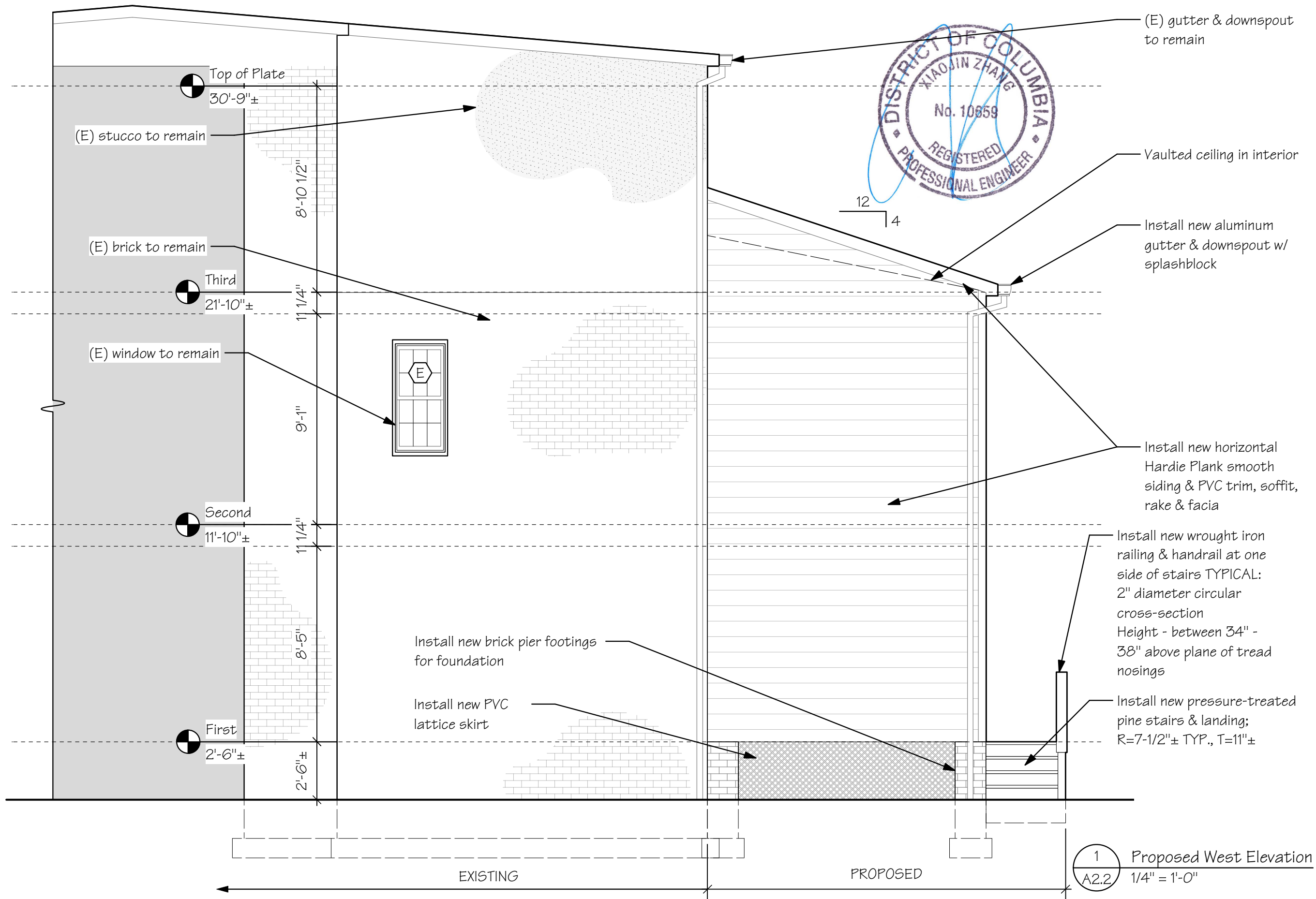
Date:
rev. May 10, 2016

Title
Proposed South Elevation

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

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

Sheet:
A2.1
Of:
08



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

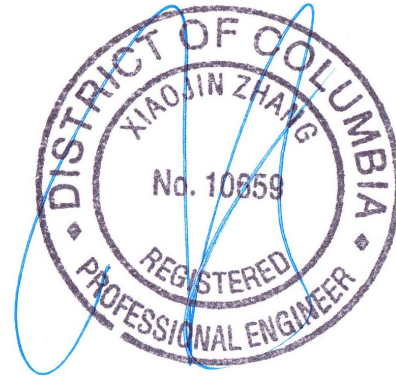
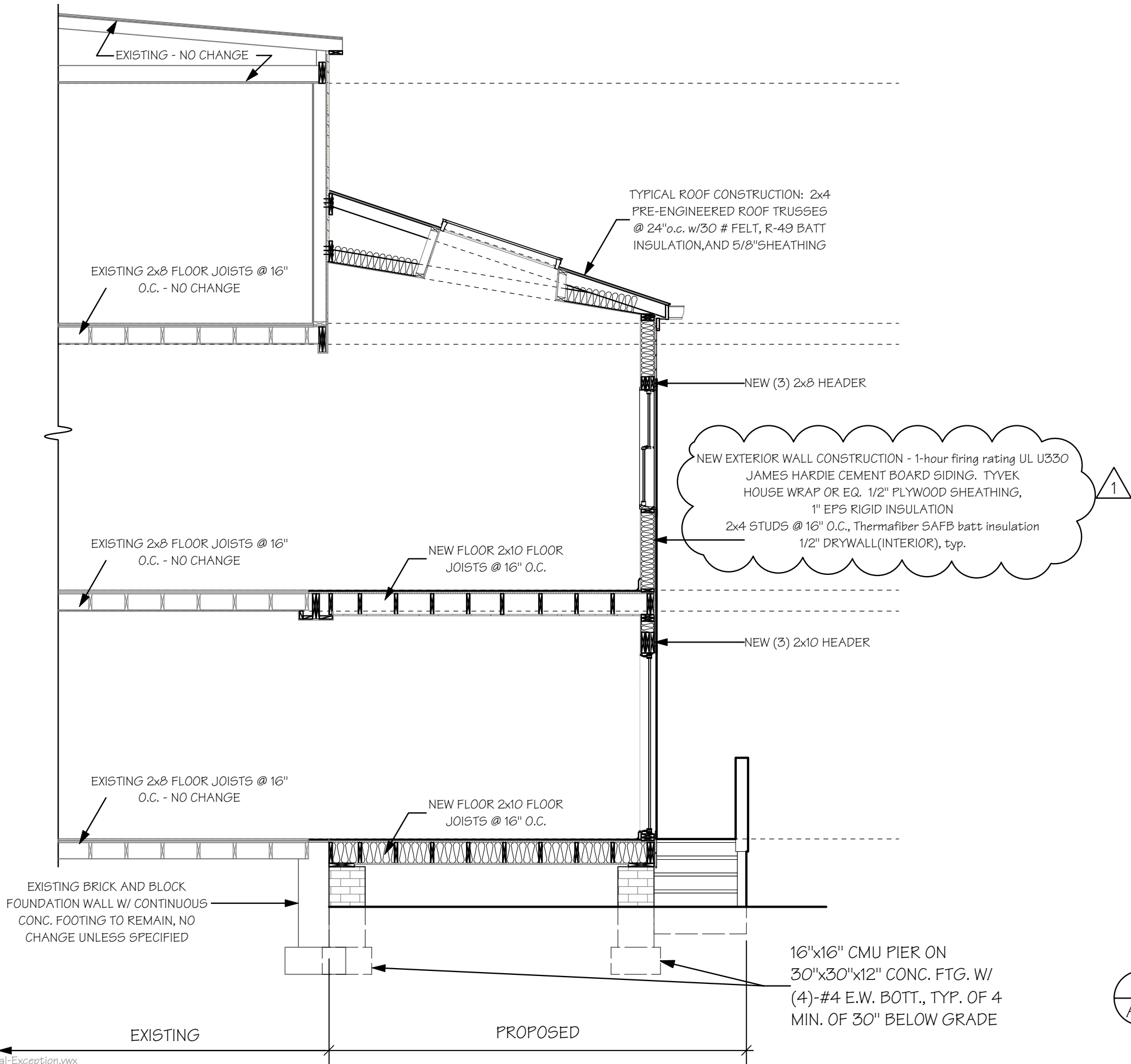
Title
Proposed West Elevation

Date:
rev. May 10, 2016

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

Sheet:
A2.2

Of:
08



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Proposed Addition Project
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Scale:
1/4" = 1'-0"

Title
Proposed Partial Building Section

Date:
rev. May 10, 2016

Development:
DW

Management:
GB

Proj. Number:
20-93-1317

Design:
AS

Sheet:

A3.1

Of:

08

1
A3.1

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