

April 6, 2016

Via Online Filing

Marnique Y. Heath, Chairperson
Board of Zoning Adjustment
441 4th Street, N.W.
Suite 210S
Washington, DC 20001

Re: BZA 19233; *Supplemental Submission for Special Exception
for 824 Varnum Street, N.W. (Property)*

Dear Ms. Heath and Members of the Board:

824 Varnum LLC (the "Applicant") submits this supplemental submission application, pursuant to 11 DCMR Section 3113.8, with updated/revised plans for the proposed addition to and conversion of, the Property to a 3 unit multi-family building pursuant to 11 DCMR Section 336.

The revision was made to preserve the existing gambrel roof which in the previous submission had been substantially altered. Thank you in advance for your consideration of the revised plans.

Sincerely,



Cynthia A. Giordano

Attachments
CAG/eo

cc: Brandice Elliott (OP)
ANC 4C

EXISTING BLDG FOOTPRINT
YEAR BUILT: 1908 (Before 1958)

EXISTING SFD conversion TO THREE (3) UNITS RENOVATION

824 VARNUM STREET, NW
WASHINGTON, D.C. 20017.

SPRINKLE IN ACCORDANCE
TO NFPA 13R

SCOPE OF WORK

DEMOLITION

- EXCAVATE SPECIFIED PORTIONS OF EARTH FROM SITE.
- EXECUTE REQUIRED PRECAUTIONS ALONG PUBLIC SPACES.
- REMOVE EXISTING INTERIOR WALLS, FLOORINGS, CABINETS AS PER PLANS.
- REMOVE DAMAGED MECHANICAL, PLUMBING and ELECTRICAL FIXTURES.

NEW FLOOR PLANS

- PROVIDE NEW DRYWALL ON ALL FLOORS.
- PROVIDE NEW FIXTURES AND APPLIANCES WHERE NECESSARY.
- PROVIDE NEW FRAMING MEMBERS THROUGHOUT STRUCTURE.
- PROVIDE NEW WINDOWS AND DOORS WHERE NECESSARY.
- SEE ALL OTHER PROVISIONS AS PER PLANS.

MECHANICAL

- PROVIDE NEW DUCTWORK ON ALL FLOORS
- PROVIDE EXHAUST FANS IN ALL BATHROOMS
- PROVIDE NEW FURNACE UNIT AND WATER HEATER AS PER PLANS.

PLUMBING

- PROVIDE NEW PLUMBING FIXTURES, PIPES AND ACCESSORIES AS PER PLANS.

ELECTRICAL

- PROVIDE NEW OUTLETS WHERE NECESSARY.
- PROVIDE NEW LIGHTING FIXTURES WHERE NECESSARY.
- PROVIDE NEW WIRING LINES AS PER NEC 2011 CODE.

GENERAL NOTES

1. THE PURPOSE OF THESE DRAWINGS ARE TO SHOW THE ARCHITECTURAL FLOOR PLANS AND MISC. DETAILS ONLY. MECHANICAL, ELECTRICAL AND PLUMBING EQUIPMENT TO BE AS DESIGNED AND SPECIFIED BY OTHERS.
2. THESE DRAWINGS ARE NOT INTENDED TO SHOW EVERY SPECIFIC DETAIL REQUIRED FOR PROPER CONSTRUCTION. SPECIFIC IMPLEMENTATION OF THESE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR WHO REPRESENTS. HE HAS THE SKILL AND EXPERT KNOWLEDGE TO EXECUTE THE WORK REQUIRED.
3. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR FOLLOWING ALL BUILDING CODE AND ALL LOCAL ORDINANCES, ETC., INCLUDING BUT NOT LIMITED TO THE IBC BUILDING CODE.
4. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL DIMENSIONS SHOWN ACCORDING TO ACTUAL EXISTING CONSTRUCTION.
5. IT SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO VERIFY ANY EQUIPMENT OR MATERIALS, ETC., REQUIRED BY THE OWNER, BUT NOT NECESSARILY SHOWN ON THE DRAWINGS.

ZONING ANALYSIS

ZONE: R-4
YEAR BUILT: 1908 (Before 1958)
LOT AREA: 3,295.31 SF
LOT COVERAGE: 60% = 1,977.18 SF
PROPOSED AMT OF UNITS: 3
EXISTING BLDG SF: 1,287.3 SF
PROPOSED ADDITION: 680 SF
TOTAL: 1,967.3 SF
(less than 1,977.18 SF)
FLOOR AREA RATIO (F.A.R.): 0
MAX. BLDG HGT: 40 FEET (3 STORIES)
proposed bldg height: 34 FEET
MIN. LOT AREA: NONE PRESCRIBED
MIN. SIDE YARD SETBACK: 6 FEET
proposed side setback: 6 FT
MIN. REAR YARD SETBACK: 20 FEET
proposed rear setback: 49 Ft 3 inches

BUILDING DATA

USE/GROUP	
OCCUPANCY TYPE	R-2
OCCUPANCY LOAD/CAPACITY	3 UNITS
CONSTRUCTION TYPE	V-B
BUILDING HEIGHT	34 FEET
NUMBER OF STORIES	3
FIRE SUPPRESSION	NO
SPRINKLER SYSTEM	YES
FIRE ALARM SYSTEM	NO

BUILDING LIVELOAD:

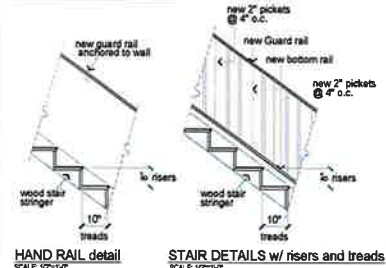
MINIMUM UNIFORMALLY DISTRIBUTED AND CONCENTRATED LIVE LOADS

	Uniform (psf)	Concentrated (kips)
FLOOR DECK		
Roof, stored	20 psf	16 kips
FLOOR DECKS		
Unfurnished area (no storage)	10 psf	10 kips
Furnished area (storage)	20 psf	10 kips
All other areas except stairs and balconies	40 psf	15 kips
FIRE ESCAPE		
Single family dwelling	40 psf	18 kips

NOTES

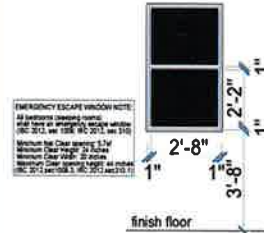
GOVERNING CODES
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TYPICAL Interior Stair detail

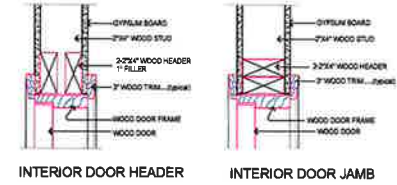


HAND RAIL detail
SCALE 1/2"=1'-0"

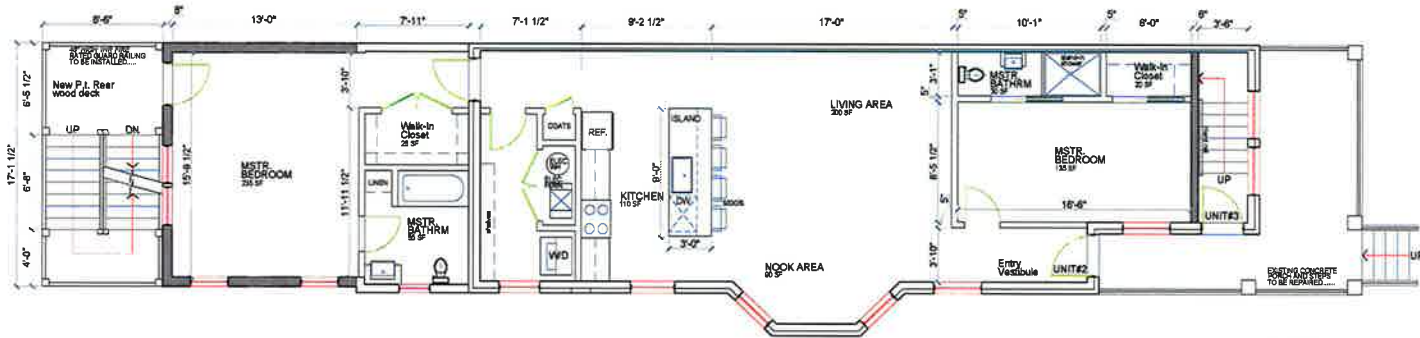
STAIR DETAILS w/ risers and treads
SCALE 1/2"=1'-0"



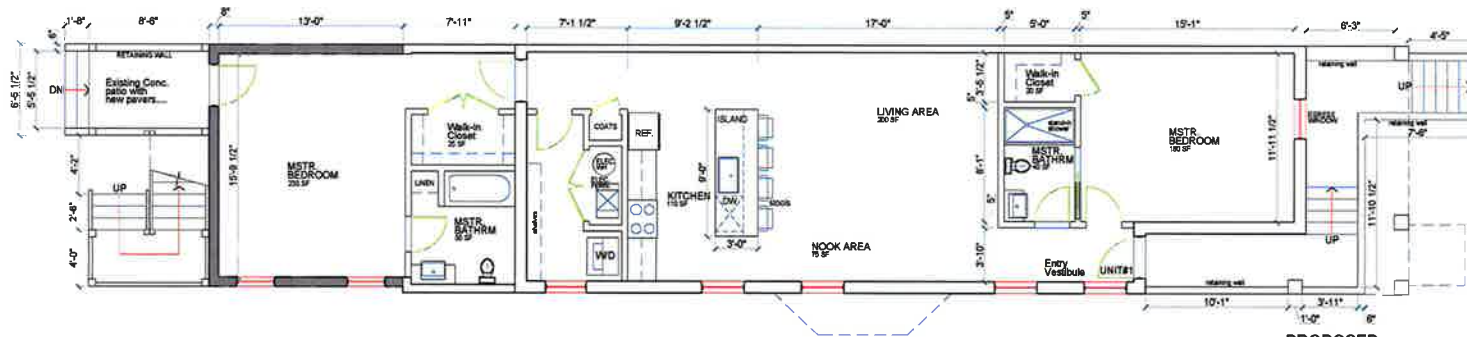
EMERGENCY ESCAPE WINDOW DETAIL
SCALE 1/2"=1'-0"



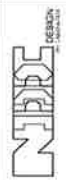
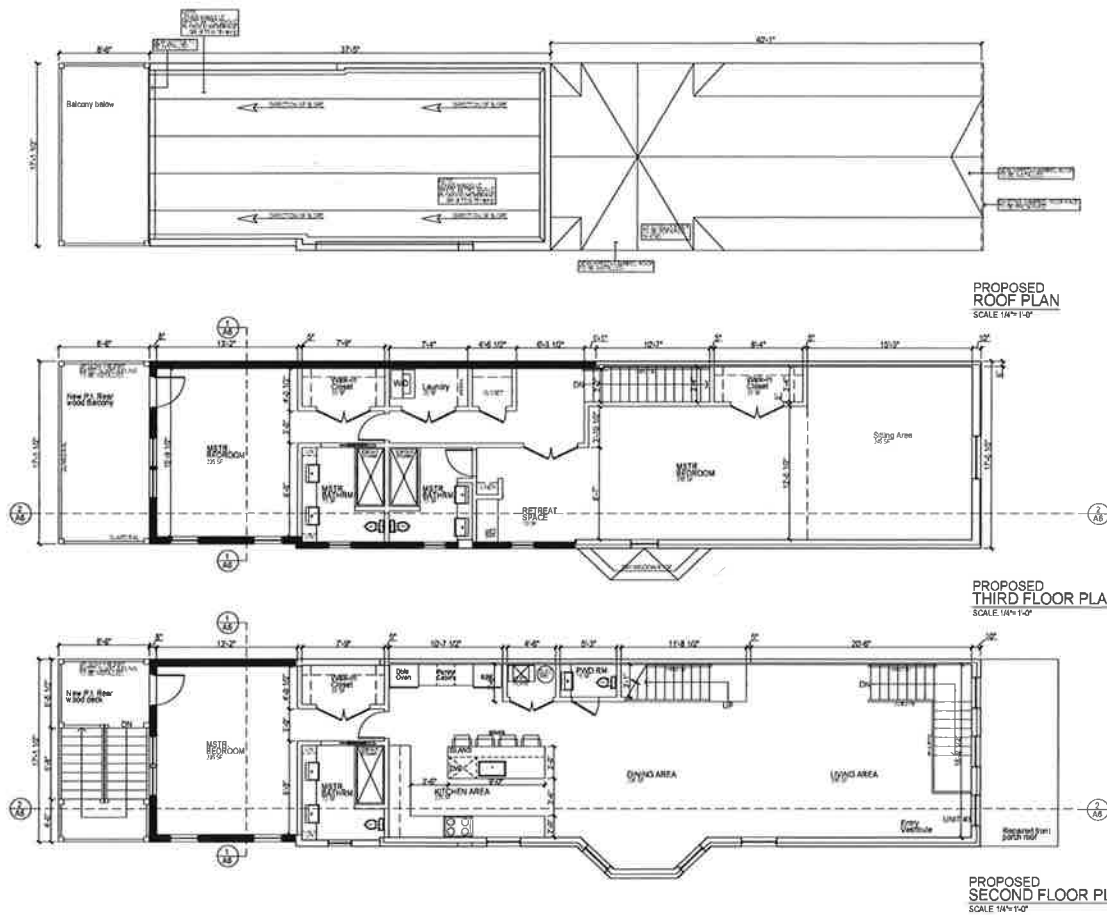
TYPICAL INTERIOR DOOR
JAMB AND HEAD



PROPOSED
FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"



PROPOSED
CELLAR FLOOR PLAN
SCALE: 1/4"=1'-0"



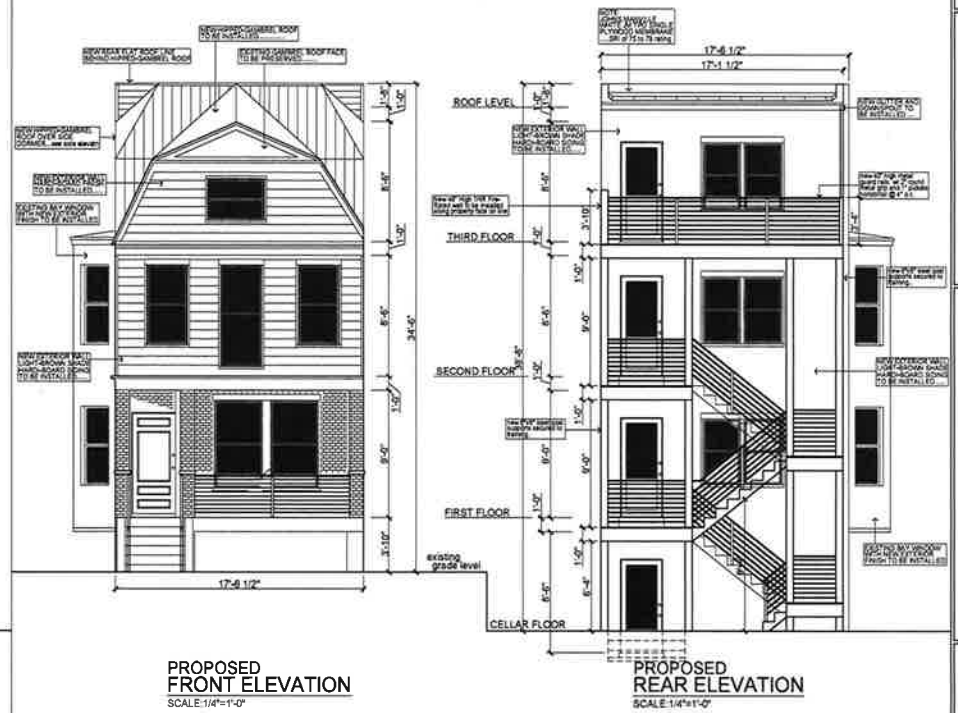
RESIDENTIAL BUILDING

PROPOSED FLOOR PLANS

624 VARNUM STREET, NW
WASHINGTON, D.C.

A4.0

SQUARE 3024 LOT 50





EXISTING
FRONT ELEVATION with Neighbor's property
SCALE: 1/4"=1'-0"



PROPOSED
FRONT ELEVATION with Neighbor's property
SCALE: 1/4"=1'-0"



RESIDENTIAL BUILDING

EXISTING SIDE ELEVATION

824 VARNUM STREET, NW
WASHINGTON, D.C.

SQUARE: 3024 LOT: 50

A6.0

SHEET 14 OF 15

