

1151 OATES ST NE, WASHINGTON, DC 20002 APRIL 2018

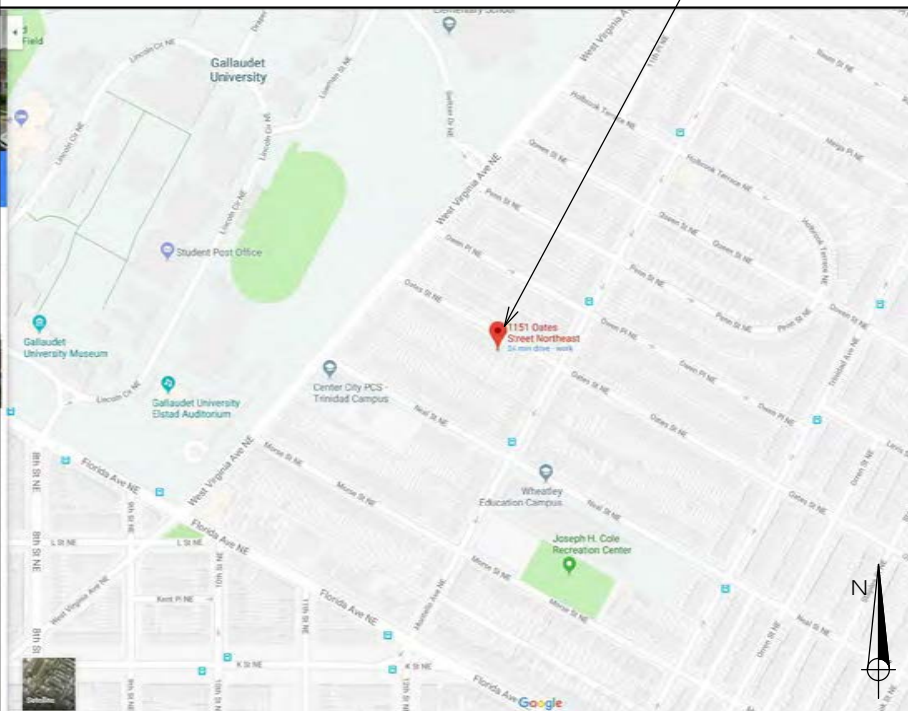
LOT: 0804 SQUARE: 4064

SCOPE OF WORK
RENOVATE AND EXPAND THE EXISTING SINGLE FAMILY TO
CREATE A 3 UNIT BUILDING.

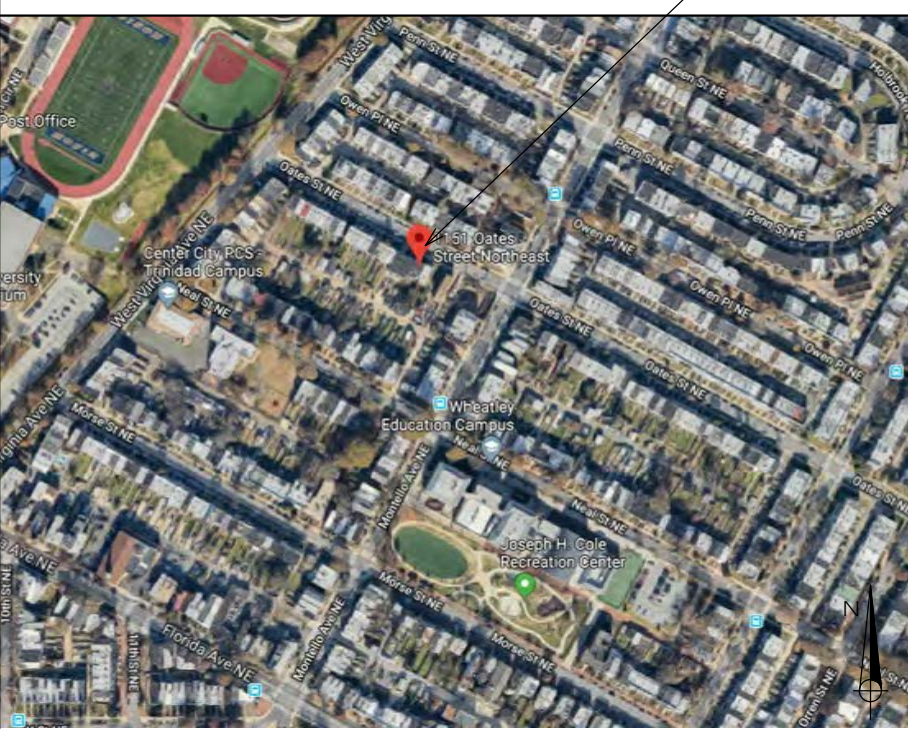
DRAWING INDEX	
A000- COVER	A302- PROPOSED ELEVATIONS
A001- SITE PLAN	A400- PROPOSED SECTION
A200- PROPOSED PLANS	
A201- PROPOSED PLANS	
A300- PROPOSED ELEVATIONS	
A301- PROPOSED ELEVATIONS	

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LOCATION



VICINITY MAP



GENERAL NOTES / CODE ANALYSIS

GENERAL INFORMATION	EXISTING	PROPOSED BUILDING
USE GROUP	R-3 2-UNITS	R-2 3-UNITS
TYPE OF CONSTRUCTION	V-B	V-B
FULLY SUPPRESSED (SPRINKLED)	-	YES (AUTOMATIC)
BUILDING FOOTPRINT	766 SF	1082 SF
BUILDING HEIGHT	24'-0"/2 STORIES+CELLAR	33'-0" / 3 STORIES+ CELLAR
GROSS FLOOR AREA (GFA)	N/A	N/A
NUMBER OF EXITS	-	2
SOUND TRANSMISSION	-	STC50 IIC50 BETWEEN UNITS
FIRE ALARM	-	YES; HARDWIRED AND INTECONNECTED ON DEDICATED CIRCUIT WITH BATTERY BACKUP
SMOKE DETECTORS	-	YES; EXTERIOR WALLS @ R20; ROOF @ R-49
INSULATION	-	
COVERING CODES	2013 DISTRICT OF COLUMBIA MUNICIPAL REGULATIONS 2012 INTERNATIONAL BUILDING CODE	
FIRE RATINGS		
FIRE SEPARATION WALLS/PARTY WALLS	2 HR:	(UL U301-above grade / UL U905-below grade)
STAIR ENCLOSURES	1 HR:	(UL U311)
COLUMNS AND GIRDERS	(none provided)	
FLOOR / CEILING CONSTRUCTION	1HR:	(UL L570)
ROOF CONSTRUCTION	1HR:	(UL L570)
TENANT SEPARATION/CORRIDOR	1HR:	(UL L311)

GENERAL NOTES / ZONING CODE ANALYSIS

GENERAL NOTES / ZONING CODE ANALYSIS		1151 OATES ST NE, WASHINGTON DC, 20002	
ZONING DISTRICT	RF-1	TOTAL LOT AREA	3,750 SF
		TOTAL LOT WIDTH	25'-0"
LOT	0804		
SQUARE	4064		
REQUIREMENT	EXISTING	ALLOWABLE / REQUIRED	PROPOSED
LOT OCCUPANCY	20% (766 SF)	60% (2250 SF)	29% (1082 SF)
HEIGHT	24'-0" / 2 STORIES+CELLAR	35'-0" / 3 STORIES	33'-0" / 3 STORIES+ CELLAR
SIDEYARD WIDTH	EXISTING	0	EXISTING- NO CHANGE
REAR YARD SETBACK	93'-0"	20'-0" MIN	78'-0"
PARKING	1	0	3
FRONT YARD	N/A	N/A	EXISTING/ NO CHANGE
DWELLING UNITS	2	-	3
PERVIOUS SURFACE	-	20%	MORE THAN 20%

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COVER

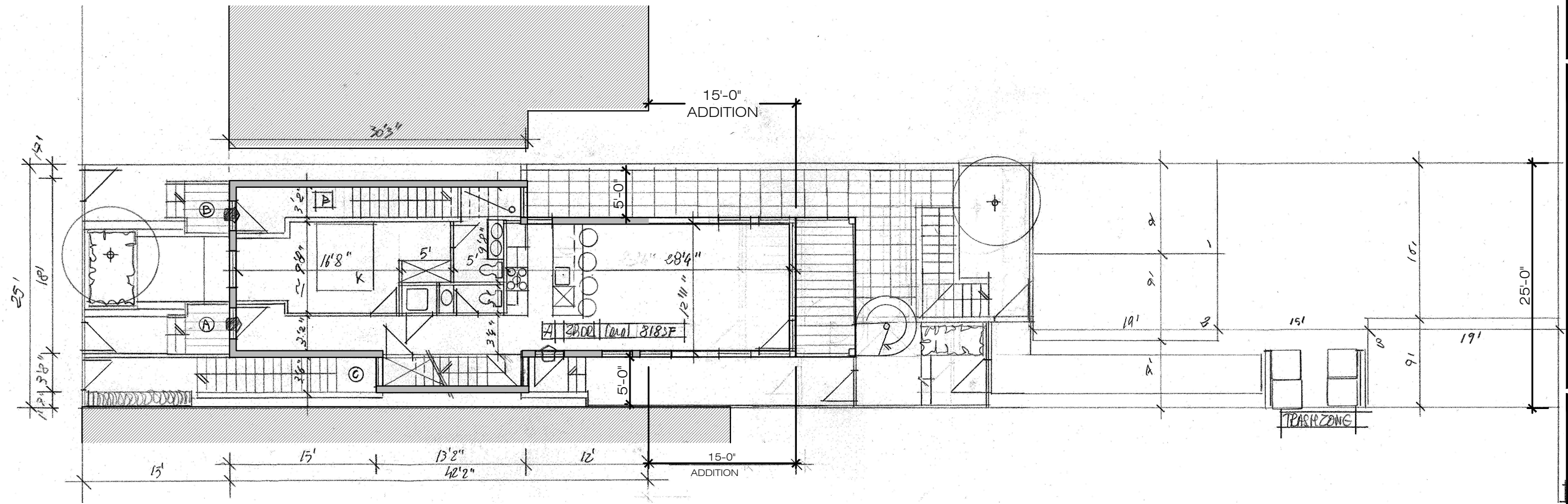
REVISIONS

SCALE

ISSUE
05-04-2018

A000
DRAWING NUMBER

Board of Zoning Adjustment
District of Columbia
CASE NO. 19803
EXHIBIT NO. 5A1



1 PROPOSED SITE PLAN
 3/32" = 1'-0"

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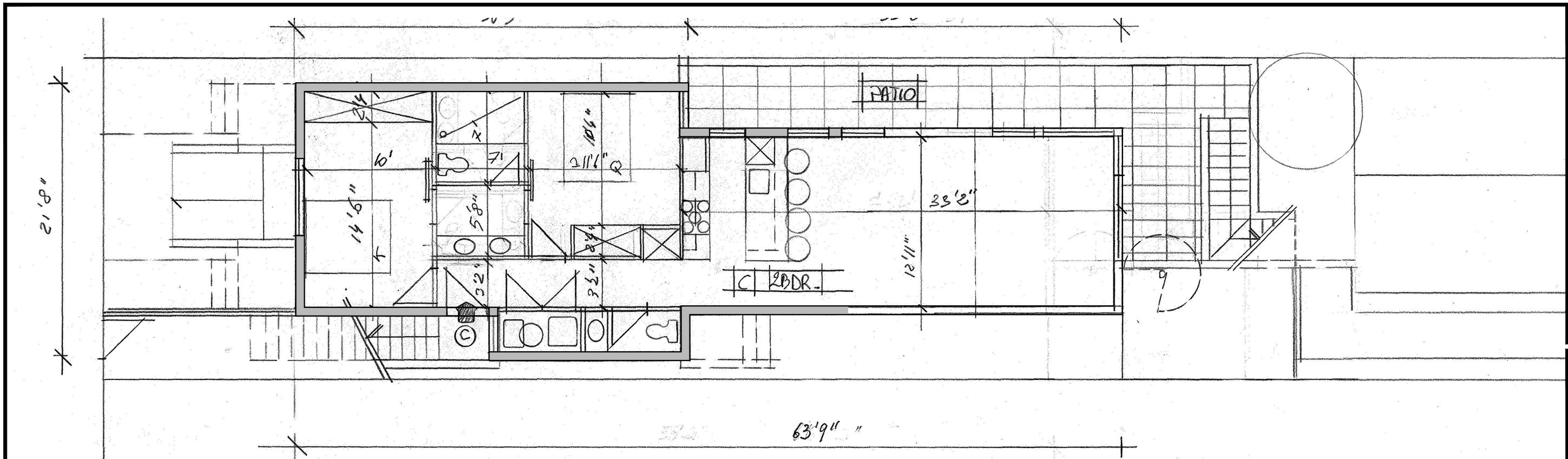
PROPOSED
 SITE PLAN

REVISIONS

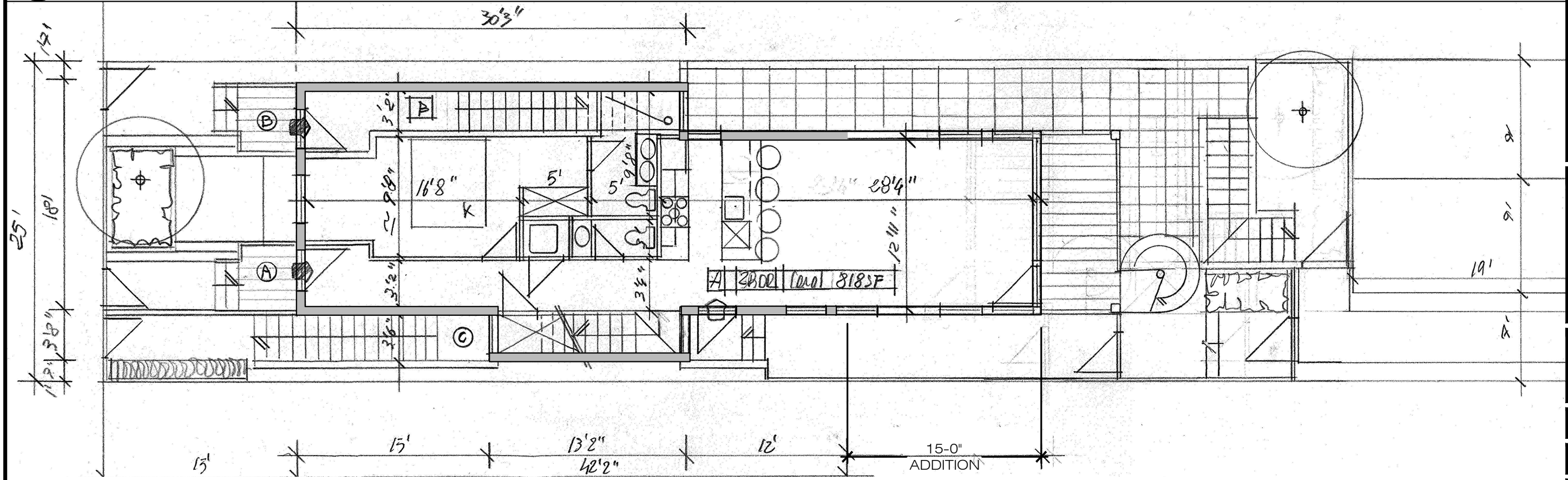
SCALE

05-04-2018
 ISSUE

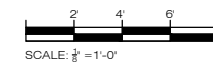
A001
 DRAWING NUMBER



1 CELLAR LEVEL PROPOSED PLAN
1/8" = 1'-0"



2 FIRST FLOOR PROPOSED PLAN
1/8" = 1'-0"



NEW
 EXISTING TO REMAIN



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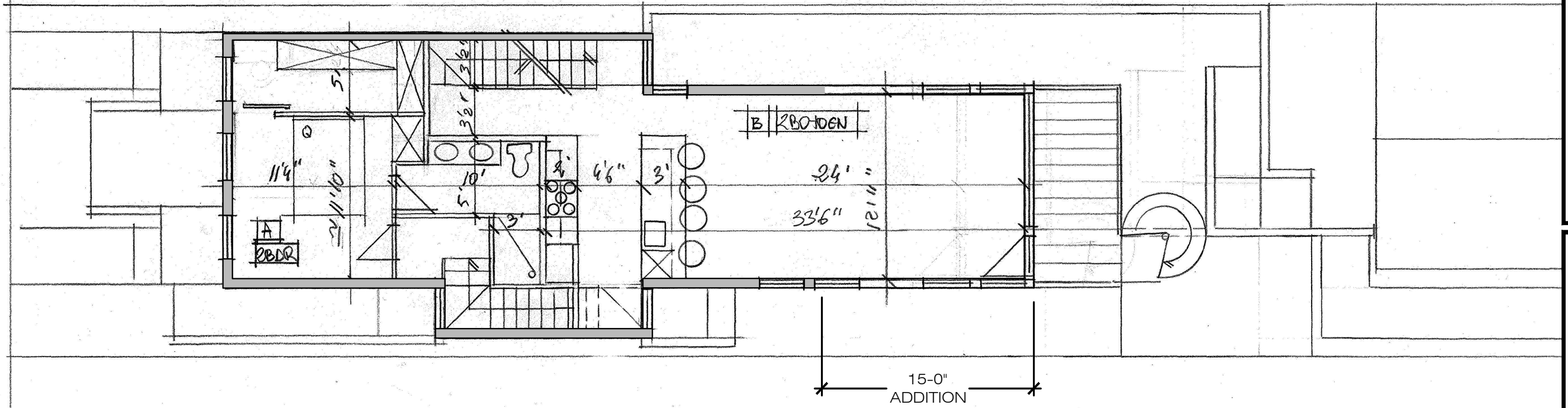
PROPOSED
 FLOOR
 PLANS

REVISIONS

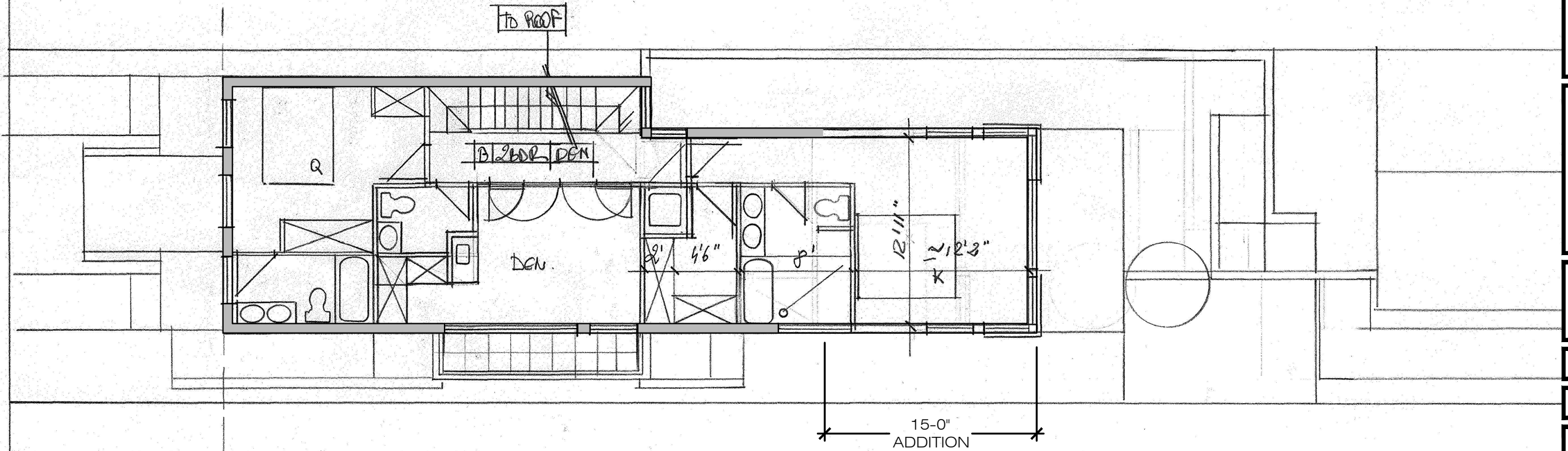
1/8" = 1'-0" SCALE

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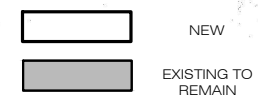
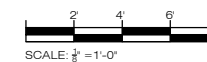
A200
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1 SECOND FLOOR PROPOSED PLAN
 1/8" = 1'-0"



2 THIRD FLOOR PROPOSED PLAN
 1/8" = 1'-0"



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PROPOSED
 FLOOR
 PLANS

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1/8" = 1'-0"
 SCALE

05-04-2018
 ISSUE

A201
 DRAWING NUMBER