

PROJECT DATA

Project Narrative:	Repair and replace in kind the components of the 20 year old existing roof top deck. Adjust and set the deck perimeter to allow for a more cohesive design and scale to row house.
Project Type:	Roof Top Wood Deck
Existing Roof Deck SF:	147 SF
Adjusted Roof Deck SF:	99 SF
Total New Roof Deck SF:	246 SF
Maximum Ht:	36" Guardrails
Construction Code:	DCRA Deck Guide 2017 DC Building Code

PROPERTY DATA

Owner Occupied:	Michael Gfoeller and Tatiana C Gfoeller-Volkoff
Address:	1601 30th Street NW
SSL (Square, Suffix & Lot):	1283 0029
Lot type:	record lot
Ward:	Ward 2
ANC:	ANC 2E
SMD:	SMD 2E07
Neighborhood Cluster:	Cluster 4

Zoning:	R-20
Use:	Residential-Row-Single-Family
Land area:	1037 square feet

ZONING INFORMATION

Zoning:	R-20
Use:	Residential-Row-Single-Family
Land area:	1037 square feet

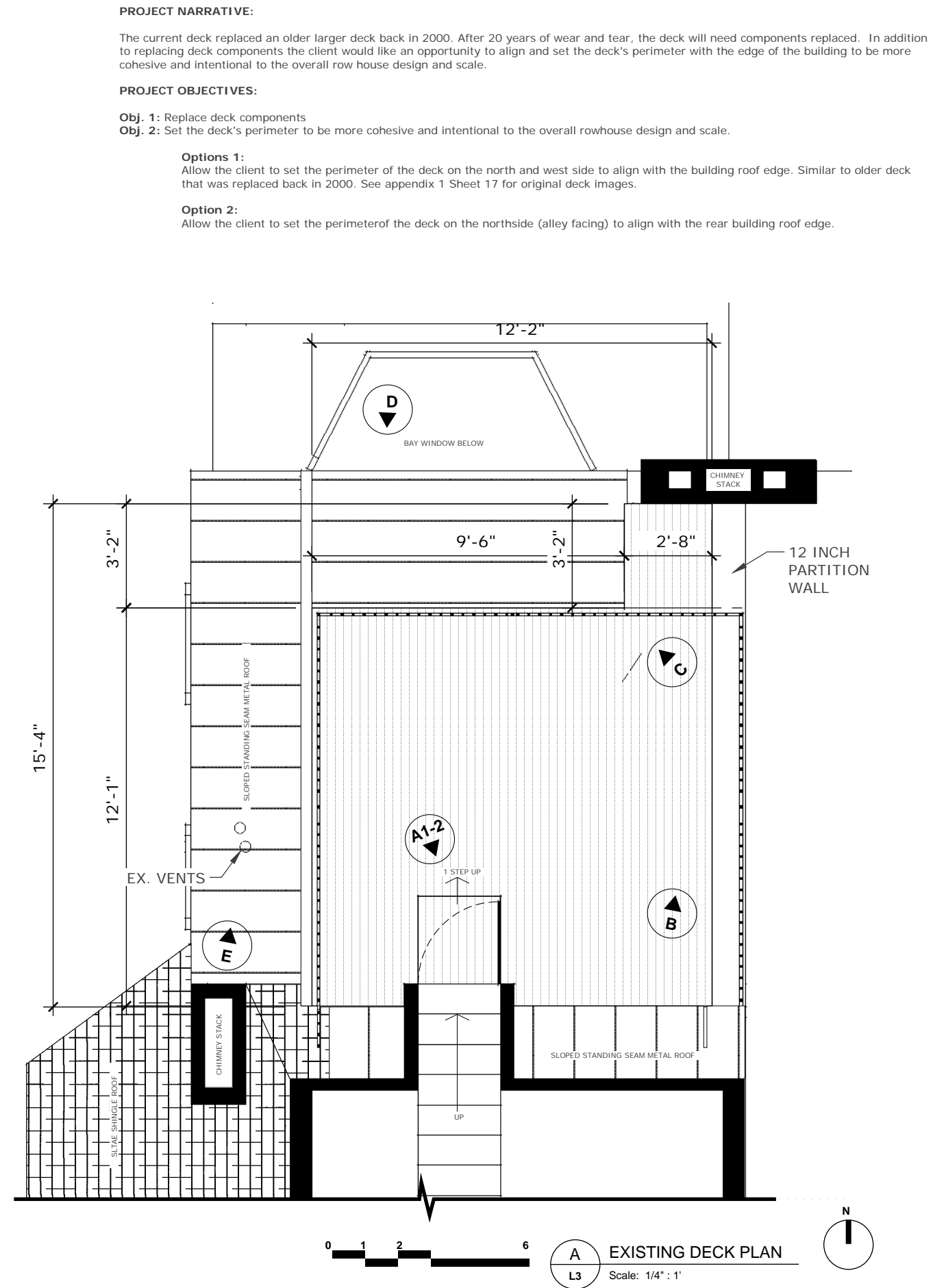
SHEET #

COVER	Project Location Map, Neighborhood Map, Site Map
L2	Existing Site Images, Key Plan
	Existing Roof Deck
L3	Roof Deck Images, Deck Plan, Project Narrative
L4	West Elevation
L5	East Elevation
L6	North Elevation
L7	NS Building Section
	EW Building Section
	Renovated Roof Deck
L8	Deck Plan, Scope of Work
L9	West Elevation
L10	East Elevation
L11	North Elevation
L12	NS Building Section
L13	EW Building Section
L14	Perspective 1
L15	Perspective 2
L16	Appendix 1
L17	

Concept Review & Approval of the Renovation of existing Roof Deck



KEY PLAN





0 5 10

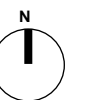
A WEST ELEVATION
L4 Scale: 1/8" : 1'

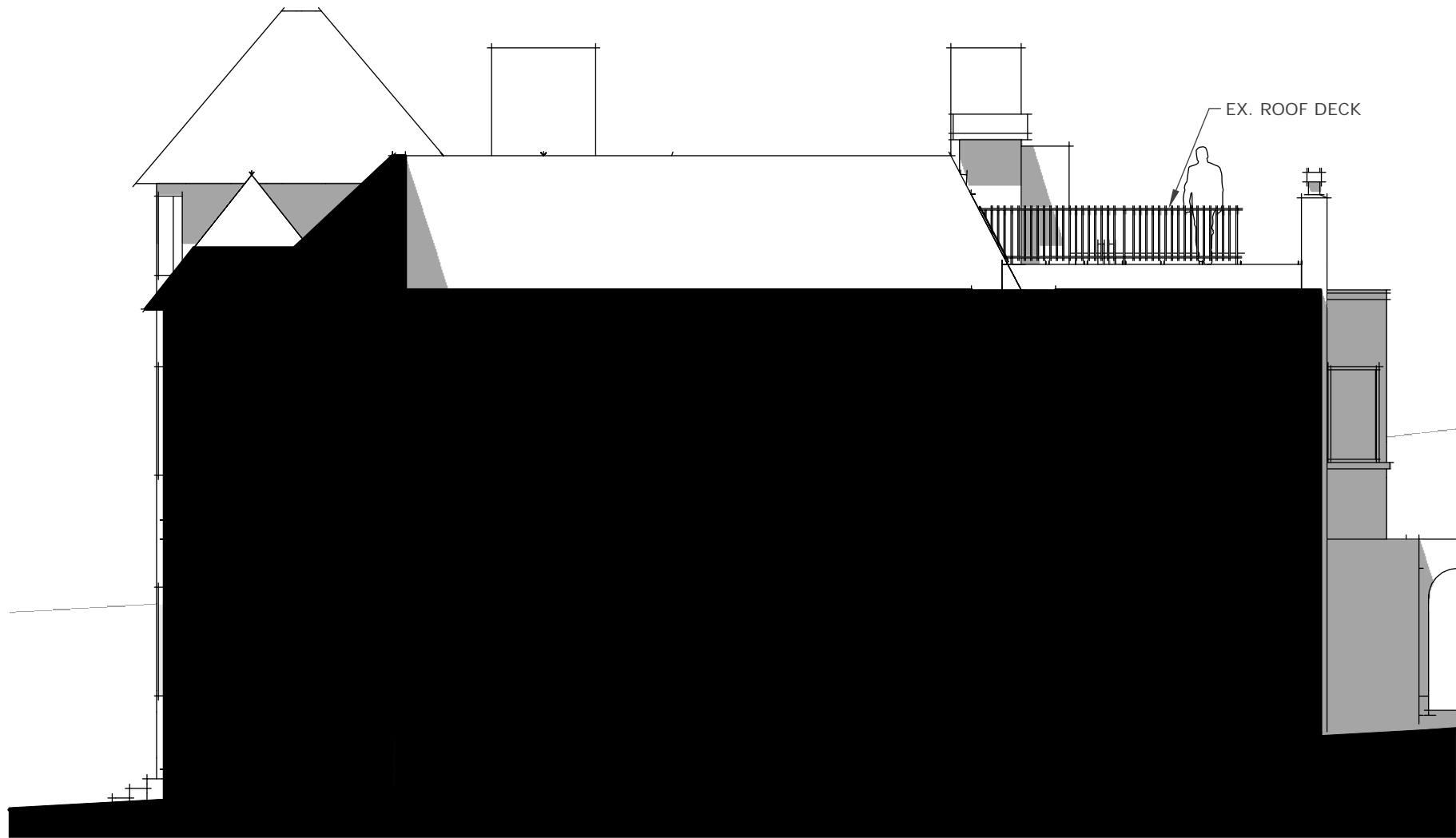


EXISTING DECK PERIMETER
EXISTING ROW HOUSE

KEY PLAN

0 15 ft 30 ft



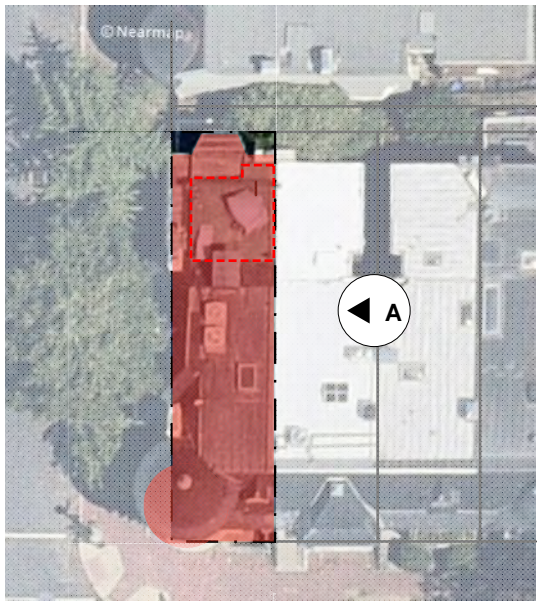


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A
L5

WEST ELEVATION

Scale: 1/8" : 1'

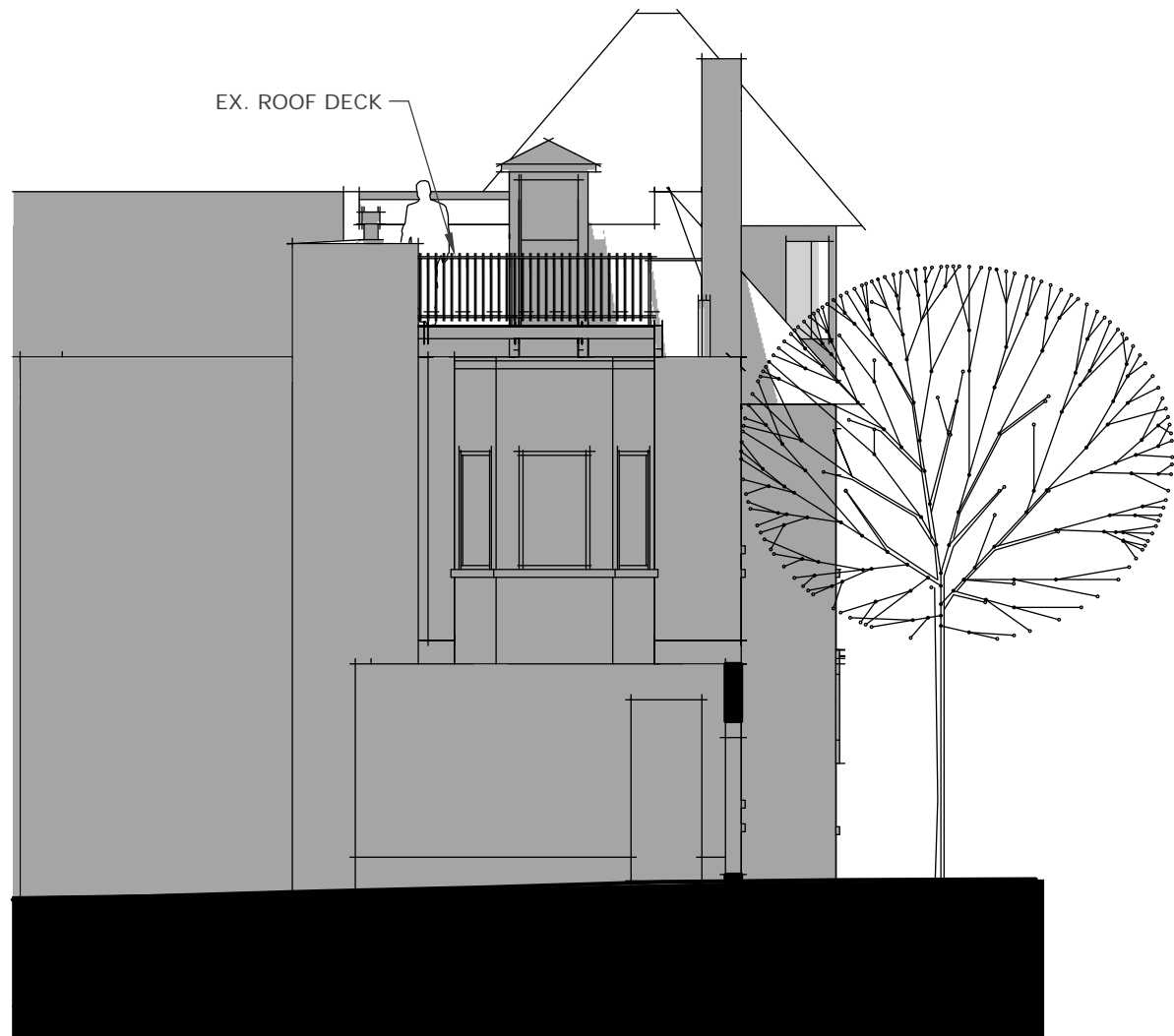


EXISTING DECK PERIMETER
EXISTING ROW HOUSE

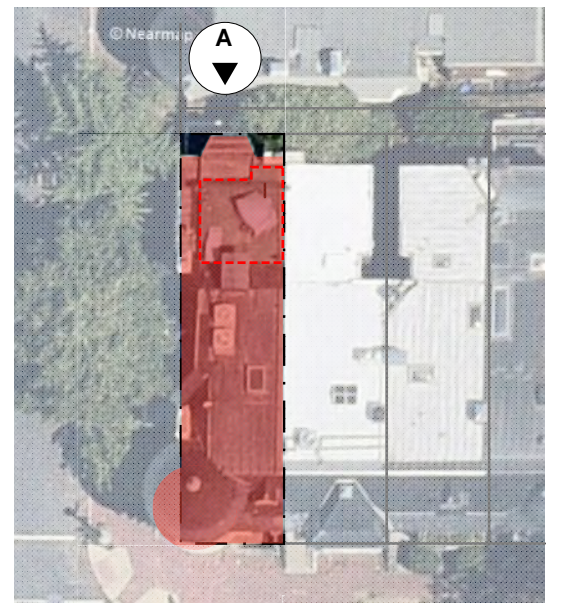
0 15 ft 30 ft



KEY PLAN

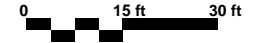


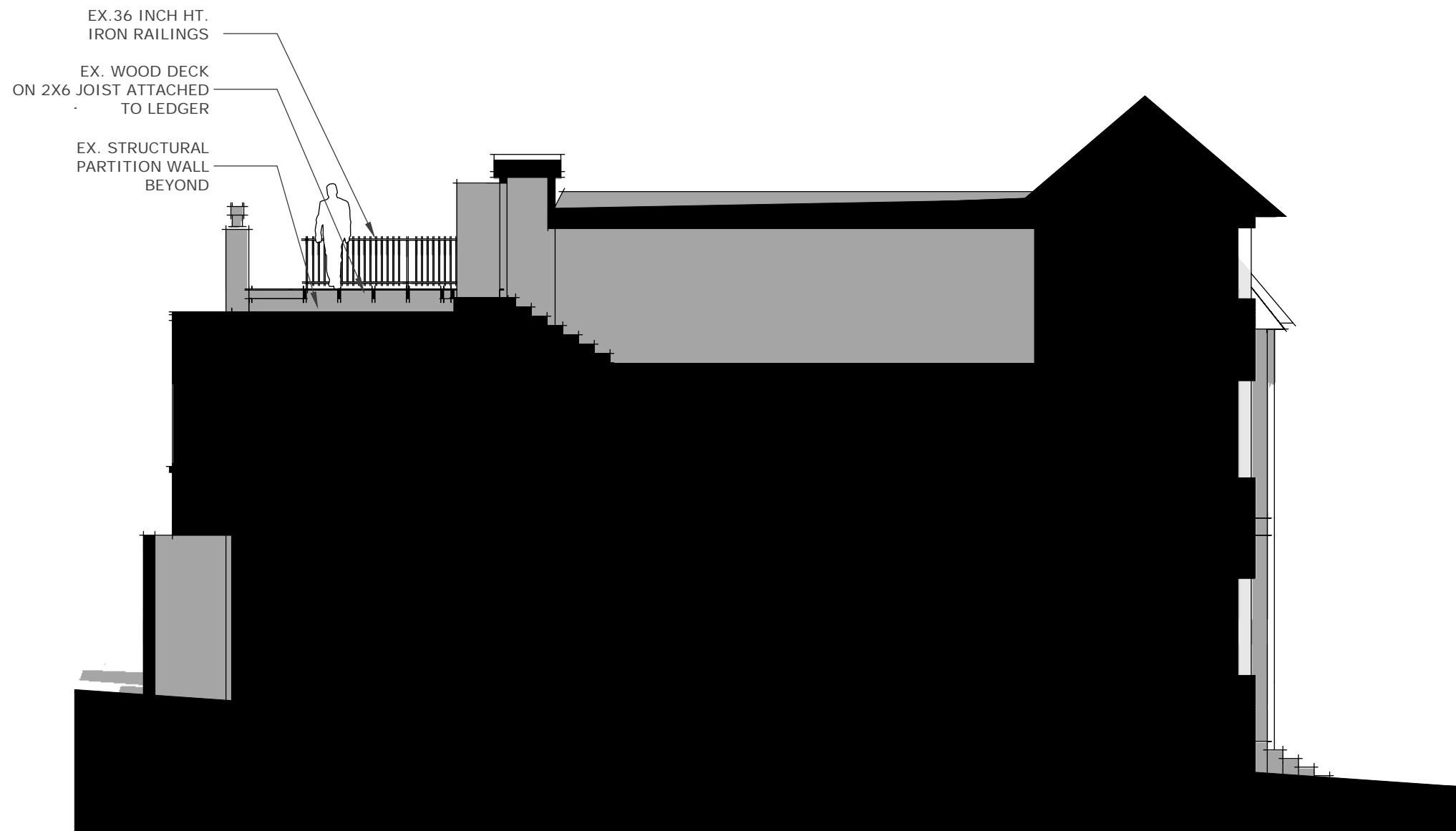
A NORTH ELEVATION
L6 Scale: 1/8" : 1'



EXISTING DECK PERIMETER
 EXISTING ROW HOUSE

KEY PLAN





0 5 10

A
L7

NS BUILDING SECTION

Scale: 1/8" = 1'

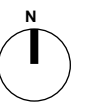


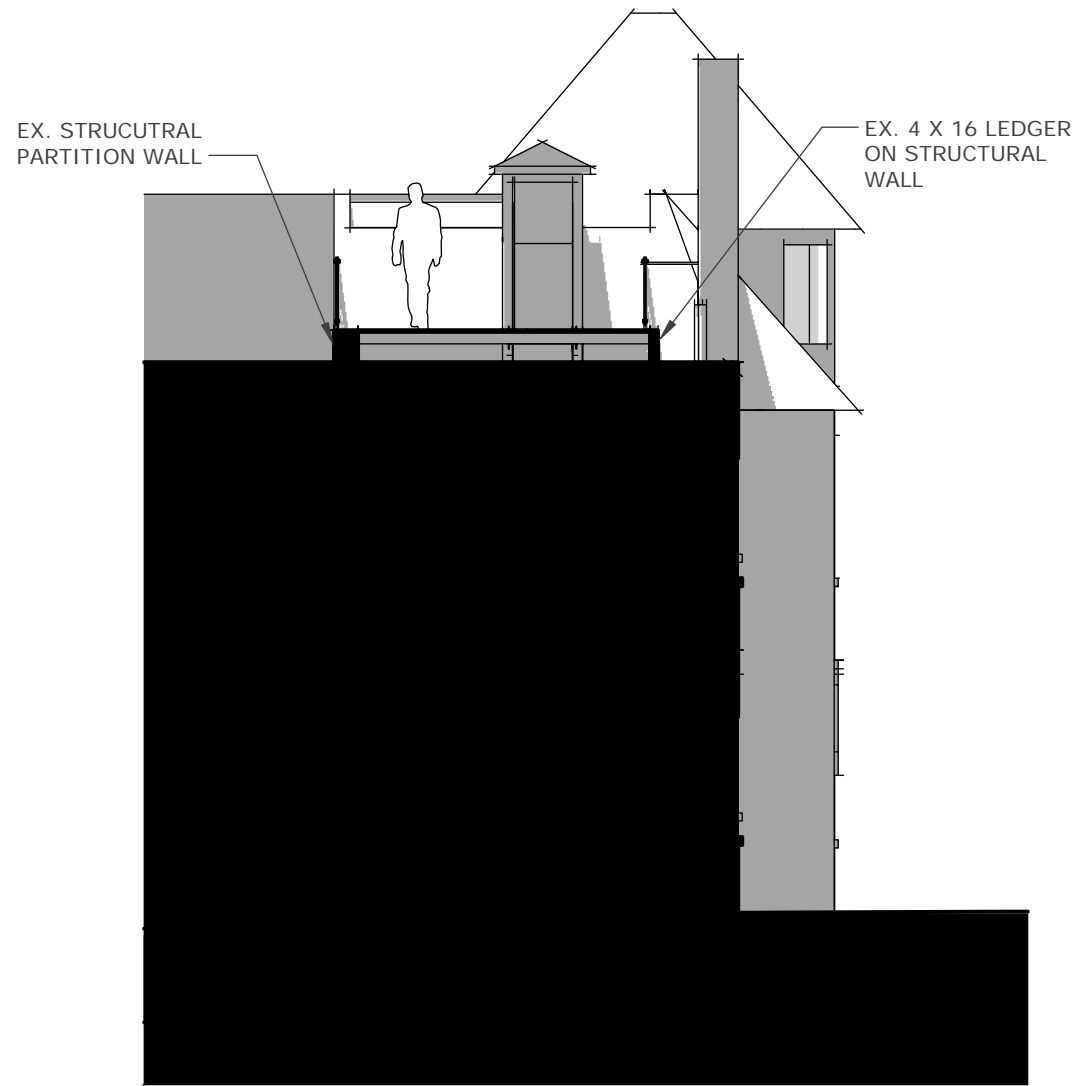
EXISTING DECK PERIMETER

EXISTING ROW HOUSE

KEY PLAN

0 15 ft 30 ft



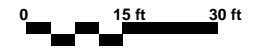


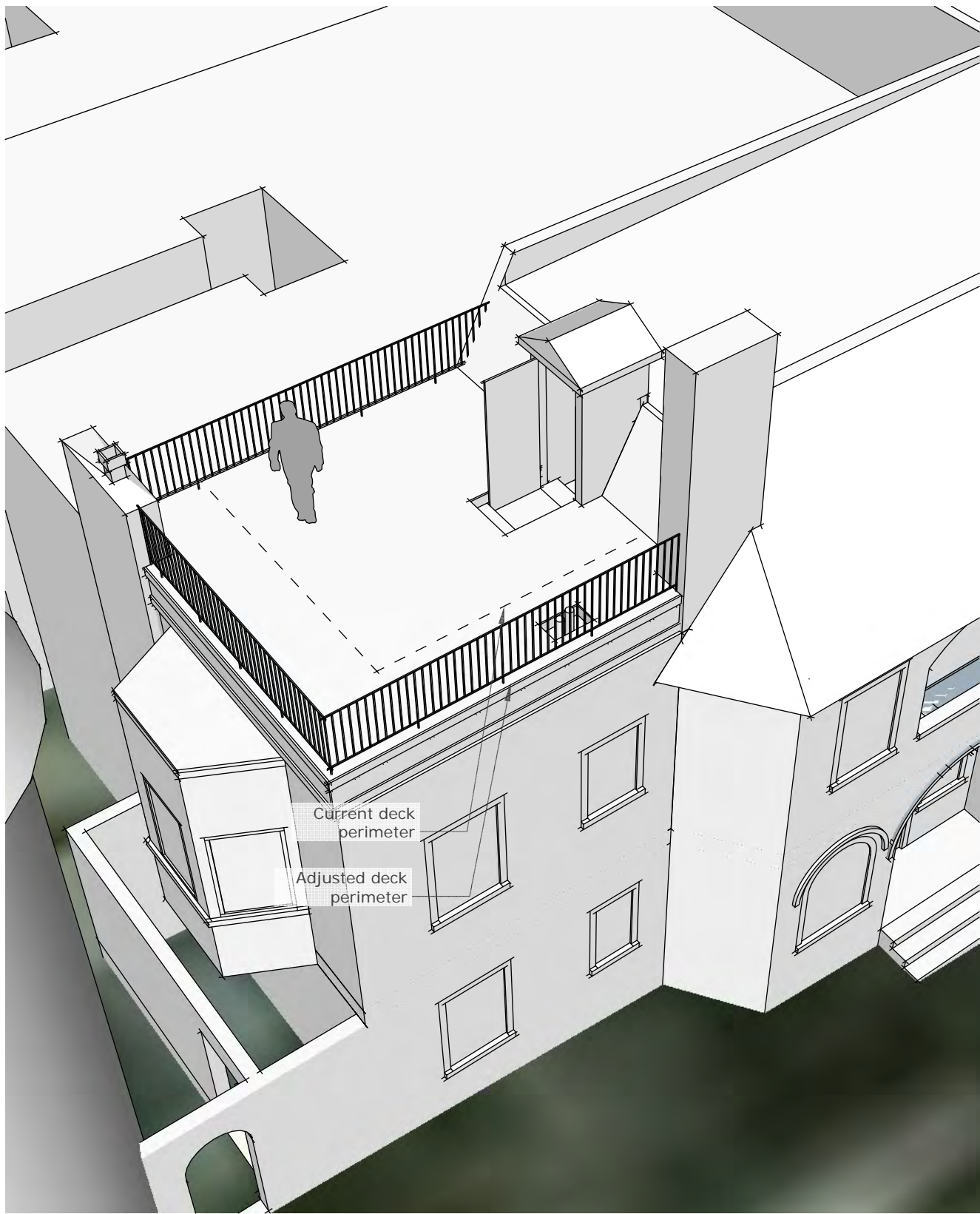
A
L8 EW BUILDING SECTION
Scale: 1/8" : 1'



EXISTING DECK PERIMETER
EXISTING ROW HOUSE

KEY PLAN

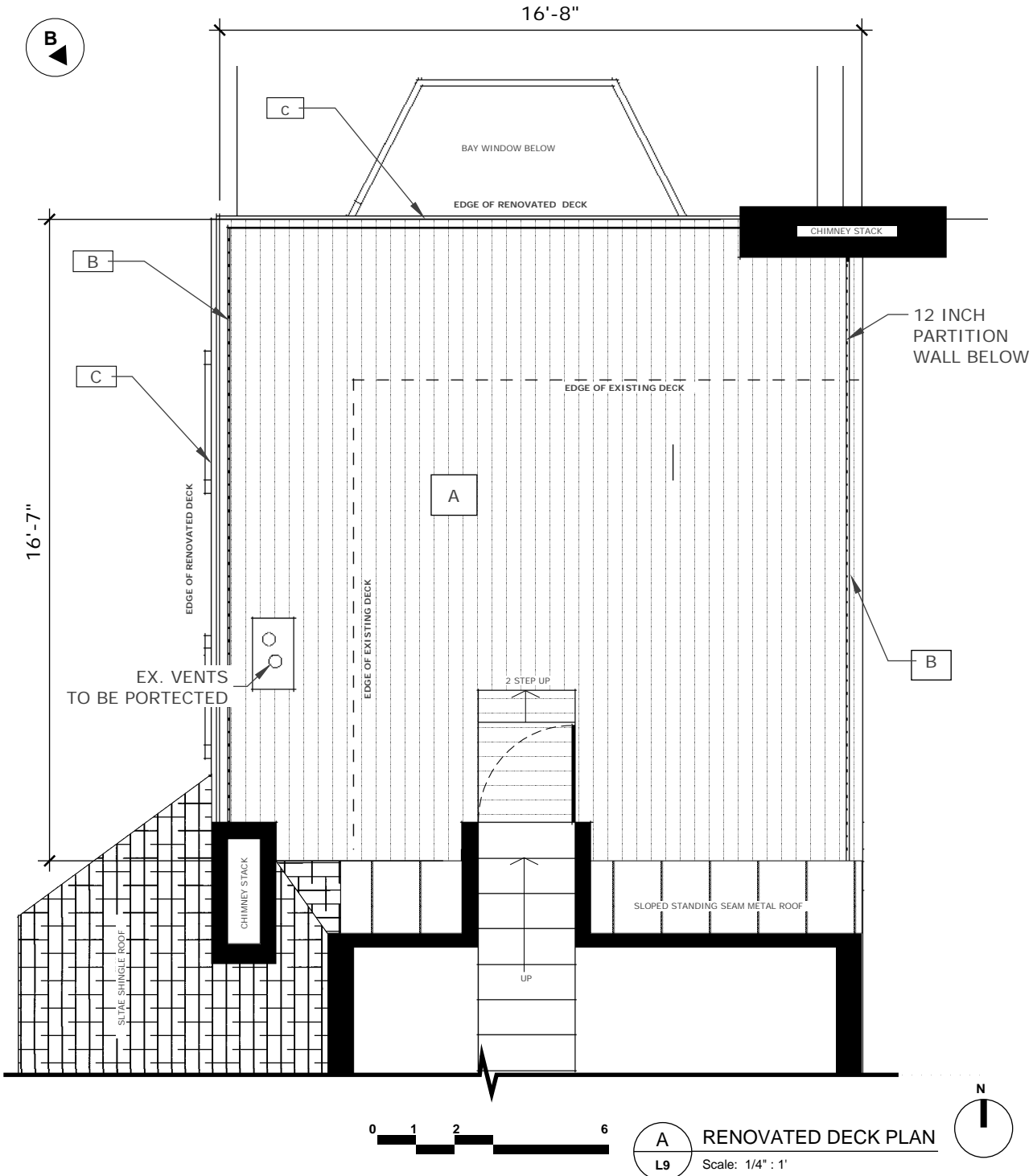




B BIRDS EYE VIEW
L9 Scale: NTS

SCOPE OF WORK:

- A. Remove and replace the 20 year old existing wood deck plankswith 5 1/4 inch exterior grade wood deck planks painted to match the existing green accent color of the row house. Remove and replace the existing wood beam, ledger and deck joist w/ new exterior grade wood beam, ledger and deck joist. Waterproof and protect the top of the exterior grade wood joist, rim joist, and ledger board from developing rot and wood decay by applying waterproofing tape.
- B. Relocate/reuse existing wrought iron deck railings. Fabricate wrought iron deck railings to match existing wrought iron deck railings.
- C. Option 1: Align the North and West edge of deck w/ existing roof line.



A RENOVATED DECK PLAN
L9 Scale: 1/4" : 1'



A
L10

WEST ELEVATION

Scale: 1/8" : 1'

A ►

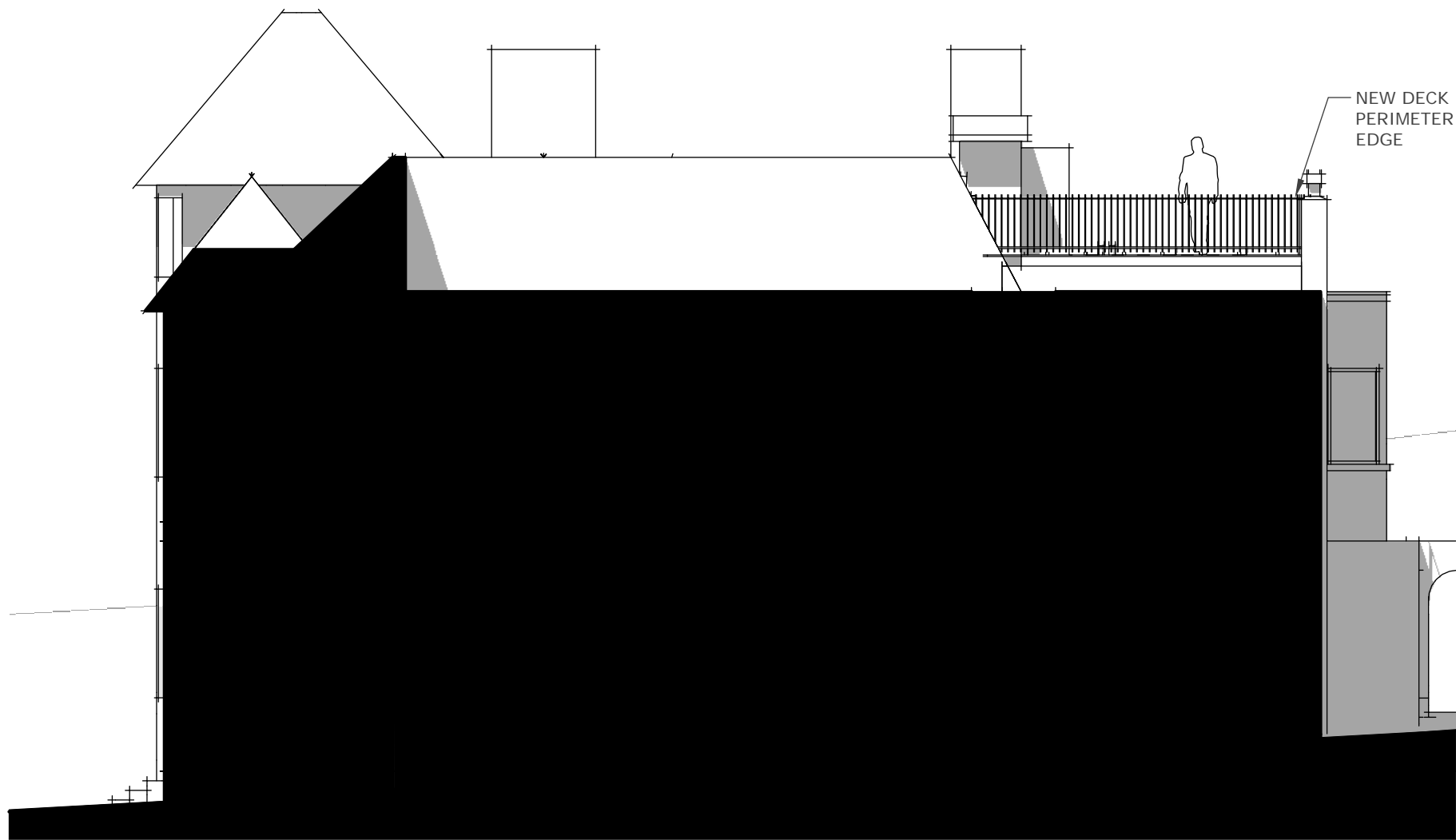


NEW DECK PERIMETER
EXISTING ROW HOUSE

KEY PLAN

0 15 ft 30 ft



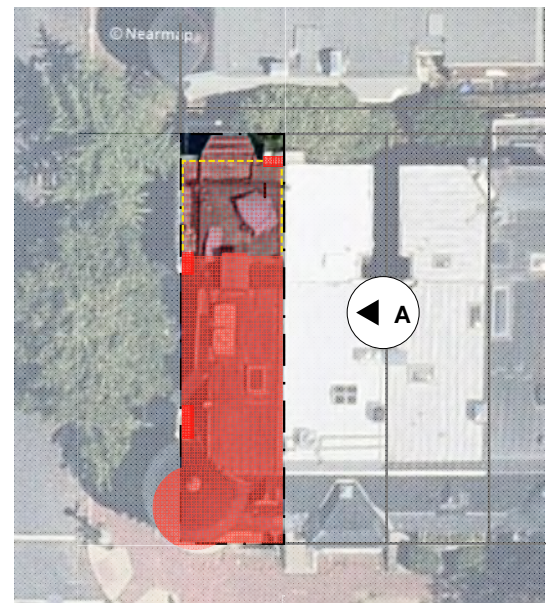


0 5 10

A
L11

WEST ELEVATION

Scale: 1/8" = 1'

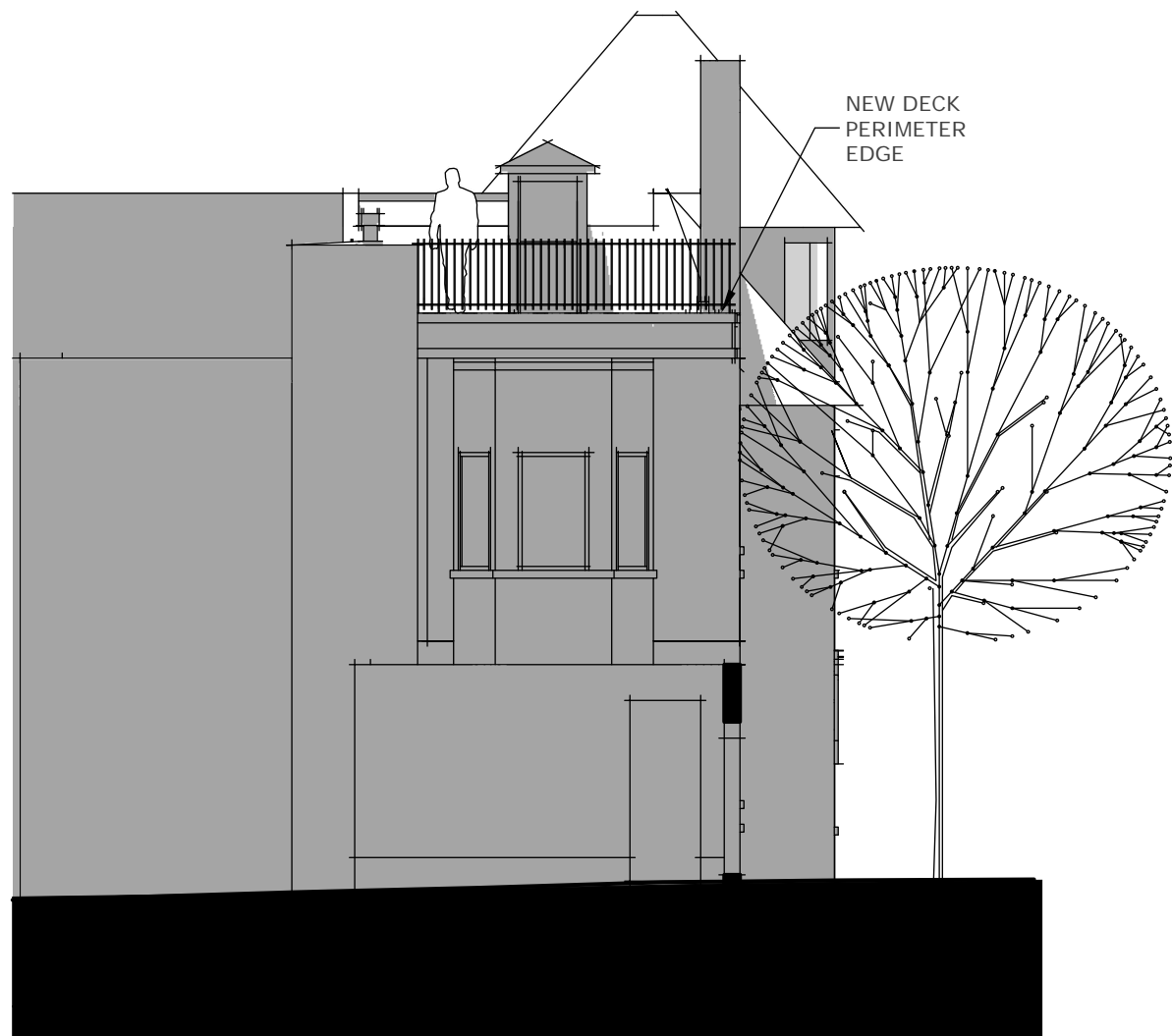


NEW DECK PERIMETER
EXISTING ROW HOUSE

KEY PLAN

0 15 ft 30 ft





A
L12

NORTH ELEVATION

Scale: 1/8" = 1'



NEW DECK PERIMETER
EXISTING ROW HOUSE

KEY PLAN

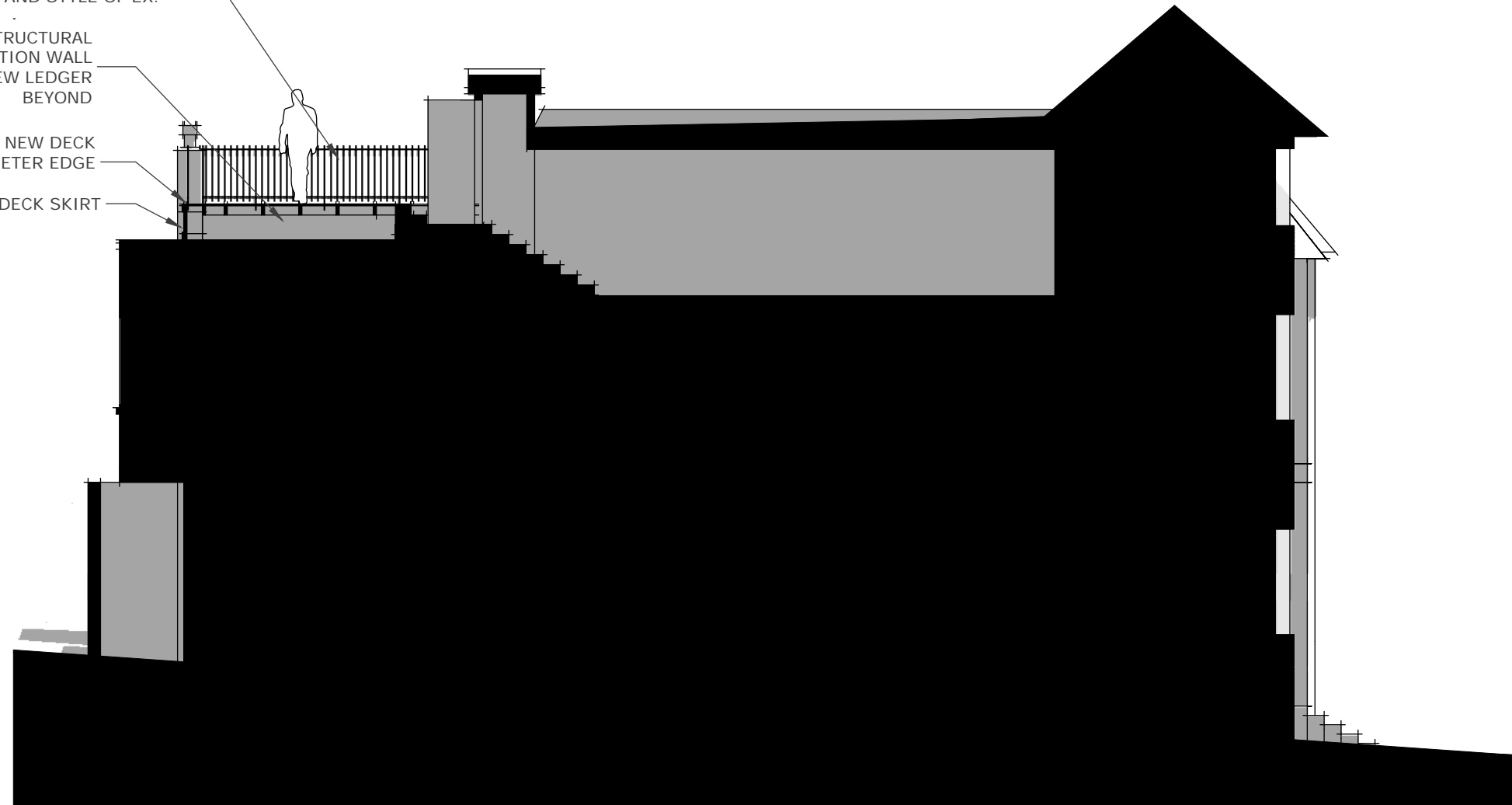


NEW 36 INCH HT.
WROUGHT IRON DECK
RAILINGS TO MATCH
DESIGN AND STYLE OF EX.

EX. STRUCTURAL
PARTITION WALL
AND NEW LEDGER
BEYOND

NEW DECK
PERIMETER EDGE

NEW DECK SKIRT



0 5 10

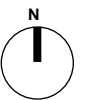
A
L13
NS BUILDING SECTION
Scale: 1/8" : 1'

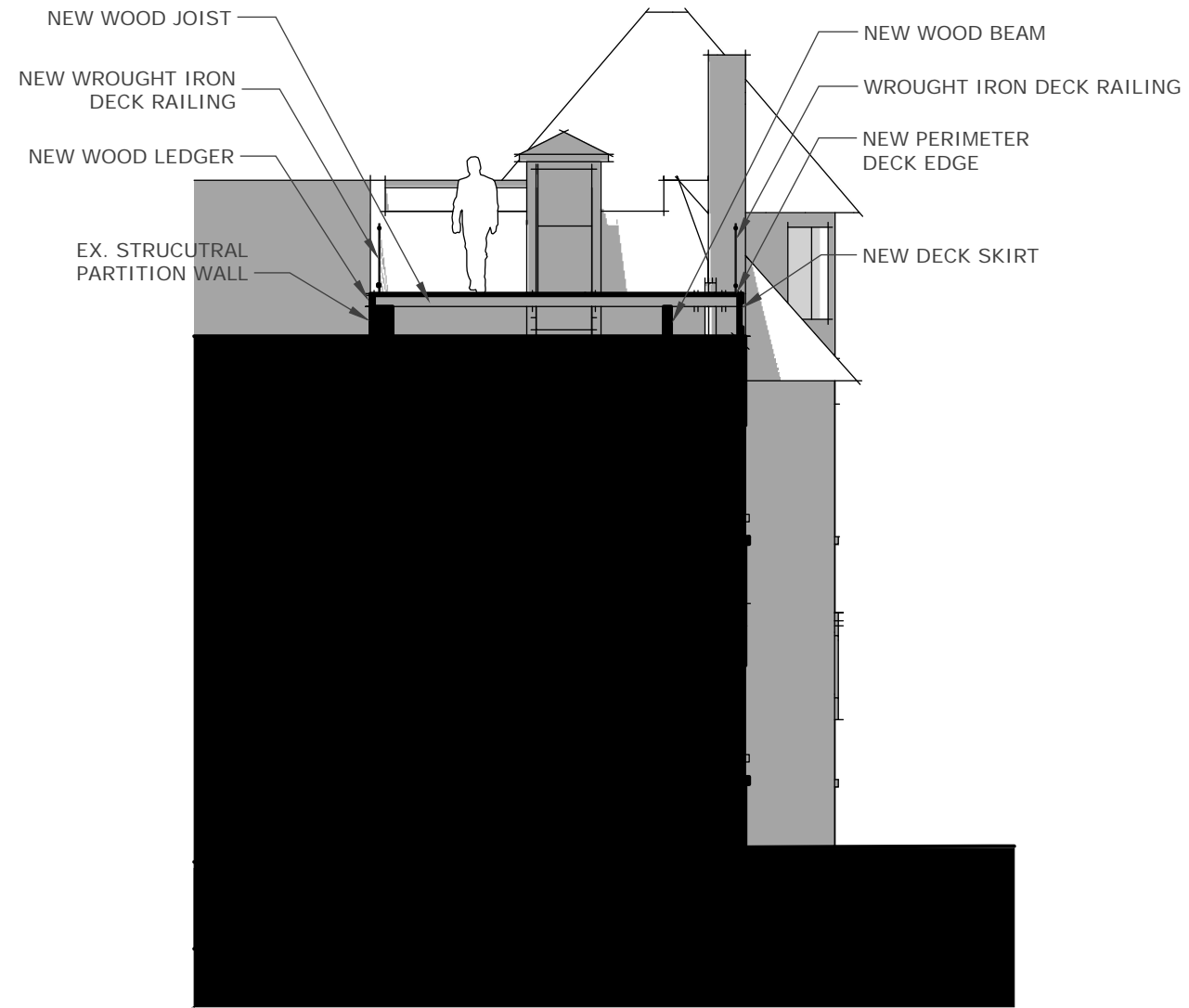


NEW DECK PERIMETER
EXISTING ROW HOUSE

KEY PLAN

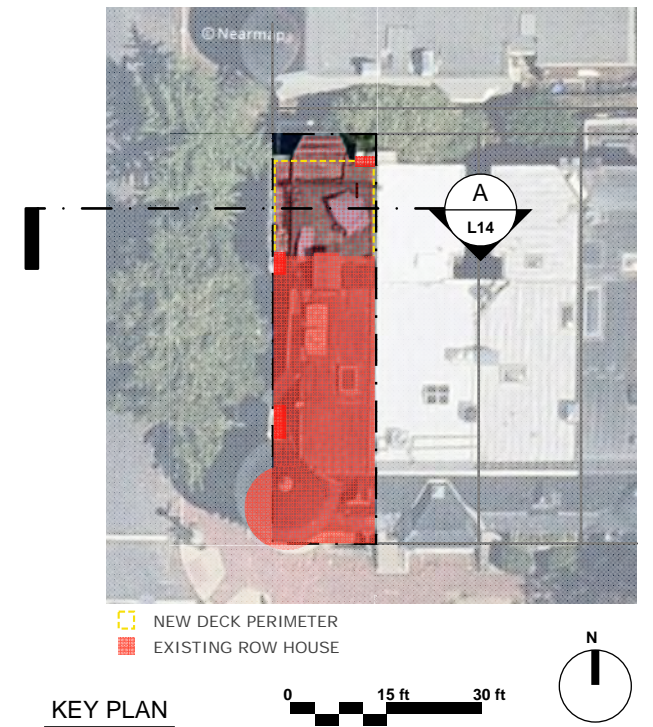
0 15 ft 30 ft

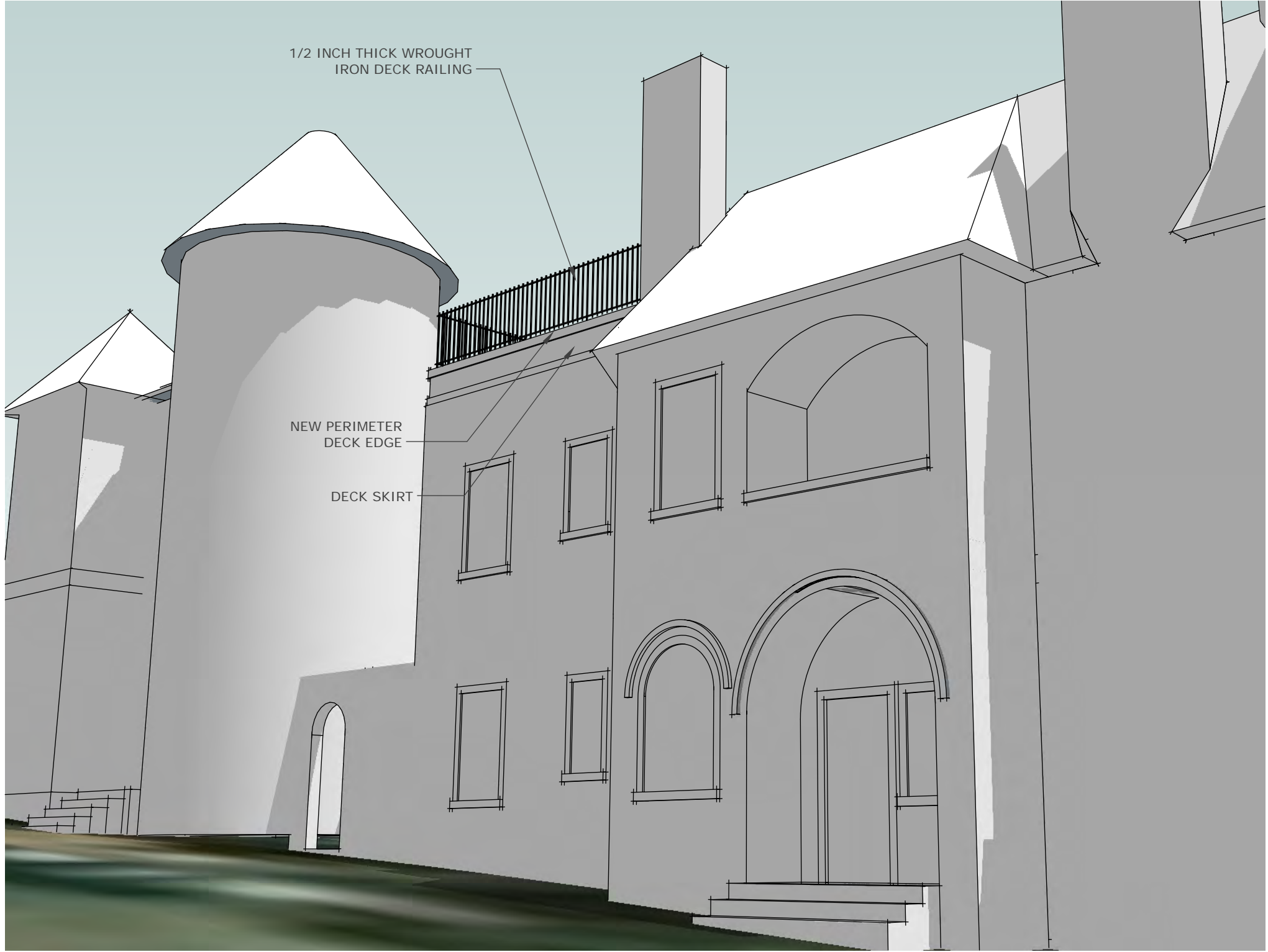




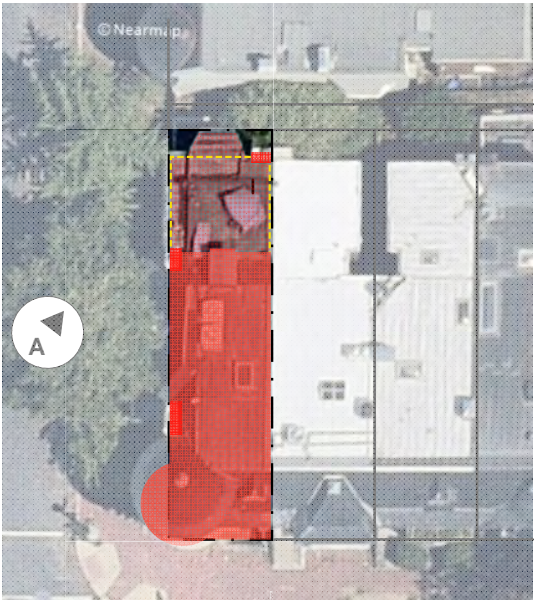
0 5 10

A
EW BUILDING SECTION
L13
Scale: 1/8" : 1'





A PERSPECTIVE
L15 NTS



NEW DECK PERIMETER
EXISTING ROW HOUSE

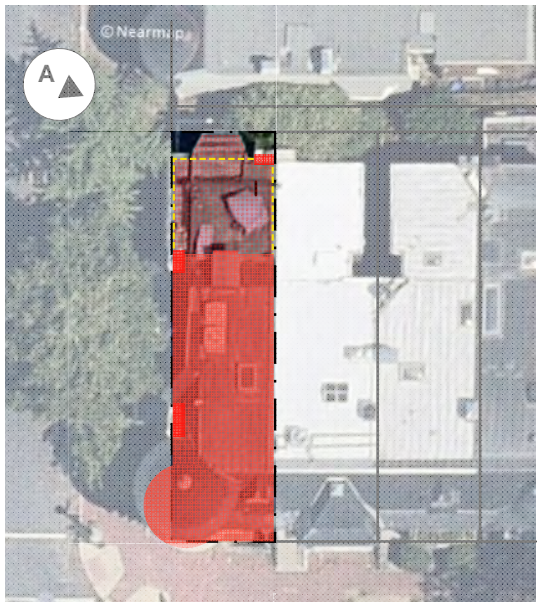
KEY PLAN

0 15 ft 30 ft





A PERSPECTIVE
L16 NTS



 NEW DECK PERIMETER
 EXISTING ROW HOUSE

KEY PLAN

0 15 ft 30 ft





EDGE OF DECK ALIGNED
WITH EDGE OF WALL



EDGE OF DECK ALIGNED
WITH EDGE OF WALL



KEY PLAN

0 15 ft 30 ft



EXTERIOR IMAGES OF ROW HOUSE
AT TIME OF PURCHASE - YEAR 2000