

ADDITIONS TO AND RENOVATION OF THE BASSETT RESIDENCE

3127 P STREET, N.W.

WASHINGTON, DC

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ZONING SUMMARY

LOT DESCRIPTION: Square 1270, Lot 0012
3127 P Street N.W.
Washington, D.C. 20007

ZONE: R-3 Residential District/ Semi-Detached Single Family Dwelling

LOT AREA:
MINIMUM: 3000 sq. ft.
ACTUAL: 2530 sq. ft.

LOT COVERAGE:
ALLOWABLE: 40% or 1012 sq. ft.
PROPOSED: 56.3% or 1424.6 sq. ft.

HEIGHT:
ALLOWABLE: 3 stories, 40 feet
PROPOSED: 3 stories, 31'-1 5/16" as measured from the finished grade level at the middle of the front of the building.

SETBACKS:
Rear: 20 ft.
Side: 8 ft./5th.
Front: None

GENERAL NOTES

The following notes shall apply to all drawings made as part of the Contract for construction for this project, including those drawings listed in the INDEX on this sheet:

1. Contractor to field verify all dimensions.
2. DO NOT SCALE DRAWINGS to obtain dimensions.
3. Dimensions shown are to face of structure (i.e. face of stud, masonry, or existing construction) unless noted otherwise on drawings.
4. All construction resulting from execution of this work shall conform to the current District of Columbia building code, incorporation with current International Residential Code with any supplements.
5. All work represented in the drawings for this project shall be considered part of the work required by the Contract Documents for the project and shall be executed in a manner consistent with the provisions described in the Specifications and General Notes.
6. The construction work described in these drawings is applicable only to this project. The Architect accepts no liability whatsoever for any construction work performed on the basis of these drawings if such work is not executed under a general Contract.
7. Contractor shall comply with current requirements for District of Columbia for radon mitigation.

NOTE: COORDINATE W/ OWNER FOR OWNER PROVIDED SAFE.



INDEX

C1.0	Title Page
D1.0	Demolition Plans and Notes
CFA2.0	Existing Conditions Photos
A1.0	Site Plan and Detail
A1.1	Basement/First Floor Plans
A1.2	Second/Attic Floor Plans & Schedules
A2.0	Elevations
A3.0	Building Section & Exterior Stair Details
A3.1	Building Sections, Garage & Pergola Details
A3.2	Wall Sections
A3.3	Stair Sections & Details

PROJECT NARRATIVE

Replacement of existing windows on existing back wing of residence;
Widening of existing garage opening; New garage door; Replace existing
front stair w/ new cast iron front stair; New pergola; New stone terrace;
General interior renovations per plan.

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18288

EXHIBIT NO. 10

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BASSETT RESIDENCE
3127 P STREET, N.W.
WASHINGTON, D.C. 20007

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COVER AND INDEX
SCALE: AS NOTED

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Board of Zoning Adjustment
District of Columbia
CASE NO. 18288
EXHIBIT NO. 10

C1.0



3127 P STREET NW

1 STREET ELEVATION
CFA.02

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2 REAR YARD LOOKING SOUTH
CFA.02



3 REAR YARD LOOKING NORTH
CFA.02



4 INTERIOR - EXIST. LIVING RM.
CFA.02



5 EXIST. LINTEL @ GARAGE
CFA.02



6 EXIST. GARAGE
CFA.02



7 EXIST. CONDITION
@ EXTERIOR STAIR
CFA.02



8 EXTERIOR STAIR @
3127 P STREET NW
CFA.02



9 EXTERIOR STAIR @
3129 P STREET NW
CFA.02

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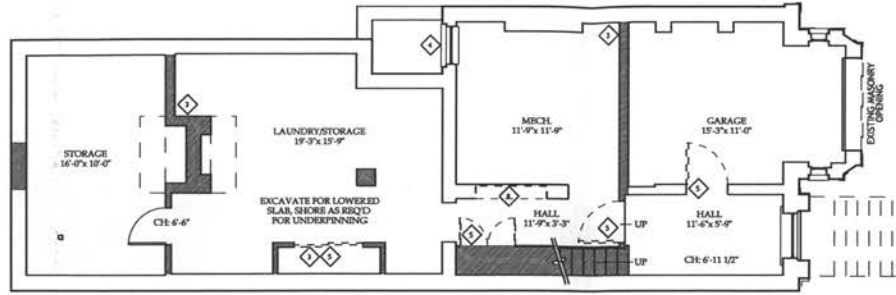
PHOTOS OF EXISTING CONDITIONS
SCALE: NO SCALE

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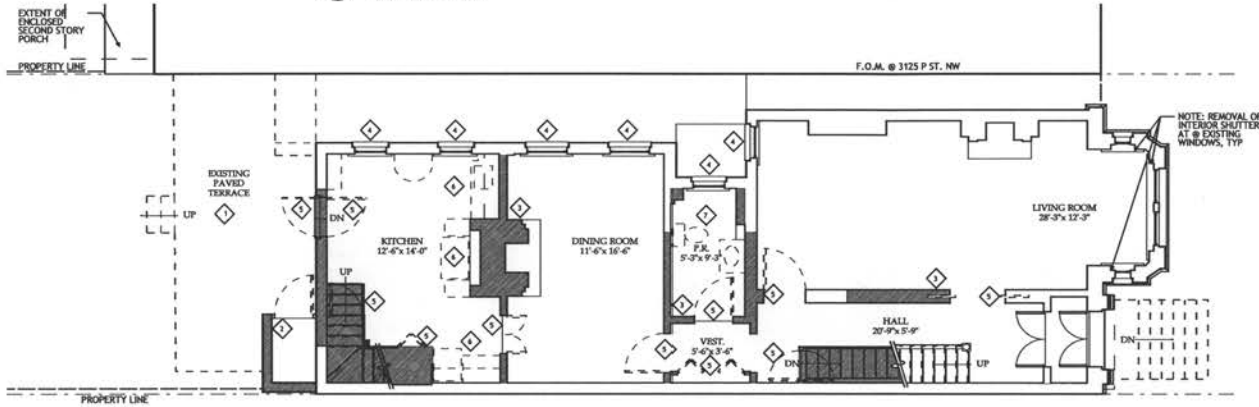
1 PROPOSED BASEMENT DEMOLITION PLAN
SCALE: 1/4" = 1'-0"

DEMOLITION NOTES

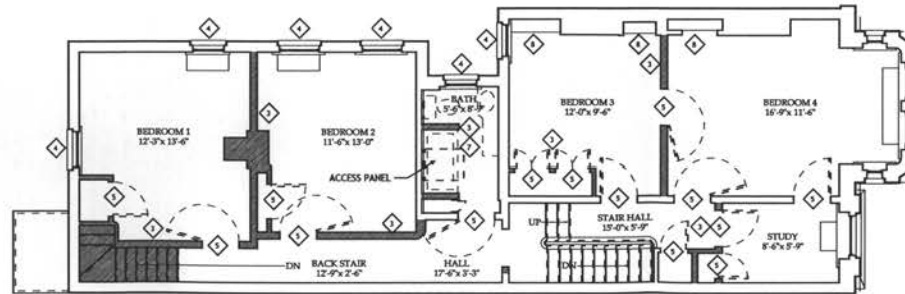
MARK	REMARK
1	REMOVE EX. PAVING
2	REMOVE EXTERIOR WALL AS NECESSARY TO ACCOMMODATE NEW WORK. SAVE AND PROTECT ANY BRICK FOR POSSIBLE RE-USE. PROVIDE TEMPORARY BRACING AND SHORING AS REQ'D.
3	REMOVE INTERIOR WALL AS NECESSARY TO ACCOMMODATE NEW WORK. PROVIDE TEMPORARY BRACING AND SHORING AS REQUIRED.
4	REMOVE WINDOWS, ASSOCIATED ACCESSORIES, AND TRIM. SAVE AND PROTECT FOR POSSIBLE RE-USE.
5	REMOVE INTERIOR DOOR, JAMB, CASING, AND ASSOCIATED ACCESSORIES. PROTECT AND SAVE FOR POSSIBLE FUTURE RE-USE.
6	REMOVE CABINETS, APPLIANCES, AND COUNTERTOPS. VERIFY WITH CLIENTS ANY ITEMS TO BE SAVED FOR FUTURE RE-USE.
7	REMOVE BATH FIXTURES, FITTINGS, FINISHES, AND ACCESSORIES. VERIFY WITH CLIENTS ANY ITEMS TO BE SAVED FOR FUTURE RE-USE.
8	REMOVE EX. BUILT-IN.

GENERAL NOTES:

1. REMOVED DOTTED AND/OR HATCHED PORTION OF EXISTING WALL AS REQUIRED TO ACCOMMODATE NEW WORK.
2. SPECIAL CARE SHOULD BE TAKEN TO PREVENT DAMAGE TO EXISTING CONSTRUCTION SCHEDULED TO REMAIN.
3. SPECIAL CARE SHOULD BE TAKEN TO PREVENT DAMAGE TO EXISTING VEGETATION SCHEDULED TO REMAIN.
4. VERIFY WITH OWNERS ITEMS TO BE SALVAGED/PAVED FOR RE-USE.
5. ANY PORTION OF THE HOUSE EXPOSED BY REMOVAL OF EXISTING WORK SHALL BE PATCHED TO MATCH ADJACENT EXISTING OR NEW SURFACE AS REQUIRED.
6. REFER TO ELECTRICAL PLANS FOR ELECTRICAL DEMO NOTES.
7. REMOVE ALL MECHANICAL BUREAUS WHICH ARE NO LONGER IN USE. PATCH AND REPAIR AS NECESSARY.



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



3 PROPOSED SECOND FLOOR DEMOLITION PLAN
SCALE: 1/4" = 1'-0"



NOTE:
IF THIS PLAN IS A REDUCTION,
GRAPHIC SCALE MUST BE USED.



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EXISTING BASEMENT, FIRST,
& SECOND FLOOR PLANS
SCALE: 1/4" = 1'-0"

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D1.0

A1.0 SCALE: 3/4" = 1'-0"

 NOTE:
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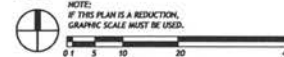
EXISTING MASONRY SIDEWALK & DRIVEWAY IN PUBLIC SPACE

P STREET N.W.

PROPOSED SITE PLAN

SCALE: 1" = 10'

NOTE:
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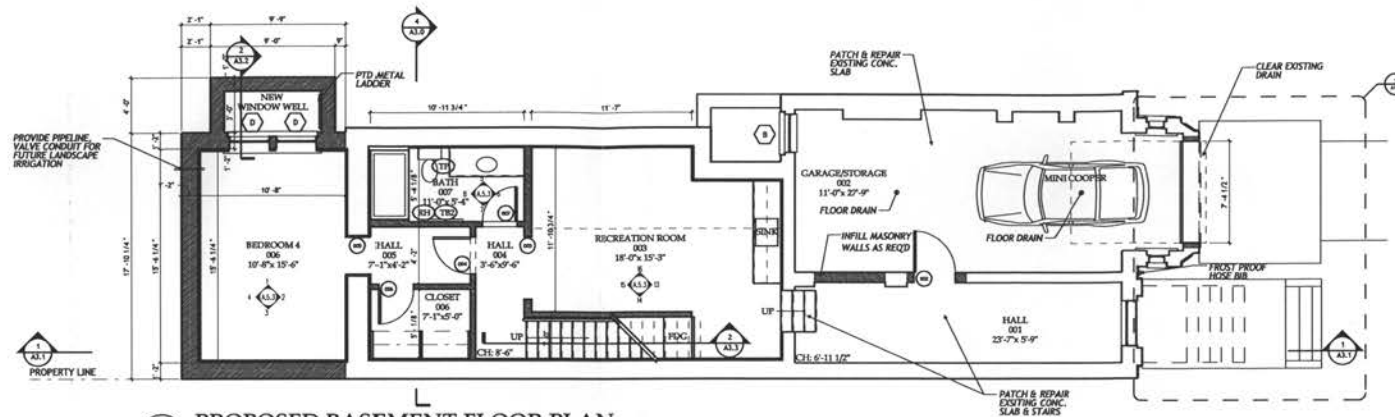
PROPOSED SITE PLAN &
SITE DETAIL
SCALE: AS NOTED

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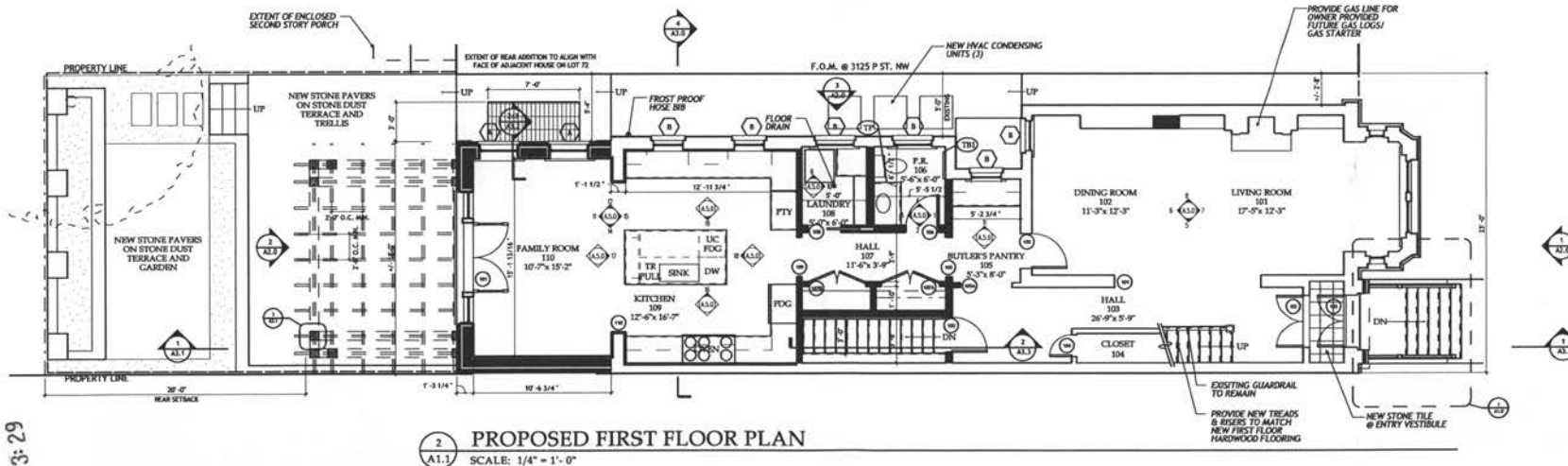
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1 PROPOSED BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"



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

NOTES:
■ PROPOSED NEW CONSTRUCTION



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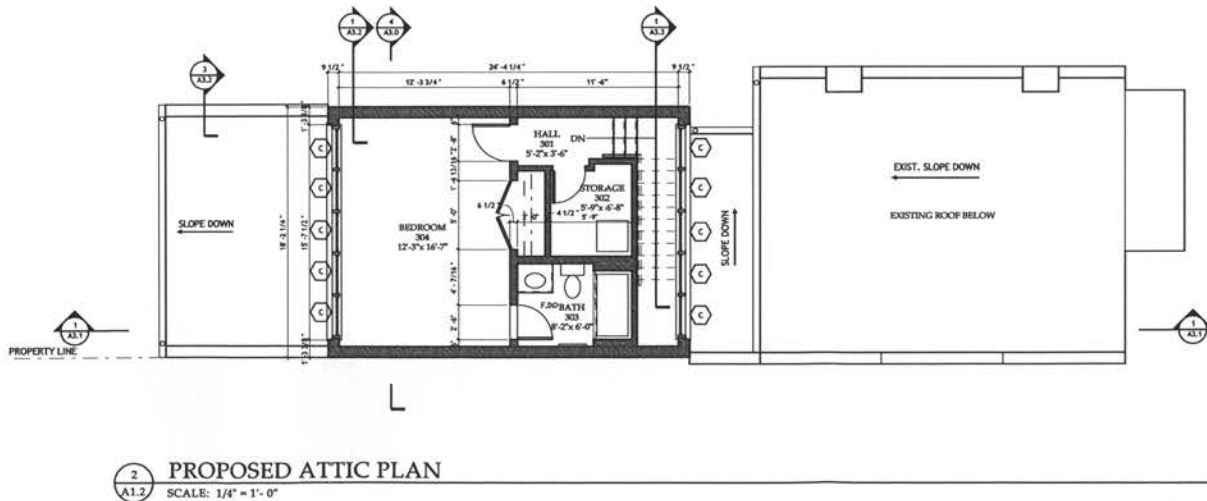
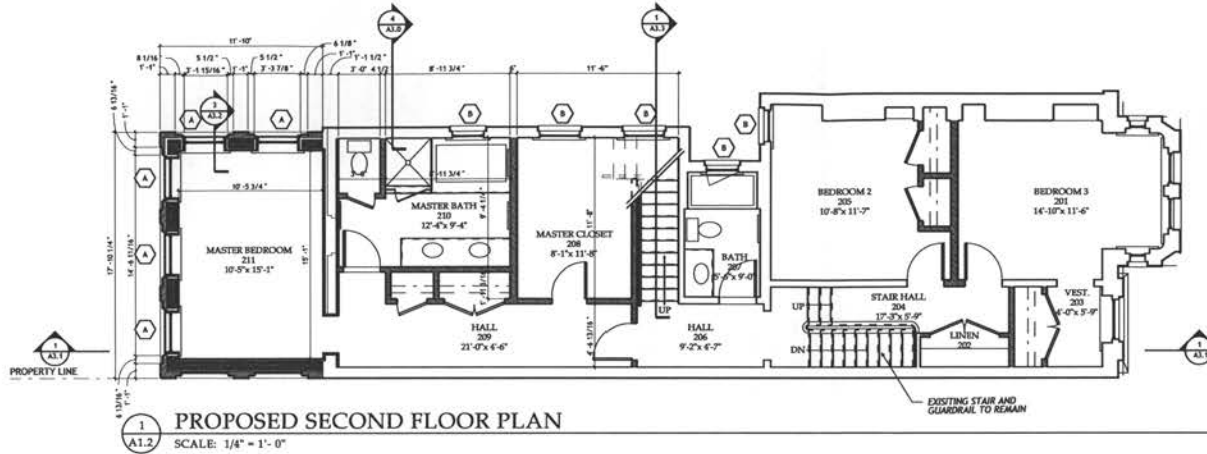
10.15
PROPOSED BASEMENT &
FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

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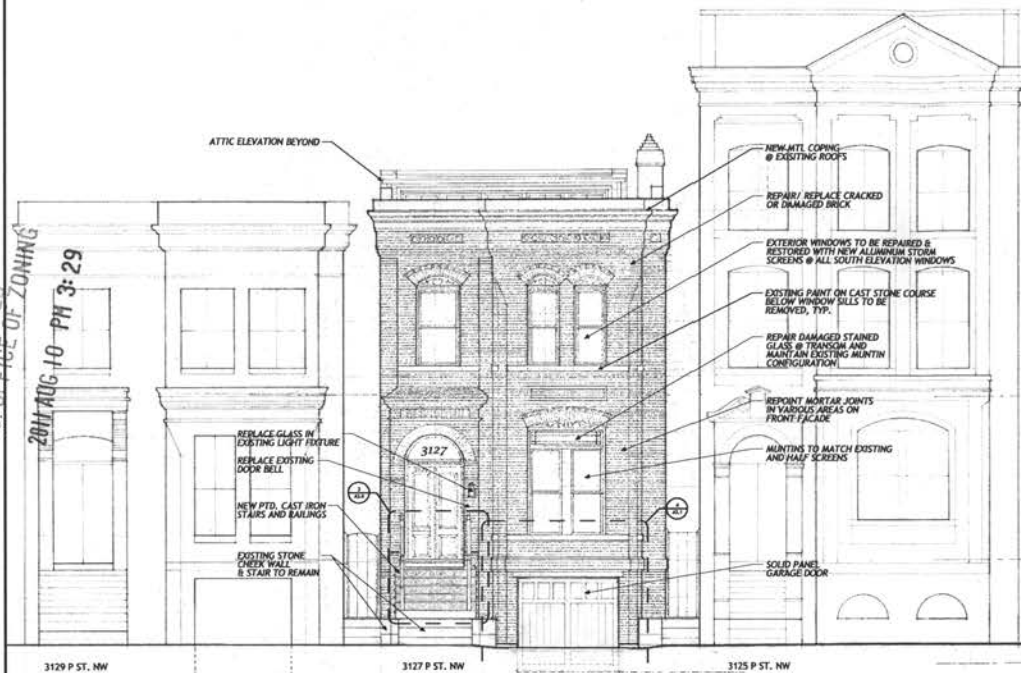
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SECOND FLOOR AND ATTIC
PLAN
SCALE: 1/4" = 1'-0"

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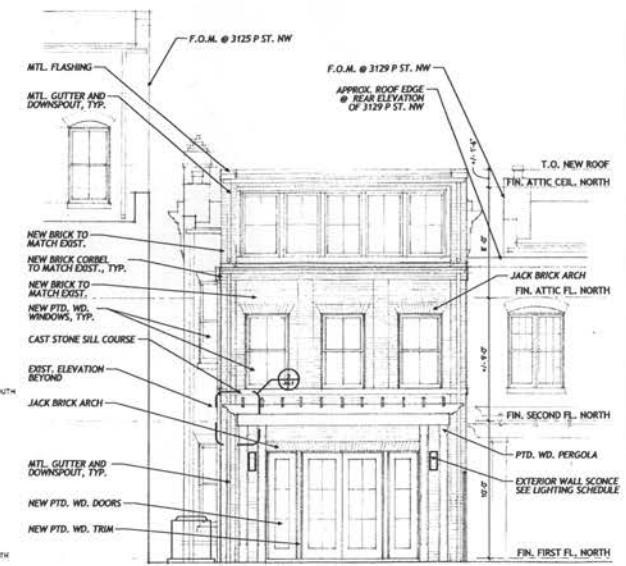
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1 PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



3 PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"



2 PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"

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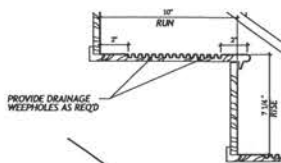
PROPOSED ELEVATIONS
SCALE: 1/4" = 1'-0"

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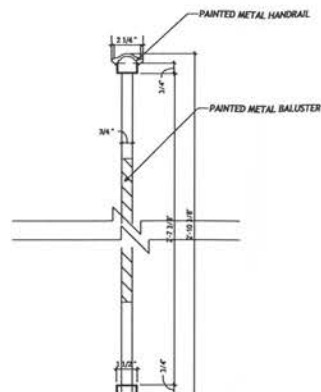
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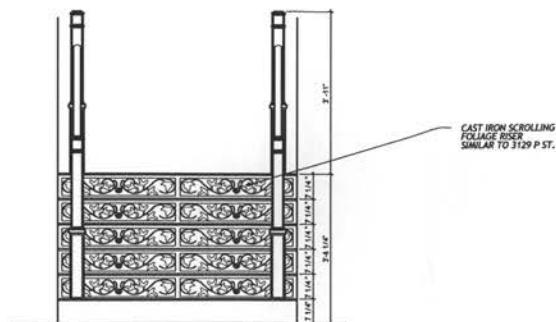
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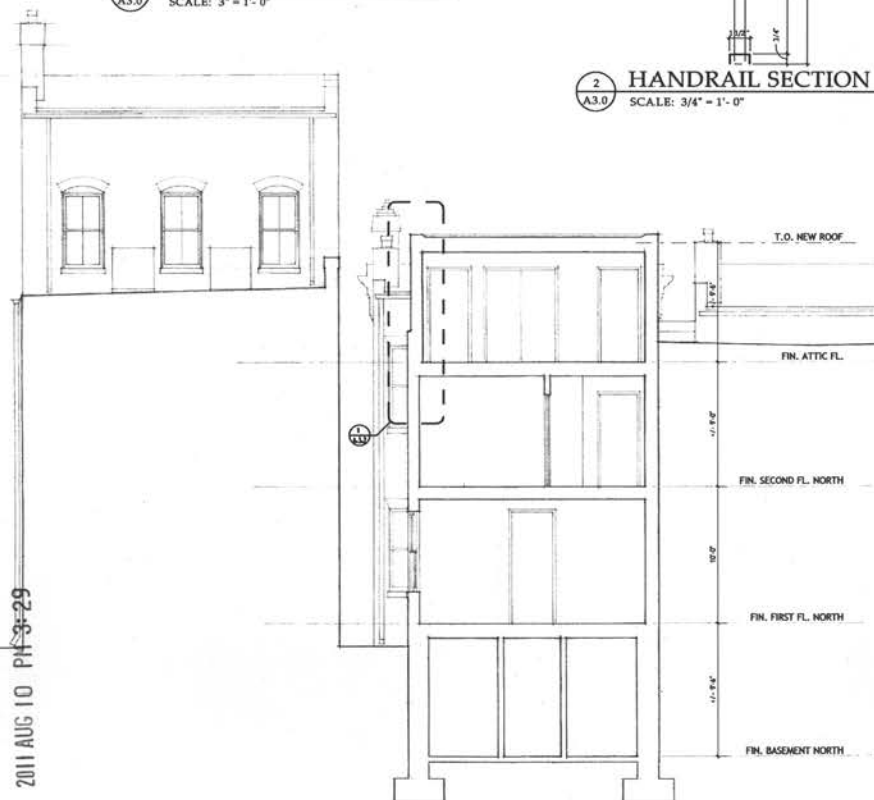
1 EXTERIOR STAIR DETAIL
A3.0 SCALE: 3" = 1'-0"



2 HANDRAIL SECTION
A3.0 SCALE: 3/4" = 1'-0"



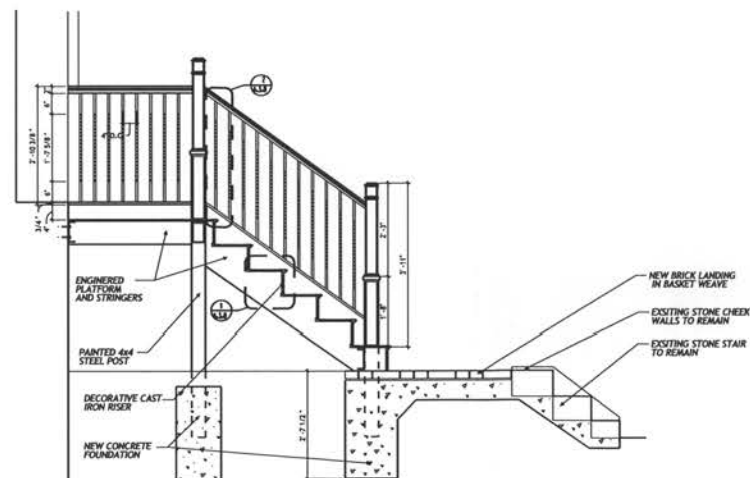
3 EXTERIOR STAIR ELEVATION
A3.0 SCALE: 3/4" = 1' - 0"



NOTE:
IF THIS PLAN IS A REDUCTION,
GRAPHIC SCALE MUST BE USED.



4 PROPOSED BUILDING SECTION B
A3.0 SCALE: 1/4" = 1'-0"



5 EXTERIOR STAIR SECTION
A3.0 SCALE: 3/4" = 1'-0"

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PROPOSED BUILDING SECTION
AND EXTERIOR STAIR DETAILS

SCALE: VARIES

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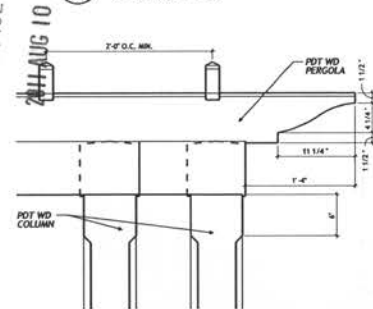
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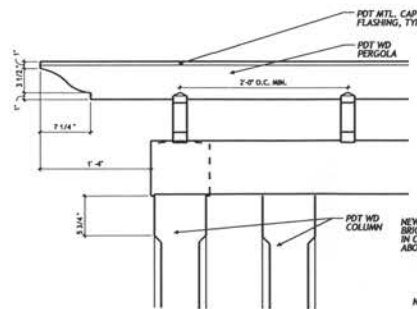
PROPOSED BUILDING SECTION A

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



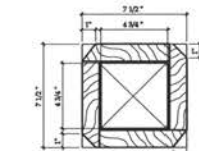
2 PERGOLA NORTH ELEVATION

A3.1 SCALE: 1 1/2" = 1'-0"



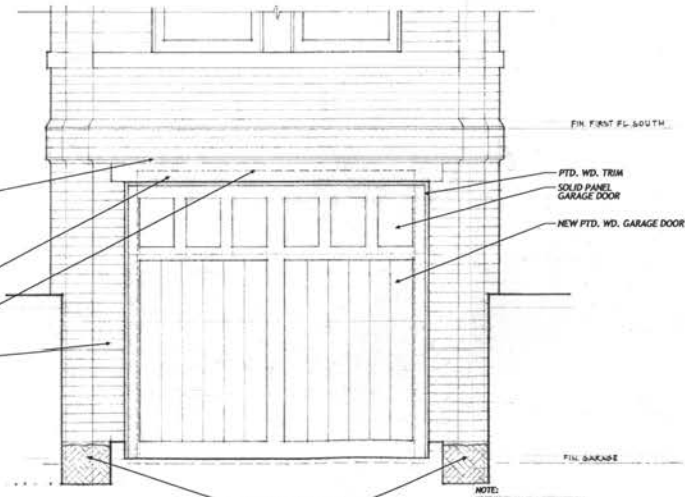
3 PERGOLA EAST ELEVATION

A3.1 SCALE: 1 1/2" = 1'-0"



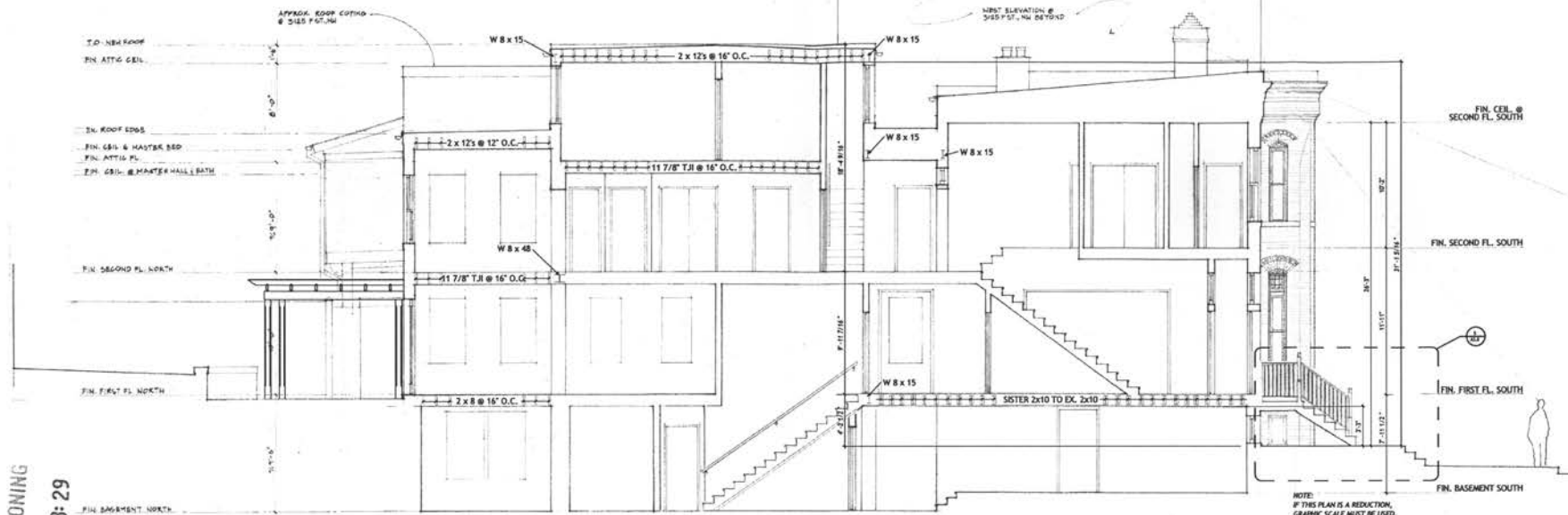
4 PERGOLA COLUMN PLAN

A3.1 SCALE: 3" = 1'-0"



5 GARAGE DOOR LINEL DETAIL

A3.1 SCALE: 3/4" = 1'-0"



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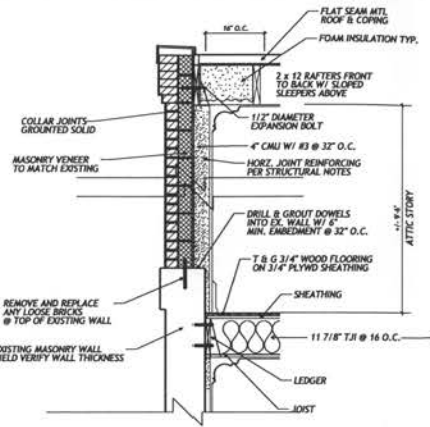
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BUILDING SECTION:
GARAGE & PERGOLA DETAILS
SCALE VARIES

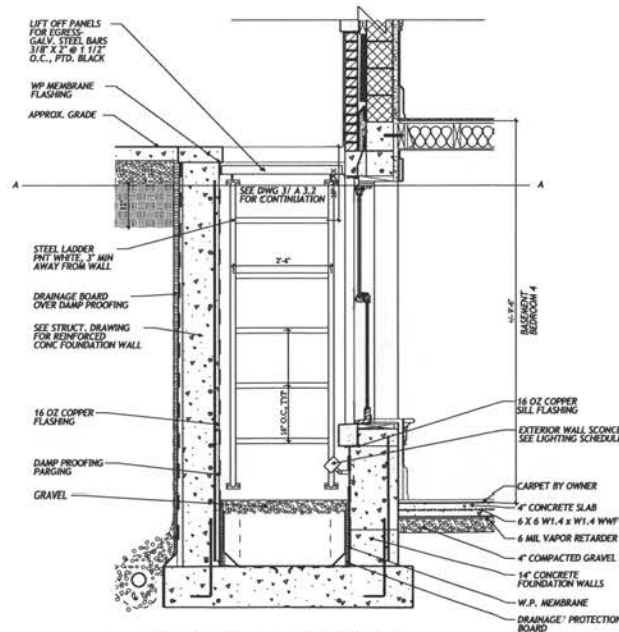
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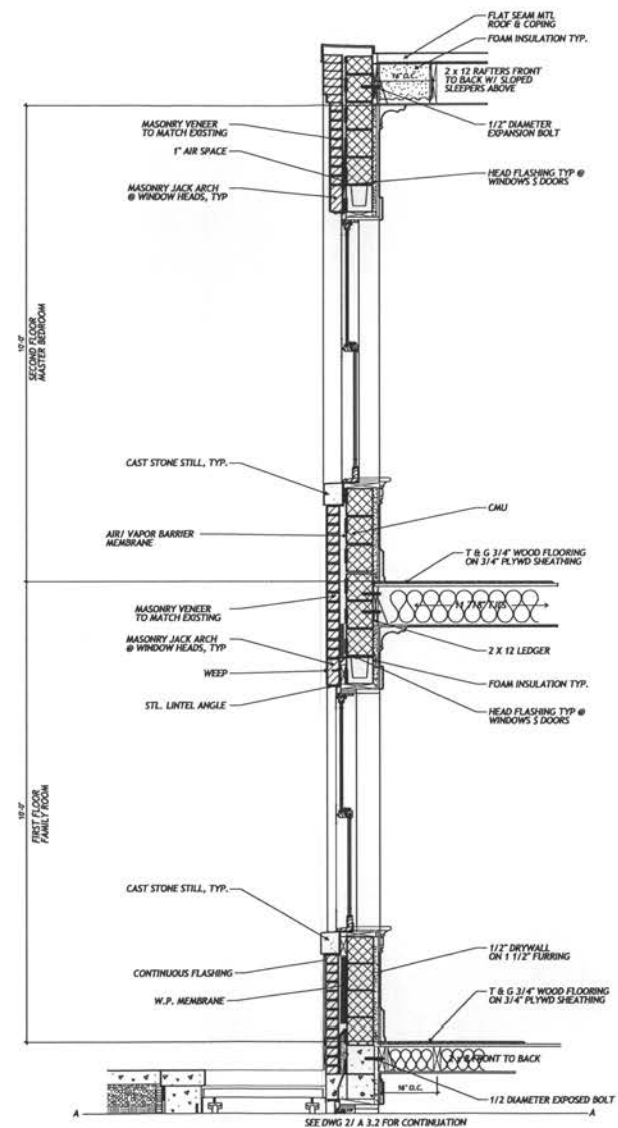
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1 WALL SECTION @ ATTIC
A3.2 SCALE: 1/4" = 1'-0"



2 SECTION @ LIGHTWELL
A3.2 SCALE: 3/4" = 1'-0"



5 WALL SECTION
A3.2 SCALE: 3/4" = 1'-0"

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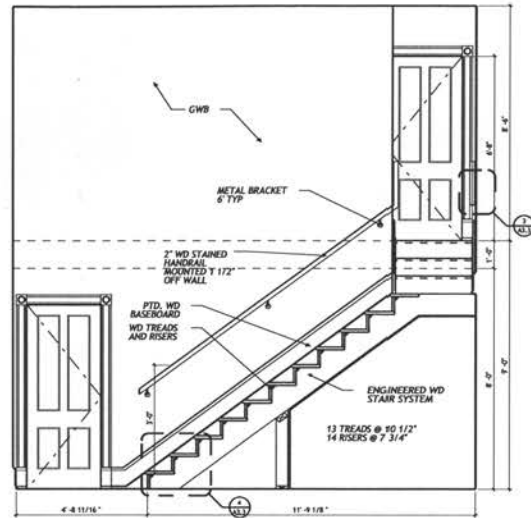
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WALL SECTIONS
SCALE: AS NOTED

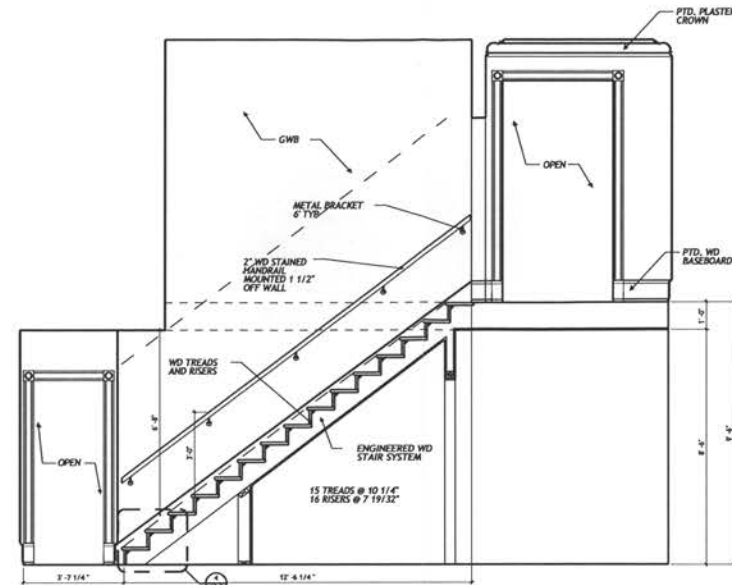
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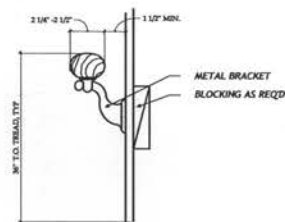
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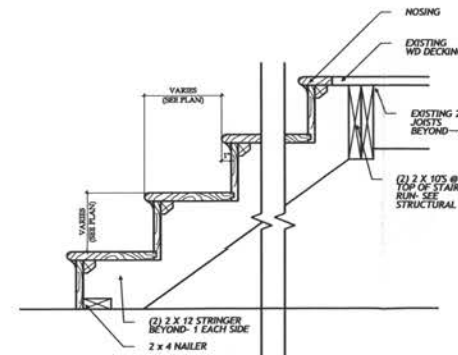
1 PROPOSED ATTIC STAIR
A3.3 SCALE: 1/2" = 1'-0"



2 PROPOSED BASEMENT STAIR
A3.3 SCALE: 1/2" = 1'-0"



3 HANDRAIL DETAIL
A3.3 SCALE: NTS



4 STAIR DETAIL
A3.3 SCALE: NTS

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STAIR SECTIONS & DETAILS
SCALE AS NOTED

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