

PROJECT DATA

OWNER:

BEVERLY PRINGLE AND MARK MORAN
232 11TH STREET NE
WASHINGTON, DC 20002

ZONING DATA:

LOT: 827
SQUARE: 964
LOT AREA: 2055 SF
ZONE: R-4
USE GROUP: R-3
CONSTRUCTION TYPE: 3B

THREE STORY ROW DWELLING W/ CELLAR

TWO FAMILY FLAT

FIRE ALARM: NO

SPRINKLER: NO

FIRE DETECTION: HARD WIRED AND INTERCONNECTED

ACCESSIBILITY: NO

SMOKE DETECTORS W/ BATTERY BACKUP



VICINITY MAP (NTS)

	EXISTING	PROPOSED	MAXIMUM
LOT COVERAGE	1278.3 SF	NO CHANGE	1233.0 SF
(PERCENTAGE)	62.2%	NO CHANGE	60%
REAR YARD	59.4'	NO CHANGE	20.0' MINIMUM
OPEN COURT	4.5'	4.5'	10.0' MIN
SIDE YARD	3.0' (GARAGE)	NO CHANGE	8.0' MIN
HEIGHT	38.7'	NO CHANGE	40'
STORES	3+CELLAR	NO CHANGE	3+CELLAR
F.A.R.	N/A	N/A	NONE PRESCRIBED
SQUARE FOOTAGE			
CELLAR	932.1 SF	NO CHANGE	
FIRST FLOOR	932.1 SF	NO CHANGE	
SECOND FLOOR	932.1 SF	NO CHANGE	
THIRD FLOOR	738.9 SF	932.1 SF	
TOTAL	3535.2 SF	3728.4 SF	

PROJECT DESCRIPTION:

THIRD FLOOR ADDITION

APPLICABLE BUILDING CODES:

DCMR 11
IBC 2006
IRC 2006
DCMR 12-B, DC CONSTRUCTION CODES SUPPLEMENT 2008 EDITION
IEBC 2006
DCMR 12-J, DC CONSTRUCTION CODES SUPPLEMENT 2008 EDITION

FIRE RATING DATA:

EXTERIOR LOAD BEARING FACE-ON-LINE WALLS
1 HOUR RATED WOOD FRAME W/ VENEER
EXTERIOR LOAD BEARING PARTY WALLS
2 HOUR RATED SOLID MASONRY, 12" THICK (EXISTING)
FLOOR FRAMING
0 HOUR RATED, 2X10 WOOD JOISTS @ 16" OC
ROOF FRAMING
1 HOUR RATED w/IN 4" OF P.L. 2X8 RAFTERS, OR
2 HOUR RATED PARAPET WALL TO 30" ABOVE ROOF

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 18387
EXHIBIT NO. 23

ADDITION

Beverly Pringle and Mark Moran

232 11th Street NE

Washington, DC 20002

DRAWING INDEX

- C-1 COVER SHEET
- C-2 SITE PLAN
- D-1 FIRST FLOOR DEMOLITION PLAN
- D-2 SECOND FLOOR DEMOLITION PLAN
- D-3 THIRD FLOOR DEMOLITION PLAN
- A-1 FIRST FLOOR PLAN
- A-2 SECOND FLOOR PLAN
- A-3 THIRD FLOOR PLAN
- A-4 EXTERIOR ELEVATIONS
- A-5 EXTERIOR ELEVATIONS
- A-6 EXTERIOR ELEVATIONS

2012 MAY 24 AM 11:31

RECEIVED
D.C. OFFICE OF ZONING

REVISIONS

#	DATE	COMMENTS

PRINGLE - MORAN RESIDENCE

232 11TH STREET NE Washington, DC 20002

FOWLER ARCHITECTS

1819 D STREET SE
WASHINGTON, DC 20003
(202) 546-0896
www.fowler-architects.com

SEAL:

VERSION: BZA
DATE: 5-23-12
SCALE: N.T.S.

COVER SHEET

C-1

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