

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

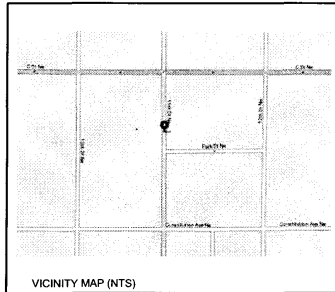
FIRE ALARM: NO

SPRINKLER: NO

FIRE DETECTION: HARD WIRED AND INTERCONNECTED

SMOKE DETECTORS W/ BATTERY BACKUP

ACCESSIBILITY: NO



VICINITY MAP (NTS)

	EXISTING	PROPOSED	MAXIMUM
LOT COVERAGE	1224.3 SF	NO CHANGE	1233.0 SF
(PERCENTAGE)	59.6%	NO CHANGE	60%
REAR YARD	59.4'	NO CHANGE	20.0' MINIMUM
OPEN COURT	4.5'	4.5'	10.0' MIN
SIDE YARD	N/A	N/A	8.0' MIN
HEIGHT	38.7'	NO CHANGE	40'
STORIES	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. 18367
EXHIBIT NO. 9

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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

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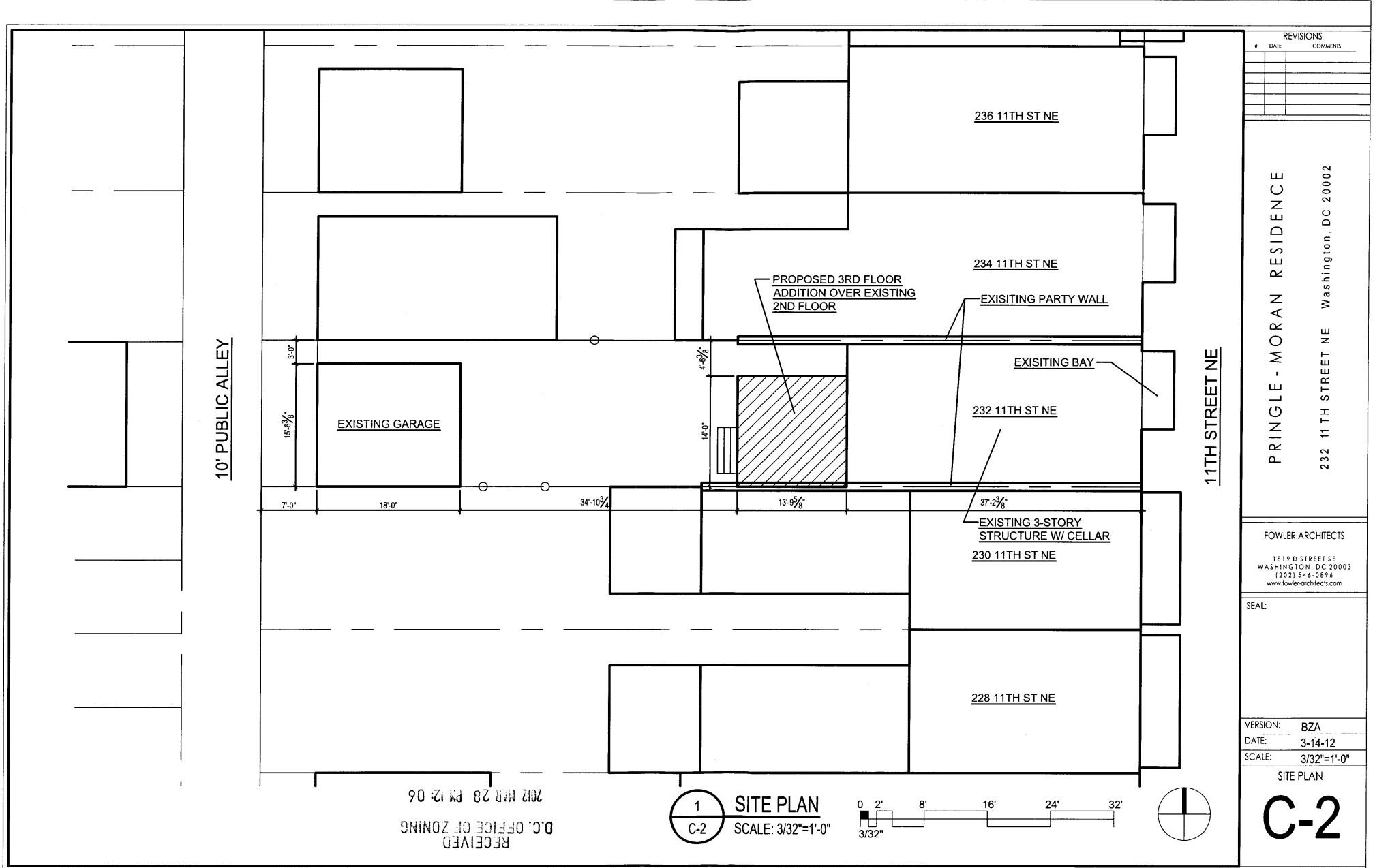
DATE: 3-14-12

SCALE: N.T.S.

COVER SHEET

Board of Zoning Adjustment
District of Columbia
CASE NO. 18367
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C-1



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DATE: 3-14-12
SCALE: 3/32"=1'-0"

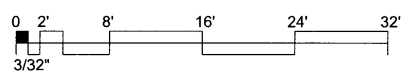
SITE PLAN

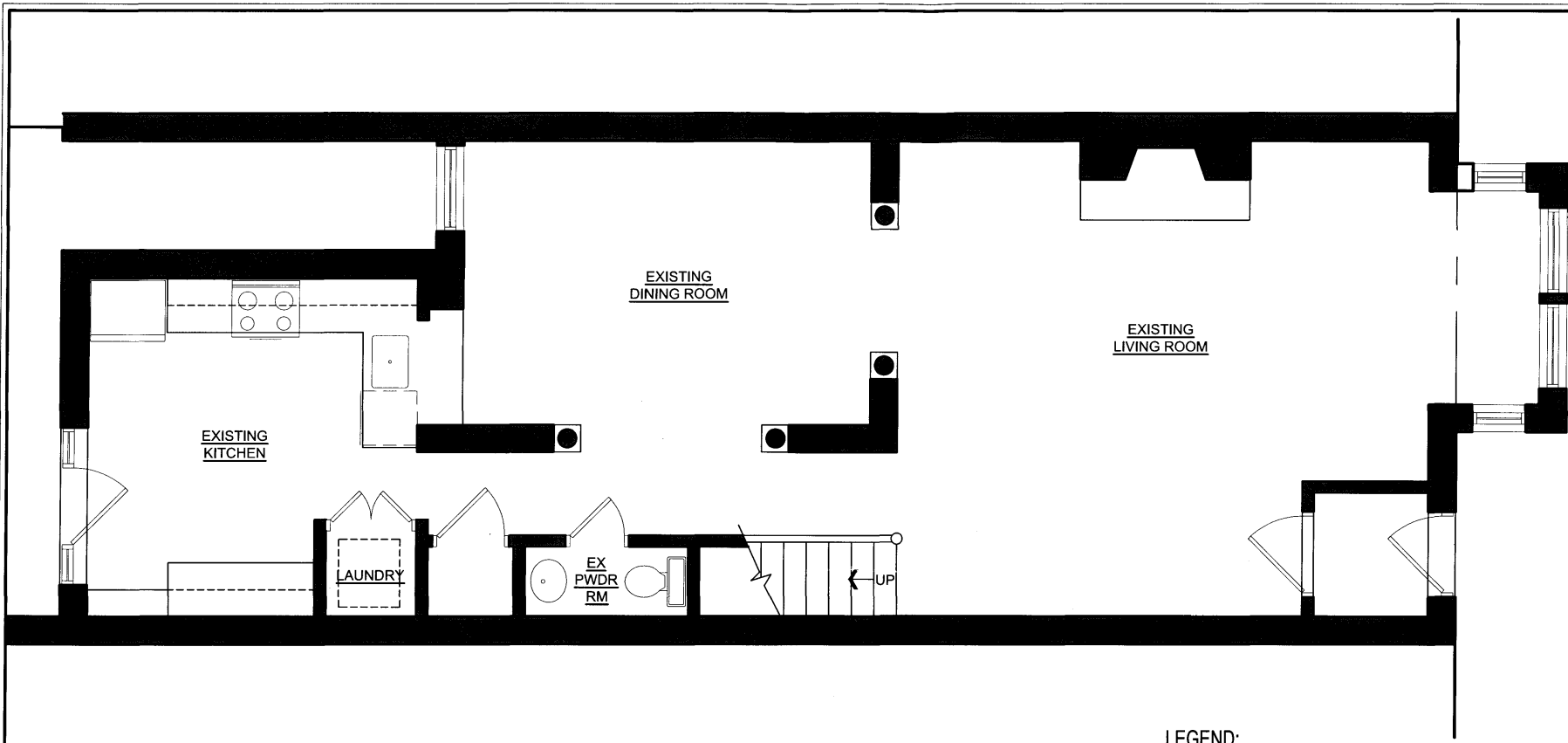
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SITE PLAN
SCALE: 3/32"=1'-0"





GENERAL DEMOLITION NOTES:

1. FIELD VERIFY EXISTING CONDITIONS PRIOR TO START OF DEMOLITION. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR POTENTIAL CONFLICTS BEFORE PROCEEDING WITH THE WORK.
2. LABEL, STORE AND PROTECT ALL SALVAGE ITEMS TO BE REUSED IN THIS PROJECT.
3. ALL WALLS, DOORS, FRAMES, ETC. SHOWN DASHED SHALL BE REMOVED COMPLETELY, UON.
4. WALLS TO BE REMOVED SHALL BE REMOVED FROM FLOOR TO STRUCTURE ABOVE. REMOVAL SHALL INCLUDE ALL ARCHITECTURAL, MECHANICAL, & ELECTRICAL ACCESSORIES, EQUIPMENT, ETC.
5. WHERE AN EXISTING DOOR IS INDICATED FOR REMOVAL THE DOOR FRAME SHALL ALSO BE REMOVED UNLESS OTHERWISE NOTED. SALVAGE ALL DOORS AND TRIM.
7. DEMOLITION OF FINISHES INCLUDES REMOVAL OF ADHESIVES, GROUTING BEDS, ETC. AND REQUIRES REMAINING SURFACES TO BE PREPARED FOR NEW CONSTRUCTION. ALL PATCHING SHALL BE FLUSH WITH SURROUNDING SURFACES AND LEVEL WITHIN TOLERANCES SPECIFIED FOR THE SPECIFIC MATERIAL. IF MATERIAL IS NOT SPECIFIED, MAINTAIN EXISTING PLANES WITHIN 1/8" IN 10 FEET, NON-CUMULATIVE.
8. THE ITEMS IDENTIFIED TO BE REMOVED REPRESENT THE MAJOR ITEMS ONLY. MINOR ITEMS, THAT REQUIRE REMOVAL TO COMPLETE THE WORK, SHALL ALSO BE REMOVED.

LEGEND:

- EXISTING PARTITION TO REMAIN
- EXISTING PARTITION TO BE REMOVED
- EXISTING DOOR TO REMAIN
- EXISTING DOOR TO BE REMOVED

1
D-1

FIRST FLOOR DEMOLITION PLAN

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



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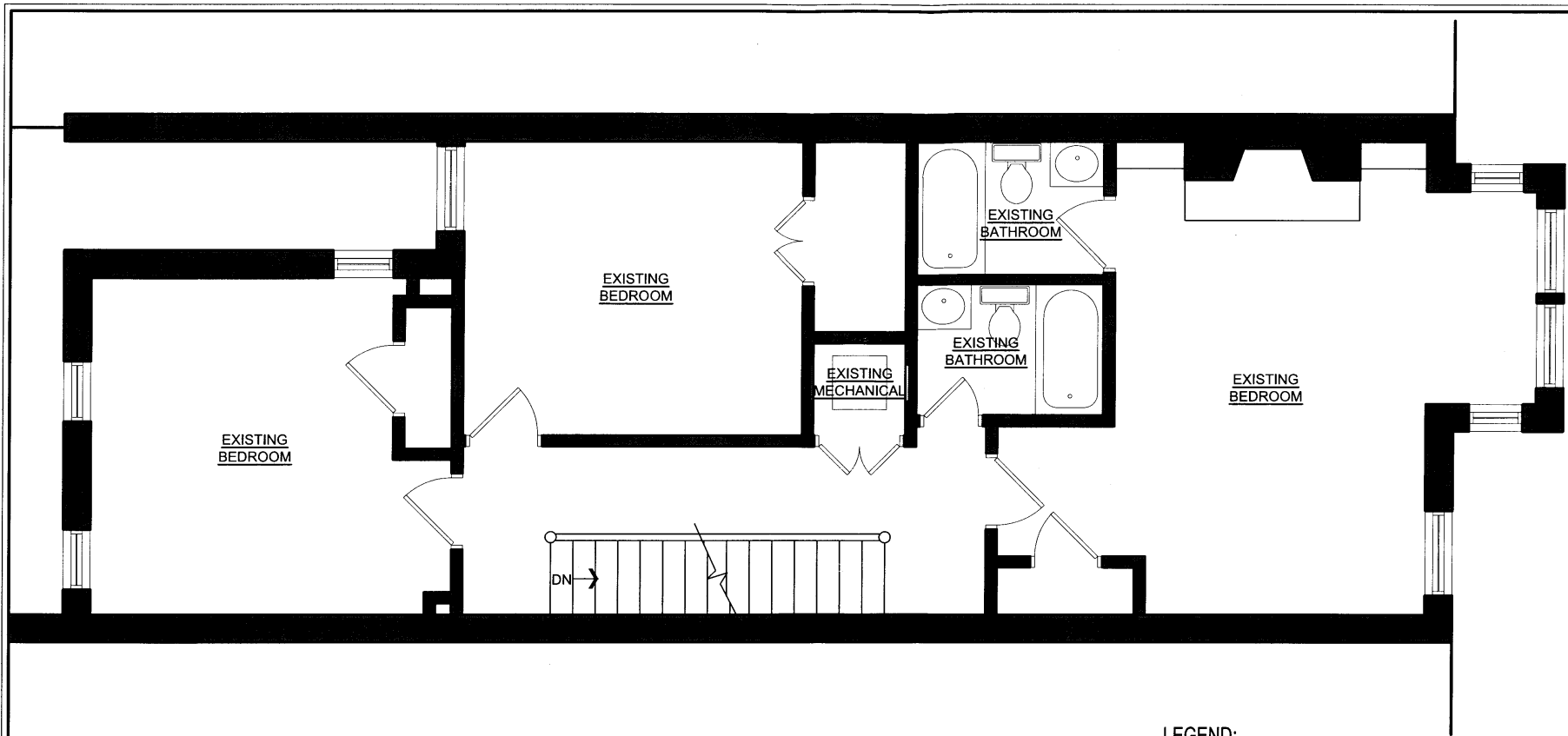
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FIRST FLOOR
DEMOLITION PLAN

D-1



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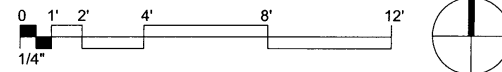
LEGEND:

- EXISTING PARTITION TO REMAIN
- EXISTING PARTITION TO BE REMOVED
- EXISTING DOOR TO REMAIN
- EXISTING DOOR TO BE REMOVED

1
D-2

SECOND FLOOR DEMOLITION PLAN

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



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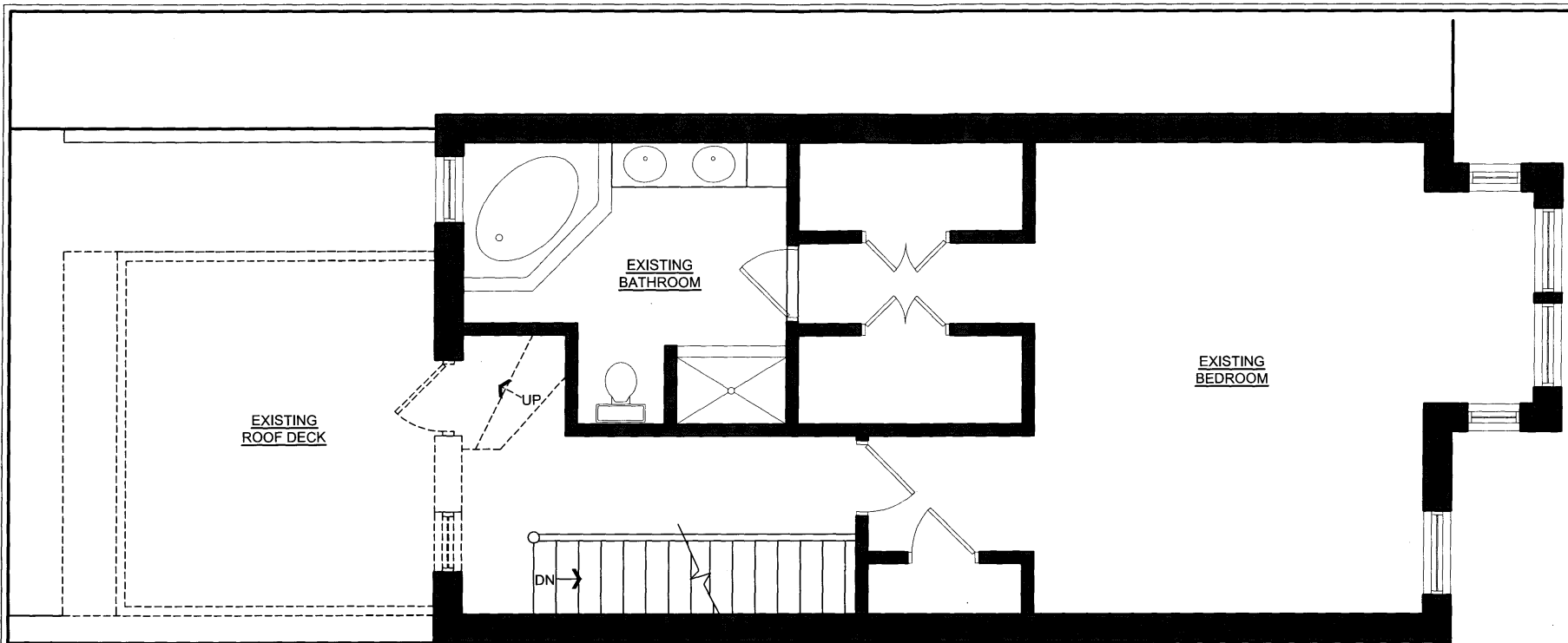
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SECOND FLOOR
DEMOLITION PLAN

D-2



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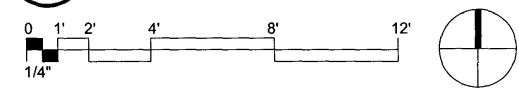
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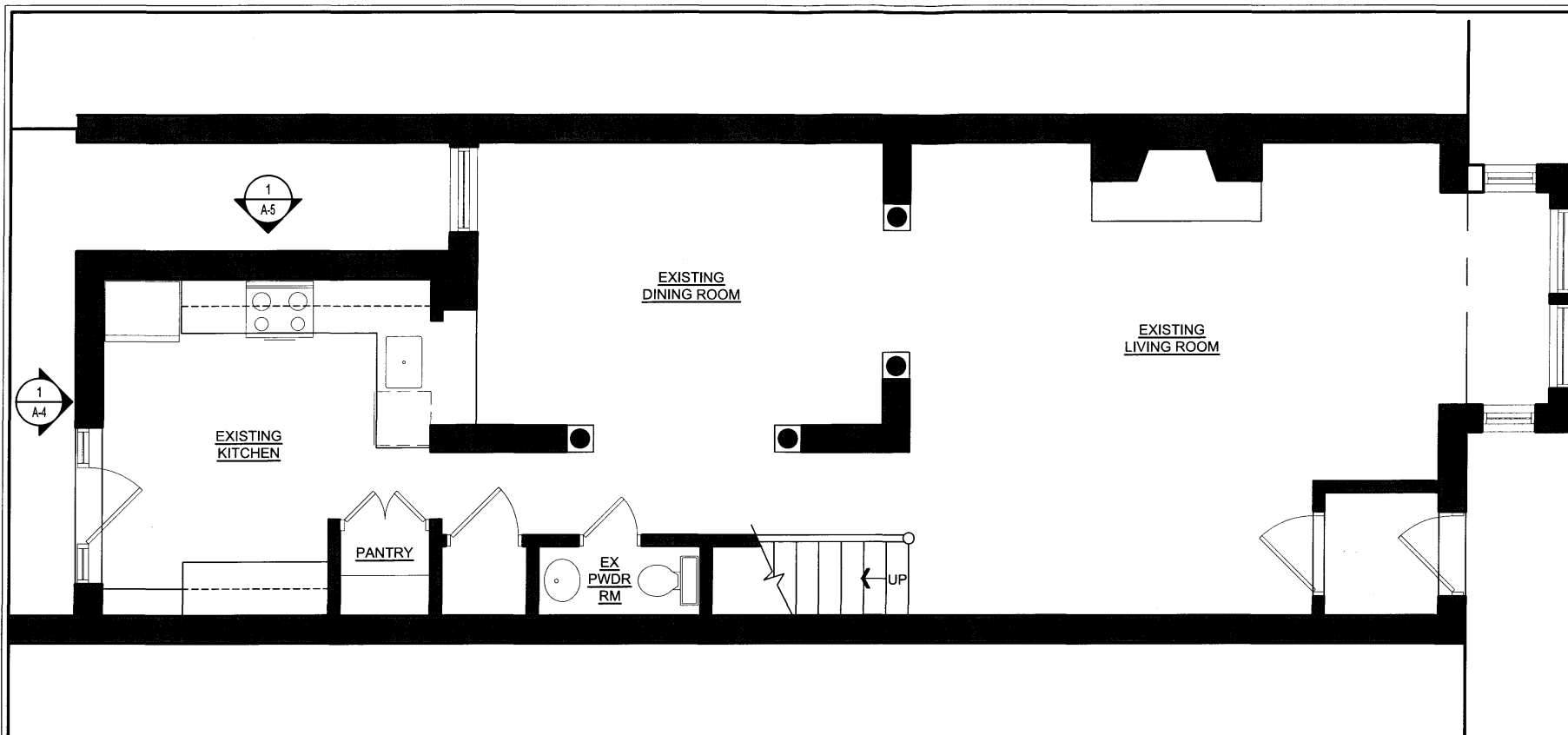
THIRD FLOOR
DEMOLITION PLAN
D-3

- LEGEND:**
- EXISTING PARTITION TO REMAIN
 - - - - EXISTING PARTITION TO BE REMOVED
 - EXISTING DOOR TO REMAIN
 - - - - EXISTING DOOR TO BE REMOVED

1 THIRD FLOOR DEMOLITION PLAN
D-3 SCALE: 1/4"=1'-0"



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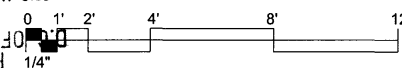
GENERAL CONSTRUCTION NOTES:

1. CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE BEFORE STARTING THE WORK. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR POTENTIAL CONFLICTS BEFORE PROCEEDING WITH THE WORK.
2. DIMENSIONS ARE FROM FACE OF GWB OR EXPOSED MASONRY UNLESS OTHERWISE NOTED.
3. THOSE DIMENSIONS WHICH REQUIRE FIELD VERIFICATION ARE IDENTIFIED WITH ±. DIMENSIONS, OR LABELED "VIF". DIMENSIONS NOT SO NOTED ARE INTENDED TO BE HELD. FIELD VERIFY ALL DIMENSIONS PRIOR TO FABRICATION OR INSTALLATION OF BUILDING COMPONENTS.
4. WHERE DISCREPANCIES OCCUR BETWEEN VARIOUS DRAWINGS OBTAIN CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
5. WHERE SPECIFIC DETAILING IS NOT SHOWN, EXECUTE THE CONSTRUCTION IN A SOUND, WORKMANLIKE MANNER CONSISTENT WITH THE OTHER DETAILING SHOWN.
6. PROVIDE BLOCKING WITHIN PARTITIONS FOR ALL WALL MOUNTED WOODWORK, APPLIANCES, AND ACCESSORIES.
7. EXISTING SURFACES DISTURBED BY DEMOLITION OR NEW CONSTRUCTION SHALL BE PATCHED TO BE FLUSH WITH SURROUNDING SURFACES. THE FINISHED SURFACE IS TO BE LEVEL AND PLUMB TO WITHIN 1/8" IN 10 FEET, UNLESS OTHERWISE SPECIFIED.
8. ALL TRIM TO MATCH EXISTING. FINAL PROFILES TO BE SELECTED BY OWNER/ARCHITECT.

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

LEGEND:

- EXISTING PARTITION TO REMAIN
- NEW PARTITION



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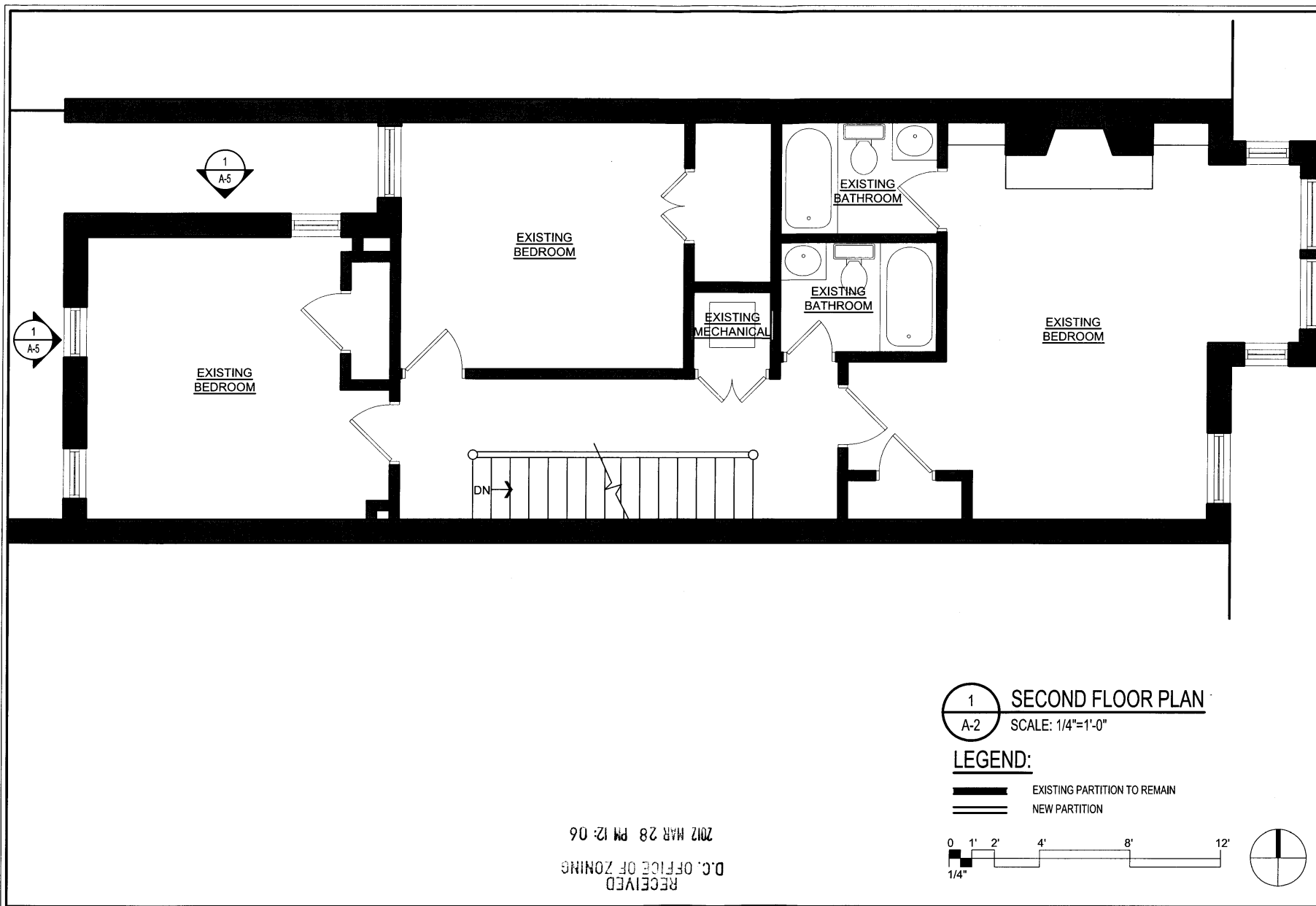
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FIRST FLOOR PLAN

A-1



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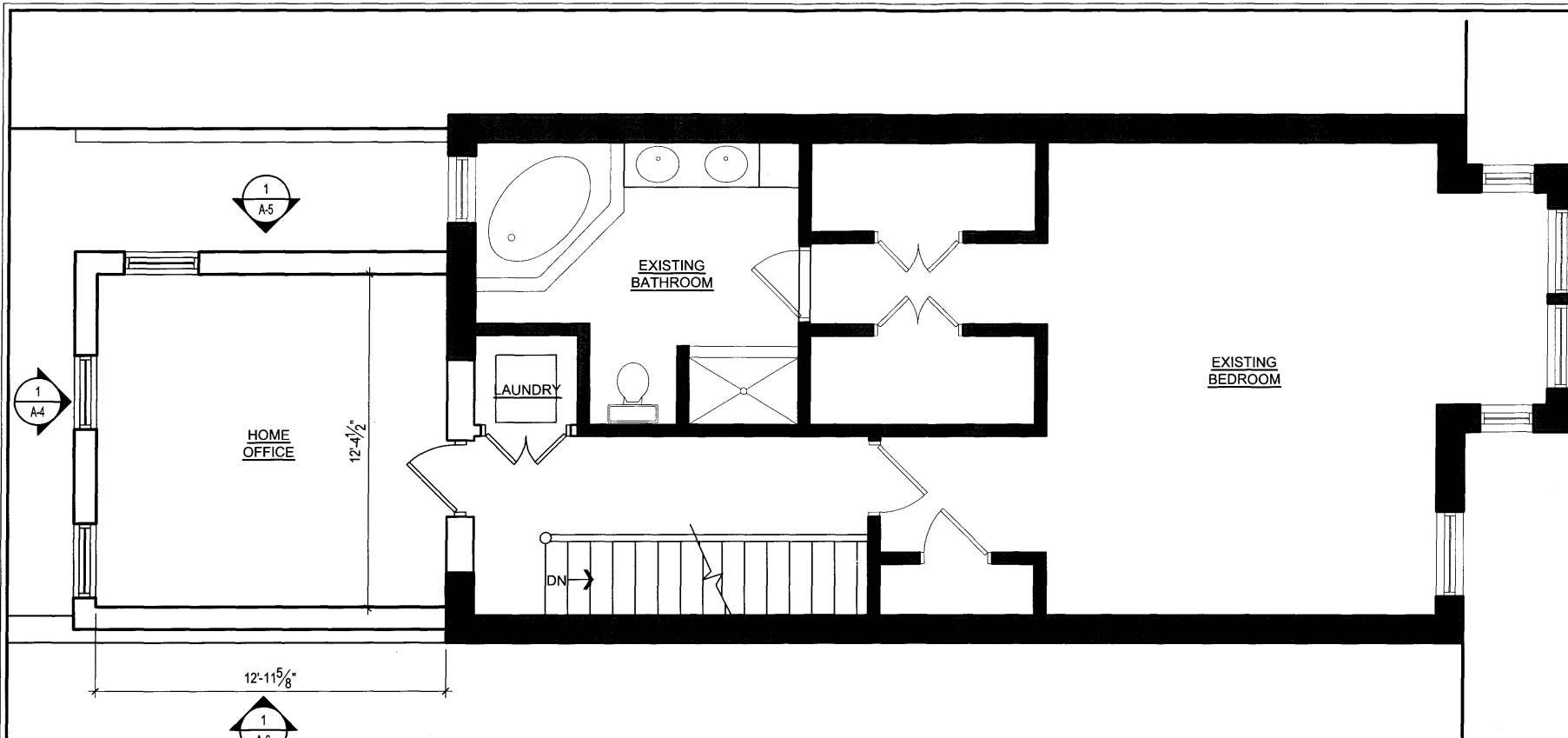
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SCALE: 1/4"=1'-0"

SECOND FLOOR PLAN

A-2



1 THIRD FLOOR PLAN
A-3 SCALE: 1/4"=1'-0"

LEGEND:

- EXISTING PARTITION TO REMAIN
- NEW PARTITION



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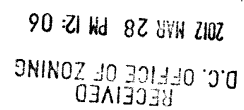
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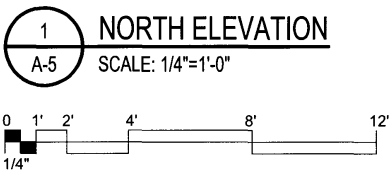
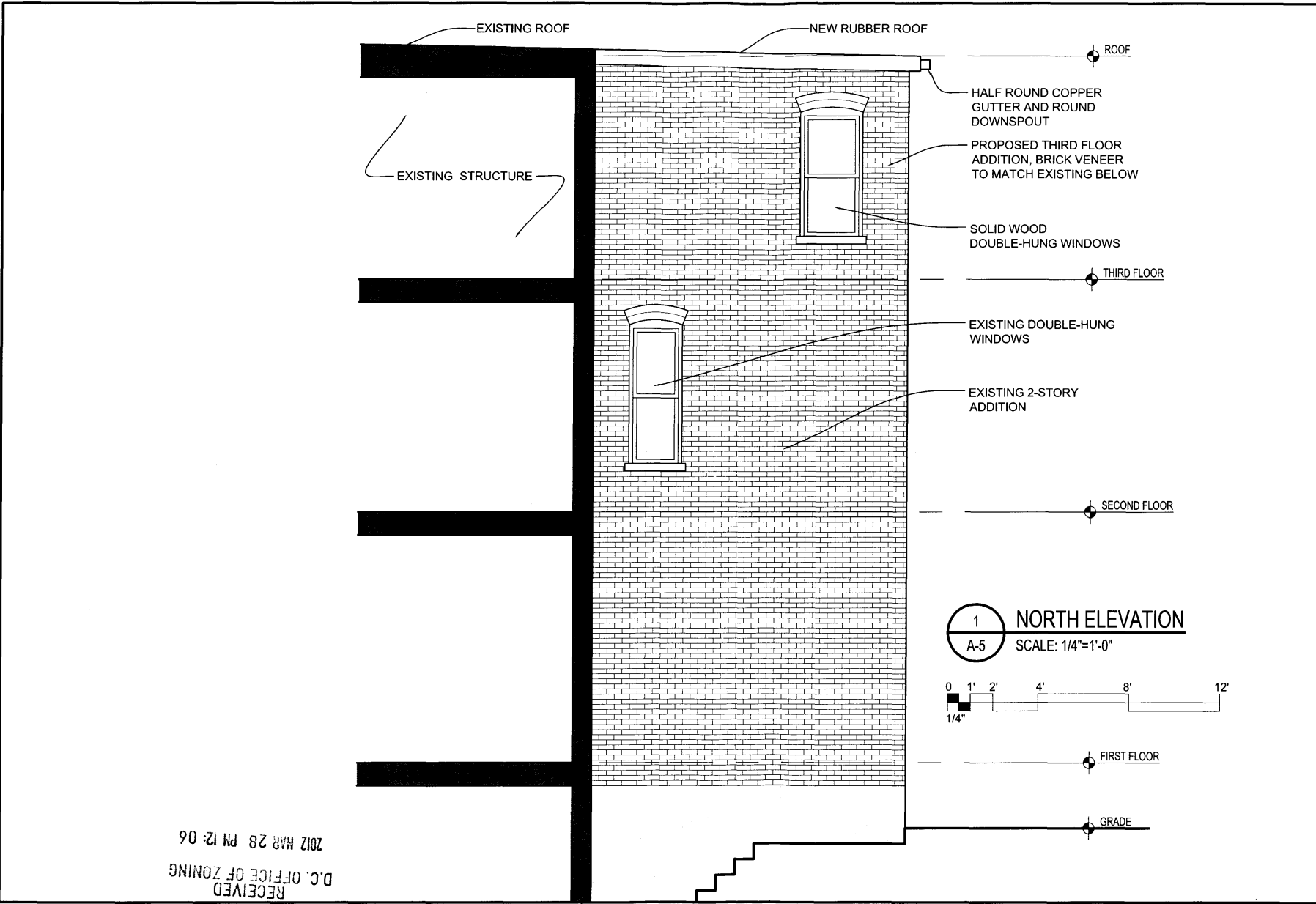
THIRD FLOOR PLAN

A-3

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A-4



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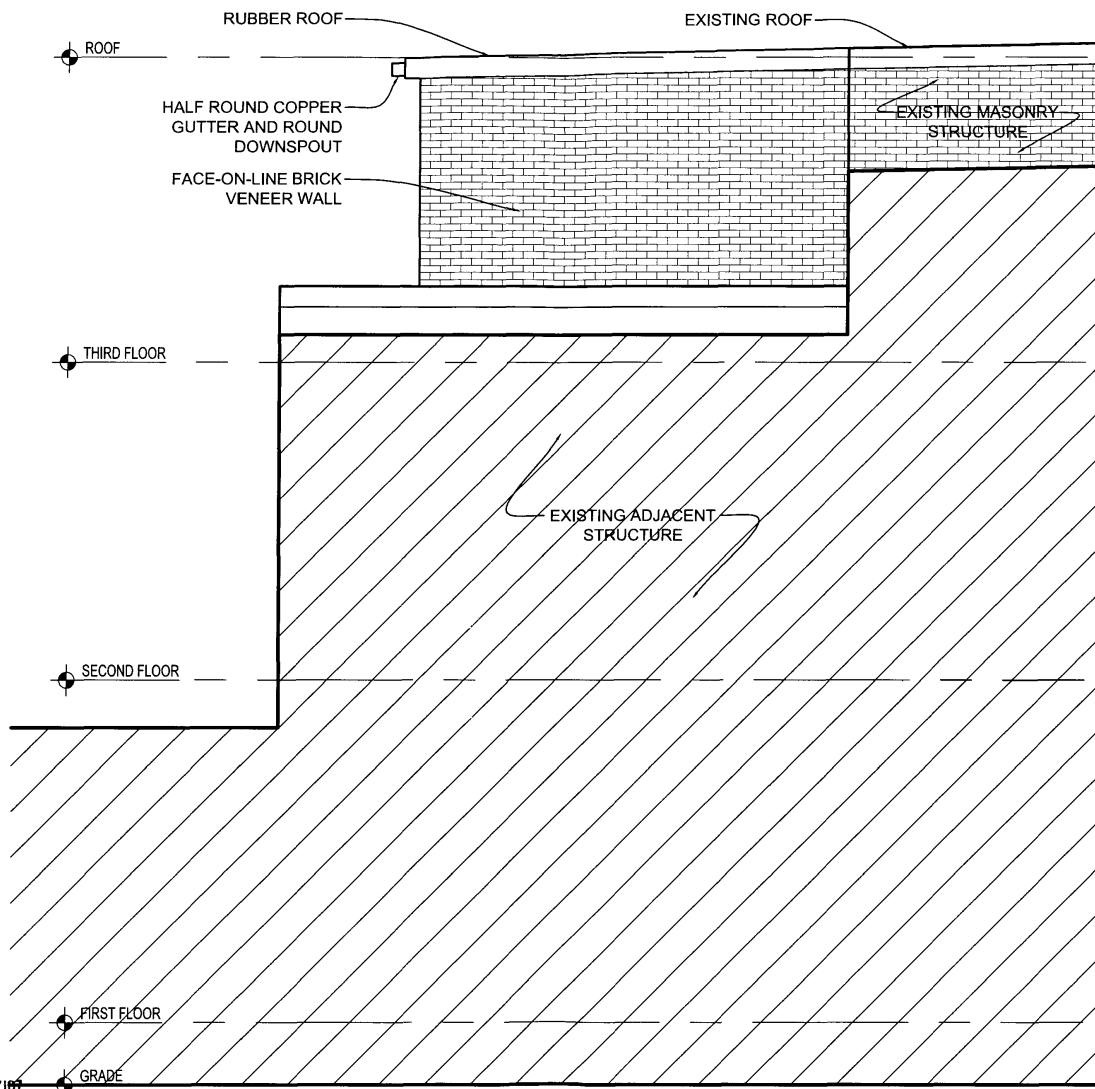
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SCALE: 1/4"=1'-0"

EXTERIOR ELEVATIONS

A-5

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1
A-6

SOUTH ELEVATION

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



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EXTERIOR ELEVATIONS

A-6