



BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18514

EXHIBIT NO. 8

CLIENT
PATTY JORDAN & ANDREW DALY
1120 PARK ST NE
WASHINGTON DC
20002

PROJECT
NEW GARAGE

PROJECT NO.
11-034

DRAWN BY
EP

ISSUE
19 DECEMBER 2012
BZA REVIEW SET

View of Proposed Garage
COVER SHEET

LIST OF DRAWINGS

- COVER SHEET
- R1 REFERENCE IMAGES
- R2 REFERENCE BLOCK PLAN
- A1 GARAGE FLOOR PLAN
- A2 DECK FLOOR PLAN
- A3 GARAGE ELEVATIONS
- A4 GARAGE SECTION
- A5 GARAGE SECTION

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JAN 20 2013

Board of Zoning Adjustment
District of Columbia
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**AVENUE
DESIGN**





FRONT OF 1120 PARK ST NE (YELLOW HOUSE)



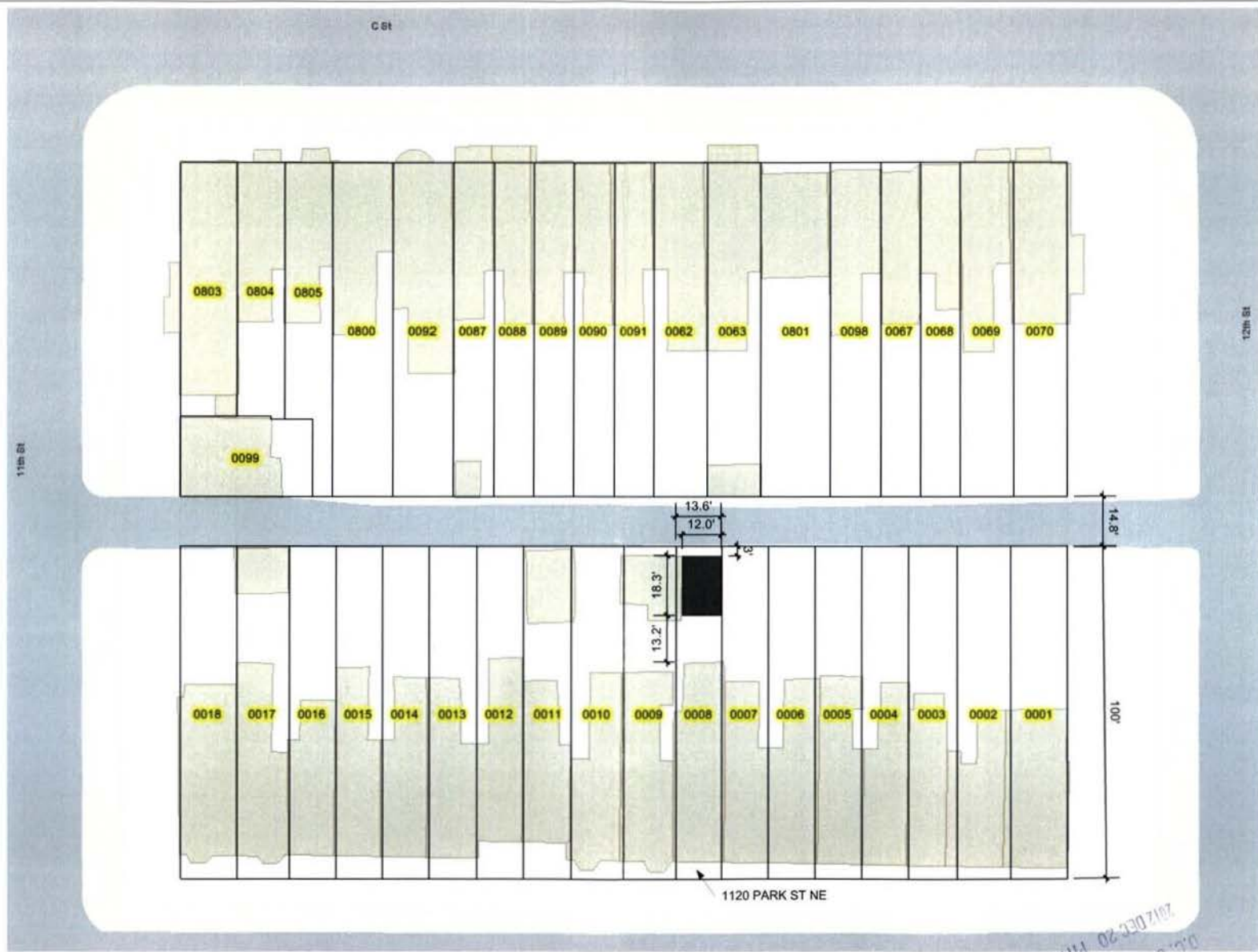
REAR OF 1120 PARK ST NE (YELLOW HOUSE)



VIEW WEST DOWN ALLEY



OTHER GARAGES ON SAME ALLEY



BLOCK PLAN SCALE: 1" = 30'



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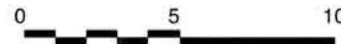
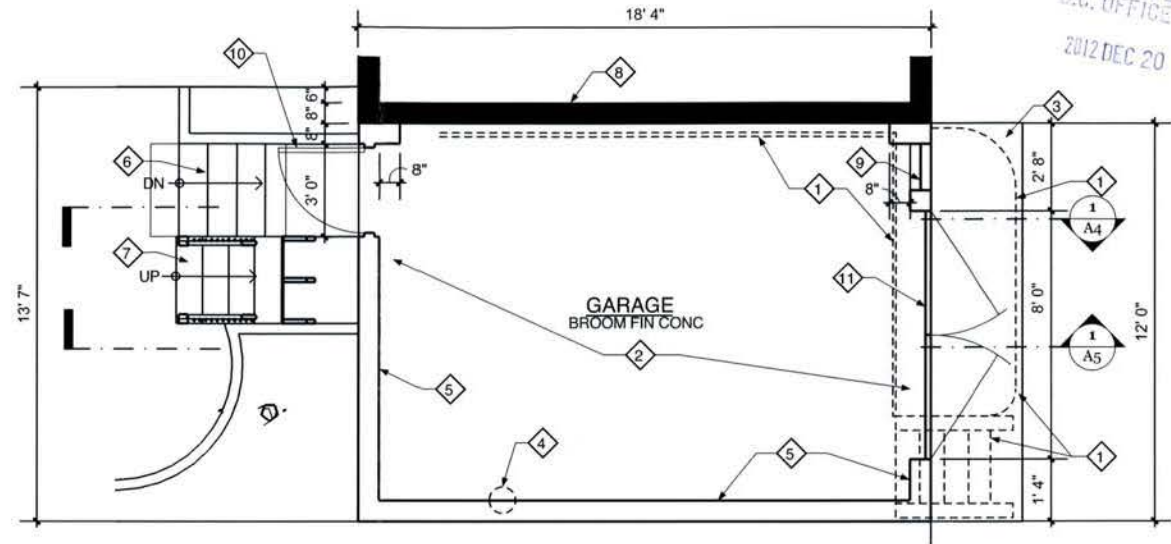
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REFERENCE BLOCK PLAN

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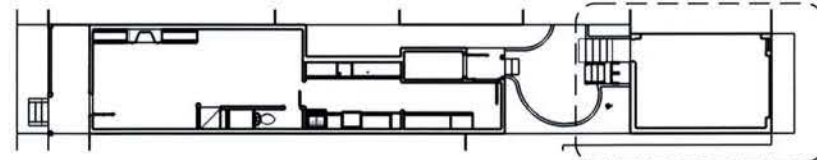
SEE SHEET A24 FOR GARDEN AND DECK



2

GARAGE FLOOR PLAN

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



1

KEY PLAN

Scale: 1/16" = 1'-0"

GENERAL NOTES

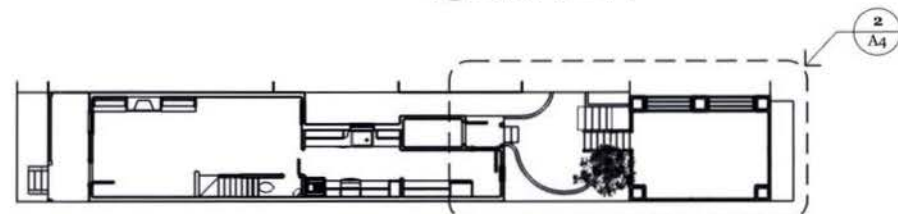
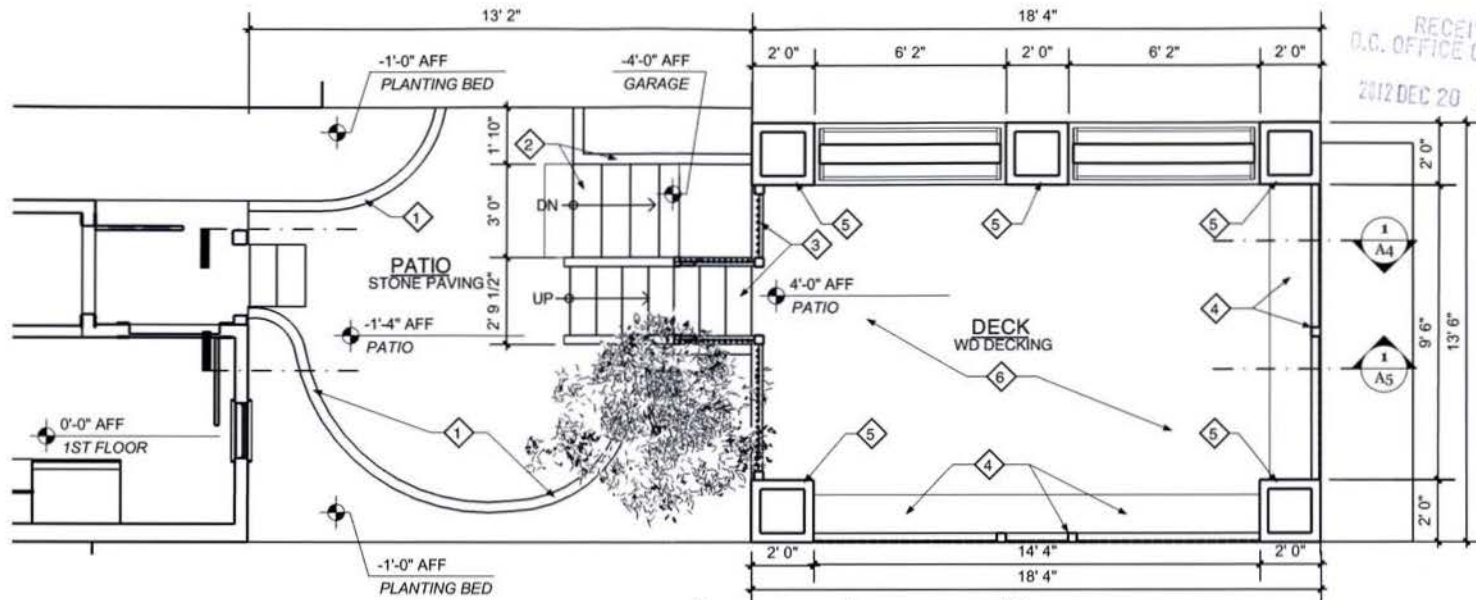
- # SEE SHEET A1 FOR EQUIPMENT SCHEDULE
- # SEE SHEET A1 FOR WINDOW AND DOOR SCHEDULE

WALL TYPES

- EXISTING PARTITION OR BUILDING ELEMENT TO BE DEMOLISHED
- NEW WD STUD + GWB PARTITION - INSULATED AT BUILDING PERIMETER
- EXISTING PARTITION OR BUILDING ELEMENT

SHEET NOTES

- 1 DEMO EXISTING SITE CONSTRUCTION PREPARE AREA FOR NEW WORK
- 2 EXCAVATE EXISTING SOIL TO DEPTH OF ADJACENT ALLEY +/- 4 FT DEEP - INSTALL 4" THK REINF CONCRETE SLAB ON GRADE WITH DROPPED PERIMETER FOUNDATION AND CURB
- 3 3" THK REINF CONCRETE APRON
- 4 DEMO EXISTING TREE AND ASSOCIATIVE ROOTS
- 5 NEW REINF CMU PERIMETER WALL
- 6 NEW CONCRETE STEPS
- 7 NEW PT WD STAIRS
- 8 EXISTING CMU WALL OF ADJACENT GARAGE
- 9 NEW GLASS BLOCK - 1'6" W X 4'0" H OPENING
- 10 NEW EXTERIOR DOOR - 3'0" W X 6'8" H OPENING
- 11 NEW EXTERIOR REINF DBL GARAGE DOOR - 8'0" W X 7'0" H OPENING



GENERAL NOTES

- # SEE SHEET A1 FOR EQUIPMENT SCHEDULE
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WALL TYPES

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- NEW WD STUD + GWB PARTITION - INSULATED AT BUILDING PERIMETER
- EXISTING PARTITION OR BUILDING ELEMENT

SHEET NOTES

- 1 BRICK PAVING RAISED PLANTER EDGING
- 2 NEW CONCRETE STEPS AND RETAINING WALL
- 3 NEW PT WD STAIRS AND HAND RAILS
- 4 NEW PT WD SEATING AND TRELLIS
- 5 NEW PT WD PLANTERS
- 6 PT WD DECKING OVER NEW WD ROOFING STRUCTURAL AND WATERPROOFING SYSTEM



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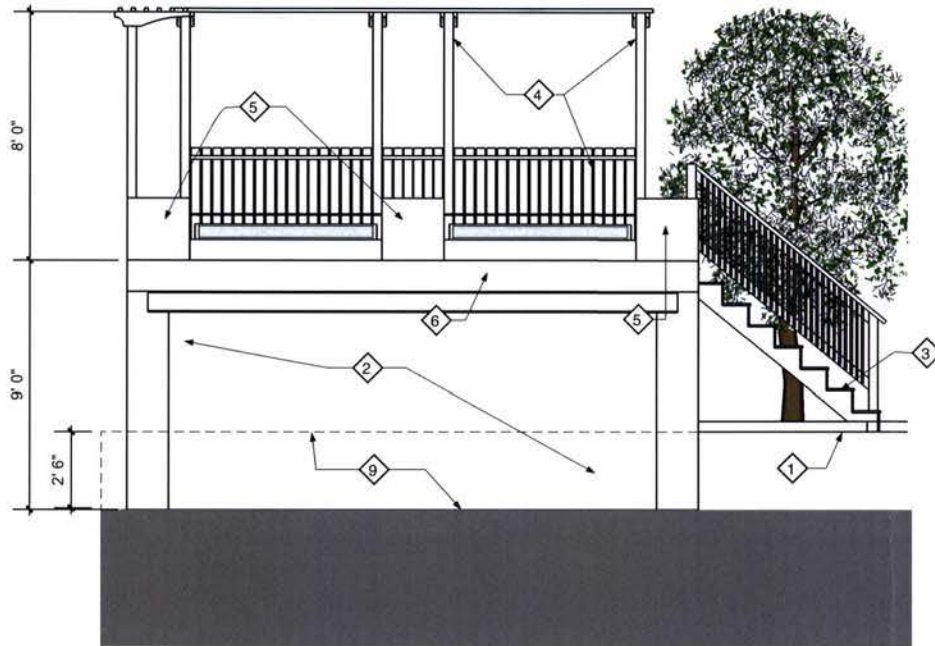
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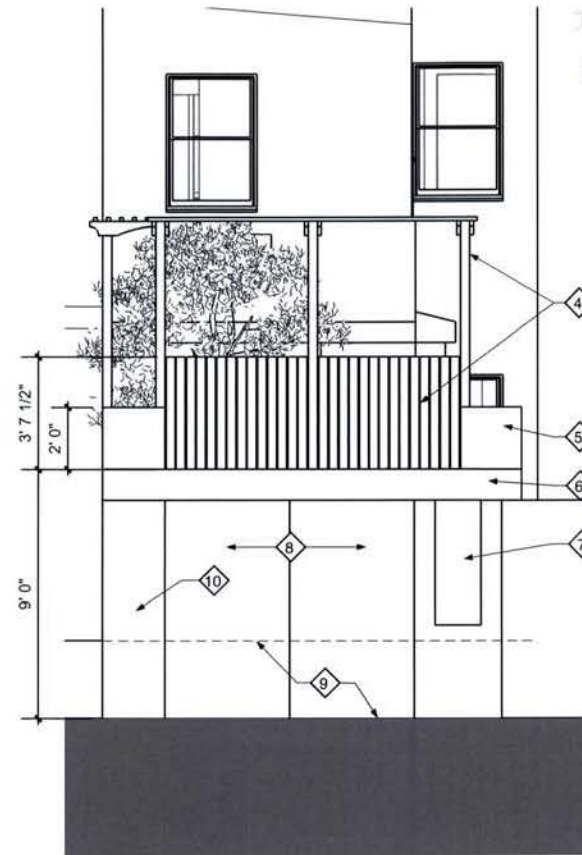
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DECK AND
GARDEN PLAN

A2



2 SIDE ELEVATION
Scale: 1/4" = 1'-0"



1 REAR ELEVATION
Scale: 1/4" = 1'-0"

GENERAL NOTES

- # SEE SHEET A1 FOR EQUIPMENT SCHEDULE
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WALL TYPES

- EXISTING PARTITION OR BUILDING ELEMENT TO BE DEMOLISHED
- NEW WD STUD + GWB PARTITION - INSULATED AT BUILDING PERIMETER
- EXISTING PARTITION OR BUILDING ELEMENT

- 1 BRICK PAVING RAISED PLANTER EDGING
- 2 EXISTING CMU WALL OF ADJACENT GARAGE TO REMAIN
- 3 NEW PT WD STAIRS AND HAND RAILS
- 4 NEW PT WD SEATING AND TRELLIS
- 5 NEW PT WD PLANTERS

SHEET NOTES

- 6 PT WD DECKING OVER NEW WD ROOFING STRUCTURAL AND WATERPROOFING SYSTEM
- 7 NEW GLASS BLOCK - 1'6" W X 4'0" H OPENING
- 8 NEW EXTERIOR REINF DBL GARAGE DOOR - 8'0" W X 7'0" H OPENING
- 9 EXCAVATE EXISTING SOIL TO DEPTH OF ADJACENT ALLEY +/- 4 FT DEEP - INSTALL 4" THK REINF CONCRETE SLAB ON GRADE WITH DROPPED PERIMETER FOUNDATION AND CURB
- 10 NEW REINF CMU PERIMETER WALL



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**GARAGE
ELEVATIONS**

A3

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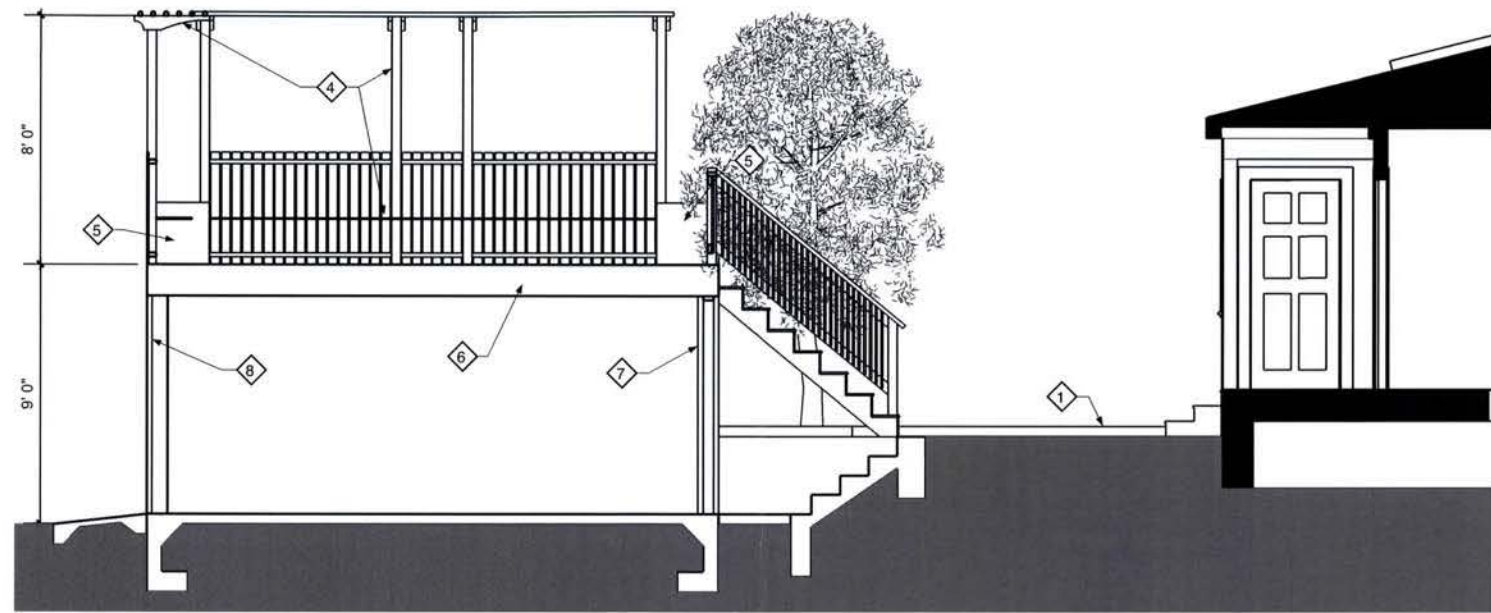
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BUILDING SECTION

A4



1 BUILDING SECTION
Scale: 1/4" = 1'-0"

GENERAL NOTES

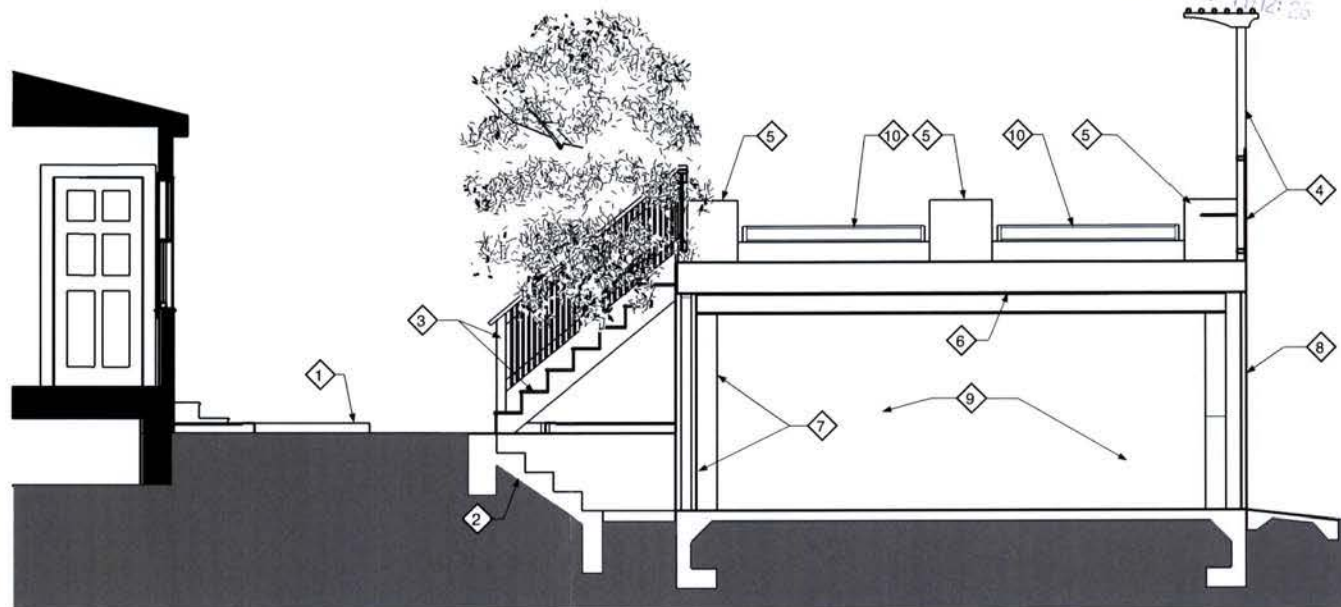
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SHEET NOTES

- 1 BRICK PAVING RAISED PLANTER EDGING
- 2 NEW CONCRETE STEPS AND RETAINING WALL
- 3 NEW PT WD STAIRS AND HAND RAILS
- 4 NEW PT WD SEATING AND TRELLIS
- 5 NEW PT WD PLANTERS
- 6 PT WD DECKING OVER NEW WD ROOFING STRUCTURAL AND WATERPROOFING SYSTEM
- 7 NEW REINF CMU WALLS WITH PAINTED FINISH
- 8 GARAGE DOOR - 8 FT W X 7 FT H



1 BUILDING SECTION
Scale: 1/4" = 1'-0"

GENERAL NOTES

- # SEE SHEET A1 FOR EQUIPMENT SCHEDULE
- # SEE SHEET A1 FOR WINDOW AND DOOR SCHEDULE

WALL TYPES

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SHEET NOTES

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- 2 NEW CONCRETE STEPS AND RETAINING WALL
- 3 NEW PT WD STAIRS AND HAND RAILS
- 4 NEW PT WD SEATING AND TRELLIS
- 5 NEW PT WD PLANTERS
- 6 PT WD DECKING OVER NEW WD ROOFING STRUCTURAL AND WATERPROOFING SYSTEM
- 7 NEW REINF CMU WALLS WITH PAINTED FINISH
- 8 GARAGE DOOR - 8 FT W X 7 FT H
- 9 EXISTING CMU WALL OF ADJACENT GARAGE TO REMAIN
- 10 NEW RAISED SKY LIGHTS ON PT WD CURBS WITH WATERPROOFED SIDES BELOW WD SIDING