

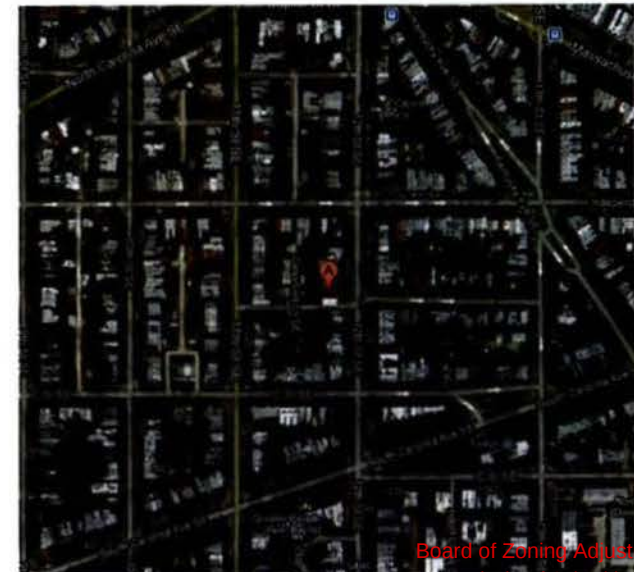
**ADDITION, ALTERATION AND REPAIR
229 12TH STREET SE
WASHINGTON, DC 20003
LOT: 0817
SQUARE: 0990**

DRAWING SCHEDULE	
NUMBER	SHEET NAME
A0001	TITLE SHEET
A0002	PHOTOGRAPHS OF EXISTING CONDITIONS
A0003	SITE PLAN EXISTING
A0004	SITE PLAN PROPOSED
A0005	FIRST FLOOR EXISTING / DEMO
A0006	SECOND FLOOR EXISTING / DEMO
A0007	FIRST FLOOR PROPOSED
A0008	SECOND FLOOR PROPOSED
A0009	EAST ELEVATIONS EXISTING AND PROPOSED
A0010	WEST ELEVATIONS EXISTING AND PROPOSED
A0011	NORTH ELEVATIONS EXISTING AND PROPOSED
A0012	SOUTH ELEVATIONS EXISTING AND PROPOSED

APPLICABLE CODES:	IRC 2006, IEBC 2006 + DCMR 12
ADDRESS:	229 12TH STREET SE WASHINGTON, DC 20003
ZONE DISTRICT:	R-4
USE GROUP:	11 - RESIDENTIAL-ROW- SINGLE FAMILY
LOT AREA:	1,679 SF
YEAR BUILT:	1900
SQUARE FOOTAGE:	1200
STORIES:	2
CONSTRUCTION TYPE:	VB
FIRE PROTECTION SYSTEM:	HARD WIRED INTERCONNECTED SMOKE DETECTORS



PHOTO: FRONT FACADE



VICINITY MAP

229 12TH ST., SE
WASHINGTON DC, 20003

RECEIVED
D.C. OFFICE OF ZONING

TITLE SHEET

JUNE, 23 2013

A0001

Board of Zoning Adjustment
District of Columbia
CASE NO.18639
EXHIBIT NO.8



PHOTO FRONT: EAST ELEVATION



PHOTO REAR: WEST ELEVATION



PHOTO REAR: FACING SOUTH



PHOTO REAR: FACING EAST



PHOTO REAR: FACING NORTH

229 12TH ST., SE
WASHINGTON DC, 20003

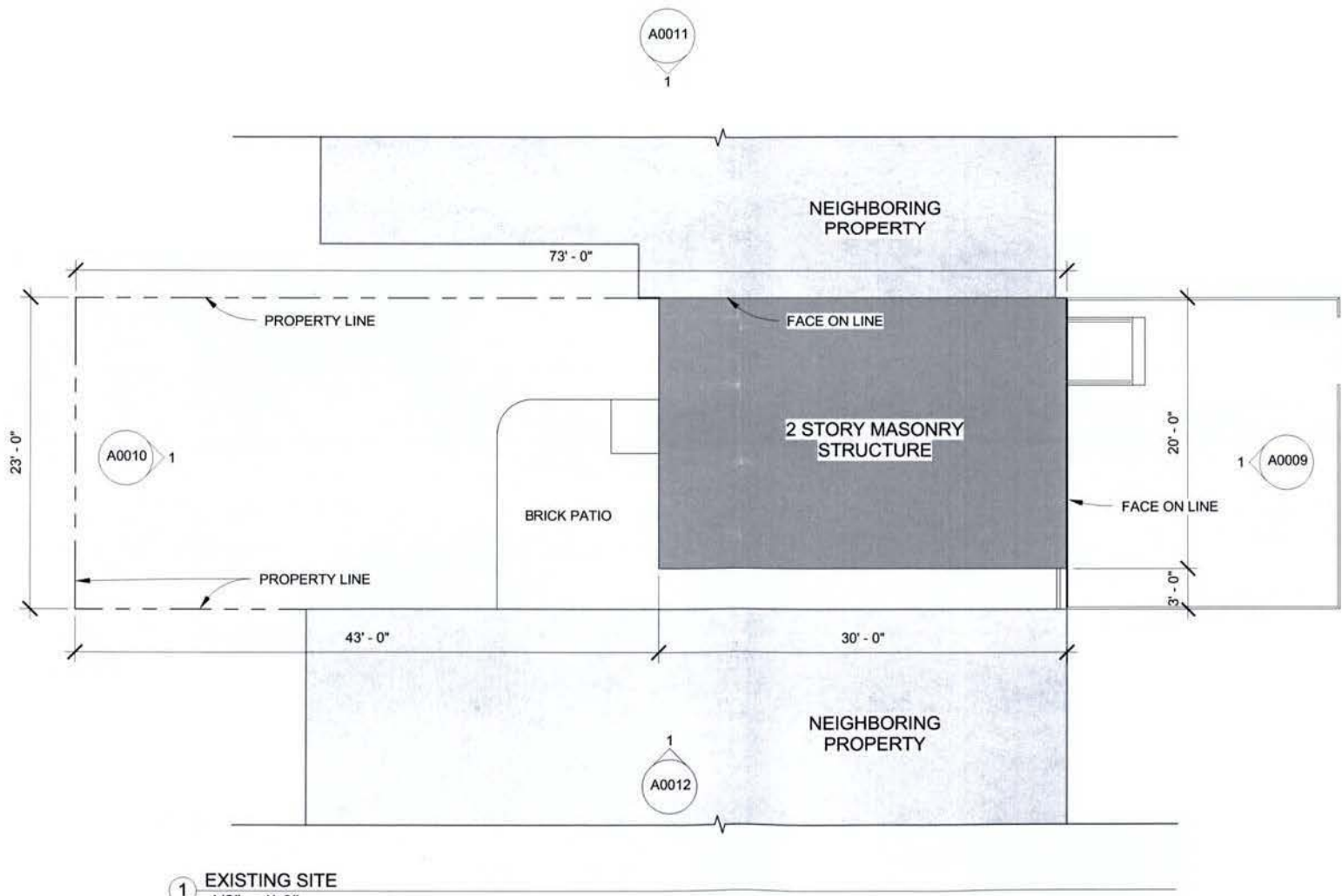
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2013 JUL 24 PM 3:06

PHOTOGRAPHS OF EXISTING CONDITIONS

JUNE, 23 2013

A0002



1 EXISTING SITE
1/8" = 1'-0"



2013 JUL 24 PM 3:06

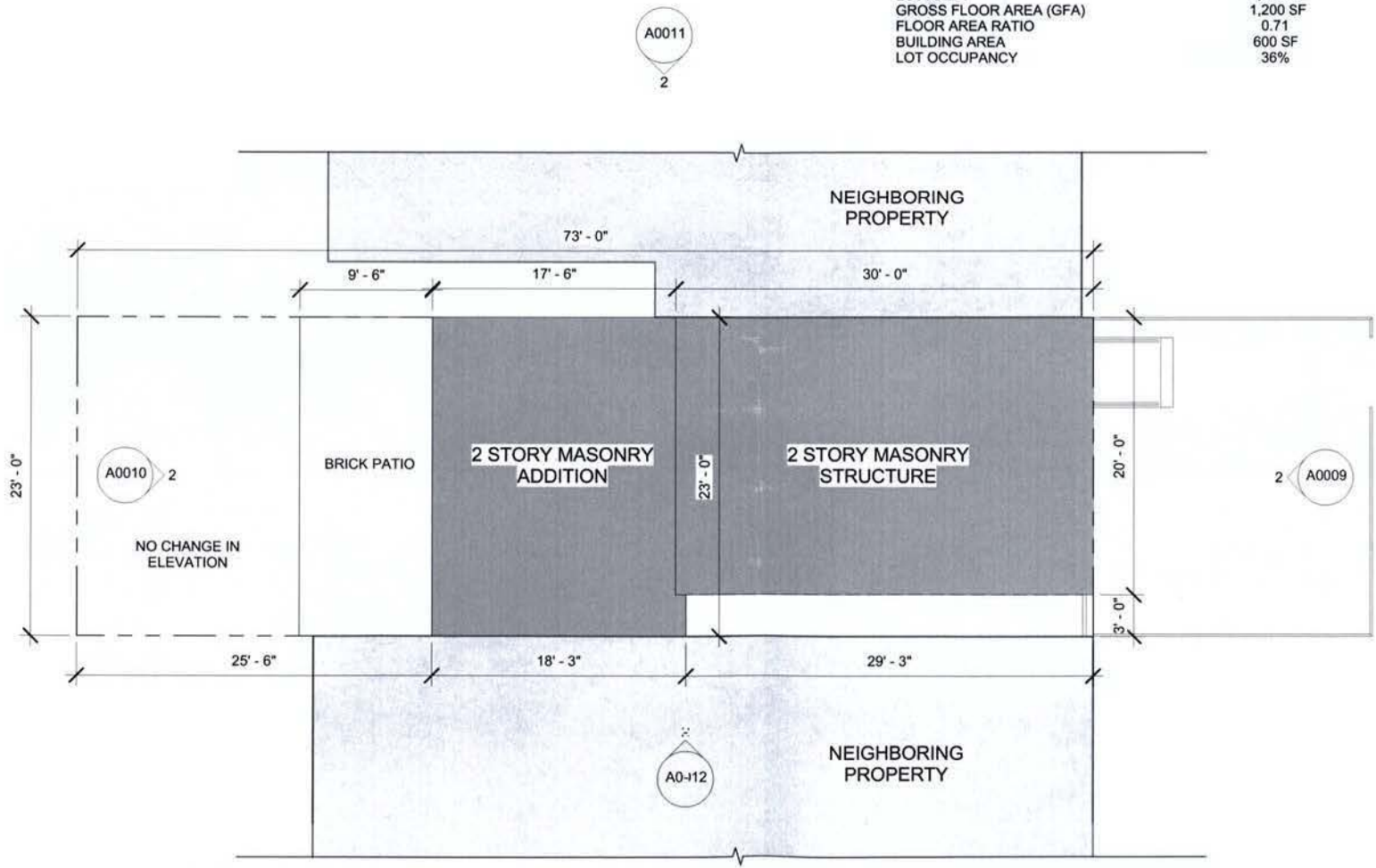
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D.C. OFFICE OF ZONING

SITE PLAN EXISTING

229 12TH ST., SE
WASHINGTON DC, 20003

JUNE, 23 2013

A0003



1 PROPOSED SITE
1/8" = 1'-0"

ZONING DISTRICT: R-4

UNITS AND PARKING SPACE
NUMBER OF DWELLING UNITS:
NUMBER OF PARKING SPACES:

EXISTING	PROPOSED
1	1
0	0

SETBACKS AND BUILDING HEIGHTS
SIDE YARD SETBACK (LEFT)
SIDE YARD SETBACK (RIGHT)
REAR YARD SETBACK
BUILDING HEIGHT

3'-0"	3'-0" / 0'-0"
0'-0"	0'-0"
43'-0"	25'-6"
25'-6"	25'-6"

AREAS
LOT AREA
GROSS FLOOR AREA (GFA)
FLOOR AREA RATIO
BUILDING AREA
LOT OCCUPANCY

1,679 SF	1,679 SF
1,200 SF	2,012 SF
0.71	1.19
600 SF	1,006 SF
36%	60%

229 12TH ST., SE
WASHINGTON DC, 20003

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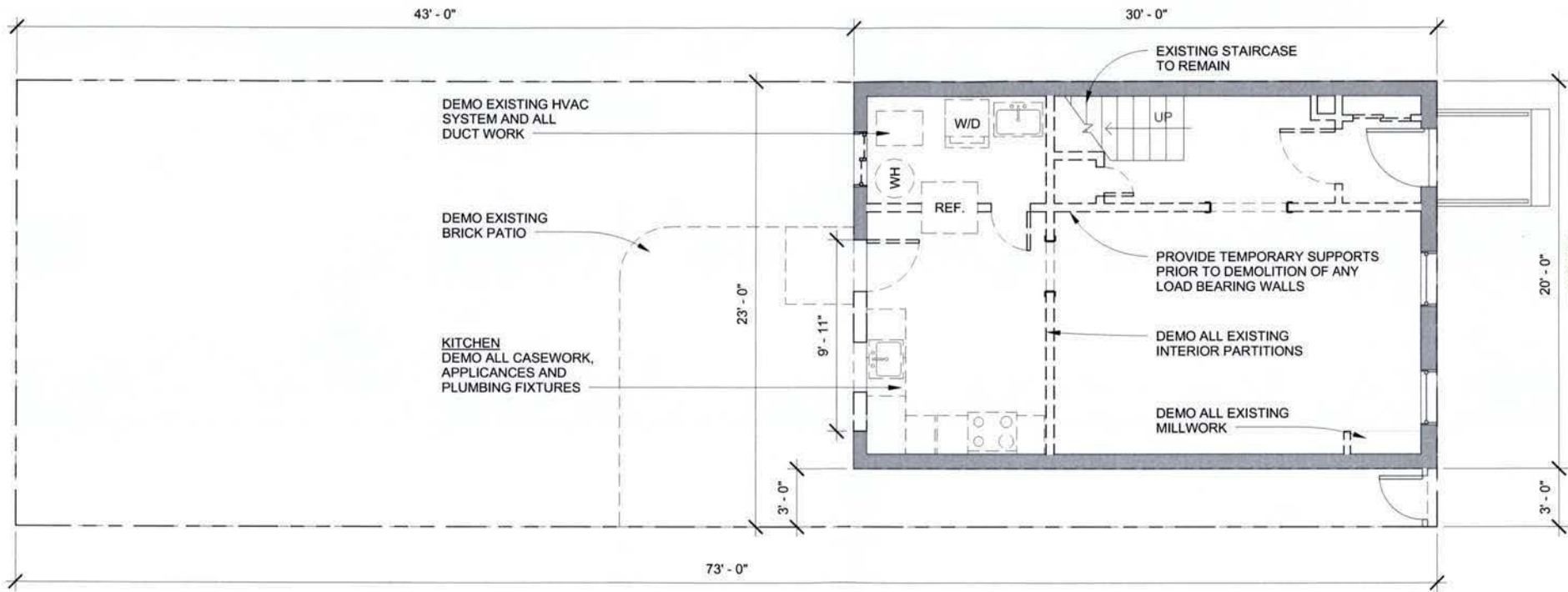
SITE PLAN PROPOSED

JUNE, 23 2013



A0004

1 FIRST FLOOR DEMO
3/16" = 1'-0"



2013 JUL 24 PM 3:06

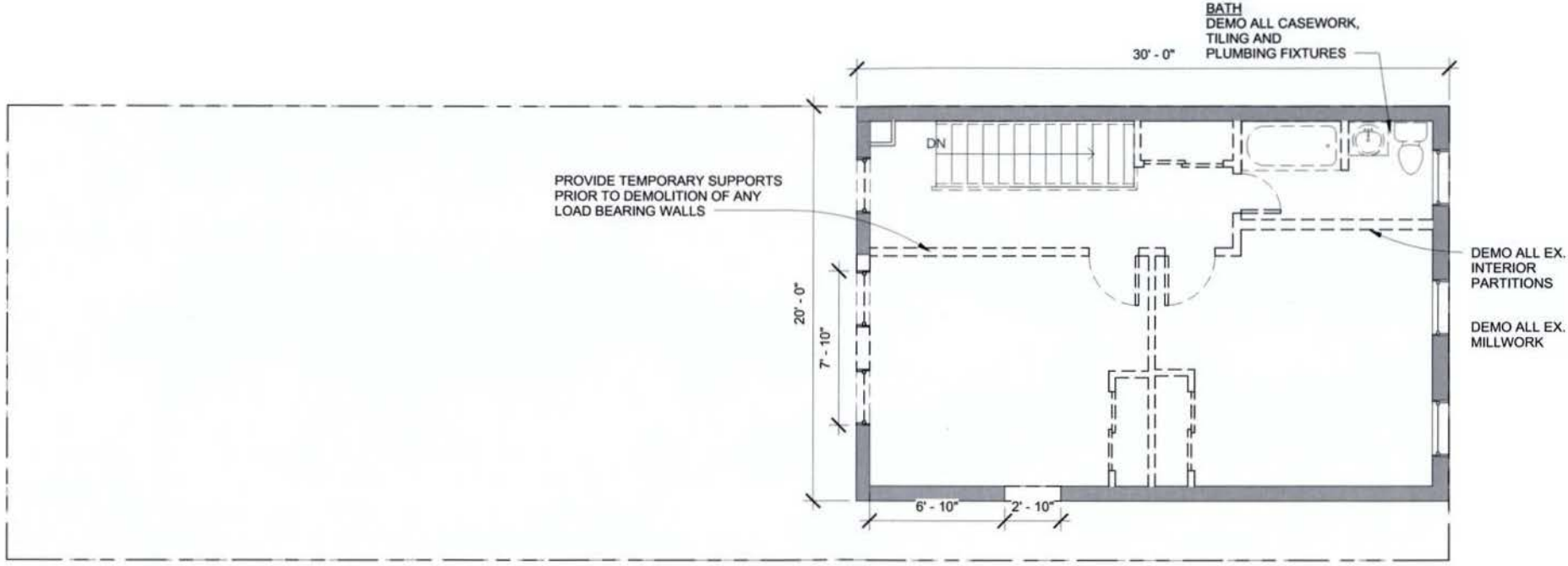
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FIRST FLOOR EXISTING / DEMO

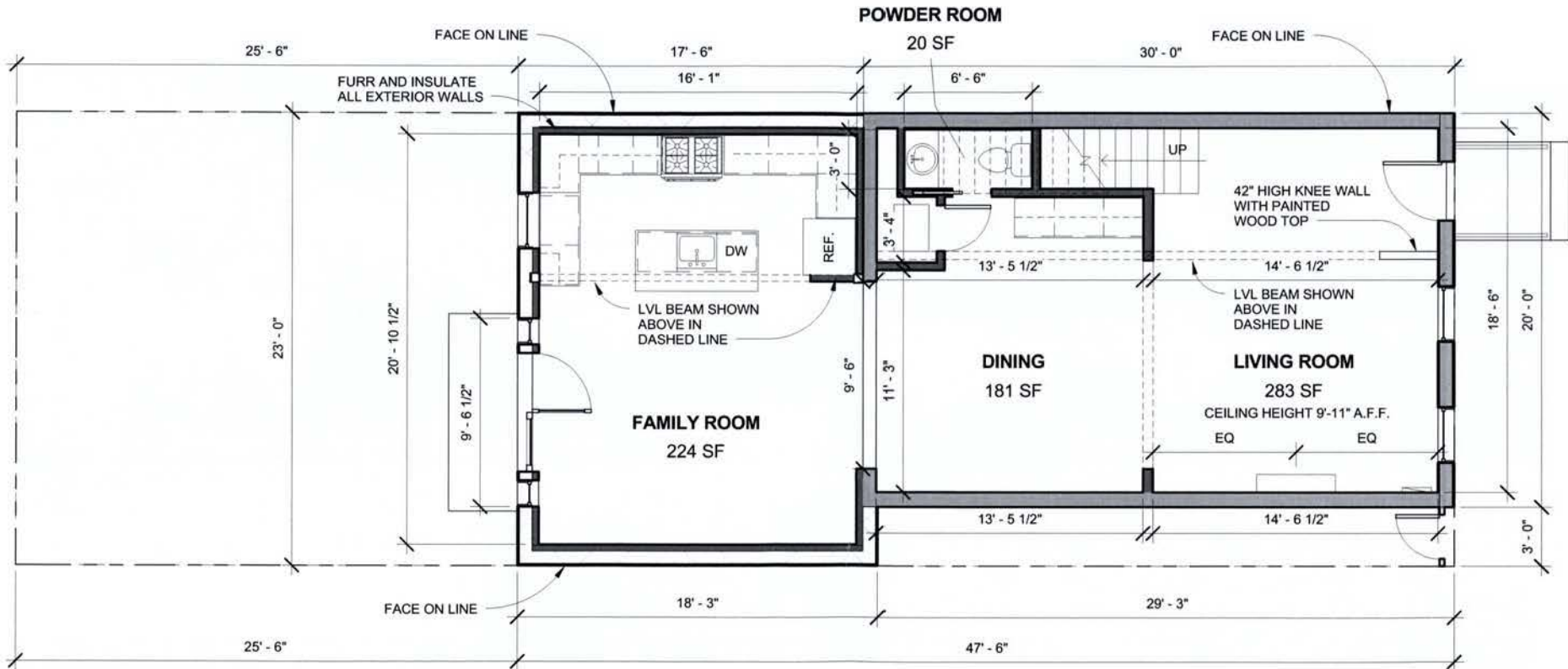
229 12TH ST., SE
WASHINGTON DC, 20003

A0005
JUNE, 23 2013

1 SECOND FLOOR DEMO
3/16" = 1'-0"



1 FIRST FLOOR PROPOSED
3/16" = 1'-0"



2013 JUL 24 PM 3:06

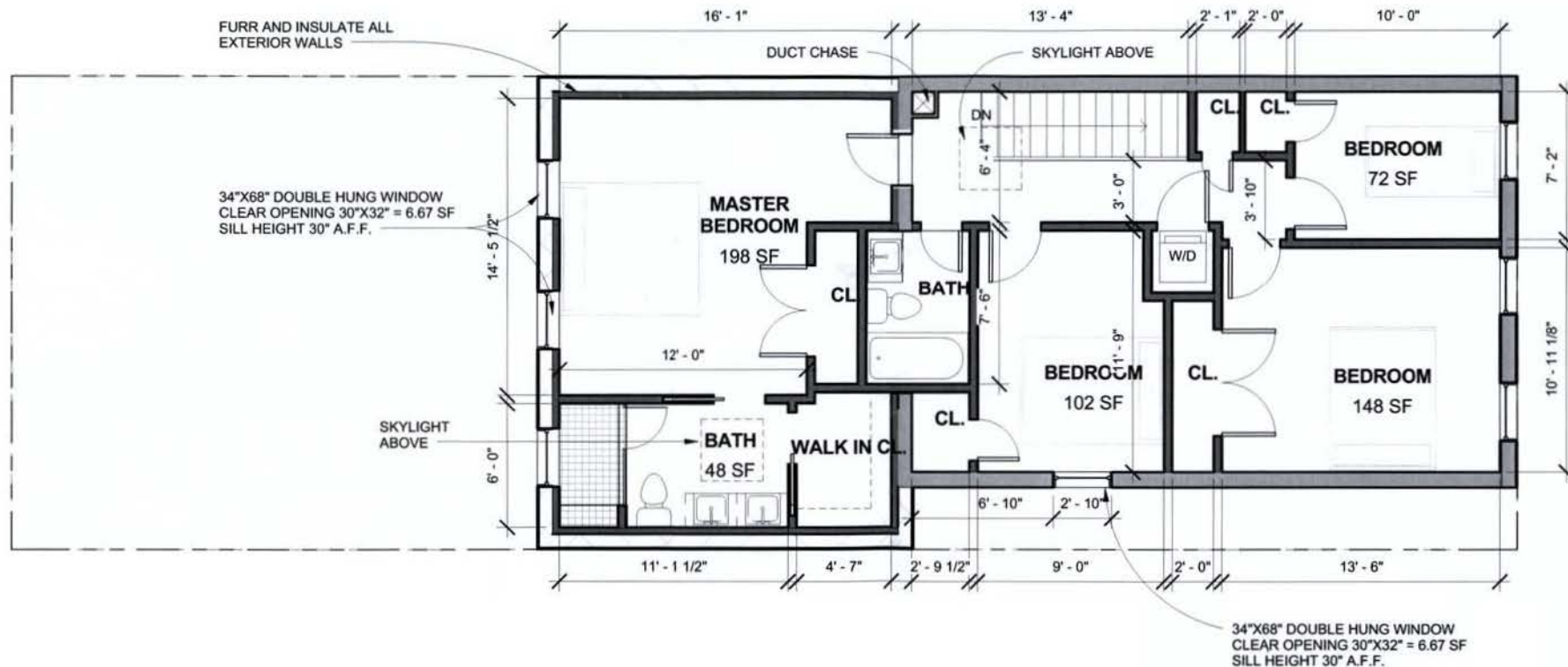
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FIRST FLOOR PROPOSED

A0007

JUNE, 23 2013

229 12TH ST., SE
WASHINGTON DC, 20003



1 SECOND FLOOR PROPOSED
3/16" = 1'-0"

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2013 JUL 24 PM 3:06

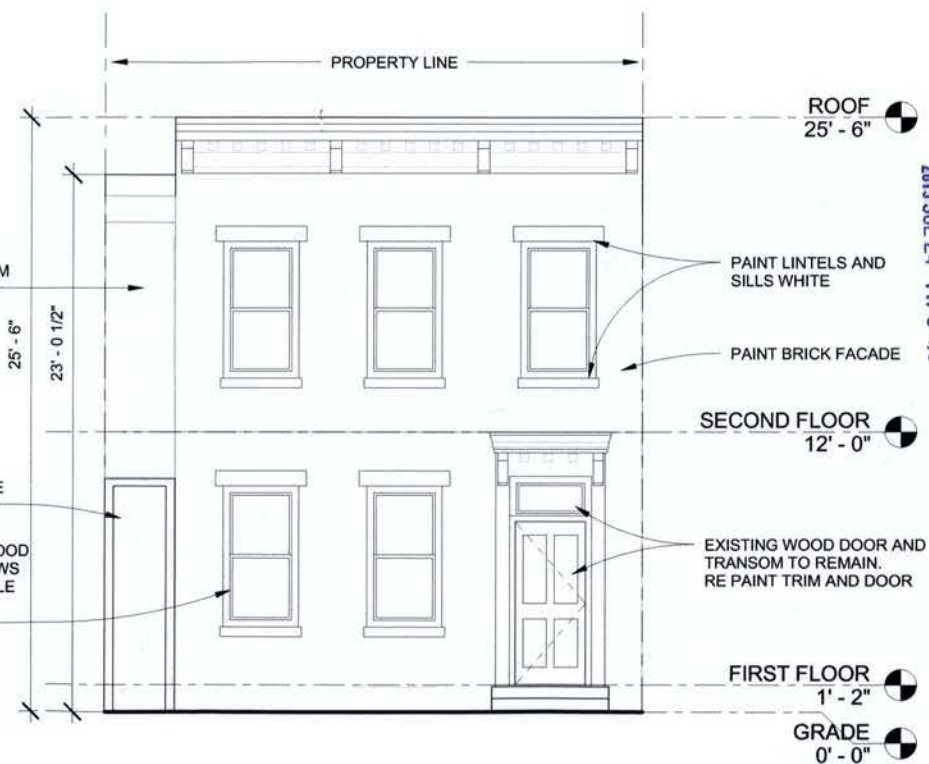
EAST ELEVATIONS EXISTING AND PROPOSED EAST

JUNE, 23 2013

A0009



1 EXISTING EAST ELEVATION
3/16" = 1'-0"



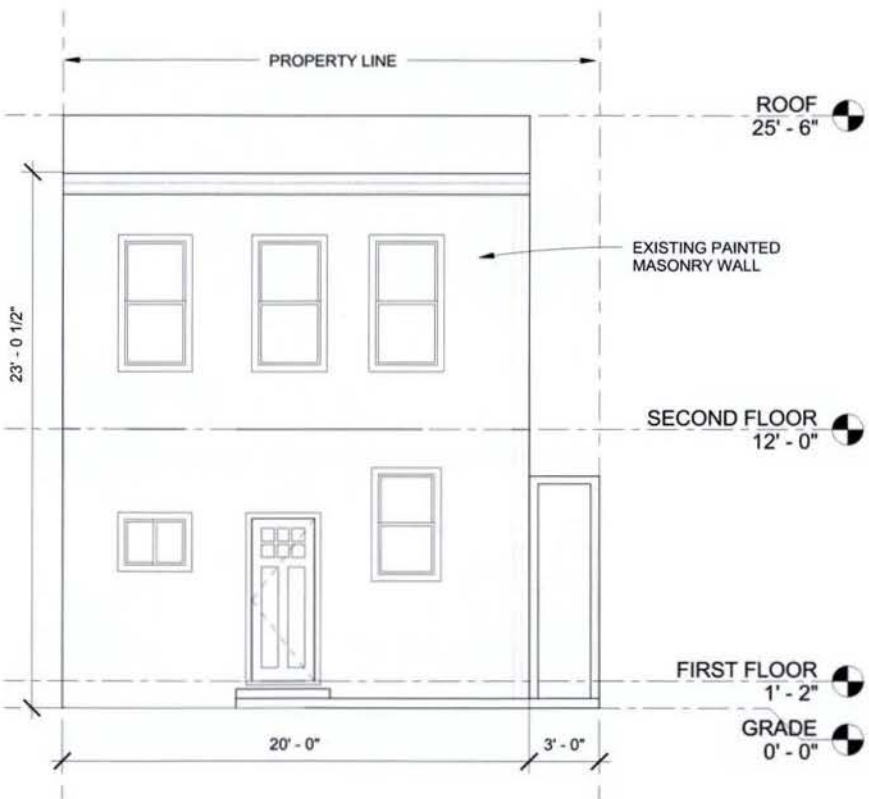
2 PROPOSED EAST ELEVATION
3/16" = 1'-0"

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D.C. OFFICE OF ZONING
2013 JUL 24 PM 3:06

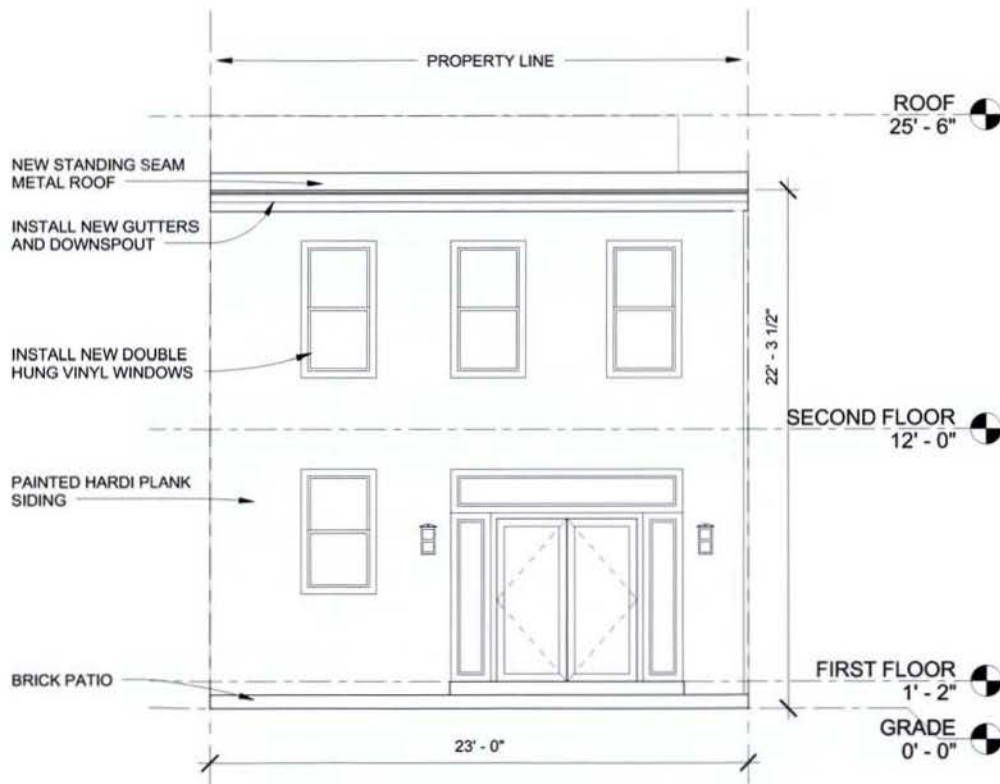
WEST ELEVATIONS EXISTING AND PROPOSED

JUNE 23 2013

A0010



1 EXISTING WEST ELEVATION
3/16" = 1'-0"



2 PROPOSED WEST ELEVATION
3/16" = 1'-0"