

PROJECT DATA

OWNER:

JONAS STIKLORIUS
119 12TH STREET SE
WASHINGTON, DC 20003

ZONING DATA:

LOT: 50
SQUARE: 989
LOT AREA: 2115 SF
ZONE: R-4
USE GROUP: R-3
CONSTRUCTION TYPE: 3B

THREE STORY ROW DWELLING

TWO FAMILY FLAT

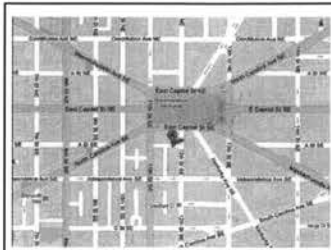
FIRE ALARM: NO

SPRINKLER: YES

FIRE DETECTION: HARD WIRED AND INTERCONNECTED

SMOKE DETECTORS W/ BATTERY BACKUP

ACCESSIBILITY: NO



VICINITY MAP (NTS)

	EXISTING	PROPOSED	MAXIMUM
LOT COVERAGE	1315.5 SF	1480.5 SF	1269 SF
(PERCENTAGE)	62%	70%	60%
REAR YARD	44'-5"	NO CHANGE	20' MINIMUM
OPEN COURT	N/A	N/A	N/A
SIDE YARD	N/A	N/A	N/A
HEIGHT	35'	NO CHANGE	3 STORIES/40'
STORIES	3+B	NO CHANGE	3+B
F.A.R.	N/A	N/A	NONE PRESCRIBED
SQUARE FOOTAGE			
CELLAR			
FIRST FLOOR			
SECOND FLOOR			
THIRD FLOOR			
GARAGE	N/A	301.5 SF	
TOTAL			

PROJECT DESCRIPTION:

NEW GARAGE AT REAR OF PROPERTY

APPLICABLE BUILDING CODES:

DCMR 11
IBC 2006
IRC 2006
DCMR 12-B, 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
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. 18643

EXHIBIT NO. 9

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GARAGE

Stiklorius Residence
119 12th Street SE
Washington, DC 20003

DRAWING INDEX

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REVISIONS

DATE COMMENTS

STIKLORIUS RESIDENCE
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FOWLER ARCHITECTS

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(202) 546-0896
www.fowler-architects.com

SEAL:

VERSION: BZA

DATE: 7-11-13

SCALE: N.T.S.

COVER SHEET

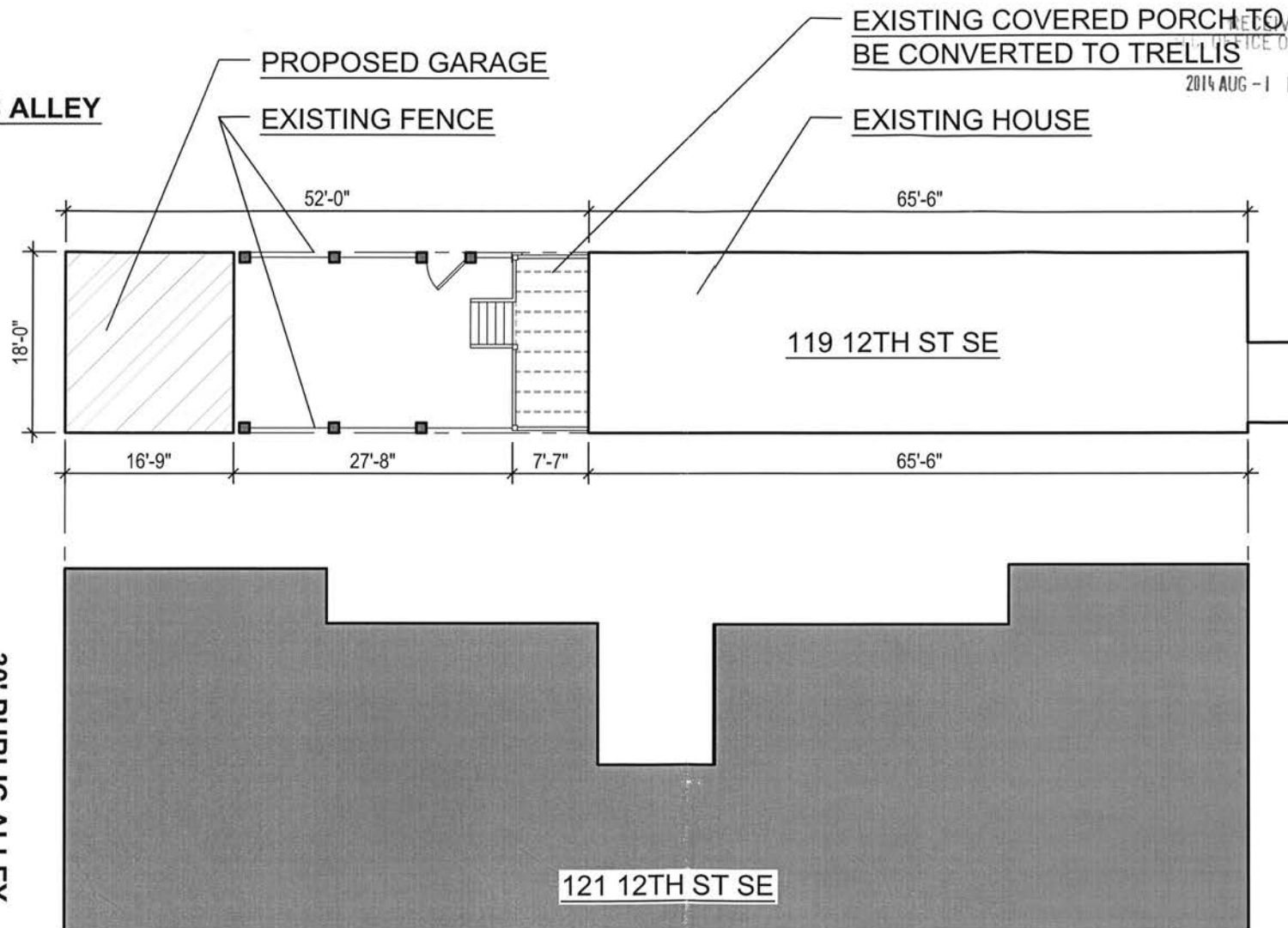
C-1

Board of Zoning Adjustment
District of Columbia

CASE NO.18643

EXHIBIT NO.9

30' PUBLIC ALLEY



30' PUBLIC ALLEY

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EXISTING COVERED PORCH TO
BE CONVERTED TO TRELLIS

PROPOSED GARAGE

EXISTING FENCE

EXISTING HOUSE

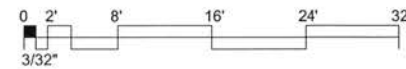
119 12TH ST SE

121 12TH ST SE

12TH STREET SE

1
C-2

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



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SITE PLAN

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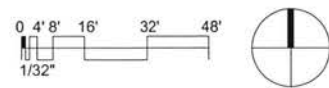
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SCALE: 1/32"=1'-0"

BLOCK SITE PLAN

C-3



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





1 REAR OF HOUSE
C-4



2 REAR YARD
C-4

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COVER SHEET

C-4



1
C-5

VIEW FROM ALLEY, LOOKING WEST



2
C-5

VIEW FROM ALLEY, LOOKING EAST

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COVER SHEET

C-5



1
C-6

VIEW FROM ALLEY, LOOKING SOUTH



2
C-6

VIEW FROM ALLEY, LOOKING NORTH

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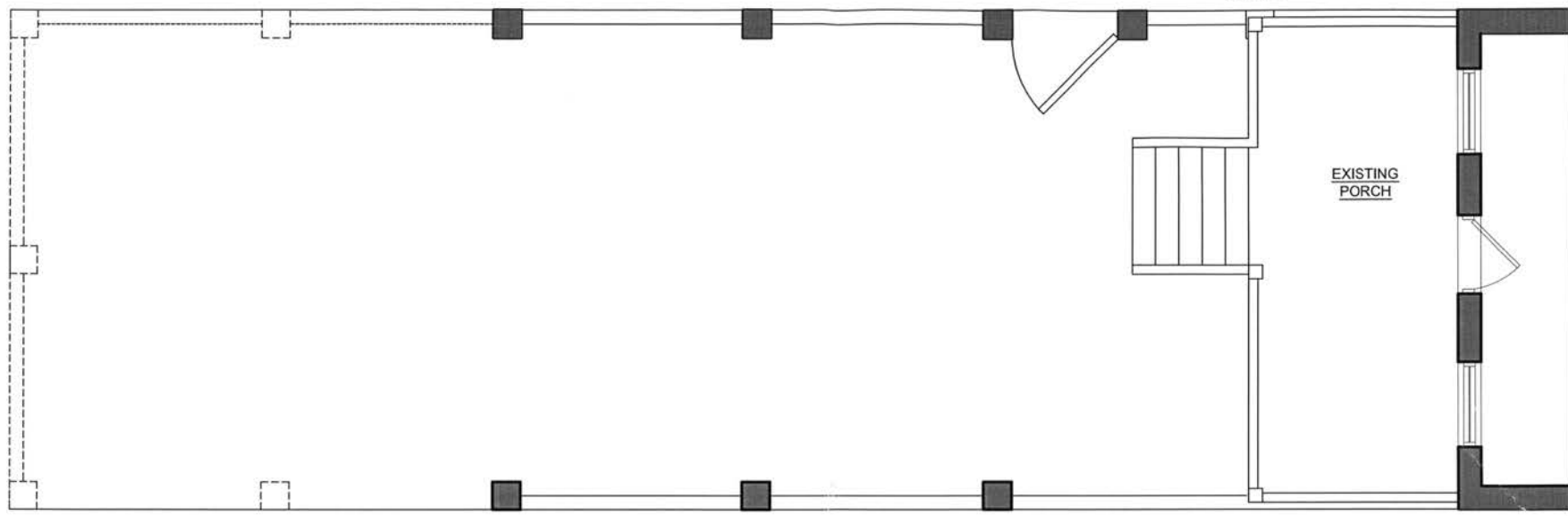
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COVER SHEET

C-6

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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.

1 YARD DEMOLITION PLAN
D-1 SCALE: 1/4"=1'-0"

LEGEND:

- EXISTING PARTITION TO REMAIN
 - - - - - EXISTING PARTITION TO BE REMOVED
 - EXISTING DOOR TO REMAIN
 - - - - - EXISTING DOOR TO BE REMOVED
- 0 1' 2' 4' 8' 16'
1/4"



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YARD
DEMOLITION PLAN
D-1

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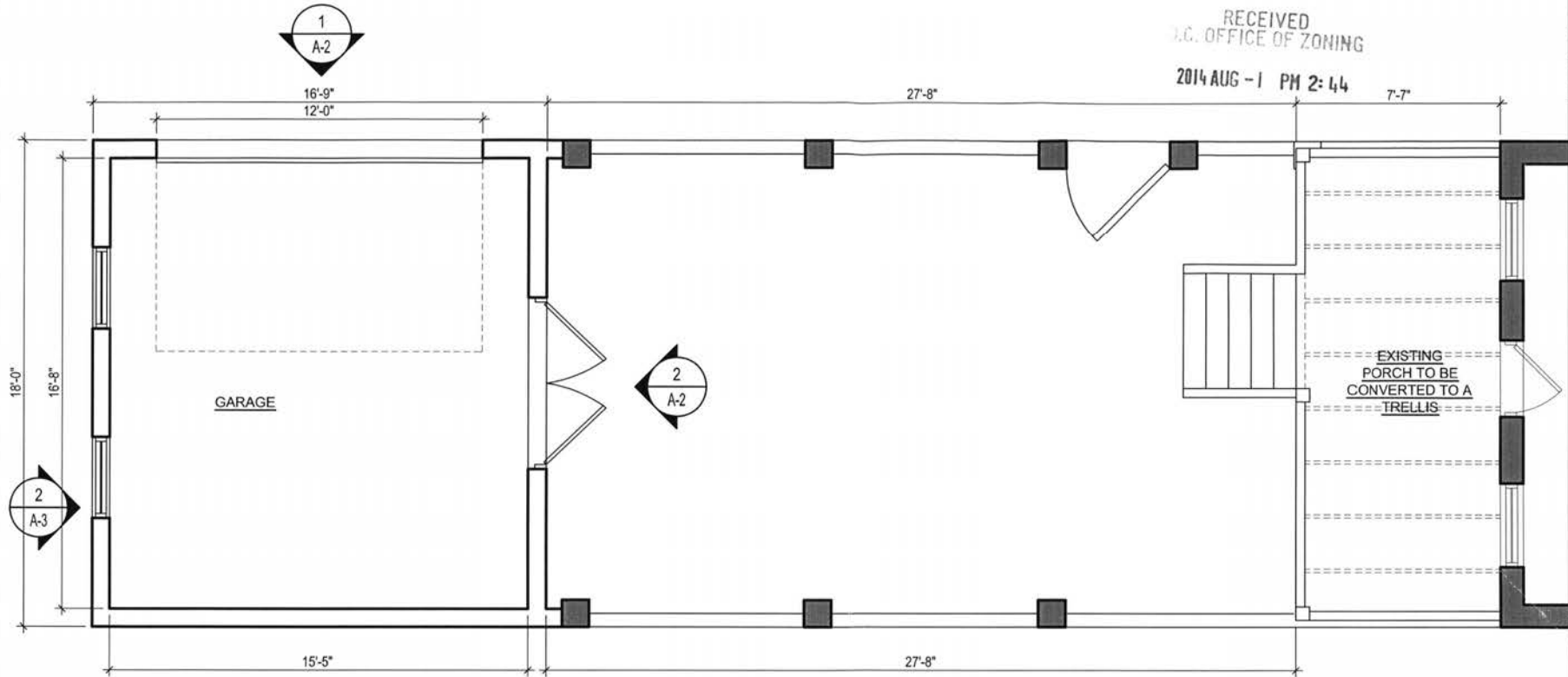
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DATE: 7-11-13
SCALE: 3/16"=1'-0"

GARAGE PLAN

A-1

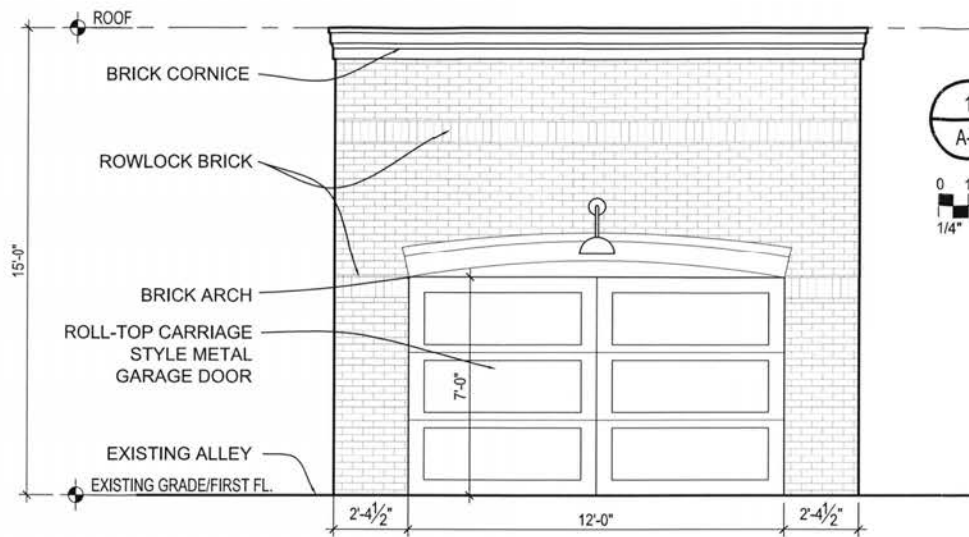


1 GARAGE PLAN
A-1 SCALE: 1/4"=1'-0"

LEGEND:

- EXISTING PARTITION TO REMAIN
- NEW PARTITION





1 SIDE ALLEY ELEVATION (NORTH)
A-2 SCALE: 1/4"=1'-0"



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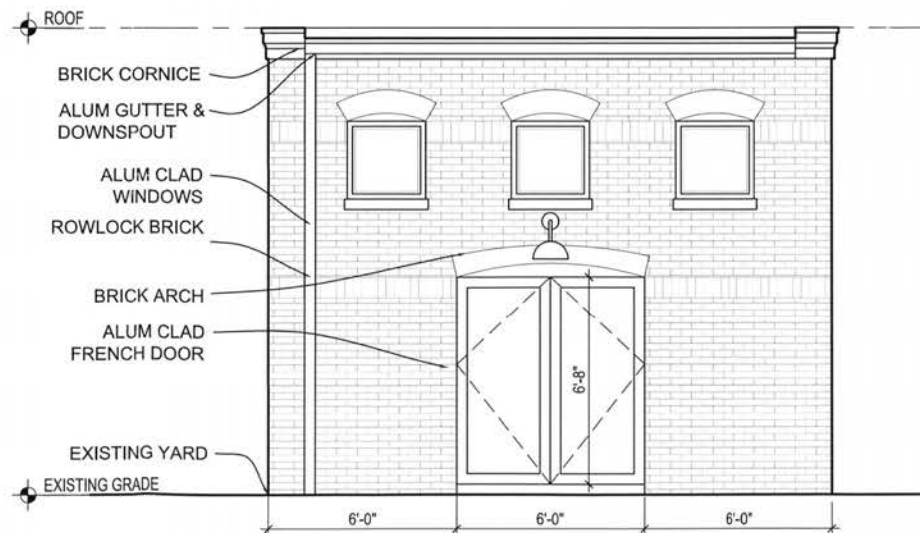
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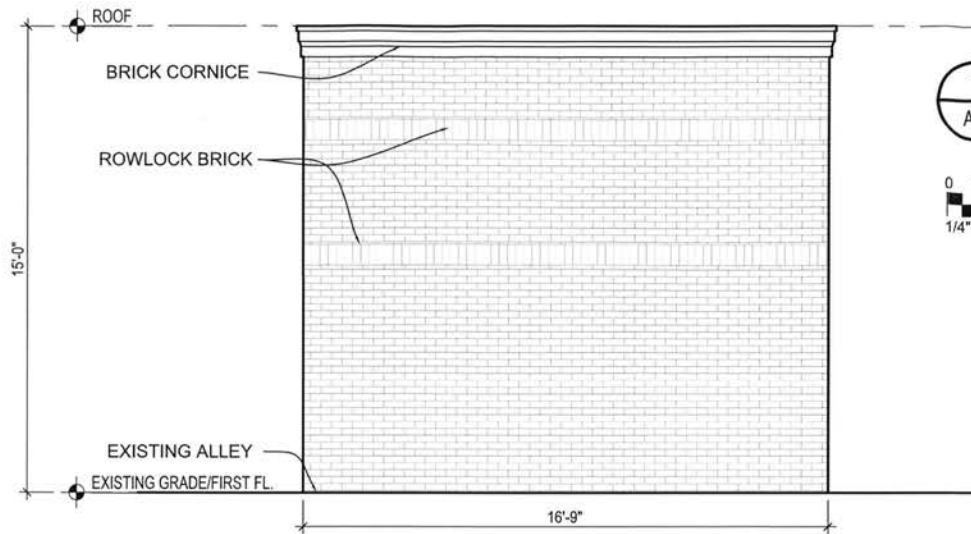
VERSION: BZA
DATE: 7-11-13
SCALE: 3/16"=1'-0"

EXTERIOR ELEVATIONS

A-2



2 YARD ELEVATION (EAST)
A-2 SCALE: 1/4"=1'-0"



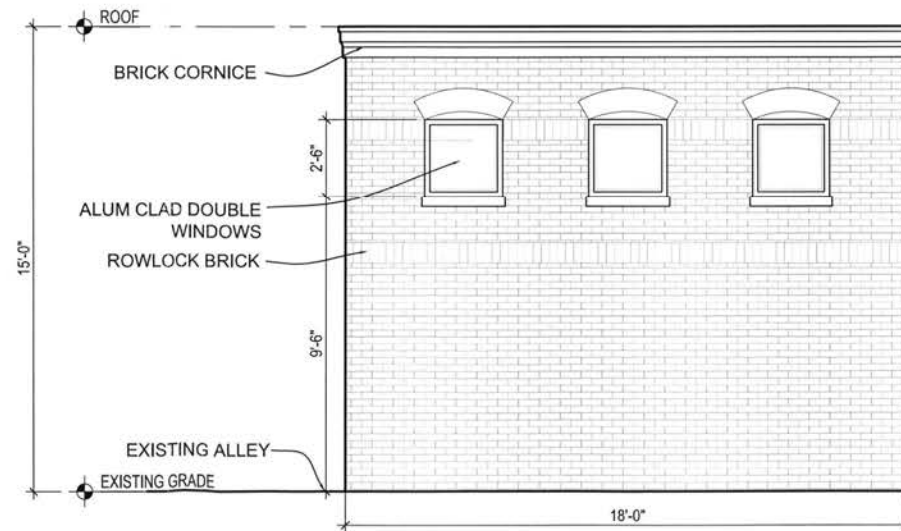
1
A-3

SIDE ELEVATION (SOUTH)

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



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2
A-3

REAR ALLEY ELEVATION (WEST)

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

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EXTERIOR ELEVATIONS

A-3