

PROJECT DATA

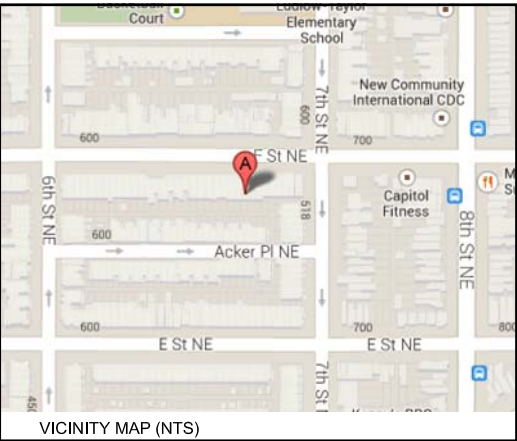
OWNER:
JOE AND JANET GREGOR
651 F STREET NE
WASHINGTON, DC 20002

ZONING DATA:

LOT: 0204
SQUARE: 0861
LOT AREA: 1280 SF
ZONE: R-4
USE GROUP: R-3
CONSTRUCTION TYPE: 3B

TWO STORY PLUS BASEMENT ROW DWELLING
SINGLE FAMILY DWELLING

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	846 SF	NO CHANGE	768 SF
(PERCENTAGE)	66.1%	NO CHANGE	60.0%
REAR YARD	26'-8"	NO CHANGE	20.0' MINIMUM
OPEN COURT	4'-4"	0'	6.0' MIN
SIDE YARD	N/A	N/A	8.0' MIN
HEIGHT	25'	NO CHANGE	40'
STORIES	2+B	NO CHANGE	3+B
F.A.R.	N/A	N/A	NONE PRESCRIBED
SQUARE FOOTAGE			
BASEMENT	701 SF	NO CHANGE	
FIRST FLOOR	810 SF	880 SF	
SECOND FLOOR	810 SF	880SF	
TOTAL	2321 SF	2461 SF	
GARAGE	N/A	N/A	

PROJECT DESCRIPTION:

EXISTING DOGLEG TO BE ENCLOSED ON FIRST AND SECOND FLOOR.
KITCHEN AND BATHROOM TO BE RENOVATED. NEW MASTER
BATHROOM ON SECOND FLOOR.

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

ADDITION

651 F STREET NE

Washington, DC 20002

DRAWING INDEX

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REVISIONS

#	DATE	COMMENTS

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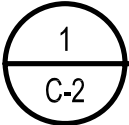
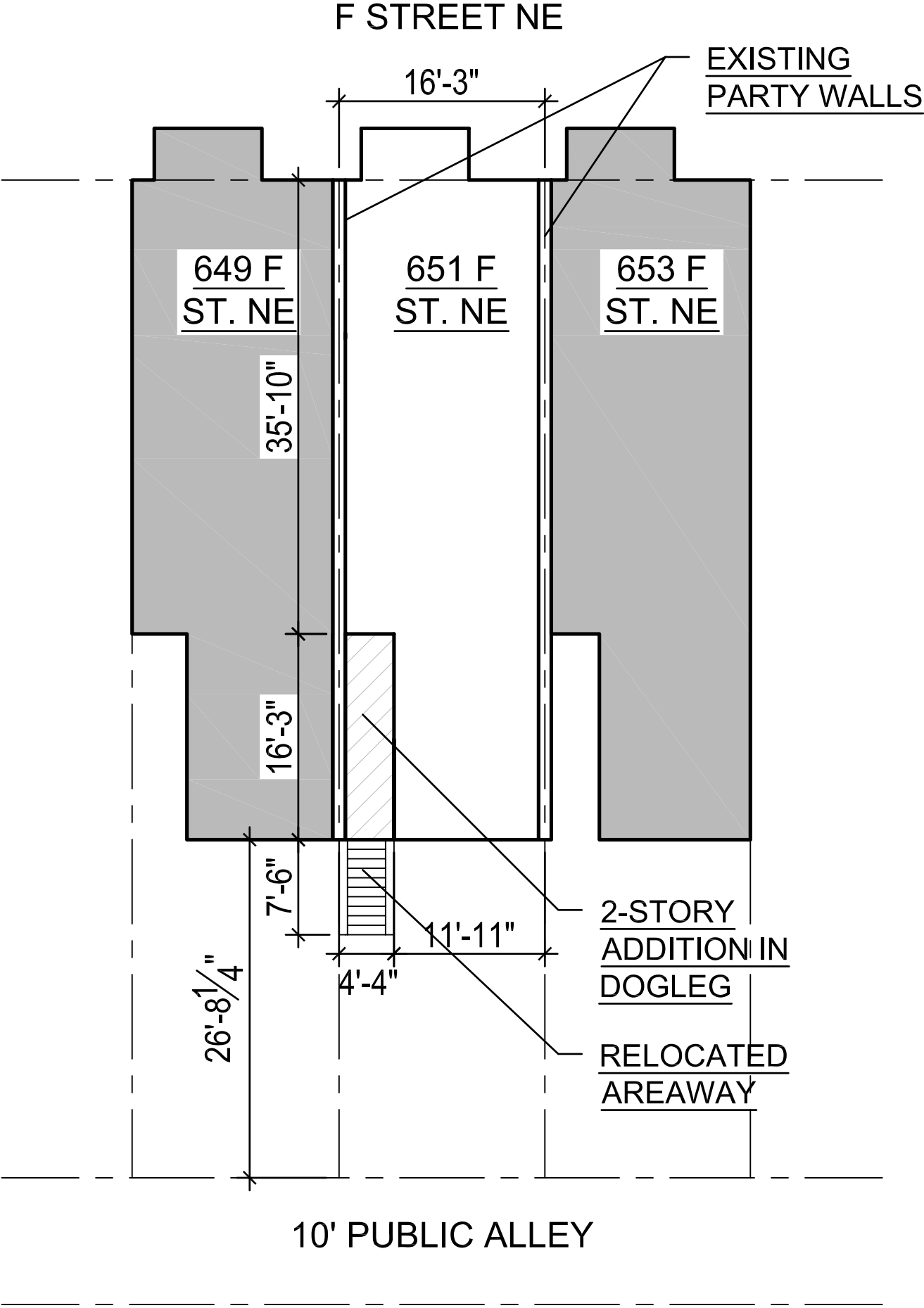
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SCALE: N.T.S.

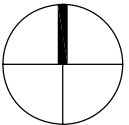
COVER SHEET

C-1

Board of Zoning Adjustment
District of Columbia
CASE NO.18730
EXHIBIT NO.7



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



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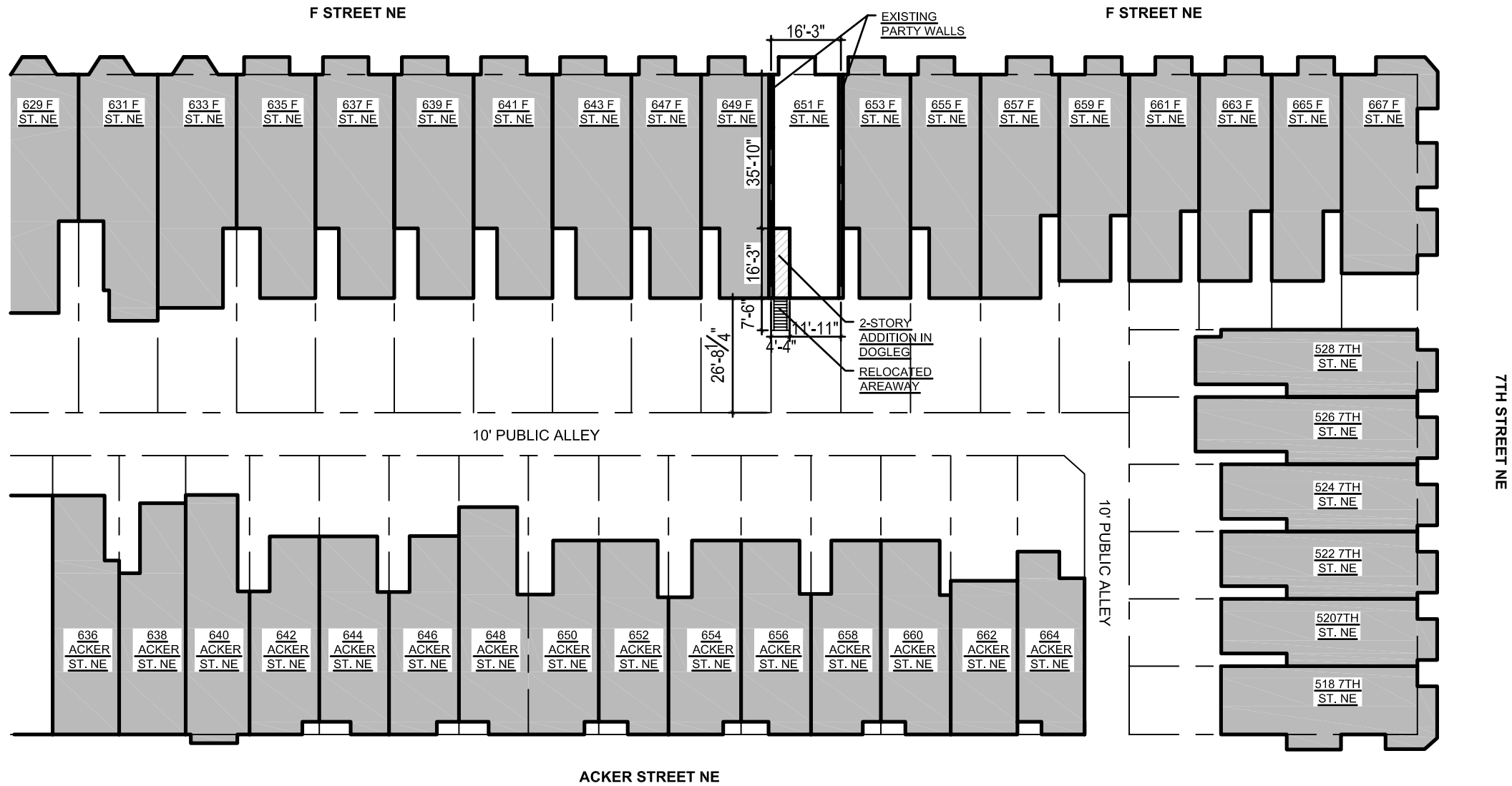
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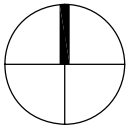
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SCALE: 3/32"=1'-0"

SITE PLAN
C-2



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



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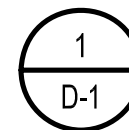
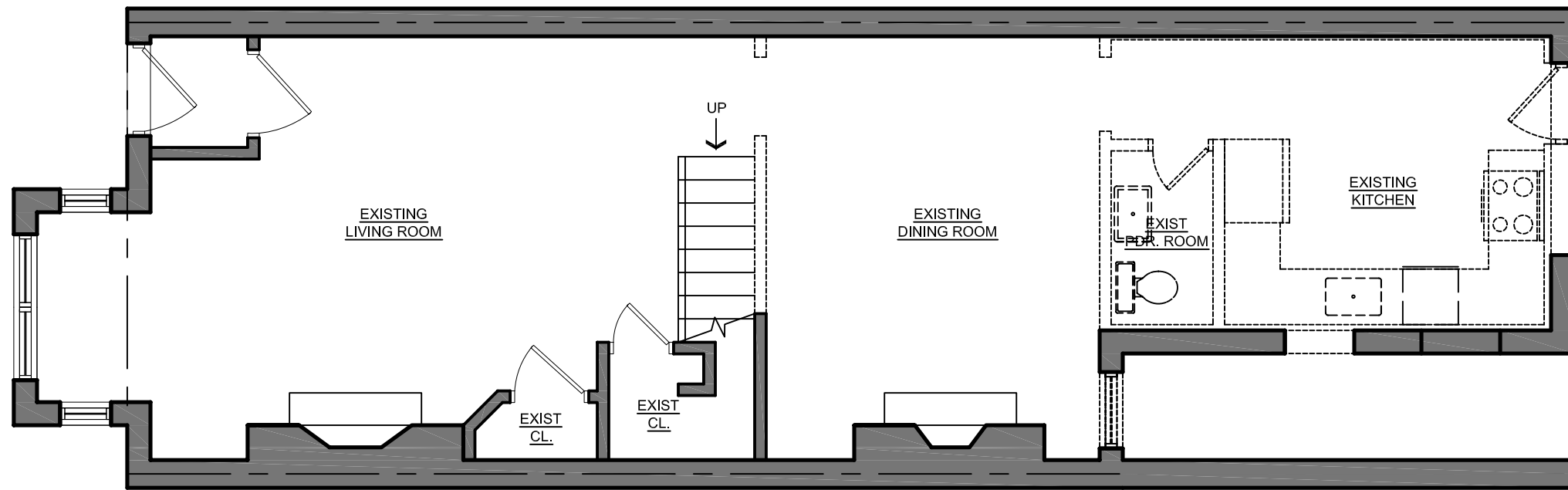
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BLOCK SITE PLAN
C-3

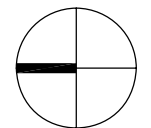
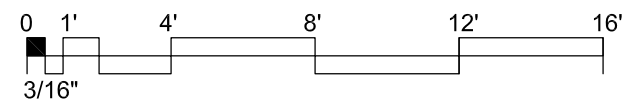


FIRST FLOOR DEMOLITION PLAN

SCALE: 3/16"=1'-0"

LEGEND:

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



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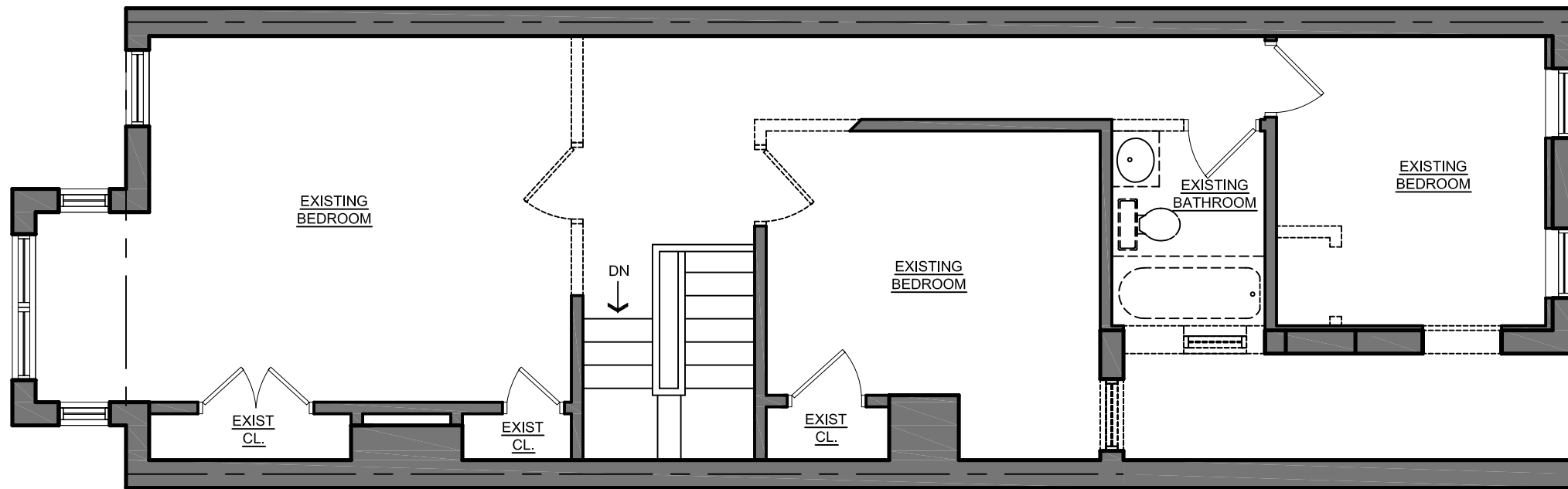
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SCALE: 3/16"=1'-0"

FIRST FLOOR
DEMOLITION PLAN
D-1



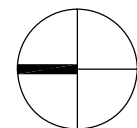
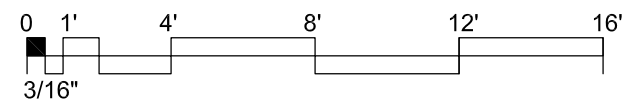
1
D-2

SECOND FLOOR DEMOLITION PLAN

SCALE: 3/16"=1'-0"

LEGEND:

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



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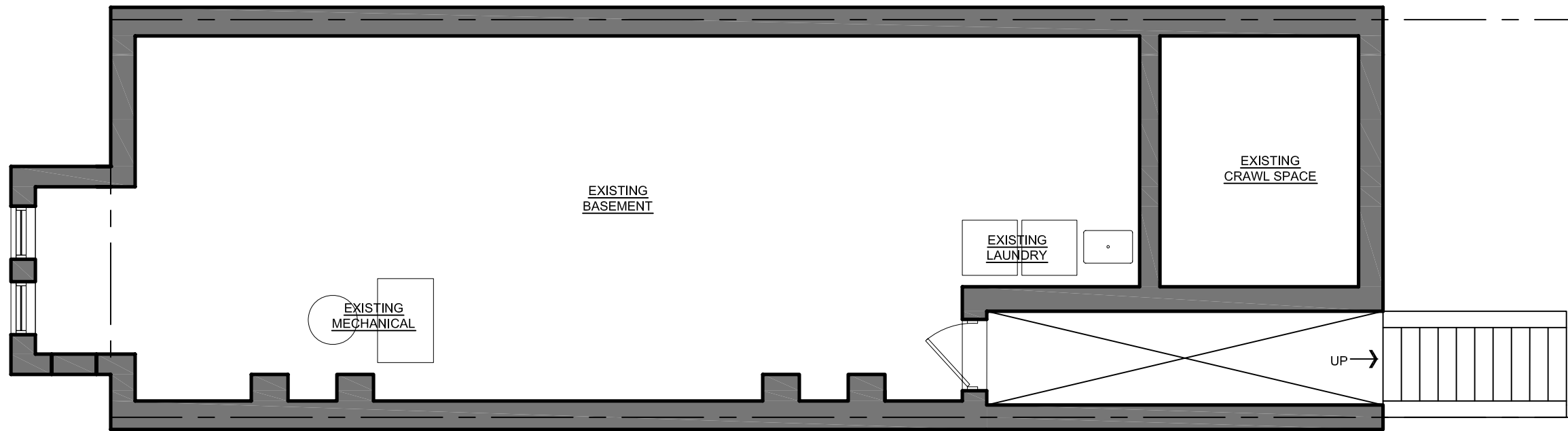
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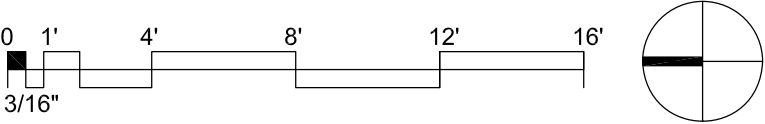
SECOND FLOOR
DEMOLITION PLAN

D-2



1 BASEMENT PLAN
A-1 SCALE: 3/16"=1'-0"

- LEGEND:**
- EXISTING PARTITION TO REMAIN
 - NEW PARTITION



REVISIONS		
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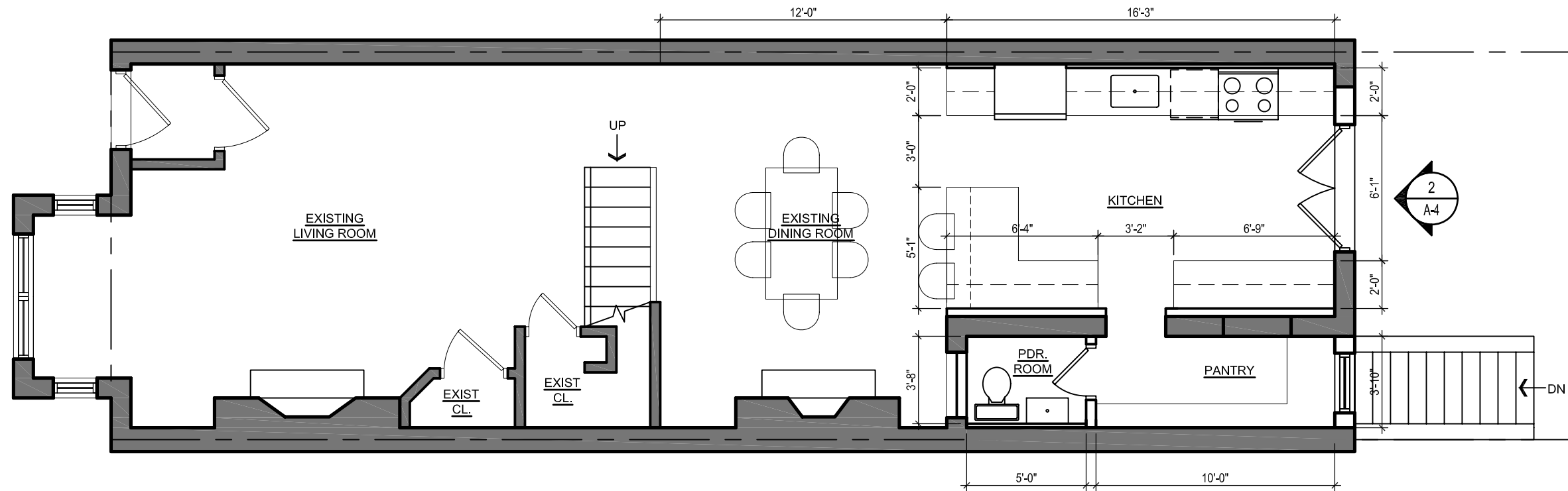
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SCALE: 3/16"=1'-0"

BASEMENT PLAN
A-1

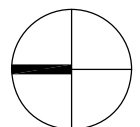
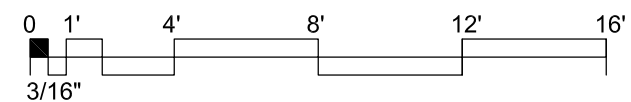


1
A-2

FIRST FLOOR PLAN
SCALE: 3/16"=1'-0"

LEGEND:

- EXISTING PARTITION TO REMAIN
- NEW PARTITION



REVISIONS		
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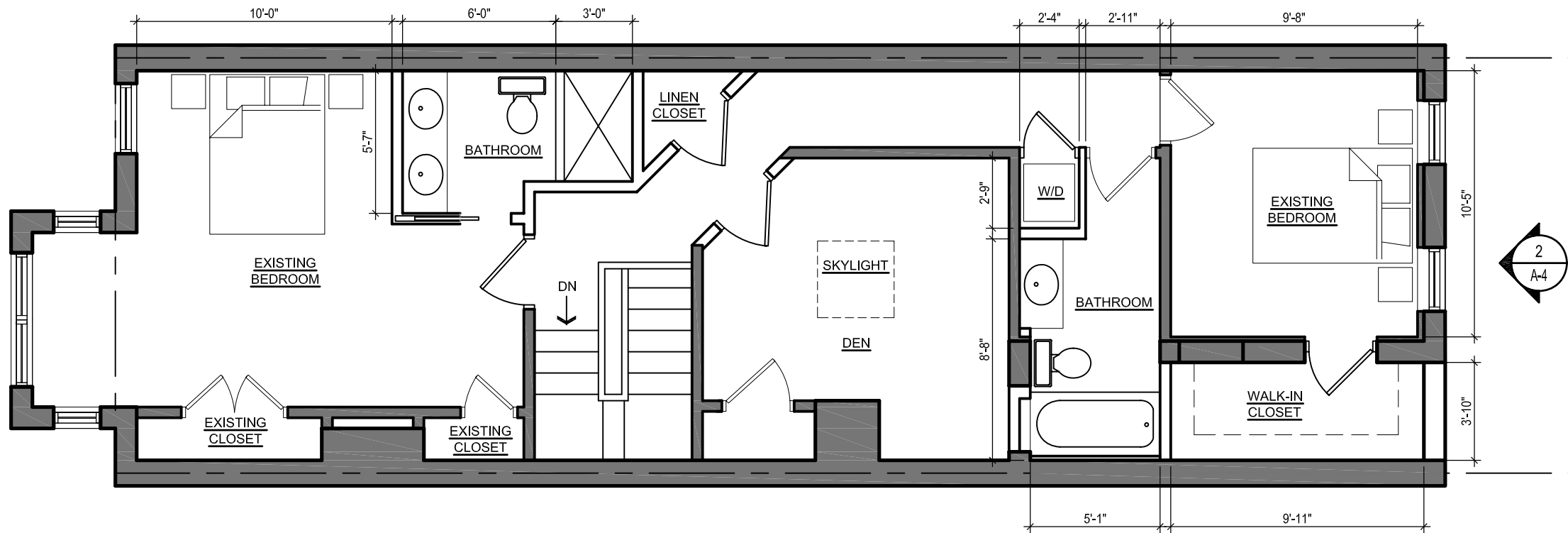
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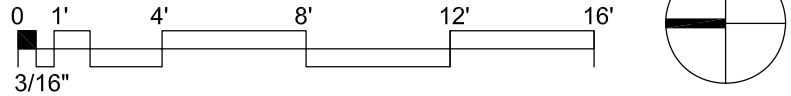
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DATE: 11-15-13
SCALE: 3/16"=1'-0"

FIRST FLOOR PLAN
A-2



1 SECOND FLOOR PLAN
A-3 SCALE: 3/16"=1'-0"

- LEGEND:
- EXISTING PARTITION TO REMAIN
 - NEW PARTITION



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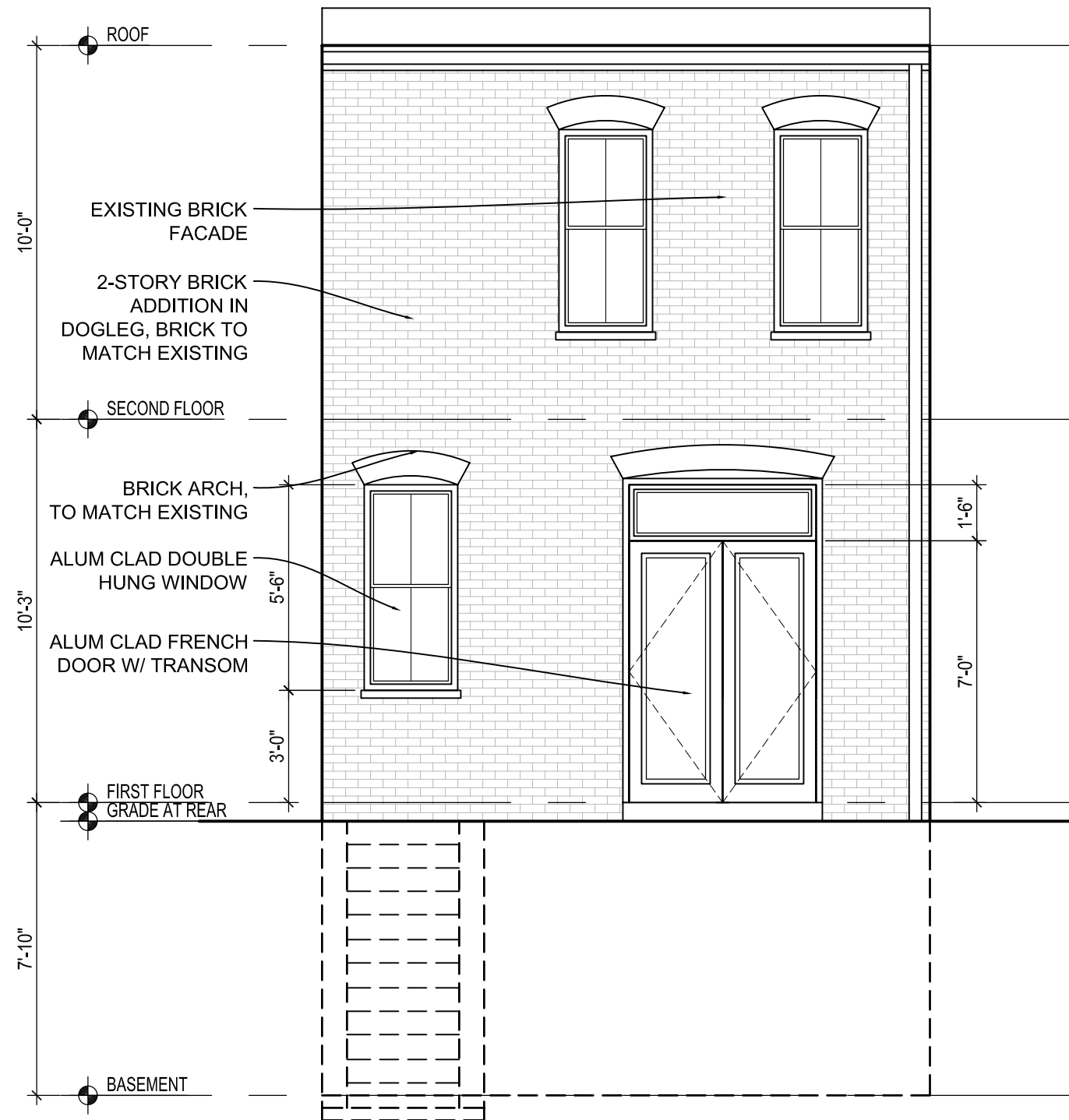
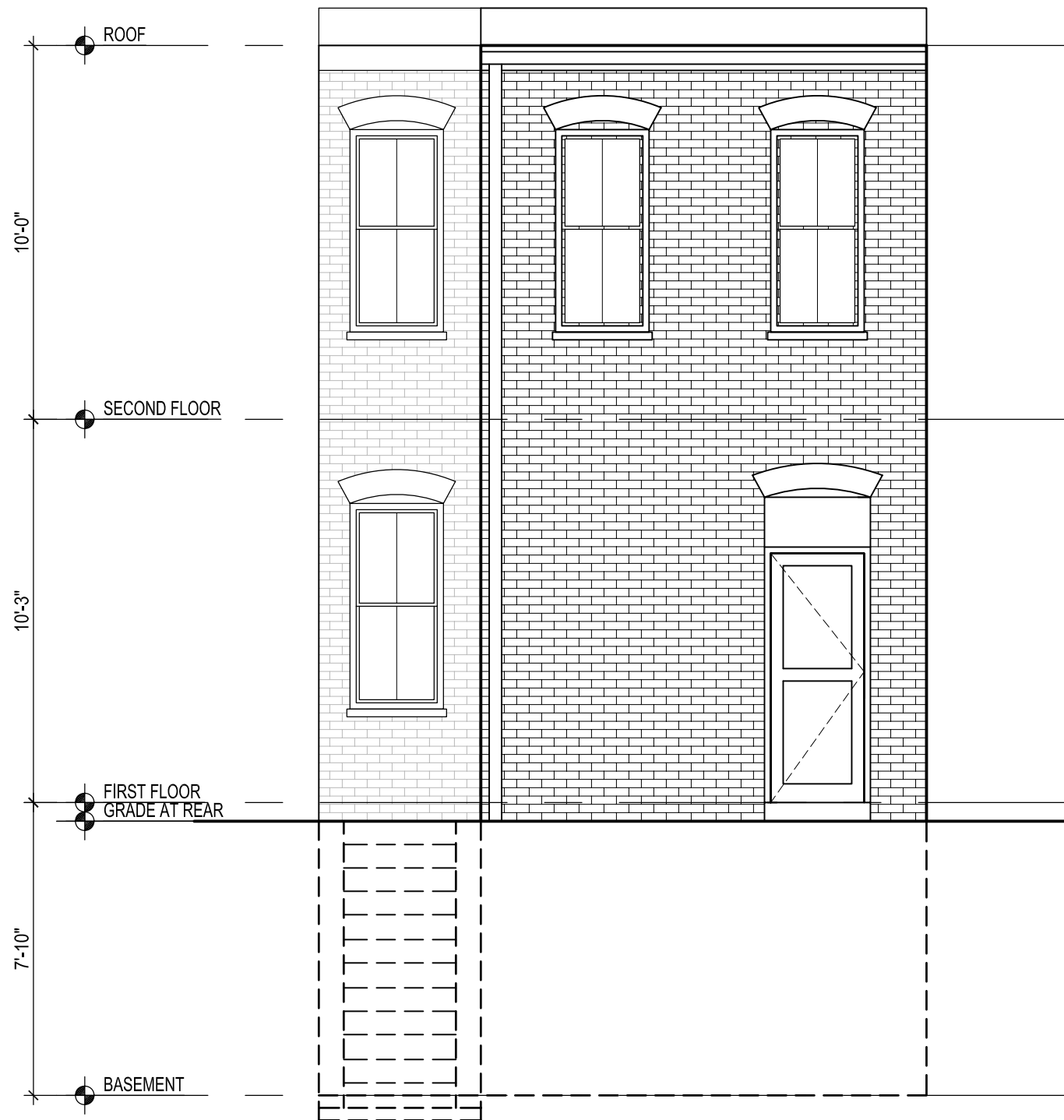
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SECOND FLOOR PLAN

A-3



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EXTERIOR ELEVATION

A-4