

## SITE INFORMATION

ADDRESS 504 12TH STREET, NE  
WASHINGTON, DC 20003  
LOT: 0034  
SQUARE: 0984  
ZONING: R-4  
LOT AREA: 1,440 SF  
EXISTING LOT COVERAGE 898.4 SF (62.39%)  
PROPOSED ADDITION 101.75 SF  
PROPOSED LOT COVERAGE: 946.15 SF (65.7%)  
DISTURBED AREA  
VOLUME OF EXCAVATION

## DRAWING LIST

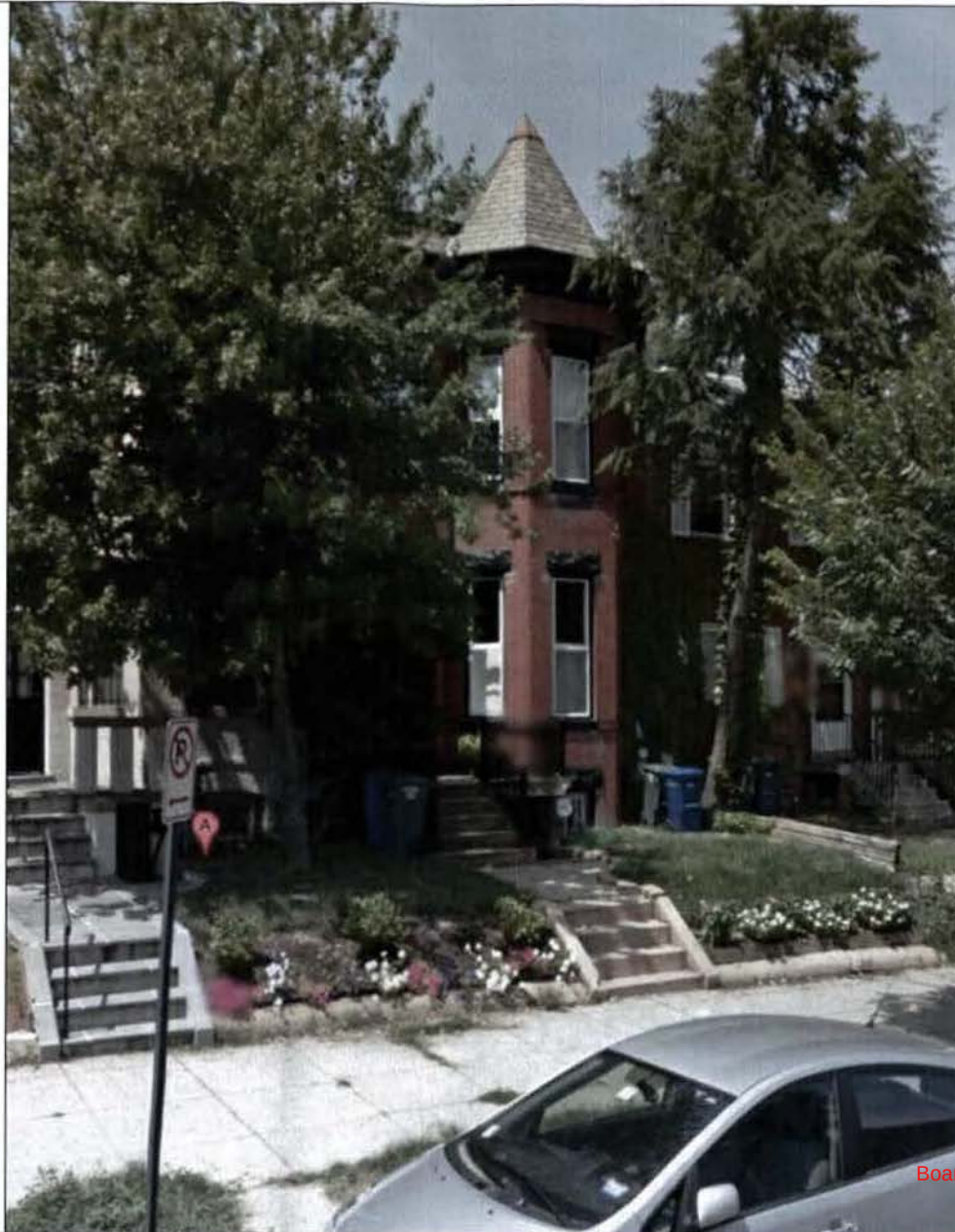
A0 TITLE SHEET  
DISTRICT OF COLUMBIA SURVEYOR PLAT  
A1 ZONING PLANS  
A2 1ST FLOOR PLANS  
A3 2ND FLOOR PLANS  
A4 ROOF PLANS  
A8 EXISTING EXTERIOR ELEVATIONS  
A9 PROPOSED EXTERIOR ELEVATIONS

## GENERAL NOTES

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT CITY, COUNTY, AND STATE BUILDING CODES INCLUDING THE 2008 IRC AND ALL OTHER APPLICABLE CODES TO EACH TRADE.
2. ALL DIMENSIONS TO BE VERIFIED IN FIELD.
3. ALL DIMENSIONS ARE TO FACE OF MATERIAL, TYP.
4. ANY NECESSARY SUPPLEMENTAL PERMITS TO BE OBTAINED BY TRADE PROFESSIONALS UNDER CONTRACTOR COORDINATION.
5. SEPARATE ALL DEMOLITION WASTE AND RECYCLE AS FEASIBLE. DIVERT GOAL OF 50% WASTE FROM LANDFILL BY RECYCLING CONSTRUCTION MATERIAL AND PACKAGING, DRYWALL REPROCESSING, DONATIONS TO COMMUNITY FORKLIFT, AND ANY OTHER MEANS FEASIBLE.
6. VIF ALL STRUCTURAL LOAD BEARING WALLS BEFORE DEMOLITION.
7. TREAT FOR TERMITES AS NECESSARY AFTER DEMOLITION AND BEFORE RENOVATION OR NEW CONSTRUCTION.
8. ALL PAINT AND ADHESIVES TO LOW VOC
9. SEAL OFF CONSTRUCTION WORK ZONES FROM LIVING AREAS.
10. COVER AND SEAL ALL HVAC VENTS IN WORK AREA PRIOR TO COMMENCING WORK AND KEEP SEALED DURING THE DURATION OF CONSTRUCTION.
11. ALL CLOTHES WASHERS TO HAVE DRAIN PAN
12. VENT ALL DRYERS AND EXHAUST VANS DIRECTLY OUTDOORS WITH MAX 1 90° TURN
13. ALL TRIM TO BE MINIMUM 4" AND COORDINATED WITH OWNERS FOR PROFILE
14. ALL CONSTRUCTED WALLS TO HAVE BASE MOLDING AND TOE KICKS. COORDINATE PROFILE WITH OWNER.
15. ALL TRIM TO BE PRIMED AND PAINTED. COLOR COORDINATION WITH OWNER

BOARD OF ZONING ADJUSTMENT  
District of Columbia

CASE NO. 18755  
EXHIBIT NO. 11



## CRADDOCK RESIDENCE

504 12TH STREET NE  
WASHINGTON, DC  
20002

## RENOVATION PROJECT

## HARDWICK STUDIO, PLLC

GAY WIERDSMA  
HARDWICK  
A.I.A., LEED AP, MBA

3505 KENT STREET  
KENSINGTON, MD 20895  
202.455.6733  
GAY@GREENARCHITECTDC.COM

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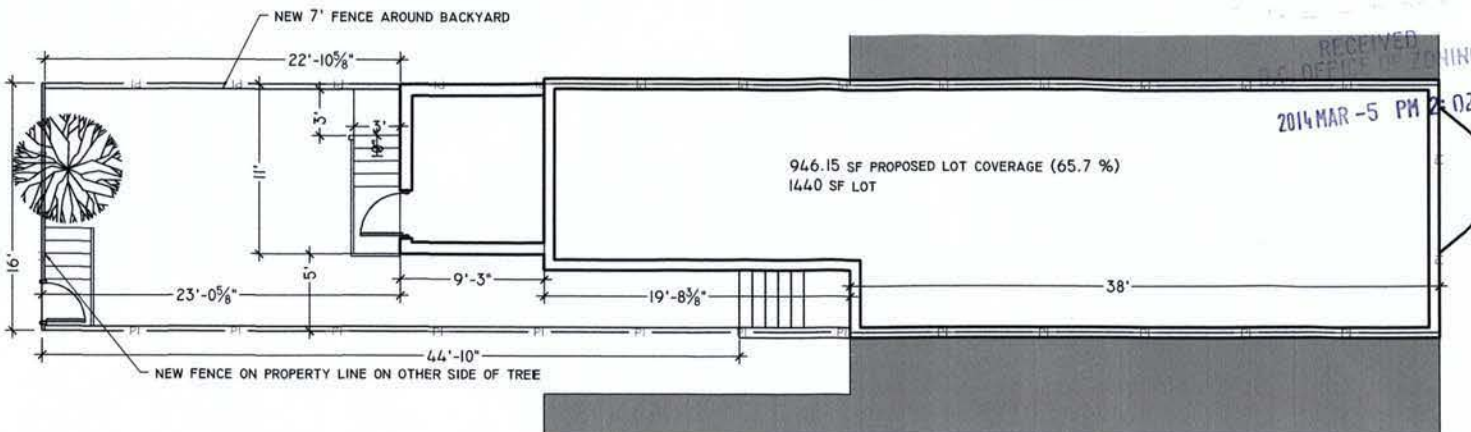


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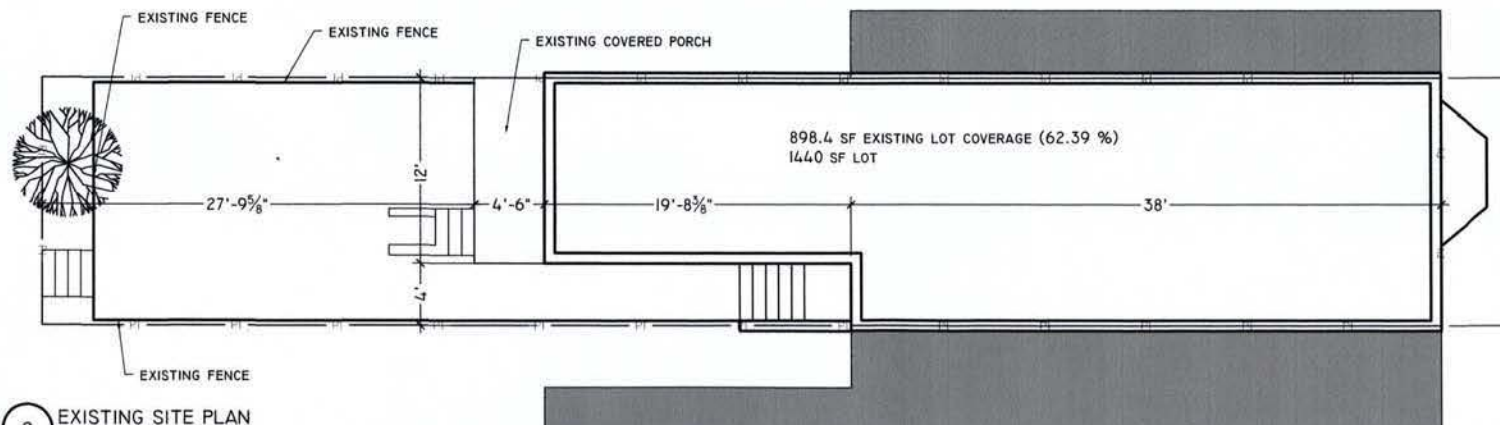
## TITLE

Board of Zoning Adjustment  
District of Columbia  
CASE NO 18755

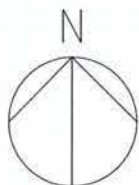
EXHIBIT NO.11



1 PROPOSED SITE PLAN  
SCALE: 1" = 1/4"



2 EXISTING SITE PLAN  
SCALE: 1" = 1/8"



### TABLE N102.1.1: INSULATION AND FENESTRATION REQUIREMENTS

BY COMPONENT (SEE A)  
CLIMATE ZONE  
FENESTRATION U-FACTOR  
SKYLIGHT U-FACTOR (SEE B)  
GLAZED FENESTRATION SHGC  
CEILING R VALUE  
WOOD FRAME WALL R-VALUE  
MASS WALL R-VALUE  
FLOOR R-VALUE  
BASEMENT WALL R-VALUE (SEE C)  
SLAB R-VALUE AND DEPTH (SEE D)  
CRAWL SPACE WALL R-VALUE (SEE C)

4A  
.35  
.6  
NR  
R49  
R18  
R5/R10  
R19  
R10/R15  
R10, 2'  
R10/R15

A. R-VALUES ARE MINIMUMS. U-FACTORS AND SHGC ARE MAXIMUMS. R19 SHALL BE PERMITTED TO BE COMPRESSED INTO A 2X6 CAVITY.  
B. THE FENESTRATION U-FACTOR COLUMN EXCLUDES SKYLIGHTS. THE SHGC COLUMN APPLIES TO ALL GLAZED FENESTRATION.  
C. THE FIRST R- VALUE APPLIES TO CONTINUOUS INSULATION, THE SECOND TO FRAMING CAVITY INSULATION; EITHER INSULATION MEETS THE REQUIREMENT.  
D. R5 SHALL BE ADDED TO THE REQUIRED SLAB EDGE R-VALUES FOR HEATED SLABS.  
E. THERE ARE NO SHGC REQUIREMENTS IN THE MARINE ZONE.  
F. OR INSULATION SUFFICIENT TO FILL THE FRAMING CAVITY, R19 MINIMUM.  
G: "13+5" MEANS R13 CAVITY INSULATION PLUS R5 INSULATED SHEATHING. IF STRUCTURAL SHEATHING COVERS 25% OR LESS OF THE EXTERIOR, INSULATING SHEATHING IS NOT REQUIRED WHERE STRUCTURAL SHEATHING IS USED. IF STRUCTURAL SHEATHING COVERS MORE THAN 25% OF EXTERIOR, STRUCTURAL SEATHING SHALL BE SUPPLEMENTED WITH INSULATED SHEATHING OF AT LEAST R2

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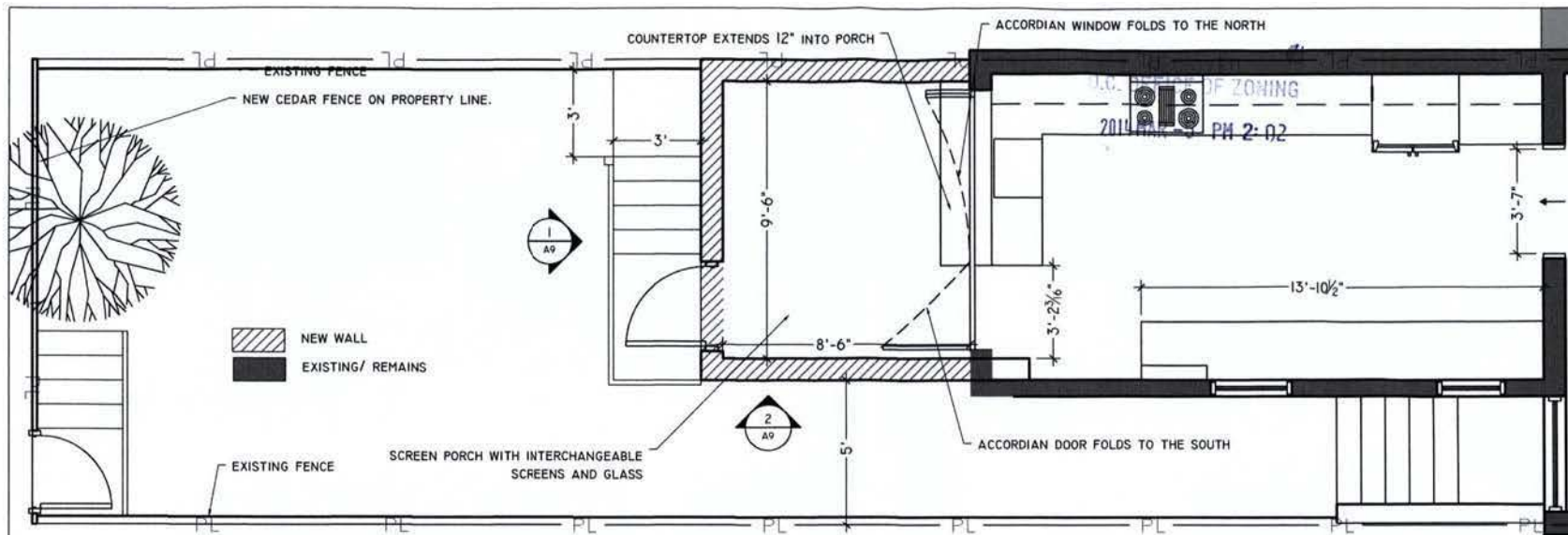
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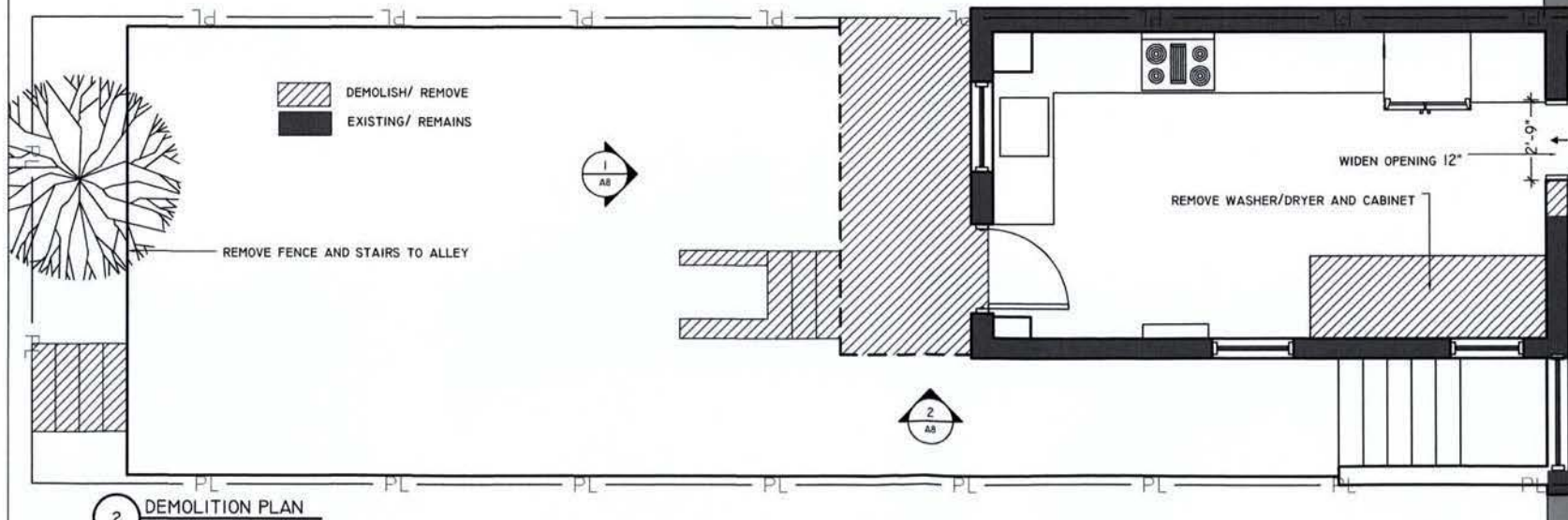
ZONING PLANS

AI





1 NEW PLAN  
SCALE: 1" = 1/4"



2 DEMOLITION PLAN  
SCALE: 1" = 1/4"

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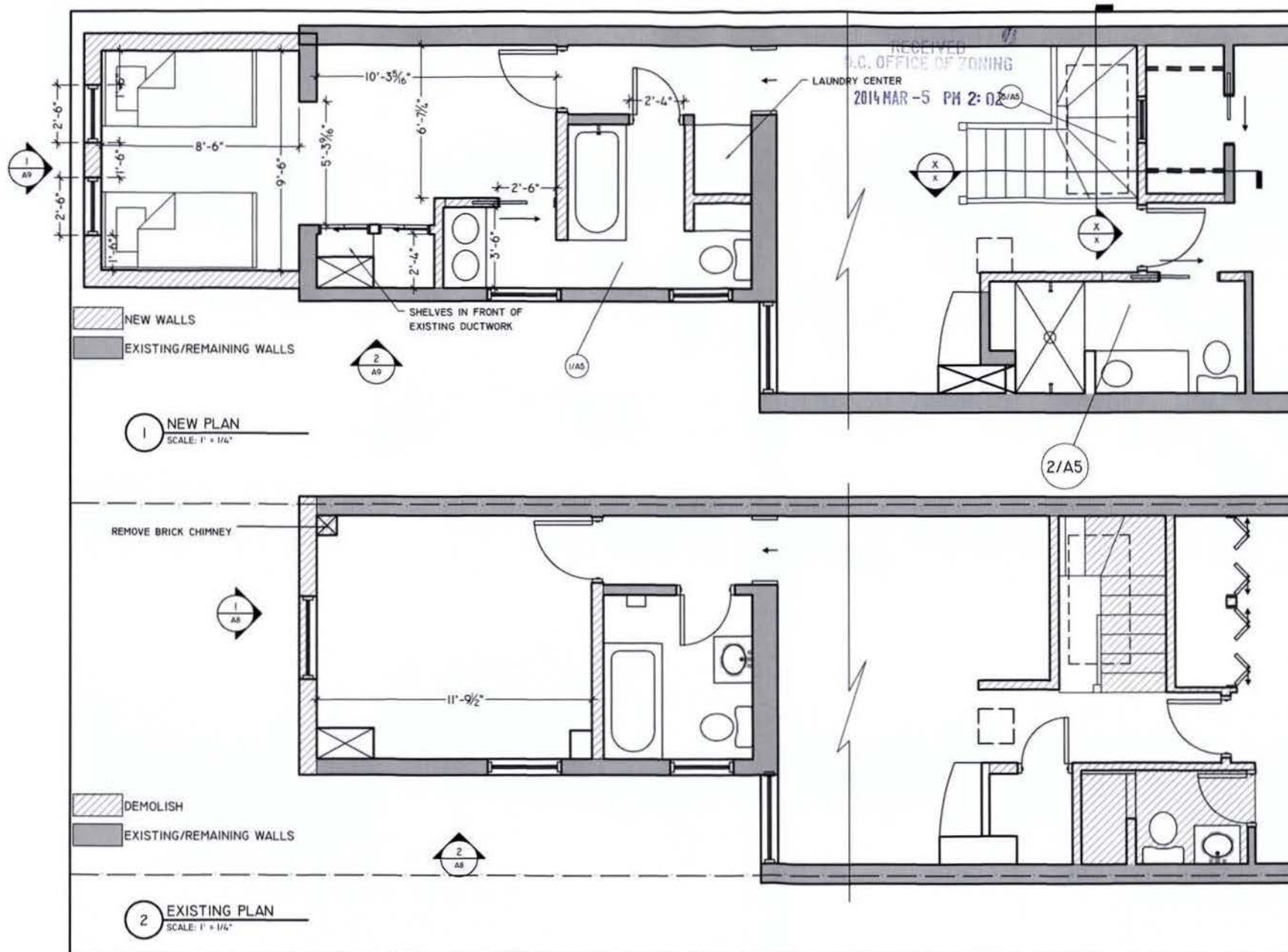


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1ST FLOOR PLANS

A2



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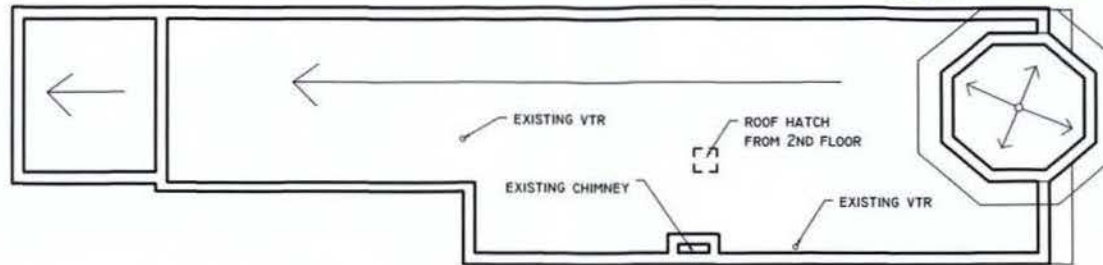
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2ND FLOOR PLANS

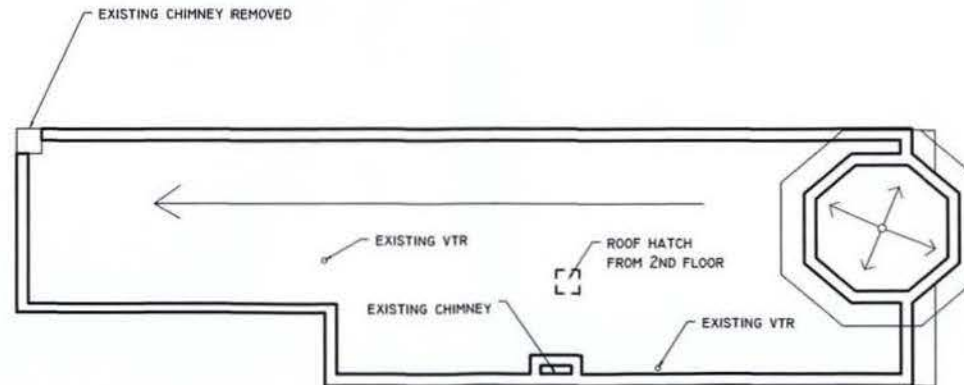
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1 NEW ROOF PLAN  
SCALE: 1" = 1/8"



2 EXISTING ROOF PLAN  
SCALE: 1" = 1/4"

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ISSUED BY: *Gay Wierdsma Hardwick*

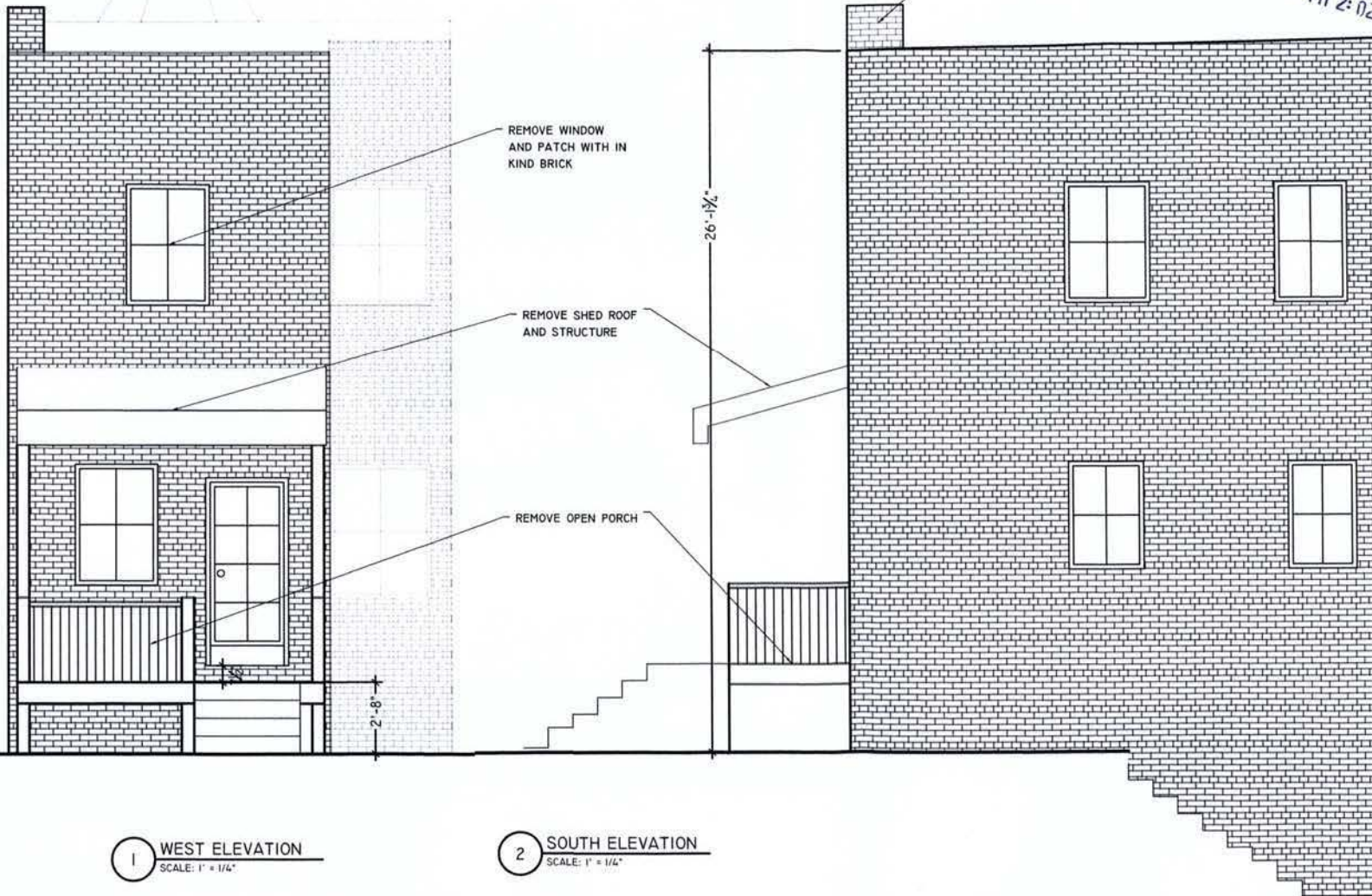
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ROOF PLANS

A4



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1 WEST ELEVATION  
SCALE: 1" = 1/4"

2 SOUTH ELEVATION  
SCALE: 1" = 1/4"

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**EXISTING  
ELEVATIONS  
A8**

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ISSUED BY ARCHITECT

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ADDITION  
ELEVATIONS  
A9

EXISTING BRICK STRUCTURE BEYOND

6" DOWNSPOUT TO MATCH EXISTING

7" EXPOSURE HARDIPLANK

6X6 CEDAR POST  
REMOVABLE SCREEN PANELS

CEDAR RAILING WITH  
PICKETS (4" RULE APPLIES)

2'-8"

HARDIPANEL TO COVER CRAWL SPACE BENEATH ADDITION

1 WEST ELEVATION  
SCALE: 1" = 1/4"

2 SOUTH ELEVATION  
SCALE: 1" = 1/4"