

2014 MAR 31 PM 1:49

Gohn Residence

1162 Abbey Pl, NE Washington, DC 20002



1 PROPERTY LOCATION
NTS



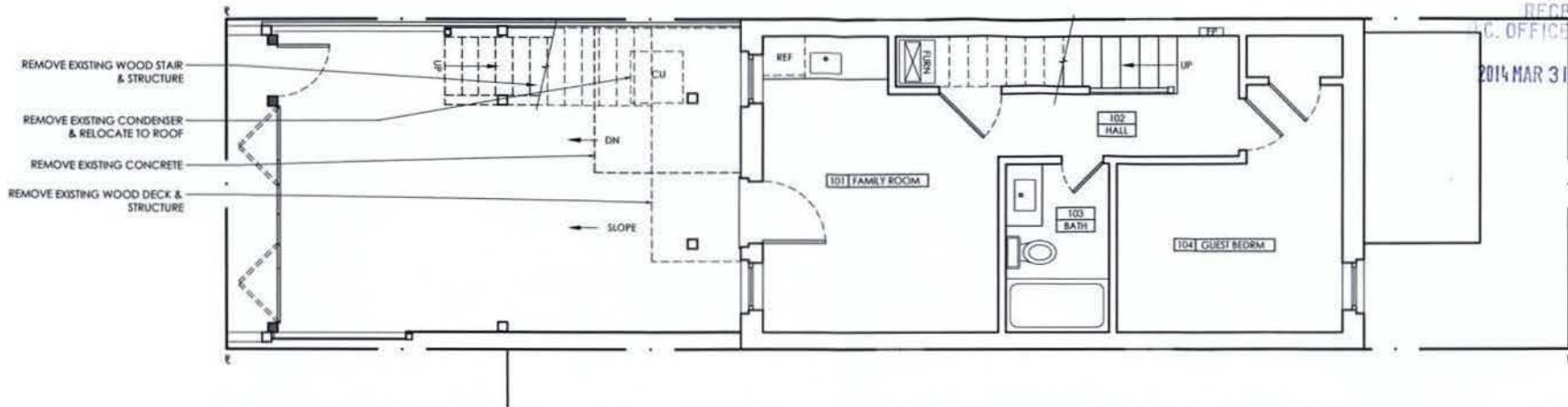
BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 18768
EXHIBIT NO. 11

2 EXIST. REAR ELEVATION
NTS

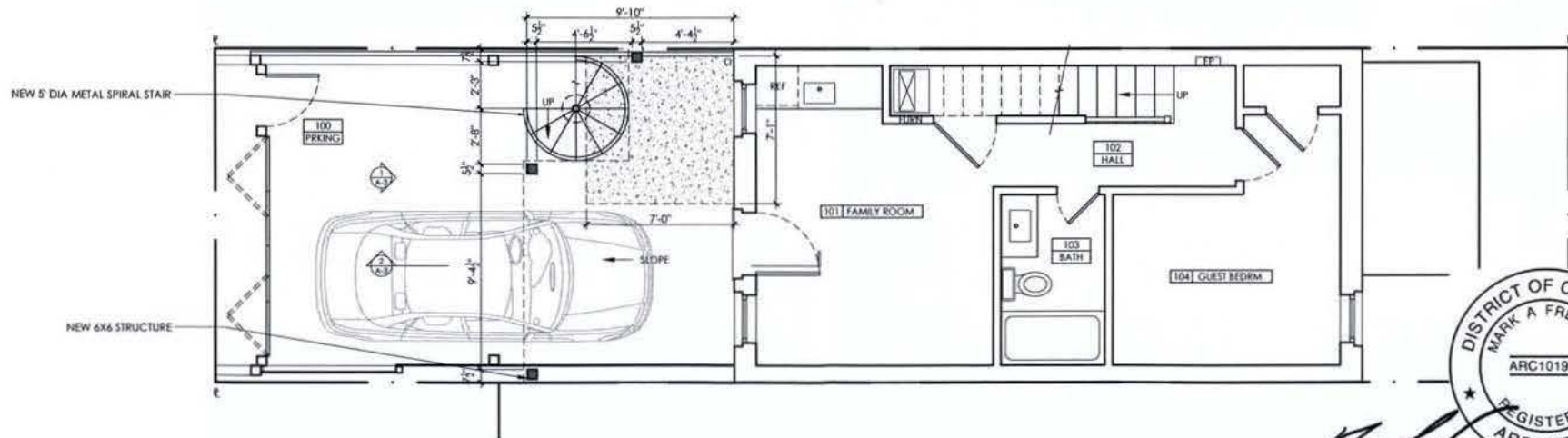
PROJECT DESCRIPTION		NOTE	GENERAL INFO	ZONING INFO
REMOVE EXISTING DECK / STAIR STRUCTURE AND CONSTRUCT NEW DECK W/ PERGOLA & SPIRAL STAIR AT BACK OF THE HOUSE.		ALL DIMENSIONS LISTED CORRELATE WITH THE DESIGN INTENTION. DO NOT SCALE DRAWINGS. IF ANY DIMENSIONS OR NOTES ARE IN QUESTION, REVIEW WITH ARCHITECT PRIOR TO PROCEEDING WITH WORK.	OWNER: SHAD GOHN 1162 ABBEY PLACE, NE WASHINGTON, DC 20002 ARCHITECT: AGGREGATE, LLC 900 2nd STREET, NE Suite 218 WASHINGTON, DC 20002 PH: 202.289.0053 FAX: 202.204.5254	LOT: 216 SQUARE: 773 PLAT BOOK: 75 / P 123 EXIST. USE: R-4 PROPOSED USE: R-4 EXIST. LOT AREA: 1038 EXIST. LOT OCC: 57% PROPOSED LOT OCC: 65% MAX LOT OCC: 60% MAX FAR: NONE
DRAWING INDEX				
C-1	COVERSHEET, PROJECT DESCRIPTION, LOCATION, DRAWING INDEX			
A-1	DEMOLITION PLAN & ARCHITECTURAL PROPOSED PLAN			
A-2	ARCHITECTURAL PROPOSED PLANS & NOTES			
A-3	EXTERIOR ELEVATION & BUILDING SECTION			
S-1	STRUCTURAL PLANS			
S-2	STRUCTURAL PLANS			
BUILDING DATA				
1162 ABBEY PLACE, NE	EXIST. BLDG.	PROP. ALTER.		
IBC OCCUPANCY CLASSIFICATION	R	R		
TYPE OF CONSTRUCTION -	IV	IV		
NUMBER OF STORIES ABOVE GRADE	2	2		
FLOOR AREA OF RENOVATION	450	450		
FLOOR AREA OF HOUSE	482	482		
FRONT PORCH	58	58		
REAR DECK / PERGOLA	48	133		
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aggregate architecture + design 900 2nd Street NE, Suite 218 WASHINGTON, DC 20002 Aggregate, LLC © 2013 This Drawing &/or Specifications is provided as an instrument of service by AGGREGATE, LLC, and is intended for use on this project only. All designs, drawings, specifications, models, and arrangements appearing herein constitutes the original and unpublished Work (the property) of the Architect. Any reproduction, use, or disclosure of the proprietary information contained herein without the prior written consent of the Architect is strictly prohibited.		SUBMISSION DATE BIA APPL REVIEW 12.15.13 BIA APPL REVIEW 02.08.14 COVER C-1 Board of Zoning Adjustment District of Columbia CASE NO.18768 EXHIBIT NO.11		



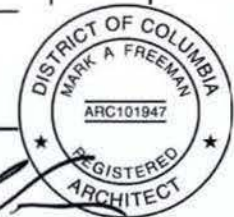
ALL DIMENSIONS TO BE FIELD VERIFIED



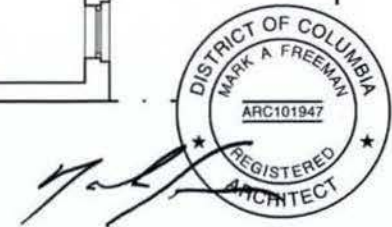
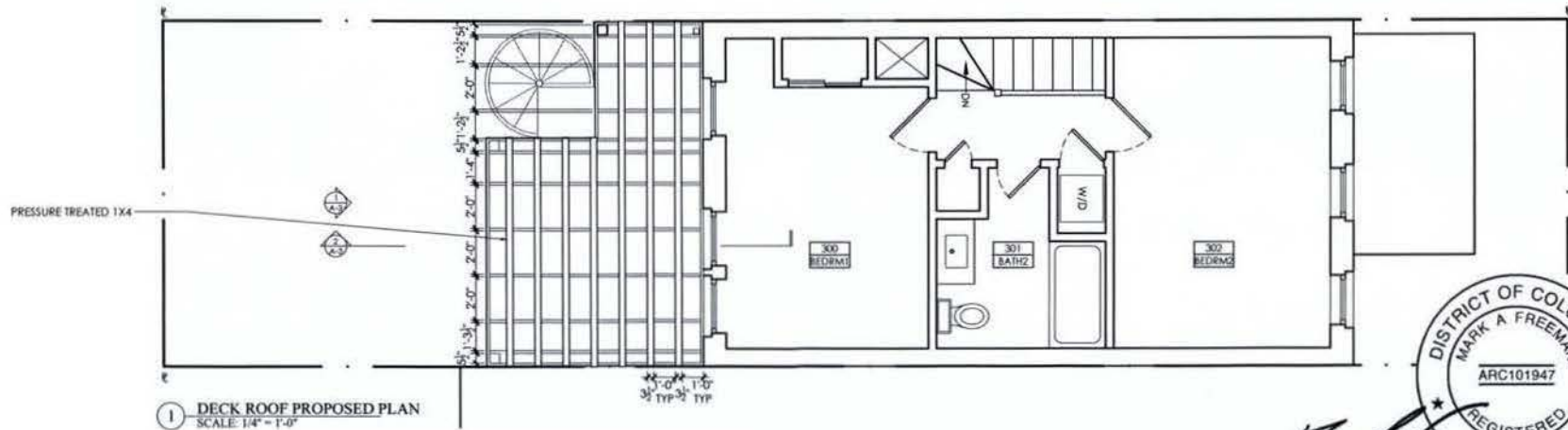
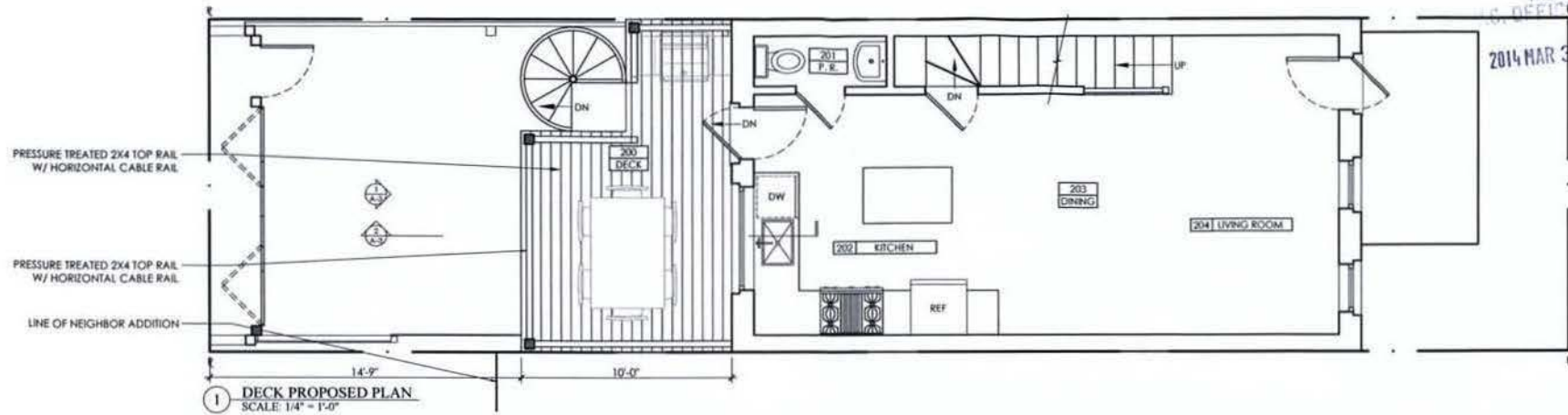
1 GROUND / PARKING DEMOLITION PLAN
SCALE: 1/4" = 1'-0"



2 GROUND / PARKING PROPOSED PLAN
SCALE: 1/4" = 1'-0"



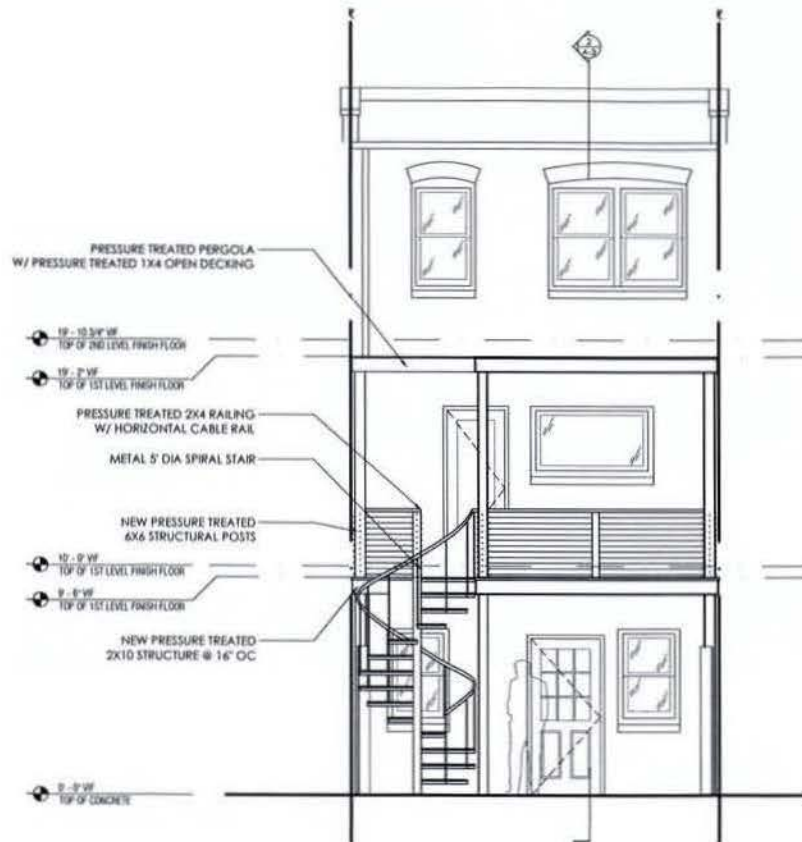
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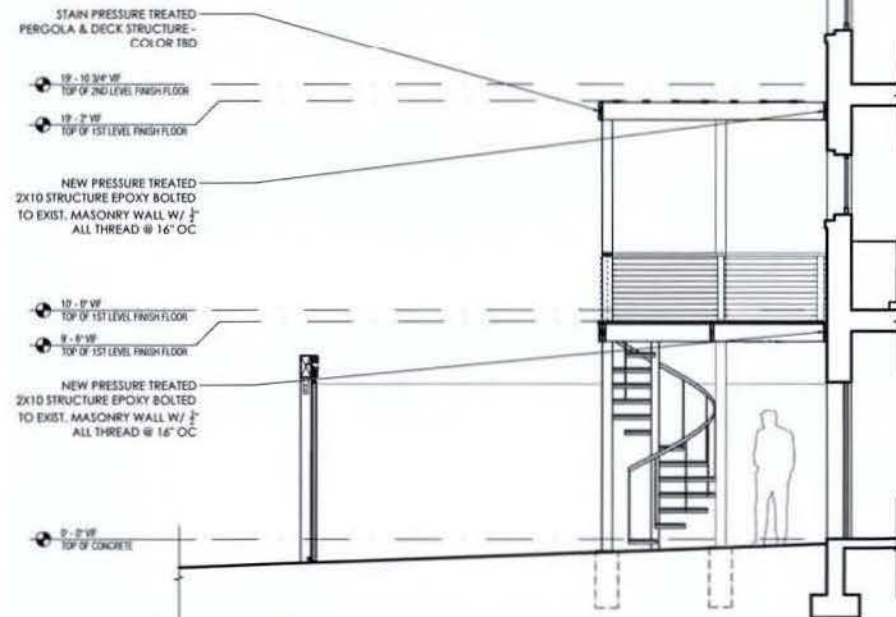
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1 REAR DECK PROPOSED ELEVATION
SCALE: 3/16" = 1'-0"



1 REAR DECK PROPOSED SECTION
SCALE: 3/16" = 1'-0"

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GOHN RESIDENCE

PROPOSED DESIGN DRAWINGS

02-08-2014

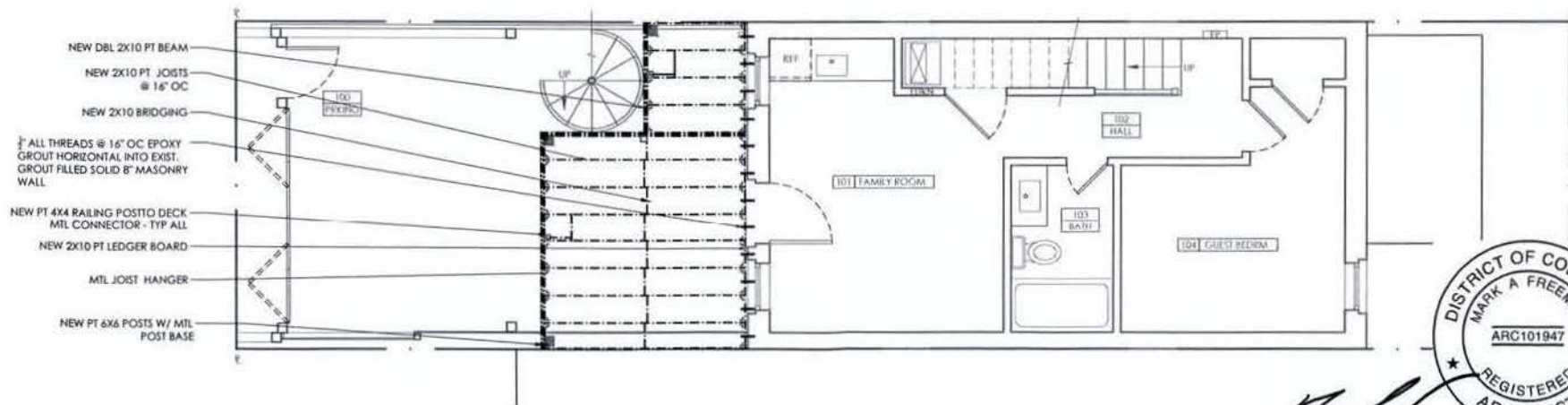
A-3

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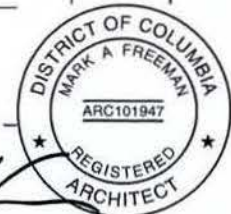
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1 GROUND / PARKING FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



2 DECK STRUCTURAL PLAN
SCALE: 1/4" = 1'-0"



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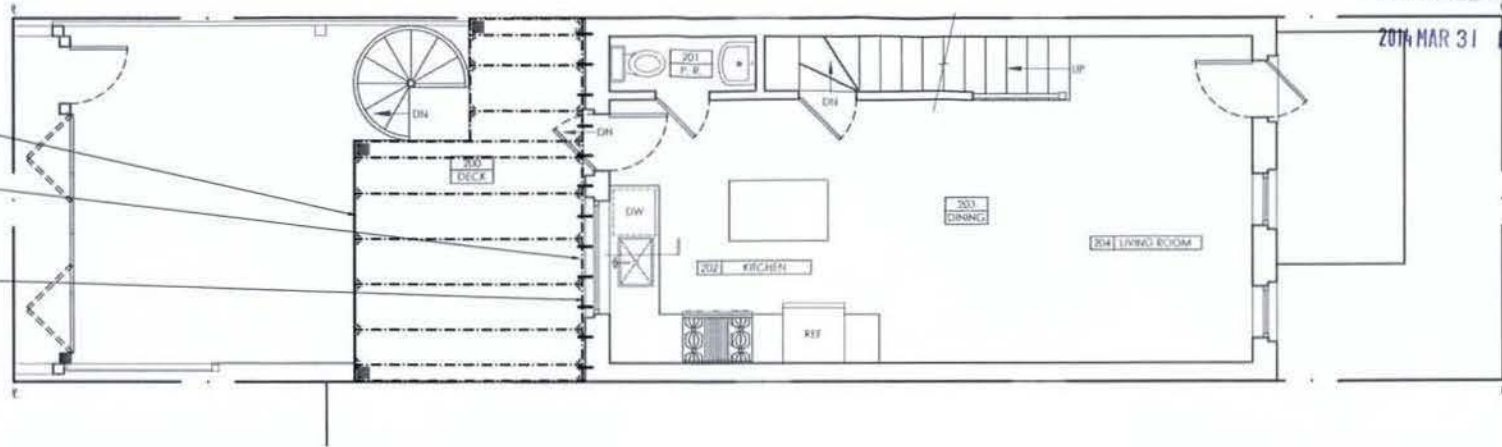
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NEW 2X10 PT JOISTS
@ 16" OC

1/2" ALL THREADS @ 16" OC EPOXY
GROUT HORIZONTAL INTO EXIST.
GROUT FILLED SOLID 8" MASONRY
WALL

NEW 2X10 PT LEDGER BOARD



1 PERGOLA STRUCTURAL PLAN
SCALE: 1/4" = 1'-0"

