

The
Crane Residence

15 Browns Court, SE
Washington, DC 20003

BZA Submission
September 5, 2014



studio**laan**
architecture | design | sustainability

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Consultants

The
Crane Residence

15 Browns Court, SE
Washington, DC 20003

Title
Cover Sheet

Seal

Date
09.05.2014

Revision	Date

Sheet
G-00

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ZONING & BUILDING CODE ANALYSIS

ADDRESS:	15 Browns Court, SE
SQUARE/ SUFFIX/ LOT:	0870/..0853
WARD/SMD:	6B02
ZONING DESIGNATION:	R-4, Capitol Hill Historic District
LOT DIMENSIONS	79.81'w x 41.08'd
LOT AREA	3,281 sf

BUILDING CODE:	12 DCMR 2013
	2012 IRC
	2012 IEBC

EXIST. OCCUPANCY:	R - Residential
PROP. OCCUPANCY:	R - Residential
EXIST. CONSTRUCTION:	Type II-B (Assumed)

GROSS BUILDING AREA:	EXISTING	PROPOSED
FIRST FLOOR:	2,430 sf	2,430 sf
SECOND FLOOR:	965 sf	1,967 sf
TOTAL, RESIDENCE:	3,395 sf	4,397 sf

NON-CONF. YARD	268 sf	268 sf
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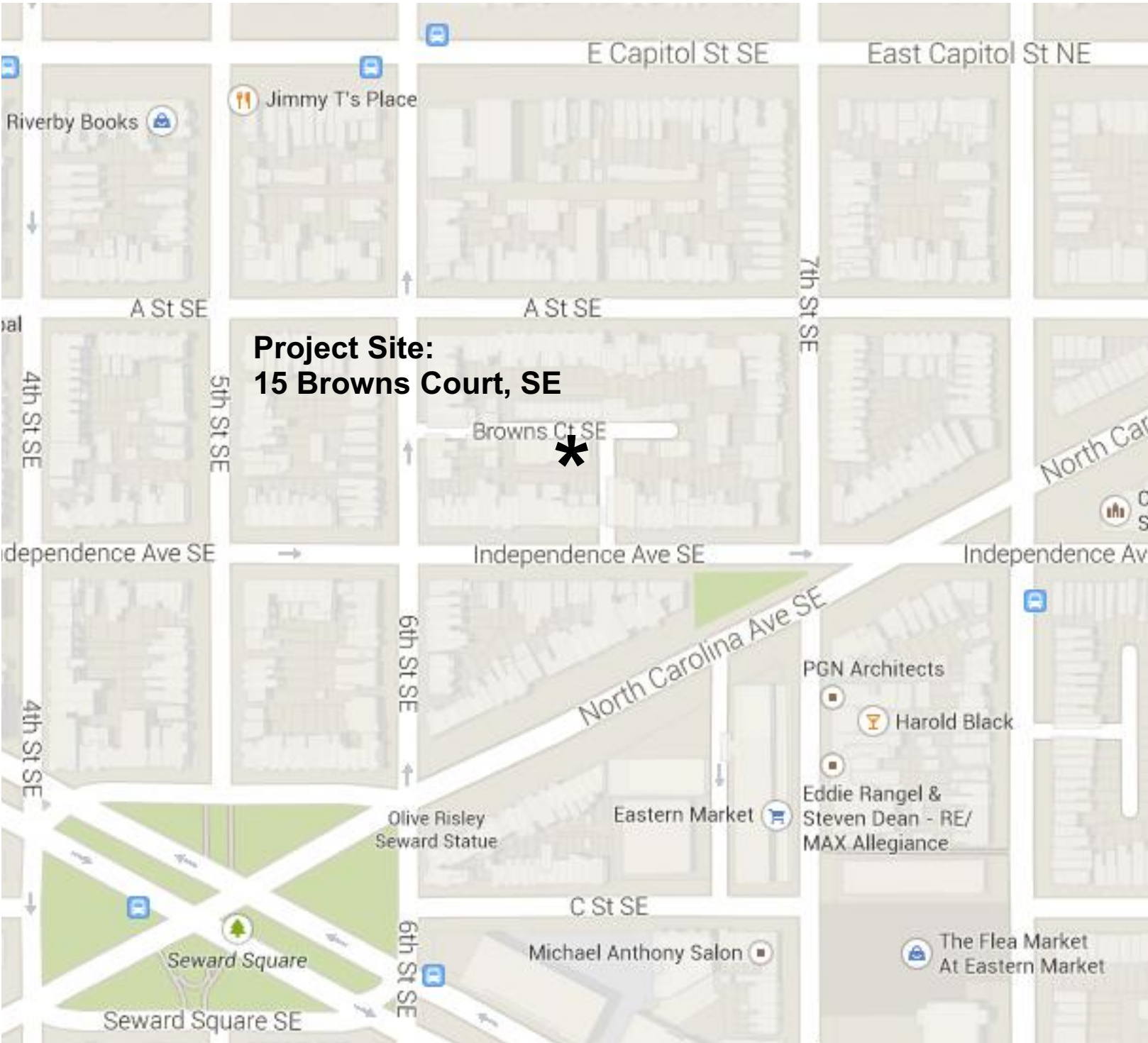
LOT COVERAGE	EXISTING	PROPOSED
	2,430 sf	2,430 sf

LOT OCCUPANCY	EXISTING	PROPOSED
	74.1%	74.1%

BUILDING HEIGHT	EXISTING	PROPOSED
FEET	20'-8"	25'-9"
STORIES	2	2

LIST OF ABBREVIATIONS

A.B.	Anchor Bolt
Abv.	Above
B.O.	Bottom of
Blw.	Below
Bot.	Bottom
CMU	Concrete Masonry Unit
Conc.	Concrete
Coord.	Coordinate
ETR	Existing to Remain
E.W.	Each Way
Long.	Longitudinal
O.C.	On Center
P.T.	Pressure Treated
Ptd.	Painted
Plwd.	Plywood
T.O.	Top of
Typ.	Typical
U.O.N.	Unless Otherwise Noted
VIF	Verify in Field
VTR	Vent to Roof
Wd.	Wood

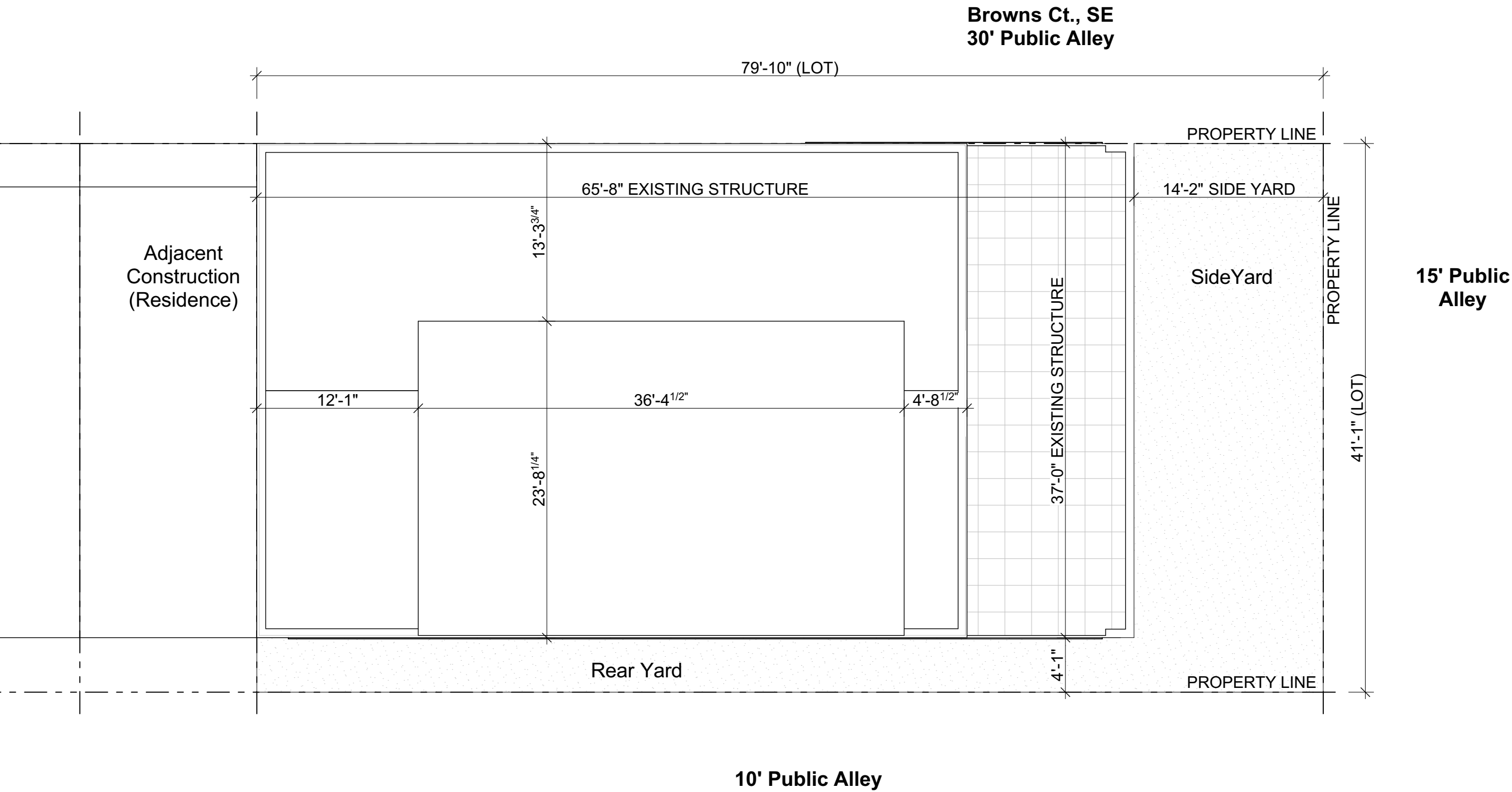


2
G-01 Location Plan

SOIL EROSION CONTROL



DISTURBED AREA:	XX SF
VOLUME OF EXCAVATION	XX CF



1
G-01 Proposed Site Plan
Scale: 1/8" = 1'-0"



Photo 1:
View of the site from Browns Court. Access to Independence Avenue is visible at left.



Photo 2:
View looking west along Browns Court. Main entrance to the property is at left. Access to 6th St. SE is at the far end of the alley.



Photo 3:
View along the 10' wide pedestrian alley at the south side of the site. The wood fence at right sits on the south property line. The greenhouse portion of the existing second story addition is visible.



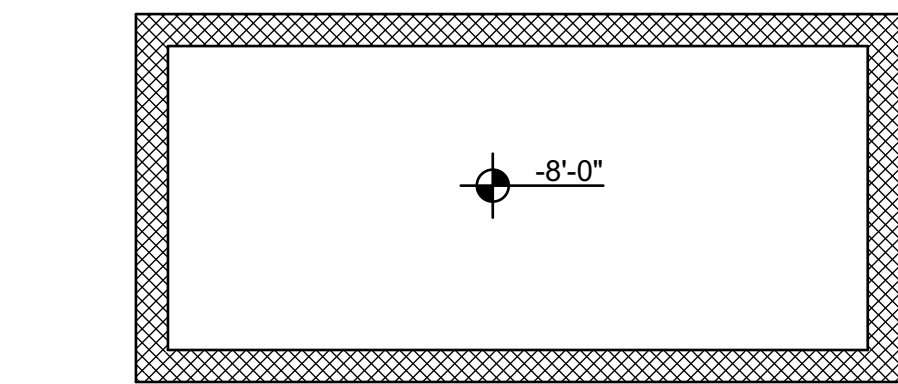
Photo 4:
View of the site from the southeast. The pedestrian alley is visible in the foreground, Browns Court in the background.



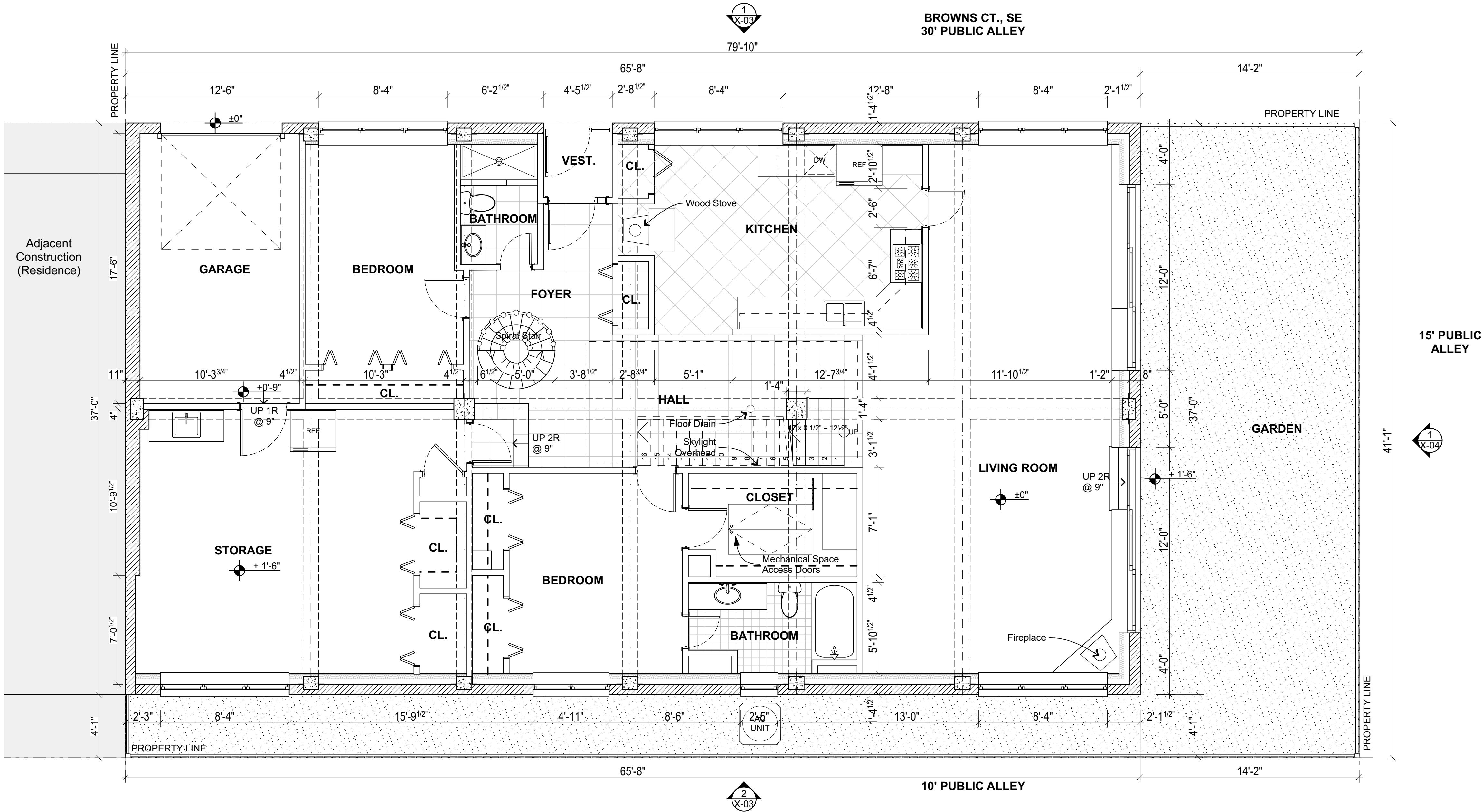
Photo 5:
Site viewed from the east, across the 15' wide portion of Browns Ct. The wood fence in the foreground sits on the East property line.



Photo 6:
View of the site from across the pedestrian alley to the south. Photograph was taken from the surface parking lot of the adjacent multifamily residential building.



2
X-01 Existing Cellar Plan
Scale: 1/4" = 1'-0"



1
X-01 Existing First Floor Plan
Scale: 1/4" = 1'-0"

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Title
**Existing First Floor
Plan**

Seal

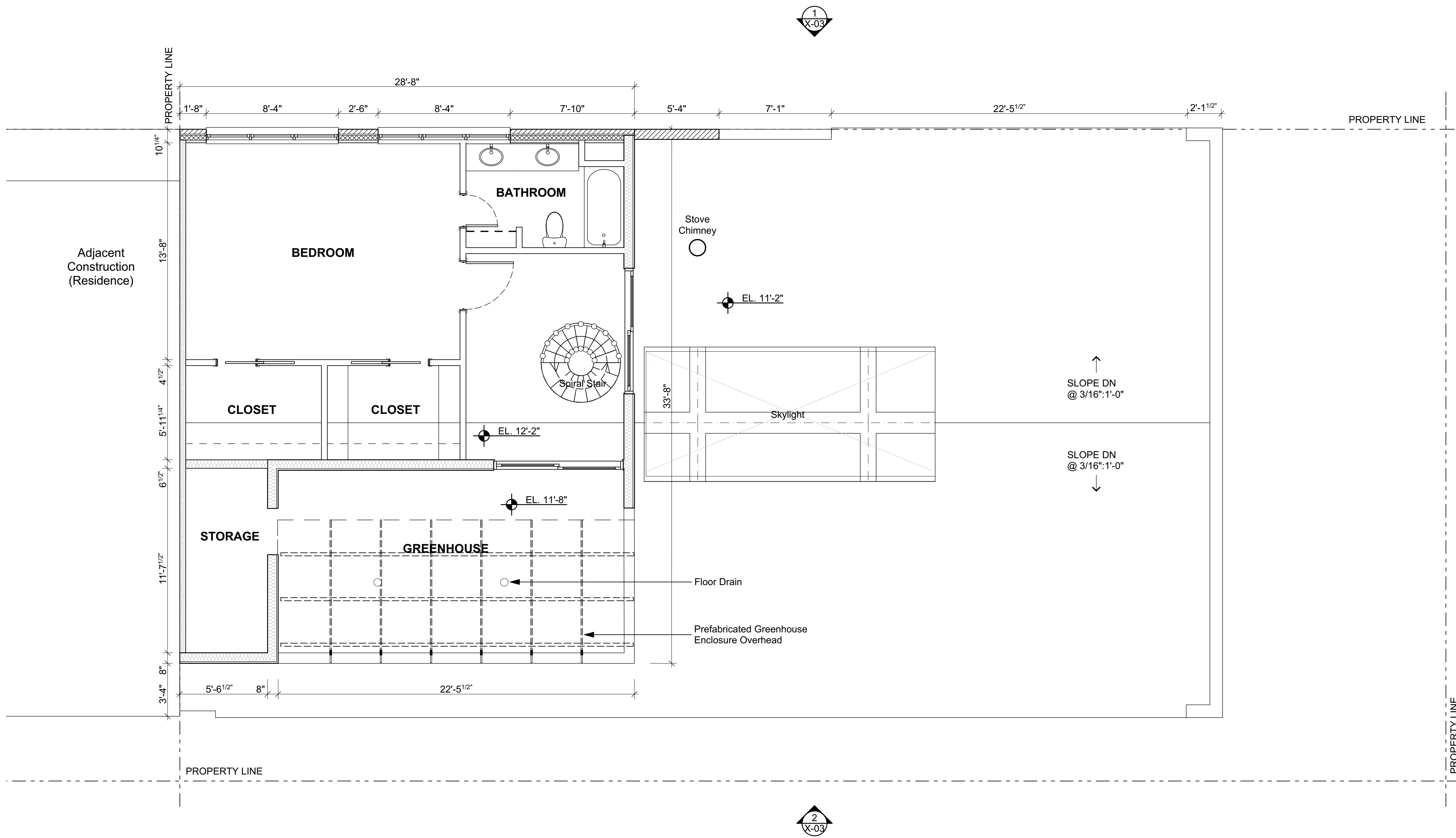
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Scale: 1/4" = 1'-0"
0 4' 8' 16' N

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X-01



The
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Title
**Existing Second
Floor Plan**

Seal

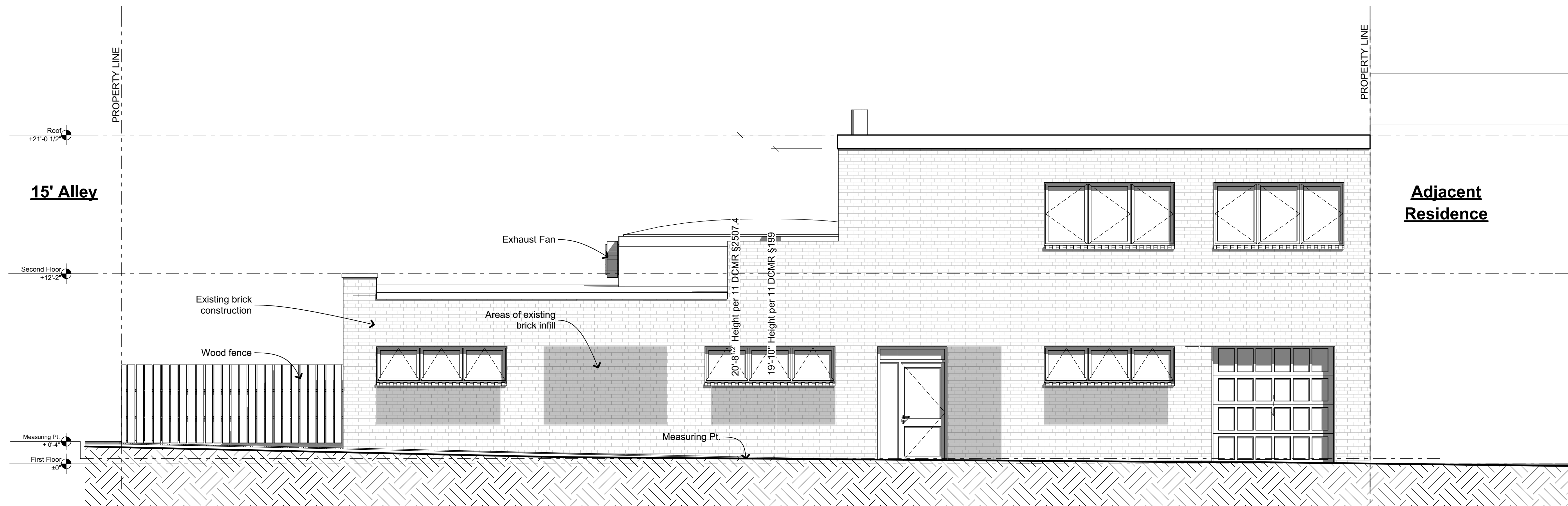
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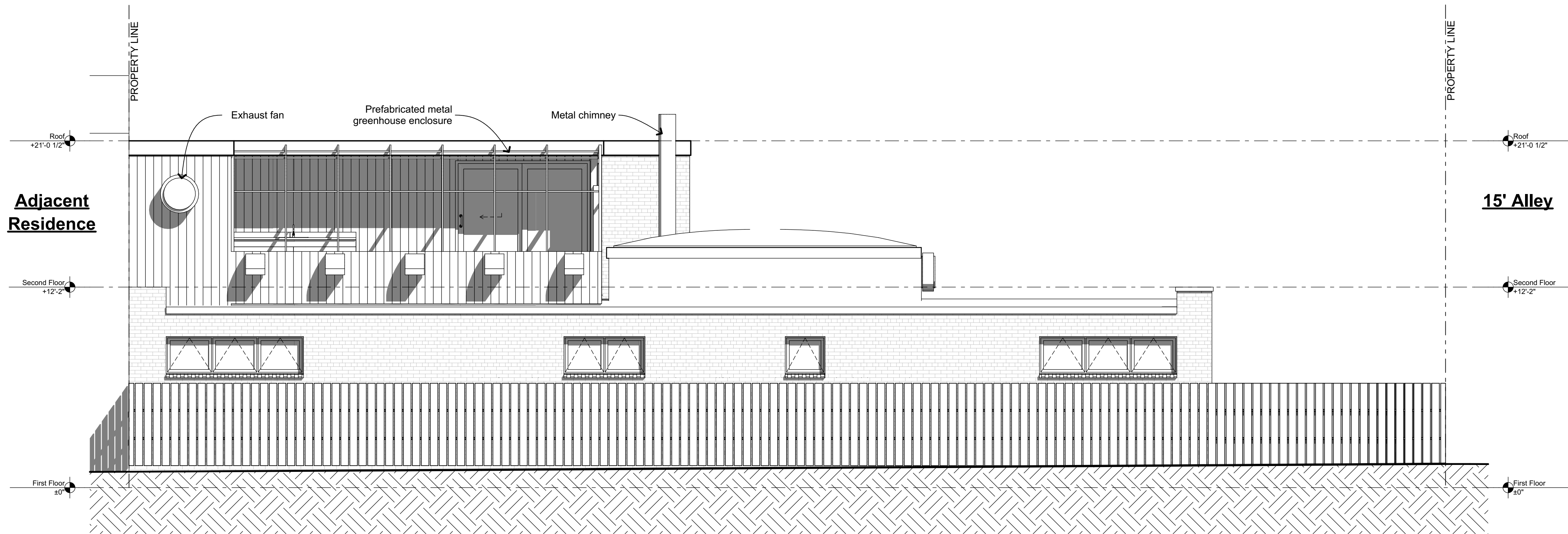
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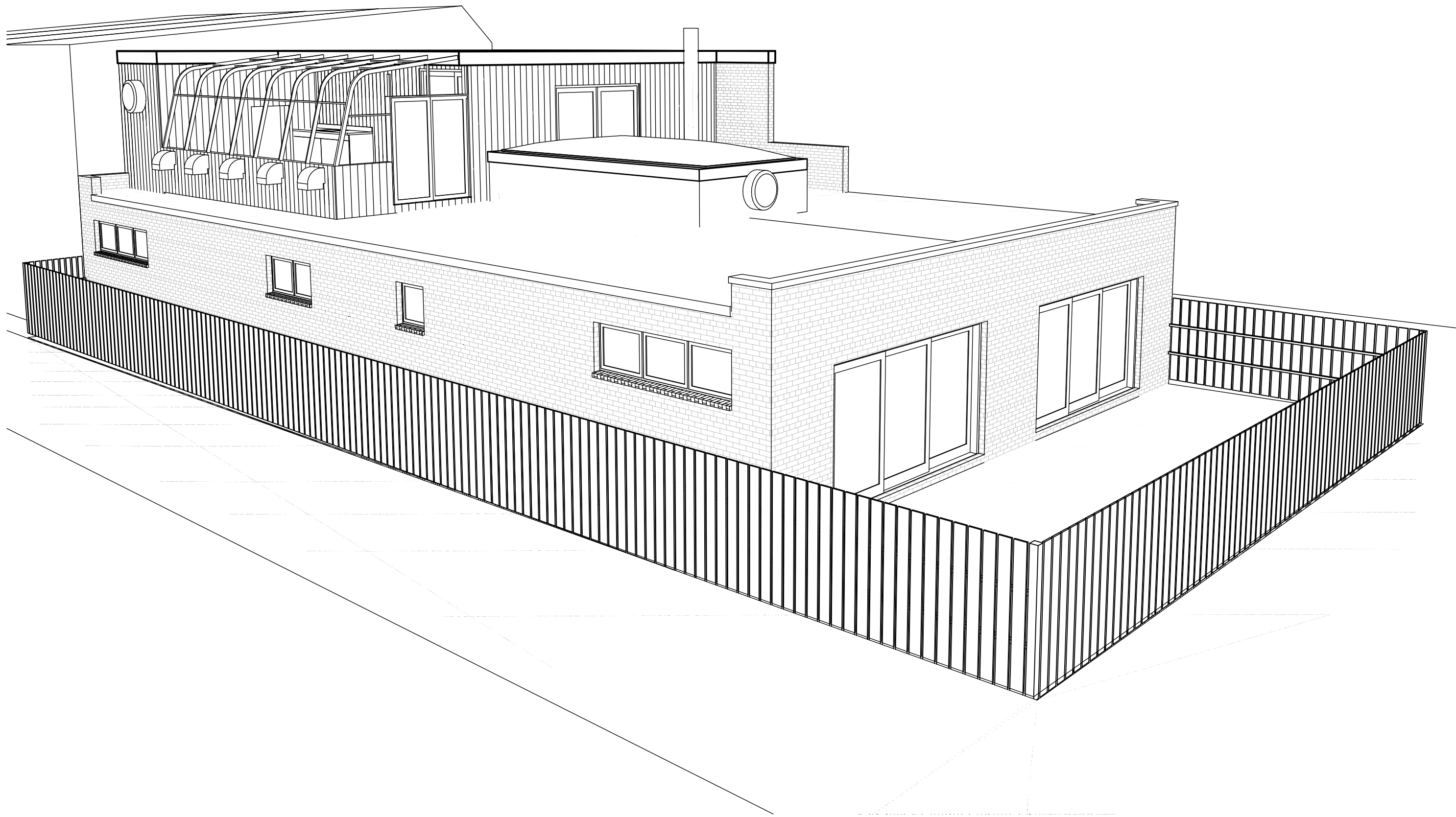
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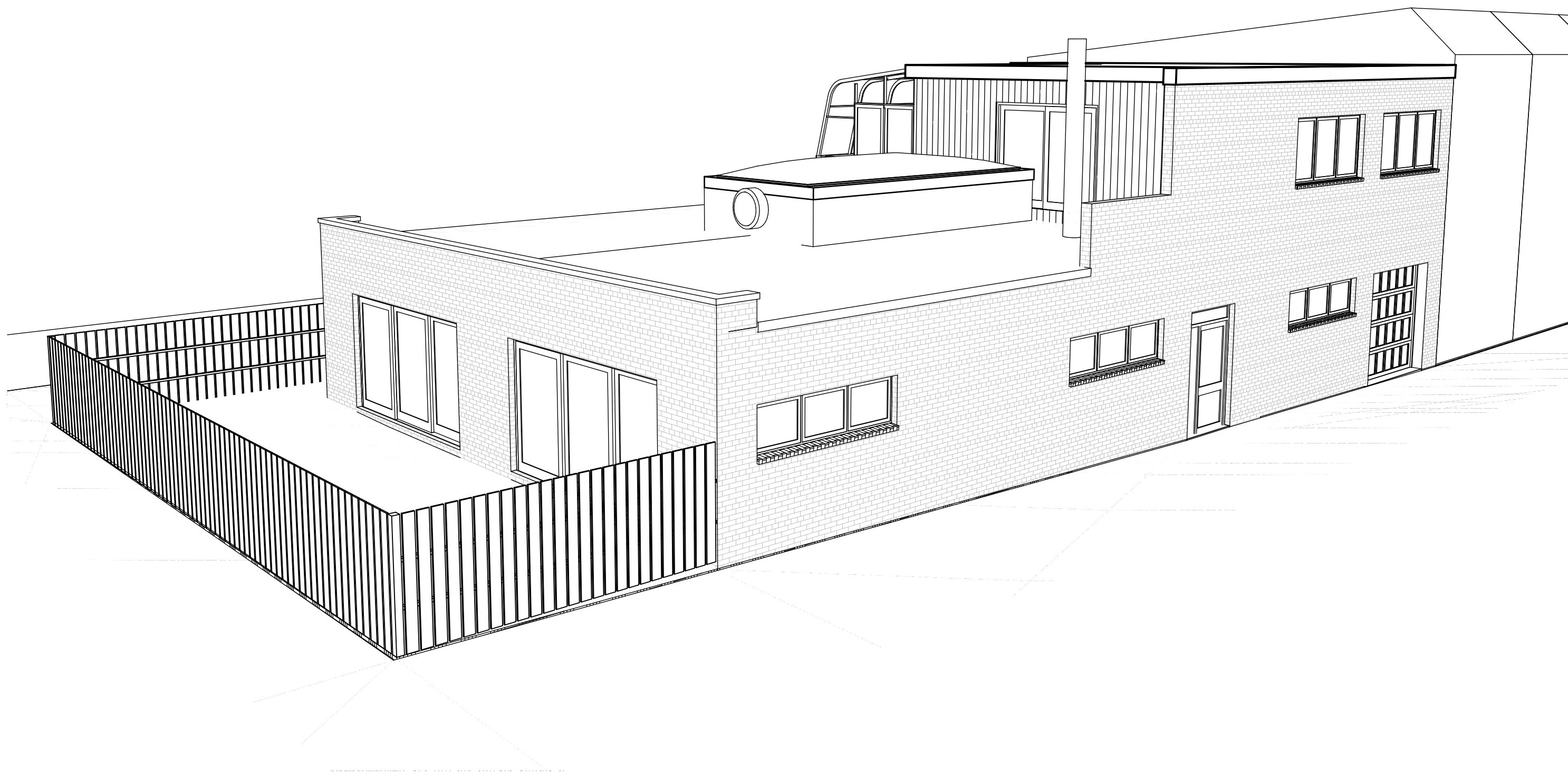
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X-03
North Existing Elevation
Scale: 1/4" = 1'-0"



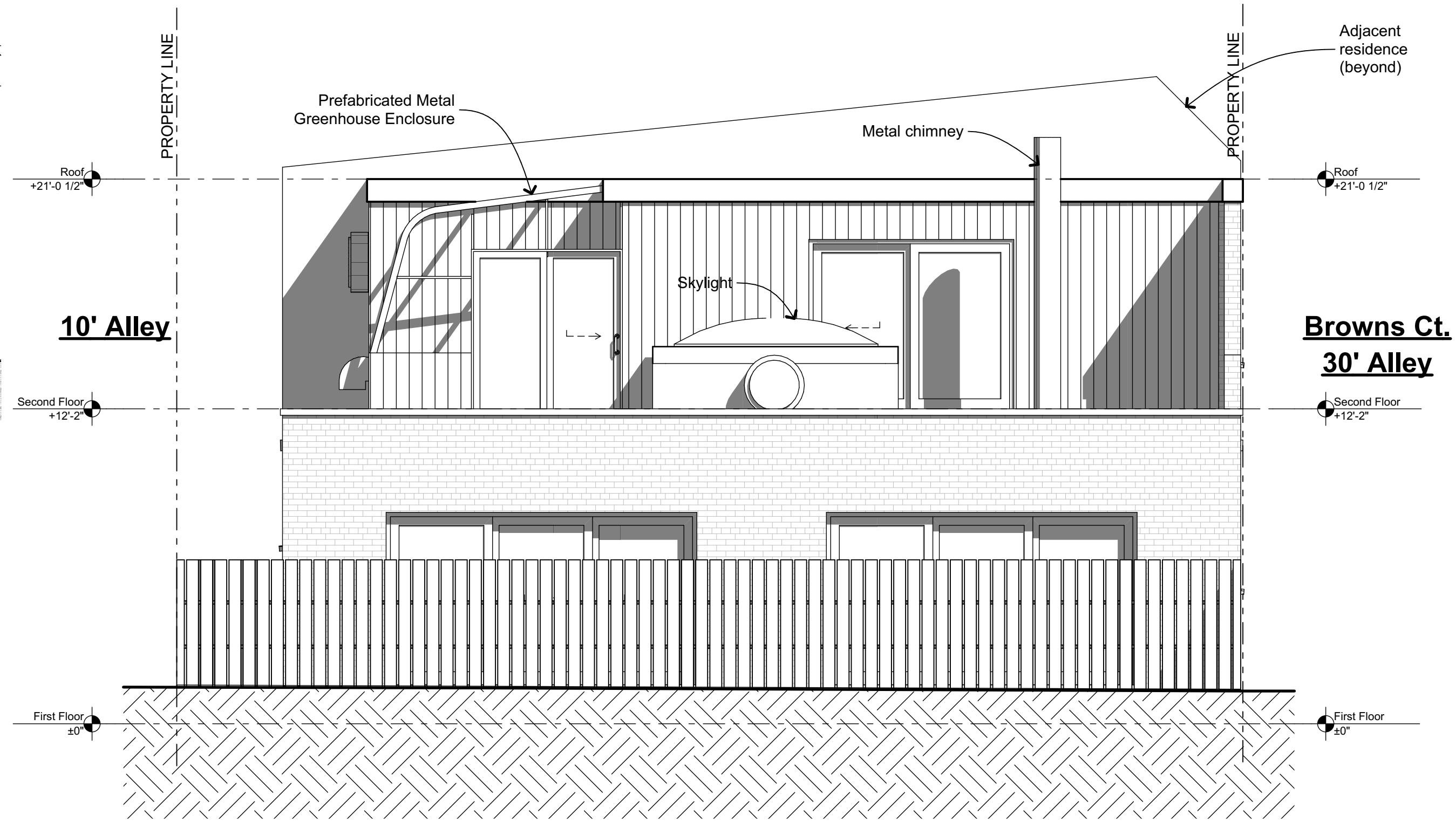
2
X-03
South Existing Elevation
Scale: 1/4" = 1'-0"



3
X-04 Exist. Aerial View From Southeast



2
X-04 Exist. Aerial View From Northeast



1
X-04 East Existing Elevation
Scale: 1/4" = 1'-0"

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Existing Elevations

Seal

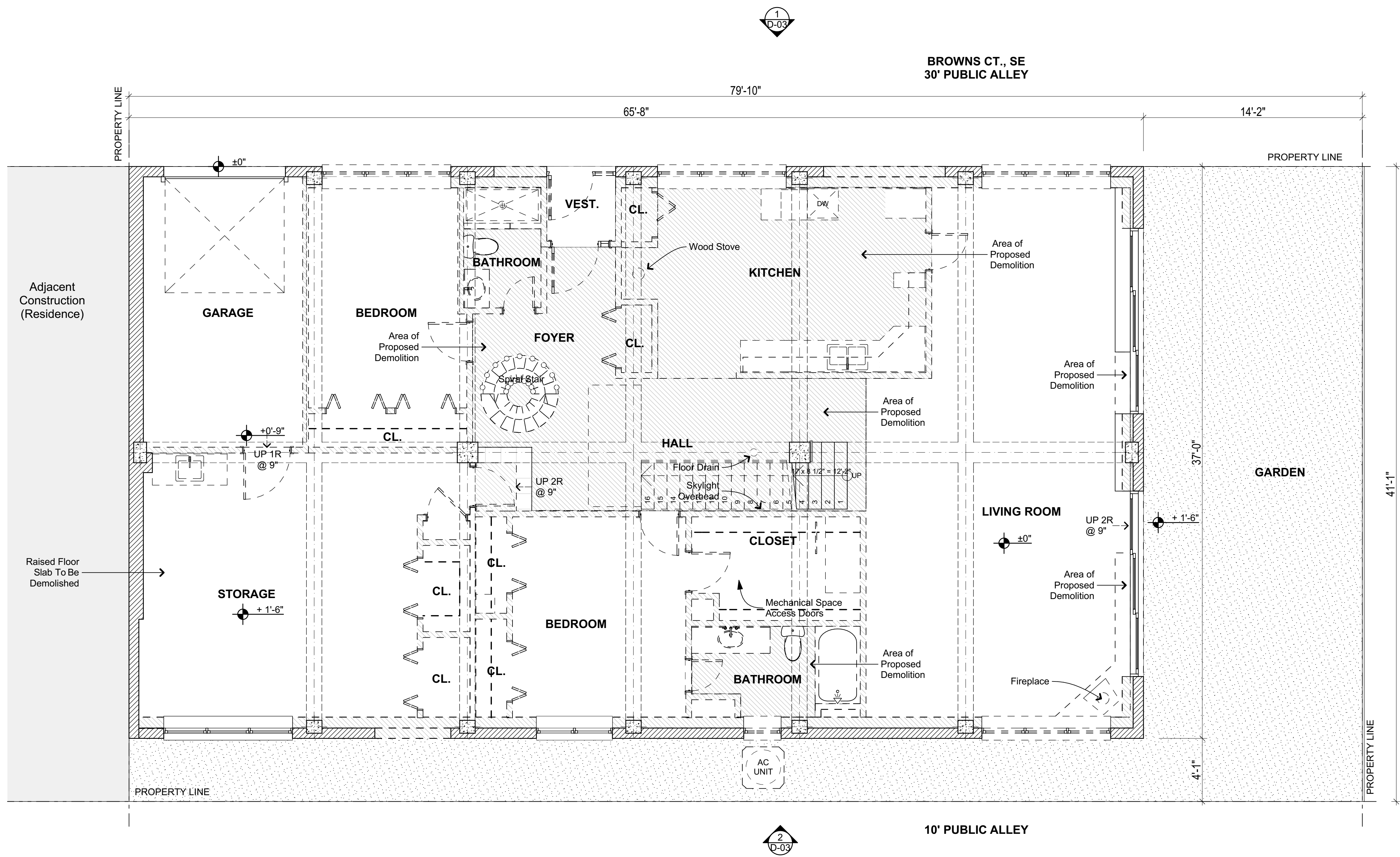
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X-04



TYPICAL DEMOLITION NOTES

1. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR INSTALLING AND MAINTAINING PROPER SHORING THROUGHOUT DEMOLITION AND CONSTRUCTION PHASES. DO NOT DEMOLISH LOAD BEARING STRUCTURES WITHOUT PROPER SHORING IN PLACE.
2. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR DECOMMISSIONING AND CAPPING ALL UTILITIES PRIOR TO DEMOLITION; COORDINATION OF WORK AMONG TRADES; AND COORDINATION WITH UTILITY PROVIDERS AS REQUIRED TO COMPLETE THE WORK.
3. PROTECT ADJACENT CONSTRUCTION INDICATED AS EXISTING TO REMAIN.

DEMOLITION KEYNOTES

- D01** DEMOLISH INTERIOR AND EXTERIOR WALLS AS IDENTIFIED IN PLAN (TYP.). DO NOT DEMOLISH LOAD-BEARING ELEMENTS WITHOUT PROPER SHORING IN PLACE. CONSULT ARCHITECT FOR DIRECTION WHERE CONDITIONS ARE UNCLEAR, TYP.
- D02** DEMOLISH KITCHEN/ BATHROOM/ UTILITY RM. SALVAGE FIXTURES & APPLIANCES AND CONSULT OWNER FOR DIRECTIONS (TYP.). CAP ALL UTILITIES AND MAKE SAFE FOR FURTHER DEMOLITION.
- D03** NOTE LOCATION OF EXISTING WATER AND GAS SHUTOFF VALVES AND ELECTRIC PANEL. VERIFY OPERATION PRIOR TO DEMOLITION.

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**First Floor
Demolition Plan**

Seal

Date

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Revision

Date

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

0 4' 8' 16'

N

Sheet

D-01