

PROJECT DATA

OWNER:

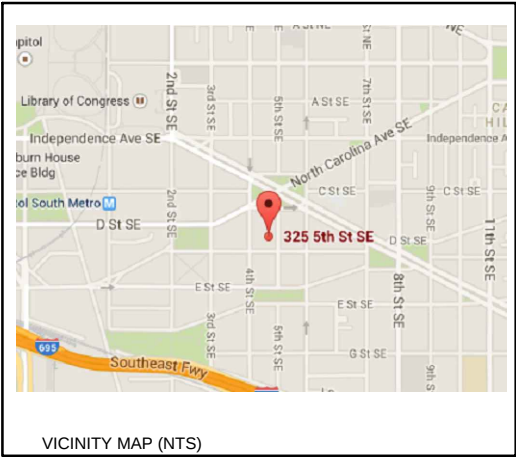
EPPOLITO RESIDENCE
325 5th STREET SE
WASHINGTON, DC. 20003

ZONING DATA

LOT: 17
SQUARE: 820
LOT AREA: 1944 SF
ZONE: R-4
USE GROUP: R-3
CONSTRUCTION TYPE: 3B

TWO STORY ROW DWELLING w/ BASEMENT
SINGLE FAMILY DWELLING

FIRE ALARM: NO
SPRINKLER: NO
FIRE DETECTION: HARD WIRED AND INTERCONNECTED
SMOKE DETECTORS W/ BATTERY BACKUP
ACCESSIBILITY NO



	EXISTING	PROPOSED	MAXIMUM
LOT COVERAGE	1182.3 SF	1237.3 SF	1166.4 SF
(PERCENTAGE)	60.8%	63.6%	60.0%
REAR YARD	39'-6"	35'-6"	20.0' MINIMUM
SIDE YARD	N/A	N/A	N/A
OPEN COURT	4.5'	4.5'-5.0'	6.0' MIN
HEIGHT	25.0'	NO CHANGE	40' / 3 STORIES
STORIES	2+B	NO CHANGE	3+B
F.A.R.	N/A	N/A	N/A
SQUARE FOOTAGE			
BASEMENT	943 SF	1060 SF	
FIRST FLOOR	943 SF	1060 SF	
SECOND FLOOR	943 SF	943 SF	
TOTAL	2829 SF	3063 SF	

PROJECT DESCRIPTION:

TWO STORY REAR ADDITION WITH BASEMENT STORAGE ROOM BELOW

RELIEF REQUESTED:

SPECIAL EXCEPTIONS PURSUANT TO DCMR 11 3104.4 SECTION 223:

1. 2001.3
2. 403.2
3. 406.1
- ADDITION TO A NON-CONFORMING STRUCTURE
- LOT OCCUPANCY
- OPEN COURT REQUIREMENTS

APPLICABLE BUILDING CODES:

DCMR 11
IBC 2012
IRC 2012
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

325 5th Street SE
Washington, DC 20003

DRAWING INDEX

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REVISIONS		
#	DATE	COMMENTS

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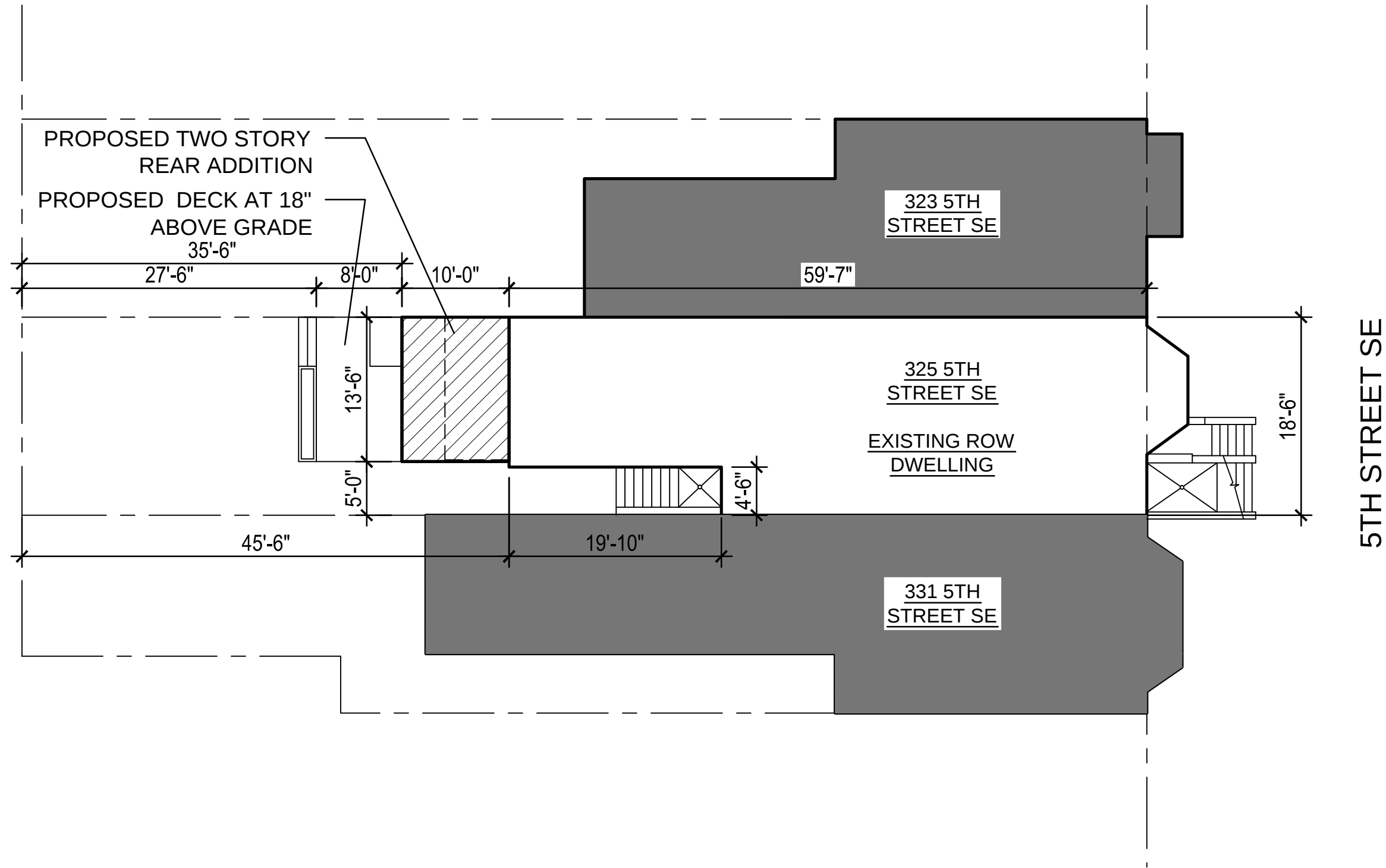
SEAL:

VERSION: BZA
DATE: 11-24-14
SCALE: N.T.S.

COVER SHEET

Board of Zoning Adjustment
District of Columbia
CASE NO. 18938
EXHIBIT NO. 7

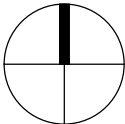
C-1



1
C-2

SITE PLAN

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



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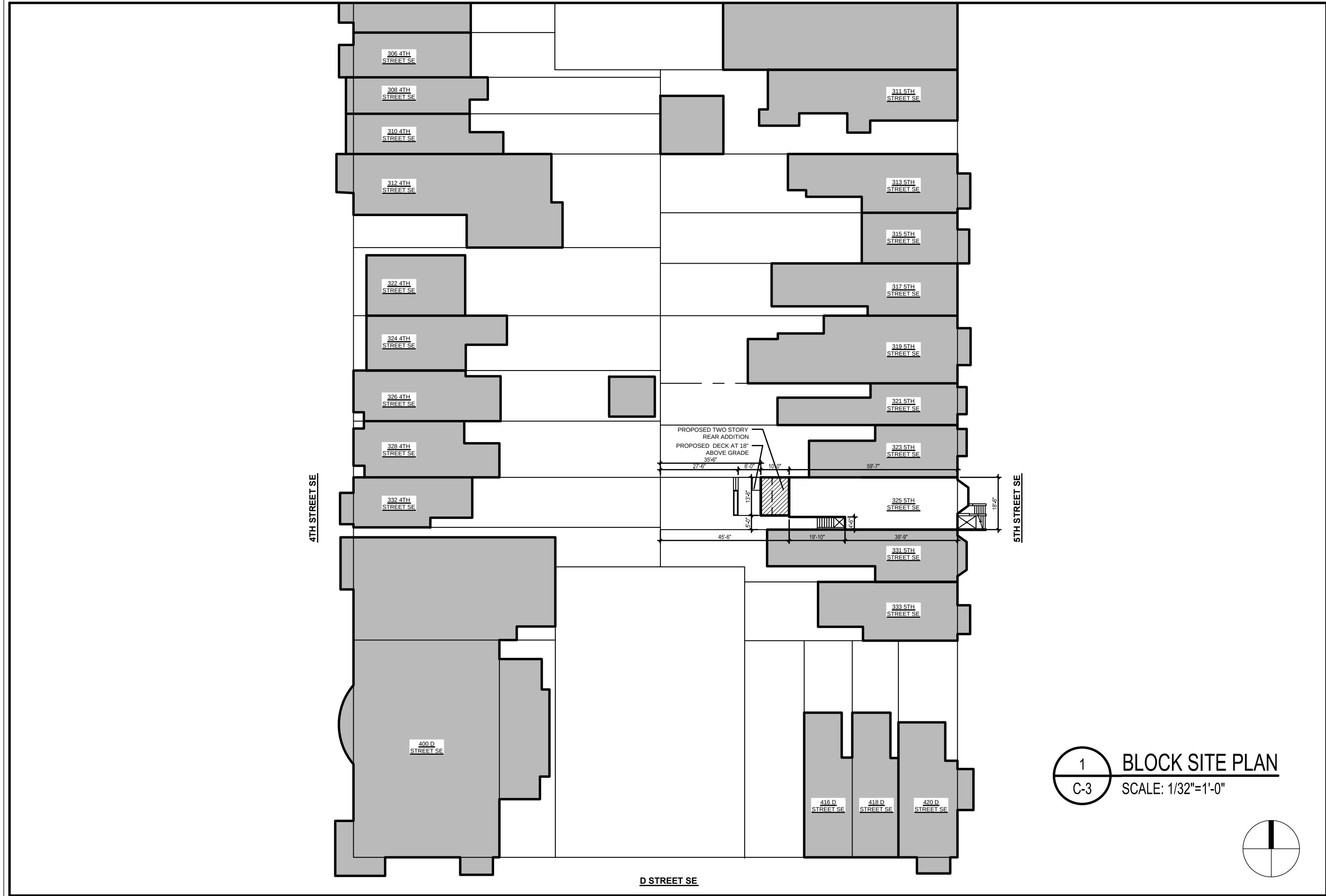
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SITE PLAN

C-2



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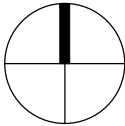
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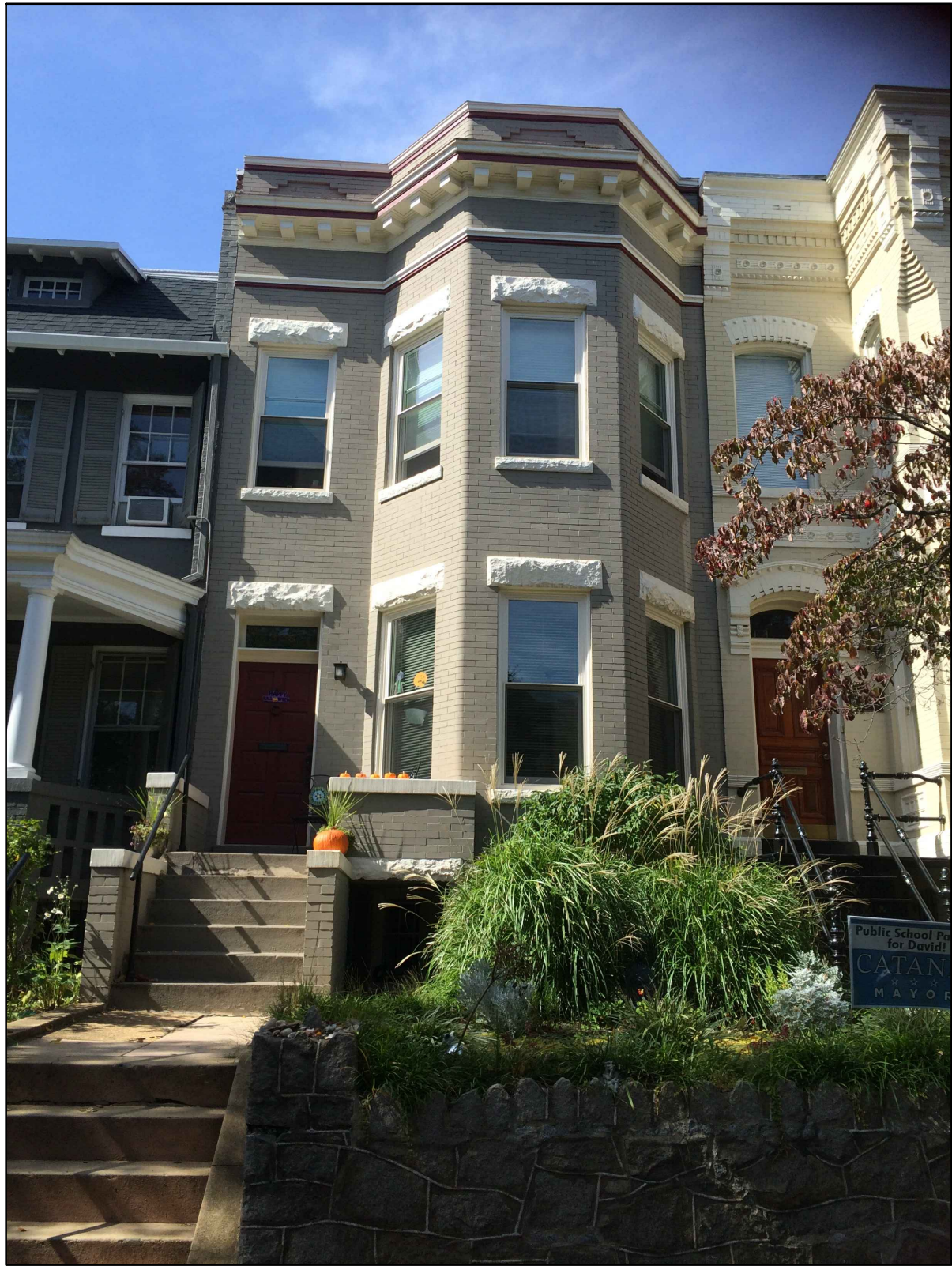
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SCALE: 1/32"=1'-0"

BLOCK SITE PLAN

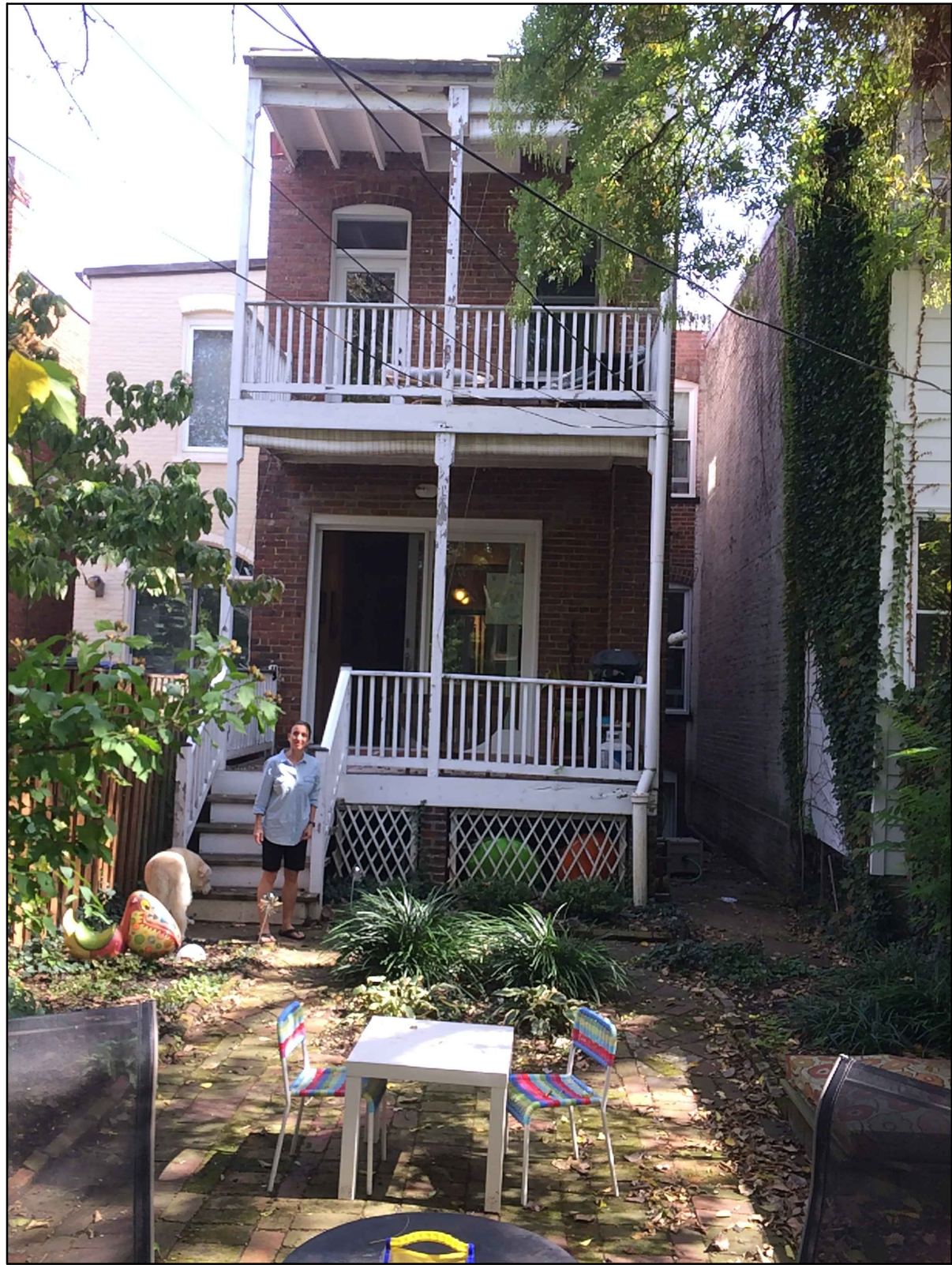
C-3

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





1 FRONT OF HOUSE, VIEW FROM 5TH STREET SE
C-4 SCALE: NTS



2 REAR OF HOUSE, VIEW FROM YARD
C-4 SCALE: NTS

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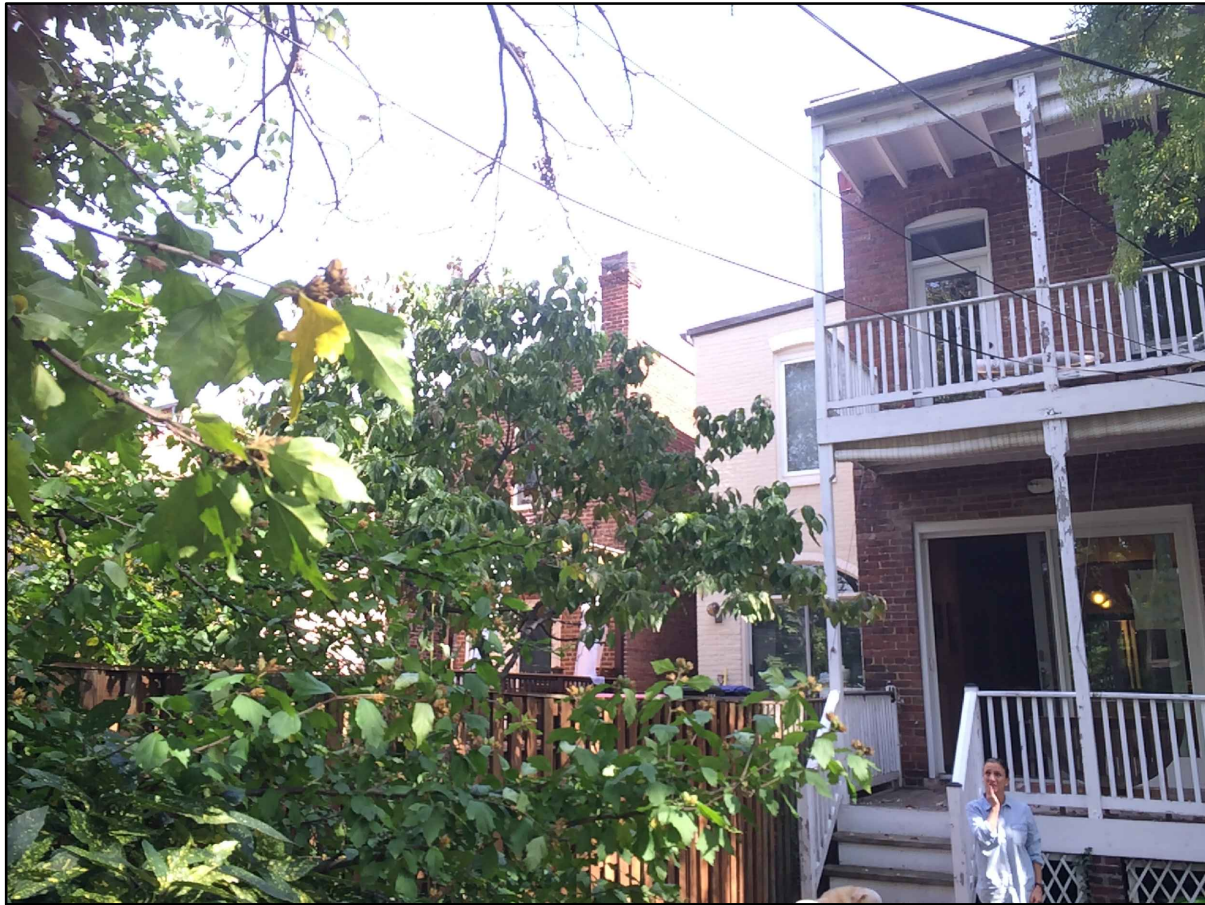
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SCALE: NTS

PICTURES

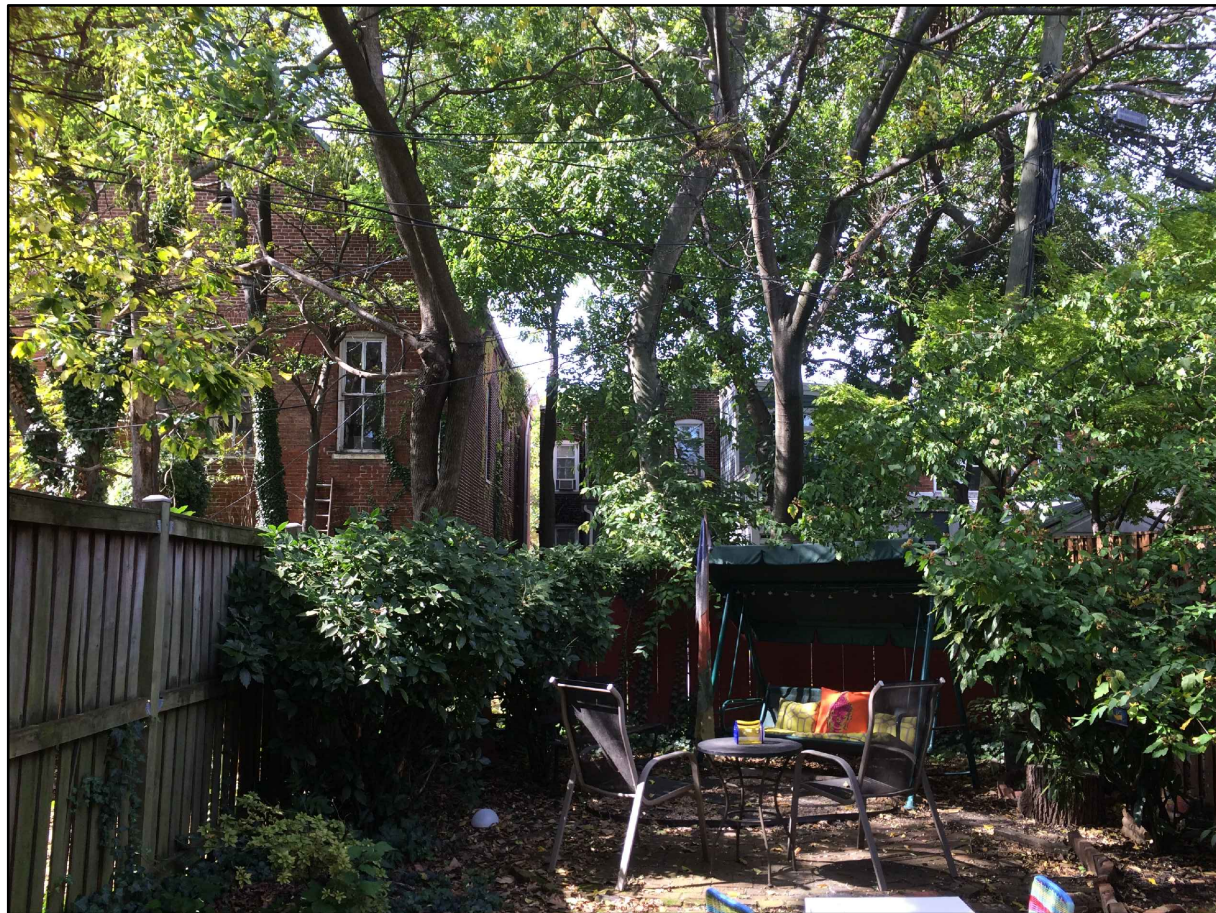
C-4



1 REAR VIEW, LOOKING NORTH
C-5 SCALE: NTS



2 REAR VIEW, LOOKING SOUTH
C-5 SCALE: NTS



3 REAR YARD
C-5 SCALE: NTS

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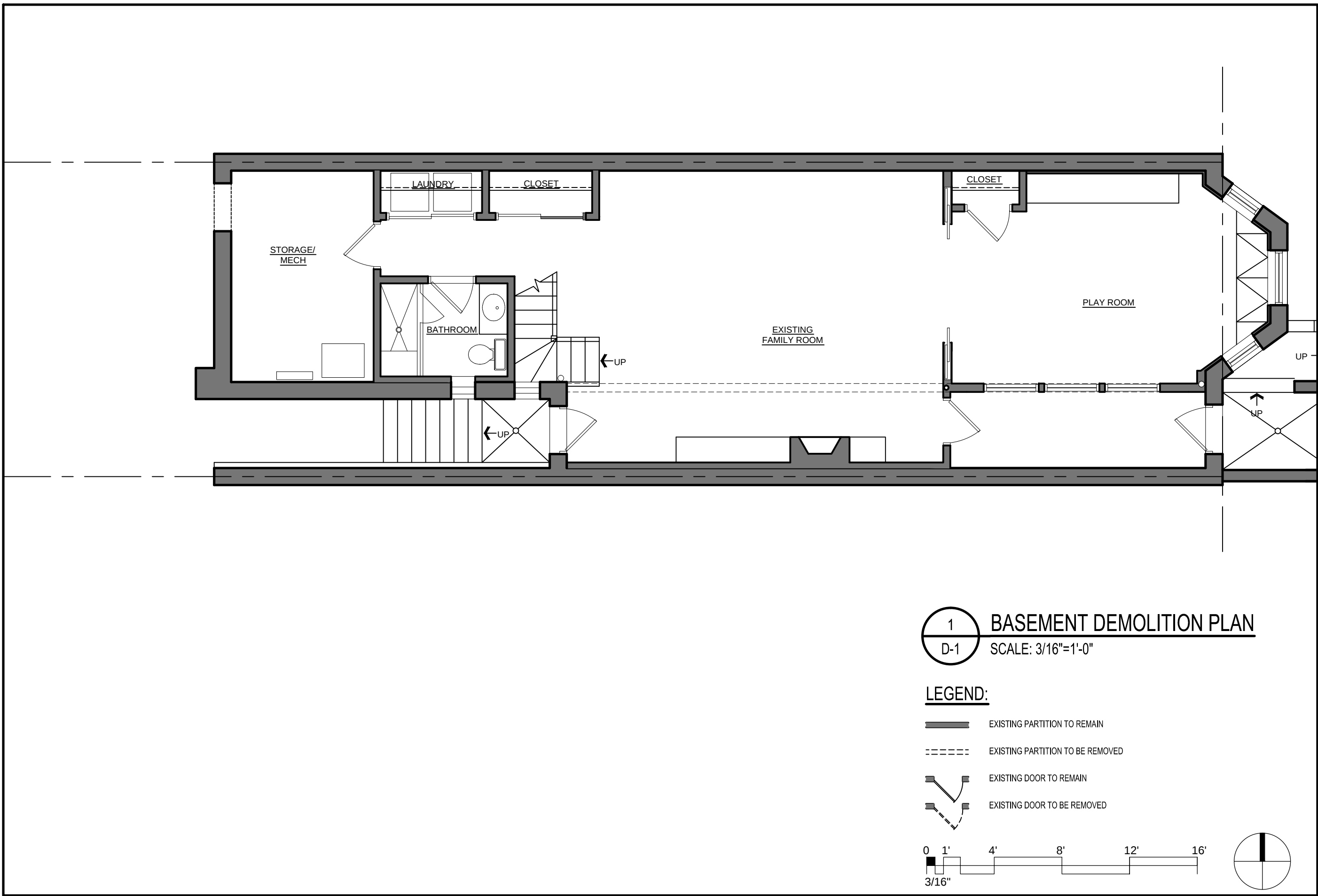
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PICTURES

C-5



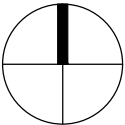
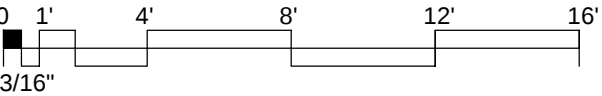
1

D-1

BASEMENT 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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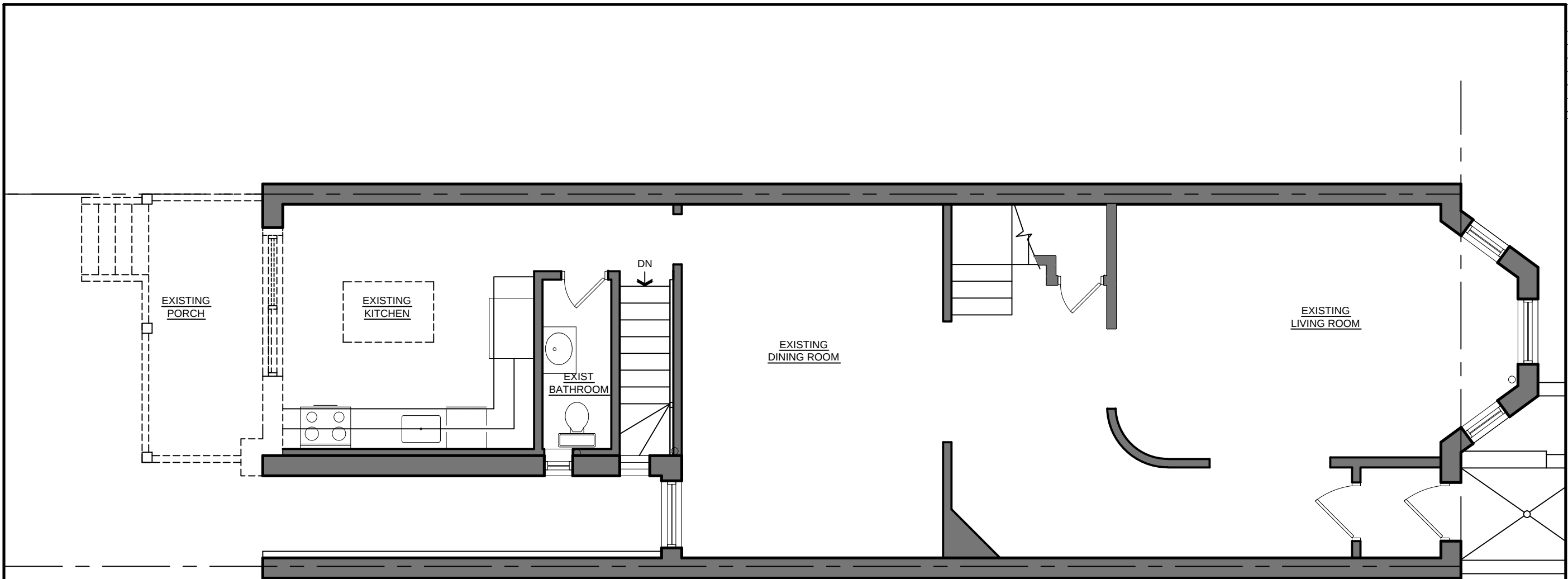
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DATE: 11-24-14

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

BASEMENT
DEMOLITION PLAN

D-1



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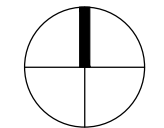
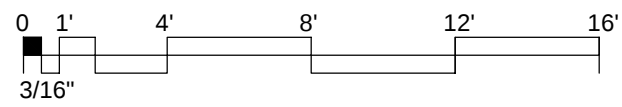
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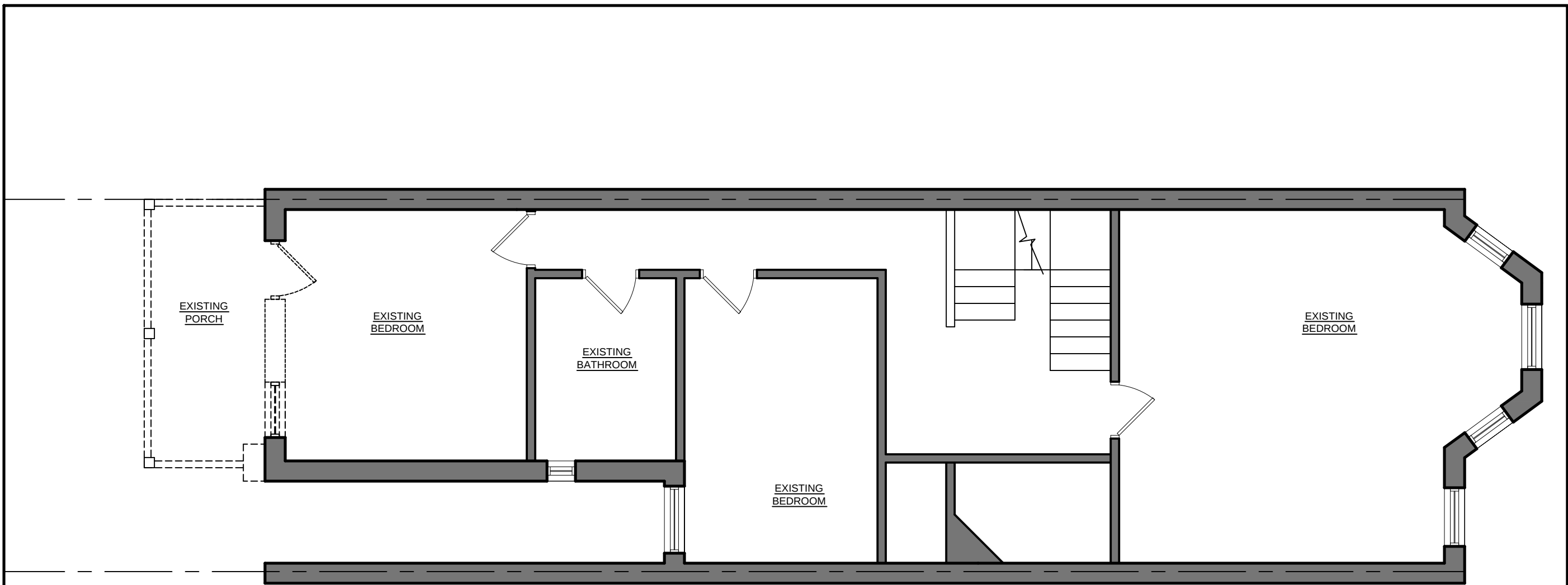
FIRST FLOOR
DEMOLITION PLAN
D-2

1 FIRST FLOOR DEMOLITION PLAN
D-2 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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SCALE: 3/16"=1'-0"

SECOND FLOOR
DEMOLITION PLAN

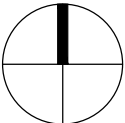
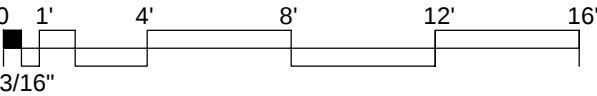
D-3

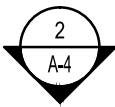
1
D-3

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





10'-0"

UP

13'-6"

STORAGE

STORAGE/
MECH

BATHROOM

LAUNDRY

CLOSET

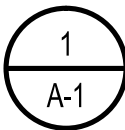
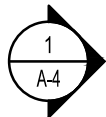
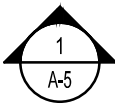
CLOSET

PLAY ROOM

EXISTING
FAMILY ROOM

UP

UP

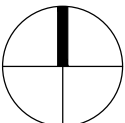
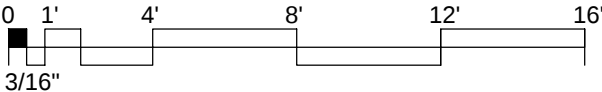


BASEMENT FLOOR PLAN

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

LEGEND:

- EXISTING PARTITION TO REMAIN
- NEW PARTITION



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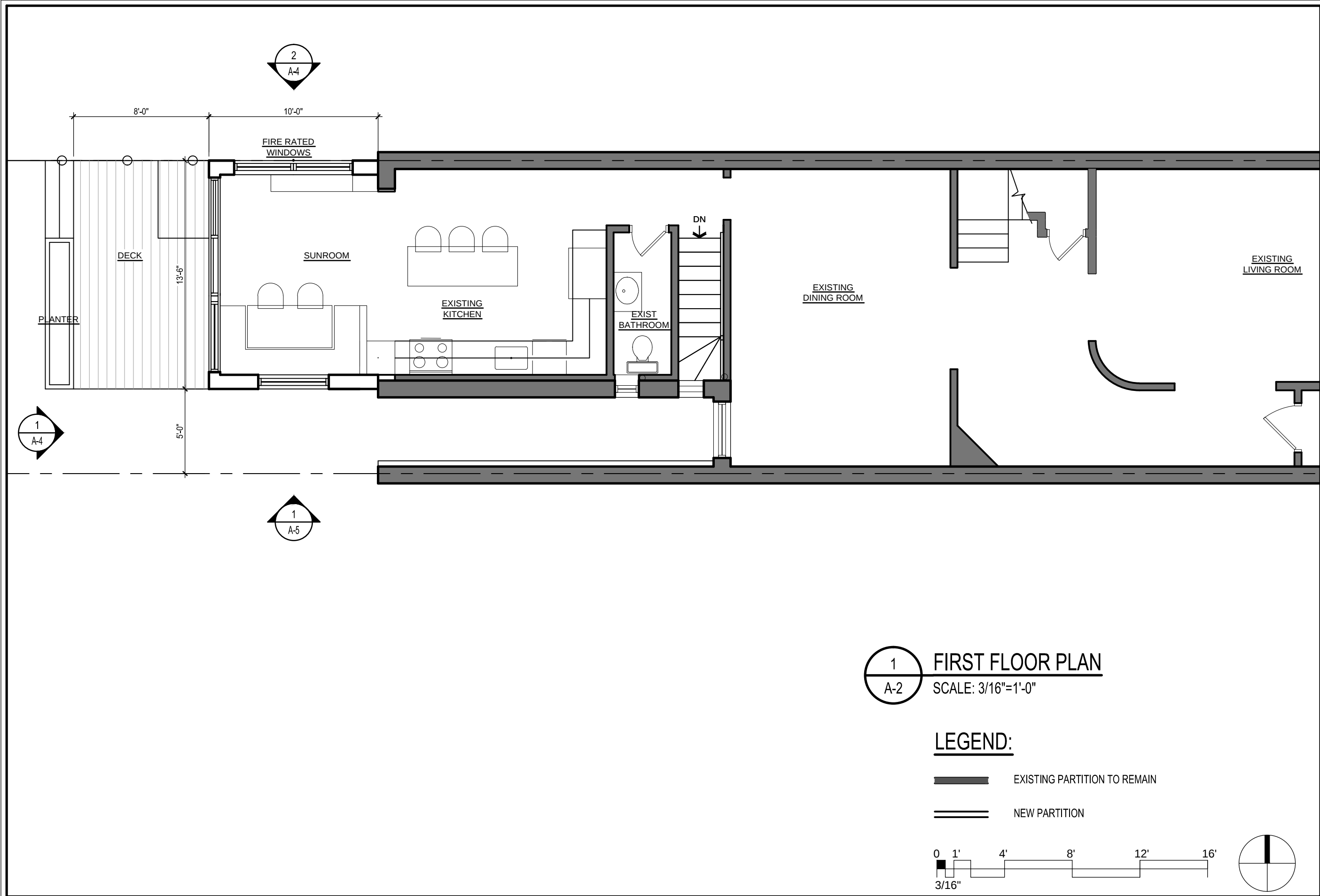
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SCALE: 3/16"=1'-0"

BASEMENT
FLOOR PLAN

A-1



REVISIONS		
#	DATE	COMMENTS

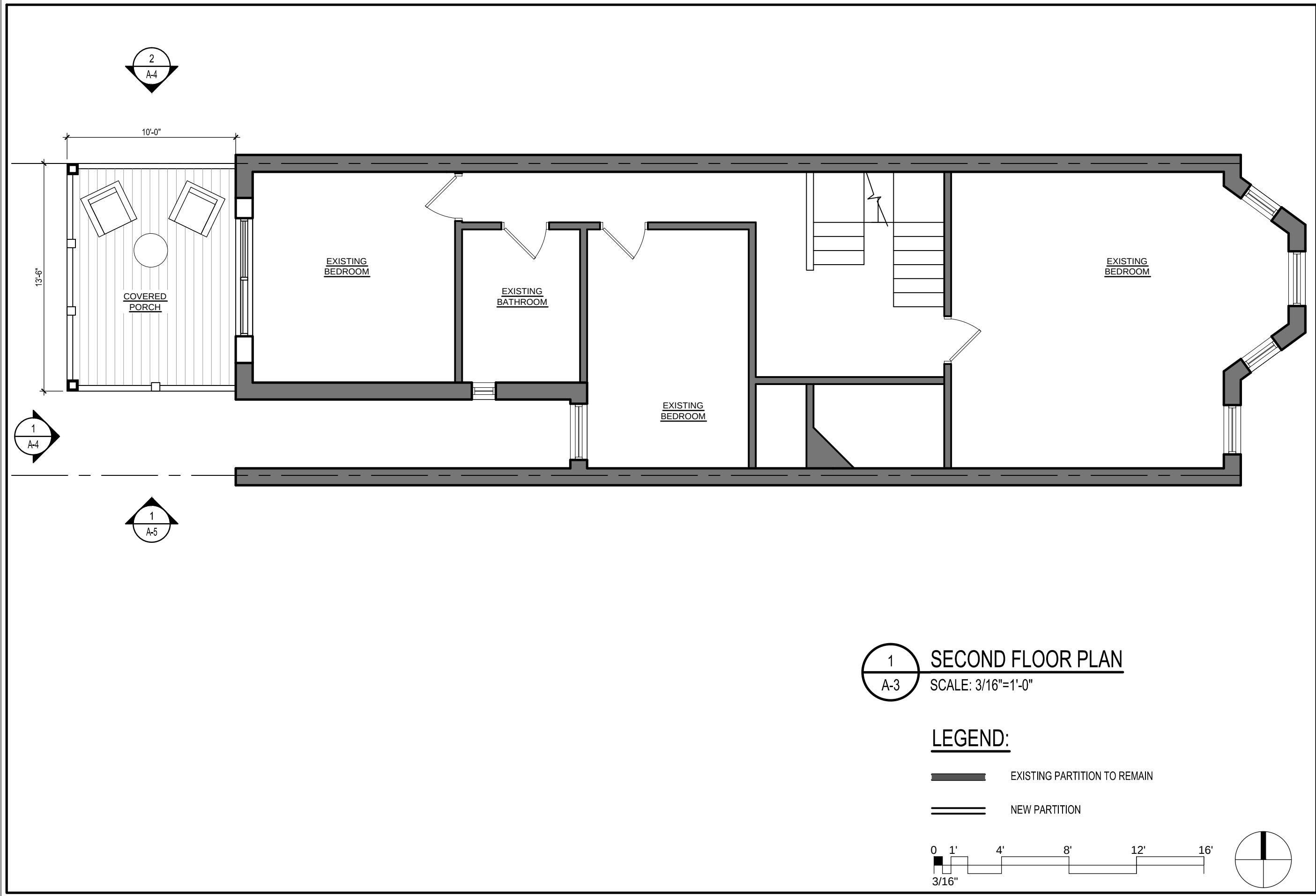
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FIRST FLOOR PLAN
A-2



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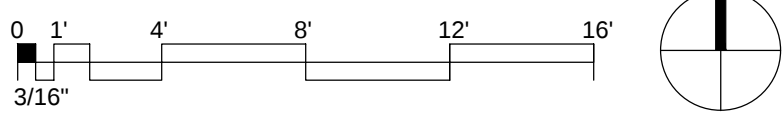
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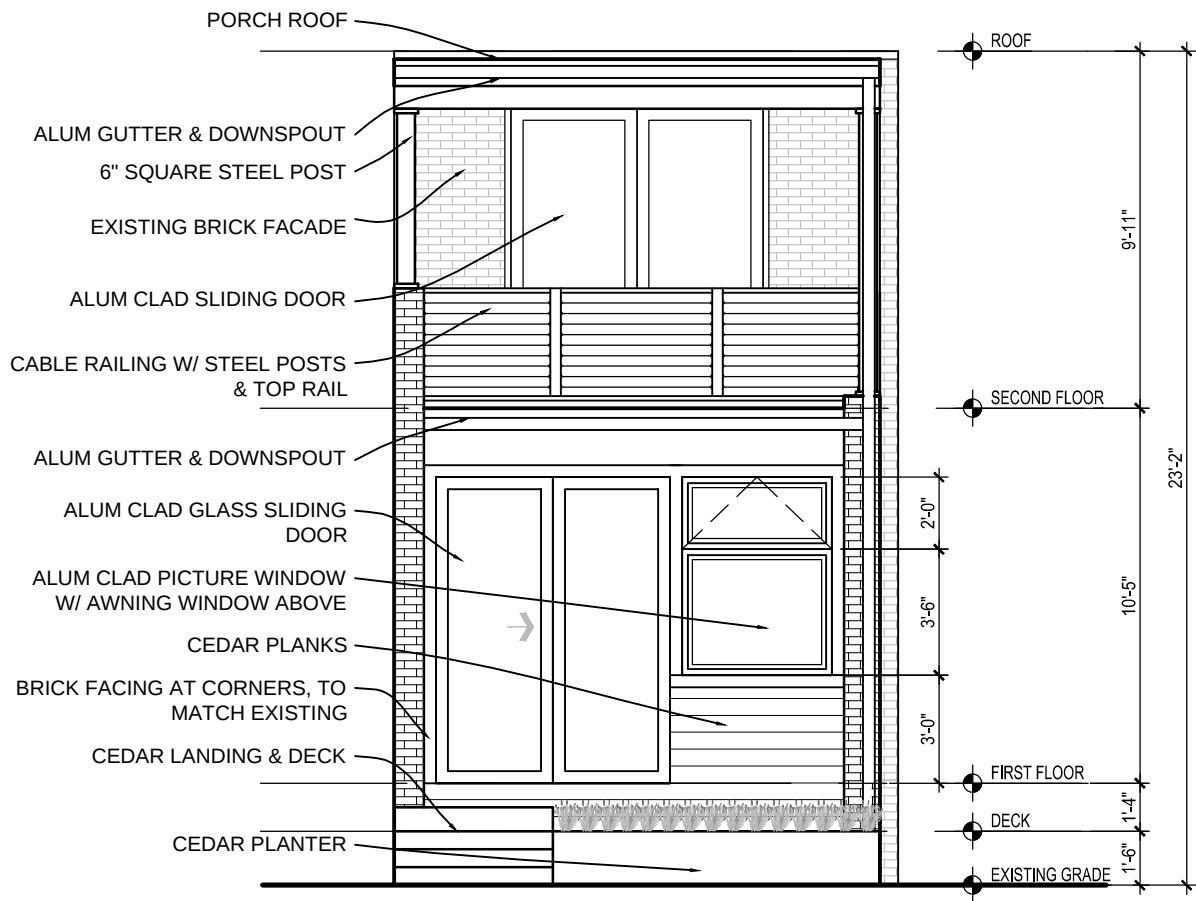
SECOND FLOOR PLAN
A-3

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

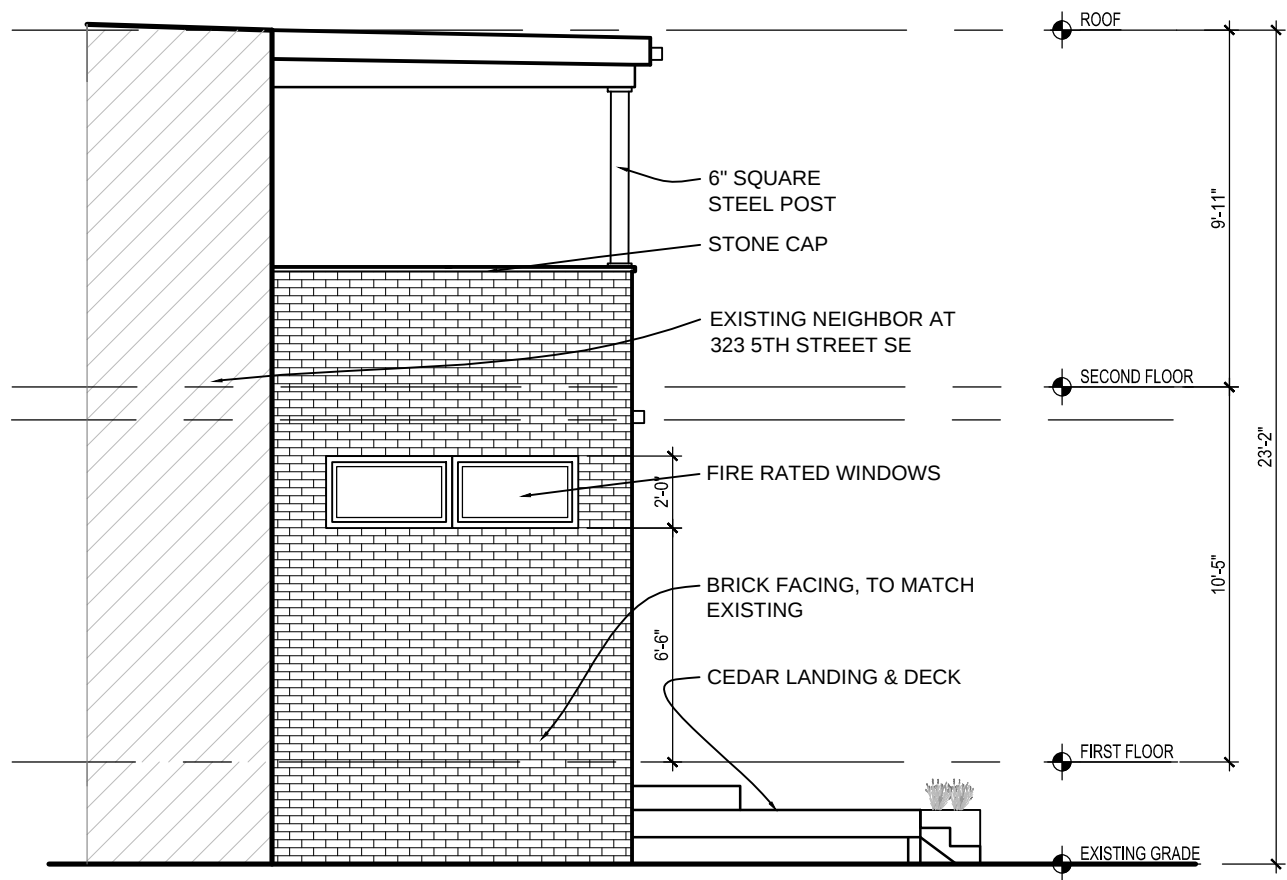
LEGEND:

- EXISTING PARTITION TO REMAIN
- NEW PARTITION

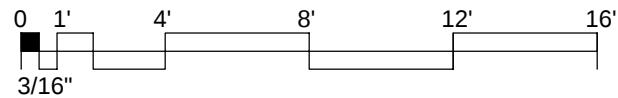




1 REAR ELEVATION
A-4 SCALE: 3/16"=1'-0"



2 NORTH ELEVATION
A-4 SCALE: 3/16"=1'-0"



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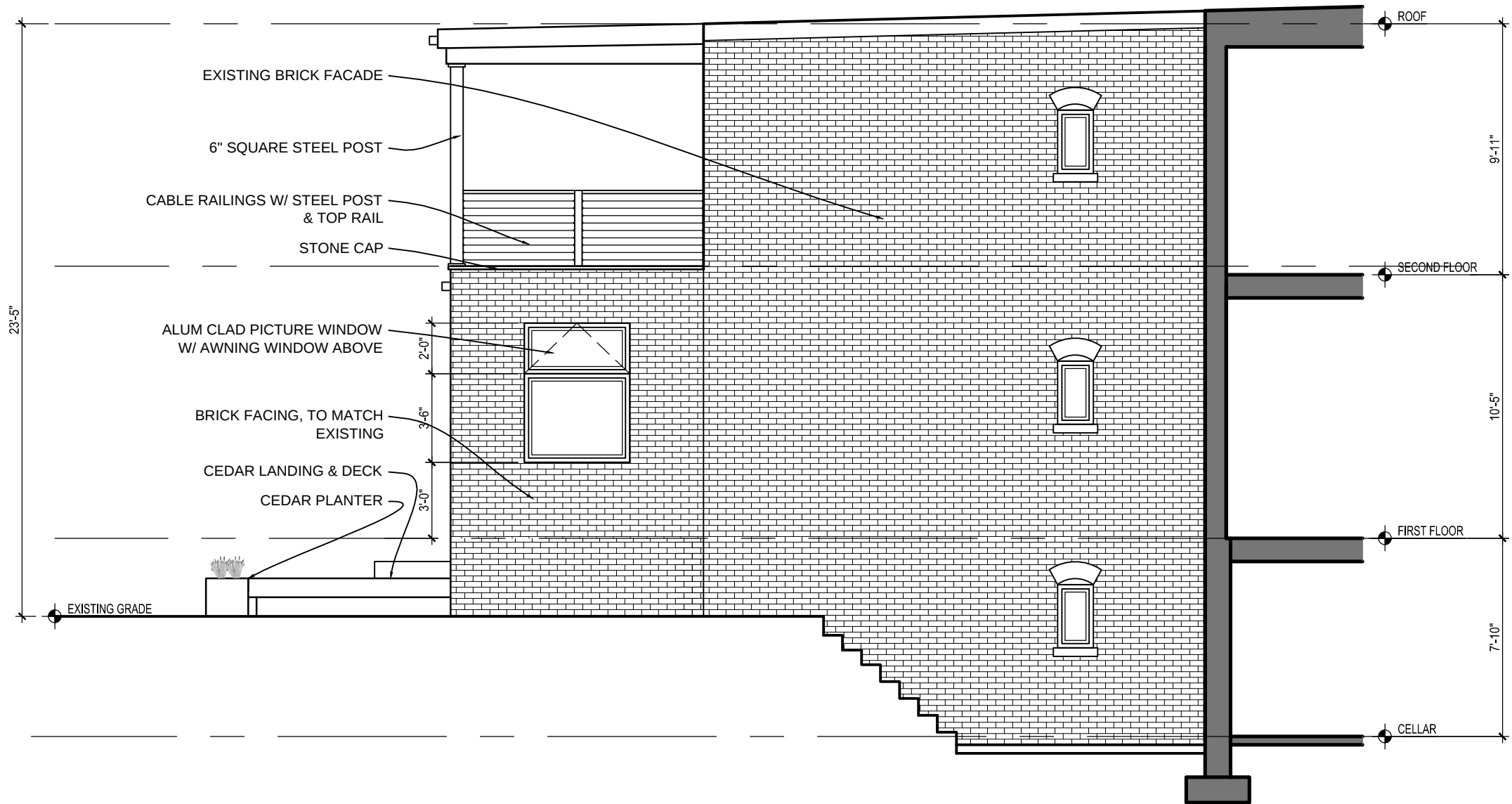
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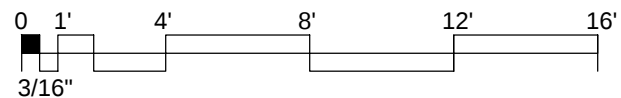
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EXTERIOR ELEVATION

A-4



1 SOUTH ELEVATION
A-5 SCALE: 3/16"=1'-0"



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A-5