

PROJECT DATA

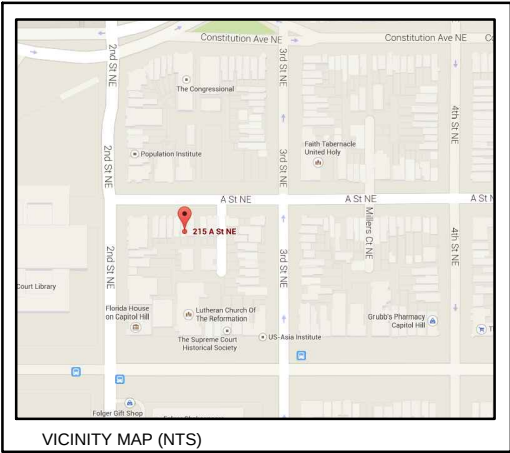
OWNER:
LINDSAY & GAIL SLATER
215 A STREET NE
WASHINGTON, DC 20002

ZONING DATA:

LOT: 0027
SQUARE: 0797
LOT AREA: 1103 SF
ZONE: R-4
USE GROUP: R-3
CONSTRUCTION TYPE: 3B

TWO STORY PLUS CELLAR 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	757.4 SF	NO CHANGE	661.8 SF
(PERCENTAGE)	68.7%	NO CHANGE	60.0%
REAR YARD	20'-8"	NO CHANGE	20.0' MINIMUM
OPEN COURT	4'-3"	0'	6.0' MIN
SIDE YARD	N/A	N/A	8.0' MIN
HEIGHT	29'-2"	34'-0"	40'
STORIES	2+B	3+B	3+B
F.A.R.	N/A	N/A	NONE PRESCRIBED
SQUARE FOOTAGE			
BASEMENT	728 SF	793 SF	
FIRST FLOOR	728 SF	793 SF	
SECOND FLOOR	728 SF	793 SF	
THIRD FLOOR	N/A	517 SF	
TOTAL	2184 SF	2896 SF	
GARAGE	N/A	N/A	

PROJECT DESCRIPTION:

EXISTING DOGLEG TO BE ENCLOSED ON ALL THREE LEVELS. NEW THIRD FLOOR ADDITION.

APPLICABLE BUILDING CODES:

DCMR 11
IBC 2012
IRC 2012
DCMR 12-B, DC CONSTRUCTION CODES SUPPLEMENT 2013 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 &
RENOVATION

215 A Street NE
Washington, DC 20002

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REVISIONS		
#	DATE	COMMENTS

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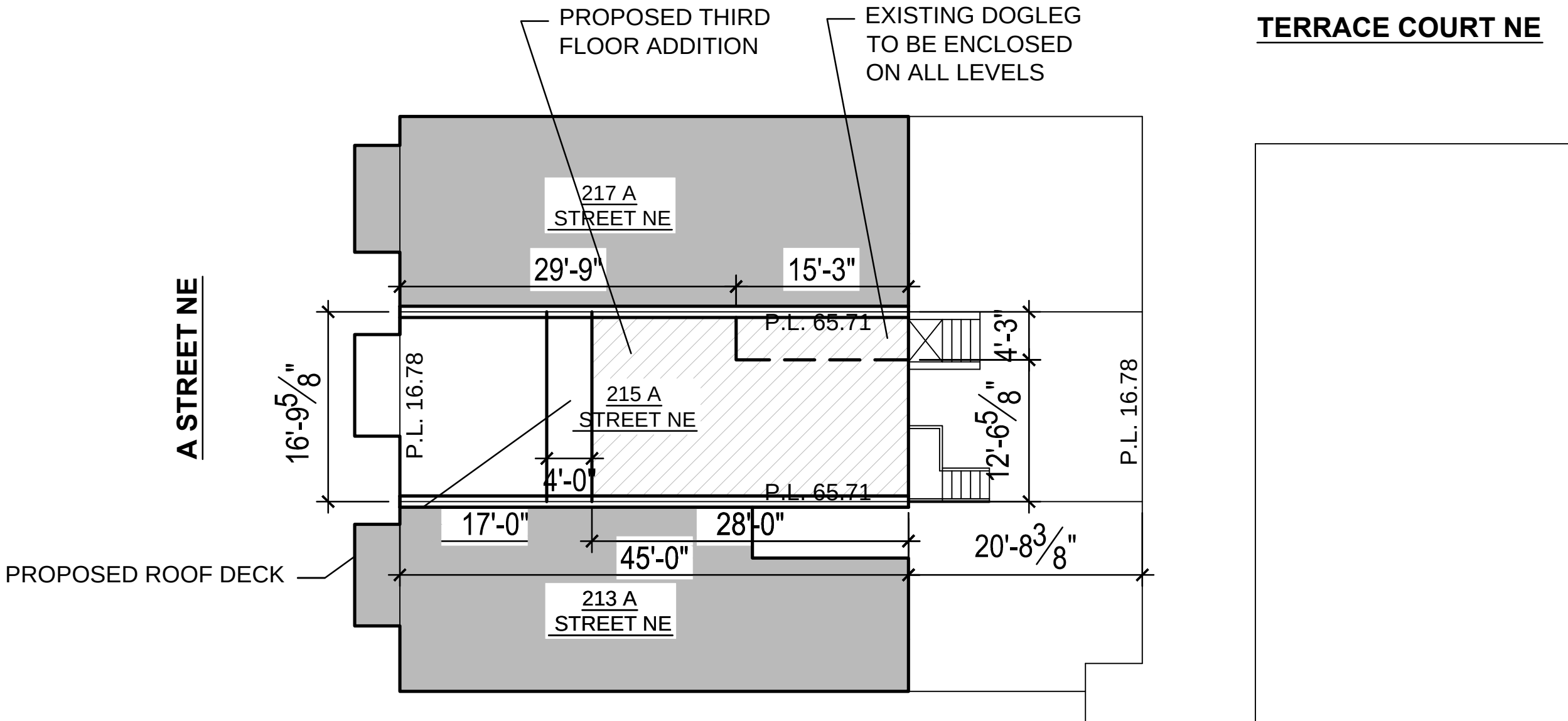
VERSION: BZA
DATE: 7-13-15
SCALE: N.T.S.

COVER SHEET

Board of Zoning Adjustment
District of Columbia
CASE NO. 19086
EXHIBIT NO. 6

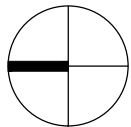
01

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TERRACE COURT NE

1 SITE PLAN
C-2 SCALE: 3/32"=1'-0"



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SITE PLAN

C-2



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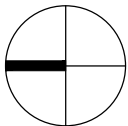
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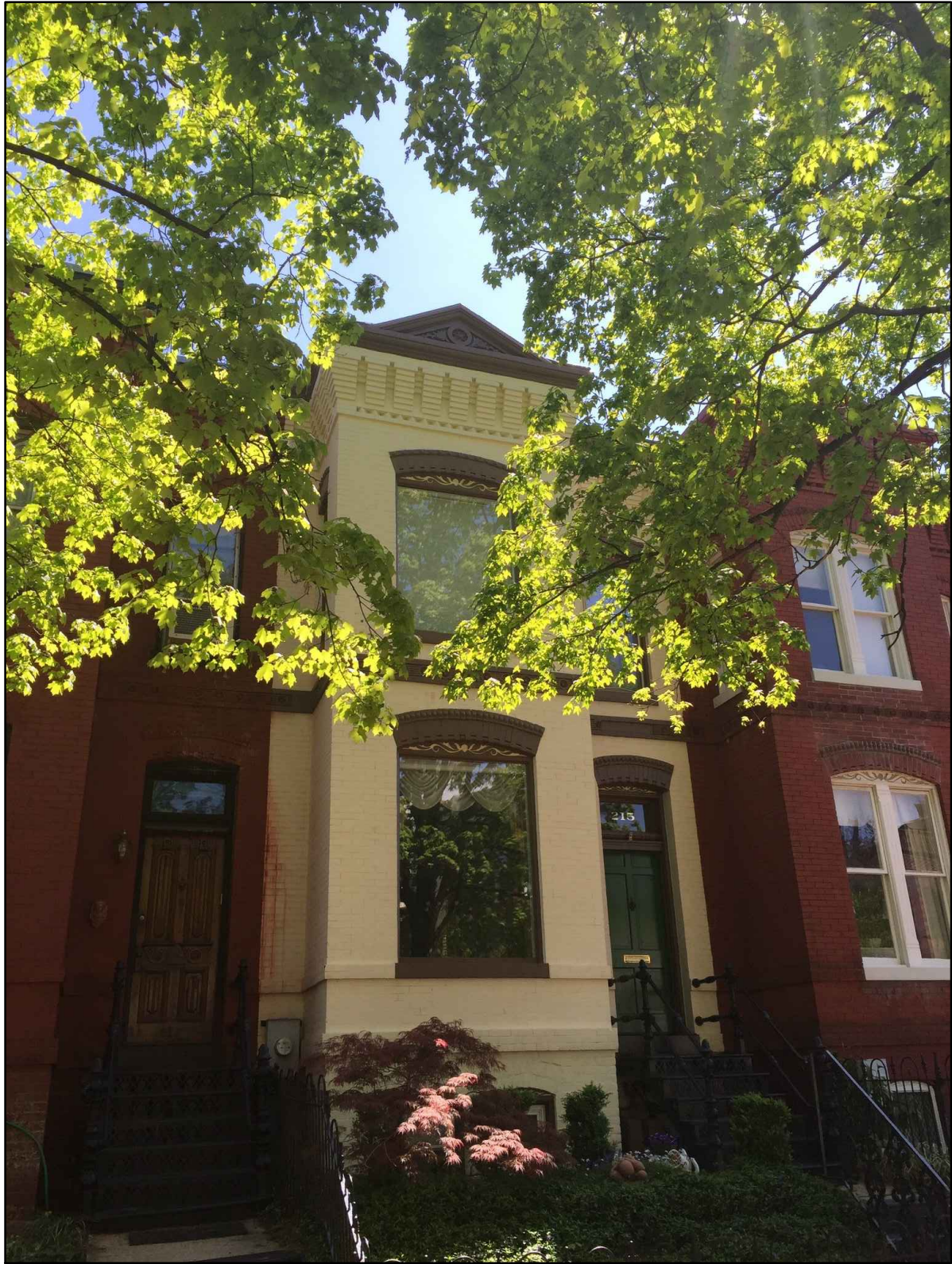
BLOCK SITE PLAN

C-3

1
C-3

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





1 FRONT OF HOUSE, VIEW FROM A ST NE
C-4



2 REAR OF HOUSE, VIEW FROM ALLEY
C-4

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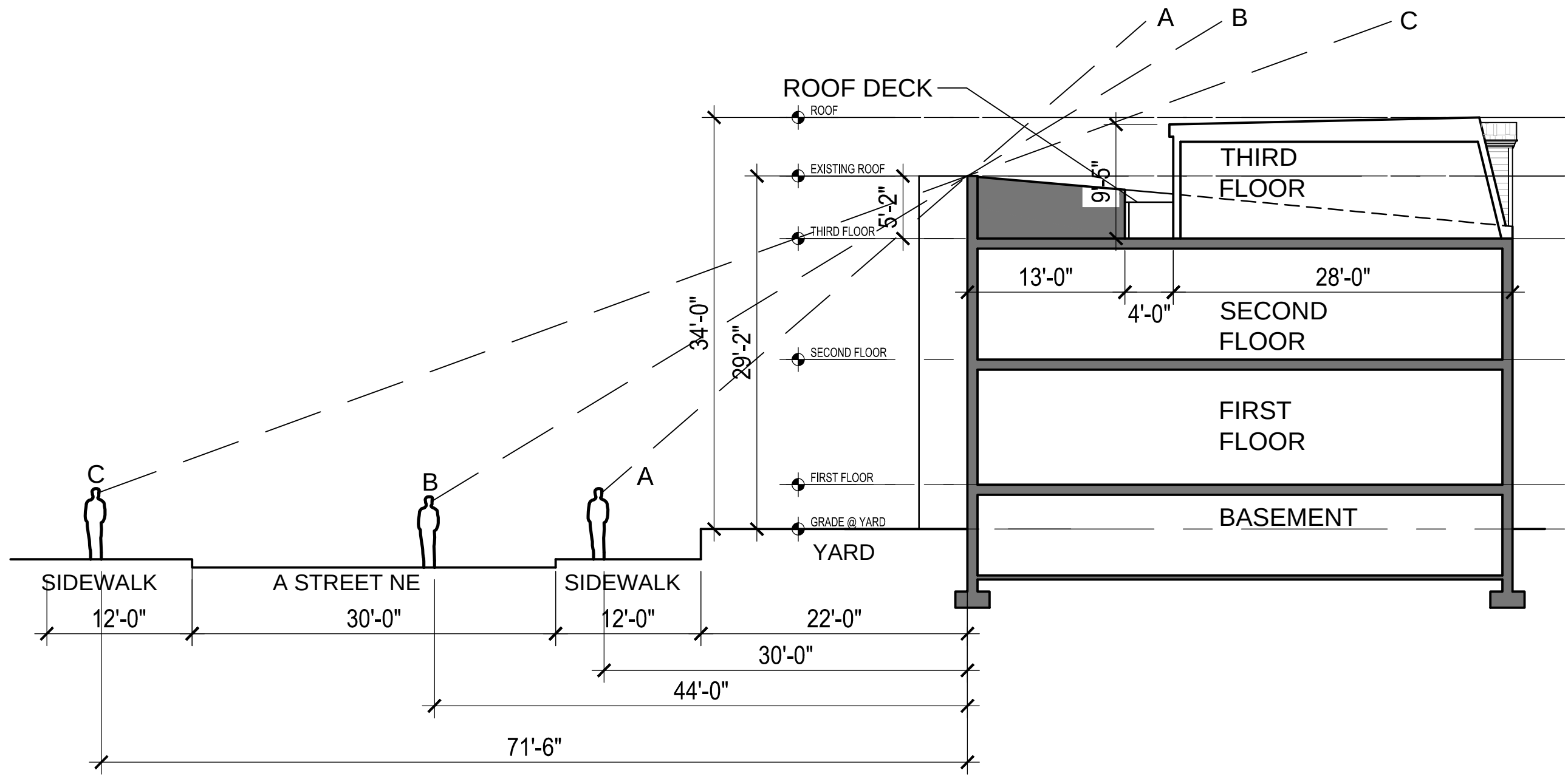
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PICTURES
C-4



1 SITE LINE STUDY
C-5 SCALE: NTS

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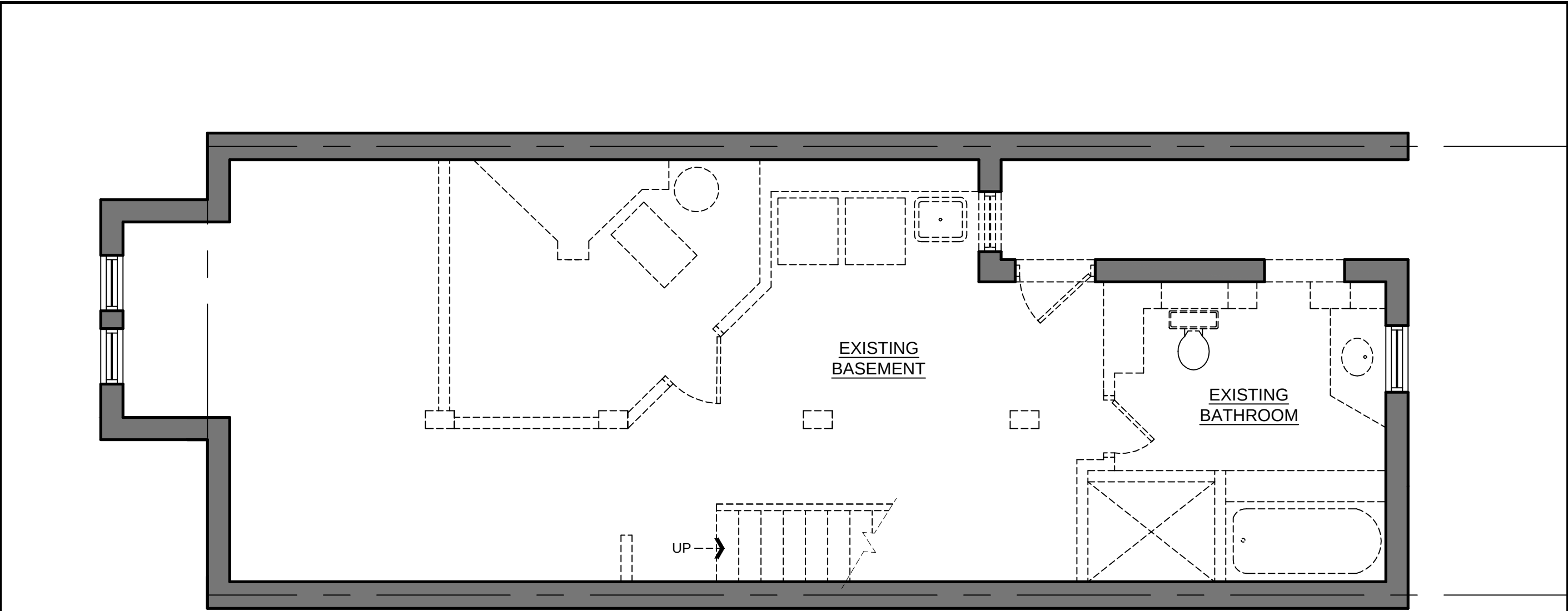
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SCALE: NTS

SITE LINE STUDY

C-5



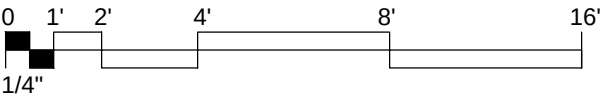
GENERAL DEMOLITION NOTES:

1. FIELD VERIFY EXISTING CONDITIONS PRIOR TO START OF DEMOLITION. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR POTENTIAL CONFLICTS BEFORE PROCEEDING WITH THE WORK.
2. LABEL, STORE AND PROTECT ALL SALVAGE ITEMS TO BE REUSED IN THIS PROJECT.
3. ALL WALLS, DOORS, FRAMES, ETC. SHOWN DASHED SHALL BE REMOVED COMPLETELY, UON.
4. WALLS TO BE REMOVED SHALL BE REMOVED FROM FLOOR TO STRUCTURE ABOVE. REMOVAL SHALL INCLUDE ALL ARCHITECTURAL, MECHANICAL, & ELECTRICAL ACCESSORIES, EQUIPMENT, ETC.
5. WHERE AN EXISTING DOOR IS INDICATED FOR REMOVAL THE DOOR FRAME SHALL ALSO BE REMOVED UNLESS OTHERWISE NOTED. SALVAGE ALL DOORS AND TRIM.
7. DEMOLITION OF FINISHES INCLUDES REMOVAL OF ADHESIVES, GROUTING BEDS, ETC. AND REQUIRES REMAINING SURFACES TO BE PREPARED FOR NEW CONSTRUCTION. ALL PATCHING SHALL BE FLUSH WITH SURROUNDING SURFACES AND LEVEL WITHIN TOLERANCES SPECIFIED FOR THE SPECIFIC MATERIAL. IF MATERIAL IS NOT SPECIFIED, MAINTAIN EXISTING PLANES WITHIN 1/8" IN 10 FEET, NON-CUMULATIVE.
8. THE ITEMS IDENTIFIED TO BE REMOVED REPRESENT THE MAJOR ITEMS ONLY. MINOR ITEMS, THAT REQUIRE REMOVAL TO COMPLETE THE WORK, SHALL ALSO BE REMOVED.

1 BASEMENT DEMOLITION PLAN
D-1 SCALE: 1/4"=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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BASEMENT
DEMOLITION PLAN
D-1

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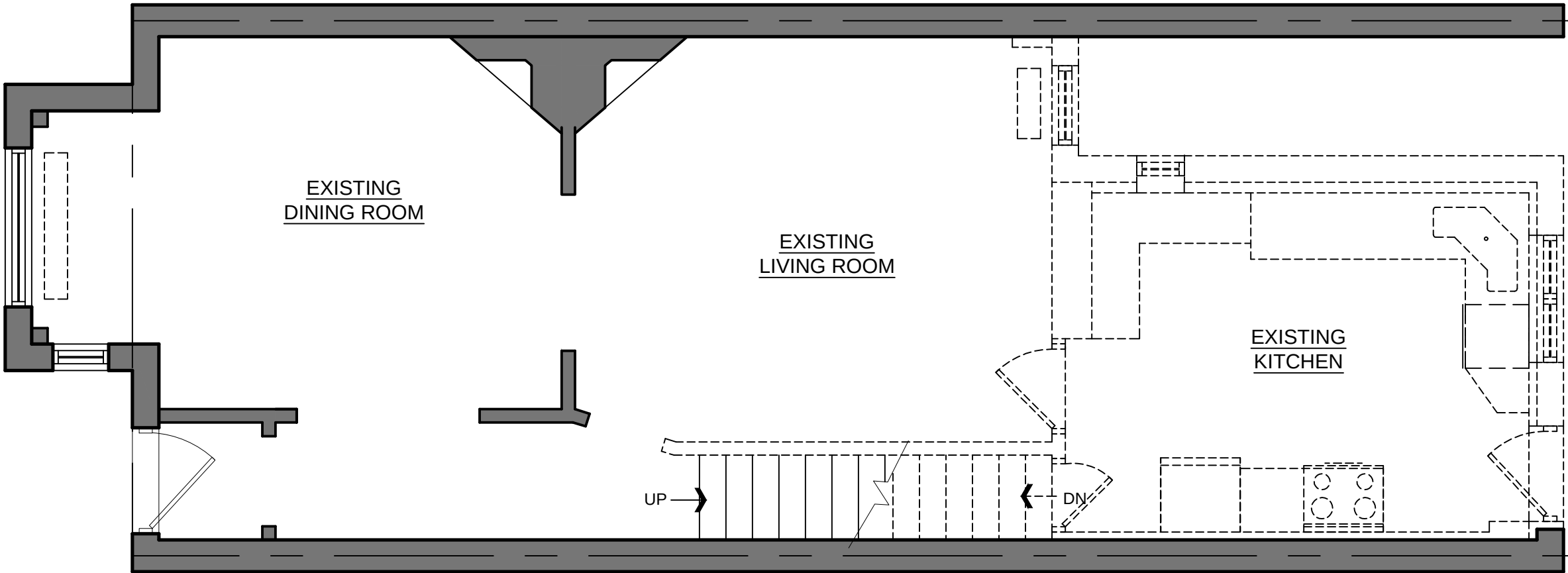
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FIRST FLOOR
DEMOLITION PLAN

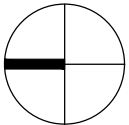
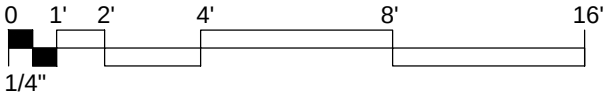
D-2

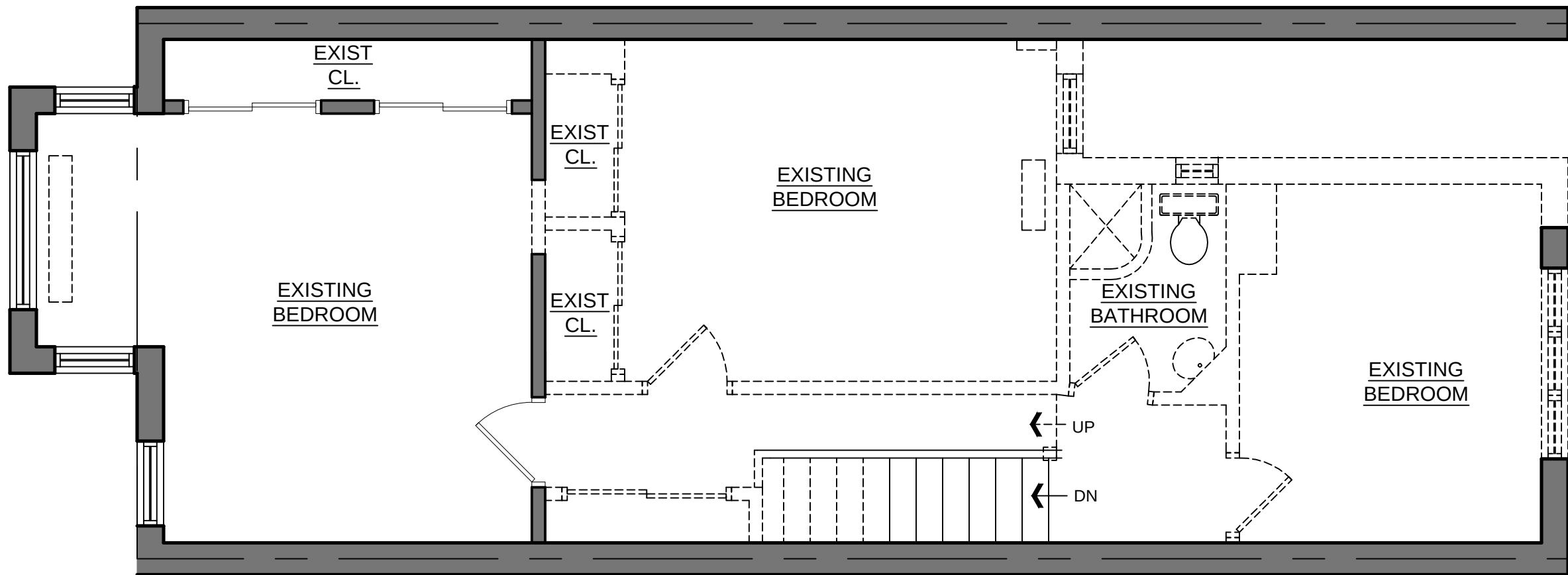


1 FIRST FLOOR DEMOLITION PLAN
D-2 SCALE: 1/4"=1'-0"

LEGEND:

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





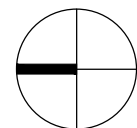
1
D-3

SECOND FLOOR DEMOLITION PLAN

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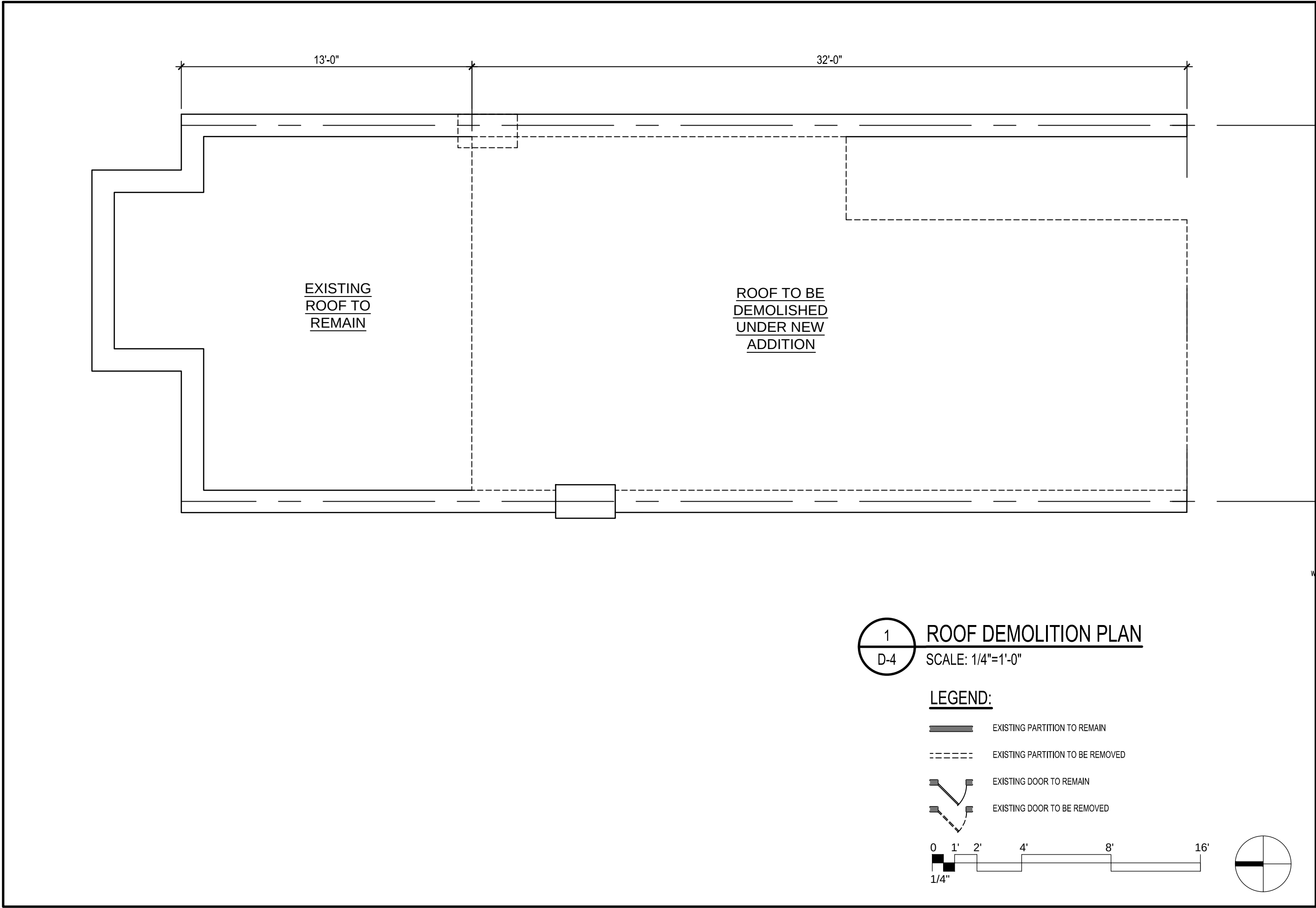
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SCALE: 1/4"=1'-0"

SECOND FLOOR
DEMOLITION PLAN

D-3



1

D-4

ROOF DEMOLITION PLAN

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

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ROOF
DEMOLITION PLAN

D-4

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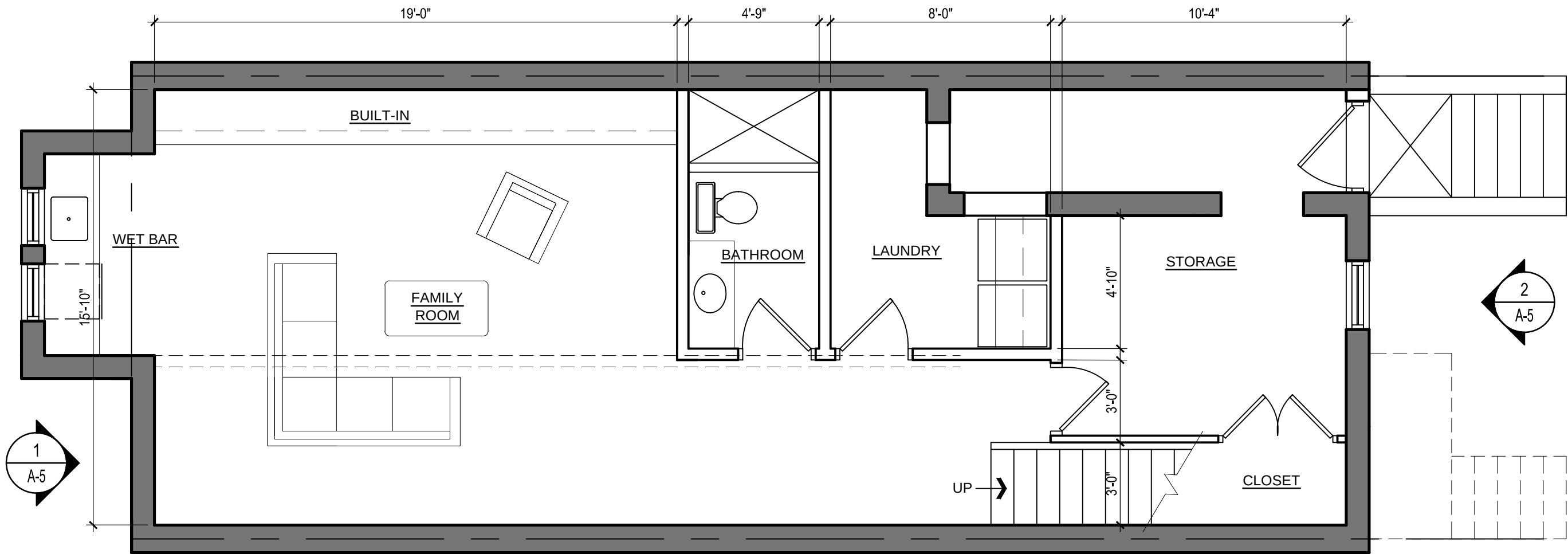
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BASEMENT
PLAN

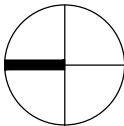
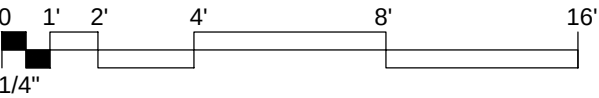
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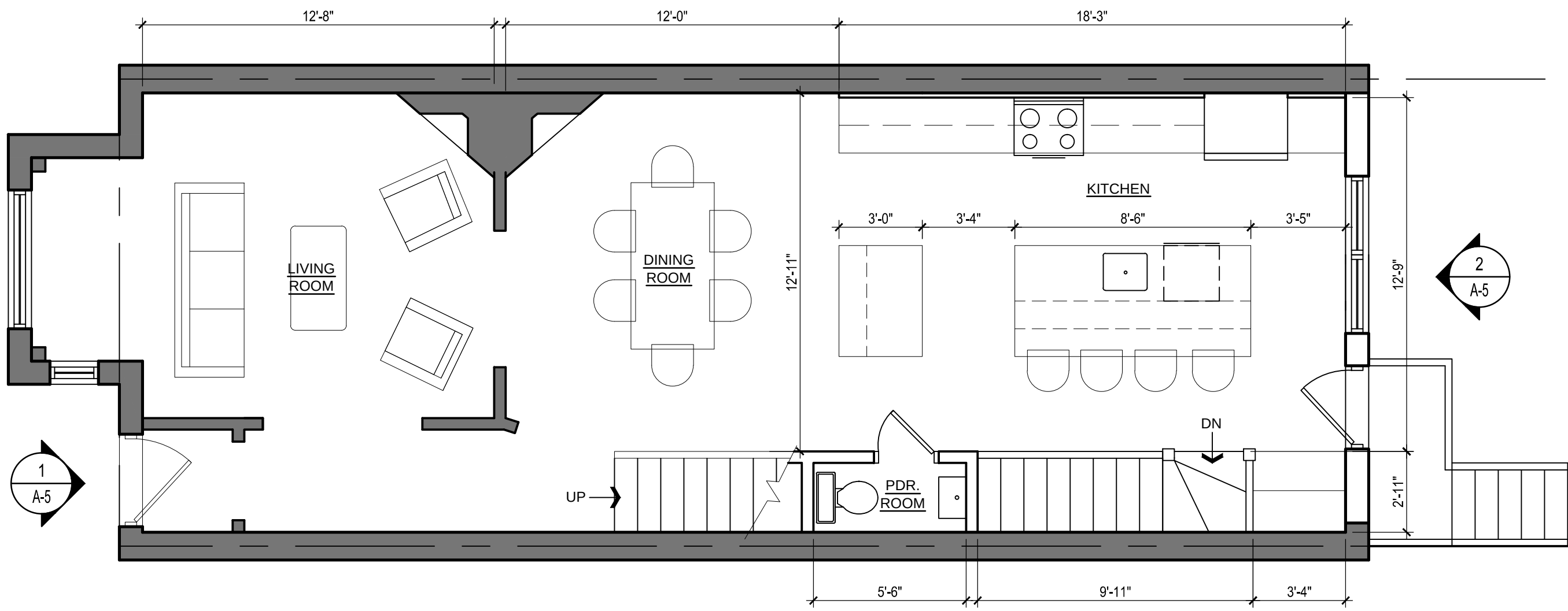


1 BASEMENT PLAN
A-1 SCALE: 1/4"=1'-0"

LEGEND:

- EXISTING PARTITION TO REMAIN
- NEW PARTITION



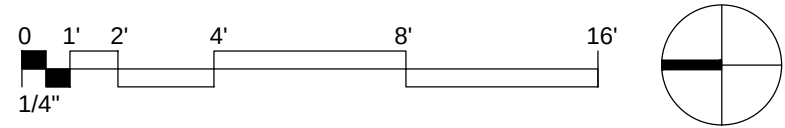


1
A-2

FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

LEGEND:

- EXISTING PARTITION TO REMAIN
- NEW PARTITION



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FIRST FLOOR PLAN
A-2

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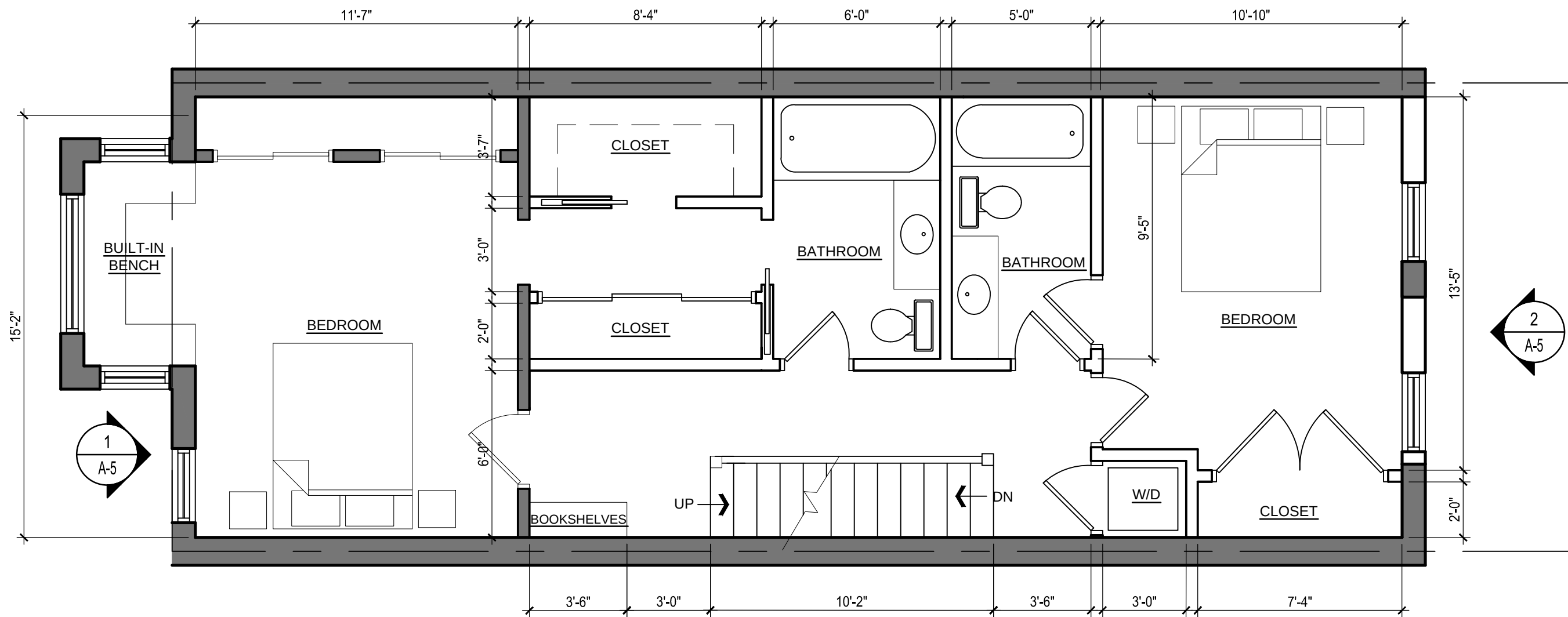
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SCALE: 1/4"=1'-0"

SECOND FLOOR PLAN

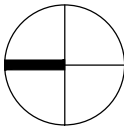
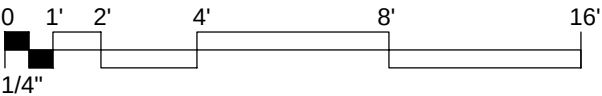
A-3



1
A-3
SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"

LEGEND:

- EXISTING PARTITION TO REMAIN
- NEW PARTITION



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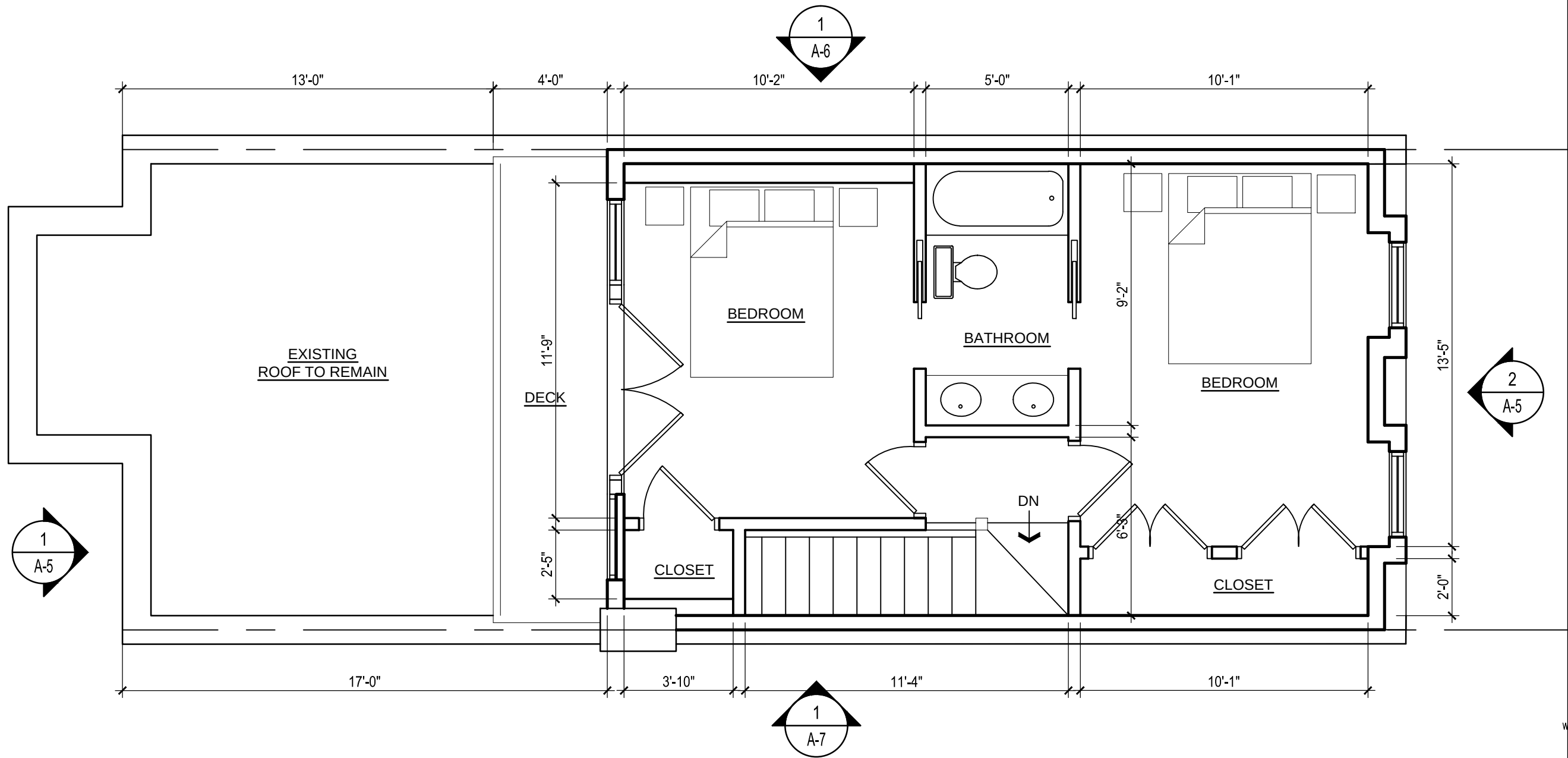
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THIRD FLOOR
PLAN

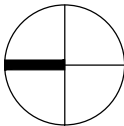
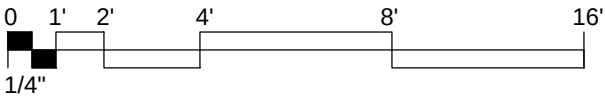
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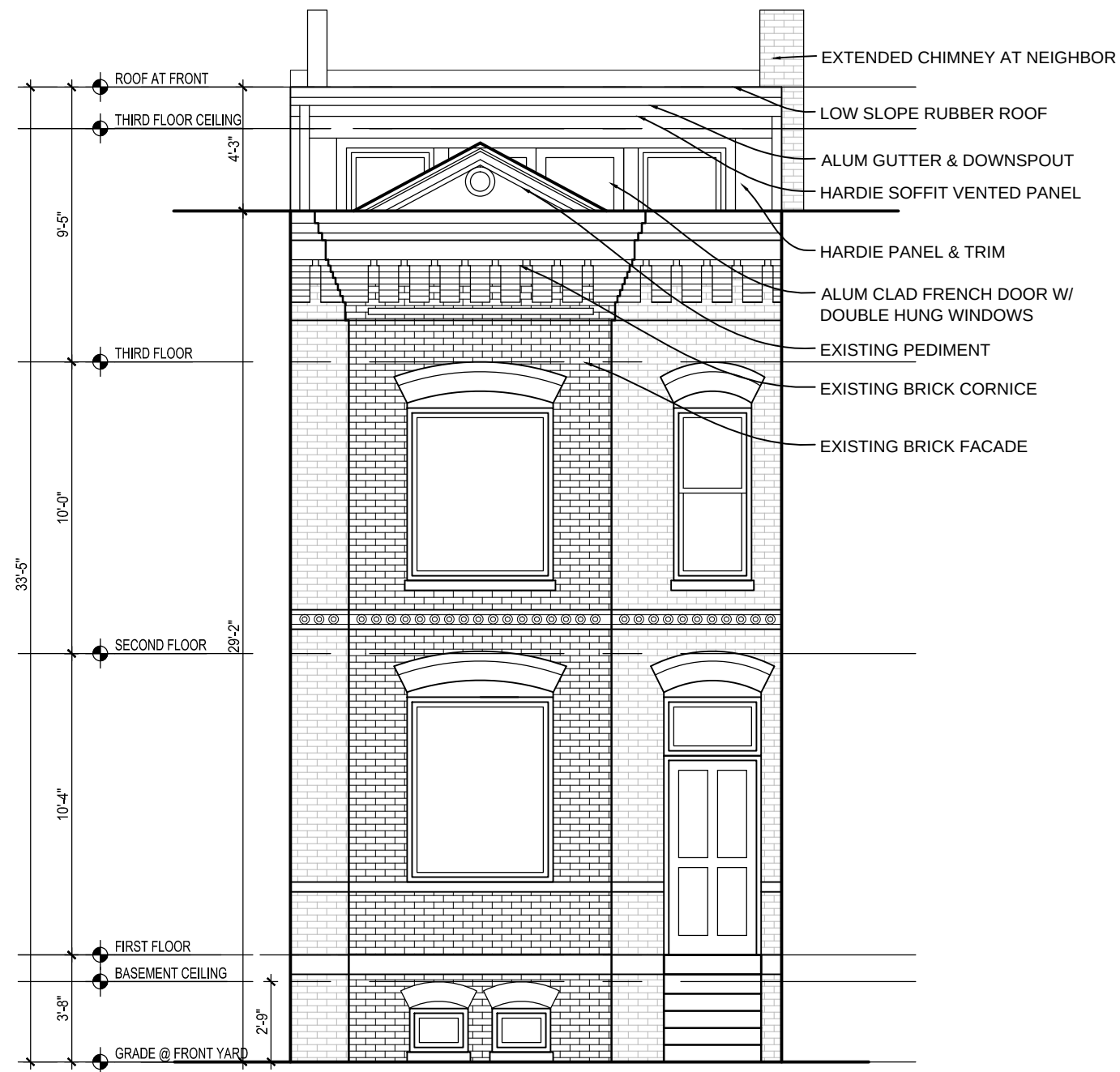


1 THIRD FLOOR PLAN
A-4 SCALE: 1/4"=1'-0"

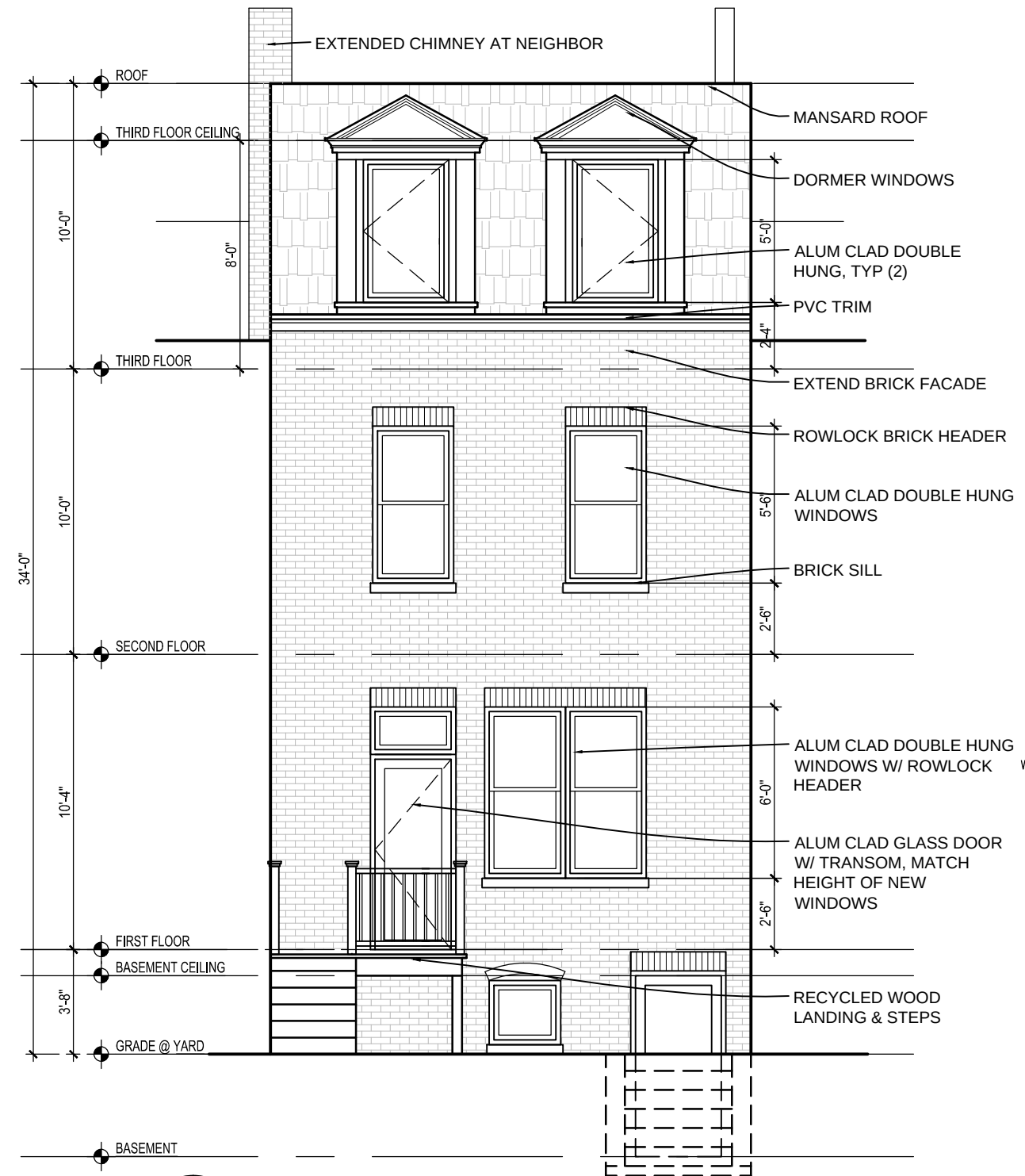
LEGEND:

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- NEW PARTITION





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



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

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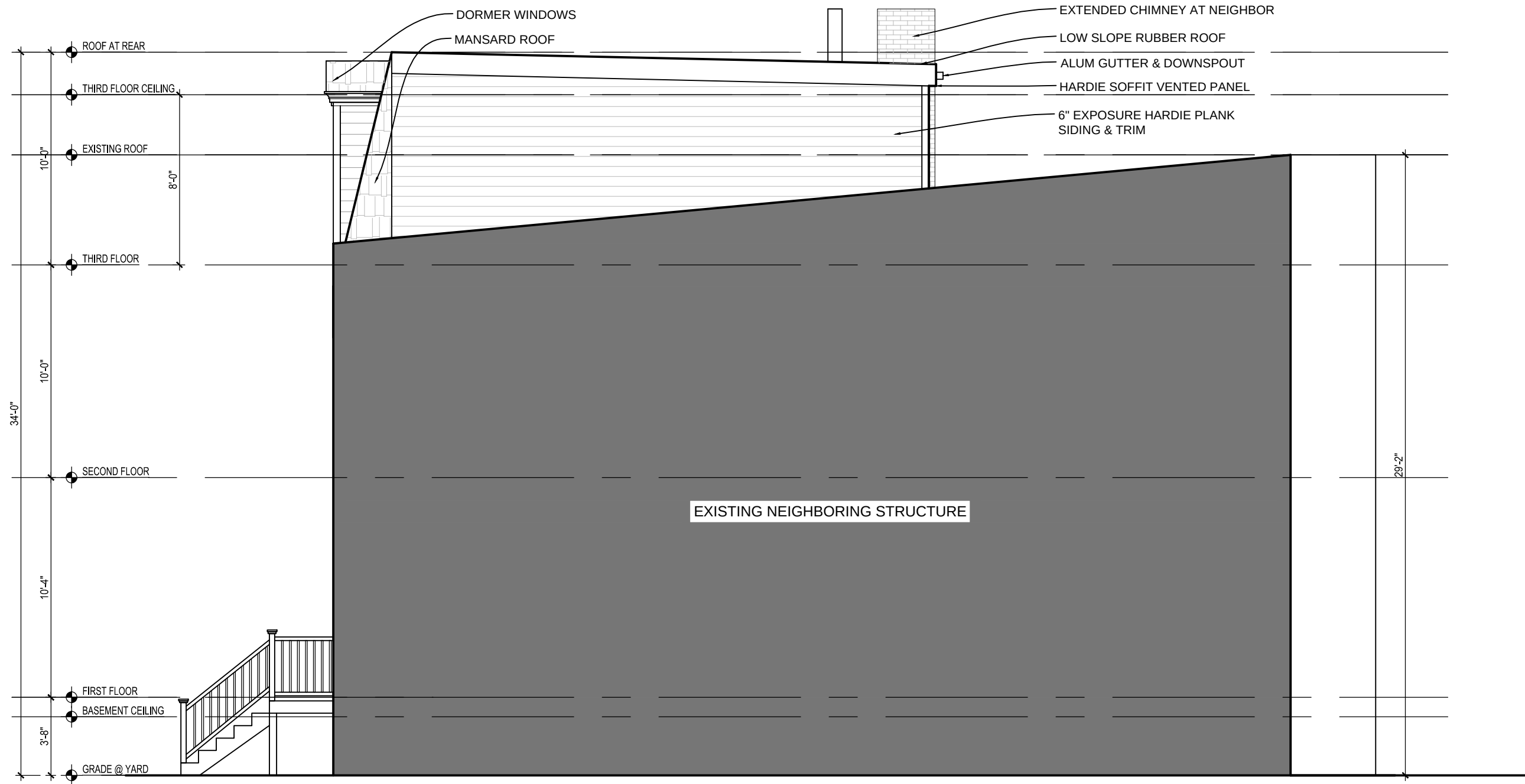
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EXTERIOR ELEVATION

A-5



1 EAST ELEVATION
A-6 SCALE: 3/16"=1'-0"

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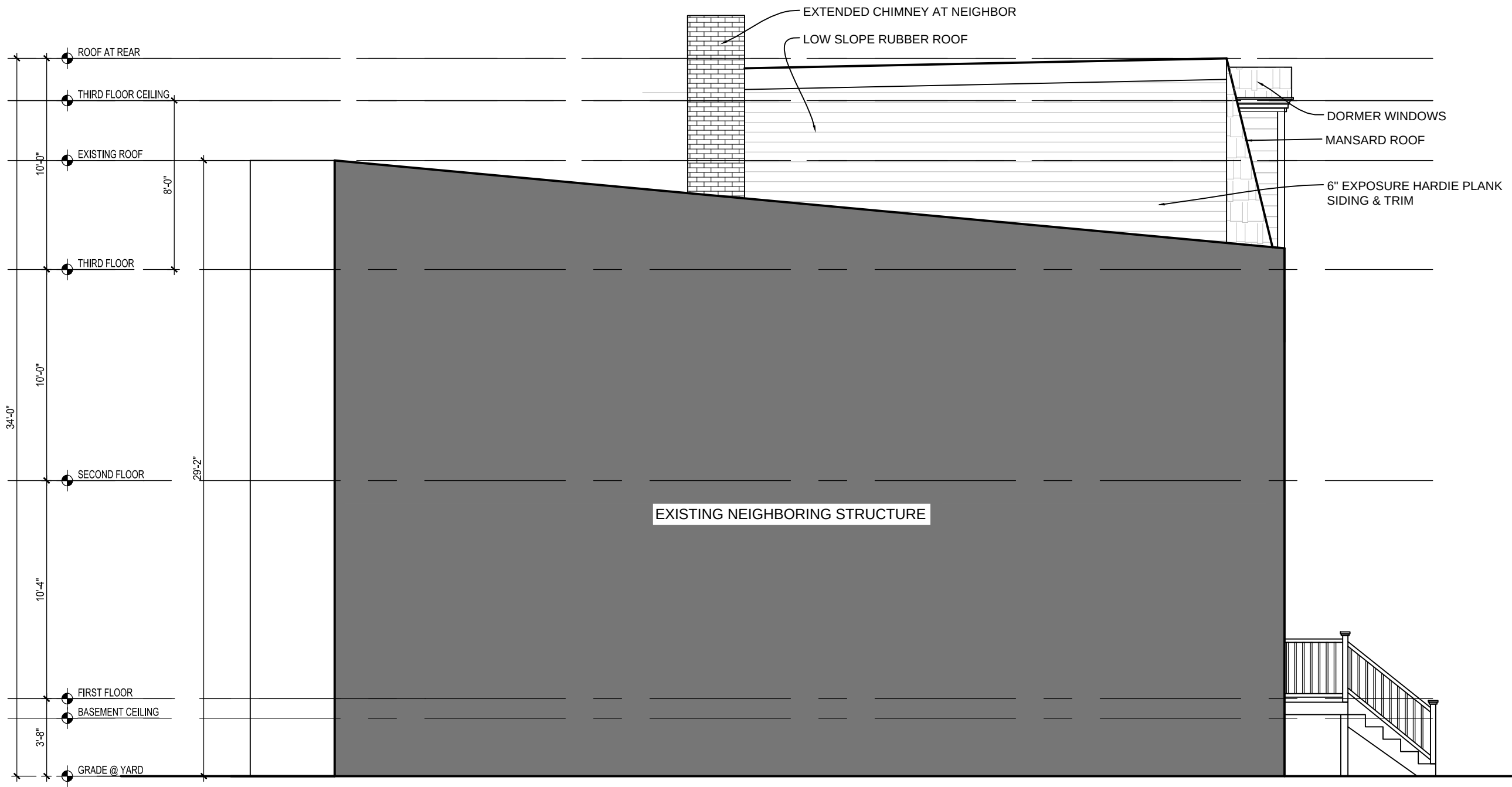
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EXTERIOR ELEVATION

A-6



1 WEST ELEVATION
A-7 SCALE: 3/16"=1'-0"

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EXTERIOR ELEVATION

A-7