

VOLD RESIDENCE

ADDRESS: 134 11TH ST NE
OWNER: JENNIFER AND LYLE VOLD
LOT: 0035
SQUARE: 0965
JURISDICTION: WASHINGTON, DC
ZONE: R4
OVERLAY DISTRICT: NONE
HISTORIC DISTRICT: CAPITOL HILL HISTORIC DISTRICT

PROJECT DESCRIPTION

Remove existing 1st and 2nd story rear deck attached to home, add new landing and stairs at first floor, new stairs to cellar entrance, new wood privacy fences, and new one story garage structure with roof deck.

APPLICABLE CODES

2013 District of Columbia Building Code
2013 District of Columbia Property Maintenance Code
2013 District of Columbia Green Construction Code
2013 District of Columbia Energy Conservation Code
2013 District of Columbia Fire Code
2013 District of Columbia Mechanical Code
2013 District of Columbia Plumbing Code
2012 ICC Existing Building Code
2012 ICC Fuel Gas Code
2012 ICC Residential Code for One- and Two-Family Dwellings
2012 ICC Swimming Pool and Spa Code

ZONING SUMMARY

	REQUIRED	EXISTING	PROPOSED
NUMBER OF DWELLING UNITS		1	UNCHANGED
NUMBER OF PARKING SPACES		1	UNCHANGED
BUILDING HEIGHT - STORIES	3 MAX.	2	UNCHANGED
BUILDING HEIGHT - HEIGHT	40'	27'	UNCHANGED
SIDE YARD SET-BACK (SOUTH)		0'	UNCHANGED
SIDE YARD SET-BACK (NORTH)		0'	UNCHANGED
REAR YARD REQUIREMENT	20'	45.75'	30.5'
LOT AREA (SQ. FT.)	1,800	1,512	UNCHANGED
GROSS FLOOR AREA			
FLOOR AREA RATIO			
BUILDING AREA (FOOTPRINT)		833	1050
LOT OCCUPANCY	60% MAX.	55%	69%

DRAWING LIST

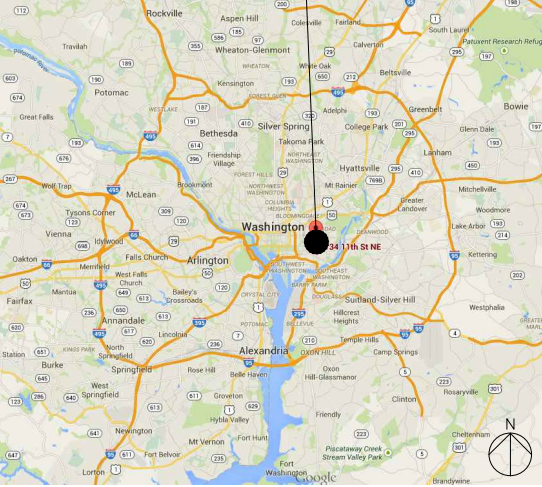
ISSUE LEGEND

○ FOR REVIEW / INFORMATION ONLY
⊕ FOR BID ONLY
● FOR CONSTRUCTION
⊙ REVISION
× REMOVED FROM SET

	DESCRIPTION	DATE	08 .15 .2015	B.Z.A. REVIEW	10 .12 .2015	HPRB REVIEW		
L001-G	- COVER SHEET		○	○				
L002-G	- SYMBOLS AND ABBREVIATIONS							
L003-G	- EXISTING CONDITIONS & DEMOLITION PLAN		○	○				
L004-G	- CONTEXT PHOTOS		○	○				
L101-G	- FIRST FLOOR MATERIALS PLAN		○	○				
L102-G	- GARAGE ROOF MATERIALS PLAN		○	○				
L201-G	- NORTH ELEVATION- EXISTING		○	○				
L202-G	- WEST ELEVATION- EXISTING		○	○				
L203-G	- NORTH ELEVATION- PROPOSED		○	○				
L204-G	- WEST ELEVATION- PROPOSED		○	○				
L205-G	- SOUTH ELEVATION- PROPOSED		○	○				

REGIONAL MAP NTS

PROJECT LOCATION

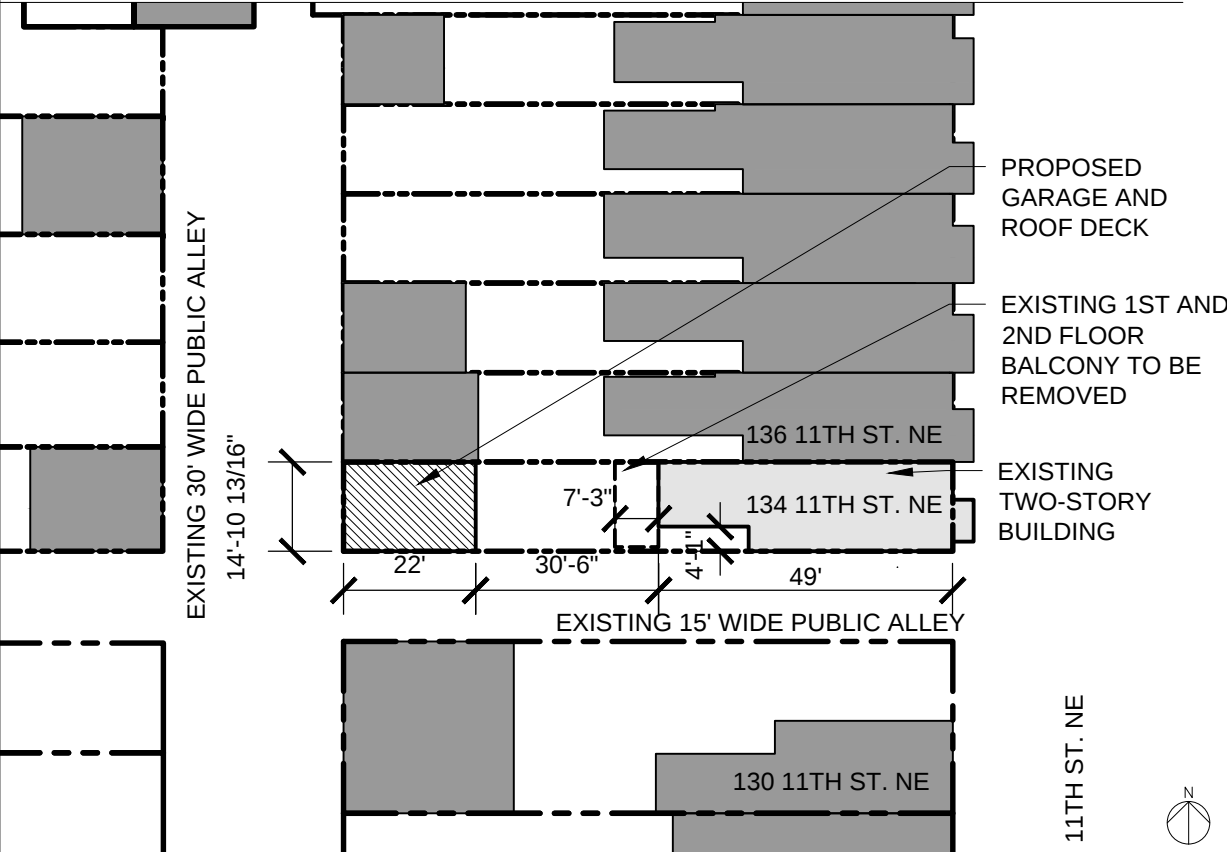


VICINITY PLAN NTS

PROJECT LOCATION



SITE PLAN 1/32"=1'-0"



Sheet #
L001-G

COVER SHEET

Project Number:
15173

Drawn By:
RM

Drawing Scale:
AS NOTED

Drawing Release Record

No.

Date

B.Z.A. REVIEW

08/05/2015

HPRB REVIEW

10/12/2015

Vold Residence

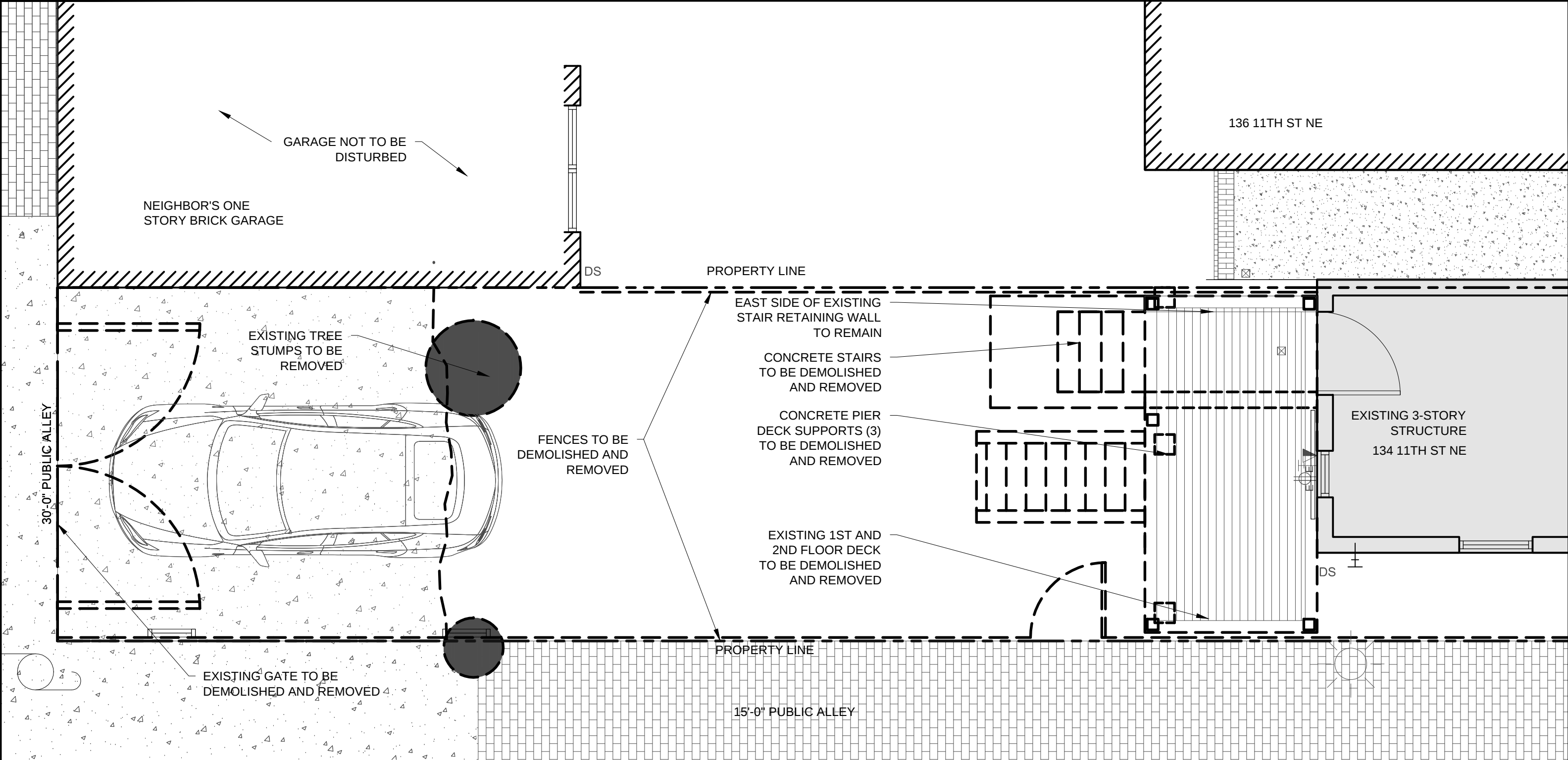
134 11th St NE
Washington, DC, 20002

Moody Landscape Architecture

1318 H St. NE
Washington DC 20002
(202) 543-1286
www.moodyla.com

Board of Zoning Adjustment
District of Columbia
CASE NO.15173
EXHIBIT NO.26

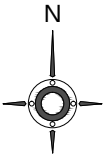




LEGEND

--- HARDSCAPE TO BE DEMOLISHED AND REMOVED

0 2 4 8
SCALE: 1/4" = 1'-0"



Sheet #

L003-G

EXISTING CONDITIONS & DEMOLITION PLAN

Project Number:
15173

Drawn By:
AF

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

Drawing Release Record

No.

Date

B.Z.A. REVIEW

08/05/2015

HPRB REVIEW

08/05/2015

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1 CONTEXT PHOTO KEY PLAN
1/32"=1'-0"



1. VIEW FROM SITE TO NEIGHBOR'S GARAGE (ACROSS ALLEY)



2. VIEW FROM ALLEY TOWARDS 11TH ST. SE



3. ADJACENT NEIGHBOR'S GARAGE



4. NEIGHBOR'S CARRIAGE HOUSE AND GARAGE (ACROSS ALLEY)



5. VIEW FROM ALLEY LOOKING NORTH



6. VIEW FROM 11th STREET

General Note: All stone shall be sound and free from mineral stains or other foreign matter and defects to appearance and durability.

Manufacturer: Belden Brick Co.
Series: Black Diamond Velour
Size: Modular 3 5/8" X 7 5/8" X 2 1/4"

Wood: Ipe
Boards: 2x6
Railing: Black powder-coated metal
Note: See detail for more info.

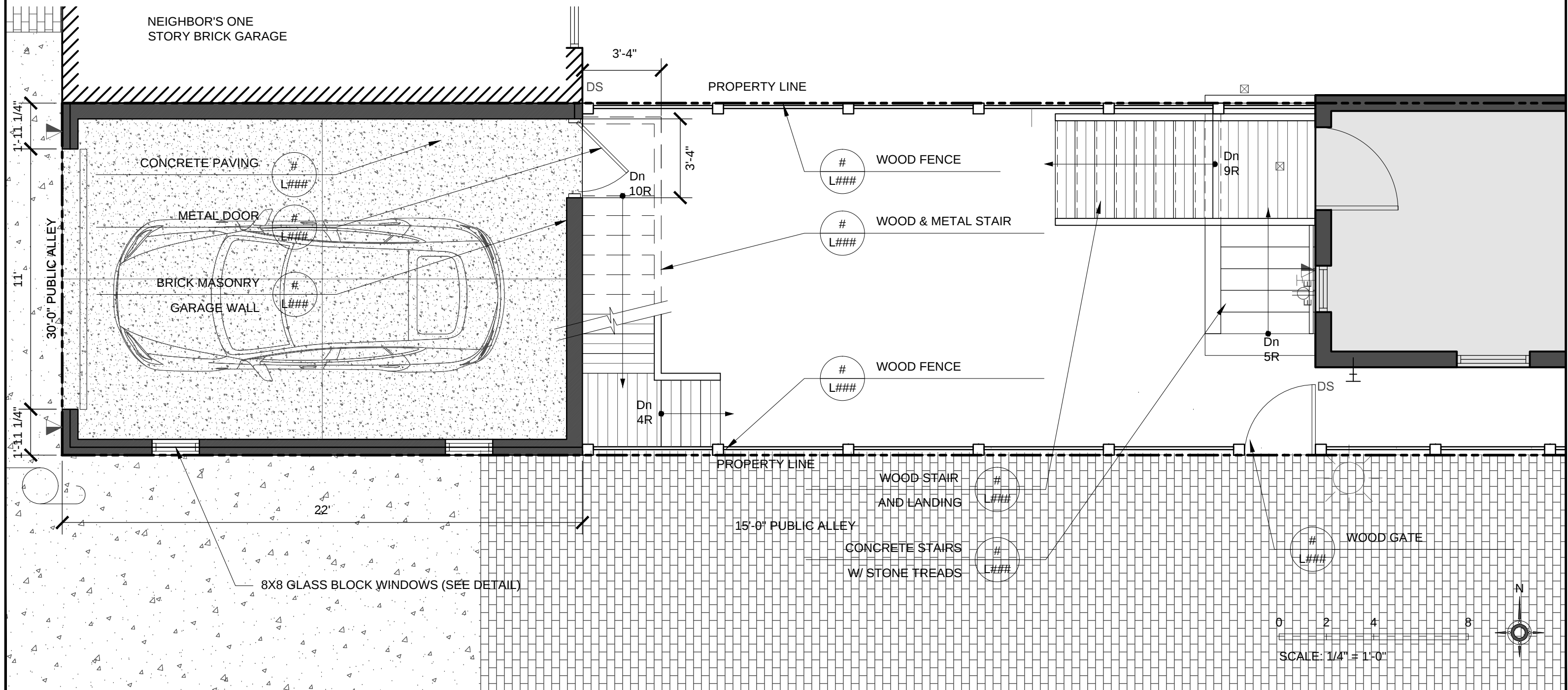
Material: Ipe
Size: 1x4 Ipe Boards
Deck Screws: Headcote- #305 stainless steel screws with painted head, color Brown #34

Posts: 4x4 Cedar Posts with Cedar wrap around post
Surfacing: S4S
Fence Boards: 1x6 STK Cedar S12SE
Finish: Natural

Finish: Broom finish

Material: 1x6 Cedar boards
Finish: Natural
Hardware: TBD
Note: See detail for more info.

Material: Metal
Finish: TBD
Hardware: TBD
Note: See detail for more info.



MATERIALS NOTES

WOOD DECK
Material: Ipe
Size: 1x4 Ipe Boards
Deck Screws: Headcote- #305 stainless steel screws with painted head, color Brown #34

BRICK MASONRY WALL
See L101-G First Floor Plan for Brick info

