

AGENCY CHANGE REQUESTS

The following notes pertain to the BZA case #19108 at 134 11th St. NE, a proposed garage and roof deck at the rear of the property. As of 11.12.2015, reviewing agencies have made comments and suggested changes that are as follows:

10.8.2015 - Historic Preservation Review Board

Staff comments:

- Flip stair direction so the opening for access to the roof deck is away from the alley
- Replace railing shown along interior-facing wall with brick for consistency from street and alley views
- Add soldier course or brick detailing to break up brick wall along alley and interior-facing wall

10.21.2015 - ANC6A EDZ Committee

Committee comments (voted to support the project with the following changes):

- The addition of a 7' depth (width of garage) impassable green roof at the back of the deck (area closest to the alley), to increase privacy along the rear alley.
- Raising the parapet wall (roof deck guardrail) an additional 2' to increase privacy and reduce noise, taking the building to the maximum 15' height limit.
- Adding some architectural treatments to the rear and side facades to break up the mass of the now taller brick walls.

11.9.2015 - Historic Preservation Review Board

Staff comments:

- 13'-0” recommended as it is in keeping with surrounding garages and reads as a small 1-story garage. At 15'-0” it seems really tall and leaves a lot of blank space above the garage door. Staff report from HPRB will show recommendation of a return to the 13'-0” height.

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

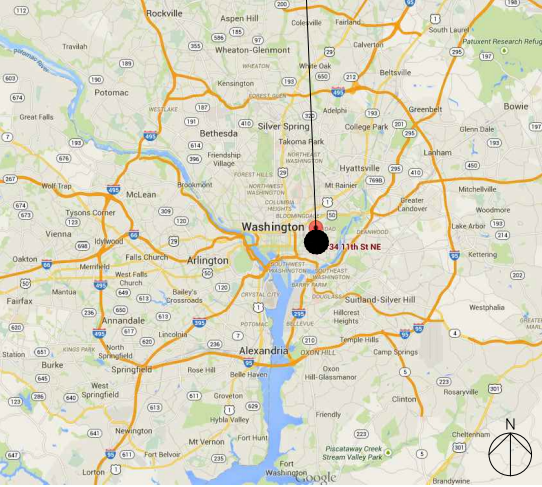
⊙ REVISION

× REMOVED FROM SET

	DESCRIPTION	DATE	B.Z.A. REVIEW	HPRB REVIEW	HPRB REVIEW
L001-G - COVER SHEET	○	08 .15 .2015	○	○	○
L002-G - SYMBOLS AND ABBREVIATIONS					
L003-G - EXISTING CONDITIONS & DEMOLITION PLAN	○	08 .15 .2015	○	○	○
L004-G - CONTEXT PHOTOS	○	08 .15 .2015	○	○	○
L101-G - FIRST FLOOR MATERIALS PLAN	○	10 .12 .2015	○	○	○
L102-G - GARAGE ROOF MATERIALS PLAN	○	10 .12 .2015	○	○	○
L201-G - EAST ELEVATION- EXISTING	○	11 .12 .2015	○	○	○
L202-G - NORTH ELEVATION- EXISTING	○	11 .12 .2015	○	○	○
L203-G - EAST ELEVATION- PROPOSED	○	11 .12 .2015	○	○	○
L204-G - NORTH ELEVATION- PROPOSED	○	11 .12 .2015	○	○	○
L205-G - WEST ELEVATION- PROPOSED	○	11 .12 .2015	○	○	○
L203-G - EAST ELEVATION- PROPOSED- 13FT WALL				○	
L204-G - NORTH ELEVATION- PROPOSED- 13FT WALL				○	
L205-G - WEST ELEVATION- PROPOSED- 13FT WALL				○	

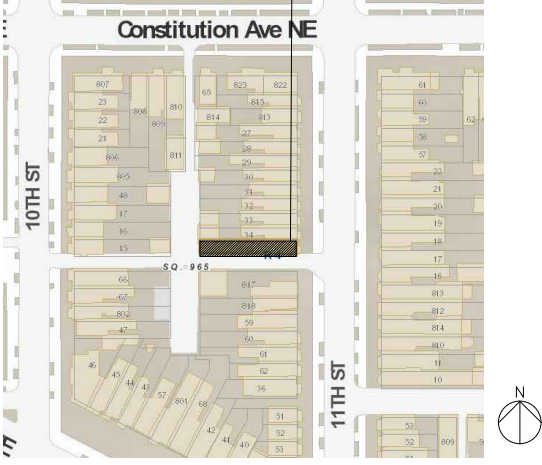
REGIONAL MAP NTS

PROJECT LOCATION

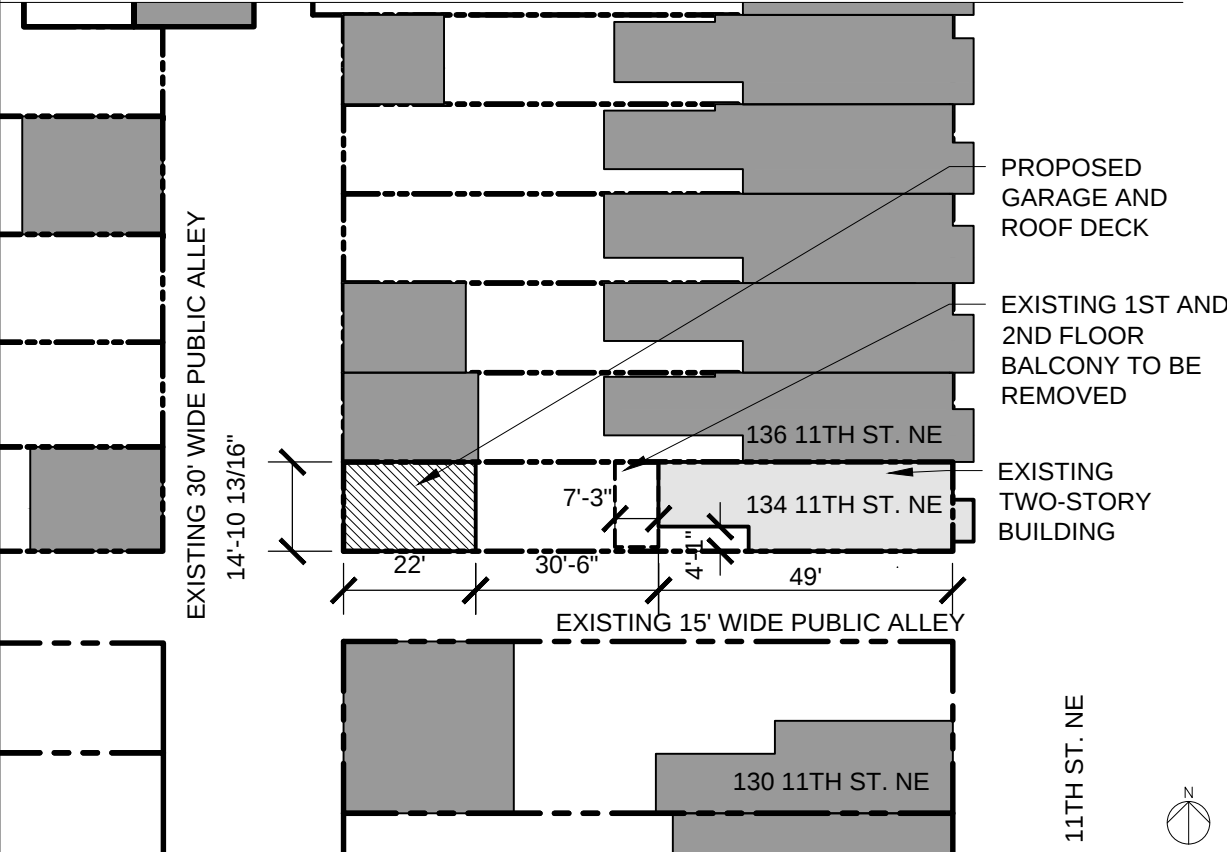


VICINITY PLAN NTS

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

ANC 6A REVIEW

11/12/2015

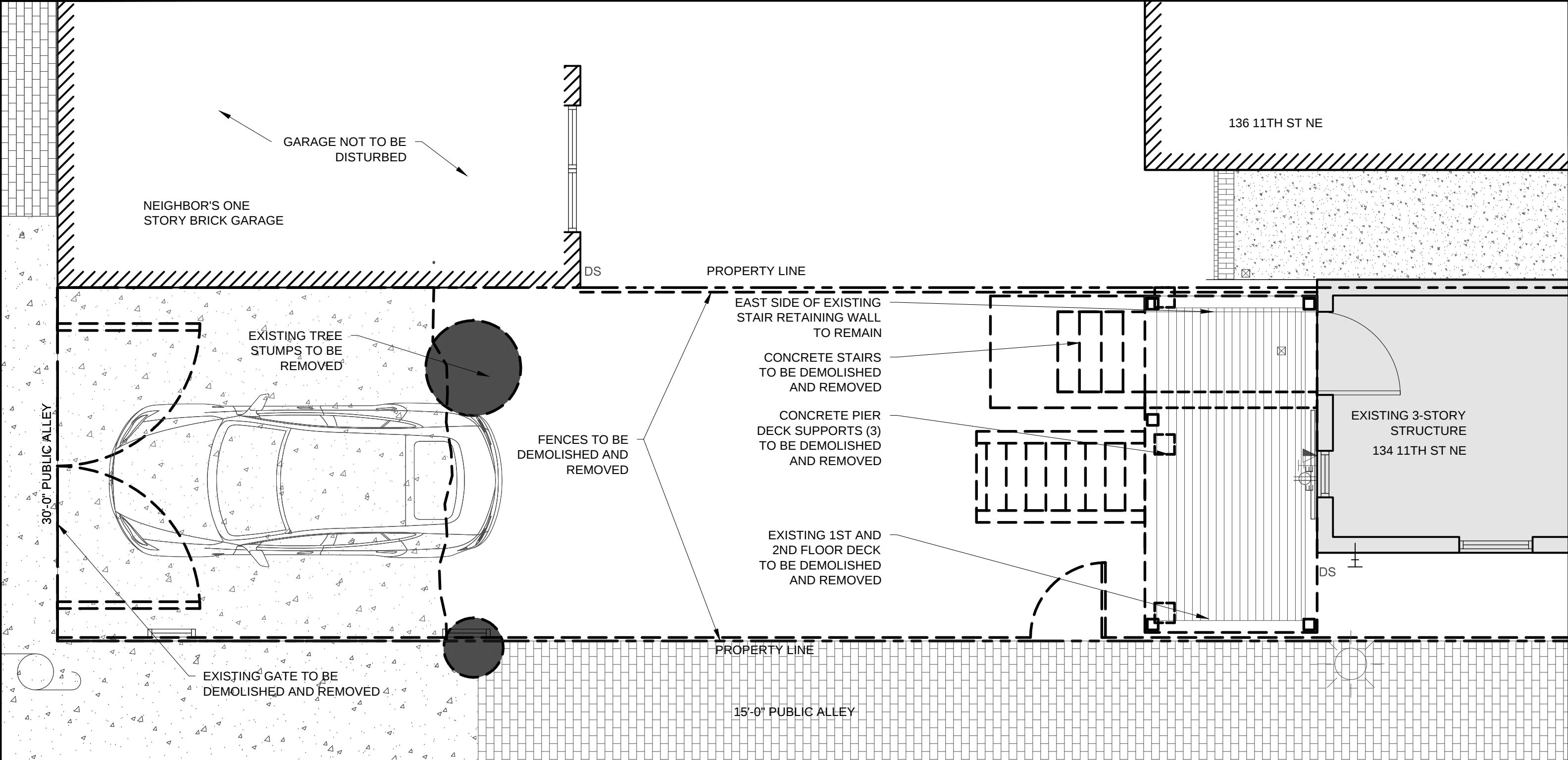
Vold Residence

134 11th St NE
Washington, DC, 20002

Moody Landscape Architecture

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





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

ANC 6A REVIEW

11/12/2015

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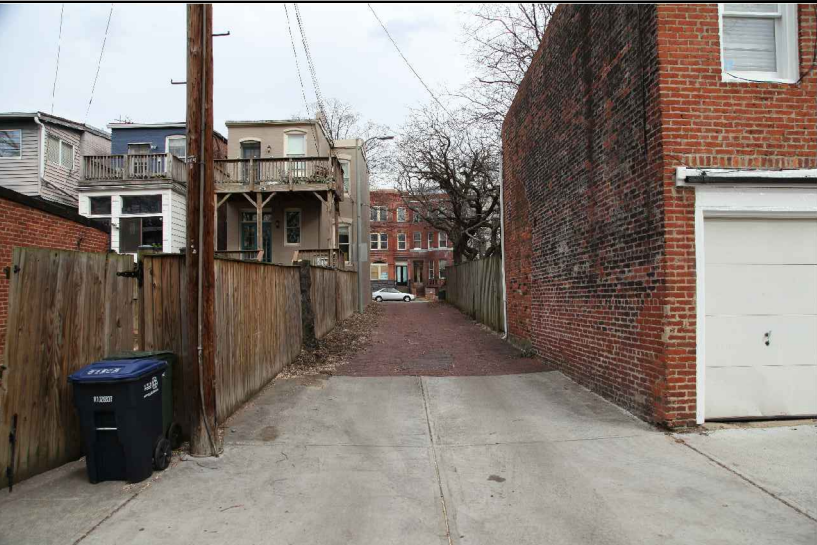


1

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.

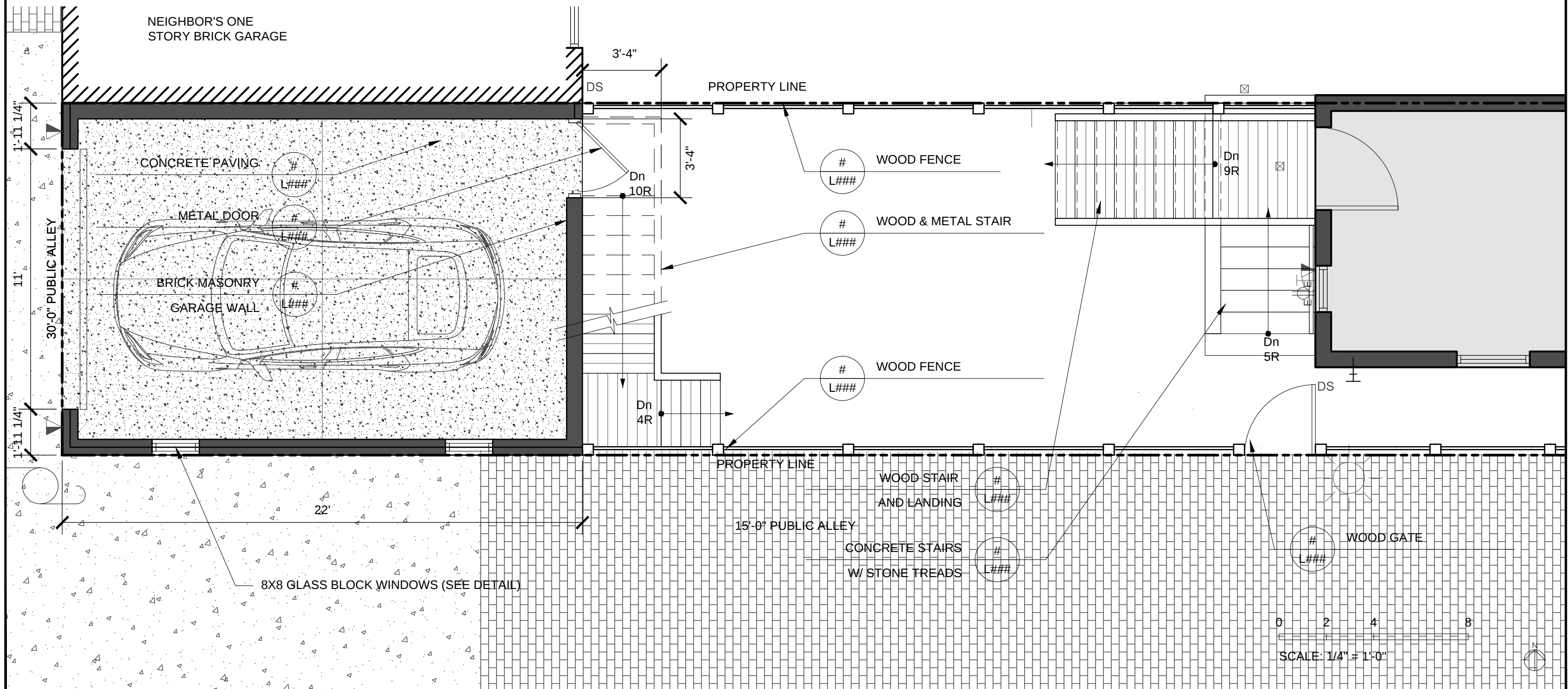
Material: Ipe
Size: 1x4 Ipe Boards
Deck Screws: Headcote- #305 stainless steel screws with painted head, color Brown #34

Posts: 4x4 Cedar Posts
Fence Boards: 1x6 STK Cedar
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.



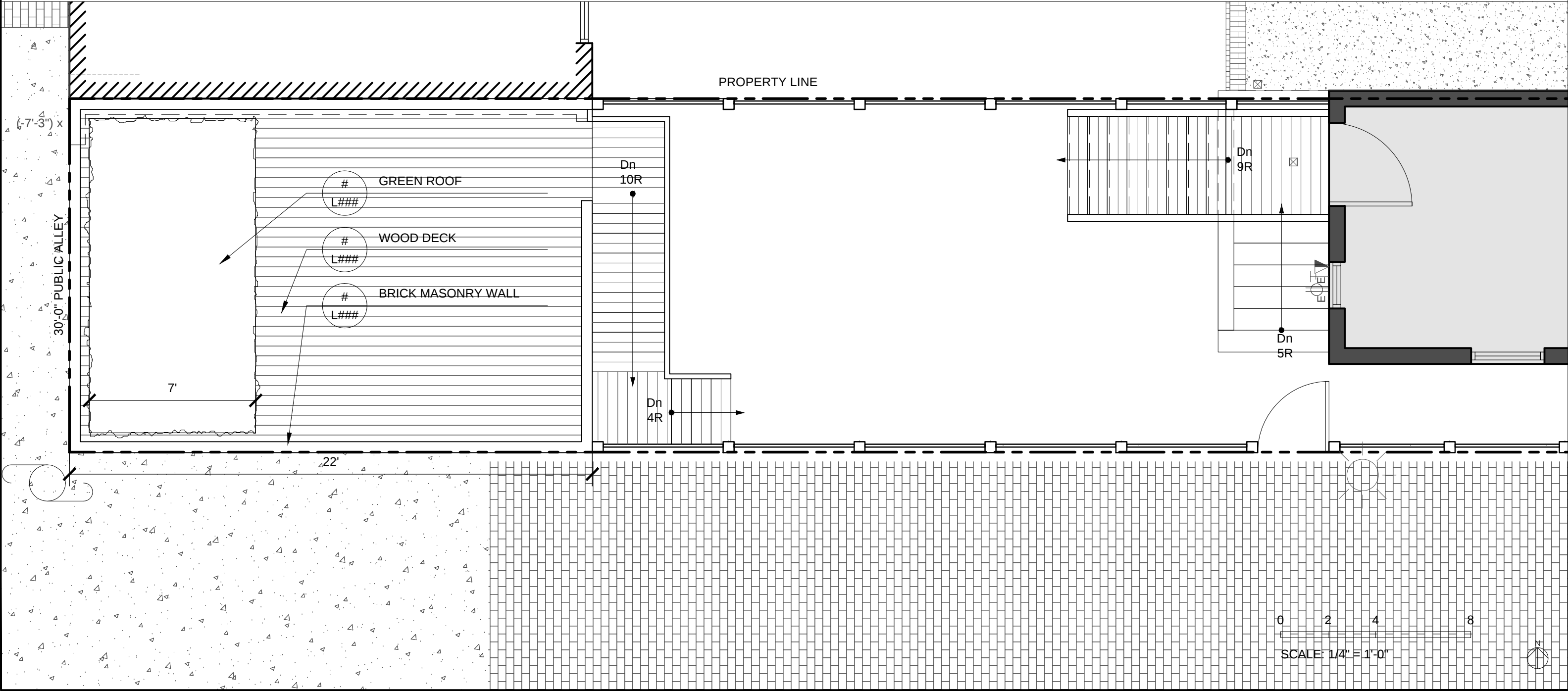
MATERIALS NOTES

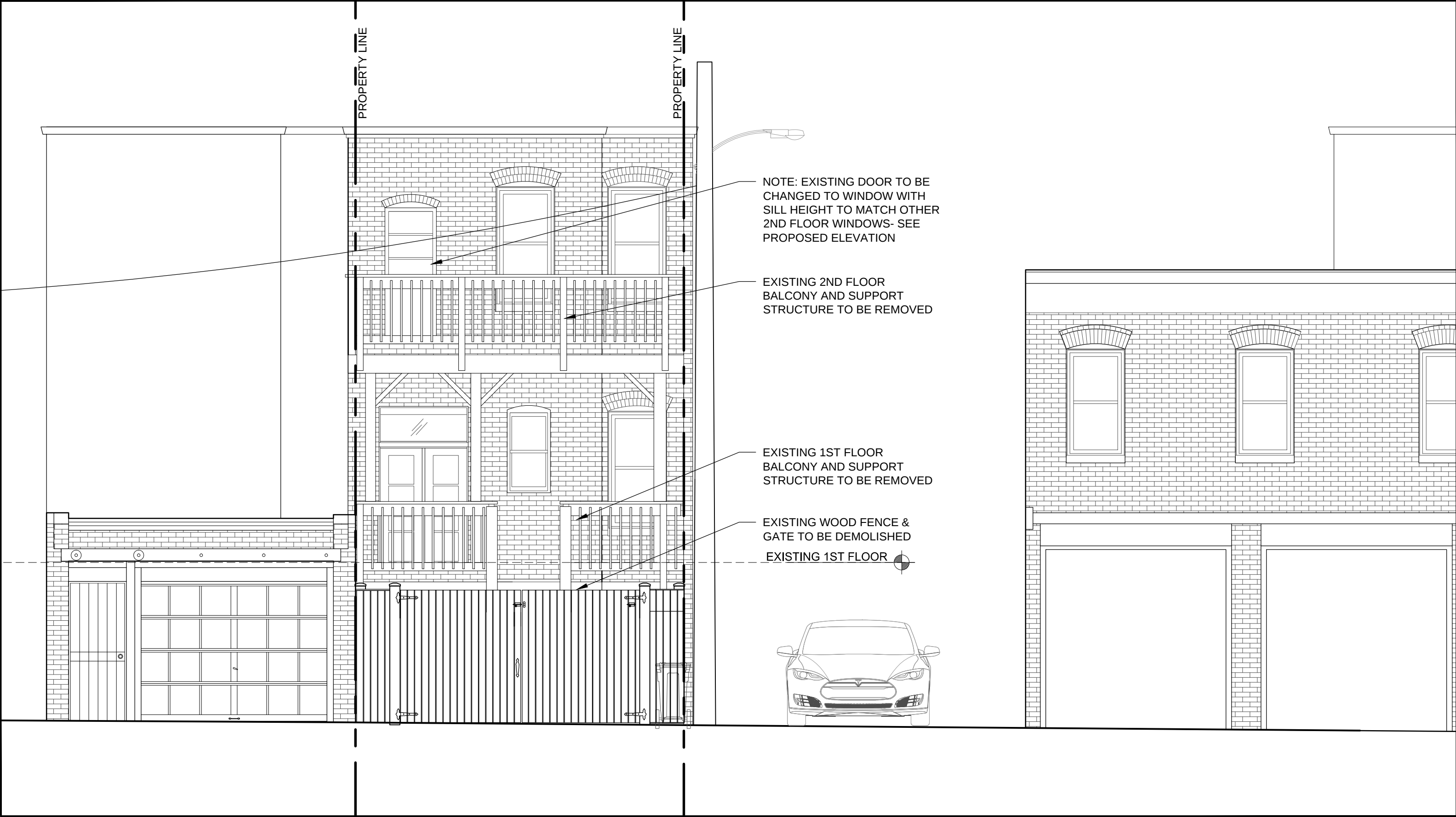
WOOD DECK
Material: Ipe
Size: 1x4 Ipe Boards
Deck Screws: Headcote- #305 stainless steel screws with painted head, color Brown #34

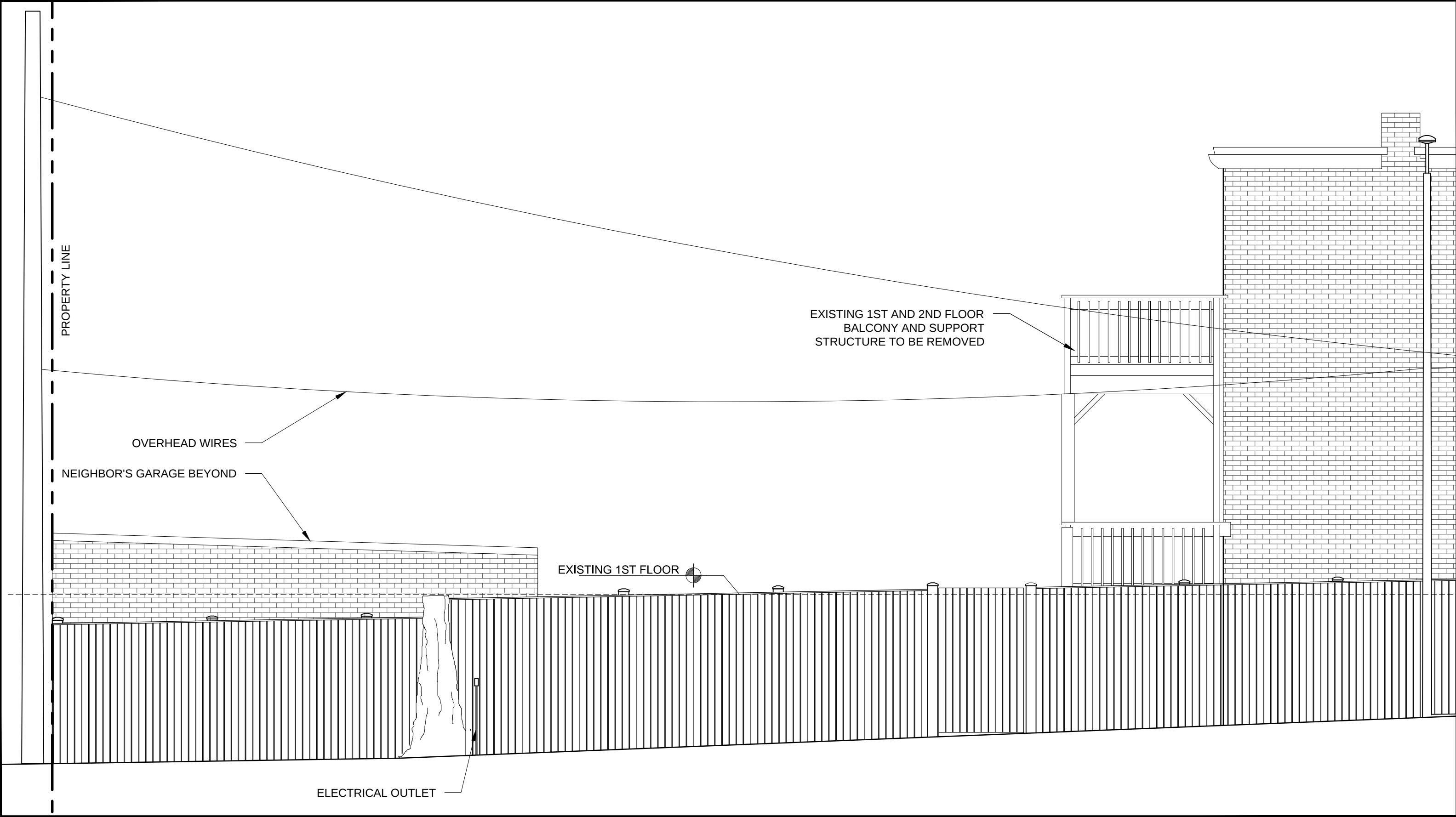
BRICK MASONRY WALL
See L101-G First Floor Plan for Brick info

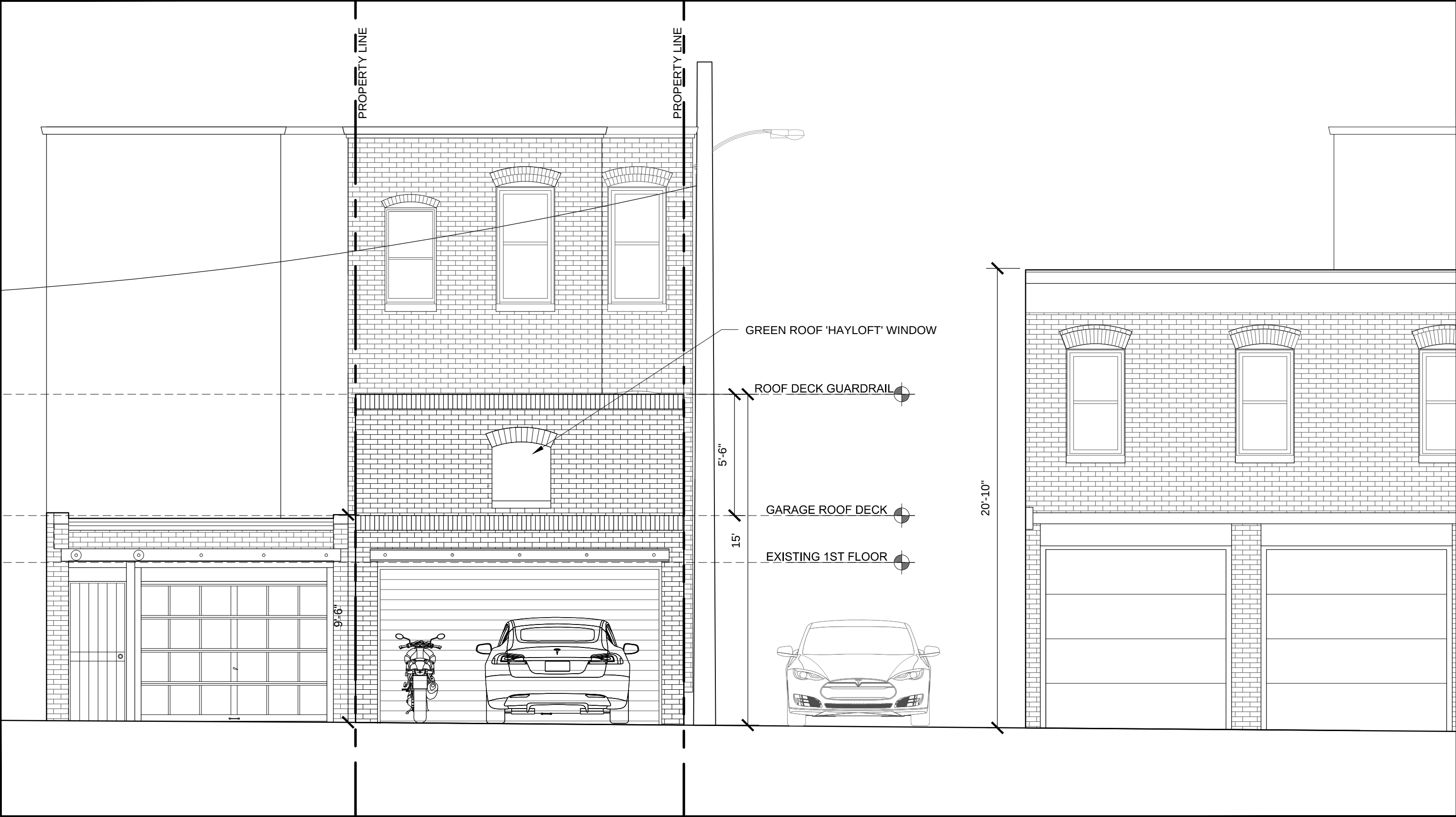
GREEN ROOF
Manufacturer: TBD

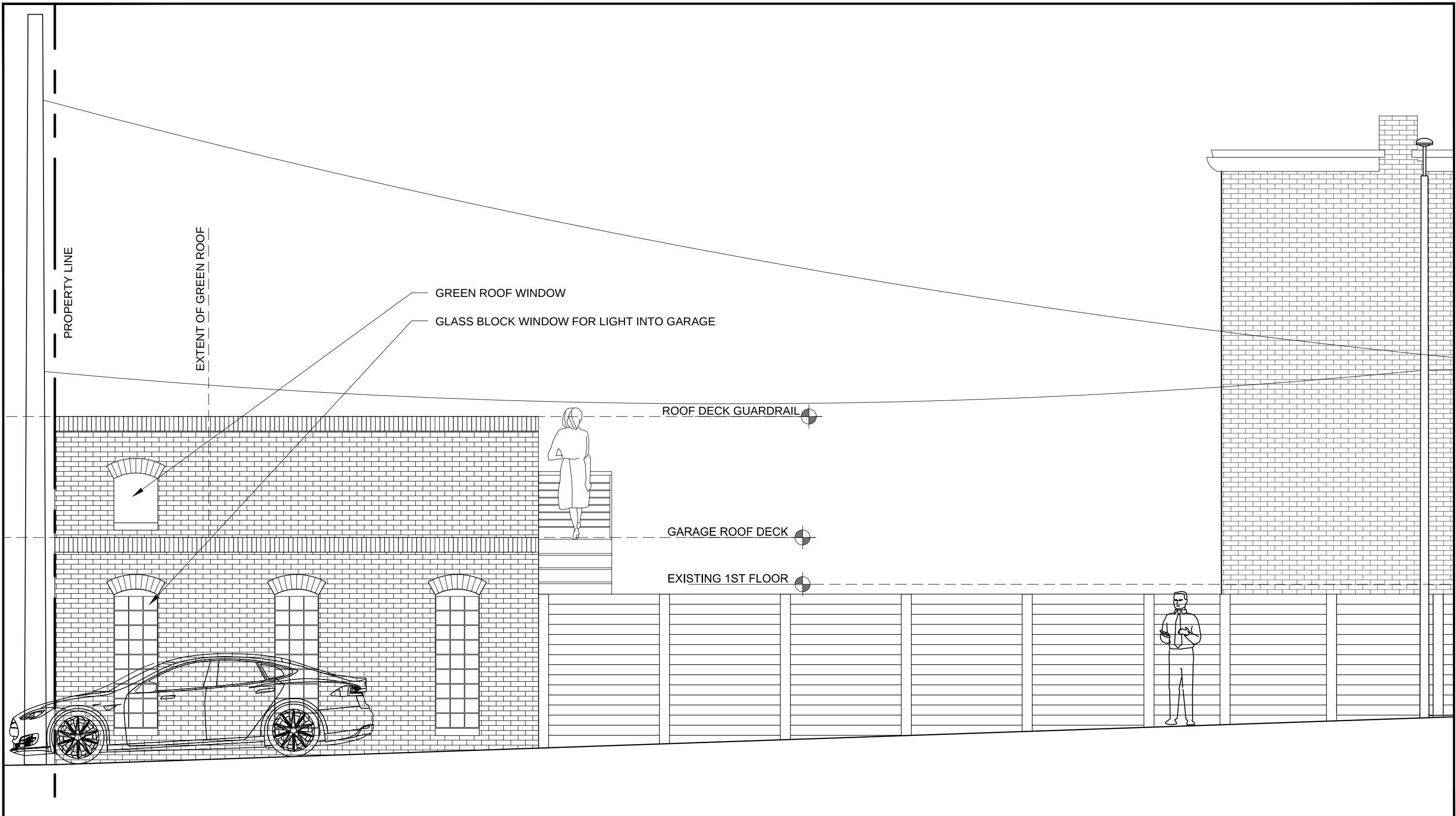
NOTE: Green roof is impassable area











Sheet # L204-G	NORTH ELEVATION- PROPOSED			Drawing Release Record		No.	Date	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	
				B.Z.A. REVIEW			08/05/2015			
				HPRB REVIEW			10/12/2015			
	Project Number: 15173	Drawn By: AF, RM	Drawing Scale: 1/4"=1'-0"	ANC 6A REVIEW			11/12/2015			

