

PROJECT DATA

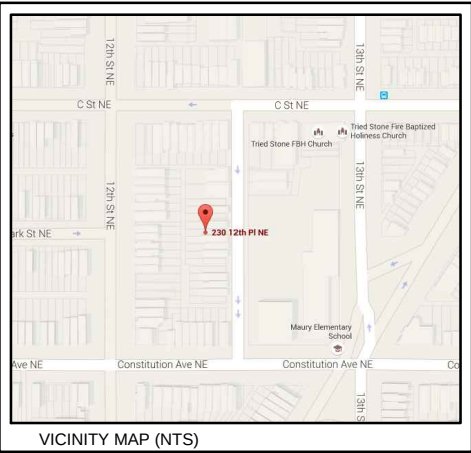
OWNER:
PETER LORD & REBECCA LARSEN
230 12TH PLACE NE
WASHINGTON, DC 20002

ZONING DATA:

LOT: 0074
SQUARE: 1010
LOT AREA: 1466 SF
ZONE: R-4
USE GROUP: R-3
CONSTRUCTION TYPE: 3B

TWO STORY 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	888.4 SF	937.2 SF	879.6 SF
(PERCENTAGE)	60.6%	63.9%	60.0%
REAR YARD	35'-4"	32'-4"	20.0' MINIMUM
OPEN COURT	3'-5"	NO CHANGE	6.0' MIN
SIDE YARD	N/A	N/A	8.0' MIN
HEIGHT	22'	NO CHANGE	40'
STORIES	2	NO CHANGE	3+B
F.A.R.	N/A	N/A	NONE PRESCRIBED
SQUARE FOOTAGE			
BASEMENT	N/A	N/A	
FIRST FLOOR	640 SF	736 SF	
SECOND FLOOR	640 SF	736 SF	
THIRD FLOOR	N/A	N/A	
TOTAL	1280 SF	1472 SF	
GARAGE	N/A	N/A	

PROJECT DESCRIPTION:

TWO STORY REAR ADDITION, EXISTING COURT TO REMAIN

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

REAR ADDITION

230 12th Place NE
Washington, DC 20002

DRAWING INDEX

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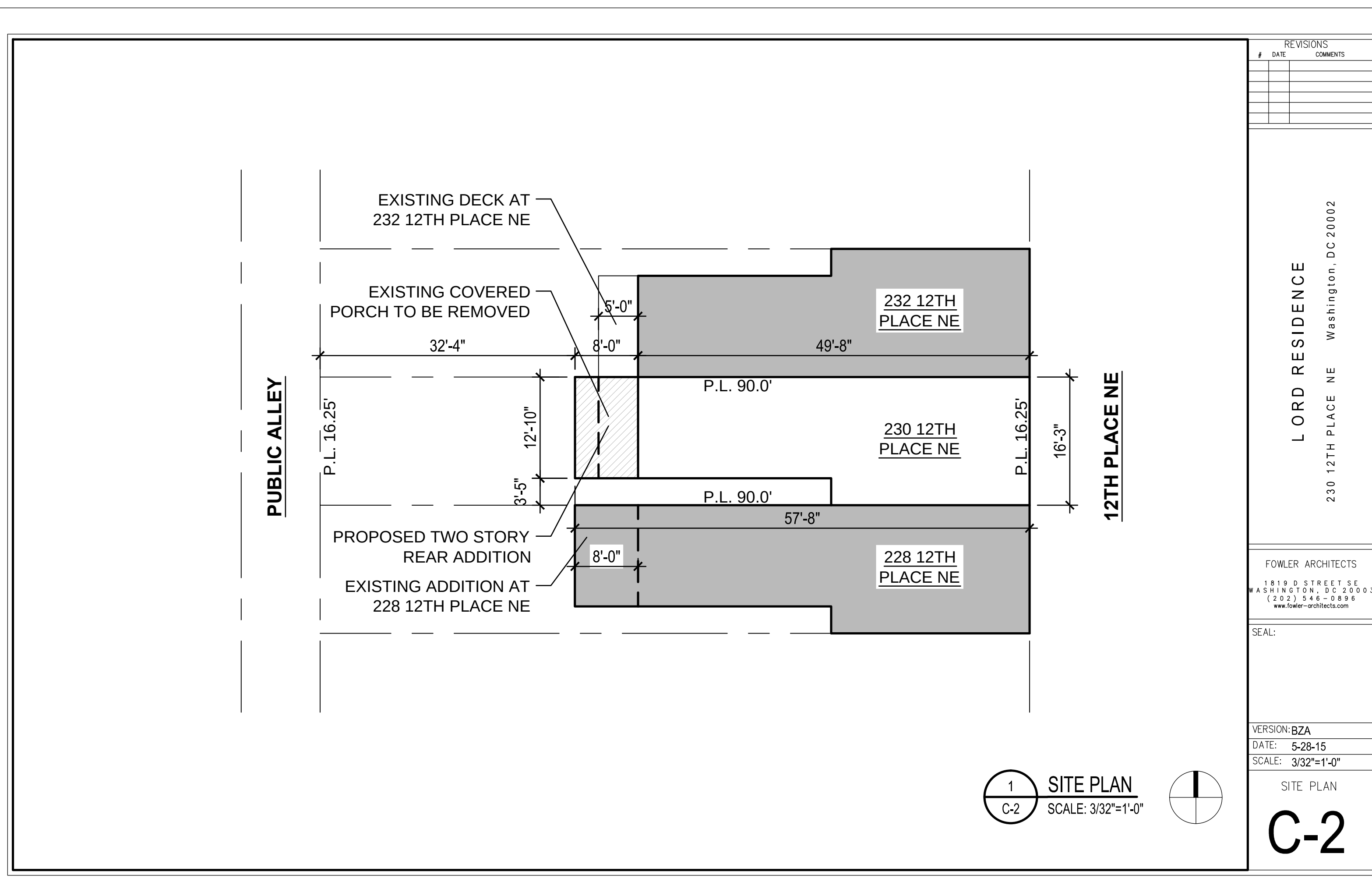
SEAL:

VERSION: BZA
DATE: 5-28-15
SCALE: N.T.S.

COVER SHEET

Board of Zoning Adjustment
District of Columbia
CASE NO. 29198
EXHIBIT NO. 7

C-1



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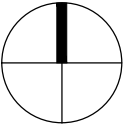
SCALE: 3/32"=1'-0"

SITE PLAN

C-2

1
C-2

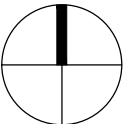
SITE PLAN
SCALE: 3/32"=1'-0"





1
C-3

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



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

BLOCK SITE PLAN

C-3



1 230 12TH PLACE NE, VIEW FROM FRONT
C-4



2 230 12TH PLACE NE, VIEW FROM REAR
C-4

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PICTURES

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1 VIEW FROM REAR, LOOKING NORTH
C-5



2 VIEW FROM REAR, LOOKING SOUTH
C-5

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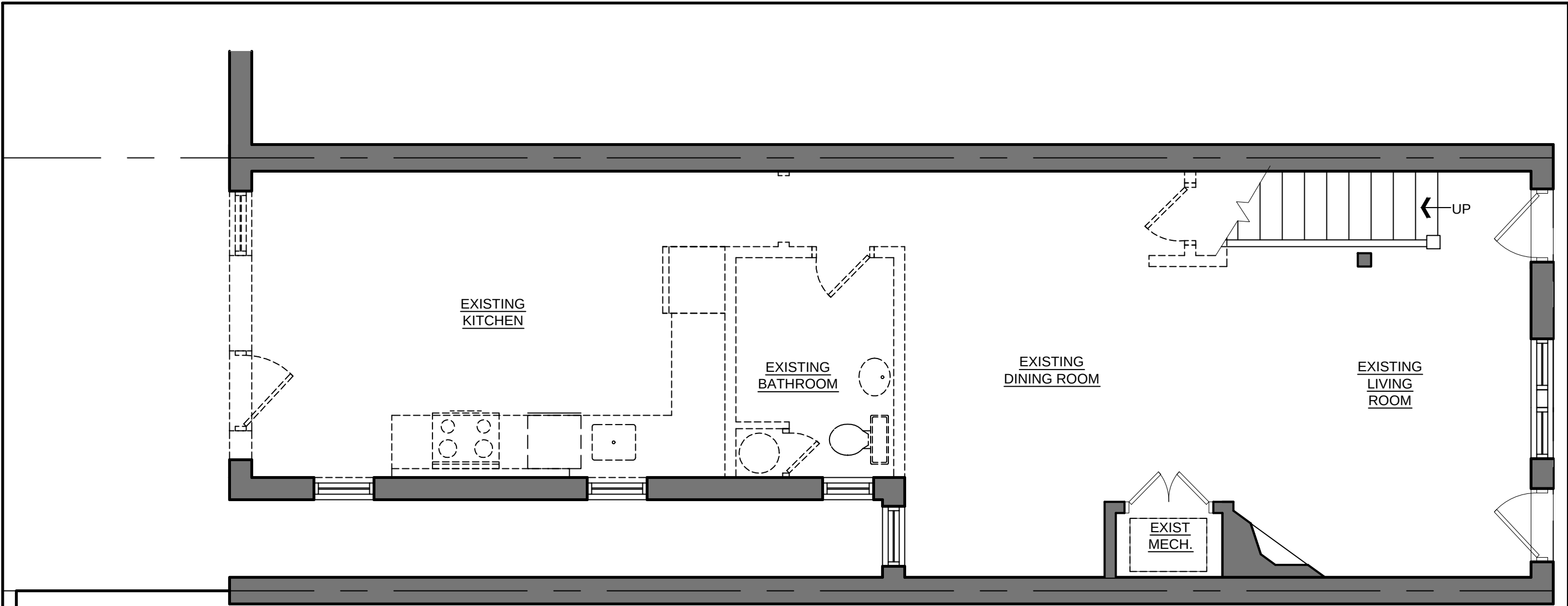
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PICTURES

C-5



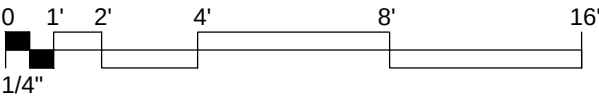
GENERAL DEMOLITION NOTES:

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 FIRST FLOOR 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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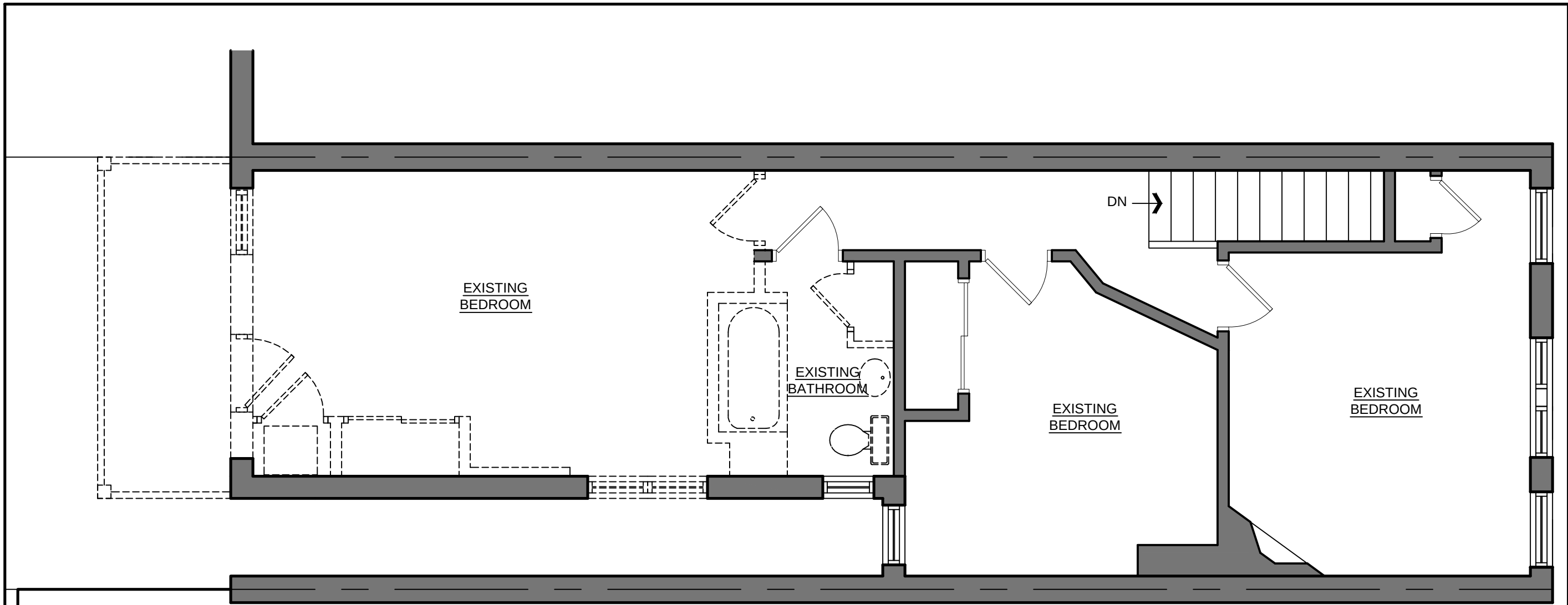
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FIRST FLOOR
DEMOLITION PLAN

D-1



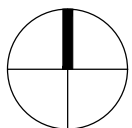
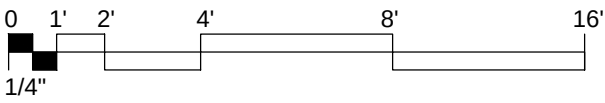
1
D-2

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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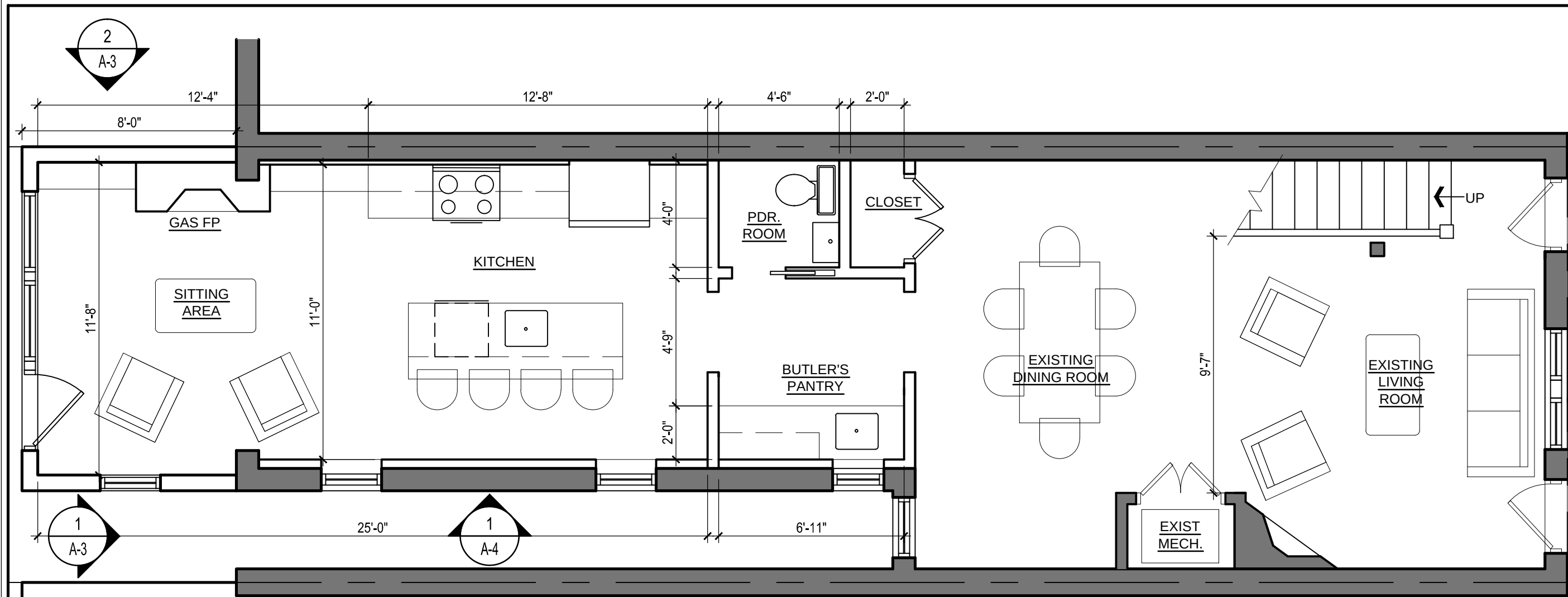
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SECOND FLOOR
DEMOLITION PLAN

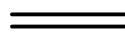
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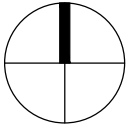
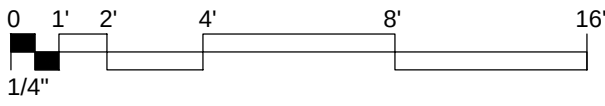


1
A-1

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

LEGEND:

-  EXISTING PARTITION TO REMAIN
-  NEW PARTITION



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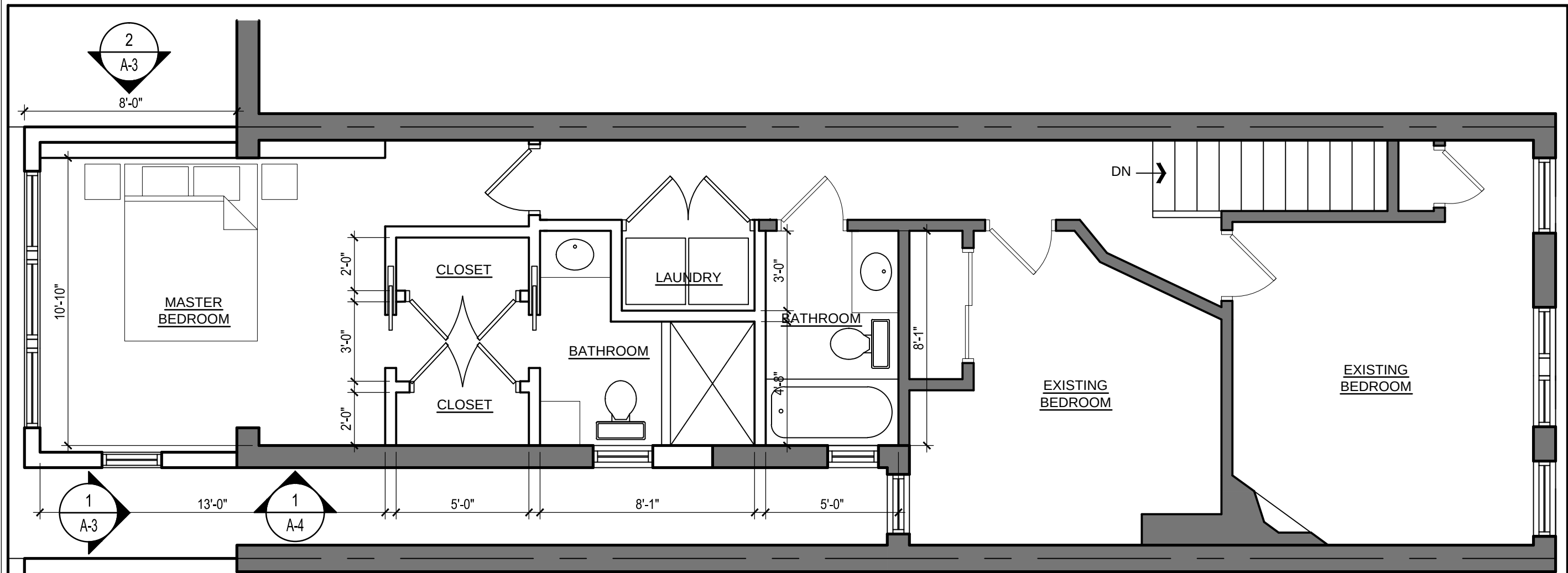
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FIRST FLOOR
PLAN

A-1



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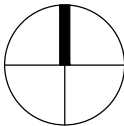
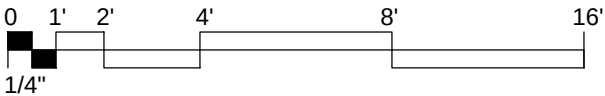
SECOND FLOOR
PLAN

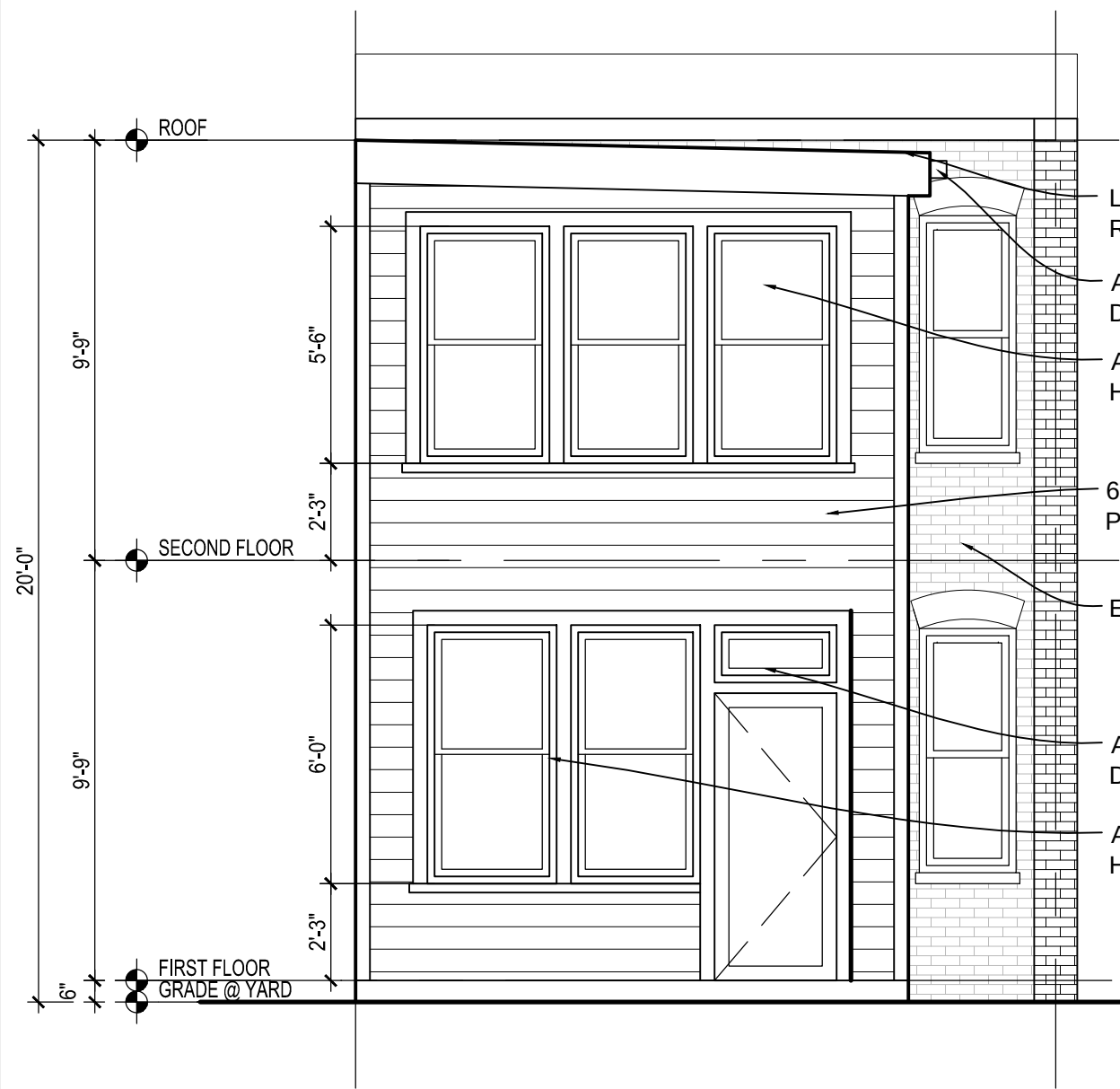
A-2

1
A-2
SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"

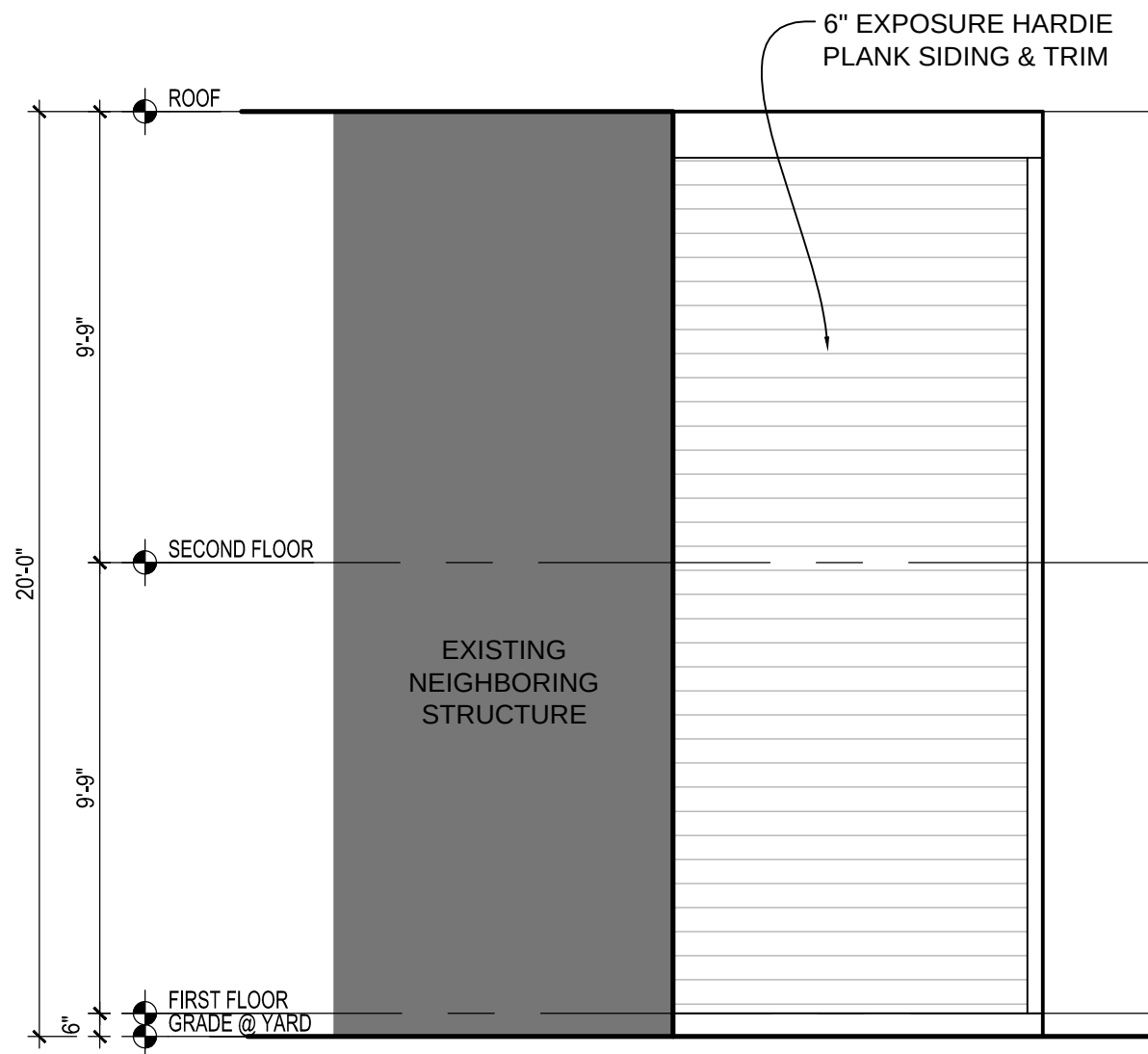
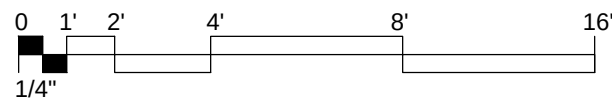
LEGEND:

- EXISTING PARTITION TO REMAIN
- NEW PARTITION





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



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

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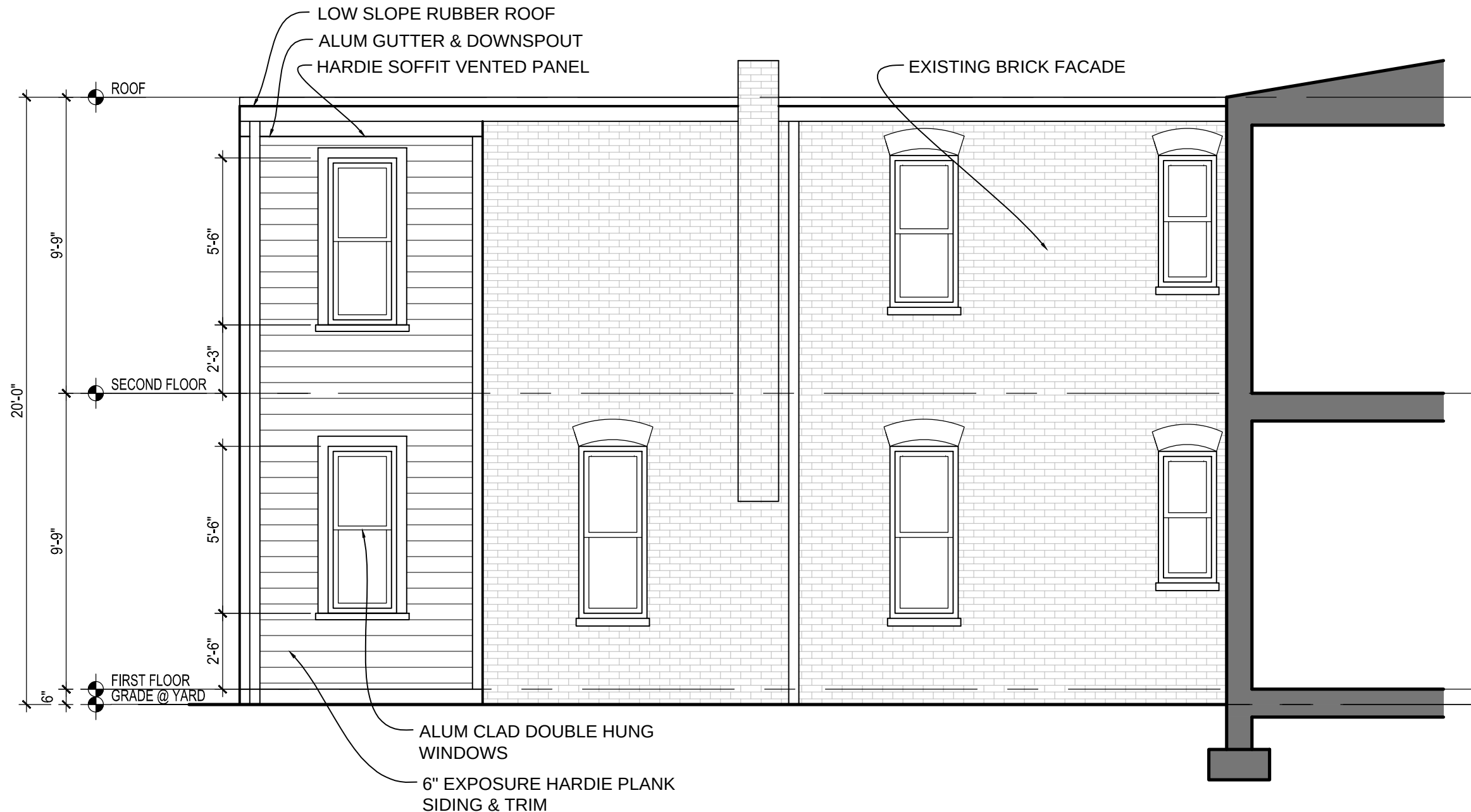
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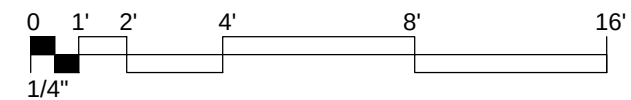
SCALE: 1/4"=1'-0"

EXTERIOR ELEVATION

A-3



1 SOUTH ELEVATION
A-4 SCALE: 1/4"=1'-0"



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EXTERIOR ELEVATION

A-4