

PROJECT DATA

OWNER:
THOMAS AND WHITNEY PAXSON
619 ELLIOTT STREET NE
WASHINGTON, DC 20002

ZONING DATA:

LOT: 0131
SQUARE: 1028
LOT AREA: 1196 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	768 SF	NO CHANGE	717.6 SF
(PERCENTAGE)	64.2%	NO CHANGE	60.0%
REAR YARD	25'-8"	NO CHANGE	20.0' MINIMUM
OPEN COURT	4'-8"	NO CHANGE	6.0' MIN
SIDE YARD	N/A	N/A	8.0' MIN
HEIGHT	26'-8"	35'-0"	35'
STORIES	2+B	3+B	3+B
F.A.R.	N/A	N/A	NONE PRESCRIBED
SQUARE FOOTAGE			
BASEMENT	515 SF	NO CHANGE	
FIRST FLOOR	712 SF	NO CHANGE	
SECOND FLOOR	712 SF	NO CHANGE	
THIRD FLOOR	N/A	712 SF	
TOTAL	1939 SF	2651 SF	
GARAGE	N/A	N/A	

PROJECT DESCRIPTION:

NEW THIRD FLOOR ADDITION.

RELIEF REQUESTED

SPECIAL EXCEPTIONS PURSUANT TO DCMR 11 3104.4 SECTION 223:

- 2001.3 ADDITION TO A NON-CONFORMING STRUCTURE
- 403.2 LOT OCCUPANCY
- 406.1 OPEN COURT REQUIREMENTS

APPLICABLE BUILDING CODES:

DCMR 11
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

619 Elliott Street NE
Washington, DC 20002

DRAWING INDEX

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REVISIONS		
#	DATE	COMMENTS

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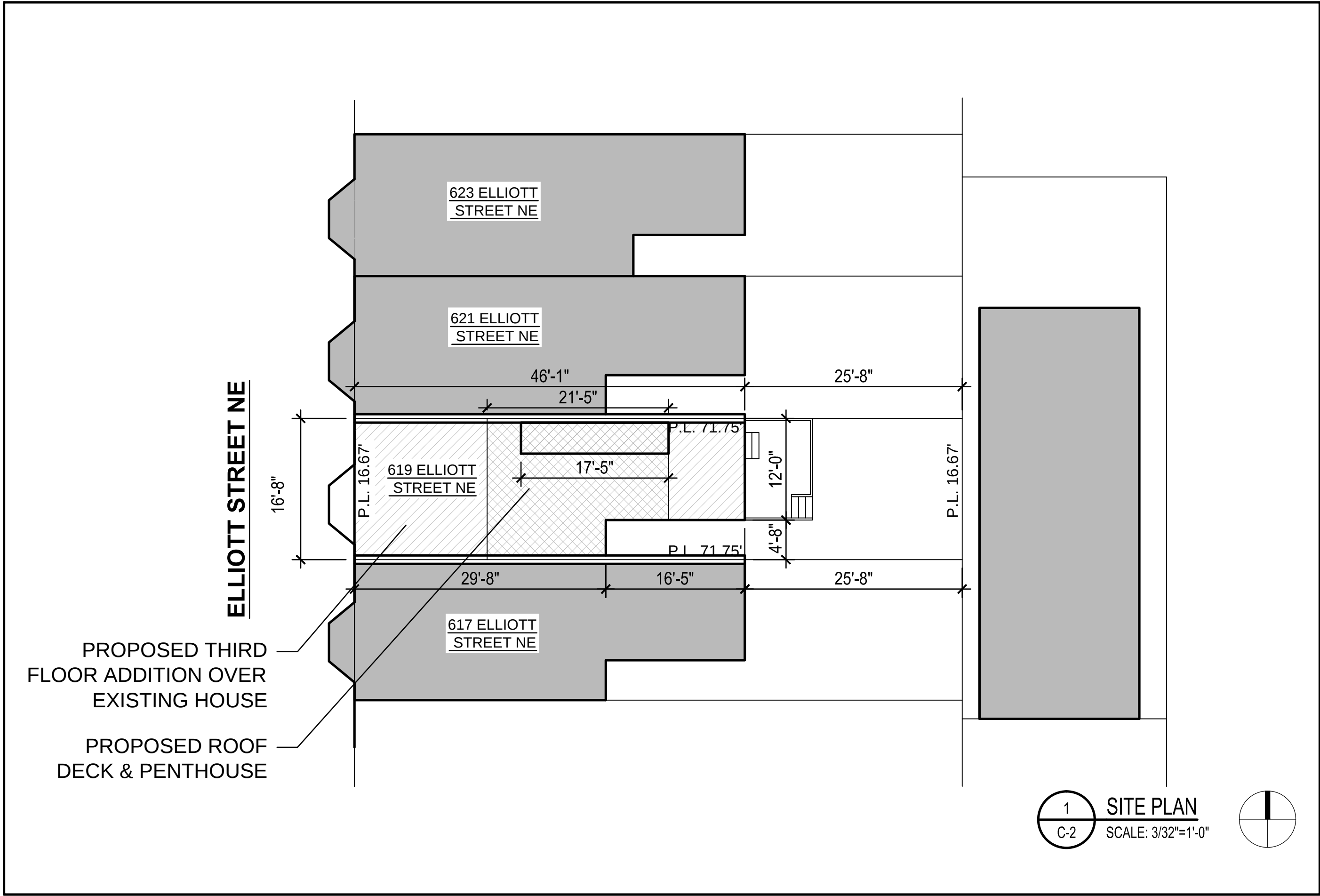
SEAL:

VERSION:	BZA
DATE:	10-16-15
SCALE:	N.T.S.

COVER SHEET

Board of Zoning Adjustment
District of Columbia
CASE NO. 19100
EXHIBIT NO. 7

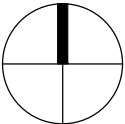
01



1
C-2

SITE PLAN

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



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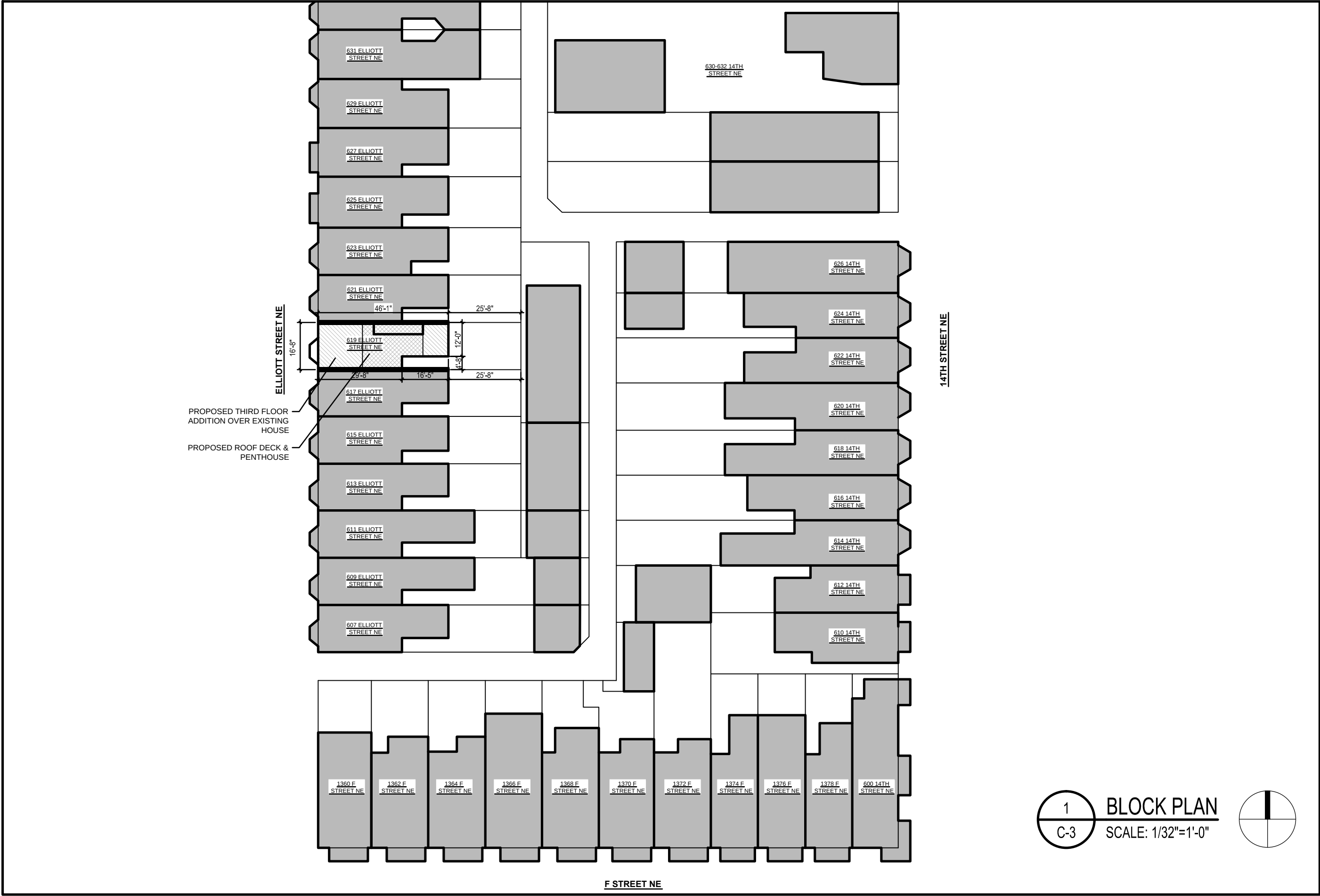
VERSION: BZA

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

SITE PLAN

C-2



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

BLOCK SITE PLAN
C-3

1
C-3

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



1
C-4

FRONT OF HOUSE, 619 ELLIOTT ST NE



2
C-4

REAR OF HOUSE, 619 ELLIOTT ST NE

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SCALE: NTS

PICTURES

C-4



1
C-5

VIEW DOWN ELLIOTT ST, LOOKING SOUTH



1
C-5

VIEW DOWN ELLIOTT ST, LOOKING NORTH

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PICTURES

C-5



1 VIEW DOWN ALLEY, LOOKING NORTH
C-6



2 REAR VIEW FROM ALLEY
C-6

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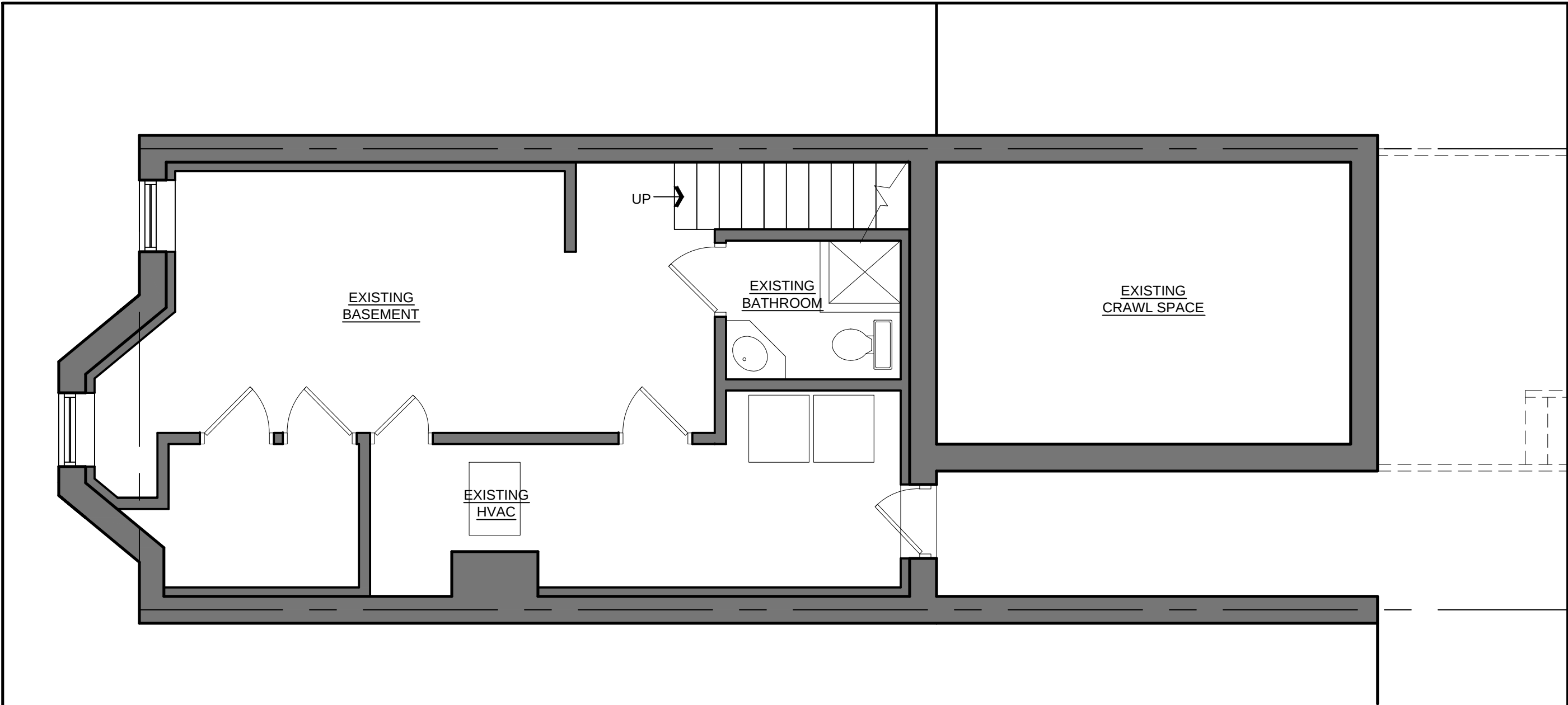
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PICTURES

C-6



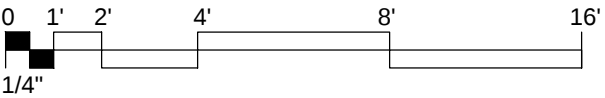
GENERAL DEMOLITION NOTES:

- 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 EXISTING 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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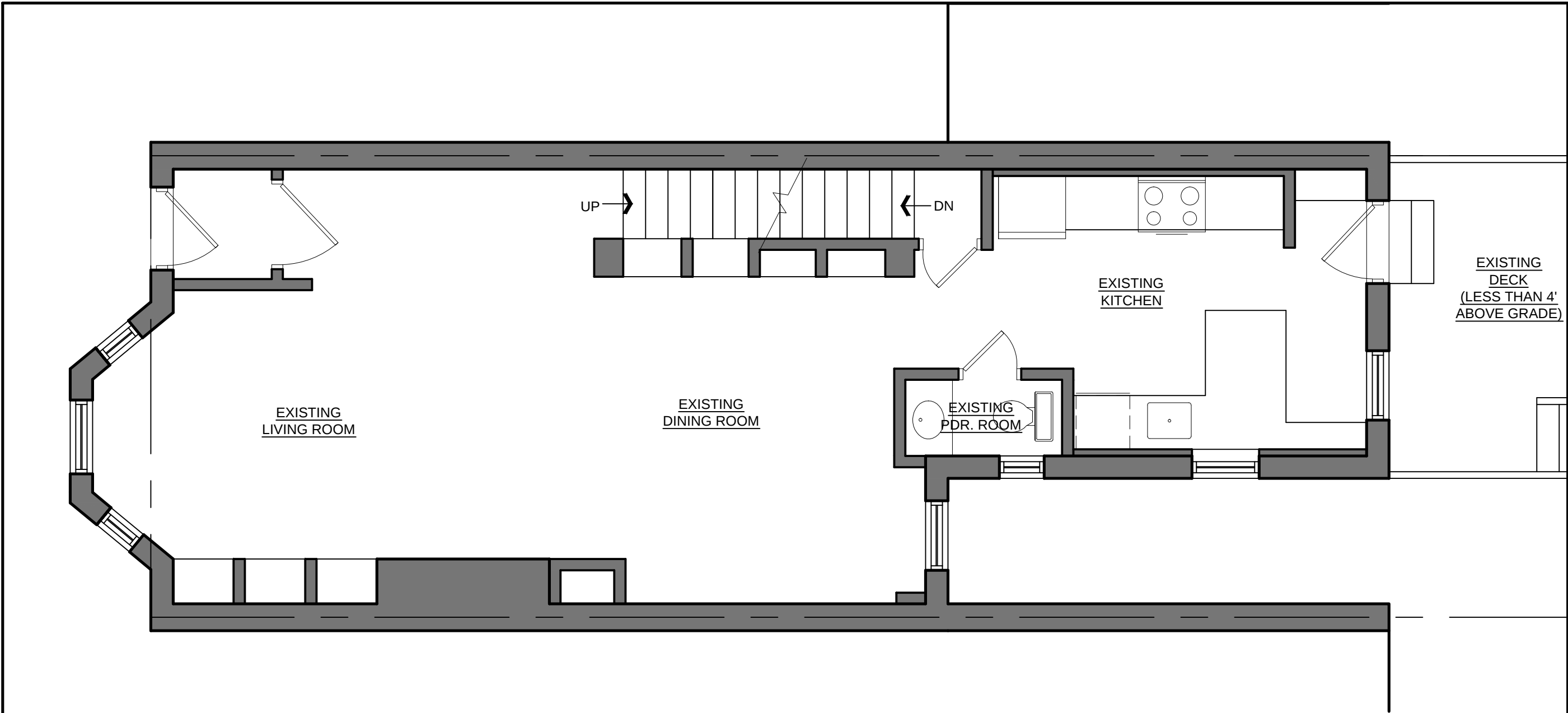
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BASEMENT
EXISTING PLAN

D-1



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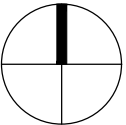
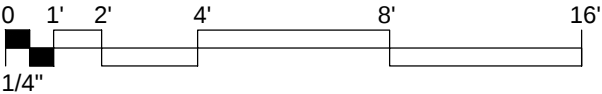
FIRST FLOOR
EXISTING PLAN

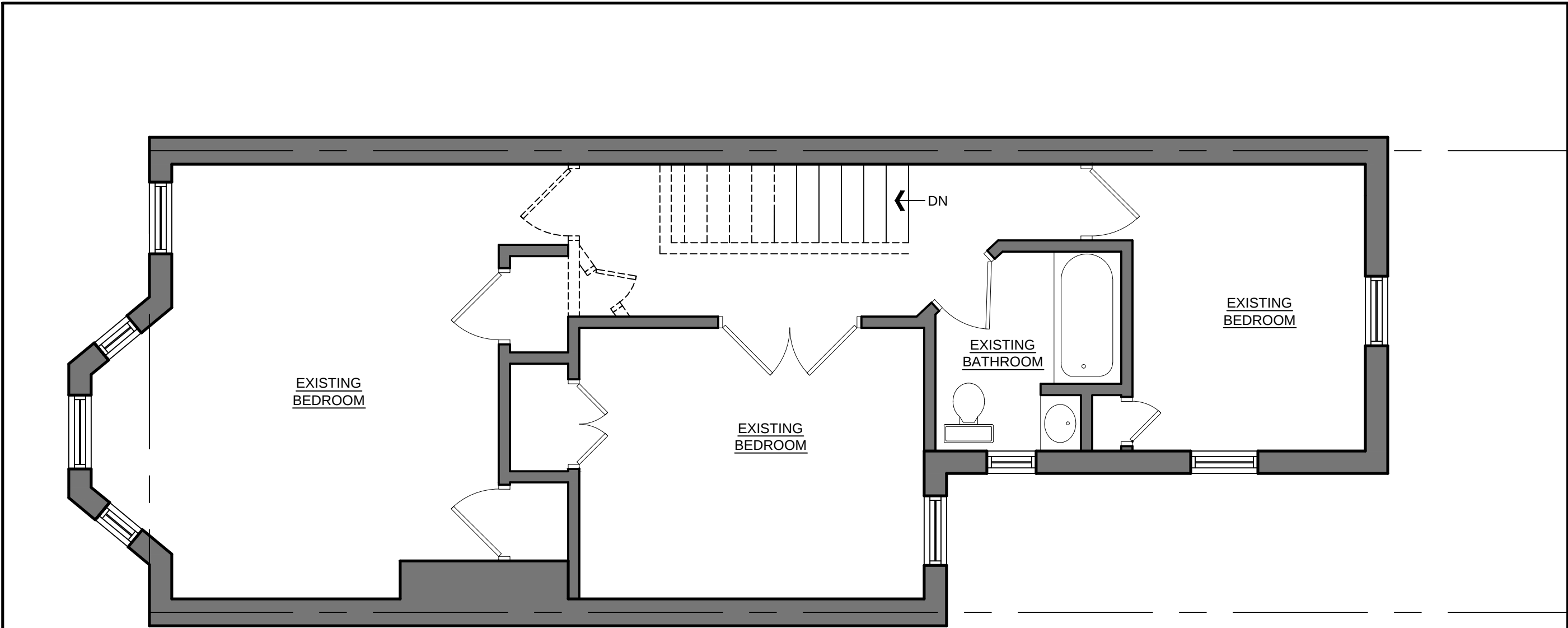
D-2

1 FIRST FLOOR EXISTING 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





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

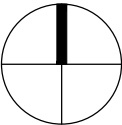
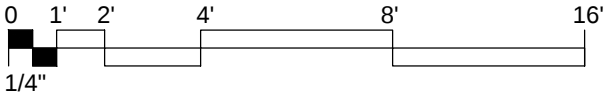
SECOND FLOOR
DEMOLITION PLAN

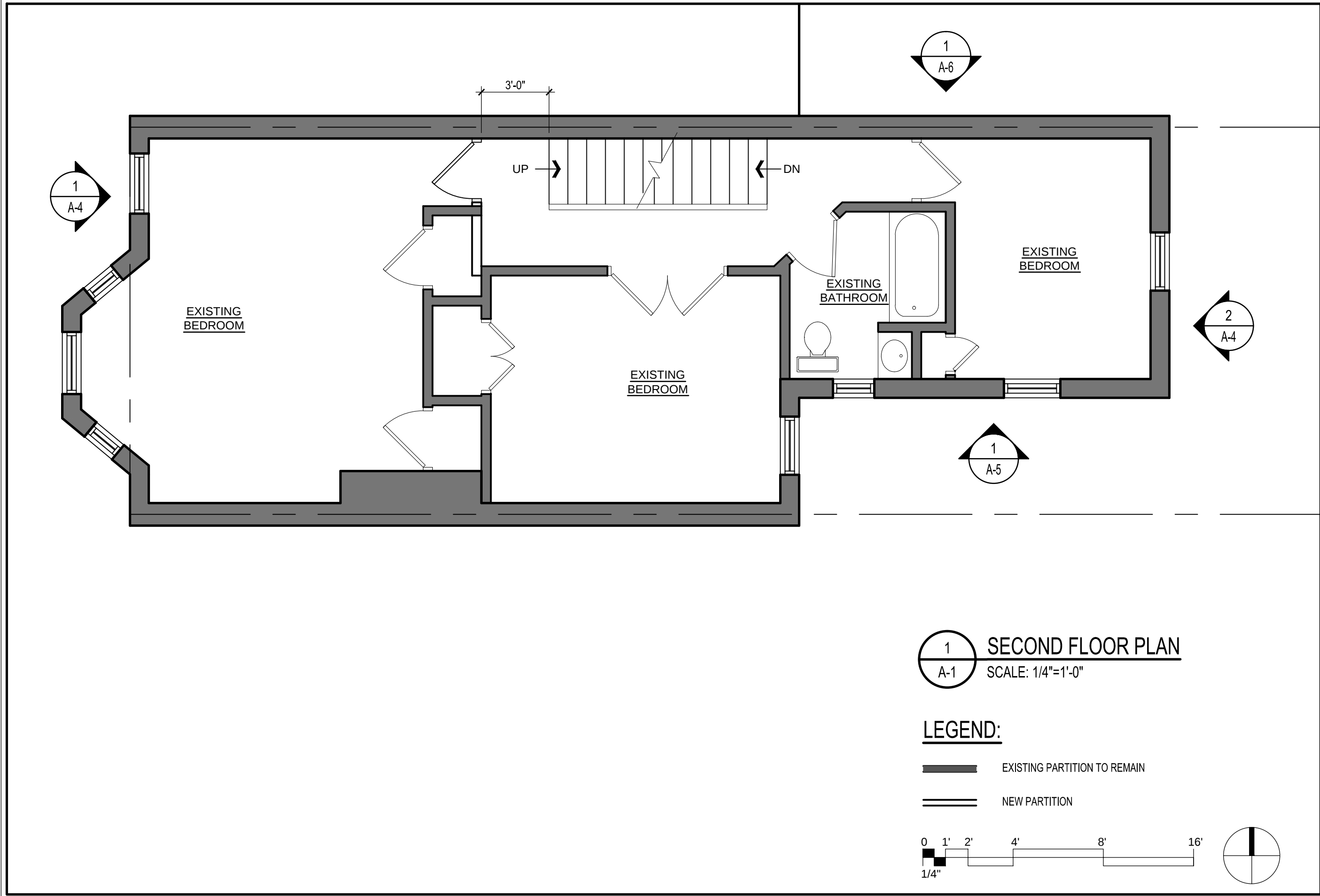
D-3

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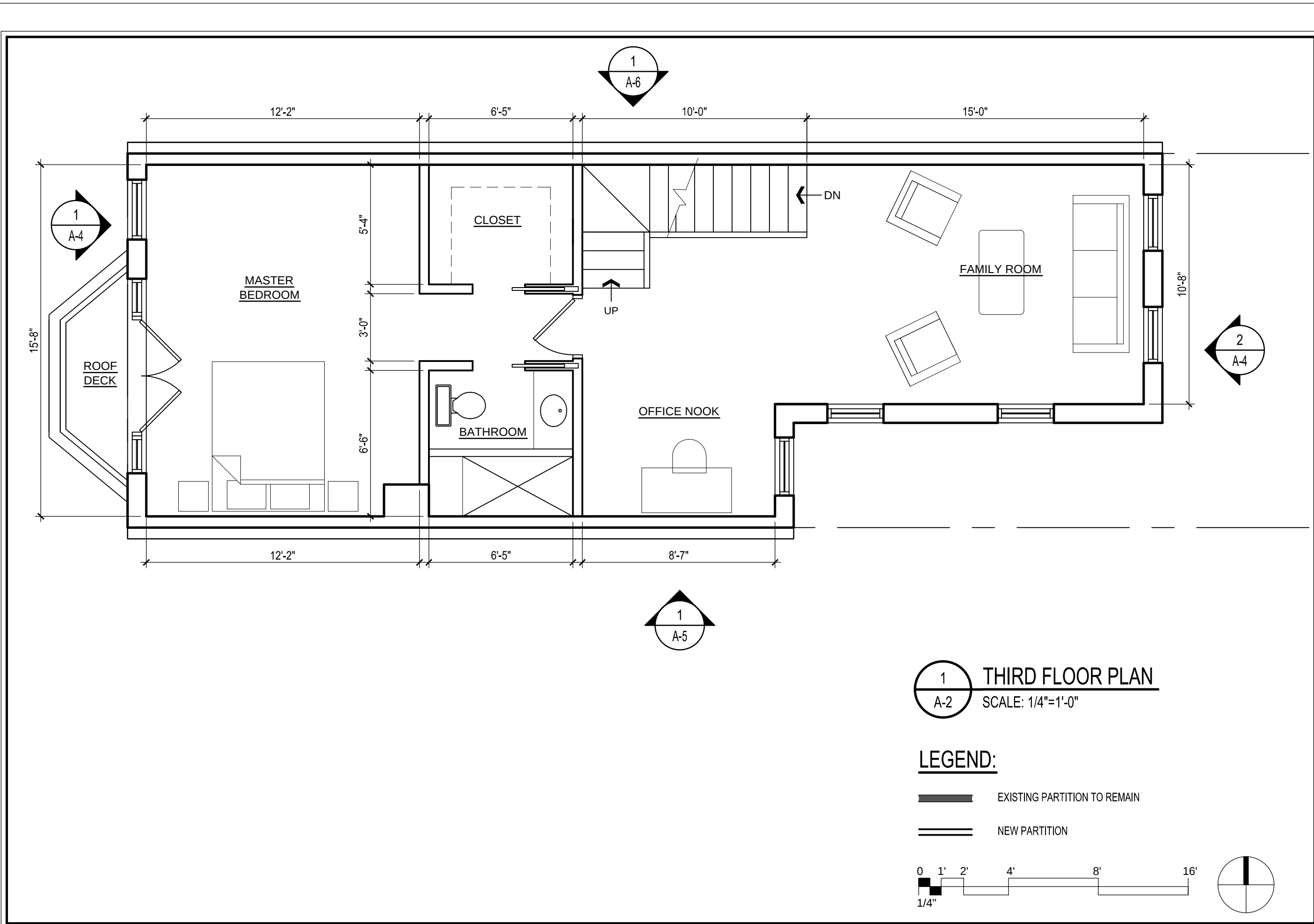
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SCALE: 1/4"=1'-0"

SECOND FLOOR PLAN

A-1



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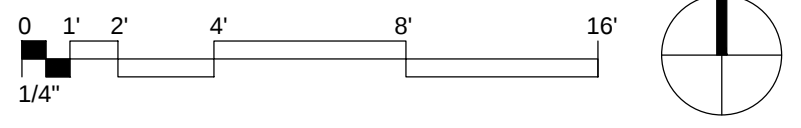
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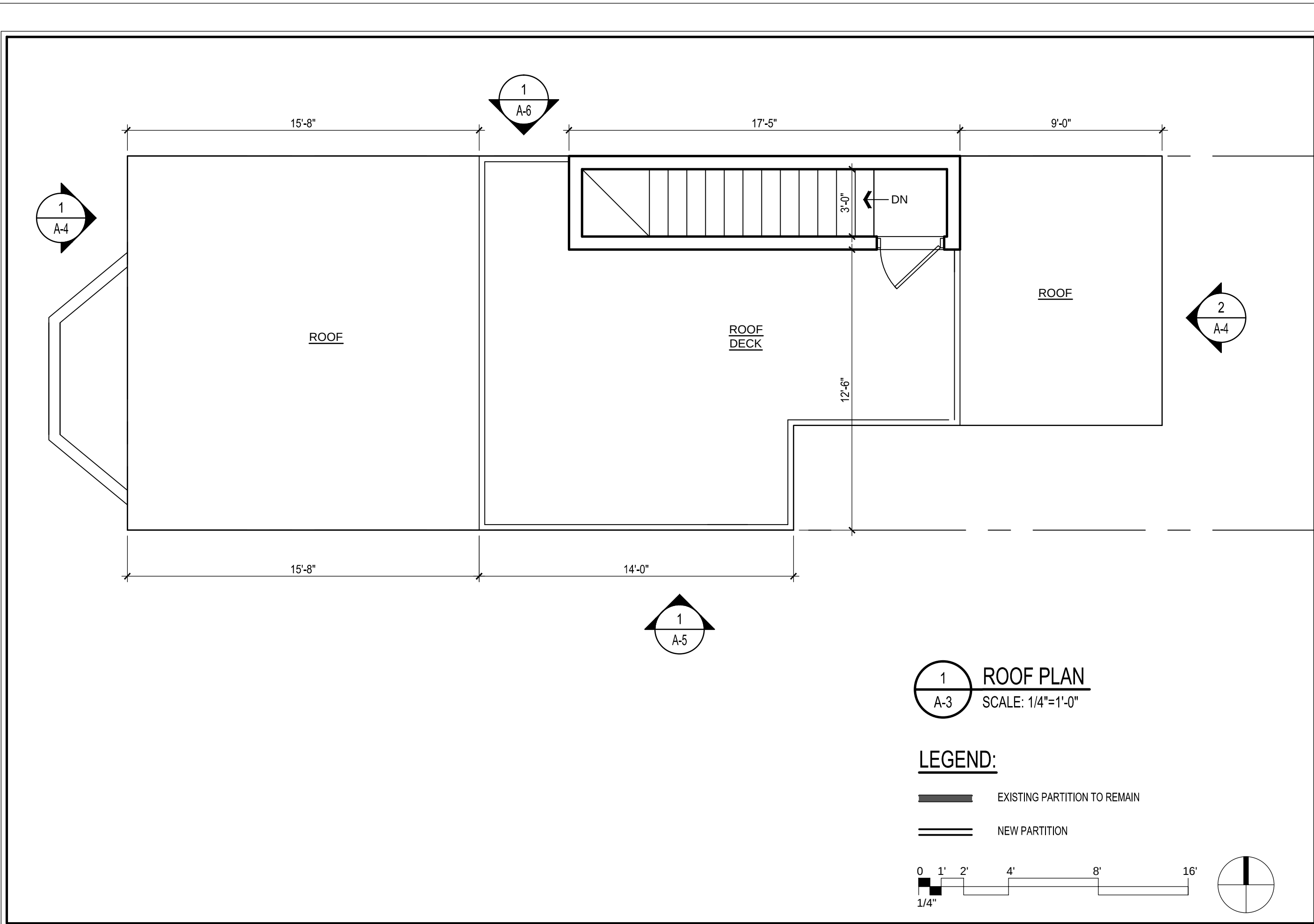
SEAL:	
VERSION:	BZA
DATE:	10-16-15
SCALE:	1/4"=1'-0"

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

- LEGEND:
- EXISTING PARTITION TO REMAIN
 - NEW PARTITION



THIRD FLOOR PLAN
A-2



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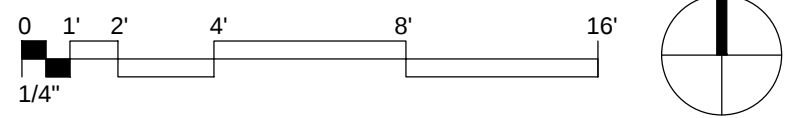
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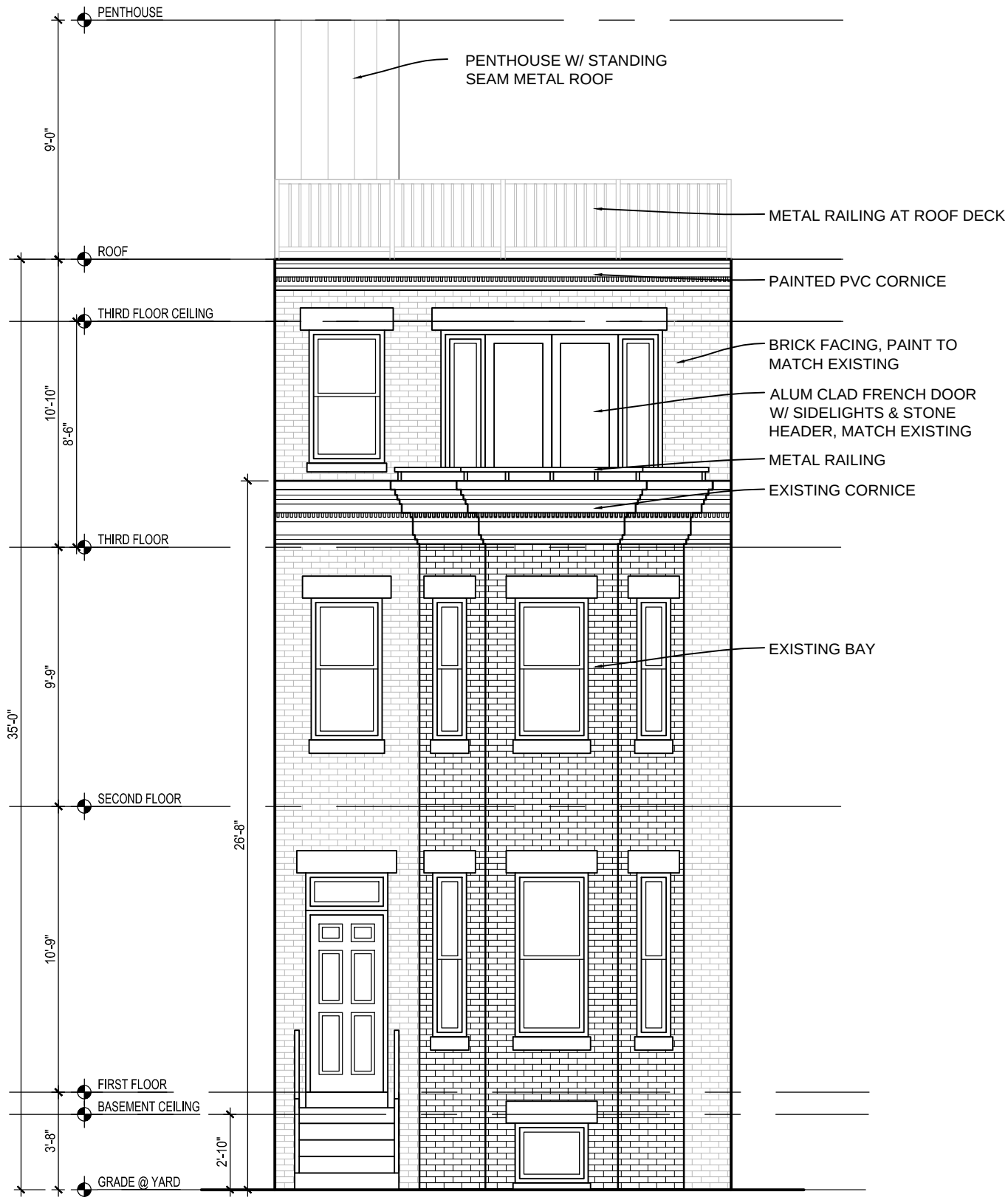
VERSION: BZA
DATE: 10-16-15
SCALE: 1/4"=1'-0"

ROOF PLAN
A-3

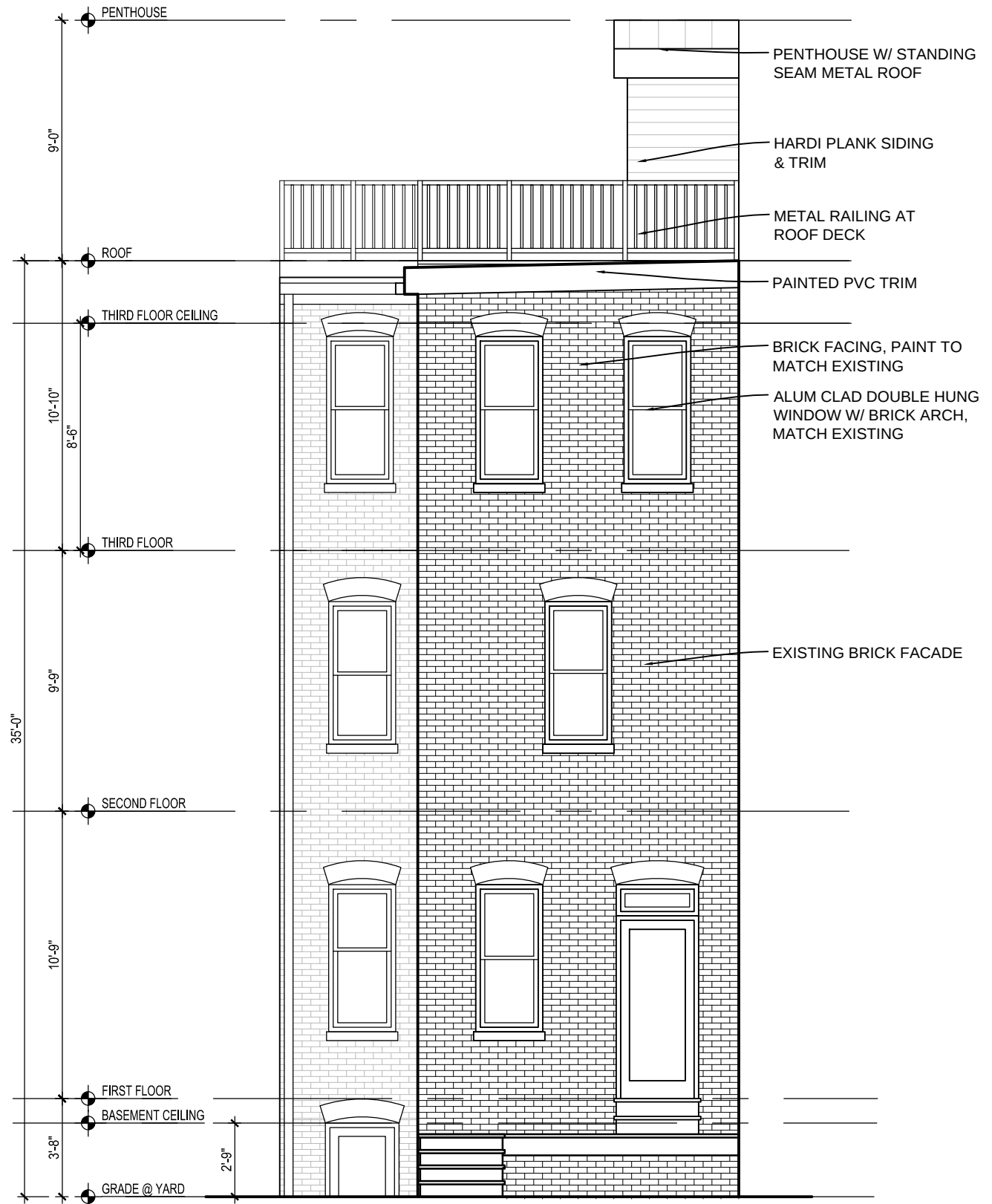
1
A-3
ROOF PLAN
SCALE: 1/4"=1'-0"

- LEGEND:
- EXISTING PARTITION TO REMAIN
 - NEW PARTITION





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



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

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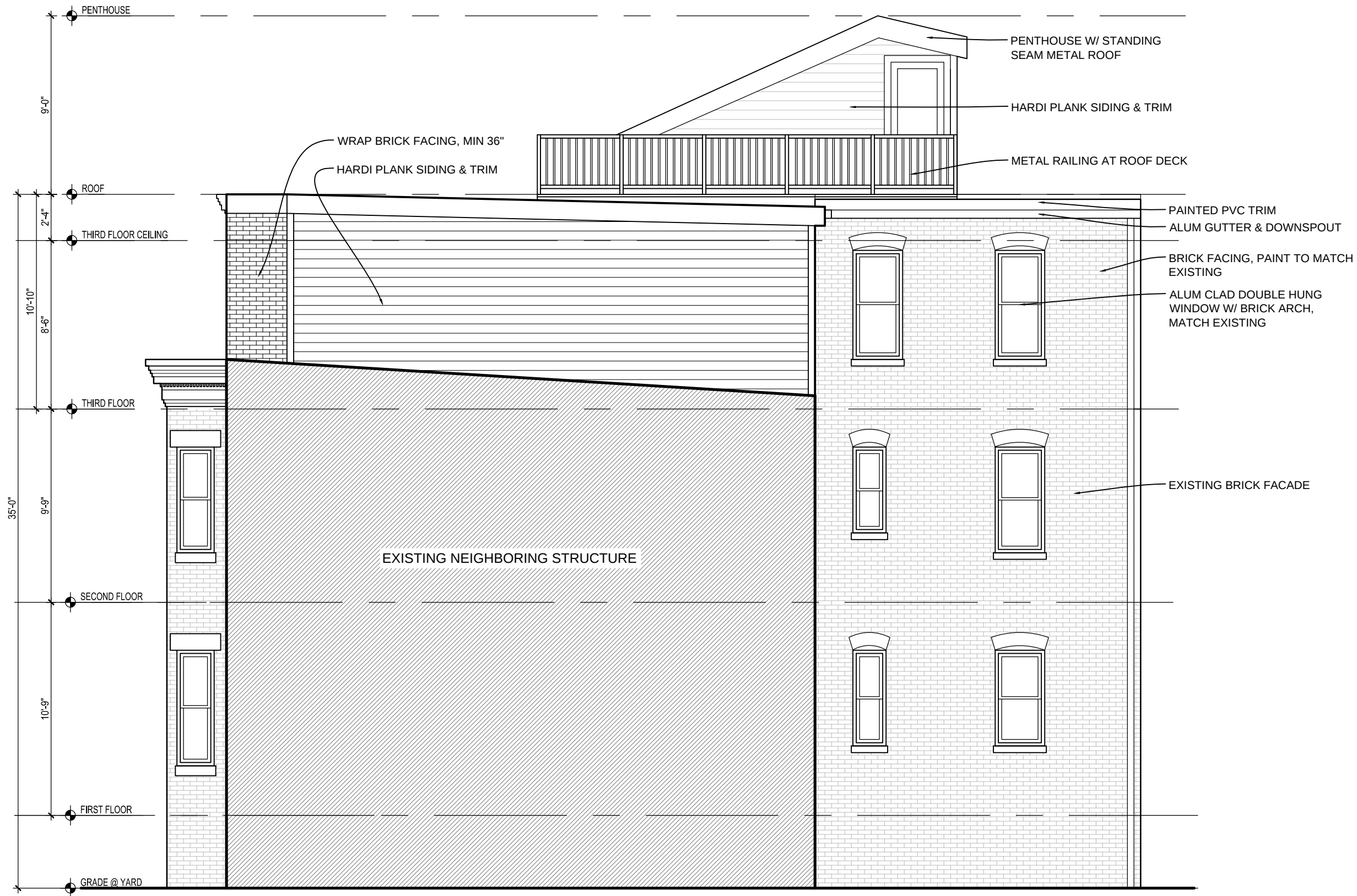
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EXTERIOR ELEVATIONS

A-4



1
A-5

SOUTH ELEVATION

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

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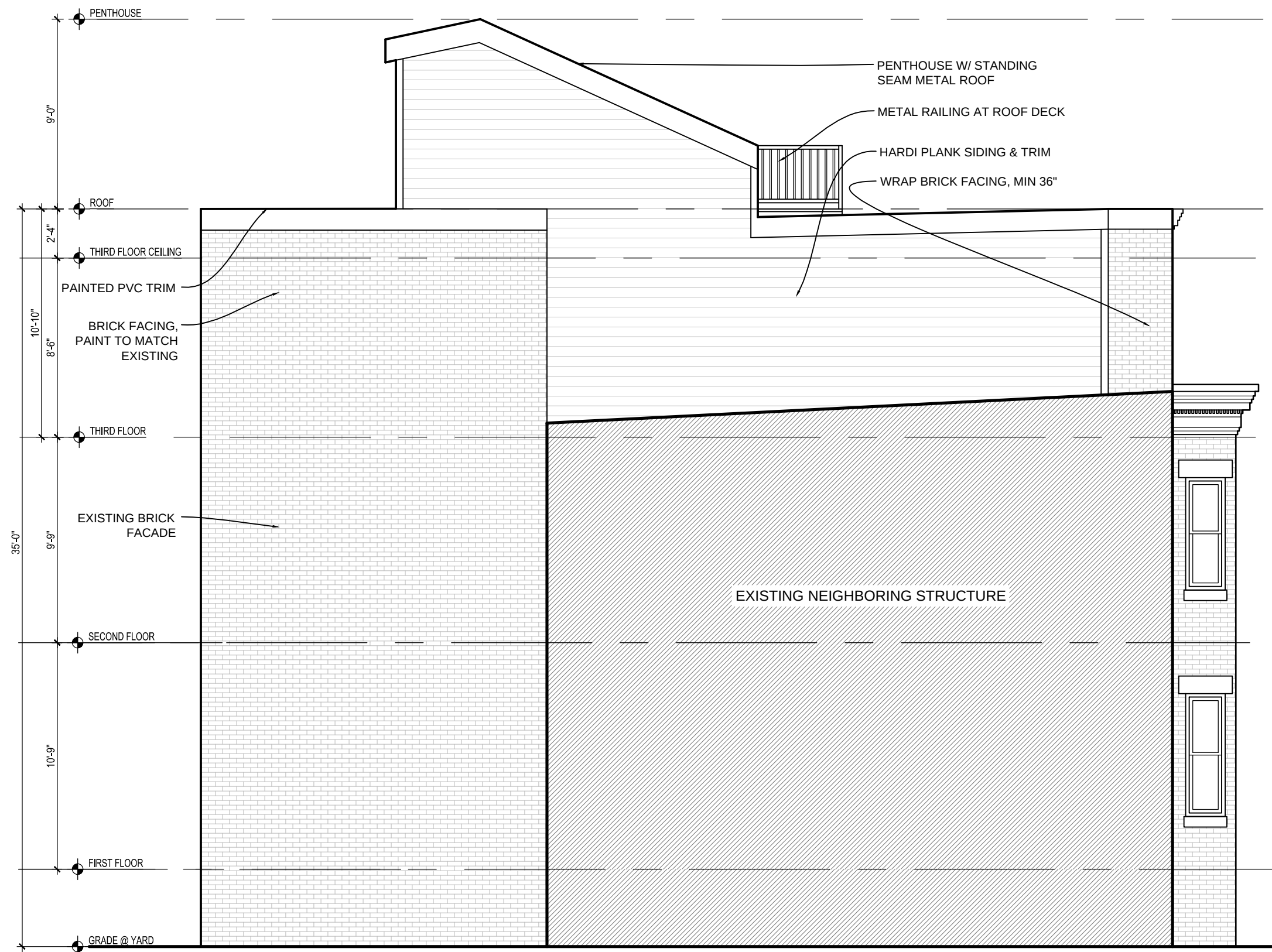
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EXTERIOR ELEVATIONS

A-5



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EXTERIOR ELEVATIONS

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

A-6