

PROJECT DATA

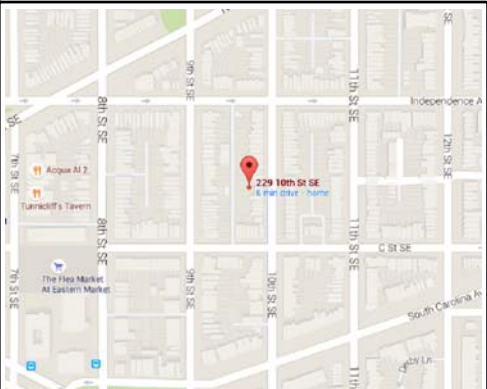
OWNER:
UTKU ASLANTURK

ZONING DATA:

LOT: 0039
SQUARE: 0944
LOT AREA: 2117.5 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	1119.8 SF	1437.6 SF	847 SF
(PERCENTAGE)	52.8%	67.8%	40%
REAR YARD	65'-3"	0.0'	20.0' MINIMUM
OPEN COURT	N/A	4'-6"	6.0' MIN
SIDE YARD	4'-6"	N/A	8.0' MIN
HEIGHT	21'-4"	21'-4"	35'
STORIES	2	2+B	3+B
F.A.R.	N/A	N/A	NONE PRESCRIBED
SQUARE FOOTAGE			
BASEMENT	N/A	697 SF	
FIRST FLOOR	532.2 SF	1070.7 SF	
SECOND FLOOR	394 SF	1070.7 SF	
TOTAL	926.2 SF	2838.4 SF	
GARAGE	400 SF	N/A	

PROJECT DESCRIPTION:

TWO STORY REAR ADDITION, GARAGE ADDITION, INTERIOR TO BE RENOVATED

APPLICABLE BUILDING CODES:

DCMR 11
IBC 2012
IRC 2012
DCMR 12-B, DC CONSTRUCTION CODES SUPPLEMENT 2008 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

REVISION 2-8-16
BZA#19194

ADDITION &
RENOVATION

229 10th Street SE
Washington, DC 20003

DRAWING INDEX

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- C-3 SITE PLAN
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- D-1 FIRST/SECOND FLOOR DEMOLITION PLANS
- A-1 BASEMENT FLOOR PLAN
- A-2 FIRST FLOOR PLAN
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- A-8 EXTERIOR ELEVATIONS
- A-9 EXTERIOR ELEVATIONS

REVISIONS		
#	DATE	COMMENTS

RESIDENCE
229 10TH STREET SE Washington, DC 20003

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SEAL:

VERSION: BZA
DATE: 2-8-16
SCALE: N.T.S.

COVER SHEET

Board of Zoning Adjustment
District of Columbia
CASE NO. 19194
EXHIBIT NO.23

C-1

BZA#19194

[illegible]

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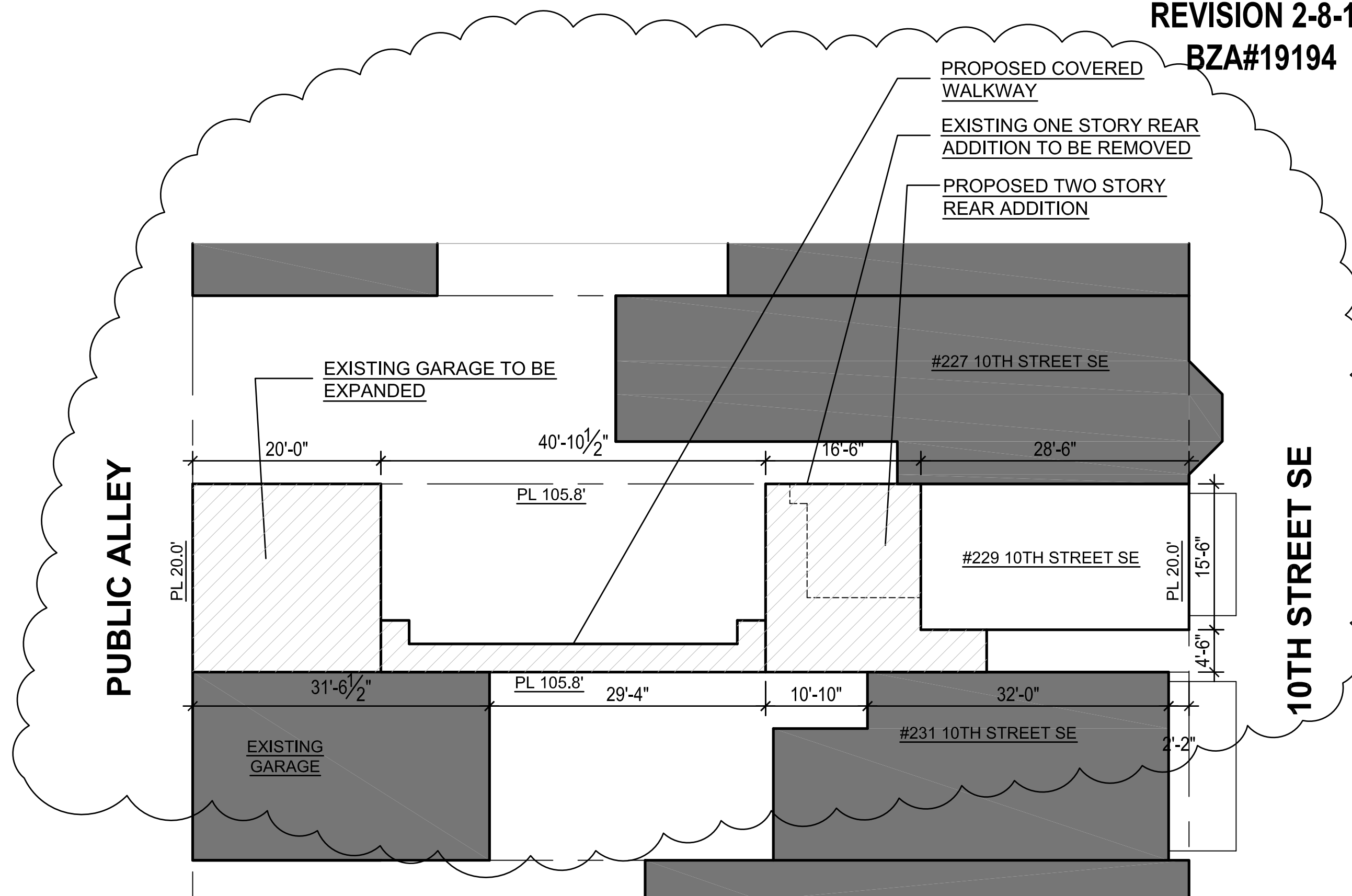
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SEAL:

VERSION:	BZA
DATE:	2-8-16
SCALE:	3/32"=1'-0"

SITE PLAN

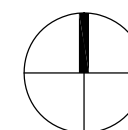
C-2



1
C-2

SITE PLAN

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

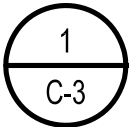


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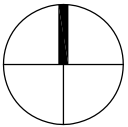
PUBLIC ALLEY

10TH STREET SE



1
C-3

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



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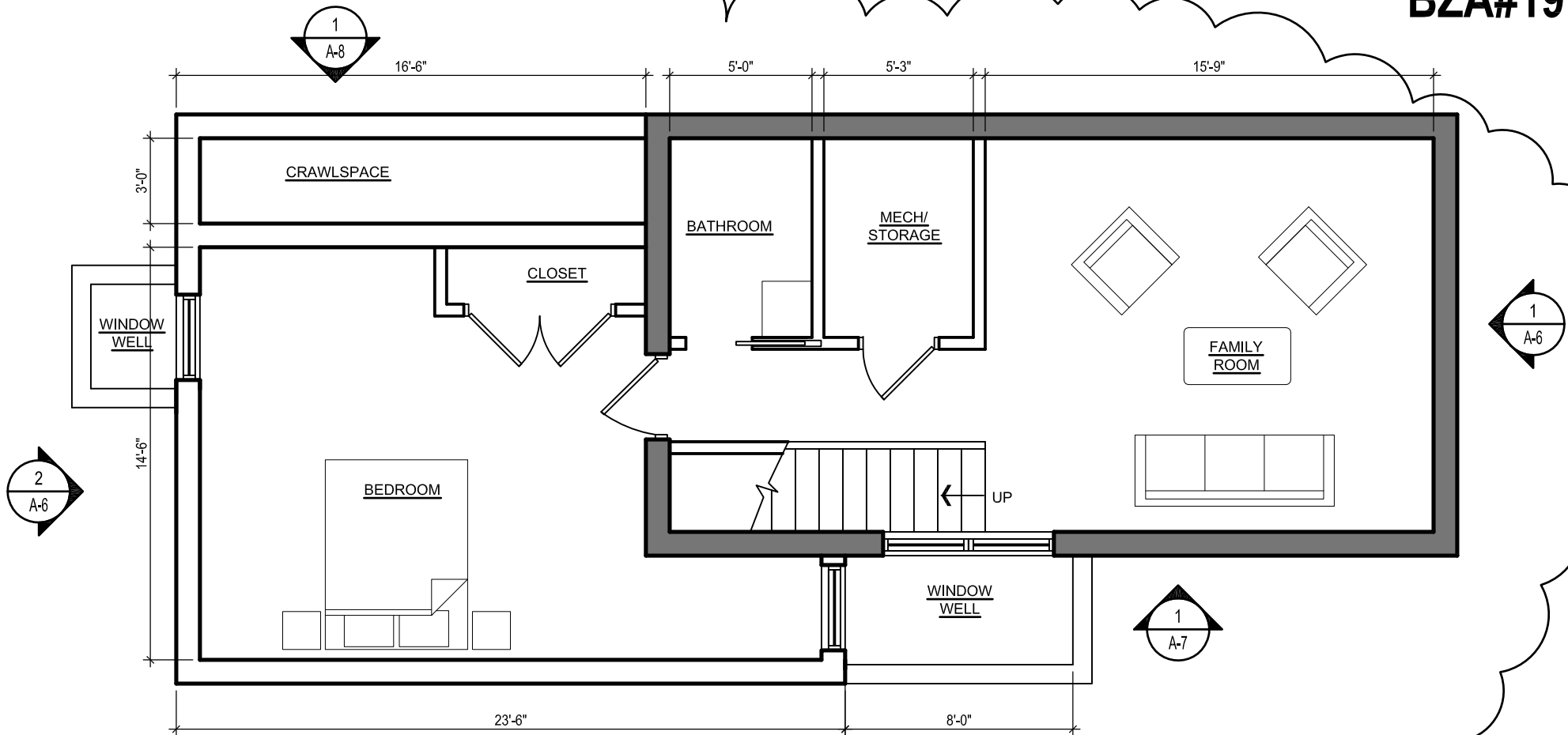
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BLOCK SITE PLAN

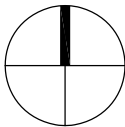
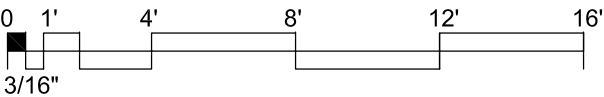
C-3

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1 BASEMENT PLAN
A-1 SCALE: 3/16"=1'-0"

- LEGEND:
- EXISTING PARTITION TO REMAIN
 - NEW PARTITION



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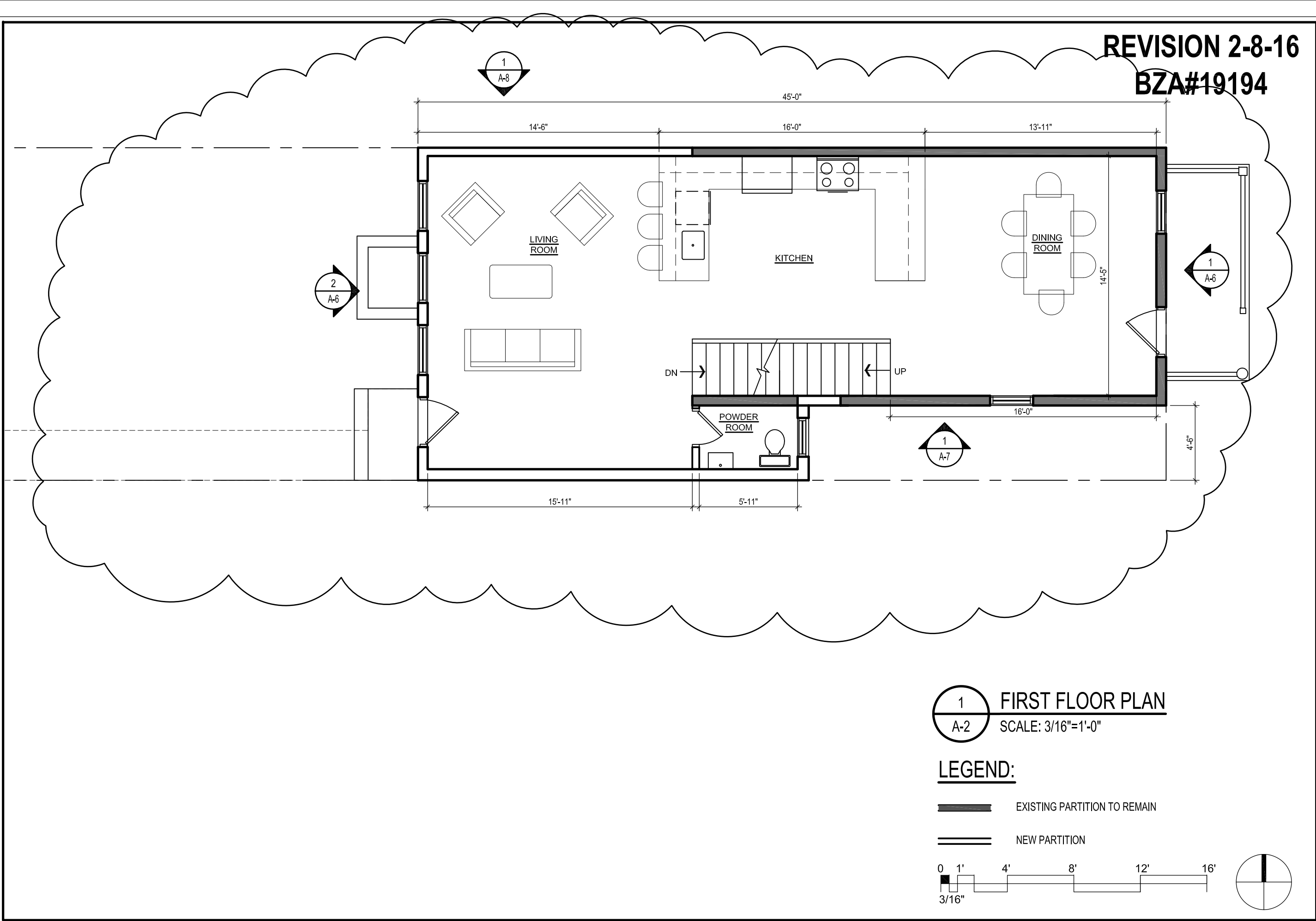
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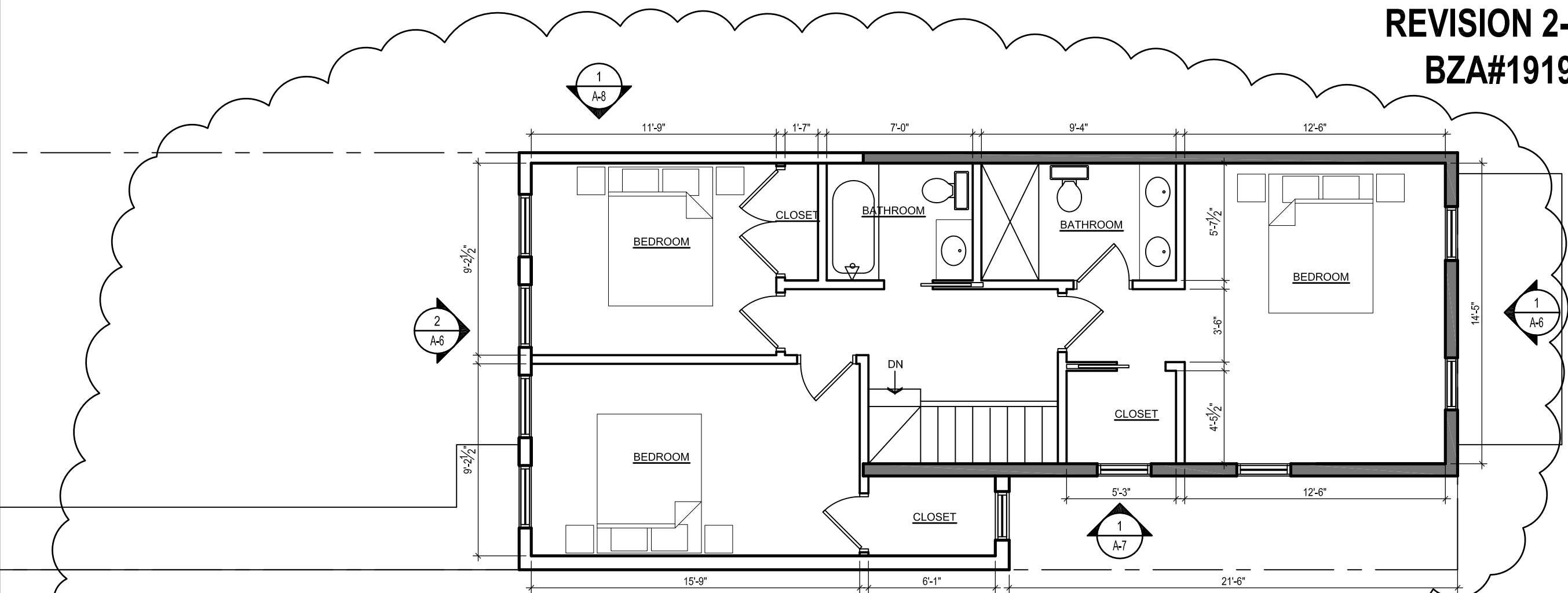
VERSION: BZA
DATE: 2-8-16
SCALE: 3/16"=1'-0"

BASEMENT PLAN

A-1

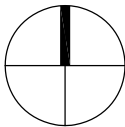
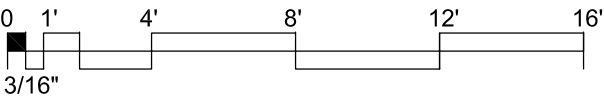


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1 SECOND FLOOR PLAN
A-3 SCALE: 3/16"=1'-0"

- LEGEND:
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FIRST FLOOR PLAN

A-3

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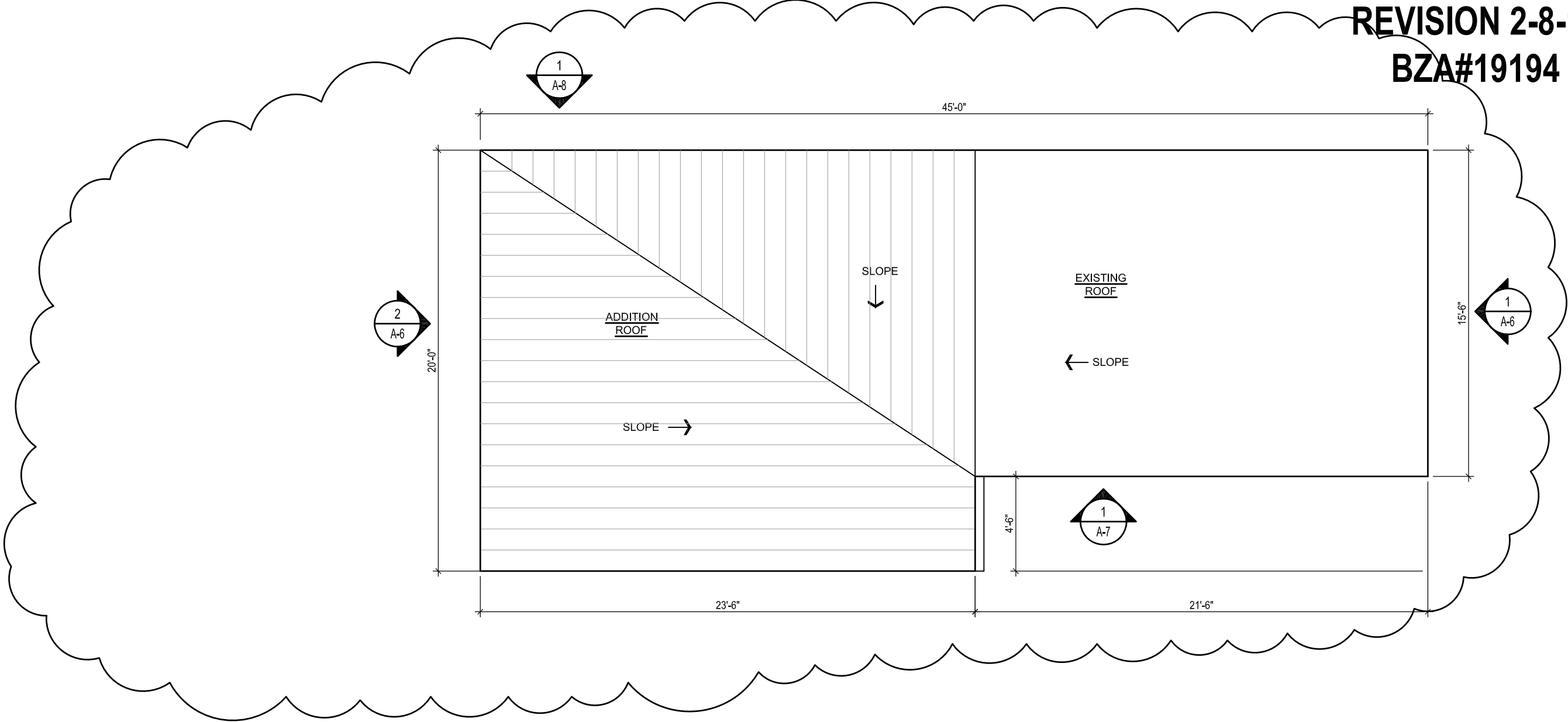
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ROOF PLAN

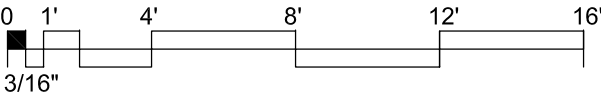
A-4



1 ROOF PLAN
A-4 SCALE: 3/16"=1'-0"

LEGEND:

- EXISTING PARTITION TO REMAIN
- NEW PARTITION



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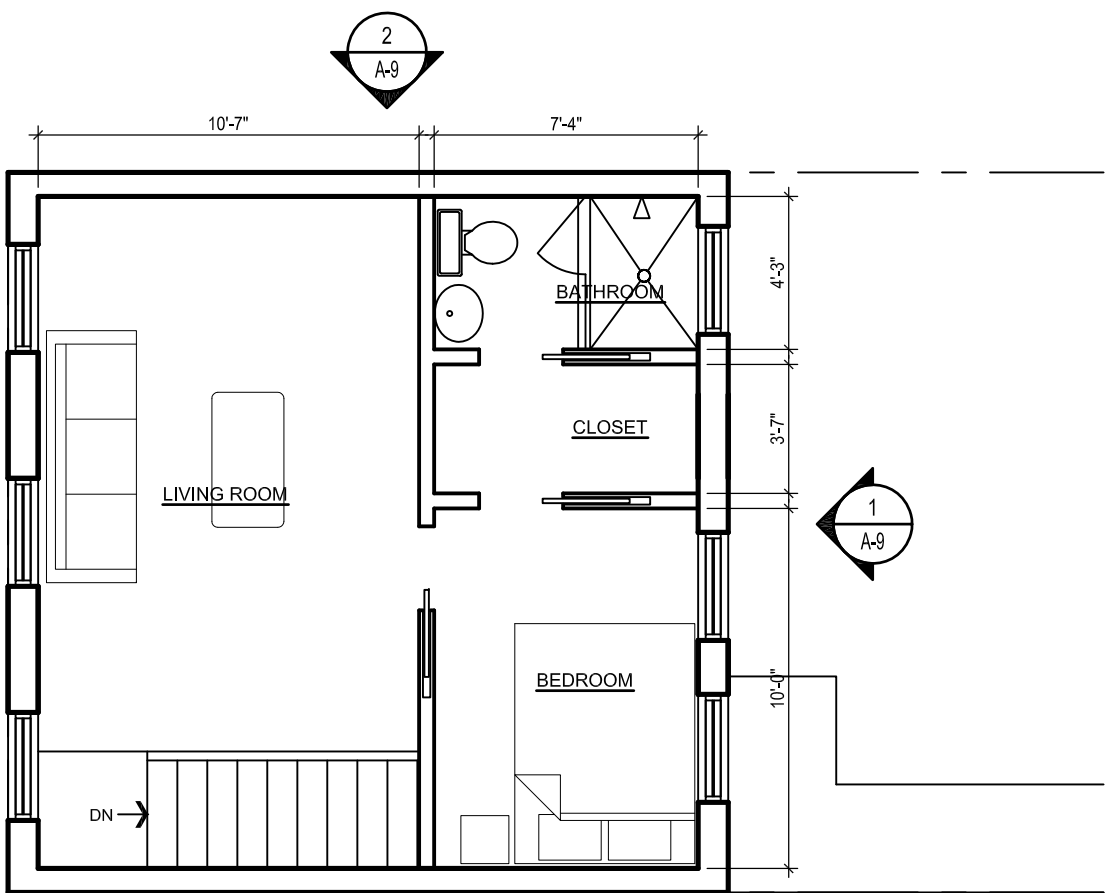
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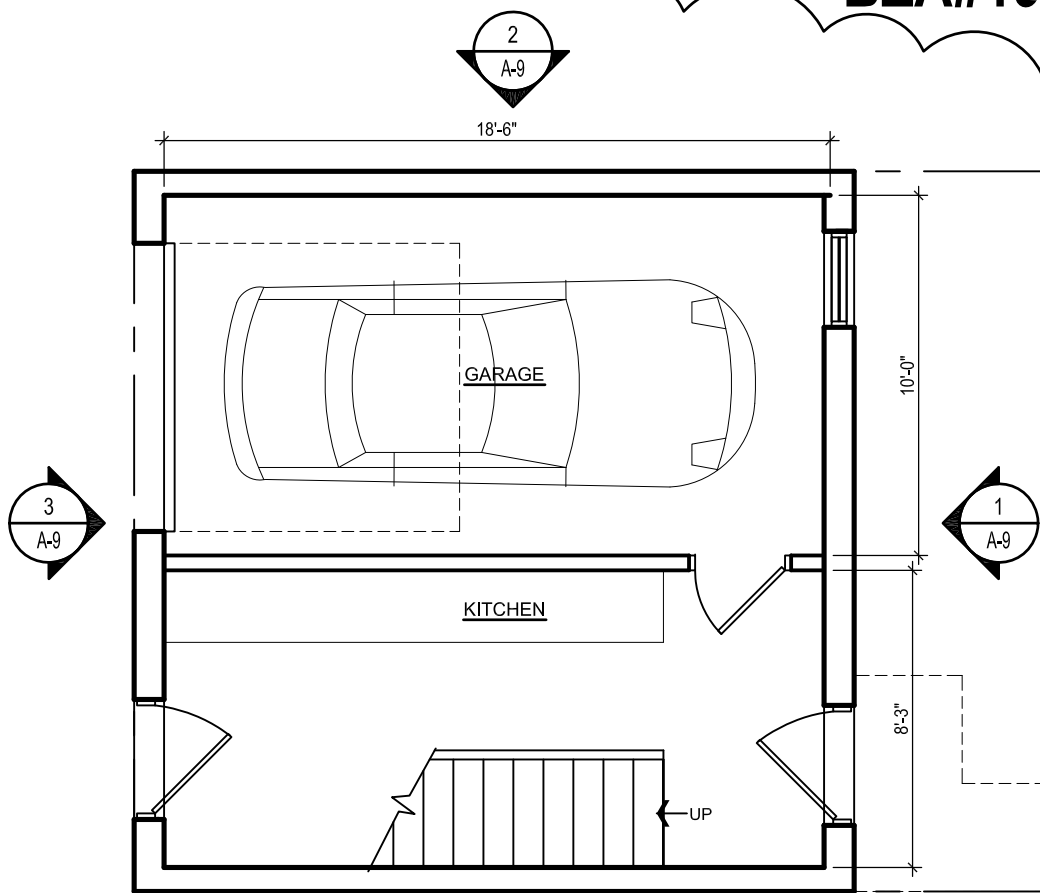
VERSION: BZA
DATE: 2-8-16
SCALE: 3/16"=1'-0"

GARAGE PLANS

A-5



2 GARAGE SECOND FLOOR PLAN
A-5 SCALE: 3/16"=1'-0"

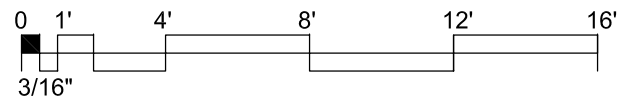


1 GARAGE FIRST FLOOR PLAN
A-5 SCALE: 3/16"=1'-0"

LEGEND:

EXISTING PARTITION TO REMAIN

NEW PARTITION



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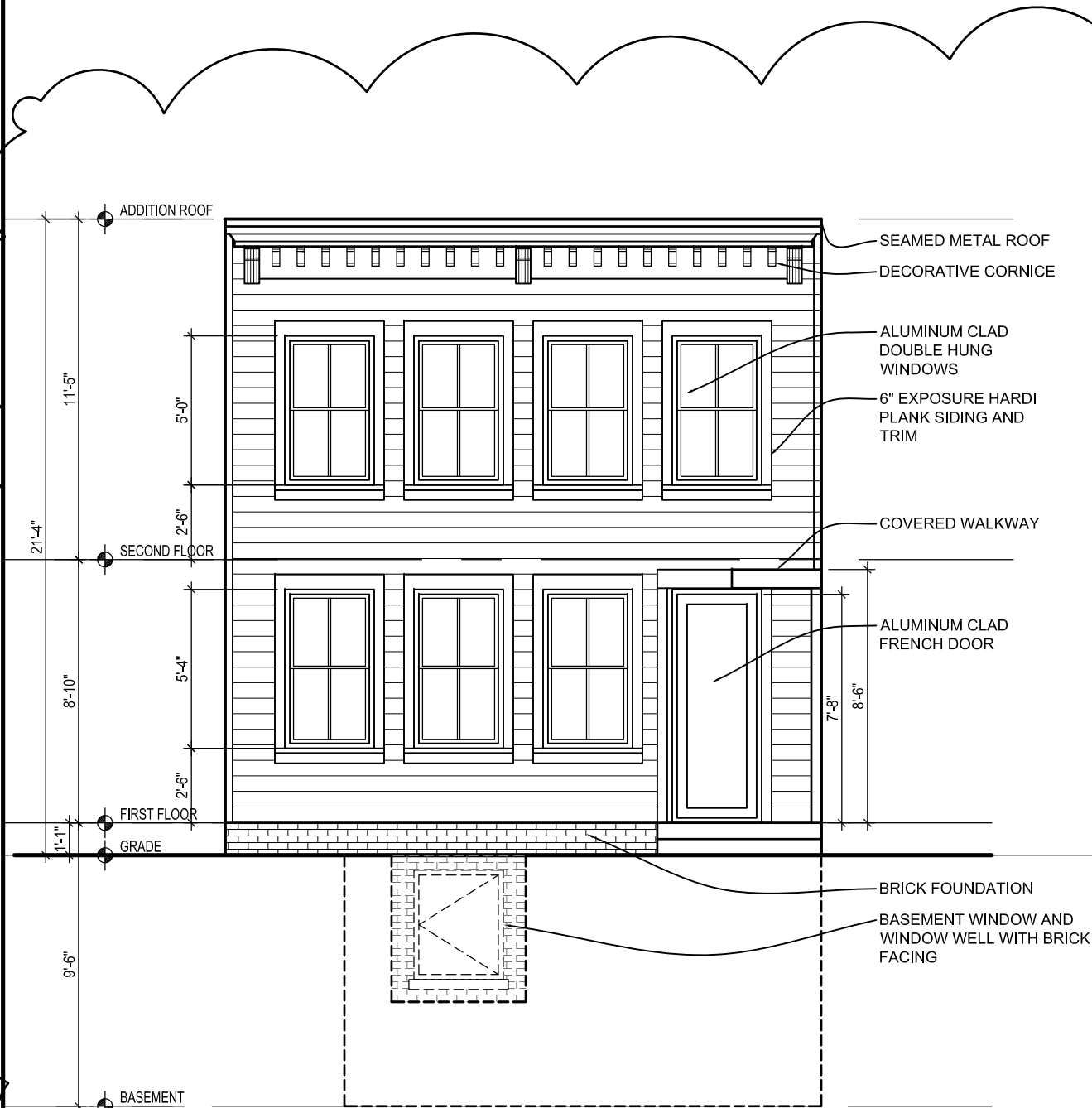
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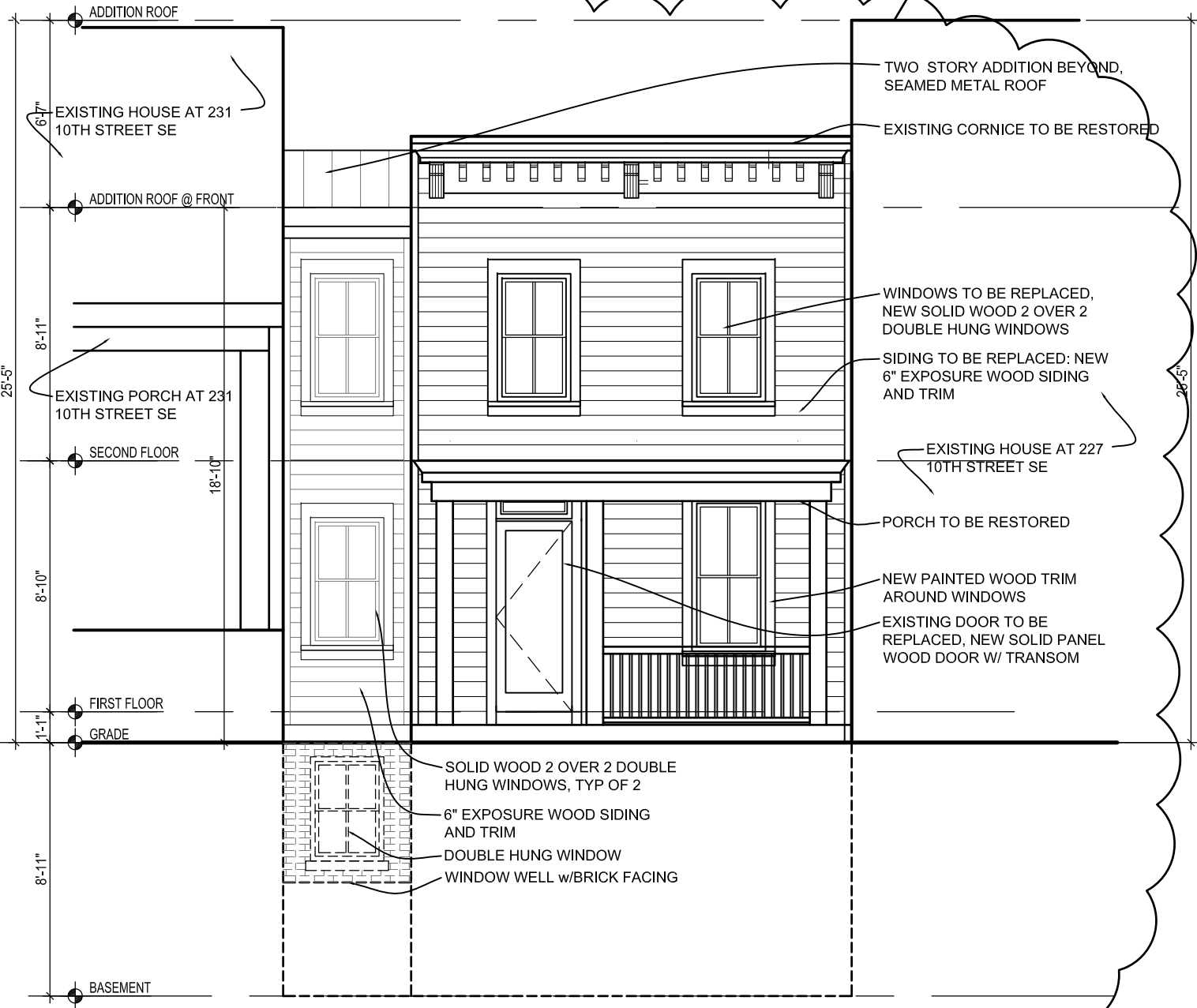
VERSION: BZA
DATE: 2-8-16
SCALE: 3/16"=1'-0"

EXTERIOR ELEVATIONS

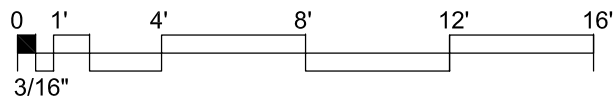
A-6



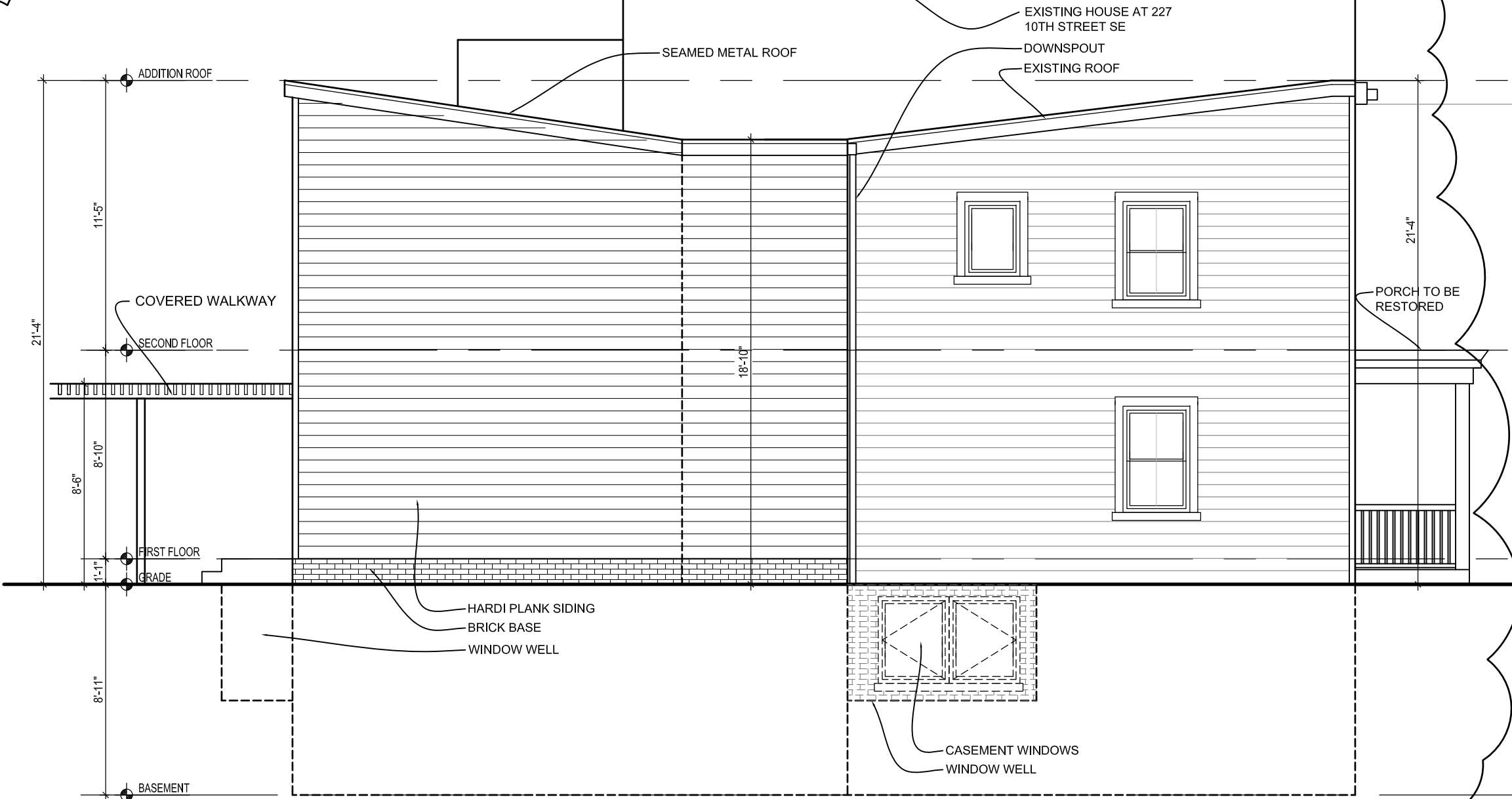
2 WEST ELEVATION
A-6 SCALE: 3/16"=1'-0"



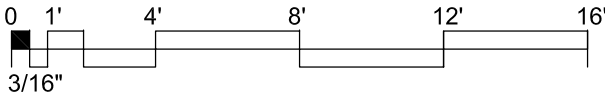
1 EAST ELEVATION
A-6 SCALE: 3/16"=1'-0"



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



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EXTERIOR ELEVATIONS

A-7

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EXISTING HOUSE AT 227
10TH STREET SE
ROOF OF 229 10TH
STREET SE BEYOND

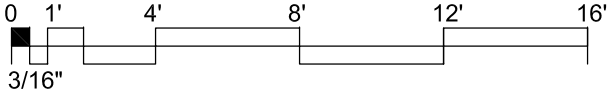
PORCH TO BE
RESTORED

6" EXPOSURE HARDI PLANK
SIDING AND TRIM
EXISTING HOUSE AT 227
10TH STREET SE
COVERED WALKWAY

20'-10"

8'-6"

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



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EXTERIOR ELEVATIONS

A-8

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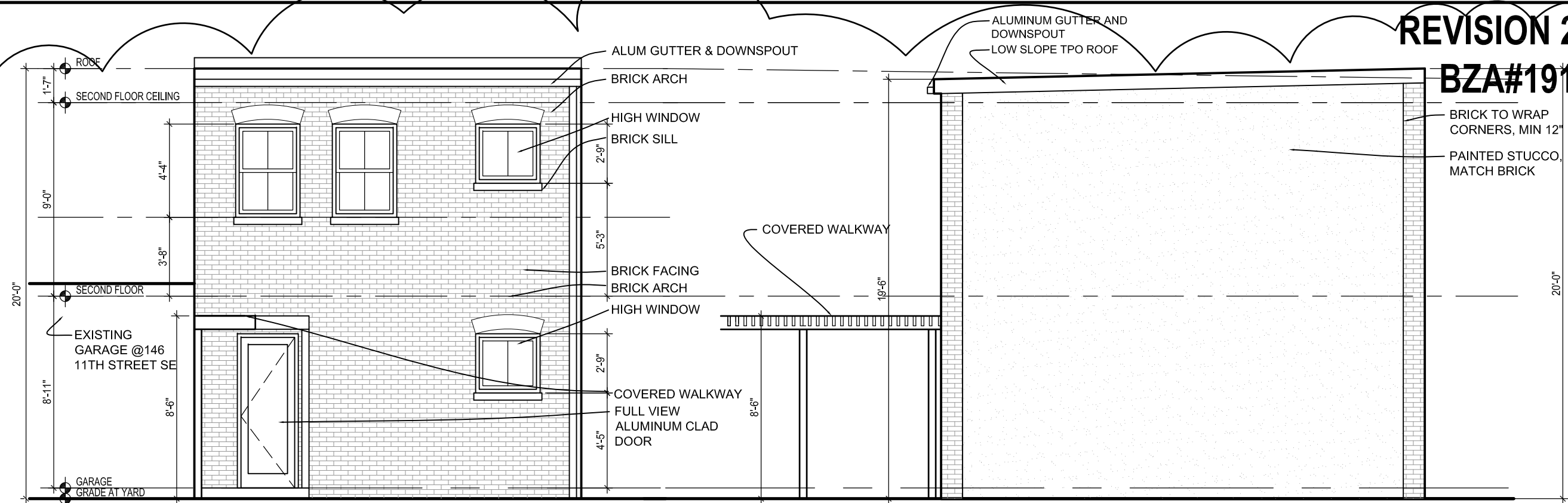
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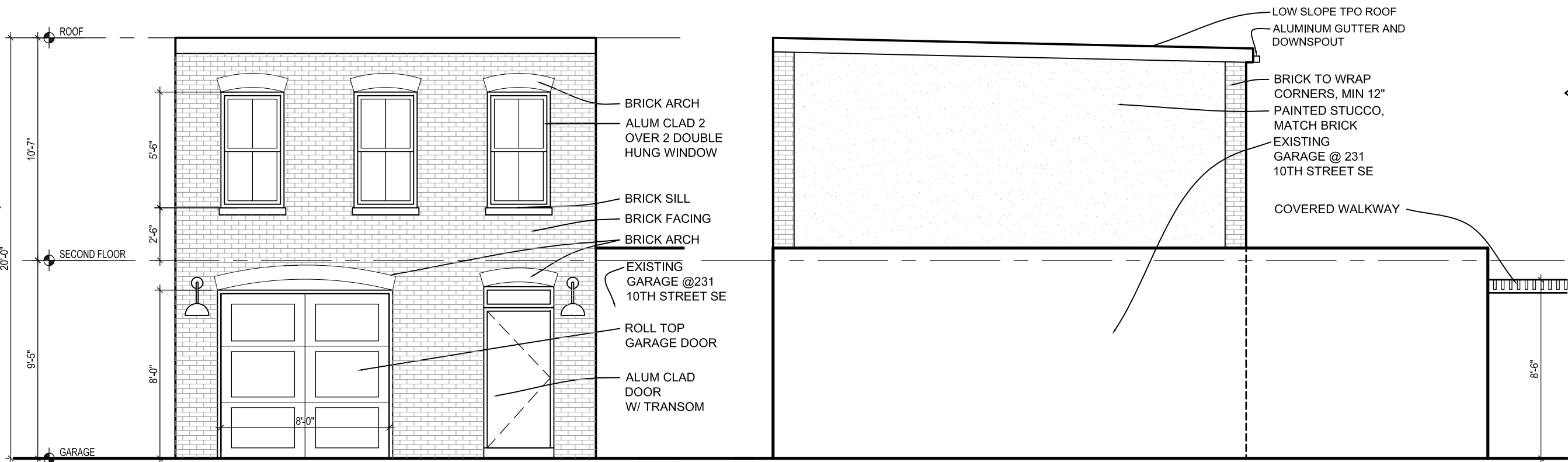
EXTERIOR ELEVATIONS

A-9



1 GARAGE EAST (YARD) ELEVATION
A-9 SCALE: 3/16"=1'-0"

2 GARAGE NORTH ELEVATION
A-9 SCALE: 3/16"=1'-0"



3 GARAGE WEST (ALLEY) ELEVATION
A-9 SCALE: 3/16"=1'-0"

4 GARAGE SOUTH ELEVATION
A-9 SCALE: 3/16"=1'-0"