



1 **Vicinity Map**
SCALE: 1" =200'

Project Data
Zoning Review

Brink Higgins Residence
3512 Rodman Street, NW
Washington, DC 20008

Jurisdiction: Washington DC
Zoning: R-2
Historic District: Cleveland Park

Units & Parking Spaces
Number of Dwellings
Number of Parking Spaces

Required	Existing	Proposed
- Units	1 Units	1 Units
1 Spaces	1 Spaces	1 Spaces

Setbacks & Building Heights
Side Yard Setback
Side Yard Setback
Rear yard depth (min.)
Building Height

8 L.F.	3.5 L.F.	3.5 L.F.
8 L.F.	5.13 L.F.	5.13 L.F.
20 L.F.	51.2 L.F.	34.8 L.F.
3 Stories	3 Stories	3 Stories
35 Ft.	33.7 Ft.	33.7 Ft.
40 Ft.	37 Ft.	37 Ft.
- Ft.	43 Ft.	43 Ft.

Areas
Lot Area
Gross Floor Area
Floor Area Ratio
Building Area (footprint)
Lot Occupancy

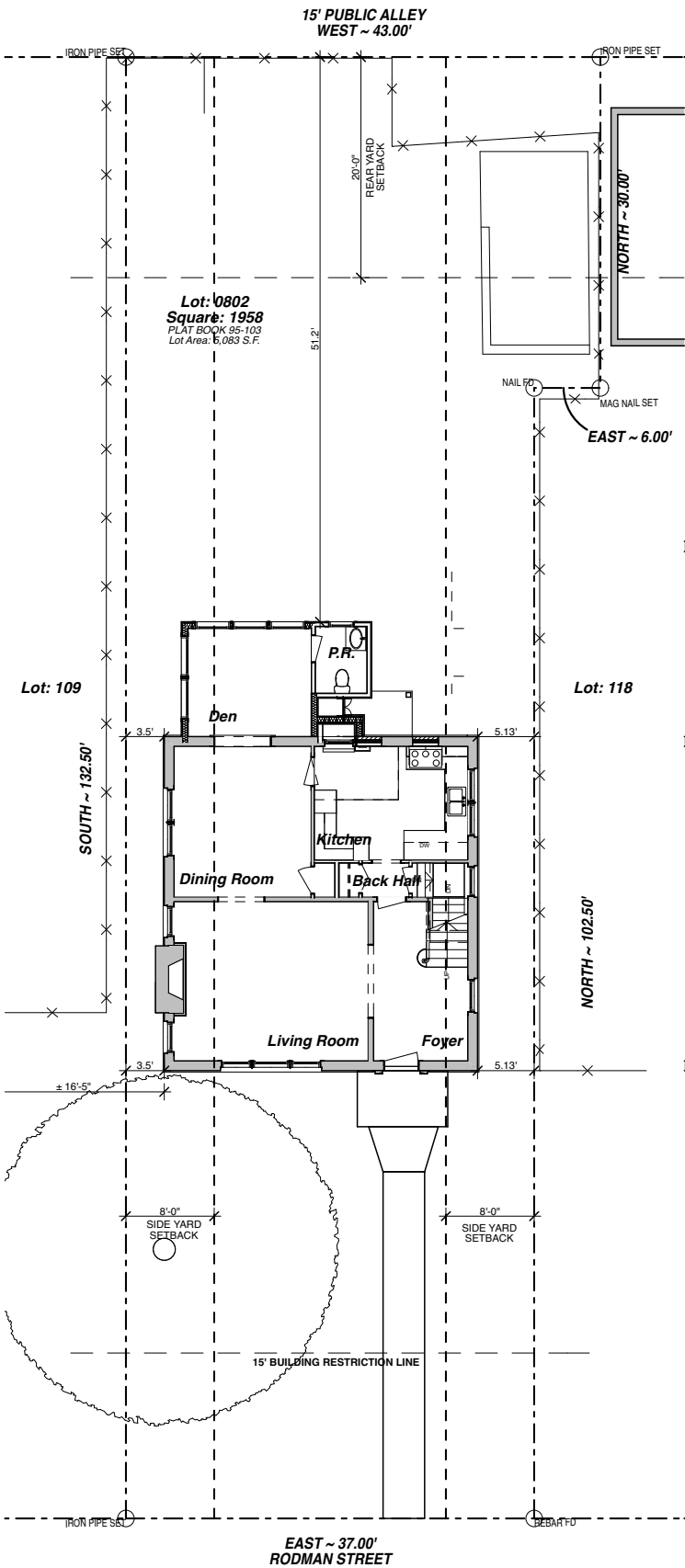
4,000 S.F.	5,083 S.F.	5,083 S.F.
N.A. S.F.	2,270 S.F.	3,300 S.F.
N.A. Max.	0.44659	0.64922
- S.F.	1,040 S.F.	1,510 S.F.
40% Max.	20.46%	29.71%

Rear Yard Occupancy
Rear Yard Area
Shed Area (footprint)
Lot Occupancy

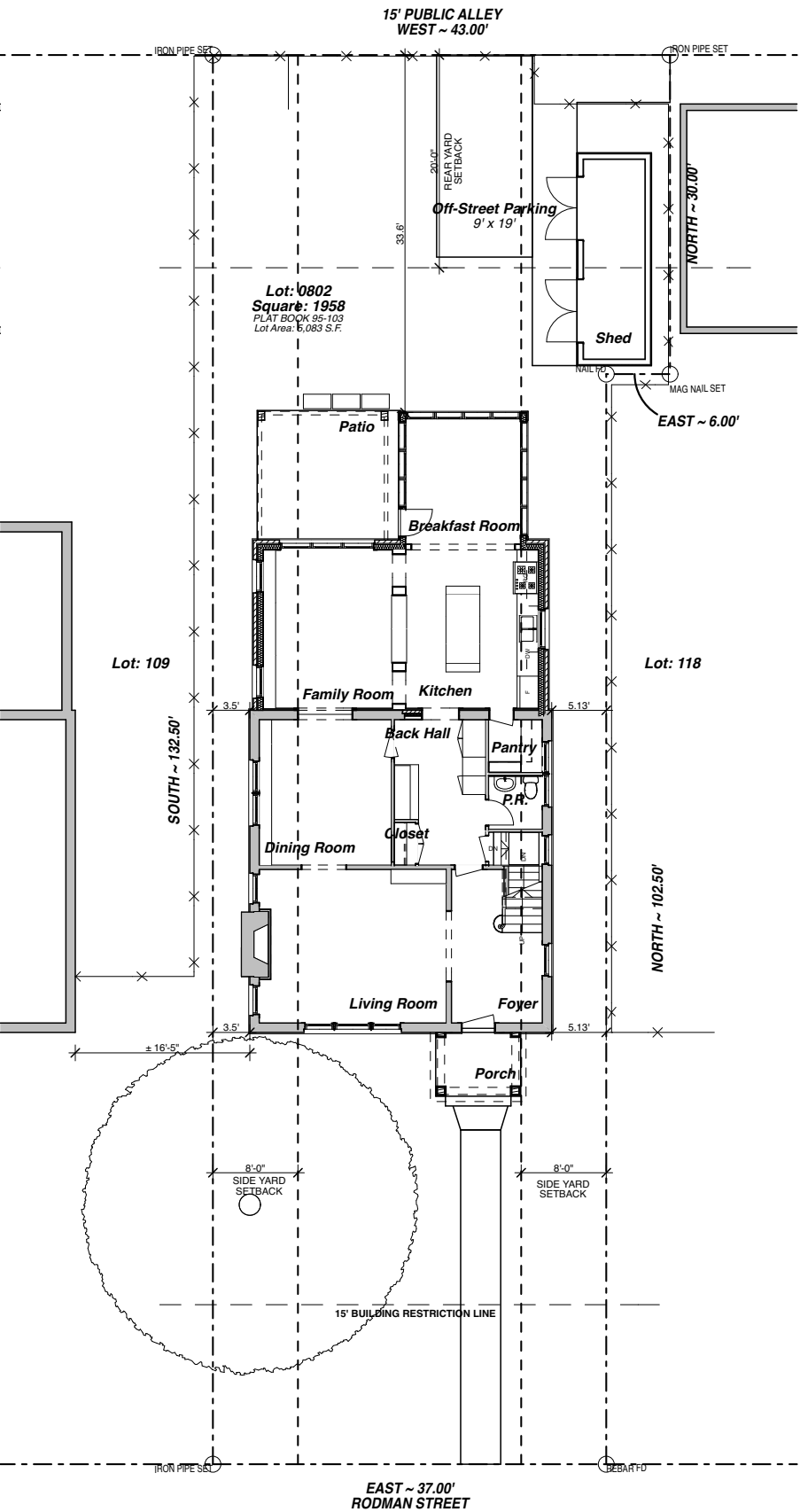
-	850 S.F.	850 S.F.
-	0 S.F.	75 S.F.
30% Max.	0.00%	8.82%

Pervious Areas
Building Area (footprint)
Other impervious area
(walkways, stairs, driveway)
Total impervious area
Total pervious area
Total impervious percentage

- S.F.	1,040 S.F.	1,510 S.F.
- S.F.	847 S.F.	600 S.F.
- S.F.	1,887 S.F.	2,110 S.F.
- S.F.	3,196 S.F.	2,973 S.F.
50% Max	37.12%	41.51%



2 **SITE Existing**
SCALE: 1/16" = 1'-0"



3 **SITE Proposed**
SCALE: 1/16" = 1'-0"

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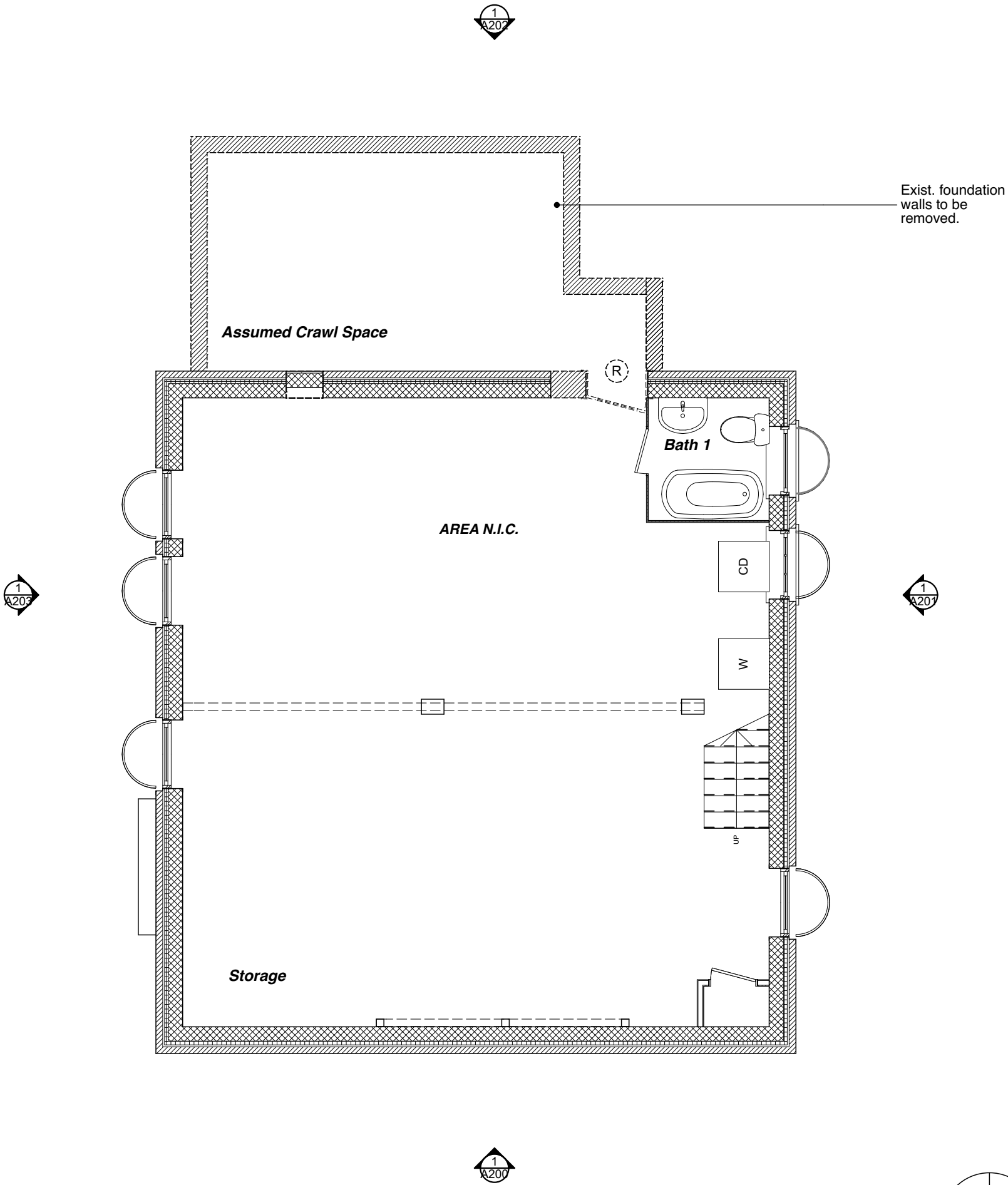
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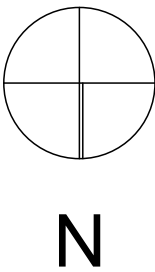
SITE PLAN

Brink Higgins
Residence
3512 Rodman Street NW
Washington , DC 20008

Issue
Board of Zoning Adjustment
District of Columbia
CASE NO.19279
EXHIBIT NO 6
Sheet C001



1 BASEMENT FLOOR Demolition Plan
SCALE: 3/16" = 1'-0"



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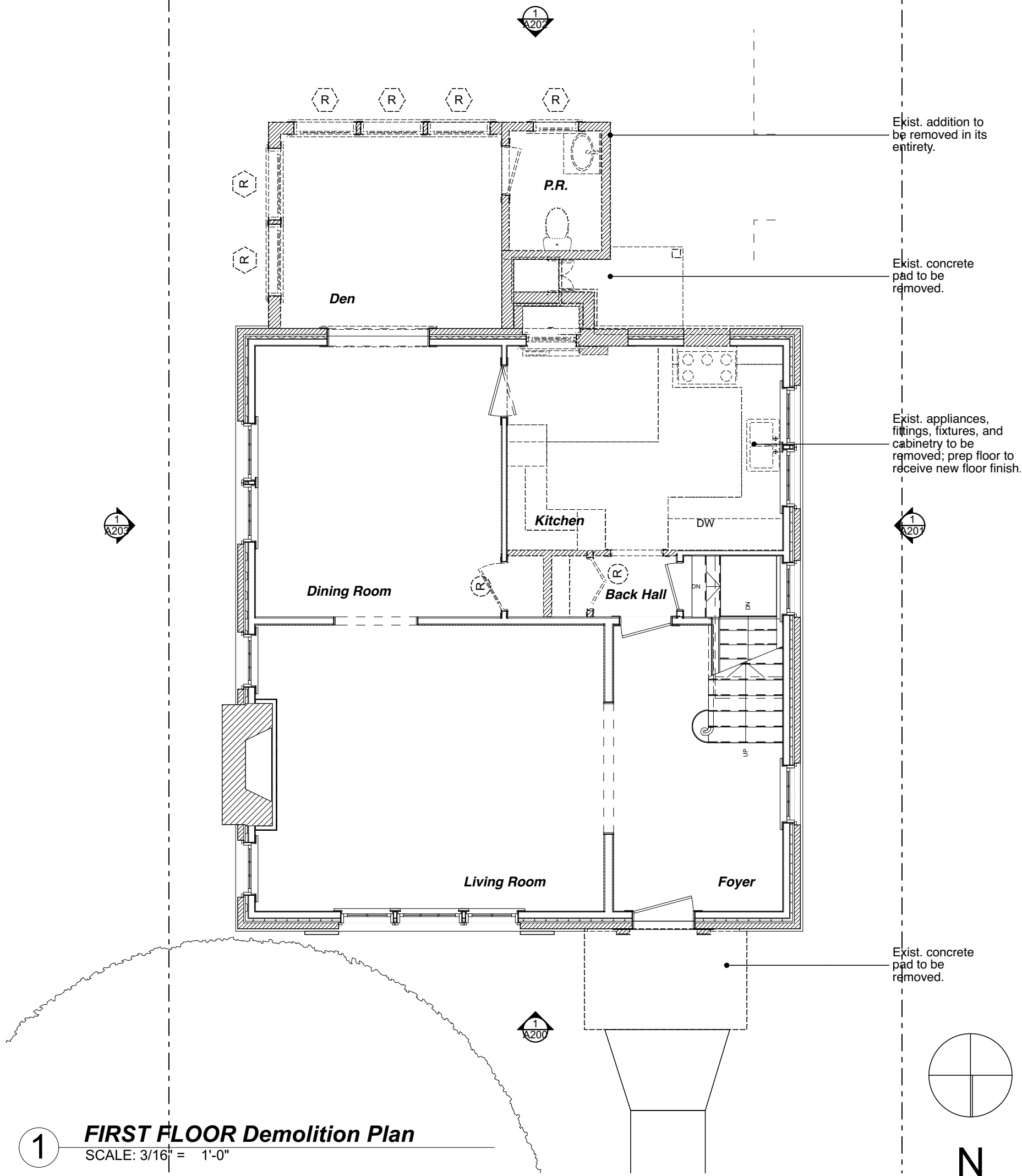
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Basement Floor Demolition Plans

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First Floor Demolition Plans

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Roof below, to be removed.

Existing floor finish to remain.

Salvage door for reuse.

Existing floor finish to remain.

Exist. fittings and fixtures to be removed; prep floor to receive new floor finish.

Exist. fittings and fixtures to be removed; prep floor to receive new floor finish.

Existing floor finish to remain.

Salvage door for reuse.

Salvage door for reuse.

1 SECOND FLOOR Demolition Plan

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

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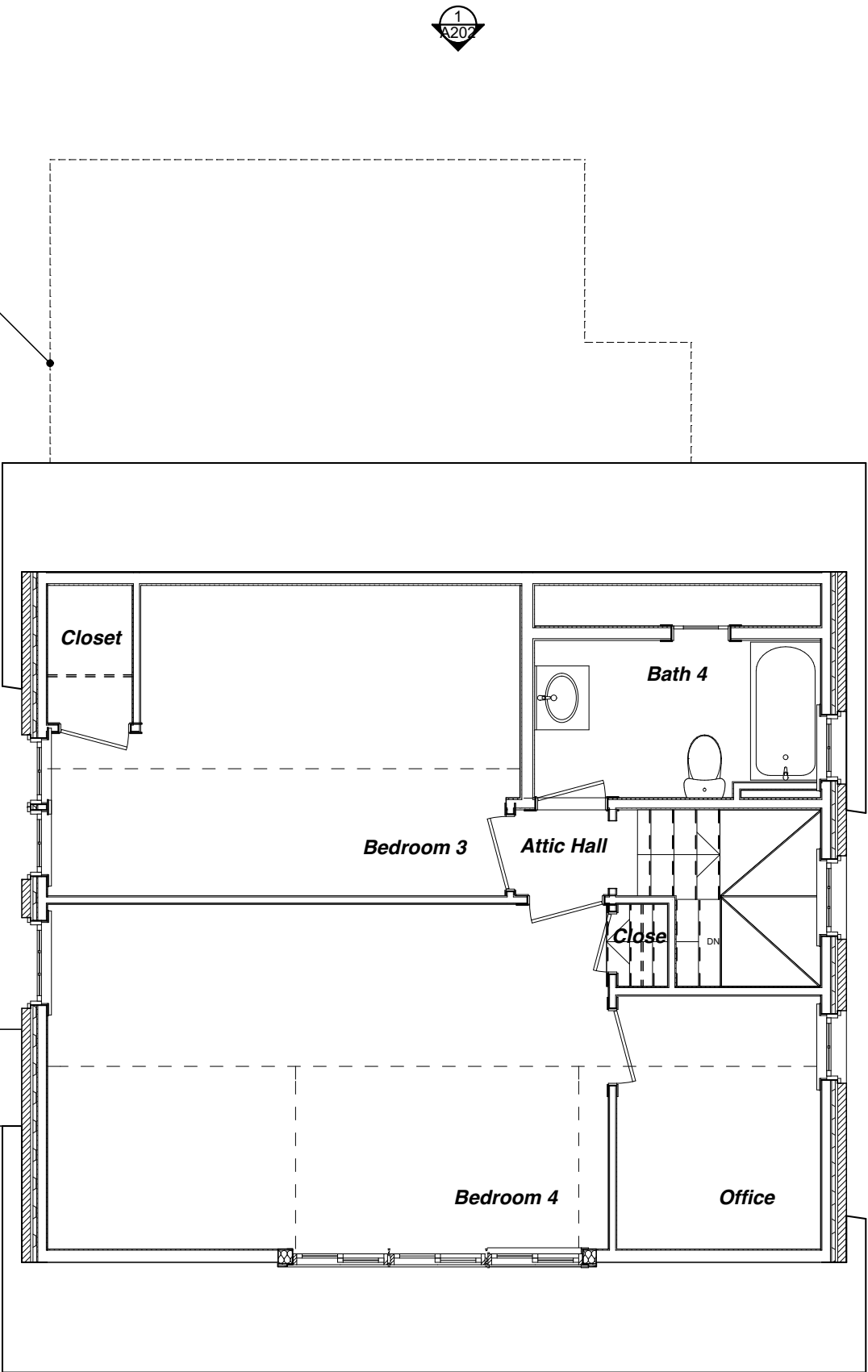
Second Floor Demolition Plans

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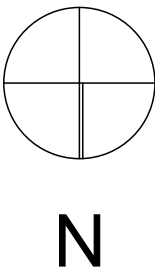
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Roof below, to
be removed.



1 **ATTIC FLOOR Demolition Plan**
SCALE: 3/16" = 1'-0"



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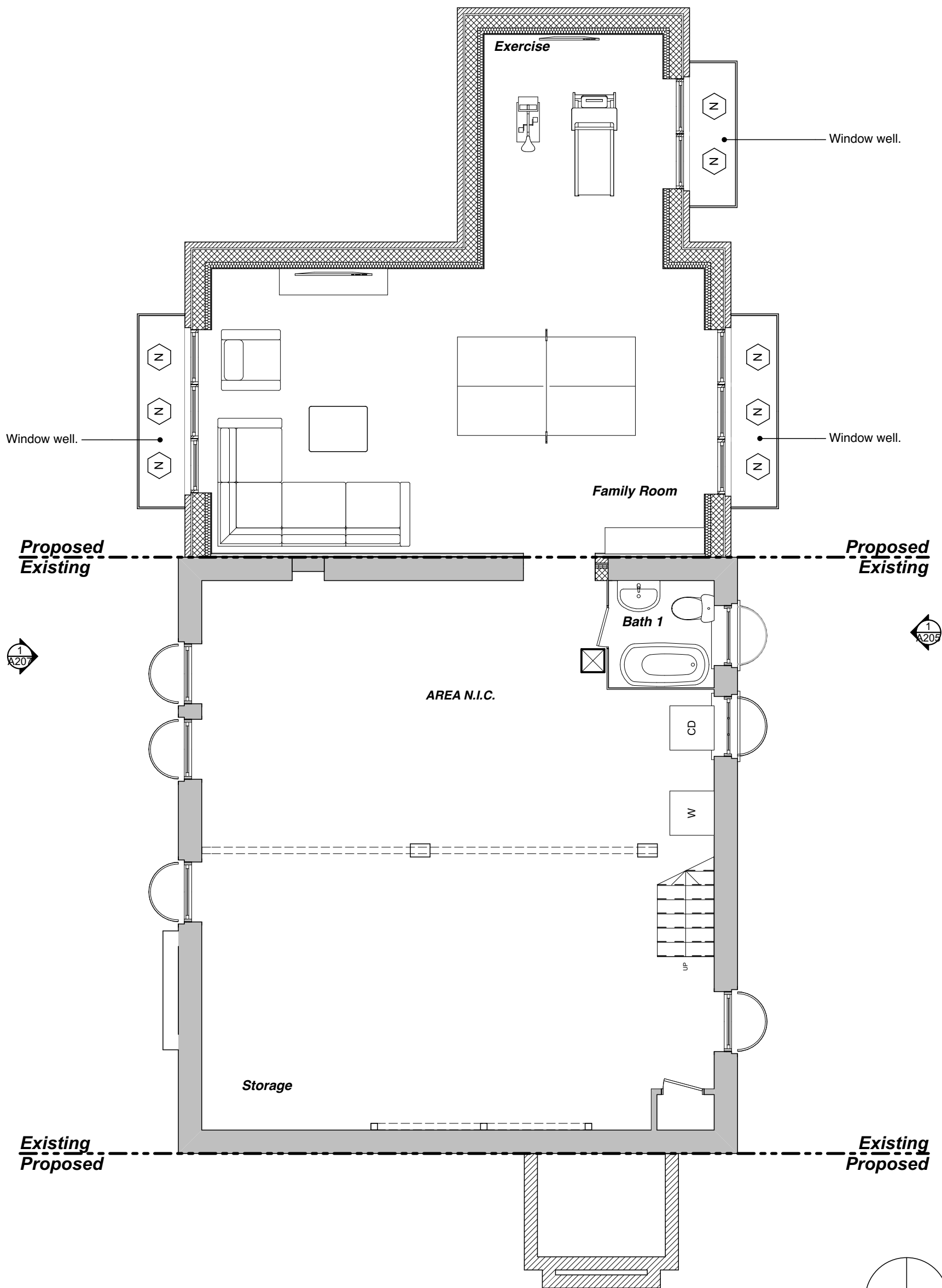
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Attic Floor Demolition Plans

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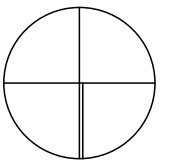
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BASEMENT FLOOR Construction Plan

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



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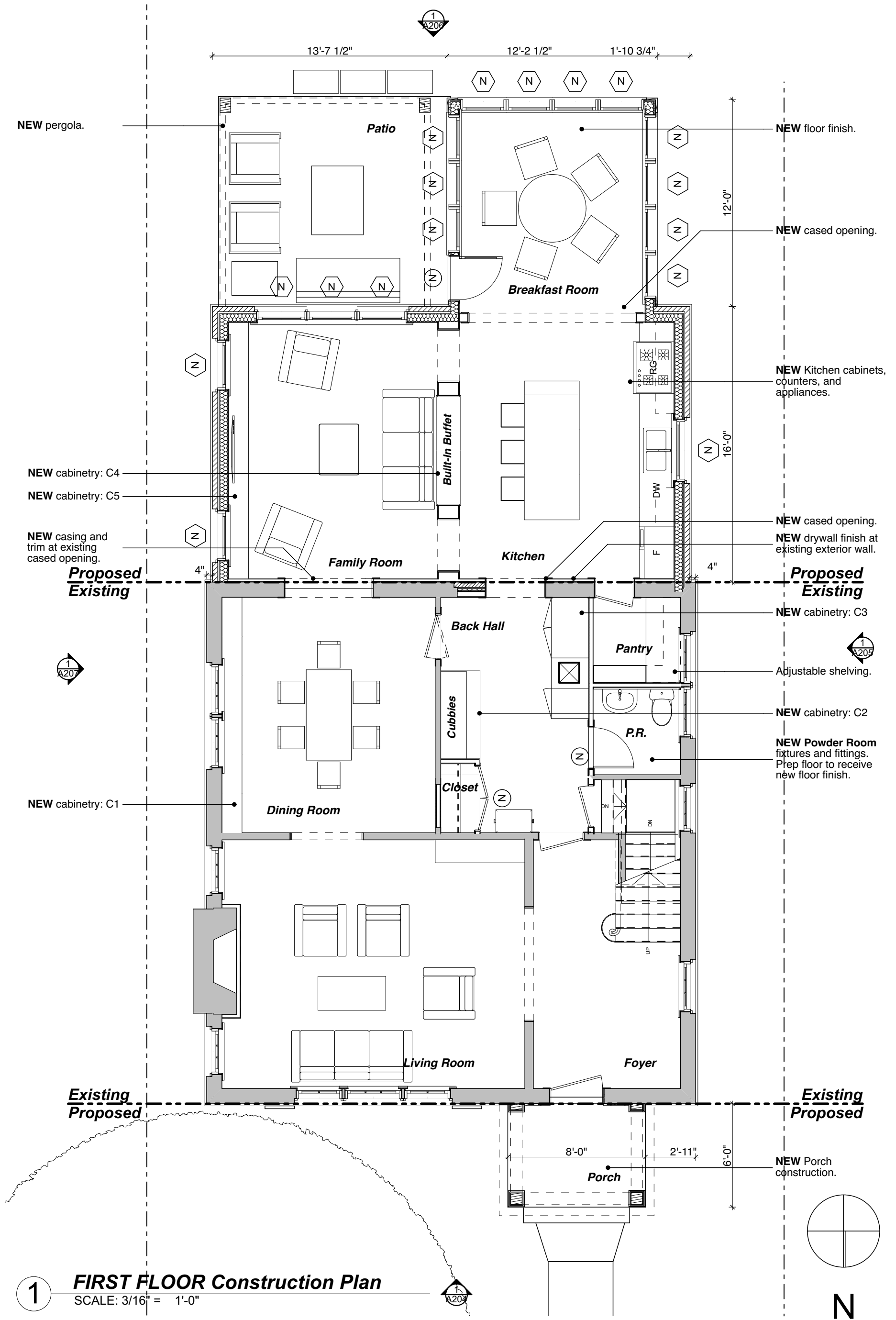
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Basement Floor Proposed Plans

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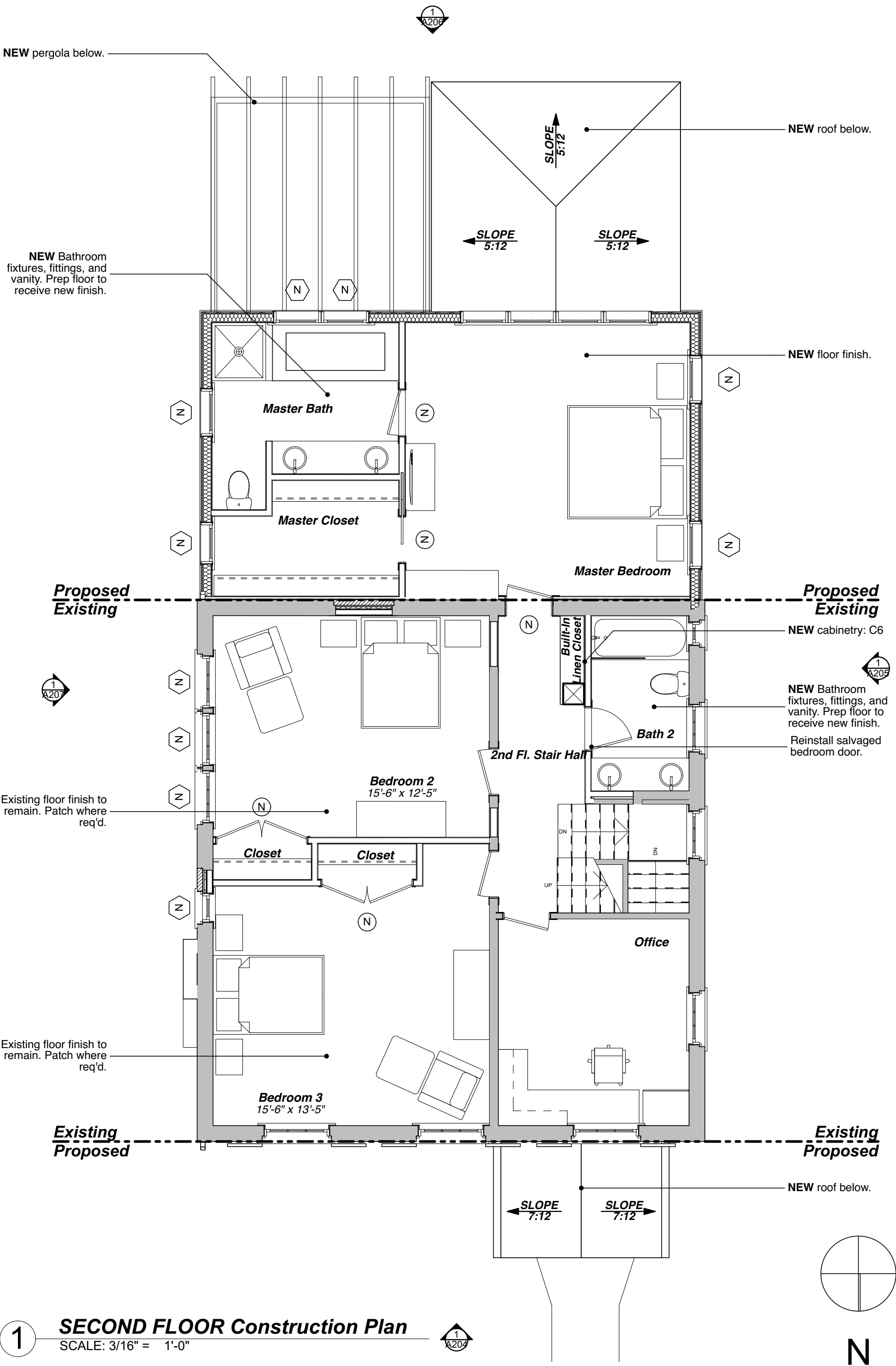
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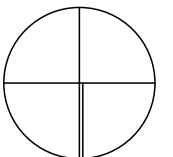
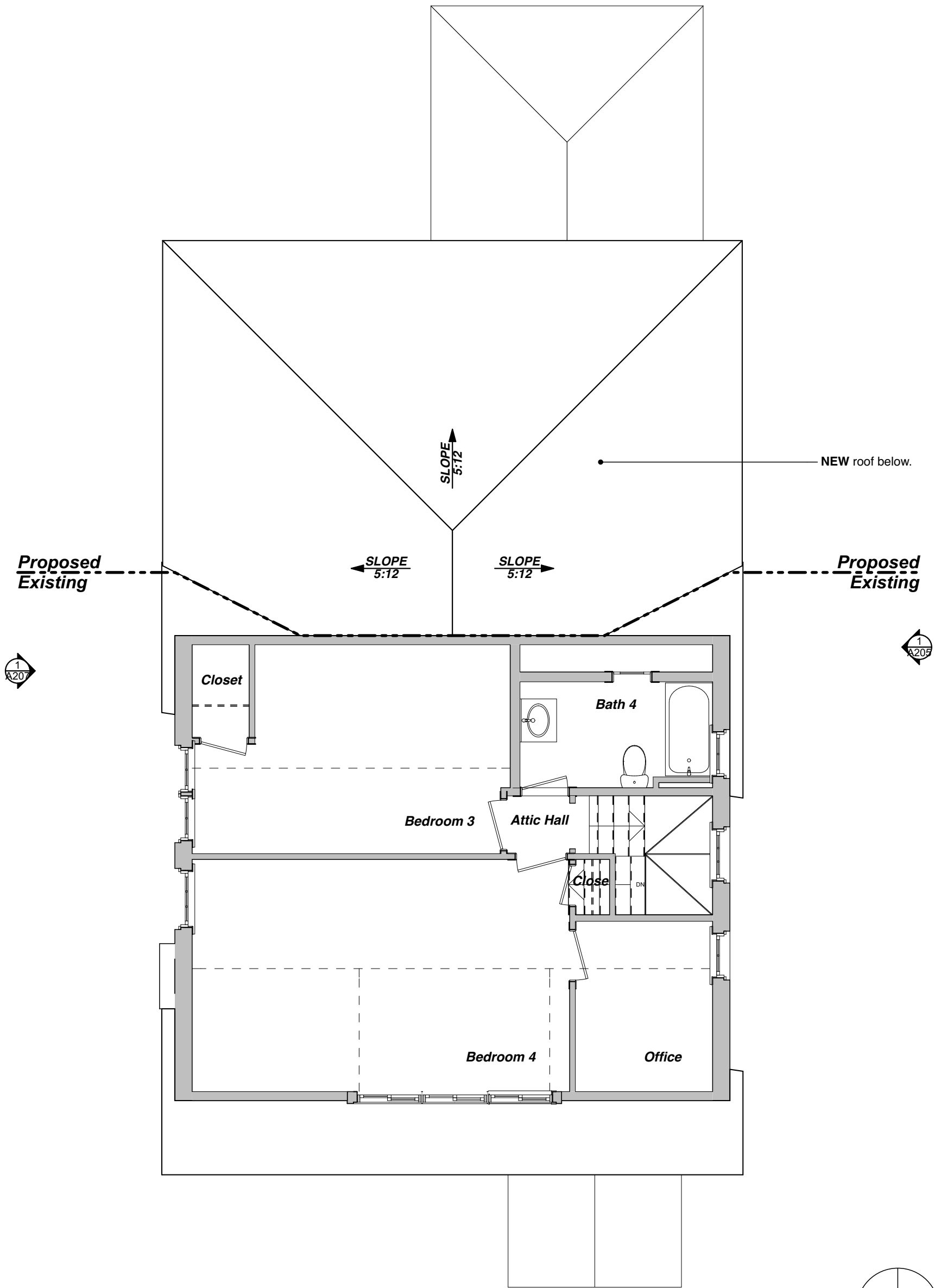
First Floor Proposed Plans

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1

ATTIC FLOOR Construction Plan

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



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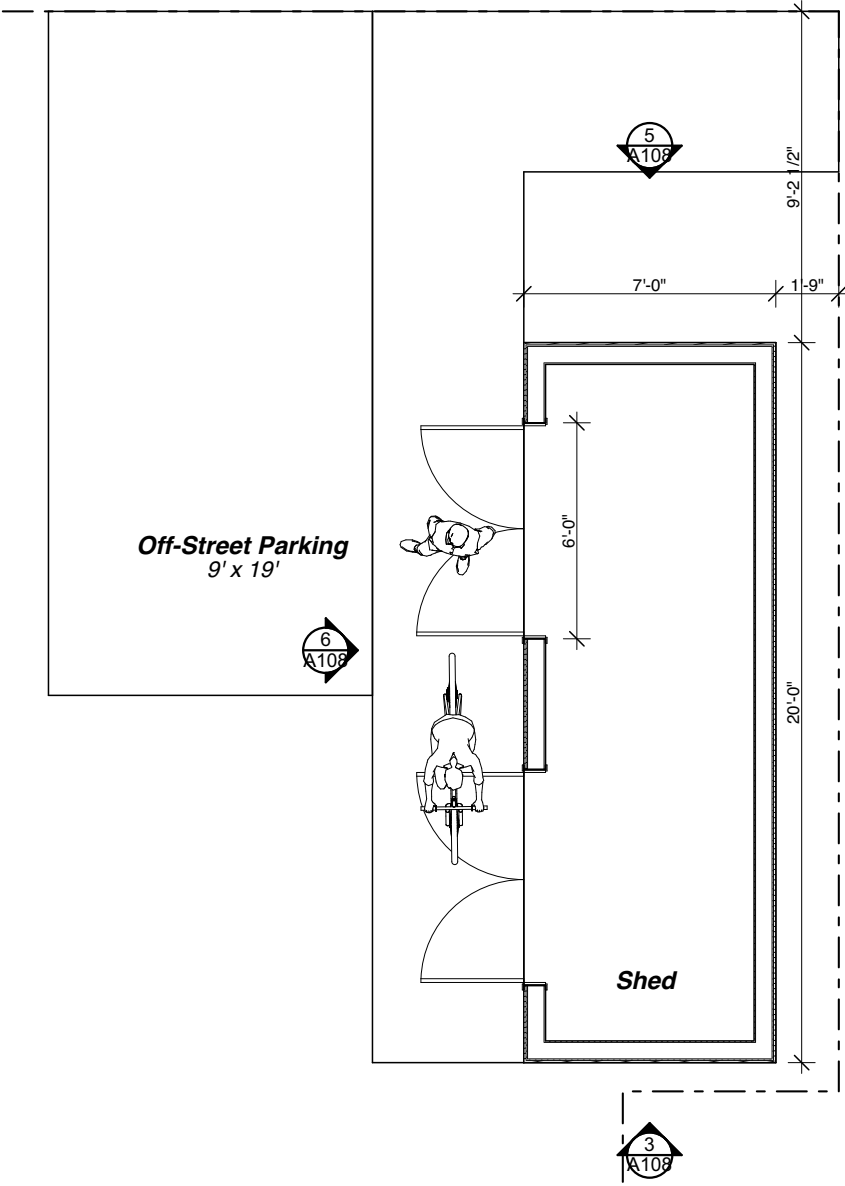
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Attic Floor Proposed Plans

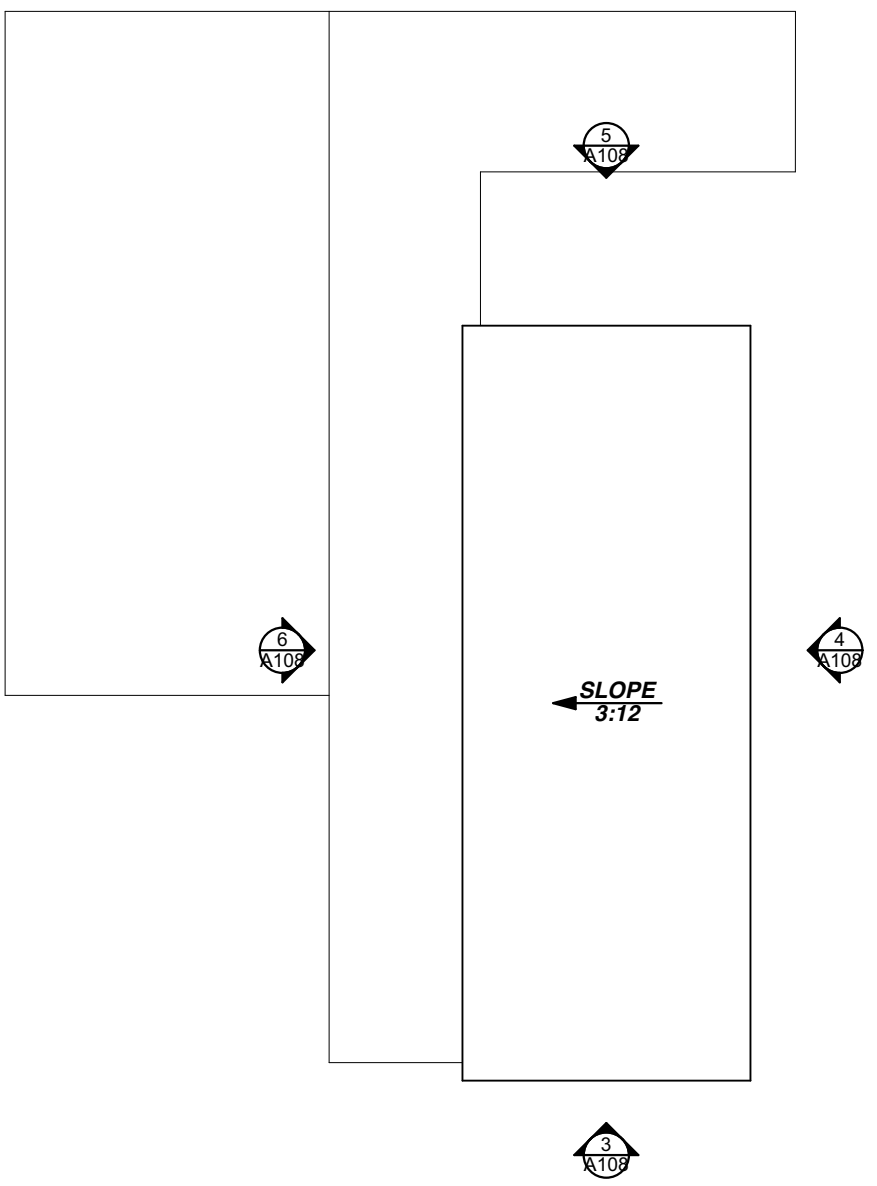
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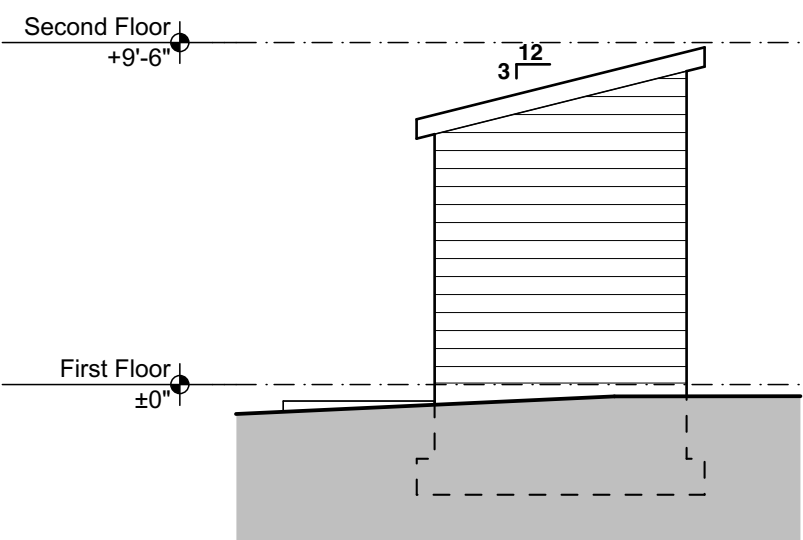
Sheet A107



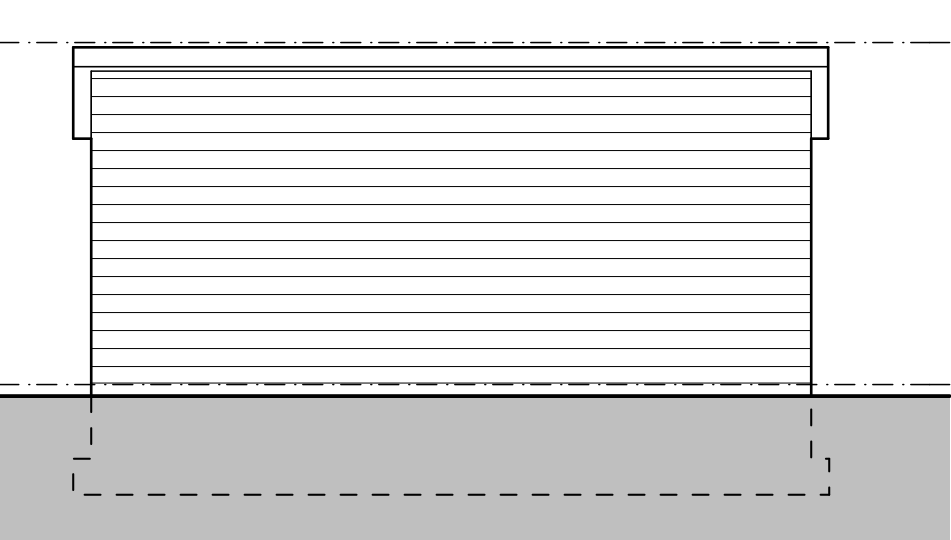
1 FIRST FLOOR Shed Plan
SCALE: 3/16" = 1'-0"



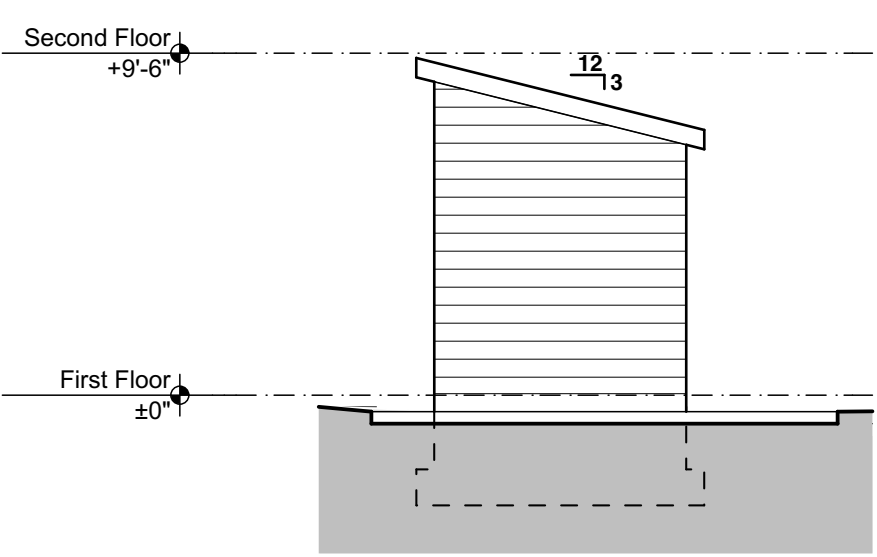
2 ROOF Shed Plan
SCALE: 3/16" = 1'-0"



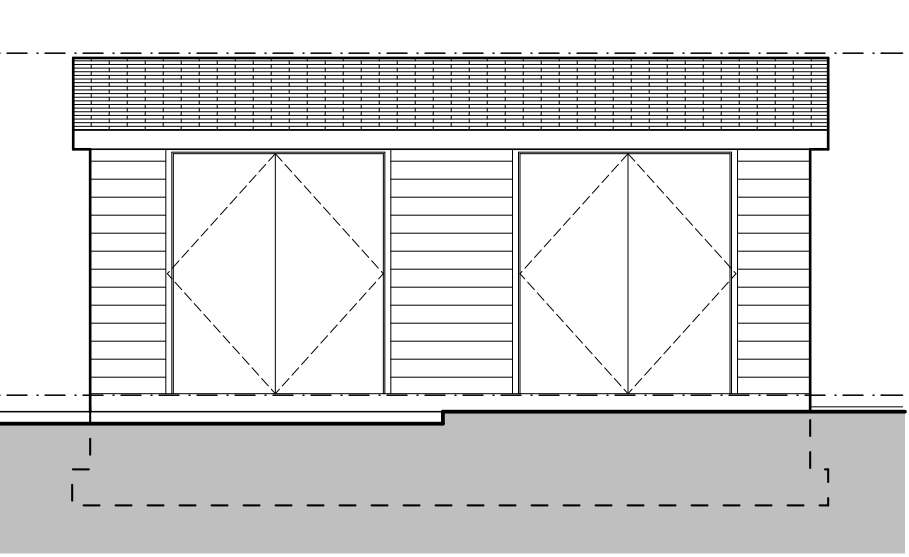
3 NORTH (Rear) Shed Elevation
SCALE: 3/16" = 1'-0"



4 WEST (Side) Shed Elevation
SCALE: 3/16" = 1'-0"



5 SOUTH (Alley) Shed Elevation
SCALE: 3/16" = 1'-0"



6 EAST (Side) Shed Elevation
SCALE: 3/16" = 1'-0"

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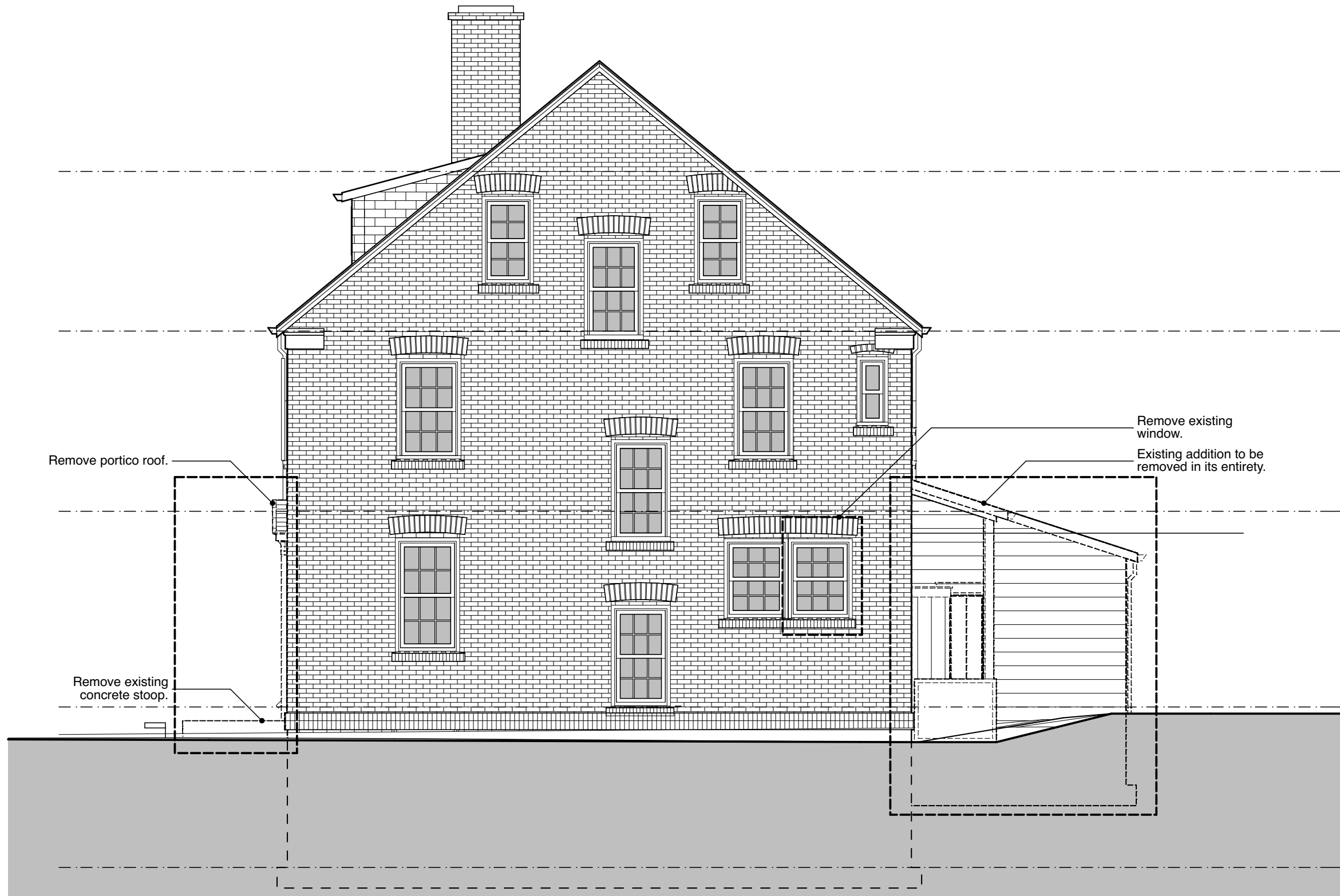
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Shed Proposed Plans & Elevations

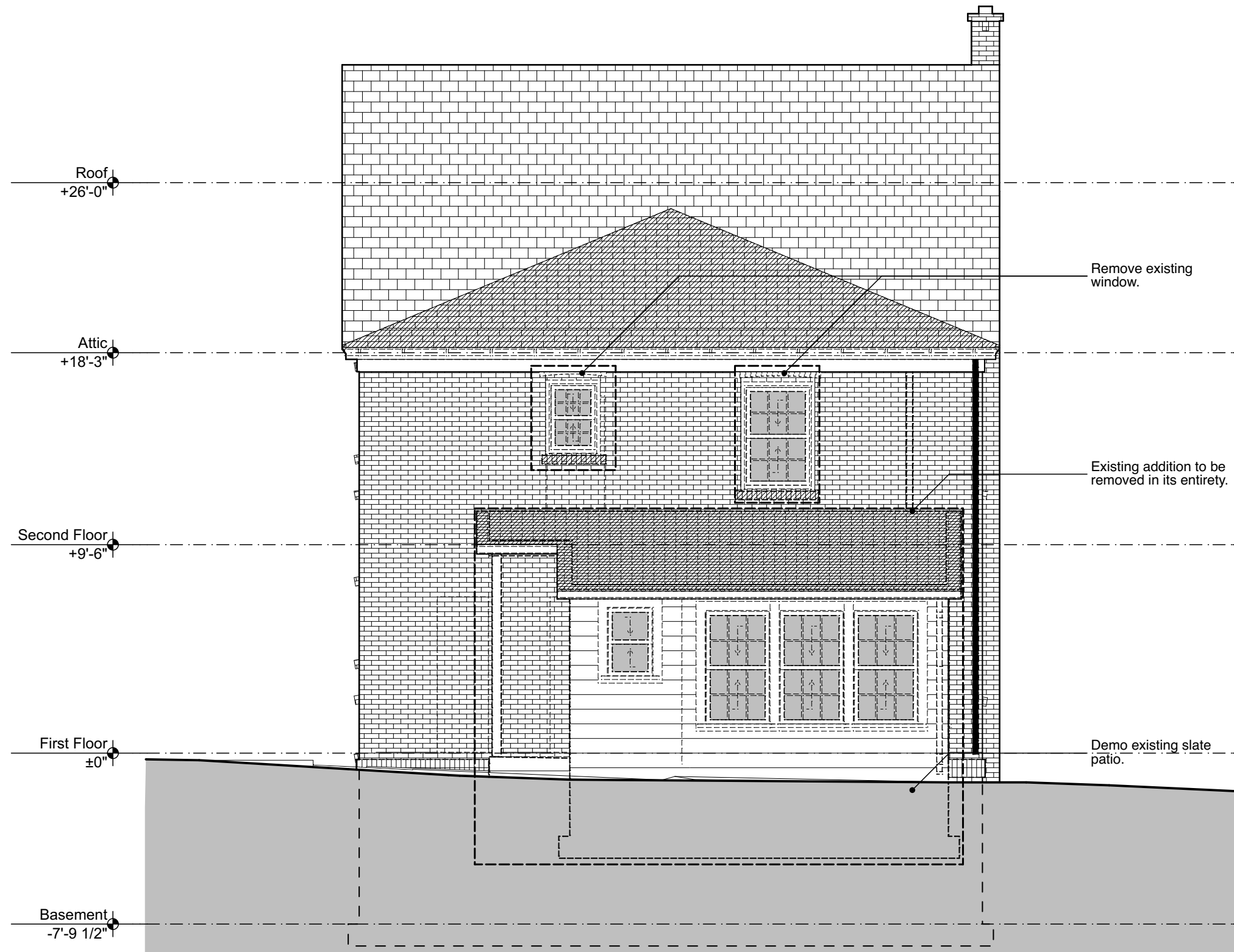
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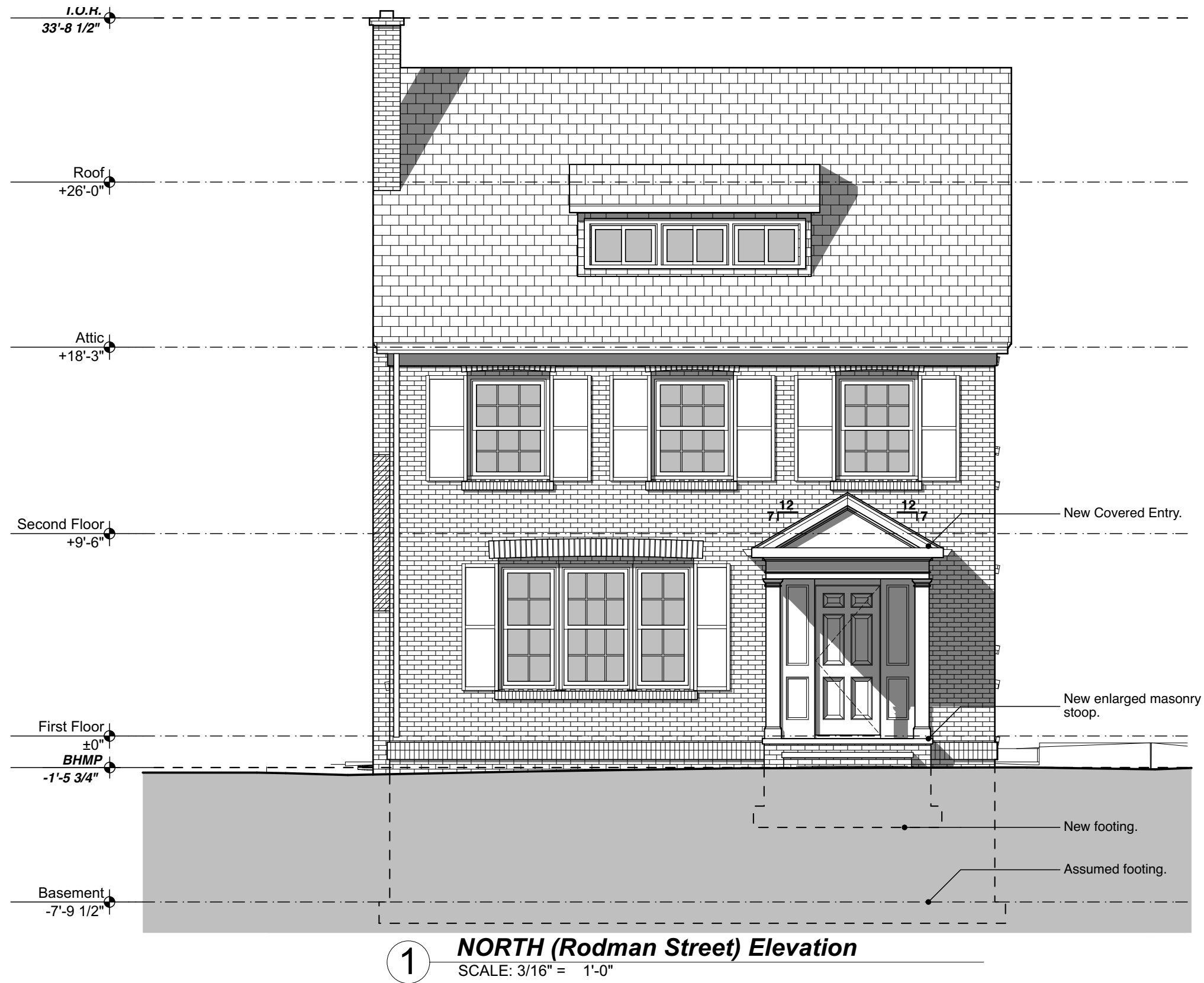
1 **WEST (Side) Demolition Elevation**
 SCALE: 3/16" = 1'-0"

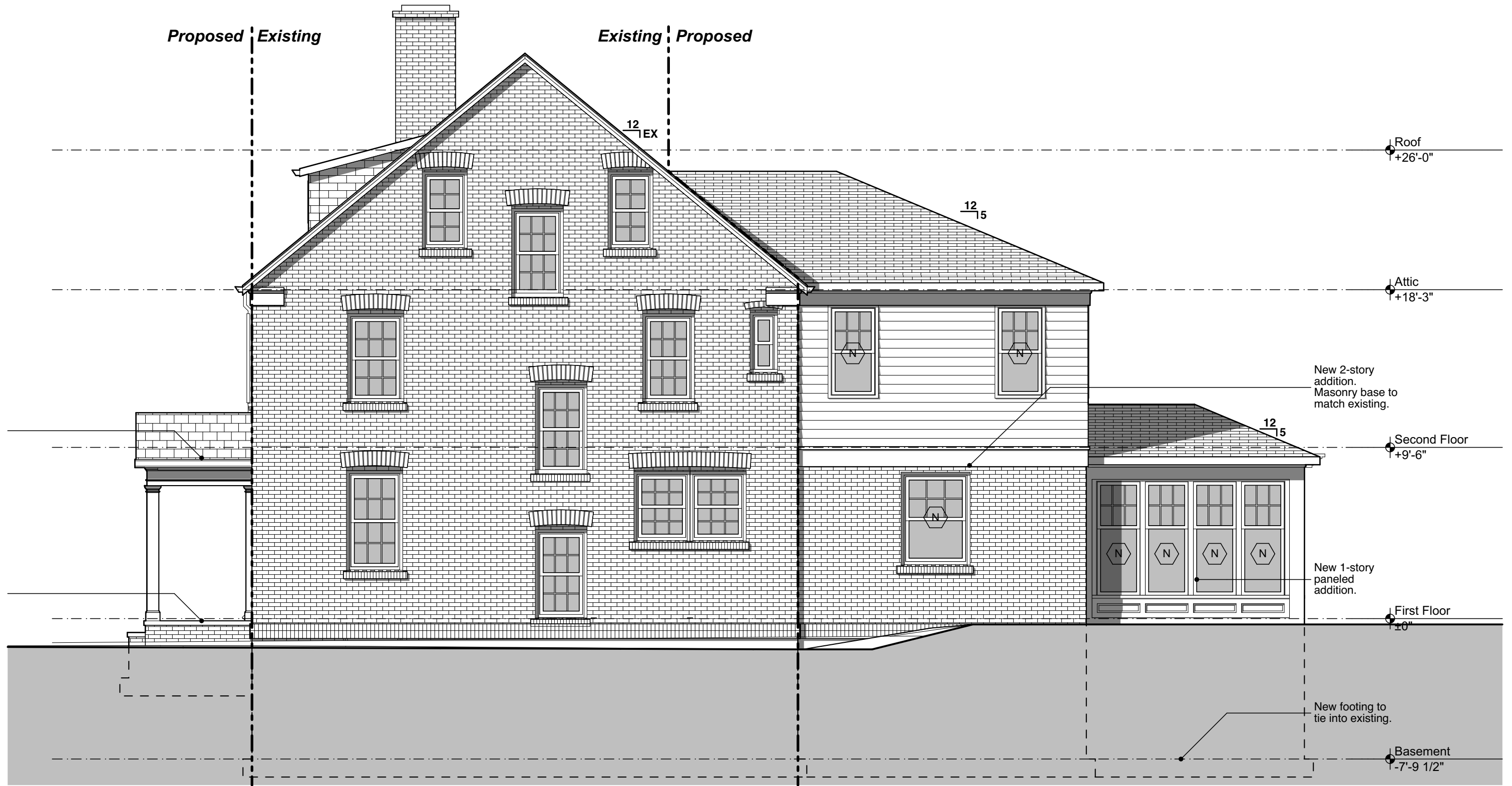


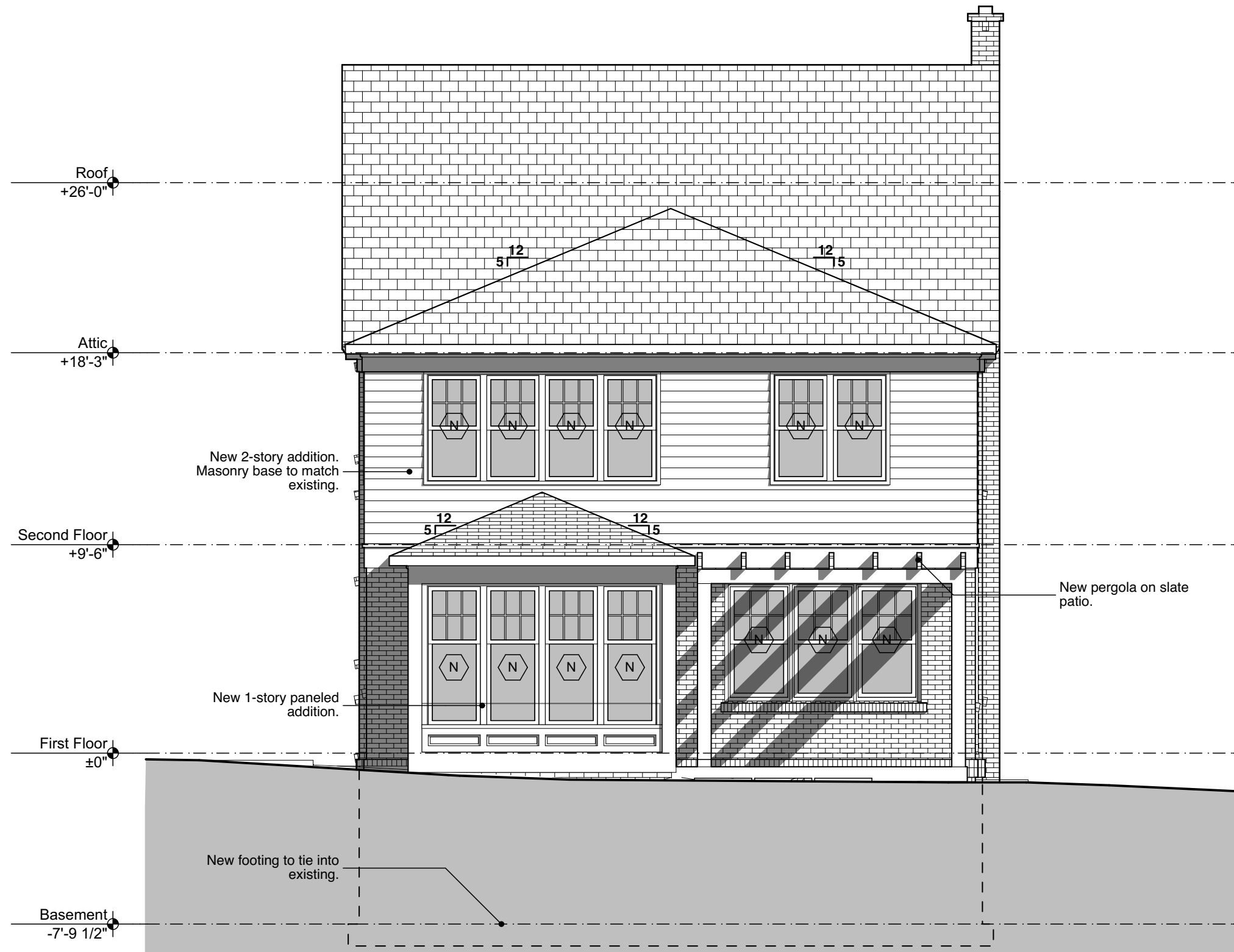
1 ***SOUTH (Rear) Demolition Elevation***
SCALE: 3/16" = 1'-0"

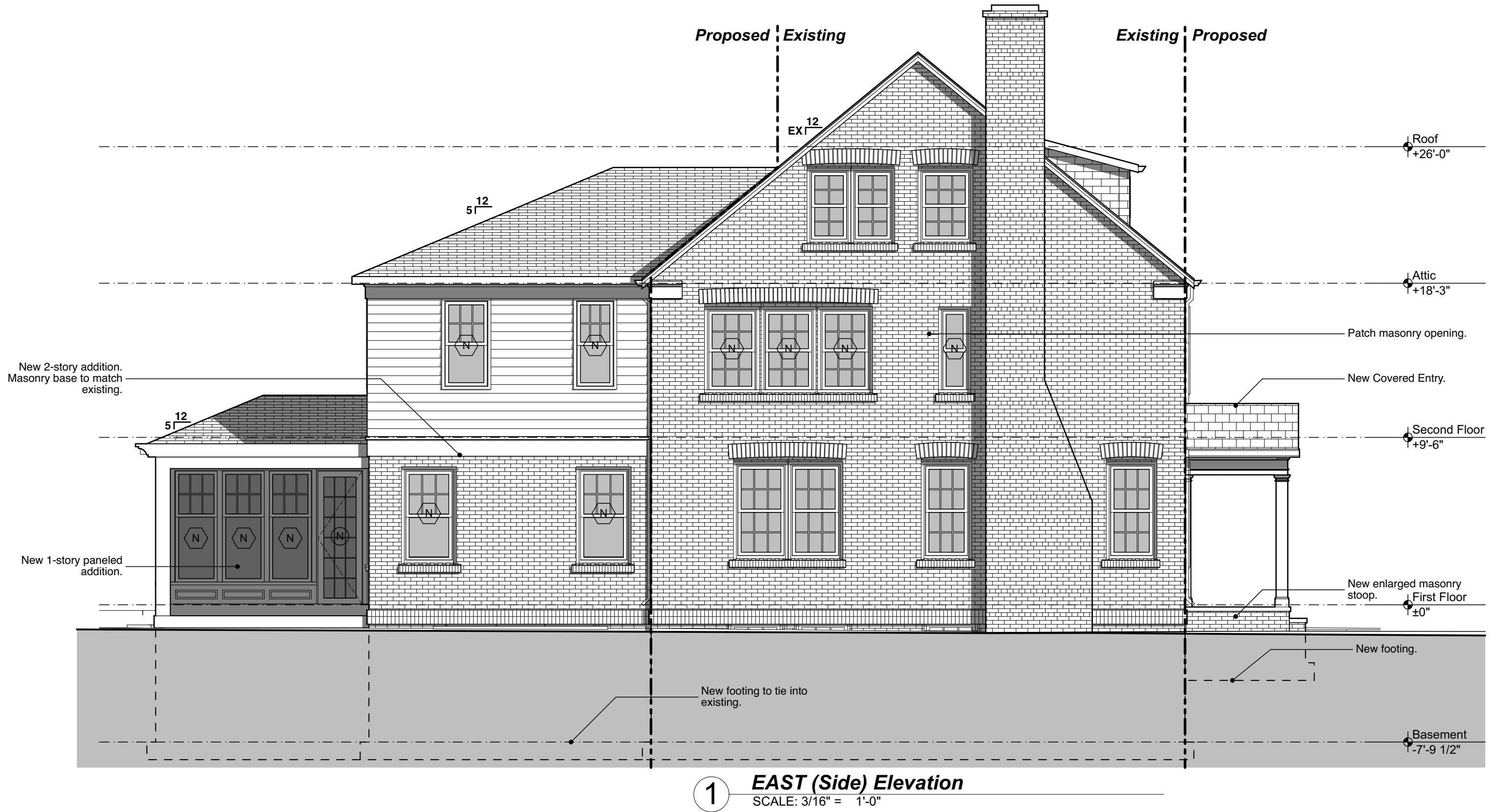


1 EAST (Side) Demolition Elevation
SCALE: 3/16" = 1'-0"



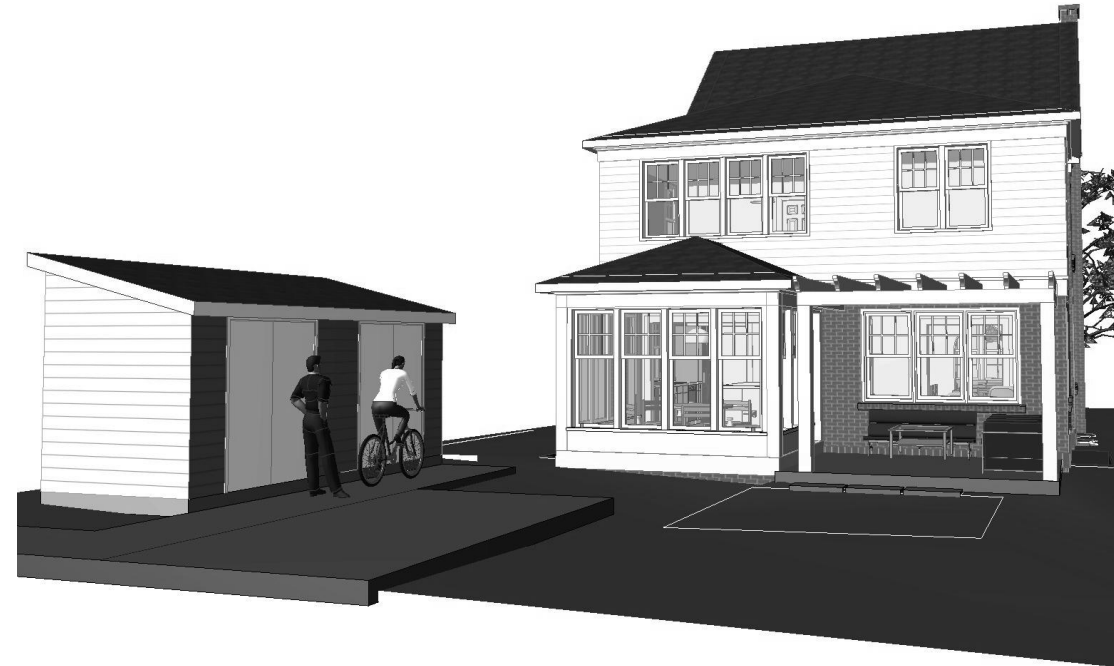








VIEW Front from Northwest



VIEW Rear from Southwest



VIEW Side from Northwest



VIEW Side from Southeast

Proposed Design Images