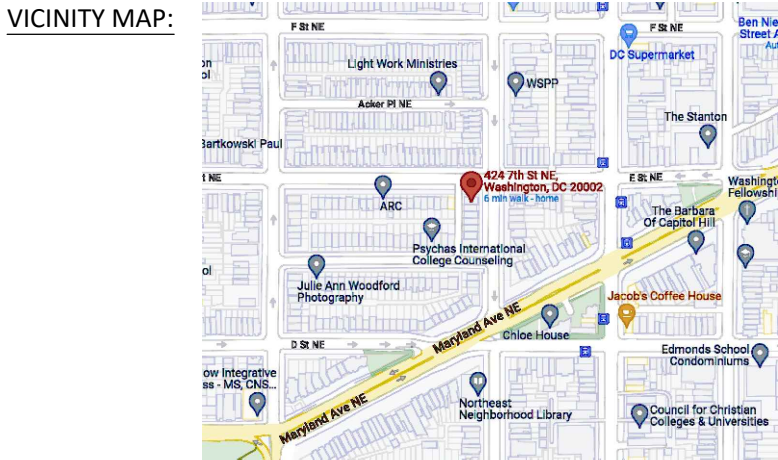


OWNERS:

STEVEN AND NATALIA GRAHAM
424 7TH ST NE
WASHINGTON, DC 20002

ZONING INFORMATION:

SQUARE: 0862
LOT: 0183
WARD: 6
ZONE DISTRICT: RF-1
USE GROUP: R-3
CONSTRUCTION TYPE: 3B



	EXISTING	PROPOSED	MAX ALLOWED
LOT AREA	1766 SF	1766 SF	1800 SF (MIN)
BUILDING AREA	967 SF	1054 SF	
PERCENTAGE OF LOT COVERAGE	54.9%	59.7%	60%
REAR YARD	±16'-3"	±12'-3"	20'-0" MIN
SIDE YARD	±7'-3"	±7'-3"	5'-0" MIN
OPEN COURT	N/A	N/A	6'-0" MIN
HEIGHT	±32'-0"	±32'-0"	35'-0" MAX
STORIES	3	3	3 + CELLAR
F.A.R.	N/A	N/A	NONE PERSCRIBED
BASEMENT	966 SF	1054 SF	
1ST FLOOR	717 SF	894 SF	
2ND FLOOR	717 SF	894 SF	
TOTAL	2400 SF	2842 SF	

SCOPE OF WORK/PROJECT DESCRIPTION:

REAR ADDITION TO A SINGLE-FAMILY DWELLING
ROWHOUSE IN WASHINGTON, D.C.

GENERAL SCOPE OF WORK:

REMOVE REAR EXISTING TWO-STORY PLUS
BASEMENT WOOD-FRAME STRUCTURE.

INSTALL NEW TWO-STORY PLUS BASEMENT
WOOD-FRAME STRUCTURE AT REAR OF EXISTING
TWO-STORY PLUS BASEMENT MASONRY
STRUCTURE.

- DRAWINGS LIST:
- 001 COVER SHEET, NOTES
- A000 SITE PLANS
A001 REMOVAL PLANS
A002 REMOVAL PLANS
A003 REMOVAL PLANS
A004 ELEVATIONS - REMOVAL
A005 ELEVATIONS - REMOVAL
A006 NEW CONSTRUCTION PLANS
A007 NEW CONSTRUCTION PLANS
A008 NEW CONSTRUCTION PLANS
A009 NEW CONSTRUCTION PLANS
A010 ELEVATIONS - NEW
A011 ELEVATIONS - NEW

- GENERAL NOTES
1. DO NOT SCALE THE DRAWINGS.
2. FIELD VERIFY ALL DIMENSIONS AND CONDITIONS
PRIOR TO COMMENCING WORK. INFORMATION
PROVIDED ON THESE DRAWINGS RELATED TO
EXISTING IS BASED ON AVAILABLE DESIGN
DOCUMENTS AND FIELD OBSERVATION.
CONTRACTOR TO CONTACT STRUCTURAL ENGINEER
UPON DISCOVERY OF ANY DISCREPANCY BETWEEN
CONTRACT DRAWINGS AND ACTUAL EXISTING
CONDITIONS.
3. WORK BY TRADES SHALL CONFORM TO ALL
LOCAL CODES AND ORDINANCES.
4. DIMENSIONS SHOWN ARE FINISHED
DIMENSIONS, UNO.

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ADDITION &
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WASHINGTON DC 20002

BZA SET:
May 19, 2025

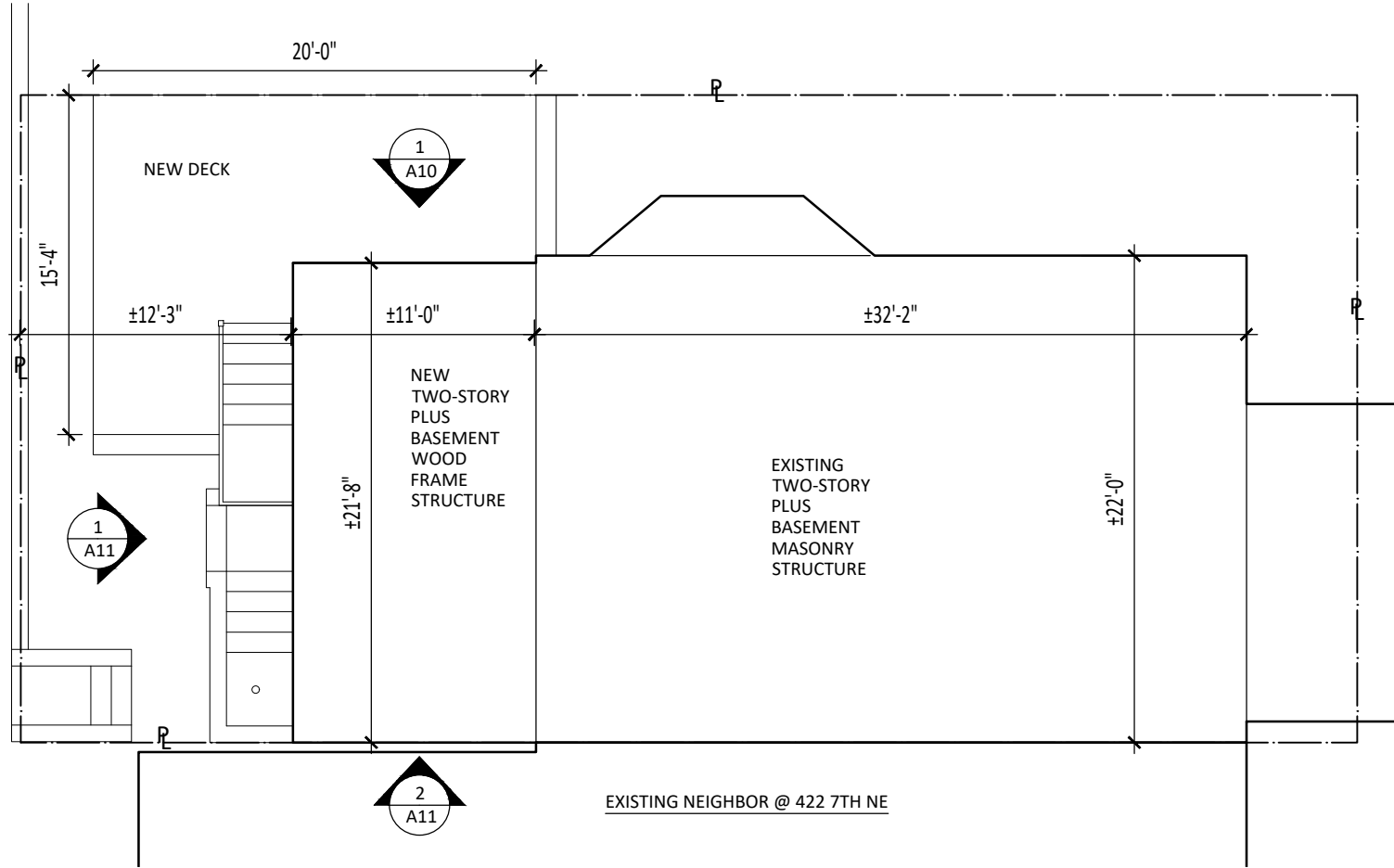
COVER SHEET, NOTES,
IMAGES



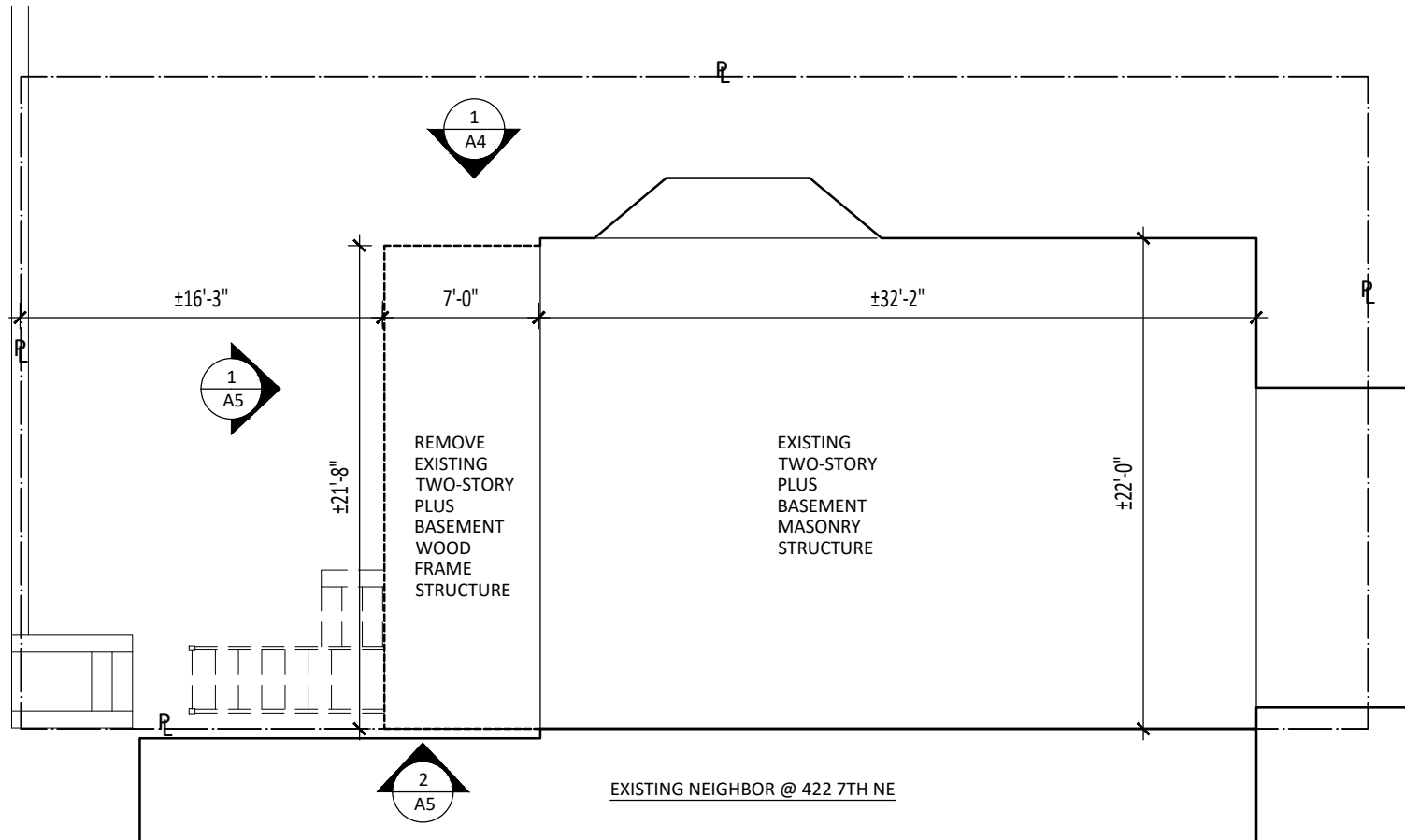
424 7TH ST NE - IMAGE FROM REAR ALLEY, 422 7TH ST NE GARAGE AT FRONT



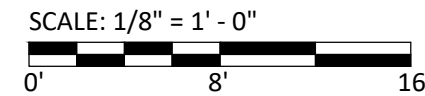
424 7TH ST NE - IMAGE FROM E STREET NE



2 SITE PLAN - NEW
SCALE: 1/8" = 1' - 0"



1 SITE PLAN - REMOVAL
SCALE: 1/8" = 1' - 0"



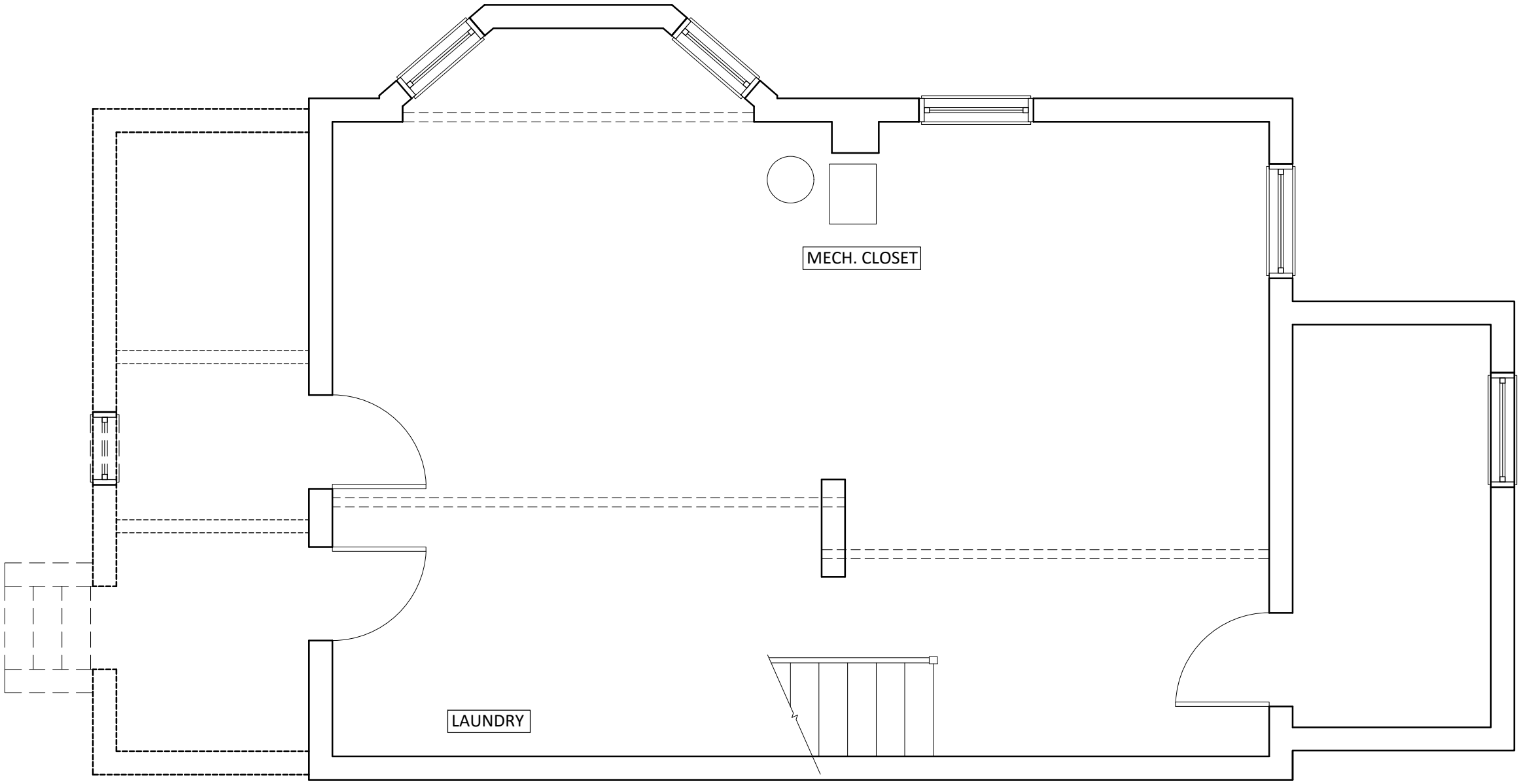
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A000

SITE PLANS



LEGEND

EXISTING ITEM TO BE REMOVED

SCALE: 1/4" = 1' - 0"
0' 4' 8'

1

REMOVAL PLAN - BASEMENT
SCALE: 1/4" = 1' - 0"



A001

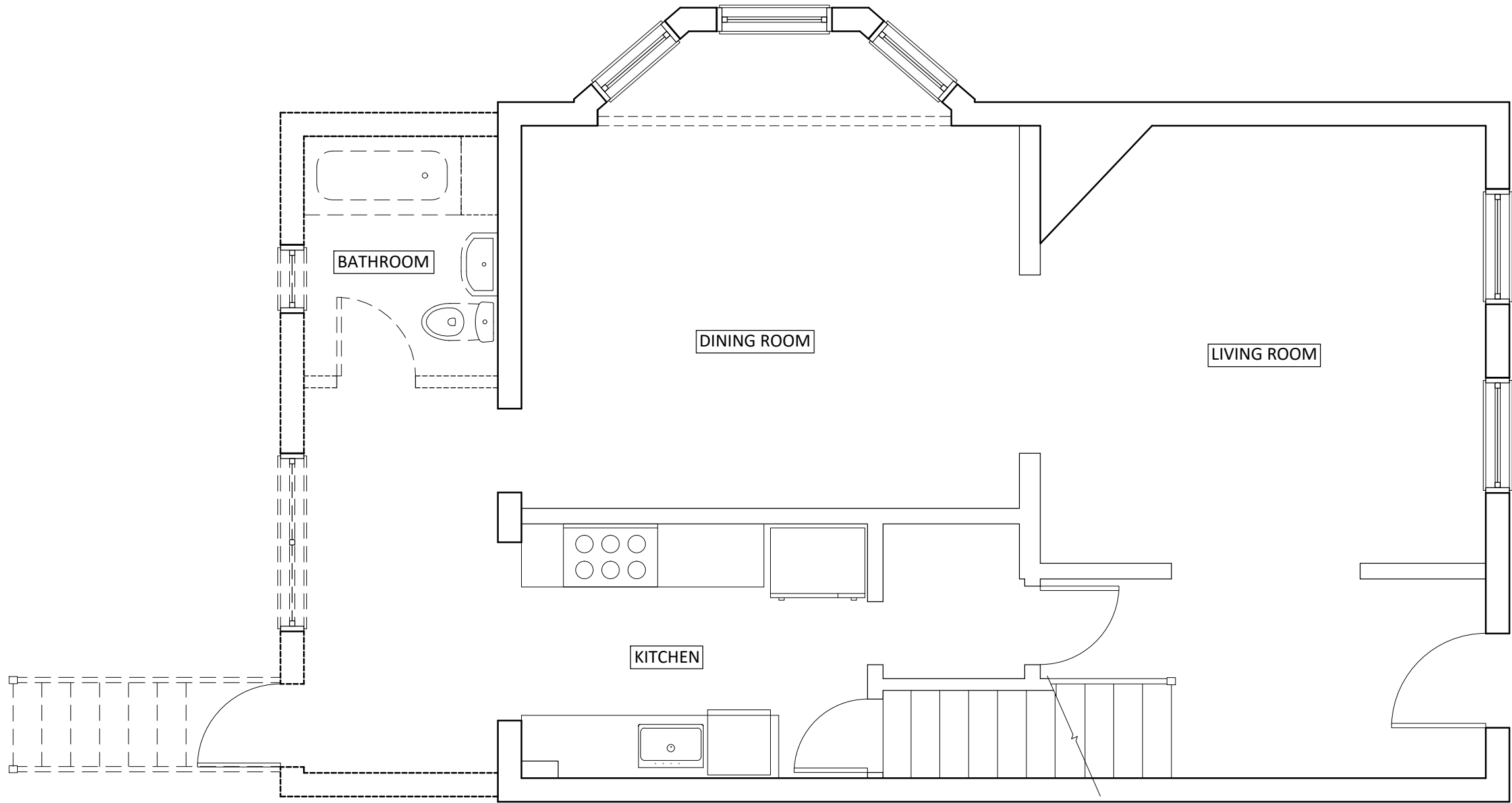
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May 19, 2025

REMOVAL PLANS

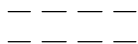
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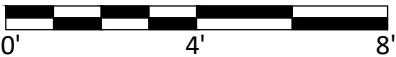


LEGEND



EXISTING ITEM TO BE REMOVED

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



1

REMOVAL PLAN - 1ST FLOOR

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



A002

BZA SET:
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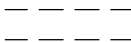
ADDITION &
INTERIOR RENOVATION

REMOVAL PLANS

424 7TH ST NE
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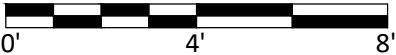
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LEGEND



EXISTING ITEM TO BE REMOVED

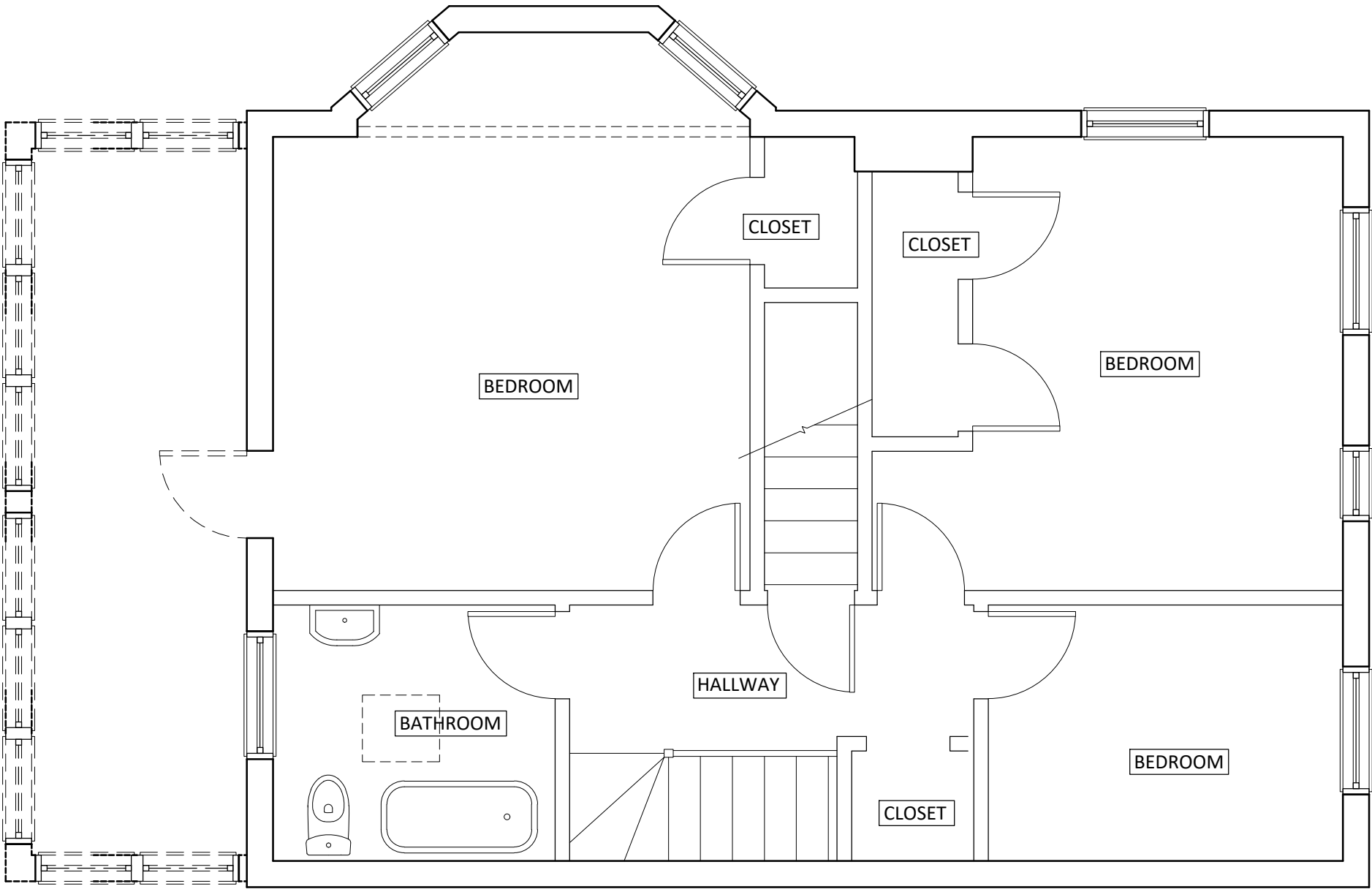
SCALE: 1/4" = 1' - 0"



1

REMOVAL PLAN - 2ND FLOOR

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



A003

BZA SET:
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REMOVAL PLANS

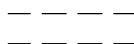
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LEGEND



EXISTING ITEM TO BE REMOVED

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



1

ELEVATION - REMOVAL

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



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A004

ELEVATIONS

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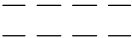
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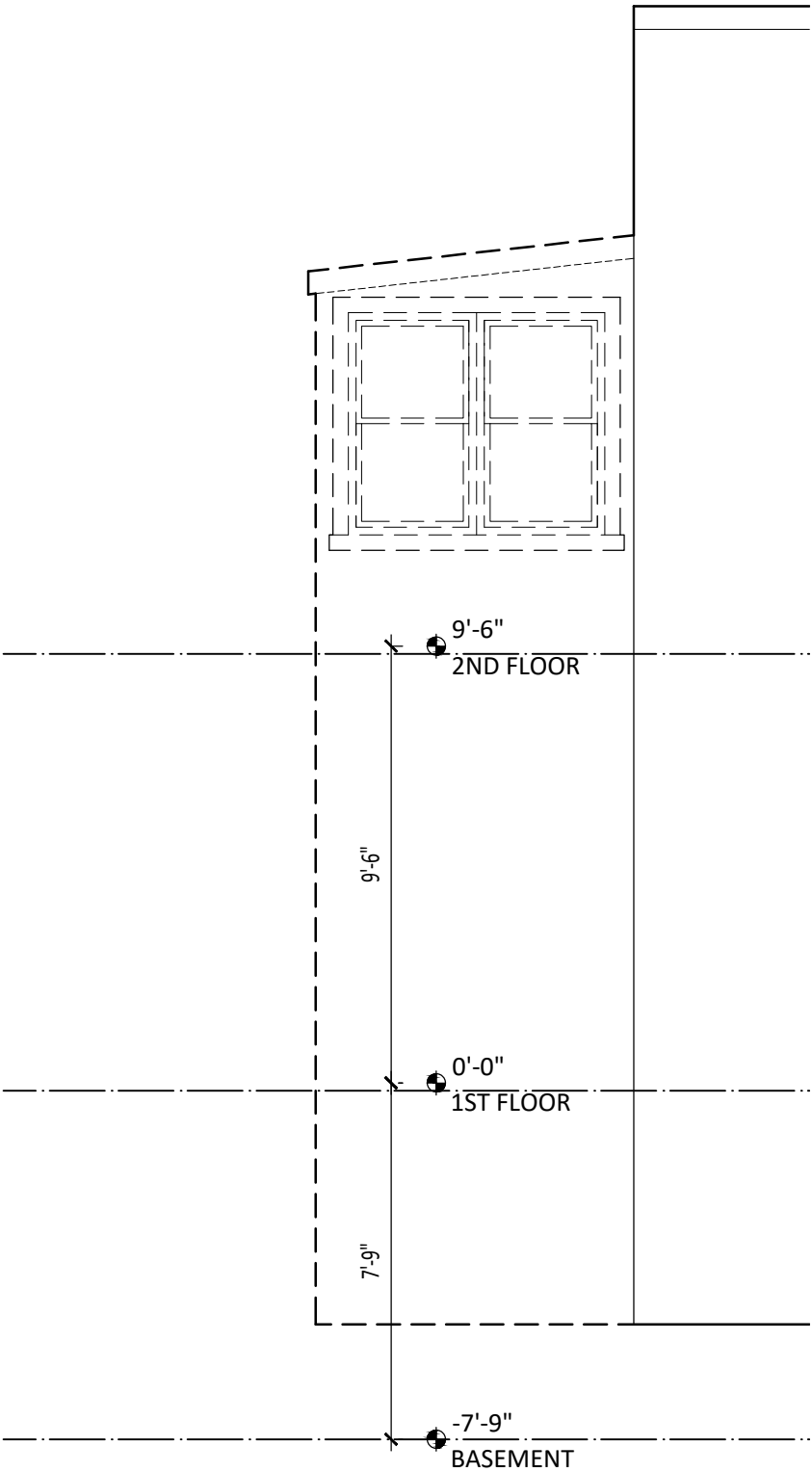
A005

ELEVATIONS

LEGEND



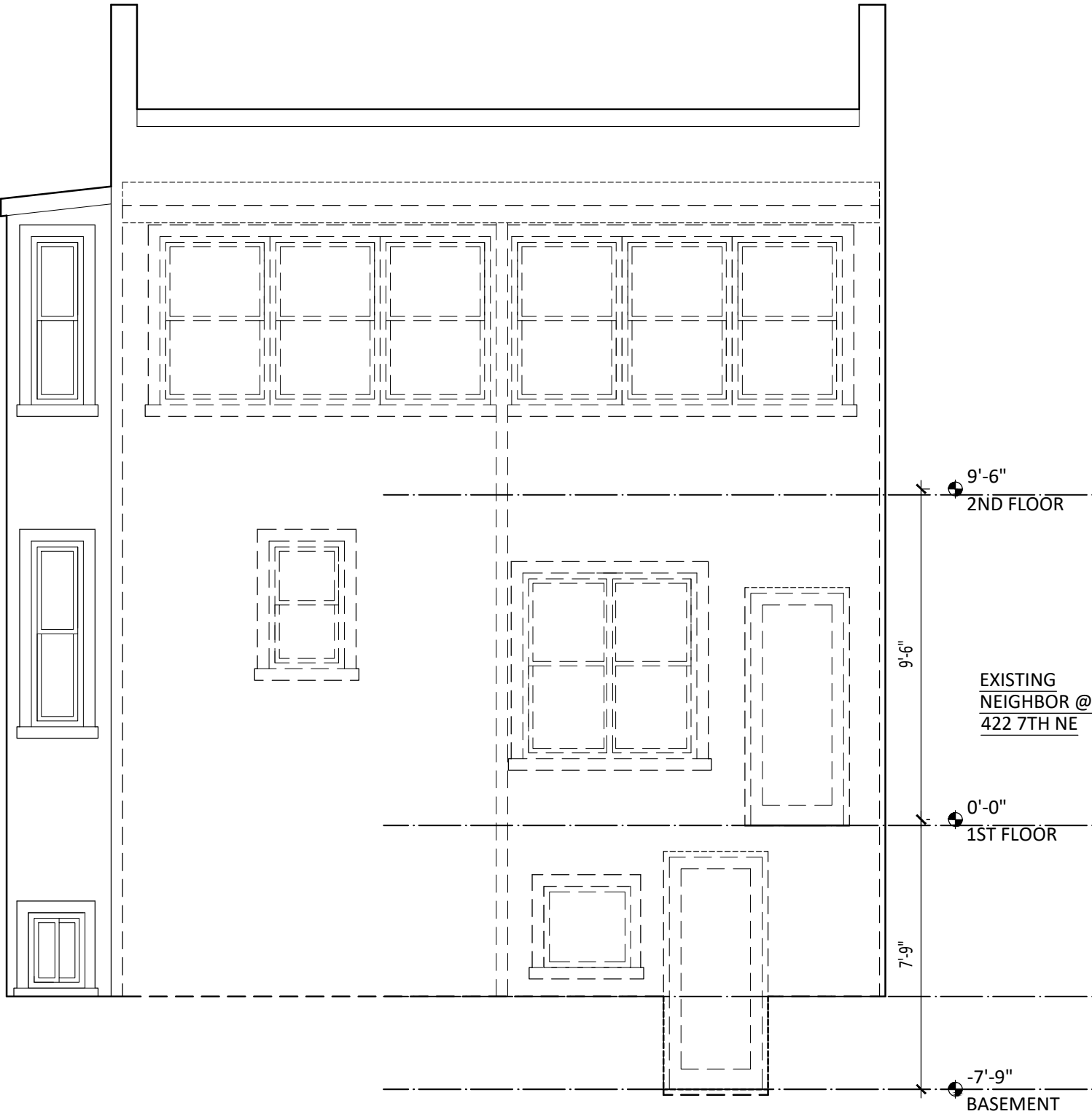
EXISTING ITEM TO BE REMOVED



2

ELEVATION - REMOVAL

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



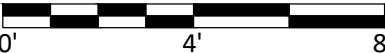
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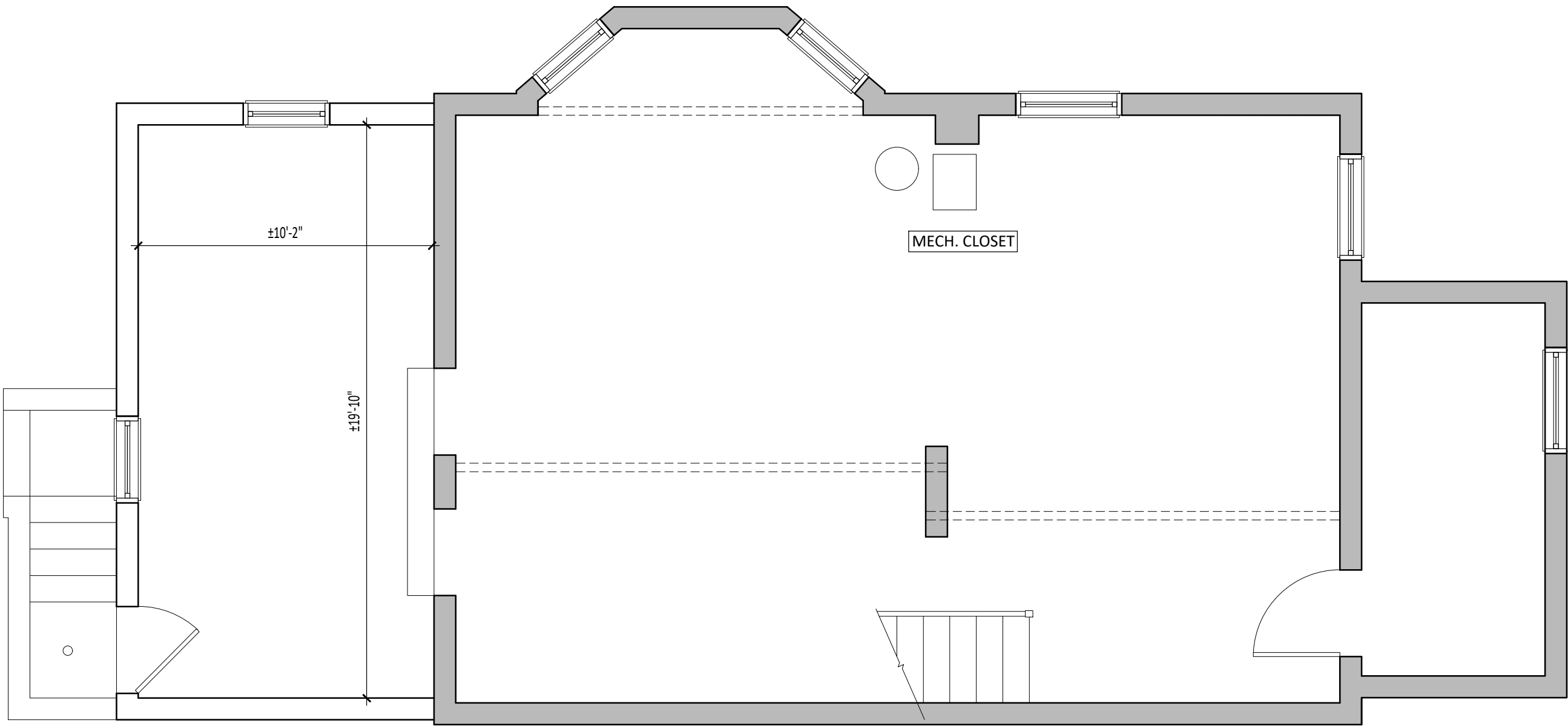
ELEVATION - REMOVAL

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

N

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





LEGEND

- EXISTING STRUCTURE TO REMAIN
- NEW PARTITION

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

1

NEW PLAN - BASEMENT

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



A006

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ADDITION &
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NEW CONSTRUCTION PLANS

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A007

NEW CONSTRUCTION PLANS

LEGEND

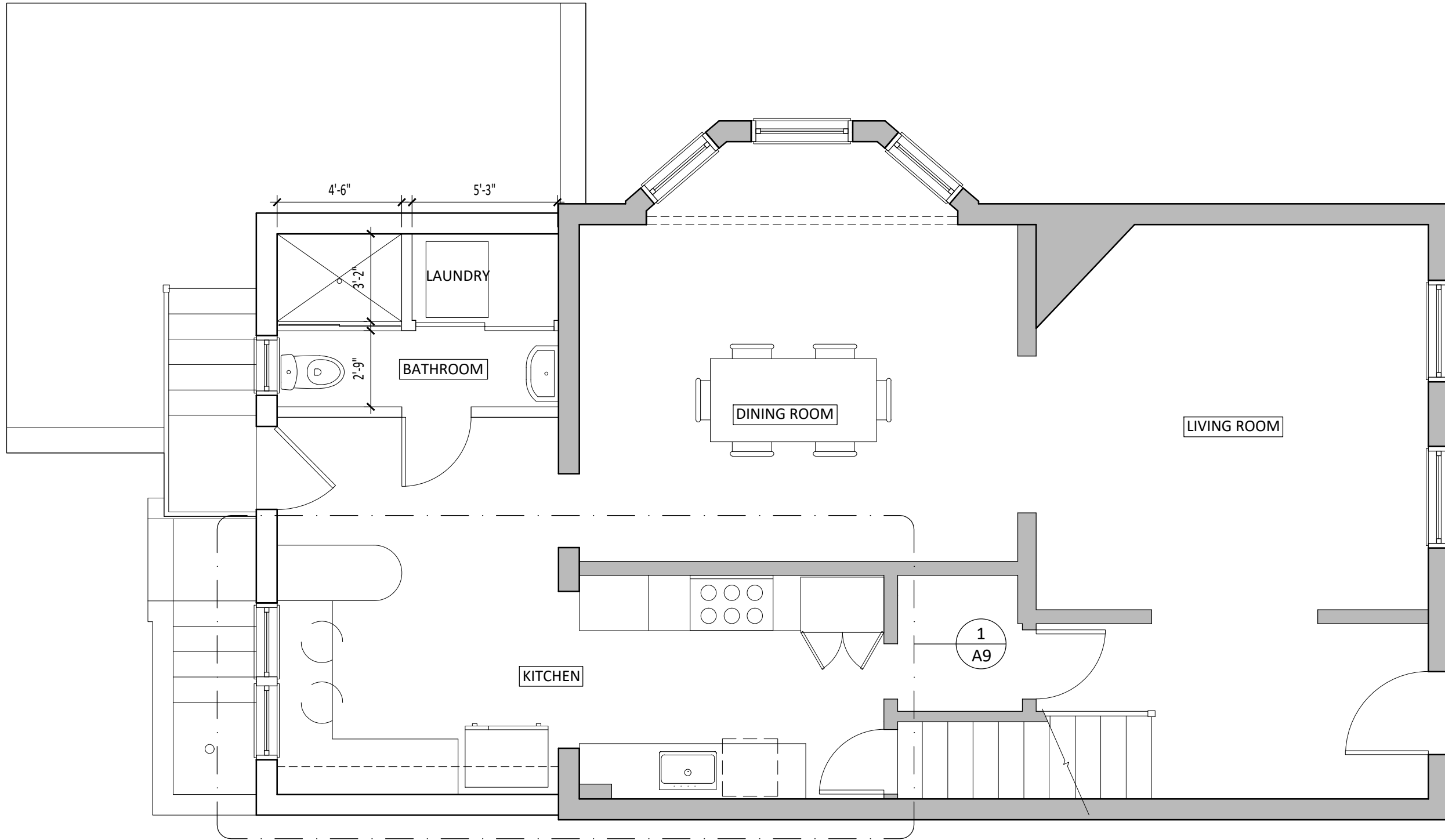
- EXISTING STRUCTURE TO REMAIN
- NEW PARTITION

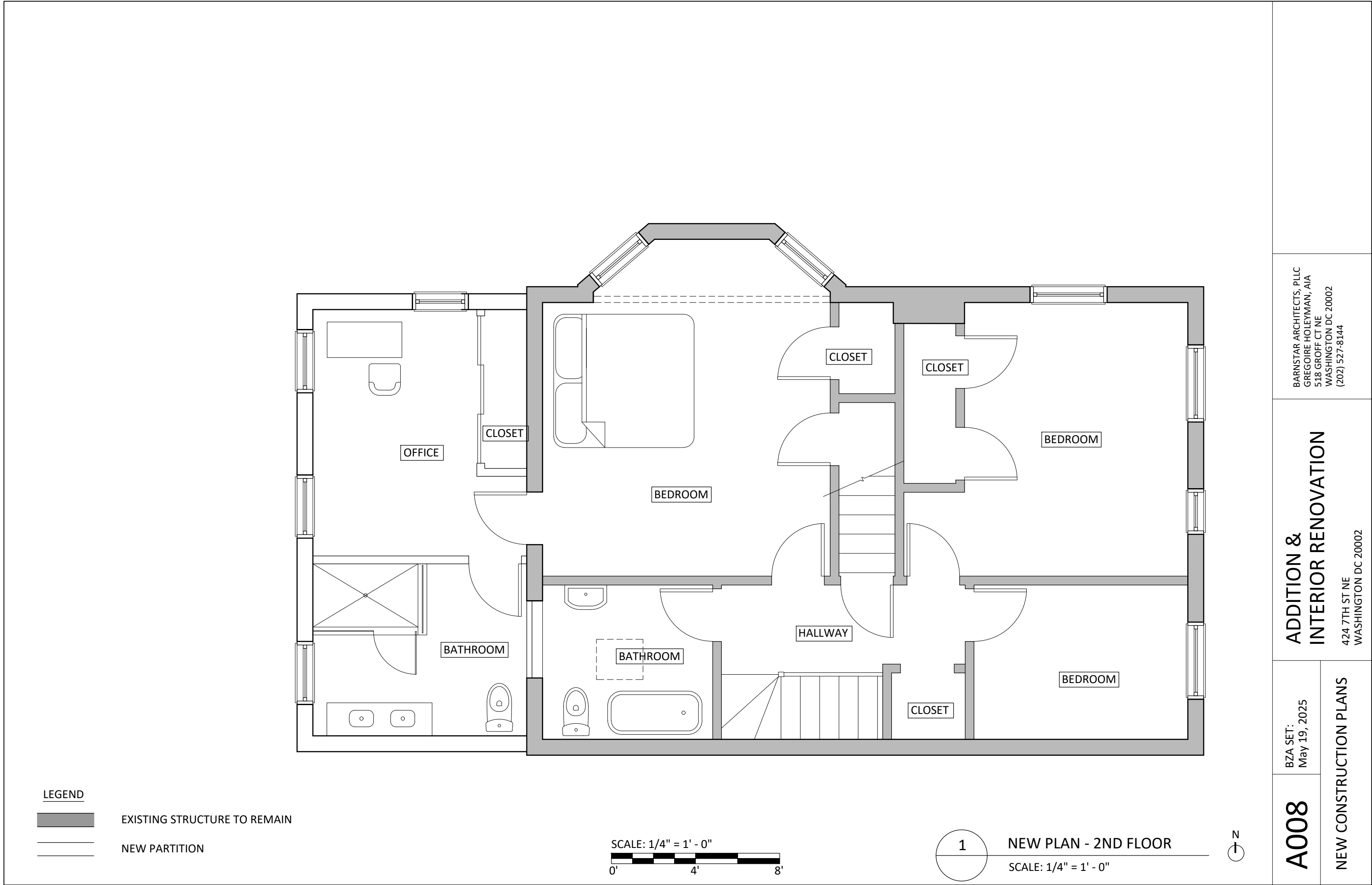
SCALE: 1/4" = 1' - 0"

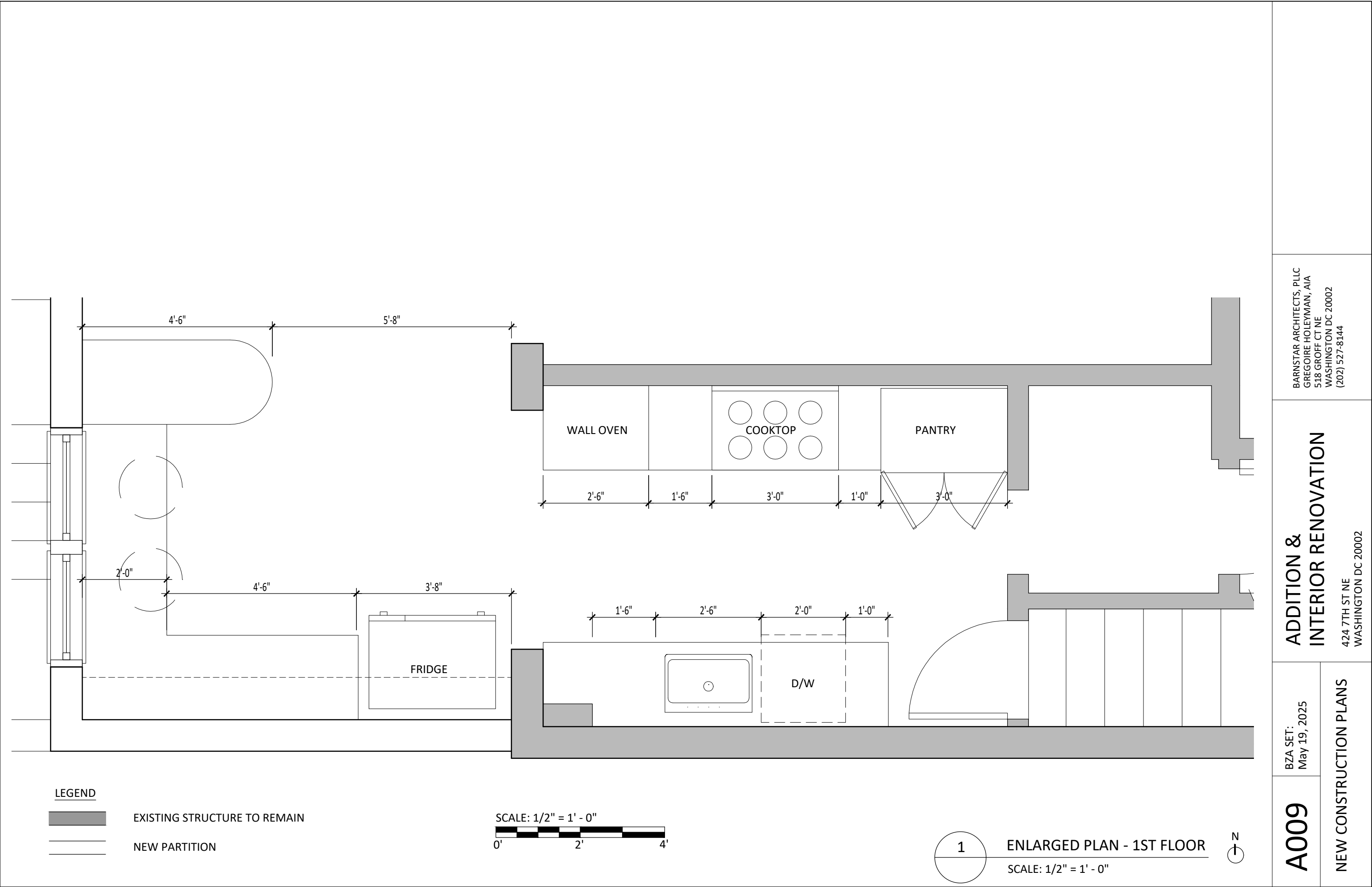
1

NEW PLAN - 1ST FLOOR

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







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A009

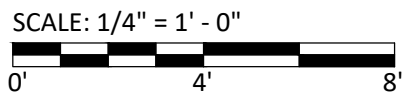
NEW CONSTRUCTION PLANS



LEGEND

EXISTING STRUCTURE TO REMAIN

NEW PARTITION



1

ELEVATION - NEW

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



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ADDITION &
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BZA SET:
May 19, 2025

A010

ELEVATIONS

NEW PARTITION

MEMBRANE FLAT
ROOF SYSTEM

METAL GUTTER &
DOWNSPOUT

WOOD COMPOSITE
TRIM (TYP)

FIBER-CEMENT
SIDING

9'-6"
2ND FLOOR

2ND FLOOR

0'-0"
1ST FLOOR

1ST FLOOR

-8'-10"
BASEMENT - NEW

BASEMENT - NEW

2

ELEVATION - NEW

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

- MEMBRANE FLAT ROOF SYSTEM

- METAL GUTTER & DOWNSPOUT

— WOOD COMPOSITE
TRIM (TYP)

— ALUMINUM CLAD
DOUBLE-HUNG
WINDOW (TYP)

- FIBER-CEMENT SIDING

9'-6"
2ND FLOOR

2ND FLOOR

0'-0"
1ST FLOOR

1ST FLOOR

 -8'-10"
BASEMENT - NEW

BASEMENT - NEW

EXISTING
NEIGHBOR @
422 7TH NE

1

ELEVATION - NEW

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

N

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A011

ELEVATIONS