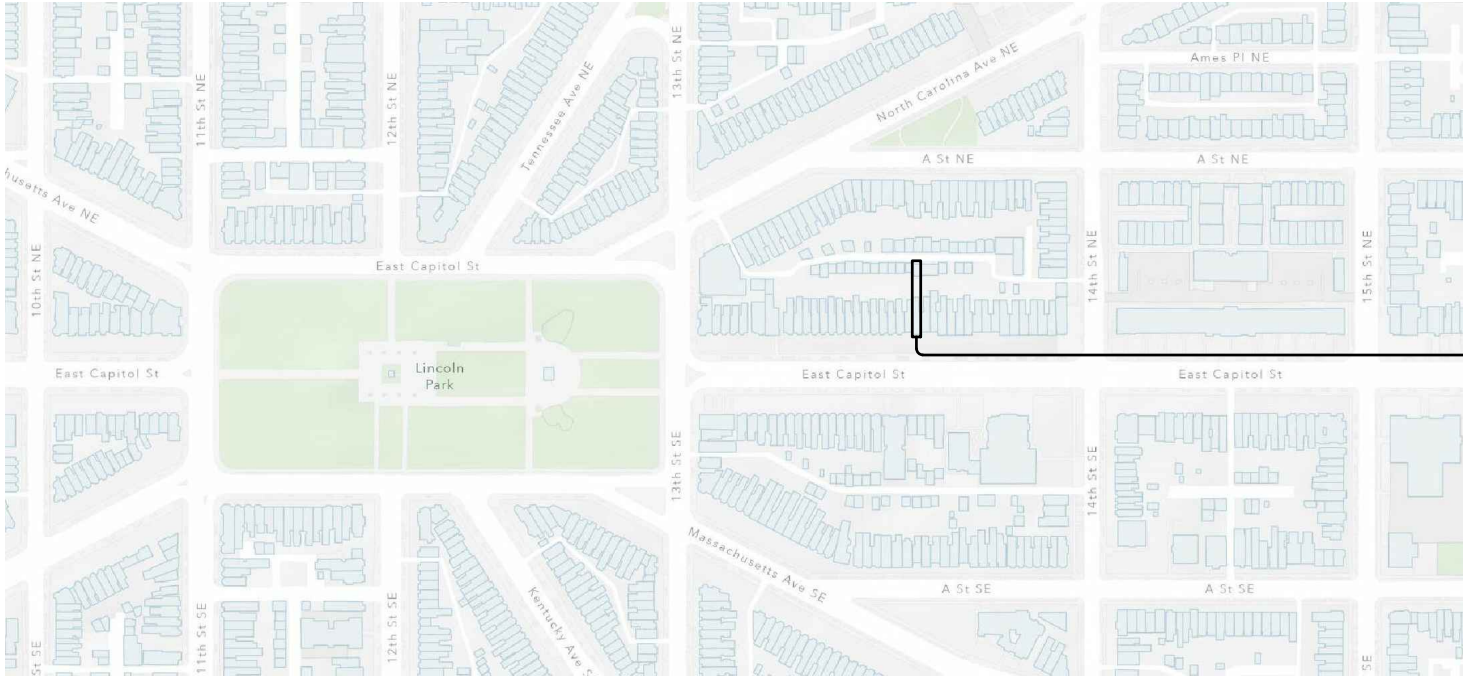


RENOVATION AND ADDITION TO THE BOEHLER RESIDENCE 1350 EAST CAPITOL STREET, NE WASHINGTON, DC 20003

LOCATION PLAN



1350 East Capitol St. NE

OWNER:

Christopher Boehmler
1350 East Capitol Street, NE
Washington, DC 20003

PROJECT DESCRIPTION:

In the Capitol Hill Historic District, a proposed 2-story + Cellar addition to existing 2-story + Cellar single family residence..

ZONING DATA:

Type: 2-Story + Cellar Attached Row Dwelling
Square: 1035
Lot: 0087
Zoning District: RF-1
ANC: 6A-04

ZONING ANALYSIS:

		ALLOWED	EXISTING	PROPOSED
Min. Lot Width:	E 202.1	18 feet	16.25 feet	Unchanged
Min. Lot Area:	E 202.1	1,800 sq ft	2,203 sq ft	Unchanged
Min. Pervious Surface:	E 211.1	10%	25%	Unchanged
Max. Dwelling Units:	E 201.1	2	1	Unchanged
Max. Stories:	E 203.2	3 stories	2 stories	Unchanged
Max. Height:	E 203.2	35 feet	29.2 feet	Unchanged
Max. Lot Occupancy:	E 210.1	60%	60.0%	65.0%
Min. Rear Yard:	E 207.1	20 feet	41.6 feet	Unchanged
Parking Space:	C 701.5	1	1	Unchanged

INDEX OF DRAWINGS

- G1 COVER SHEET
- G2 BLOCK PLAN
- G3 EXISTING SITE PLAN
- G4 PROPOSED SITE PLAN
- G5 CONTEXT PHOTOS - STREET & ALLEY
- G6 CONTEXT PHOTOS - REAR YARD

- E0 EXISTING FLOOR PLAN LOWER LEVEL
- E1 EXISTING FLOOR PLAN 1ST LEVEL
- E2 EXISTING FLOOR PLAN 2ND LEVEL
- E3 EXISTING ROOF PLAN

- D0 REMOVALS FLOOR PLAN LOWER LEVEL
- D1 REMOVALS FLOOR PLAN 1ST LEVEL
- D2 REMOVALS FLOOR PLAN 2ND LEVEL
- D3 REMOVALS ROOF PLAN

- A0 PROPOSED FLOOR PLAN LOWER LEVEL
- A1 PROPOSED FLOOR PLAN 1ST LEVEL
- A2 PROPOSED FLOOR PLAN 2ND LEVEL
- A3 PROPOSED ROOF PLAN

- A4 PROPOSED EAST ELEVATION
- A5 PROPOSED NORTH ELEVATION
- A6 PROPOSED WEST ELEVATION

These Drawings & Specifications, and the ideas and designs represented herein, are the sole property of the Architect. No part shall be copied, disclosed to others, or used in connection with any other project or site, without prior written consent of the Architect.

RELEVANT CODE:

2016 DCMR 11 - ZONING REGULATIONS
2017 DC RESIDENTIAL CODE (2015 IRC AS AMENDED BY DCMR TITLE 12B)

CODE ANALYSIS:

FIRE DETECTION SYSTEM: HARD WIRED WITH BATTERY BACKUP

FIRE RATING:

EXISTING EXTERIOR LOAD BEARING PARTY WALLS: 2-HR
EXISTING & NEW FLOOR FRAMING: 0-HR
NEW EXTERIOR WALLS ON PROPERTY LINE: 1-HR
NEW ROOF FRAMING: 1-HR

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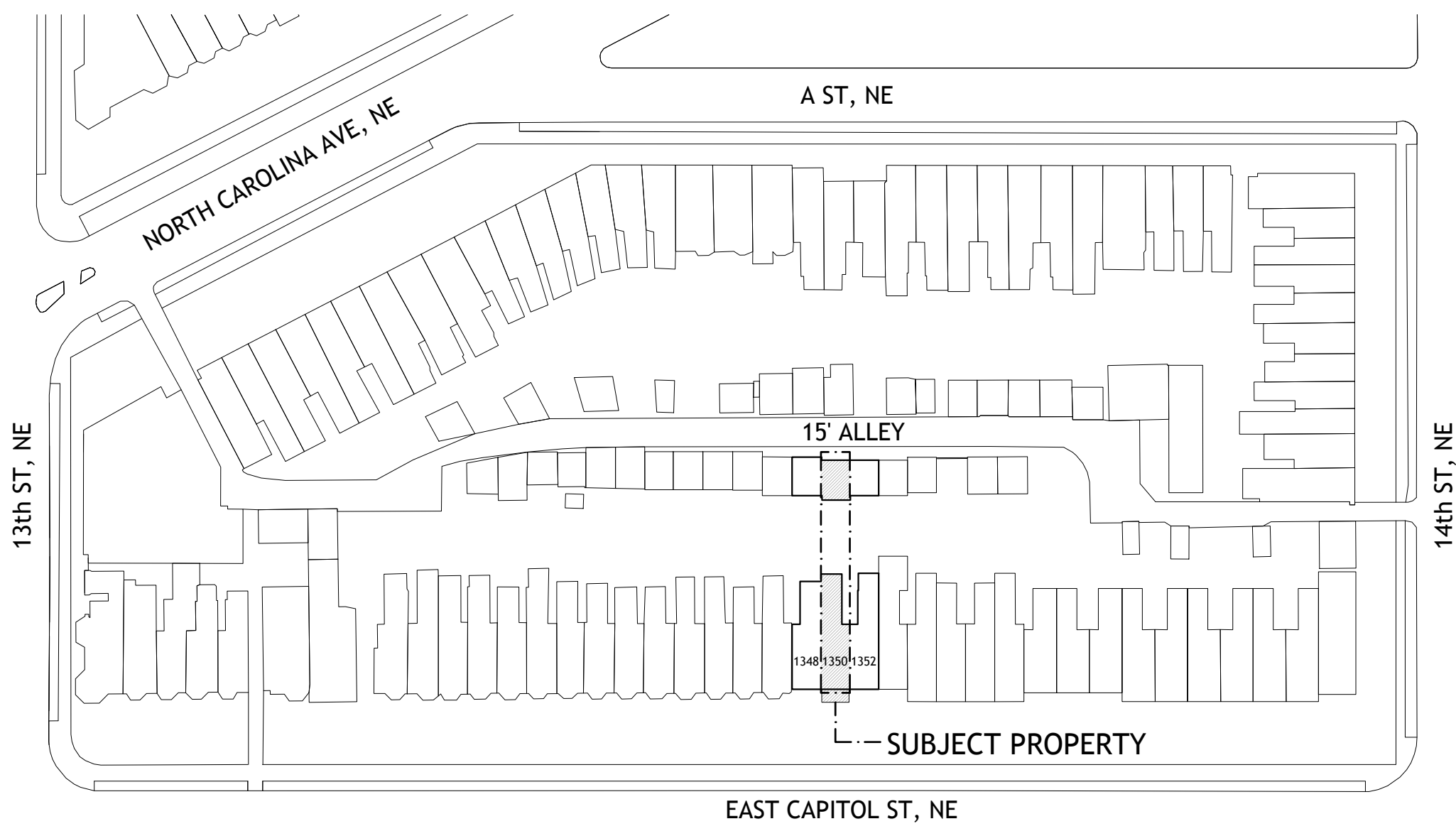
SCALE: NONE



COVER
SHEET

Board of Zoning Adjustment
District of Columbia
CASE NO. 21447
EXHIBIT NO. 16

G1



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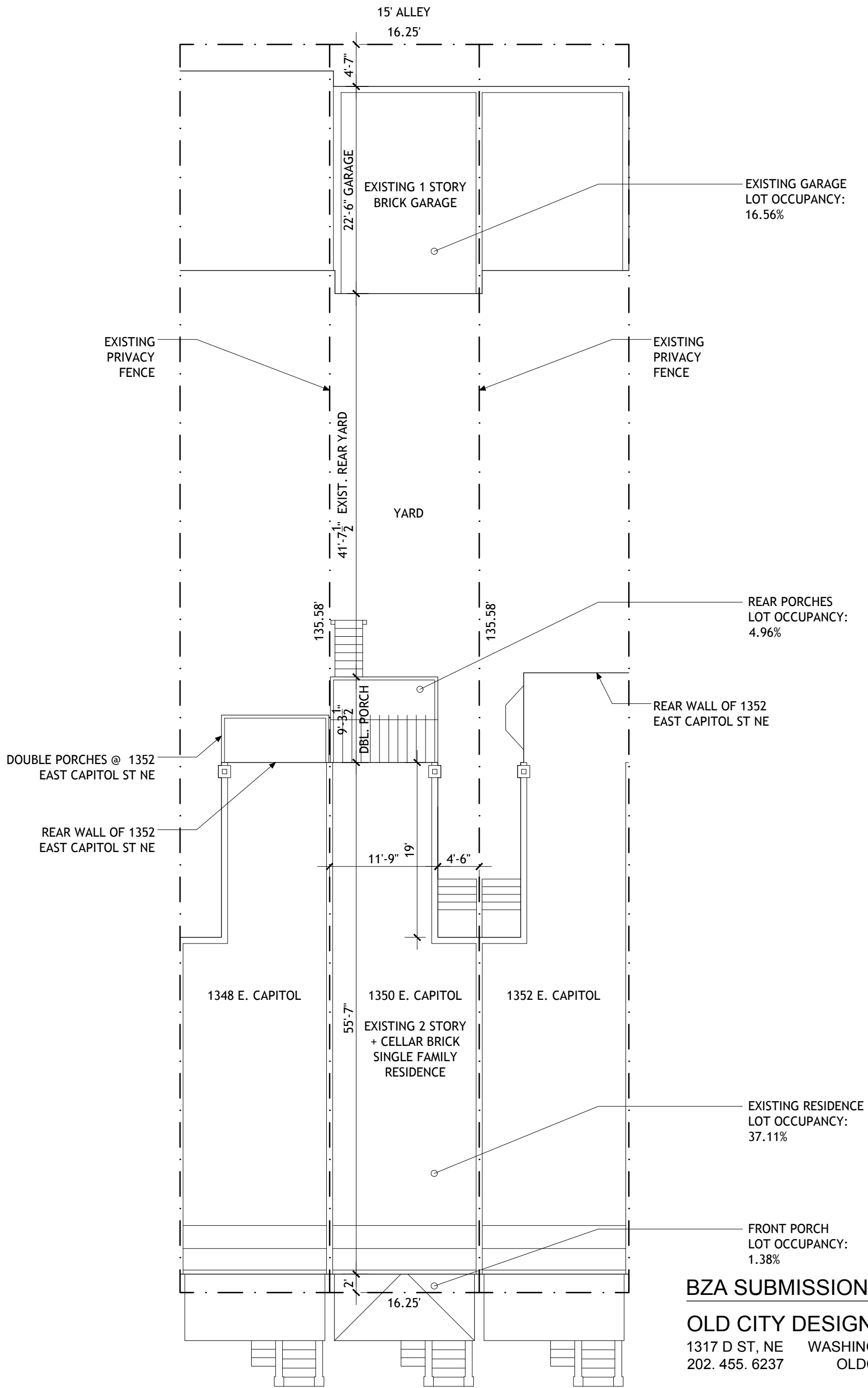
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SCALE: NONE



BLOCK PLAN

G2

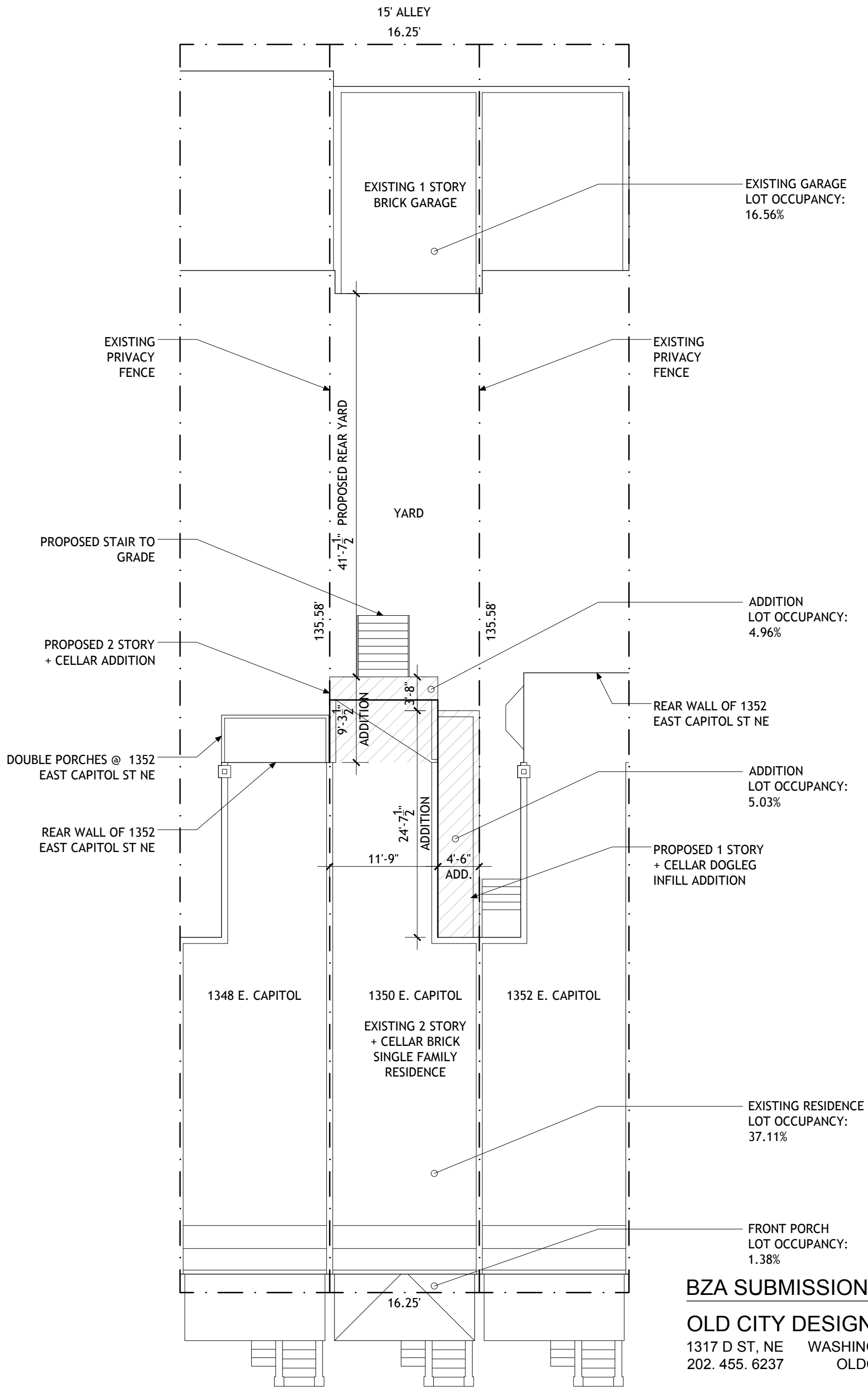


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FRONT FACADE: VIEW FROM SIDEWALK



FRONT FACADE: VIEW FROM YARD



VIEW FROM ALLEY

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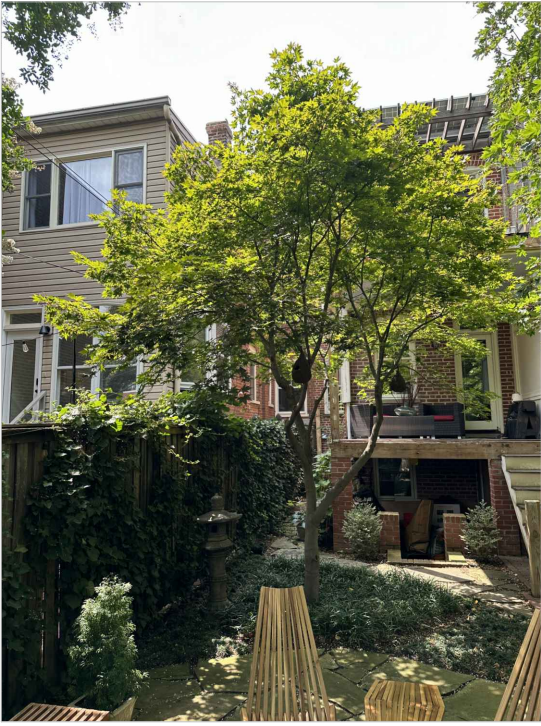
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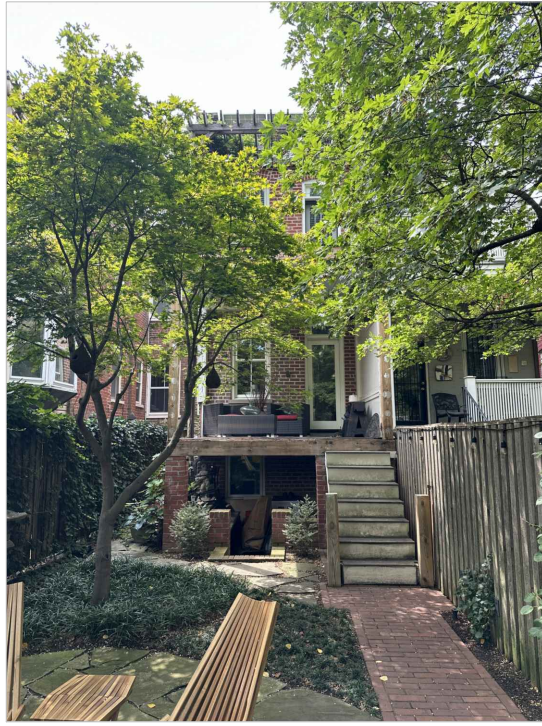
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CONTEXT PHOTOS
 STREET & ALLEY

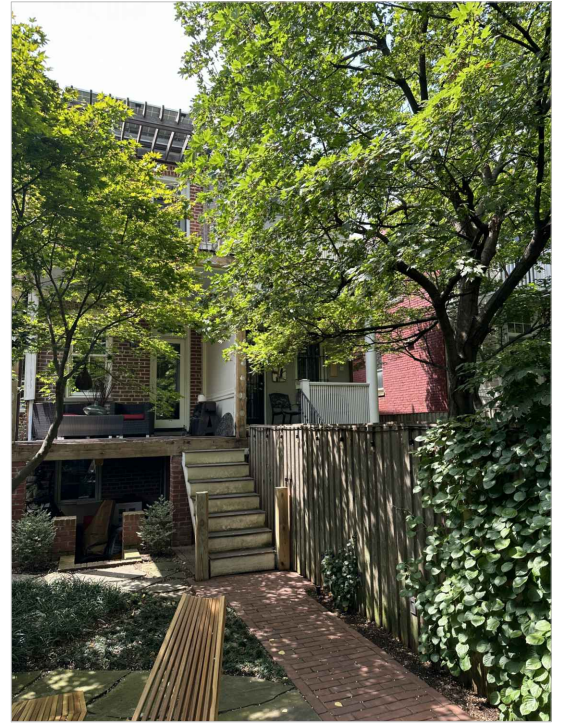




REAR FACADE: LOOKING EASTWARD



REAR FACADE: VIEW FROM YARD



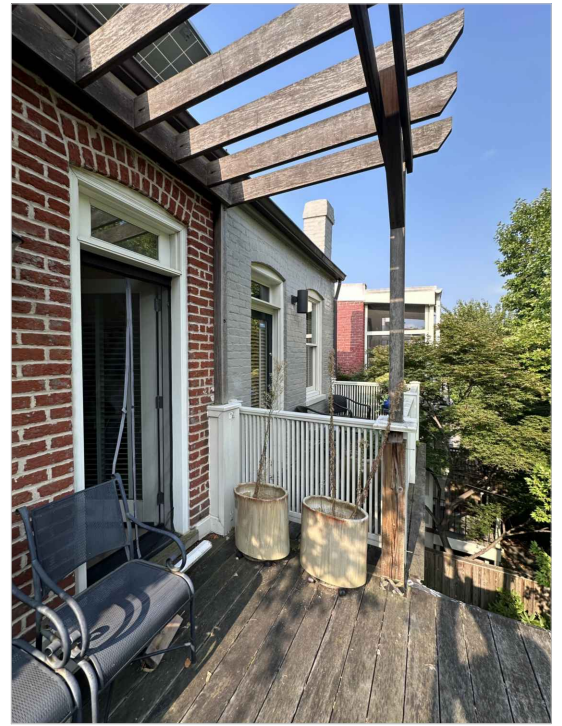
REAR FACADE: LOOKING WESTWARD



VIEW FROM 2ND LEVEL PORCH
LOOKING EAST



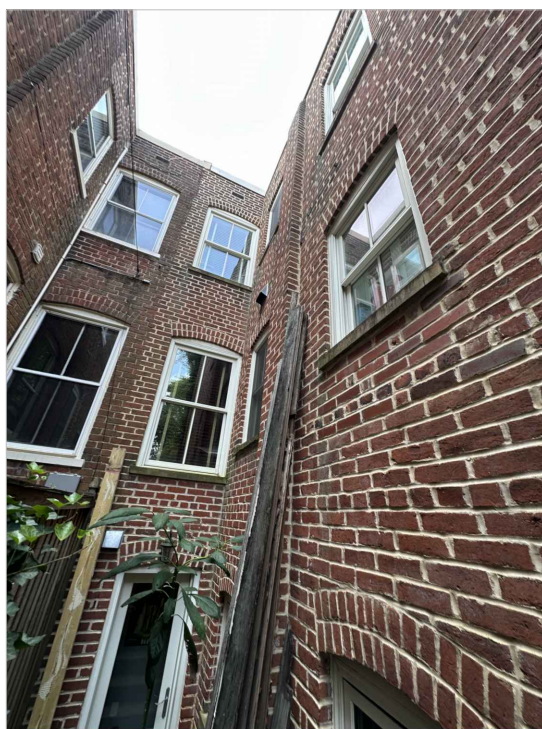
VIEW FROM 2ND LEVEL PORCH
LOOKING TOWARDS DOGLEG



VIEW FROM 2ND LEVEL PORCH
LOOKING WEST



VIEW OF DOGLEG CONDITION
FROM SECOND LEVEL



VIEW OF DOGLEG CONDITION
FROM GROUND LEVEL

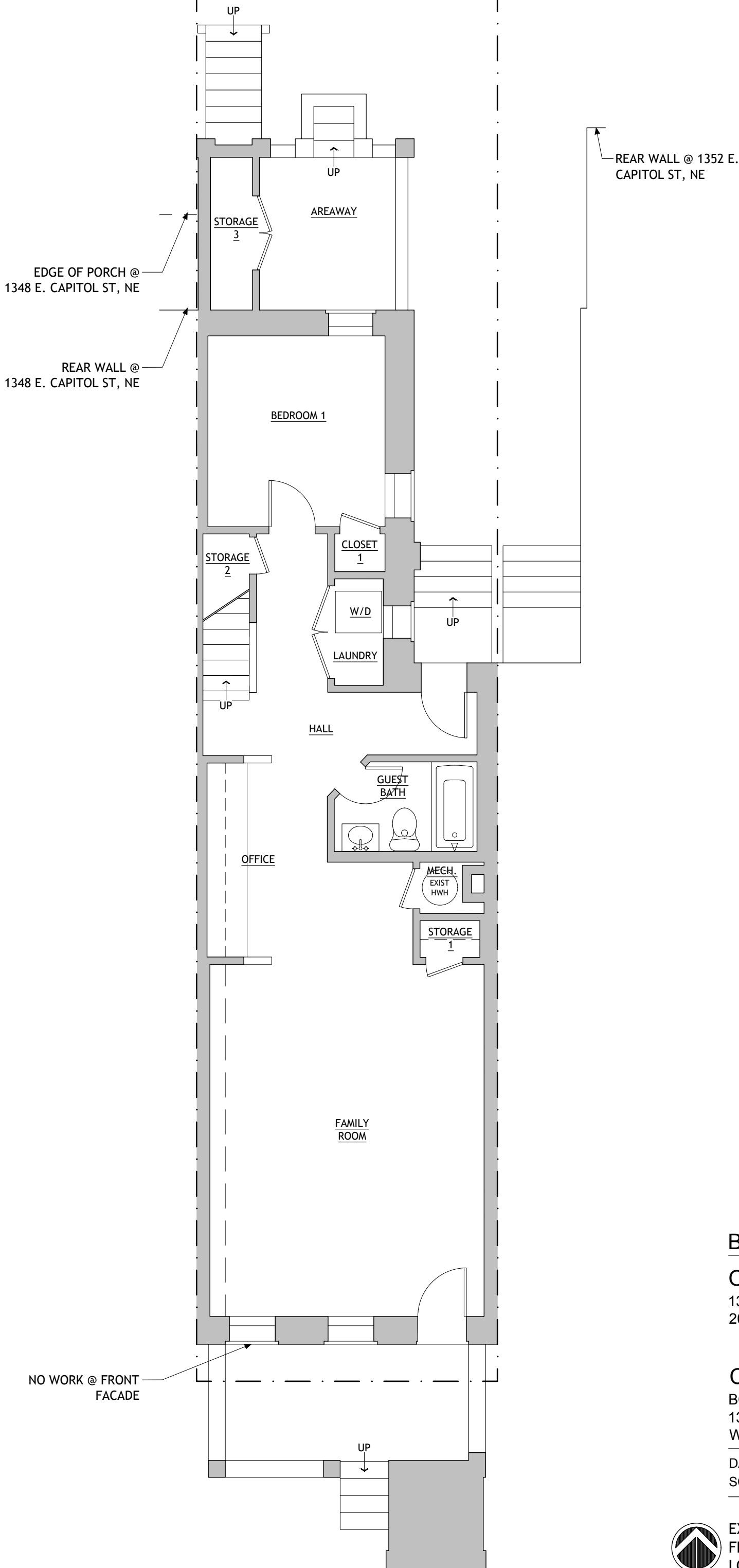
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CONTEXT PHOTOS
 REAR YARD



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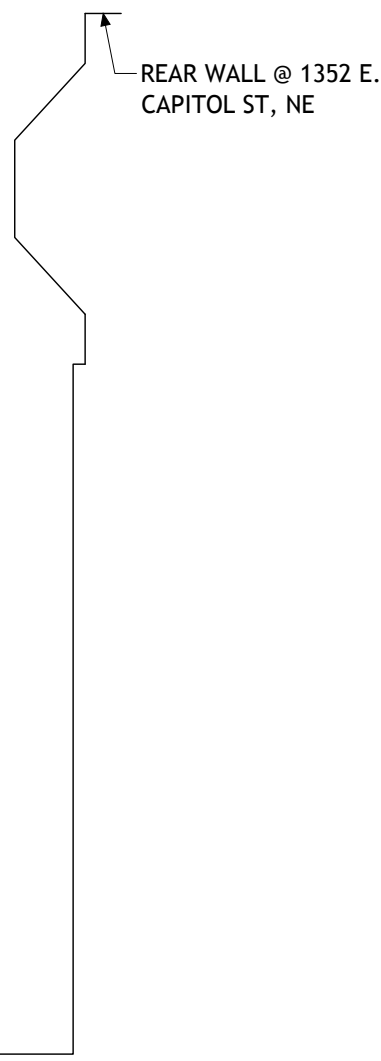
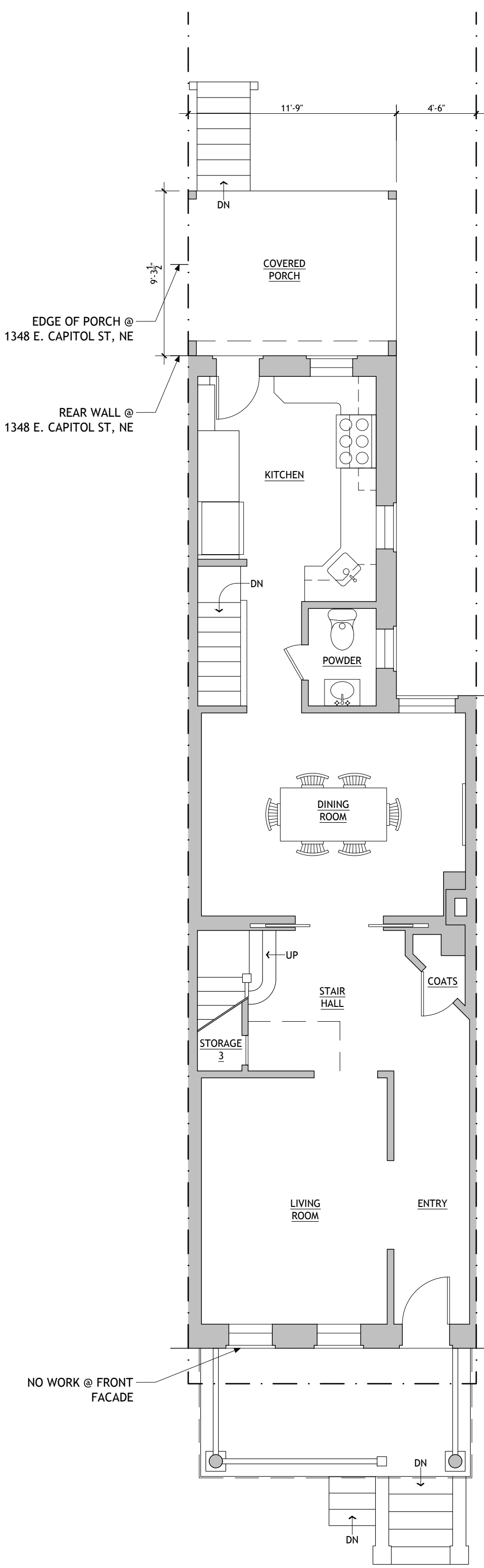
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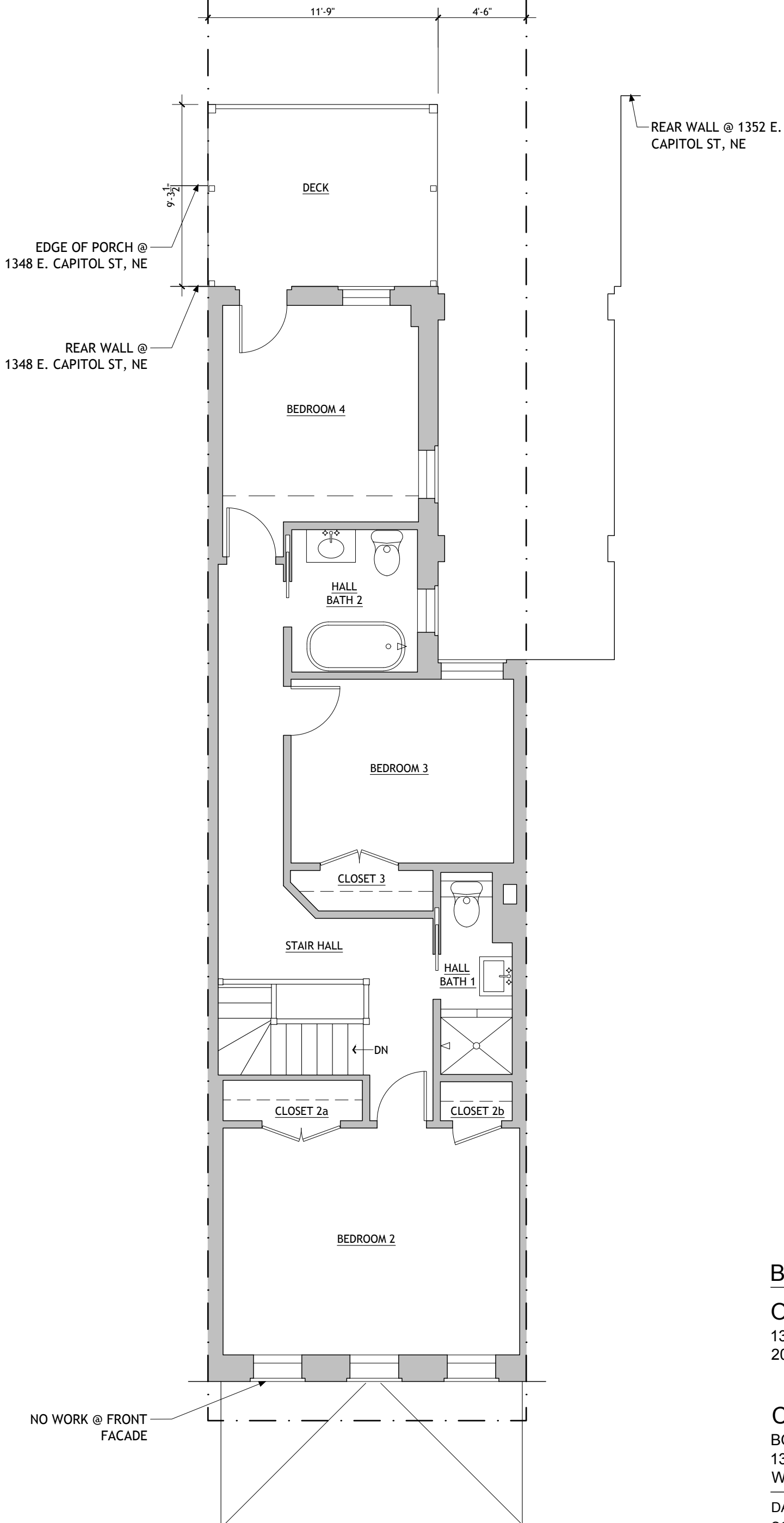
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EXISTING
 FLOOR PLAN
 FIRST LEVEL

E1



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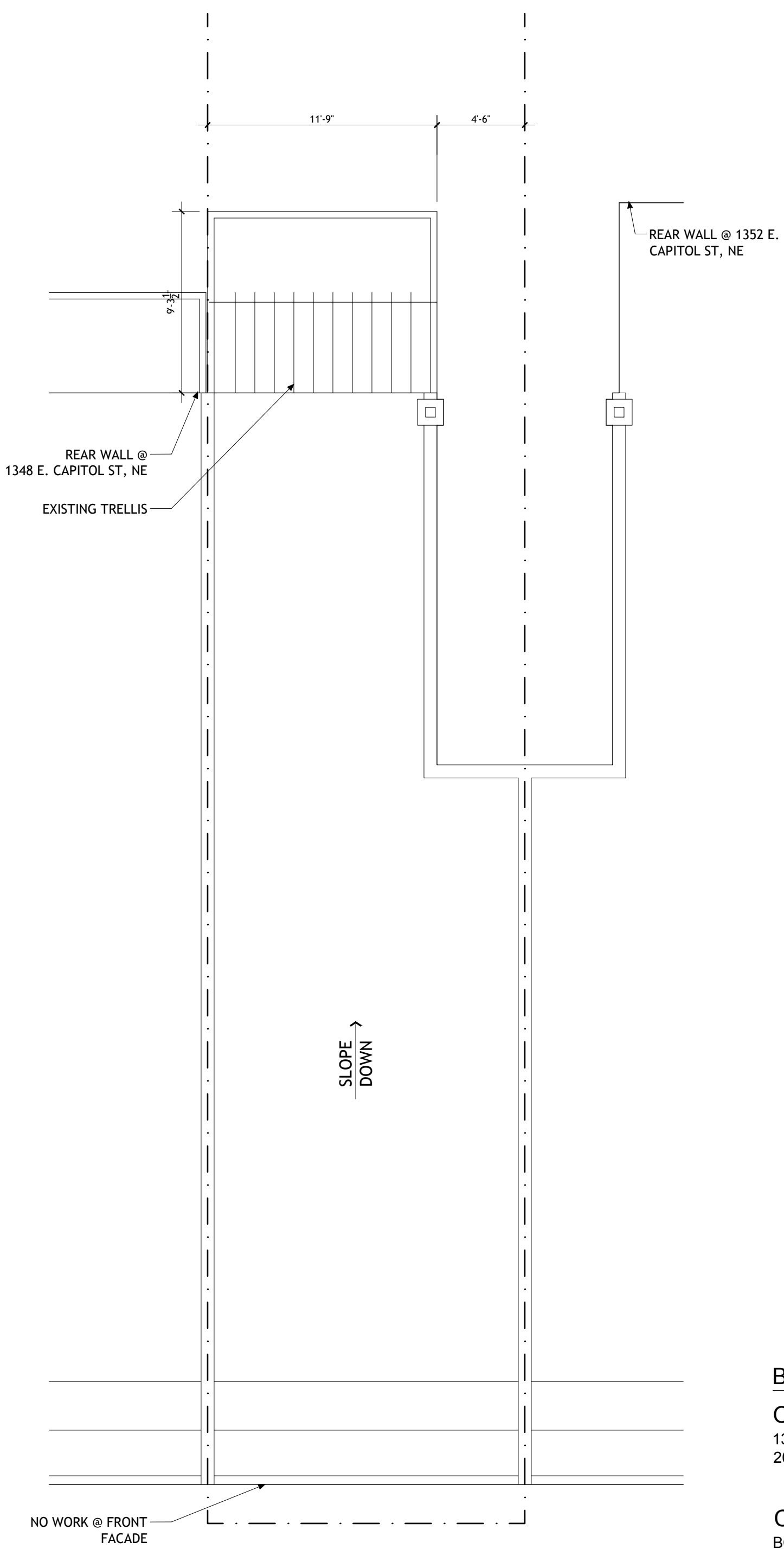
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DATE: 02.20.2026
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EXISTING
 FLOOR PLAN
 SECOND LEVEL

E2




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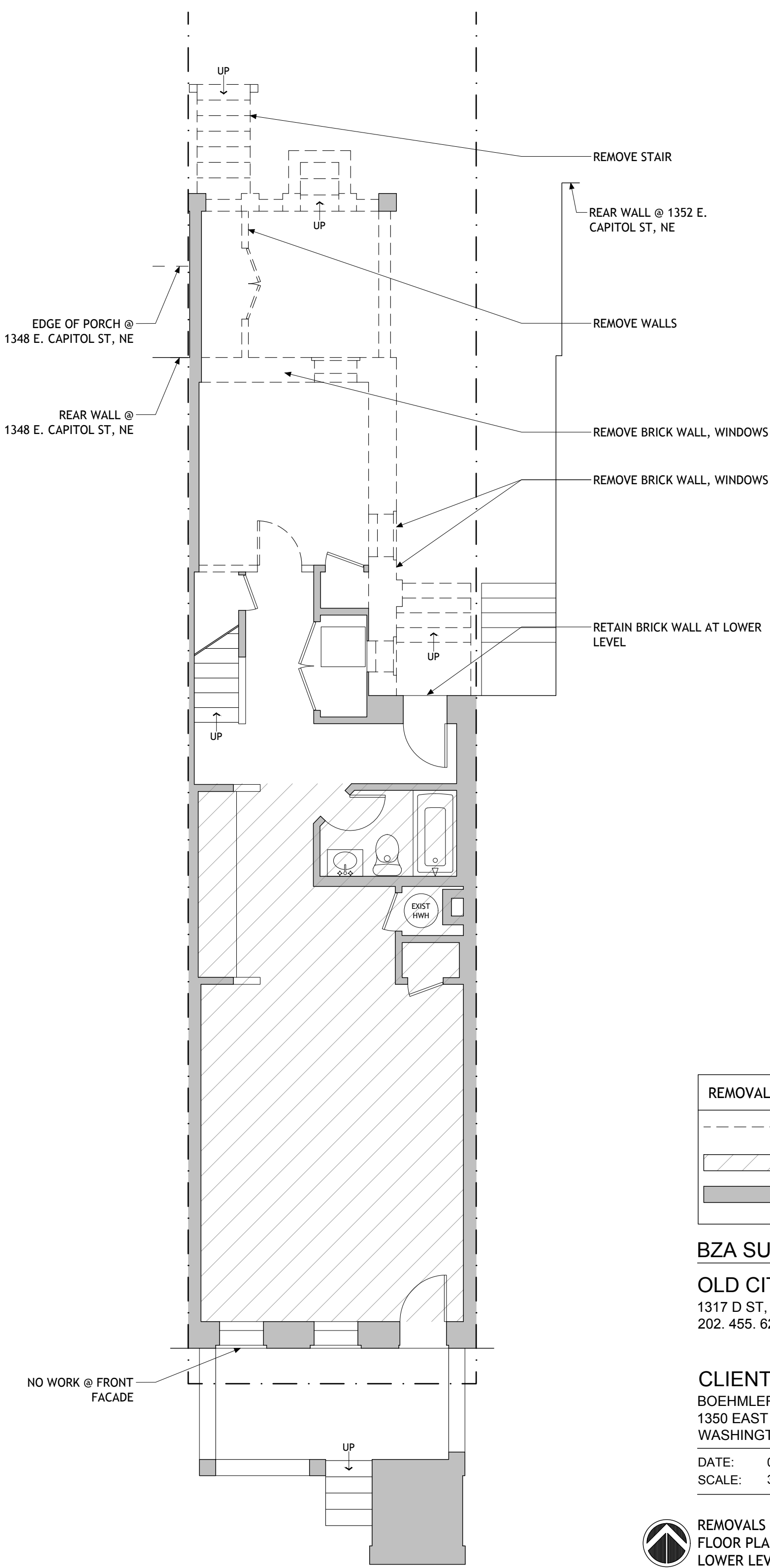
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WASHINGTON, DC 20003

DATE: 02.20.2026 
SCALE: 3/16" = 1'-0" 0 1 2 3 4 5



EXISTING
ROOF PLAN

E3



REMOVE STAIR

REAR WALL @ 1352 E. CAPITOL ST, NE

REMOVE WALLS

REMOVE BRICK WALL, WINDOWS

REMOVE BRICK WALL, WINDOWS

RETAIN BRICK WALL AT LOWER LEVEL

EDGE OF PORCH @ 1348 E. CAPITOL ST, NE

REAR WALL @ 1348 E. CAPITOL ST, NE

EXIST HWH

NO WORK @ FRONT FACADE

REMOVALS KEY	
---	INDICATES REMOVAL (ELEMENT)
▨	INDICATES AREA NOT IN SCOPE
■	INDICATES EXIST. WALL TO REMAIN

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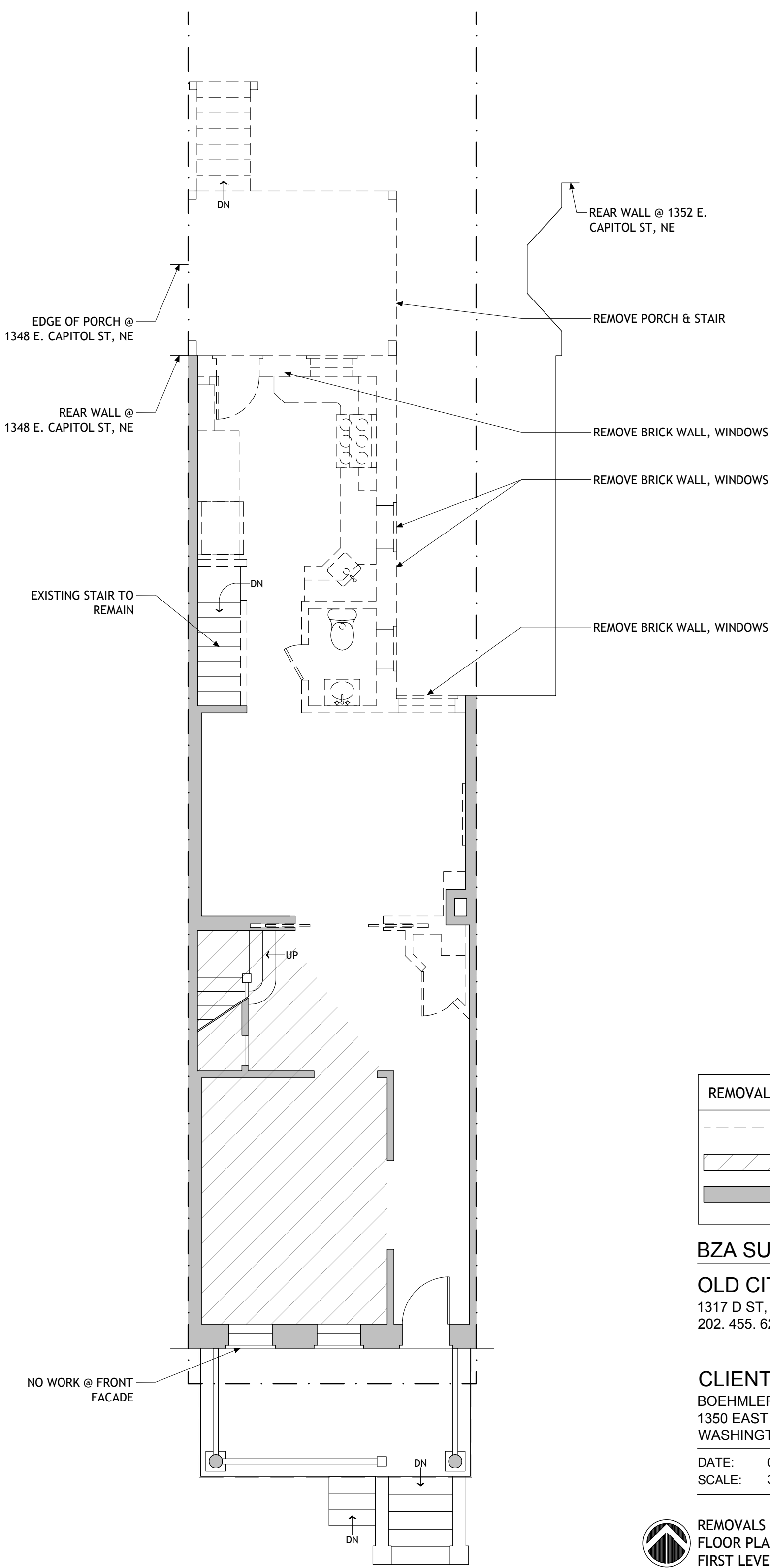
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REMOVALS
 FLOOR PLAN
 LOWER LEVEL

D0



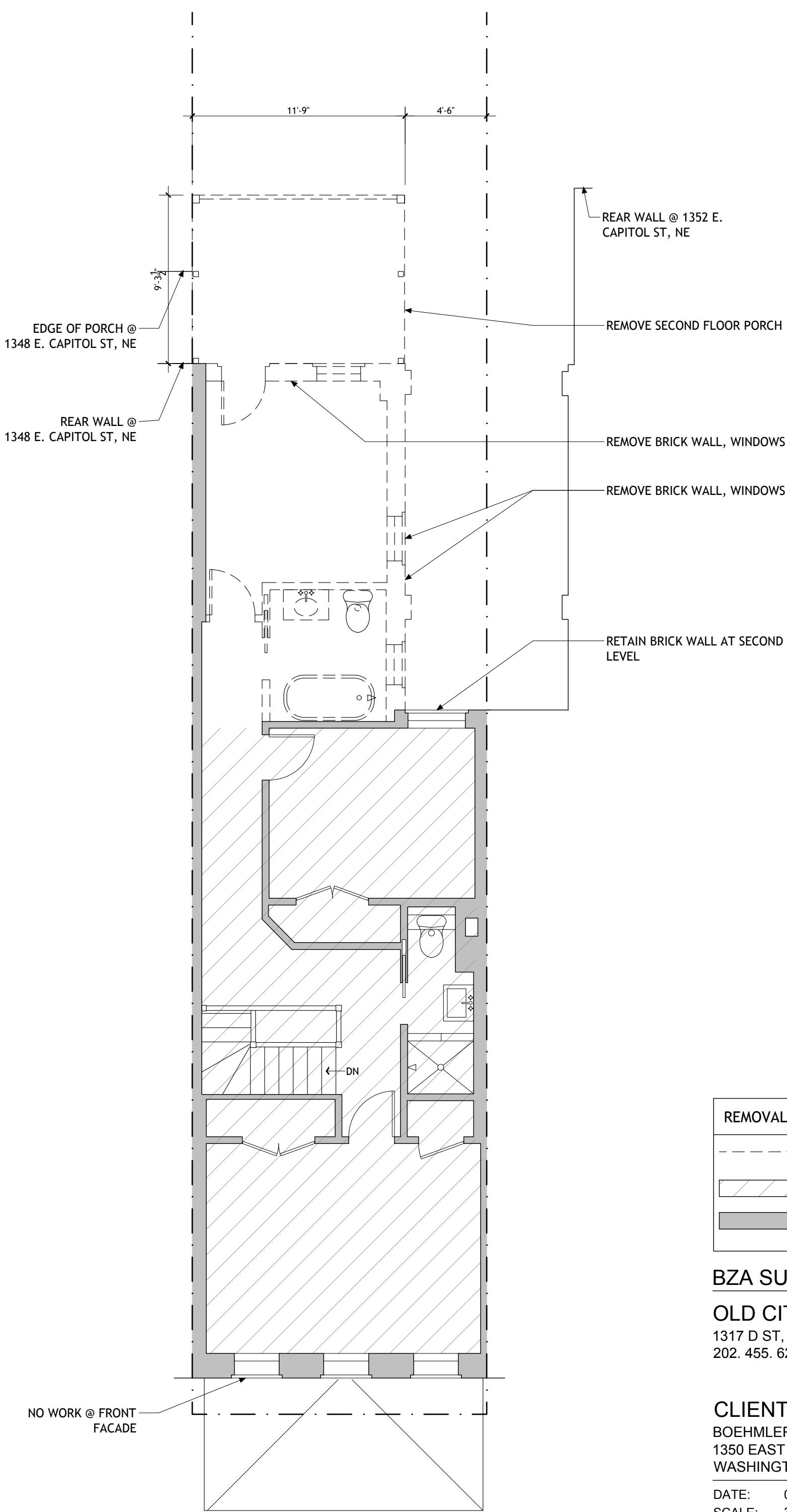
REMOVALS KEY	
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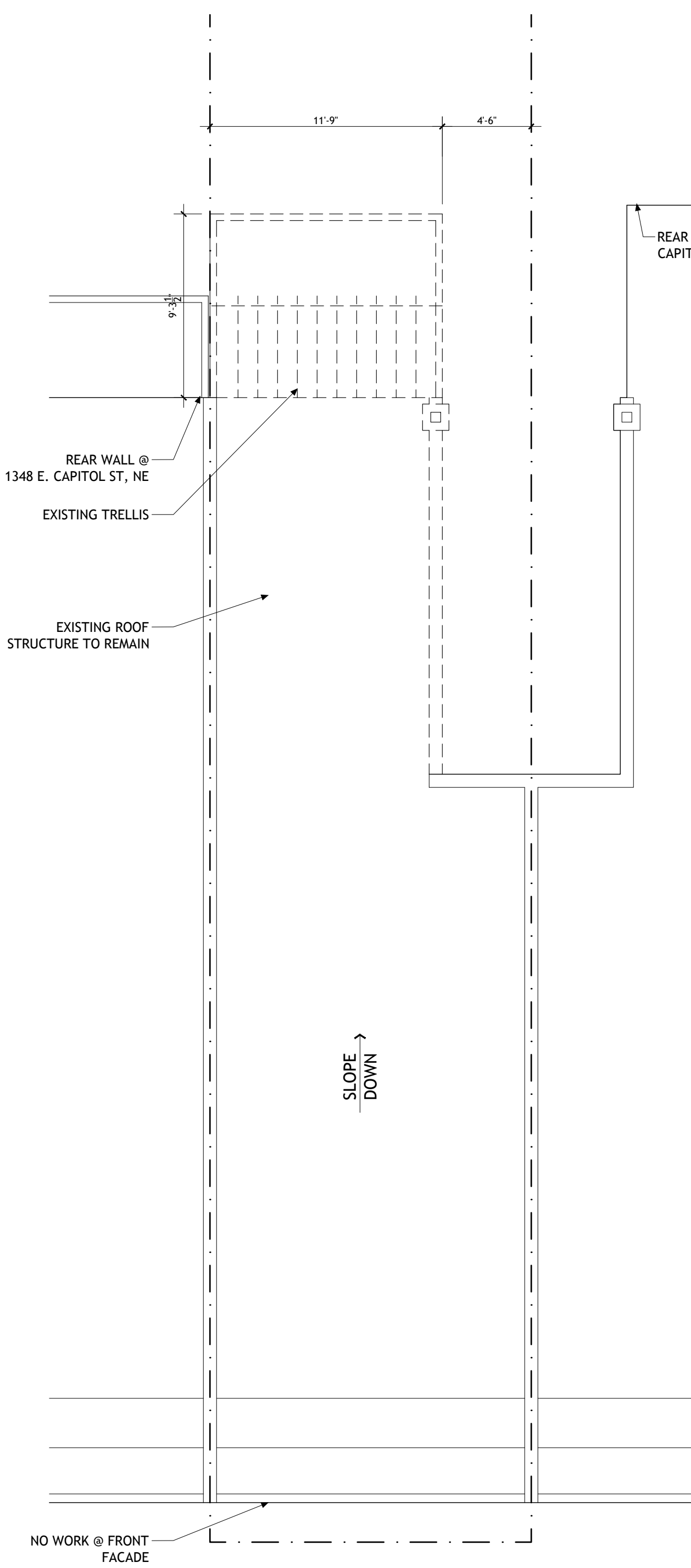
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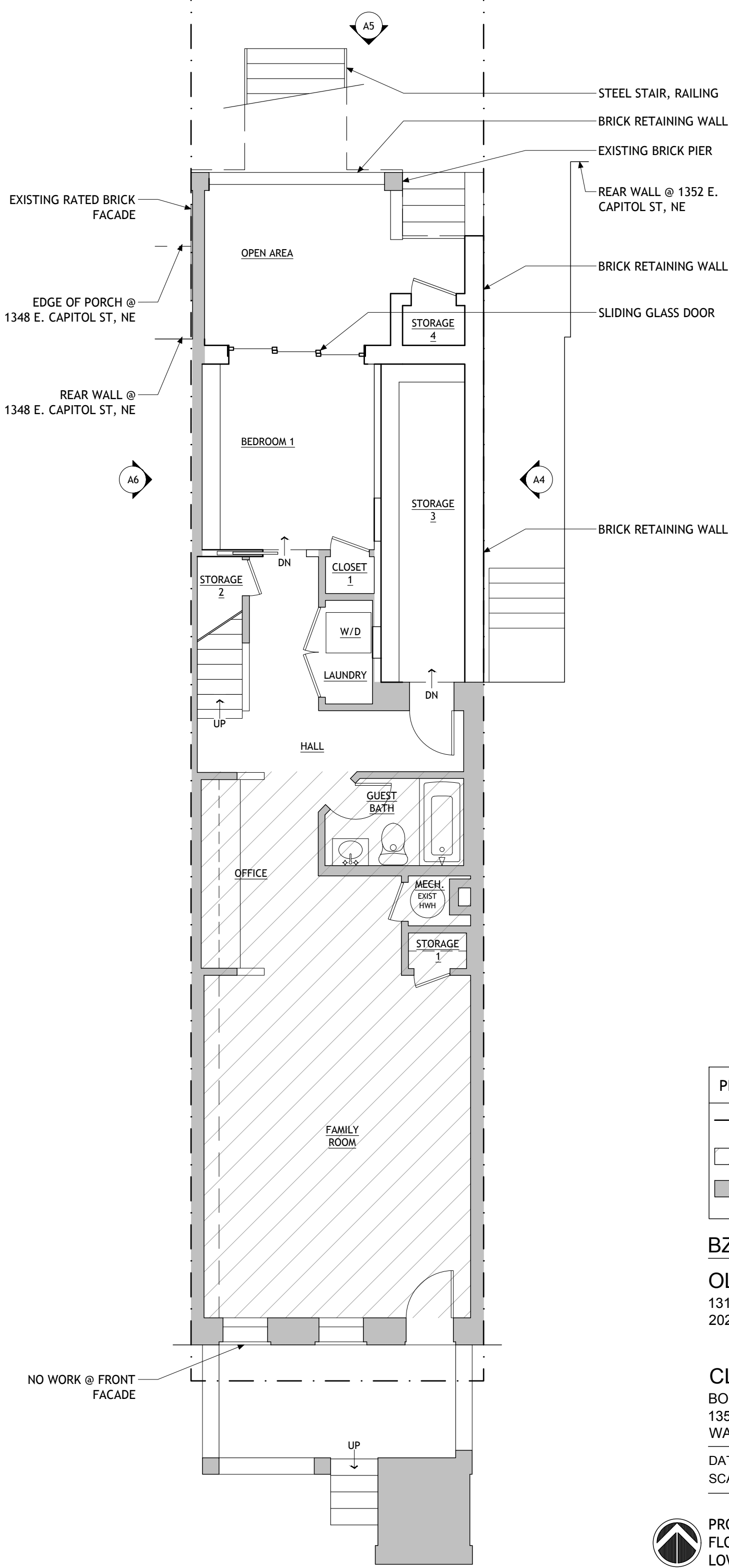
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REMOVALS
 ROOF PLAN

D3




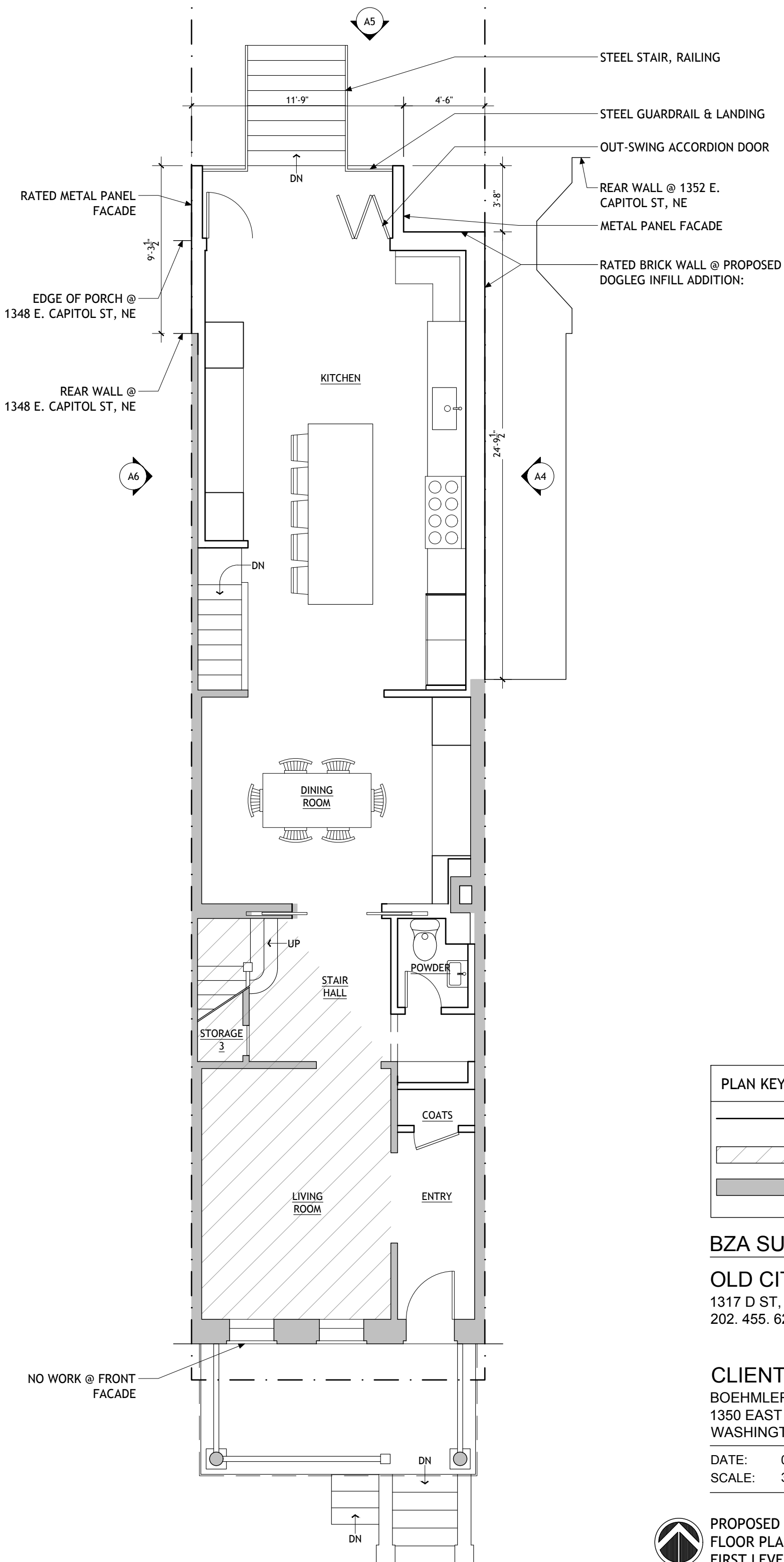
PLAN KEY	
	INDICATES NEW WALL
	INDICATES AREA NOT IN SCOPE
	INDICATES EXIST. WALL TO REMAIN

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DATE: 02.20.2026 
 SCALE: 3/16" = 1'-0" 0 1 2 3 4 5



STEEL STAIR, RAILING

STEEL GUARDRAIL & LANDING

OUT-SWING ACCORDION DOOR

REAR WALL @ 1352 E. CAPITOL ST, NE

METAL PANEL FACADE

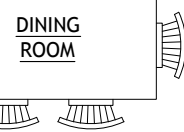
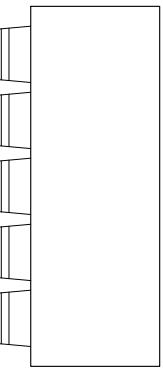
RATED BRICK WALL @ PROPOSED DOGLEG INFILL ADDITION:

RATED METAL PANEL FACADE

EDGE OF PORCH @ 1348 E. CAPITOL ST, NE

REAR WALL @ 1348 E. CAPITOL ST, NE

KITCHEN



STAIR HALL

POWDER

STORAGE

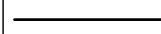
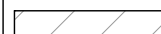

COATS

LIVING ROOM

ENTRY

NO WORK @ FRONT FACADE

PLAN KEY

-  INDICATES NEW WALL
-  INDICATES AREA NOT IN SCOPE
-  INDICATES EXIST. WALL TO REMAIN

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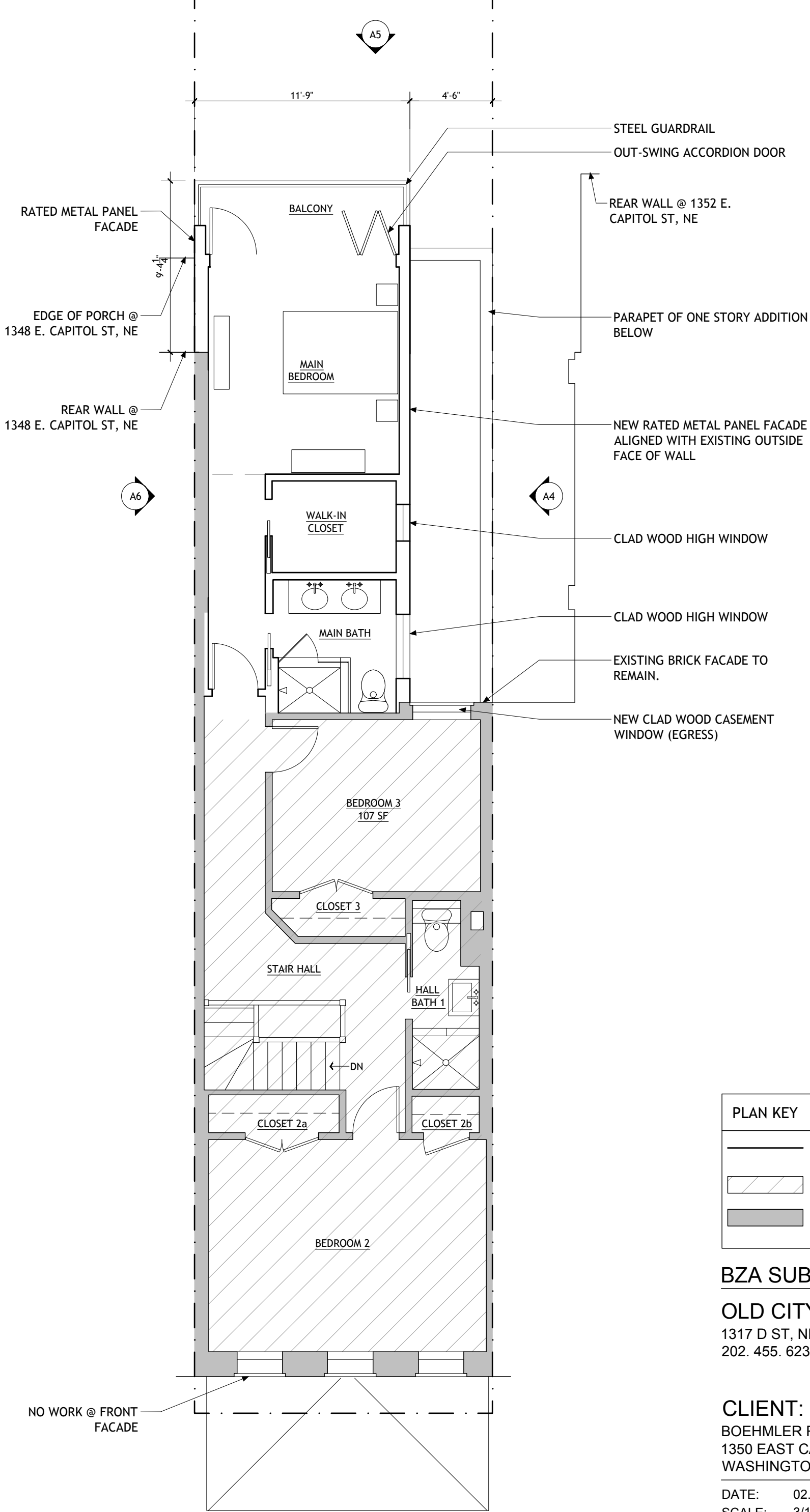
DATE: 02.20.2026

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



PROPOSED FLOOR PLAN
FIRST LEVEL

A1



- STEEL GUARDRAIL
- OUT-SWING ACCORDION DOOR
- REAR WALL @ 1352 E. CAPITOL ST, NE
- PARAPET OF ONE STORY ADDITION BELOW
- NEW RATED METAL PANEL FACADE ALIGNED WITH EXISTING OUTSIDE FACE OF WALL
- CLAD WOOD HIGH WINDOW
- CLAD WOOD HIGH WINDOW
- EXISTING BRICK FACADE TO REMAIN.
- NEW CLAD WOOD CASEMENT WINDOW (EGRESS)

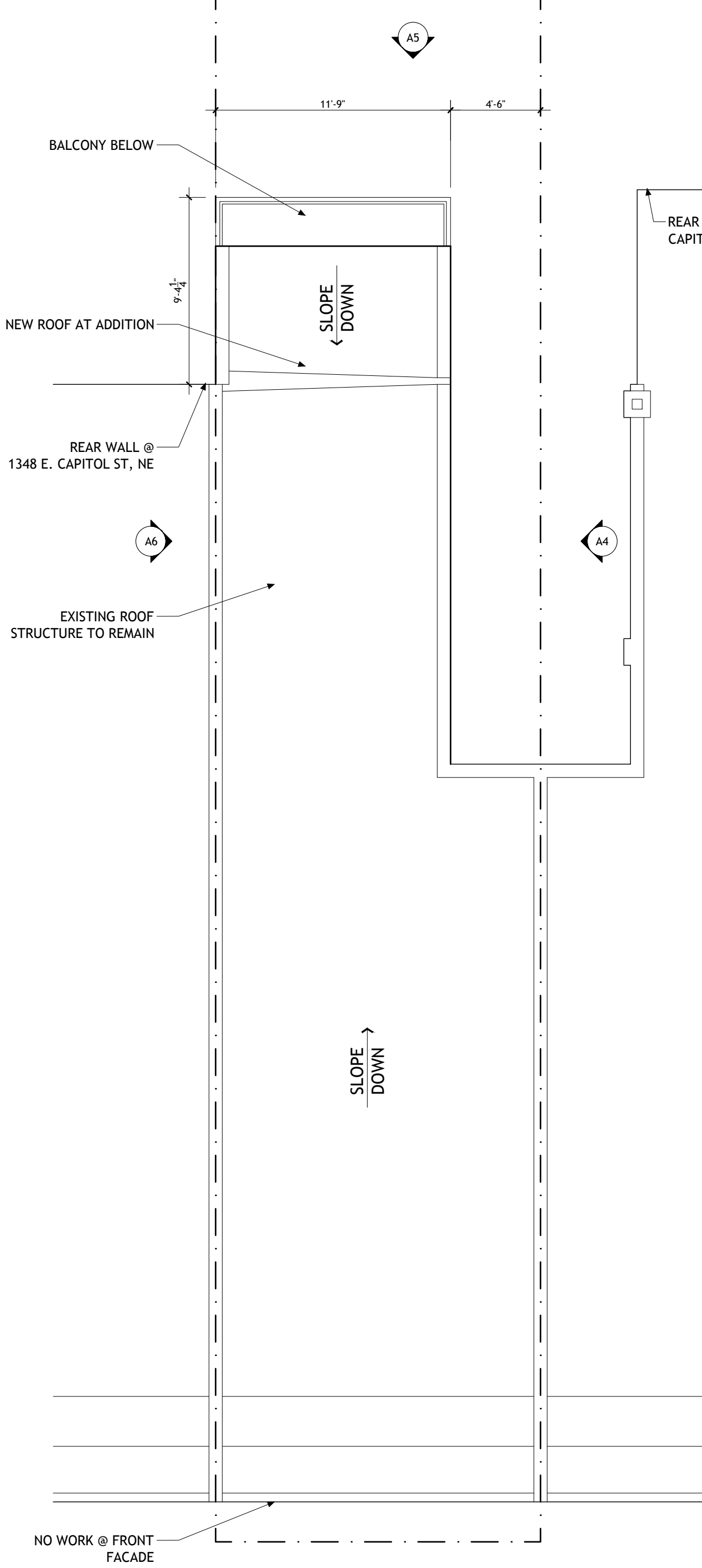
PLAN KEY	
	INDICATES NEW WALL
	INDICATES AREA NOT IN SCOPE
	INDICATES EXIST. WALL TO REMAIN

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 SCALE: 3/16" = 1'-0" 0 1 2 3 4 5



REAR WALL @ 1352 E.
CAPITOL ST, NE

REAR WALL @
1348 E. CAPITOL ST, NE

EXISTING ROOF
STRUCTURE TO REMAIN

SLOPE
DOWN


SLOPE
DOWN

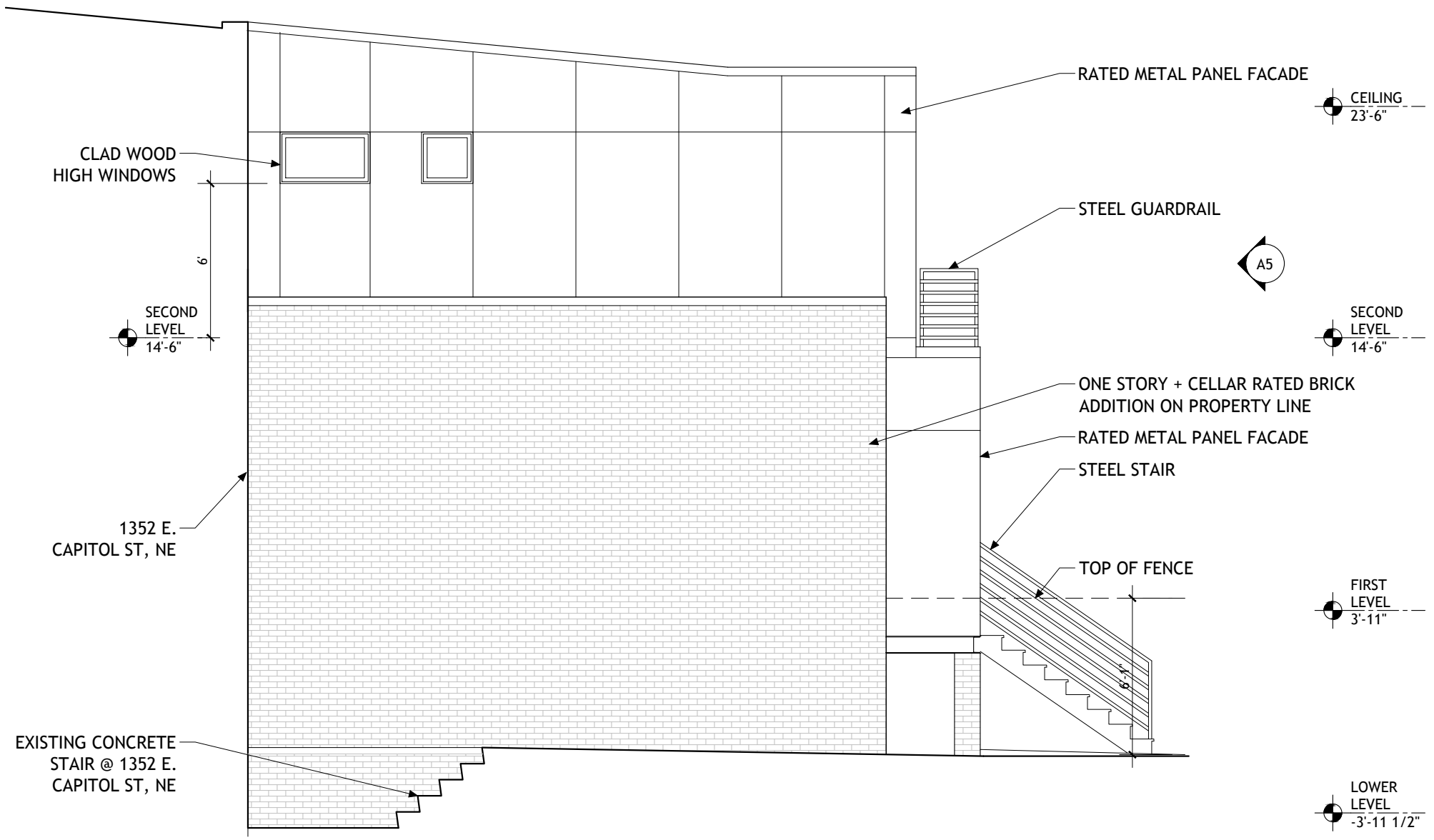
NO WORK @ FRONT
FACADE

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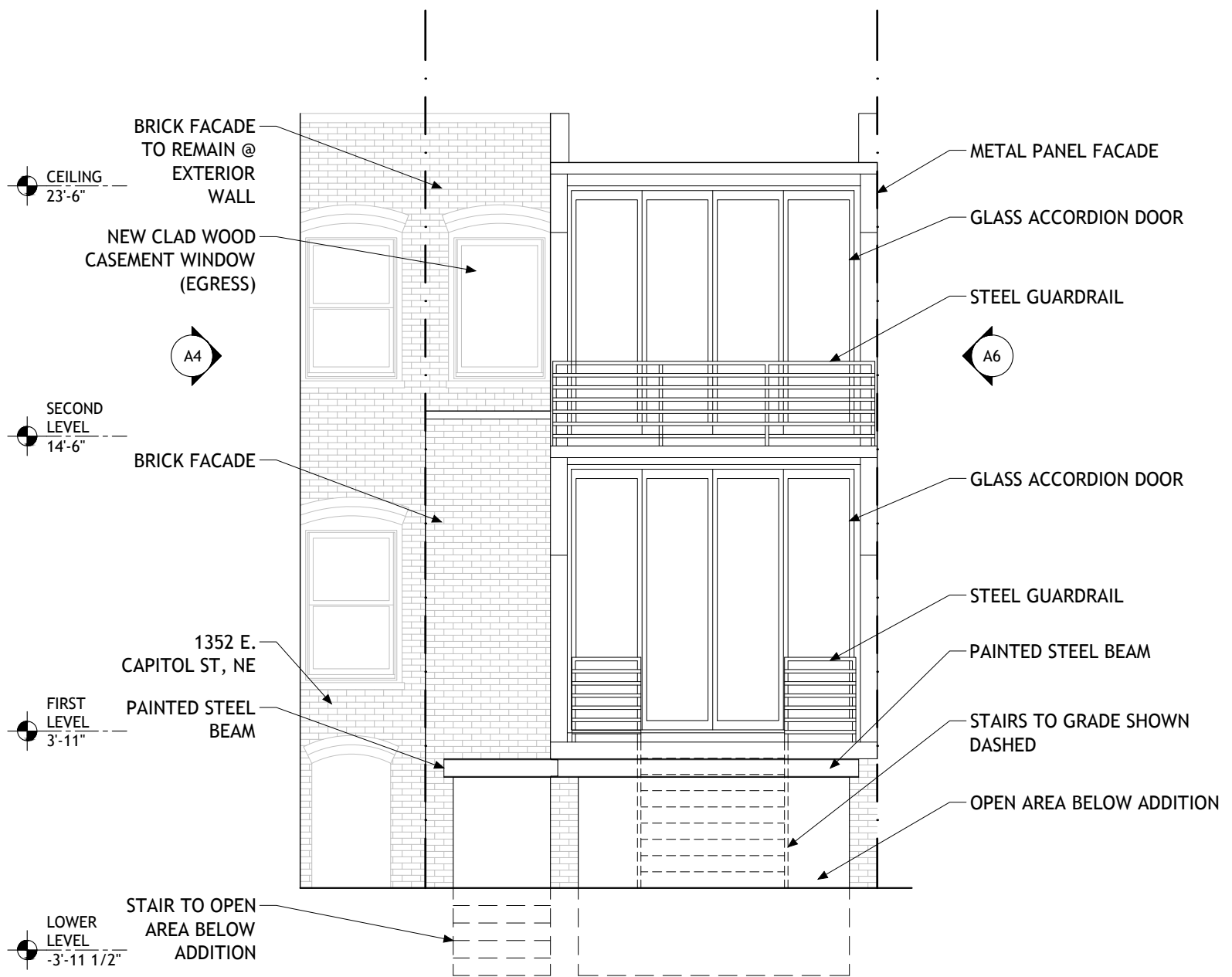
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PROPOSED
 EAST
 ELEVATION

A4



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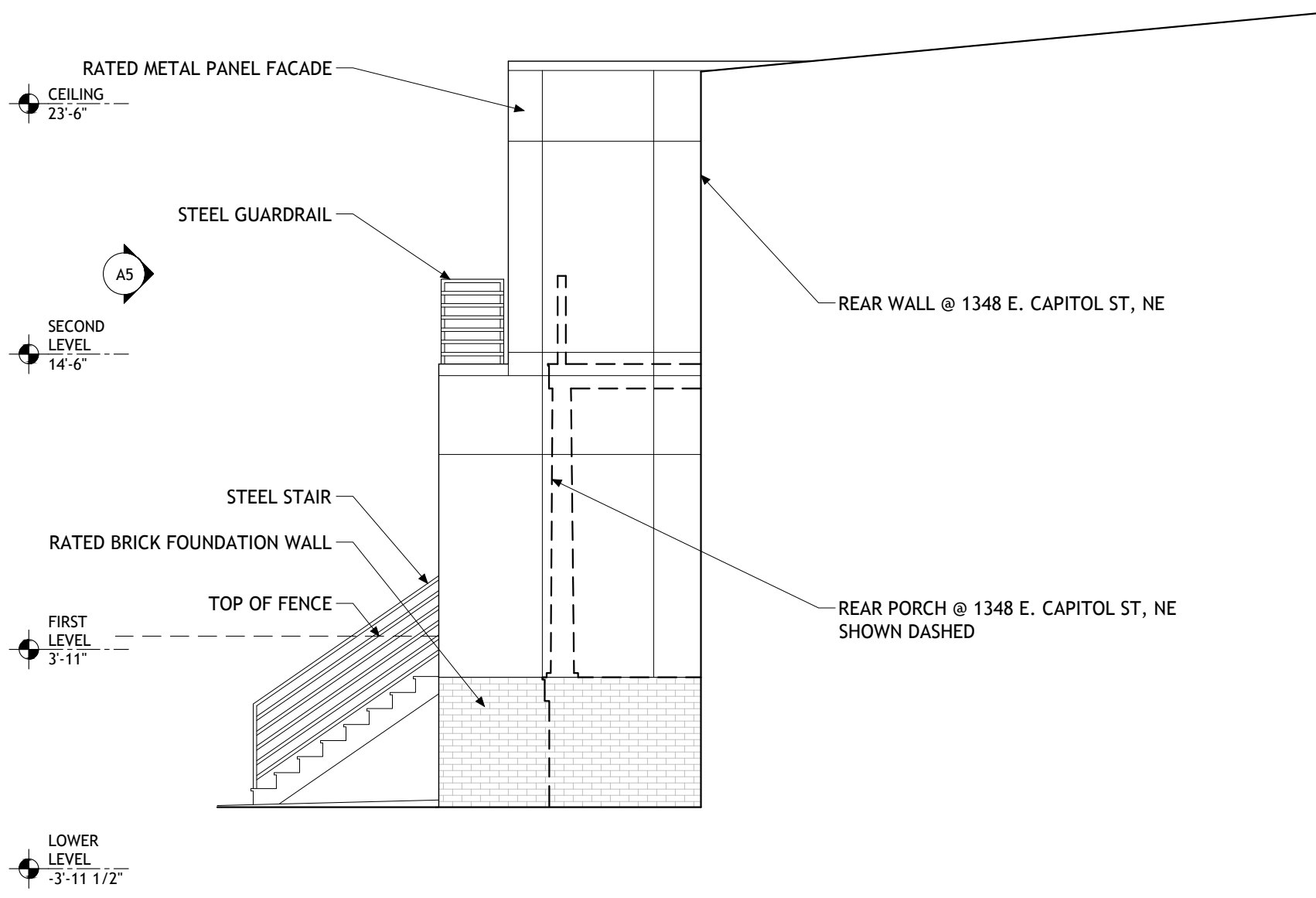
CLIENT:

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 1350 EAST CAPITOL STREET NE
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DATE: 02.20.2026
 SCALE: 3/16" = 1'-0" 0 1 2 3 4 5

PROPOSED
 NORTH
 ELEVATION

A5



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 WASHINGTON, DC 20003

DATE: 02.20.2026
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PROPOSED
 WEST
 ELEVATION

A6