

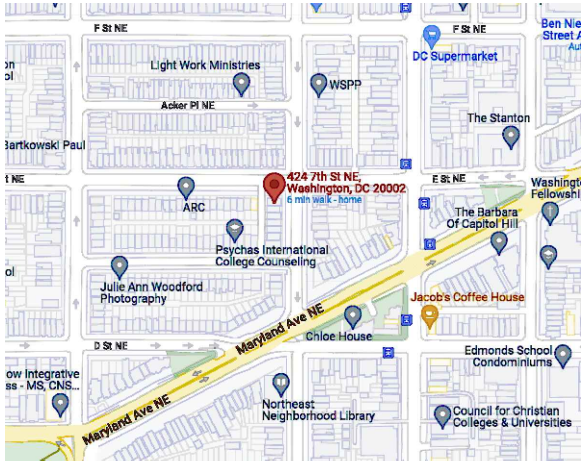
OWNERS:

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

VICINITY MAP:



	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 REAR STRUCTURE.

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

DRAWINGS LIST:

- 001 COVER SHEET, NOTES
- 002 EXISTING IMAGES

- 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

- DO NOT SCALE THE DRAWINGS.
- 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.
- WORK BY TRADES SHALL CONFORM TO ALL LOCAL CODES AND ORDINANCES.
- DIMENSIONS SHOWN ARE FINISHED DIMENSIONS, UNO.

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ADDITION &
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COVER SHEET, NOTES

Board of Zoning Adjustment
District of Columbia
CASE NO. Z1323
EXHIBIT NO. 6



424 7TH ST NE - IMAGE FROM E STREET NE

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



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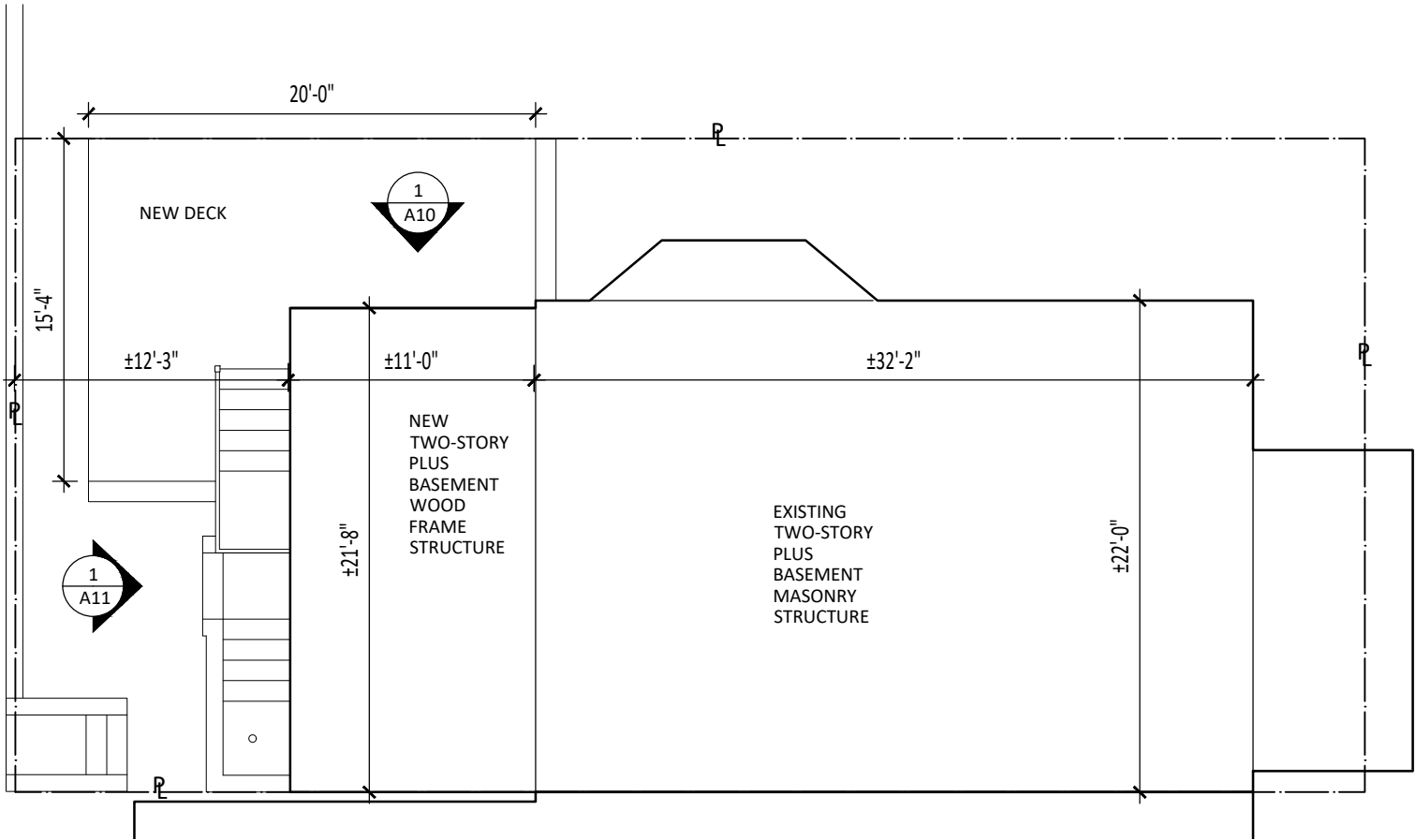
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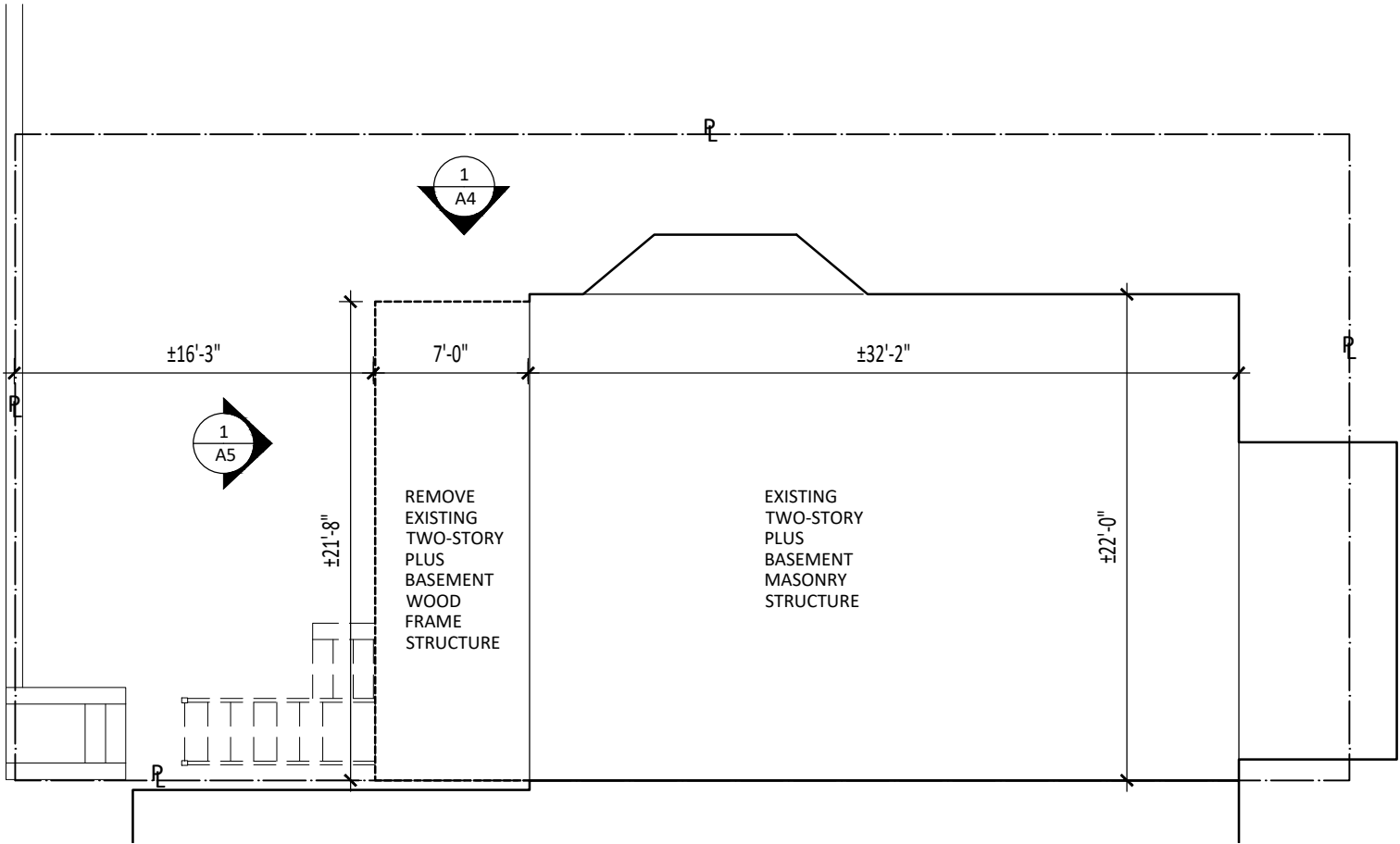
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002

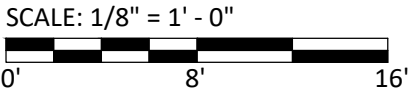
EXISTING IMAGES



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



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



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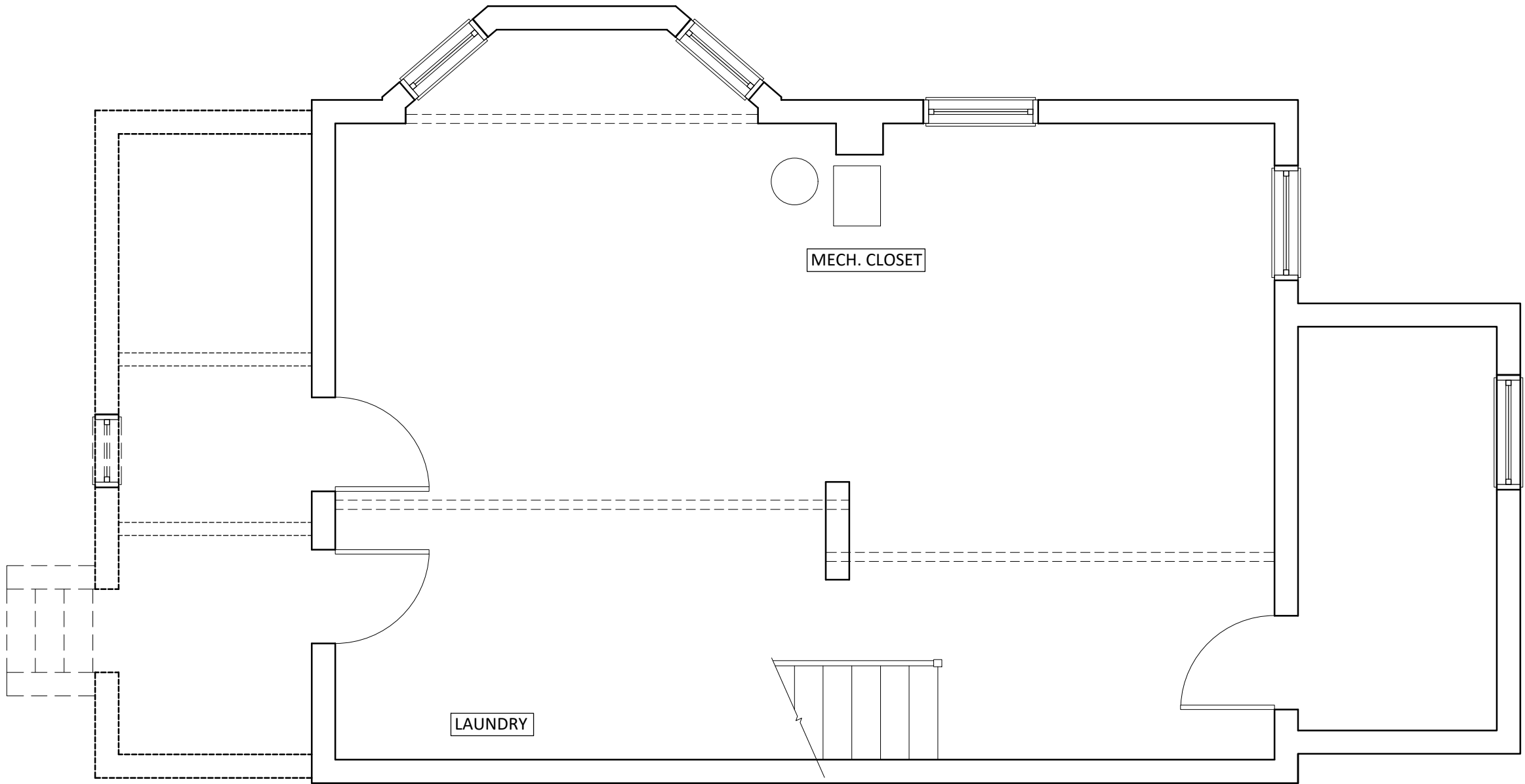
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A000

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

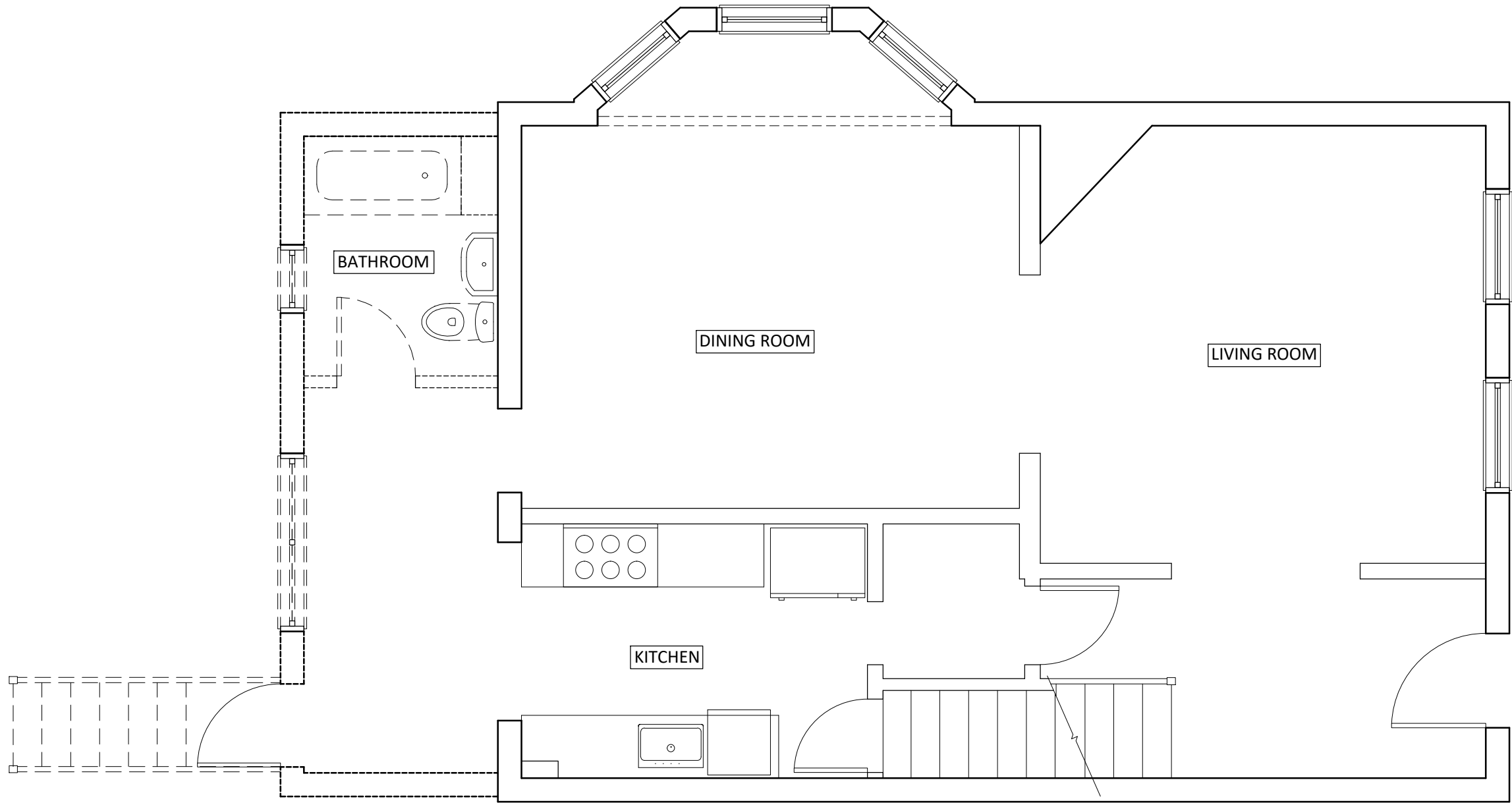
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REMOVAL PLANS

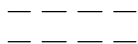
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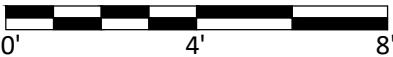


LEGEND



EXISTING ITEM TO BE REMOVED

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



1

REMOVAL PLAN - 1ST FLOOR

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



A002

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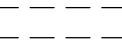
REMOVAL PLANS

ADDITION &
INTERIOR RENOVATION

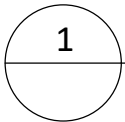
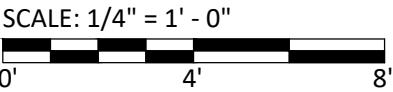
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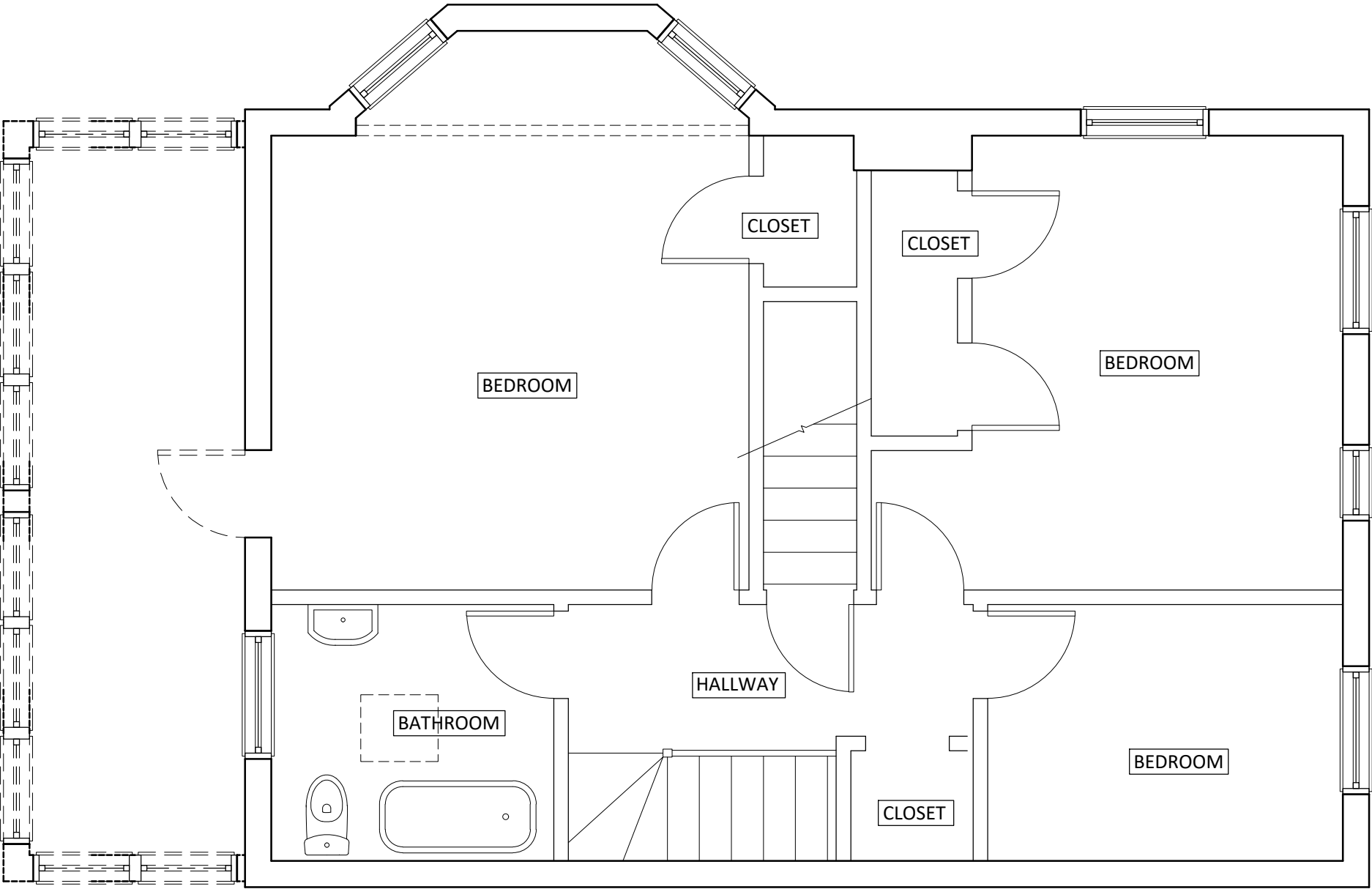


EXISTING ITEM TO BE REMOVED



REMOVAL PLAN - 2ND FLOOR

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



A003

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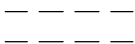
REMOVAL PLANS

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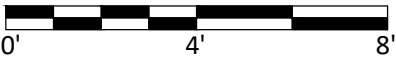


LEGEND



EXISTING ITEM TO BE REMOVED

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



1

ELEVATION - REMOVAL

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



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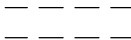
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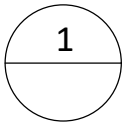
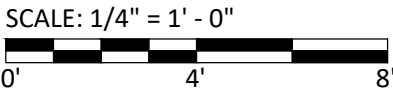
A004

ELEVATIONS

LEGEND

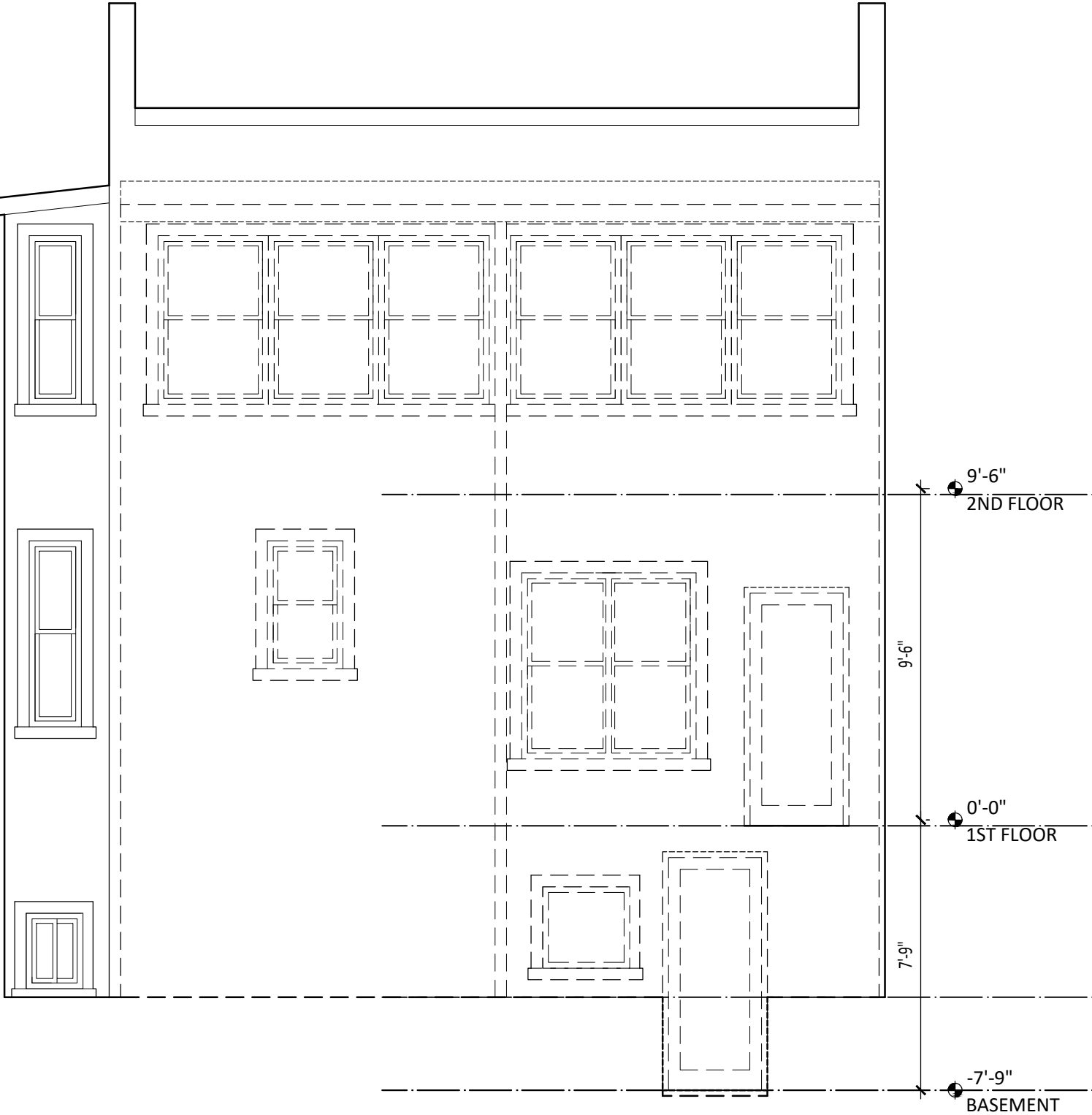


EXISTING ITEM TO BE REMOVED



ELEVATION - REMOVAL

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



A005

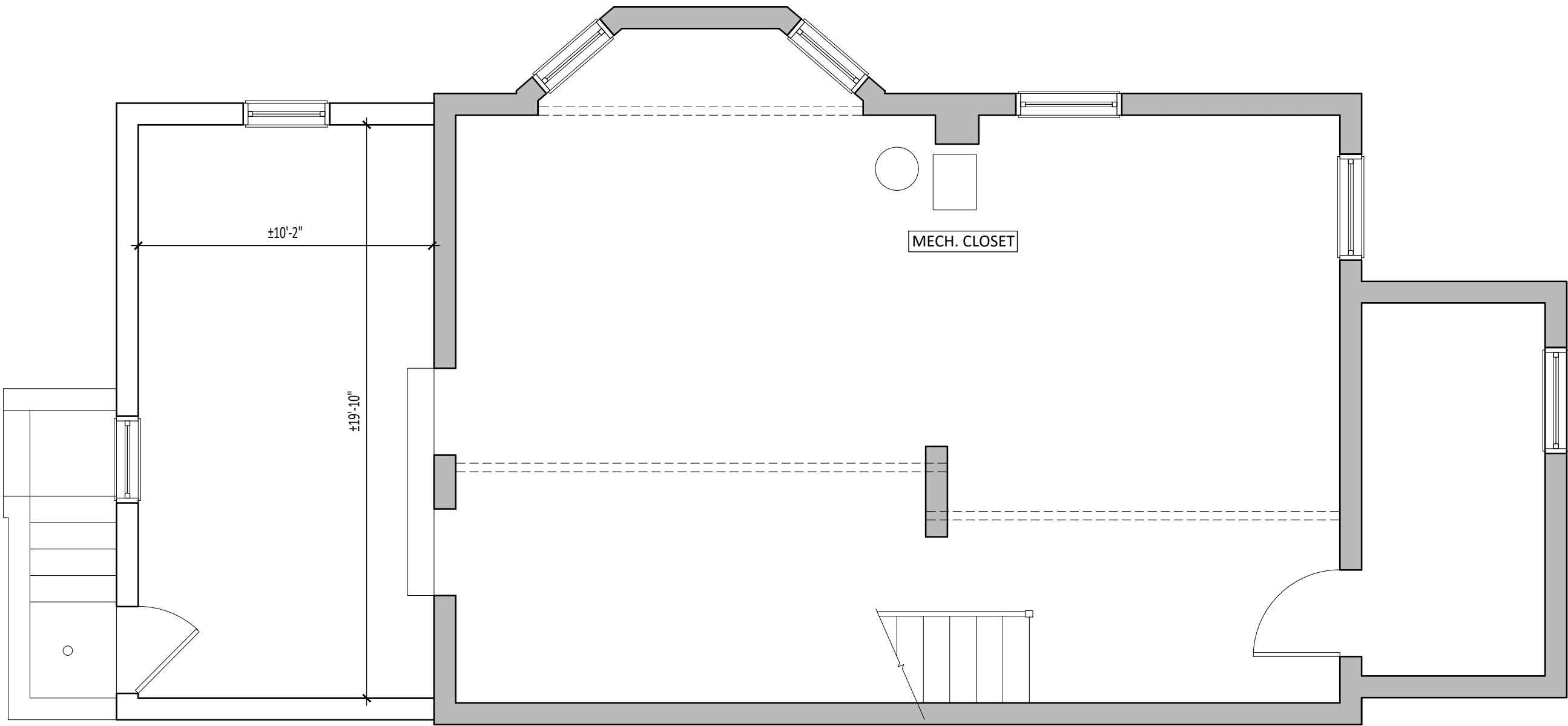
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LEGEND

- EXISTING STRUCTURE TO REMAIN
- NEW PARTITION

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

1

NEW PLAN - BASEMENT

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



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A006

NEW CONSTRUCTION PLANS

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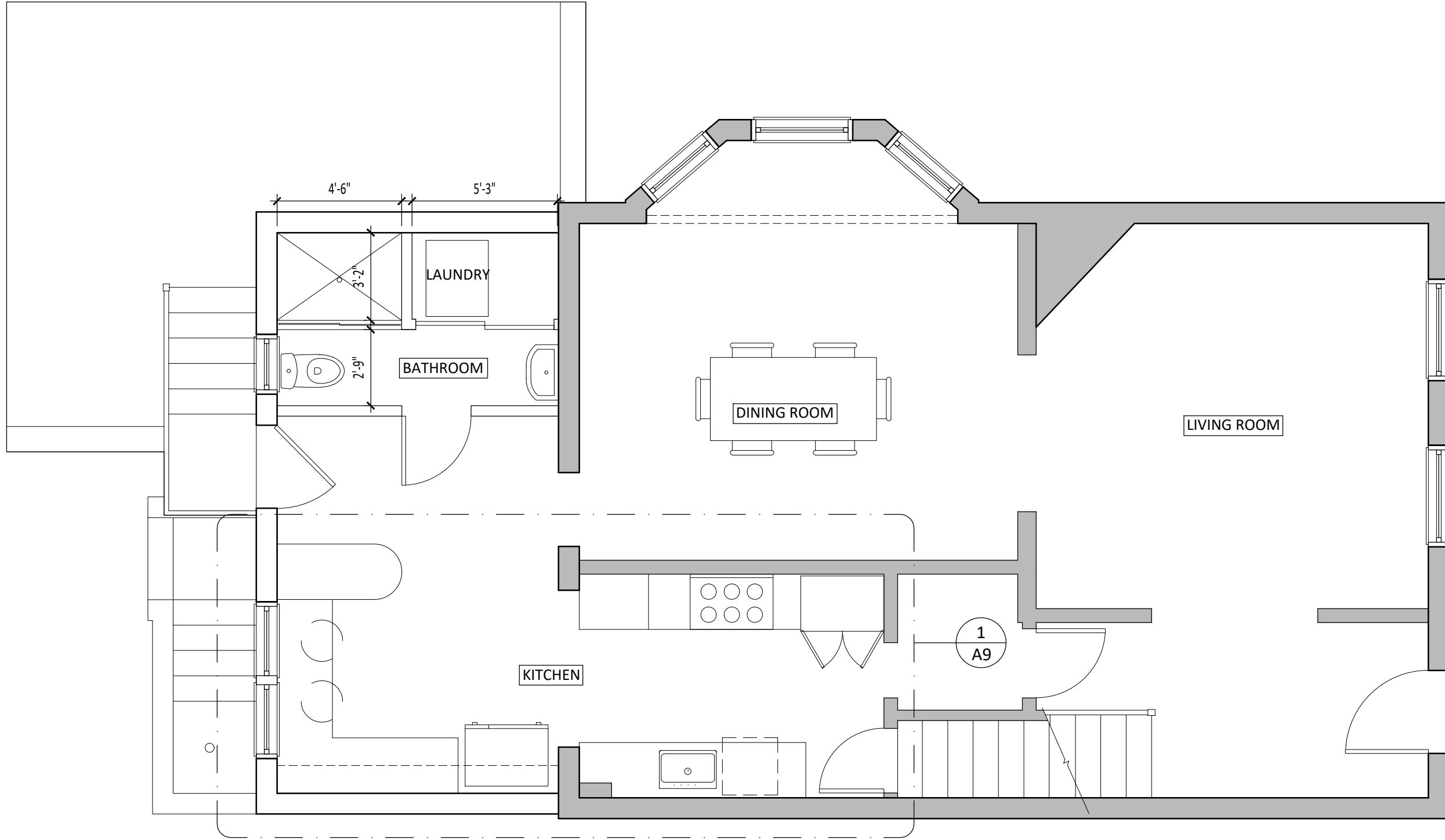
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A007

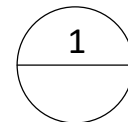
NEW CONSTRUCTION PLANS



LEGEND

- EXISTING STRUCTURE TO REMAIN
- NEW PARTITION

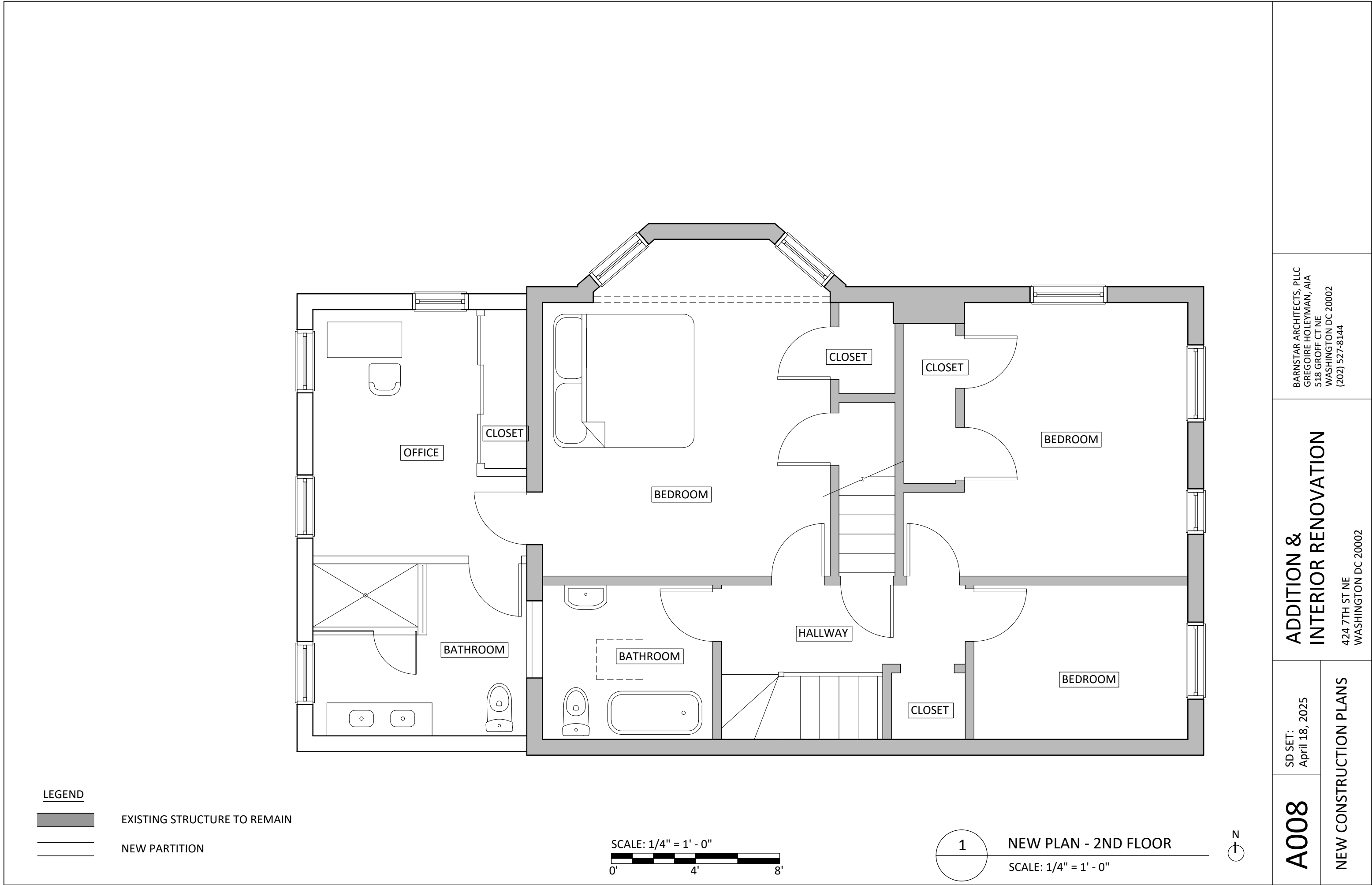
SCALE: 1/4" = 1' - 0"



NEW PLAN - 1ST FLOOR

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

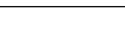




LEGEND

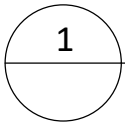
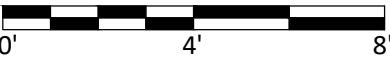


EXISTING STRUCTURE TO REMAIN



NEW PARTITION

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



NEW PLAN - 2ND FLOOR

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



A008

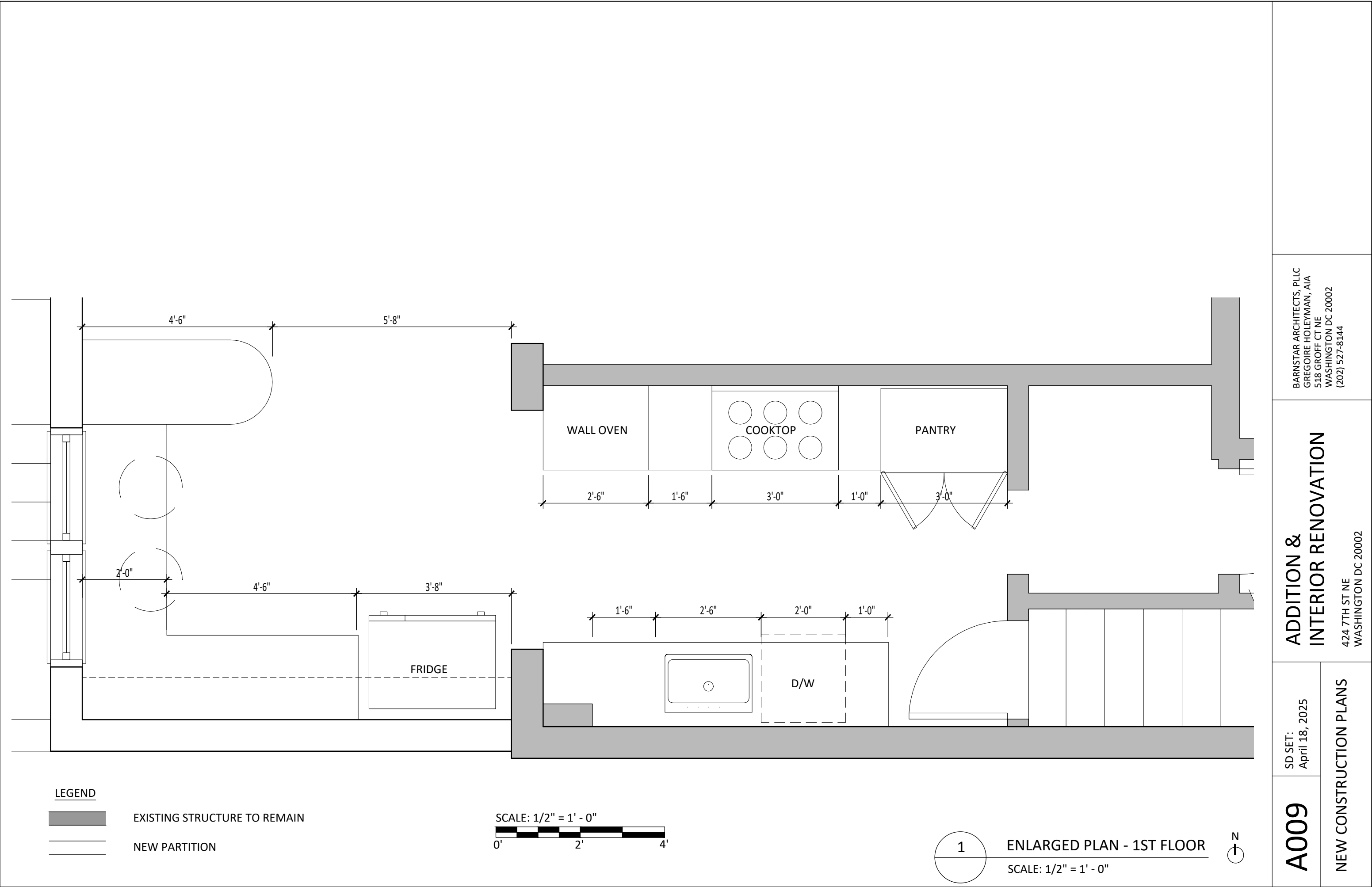
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A009

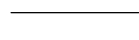
NEW CONSTRUCTION PLANS



LEGEND



EXISTING STRUCTURE TO REMAIN



NEW PARTITION

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



1

ELEVATION - NEW

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

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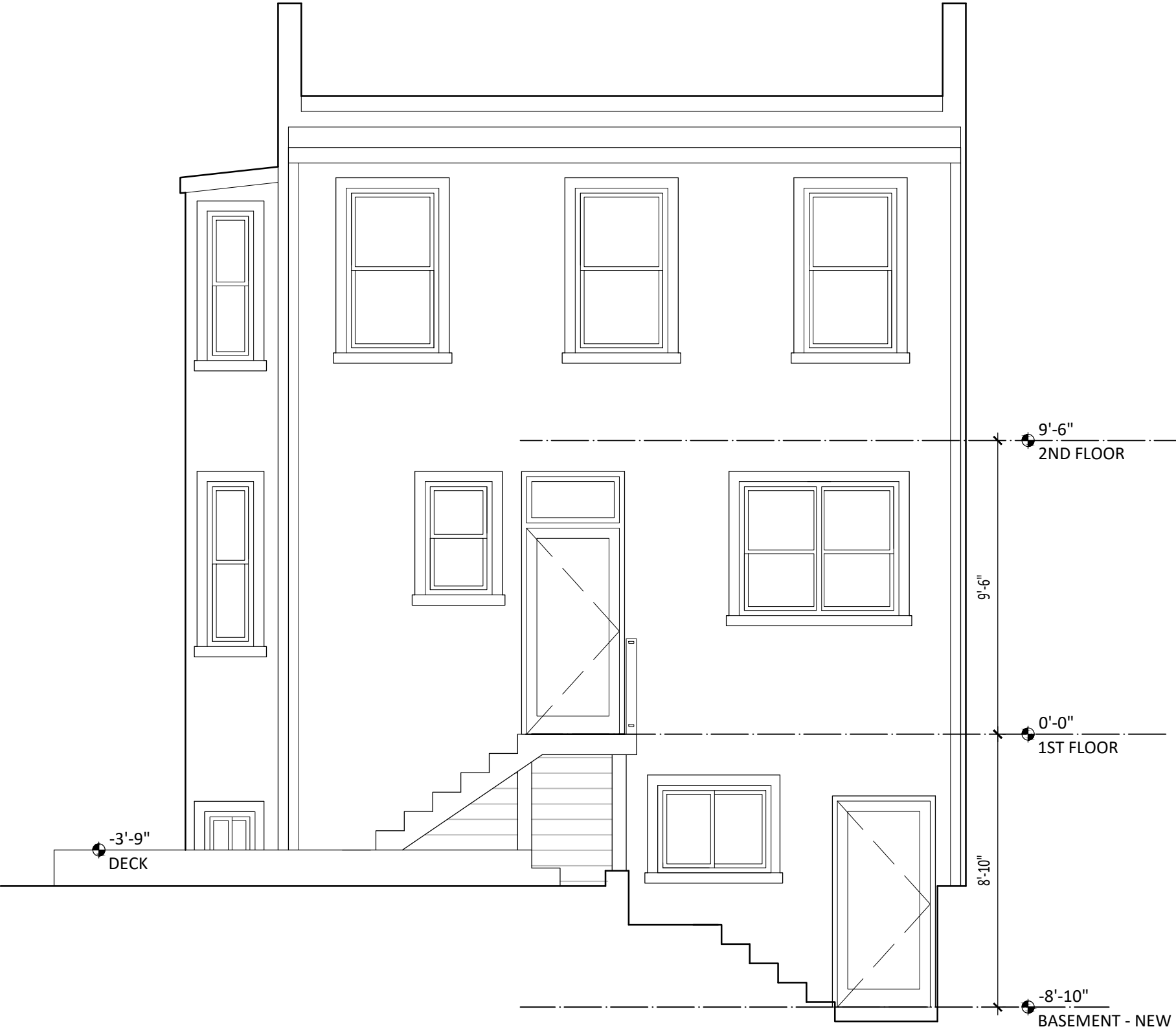
A010

ELEVATIONS

ADDITION & INTERIOR RENOVATION

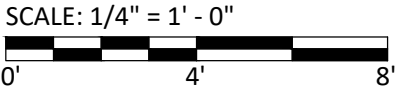
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LEGEND

- EXISTING STRUCTURE TO REMAIN
- NEW PARTITION



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

1

ELEVATION - NEW

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



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A011

ELEVATIONS