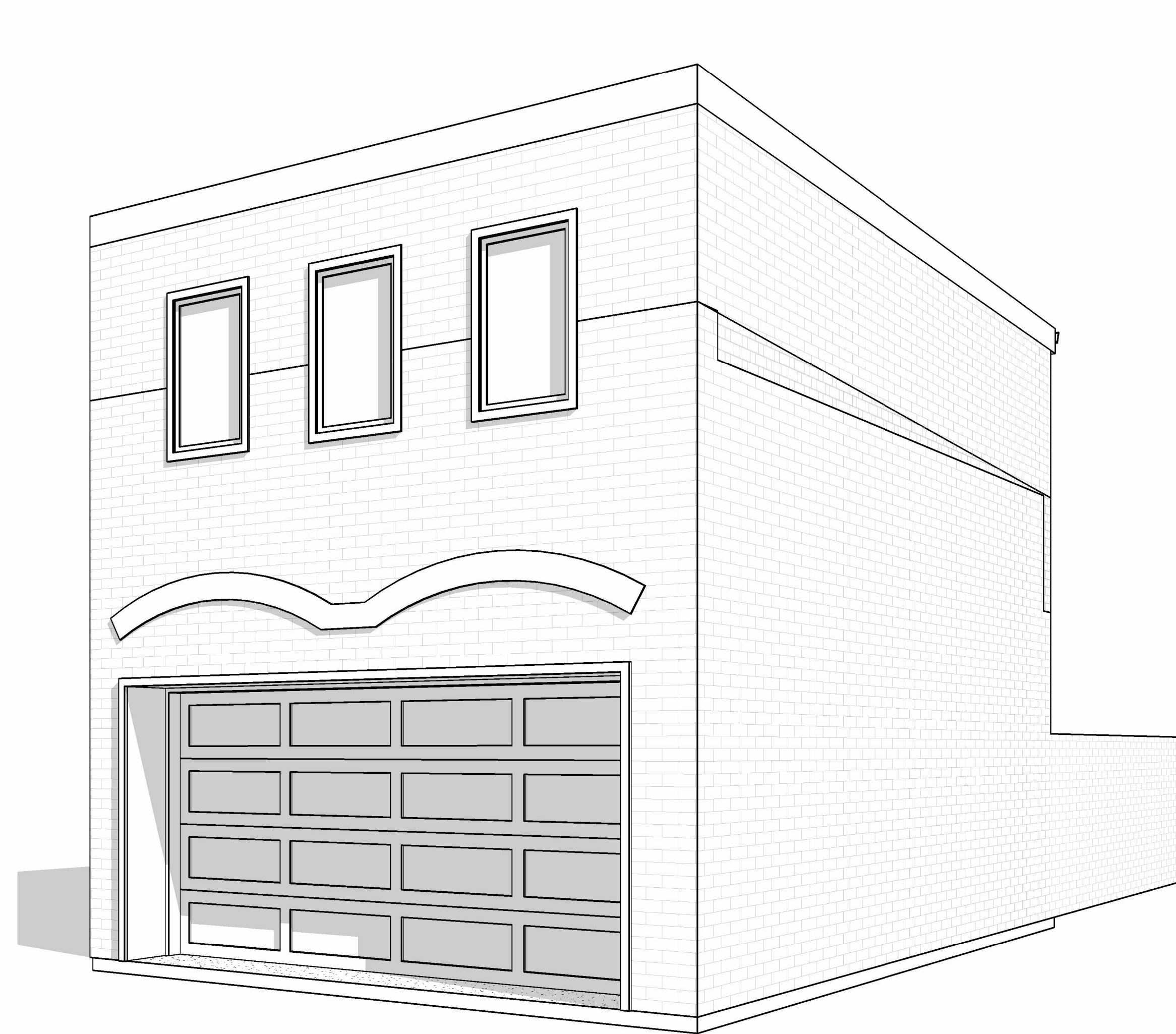




UPDEGROVE GALBRAITH RESIDENCE

316 12th Street NE,
Washington, DC 20002



UPDEGROVE GALBRAITH

RESIDENCE

10 JUNE 2026
BZA SUBMISSION

JK^A

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LIST OF ABBREVIATIONS

<	Angle	MFR	Manufacturer(S)
@	At	MIN	Minimum
#	Number	MISC	Miscellaneous
	Centerline	MO	Masonry Opening
f	Diameter	MTL	Metal
1X	One-inch nominal thickness	MTD	Mounted
2X	Two-inch nominal thickness	MTG	Mounting
ABV	Above	MW	Microwave Oven
AC	Air Conditioning	N	North
ACOUST	Acoustical	NIC	Not in Contract
ACT	Acoustical Ceiling Tile	NO	Number
ADJ	Adjacent, Adjustable	NTS	Not to Scale
AFF	Above Finish Floor	OA	Overall
AHU	Air Handler Unit	OD	Outside Diameter
ALT	Alternate	OC	On Center
ALUM	Aluminum	OFCI	Owner Furnished, Contractor Installed
ANOD	Anodized	OFF	Office
APPROX	Approximate	OH	Opposite Hand
BD	Board (or Bead, if applicable)	OPNG	Opening
BTWN	Between	OPP	Opposite
BLDG	Building	PART	Partition
BLKG	Blocking	PERF	Perforated
BLT	Bolt	PL	Plate/Property Line
BM	Beam	PLAM	Plastic Laminate
BOT	Bottom	PLEX	Plexiglass
BPG	Bearing	PLYWD	Plywood
BSMT	Basement	POLY	Polyethylene
CAB	Cabinet	PR	Pair
CER	Ceramic	PSF	Pound Per Square Foot
CH	Ceiling Height	PSI	Pound Per Square Inch
CJ	Control Joint	PT	Pressure Treated
CLG	Ceiling	PTD	Painted
CLAD	Cladding	PVC	Polyvinyl Chloride
CLO	Closet	QT	Quarry Tile
CLR	Clear	QTY	Quantity
CMU	Concrete Masonry Unit	R	Riser(s)
COL	Column	RO	Rough Opening
CONC	Concrete	R=	Radius
CONST	Construction	RCP	Reflected Ceiling Plan
CONT	Continuous	RECP T	Receptacle
CORR	Corrugated	REF	Refrigerator
CPT	Carpet	REG	Register
CS	Cast Stone	REINF	Reinforcing
CSK	Countersink	REQD	Required
CSMT	Casement	RESIL	Resilient
CT	Ceramic Tile	REV	Revision
CTR	Center/Counter	RL	Rain Leader
CTRD	Centered	RM	Room
CW	Cold Water	RTU	Roof Top Unit
DBL	Double	S	South
DEMO	Demolish, Demolition	SAS	Surface Four Sides
DET	Detail	SC	Solid Core
DF	Drinking Fountain	SCHED	Schedule(d)
DH	Double Hung	SECT	Section
DIA	Diameter	SHT	Sheet
DIM	Dimension	SIM	Similar
DN	Down	SF	Square Feet
DR	Door	SPEC	Specification
DS	Downspout	SQ	Square
DW	Dishwasher	SS	Stainless Steel
DWG	Drawing	STD	Standard
E	East	STL	Steel
EA	Each	STOR	Storage
EJ	Expansion Joint	STRUCT	Structure
EL	Elevation	SURF	Surface
ELEC	Electric(al)	SUSP	Suspend
ELEV	Elevator	T	Tread(s)
EMER	Emergency	T&G	Tongue and Groove
EQ	Equal	TBD	To Be Determined
EQUIP	Equipment	TEL	Telephone
EWC	Electric Water Cooler	TEMP	Temperature
EXIST	Existing	THK	Thick
EXH	Exhaust	TOIL	Toilet
EXP	Expansion, Exposed	TO	Top of ()
EXT	Exterior	TYP	Typical
FA	Fire Alarm	UL	Underwriters Laboratories, Inc.
FBO	Furnished by Owner	UNFIN	Unfinished
FD	Floor Drain	UNO	Unless Noted Otherwise
FND	Foundation	U/S	Underside
FEC	Fire Extinguisher Cabinet	UTIL	Utility
FF	Finish Floor	VB	Vapor Barrier
FGL	Fiberglass	VCT	Vinyl Composition Tile
FIN	Finish	VENT	Ventilate(or)
FLASH	Flashing	VERT	Vertical
FL	Floor	VEST	Vestibule
FLUOR	Fluorescent	VIF	Verify in Field
FOM	Face of Masonry	VNR	Veneer
FOS	Face of Structure (or Face of Stud, where applicable)	W	West
FRP	Fiberglass reinforced plastic	WC	Water Closet
FRT	Fire Retardant Treated	WD	Wood
FRMG	Framing	WF	Wide Flange
FT	Feet	WH	Water Heater
FTG	Footing	WP	Waterproofing
FURN	Furniture/Furnish	W/	With
FURR	Furring	W/O	Without
FVC	Fire Valve Cabinet	WT	Weight
GA	Gauge	WWM	Welded Mire Mesh
GALV	Galvanized		
GC	General Contractor		
GFI	Ground Fault Interrupter		
GL	Glass		
GWB	Gypsum Wall Board		
GYP	Gypsum		
HB	Hose Bib		
HC	Hollow Core/Handicappd		
HD	Head		
HDWE	Hardware		
HM	Hollow Metal		
HORIZ	Horizontal		
HT	Height		
HTR	Heater		
HVAC	Heating/Ventilation/Air-Conditioning		
HW	Hot Water		
IG	Isolated Ground		
IN	Inch		
INCAN	Incandescent		
INCL	Include(d)		
INSUL	Insulation		
INT	Interior		
JAN	Janitor		
JT	Joint		
KIT	Kitchen		
LAV	Lavatory		
LEV	Level		
MAS	Masonry		
MAX	Maximum		
MDF	Medium Density Fiberboard		
MDO	Medium Density Overlay		
MECH	Mechanical		
MEZZ	Mezzanine		

GENERAL NOTES

1.

OMISSIONS OR CONFLICTS IN THE DRAWINGS AND ANY RESTRICTIONS RELATED TO THE EXECUTION OF THE WORK. IN THE CASE OF CONFLICTS BETWEEN DRAWINGS, OR NOTES AND DRAWINGS, IT SHALL BE ASSUMED THE STRICTEST CONDITION OR REQUIREMENT HAS BEEN INCLUDED IN THE COST AND SCOPE OF THE WORK.
2.

ISSUE COMPLETE SETS OF THE CONTRACT DOCUMENTS TO EACH OF THE SUBCONTRACTORS FOR COORDINATION OF THEIR WORK WITH OTHER TRADES AND DESCRIPTION OF SCOPE.
3.

APPLY FOR, OBTAIN AND PAY FOR ALL PERMITS, FEES, INSPECTIONS AND APPROVALS BY LOCAL AUTHORITIES HAVING JURISDICTIONS OVER THE PROJECT. PROVIDE COPIES OF ALL CODES IN FORCE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ORDERS OF ANY PUBLIC AUTHORITY BEARING ON THE PERFORMANCE OF THE WORK.
4.

CONTRACTOR IS RESPONSIBLE FOR COORDINATING AND PROVIDING PROTECTION FOR ALL NEW AND EXISTING WORK IN PLACE WHEN SUBJECT TO POTENTIAL DAMAGE BY WORK OF OTHER TRADES. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL ABOVE CEILING WORK AND SHALL, DURING LAYOUT, SUBMIT COORDINATION SHOP DRAWINGS OF ALL CEILING HEIGHT, FIXTURES, CONDUIT, PIPING, SPRINKLER LINES AND DUCT WORK IDENTIFYING ANY POTENTIAL CONFLICTS. CONTRACTOR SHALL REROUTE ITEMS AS REQUIRED. CONTRACTOR SHALL BE RESPONSIBLE FOR MINOR RELOCATIONS OF ITEMS, TO AVOID CONFLICTS WHILE MAINTAINING THE DESIGN INTENT.
5.

GC SHALL DEFINE SCOPE, SCHEDULE AND COST IMPLICATIONS WITH OWNER REGARDING ANY WORK BEING DONE BY OUTSIDE CONTRACTORS AND SUBCONTRACTORS.
6.

COORDINATE SCHEDULING PROVISIONS FOR INSTALLATION, LOCATIONS AND THE ACTUAL INSTALLATION OF ITEMS FURNISHED BY OWNER OR BY OTHERS. FACILITATE WORK WITH ALL TRADES ON THE PROJECT NOT UNDER CONTRACT TO THE CONTRACTOR (I.E., TELEPHONE, COMPUTER INSTALLERS, ETC.).
7.

VERIFY DIMENSIONS IN THE FIELD. TO THE EXTENT THAT DIMENSIONS CANNOT BE VERIFIED OR THE VERIFICATION OF DIMENSIONS WOULD CAUSE A DELAY IN THE PROGRESS OF THE WORK, CONTRACTOR SHALL GUARANTEE DIMENSIONS TO HIS SUBCONTRACTOR FOR COORDINATION. DO NOT SCALE DRAWINGS.
8.

SUBMIT FOR CONSIDERATION SAMPLES AND PRODUCT LITERATURE AND OTHER PERTINENT DATA OF ANY PROPOSED SUBSTITUTIONS.
9.

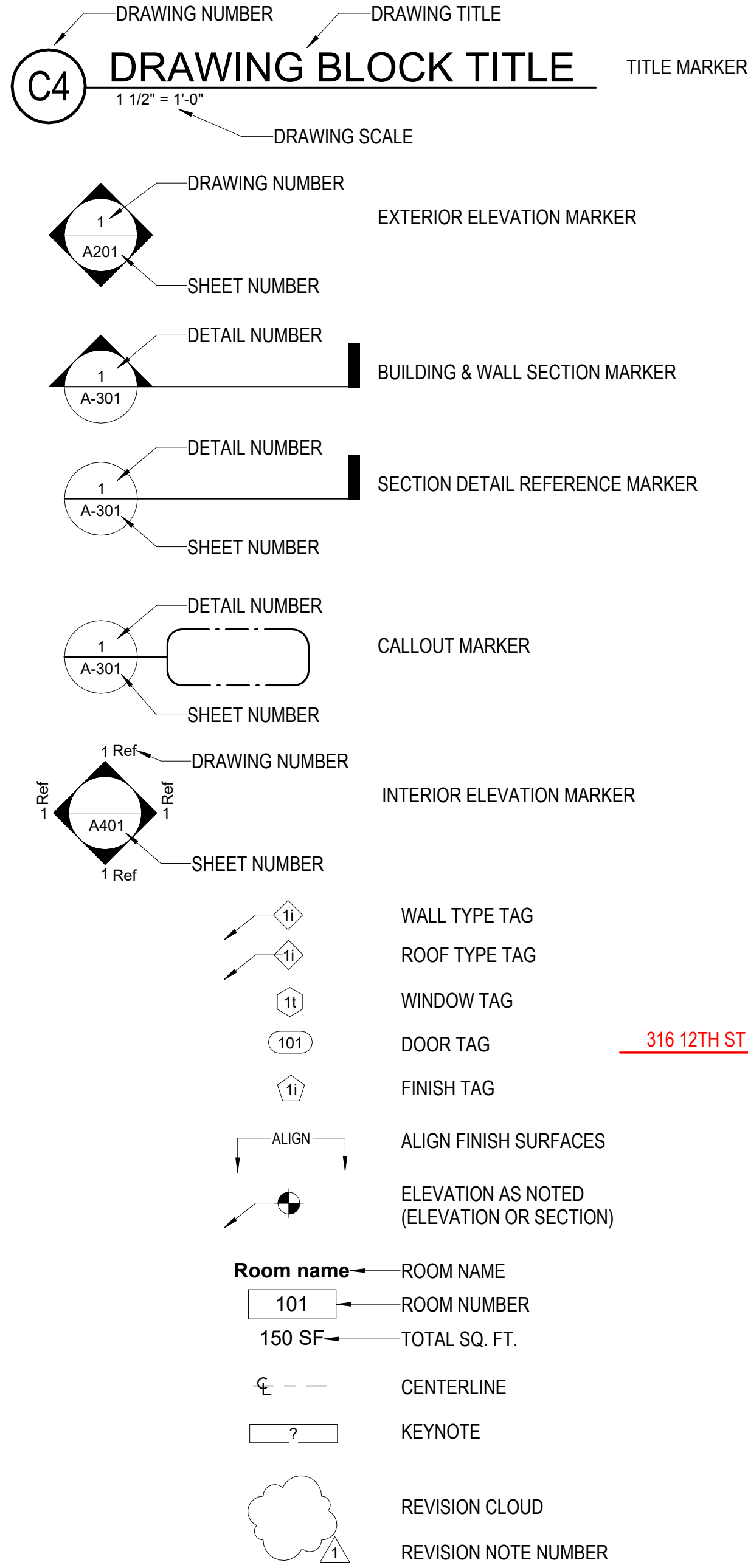
PERFORM ALL WORK AND INSTALL MATERIALS IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS AND IN A MANNER CONSISTENT WITH INDUSTRY STANDARDS OF WORKMANSHIP.
10.

EXAMINE ALL SURFACES TO DETERMINE THAT THEY ARE SOUND, DRY, CLEAN AND READY TO RECEIVE FINISHES OR MILLWORK PRIOR TO INSTALLATION. START OF INSTALLATION SHALL IMPLY ACCEPTANCE OF SUBSTRATE AND SHALL NOT BE GROUNDS FOR CLAIMS AGAINST IMPROPER PERFORMANCE OF INSTALLED MATERIALS.
11.

INSTALL AND MAINTAIN ALL NECESSARY COVERINGS, PROTECTIVE ENCLOSURES, TEMPORARY DOORS AND PARTITIONS AND DUST BARRIERS TO PROTECT ALL OCCUPANTS AND EXISTING WORK AND FINISHES TO REMAIN. REPAIR AND REPLACE ANY DAMAGES CAUSED BY IMPROPER PROTECTION AT NO ADDITIONAL COST TO OWNER.
12.

PROVIDE TO OWNER ANY MANUFACTURER/ PRODUCT LITERATURE, MAINTENANCE REQUIREMENTS AND/ OR SCHEDULES.

SYMBOLS LEGEND



ZONING - Title DCMR	
ZONING:	RF-1
USES:	Residential-Row-Single-Family
OCCUPANCY GROUP:	R-3
LOT AREA:	2,150 SF

A	ALLOWED	EXISTING	PROPOSED
FRONT YARD:	NO LESSER OR GREATER THAN EXISTING SETBACKS ON THE SAME BLOCK	0'-0"	NO CHANGE
REAR YARD:	20'-0"	XXXX	NO CHANGE
SIDE YARD:	5' ON FREE STANDING SIDES	0'-0"	NO CHANGE
HEIGHT:	35'-0"		NO CHANGE
LOT OCC:	60% OR 1,290 SF	77% OR 1,656 SF	78% OR 1,680 SF
			74.7% OR 1,605 SF (2ND FL)

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NO. DATE

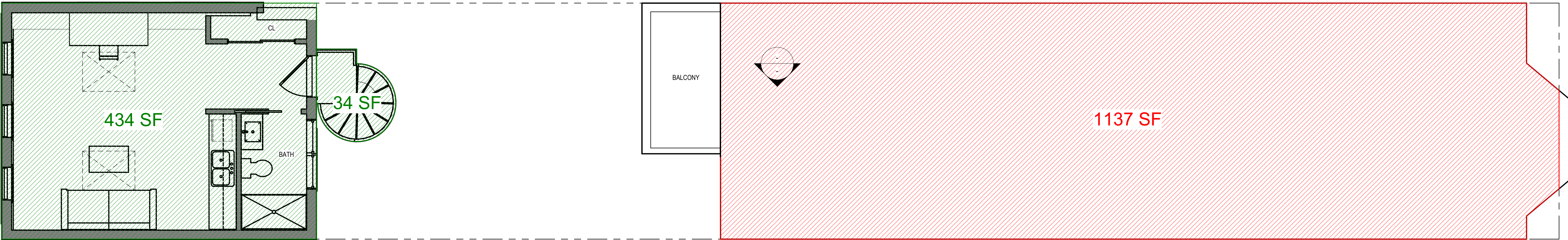
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SHEET NAME
SF CALCULATIONS

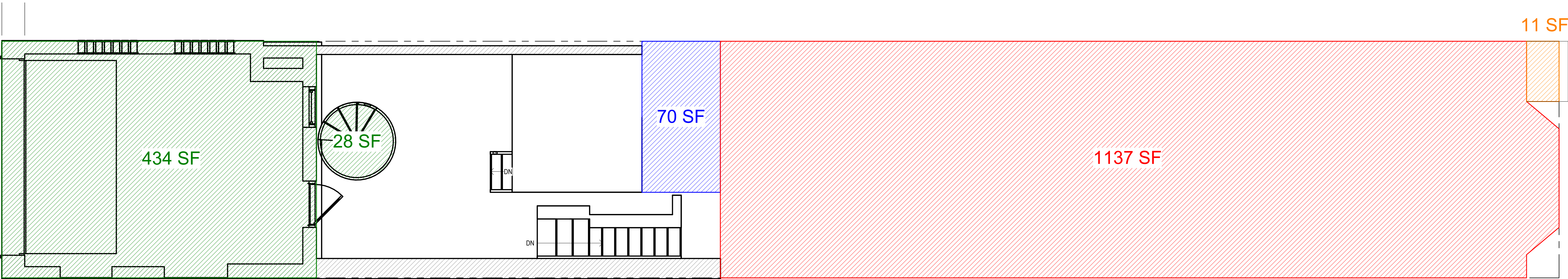
SCALE
1/4" = 1'-0"

SHEET NO.

A002



2 SF CALCULATIONS - SECOND FLOOR
1/4" = 1'-0"



1 SF CALCULATIONS - FIRST FLOOR
1/4" = 1'-0"



Subj. Property: 316 12th Street NE



Subj. Property: 316 12th Street NE



Subj. Property: 316 12th Street NE

318 12th Street NE

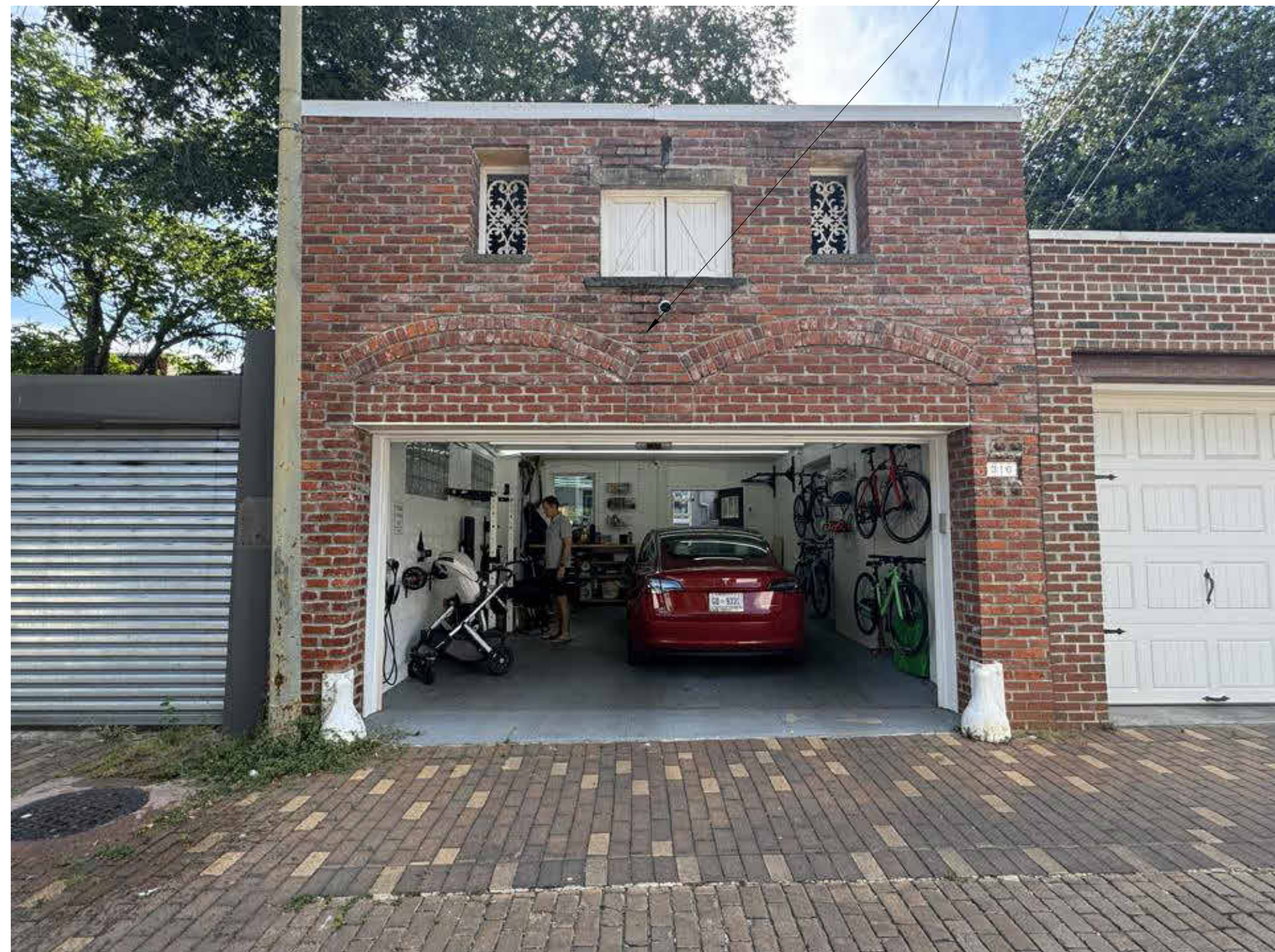
314 12th Street NE

318 12th Street NE



IN-PROPERTY : WEST ELEVATION

Subj. Property: 316 12th Street NE



PUBLIC ALLEY: WEST ELEVATION

Subj. Property: 316 12th Street NE

318 12th Street NE

Subj. Property: 316 12th Street NE



OFFICIAL STAMPS

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SEAL

SHEET NAME

EXISTING SITE
CONDITIONS

SCALE

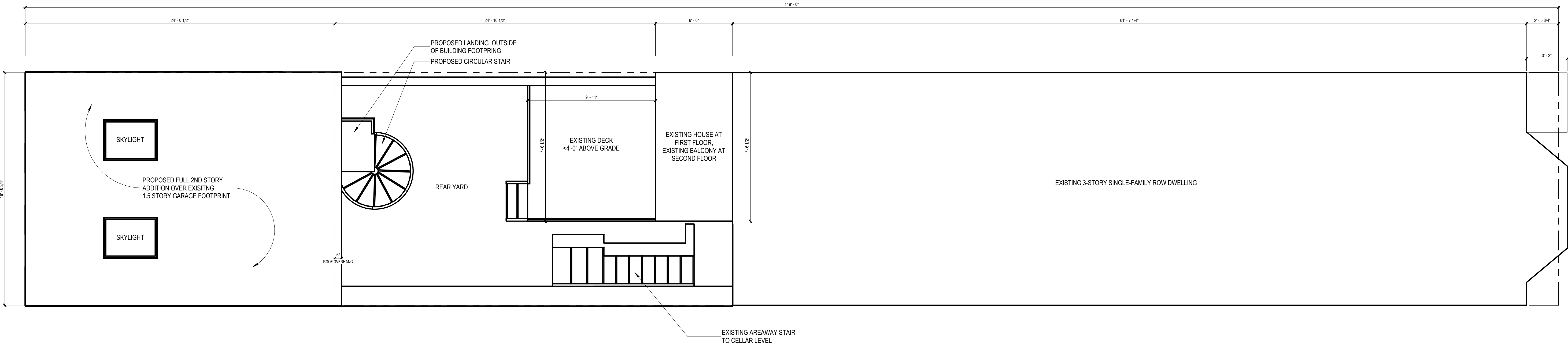
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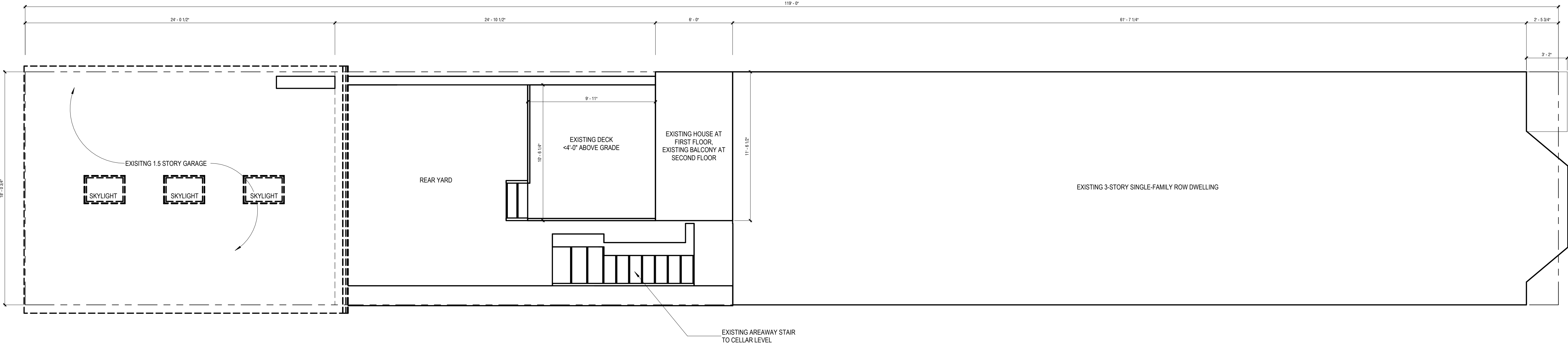
ADDRESS:	316 12th Street NE, Washington, DC 20002
SSL:	0986 0052
NEIGHBORHOOD:	039 - Old City 1
USE CODE:	011 - Residential-Single Family (Row)
TAX CLASS:	1 - Residential
WARD:	6

ZONING - Title DCMR	
ZONING:	RF-1
USES:	Residential-Row-Single-Family
OCCUPANCY GROUP:	R-3
LOT AREA:	2,150 SF

A	ALLOWED	EXISTING	PROPOSED
FRONT YARD:	NO LESSER OR GREATER THAN EXISTING SETBACKS ON THE SAME BLOCK	0'-0"	NO CHANGE
REAR YARD:	20'-0"	XXXX	NO CHANGE
SIDE YARD:	5' ON FREE STANDING SIDES	0'-0"	NO CHANGE
HEIGHT:	35'-0"		NO CHANGE
LOT OCC:	60% OR 1,290 SF	77% OR 1,656 SF	78% OR 1,680 SF
			74.7% OR 1,605 SF (2ND FL)



2 PROPOSED SITE PLAN
1/4" = 1'-0"



1 EXISTING SITE PLAN
1/4" = 1'-0"



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SEAL

SHEET NAME
EXISTING AND
PROPOSED SITE
PLANS

SCALE
1/4" = 1'-0"

SHEET NO.

A100

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SEAL

SHEET NAME

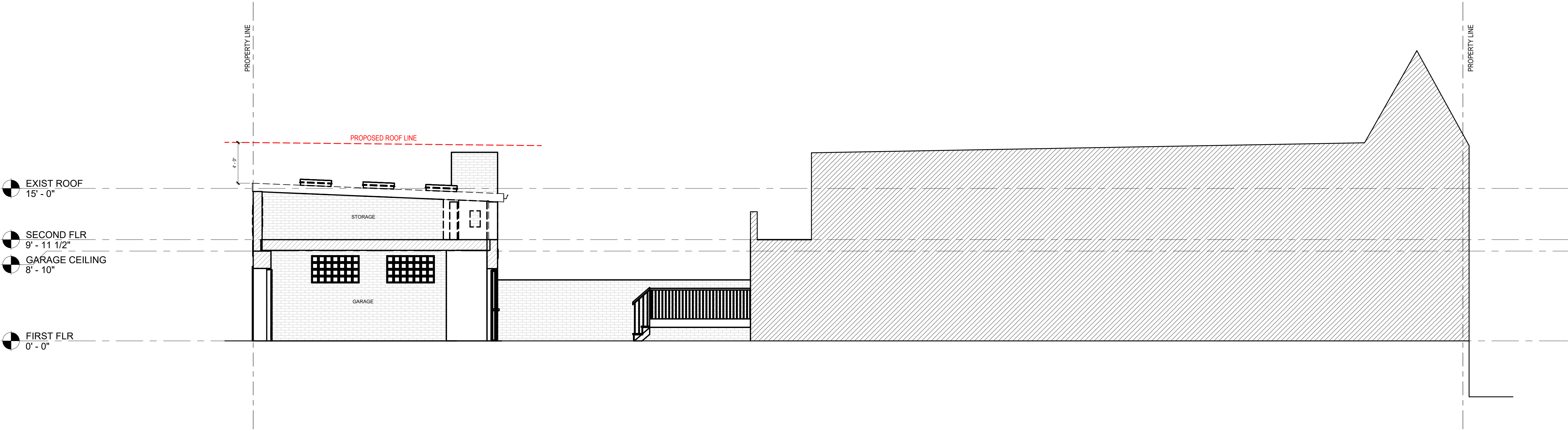
EXISTING AND
PROPOSED SITE
SECTIONS

SCALE

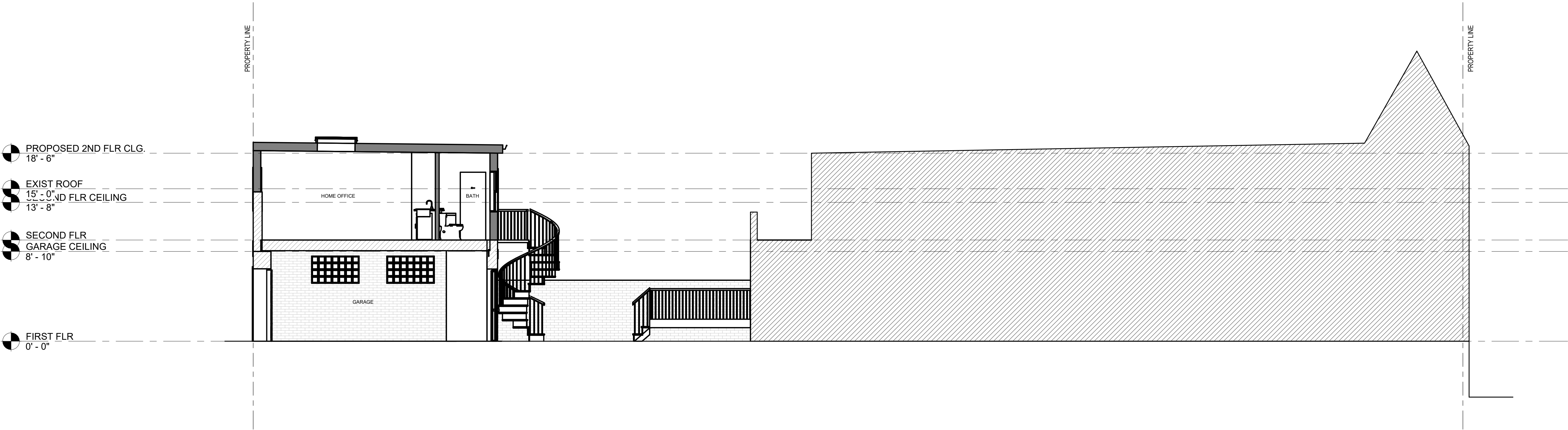
3/16" = 1'-0"

SHEET NO.

A100a



2 EXISTING SITE SECTION
3/16" = 1'-0"



1 PROPOSED SITE SECTION
3/16" = 1'-0"



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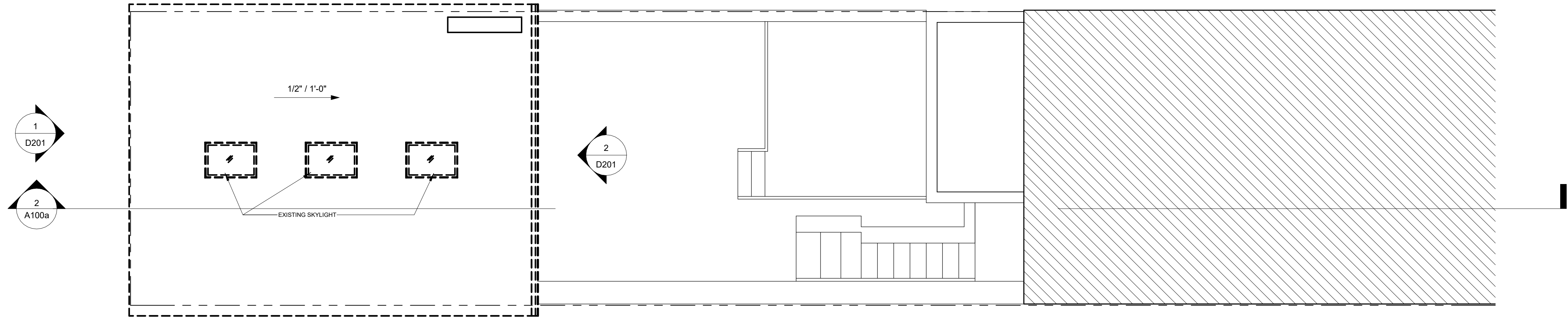
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SHEET NAME
EXISTING FLOOR
PLANS

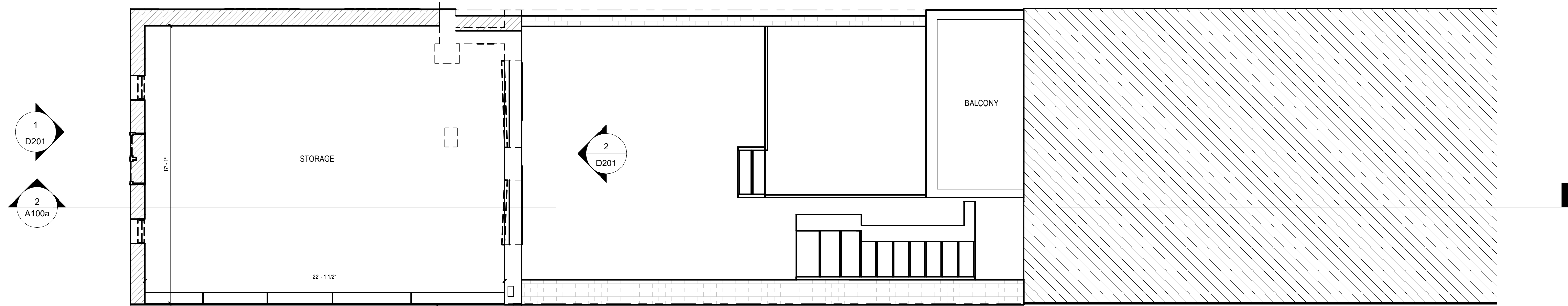
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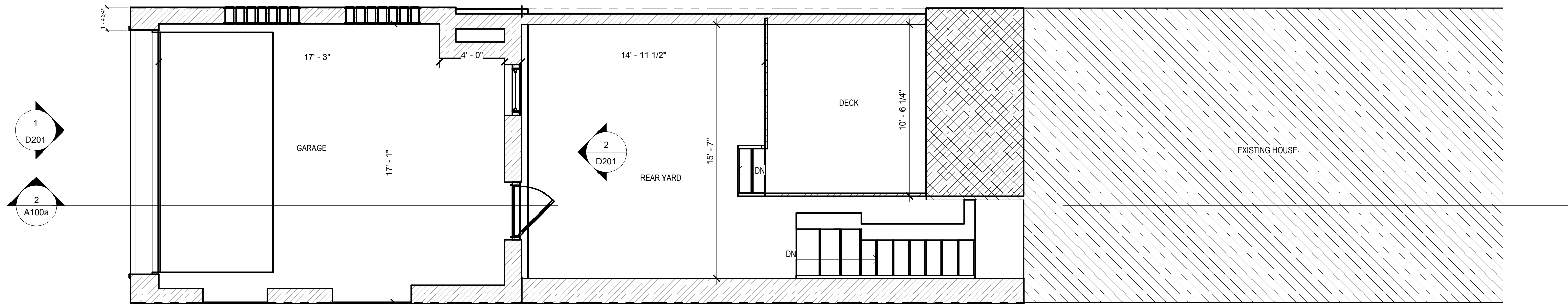
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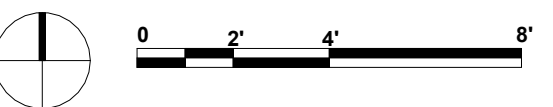
3 EXISTING ROOF PLAN
1/4" = 1'-0"



2 EXISTING SECOND FLOOR PLAN
1/4" = 1'-0"



1 EXISTING FIRST FLOOR PLAN
1/4" = 1'-0"





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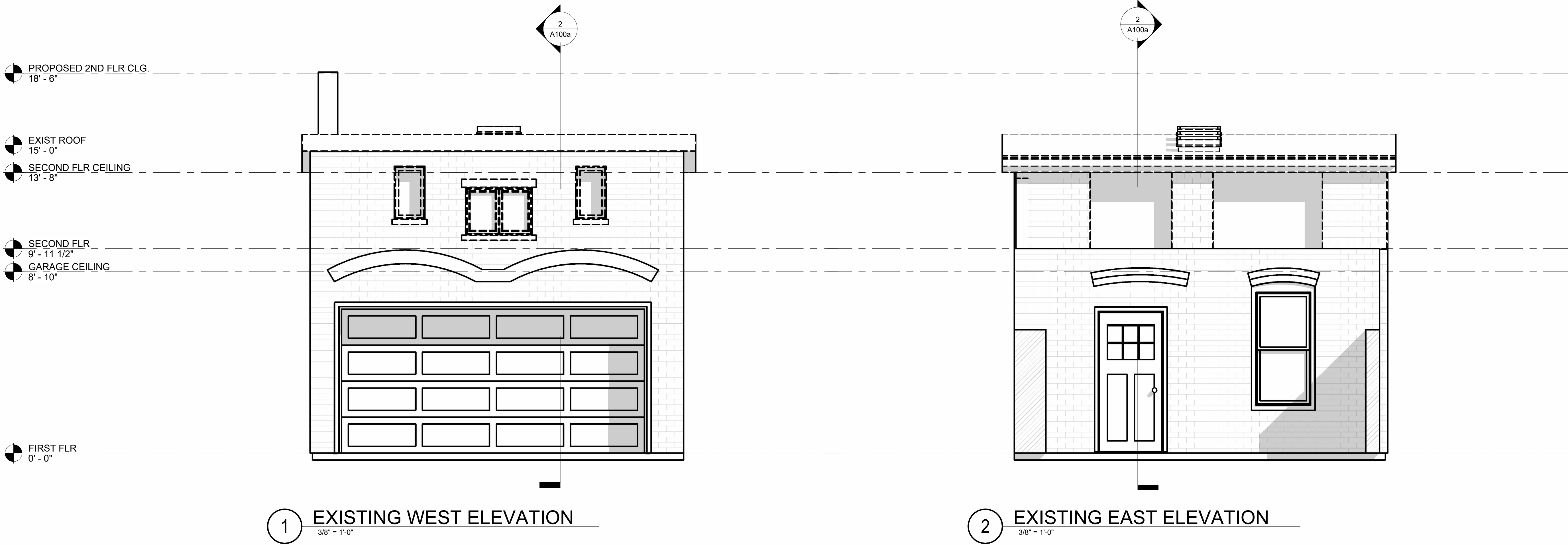
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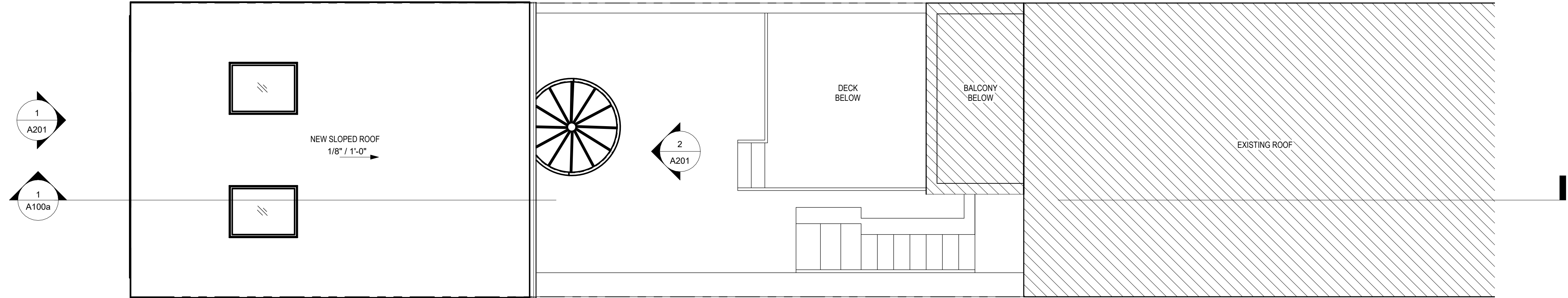
SHEET NAME
EXISTING
ELEVATIONS

SCALE
3/8" = 1'-0"

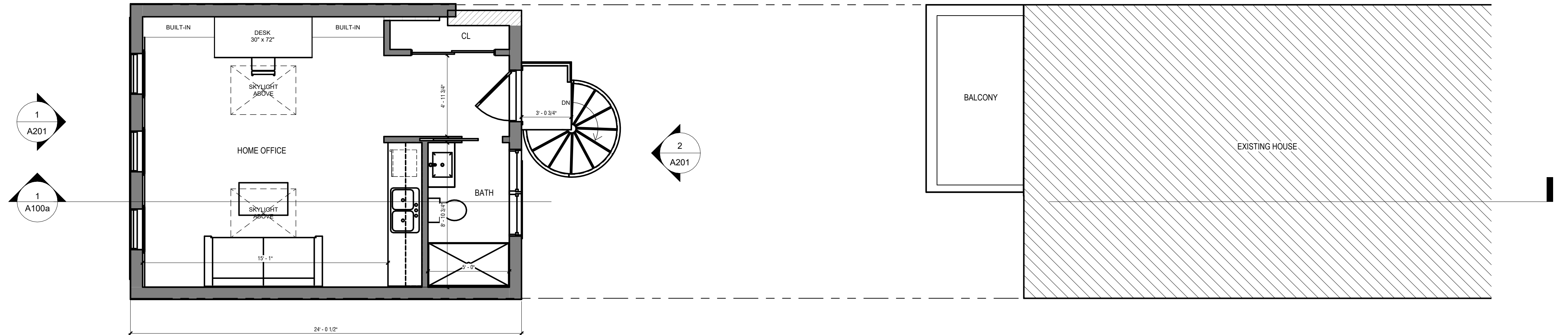
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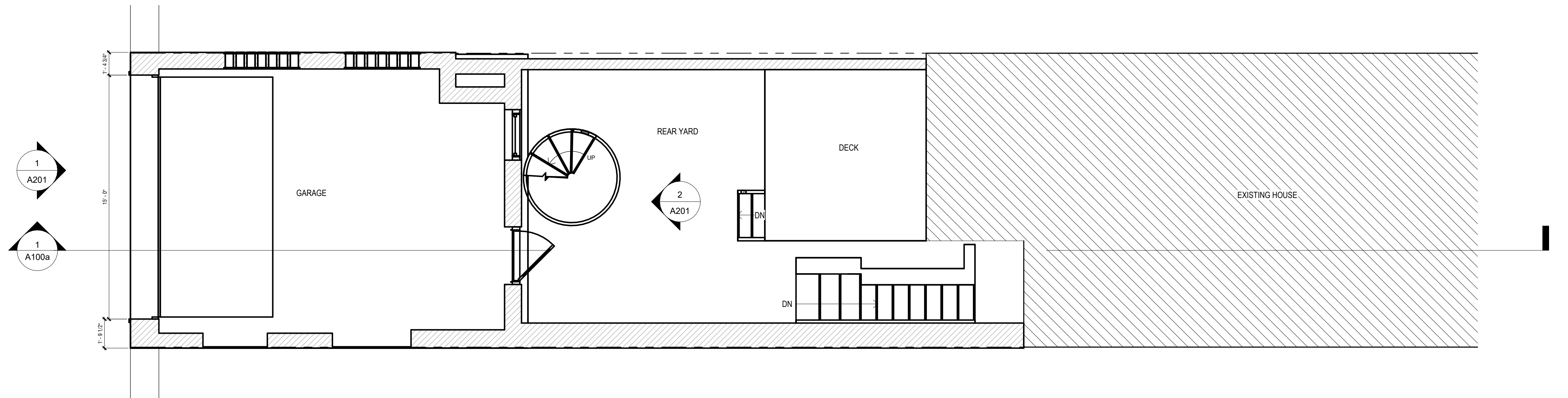




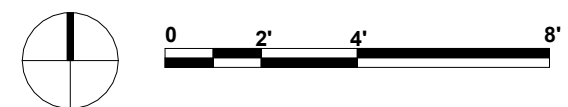
3 PROPOSED ROOF PLAN
1/4" = 1'-0"



2 PROPOSED SECOND FLOOR PLAN
1/4" = 1'-0"



1 PROPOSED FIRST FLOOR PLAN
1/4" = 1'-0"



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SHEET NAME
PROPOSED FLOOR
PLANS

SCALE
1/4" = 1'-0"

SHEET NO.

A101

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NO.	DATE
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SHEET NAME

PROPOSED
ELEVATIONS

SHEET NO.

