

MANCHESTER RESIDENCE

1231 F Street, NE
Washington, DC 20002

YAVNAI + ROG
180 N. CAROLINA AVENUE, SE
WASHINGTON, DC 20003

LOT: 113 SQUARE: 1007
BZA SUBMITTAL 29 APRIL 2011

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DC GIS

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 18243
EXHIBIT NO. 10

GENERAL NOTES / ZONING CODE ANALYSIS

ZONING DISTRICT	R-4		
USE GROUP	RESIDENTIAL - SINGLE FAMILY		
	ATTACHED ROWHOUSE		
LOT	113		
SQUARE	1007		
TOTAL LOT AREA	2,300 S.F.		
TOTAL LOT WIDTH	20'-0"		
REQUIREMENT	EXISTING	ALLOWABLE / REQUIRED	PROPOSED
LOT OCCUPANCY	59.26%	60.00%	65.9%
GARAGE HEIGHT	16'-8 1/2"	15'-0" FROM REAR YARD	15'-0" FROM ALLEY (POPUF: 17'-10 1/2")
GROSS FLOOR AREA	N/A	N/A	N/A
SIDE YARD WIDTH	N/A	N/A	N/A
GARAGE SETBACK	12'-0" (PER DCRA)	12'-0" FROM E OF ALLEY	12'-0"
PARKING	1 1/2 CAR	0	2 CAR
FRONT YARD	N/A	N/A	N/A
APPLICABLE BUILDING CODES		IRC 2006	

LOCATION MAPS



Board of Zoning Adjustment
District of Columbia
CASE NO. 18243
EXHIBIT NO. 10

YAVNAI + ROG
180 N. CAROLINA AVENUE, SE
WASHINGTON, DC 20003
202.669.4361 or 202.696.0029

The Manchester Residence
1231 F Street, NE
Washington, DC 20002

Cover

DATE: 29 APRIL 2011
SCALE: AS NOTED

A000



③ Garage Elevation from Backyard



① Garage Elevation from Alley



④ Rear House Elevation



② Side Garage Elevation

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Photos

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A001

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③ View from Alley Looking North at Adjacent Garage



① View from Garage Looking East



④ View from Alley Looking West



② View from Garage Looking Southeast

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Photos

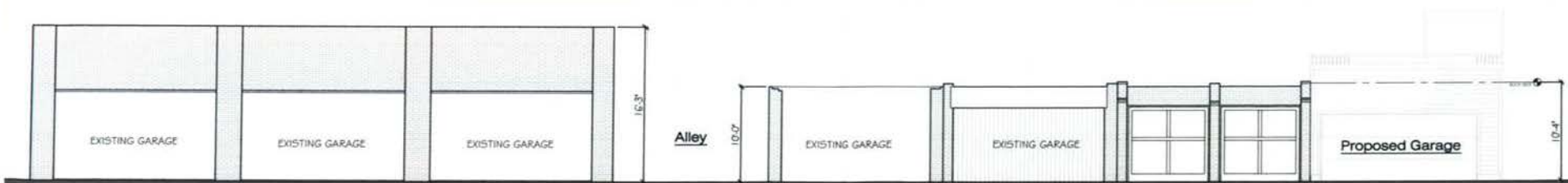
DATE: 29 APRIL 2011
SCALE AS NOTED

A002

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YAVNAI + ROG



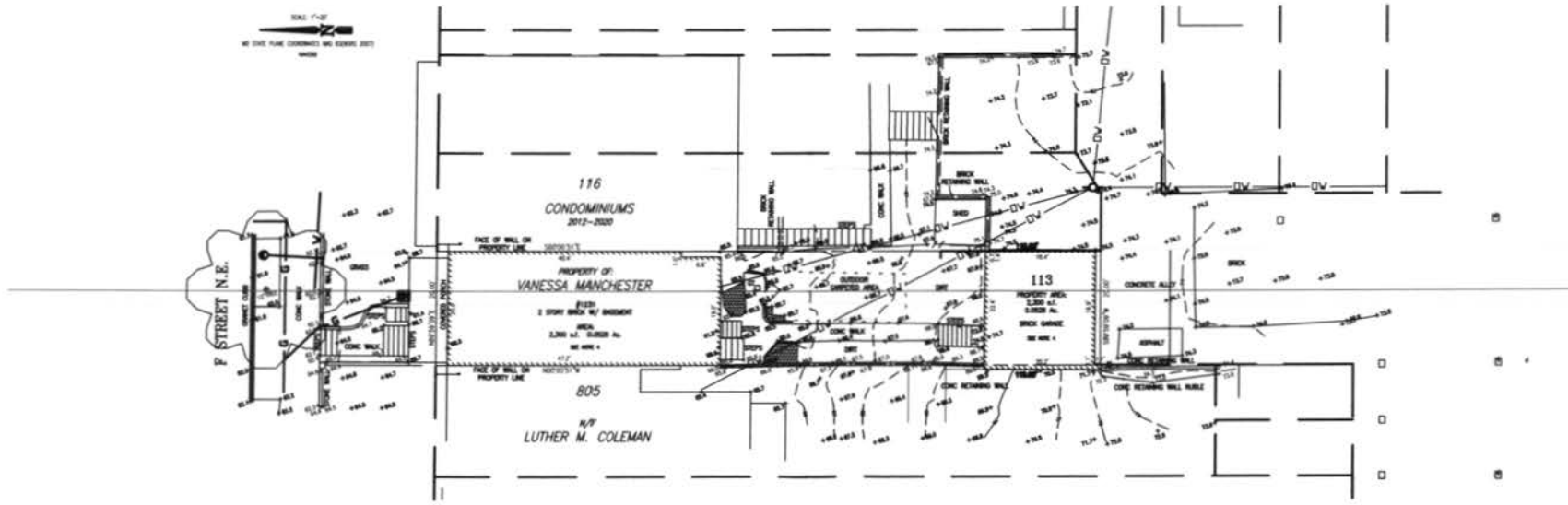
① Alley Photographs



② Alley Building Heights Diagram

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① Existing Site Plan
1" = 20'

DATE: 29 APRIL 2011
SCALE: 1" = 20'

A200

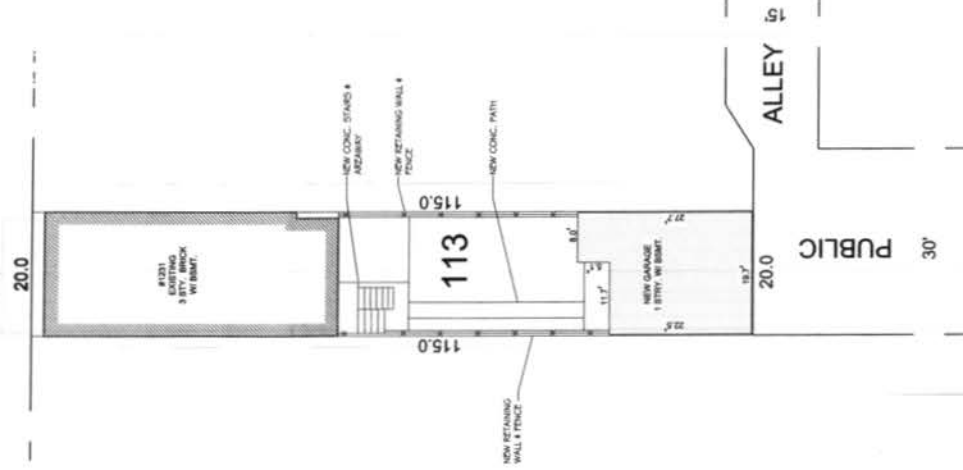
Existing Site Plan

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F STREET, N.E.

CONC. SIDEWALK



① Proposed Site Plan
1" = 20'

29 APRIL 2011

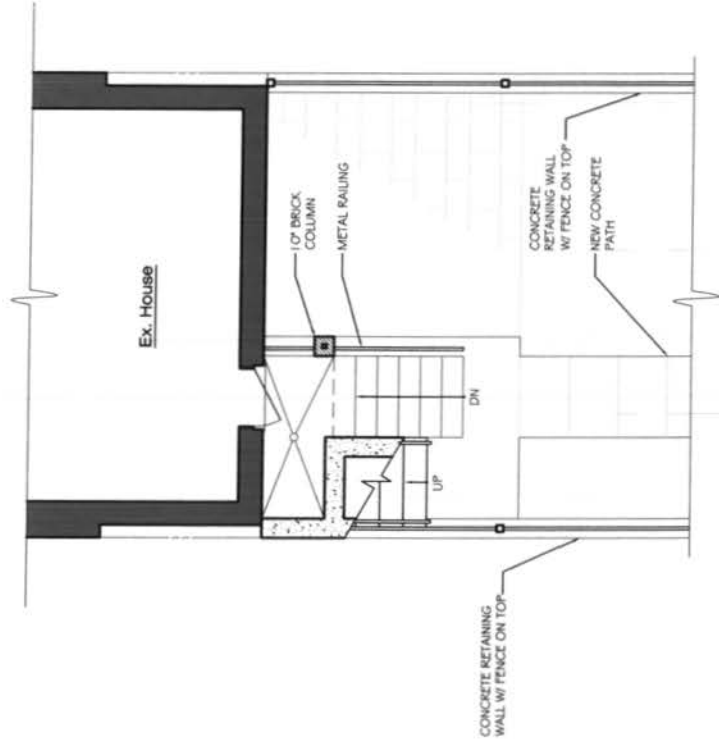
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Proposed Site Plan

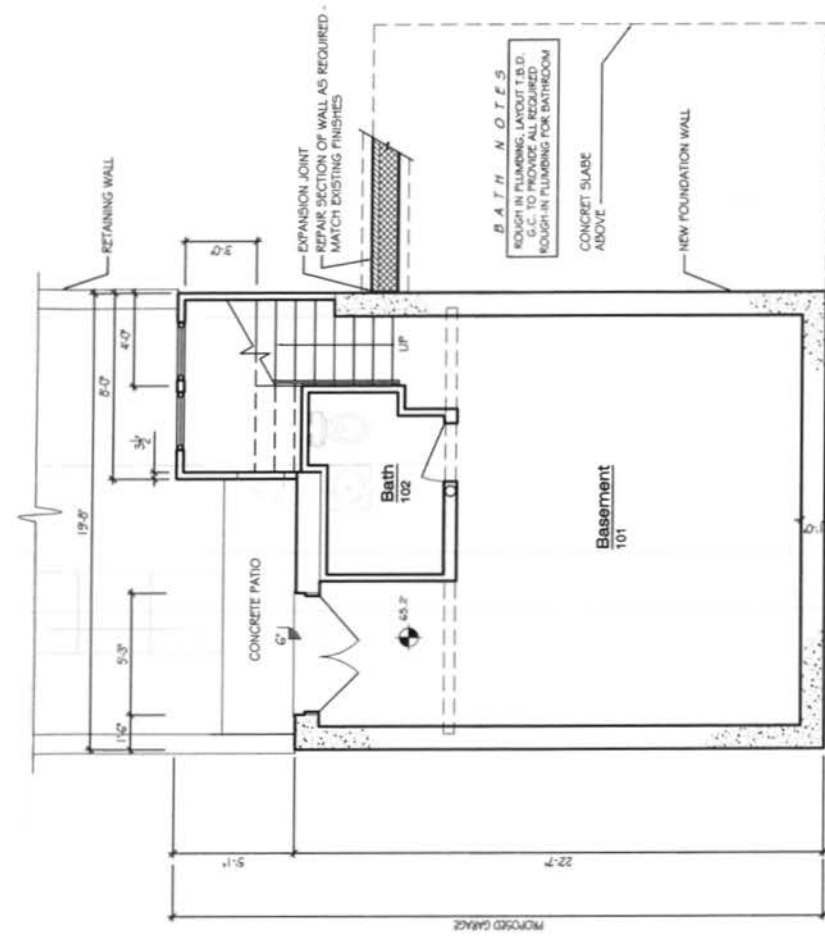
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180 N. Carolina Avenue, SE
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 100.00' x 100.00' ZONING
 100.00' x 100.00' ZONING



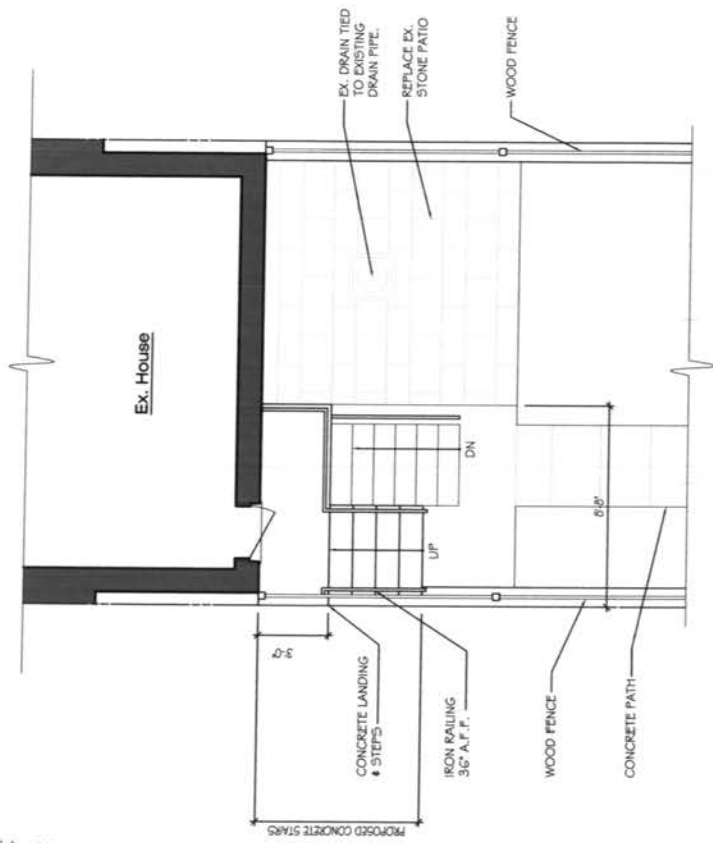
1 Proposed Basement Floor Plan



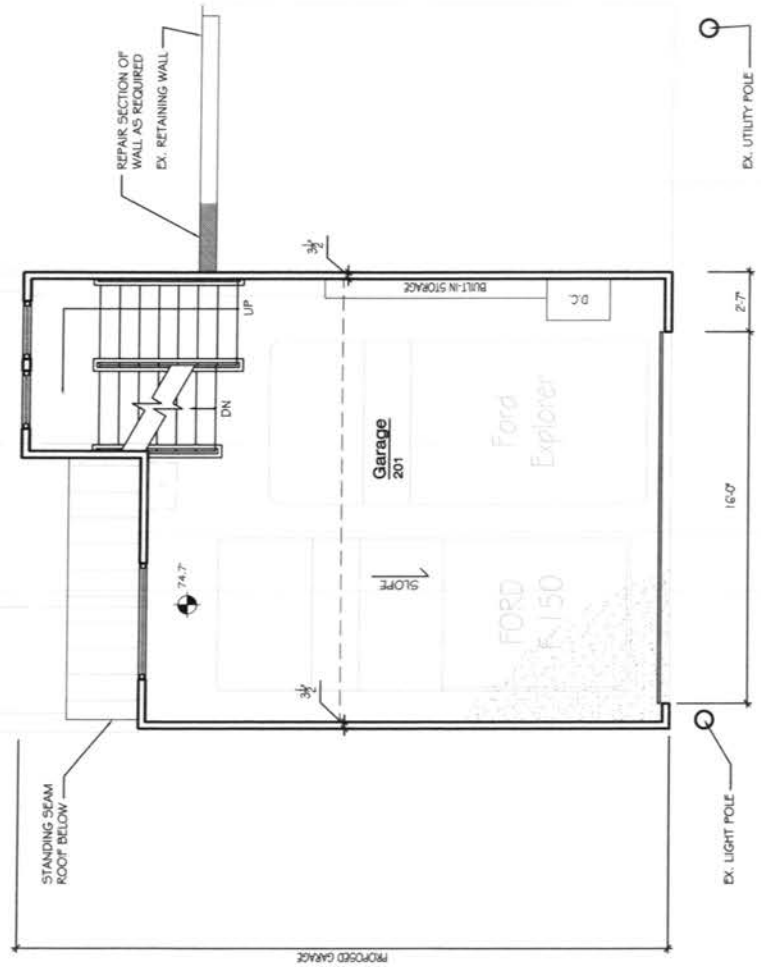
NEW WALL

EXISTING WALL

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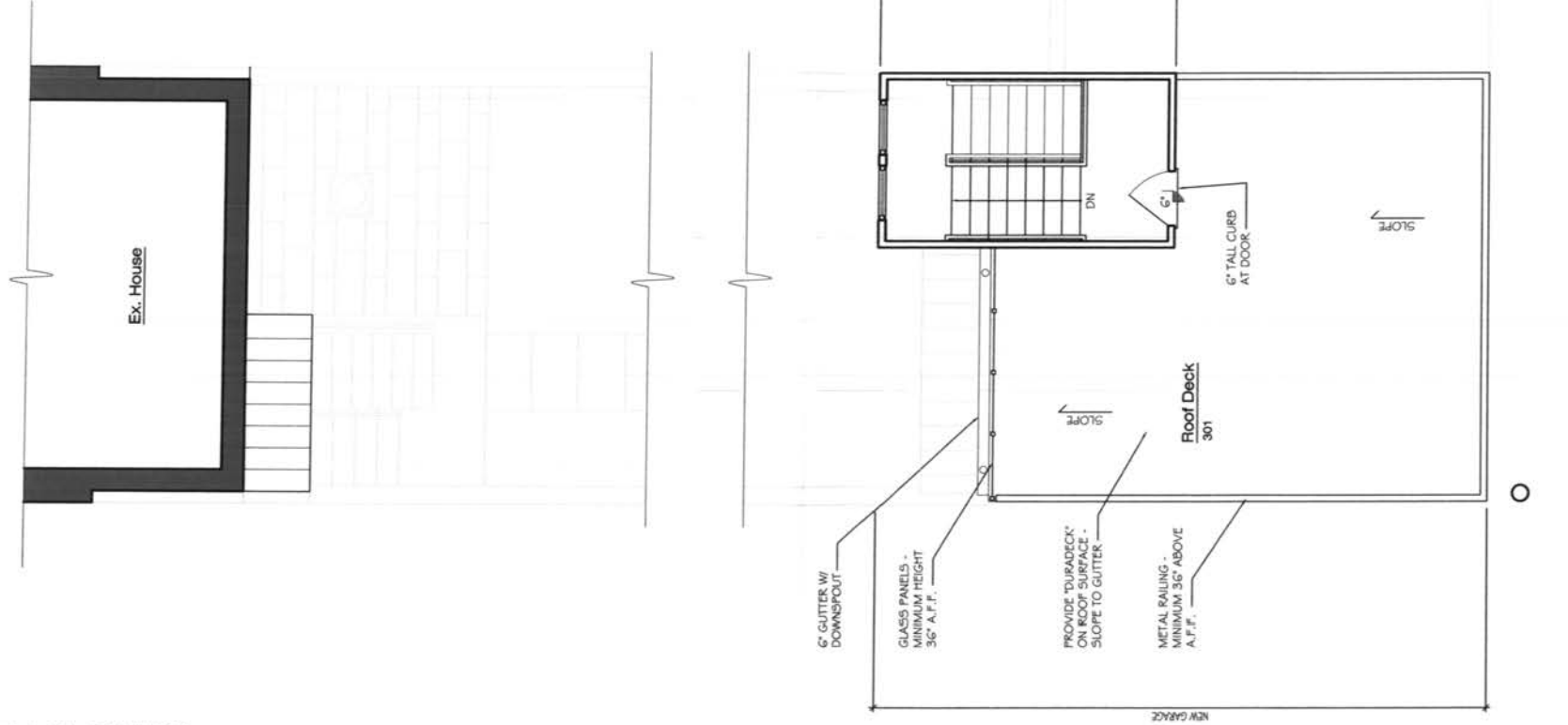


1 Proposed Garage Level Floor Plan
3/16" = 1'-0"



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ARCHITECT'S SEAL



1 Proposed Roof Level Floor Plan
3/16" = 1'-0"

NEW WALL
EXISTING WALL

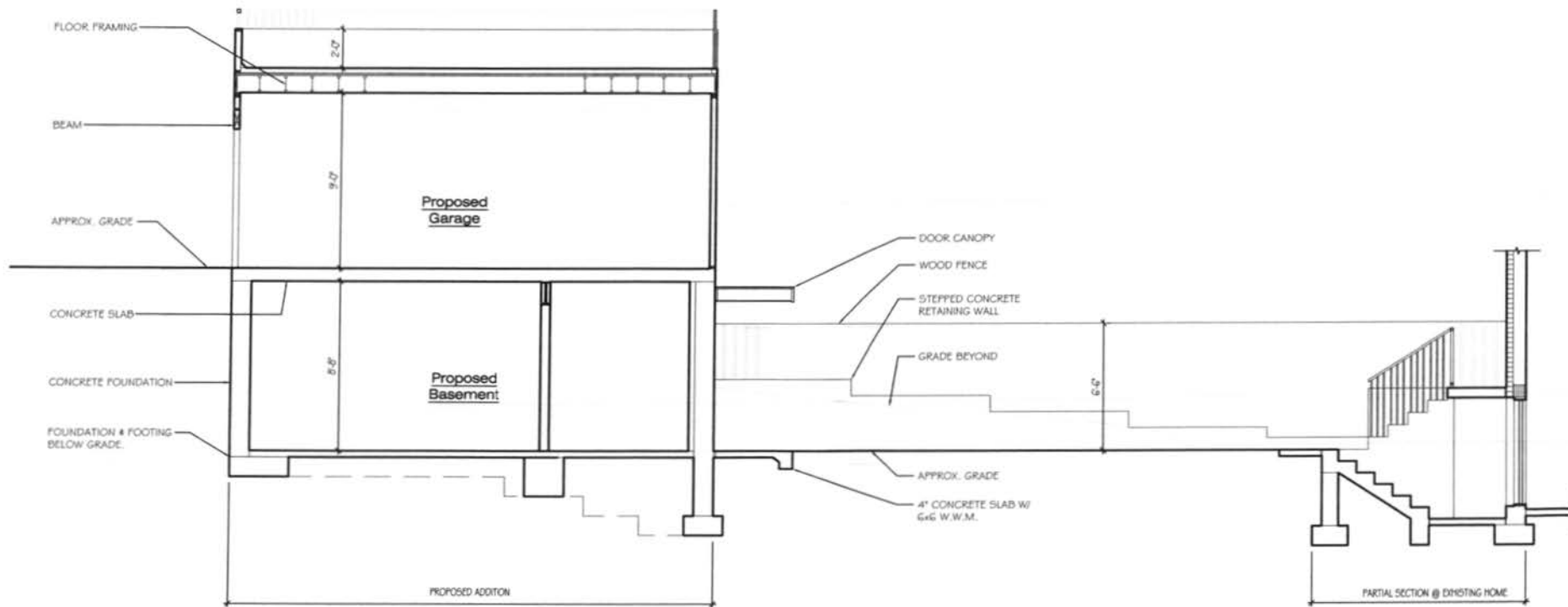
YAVNAI + ROG
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Washington, DC 20002

Proposed Garage
Level Plan

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

A204



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OFFICE OF ZONING

1 Proposed Section 3/16" = 1'-0"

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Washington, DC 20003
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The Manchester Residence
1231 F Street, NE
Washington, DC 20002

Proposed Section

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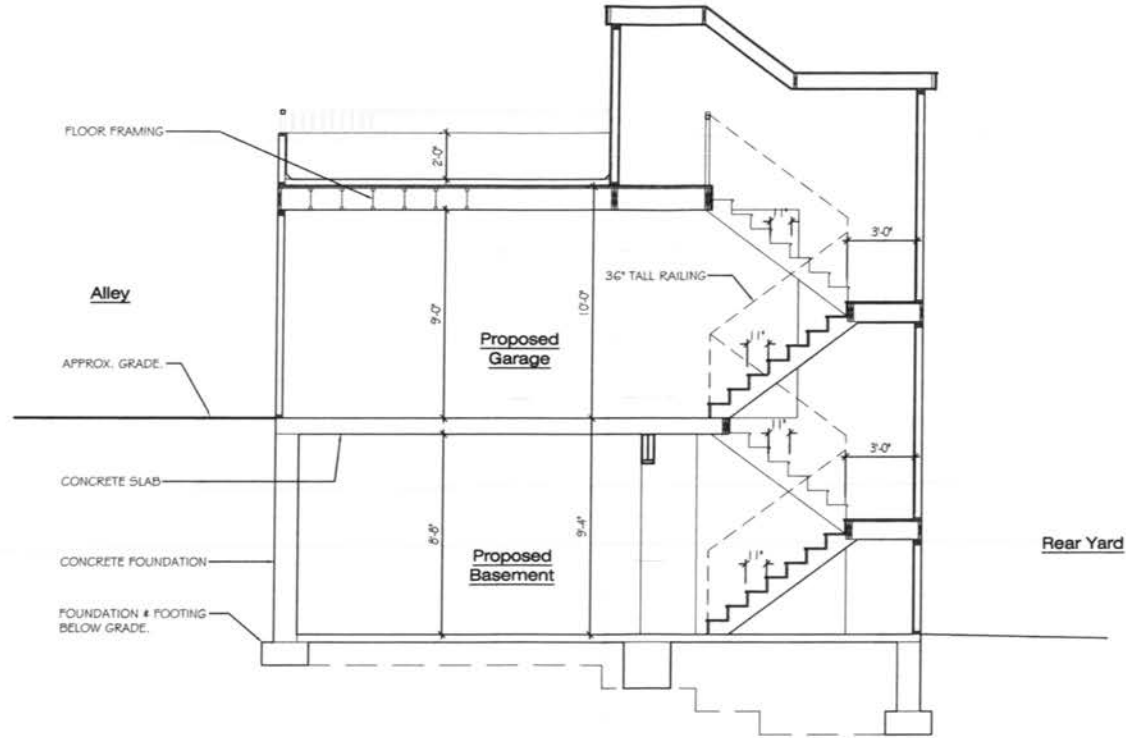
SCALE AS NOTED

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

A301

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1 Proposed Section @ Stair
3/16" = 1'-0"

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180 N. Carolina Avenue, SE
Washington, DC 20003
202.669.4361 or 202.498.0029

The Manchester Residence
1231 F Street, NE
Washington, DC 20002

Proposed Section
@ Stair

29 APRIL 2011
SCALE: 3/16" = 1'-0"

A302

Material Key

MARK	REMARK
1	HARDIE PLANK SIDING - PAINTED FINISH. SEE ELEVATION FOR EXPOSURE.
2	METAL HANDRAIL & GUARDRAIL 36" ABOVE FINISHED FLOOR.
3	STANDING SEAM METAL ROOF
4	METAL FLASHING CAP W/ 8" REVEAL
5	1/2" HARDIE "REVEAL" PANEL SIDING
6	CONCRETE FOUNDATION - COLOR T.B.D.
7	TEMPERED GLASS RAILING 36" ABOVE FINISHED FLOOR - MANUFACTURER T.B.D.

NOTES:

1. PROVIDE TEMPORARY SHORING & BRACING AS REQUIRED.
2. ALL EXISTING HVAC & SPRINKLER SYSTEMS TO REMAIN.
3. COORDINATE ALL DEMOLITION WITH NEW WORK DRAWINGS.

32.4" POP UP

69.5" TOWER

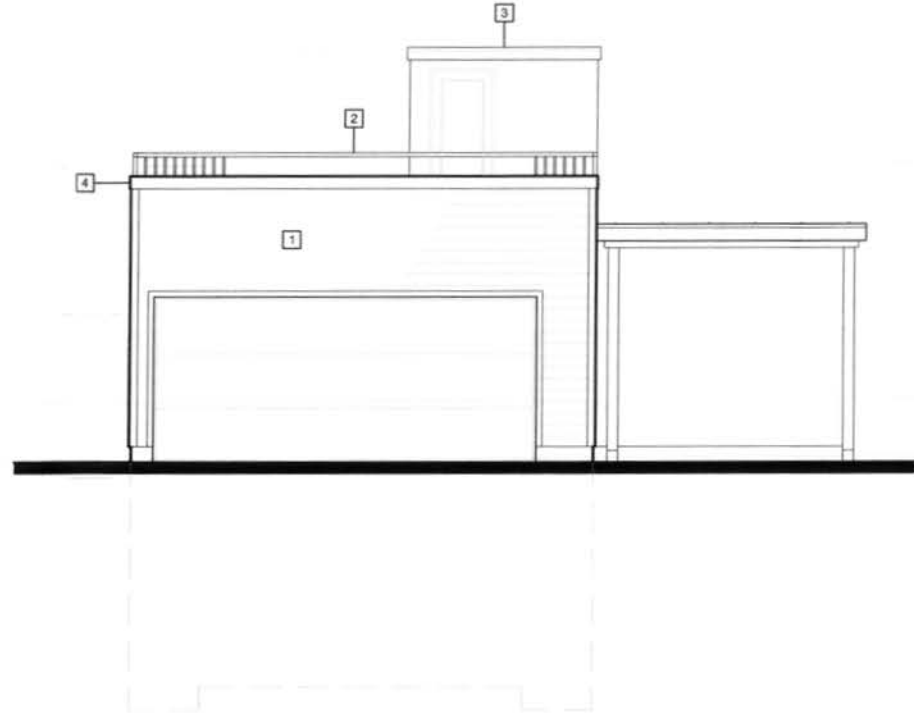
66.8" PARAPET

64.8" ROOF DECK

CEILING

74.5" CEILING

65.2" (TOP OF SLAB)



1 Proposed Alley Elevation
3/16" = 1'-0"

YAVNAI + ROG
181 N. Carolina Avenue, SE
Atlanta, Georgia 30316
404.525.4800
202.669.4261 or 202.498.0029

The Manchester Residence
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Washington, DC 20002

Proposed
Elevation

DATE: 29 APRIL 2011
SCALE AS NOTED
SCALE: 3/16" = 1'-0"

A400

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Material Key

MARK	REMARK
1	HARDIE PLANK SIDING - PAINTED FINISH. SEE ELEVATION FOR EXPOSURE
2	METAL HANDRAIL & GUARDRAIL 36" ABOVE FINISHED FLOOR
3	STANDING SEAM METAL ROOF
4	METAL FLASHING CAP W/ 5" REVEAL
5	1/2" HARDIE "REVEAL" PANEL SIDING
6	CONCRETE FOUNDATION - COLOR T.B.D.
7	TEMPERED GLASS RAILING 36" ABOVE FINISHED FLOOR - MANUFACTURER T.B.D.

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122.4' POP UP

88.5' TOWER

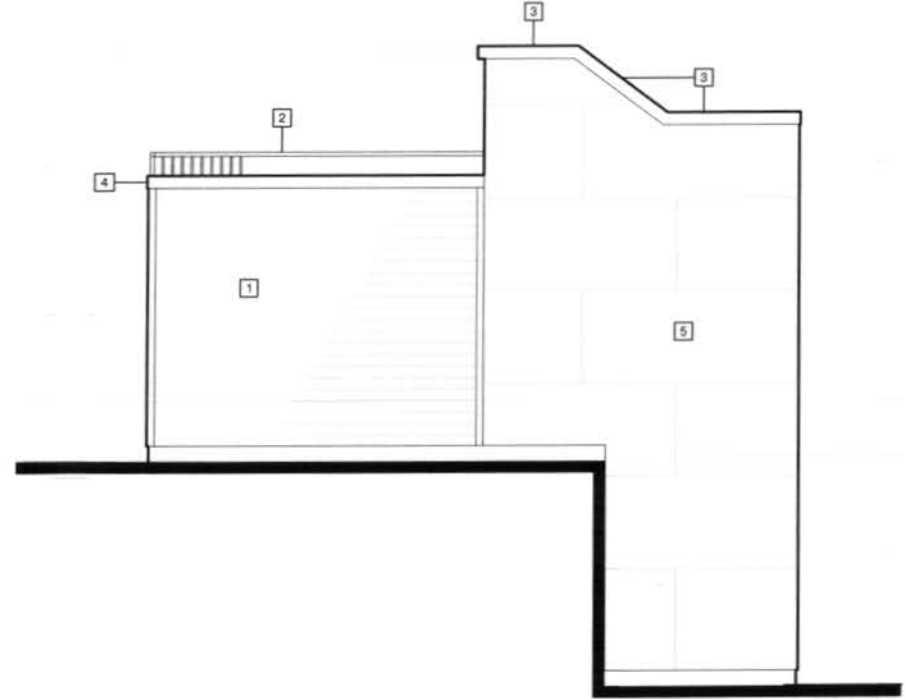
126.8' PARAPET

124.8' ROOF DECK

CEILING

74.5' CEILING

65.2' (TOP OF SLAB)



① Proposed Side Elevation
3/16" = 1'-0"

YAVNAI + ROG
180 N. Carolina Avenue SE
Washington, DC 20003
202.469.8081 or 202.469.0029

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Proposed
Elevation

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

A401

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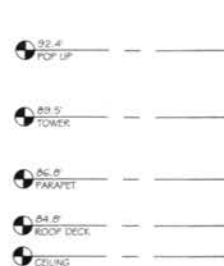
CO. OF ZONING

Material Key

MARK	REMARK
1	HARDIE PLANK SIDING - PAINTED FINISH. SEE ELEVATION FOR EXPOSURE
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EXISTING WALL - BEYOND

PROPOSED RE WALL & FENCE

1 Proposed Rear Yard Elevation
3/16" = 1'-0"

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Washington, DC 20003
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Proposed
Elevation

DATE: 29 APRIL 2011
SCALE AS NOTED:
SCALE: 3/16" = 1'-0"

A402

Material Key

MARK	REMARK
1	HARDIE PLANK SIDING - PAINTED FINISH. SEE ELEVATION FOR EXPOSURE
2	METAL HANDRAIL & GUARDRAIL 36" ABOVE FINISHED FLOOR.
3	STANDING SEAM METAL ROOF
4	METAL FLASHING CAP W/ 8" REVEAL
5	1/2" HARDIE "REVEAL" PANEL SIDING
6	CONCRETE FOUNDATION - COLOR T.B.D.
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NOTES:

1. PROVIDE TEMPORARY SHORING & BRACING AS REQUIRED.
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3. COORDINATE ALL DEMOLITION WITH NEW WORK DRAWINGS.

92.4' POP UP

89.5' TOWER

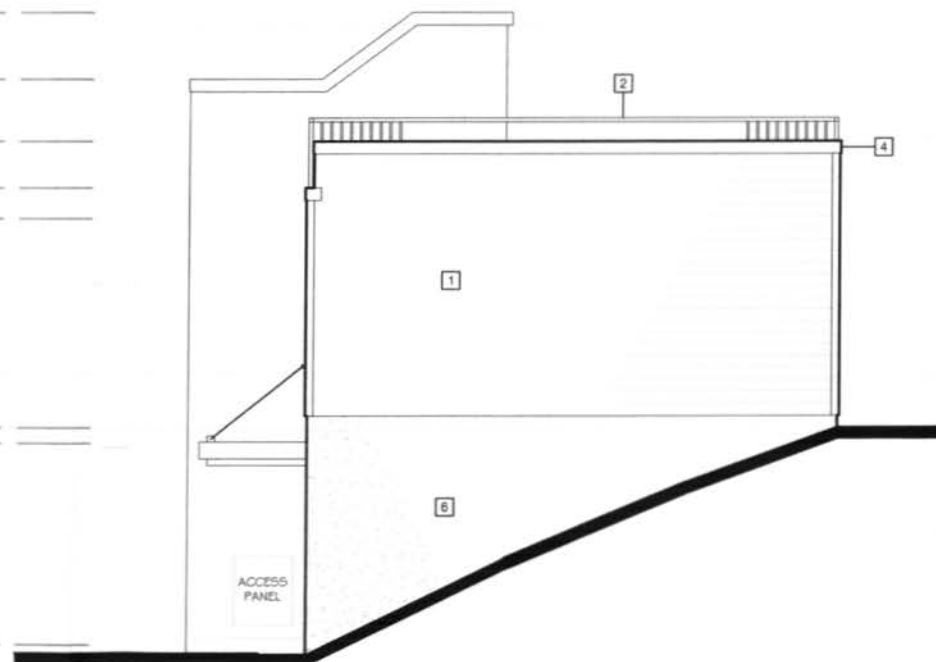
82.8' PARAPET

84.8' ROOF DECK

CEILING

74.5' CEILING

65.2' TOP OF SLAB



① Proposed Side Elevation
3/16" = 1'-0"

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Washington, DC 20002

Proposed
Elevation

ISSUE:

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SCALE AS NOTED:

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

A403

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OFFICE OF ZONING