

PROJECT DATA

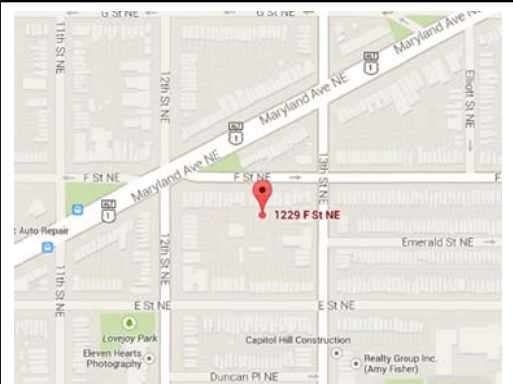
OWNERS:

TIM AND ERIN BARLEY
1229 F STREET NE
WASHINGTON, DC 20002

ZONING DATA:

LOT: 805
SQUARE: 1007
LOT AREA: 3580.46 SF
ZONE: R-4
USE GROUP: R-3
CONSTRUCTION TYPE: 3B

TWO STORY ROW DWELLING w/CELLAR
SINGLE FAMILY DWELLING
FIRE ALARM: NO
SPRINKLER: NO
FIRE DETECTION: HARD WIRED AND INTERCONNECTED
SMOKE DETECTORS W/ BATTERY BACKUP
ACCESSIBILITY NO



VICINITY MAP (NTS)

	EXISTING	PROPOSED	MAXIMUM
LOT COVERAGE	1606.25 SF	2146.95 SF	2148.2 SF
(PERCENTAGE)	44.86%	59.9%	60.0%
REAR YARD	100.8'	0'	20.0' MINIMUM
OPEN COURT	3.6'	NO CHANGE	6'-0" MIN
SIDE YARD	N/A	N/A	8'-0" MIN
HOUSE HEIGHT	25.0'	NO CHANGE	40'
STORIES	2+B	NO CHANGE	3+B
ADDITION HEIGHT	N/A	20.0'	40.0'
STORIES	N/A	2	3+B
F.A.R.	0.7	1.2	NONE PRESCRIBED
SQUARE FOOTAGE			
BASEMENT	839 SF	839 SF	
FIRST FLOOR	839 SF	1727.5 SF	
SECOND FLOOR	839 SF	1727.5 SF	
TOTAL	2517 SF	4294 SF	

PROJECT DESCRIPTION:

NEW CARRIAGE HOUSE WITH APARTMENT IN REAR YARD. NEW TRELLIS/COVERED PATH TO CONNECT HOUSE TO NEW STRUCTURE

UNIT ONE: MAIN HOUSE
UNIT TWO: CARRIAGE HOUSE APARTMENT

MAIN HOUSE COVERAGE: 1083.45 SF
TRELLIS COVERAGE: 183.5
ADDITION COVERAGE: 880
TOTAL: 2146.95 SF

APPLICABLE BUILDING CODES:

DCMR 11
IBC 2012
IRC 2012
DCMR 12-B, DC CONSTRUCTION CODES SUPPLEMENT 2008 EDITION

FIRE RATING DATA:

EXTERIOR LOAD BEARING FACE-ON-LINE WALLS
1 HOUR RATED WOOD FRAME W/ VENEER
EXTERIOR LOAD BEARING PARTY WALLS
2 HOUR RATED SOLID MASONRY, 12" THICK
FLOOR FRAMING
0 HOUR RATED, 2X10 WOOD JOISTS @ 16" OC
ROOF FRAMING
1 HOUR RATED w/IN 4' OF P.L.\ 2X8 RAFTERS, OR
2 HOUR RATED PARAPET WALL TO 30" ABOVE ROOF

CARRIAGE HOUSE

1229 F Street NE
Washington, DC 20002

DRAWING INDEX

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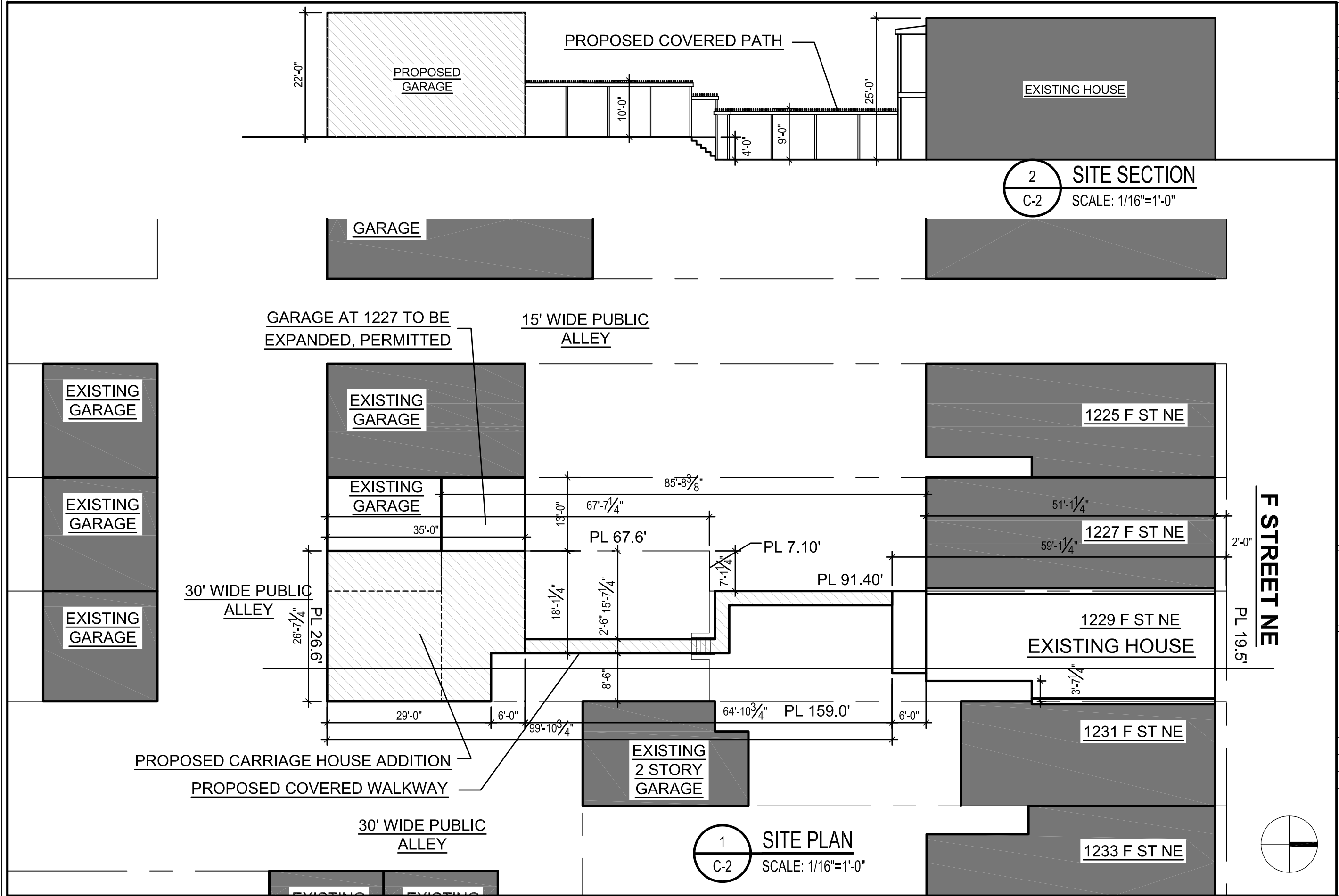
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DATE: 7-16-14
SCALE: N.T.S.

COVER SHEET

C-1

Board of Zoning Adjustment
District of Columbia
CASE NO.18835
EXHIBIT NO.7



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

SITE PLAN

C-2



1 1229 F STREET NE REAR FACADE
C-3 SCALE: 1/16"=1'-0"



1 1229 F STREET NE STREET VIEW
C-3 SCALE: 1/16"=1'-0"

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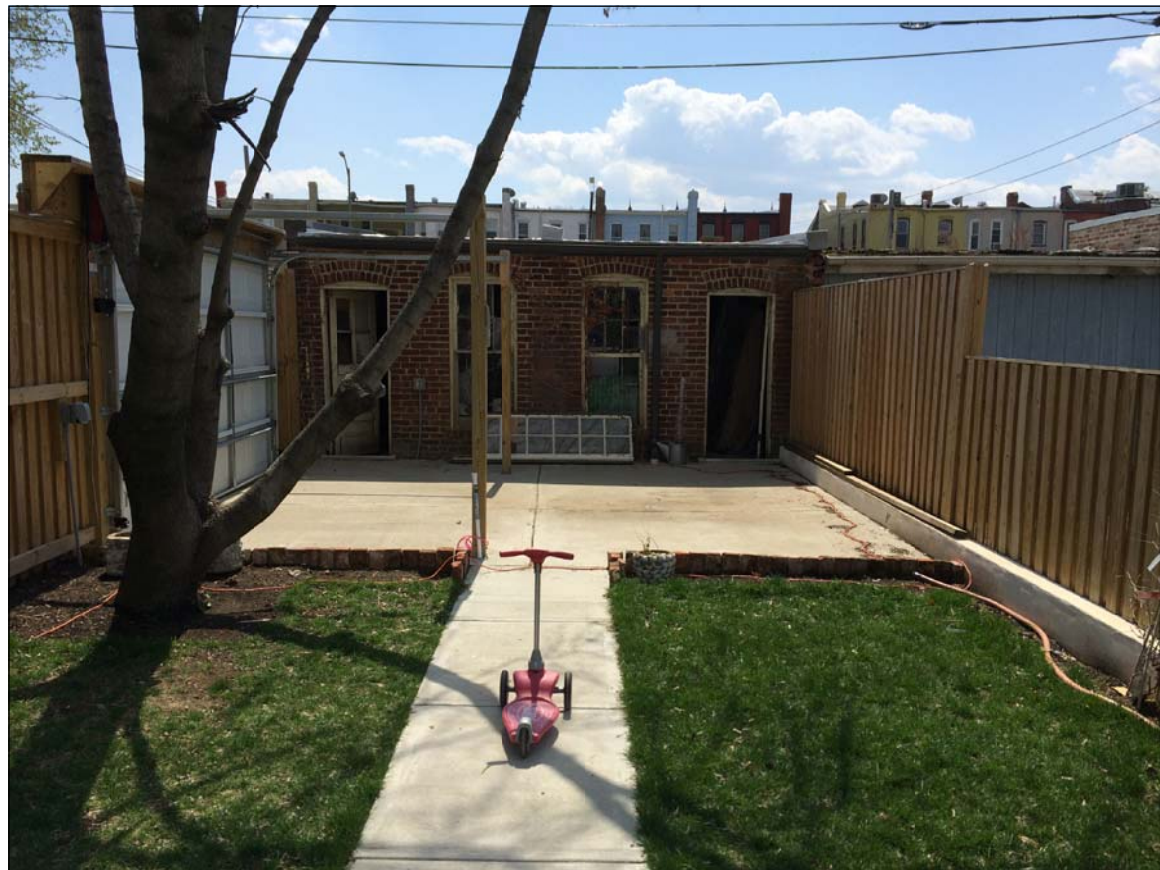
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PHOTOGRAPHS

C-3



2 1229 F STREET NE ALLEY VIEWS
C-4 SCALE: 1/16"=1'-0"



1 1229 F STREET NE EXISTING GARAGE
C-4 SCALE: 1/16"=1'-0"

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PHOTOGRAPHS

C-4



2 1229 F STREET NE ALLEY VIEWS
C-5 SCALE: 1/16"=1'-0"

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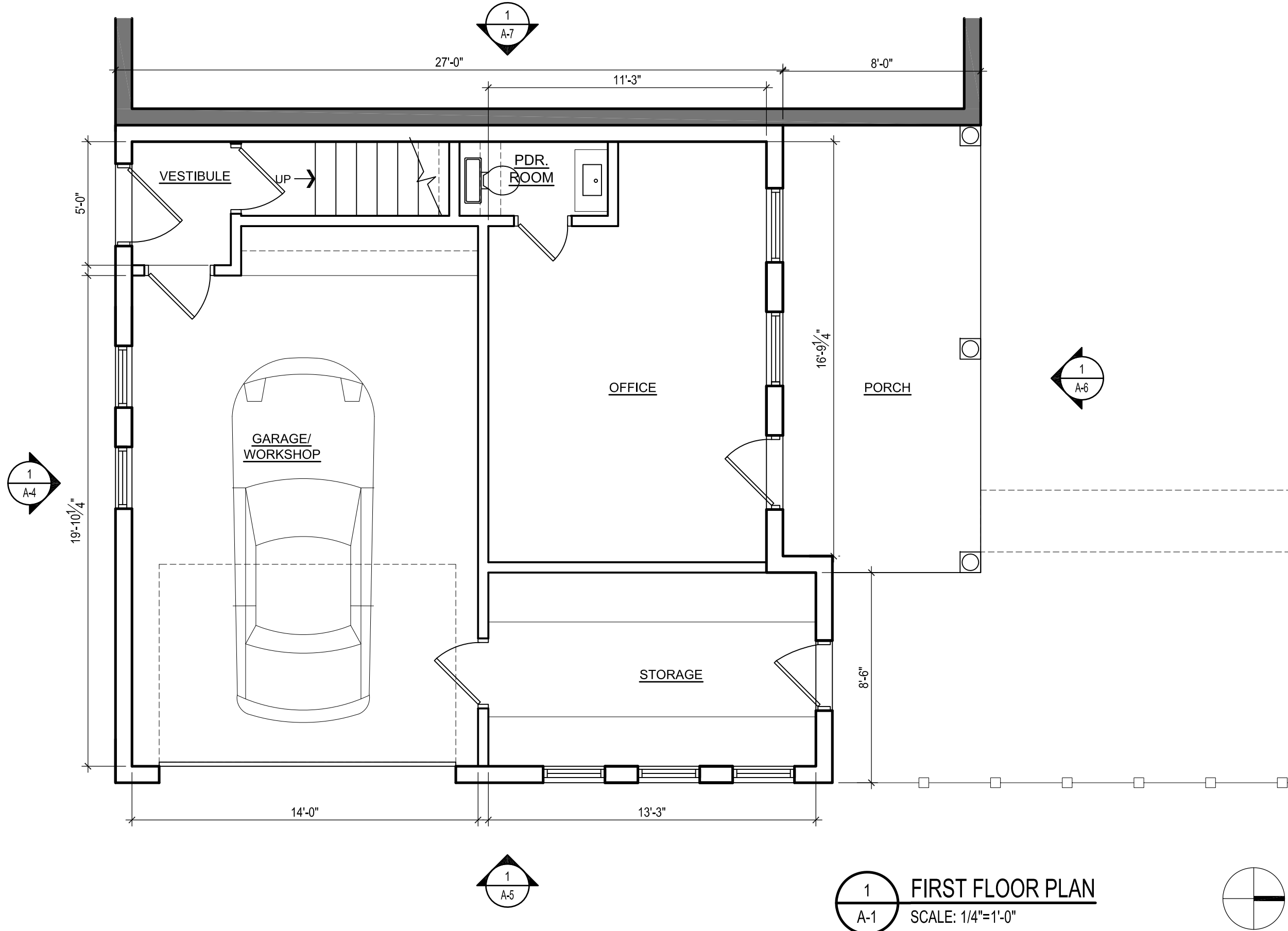
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PHOTOGRAPHS

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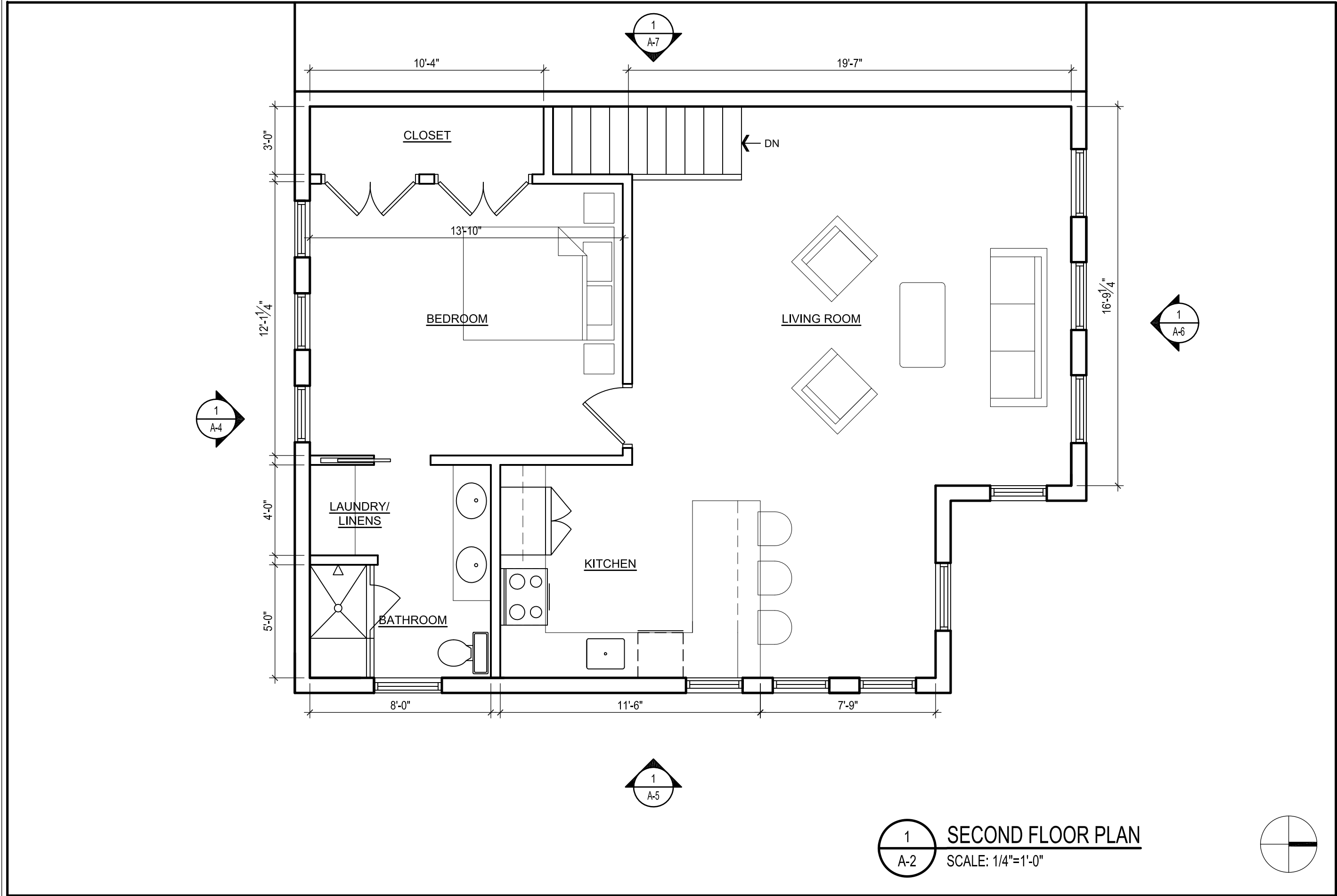
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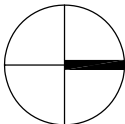
FIRST FLOOR PLAN

A-1

1
A-1
FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"



1
A-2
SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"



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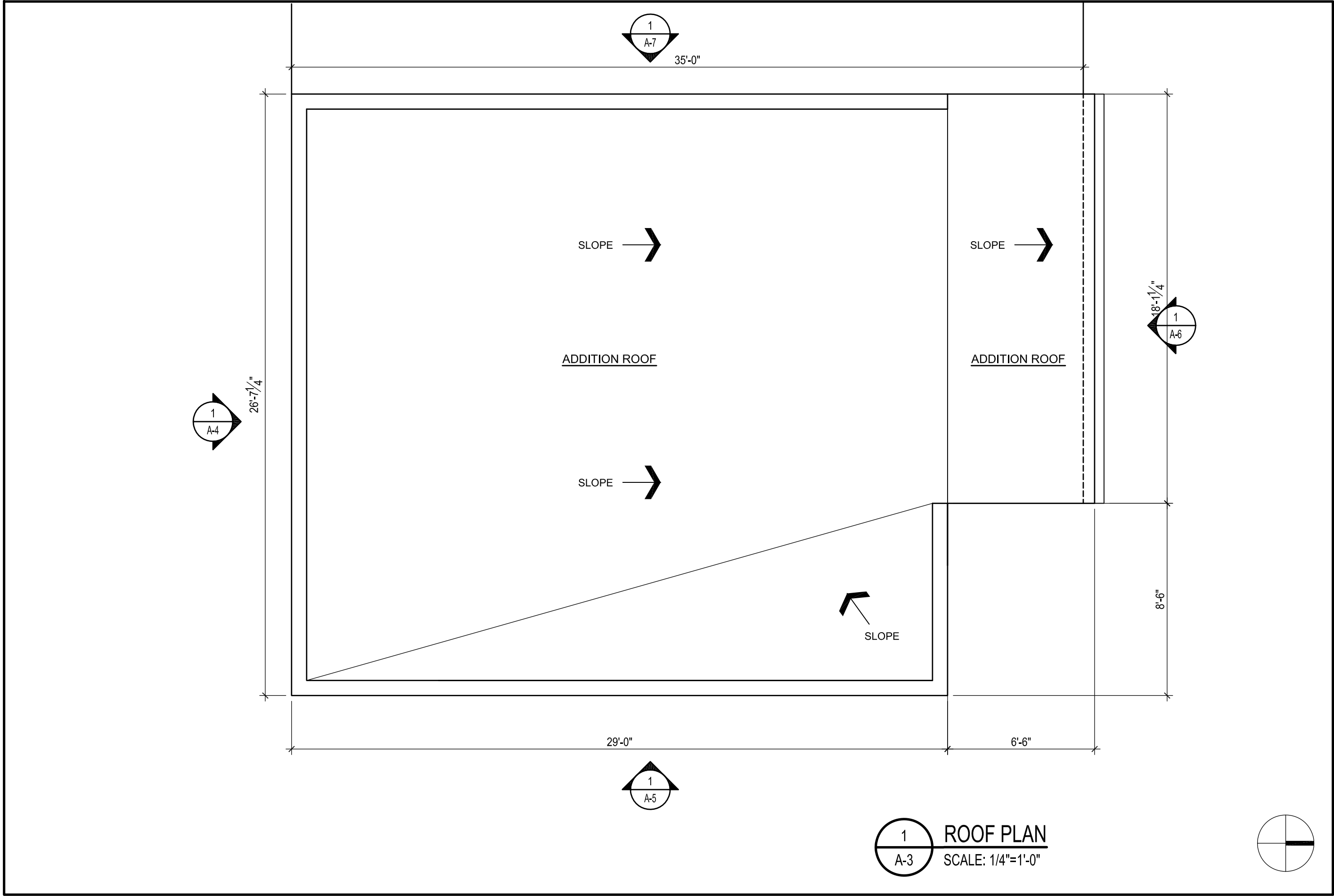
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SECOND FLOOR PLAN

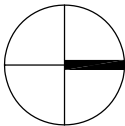
A-2



1
A-3

ROOF PLAN

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



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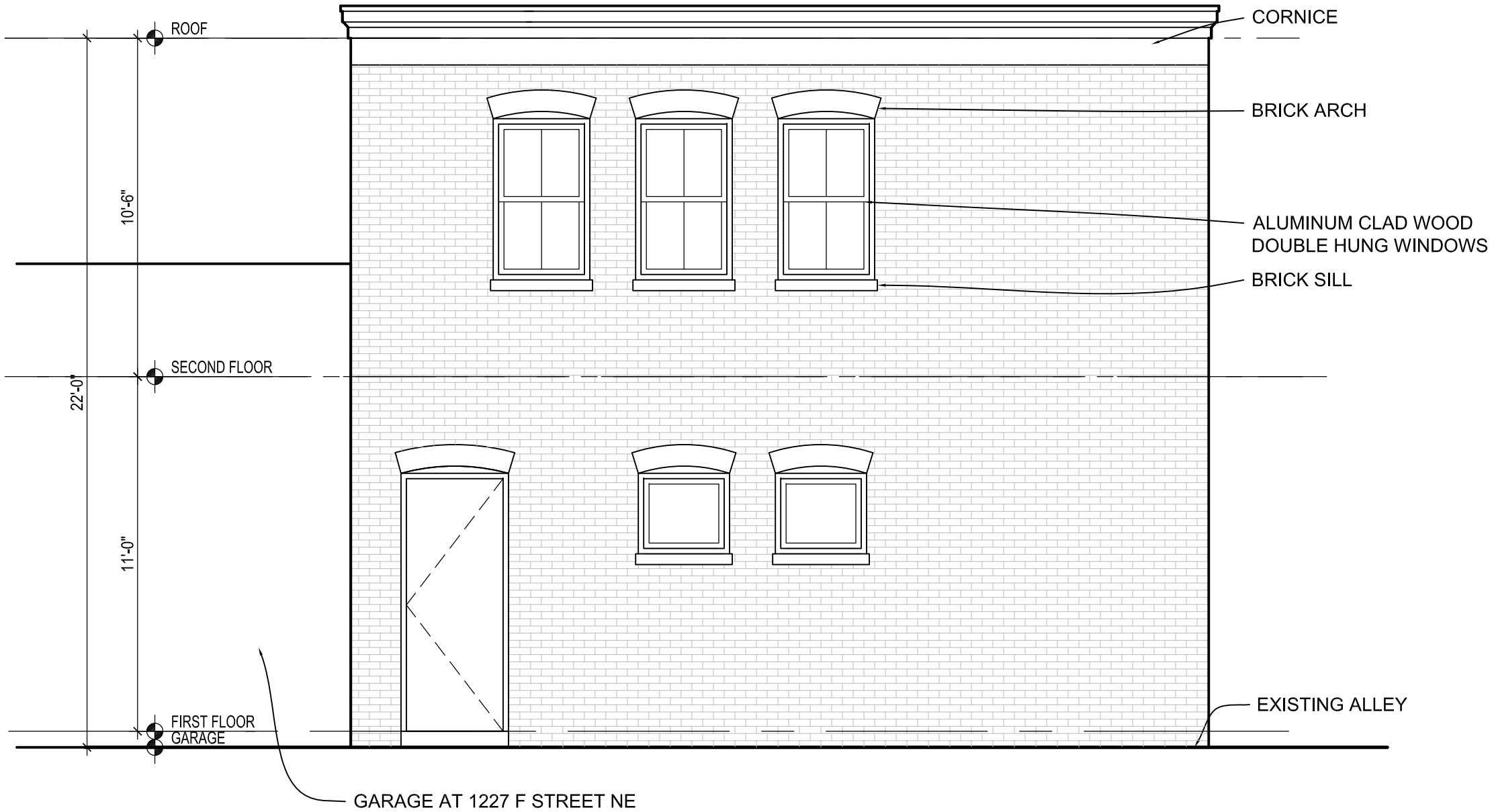
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SCALE: 1/4"=1'-0"

ROOF PLAN

A-3



1 SOUTH ELEVATION
A-4 SCALE: 1/4"=1'-0"

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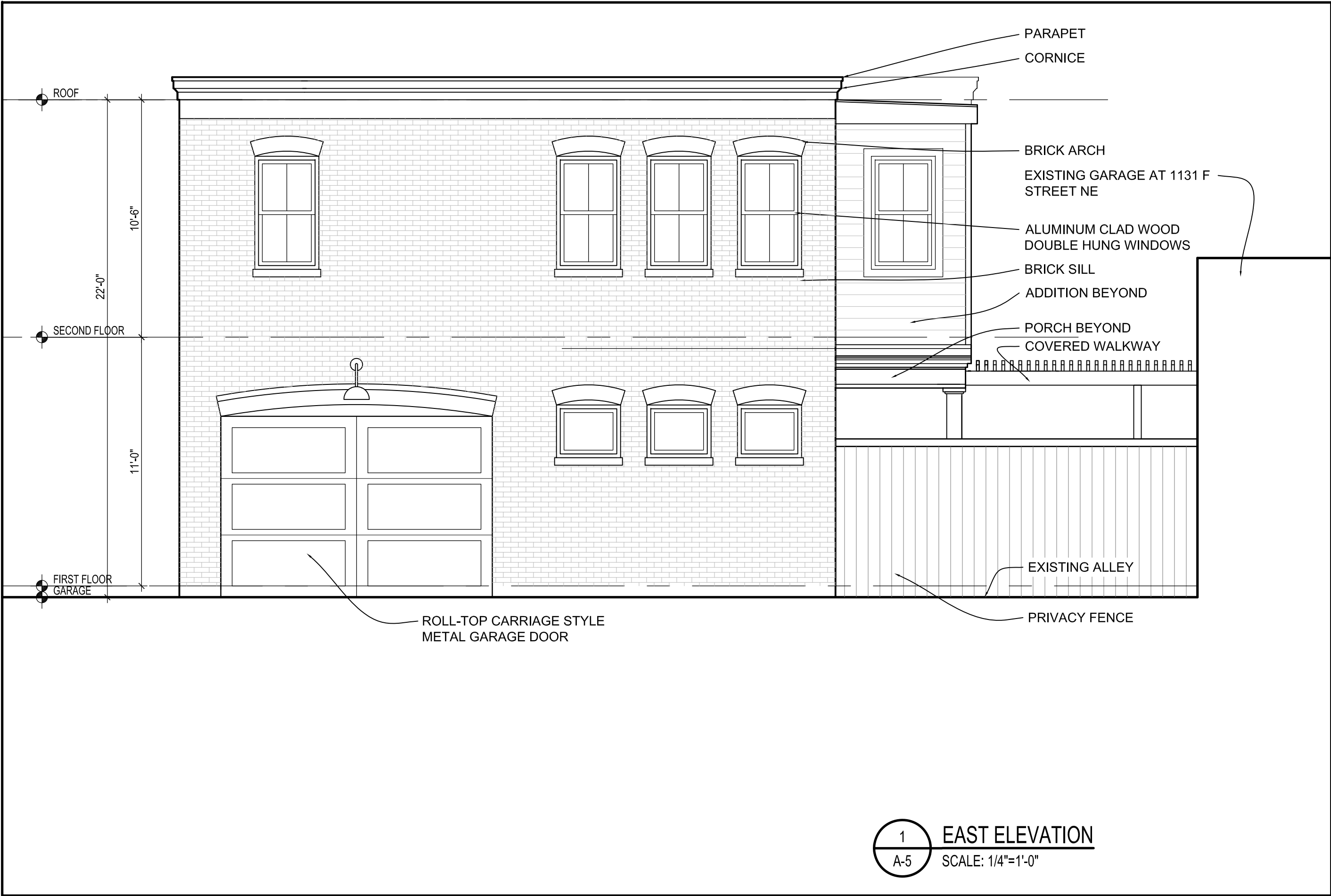
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ROOF PLAN
A-4



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EXTERIOR ELEVATIONS

A-5

1 EAST ELEVATION
A-5 SCALE: 1/4"=1'-0"



1 NORTH ELEVATION
A-6 SCALE: 1/4"=1'-0"

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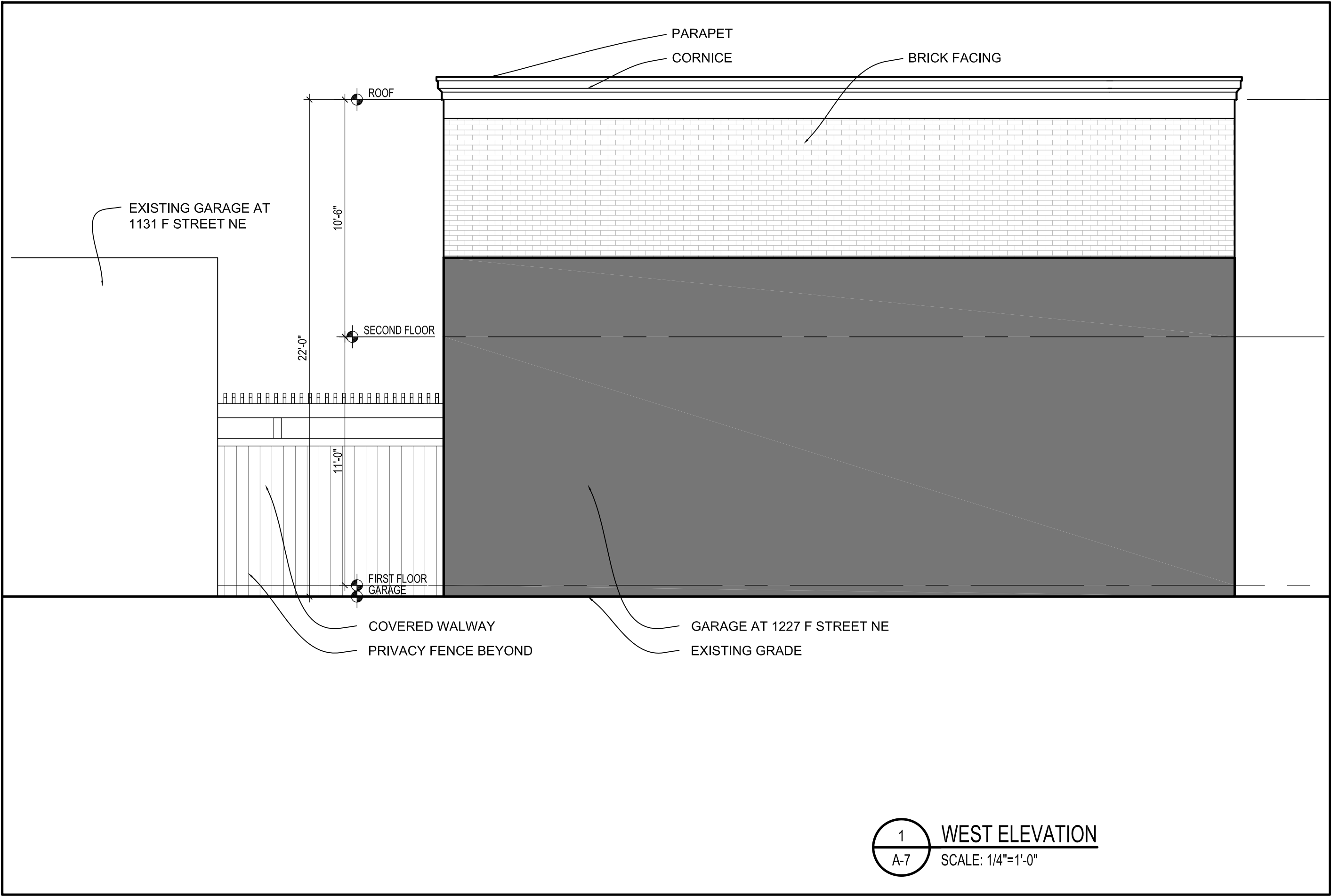
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EXTERIOR ELEVATIONS
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EXTERIOR ELEVATIONS

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