

PROJECT DATA

OWNERS:

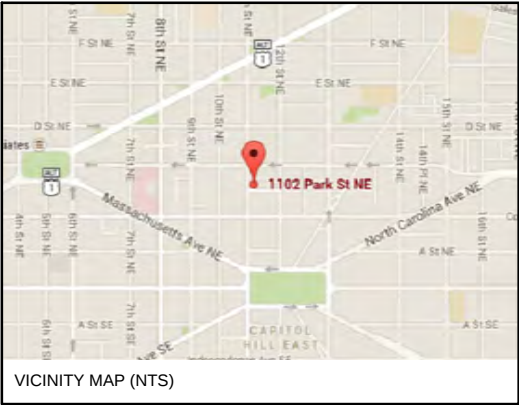
WALLIS MCCLAIN
1102 PARK STREET NE
WASHINGTON, DC 20002

ZONING DATA:

LOT: 0017
SQUARE: 0987
LOT AREA: 1585 SF
ZONE: R-4

TWO STORY ROW DWELLING
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	1064 SF	1109 SF	951 SF
(PERCENTAGE)	67%	70%	60.0%
REAR YARD	33.75'	33.75'	20.0' MINIMUM
OPEN COURT	4.58'-5.5'	5.5'	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
GARAGE HEIGHT	N/A	15.0'	40.0'
STORIES	N/A	2	3+B
SQUARE FOOTAGE			
FIRST FLOOR	687 SF	761.7 SF	
SECOND FLOOR	687 SF	761.7 SF	
TOTAL	1374 SF	1523.4 SF	
F.A.R.	0.86	.96	NONE PRESCRIBED
GARAGE	183.8 SF	251 SF	

PROJECT DESCRIPTION:

GARAGE TO BE DEMOLISHED AND REBUILT, EXISTING OPEN COURT AT
MAIN HOUSE TO BE ENCLOSED WITH A TWO STORY ADDITION

RELIEF REQUESTED:

SPECIAL EXCEPTIONS PURSUANT TO DCMR 11 3104.4 SECTION 223:

1. 2001.3 ADDITION TO A NON-CONFORMING STRUCTURE
2. 403.2 LOT OCCUPANCY
3. 406.1 OPEN COURT REQUIREMENTS
4. 406.1 CLOSED COURT REQUIREMENTS

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

GARAGE

1102 Park Street NE
Washington, DC 20002

DRAWING INDEX

C-1	COVER SHEET	D-1	DEMOLITION PLAN
C-2	BLOCK PLAN	A-1	FIRST FLOOR PLAN
C-3	SITE PLAN	A-2	SECOND FLOOR & ROOF PLAN
C-4	PHOTOGRAPHS	A-3	EXTERIOR ELEVATIONS
C-5	PHOTOGRAPHS	A-4	EXTERIOR ELEVATIONS
C-6	PHOTOGRAPHS	A-5	EXTERIOR ELEVATIONS
		A-6	EXTERIOR ELEVATIONS
		A-7	BUILDING SECTION

REVISIONS		
#	DATE	COMMENTS

MCCLAIN RESIDENCE
1102 PARK STREET NE Washington, DC 20002

FOWLER ARCHITECTS
1819 D STREET SE
WASHINGTON, DC 20003
(202) 546-0896
www.fowler-architects.com

SEAL:

VERSION: BZA
DATE: 11-24-14
SCALE: N.T.S.

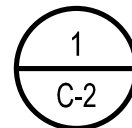
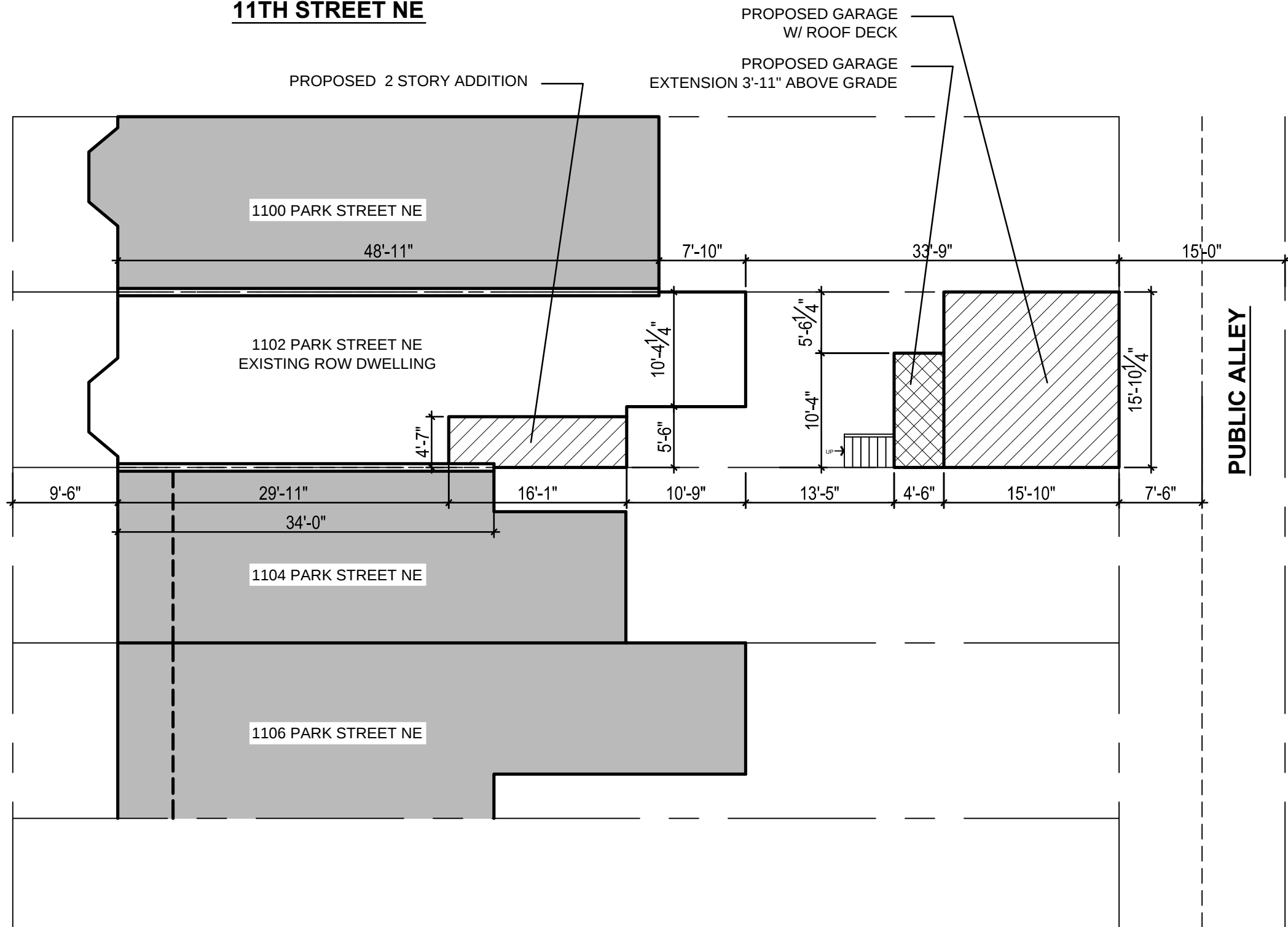
COVER SHEET

Board of Zoning Adjustment
District of Columbia
CASE NO.18930
EXHIBIT NO.7

C-1

PARK STREET NE

11TH STREET NE



SITE PLAN
SCALE: 3/32"=1'-0"

REVISIONS		
#	DATE	COMMENTS

MCCCLAIN RESIDENCE
1102 PARK STREET NE Washington, DC 20002

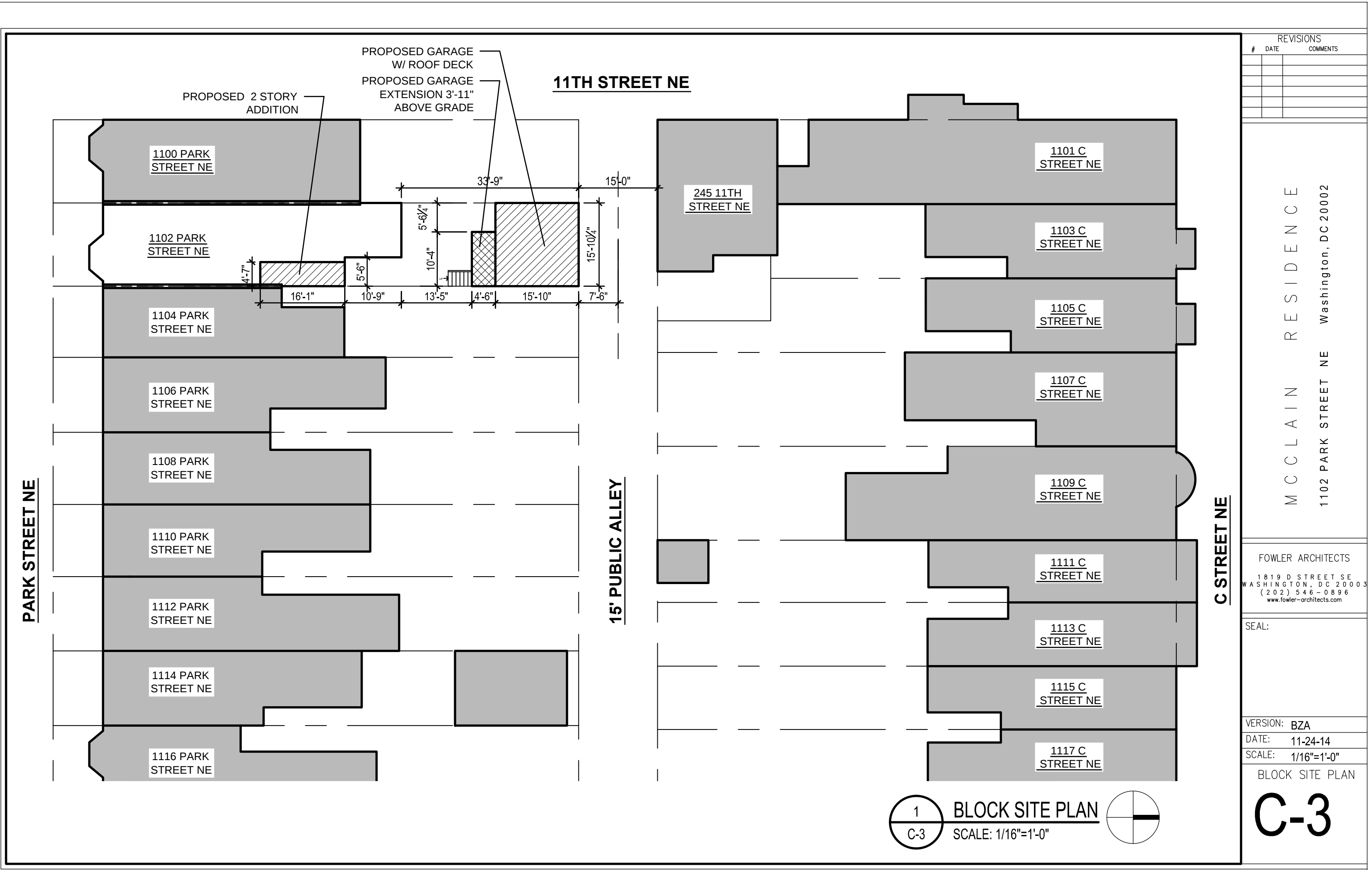
FOWLER ARCHITECTS
1819 D STREET SE
WASHINGTON, DC 20003
(202) 546-0896
www.fowler-architects.com

SEAL:

VERSION: BZA
DATE: 11-24-14
SCALE: 3/32"=1'-0"

SITE PLAN

C-2



REVISIONS		
#	DATE	COMMENTS

M C C L A I N R E S I D E N C E

1102 PARK STREET NE Washington, DC 20002

FOWLER ARCHITECTS

1819 D STREET SE
WASHINGTON, DC 20003
(202) 546-0896
www.fowler-architects.com

SEAL:

VERSION: BZA

DATE: 11-24-14

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

BLOCK SITE PLAN

1

C-3

BLOCK SITE PLAN

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

C-3



2
C-4

EXISTING GARAGE, LOOKING EAST



1
C-4

EXISTING GARAGE, LOOKING WEST

REVISIONS		
#	DATE	COMMENTS

M C C L A I N R E S I D E N C E
1102 PARK STREET NE Washington, DC 20002

FOWLER ARCHITECTS
1819 D STREET SE
WASHINGTON, DC 20003
(202) 546-0896
www.fowler-architects.com

SEAL:

VERSION: BZA
DATE: 11-24-14
SCALE: NTS

PHOTOGRAPHS
C-4



1 REAR OF HOUSE
C-5



2 VIEW FROM YARD, EXISTING GARAGE
C-4

REVISIONS		
#	DATE	COMMENTS

M C C L A I N R E S I D E N C E
1102 PARK STREET NE Washington, DC 20002

FOWLER ARCHITECTS
1819 D STREET SE
WASHINGTON, DC 20003
(202) 546-0896
www.fowler-architects.com

SEAL:

VERSION: BZA
DATE: 11-24-14
SCALE: NTS

PHOTOGRAPHS
C-5



1
C-6

VIEW OF DOGLEG FROM ALLEY



2
C-6

VIEW OF DOGLEG FROM YARD

REVISIONS		
#	DATE	COMMENTS

M C C L A I N R E S I D E N C E

1102 PARK STREET NE Washington, DC 20002

FOWLER ARCHITECTS

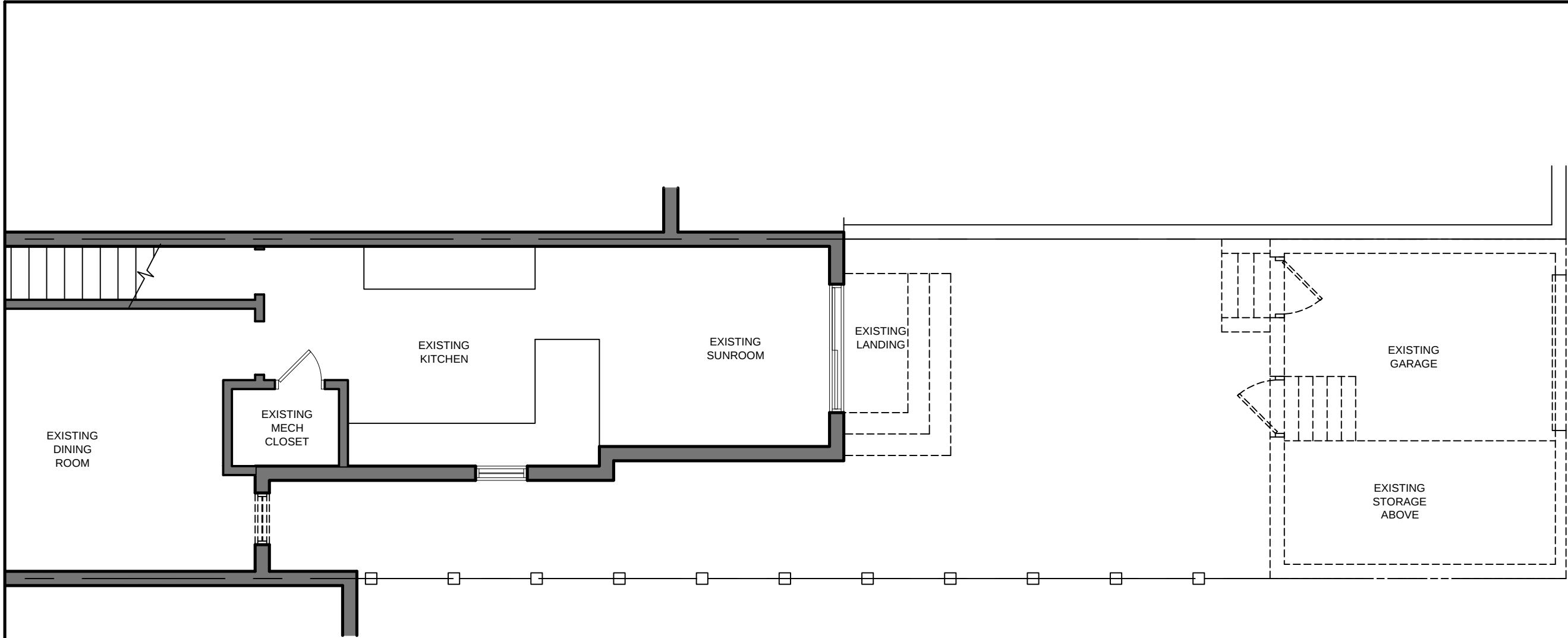
1819 D STREET SE
WASHINGTON, DC 20003
(202) 546-0896
www.fowler-architects.com

SEAL:

VERSION: BZA
DATE: 11-24-14
SCALE: NTS

PHOTOGRAPHS

C-6



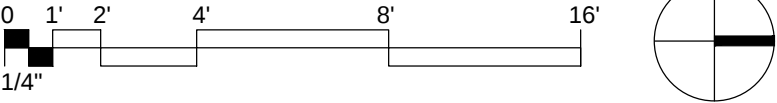
1

D-1

DEMOLITION PLAN

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

- LEGEND:
- EXISTING PARTITION TO REMAIN
 - EXISTING PARTITION TO BE REMOVED
 - EXISTING DOOR TO REMAIN
 - EXISTING DOOR TO BE REMOVED



REVISIONS		
#	DATE	COMMENTS

M C C L A I N R E S I D E N C E

1102 PARK STREET NE Washington, DC 20002

FWLER ARCHITECTS

1819 D STREET SE
WASHINGTON, DC 20003
(202) 546-0896
www.fowler-architects.com

SEAL:

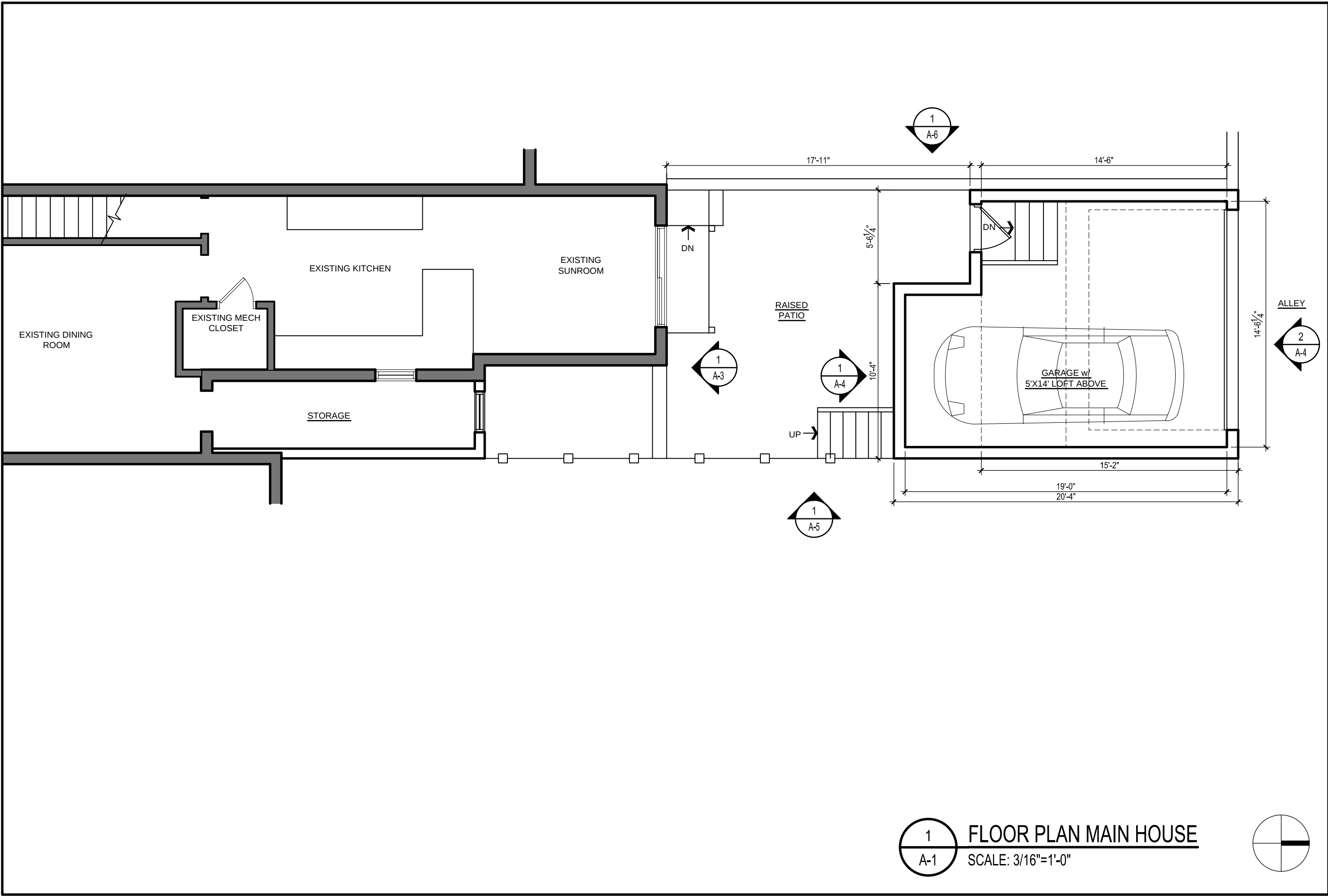
VERSION: PRELIM

DATE: 7-25-14

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

DEMOLITION PLAN

D-1



REVISIONS		
#	DATE	COMMENTS

MCCLAIR RESIDENCE
1102 PARK STREET NE Washington, DC 20002

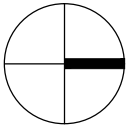
FOWLER ARCHITECTS
1819 D STREET SE
WASHINGTON, DC 20003
(202) 546-0896
www.fowler-architects.com

SEAL:

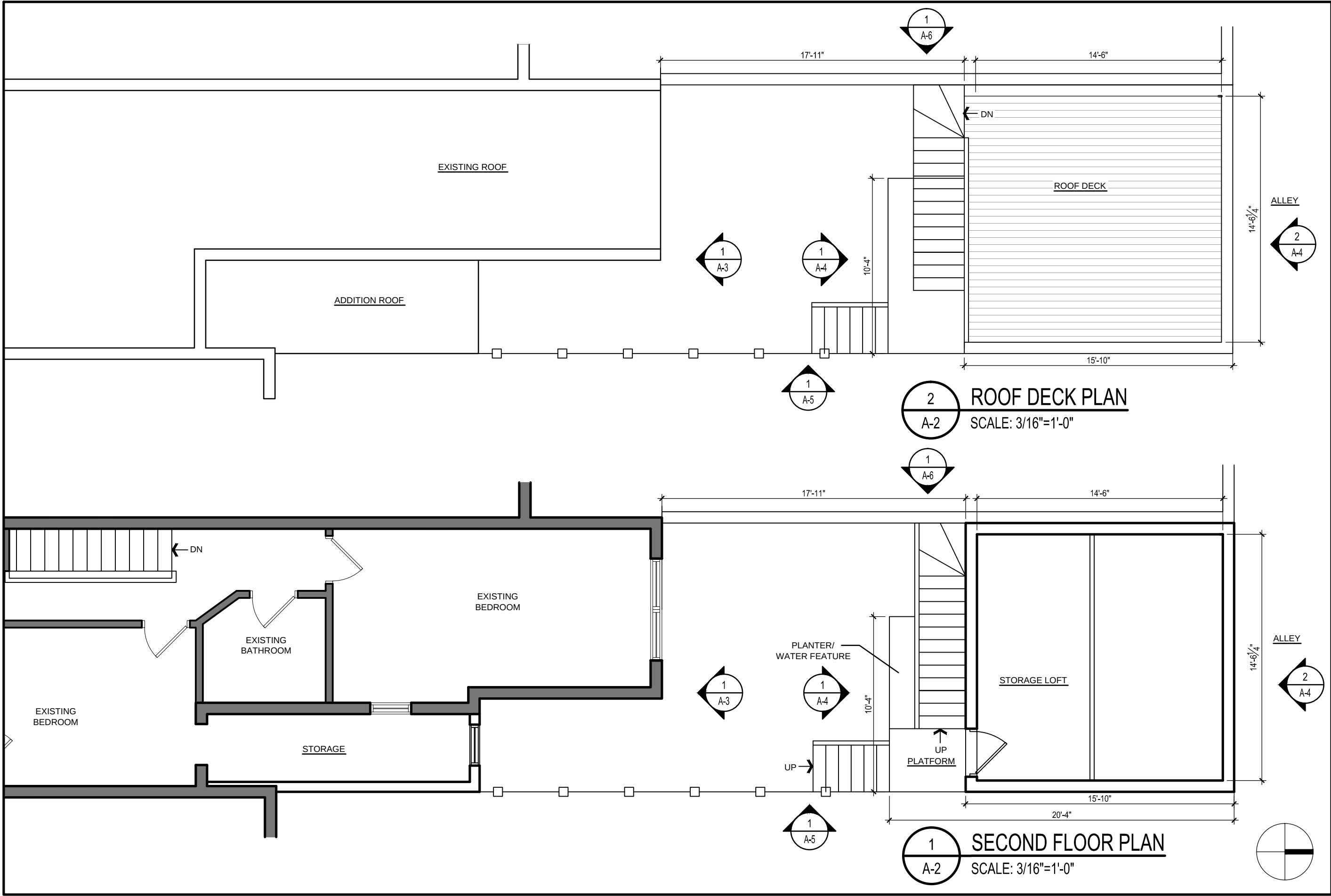
VERSION: BZA
DATE: 11-24-14
SCALE: 3/16"=1'-0"

FIRST FLOOR PLAN

1 FLOOR PLAN MAIN HOUSE
A-1 SCALE: 3/16"=1'-0"



A-1



REVISIONS		
#	DATE	COMMENTS

MCCCLAIN RESIDENCE
1102 PARK STREET NE Washington, DC 20002

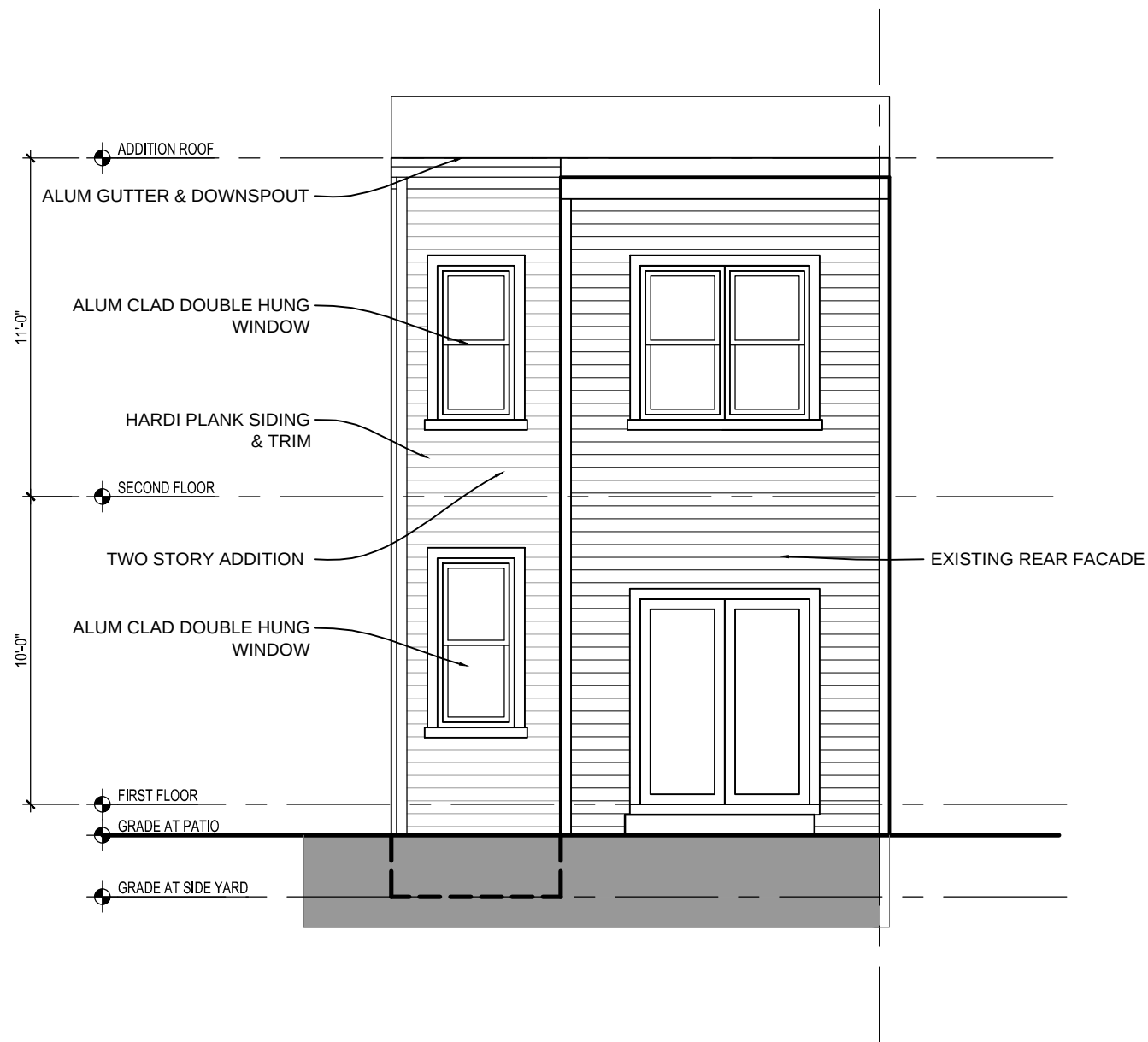
FOWLER ARCHITECTS
1819 D STREET SE
WASHINGTON, DC 20003
(202) 546-0896
www.fowler-architects.com

SEAL:

VERSION: BZA
DATE: 11-24-14
SCALE: 3/16"=1'-0"

FLOOR PLANS

A-2



1 REAR ELEVATION
A-3 SCALE: 3/16"=1'-0"

REVISIONS		
#	DATE	COMMENTS

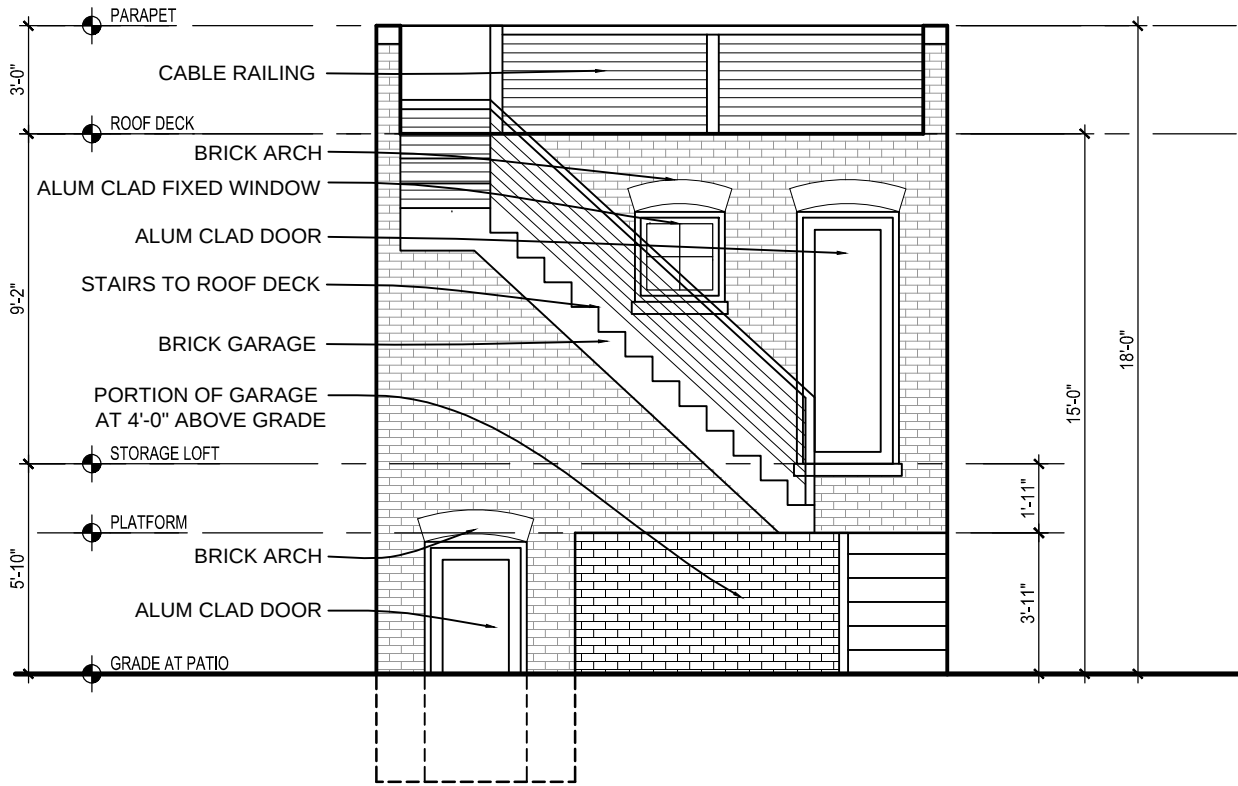
MCCLAIR RESIDENCE
1102 PARK STREET NE Washington, DC 20002

FOWLER ARCHITECTS
1819 D STREET SE
WASHINGTON, DC 20003
(202) 546-0896
www.fowler-architects.com

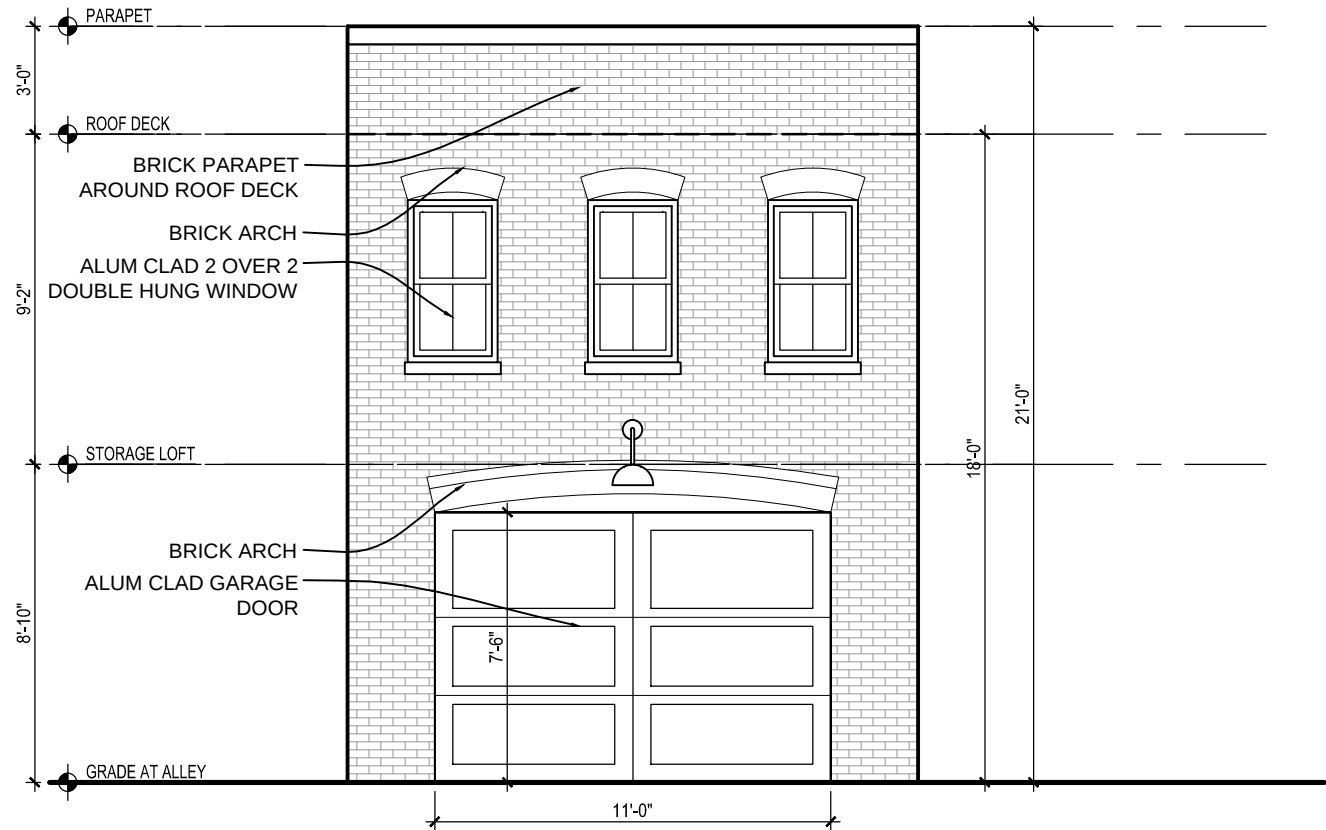
SEAL:

VERSION: BZA
DATE: 11-24-14
SCALE: 3/16"=1'-0"
EXTERIOR ELEVATION

A-3



1 GARAGE YARD ELEVATION
A-4 SCALE: 3/16"=1'-0"



2 GARAGE ALLEY ELEVATION
A-4 SCALE: 3/16"=1'-0"

REVISIONS		
#	DATE	COMMENTS

MCCCLAIN RESIDENCE
1102 PARK STREET NE Washington, DC 20002

FOWLER ARCHITECTS

1819 D STREET SE
WASHINGTON, DC 20003
(202) 546-0896
www.fowler-architects.com

SEAL:

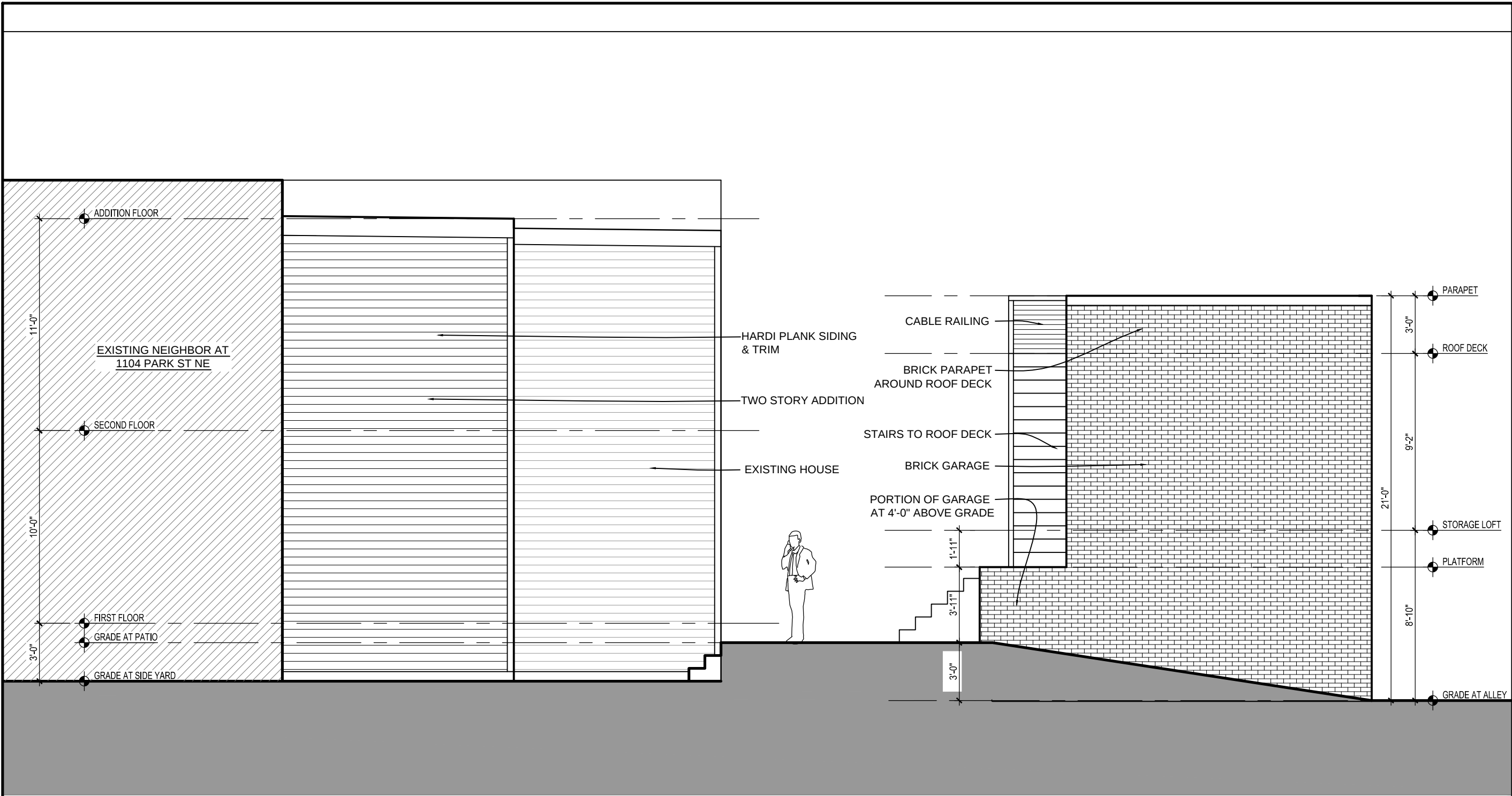
VERSION: BZA

DATE: 11-24-14

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

EXTERIOR ELEVATION

A-4



1 EAST ELEVATION
A-5 SCALE: 3/16"=1'-0"

REVISIONS		
#	DATE	COMMENTS

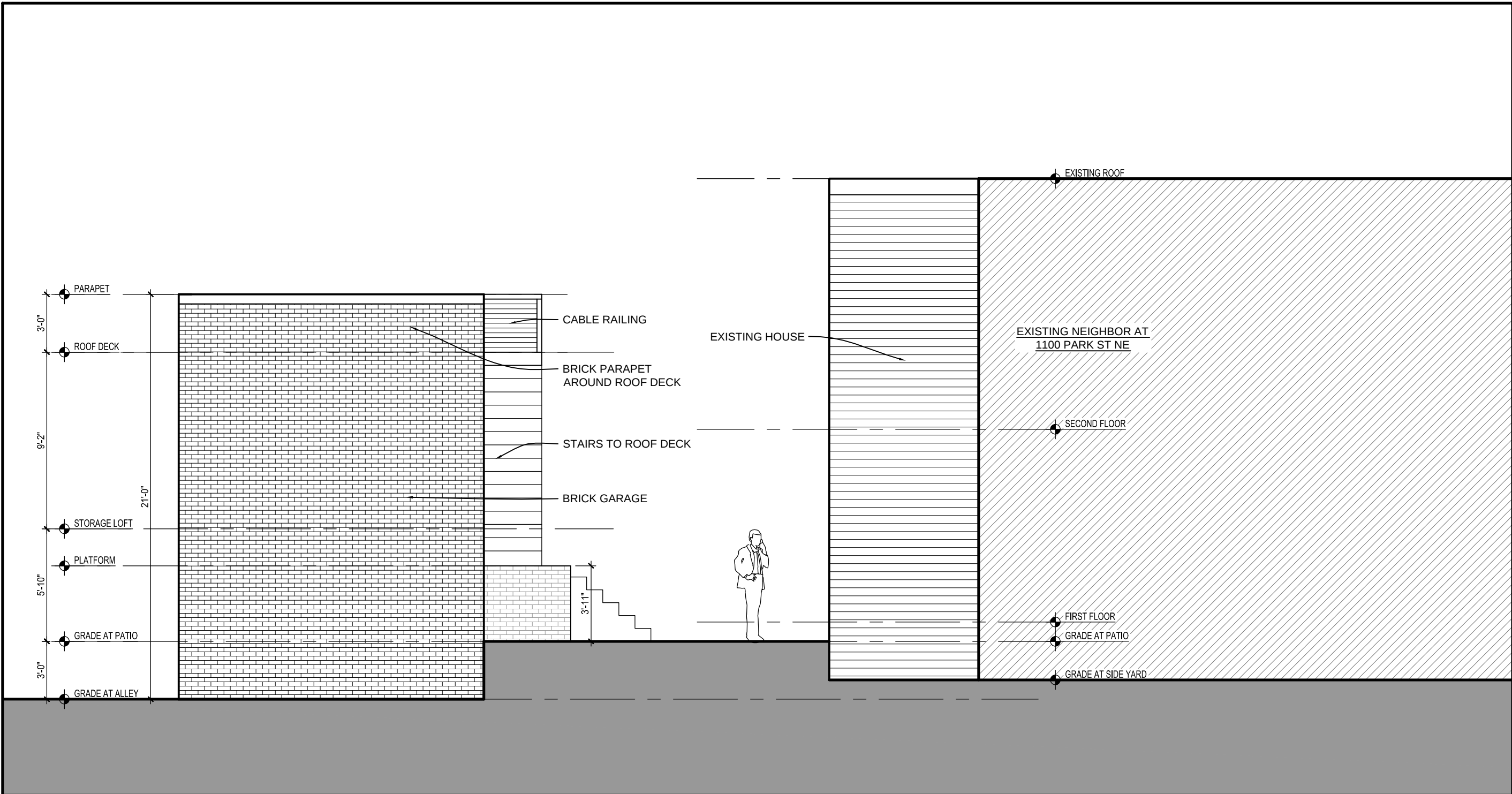
MCCLAIN RESIDENCE
1102 PARK STREET NE Washington, DC 20002

FOWLER ARCHITECTS
1819 D STREET SE
WASHINGTON, DC 20003
(202) 546-0896
www.fowler-architects.com

SEAL:

VERSION: BZA
DATE: 11-24-14
SCALE: 3/16"=1'-0"
EXTERIOR ELEVATION

A-5



REVISIONS		
#	DATE	COMMENTS

M C C L A I N R E S I D E N C E
1102 PARK STREET NE Washington, DC 20002

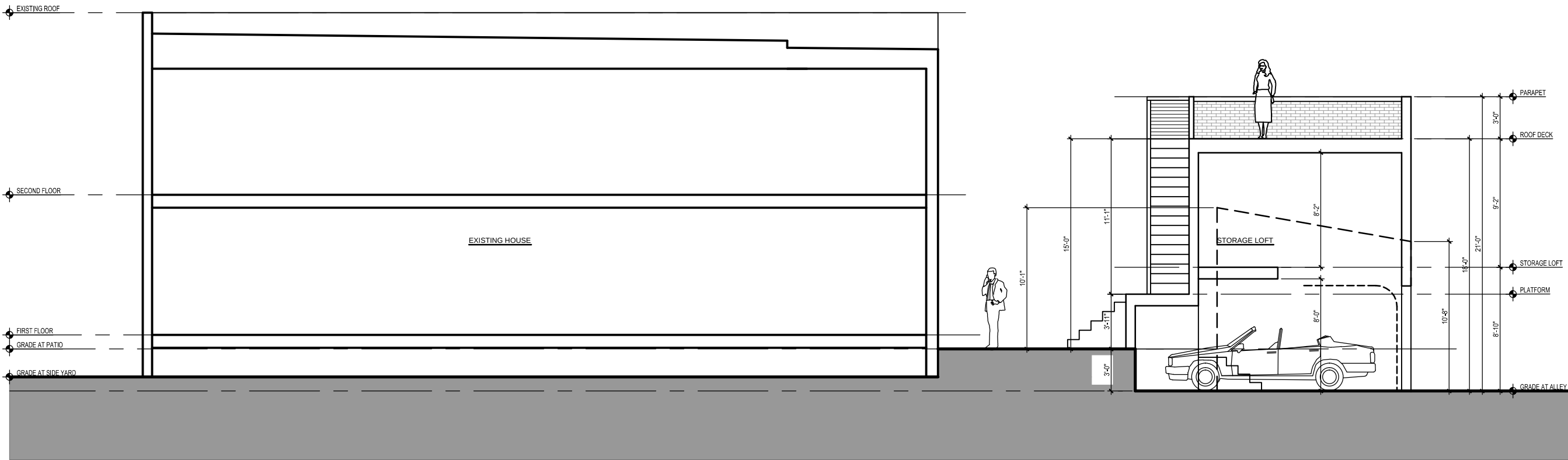
FOWLER ARCHITECTS
1819 D STREET SE
WASHINGTON, DC 20003
(202) 546-0896
www.fowler-architects.com

SEAL:

1 WEST ELEVATION
A-6 SCALE: 3/16"=1'-0"

VERSION: BZA
DATE: 11-24-14
SCALE: 3/16"=1'-0"
EXTERIOR ELEVATION

A-6



1 BUILDING SECTION
A-7 SCALE: 1/8"=1'-0"

REVISIONS		
#	DATE	COMMENTS

MCCLAIR RESIDENCE
1102 PARK STREET NE Washington, DC 20002

FWLER ARCHITECTS
1819 D STREET SE
WASHINGTON, DC 20003
(202) 546-0896
www.fowler-architects.com

SEAL:

VERSION: BZA
DATE: 11-24-14
SCALE: 1/8"=1'-0"

BUILDING SECTION

A-7