

PROJECT DATA

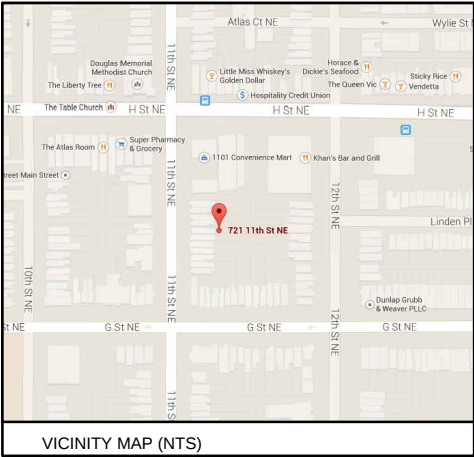
OWNER:
LOPEZ-FRANK RESIDENCE
721 11TH STREET NE
WASHINGTON, DC. 20002

ZONING DATA

LOT: 0039
SQUARE: 0982
LOT AREA: 1861 SF
ZONE: R-4
USE GROUP: R-3
CONSTRUCTION TYPE: 3B

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



	EXISTING	PROPOSED	MAXIMUM
LOT COVERAGE	1219.5 SF	1303.8 SF	1116.6 SF
(PERCENTAGE)	65.5%	70%	60.0%
REAR YARD	72'-4"	0'	20.0' MINIMUM
SIDE YARD	N/A	N/A	N/A
OPEN COURT	3.5'	NO CHANGE	6.0' MIN
HEIGHT	25.0'	NO CHANGE	40' / 3 STORIES
STORIES	2	NO CHANGE	3+B
F.A.R.	N/A	N/A	N/A
SQUARE FOOTAGE			
BASEMENT	N/A	N/A	
FIRST FLOOR	756 SF	NO CHANGE	
SECOND FLOOR	756 SF	NO CHANGE	
TOTAL	1512 SF	NO CHANGE	
GARAGE	456 SF	419 SF	

PROJECT DESCRIPTION:

EXISTING CARRIAGE TO BE RENOVATED & CONNECTED TO MAIN HOUSE VIA COVERED WALKWAY. CARRIAGE HOUSE TO BE CONVERTED TO LEGAL UNIT.

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. 404.1 REAR YARD SETBACK RESTRICTION

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

721 11TH Street NE
Washington, DC 20002

DRAWING INDEX

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		A-4	EXTERIOR ELEVATIONS

REVISIONS

#	DATE	COMMENTS

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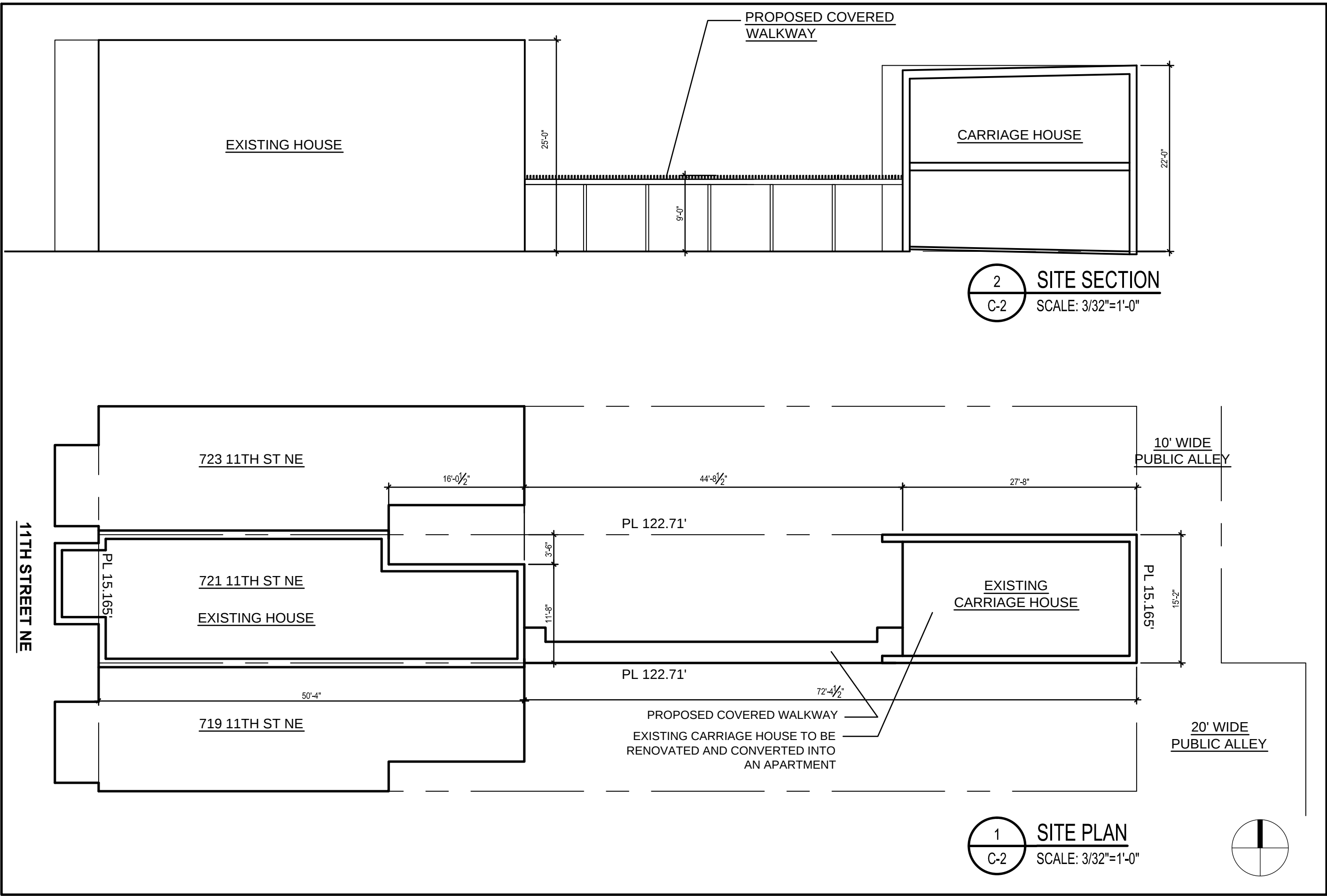
DATE: 11-24-14

SCALE: N.T.S.

COVER SHEET

Board of Zoning Adjustment
District of Columbia
CASE NO.18931
EXHIBIT NO.7

C-1



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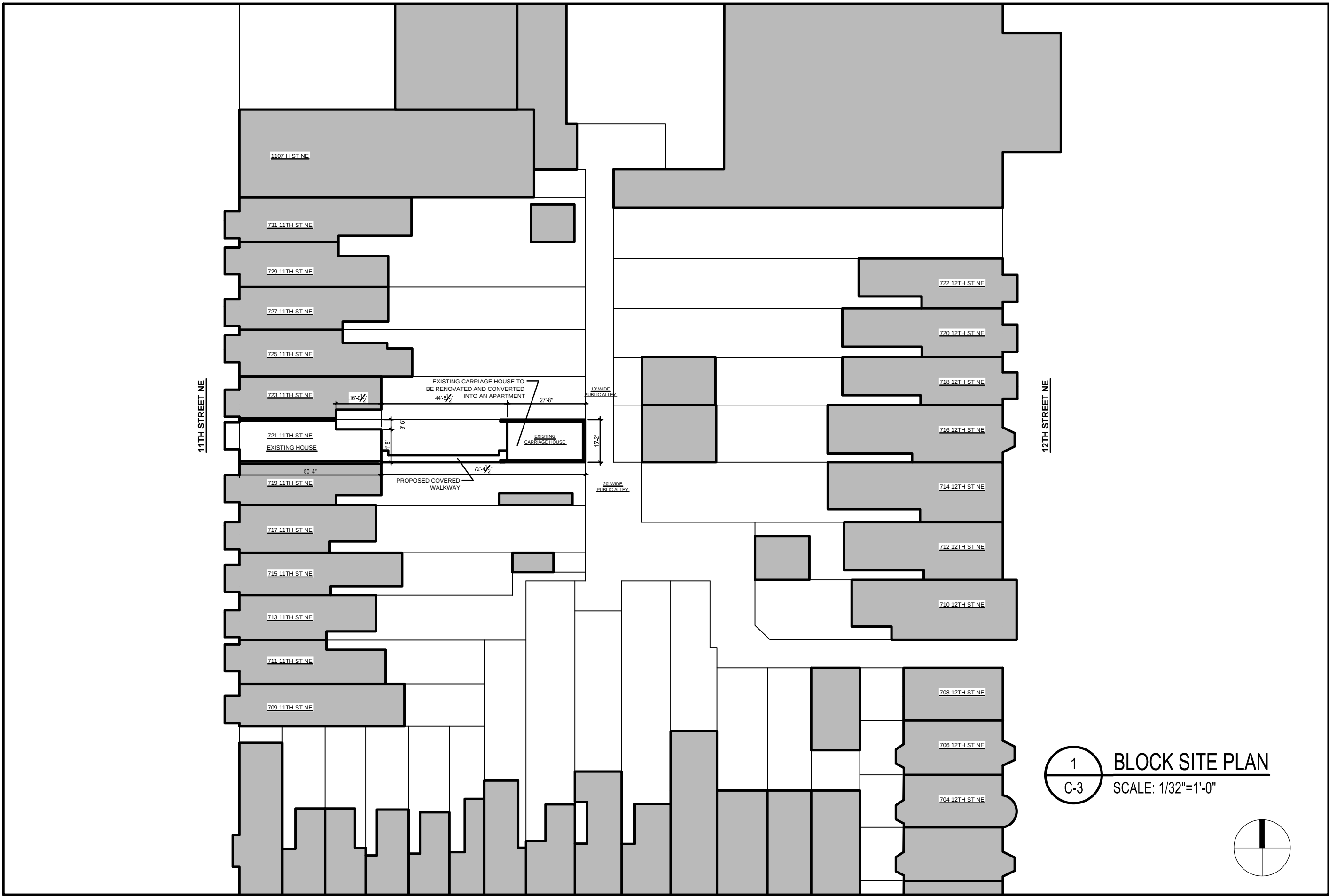
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SCALE: 1/32"=1'-0"

SITE PLAN

C-2



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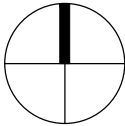
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SCALE:	1/32"=1'-0"

BLOCK SITE PLAN

1
C-3

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



C-3



1
C-4

FRONT OF HOUSE, VIEW FROM 11TH STREET NE
SCALE: NTS



2
C-4

REAR OF HOUSE, VIEW FROM YARD
SCALE: NTS

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PICTURES

C-4



1
C-5

CARRAIGE HOUSE, VIEW FROM YARD
SCALE: NTS



2
C-5

CARRAIGE HOUSE, VIEW FROM ALLEY
SCALE: NTS

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PICTURES

C-5



1 ALLEY VIEW, LOOKING NORTH
C-6 SCALE: NTS



1 ALLEY VIEW, LOOKING SOUTH
C-6 SCALE: NTS

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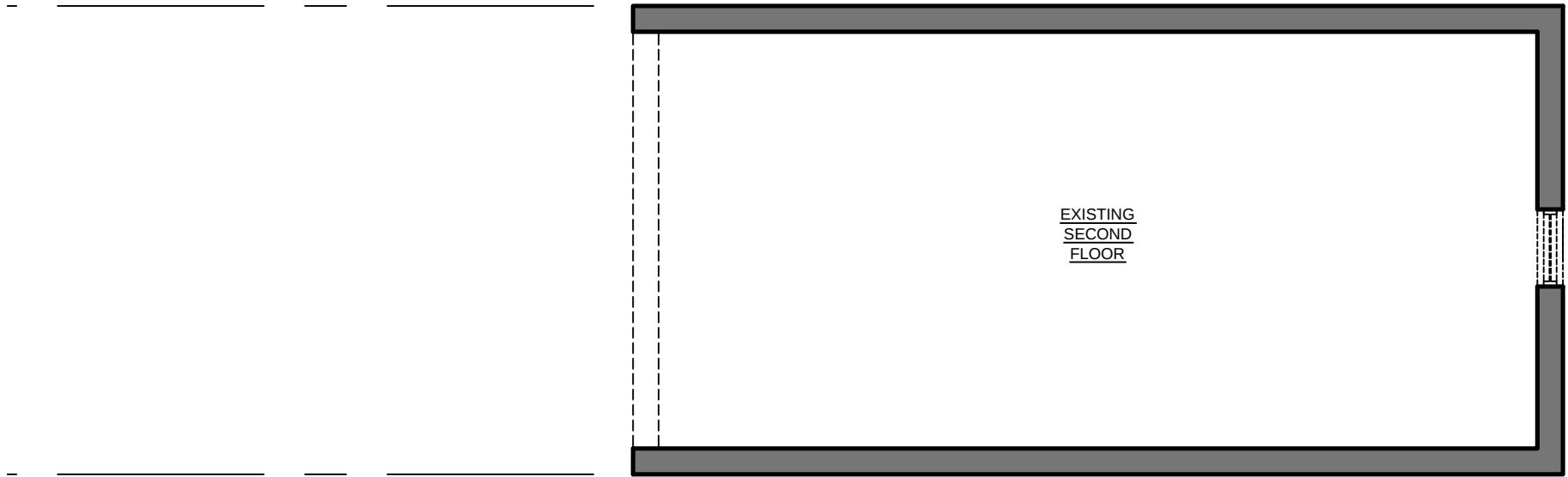
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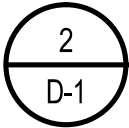
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PICTURES

C-6

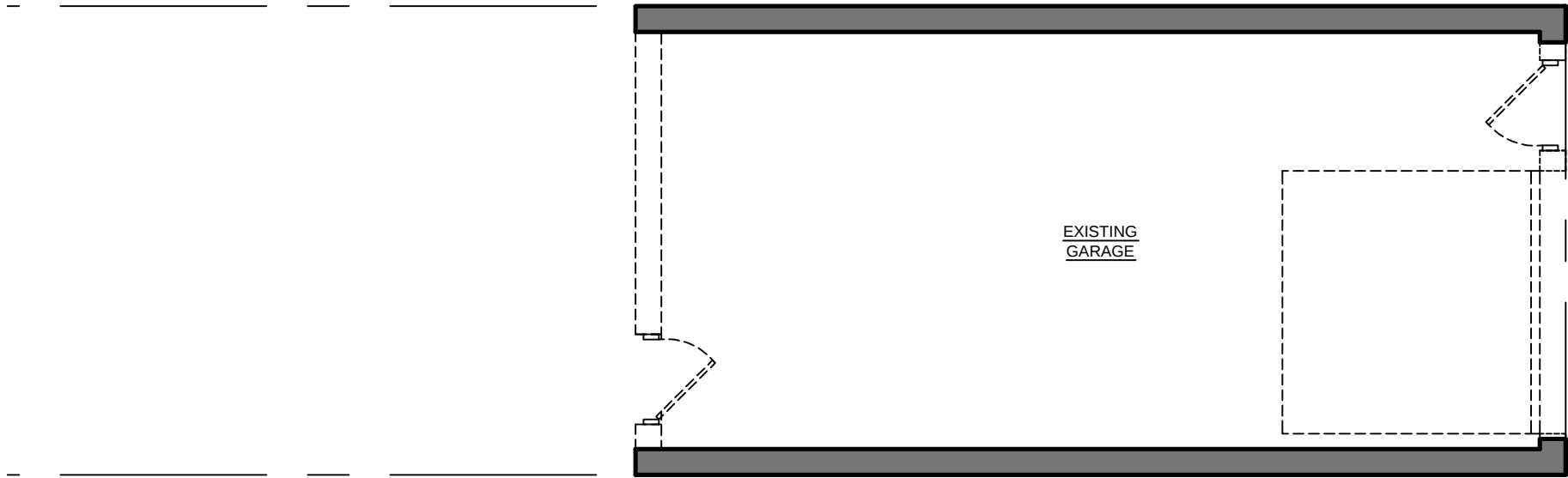


EXISTING
SECOND
FLOOR

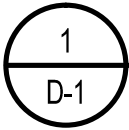


SECOND FLOOR DEMOLITION PLAN

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



EXISTING
GARAGE

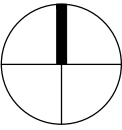


FIRST FLOOR DEMOLITION PLAN

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

LEGEND:

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



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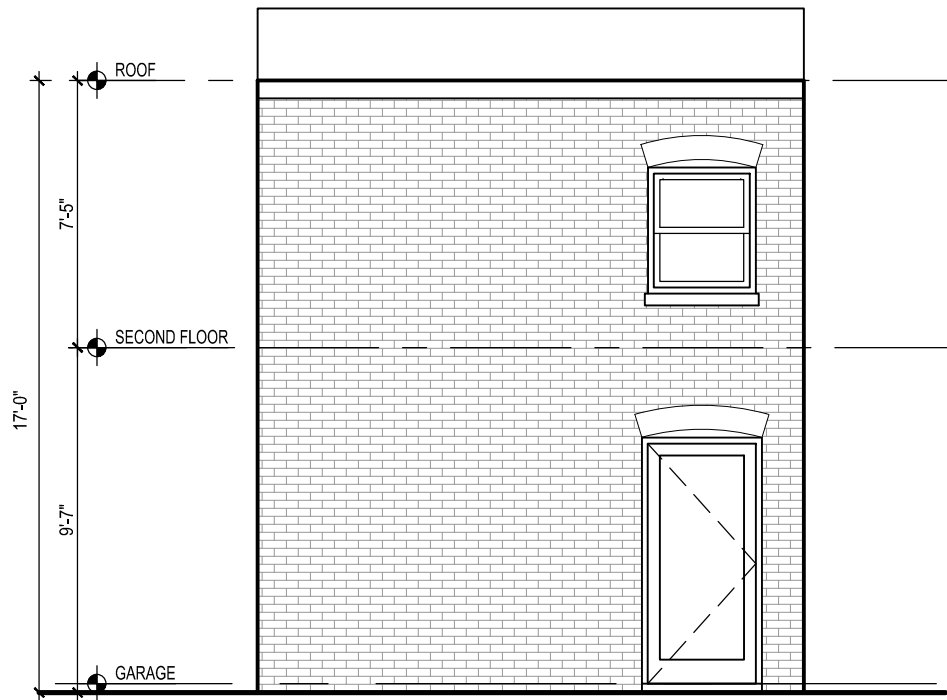
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SCALE: 3/16"=1'-0"

DEMOLITION PLANS

D-1



1 EXISTING YARD ELEVATION
D-2 SCALE: 3/16"=1'-0"



2 EXISTING ALLEY ELEVATION
D-2 SCALE: 3/16"=1'-0"

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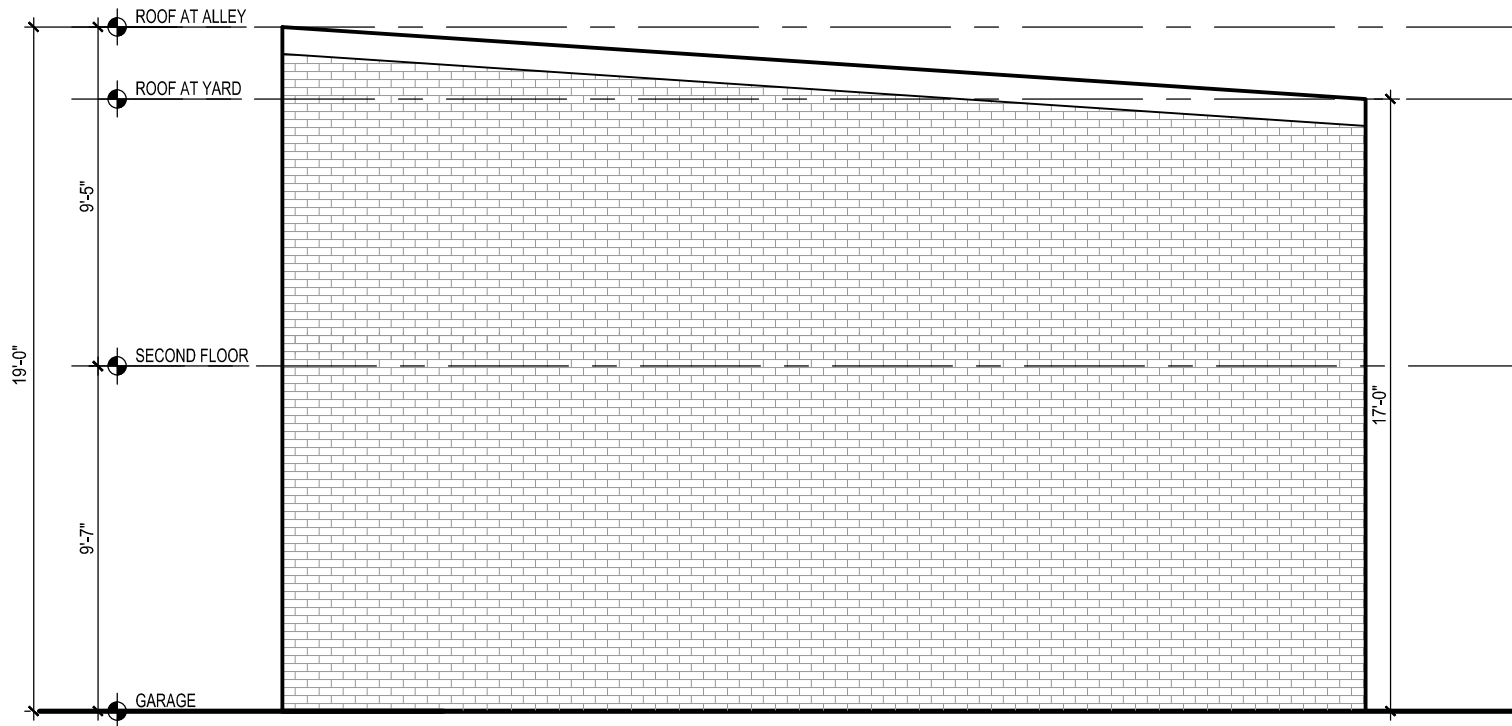
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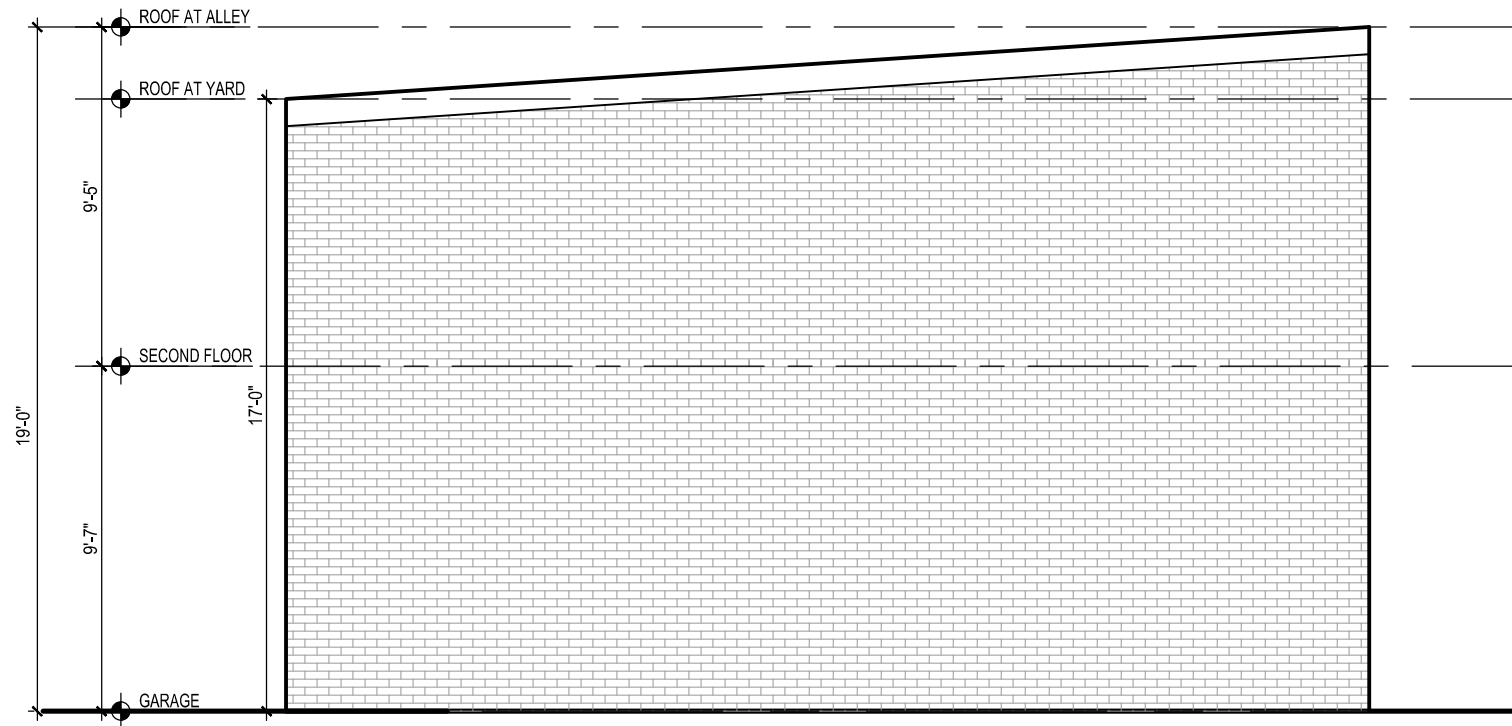
VERSION: BZA
DATE: 11-24-14
SCALE: 3/16"=1'-0"

EXISTING ELEVATIONS

D-2



1 EXISTING NORTH ELEVATION
D-3 SCALE: 3/16"=1'-0"



2 EXISTING SOUTH ELEVATION
D-3 SCALE: 3/16"=1'-0"

REVISIONS		
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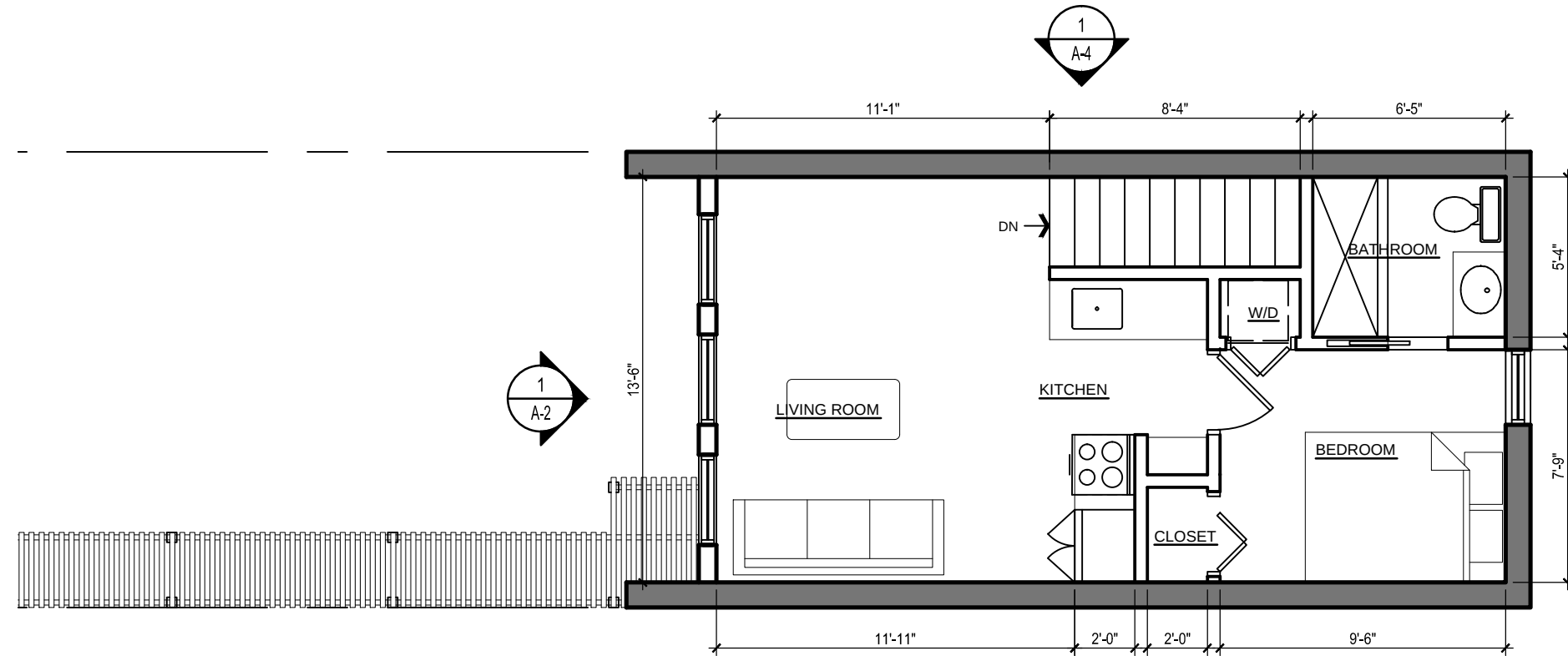
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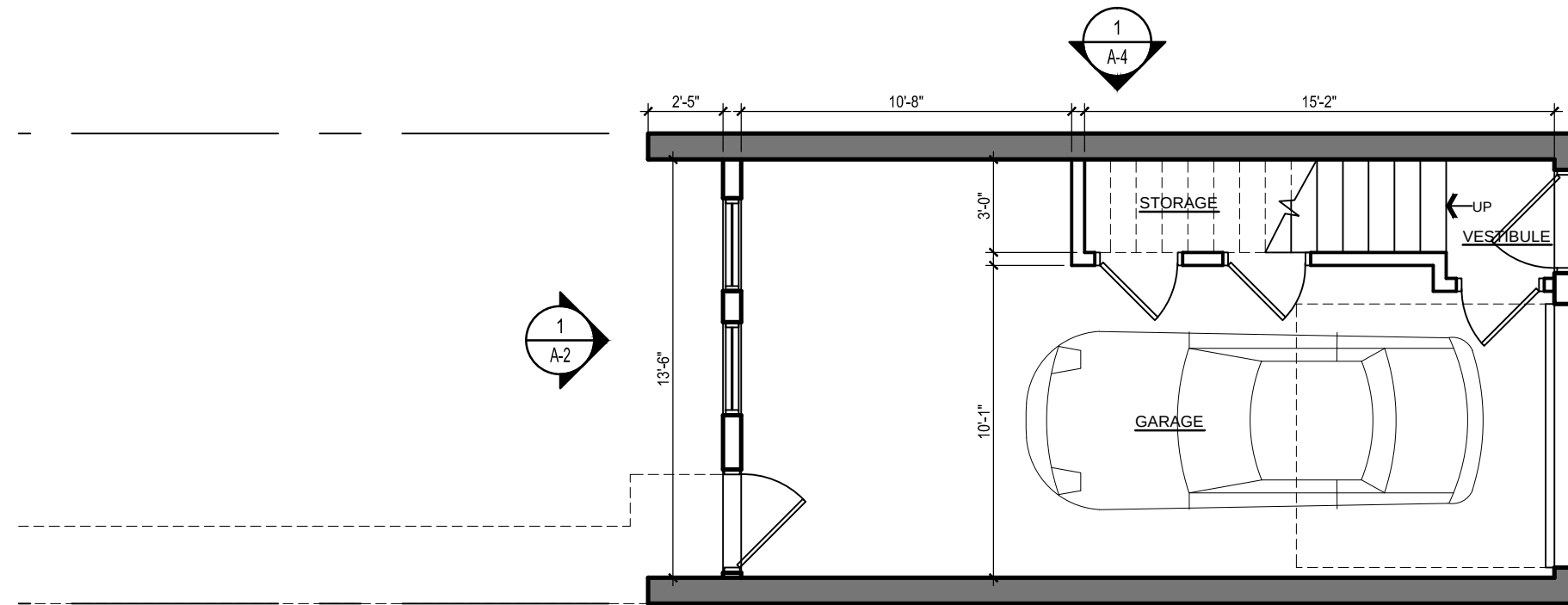
SEAL:

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

D-3



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



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

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FLOOR PLANS

A-1

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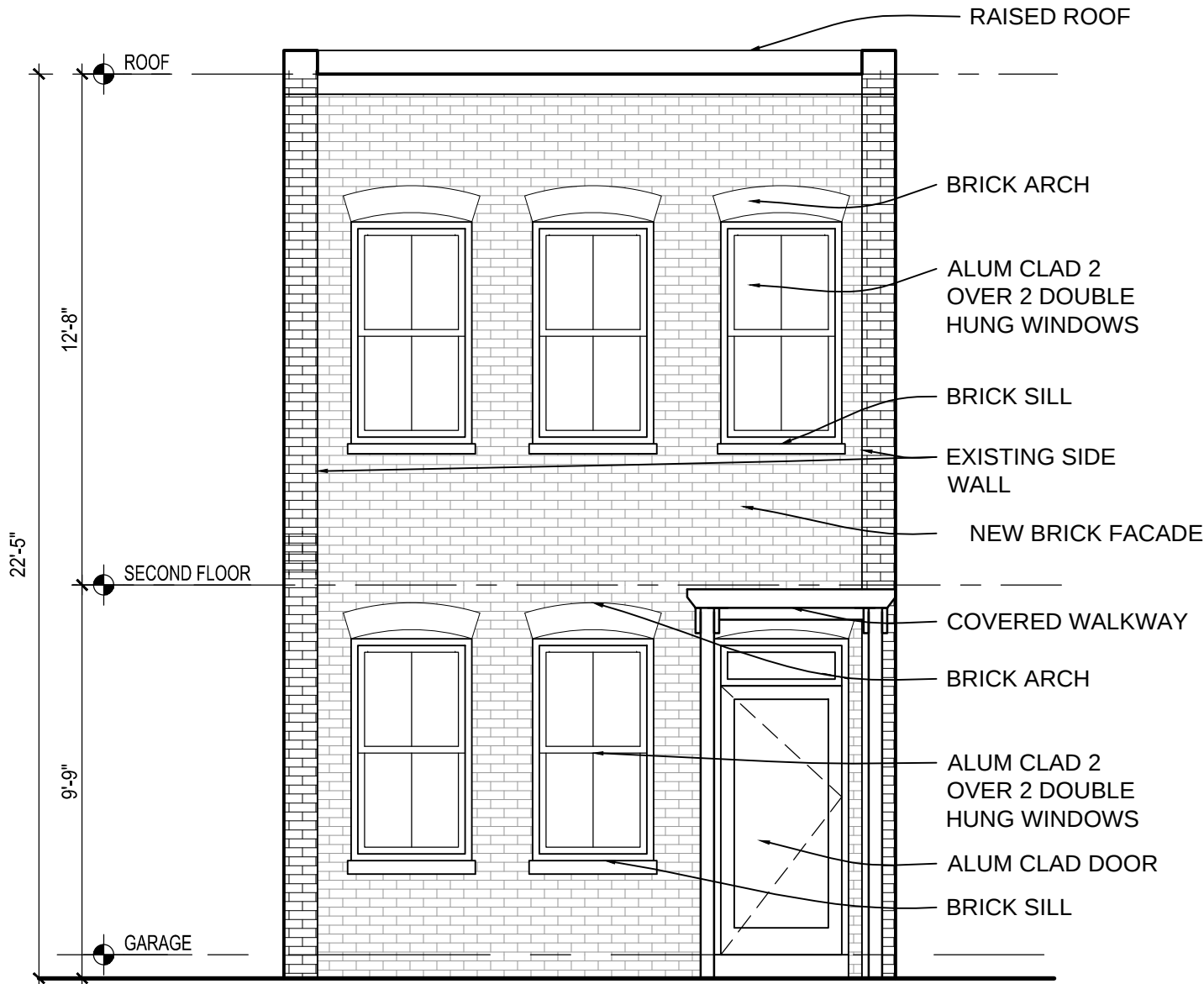
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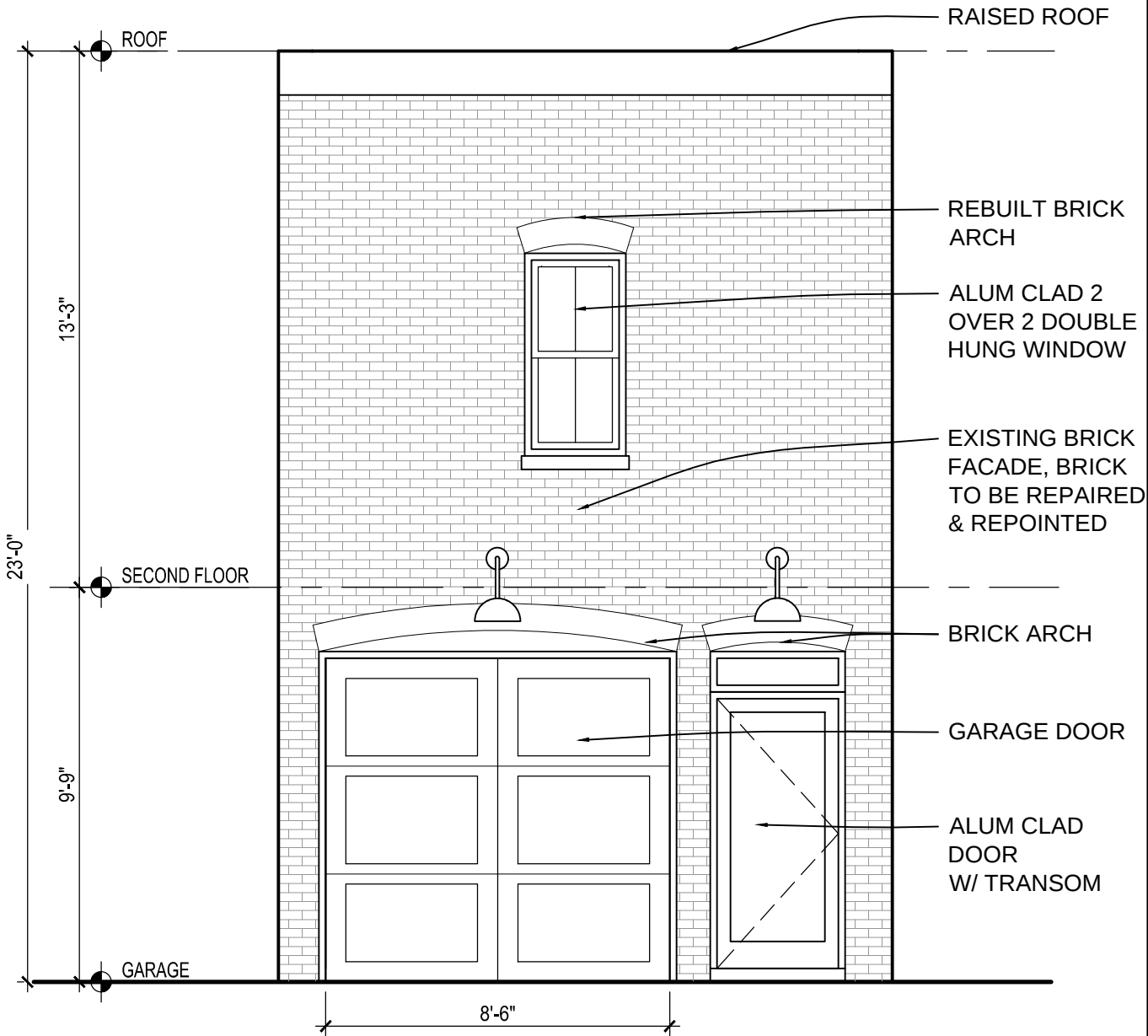
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EXTERIOR ELEVATIONS

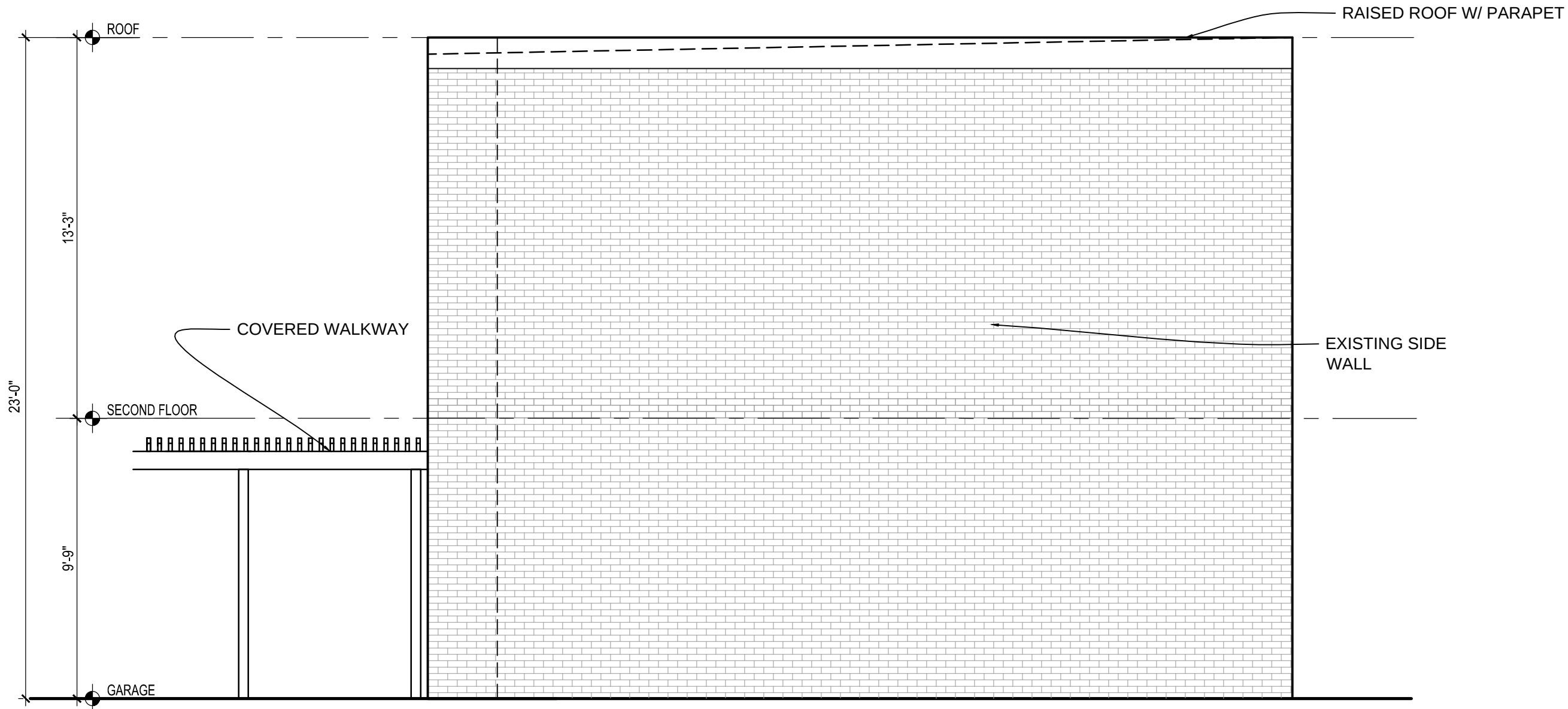
A-2



1 YARD ELEVATION
A-2 SCALE: 1/4"=1'-0"



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



1 SOUTH ELEVATION
A-3 SCALE: 1/4"=1'-0"

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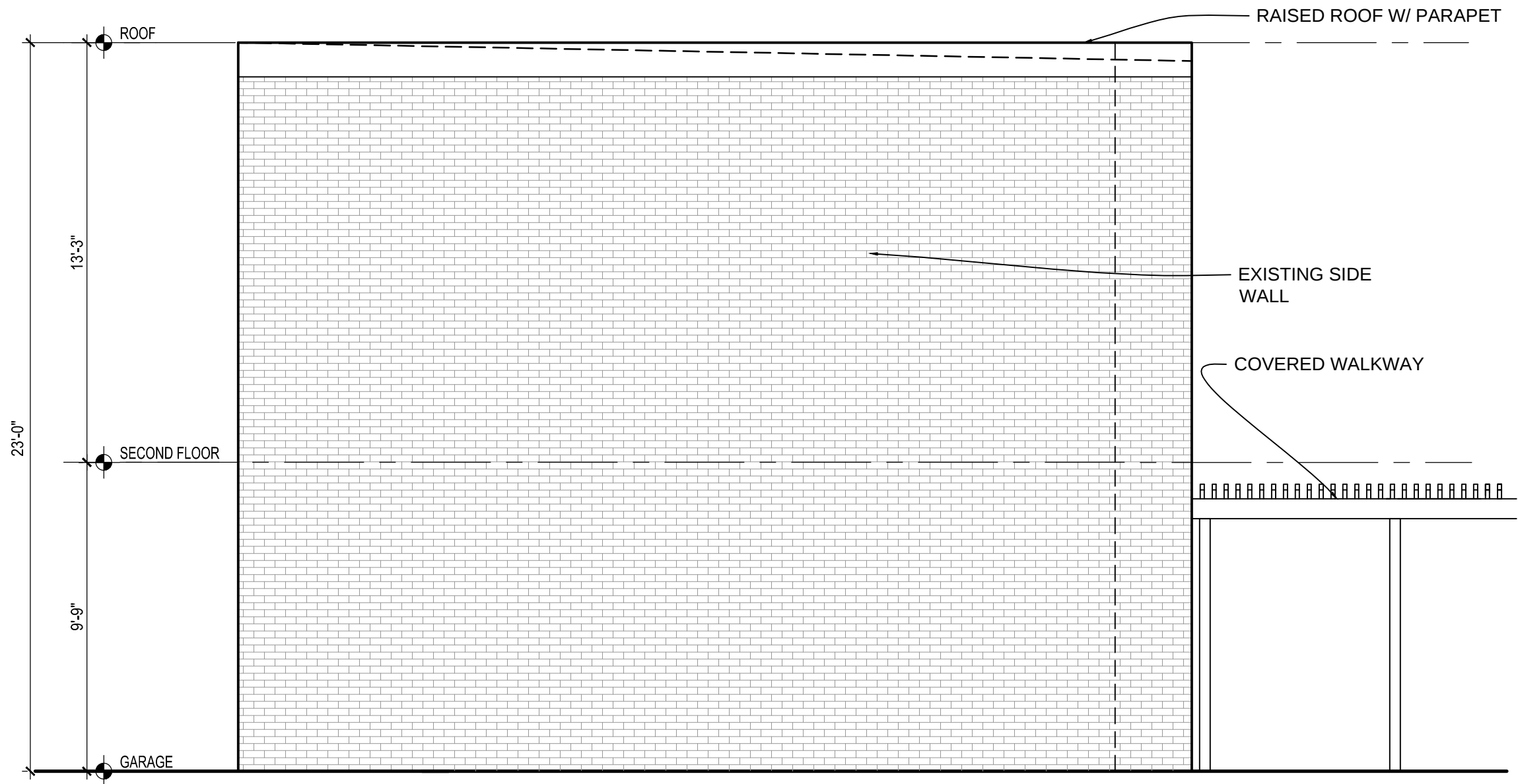
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EXTERIOR ELEVATIONS

A-3



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

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A-4