

PROJECT DATA

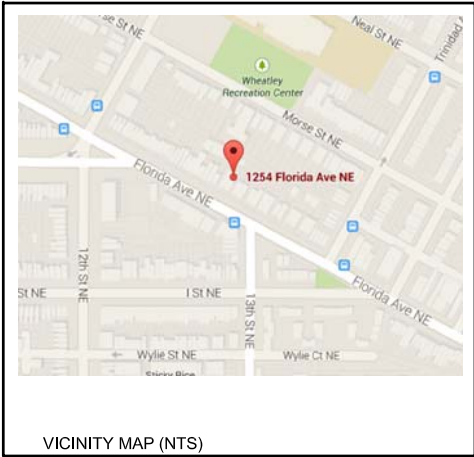
OWNER:
ROKAS REIPA
1254 FLORIDA AVENUE NE
WASHINGTON, DC. 20002

ZONING DATA

LOT: 0015
SQUARE: 4069
LOT AREA: 3366 SF
ZONE: R-4
USE GROUP: R-3
CONSTRUCTION TYPE: 3B

TWO STORY SEMI-DETACHED 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	1279.3 SF	1504.4 SF	1346.4 SF
(PERCENTAGE)	38%	44.7%	40.0%
REAR YARD	74.9'	2.0'	20.0' MINIMUM
SIDE YARD	5.89'-8.89'	NO CHANGE	N/A
OPEN COURT	N/A	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	653.5 SF	1046.6 SF	
SECOND FLOOR	653.5 SF	1046.6 SF	
TOTAL	1307 SF	2093.2 SF	
GARAGE	440.5 SF	N/A	

PROJECT DESCRIPTION:

EXISTING CARRIAGE TO BE EXPANDED, 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
4. 405.9

SIDE YARD SETBACK

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

1254 Florida Avenue NE
Washington, DC 20002

DRAWING INDEX

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		A-4	EXTERIOR ELEVATIONS

REVISIONS		
#	DATE	COMMENTS

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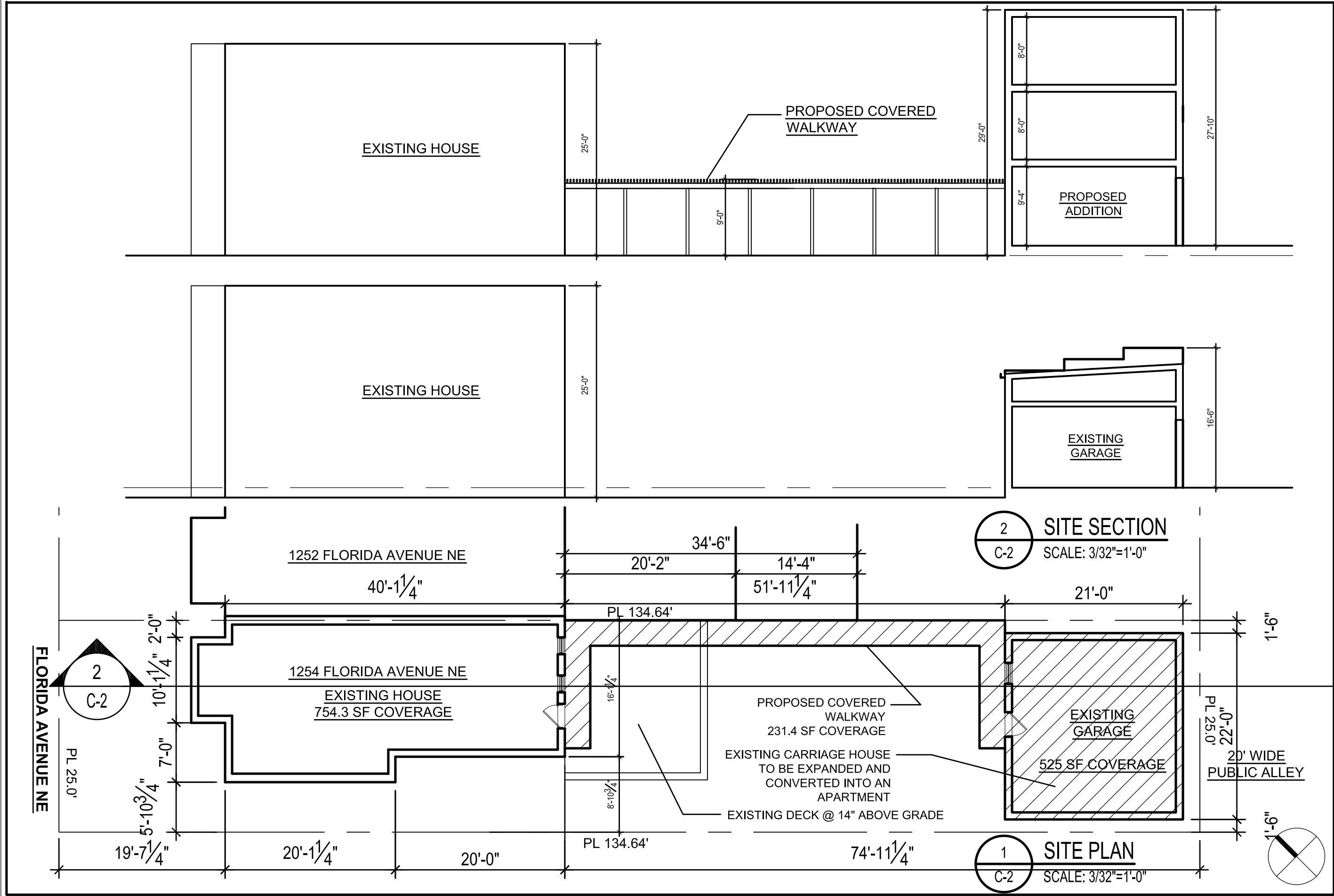
SEAL:

VERSION: BZA
DATE: 3-9-15
SCALE: N.T.S.

COVER SHEET

Board of Zoning Adjustment
District of Columbia
CASE NO.18995
EXHIBIT NO.7

C-1



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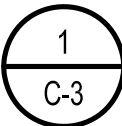
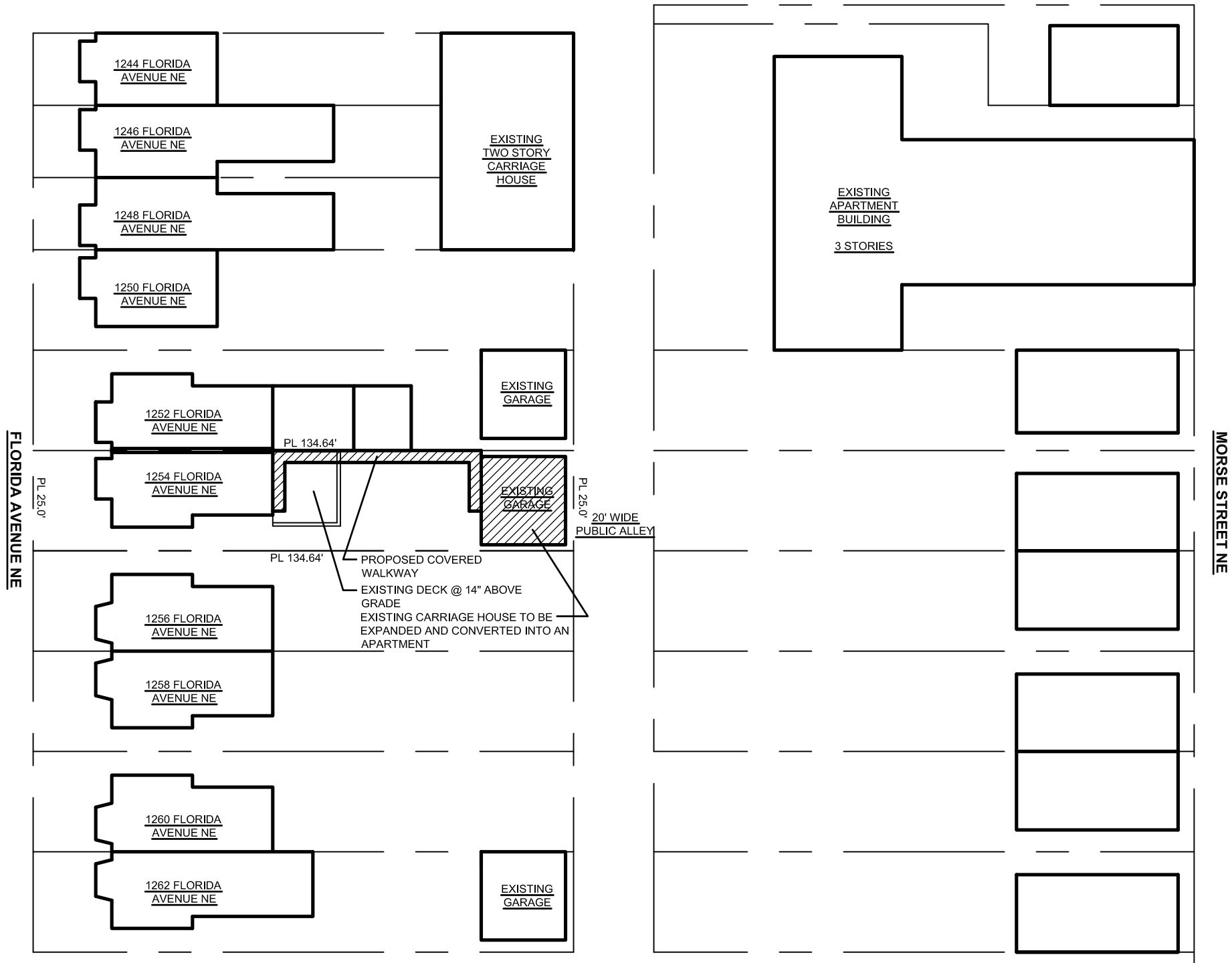
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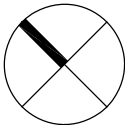
VERSION: BZA
DATE: 3-9-15
SCALE: 3/32"=1'-0"

SITE PLAN

C-2



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



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VERSION: BZA
DATE: 3-9-15
SCALE: 1/32"=1'-0"

BLOCK
SITE PLAN

C-3



1
C-4

FRONT OF HOUSE, VIEW FROM FLORIDA AVENUE NE
SCALE: NTS

2
C-4

REAR OF HOUSE, VIEW FROM YARD
SCALE: NTS

REVISIONS

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SCALE: NTS

PHOTOGRAPHS

C-4



1
C-5

EXISTING GARAGE, VIEW FROM YARD
SCALE: NTS

2
C-5

EXISTING GARAGE, VIEW FROM ALLEY
SCALE: NTS

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SCALE: NTS

PHOTOGRAPHS

C-5



1 ALLEY VIEW, GARAGE @ 1252 FLORIDA AVE
C-6 SCALE: NTS



2 ALLEY VIEW TOWARDS THE WEST
C-6 SCALE: NTS



3 ALLEY VIEW, APARTMENT BUILDING ON MORSE STREET
C-6 SCALE: NTS



4 ALLEY VIEW TOWARDS THE EAST
C-6 SCALE: NTS

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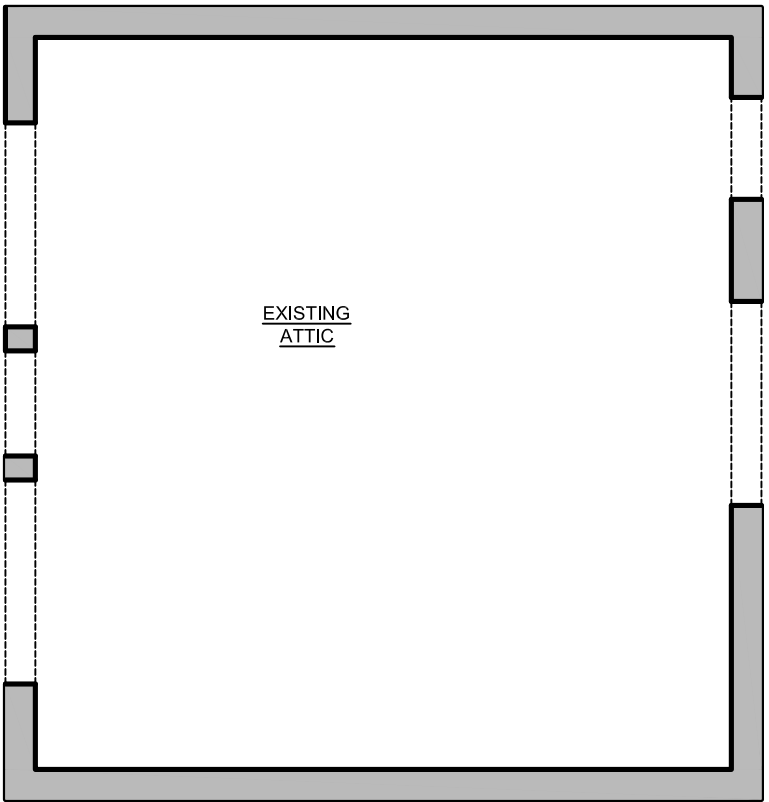
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PHOTOGRAPHS

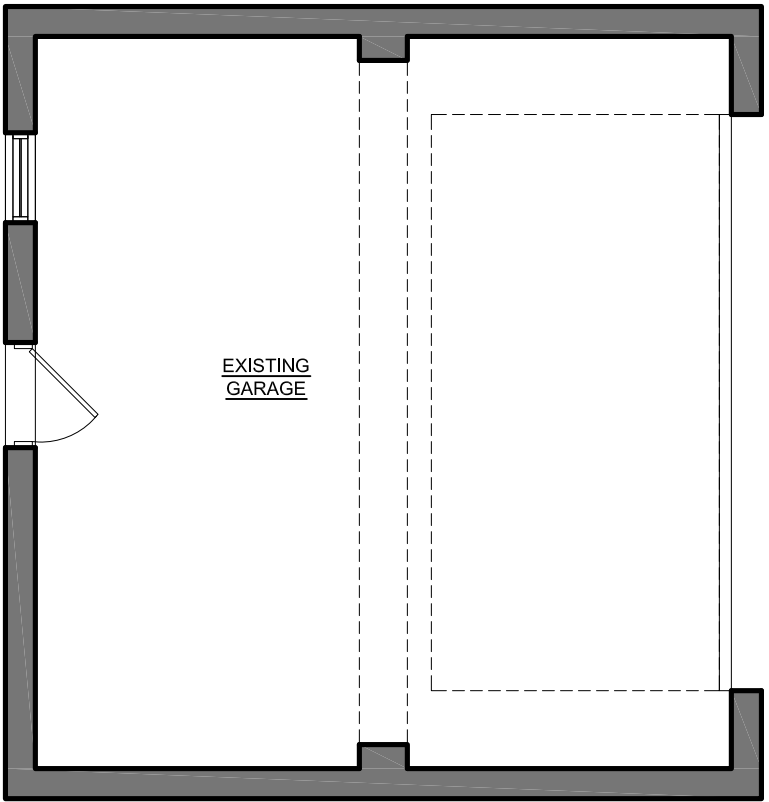
C-6



2
D-1

EXISTING ATTIC PLAN

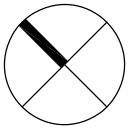
SCALE: 1/4"=1'-0"



1
D-1

EXISTING FIRST FLOOR PLAN

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



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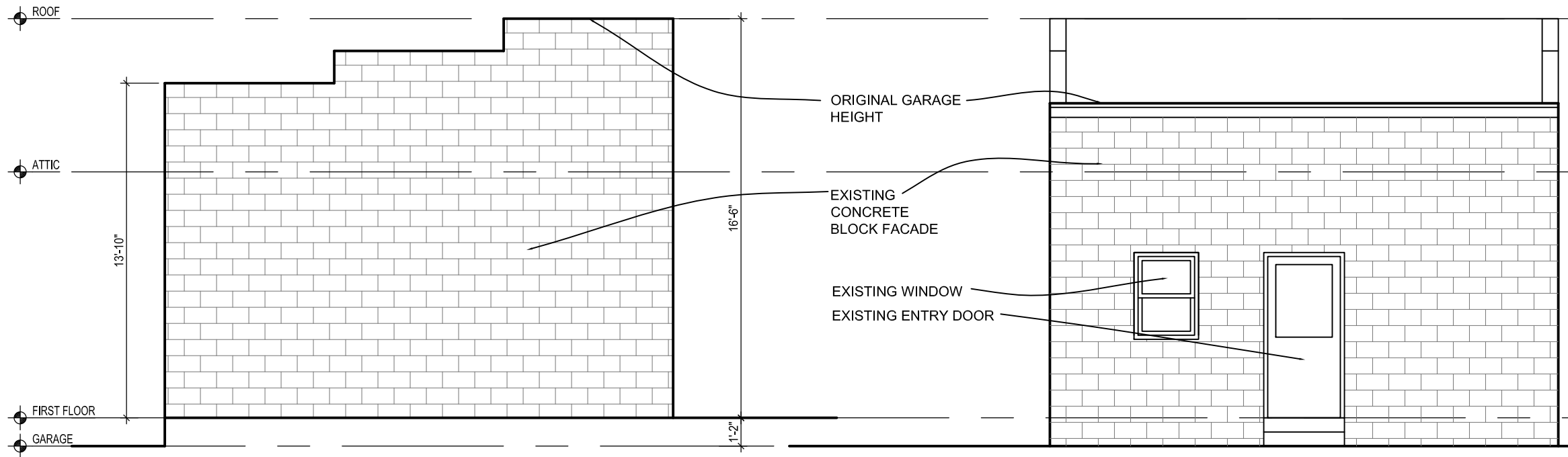
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DATE: 3-9-15
SCALE: 3/16"=1'-0"

EXISTING PLANS

D-1



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

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

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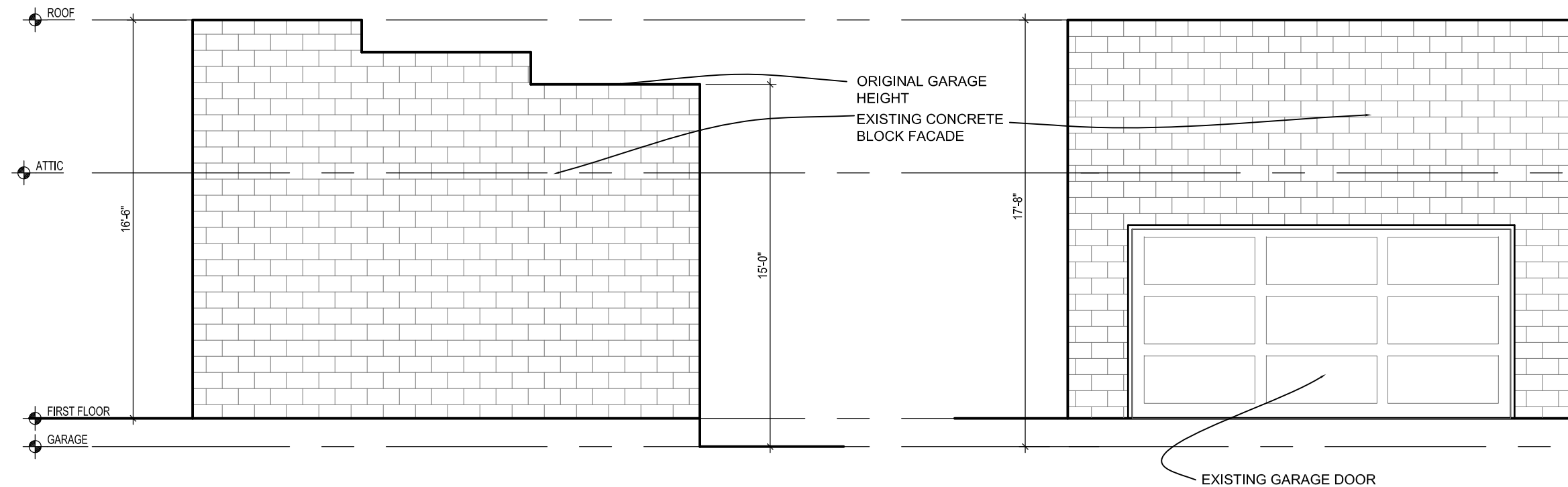
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SEAL:

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DATE: 3-9-15
SCALE: 3/16"=1'-0"

EXISTING ELEVATIONS

D-2



1
D-3

EXISTING WEST ELEVATION

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

2
D-3

EXISTING NORTH ELEVATION

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

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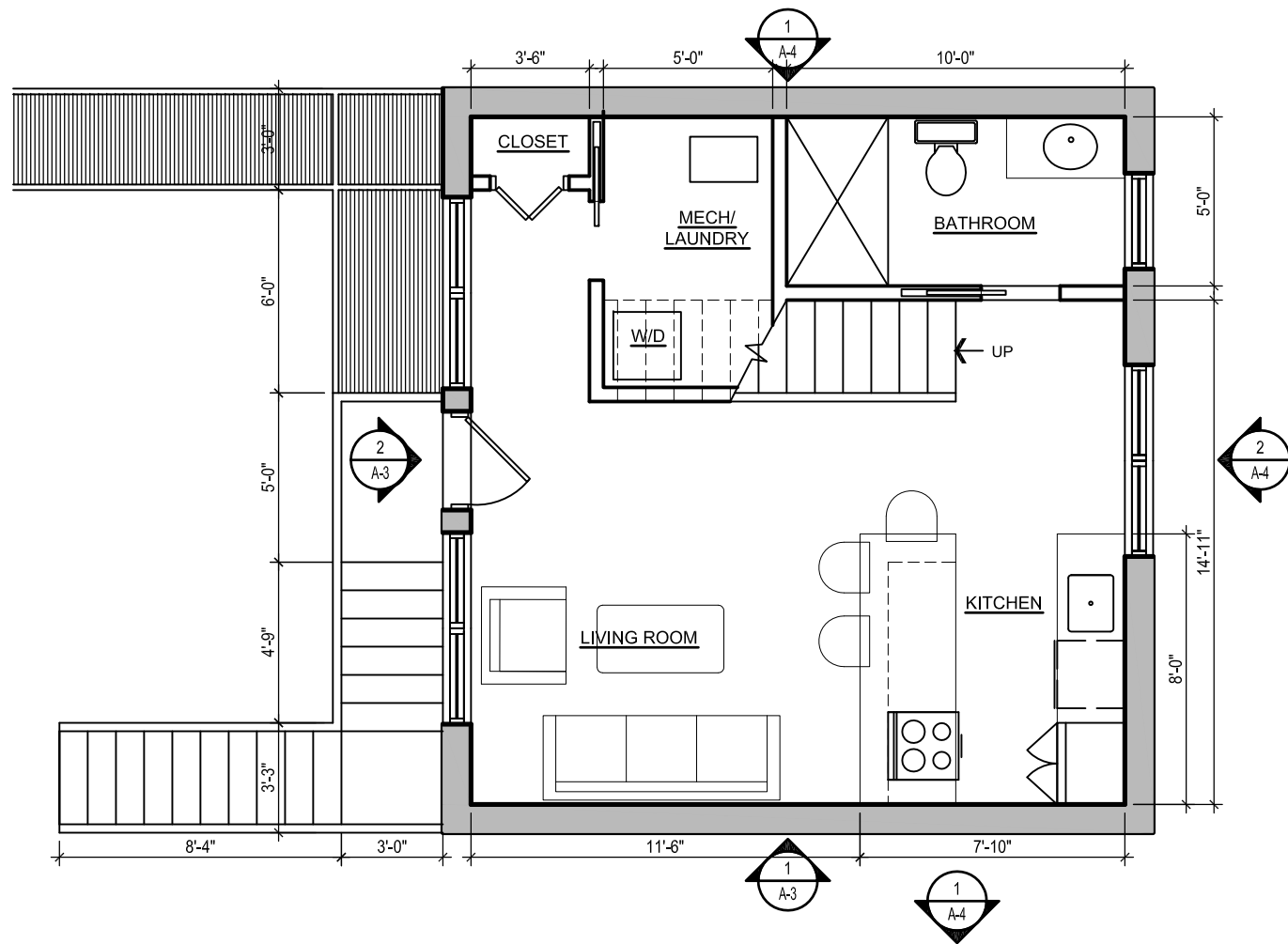
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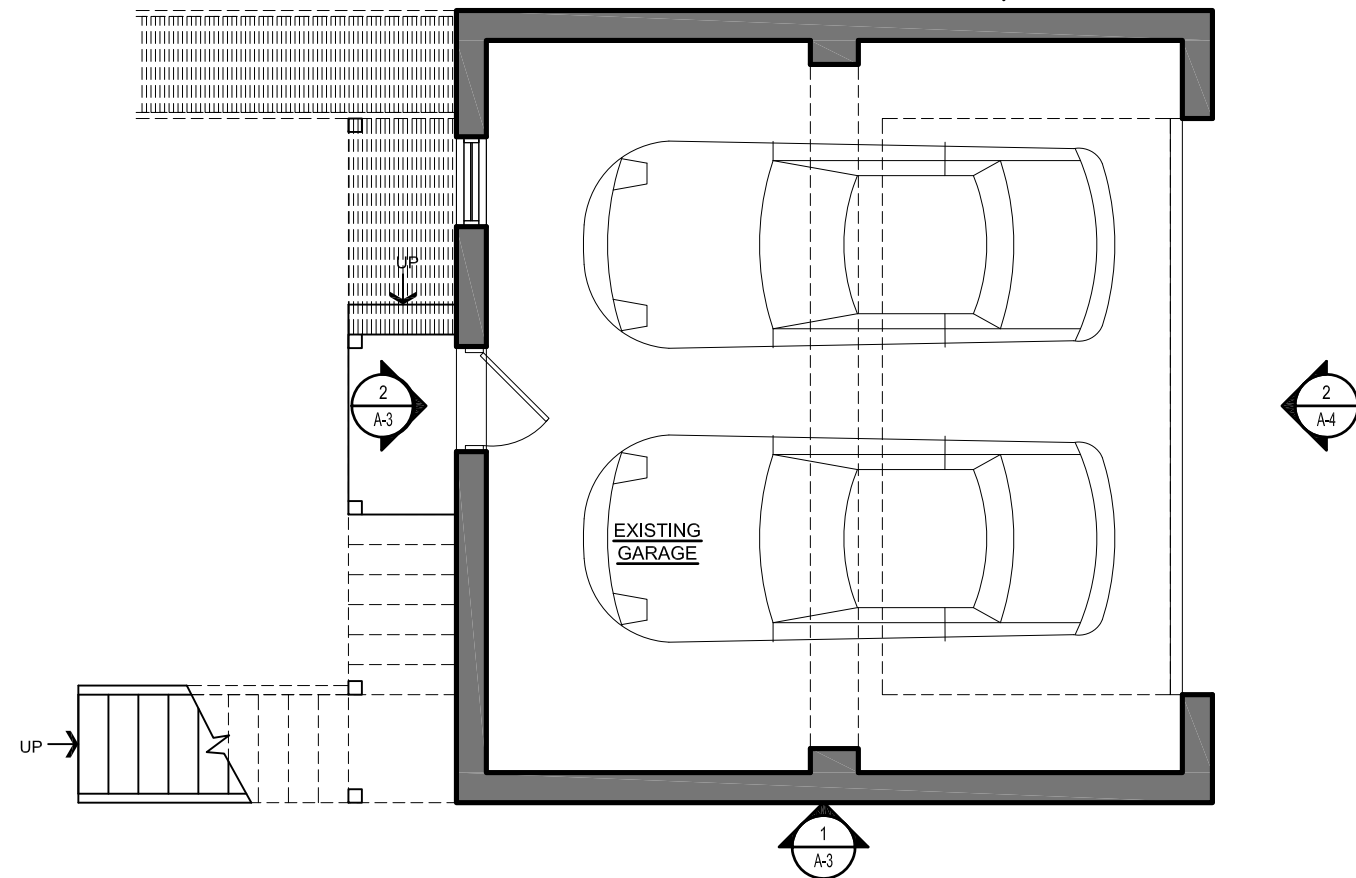
SCALE: 3/16"=1'-0"

EXISTING ELEVATIONS

D-3



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



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

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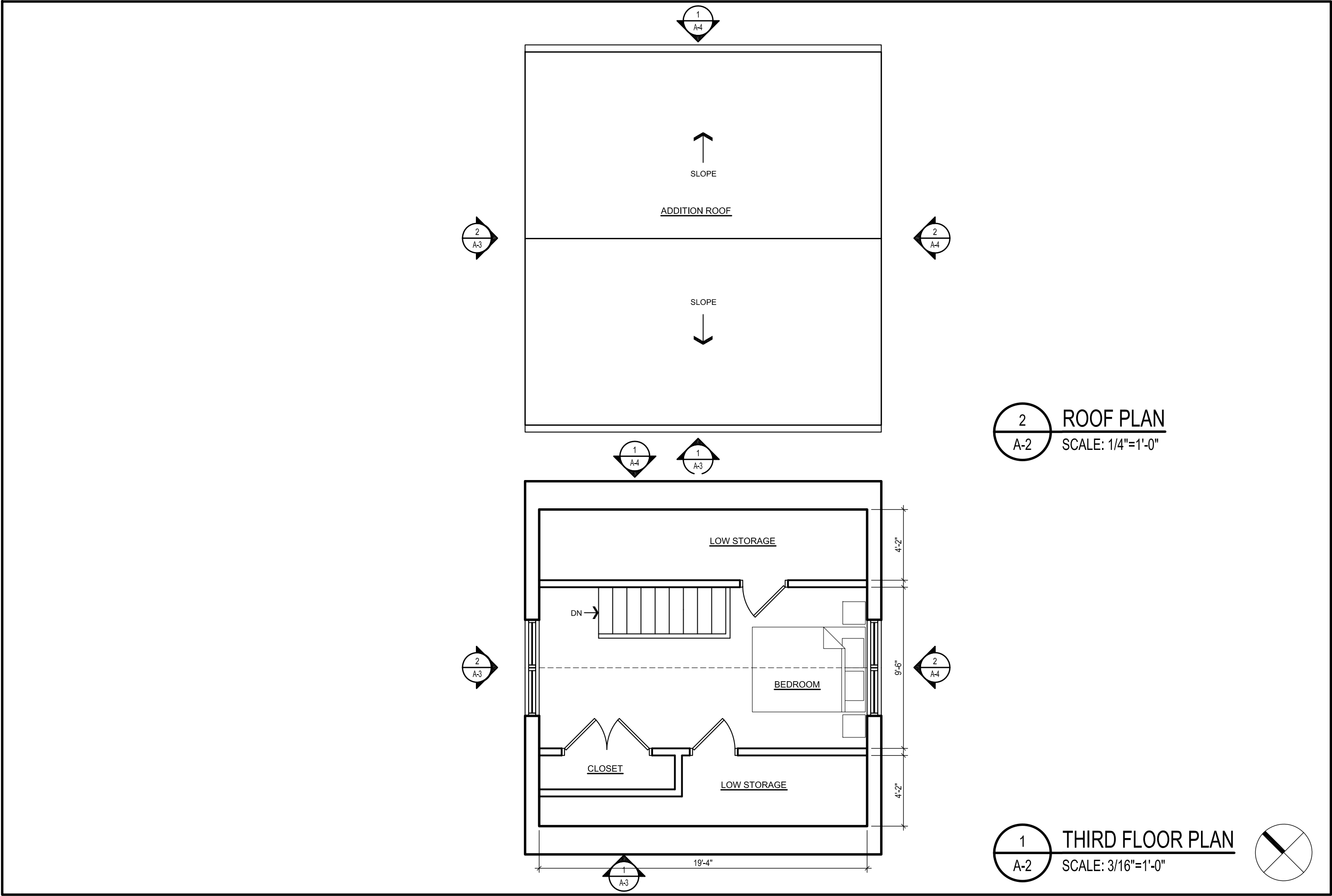
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SCALE: 3/16"=1'-0"

FLOOR PLANS

A-1



2
A-2

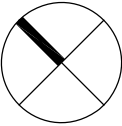
ROOF PLAN

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

1
A-2

THIRD FLOOR PLAN

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



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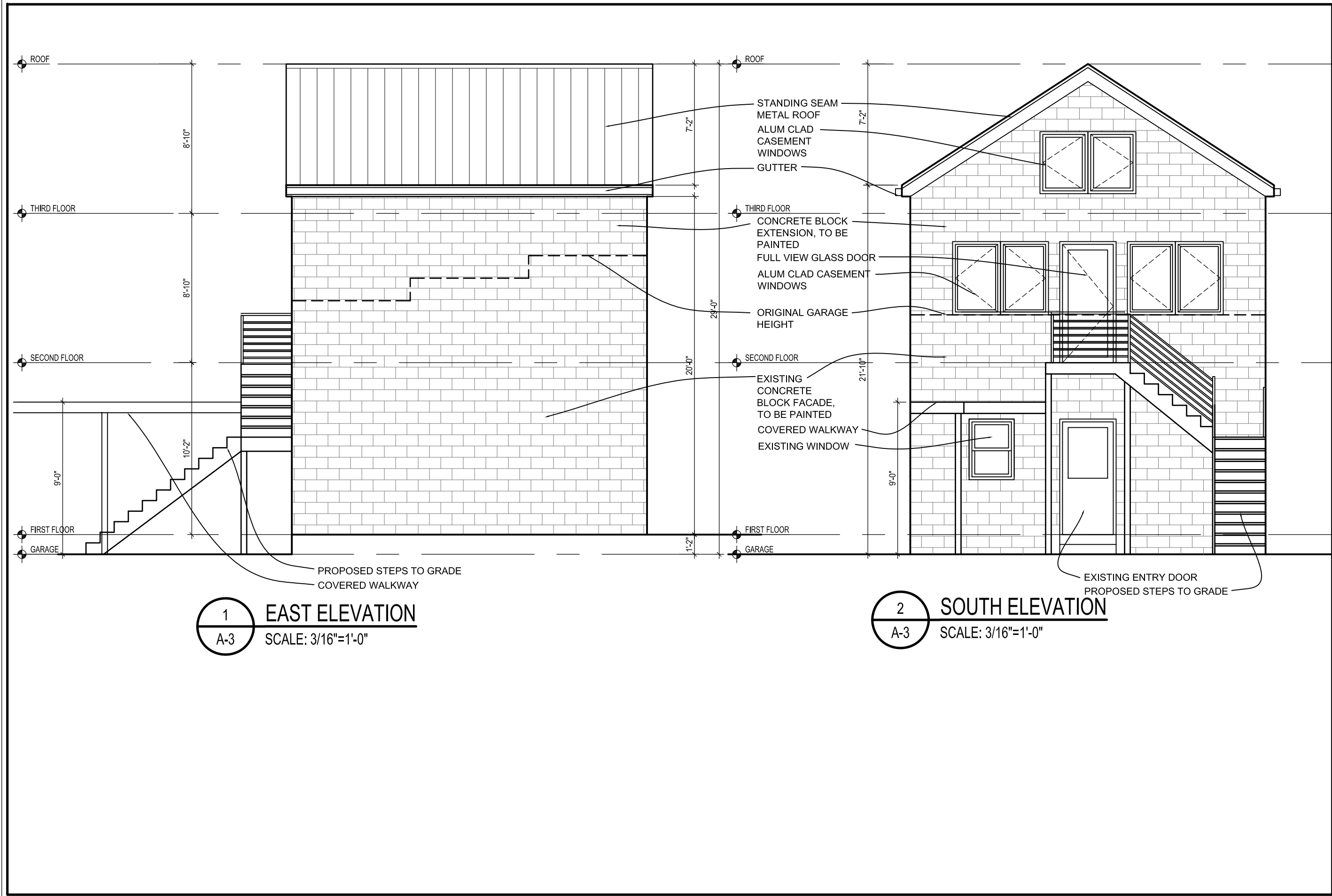
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SCALE: 3/16"=1'-0"

FLOOR PLANS

A-2



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

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

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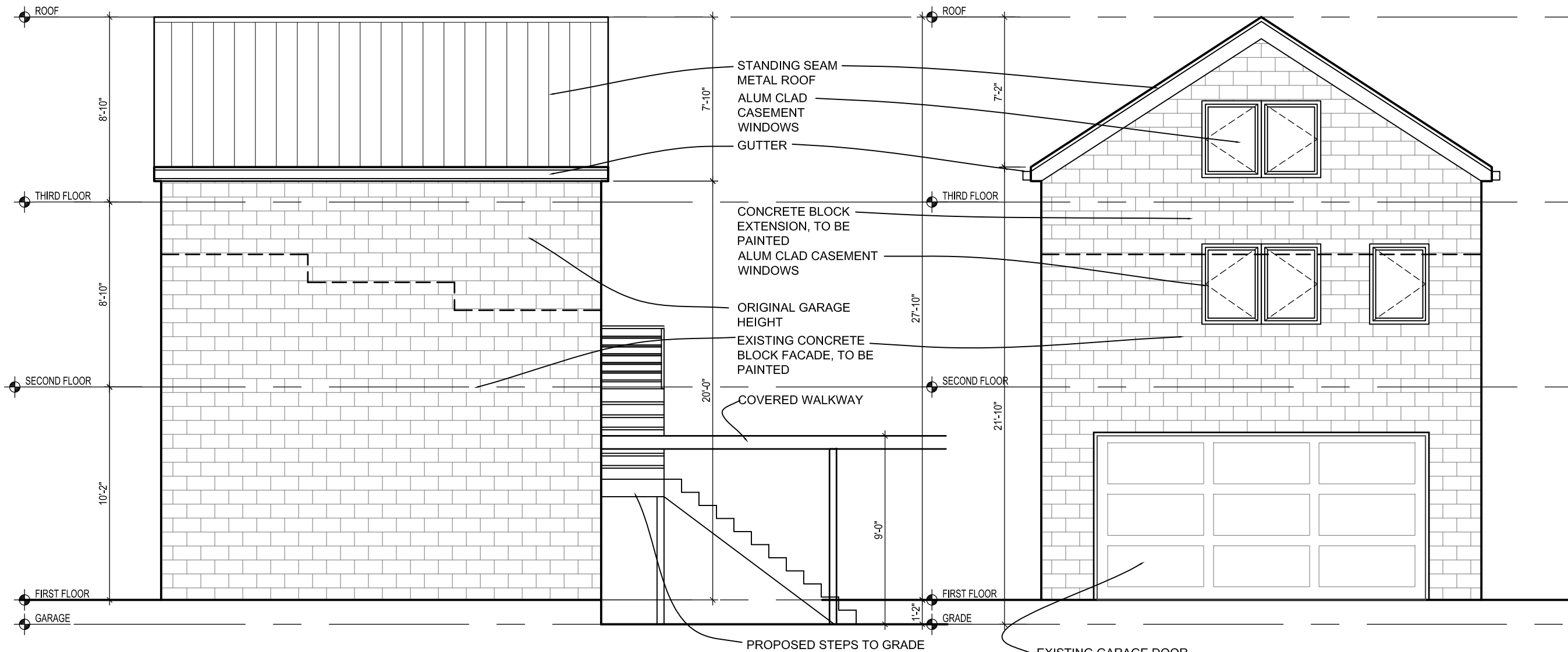
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ELEVATIONS
A-3



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

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

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ELEVATIONS
A-4