

PROJECT DATA

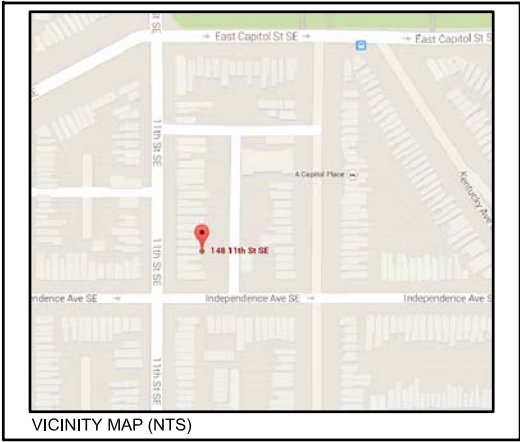
OWNERS:

CHRIS AND PAOLA LOBB  
148 11TH STREET SE  
WASHINGTON, DC 20003

ZONING DATA:

LOT: 0026  
SQUARE: 0989  
LOT AREA: 2115 SF  
ZONE: R-4  
USE GROUP: R-3  
CONSTRUCTION TYPE: 3B

THREE 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



|              | EXISTING  | PROPOSED  | MAXIMUM         |
|--------------|-----------|-----------|-----------------|
| LOT COVERAGE | 1153.2 SF | 1480.5 SF | 1269 SF         |
| (PERCENTAGE) | 54.8%     | 70%       | 60.0%           |
| REAR YARD    | 53.08'    | 0'        | 20.0' MINIMUM   |
| OPEN COURT   | 4'-5"     | NO CHANGE | 6'-0" MIN       |
| SIDE YARD    | N/A       | N/A       | 8'-0" MIN       |
| HOUSE HEIGHT | 30'       | NO CHANGE | 40'             |
| STORIES      | 3+B       | NO CHANGE | 3+B             |
|              |           |           |                 |
| F.A.R.       | N/A       | N/A       | NONE PRESCRIBED |
|              |           |           |                 |
|              |           |           |                 |

PROJECT DESCRIPTION:

EXISTING PORCH TO BE DEMOLISHED. NEW CARRIAGE HOUSE AT REAR OF PROPERTY, NEW COVERED WALKWAY TO CONNECT CARRIAGE HOUSE TO MAIN HOUSE

APPLICABLE BUILDING CODES:

DCMR 11  
IRC 2012  
DCMR 12-B, DC CONSTRUCTION CODES SUPPLEMENT 2013 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  
ADDITION

148 11th Street SE  
Washington, DC 20003

DRAWING INDEX

|     |             |     |                     |
|-----|-------------|-----|---------------------|
| C-1 | COVER SHEET | D-1 | DEMOLITION PLAN     |
| C-2 | SITE PLAN   | A-1 | GARAGE PLANS        |
| C-3 | BLOCK PLAN  | A-2 | EXTERIOR ELEVATIONS |
| C-4 | PICTURES    | A-3 | EXTERIOR ELEVATIONS |
| C-5 | PICTURES    |     |                     |
| C-6 | PICTURES    |     |                     |

REVISION TO BZA#18997  
4-9-2015

| REVISIONS |      |          |
|-----------|------|----------|
| #         | DATE | COMMENTS |
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LOBB RESIDENCE  
148 11TH STREET SE Washington, DC 20003

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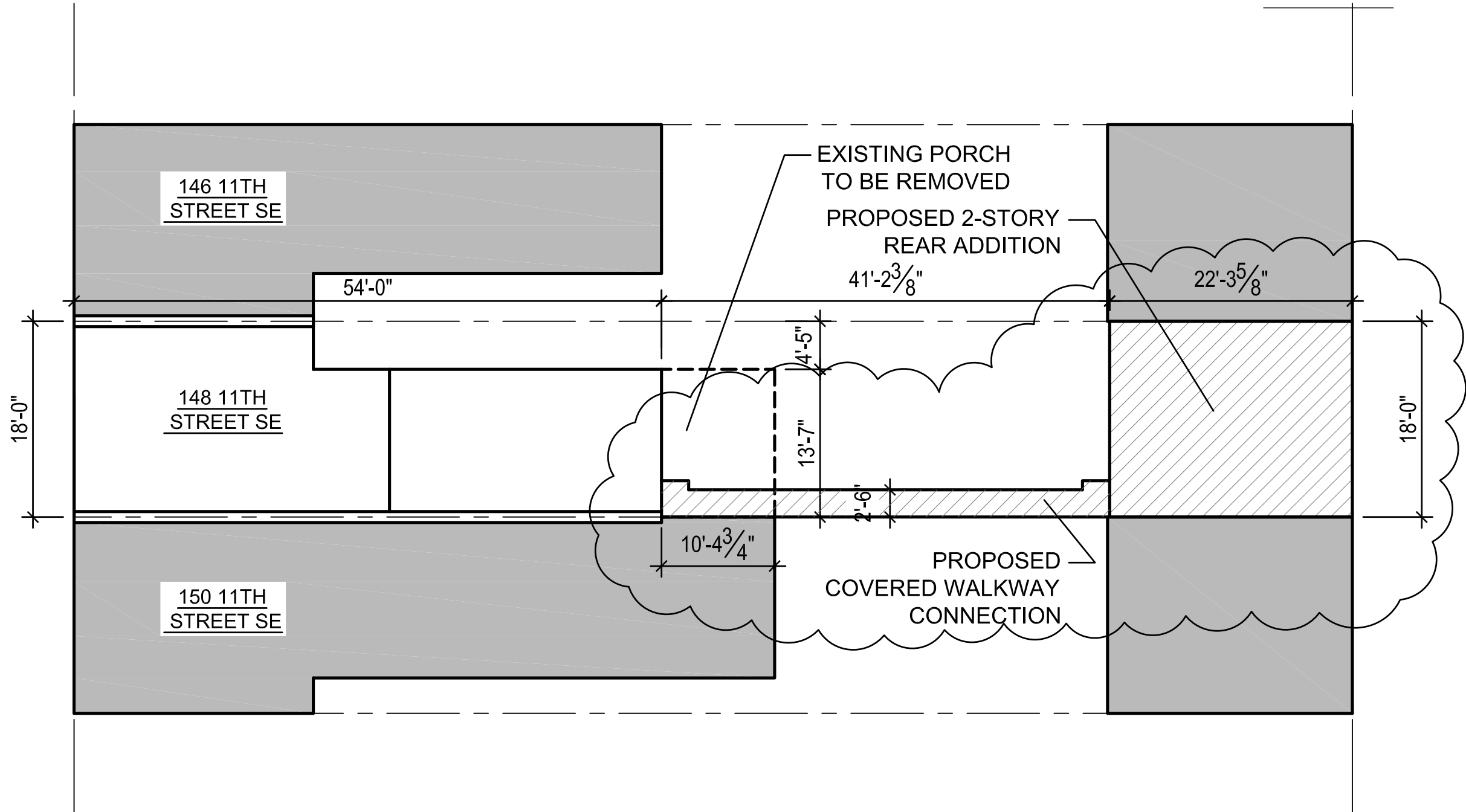
SEAL:

|          |        |
|----------|--------|
| VERSION: | BZA    |
| DATE:    | 4-9-15 |
| SCALE:   | N.T.S. |

COVER SHEET

C-1  
Board of Zoning Adjustment  
District of Columbia  
CASE NO.18997  
EXHIBIT NO.25

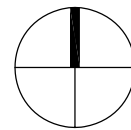
11TH STREET SE



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PUBLIC ALLEY

1 SITE PLAN  
C-2 SCALE: 3/32"=1'-0"



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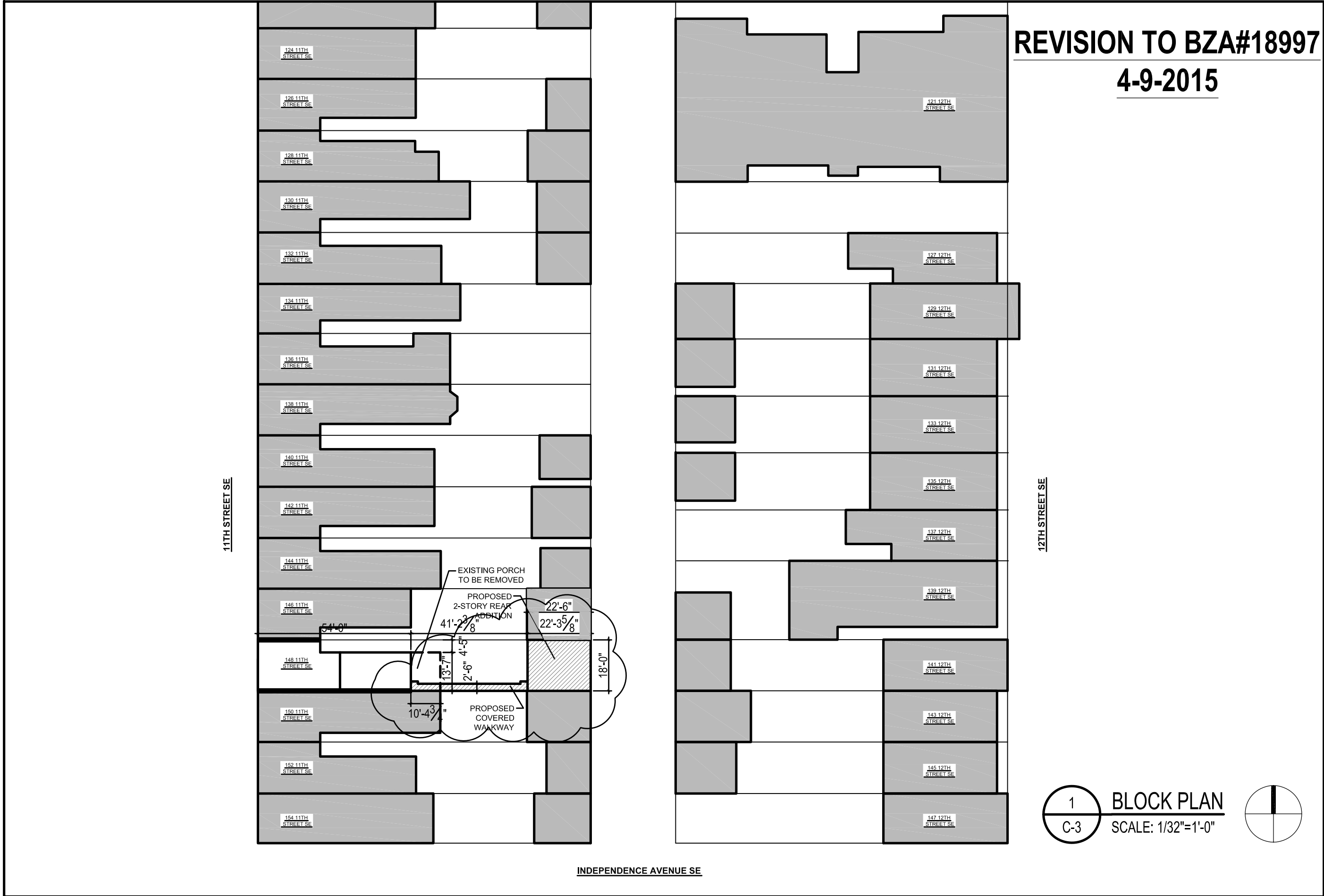
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SCALE: 3/32"=1'-0"

SITE PLAN

C-2



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

BLOCK SITE PLAN

C-3

1  
C-3

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

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4-9-2015

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EXISTING 3-STORY  
STRUCTURE  
148 11TH STREET SE

EXISTING DOOR TO BE  
CONVERTED INTO A  
WINDOW

EXISTING  
PORCH TO BE  
DEMOLISHED

EXISTING WINDOW TO BE  
CONVERTED INTO A  
DOOR, BRICK OPENING  
LOCATION TO BE  
ADJUSTED

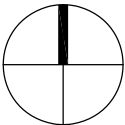
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1  
D-1

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



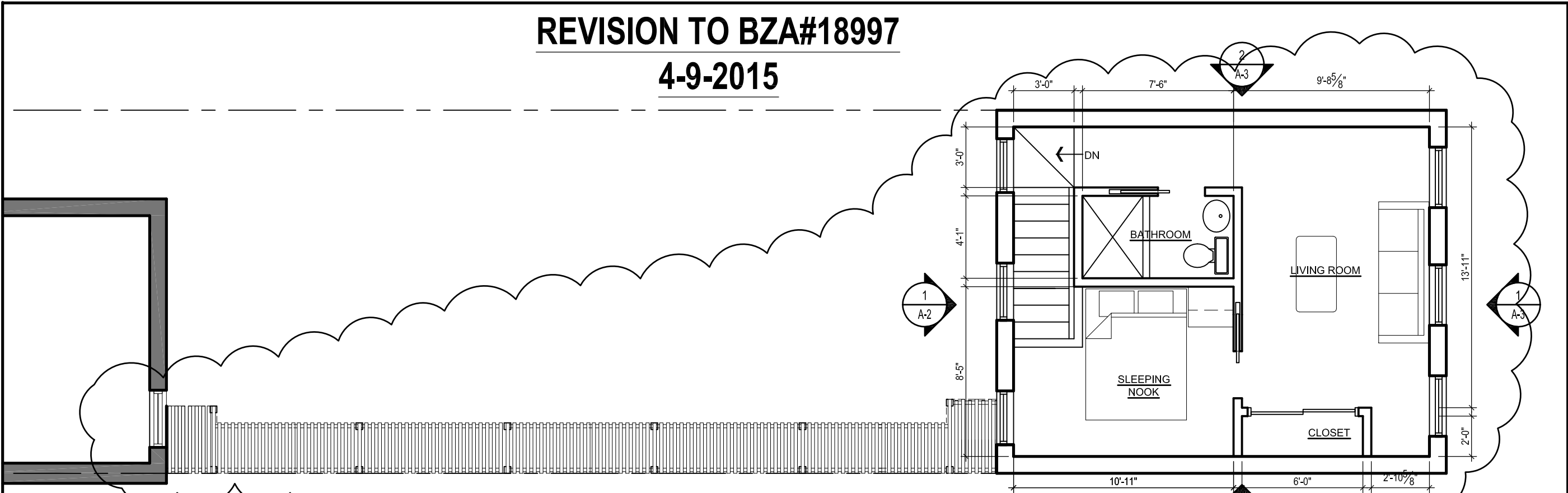
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DATE: 4-9-15  
SCALE: 3/16"=1'-0"

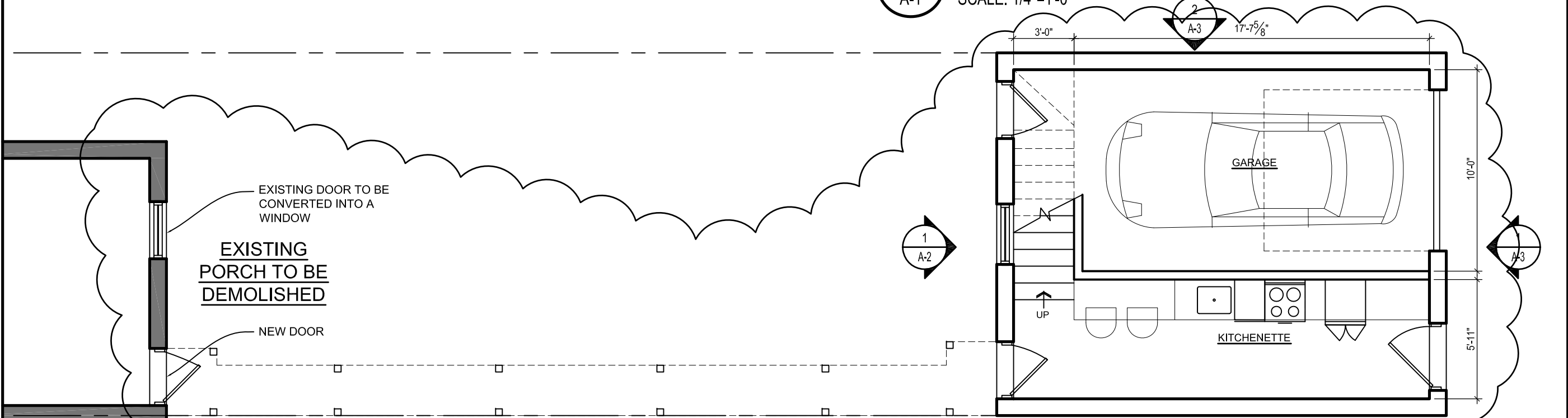
DEMOLITION PLAN

D-1

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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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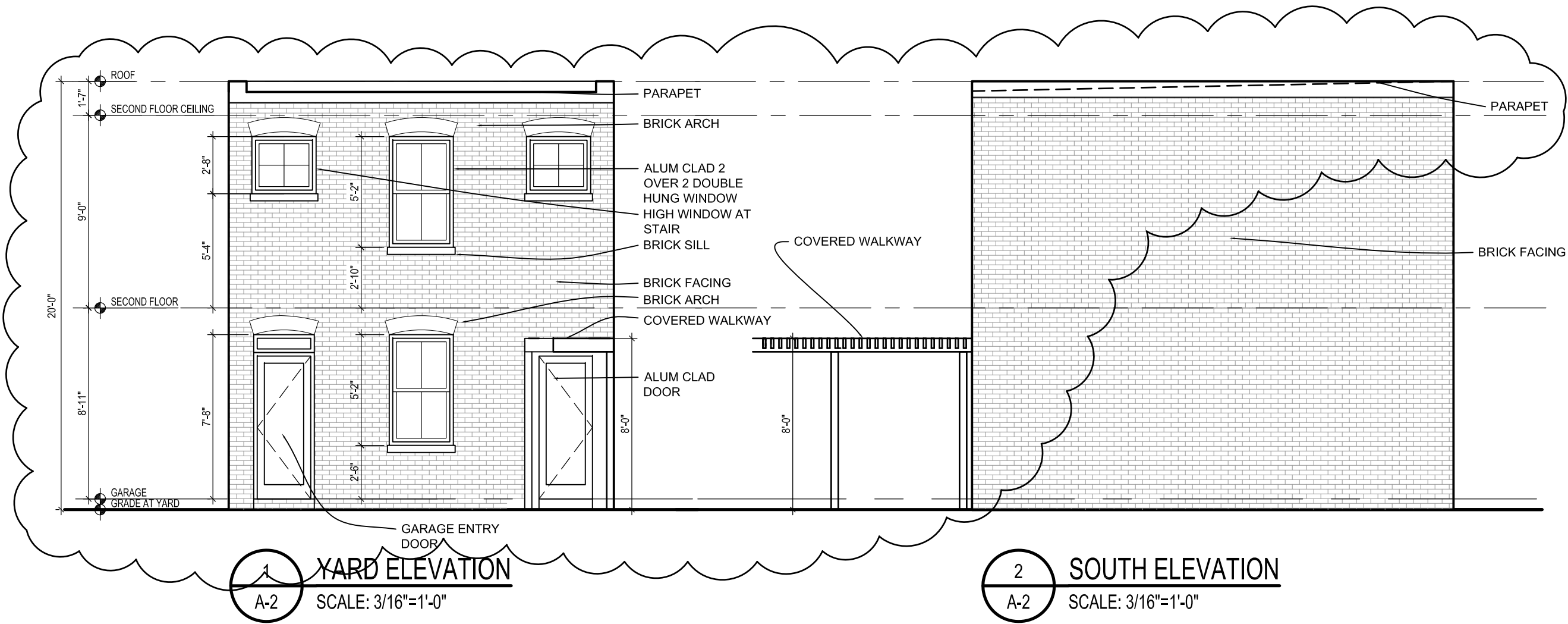
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EXTERIOR ELEVATIONS

A-2



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EXTERIOR ELEVATIONS

A-3

