

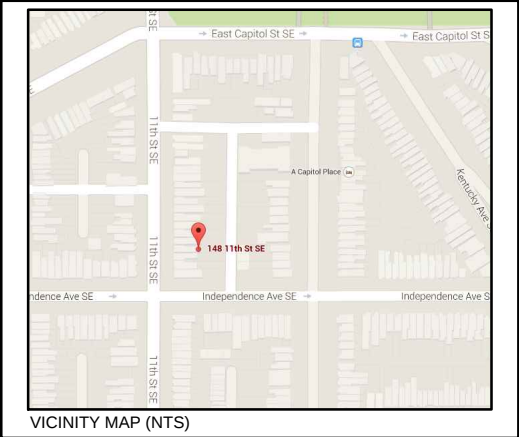
PROJECT DATA

**OWNERS:**  
**CHRIS LOBB AND PAOLA BARBARA**  
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 | 1159.2 SF | 1479.5 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

|     |             |     |                     |
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| REVISIONS |      |          |
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LOBB RESIDENCE  
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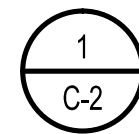
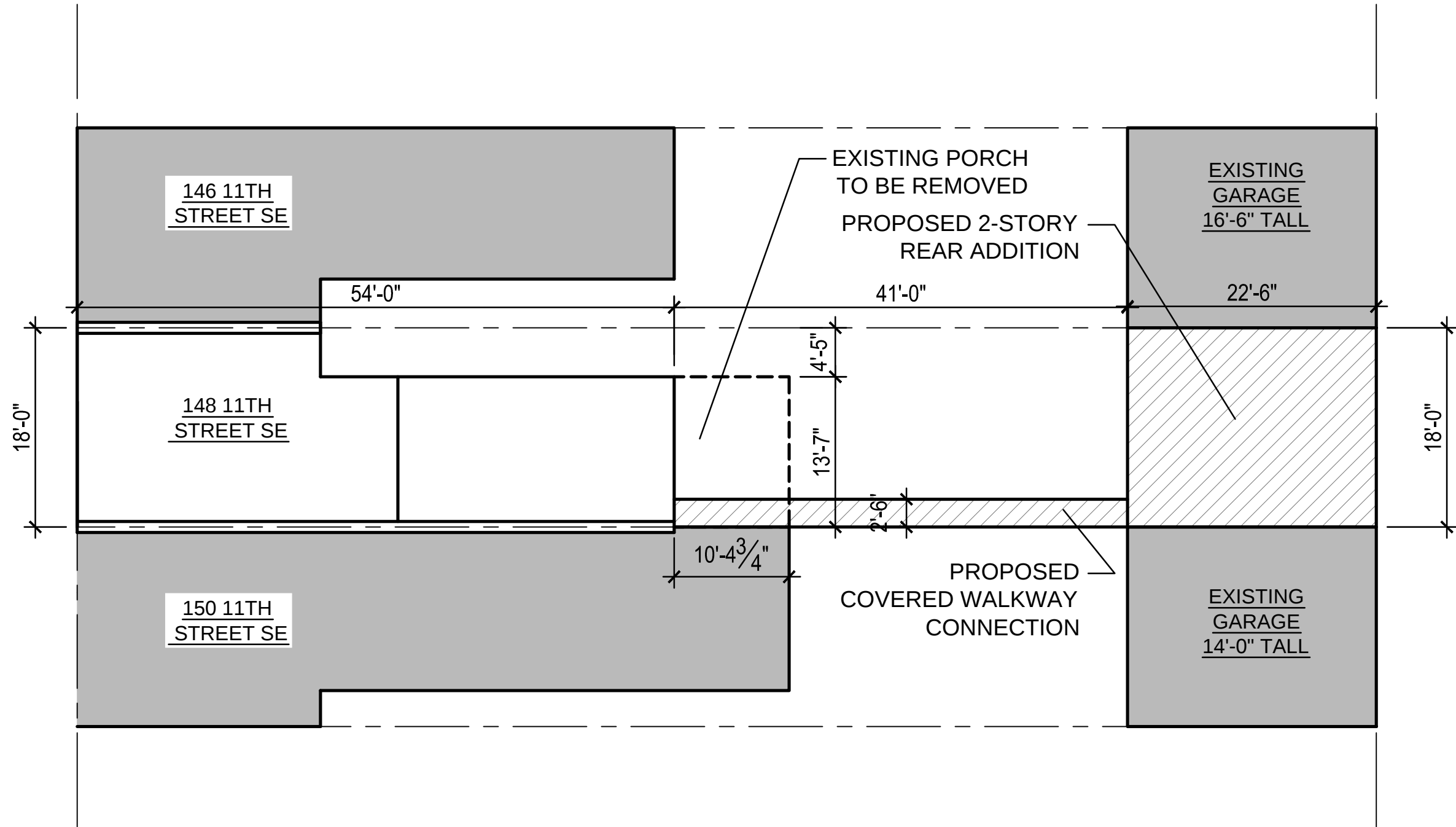
VERSION: BZA  
DATE: 2-3-15  
SCALE: N.T.S.

COVER SHEET

Board of Zoning Adjustment  
District of Columbia  
CASE NO.18997  
EXHIBIT NO.7

C-1

11TH STREET SE



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

PUBLIC ALLEY

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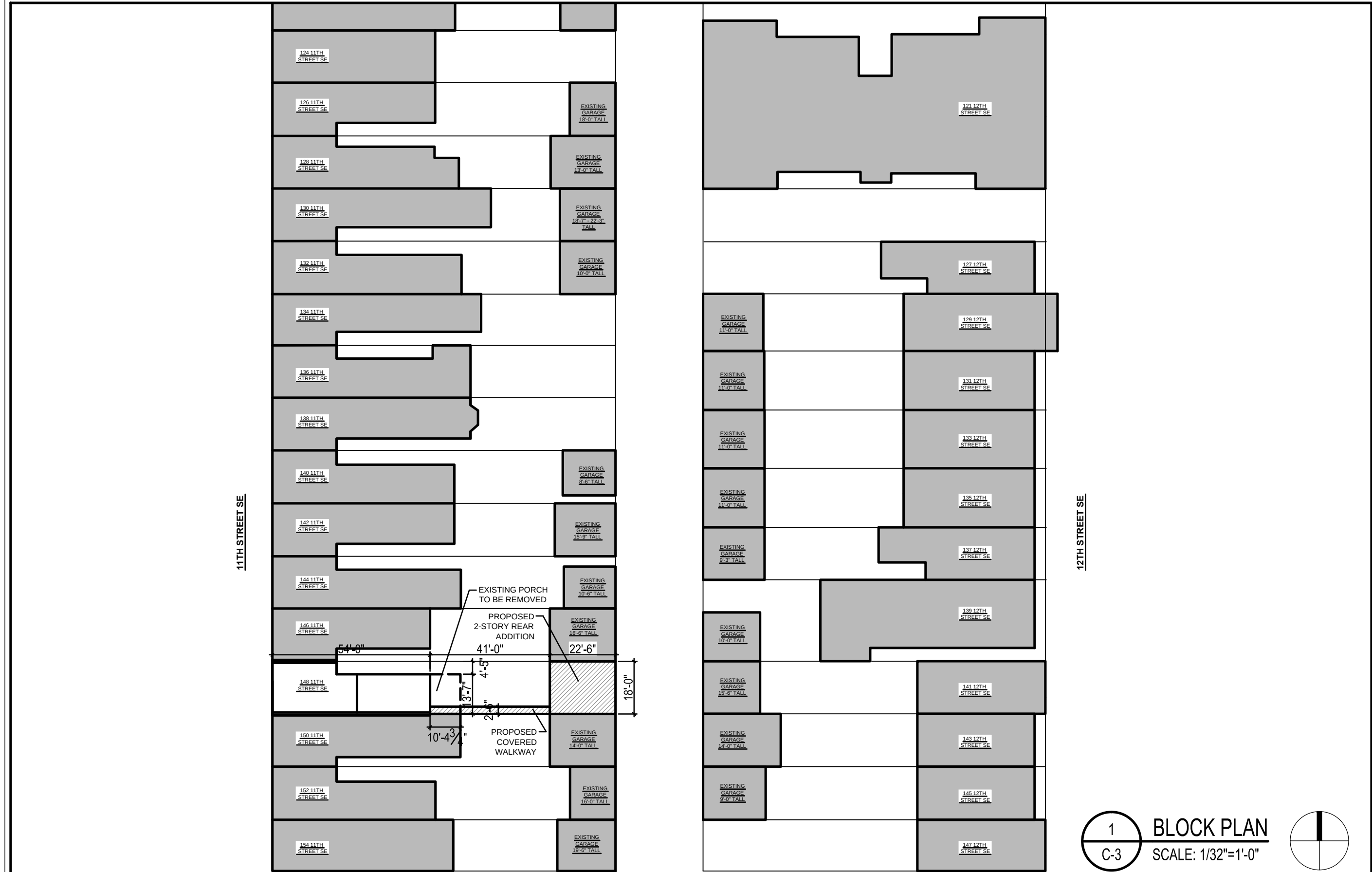
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SCALE: 3/32"=1'-0"

SITE PLAN

C-2



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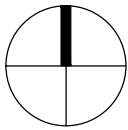
VERSION: BZA  
DATE: 2-3-15  
SCALE: 1/32"=1'-0"

BLOCK SITE PLAN

C-3

1  
C-3

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





2  
C-4

VIEW OF REAR FROM ALLEY



1  
C-4

VIEW OF REAR

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PICTURES  
C-4



1 VIEW OF REAR, LOOKING NORTH  
C-5



2 VIEW OF REAR, LOOKING SOUTH  
C-5

| REVISIONS |      |          |
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PICTURES

C-5



2  
C-6

VIEW FROM ALLEY, LOOKING SOUTH

1  
C-6

VIEW FROM ALLEY, LOOKING NORTH



| REVISIONS |      |          |
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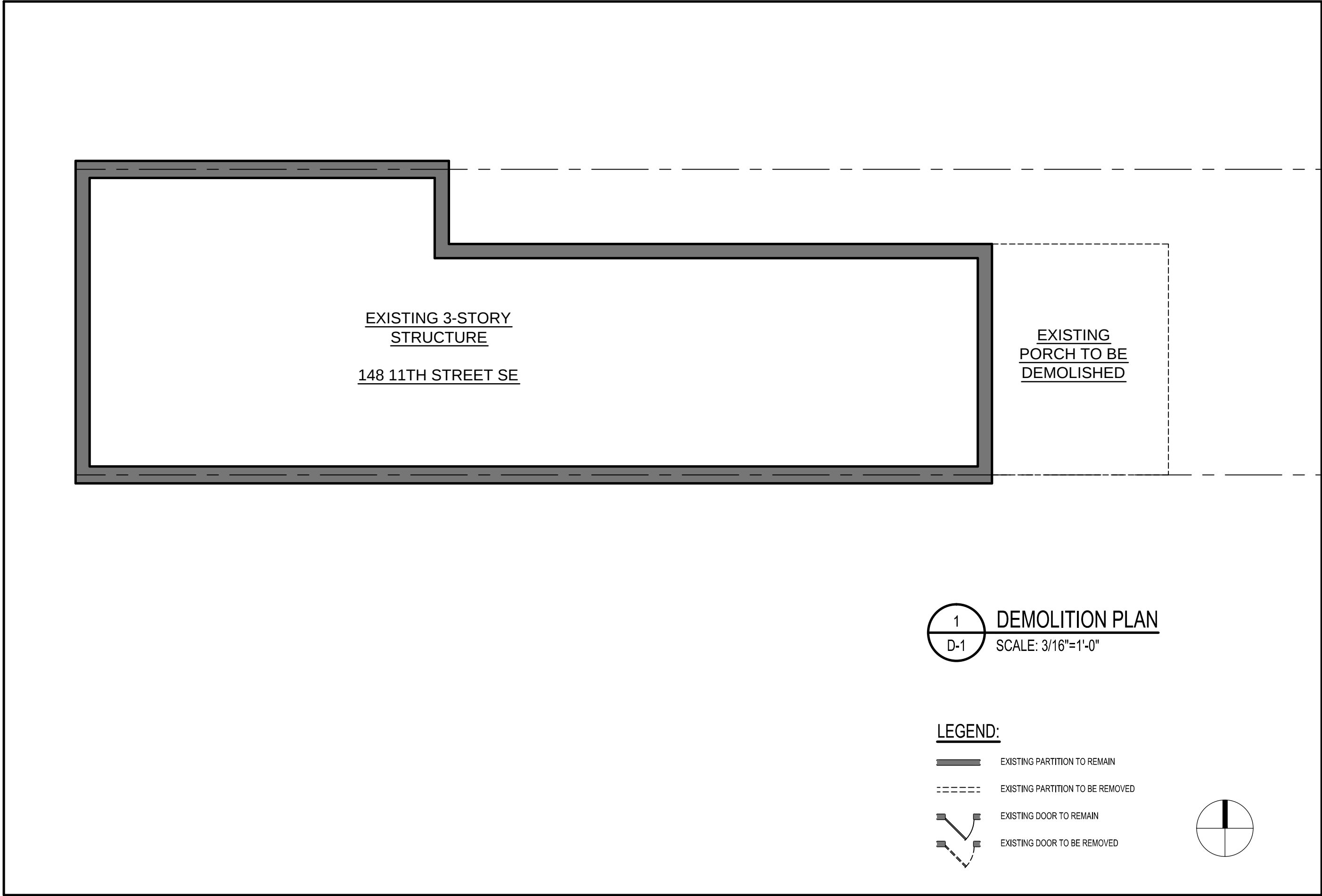
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PICTURES  
C-6



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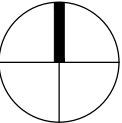
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SCALE: 3/16"=1'-0"

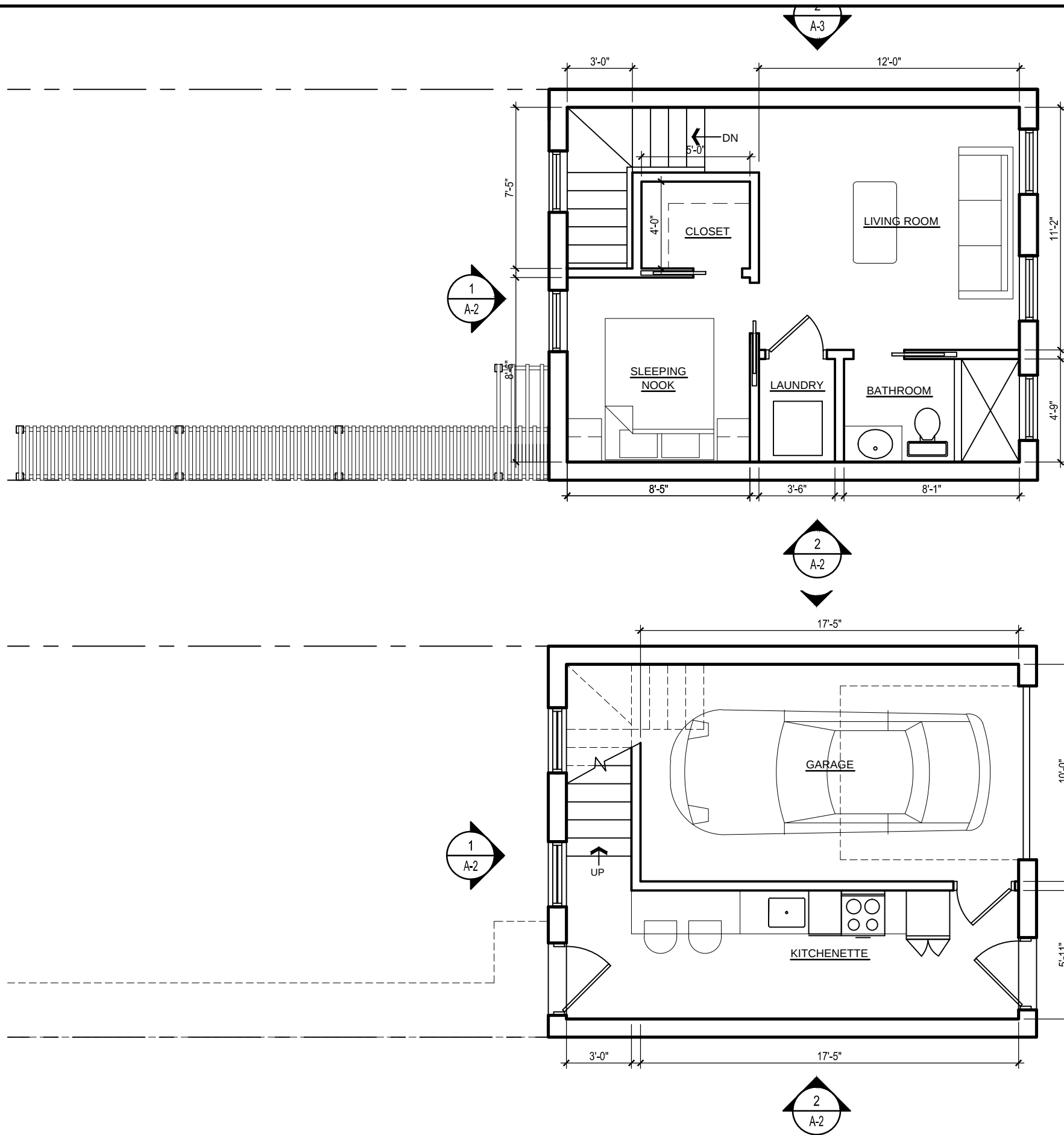
DEMOLITION PLAN  
D-1

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





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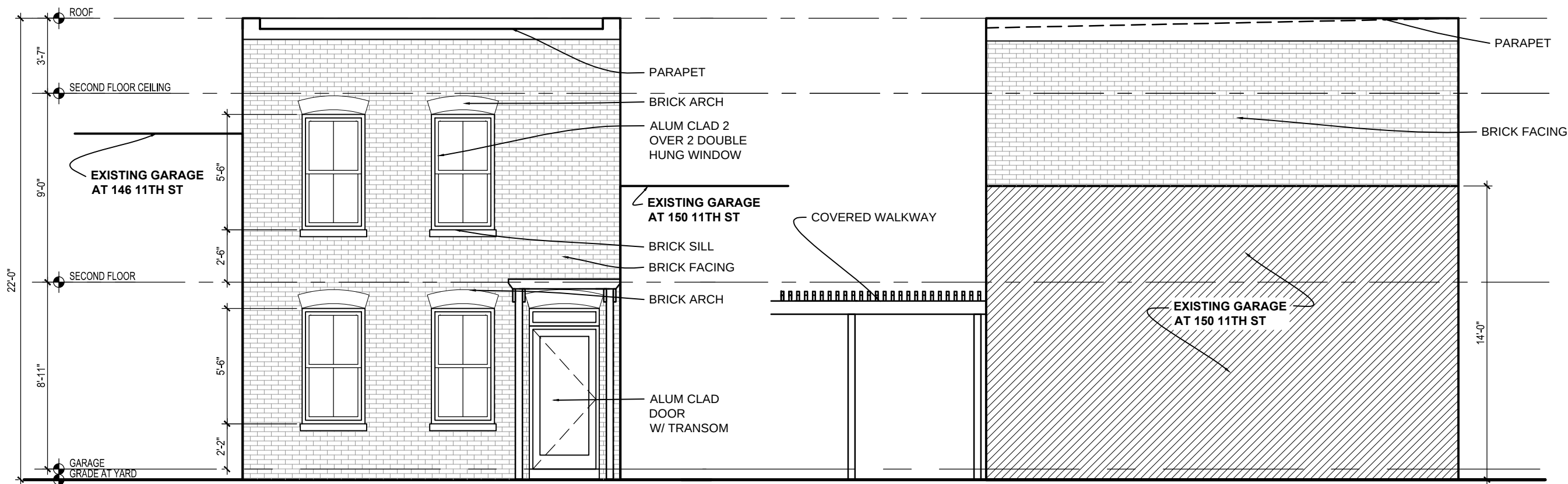
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SCALE: 3/16"=1'-0"

GARAGE PLANS

A-1



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

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

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

A-2

| REVISIONS |      |          |
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SCALE: 3/16"=1'-0"  
EXTERIOR ELEVATIONS

A-3

