

PROJECT DATA

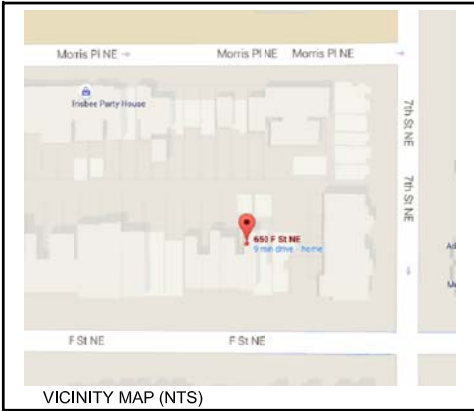
OWNER:
EDWARD AND JESSICA LONG
650 F STREET NE
WASHINGTON, DC 20002

ZONING DATA:

LOT: 0007
SQUARE: 0860
LOT AREA: 1800 SF
ZONE: R-4
USE GROUP: R-3
CONSTRUCTION TYPE: 3B

EXISTING: TWO STORY PLUS CELLAR ROW DWELLING
PROPOSED: THREE STORY PLUS CELLAR 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	1328.2 SF	1260.4 SF	1080 SF
(PERCENTAGE)	73.8%	70%	60.0%
REAR YARD	19'-5"	24'-5"	20.0' MINIMUM
OPEN COURT	5'-0"	3'-6"-5'-0"	6.0' MIN
SIDE YARD	N/A	N/A	8.0' MIN
HEIGHT	29' -5"	35'-0"- 36'-9"	35'
STORIES	2+B	3+B	3+B
F.A.R.	N/A	N/A	NONE PRESCRIBED
SQUARE FOOTAGE			
BASEMENT	906 SF	NO CHANGE	
FIRST FLOOR	906 SF	NO CHANGE	
SECOND FLOOR	906 SF	NO CHANGE	
THIRD FLOOR	N/A	760 SF	
TOTAL	2718 SF	3478 SF	
GARAGE	324 SF	NO CHANGE	

PROJECT DESCRIPTION:

THIRD FLOOR ADDITION W/ ROOF DECK. EXISTING COURT TO REMAIN AT REAR, NEW OPEN COURT AT FRONT

APPLICABLE BUILDING CODES:

DCMR 11
IBC 2012
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

BZA #19195
REVISION 12-11-15

THIRD FLOOR
ADDITION

650 F Street NE
Washington, DC 20002

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BUILDING SECTION
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SECOND FLOOR DEMOLITION PLAN
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FIRST FLOOR PLAN
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EXTERIOR ELEVATION

REVISIONS		
#	DATE	COMMENTS

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SEAL:

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DATE: 12-11-15
SCALE: N.T.S.

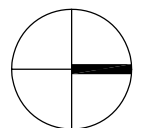
COVER SHEET
C-1
Board of Zoning Adjustment
District of Columbia
CASE NO.19159
EXHIBIT NO.28

[illegible]

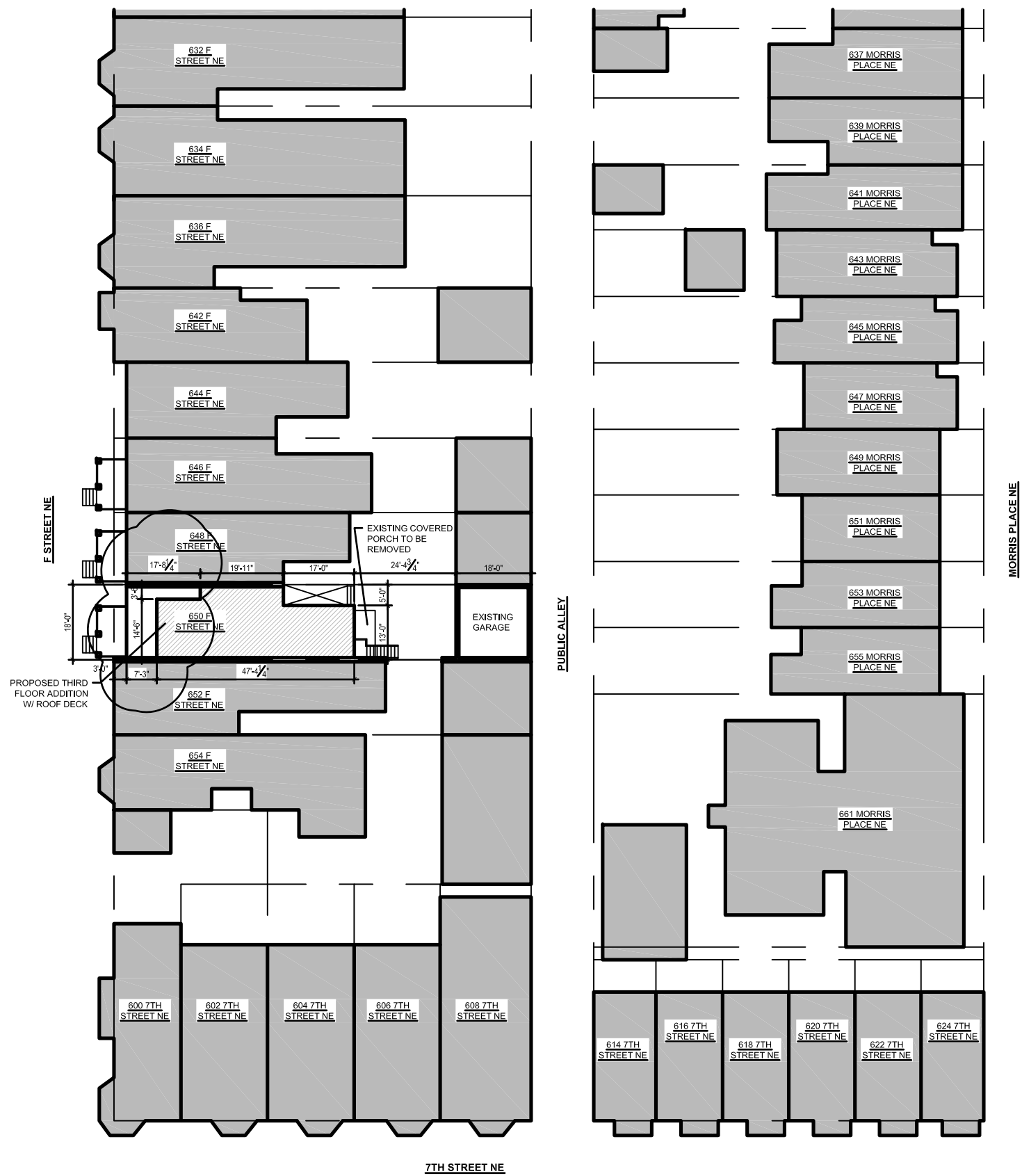
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VERSION:	BZA
DATE:	12-11-15
SCALE:	3/32"=1'-0"

C-2

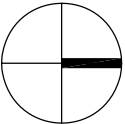


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1
C-3

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



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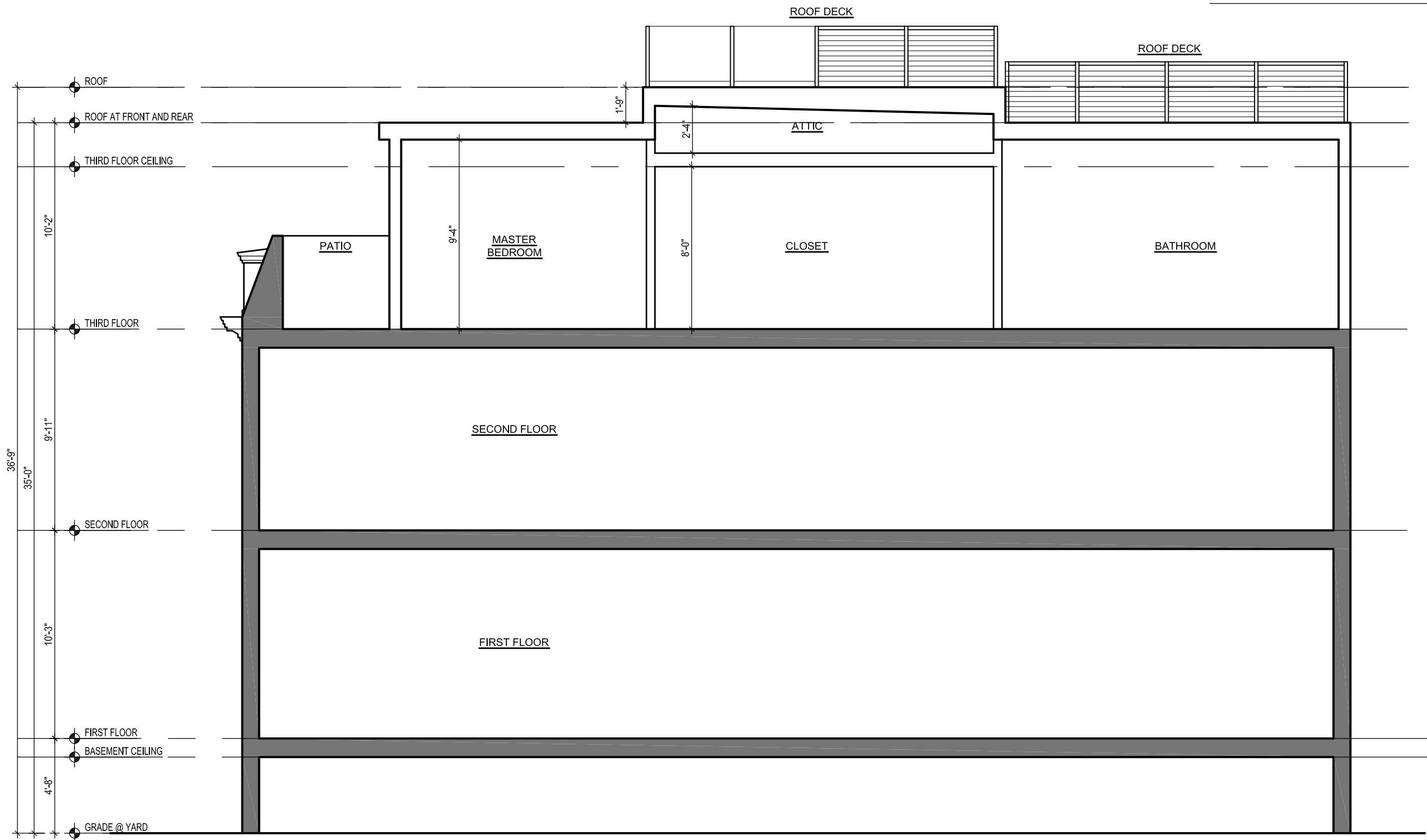
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SCALE: 1/32"=1'-0"

BLOCK SITE PLAN
C-3

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1 BUILDING SECTION
C-6 SCALE: 3/16"=1'-0"

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BUILDING SECTION

C-6

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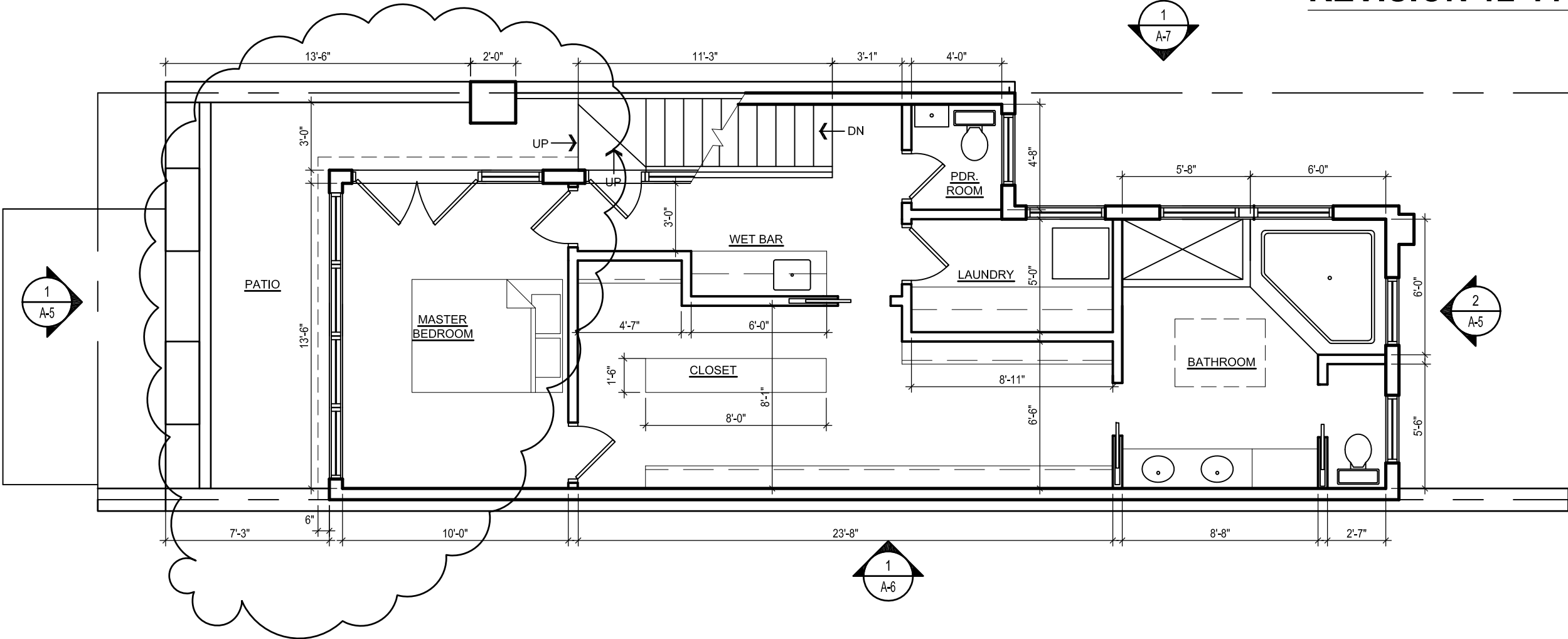
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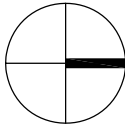
THIRD FLOOR PLAN

A-3

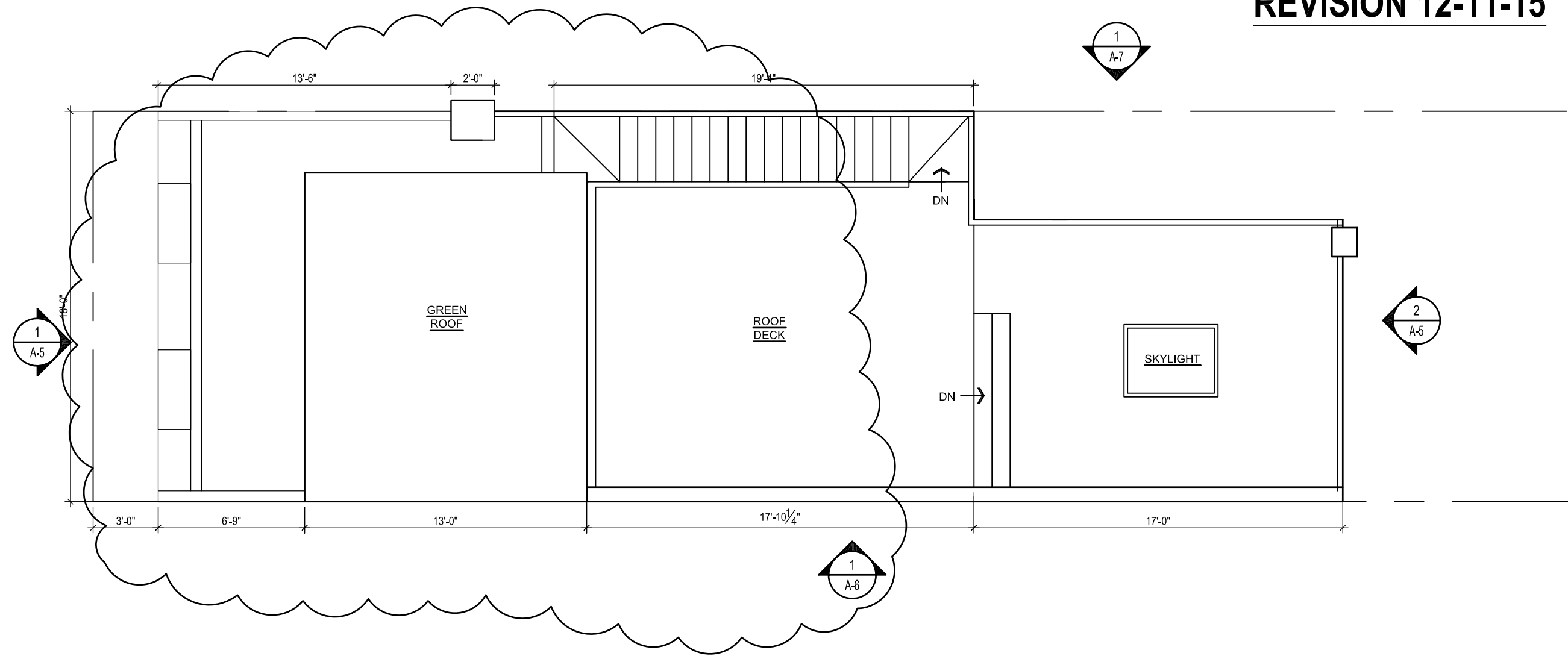


1 THIRD FLOOR PLAN
A-3 SCALE: 3/16"=1'-0"

- LEGEND:
- EXISTING PARTITION TO REMAIN
 - NEW PARTITION

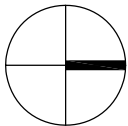


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1 ROOF PLAN
A-4 SCALE: 3/16"=1'-0"

- LEGEND:
- EXISTING PARTITION TO REMAIN
 - NEW PARTITION



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ROOF PLAN

A-4

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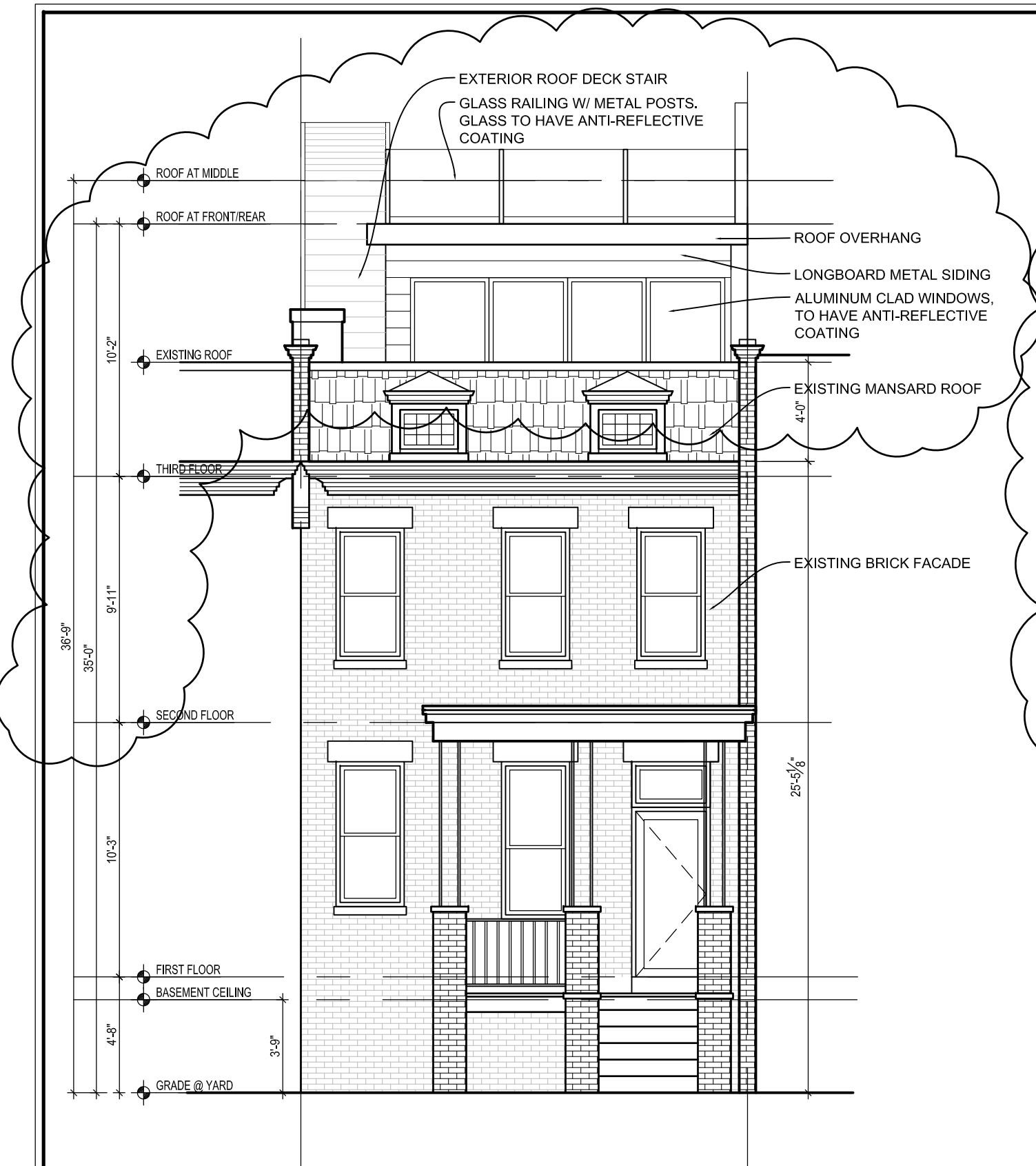
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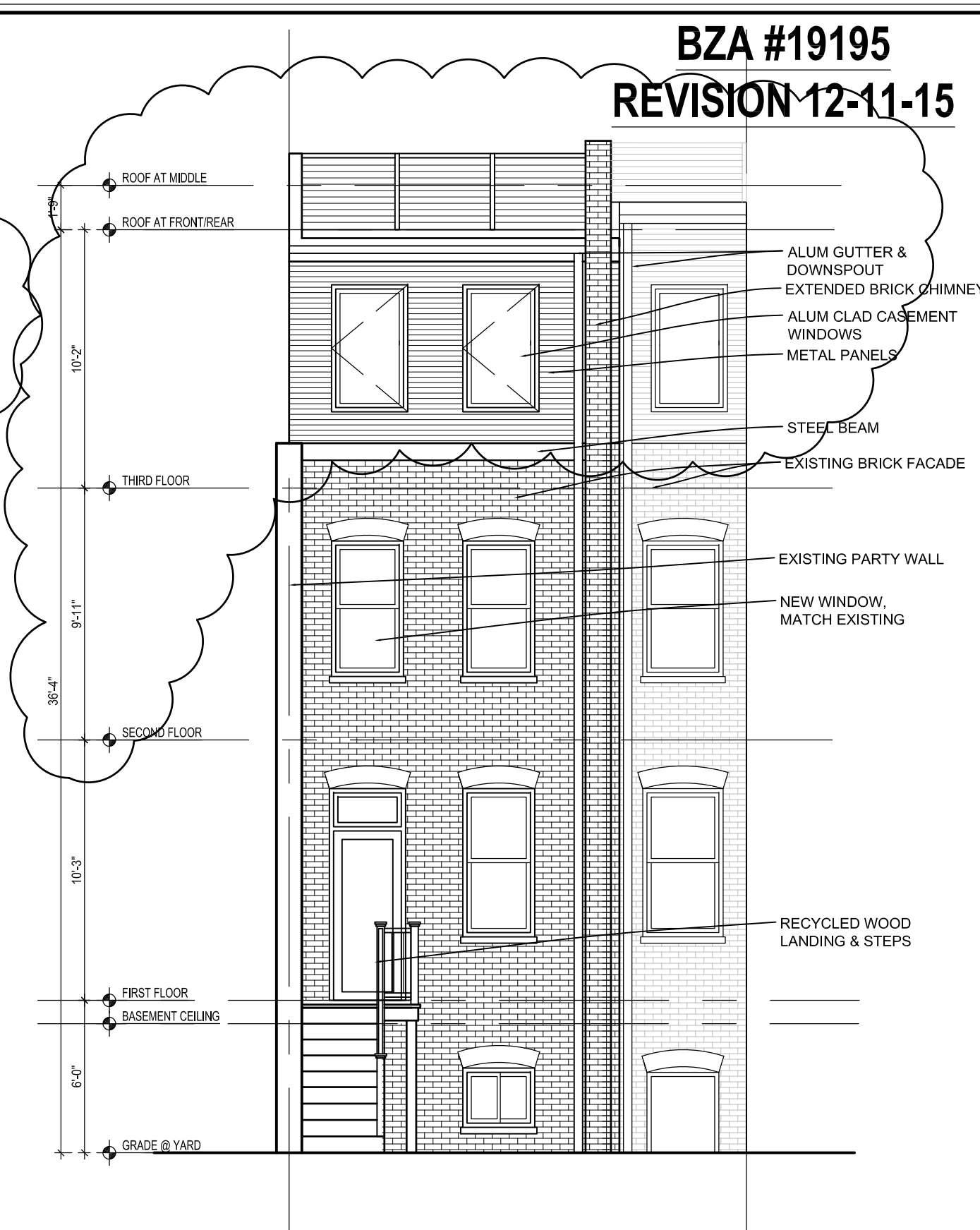
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DATE: 12-11-15
SCALE: 3/16"=1'-0"

EXTERIOR ELEVATION

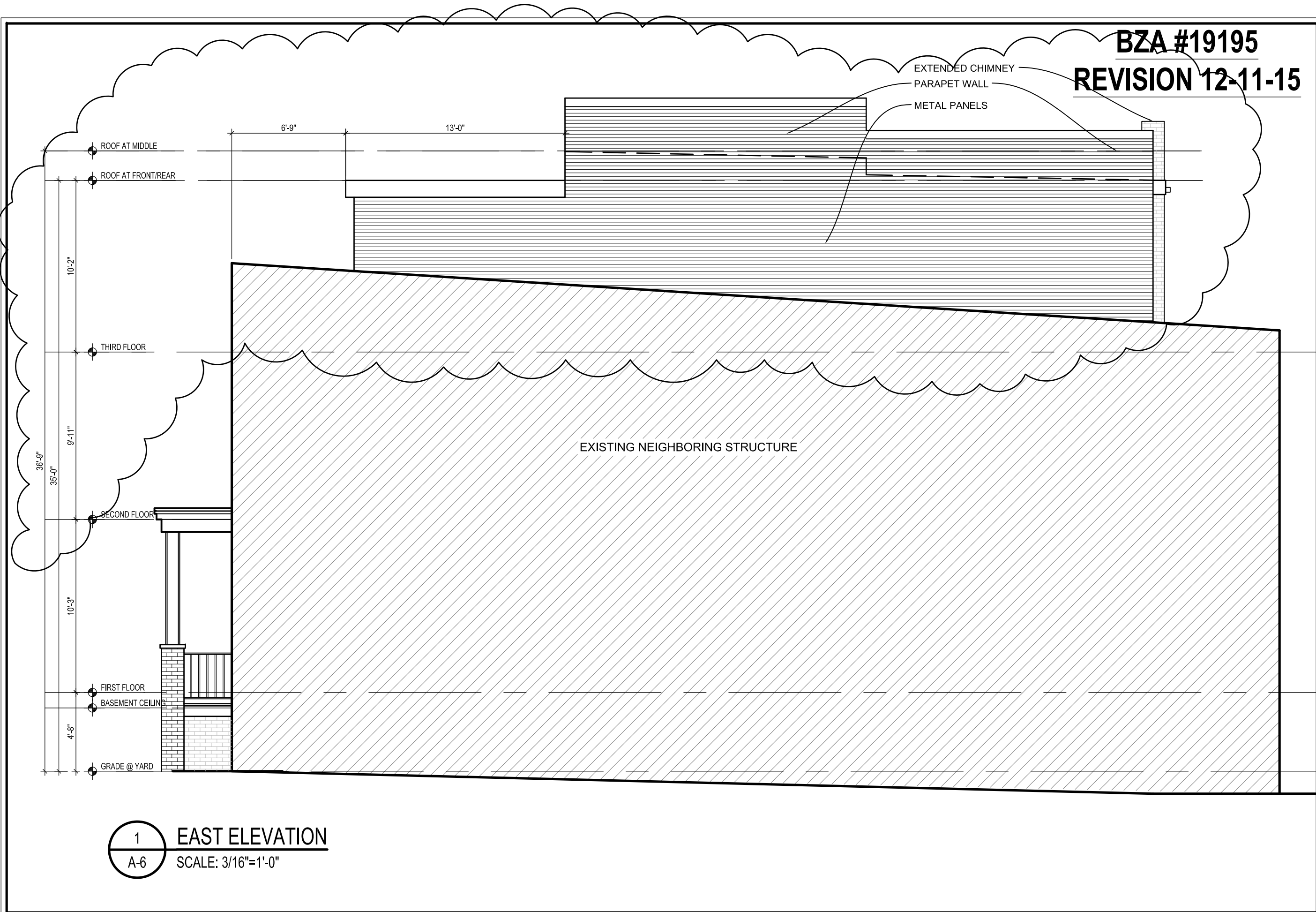
A-5



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



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



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EXTENDED CHIMNEY
PARAPET WALL
METAL PANELS

EXISTING NEIGHBORING STRUCTURE

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EXTERIOR ELEVATION

A-6

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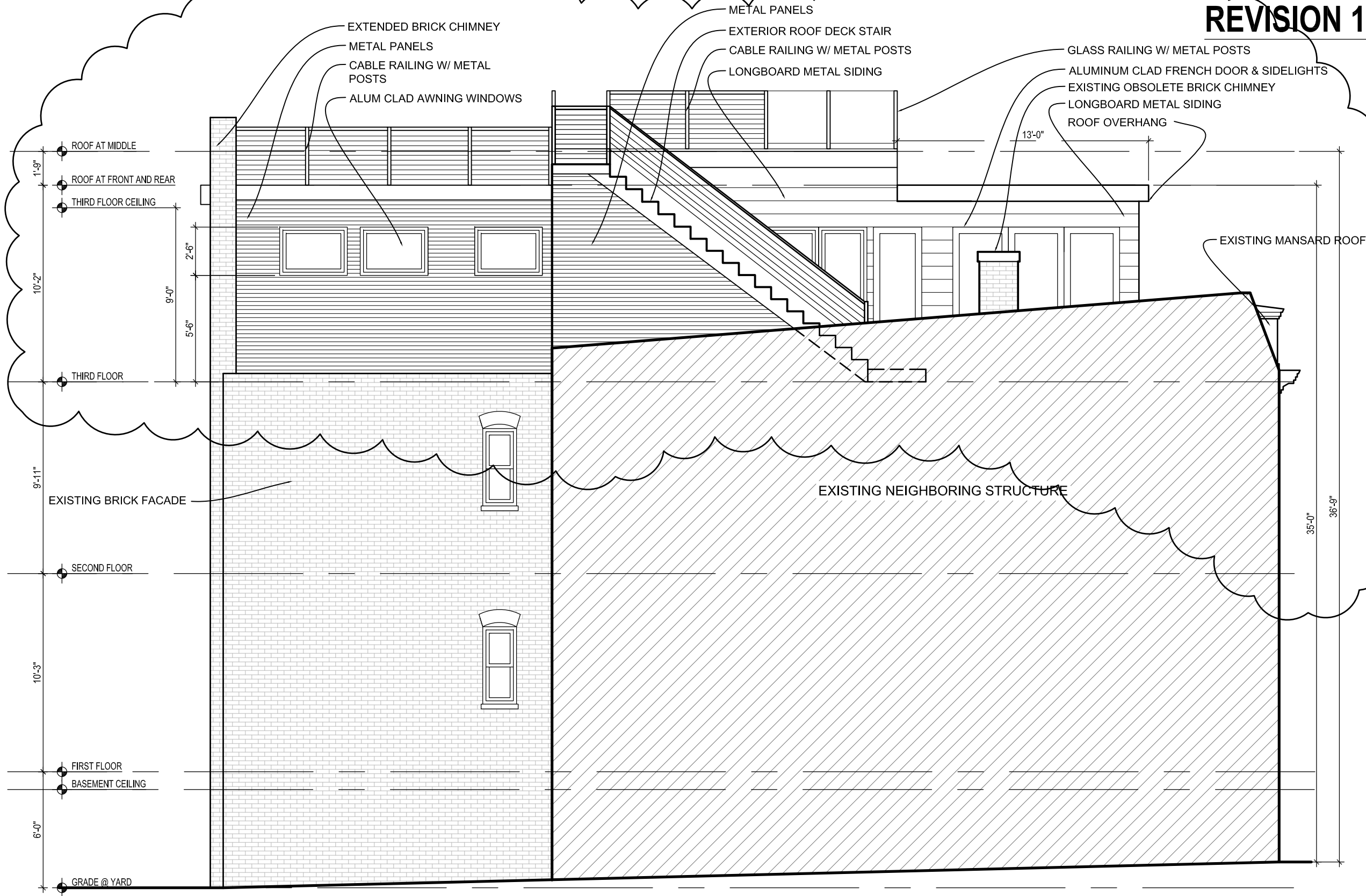
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EXTERIOR ELEVATION

A-7



1
A-7
WEST ELEVATION
SCALE: 3/16"=1'-0"