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THE KEYS RESIDENCE ADDITION

1428 FLORIDA AVENUE, N.W. 20009

SQUARE: 0202 LOT: 46

OWNER: LOIS KEYS

DESIGN SET

NOVEMBER 8, 2004
UPDATED: JANUARY 25, 2005

DESCRIPTION OF PROPOSED WORK:

TO ADD A SINGLE STORY 6'-0" BY 9'-5" SPACE TO AN EXISTING 2 STORY BRICK BUILDING. WORK TO BE DONE IN COMPLIANCE WITH ALL APPLICABLE CODES AND ORDINANCES. THESE DRAWINGS ARE DESIGN AND ARE ISSUED FOR ZONING APPLICATION FOR A SPECIAL EXCEPTION.

BZA
Case No. 17336
Exhibit No. 7

LIST OF DRAWINGS:

1/8	C-1	COVER SHEET, SCOPE OF WORK
2/8	S-1	SITE PLAN, HOUSE LOCATION
3/8	A-1	EXISTING FLOOR – BASEMENT
4/8	A-2	EXISTING FLOOR – FIRST FLOOR
5/8	A-3	EXISTING FLOOR – SECOND FLOOR
6/8	A-4	PARTIAL PROPOSED NEW FLOOR PLAN
7/8	A-5	PROPOSED NEW LEFT ELEVATION
8/8	A-6	PROPOSED NEW REAR ELEVATION

BZA
CASE No. 17336
EXHIBIT No. 7

SHEET: C-1, 1 OF 8	PROJECT TITLE: THE KEYS RESIDENCE ADDITION, 1428 FLORIDA AVENUE, N.W., WASHINGTON, D.C. 20009	SCALE: AS NOTED	CHECKED BY:
		DATE: JUNE 18, 2003	DRAWN BY: DAVID R. BEJARANO
		SHEET TITLE: COVER SHEET, SCOPE OF WORK	

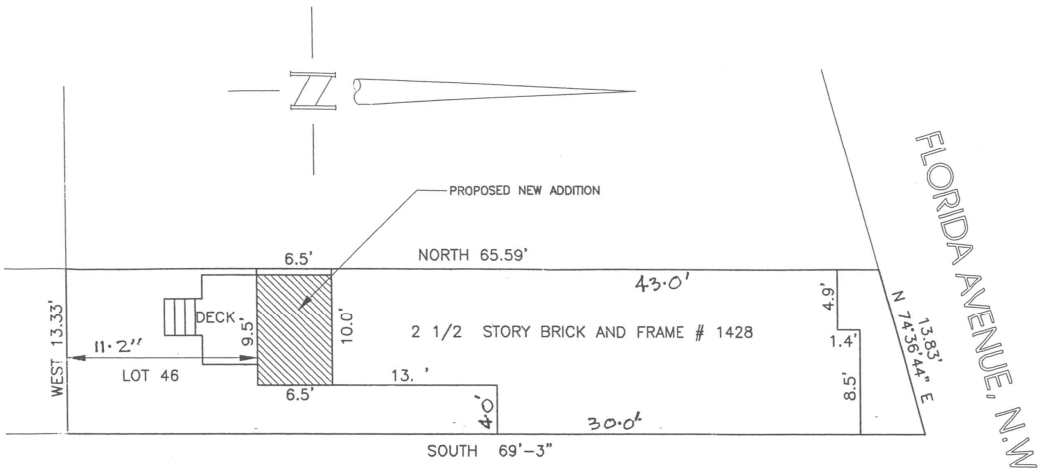
ARCHITECT:
HAMILTON ASSOCIATES, LLC
TEL: (240) 462 5119
11600 LEGEND GLEN DR
BOWIE, MD 20720

SEAL:

Board of Zoning Adjustment
District of Columbia
CASE NO. 17336
EXHIBIT NO. 7

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SITE/PLAT PLAN WITH PROPOSED ADDITION

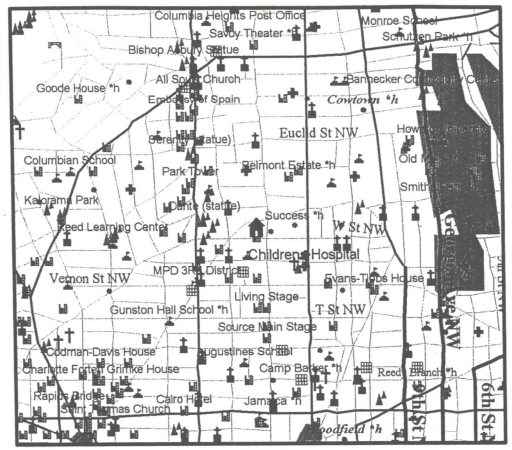


SITE PLAN

S2 / S-1

SCALE: 1" = 10'-0"

THE KEYS RESIDENCE



1428 FLORIDA AVENUE N.W., WASHINGTON D.C.

HOUSE LOCATION

S1 / S-1

SCALE: NOT USED

SITE INFORMATION

	ALLOWED	PROPOSED
ZONE:	R-5-B	NO CHANGE
HEIGHT:	60'	NO INCREASE (35'±)
STORIES:	N/A	2
FAR:	1.8	>1.8
% LOT OCCUPANCY:	60%	70%
REAR YARD:	15'	11.17'
SIDE YARD:	N/A	NO DECREASE

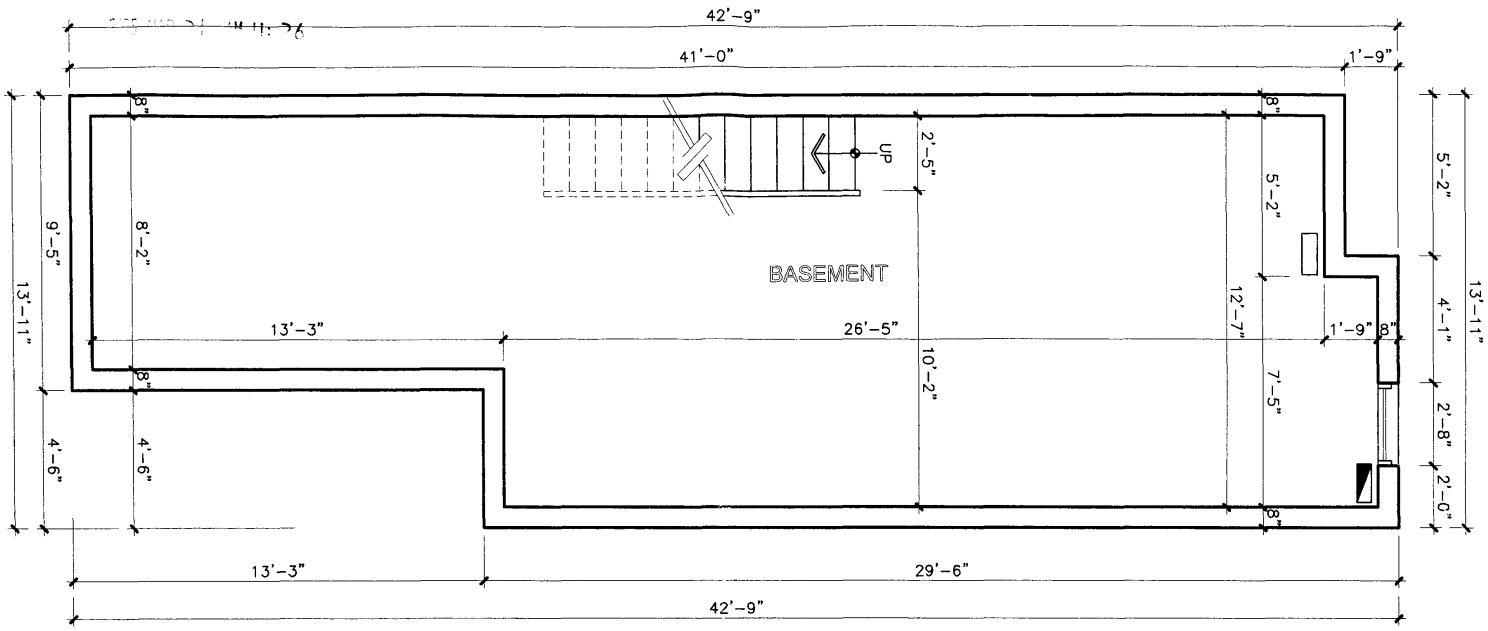
Zoning Review
Zoning Review Required
Zoning Review

NOTE: NOT FOR CONSTRUCTION
DRAWINGS ARE DESIGN ONLY AND ARE ISSUED FOR ZONING APPLICATION FOR A SPECIAL EXCEPTION.

SHEET: S-1, 2 OF 8	PROJECT TITLE: THE KEYS RESIDENCE ADDITION, 1428 FLORIDA AVENUE, N.W., WASHINGTON, D.C. 20009	SCALE: AS NOTED	CHECKED BY:
		DATE: JUNE 18, 2003	DRAWN BY: DAVID R. BEJARANO
		SHEET TITLE: SITE PLAN, HOUSE LOCATION	

ARCHITECT:
HAMILTON ASSOCIATES, LLC
TEL: (240) 462 5119
11600 LEGEND GLEN DR
BOWIE, MD 20720

SEAL:



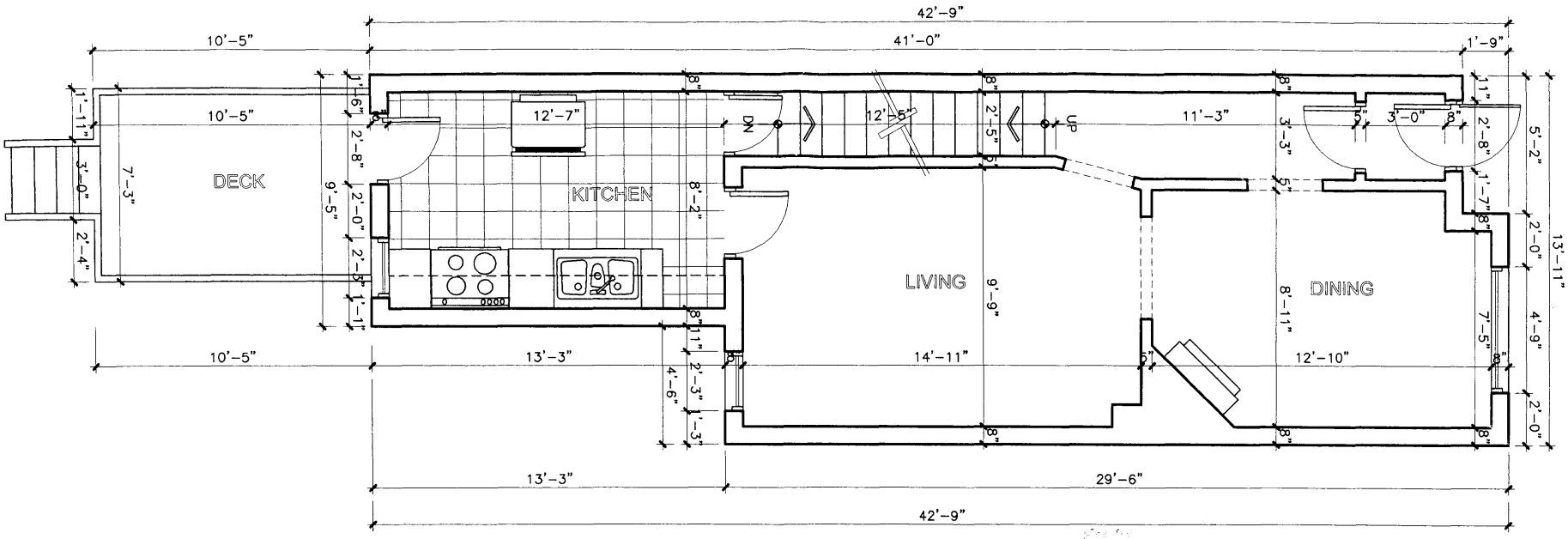
1A / A-1 BASEMENT

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

EXISTING FLOOR PLANS

NOTE: NOT FOR CONSTRUCTION
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SHEET: A-1, 3 OF 8	PROJECT TITLE: THE KEYS RESIDENCE ADDITION, 1428 FLORIDA AVENUE, N.W., WASHINGTON, D.C. 20009	SCALE: AS NOTED	CHECKED BY:	ARCHITECT: HAMILTON ASSOCIATES, LLC, TEL: (240) 462 5119, 11600 LEGEND GLEN DR, BOWIE, MD 20720	SEAL:
		DATE: JUNE 18, 2003	DRAWN BY: DAVID R. BEJARANO		
		SHEET TITLE: EXISTING FLOOR PLAN - BASEMENT			



FIRST FLOOR

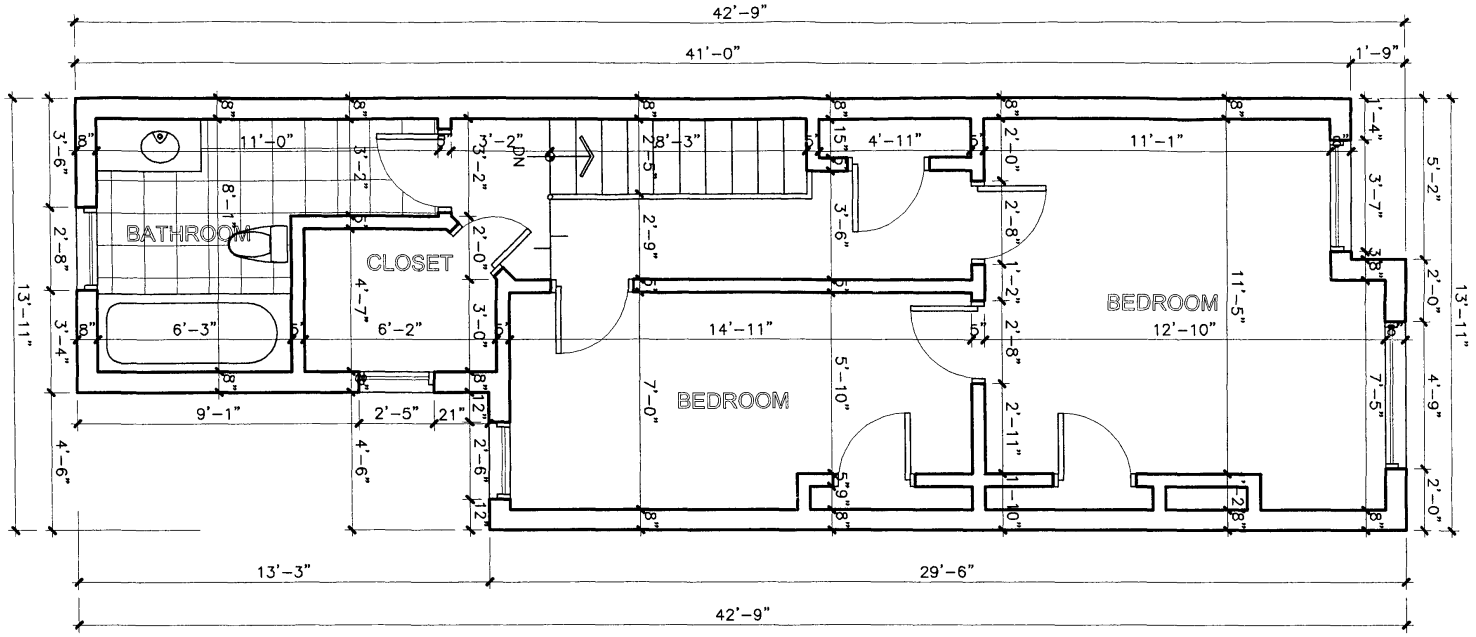
SCALE: 1/4" = 1'-0"

EXISTING FLOOR PLANS

NOTE: NOT FOR CONSTRUCTION
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SHEET: A-2, 4 OF 8	PROJECT TITLE: THE KEYS RESIDENCE ADDITION, 1428 FLORIDA AVENUE, N.W., WASHINGTON, D.C. 20009	SCALE: AS NOTED	CHECKED BY:	ARCHITECT: HAMILTON ASSOCIATES, LLC, TEL: (240) 462 5119, 11600 LEGEND GLEN DR, BOWIE, MD 20720	SEAL:
		DATE: JUNE 18, 2003	DRAWN BY: DAVID R. BEJARANO		
		SHEET TITLE: EXISTING FLOOR PLAN - FIRST FLOOR			

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3A
A-3

SECOND FLOOR

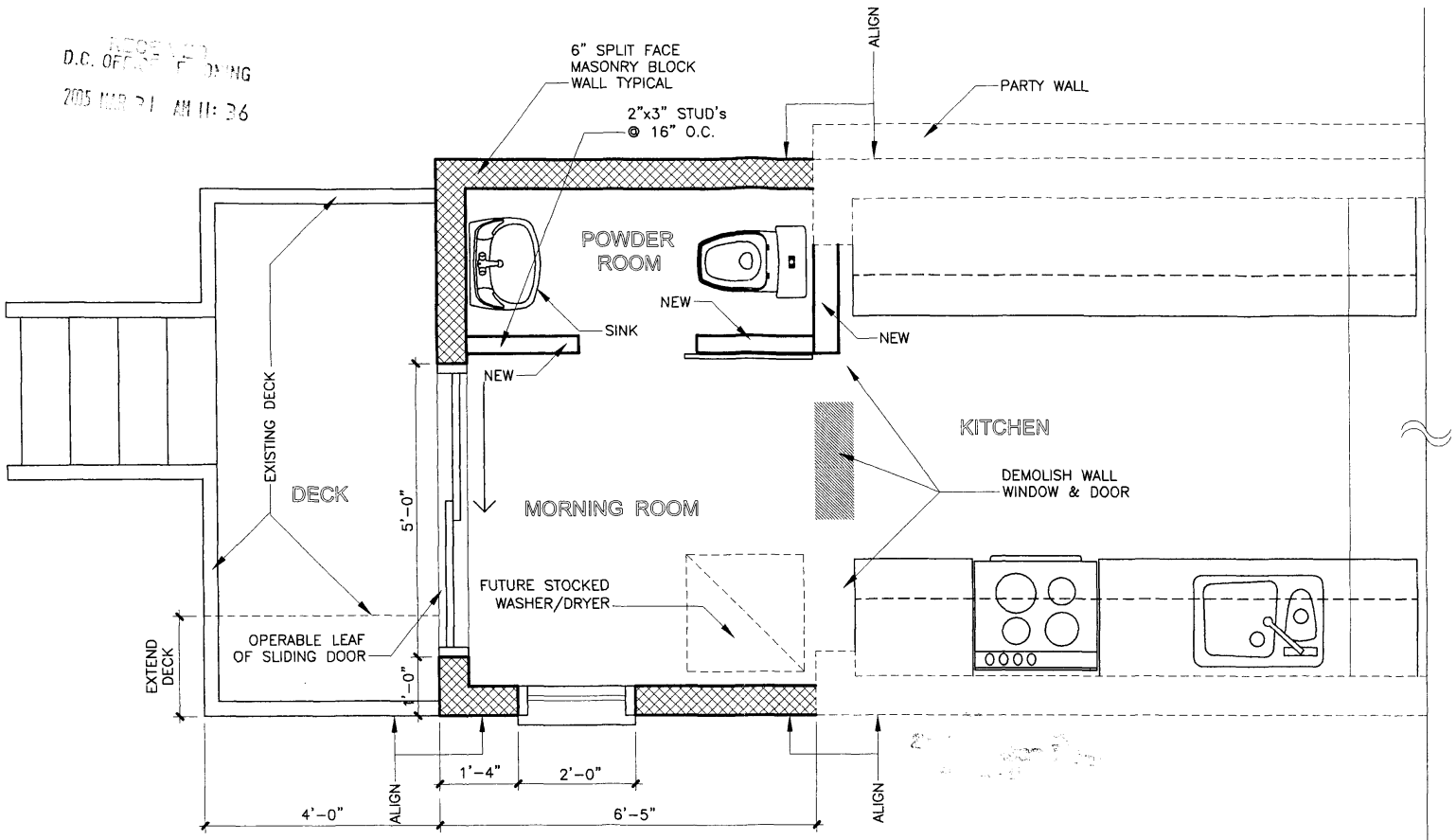
SCALE: 1/4" = 1'-0"

EXISTING FLOOR PLANS

NOTE: NOT FOR CONSTRUCTION
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SHEET: A-3, 5 OF 8	PROJECT TITLE: THE KEYS RESIDENCE ADDITION, 1428 FLORIDA AVENUE, N.W., WASHINGTON, D.C. 20009	SCALE: AS NOTED	CHECKED BY:	ARCHITECT: HAMILTON ASSOCIATES, LLC, TEL: (240) 462 5119, 11600 LEGEND GLEN DR, BOWIE, MD 20720	SEAL:
		DATE: JUNE 18, 2003	DRAWN BY: DAVID R. BEJARANO		
		SHEET TITLE: EXISTING FLOOR PLAN - SECOND FLOOR			

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2005 MAR 21 AM 11: 36



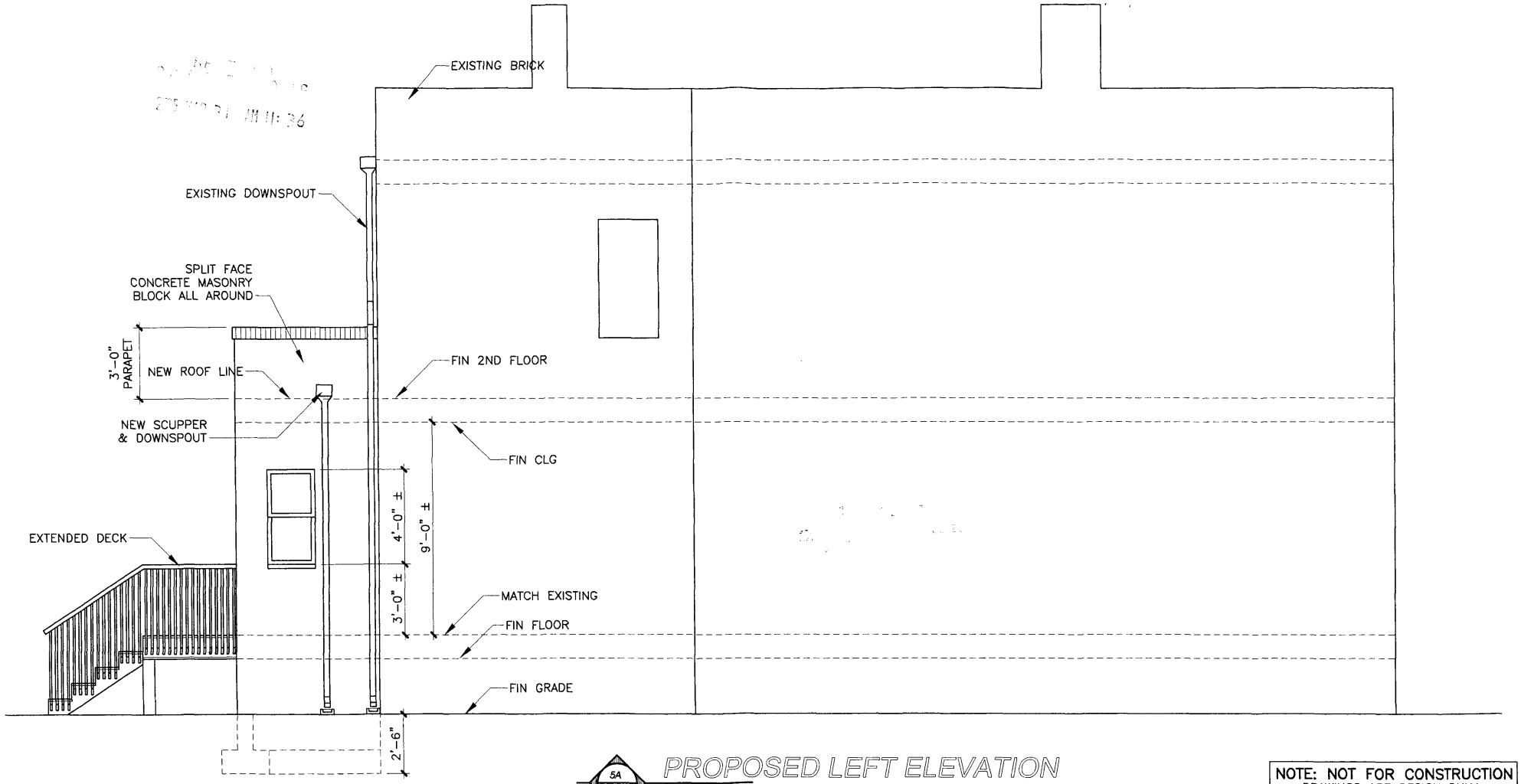
4A / A-4

PARTIAL PROPOSED FLOOR PLAN

SCALE: 1/2" = 1'-0"

NOTE: NOT FOR CONSTRUCTION
DRAWINGS ARE DESIGN ONLY AND ARE ISSUED FOR ZONING APPLICATION FOR A SPECIAL EXCEPTION.

SHEET: A-4, 6 OF 8	PROJECT TITLE: THE KEYS RESIDENCE ADDITION, 1428 FLORIDA AVENUE, N.W., WASHINGTON, D.C. 20009	SCALE: AS NOTED	CHECKED BY:	ARCHITECT: HAMILTON ASSOCIATES, LLC, TEL: (240) 462 5119, 11600 LEGEND GLEN DR, BOWIE, MD 20720	SEAL:
		DATE: JUNE 18, 2003	DRAWN BY: DAVID R. BEJARANO		
		SHEET TITLE: PARTIAL PROPOSED FLOOR PLAN			



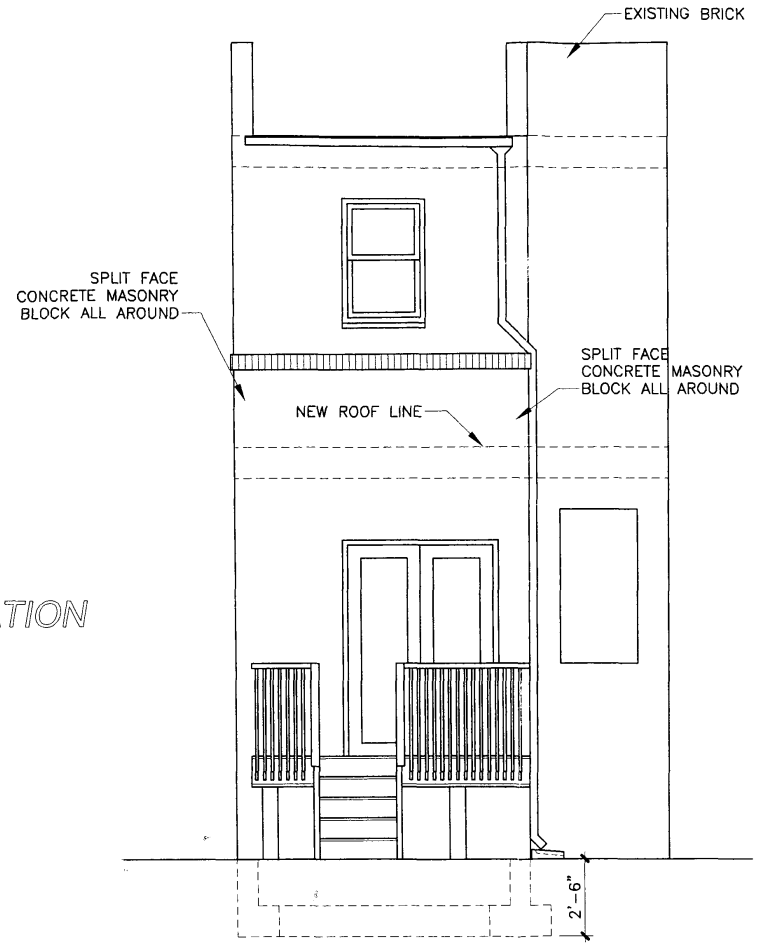
5A / A-5

PROPOSED LEFT ELEVATION

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

NOTE: NOT FOR CONSTRUCTION
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SHEET: A-5 7 OF 8	PROJECT TITLE: THE KEYS RESIDENCE ADDITION 1428 FLORIDA AVENUE, N.W. WASHINGTON, D.C. 20009	SCALE: AS NOTED	CHECKED BY:	ARCHITECT: HAMILTON ASSOCIATES, LLC TEL: (240) 462 5119 11600 LEGEND GLEN DR BOWIE, MD 20720	SEAL:
		DATE: JUNE 18, 2003	DRAWN BY: DAVID R. BEJARANO		
		SHEET TITLE: PROPOSED LEFT ELEVATION			



6A / A-6

REAR ELEVATION

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

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SHEET: A-6, 8 OF 8	PROJECT TITLE: THE KEYS RESIDENCE ADDITION, 1428 FLORIDA AVENUE, N.W., WASHINGTON, D.C. 20009	SCALE: AS NOTED	CHECKED BY:	ARCHITECT: HAMILTON ASSOCIATES, LLC, TEL: (240) 462 5119, 11600 LEGEND GLEN DR, BOWIE, MD 20720	SEAL:
		DATE: JUNE 18, 2003	DRAWN BY: DAVID R. BEJARANO		
		SHEET TITLE: PROPOSED REAR ELEVATION			