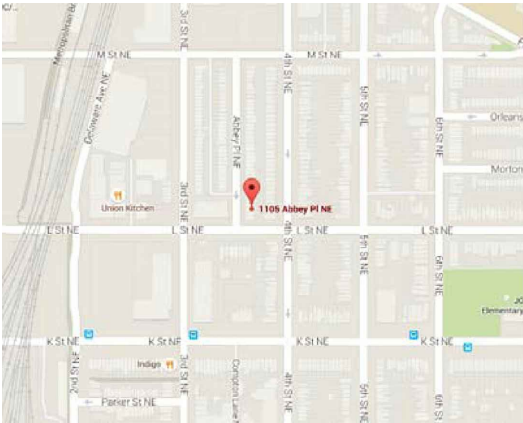
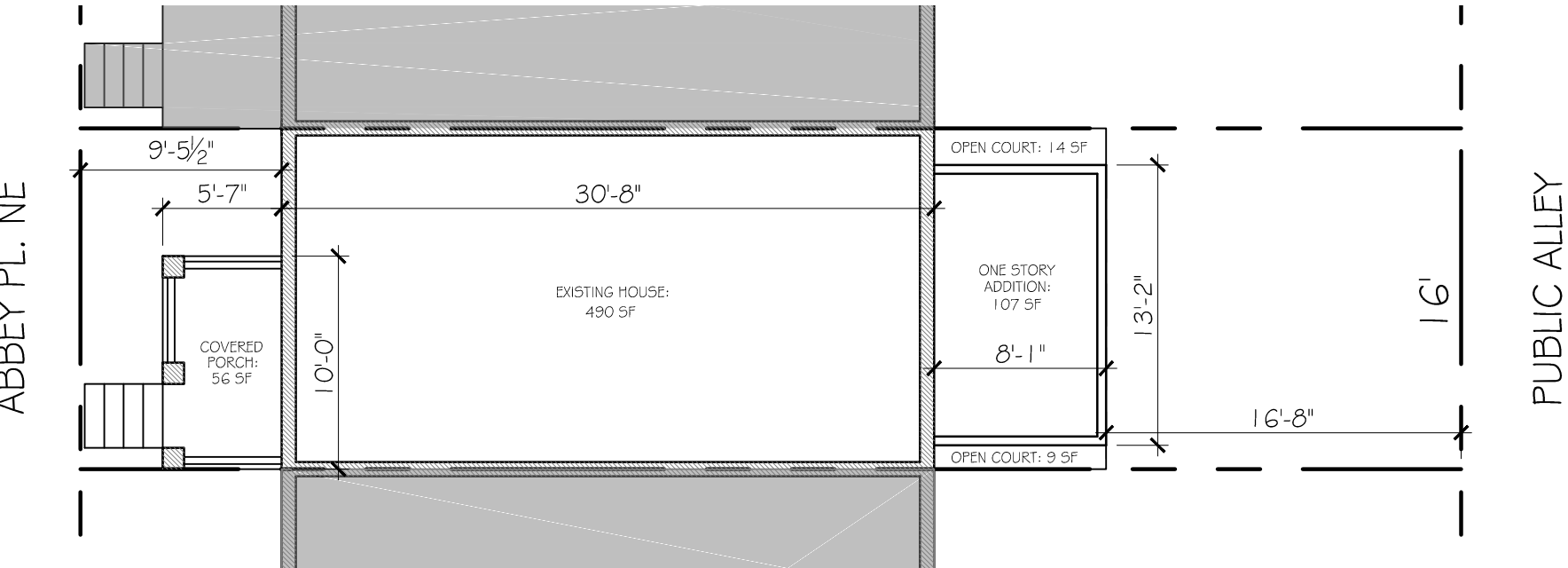


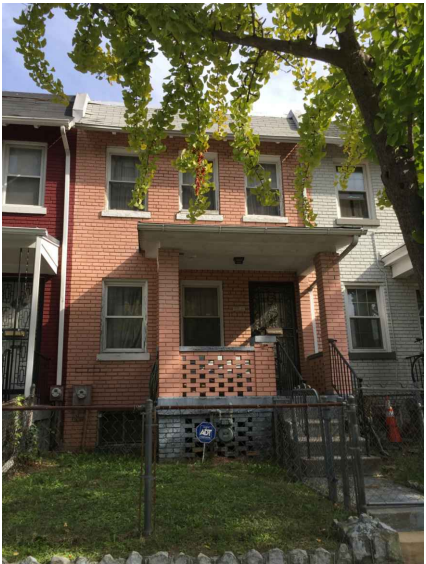
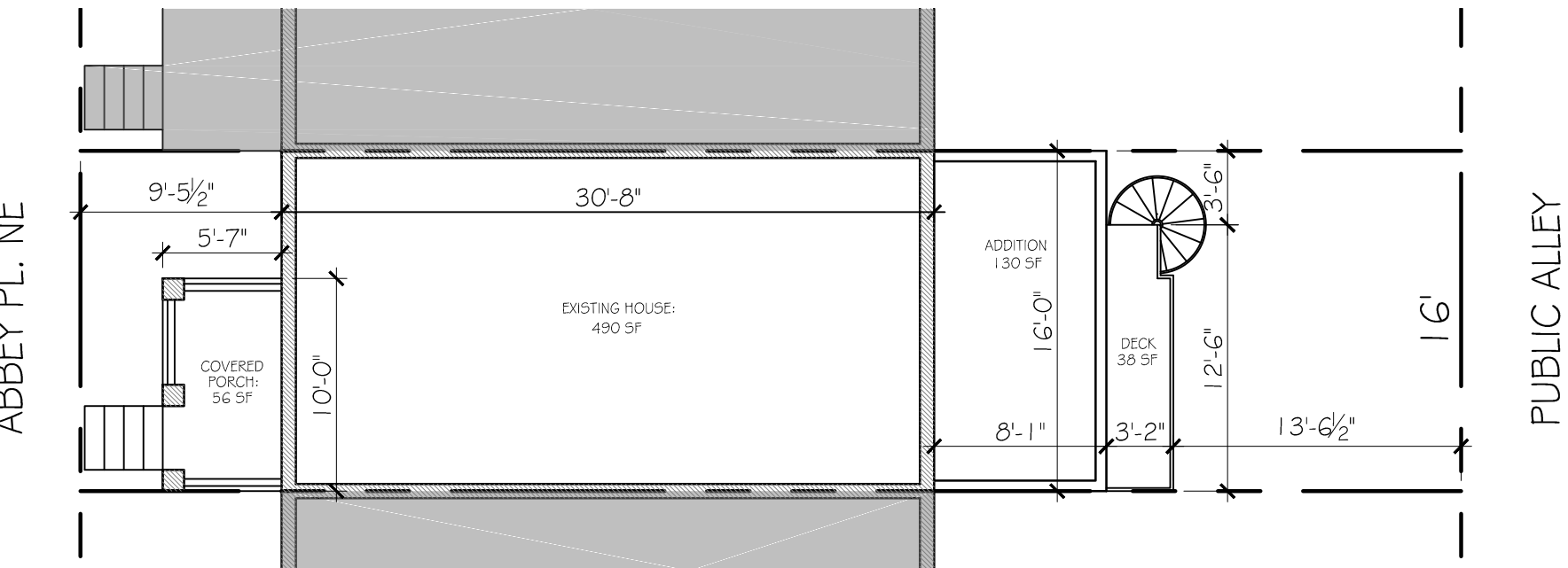
PROJECT LOCATION



EXISTING SITE PLAN



PROPOSED SITE PLAN



PROJECT DIRECTORY

OWNER:

ROBERT BAILEY
1105 ABBEY PL. NE
WASHINGTON, D.C. 20002

T: 202.255.5954

DESIGNER:

EMILY HIRST
1516 MONTANA AVE. NE
WASHINGTON, D.C. 20018

CONTACT: EMILY HIRST
T: 703.774.6472

PROJECT INFORMATION

ADDRESS:	1105 ABBEY PL. NE WASHINGTON, D.C.	LOT:	0176
BUILDING:	2 STORIES + CELLAR	SQUARE:	0773
LOT SIZE:	1,037.68 SF (PER DCRA)	HISTORIC:	NO

DESCRIPTION: STRUCTURE IS AN EXISTING 2 + B SFD. IMPROVEMENTS TO INCLUDE NEW 3 STORY ADDITION AT LOCATION OF EXISTING ONE STORY ADDITION. NO CHANGE TO EXISTING BUILDING FOOTPRINT. PROPOSED INTERIOR WORK TO INCLUDE ADDING A BEDROOM, FULL BATHROOM, UTILITY CLOSET AND WET BAR @ BASEMENT LEVEL. RELOCATE KITCHEN ON FIRST FLOOR AND ADD NEW POWDER ROOM. RECONFIGURE BEDROOM LAYOUT ON SECOND FLOOR AND ADD NEW MASTER BATHROOM.

ZONING - Title 11 DCMR

ZONING:	R-4	ALLOWED	EXISTING	PROPOSED
USES:	RESIDENTIAL			
FRONT YARD:	-		9'-6"	NO CHANGE
SIDE YARD:	0'		0'-0"	NO CHANGE
SIDE YARD:	0'		0'-0"	NO CHANGE
REAR YARD:	20' MIN.		16'-8"	13'-6 1/2"
HEIGHT:	3 STORIES/35' MAX.		24'-8"	NO CHANGE
LOT OCC.:	60% 623 SF MAX.		676 SF (65%)	714 SF (69%)
FAR:	NONE PRESCRIBED		-	-

CODE ANALYSIS

2012 International Building Code
Title 12 DCMR, DC Construction Codes Supplement (2013)
2013 District of Columbia Building Code
2013 District of Columbia Fire Code
2012 Life Safety Code NFPA 101
2012 Fire Prevention Code NFPA 1
2013 District of Columbia Mechanical Code
2013 District of Columbia Plumbing Code
2011 National Electric Code
2012 ICC Existing Building Code
2013 ICC Fuel Gas Code
2012 ICC Residential Code for One and Two-Family Dwellings
DCMR Title 11 - Zoning Regulations
DC Law 8-36 District of Columbia Environmental Policy Act of 1989

OWNER:
ROBERT BAILEY

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ARCHITECT:
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VA: 0401015782

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emhirst@gmail.com

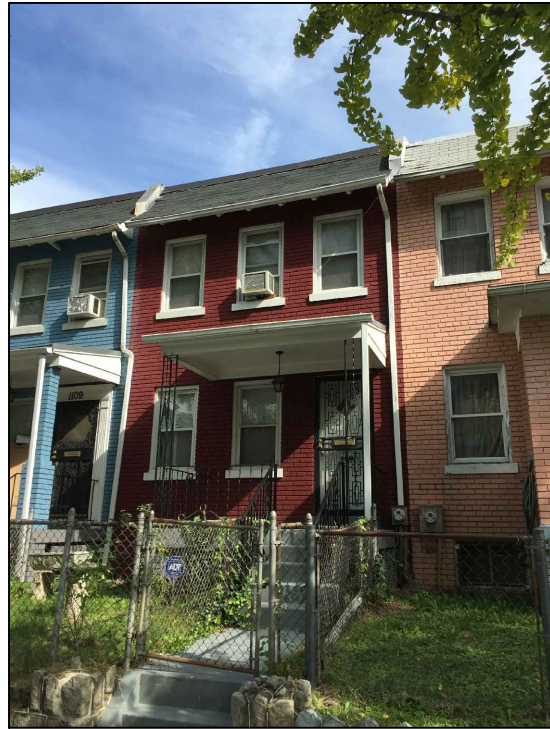
1105 Abbey Pl. NE
Washington, D.C. 20002

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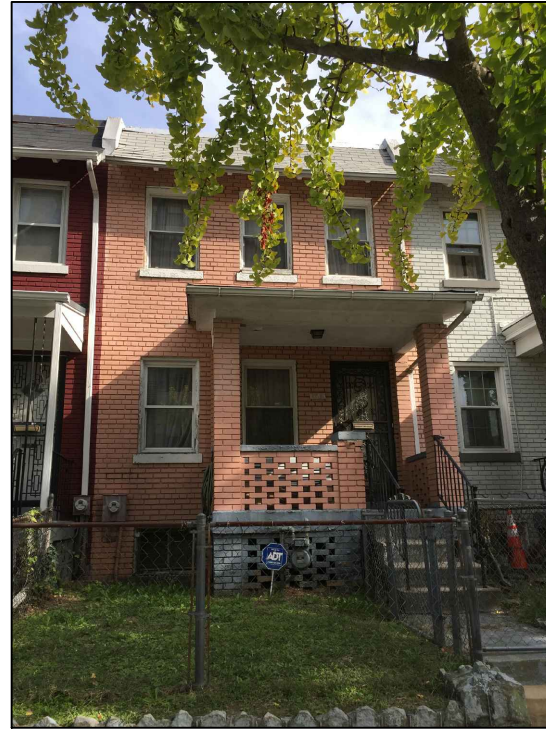
COVER SHEET

Board of Zoning Adjustment
District of Columbia
CASE NO. 19222
EXHIBIT NO.22

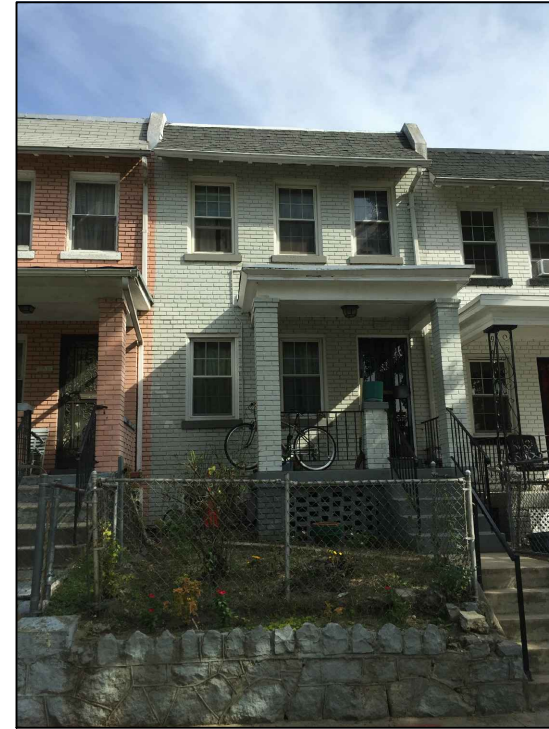
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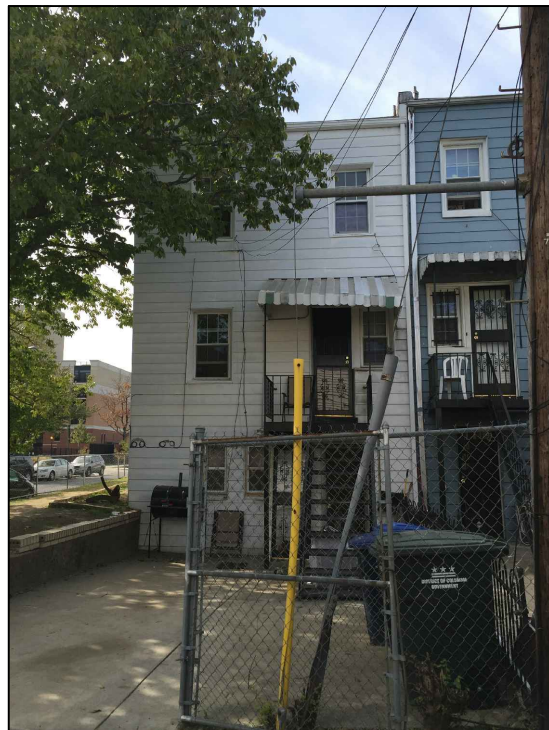
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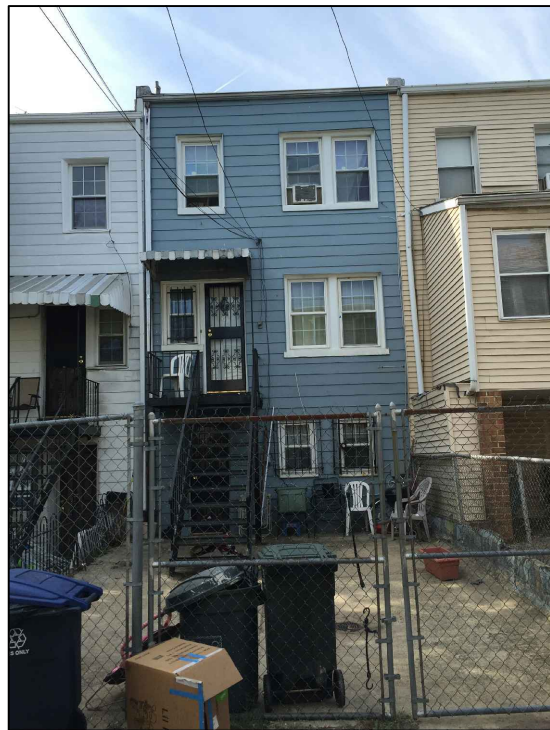
1105 (FRONT)



1103 (FRONT)



1101 (REAR)



1103 (REAR)



1105 (REAR)



1107 (REAR)



1109 (REAR)

OWNER:
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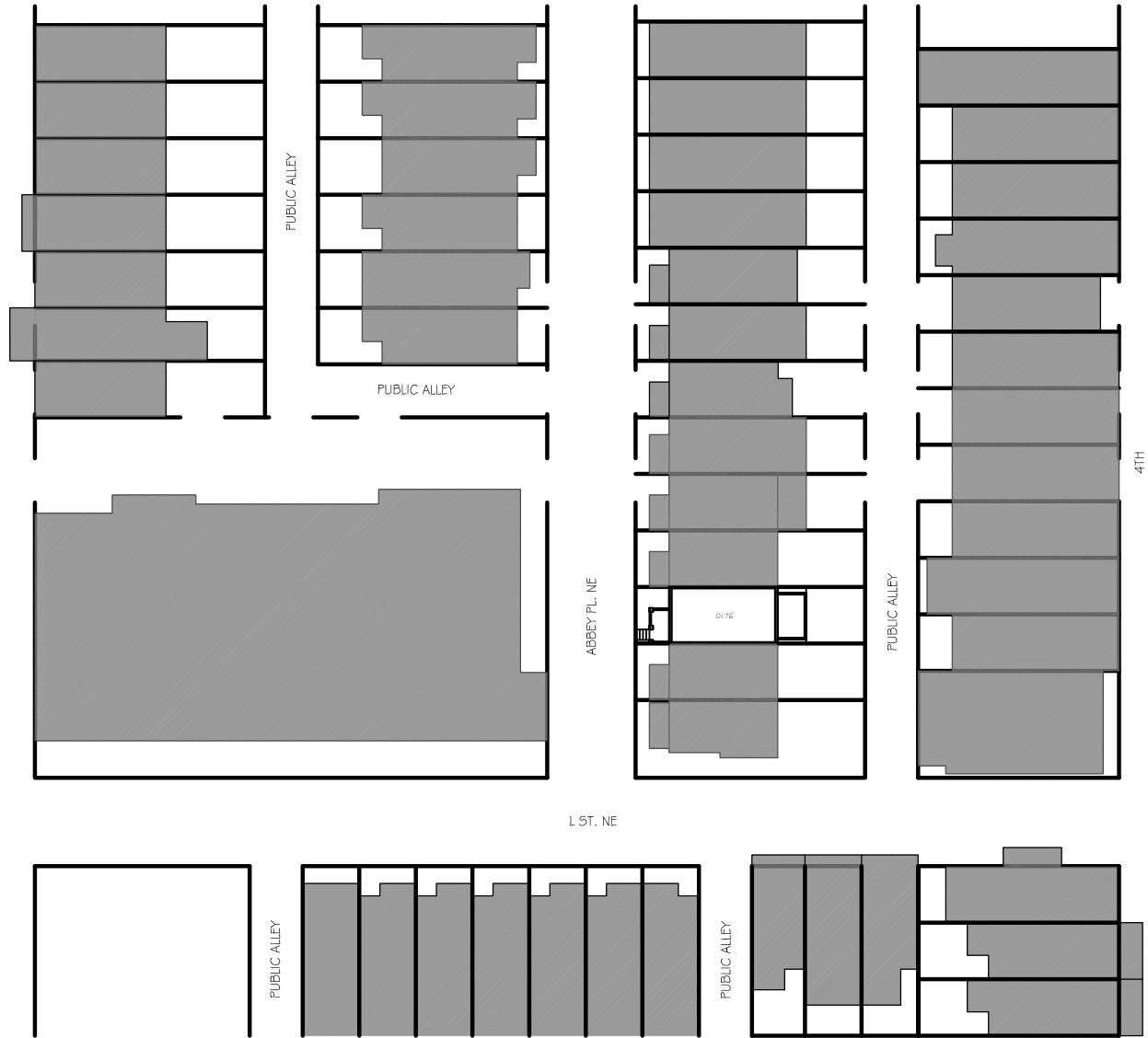
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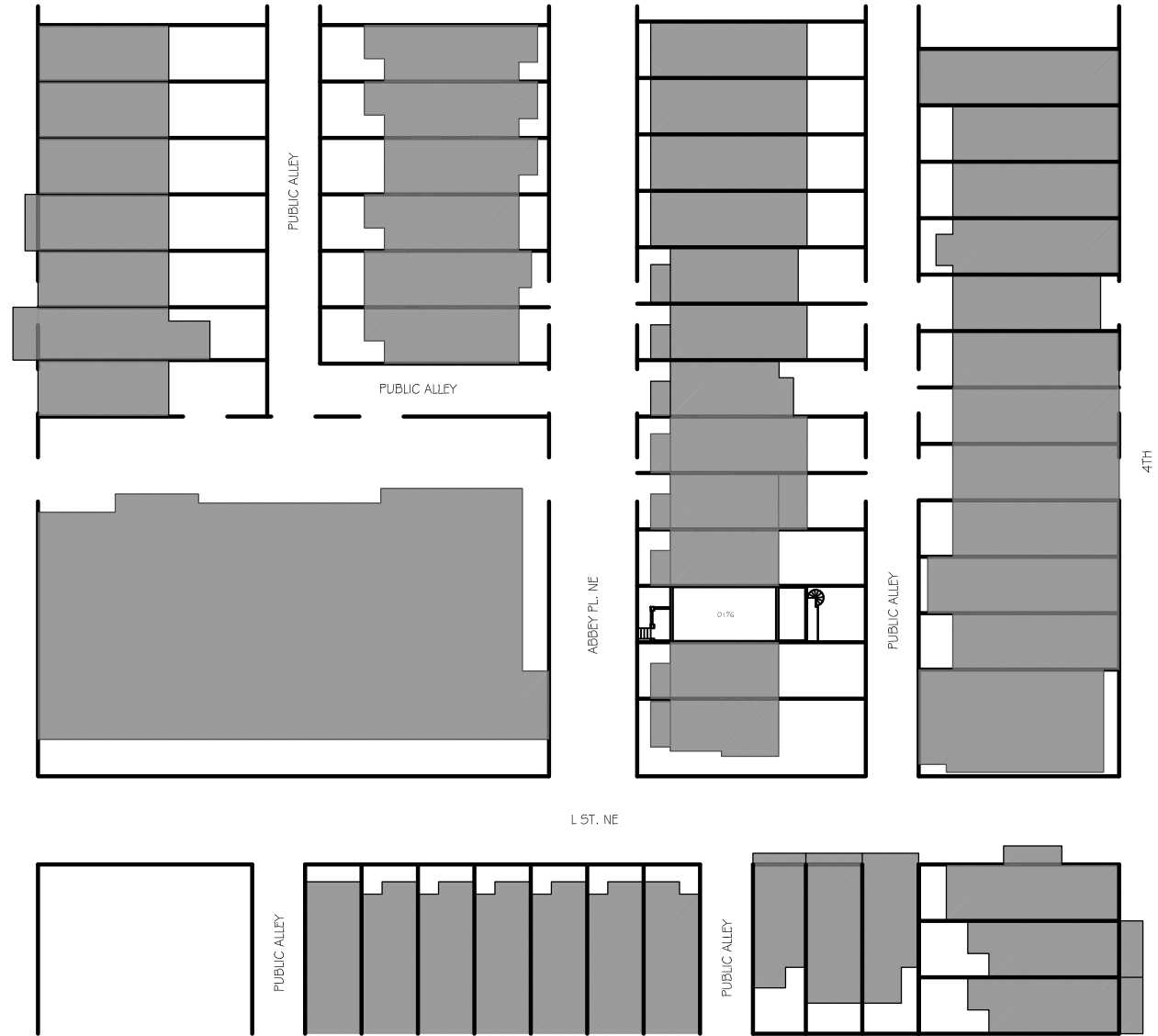
BZA SET: 10.DEC.2015

PHOTOGRAPHS

A001



1 EXISTING SITE PLAN
A002 1:600



2 PROPOSED SITE PLAN
A002 1:600

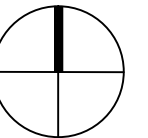
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MD: 16091
EXPRES: 1/23/17
VA: 040181785
EXPRES: 08/23/17

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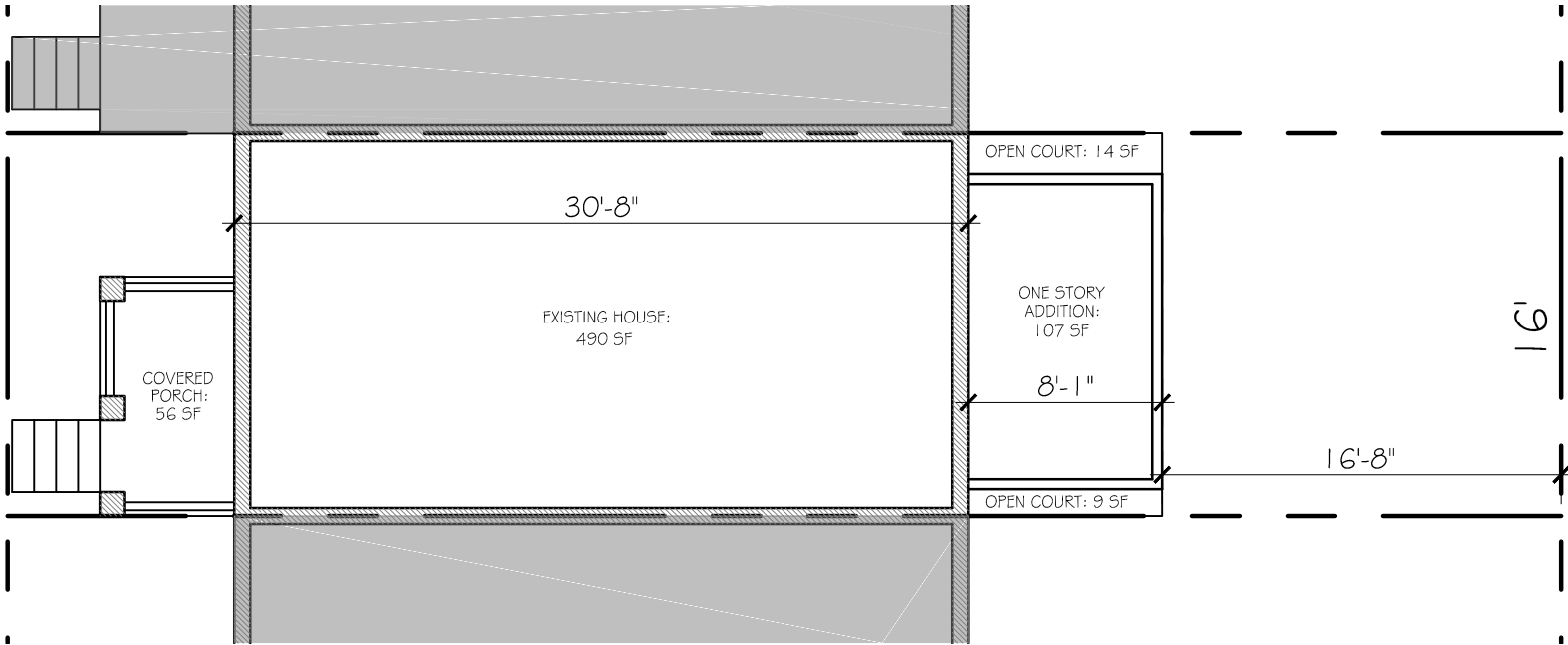
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Washington, D.C. 20002



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NEIGHBORHOOD
SITE PLANS

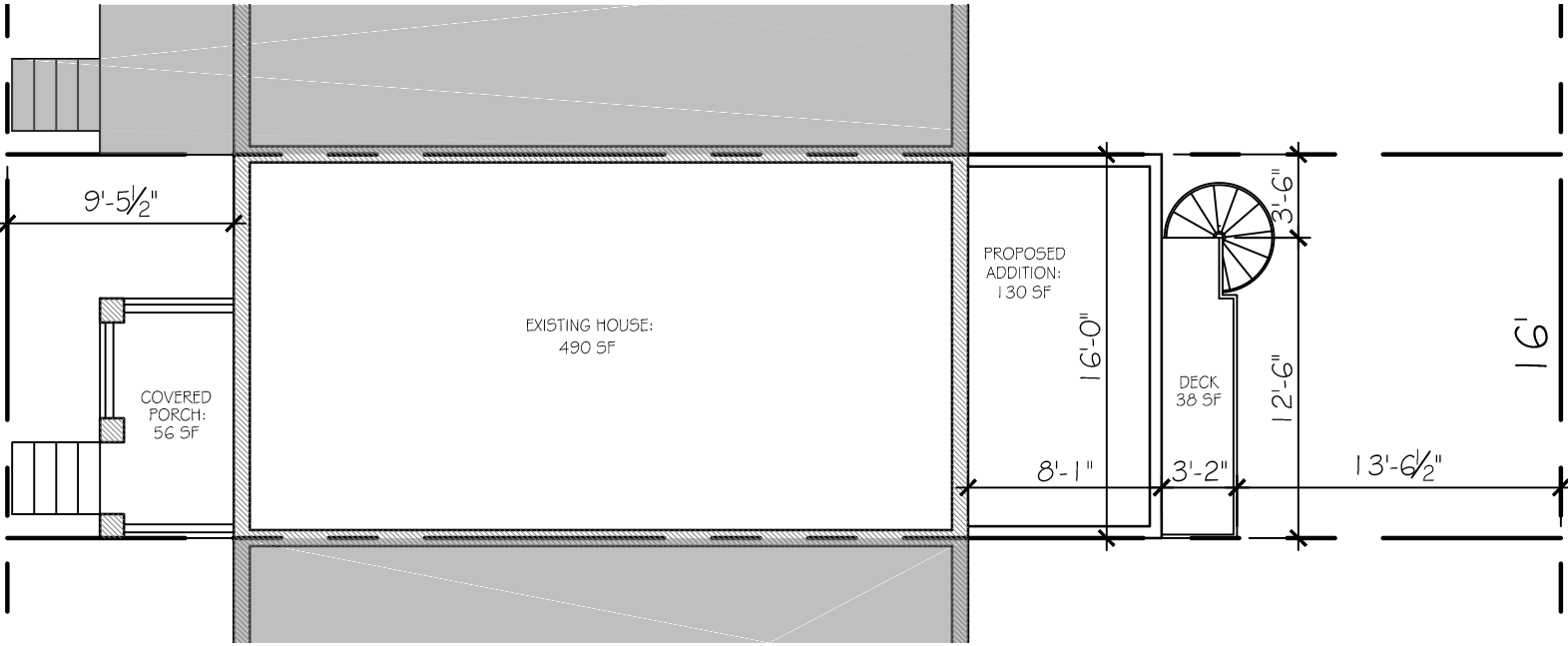
A002

ABBEY PL. NE



1
A003 ENLARGED SITE PLAN - EXISTING
SCALE: 1/8" = 1'-0"

ABBEY PL. NE



1
A003 ENLARGED SITE PLAN - PROPOSED
SCALE: 1/8" = 1'-0"

PUBLIC ALLEY

PUBLIC ALLEY

EXISTING SITE INFORMATION

LOT AREA:	1037.68 SF
EXISTING PORCH:	56 SF
EXISTING HOUSE:	490 SF
EXISTING ADDITION:	107 SF
EXISTING OPEN COURTS:	23 SF
EXISTING TOTAL FOOTPRINT:	676 SF (65.1%)

PROPOSED SITE INFORMATION

LOT AREA:	1037.68 SF
PROPOSED PORCH:	56 SF
PROPOSED HOUSE:	490 SF
PROPOSED ADDITION:	130 SF
PROPOSED DECK:	38 SF
PROPOSED TOTAL FOOTPRINT:	714 SF (69%)

OWNER:
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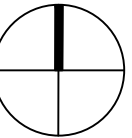
GAY@GREENARCHITECTDC.COM

LICENCES
DC: ARC 101315
EXPRES 4/30/16
MD: LEED AP
EXPRES 11/23/17
VA: 060101275
EXPRES 09/23/17

DESIGNER:
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emchirst@gmail.com

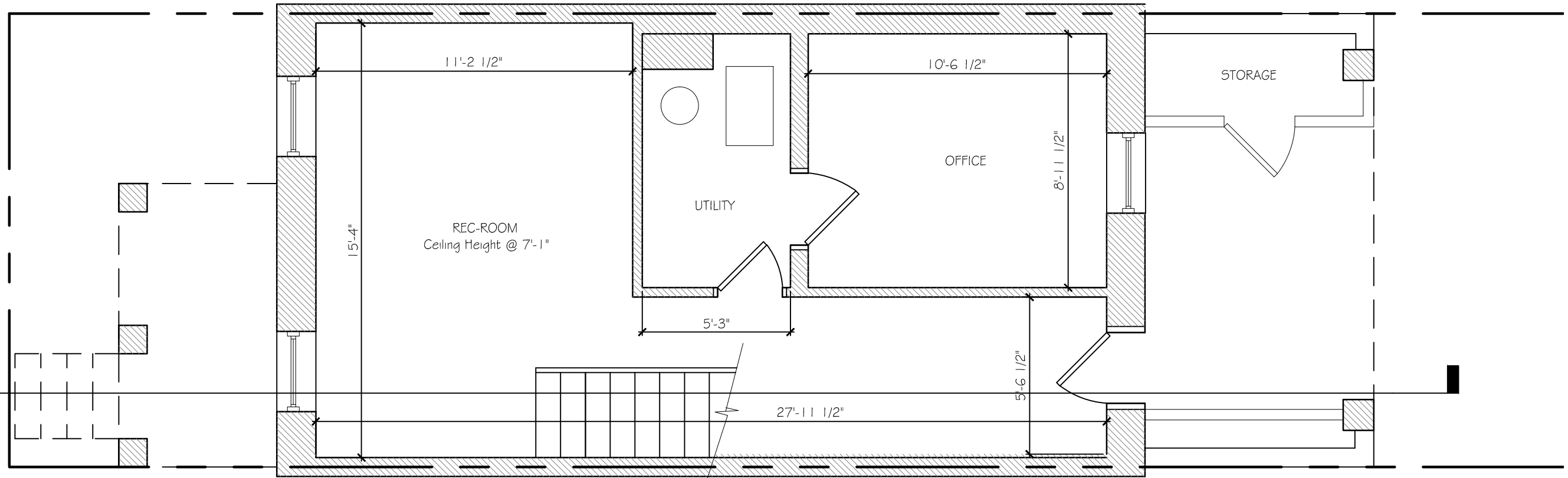
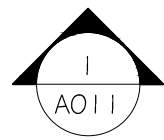
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Washington, D.C. 20002



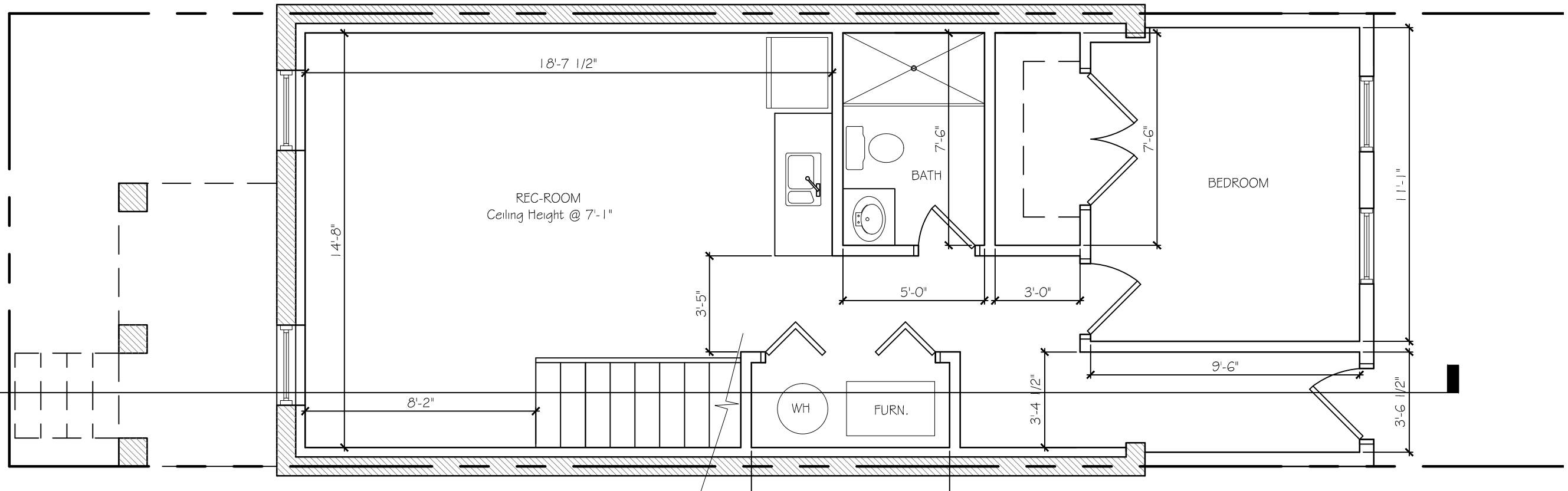
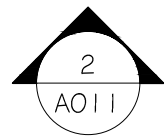
BZA SET: 10.DEC.2015

ENLARGED
SITE PLAN

A003



1 EXISTING PLAN @ BASEMENT
SCALE: 1/4" = 1'-0"



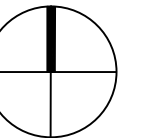
2 PROPOSED PLAN @ BASEMENT
SCALE: 1/4" = 1'-0"

OWNER:
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DC ARC 10/31/15
EXPRES 4/30/16
MD LGP 11/23/17
VA 04/04/17
EXPRES 06/23/17

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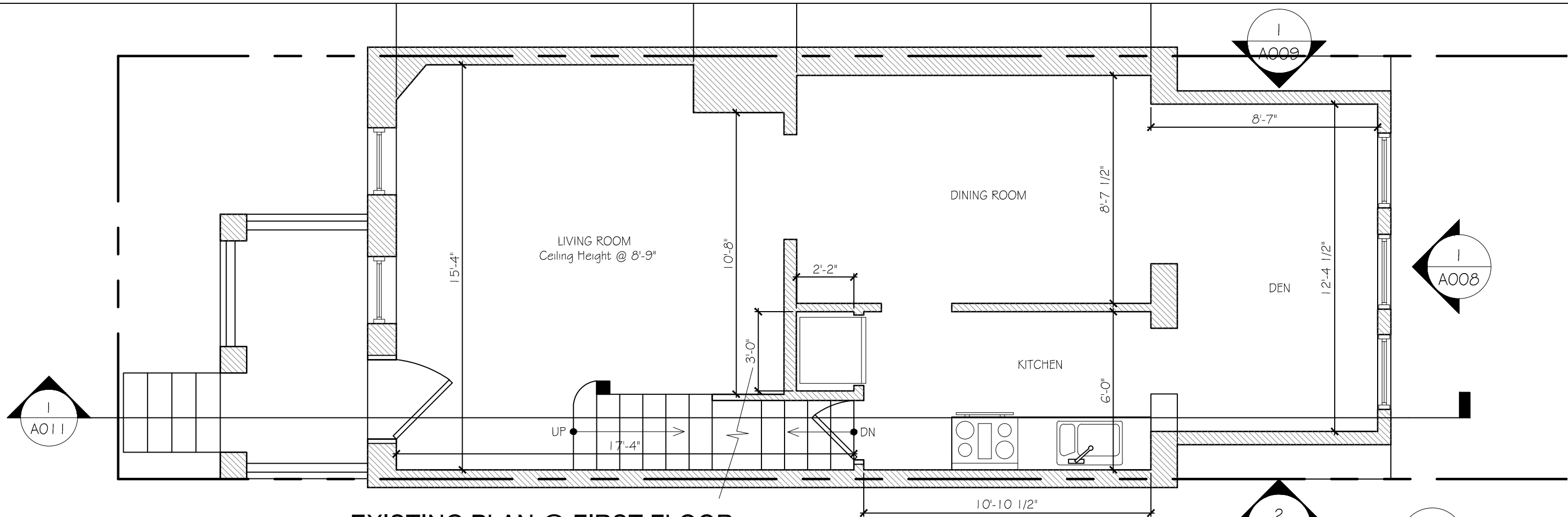
1105 Abbey Pl. NE
Washington, D.C. 20002



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BASEMENT
FLOOR PLANS

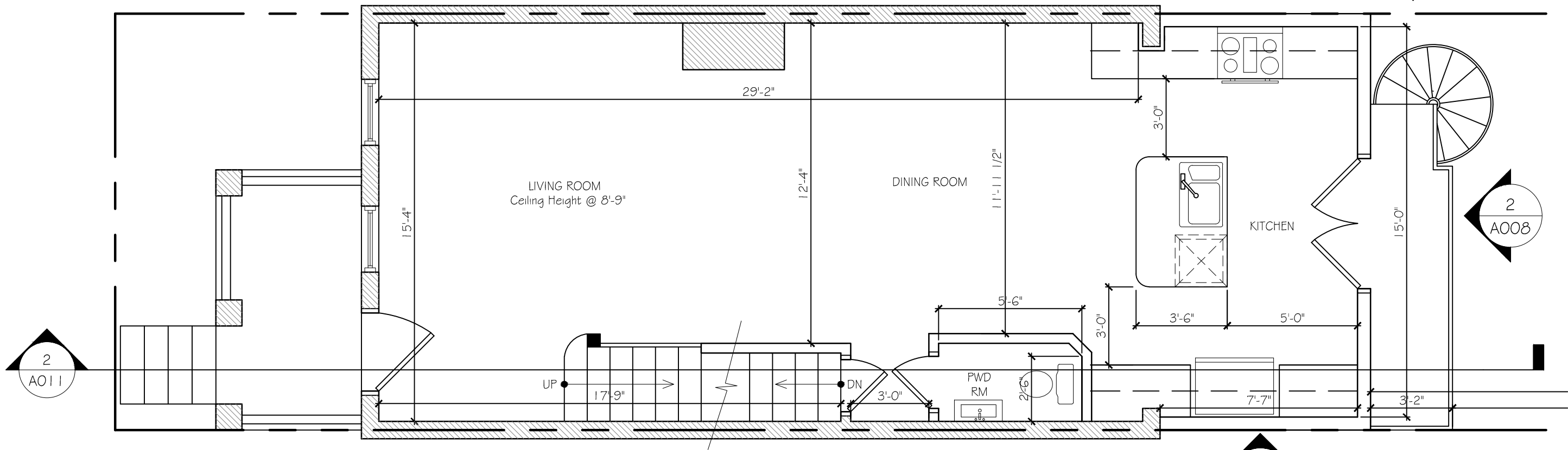
A004



1
A005

EXISTING PLAN @ FIRST FLOOR

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



2
A005

PROPOSED PLAN @ FIRST FLOOR

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

OWNER:
ROBERT BAILEY

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LICENCES:
DC: ARC 101315
EXP: 4/30/16
MD: 16849
EXP: 11/23/17
VA: 0401015785
EXP: 09/23/17

DESIGNER:
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T: 703.774.6472

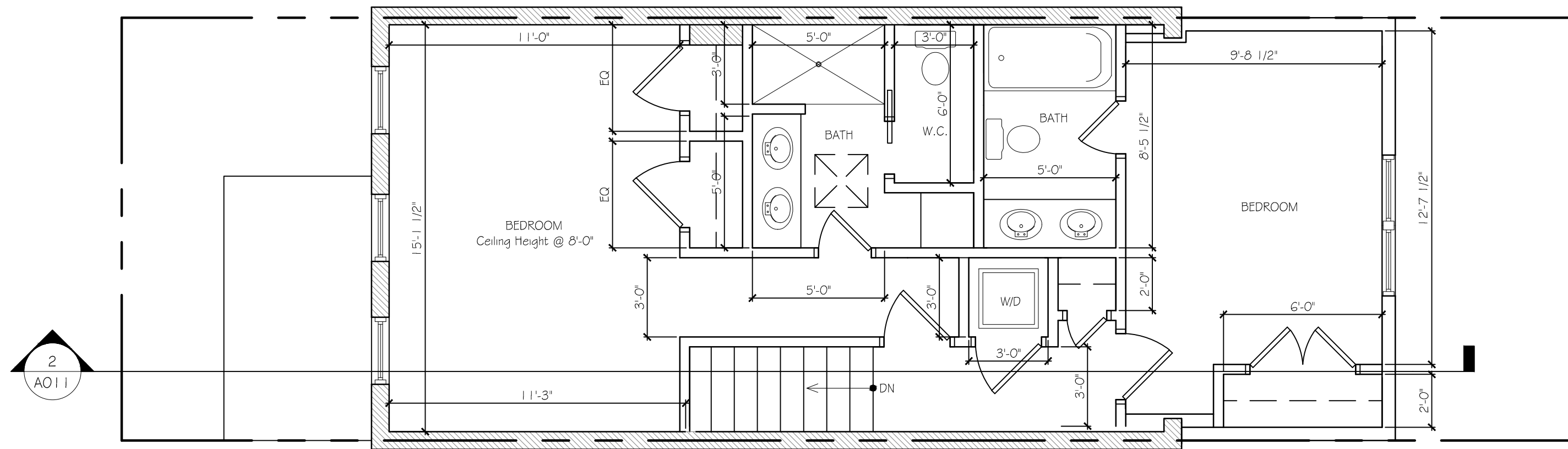
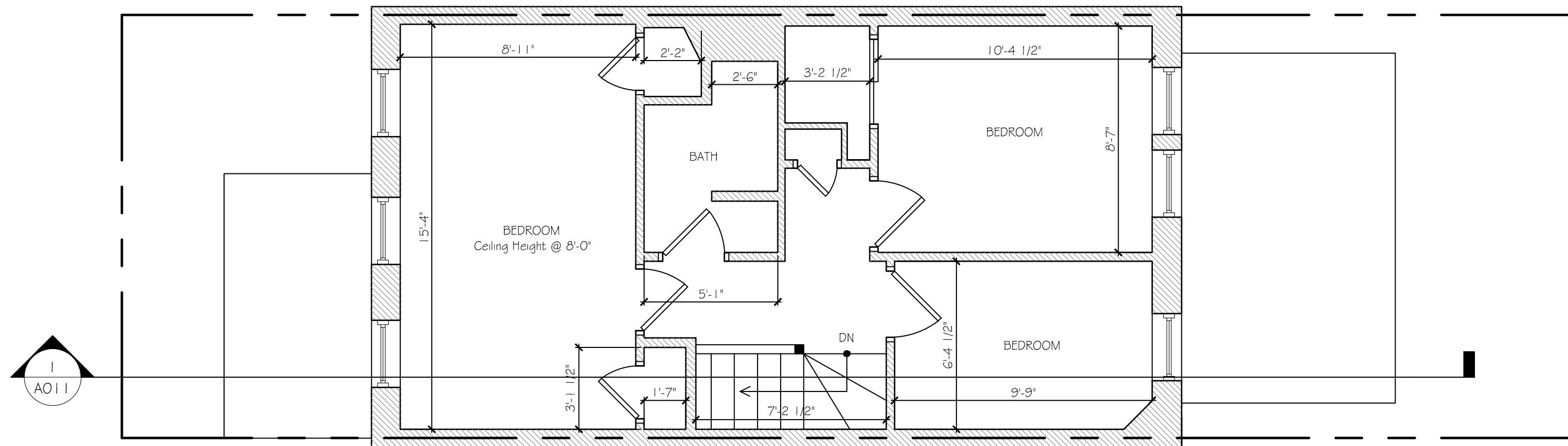
emchirst@gmail.com

1105 Abbey Pl. NE
Washington, D.C. 20002

BZA SET: 10.DEC.2015

FIRST
FLOOR PLANS

A005



OWNER:
ROBERT BAILEY

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EXPIRES: ARC 101315
EXPIRES: 4/30 /16
16049
EXPIRES: 11/23 /17
0401015785
EXPIRES: 09/23 /17

DESIGNER:
FAMILY HIRST

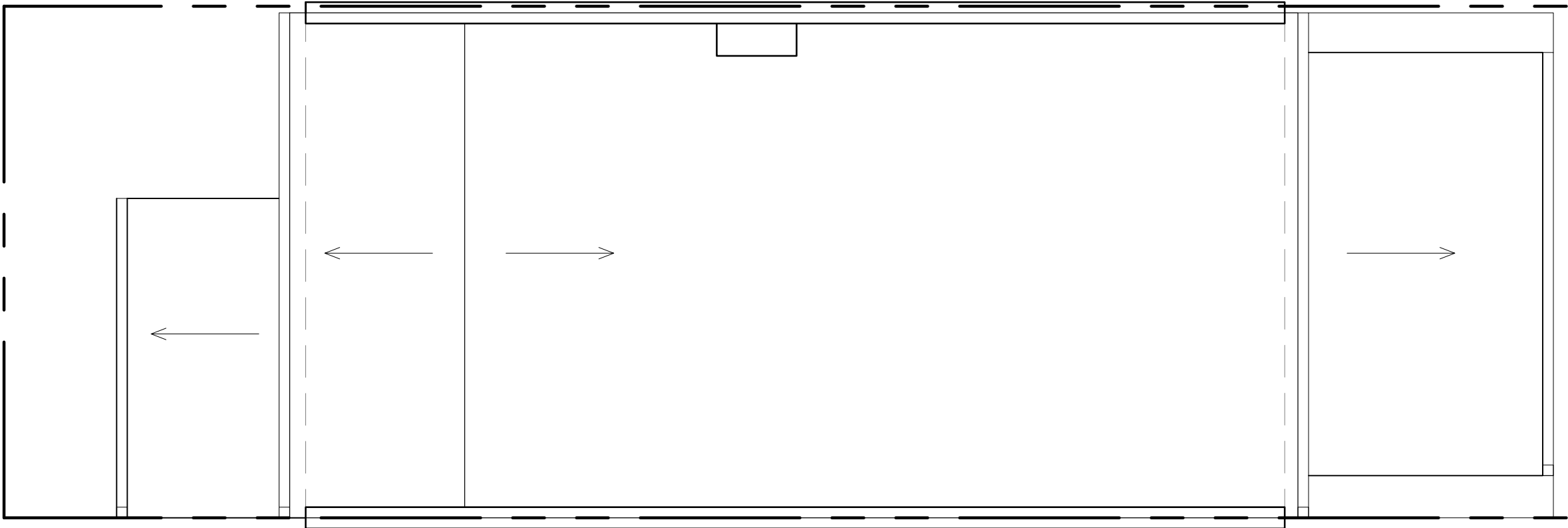
516 Montana Ave. NE
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emchirst@gmail.com

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Washington, D.C. 20002

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SECOND FLOOR PLANS

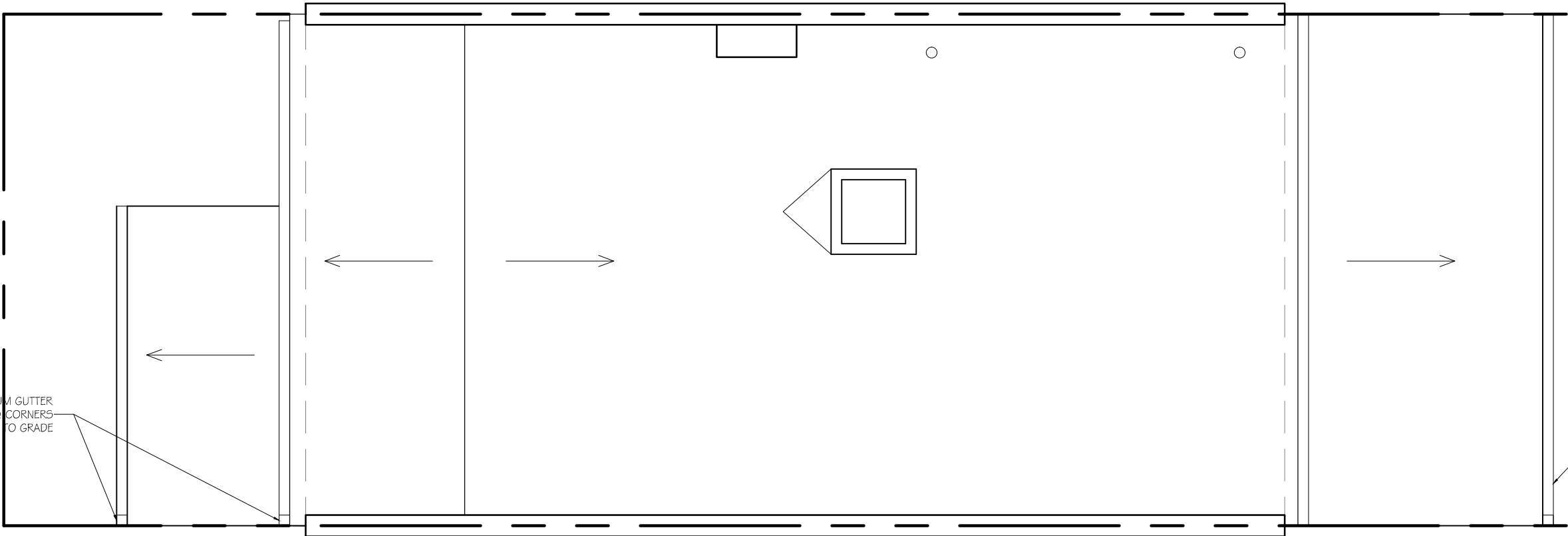
A006



1
A007

EXISTING ROOF PLAN

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



2
A007

PROPOSED ROOF PLAN

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

OWNER:
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ARCHITECT:
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MD	1/6/16
VA	EXPIRES 11/23/17
	04/01/17
	EXPIRES 09/23/17

DESIGNER:
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BZA SET: 10.DEC.2015

ROOF PLANS

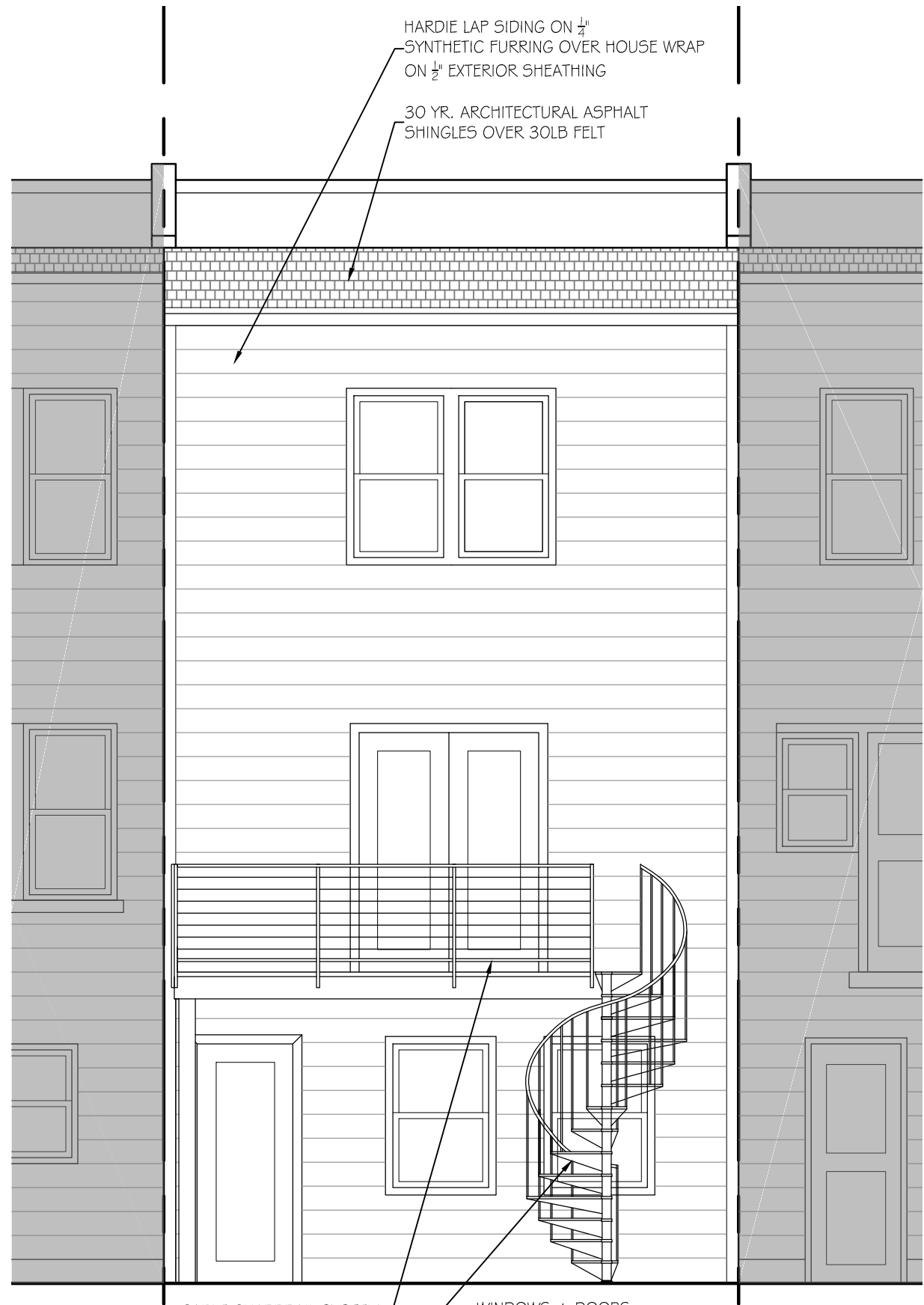
A007



1
A008

EXISTING REAR ELEVATION

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



2
A008

PROPOSED REAR ELEVATION

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

OWNER:
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ARCHITECT:
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LICENCES
DC: ARC 101315
EXPIRES 4/30/16
MD: 16049
EXPIRES 11/23/17
VA: 040101275
EXPIRES 09/23/17

DESIGNER:
EMILY HIRST

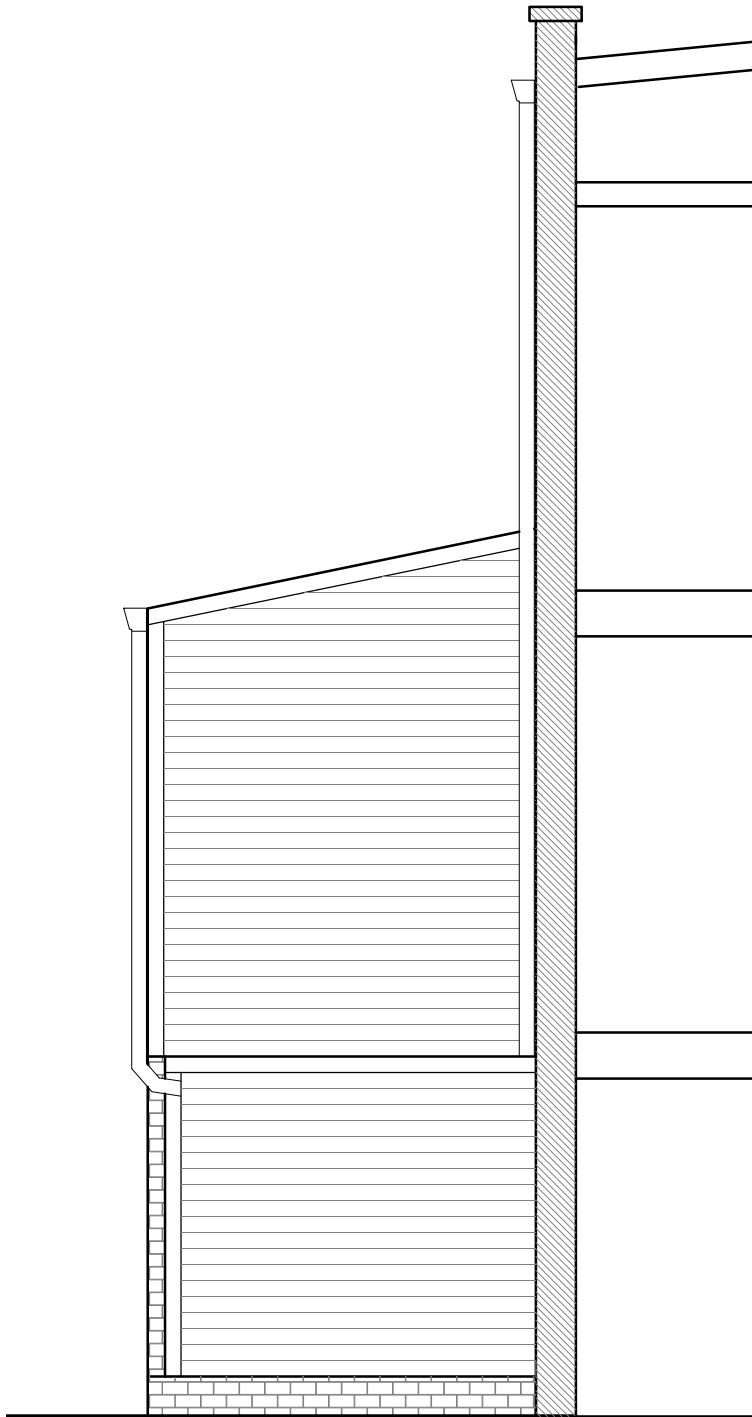
1516 Montana Ave. NE
Washington, D.C. 20018
T: 703.774.6472
emchirst@gmail.com

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Washington, D.C. 20002

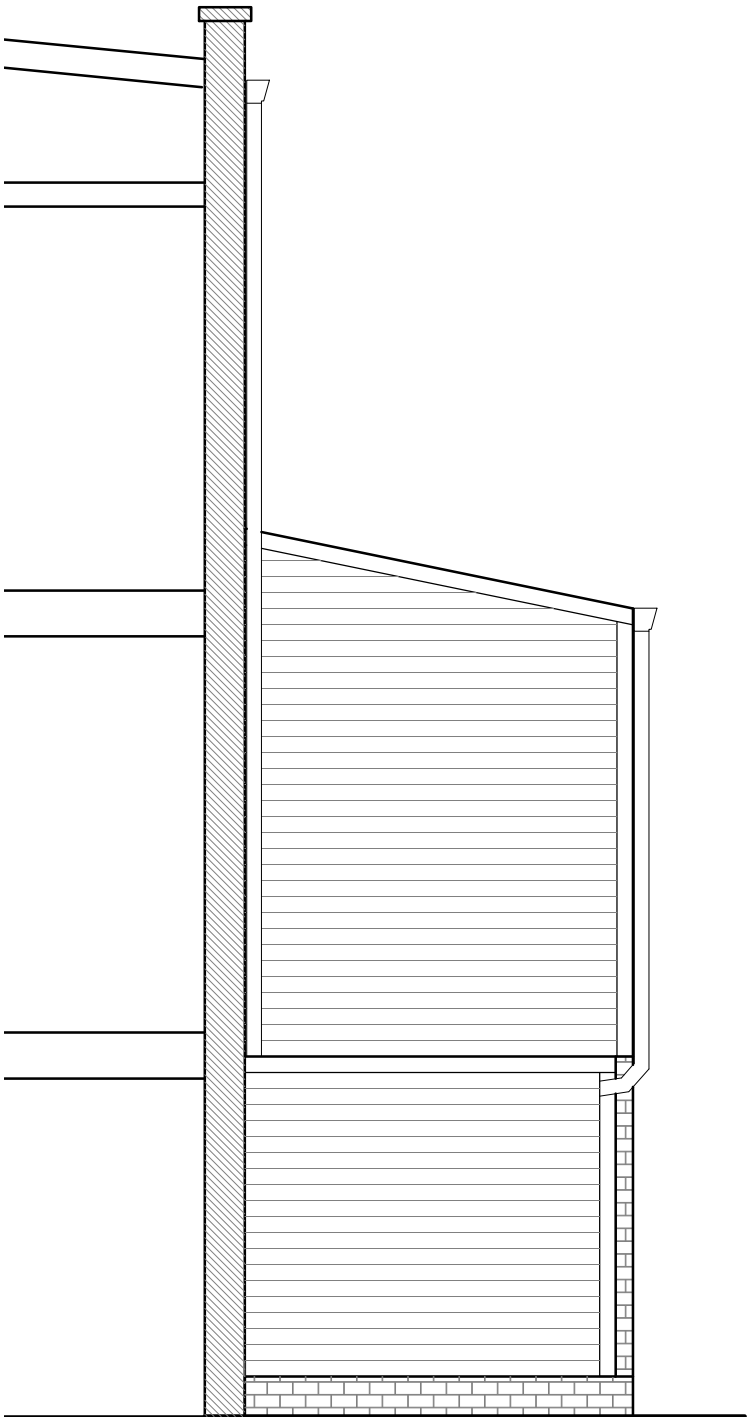
BZA SET: 10.DEC.2015

REAR
ELEVATIONS

A008



1
A009
EXISTING SIDE ELEVATION (FACING S)
SCALE: 1/4" = 1'-0"



2
A009
EXISTING SIDE ELEVATION (FACING N)
SCALE: 1/4" = 1'-0"

OWNER:
ROBERT BAILEY
1105 Abbey Pl. NE
Washington, D.C. 20002
T: 202.255.5954

ARCHITECT:
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LICENCES:
DC: ARC 101315
EXPRES 4/30/16
MD: 1604P
EXPRES 11/23/17
VA: 0401015785
EXPRES: 09/23/17

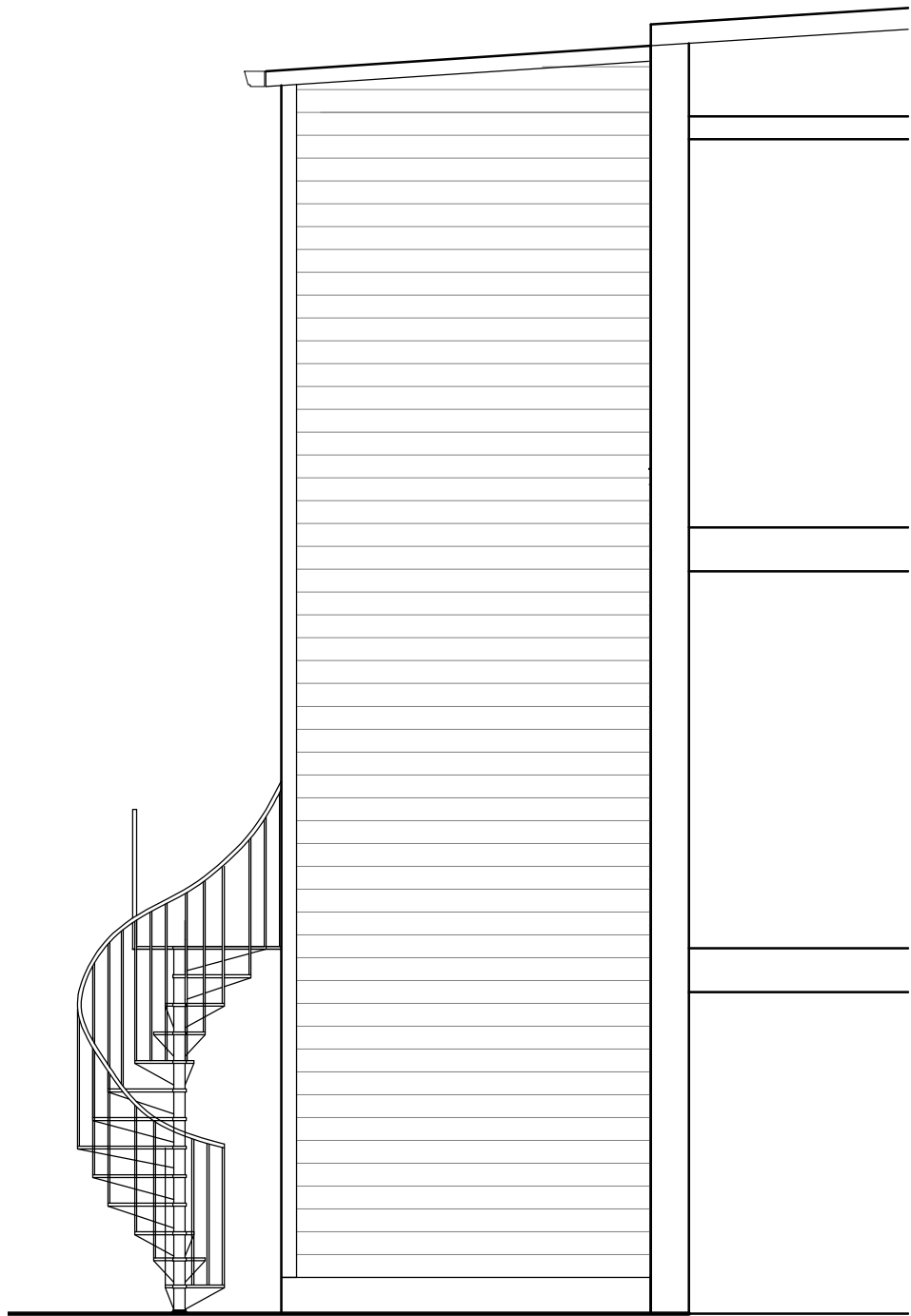
DESIGNER:
EMILY HIRST
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Washington, D.C. 20018
T: 703.774.6472
emchirst@gmail.com

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Washington, D.C. 20002

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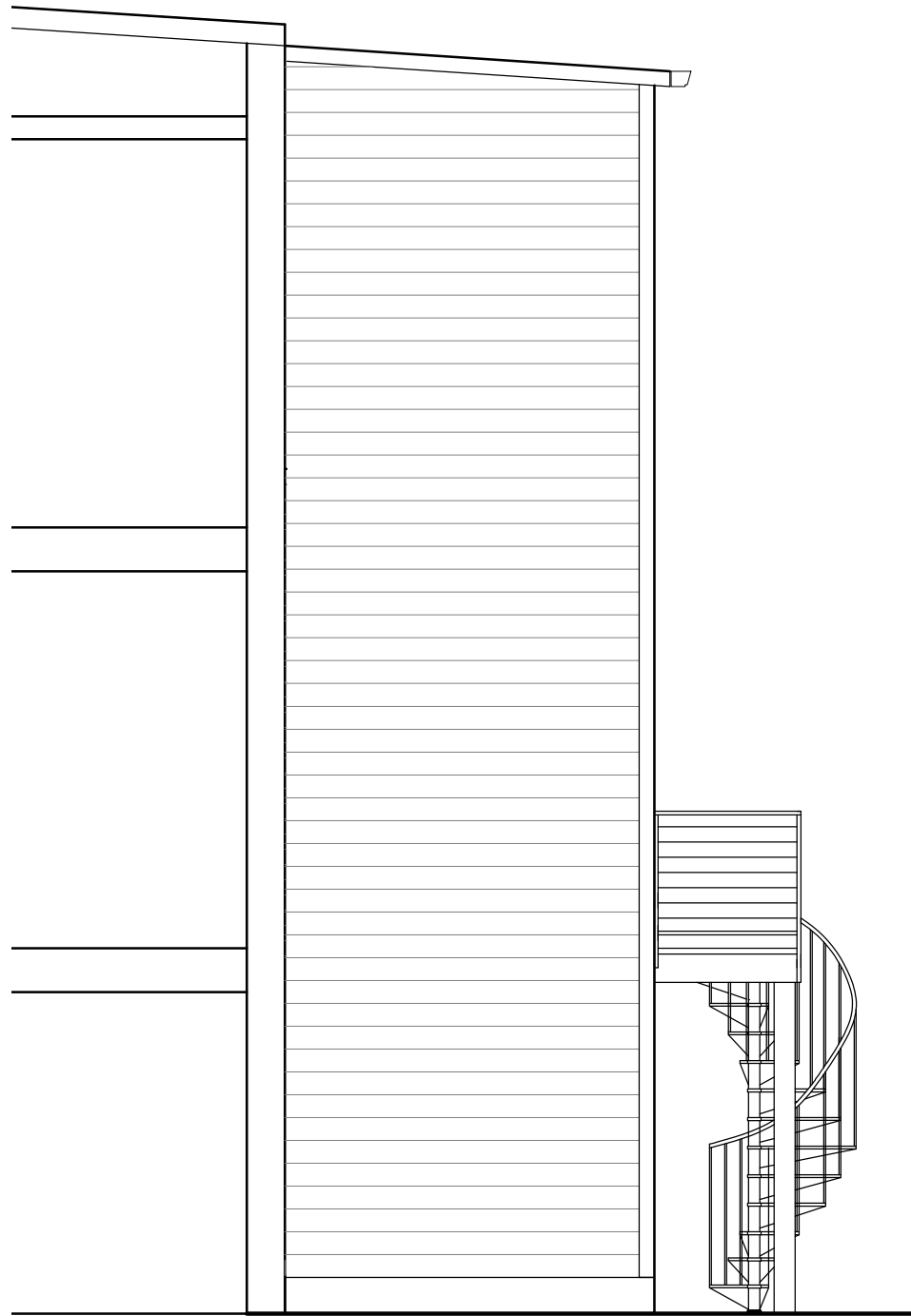
SIDE
ELEVATIONS
(EXISTING)

A009



1
A009

PROPOSED SIDE ELEVATION (FACING S)
SCALE: 1/4" = 1'-0"



2
A009

PROPOSED SIDE ELEVATION (FACING N)
SCALE: 1/4" = 1'-0"

OWNER:
ROBERT BAILEY

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Washington, D.C. 20002
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ARCHITECT:
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DC: AEC 10/31/15
EXPIRES 4/30/16
MD: 10/09/15
EXPIRES 11/23/17
VA: 04/01/17
EXPIRES 09/23/17

DESIGNER:
EMILY HIRST

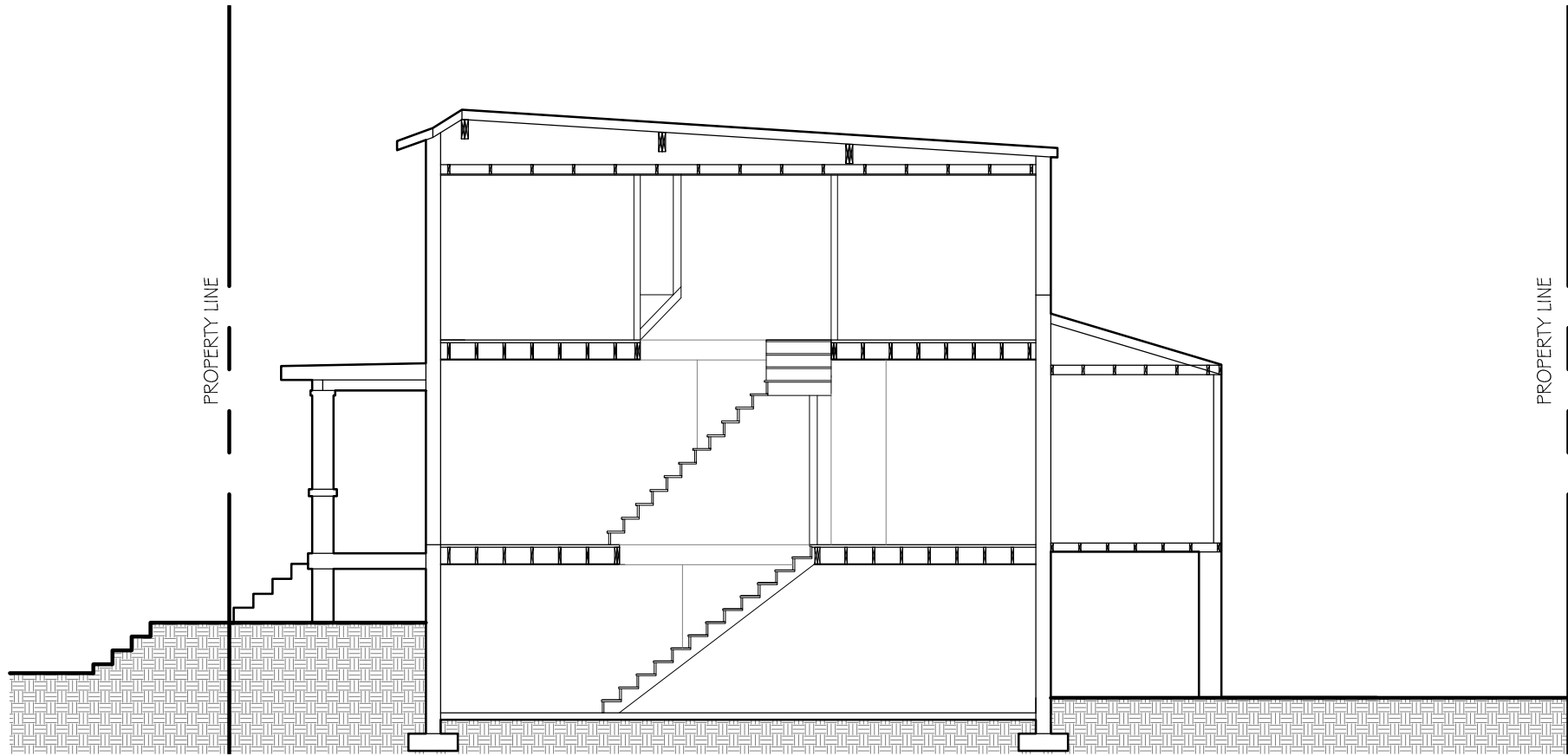
1516 Montana Ave. NE
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1105 Abbey Pl. NE
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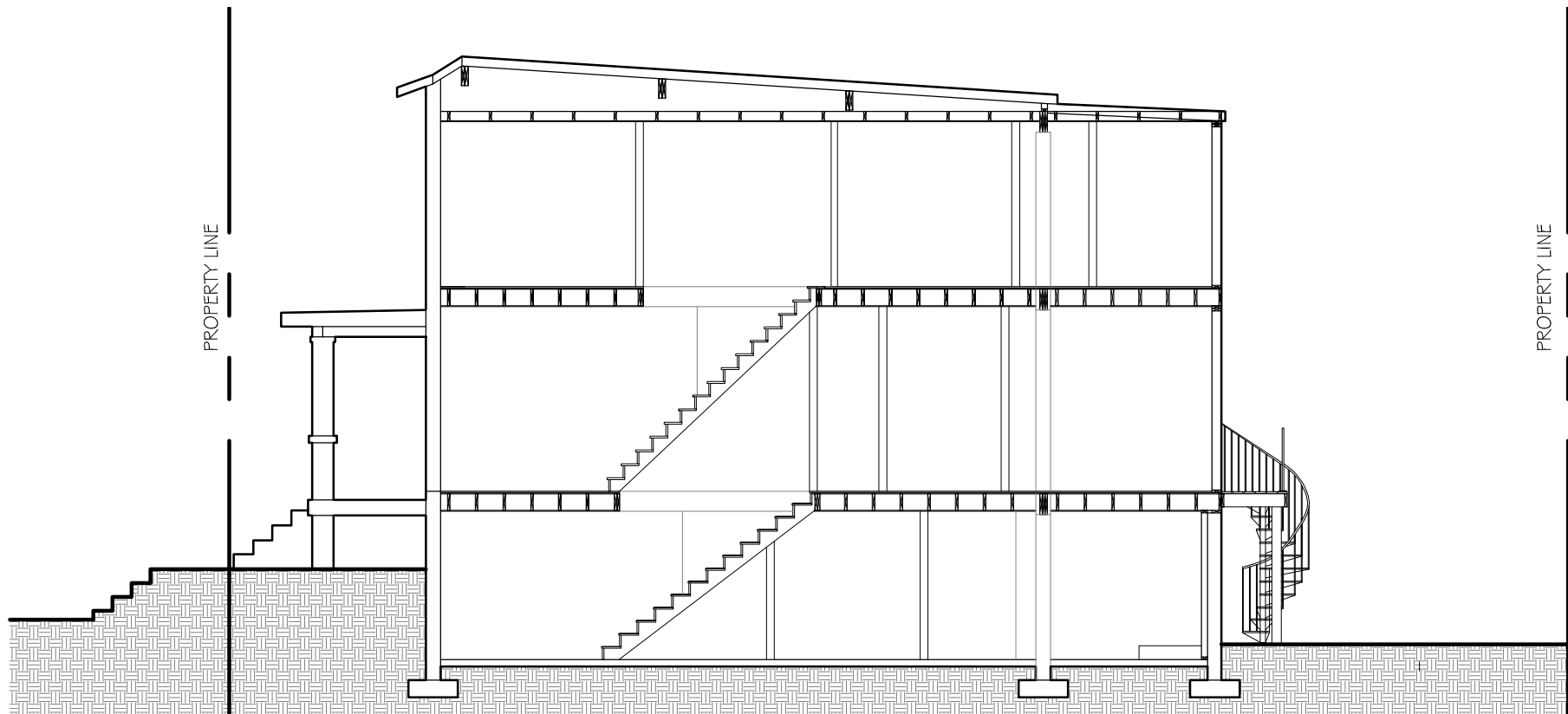
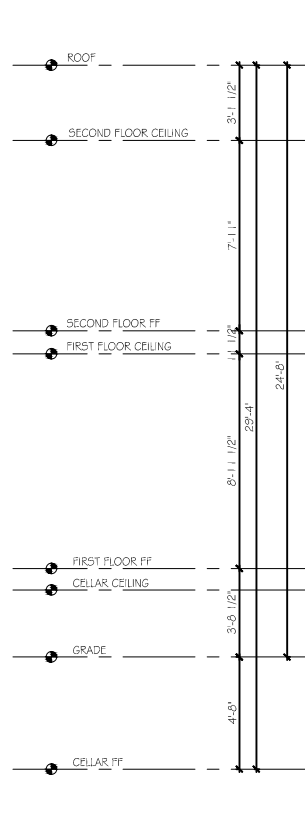
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SIDE
ELEVATIONS
(PROPOSED)

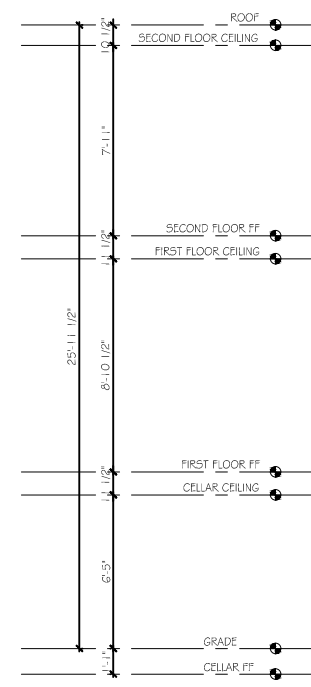
A010



1
A011
EXISTING BUILDING SECTION
SCALE: 1/8" = 1'-0"



2
A011
PROPOSED BUILDING SECTION
SCALE: 1/8" = 1'-0"



OWNER:
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LICENCES
DC ARC 101315
EXPRES 4/30/16
MD LGP 040101278
EXPRES 11/23/17
VA 040101278
EXPRES 09/23/17

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Washington, D.C. 20002

BZA SET: 10.DEC.2015

BUILDING
SECTIONS

A011