



Existing Front Elevation (Street Side)



Existing Rear Elevation (From inside yard)



Existing Spiral Staircase and Catwalk  
(Seen from Pedestrian walkway entrance at Eye Street, NE)



Context Photo of Adjacent Rowhomes  
(906 11<sup>th</sup> St NE is the Blue one with yellow trim)



Context Photo of Adjacent Rowhomes  
(906 11<sup>th</sup> St NE is the Blue one with yellow trim)

**Area Roof Decks and Construction**



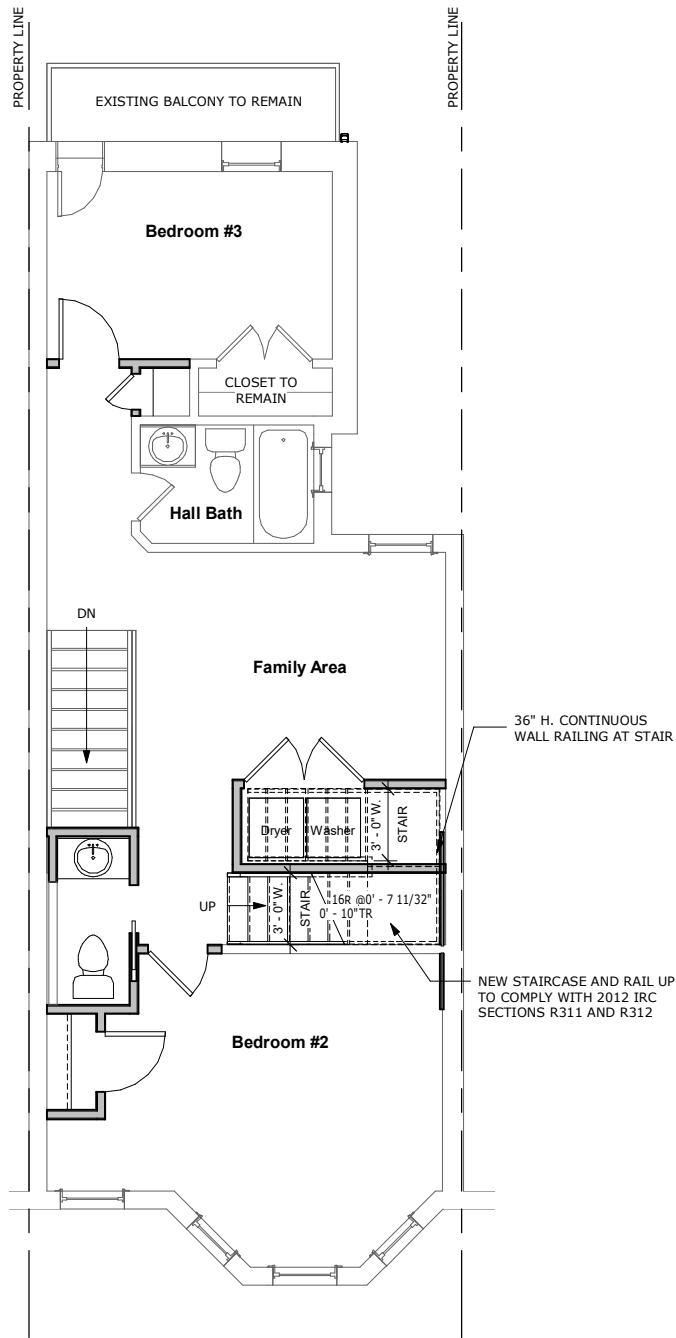
900 11<sup>th</sup> Street NE – Third Floor Addition with Roof Deck and Penthouse Access  
Front Elevation (Taken from corner of 11<sup>th</sup> and Eye St NE)



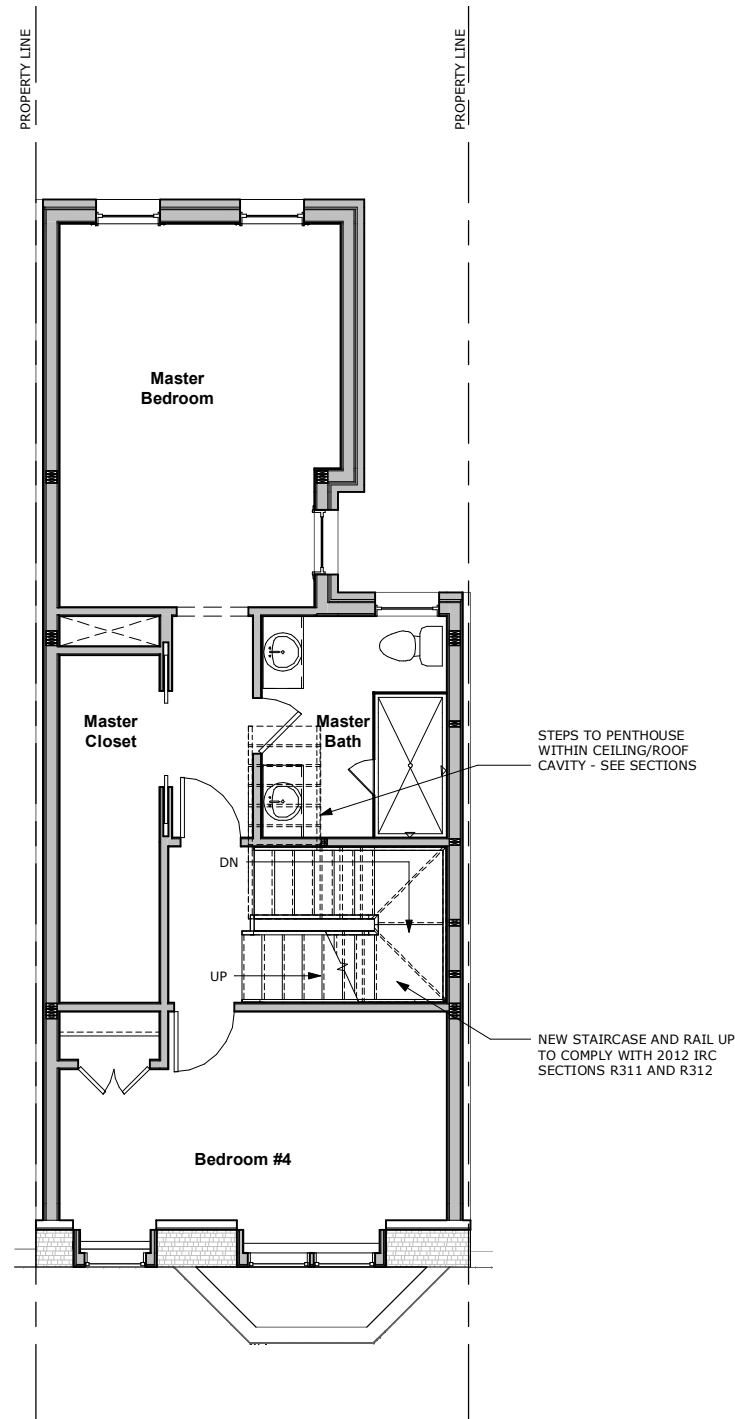
900 11<sup>th</sup> Street NE – Third Floor Addition with Roof Deck and Penthouse Access  
Front Elevation (Taken from 11<sup>th</sup> St NE)



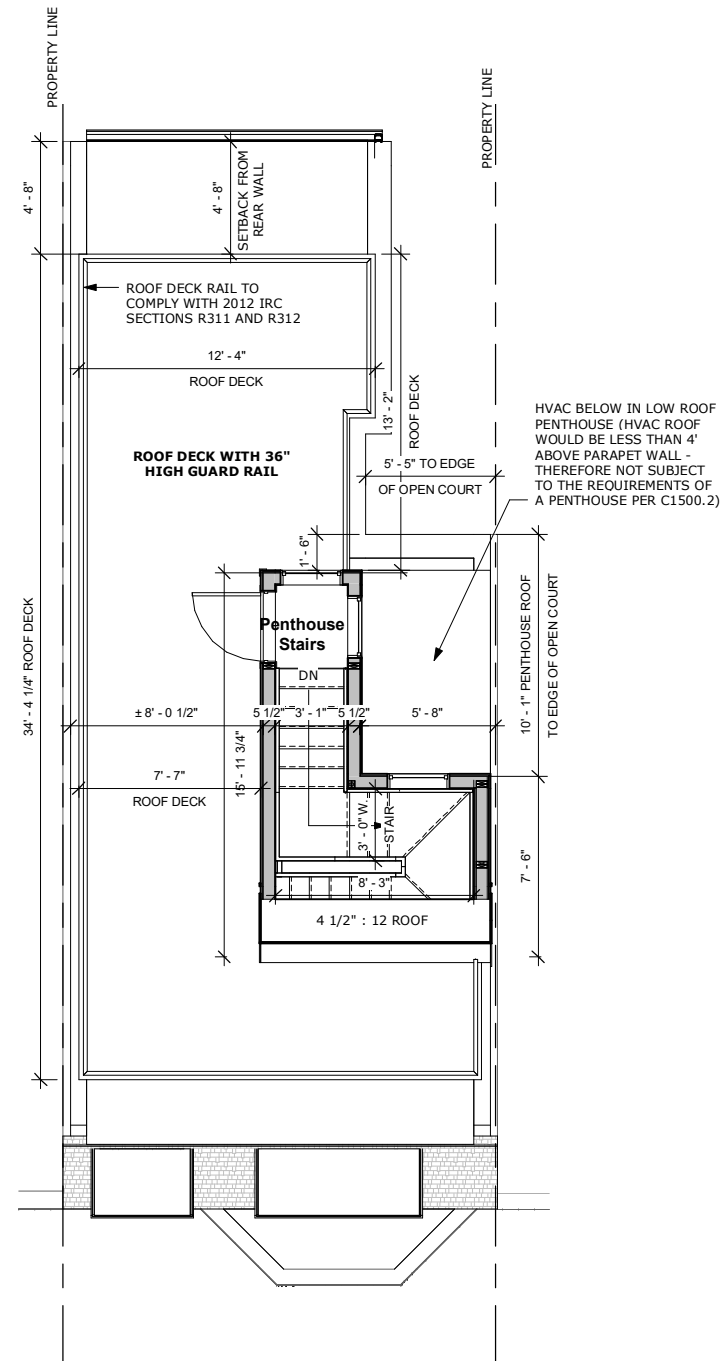
1107 Eye Street NE – Three Story Home with Roof Deck  
Front Elevation (Taken from Corner of 11<sup>th</sup> St NE and Eye St NE)



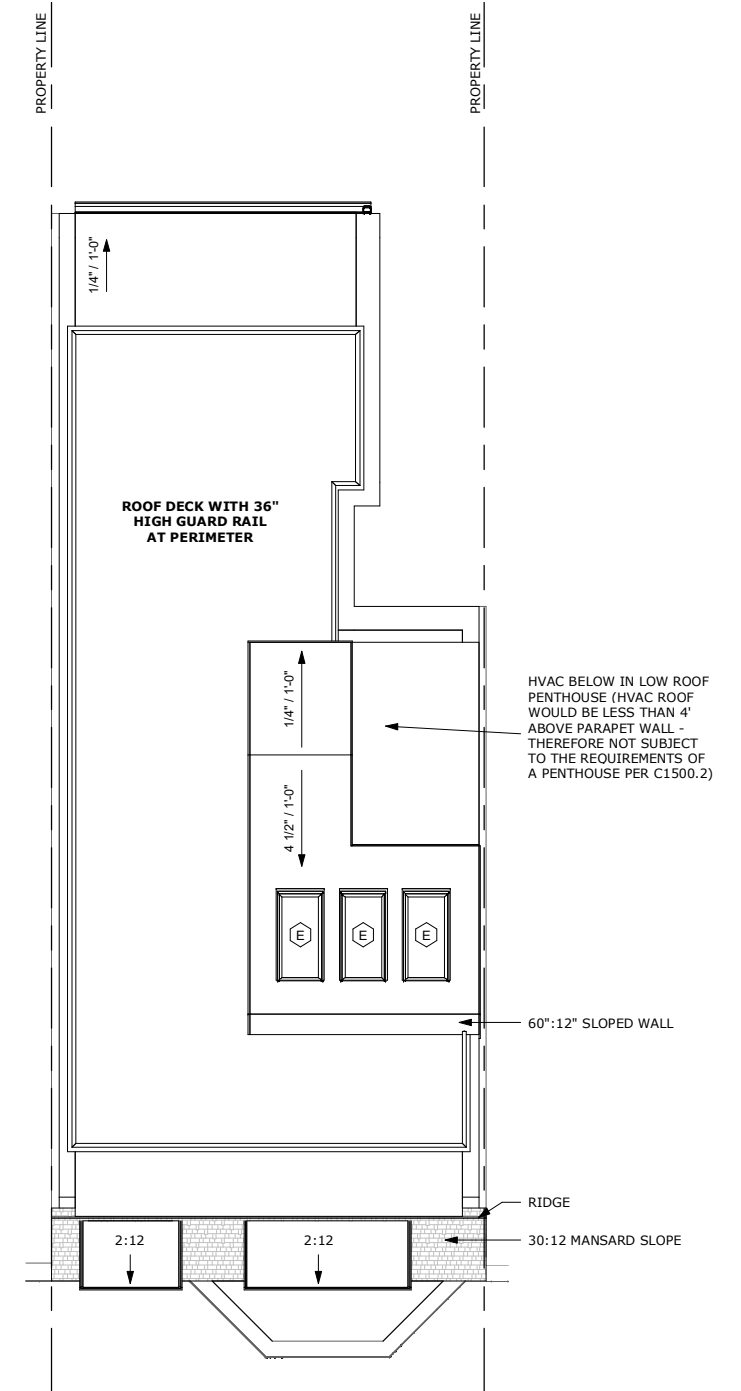
① Proposed Second Floor Plan  
1/8" = 1'-0"



② Proposed Third Floor Plan  
1/8" = 1'-0"



③ Proposed Penthouse and Roof Deck Plan  
1/8" = 1'-0"



④ Proposed Penthouse Roof Plan  
1/8" = 1'-0"

NOTE: NO CHANGES TO BASEMENT OR FIRST FLOOR

NOTE: BZA APPROVAL IS REQUIRED FOR ROOF DECK SIDE BUILDING WALL SETBACKS AND PENTHOUSE ONLY. THIRD FLOOR ADDITION IS NOT SUBJECT TO BZA APPROVAL.

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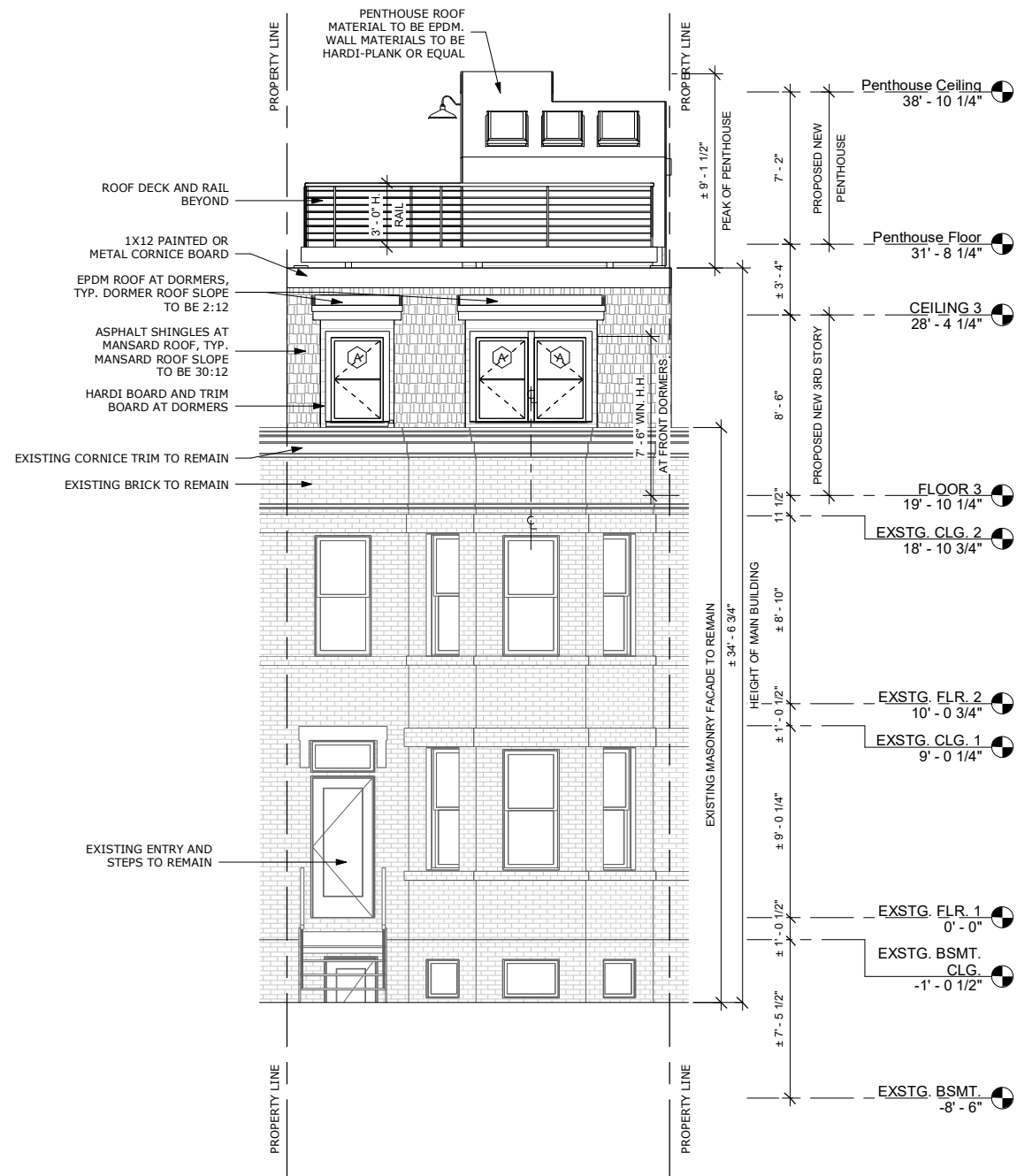
4948 St. Elmo Ave, Suite 304  
Bethesda, MD 20814  
P: (301) 215-7277  
www.mcdstudio.com

Proposed Plans  
**Kelly Residence**  
906 11th St NE, Washington DC 20002

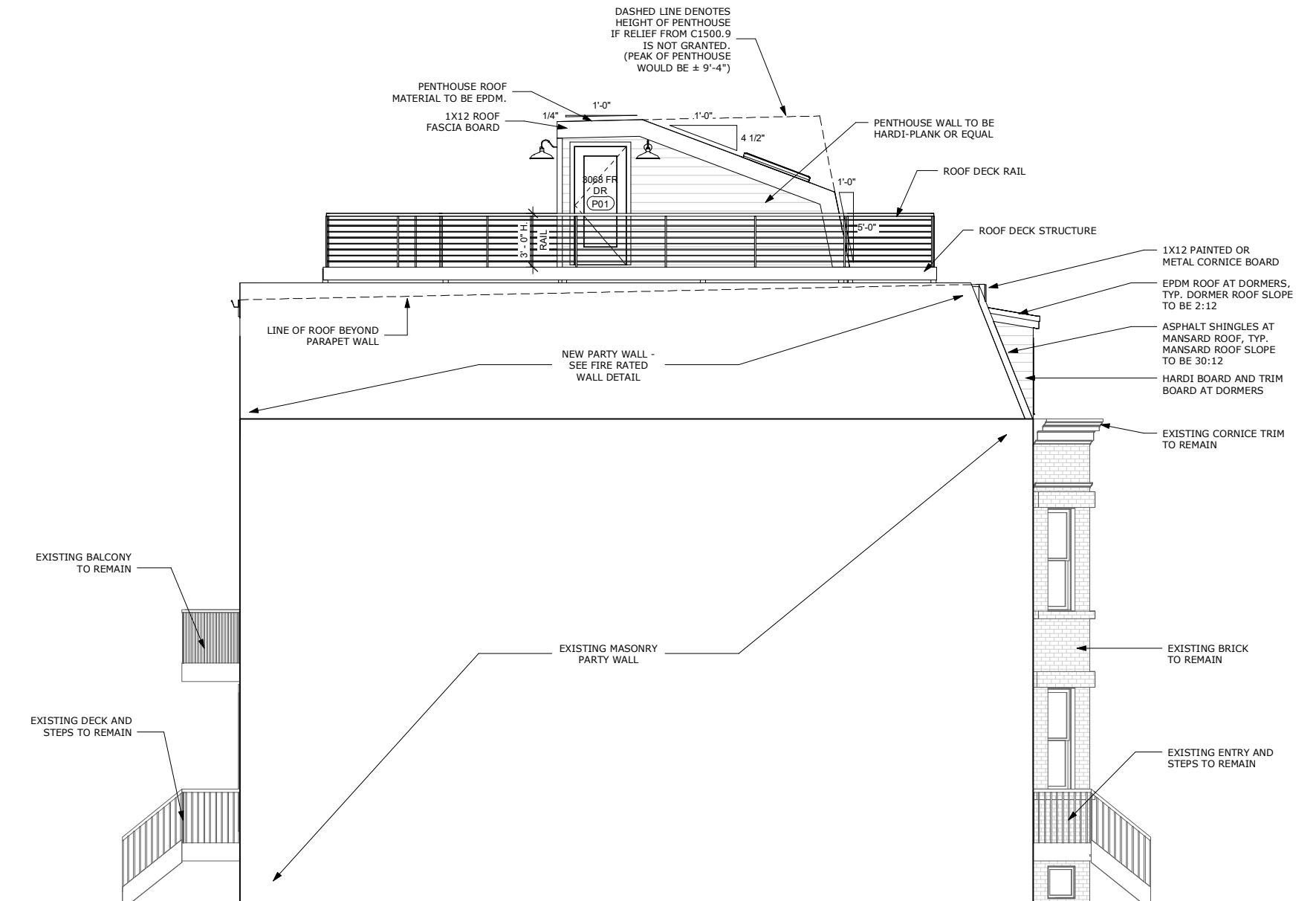
Scale:  
Drawing Issue Date:

1/8" = 1'-0"  
3/10/2020





1 Proposed Front Elevation  
1/8" = 1'-0"



2 Proposed Left Elevation  
1/8" = 1'-0"

NOTE: BZA APPROVAL IS REQUIRED FOR ROOF DECK SIDE BUILDING WALL SETBACKS AND PENTHOUSE ONLY. THIRD FLOOR ADDITION IS NOT SUBJECT TO BZA APPROVAL.

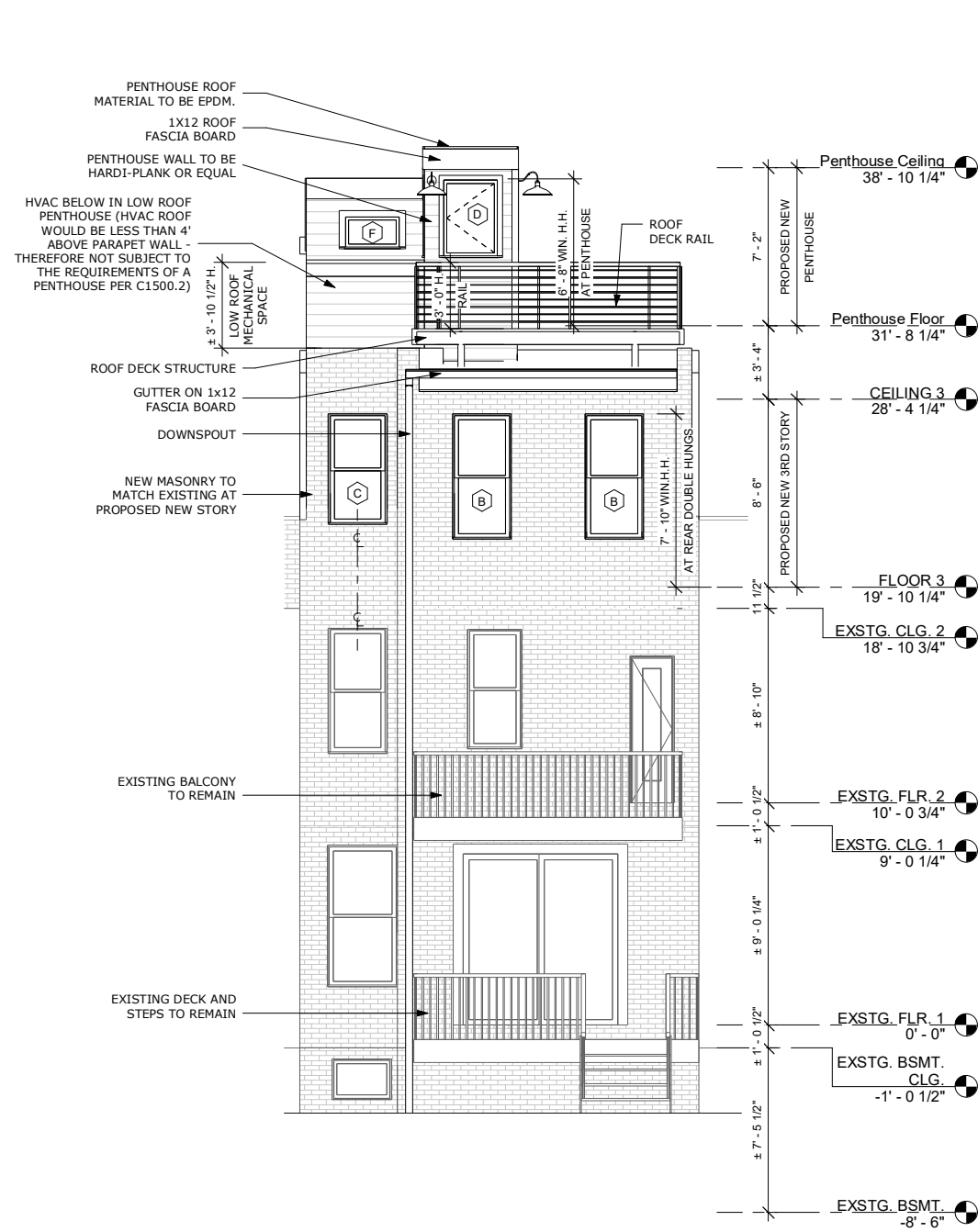
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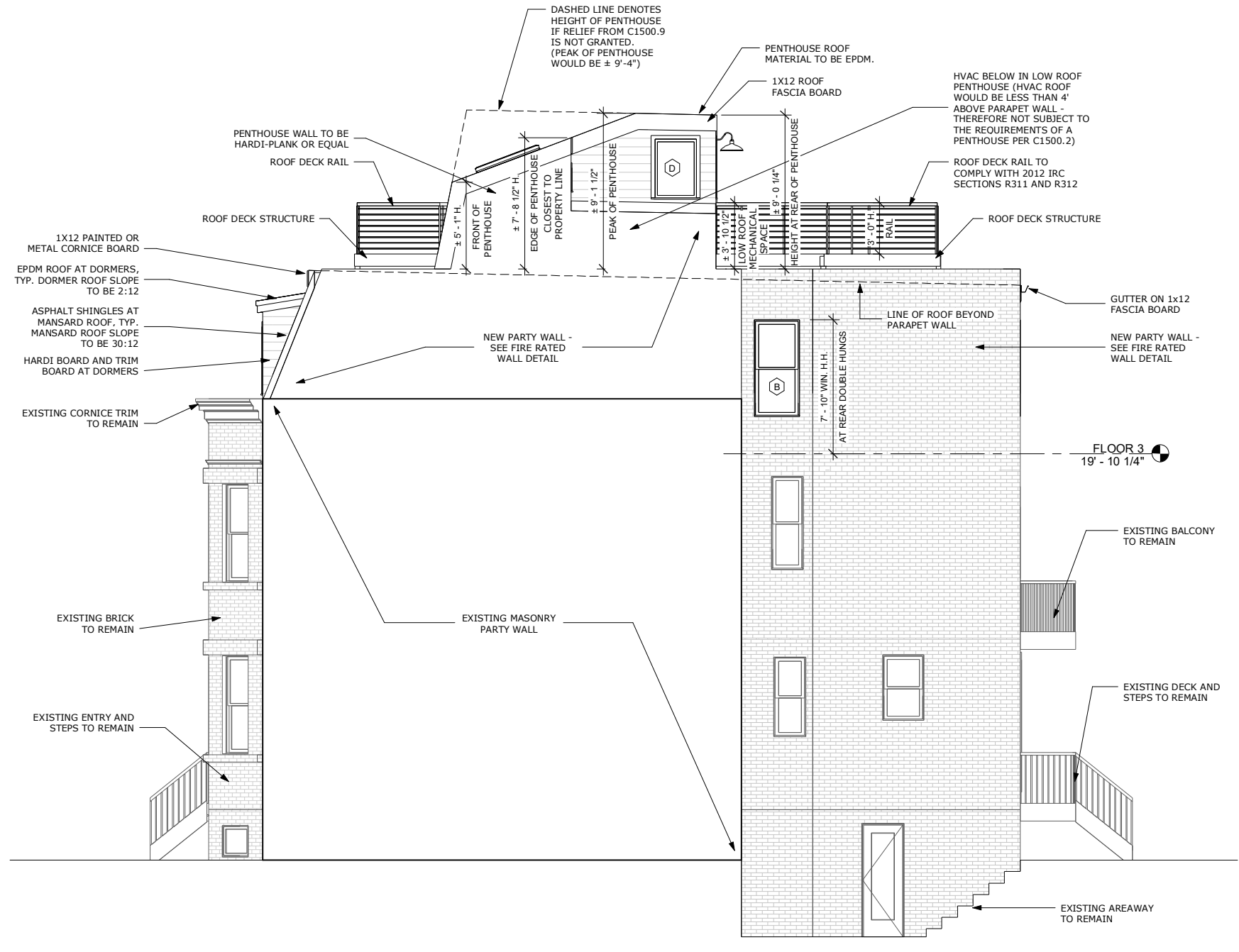
Proposed Elevations  
**Kelly Residence**  
906 11th St NE, Washington DC 20002

Scale:  
Drawing Issue Date:

1/8" = 1'-0"  
3/10/2020

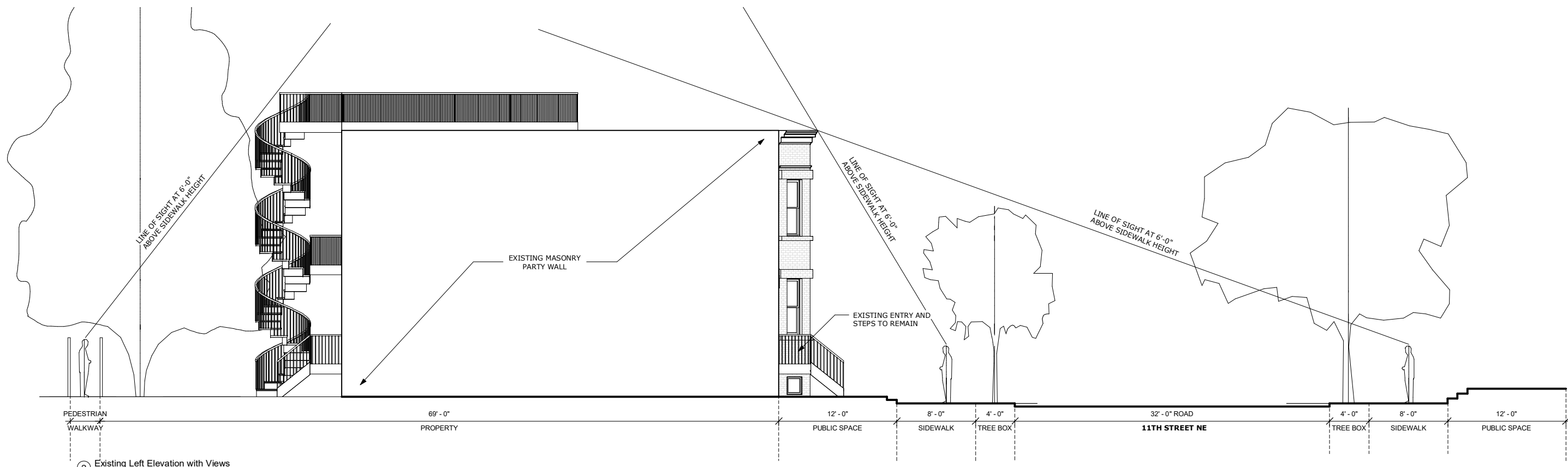


① Proposed Rear Elevation  
1/8" = 1'-0"

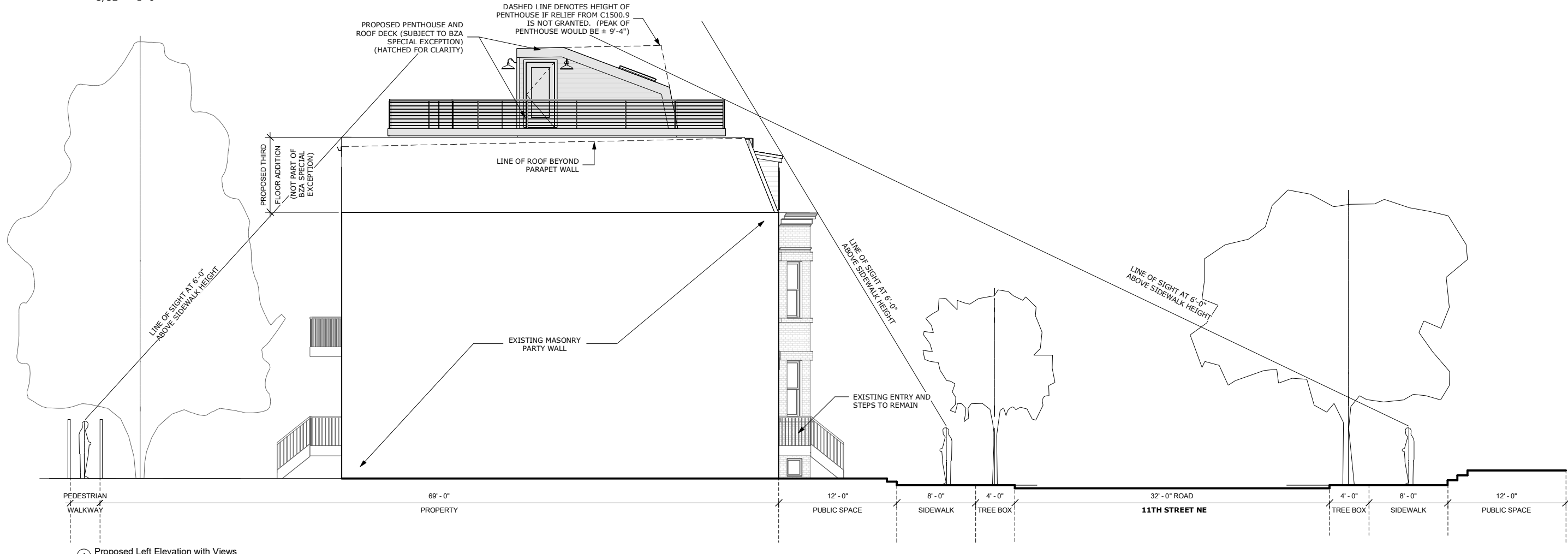


② Proposed Right Elevation  
1/8" = 1'-0"

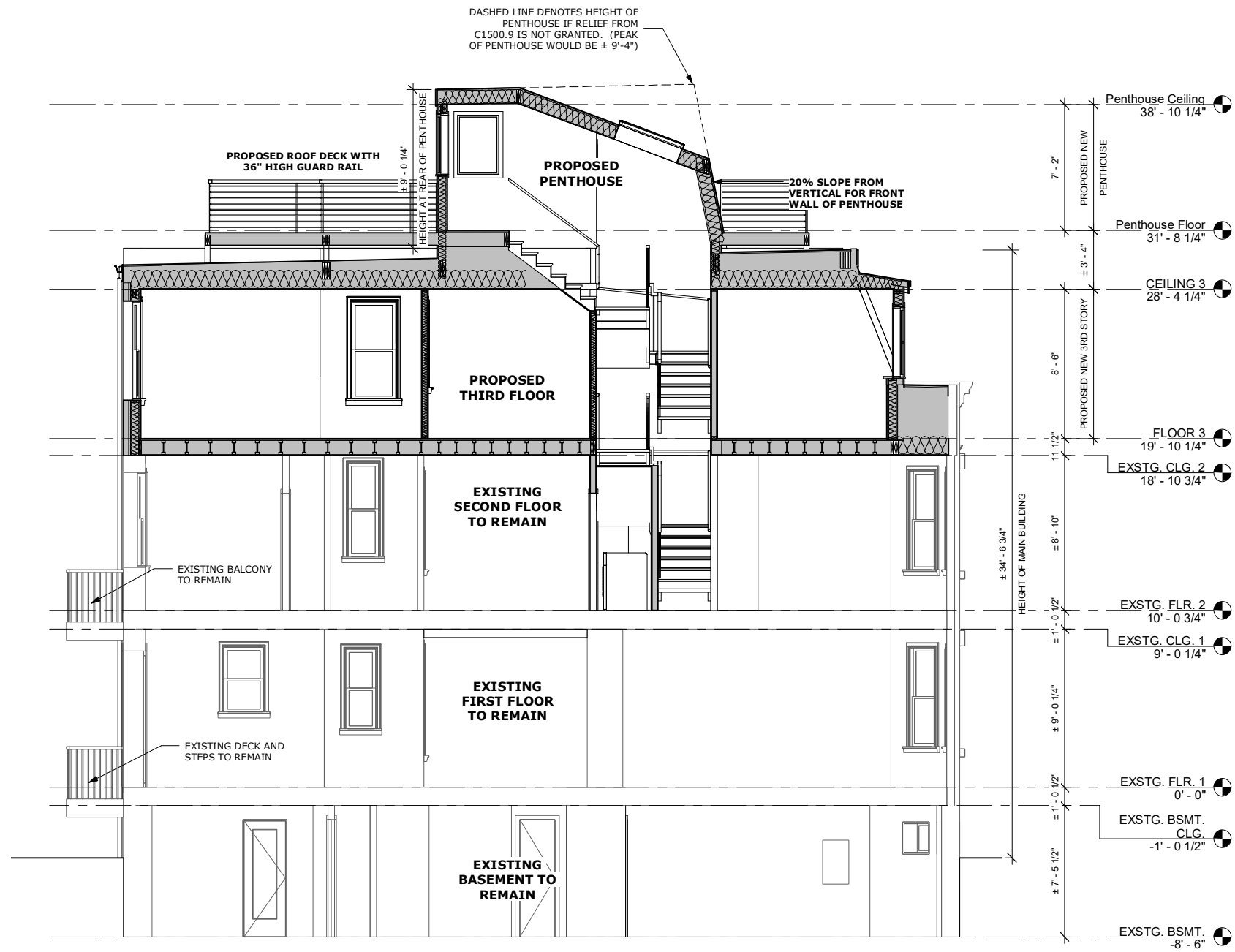
NOTE: BZA APPROVAL IS REQUIRED FOR ROOF DECK SIDE BUILDING WALL SETBACKS AND PENTHOUSE ONLY. THIRD FLOOR ADDITION IS NOT SUBJECT TO BZA APPROVAL.



② Existing Left Elevation with Views  
3/32" = 1'-0"



① Proposed Left Elevation with Views  
3/32" = 1'-0"



1 Section thru House and Penthouse - Zoning  
1/8" = 1'-0"

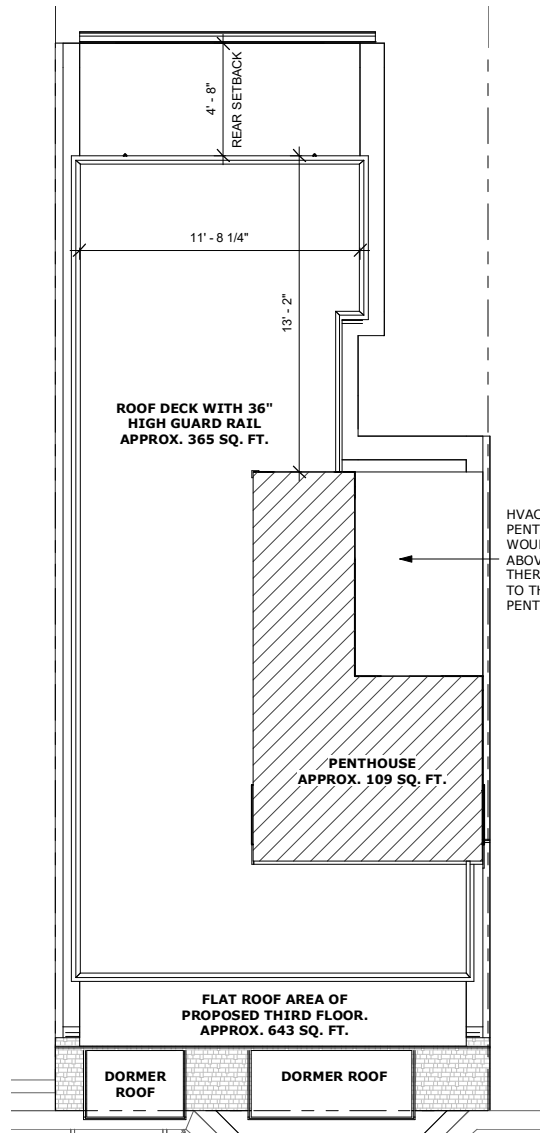
**mcdstudio**

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Section thru Penthouse  
**Kelly Residence**  
906 11th St NE, Washington DC 20002

Scale:  
Drawing Issue Date:

1/8" = 1'-0"  
3/10/2020



**ROOFTOP/PENTHOUSE ZONING CALCULATIONS**

PER DCMR11-C1503: PENTHOUSES SHALL NOT EXCEED 1/3 OF THE TOTAL ROOF AREA UPON WHICH THE PENTHOUSE SITS IN THE FOLLOWING AREAS: ZONES WHERE THERE IS A LIMITATION ON THE NUMBER OF STORIES OF 3 OR LESS.

TOTAL FLAT ROOF AREA: 643 S.F.  
 1/3 TOTAL ROOF AREA = 214.33 S.F.

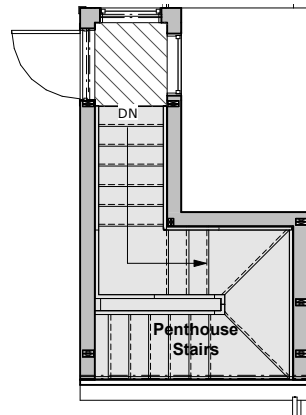
PROPOSED AREA OF PENTHOUSE = 109 S.F.

**PENTHOUSE AREAS**

LANDING AT TOP OF STAIRS: 10 S.F.

STAIRS: 69 S.F.

HVAC BELOW IN LOW ROOF PENTHOUSE (HVAC ROOF WOULD BE LESS THAN 4' ABOVE PARAPET WALL - THEREFORE NOT SUBJECT TO THE REQUIREMENTS OF A PENTHOUSE PER C1500.2)



② Penthouse Floor Areas Callout  
 1/8" = 1'-0"

① Prop. Penthouse Floor Zoning Diagram  
 1/8" = 1'-0"

<b>BUILDING DATA</b>	
<b>ZONING:</b>	RF-1
<b>SQUARE, LOT:</b>	0957, 0020
<b>USE:</b>	RESIDENTIAL FLAT ZONES
<b>LOT SIZE:</b>	1,242 SQUARE FEET
<b>LOT COVERAGE:</b>	742.0 S.F. /59.7% 745.2 S.F. /60% ALLOWED
<b>FRONT SET BACK:</b>	NO CHANGE TO EXISTING FRONT SETBACK IS PROPOSED.
<b>REAR SET BACK:</b>	20' REQUIRED NO CHANGE TO EXISTING REAR SETBACK IS PROPOSED.
<b>HEIGHT/STORIES:</b>	34'-6 3/4" PROPOSED (35'-0"/3 STORIES ALLOWED)
<b>AREA OF ADDITION:</b>	
THIRD FLOOR:	702 S.F.
PENTHOUSE:	109 S.F.



Existing Rear Elevation (From rear neighbor's yard)



Existing Rear Elevation (From Pedestrian walkway)



Existing Spiral Staircase and Catwalk  
(Seen from Pedestrian walkway entrance at Eye Street, NE)





View from Existing Roof Deck to Existing Spiral Stair Access



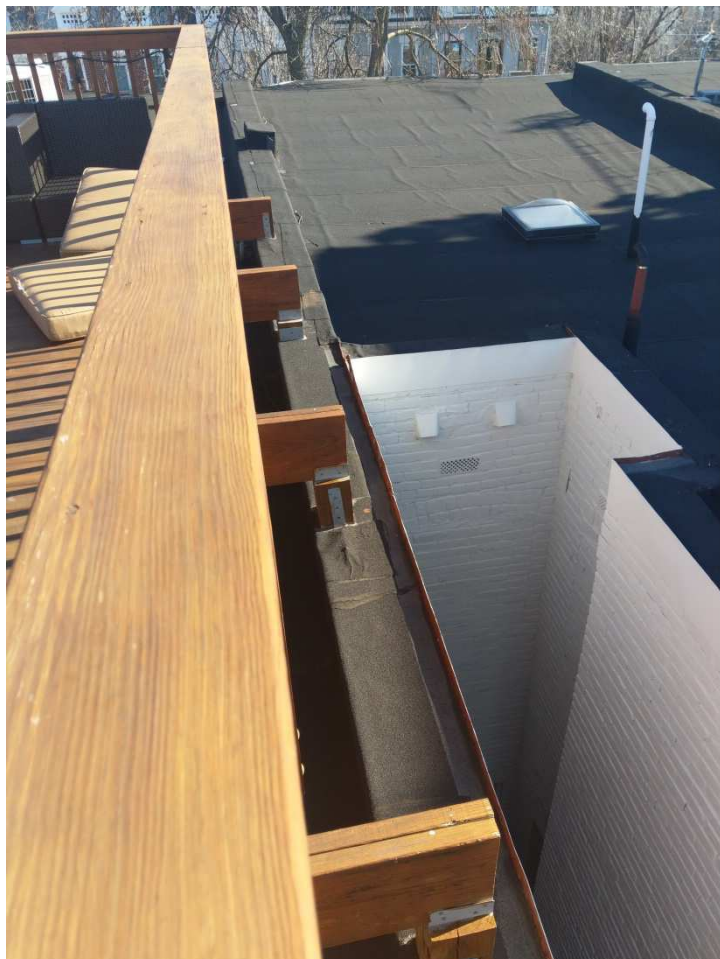
View of Existing Roof Deck looking towards 11<sup>th</sup> Street NE



View of Existing Roof Deck looking towards 11<sup>th</sup> Street and Eye Street (at right corner is third story and roof deck of 900 11<sup>th</sup> Street NE)

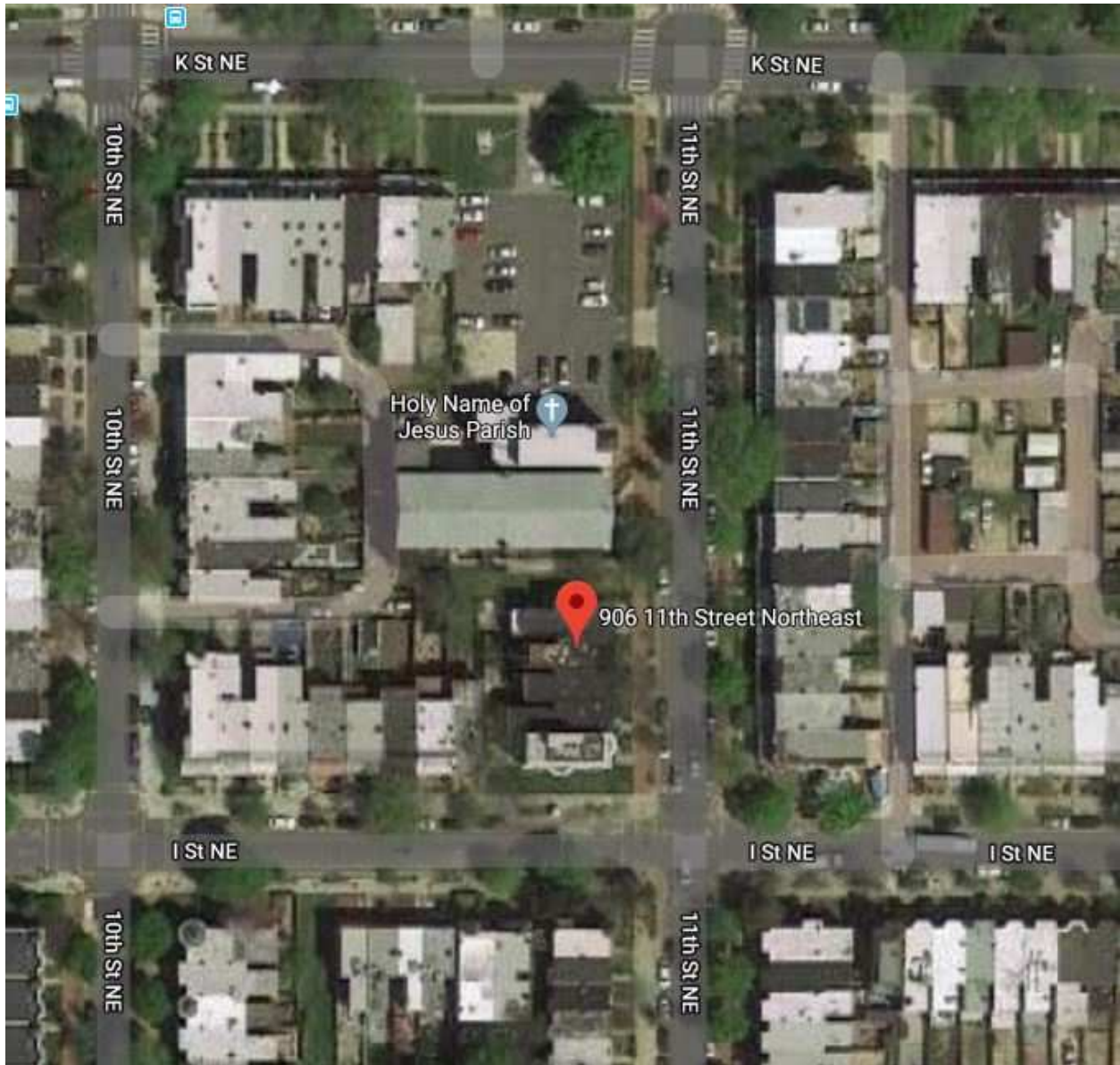


View in front of existing roof deck looking towards Holy Name of Jesus Parish Church on 11<sup>th</sup> Street.

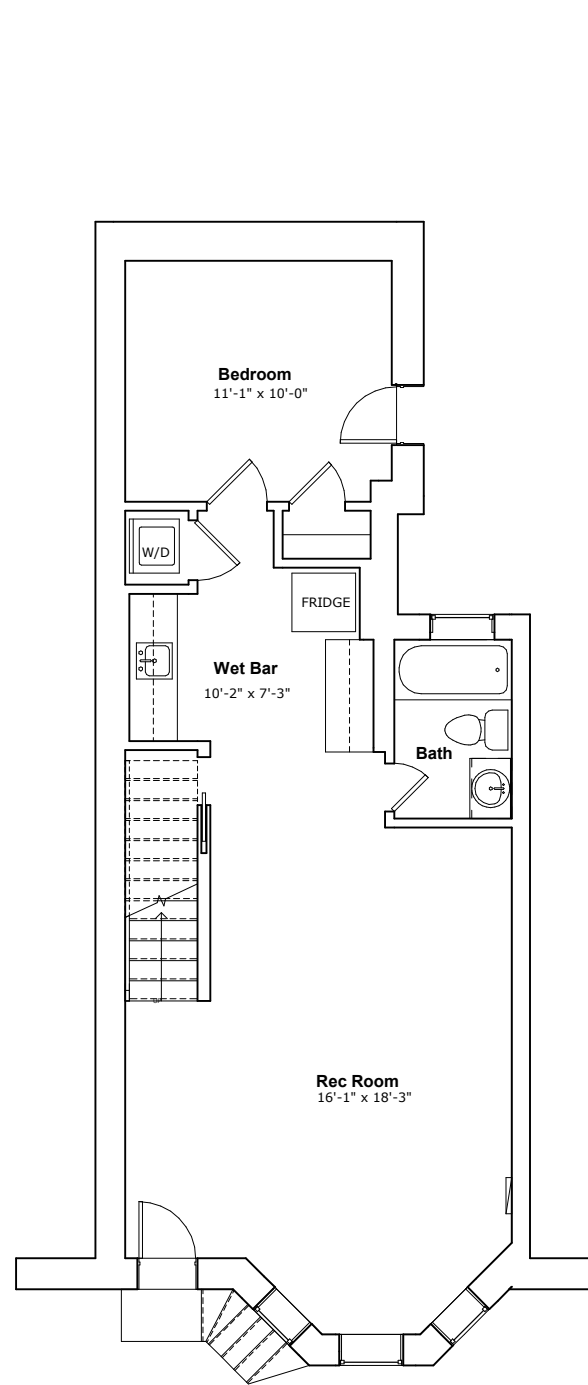


View of Existing Roof Deck and rail on side wall/Open court condition

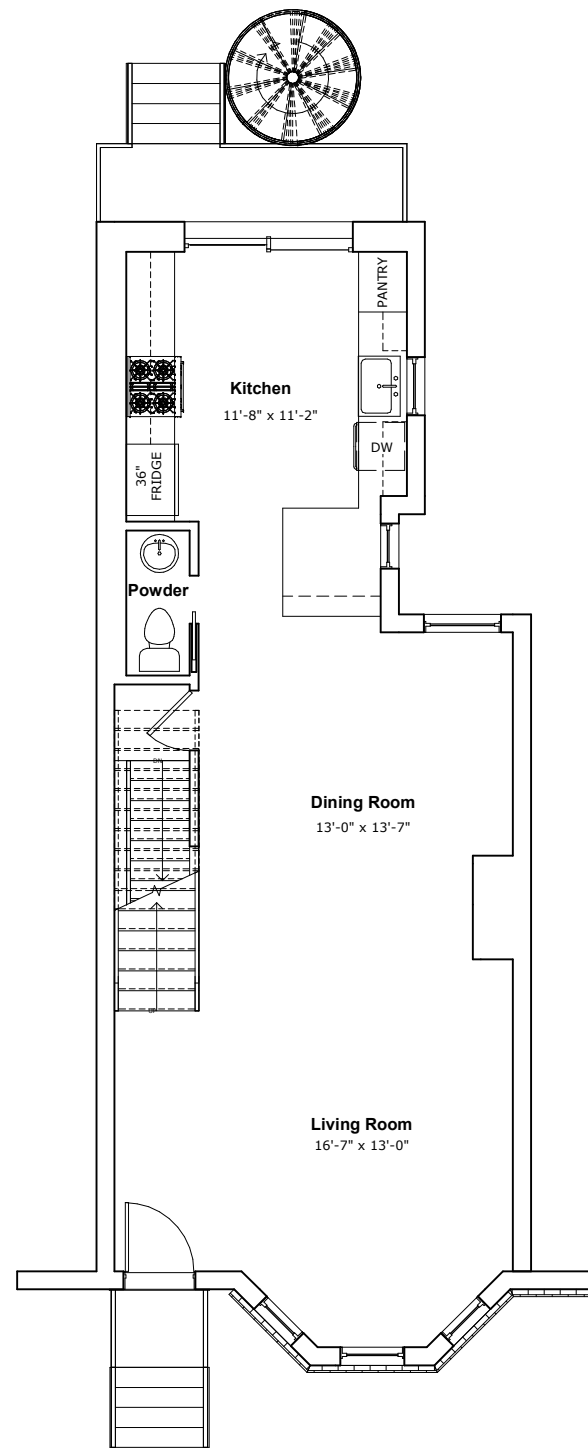
906 11<sup>th</sup> Street NE – Existing Photographs



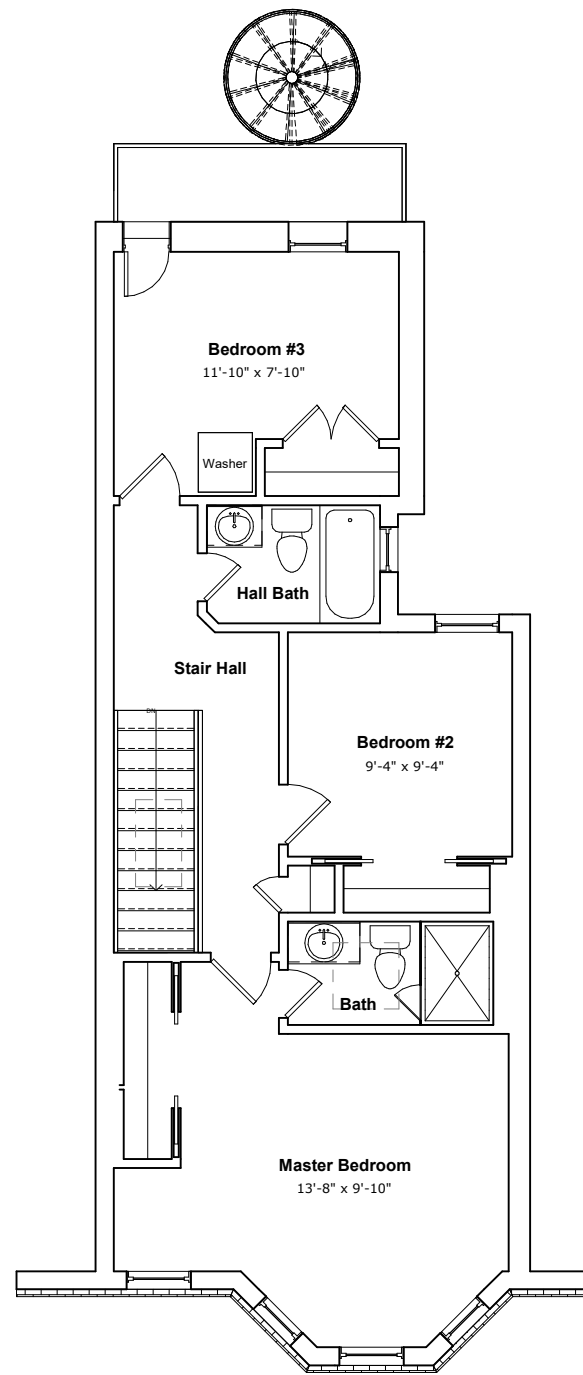
Overall Satellite View



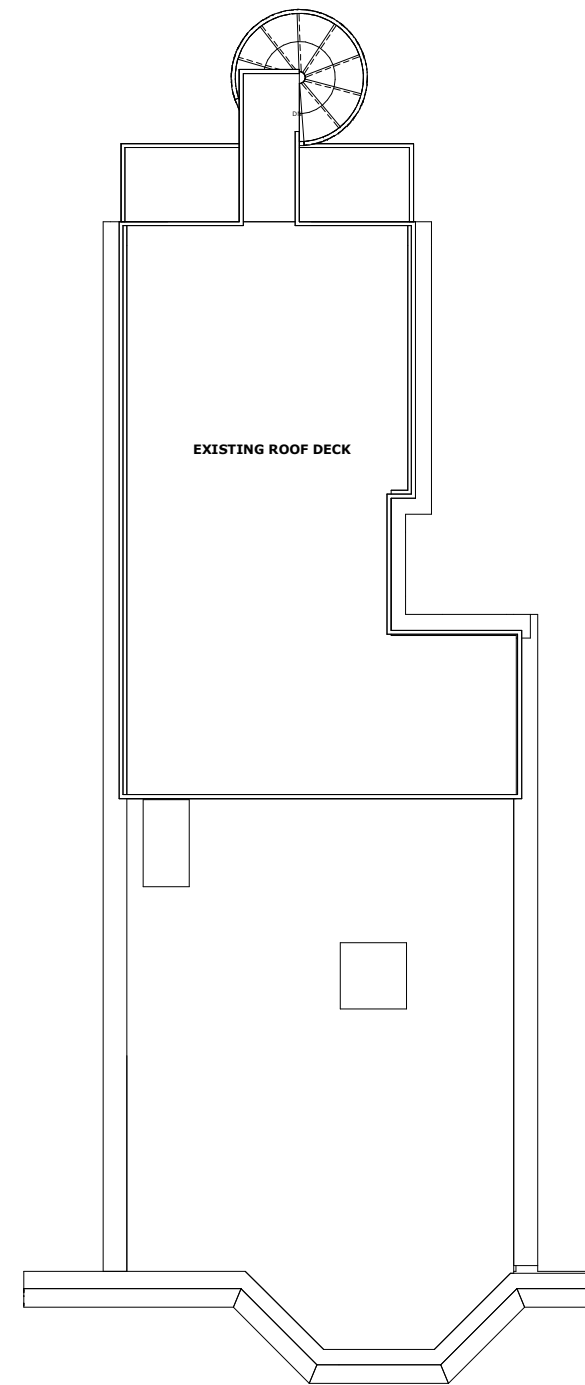
① Existing Basement Plan  
1/8" = 1'-0"



② Existing First Floor Plan  
1/8" = 1'-0"

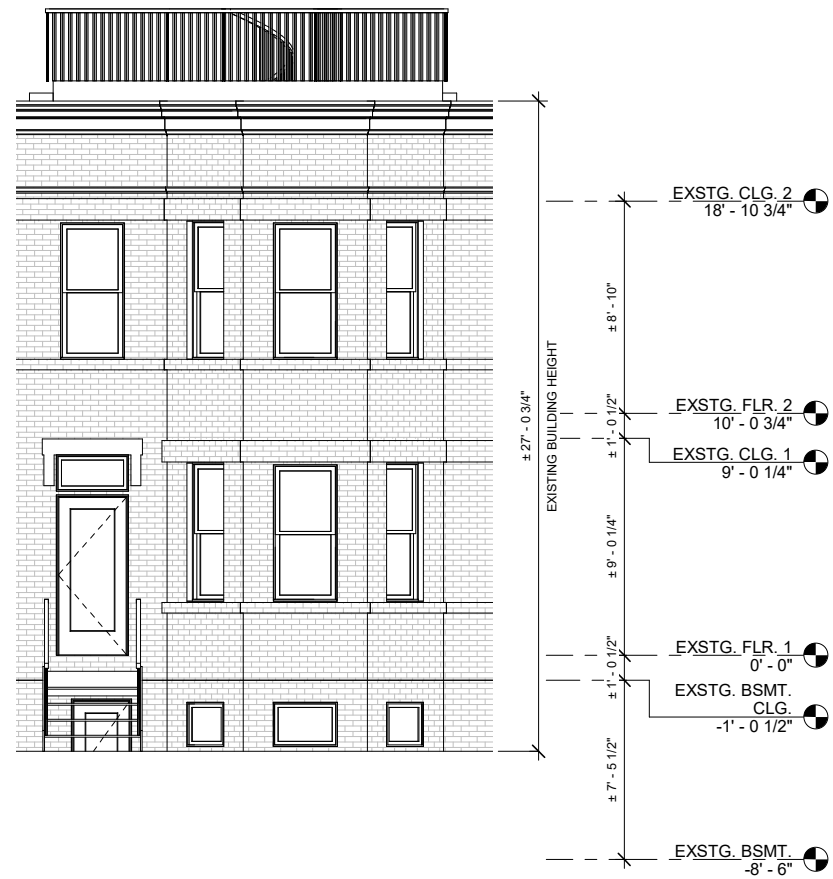


③ Existing Second Floor Plan  
1/8" = 1'-0"

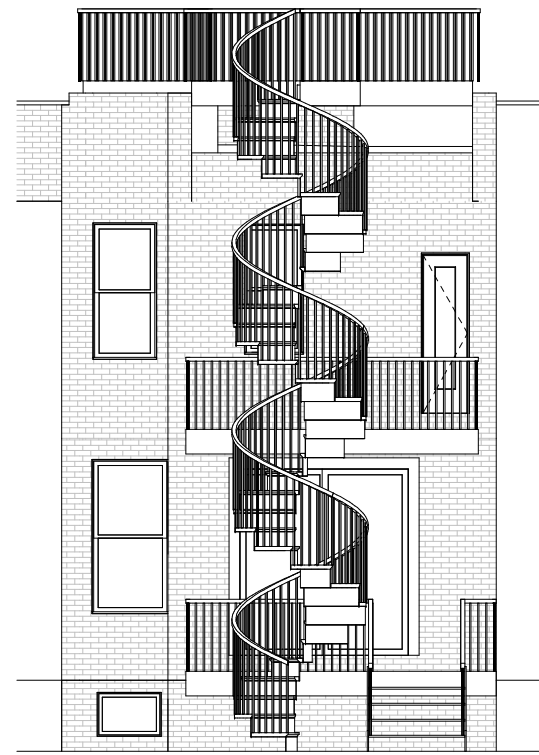


④ Existing Roof Plan  
1/8" = 1'-0"

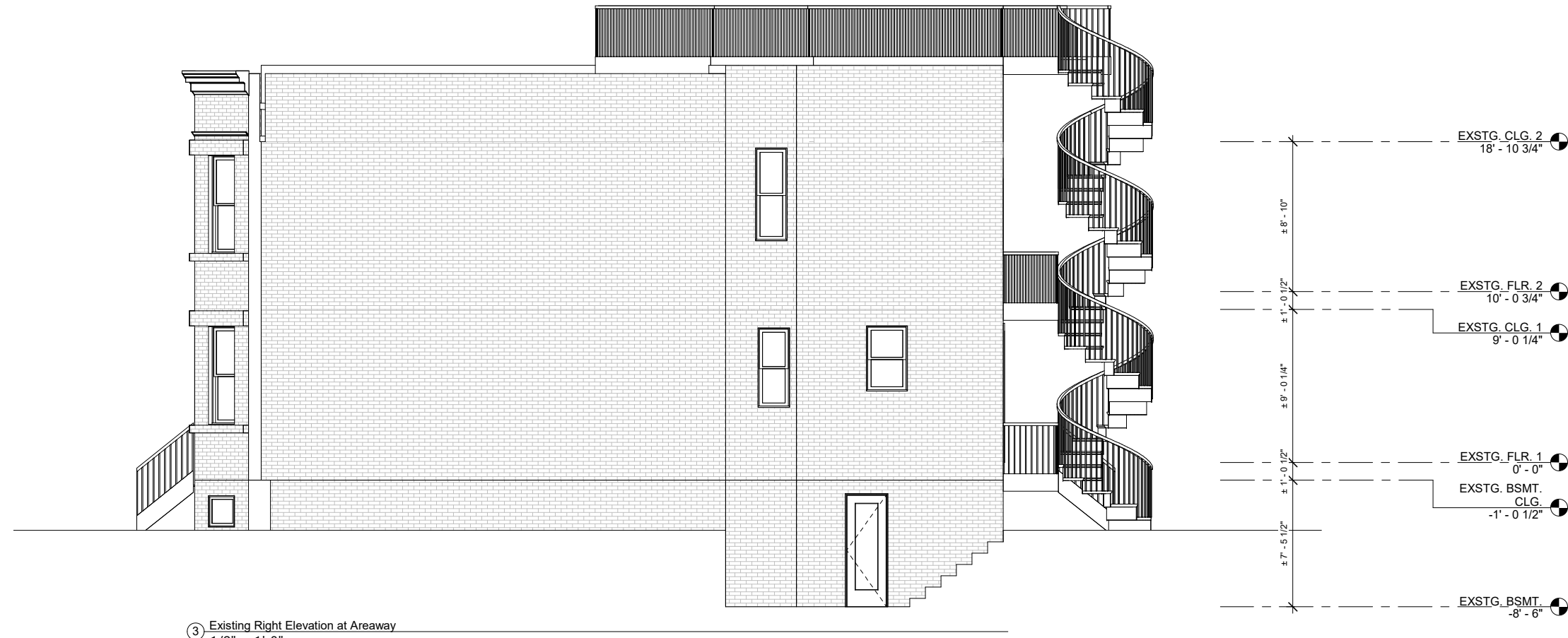
MCD STUDIO LLC DOES NOT WARRANT THE ABSOLUTE ACCURACY OF THE DELINEATION OF EXISTING CONDITIONS AS SHOWN ON THESE DRAWINGS. ACTUAL FIELD CONDITIONS MAY VARY. EXISTING CONDITIONS SHALL BE FIELD VERIFIED PRIOR TO COMMENCEMENT OF THE WORK AND ANY DISCREPANCIES, HIDDEN AND UNFORESEEN CONDITIONS DISCOVERED SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.



① Existing Front Elevation  
1/8" = 1'-0"



② Existing Rear Elevation  
1/8" = 1'-0"



③ Existing Right Elevation at Areaway  
1/8" = 1'-0"

MCD STUDIO LLC DOES NOT WARRANT THE ABSOLUTE ACCURACY OF THE DELINEATION OF EXISTING CONDITIONS AS SHOWN ON THESE DRAWINGS. ACTUAL FIELD CONDITIONS MAY VARY. EXISTING CONDITIONS SHALL BE FIELD VERIFIED PRIOR TO COMMENCEMENT OF THE WORK AND ANY DISCREPANCIES, HIDDEN AND UNFORESEEN CONDITIONS DISCOVERED SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.

**DISTRICT OF COLUMBIA GOVERNMENT  
OFFICE OF THE SURVEYOR**

Washington, D.C., May 7, 2019

Plat for Building Permit of: SQUARE 957 LOT 20

Scale: 1 inch = 10 feet

Recorded in Book 33 Page 39

Receipt No. 19-04967 Drawn by: A.S.

Furnished to: JENNIFER VERBEKE

I hereby certify that on this plat on which the Office of the Surveyor has drawn the dimensions of this lot, I have accurately and completely depicted and labeled the following:

- 1) all existing buildings and improvements - including parking spaces, covered porches, decks and retaining walls over four feet above grade, and any existing face-on-line or party wall labeled as such, well as projections and improvements in public space - with complete and accurate dimensions;
- 2) all proposed demolition or raze of existing buildings duly labeled as such; all proposed buildings and improvements - including parking spaces, covered porches, decks and retaining walls over four feet above grade, any existing face-on-line or party wall labeled as such, as well as projections and improvements in public space and the improvements used to satisfy pervious surface or green area ratio requirements - with complete and accurate dimensions, in conformity with the plans submitted with building permit application \_\_\_\_\_; and
- 3) any existing chimney or vent on an adjacent property that is located within 10 feet of this lot.

I also hereby certify that:

- 1) my depiction on this plat, as detailed above, is accurate and complete as of the date of my signature hereon;
- 2) there is no elevation change exceeding ten feet measured between lot lines; or if so, this elevation change is depicted on a site plan submitted with the plans for this permit application;
- 3) I have/have not (*circle one*) filed a subdivision application with the Office of the Surveyor;
- 4) I have/have not (*circle one*) filed a subdivision application with the Office of Tax & Revenue; and
- 5) if there are changes to the lot and its boundaries as shown on this plat, or to the proposed construction and plans as shown on this plat, that I shall obtain an updated plat from the Office of the Surveyor on which I will depict all existing and proposed construction and which I will then submit to the Office of the Zoning Administrator for review and approval prior to permit issuance.

The Office of the Zoning Administrator will only accept a Building Plat issued by the Office of the Surveyor within the two years prior to the date DCRA accepts a Building Permit Application as complete. I acknowledge that any inaccuracy or errors in my depiction on this plat will subject any permit or certificate of occupancy issued in reliance on this plat to enforcement, including revocation under Sections 105.6(1) and 110.5.2 of the Building Code (Title 12A of the DCMR) as well as prosecution and penalties under Section 404 of D.C. Law 4-164 (D.C. Official Code §22-2405).

"I hereby certify that the dimensions and configuration of the lot(s) hereon depicted are consistent with the records of the Office of the Surveyor unless otherwise noted, but may not reflect actual field measurements. The dimensions and configuration of A&T lots are provided by the Office of Tax and Revenue and may not necessarily agree with the deed description(s)."

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_ Relationship to Lot Owner: \_\_\_\_\_

If a registered design professional, provide license number \_\_\_\_\_ and include stamp below.

\_\_\_\_\_  
Surveyor, D.C.

