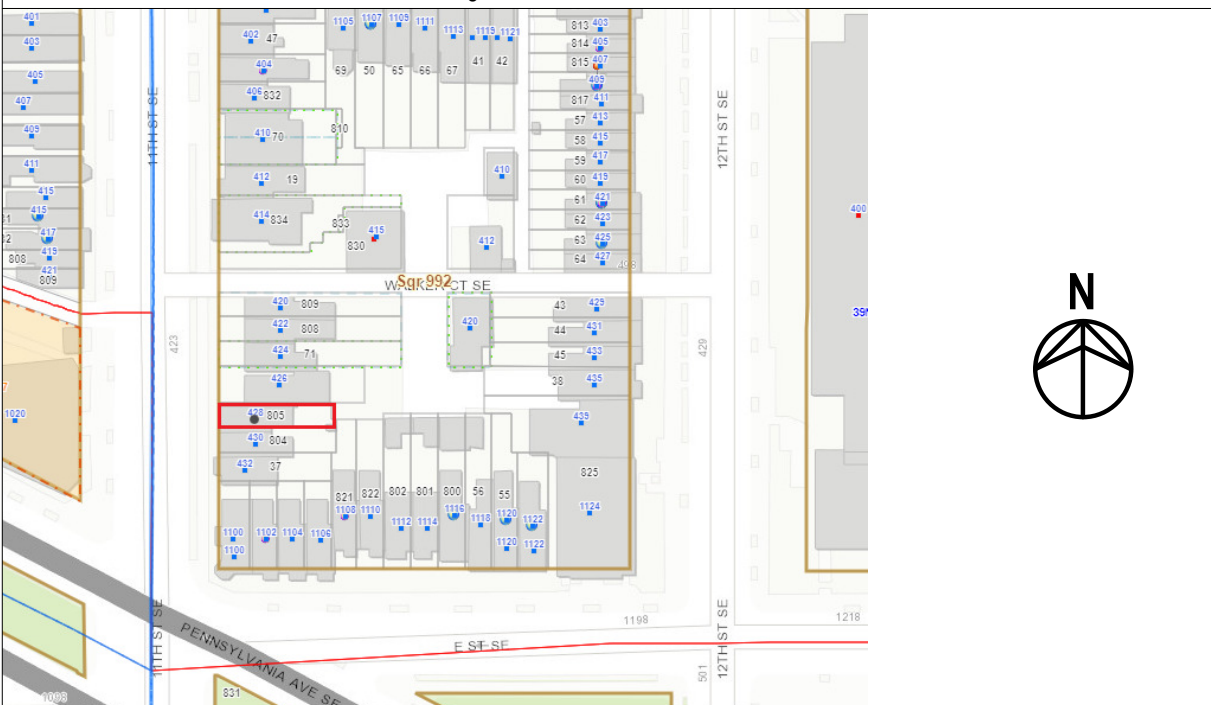


# REAR ADDITION CARR Residence BZA Application

DECEMBER 2021  
100% SET

PROJECT LOCATION - 428 11th St SE, Washington DC 20003



3D SITE VIEW



PROJECT DESCRIPTION

The project at the Carr residence involves a 131 sqft rear addition to the existing structure. The ground level will receive a new family room. The second floor will receive a new bedroom in the rear. The master bedroom will receive a new full bathroom.

**THE PROPERTY WILL REMAIN A SINGLE FAMILY RESIDENCE**

SHEET INDEX

Sheet Number	Sheet Name
-A-0000	Cover Sheet
-A-0100	Zoning Report
-A-0101	Zoning Summary
-A-0102	Aerial Views
-A-0103	Exterior Elevations
-A-0104	Proposed Floor Plans
-A-0105	Existing Floor Plans
-A-0400	3D Perspectives
-A-0501	Sun Shade Study - Winter
-A-0502	Sun Shade Study - Perspectives
-A-0503	Sun Shade Study - Perspectives
-A-0504	Sun Shade Study - Site
-A-0505	Sun Shade Study - Site



Ileana Schinder, Architect  
ile@ileanaschinder.com - 202.431.6760  
6316 2nd Street NW, Washington DC 20011

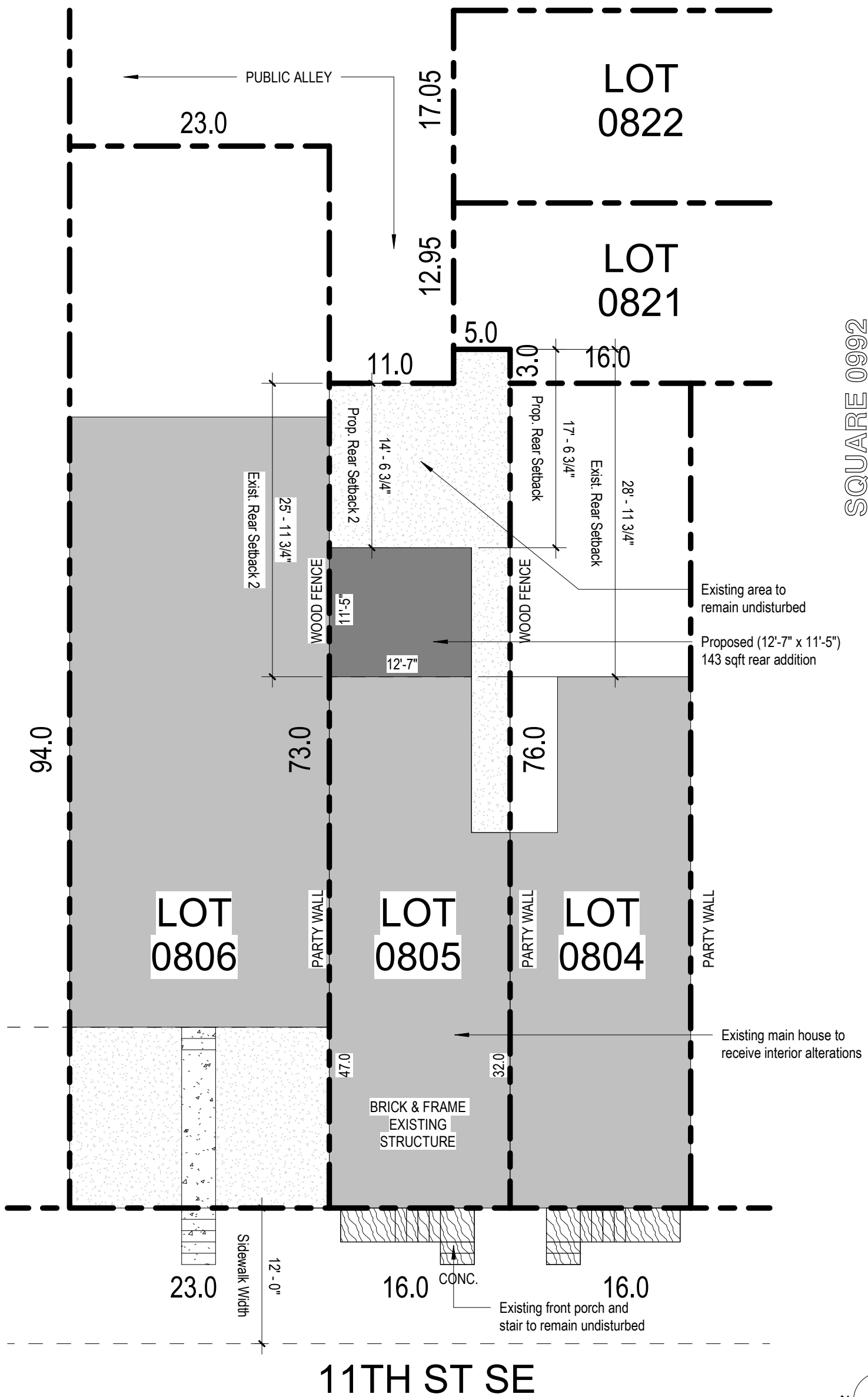
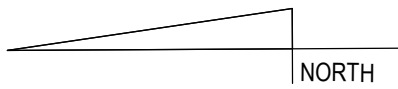
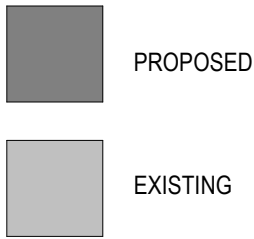
CARR  
428 11TH ST SE  
WASHINGTON DC 20003  
REAR ADDITION

Cover Sheet

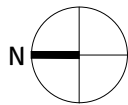
Scale		Board of Zoning Adjustment District of Columbia CASE NO. 201604 EXHIBIT NO. 5
Project number	201118	A-0000
Date	12/09/2021	

**DDOT Tops - Permit Location Information**

Address: 428 11th ST  
 Quadrant: SOUTHEAST  
 Zip Code: 20003  
 SSL: 0992 / 0805  
 Zone: RF-1  
 Ward: 6  
 ROW Total: 90'-0"  
 ROW Sidewalk 1: EAST  
 Sidewalk 1 Width: 12'-0"  
 ROW Parking 1: EAST  
 Parking 1 Width: 9'-0"



SQUARE 0992



Ileana Schinder, Architect  
 ile@ileanaschinder.com - 202.431.6760  
 6316 2nd Street NW, Washington DC 20011

**CARR**  
 428 11TH ST SE  
 WASHINGTON DC 20003  
**REAR ADDITION**

**Zoning Report**

Scale	1" = 10'-0"
Project number	201118
Date	12/09/2021

**-A-0100**

ZONING SUMMARY

**OWNER INFORMATION**

**NAME:** TERRY CARR  
**ADDRESS:** 428 11TH STREET SE, WASHINGTON DC 20003  
**EMAIL:** TCARR24@YAHOO.COM  
**PHONE NUMBER:** N/A

**AUTHORITY HAVING JURISDICTION** DISTRICT OF COLUMBIA - DCMR

**APPLICABLE BUILDING CODES**

CONSOLIDATED ICC CODES  
 ANSI/ASHRAE/IES 90.1-2013  
 2017 DISTRICT OF COLUMBIA BUILDING CODE  
 2017 DISTRICT OF COLUMBIA ENERGY CONSERVATION CODE  
 2017 DISTRICT OF COLUMBIA GREEN CONSTRUCTION CODE  
 WITH AMENDMENTS BY TITLE 12 DCMR  
 2014 National Electrical Code

EXISTING CONSTRUCTION CLASSIFICATION III-B  
 PROPOSED CONSTRUCTION CLASSIFICATION III-B

EXISTING BUILDING OCCUPANCY USE GROUP RF-1 (SINGLE FAMILY ROW)  
 PROPOSED BUILDING OCCUPANCY USE GROUP RF-1 (SINGLE FAMILY ROW)

**GENERAL INFORMATION: GROSS FLOOR AREA (GFA)**

LEVEL	EXISTING AREA(SF)	PROPOSED AREA(SF)
BASEMENT	612	0
1ST FLOOR	694	143
2ND FLOOR	694	143
TOTAL	2,000	286 (14%)

FLOOR AREA RATIO	EXISTING	PROPOSED
BUILDING USE:	%	%
# OF STORIES:	SINGLE FAMILY	SINGLE FAMILY
STORIES PLUS:	2	2
# OF DWELLING UNITS:	-	-
	1	1

AREA COVERAGE:	EXISTING	PROPOSED
TOTAL LOT AREA (SQFT):	1,183 SQFT	EXISTING TO REMAIN
SIDE YARD SETBACK (LEFT)	N/A	N/A
SIDE YARD SETBACK (RIGHT)	N/A	N/A
REAR YARD SETBACK (1)	28'-11" FT	17'-6" FT
REAR YARD SETBACK (2)	25'-11" FT	14'-6" FT

BUILDING AREA:	EXISTING	PROPOSED
LOT OCCUPANCY:	58%	70%
PERVIOUS SURFACE:	1%	2%
GREEN AREA RATIO (GAR):	41%	28%

EXISTING FOOTPRINT AREA OF BUILDING: 694 SQFT  
 PROPOSED FOOTPRINT AREA OF BUILDING: 837 SQFT  
 FLOORS INVOLVED IN THIS PROJECT: 1ST FLOOR + 2ND FLOOR

\*\*TAXABLE ASSESSMENT (2020) \$530,666.00

BUILDING CONSTRUCTION TYPE: TYPE III NON COMBUSTIBLE EXTERIOR WALLS



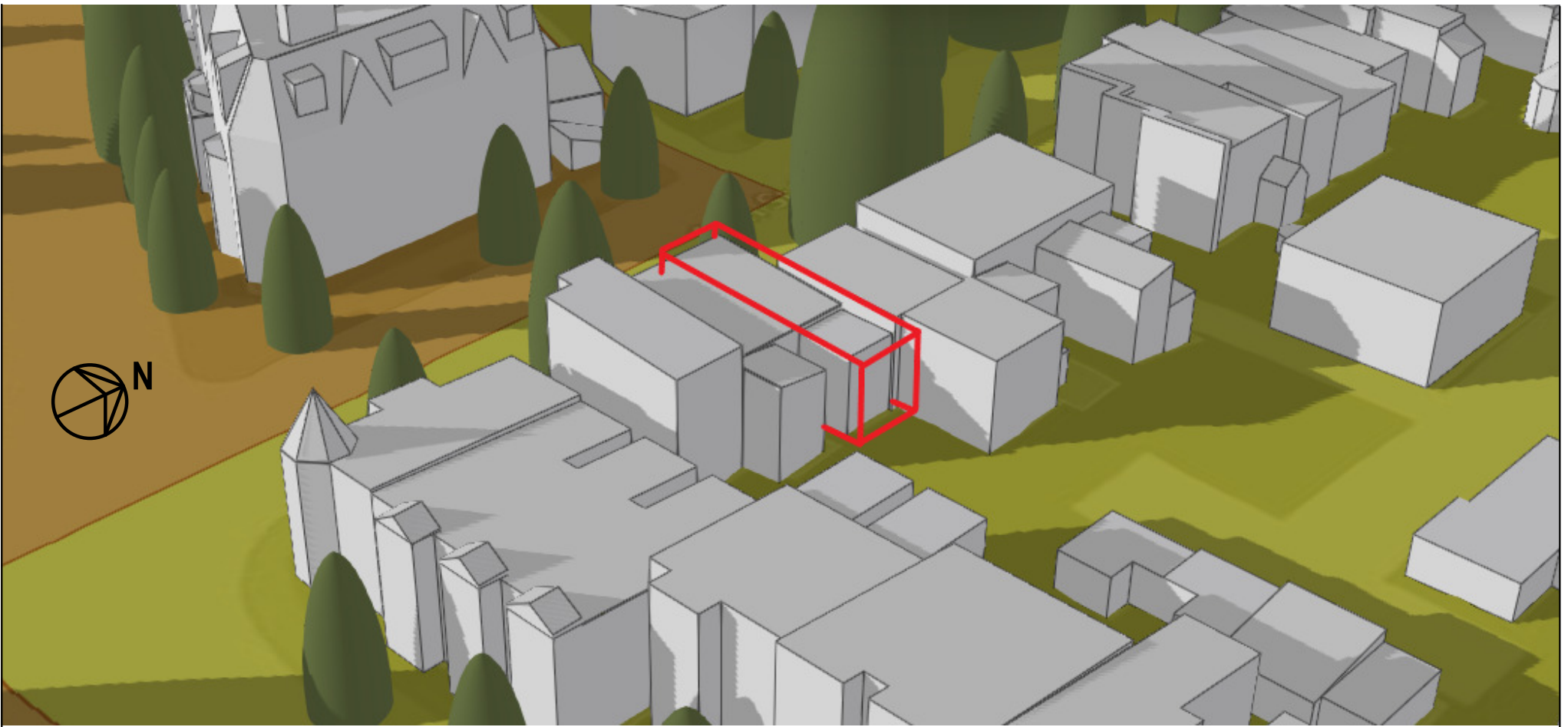
ileana Schinder, Architect  
 ile@ileanaschinder.com - 202.431.6760  
 6316 2nd Street NW, Washington DC 20011

**CARR**  
 428 11TH ST SE  
 WASHINGTON DC 20003  
**REAR ADDITION**

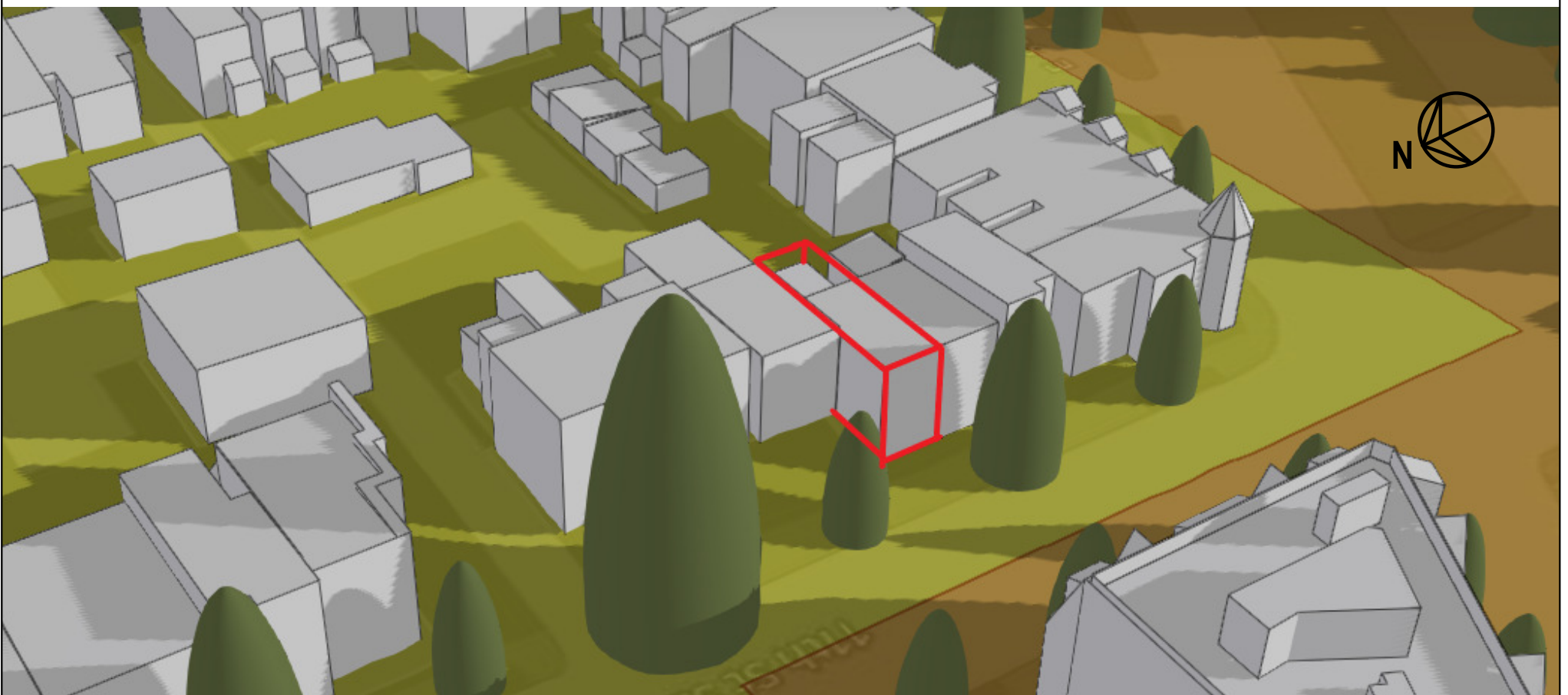
Zoning Summary

Scale	1/4" = 1'-0"
Project number	201118
Date	12/09/2021

**-A-0101**



NORTHWEST AERIAL VIEW



SOUTHEAST AERIAL VIEW



② 3D View - Proposed Northwest (Rear)



① 3D View - Proposed Southeast (Front)

NOT FOR  
CONSTRUCTION



Ileana Schinder, Architect  
ile@ileanaschinder.com - 202.431.6760  
6316 2nd Street NW, Washington DC 20011

**CARR**  
428 11TH ST SE  
WASHINGTON DC 20003  
**REAR ADDITION**

**Aerial Views**

Scale	
Project number	201118
Date	12/09/2021

**-A-0102**

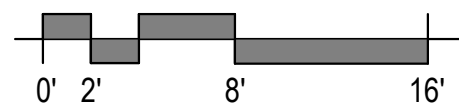


2 Front Elevation - Proposed  
1/8" = 1'-0"



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

1/8" = 1'-0" SCALE



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ile@ileanaschinder.com - 202.431.6760  
6316 2nd Street NW, Washington DC 20011

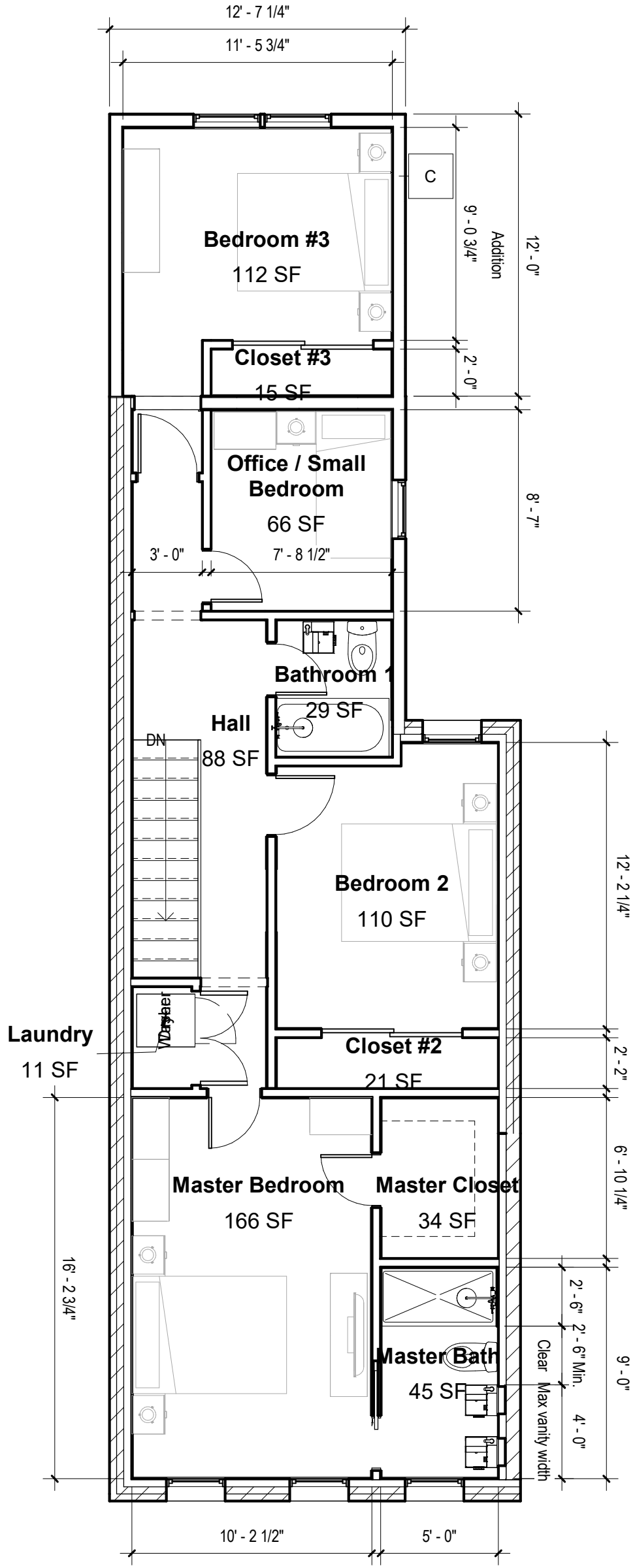
**CARR**  
428 11TH ST SE  
WASHINGTON DC 20003  
**REAR ADDITION**

**Exterior Elevations**

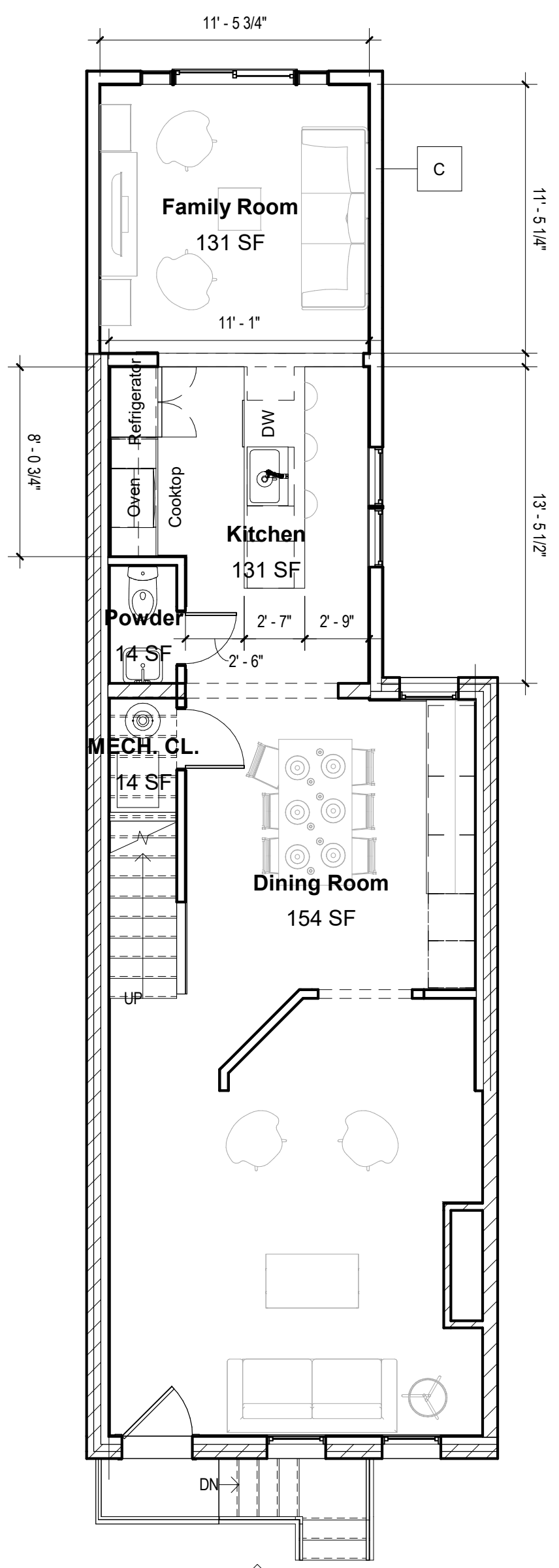
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Project number	201118
Date	12/09/2021

**-A-0103**

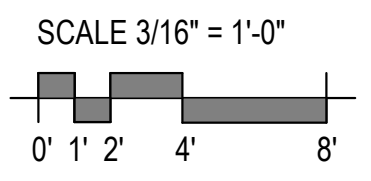
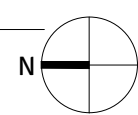
-A-0501  
2



2 2ND FLOOR - PROPOSED  
3/16" = 1'-0"



1 1st FLOOR - PROPOSED  
3/16" = 1'-0"



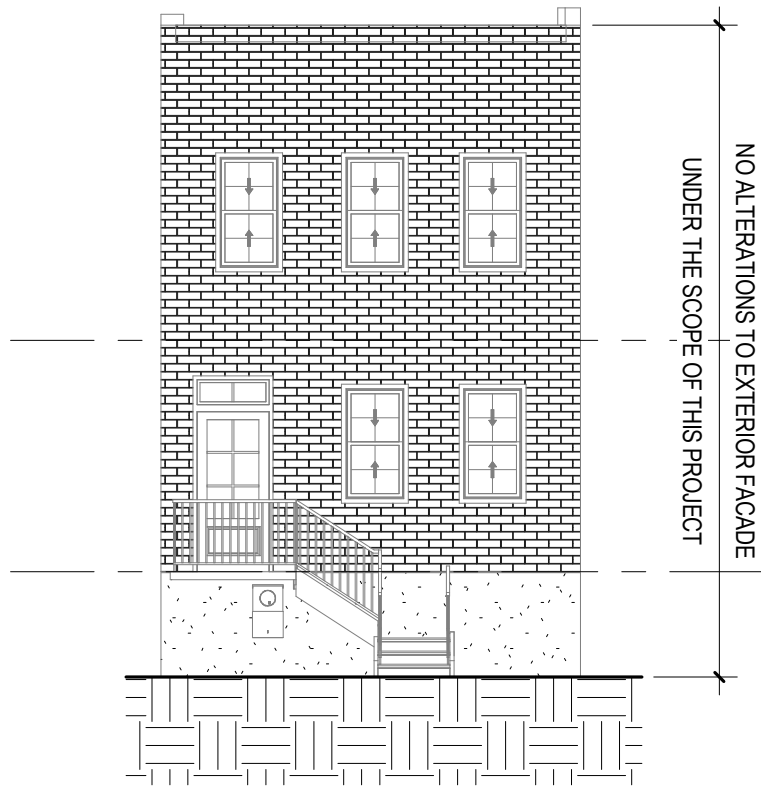
Ileana Schinder, Architect  
ile@ileanaschinder.com - 202.431.6760  
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**CARR**  
428 11TH ST SE  
WASHINGTON DC 20003  
**REAR ADDITION**

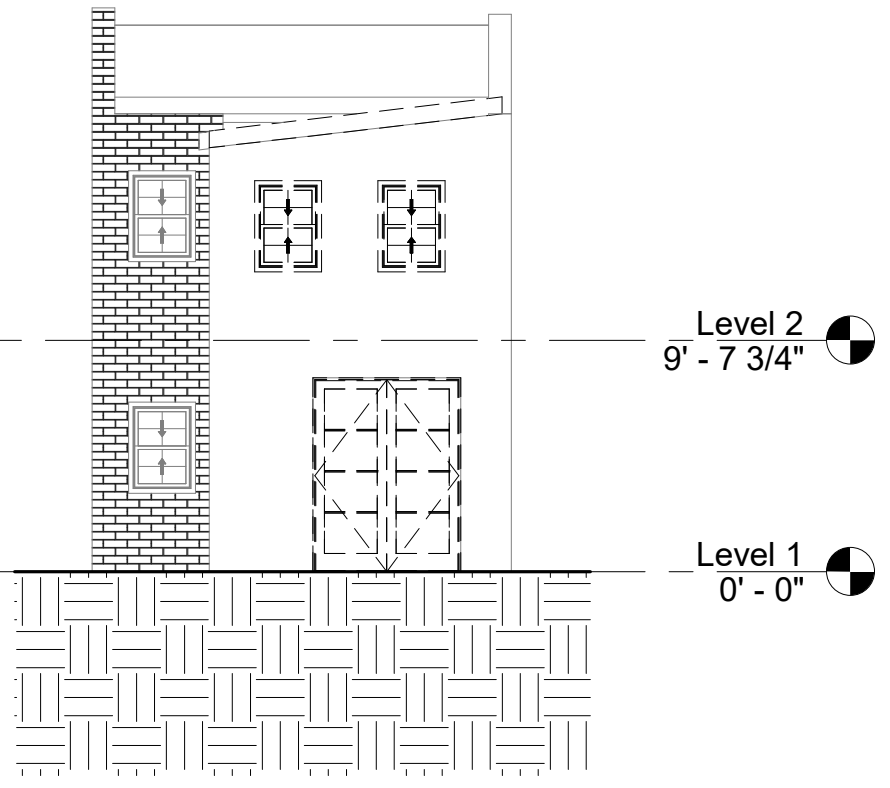
**Proposed Floor Plans**

Scale	3/16" = 1'-0"
Project number	201118
Date	12/09/2021

**-A-0104**

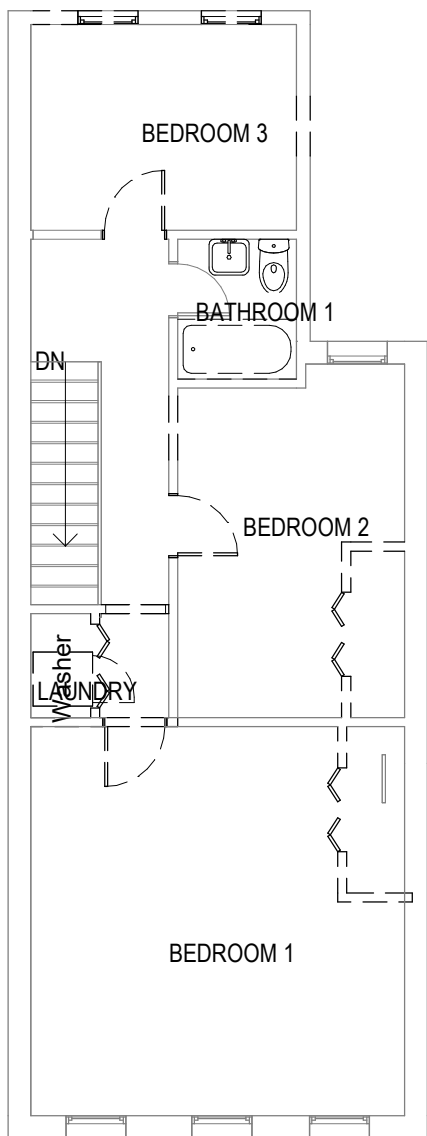


5 Front Elevation - Existing  
1/8" = 1'-0"

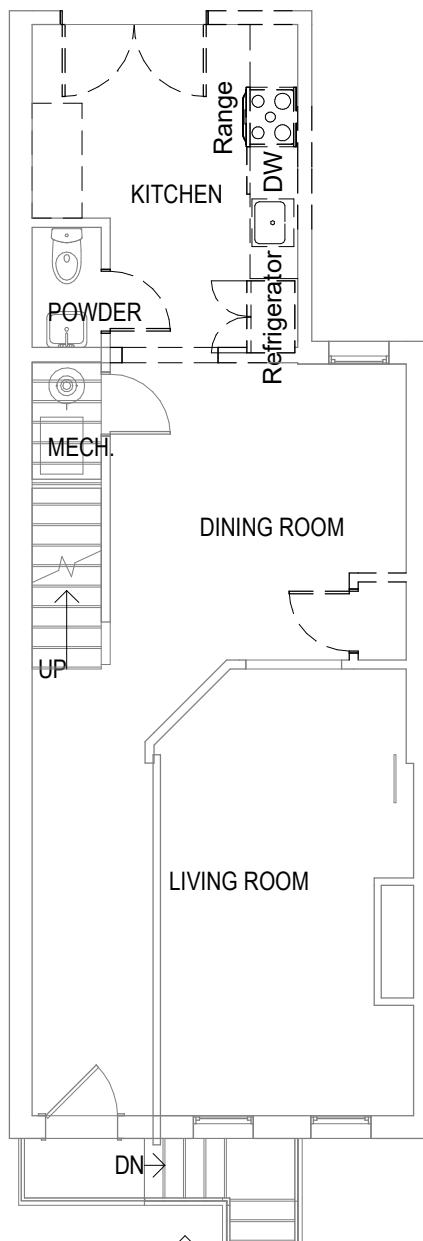


4 Rear Elevation - Existing  
1/8" = 1'-0"

-A-0105  
4

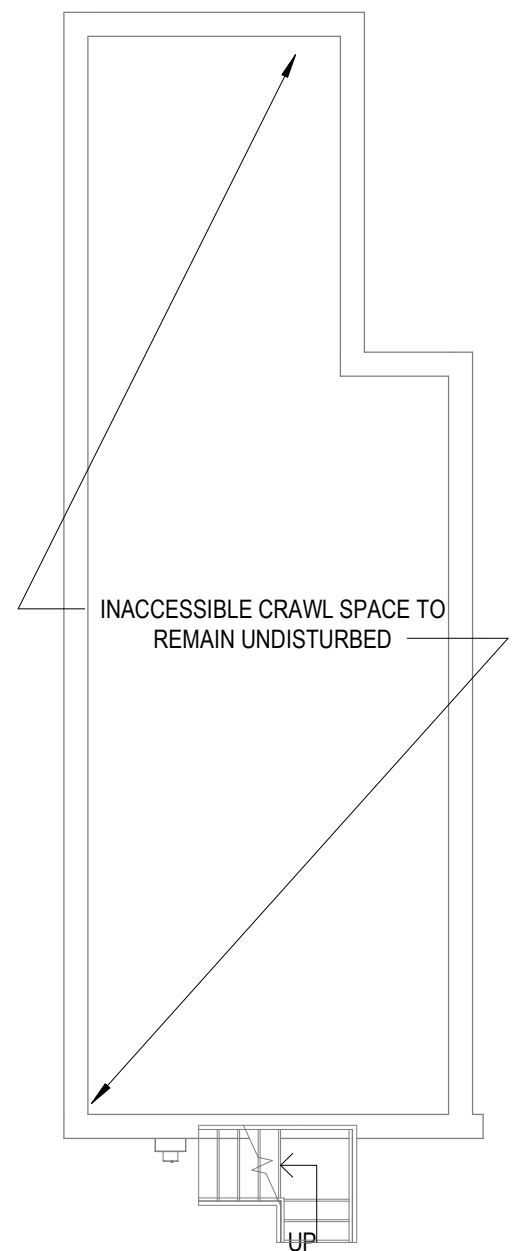


3 2ND FLOOR - EXISTING  
1/8" = 1'-0"

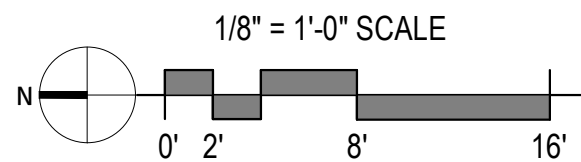


2 1ST FLOOR - EXISTING  
1/8" = 1'-0"

5  
-A-0105



1 BASEMENT LEVEL - EXISTING  
1/8" = 1'-0"



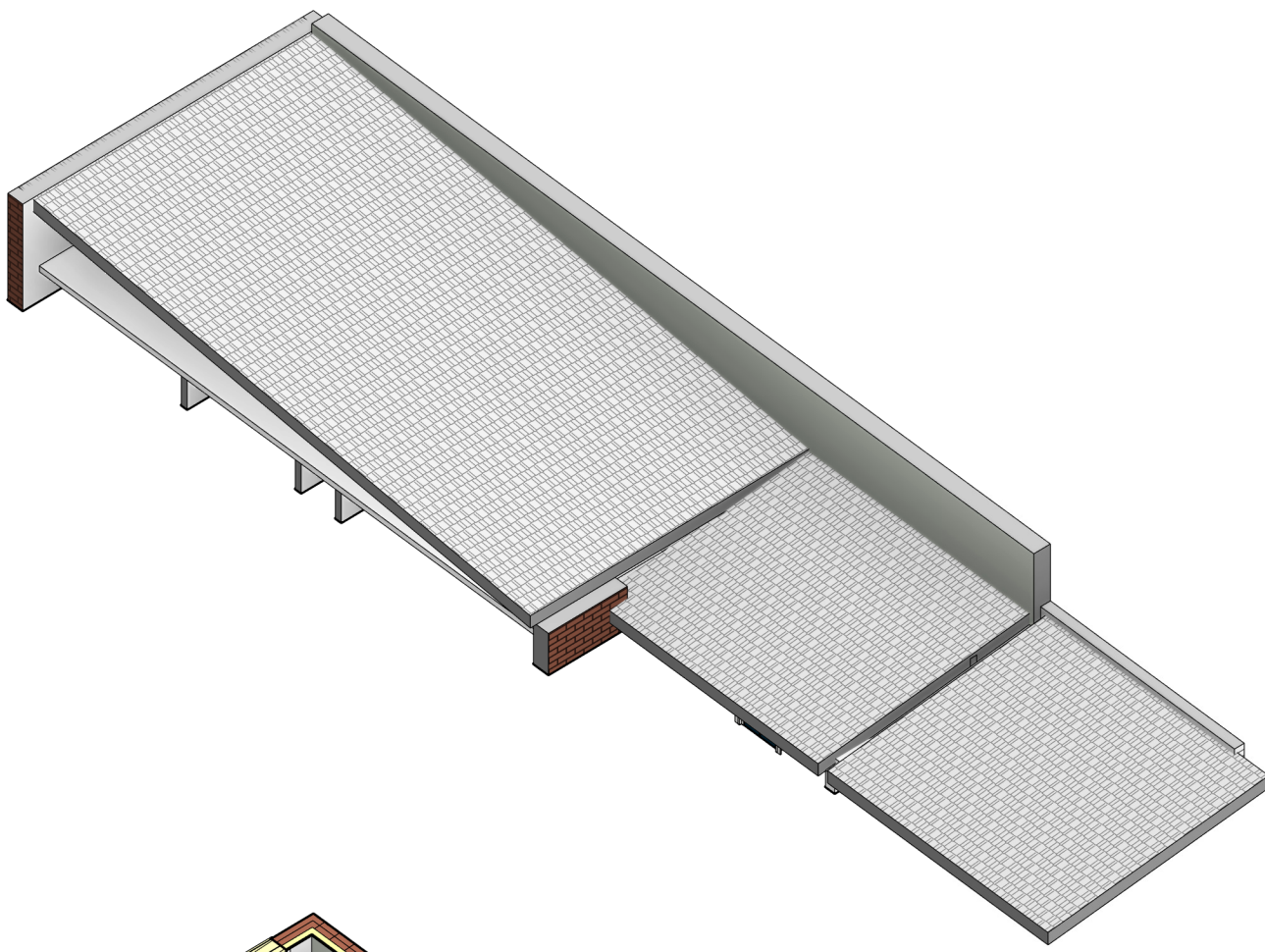
Ileana Schinder, Architect  
ile@ileanaschinder.com - 202.431.6760  
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CARR  
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WASHINGTON DC 20003  
REAR ADDITION

Existing Floor Plans

Scale	1/8" = 1'-0"
Project number	201118
Date	12/09/2021

-A-0105



3 3D Roof

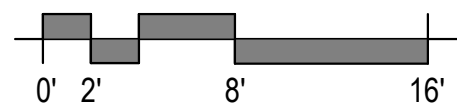


2 3D Second Floor



1 3D First Floor

1/8" = 1'-0" SCALE



Ileana Schinder, Architect  
 ile@ileanaschinder.com - 202.431.6760  
 6316 2nd Street NW, Washington DC 20011

**CARR**  
 428 11TH ST SE  
 WASHINGTON DC 20003  
**REAR ADDITION**

**3D Perspectives**

Scale	
Project number	201118
Date	12/09/2021

**-A-0400**





② Rear View - Summer Solstice - Proposed  
1/8" = 1'-0"



① Rear View - Summer Solstice - Existing  
1/8" = 1'-0"

NOT FOR  
CONSTRUCTION



Ileana Schinder, Architect  
ile@ileanaschinder.com - 202.431.6760  
6316 2nd Street NW, Washington DC 20011

CARR  
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WASHINGTON DC 20003  
REAR ADDITION

Sun Shade Study - Summer

Scale	1/8" = 1'-0"
Project number	201118
Date	12/09/2021

-A-0500



② Rear View - Winter Solstice - Proposed  
1/8" = 1'-0"



① Rear View - Winter Solstice - Existing  
1/8" = 1'-0"

NOT FOR  
CONSTRUCTION



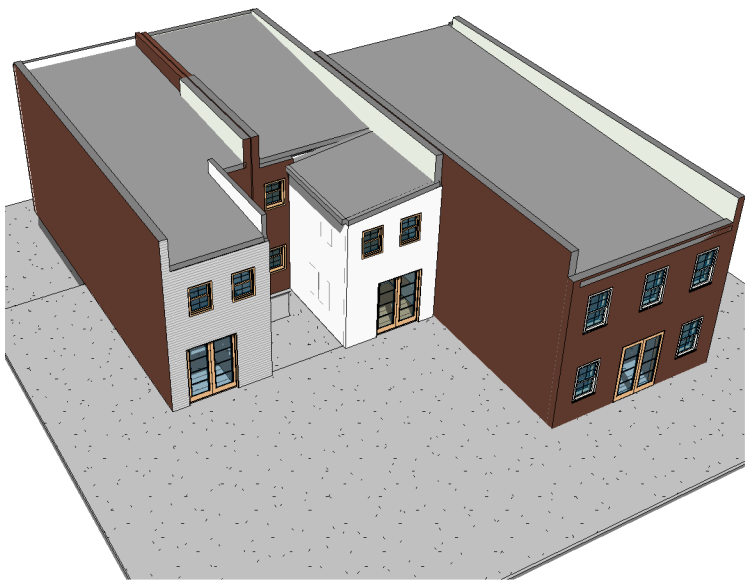
Ileana Schinder, Architect  
ile@ileanaschinder.com - 202.431.6760  
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CARR  
428 11TH ST SE  
WASHINGTON DC 20003  
REAR ADDITION

Sun Shade Study - Winter

Scale	1/8" = 1'-0"
Project number	201118
Date	12/09/2021

-A-0501



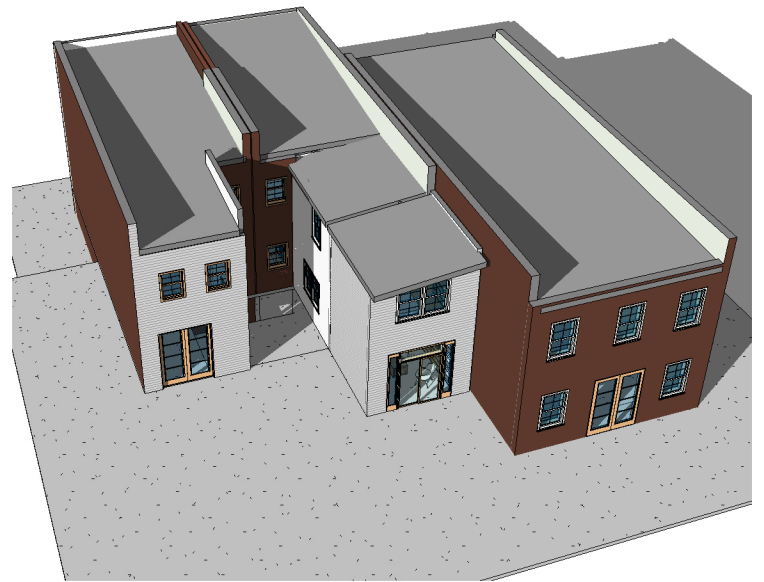
② Rear Existing Summer Solstice - 10am



③ Rear Existing Winter Solstice - 10am



④ Rear Proposed Summer Solstice - 10am



① Rear Proposed Winter Solstice - 10am



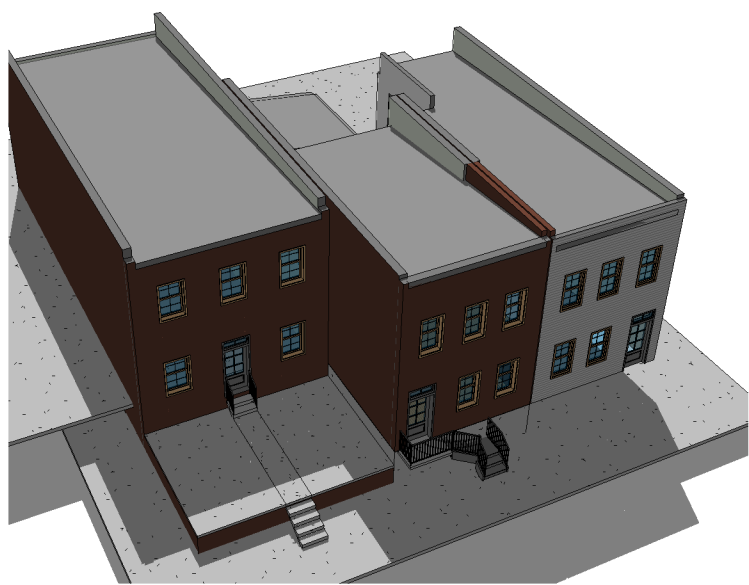
Ileana Schinder, Architect  
 ile@ileanaschinder.com - 202.431.6760  
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**CARR**  
 428 11TH ST SE  
 WASHINGTON DC 20003  
**REAR ADDITION**

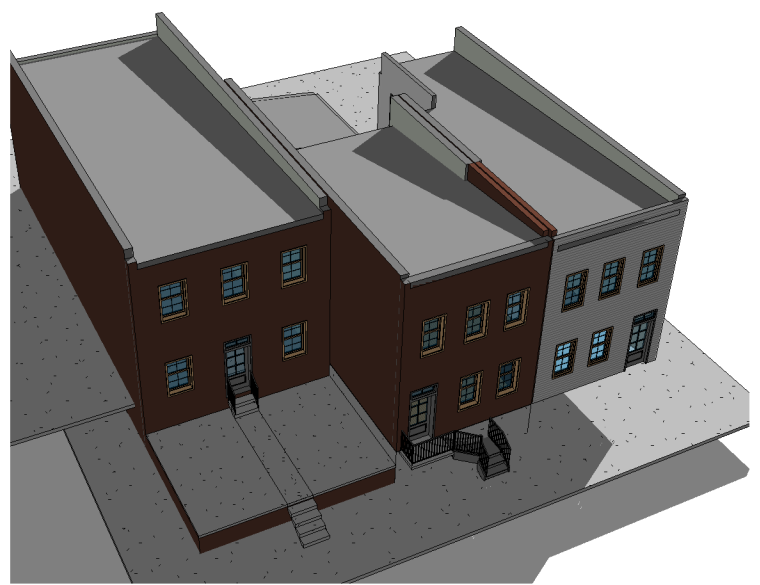
**Sun Shade Study - Perspectives**

Scale	
Project number	201118
Date	12/09/2021

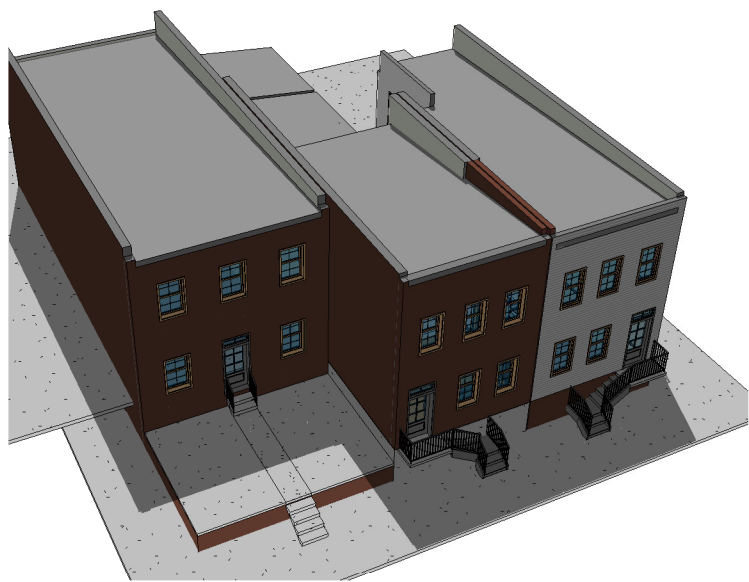
**-A-0502**



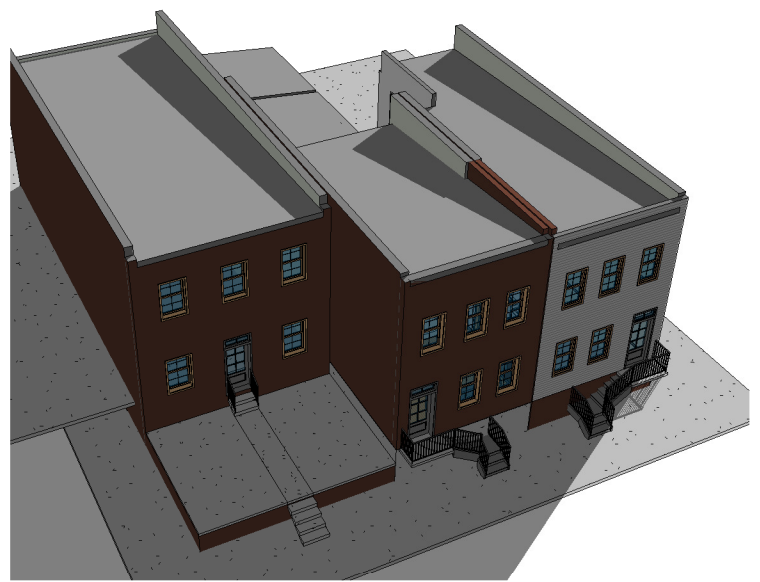
4 Southwest (Front) Existing Summer Solstice - 10am



3 Southwest (Front) Existing Winter Solstice - 10am



1 Southwest (Front) Proposed Summer Solstice - 10am



2 Southwest (Front) Proposed Winter Solstice - 10am



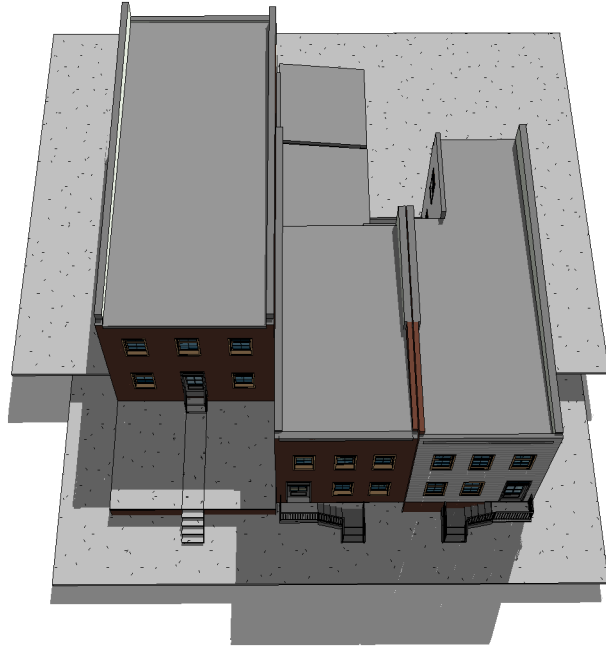
Ileana Schinder, Architect  
 ile@ileanaschinder.com - 202.431.6760  
 6316 2nd Street NW, Washington DC 20011

**CARR**  
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 WASHINGTON DC 20003  
**REAR ADDITION**

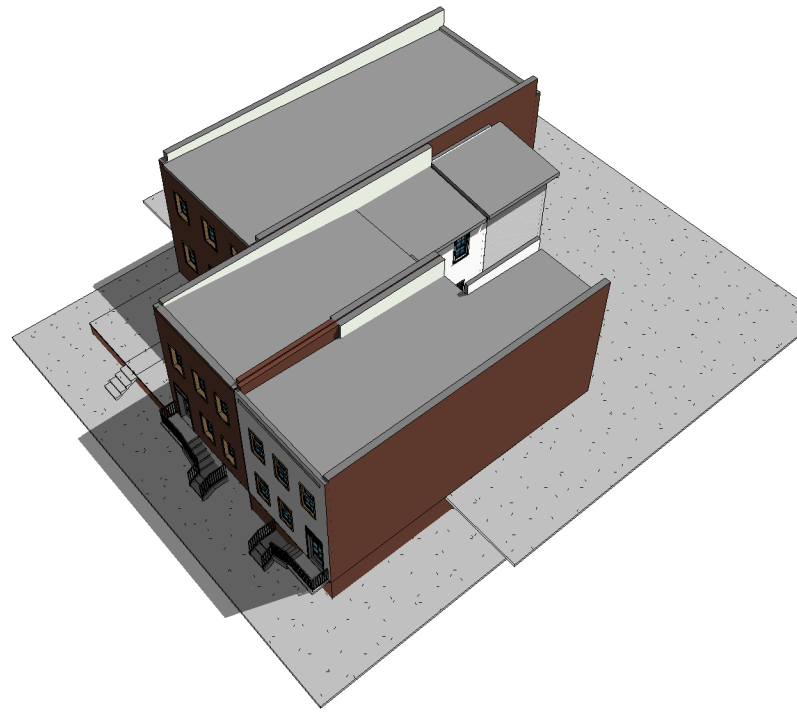
**Sun Shade Study - Perspectives**

Scale	
Project number	201118
Date	12/09/2021

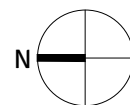
**-A-0503**



② Existing Summer Solstice



① Proposed Summer Solstice



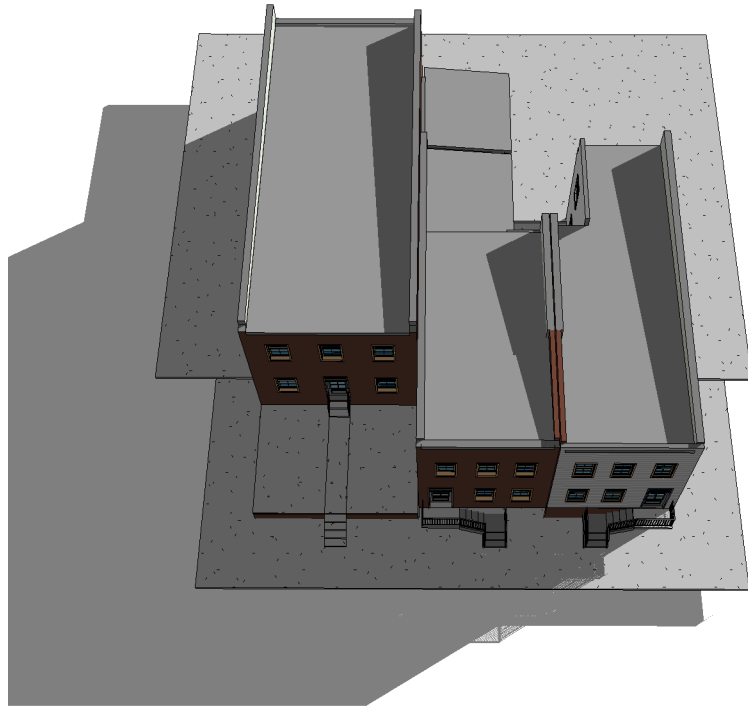
Ileana Schinder, Architect  
 ile@ileanaschinder.com - 202.431.6760  
 6316 2nd Street NW, Washington DC 20011

**CARR**  
 428 11TH ST SE  
 WASHINGTON DC 20003  
**REAR ADDITION**

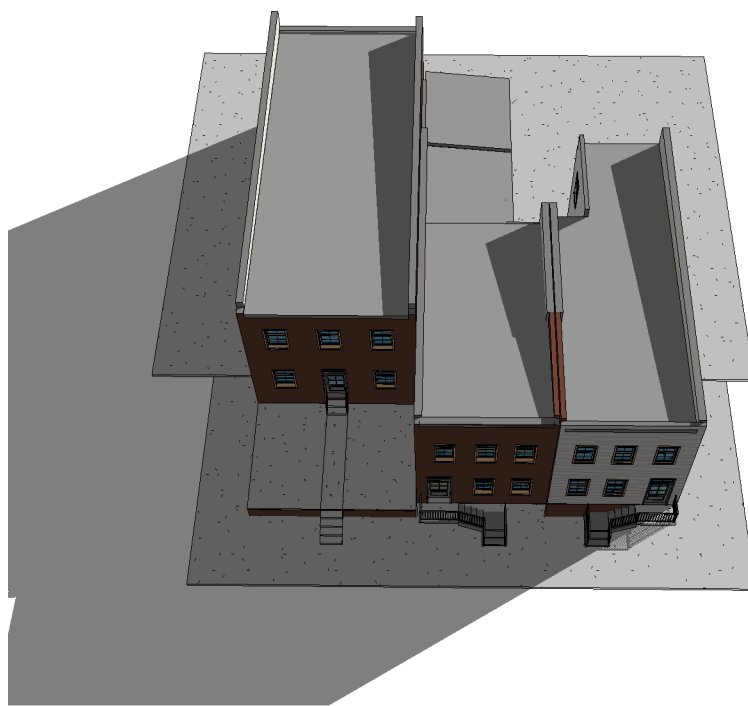
**Sun Shade Study - Site**

Scale	
Project number	201118
Date	12/09/2021

**-A-0504**



② Existing Winter Solstice



① Proposed Winter Solstice



Ileana Schinder, Architect  
 ile@ileanaschinder.com - 202.431.6760  
 6316 2nd Street NW, Washington DC 20011

**CARR**  
 428 11TH ST SE  
 WASHINGTON DC 20003  
**REAR ADDITION**

**Sun Shade Study - Site**

Scale	
Project number	201118
Date	12/09/2021

**-A-0505**