

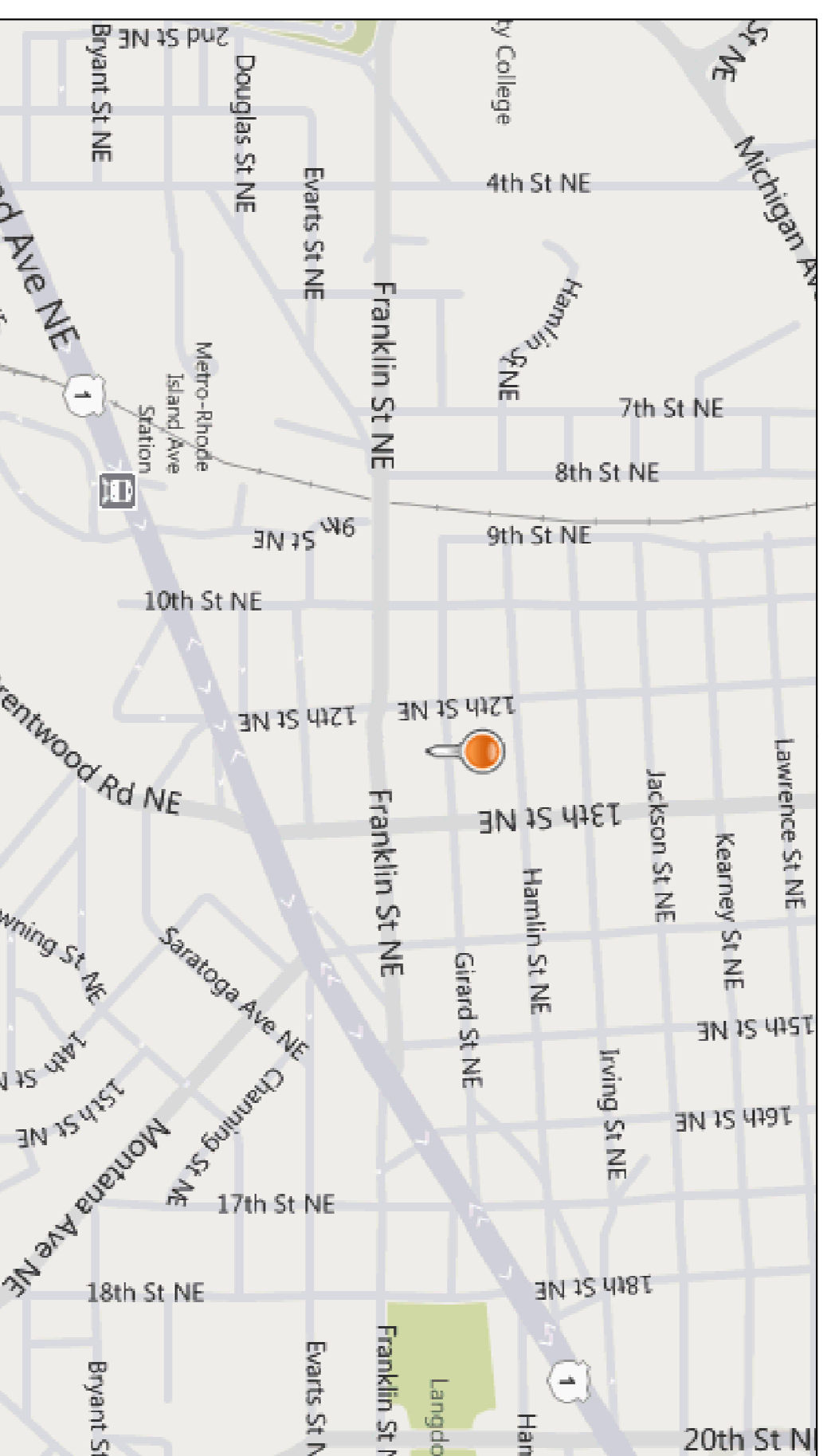
REAR ADDITION TO PRIVATE RESIDENCE 1225 GIRARD STREET, NE WASHINGTON, DC 20017

CLIENT:

MR. & MRS. BRIAN FLETCHER
1225 GIRARD STREET, NE
WASHINGTON, DC 20017

ARCHITECTS/ PLANNERS/ INTERIOR DESIGNERS

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3612 12TH STREET, NE, WASHINGTON, D.C. 20017
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VICINITY MAP:

CODE INFORMATION:

APPLICABLE BUILDING CODES: _____ INTERNATIONAL RESIDENTIAL CODE 2006
 DCMR 12-2003 SUPPLEMENT
 ZONING CLASSIFICATION _____ R-1-B
 SQUARE _____ 9495
 LOT # _____ 10
 LOT SIZE _____ 9,525 SQ. FT.
 EXISTING BLDG. FOOTPRINT _____ 754 SQ. FT.
 EXISTING GROSS BUILDING FLOOR AREA _____ 1,939 SQ. FT.
 NUMBER OF STORIES _____ 2 STORIES PLUS BASEMENT
 SPRINKLERED: _____ NO

ZONING ANALYSIS:

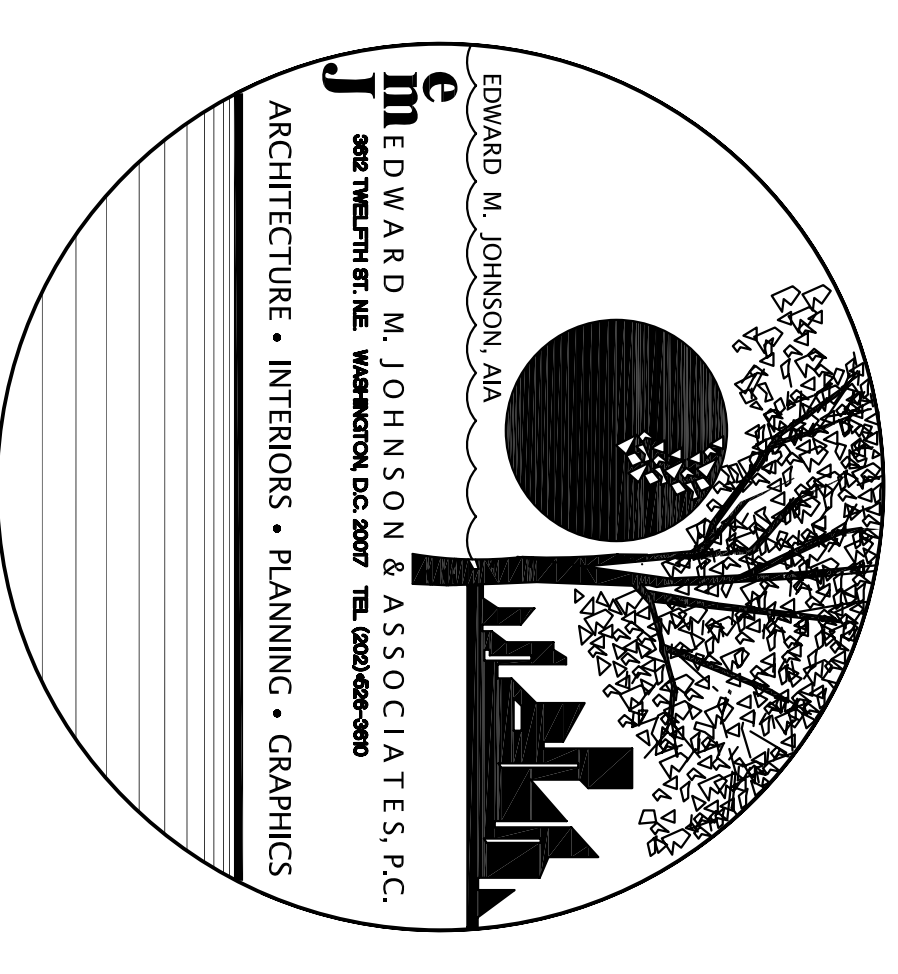
HEIGHT LIMIT	ALLOWED: 40'-0"	PROVIDED: ±30'-0" (VF)
LOT OCCUPANCY ALLOWED	40% x 9,525 = 3,810 SQ. FT.	2,814 SQ. FT.
FAR ALLOWED	NONE PRESCRIBED	N/A
REAR YARD SETBACK	25'-0"	8'-11"
SIDE YARD SETBACK	8'-0" MINIMUM	8'-8" AND 12'-1 1/2"

SQUARE FOOTAGE ANALYSIS:

FLOOR	EXISTING	NEW
BASEMENT	657 SQ. FT.	0 SQ. FT.
FIRST FLOOR	657 SQ. FT.	421 SQ. FT.
		(INCLUDES COVERED PORCH # 104 SQ. FT.)
SECOND FLOOR	624 SQ. FT.	421 SQ. FT.
EXISTING AREA	1,939 SQ. FT.	854 SQ. FT.
NEW ADDITION AREA		2,192 SQ. FT.
NEW TOTAL BUILDING AREA		2,192 SQ. FT.

PROJECT DESCRIPTION:

PROJECT CONSISTS OF THE CONSTRUCTION OF A NEW 2-STORY REAR ADDITION TO AN EXISTING RESIDENCE. WORK WILL INCLUDE THE DEMOLITION OF AN EXISTING 1-STORY 100 SQ. FT. REAR ADDITION. CONSTRUCTION OF NEW INTERIOR EXTERIOR COVERED PORCH ON THE FIRST FLOOR. THE PROJECT WILL ALSO INCLUDE THE INSTALLATION OF (2) NEW BEDROOMS AND A BATHROOM IN THE ADDITION. THE RENOVATION OF THE EXISTING KITCHEN ALONG WITH THE CONSTRUCTION OF A NEW REAR PORCH DECK AT THE REAR OF THE EXISTING HOME. THE PROJECT WILL INCLUDE MECHANICAL ELECTRICAL AND PLUMBING WORK REQUIRED TO COMPLETE THE PROJECT.



NOVEMBER 9, 2010