

1220 POTOMAC AVE SE APARTMENTS

CONCEPT PACKAGE 10.13.2014



PROPOSED RESIDENTIAL DEVELOPMENT BY ATEL LLC. - 8 UNIT APARTMENT BUILDING



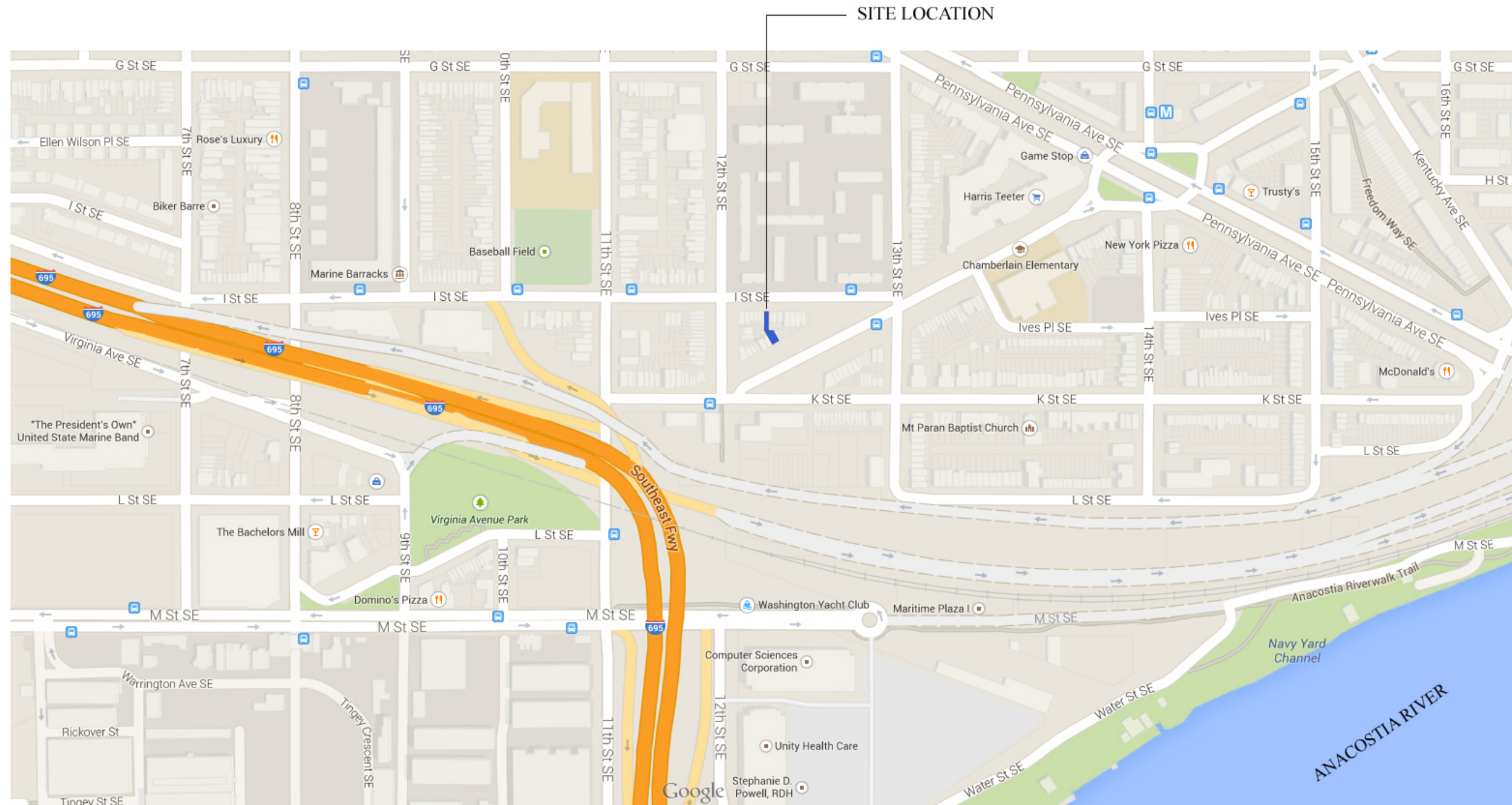
ARCHITECTS | ENGINEERS

1200 G STREET NW SUITE 800 | WASHINGTON D.C. 20005 | 202.618.0476 | RAMDESIGNGROUP@GMAIL.COM

Board of Zoning Adjustment
District of Columbia
CASE NO.18964
EXHIBIT NO.6C

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VICINITY MAP

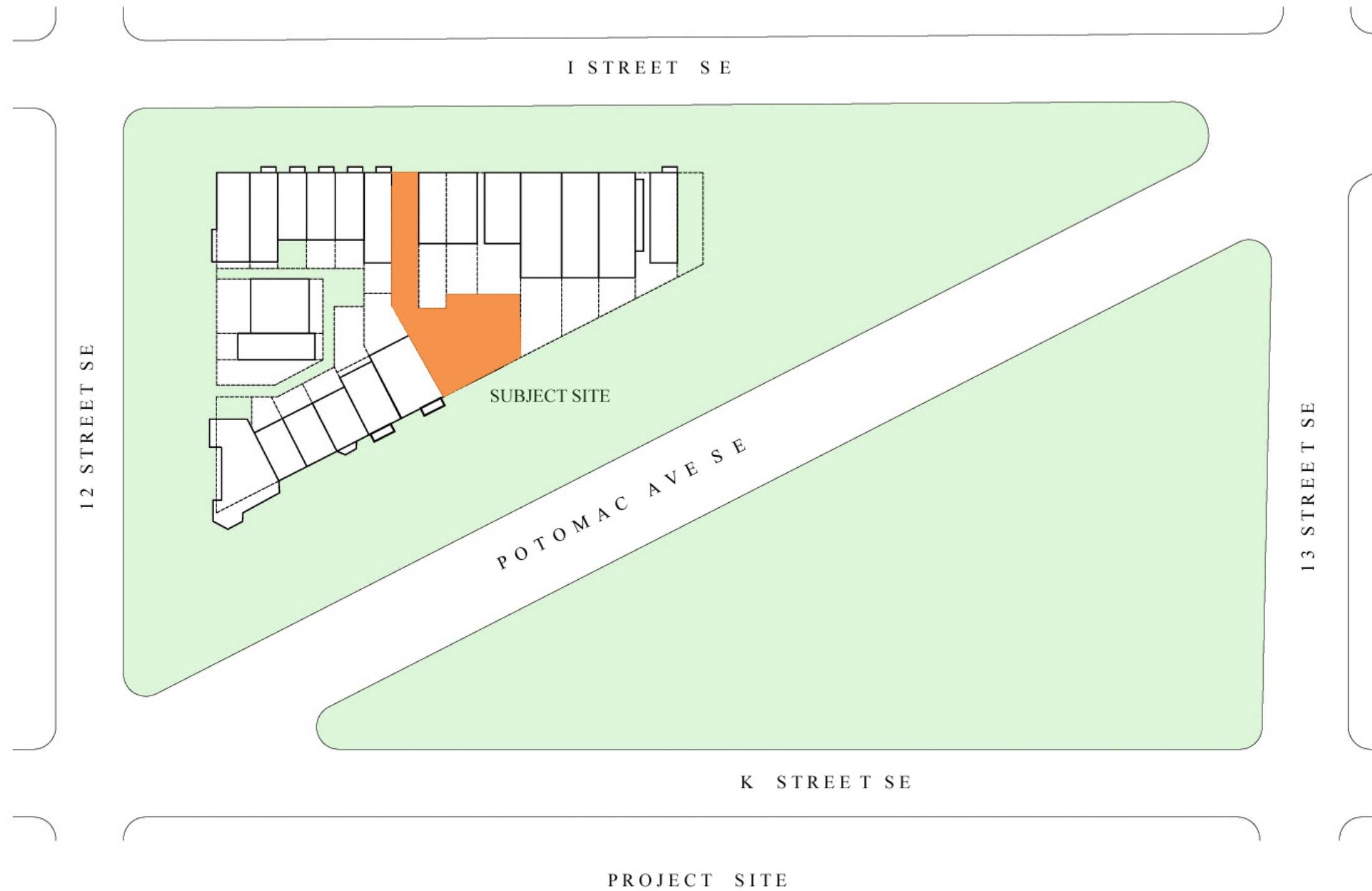


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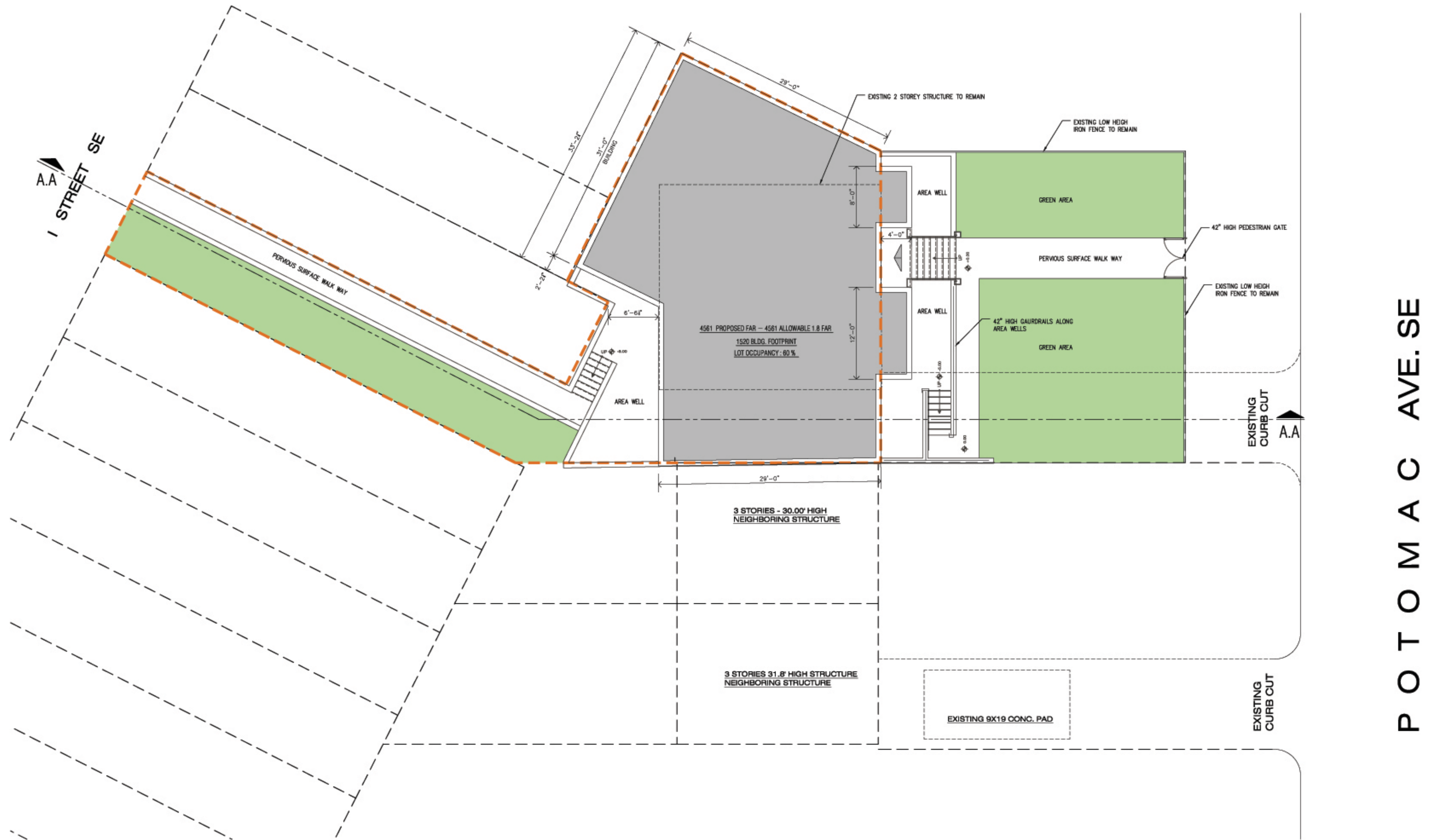
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PROJECT DATA : 1220 POTOMAC AVE. SE

SITE DATA	
LOCATION	SQUARE : 1021 LOT : 0040
ZONING :	R5B
MIN. LOT WIDTH / LOT WIDTH	
MIN. LOT AREA / LOT AREA	LOT AREA : 2534 SF
ALLOWABLE LOT OCCUPANCY	60.00% (4561 SF)
EXISTING LOT OCCUPANCY	40% (1013.60 SF)
PROPOSED LOT OCCUPANCY	60%
ALLOWABLE HEIGHT	50.00'
EXISTING HEIGHT	24.00' / 2 STORIES
PROPOSED HEIGHT	35.83 / 3 STORIES

PROPOSED BUILDING AREA	
CELLAR LEVEL	1520 SF
FIRST FLOOR	1520 SF
SECOND FLOOR	1520 SF
THIRD FLOOR	1520 SF
REAR SETBACK	20'

BUILDING DATA	
OCCUPANCY	R-2
CONSTRUCTION TYPE	5A
ALLOWABLE AREA	4561
PROPOSED AREA	4560
ALLOWABLE # STOREY	
PROPOSED # STOREY	3
FIRE SUPPRESSION SYSTEM	FULLY SPRINKLED NFPA 13(R) DOMESTIC SPRINKLER SYSTEM

SCOPE OF WORK

EXISTING 2 STOREY SINGLE FAMILY TO BE CONVERTED TO AN 8 UNIT APARTMENT BUILDING.

PROPOSED STRUCTURE TO INCLUDE A CELLAR AND THIRD FLOOR ADDITION TO THE EXISTING PORTION AND A NEW 3 STOREY AND CELLAR ADDITION

EXISTING STRUCTURE TO BE PARTIALLY DEMOLISHED AND UNDERPINNED

PORPOSED NEW PEDESTIRAN GATES ALONG POTOMAC AVE. SE AND I ST. SE

