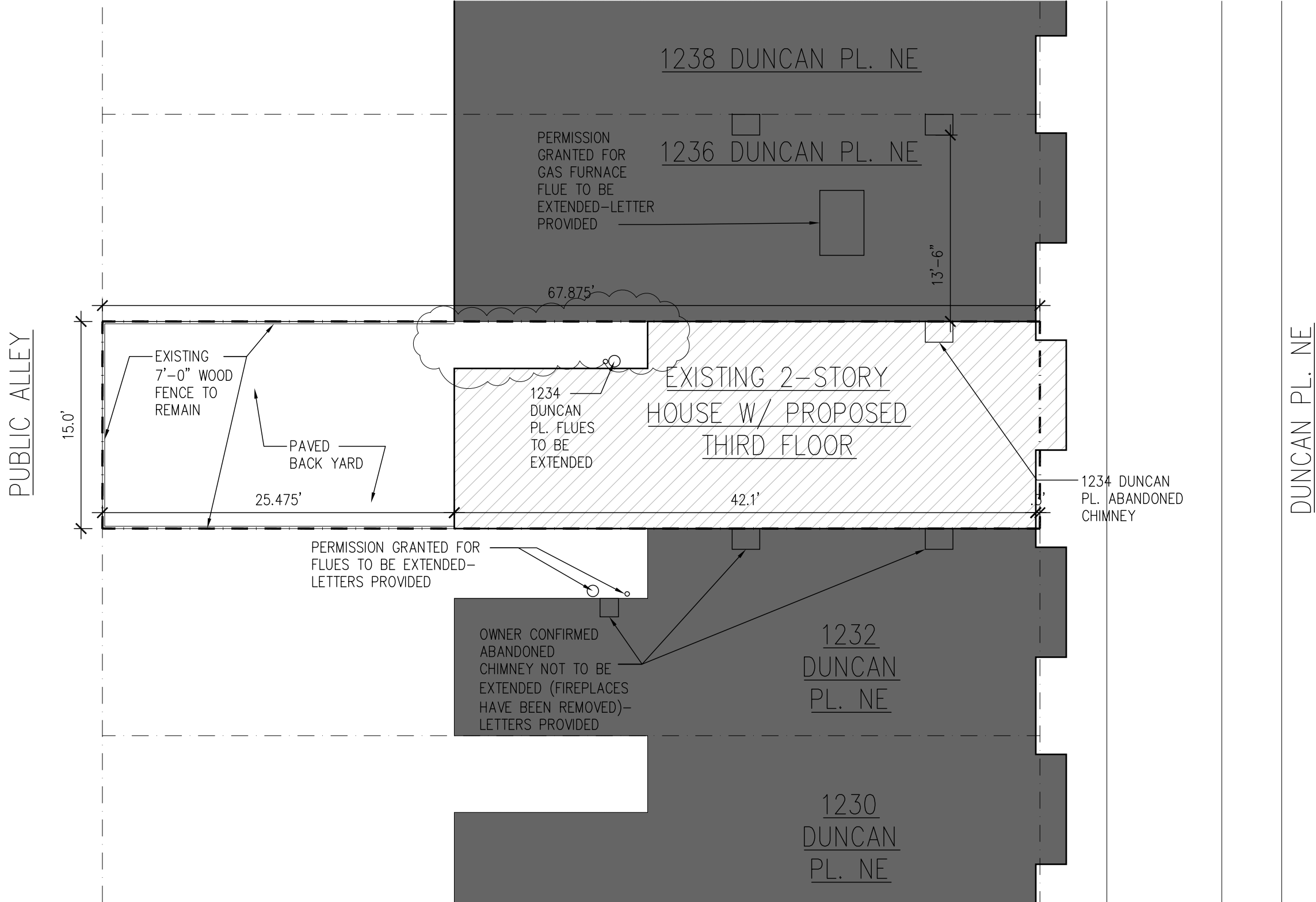




PROJECT DATA

ADDRESS: 1234 DUNCAN PL. NE WASHINGTON, DC

LOT: 0078 , SQUARE: 1008
ZONE: R-4

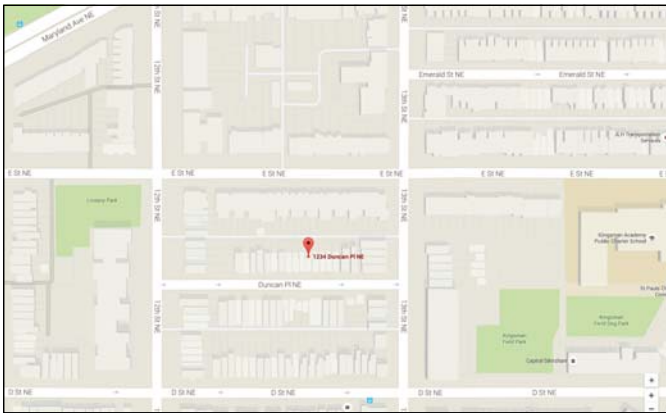
LOT AREA: 1018.125 SF

TWO STORY ROW DWELLING - SINGLE FAMILY

EXISTING LOT COVERAGE: 62.4%
PROPOSED LOT COVERAGE: UNCHANGED
EXISTING REAR YARD: 25.475'
PROPOSED REAR YARD: UNCHANGED
EXISTING SIDE YARD: N/A
PROPOSED SIDE YARD: N/A
EXISTING STORIES: TWO
PROPOSED STORIES: THREE
EXISTING HEIGHT: 24'
PROPOSED HEIGHT: 30'
MAX. BY-RIGHT HEIGHT: 35'

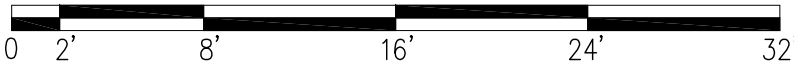
PROJECT DESCRIPTION: THIS PROJECT IS TO CONSTRUCT A THIRD FLOOR ADDITION TO THE EXISTING TWO-STORY SINGLE-FAMILY ROWHOUSE. THIS PROPERTY IS NOT LOCATED IN A HISTORIC DISTRICT.

VICINITY MAP



SITE PLAN

Scale: 1/8" = 1'-0"



HUNTER RESIDENCE

1234 Duncan Pl. NE Washington, DC 20002

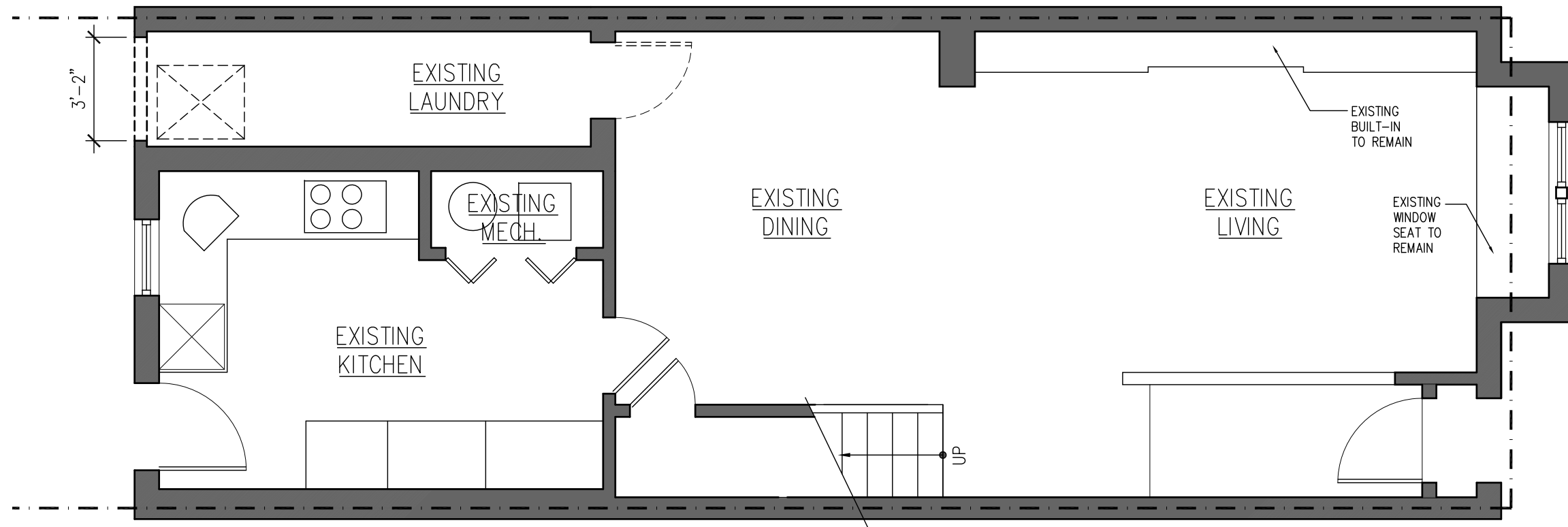
Board of Zoning Adjustment

District of Columbia

CASE NO.19276

EXHIBIT NO.31 May 27, 2016

BRITTINGHAM ARCHITECTURE

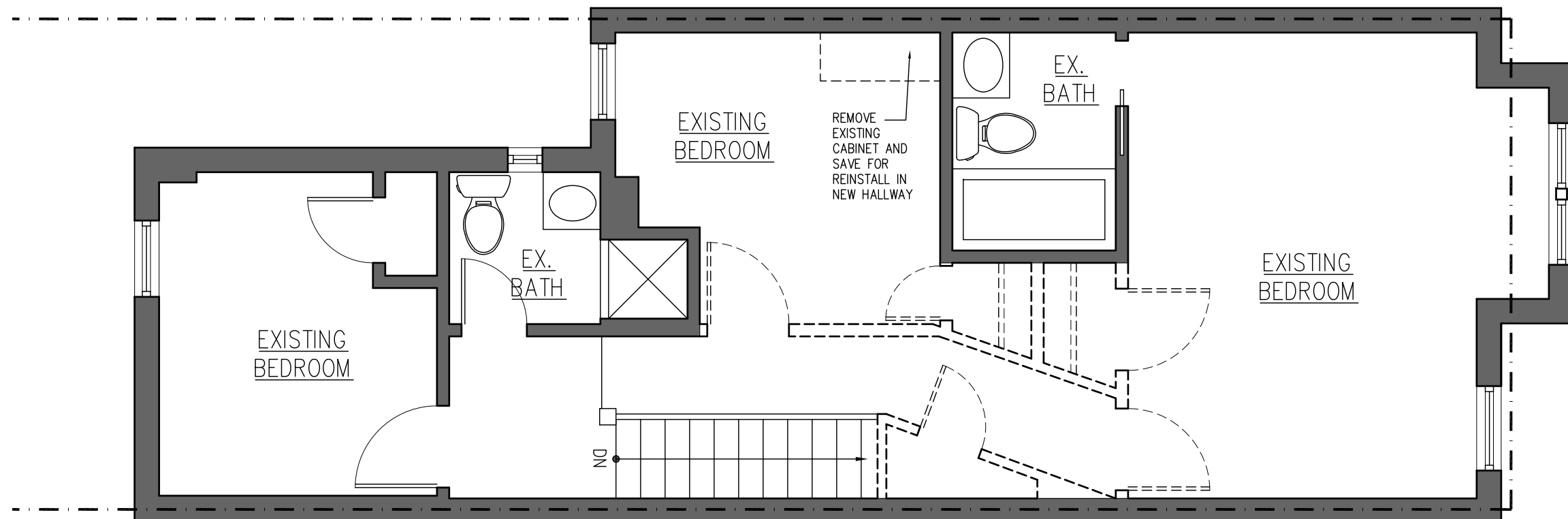


EXISTING/REMOVALS - FIRST FLOOR

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

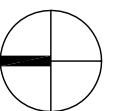
TYP. NOTES:
1. DASHED LINES
INDICATE
ELEMENTS TO BE
REMOVED UNLESS
NOTED OTHERWISE

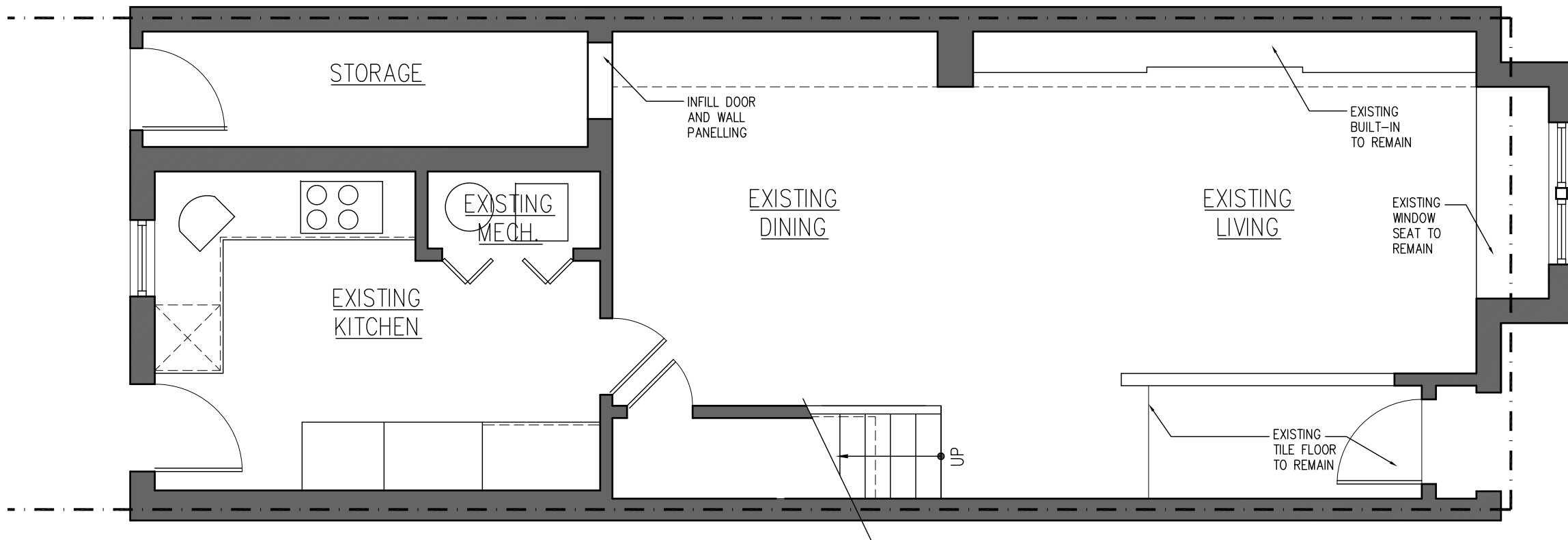
2. GREY HATCH
INDICATES
EXISTING WALLS
TO REMAIN



EXISTING/REMOVALS - SECOND FLOOR

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

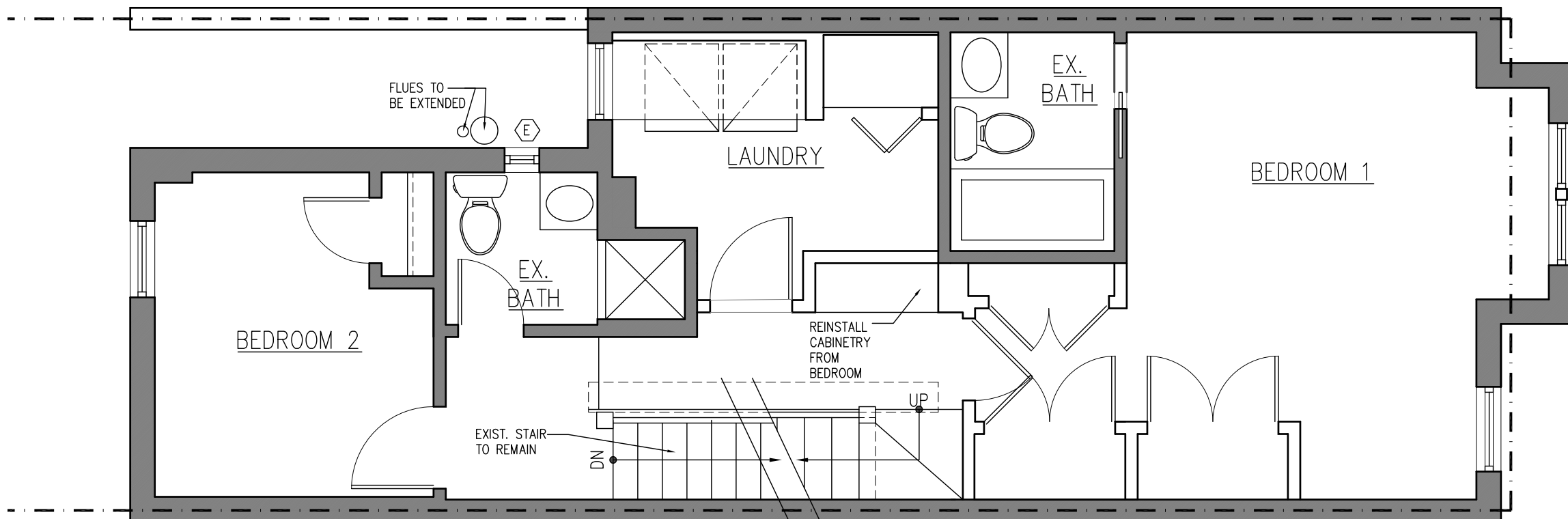




PROPOSED FIRST FLOOR

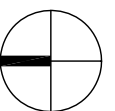
Scale: 1/4" = 1'-0"

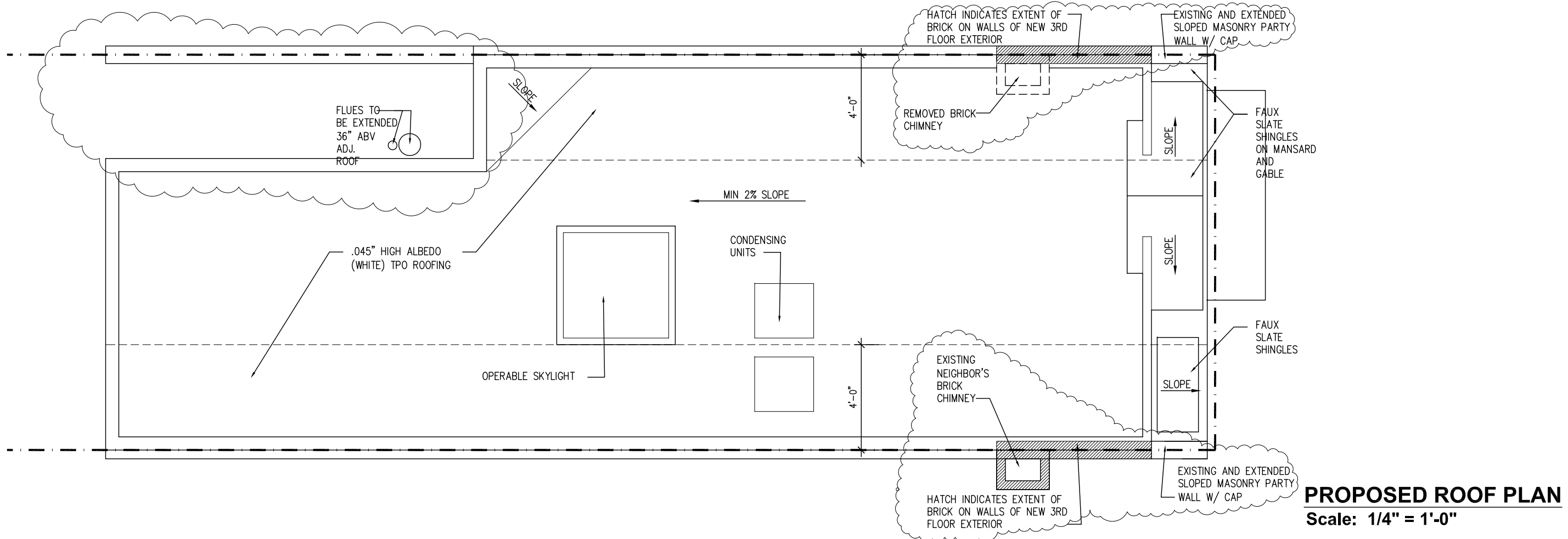
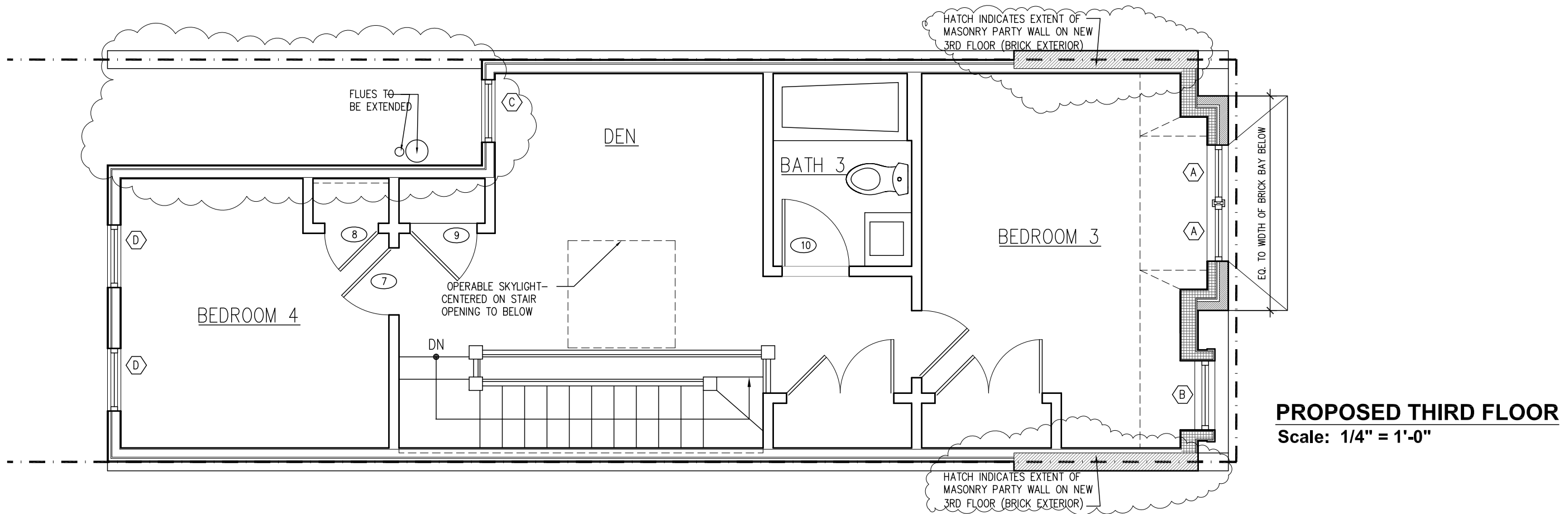
TYP. NOTES:
1. GREY HATCH
INDICATES
EXISTING WALLS
TO REMAIN



PROPOSED SECOND FLOOR

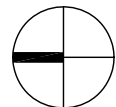
Scale: 1/4" = 1'-0"

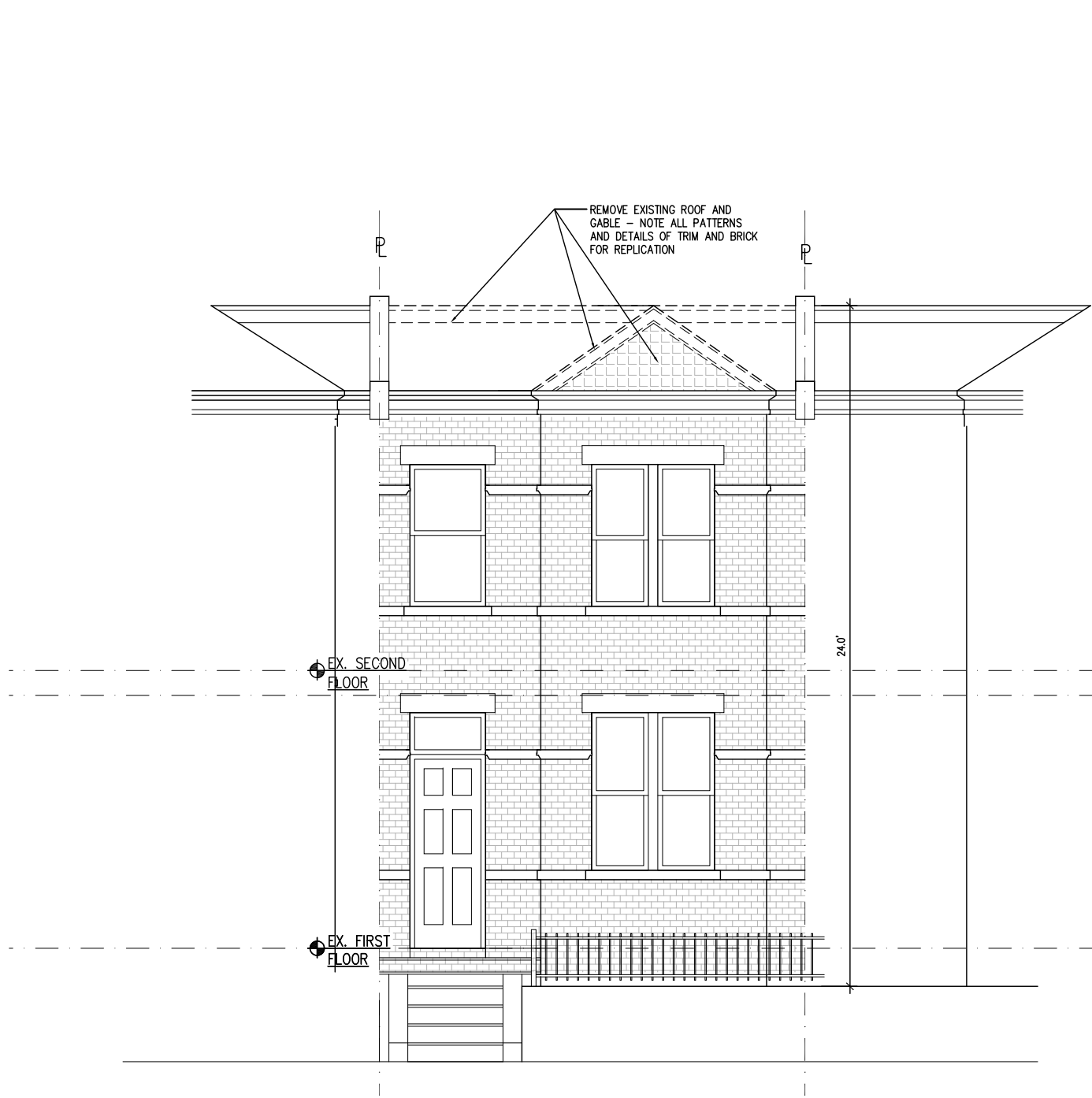




HUNTER RESIDENCE

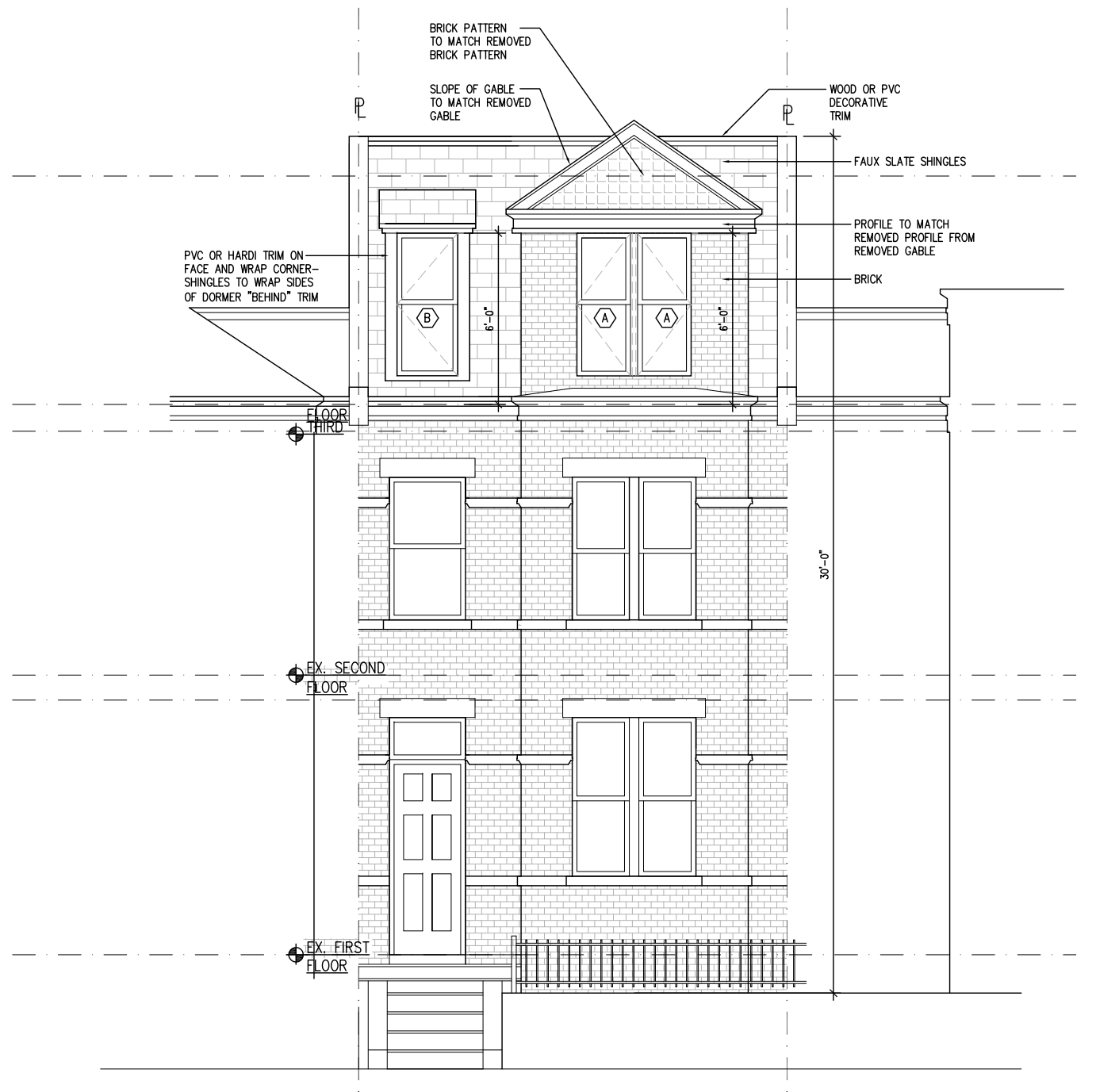
1234 Duncan Pl. NE Washington, DC 20002





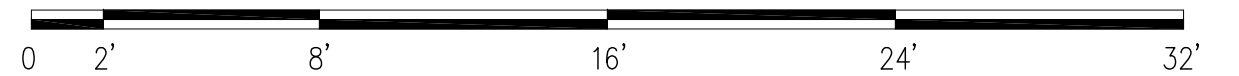
EXISTING STREET ELEVATION

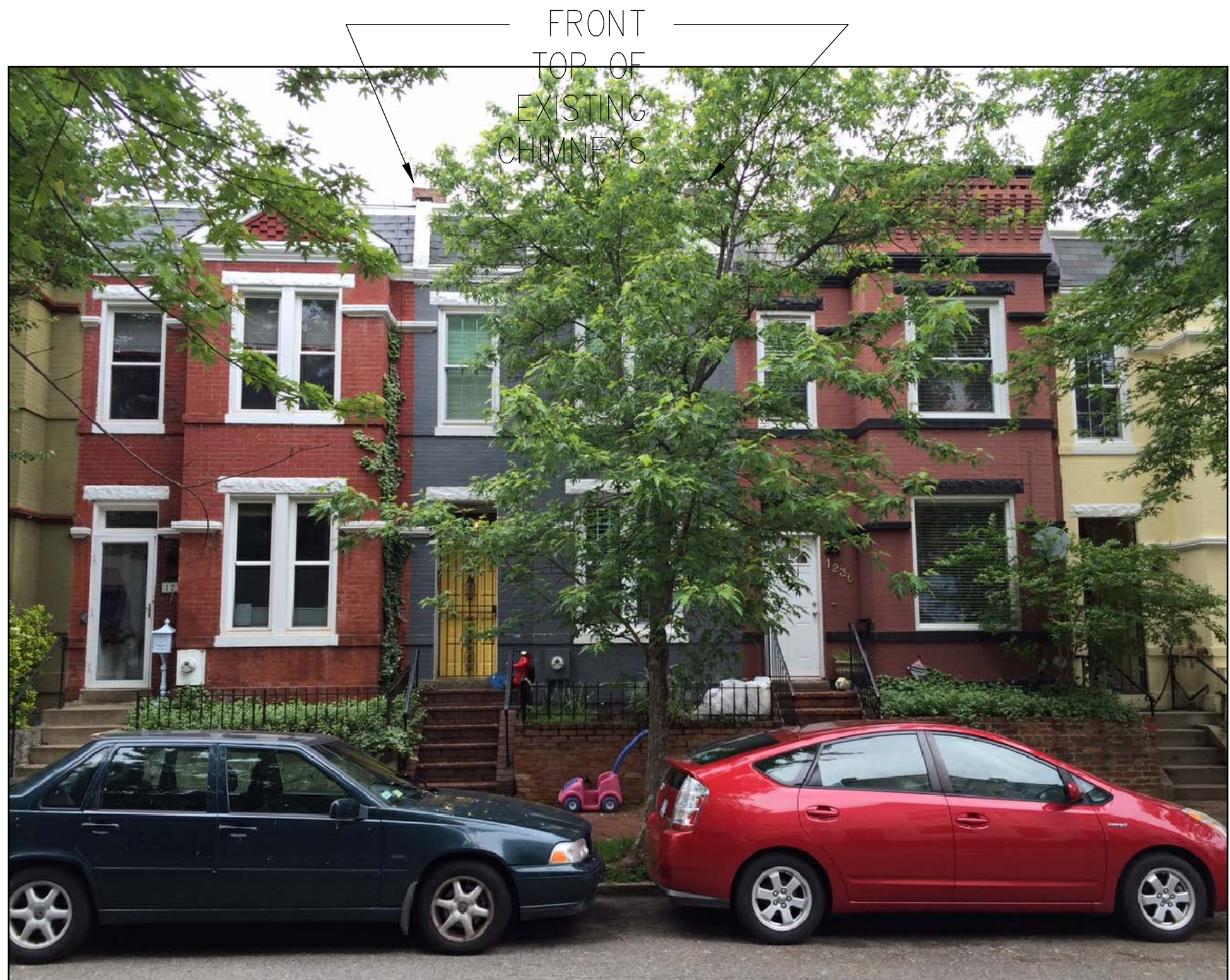
Scale: 3/16" = 1'-0"



PROPOSED STREET ELEVATION

Scale: 3/16" = 1'-0"



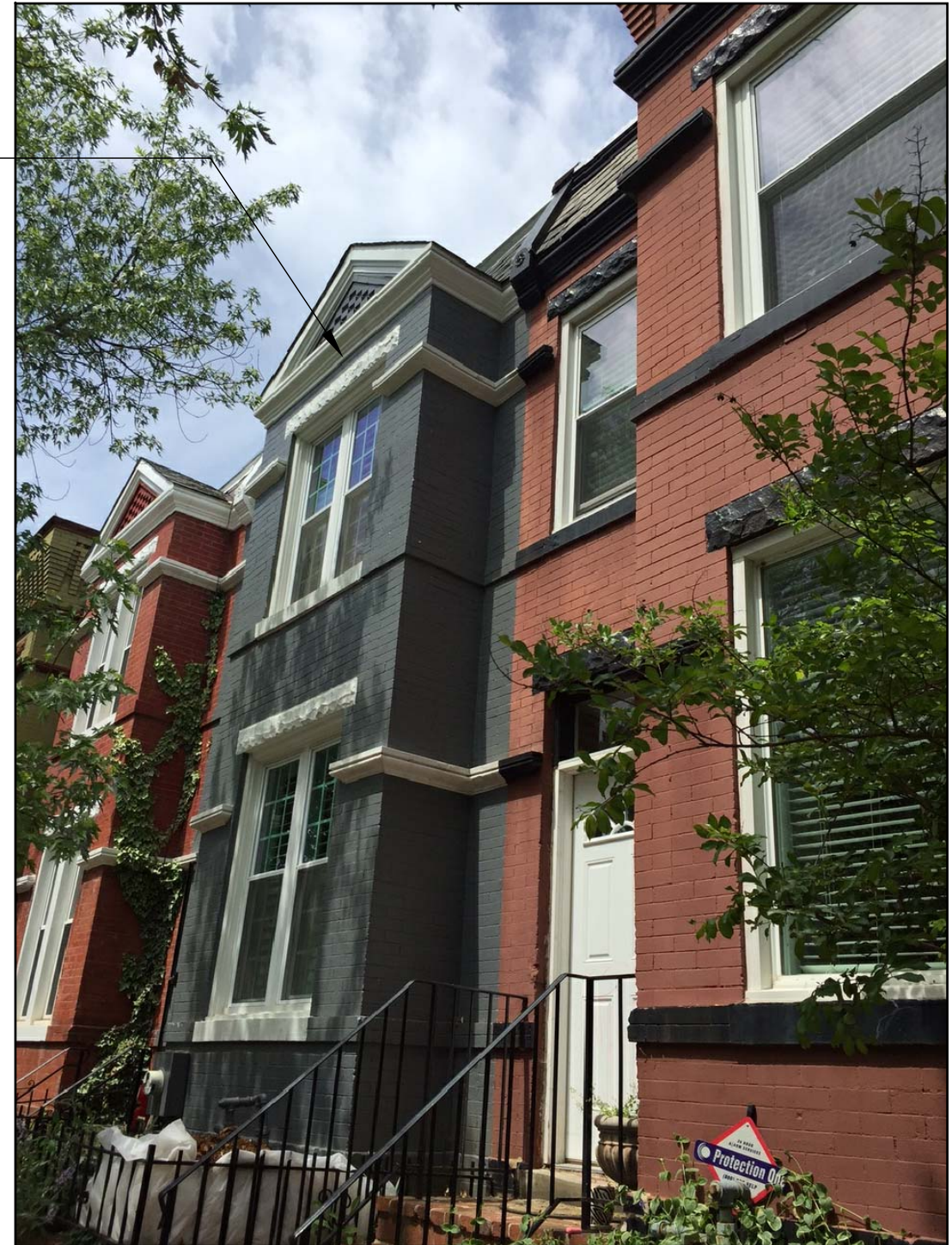


EXISTING STREET PHOTO OF 1234 DUNCAN PL. NE



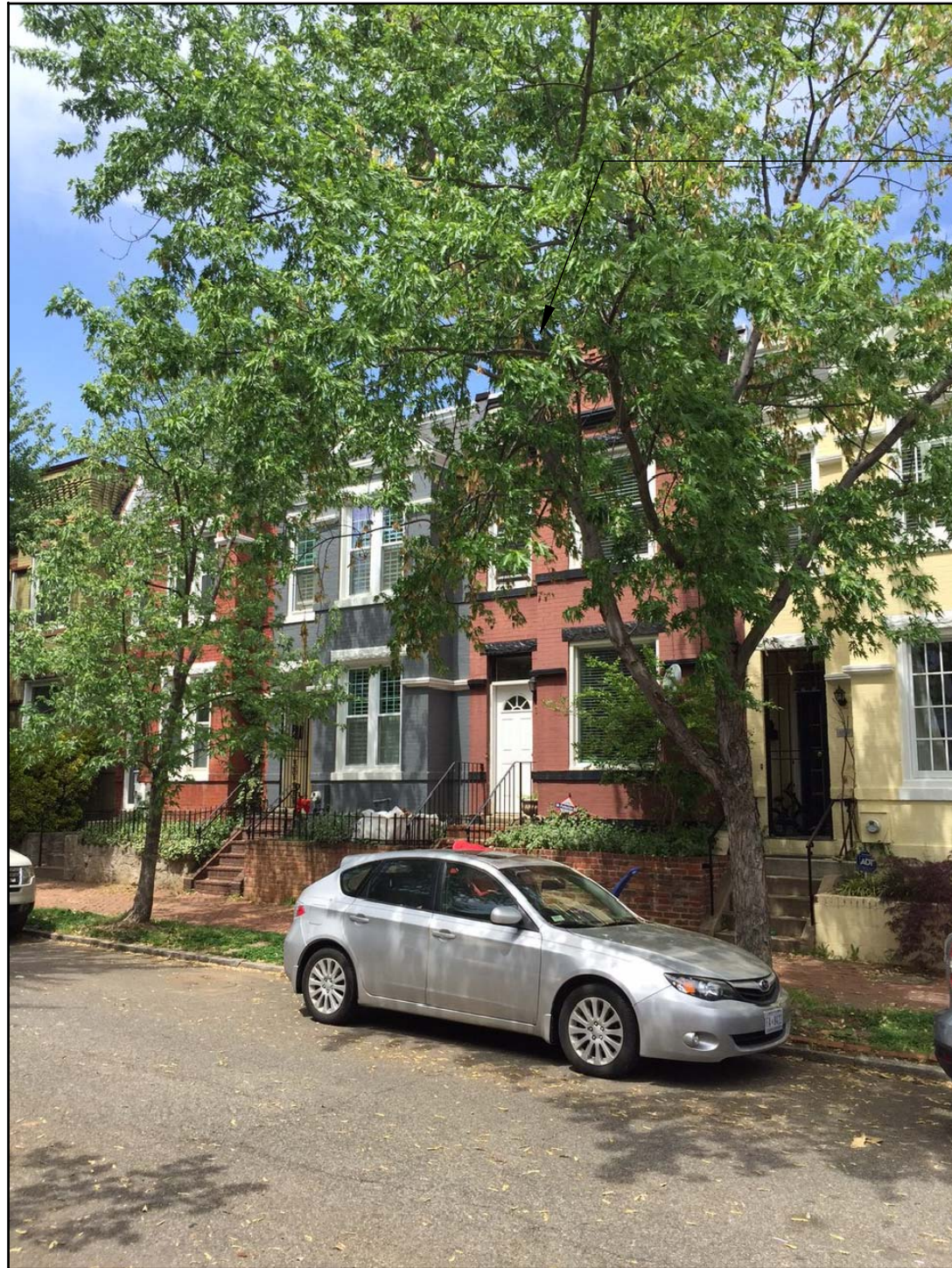
1234
DUNCAN
PL.
—
EXISTING
CHIMNEYS
ARE
NOT
VISIBLE

STANDING ON SIDEWALK SAME SIDE AS 1234



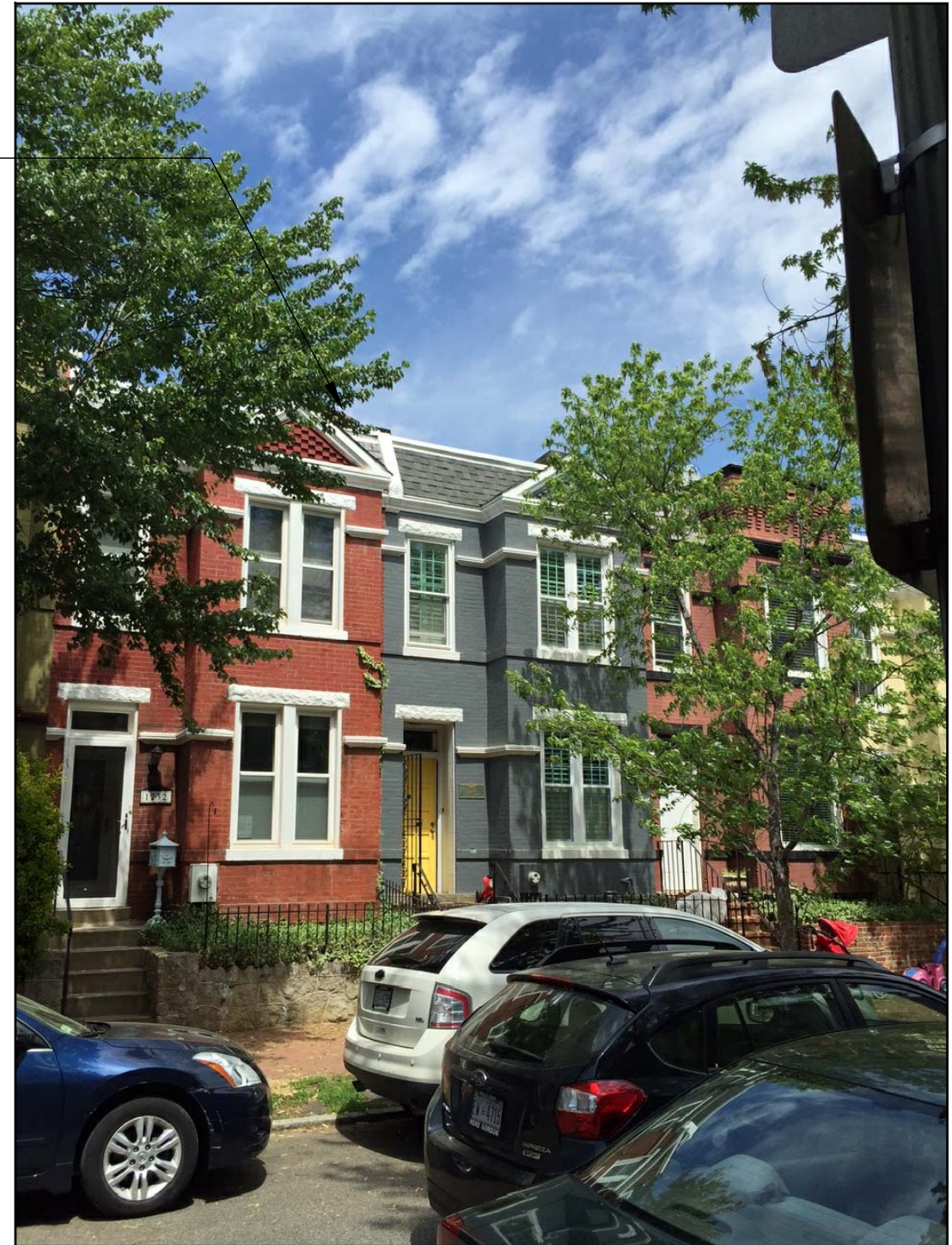
STANDING ON SIDEWALK SAME SIDE AS 1234

1234 DUNCAN PL. SIGHT LINES - NORTH SIDE OF STREET



EDGE OF
EXISTING
CHIMNEYS

STANDING ON SOUTH SIDE SIDEWALK



STANDING ON SOUTH SIDE SIDEWALK

1234 DUNCAN PL. SIGHT LINES - NORTH SIDE OF STREET

HUNTER RESIDENCE

1234 Duncan Pl. NE Washington, DC 20002

May 9, 2016
BRITTINGHAM ARCHITECTURE



1134 C ST NE - BEFORE



1134 C ST NE - AFTER

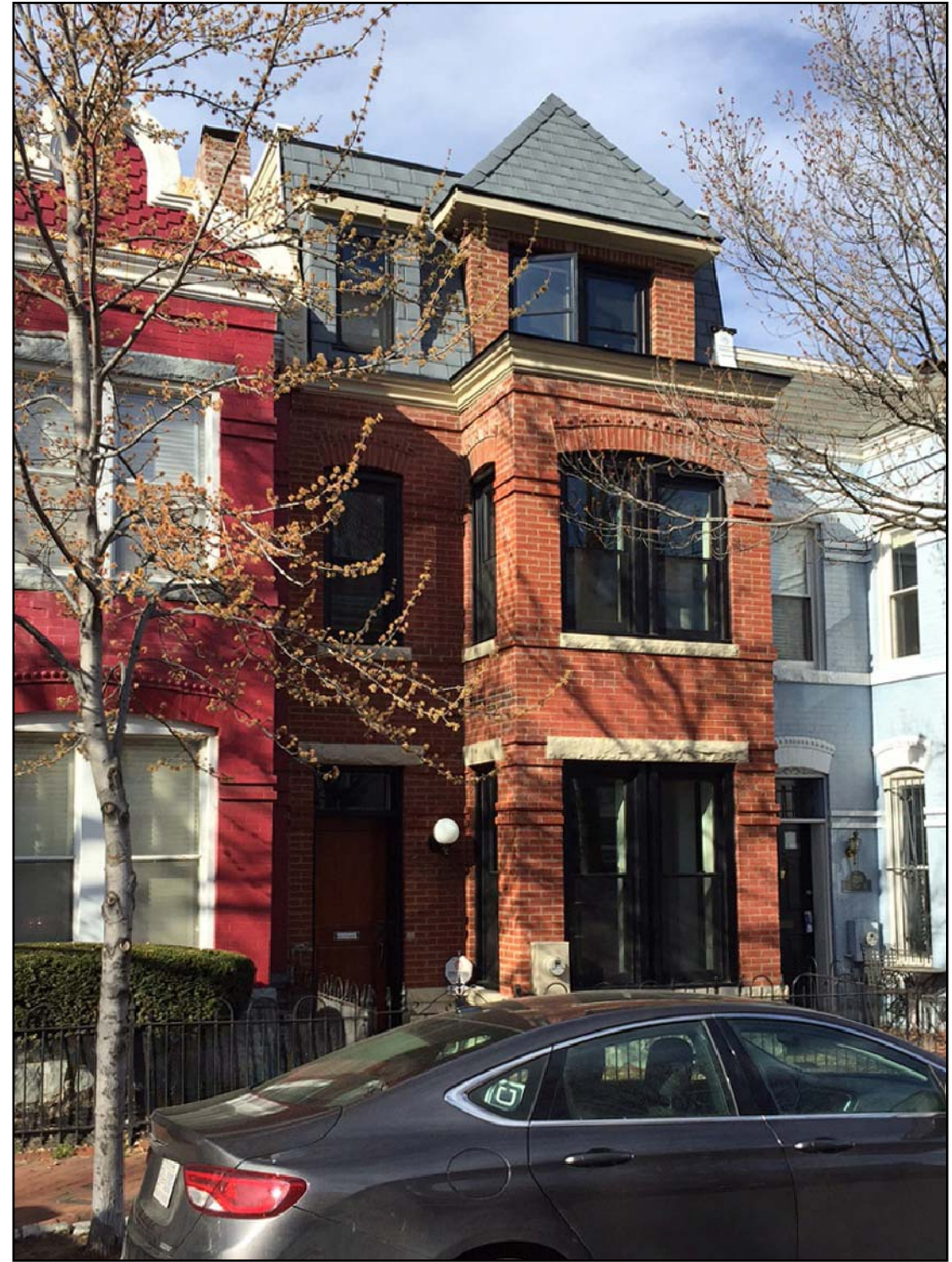
OTHER "POPUPS" BY BRITTINGHAM ARCHITECTURE

HUNTER RESIDENCE

1234 Duncan Pl. NE Washington, DC 20002



1218 D ST NE - BEFORE



1218 D ST NE - AFTER

OTHER "POPUKS" BY BRITTINGHAM ARCHITECTURE

HUNTER RESIDENCE

1234 Duncan Pl. NE Washington, DC 20002

April 6, 2016

BRITTINGHAM ARCHITECTURE