

1322 D Street SE – REAR ADDITION

Washington, DC 20003

OWNER:

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 1322 D STREET SE
 WASHINGTON, DC 20003

ARCHITECT:

FOWLER ARCHITECTS
 1819 D STREET SE
 WASHINGTON, DC 20003
 (202)546-0896

PROPERTY INFORMATION:

LOT: 0812
 SQUARE: 1041
 LOT AREA: 1809 SF
 ZONE: RF-1
 USE GROUP: R-3
 EXISTING: TWO STORY PLUS CELLAR ROW DWELLING, SINGLE FAMILY DWELLING
 PROPOSED: TWO STORY PLUS CELLAR ROW DWELLING, SINGLE FAMILY DWELLING

PROJECT DESCRIPTION:

TWO-STORY PLUS CELLAR REAR ADDITION, NEW COVERED PORCH AT REAR

ZONING INFORMATION:

	Existing	Proposed	Allowable
Lot Coverage	553.9 SF	765.5 SF	1085.4 SF
(Percentage)	30.6%	42.3%	60%
Rear Yard	74.08'	62.4'	20 FT MIN
Side Yard	N/A	N/A	N/A
Open Court	N/A	N/A	N/A
Height	25.5'	NO CHANGE	35.0'
Stories	2+CELLAR	NO CHANGE	3+CELLAR
Parking	1 SPOT	NO CHANGE	1 PER PRINCIPLE DU
Square Footage			
Cellar	430 SF	632.7 SF	N/A
First Floor	430 SF	632.7 SF	N/A
Second Floor	430 SF	632.7 SF	N/A
Total	1290 SF	1898.1 SF	

BZA-Preliminary

January 30, 2019

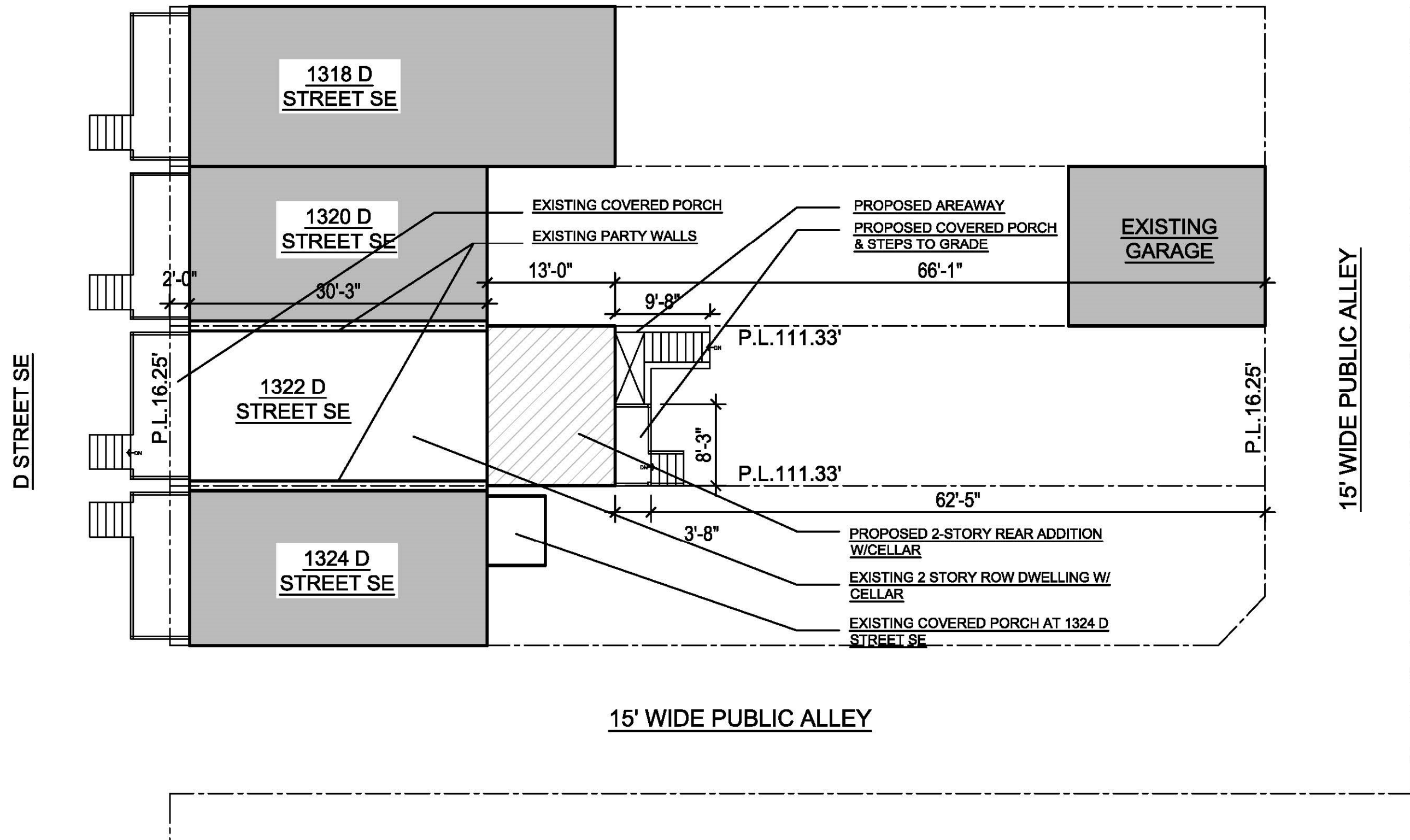


SITE MAP

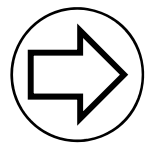


DRAWING INDEX:

- | | |
|----------------------------------|------------------------|
| C-1 COVER SHEET | A-1 CELLAR PLAN |
| C-2 SITE PLAN | A-2 FIRST FLOOR PLAN |
| C-3 BLOCK PLAN | A-3 SECOND FLOOR PLAN |
| C-4 PHOTOGRAPHS | A-4 ROOF PLAN |
| C-5 PHOTOGRAPHS | A-5 EXTERIOR ELEVATION |
| C-6 PHOTOGRAPHS | A-6 EXTERIOR ELEVATION |
| D-1 CELLAR DEMOLITION PLAN | A-7 EXTERIOR ELEVATION |
| D-2 FIRST FLOOR DEMOLITION PLAN | |
| D-3 SECOND FLOOR DEMOLITION PLAN | |



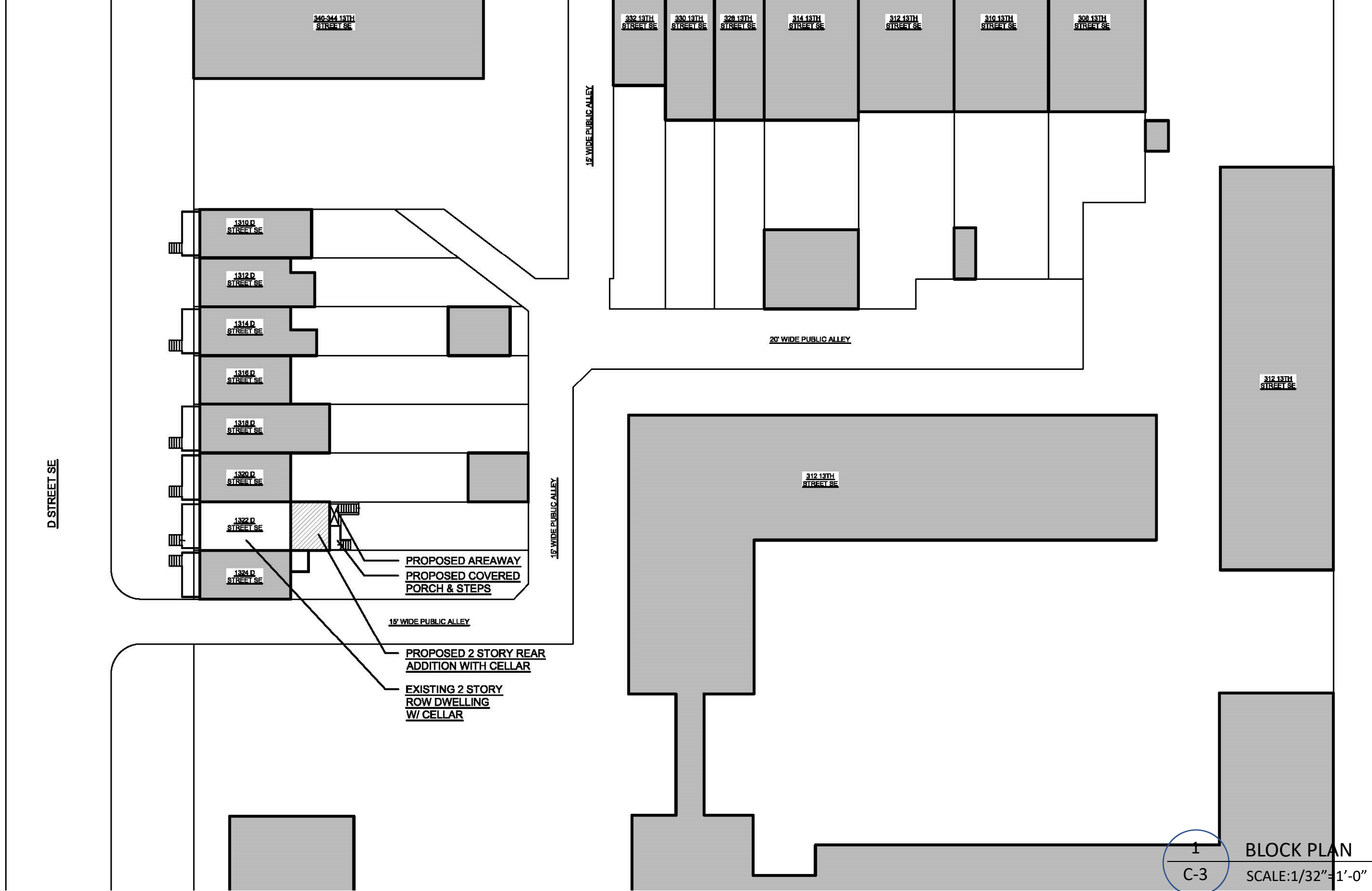
1 SITE PLAN
C-2 SCALE: 3/32" = 1'-0"



1322 D Street SE- SITE PLAN

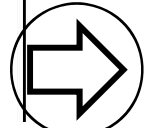
Fowler Architects

1/30/19



1322 D Street SE- BLOCK PLAN

1
C-3 BLOCK PLAN
SCALE: 1/32" = 1'-0"





FRONT FACADE



EXISTING REAR FACADE



REAR VIEW LOOKING WEST



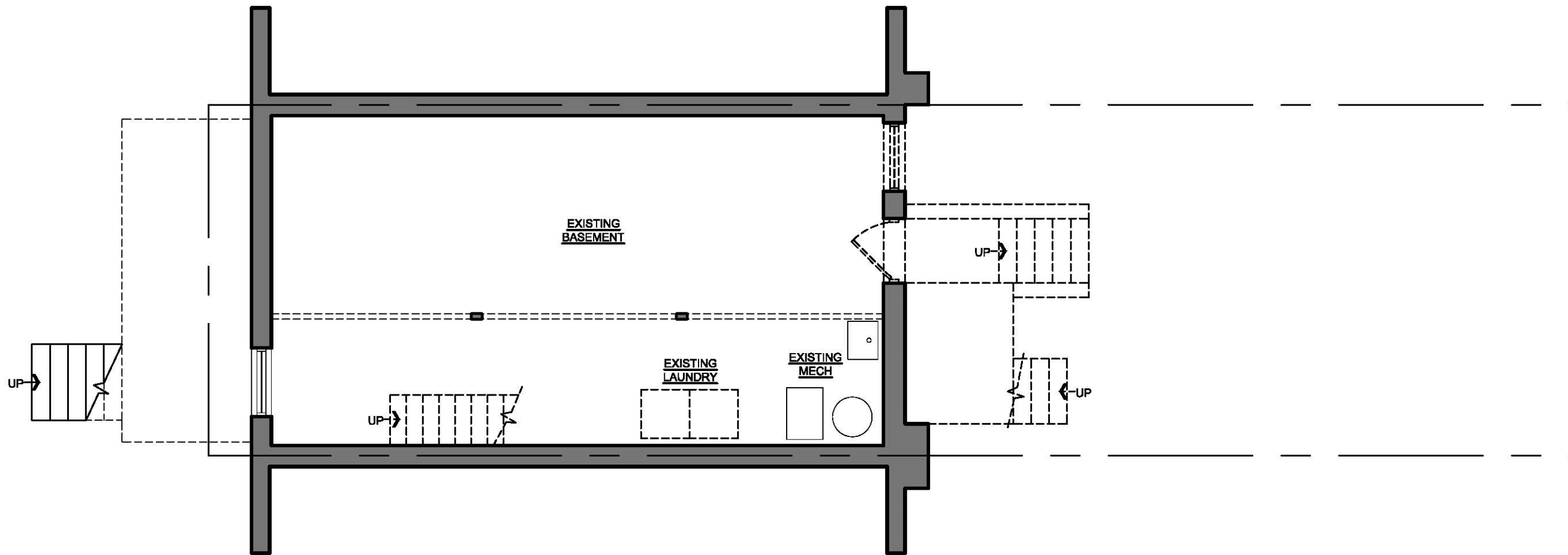
REAR VIEW LOOKING EAST



REAR VIEW FROM REAR ALLEY

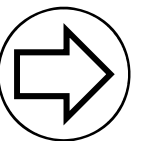
REAR VIEW FROM SIDE ALLEY (LOOKING EAST)

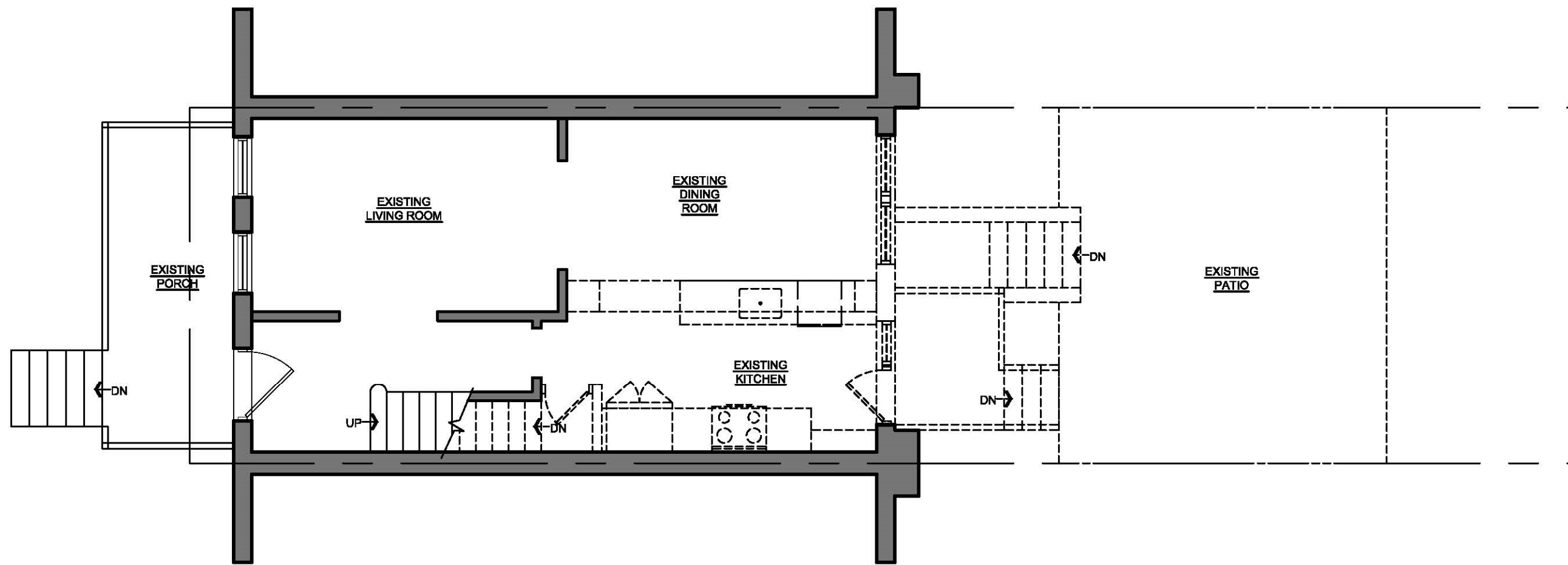




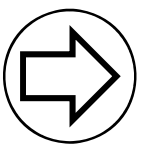
1
D-1

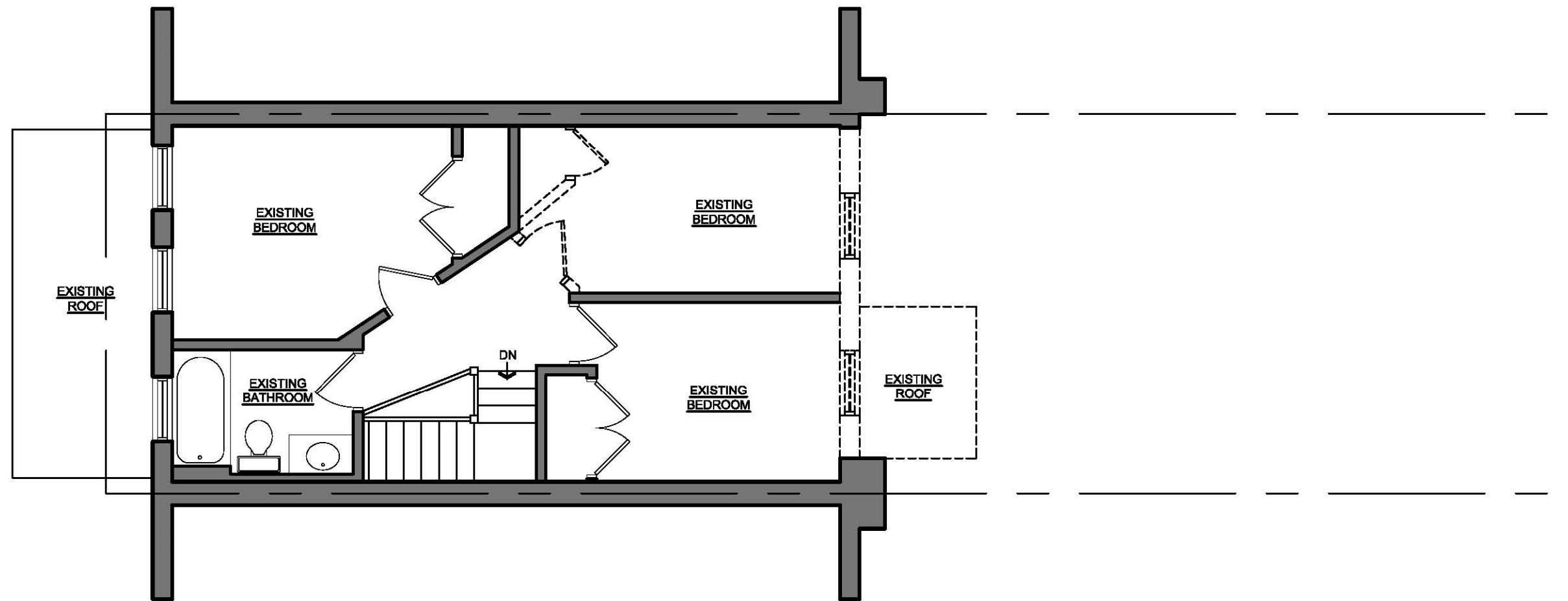
CELLAR DEMOLITION PLAN
SCALE: 3/16"=1'-0"



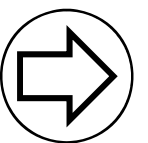


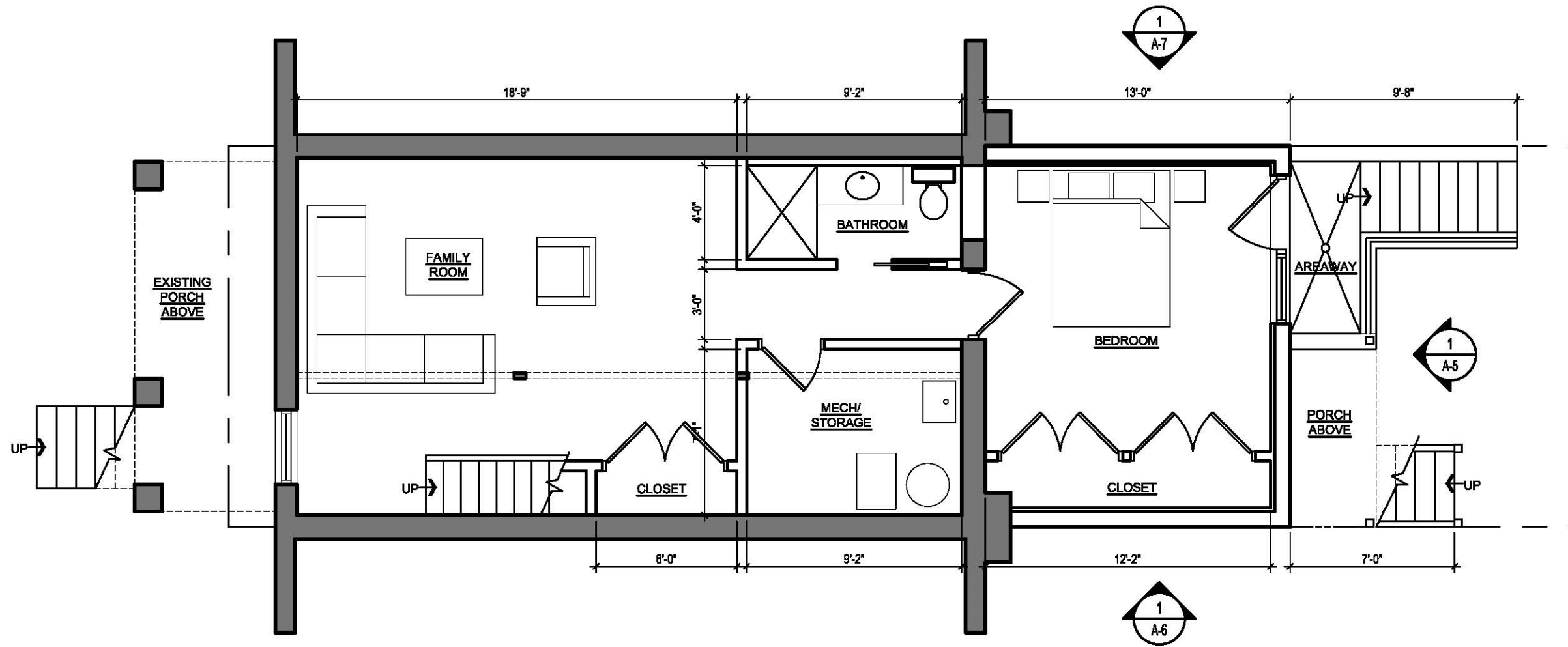
1 FIRST FLOOR DEMOLITION PLAN
 D-2 SCALE: 3/16"=1'-0"



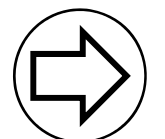


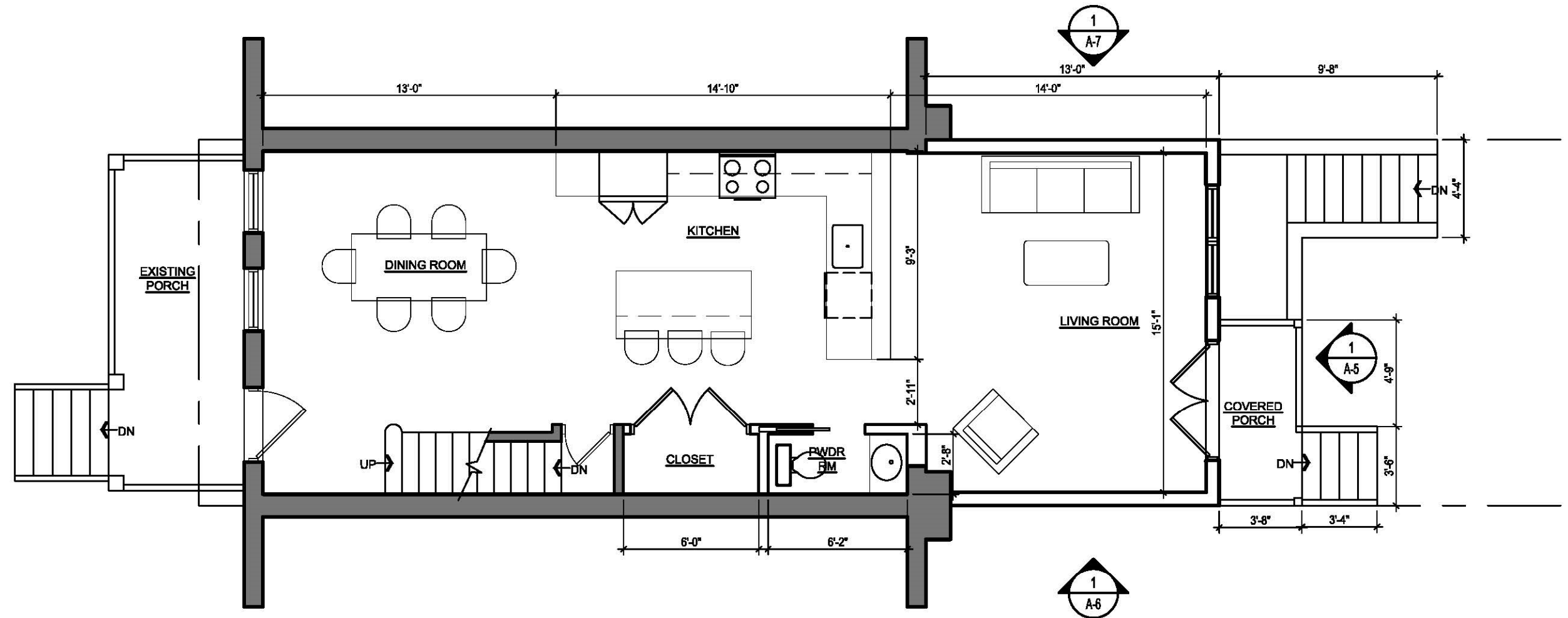
1 SECOND FLOOR DEMOLITION PLAN
 D-3 SCALE: 3/16"=1'-0"



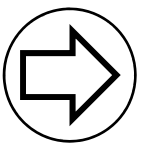


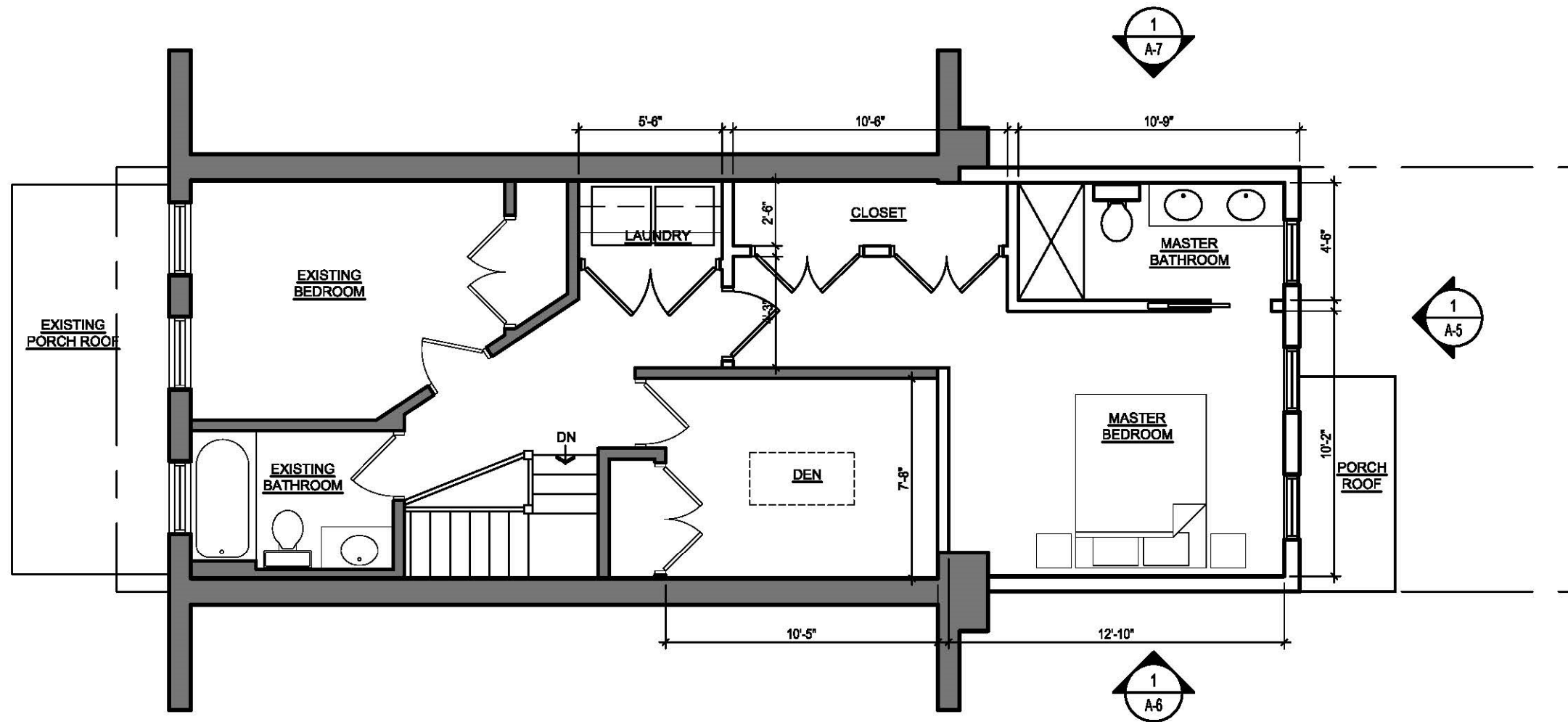
1 CELLAR PLAN
A-1 SCALE: 3/16"=1'-0"



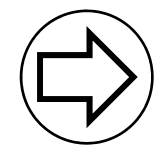


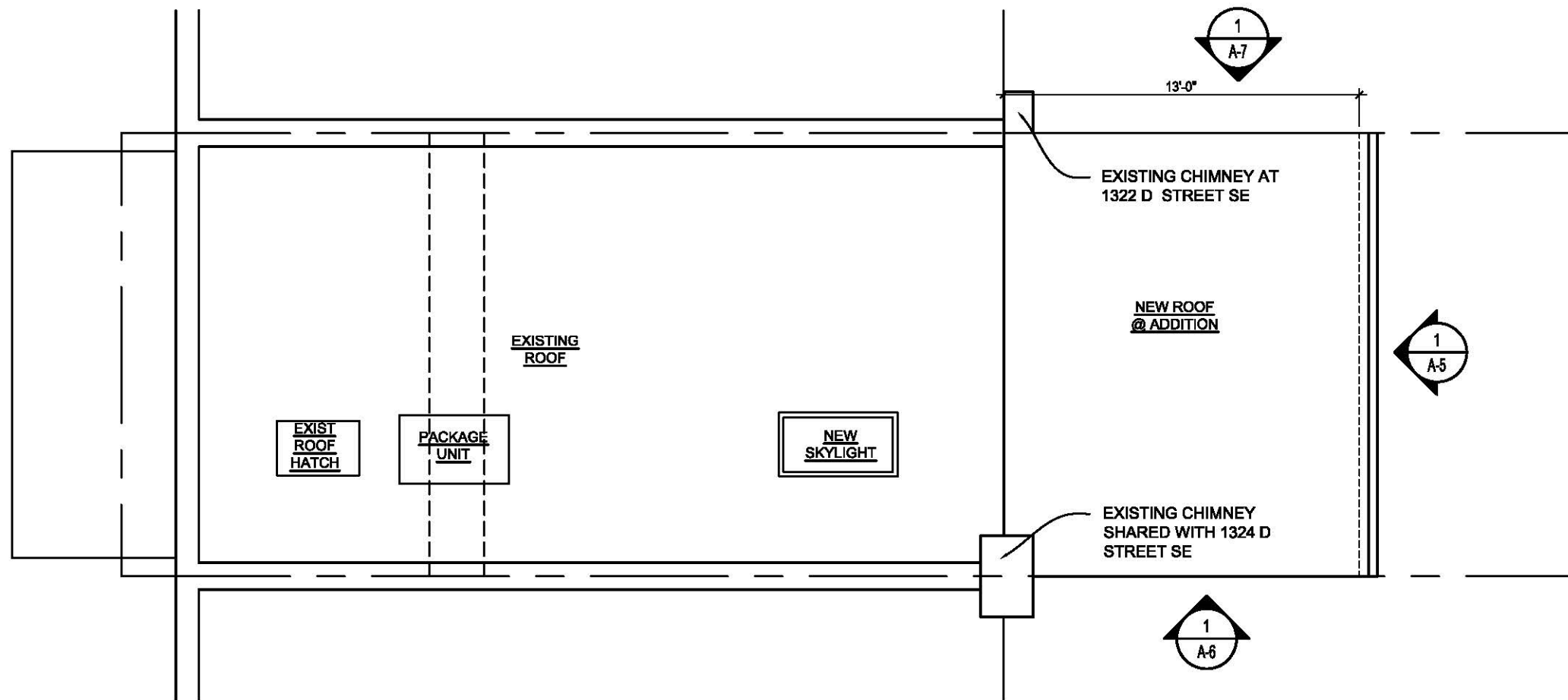
1 FIRST FLOOR PLAN
 A-2 SCALE: 3/16"=1'-0"



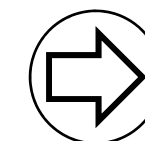


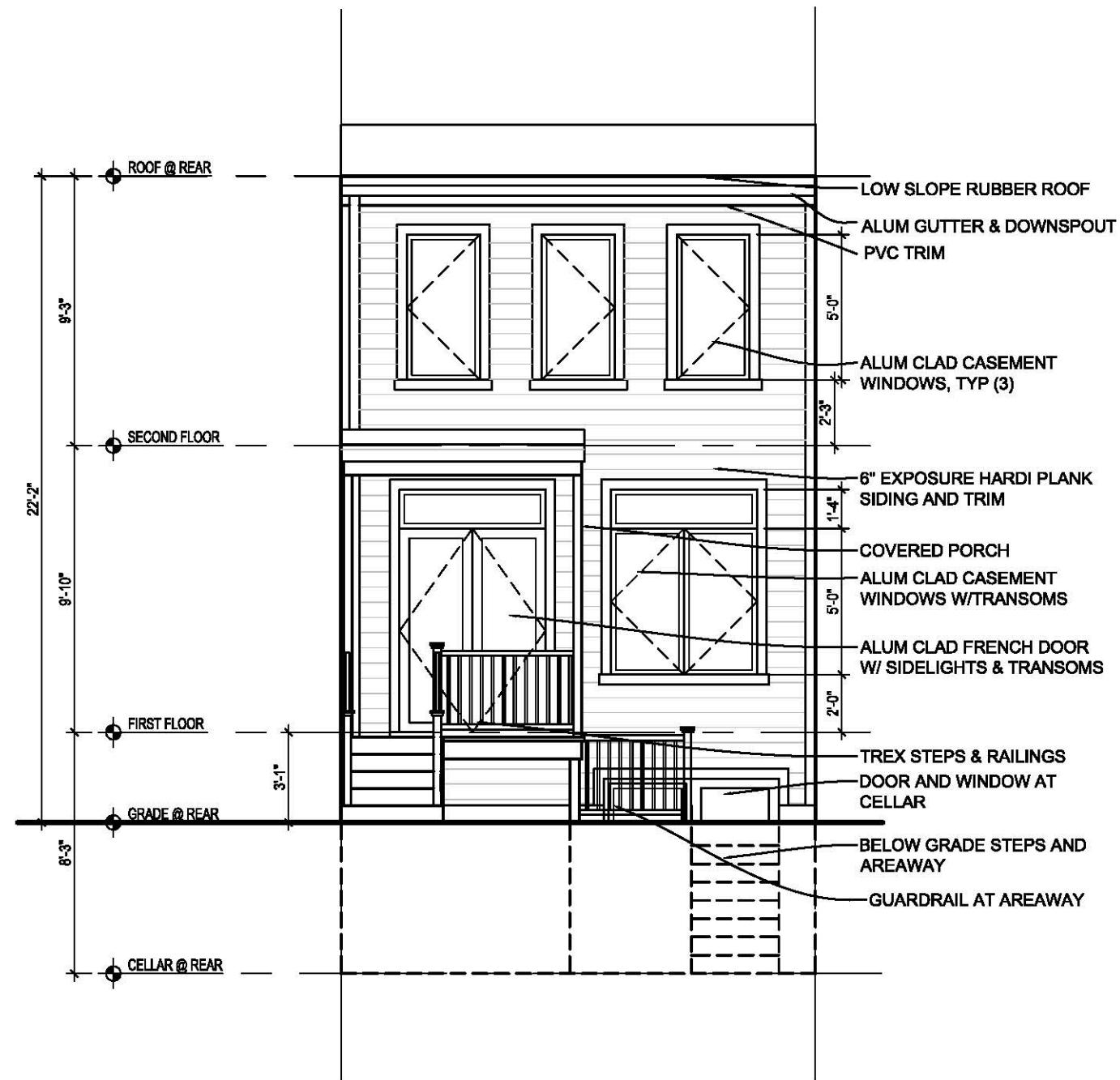
1 SECOND FLOOR PLAN
 A-3 SCALE: 3/16"=1'-0"



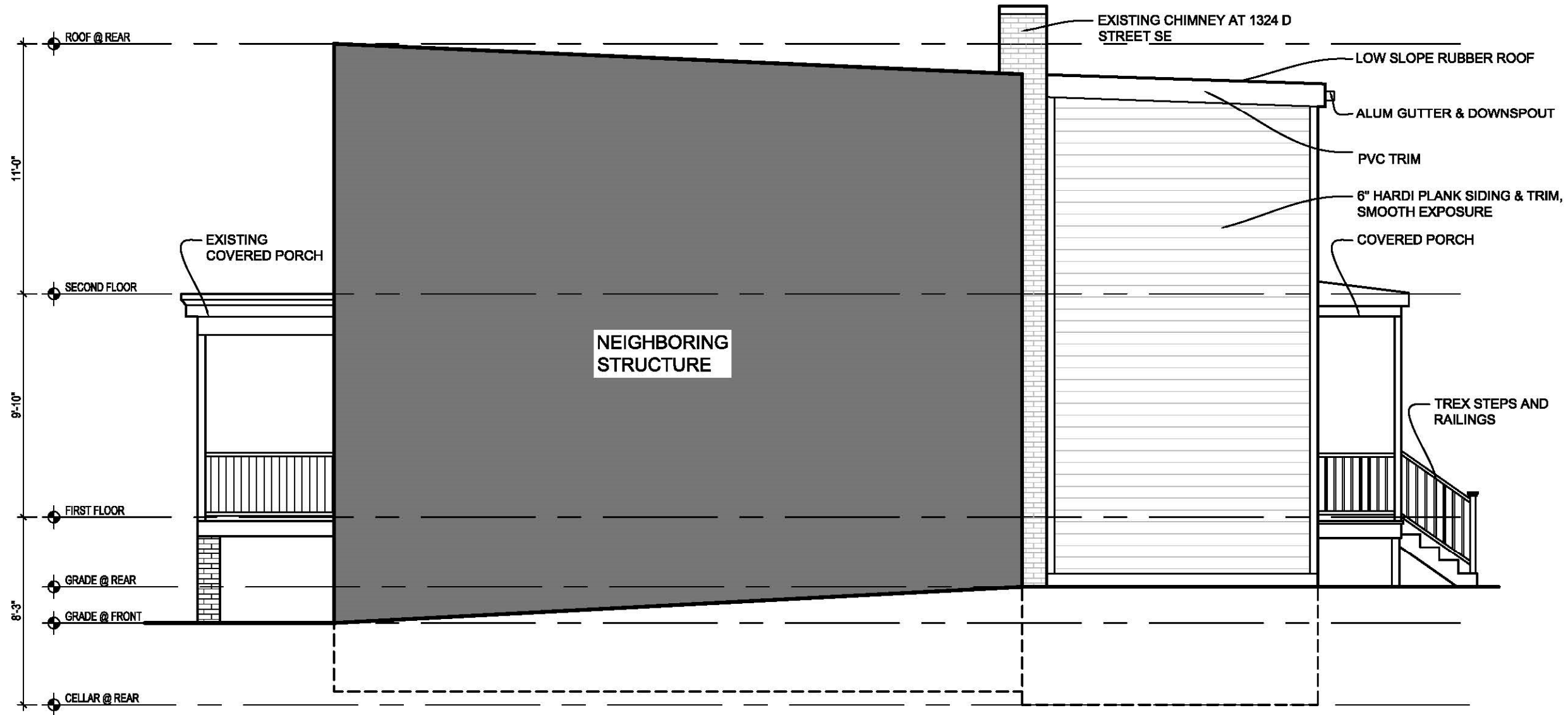


1 ROOF PLAN
A-4 SCALE: 3/16"=1'-0"

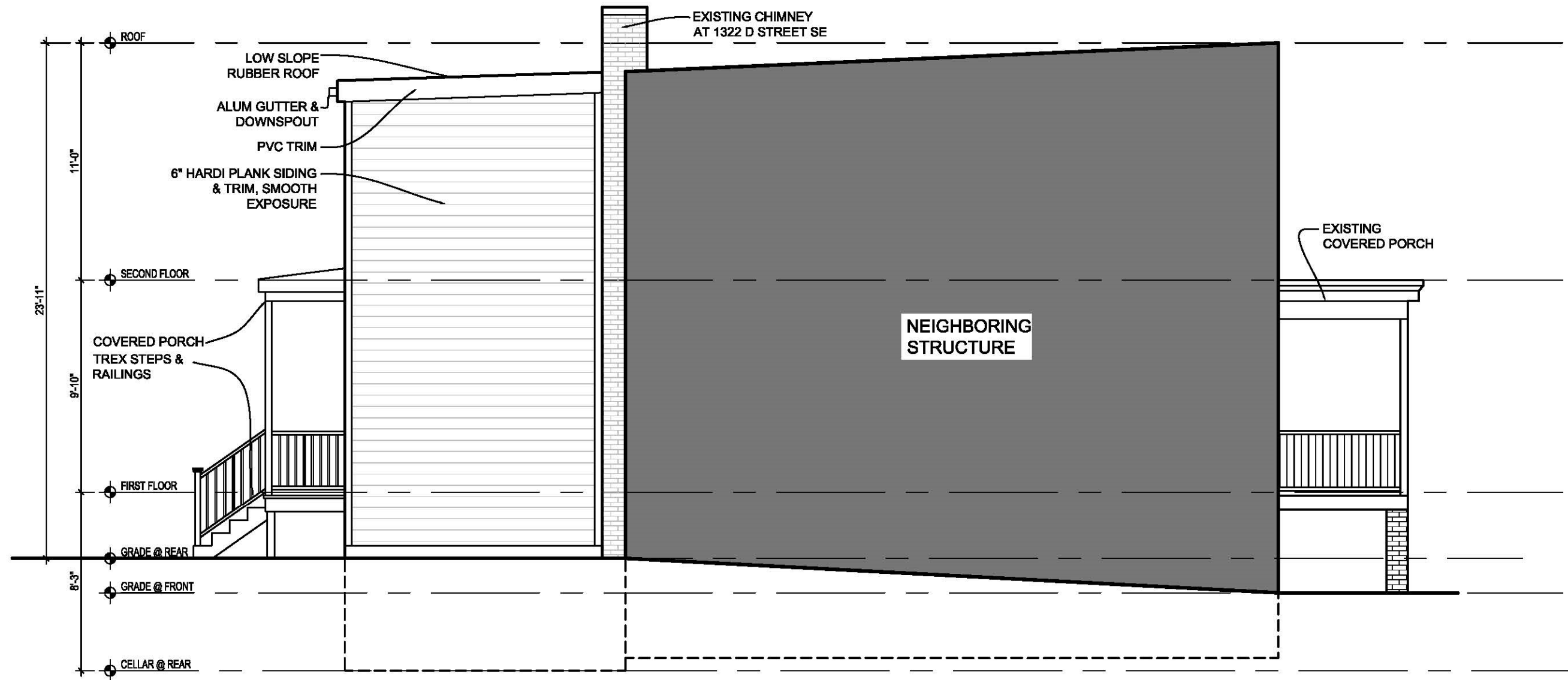




1 REAR ELEVATION
 A-5 SCALE: 3/16"=1'-0"



1 EAST ELEVATION
 A-6 SCALE: 3/16"=1'-0"



1 WEST ELEVATION
 A-7 SCALE: 3/16"=1'-0"