

OWNER

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ARCHITECT

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PROJECT DESCRIPTION

MULTI-FAMILY CONVERSION & ADDITION
NEW 4TH FLOOR

DRAWING INDEX

- A1.0 COVER SHEET
- A1.1 EXISTING CONDITIONS
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1. BUILDING LOCATION MAP



Project Phase
HPRB REVIEW

Date
05/01/2020

MULTI-FAMILY ROWHOUSE RENOVATION / ADDITION

2152 FLORIDA AVE. N.W. WASHINGTON D.C., 20008

A1.0
Board of Zoning Adjustment
District of Columbia
CASE NO. 0315
EXHIBIT NO. 6
COVER SHEET



Project Phase
HPRB REVIEW

Date
05/01/2020

MULTI-FAMILY ROWHOUSE RENOVATION / ADDITION

2152 FLORIDA AVE. N.W. WASHINGTON D.C., 20008

A1.1

EXISTING CONDITIONS



Project Phase
HPRB REVIEW

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MULTI-FAMILY ROWHOUSE RENOVATION / ADDITION

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A1.2

EXISTING CONDITIONS



Project Phase

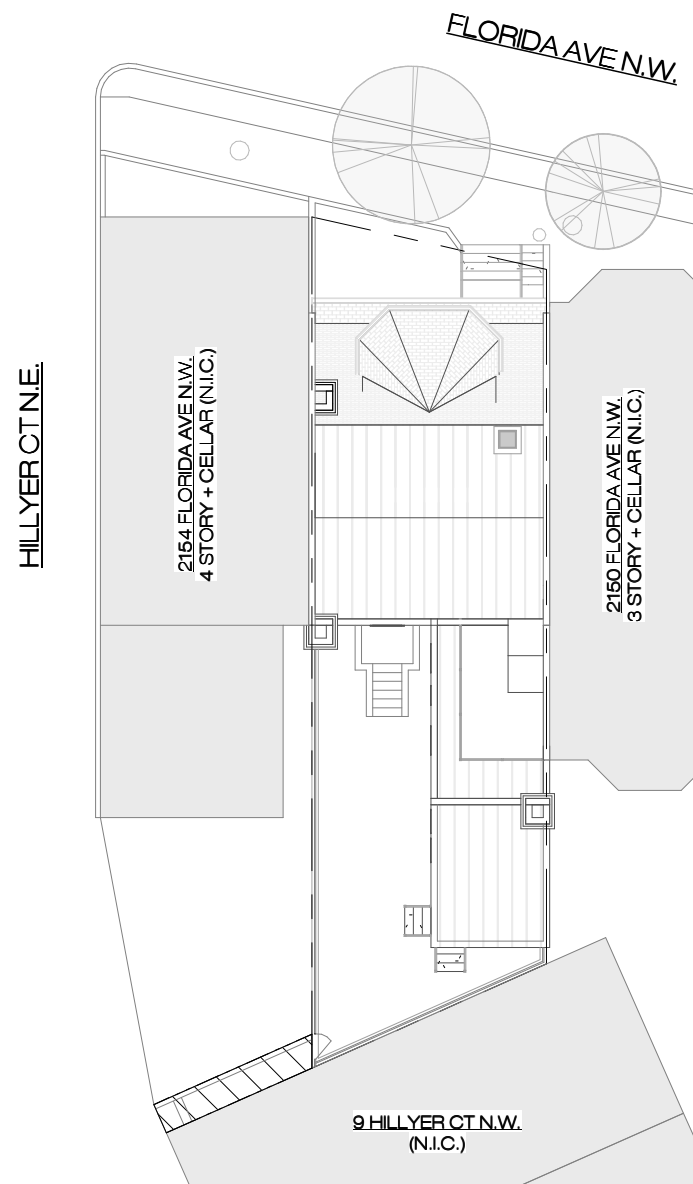
Date
05/05/20

MULTI-FAMILY ROWHOUSE RENOVATION / ADDITION

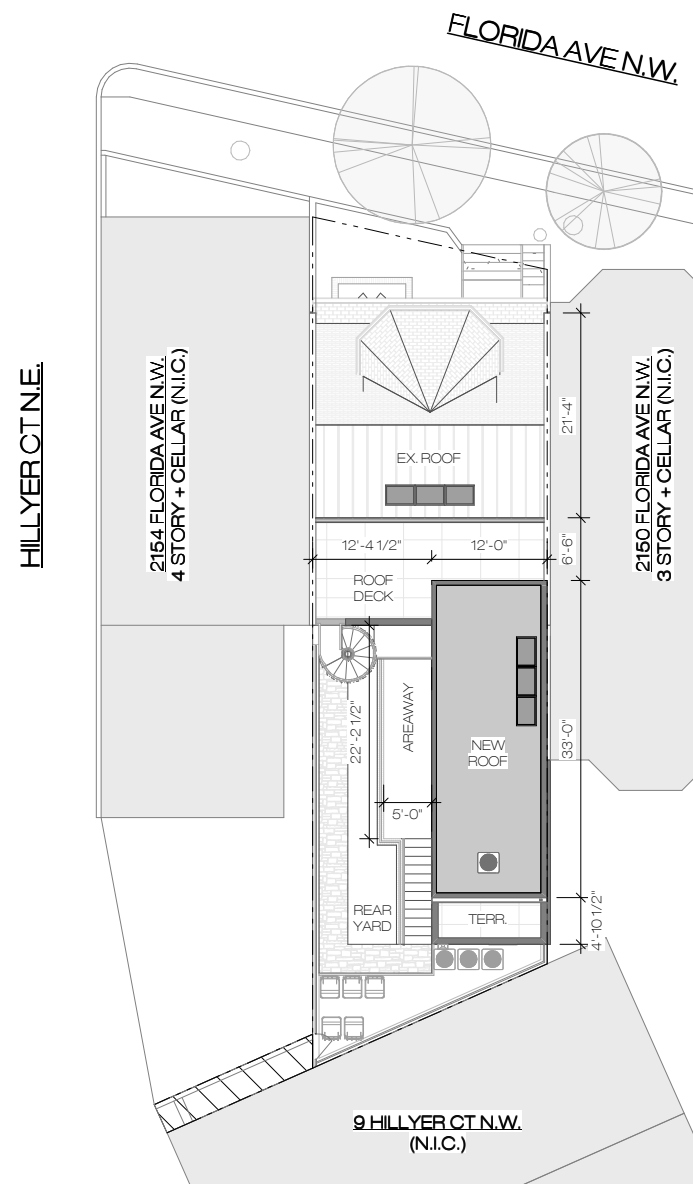
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A1.2b

SITE CONTEXT PHOTOS



1 EXST. SITE PLAN
1" = 20'-0"



2 PROPOSED SITE PLAN
1" = 20'-0"

GROSS FLOOR AREA BY LEVEL	
LEVEL	FLOOR AREA
1ST	1,191.17 SF
2ND	1,141.06 SF
3RD	904.31 SF
4TH	394.06 SF
TOTAL GROSS FLOOR AREA (G.F.A.)	3,630.60 SF

*CELLAR FLOOR AREA (1,191.17 SF) NOT INCLUDED IN G.F.A. CALCS
- CEILING UNDER 4'-0" FROM B.H.M.P.

F.A.R. CALCULATIONS

MAX ALLOWED - 1.8 (3,630.60 SF)
 PROPOSED F.A.R. = G.F.A. / LOT AREA
 3,630.60 / 2,017 = **1.80**

LOT COVERAGE

LOT AREA - 2,017.00 SF
 EXST. BUILDING AREA - 1,207.44 SF
 SPIRAL STAIR & LANDING - 35.25 SF
 TOTAL AREA - 1,242.69 SF
 LOT COVERAGE - 1,242.69 / 2,017 = **61.61%**



Project Phase
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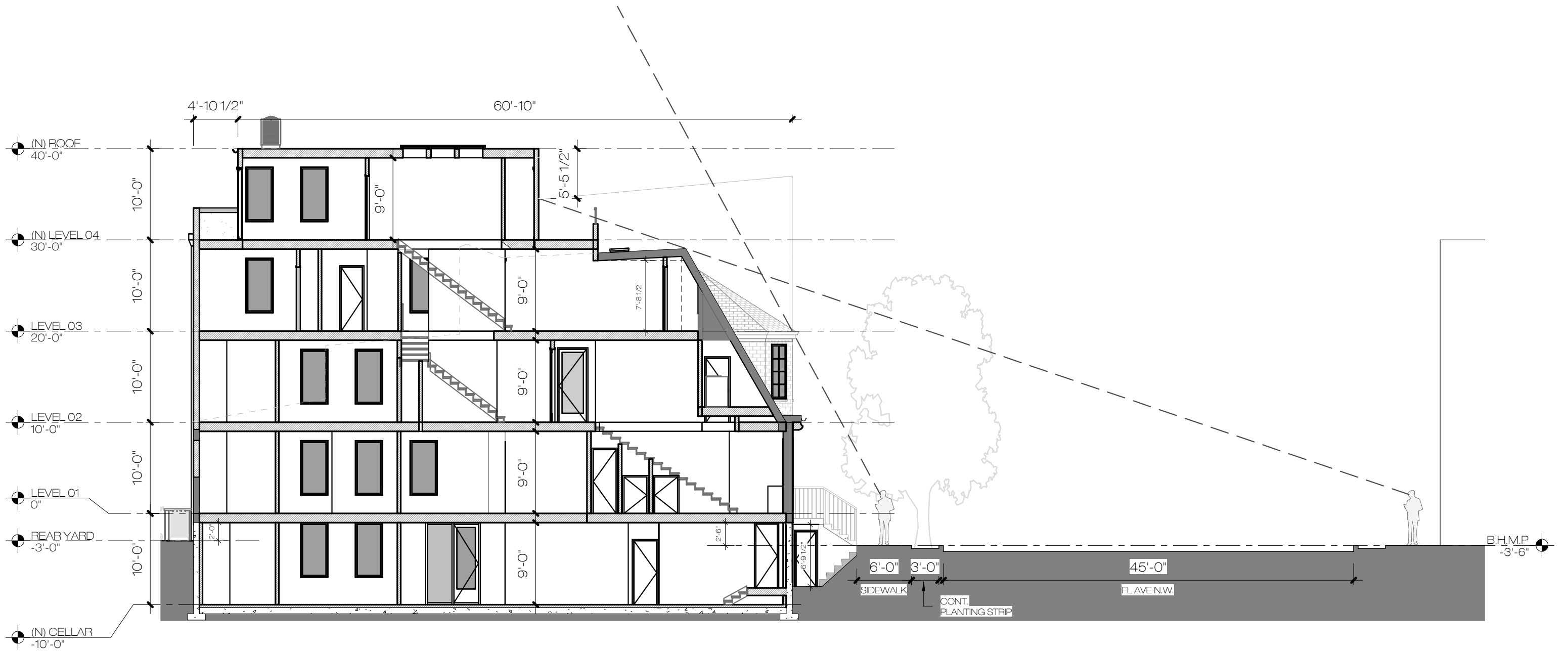
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A1.3

SITE PLANS





1 SITE SECTION A - A'
 3/32" = 1'-0"



Project Phase
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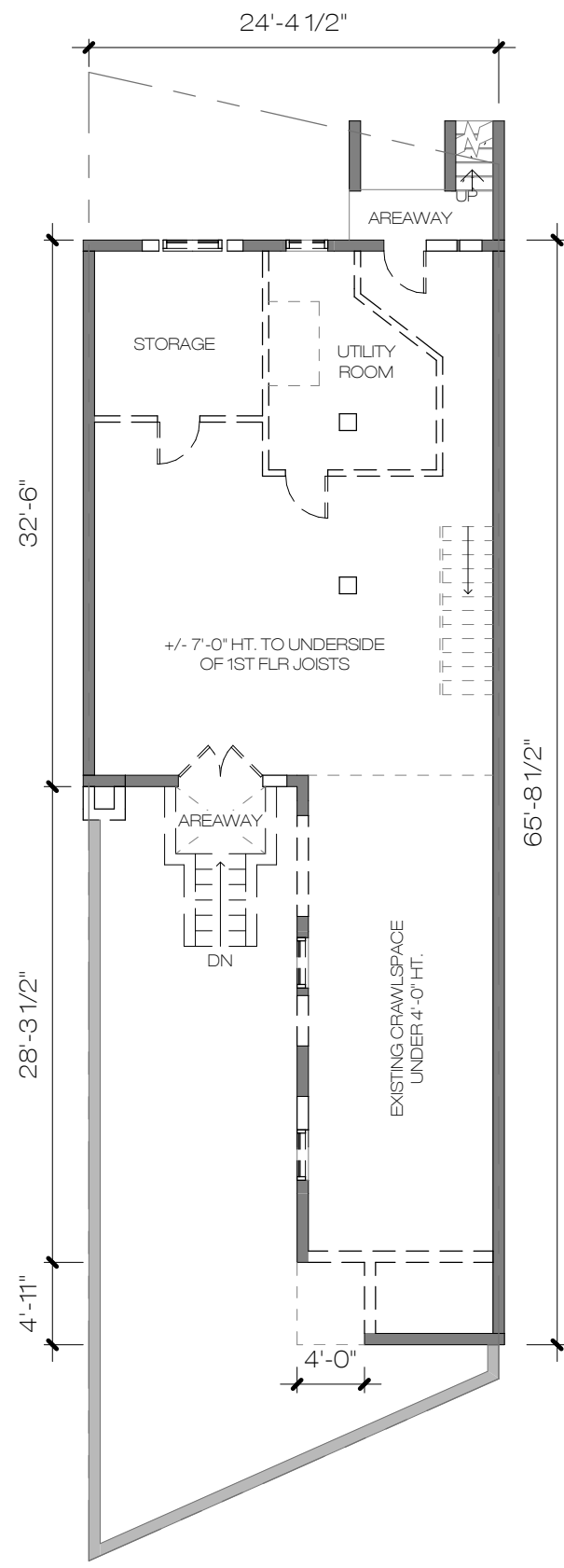
Date
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MULTI-FAMILY ROWHOUSE RENOVATION / ADDITION

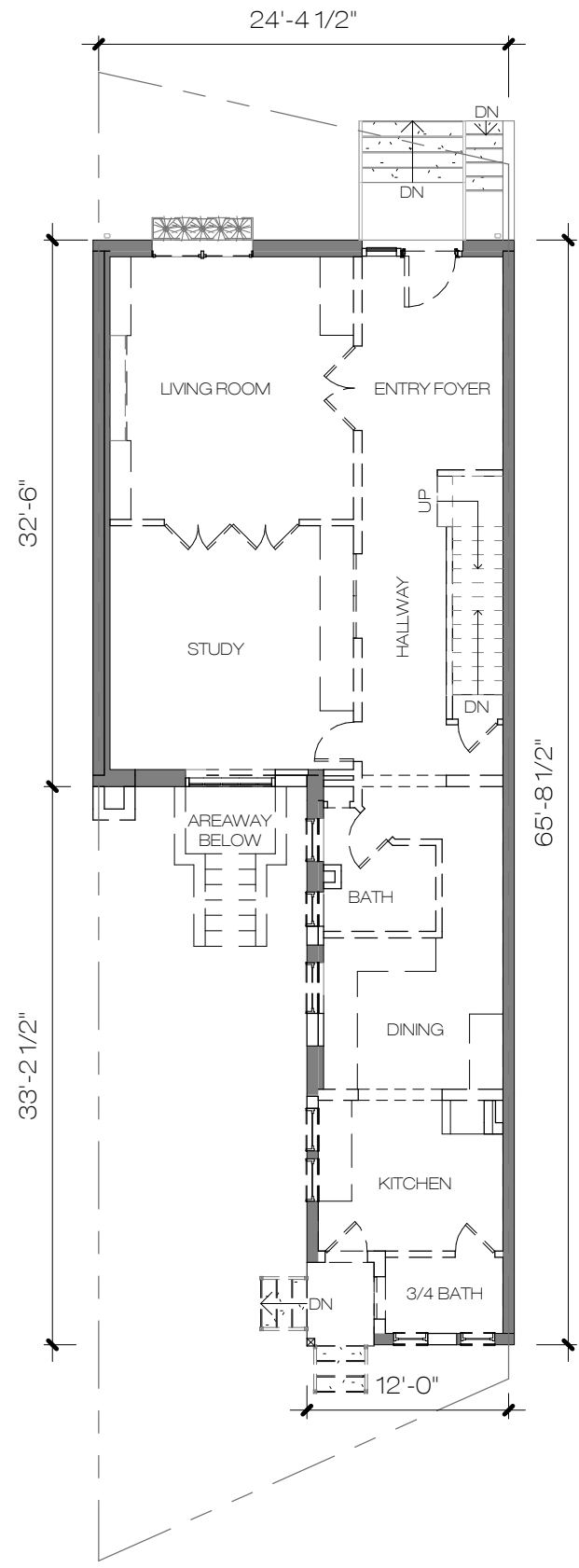
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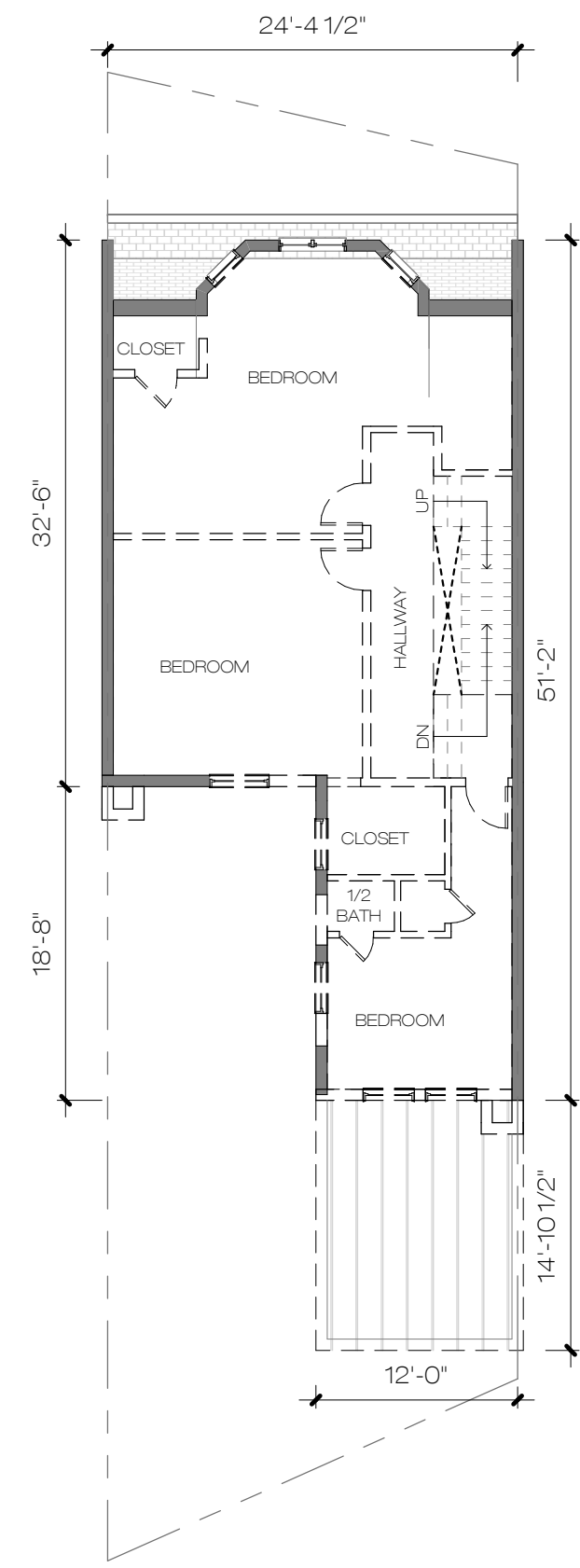
SITE SECTION



1 CELLAR PLAN
3/32" = 1'-0"



2 1ST FLOOR
3/32" = 1'-0"



3 2ND FLOOR
3/32" = 1'-0"



Project Phase
HPRB REVIEW

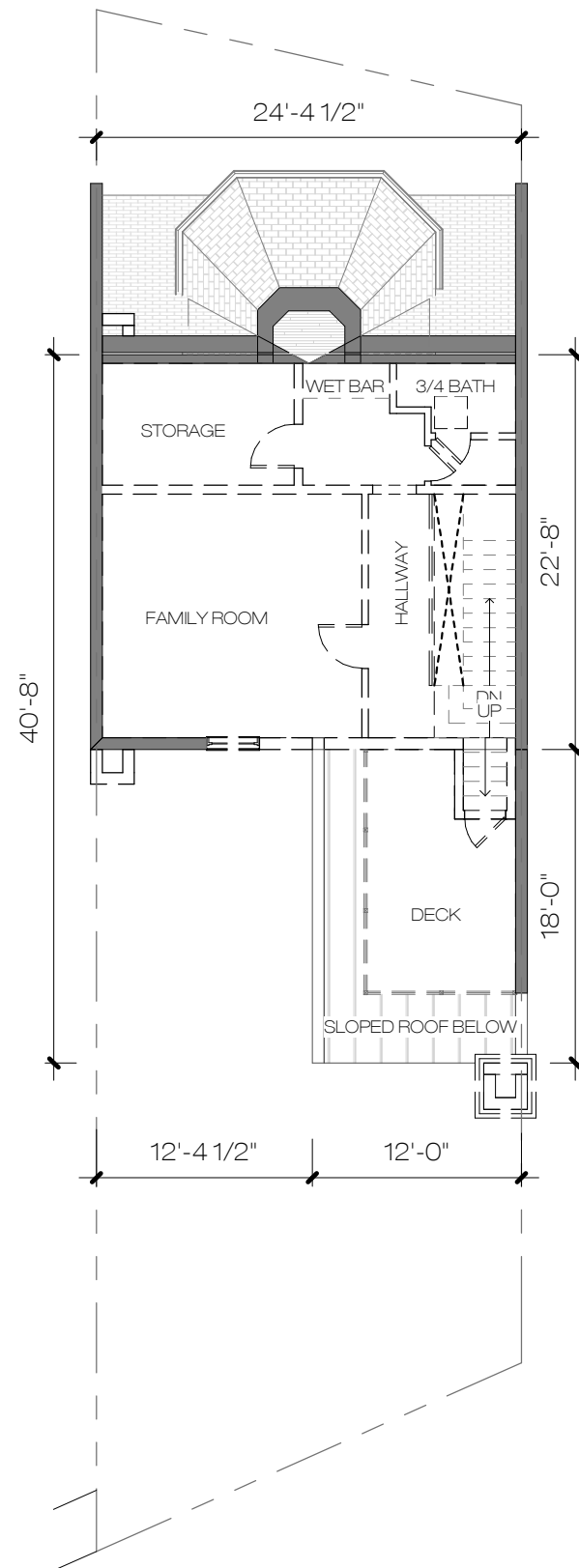
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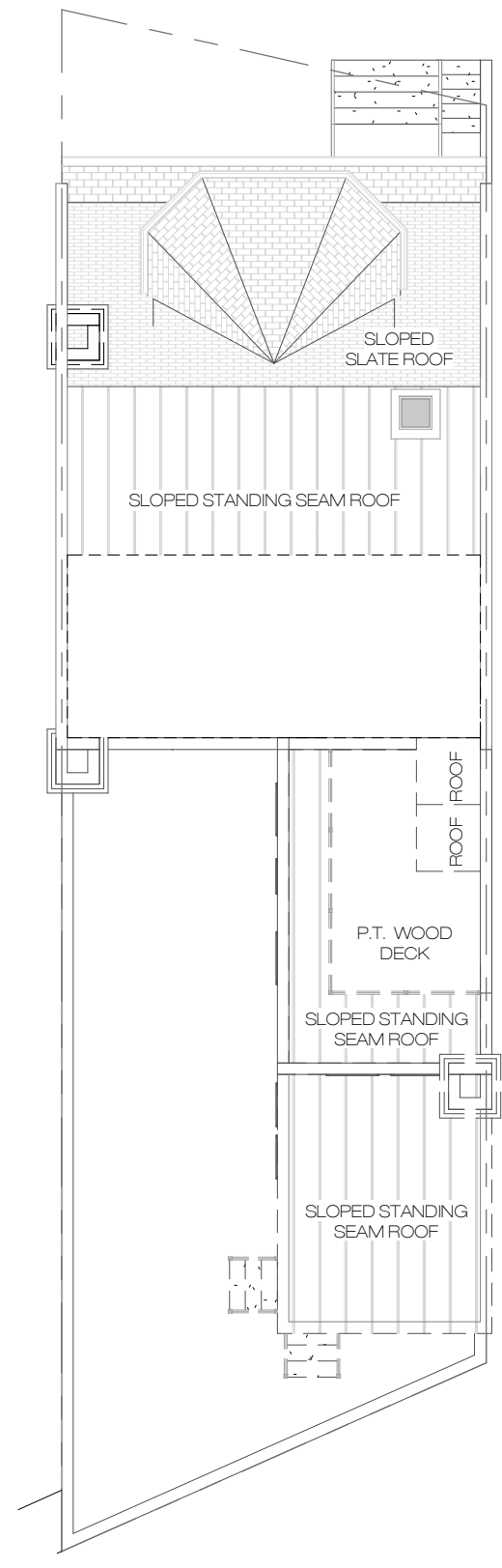
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EXISTING PLANS



① 3RD FLOOR
3/32" = 1'-0"



② ROOF PLAN
3/32" = 1'-0"



Project Phase
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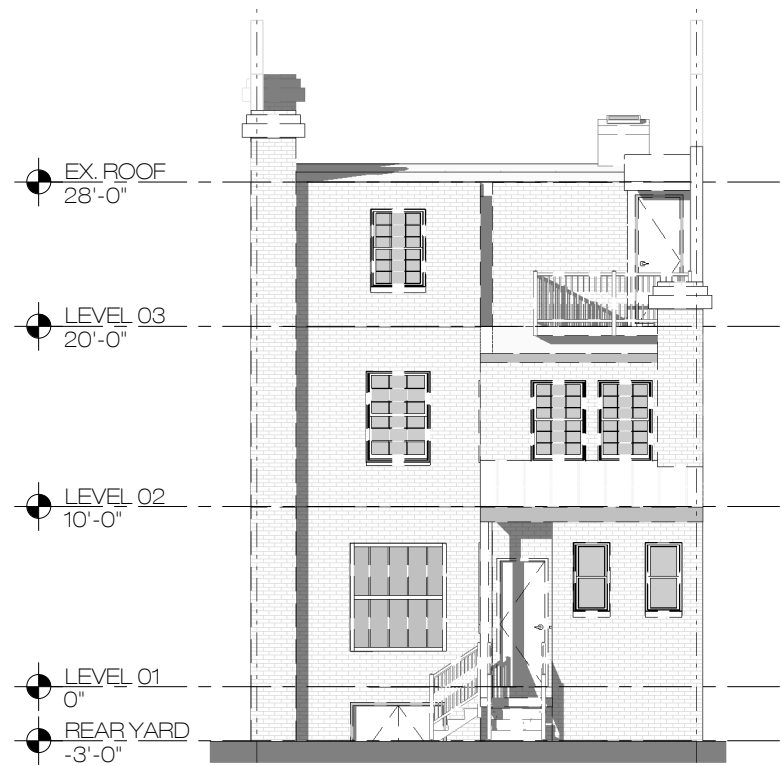
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MULTI-FAMILY ROWHOUSE RENOVATION / ADDITION

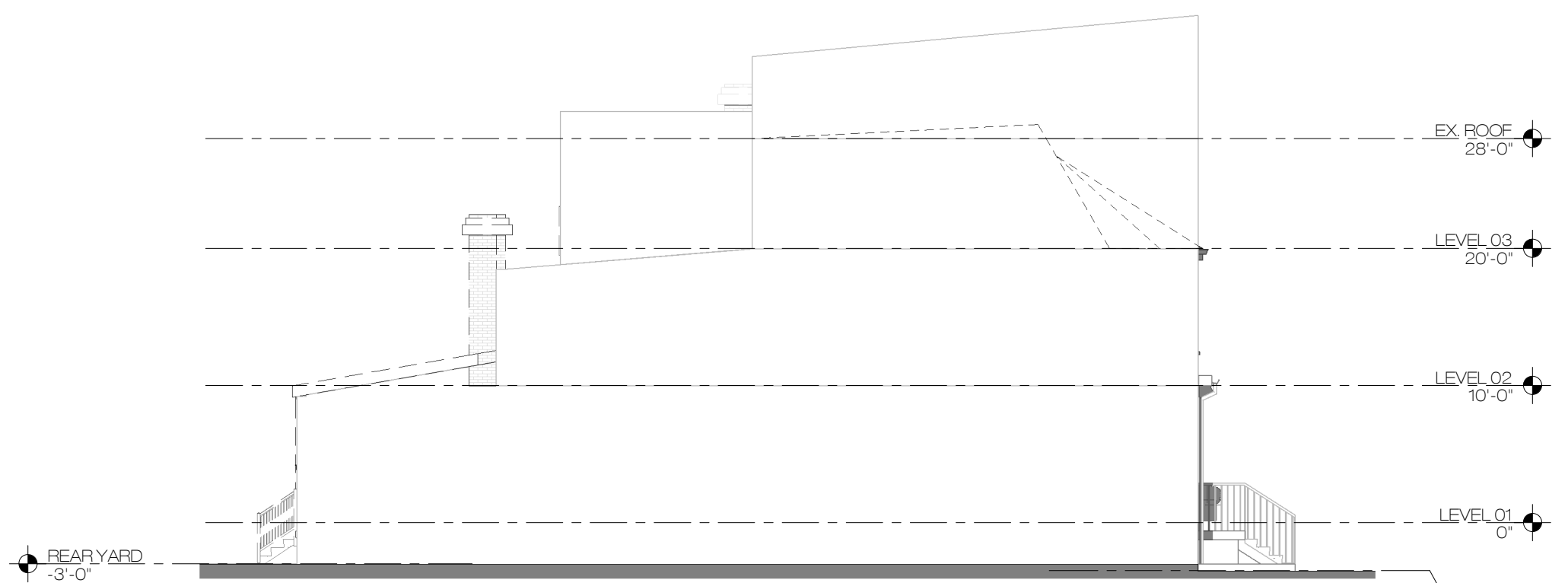
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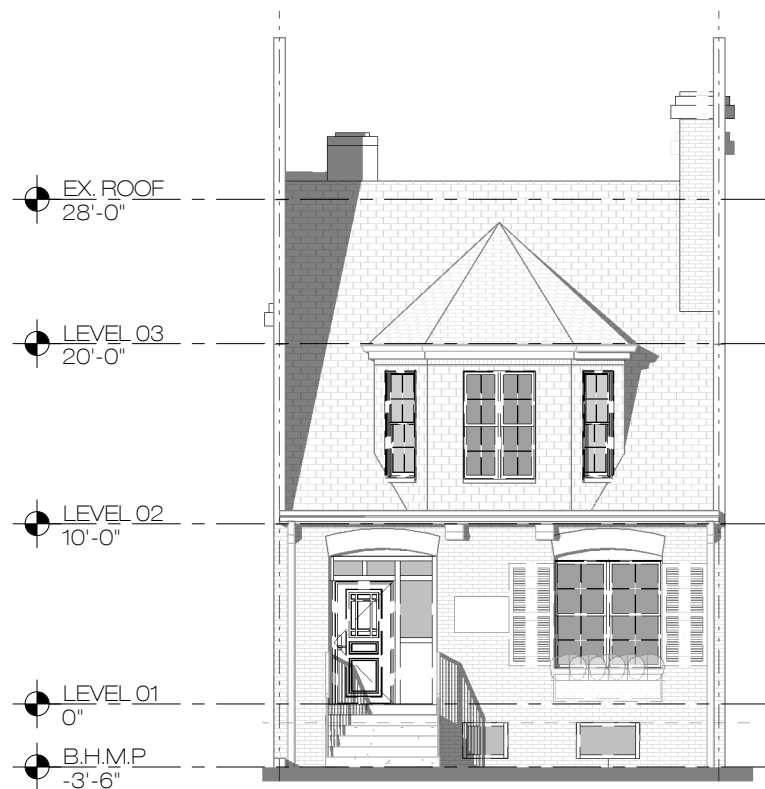
EXISTING PLANS



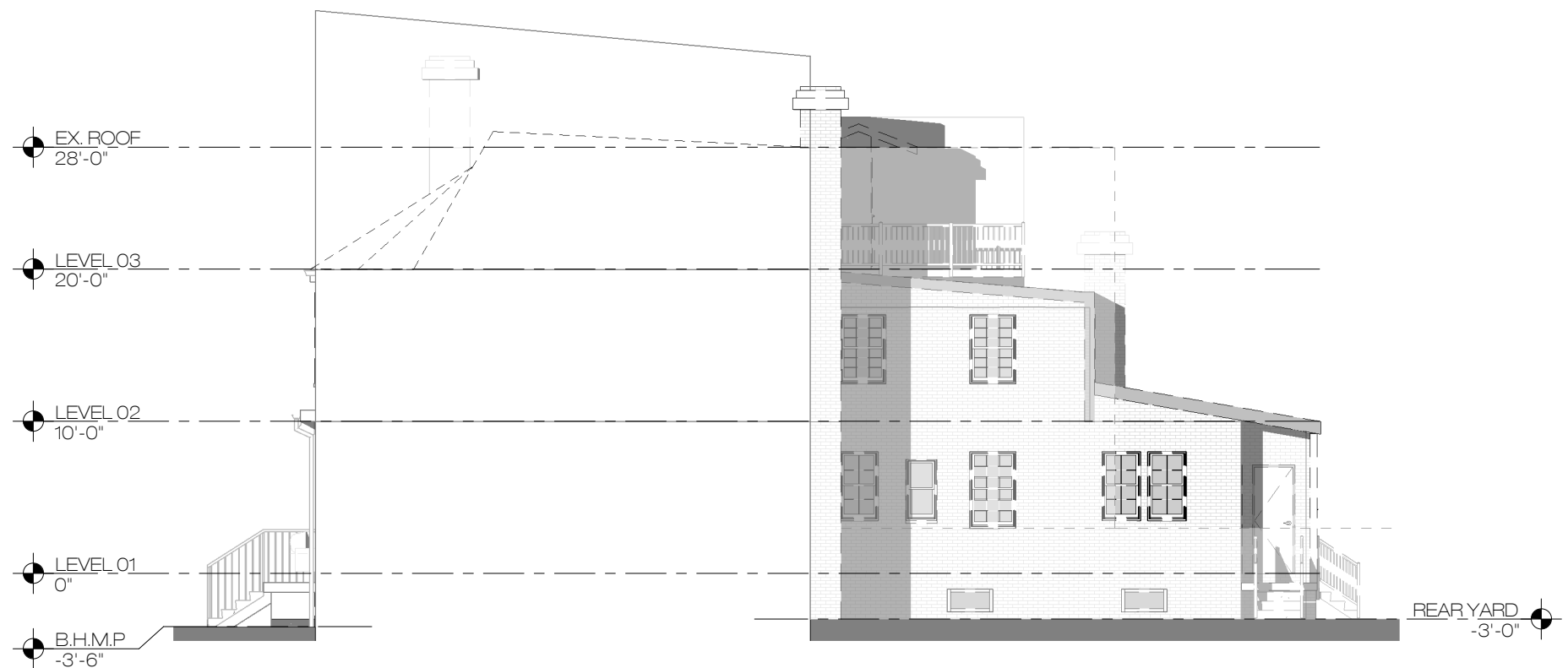
② REAR ELEVATION
3/32" = 1'-0"



④ SIDE PARTY WALL
3/32" = 1'-0"



① FRONT ELEVATION
3/32" = 1'-0"



③ ALLEY ELEV. (HILLYER CT NW.)
3/32" = 1'-0"



Project Phase
HPRB REVIEW

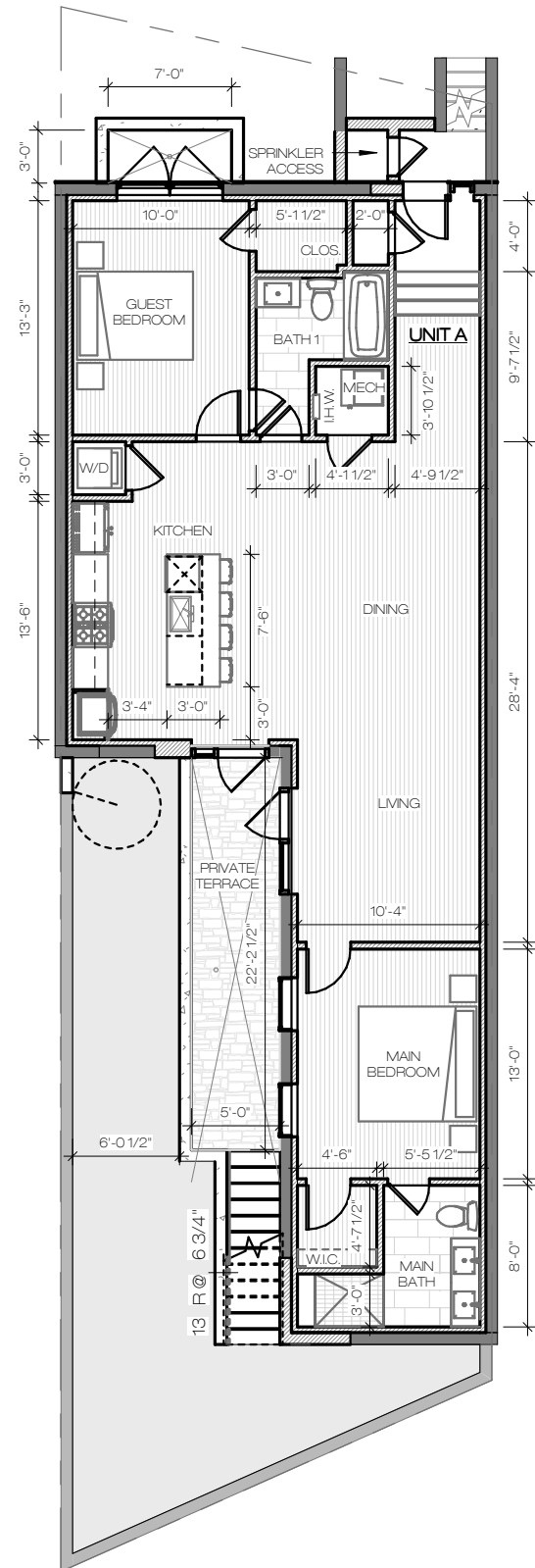
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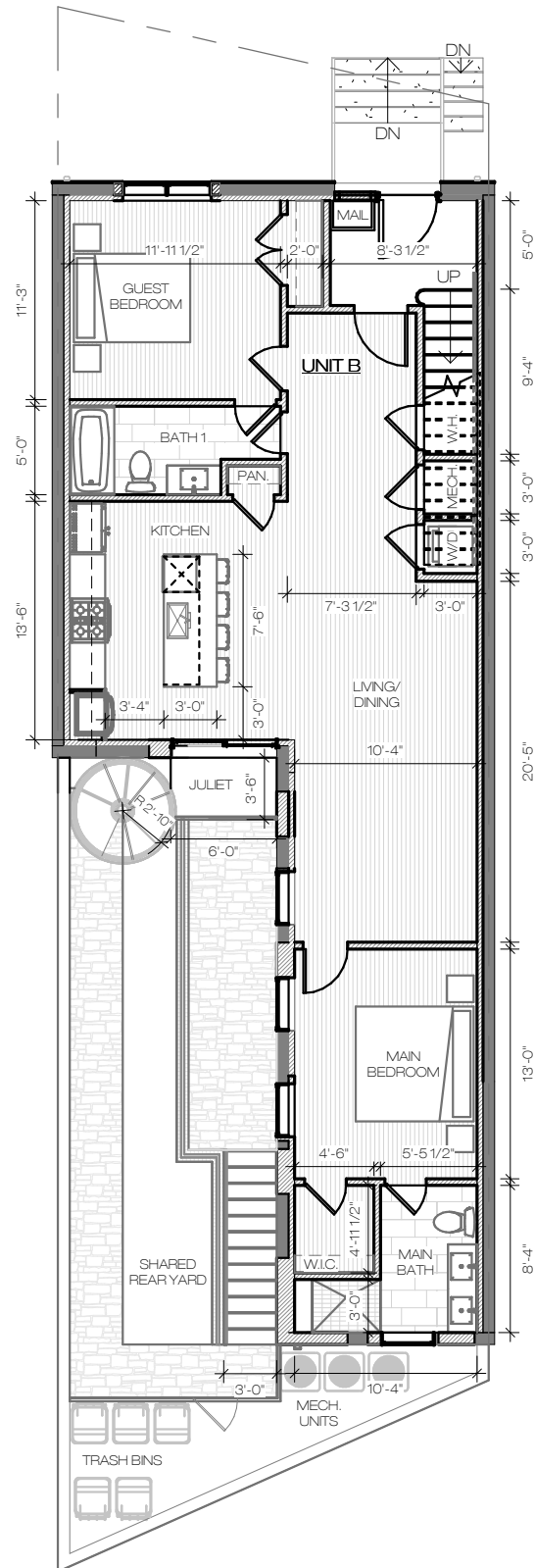
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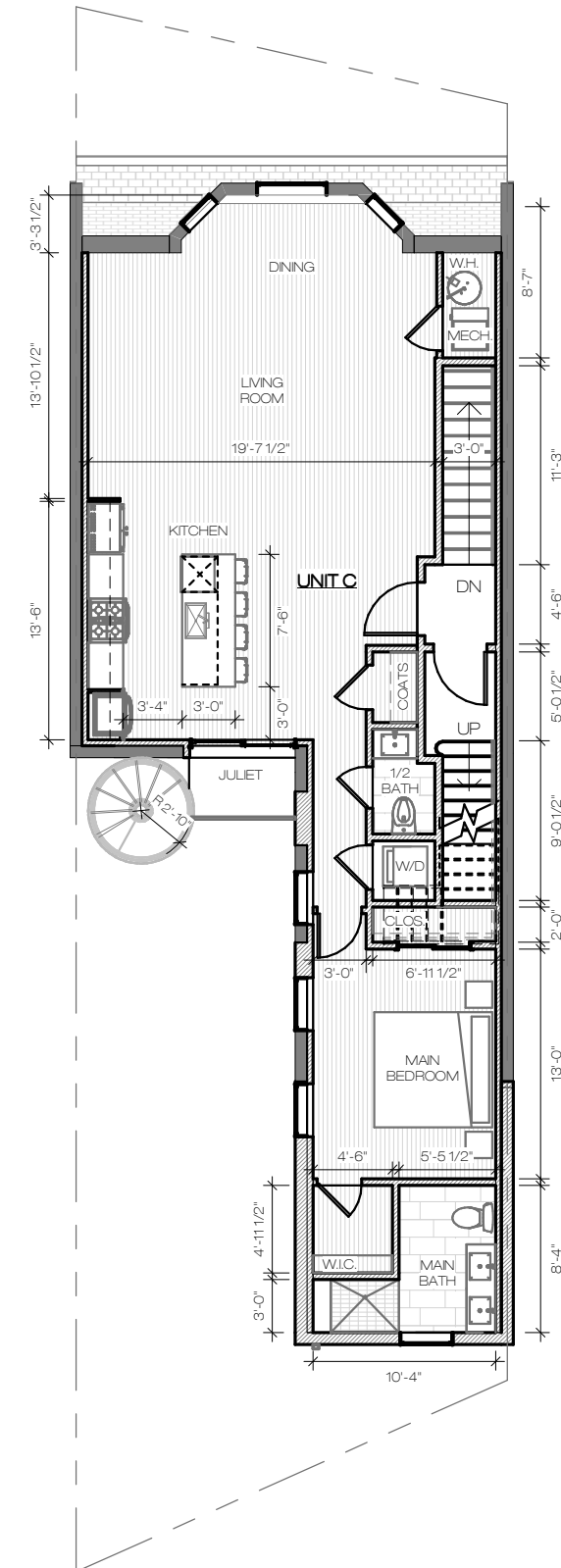
EXISTING ELEVATIONS



1 CELLAR PLAN
3/32" = 1'-0"



2 1ST FLOOR
3/32" = 1'-0"



3 2ND FLOOR
3/32" = 1'-0"



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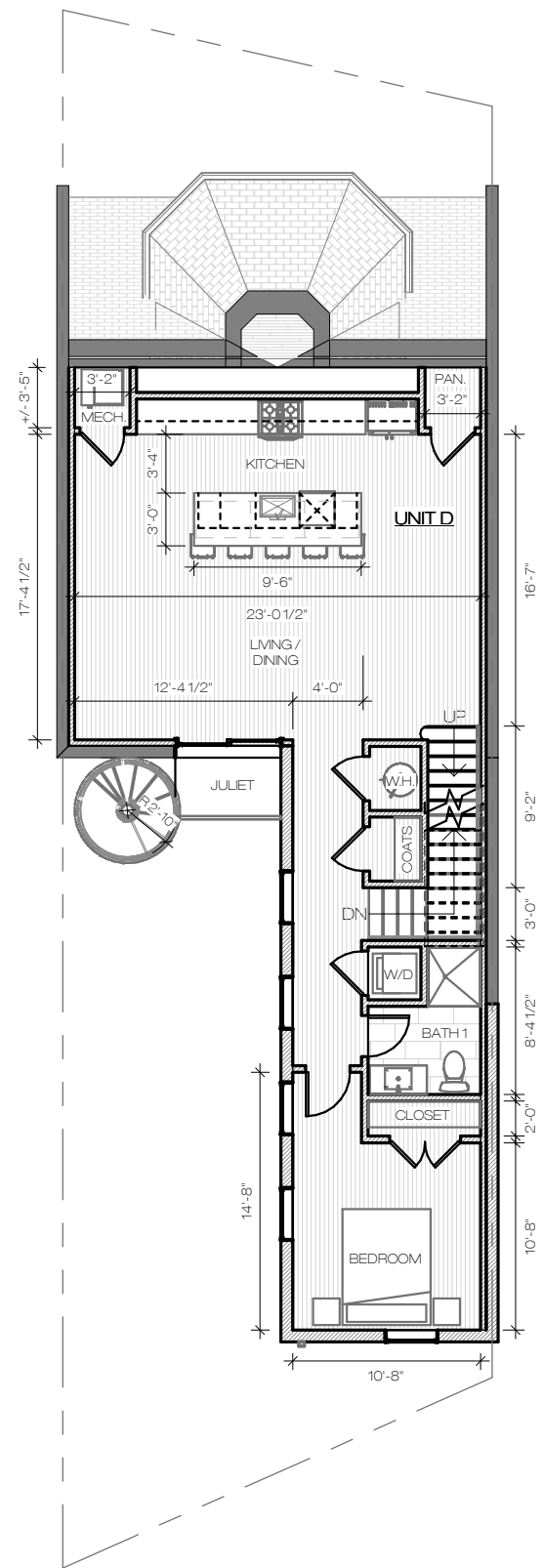
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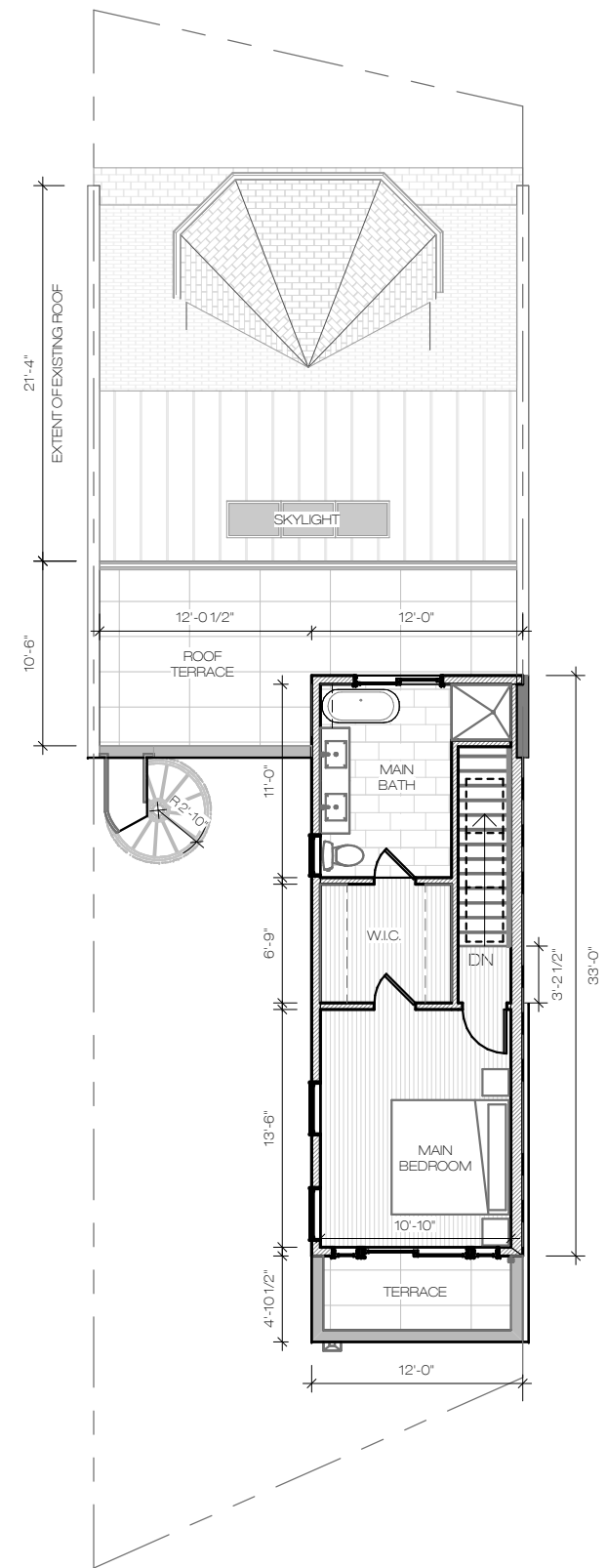


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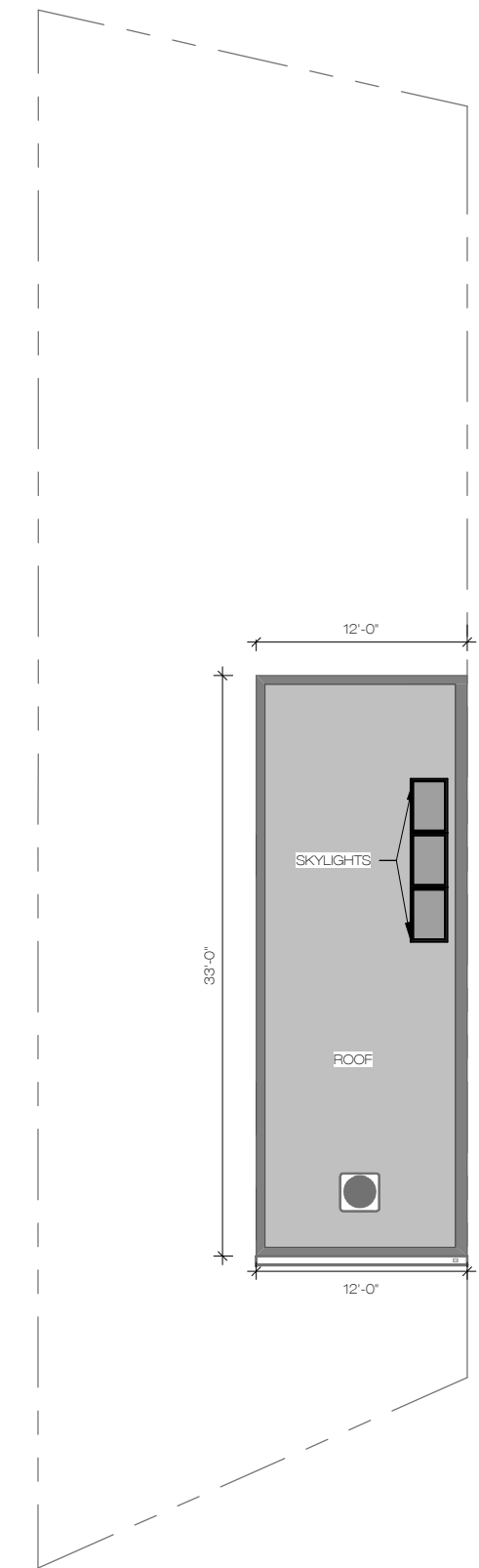
PROPOSED PLANS



① 3RD FLOOR
3/32" = 1'-0"



② 4TH FLOOR
3/32" = 1'-0"



③ ROOF PLAN
3/32" = 1'-0"



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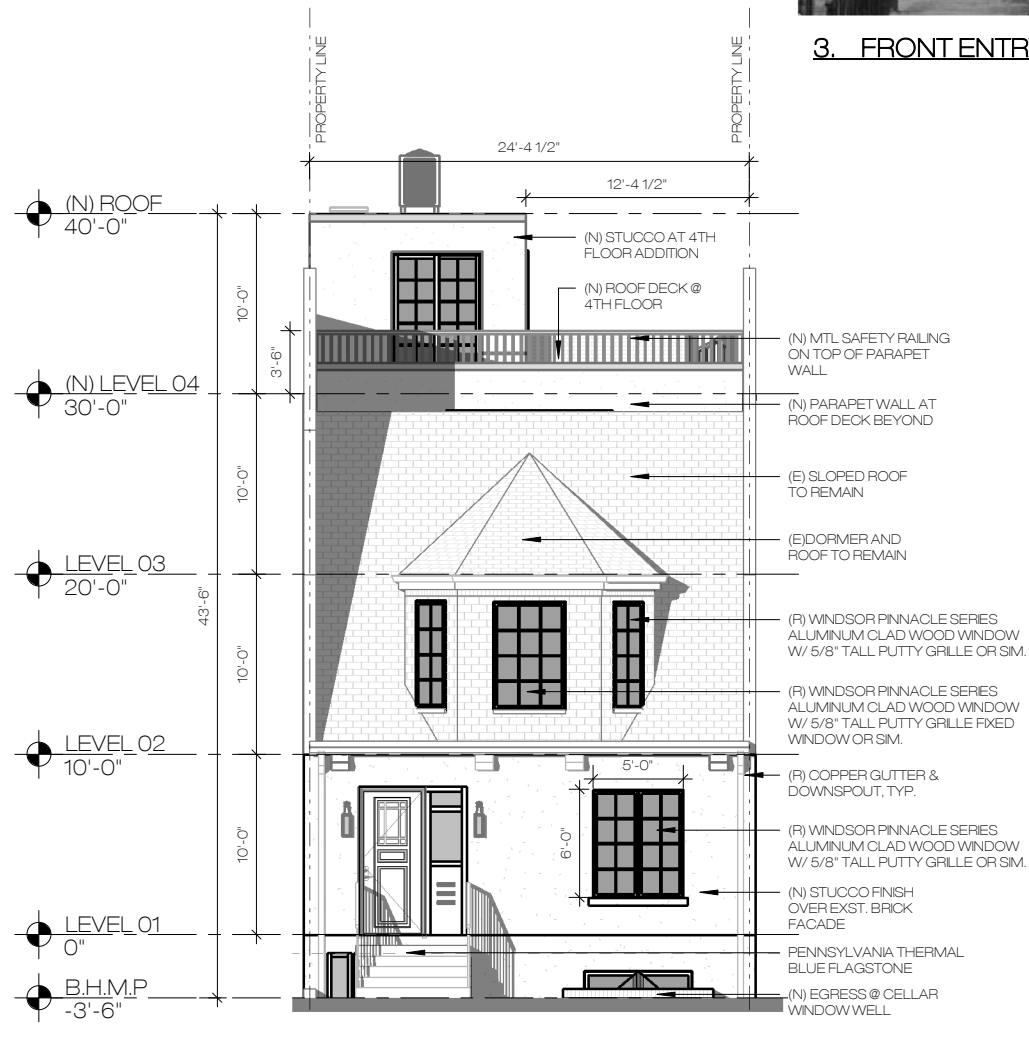


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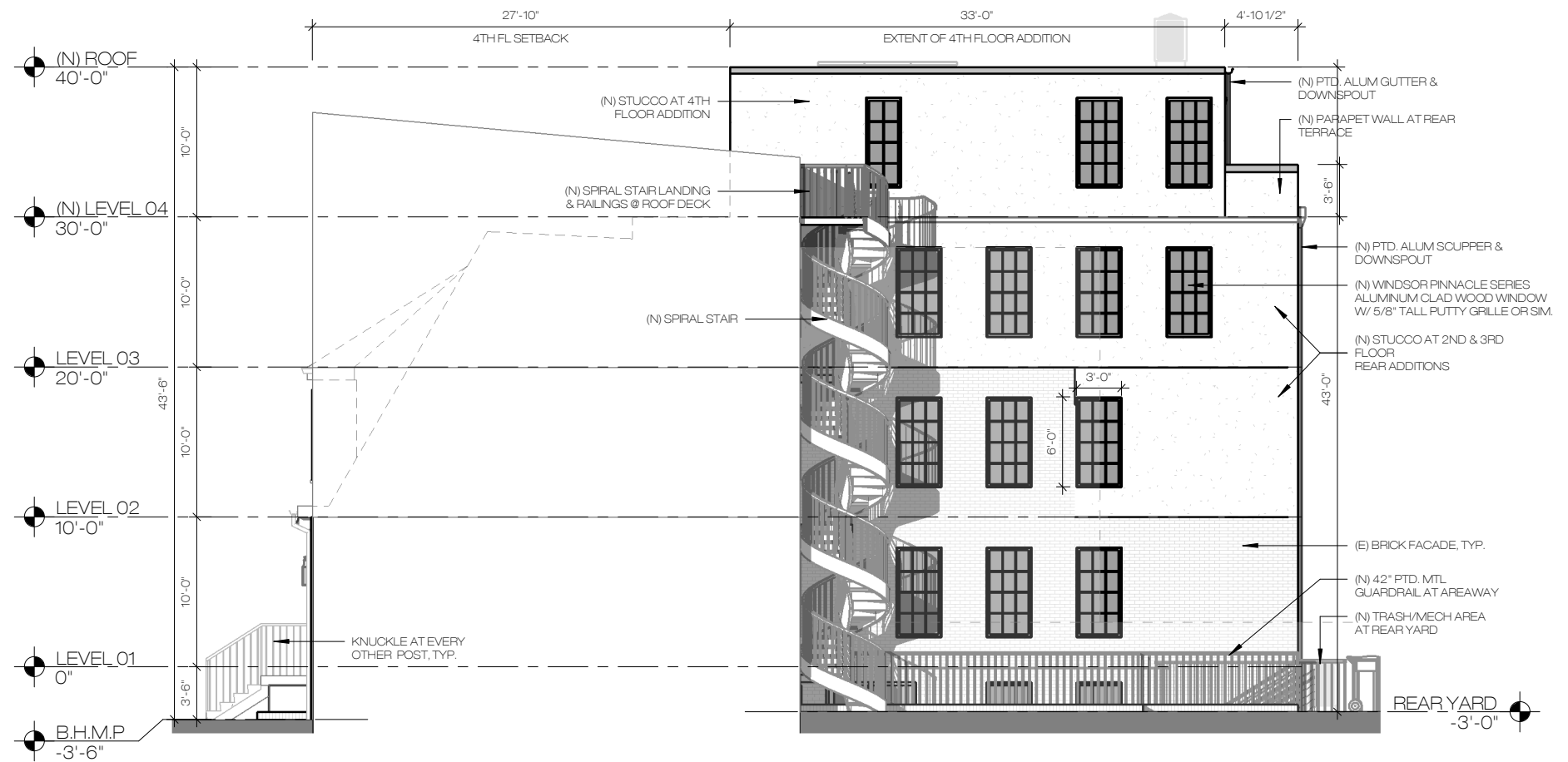
PROPOSED PLANS



3. FRONT ENTRY AND LIGHTING



1 FRONT ELEVATION
3/32" = 1'-0"



2 ALLEY ELEV. (HILLYER CT NW.)
3/32" = 1'-0"



Project Phase
HPRB REVIEW

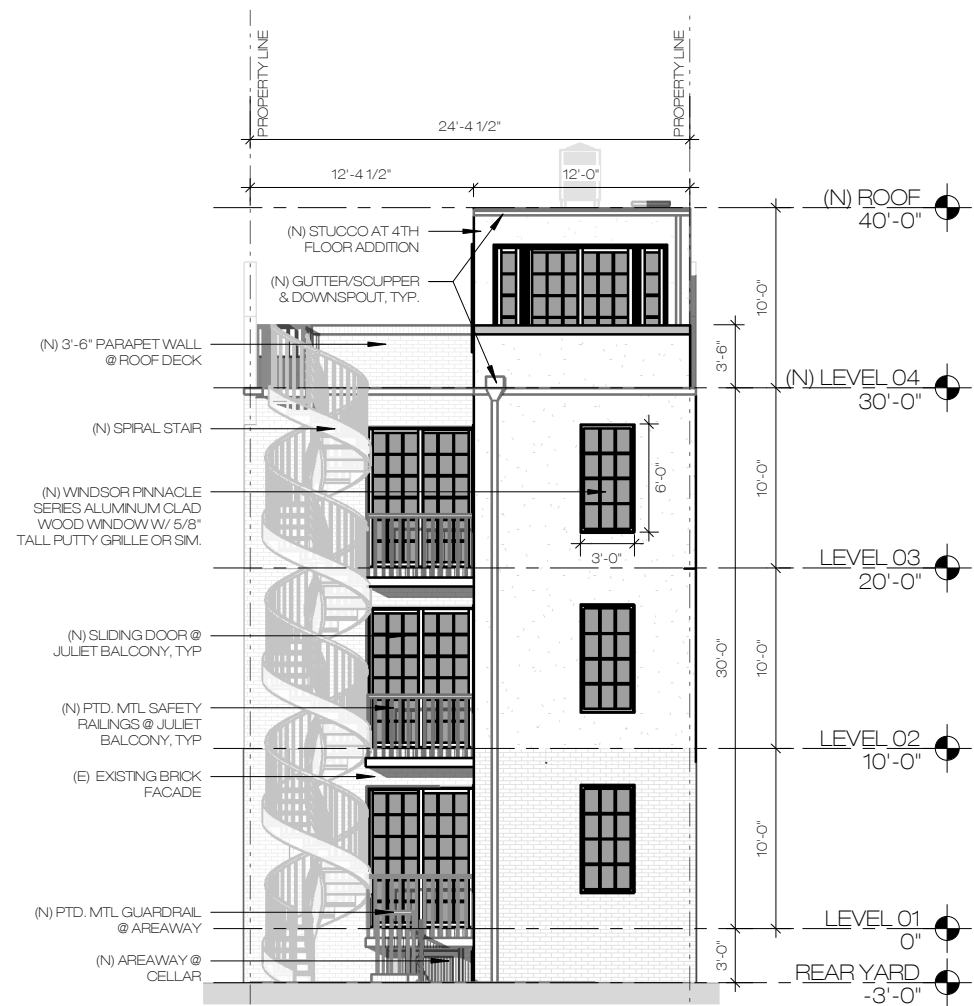
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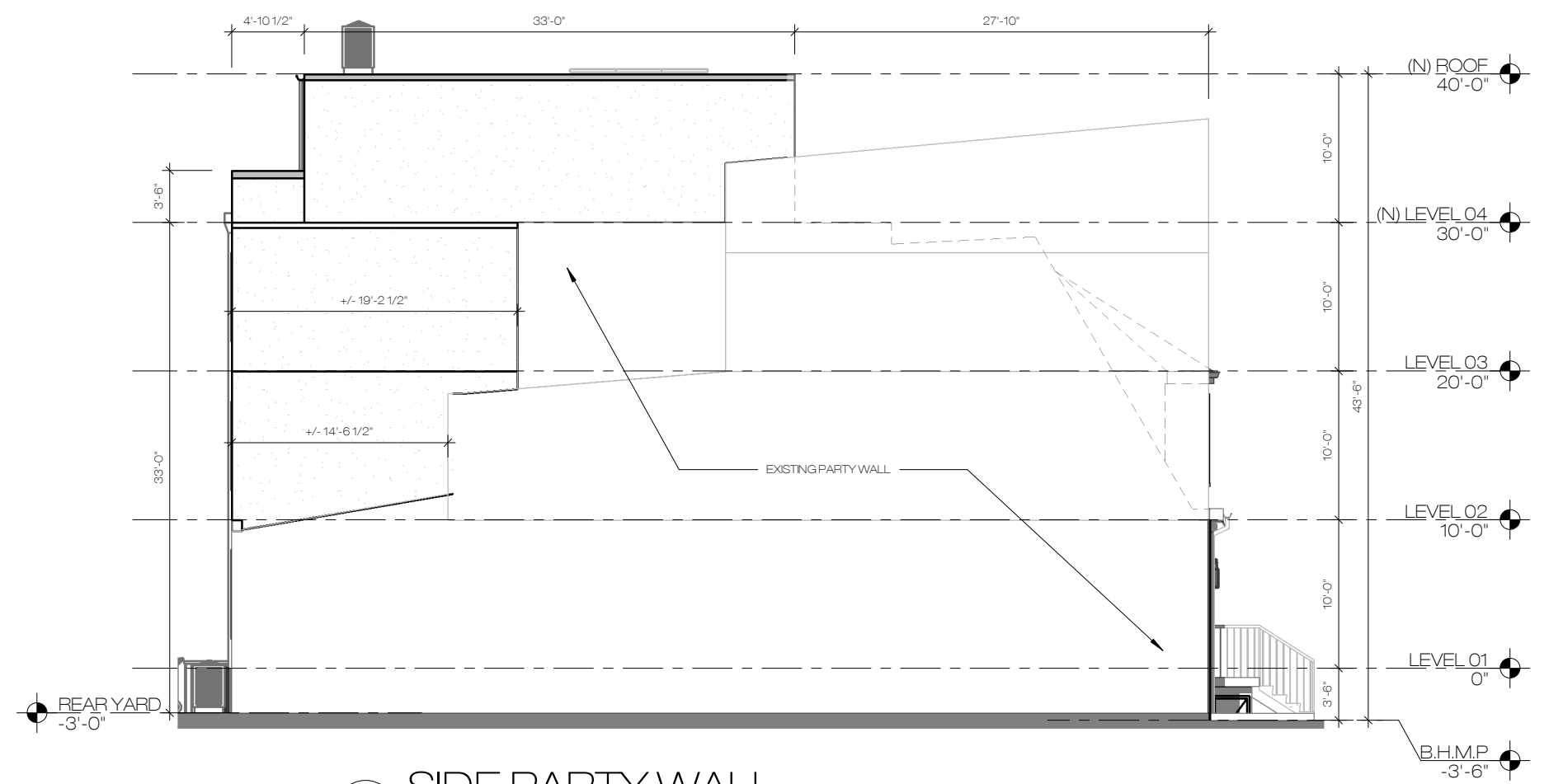
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PROPOSED ELEVATIONS



1 REAR ELEVATION
3/32" = 1'-0"



2 SIDE PARTY WALL
3/32" = 1'-0"



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PROPOSED ELEVATIONS