

1513 D STREET SE – RENOVATION & ADDITION

Washington, DC 20003

BZA Concept Plans November 13, 2024

OWNER:
ERICA SPENCER
1513 D STREET SE
WASHINGTON DC 20003

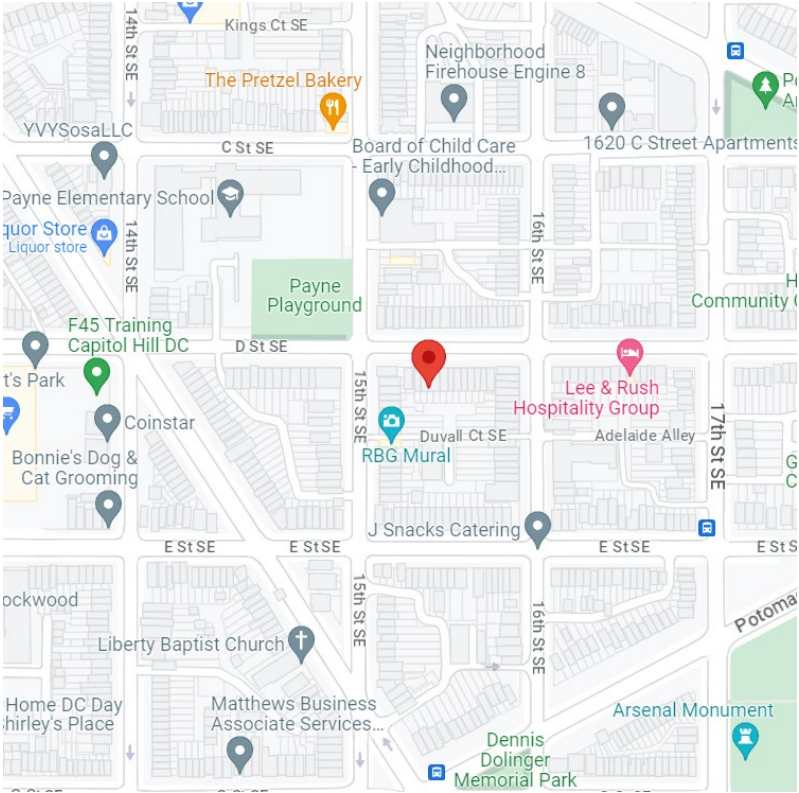
ARCHITECT:
FOWLER ARCHITECTS
1819 D STREET SE
WASHINGTON, DC 20003
(202)546-0896

PROPERTY INFORMATION:
LOT: 0076
SQUARE: 1075
LOT AREA: 1223 SF
ZONE: RF-1
USE GROUP: R-3
EXISTING: TWO STORY DWELLING, SINGLE FAMILY DWELLING
PROPOSED: NO CHANGE

PROJECT DESCRIPTION:
THIRD FLOOR ADDITION ABOVE EXISTING 2 STORY + CELLAR ROW
DWELLING; INTERIOR RENOVATIONS AT ALL LEVELS

ZONING INFORMATION:
RELIEF NEEDED: SUBTITLE E § 210.1

	Existing	Proposed	Allowable
Lot Coverage	633.4 SF	849.2 SF	733.8 SF
(Percentage)	51.8%	69.4%	60%
Rear Yard	28.5'	20.08'	20 FT MIN
Side Yard	N/A	N/A	N/A
Open Court	N/A	N/A	N/A
Height	25.75'	35.0'	35.0'
Stories	2	3	3+CELLAR
Parking	1 SPOT	NO CHANGE	1 PER PRINCIPLE DU
Square Footage			
Cellar	N/A	N/A	N/A
First Floor	617 SF	849 SF	N/A
Second Floor	633 SF	849 SF	N/A
Third Floor	N/A	736 SF	N/A
Total	1250 SF	2434 SF	N/A



SITE MAP



FRONT FACADE

DRAWING INDEX:	
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C-2	PHOTOS
C-3	BLOCK PLAN
C-4	SITE PLAN
D-1	FIRST FLOOR & SECOND FLOOR DEMOLITION PLAN
A-1	FIRST & SECOND FLOOR PLAN
A-2	THIRD FLOOR & ROOF PLAN
A-3	EXTERIOR ELEVATIONS
A-4	EXTERIOR ELEVATIONS
A-5	EXTERIOR ELEVATIONS



REAR FACADE



VIEW FROM FRONT YARD



VIEW FROM BACKYARD, LOOKING EAST



VIEW FROM ALLEY



ALLEY VIEW LOOKING WEST

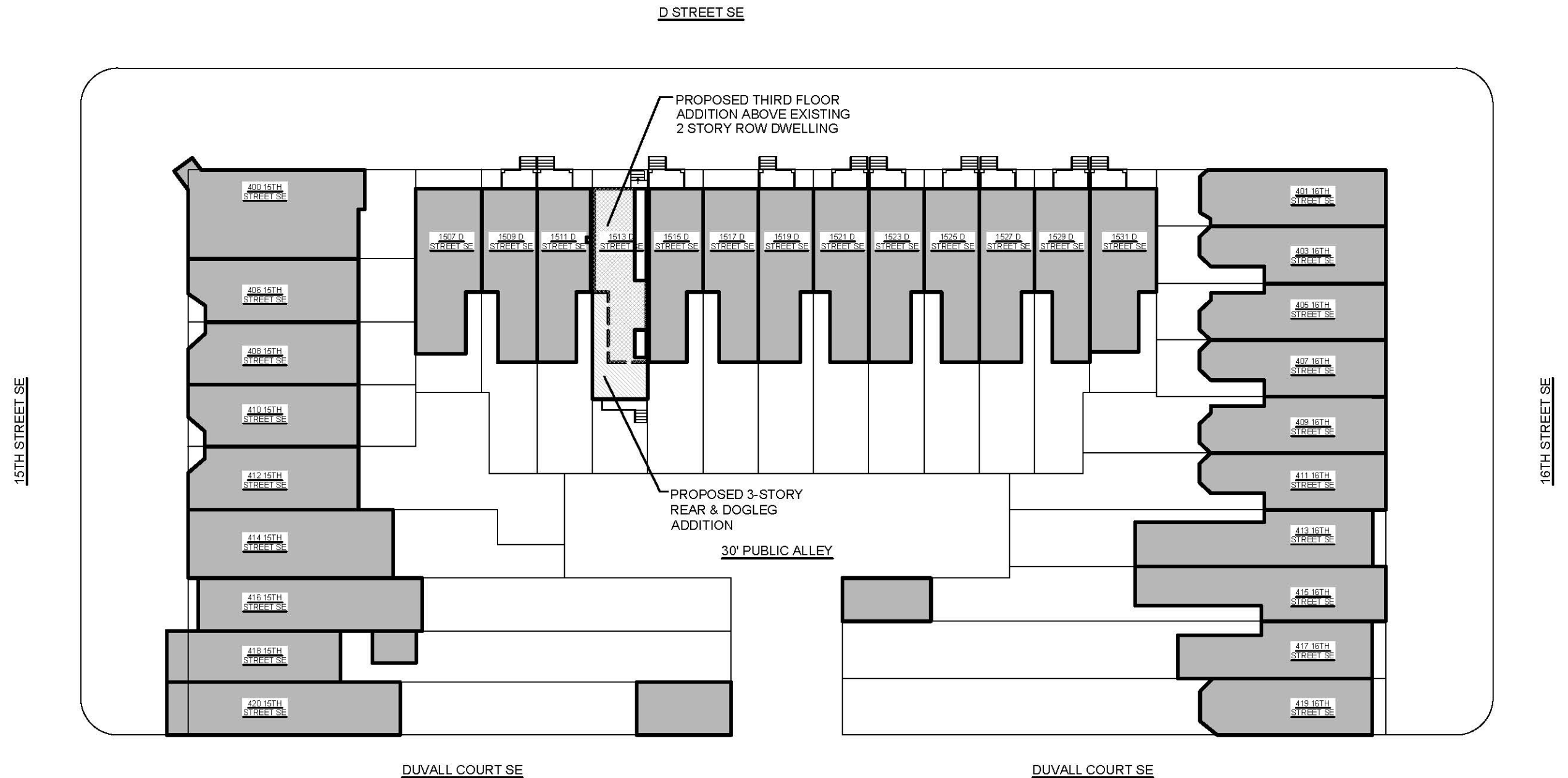


YARD VIEW LOOKING WEST



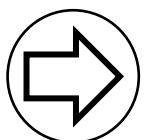
VIEW FROM ALLEY

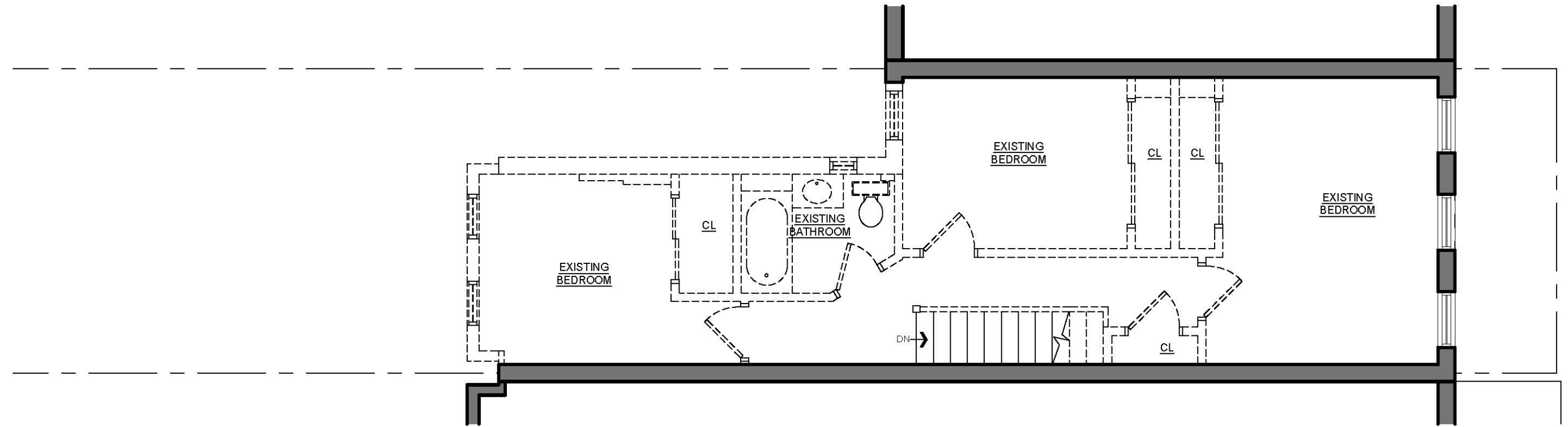
1513 D STREET SE – BLOCK PLAN



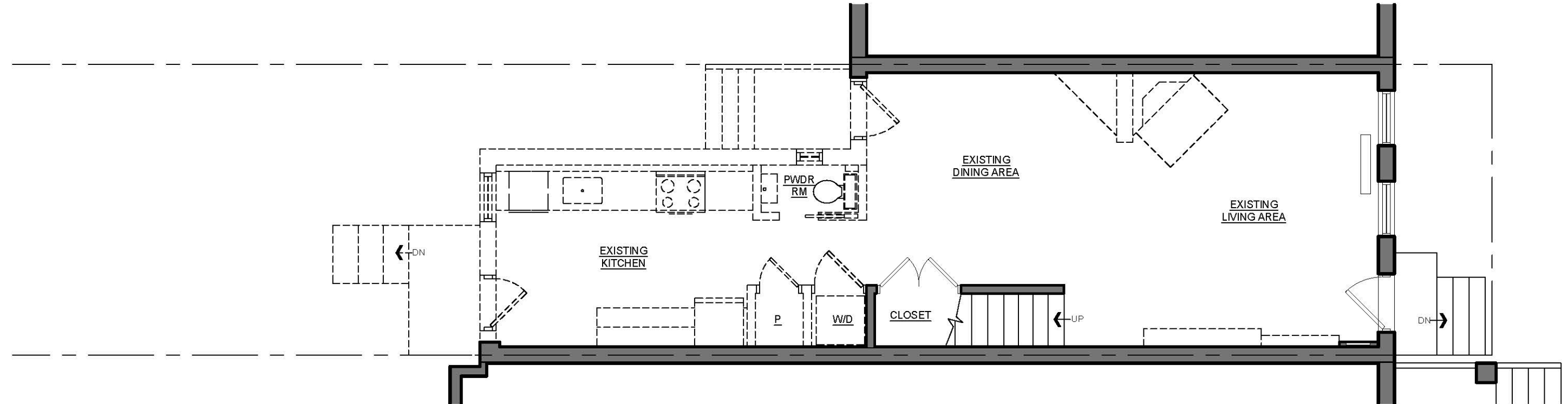
1
C-3

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

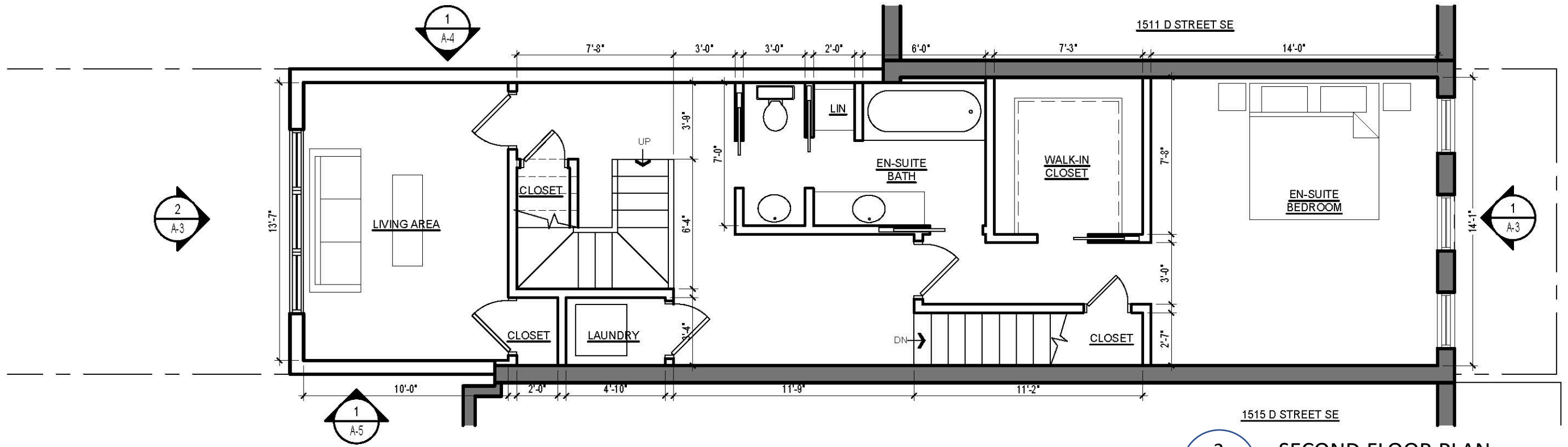
 C-3



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

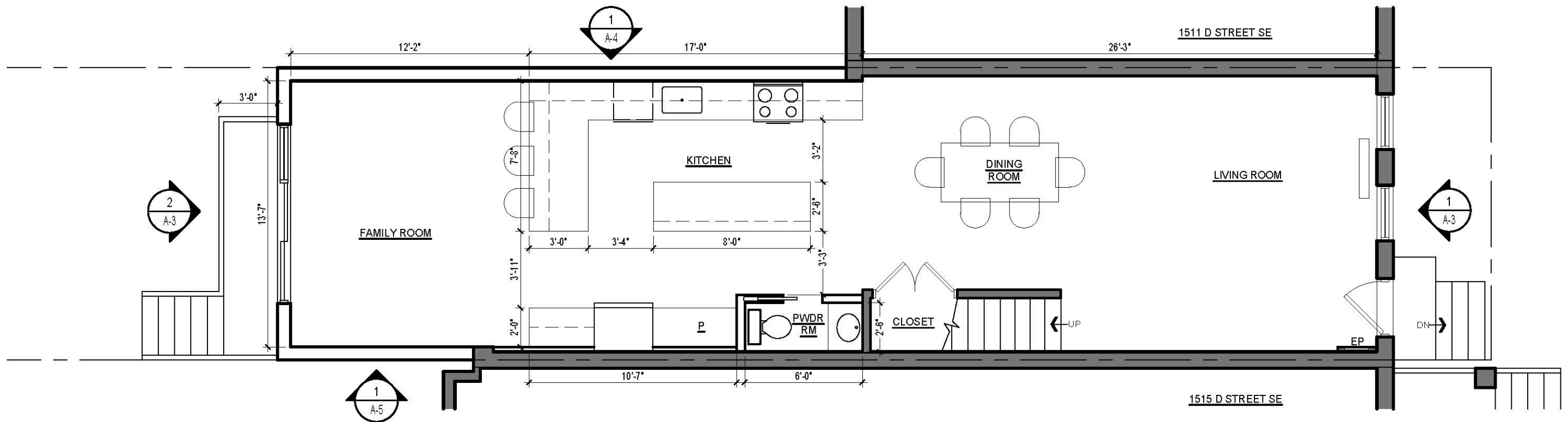


1 FIRST FLOOR DEMOLITION PLAN
D-1 SCALE: 3/16"=1'-0"



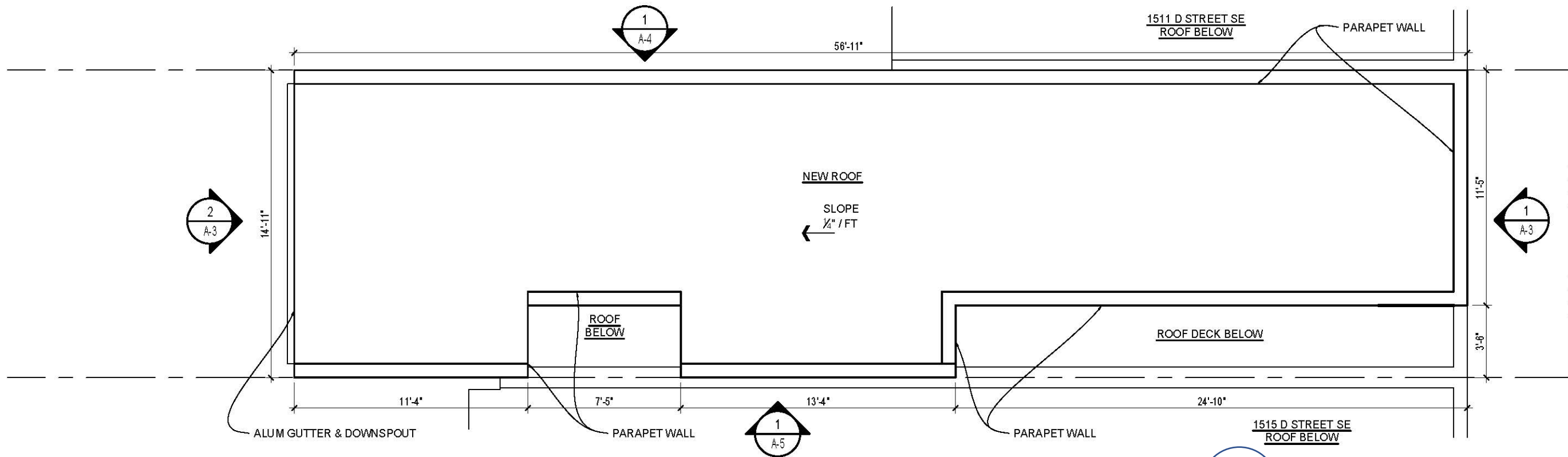
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A-1

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

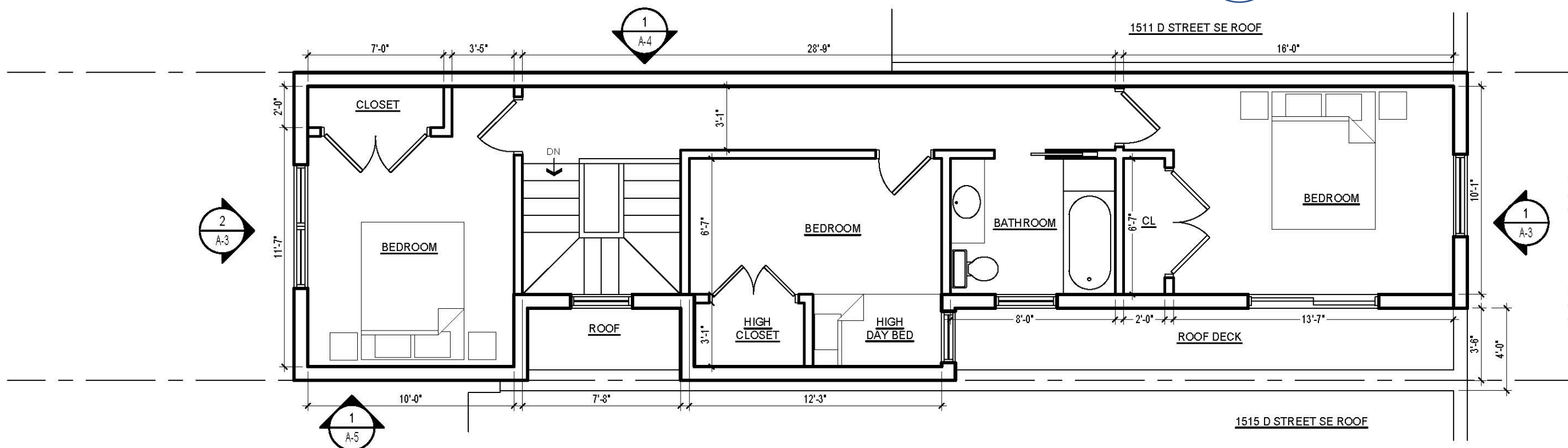


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A-1

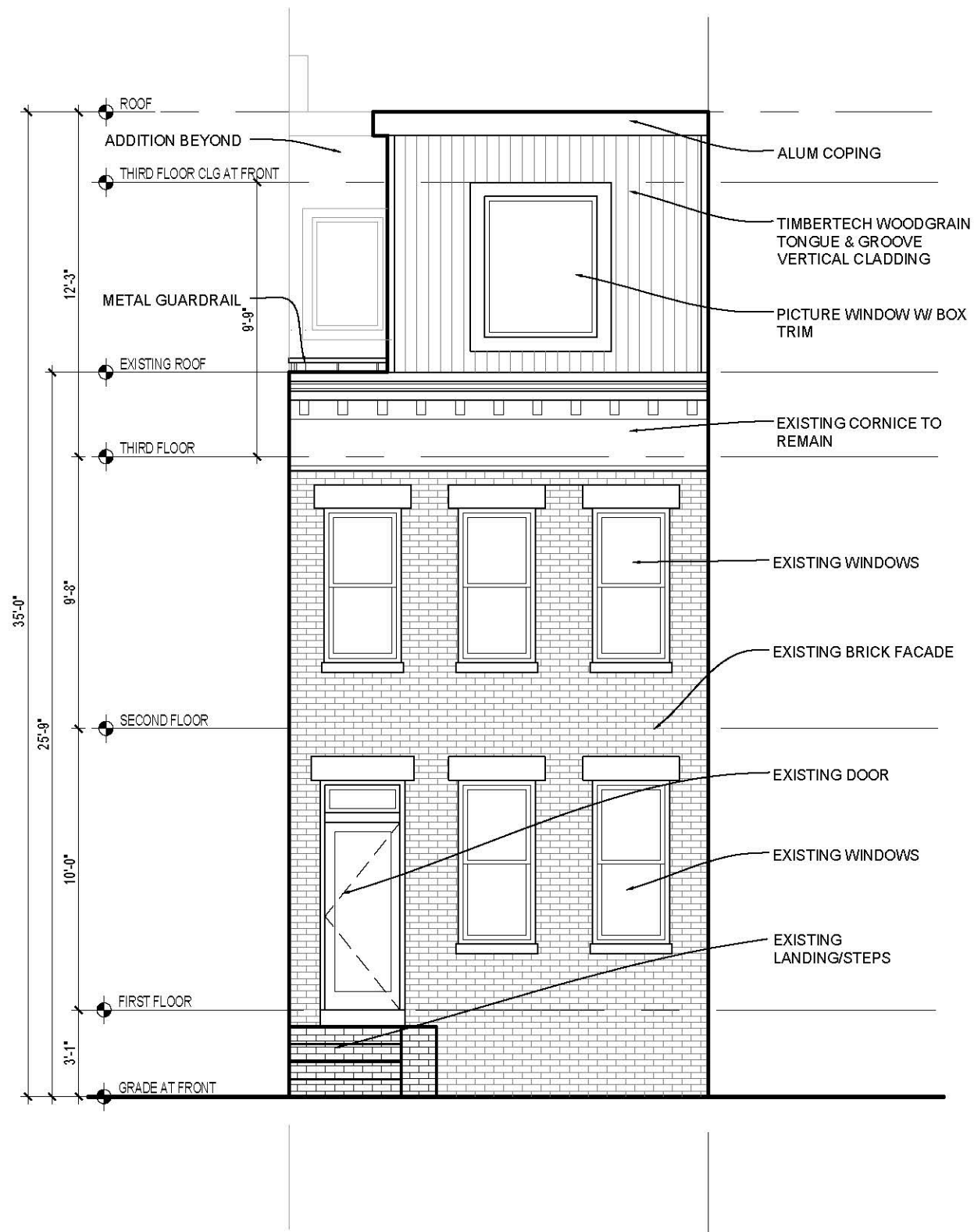
FIRST FLOOR PLAN
SCALE: 3/16"=1'-0"



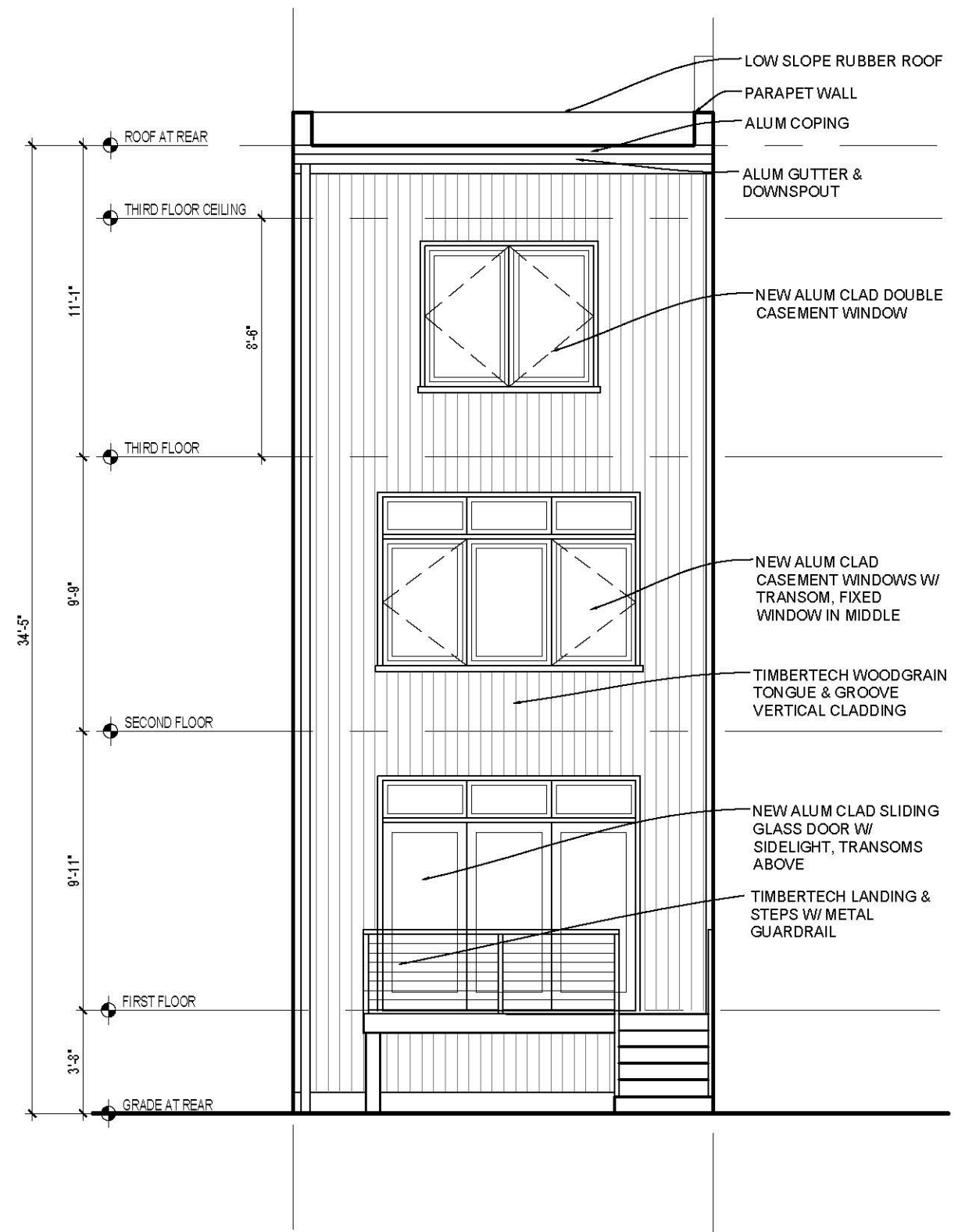
2 ROOF PLAN
A-2 SCALE: 3/16"=1'-0"



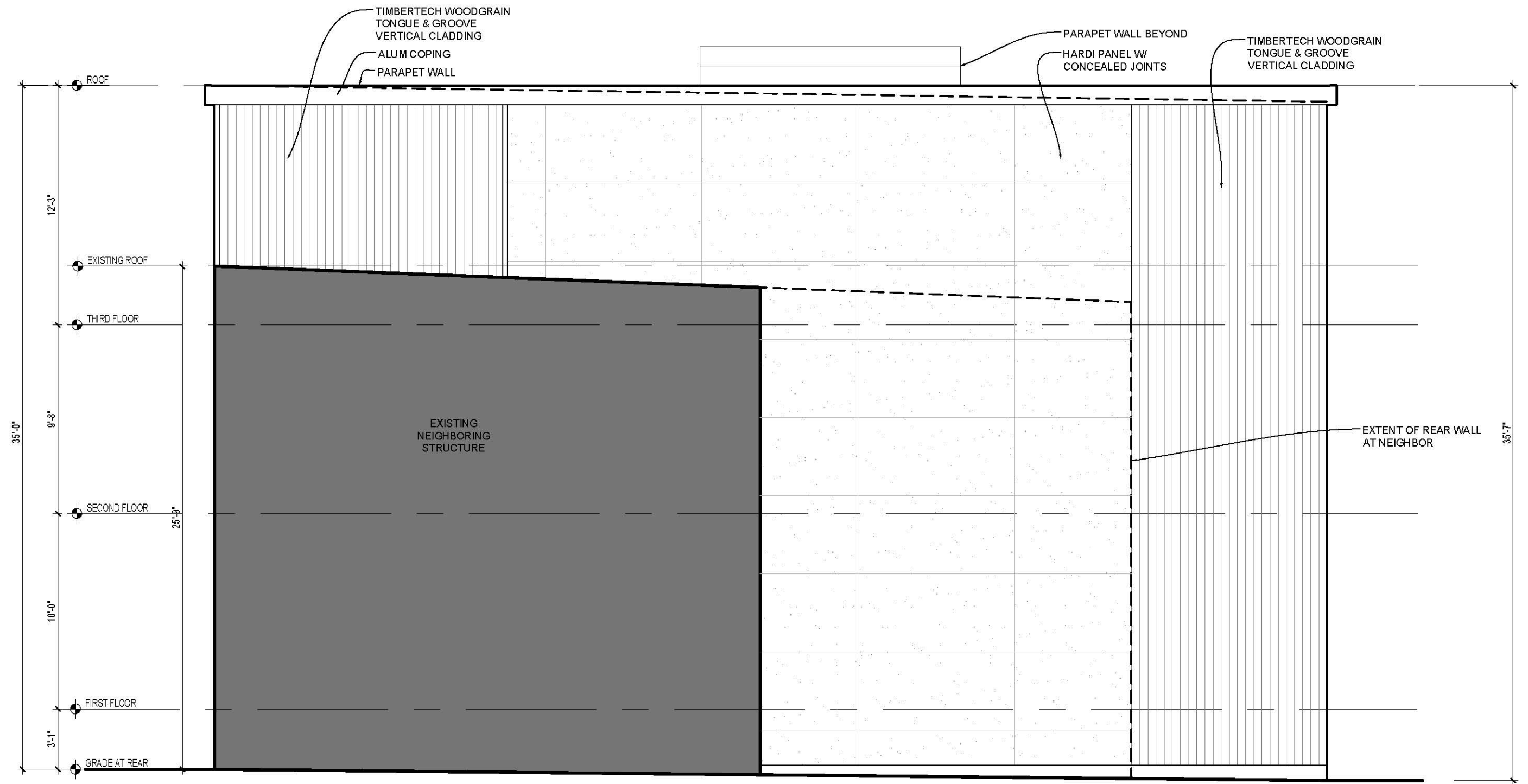
1 THIRD FLOOR PLAN
A-2 SCALE: 3/16"=1'-0"



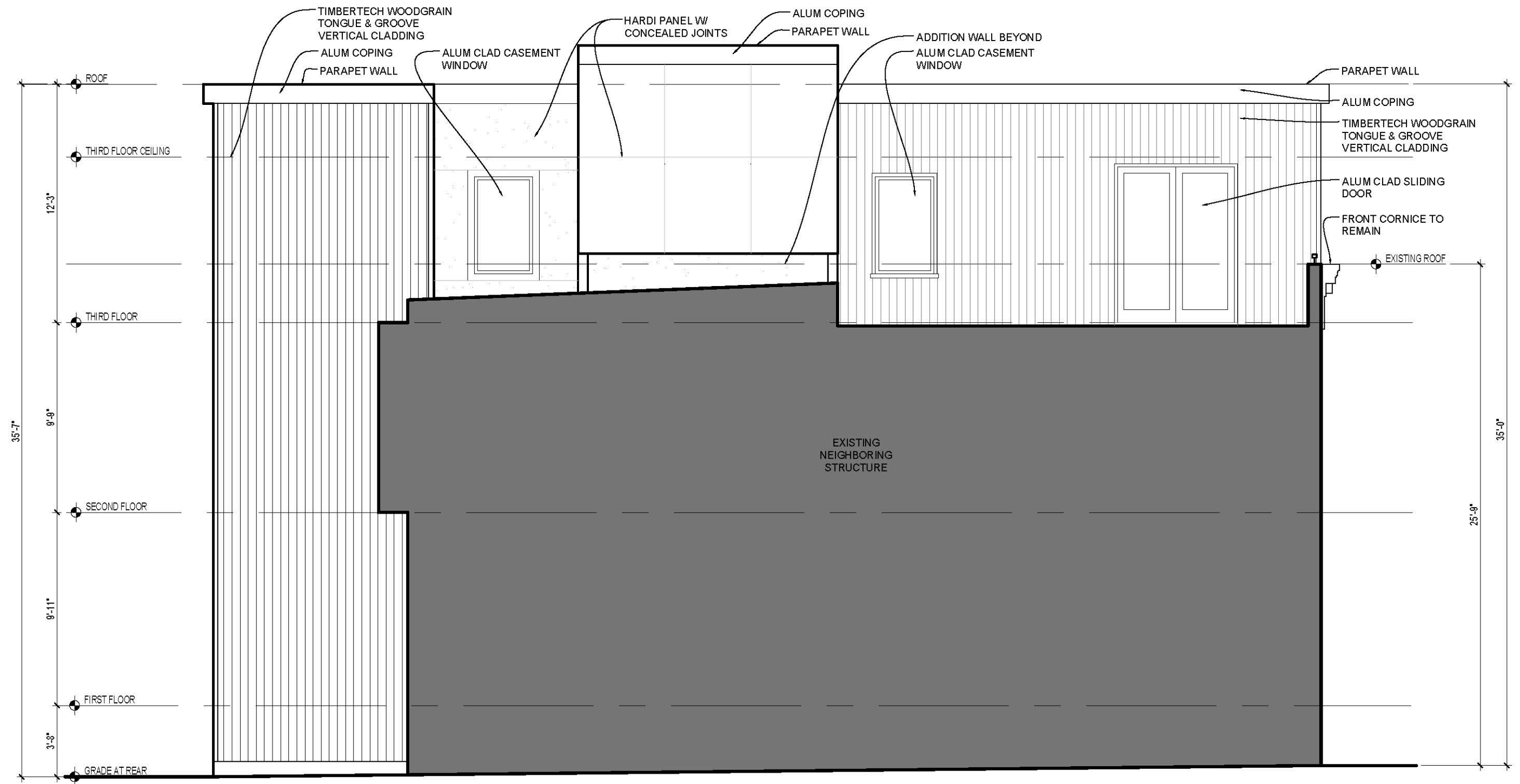
1 FRONT ELEVATION
A-3 SCALE: 3/16"=1'-0"



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



1 WEST ELEVATION
A-4 SCALE: 3/16"=1'-0"



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