

# 654 L Street NE - ADDITION

Washington, DC 20002

## OWNERS:

MELISSA LIM & JOEL PATTERSON  
1232 MARYLAND AVENUE NE  
WASHINGTON DC 20002

## ARCHITECT:

JENNIFER FOWLER ARCHITECTURE PLLC  
1453 PENNSYLVANIA AVENUE SE, 2<sup>ND</sup> FLOOR  
WASHINGTON, DC 20003  
(202)525-6433

## PROPERTY INFORMATION:

LOT: 0197  
SQUARE: 0855  
LOT AREA: 1500 SF  
ZONE: RF-1  
USE GROUP: R-3

EXISTING: TWO STORY + CELLAR ROW DWELLING, SINGLE FAMILY ROW DWELLING  
PROPOSED: THREE STORY + CELLAR ROW DWELLING; SINGLE FAMILY ROW DWELLING

## PROJECT DESCRIPTION:

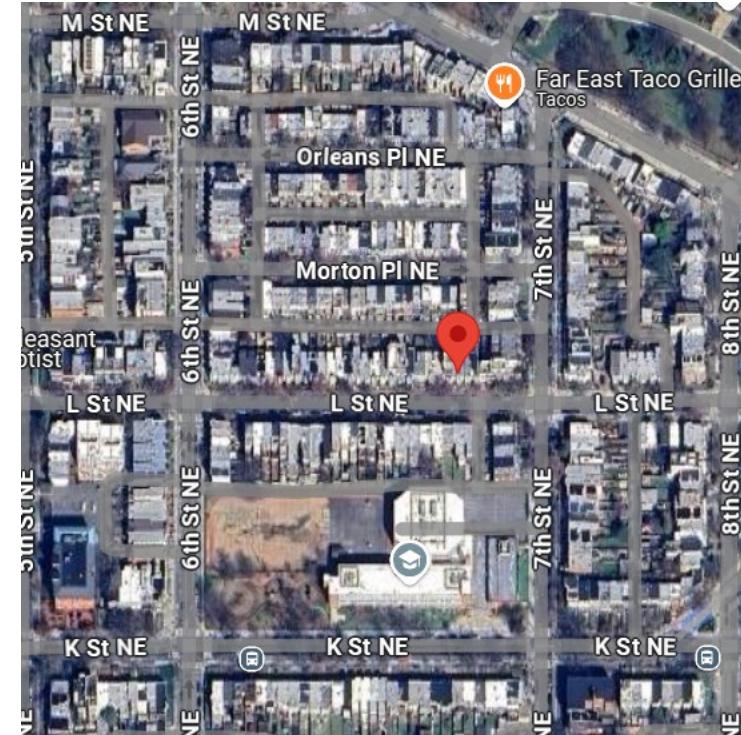
THREE STORY REAR ADDITION; ROOF DECK

## ZONING INFORMATION:

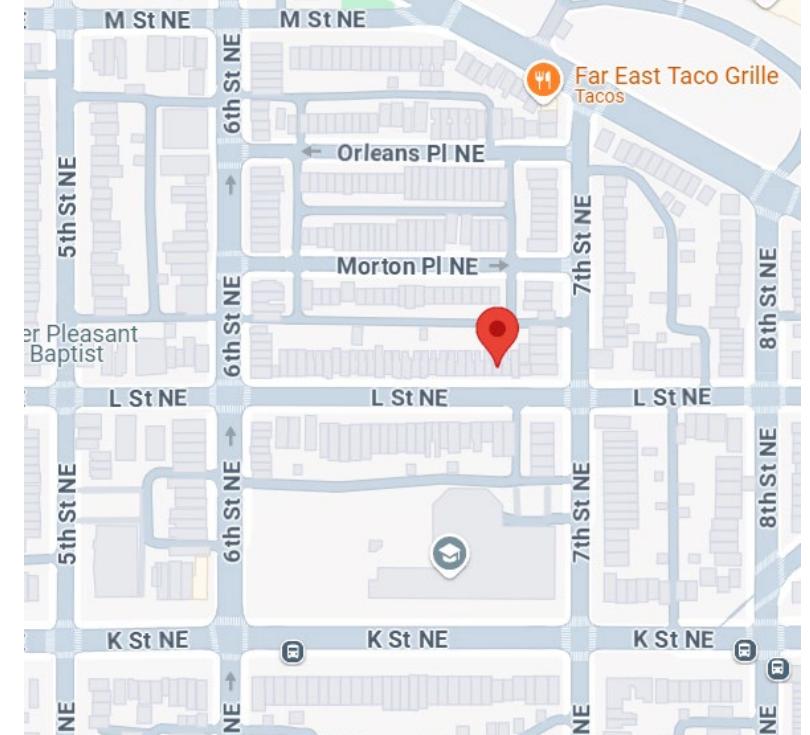
RELIEF NEEDED: Subtitle E §210.1; Subtitle E §207.5

	Existing	Proposed	Allowable
Lot Coverage	960.4 SF	1,050 SF	900 SF
(Percentage)	64.0%	70.0%	60.0%
Rear Yard	45.5'	27.5'	20 FT MIN
Side Yard	N/A	N/A	N/A
Open Court	4.08'	N/A	N/A
Height	27.0'	35.0'	35.0'
Stories	2+CELLAR	3 + CELLAR	3+CELLAR
Square Footage			
Cellar	626.4 SF	707 SF	N/A
First Floor	626.4 SF	995.3 SF	N/A
Second Floor	626.4 SF	995.3 SF	N/A
Third floor	N/A	317.6 SF	N/A
Total	1,879.2 SF	3,015.2 SF	N/A
Garage	293.9 SF	N/A	N/A

## BZA Concept Plans



SITE MAP



SITE MAP

## DRAWING INDEX:

- C-1 COVER SHEET
- C-2 PHOTOGRAPHS
- C-3 PHOTOGRAPHS
- C-3 SITE PLAN
- C-4 BLOCK PLAN
- D-1 DEMOLITION PLANS
- D-2 DEMOLITION PLANS
- A-1 FLOOR PLANS
- A-2 FLOOR PLANS
- A-3 FLOOR PLANS
- A-4 EXTERIOR ELEVATIONS
- A-5 EXTERIOR ELEVATIONS
- A-6 EXTERIOR ELEVATIONS



FRONT FAÇADE





VIEW FROM ALLEY, LOOKING EAST



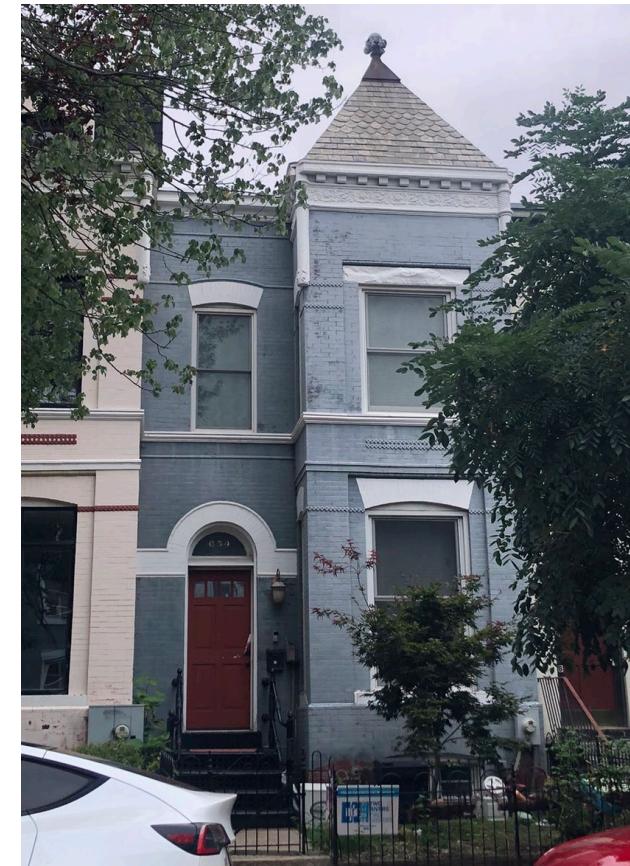
EXISTING REAR FAÇADE



VIEW FROM ALLEY, LOOKING WEST



STREET VIEW, LOOKING WEST



EXISTING FRONT FAÇADE



STREET VIEW, LOOKING EAST

## 654 L Street NE- PHOTOGRAPHS

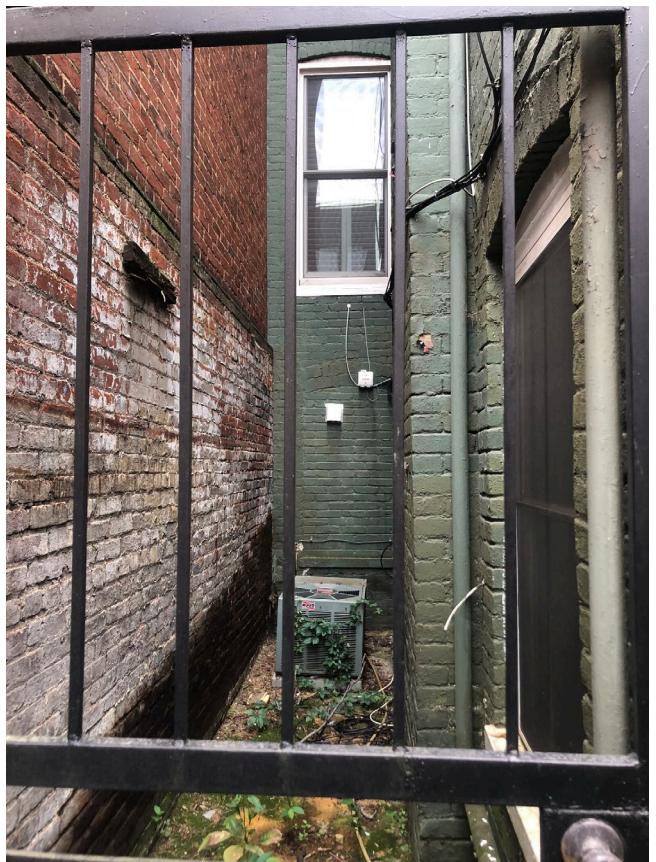
C-2



EXISTING GARAGE FROM ALLEY (LOOKING WEST)



EXISTING GARAGE FROM ALLEY (LOOKING EAST)



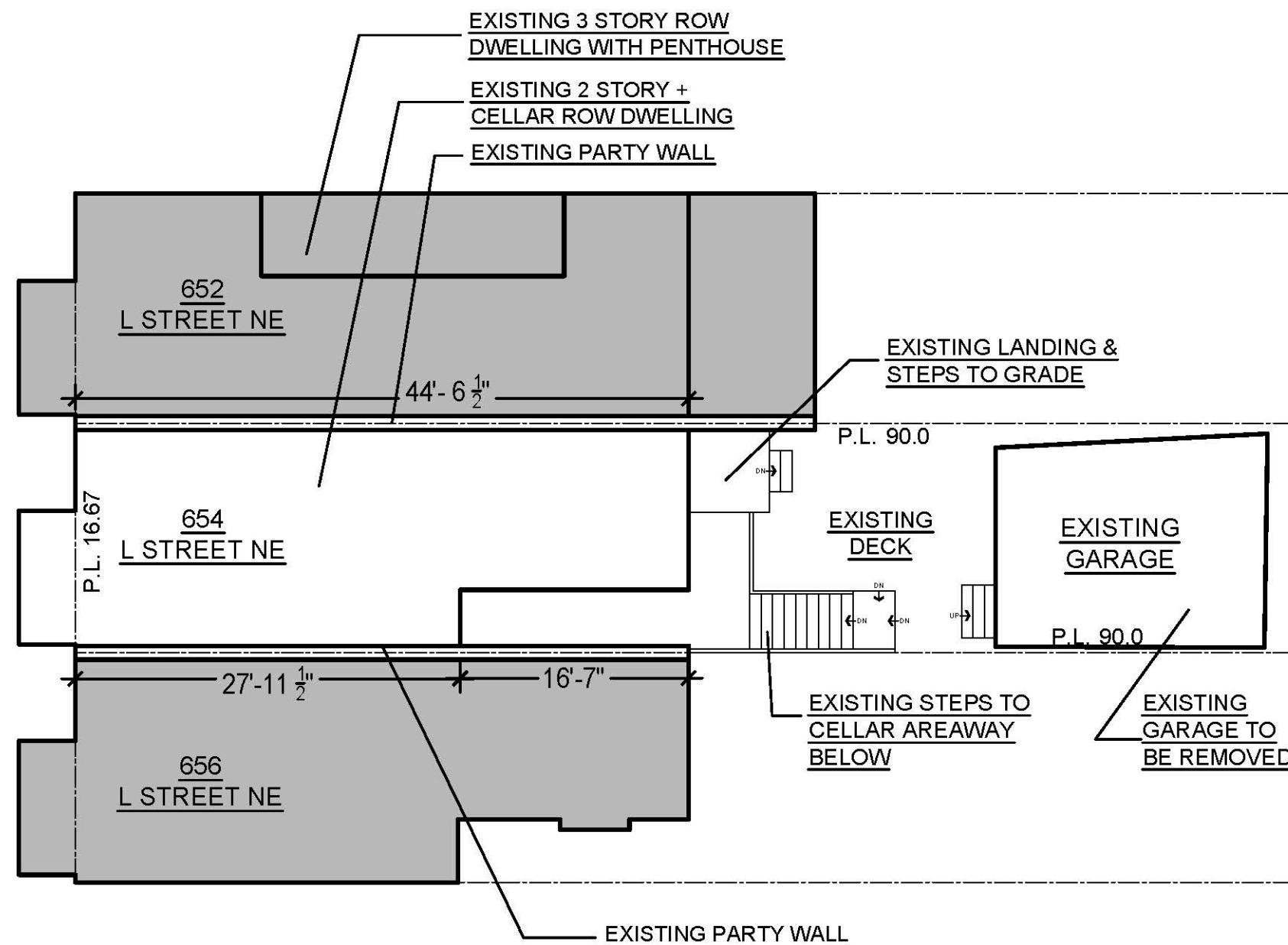
EXISTING DOGLEG



EXISTING DOGLEG



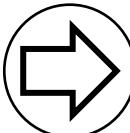
EXISTING ONE-STORY GARAGE(VIEW FROM REAR YARD)



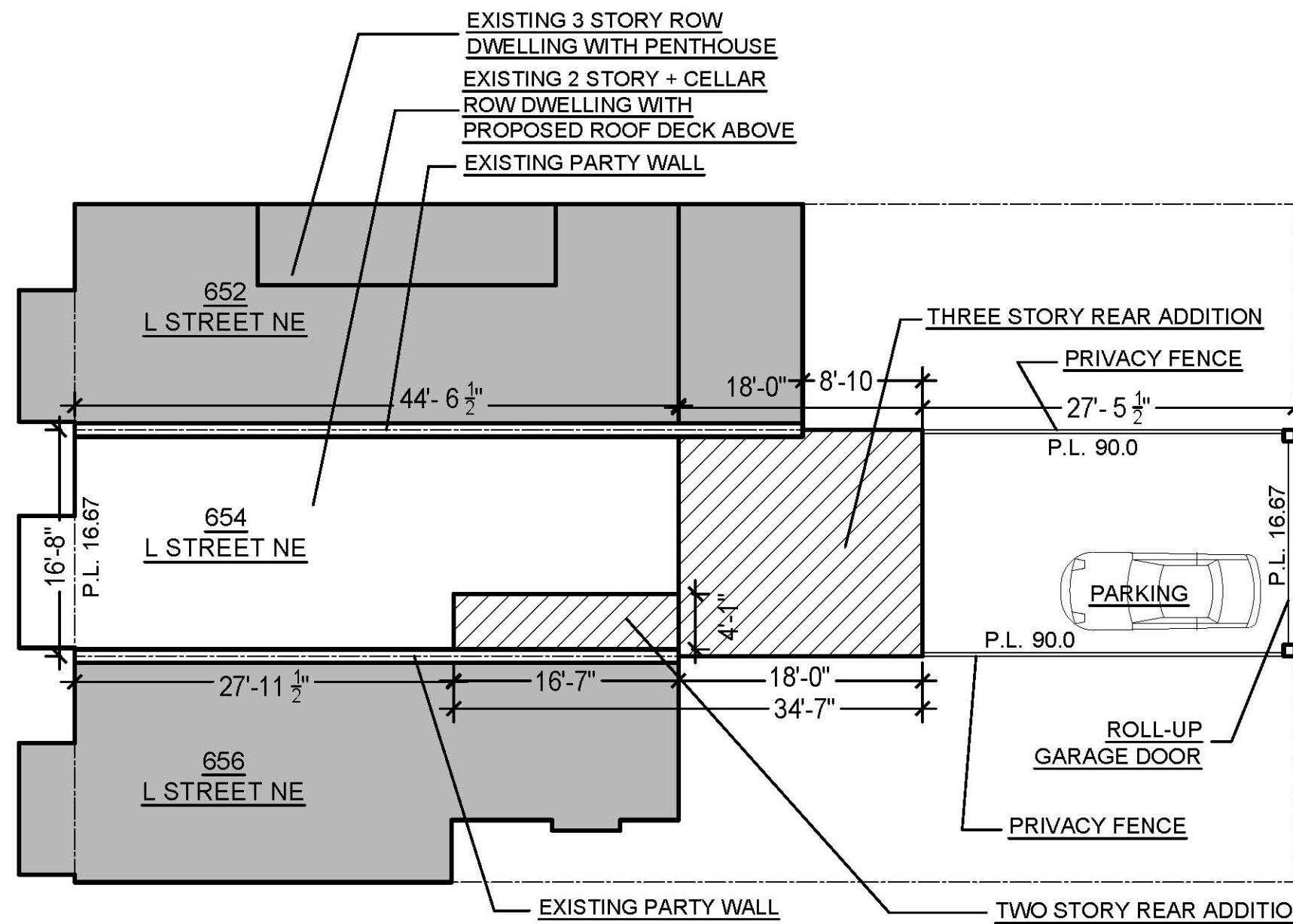
654 L Street NE- SITE PLAN

1  
C-4

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



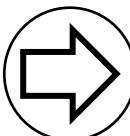
C-4



654 L Street NE- SITE PLAN

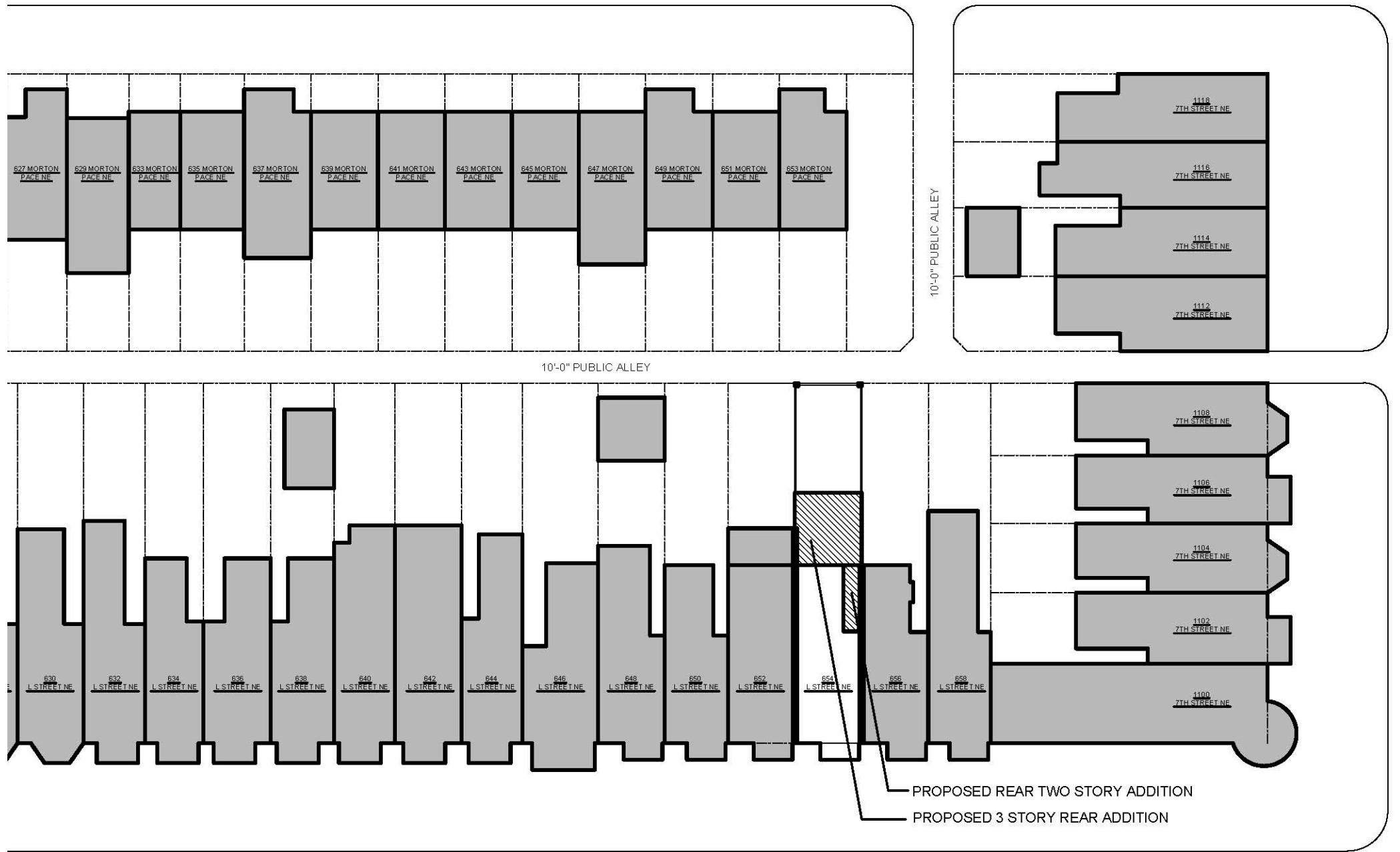
1  
 C-5

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



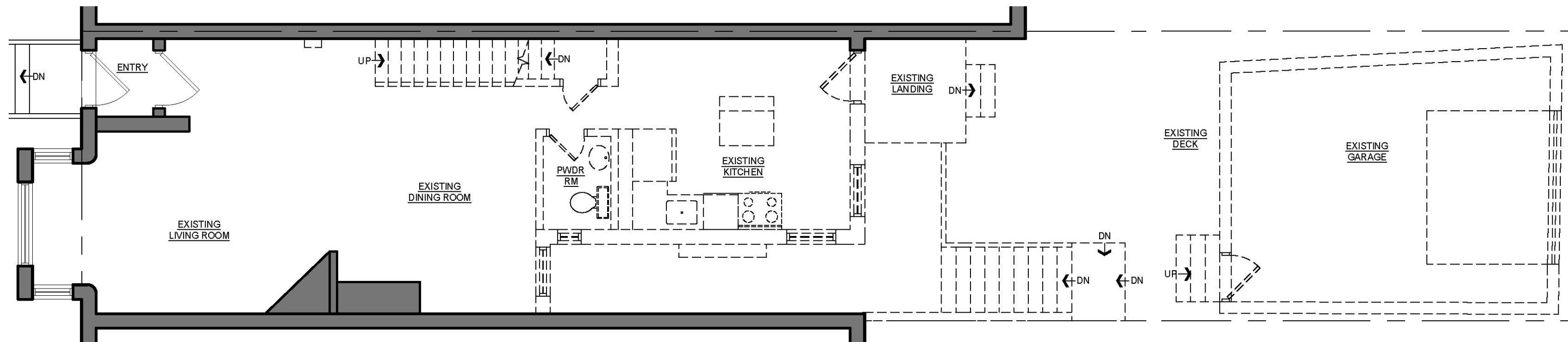
C-5

MORTON PLACE NE

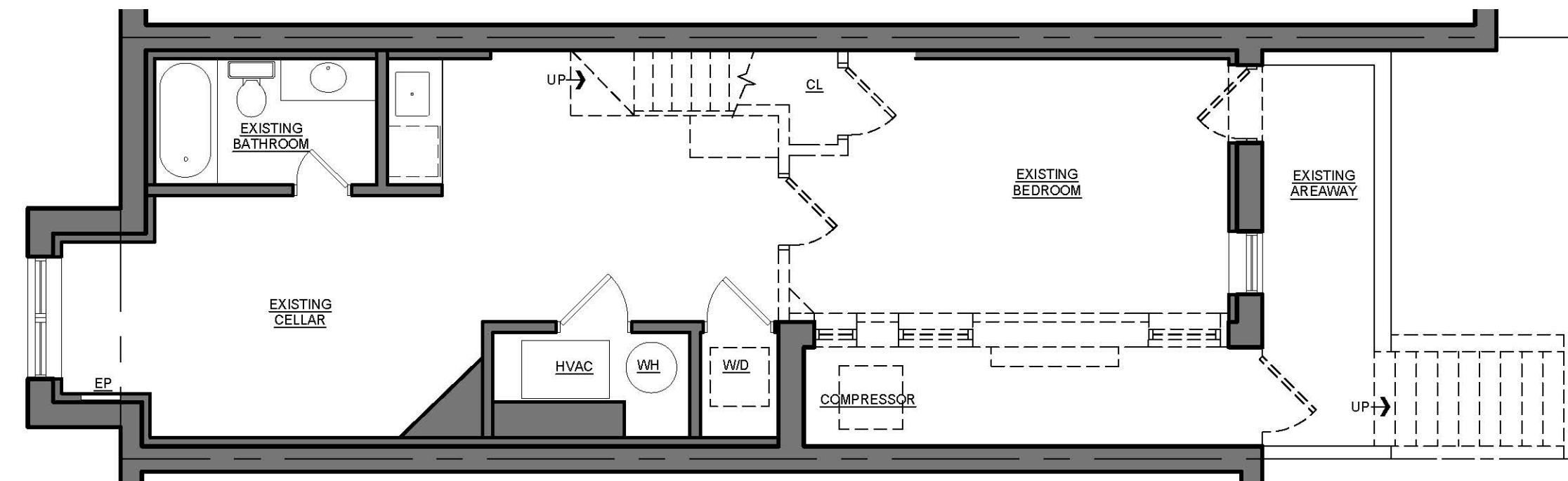


L STREET NE



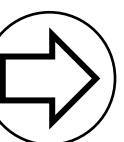


2  
D-1 FIRST FLOOR DEMOLITION PLAN  
SCALE: 3/16"=1'-0"

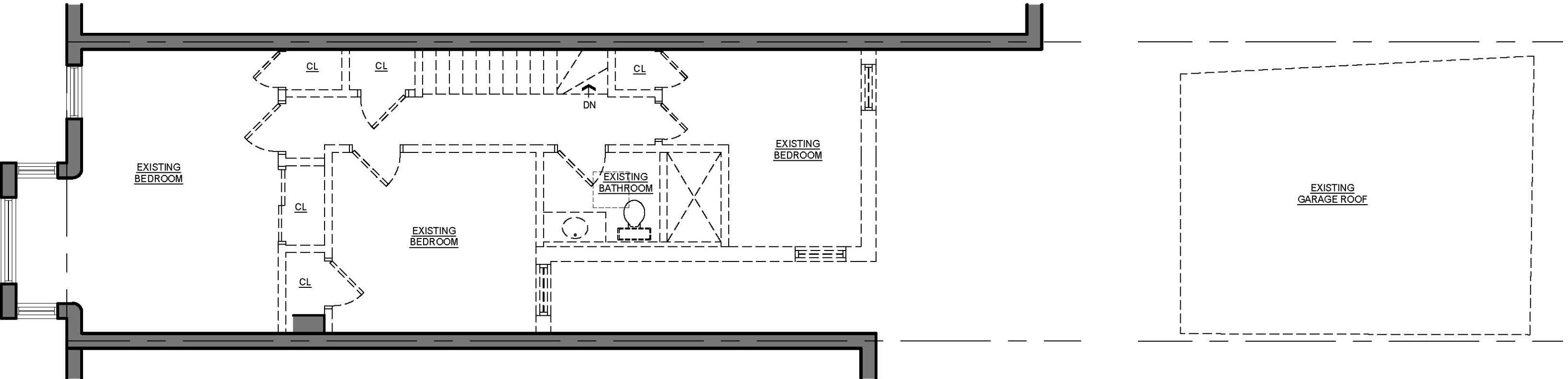


1  
D-1 CELLAR DEMOLITION PLAN  
SCALE: 3/16"=1'-0"

654 L Street NE-DEMOLITION PLANS



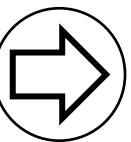
**D-1**



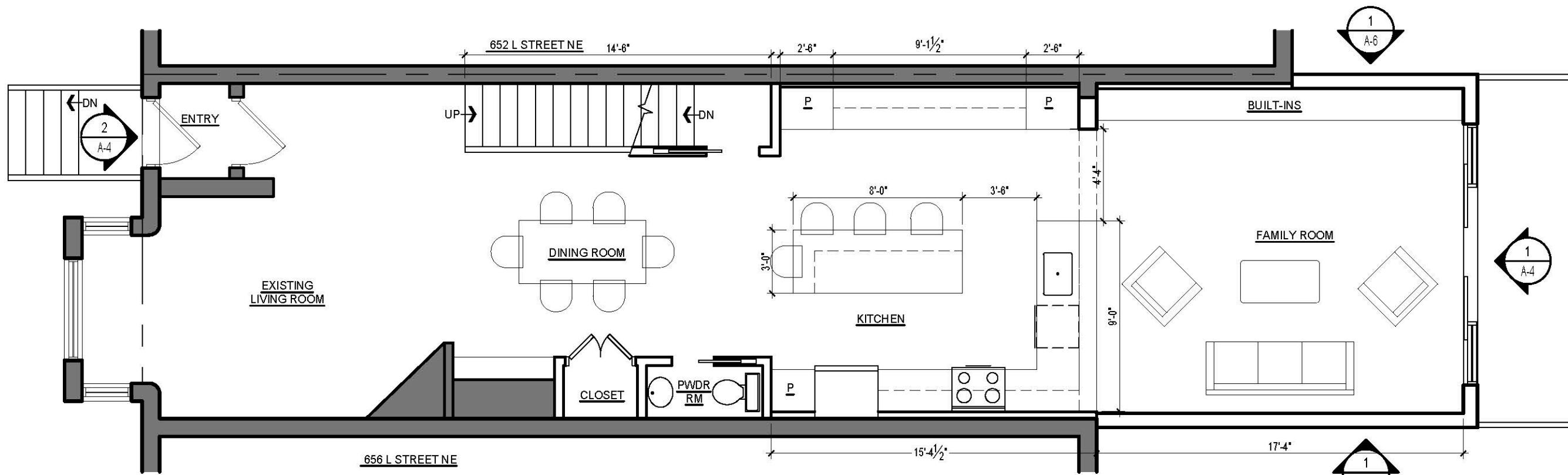
654 L Street NE-DEMOLITION PLANS

1  
D-2

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

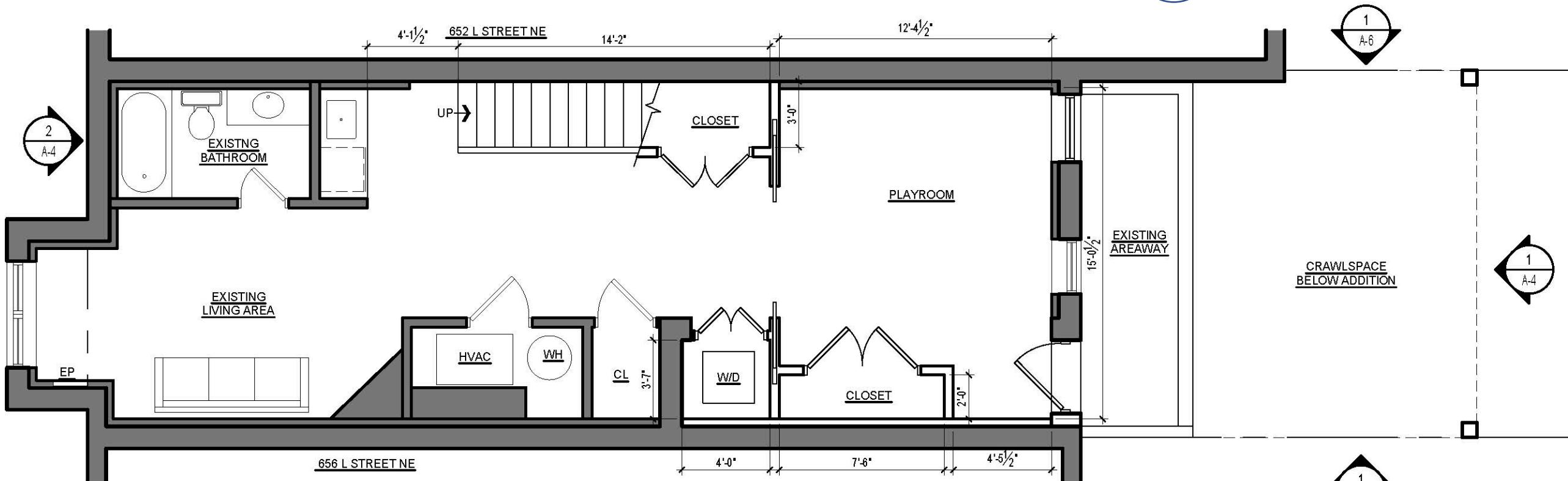


D-2



2 A-1 FIRST FLOOR PLAN

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

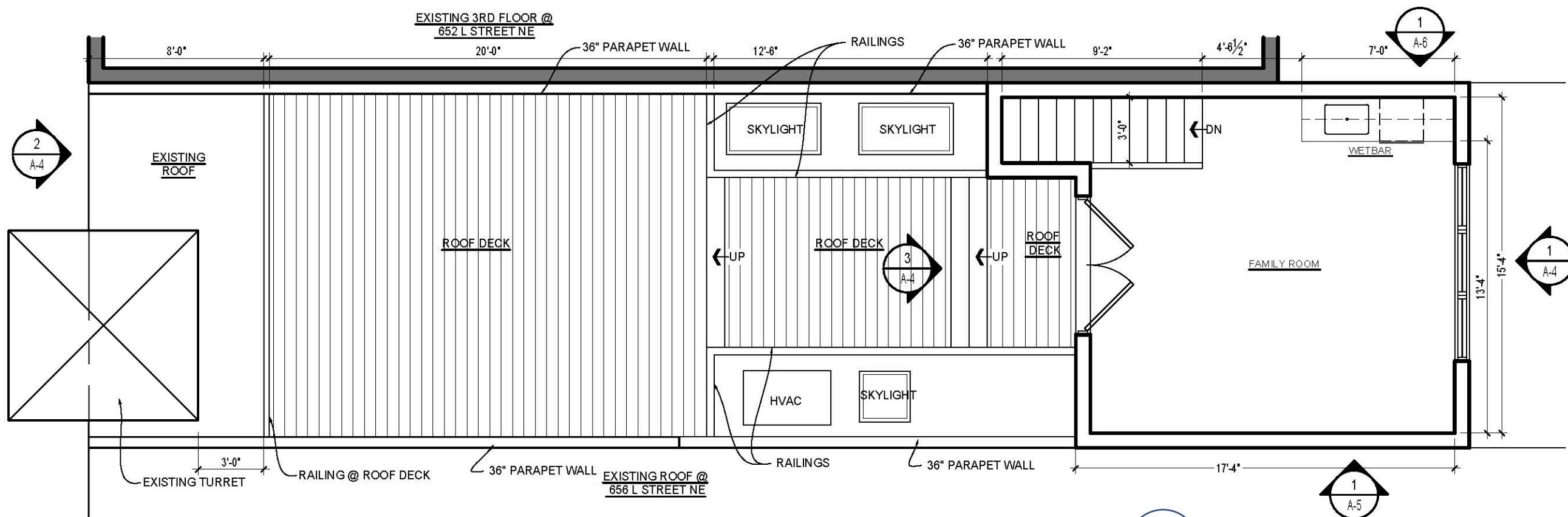


1 A-1 CELLAR PLAN

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

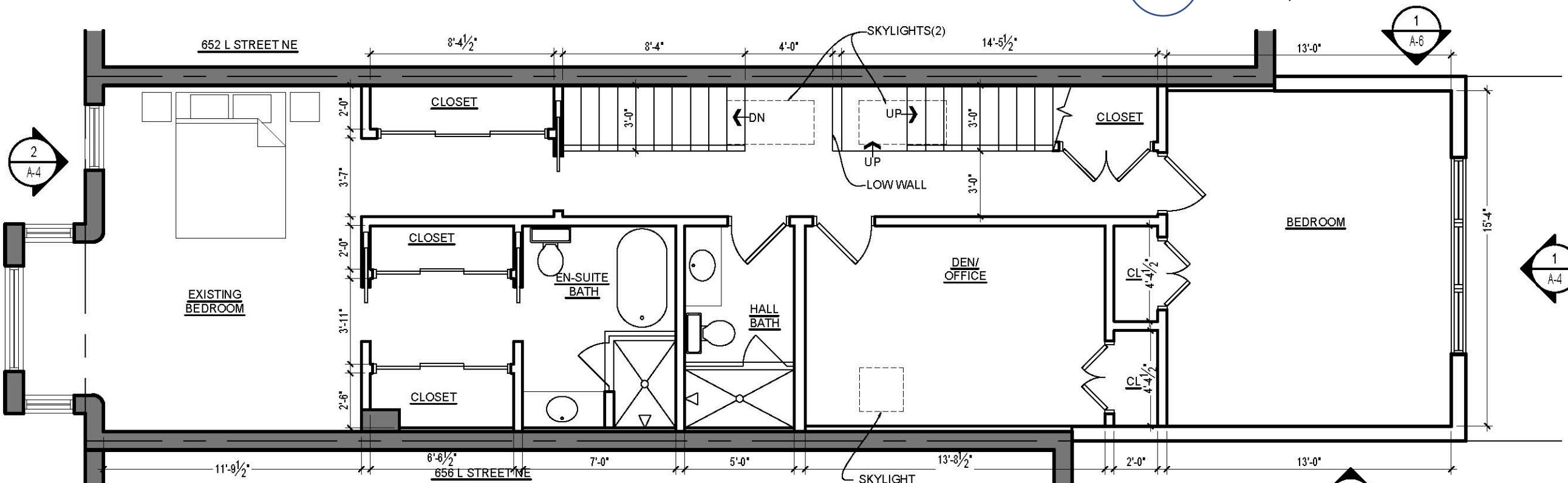
654 L Street NE-NEW WORK PLANS

A-1



## THIRD FLOOR PLAN

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

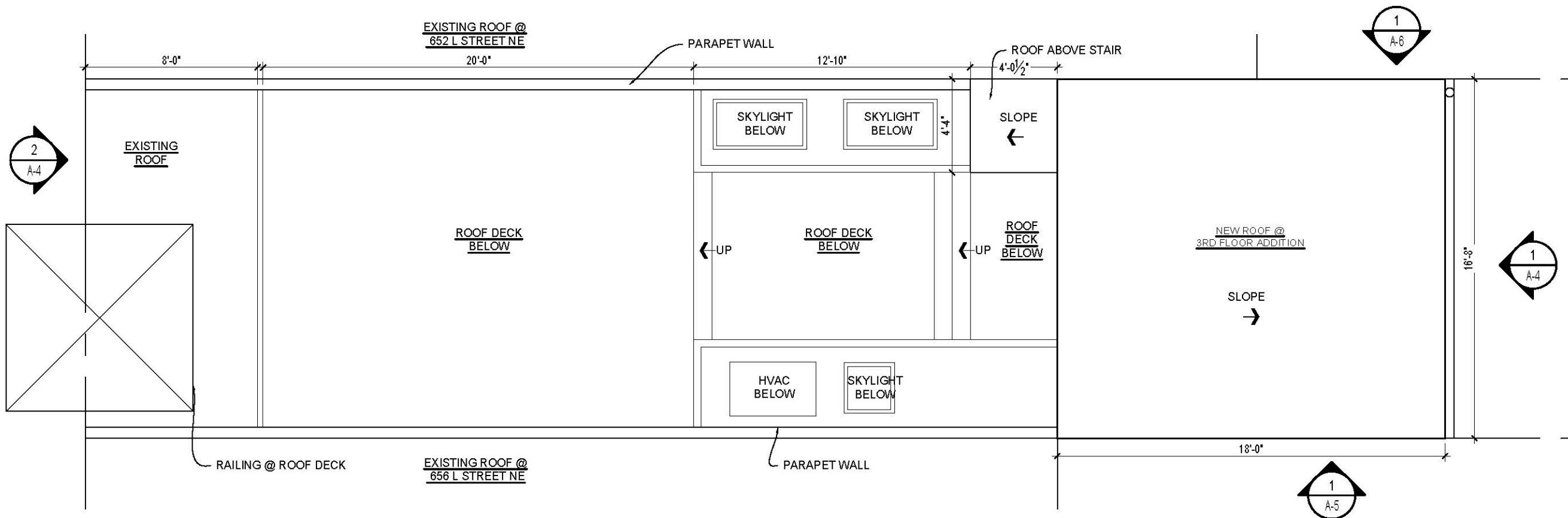


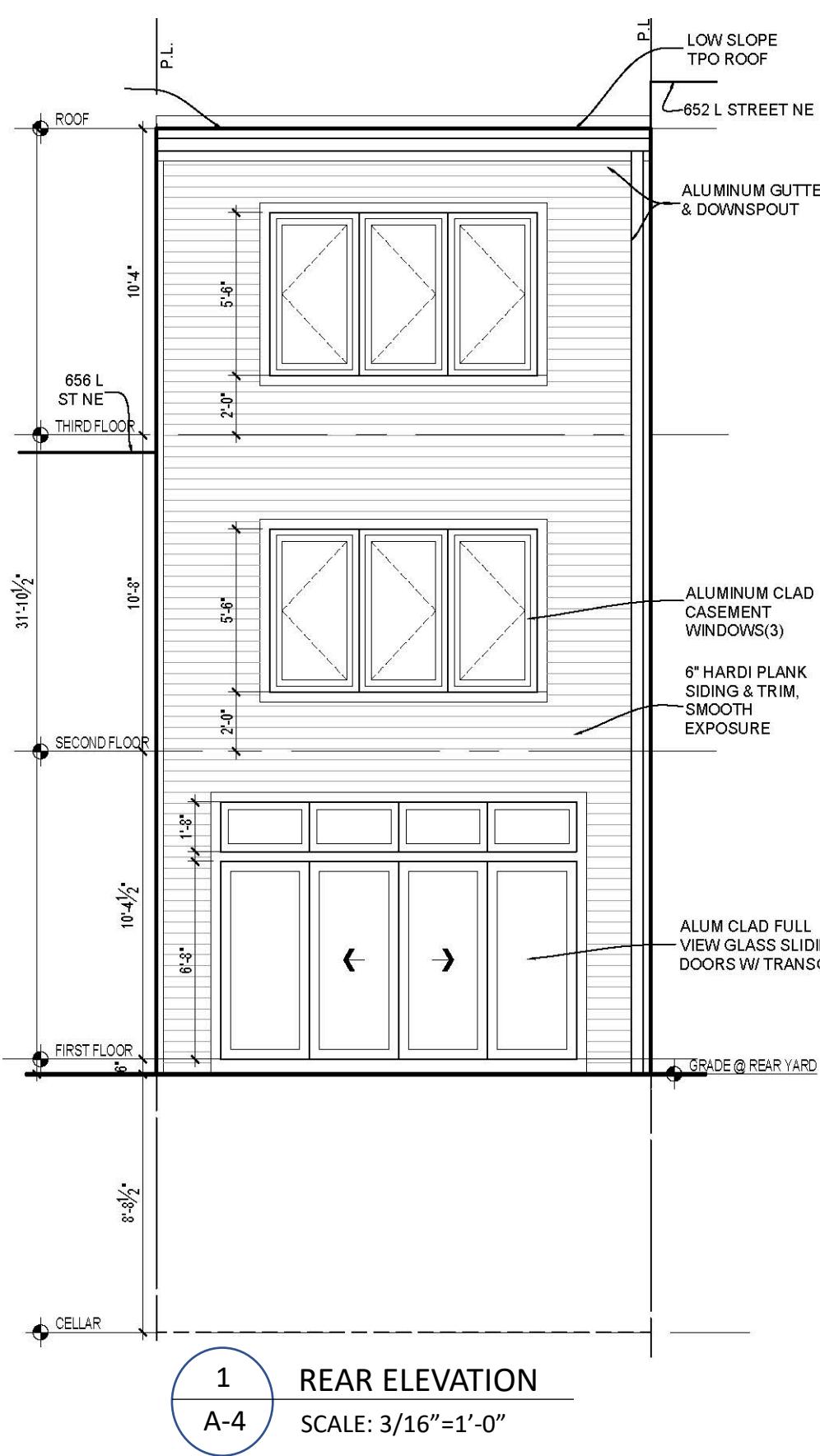
## SECOND FLOOR PLAN

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

## 654 L Street NE-NEW WORK PLANS

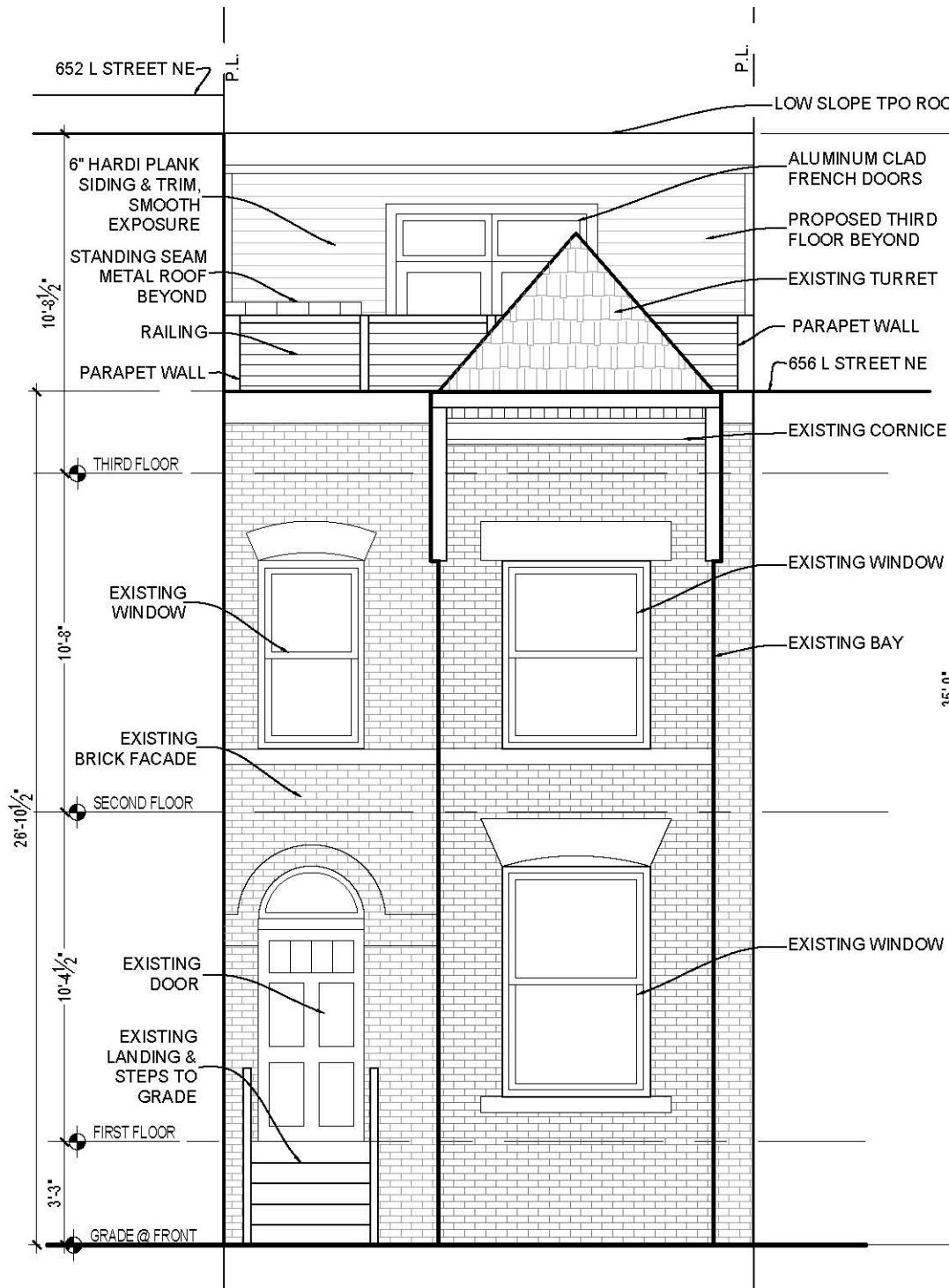
A-2





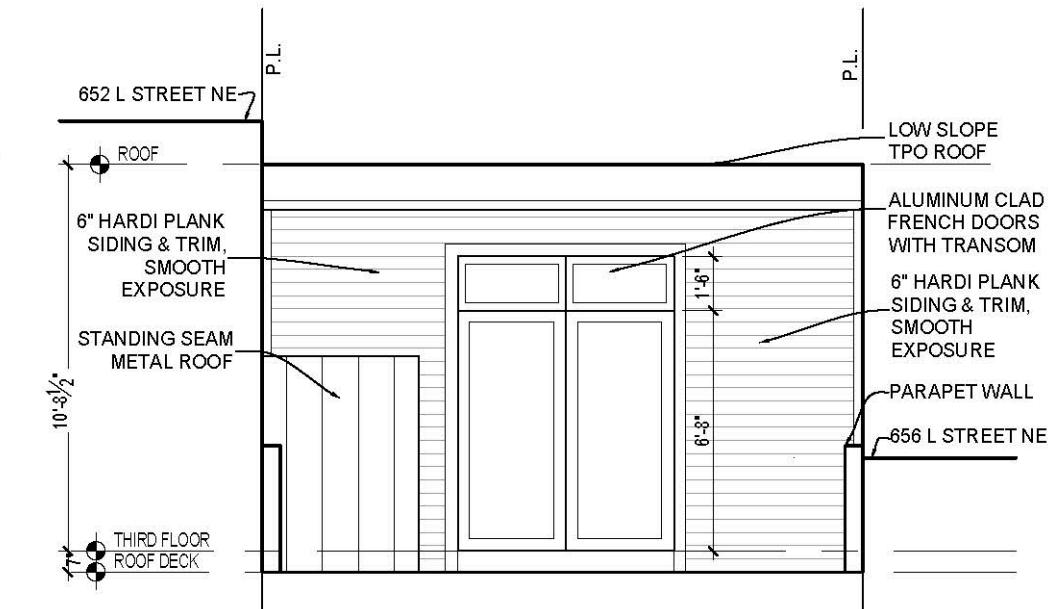
## REAR ELEVATION

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



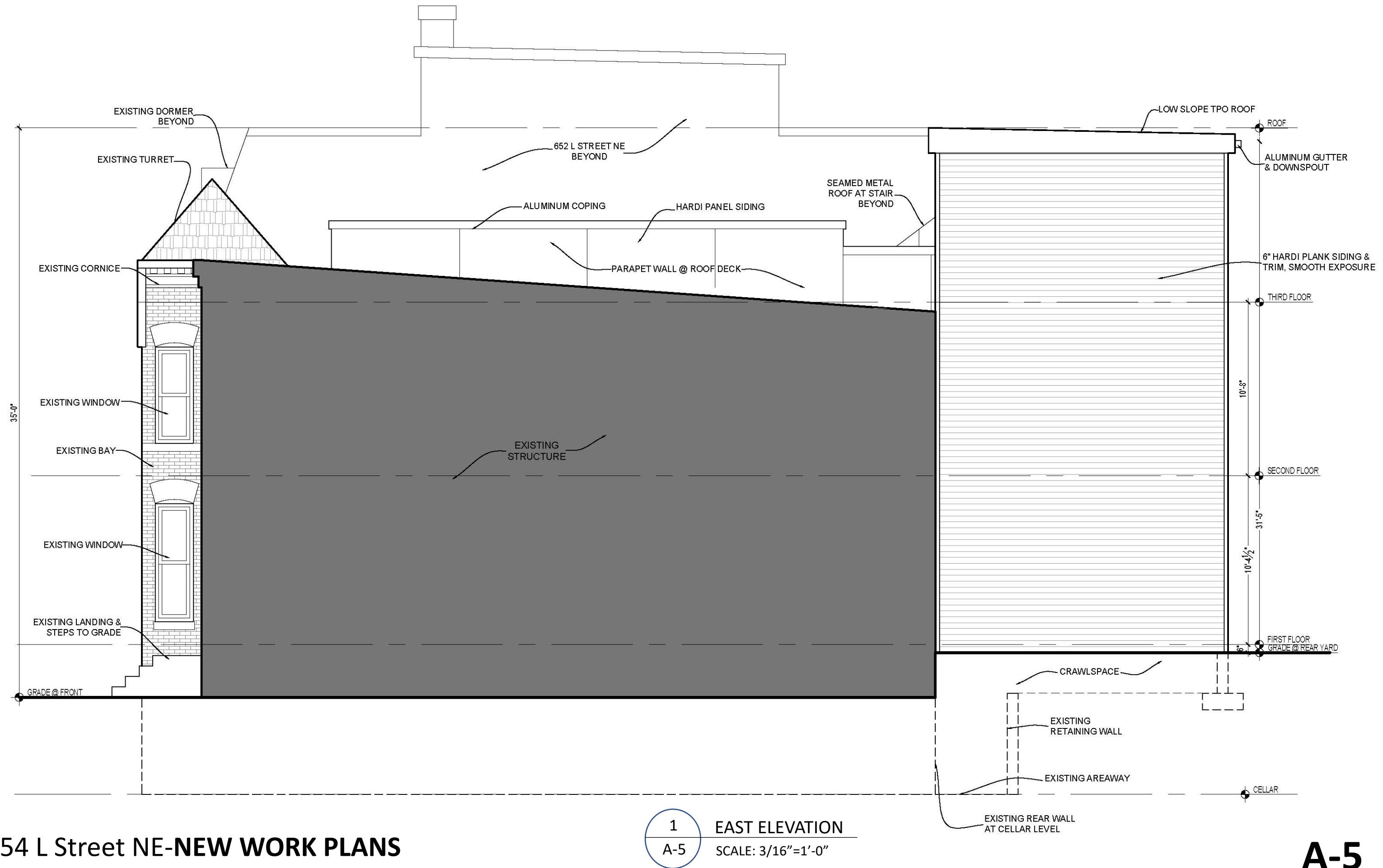
## FRONT ELEVATION

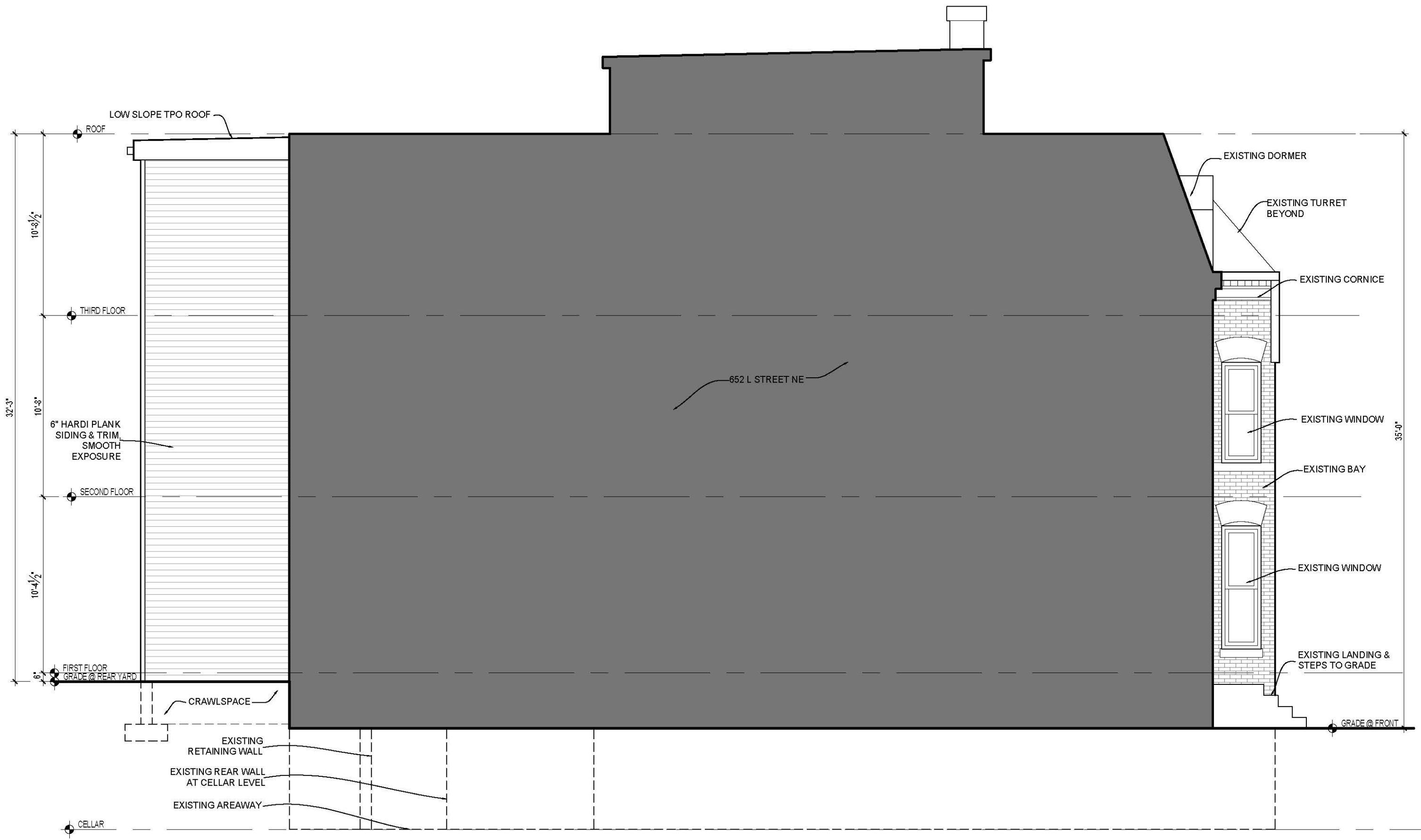
SCALE: 3/16"=1'-0"



## ROOF DECK ELEVATION

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





654 L Street NE-NEW WORK PLANS

1  
A-6

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

A-6