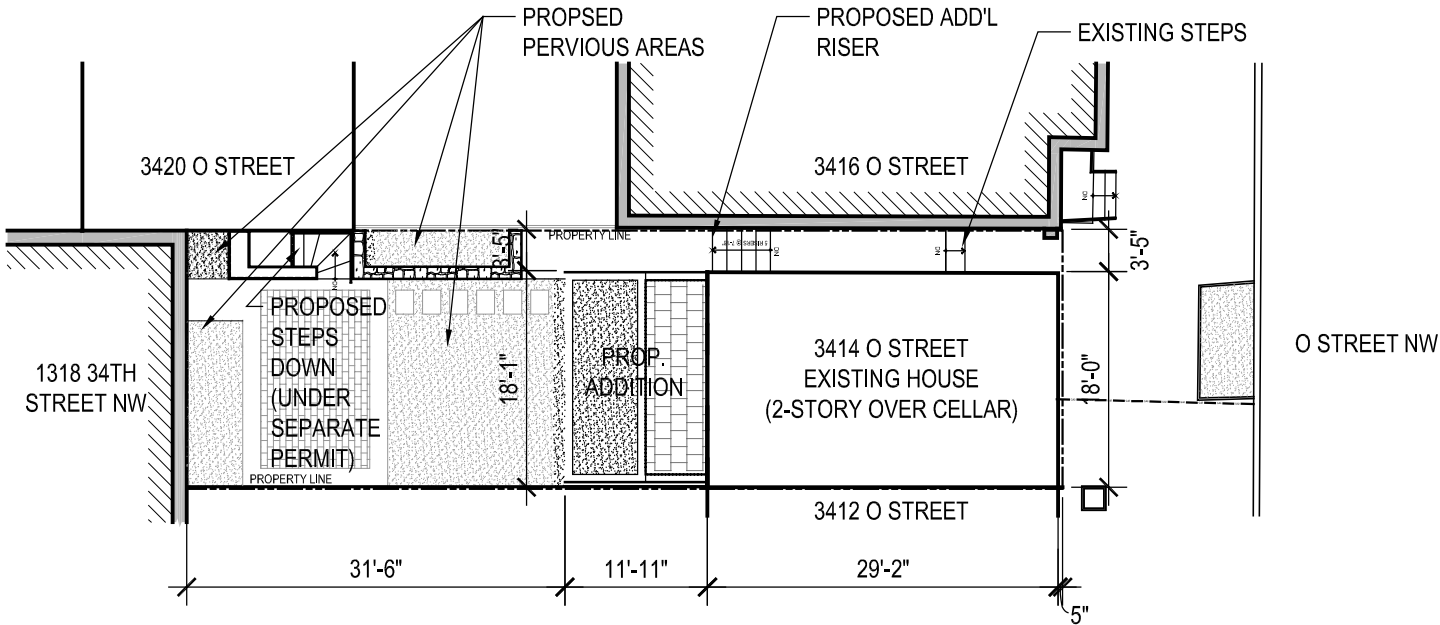




1
A.01
AREA MAP
SCALE: N.T.S.



2
Z-01
SITE PLAN
SCALE: 1/16"=1'-0"



1
Z01
FRONT ELEVATION
SCALE: N.T.S.



1
Z01
REAR ELEVATION
SCALE: N.T.S.

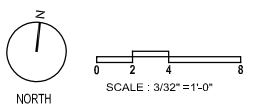
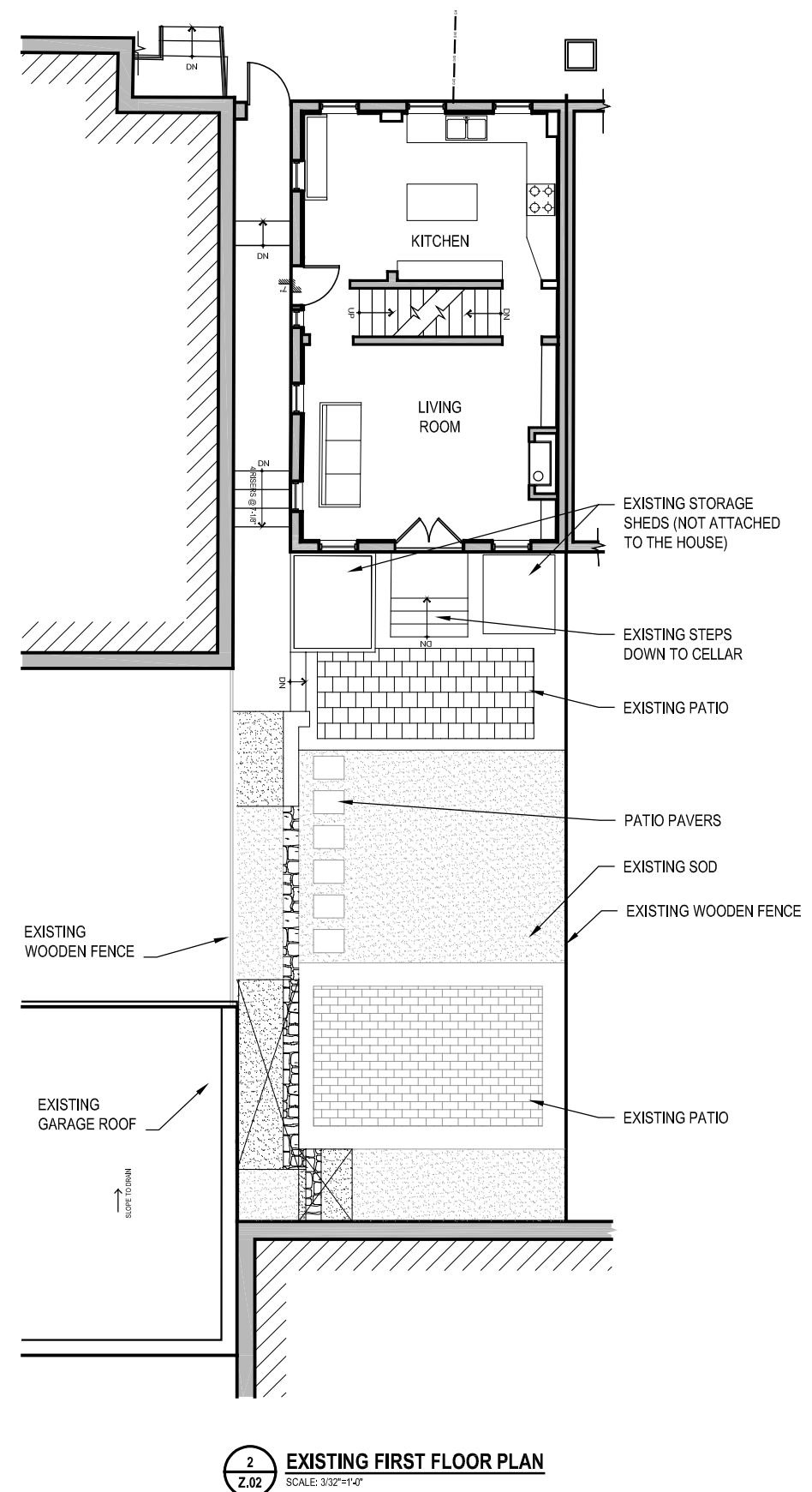
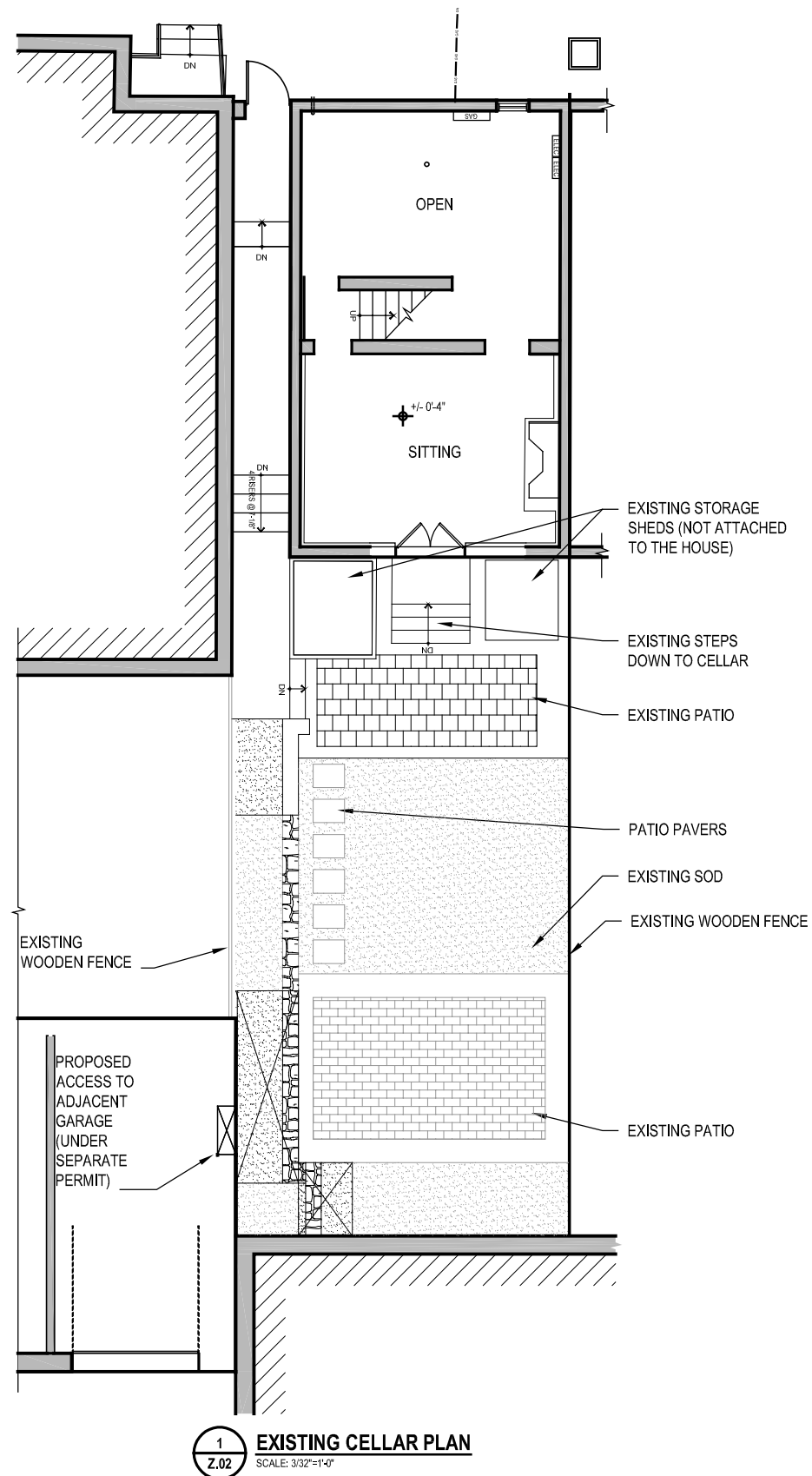
OWNER
ROBERT DODDS
3414 O STREET NW WASHINGTON, DC 20007

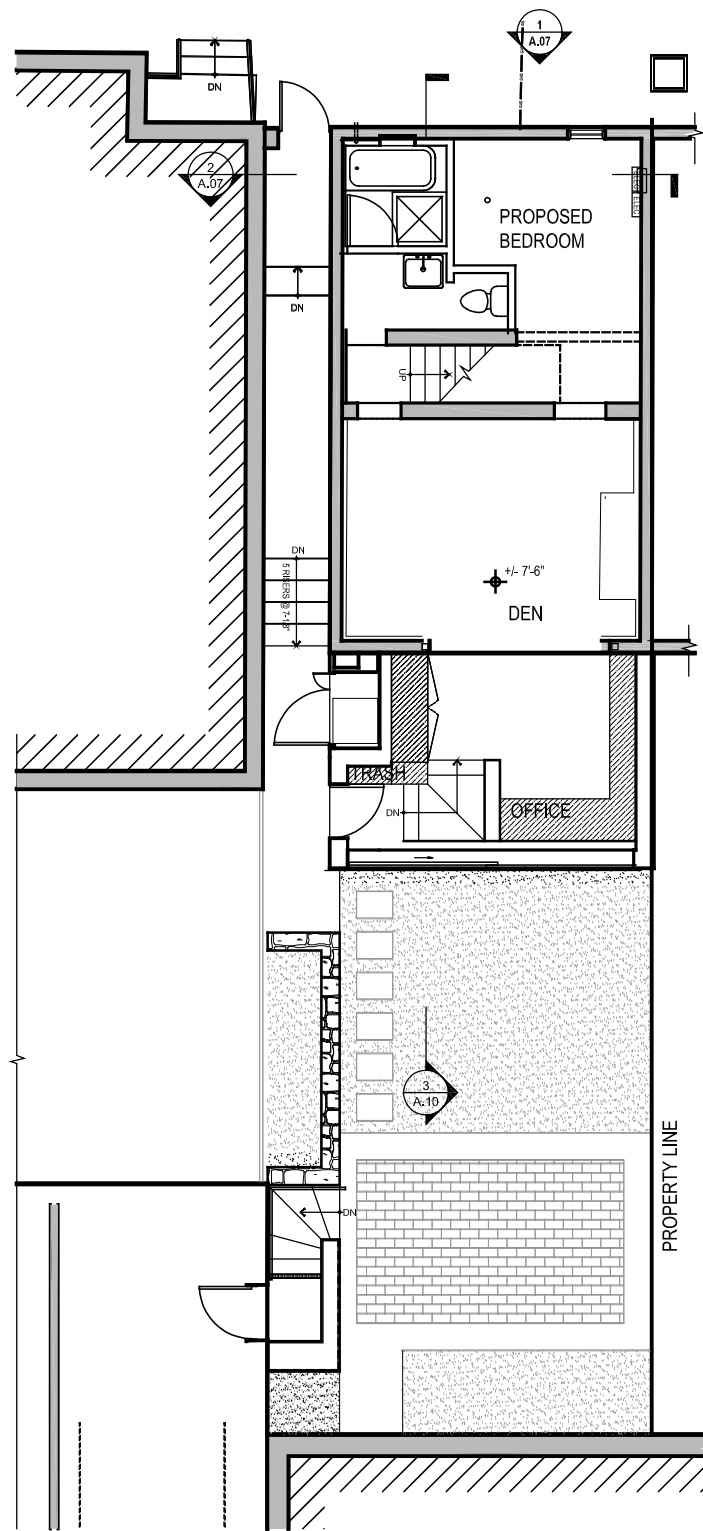
ARCHITECT
ACG ARCHITECTS
1420 SPRING HILL ROAD, SUITE 250 MCLEAN, VIRGINIA 22102

PROPERTY INFORMATION	
LOT:	814
SQUARE:	1228
LOT AREA:	1,570 SF
ZONING:	R-3/GT
EXISTING:	TWO-STORY OVER CELLAR
PROPOSED ADDITION:	CELLAR LEVEL ADDITION WITH ROOF DECK ACCESSED FROM 1ST FLOOR LIVING ROOM

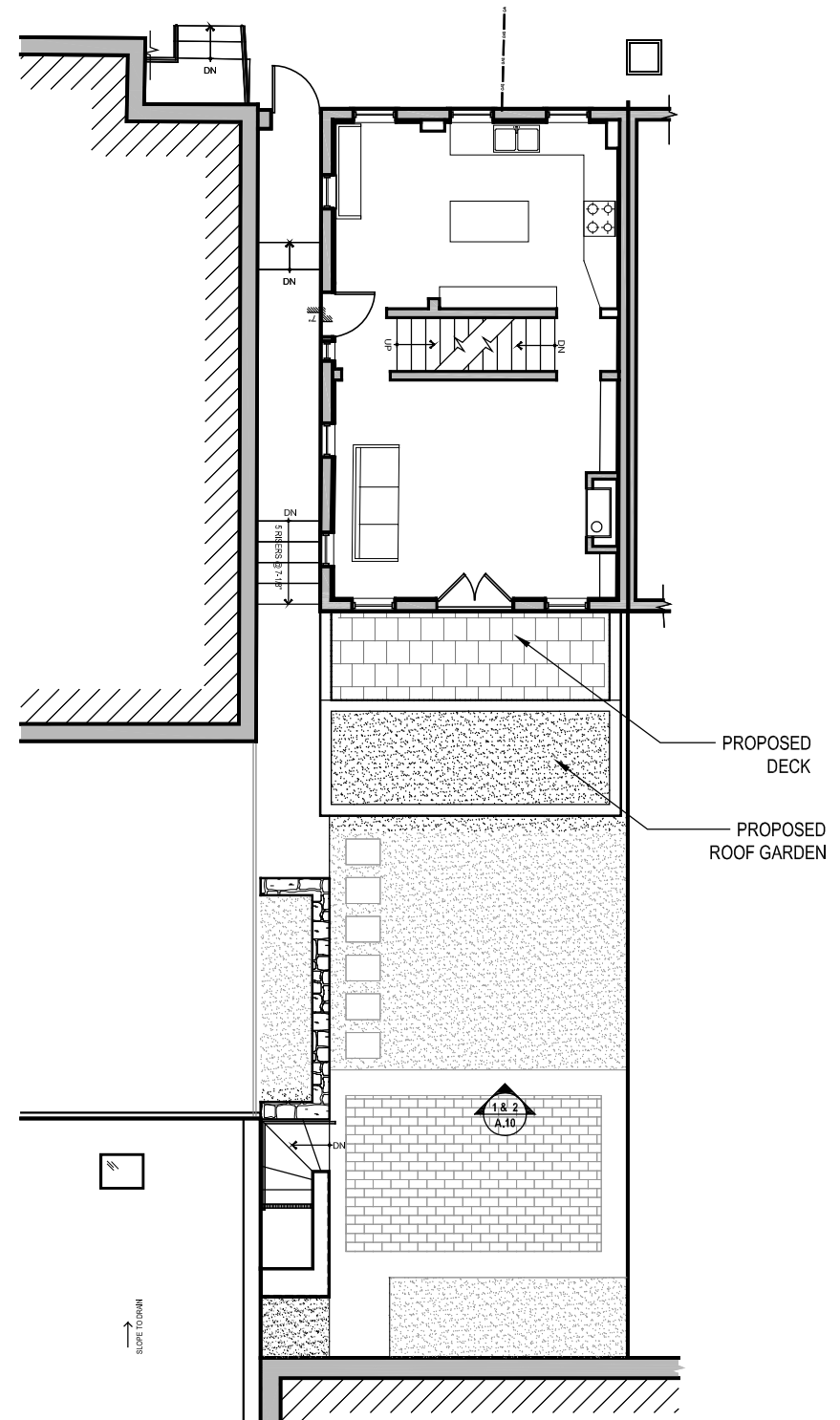
ZONING SUMMARY			
	LIMIT	EXISTING	PROPOSED
HEIGHT	35'	±23'-6"	NO CHANGE
LOT AREA		1,570 SF	NO CHANGE
LOT OCC. (AREA)		560 SF	733.6 SF
LOT OCC. (%)	40%	33.5%	46.7%
SETBACK			
FRONT	^	5"	NO CHANGE
SIDE	5'-0"	*3'-5"	3'-5"
REAR	20'	43'-5"	31'-6"
^FRONT SETBACK TO BE CONSISTENT WITH AT LEAST ONE ADJACENT PROPERTY			
*EXISTING IS NON-CONFORMING			
PERVIOUS AREA	20% MIN.	49.2%	23.6% (369.8 SF)

BUILDING AREA (SF)		
CELLAR	526.0	733.6
1ST FLOOR	526.0	526.0
2ND FLOOR	526.0	526.0
TOTAL	1,578.0	1,785.6

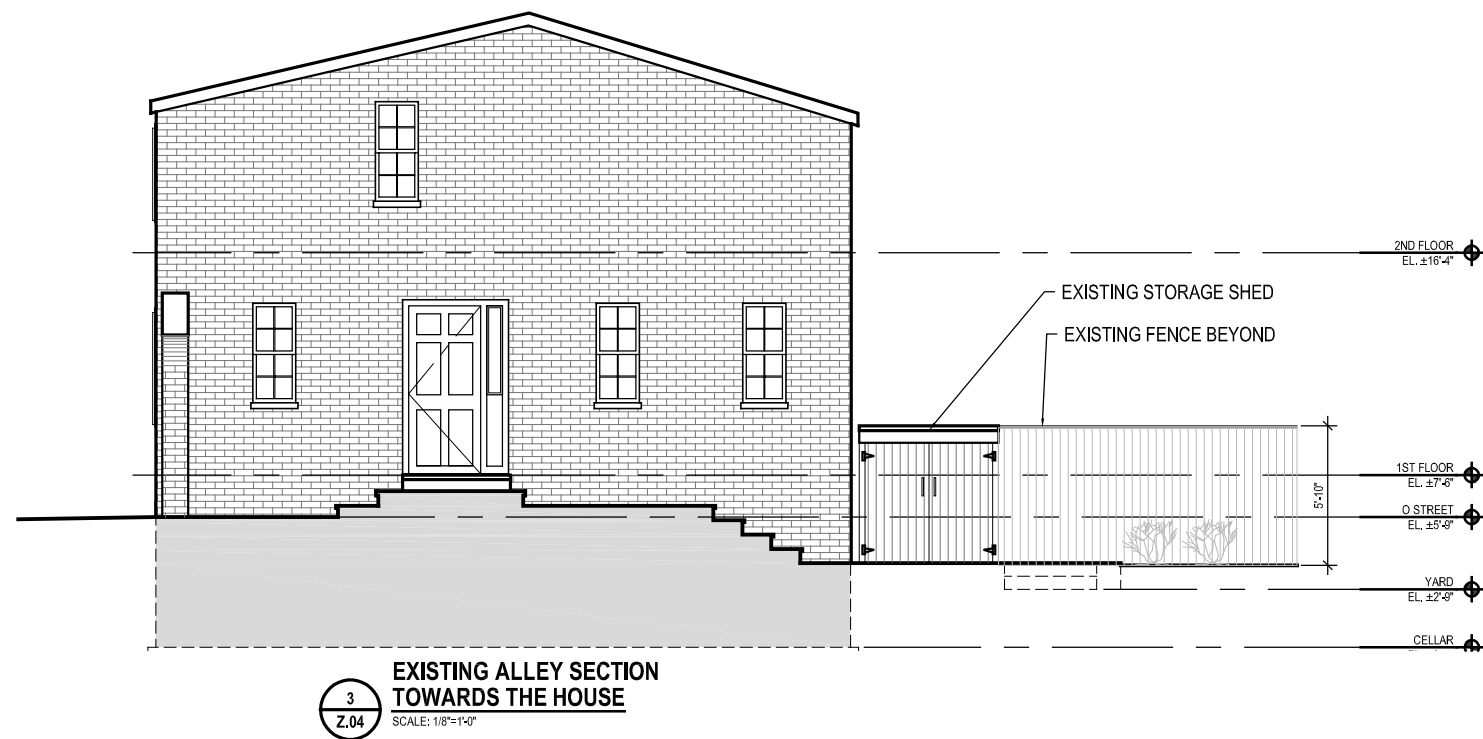


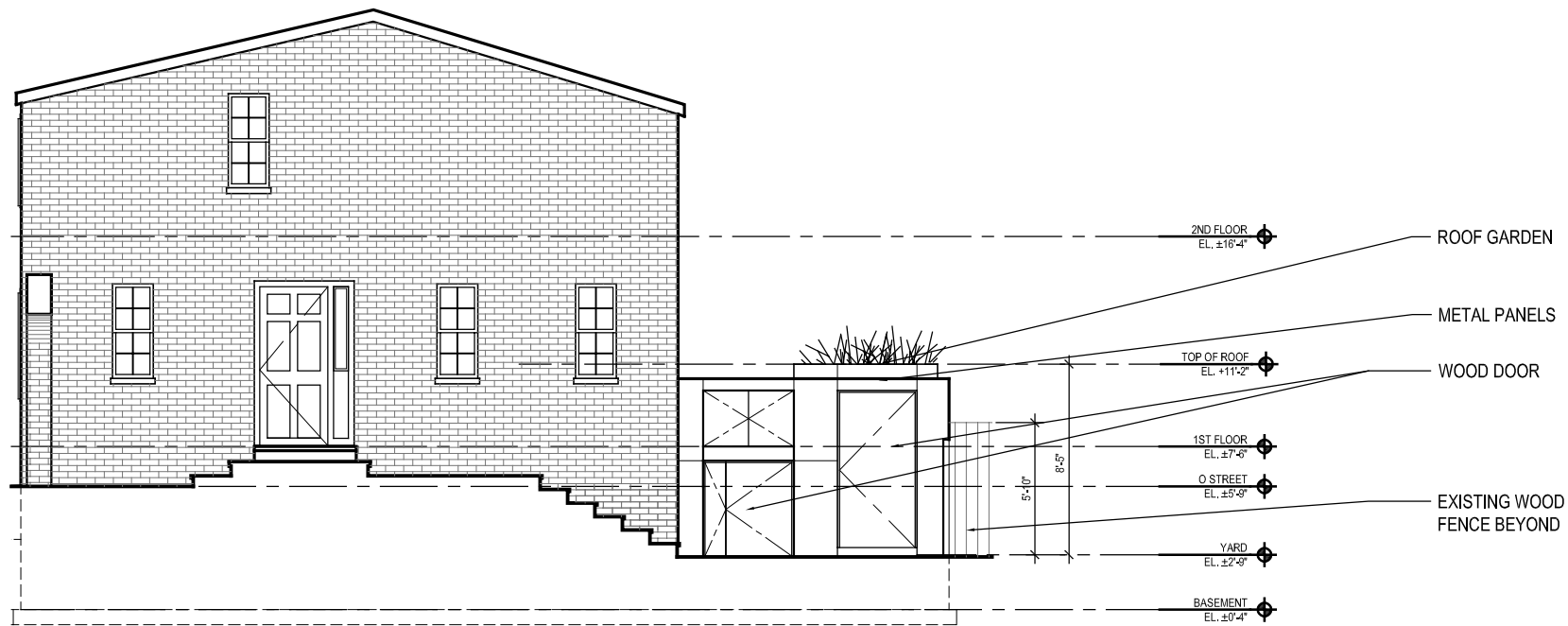


1
Z.03
PROPOSED CELLAR PLAN
SCALE: 3/32"=1'-0"

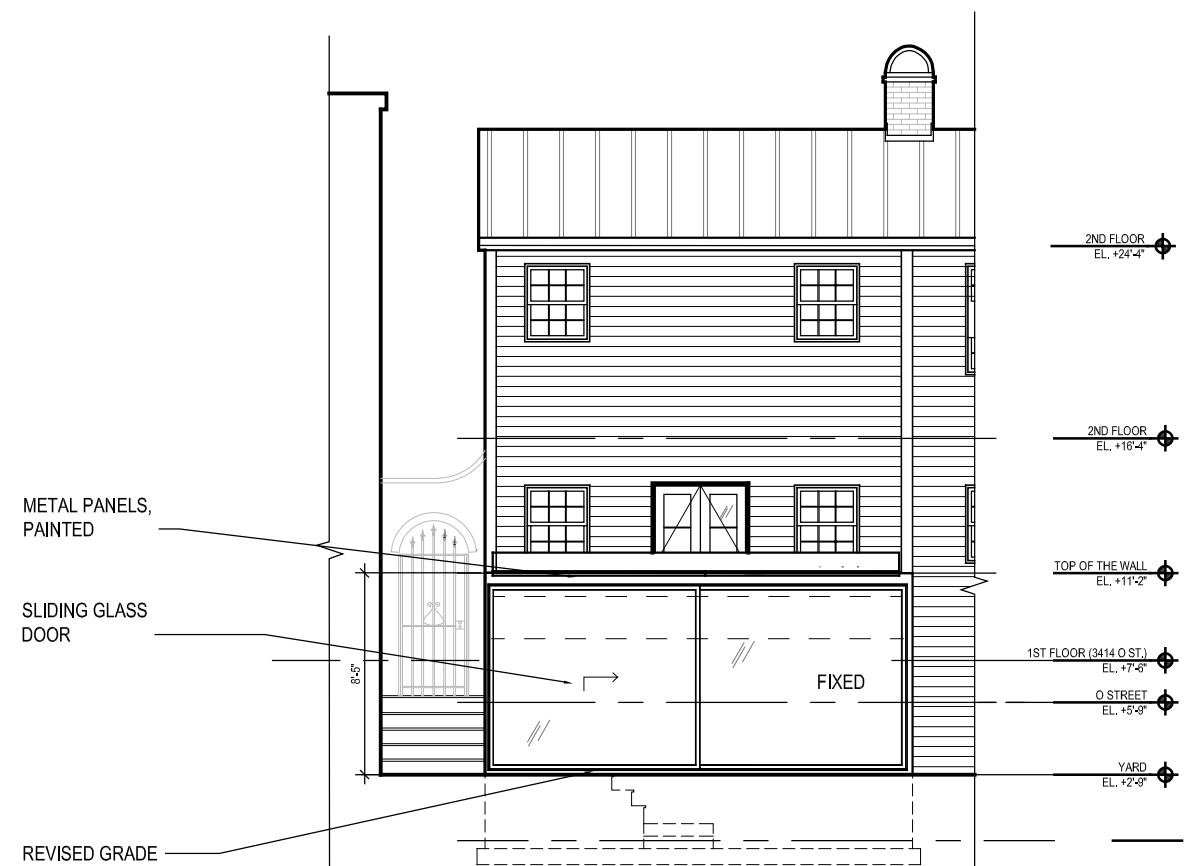


2
Z.03
PROPOSED FIRST FLOOR PLAN
SCALE: 3/32"=1'-0"

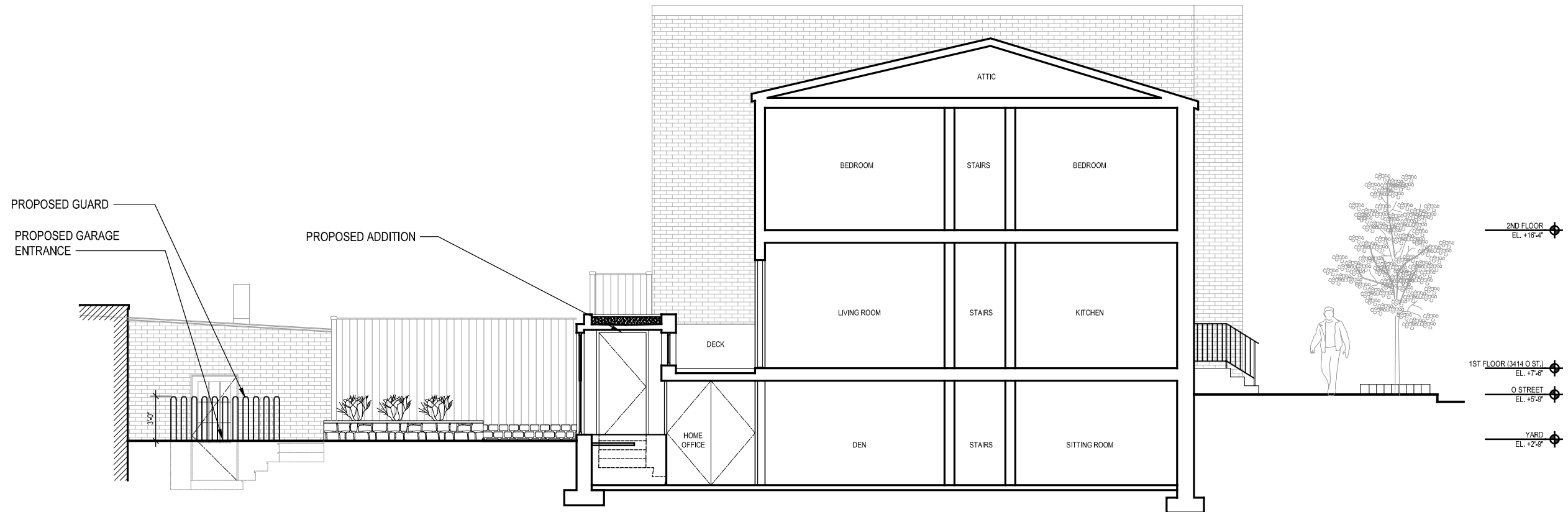




1
Z.05
PROPOSED ALLEY SECTION
TOWARDS THE HOUSE
SCALE: 1/8"=1'-0"



2
Z.05
PROPOSED REAR
ELEVATION - OPTION 2
SCALE: 1/8"=1'-0"



1
Z.06
BUILDING SECTION - O STREET TO BACKYARD
SCALE: N.T.S.



1 EXISTING CONDITION
Z.07 SCALE: NTS



1
Z.08 VIEW OF PROPOSED REAR ELEVATION
SCALE: NTS