

# 1016 Massachusetts Avenue NE- ADDITION

Washington, DC 20002

BZA/HP-Preliminary

April 6th, 2018

**OWNER:**

STEVE & NANCY PERRY  
1016 MASSACHUSETTS AVE NE  
WASHINGTON, DC 20002

**ARCHITECT:**

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

**PROPERTY INFORMATION:**

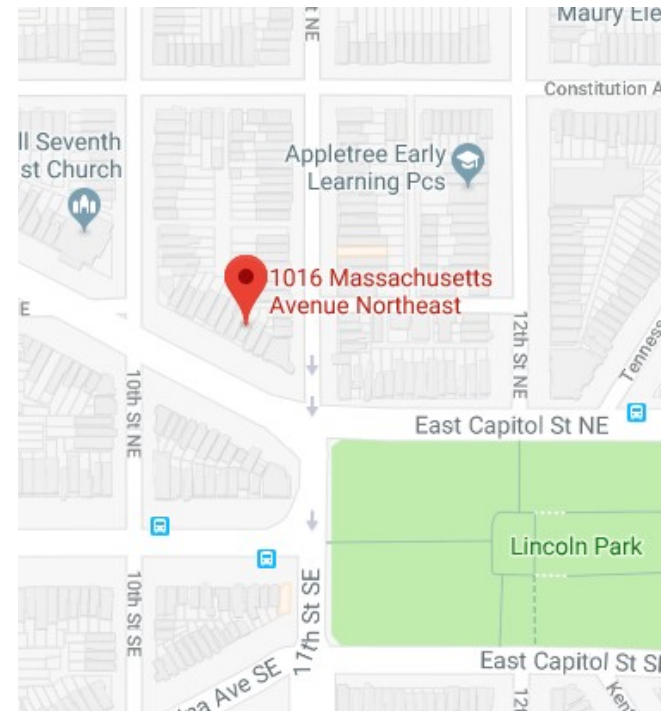
LOT: 0965  
SQUARE: 0041  
LOT AREA: 1351 SF  
ZONE: RF-1  
USE GROUP: R-3  
TWO STORY DWELLING  
SINGLE FAMILY DWELLING

**PROJECT DESCRIPTION:**

EXPANSION OF EXISTING THIRD FLOOR ABOVE EXISTING TWO STORY STRUCTURE

**ZONING INFORMATION:**

	Existing	Proposed	Allowable
Lot Coverage	855.25 SF	NO CHANGE	810.6 SF
(Percentage)	63.3%	NO CHANGE	60%
Rear Yard	22.5'	NO CHANGE	20 FT MIN
Open Court	5.2'	NO CHANGE	N/A
Height	34.58'	NO CHANGE	35.0'
Stories	3+CELLAR	NO CHANGE	3+CELLAR
Pervious Surface	36.7%	NO CHANGE	20%
Parking	N/A	N/A	1 PER PRINCIPLE DU
Square Footage			
Cellar	828.7 SF	NO CHANGE	N/A
First Floor	828.7 SF	NO CHANGE	N/A
Second Floor	828.7 SF	NO CHANGE	N/A
Third Floor	636.5 SF	828.7 SF	N/A
Total	3122.6	3314.8 SF	N/A



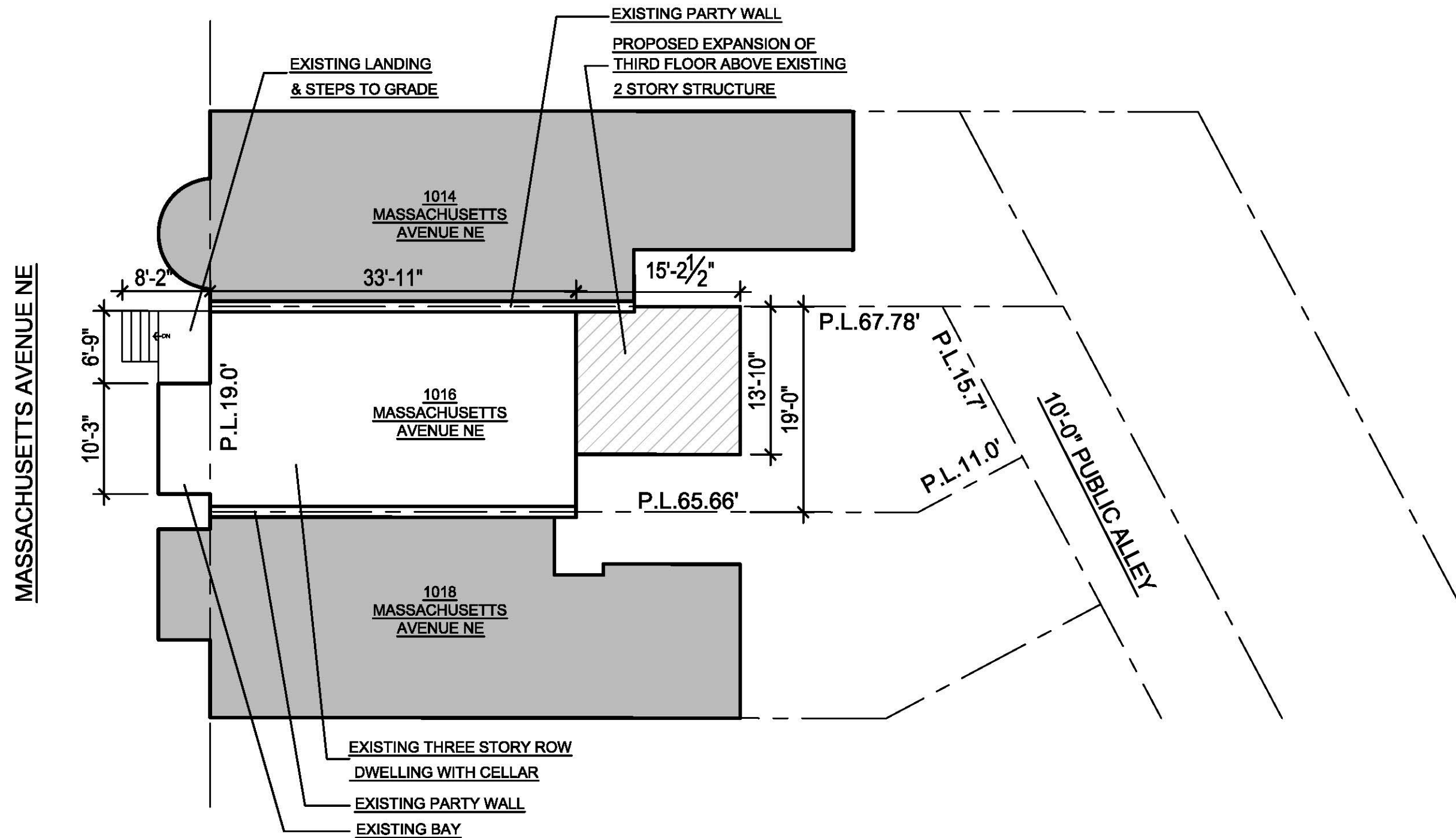
SITE MAP



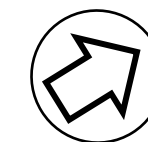
VIEW FROM MASSACHUSETTS AVE SE

**DRAWING INDEX**

- C-1 COVER SHEET
- C-2 SITE PLAN
- C-3 BLOCK PLAN
- C-4 PHOTOGRAPHS
- C-5 PHOTOGRAPHS
- D-1 EXISTING CELLAR PLAN
- D-2 EXISTING FIRST FLOOR PLAN
- D-3 EXISTING SECOND FLOOR PLAN
- D-4 THIRD FLOOR DEMOLITION PLAN
- A-1 THIRD FLOOR PLAN
- A-2 ROOF PLAN
- A-3 EXTERIOR ELEVATIONS
- A-4 EXTERIOR ELEVATIONS



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



1016 MASSACHUSETTS AVENUE NE- SITE PLAN

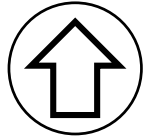
Fowler Architects

04-06-18



PROPOSED EXPANSION OF THIRD  
FLOOR ABOVE EXISTING 2 STORY  
STRUCTURE  
EXISTING THREE STORY ROW  
DWELLING WITH CELLAR

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



1016 MASSACHUSETTS AVENUE NE-BLOCK PLAN

Fowler Architects 04-06-18



EXISTING REAR FAÇADE



EXISTING FRONT FAÇADE



VIEW FROM ALLEY, LOOKING TOWARD 1018  
MASSACHUSETTS AVENUE NE



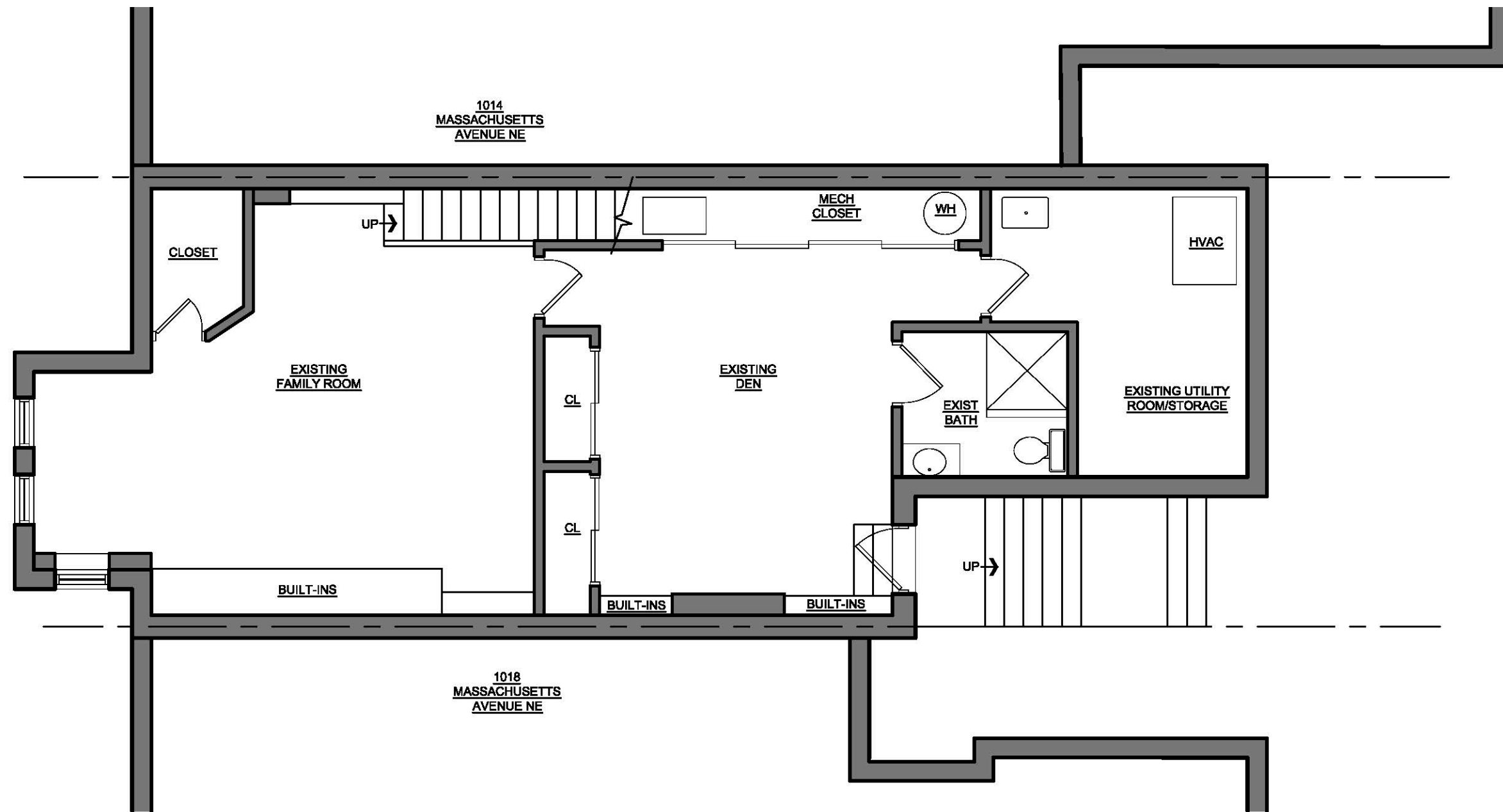
VIEW FROM ALLEY, LOOKING TOWARD 1014  
MASSACHUSETTS AVENUE NE



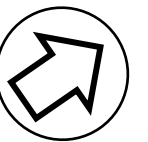
VIEW OF EXISTING DOGLEG @ 1016 MASSACHUSETTS AVENUE SE

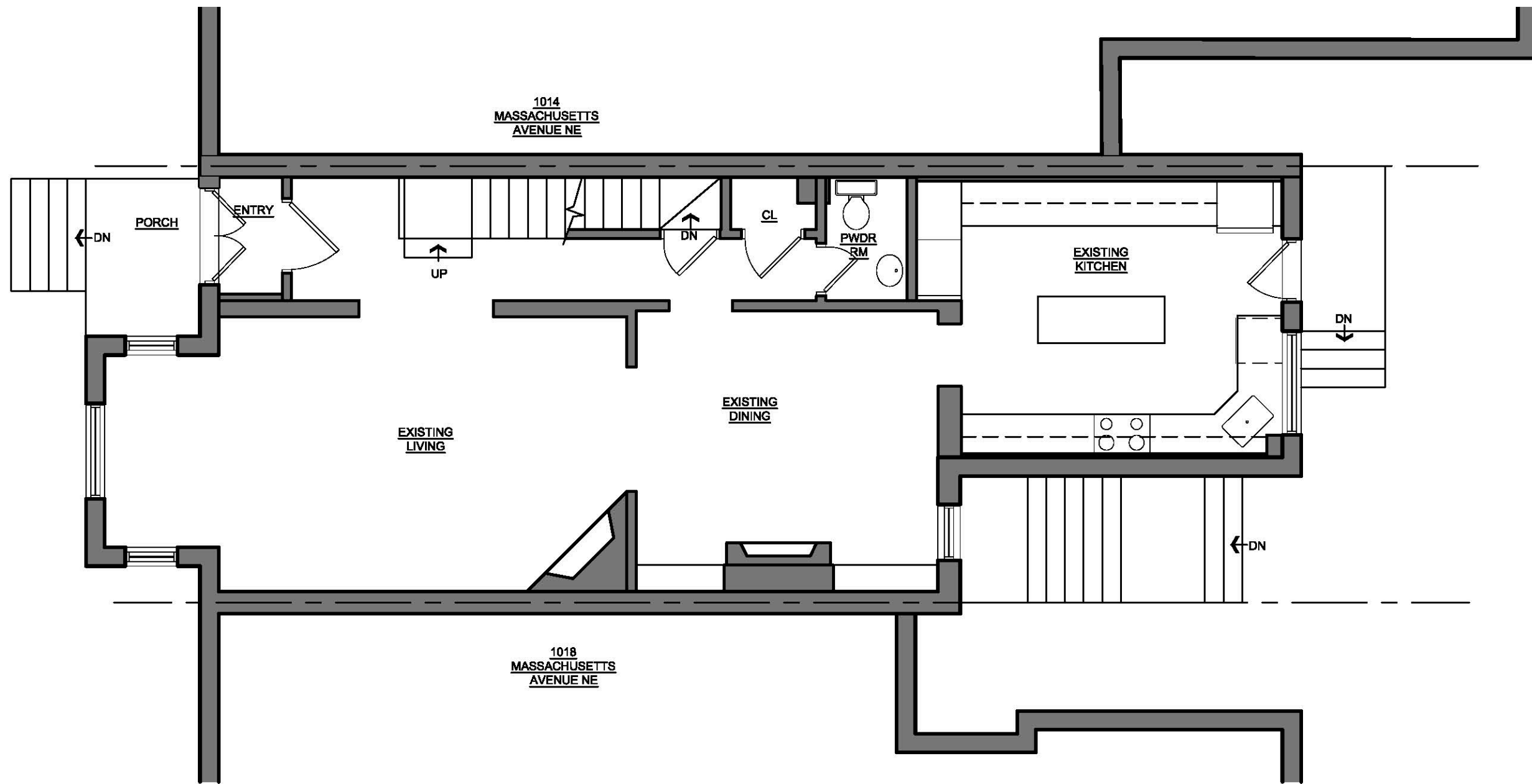


VIEW FROM ALLEY OF EXISTING REAR FACADE

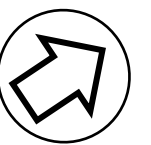


1 EXISTING CELLAR PLAN  
 D-1 SCALE: 3/16" = 1'-0"

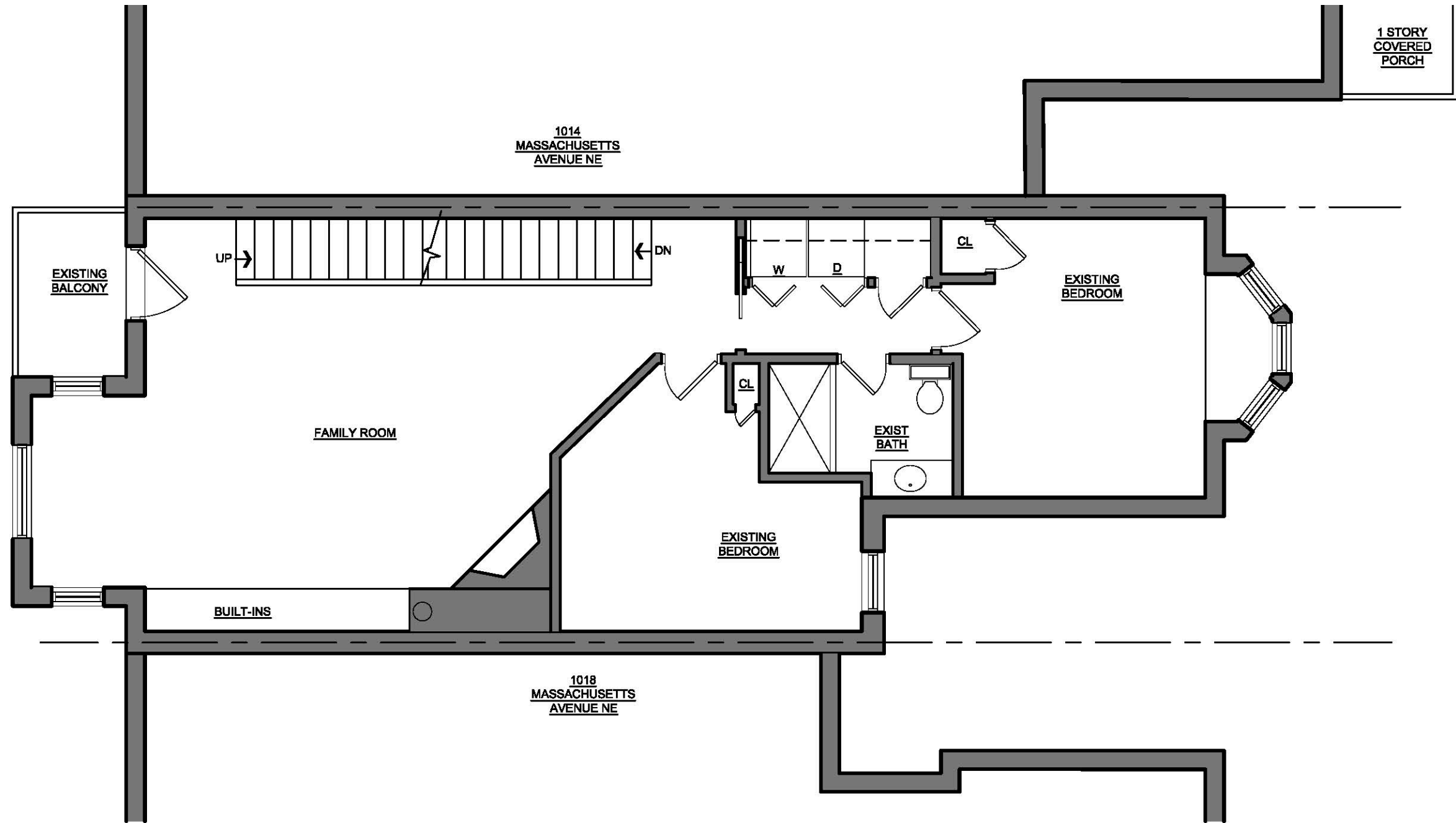




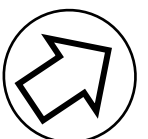
1 EXISTING FIRST FLOOR PLAN  
 D-2 SCALE: 3/16"=1'-0"

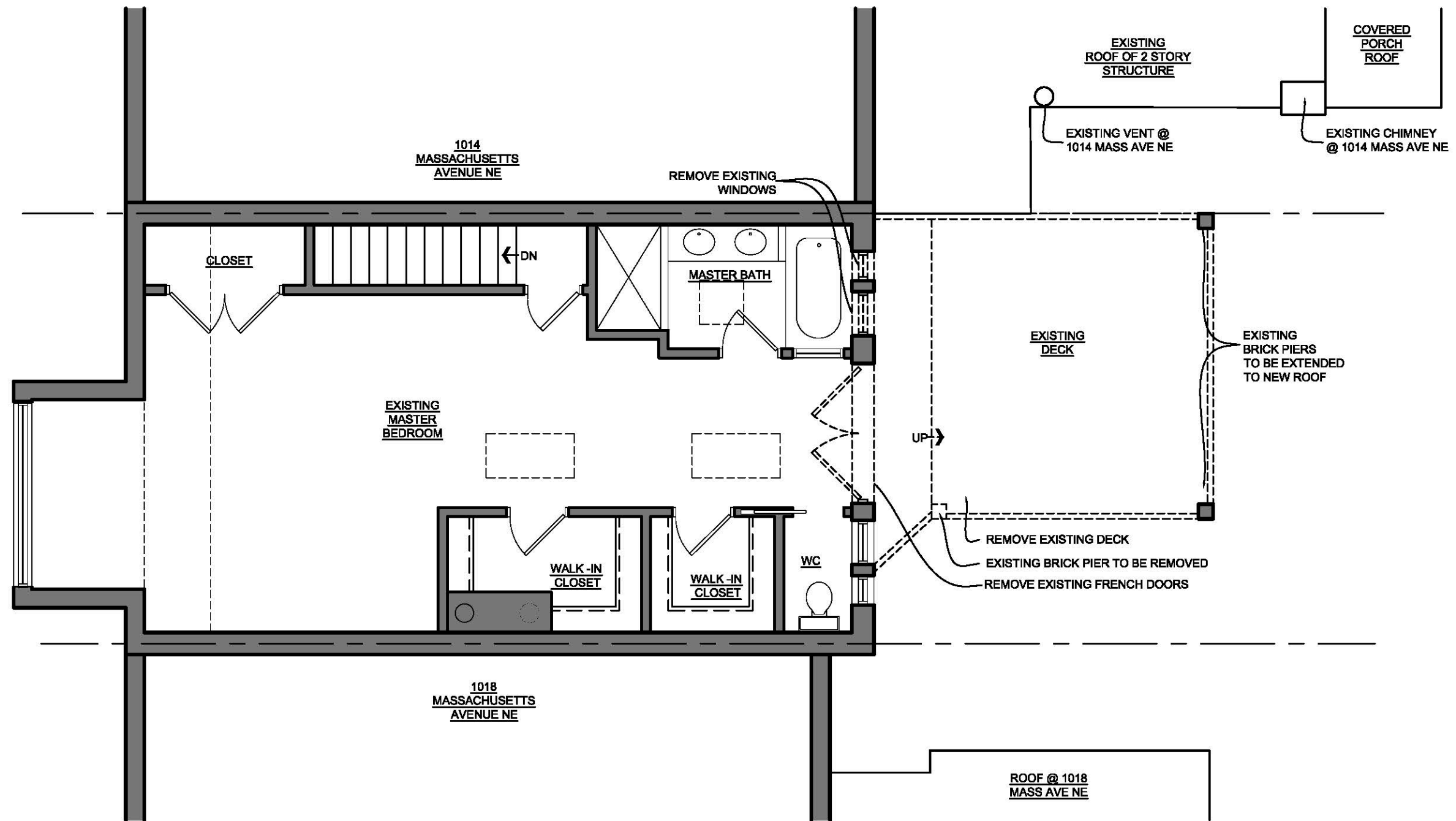




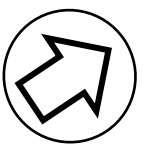


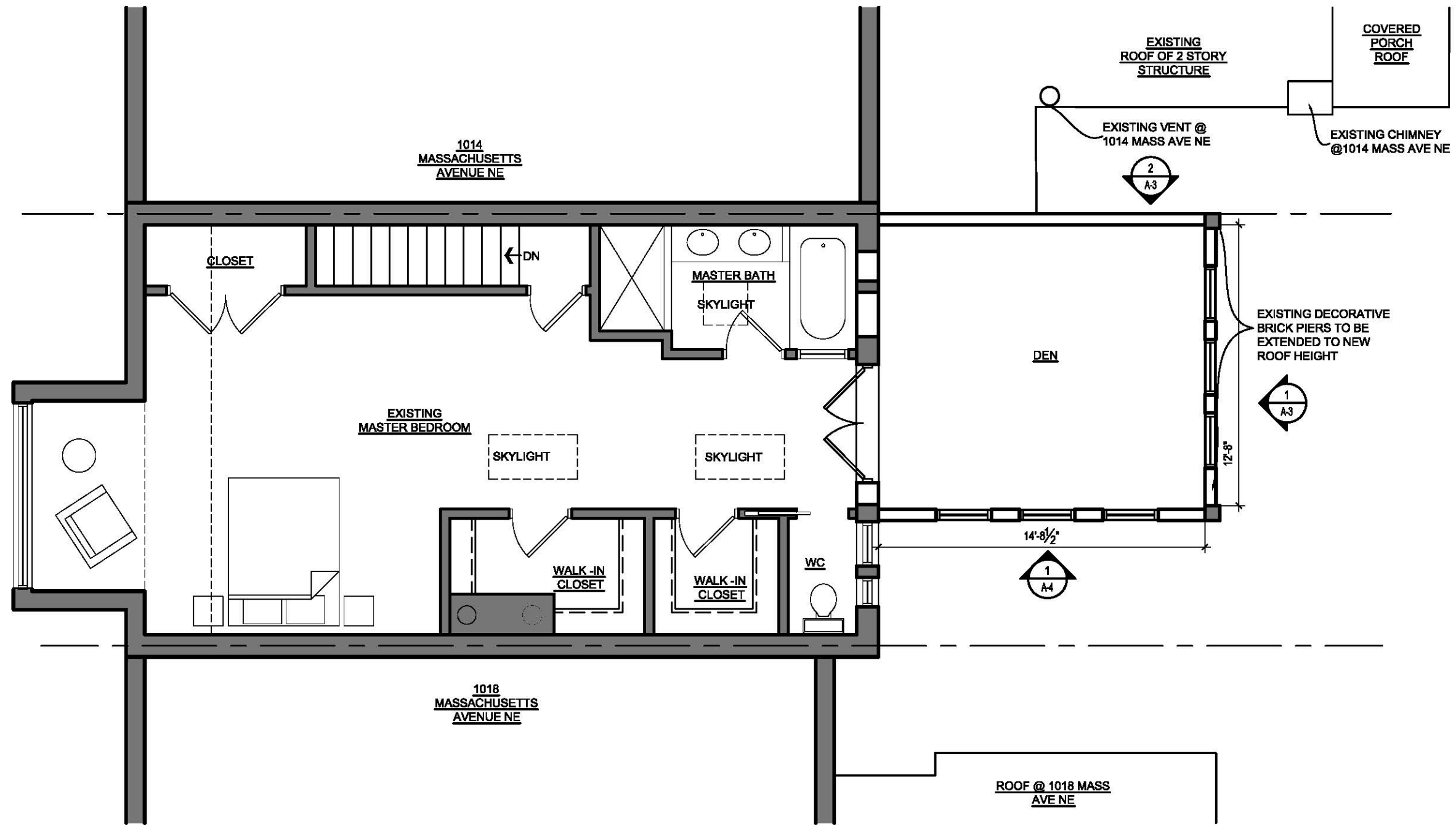
1 EXISTING SECOND FLOOR PLAN  
 D-3 SCALE: 3/16"=1'-0"



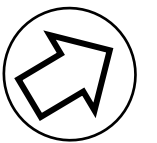


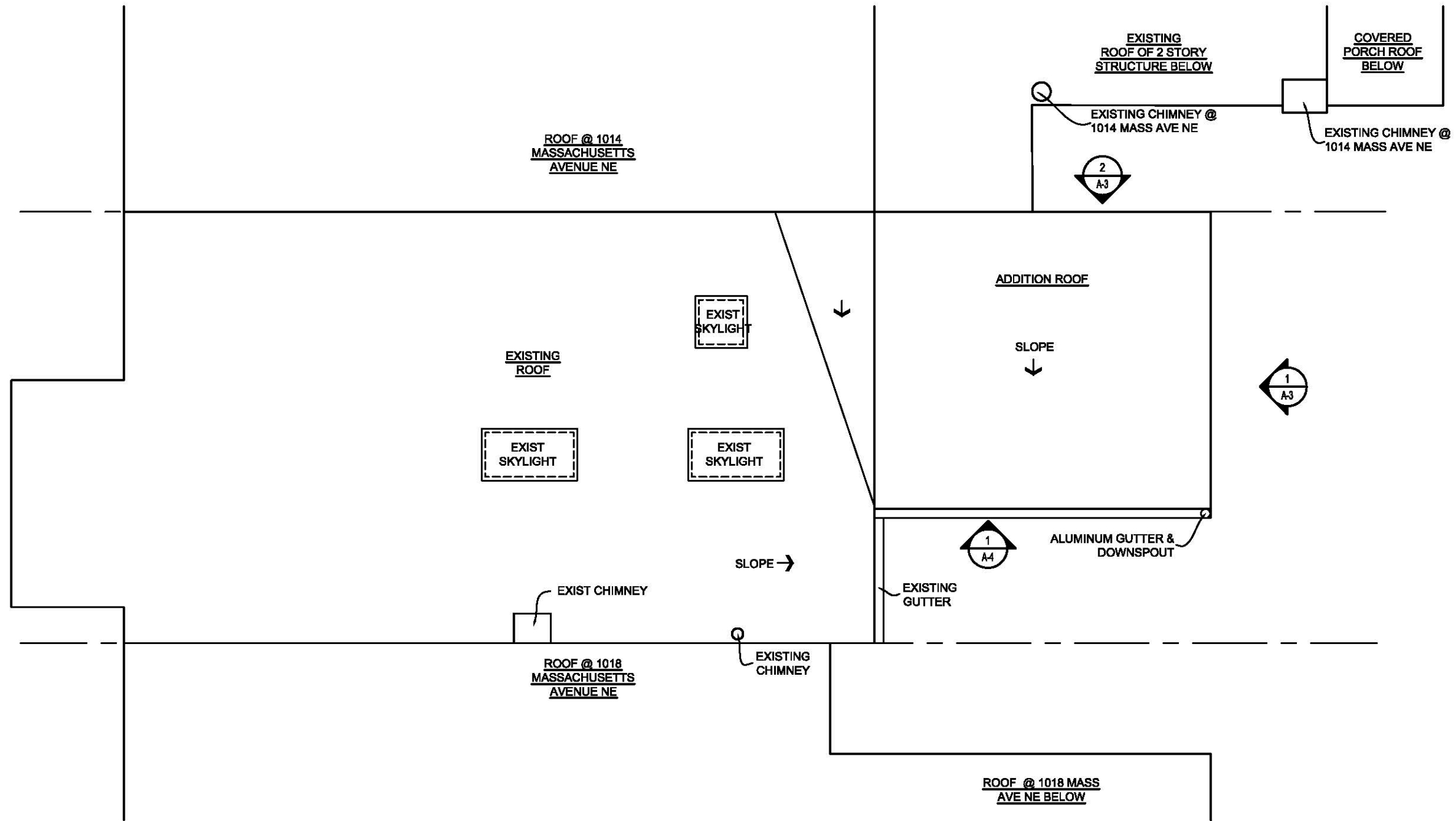
1 THIRD FLOOR DEMOLITION PLAN  
 D-4 SCALE: 3/16"=1'-0"



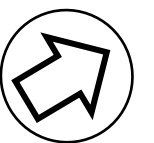


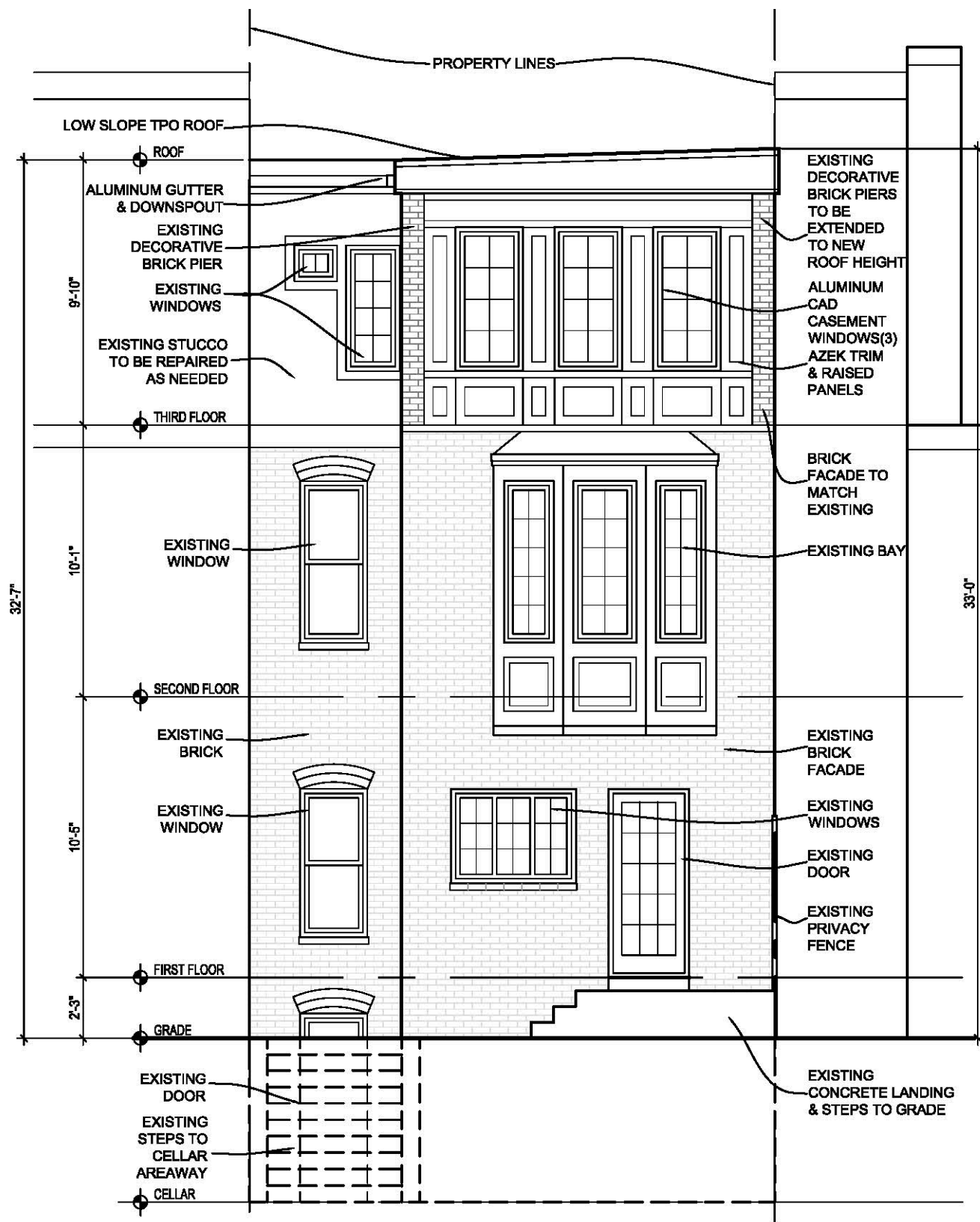
1 THIRD FLOOR PLAN  
 A-1 SCALE: 3/16"=1'-0"



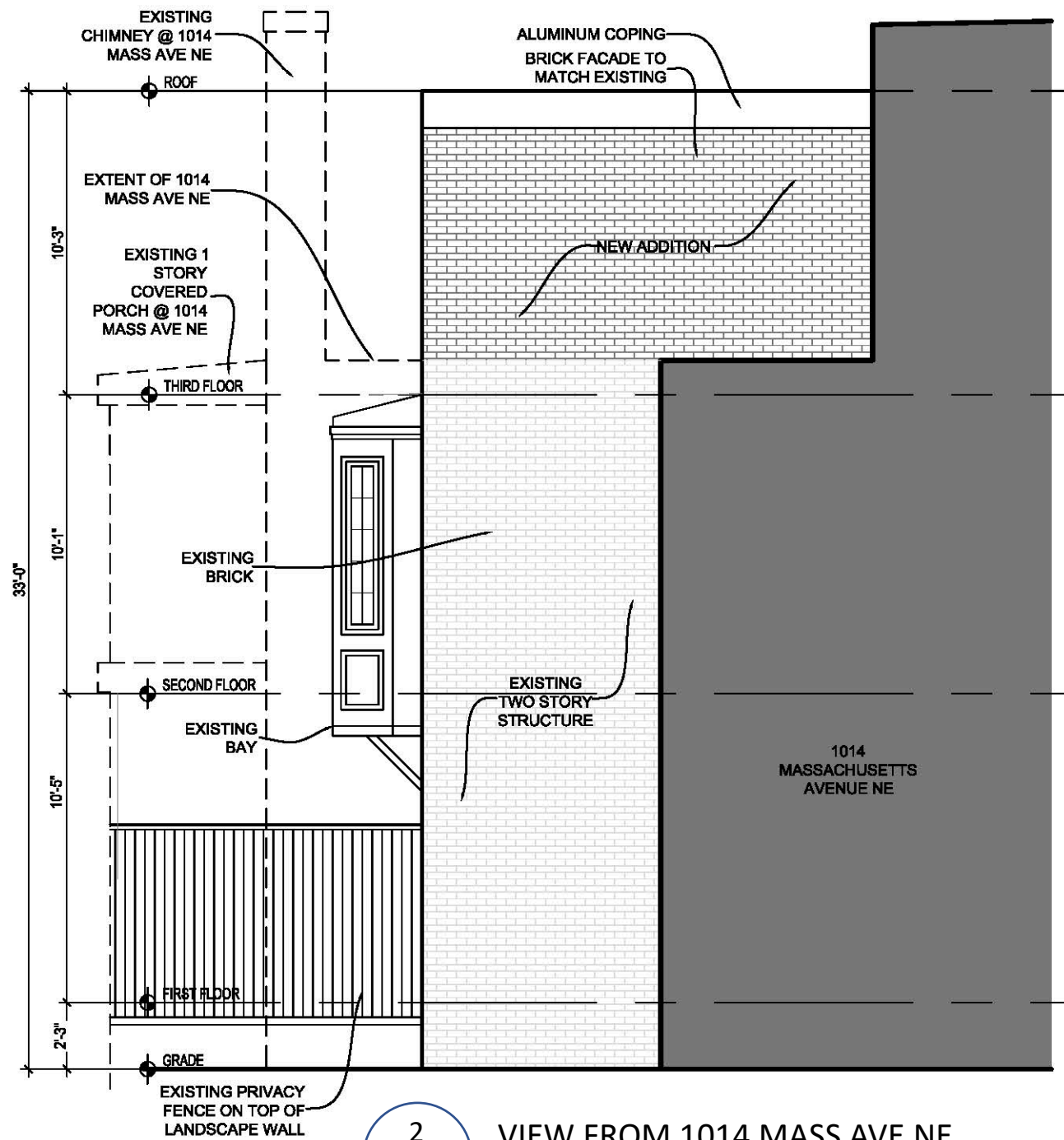


1 ROOF PLAN  
 A-2 SCALE: 3/16"=1'-0"



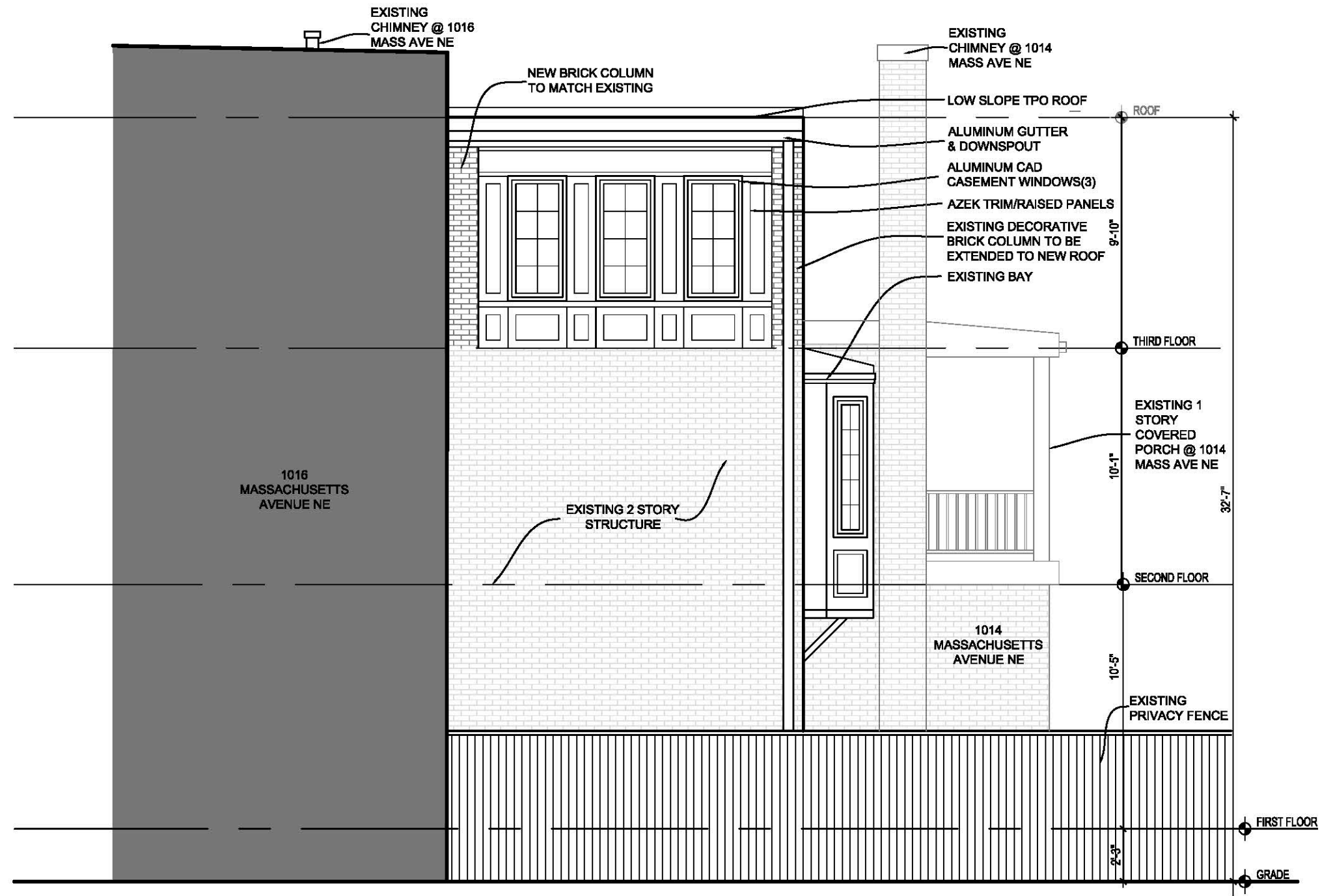


1 REAR ELEVATION  
A-3 SCALE:3/16"=1'-0"



2 VIEW FROM 1014 MASS AVE NE  
A-3 SCALE:3/16"=1'-0"

1016 MASSACHUSETTS AVENUE NE-EXTERIOR ELEVATIONS



1  
A-4

VIEW FROM 1018 MASS AVE NE  
SCALE: 3/16" = 1'-0"