

520 Groff Court NE– ADDITION

Washington, DC 20002

OWNER:

KARA BENSON
520 GROFF COURT NE
WASHINGTON, DC 20002

ARCHITECT:

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

PROPERTY INFORMATION:

LOT: 0179
SQUARE: 0779
LOT AREA: 1345 SF
ZONE: RF-3
USE GROUP: R-3
TWO STORY ROW DWELLING, SINGLE FAMILY DWELLING

PROJECT DESCRIPTION:

TWO-STORY SIDE ADDITION

ZONING INFORMATION:

	Existing	Proposed	Allowable
Lot Coverage	356.9 SF	726.5 SF	N/A (lot less than 1800 SF)
(Percentage)	26.5%	54.0%	N/A (lot less than 1800 SF)
Rear Yard	26.67'	22.67'	MIN. 5.0' FROM NON ALLEY LOT LINES
Side Yard	11.92'	0'	MIN. 5.0' FROM NON ALLEY LOT LINES
Alley Centerline Setback	10.0'-17.0'	5.0'-10.0'	12.0'
Pervious Surface	73.3%	50%	MIN. 10%
Height	23.75'	NO CHANGE	20.0'
Stories	2	NO CHANGE	2
Square Footage			
First Floor	356 SF	726 SF	N/A
Second Floor	356 SF	726 SF	N/A
Total	712 SF	1452 SF	

HPRB –Concept

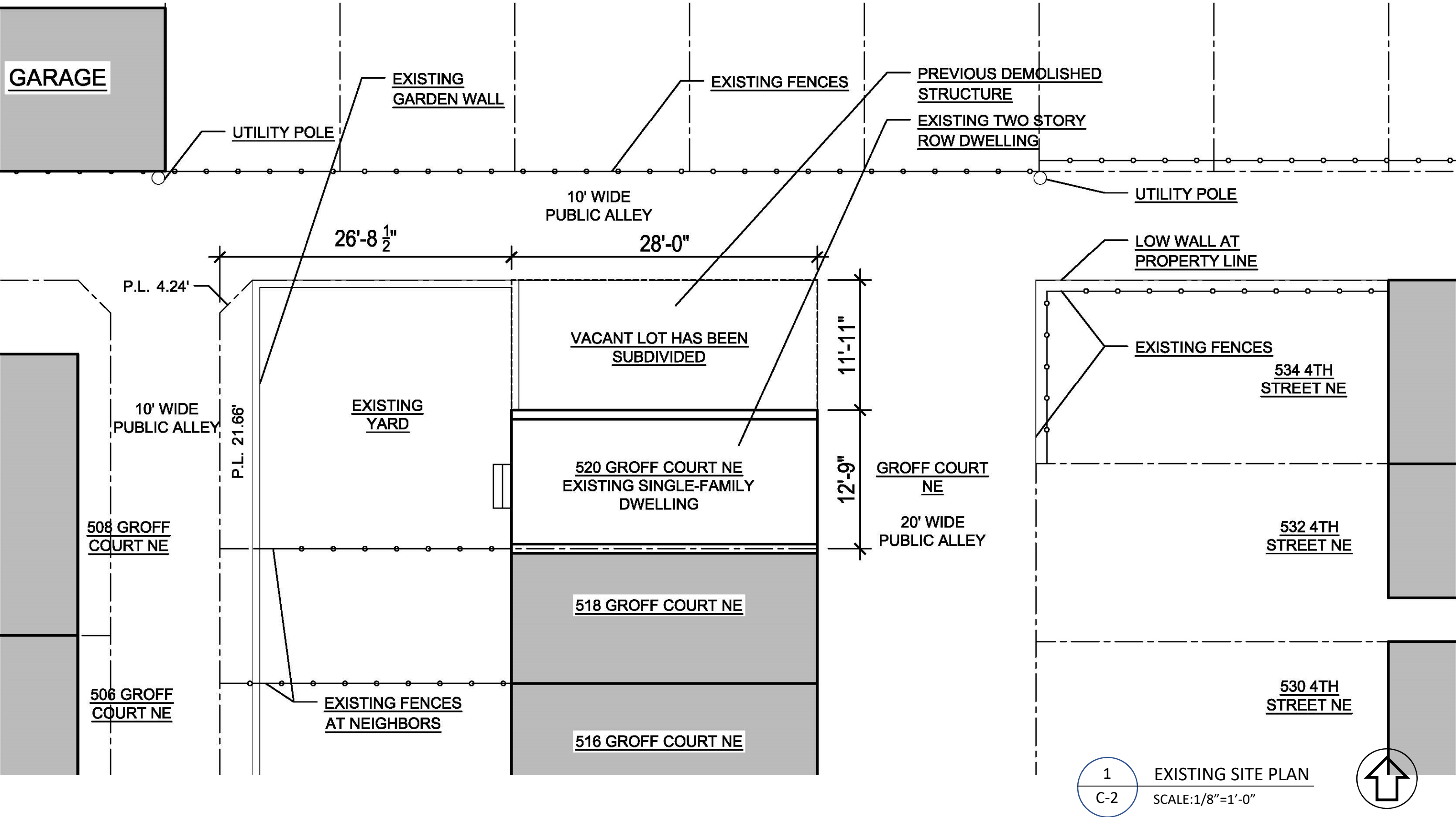


June 18, 2019



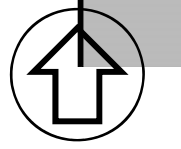
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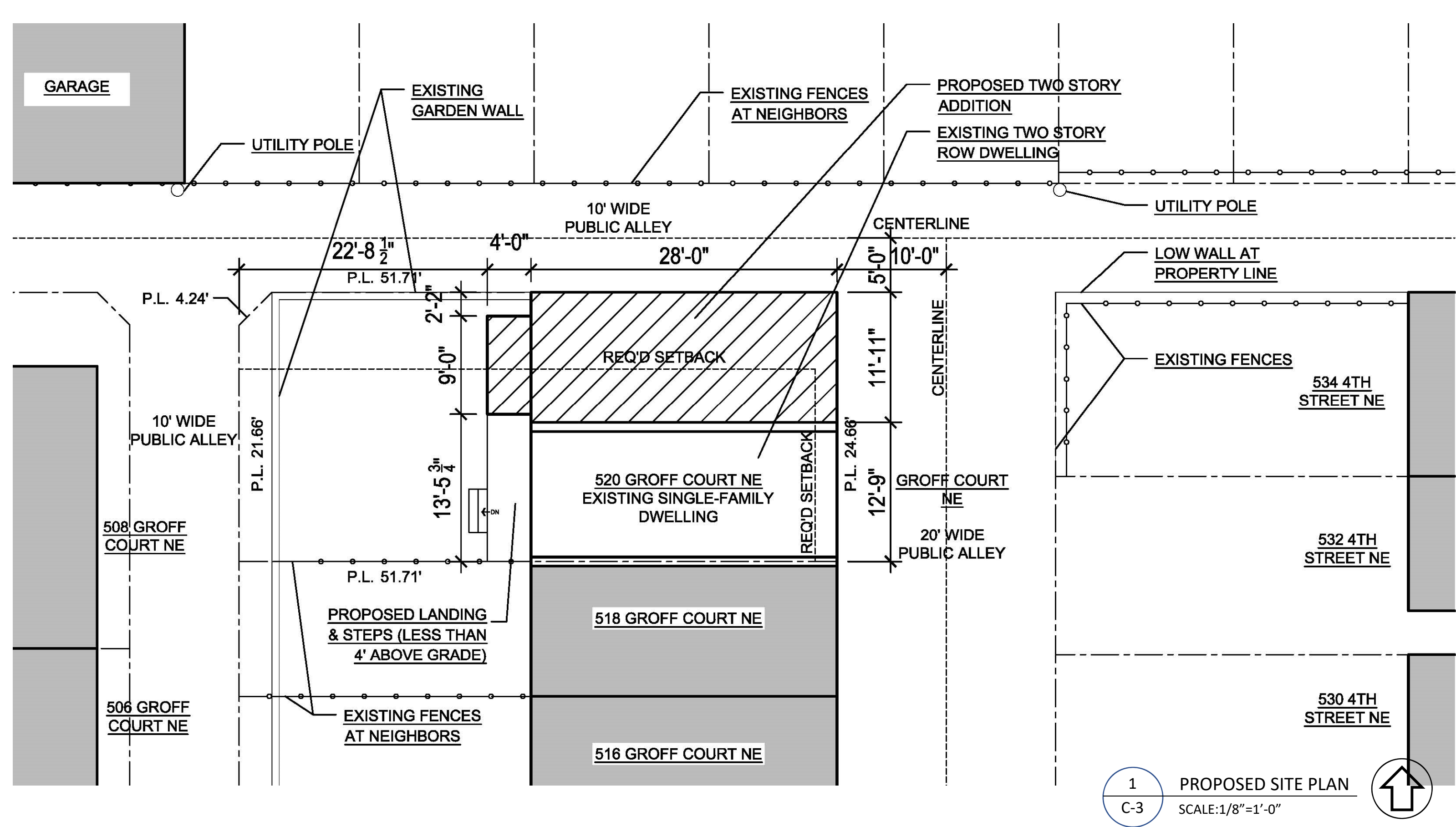
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|----------------------------------|-------------------------|
| C-1 COVER SHEET | A-1 FIRST FLOOR PLAN |
| C-2 EXISTING SITE PLAN | A-2 SECOND FLOOR PLAN |
| C-3 PROPOSED SITE PLAN | A-3 ROOF PLAN |
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| D-1 FIRST FLOOR DEMOLITION PLAN | A-8 SITE SECTION |
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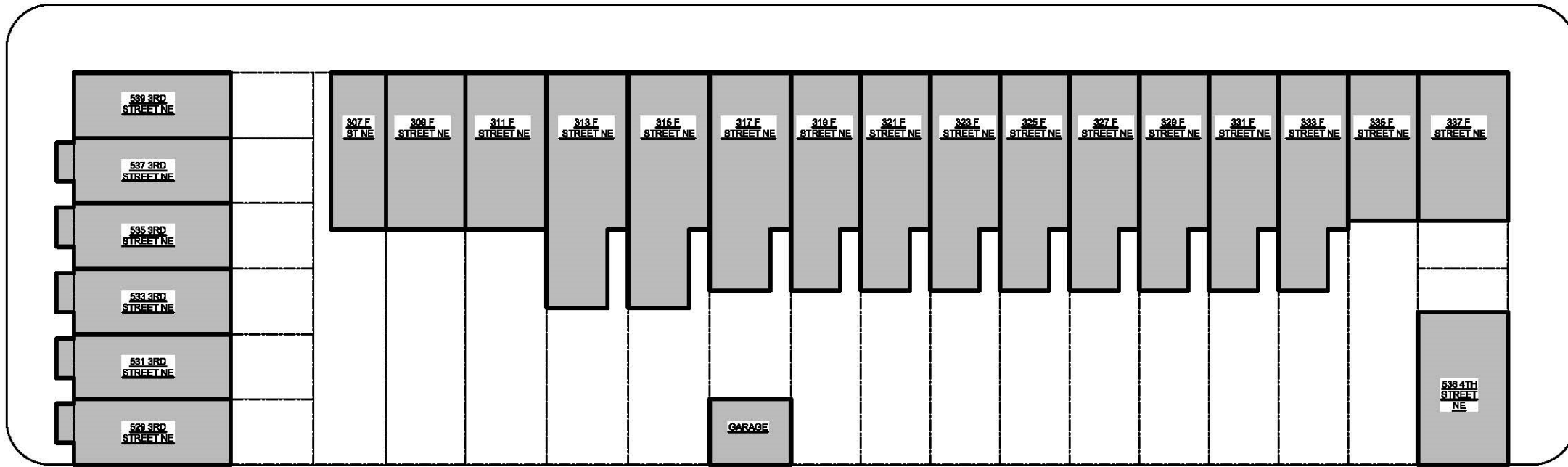
520 Groff Court NE- EXISTING SITE PLAN

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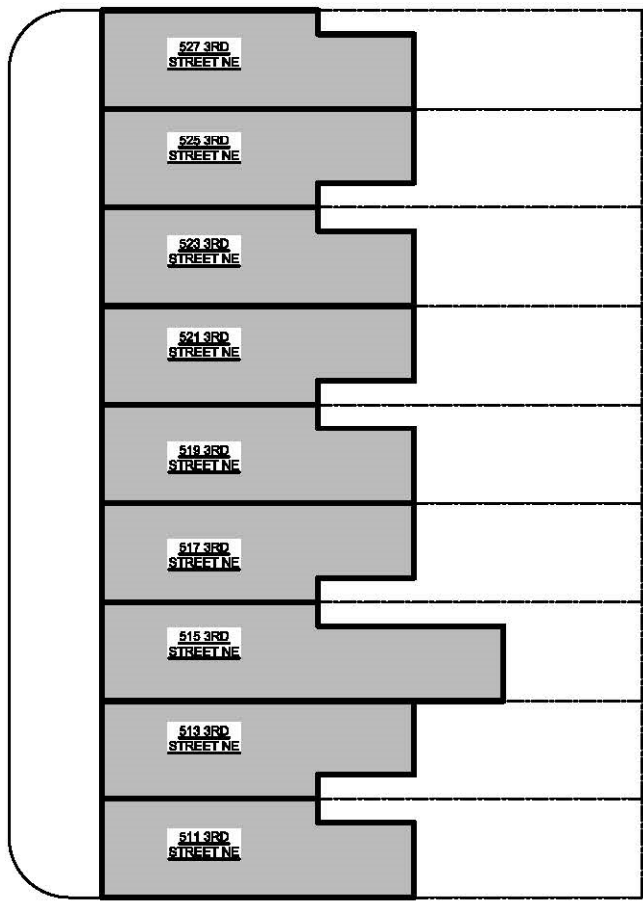
520 Groff Court NE- PROPOSED SITE PLAN



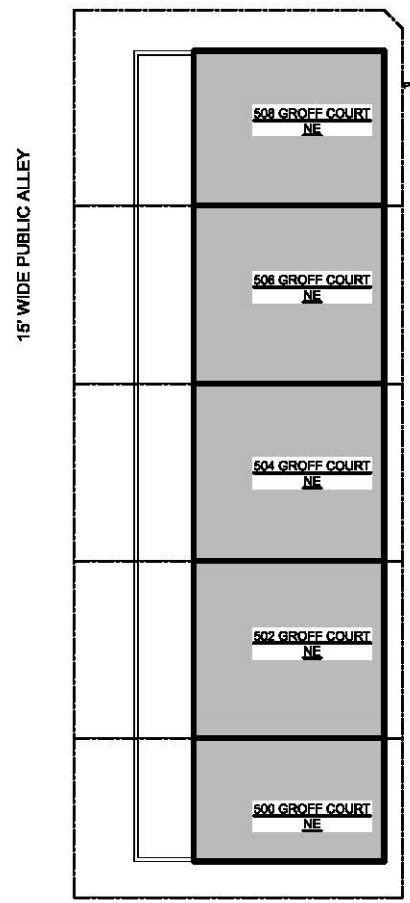
10' WIDE PUBLIC ALLEY

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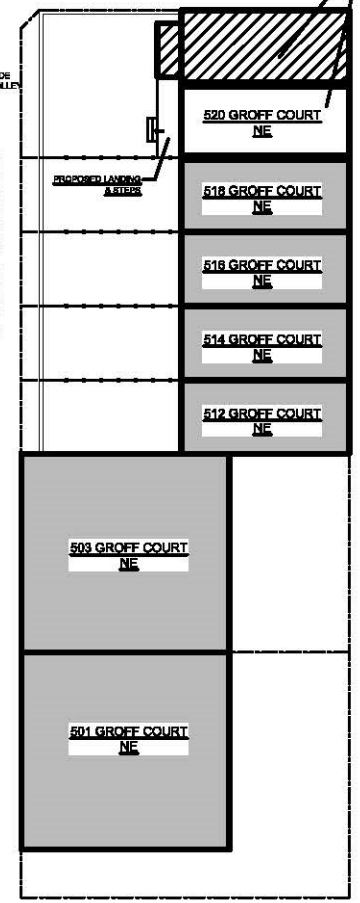


10' WIDE PUBLIC ALLEY



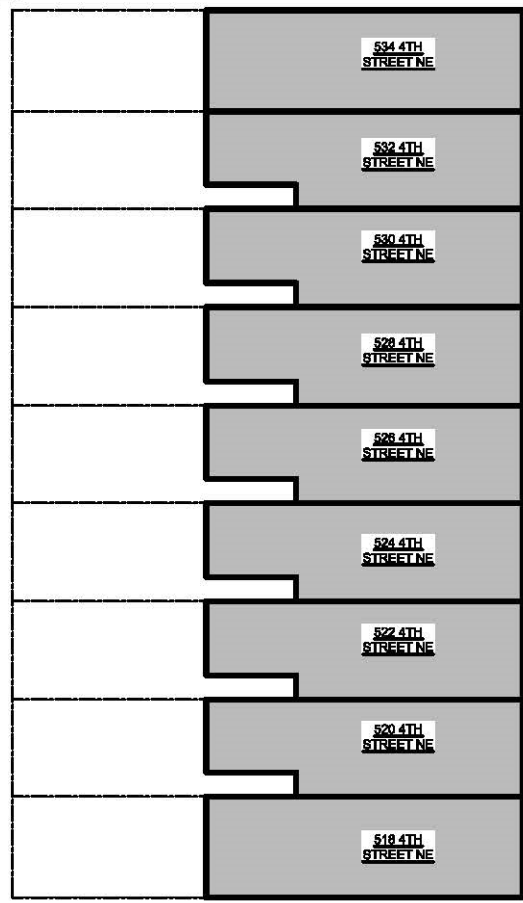
10' WIDE PUBLIC ALLEY

10' WIDE PUBLIC ALLEY



GROFF COURT NE- 20' WIDE PUBLIC ALLEY

PROPOSED TWO STORY ADDITION
REMOVING EXISTING PORCH
520 GROFF COURT NE



10' WIDE PUBLIC ALLEY

3RD STREET NE

4TH STREET NE

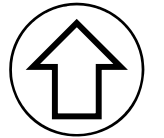
520 Groff Court NE- BLOCK PLAN

1
C-4

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

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FRONT FACADE



EXISTING REAR FACADE

520 Groff Court NE- PHOTOGRAPHS



ALLEY VIEW LOOKING NORTH



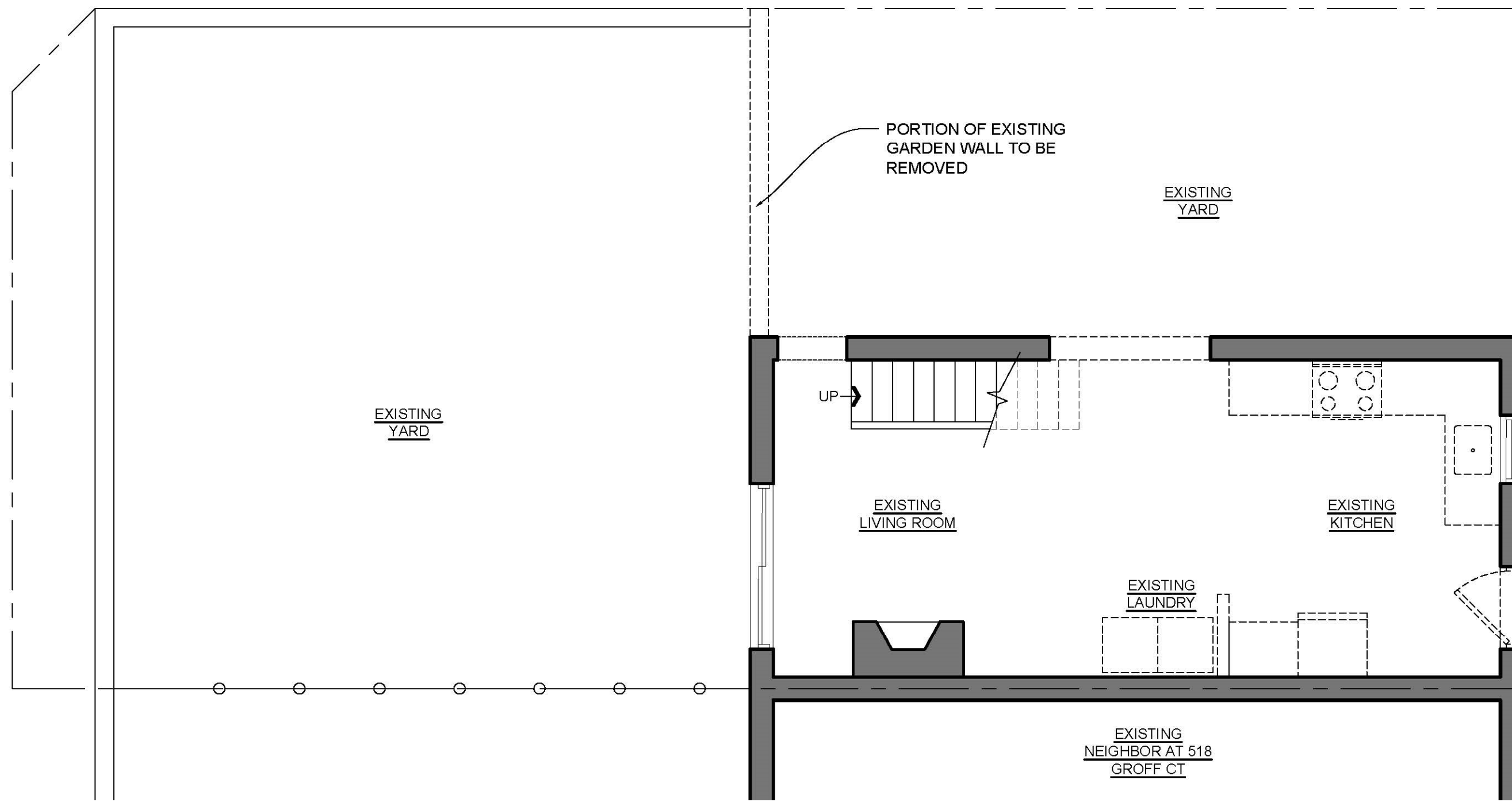
ALLEY VIEW LOOKING SOUTH



REAR VIEW LOOKING NORTH

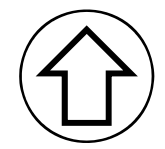


REAR VIEW LOOKING SOUTH



1
D-1

FIRST FLOOR DEMOLITION PLAN
SCALE: 1/4"=1'-0"

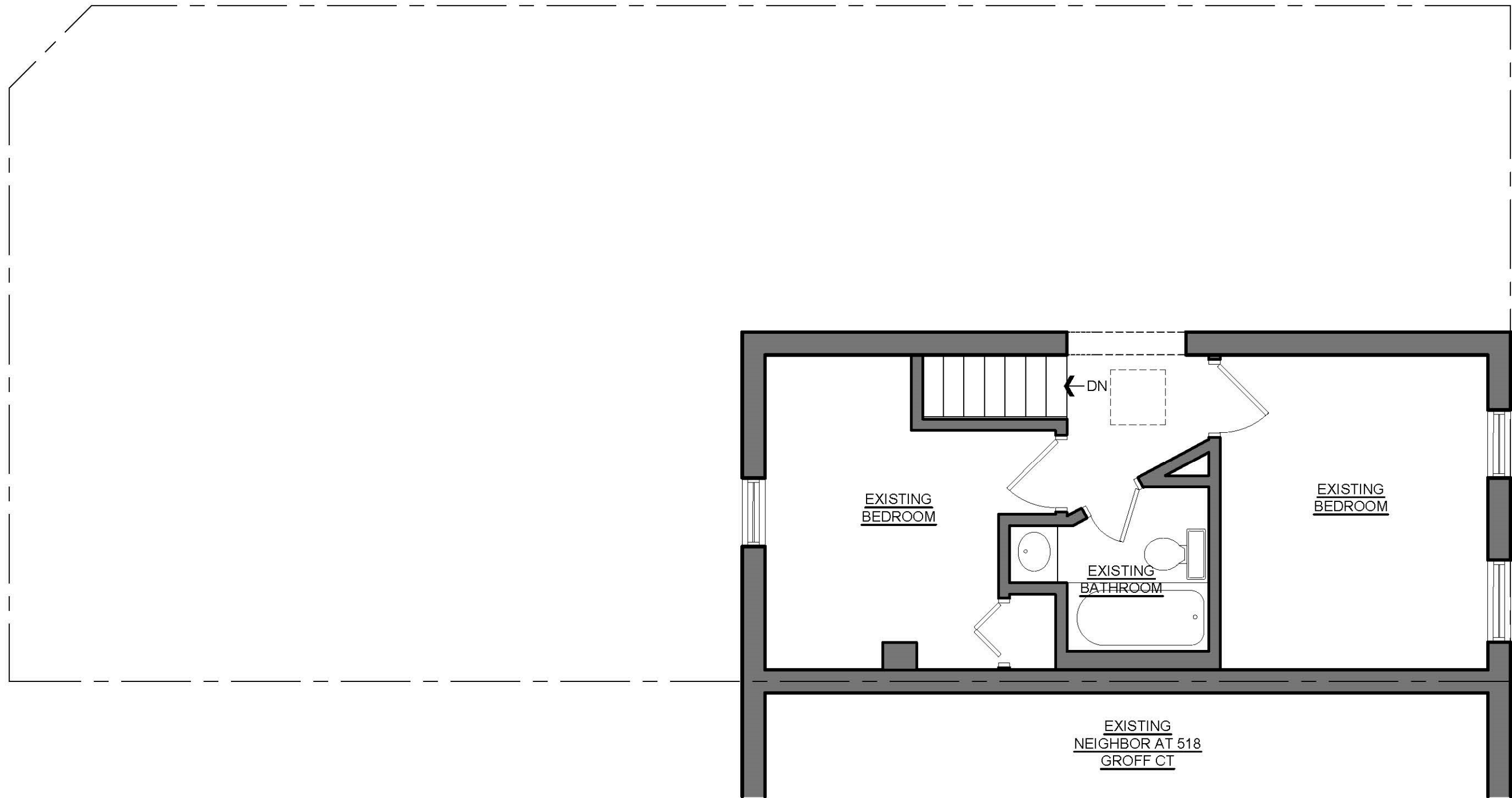


520 Groff Court NE- FIRST FLOOR DEMOLITION PLAN

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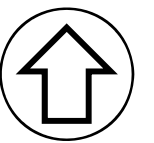
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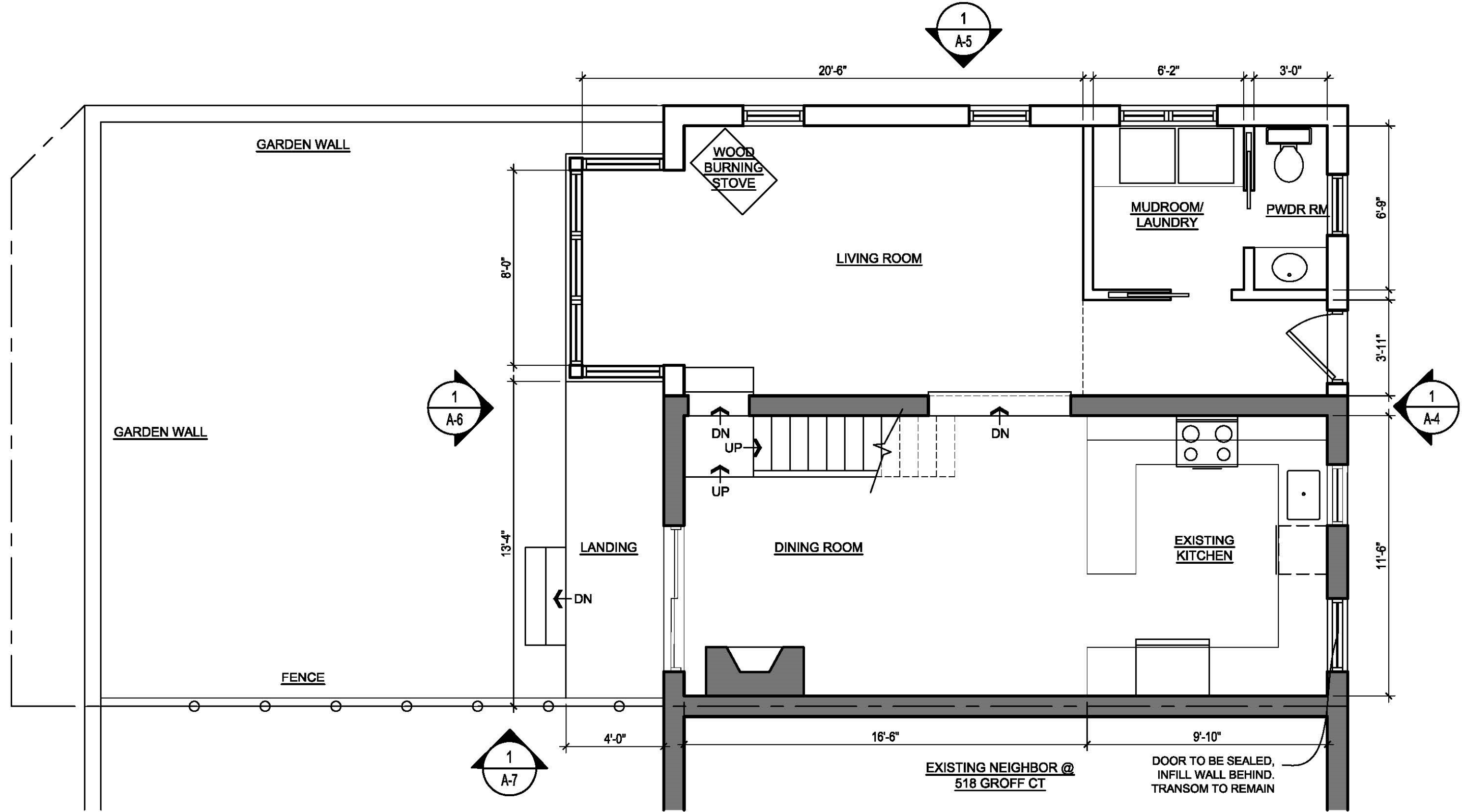
D-1



1
D-2

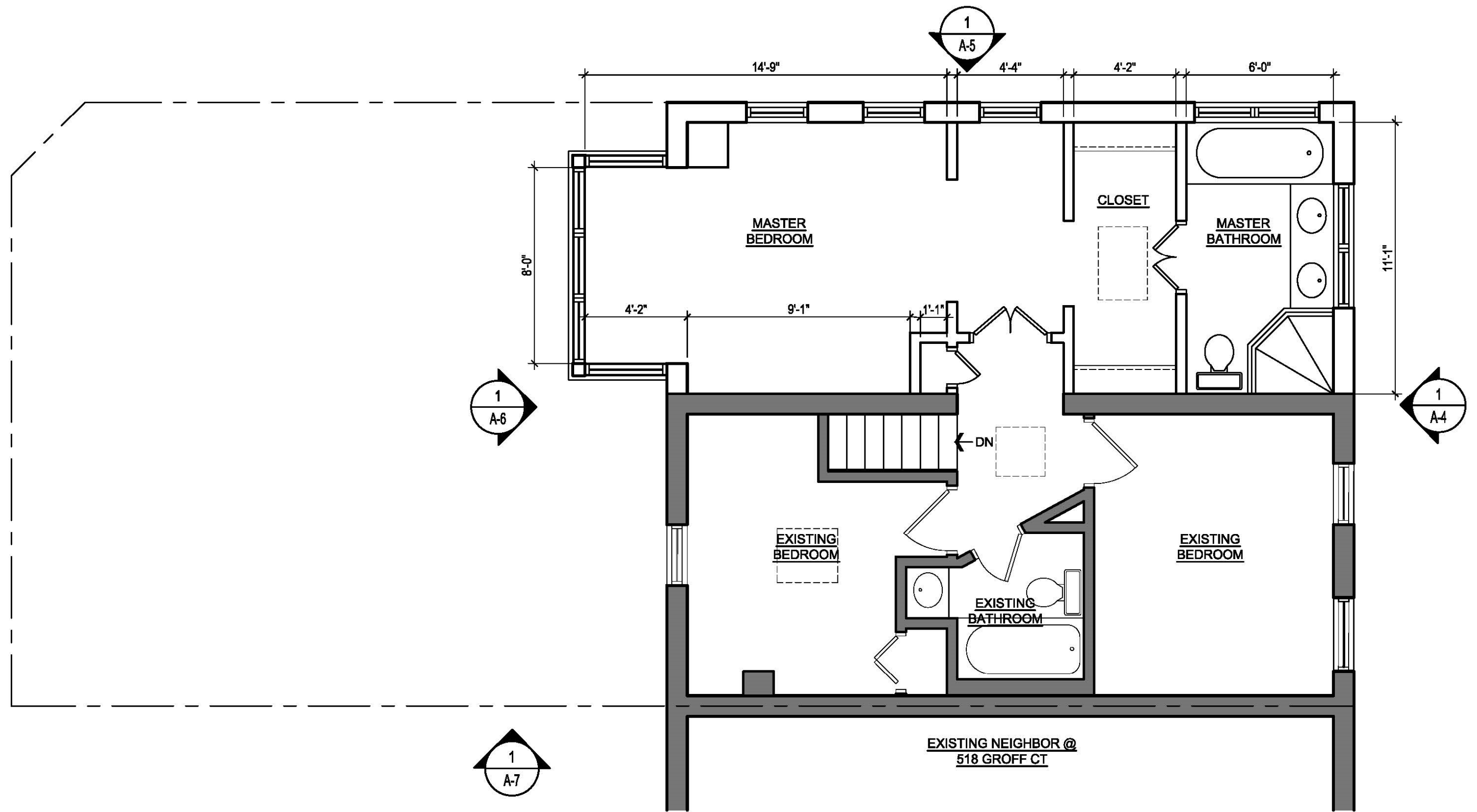
SECOND FLOOR DEMOLITION PLAN
SCALE: 1/4"=1'-0"



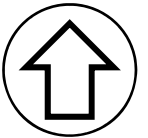


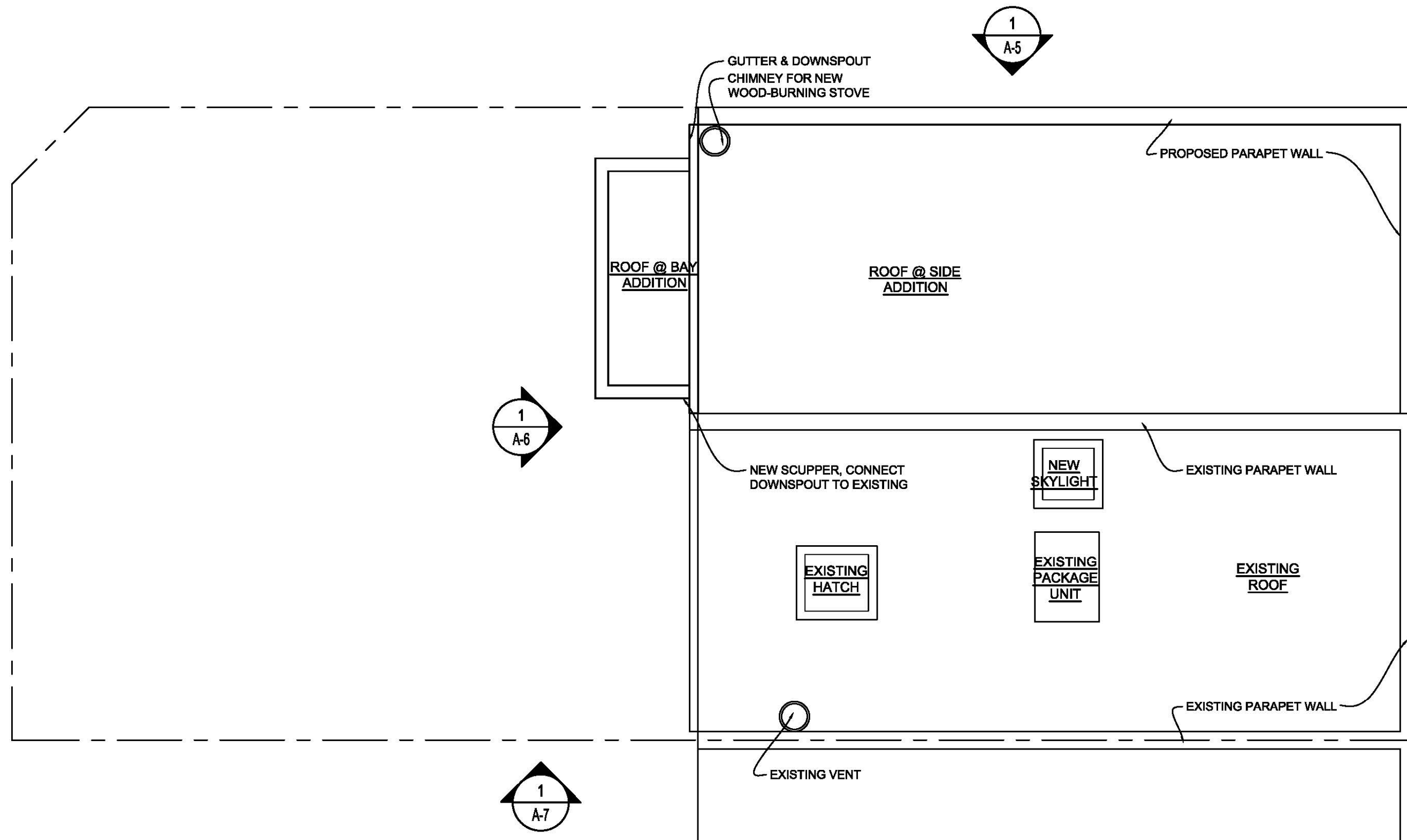
1 FIRST FLOOR PLAN
 A-1 SCALE: 1/4"=1'-0"





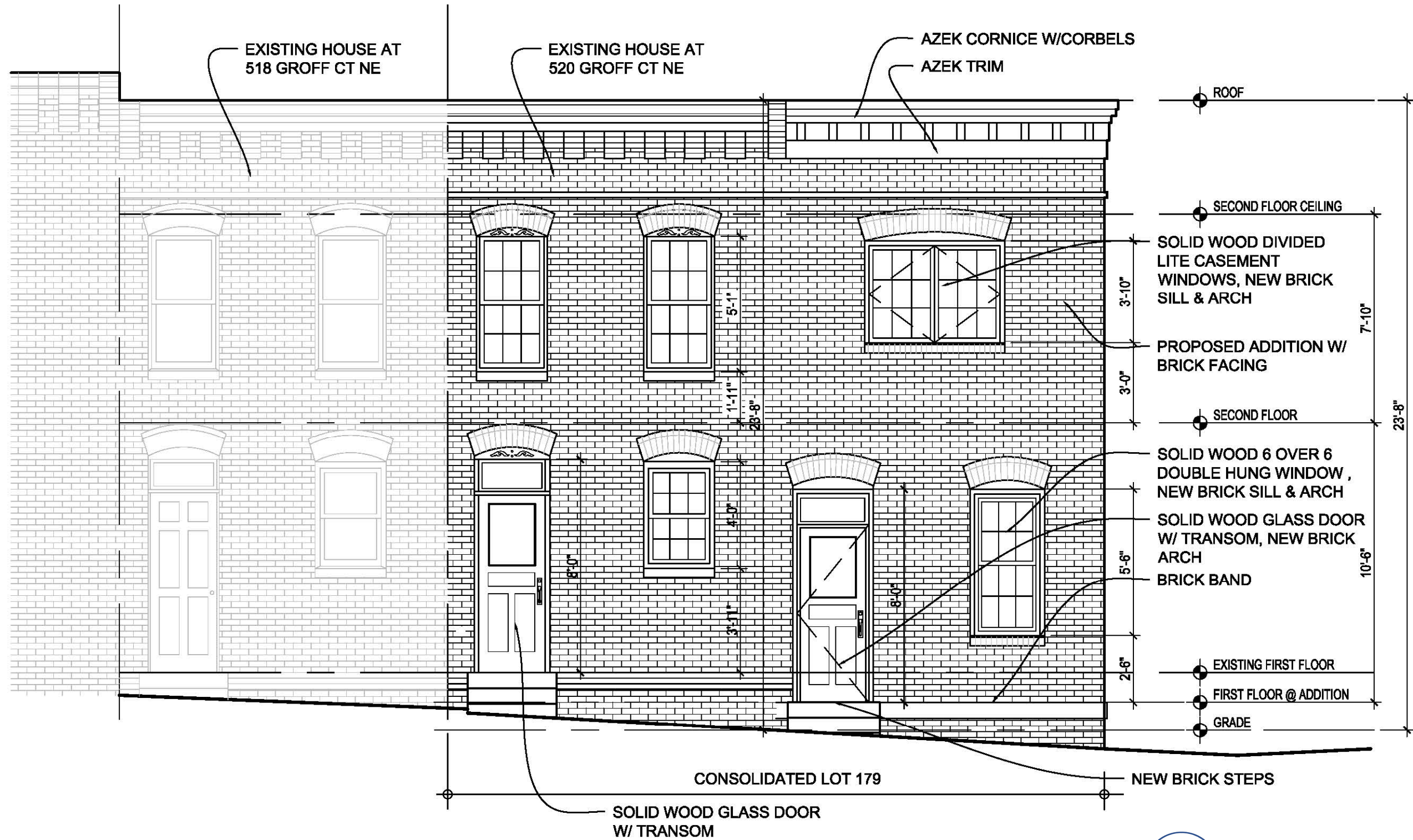
1 SECOND FLOOR PLAN
 A-2 SCALE: 1/4"=1'-0"



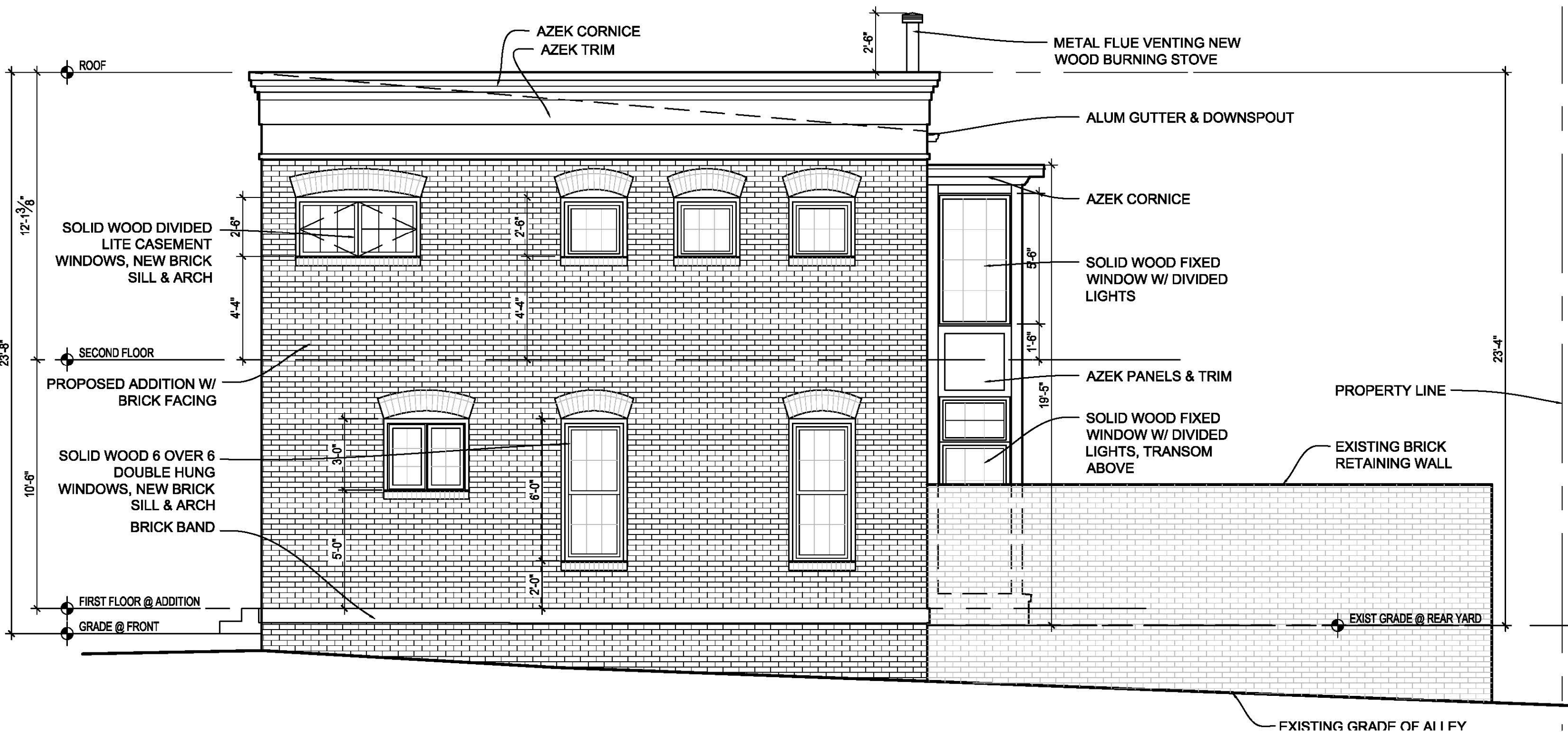


1 ROOF PLAN
A-3 SCALE: 1/4"=1'-0"



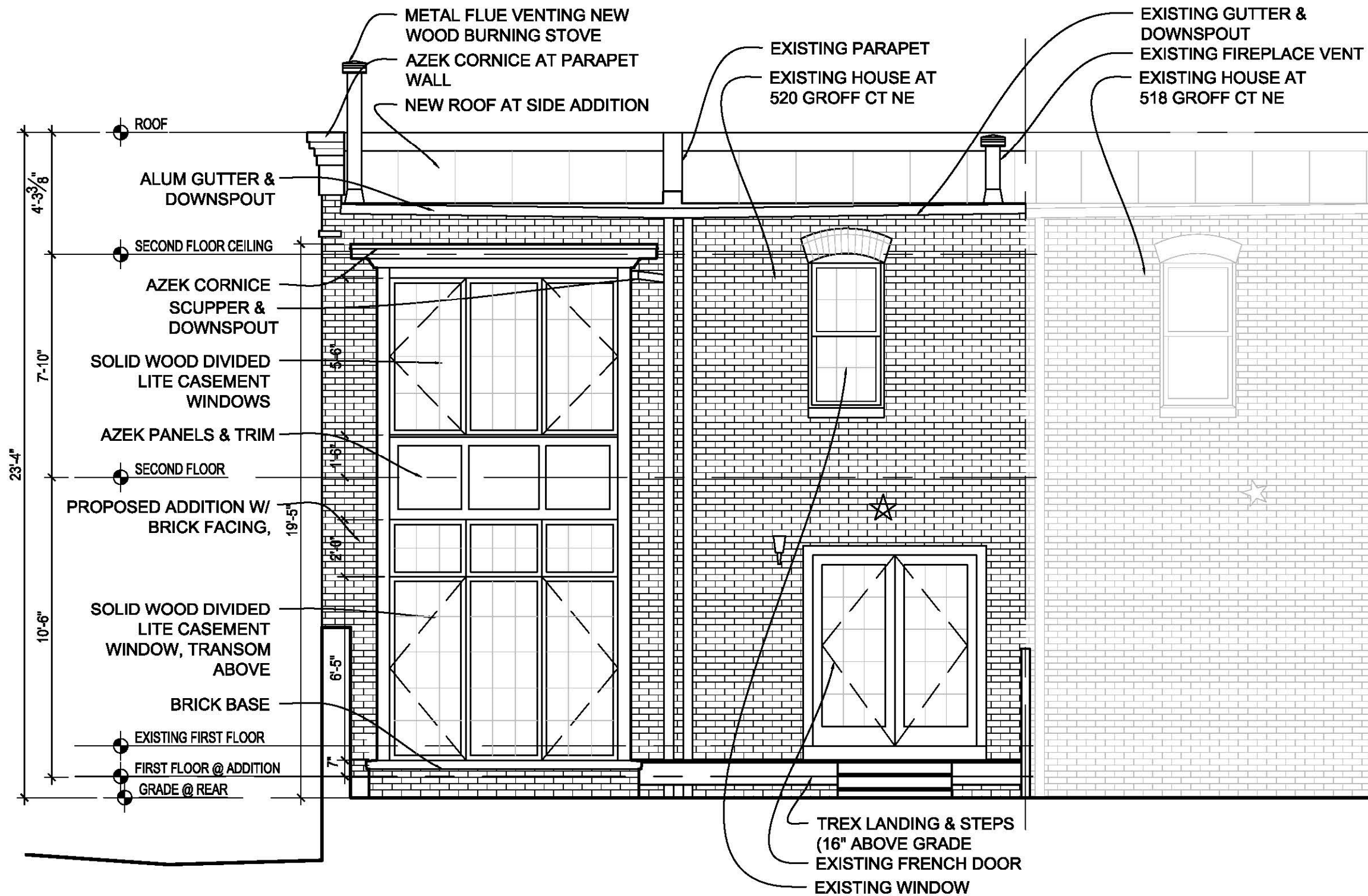


1 FRONT ELEVATION
 A-4 SCALE: 1/4"=1'-0"

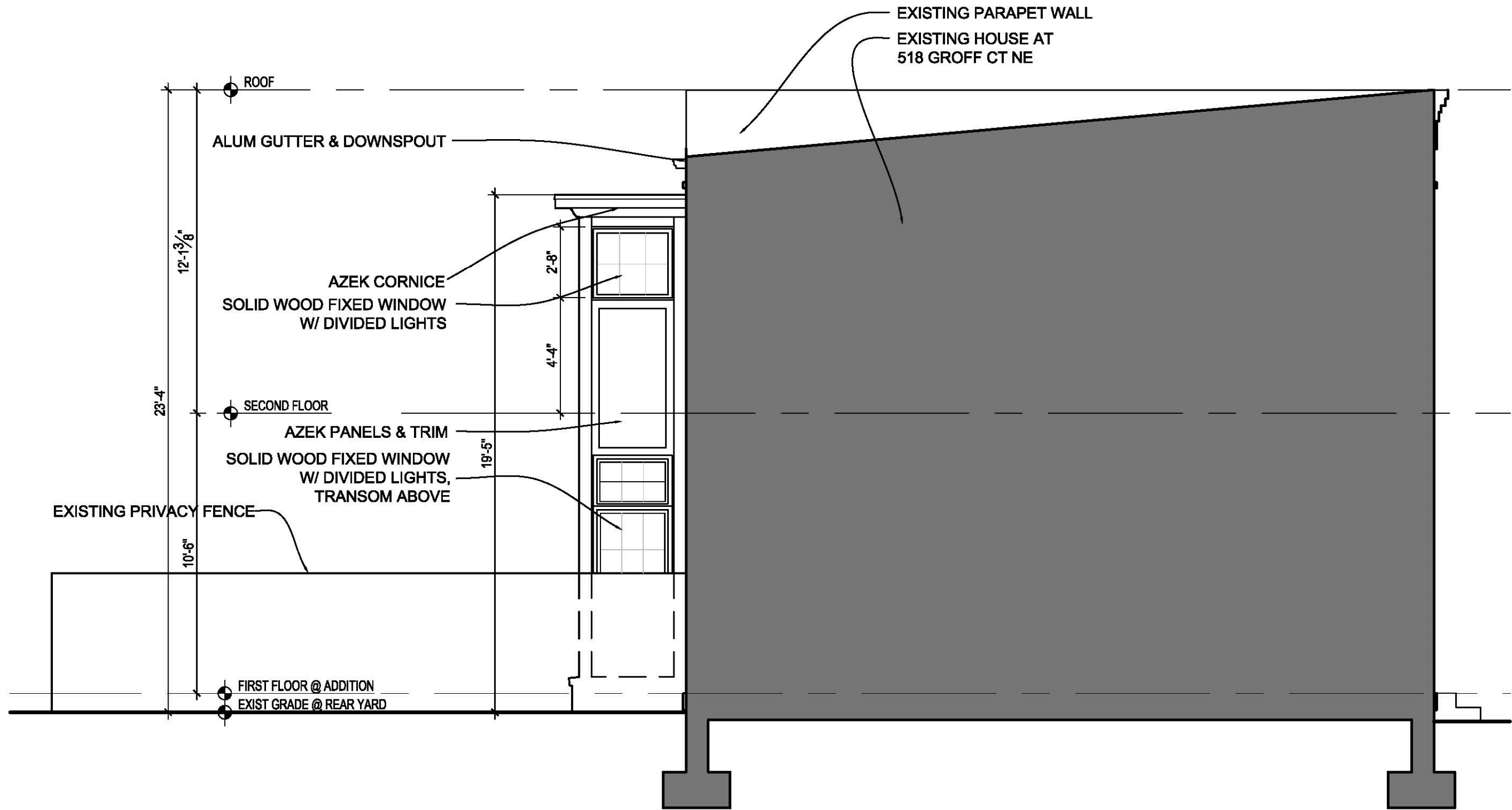


1 NORTH ELEVATION
 A-5 SCALE: 1/4"=1'-0"

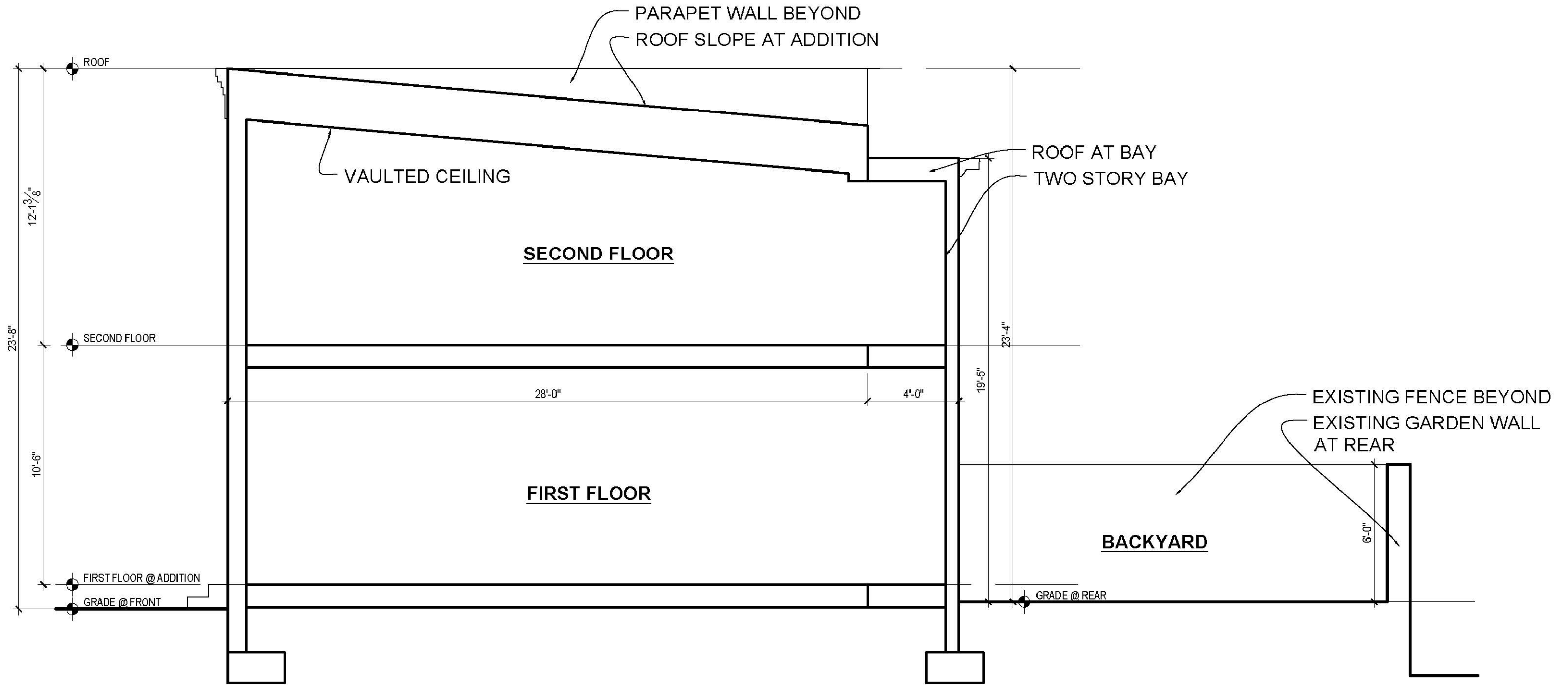
520 Groff Court NE- EXTERIOR ELEVATIONS



1 REAR ELEVATION
 A-6 SCALE: 1/4"=1'-0"



1 SOUTH ELEVATION
 A-7 SCALE: 1/4"=1'-0"



1 SITE SECTION
 A-8 SCALE: NTS

520 Groff Court NE- SITE SECTION

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