

PROJECT DESCRIPTION

Add a two story accessory building to the rear of the lot. The building will contain a garage with alley entrance on the first floor and a studio/playroom on the second floor.

CODE INFORMATION

ADDRESS: 1309 Potomac Ave SE
Washington DC, 20010

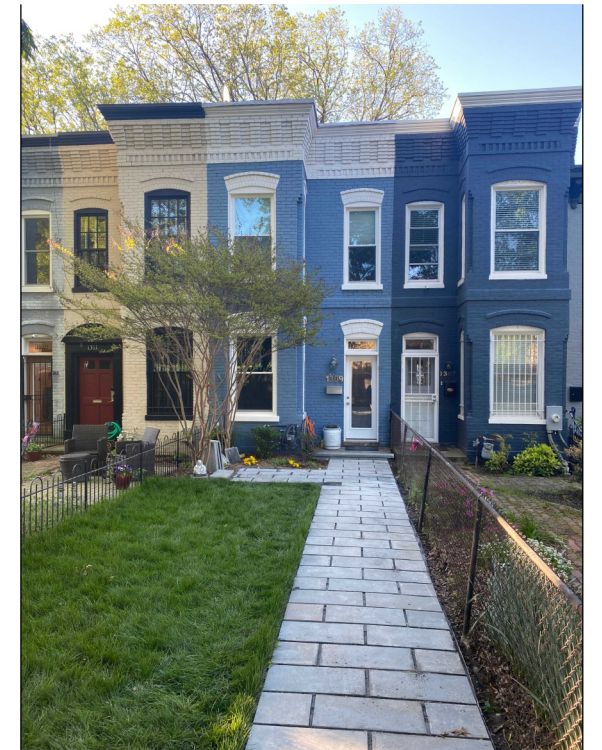
ZONING INFORMATION Square 1046
Lot 0854
Ward 06 ANC 6B07
Residential Flat Zone One
Lot Area - 1326 SF

	ALLOWABLE	EXISTING	PROPOSED
Building Height	35'	24'-6"	NO CHANGE
Min. lot area	1500 SF	1326 SF	NO CHANGE
Floor Area Ratio (FAR)	NA	NA	NA
Lot Occupancy	60%=795 SF	40%=532 SF	70%=928 SF
Rear Yard Set-Back Or Provided	20'-Min	57'-0"+	25'-0"
Side Yard Set-Back	None Required		

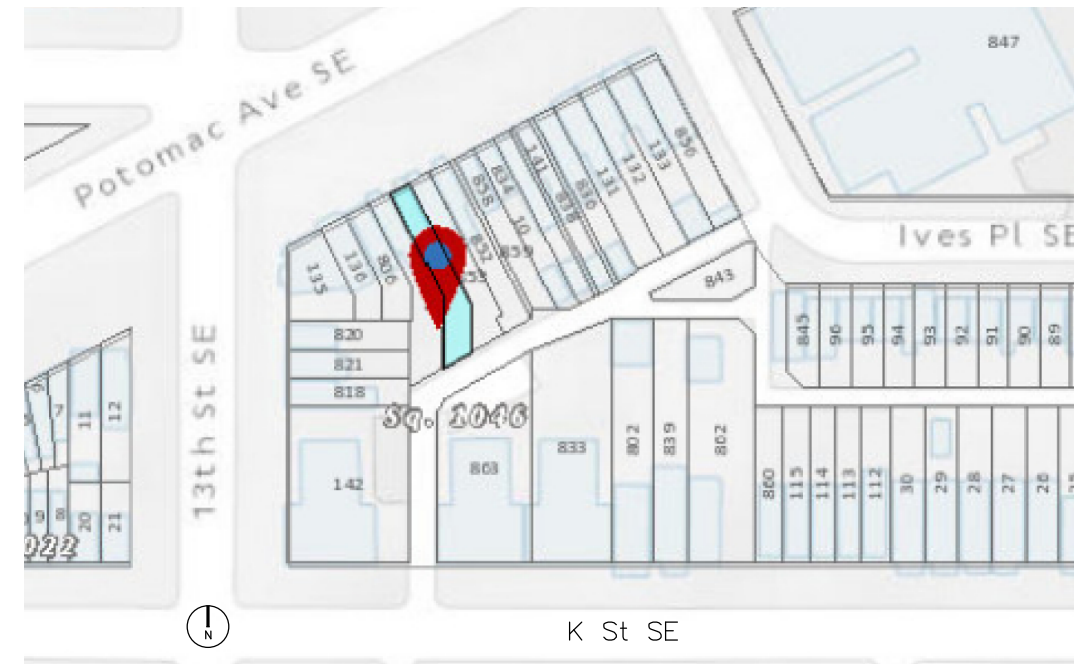
CODES 2012 I Codes
NFPA's 2011 NEC
2013 DCMR 12

DRAWING INDEX

- C.0 Cover Sheet
- C.1 Site Photos
- A.0 Site Plan
- A.1 Proposed Plans
- A.2 Proposed Elevations
- A.3 Proposed Elevations



VIEW, SOUTH FROM POTOMAC AVE



BLOCK PLAN



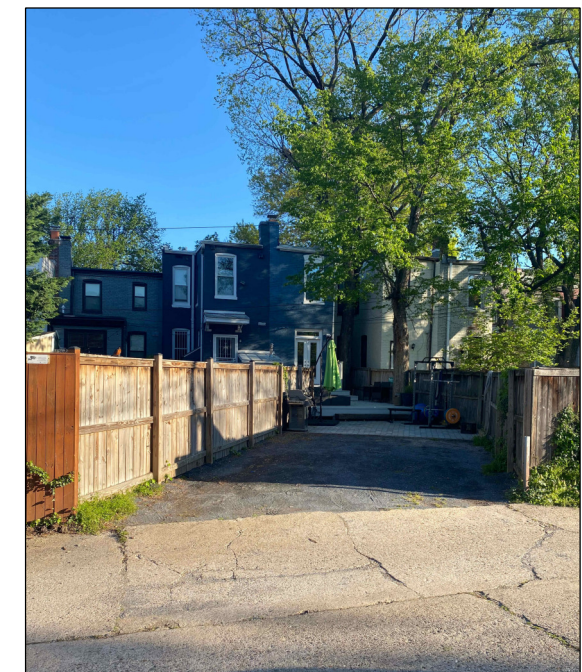
03 VIEW, EAST FROM ALLEY



02 VIEW, EAST FROM ALLEY

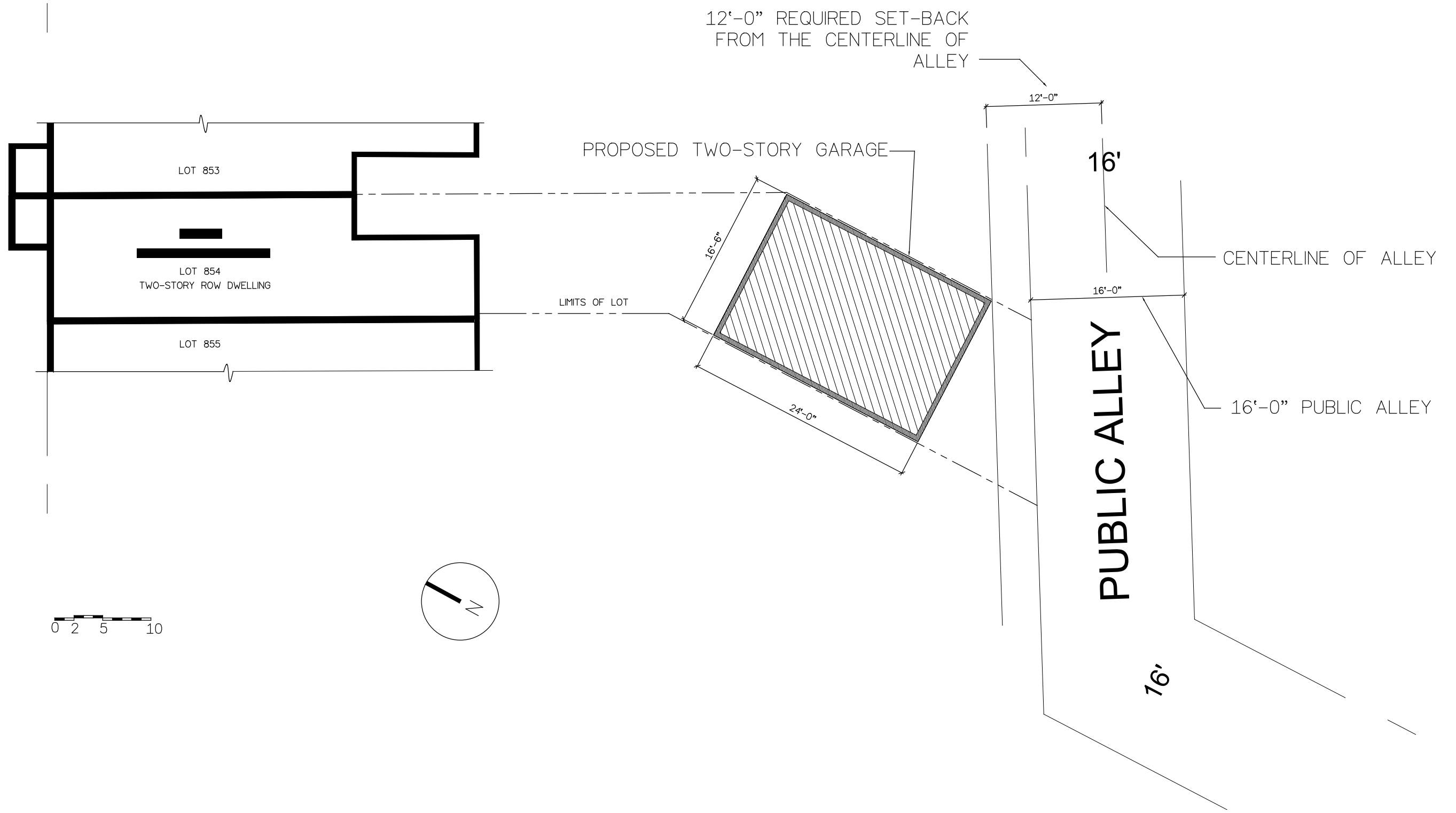


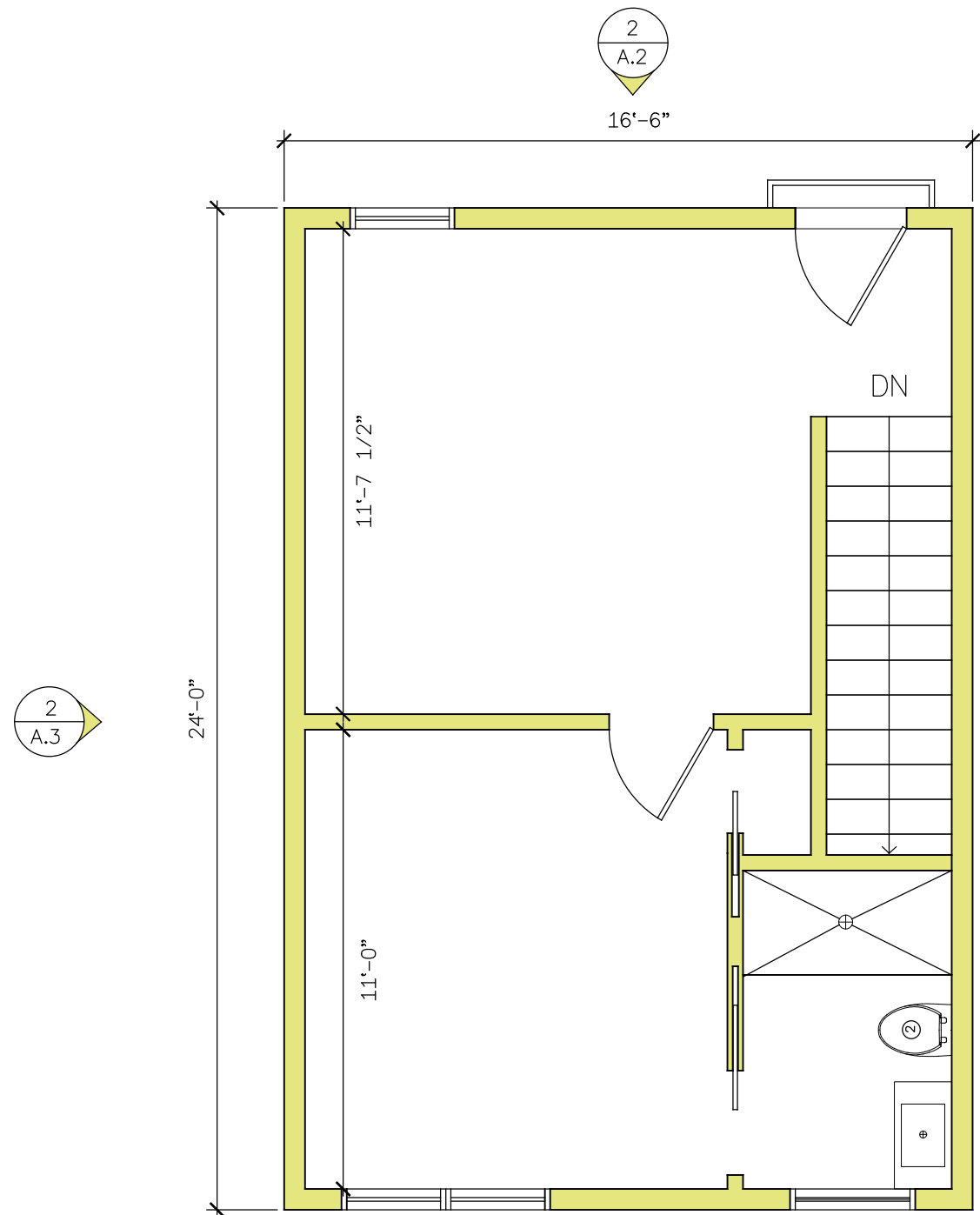
01 VIEW, SOUTH FROM HOUSE



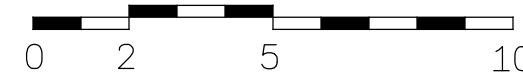
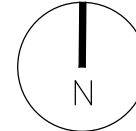
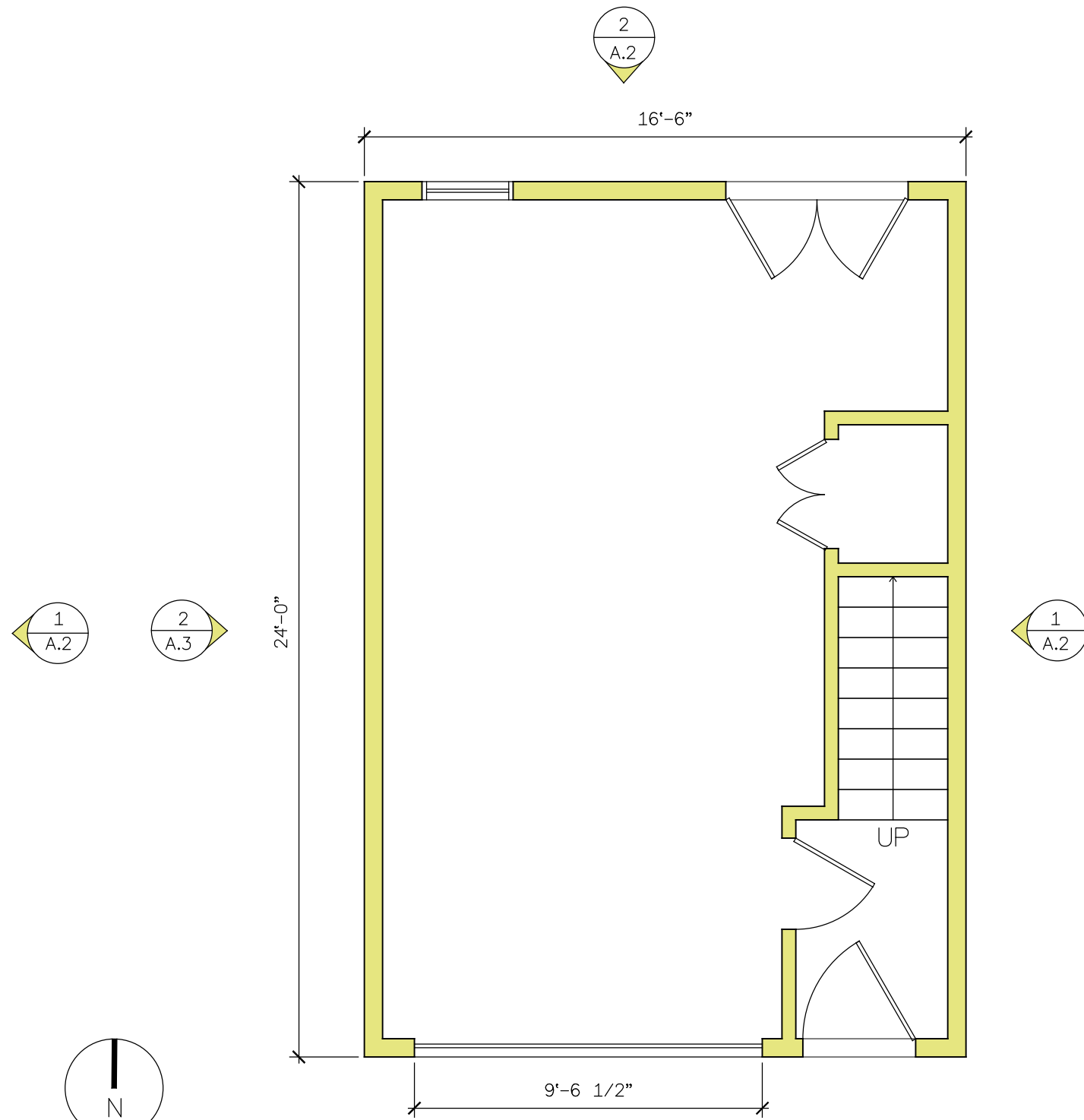
04 VIEW FROM ALLEY TO HOUSE

POTOMAC AVENUE, S.E.

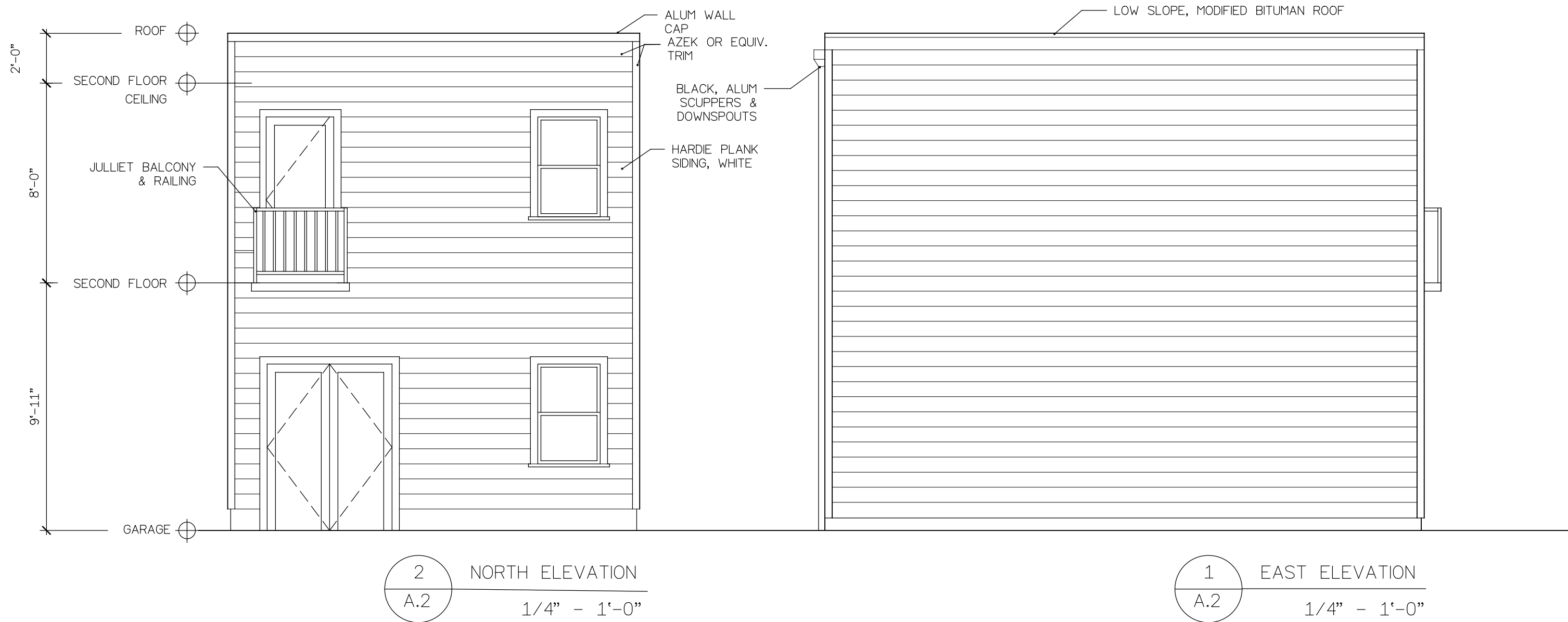


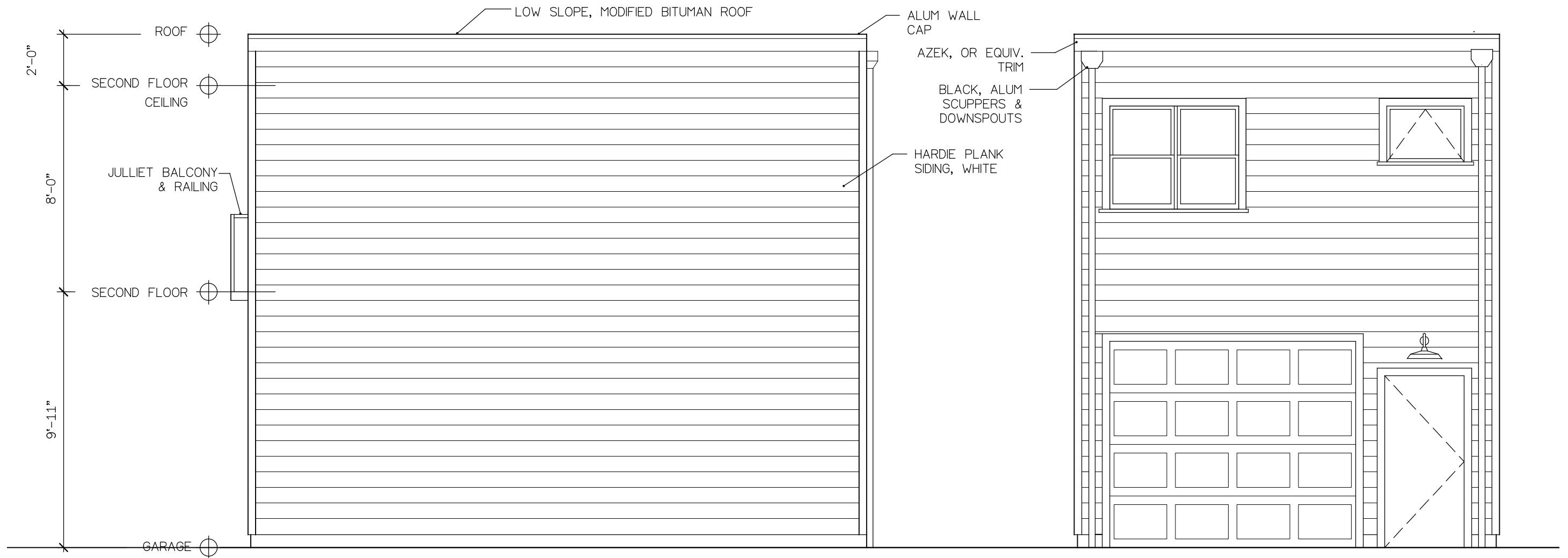


1
A.3
2
A.3
2ND FLOOR PLAN
1/4" - 1'-0"



1
A.3
1
A.3
1ST FLOOR PLAN
1/4" - 1'-0"





2 WEST ELEVATION
A.3
1/4" - 1'-0"

1 SOUTH ELEVATION
A.3
1/4" - 1'-0"