

1381 Potomac Avenue SE ADDITION

Washington, DC 20003

BZA Concept Plans

October 29, 2020

OWNER:

BENTON WISEHART AND LAURA HRUBY

ARCHITECT:

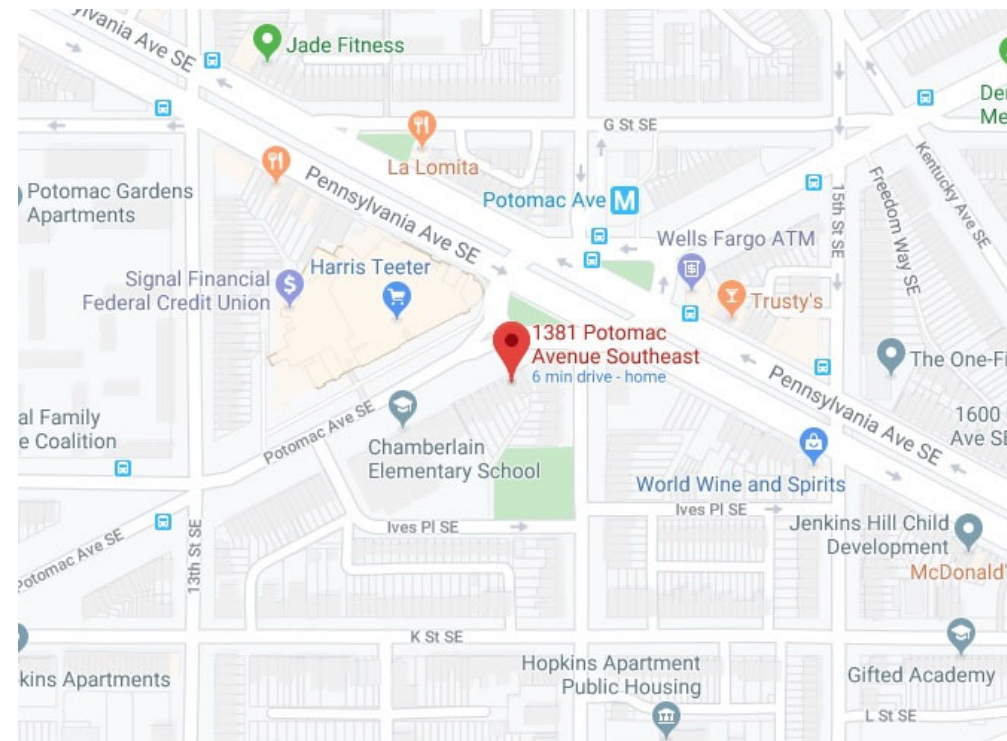
FOWLER ARCHITECTS
1819 D STREET SE
WASHINGTON, DC 20003
(202)546-0896

PROPERTY INFORMATION:

LOT: 0128
SQUARE: 1046
LOT AREA: 1356.86 SF
ZONE: RF-1
USE GROUP: R-3
EXISTING: TWO STORY PLUS CELLAR ROW DWELLING
SINGLE FAMILY DWELLING
PROPOSED: TWO STORY PLUS CELLAR ROW DWELLING
TWO FAMILY FLAT

PROJECT DESCRIPTION:

TWO-STORY REAR ADDITION AT FIRST & SECOND FLOOR LEVELS, ENCLOSED CELLAR SPACE BELOW; INTERIOR RENOVATIONS AT ALL LEVELS. ACCESSORY APARTMENT TO BE ADDED AT THE CELLAR LEVEL.



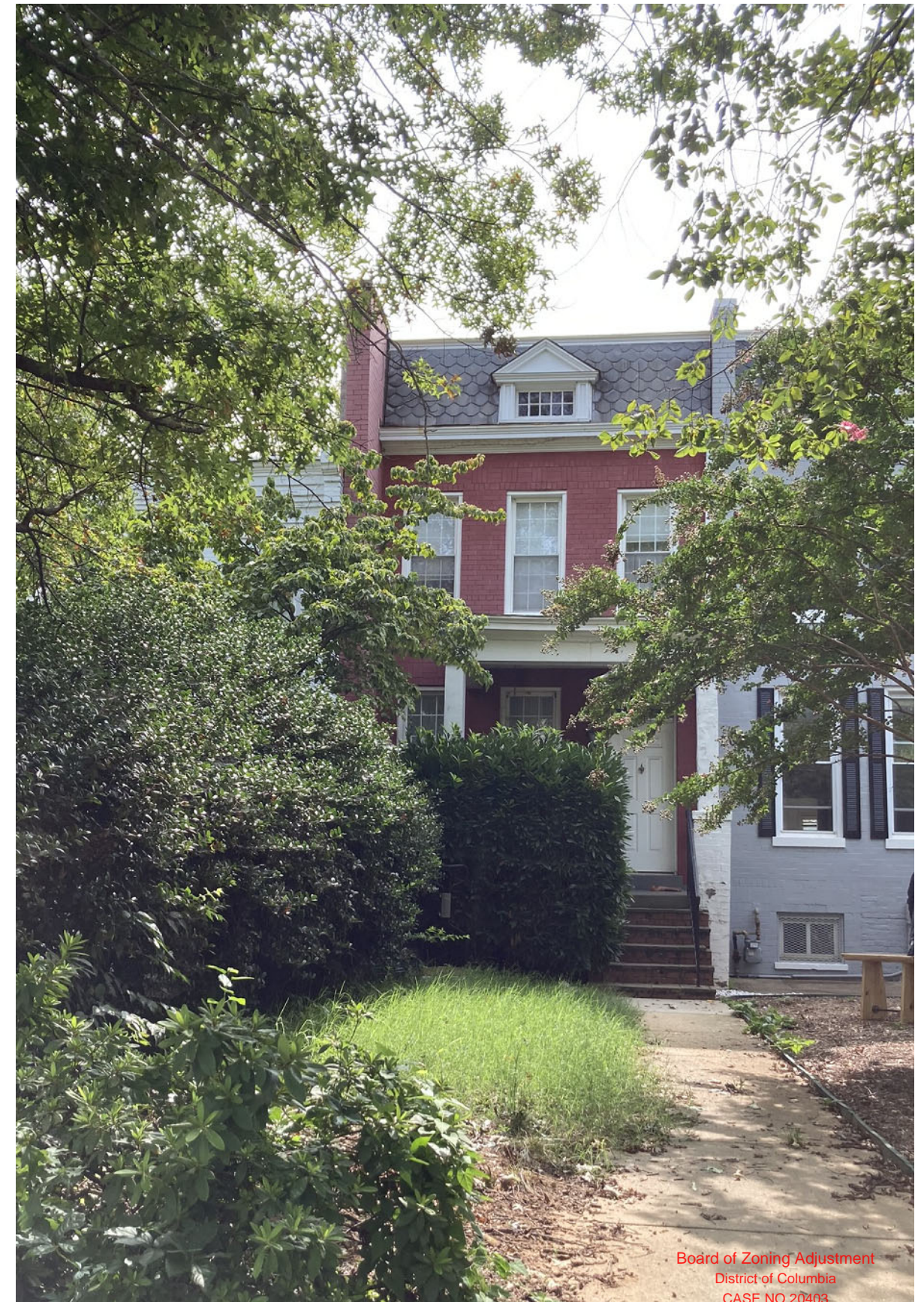
SITE MAP

ZONING INFORMATION:

	Existing	Proposed	Allowable
Lot Coverage	719.4 SF	945.1 SF	814 SF
(Percentage)	53.0%	69.6 %	60%
Rear Yard	35'-8"	22'-6"	20 FT MIN
Side Yard	N/A	N/A	N/A
Open Court	N/A	N/A	N/A
Height	27.0'	27.0'	35.0'
Stories	2+CELLAR	2 + CELLAR	3+CELLAR
Square Footage			
Cellar	488 SF	829.6 SF	N/A
First Floor	488 SF	829.6 SF	N/A
Second Floor	488 SF	829.6 SF	N/A
Third floor	N/A	N/A	N/A
Total	1,464 SF	2,844.8 SF	N/A

DRAWING INDEX:

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



EXISTING FRONT FACADE



REAR FAÇADE OF 1379
POTOMAC AVE SE

REAR FAÇADE OF 1381
POTOMAC AVE SE

REAR FAÇADE OF 1383
POTOMAC AVE SE



VIEW TO THE WEST



VIEW TO THE EAST



ALLEY VIEW TO THE EAST

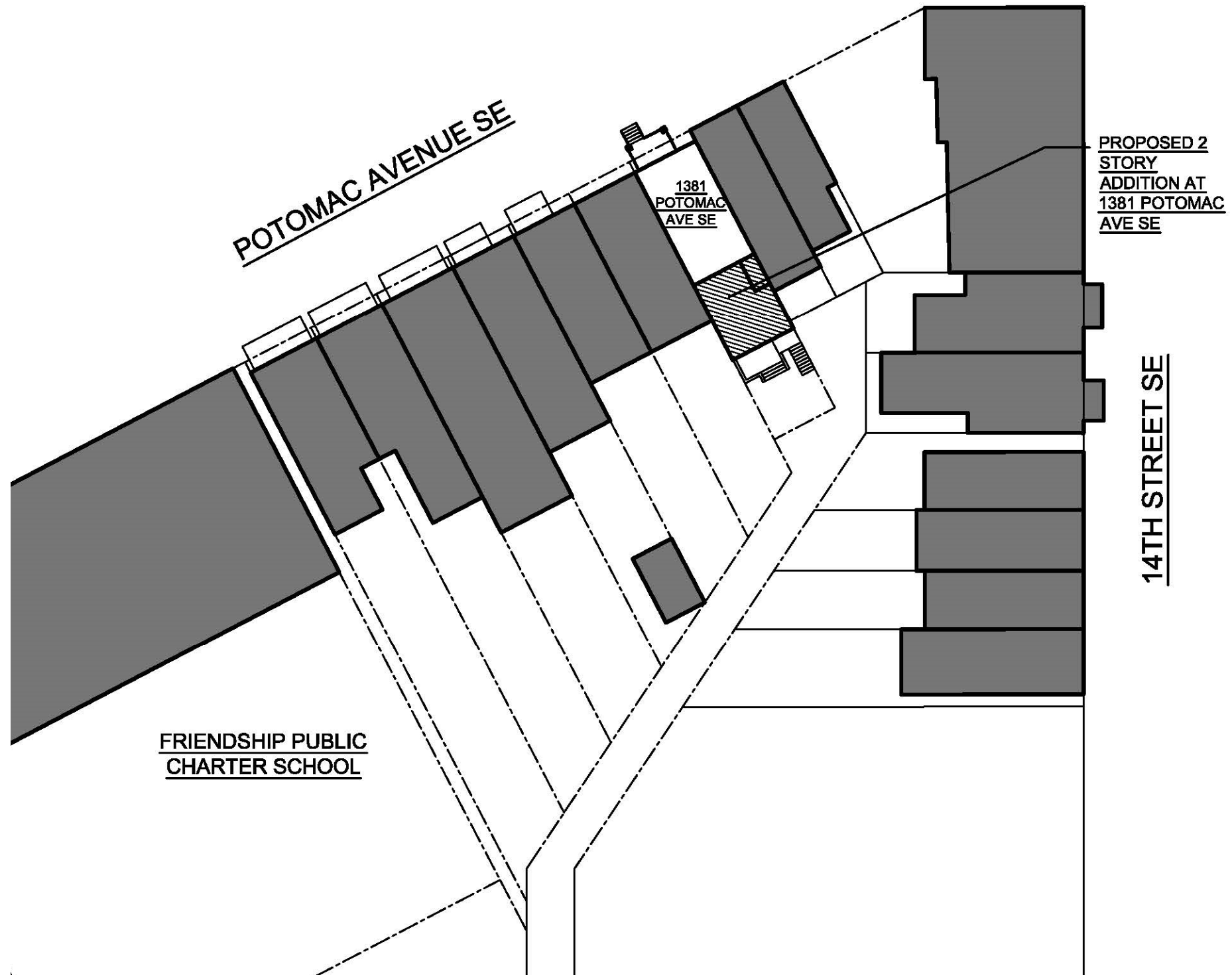


HOUSES ON 14TH STREET SE



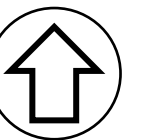
SATELLITE IMAGE

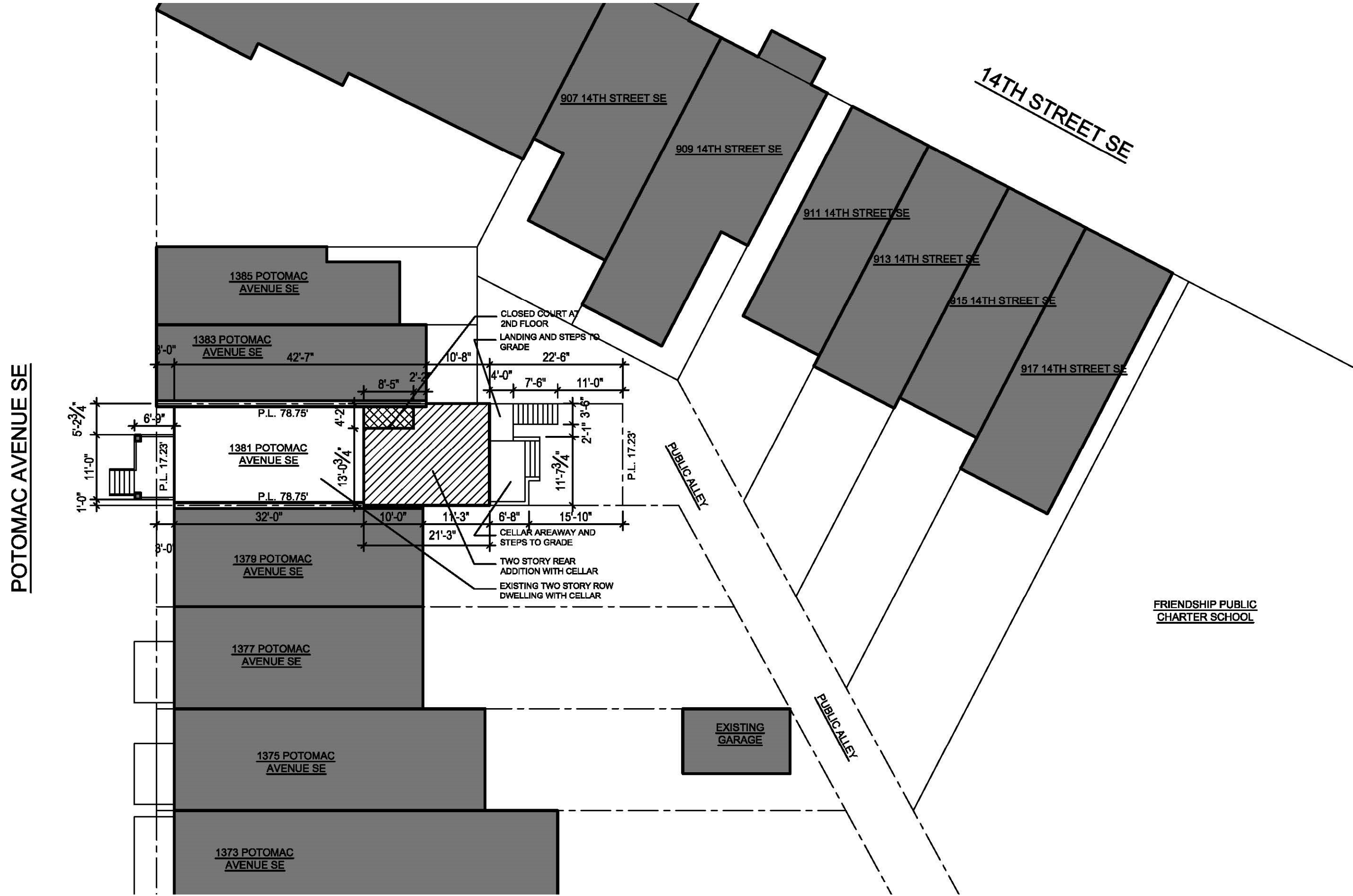
SCALE: N.T.S.



SITE PLAN

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

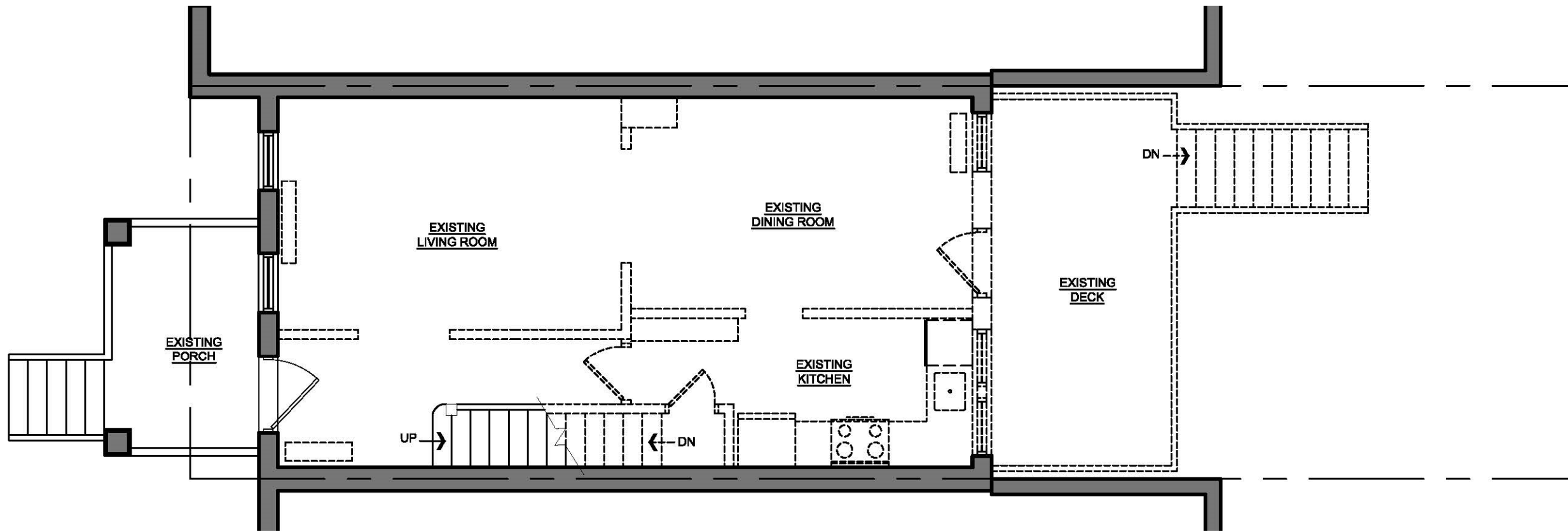




1381 Potomac Avenue SE- **SITE PLAN**

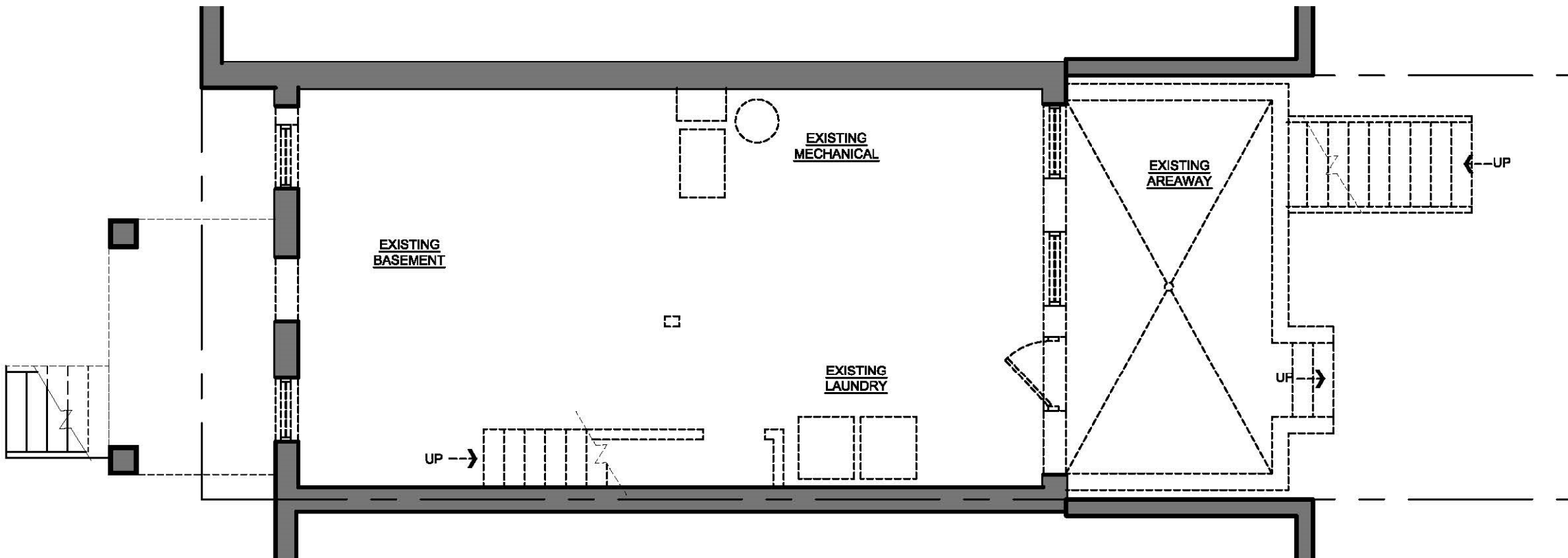
SITE PLAN

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



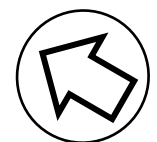
FIRST FLOOR DEMOLITION PLAN

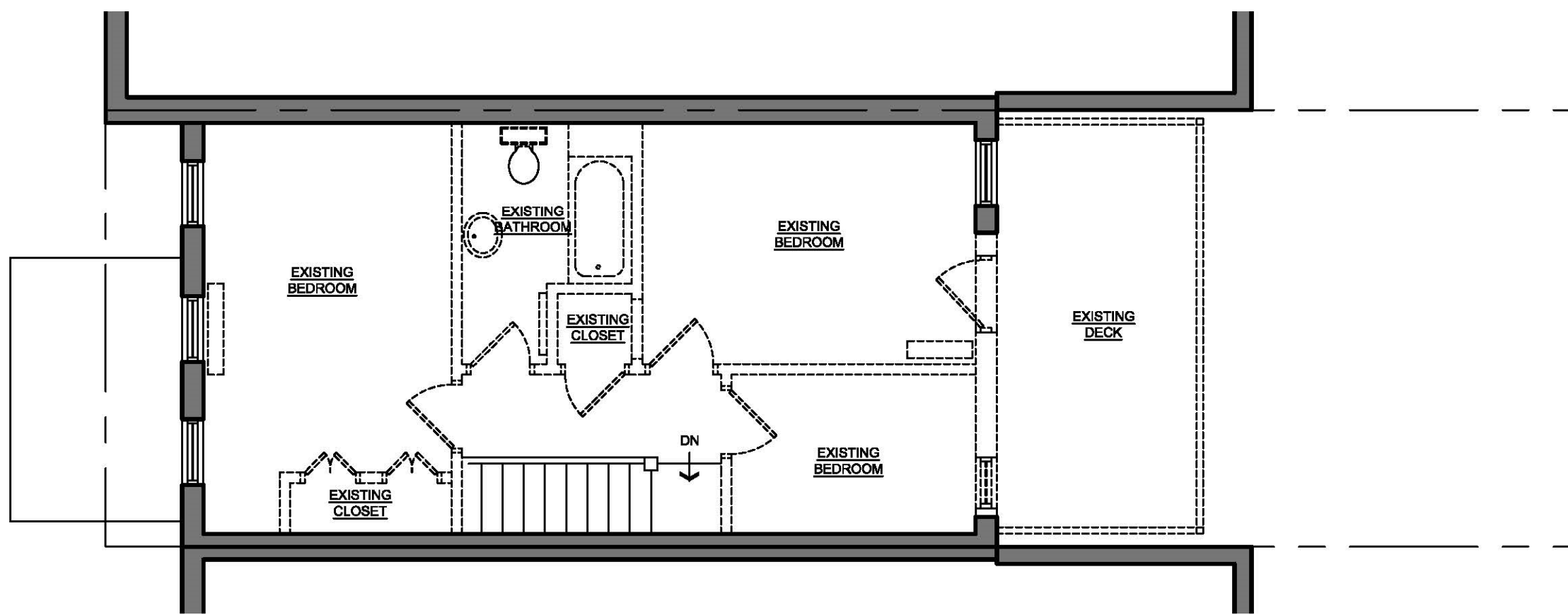
SCALE: 3/16"=1'-0"



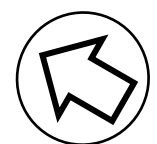
CELLAR DEMOLITION PLAN

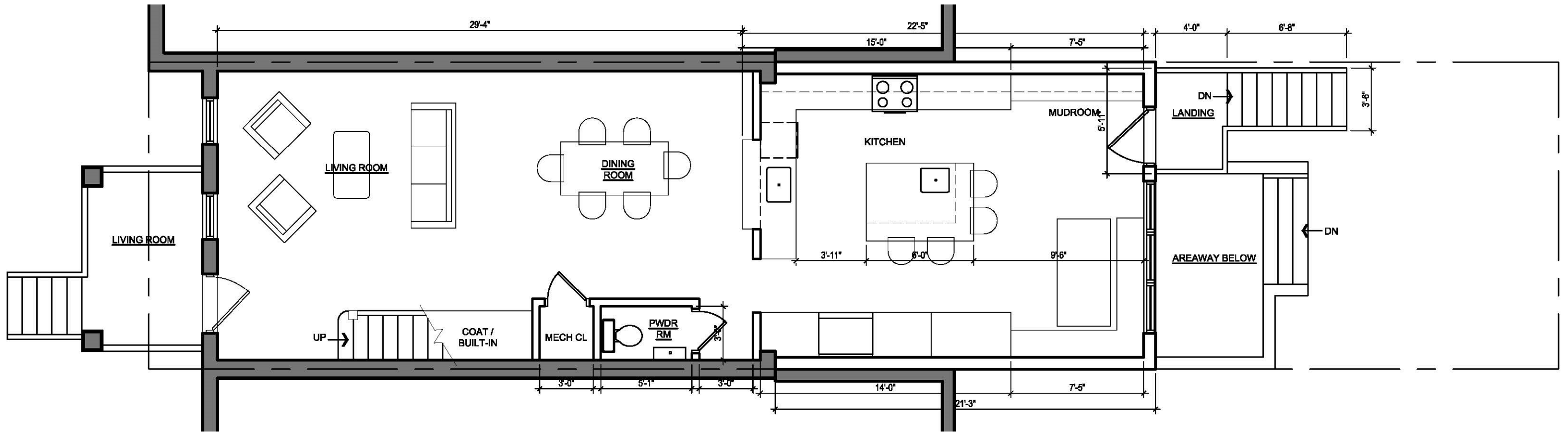
SCALE: 3/16"=1'-0"



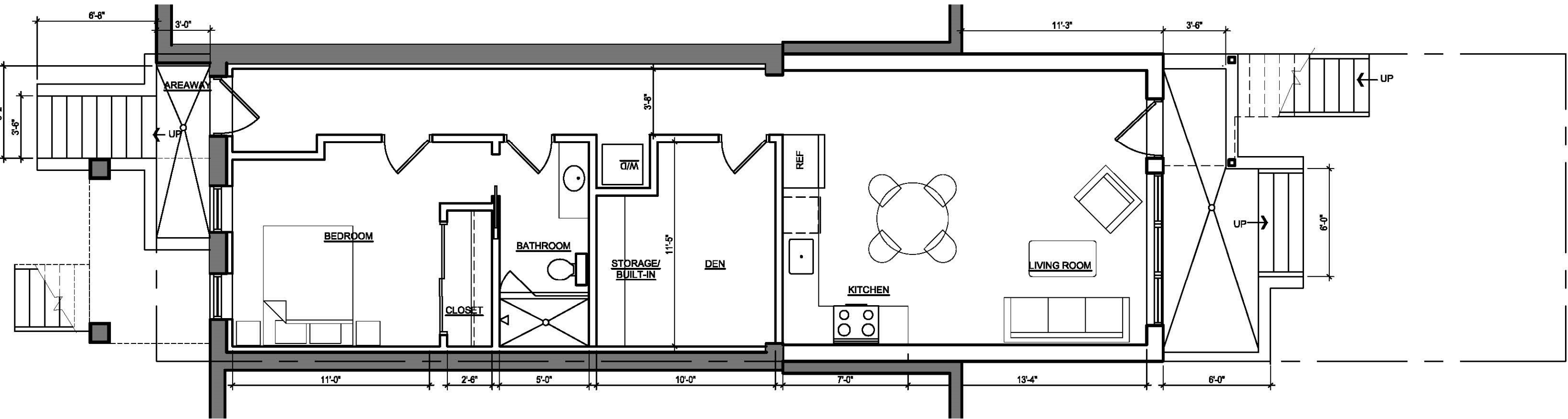


SECOND FLOOR DEMOLITION PLAN SCALE: 3/16"=1'-0"

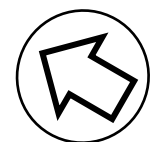


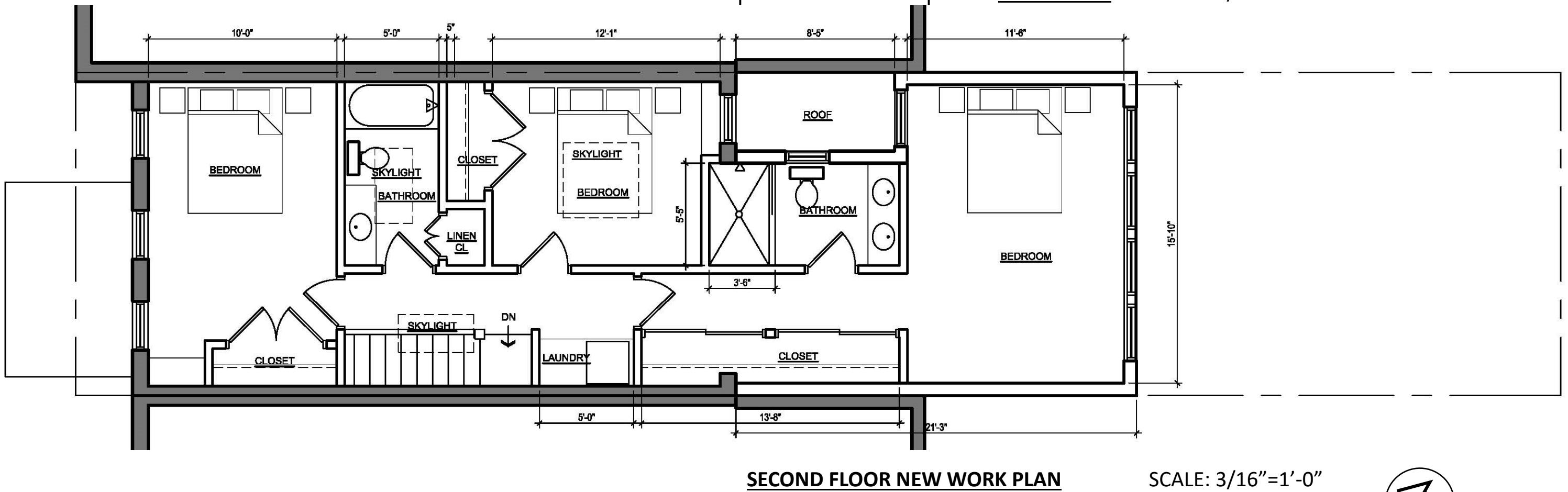
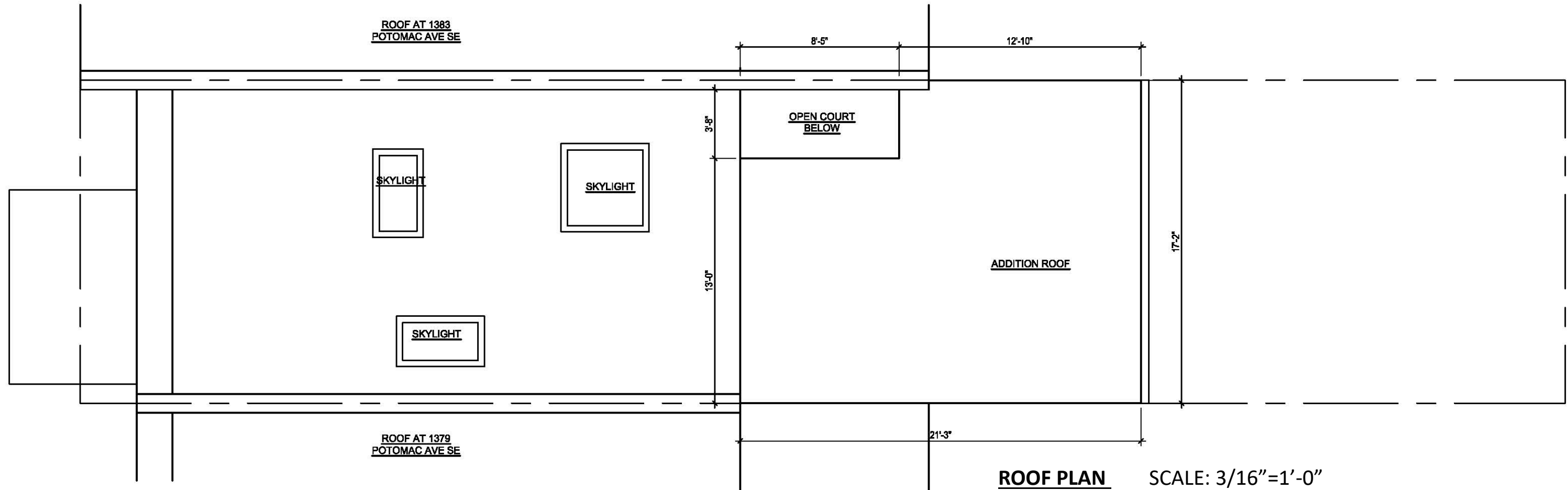


FIRST FLOOR NEW WORK PLAN SCALE: 3/16"=1'-0"

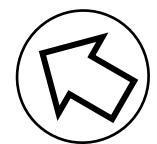


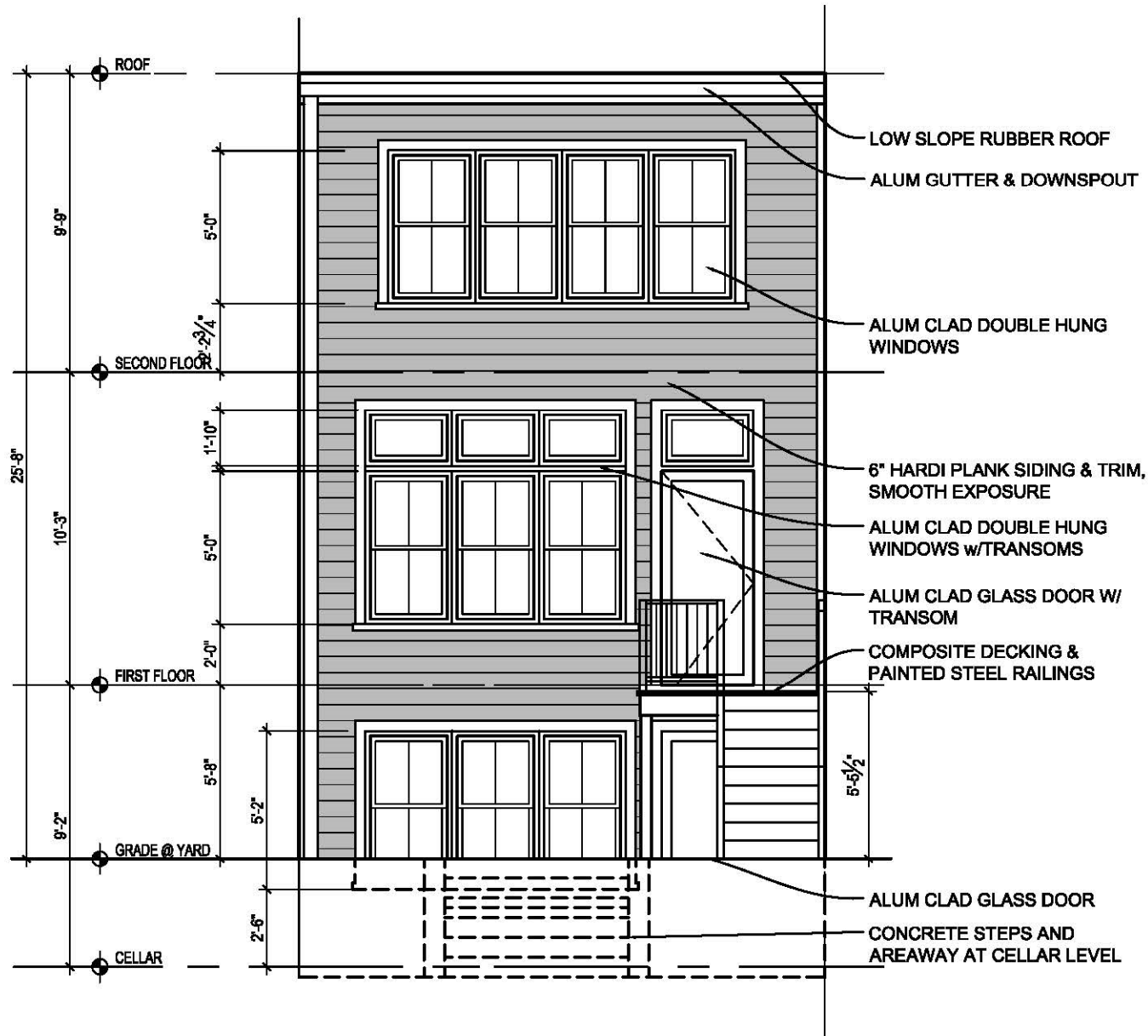
CELLAR NEW WORK PLAN SCALE: 3/16"=1'-0"



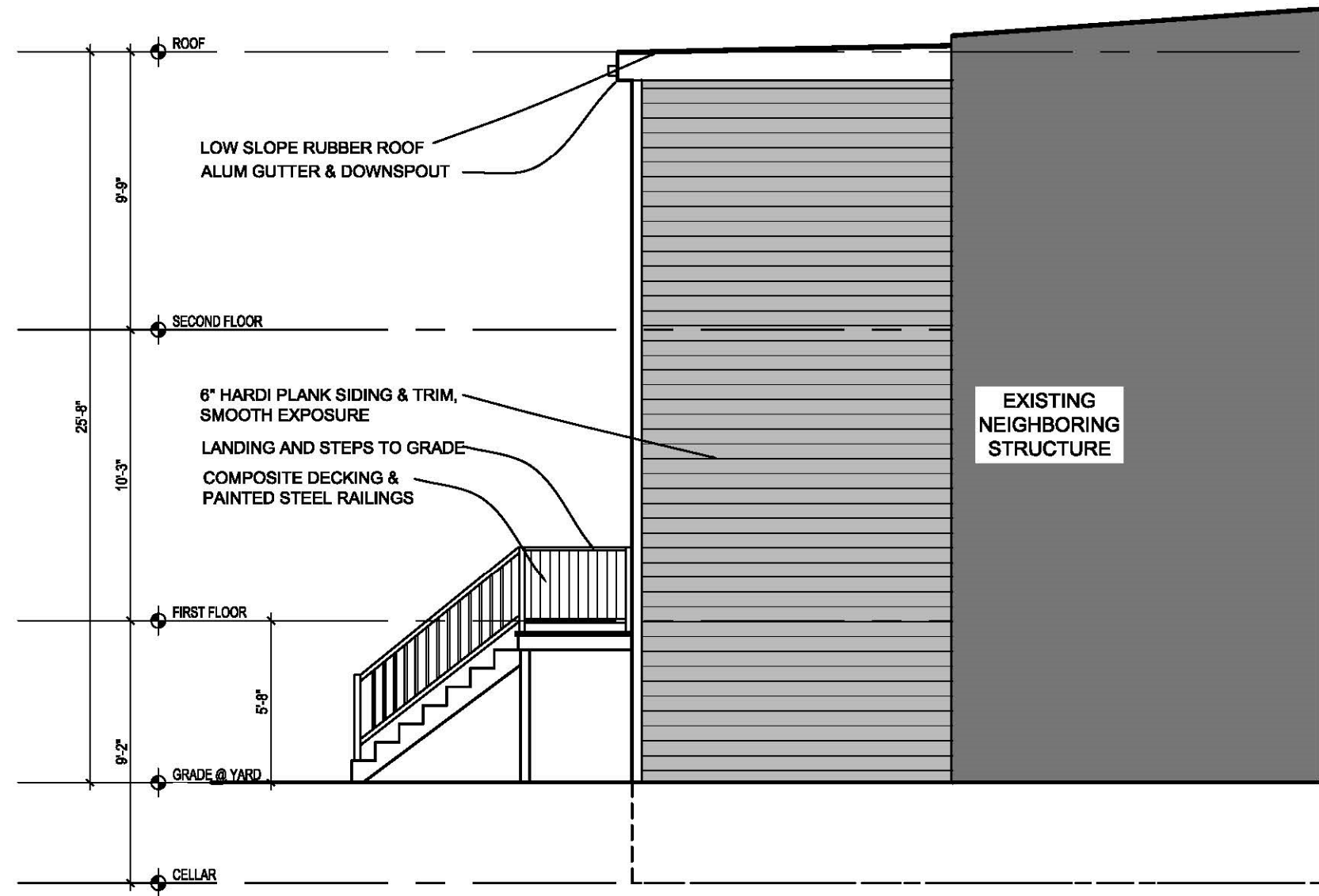


1381 Potomac Avenue SE- **FIRST FLOOR PLAN and ROOF PLAN**

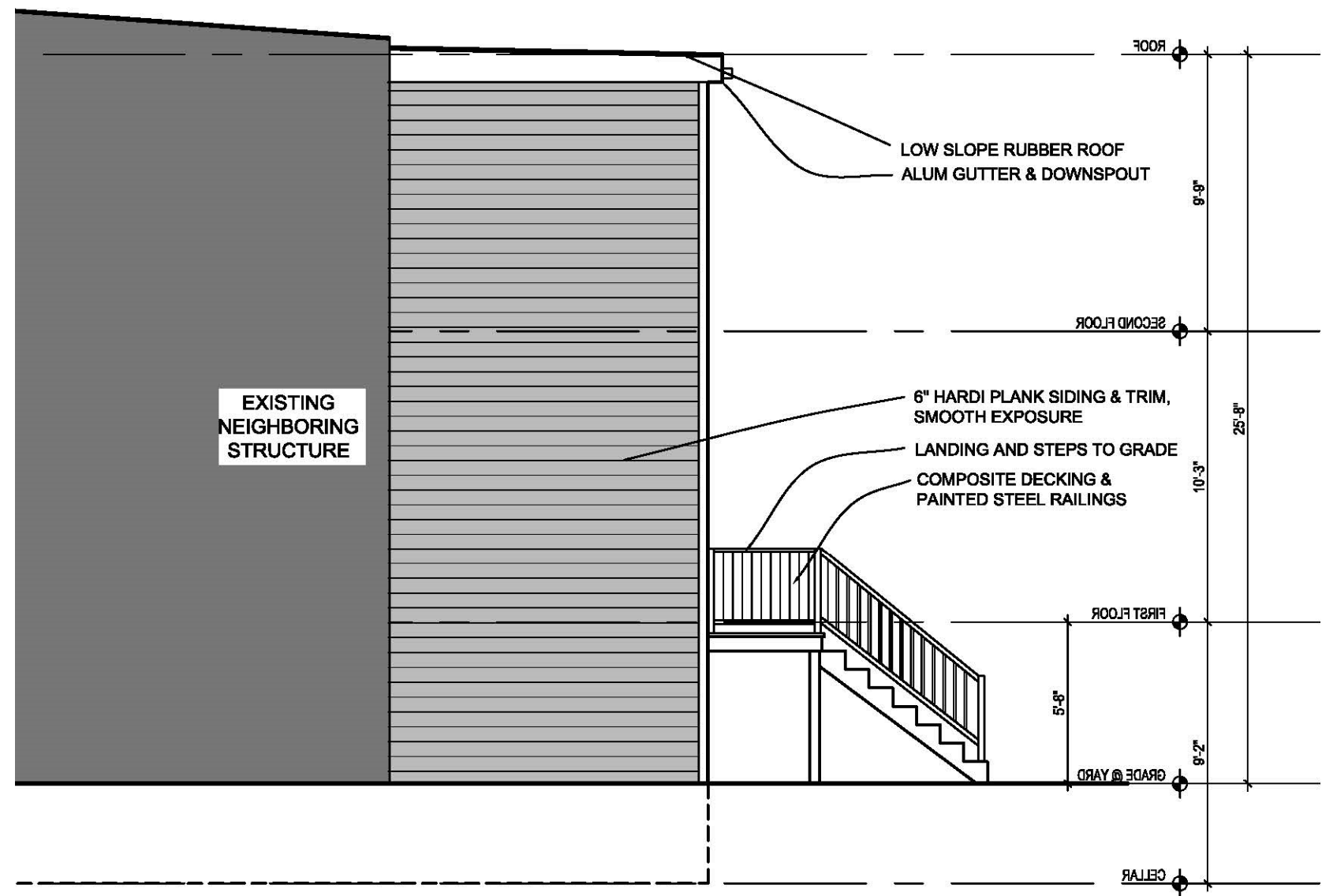




2 PROPOSED REAR ELEVATION
 A-3 SCALE: 3/16" = 1'-0"



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



1 SOUTH ELEVATION
A-4 SCALE: 3/16" = 1'-0"