

1322 D Street SE – REAR ADDITION

Washington, DC 20003

OWNER:

CHRISTOPHER TURNER & ELIZABETH REPKO
 1322 D STREET SE
 WASHINGTON, DC 20003

ARCHITECT:

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

PROPERTY INFORMATION:

LOT: 0812
 SQUARE: 1041
 LOT AREA: 1809 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, SINGLE FAMILY DWELLING

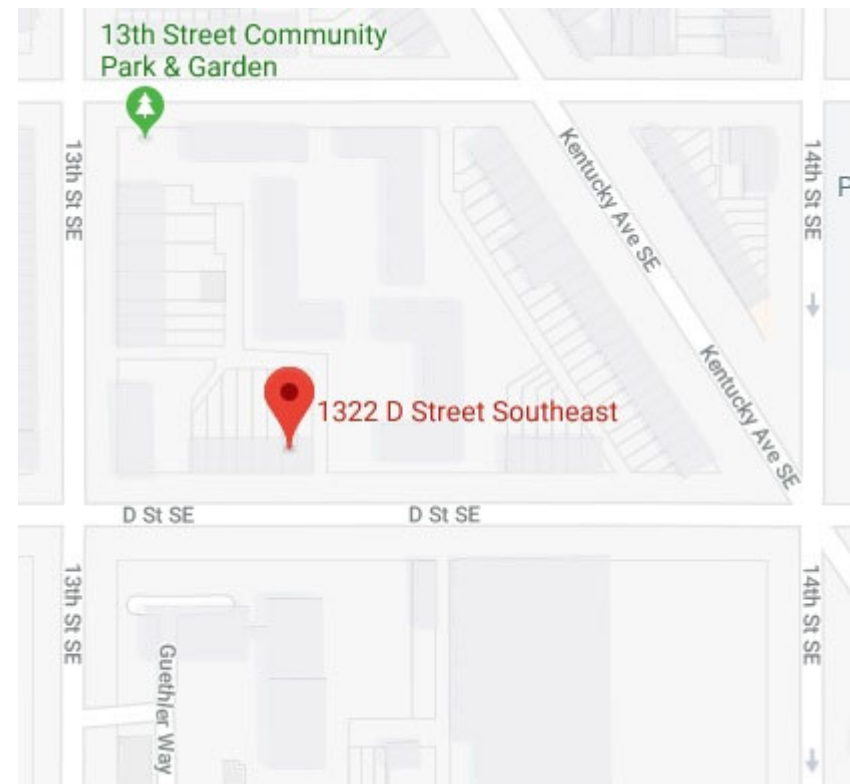
PROJECT DESCRIPTION:

TWO-STORY PLUS CELLAR REAR ADDITION, NEW COVERED PORCH AT REAR

ZONING INFORMATION:

| | Existing | Proposed | Allowable |
|-----------------------|----------|-----------|--------------------|
| Lot Coverage | 553.9 SF | 876.6 SF | 1085.4 SF |
| (Percentage) | 30.6% | 48.5% | 60% |
| Rear Yard | 74.08' | 55.42' | 20 FT MIN |
| Side Yard | N/A | N/A | N/A |
| Open Court | N/A | N/A | N/A |
| Height | 25.5' | NO CHANGE | 35.0' |
| Stories | 2+CELLAR | NO CHANGE | 3+CELLAR |
| Parking | 1 SPOT | NO CHANGE | 1 PER PRINCIPLE DU |
| Square Footage | | | |
| Cellar | 430 SF | 730 SF | N/A |
| First Floor | 430 SF | 730 SF | N/A |
| Second Floor | 430 SF | 730 SF | N/A |
| Total | 1290 SF | 2190 SF | |

BZA-Preliminary



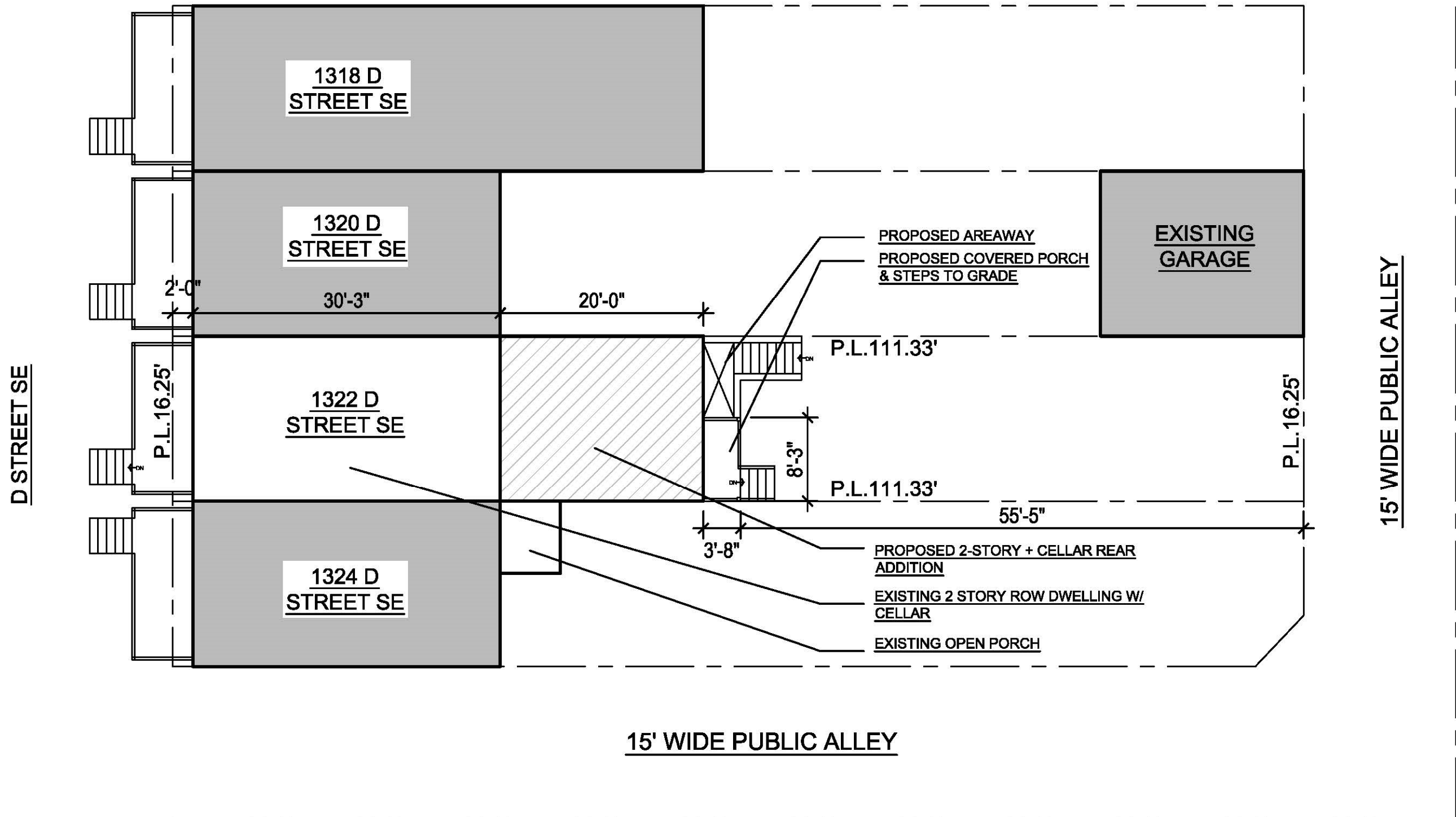
SITE MAP

October 9, 2018

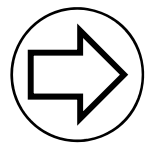


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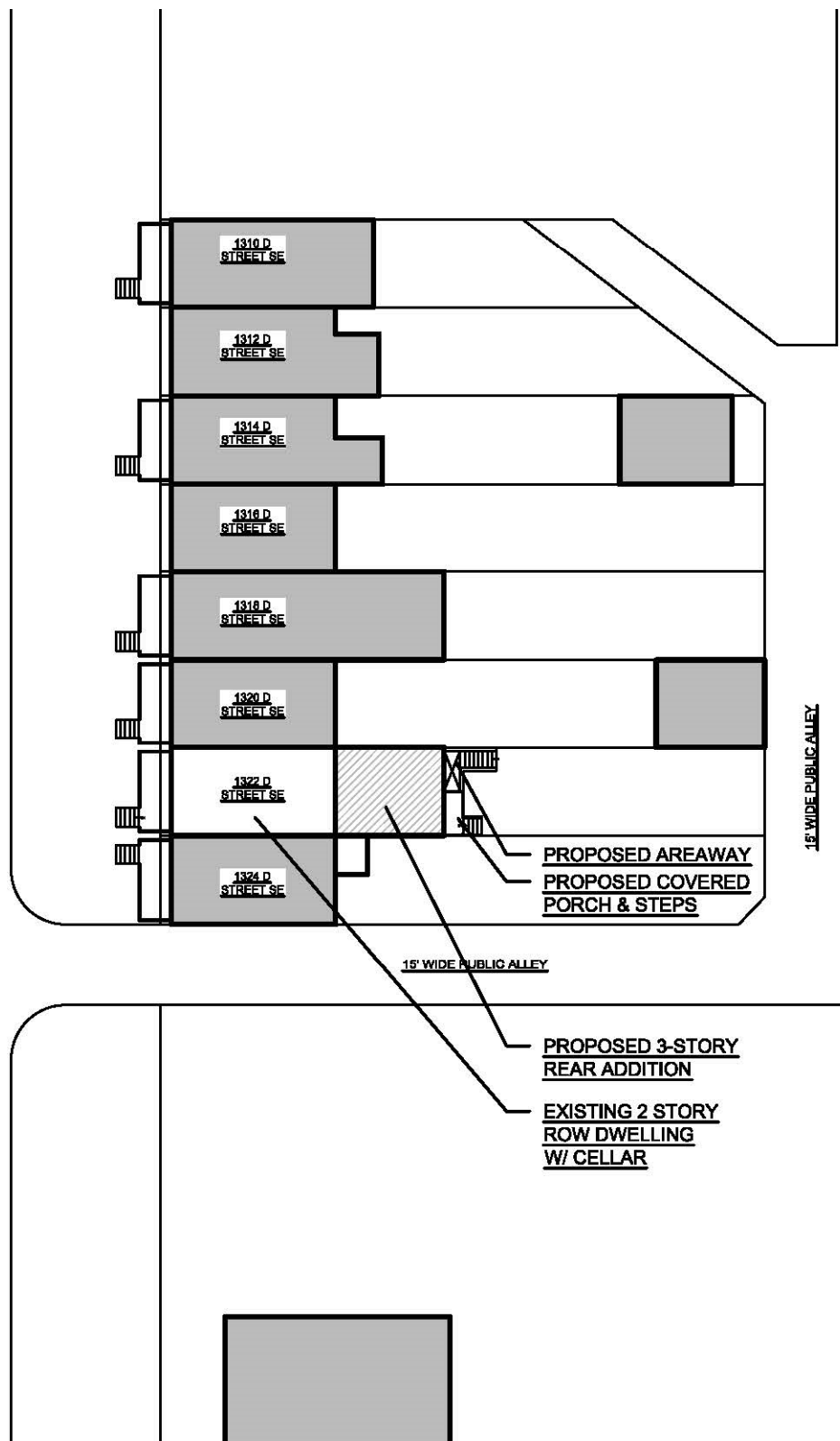


1 SITE PLAN
C-2 SCALE: 3/32" = 1'-0"

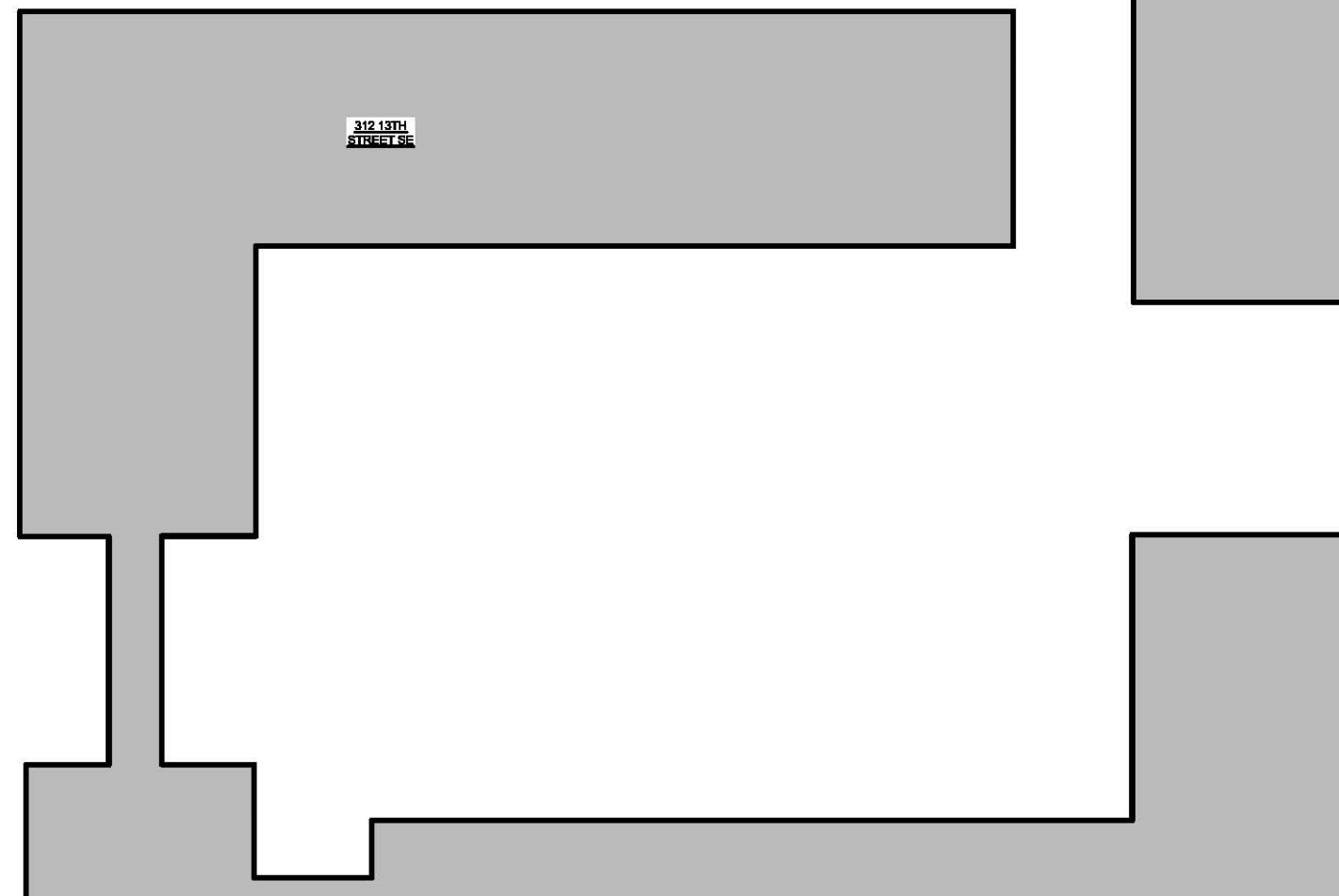
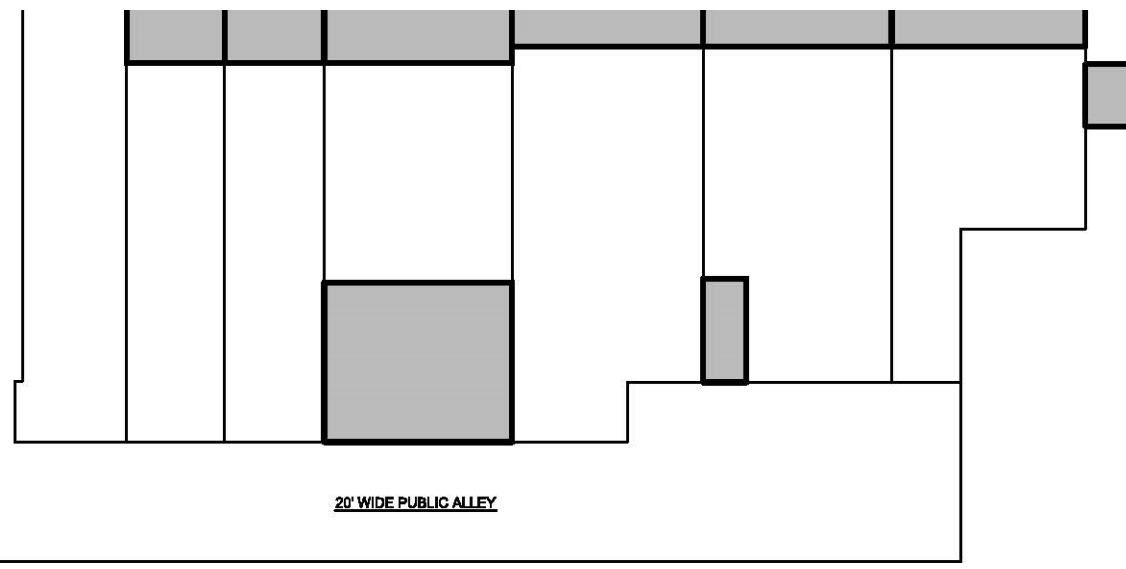


1322 D Street SE- SITE PLAN

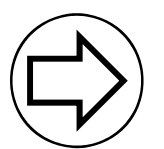
D STREET SE



15' WIDE PUBLIC ALLEY



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



1322 D Street SE- BLOCK PLAN

Fowler Architects

10/9/18



FRONT FACADE



EXISTING REAR FACADE



REAR VIEW LOOKING WEST

REAR VIEW LOOKING EAST

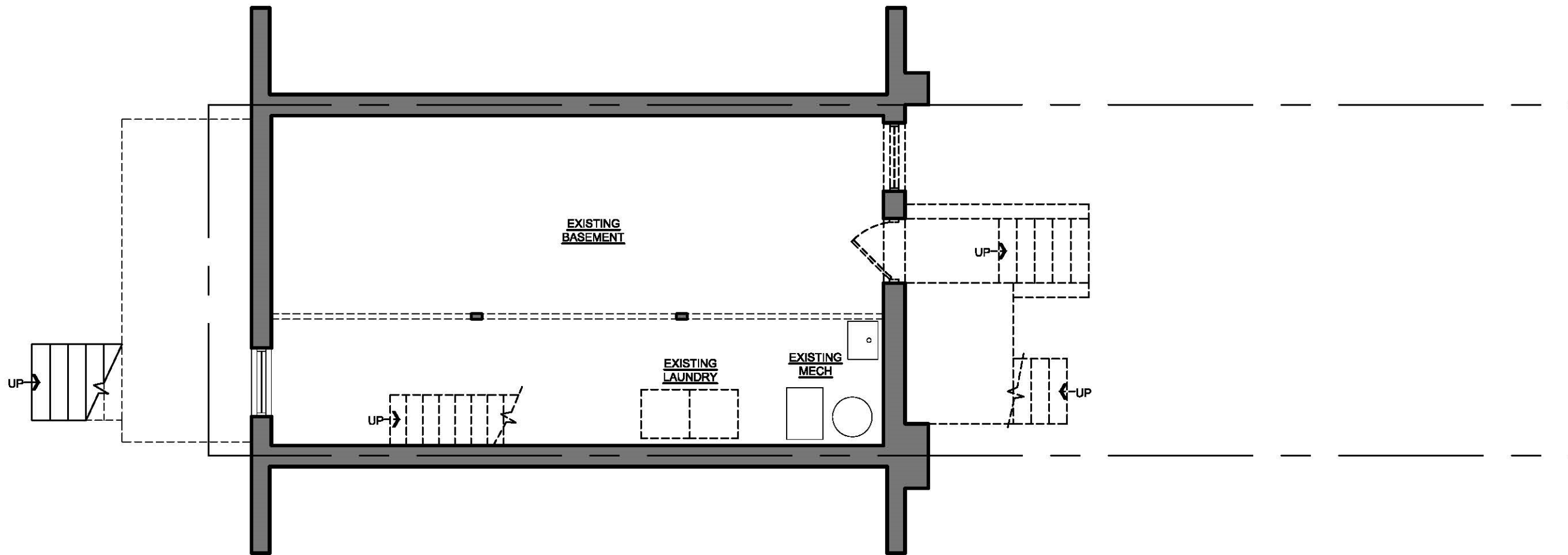




REAR VIEW FROM REAR ALLEY

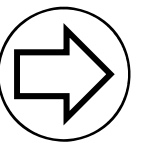
REAR VIEW FROM SIDE ALLEY (LOOKING EAST)

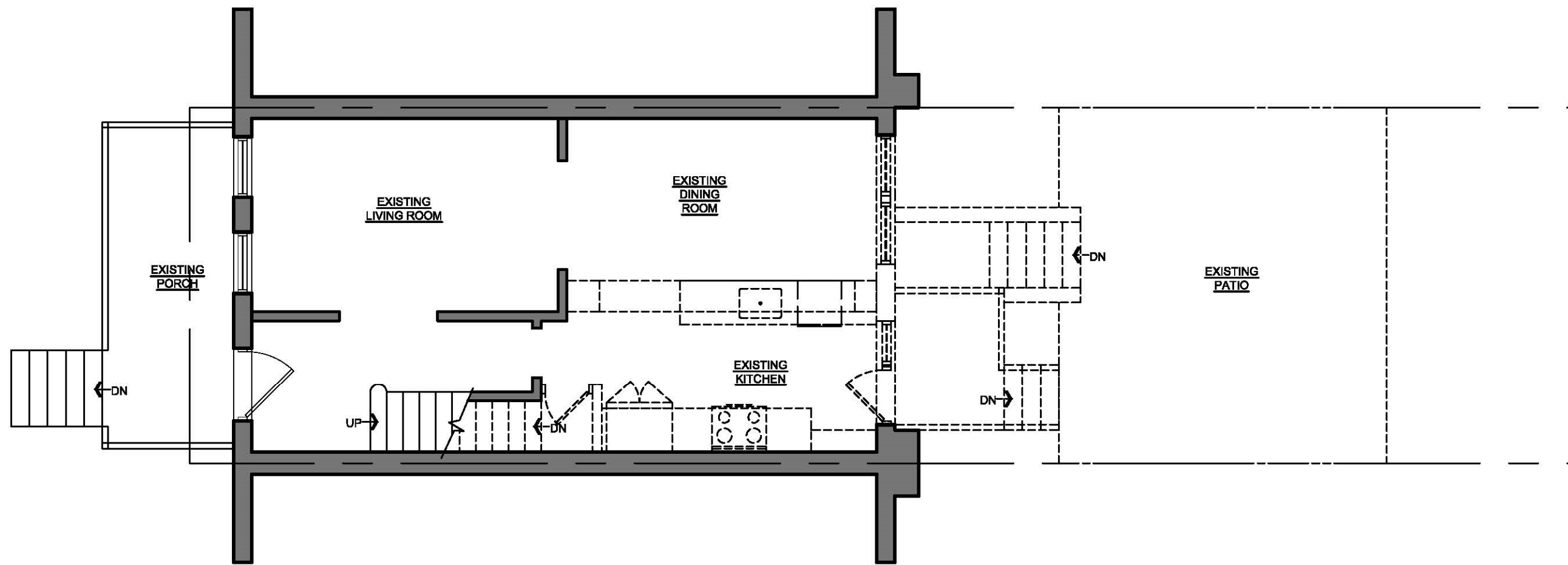




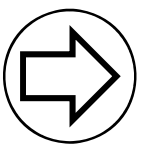
1
D-1

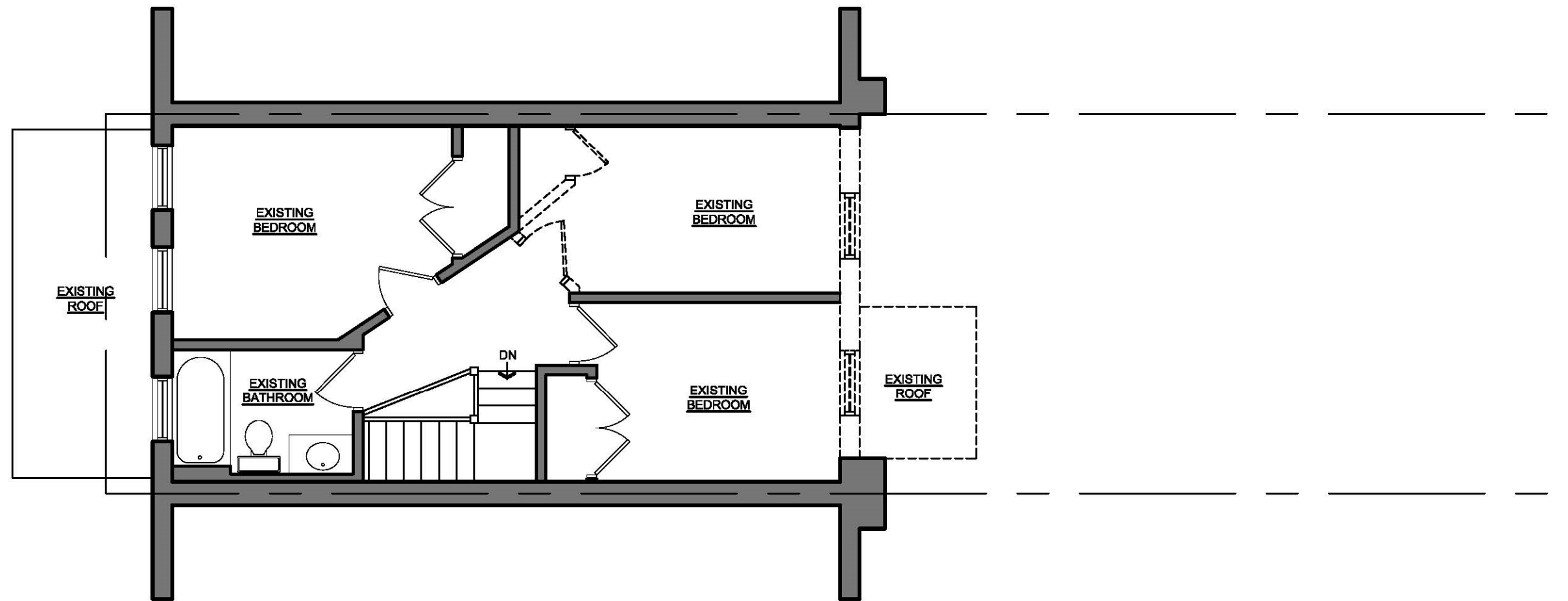
CELLAR DEMOLITION PLAN
SCALE: 3/16"=1'-0"



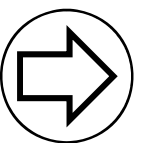


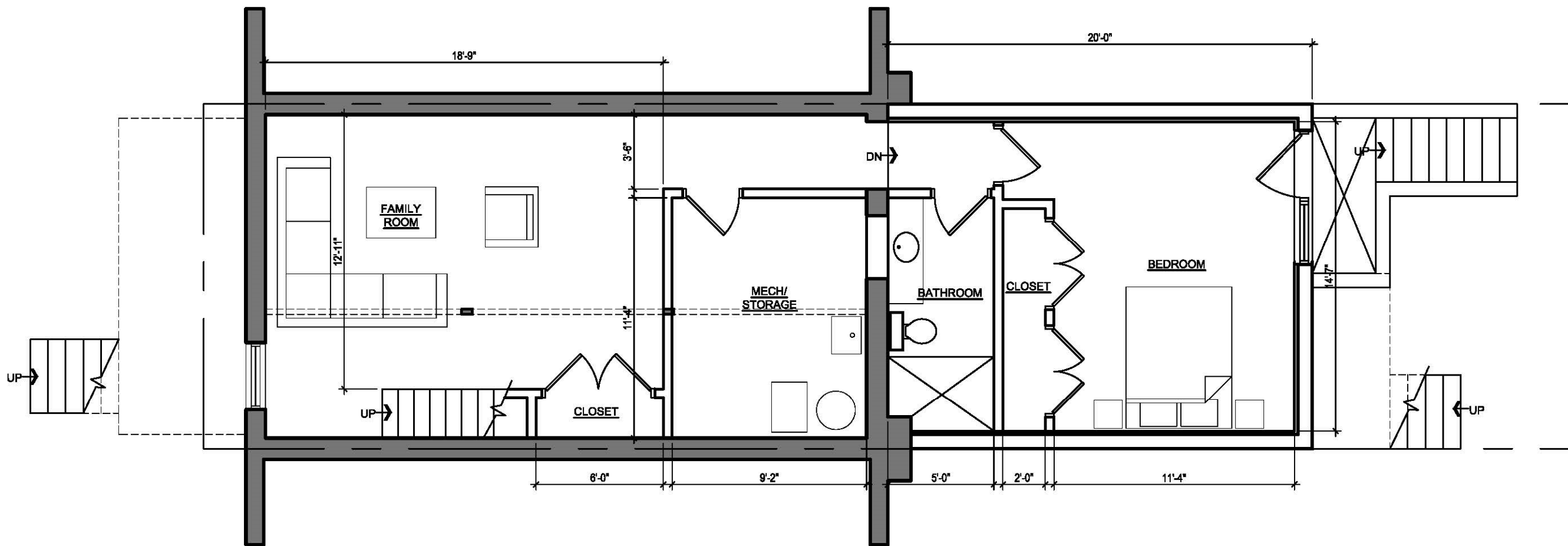
1 FIRST FLOOR DEMOLITION PLAN
 D-2 SCALE: 3/16"=1'-0"



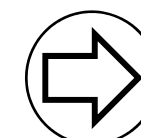


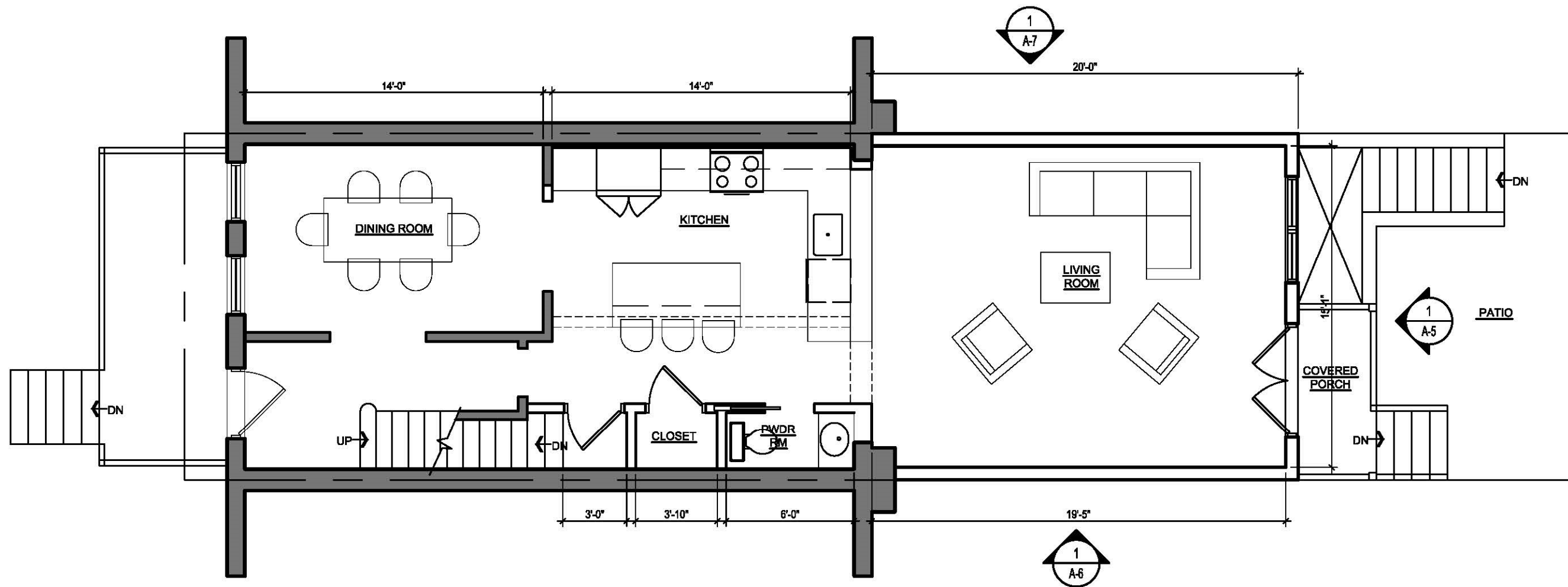
1 SECOND FLOOR DEMOLITION PLAN
 D-3 SCALE: 3/16"=1'-0"



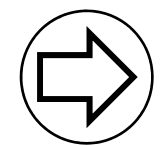


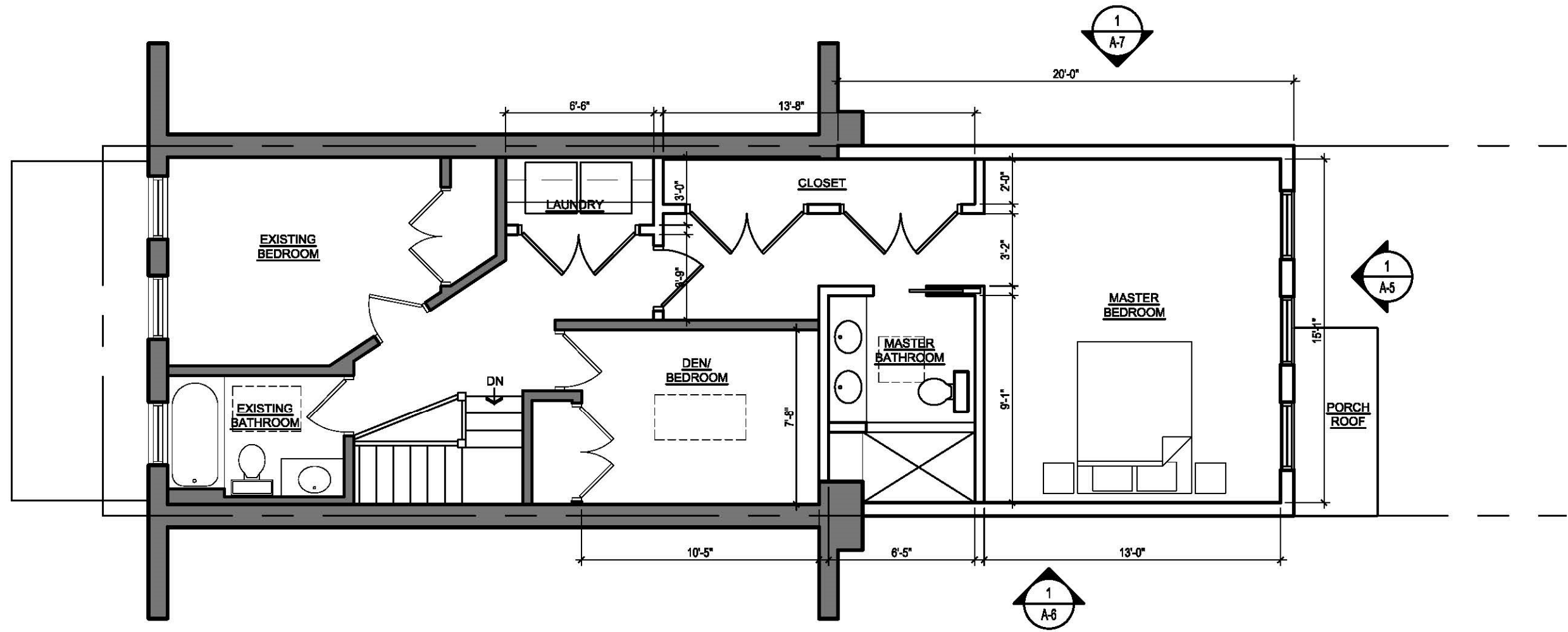
1 CELLAR PLAN
 A-1 SCALE: 3/16"=1'-0"



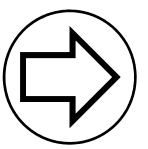


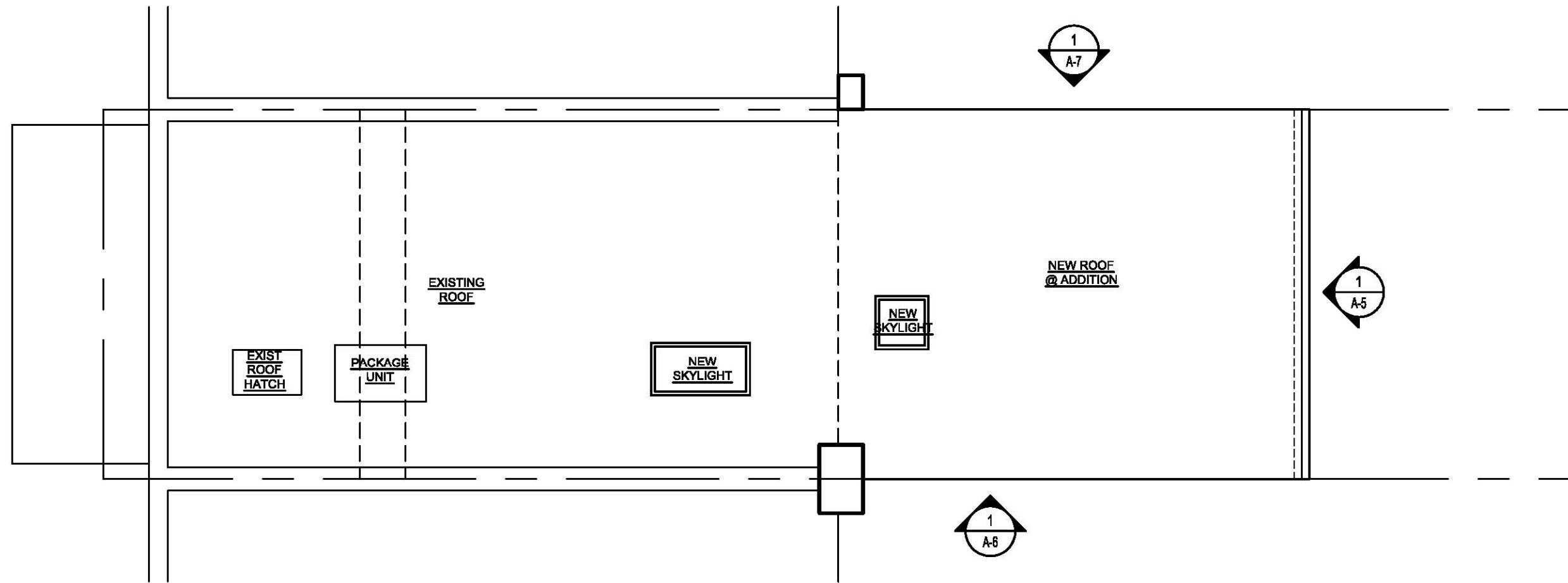
1 FIRST FLOOR PLAN
 A-2 SCALE: 3/16"=1'-0"



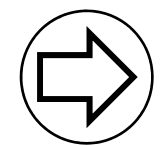


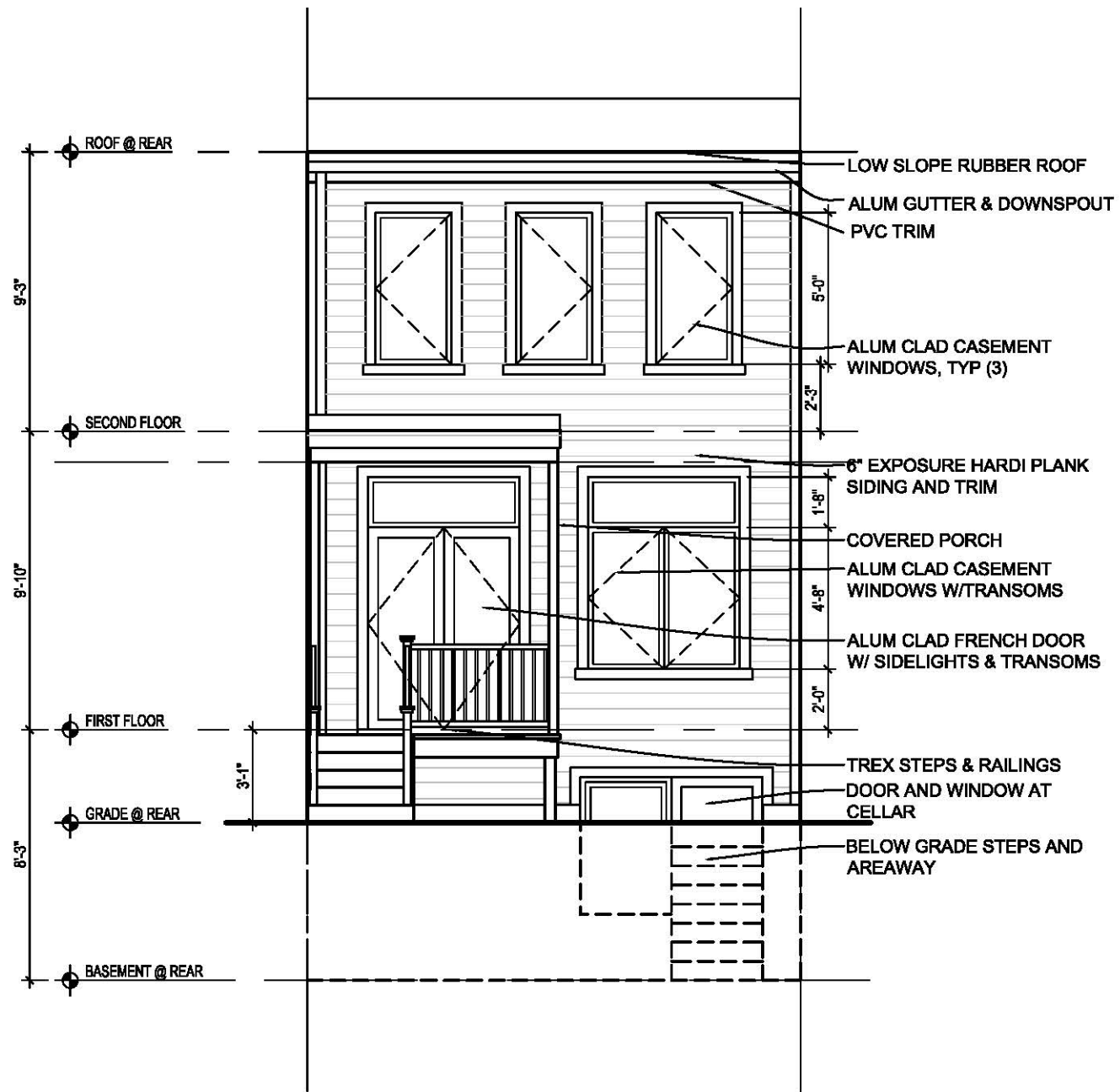
1 SECOND FLOOR PLAN
 A-3 SCALE: 3/16"=1'-0"



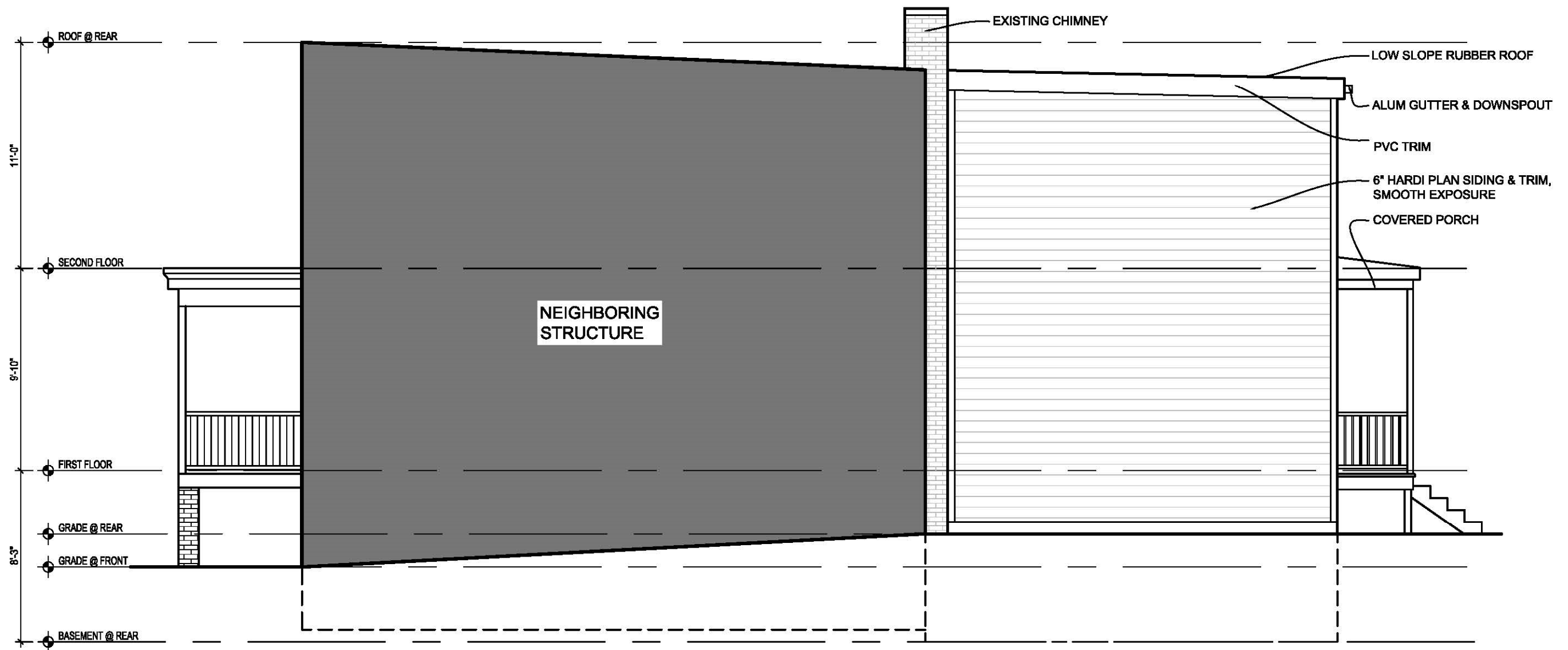


1 ROOF PLAN
A-4 SCALE: 3/16"=1'-0"

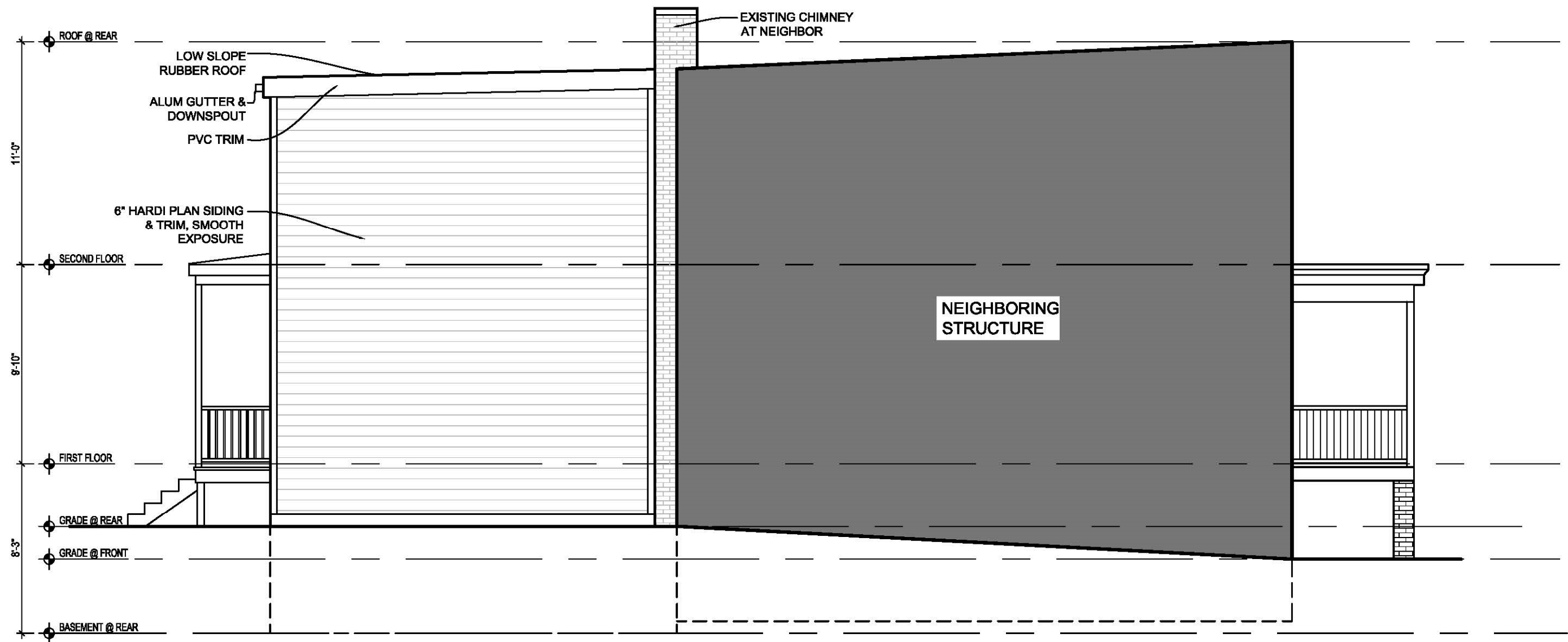




1 REAR ELEVATION
A-5 SCALE: 3/16"=1'-0"



1 EAST ELEVATION
 A-6 SCALE: 3/16"=1'-0"



1 WEST ELEVATION
 A-7 SCALE: 3/16"=1'-0"