

1609 G Street SE—ADDITION/RENOVATION

Washington, DC 20003

OWNER:

TRIN MITRA & PAROMITA SHAH
1609 G STREET SE
WASHINGTON, DC 20003

ARCHITECT:

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

PROPERTY INFORMATION:

LOT: 0018
SQUARE: 1092
LOT AREA: 1580 SF
ZONE: RF-1
USE GROUP: R-3

EXISTING: TWO STORY + CELLAR DWELLING, SINGLE FAMILY DWELLING
PROPOSED: THREE STORY + CELLAR DWELLING, SINGLE FAMILY DWELLING

PROJECT DESCRIPTION:

REAR ADDITION AT ALL LEVELS OF A 2 STORY + CELLAR ROW DWELLING; THIRD FLOOR ADDITION

ZONING INFORMATION:

RELIEF NEEDED: Subtitle E §304.1

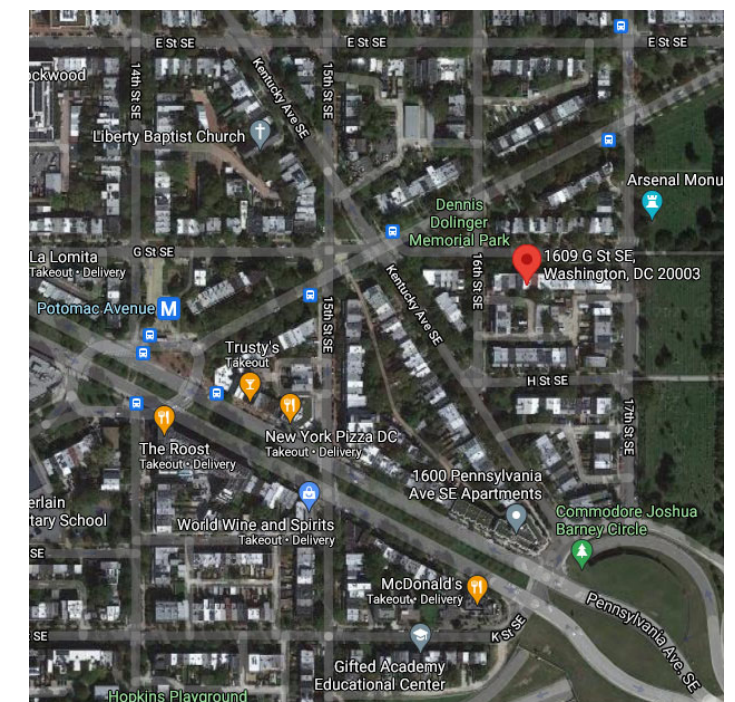
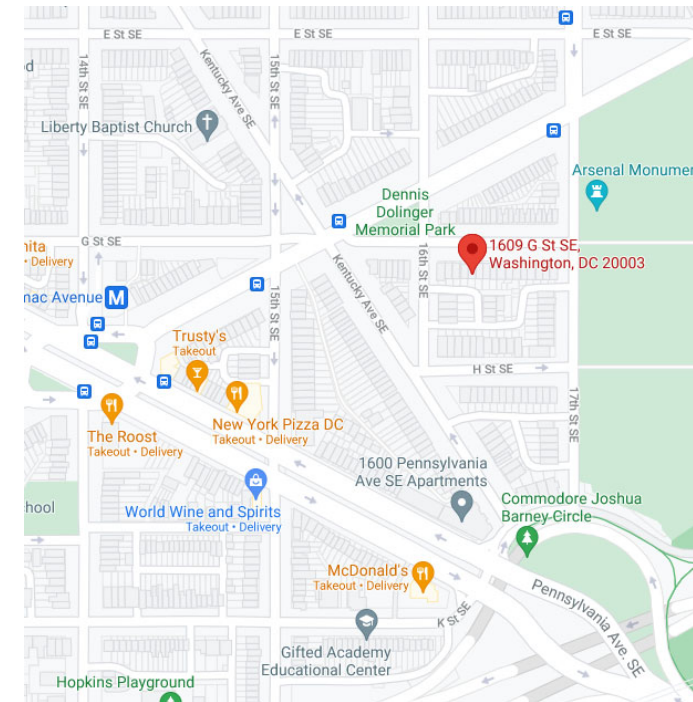
	Existing	Proposed	Allowable
Lot Coverage	945.5 SF	1,070.6 SF	948 SF
(Percentage)	59.8%	67.8 %	60%
Rear Yard	28.08'	21.83'	20 FT MIN
Side Yard	N/A	N/A	N/A
Open Court	N/A	N/A	N/A
Height	29'-9"	35.0'	35.0'
Stories	2+CELLAR	NO CHANGE	3+CELLAR
Parking	1 SPOT	NO CHANGE	1 PER PRINCIPLE DU
Square Footage			
Cellar	782.7 SF	902.5 SF	N/A
First Floor	782.7 SF	890.5 SF	N/A
Second Floor	782.7 SF	890.5 SF	N/A
Third Floor	N/A	707.7 SF	N/A
Total	2348.1 SF	3391.2 SF	N/A

DRAWING INDEX:

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- 7 SECOND & THIRF FLOOR PLANS
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Concept Plans

March 21st, 2022



SITE MAP

SATELLITE VIEW



EXISTING FRONT FACADE



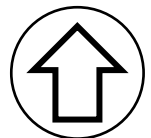
EXISTING REAR FACADE

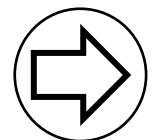
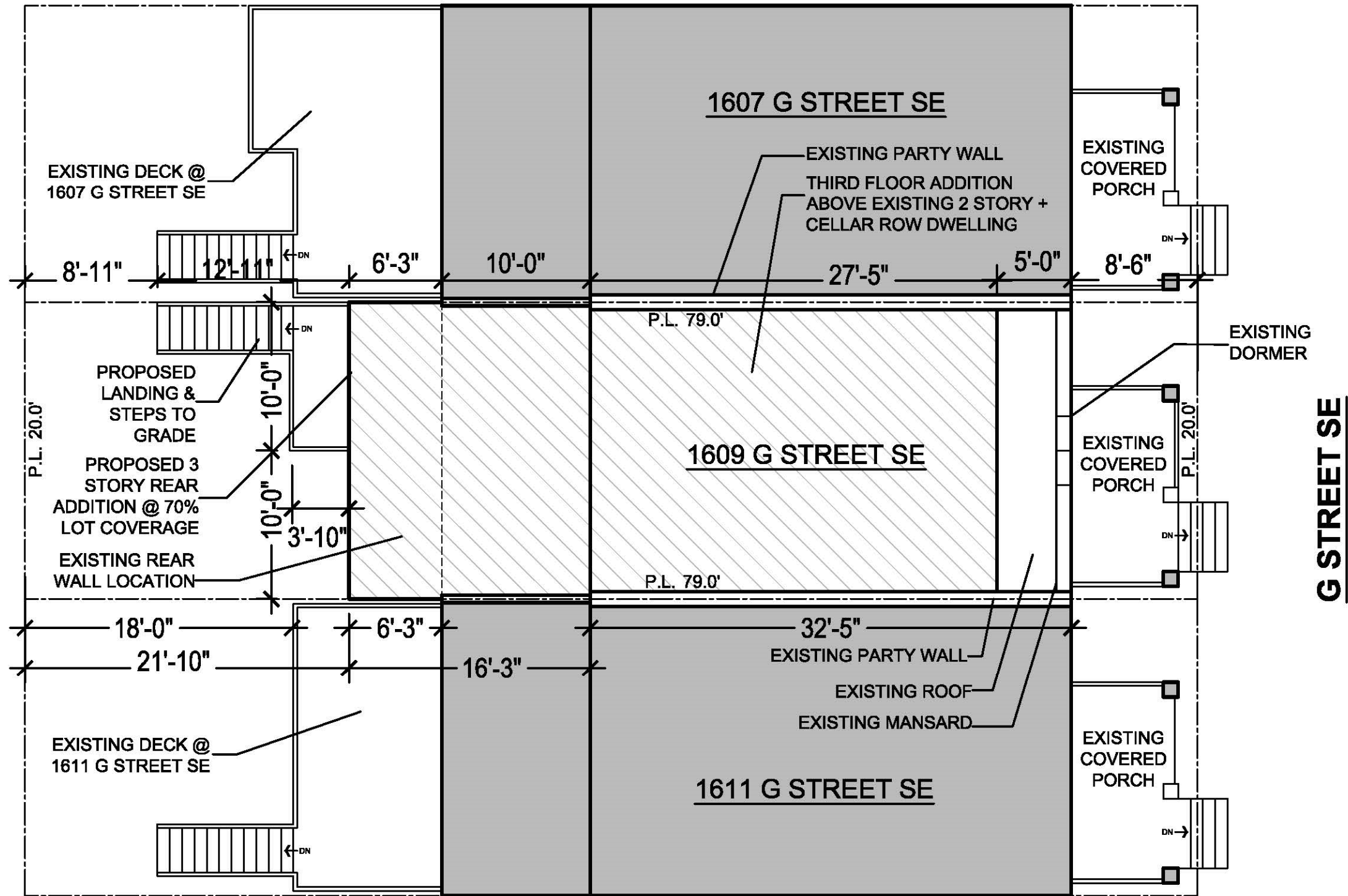
EXHIBIT NO.6

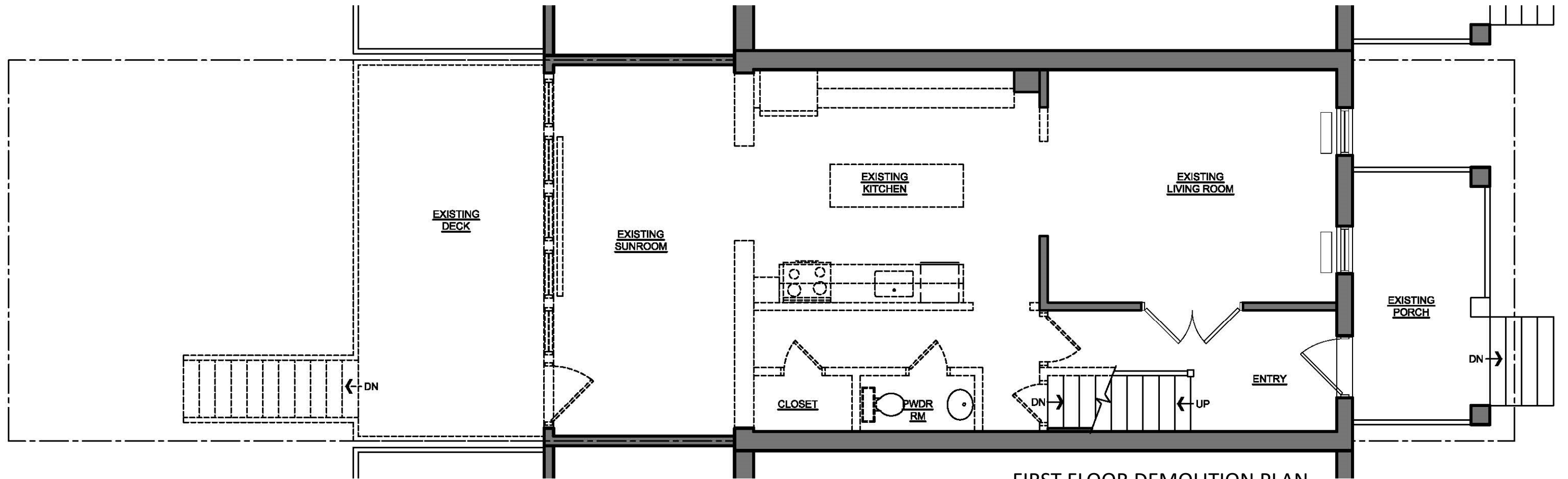


1609 G STREET SE – BLOCK PLAN

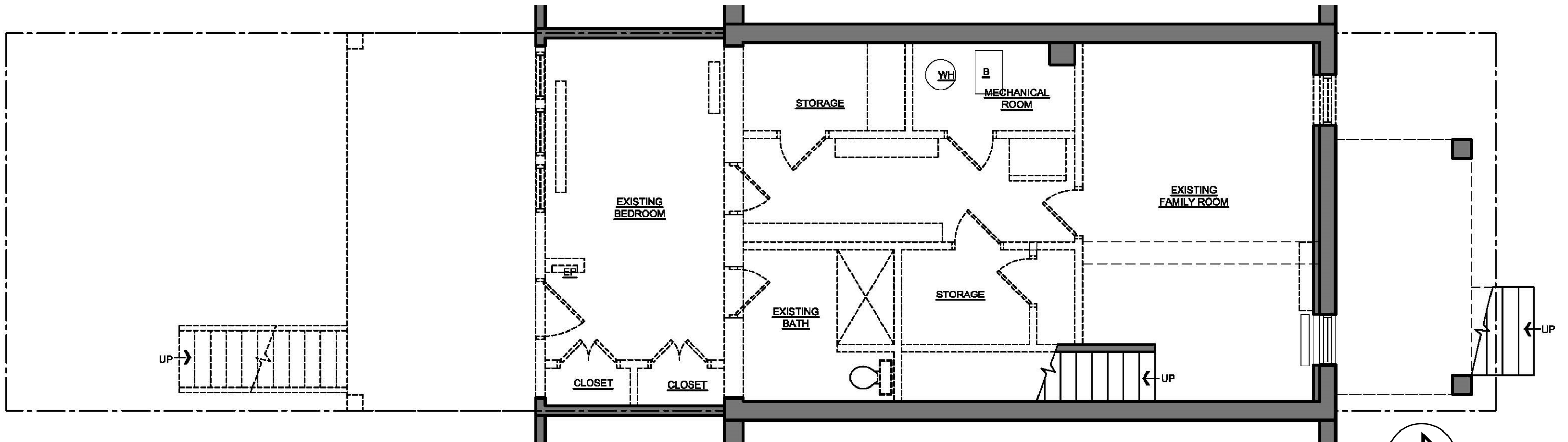
BLOCK PLAN
SCALE: 1/32" = 1'-0"



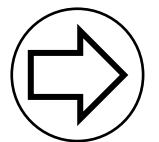


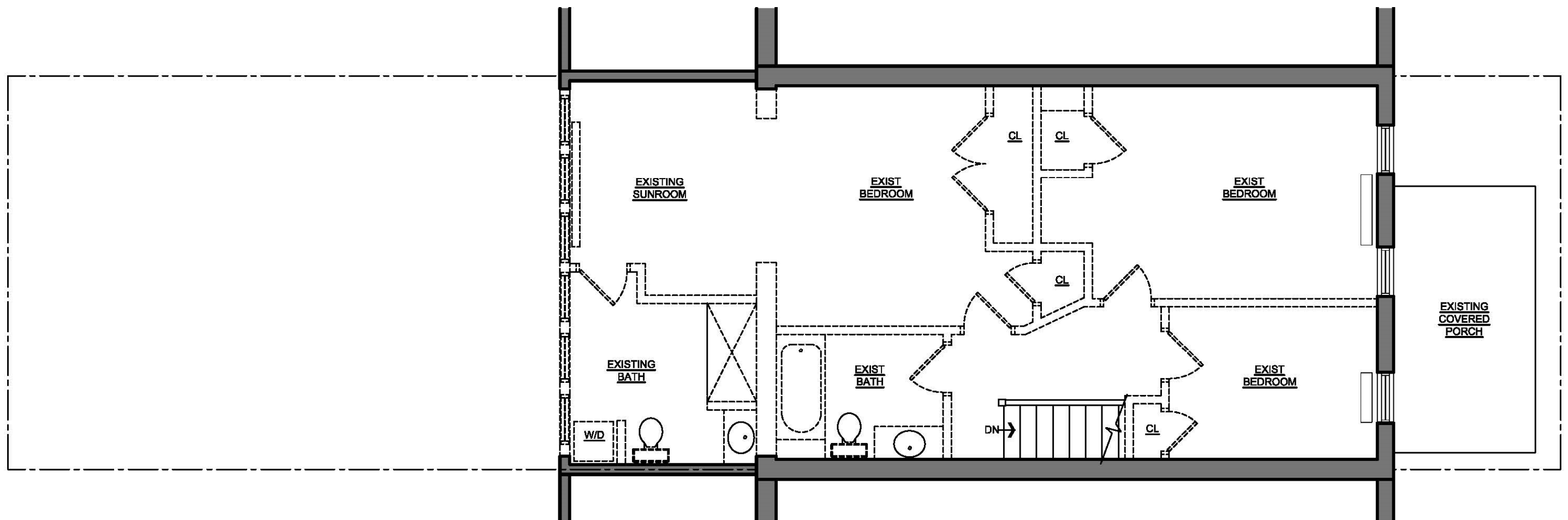


FIRST FLOOR DEMOLITION PLAN
SCALE: 3/16" = 1'-0"

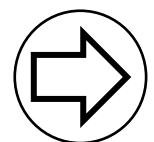


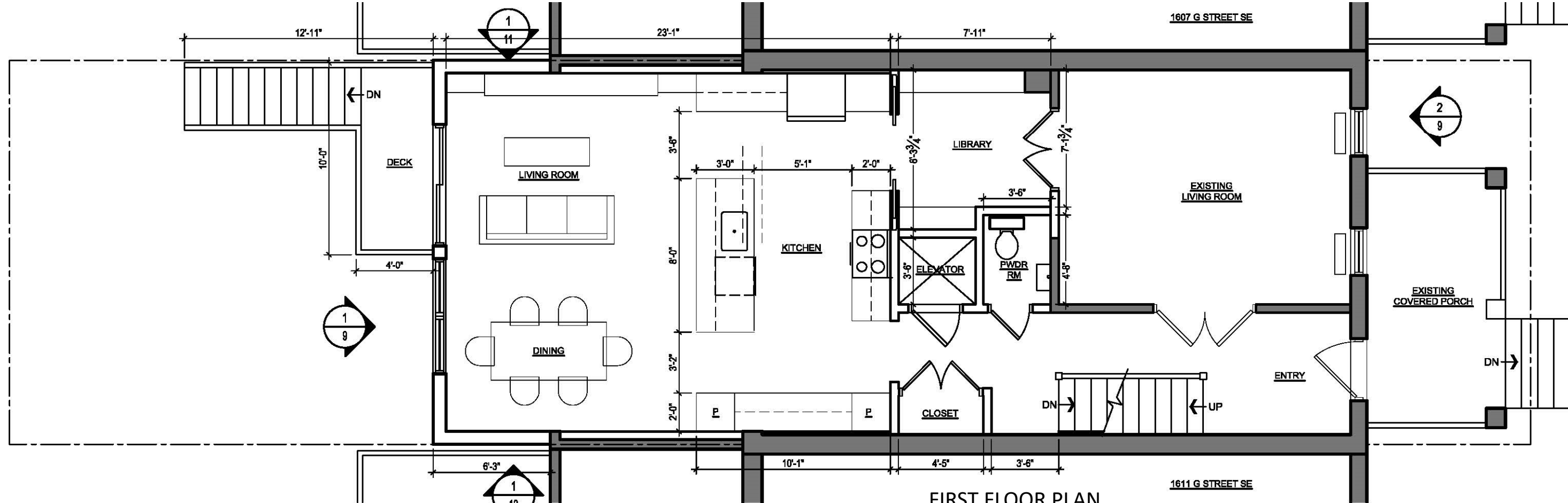
CELLAR DEMOLITION PLAN
SCALE: 3/16" = 1'-0"





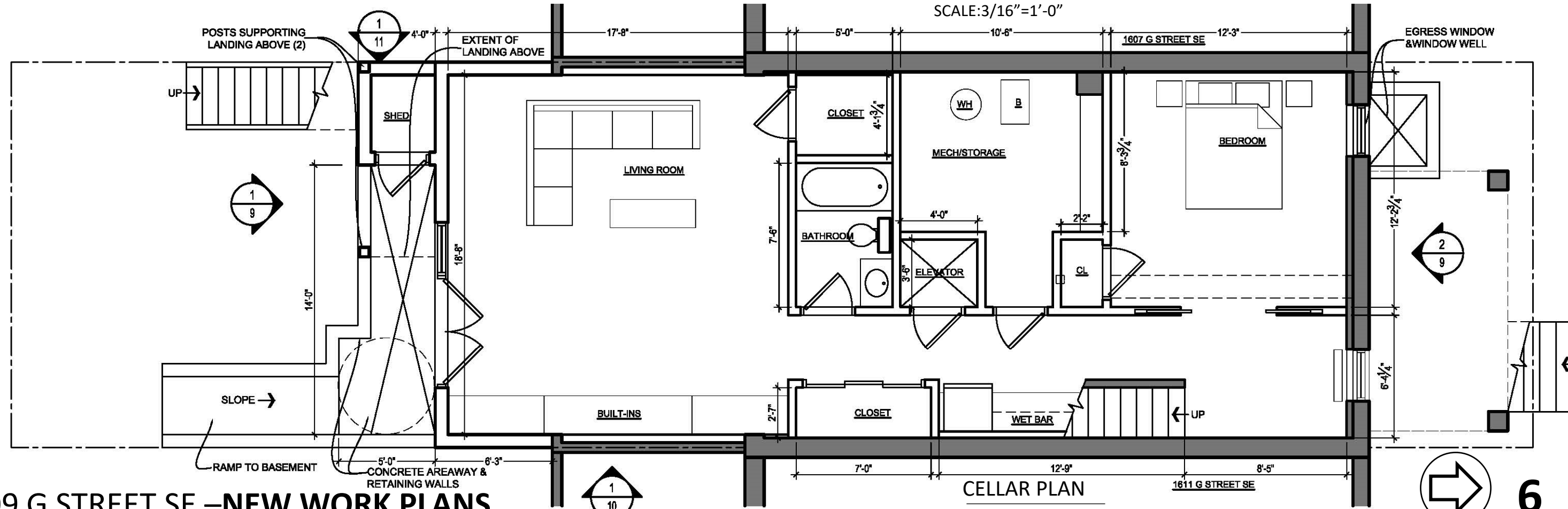
SECOND FLOOR DEMOLITION PLAN
SCALE: 3/16" = 1'-0"





FIRST FLOOR PLAN

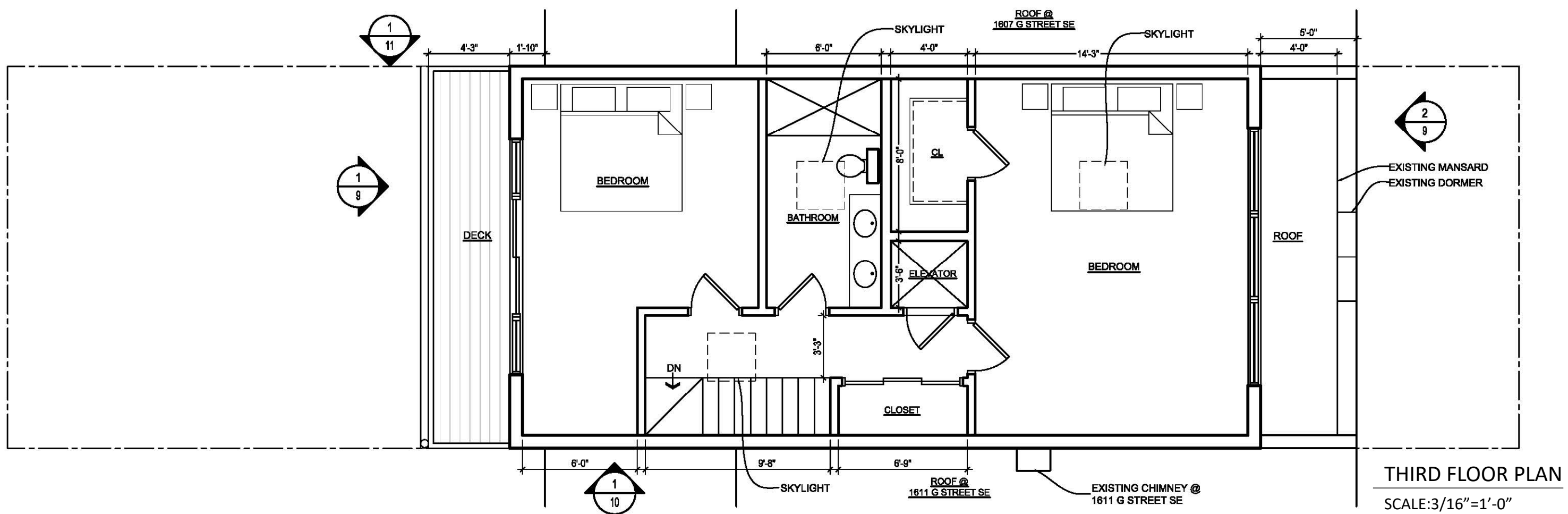
SCALE: 3/16" = 1'-0"



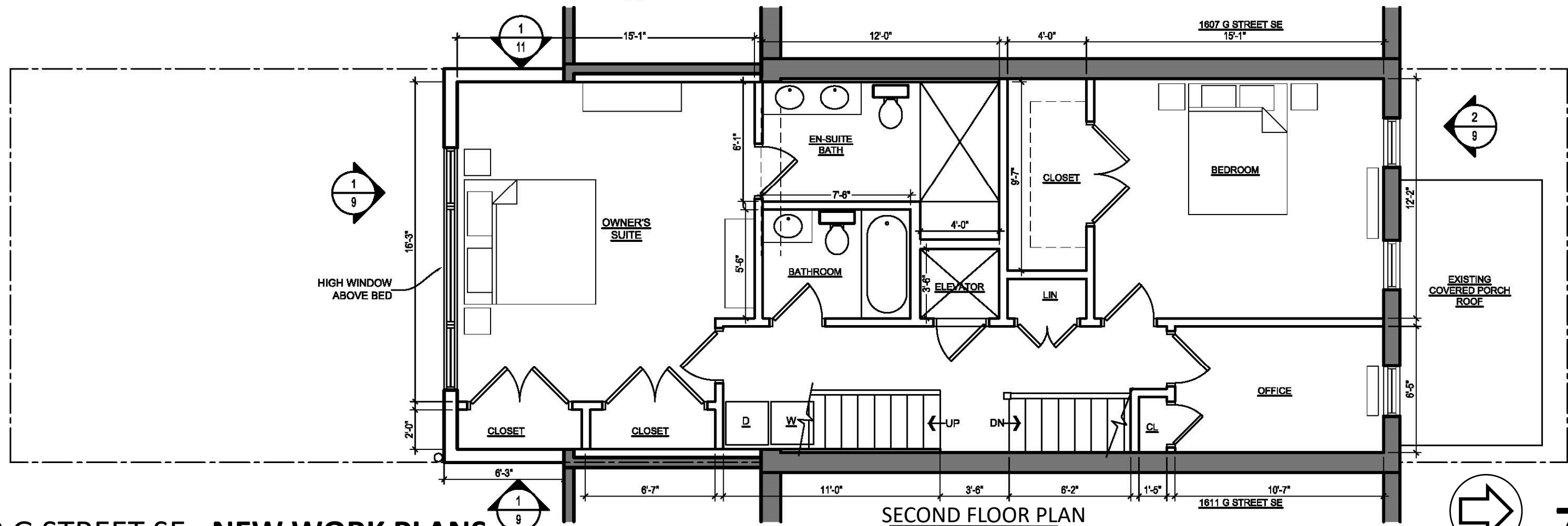
CELLAR PLAN

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

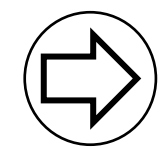
1609 G STREET SE – NEW WORK PLANS

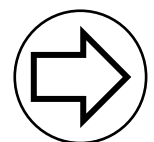
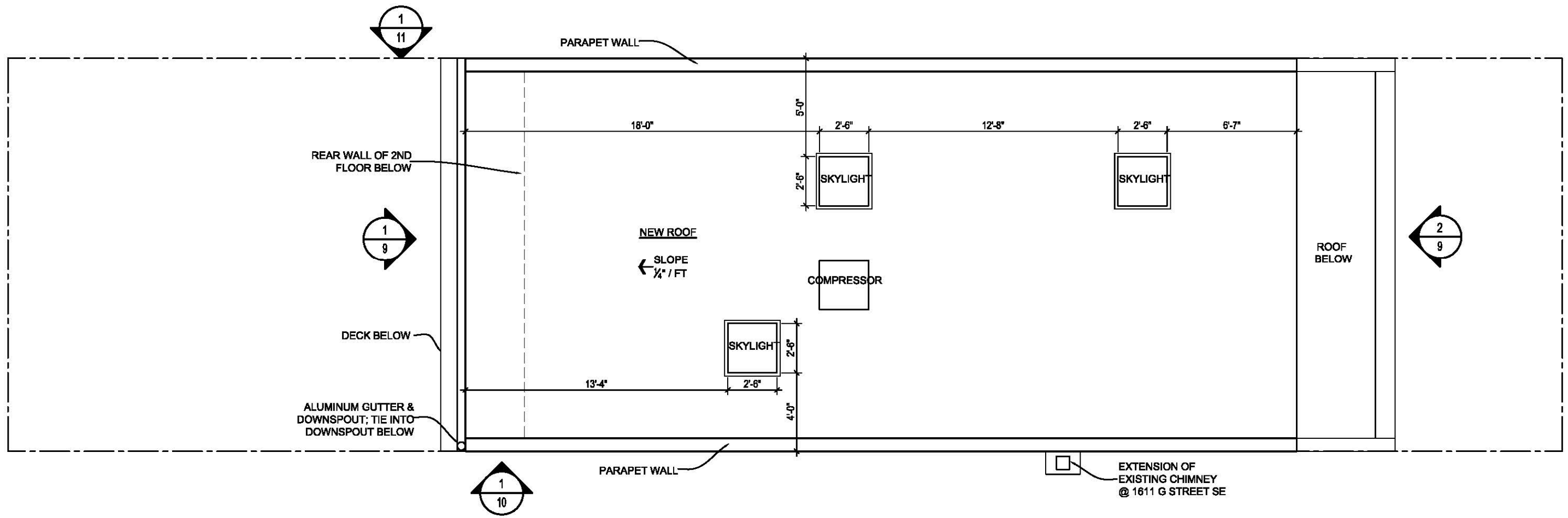


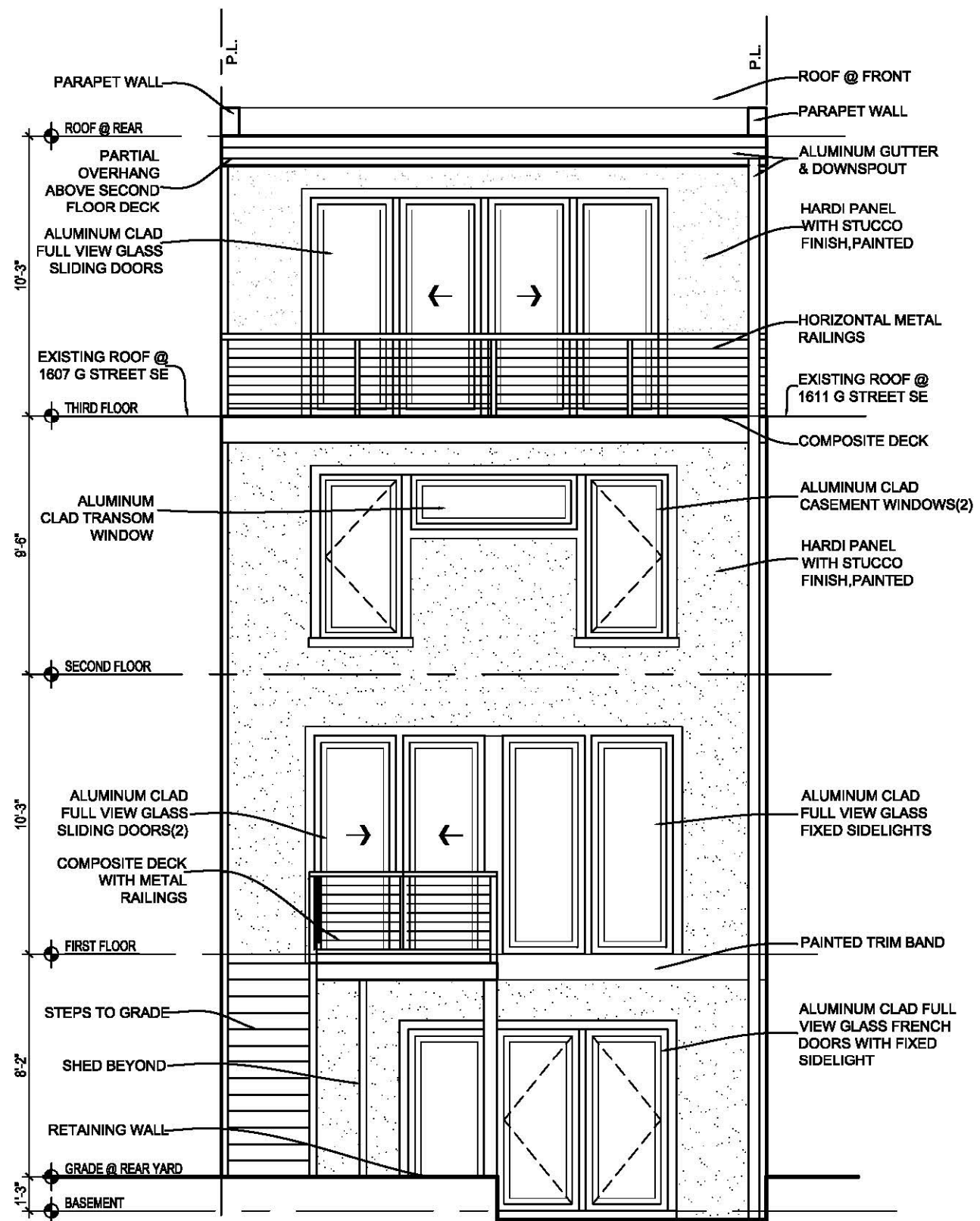
THIRD FLOOR PLAN
SCALE:3/16"=1'-0"



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

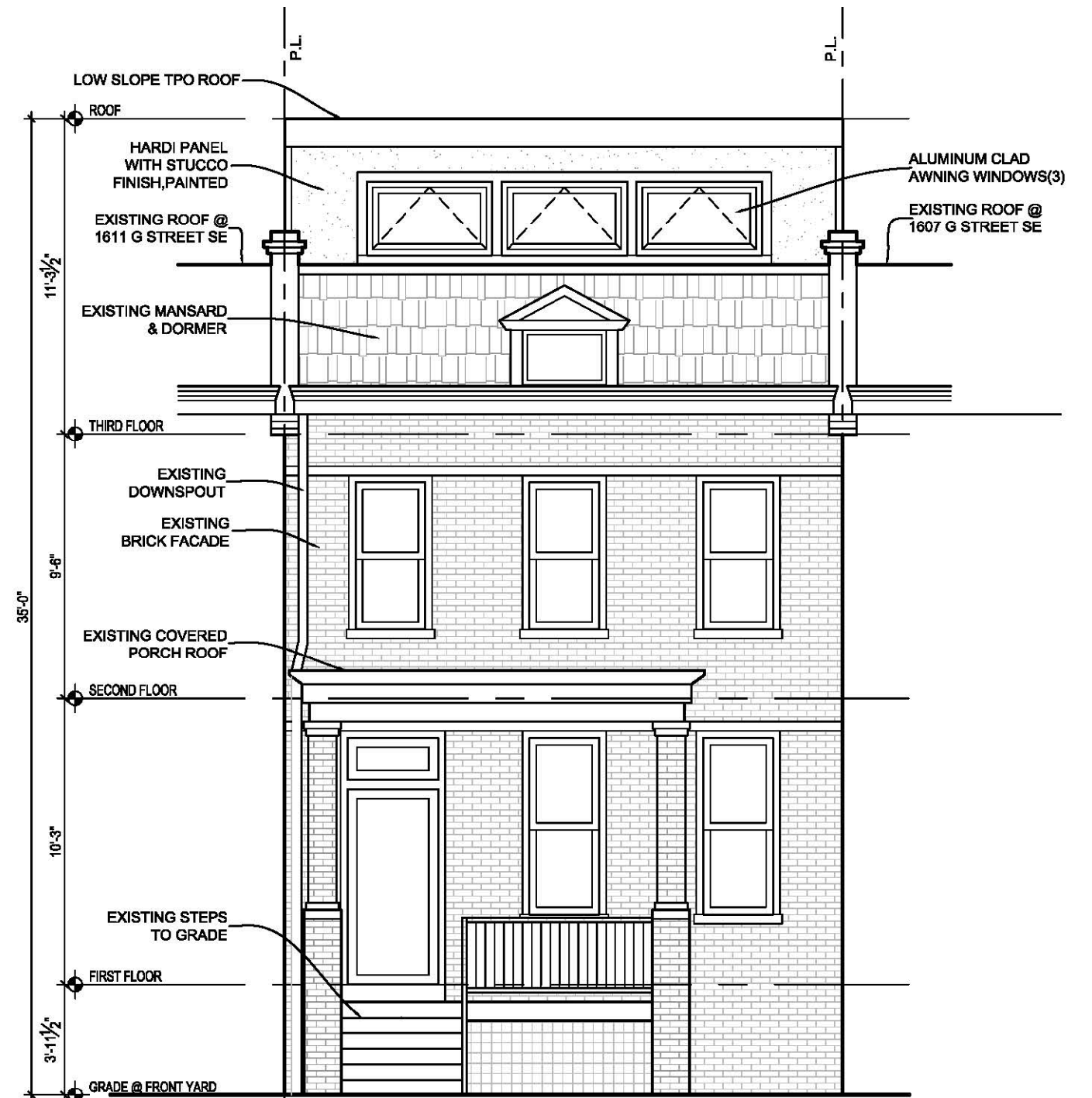






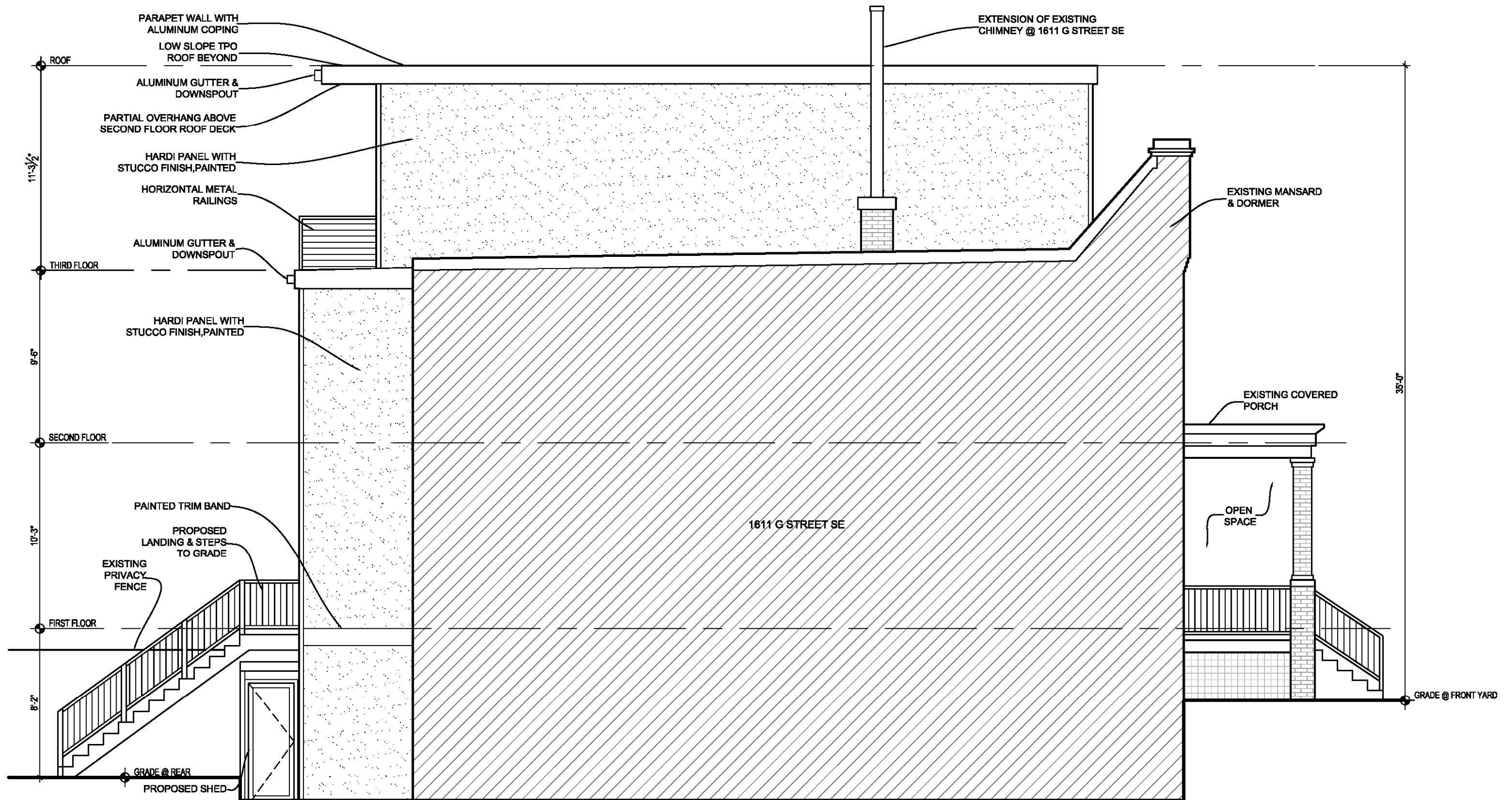
REAR ELEVATION

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



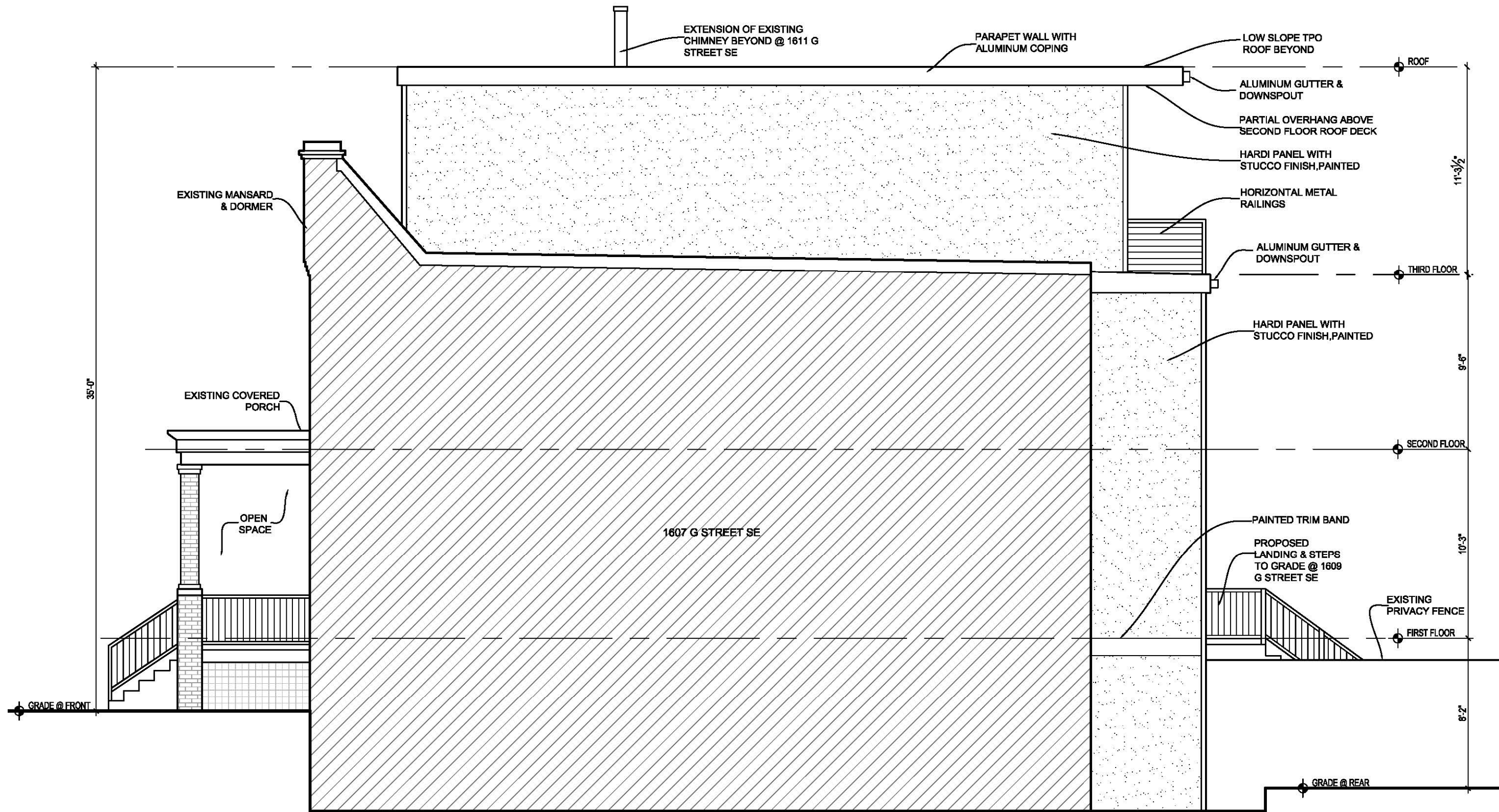
FRONT ELEVATION

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



EAST ELEVATION

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



WEST ELEVATION

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

1609 G STREET SE – EXTERIOR ELEVATIONS