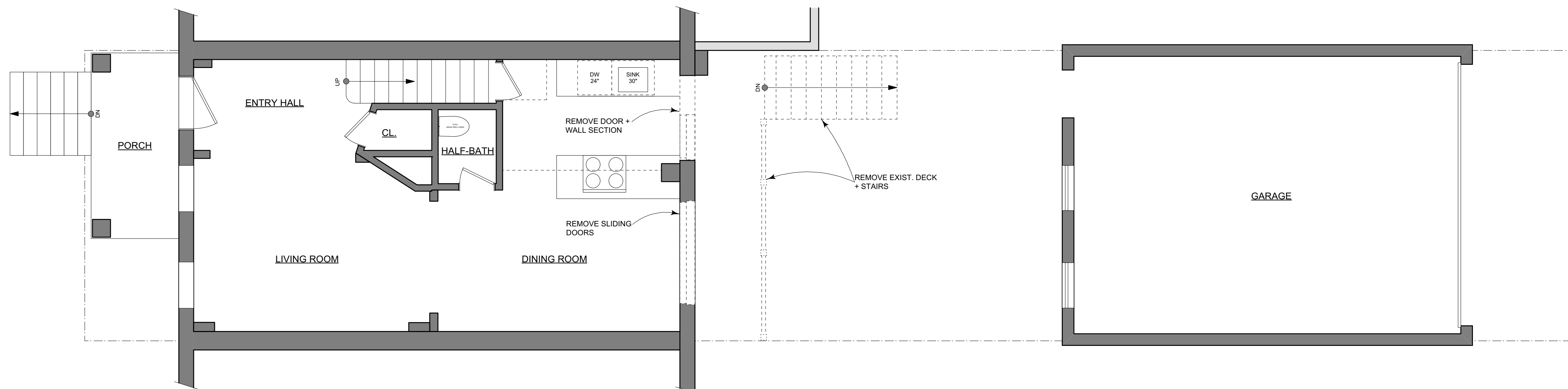
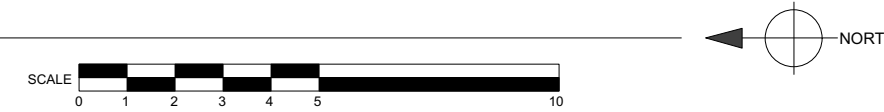
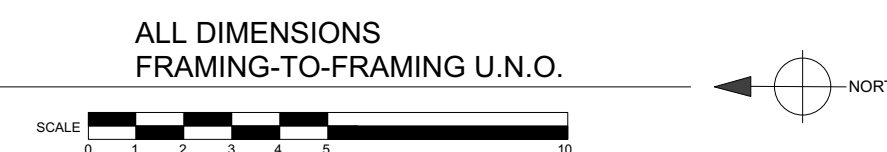


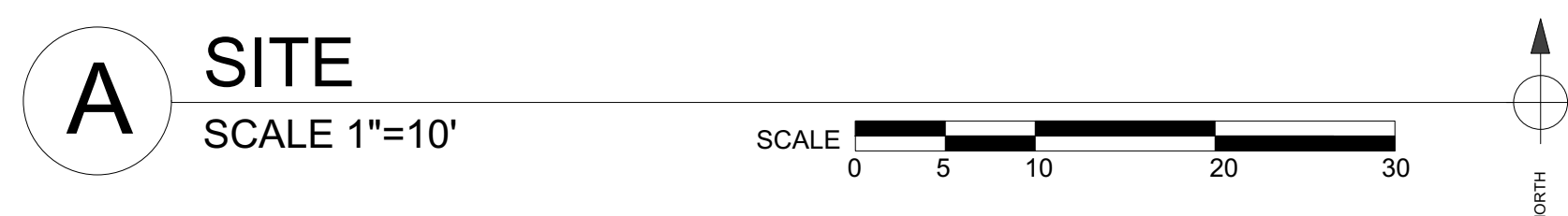
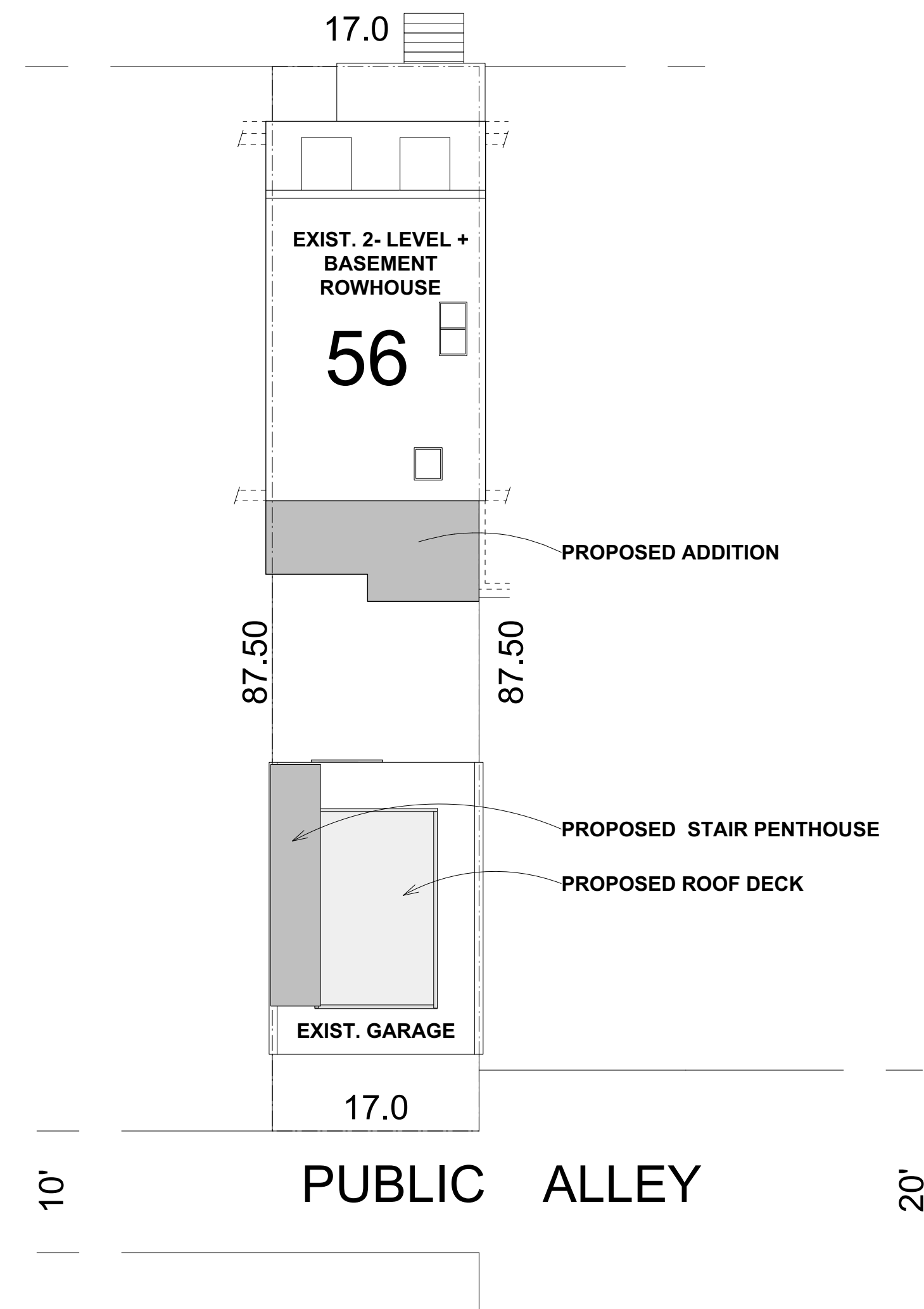
**B** LEVEL 2 DEMO PLAN  
SCALE 1/4"=1'-0"



**A** LEVEL 1 DEMO PLAN  
SCALE 1/4"=1'-0"

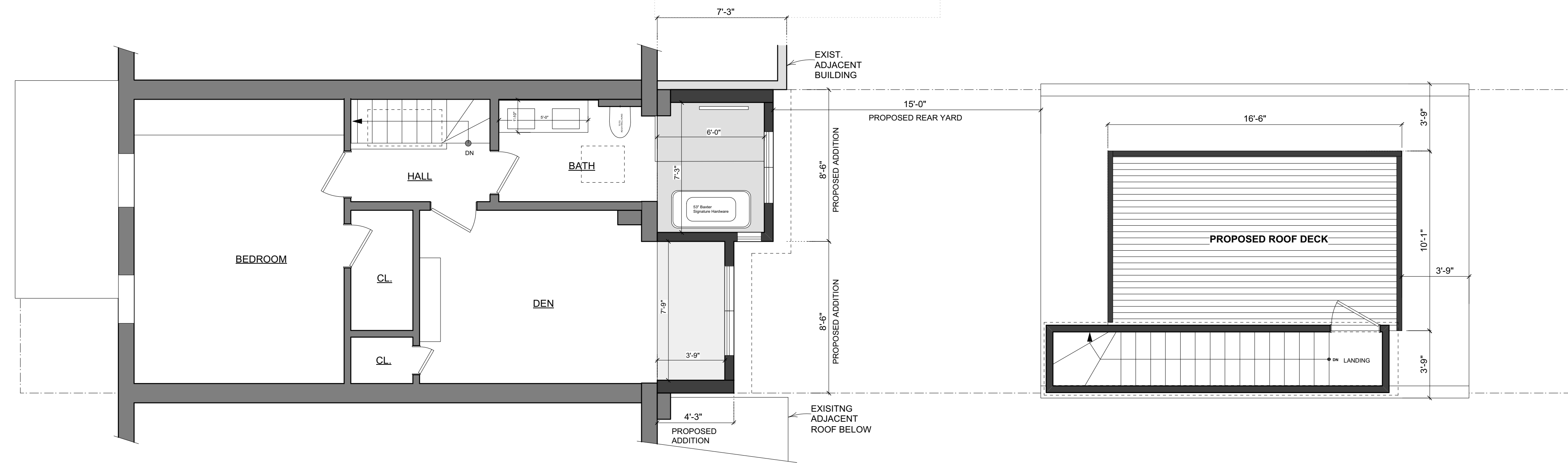


# SWANN STREET, N.W.

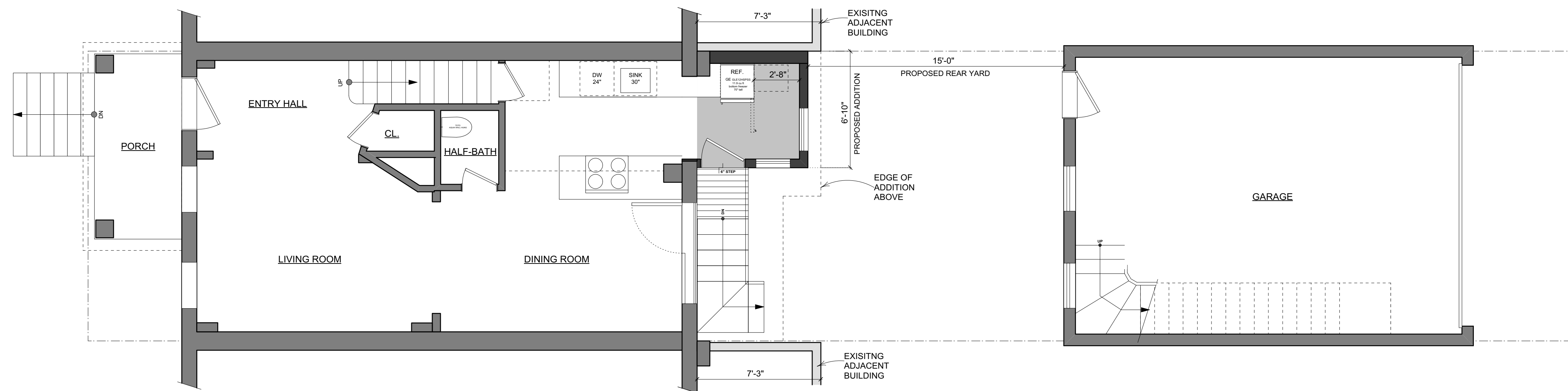
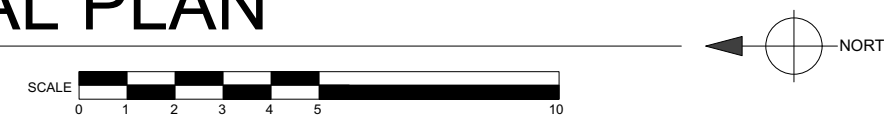


## CODE + ZONING ANALYSIS

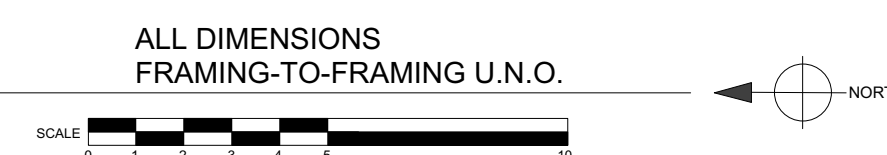
<b>PROJECT DESCRIPTION</b> 1. PROPOSED REAR ADDITION TO EXISTING 2-LEVEL + BASEMENT ROWHOUSE. 2. PROPOSED ROOF DECK + STAIR PENTHOUSE ADDITION TO EXISTING GARAGE	
<b>APPLICABLE CODES</b> 2017 District of Columbia Building Code 2017 District of Columbia Energy Conservation Code 2017 District of Columbia Green Construction Code	
<b>ZONING DISTRICT</b>	RA-2
<b>HISTORIC DISTRICT</b>	DUPONT CIRCLE
<b>LOT SIZE</b>	1,488 S.F.
<b>LOT OCCUPANCY</b>	LOT SIZE: 1,488 s.f. 60%: 893 s.f. 69.99%: 1,041 s.f.  <b>LEVEL 1</b> EXISTING: 1,051 s.f. PROPOSED DEMO: 71 s.f. (Rear Porch/Deck/Stairs) PROPOSED NEW REAR KITCHEN ADDITION + STAIRS: 56 s.f. PROPOSED NEW TOTAL: 1,036 s.f. (69.6% LOT OCCUP.)  <b>LEVEL 2</b> EXISTING: 514 s.f. PROPOSED DEMO: 0 s.f. PROPOSED NEW REAR BATH/DEN ADDITION: 92 s.f. PROPOSED NEW GARAGE STAIR PENTHOUSE: 72 s.f. PROPOSED NEW TOTAL: 678 s.f. (45.6% LOT OCCUP.)
<b>FLOOR AREA RATIO</b>	ALLOWABLE MAX. FAR: 1.8 x 1,488 = 2,678 s.f.  <b>EXISTING</b> BASEMENT: 514 s.f. LEVEL 1: 922 s.f. LEVEL 2: 514 s.f. EXISTING GROSS S.F.: 1,950 s.f. EXISTING F.A.R.: 1.3  <b>PROPOSED</b> BASEMENT: 514 s.f. LEVEL 1: 966 s.f. LEVEL 2: 678 s.f. PROPOSED GROSS S.F.: 2,158 s.f. PROPOSED F.A.R.: 1.45
<b>HEIGHT OF BUILDING</b>	ALLOWABLE: 50'; UNLIMITED STORIES EXISTING: 30' (APPROX.) PROPOSED: NO CHANGE
<b>REAR YARD</b>	ALLOWABLE MIN: Equal to 4 in. per 1 ft. of principal building height but not less than 15 ft. PROPOSED: 15'-0"



**B** LEVEL 2 ARCHITECTURAL PLAN  
SCALE 1/4"=1'-0"

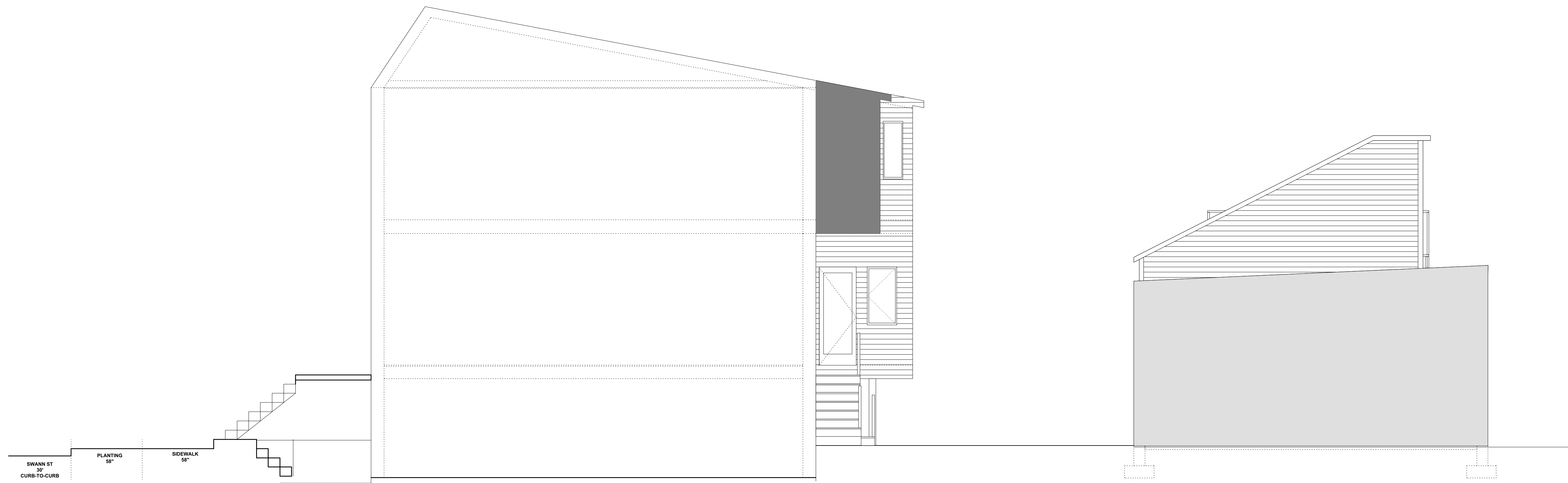


**A** LEVEL 1 ARCHITECTURAL PLAN  
SCALE 1/4"=1'-0"





**A** REAR ELEVATION - HOUSE  
SCALE 1/4"=1'-0"



**B** WEST ELEVATION  
SCALE 1/4"=1'-0"

