

1421 D Street SE ADDITION

Washington, DC 20003

BZA Concept Plans

July 25, 2019

OWNER:

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1421 D STREET SE
WASHINGTON, DC 20003

ARCHITECT:

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

PROPERTY INFORMATION:

LOT: 0101
SQUARE: 1062
LOT AREA: 1197.3 SF
ZONE: RF-1
USE GROUP: R-3
EXISTING: TWO STORY ROW DWELLING
SINGLE FAMILY DWELLING
PROPOSED: THREE STORY ROW DWELLING
SINGLE FAMILY DWELLING

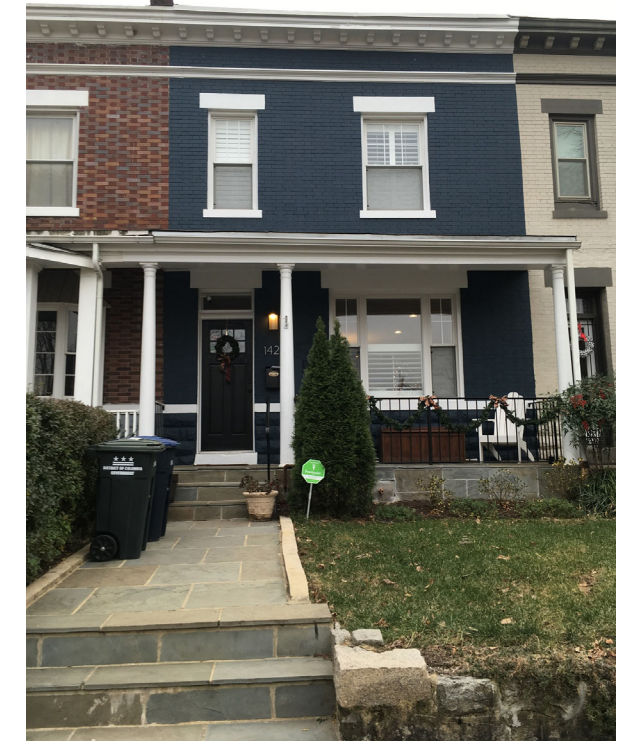
PROJECT DESCRIPTION:

REAR AND ROOFTOP ADDITIONS

ZONING INFORMATION:



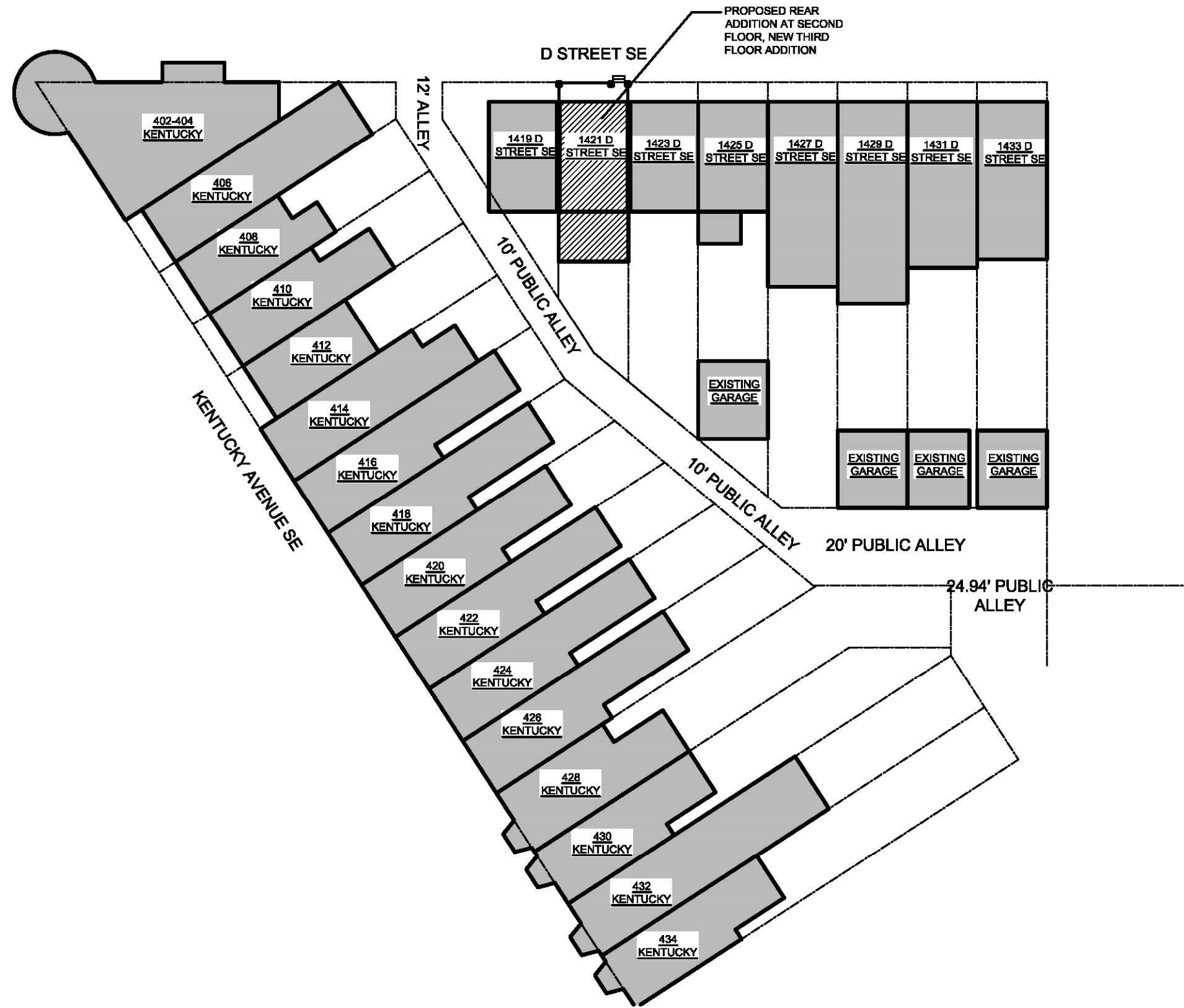
SITE MAP



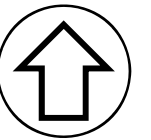
	Existing	Proposed	Allowable
Lot Coverage	738.9 SF	832.5 SF	718.38 FF
(Percentage)	61.6%	69.5%	60%
Rear Yard	25'-0"	20'-5"	20 FT MIN
Side Yard	N/A	N/A	N/A
Open Court	N/A	N/A	N/A
Height	25.0'	35.0'	35.0'
Stories	2	3	3+CELLAR
Square Footage			
Cellar	N/A	N/A	N/A
First Floor	561 SF	561 SF	N/A
Second Floor	561 SF	664.5 SF	N/A
Third Floor	N/A	664.5 SF	N/A
Total	1122 SF	1890 SF	N/A

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



1421 D Street SE- BLOCK PLAN



3 VIEW TOWARDS 1423 D STREET SE
C-4 SCALE:N.T.S.



2 VIEW TOWARDS 1419 D STREET SE
C-4 SCALE:N.T.S.



1 FRONT FAÇADE OF 1421 D STREET SE
C-4 SCALE:N.T.S.

1421 D Street SE- PHOTOGRAPHS



3 REAR VIEW TOWARDS 1419 D
C-5 SCALE:N.T.S.

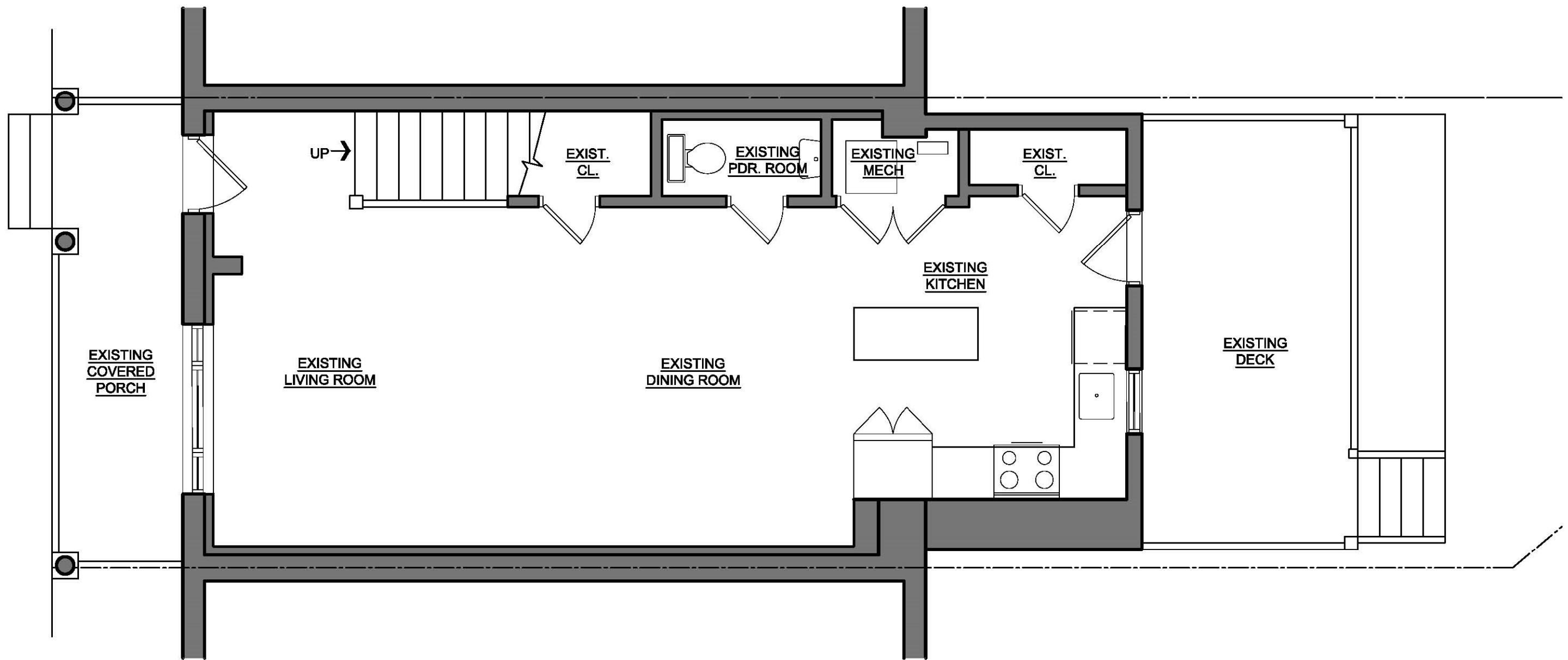


1 REAR FACADE
C-5 SCALE:N.T.S.



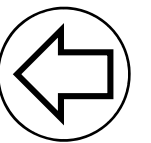
2 REAR VIEW TOWARDS 1423 D
C-5 SCALE:N.T.S.

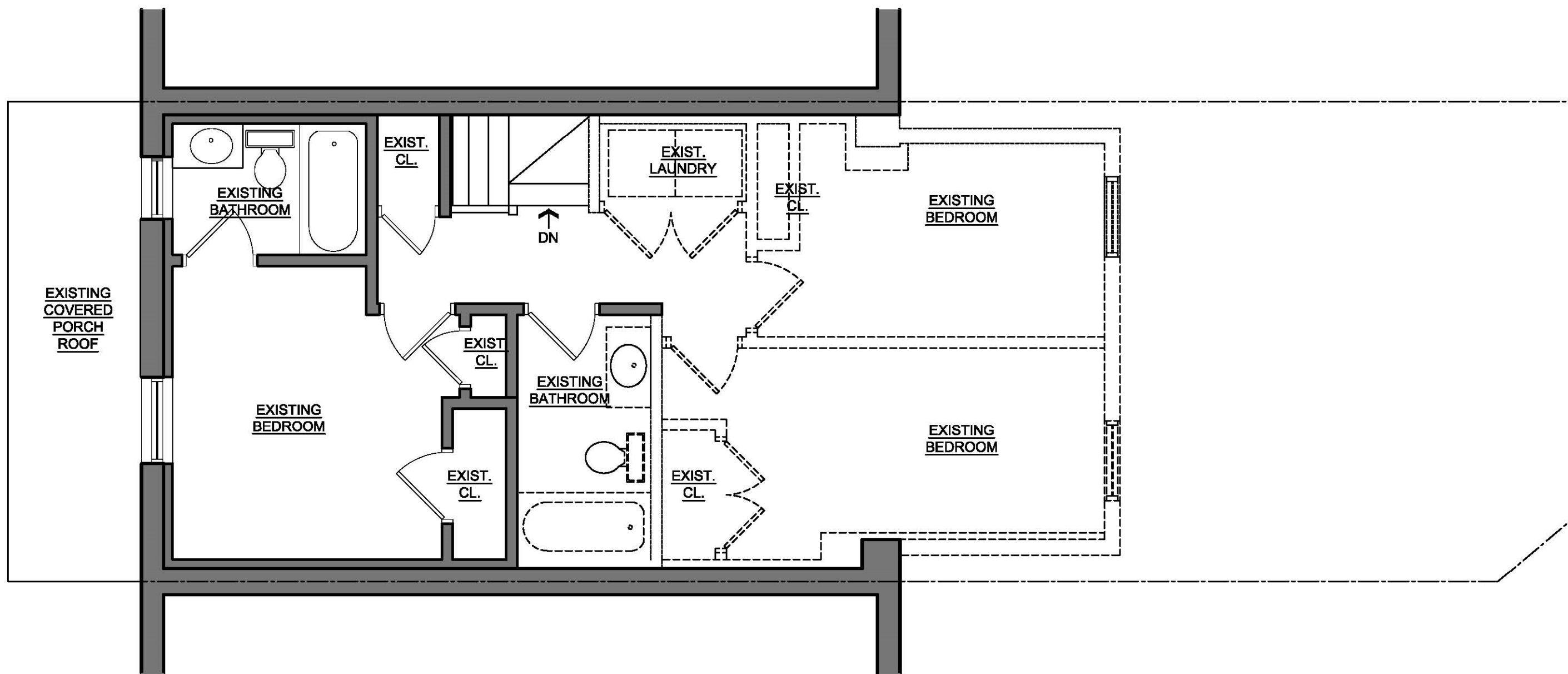
1421 D Street SE- PHOTOGRAPHS



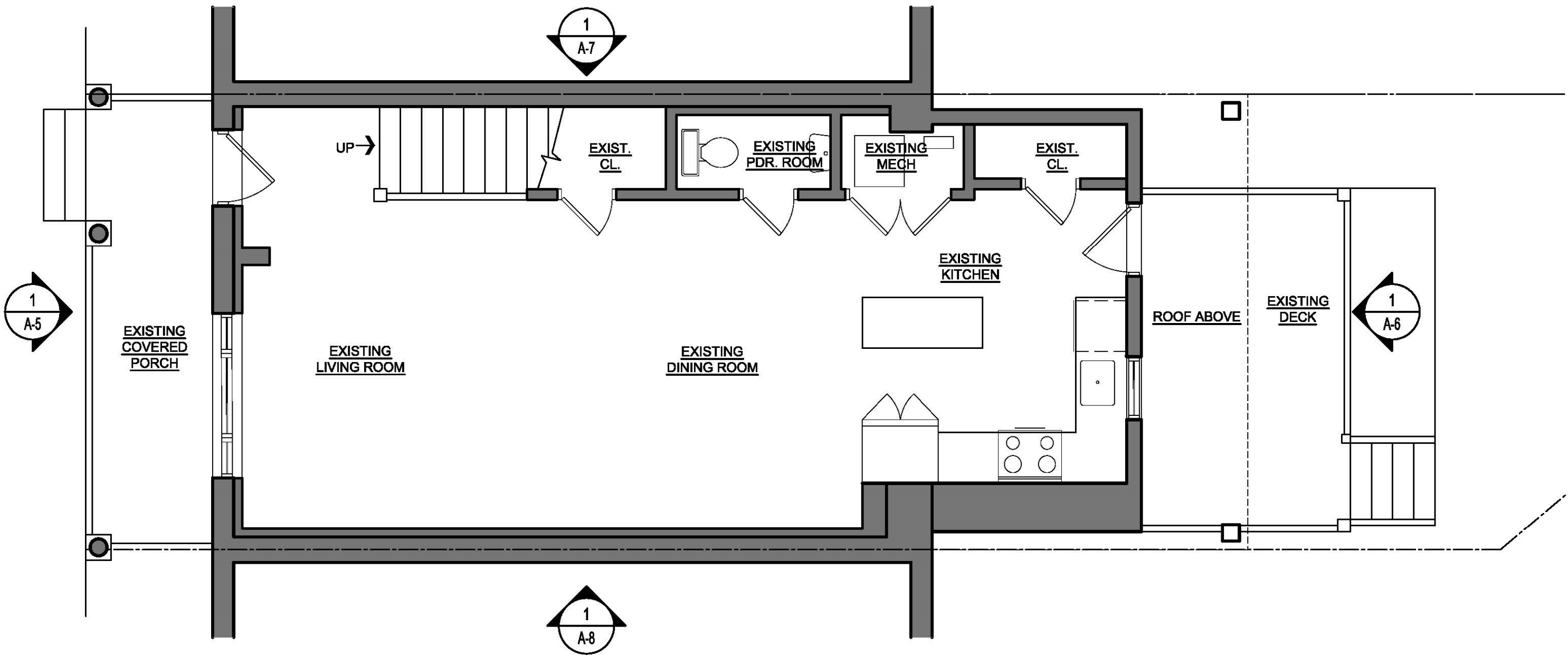
1
D-1

FIRST FLOOR EXISTING PLAN
SCALE: 1/4" = 1'-0"

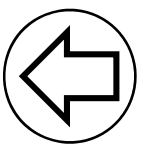


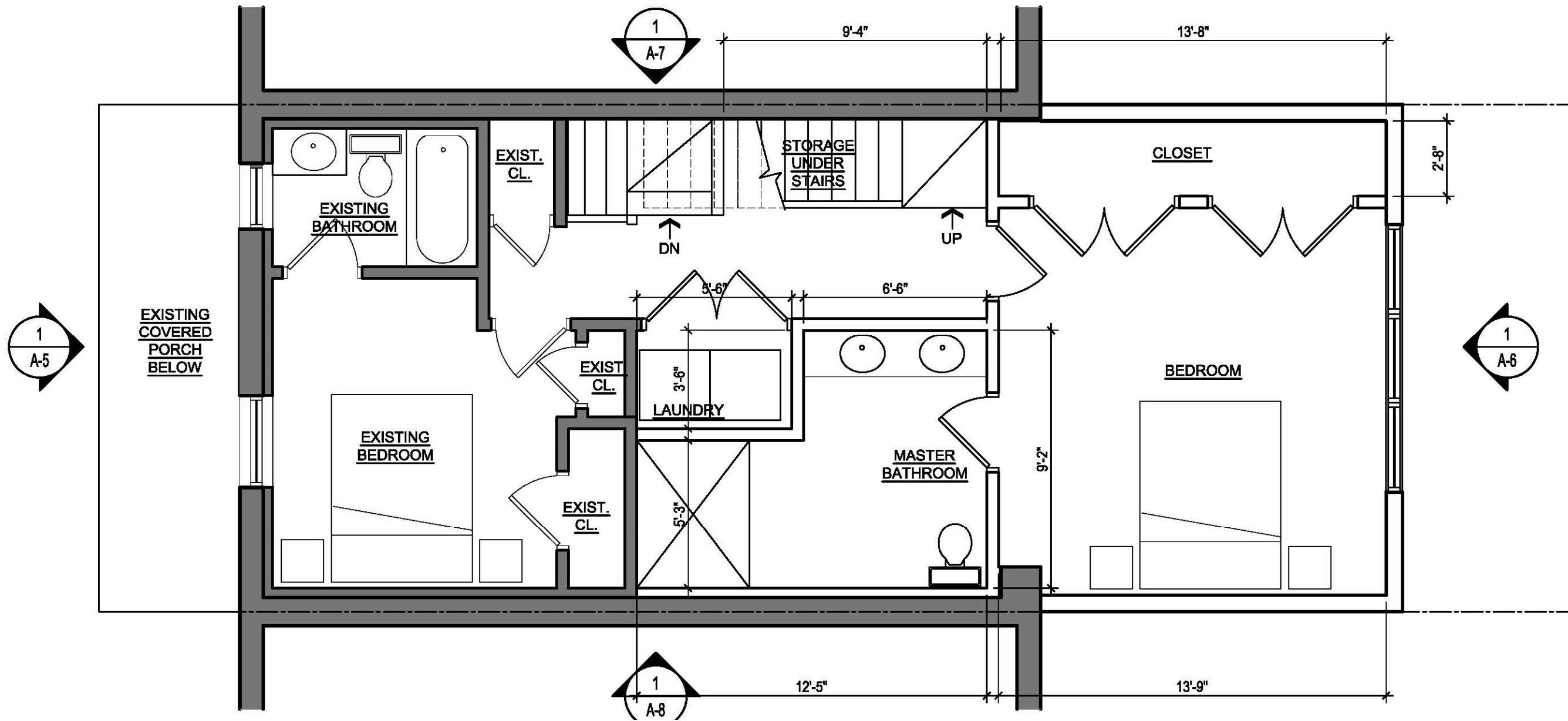


1 SECOND FLOOR DEMOLITION PLAN
 D-1 SCALE: 1/4" = 1'-0" 

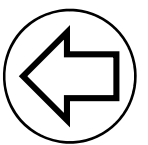


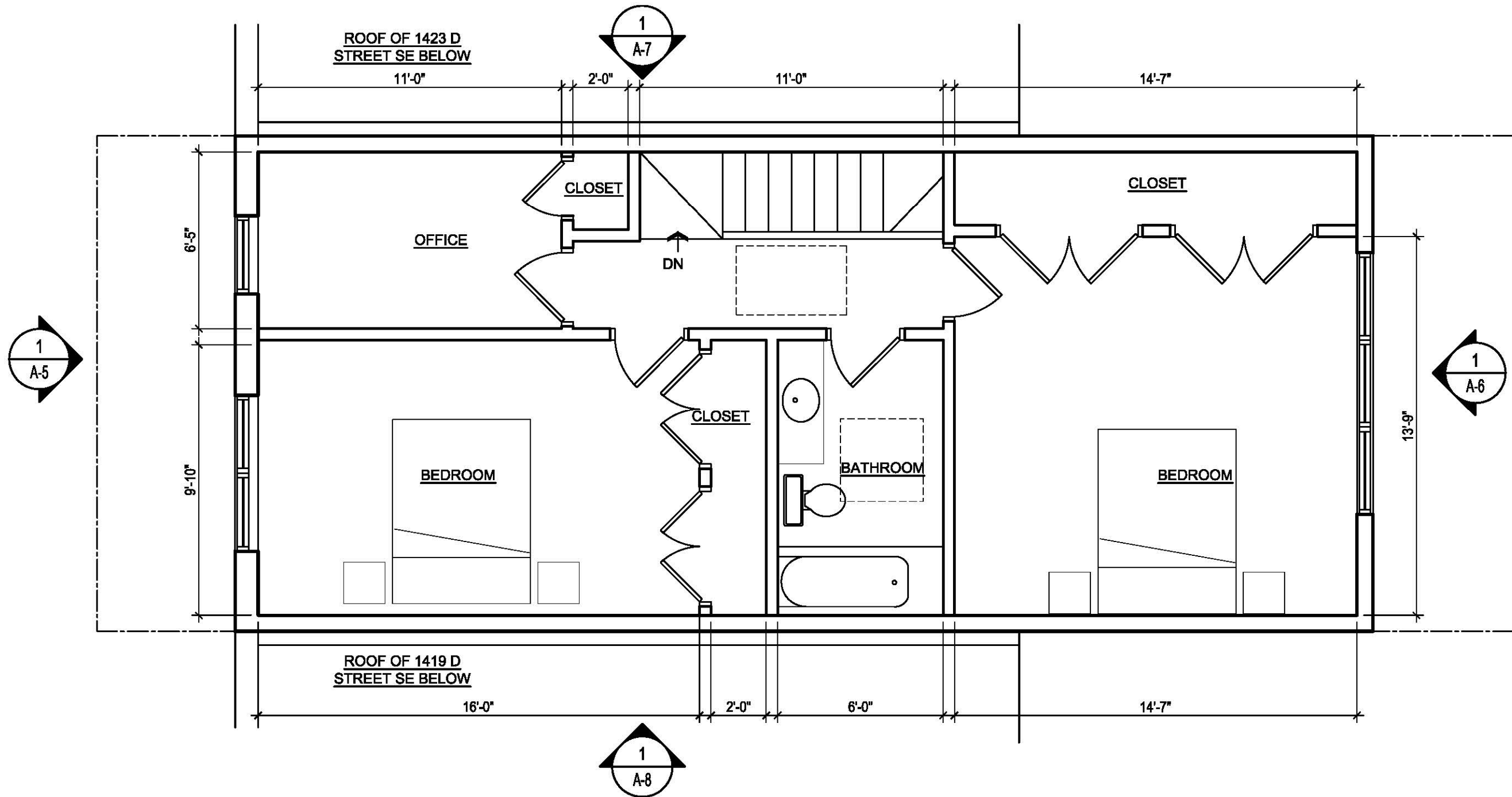
1 FIRST FLOOR PLAN
A-1 SCALE: 1/4" = 1'-0"



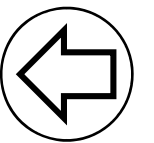


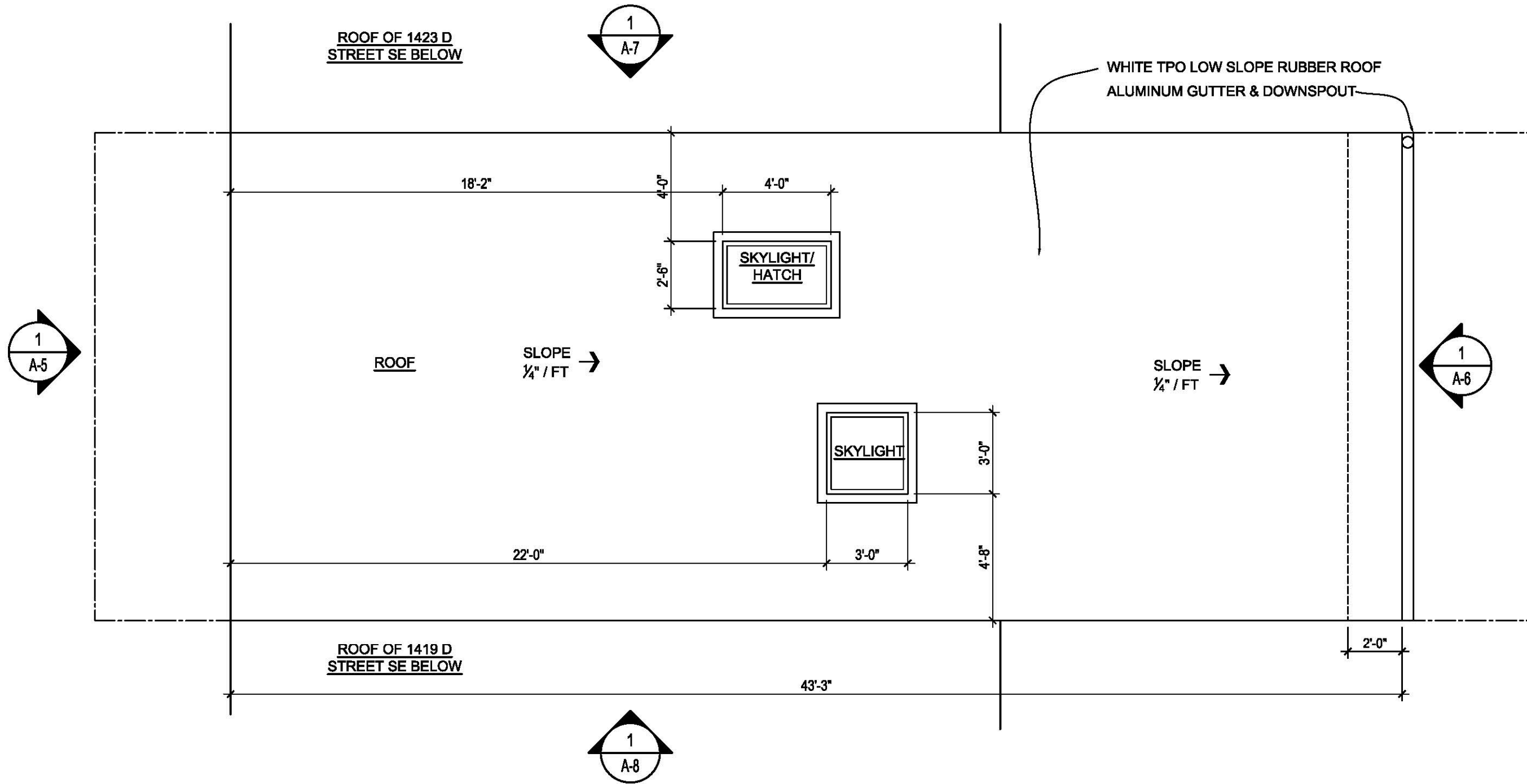
1 SECOND FLOOR PLAN
 A-2 SCALE: 1/4" = 1'-0"





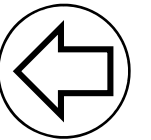
1 THIRD FLOOR PLAN
A-3 SCALE: 1/4" = 1'-0"

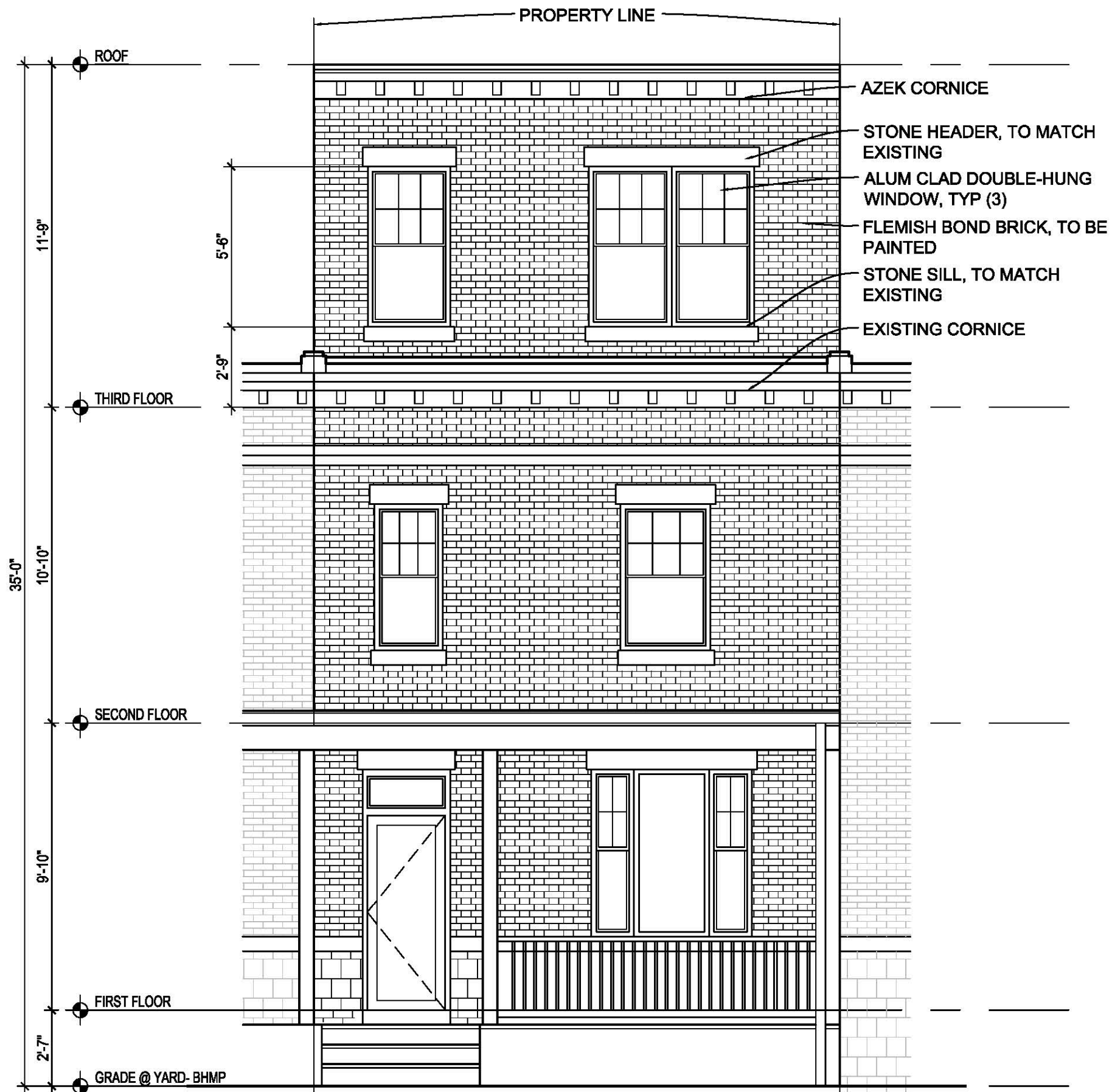




1
A-4

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

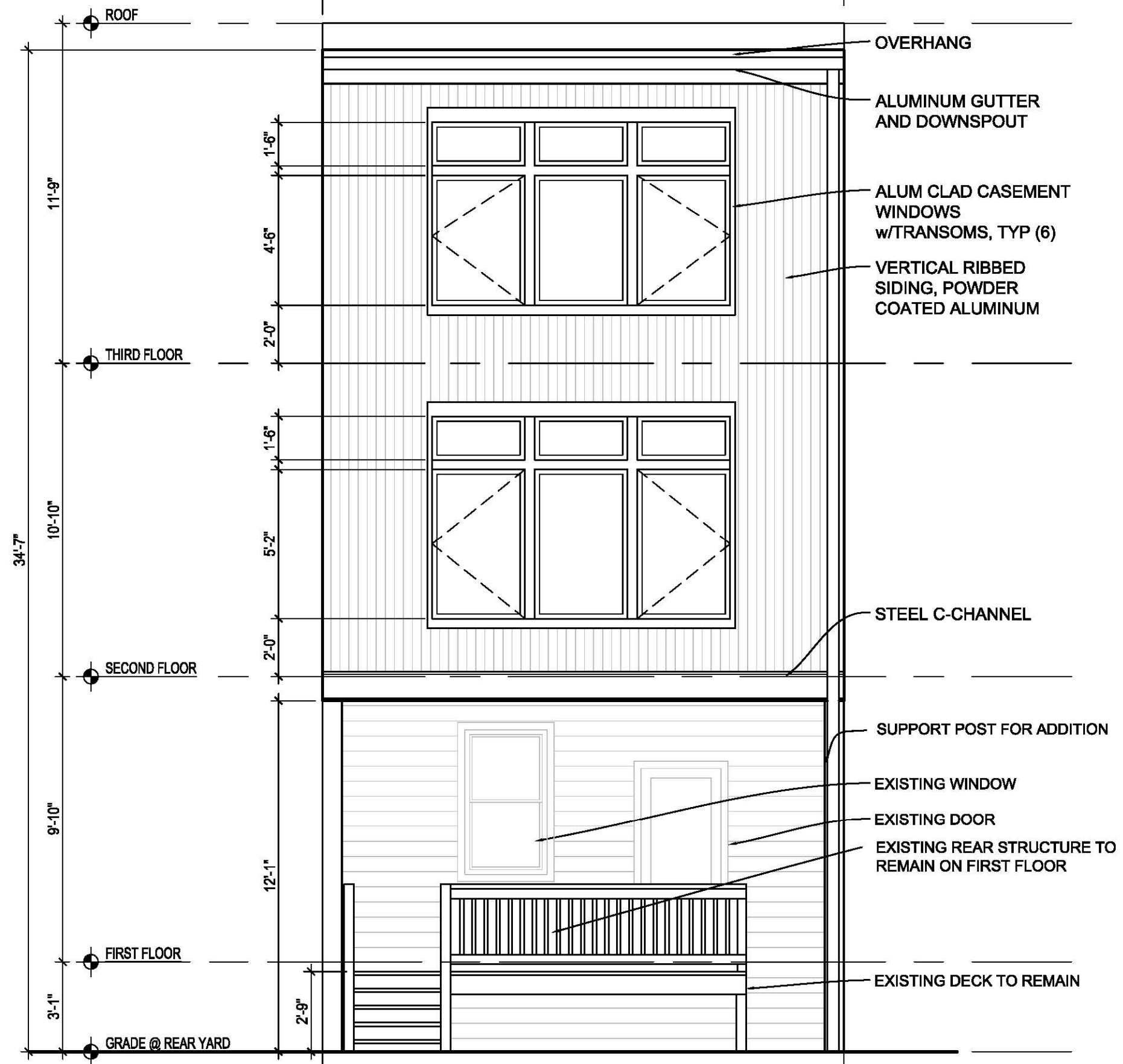




1 FRONT ELEVATION
 A-5 SCALE: 1/4" = 1'-0"

1421 D Street SE- EXTERIOR ELEVATIONS

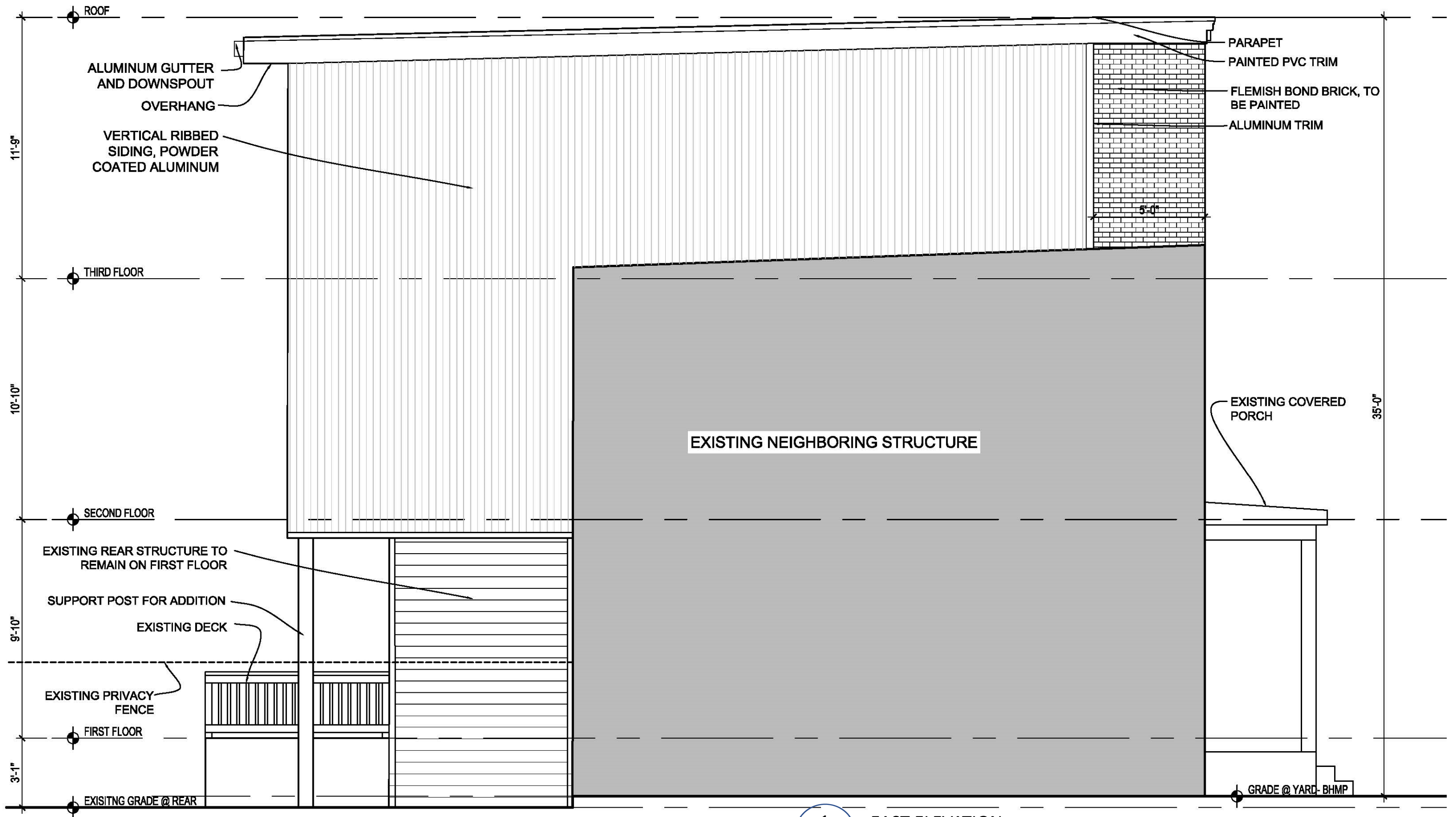
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1 REAR ELEVATION
 A-6 SCALE: 1/4" = 1'-0"

1421 D Street SE- EXTERIOR ELEVATIONS

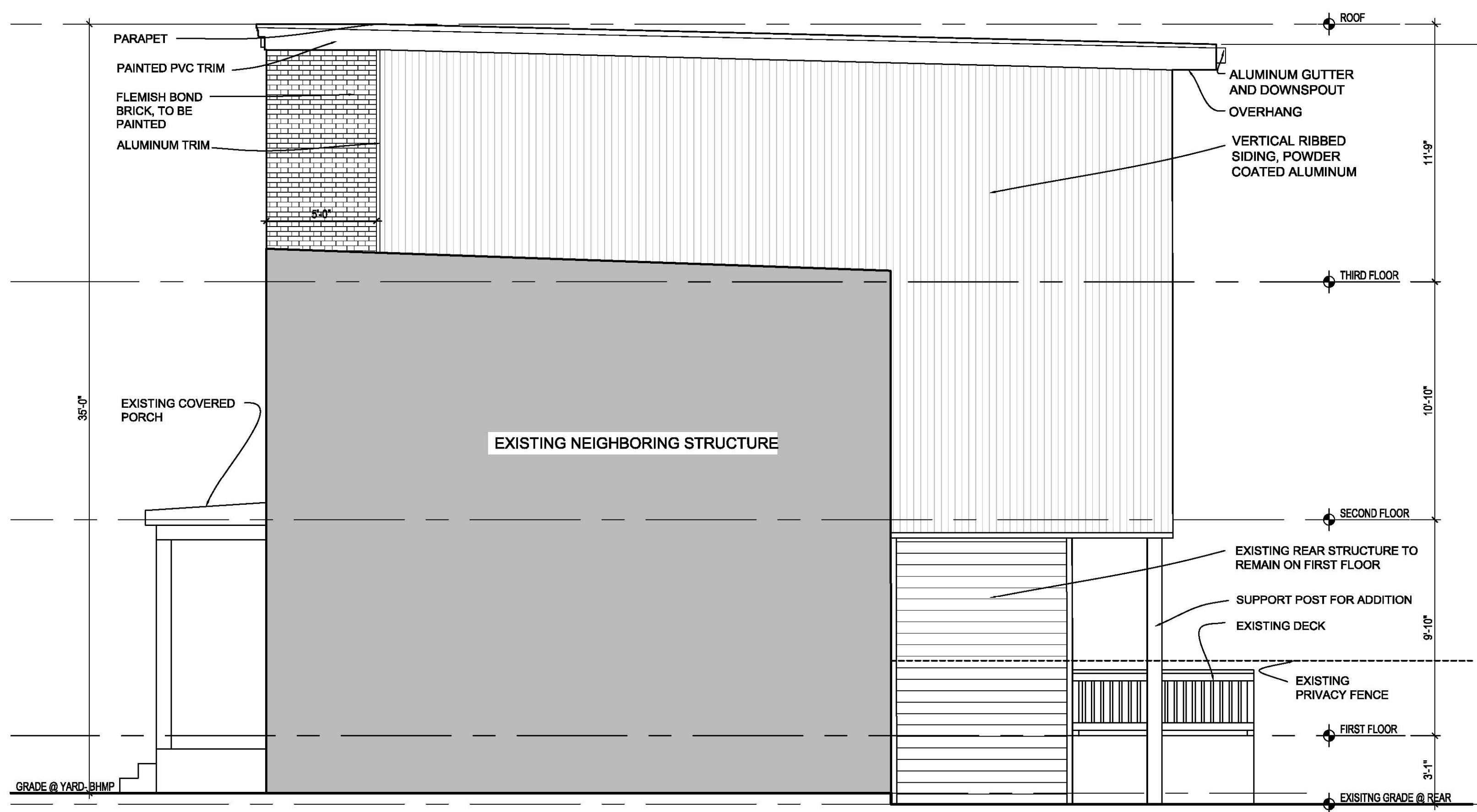
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1421 D Street SE- EXTERIOR ELEVATIONS

1 EAST ELEVATION
 A-7 SCALE: 1/4" = 1'-0"

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1421 D Street SE- EXTERIOR ELEVATIONS

1 WEST ELEVATION
A-8 SCALE: 1/4" = 1'-0"

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