

2714 POPLAR STREET NW

WASHINGTON DC 20007

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SITE







ZONING ANALYSIS

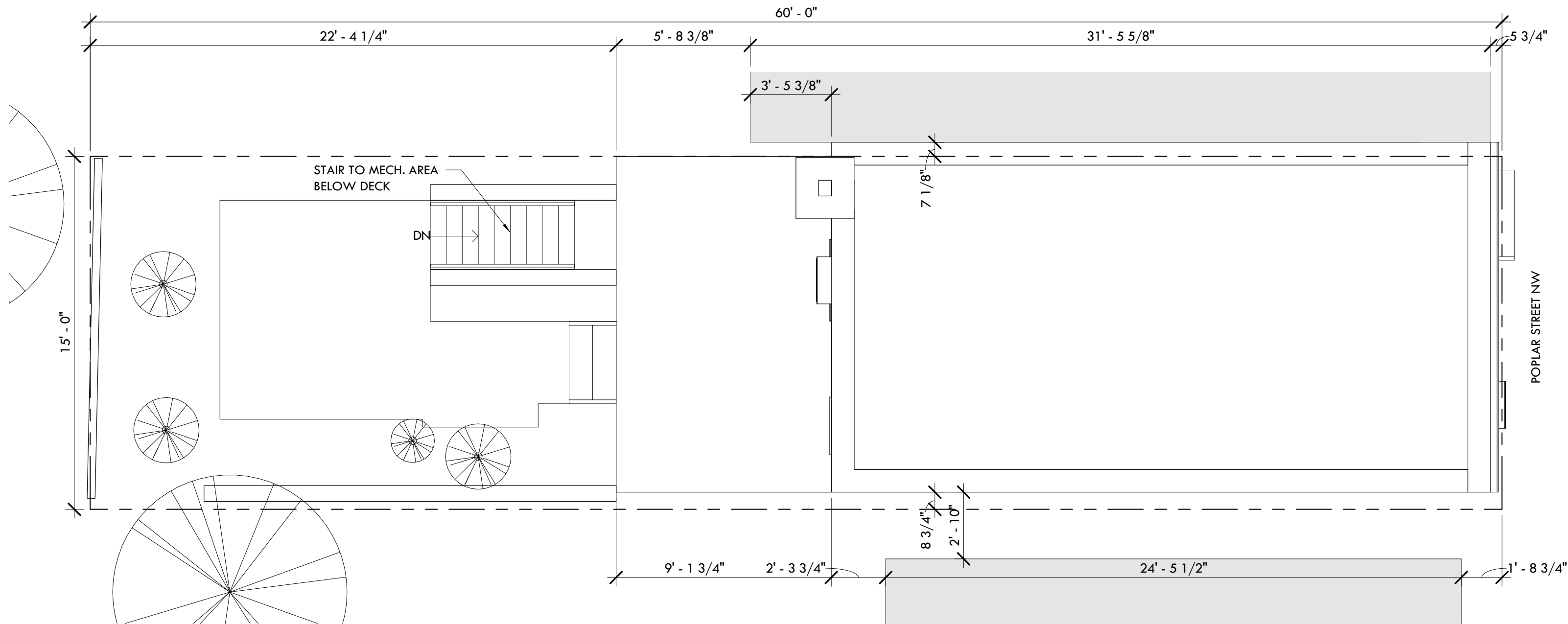
PROJECT INFORMATION

PROJECT ADDRESS:	2714 POPLAR STREET, NW. WASHINGTON, DC. 20007
PROJECT SCOPE:	LEVEL III ALTERATION & CELLAR ADDITION
SQUARE:	1260
LOT:	0822
ZONE:	R-20
LOT SIZE:	900 SF
HISTORIC:	GEORGETOWN HISTORIC DISTRICT

FLOOR	EXISTING GFA	PROPOSED GFA
CELLAR:	0 SF	540 SF
FIRST:	404 SF	404 SF
SECOND:	404 SF	404 SF
THIRD:	0 SF	0 SF
TOTAL:	808 SF	1,348 SF

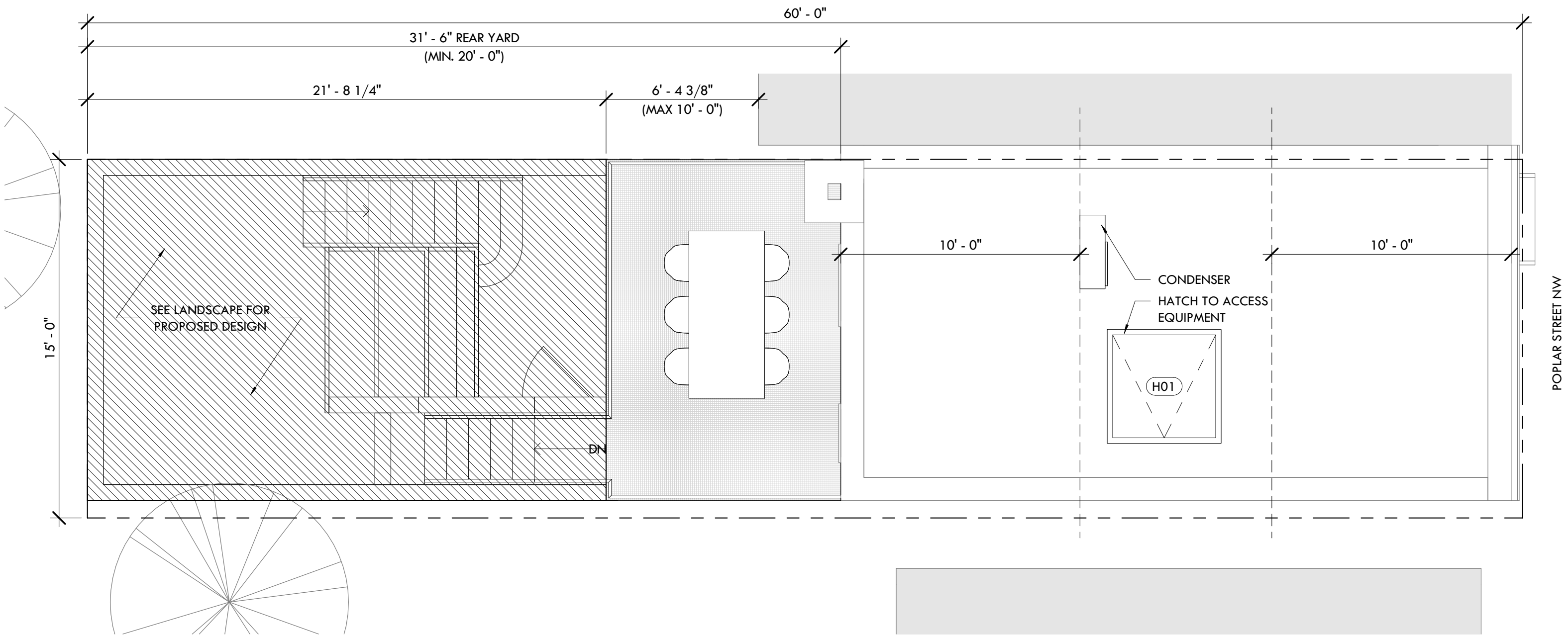
ZONNG CONSTRAINTS

	ALLOWABLE / REQUIRED	EXISTING	PROPOSED
LOT SIZE	900 SF	900 SF	900 SF
LOT OCCUPANCY	60%	45% (404 SF)	45% (404 SF)
FAR	N/A	N/A	N/A
FRONT YARD SETBACK	CONSISTENT WITH ADJACENT PROPERTY	0' - 5 1/8"	0' - 5 1/8"
REAR YARD SETBACK	20'-0"	31' - 6"	31' - 6"
SIDE YARD SETBACK	N/A	0' - 8 1/8" (LESS THAN 1' - 0")	0' - 8 1/8" (LESS THAN 1' - 0")
BUILDING HEIGHT	35'-0", 3 STORIES	21' - 4", 2 STORIES	21' - 4", 2 STORIES
PENTHOUSE HEIGHT	4'-0" MECHANICAL SPACE	N/A	N/A
OPEN COURT WIDTH	N/A	N/A	N/A
CLOSED COURT WIDTH	N/A	N/A	N/A
CLOSED COURT AREA	N/A	N/A	N/A
RESIDENTIAL PARKING	N/A, NO ALLEY ACCESS (SUBTITLE C 702.4)	N/A	N/A
LONG TERM BICYCLE PARKING	N/A	N/A	N/A
SHORT TERM BICYCLE PARKING	N/A	N/A	N/A
GAR	N/A	N/A	N/A
PERVIOUS SURFACE	20% MIN.	0%	N/A



1 SD SITE PLAN - EXISTING
1/4" = 1'-0"





1

SD SITE PLAN - PROPOSED

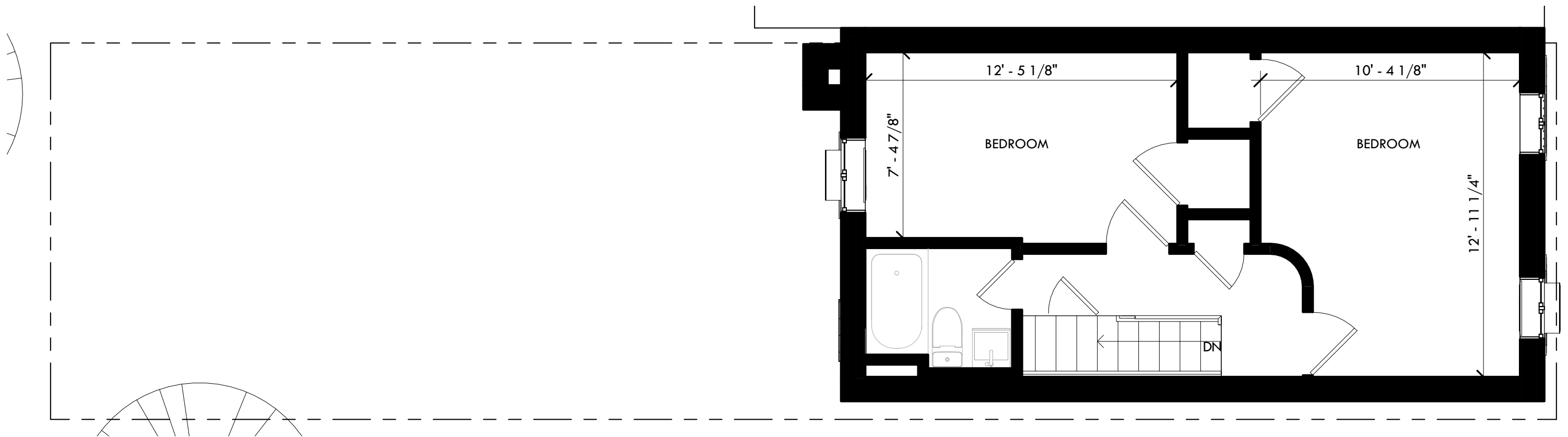
1/4" = 1'-0"



2

EXISTING PLAN - LEVEL 2

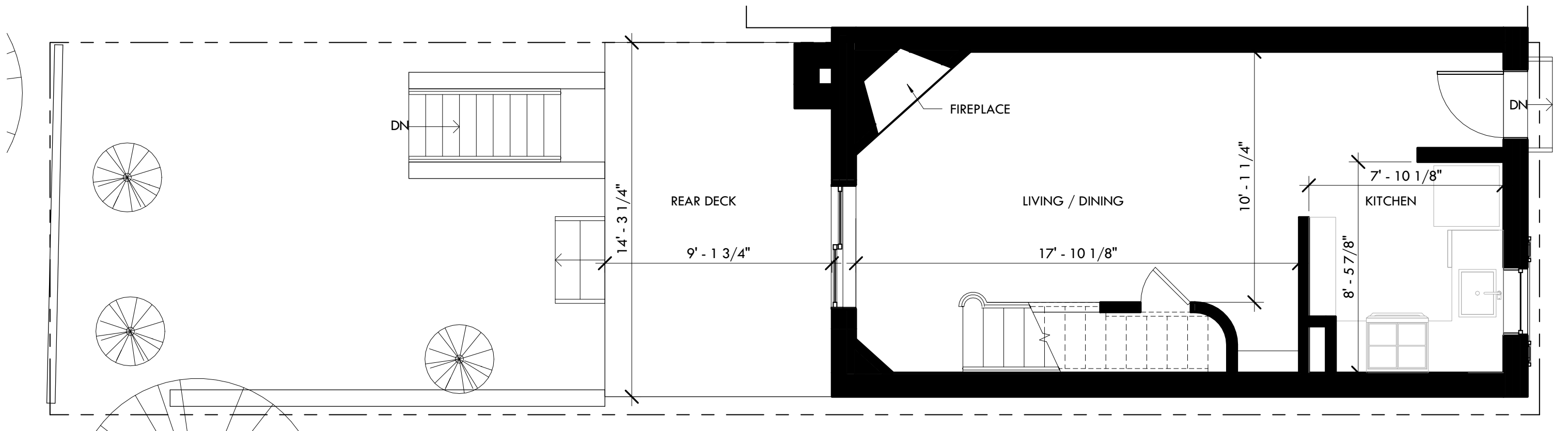
1/4" = 1'-0"

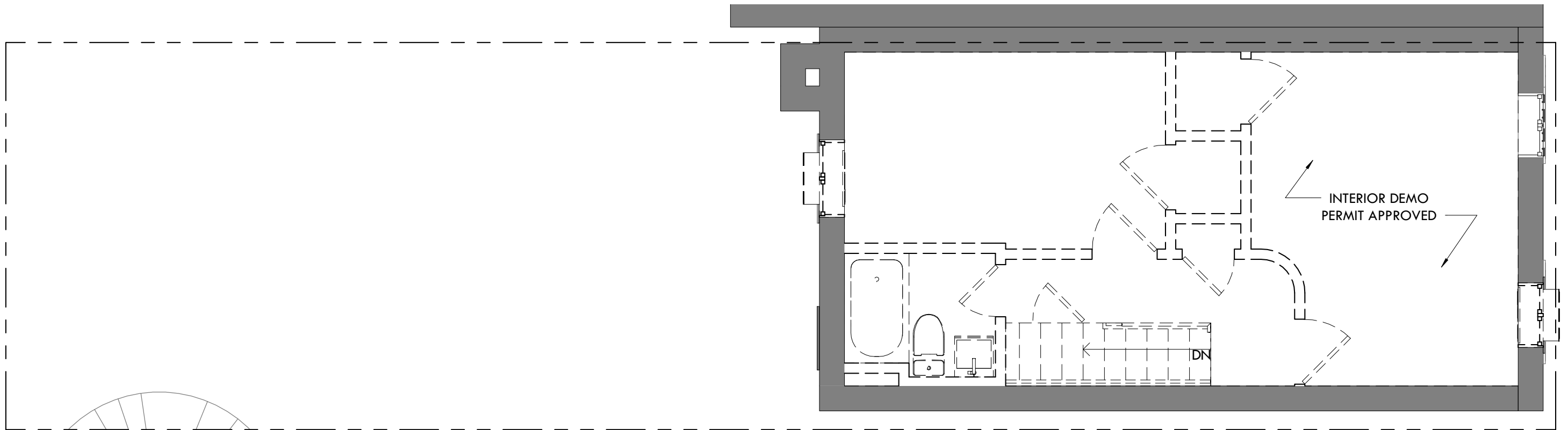


1

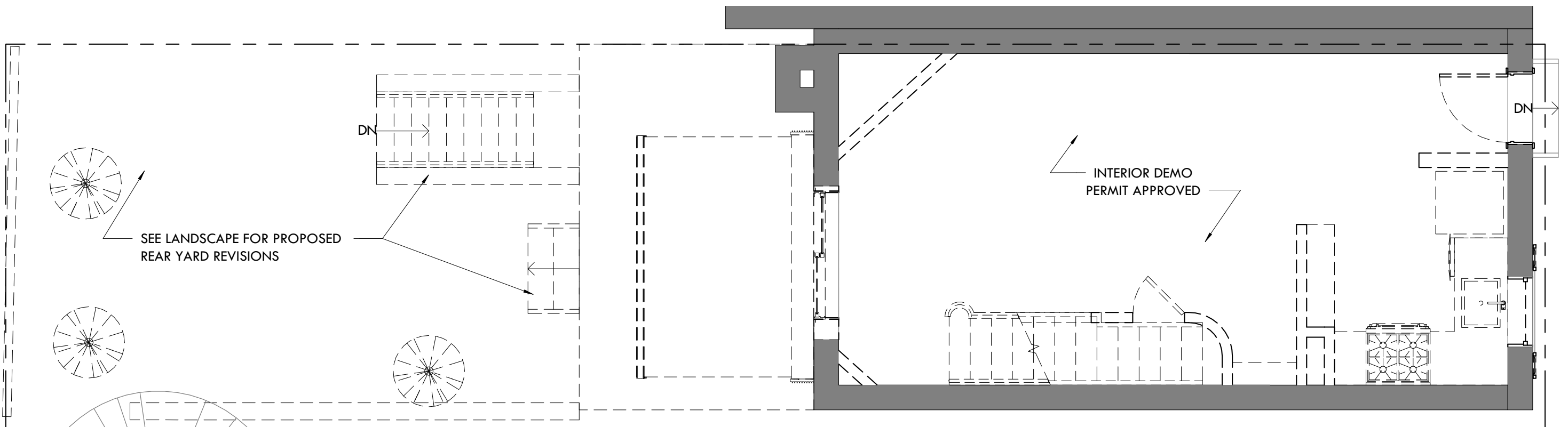
EXISTING PLAN - LEVEL 1

1/4" = 1'-0"



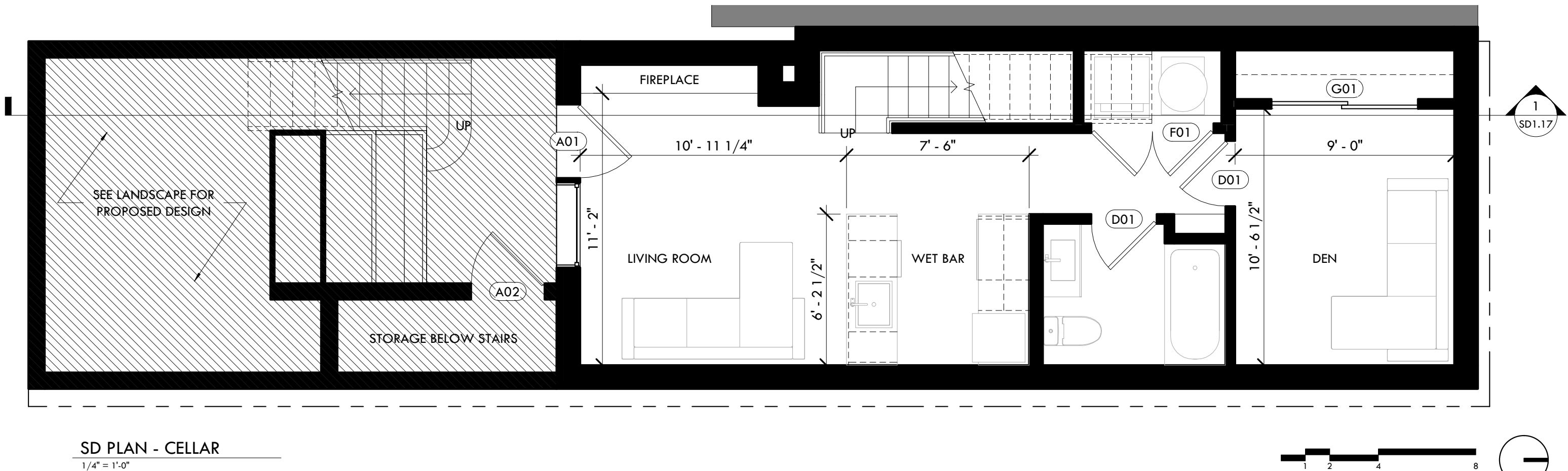
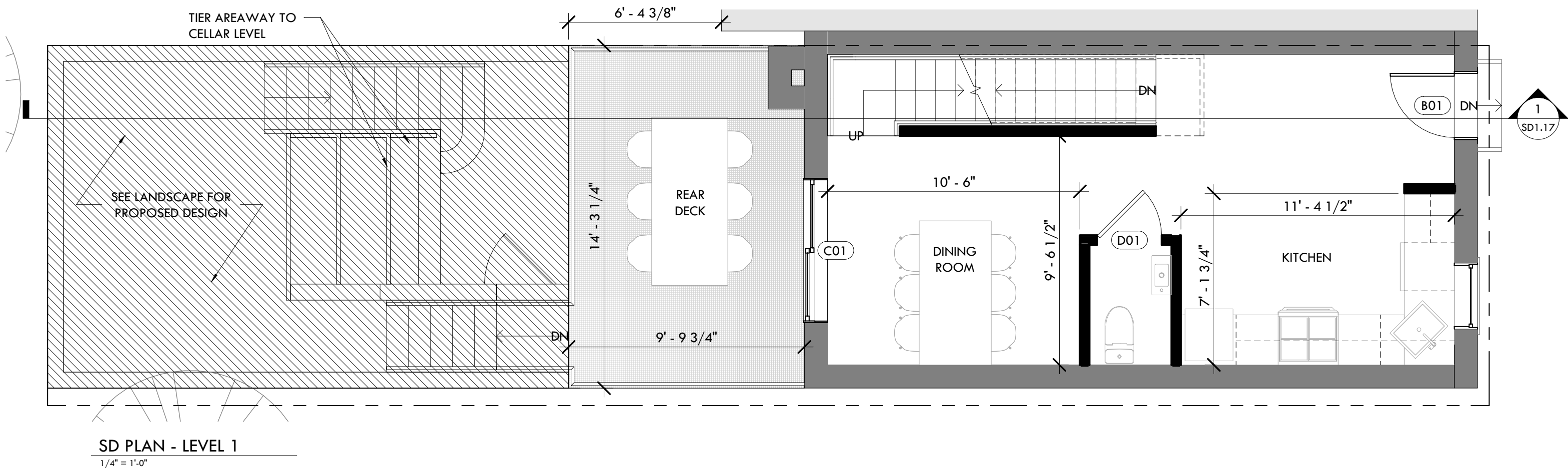


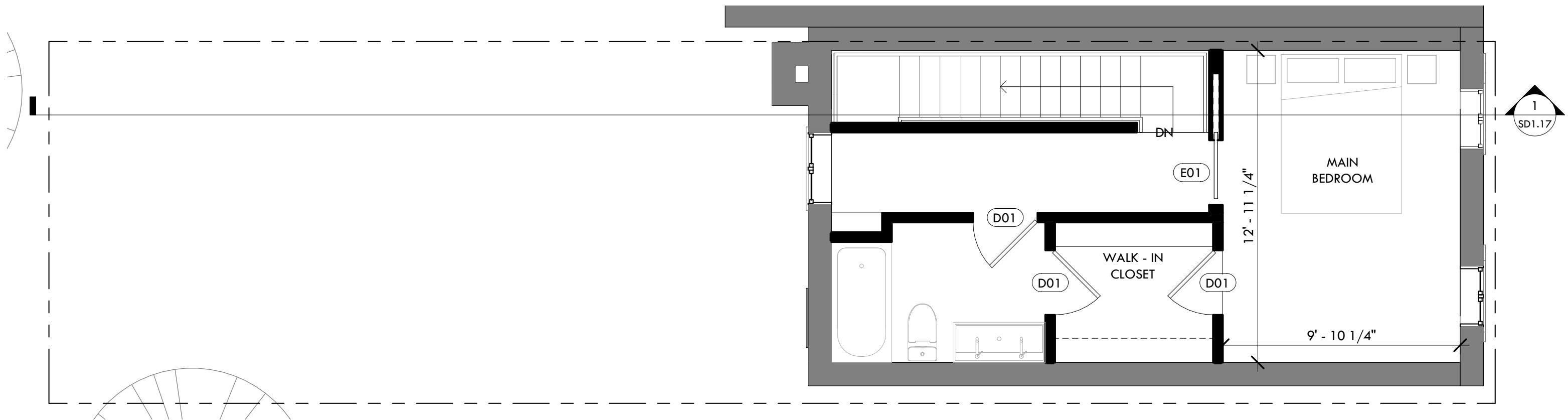
2 SD DEMO PLAN - LEVEL 2
1/4" = 1'-0"



1 SD DEMO PLAN - LEVEL 1
1/4" = 1'-0"



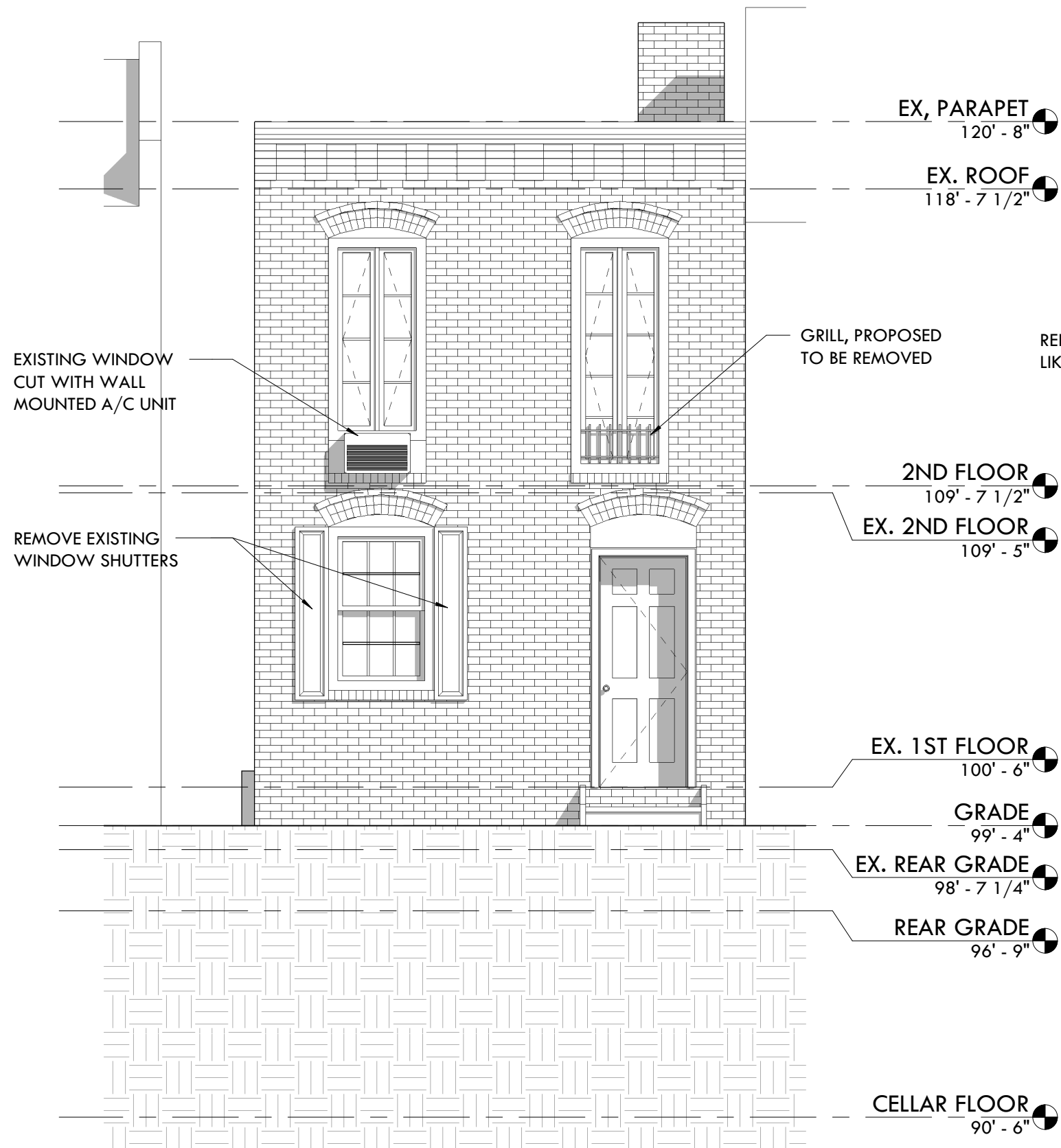




SD PLAN - LEVEL 2

1/4" = 1'-0"

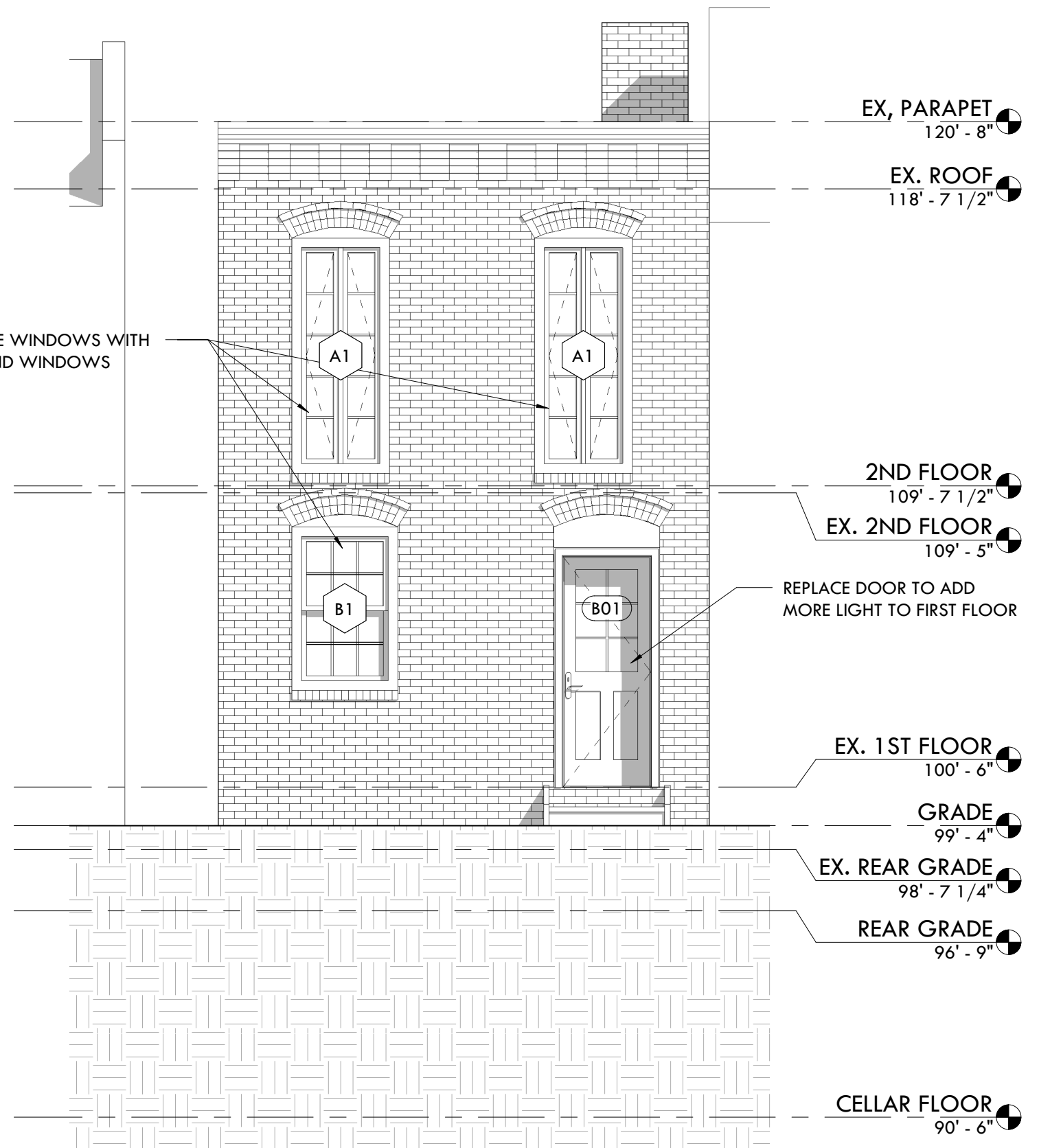




1

EXISTING SD ELEVATION - FRONT

1/4" = 1'-0"

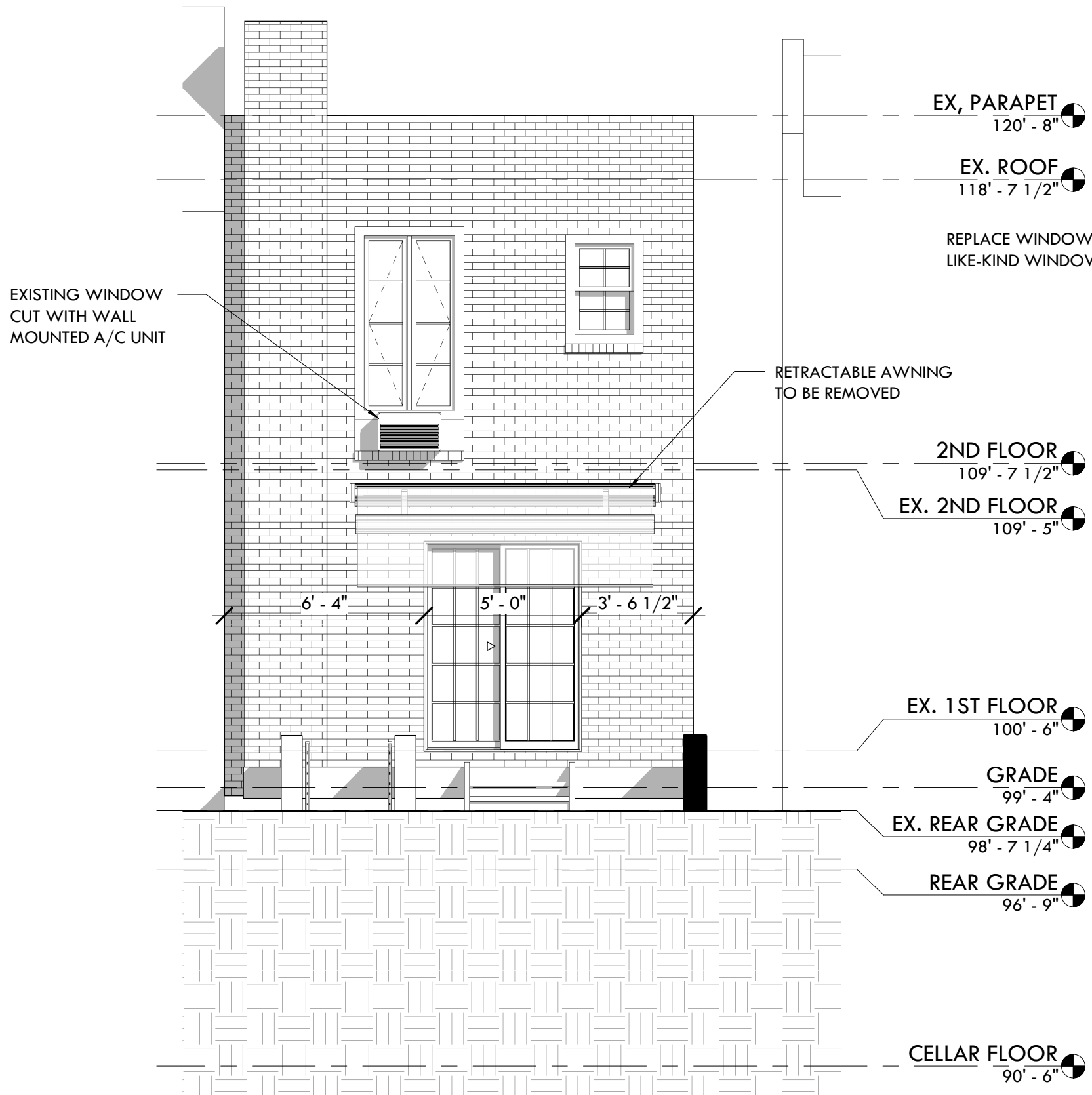


2

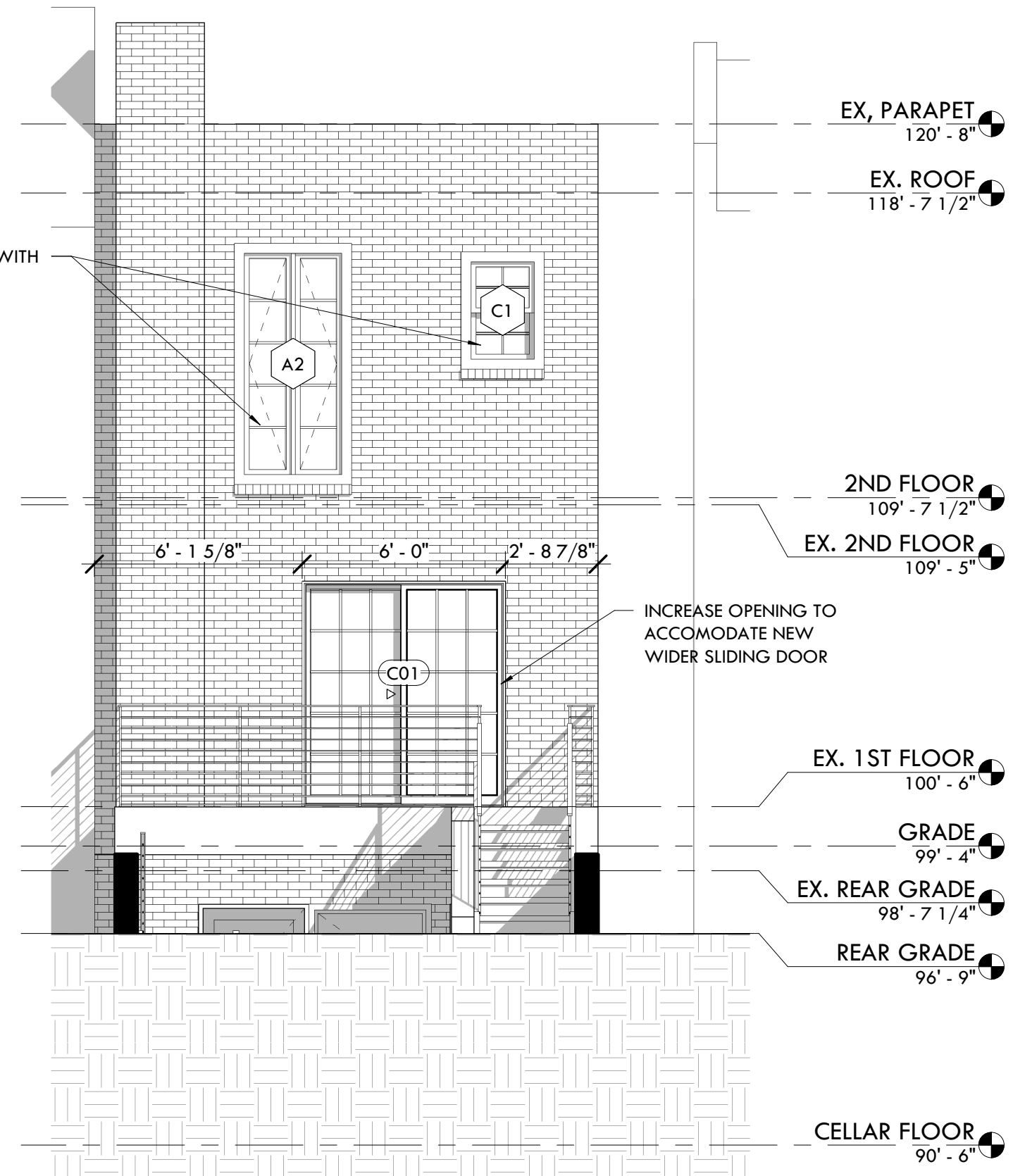
SD ELEVATION - FRONT

1/4" = 1'-0"





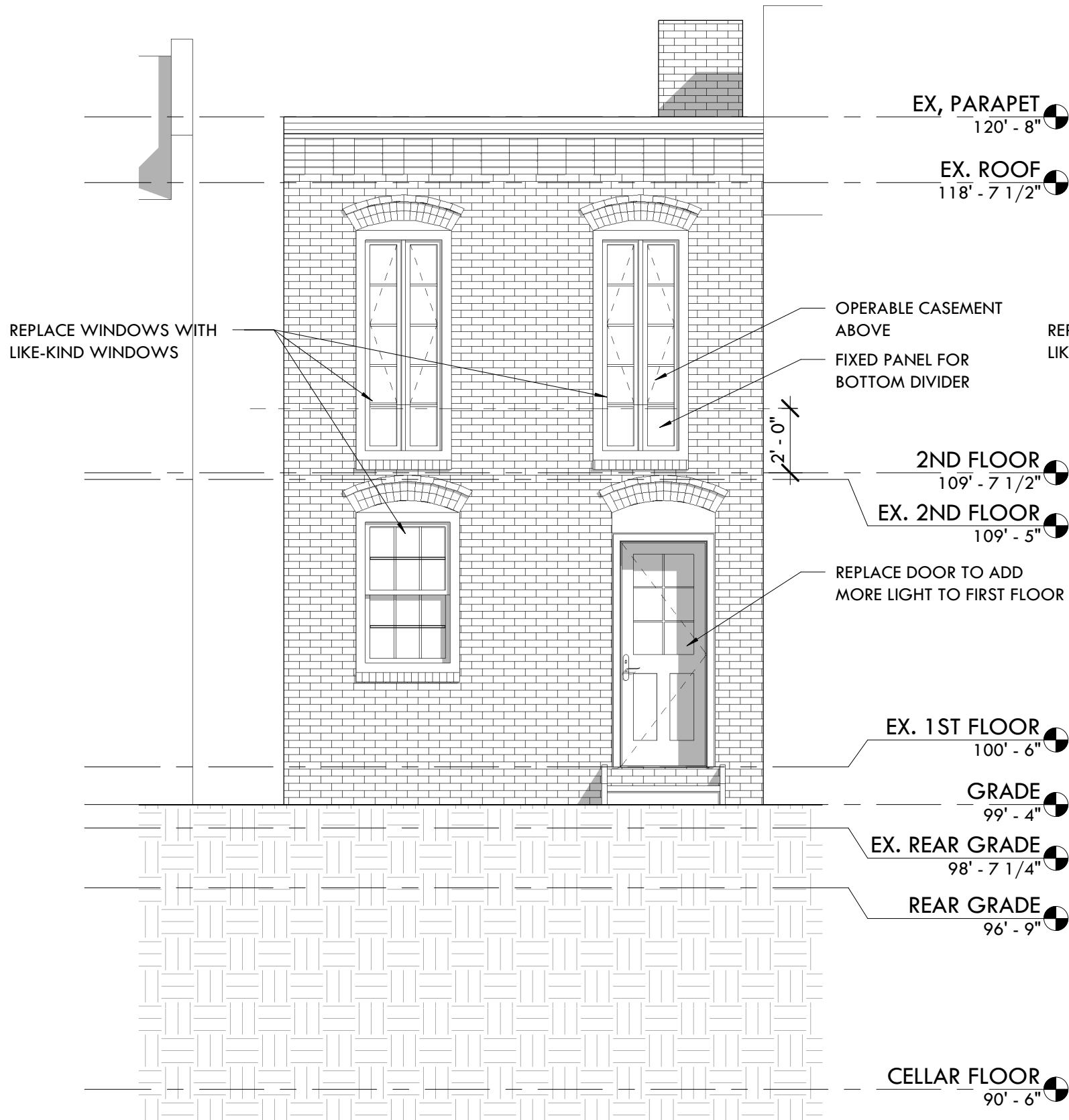
1 EXISTING SD ELEVATION - REAR
1/4" = 1'-0"



2 SD ELEVATION - REAR
1/4" = 1'-0"



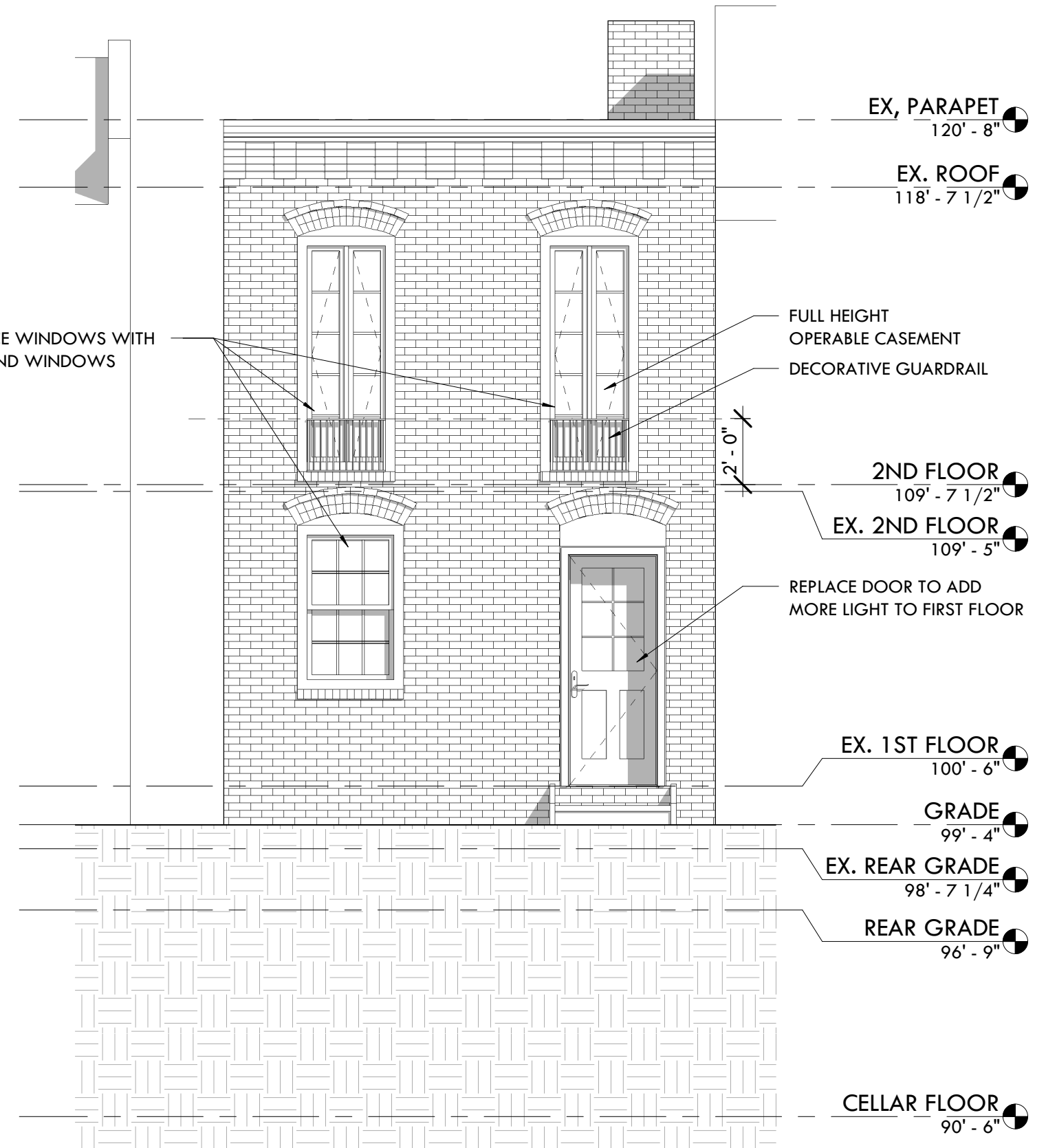




1

SD ELEVATION - FRONT - CASEMENT WITH FIXED WINDOW

1/4" = 1'-0"

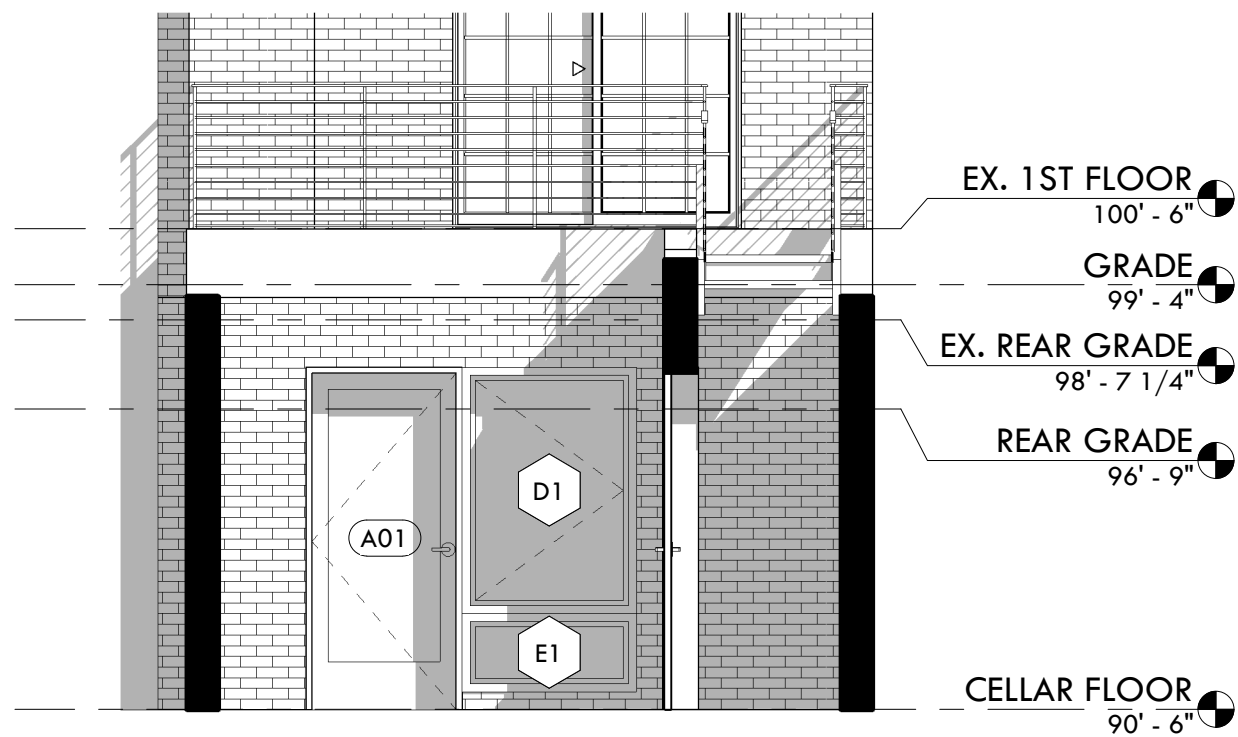


2

SD ELEVATION - FRONT - CASEMENT WITH GUARDRAILS

1/4" = 1'-0"

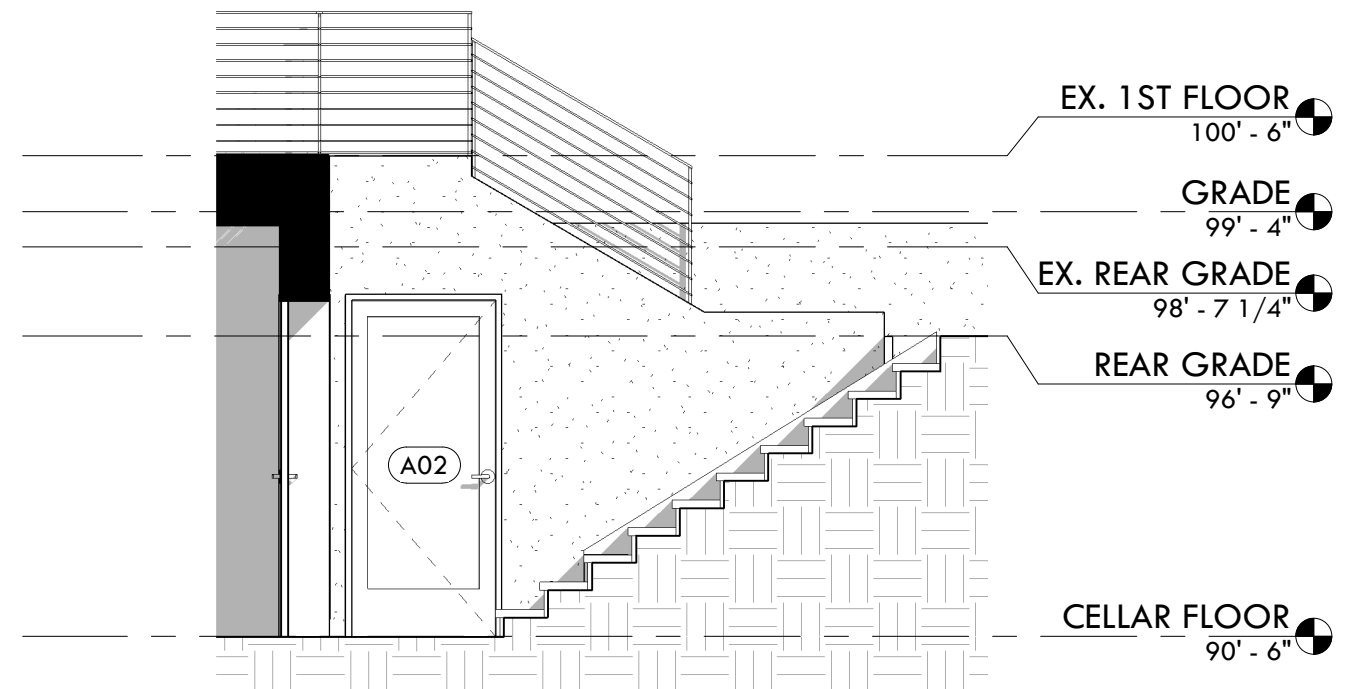




1

SD ELEVATION - CELLAR 1

1/4" = 1'-0"



2

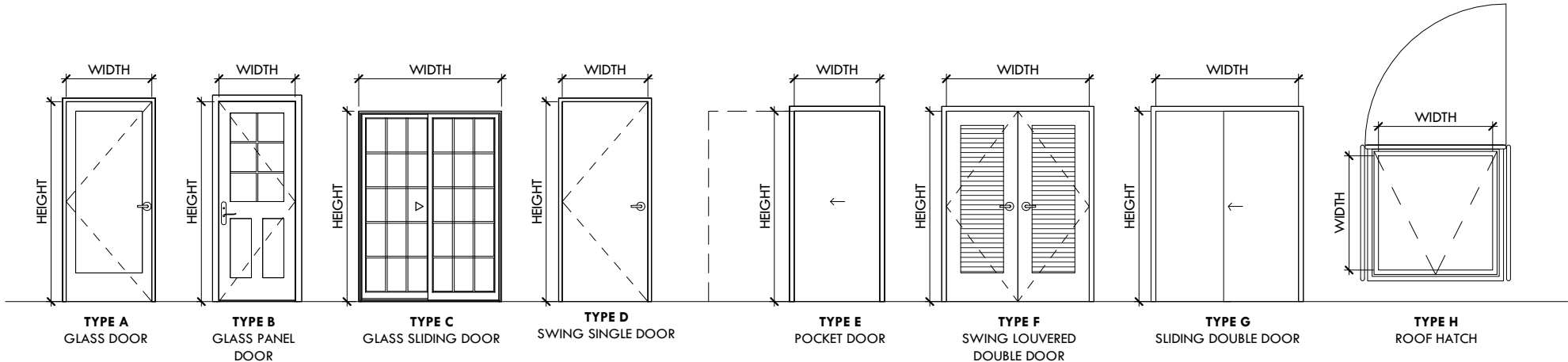
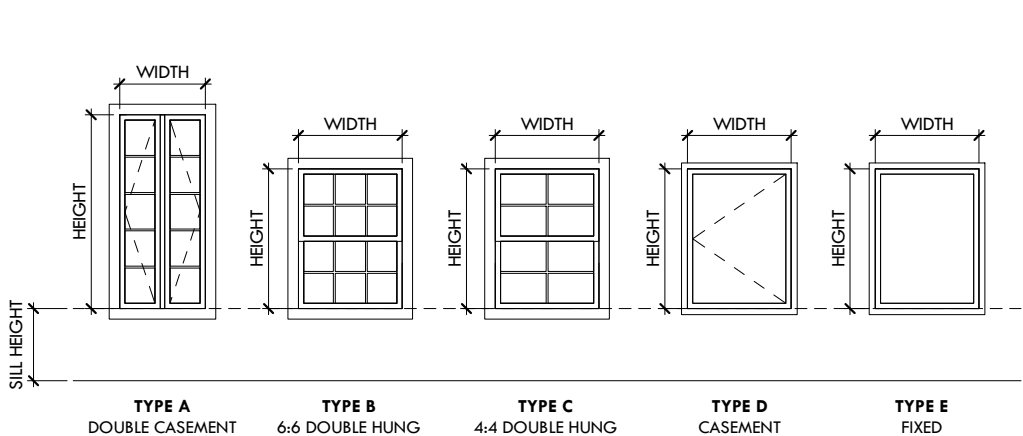
SD ELEVATION - CELLAR 2

1/4" = 1'-0"



WINDOW SCHEDULE - HISTORIC REVIEW						
TYPE	TYPE	DIMENSIONS			MODEL	REMARKS
		WIDTH	HEIGHT	SILL HEIGHT		
A1	CASEMENT	2' - 6"	6' - 8"	10"	TBD	ALL GRILLES SHALL BE SIMULATED DIVIDER LITES. VERIFY ALL DIMENSIONS IN FIELD
A2	CASEMENT	3' - 0"	6' - 8"	7 1/2"	TBD	ALL GRILLES SHALL BE SIMULATED DIVIDER LITES. VERIFY ALL DIMENSIONS IN FIELD
B1	DOUBLE HUNG	2' - 9"	4' - 6"	3' - 2"	TBD	ALL GRILLES SHALL BE SIMULATED DIVIDER LITES. VERIFY ALL DIMENSIONS IN FIELD
C1	DOUBLE HUNG	2' - 0"	3' - 0"	4' - 0 1/2"	TBD	ALL GRILLES SHALL BE SIMULATED DIVIDER LITES. VERIFY ALL DIMENSIONS IN FIELD
D1	CASEMENT	3' - 6"	5' - 0"	2' - 0 3/4"	TBD	
E1	FIXED	3' - 6"	1' - 6"	5 1/4"	TBD	

DOOR SCHEDULE - HISTORIC REVIEW								
TYPE	DOOR			FRAME		FIRE RATING	HARDWARE	REMARKS
	WIDTH	HEIGHT	THICKNESS	TYPE	THICKNESS			
A01	3' - 0"	7' - 0"	1 3/4"	A	2"	N/A	A	
A02	3' - 0"	7' - 0"	1 3/4"	A	2"	N/A	B	FROSTED GLASS
B01	2' - 8"	7' - 0"	1 3/8"	A	2"	N/A	A	SIMULATED DIVIDER LITE AT GLASS PANEL
C01	6' - 0"	6' - 8"	1 3/4"	A	2"	N/A	C	SIMULATED DIVIDER LITE AT GLASS PANELS
D01	2' - 8"	6' - 8"	1 3/4"	B	2"	N/A	D	
E01	2' - 8"	6' - 8"	1 3/4"	C	2"	N/A	E	
F01	5' - 0"	6' - 8"	1 3/4"	B	2"	N/A	F	
G01	6' - 0"	6' - 8"	1 3/4"	B	2"	N/A	G	
H01	4' - 0"	1' - 0 1/2"		N/A			N/A	ROOF HATCH - 16 SF CLEAR OPENING REQUIRED

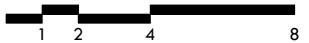


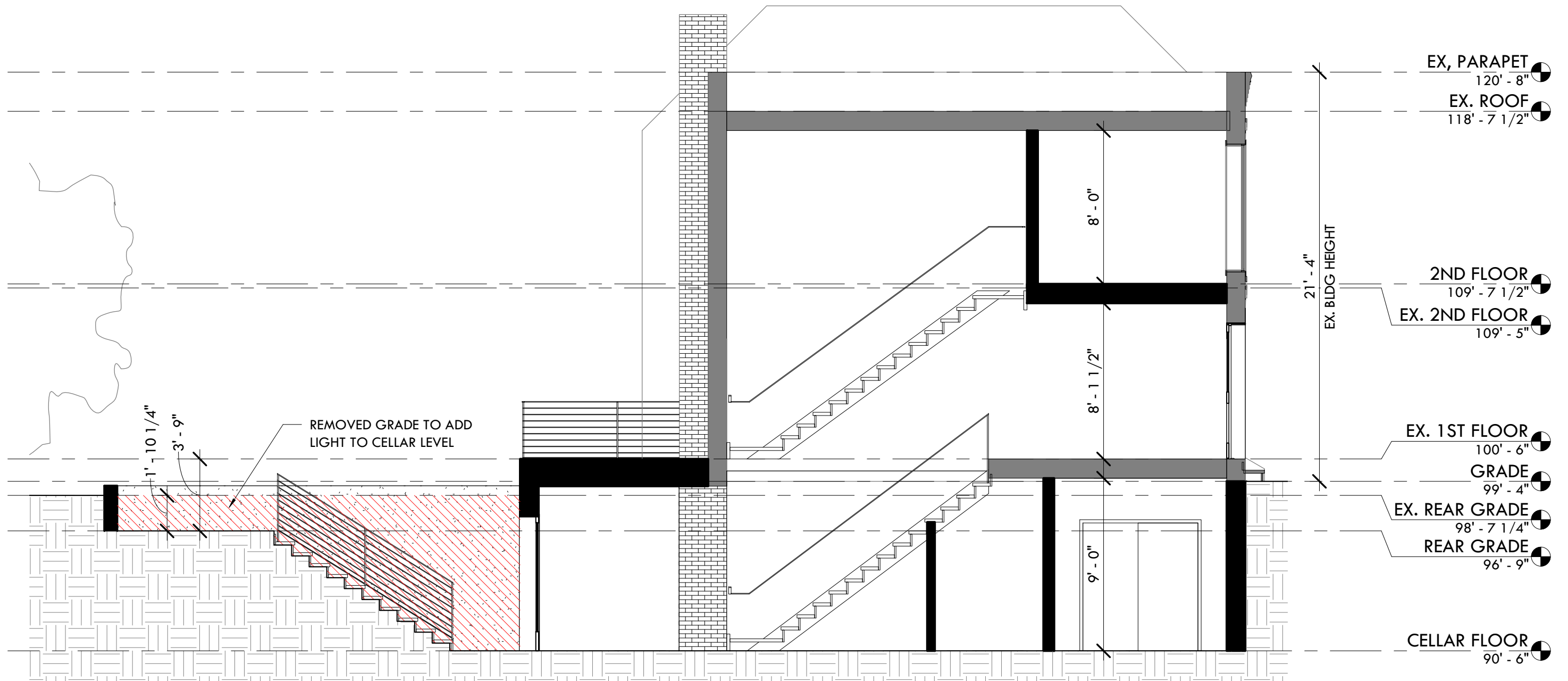
WINDOW TYPES

3/16" = 1'-0"

DOOR TYPES

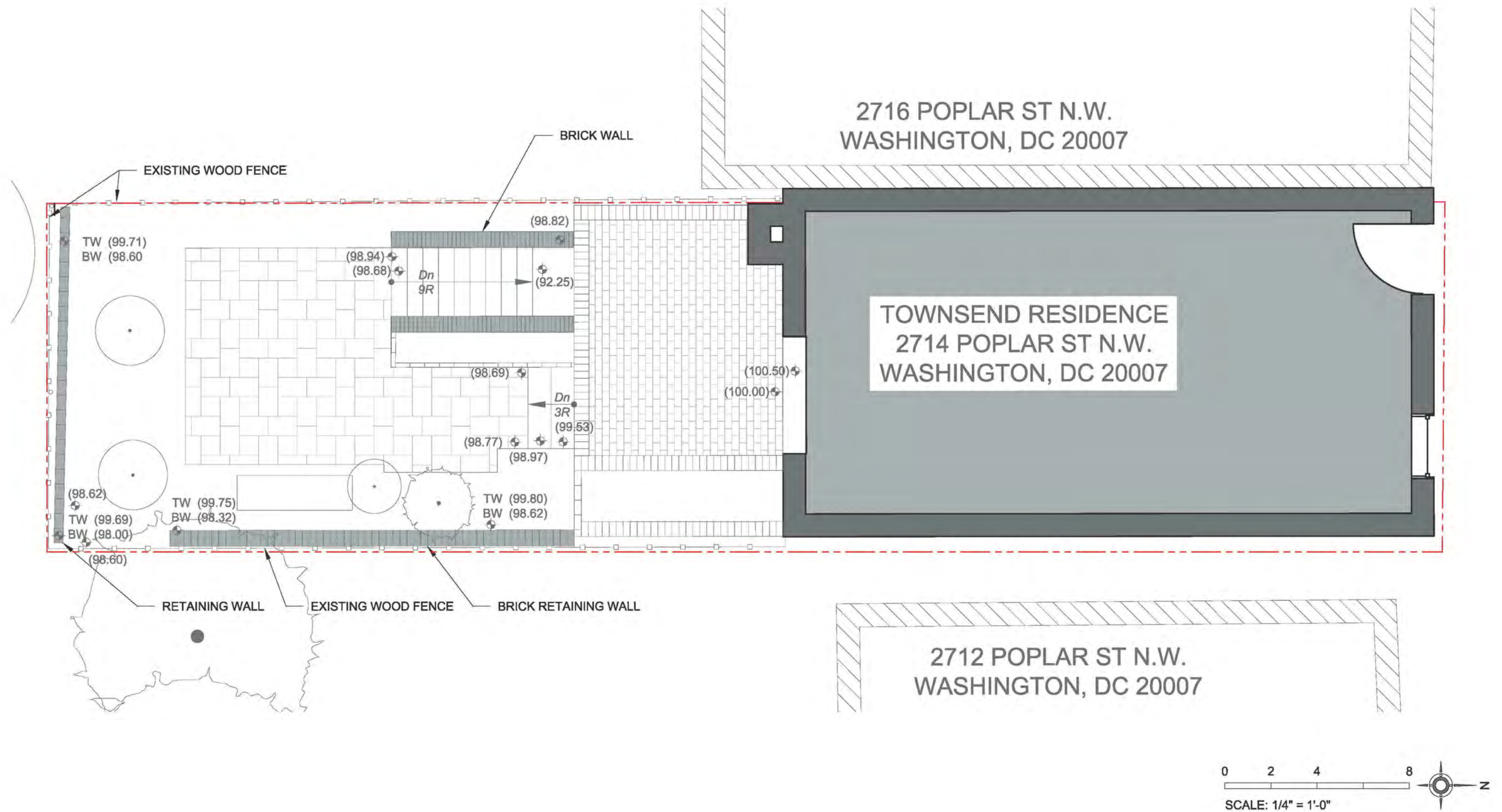
3/16" = 1'-0"

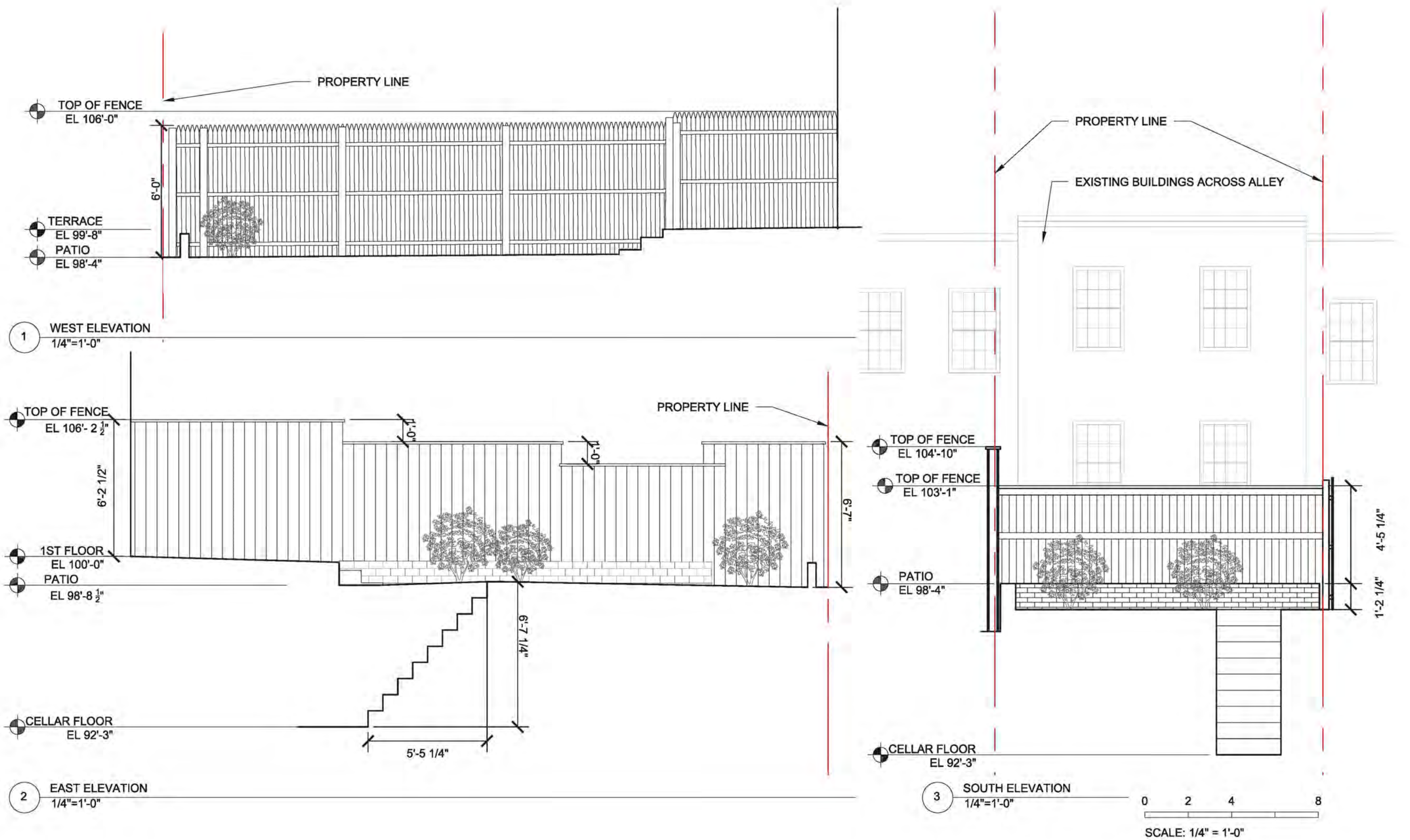


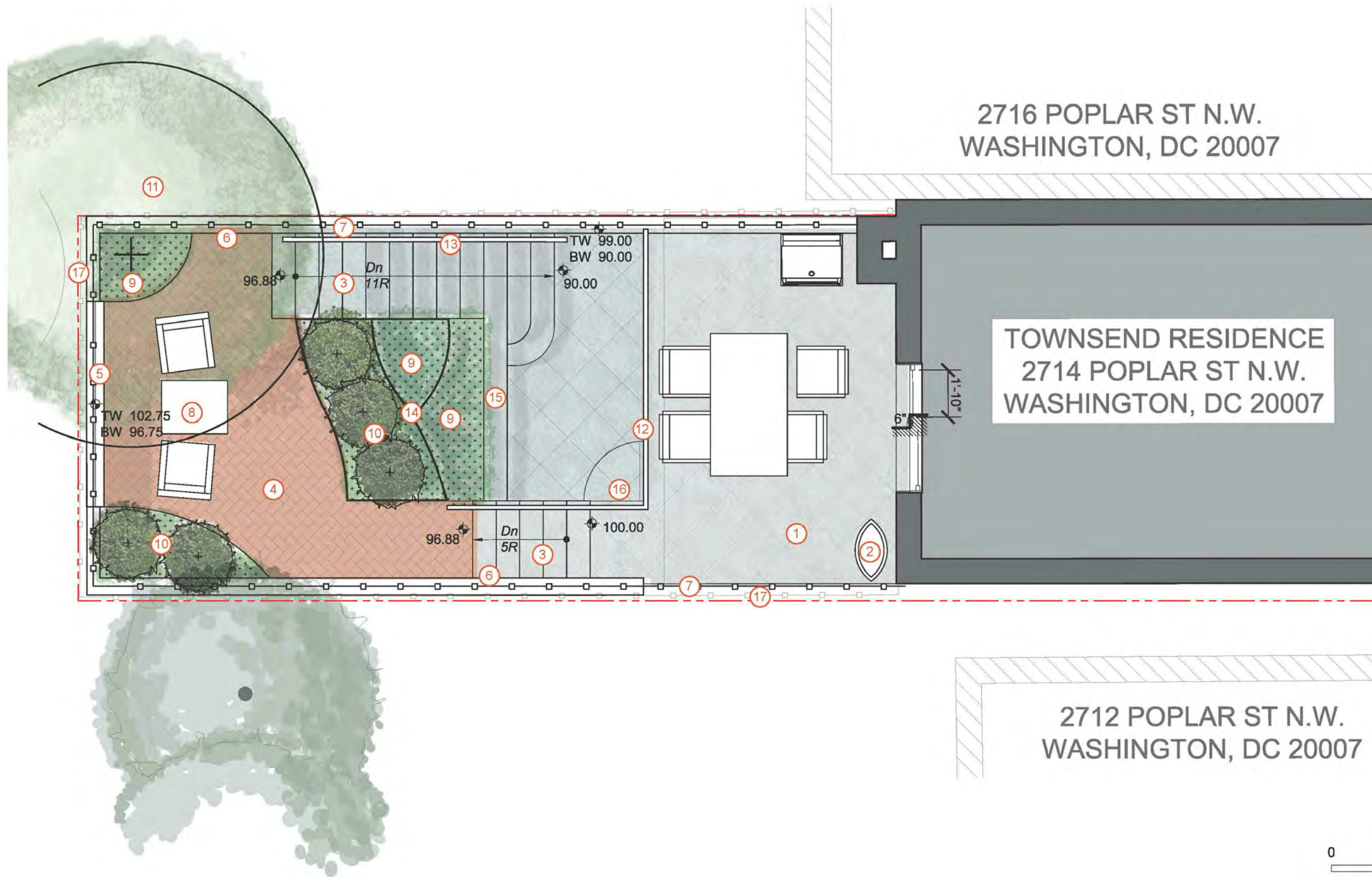


ZONING - SECTION

3/16" = 1'-0"







PROPOSED SITE FEATURES

1. Stone paving
2. Planter
3. Stone steps
4. Permeable paving (Brick or Cobble)
5. Feature wall - possible fountain
6. Retaining wall
7. Cedar privacy fence - max height 7'-0" from high side of grade
8. Lounge seating
9. Shade loving perennials
10. Evergreen shrubs with ground cover planting
11. Flowering understory tree
12. Guard rail
13. Hand rail
14. Metal terraced planters
15. Seat wall
16. Storage below stairs
17. Existing neighbor fence to remain

