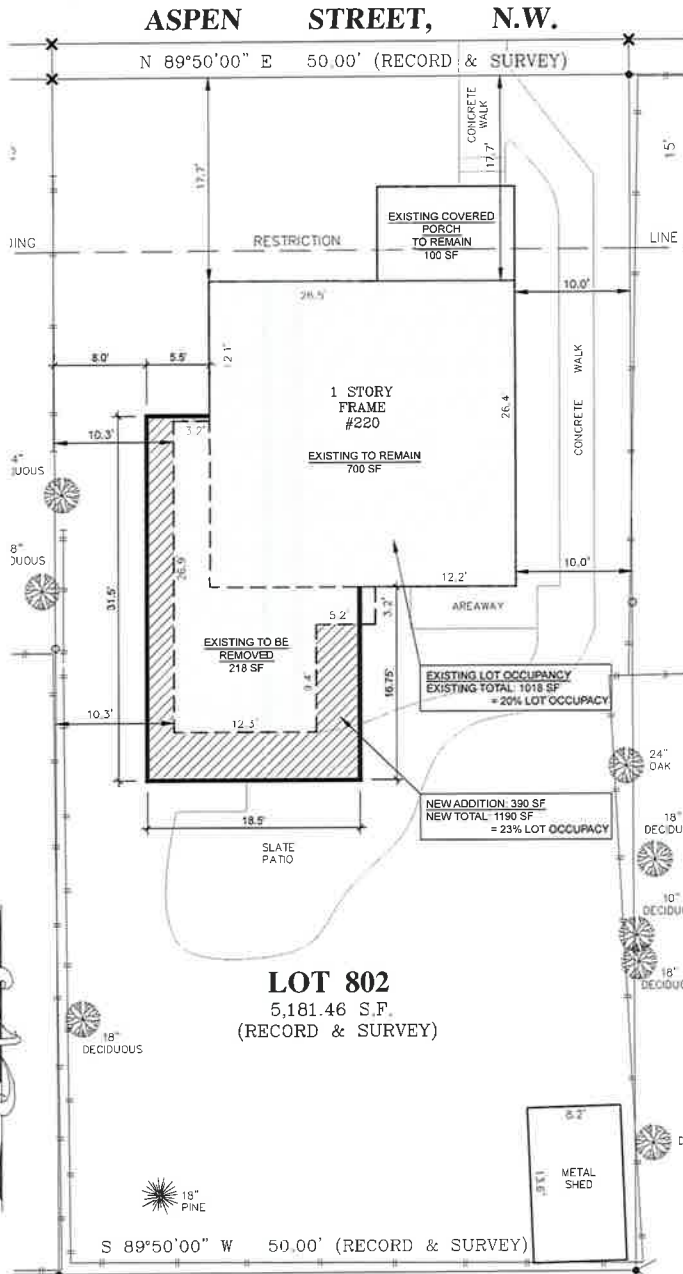


**HPRB CONCEPT DESIGN**  
**RESIDENTIAL RENOVATION**  
**220 ASPEN STREET, NW**  
**WASHINGTON DC 20012**  
SQUARE : 3360 - LOT: 802

HPRB CONCEPTUAL REVIEW  
LINDSAY & GEOFF RESIDENCE  
220 ASPEN ST. NW, WASHINGTON DC

COVER SHEET  
SCALE: 1/8" = 1'-0"



**PROJECT SUMMARY**

220 Aspen Street NW is a single family wood framed home built in 1923. It has one story and basement and appears to have had an addition constructed on the rear for a new kitchen. The current owners would like to expand the home by adding a second floor to the existing single story house. We have consulted with Historic Preservation staff to provide a design that meets the owners' project goals and fits into the historic character of the neighborhood.

- A few notes on the design:
- Although the allowable lot occupancy is 40% the proposed design lot occupancy is 23%. This is only a 3% increase from the existing construction. See the Site Plan on Cover Sheet 1 which overlays the proposed building footprint on the existing.
  - In keeping with the historic homes of the neighborhood the resulting design is modest and compact. See sheet 2 and 3 for massing models.
  - We used other historic bungalow styles seen throughout the neighborhood as a basic example. Second floors are often tucked under a steeply pitched gable roof with dormers for added space and windows. See sheets 8 and 9 for neighborhood examples.

**AREAS**

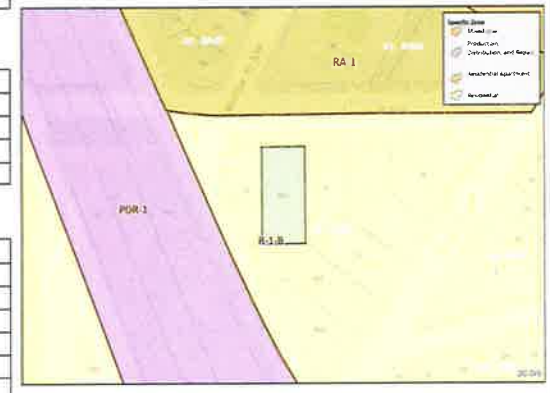
	EXISTING	PROPOSED	CHANGE
2ND FLOOR	-	912 GSF	
1ST FLOOR	918 GSF	1190 GSF	
BASEMENT	800 GSF	800 GSF	
<b>TOTAL</b>	<b>1718 GSF</b>	<b>2902 GSF</b>	<b>+1184 GSF</b>

**ZONING**

	ALLOWABLE	EXISTING	PROPOSED
ZONING DISTRICT	-	R-1-B	-
HISTORIC DISTRICT	-	TAKOMA PARK HD	-
LOT AREA	5000 SF	5181.46 SF	-
MINIMUM LOT WIDTH	50'	50'	-
RESIDENTIAL FAR	NONE	-	-
MAX STORIES	3	1 + BASEMENT	2 + BASEMENT
MAX HEIGHT	40'	± 15'	25'
SIDE YARD	8'	10.3'	8'
REAR YARD	25'	± 46.9'	44.5'
PERVIOUS SURFACE	50% = 2590 SF	74% = 3831.36 SF	NO CHANGE
LOT OCCUPANCY	40% x 5181.46 = 2072.58 SF	1018 SF = 20% LOT OCC.	1190 SF = 23% LOT OCC. 172 SF INCREASE LOT OCC.

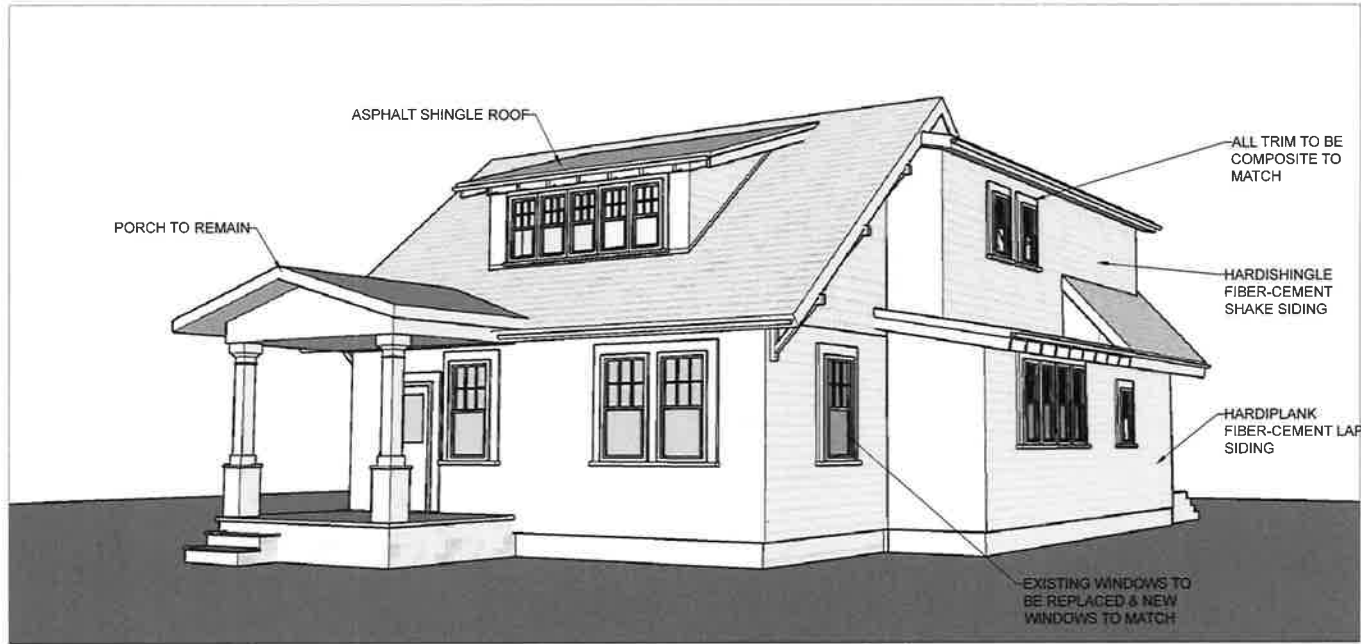
**INDEX OF DRAWINGS**

COVER SHEET	1
PERSPECTIVE MASSING	2
PERSPECTIVE MASSING	3
EXISTING FLOOR PLANS	4
PROPOSED FLOOR PLANS	5
PROPOSED ELEVATIONS	6
PROPOSED ELEVATIONS	7
NEIGHBORHOOD PHOTOS	8
NEIGHBORHOOD PHOTOS	9

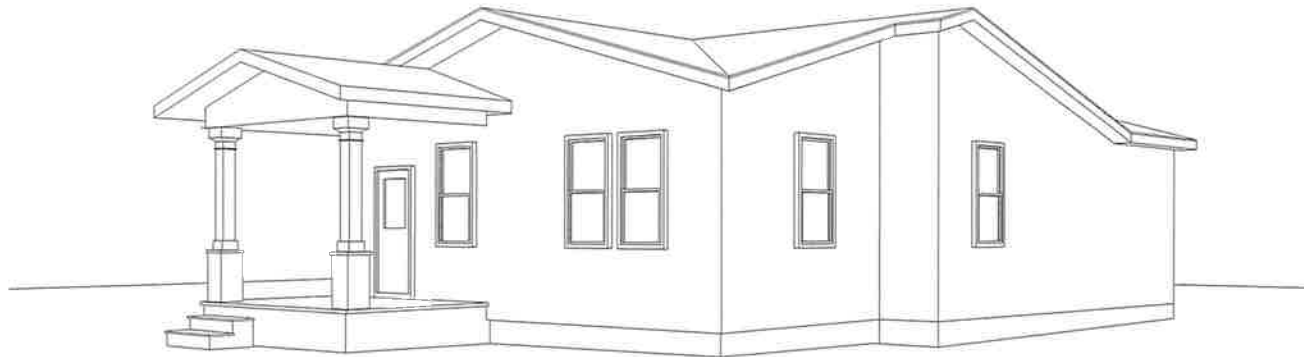


-DC BUILDING CODE (2013) consists of IRC 2012 as amended by DCMR TITLE 12 CONSTRUCTION CODES SUPPLEMENT 2013  
-DCMR TITLE 11 ZONING 2016  
-DISTRICT OF COLUMBIA FIRE CODE 2013  
-DISTRICT OF COLUMBIA MECHANICAL CODE 2013  
-DISTRICT OF COLUMBIA PLUMBING CODE 2013  
-NEC 2011

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



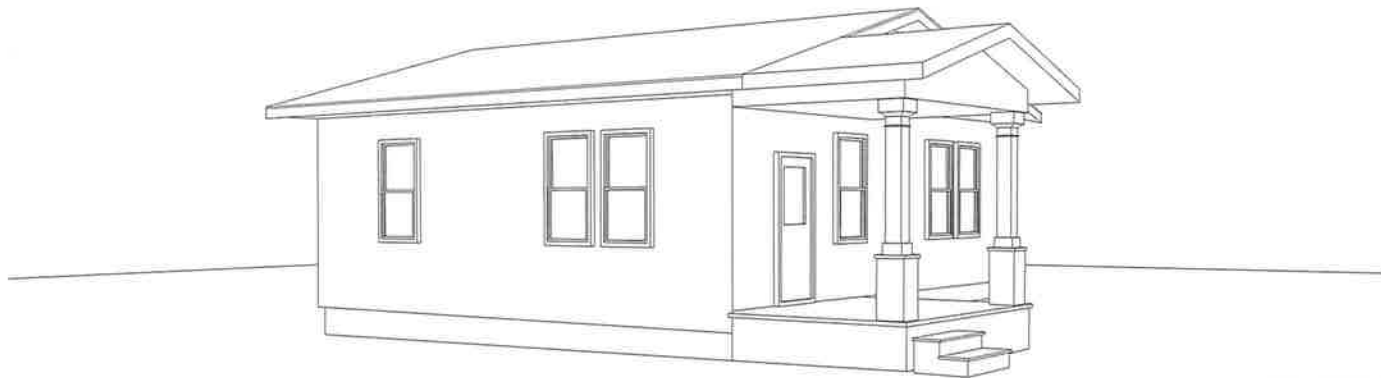
PERSPECTIVE MASSING -PROPOSED  
SCALE: NOT TO SCALE



PERSPECTIVE MASSING -EXISTING  
SCALE: NOT TO SCALE

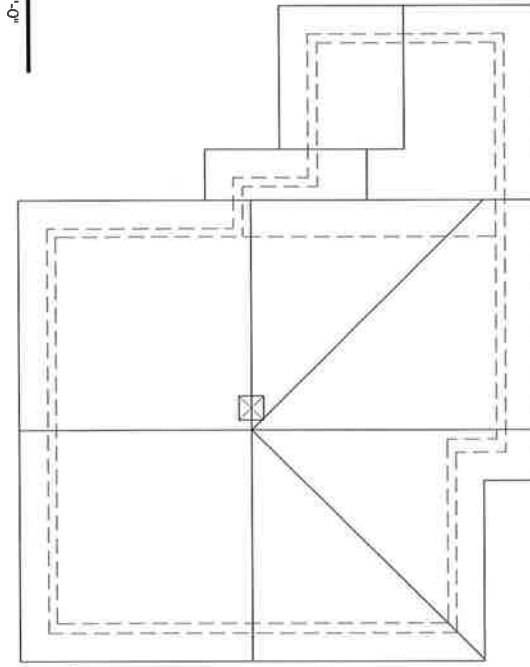


**PERSPECTIVE MASSING -PROPOSED**  
SCALE: NOT TO SCALE



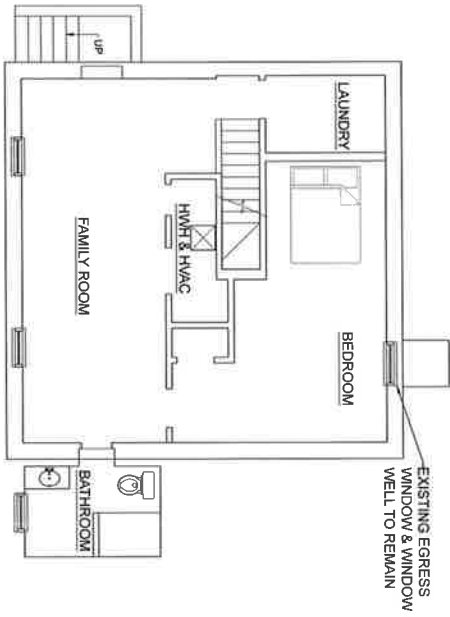
**PERSPECTIVE MASSING -EXISTING**  
SCALE: NOT TO SCALE

**ROOF PLAN**



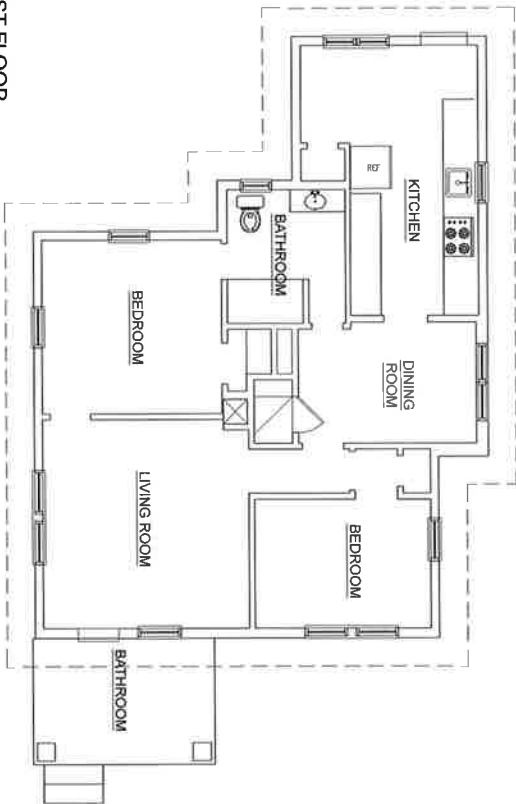
SCALE: 1/8" = 1'-0"

**BASEMENT**

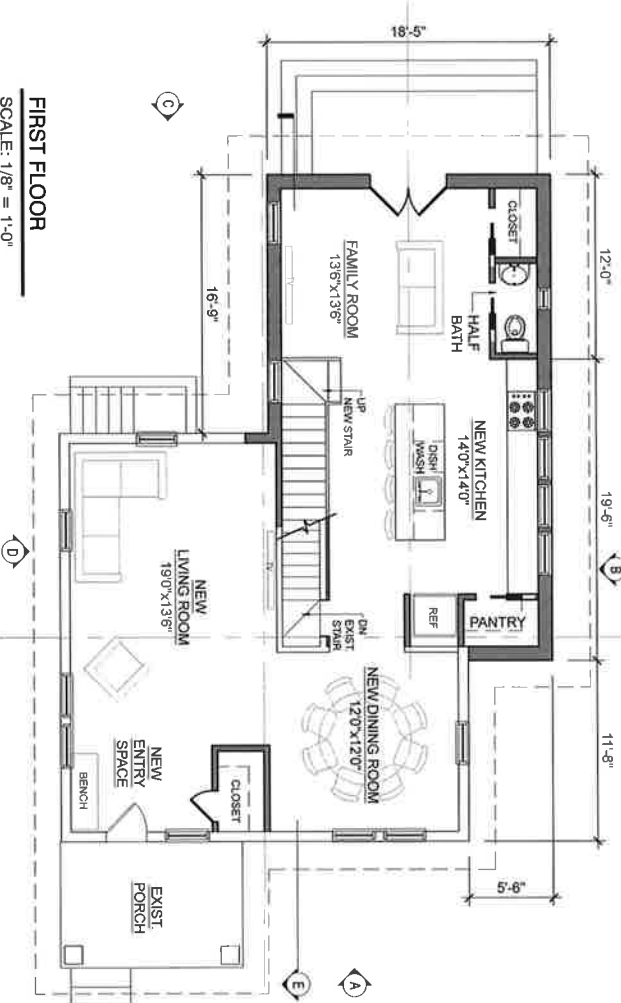
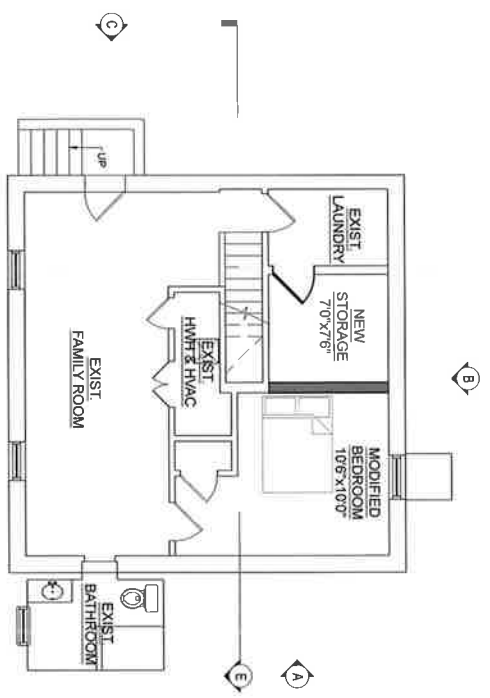
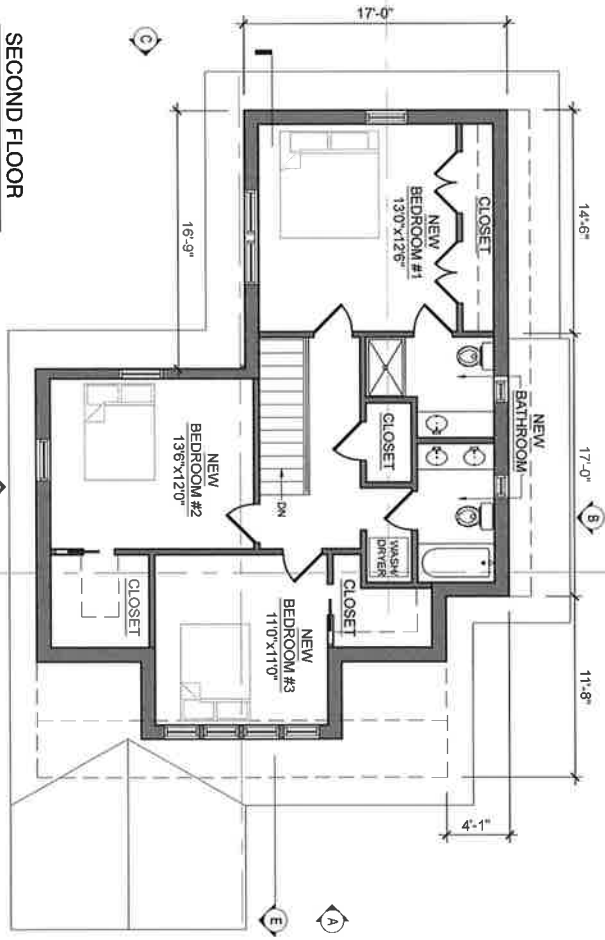
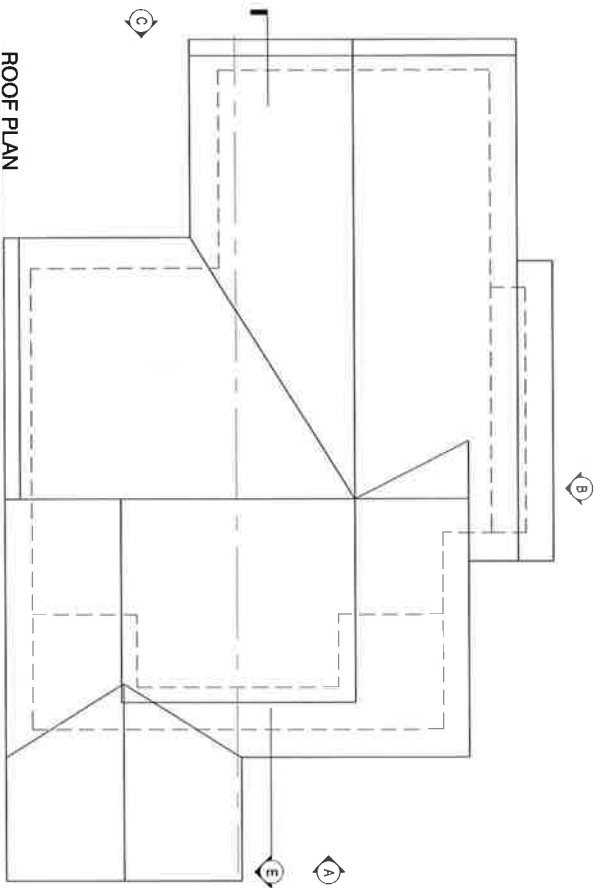


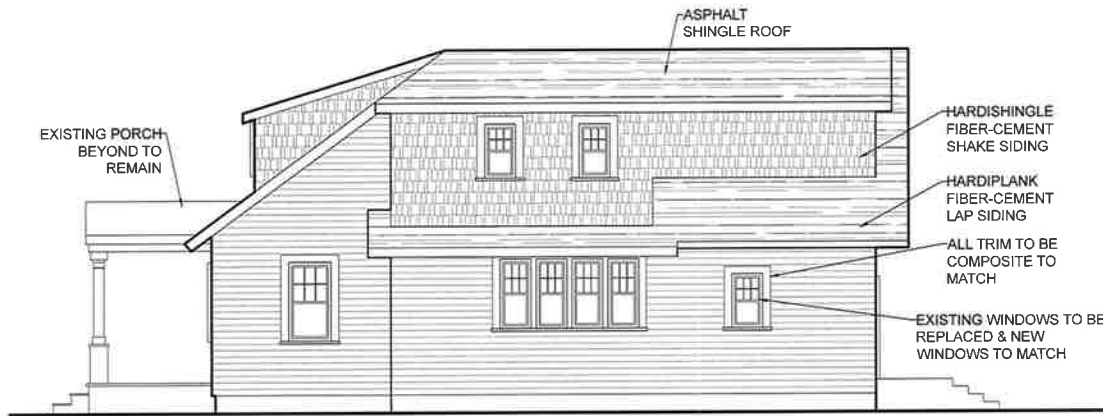
SCALE: 1/8" = 1'-0"

**FIRST FLOOR**

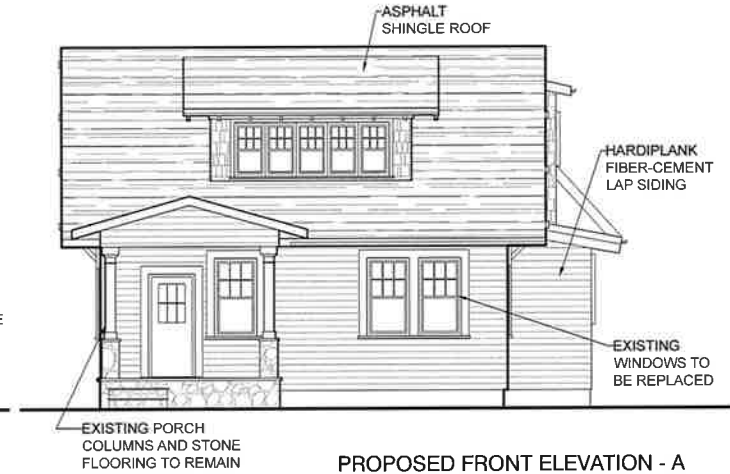


SCALE: 1/8" = 1'-0"

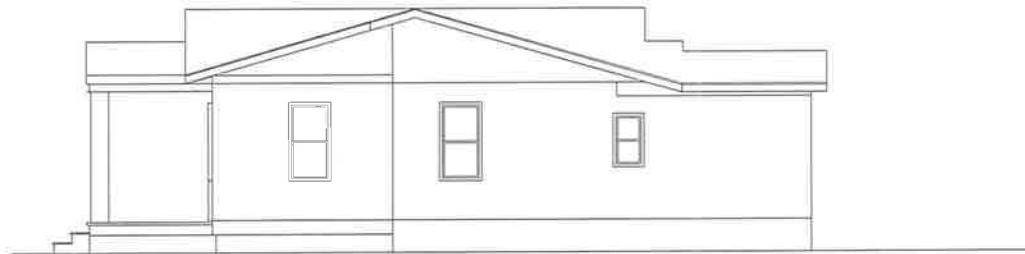




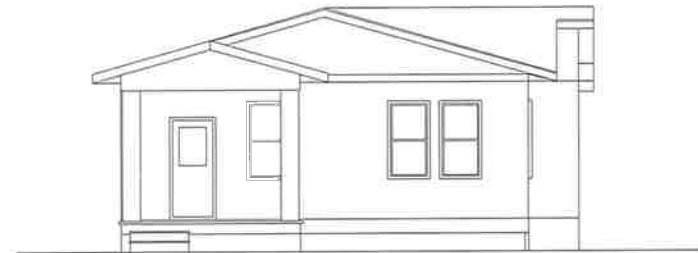
**PROPOSED RIGHT ELEVATION - B**  
SCALE: 1/8" = 1'-0"



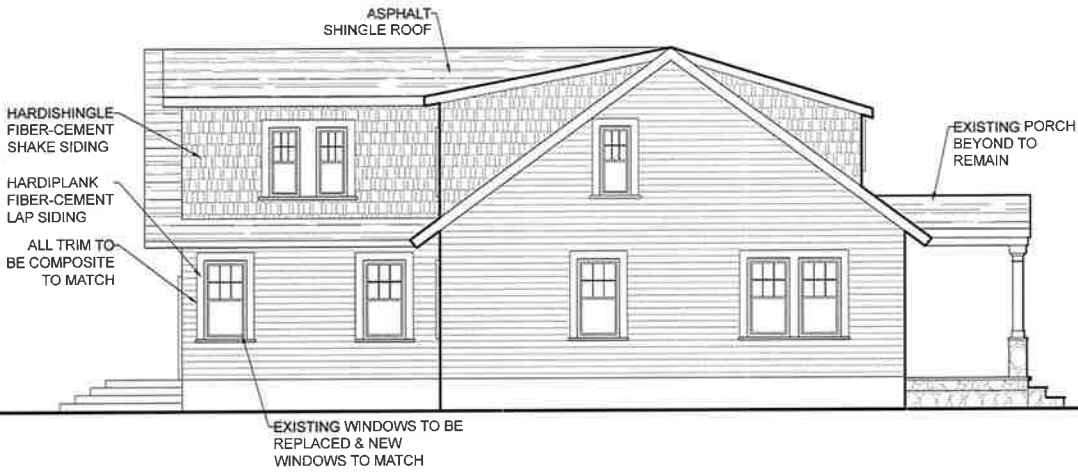
**PROPOSED FRONT ELEVATION - A**  
SCALE: 1/8" = 1'-0"



**EXISTING RIGHT ELEVATION - B**  
SCALE: 1/8" = 1'-0"



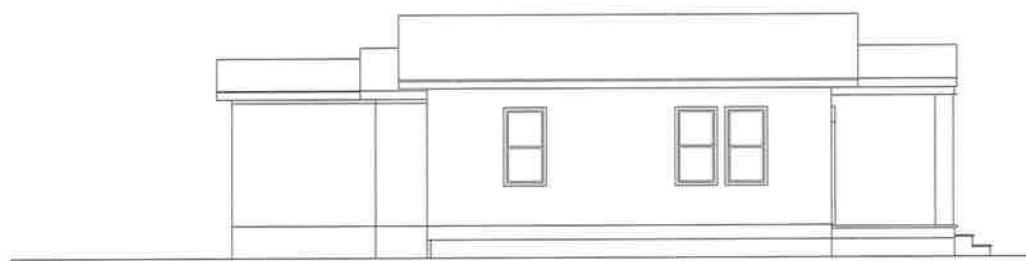
**EXISTING FRONT ELEVATION - A**  
SCALE: 1/8" = 1'-0"



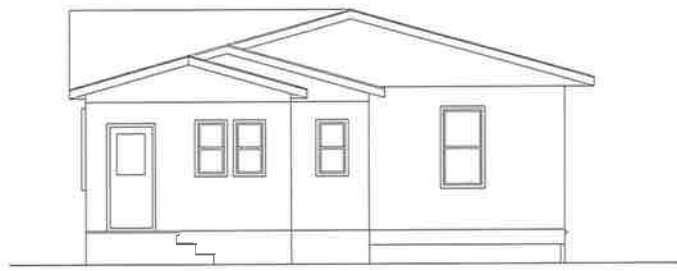
**PROPOSED LEFT ELEVATION - D**  
SCALE: 1/8" = 1'-0"



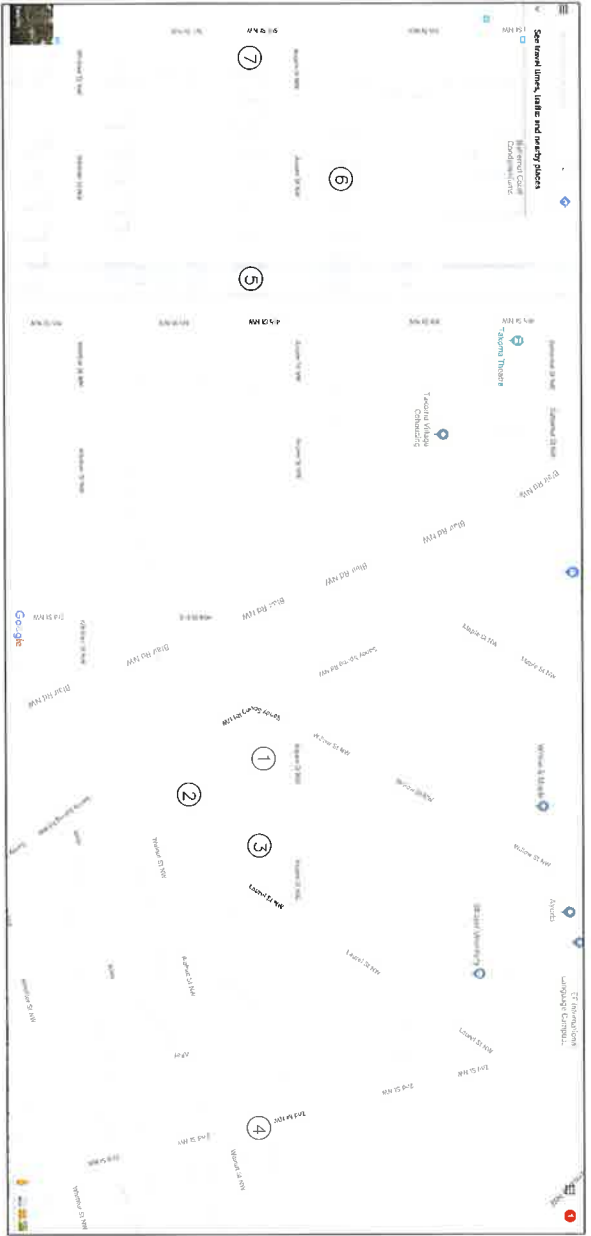
**PROPOSED REAR ELEVATION - C**  
SCALE: 1/8" = 1'-0"



**EXISTING LEFT ELEVATION -D**  
SCALE: 1/8" = 1'-0"



**EXISTING REAR ELEVATION -C**  
SCALE: 1/8" = 1'-0"



**MAP**



**3** 6812 LAUREL ST.



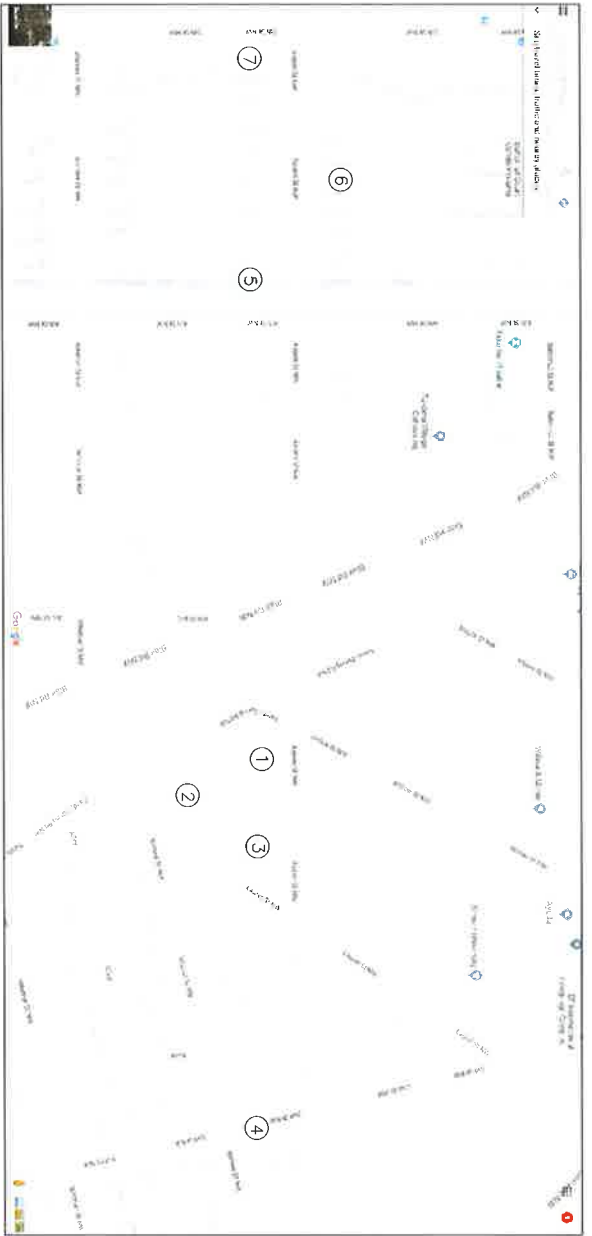
**2** 6806 LAUREL ST.



**1** 220 ASPEN ST.







MAP



7 416 ASPEN ST.



4 6709 2ND ST.



6 411 ASPEN ST.



5 400 ASPEN ST.



6 411 ASPEN ST.