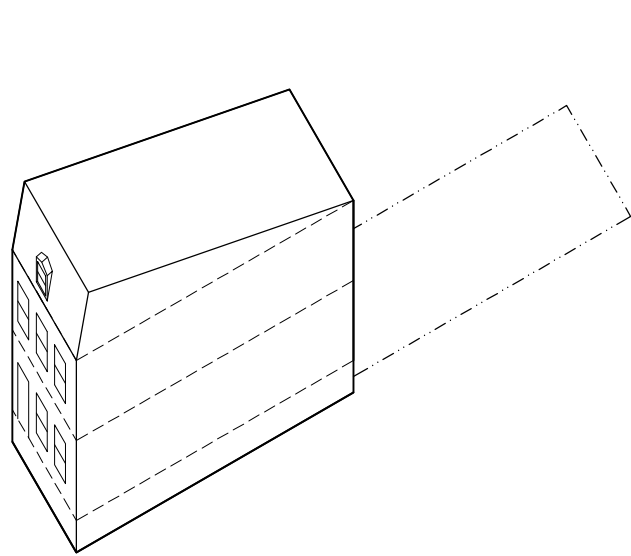


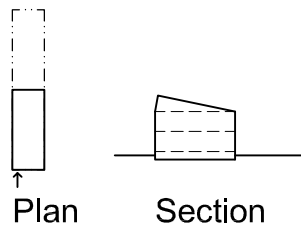
The Problem:

How to add living space to the typical DC rowhouse?

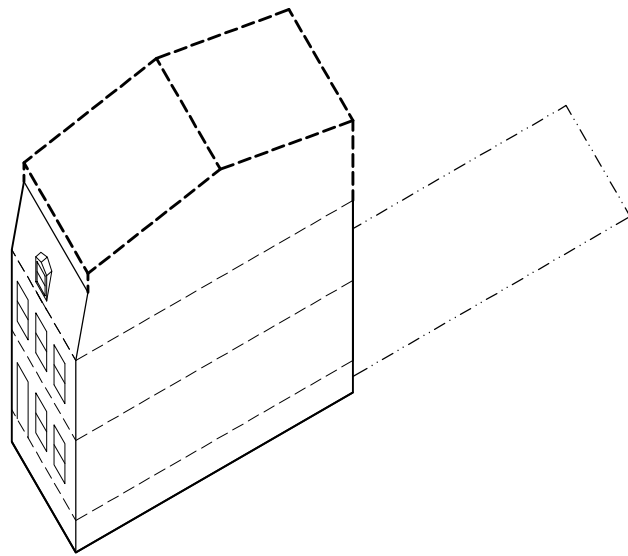
Here are three possible solutions. These are very basic and generic.



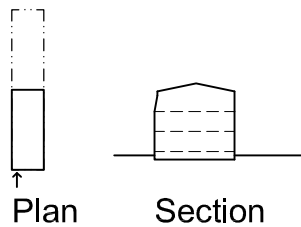
Existing



2 stories, unfinished attic and crawl space
1280 square feet of livable space



Scenario 1 - Third Floor "pop-up"



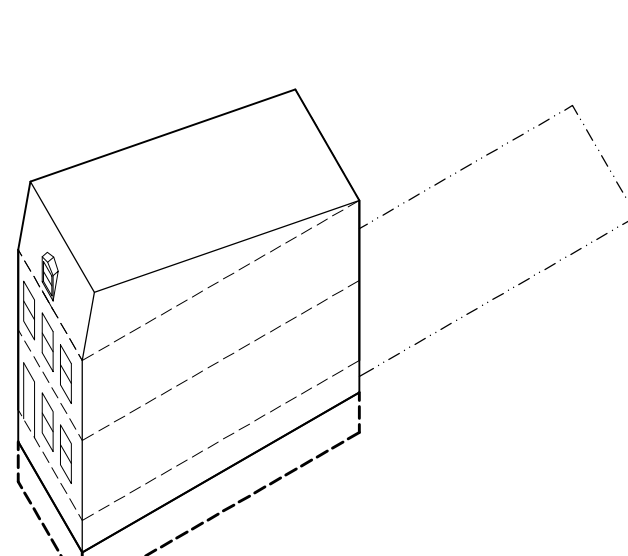
3 stories
1920 square feet of livable space

Advantages

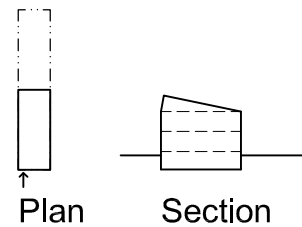
- Most space available above grade
- Leaves entire back yard open

Disadvantages

- Can be costly: new roof plus new exterior walls.
- Some space taken up by stairs
- Not allowed or severely limited by zoning or historic preservation depending on location



Scenario 2 - Basement living space



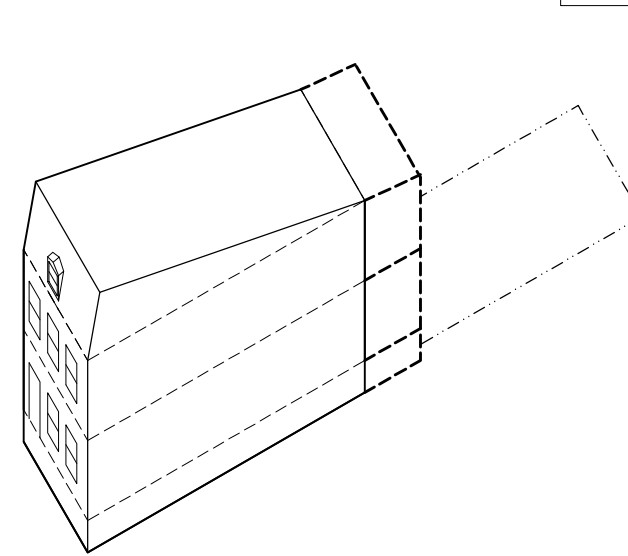
2 stories + finished basement
1920 square feet of livable space

Advantages

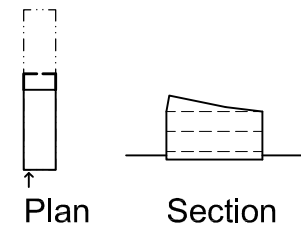
- No lot occupancy impacts
- Fewer zoning and historic preservation problems
- Leaves back yard undisturbed

Disadvantages

- Can be costly: depending on footing depth underpinning may be required
- Some space taken up by stairs
- Code problems with bedrooms



Scenario 3 - Rear Addition



2 stories + 8' x 16' rear addition
1536 square feet of livable space

Advantages

- Best location to expand a kitchen or master bedroom suite
- Can help "clean up" a jumbled rear facade
- No new staircases required

Disadvantages

- Relatively costly on a per-square-foot basis
- Consumes part of the rear yard
- May be severely limited by zoning due to lot occupancy and required rear yard setbacks

A few things to keep in mind

- Just because it's a "problem", doesn't mean it can't be overcome with good design.
- A more efficient interior arrangement may also work for you.
- Let's design a solution tailor-made for your particular situation.