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#	DATE	COMMENTS

AUNG HLA RESIDENCE
404 Independence Avenue SE Washington, DC 20003

FOWLER ARCHITECTS
1819 D STREET SE
WASHINGTON, DC 20003
(202) 546-0896
www.fowler-architects.com

SEAL:

VERSION: BZA
DATE: 7-29-13
SCALE: 3/16"=1'-0"

BASEMENT PLAN

A-1

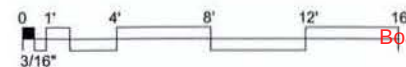
Board of Zoning Adjustment
District of Columbia
CASE NO. 18641
EXHIBIT NO. 9

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 18641
EXHIBIT NO. 9

1 BASEMENT PLAN
A-1 SCALE: 3/16"=1'-0"

LEGEND:

- EXISTING PARTITION TO REMAIN
- NEW PARTITION



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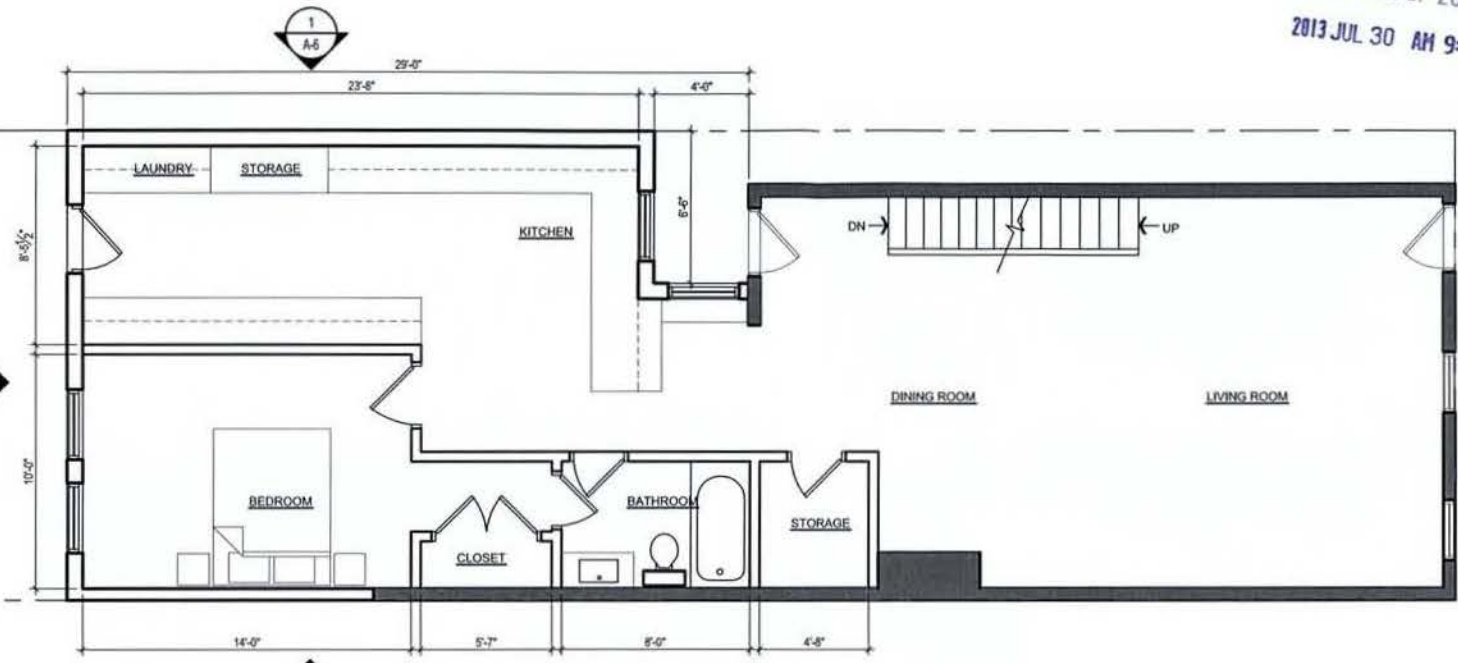
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FIRST FLOOR PLAN

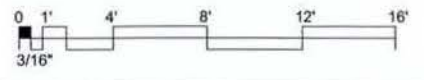
A-2



1 FIRST FLOOR PLAN
A-2 SCALE: 3/16"=1'-0"

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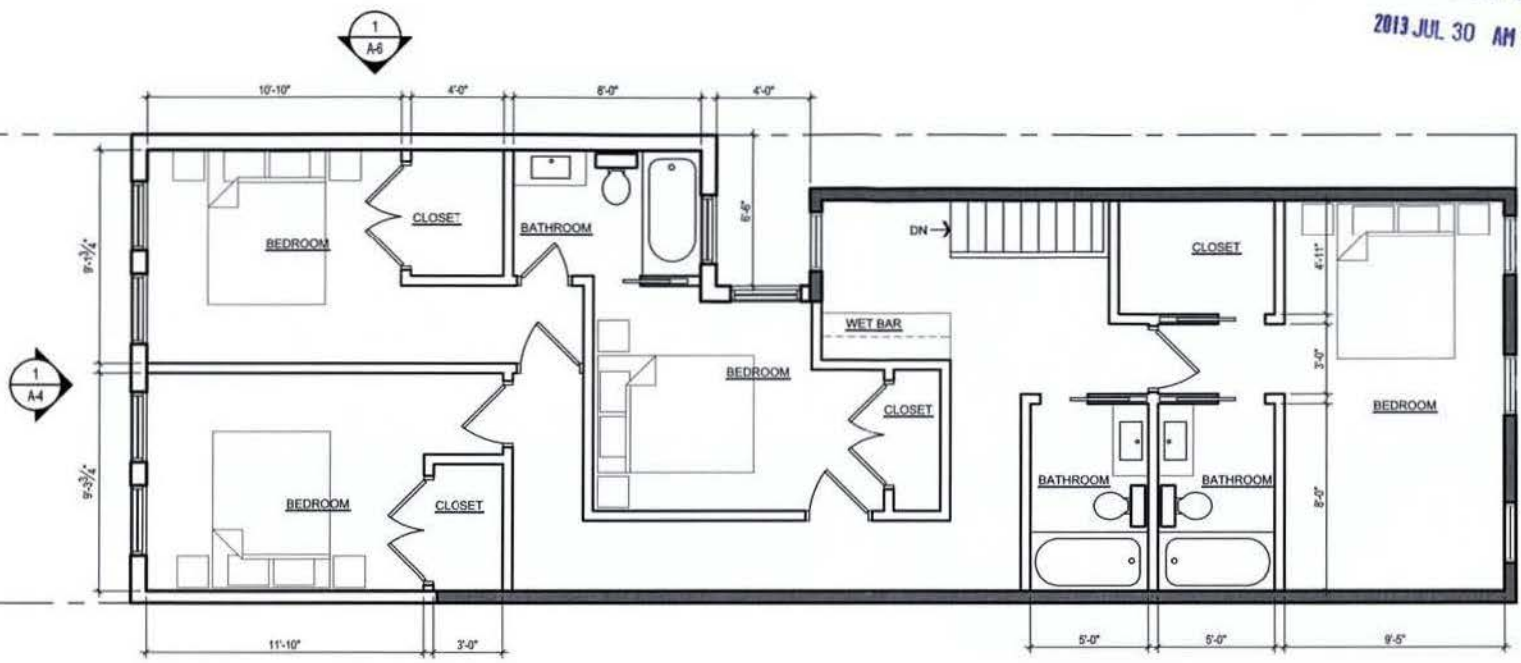
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SECOND FLOOR PLAN

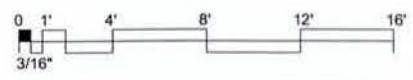
A-3



1 SECOND FLOOR PLAN
A-3 SCALE: 3/16"=1'-0"

LEGEND:

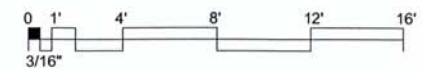
- EXISTING PARTITION TO REMAIN
- NEW PARTITION



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1 REAR ELEVATION
A-4 SCALE: 3/16"=1'-0"



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EXTERIOR ELEVATIONS

A-4

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8" EXPOSURE HARDIE
PLANK LAP SIDING
AND TRIM W/ SMOOTH
FINISH
COPPER GUTTER AND
DOWNSPOUT
EPDM ROOF

EXISTING BUILDING AT
406 INDEPENDENCE
AVENUE SE
EXISTING HOUSE AT
404 INDEPENDENCE
AVENUE SE

EXISTING BUILDING AT
406 INDEPENDENCE
AVENUE SE

EXISTING ROOF
22'-6"
11'-6"
22'-6"
11'-6"
SECOND FLOOR
20'-6"
FIRST FLOOR FRONT
GRADE AT REAR
3'-6"
GRADE AT FRONT

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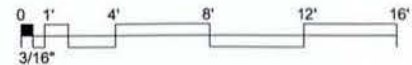
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DATE: 7-29-13
SCALE: 3/16"=1'-0"

EXTERIOR ELEVATIONS

A-5

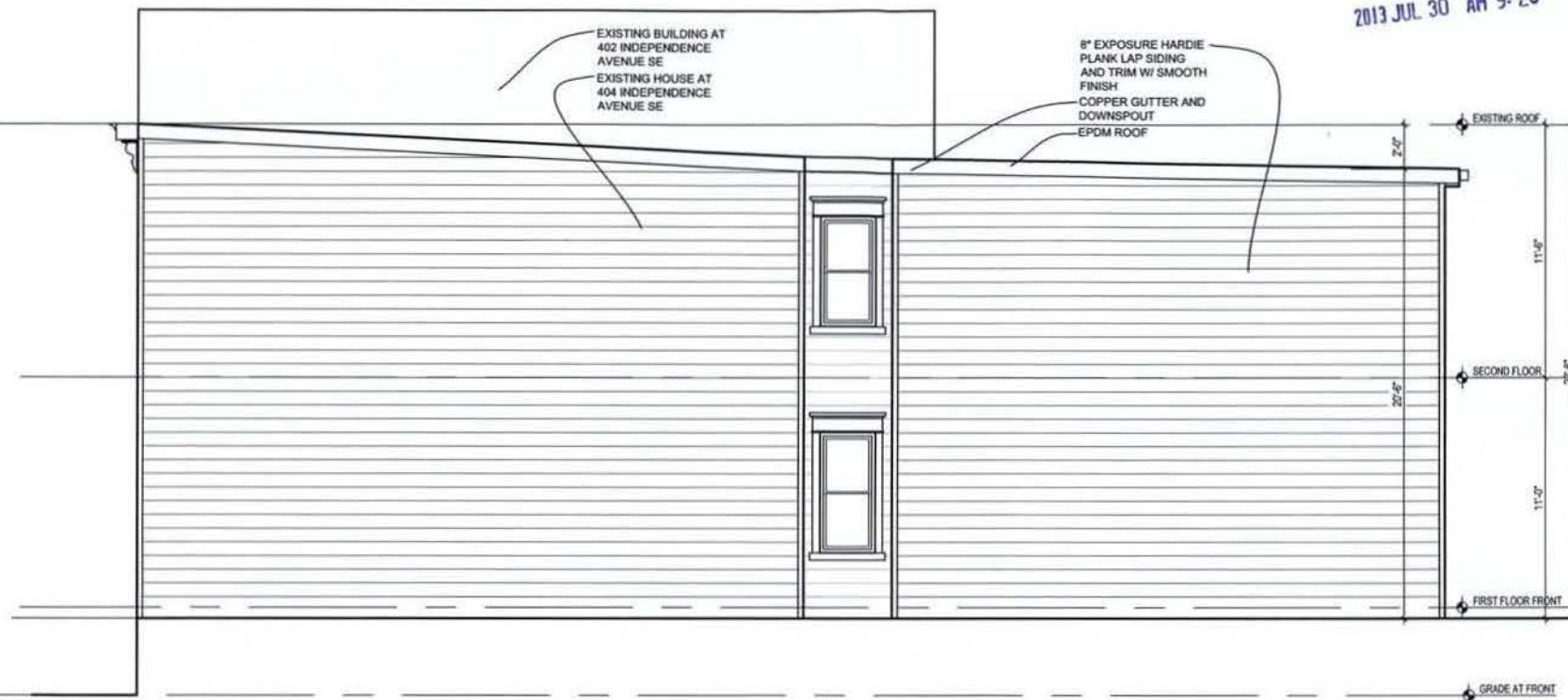
1 WEST ELEVATION
A-5 SCALE: 3/16"=1'-0"



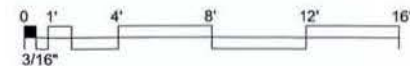
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EXISTING BUILDING AT
402 INDEPENDENCE
AVENUE SE
EXISTING HOUSE AT
404 INDEPENDENCE
AVENUE SE

8" EXPOSURE HARDIE
PLANK LAP SIDING
AND TRIM W/ SMOOTH
FINISH
COPPER GUTTER AND
DOWNSPOUT
EPDM ROOF



1
A-6
EAST ELEVATION
SCALE: 3/16"=1'-0"



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SEAL:

VERSION: BZA

DATE: 7-29-13

SCALE: 3/16"=1'-0"

EXTERIOR ELEVATIONS

A-6

PROJECT DATA

OWNER:

AUNG HLA AND MYINT MYINT SAN
404 INDEPENDENCE AVENUE SE
WASHINGTON, DC 20003

ZONING DATA:

LOT: 0807
SQUARE: 0818
LOT AREA: 1694 SF
ZONE: R-4
USE GROUP: R-3
CONSTRUCTION TYPE: 3B

TWO STORY ROW DWELLING WITH BASEMENT

FIRE ALARM: NO
SPRINKLER: NO
FIRE DETECTION: HARD WIRED AND INTERCONNECTED
SMOKE DETECTORS W/ BATTERY BACKUP
ACCESSIBILITY: NO



VICINITY MAP (NTS)

	EXISTING	PROPOSED	MAXIMUM
LOT COVERAGE	934.6 SF	1185.8 SF	677.6 SF
(PERCENTAGE)	55.2%	70.0%	40.0%
REAR YARD	18.25'-43.6'	15.8'-41.2'	30.0' MINIMUM
OPEN COURT	N/A	2.3'-6.5'	6.0' MIN
SIDE YARD	2.3'	N/A	8.0' MIN
HEIGHT	23'	23'	40'
STORIES	2+8	2+8	3+8
SQUARE FOOTAGE			
BASEMENT	455.0 SF	455.0 SF	
FIRST FLOOR	788.6 SF	998.8 SF	
SECOND FLOOR	668.8 SF	998.8 SF	
TOTAL	1912.4 SF	2452.6 SF	
FAR	1.13	1.44	

PROJECT DESCRIPTION:

TWO STORY REAR ADDITION

APPLICABLE BUILDING CODES:

DCMR 11
IBC 2006
IRC 2006
DCMR 12-B, DC CONSTRUCTION CODES SUPPLEMENT 2006 EDITION

FIRE RATING DATA:

EXTERIOR LOAD BEARING FACE-ON-LINE WALLS
1 HOUR RATED WOOD FRAME W/ VENEER
EXTERIOR LOAD BEARING PARTY WALLS
2 HOUR RATED SOLID MASONRY, 12" THICK
FLOOR FRAMING
0 HOUR RATED, 2X10 WOOD JOISTS @ 16" OC
ROOF FRAMING
1 HOUR RATED w/IN 4" OF P.L. 2X8 RAFTERS, OR
2 HOUR RATED PARAPET WALL TO 30" ABOVE ROOF

ADDITION

404 Independence Avenue SE
Washington, DC 20003

DRAWING INDEX

- C-1 COVER SHEET
- C-2 SITE PLAN
- C-3 BLOCK SITE PLAN
- C-4 PHOTOGRAPHS
- C-5 PHOTOGRAPHS
- D-1 FIRST FLOOR DEMOLITION PLAN
- D-2 SECOND FLOOR DEMOLITION PLAN
- A-1 FIRST FLOOR PLAN
- A-2 SECOND FLOOR PLAN
- A-3 EXTERIOR ELEVATIONS
- A-4 EXTERIOR ELEVATIONS
- A-5 EXTERIOR ELEVATIONS

REVISIONS

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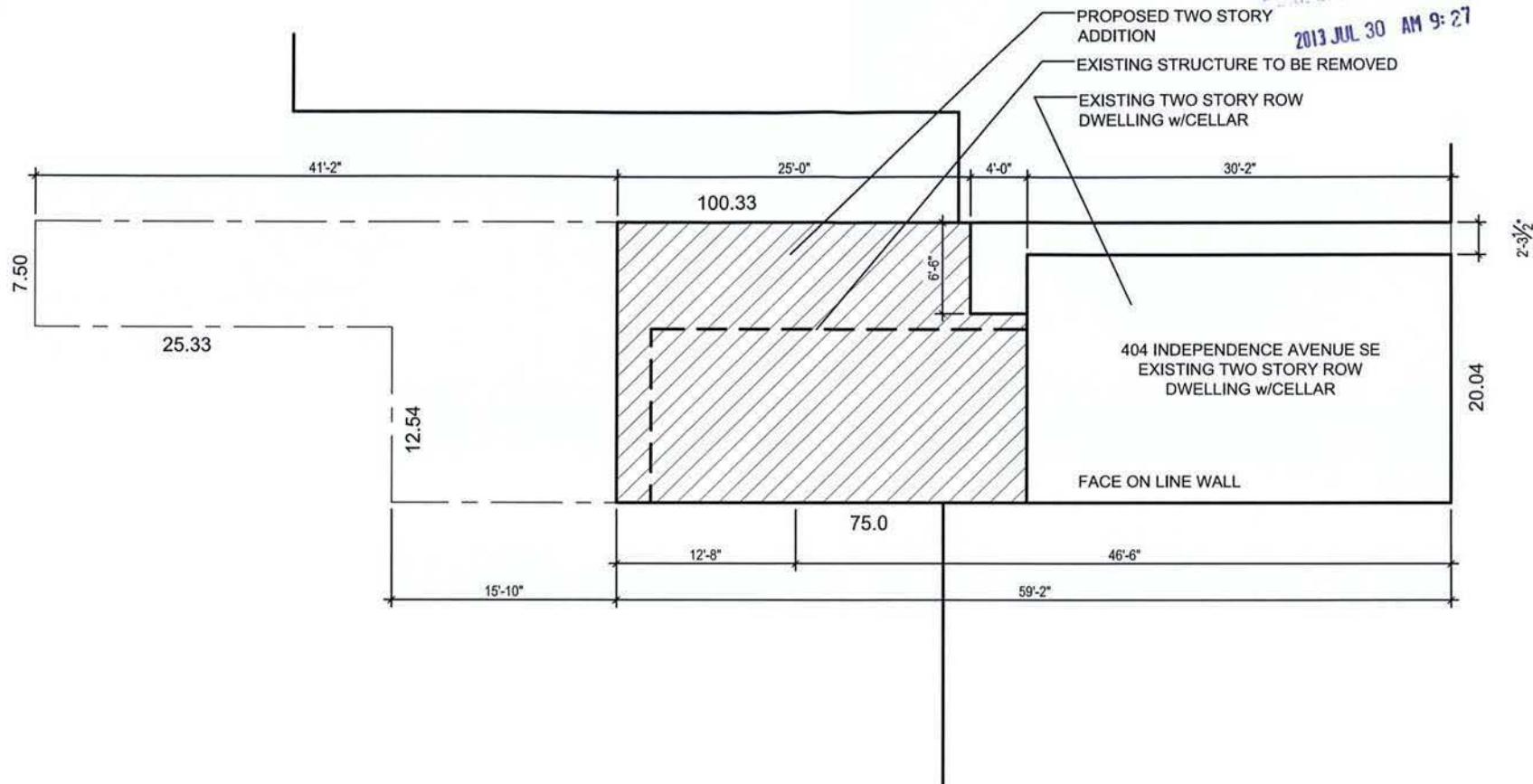
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SCALE: N.T.S.

COVER SHEET

C-1



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SEAL:

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DATE: 7-29-13
SCALE: 1/8"=1'-0"

SITE PLAN

C-2

1 SITE PLAN
C-2 SCALE: 1/8"=1'-0"

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BLOCK SITE PLAN

C-3

4TH STREET SE

SIDEWALK

PARKING

122 4TH STREET SE

124 4TH STREET SE

400 INDEPENDENCE AVENUE SE

402 INDEPENDENCE AVENUE SE

404 INDEPENDENCE AVENUE SE

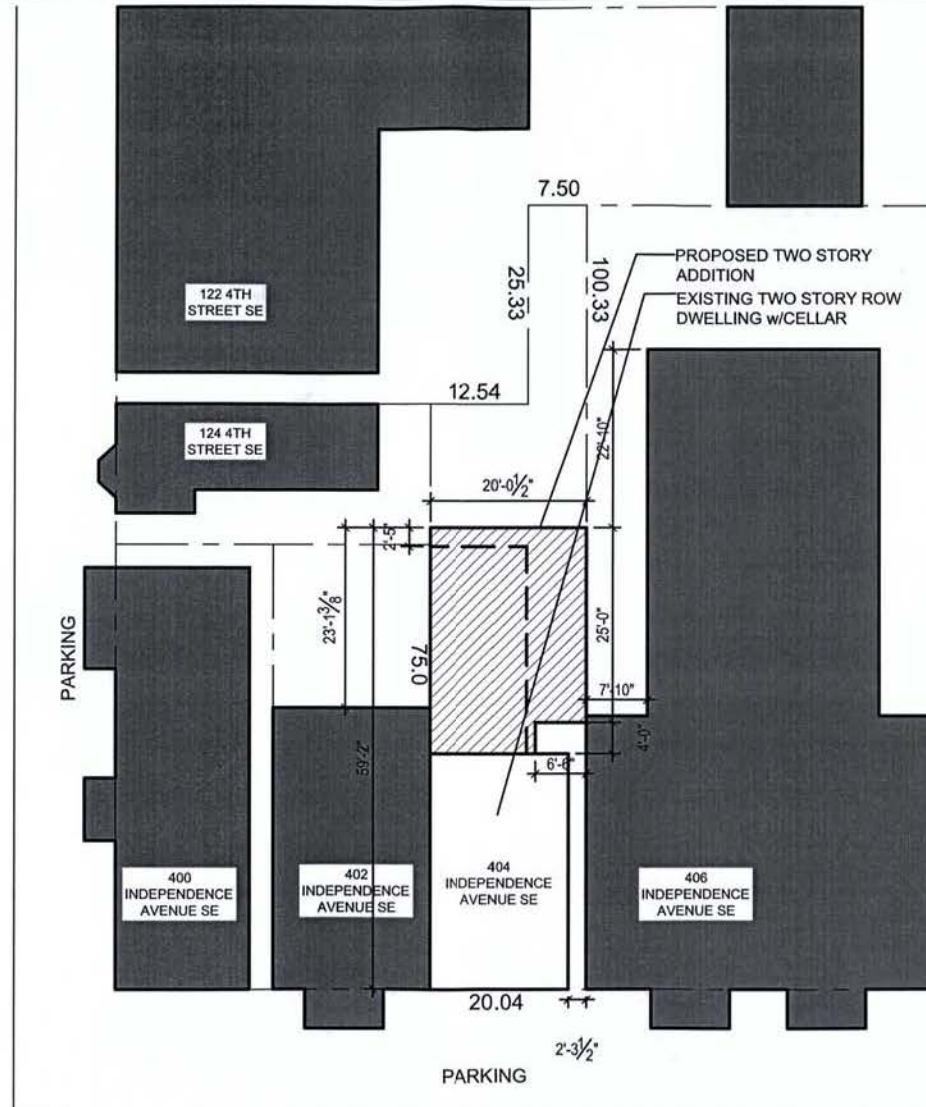
406 INDEPENDENCE AVENUE SE

SIDEWALK

INDEPENDENCE AVENUE SE

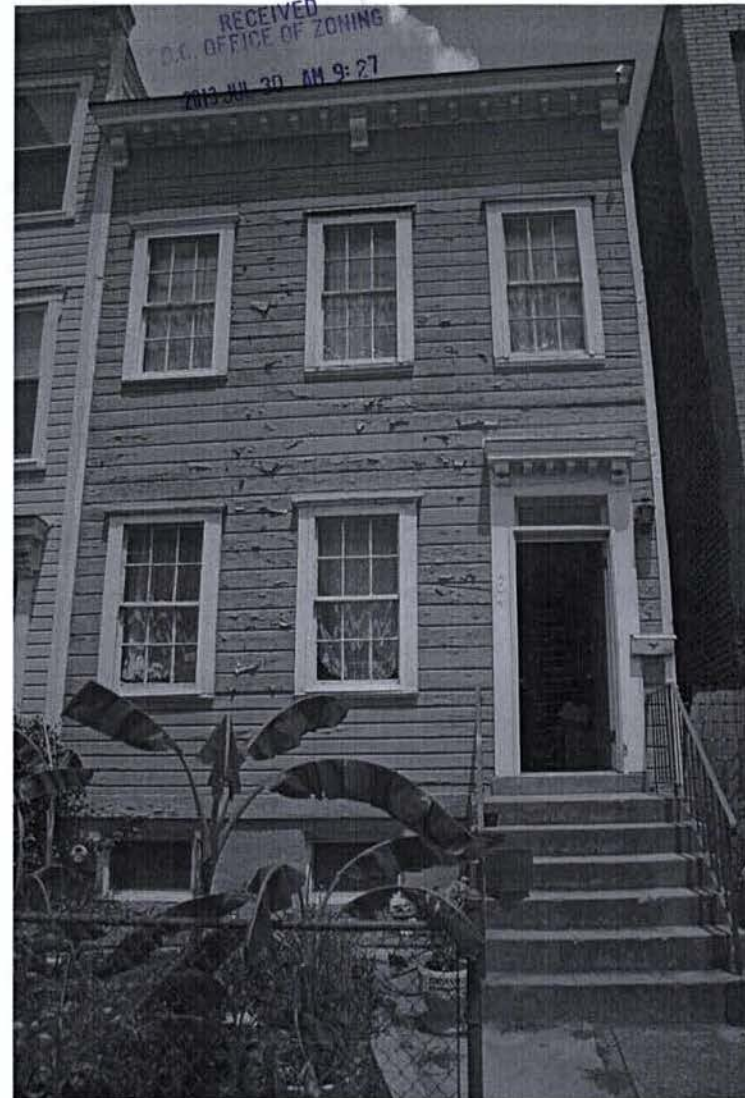
PARKING

PROPOSED TWO STORY ADDITION
EXISTING TWO STORY ROW DWELLING w/CELLAR



1
C-3

BLOCK SITE PLAN
SCALE: 1/16"=1'-0"



1
C-4

STREET VIEWS 404 INDEPENDENCE AVENUE SE
SCALE: NTS

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SEAL:

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DATE: 7-29-13
SCALE: NTS

PHOTOGRAPHS
C-4



1 REAR YARD 404 INDEPENDENCE AVENUE SE
C-5 SCALE: NTS



1 REAR FACADE 404 INDEPENDENCE AVENUE SE
C-5 SCALE: NTS

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SCALE: NTS

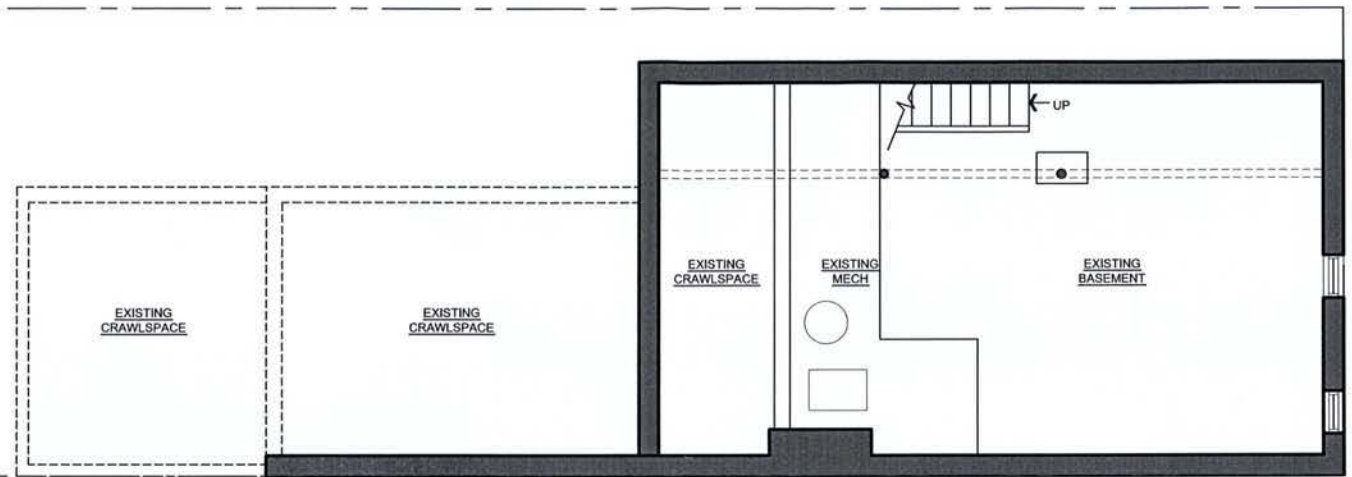
PHOTOGRAPHS

C-5

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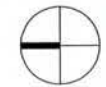
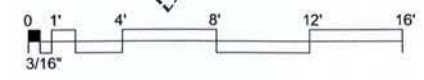
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1 BASEMENT DEMOLITION PLAN
D-1 SCALE: 3/16"=1'-0"

LEGEND:

- EXISTING PARTITION TO REMAIN
- EXISTING PARTITION TO BE REMOVED
- EXISTING DOOR TO REMAIN
- EXISTING DOOR TO BE REMOVED



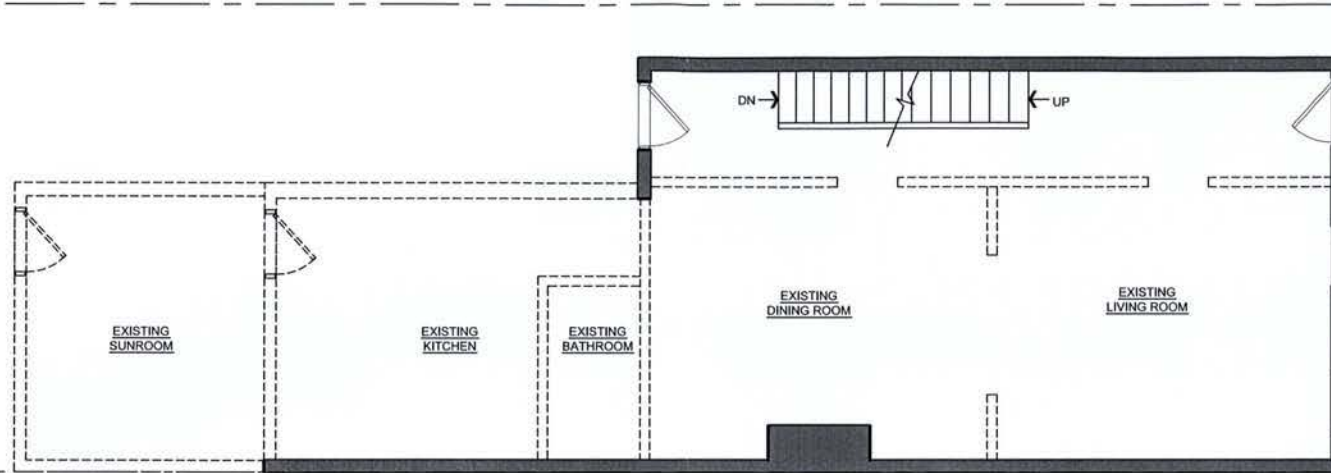
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BASEMENT
DEMOLITION PLAN
D-1

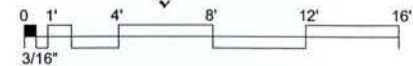
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1
D-2
FIRST FLOOR DEMOLITION PLAN
SCALE: 3/16"=1'-0"

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- EXISTING DOOR TO REMAIN
- EXISTING DOOR TO BE REMOVED



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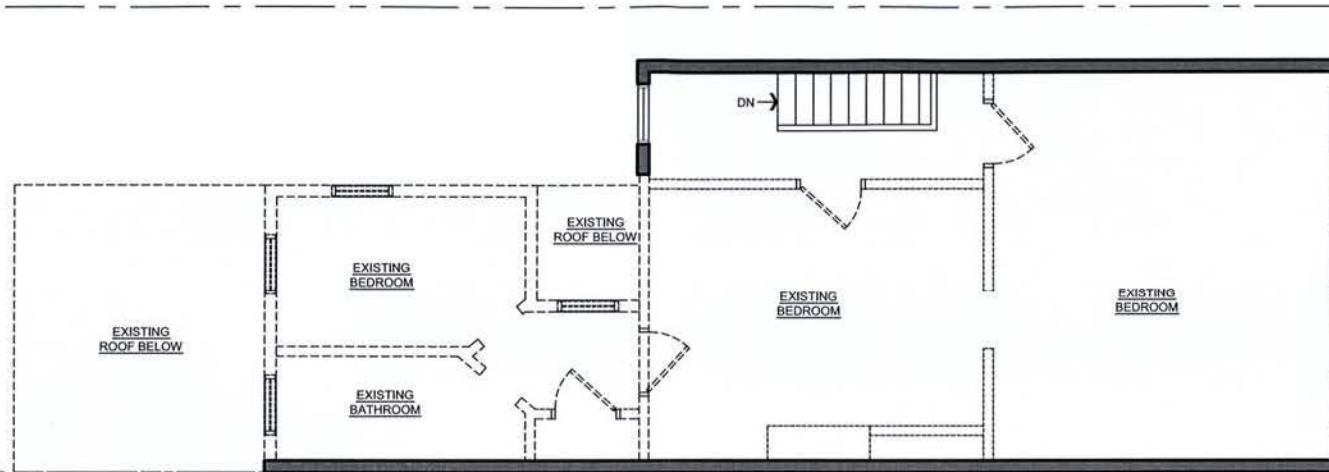
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FIRST FLOOR
DEMOLITION PLAN

D-2

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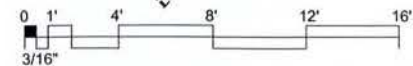
1
D-3

SECOND FLOOR DEMOLITION PLAN

SCALE: 3/16"=1'-0"

LEGEND:

- EXISTING PARTITION TO REMAIN
- EXISTING PARTITION TO BE REMOVED
- EXISTING DOOR TO REMAIN
- EXISTING DOOR TO BE REMOVED



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SECOND FLOOR
DEMOLITION PLAN

D-3