

REAR ADDITION

508 7th Street SE
Washington, DC 20003

REVISIONS		
#	DATE	COMMENTS

FLOWERS RESIDENCE
508 7TH ST SE Washington, DC 20003

PROJECT DATA

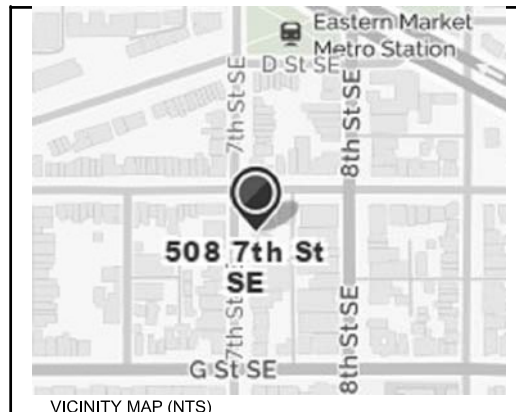
OWNER:

BENJAMIN FLOWERS
508 7TH STREET SE
WASHINGTON, DC 20003

ZONING DATA:

LOT: 0029
SQUARE: 0903
LOT AREA: 1068.0 SF
ZONE: MU-4
USE GROUP: R-3

TWO STORY SEMI DETACHED DWELLING
SINGLE FAMILY
FIRE ALARM: NO
SPRINKLER: NO
FIRE DETECTION: HARD WIRED AND INTERCONNECTED
SMOKE DETECTORS W/ BATTERY BACKUP
ACCESSIBILITY NO



VICINITY MAP (NTS)

PROJECT DESCRIPTION:

TWO-STORY REAR ADDITION, INTERIOR RENOVATIONS

APPLICABLE BUILDING CODES:

DCMR 11 2016
IRC 2012
DCMR 12-A1, BUILDING CODE SUPPLEMENT OF 2013 CHAPTER 1
DCMR 12-B, RESIDENTIAL CODE SUPPLEMENT OF 2013
IEBC 2012
DCMR 12-J, EXISTING BUILDINGS CODE SUPPLEMENT OF 2013

	EXISTING	PROPOSED	MAXIMUM
LOT COVERAGE	754.7 SF	747.5 SF	640.8 SF
(PERCENTAGE)	70.7%	70.0%	60.0%
REAR YARD	8.6'	9.2'	15.0' MINIMUM
SIDE YARD	1.5' / 7.9' / 4.4'	NO CHANGE	8.0' MIN
HEIGHT	20.33'	NO CHANGE	50.0'
STORIES	N/A	NO CHANGE	N/A
F.A.R.	1.3	1.4	2.5
SQUARE FOOTAGE			
FIRST FLOOR	754.7 SF	747.5 SF	
SECOND FLOOR	643.4 SF	747.5 SF	
TOTAL	1398.1 SF	1495.0 SF	

DRAWING INDEX

- C-1 COVER SHEET
- C-2 SITE PLAN
- C-3 PHOTOGRAPHS
- 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 ROOF PLAN
- A-4 EXTERIOR ELEVATIONS
- A-5 EXTERIOR ELEVATIONS
- A-6 EXTERIOR ELEVATIONS

FOWLER ARCHITECTS

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

SEAL:

VERSION: BZA
DATE: 10-2-17
SCALE: N.T.S.

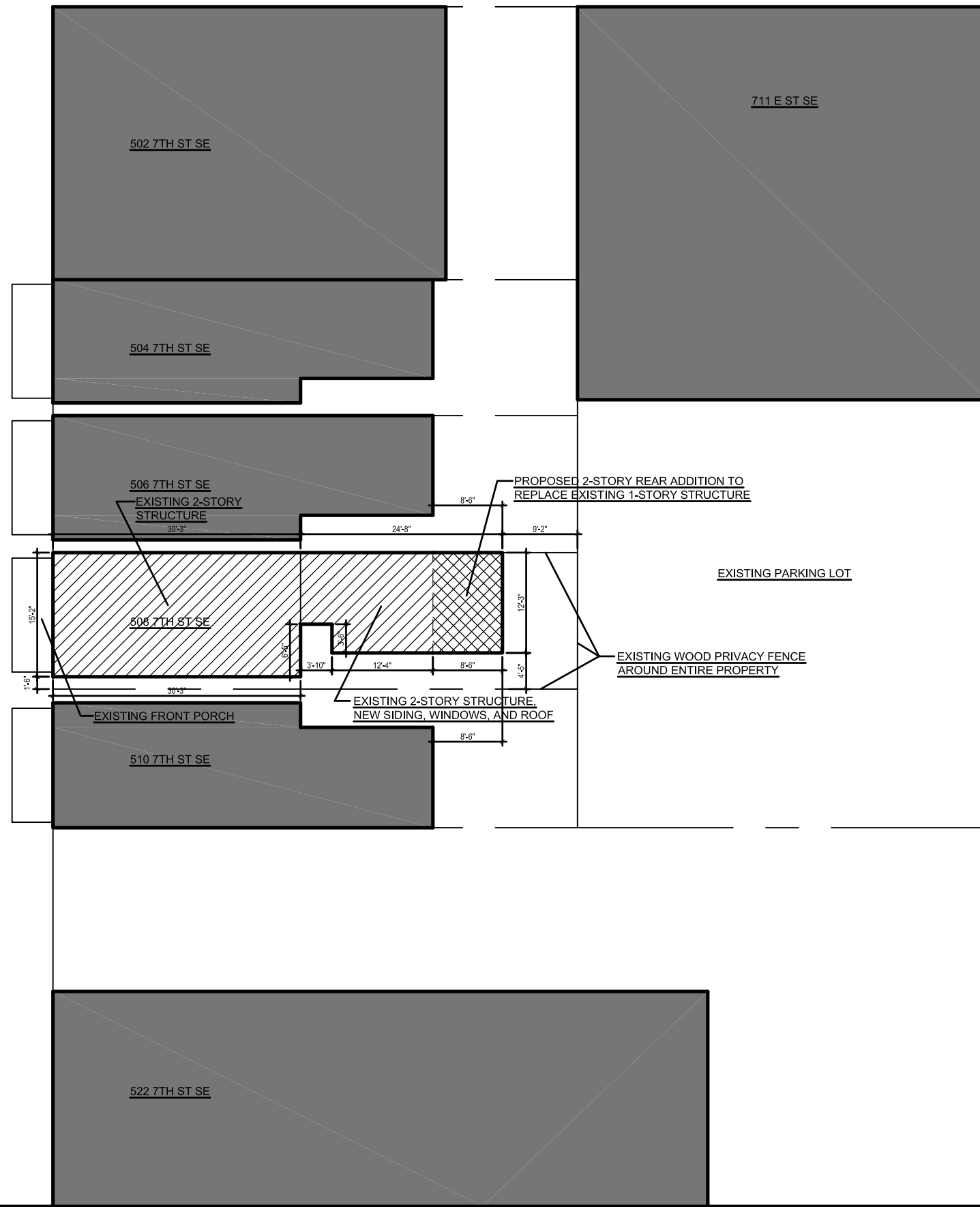
COVER SHEET

C-1

Board of Zoning Adjustment
District of Columbia
CASE NO. 19655
EXHIBIT NO. 16

E STREET SE

7TH STREET SE



REVISIONS		
#	DATE	COMMENTS

FLOWERS RESIDENCE

508 7TH ST SE Washington, DC 20003

FOWLER ARCHITECTS

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

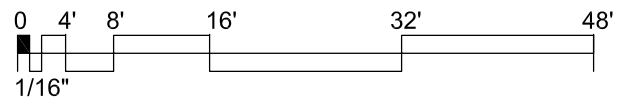
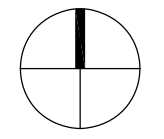
SEAL:

VERSION: BZA
DATE: 10-2-17
SCALE: 1/16" = 1'-0"

SITE PLAN

C-2

1 SITE PLAN
C-2 SCALE: 1/16"=1'-0"



REVISIONS		
#	DATE	COMMENTS



1 VIEW OF FRONT FROM 7TH STREET SE
C-3 SCALE: NTS

2 VIEW OF REAR FROM ALLEY
C-3 SCALE: NTS

FLOWERS RESIDENCE
508 7TH ST SE Washington, DC 20003

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

SEAL:

VERSION: BZA
DATE: 10-2-17
SCALE: NTS

PHOTOGRAPHS
C-3

REVISIONS		
#	DATE	COMMENTS



1 VIEW OF NORTH FACADE FROM REAR
C-4 SCALE: NTS

2 VIEW OF SOUTH FACADE FROM REAR
C-4 SCALE: NTS

FLOWERS RESIDENCE
508 7TH ST SE Washington, DC 20003

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

SEAL:

VERSION: BZA
DATE: 10-2-17
SCALE: NTS

PHOTOGRAPHS
C-4

REVISIONS		
#	DATE	COMMENTS



1 VIEW FROM E STREET SE THROUGH REAR YARDS
C-5 SCALE: NTS

2 VIEW FROM REAR YARD TOWARDS ALLEY
C-5 SCALE: NTS

FLOWERS RESIDENCE
508 7TH ST SE Washington, DC 20003

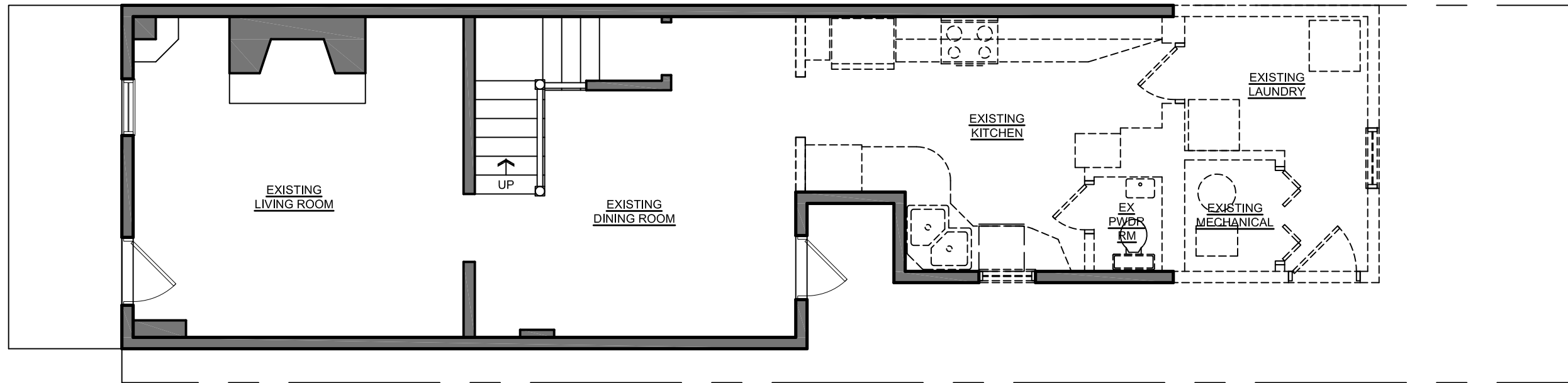
FOWLER ARCHITECTS
1819 D STREET SE
WASHINGTON, DC 20003
(202) 546-0896
www.fowler-architects.com

SEAL:

VERSION: BZA
DATE: 10-2-17
SCALE: NTS

PHOTOGRAPHS
C-5

REVISIONS		
#	DATE	COMMENTS



FLOWERS RESIDENCE
 508 7TH ST SE Washington, DC 20003

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

SEAL:

VERSION: BZA
 DATE: 10-2-17
 SCALE: 3/16"=1'-0"

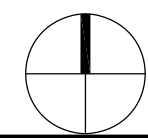
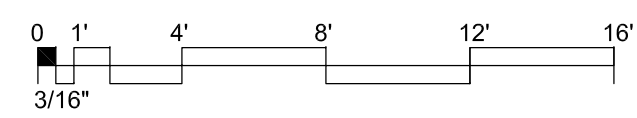
FIRST FLOOR DEMOLITION PLAN

D-1

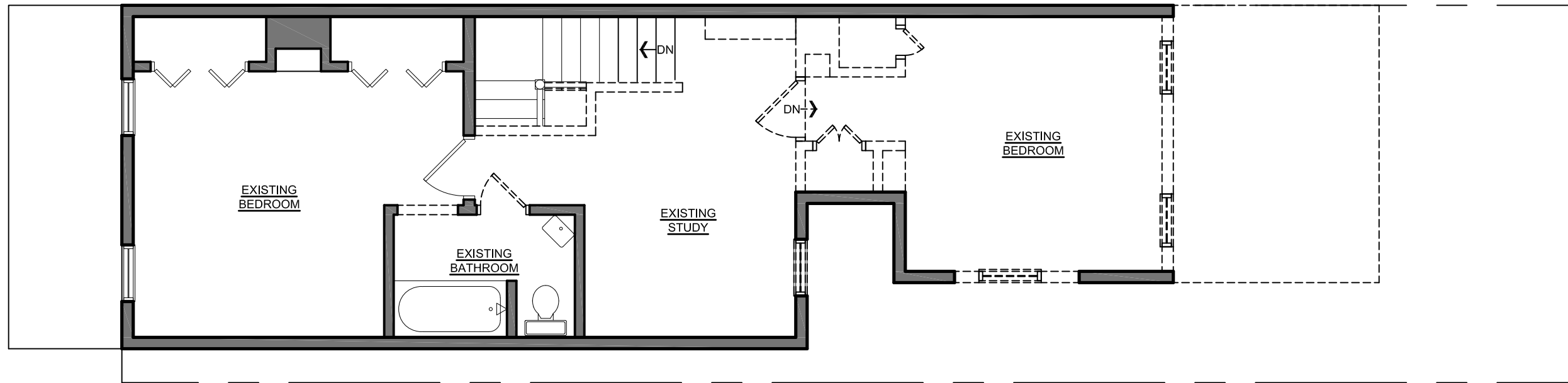
LEGEND:

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


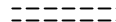


1 **FIRST FLOOR DEMOLITION PLAN**
 D-1 SCALE: 3/16"=1'-0"



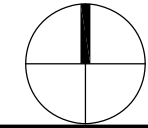
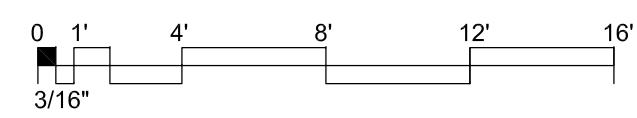
REVISIONS		
#	DATE	COMMENTS



LEGEND:

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

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



FLOWERS RESIDENCE
 508 7TH ST SE Washington, DC 20003

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

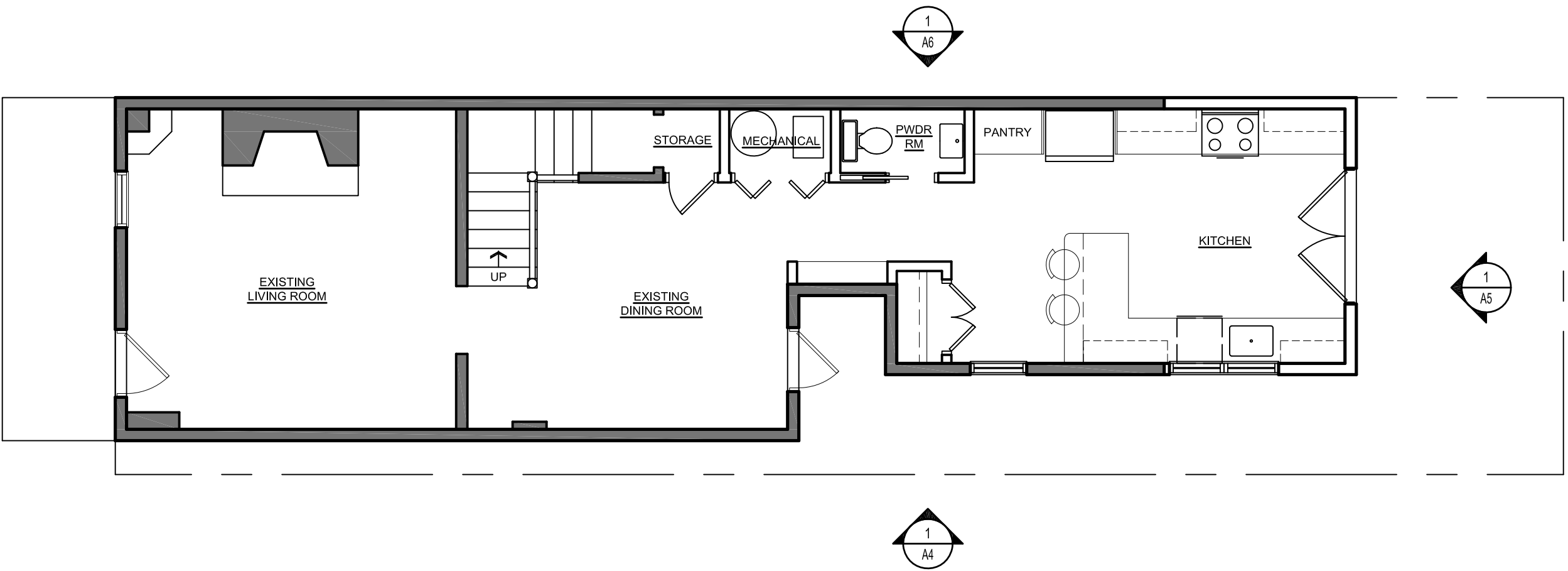
SEAL:

VERSION: **BZA**
 DATE: **10-2-17**
 SCALE: **3/16"=1'-0"**

SECOND FLOOR DEMOLITION PLAN

D-2

REVISIONS		
#	DATE	COMMENTS



FLOWERS RESIDENCE
 508 7TH ST SE Washington, DC 20003

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

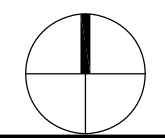
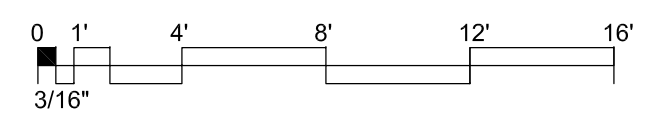
SEAL:

VERSION: BZA
 DATE: 10-2-17
 SCALE: 3/16"=1'-0"
 FIRST FLOOR PLAN

LEGEND:

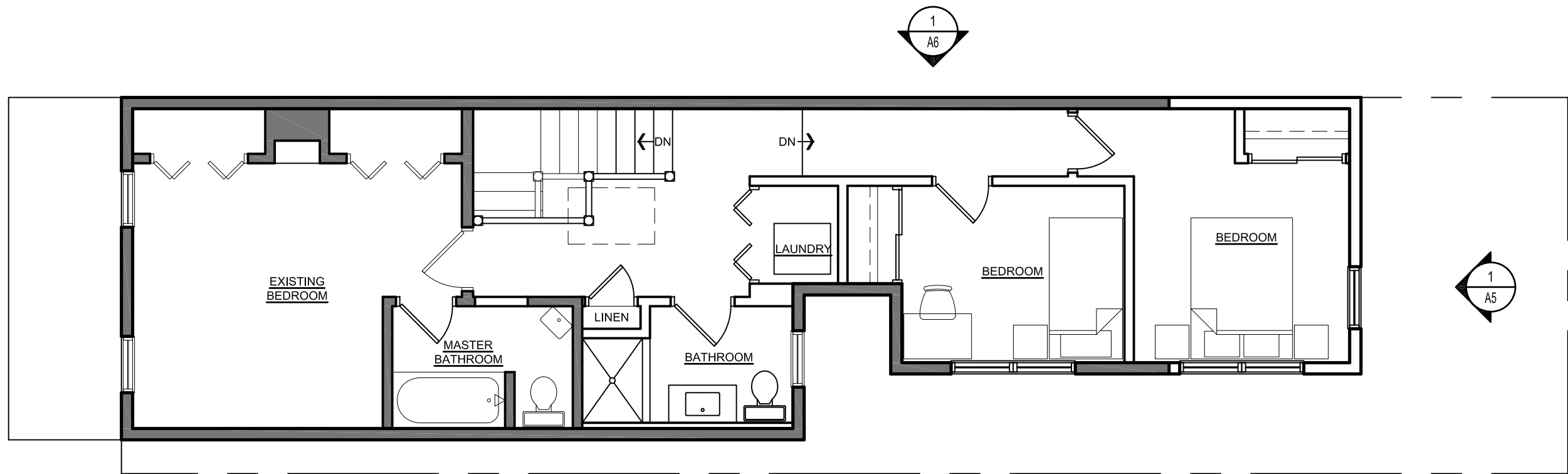
- EXISTING PARTITION TO REMAIN
- NEW PARTITION

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



A-1

REVISIONS		
#	DATE	COMMENTS



FLOWERS RESIDENCE
 508 7TH ST SE Washington, DC 20003

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

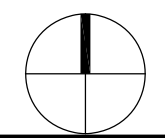
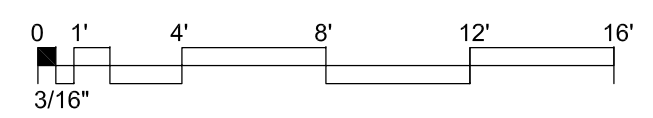
SEAL:

VERSION: BZA
 DATE: 10-2-17
 SCALE: 3/16"=1'-0"
 SECOND FLOOR PLAN

LEGEND:

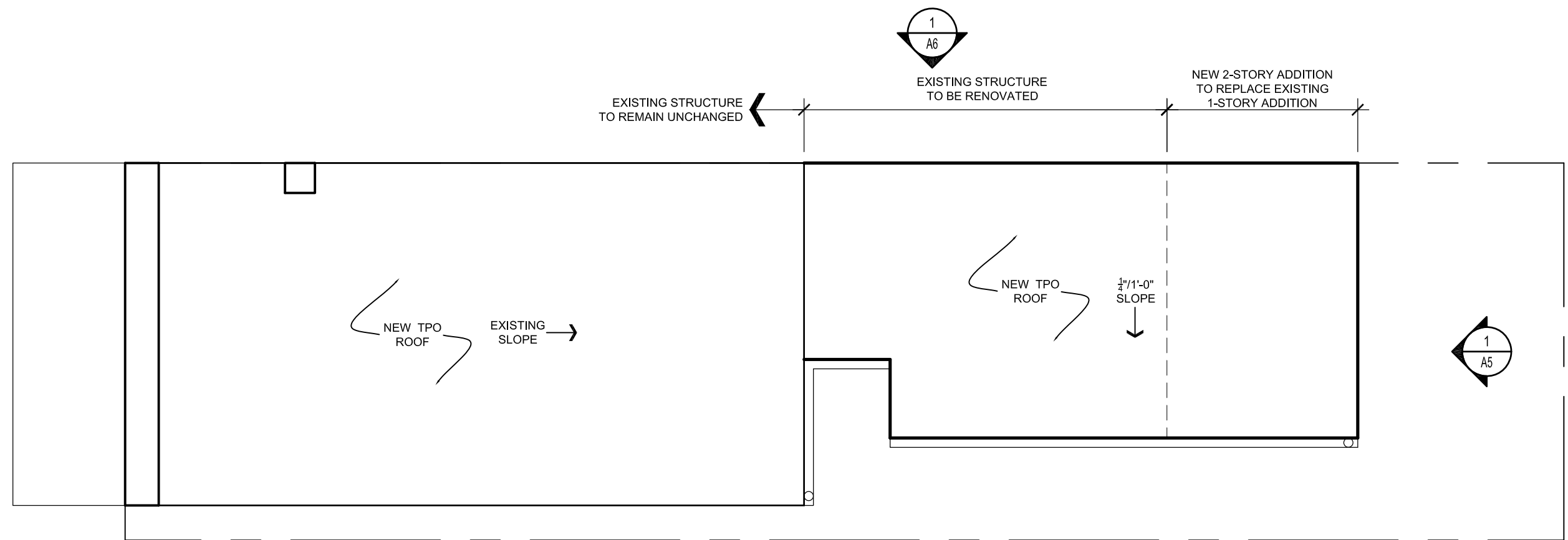
- EXISTING PARTITION TO REMAIN
- NEW PARTITION

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



A-2

REVISIONS		
#	DATE	COMMENTS



FLOWERS RESIDENCE
508 7TH ST SE Washington, DC 20003

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

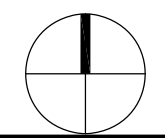
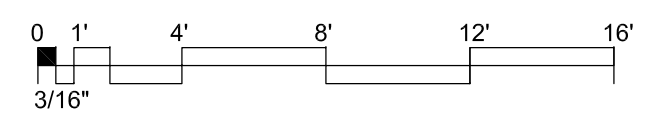
SEAL:

VERSION: BZA
DATE: 10-2-17
SCALE: 3/16"=1'-0"
SECOND FLOOR PLAN

LEGEND:

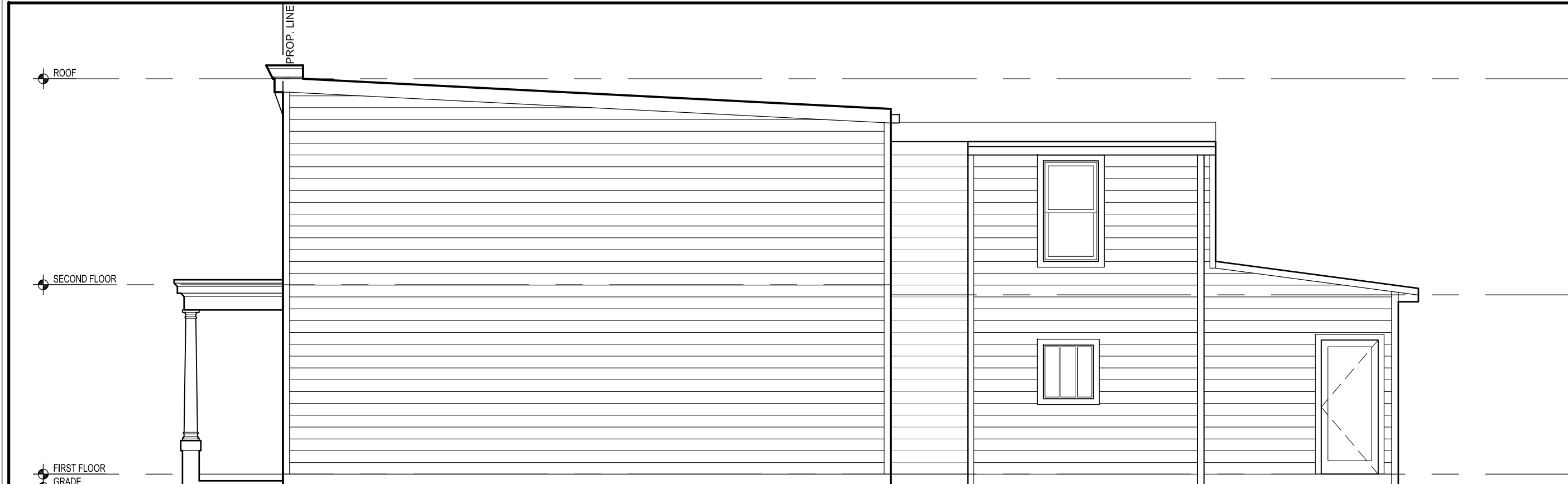
- EXISTING PARTITION TO REMAIN
- NEW PARTITION

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

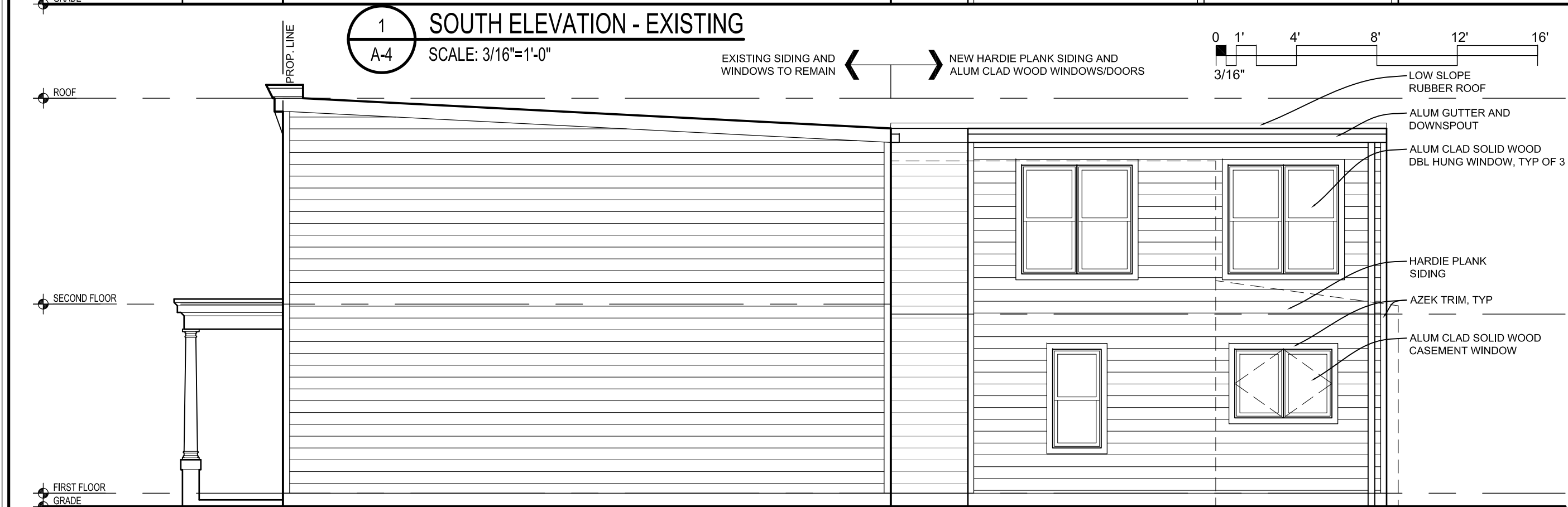


A-3

REVISIONS		
#	DATE	COMMENTS

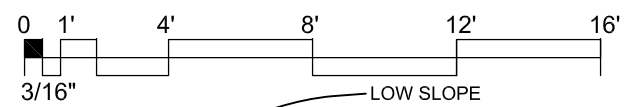


1 SOUTH ELEVATION - EXISTING
A-4 SCALE: 3/16"=1'-0"



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

EXISTING SIDING AND WINDOWS TO REMAIN < > NEW HARDIE PLANK SIDING AND ALUM CLAD WOOD WINDOWS/DOORS



- LOW SLOPE RUBBER ROOF
- ALUM GUTTER AND DOWNSPOUT
- ALUM CLAD SOLID WOOD DBL HUNG WINDOW, TYP OF 3
- HARDIE PLANK SIDING
- AZEK TRIM, TYP
- ALUM CLAD SOLID WOOD CASEMENT WINDOW

EXISTING STRUCTURE TO BE RENOVATED | NEW 2-STORY ADDITION TO REPLACE EXISTING 1-STORY ADDITION

FLOWERS RESIDENCE
508 7TH ST SE Washington, DC 20003

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

SEAL:

VERSION: CONCEPT
DATE: 8-1-17
SCALE: 3/16"=1'-0"
EXTERIOR ELEVATIONS

A-4

REVISIONS		
#	DATE	COMMENTS

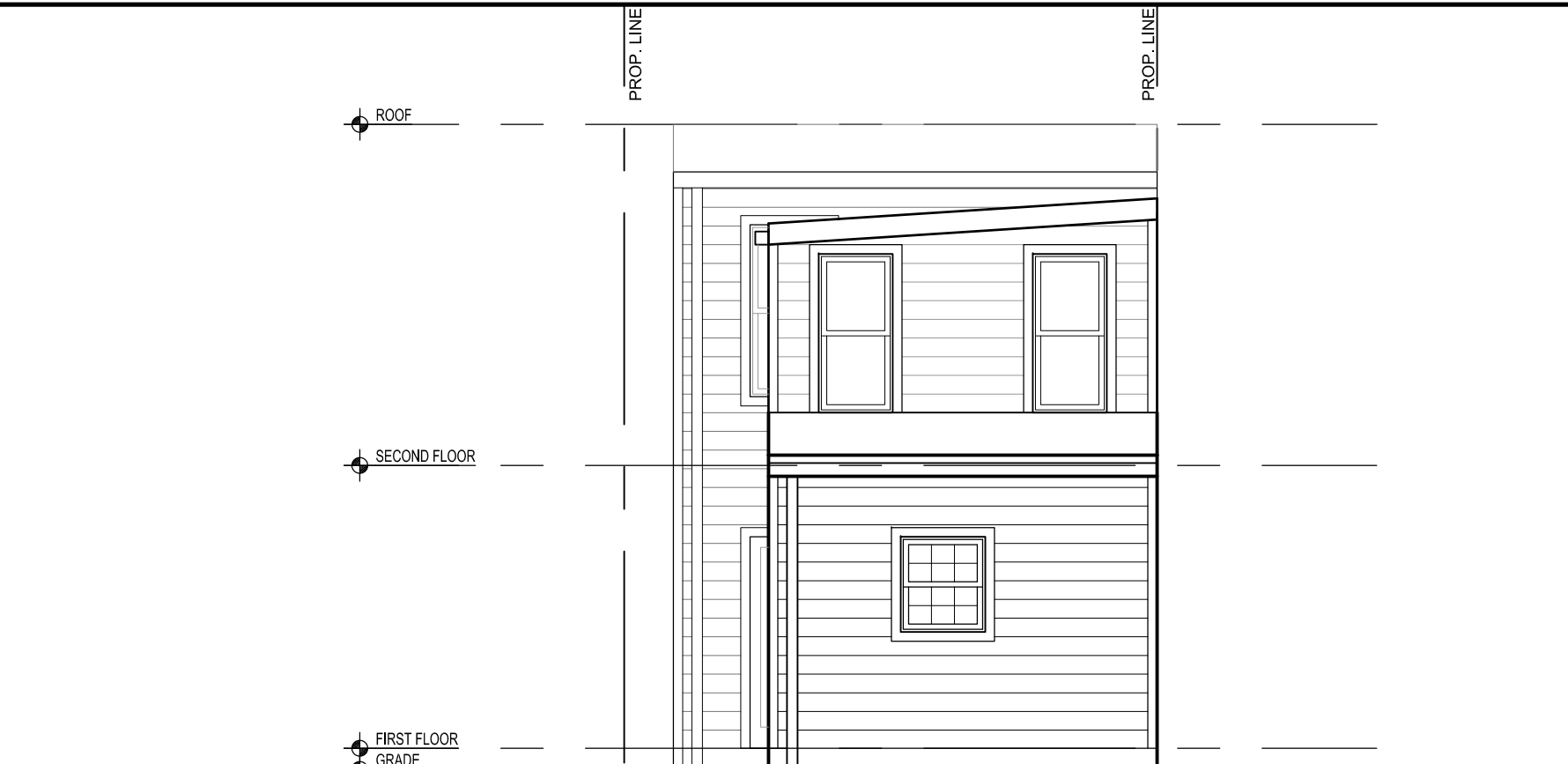
FLOWERS RESIDENCE
 508 7TH ST SE Washington, DC 20003

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

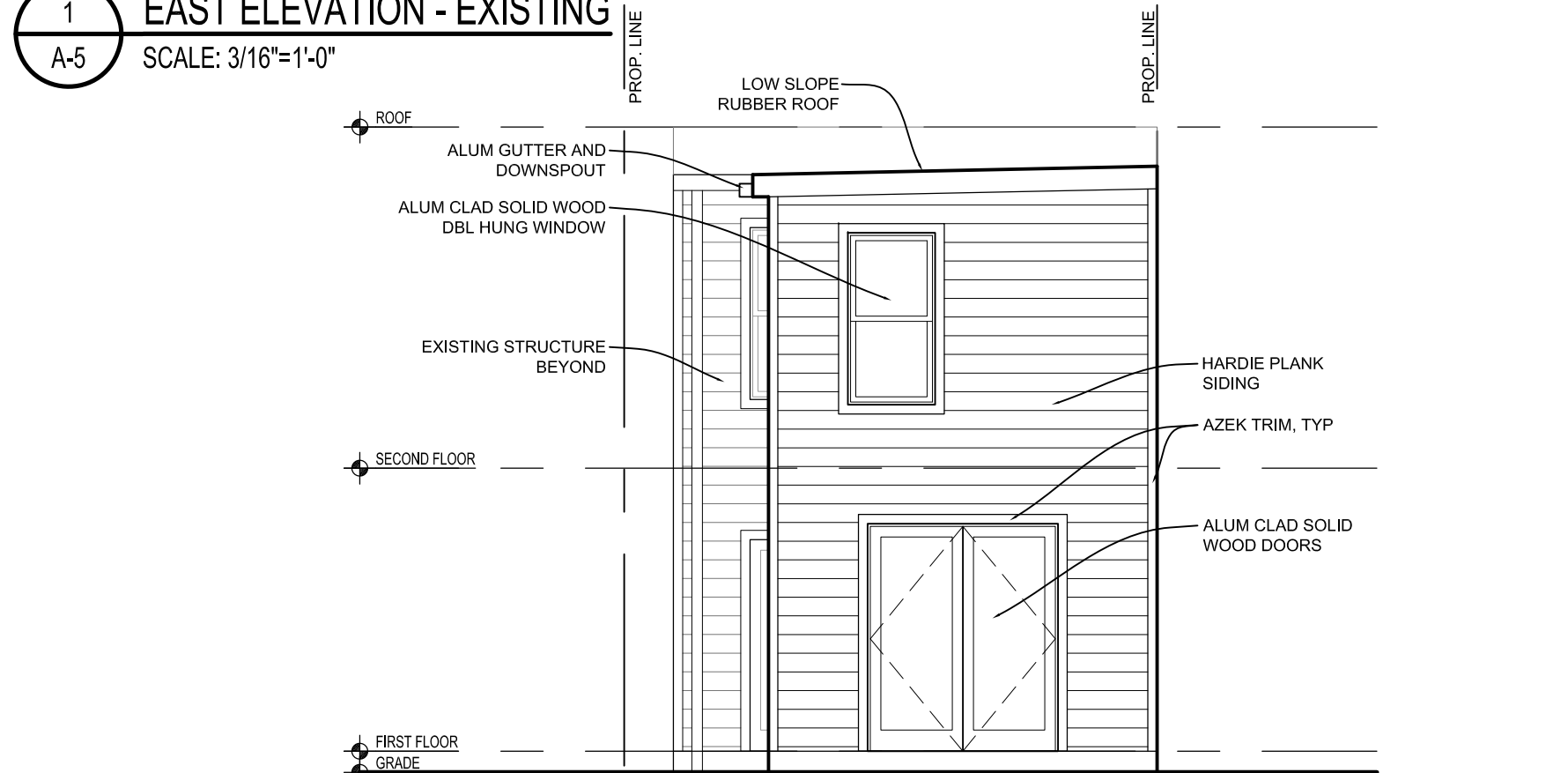
SEAL:

VERSION: **BZA**
 DATE: **10-2-17**
 SCALE: **3/16"=1'-0"**
EXTERIOR ELEVATIONS

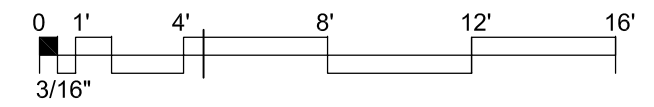
A-5



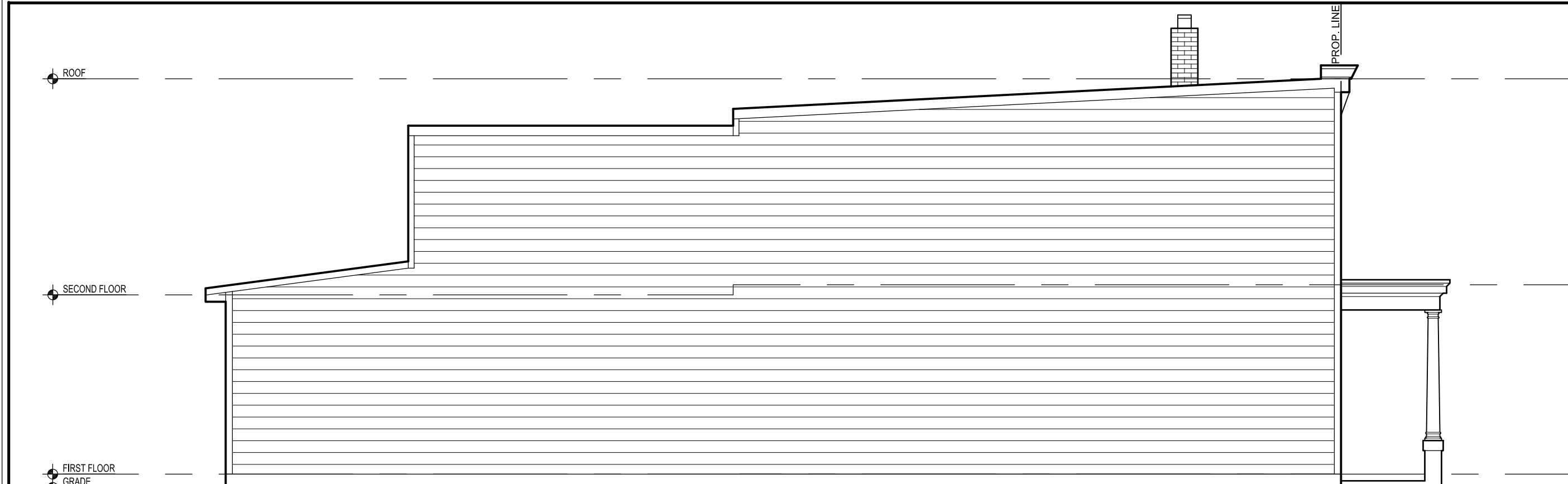
1 **EAST ELEVATION - EXISTING**
A-5 SCALE: 3/16"=1'-0"



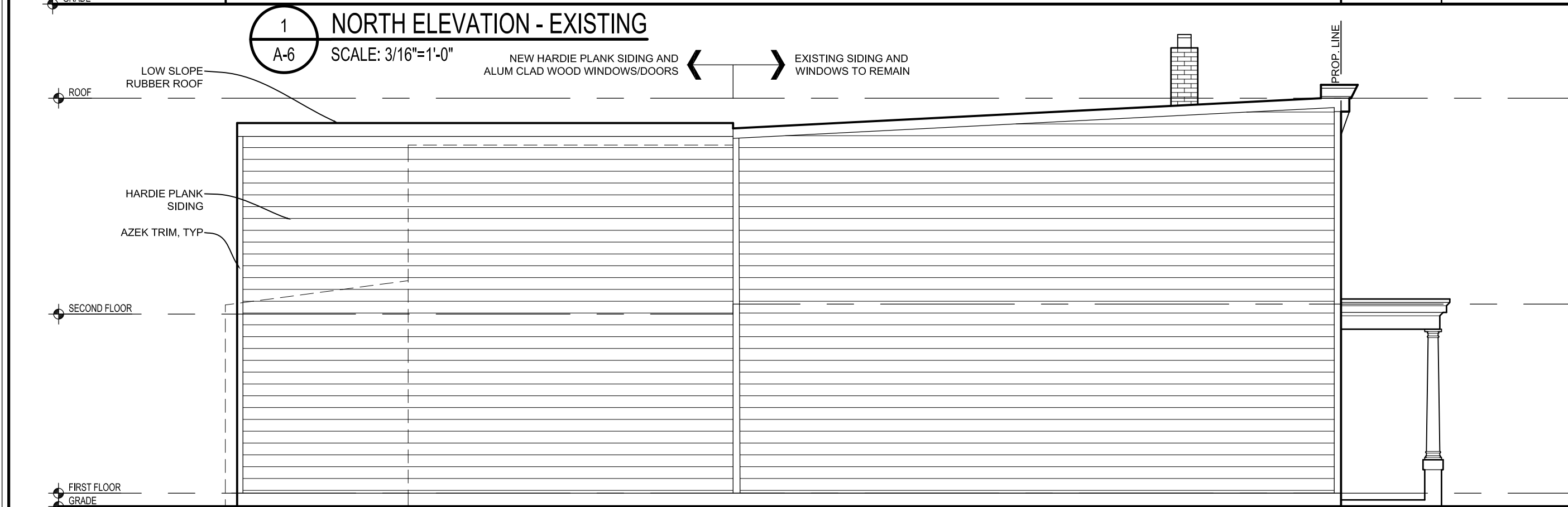
1 **EAST ELEVATION - PROPOSED**
A-5 SCALE: 3/16"=1'-0"



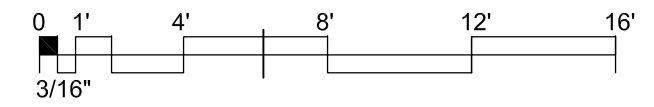
REVISIONS		
#	DATE	COMMENTS



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



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



FLOWERS RESIDENCE
 508 7TH ST SE Washington, DC 20003

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

SEAL:

VERSION: BZA
 DATE: 10-2-17
 SCALE: 3/16"=1'-0"
 EXTERIOR ELEVATIONS

A-6