

717 5th Street NE – RENOVATION & ADDITION

Washington, DC 20002

BZA Concept Plans

September 26, 2024

OWNER:

SEAN WARD AND AUDREY TOMASON

ARCHITECT:

FOWLER ARCHITECTS

1819 D STREET SE

WASHINGTON, DC 20003

(202)546-0896

PROPERTY INFORMATION:

LOT: 0802

SQUARE: 0833

LOT AREA: 2110 SF

ZONE: RF-1

USE GROUP: R-3

EXISTING: TWO STORY + CELLAR ROW DWELLING, SINGLE-FAMILY DWELLING

PROPOSED: THREE STORY + CELLAR, TWO FAMILY FLAT

PROJECT DESCRIPTION:

3-STORY + CELLAR REAR ADDITION & THIRD FLOOR ADDITION OVER EXISTING HOUSE. INTERIOR RENOVATION ALL LEVELS. CELLAR TO BE CONVERTED TO SEPARATE DWELLING UNIT

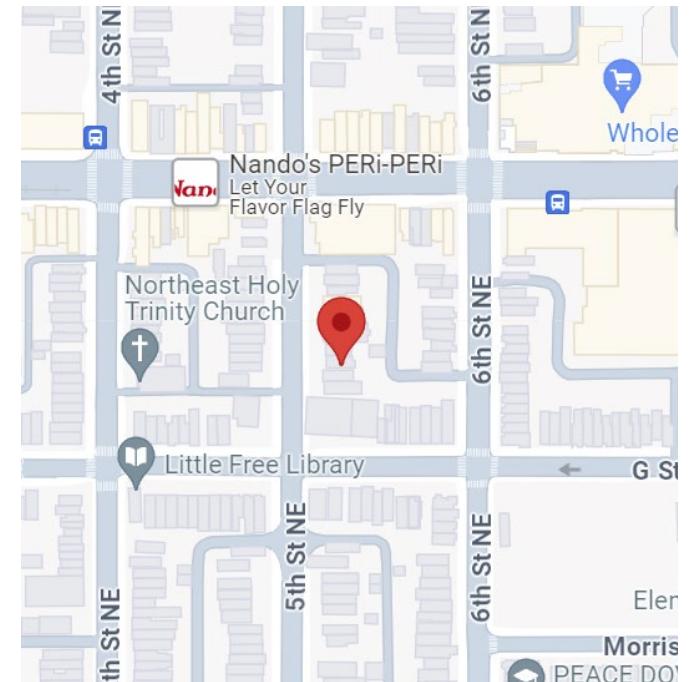
ZONING RELIEF:

RELIEF NEEDED: SUBTITLE E § 210.1

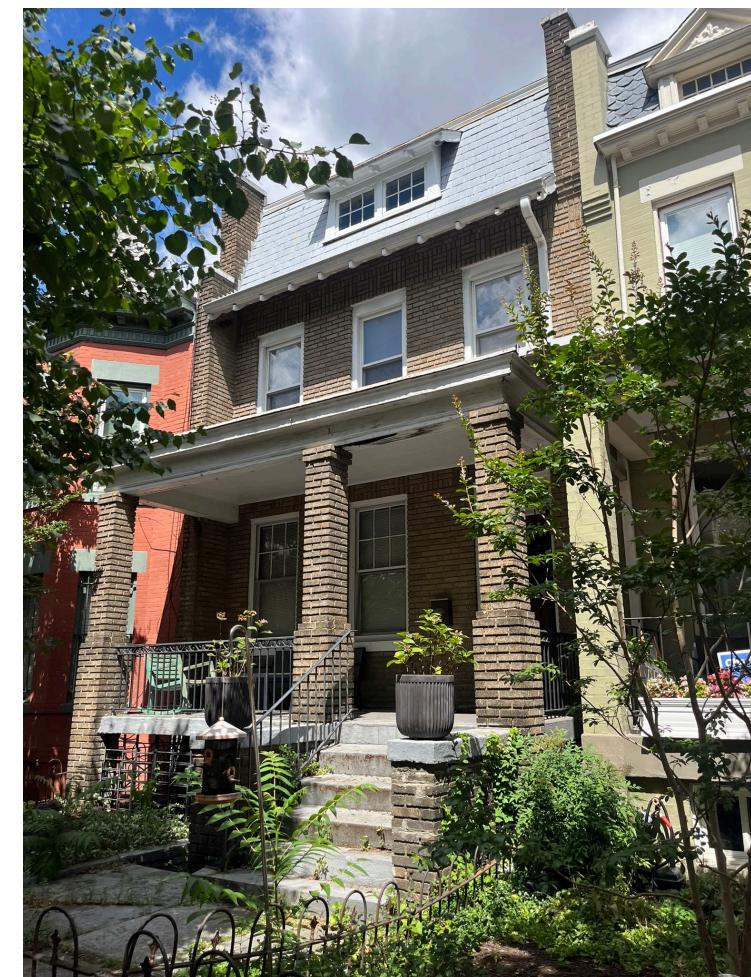
	Existing	Proposed	Allowable
Lot Coverage	1416 SF	1477.9 SF	1266 SF
(Percentage)	67%	70%	60%
Rear Yard	62.08'	61.08'	20 FT MIN
Side Yard	N/A	N/A	N/A
Open Court	N/A	N/A	N/A
Height	31.0'	35.0'	35.0'
Stories	2 + CELLAR	3 + CELLAR	3+CELLAR
Parking	1 SPOT	NO CHANGE	1 PER PRINCIPLE DU
Square Footage			
Cellar	703 SF	843 SF	N/A
First Floor	781 SF	843 SF	N/A
Second Floor	781 SF	843 SF	N/A
Third Floor	N/A	691 SF	N/A
Total	2265 SF	3220 SF	N/A
Garage	594 SF	NO CHANGE	N/A

DRAWING INDEX:

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- D-3 CARRIAGE HOUSE EXISTING PLANS
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SITE MAP



FRONT FAÇADE



REAR FAÇADE



REAR YARD, LOOKING SOUTH



REAR YARD, LOOKING NORTH



GARAGE ALLEY FACADE

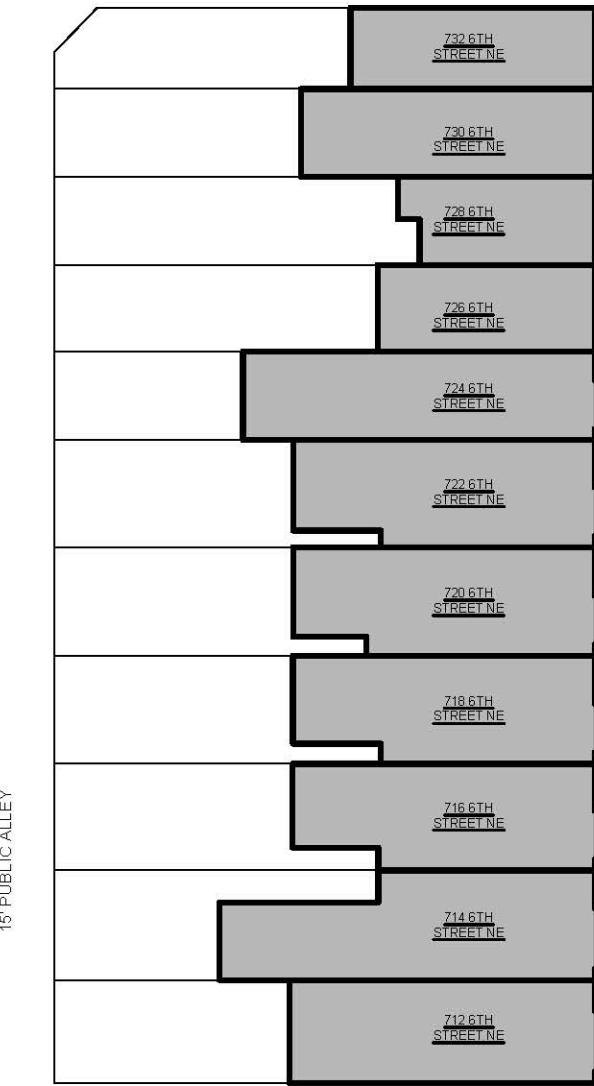
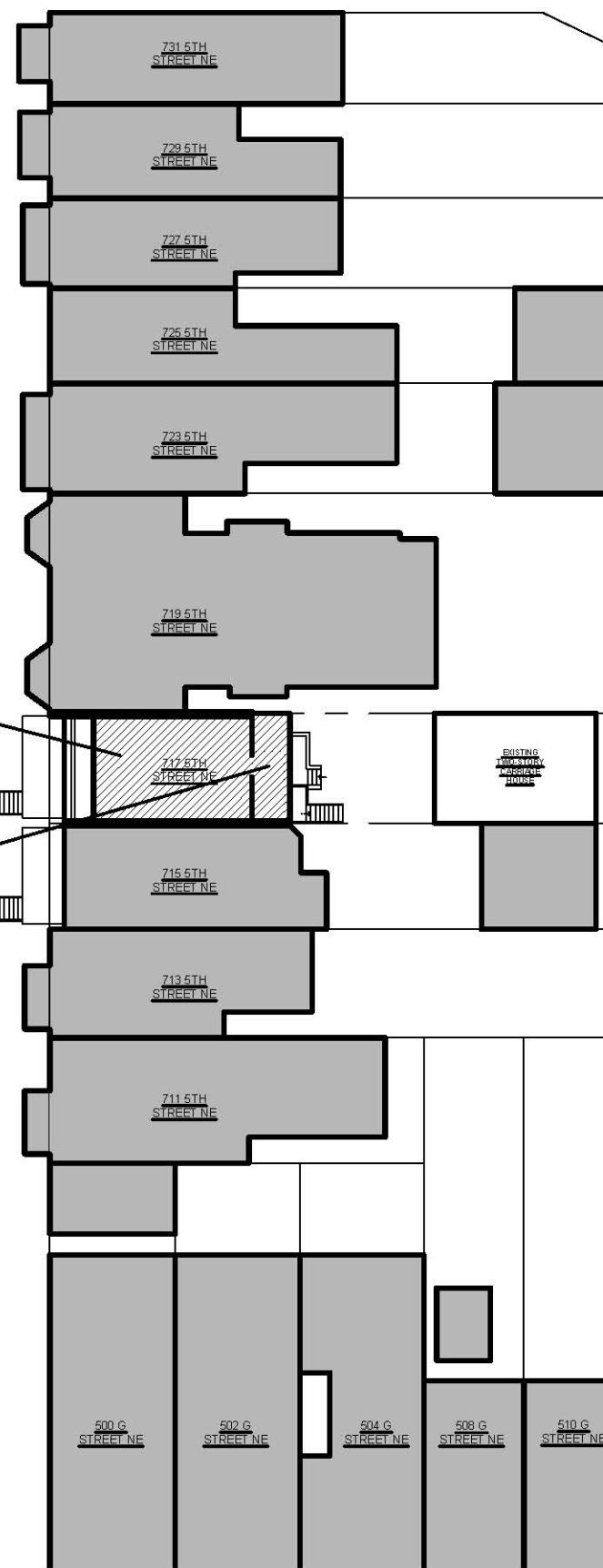


GARAGE YARD FACADE

PROPOSED THIRD FLOOR
ADDITION & ROOF DECK
ABOVE EXISTING 2 STORY
+ CELLAR ROW DWELLING

5TH STREET NE

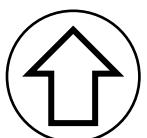
PROPOSED 3-STORY
+ CELLAR REAR
ADDITION



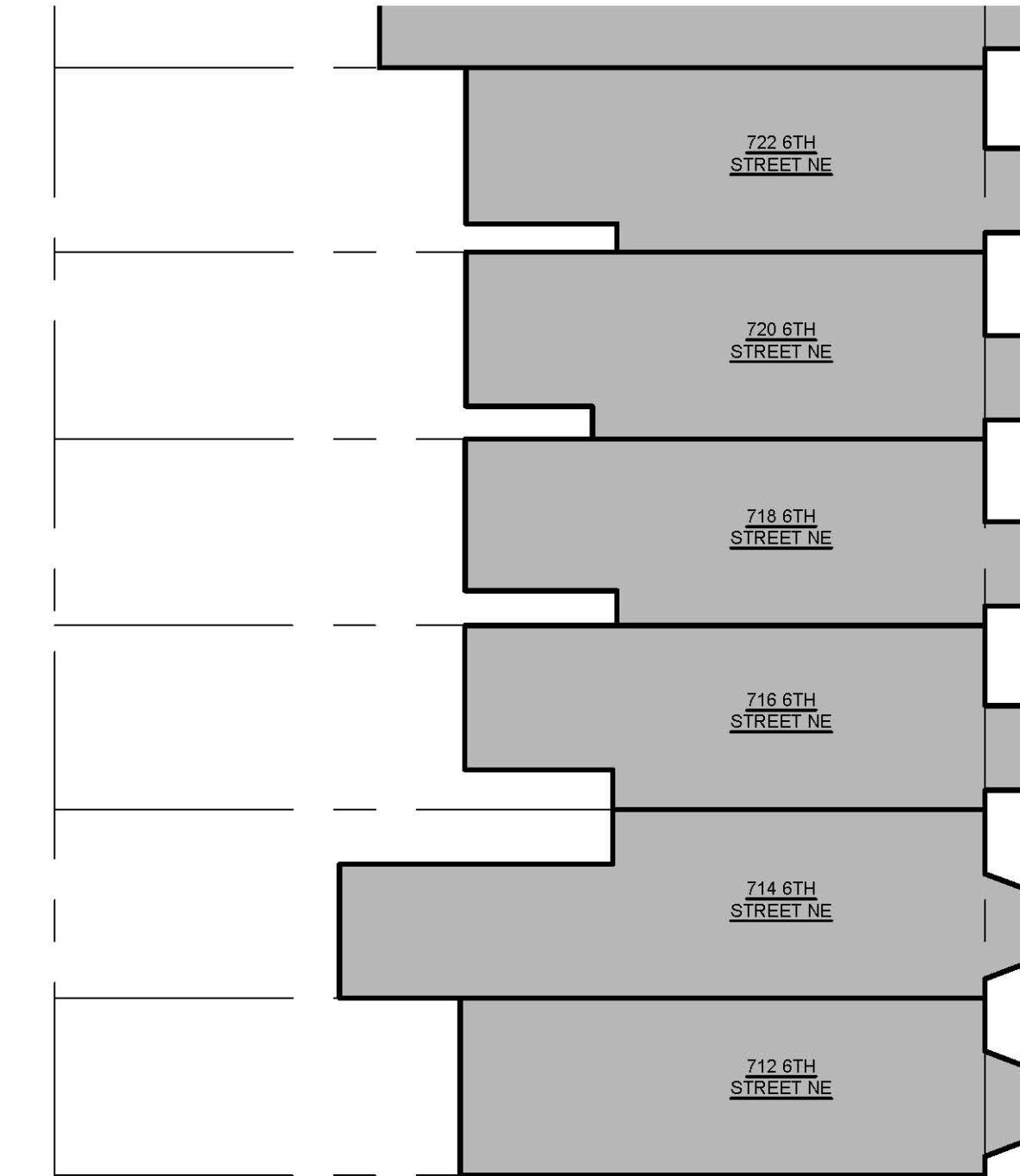
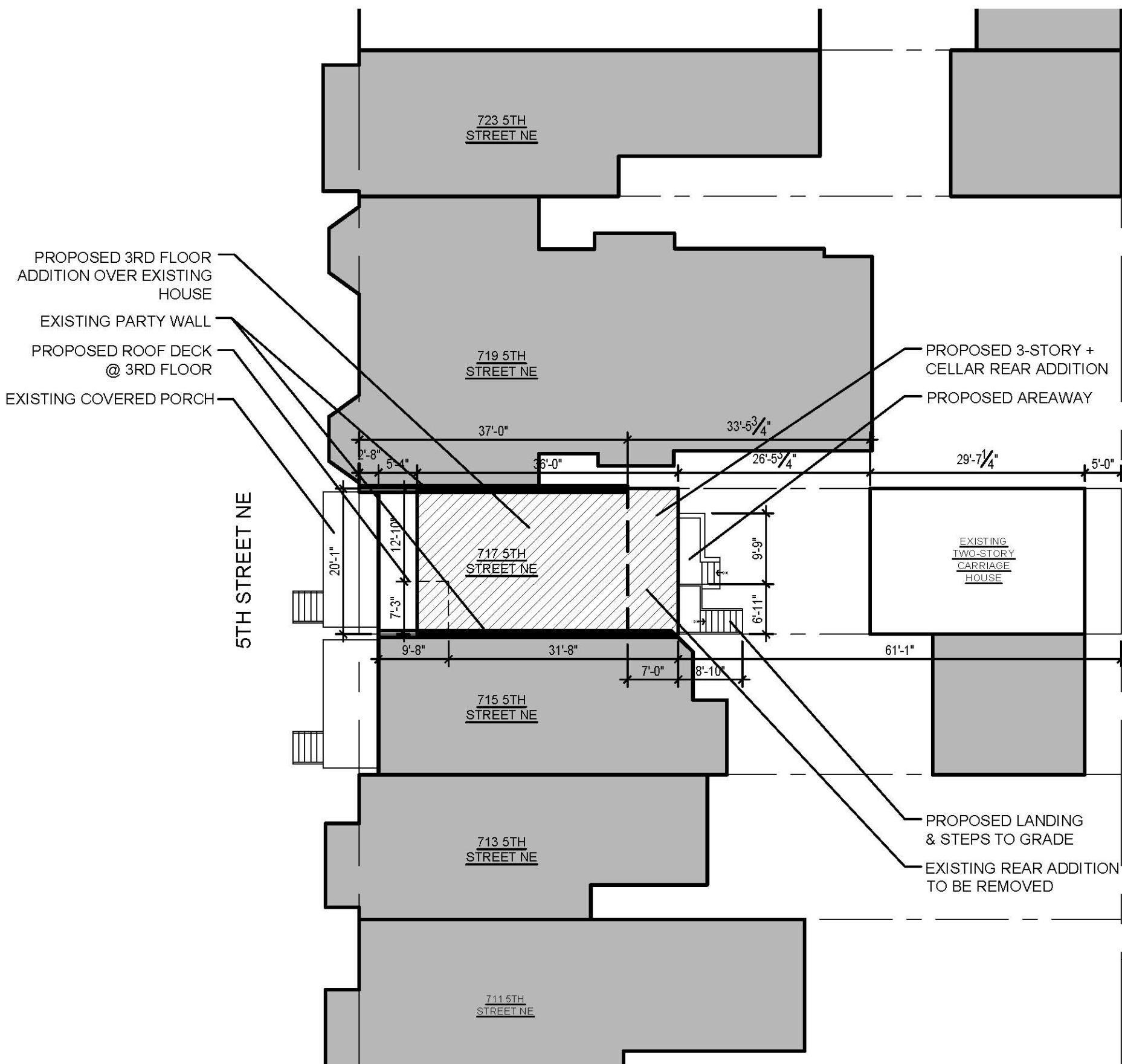
717 5TH STREET NE – BLOCK PLAN

1
C-3

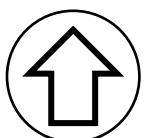
BLOCK PLAN
SCALE: 1/32" = 1'-0"



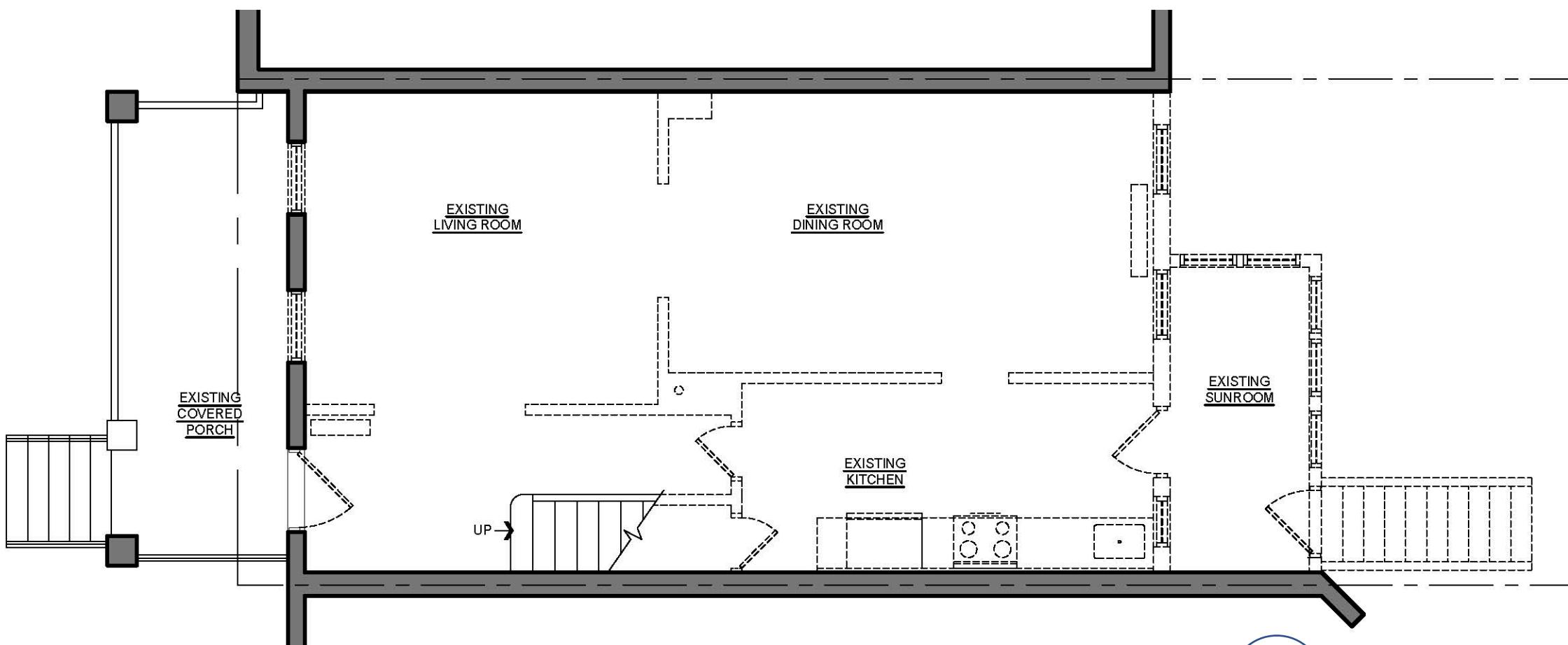
C-3



1
C-4
SITE PLAN
SCALE: 1/16" = 1'-0"

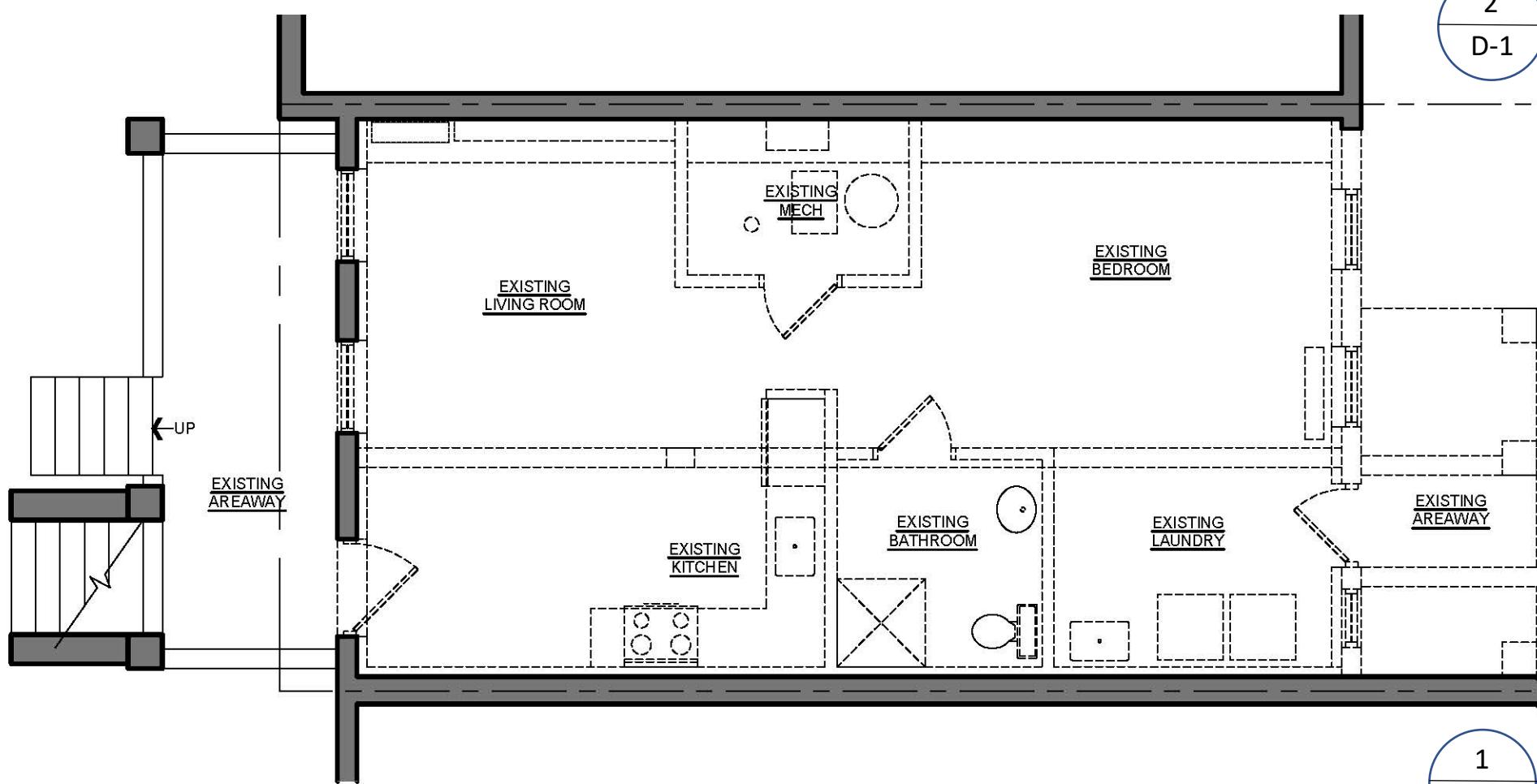


C-4



2 FIRST FLOOR DEMOLITION PLAN

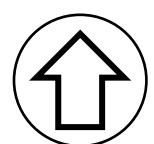
SCALE: 3/16"=1'-0"



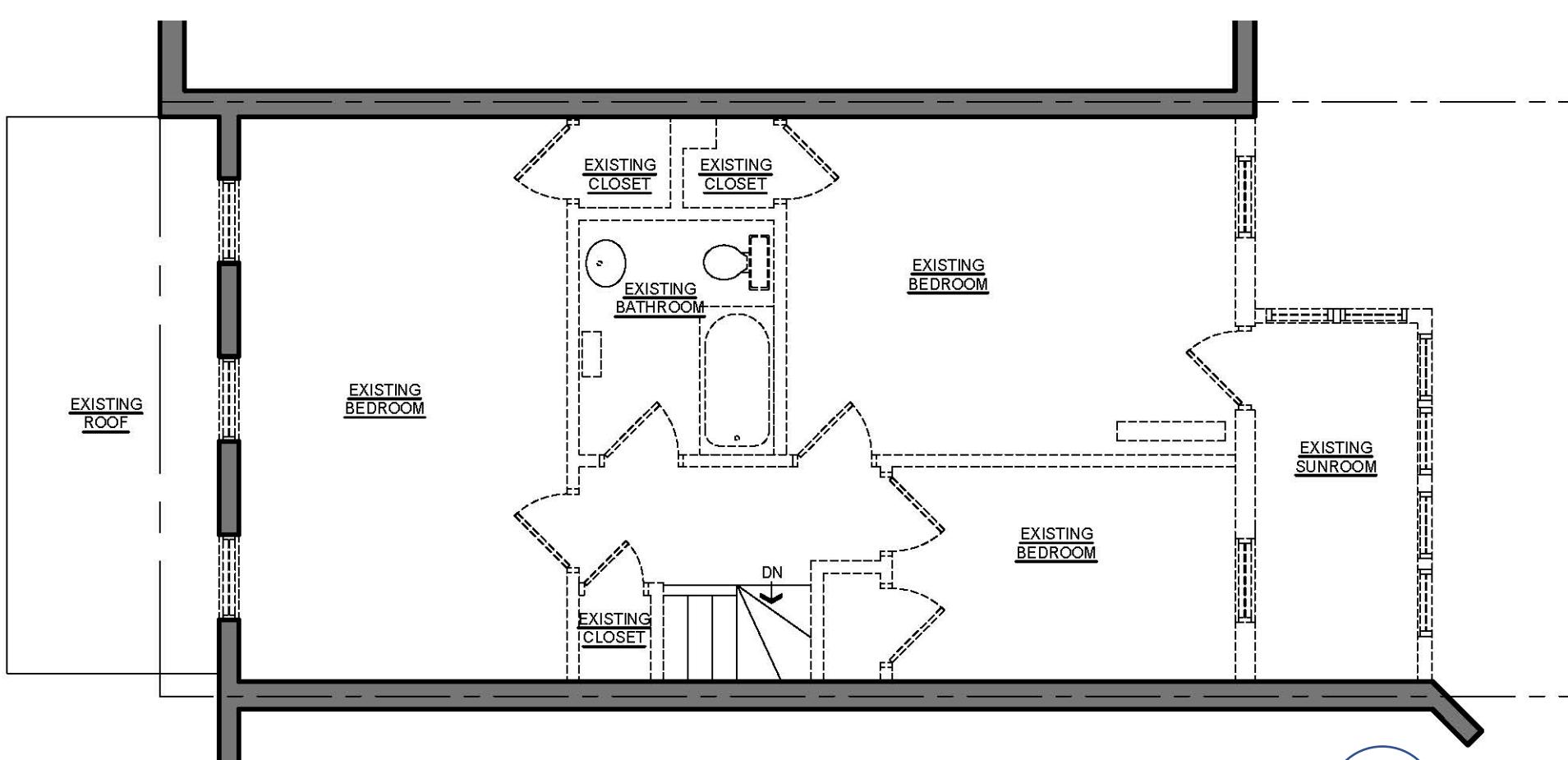
1 CELLAR DEMOLITION PLAN

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

717 5TH STREET NE – DEMOLITION PLANS

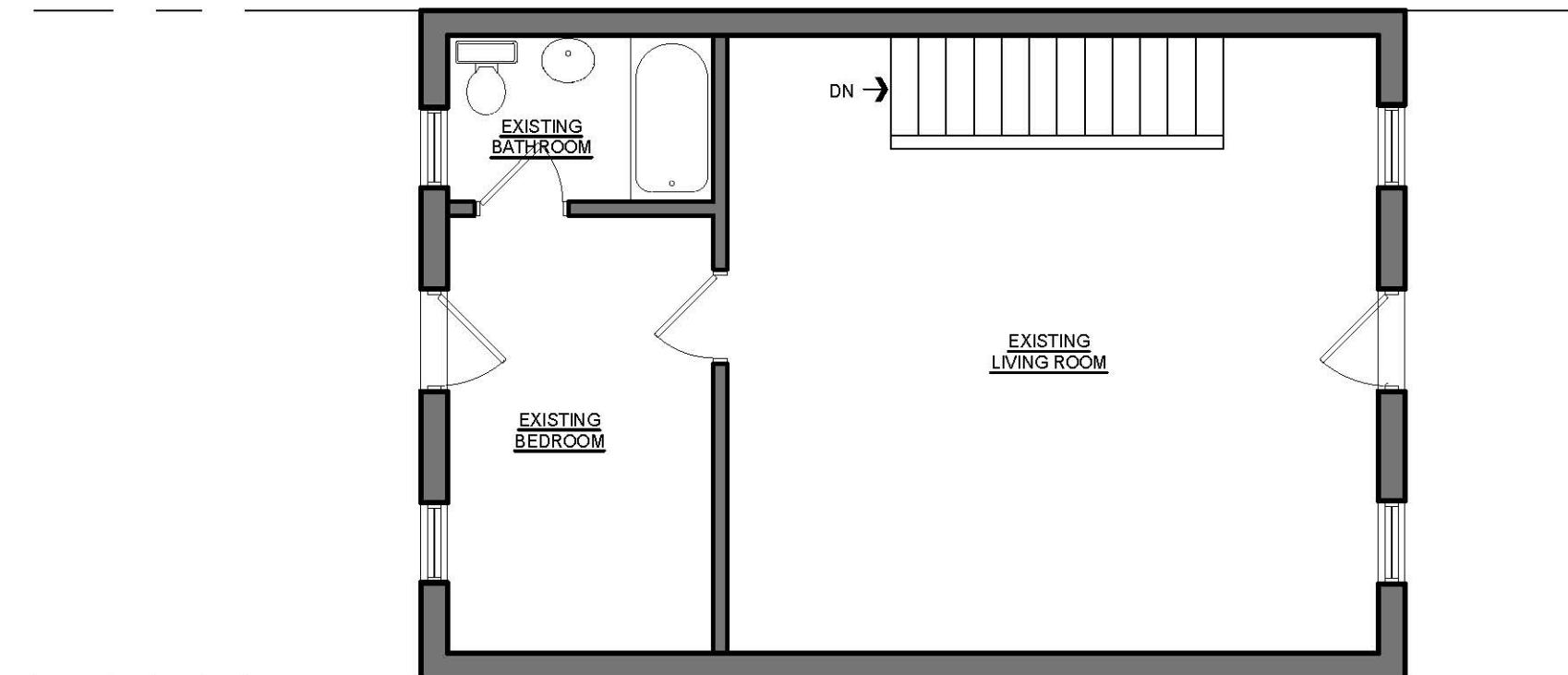


D-1

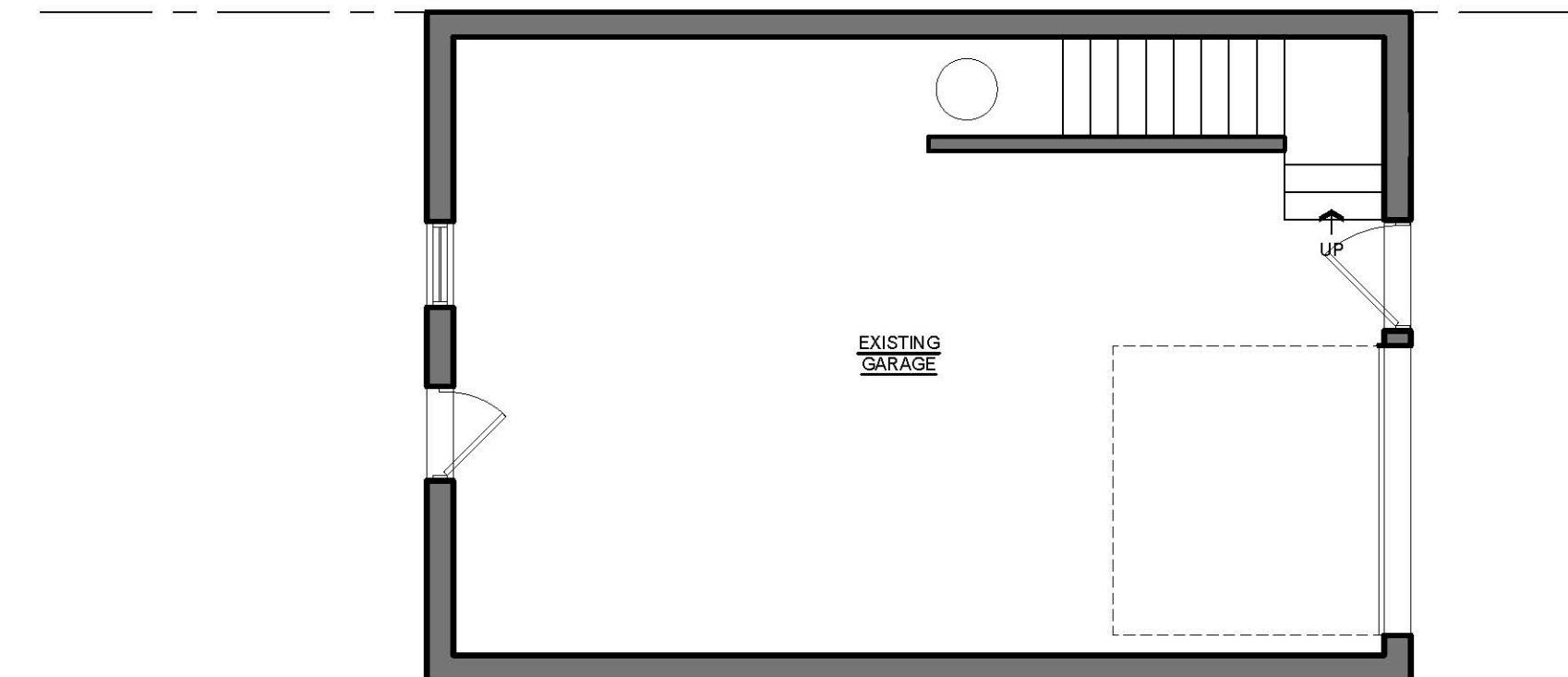


1
D-2

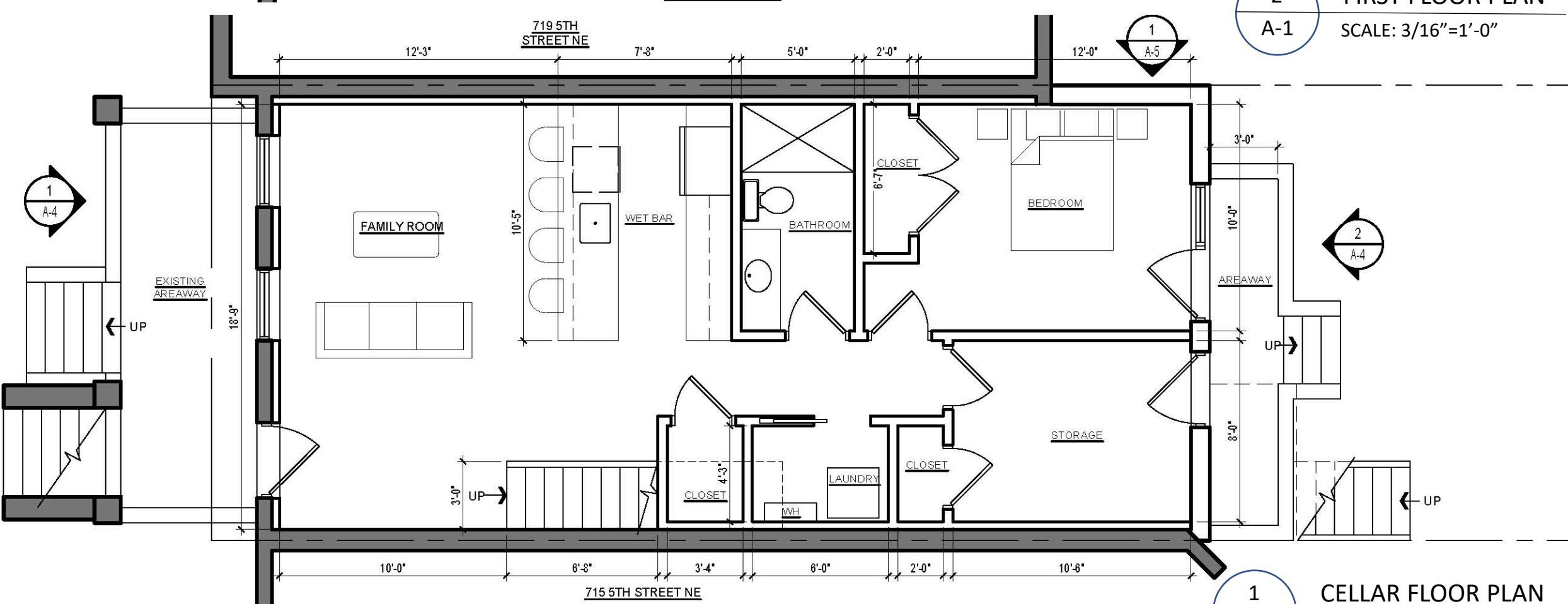
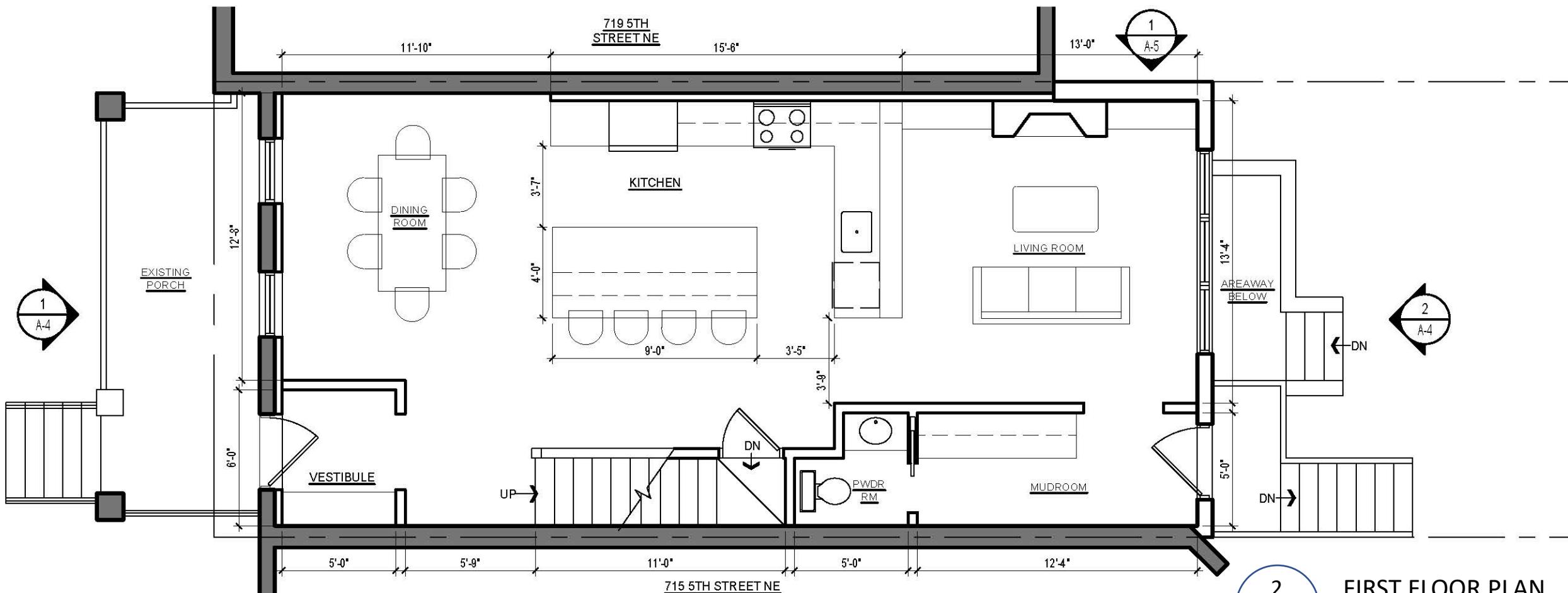
SECOND FLOOR DEMOLITION PLAN
SCALE: 3/16"=1'-0"



2
D-4 SECOND FLOOR GARAGE EXISTING PLAN
SCALE: 3/16"=1'-0"

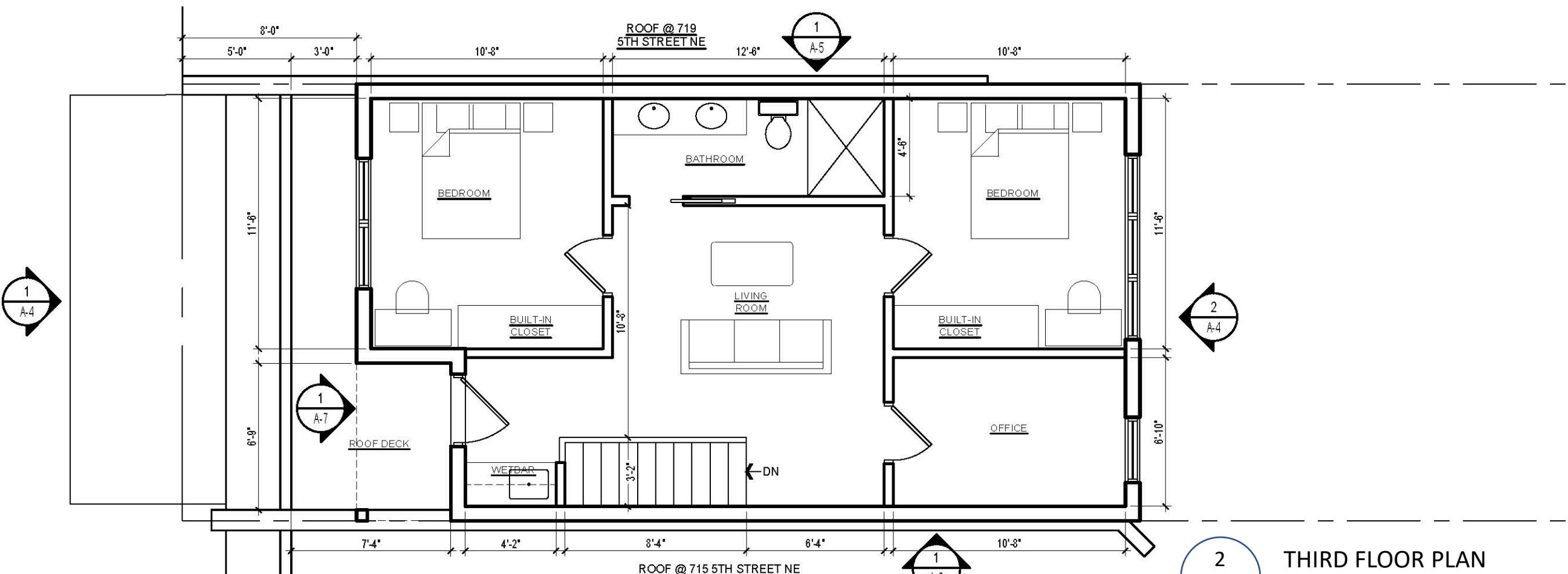


1
D-4 GARAGE EXISTING PLAN
SCALE: 3/16"=1'-0"



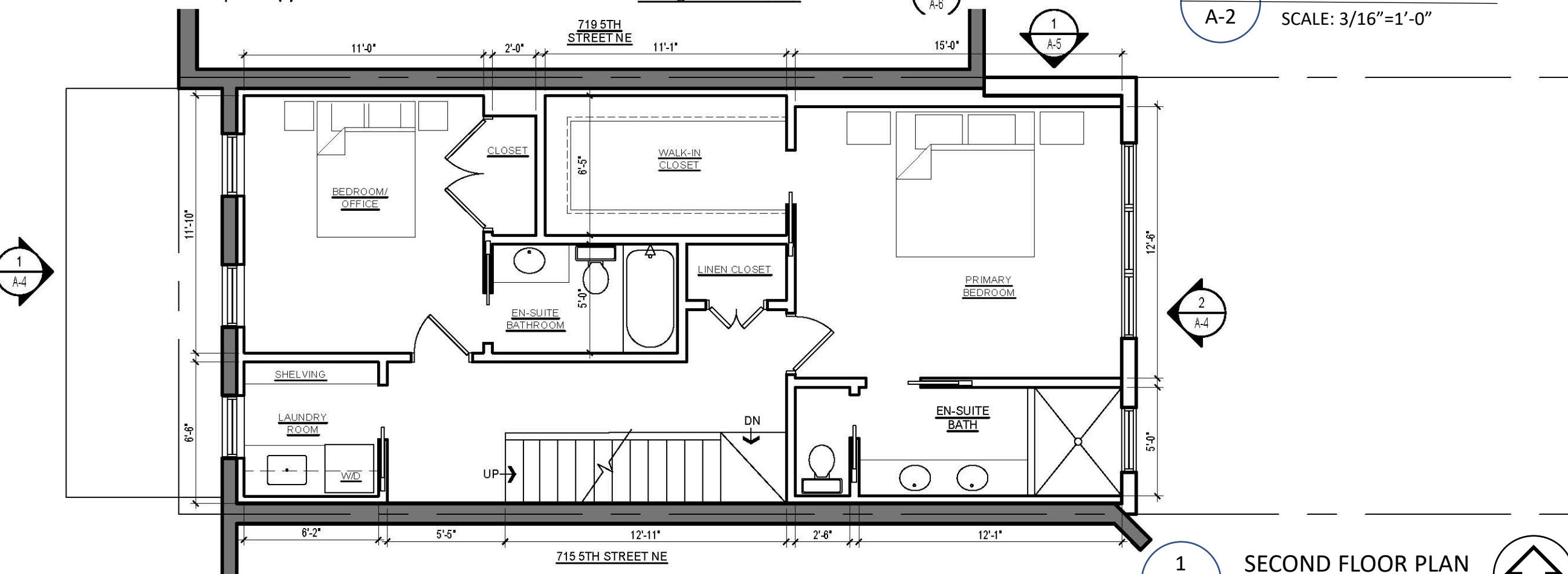
717 5TH STREET NE – NEW WORK PLANS

A-1



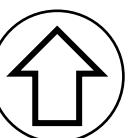
THIRD FLOOR PLAN

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



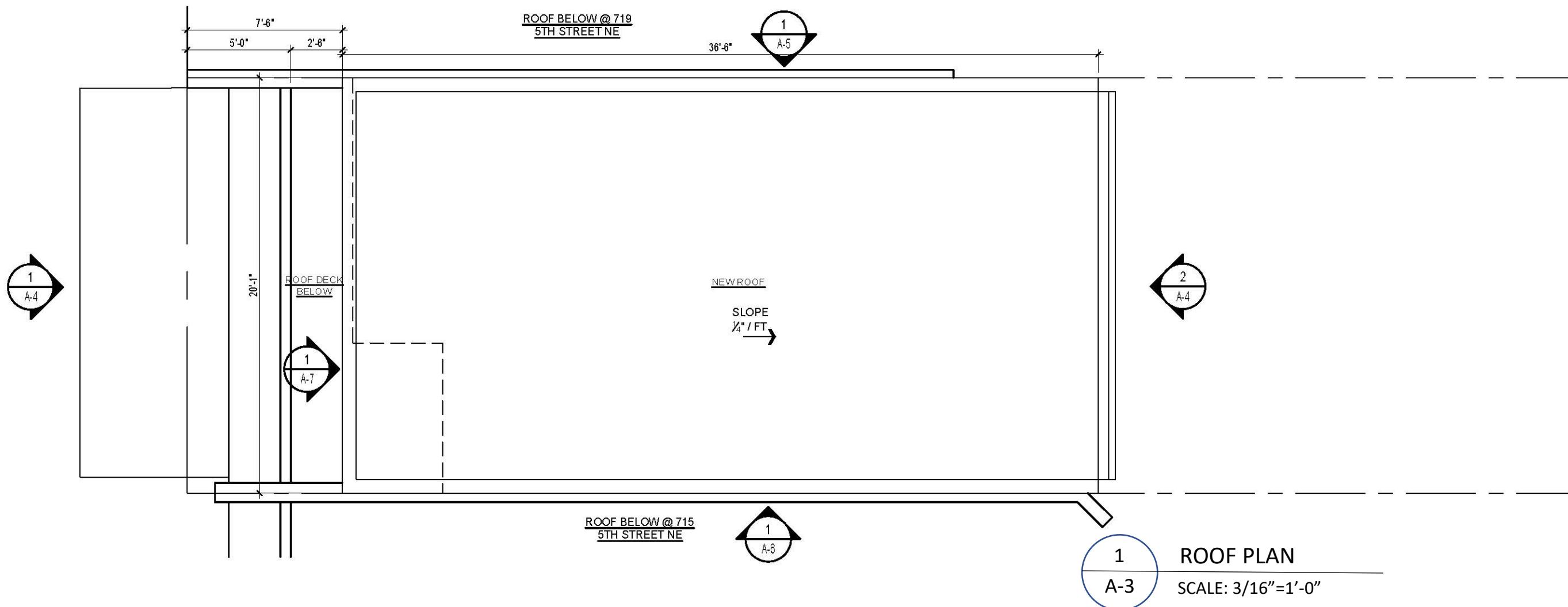
SECOND FLOOR PLAN

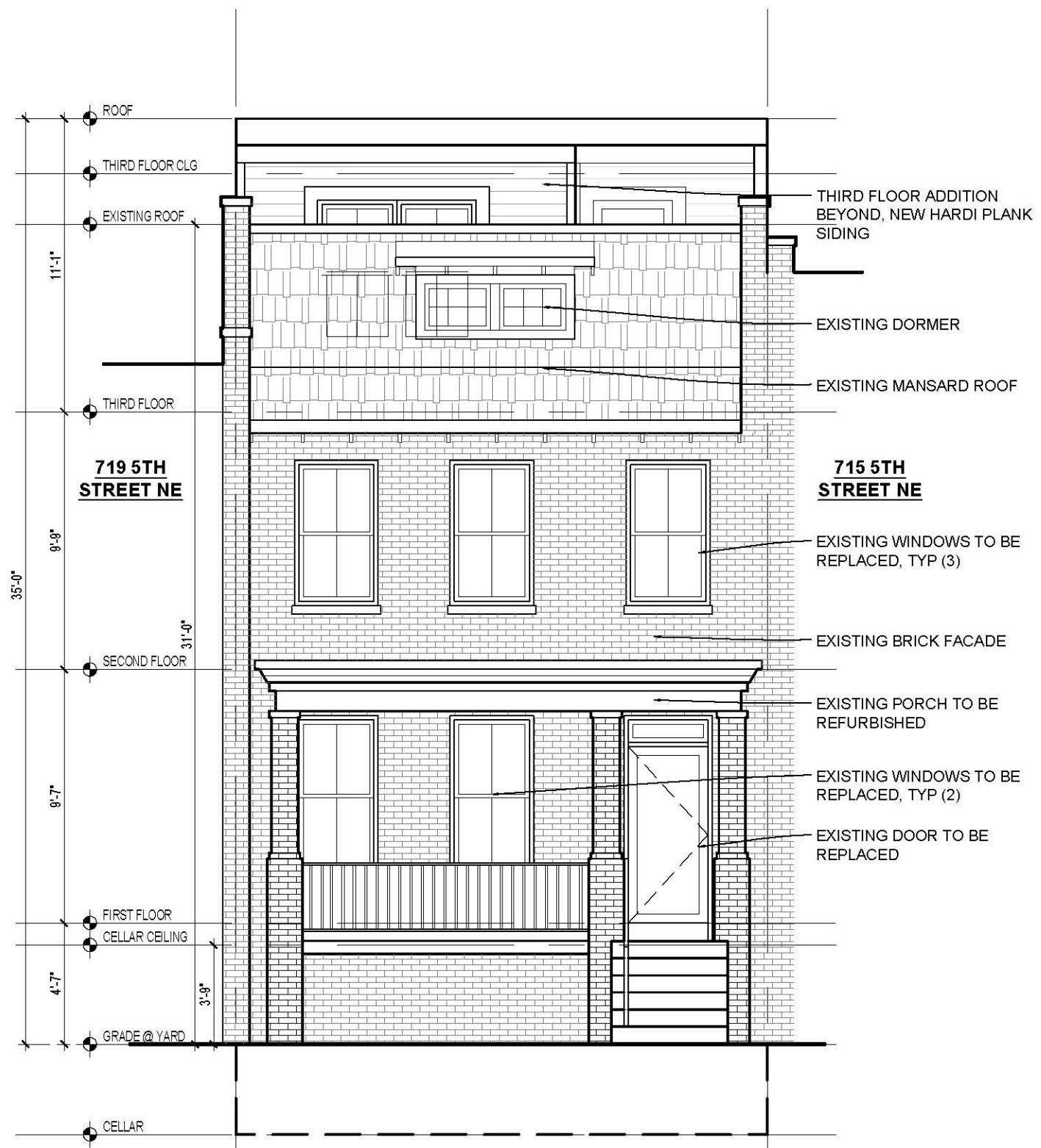
SCALE: 3/16"=1'-0"



A-2

717 5TH STREET NE – NEW WORK PLANS

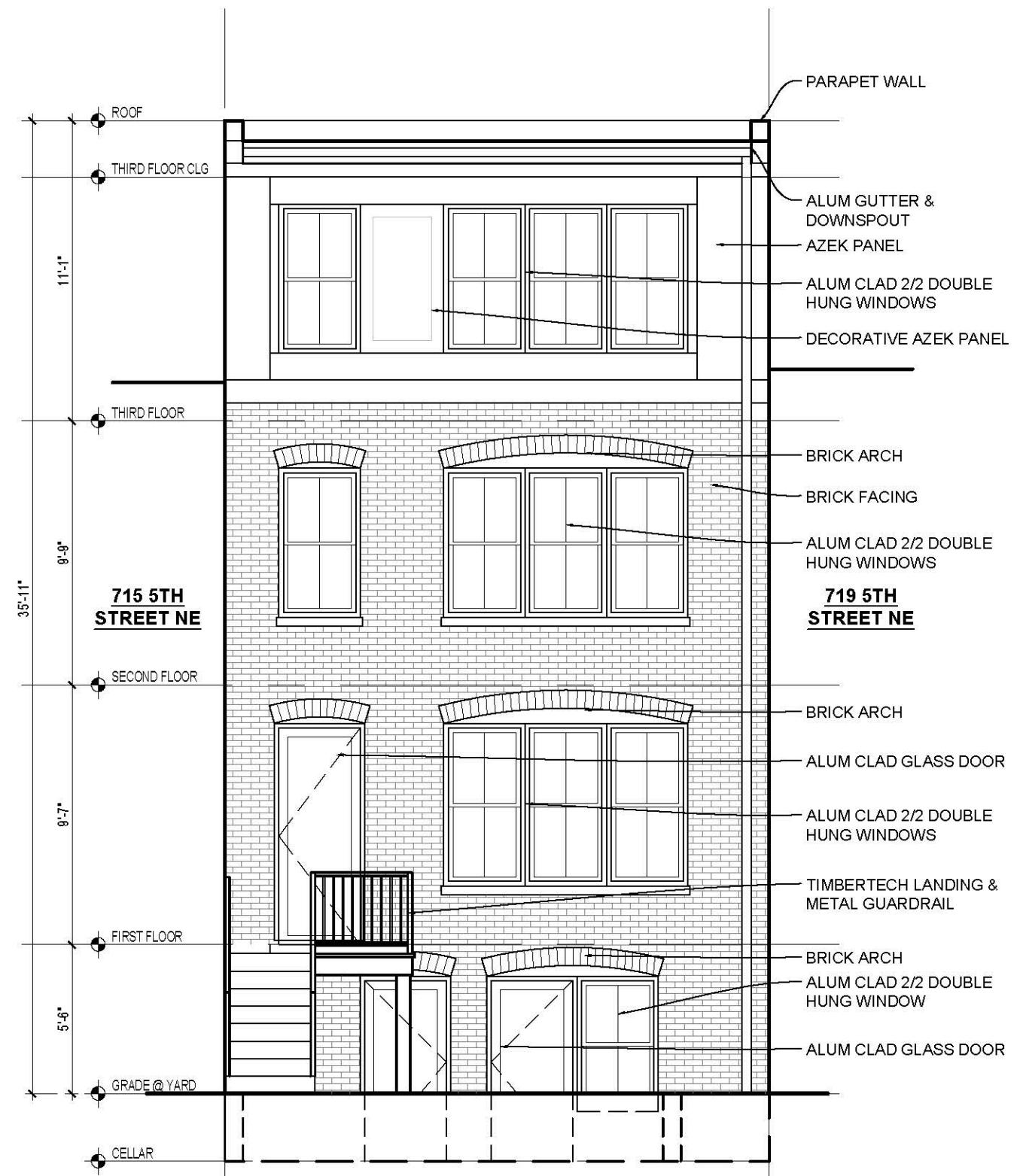




1
A-4

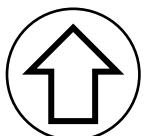
FRONT ELEVATION
SCALE: 3/16"=1'-0"

717 5TH STREET NE – EXTERIOR ELEVATIONS

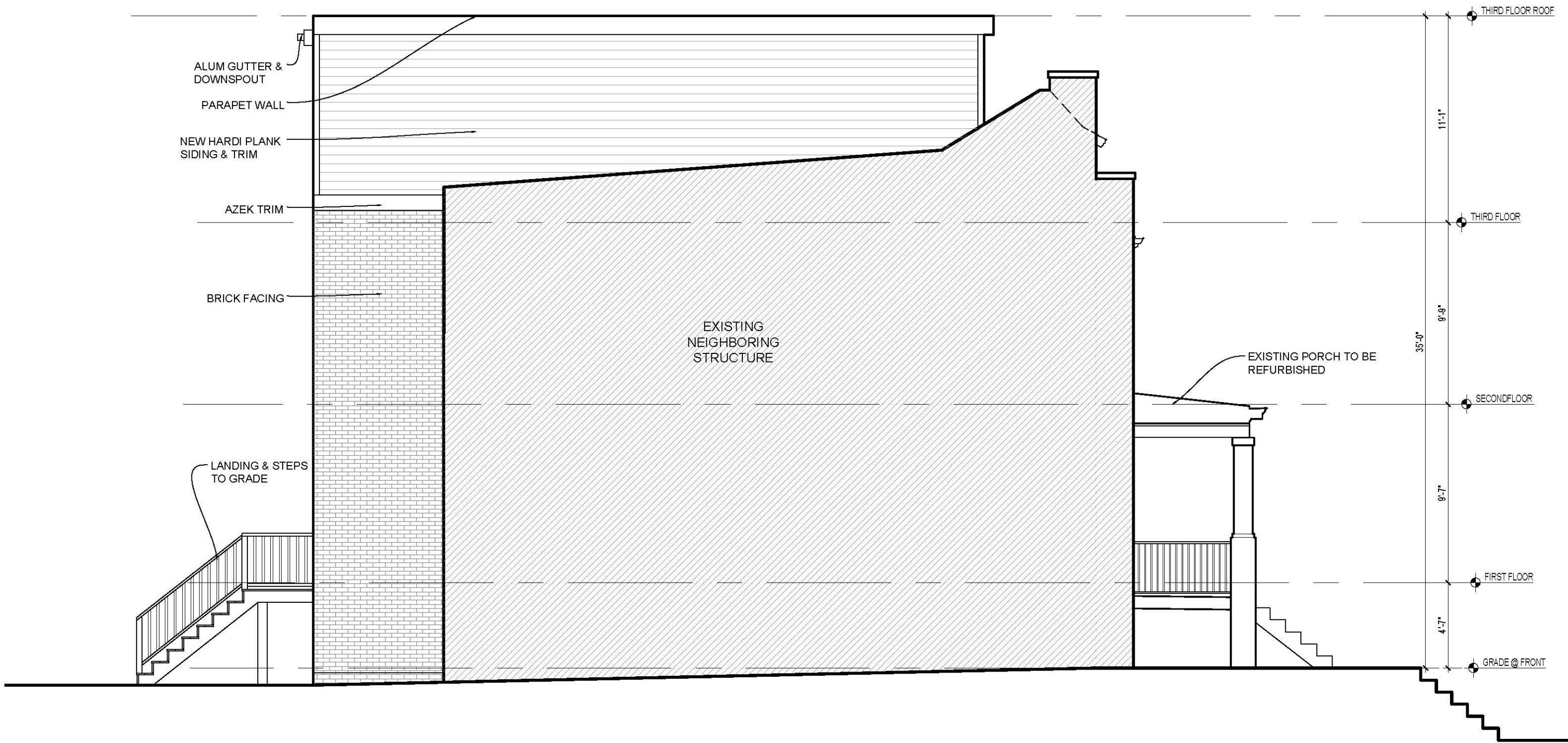


2
A-4

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

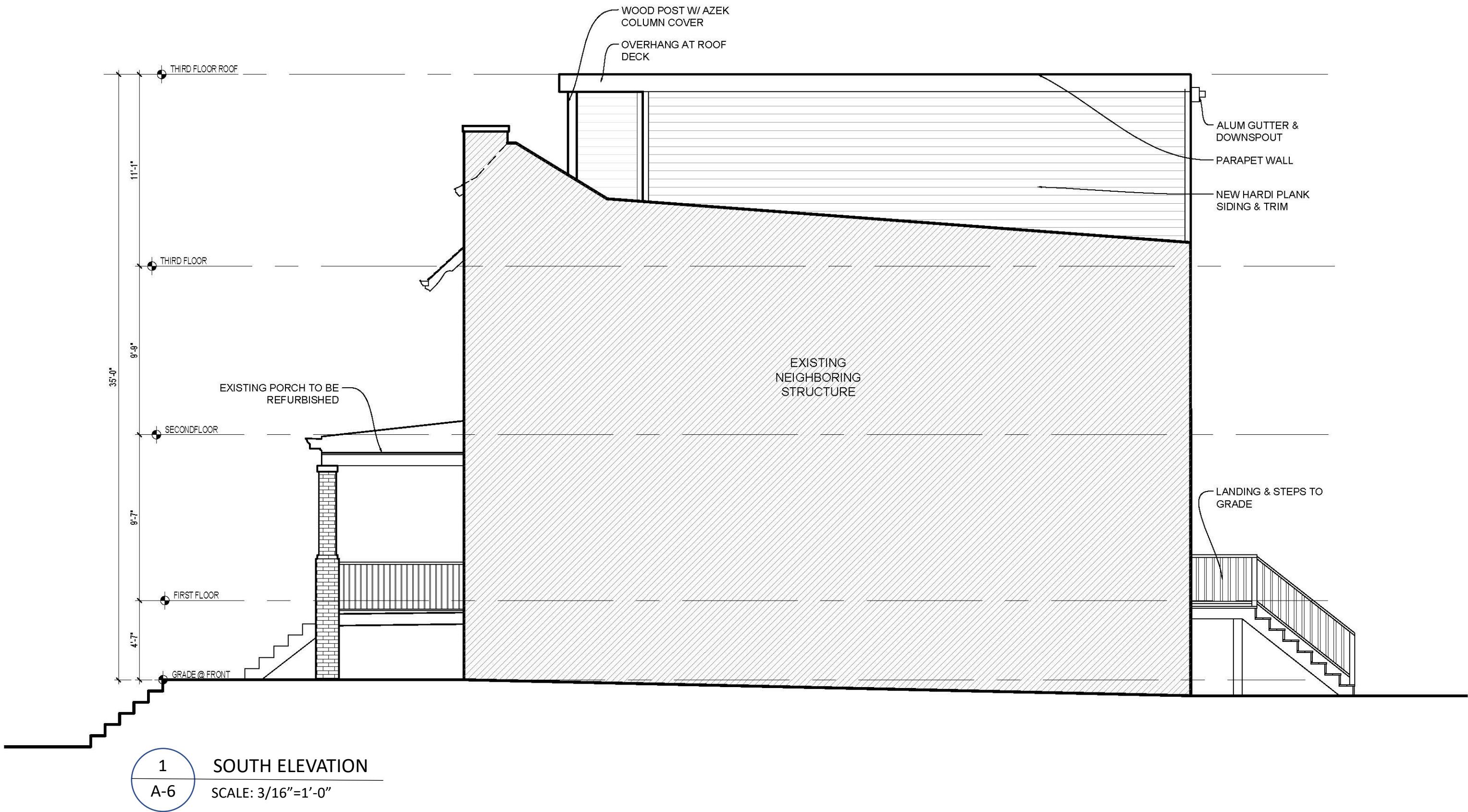


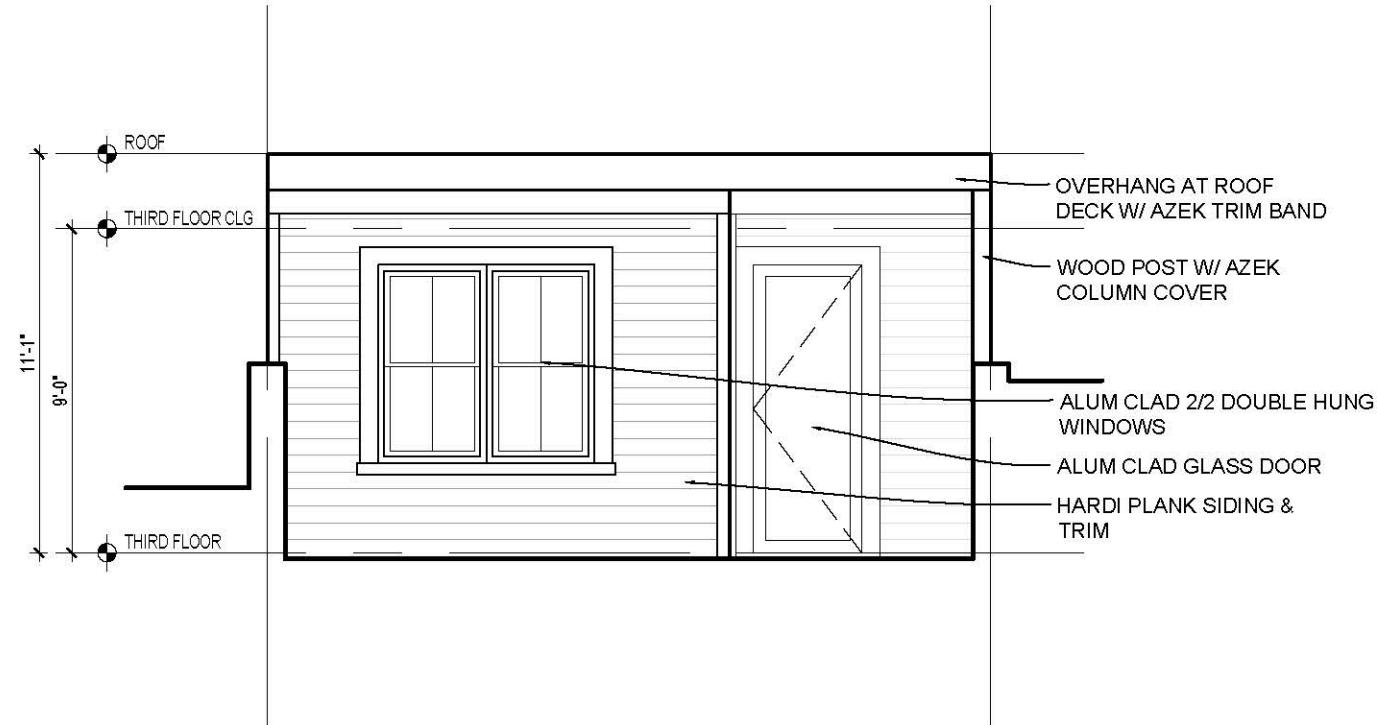
A-4



717 5TH STREET NE – EXTERIOR ELEVATIONS

A-5





1
A-4

THIRD FLOOR FRONT ELEVATION

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