

# 708 4<sup>th</sup> Street SE ADDITION

Washington, DC 20003

BZA/HPRB Concept Plans

April 25, 2019

**OWNER:**

LOUISE HERNON  
708 4<sup>TH</sup> STREET SE  
WASHINGTON, DC 20003

**ARCHITECT:**

FOWLER ARCHITECTS  
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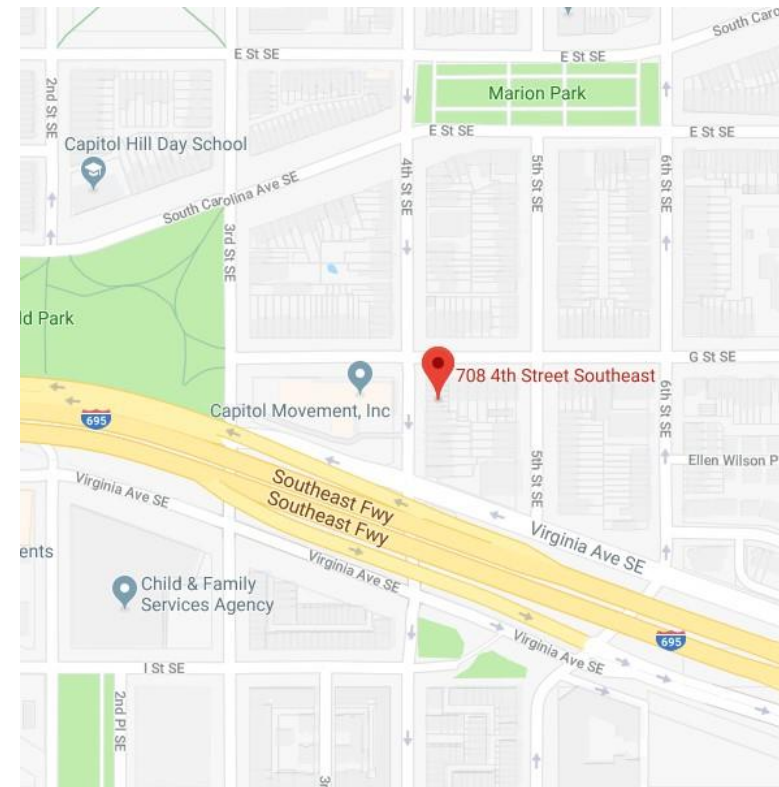
**PROPERTY INFORMATION:**

LOT: 0032  
SQUARE: 0823  
LOT AREA: 630 SF  
ZONE: RF-3  
USE GROUP: R-3  
EXISTING: TWO STORY ROW DWELLING  
SINGLE FAMILY DWELLING  
PROPOSED: SINGLE FAMILY DWELLING

**PROJECT DESCRIPTION:**

TWO STORY REAR ADDITION

**ZONING INFORMATION:**



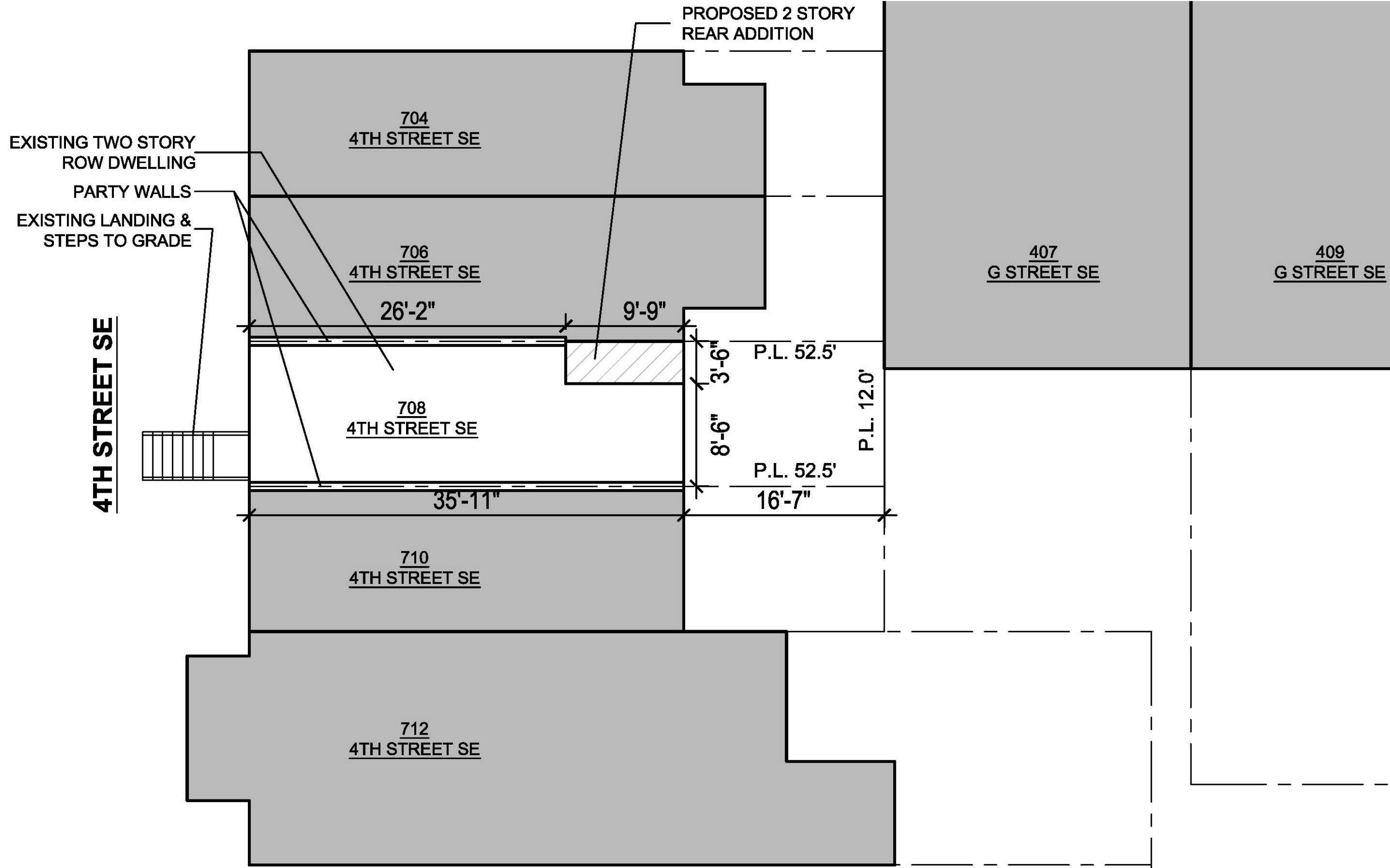
SITE MAP



	Existing	Proposed	Allowable
Lot Coverage	396.9 SF	431 SF	378 SF
(Percentage)	63.0%	68.4%	60%
Rear Yard	16'-7"	NO CHANGE	20 FT MIN
Side Yard	N/A	N/A	N/A
Open Court	3.5'	N/A	N/A
Height	28.0'	NO CHANGE	35.0'
Stories	2	2	3+CELLAR
Square Footage			
First Floor	354.6 SF	388.9 SF	N/A
Second Floor	354.6 SF	388.9 SF	N/A
Total	709.2 SF	777.8 SF	N/A

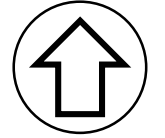
**DRAWING INDEX:**

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- C-2 SITE PLAN
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- A-2 SECOND FLOOR PLAN
- A-3 ROOF PLAN
- A-4 REAR ELEVATION



708 4<sup>TH</sup> Street SE- SITE PLAN

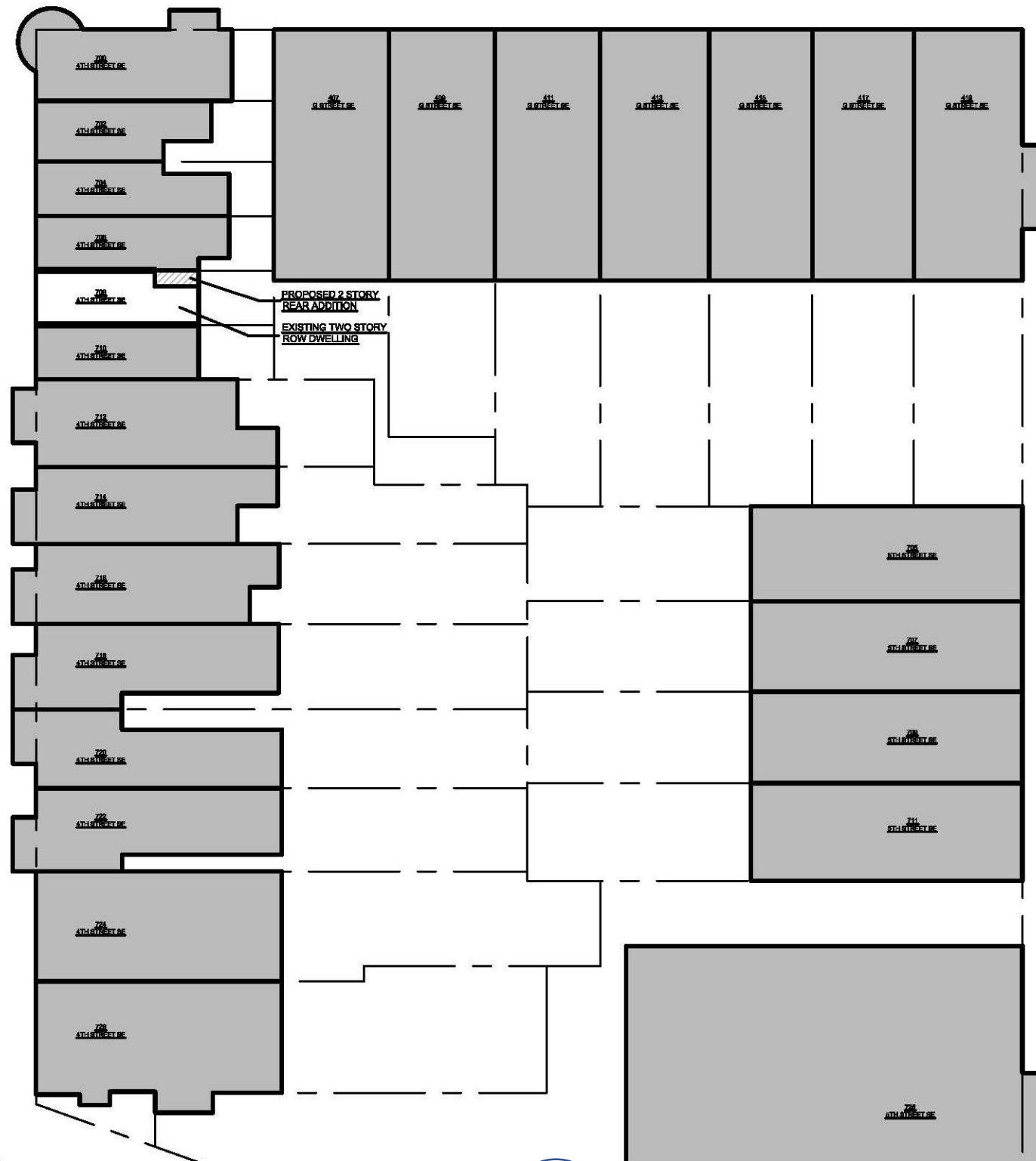
1 SITE PLAN  
C-2 SCALE: 3/32" = 1'-0"



4TH STREET SE

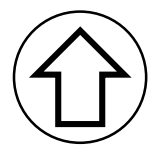
5TH STREET SE

VIRGINIA AVENUE



1  
C-3

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



# 708 4<sup>th</sup> Street SE- BLOCK SITE PLAN

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# C-3



EXISTING FRONT FAÇADE



EXISTING REAR FAÇADE



HOUSES TO THE NORTH



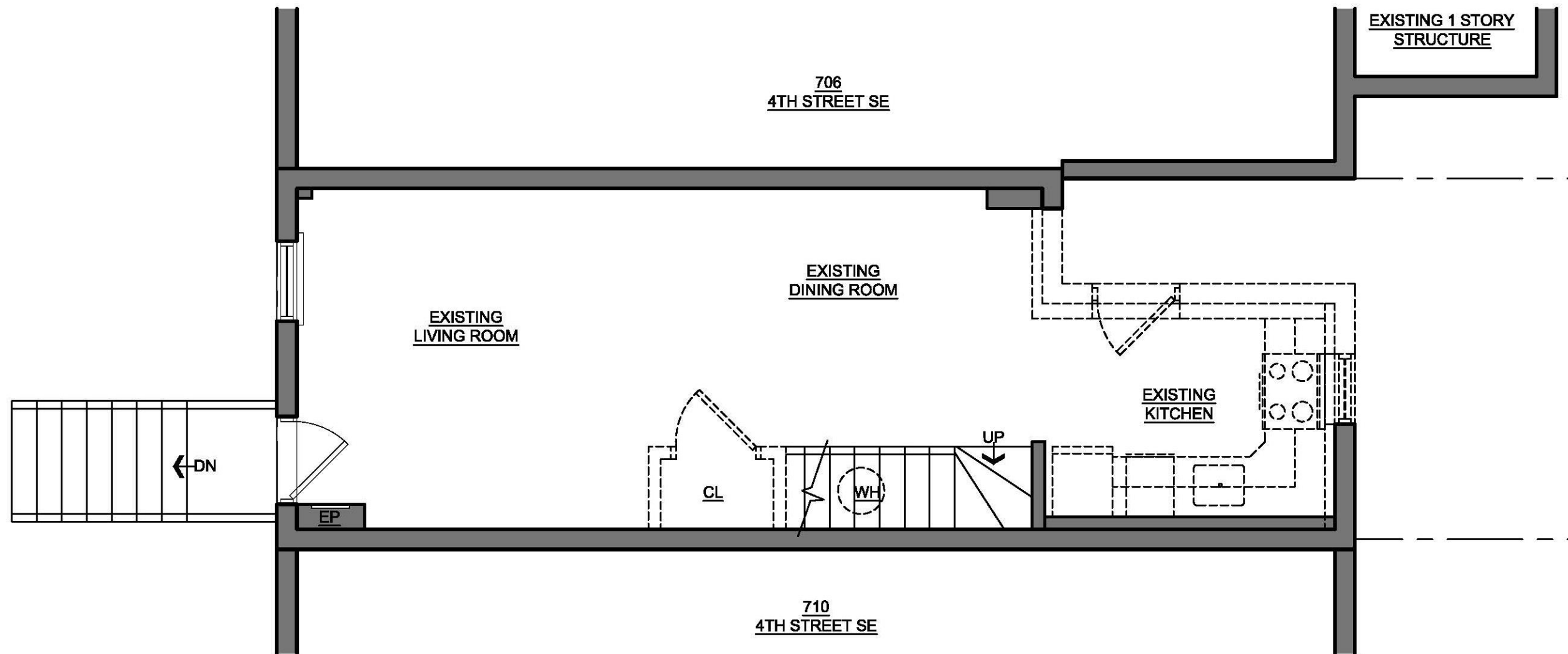
HOUSES TO THE SOUTH



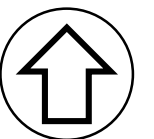
REAR FACADE

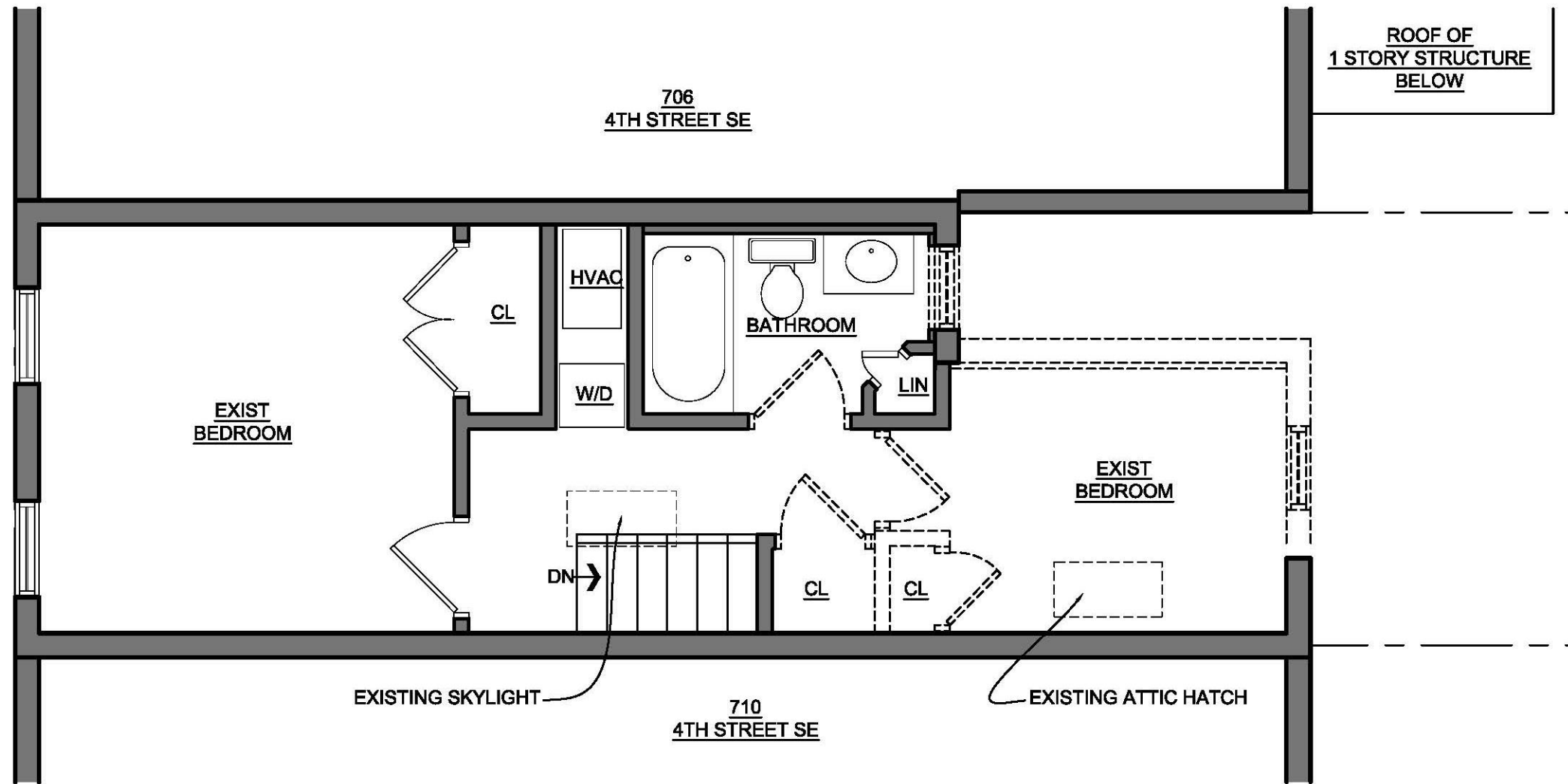


VIEW FROM REAR YARD, LOOKING  
TOWARD 706 4<sup>TH</sup> STREET SE



1 FIRST FLOOR DEMOLITION PLAN  
 D-1 SCALE: 1/4" = 1'-0"





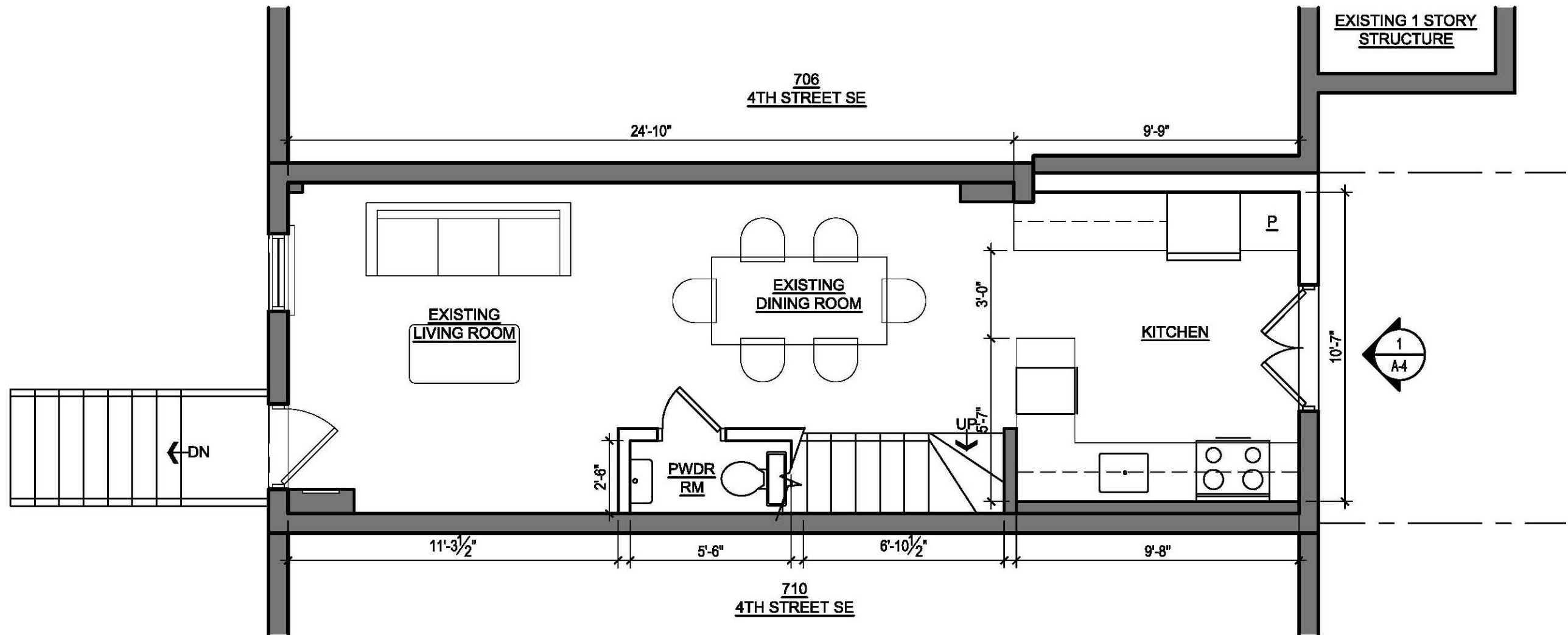
1 SECOND FLOOR DEMOLITION PLAN 
  
D-2 SCALE: 1/4" = 1'-0"

**708 4<sup>th</sup> Street SE- SECOND FLOOR DEMOLITION PLAN**

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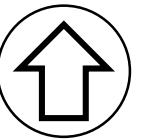
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1  
A-1

FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"

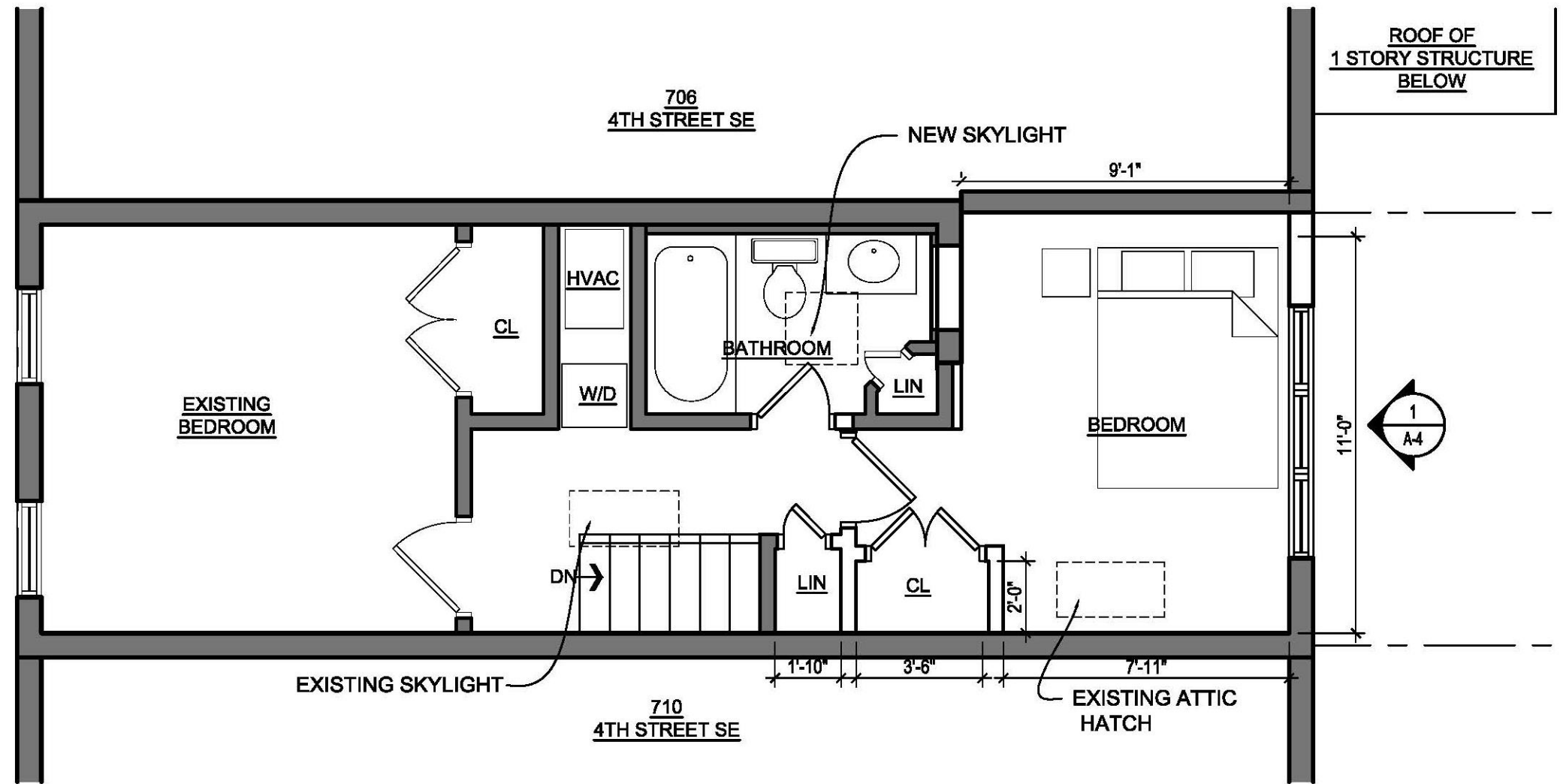


708 4<sup>th</sup> Street SE- FIRST FLOOR PLAN

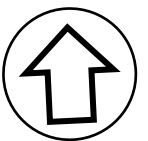
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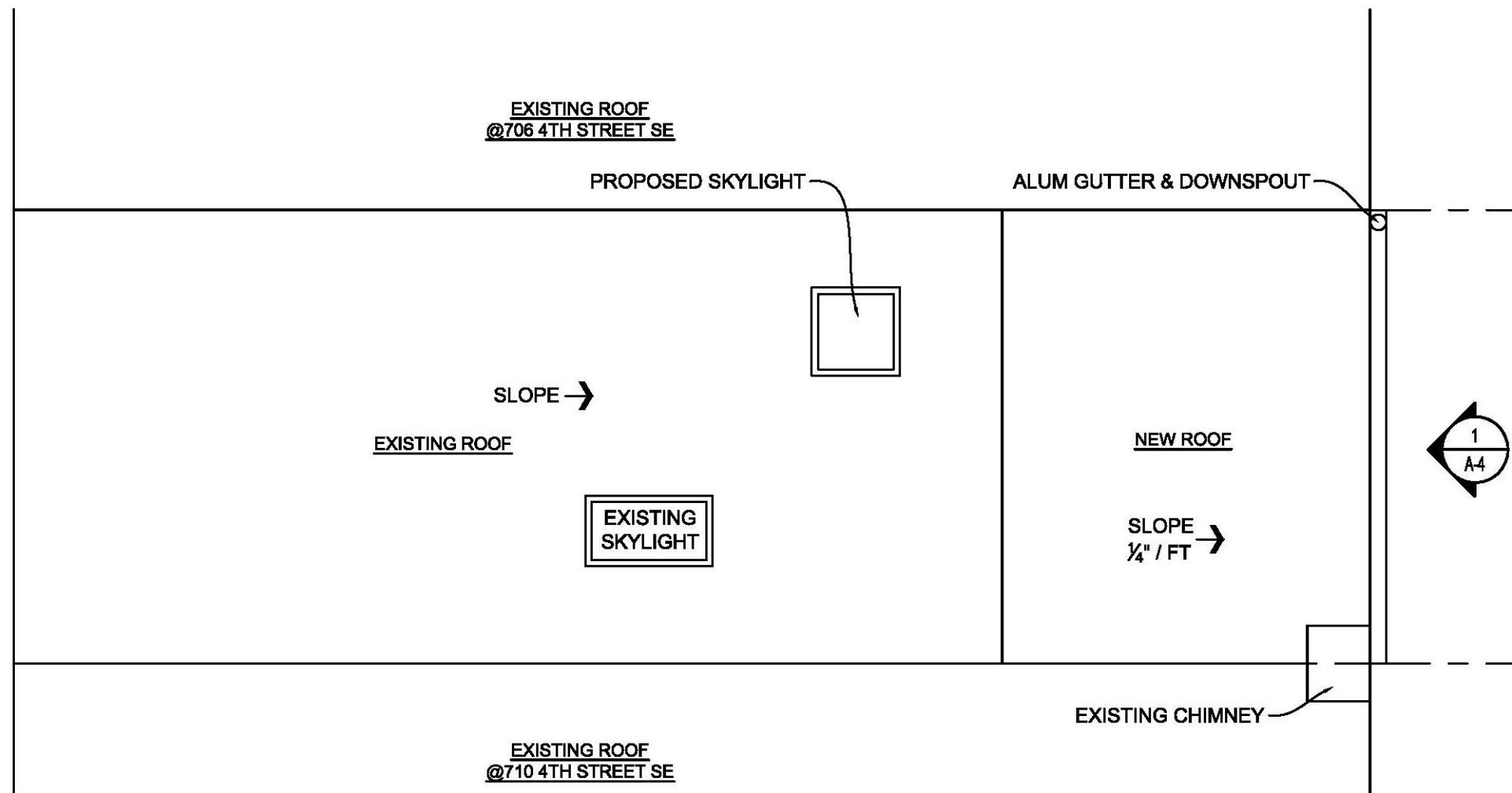
A-1



1 SECOND FLOOR PLAN  
 A-2 SCALE: 1/4" = 1'-0"

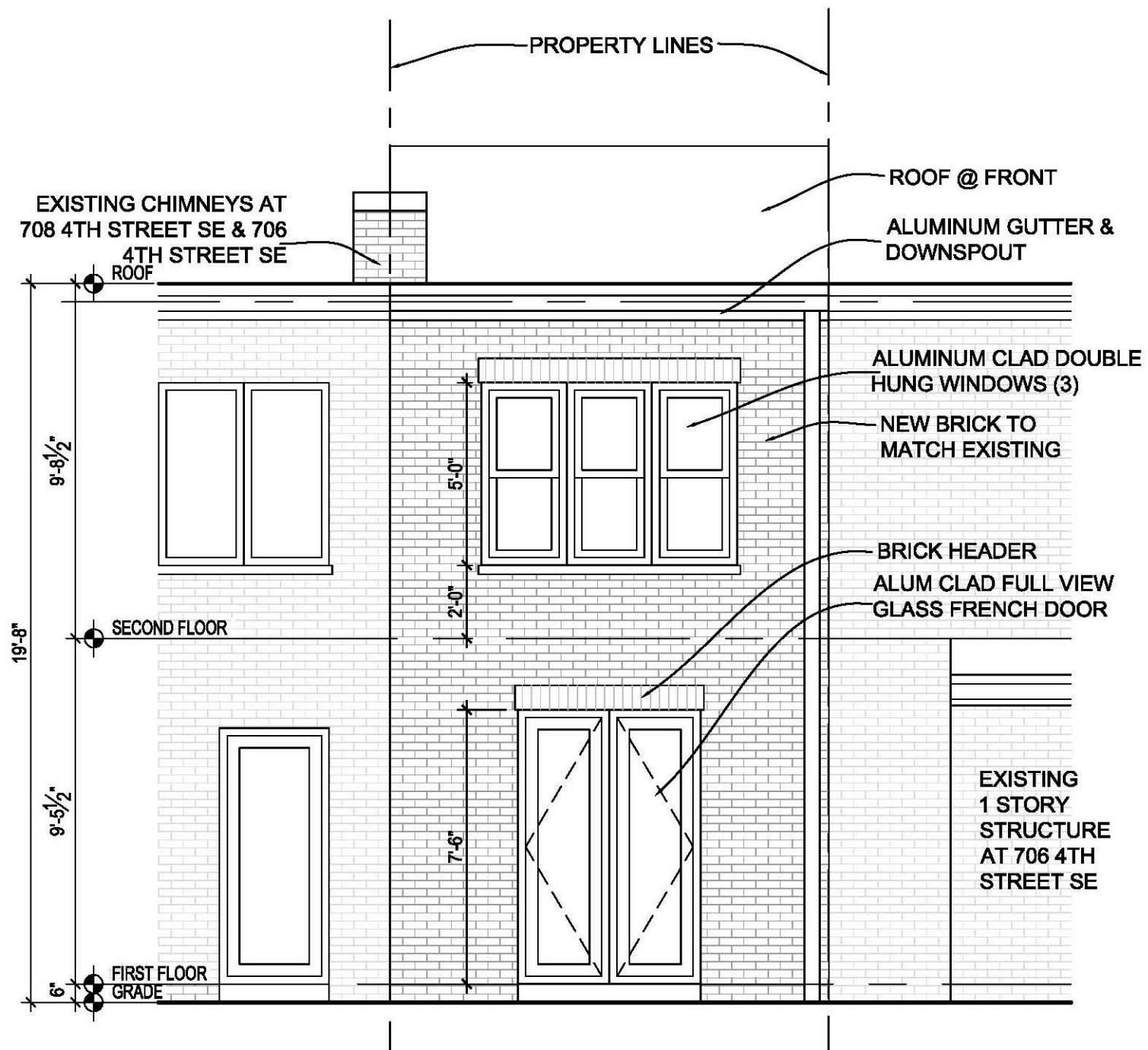


708 4<sup>TH</sup> Street SE- SECOND FLOOR PLAN



1 ROOF PLAN  
A-3 SCALE: 1/4" = 1'-0"





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

708 4<sup>th</sup> Street SE- REAR ELEVATION