

# 530 11<sup>th</sup> Street SE ADDITION

Washington, DC 20003

**OWNER:**  
JOSEPH AND CHRISTINA BOYLE

**ARCHITECT:**  
FOWLER ARCHITECTS  
1819 D STREET SE  
WASHINGTON, DC 20003  
(202)546-0896

**PROPERTY INFORMATION:**  
LOT: 0815  
SQUARE: 0994  
LOT AREA: 1630 SF  
ZONE: RF-1  
USE GROUP: R-3  
TWO STORY DWELLING  
SINGLE FAMILY DWELLING  
ANC 6B04

**PROJECT DESCRIPTION:**  
REAR TWO STORY ADDITION, INTERIOR RENOVATIONS, CONVERSION TO TWO FAMILY FLAT

**ZONING INFORMATION:**

	Existing	Proposed	Allowable
Lot Coverage	673 SF	1084.3 SF	978 SF
(Percentage)	41.3%	66.5%	60%
Rear Yard	53'-5"	24'-5"	20 FT MIN
Open Court	N/A	N/A	N/A
Height	26.0'	No change	35.0'
Stories	2	2	3+CELLAR
Pervious Surface	58.7%	34%	20%
Parking	N/A	N/A	1 PER PRINCIPLE DU
Square Footage			
Cellar	N/A	N/A	N/A
First Floor	558 SF	860 SF	N/A
Second Floor	602 SF	904 SF	N/A
Third Floor	N/A	N/A	N/A
Total	1160 SF	1764 SF	N/A

BZA-Preliminary

March 15, 2019



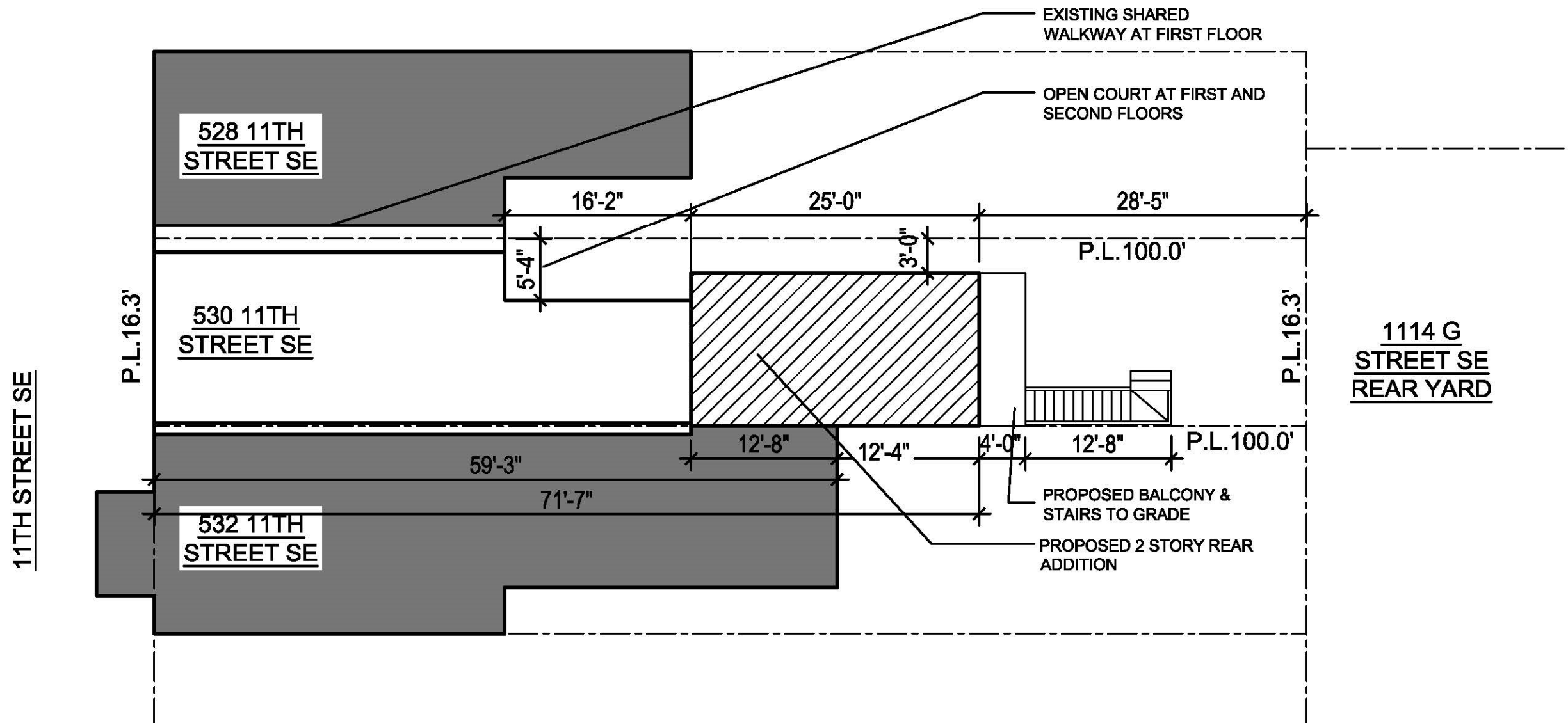
SITE MAP



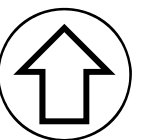
VIEW FROM 11<sup>TH</sup> STREET SE

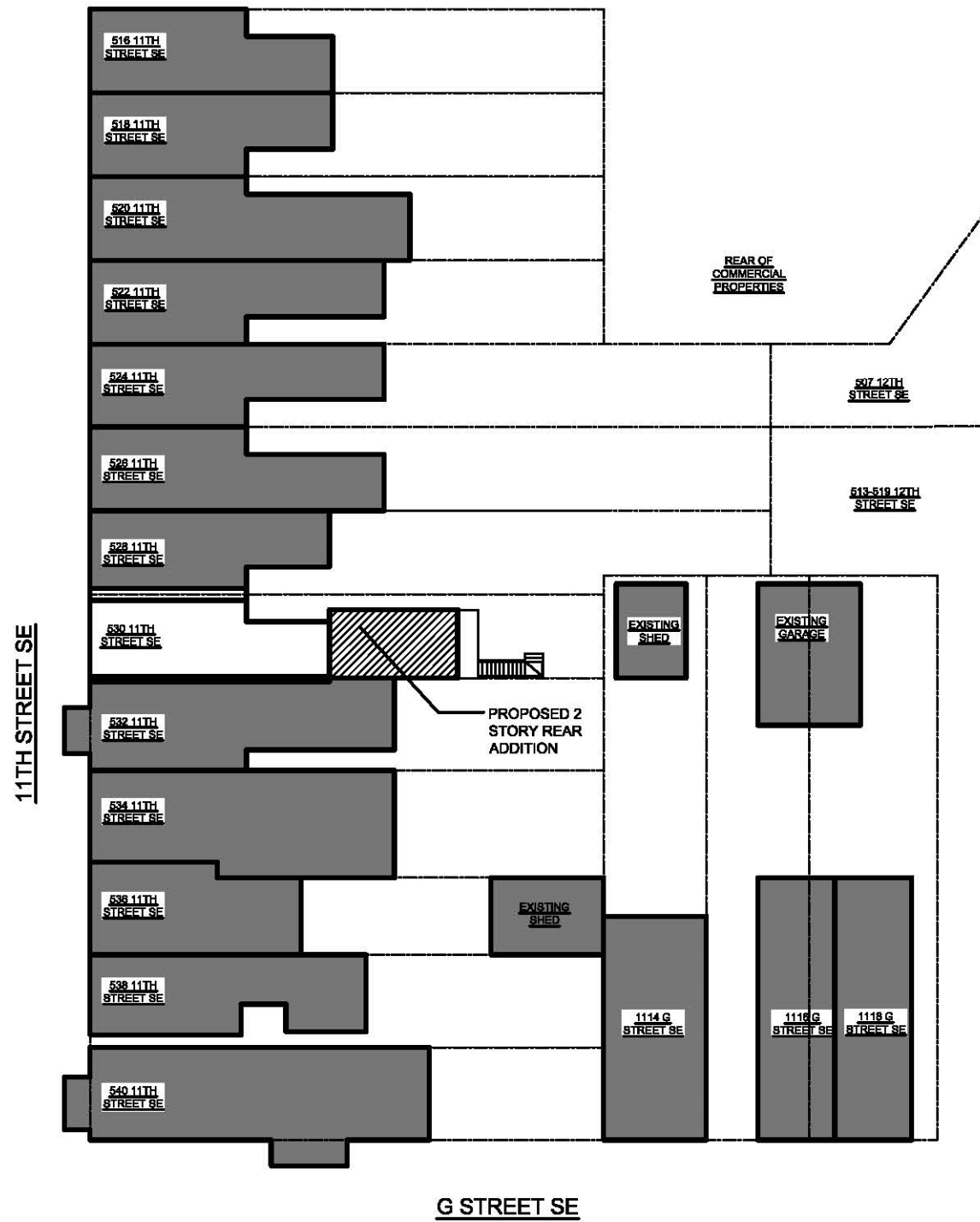
**DRAWING INDEX**

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| D-2 EXISTING SECOND FLOOR PLAN |                         |

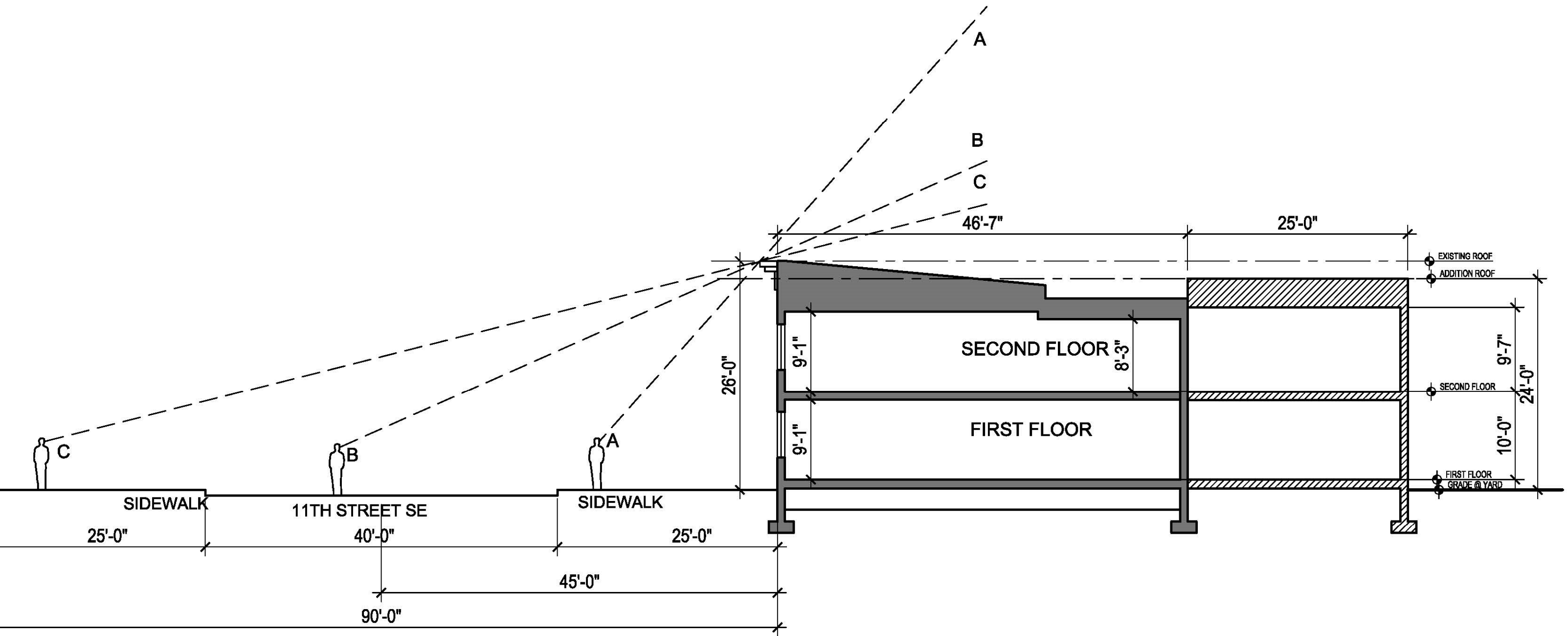


1 SITE PLAN  
 C-2 SCALE: 3/32" = 1'-0"





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



1 SITE SECTION  
 C-4 SCALE: 3/32" = 1'-0"

530 11<sup>TH</sup> STREET SE SITE SECTION



EXISTING REAR FAÇADE



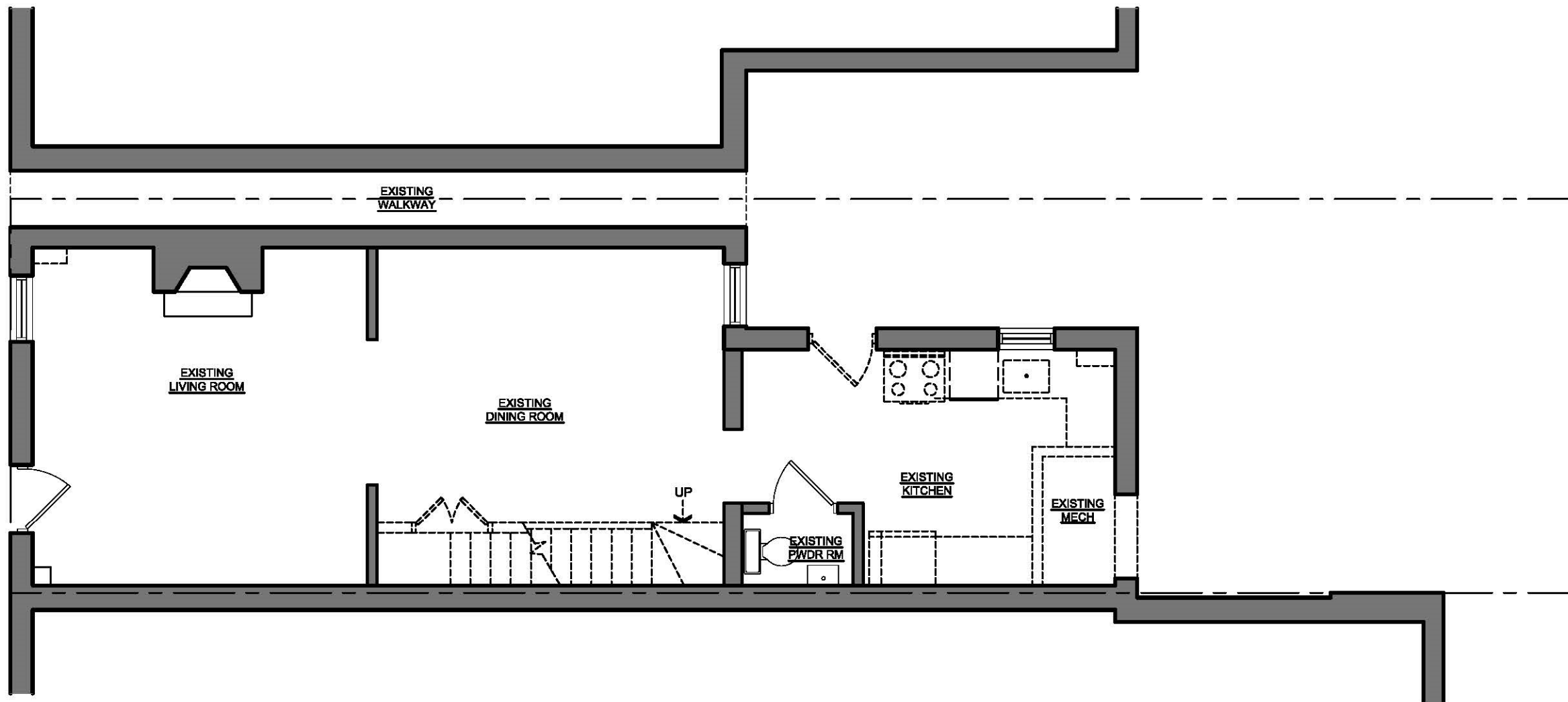
EXISTING FRONT FAÇADE



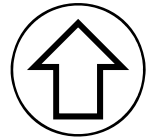
EXISTING REAR FAÇADE

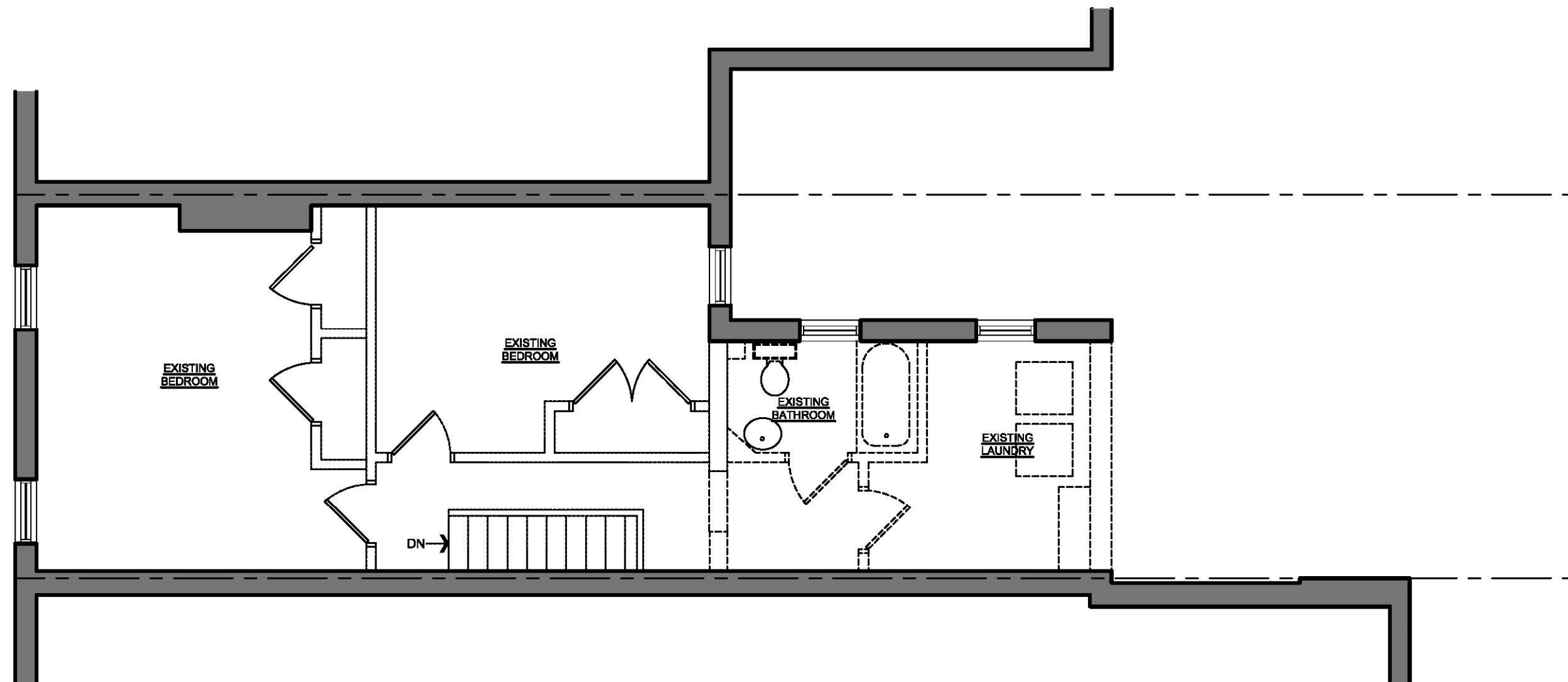


ADJACENT PROPERTIES

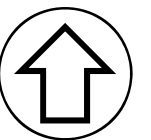


1 FIRST FLOOR DEMOLITION PLAN  
 D-1 SCALE: 3/16" = 1'-0"

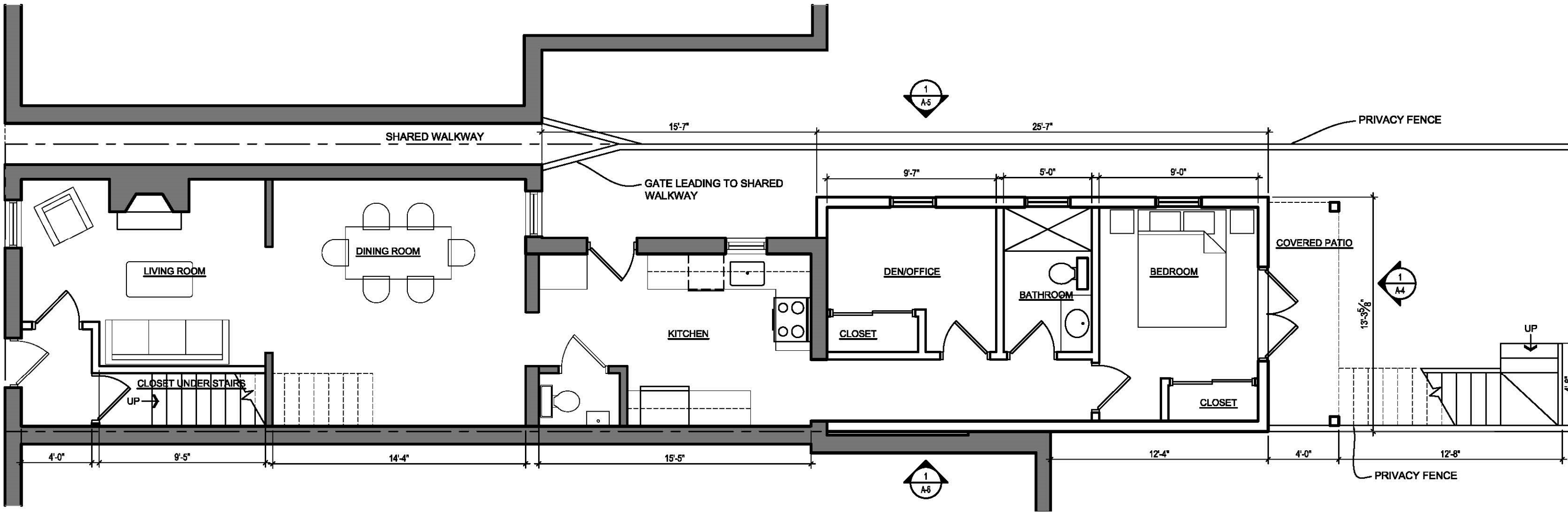




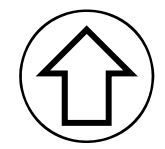
1 SECOND FLOOR DEMOLITION PLAN  
D-2 SCALE: 3/16" = 1'-0"

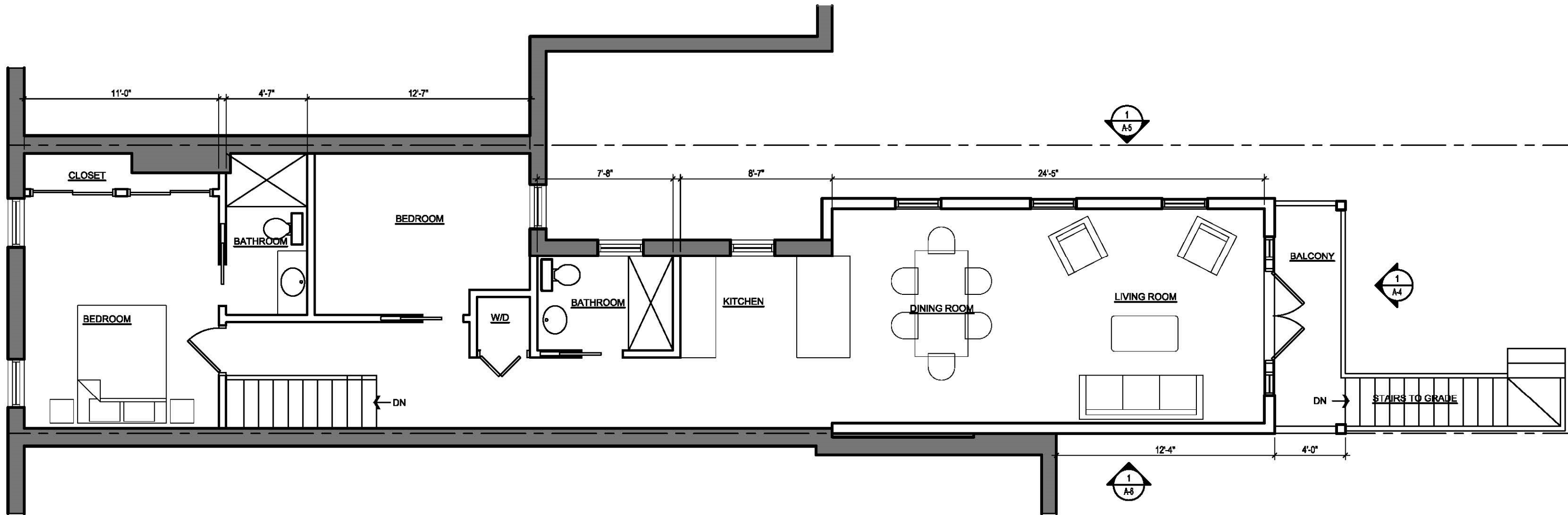




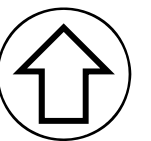


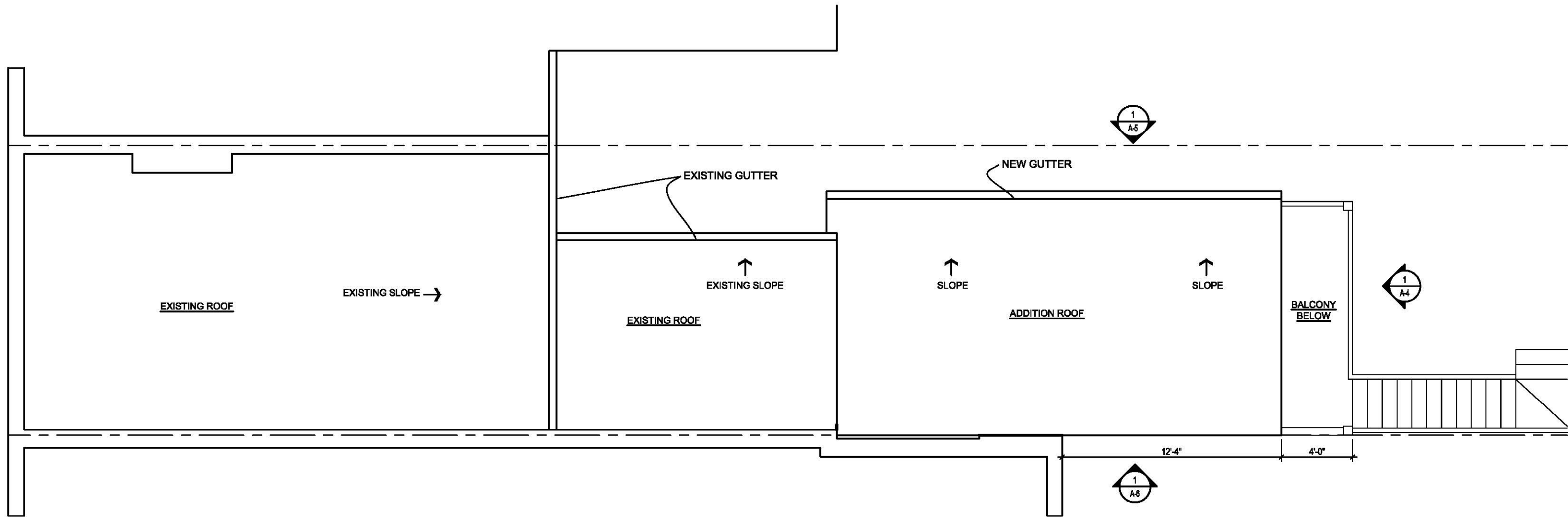
1 FIRST FLOOR PLAN  
 A-1 SCALE: 3/16"=1'-0"



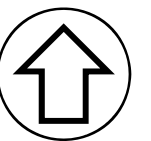


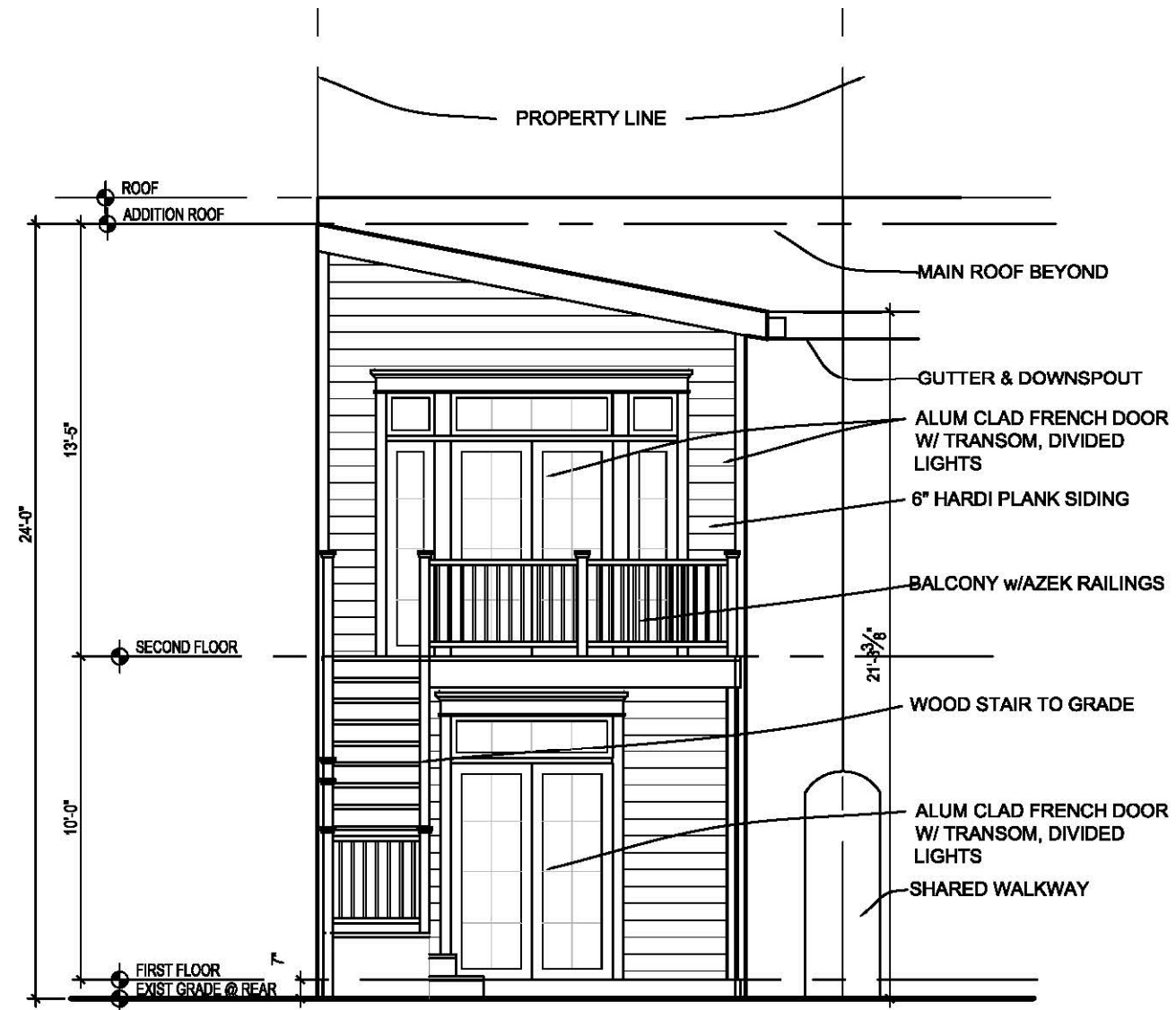
1 SECOND FLOOR PLAN  
 A-2 SCALE: 3/16"=1'-0"



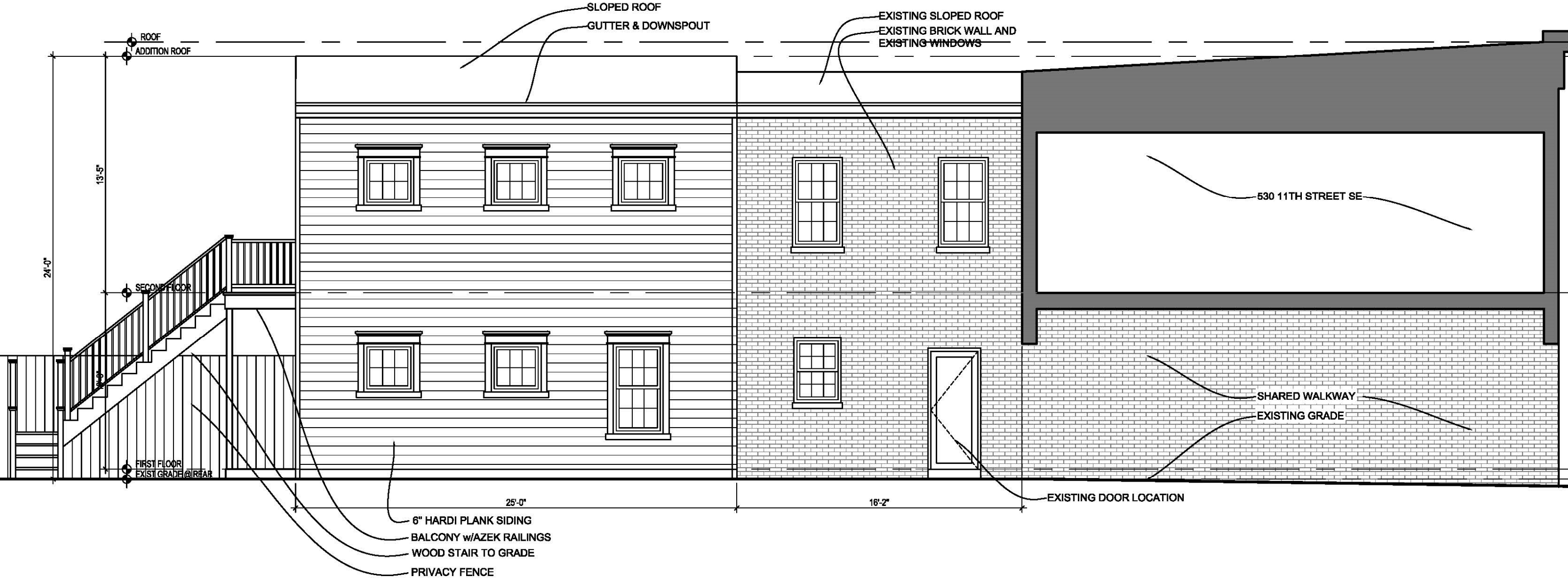


1 ROOF PLAN  
A-3 SCALE: 3/16"=1'-0"

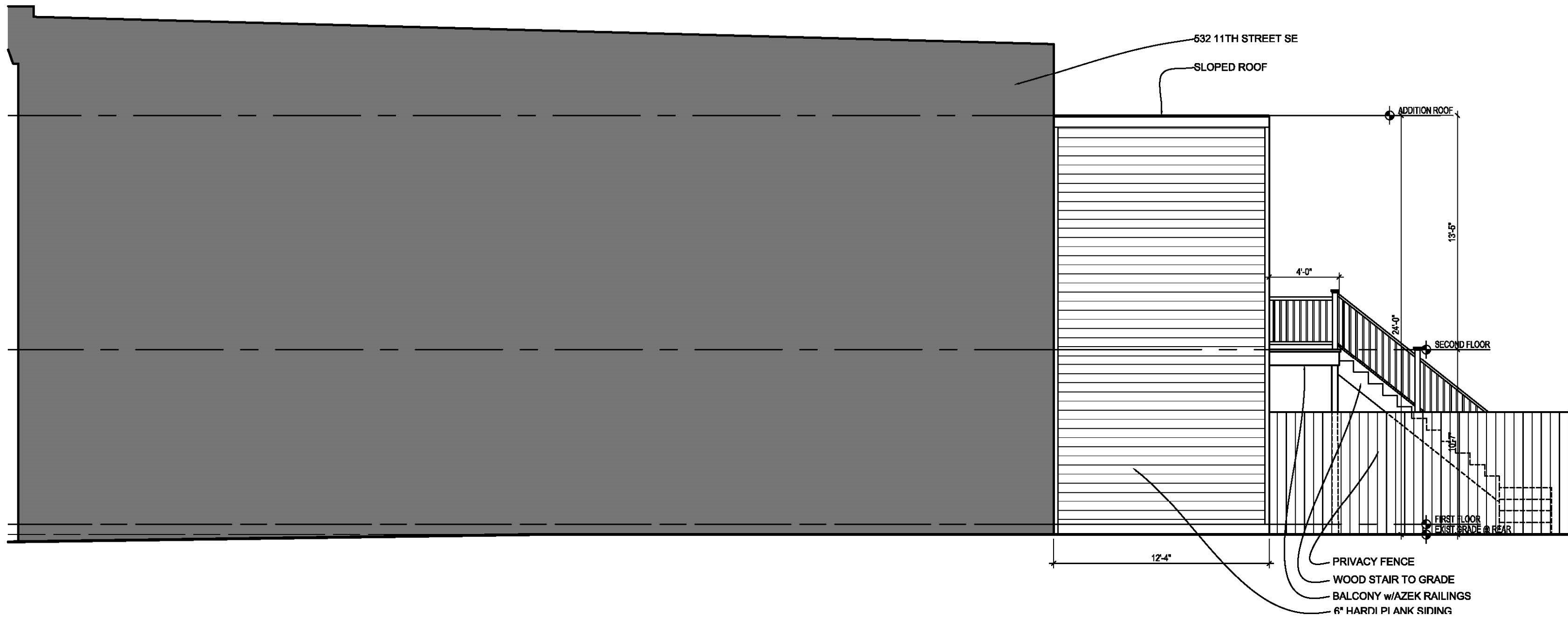




1 PROPOSED REAR ELEVATION  
 A-4 SCALE: 3/16" = 1'-0"



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



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