

322 8th Street SE- GARAGE

Washington, DC 20003

OWNER:

PAUL VINOVIK
322 8TH STREET SE
WASHINGTON, DC 20003

ARCHITECT:

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

PROPERTY INFORMATION:

LOT: 0050
SQUARE: 0924
LOT AREA: 1899 SF
ZONE: RF-1
USE GROUP: R-3
TWO STORY ROW DWELLING
EXISTING: SINGLE FAMILY DWELLING
PROPOSED: TWO FAMILY FLAT

PROJECT DESCRIPTION:

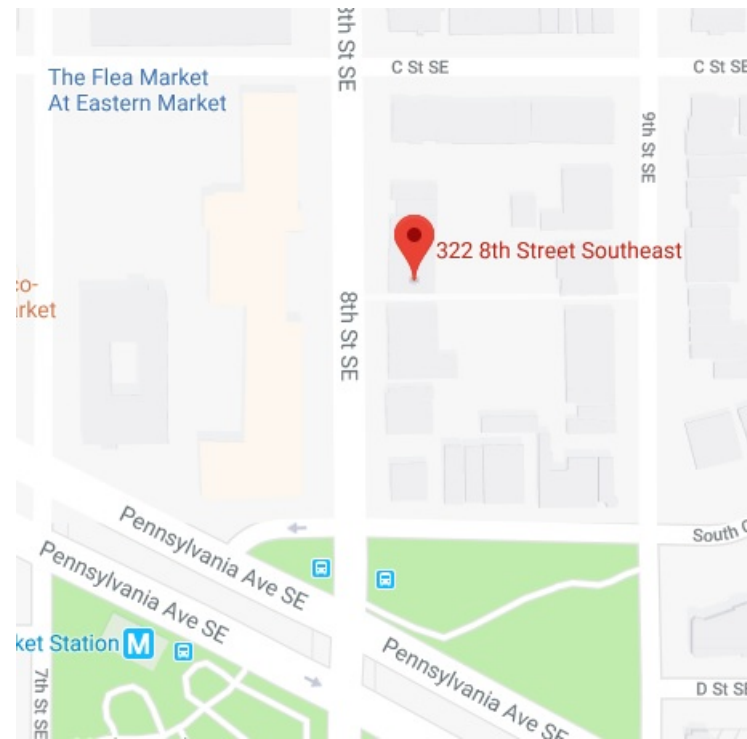
SECOND FLOOR ADDITION TO EXISTING GARAGE. NEW STUDIO APARTMENT & ROOF DECK

ZONING INFORMATION:

	Existing	Proposed	Allowable
Lot Coverage	1250 SF	NO CHANGE	1139.4 SF
(Percentage)	65.8%	NO CHANGE	60%
Rear Yard	58.98'	NO CHANGE	20 FT MIN
Side Yard	N/A	N/A	N/A
Open Court	N/A	N/A	N/A
Height	25.0'	NO CHANGE	35.0'
Stories	2	NO CHANGE	3+CELLAR
Pervious Surface	32.9%	NO CHANGE	20%
Parking	1 SPOT	NO CHANGE	1 PER PRINCIPLE DU
Square Footage			
First Floor	870 SF	NO CHANGE	N/A
Second Floor	870 SF	NO CHANGE	N/A
Total	1740 SF	NO CHANGE	
GARAGE	378 SF	756 SF	N/A

BZA-Preliminary

May 1, 2018

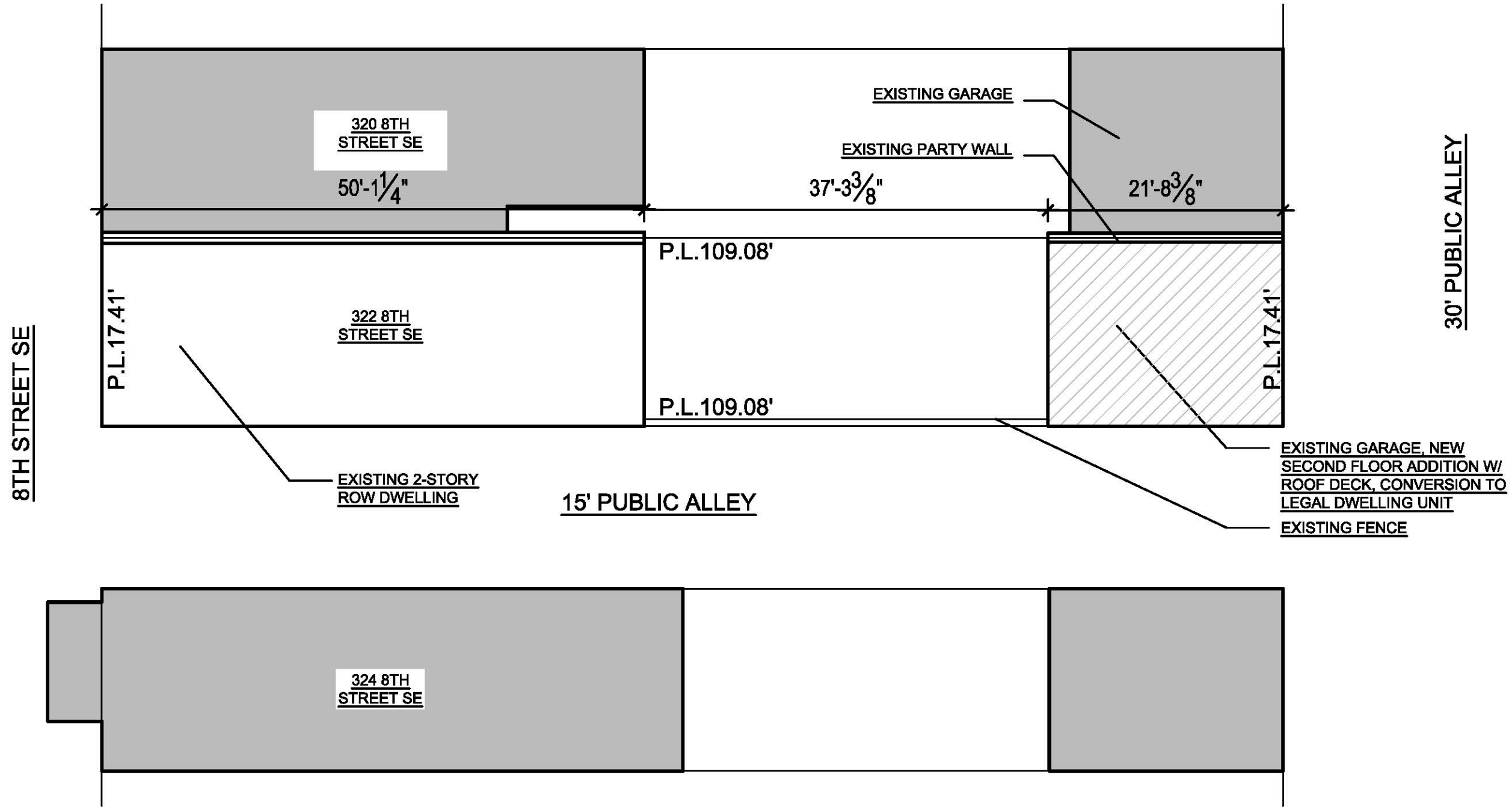


SITE MAP

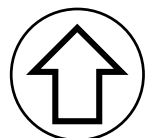


DRAWING INDEX:

- | | | | |
|-----|-------------|-----|--------------------------|
| C-1 | COVER SHEET | D-1 | GARAGE DEMOLITION PLAN |
| C-2 | SITE PLAN | A-1 | GARAGE FIRST FLOOR PLAN |
| C-3 | BLOCK PLAN | A-2 | GARAGE SECOND FLOOR PLAN |
| C-4 | PHOTOGRAPHS | A-3 | ROOF DECK PLAN |
| C-5 | PHOTOGRAPHS | A-4 | EXTERIOR ELEVATIONS |
| C-6 | PHOTOGRAPHS | A-5 | EXTERIOR ELEVATIONS |
| | | A-6 | EXTERIOR ELEVATIONS |



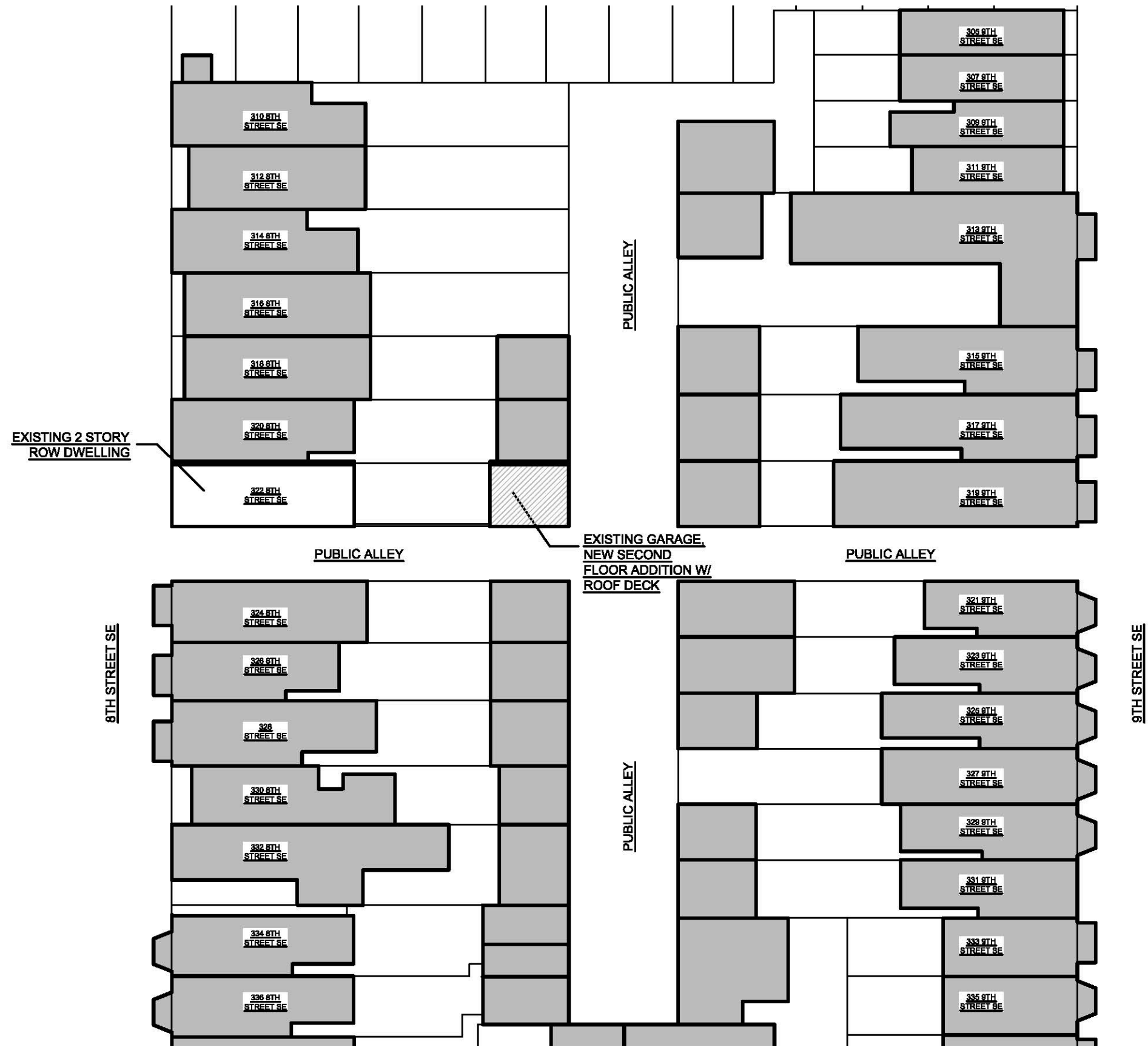
1 SITE PLAN
C-2 SCALE: 3/32" = 1'-0"



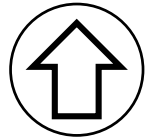
322 8TH Street SE- SITE PLAN

Fowler Architects

5/1/18



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



322 8th Street SE- BLOCK PLAN

Fowler Architects

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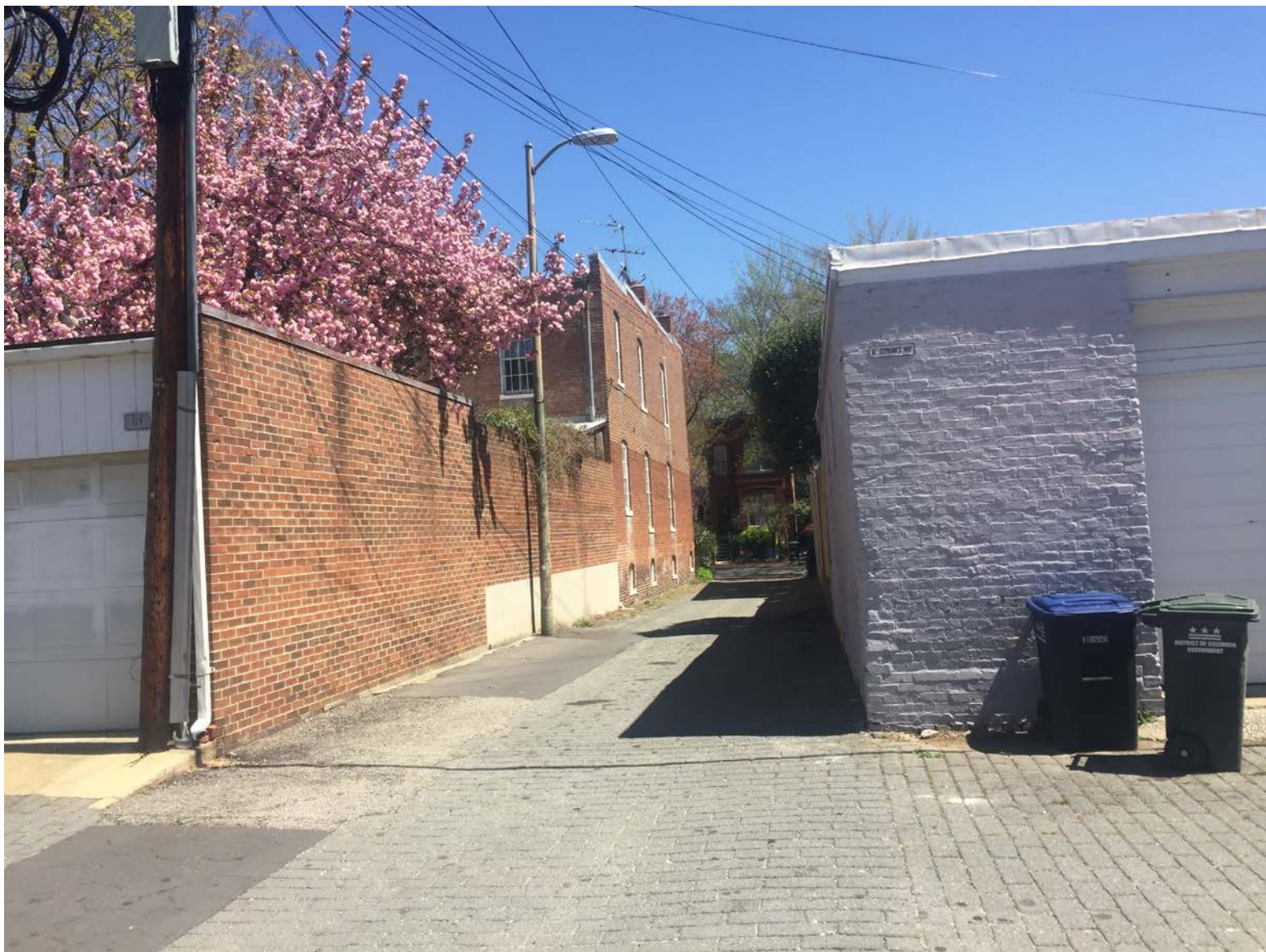
EXISTING GARAGE



ALLEY, LOOKING NORTH



ALLEY, LOOKING WEST



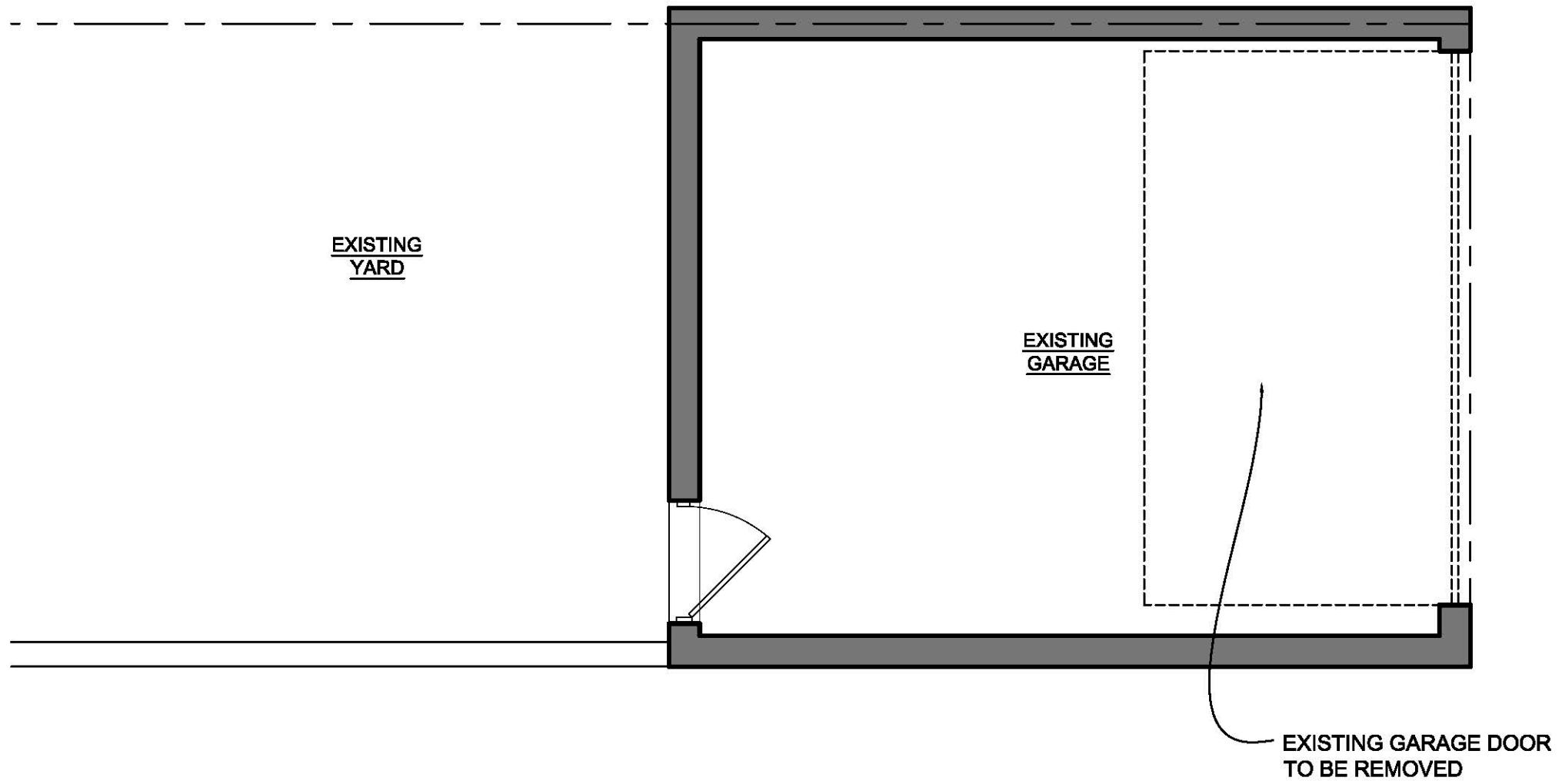
ALLEY, LOOKING EAST



REAR ALLEY LOOKING SOUTH

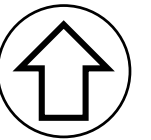


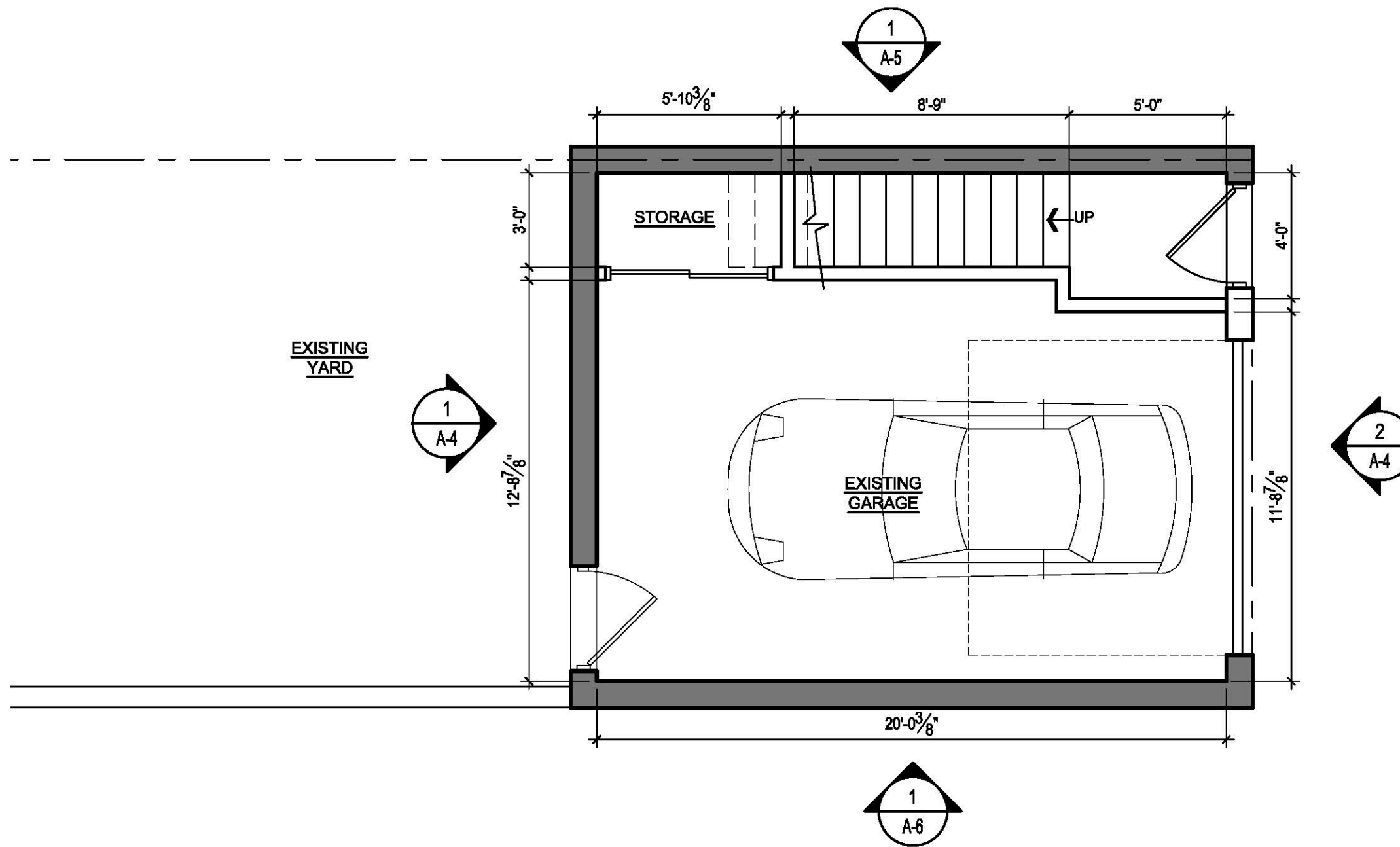
REAR ALLEY LOOKING SOUTH



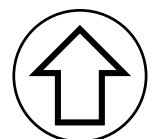
1
D-1

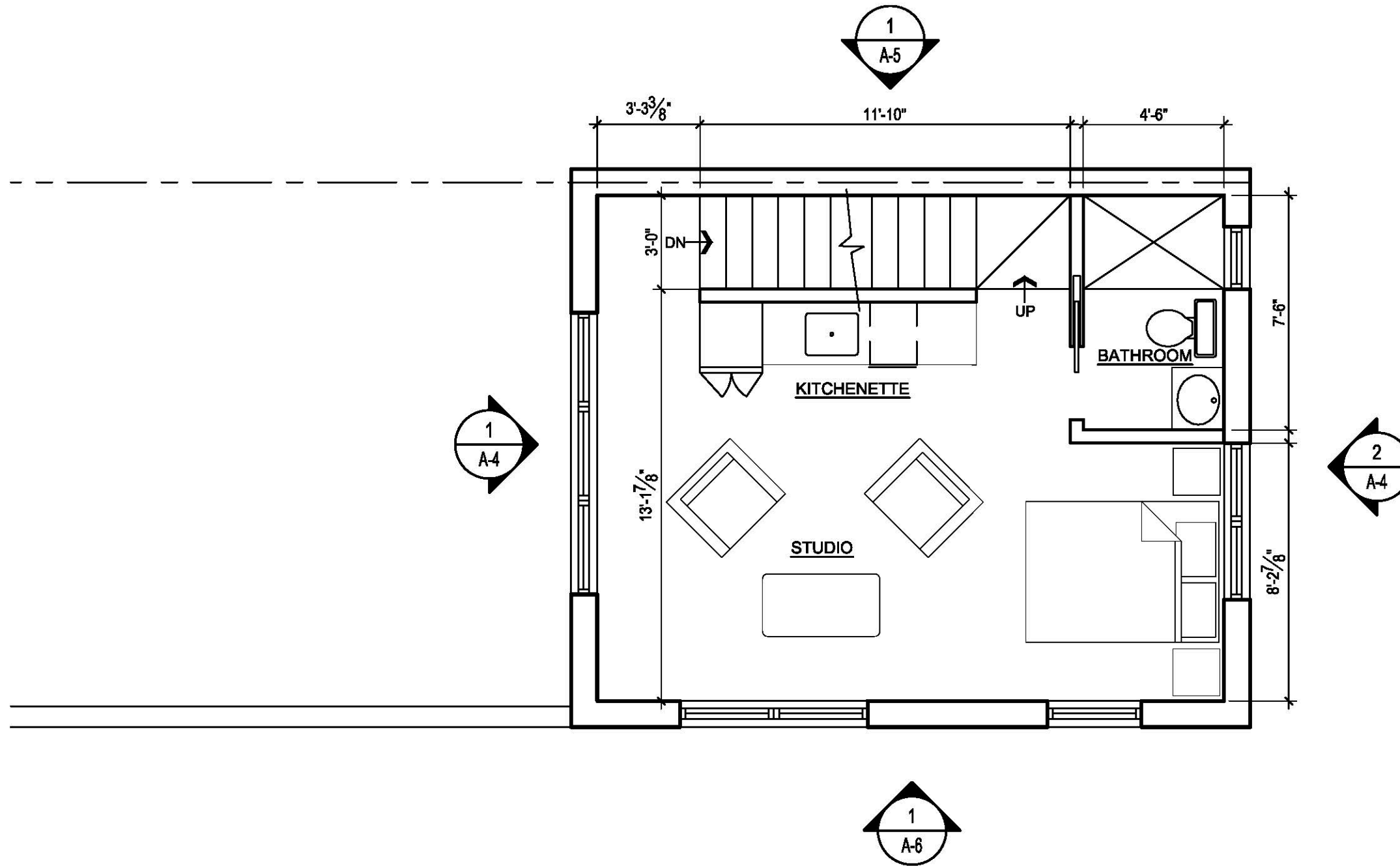
GARAGE DEMOLITION PLAN
SCALE: 1/4"=1'-0"



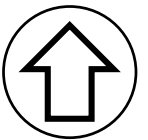


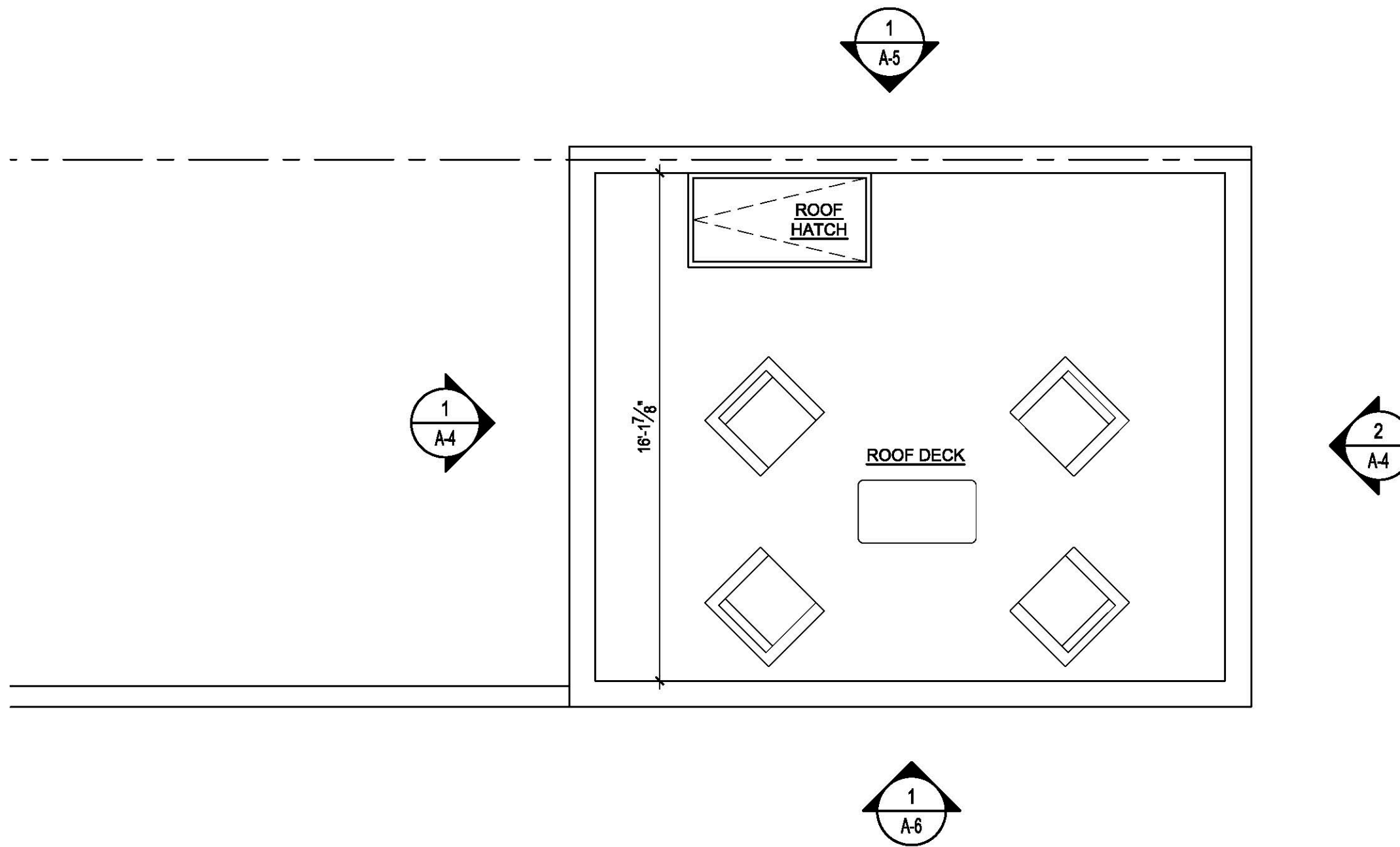
1 GARAGE FIRST FLOOR PLAN
 A-1 SCALE: 1/4"=1'-0"



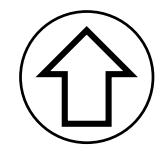


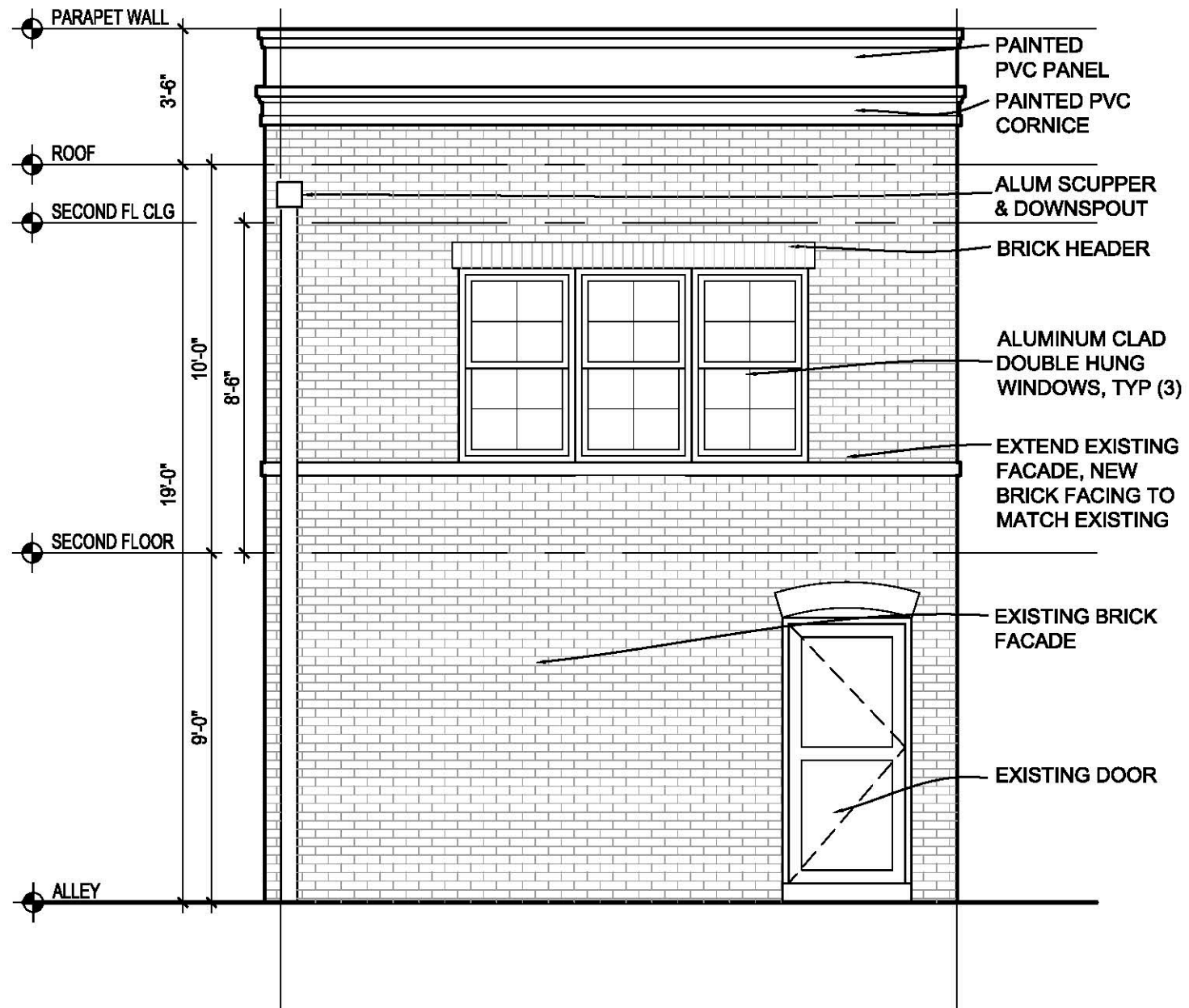
1
A-2
GARAGE SECOND FLOOR PLAN
 SCALE: 1/4"=1'-0"



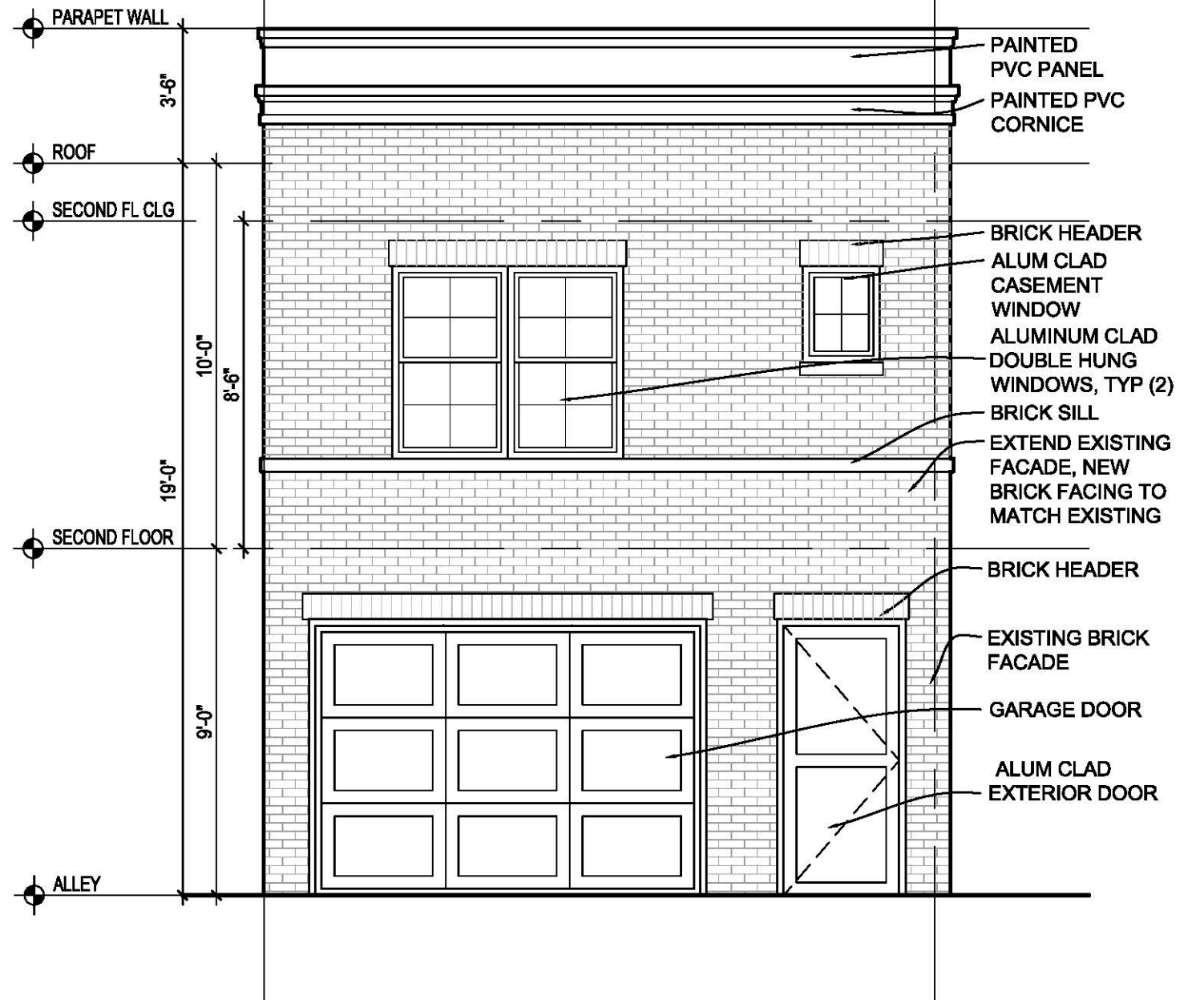


1 ROOF DECK PLAN
A-3 SCALE: 1/4"=1'-0"

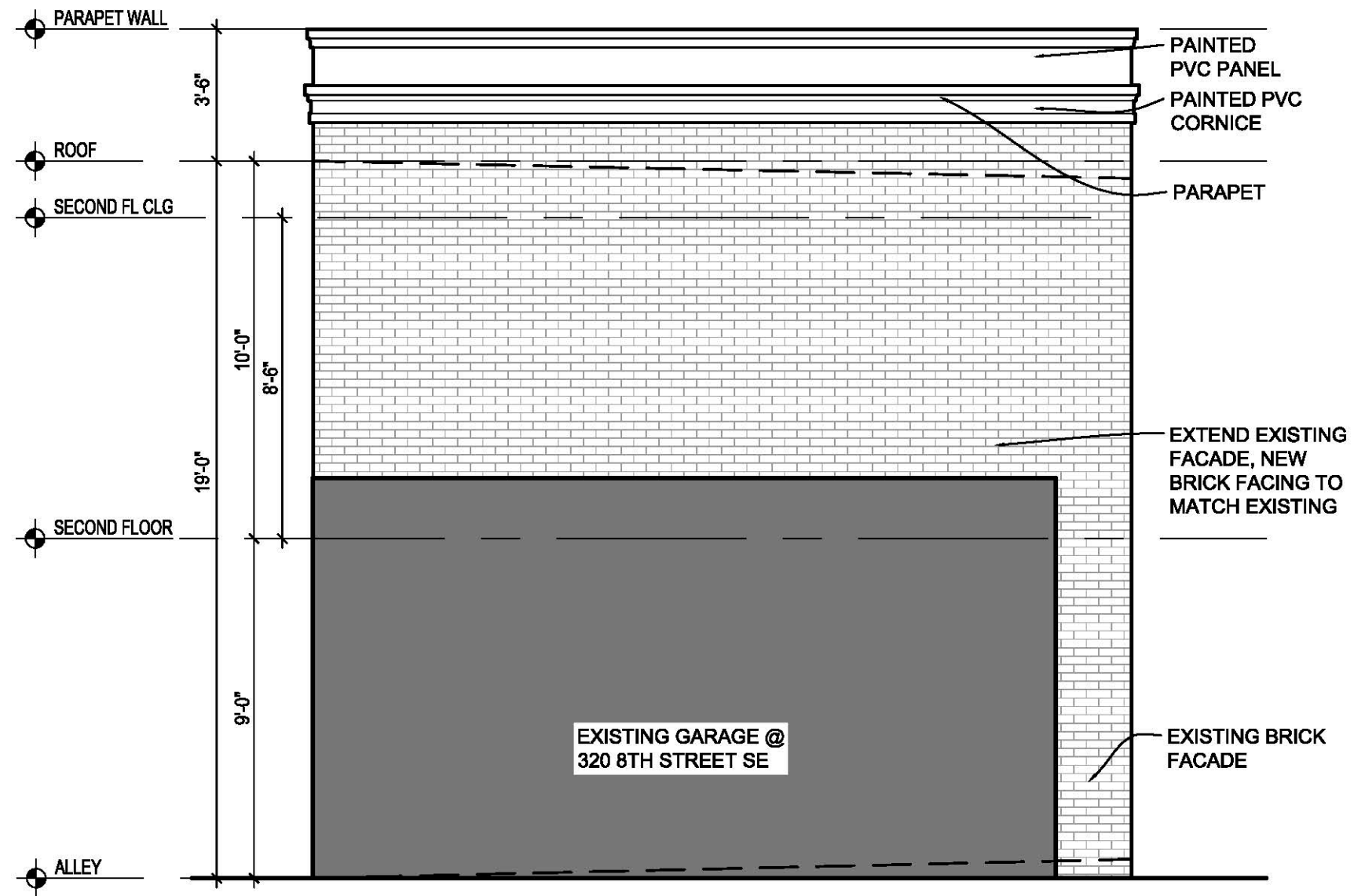




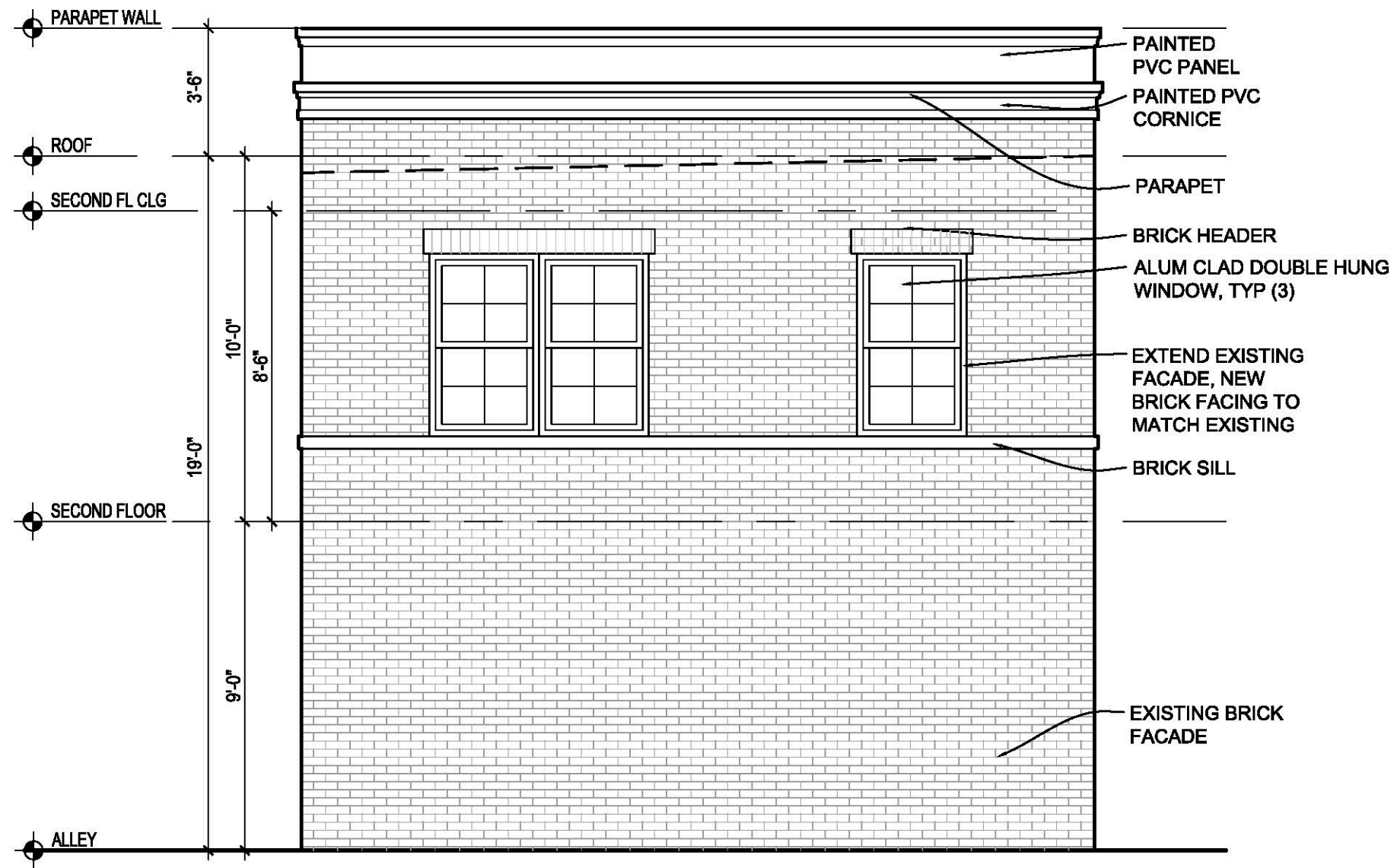
1 YARD ELEVATION
A-4 SCALE: 1/4"=1'-0"



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



1 NORTH ELEVATION
A-5 SCALE: 1/4"=1'-0"



1 SOUTH ELEVATION
 A-6 SCALE: 1/4"=1'-0"