

627 A Street NE – CARRIAGE HOUSE

Washington, DC 20002

September 11, 2024

OWNER:

KAELY MICHELS-GUALTIERI
627 A STREET NE
WASHINGTON, DC 20002

ARCHITECT:

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

PROPERTY INFORMATION:

LOT: 0049
SQUARE: 0868
LOT AREA: 2930 SF
ZONE: RF-1
USE GROUP: R-3

EXISTING: TWO STORY + CELLAR ROW DWELLING, TWO FAMILY FLAT

PROPOSED: MULTI-FAMILY UNIT

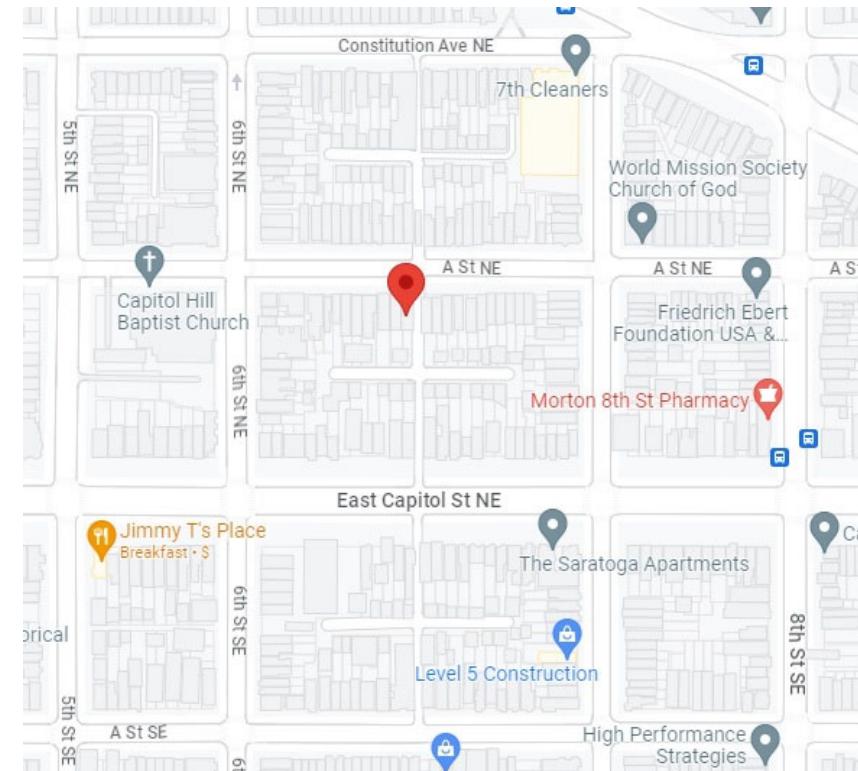
PROJECT DESCRIPTION:

EXISTING GARAGE TO BE EXPANDED & SECOND FLOOR ADDITION

ZONING INFORMATION:

RELIEF NEEDED: SUBTITLE E § 210.1 & 5003.1, & SUBTITLE U § 320.2 & 301.1(c),

	Existing	Proposed	Allowable
Lot Coverage	1706.4 SF	2004.1 SF	1758 SF
(Percentage)	58.2%	68.4%	60%
Rear Yard	65.58'	NO CHANGE	20 FT MIN
Side Yard	N/A	N/A	N/A
Open Court	N/A	N/A	N/A
Height - Garage	11.58'	21.0'	22.0'
Stories - Garage	1	2	2
Parking	2 SPOT	NO CHANGE	1 PER PRINCIPLE DU
Square Footage			
Cellar	1247 SF	NO CHANGE	N/A
First Floor	1247 SF	NO CHANGE	N/A
Second Floor	1247 SF	NO CHANGE	N/A
Total	3741 SF	NO CHANGE	N/A
GARAGE	503 SF	800.7 SF/FLOOR	N/A



SITE MAP



FRONT FAÇADE



GARAGE ALLEY VIEW



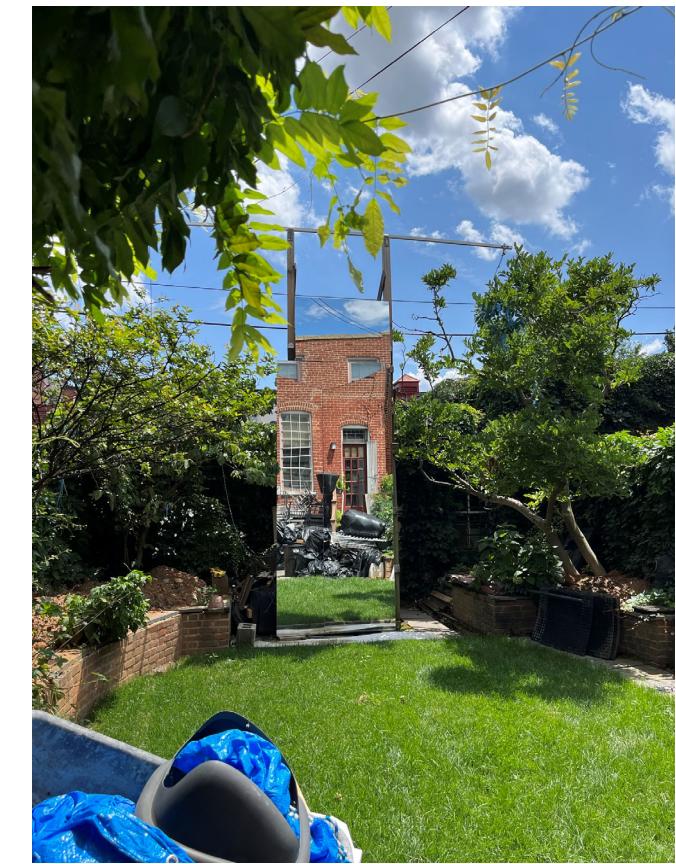
SIDE VIEW OF GARAGE



VIEW DOWN ALLEY TOWARD A STREET NE



VIEW DOWN ALLEY FROM A STREET NE



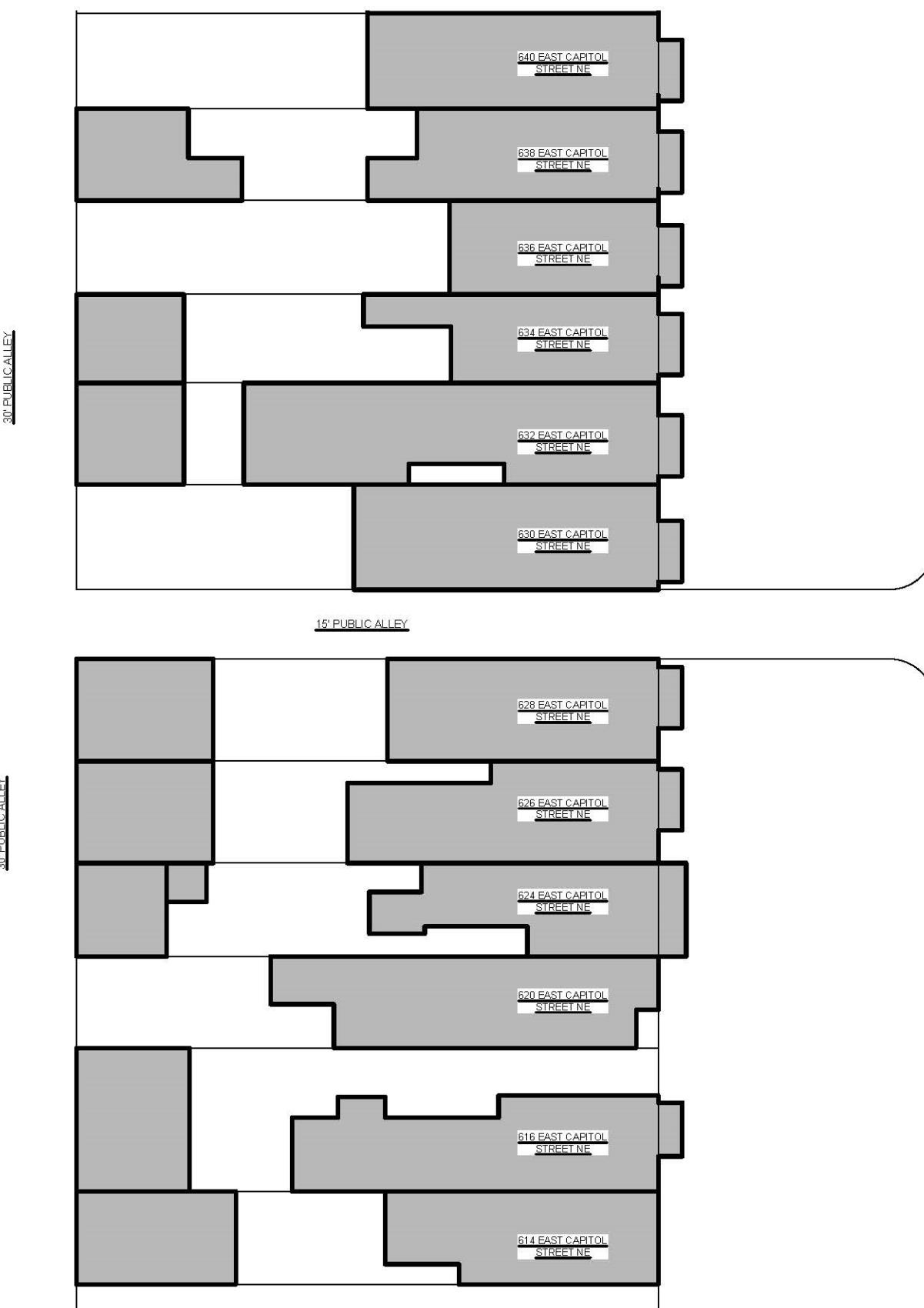
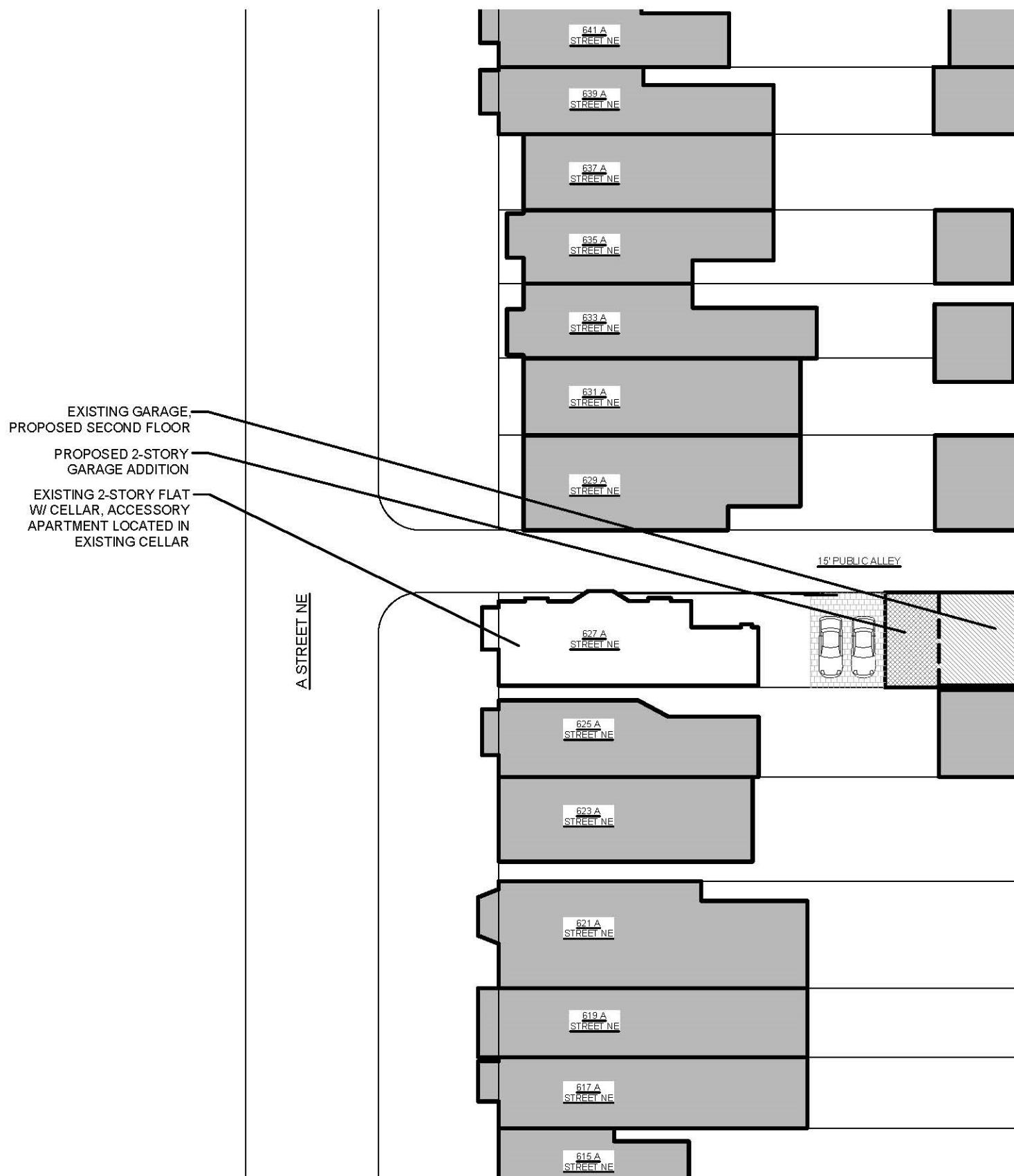
EXISTING REAR YARD



VIEW FROM SIDE ALLEY

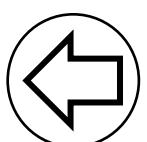


EXISTING REAR ALLEY

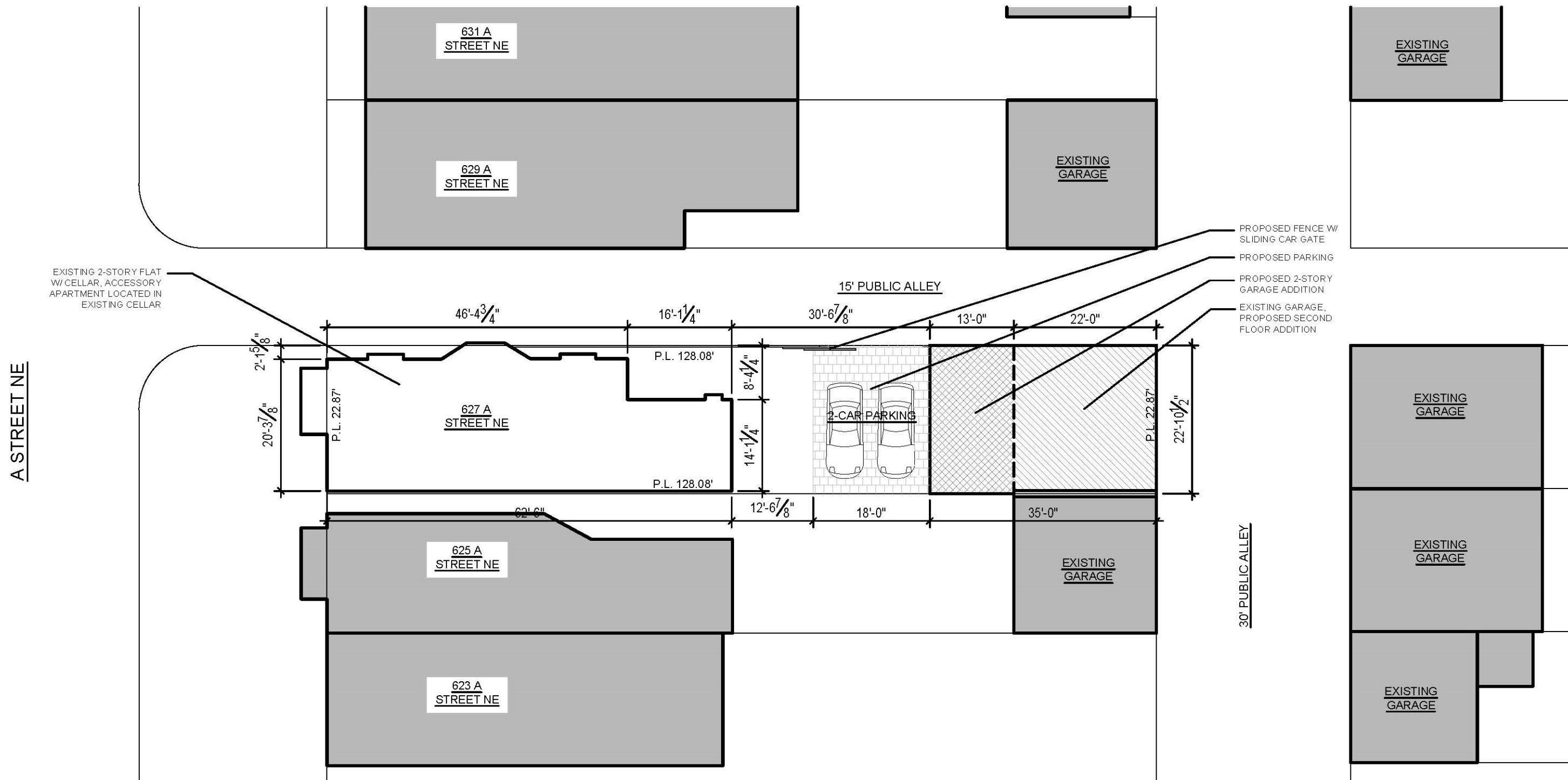


627 A STREET NE – BLOCK PLAN

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

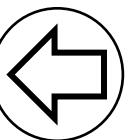


C-3

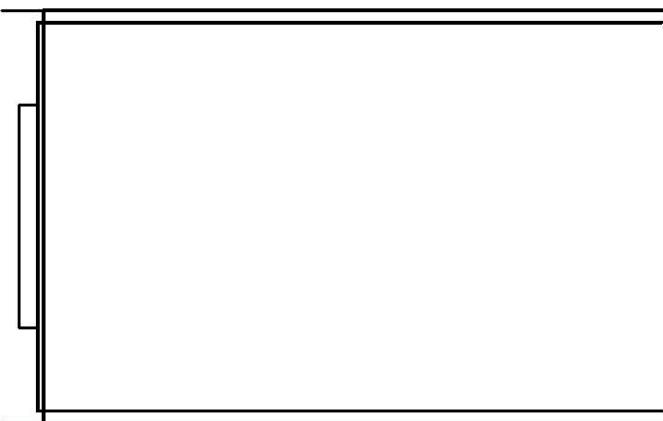
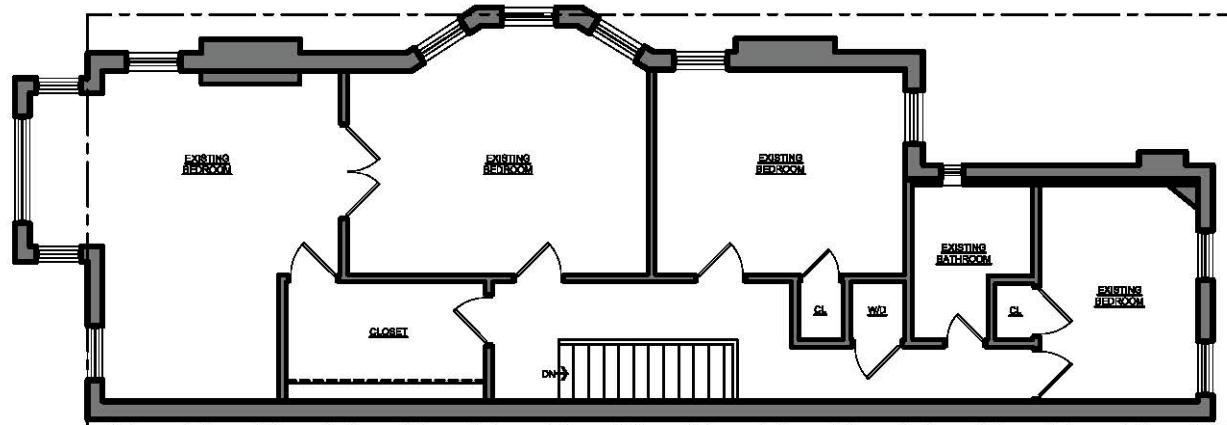


627 A STREET NE – SITE PLAN

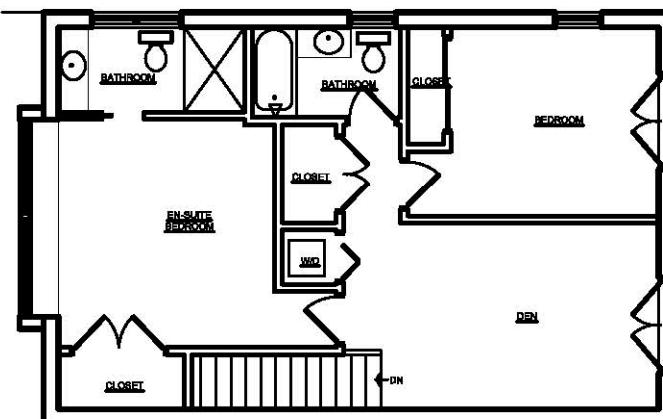
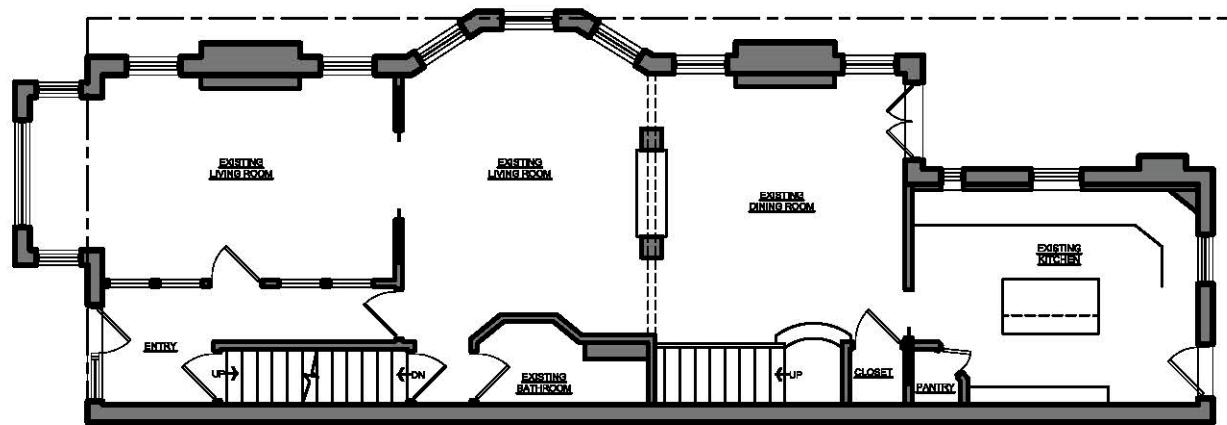
1 SITE PLAN
C-4 SCALE:1/16"=1'-0"



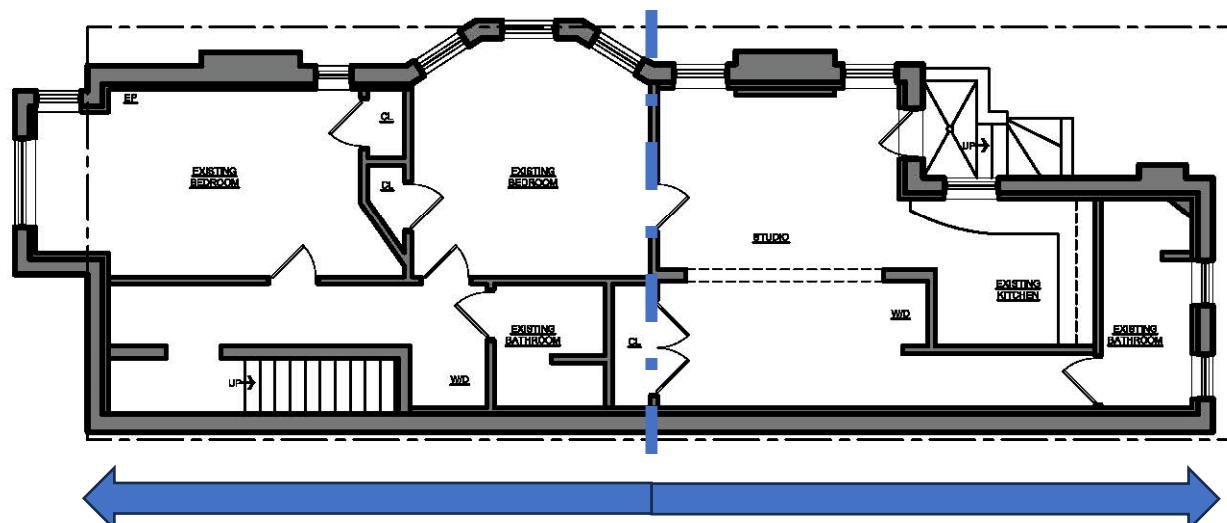
C-4



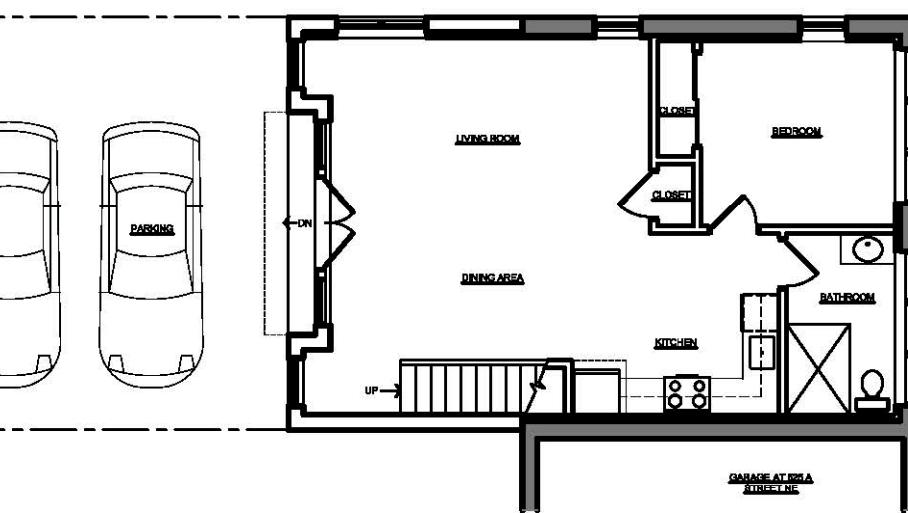
UNIT 1- SECOND FLOOR



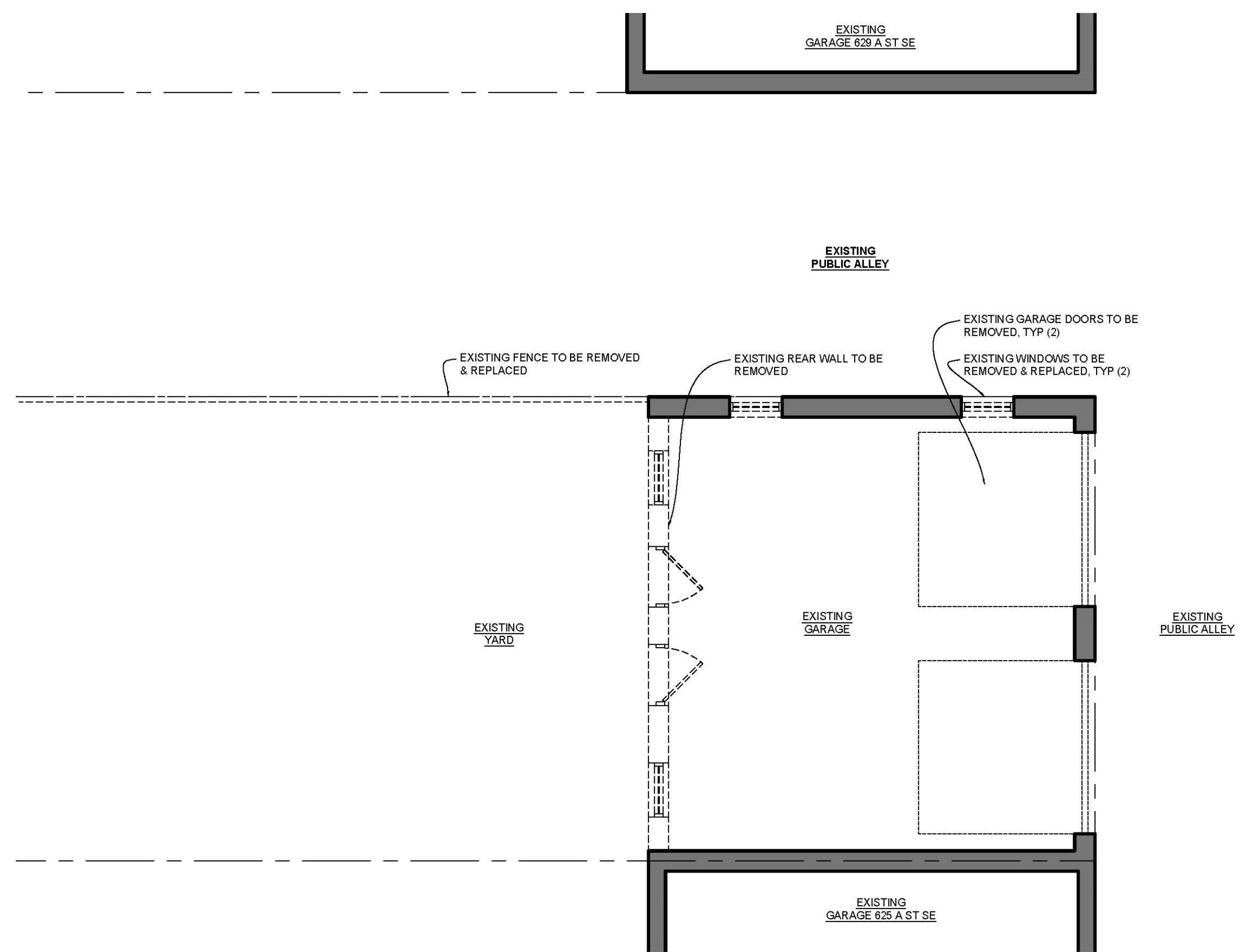
UNIT 1- FIRST FLOOR



UNIT 1- CELLAR FRONT **UNIT 2- CELLAR REAR**

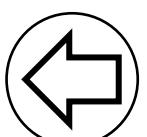


UNIT 3- ACCESSORY STRUCTURE 1ST FLOOR

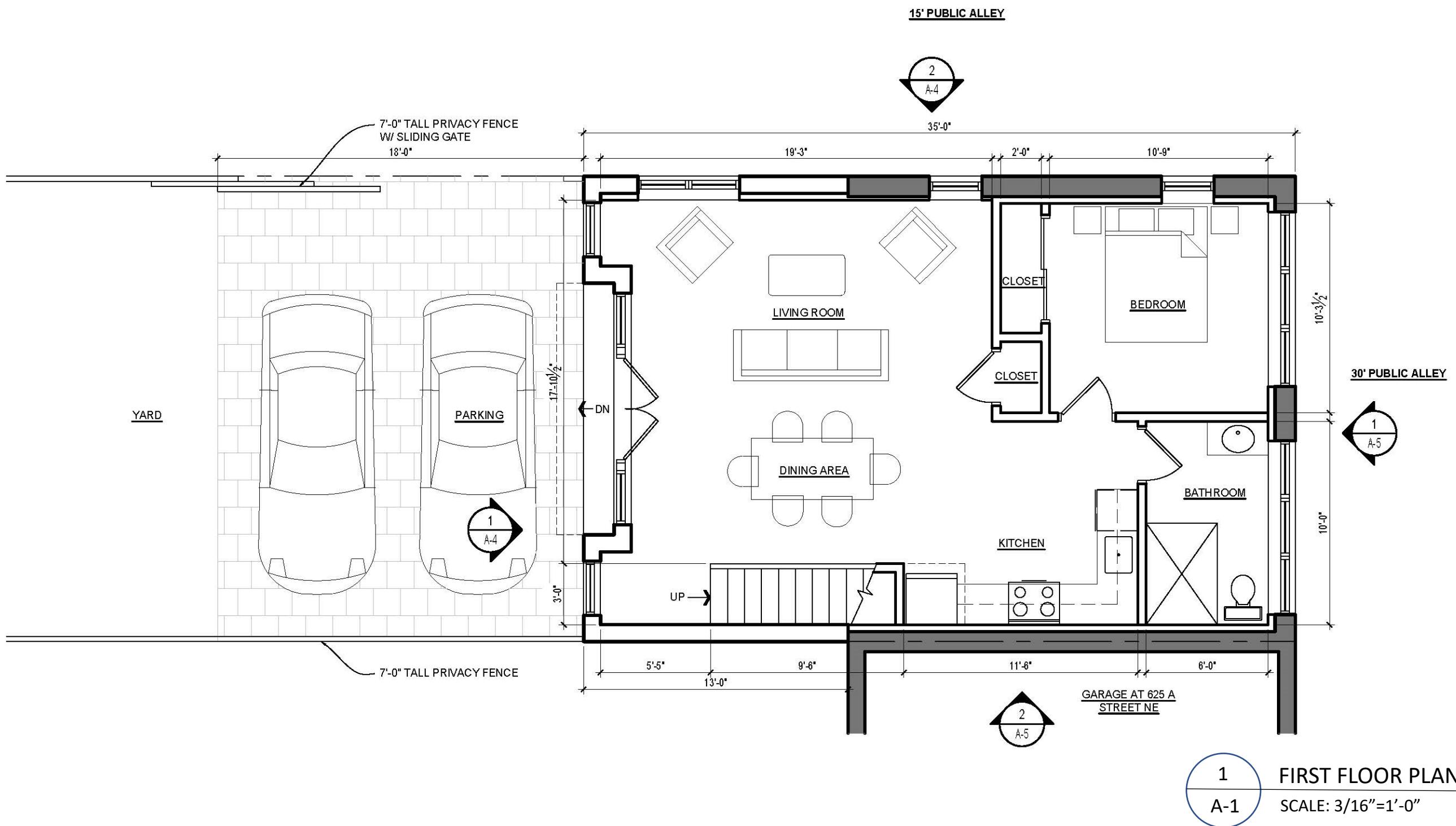


1
D-1

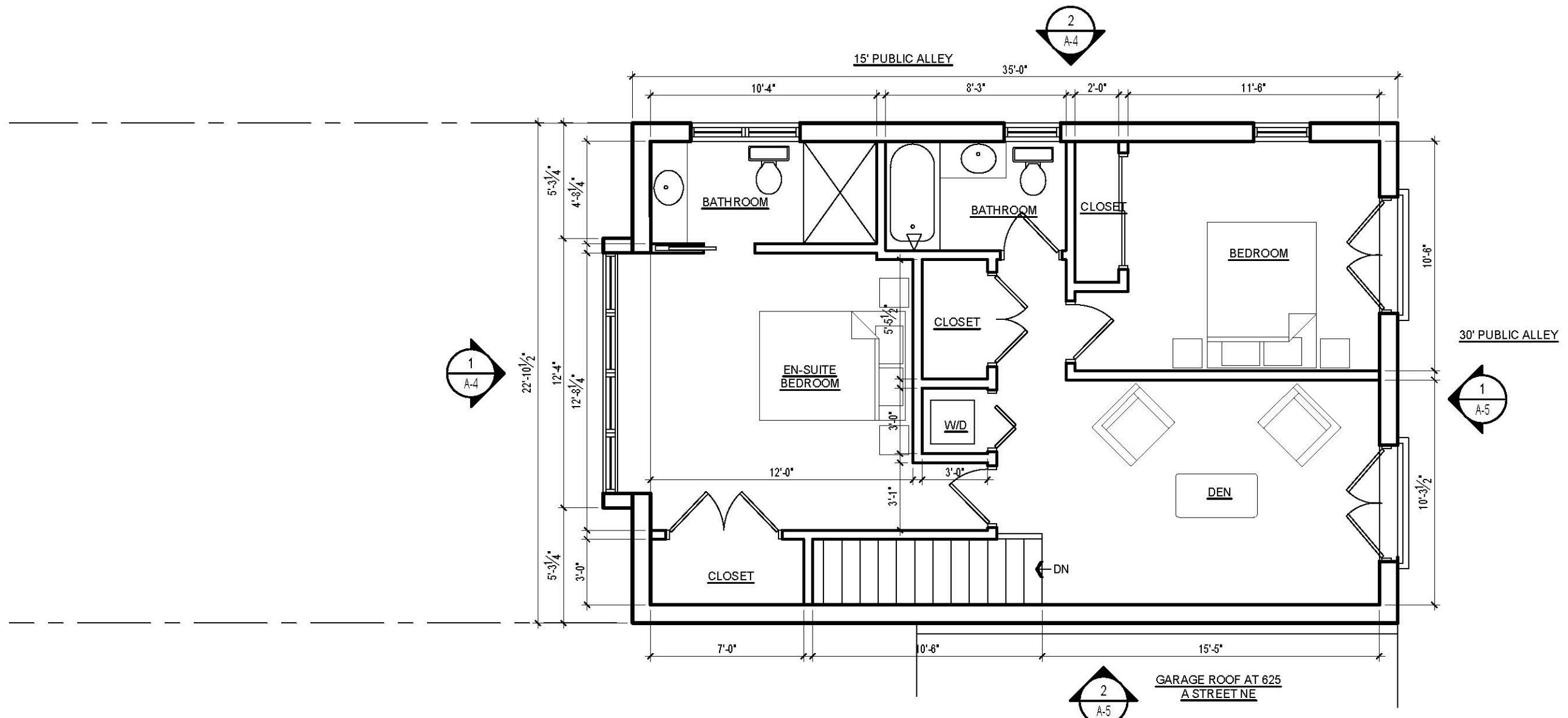
GARAGE DEMOLITION PLAN
SCALE: 3/16"=1'-0"



D-1

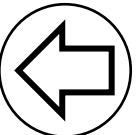


GARAGE ROOF AT 629
A STREET NE



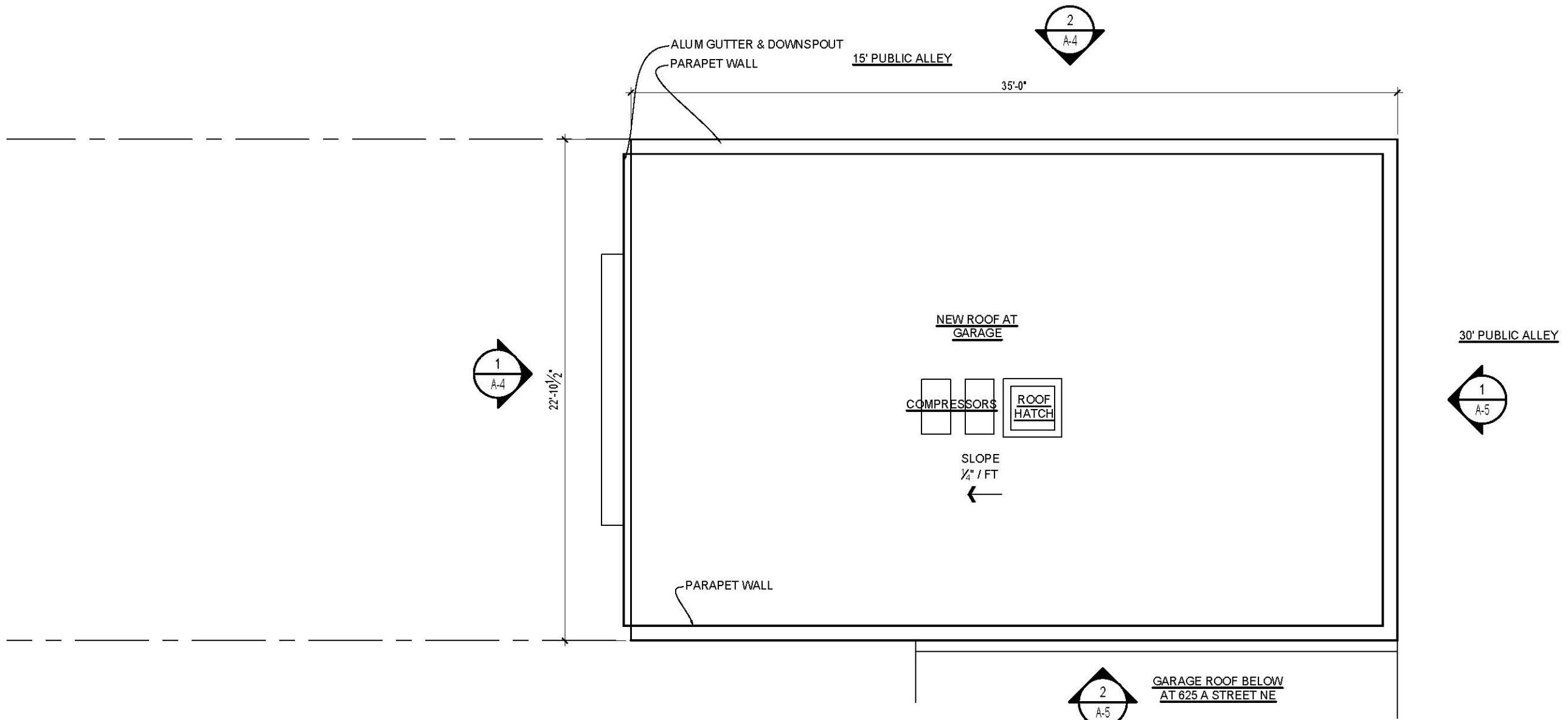
627 A STREET NE – NEW WORK PLANS

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



A-2

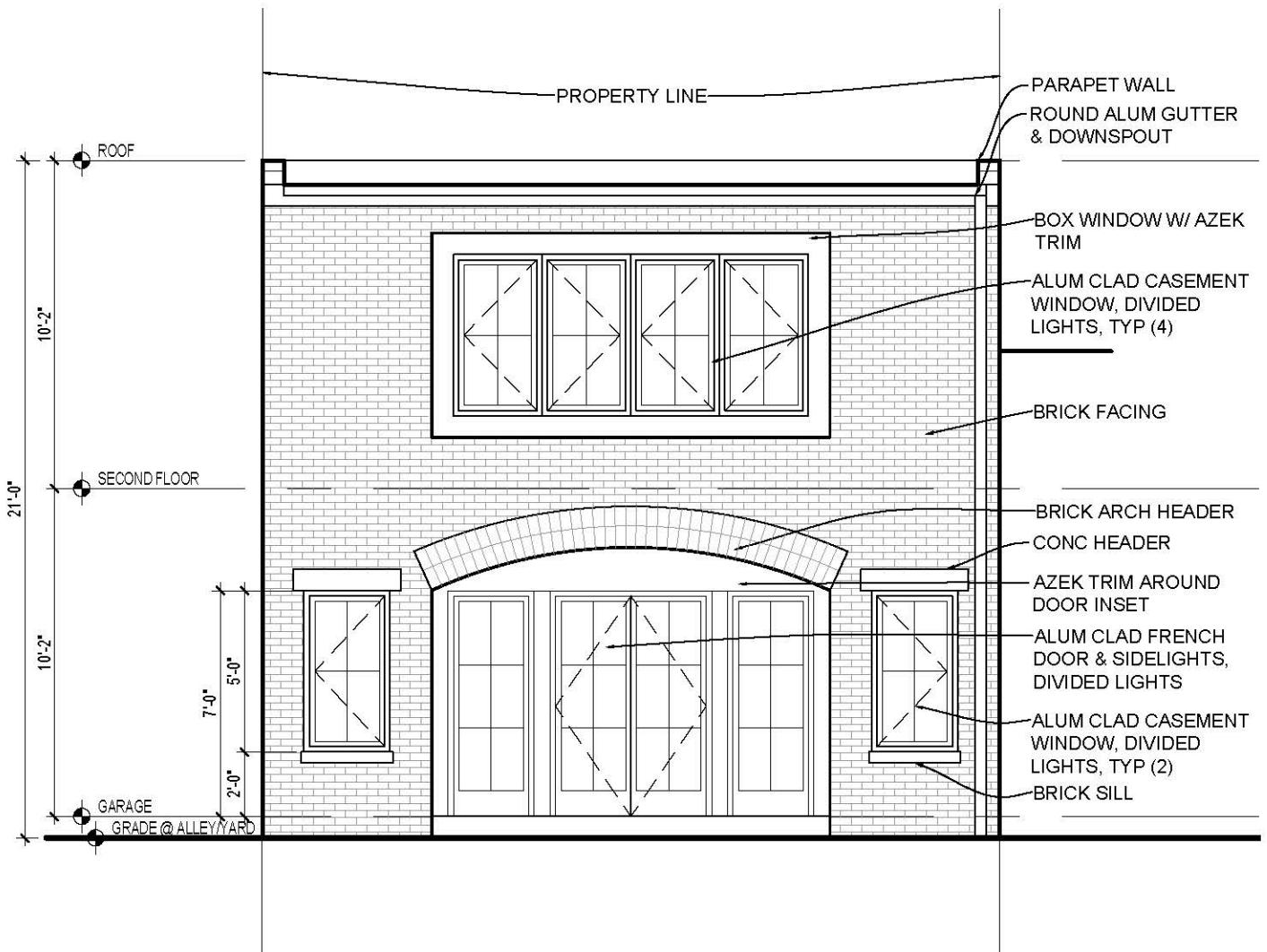
GARAGE ROOF BELOW
AT 629 A STREET NE



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

627 A STREET NE – NEW WORK PLANS

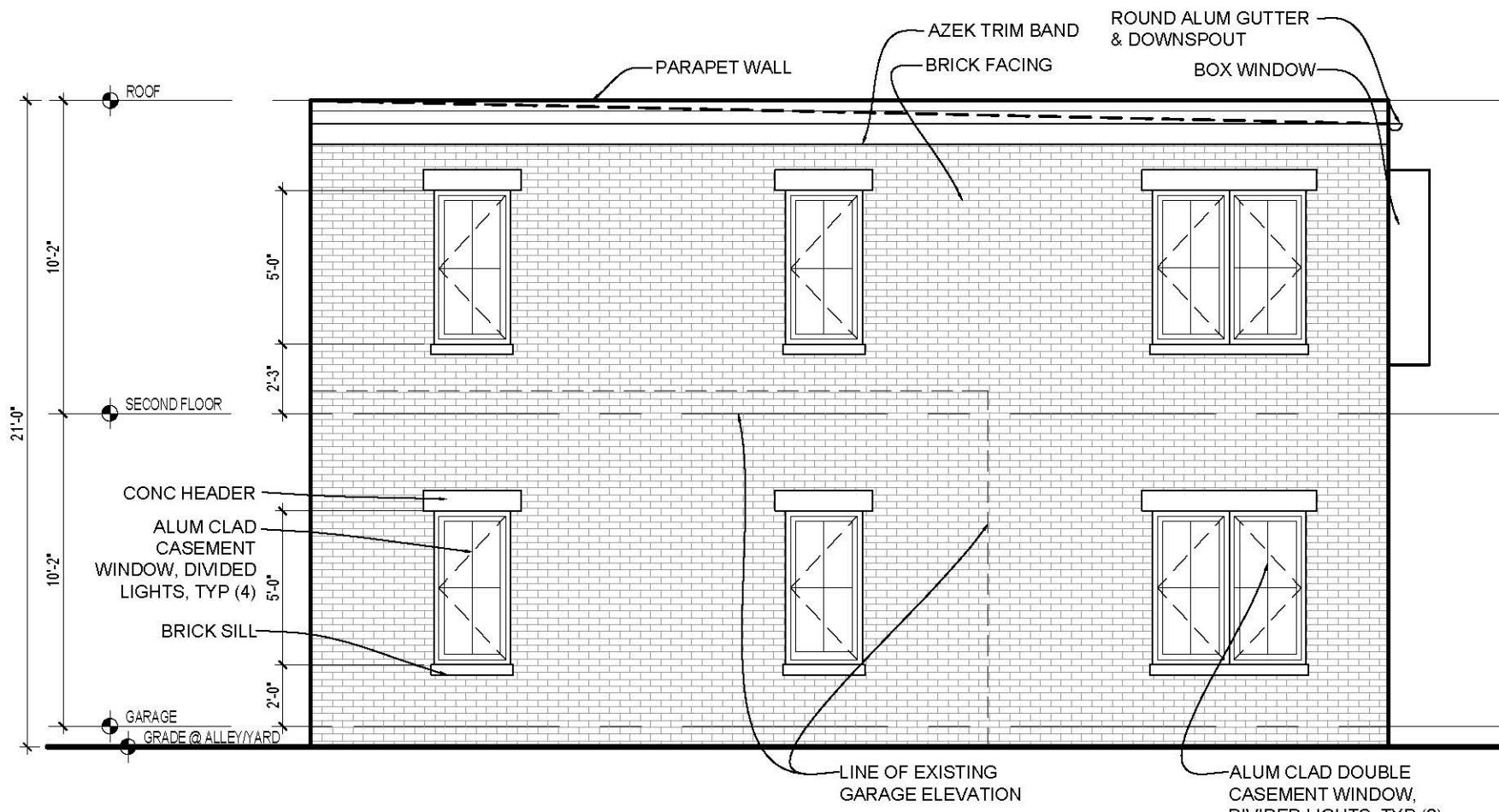
A-3



1
A-4

YARD ELEVATION

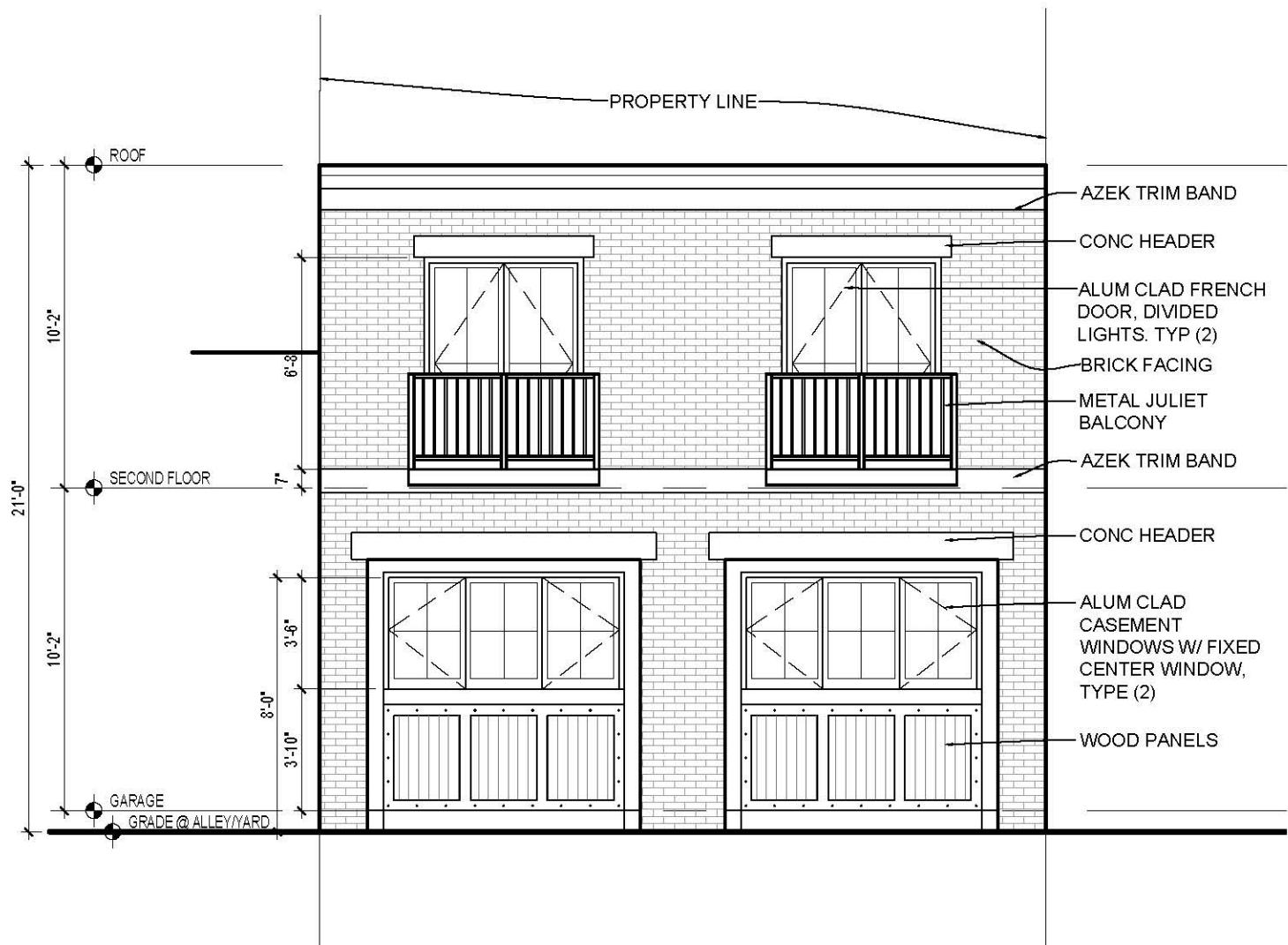
SCALE: 3/16"=1'-0"



2
A-4

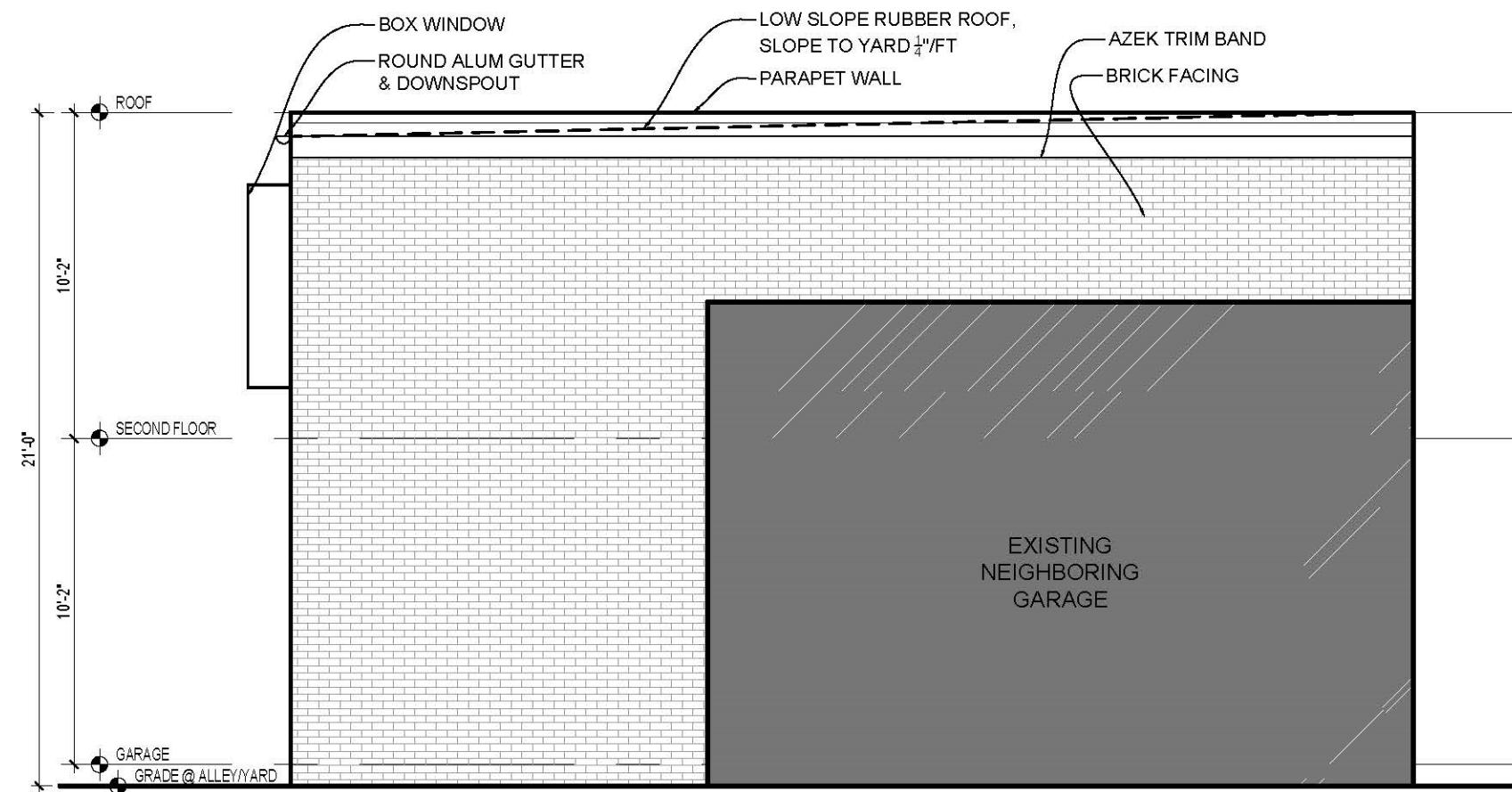
EAST ELEVATION

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



1
A-5

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



2
A-5

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

