

627 A Street NE – CARRIAGE HOUSE

Washington, DC 20002

September 11, 2024

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

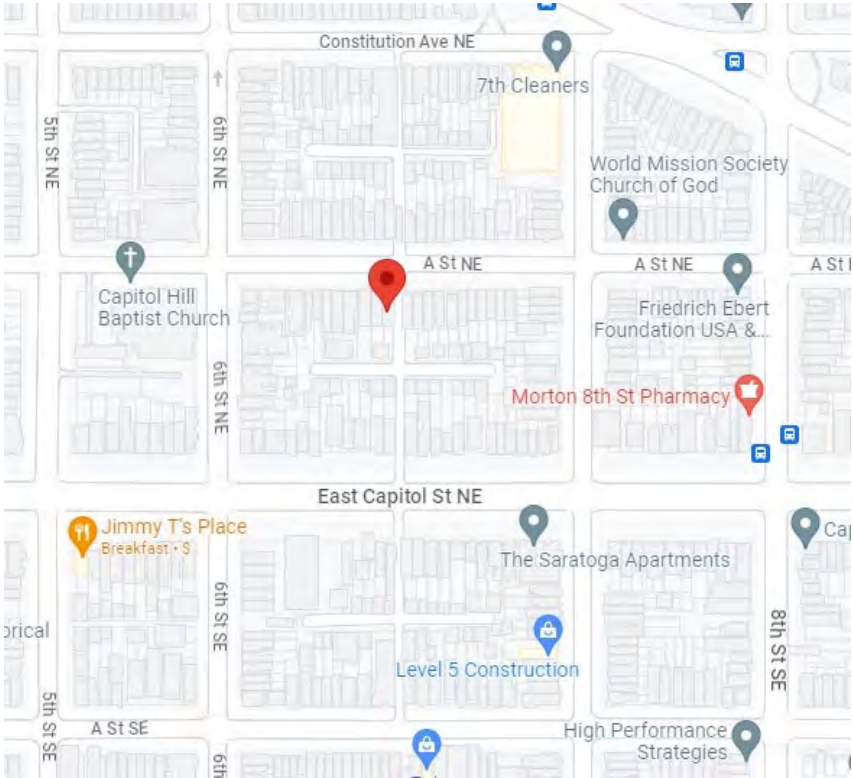
ARCHITECT:
FOWLER ARCHITECTS
1819 D STREET SE
WASHINGTON, DC 20003
(202)546-0896

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 FACADE

DRAWING INDEX:

- C-1 COVER SHEET
- C-2 PHOTOGRAPHS
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- D-1 GARAGE DEMOLITION PLAN
- A-1 FIRST FLOOR PLAN
- A-2 SECOND FLOOR PLAN
- A-3 ROOF PLAN
- A-4 EXTERIOR ELEVATIONS
- A-5 EXTERIOR ELEVATIONS
- A-6 INSPIRATION PHOTOS



GARAGE ALLEY VIEW



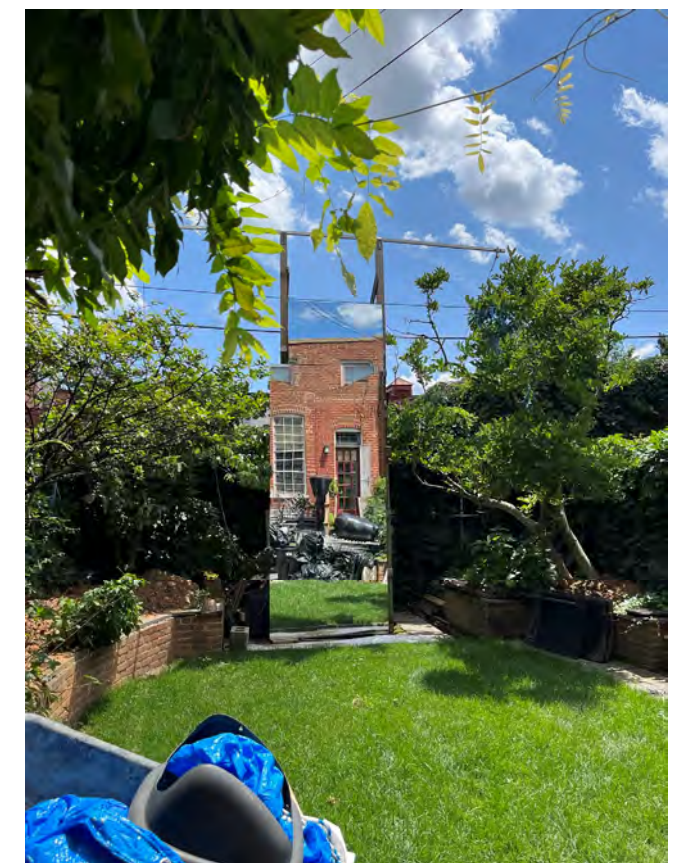
SIDE VIEW OF GARAGE



VIEW DOWN ALLEY TOWARD A STREET NE



VIEW DOWN ALLEY FROM A STREET NE



EXISTING REAR YARD



VIEW FROM SIDE ALLEY



EXISTING REAR ALLEY



EXISTING GARAGE AT 625 A STREET NE



TWO STORY GARAGE AT 628 EAST CAPITOL STREET NE



GARAGES ON THE SOUTH SIDE OF THE ALLEY LOOKING WEST



GARAGES ON THE SOUTH SIDE OF THE ALLEY LOOKING EAST



GARAGES ON THE SOUTH SIDE OF THE ALLEY AT THE EAST END



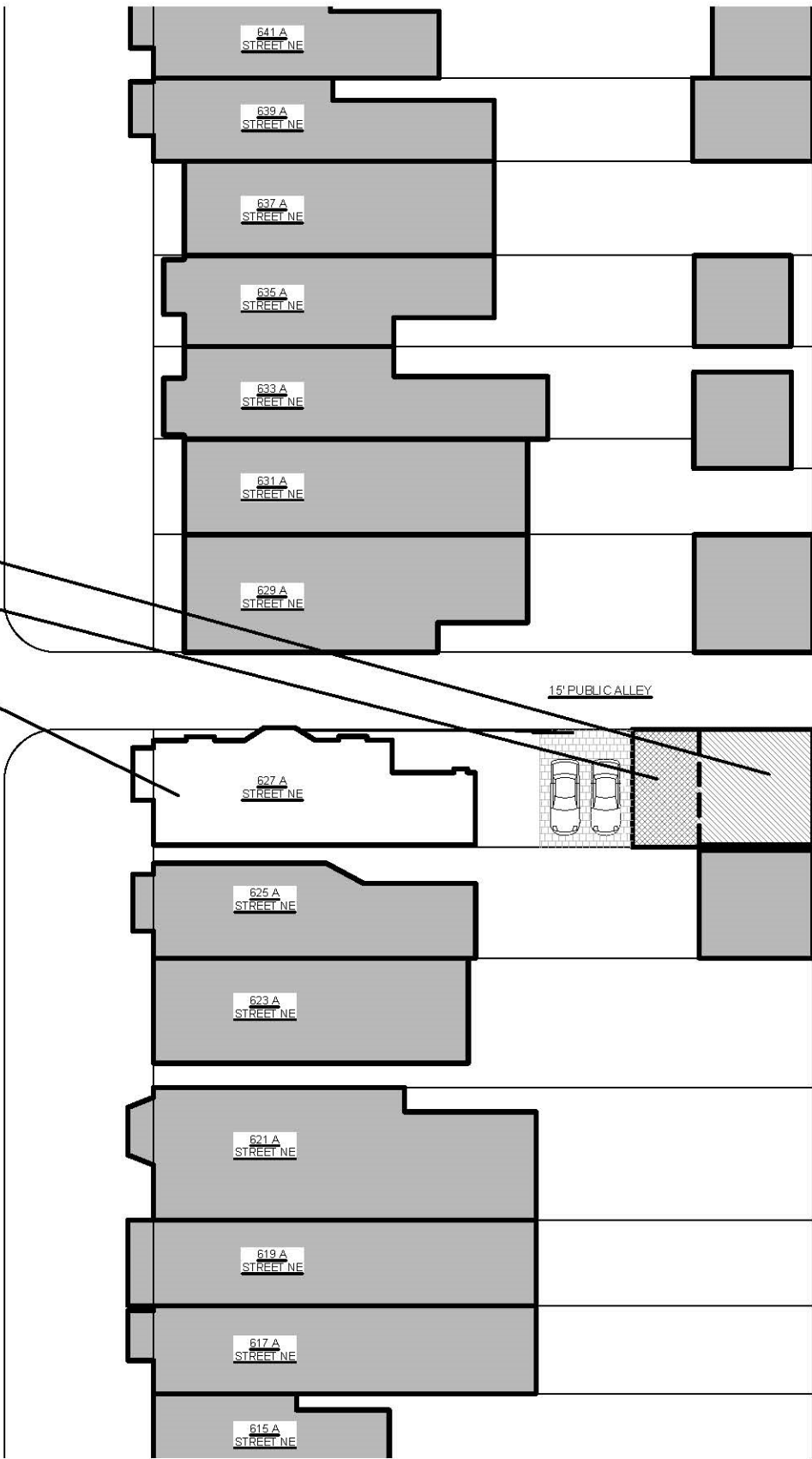
ALLEY BEHIND 6TH STREET NE

EXISTING GARAGE,
PROPOSED SECOND FLOOR

PROPOSED 2-STORY
GARAGE ADDITION

EXISTING 2-STORY FLAT
W/ CELLAR, ACCESSORY
APARTMENT LOCATED IN
EXISTING CELLAR

A STREET NE



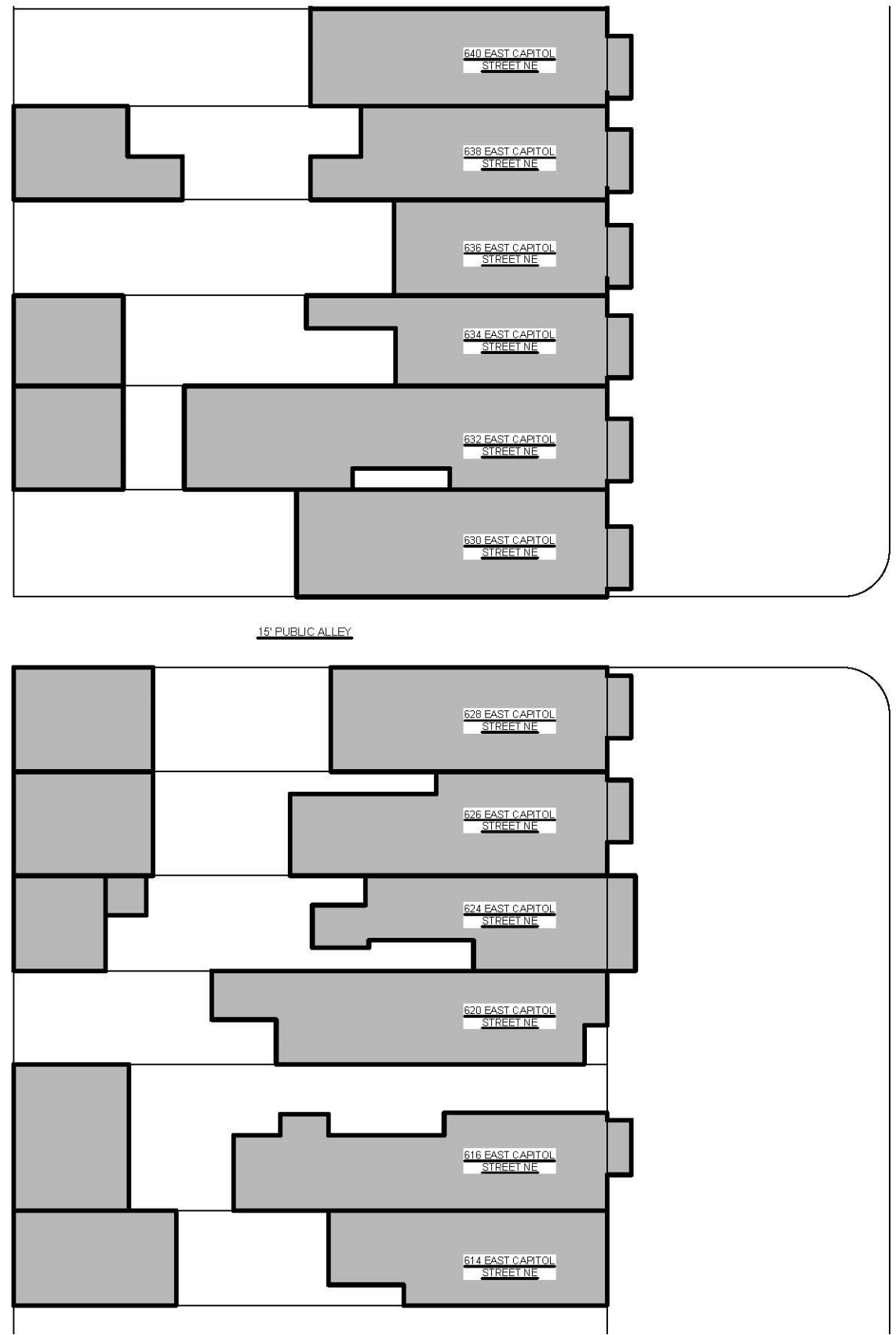
30' PUBLIC ALLEY

30' PUBLIC ALLEY

15' PUBLIC ALLEY

15' PUBLIC ALLEY

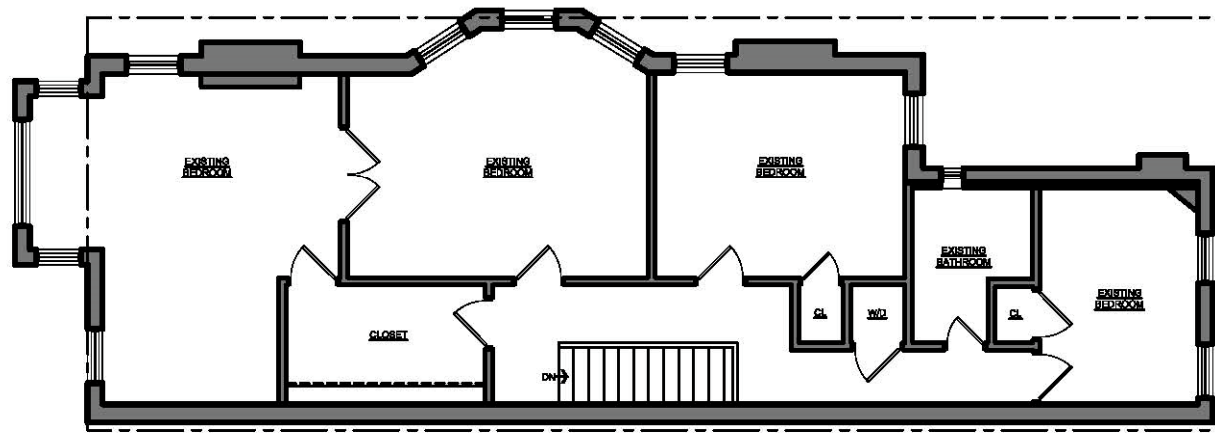
EAST CAPITOL STREET NE



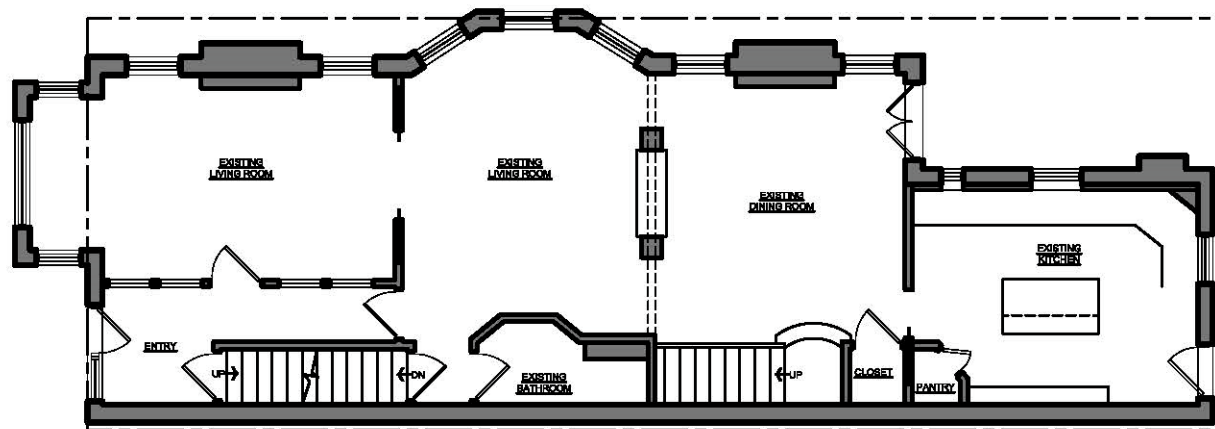
627 A STREET NE – BLOCK PLAN

1
C-4

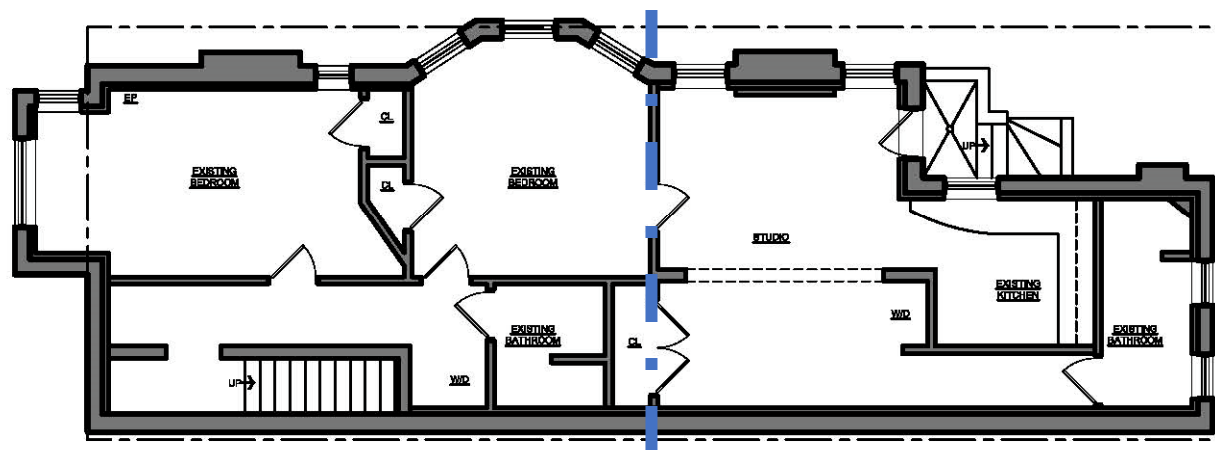
BLOCK PLAN
SCALE: 1/32"=1'-0"



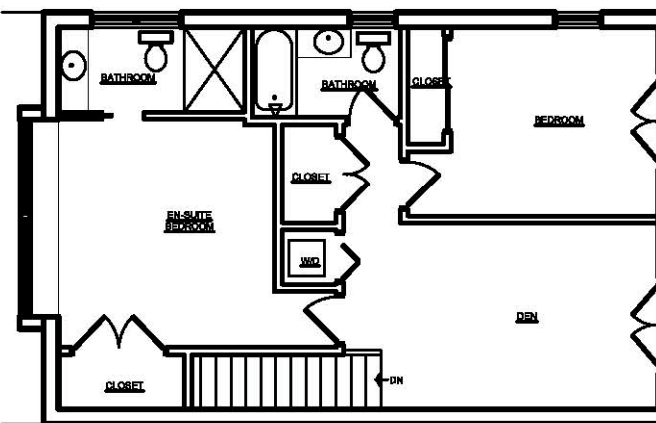
UNIT 1- SECOND FLOOR



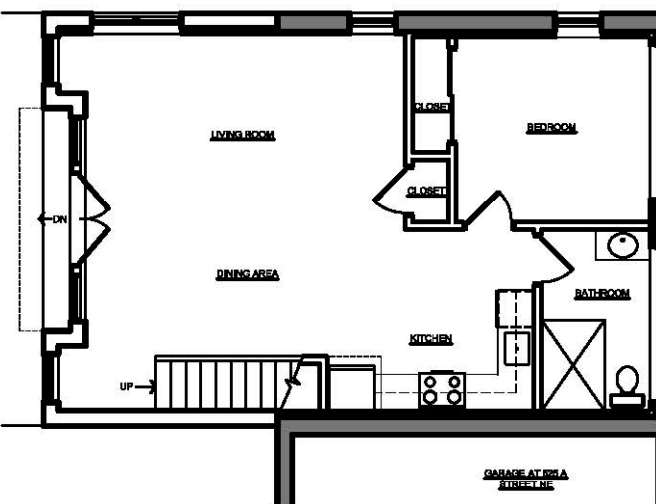
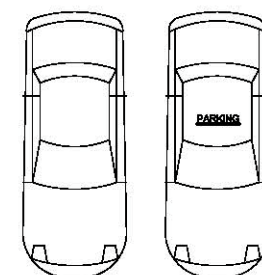
UNIT 1- FIRST FLOOR



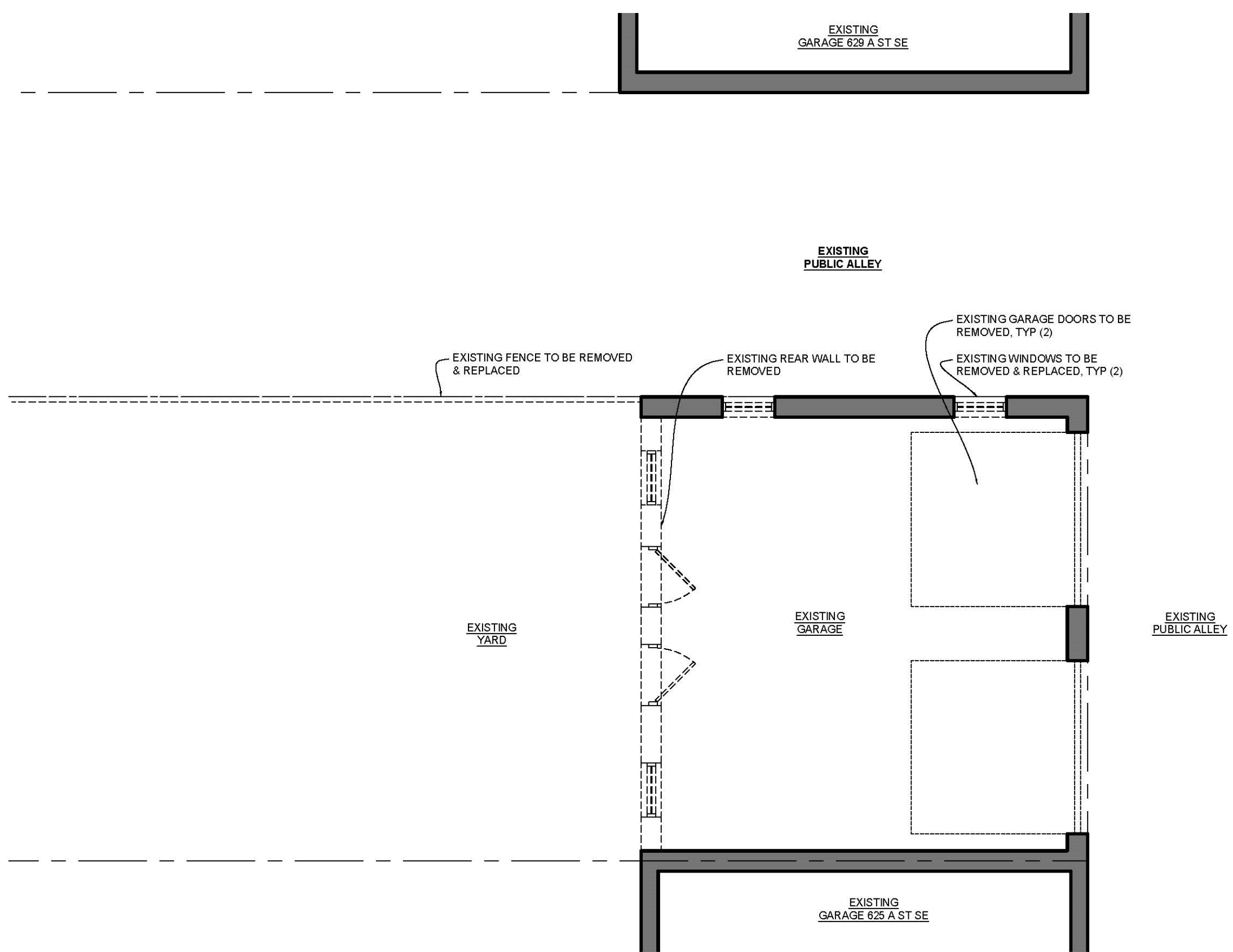
UNIT 1- CELLAR FRONT | UNIT 2- CELLAR REAR



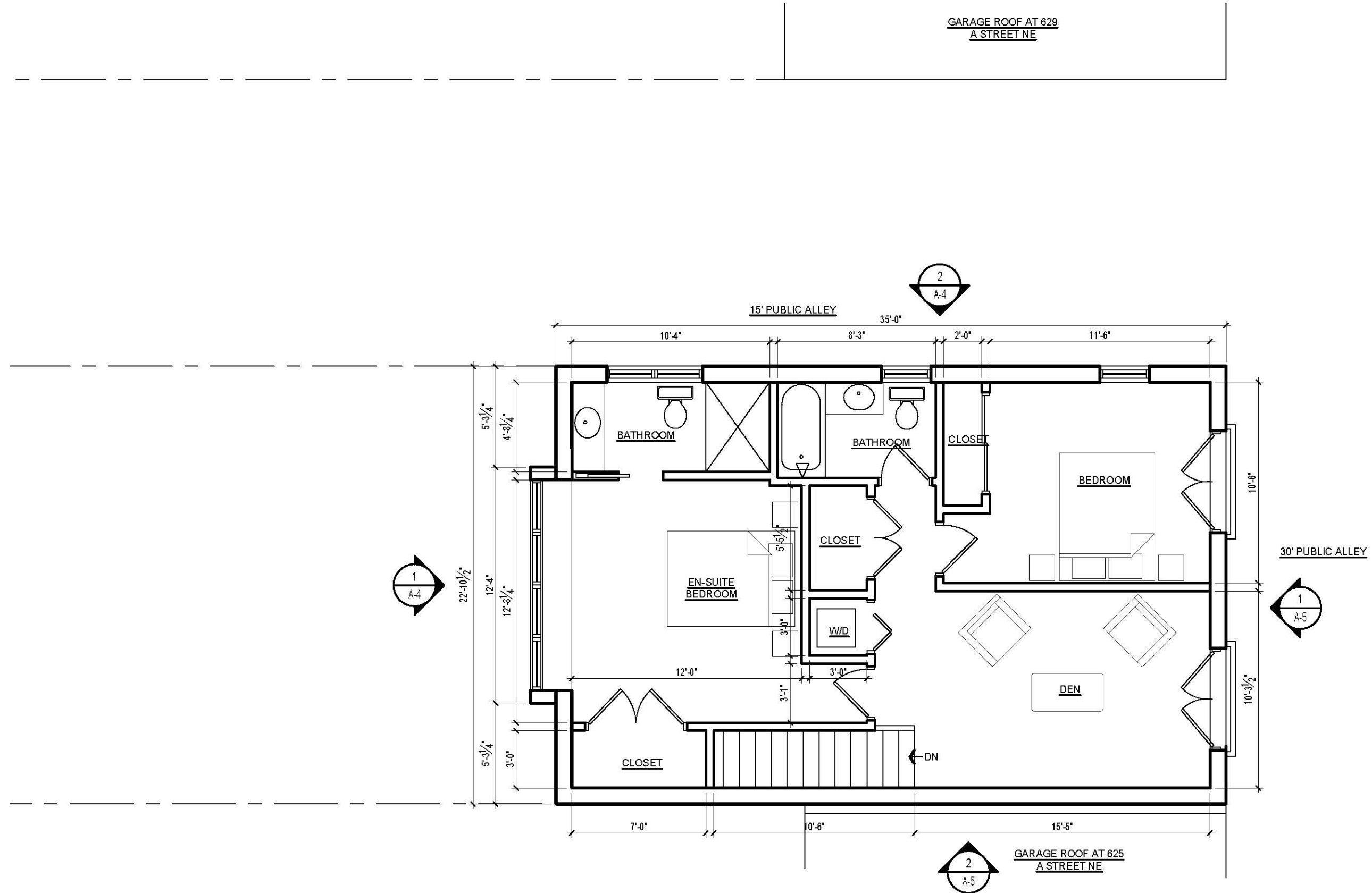
UNIT 3- ACCESSORY STRUCTURE 2ND FLOOR



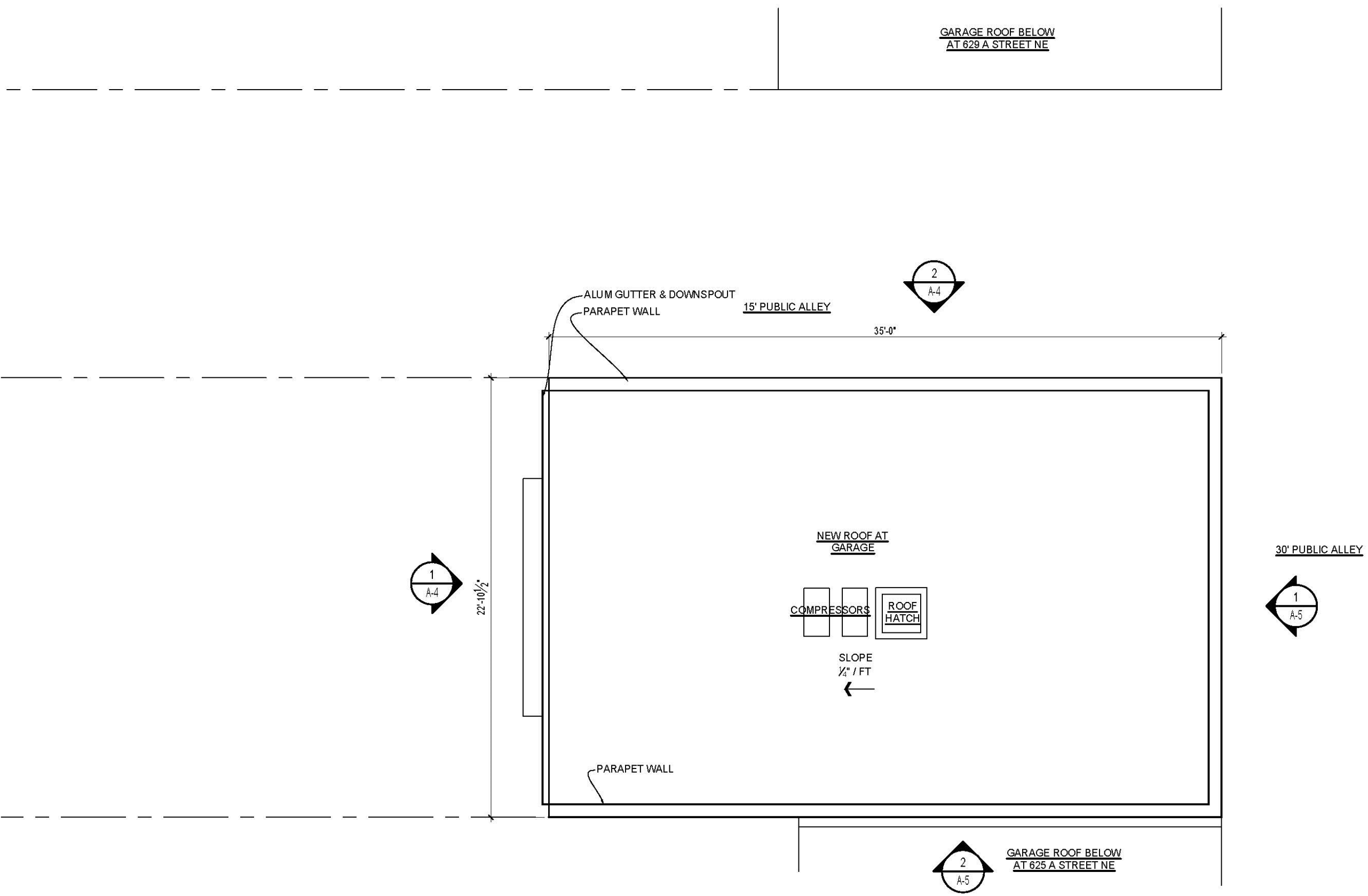
UNIT 3- ACCESSORY STRUCTURE 1ST FLOOR



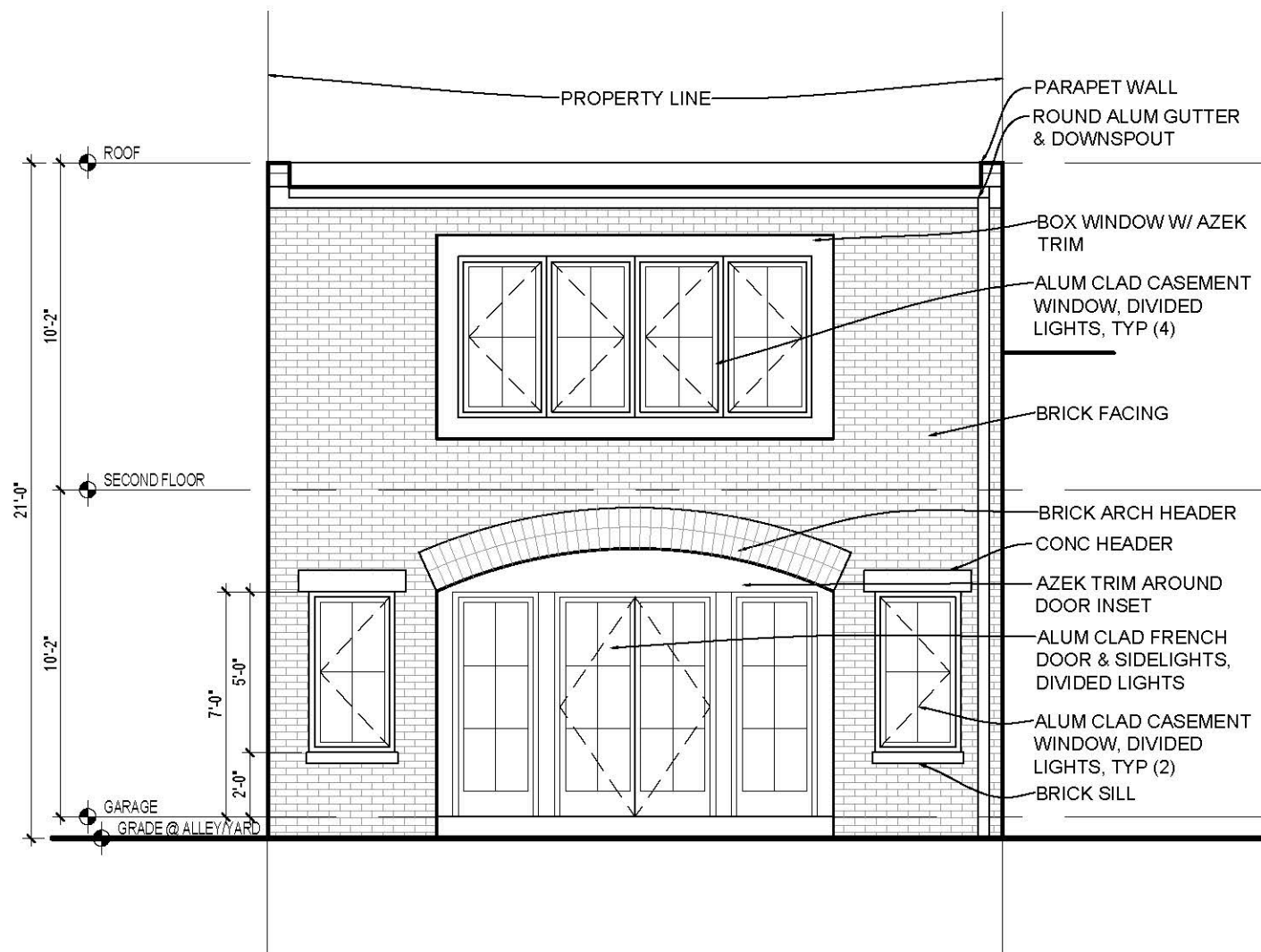
1 GARAGE DEMOLITION PLAN
D-1 SCALE: 3/16"=1'-0"



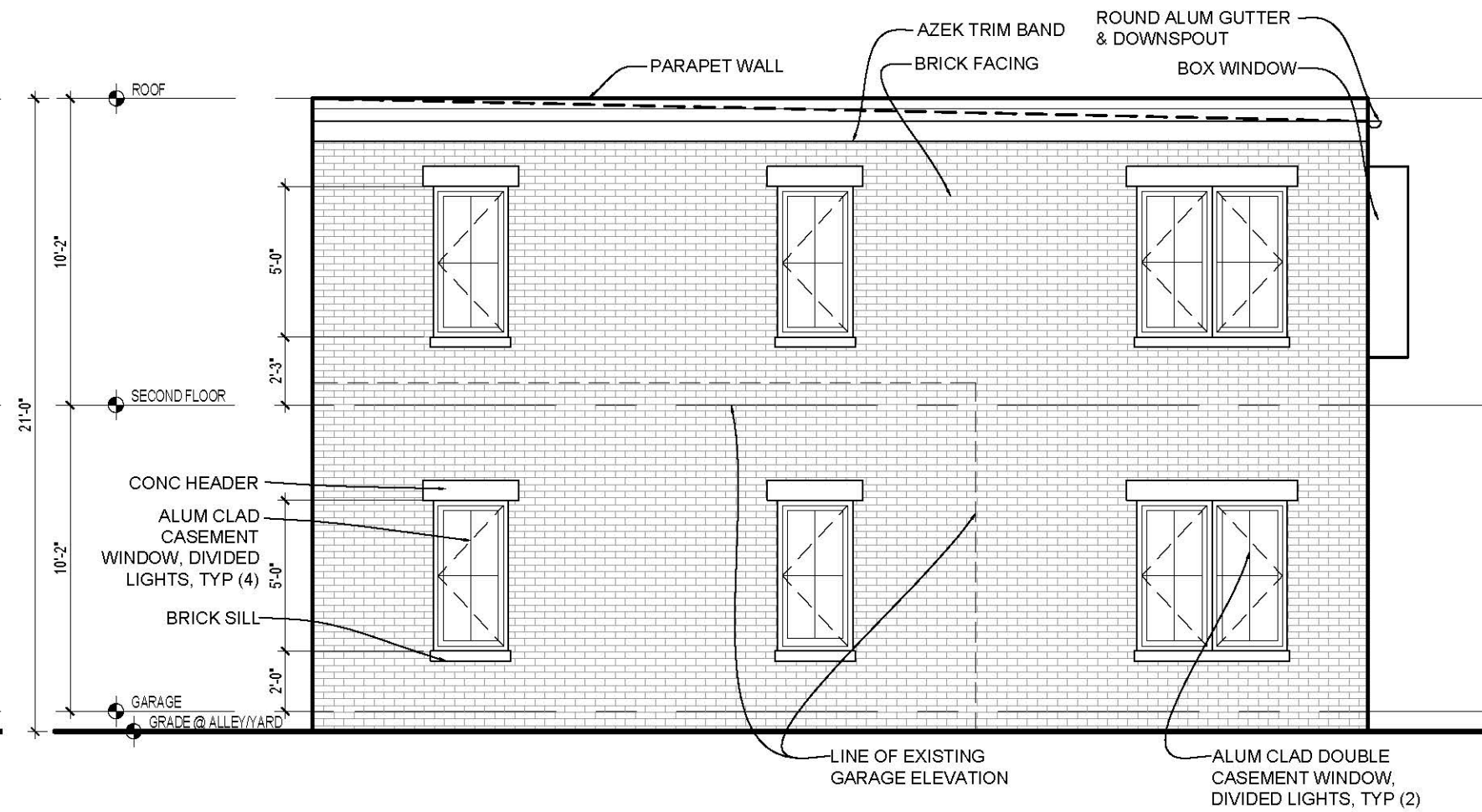
1 SECOND FLOOR PLAN
A-2 SCALE: 3/16"=1'-0"



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



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

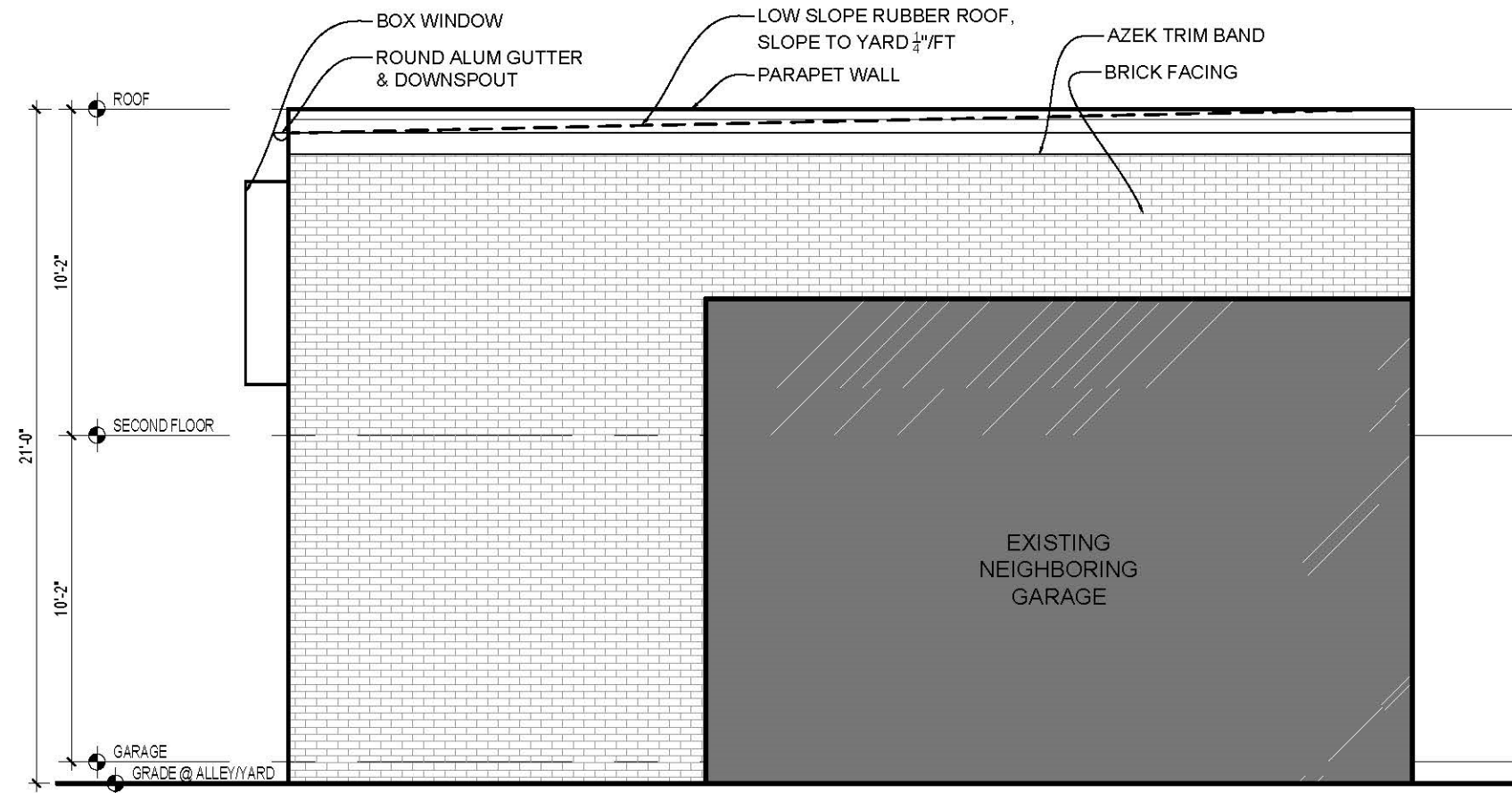


2 EAST ELEVATION
A-4 SCALE: 3/16"=1'-0"



1
A-5

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



2
A-5

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



627 A STREET NE – INSPIRATION PHOTOS