

# 322 8<sup>th</sup> 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:**

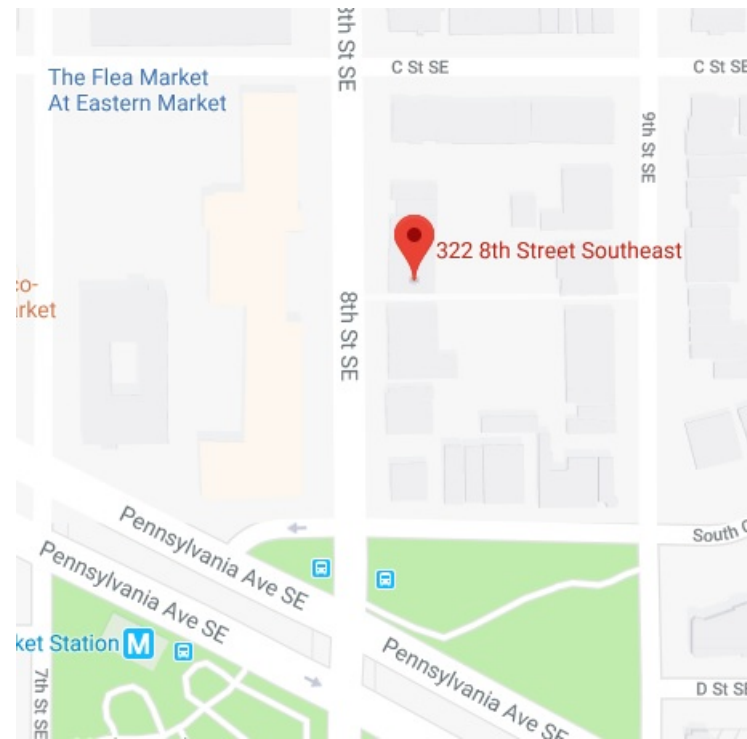
SECOND FLOOR ADDITION TO EXISTING GARAGE. NEW STUDIO APARTMENT W/ DECK

**ZONING INFORMATION:**

	Existing	Proposed	Allowable
Lot Coverage	1250 SF	1322 SF	1139.4 SF
(Percentage)	65.8%	69.6%	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

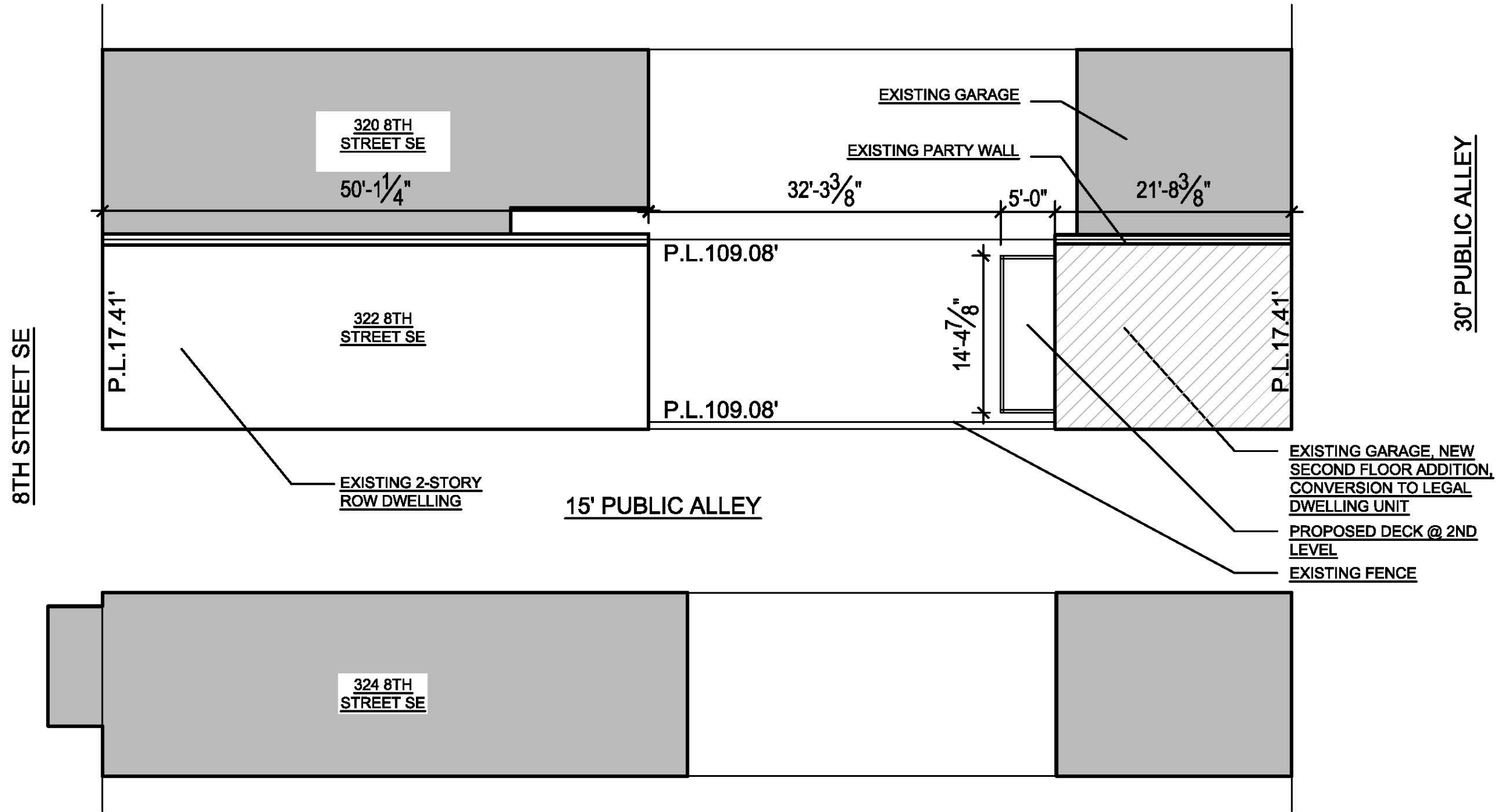


SITE MAP

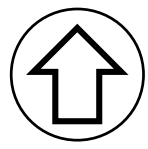


**DRAWING INDEX:**

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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
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C-6	PHOTOGRAPHS	A-5	EXTERIOR ELEVATIONS
		A-6	EXTERIOR ELEVATIONS



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



322 8<sup>TH</sup> Street SE- SITE PLAN

Fowler Architects

5/1/18







EXISTING GARAGE

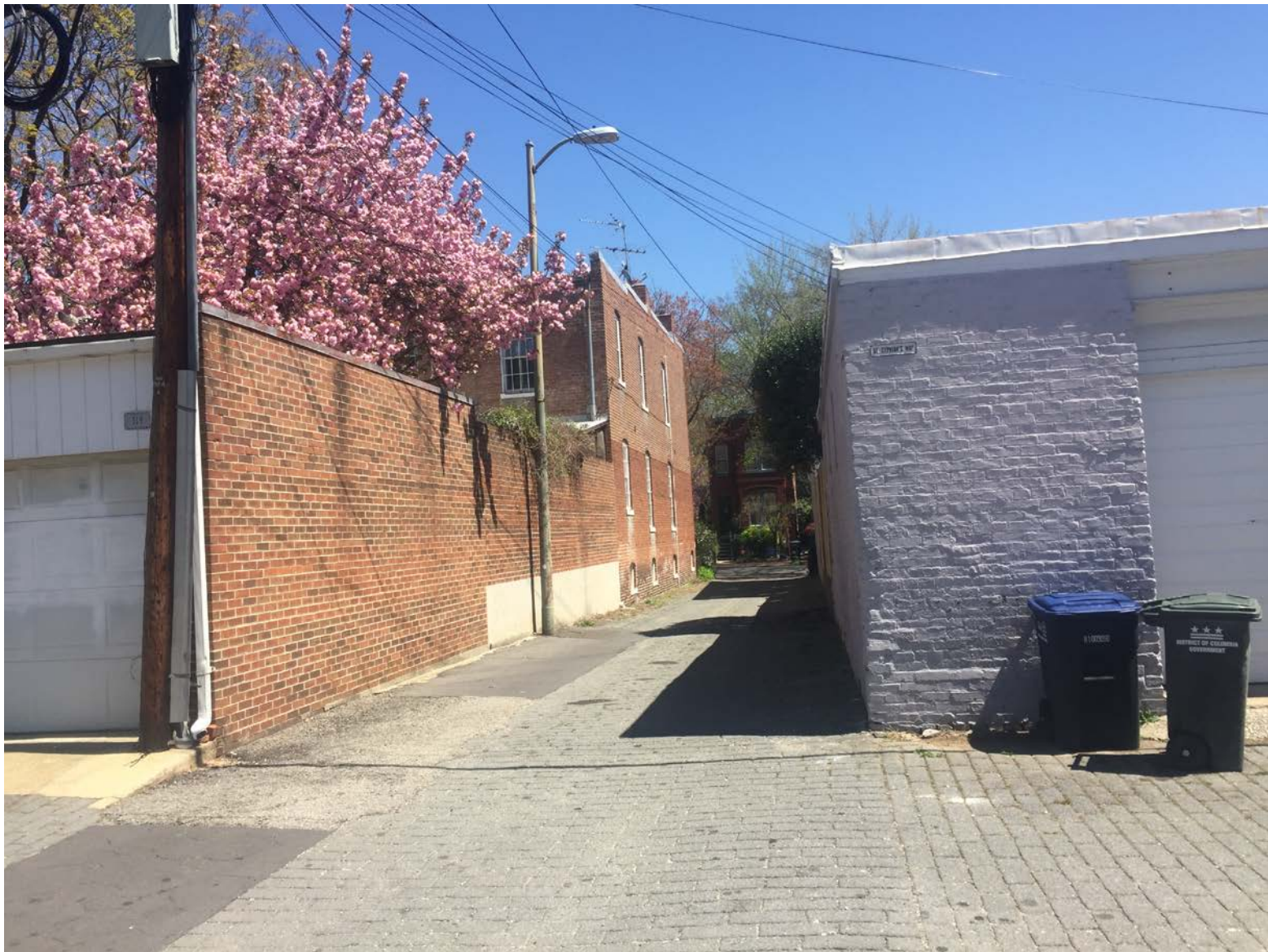


ALLEY, LOOKING NORTH





ALLEY, LOOKING WEST



ALLEY, LOOKING EAST

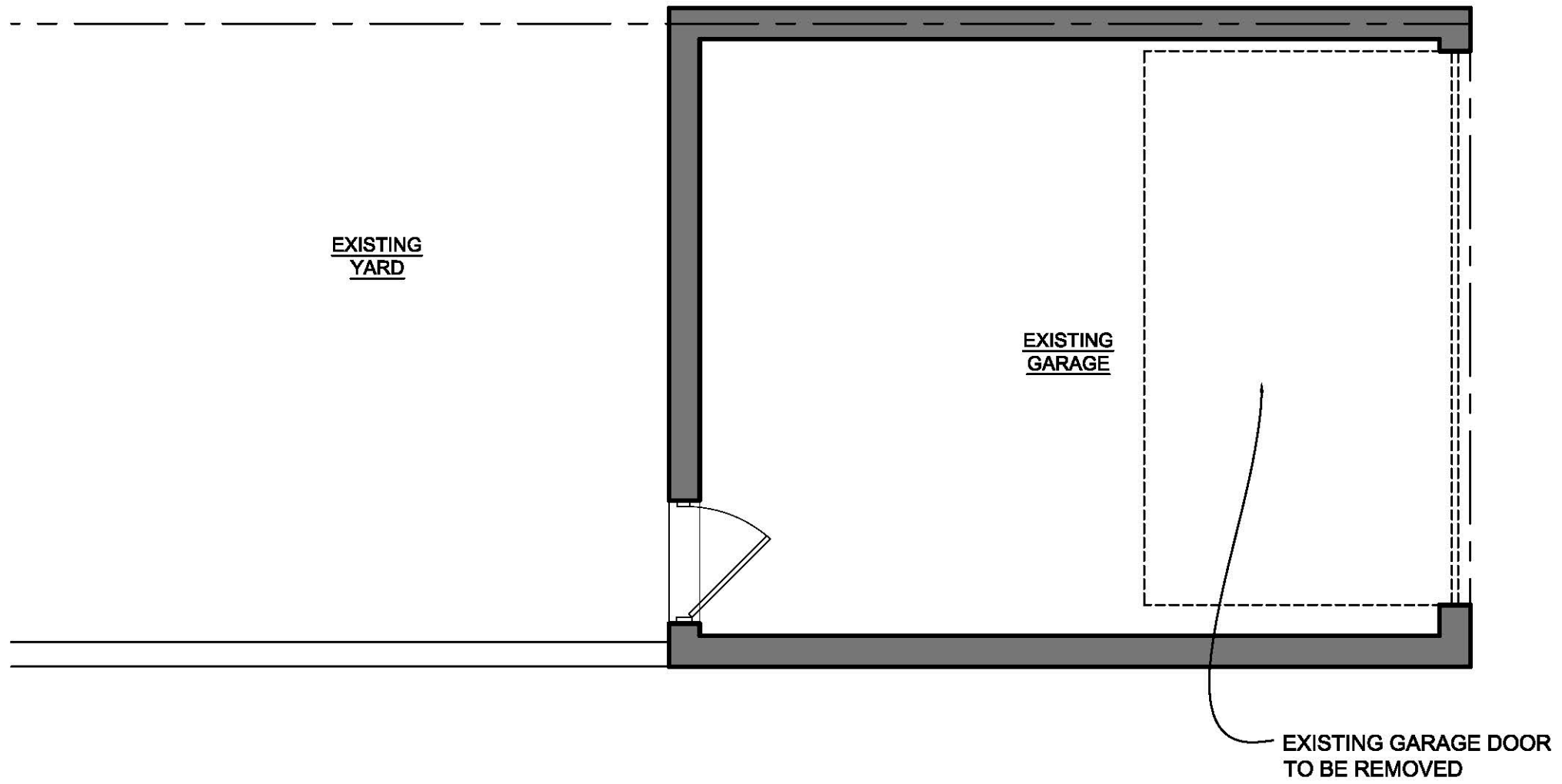




REAR ALLEY LOOKING SOUTH

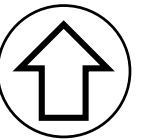


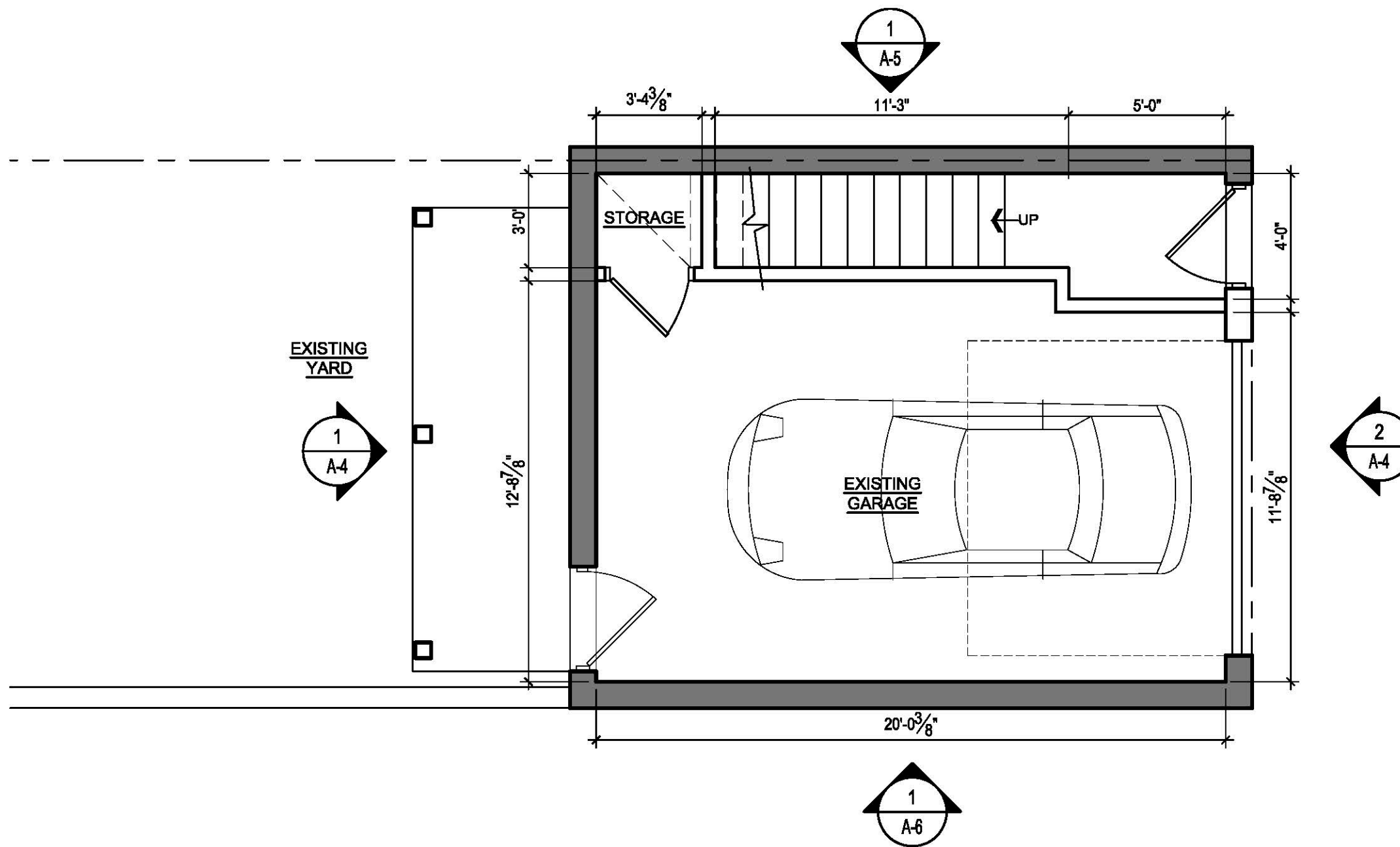
REAR ALLEY LOOKING SOUTH



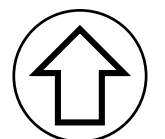
1  
D-1

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

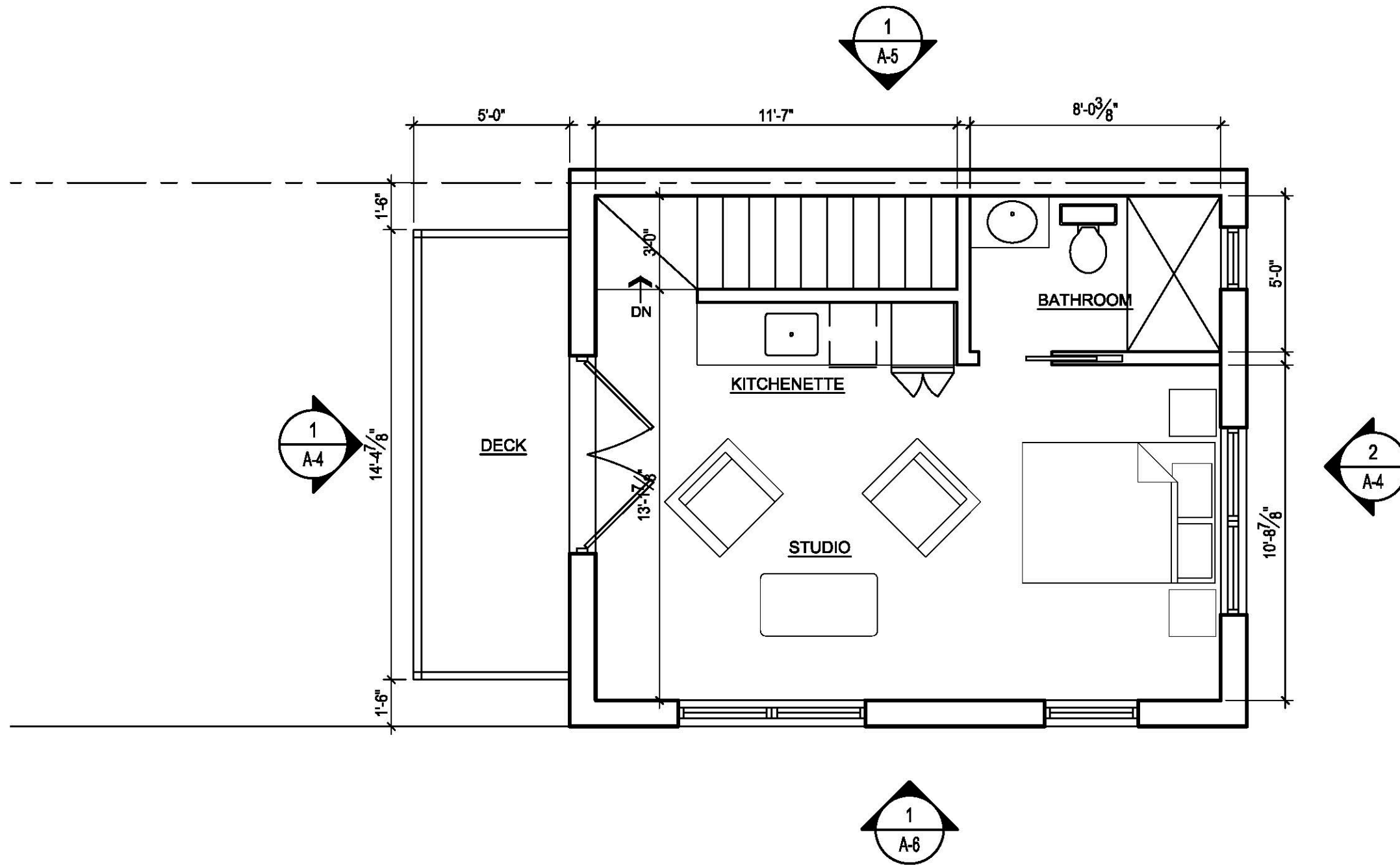




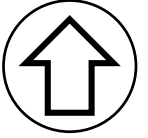
1 GARAGE FIRST FLOOR PLAN  
 A-1 SCALE: 1/4"=1'-0"

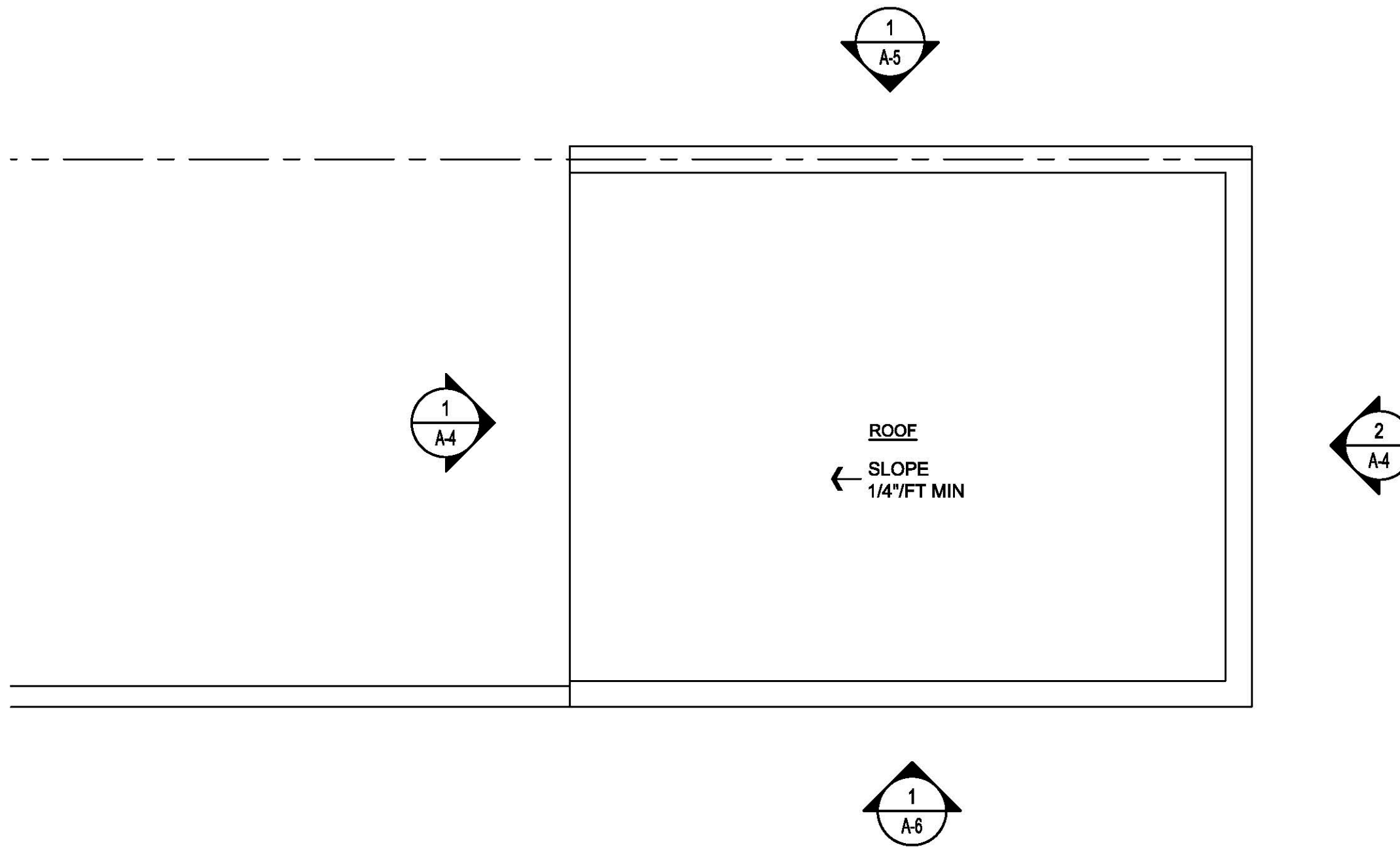




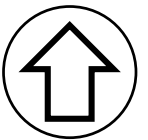


1 GARAGE SECOND FLOOR PLAN  
 A-2 SCALE: 1/4"=1'-0"

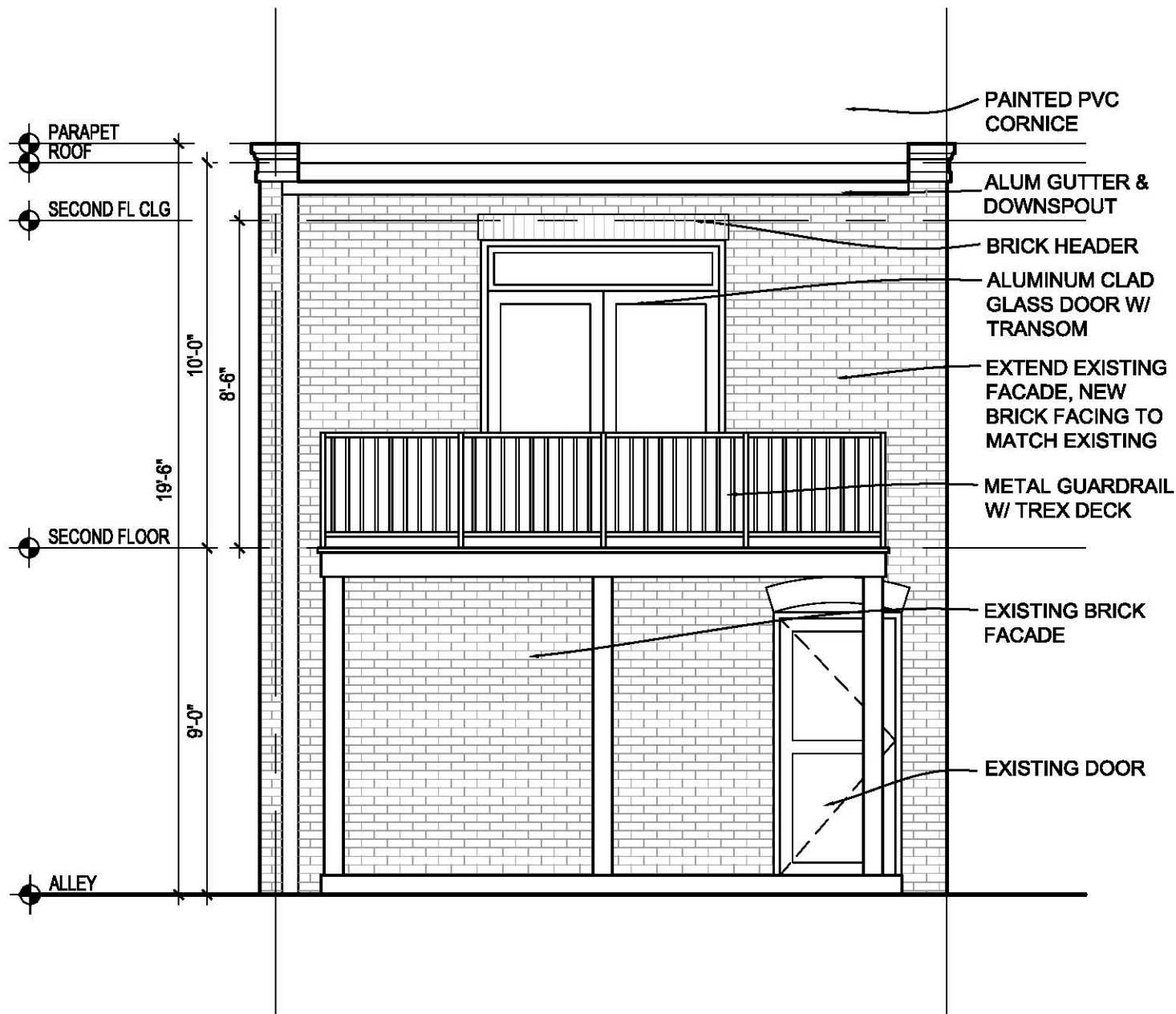




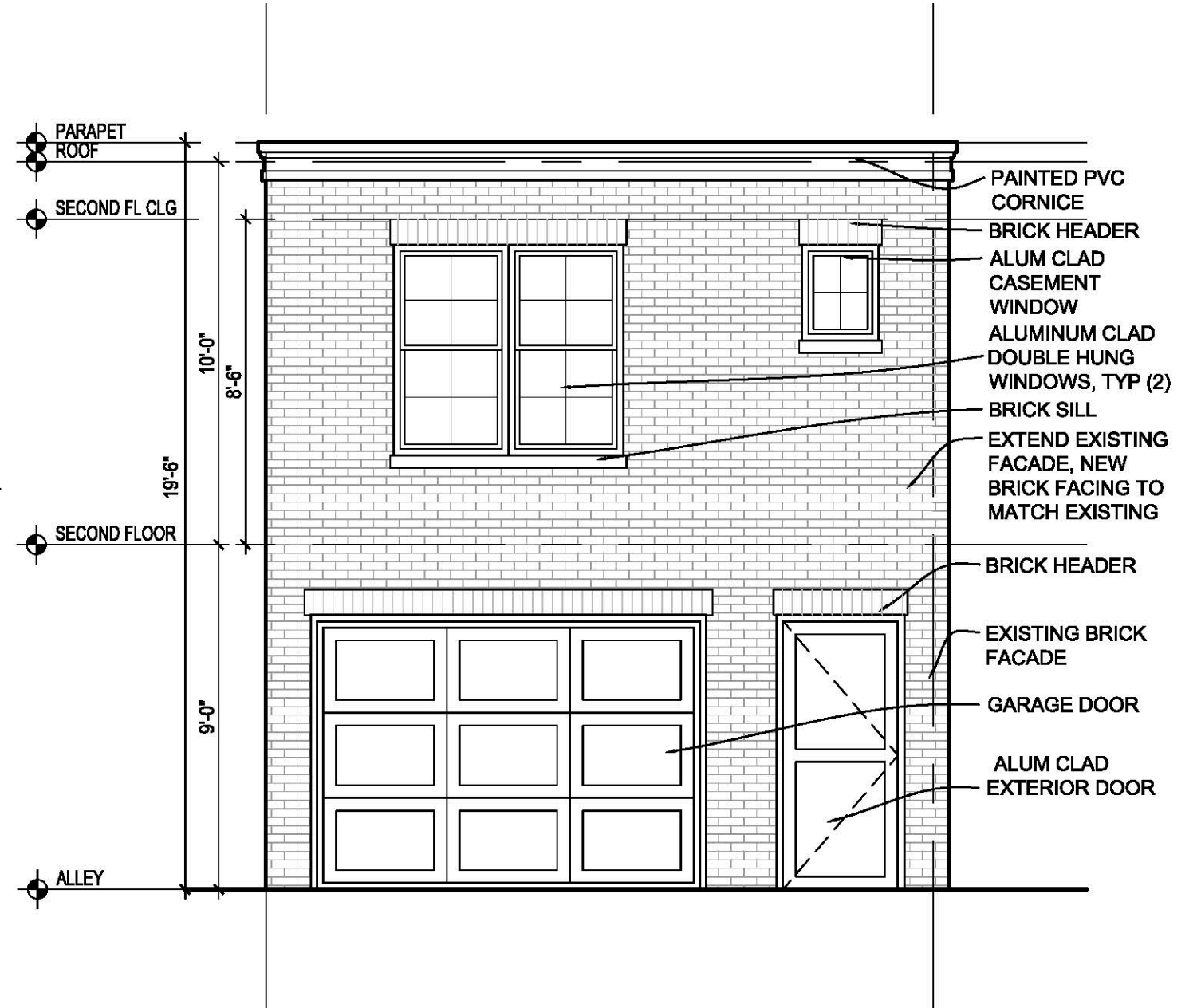
1 ROOF DECK PLAN  
A-3 SCALE: 1/4"=1'-0"



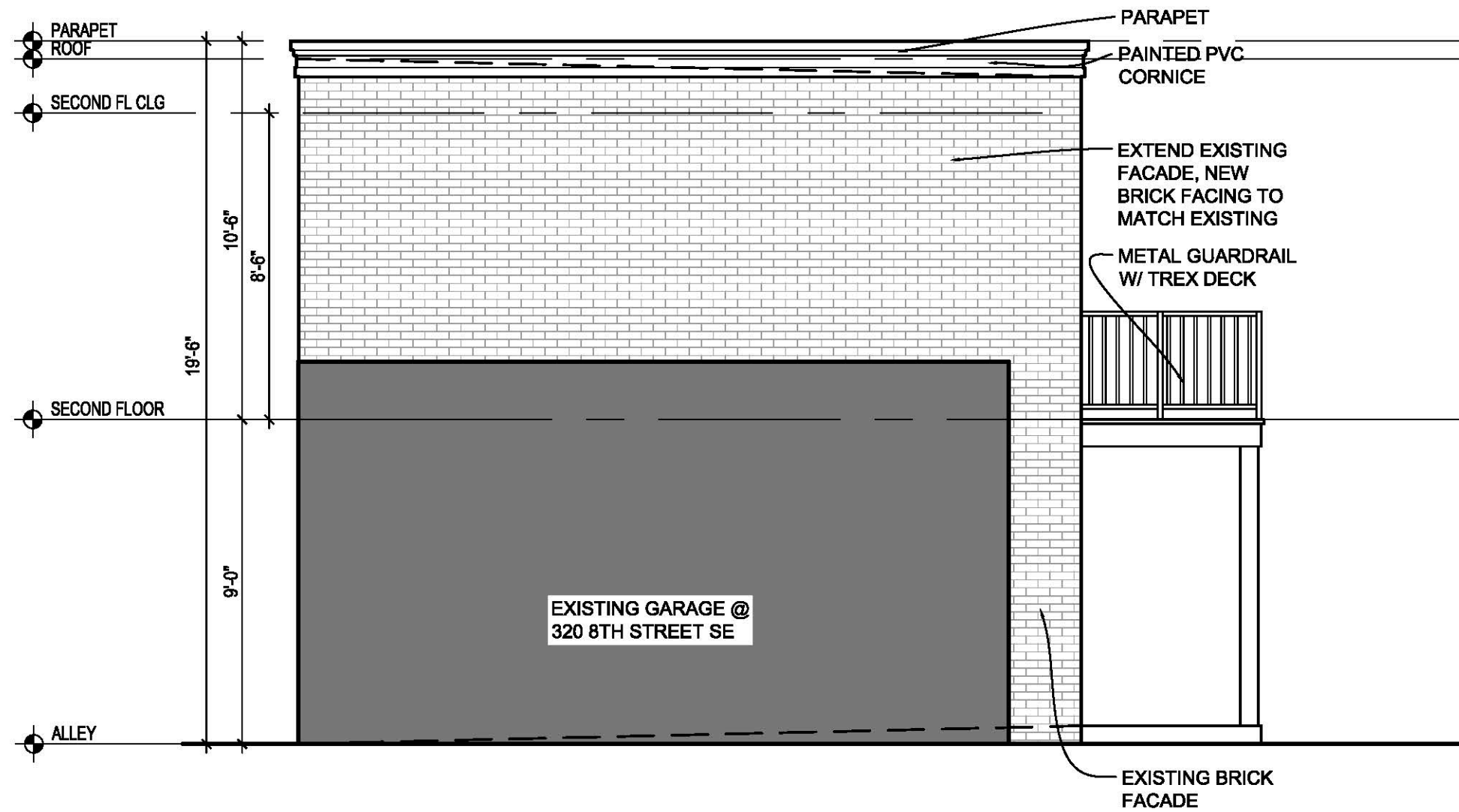




1 YARD ELEVATION  
 A-4 SCALE: 1/4"=1'-0"



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"