

221 10th Street SE GARAGE

Washington, DC 20003

BZA Concept Plans

April 12, 2019

OWNER:

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ARCHITECT:

FOWLER ARCHITECTS
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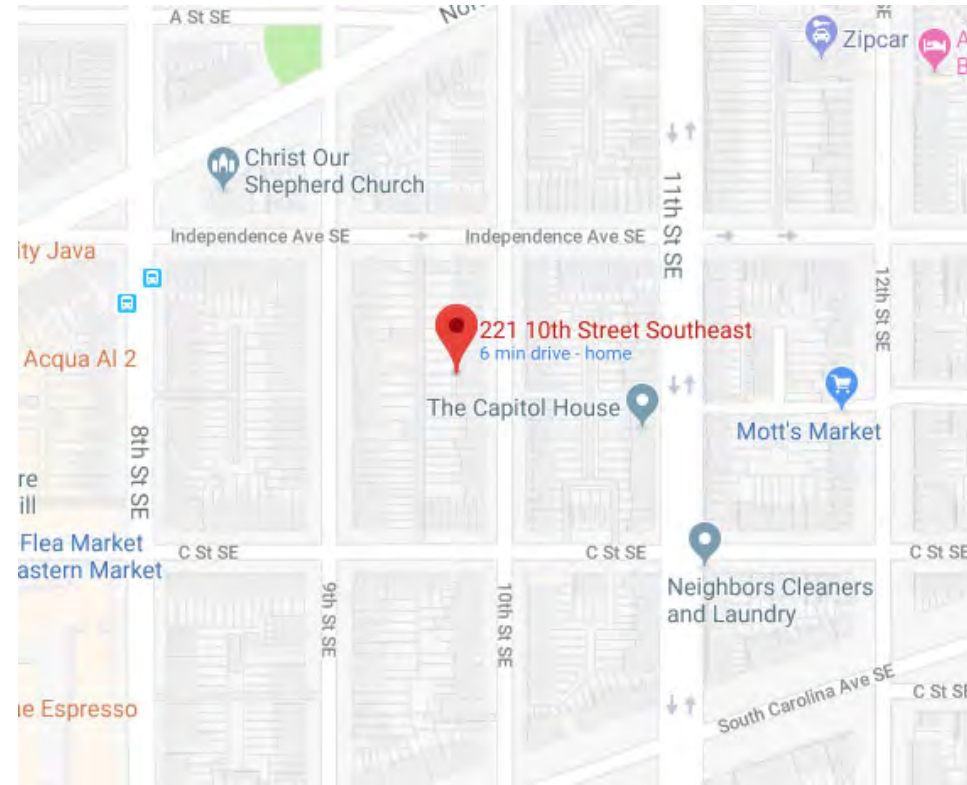
PROPERTY INFORMATION:

LOT: 0035
SQUARE: 0944
LOT AREA: 2117.5 SF
ZONE: RF-1
USE GROUP: R-3
EXISTING: THREE STORY ROW DWELLING
SINGLE FAMILY DWELLING
PROPOSED: TWO FAMILY FLAT

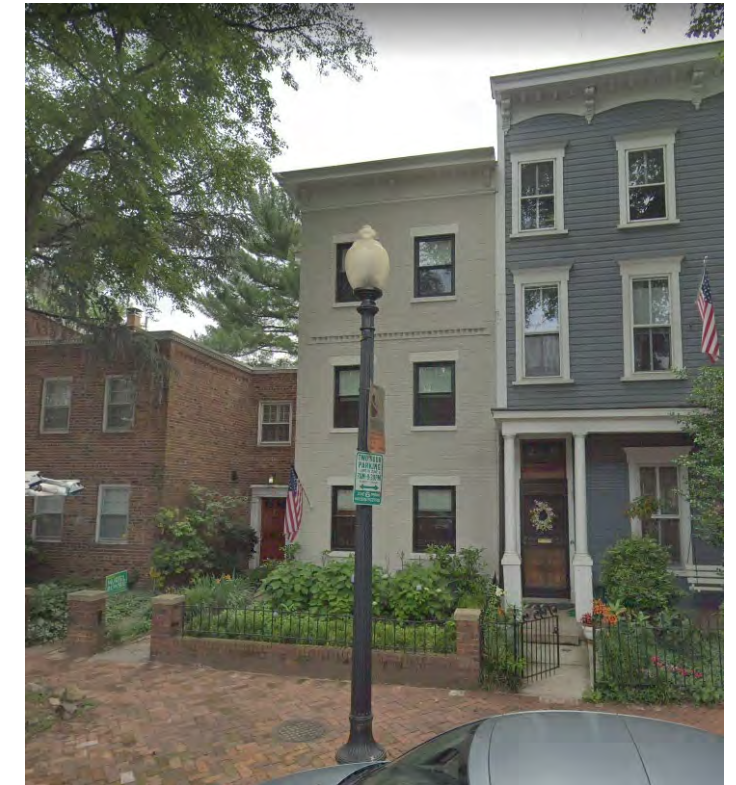
PROJECT DESCRIPTION:

TWO STORY ACCESSORY STRUCTURE, 490 SF
WITH LEGAL RENTAL UNIT

ZONING INFORMATION:



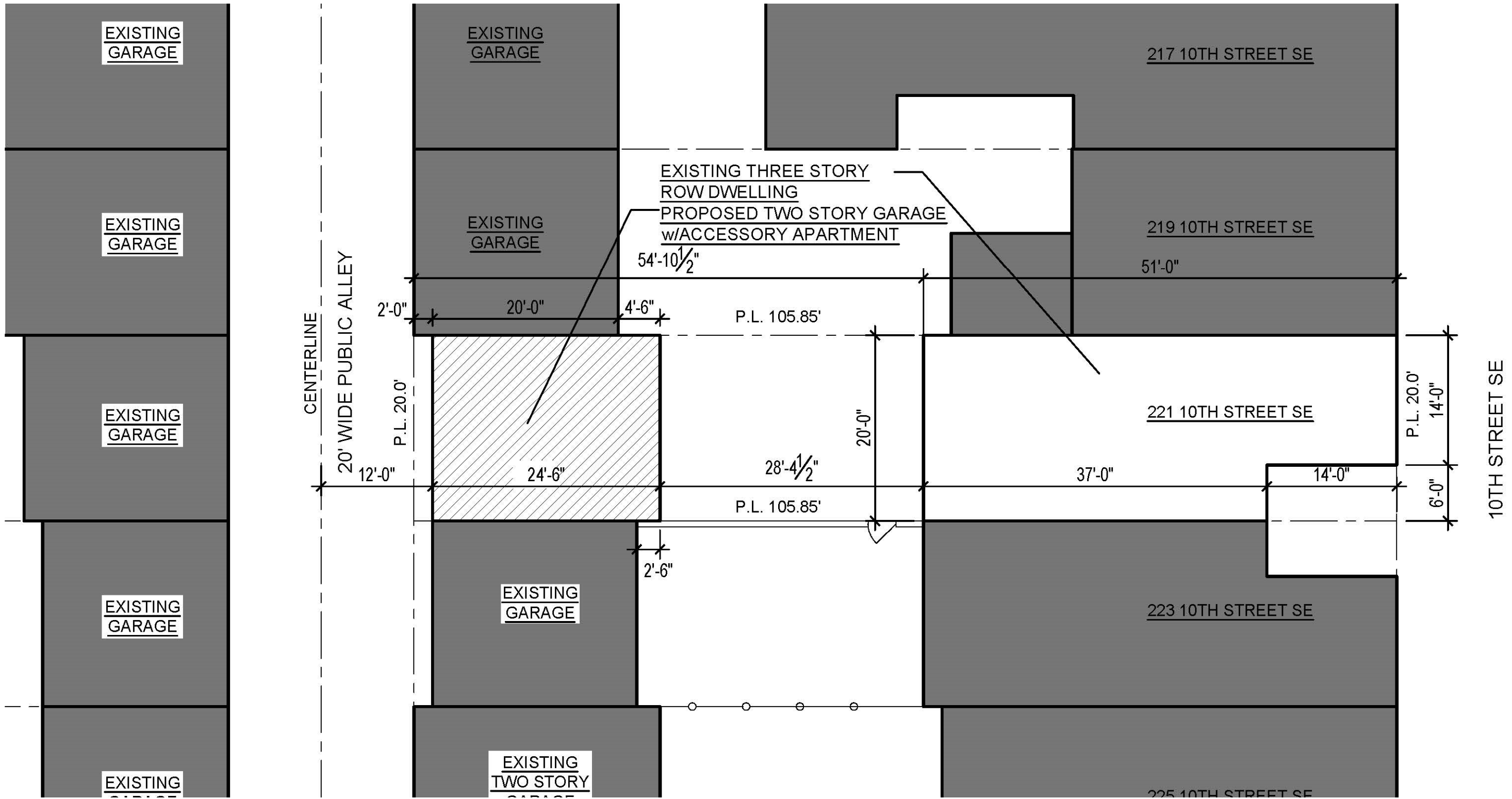
SITE MAP



	Existing	Proposed	Allowable
Lot Coverage	936 SF	1426 SF	1270.5 SF
(Percentage)	44.2%	67.3%	60%
Rear Yard	54'-10.5"	NO CHANGE	20 FT MIN
Side Yard	N/A	N/A	N/A
Height- House	30.0'	NO CHANGE	35.0'
Height- Garage	N/A	20.0'	20.0'
Stories- House	3	NO CHANGE	3+CELLAR
Stories- Garage	N/A	2	2
Square Footage			
House			
First Floor	851 SF	851 SF	N/A
Second Floor	851 SF	851 SF	N/A
Third Floor	851 SF	851 SF	N/A
Total	2553 SF	2553 SF	N/A

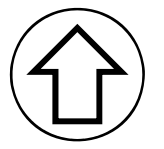
DRAWING INDEX:

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C-2	SITE PLAN	A-2	GARAGE FLOOR PLANS
C-3	BLOCK SITE PLAN	A-3	EXTERIOR ELEVATIONS
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C-5	PHOTOGRAPHS	A-5	EXTERIOR ELEVATIONS
C-6	PHOTOGRAPHS	A-6	EXTERIOR ELEVATIONS



221 10th Street SE- SITE PLAN

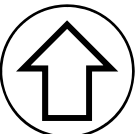
1 SITE PLAN
C-2 SCALE:3/32"=1'-0"





221 10th Street SE- BLOCK SITE PLAN

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





2

REAR FAÇADE OF 221 10TH STREET SE

C-4

SCALE:N.T.S.



1

STREET VIEW

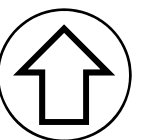
C-4

SCALE:N.T.S.

221 10th Street SE- PHOTOGRAPHS

Fowler Architects

4/12/19



C-4



GARAGES TO THE NORTH

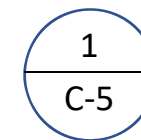


EXISTING SECURITY WALLS AND GARAGE DOOR
AT 221 10TH STREET SE



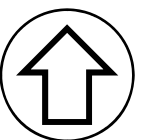
GARAGES TO THE SOUTH

221 10th Street SE- PHOTOGRAPHS



ALLEY VIEWS

SCALE:N.T.S.



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C-5



GARAGES TO THE WEST



GARAGES TO THE SOUTH



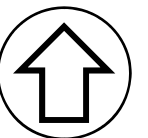
GARAGES TO THE NORTH

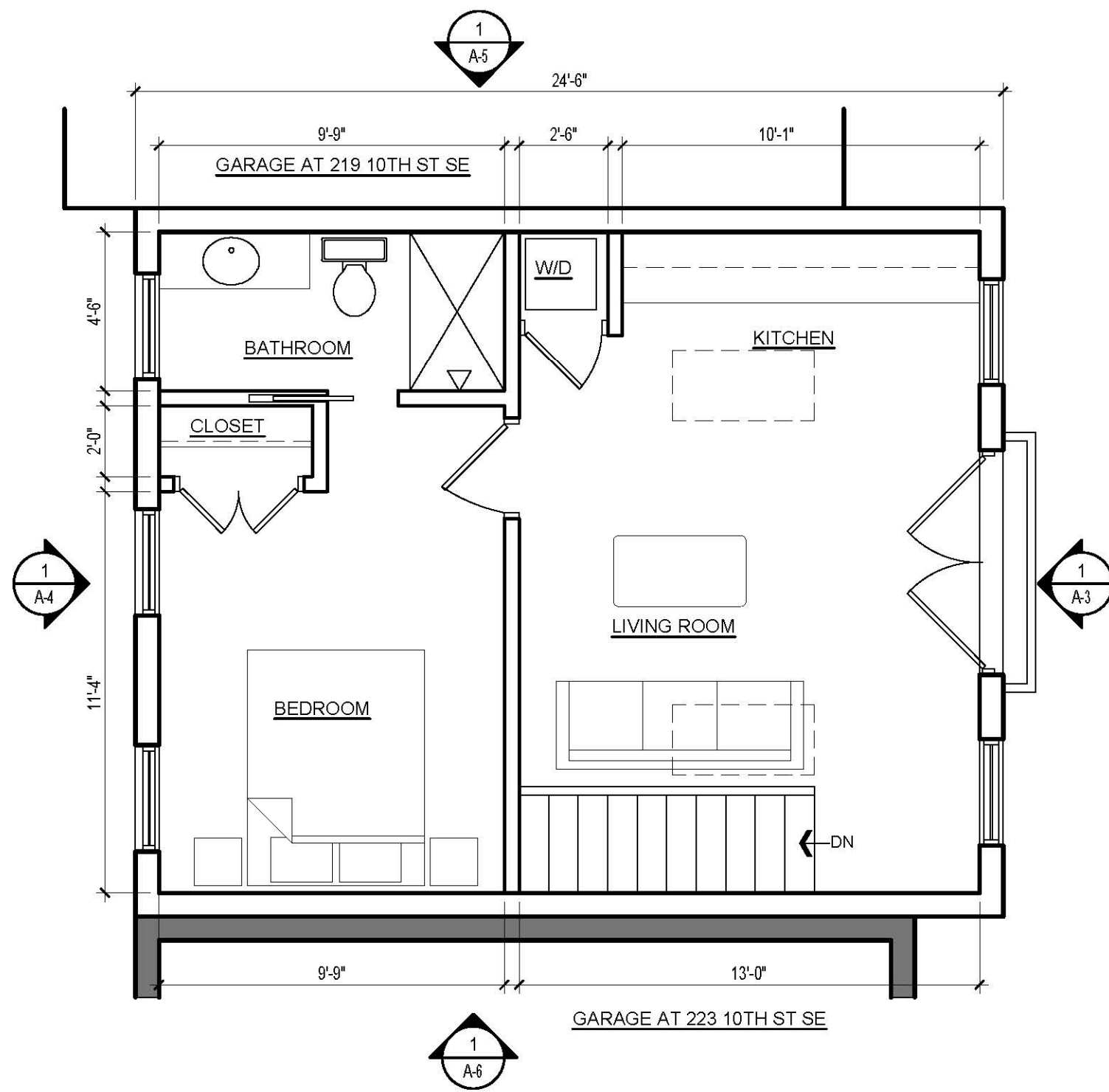


ALLEY VIEW FROM INDEPENDENCE AVENUE SE

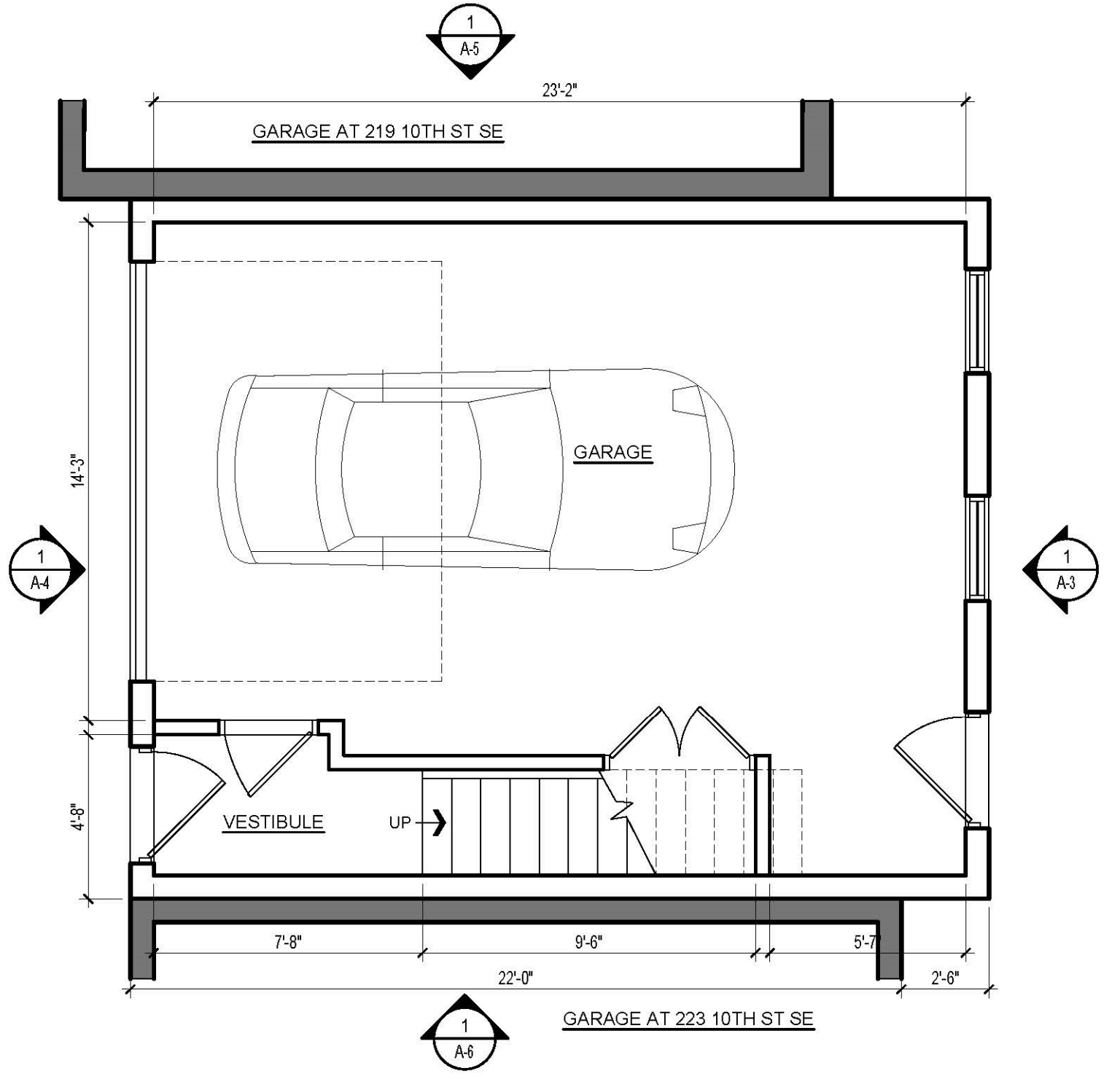
221 10th Street SE- PHOTOGRAPHS

1 ALLEY VIEWS
C-6 SCALE:N.T.S.





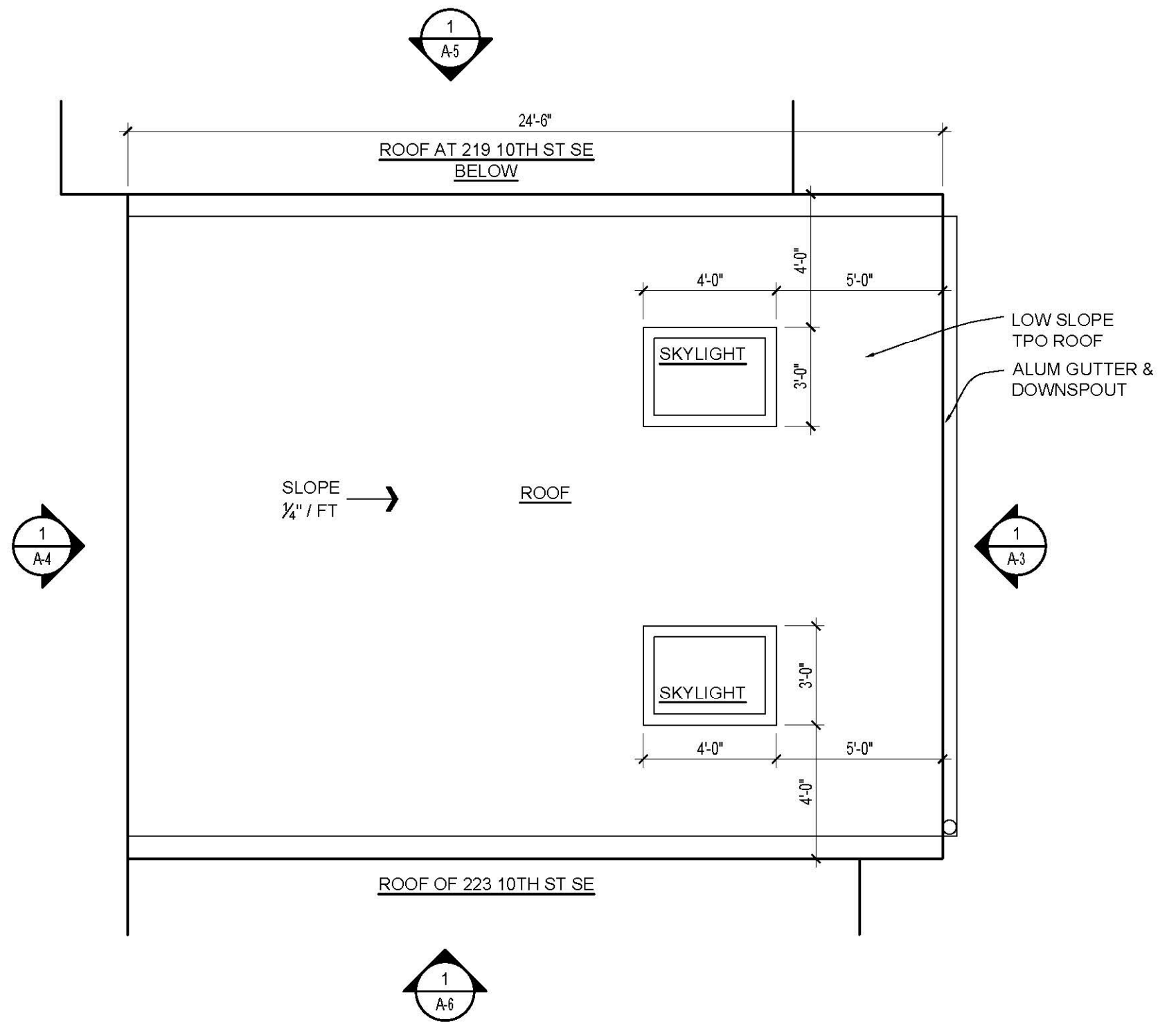
2 GARAGE- SECOND FLOOR
A-1 SCALE: 1/4" = 1'-0"



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

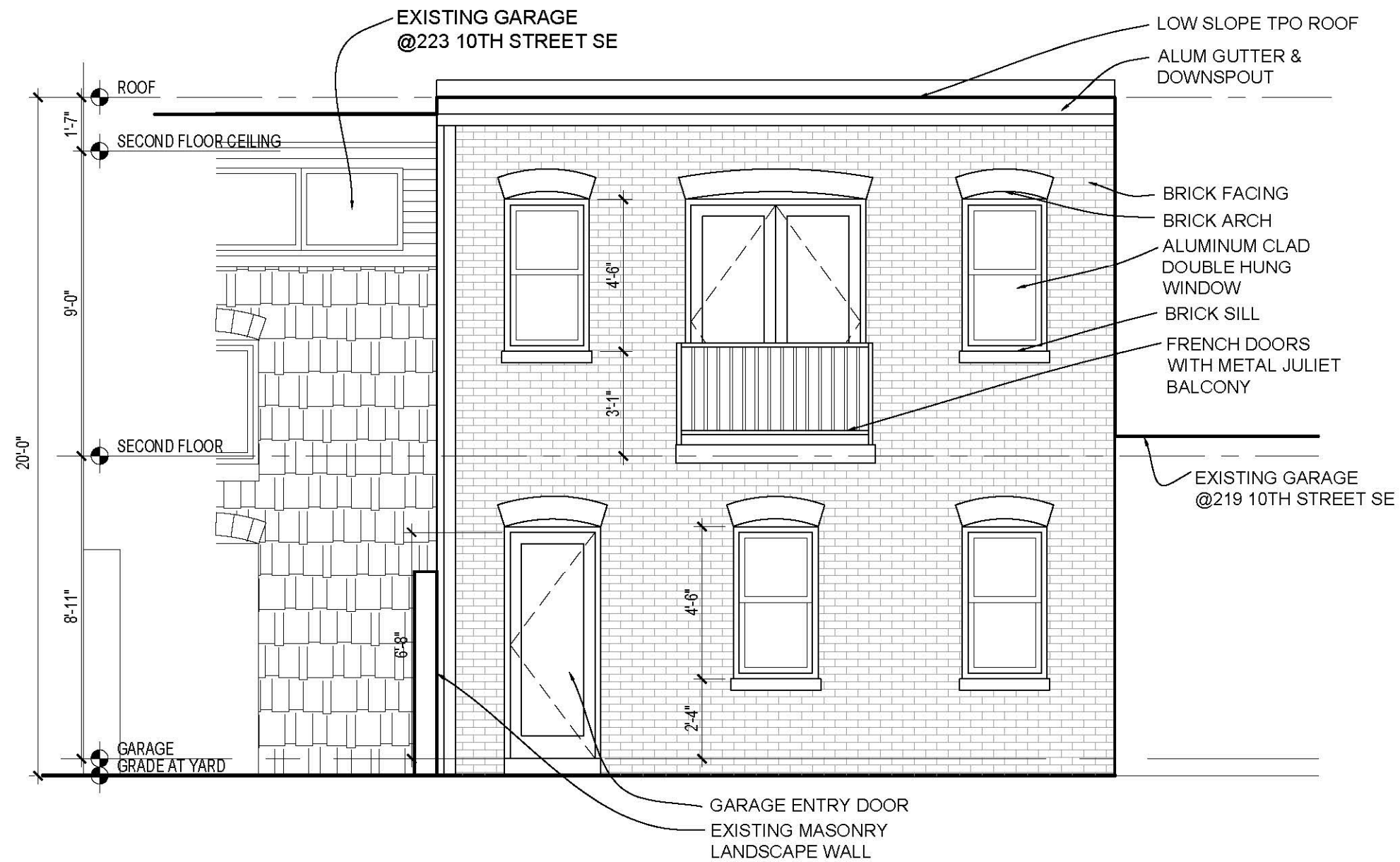


221 10TH Street SE- GARAGE PLANS

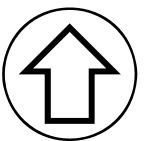


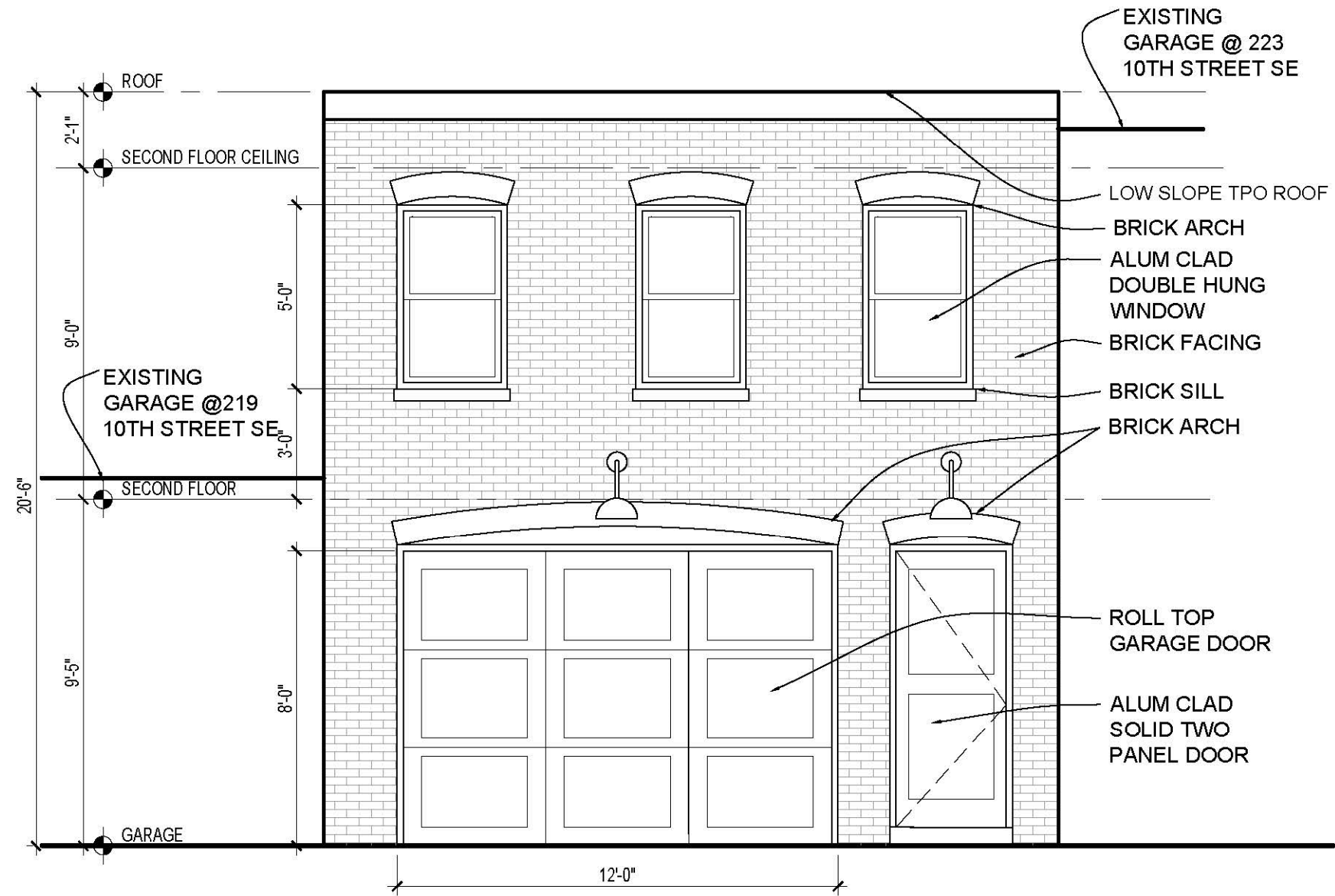
1 GARAGE- ROOF PLAN
A-2 SCALE: 1/4" = 1'-0"



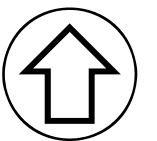


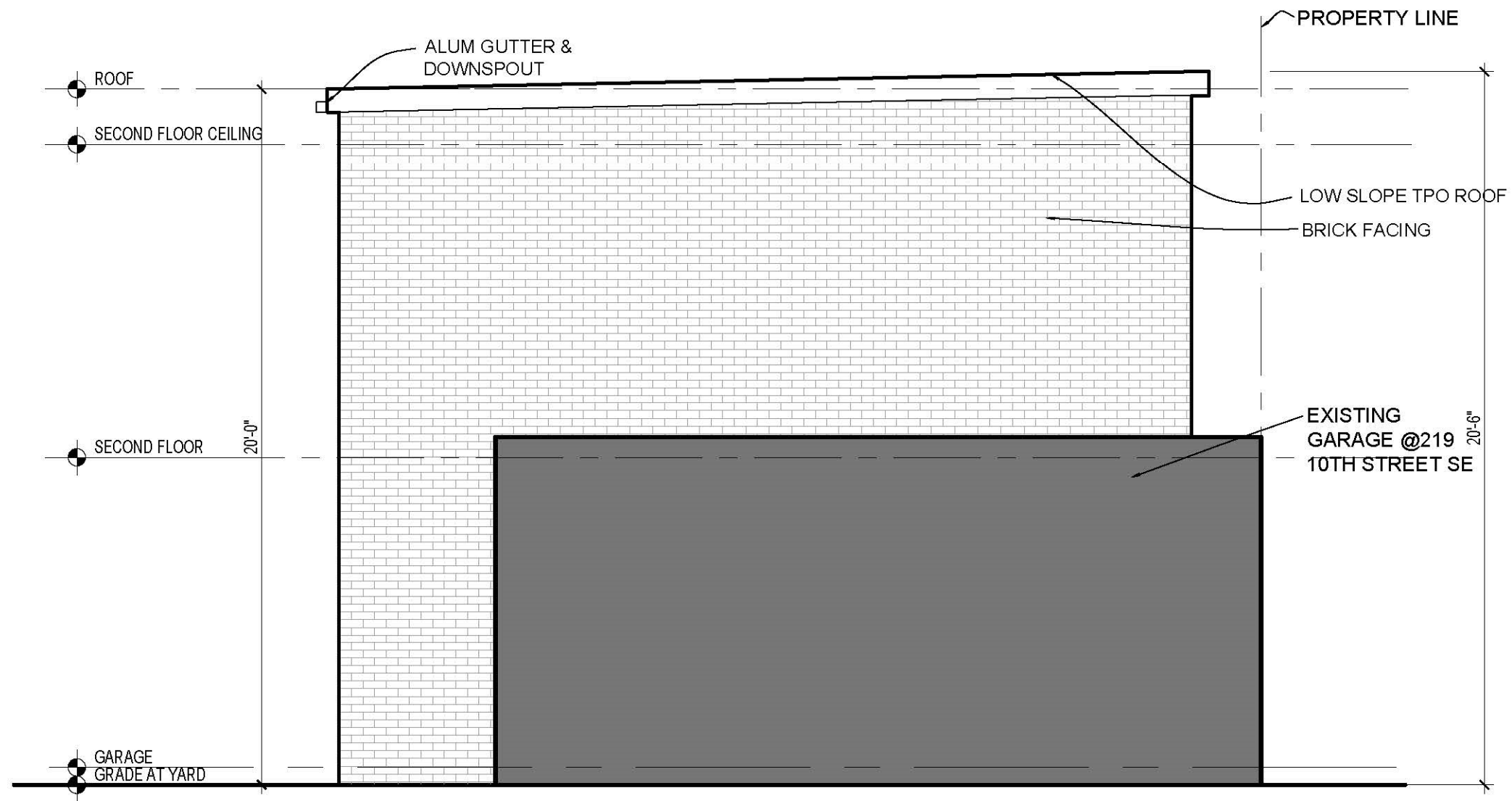
1 GARAGE- YARD (EAST) ELEVATION
 A-3 SCALE: 1/4" = 1'-0"



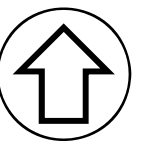


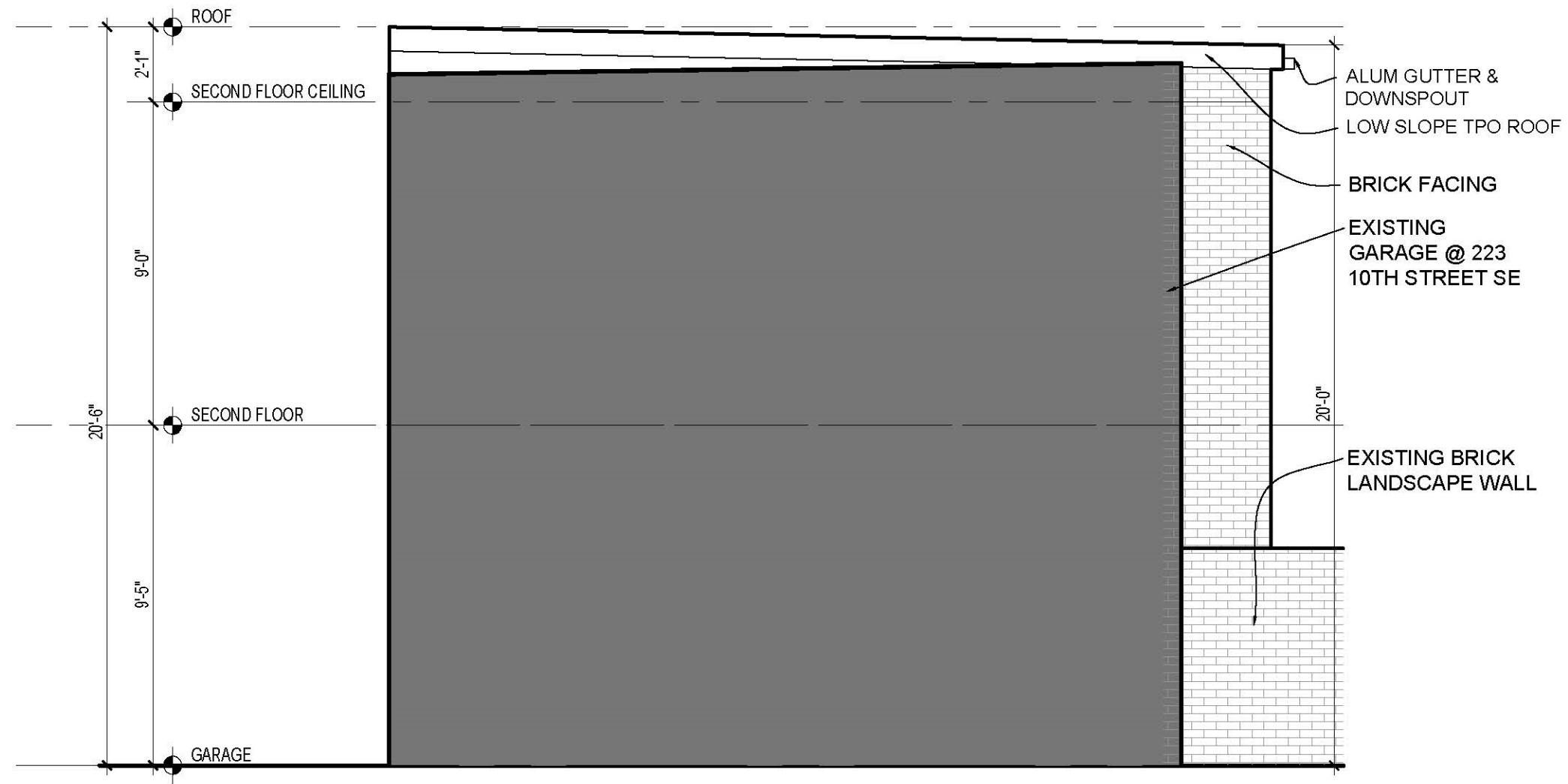
1 GARAGE- ALLEY (WEST) ELEVATION
 A-4 SCALE: 1/4" = 1'-0"





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





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

