



VICINITY MAP

1815 Riggs Pl, NW
Washington DC 20009
BZA Application No. 18734
March 18, 2014

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ZONING ANALYSIS

SQUARE - 0133 / LOT - 0818 / R-5-B - ZONING

	ALLOWABLE	EXISTING	PROPOSED	PROPOSED (ADDITION)
Lot Area:	N/A	3787 SF	3787 SF	N/A
F.A.R.	1.8 (+ 20% for IZ)	1.65	2.16 (8179.92 SF)	N/A
Lot Occupancy: ¹	60% (2272 SF)	85% (3216 SF)	85% (3216 SF)	52% (1976 SF)
Building Height:	50'-0"	22'-6"±	30'-9"±	N/A
# of Stories:	NO LIMIT	2 + CELLAR	3 + CELLAR	N/A
Rear Yard Setback:	15'-0" OR 4"/VERTICAL DISTANCE OF BUILDING	3'-9 1/2"	3'-9 1/2"	N/A
Side Yard Setback:	NONE REQUIRED	NONE REQUIRED	NONE REQUIRED	N/A
Parking: ²	N/A	0	0	N/A
# of Units:	N/A	21	24	N/A

GROSS SF:	EXISTING	PROPOSED	F.A.R.	EXISTING	PROPOSED
CELLAR -	3126 SF	3126 SF	CELLAR -	0 SF	0 SF
FIRST LEVEL -	3126 SF	3126 SF	FIRST LEVEL -	3126 SF	3126 SF
SECOND LEVEL -	3126 SF	3126 SF	SECOND LEVEL -	3126 SF	3126 SF
THIRD LEVEL -	0 SF	3126 SF	THIRD LEVEL -	0 SF	1927 SF
TOTAL -	9378 SF	12504 SF	TOTAL -	6252 SF	8179 SF
			F.A.R.	1.65	2.16

1. The total existing and proposed lot occupancy of 3,216 square feet includes 3,126 square feet of the existing building footprint and 90 square feet of the existing non-conforming closed court areas.

2. In an R-5-B District, one parking space is required for each 2 units, which yields a requirement of 11 spaces for the existing 21 units. The building provides no parking. Pursuant to Section 2100.7 of the Zoning Regulations, parking spaces are not required for an addition unless the addition increases the intensity of use of the building or structure by more than twenty-five percent (25%) of the aggregate. The proposed addition of 3 units is only an addition of 14% of the aggregate number of units, which is the basis of measurement for calculating the off-street parking requirement, and thus no additional parking is required.

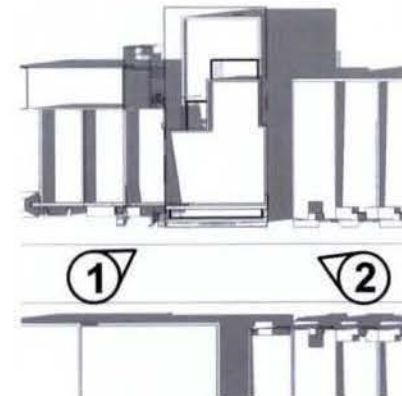


1



10'-0" ALLEY ADJACENT TO PROPERTY

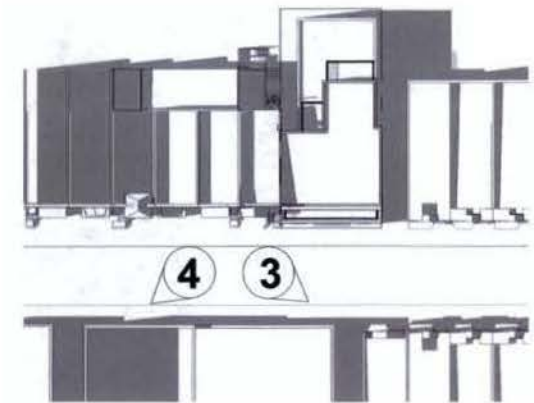
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3



4



5

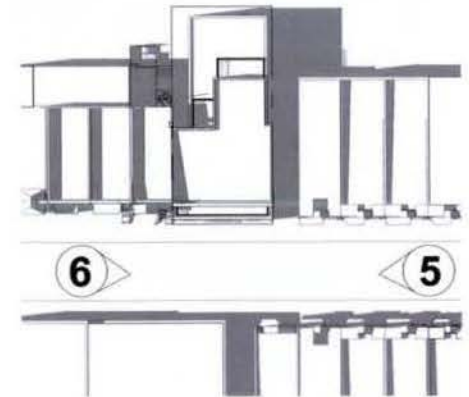


LOOKING TOWARDS 19TH ST

6



LOOKING TOWARDS 18TH ST





00 CELLAR - DEMO.

1/16" = 1'-0"

1. EXISTING TO REMAIN AT CELLAR LEVEL



01 FIRST LEVEL - DEMO.

1/16" = 1'-0"

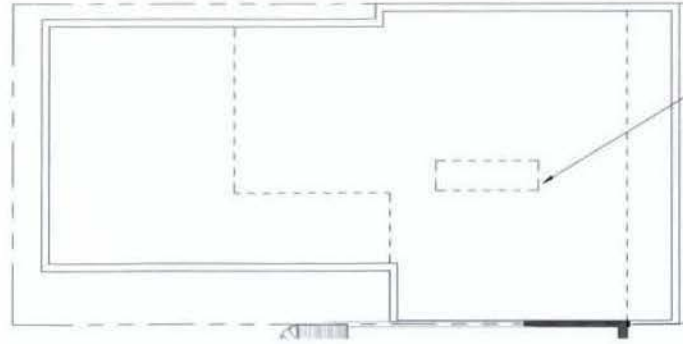
1. EXISTING TO REMAIN AT FIRST LEVEL
2. CLEAN ALL EXISTING EXTERIOR BRICK AND LIMESTONE SURFACES



02 SECOND LEVEL - DEMO.

1/16" = 1'-0"

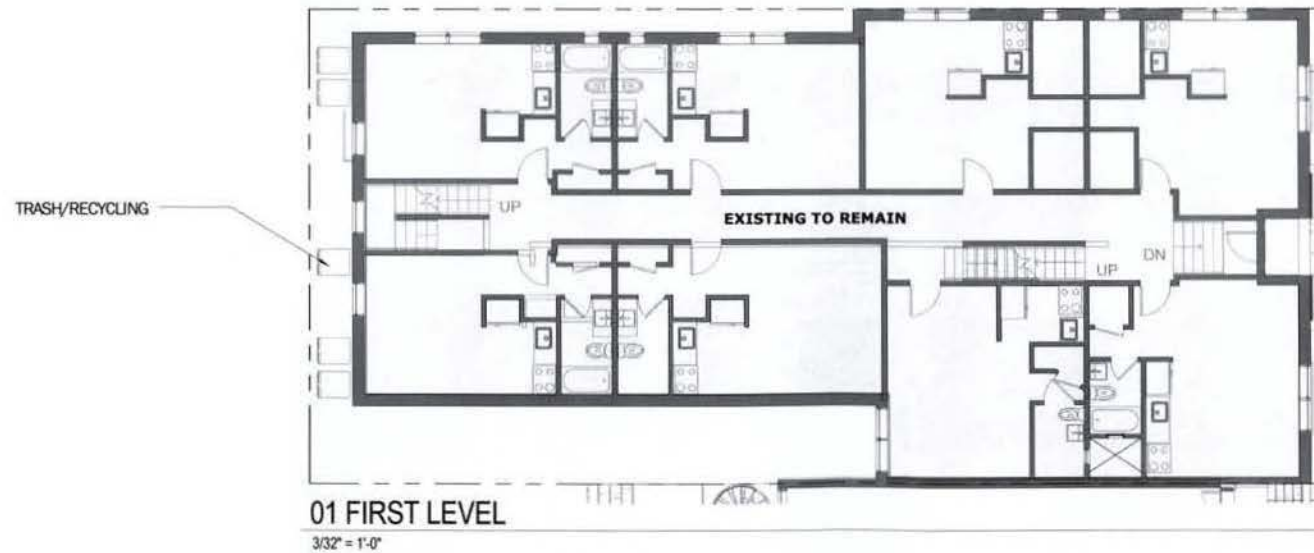
1. EXISTING TO REMAIN AT SECOND LEVEL
2. CLEAN ALL EXISTING EXTERIOR BRICK AND LIMESTONE SURFACES

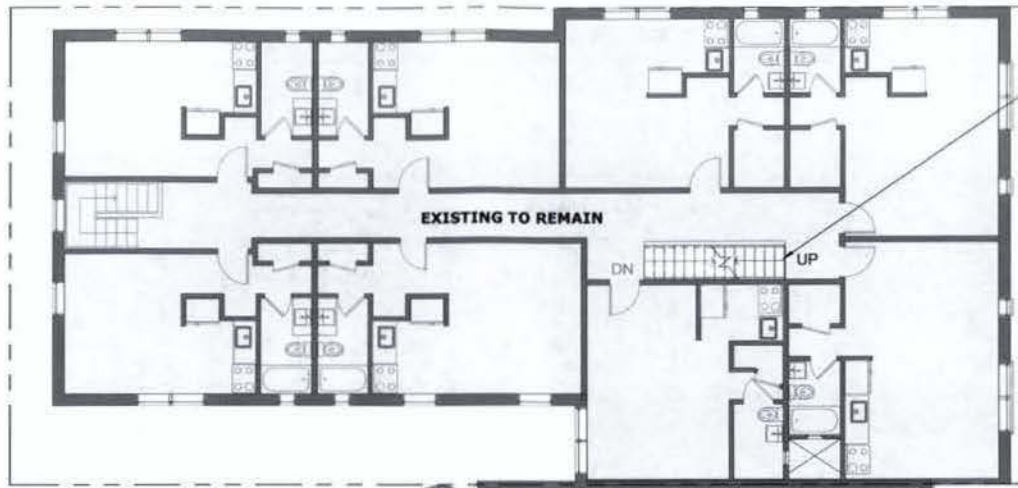


04 ROOF - DEMO.

1/16" = 1'-0"

1. PREPARE FOR NEW ADDITION AND OPENING AT STAIR
2. CLEAN ALL EXISTING EXTERIOR BRICK AND LIMESTONE SURFACES

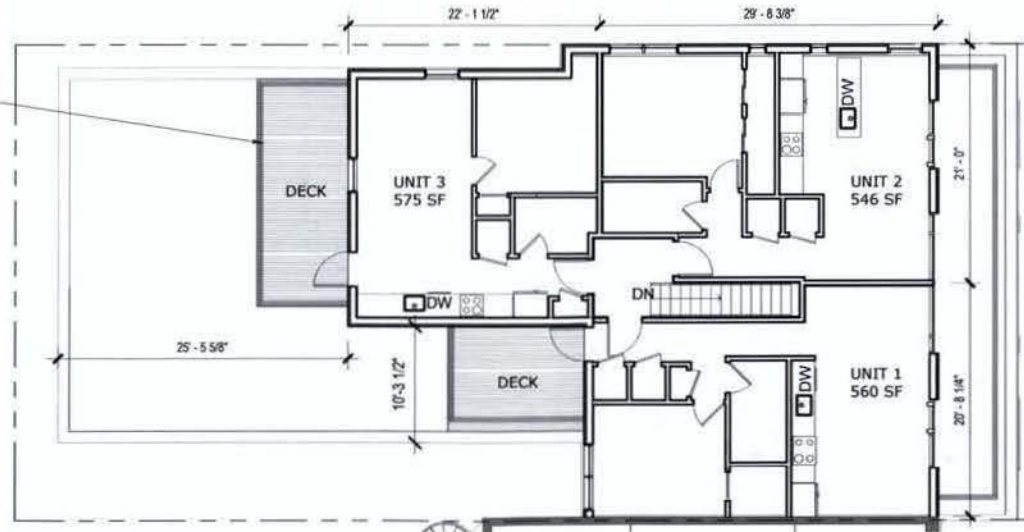




02 SECOND LEVEL

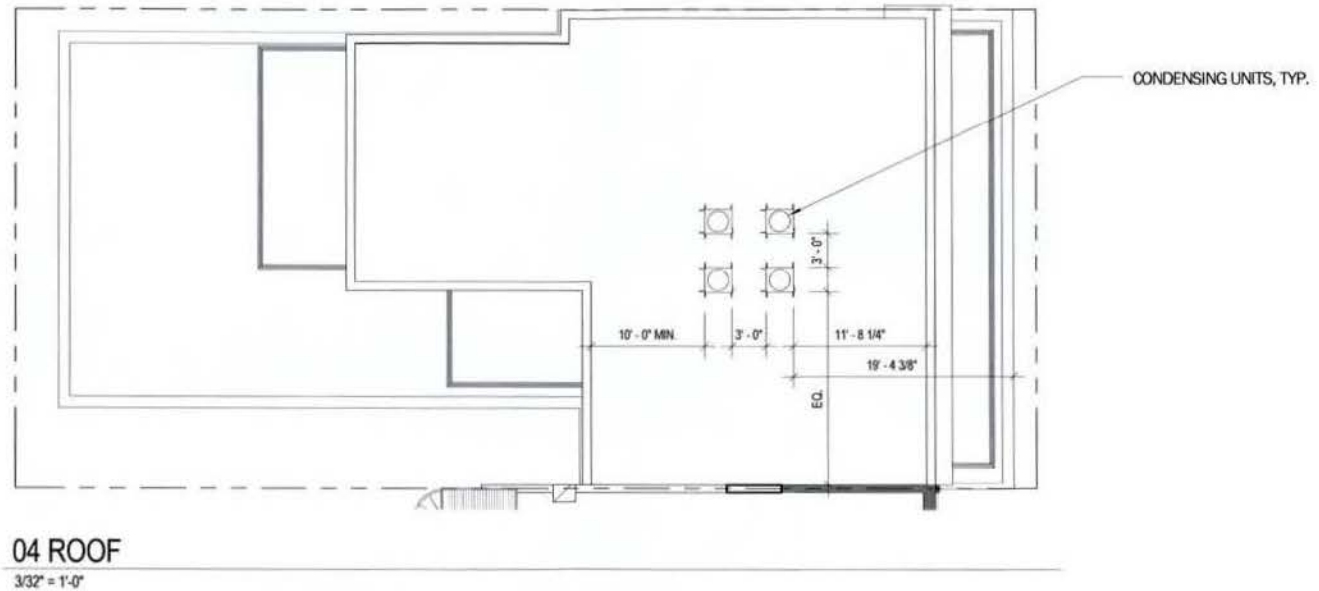
3/32" = 1'-0"

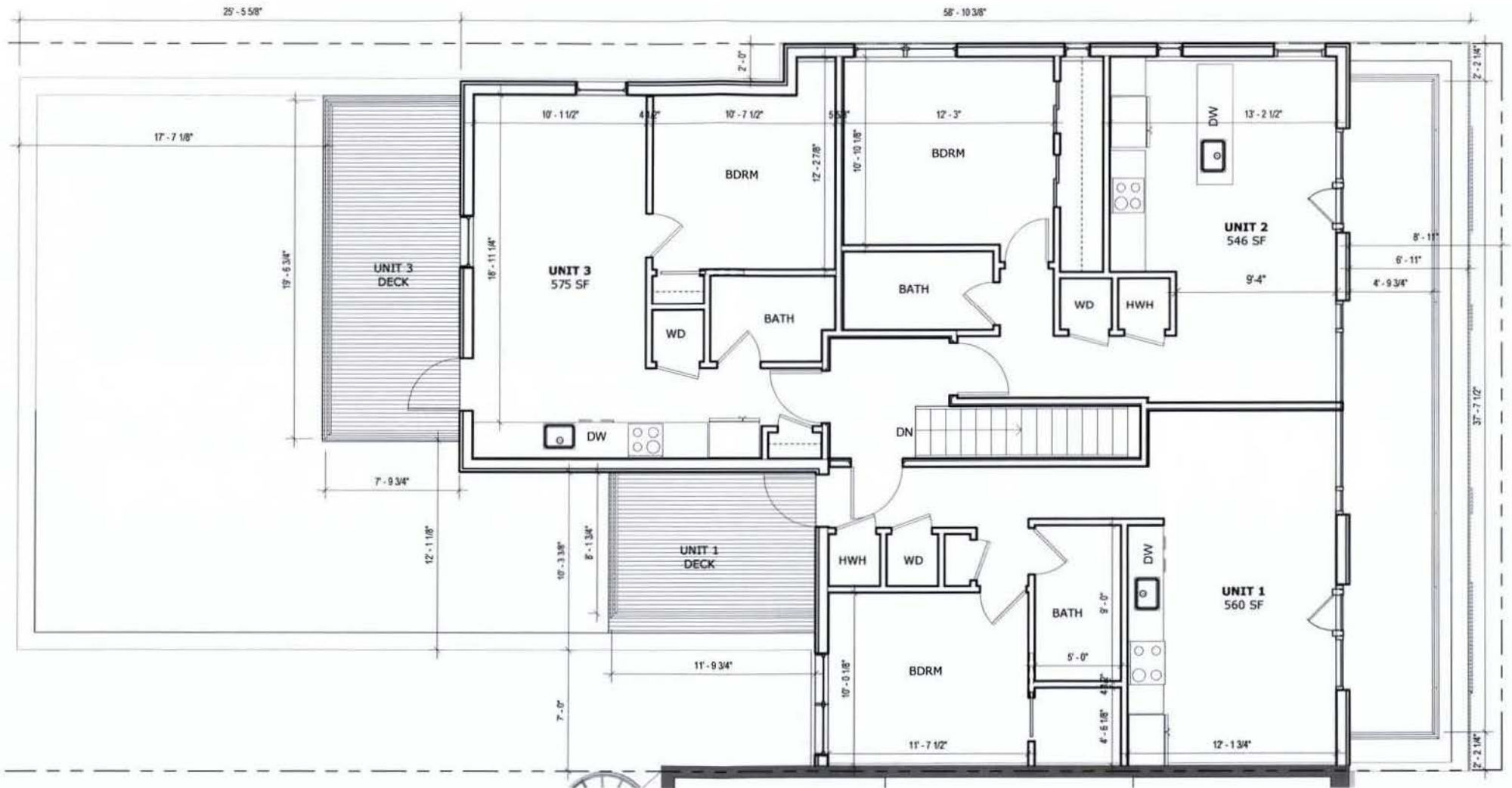
DECKS ARE AT ELEVATION 21'-0" (SAME LEVEL OF THE ROOF AT THE THIRD FLOOR) AND THE RAILINGS AROUND THE DECKS ARE 42" (WHICH IS LESS THAN 4'-0").



03 THIRD LEVEL

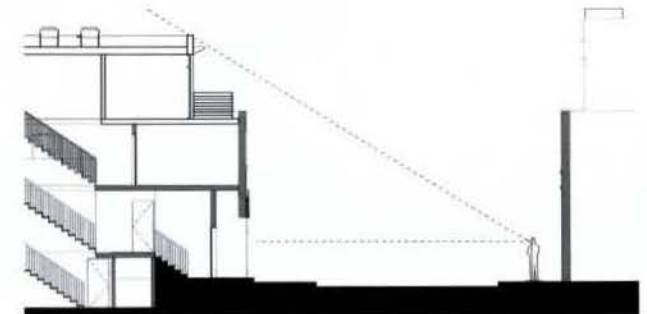
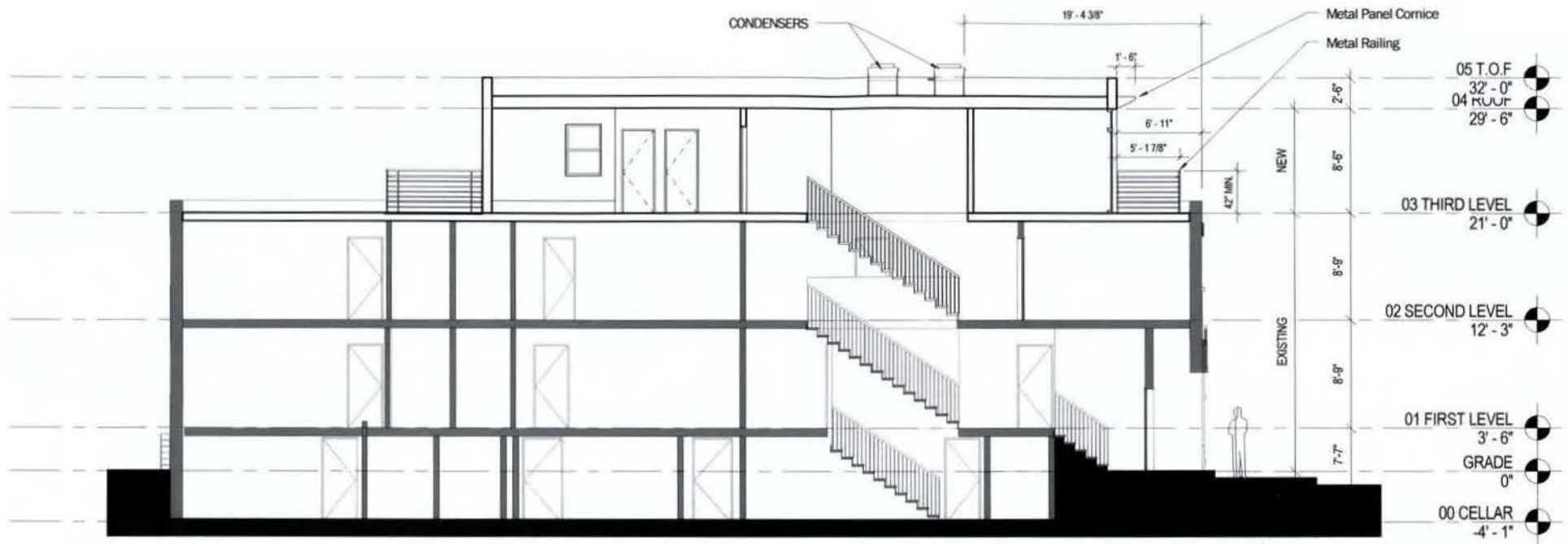
3/32" = 1'-0"





03 THIRD LEVEL - UNIT PLANS

3/16" = 1'-0"



Section - Site Line Diagram



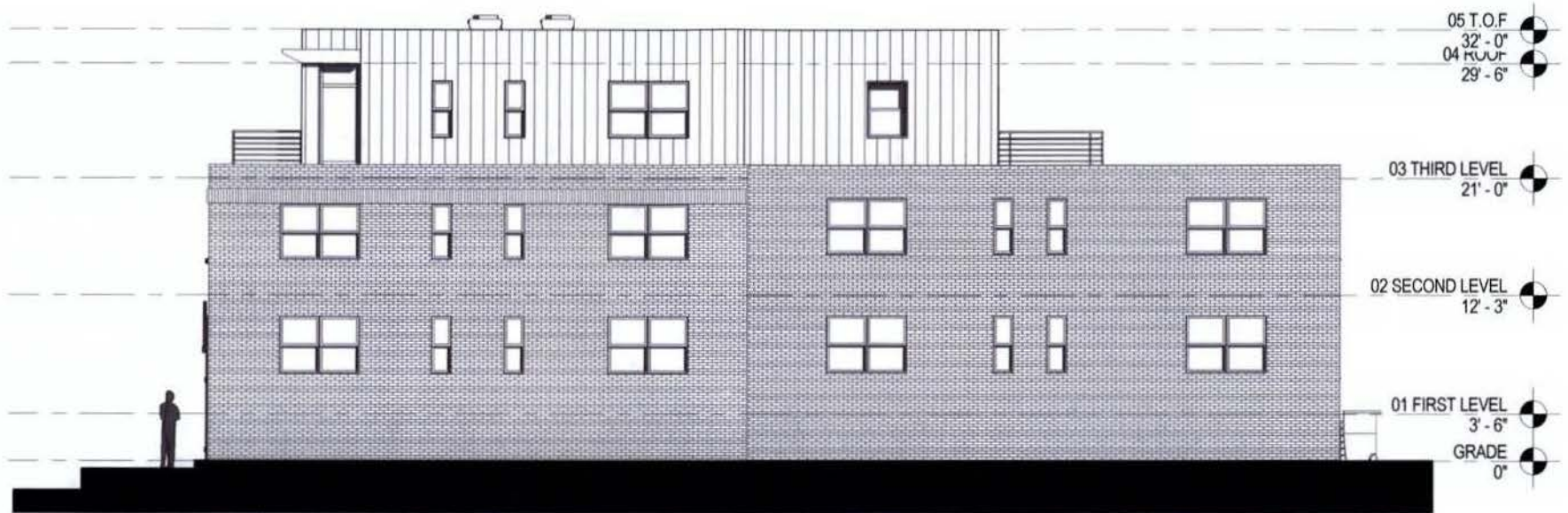
South Elevation

3/16" = 1'-0"



North Elevation

3/16" = 1'-0"





1815 RIGGS PLACE

North Street Elevation - Enlarged

3/32" = 1'-0"



1815 RIGGS PLACE

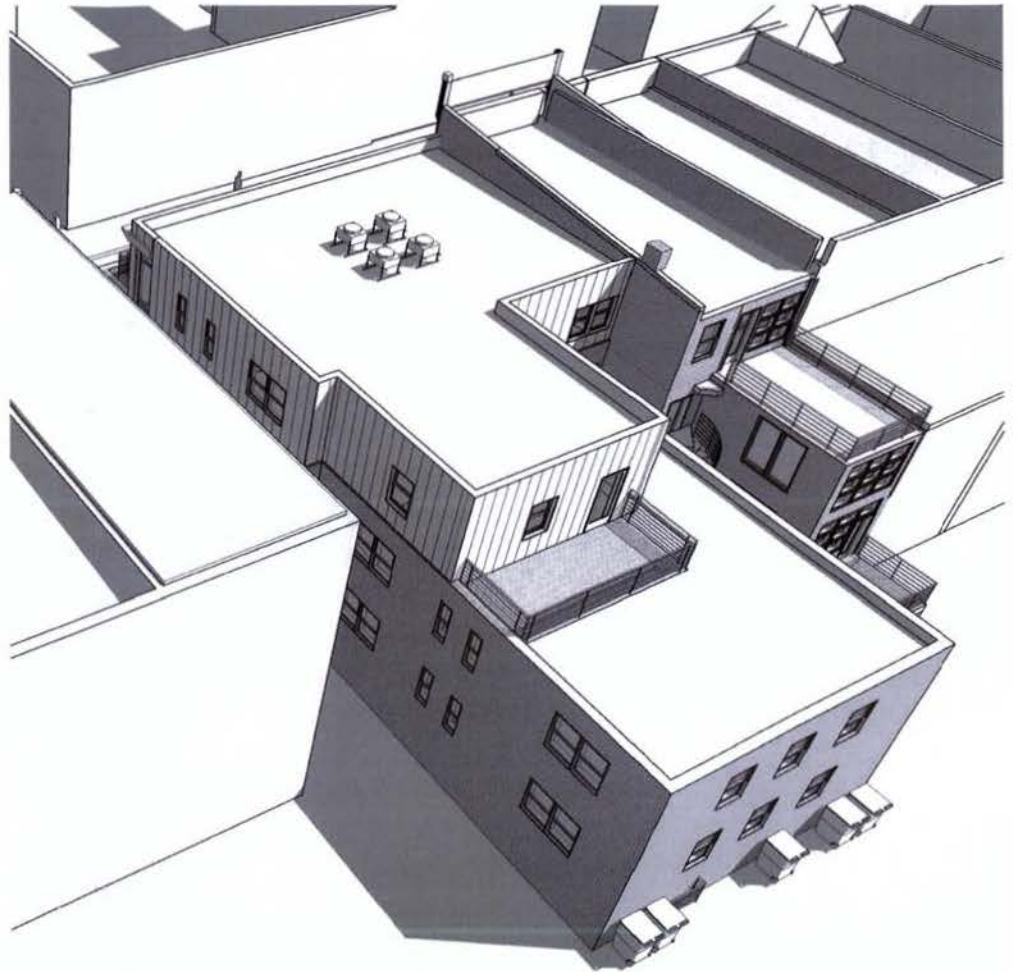
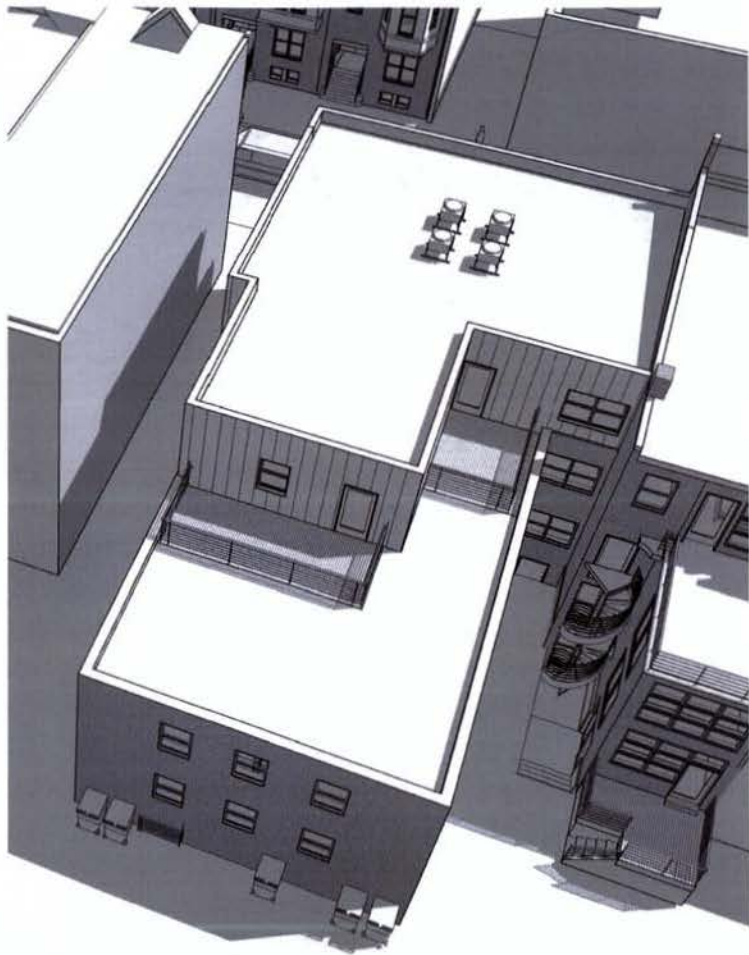
North Street Elevation

3/64" = 1'-0"







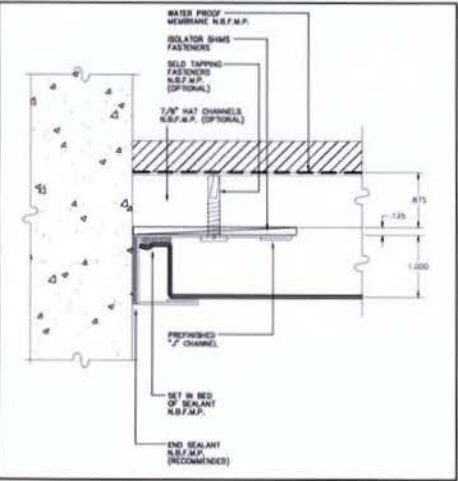




FIRESTONE UC-501 REVEAL FLUSH METAL PANEL

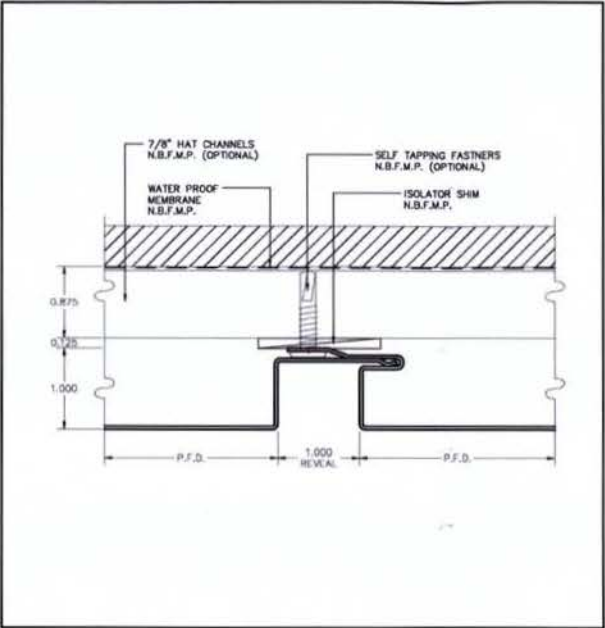


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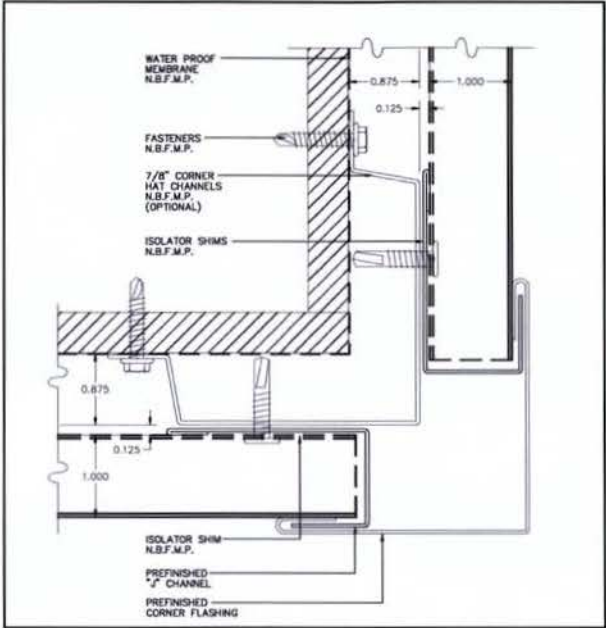
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UC501 - VERTICAL JOINT DETAIL UC501-02



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