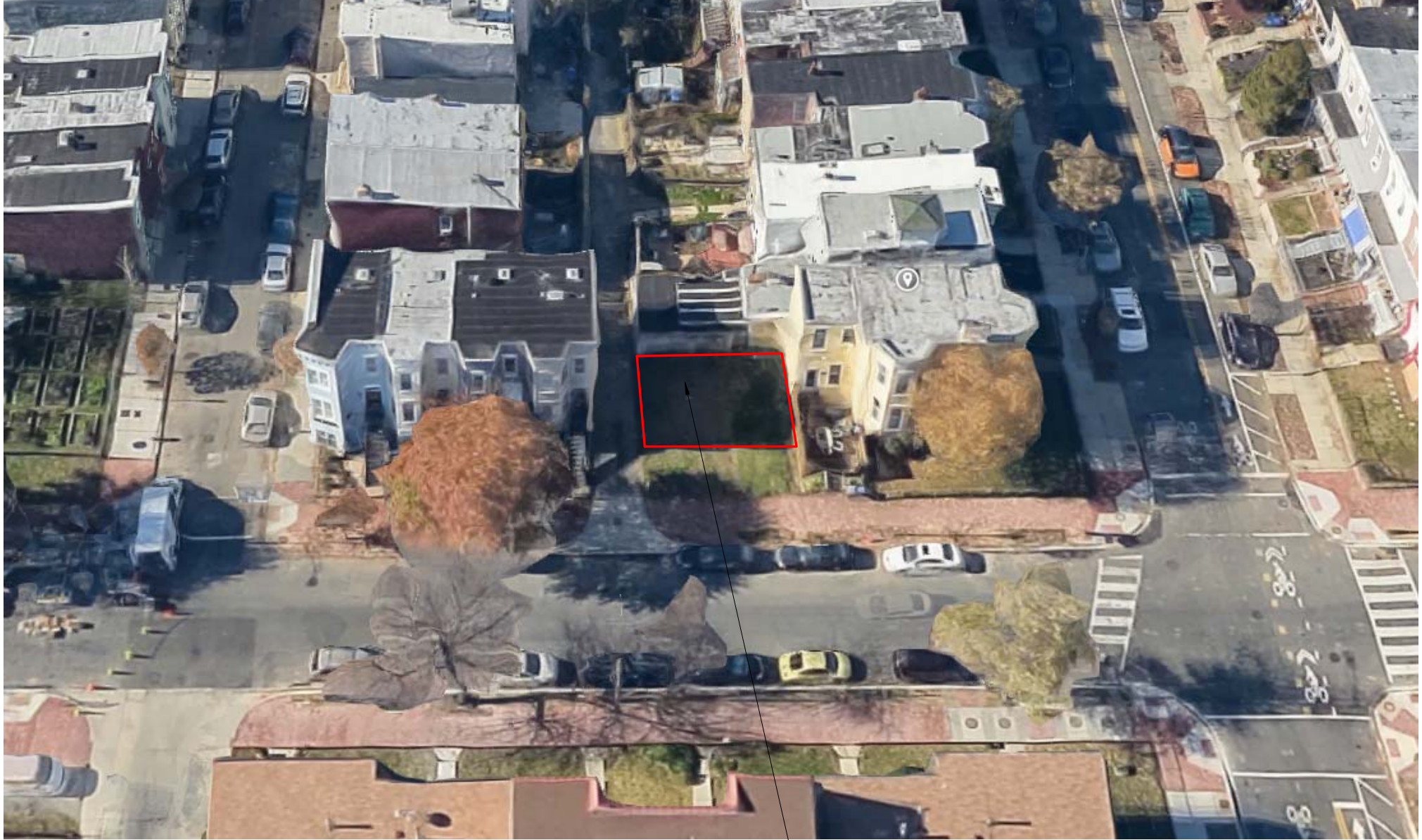


824 13TH STREET NE

WASHINGTON DC 20002

SHEET INDEX - PT ARCHITECTURAL	
SHEET #	SHEET NAME
SD1.1	COVER
SD1.2	ZONING MAP
SD1.3	ZONING ANALYSIS & UNIT COUNT
SD1.4	EXISTING PHOTOGRAPHS
SD1.5	EXISTING CONTEXT
SD1.6	PERSPECTIVE VIEWS
SD1.7	BIRD'S EYE - FRONT
SD2.1	ELEVATIONS
SD2.2	ELEVATIONS
SD2.3	ELEVATIONS
SD2.4	SITE PLAN
SD2.5	CELLAR FLOOR PLAN
SD2.6	1ST FLOOR PLAN
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SD3.1	SUN STUDY- JUNE
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SITE



LOT 145

ZONING ANALYSIS

SITE INFORMATION

PROJECT ADDRESS: 824 13TH ST NE WASHINGTON DC 20002

HISTORIC: NOT APPLICABLE

SQUARE	LOT	ZONE	LOT SIZE
1003	0145	RF-1	693 SF

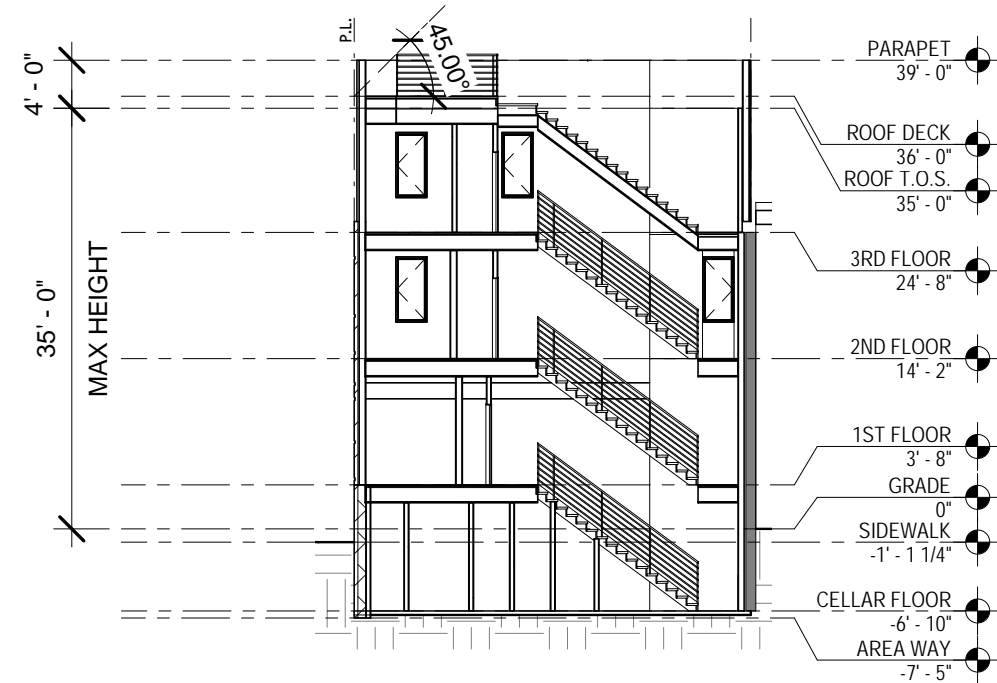
FLOOR GROSS FLOOR AREA

CELLAR: 693 GSF
 FIRST: 693 GSF
 SECOND: 693 GSF
 THIRD: 693 GSF
 TOTAL: 2,772 GSF

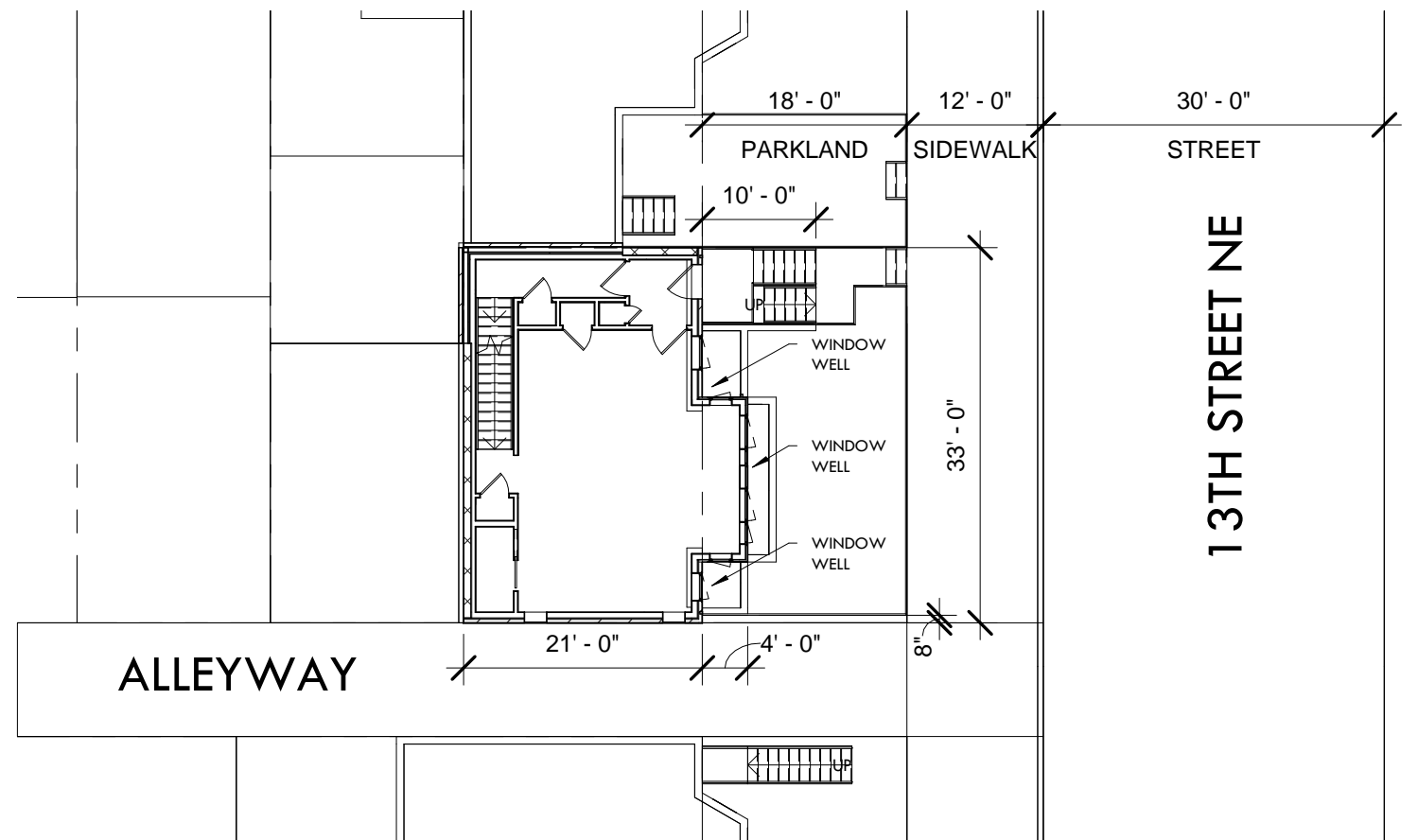
	ALLOWABLE (RF-1)	EXISTING	PROPOSED
LOT SIZE	693 SF	693 SF	693 SF
LOT OCCUPANCY	60% (416 SF)	0%	100% (693 SF)
FAR	N/A	N/A	N/A
PENTHOUSE FAR	N/A	N/A	N/A
REAR YARD SETBACK	20'-0" MIN	0'-0"	0'-0"
BUILDING HEIGHT	35'-0"	N/A	35'-0"
PENTHOUSE HEIGHT	10'-0"	N/A	N/A
OPEN COURT	N/A	N/A	N/A
CLOSED COURT	N/A	N/A	N/A
RESIDENTIAL PARKING	1 SPACE / 2 DWELLING UNITS	1 SPACE / 2 DWELLING UNITS	0
LONG TERM BICYCLE PARKING	N/A	N/A	N/A
SHORT TERM BICYCLE PARKING	N/A	N/A	N/A
GAR	N/A	N/A	N/A
IZ	N/A	N/A	N/A

DC PUBLIC REALM - PROJECTIONS

	ALLOWABLE	EXISTING	PROPOSED
MINIMUM CLEAR SPACE FROM ALL PROJECTIONS TO FACE OF CURB	10'-0"	0'-0"	10'-0" MIN
AREAWAY PROJECTION	4'-0"	0'-0"	4'-0"
1 BAY WINDOW PROJECTION WIDTH	13'-0" FOR 24'-0" IN BUILDING WIDTH, 2" ADDITIONAL FOR EVERY ADDITIONAL FOOT OF BUILDING WIDTH	0'-0"	14'-6"
2 BAY WINDOW PROJECTION WIDTH	13'-0" FOR 24'-0" IN BUILDING WIDTH, 6" ADDITIONAL FOR EVERY ADDITIONAL FOOT OF BUILDING WIDTH	0'-0"	17'-6"
DEPTH OF BAY WINDOW PROJECTION	4'-0" ON A STREET MORE THAN 70'-0" WIDE	0'-0"	4'-0"
STEP PROJECTIONS	10' ON ALL PARKED STREETS	0'-0"	10'-0"

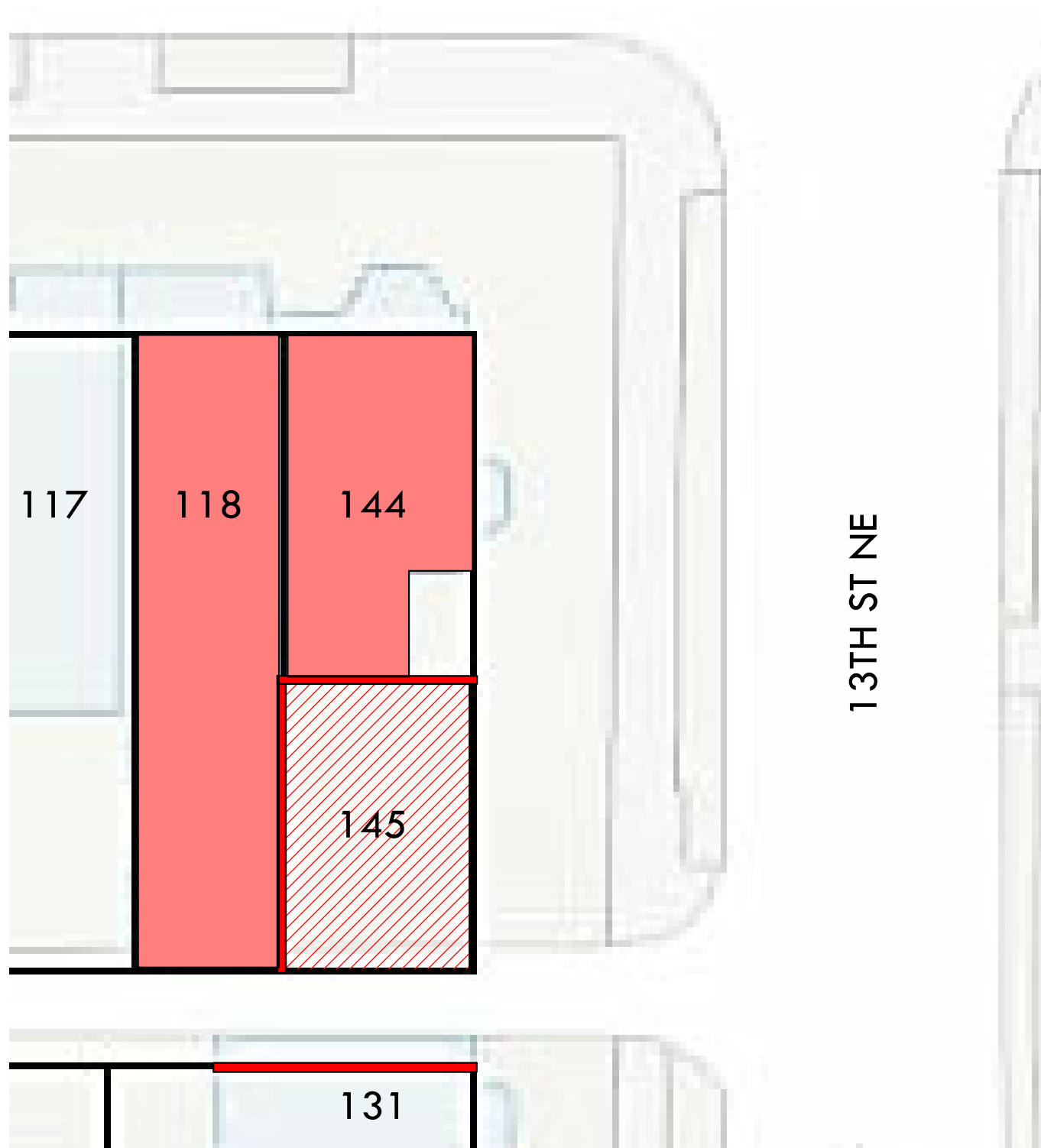


SECTION - ZONING ANALYSIS
 1/16" = 1'-0"



PLAN - ZONING ANALYSIS
 1/16" = 1'-0"







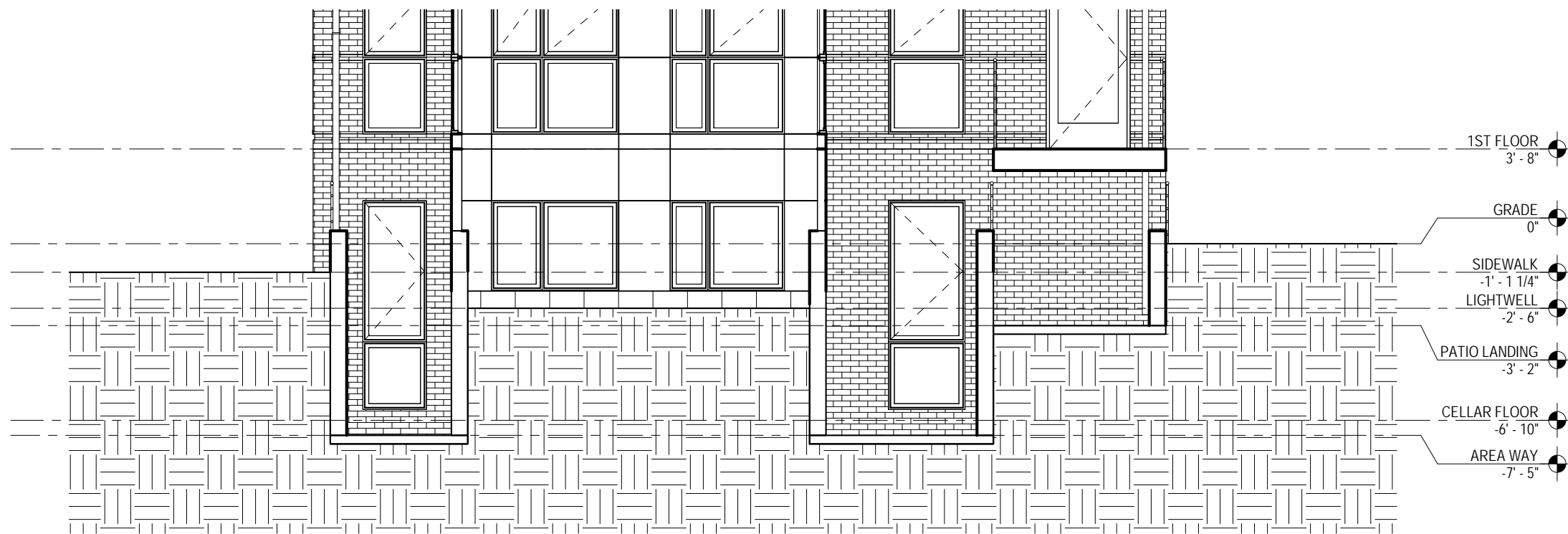
VIEW ACROSS STREET



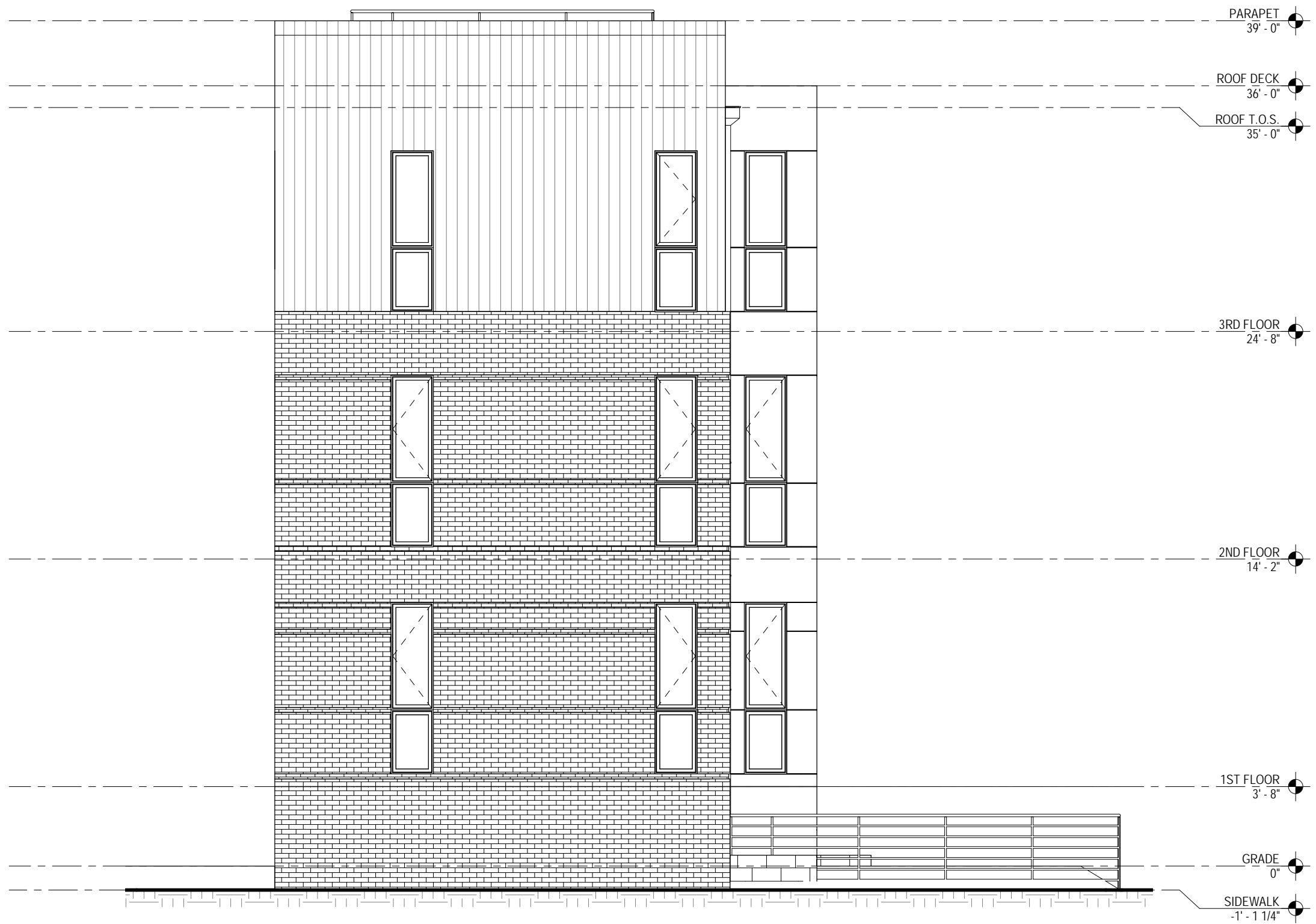
BIRD'S EYE VIEW



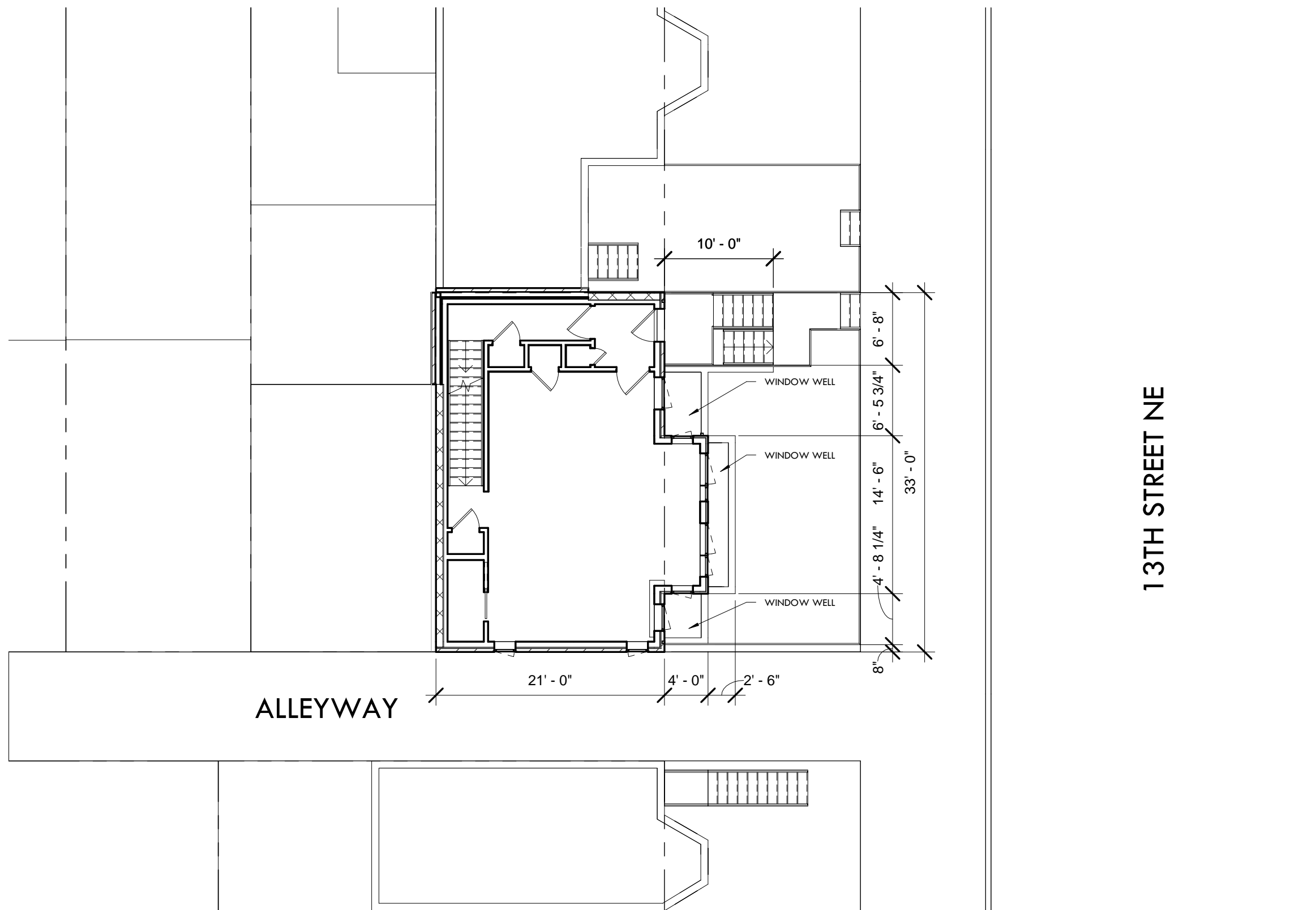
ELEVATION - EAST
 3/16" = 1'-0"



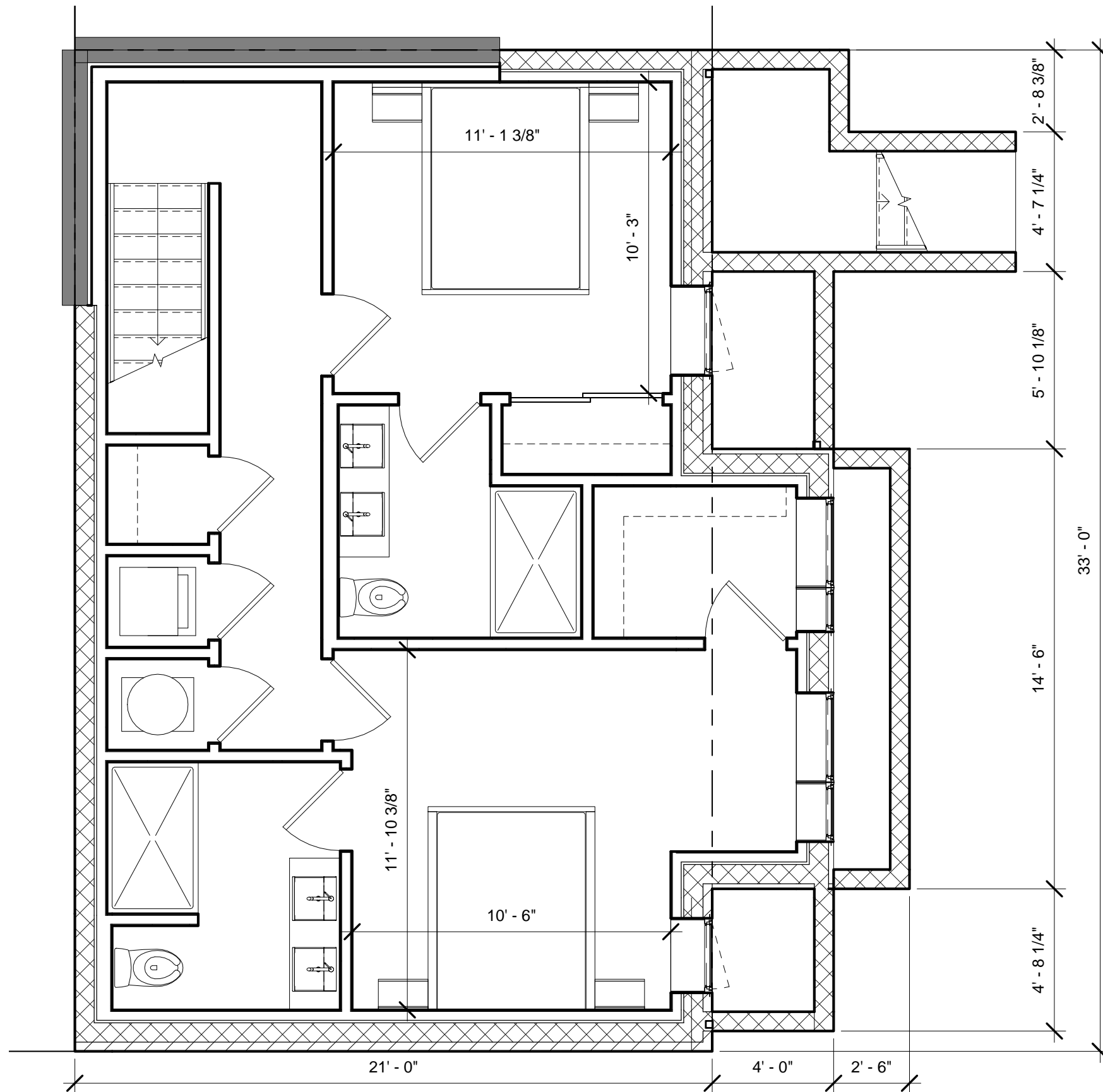
ELEVATION - EAST AREAWAY
 3/16" = 1'-0"



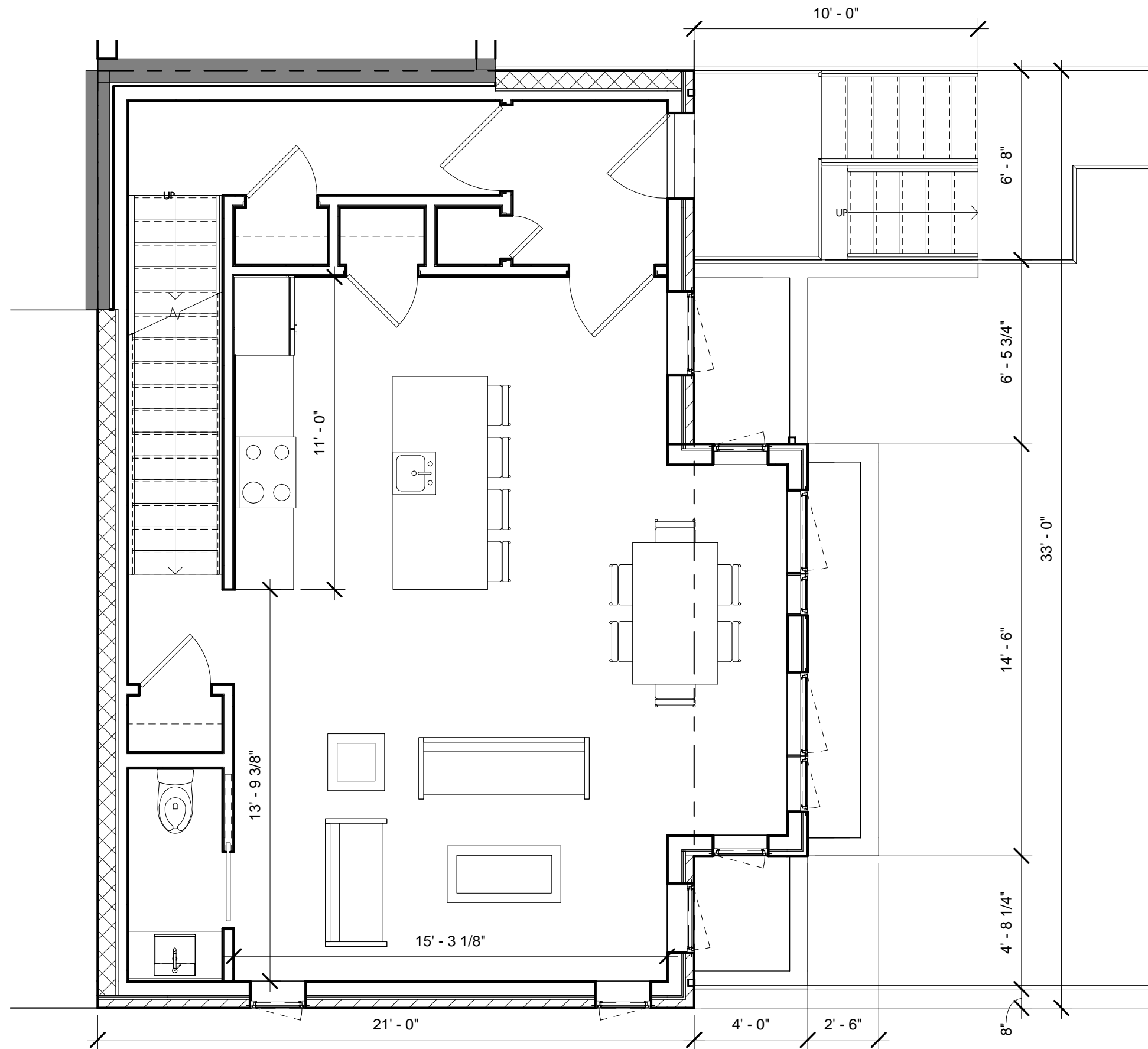
ELEVATION- SOUTH
3/16" = 1'-0"



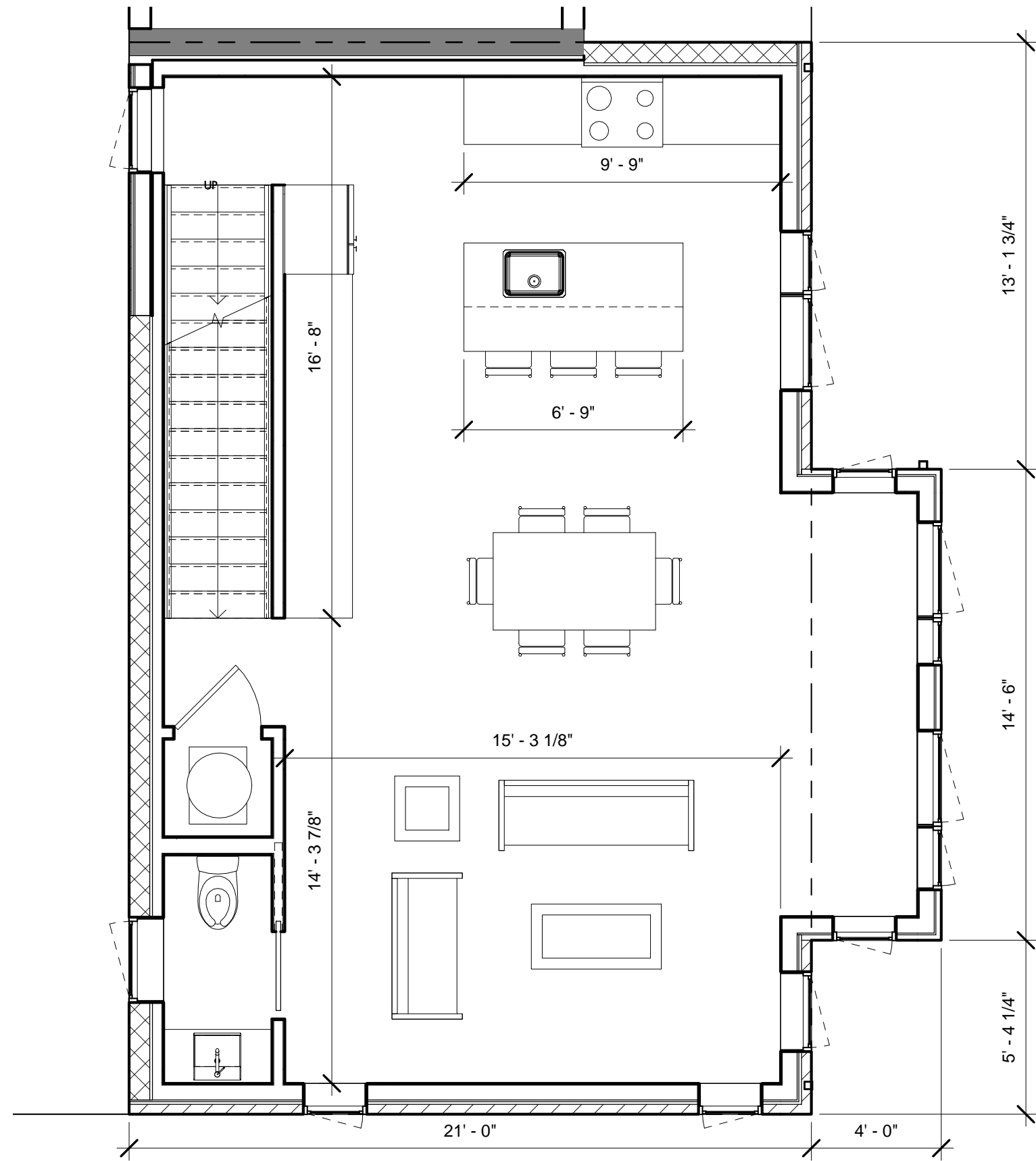
PLAN - SITE
1" = 10'-0"



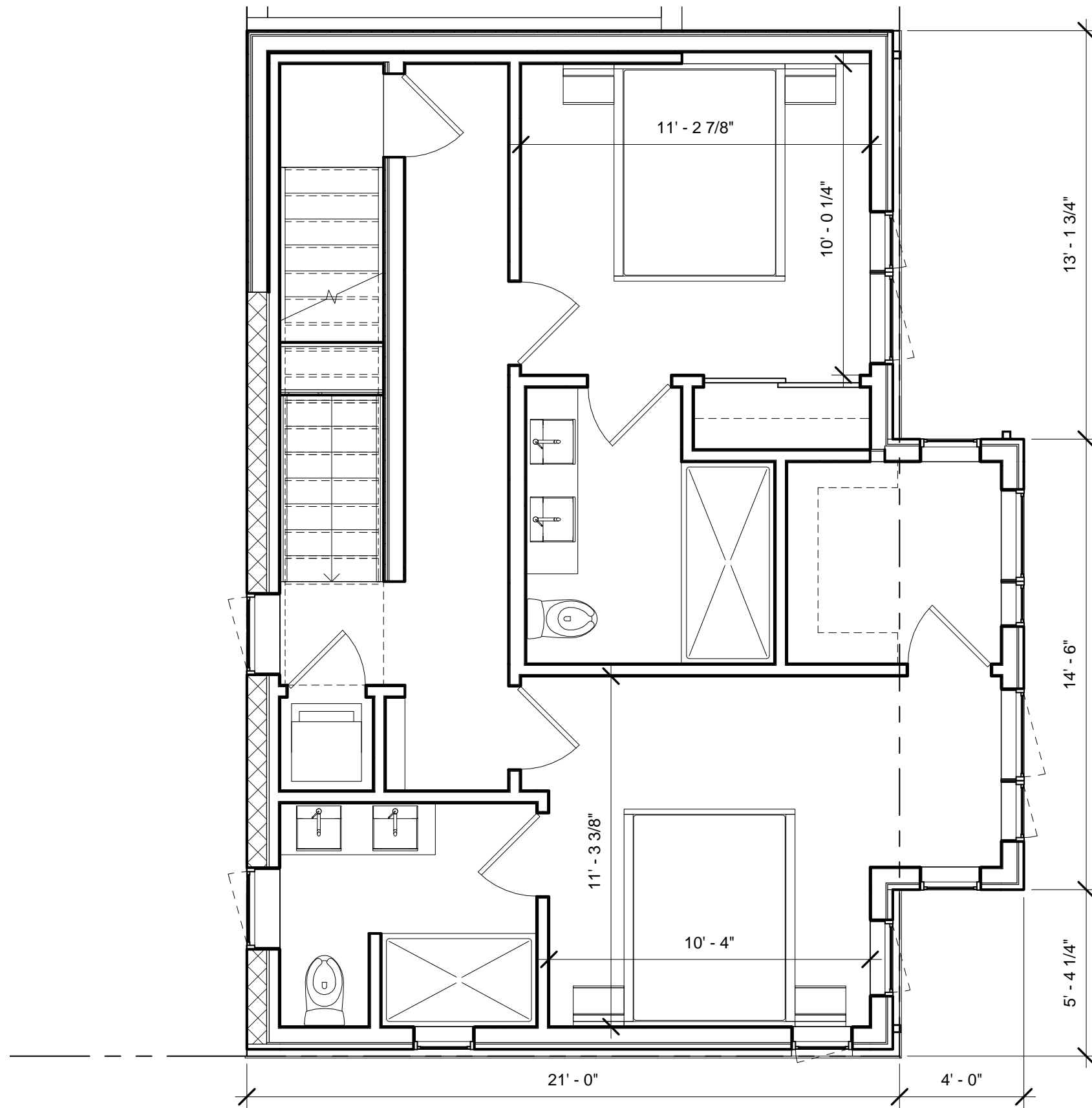
PLAN - CELLAR
 1/4" = 1'-0"



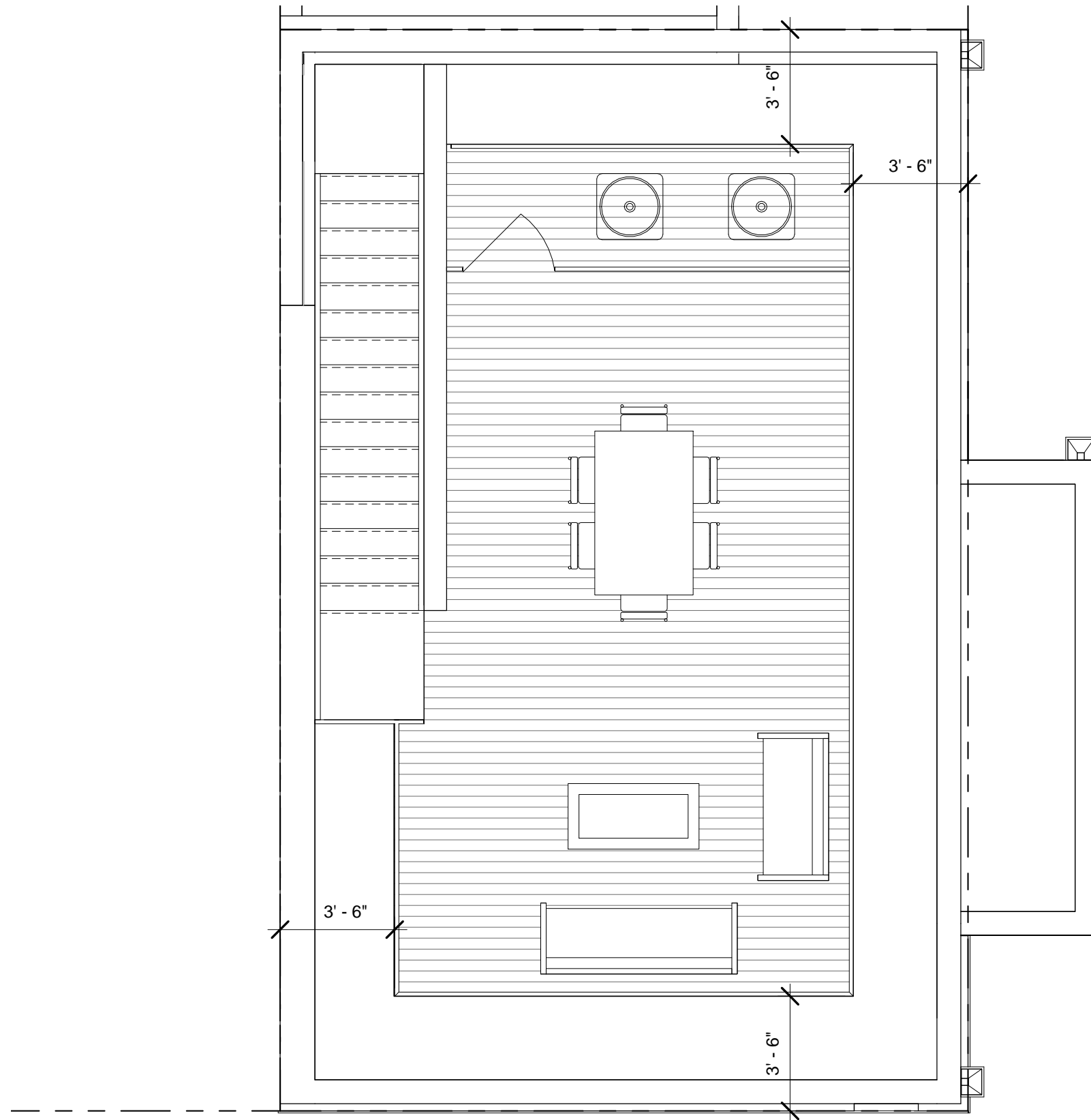
PLAN - 1ST FLOOR
1/4" = 1'-0"



PLAN - 2ND FLOOR
 1/4" = 1'-0"



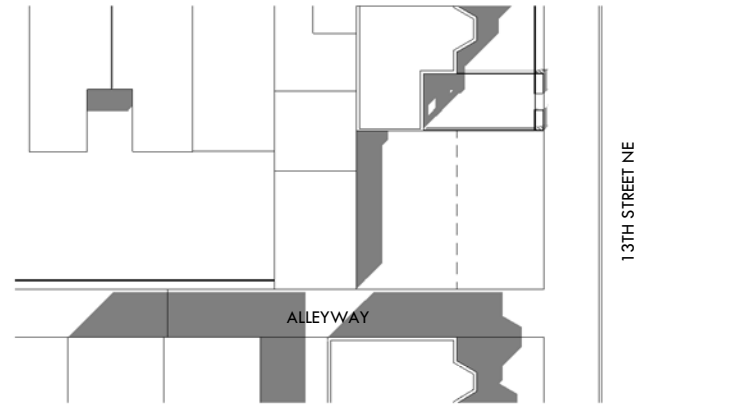
PLAN - 3RD FLOOR
 1/4" = 1'-0"



PLAN - ROOF
1/4" = 1'-0"



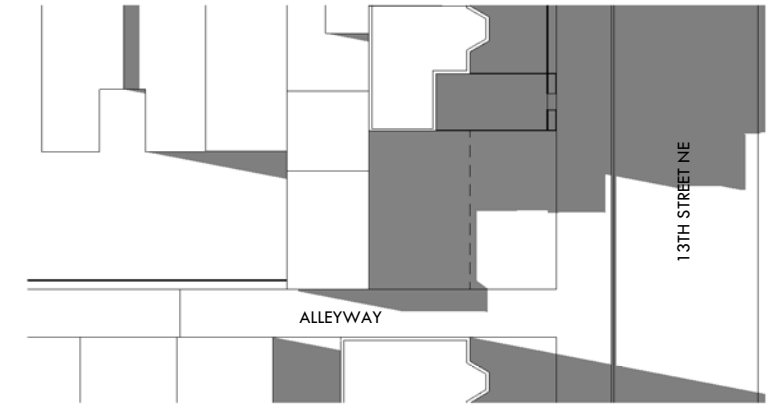
06/21 - 9 AM - EXISTING
1" = 40'-0"



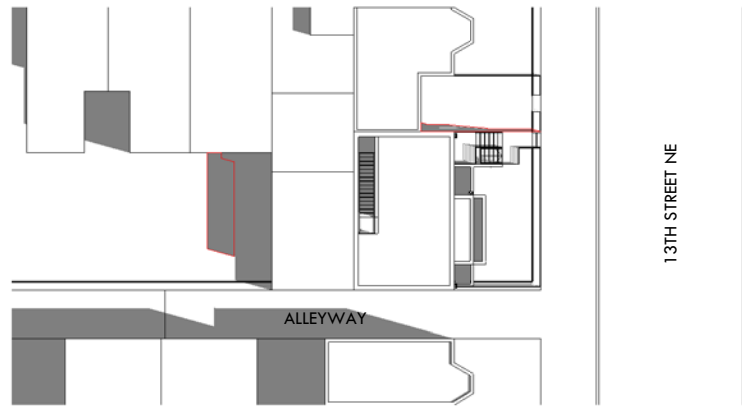
06/21 - 1 PM - EXISTING
1" = 40'-0"



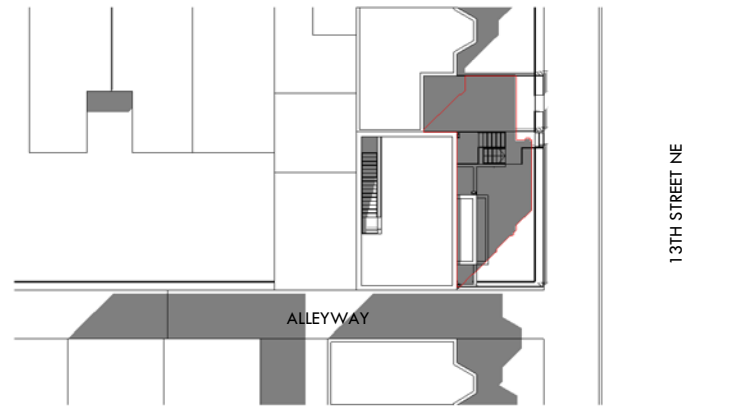
06/21 - 3 PM - EXISTING
1" = 40'-0"



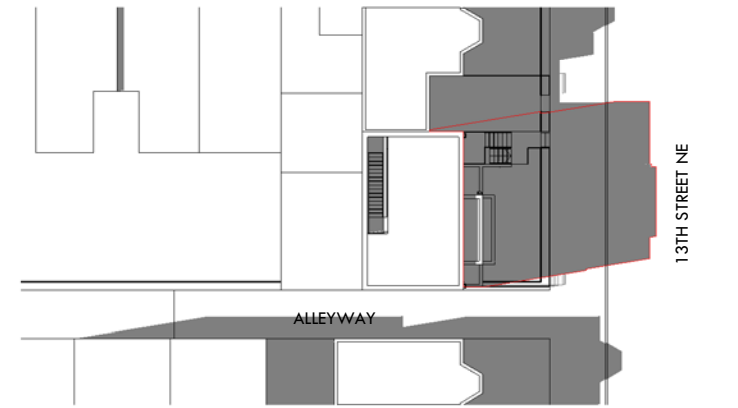
06/21 - 5 PM - EXISTING
1" = 40'-0"



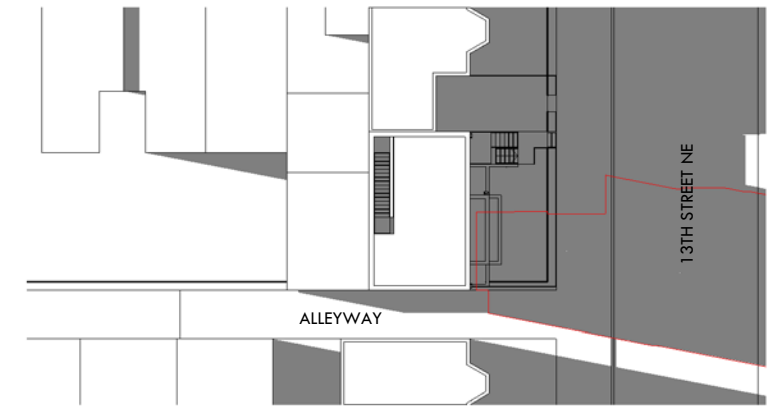
06/21 - 9 AM - PROPOSED
1" = 40'-0"



06/21 - 1 PM - PROPOSED
1" = 40'-0"



06/21 - 3 PM - PROPOSED
1" = 40'-0"



06/21 - 5 PM - PROPOSED
1" = 40'-0"

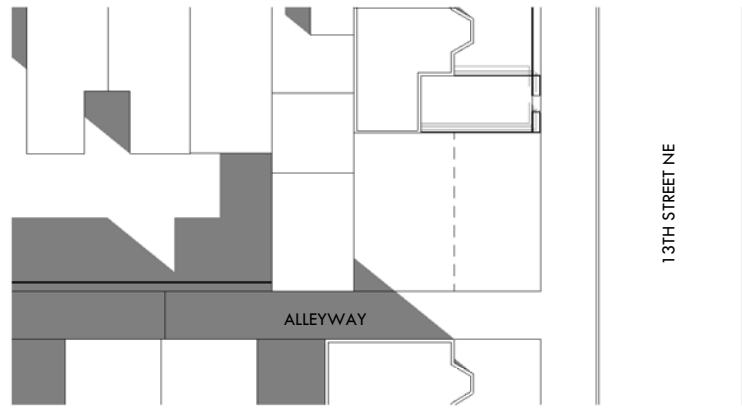
DIAGRAM KEY



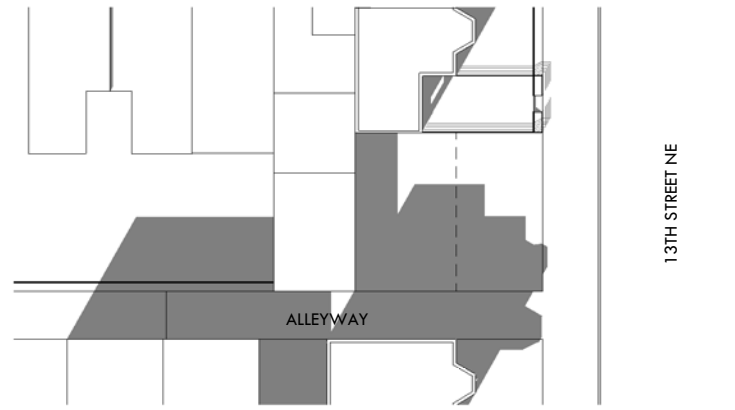
CURRENT SHADOW CAST BY SURROUNDING PROPERTIES.



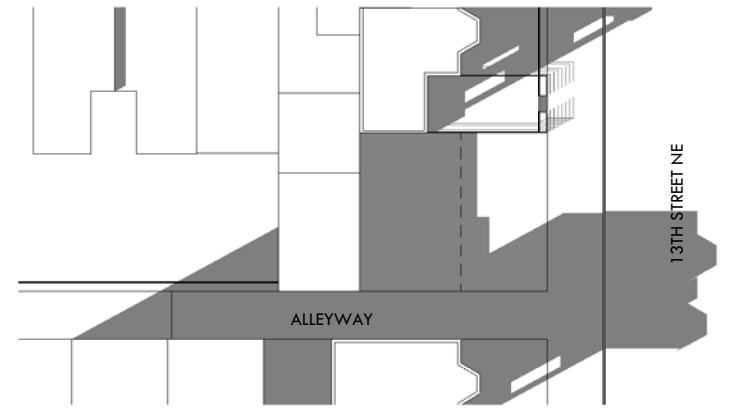
AREA OF SHADOW CAST BY PROPOSED PROJECT.



09/21 - 9 AM - EXISTING
1" = 40'-0"



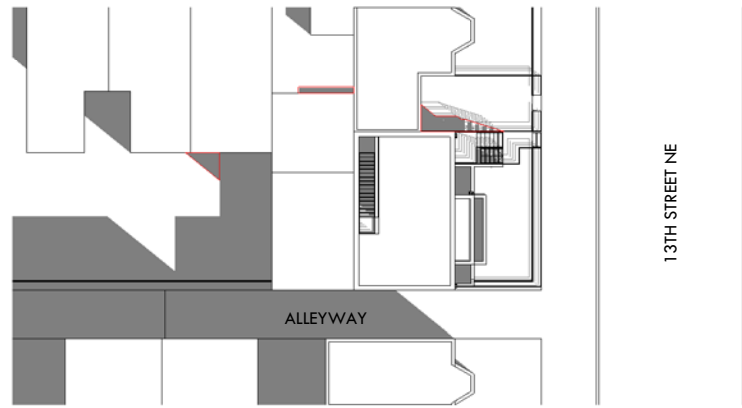
09/21 - 1 PM - EXISTING
1" = 40'-0"



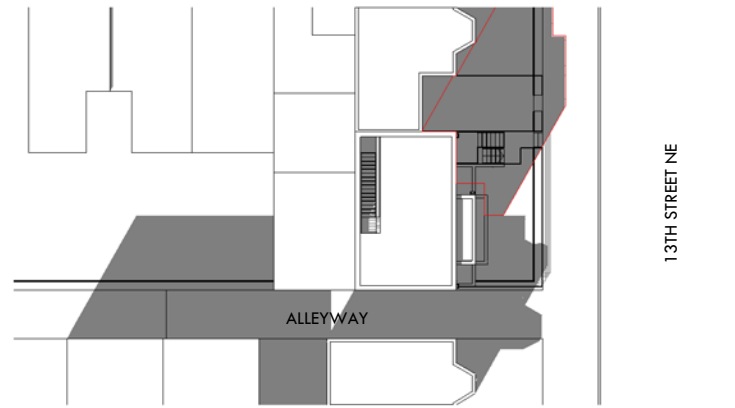
09/21 - 3 PM - EXISTING
1" = 40'-0"



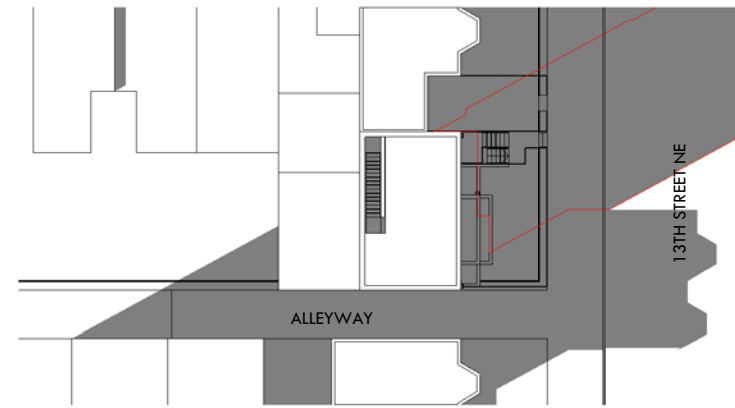
09/21 - 5 PM - EXISTING
1" = 40'-0"



09/21 - 9 AM - PROPOSED
1" = 40'-0"



09/21 - 1 PM - PROPOSED
1" = 40'-0"



09/21 - 3 PM - PROPOSED
1" = 40'-0"



09/21 - 5 PM - PROPOSED
1" = 40'-0"

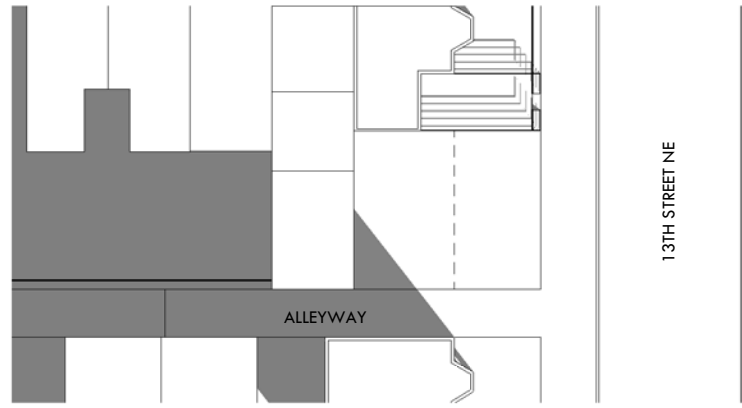
DIAGRAM KEY



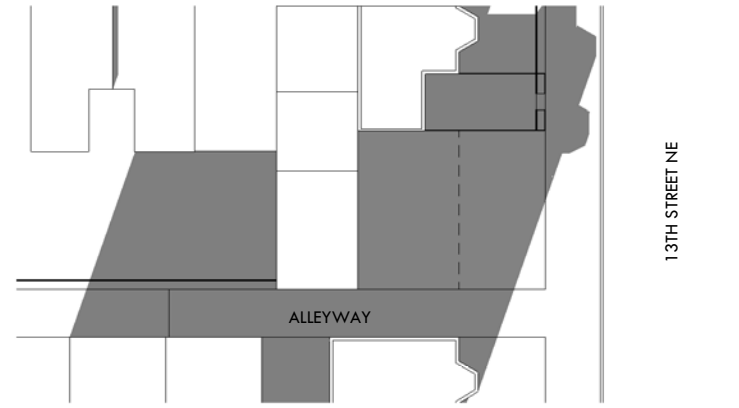
CURRENT SHADOW CAST BY SURROUNDING PROPERTIES.



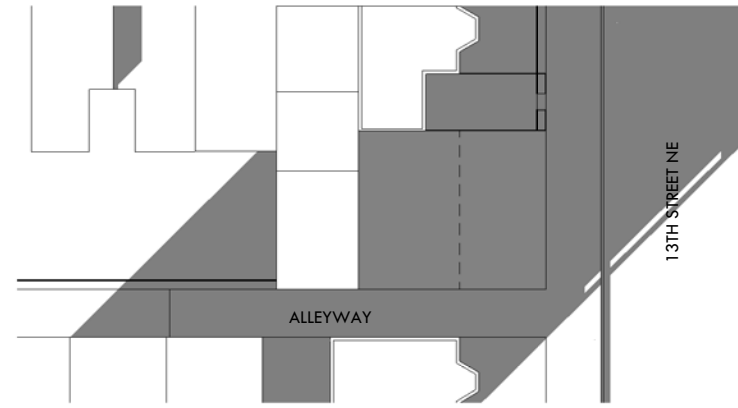
AREA OF SHADOW CAST BY PROPOSED PROJECT.



12/21 - 9 AM - EXISTING
1" = 40'-0"



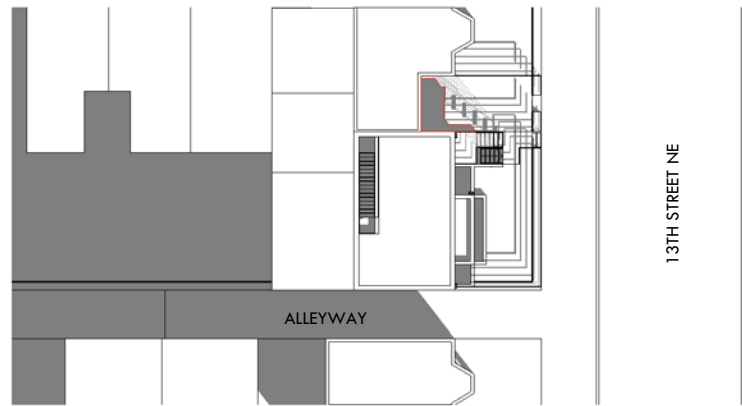
12/21 - 1 PM - EXISTING
1" = 40'-0"



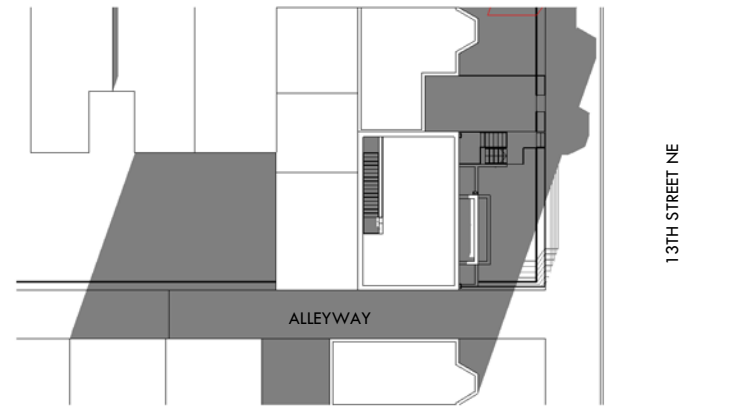
12/21 - 3 PM - EXISTING
1" = 40'-0"



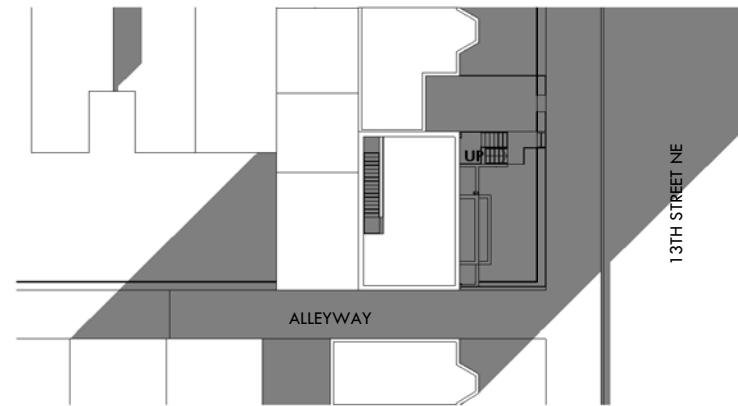
12/21 - 5 PM - EXISTING
1" = 40'-0"



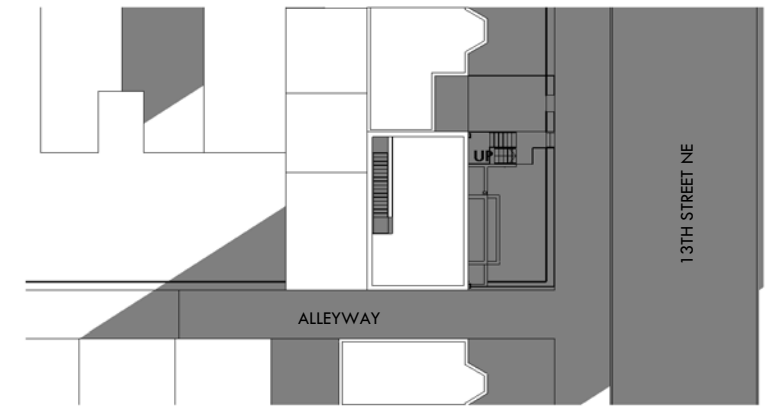
12/21 - 9 AM - PROPOSED
1" = 40'-0"



12/21 - 1 PM - PROPOSED
1" = 40'-0"



12/21 - 3 PM - PROPOSED
1" = 40'-0"



12/21 - 5 PM - PROPOSED
1" = 40'-0"

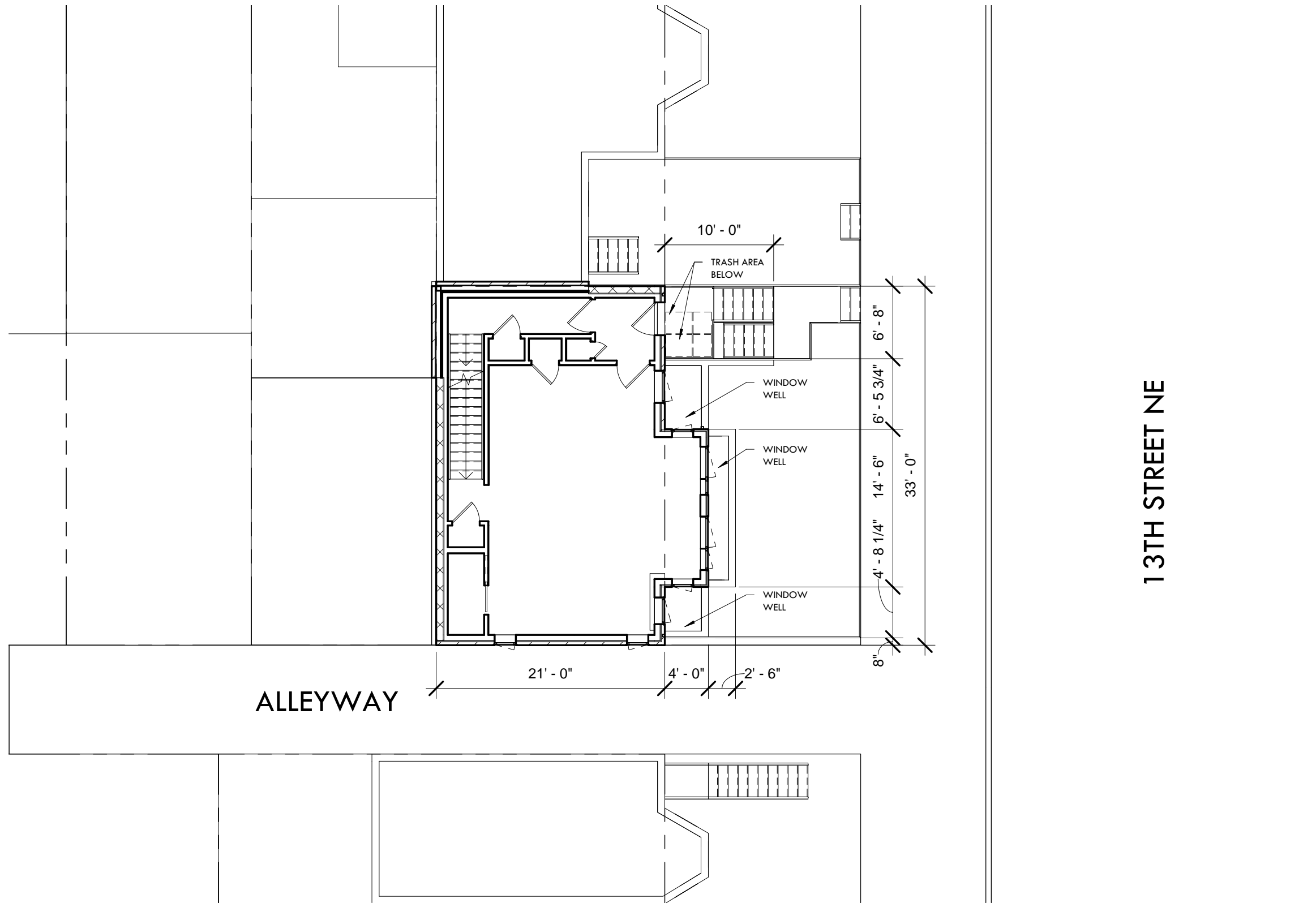
DIAGRAM KEY



CURRENT SHADOW CAST BY SURROUNDING PROPERTIES.



AREA OF SHADOW CAST BY PROPOSED PROJECT.



PLAN - TRASH PLACEMENT

1" = 10'-0"