

Soles Montessori School

Change of Use, Minor Alterations

4401 16th St NW
Washington, DC

DRAWING LIST

ID	NAME
A-14	INFO SHEET
A-15	PLAT
BZA-01	COVER SHEET
BZA-01	SITE PLAN
BZA-02	FIRST FLOOR PLAN

SCOPE OF WORK

CHANGE OF USE FROM CHURCH TO DAY CARE. MINOR ALTERATIONS. UPDATE MEP SYSTEMS. ADD BIKE STORAGE.

DAYCARE OCCUPANTS

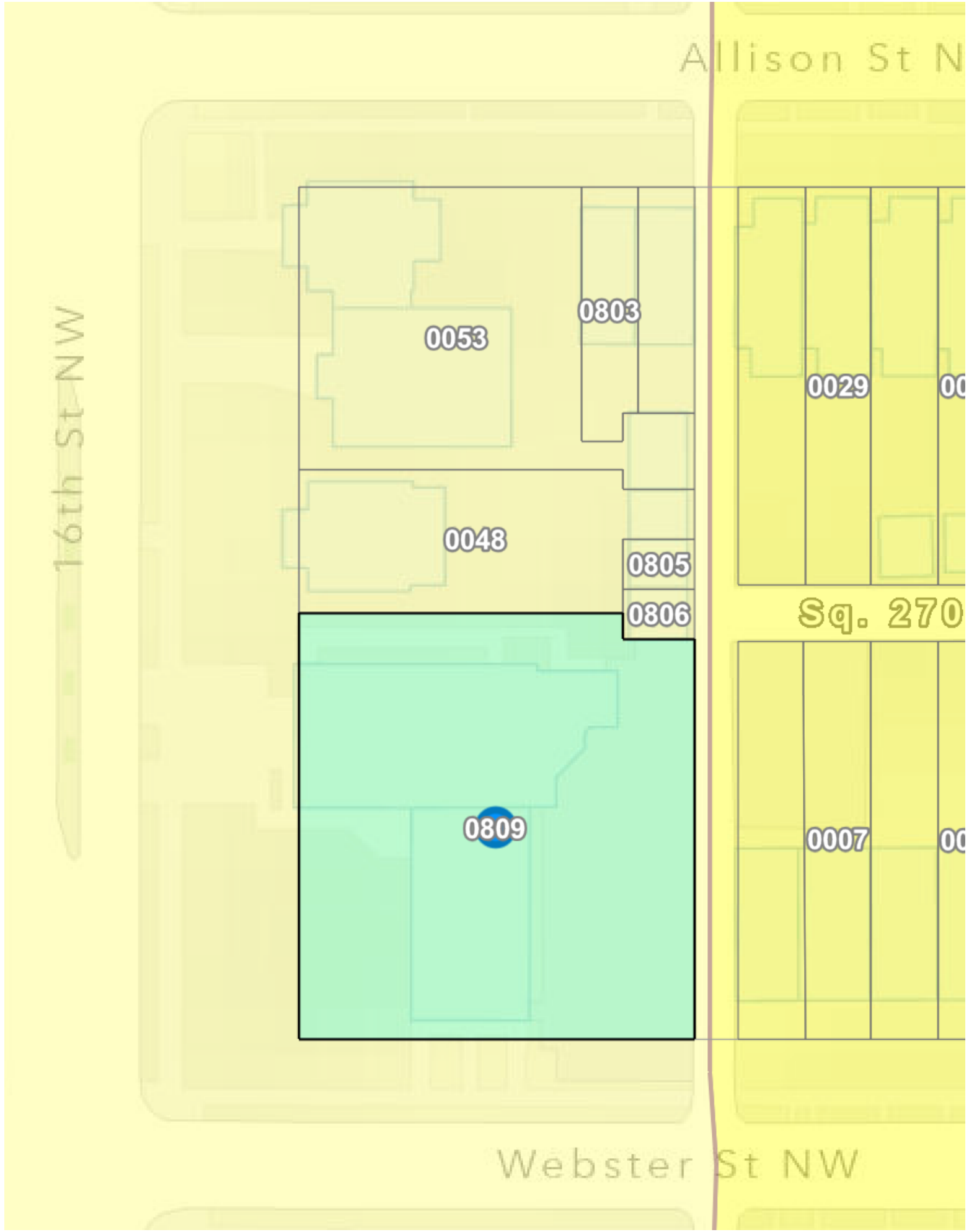
FIRST FLOOR:	SECOND FLOOR:	THIRD FLOOR:	ALL FLOORS TOTAL:
INFANTS: 40	TODDLERS: 18	PRE-SCHOOL: 36	INFANTS: 40 TODDLERS: 42 PRE-SCHOOL: 36 ADULTS: 25
TODDLERS: 24	ADULTS: 5	ADULTS: 6	TOTAL KIDS: 118 TOTAL ADULTS: 25
ADULTS: 14			

ZONING INFO

4401 16TH ST NW Zoning				4401 16TH ST NW Zoning			
	Allowed	Existing	Proposed		Allowed	Existing	Proposed
Square & Lot Number		2701.809	2701.809	Pervious Surface	50%	-	Existing
Lot area		20,458sf	20,458 sf	Courts	none, if provided, 6' min width open, 12' min width closed and 250 sf area close	none	none
Zoning	R-1B	R-1B	R-1B	#of units	1 Principal and 1 Accessory Apartment	n/a	n/a
Use	Residential House/Institutional	House of Worship	Day Care Center	Car Parking	.5 per 1,000 sf with a minimum of 1 space	25	25*
Building Height	40' - House of Worship	40'	40' existing		17,000* .5 = 9 spaces		*11 Staff and 14 Drop/Pickup
Stories	3 Stories	3	3	Bicycle Parking	1 space for each 10,000 sf; long and short term spaces		2 short and 2 long term
Lot SF Min.	5,000 sf	20,458 sf	20,458 sf				
Lot Occupancy (building area/lot area)	40%	Existing 39% 8111/20458= 39%	39%				
Rear Yard Set Back	25'	-	25'-8" +/- Existing				
Side Yard Set Backs	8'	-	18" +/- Existing				
Front Yard Set Back	Align with neighbors	-	-				

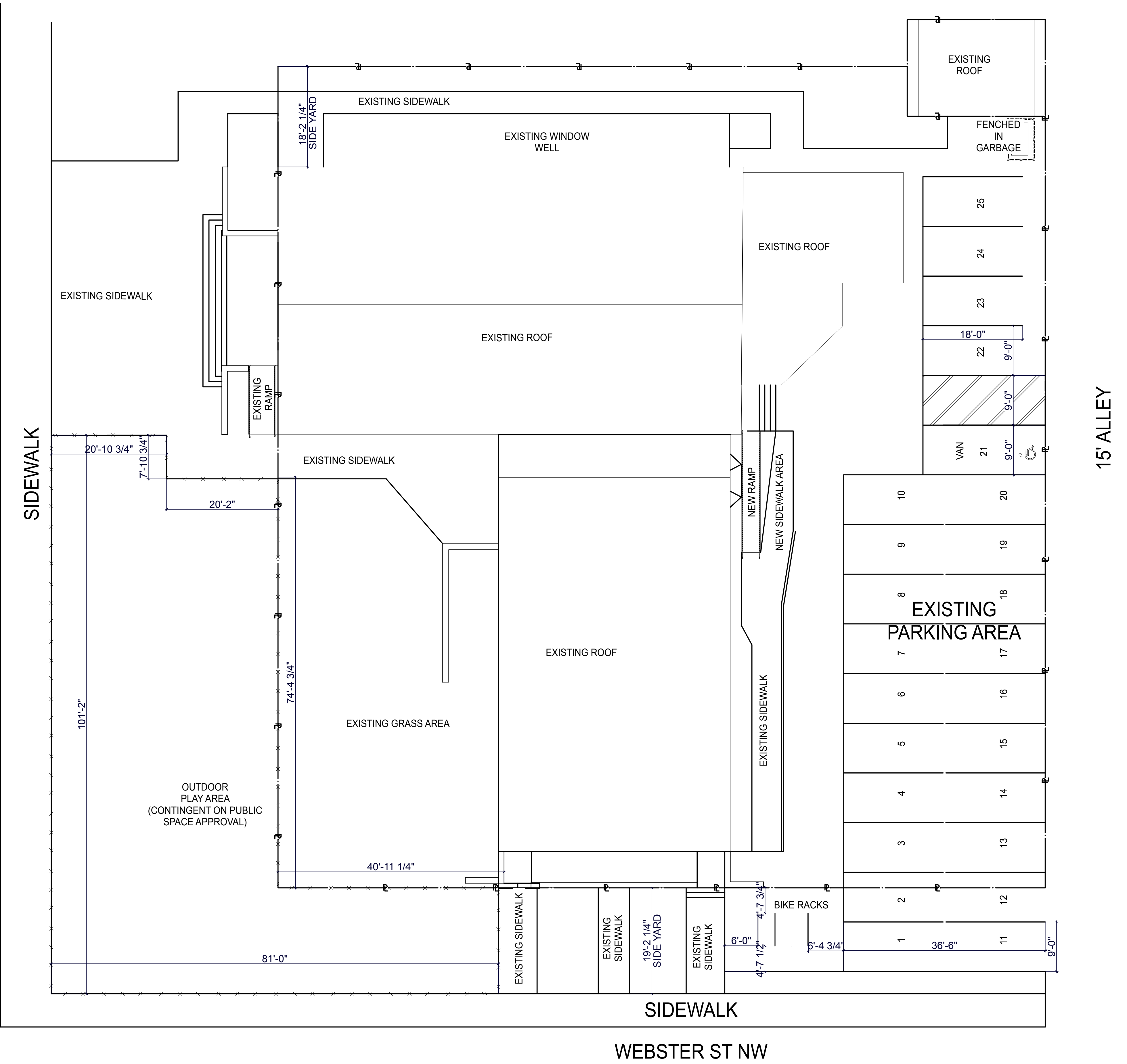
LOCATION MAP (NTS)

BUS STOP LOCATION



ZONING MAP

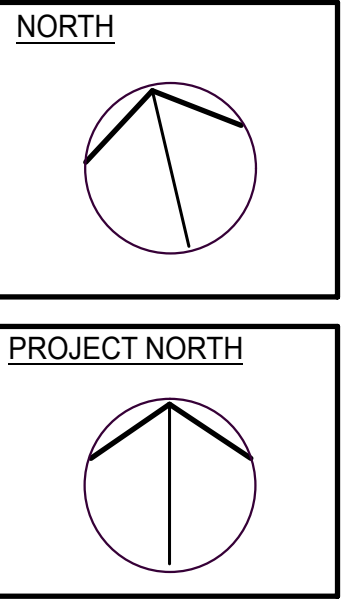
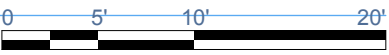
16TH ST NW



15' ALLEY

WEBSTER ST NW

1
BZA-01 SITE PLAN
SCALE: 1" = 10'



16TH ST NW

SIDEWALK

15' ALLEY

PARKING

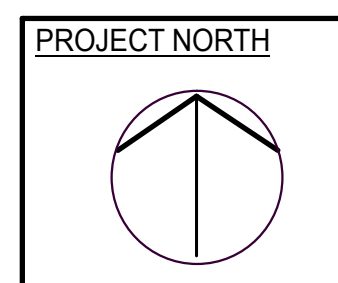
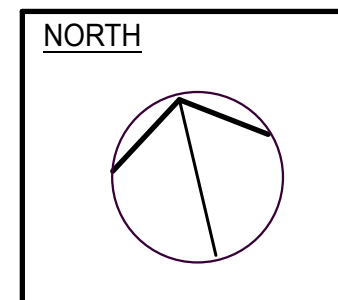
FIRST FLOOR:
INFANTS:
40

TODDLERS:
24

ADULTS:
14

1
BZA-02
FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

0 4' 8' 16'



FIRST FLOOR
PLAN

BZA-02

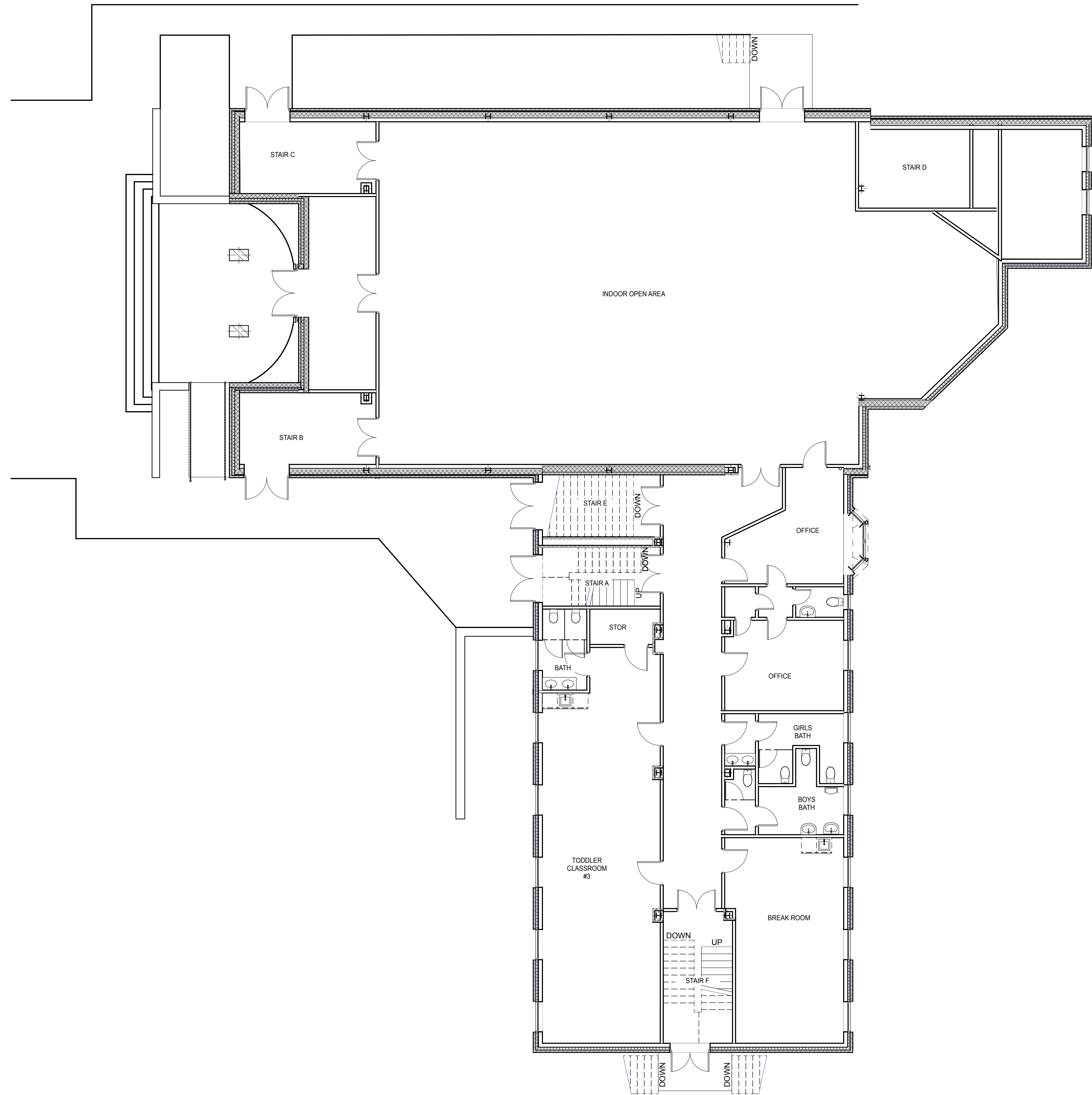
Printed: 3/31/25



NCA
DC
NORTHEAST
COLLABORATIVE
ARCHITECTS DC

SOLES MONTESSORI SCHOOL

4401 16TH ST NW

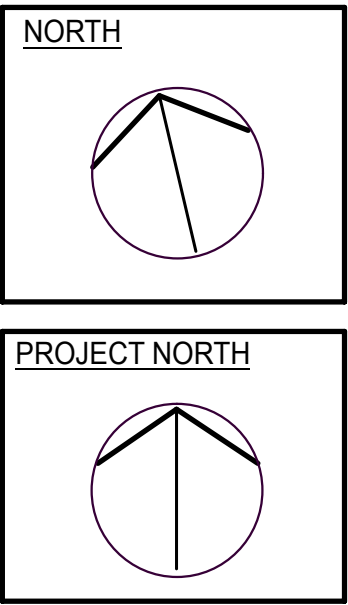


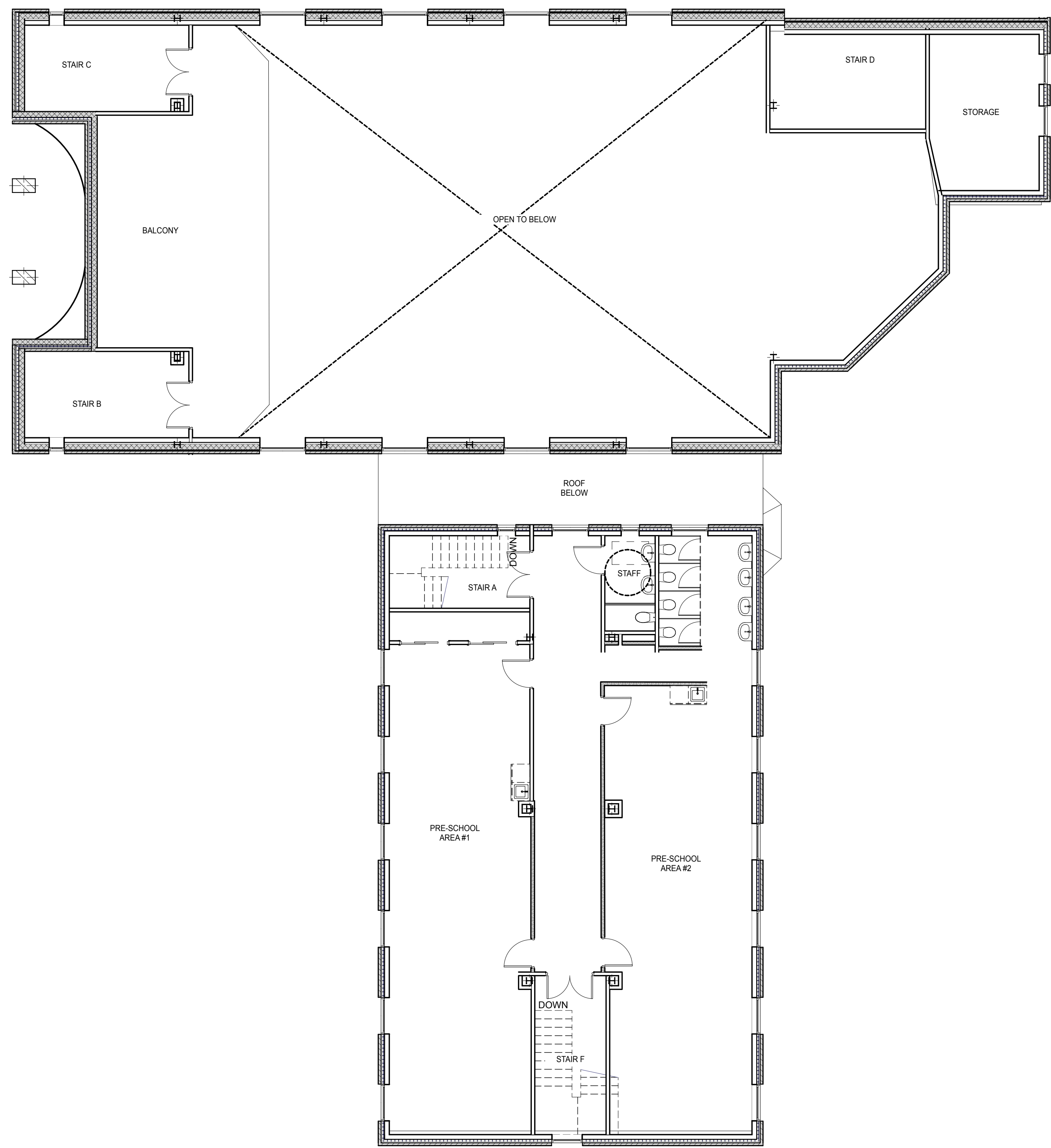
SECOND FLOOR:
TODDLERS:
18

ADULTS:
3

1
BZA-03

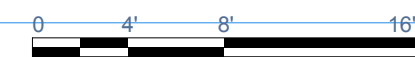
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"





1
BZA-04

THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"



THIRD FLOOR:
PRE-SCHOOL:
36

ADULTS:
6

