

# 3121 WARDER STREET-NW WASHINGTON, DC 20010

## PROPERTY INFORMATION:

3121 WARDER ST - NW  
ZONING - RF-1  
WARD - 1  
ANC - 1E  
SMD - 1E04  
PROPERTY LAND AREA - 3084 SF  
MAX STORIES - 3  
MAX LOT COVERAGE - 60%  
MAX HEIGHT - 35'-0"  
SIDE YARD SETBACK - 0  
REAR YARD SETBACK - 20'-0"

## SCOPE OF WORK:

EXISTING 2 STORY W/CELLAR SINGLE FAMILY HOUSE TO BE  
CONVERTED INTO A 3-UNIT RESIDENTIAL BUILDING.

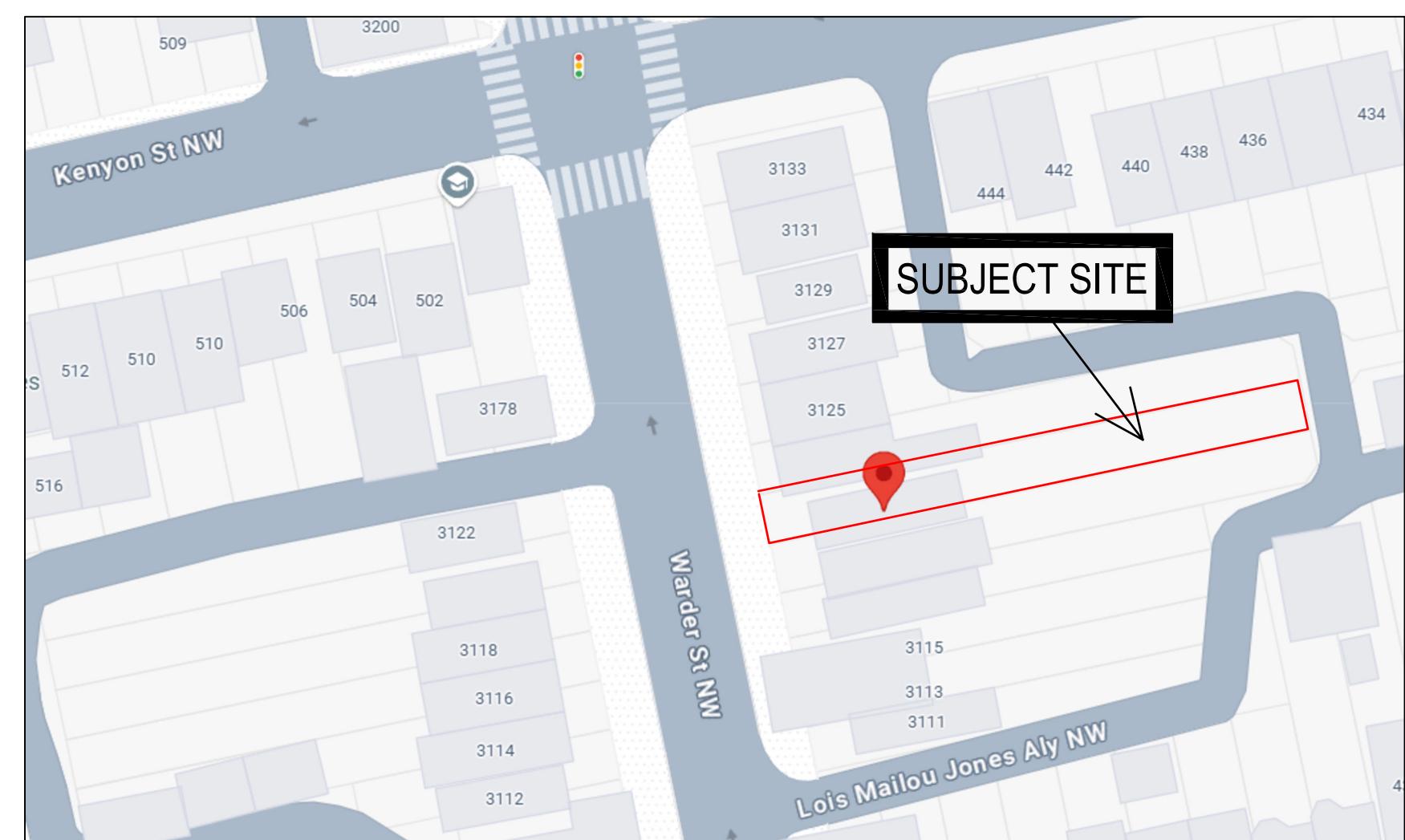
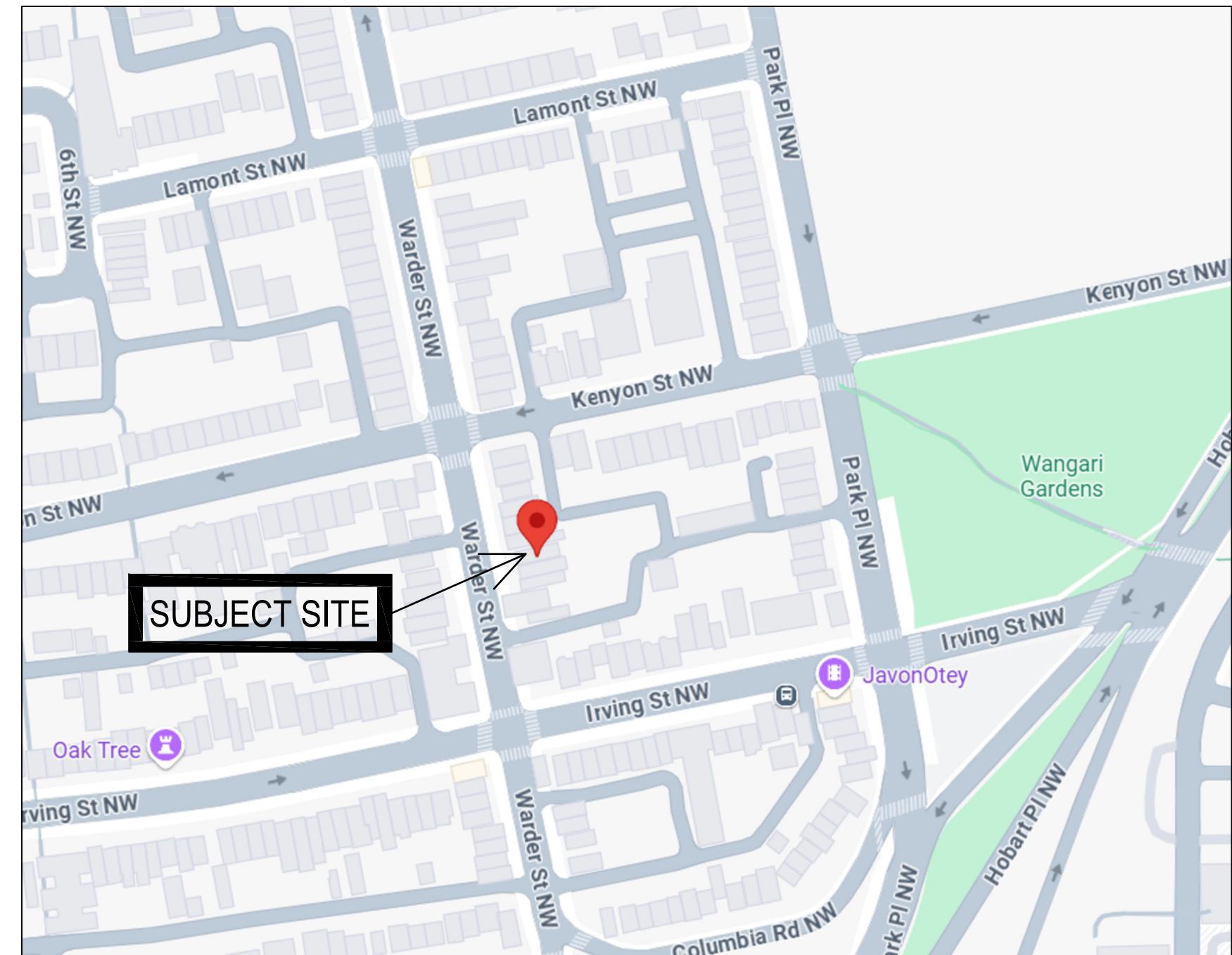
3 STORY W/ CELLAR MULTI-UNIT RESIDENTIAL BUILDING WITH 3  
DWELLING UNITS.

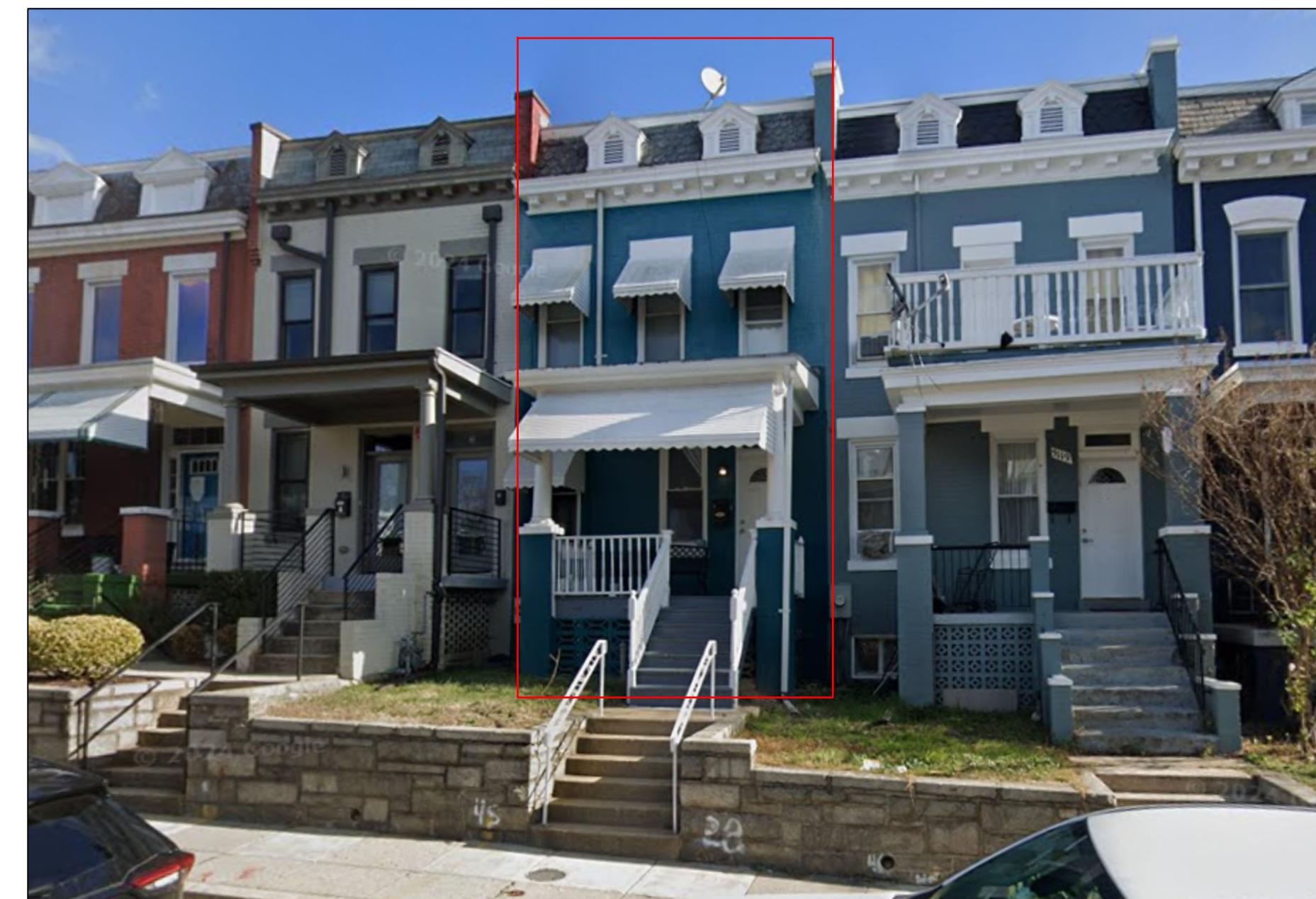
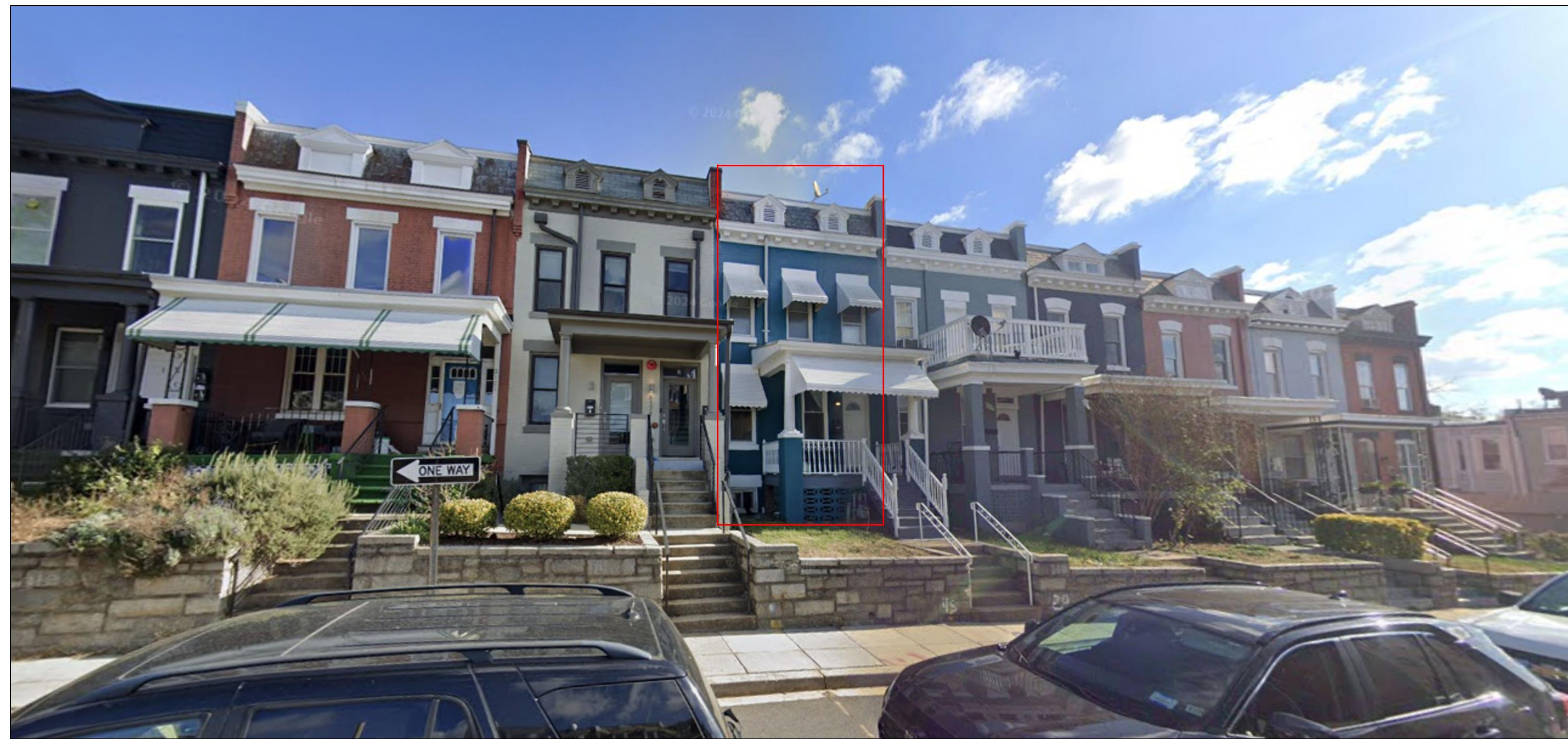
2 STORY REAR ADDITION WITH 3RD FLOOR ADDITION ABOVE.

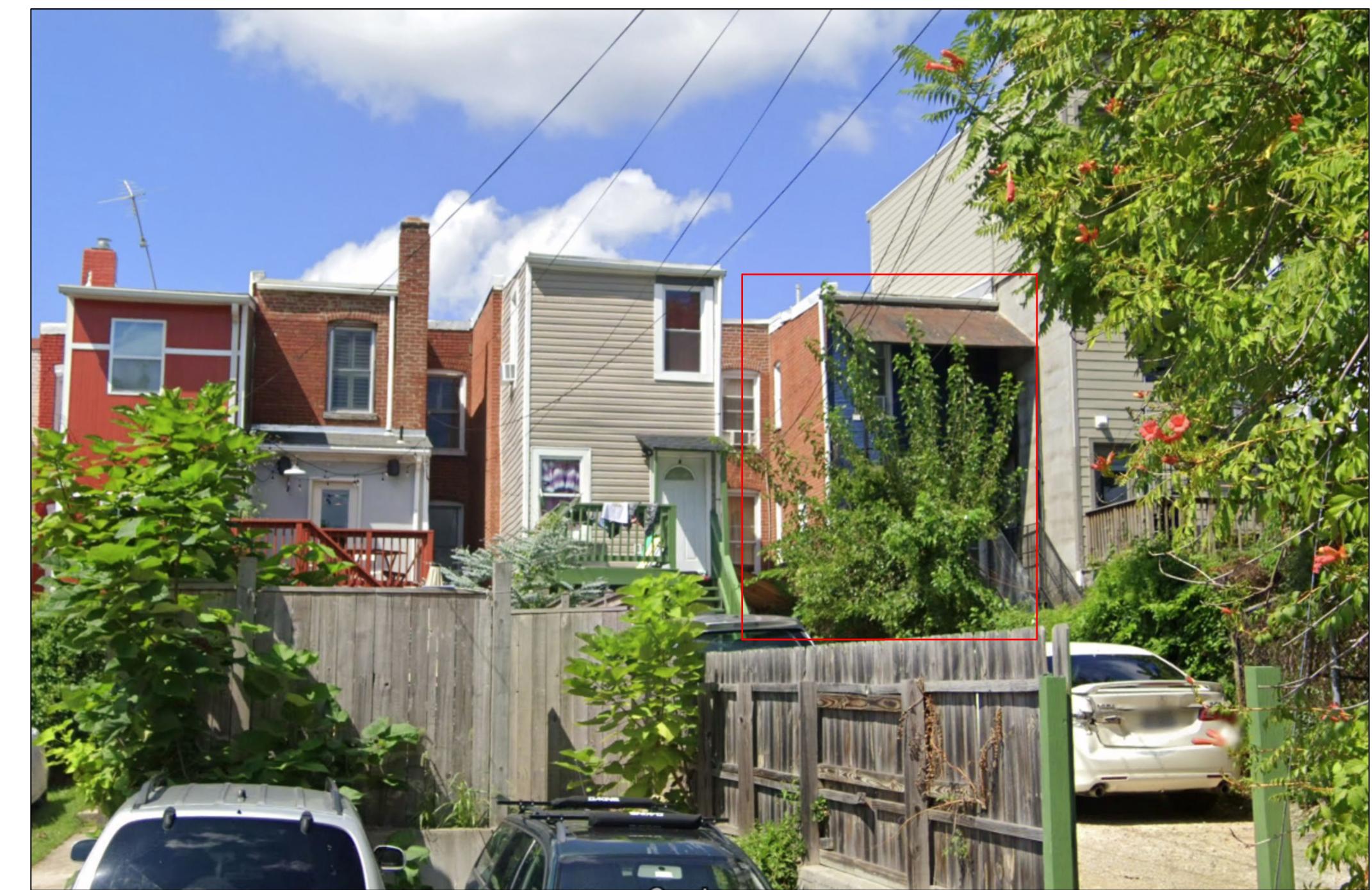
NEW WALKABLE ROOF DECK ABOVE 3RD FLOOR ADDITION.

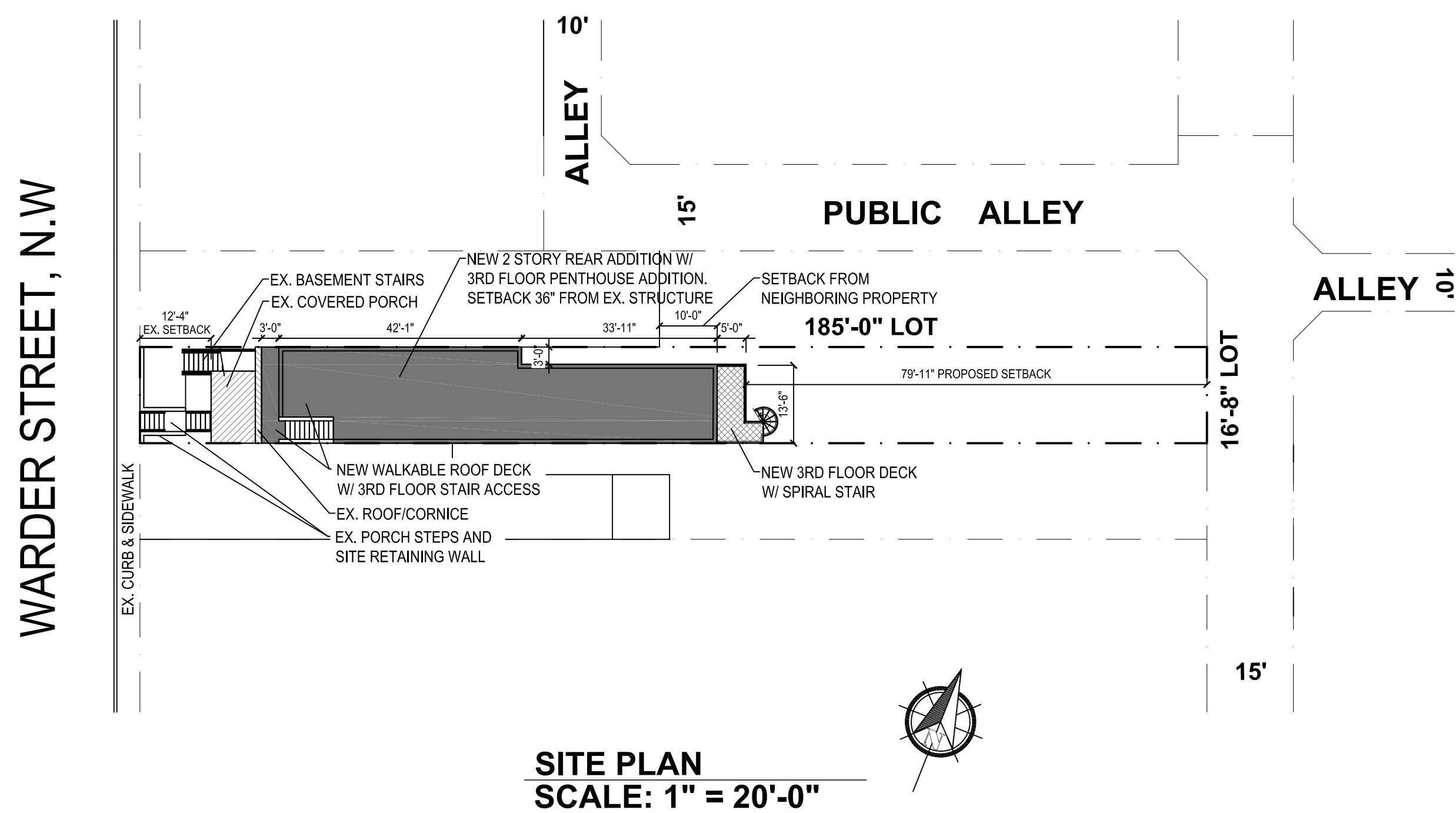
NEW WOOD DECK OFF 1ST, 2ND, AND 3RD FLOOR.

NEW AREAWAY TO CELLAR.

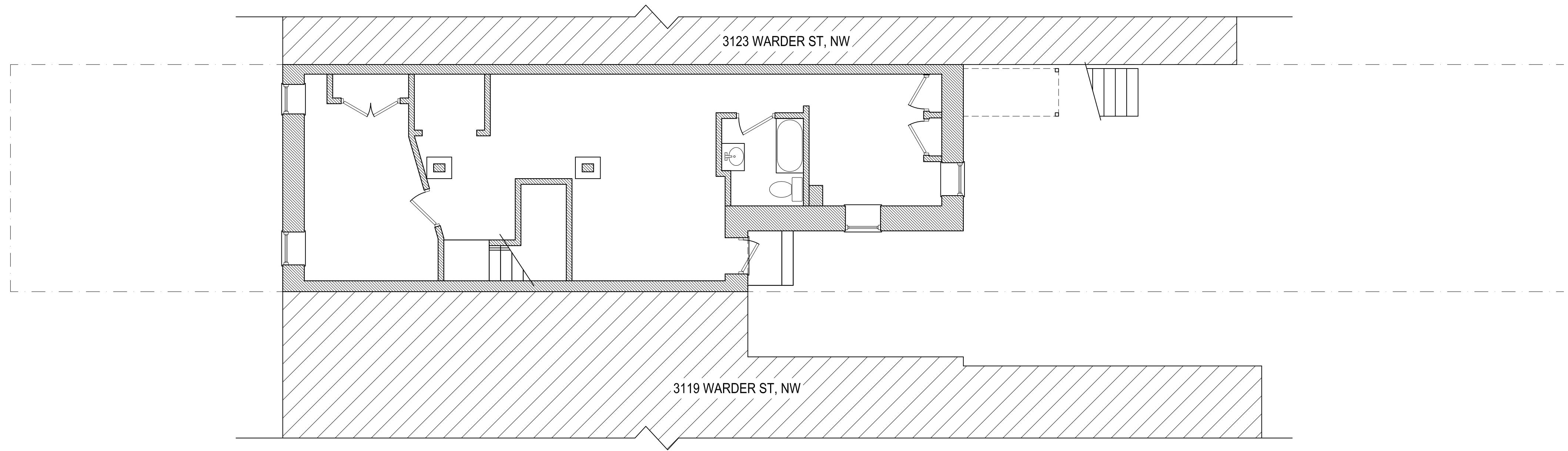








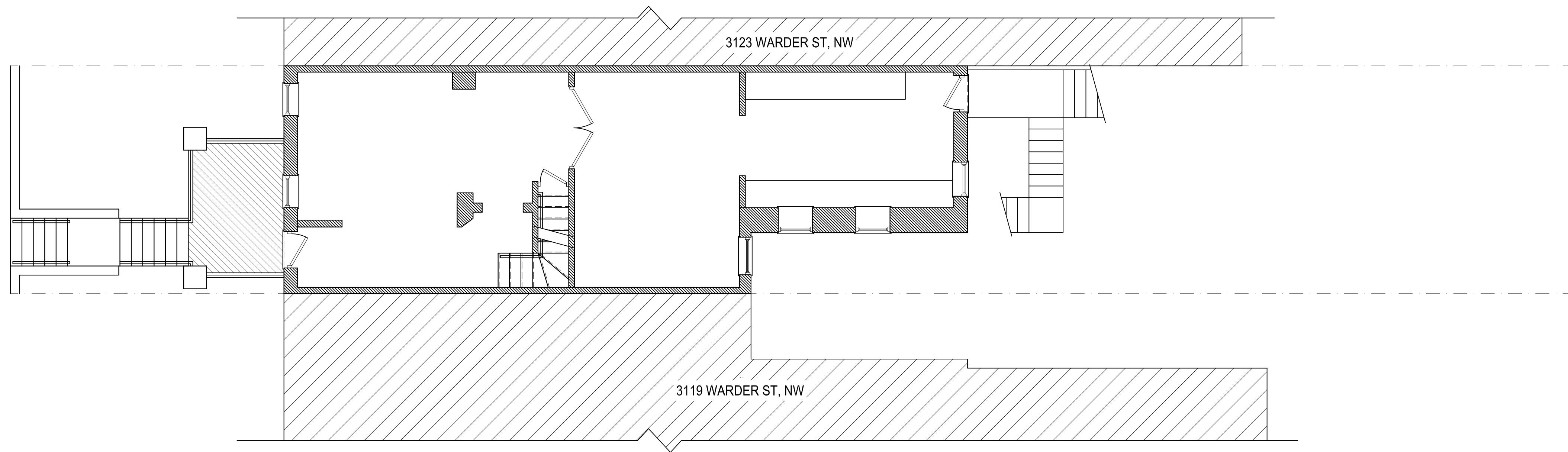
ZONING INFORMATION			
REGULATION	EXISTING	ALLOWED/ REQUIRED	PROPOSED
ZONING DISTRICT	RF-1		RF-1
BUILDING HEIGHT	29'-0" 2 STORIES W/ BASEMENT	35'-0" 3 STORIES	35'-0" 3 STORIES W/ BASEMENT
BUILDING FOOTPRINT	763 SF	-	1,200 SF
LOT SIZE	185' x 16.67' 3,084 SF	-	185' x 16.67' 3,084 SF
LOT COVERAGE	29% 894 SF	60% -	48% 1,482 SF
FRONT YARD	12'-4"	N/A	12'-4"
SIDE YARD (L)	0	0	0
SIDE YARD (R)	0	0	0
REAR YARD	135'-0"	20'-0"	79'-11"
OFF-STREET PARKING	N/A	N/A	N/A



3121 WARDER ST, NW  
EXISTING CELLAR PLAN

SCALE: 3/16" = 1'-0"

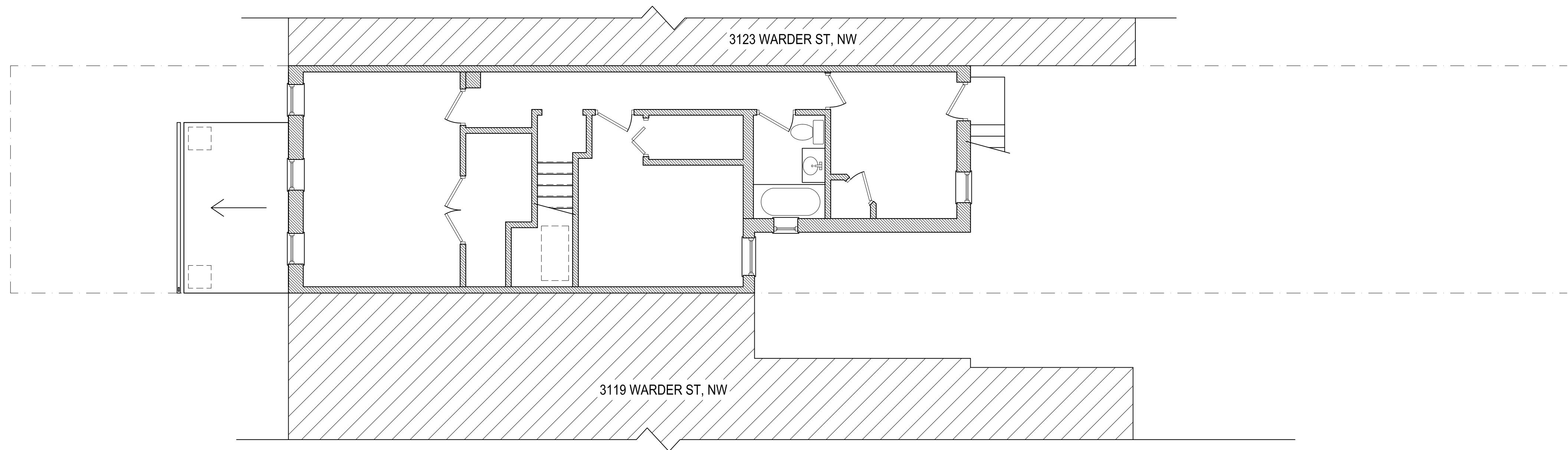




3121 WARDER ST, NW  
EXISTING 1ST FLOOR PLAN

SCALE: 3/16" = 1'-0"

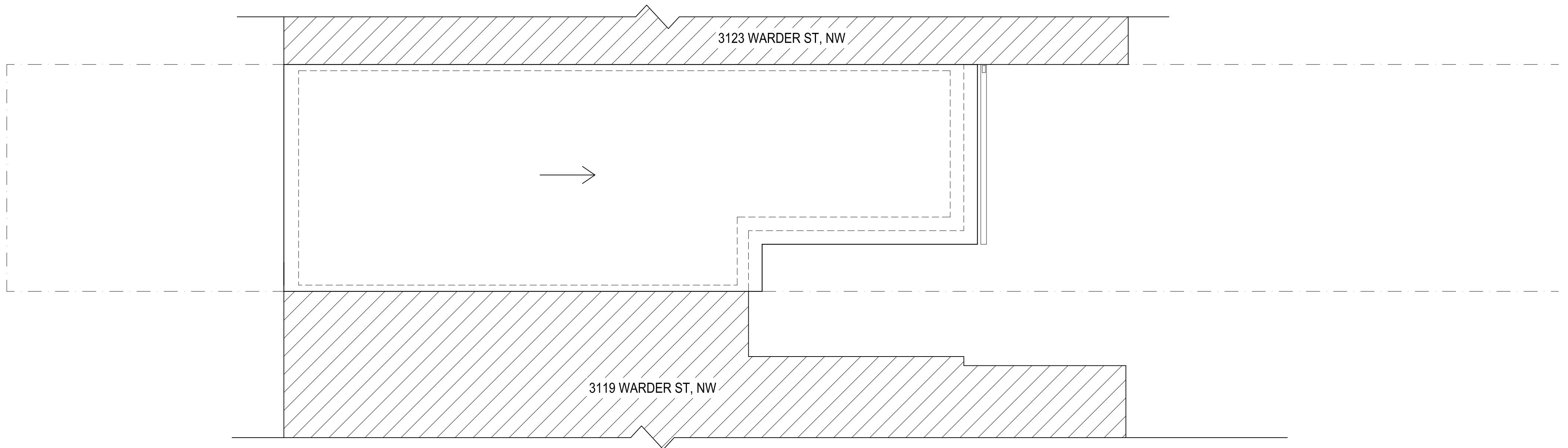




3121 WARDER ST, NW  
EXISTING 2ND FLOOR PLAN

SCALE: 3/16" = 1'-0"

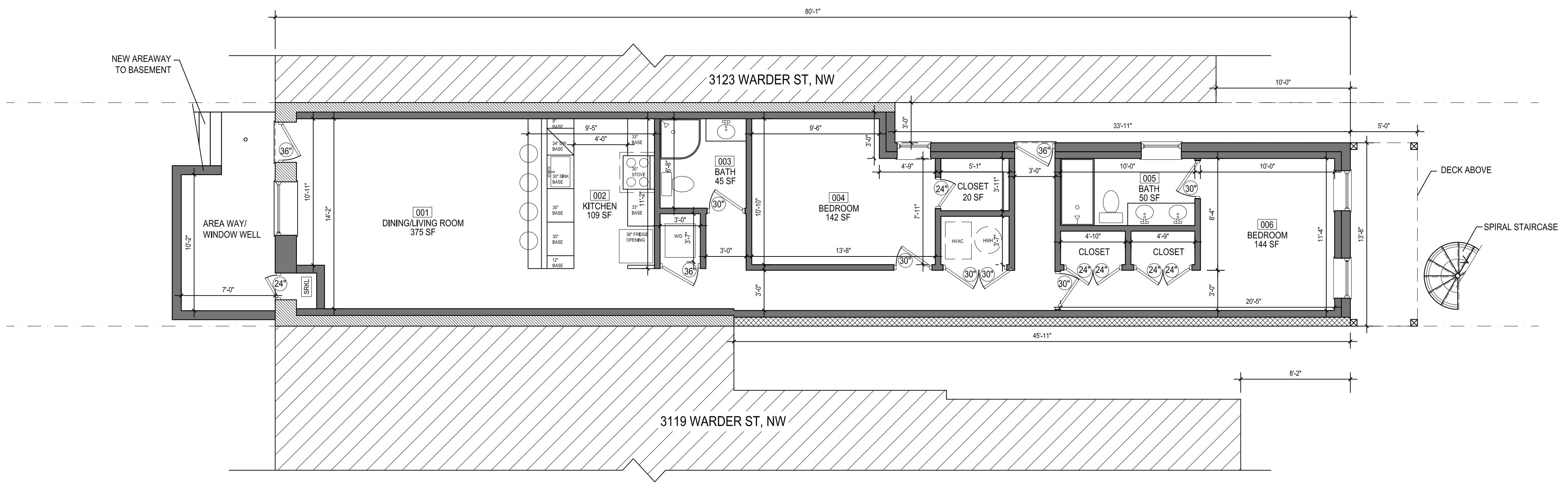




3121 WARDER ST, NW  
EXISTING ROOF PLAN

SCALE: 3/16" = 1'-0"





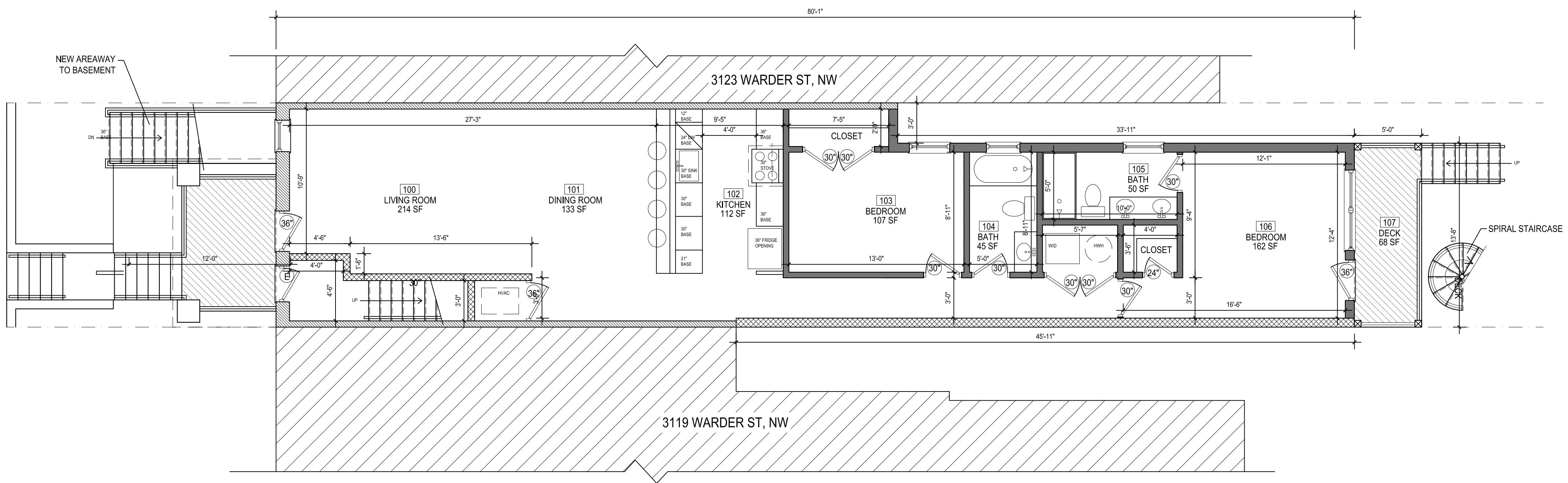
**3121 WARDER ST, NW**  
**PROPOSED CELLAR PLAN**

SCALE: 3/16" = 1'-0"



# UNIT #1

## 1,000 SF



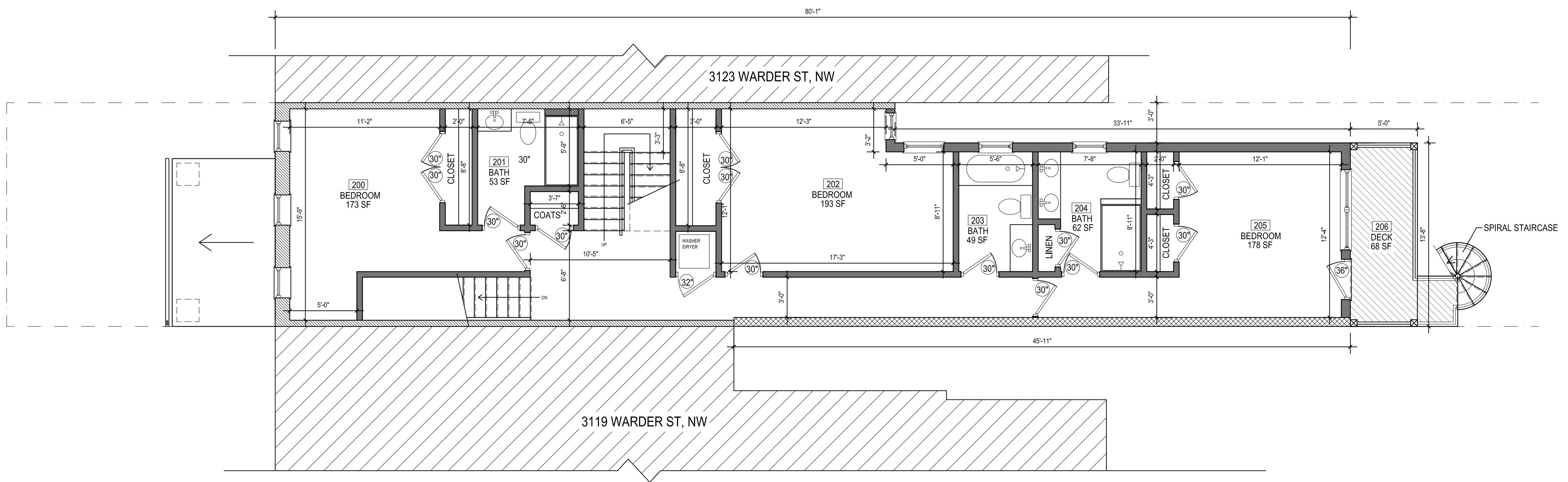
**3121 WARDER ST, NW**  
**PROPOSED 1ST FLOOR PLAN**

# UNIT #2

## 1,061 SF

SCALE: 3/16" = 1'-0"



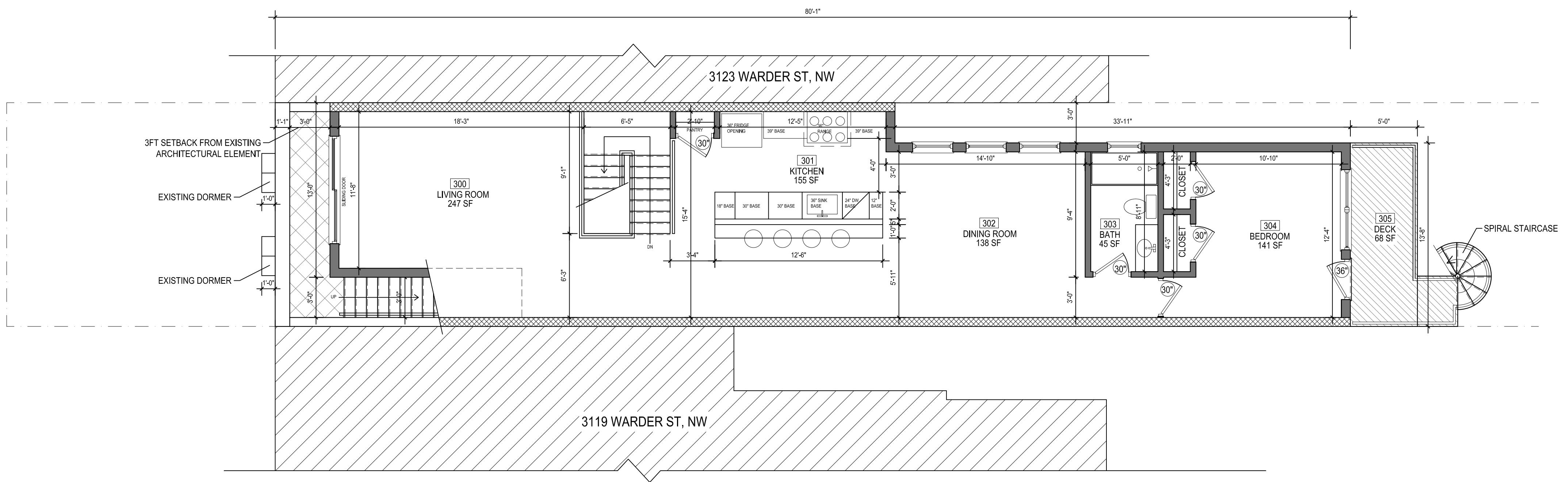


**3121 WARDER ST, NW**  
**PROPOSED 2ND FLOOR PLAN**

SCALE: 3/16" = 1'-0"

# UNIT #3

# 2,109 SF

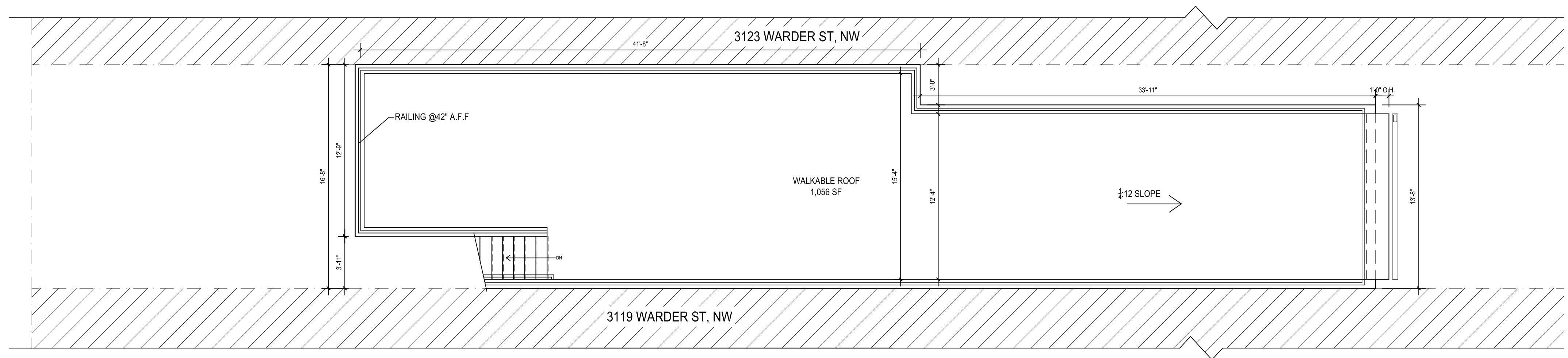


**3121 WARDER ST, NW**  
**PROPOSED 3RD FLOOR PLAN**

SCALE: 3/16" = 1'-0"

# UNIT #3

# 2,109 SF



# 3121 WARDER ST, NW

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## PROPOSED ROOF PLAN

SCALE: 3/16" = 1'-0"

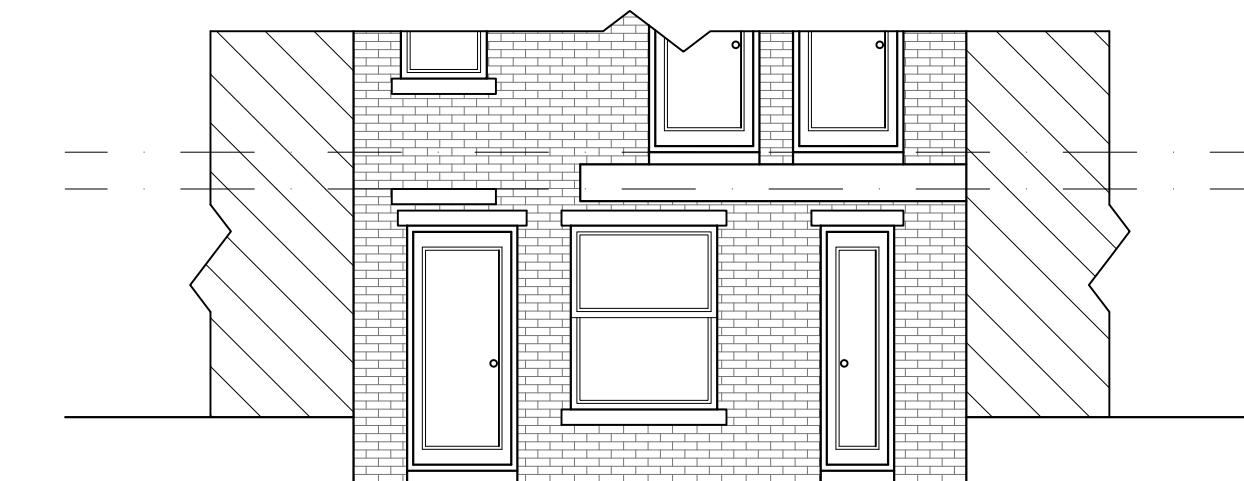




1 EXISTING FRONT ELEVATION



2 PROPOSED FRONT ELEVATION

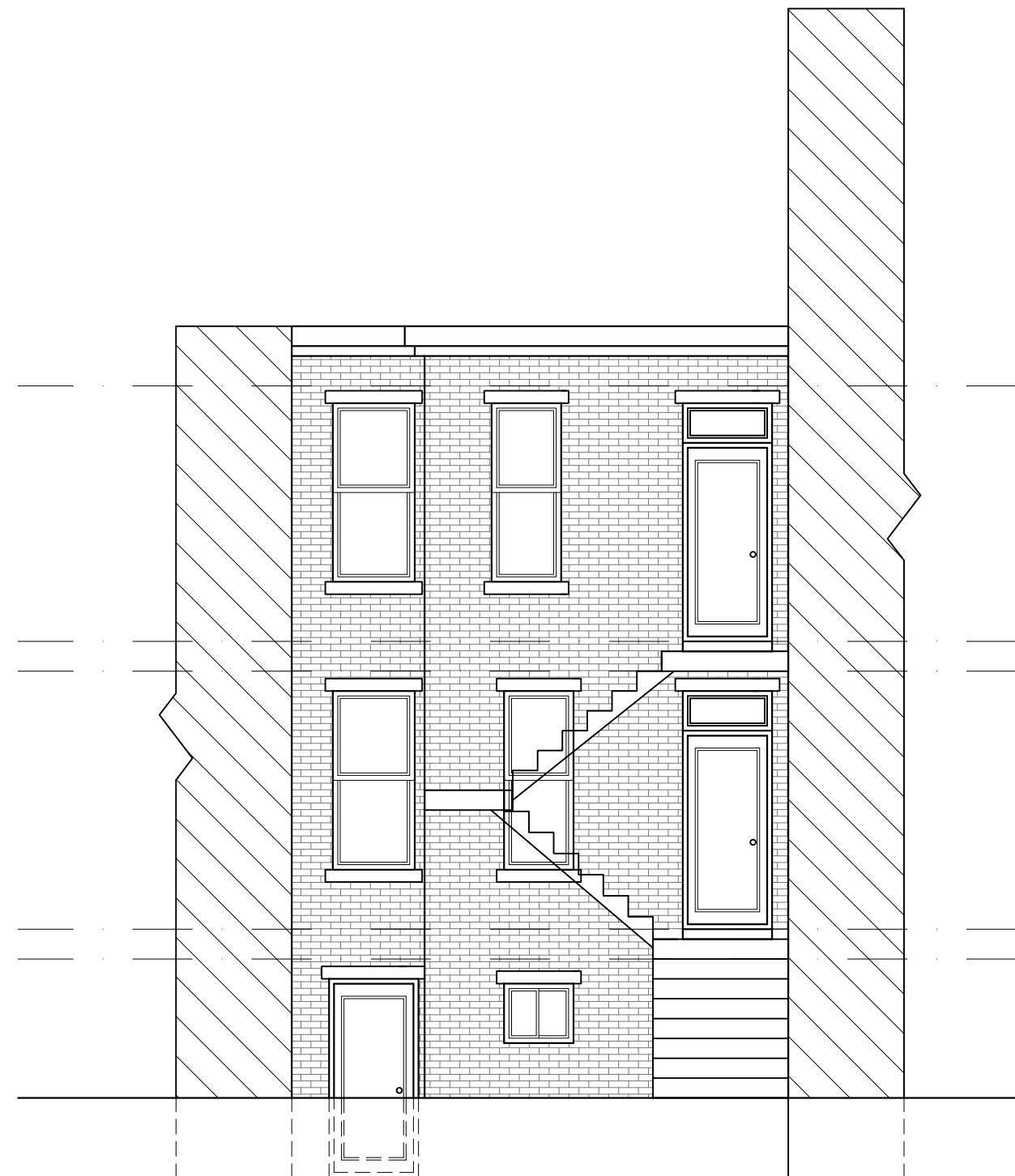


3 PROPOSED FRONT ELEVATION (BASEMENT AREAWAY ONLY)

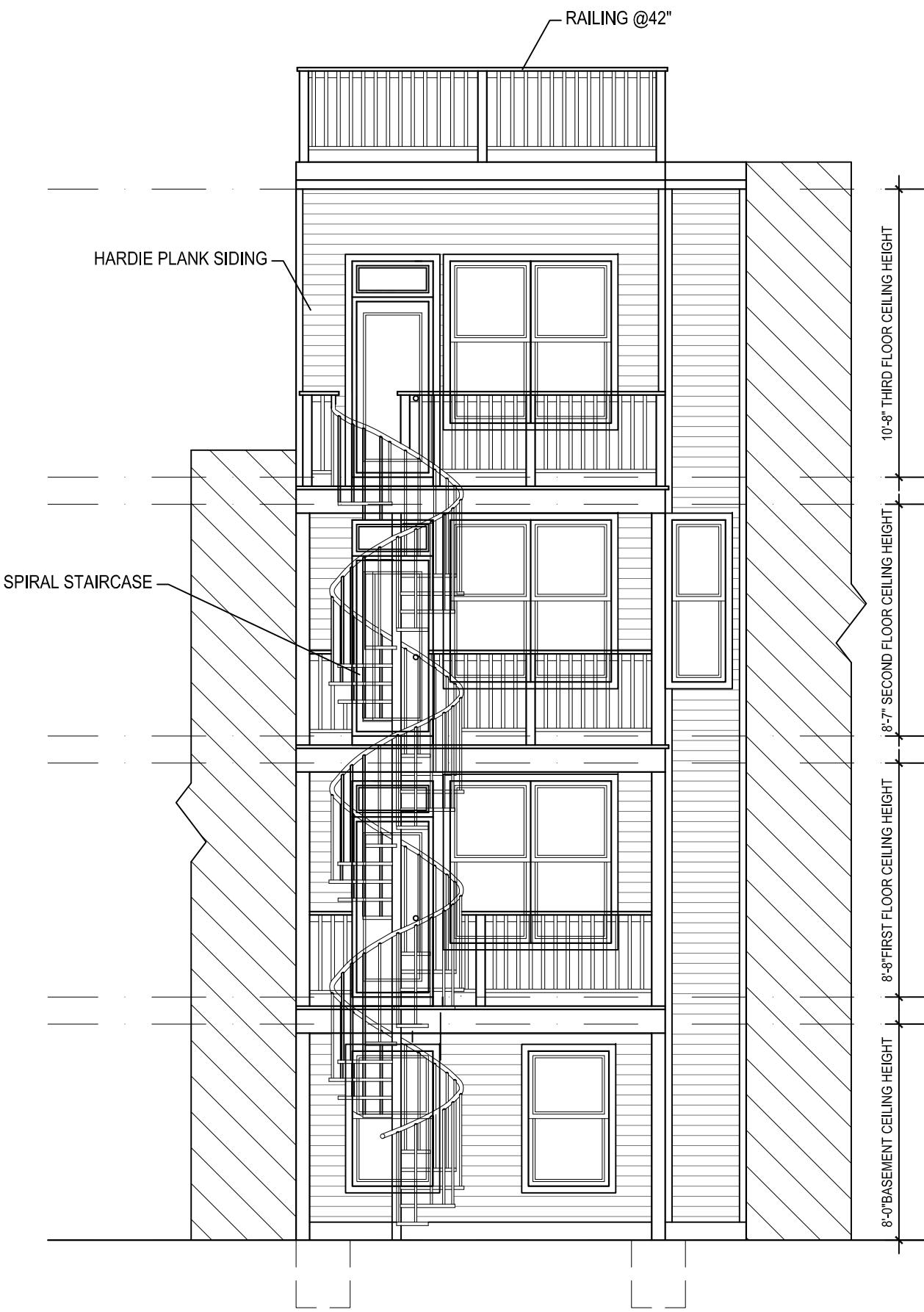
3121 WARDER ST, NW  
EXISTING & PROPOSED FRONT ELEVATION

SCALE: 3/16" = 1'-0"





4 EXISTING REAR ELEVATION



5 PROPOSED REAR ELEVATION

3121 WARDER ST, NW  
EXISTING & PROPOSED REAR ELEVATION

SCALE: 3/16" = 1'-0"

