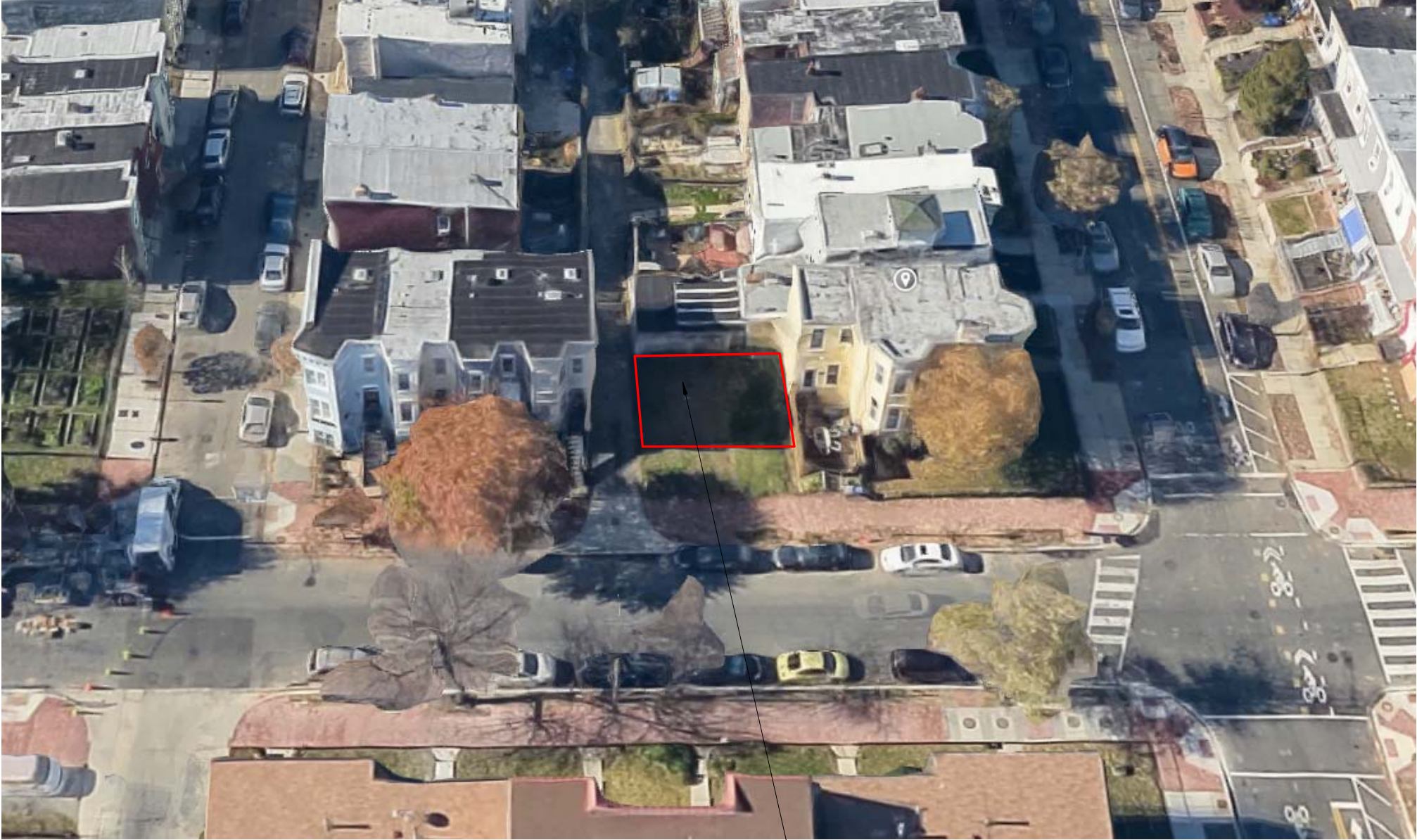


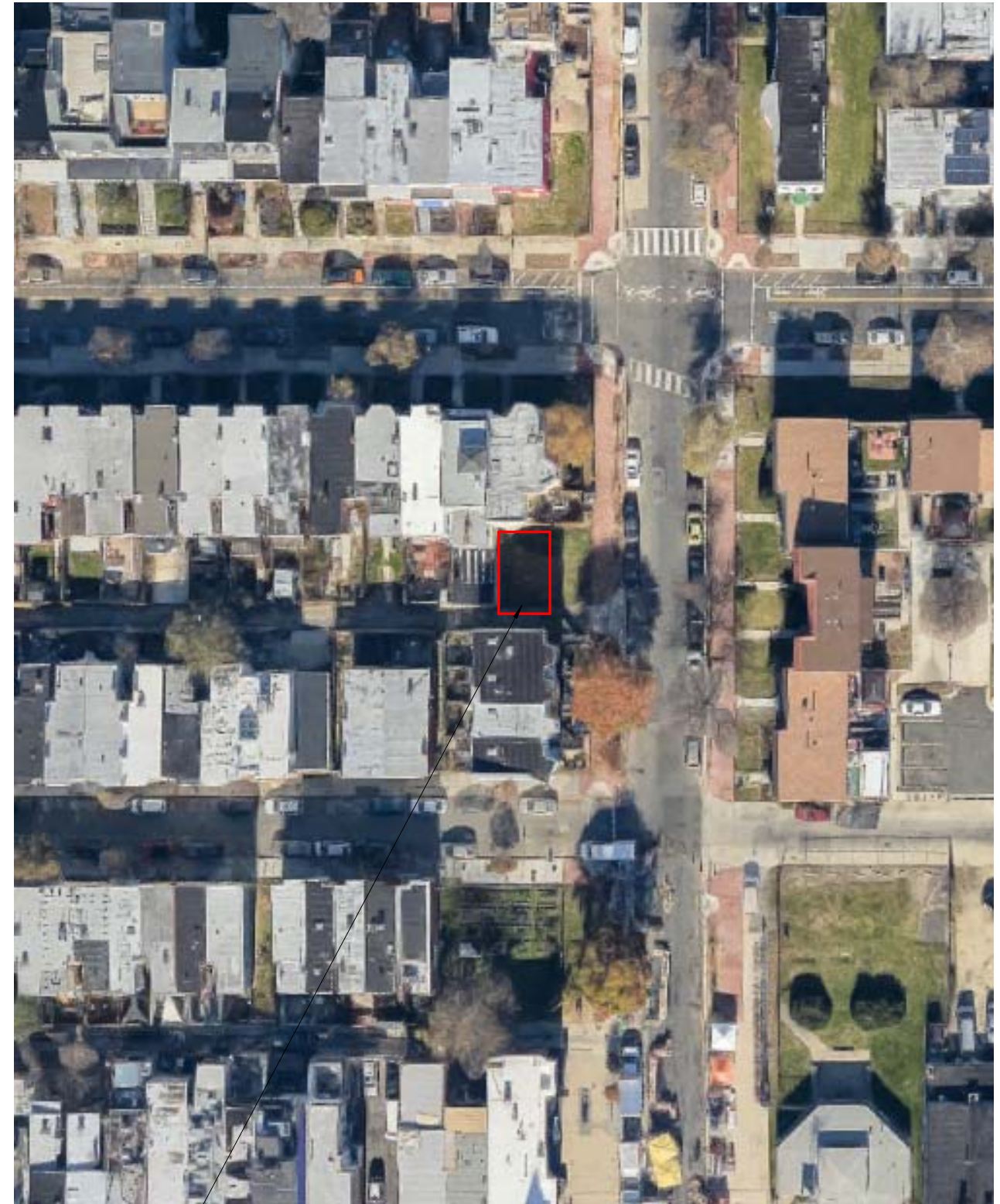
824 13TH STREET NE

WASHINGTON DC 20002

SHEET INDEX - PT ARCHITECTURAL	
SHEET #	SHEET NAME
SD1.1	COVER
SD1.2	ZONING MAP
SD1.3	ZONING ANALYSIS & UNIT COUNT
SD3.1	SITE PLAN
SD3.2	CELLAR FLOOR PLAN
SD3.3	1ST FLOOR PLAN
SD3.4	2ND FLOOR PLAN
SD3.5	3RD FLOOR PLAN
SD3.6	ROOF PLAN
SD4.1	ELEVATIONS
SD4.2	ELEVATIONS
SD4.3	ELEVATIONS
SD91	ZONING ANALYSIS



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

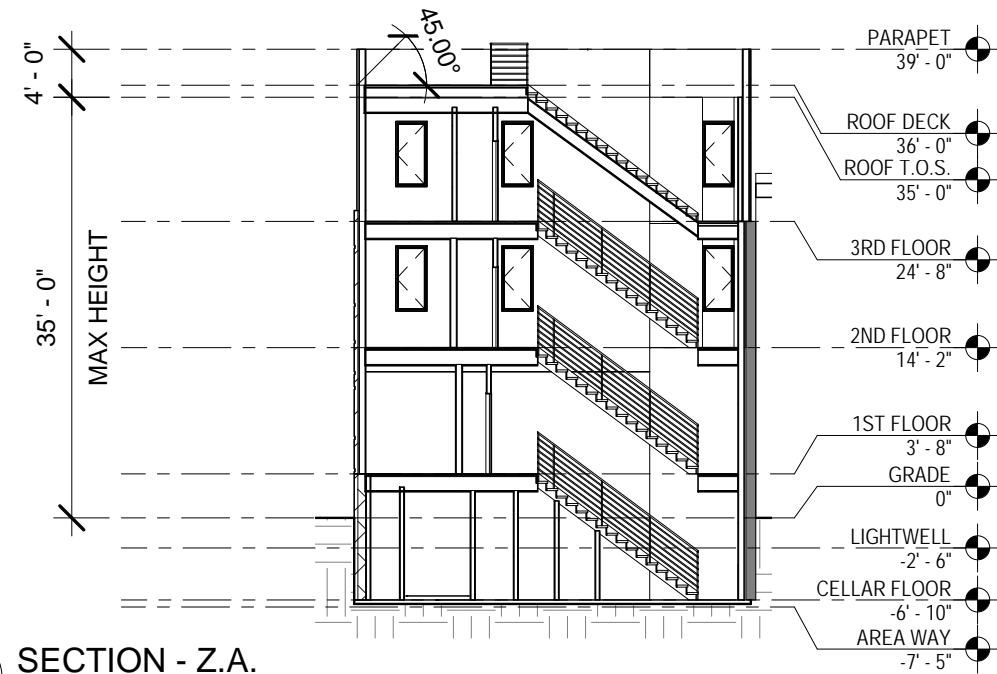
FLOOR GROSS FLOOR AREA

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

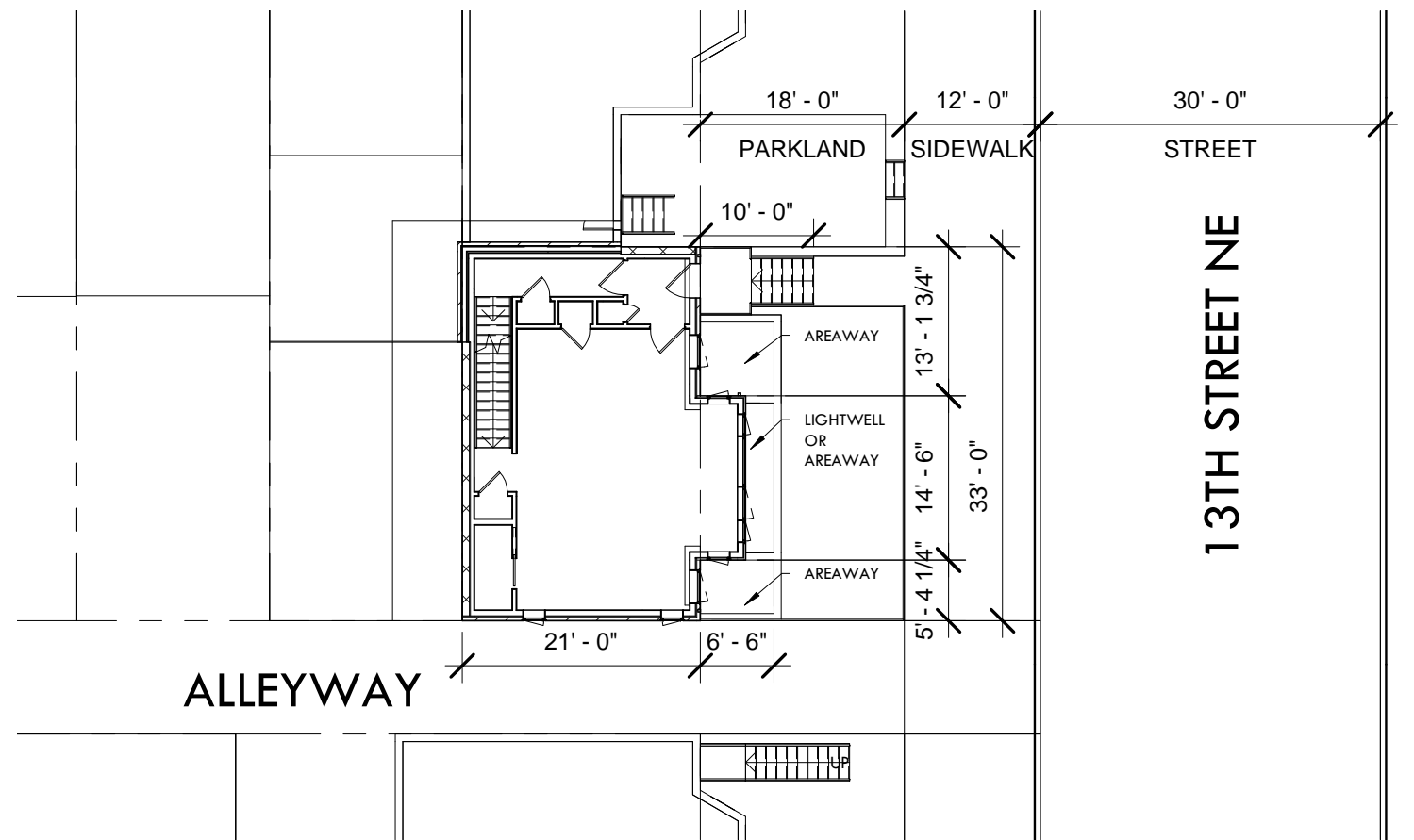
	ALLOWABLE (RF-1)	EXISTING	PROPOSED
LOT SIZE	1,800 SF	0 SF	693 SF
LOT OCCUPANCY	60% (1,080 SF)	0%	100%
FAR	N/A	N/A	N/A
PENTHOUSE FAR	N/A	N/A	N/A
REAR YARD SETBACK	20'-0" MIN	0'-0"	0'-0"
BUILDING HEIGHT	35'-0"	N/A	35'-0"
PENTHOUSE HEIGHT	10'-0"	N/A	N/A
OPEN COURT	N/A	N/A	N/A
CLOSED COURT	N/A	N/A	N/A
RESIDENTIAL 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"



2 SECTION - Z.A.
 SD1.3 1/16" = 1'-0"

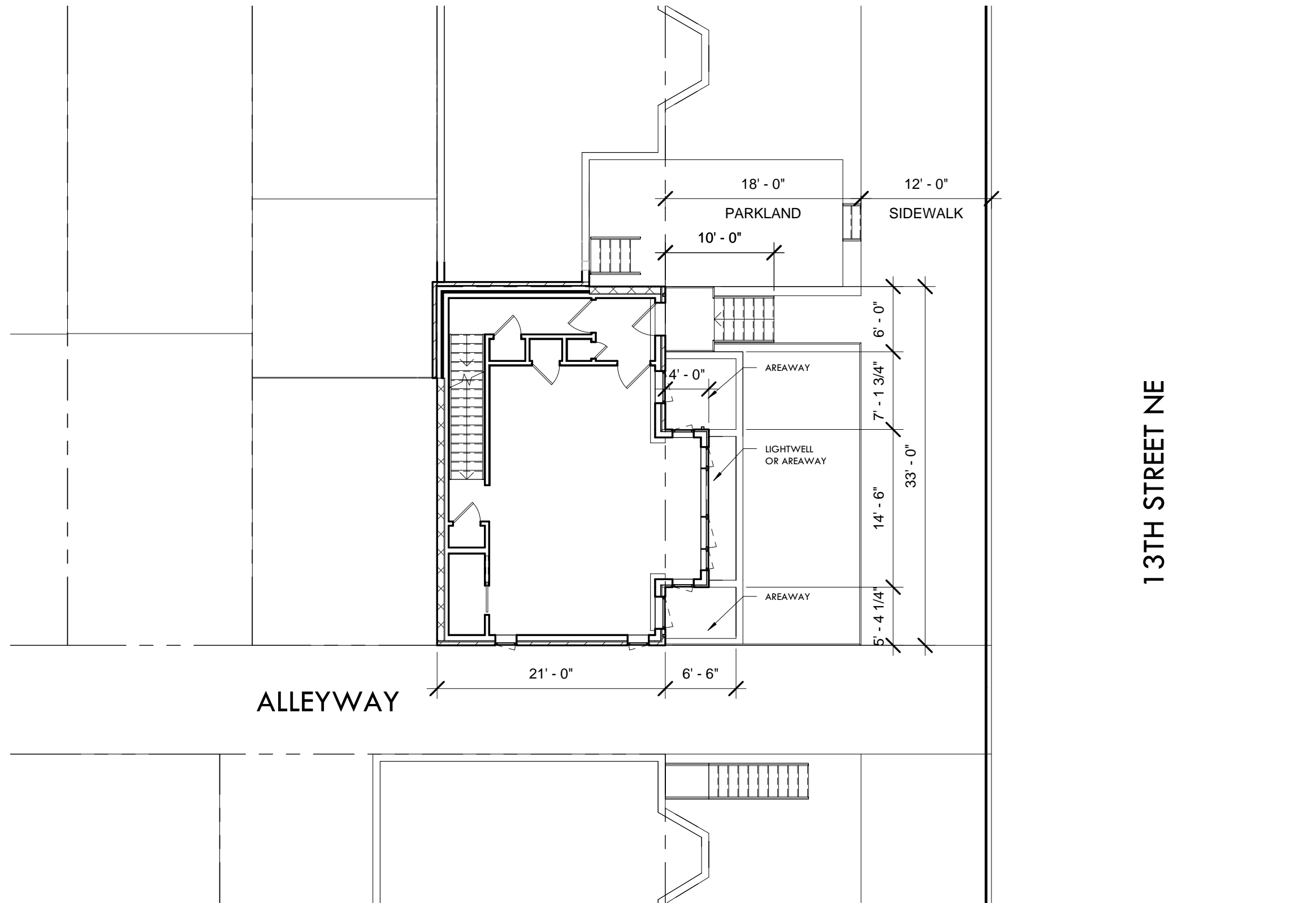


1 PLAN - ZONING ANALYSIS
 SD1.3 1/16" = 1'-0"

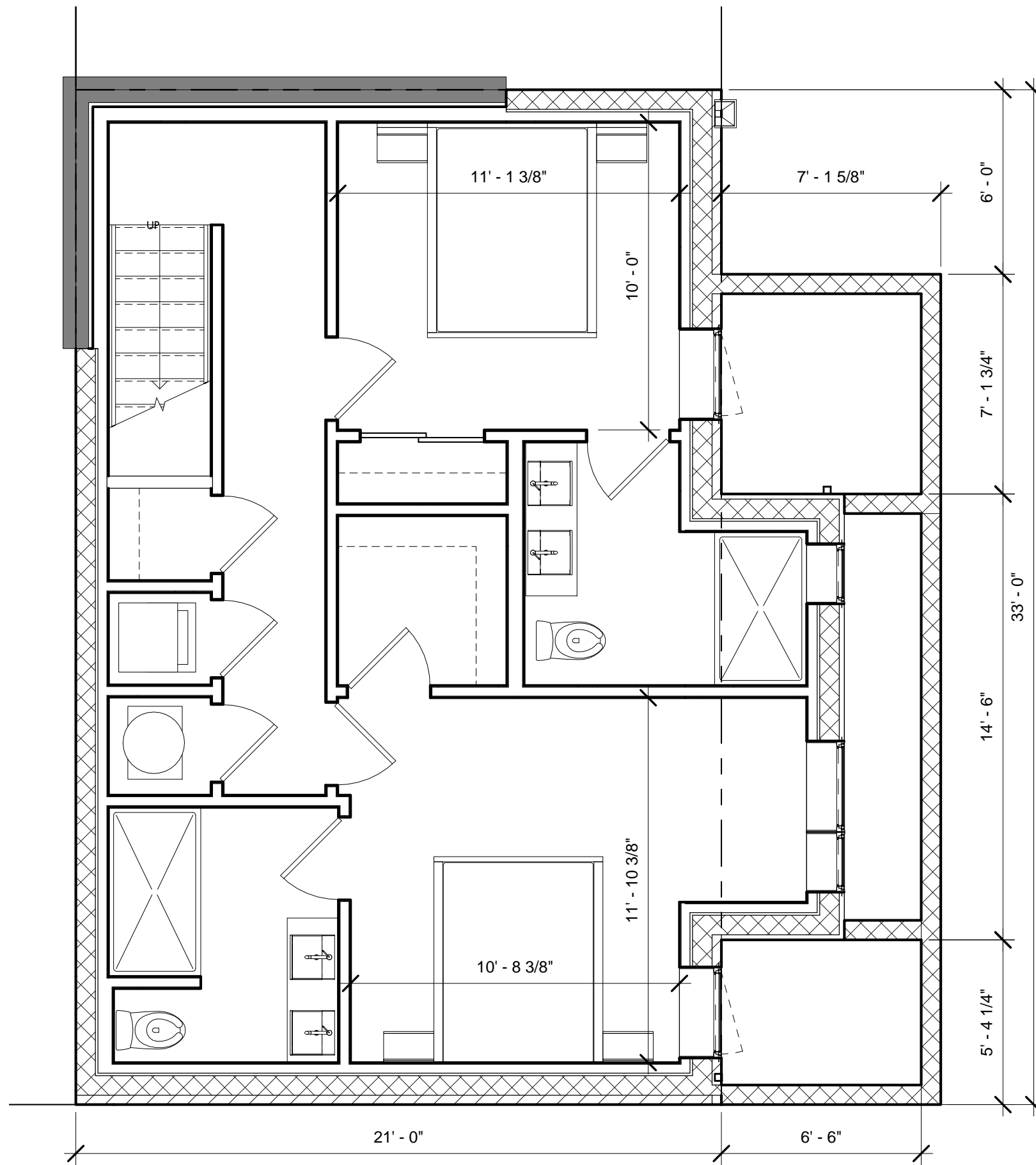




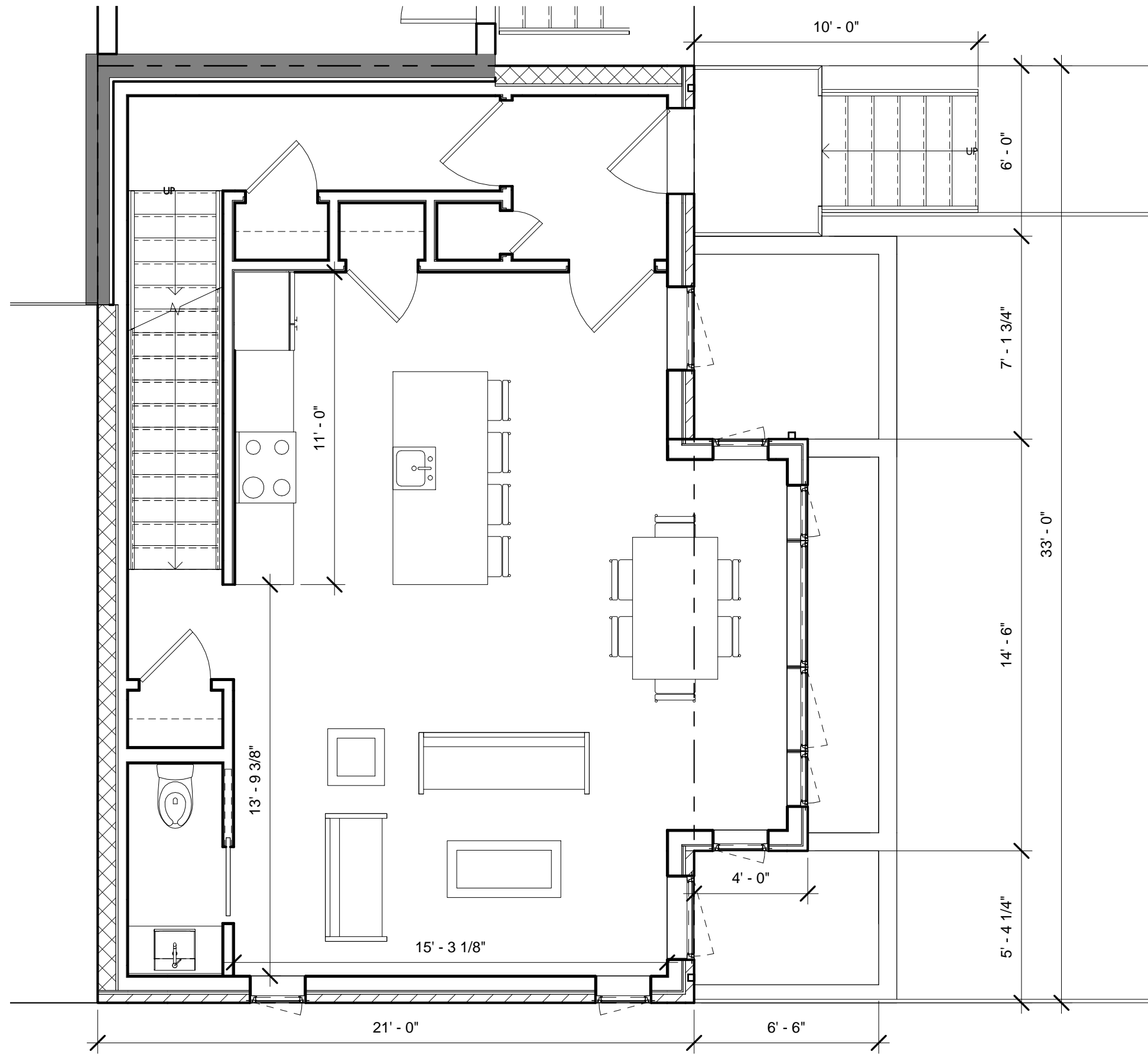
1 VIEW ACROSS STREET
SD2.2



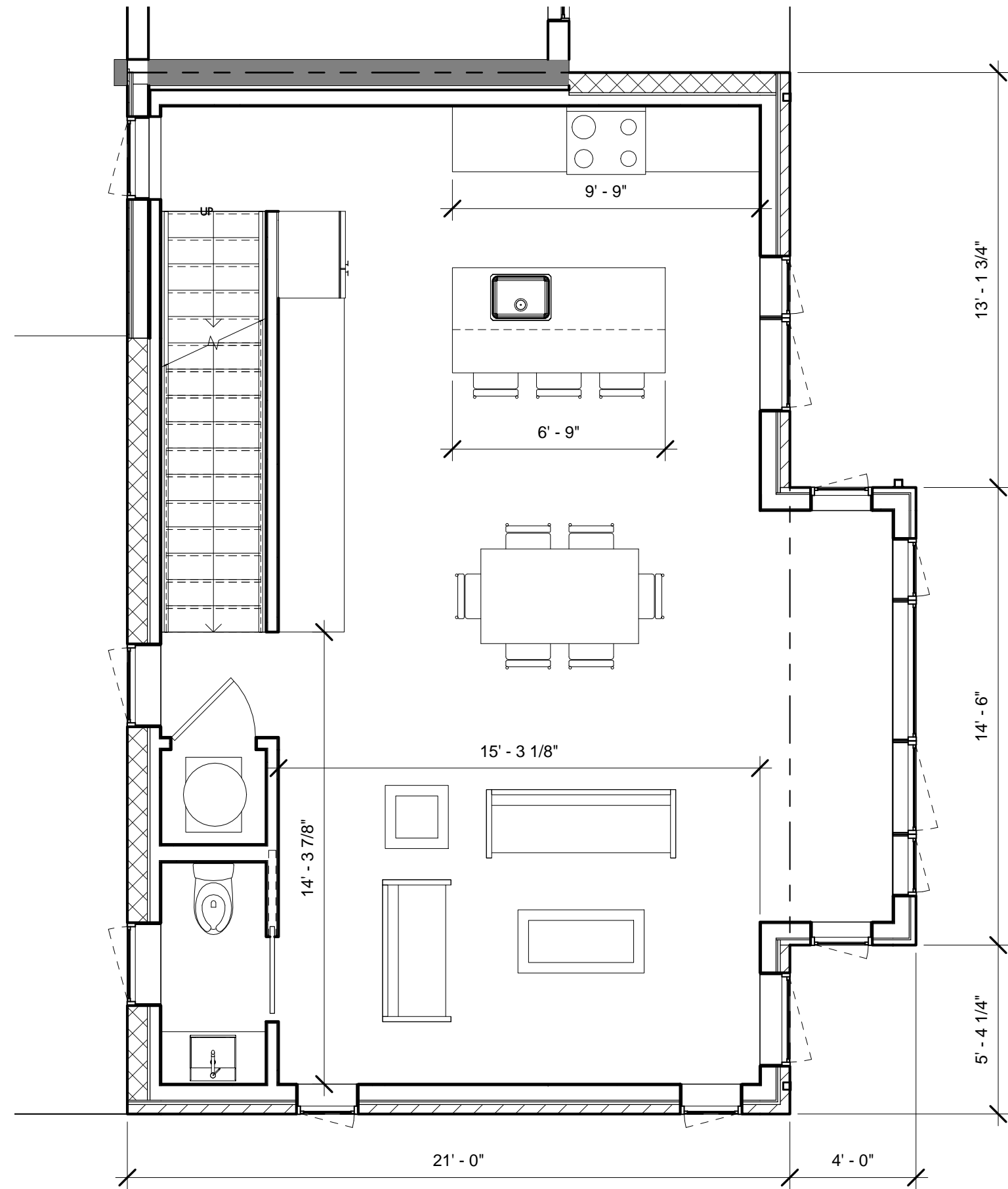
1 PLAN - SITE
SD3.1 1" = 10'-0"



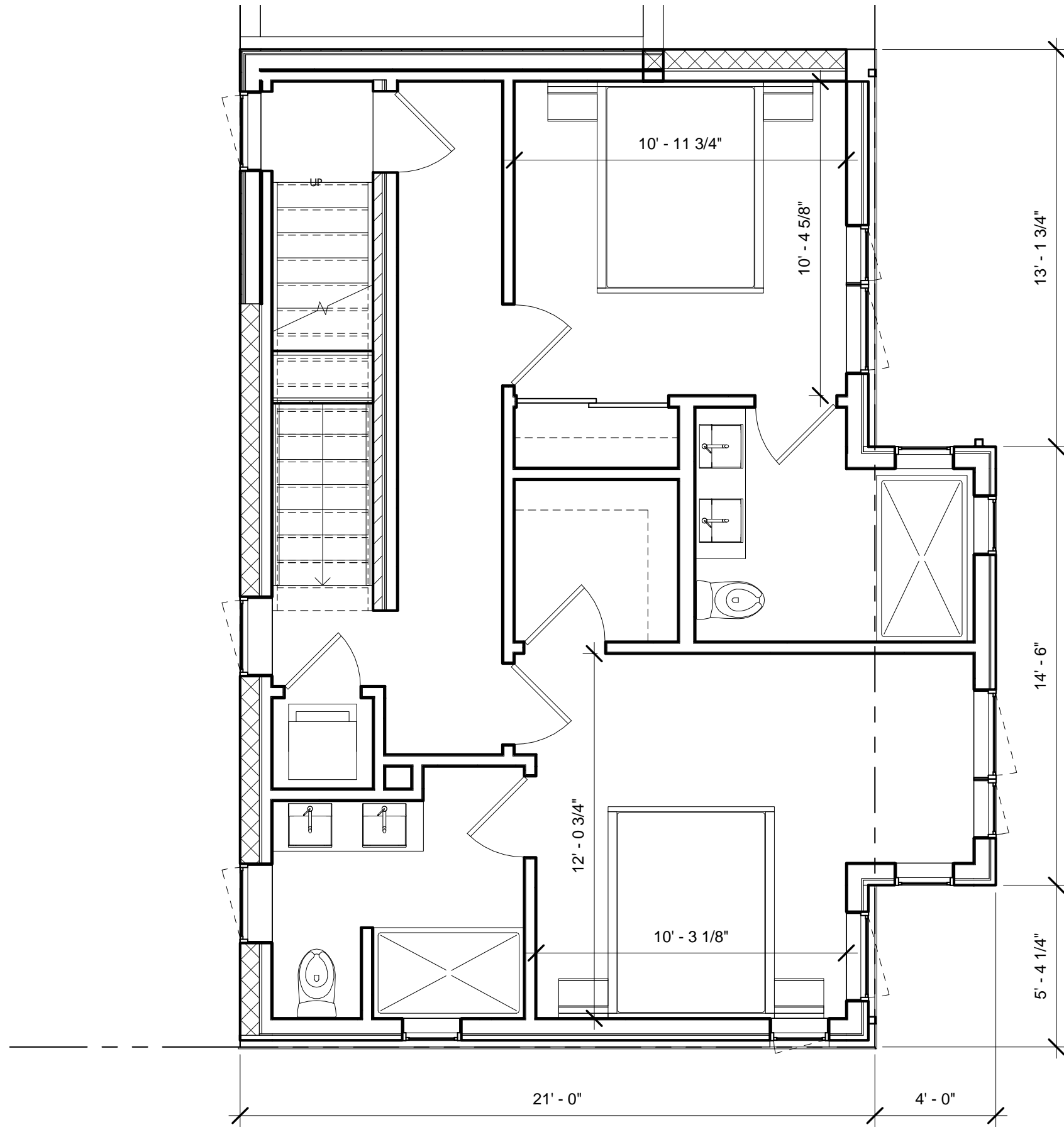
1 PLAN - CELLAR
SD3.2 1/4" = 1'-0"



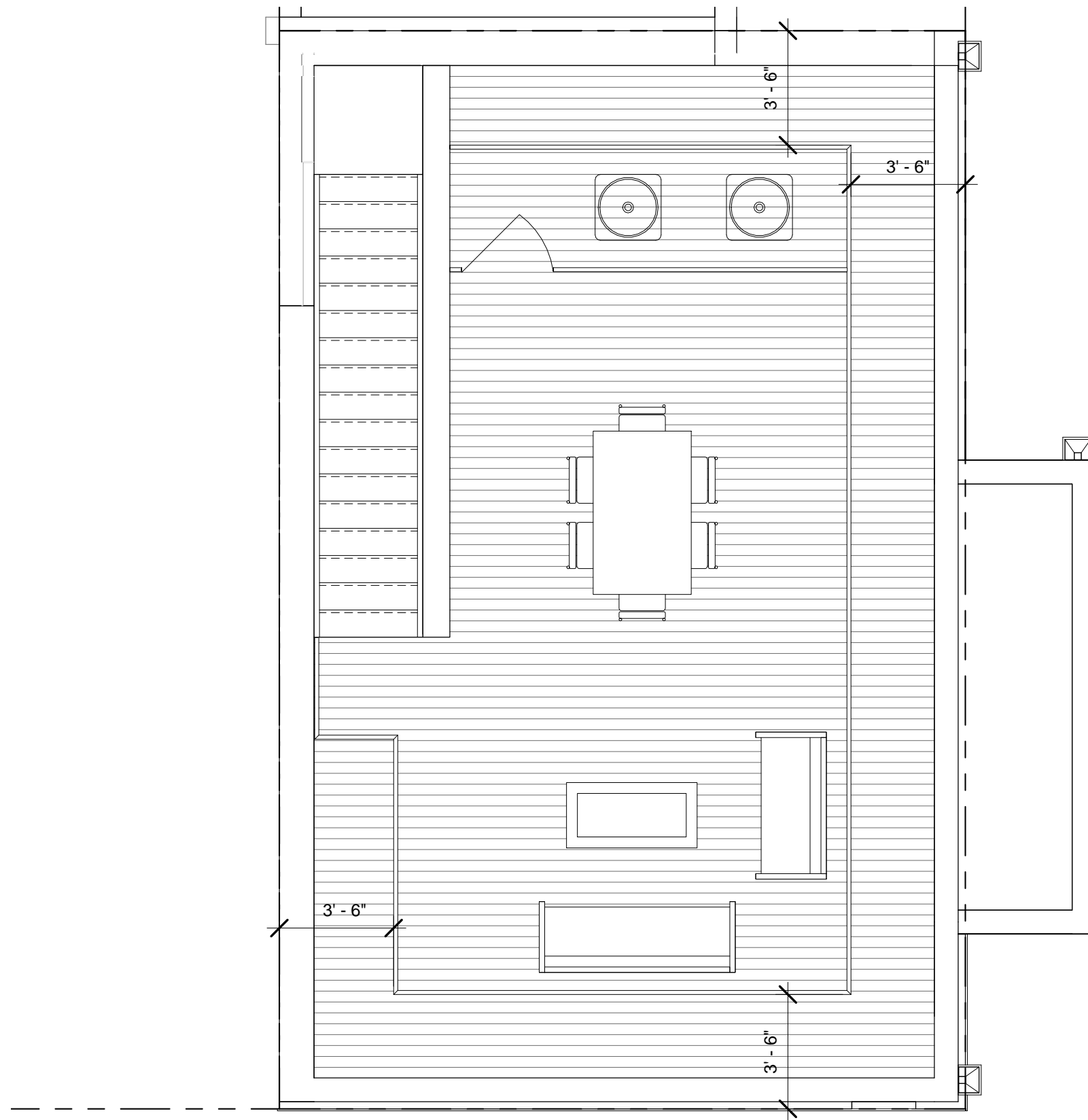
1 PLAN - 1ST FLOOR
 SD3.3 1/4" = 1'-0"



1 PLAN - 2ND FLOOR
SD3.4 1/4" = 1'-0"



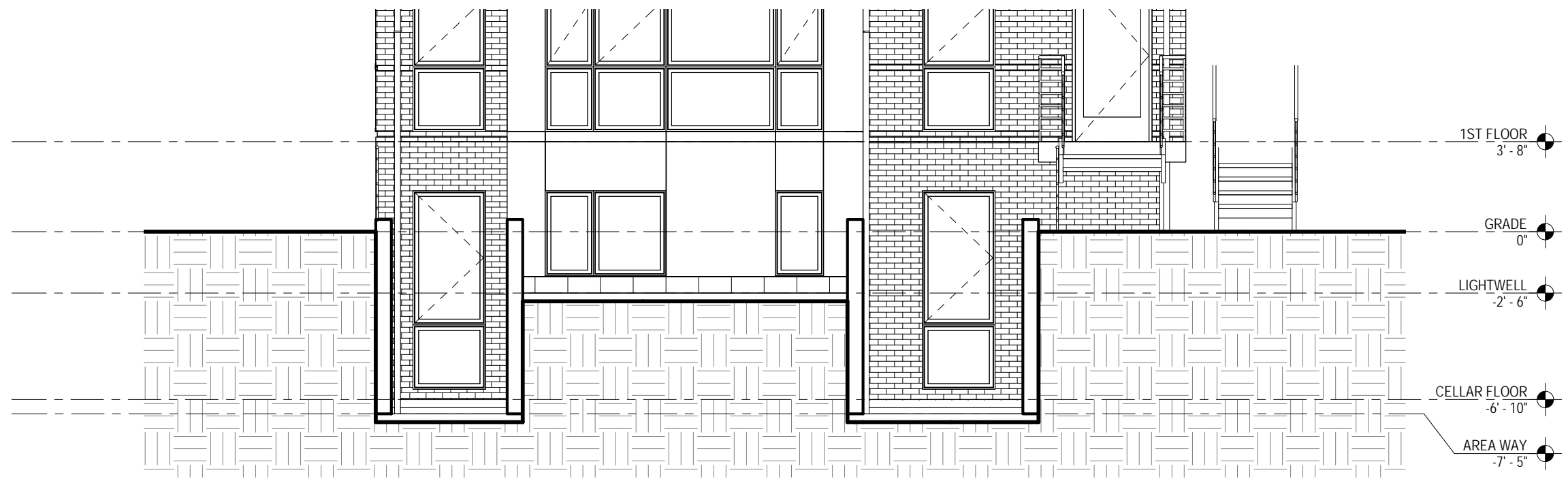
1 PLAN - 3RD FLOOR
SD3.5 1/4" = 1'-0"



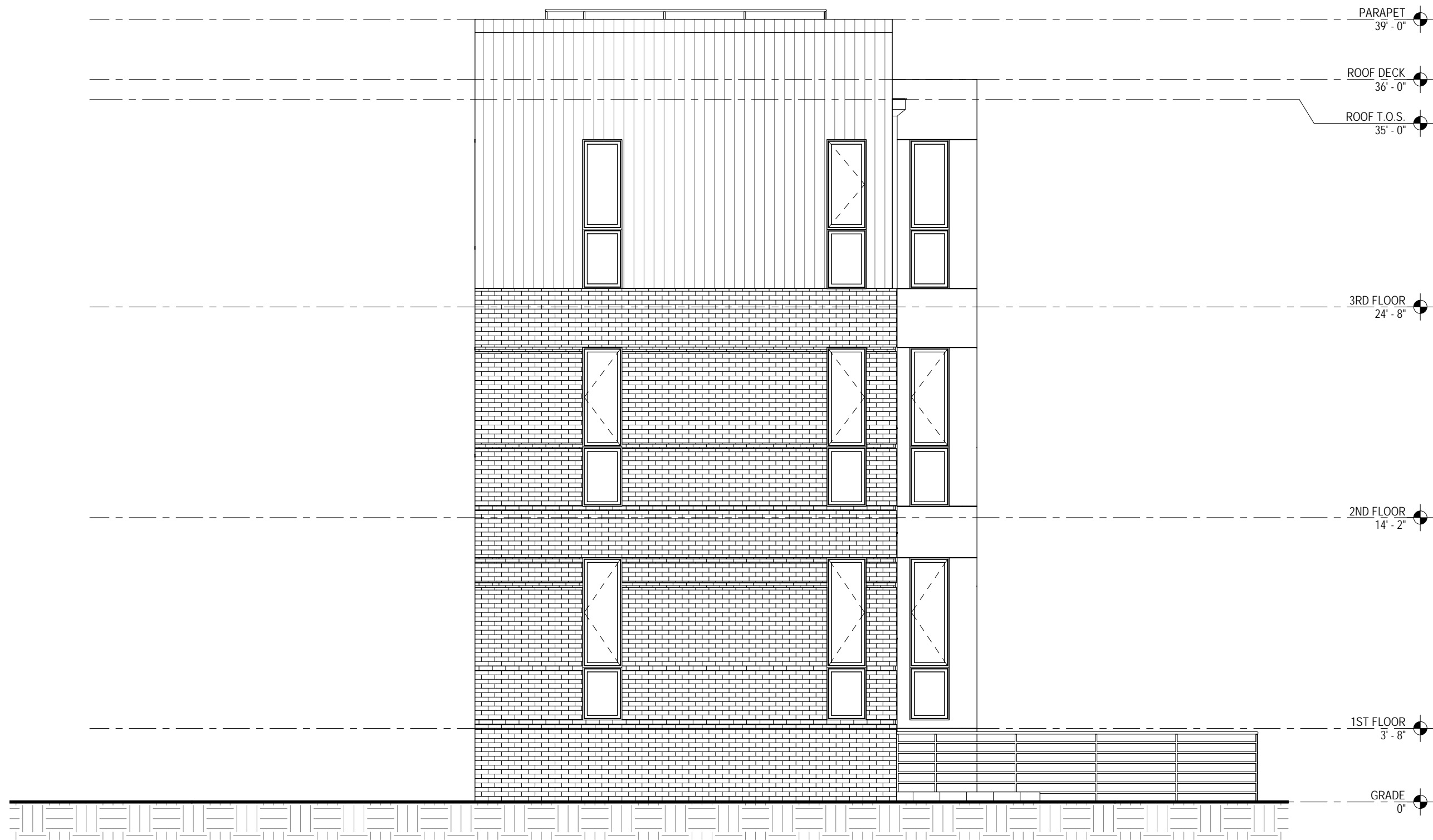
1 PLAN - ROOF
SD3.6 1/4" = 1'-0"



1 ELEVATION - EAST
 SD4.1 3/16" = 1'-0"



1 ELEVATION - EAST AREAWAY
 SD4.2 3/16" = 1'-0"



1 ELEVATION- SOUTH
 SD4.3 3/16" = 1'-0"