

- A** OPEN COURT
- B** COURT NICHE
- C** 5'-0" AREAWAY
- D** SUNKEN PATIO

SCOTTISH RITE TEMPLE (EXISTING)
 FAR: = 1.38 (3.5 FAR ALLOWABLE)
 FAR = (EXISTING SF/LOT SIZE)
 = (63,783/46,099) = 1.38

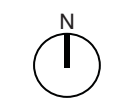
LOT OCCUPANCY: = 56.1% (75% LOT OCCUPANCY ALLOWABLE)
LOT OCCUPANCY = (LARGEST FLOOR SF/LOT SIZE)*100
 = (25,877/46,099)*100 = 56.1%

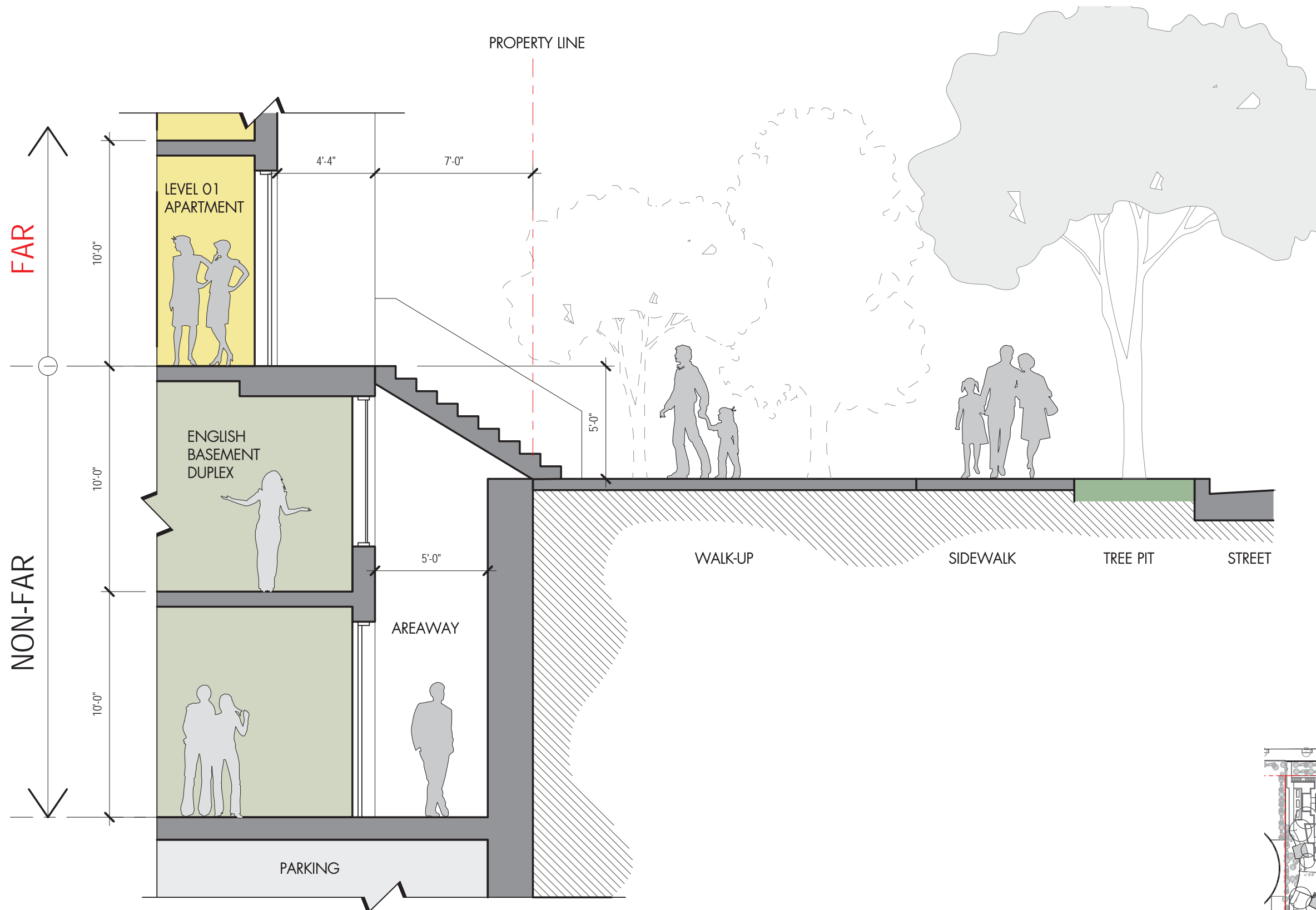
EXISTING RESIDENTIAL LOT: 46,099 GSF
NEW RESIDENTIAL LOT: 46,121 GSF
 92,220SF (TAX RECORD LOT COMBINED SITE)

15'-0" PUBLIC ALLEY

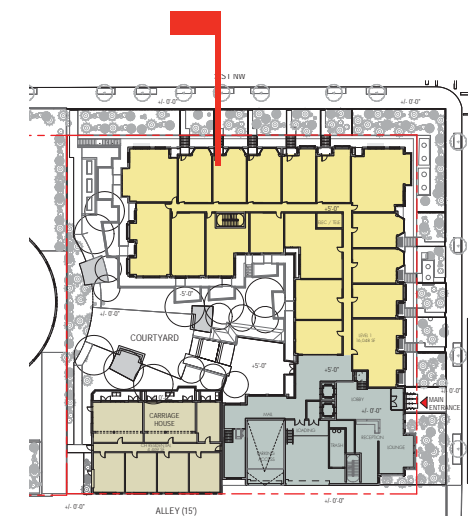
RESIDENTIAL BUILDING (PROPOSED)
 FAR: = 2.16 (2.16 FAR ALLOWABLE WITH IZ)
 FAR = (PROPOSED SF/LOT SIZE)
 = (99,621/46,121) = 2.16

LOT OCCUPANCY: = 60.0% (60% LOT OCCUPANCY ALLOWABLE)
LOT OCCUPANCY = (LARGEST FLOOR SF/LOT SIZE)*100
 = (27,673/46,121)*100 = 60%

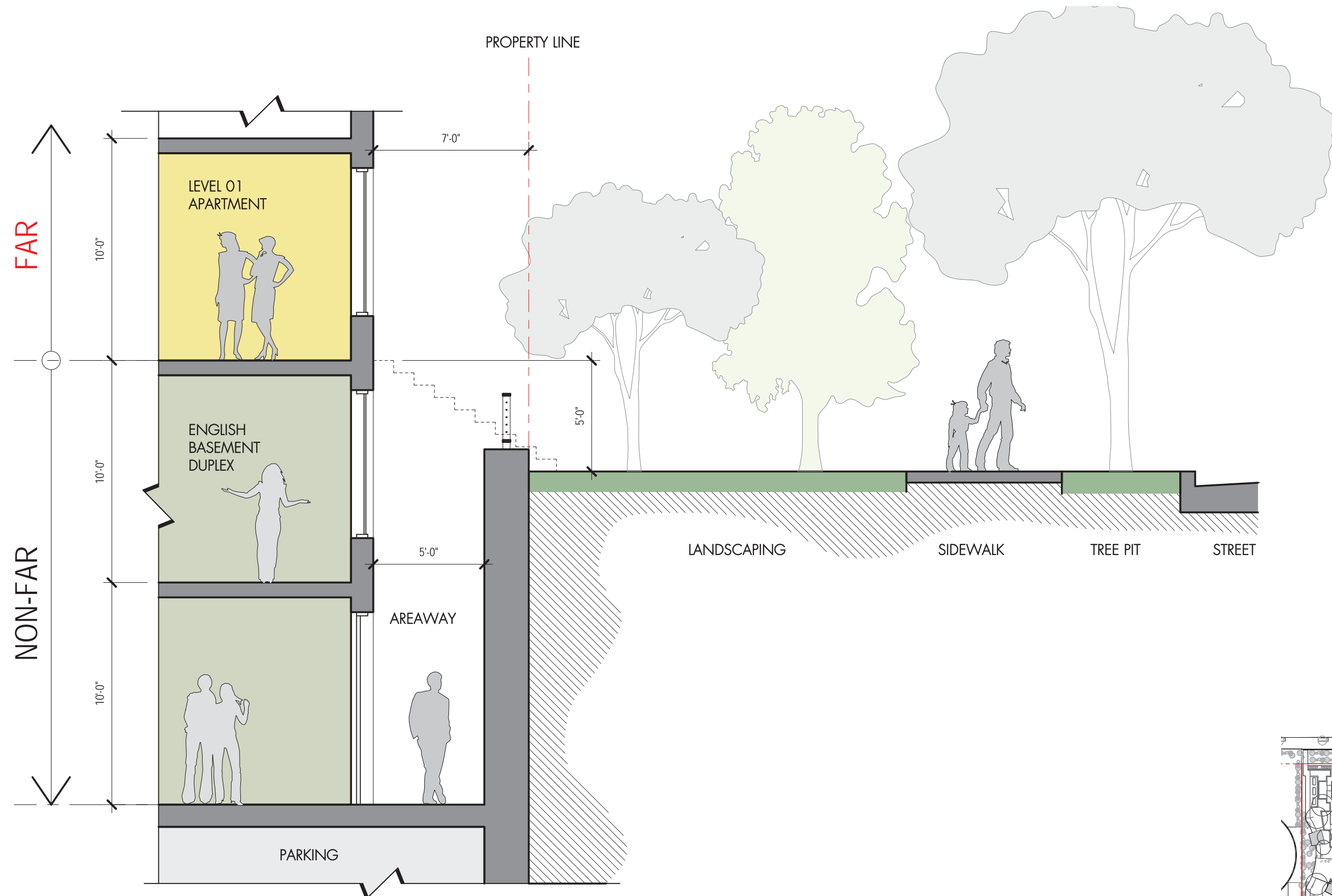




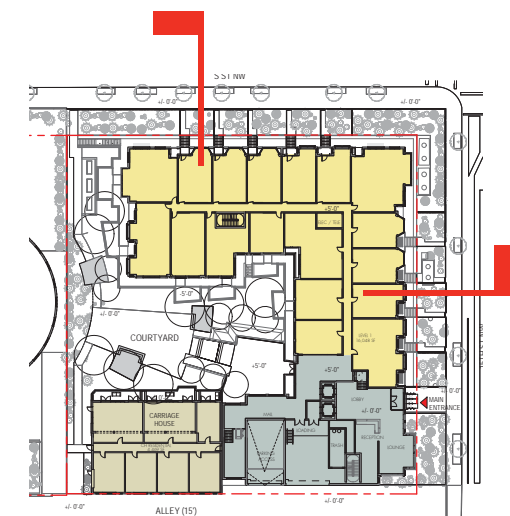
ENGLISH BASEMENT / AREAWAY SECTION
@ WALK-UP



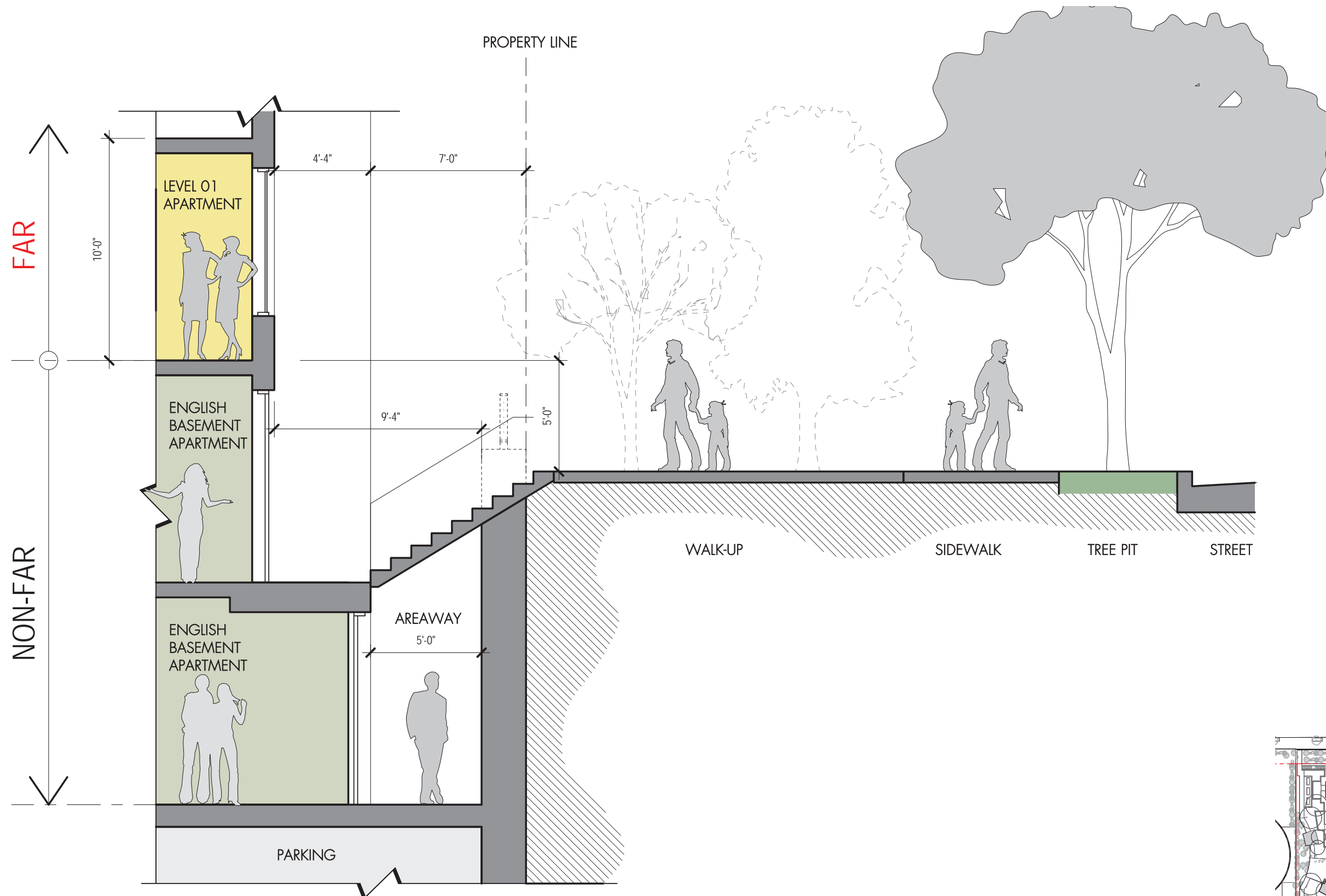
SECTION DIAGRAM
A-2



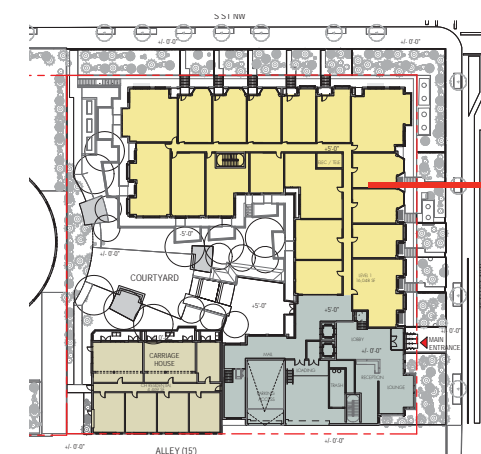
ENGLISH BASEMENT / AREAWAY SECTION
@ 5'-0" WIDE AREAWAY (TYPICAL)



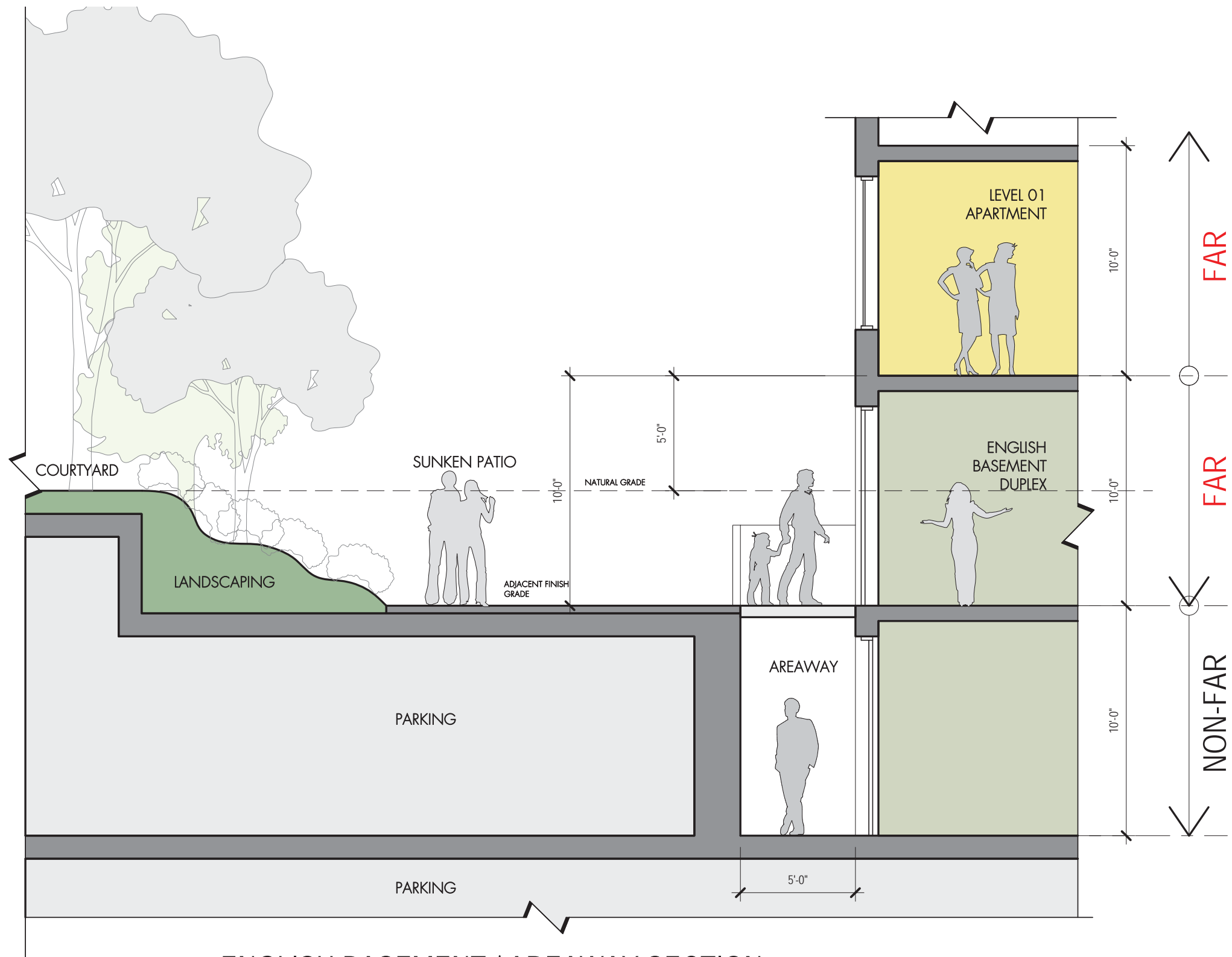
SECTION DIAGRAM
A-3



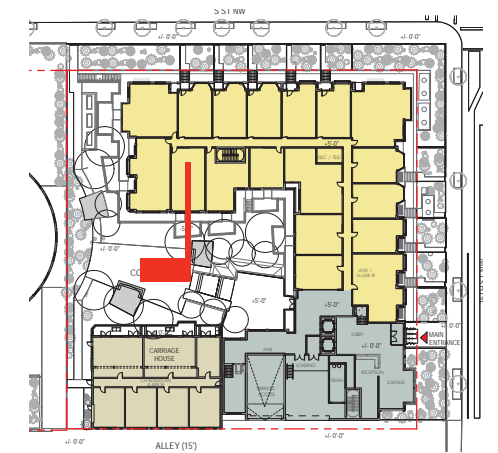
ENGLISH BASEMENT / AREAWAY SECTION
 @ 5'-0" WIDE AREAWAY (NICHE PARTIAL BELOW GRADE)



1733 16TH STREET NW
 09.25.2018



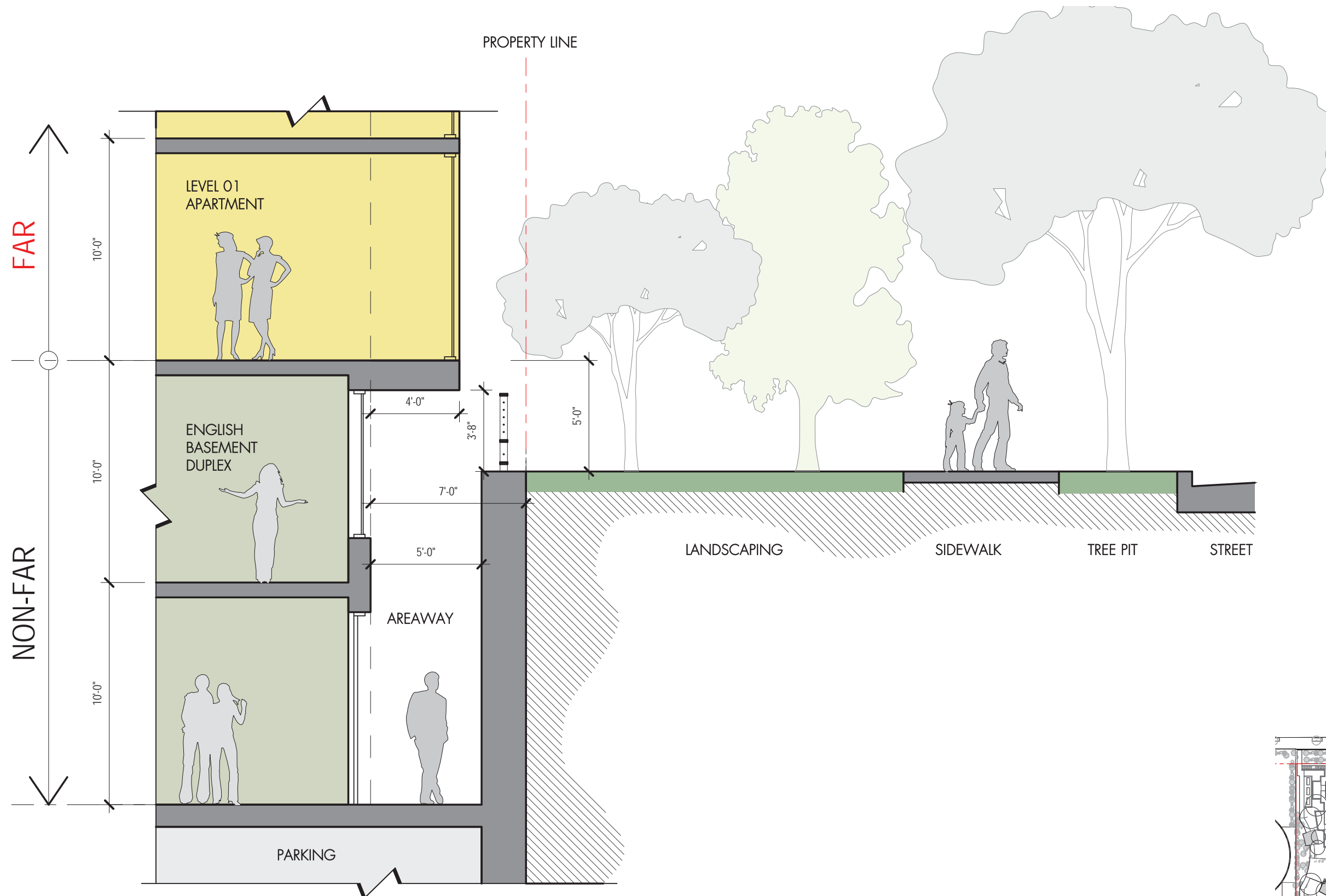
ENGLISH BASEMENT / AREAWAY SECTION
@ SUNKEN PATIO/COURTYARD



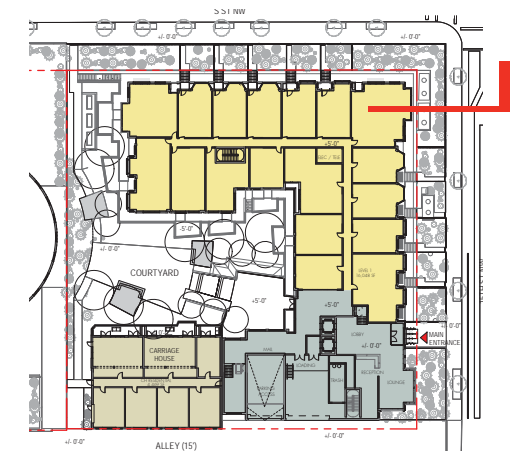
SECTION DIAGRAM
A-5



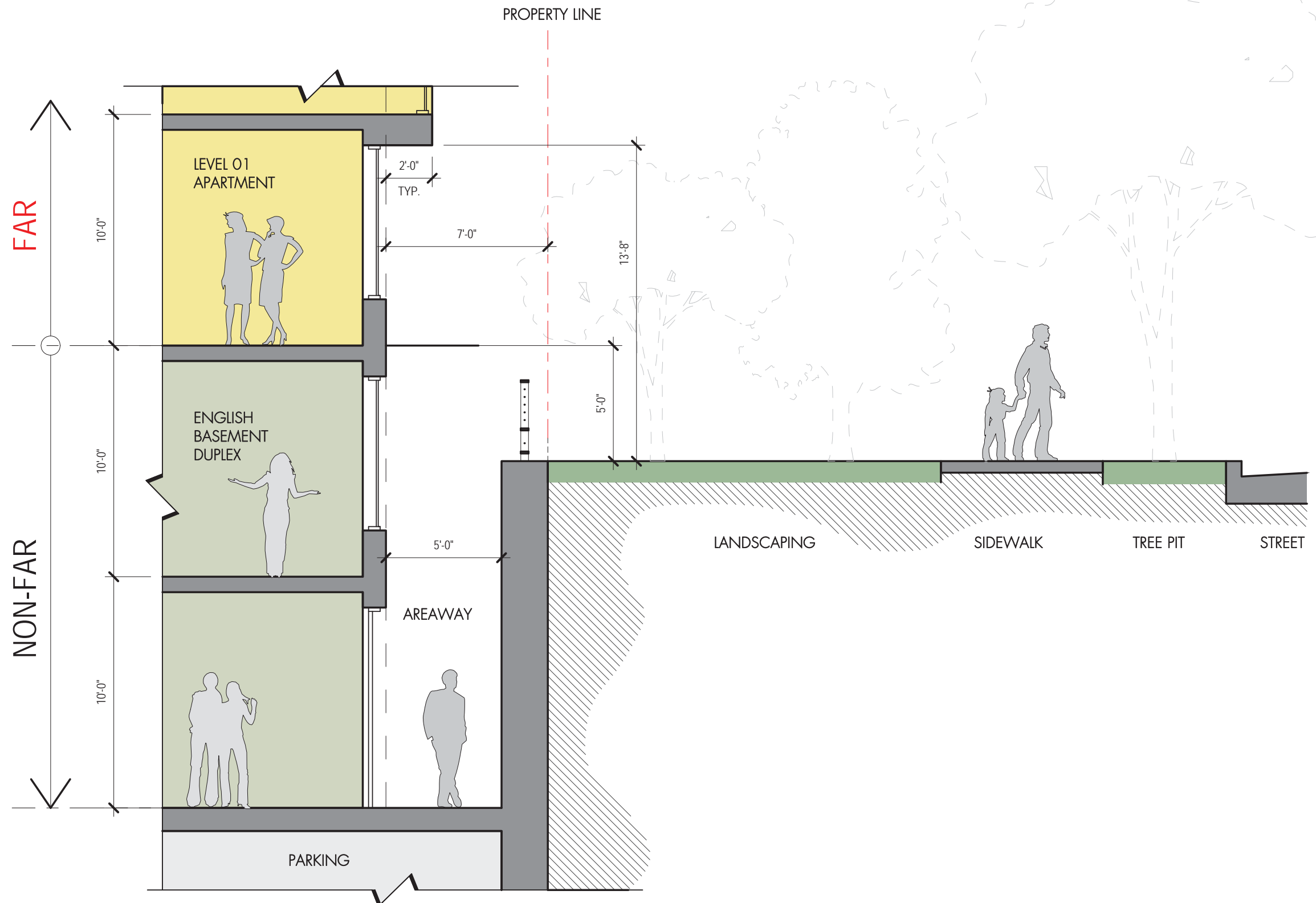
1733 16TH STREET NW
09.25.2018



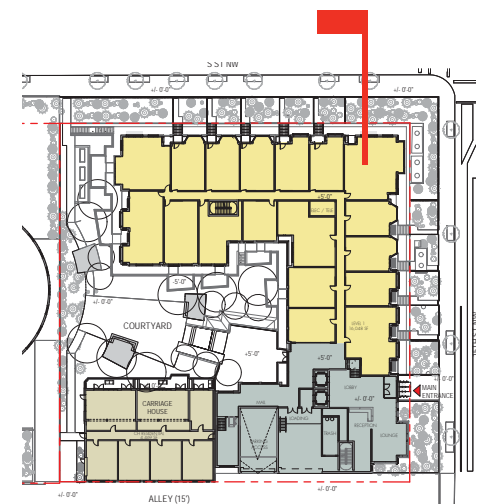
ENGLISH BASEMENT / AREAWAY SECTION
@ 5'-0" WIDE AREAWAY (PROJECTING BAY LEVEL 1)



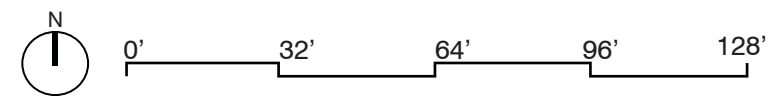
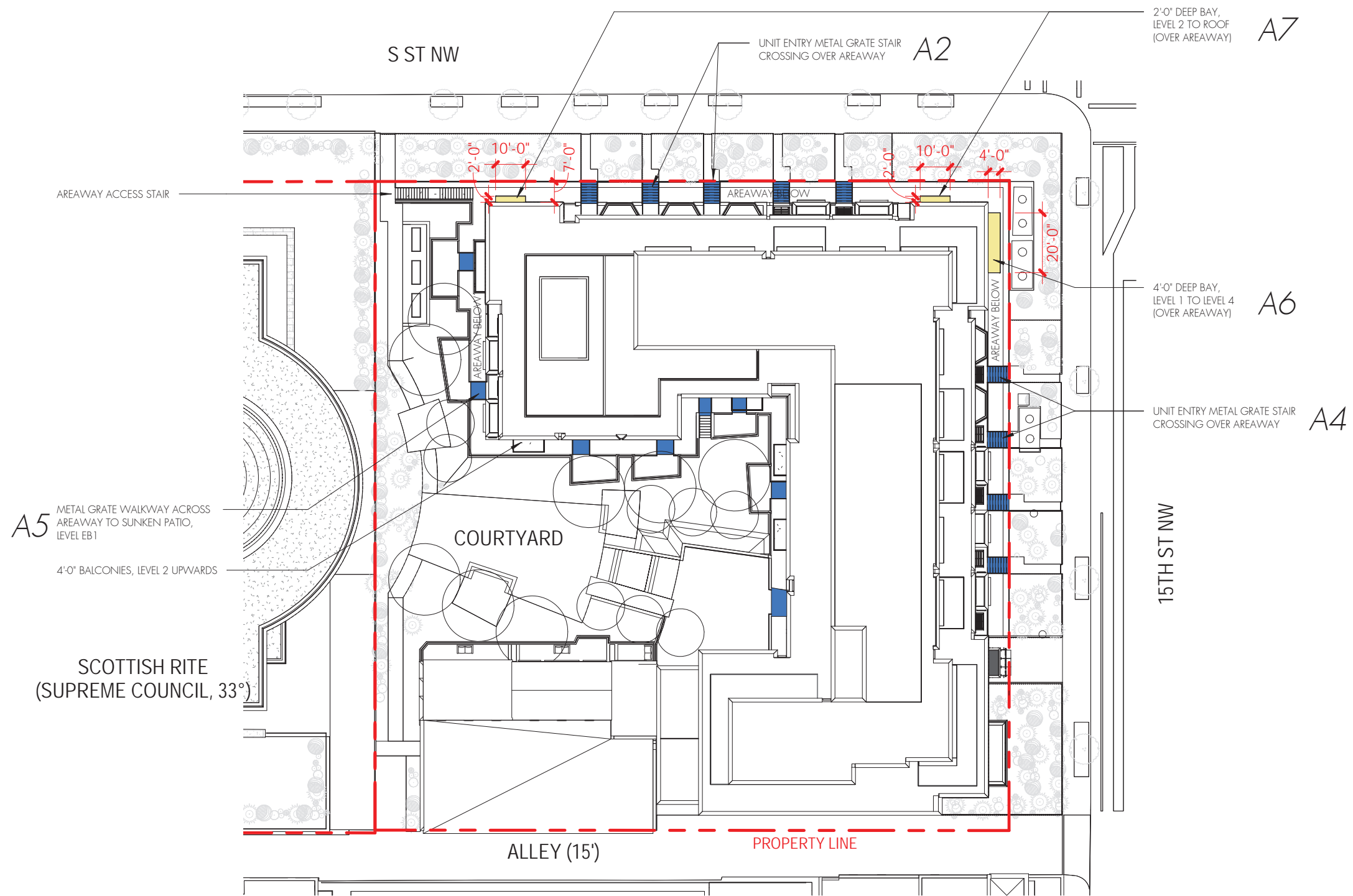
SECTION DIAGRAM
A-6



ENGLISH BASEMENT / AREAWAY SECTION
@ 5'-0" WIDE AREAWAY (PROJECTING BAY LEVEL 2)



SECTION DIAGRAM
A-7

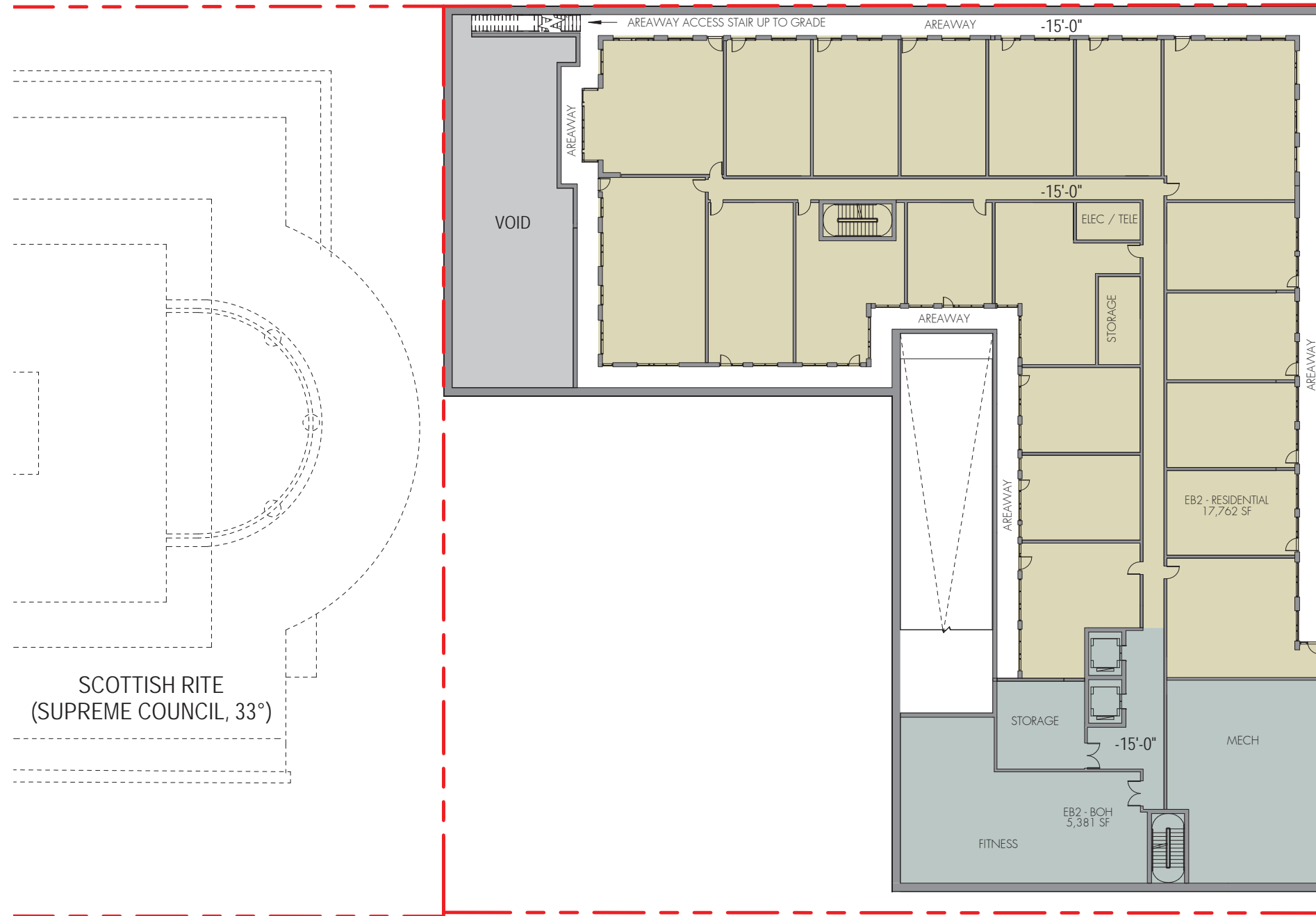


PLAN DIAGRAM - BAYS & WALKWAYS OVER AREAWAY
A-8



1733 16TH STREET NW
09.25.2018

S ST NW



15TH ST NW

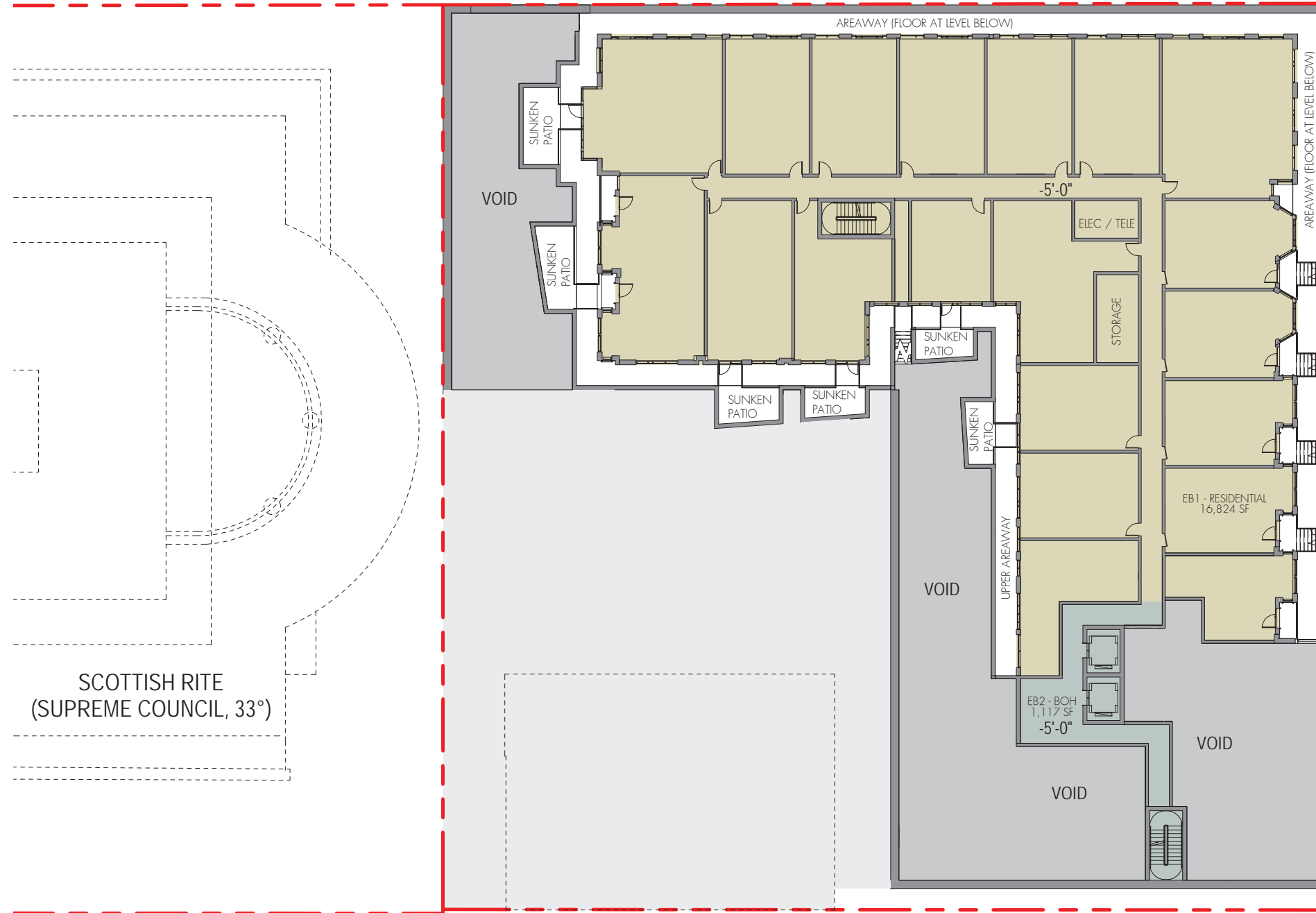
ALLEY (15')



1733 16TH STREET NW
09.25.2018

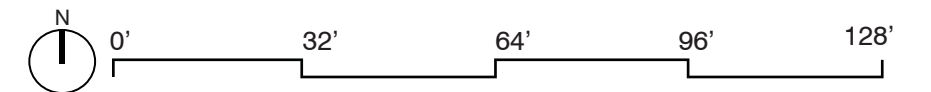
PLAN - LEVEL EB2
A-9

S ST NW



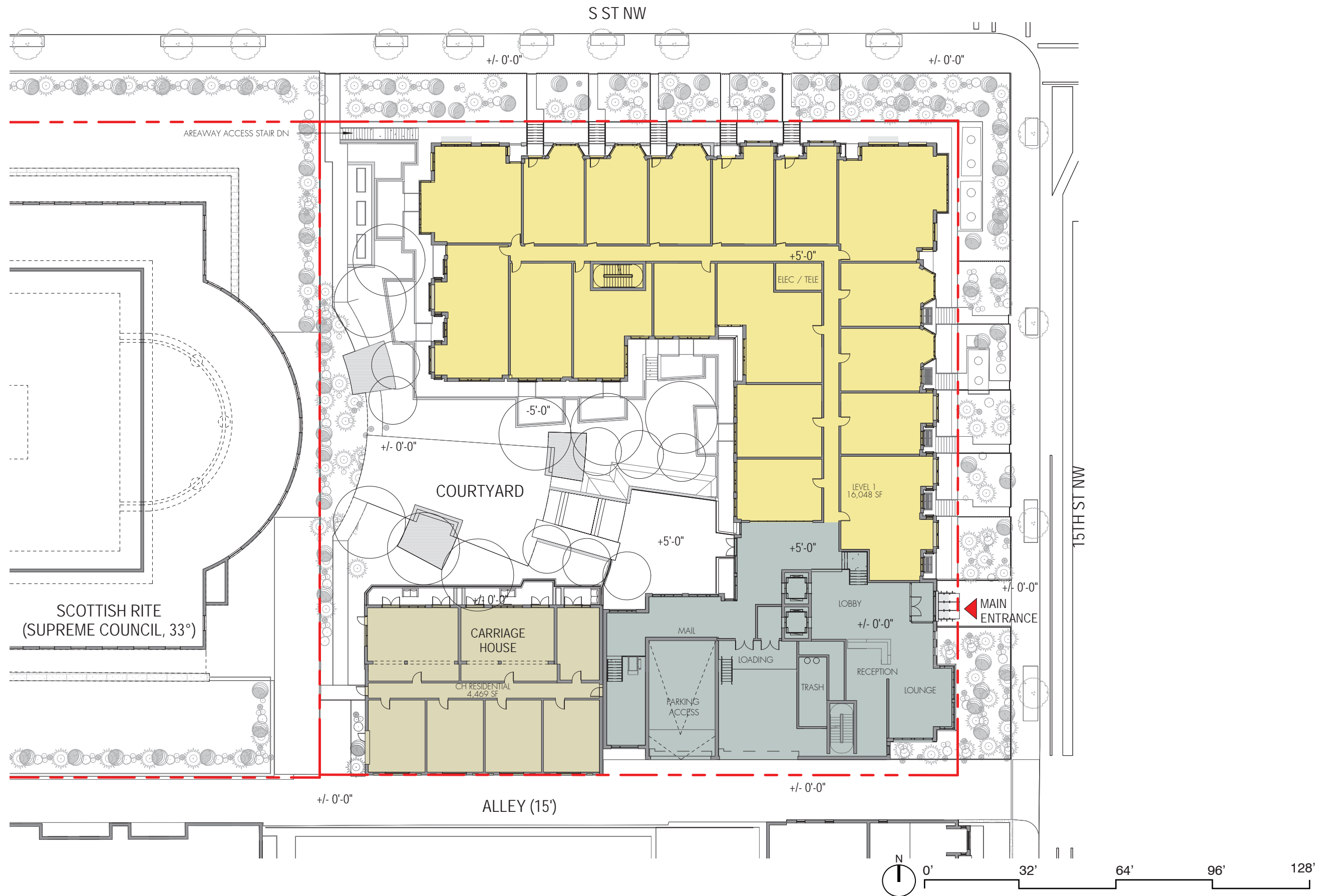
15TH ST NW

ALLEY (15')



1733 16TH STREET NW
09.25.2018

PLAN - LEVEL EB1
A-10



1733 16TH STREET NW
09.25.2018

PLAN - LEVEL 01
A-11