

existing conditions aerial photo	2
existing conditions survey	3
zoning summary	4
existing cellar plan	5
existing ground floor plan	6
existing second floor plan	7
existing third floor plan	8
existing elevations	9
proposed cellar plan	10
proposed ground floor plan	11
proposed second floor plan	12
proposed third floor plan	13
building section	14
proposed elevations	15



1825 16th St NW

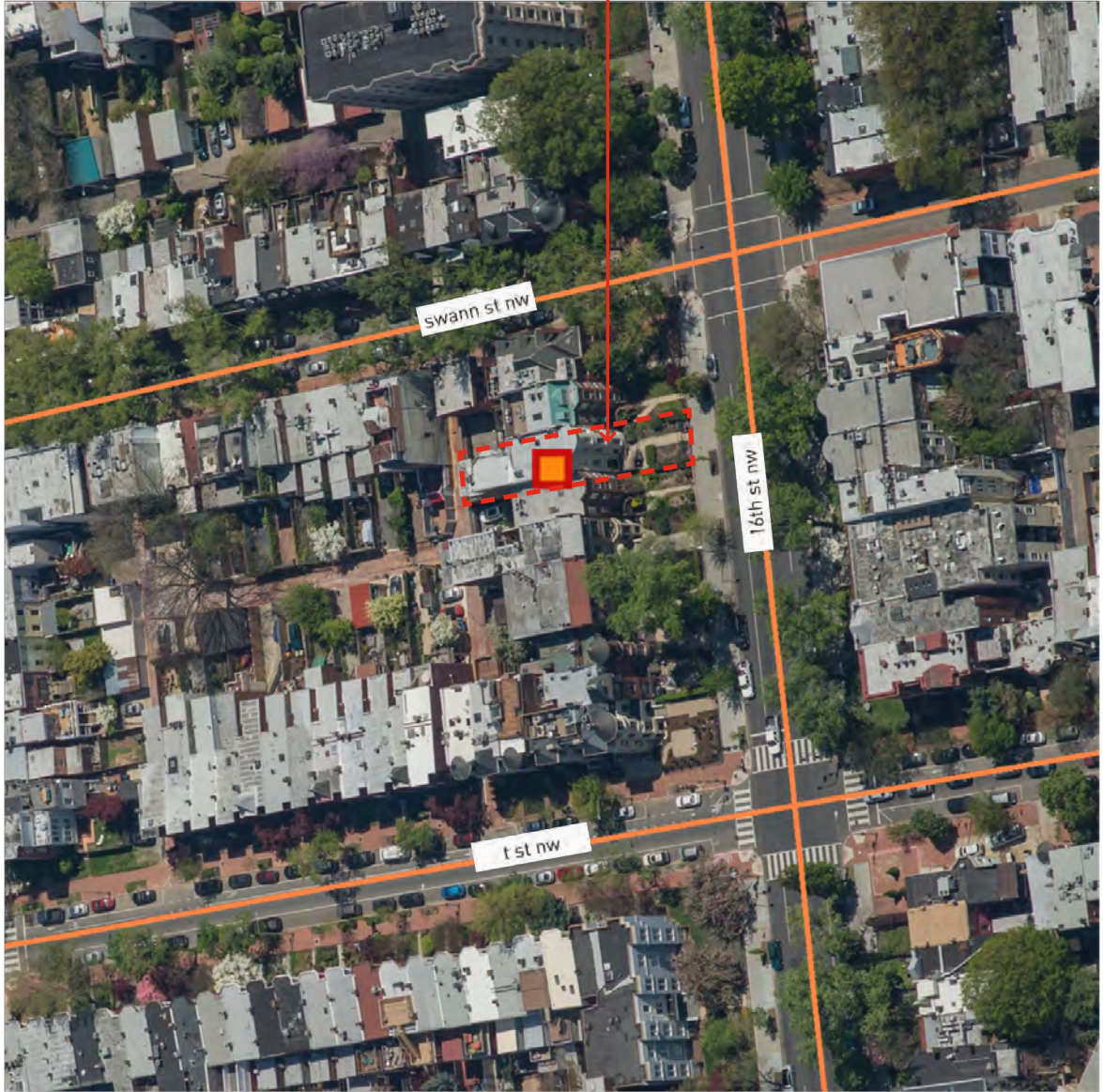
PDRM Title

22 September 2022

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subject property



ZONING SUMMARY

ADDRESS	1825 16TH ST NW WASHINGTON, DC 20009
SQUARE	0191
LOT	0100
SITE AREA (SF)	2,200 SF
EXISTING USE	MULTIPLE DWELLING (3 UNITS)
PROPOSED USE	TWO FAMILY FLAT
ZONE DISTRICT	RA-8

	REF	EXISTING	ALLOWED / REQ.	PROPOSED
MAX BUILDING HEIGHT [FT]	F 603.1	+/- 42	50	N/C
MAX. BUILDING HEIGHT [STORIES]	F 603.1	3 + CELLAR	N/R	N/C
MAX. LOT OCCUPANCY [%]	F 604.1	+/- 82.3	60	N/C
MAX. FLOOR AREA RATIO	F 602.1	2.5	1.8	N/C
MIN. YARD REQ'TS - REAR [FT]	F 605.1	+/- 5.7	15	N/C
MIN. YARD REQ'TS - SIDE [FT]	F 606.1	+/- 2.7 - 8.4	NOT REQ'D; 4 FT MIN.	N/C
COURT - OPEN / WIDTH [FT]	F 202.1	N/A	N/R	N/C
COURT - CLOSED / WIDTH [FT]	F 202.1	N/A	N/R	N/C
COURT - CLOSED / AREA [SF]	F 202.1	N/A	N/R	N/C
MIN. GREEN AREA RATIO	F 607.1	X	0.4	N/C
PARKING (NO. OF SPACES)	C 701.5	2	1	2

