

4TH STREET RESIDENCE

1801 4TH STREET, NW
WASHINGTON, DC

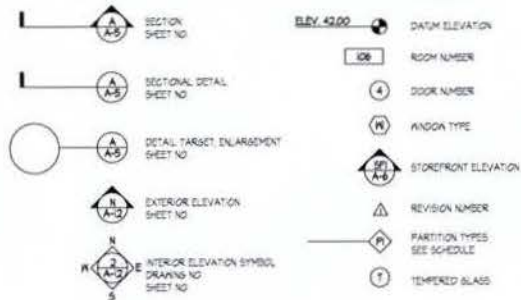
PLAT DATA

SQUARE SOFS
LOT 27
LOT AREA 1363 S.F.

ZONED: R-4

BUILDING PERMIT #:

GRAPHIC SYMBOLS



LIST OF DRAWINGS

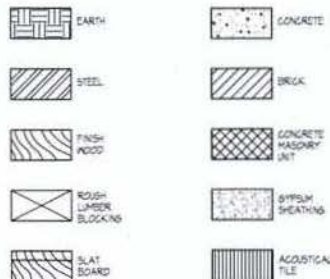
CS COVER SHEET
AS/D SITE DATA
AS/I ARCHITECTURAL SITE PLAN
A/O BASEMENT & FIRST FLOOR PLANS
A/I SECOND FLOOR & ROOF PLANS
A2/O FRONT & REAR ELEVATIONS
A2/I RIGHT SIDE ELEVATIONS
A3/O BUILDING SECTION

CALCULATIONS

BASEMENT: 544 SQ. FT.
FIRST FLOOR: 544 SQ. FT.
SECOND FLOOR: 544 SQ. FT.
TOTAL LIVING SPACE: 2581 SQ. FT.
TOTAL: 2581 SQ. FT.

BUILDING FOOTPRINT: 571 SQ. FT.
(INCLUDES FRONT COVERED PORCH, SIDE AND REAR ENTRIES AND REAR COVERED PORCH)

MATERIAL SYMBOLS



ABBREVIATIONS

ADJUSTED FLOOR AREA	ADJUSTED FLOOR AREA	ADJUSTED FLOOR AREA	ADJUSTED FLOOR AREA	ADJUSTED FLOOR AREA	ADJUSTED FLOOR AREA
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ADJUSTED FLOOR AREA	ADJUSTED FLOOR AREA	ADJUSTED FLOOR AREA	ADJUSTED FLOOR AREA	ADJUSTED FLOOR AREA	ADJUSTED FLOOR AREA

PROJECT INFORMATION

CLIENT
ALLAN PROPERTIES
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STRUCTURAL ENGINEER
ALLANZ STRUCTURAL ENGINEERS, INC.
CONTACT: ADDI FARAW
2388 SUNKISS VALLEY DRIVE
SUITE 220
RESTON, VA 20191
(703) 744-7442 FAX
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ARCHITECT
STW ARCHITECTS
CONTACT: DAVID KORNARSKY
1700 OLD GEORGETOWN ROAD
BETHESDA, MD 20814
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dkornarsky@stwar.com

MEP ENGINEER
ALLANZ MEP ENGINEERS, INC.
CONTACT: ADDI FARAW
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SUITE 220
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PLANS PREPARED BASED ON THE FOLLOWING CODES:
INTERNATIONAL RESIDENTIAL CODE 2006

GTR ARCHITECTS
7700 OLD GEORGETOWN ROAD
SUITE 200
BETHESDA, MD 20814
(301) 585-2008
(301) 585-2010 FAX

1801 4TH STREET, NW
WASHINGTON, DC 20001
COVER SHEET

4TH STREET
RESIDENCE

REVISIONS:
ZONING SUBMITTAL 5/1/2014
NOTED
ZONING SUBMITTAL 6/26/2014

SEAL:

DATE: 05/01/2014
DRAWN BY: KCS
CHECKED BY: DK
SCALE: AS NOTED
DATE: AS NOTED
PROJECT NO: 13-0453
DRAWING NO:

Board of Zoning Adjustment
District of Columbia
CASE NO.18796
EXHIBIT NO.33A



1 EXISTING SITE PLAN
SCALE: N.T.S.



SITE DATA

ZONE DISTRICT: R-4
ROW DWELLINGS, CONVERSIONS, AND APARTMENTS

BUILDING TYPE: FLAT

	ZONING ALLOWED/REQ'D	PROPOSED
LOT AREA	1,800 SF	1,363 SF
LOT WIDTH	18.0'	21'-0"
BUILDING FOOTPRINT		843.7 SF
TOTAL BUILDING AREA (including side yard < 5'-0" and court niche)	818 SF	955.8
LOT OCCUPANCY	60%	70.12%
GROSS SQ. FT. (GSF)	NONE	2,531 SF
FLOOR AREA RATIO (FAR)	N/A	1.86
PARKING SPACES	1 PER 2 UNITS	1
REAR YARD	20'-0"	4'-10"
SIDE YARD	3" PER 1' HT.	3'-0"
BUILDING HEIGHT	40'-0"	33'-10"

GTH
7725 OLD GEORGETOWN ROAD
SUITE 200
BETHESDA, MD 20814
(301)333-3300
(301)333-3301 FAX

1801 4TH STREET, NW
WASHINGTON, DC 20001

SITE DATA

4TH STREET
RESIDENCE

REVISIONS:
ZONING SUBMITTAL 5/1/2014
NOTES:
ZONING SUBMITTAL 8/26/2014

SEAL:

CLIENT: 301 333 3300
DRAWN BY:

K5

CHECKED BY:

DK

SCALE:

AS NOTED

DATE:

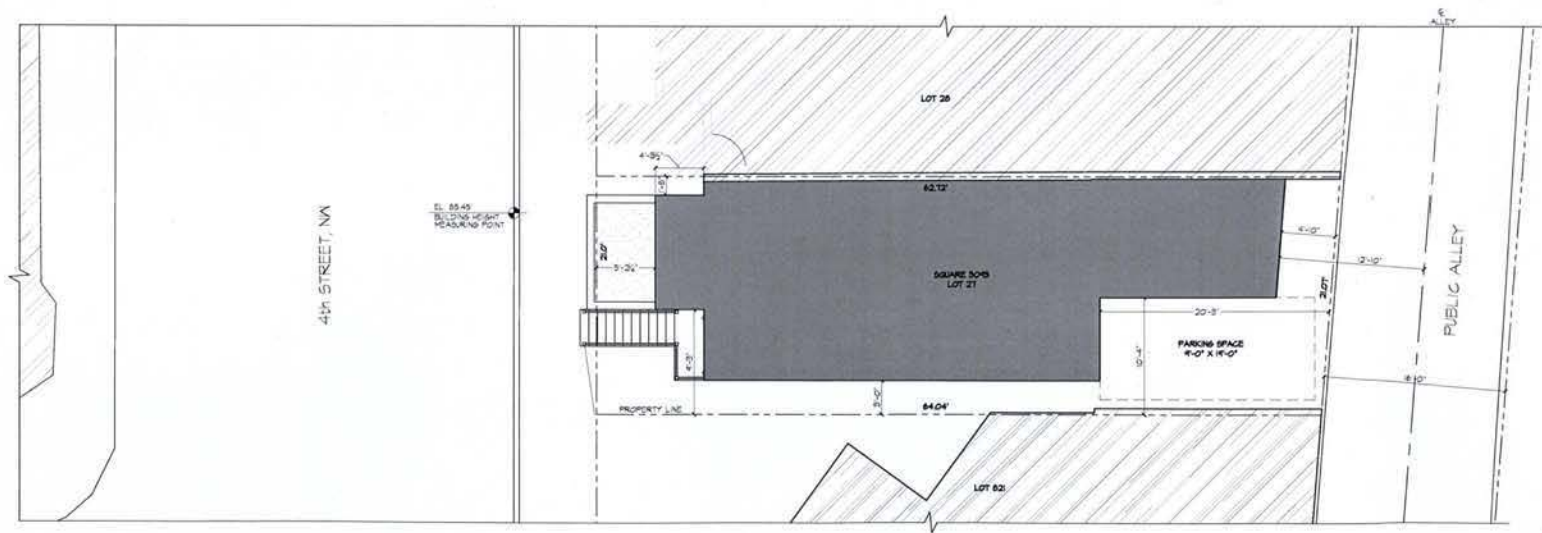
AS NOTED

PROJECT NO:

130453

DRAWING NO:

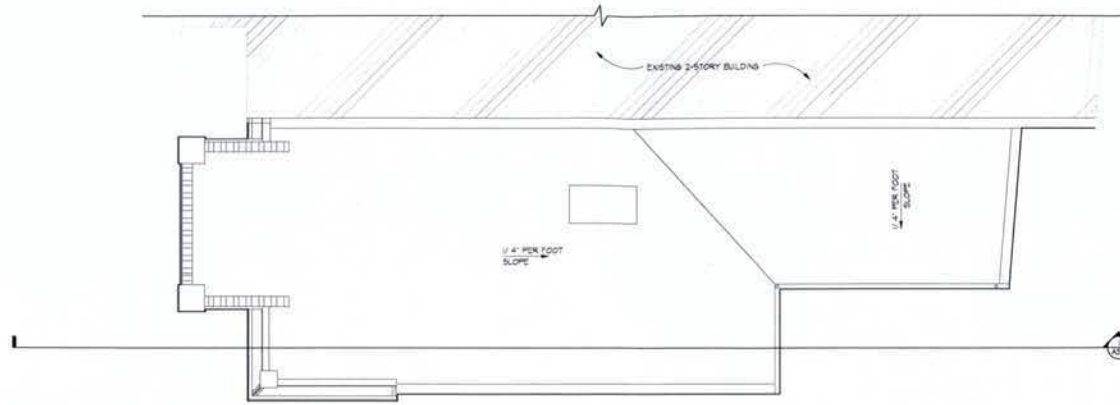
AS1.0



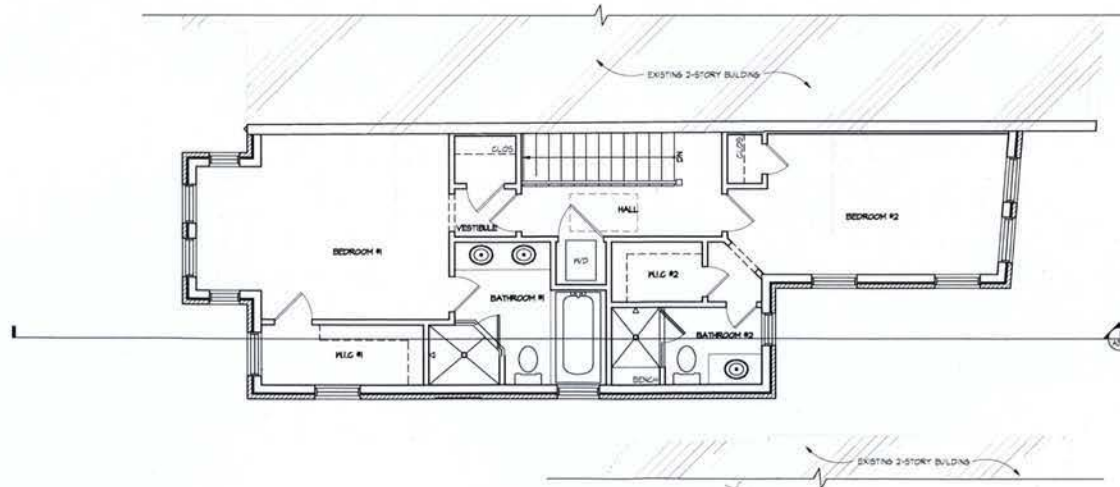
1 ARCHITECTURAL SITE PLAN
SCALE: 3/8"=1'-0"



 7725 OLD GEORGETOWN ROAD SUITE 100 BETHESDA, MD 20814 (301)333-3800 (301)333-3802 FAX	
1801 4TH STREET, NW WASHINGTON, DC 20001 ARCHITECTURAL SITE PLAN	
4TH STREET RESIDENCE	
REVISIONS: ZONING SUBMITTAL 3/1/2014 REVISIONS: ZONING SUBMITTAL 8/28/2014	
SEAL:	
CONTRACTOR: 305 BAY ARCHITECTS, PC DRAWN BY: K5 CHECKED BY: DK SCALE: AS NOTED DATE: AS NOTED PROJECT NO: 13.0453 DRAWING NO.	
AS1.1	

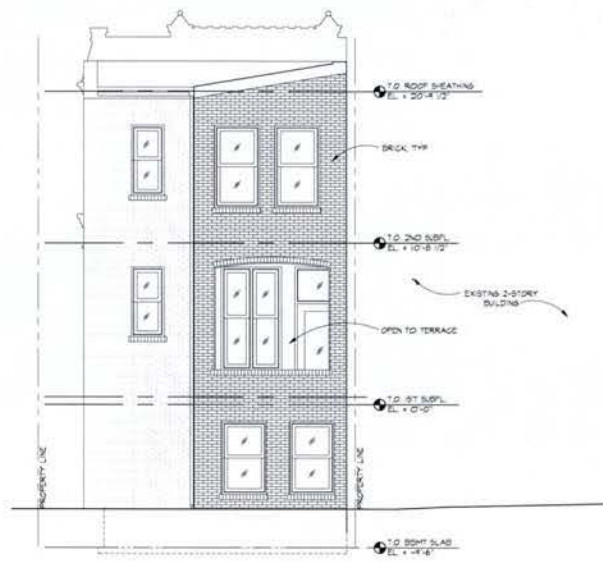


2 ROOF PLAN
SCALE: 1/4"=1'-0"

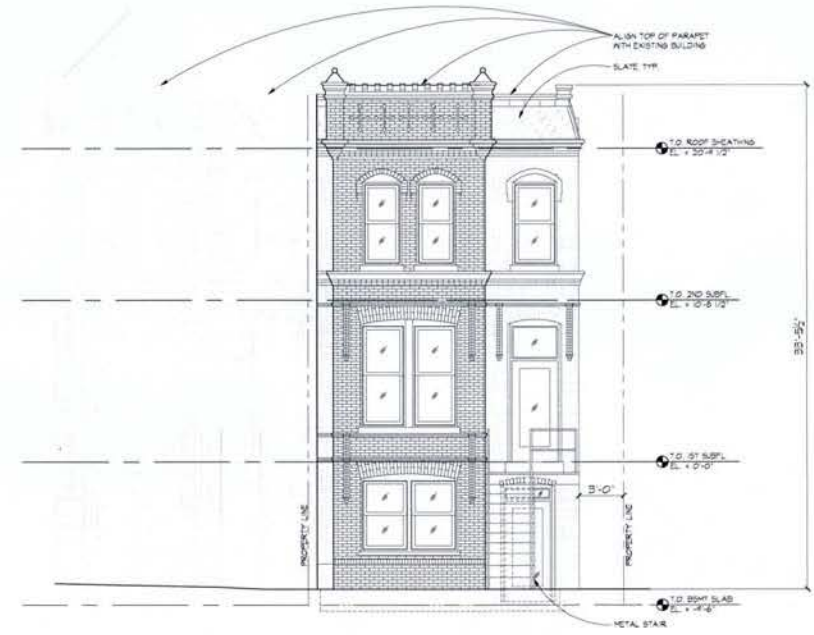


1 SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"





2 EAST ELEVATION
SCALE: 1/4"=1'-0"



1 WEST ELEVATION
SCALE: 1/4"=1'-0"

GTM ARCHITECTS
7735 OLD GEORGETOWN ROAD
SUITE 200
BETHESDA, MD 20814
(301)333-3500
(301)333-3501 FAX

1801 4TH STREET, NW
WASHINGTON, DC 20001
FRONT & REAR ELEVATIONS

4TH STREET
RESIDENCE

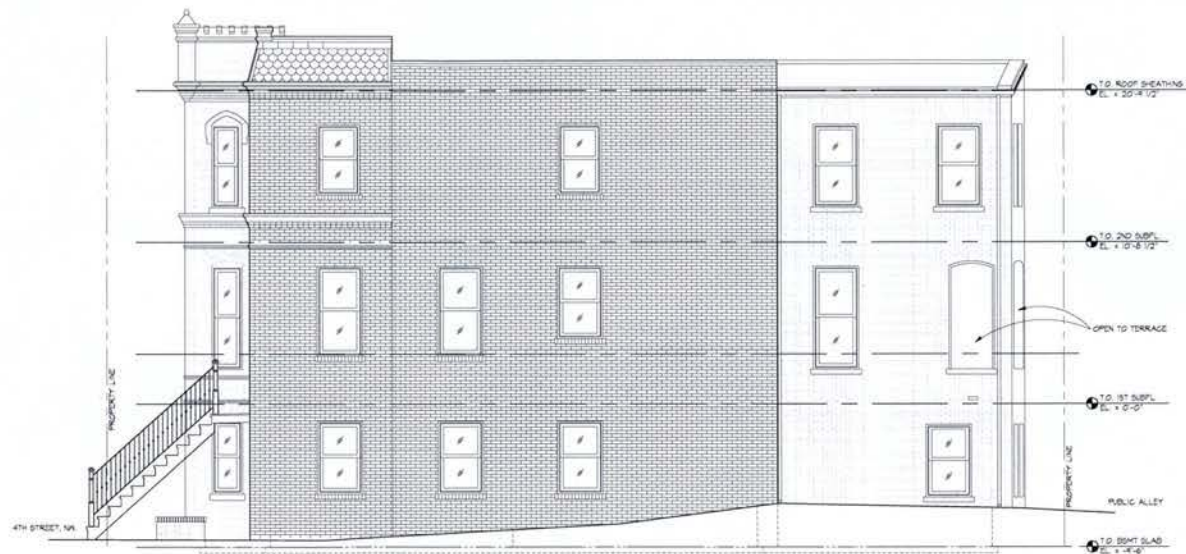
REVISIONS:
ISSUED SUBMITTAL 5/22/14
REVISED
ISSUED SUBMITTAL 6/26/2015

SEAL:

DESIGNED BY: K5
CHECKED BY: DK
SCALE: AS NOTED
DATE: AS NOTED
PROJECT NO.: 13.0453
DRAWING NO.:

A2.0

NOT FOR CONSTRUCTION



1 SOUTH ELEVATION
SCALE: 1/4"=1'-0"

GTMA ARCHITECTS
7735 OLD GEORGETOWN ROAD
SUITE 700
BETHESDA, MD 20814
(410)333-3300
(410)333-2861 FAX

1801 4TH STREET, NW
WASHINGTON, DC 20001
SIDE ELEVATIONS

4TH STREET RESIDENCE

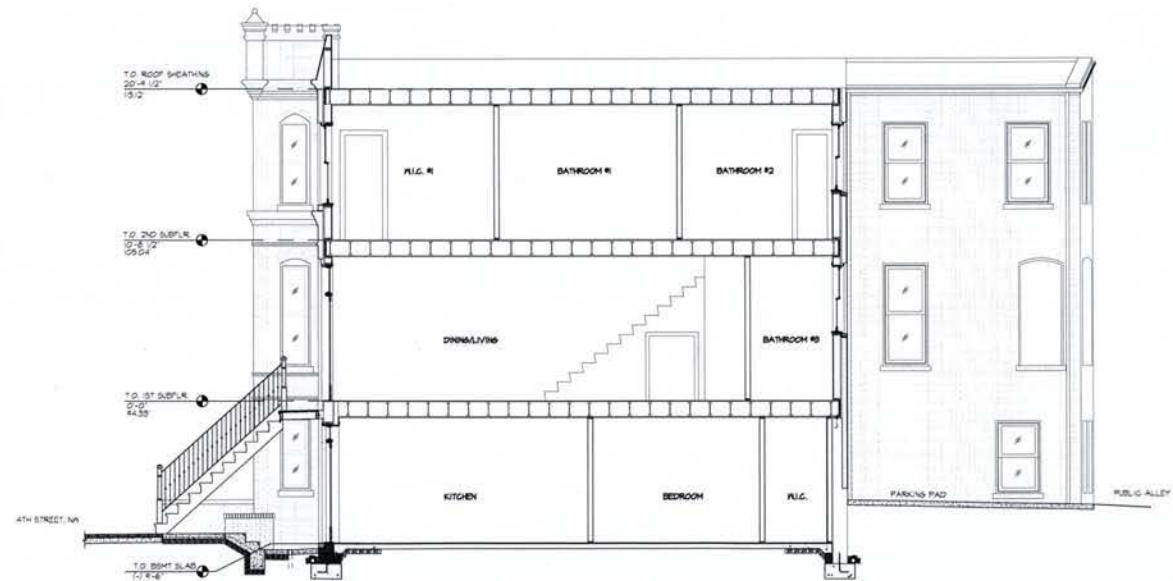
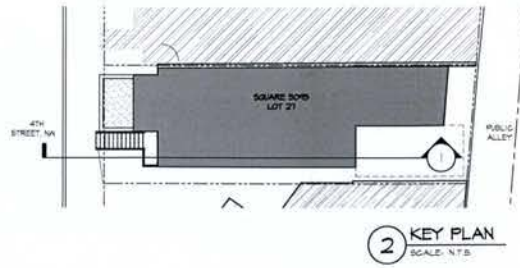
REVISIONS:
ZONING SUBMITTAL 5/1/2014
REVISED
ZONING SUBMITTAL 6/26/2014

SEAL:

LEIGHTON JOEL BYN ARCHITECTS, INC.
DRAWN BY: KS
CHECKED BY: DK
SCALE: AS NOTED
DATE: AS NOTED
PROJECT NO.: 13.0453
DRAWING NO.:

A2.1

NOT FOR
CONSTRUCTION



1 SECTION
SCALE: 1/4" = 1'-0"

G.T.H. ARCHITECTS
7735 OLD GEORGETOWN ROAD
SUITE 700
BETHESDA, MD 20814
(202) 333-3000
(202) 333-3001 FAX

1801 4TH STREET, NW
WASHINGTON, DC 20001
SECTIONS

4TH STREET RESIDENCE

REVISIONS:
ZONING SUBMITTAL 5/1/2014
REVISED
ZONING SUBMITTAL 8/28/2014

SEAL:

CONCEPT FOR RBY ARCHITECTURE, INC.
DRAWN BY: KS
CHECKED BY: DK
SCALE: AS NOTED
DATE: AS NOTED
PROJECT NO: 13.0453
DRAWING NO:

A3.0