

SITE SUMMARY

8,936 SF
R-5A ZONING DISTRICT

BUILDING SUMMARY

SETBACKS	MINIMUM	PROVIDED
NORTH	8'-0"	8'-0"
SOUTH	8'-0"	12'-2"
EAST	15'-0" BRL	17'-8"
WEST	20'-0"	20'-0"

UNIT SIZE: 18x36
TOTAL UNITS: 5
FLOORS: 2 + CELLAR
AREA: 3,240 SF
GROSS AREA: 6,480 GSF

LOT OCCUPANCY

MAX: 40%
PROVIDED: 36.2%

FLOOR AREA RATIO (FAR)

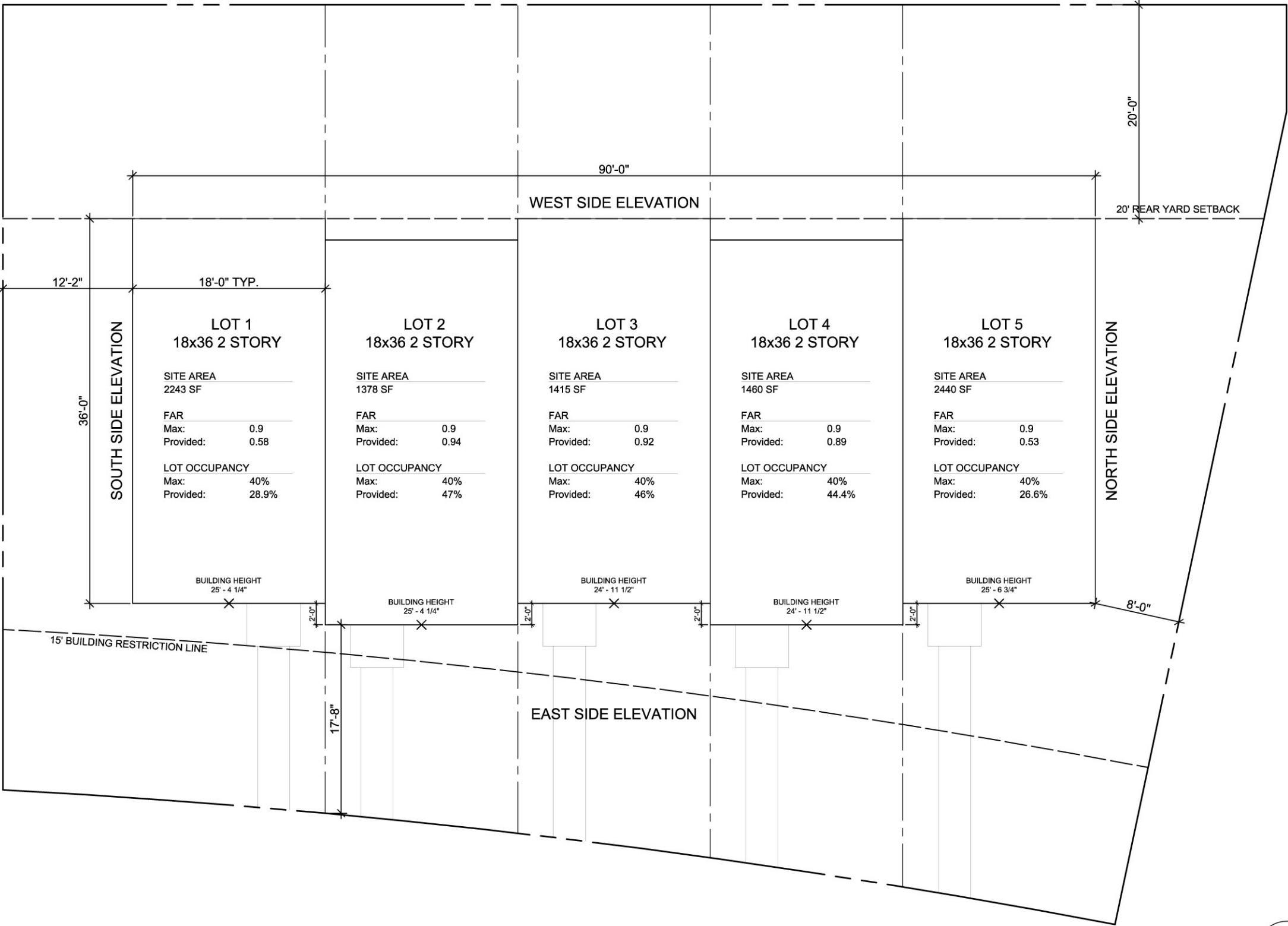
MAX: 0.9
PROVIDED: 0.73

BUILDING HEIGHT

MAX: 40'-0"
PROVIDED (AVERAGE): 25'-3 3/4"

PARKING SUMMARY

REQUIRED: 1 PER UNIT (5 SPACES)
PROVIDED: 0 (REQUEST FOR VARIANCE)



46TH STREET SE

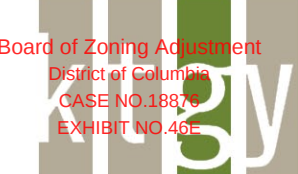
I. SCHEMATIC SITE PLAN

SCALE: 3/32" = 1'-0"



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Architecture+Planning
8605 Westwood Center Dr.
Suite 300
Vienna, VA 22182
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ktgy.com







Note: Floor plans and elevations are for illustrative purposes only. Door/window locations, interior partitions, and overall layouts are subject to revisions and may change before final issuance.

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3. EAST ELEVATION

SCALE: 1/8" = 1'-0"



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4. WEST ELEVATION

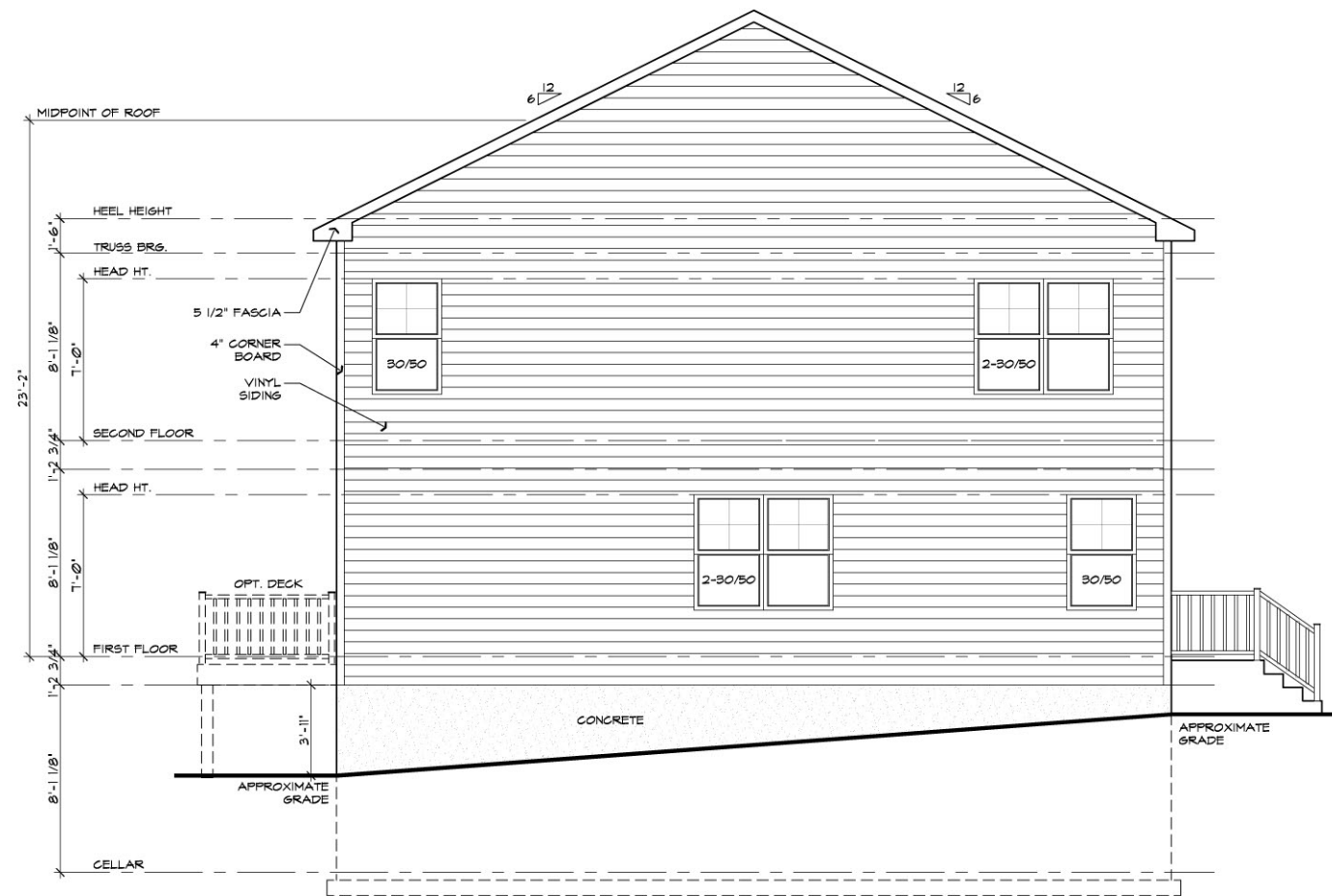
SCALE: 1/8" = 1'-0"



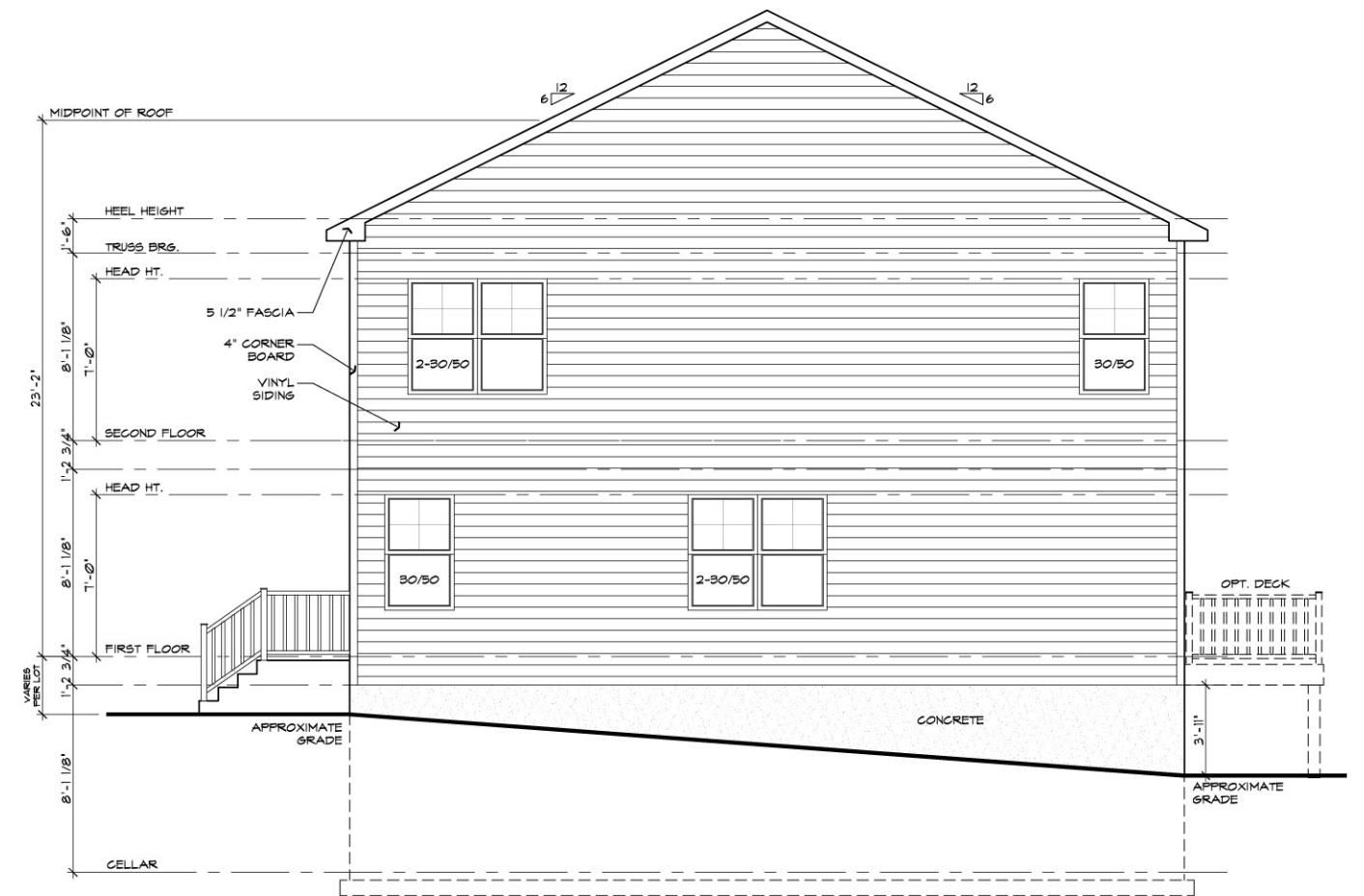
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1 SOUTH ELEVATION



2 NORTH ELEVATION

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5. SIDE ELEVATIONS

SCALE: 1/8" = 1'-0"



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