

SITE SUMMARY

8,936 SF
R-5A ZONING DISTRICT

BUILDING SUMMARY

SETBACKS	MINIMUM	PROVIDED
NORTH	8'-0"	10'-10 1/2"
SOUTH	8'-0"	11'-0 1/2"
EAST	15'-0" BRL	16'-2 1/2"
WEST	20'-0"	20'-4 1/2"

1-BEDROOM [3]
706 SF - 709 SF

2 -BEDROOM [7]
816 SF - 1063 SF

TOTAL UNITS: 10
FLOORS: 3
AREA: 3,223 GSF
GROSS AREA: 9,559 GSF

LOT OCCUPANCY

MAX: 40%
PROVIDED: 36%

FLOOR AREA RATIO (FAR)

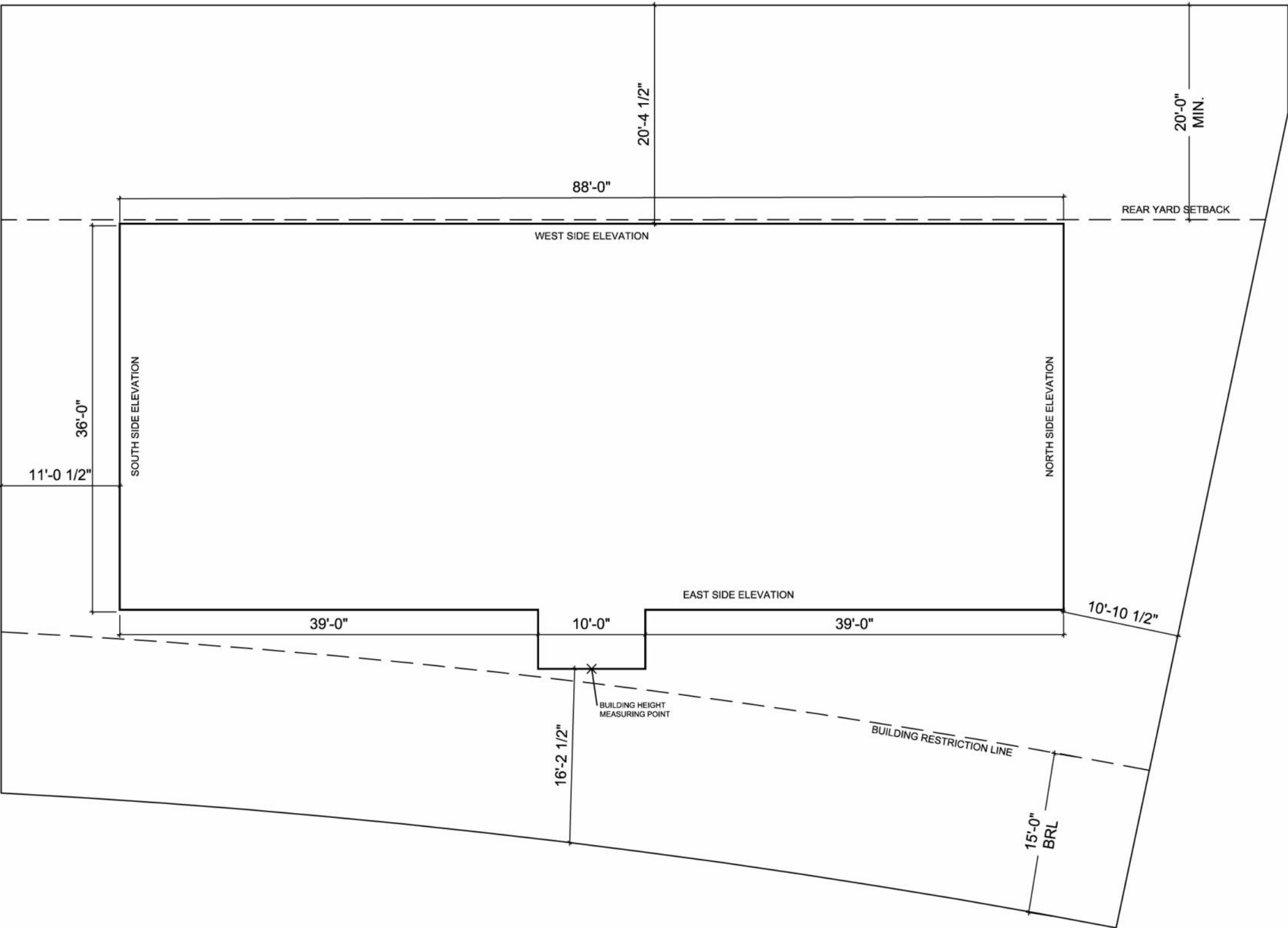
MAX: 0.9
BONUS DENSITY FOR 10+ UNITS: 1.08
PROVIDED: 1.07

BUILDING HEIGHT

MAX: 40'-0"
PROVIDED: 30'-5 1/2"

PARKING SUMMARY

REQUIRED: 1 PER UNIT (10 SPACES)
PROVIDED: 0 (REQUEST FOR VARIANCE)



46TH STREET SE

SCHEMATIC SITE PLAN

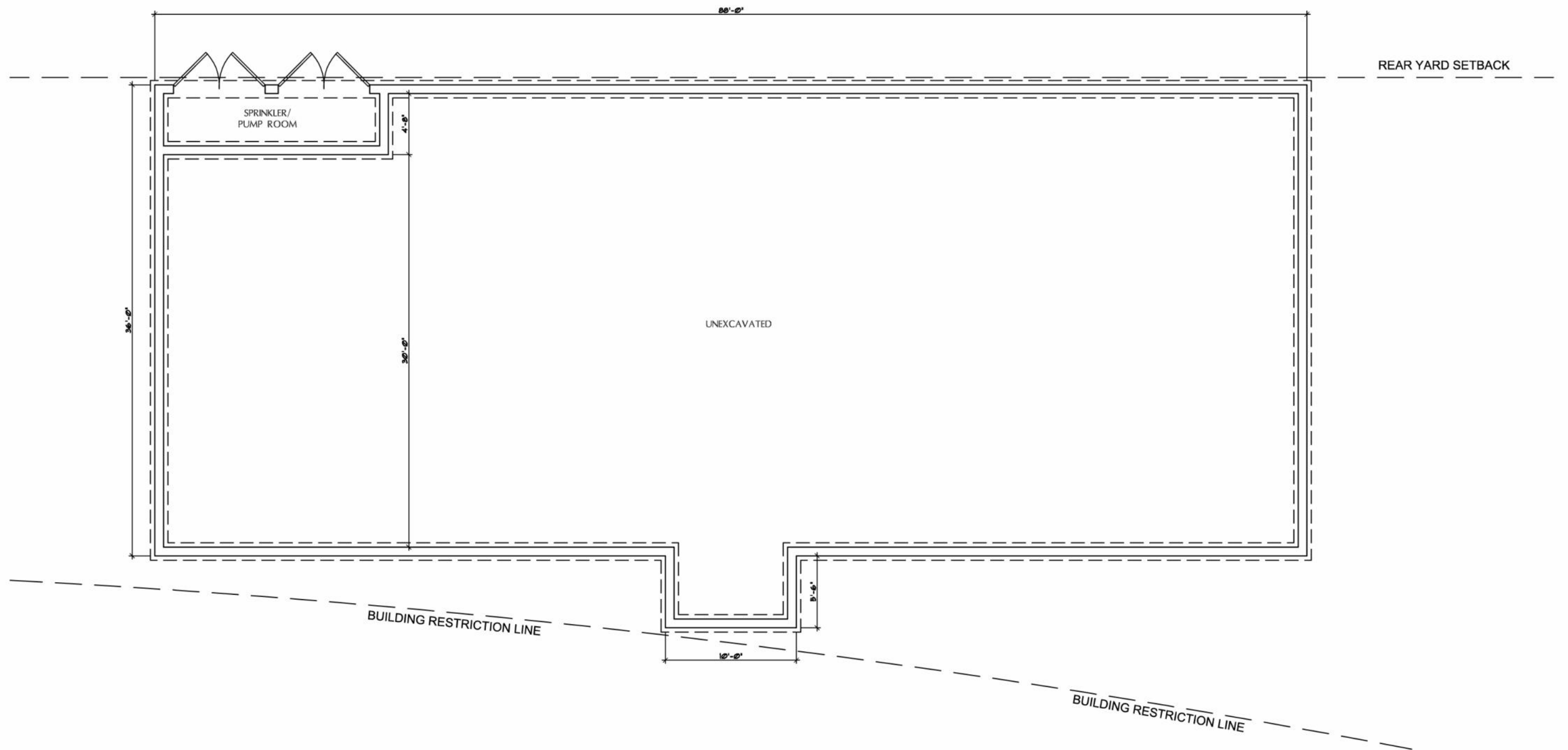
SCALE: 3/32" = 1'-0"



WASHINGTON, DC
KTGY #20140255.00 08.26.2014

Architecture+Planning
8605 Westwood Center Dr. Suite 300
Vienna, VA 22182
703.992.6116
ktgy.com

Board of Zoning Adjustment
District of Columbia
CASE NO.18876
EXHIBIT NO.9



46TH STREET SE

FOUNDATION PLAN

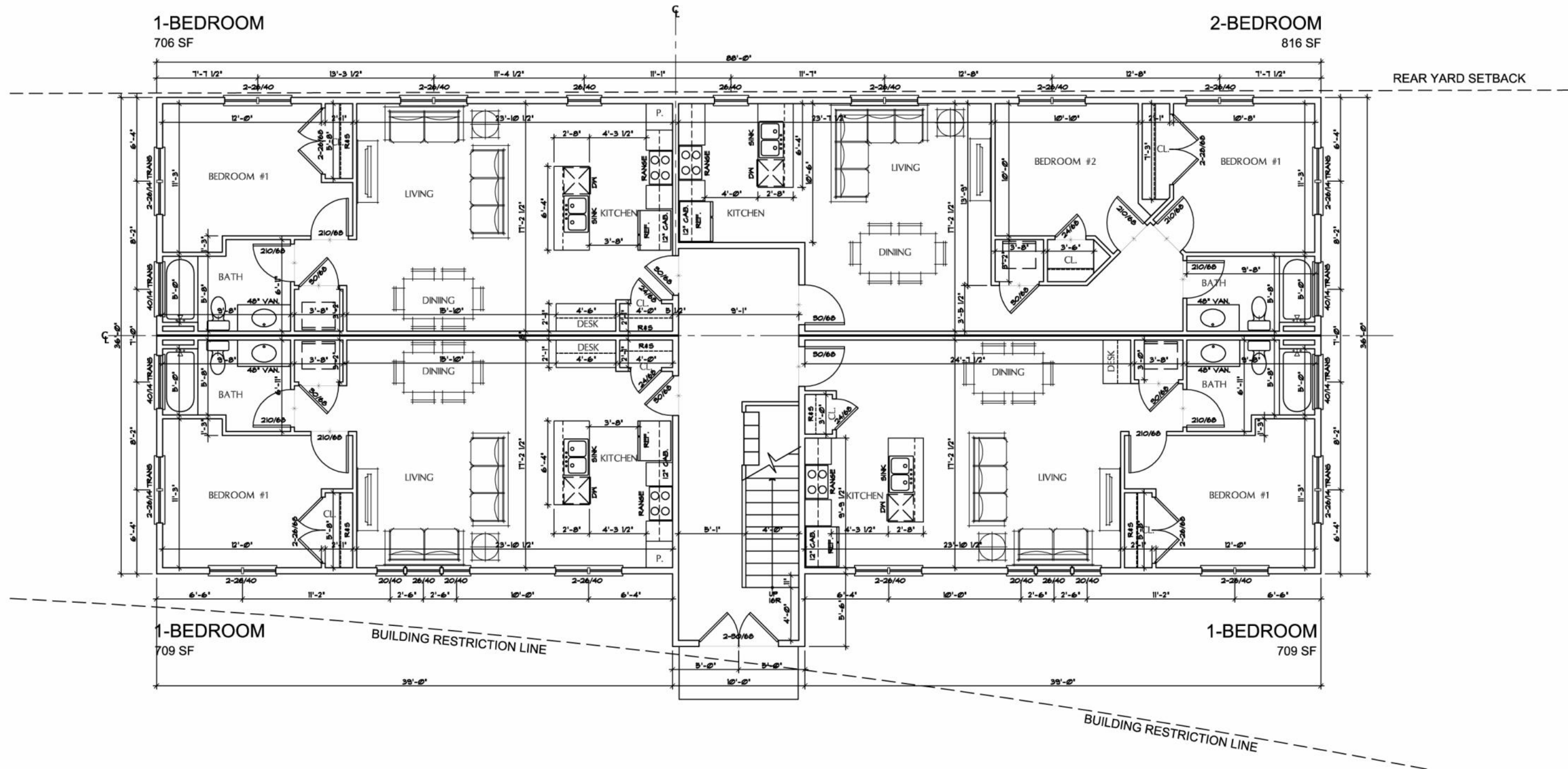
SCALE: 1/8" = 1'-0"



WASHINGTON, DC
KTGY #20140255.00 08.26.2014

Architecture+Planning
8605 Westwood Center Dr.
Suite 300
Vienna, VA 22182
703.992.6116
ktgy.com

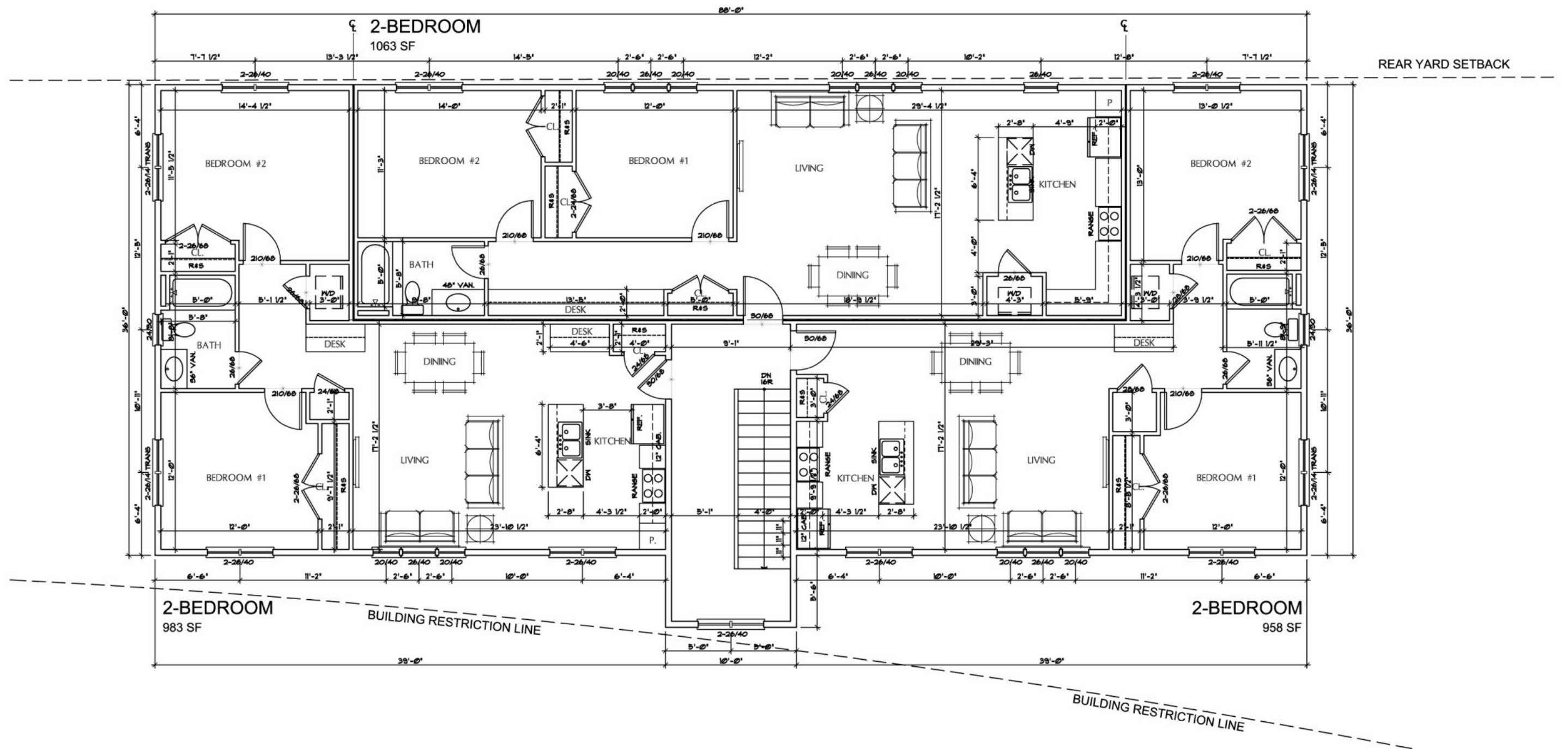




46TH STREET SE

FIRST FLOOR PLAN

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



46TH STREET SE

SECOND/THIRD FLR PLAN

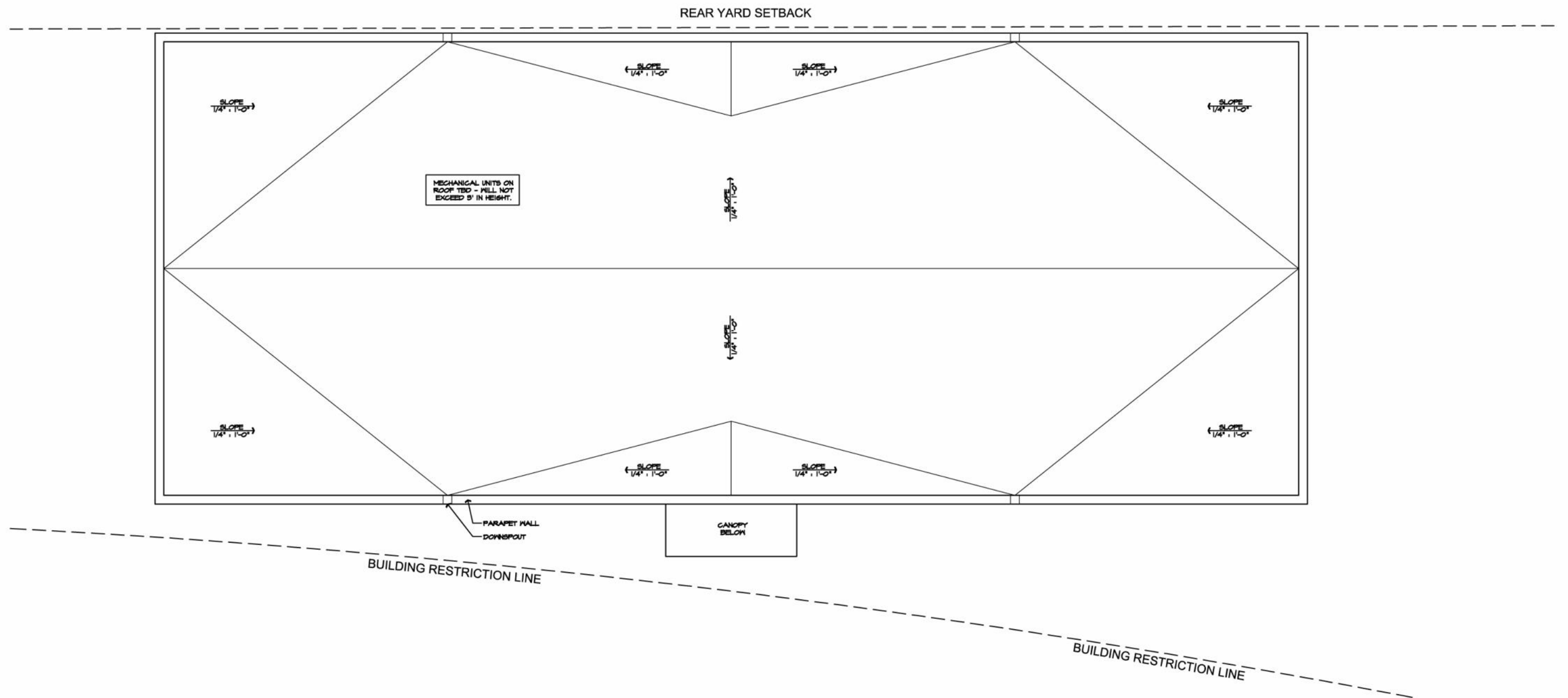
SCALE: 1/8" = 1'-0"



WASHINGTON, DC
KTGY #20140255.00 08.26.2014

Architecture+Planning
8605 Westwood Center Dr.
Suite 300
Vienna, VA 22182
703.992.6116
ktgy.com





46TH STREET SE

ROOF PLAN

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



46TH STREET SE

EAST ELEVATION

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



WASHINGTON, DC
KTGY #20140255.00 08.26.2014

Architecture+Planning
8605 Westwood Center Dr.
Suite 300
Vienna, VA 22182
703.992.6116
ktgy.com





46TH STREET SE

WEST ELEVATION

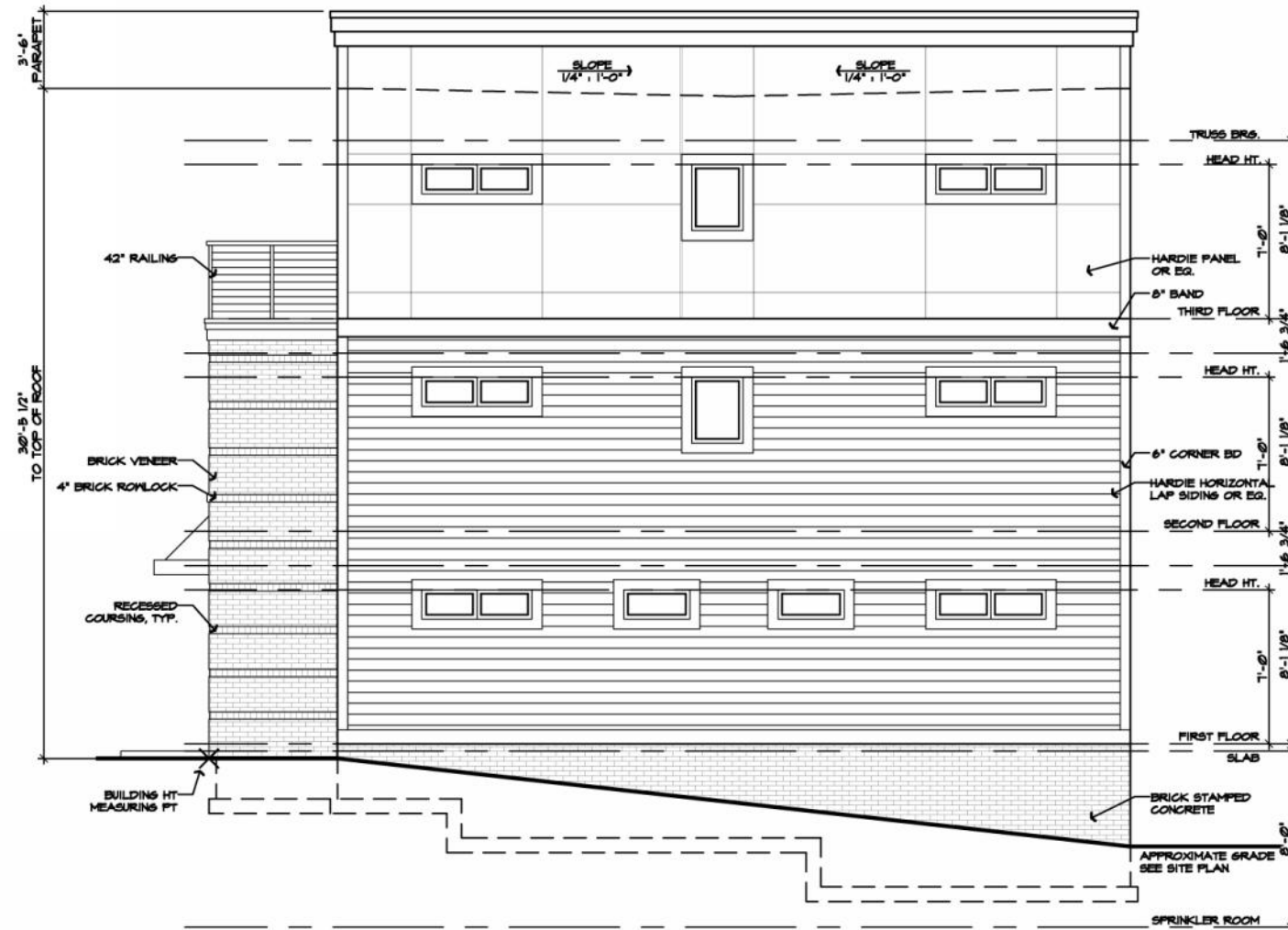
SCALE: 1/8" = 1'-0"



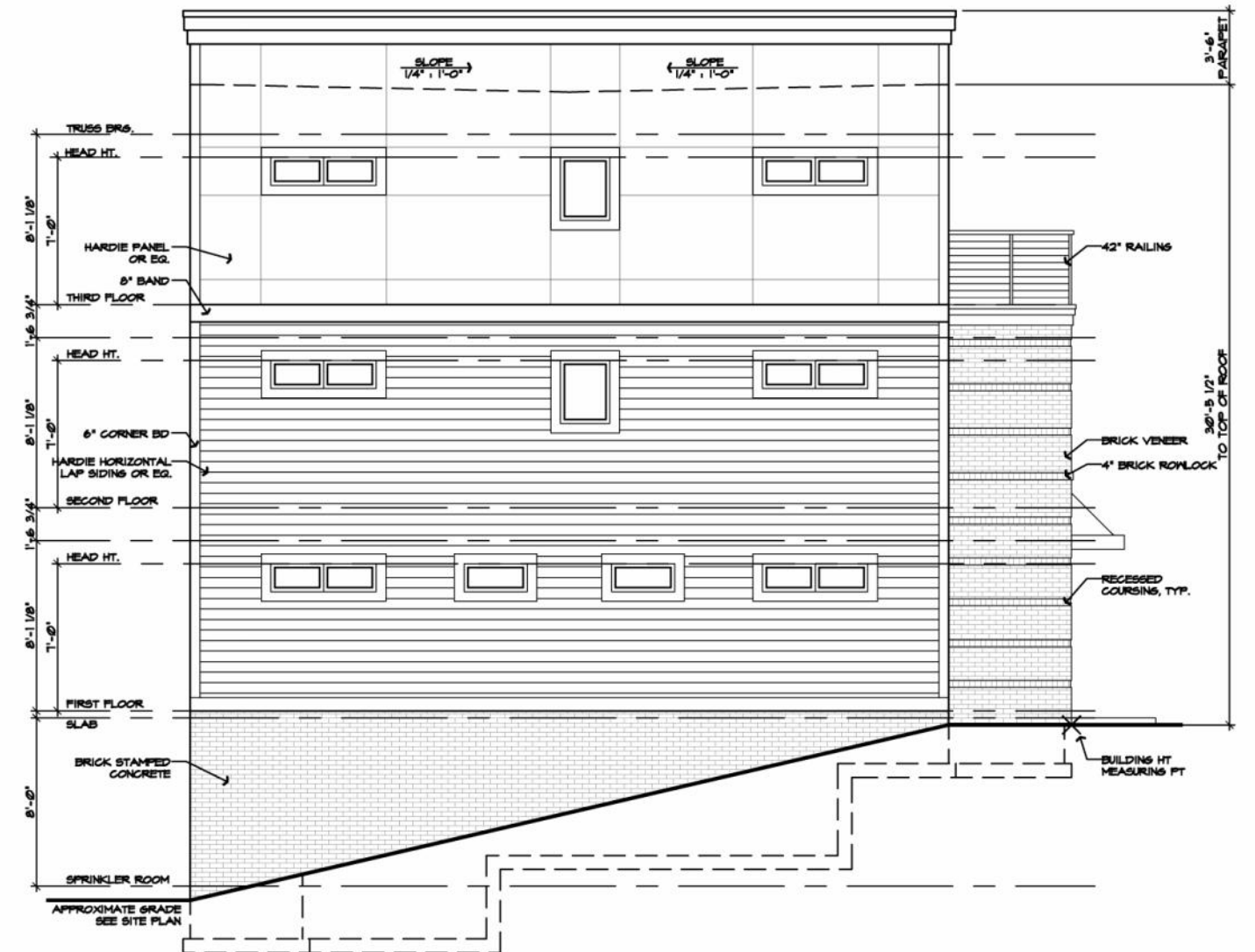
WASHINGTON, DC
KTGY #20140255.00 08.26.2014

Architecture+Planning
8605 Westwood Center Dr.
Suite 300
Vienna, VA 22182
703.992.6116
ktgy.com





NORTH ELEVATION



SOUTH ELEVATION

46TH STREET SE

NORTH/SOUTH ELEVATIONS

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