

SITE PLAN

15th STREET SE

GOOD HOPE ROAD SE

PUBLIC ALLEY

EXISTING BUILDING  
LOT AREA: 8,184SF

① EXISTING SITE PLAN  
SCALE: 1" = 20'-0"

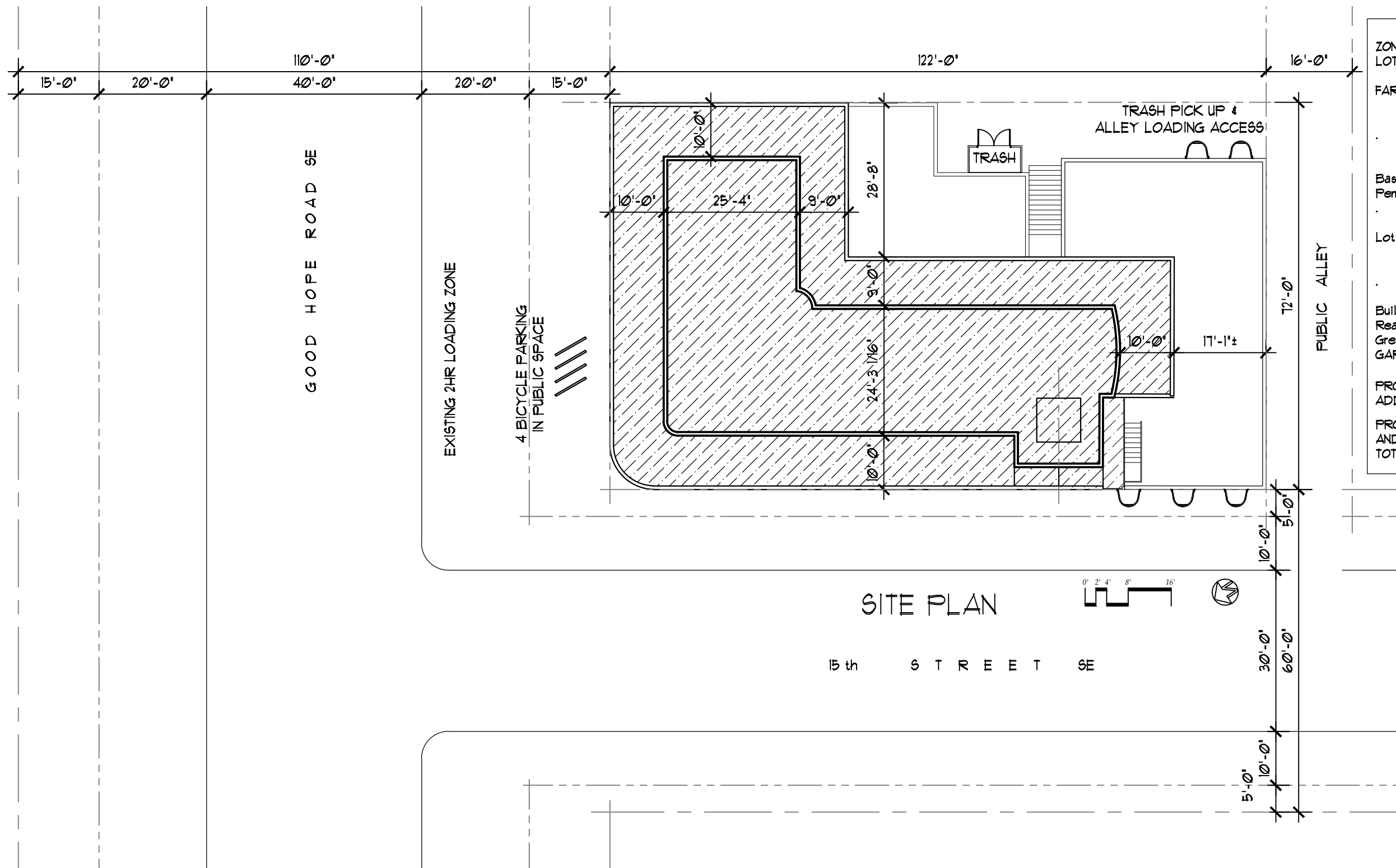
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October 24th 2017 AS LLC Job #: 16-10  
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EXISTING BUILDING RENOVATION/ADDITION  
@  
1916 15th Street SE, Washington DC 20020.

Mr. Yosief Issiet Maharai - Owner:  
202-744-7946 [issietym@gmail.com](mailto:issietym@gmail.com)  
SIM Development LLC

Board of Zoning Adjustment  
District of Columbia  
CASE NO. 19572  
EXHIBIT NO. 38

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ZONE:	MU-4		
LOT AREA:	8,784 SF		
		Allowable	Existing
FAR: Residential: 2.5 =	21,960sf	9,713sf	--
Res. IZ: 3.0 =	26,352sf	9,713sf	20,845sf
Commercial: 1.5 =	13,176sf	5,484sf	5,484sf
Penthouse: .4 =	3,514sf	0sf	2,823sf
		15,197sf	29,152sf
Base Addition:	11,155sf		11,155sf
Penthouse Addition:	3,514sf		2,823sf
		Total Proposed Addition:	13,978sf
Lot Occupancy:			
Residential:	60%	91%	91%
Res IZ:	75%	91%	91%
Commercial:	100%	62%	62%
Building Height:	50'	27'-2'	48'-0'
Rear Yard:	15'	0'-0'	0'-0'
Green Area Ratio:	0.3%	-	0.3%
GAR Area:	2,635sf	-	2,715sf

PROPOSED PENTHOUSE, THIRD, & FOURTH FLOORS  
ADDITION TOTALING 13,978sf.

PROPOSED LAYOUT ARE 24 THREE BEDROOM UNITS &  
AND ONE (1) TWO BEDROOM UNIT PLUS A DEN.  
TOTAL: 25 APARTMENT UNITS.

1 PROPOSED SITE PLAN  
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UNEXCAVATED



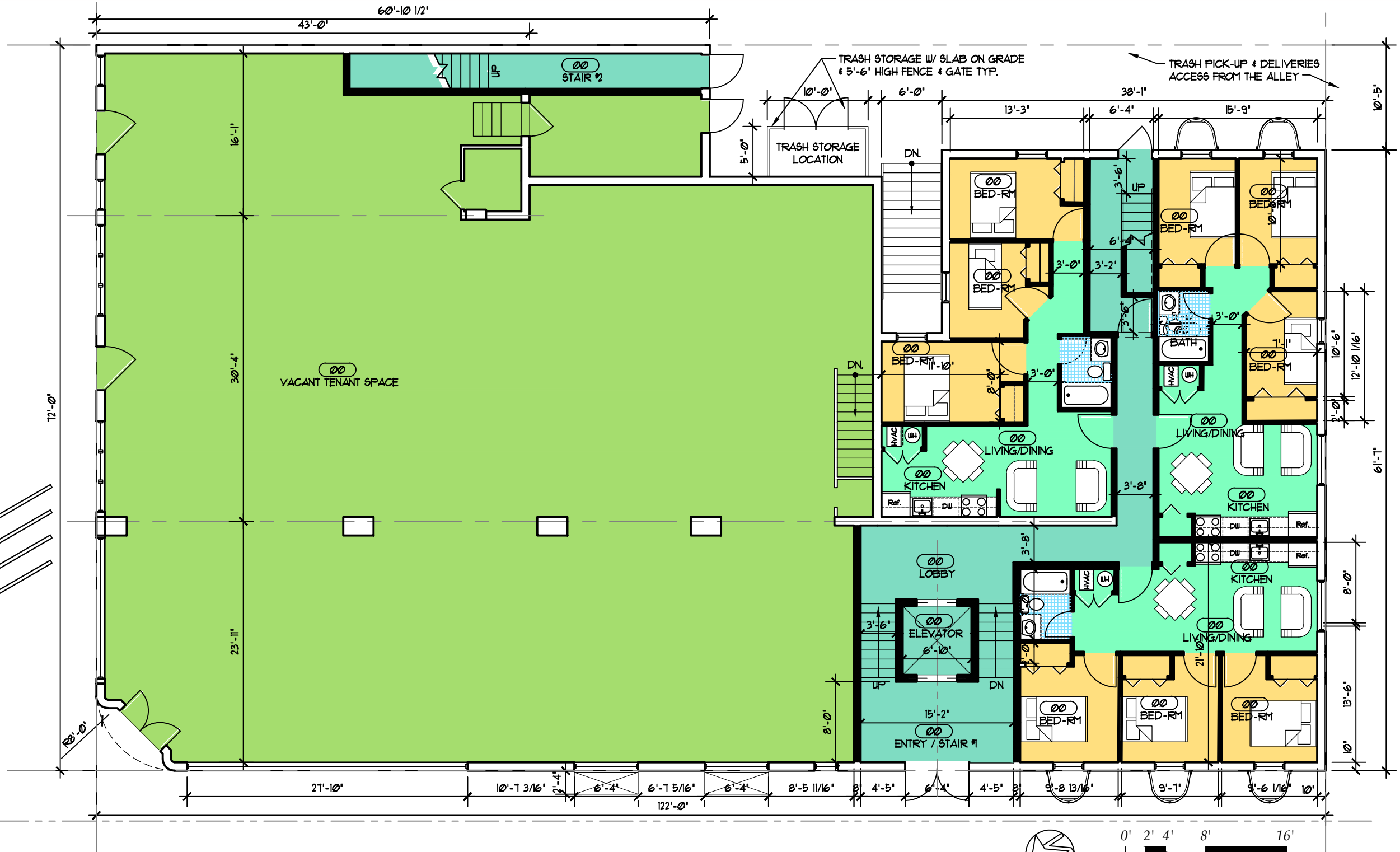
# 1 PROPOSED CELLER PLAN

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

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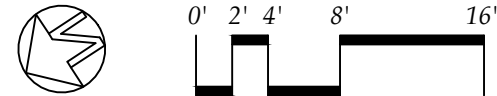
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EXISTING 2HR LOADING ZONE

SHORT TERM BICYCLE PARKING  
4 SPACES IN PUBLIC SPACE

**1 PROPOSED FIRST FLOOR PLAN**  
SCALE: 3/32" = 1'-0"



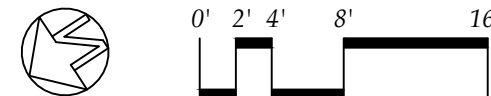
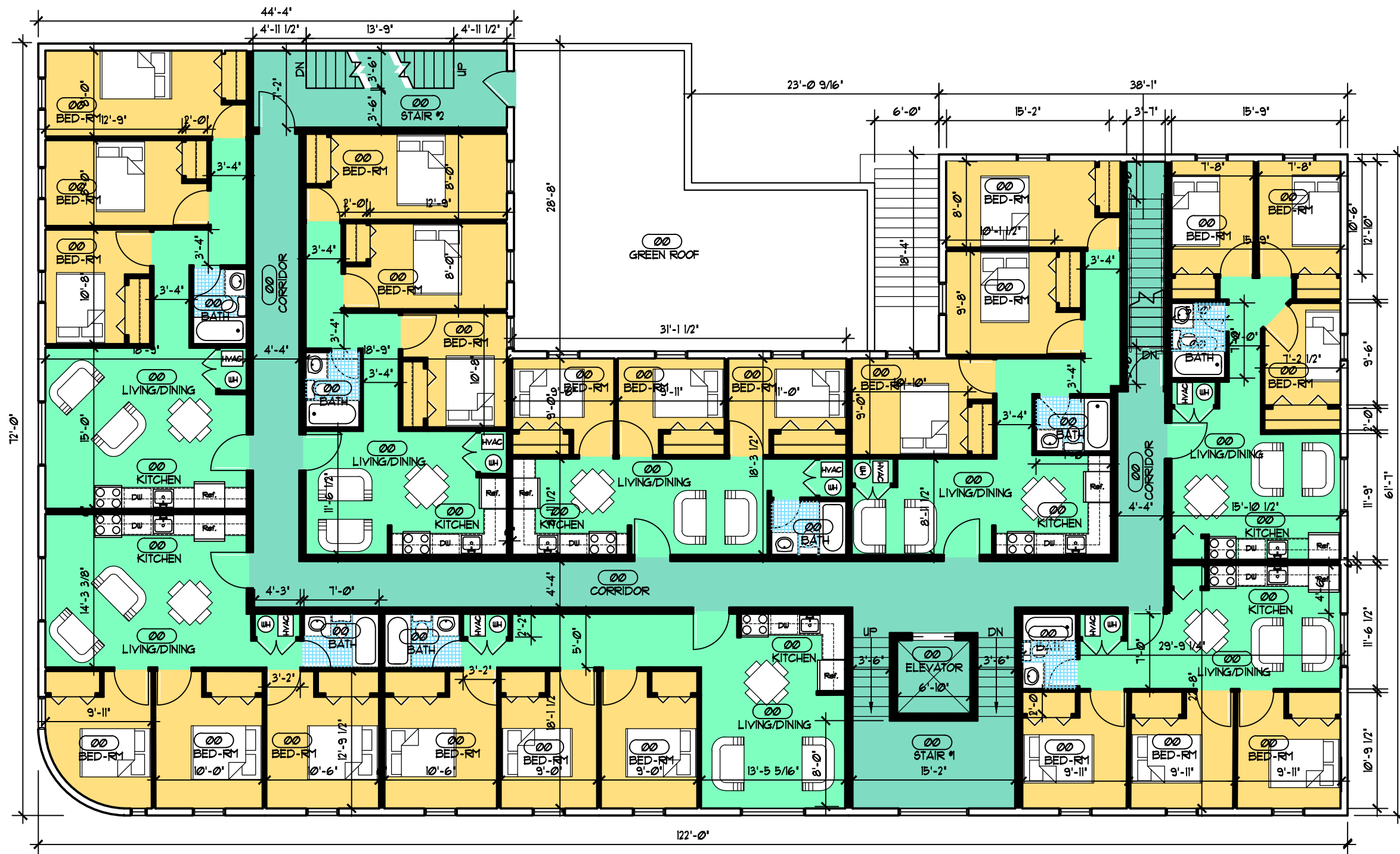
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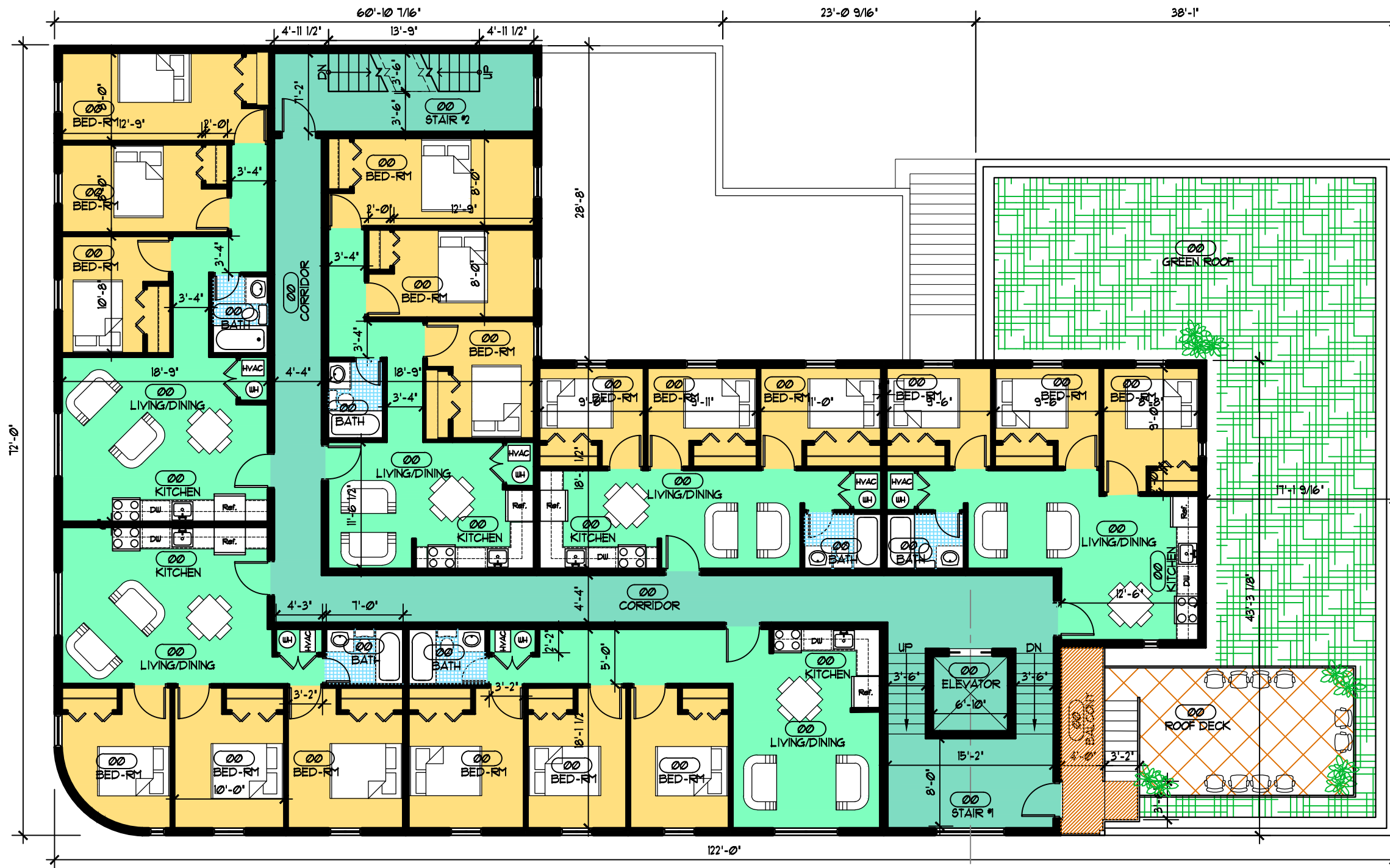


**1 PROPOSED SECOND FLOOR PLAN**  
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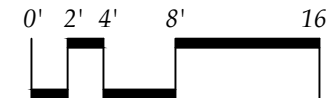
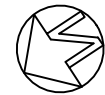
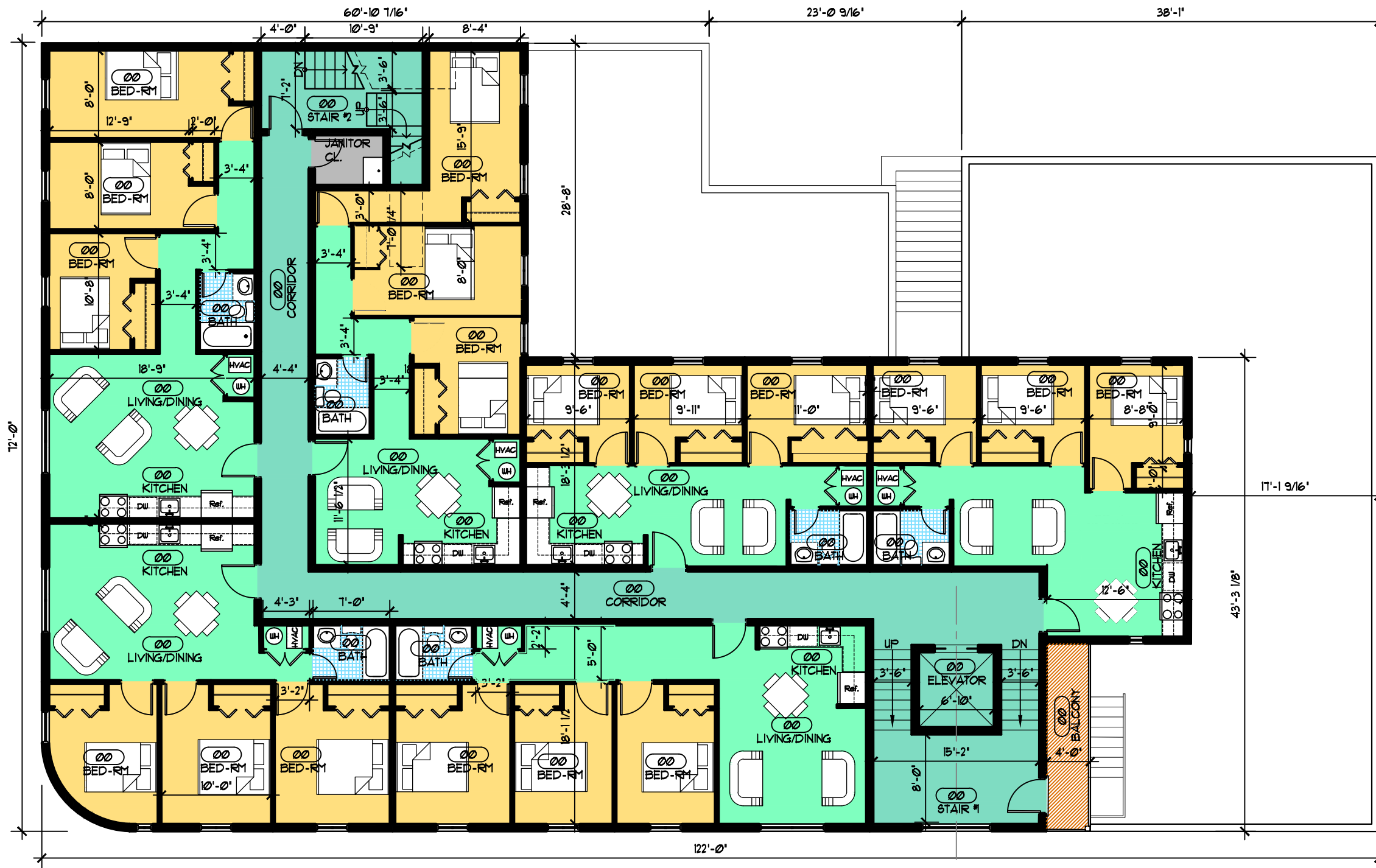
**1 PROPOSED THIRD FLOOR PLAN**  
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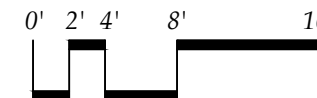
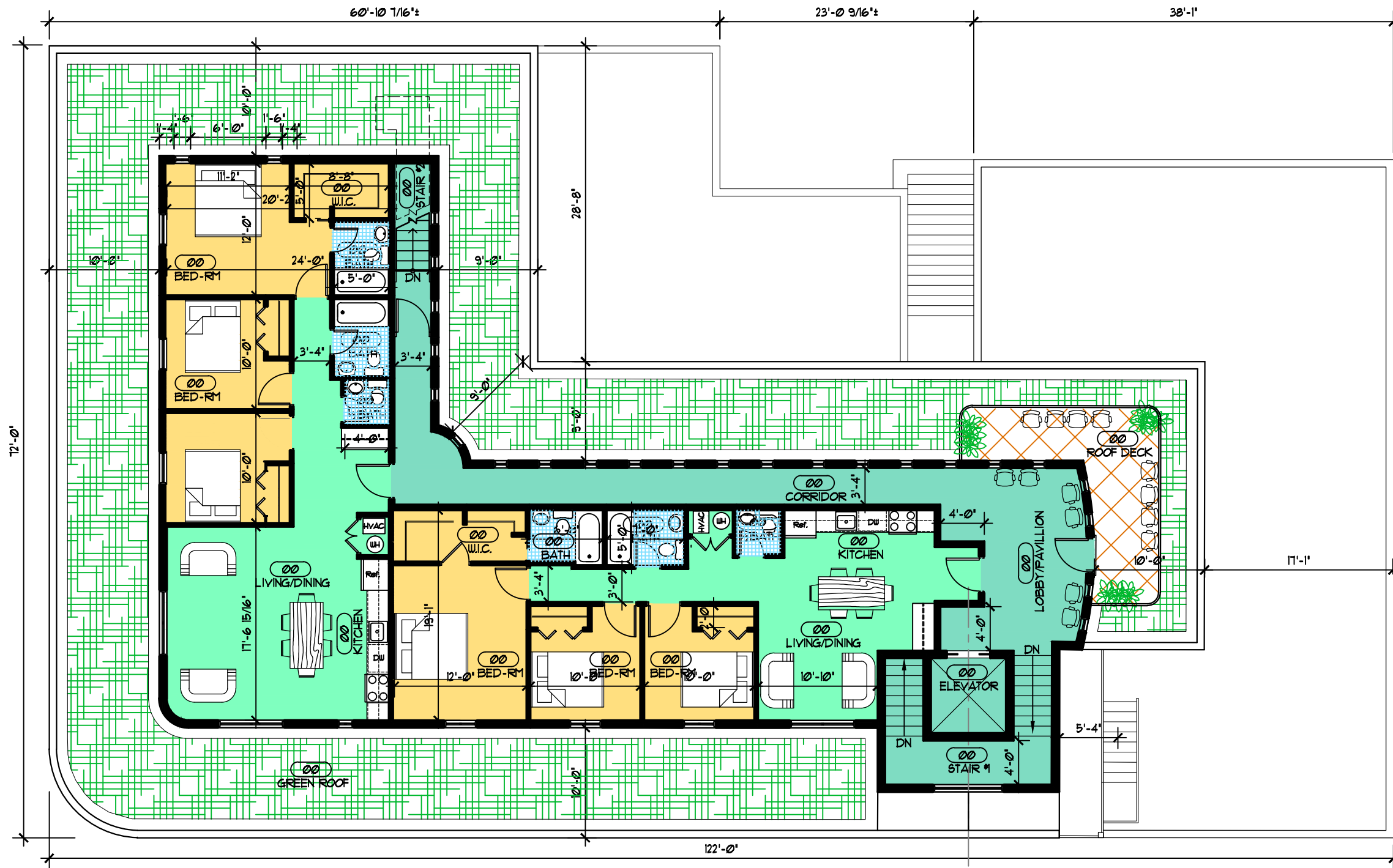


**1 PROPOSED FOURTH FLOOR PLAN**  
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**1 PROPOSED PENTHOUSE FLOOR PLAN**  
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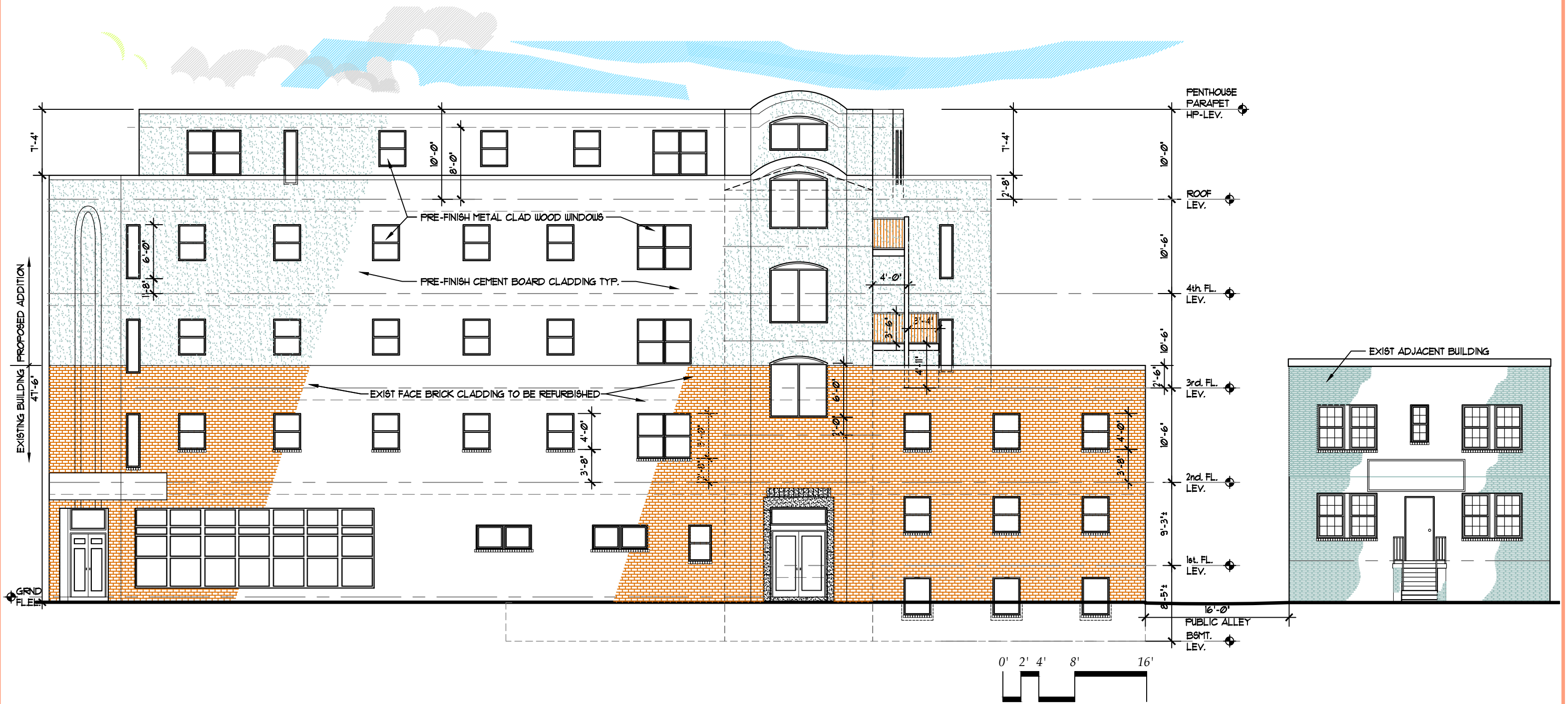


① NORTH ELEVATION.  
SCALE: 3/32" = 1'-0"

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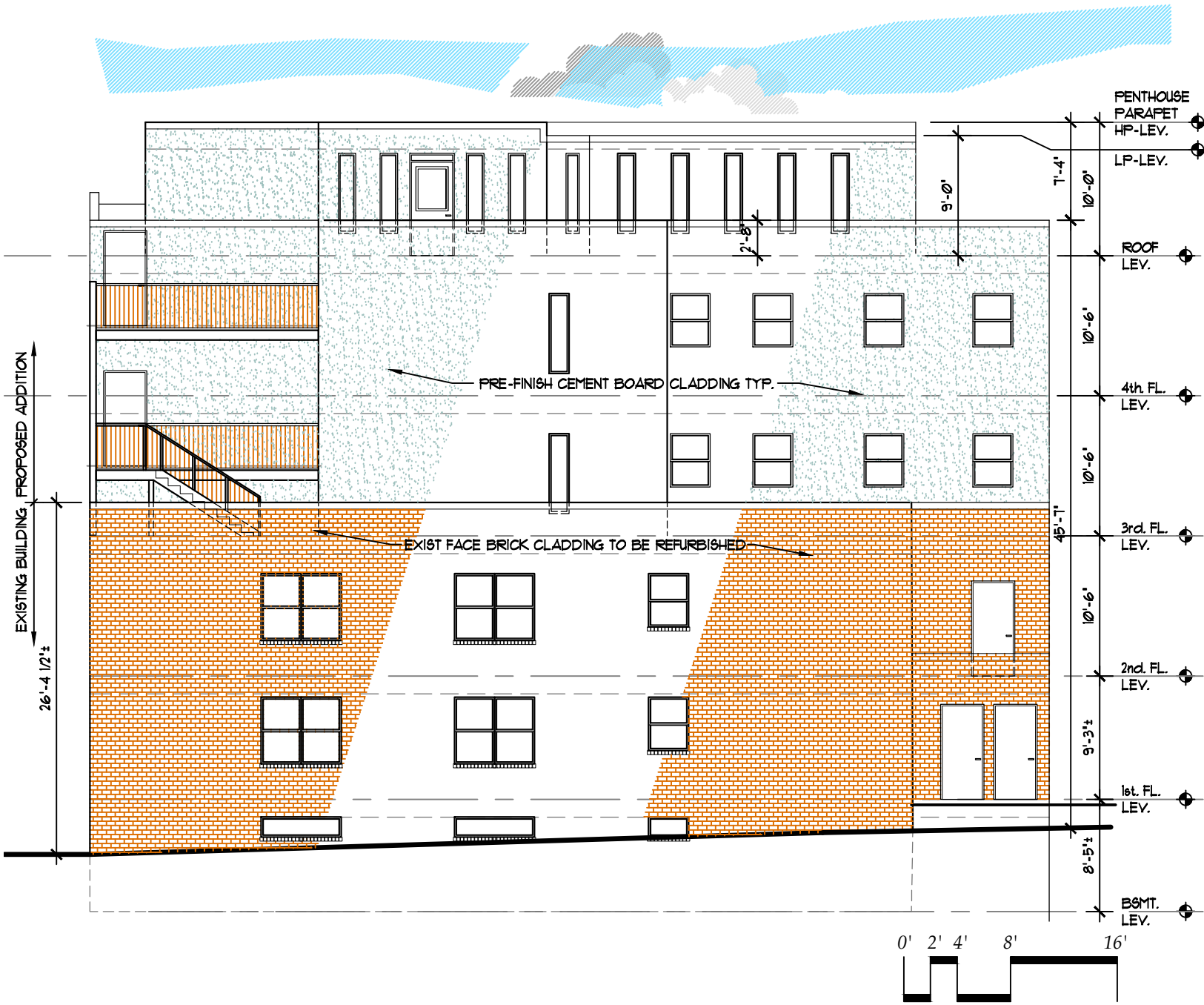


**1 WEST ELEVATION.**  
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① SOUTH ELEVATION.  
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**1 EAST ELEVATION.**  
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