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# 4457, 4459 MacArthur Blvd NW

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NEW 17-UNIT APARTMENT HOUSE

4457, 4459 MacArthur Blvd NW,  
Washington, DC 20007



② PERSPECTIVE 2



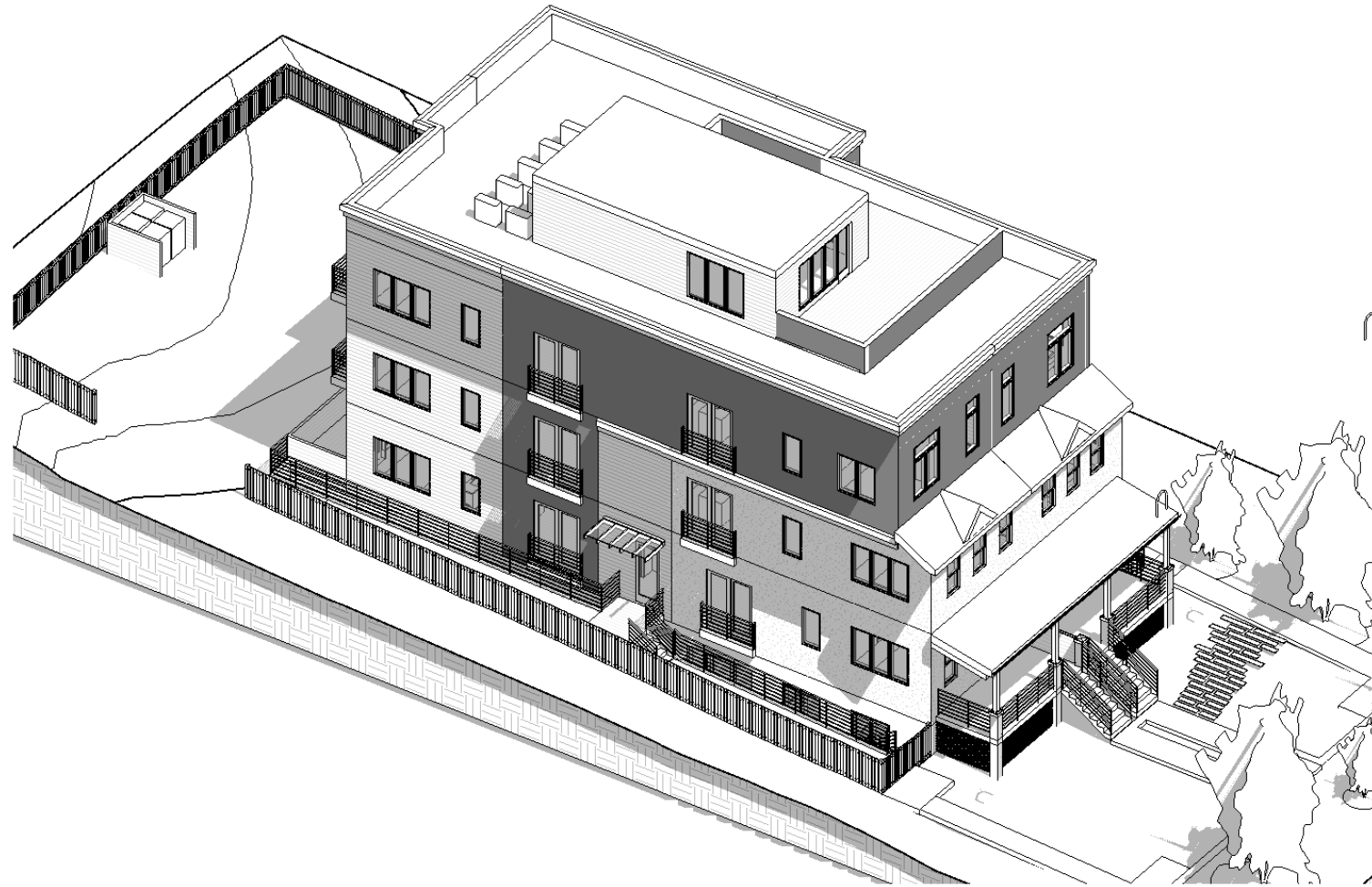
① PERSPECTIVE 1

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SCALE  
NTS

002



④ 3D AXON



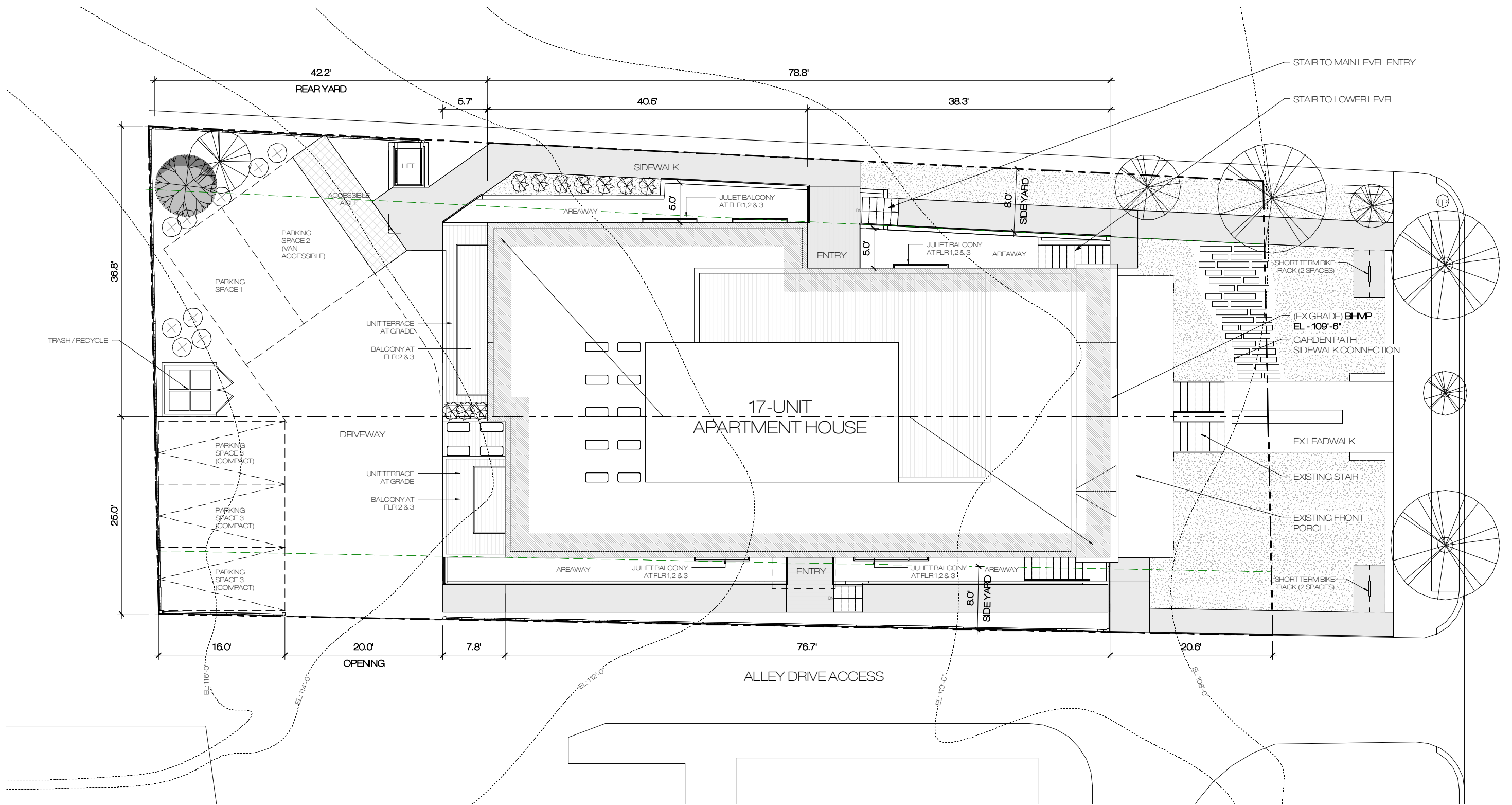
③ PERSPECTIVE 3

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SCALE  
NTS

001



MACARTHUR ST NW

1 PROPOSED SITE PLAN

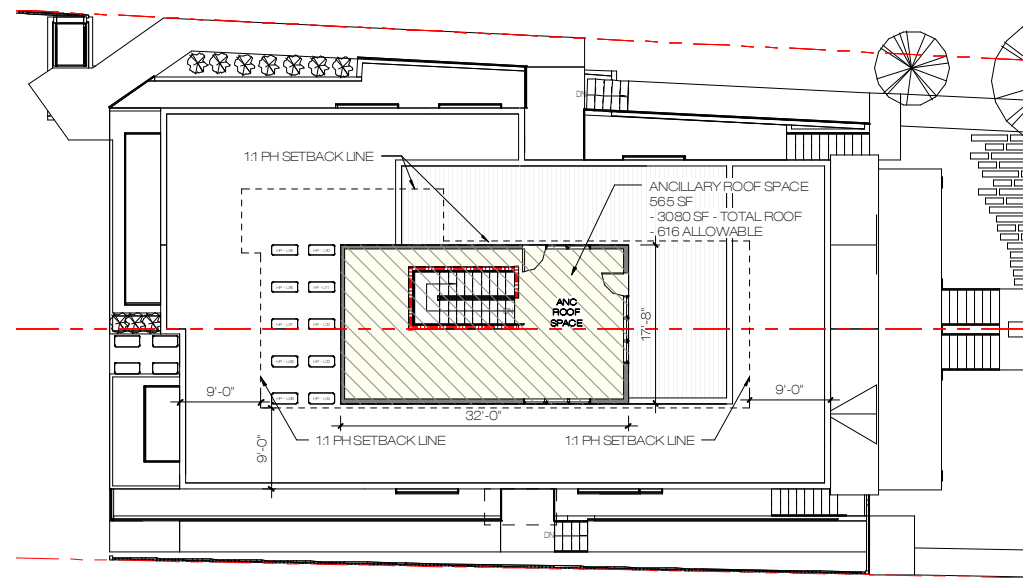


SCALE

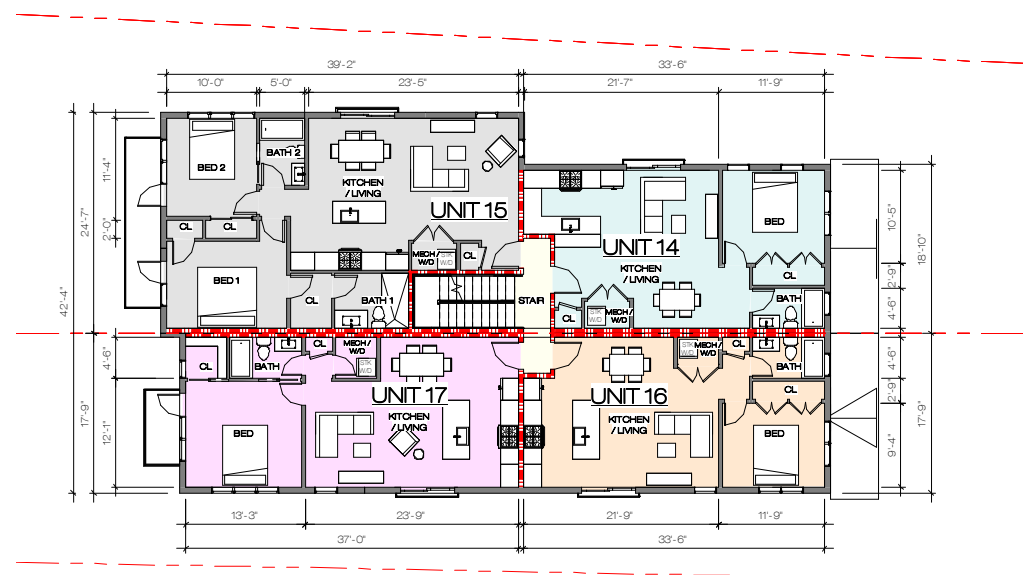
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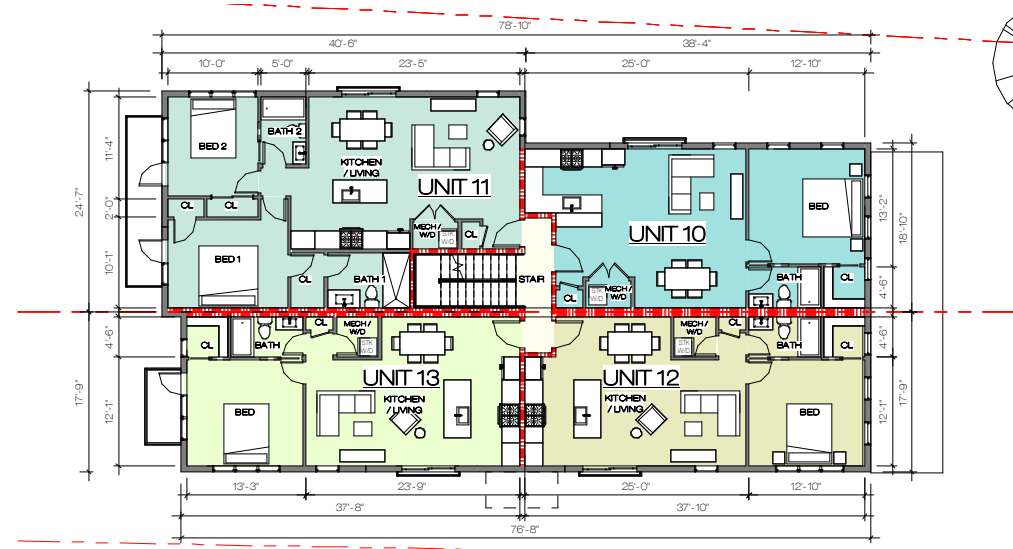


5 ROOF TERRACE

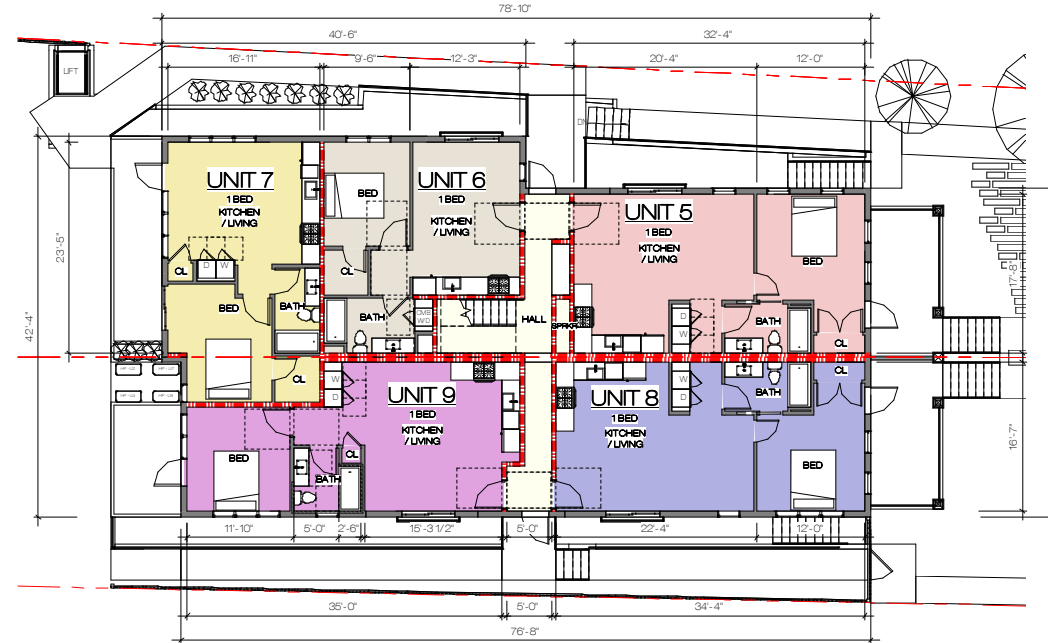


4 3RD FLOOR

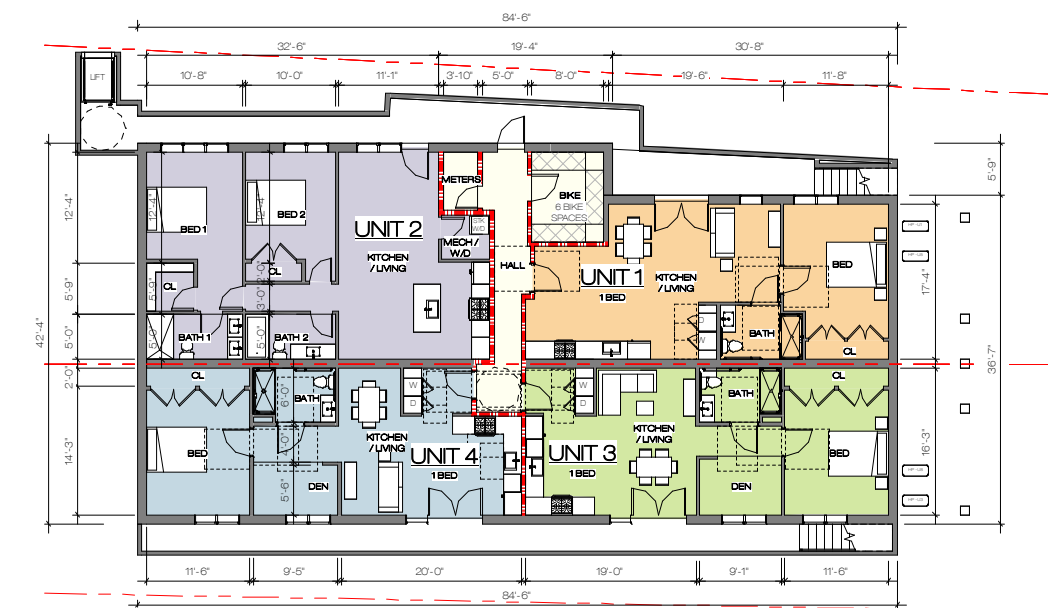
3 SECOND FLOOR



2 FIRST FLOOR



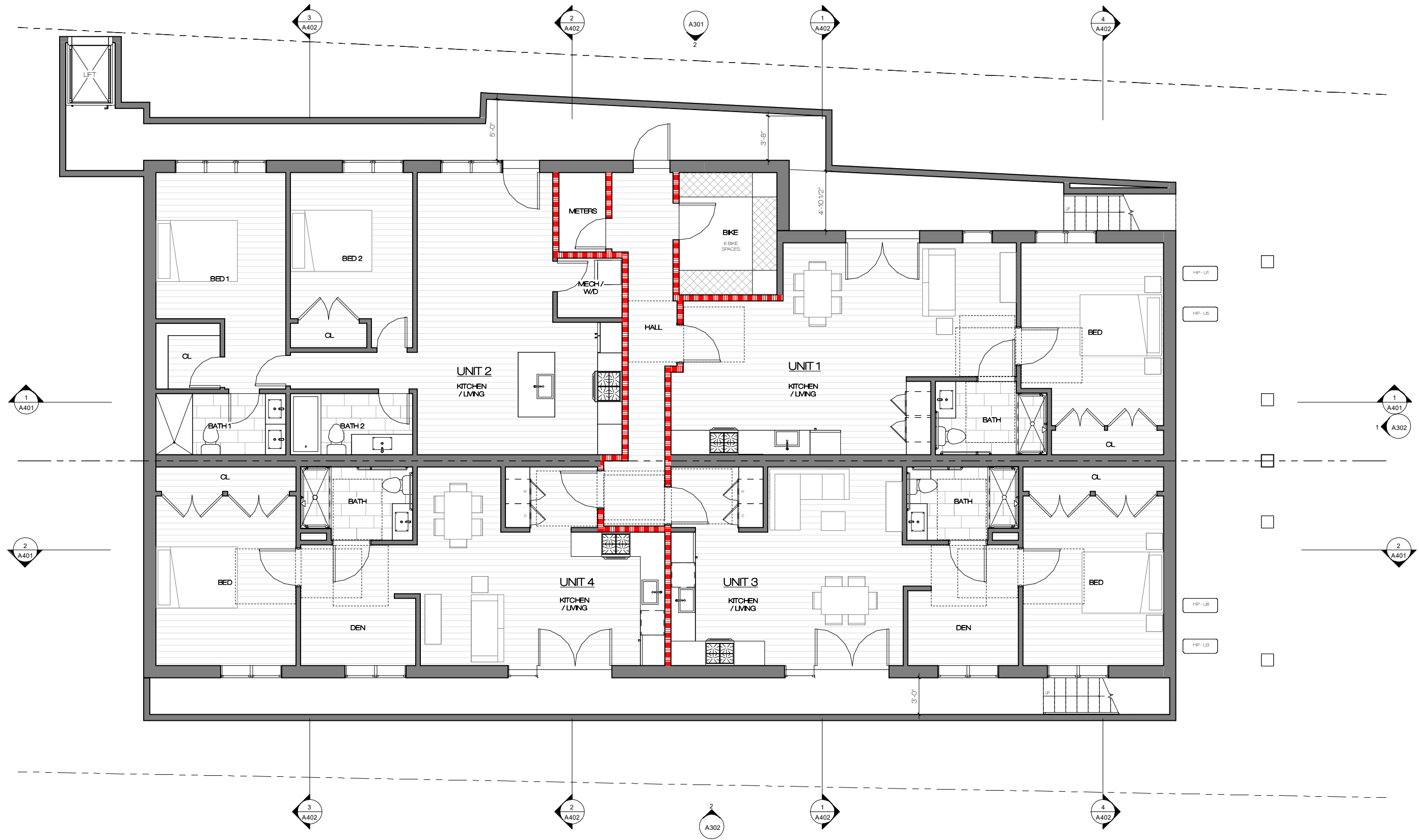
1 CELLAR



# NEW 17-UNIT APARTMENT HOUSE

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SCALE  
 3/64" = 1'-0"

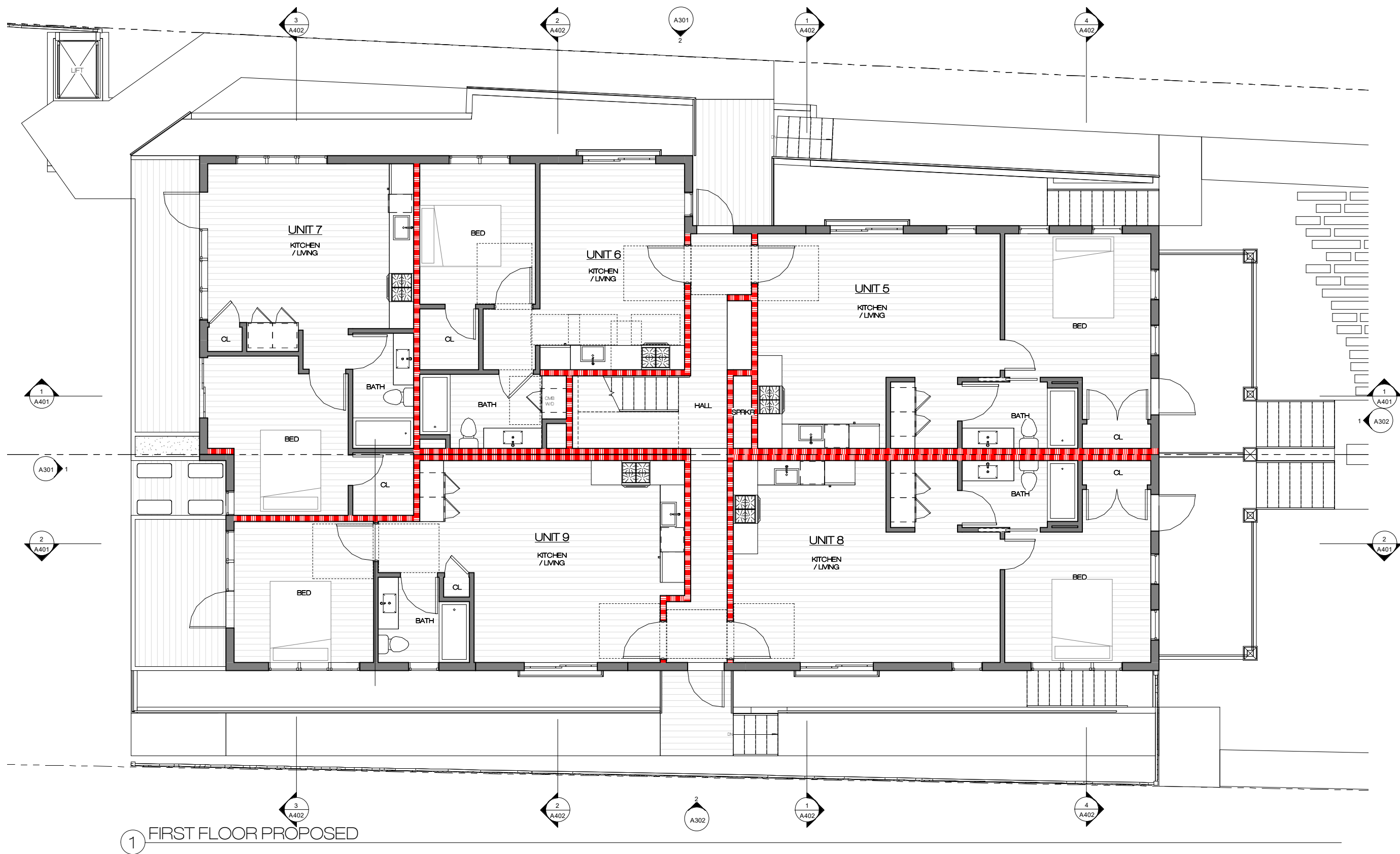


① CELLAR LEVEL PROPOSED

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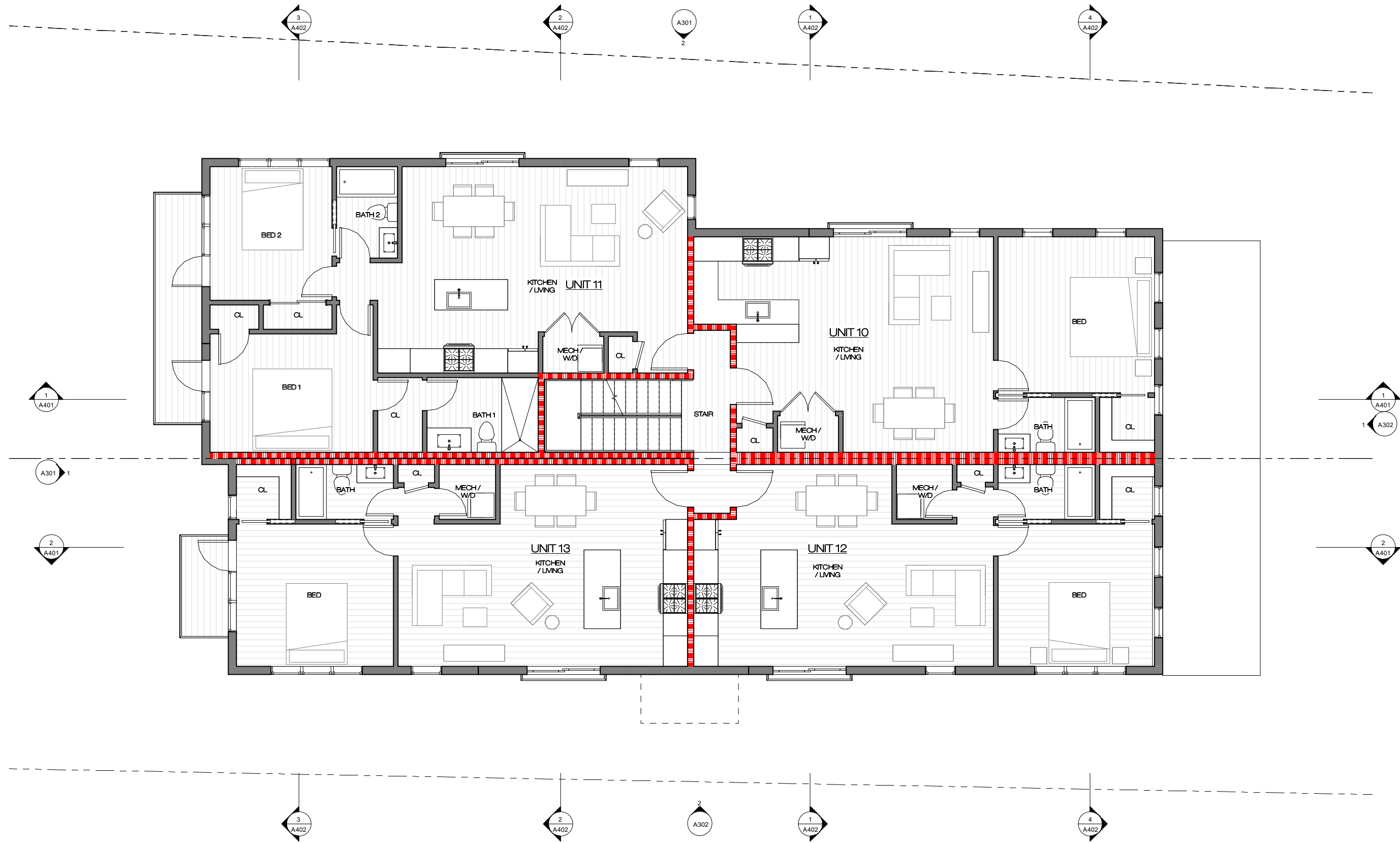
SCALE  
1/8" = 1'-0"



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SCALE  
1/8" = 1'-0"



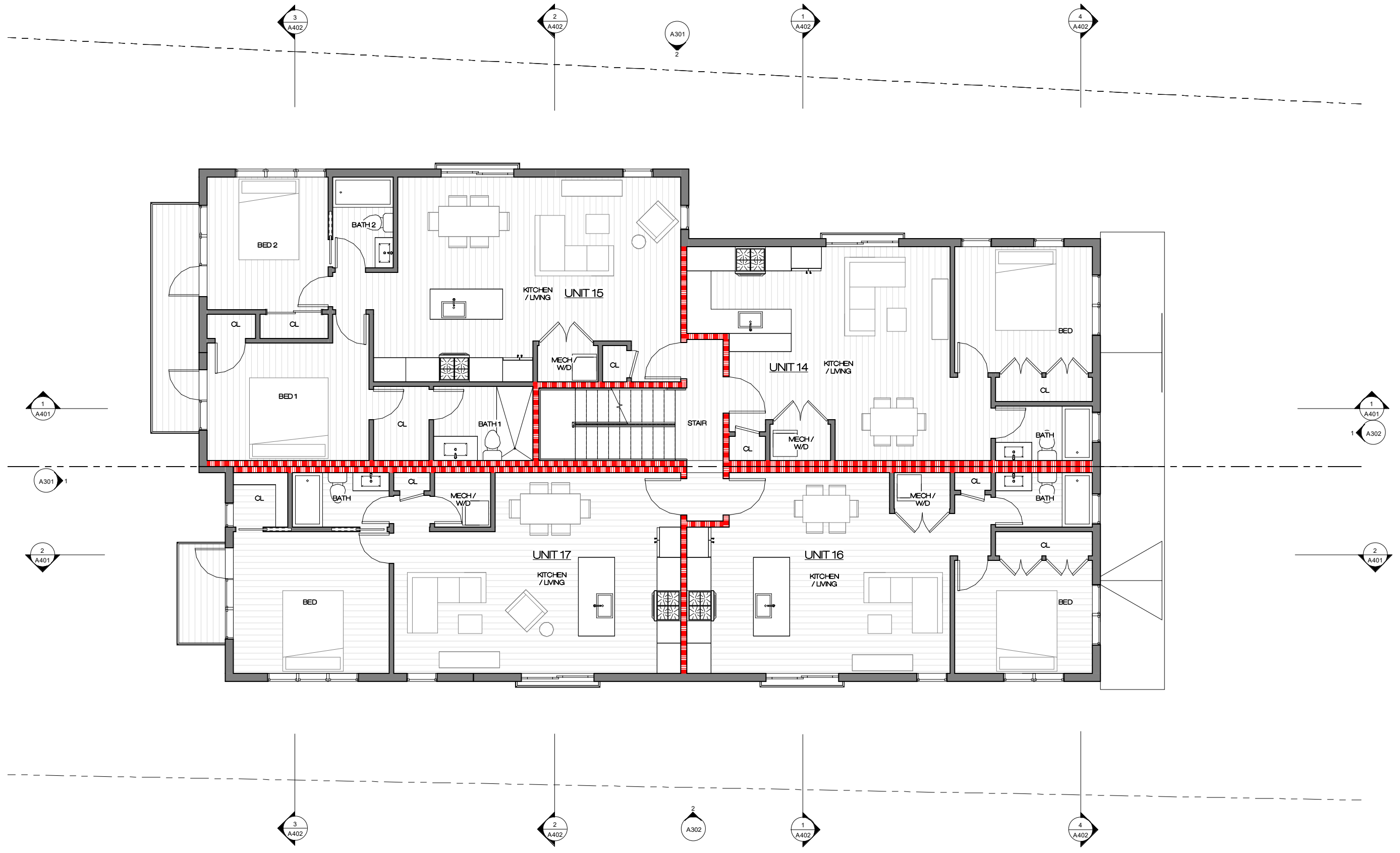
1 SECOND FLOOR PROPOSED

# NEW 17-UNIT APARTMENT HOUSE

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SCALE  
1/8" = 1'-0"



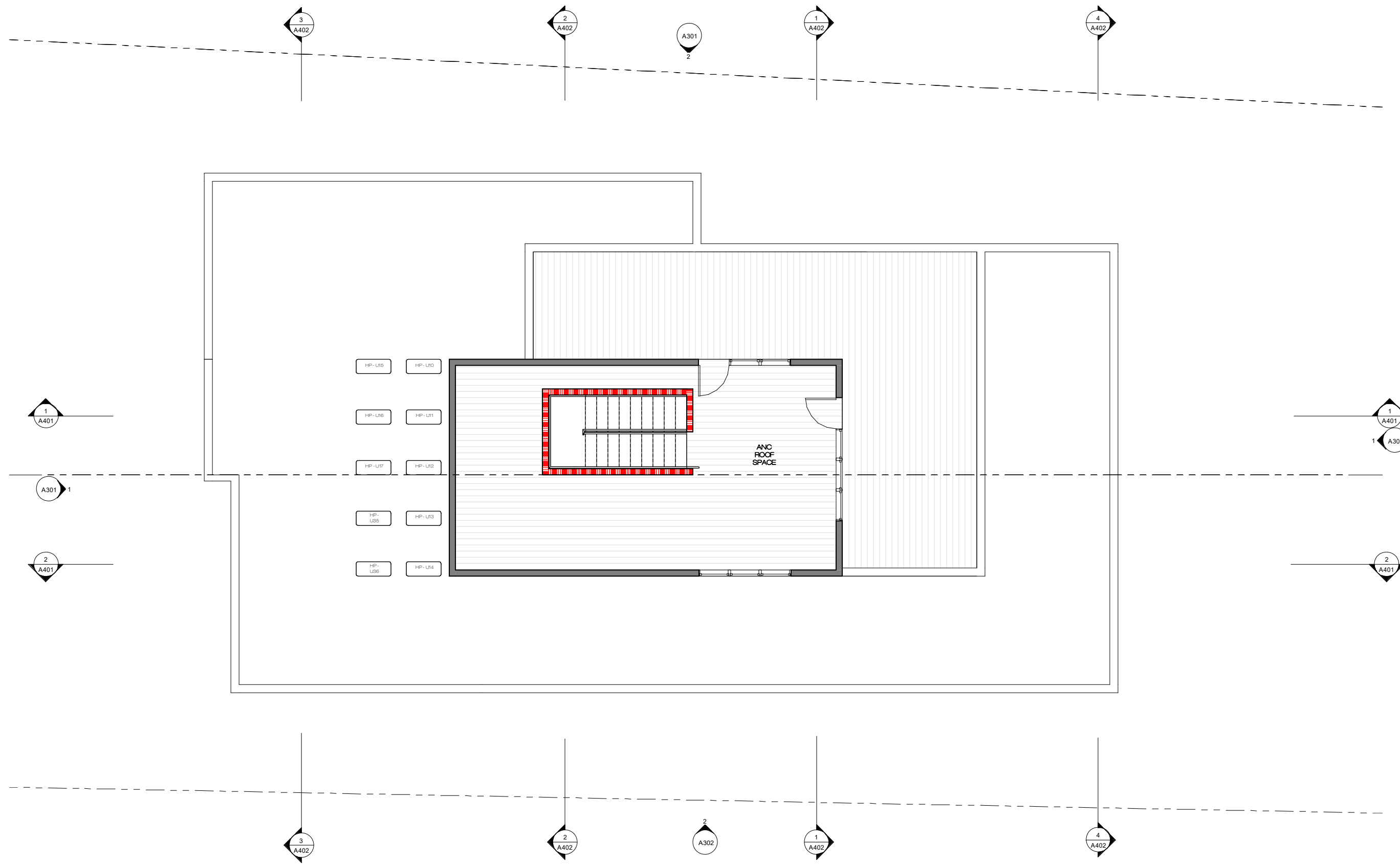


① THIRD FLOOR PROPOSED

# NEW 17-UNIT APARTMENT HOUSE

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SCALE  
1/8" = 1'-0"



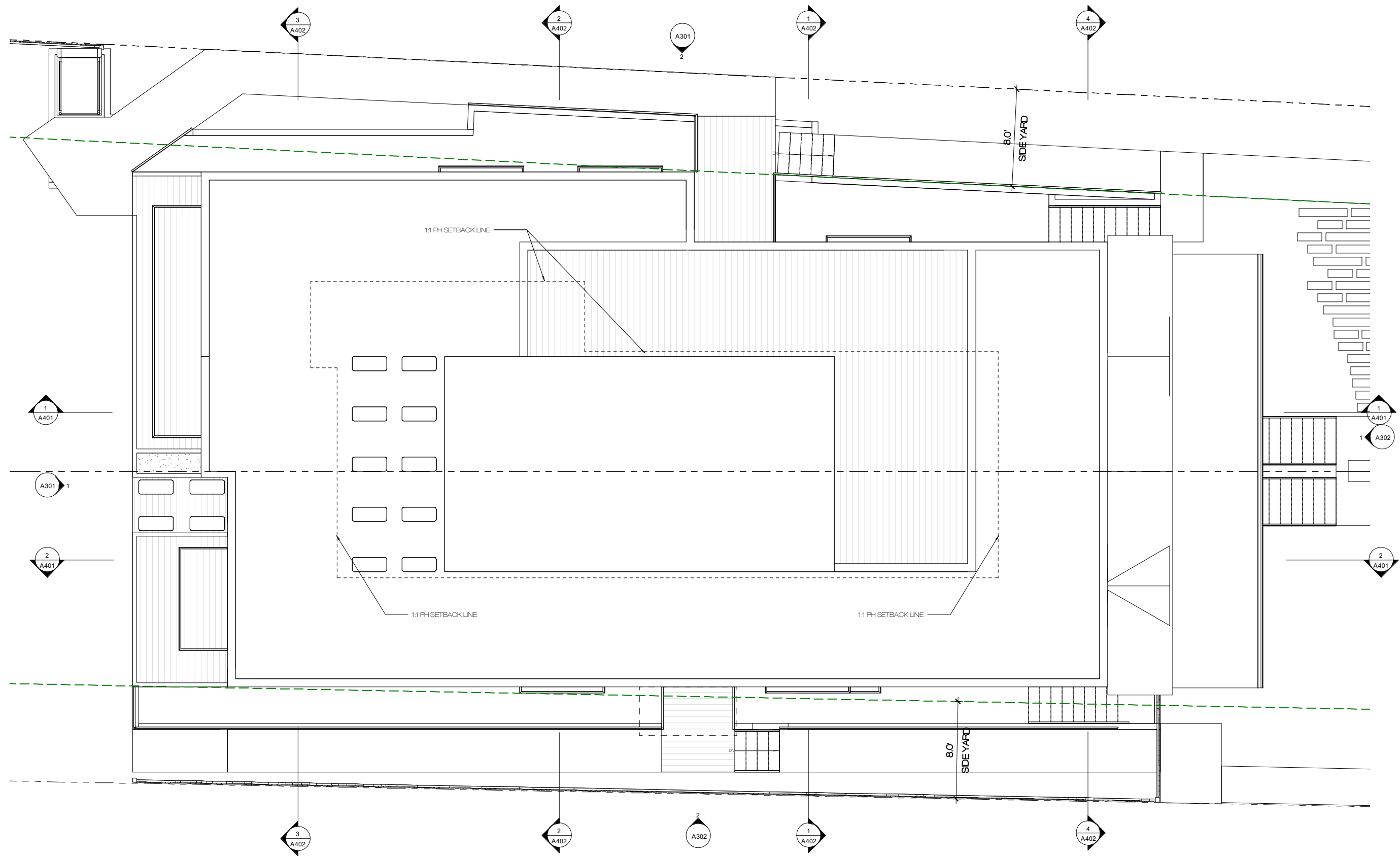
① ROOF TERRACE PROPOSED

# NEW 17-UNIT APARTMENT HOUSE

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SCALE  
1/8" = 1'-0"

008



1 ROOF PLAN PROPOSED

# NEW 17-UNIT APARTMENT HOUSE

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SCALE  
1/8" = 1'-0"



② WEST (BOTTOM) ELEVATION



① SOUTH (RIGHT, STREET) ELEVATION

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SCALE  
3/32" = 1'-0"

0010



② EAST (TOP) ELEVATION



① NORTH (LEFT) ELEVATION

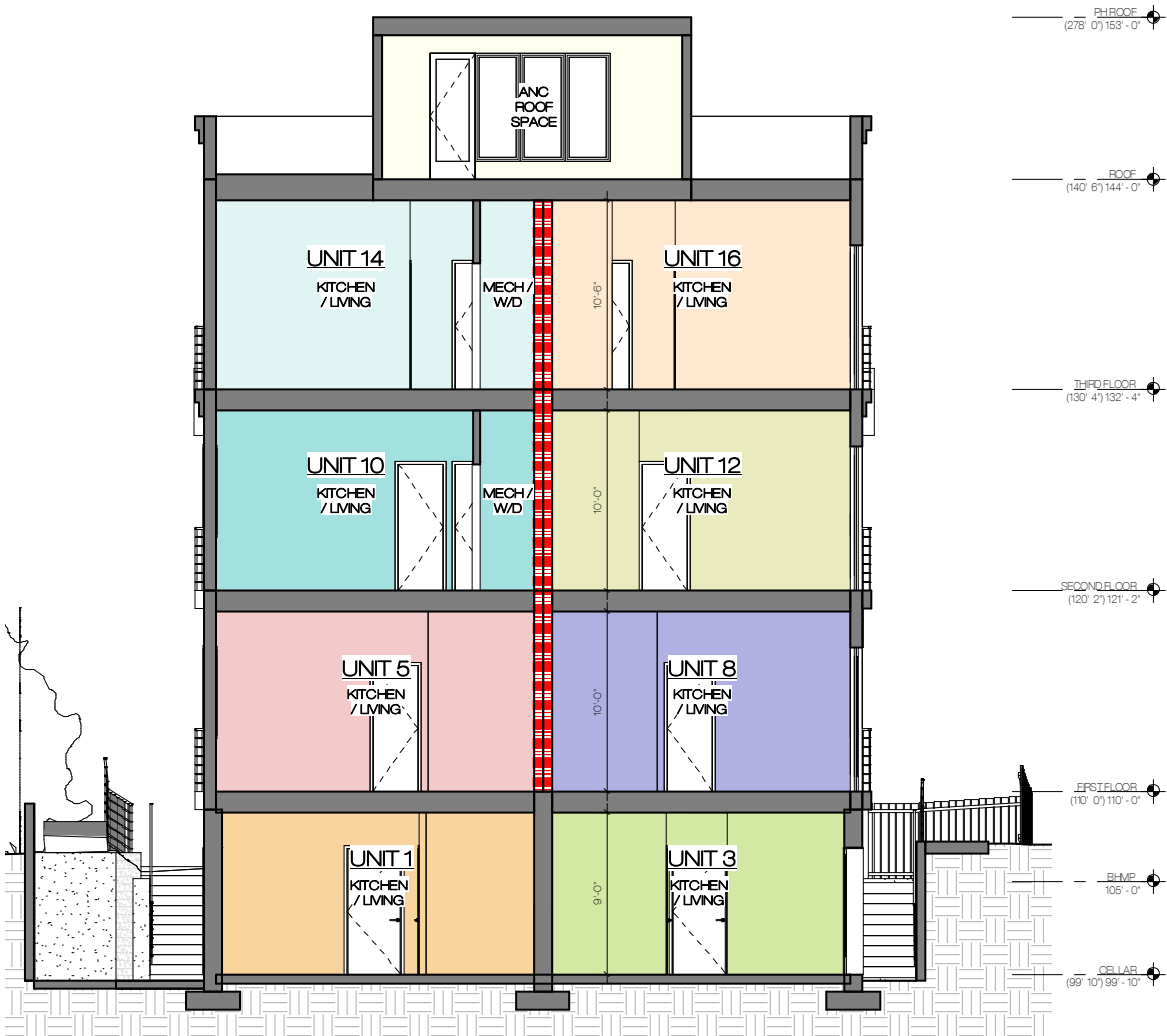
# NEW 17-UNIT APARTMENT HOUSE

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SCALE  
3/32" = 1'-0"

0011





1 CROSS SECTION 1



1 LONGITUDINAL SECTION 1

# NEW 17-UNIT APARTMENT HOUSE

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SCALE  
3/32" = 1'-0"

0012



② CROSS SECTION 2



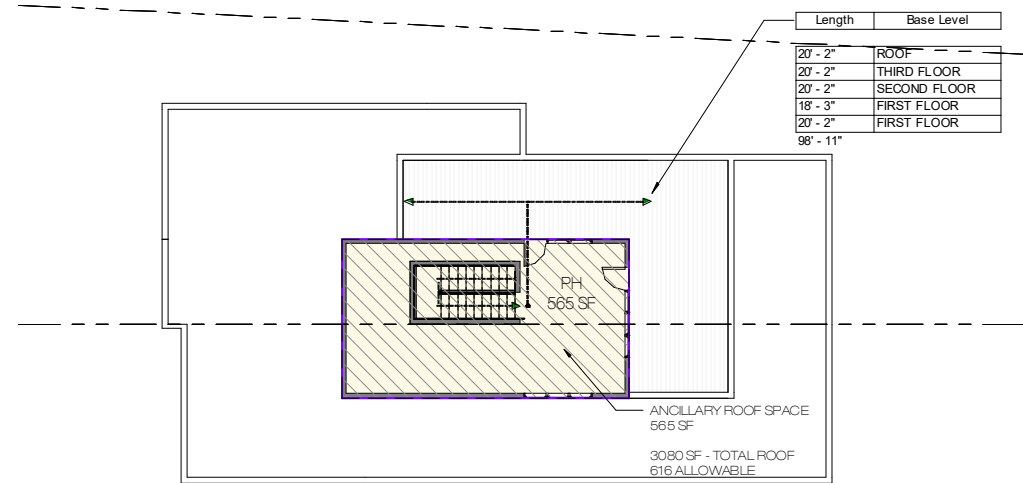
② LONGITUDINAL SECTION 2

# NEW 17-UNIT APARTMENT HOUSE

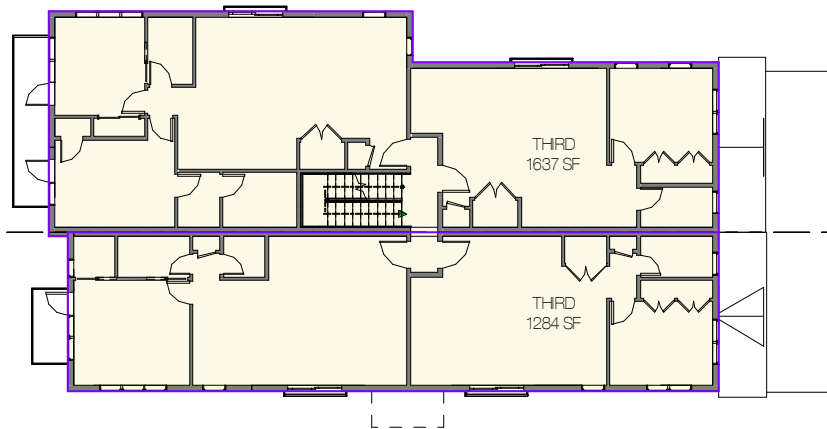
4457, 4459 MacArthur Blvd NW, Washington, DC 20007

SCALE  
3/32" = 1'-0"

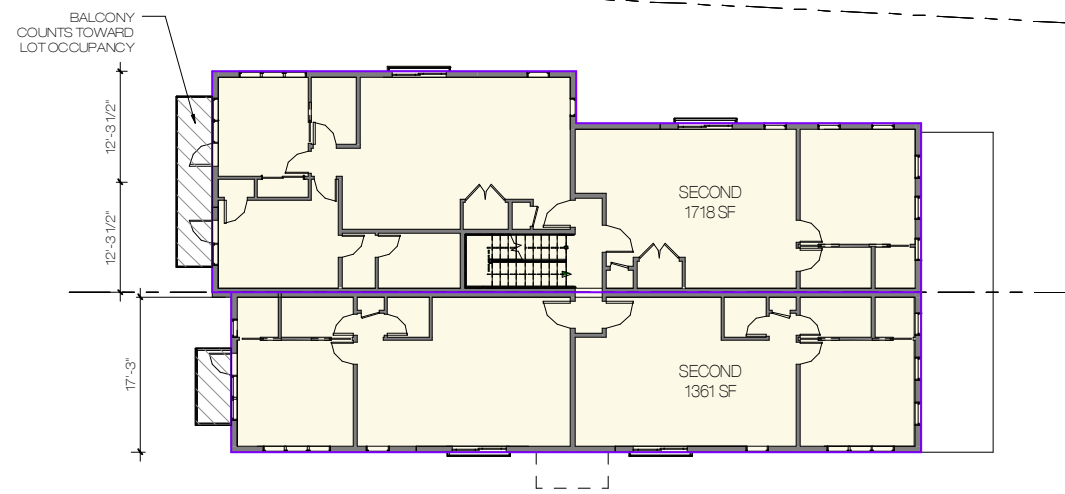
0013



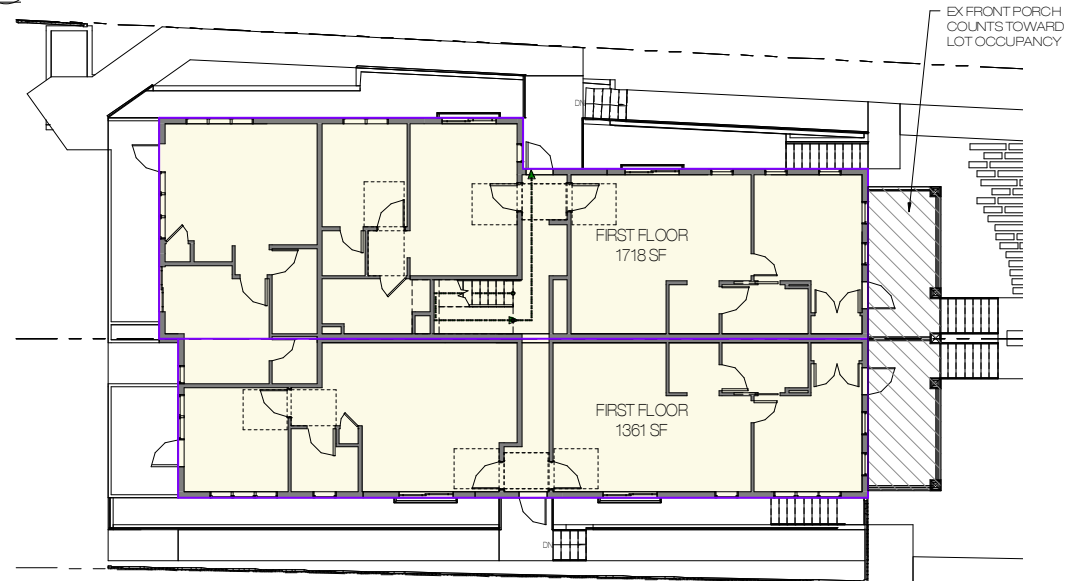
⑤ ROOF ZONING



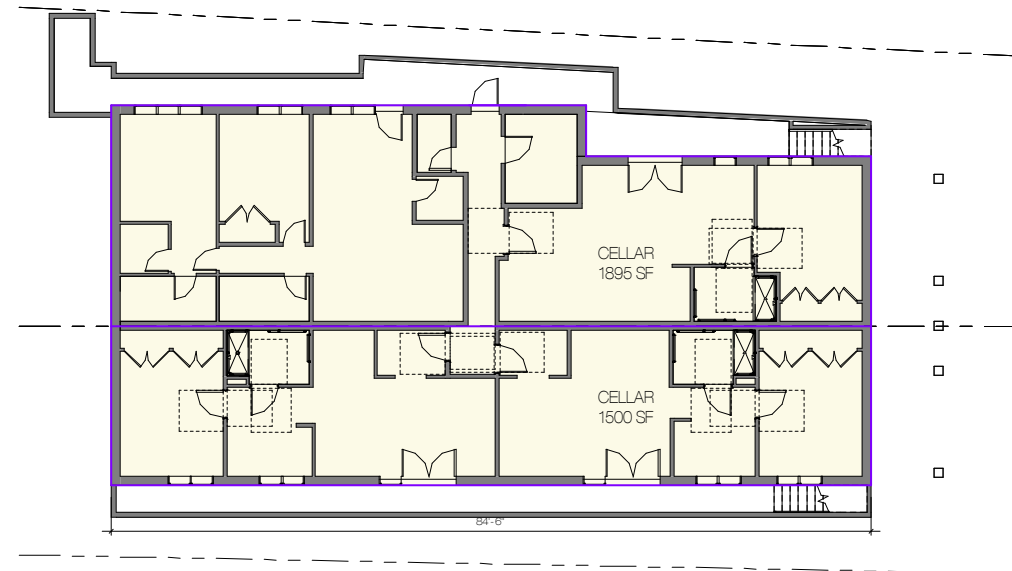
④ THIRD ZONING



③ SECOND ZONING



② FIRST ZONING



① CELLAR ZONING

ZONING INFORMATION

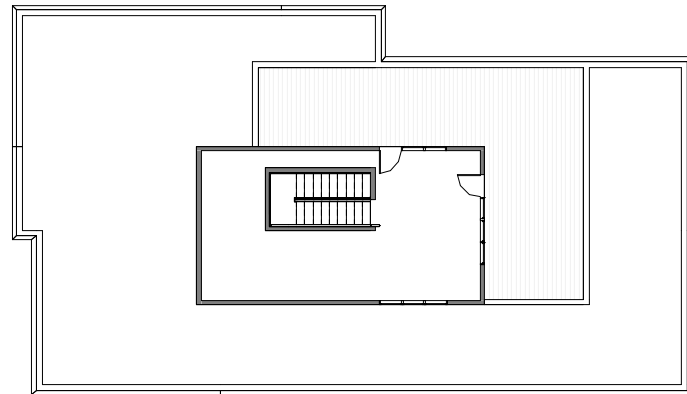
ZONING CLASSIFICATION:	RA-1
<b>LOT OCCUPANCY</b>	
EXISTING LOT AREA	4,700 + 3710 SF = 8,410
MAX OCC. 40%	1,880 + 1484 SF = 3,364
2% FLEX	168
FOOTPRINT	1718 + 1361 = 3,079
FRONT PORCH	273
BALCONY	110
TOTAL	3,462 = 41.1%
<b>FAR CALCULATION</b>	
4457	
MAX FAR - 0.9	4,230 SF
Z 20% BONUS - 1.08	5,076 SF
<b>AREAS</b>	
LEVEL 1	1,718 SF
LEVEL 2	1,718 SF
LEVEL 3	1,636 SF
<b>GROSS SF</b>	<b>5,072 SF // FAR - 1.08</b>
4459	
MAX FAR - 0.9	3339 SF
Z 20% BONUS - 1.08	4006 SF
<b>AREAS</b>	
LEVEL 1	1,361 SF
LEVEL 2	1,361 SF
LEVEL 3	1,284 SF
<b>GROSS SF</b>	<b>4,006 SF // FAR - 1.08</b>
CELLAR	1,895 + 1,500 SF
PENTHOUSE (NOT TO EXCEED 1/3 LEVEL BELOW)	107 SF
TOTAL SF W/ CELLAR + PH	12,638 SF
<--- REQUIRES GREEN CODE COMPLIANCE	
<b>MISC</b>	
BUILDING HEIGHT ALLOWABLE:	40' MAX
BUILDING HEIGHT PROVIDED:	39'-0" MEASURED FROM CENTER OF FRONT GRADE (B.H.M.P.)
STORIES:	ALLOWABLE: 3 PROVIDED: 3 (PLUS CELLAR)
MIN REQ SIDE YARD	8' REQUIRED // 8' PROVIDED
MIN REQ REAR YARD	20'-0" REQUIRED // 42.2' PROVIDED
<b>GREEN AREA RATIO</b>	
REQUIRED:	0.4
PROVIDED:	SEE GREEN AREA RATIO SHEETS
<b>PARKING:</b>	
REQUIRED:	1 PER 3 DWELLING UNITS IN EXCESS OF 4 // 5 MIN REQ'D
PROVIDED:	3 STANDARD PARKING SPACES, 2 COMPACT SPACES

# NEW 17-UNIT APARTMENT HOUSE

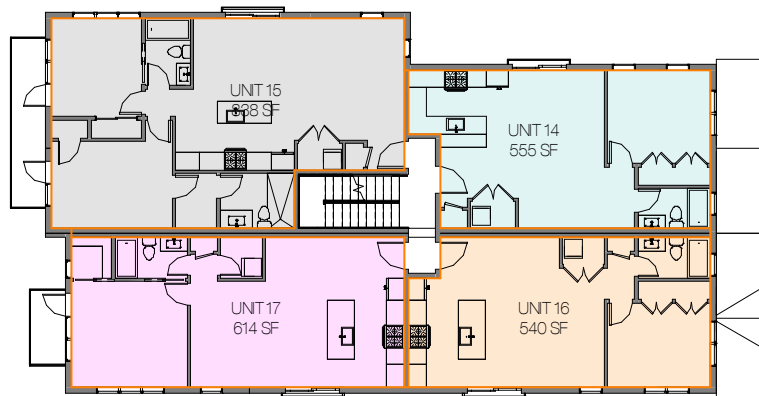
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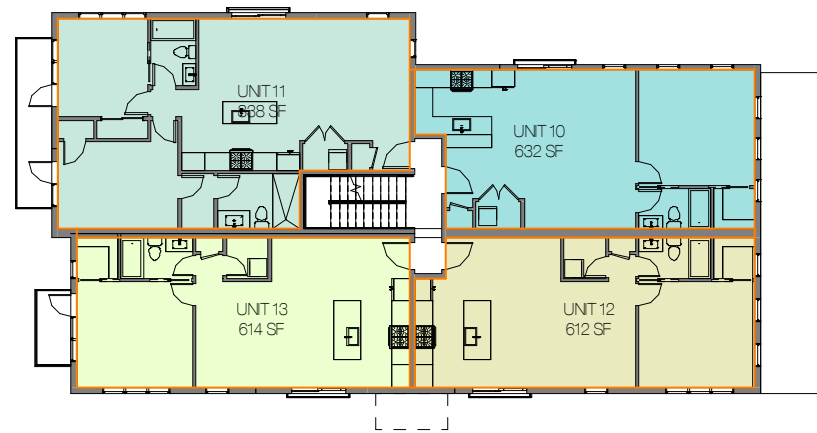
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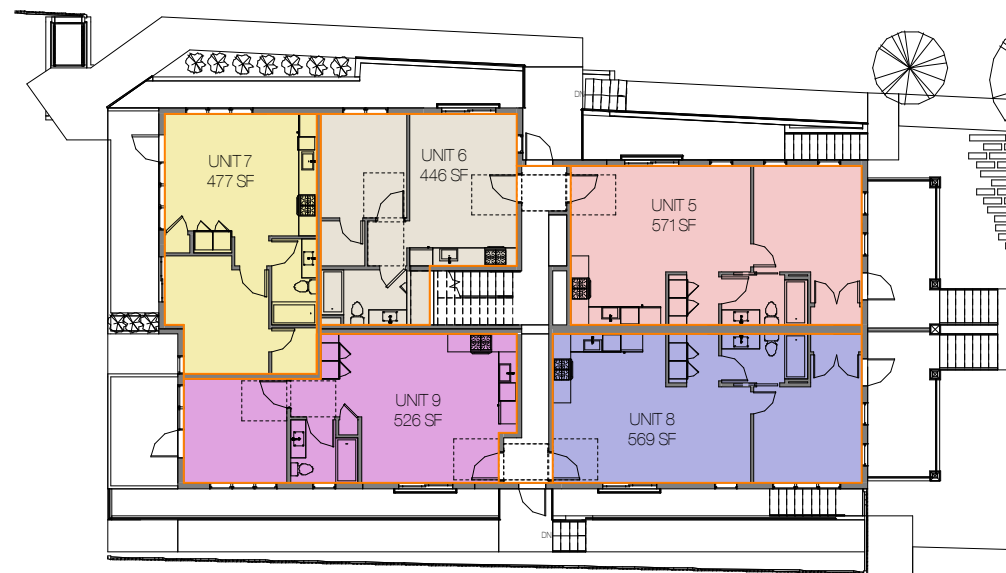
5 ROOF



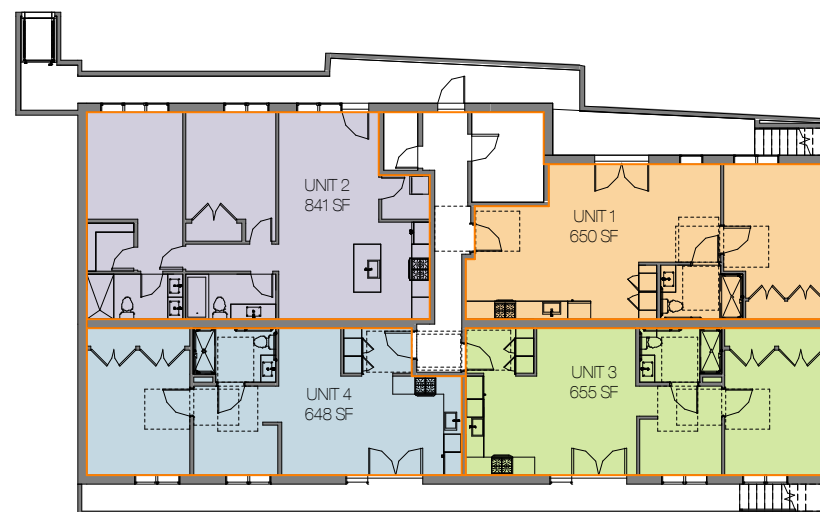
4 THIRD FLOOR



3 SECOND FLOOR



2 FIRST FLOOR



1 CELLAR

**I-Z UNIT INFORMATION**

**I-Z UNIT SET ASIDE REQUIREMENTS OF TITLE 11 - ZONING (1003)**

I-Z WORKSHEET:

BOX 20.	TOTAL LAND AREA	8,410 SF
BOX 21.	TOTAL GROSS FLOOR AREA (ALL)	9,078 SF
BOX 22.	I-Z BONUS DENSITY USED	1,509 SF
BOX 23.	TOTAL GROSS FLOOR AREA (RESIDENTIAL)	9,078 SF
BOX 24.	NOT APPLICABLE	
BOX 25.	RESIDENTIAL GROSS FLOOR AREA (BOX 23) + GROSS CELLAR AREA	9,078 SF 3,395 SF 12,473 SF
BOX 26.	RESIDENTIAL NET FLOOR AREA + NET CELLAR AREA	X SF X SF 10,625 SF
BOX 27.	RATIO BOX 26 / BOX 25	.85
BOX 28.	FACTOR YIELDING GREATER I-Z 10% OF GFA 75% OF BONUS DENSITY UTILIZED (1,509 / 75)	X / 1,247 SF ✓ / 1,184 SF
BOX 29.	PRELIMINARY I-Z REQUIREMENT: RESIDENTIAL GROSS FLOOR AREA NET RESIDENTIAL FLOOR AREA GROSS * BOX 27.	1,247 SF 1,060 SF
BOX 30.	OWNERSHIP 20% REDUCTION	--
BOX 31.	FENTHOUSE I-Z REQ W/IN BLDG SF	--
BOX 32.	FENTHOUSE I-Z FULFILLED BY PAYMENT?	YES
BOX 33.	TOTAL NET RESIDENTIAL I-Z REQUIRED	<b>1,060 SF</b>

PROPORTIONALITY RULE - 1005.1

WHERE THE SET-ASIDE REQUIREMENT OF SUBTITLE C-1003 (EXCLUDING ANY SET-ASIDE REQUIREMENT SATISFIED BY PROVIDING A CONTRIBUTION TO A HOUSING TRUST FUND PURSUANT TO SUBTITLE C-1006.10) IS 850 SQUARE FEET OR MORE, THE FIRST INCLUSIONARY UNIT SHALL BE A UNIT WITH AT LEAST TWO BEDROOMS

**NET UNIT AREA TOTALS**

FOR INFORMATION ONLY:  
-UNIT MEASUREMENT SHOWN IS INSIDE FACE OF UNIT EXTERIOR WALLS, (PAINT TO PAINT)

NAME	AREA	BEDS
UNIT 1	650 SF	1 BED
UNIT 2	841 SF	2 BED
UNIT 3	655 SF	1 BED
UNIT 4	648 SF	1 BED
UNIT 5	571 SF	1 BED
UNIT 6	446 SF	1 BED
UNIT 7	477 SF	1 BED
UNIT 8	569 SF	1 BED
UNIT 9	526 SF	1 BED
UNIT 10	632 SF	1 BED
UNIT 11	838 SF	2 BED
UNIT 12	612 SF	1 BED
UNIT 13	614 SF	1 BED
UNIT 14	555 SF	1 BED
UNIT 15	838 SF	2 BED
UNIT 16	540 SF	1 BED
UNIT 17	614 SF	1 BED
Grand total	10625 SF	

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**0015**