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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

# REGION SITE CONTEXT



## NEW 17-UNIT APARTMENT HOUSE

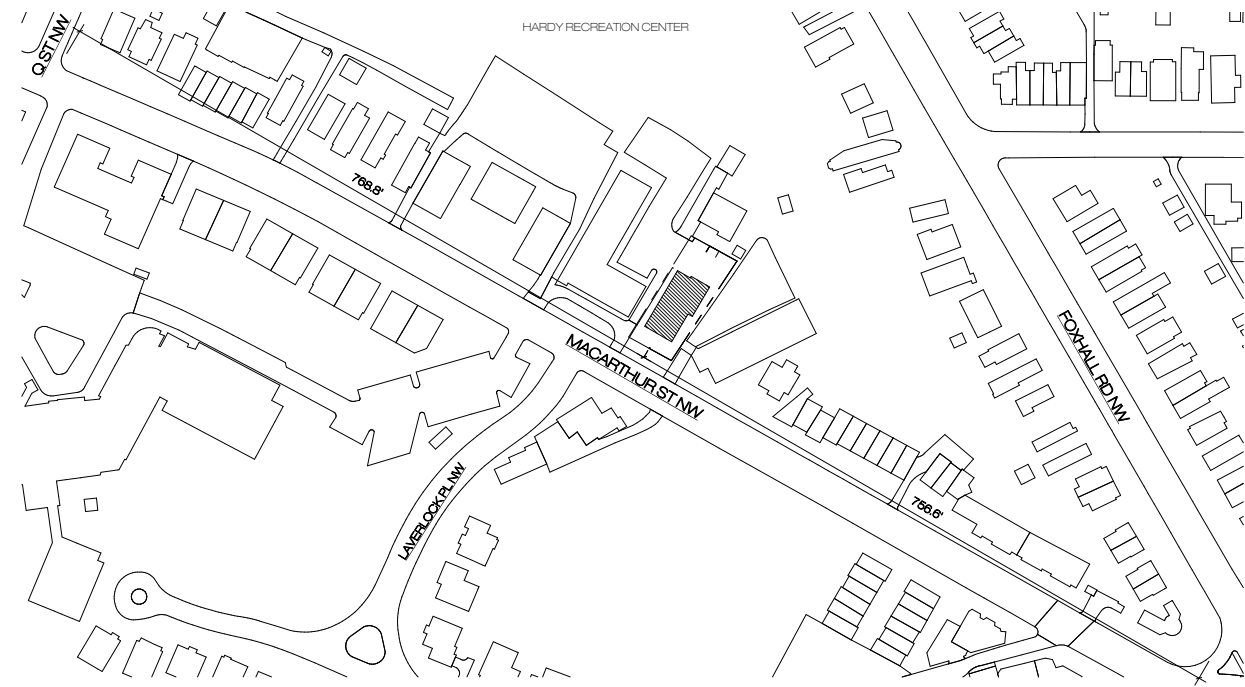
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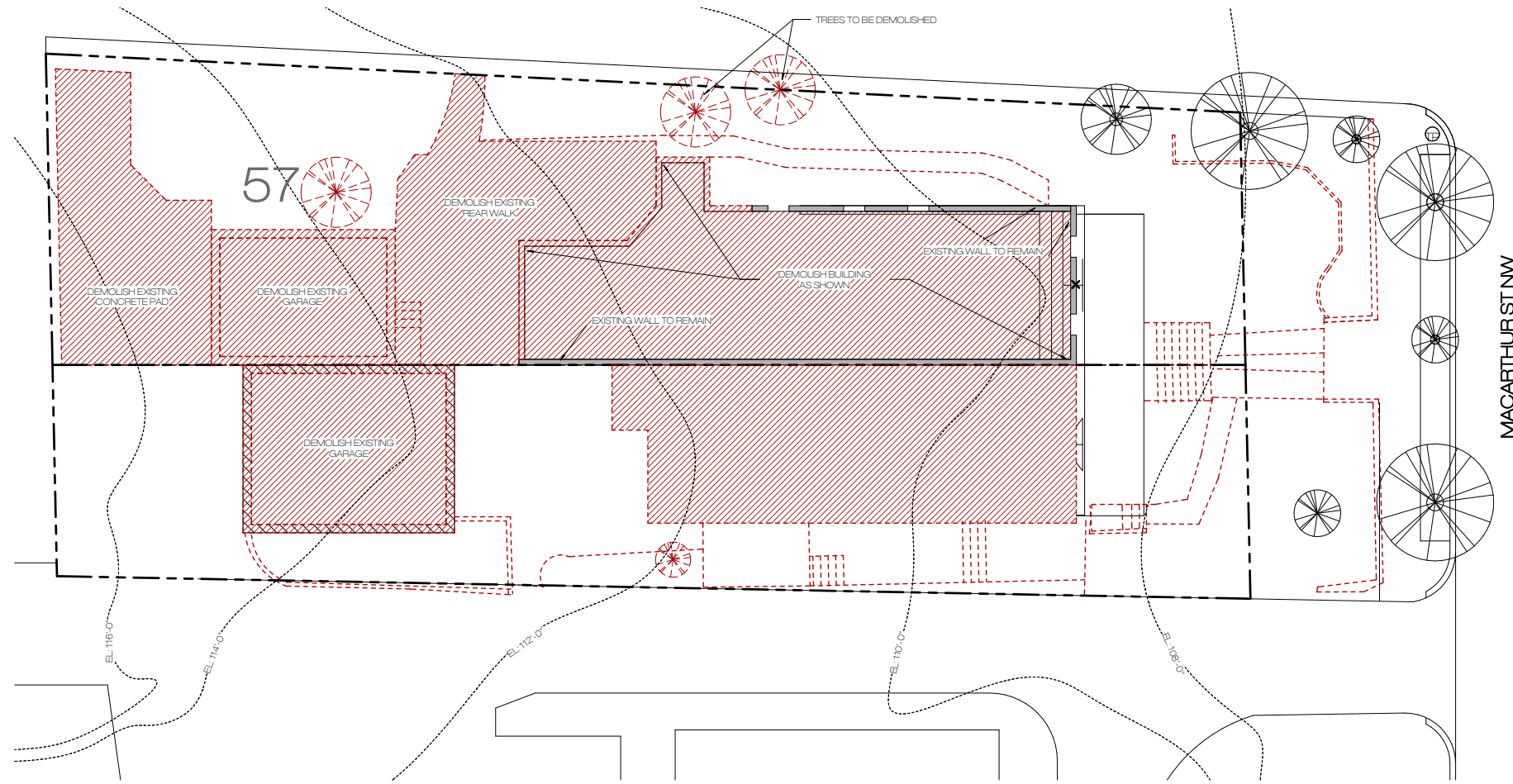
SCALE  
NTS

002





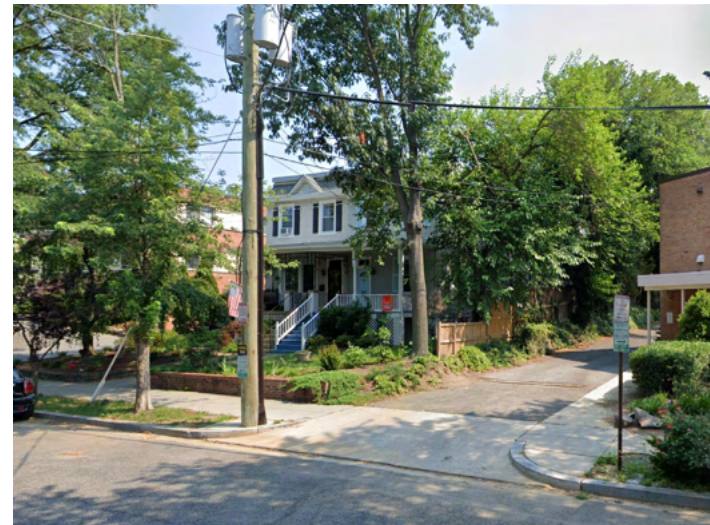
② LOCATION MAP



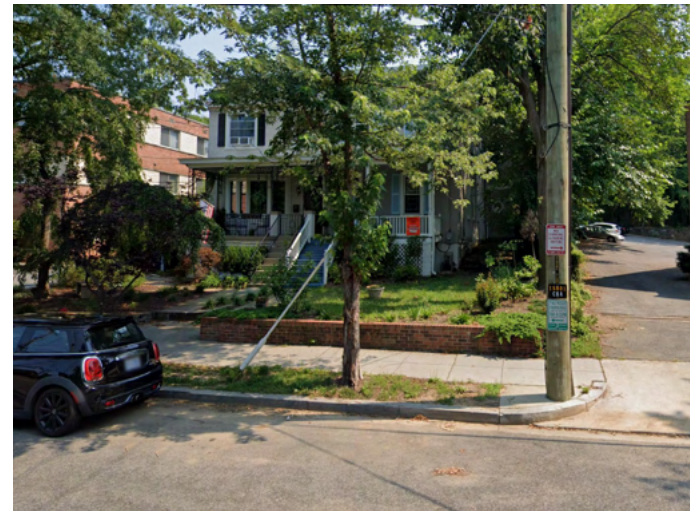
① DEMOLITION SITE PLAN



④ EX SITE IMAGE



③ EX SITE IMAGE



② EX SITE IMAGE



① EX SITE IMAGE

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SCALE  
NTS

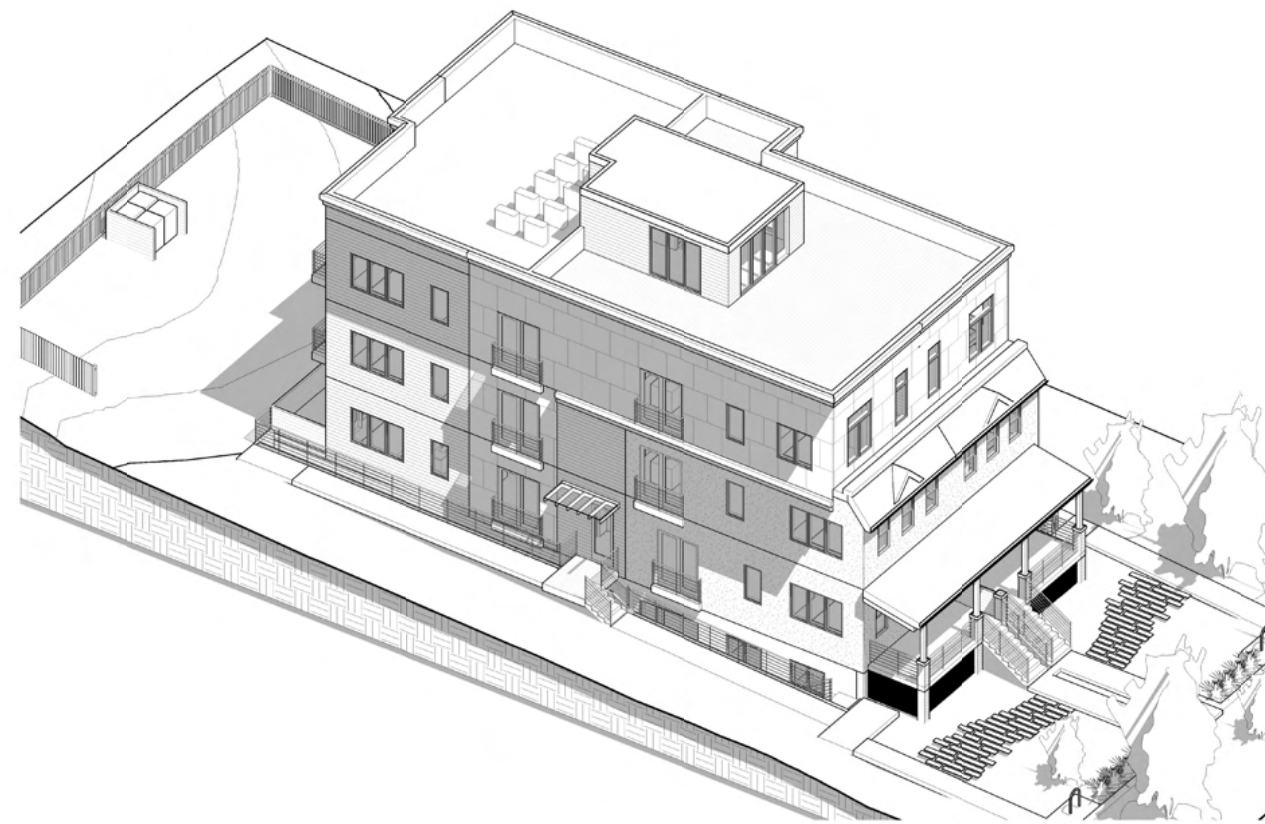




② PERSPECTIVE 2



① PERSPECTIVE 1



④ 3D AXON

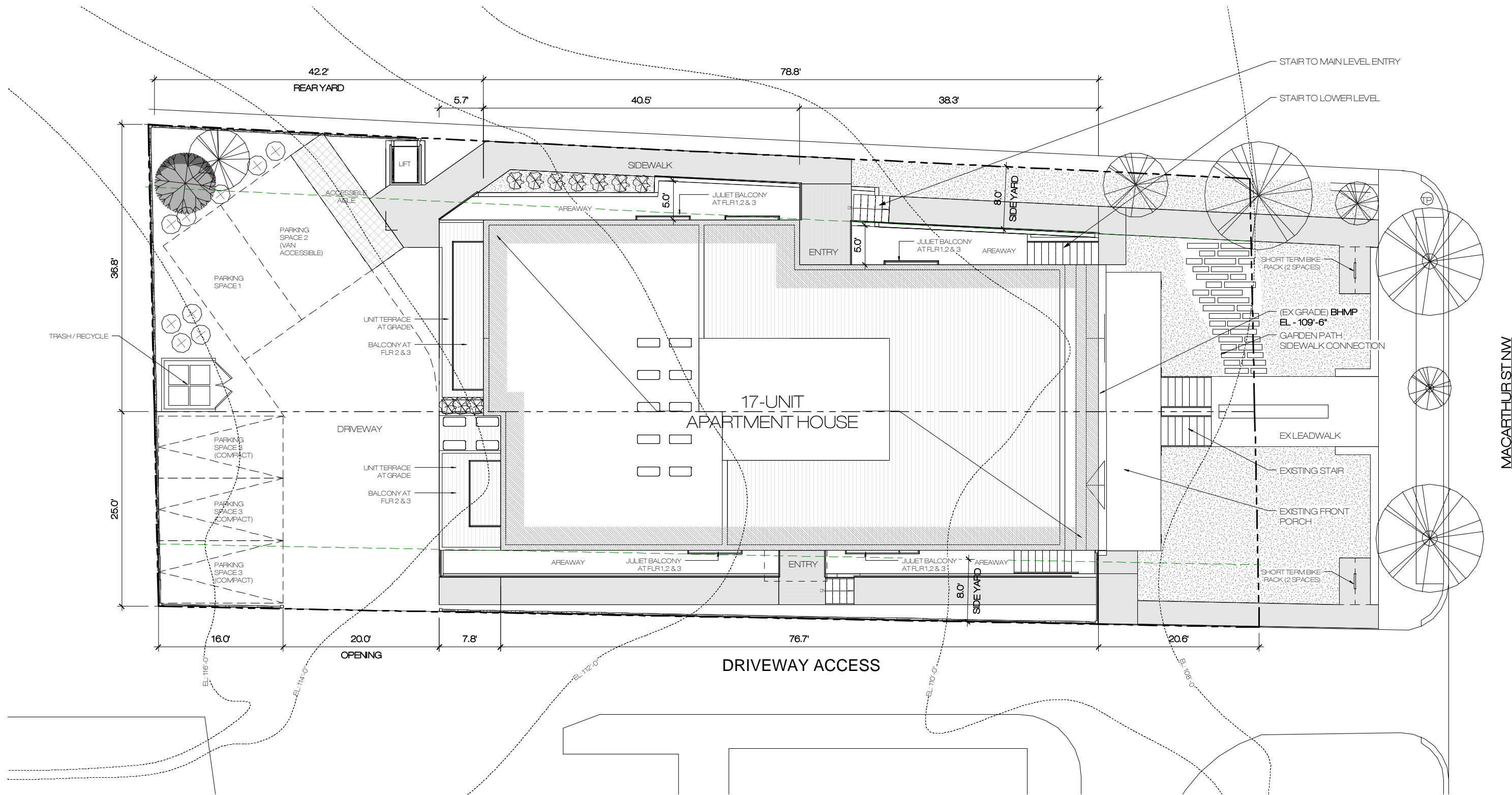


③ PERSPECTIVE 3

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SCALE  
NTS



MACARTHUR ST NW

1 PROPOSED SITE PLAN

# NEW 17-UNIT APARTMENT HOUSE

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SCALE  
1:150

005





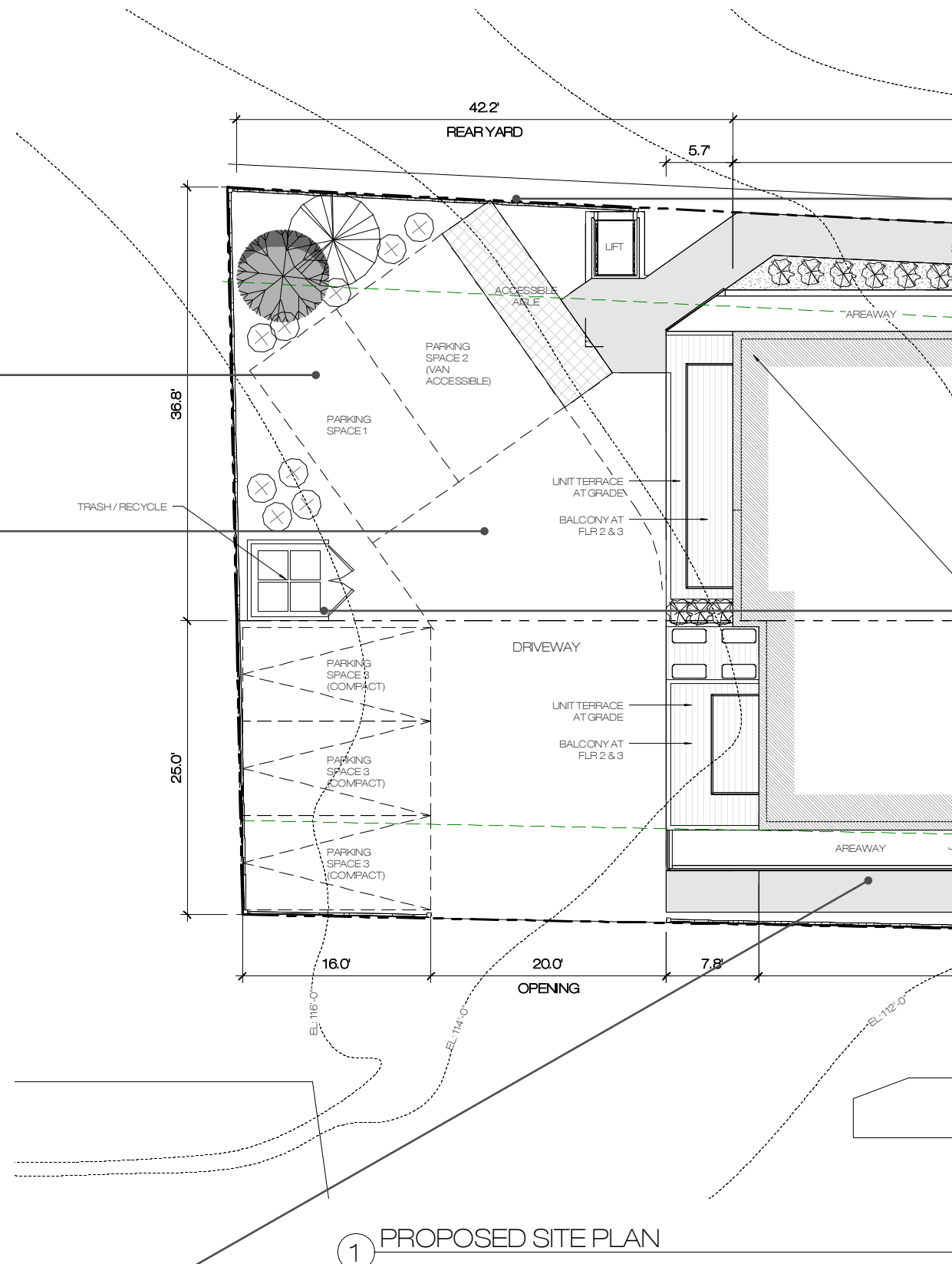
PARKING SPACES  
SANDHILLS PAVER  
(GREY)



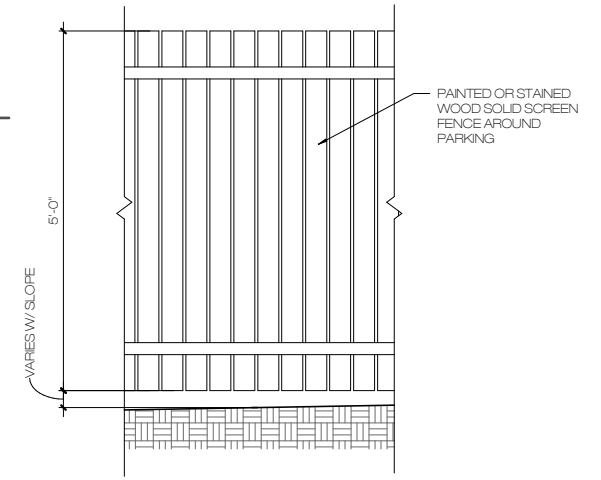
DRIVEWAY  
TURFSTONE PAVERS



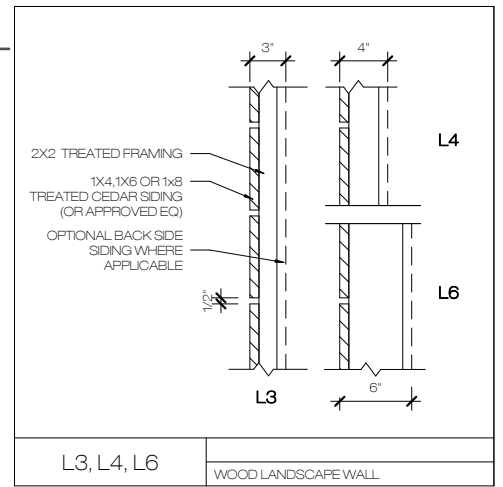
SIDEWALKS  
PATTERNED SANDHILLS  
PAVER (GREY)



① PROPOSED SITE PLAN



SOLID SCREEN FENCE



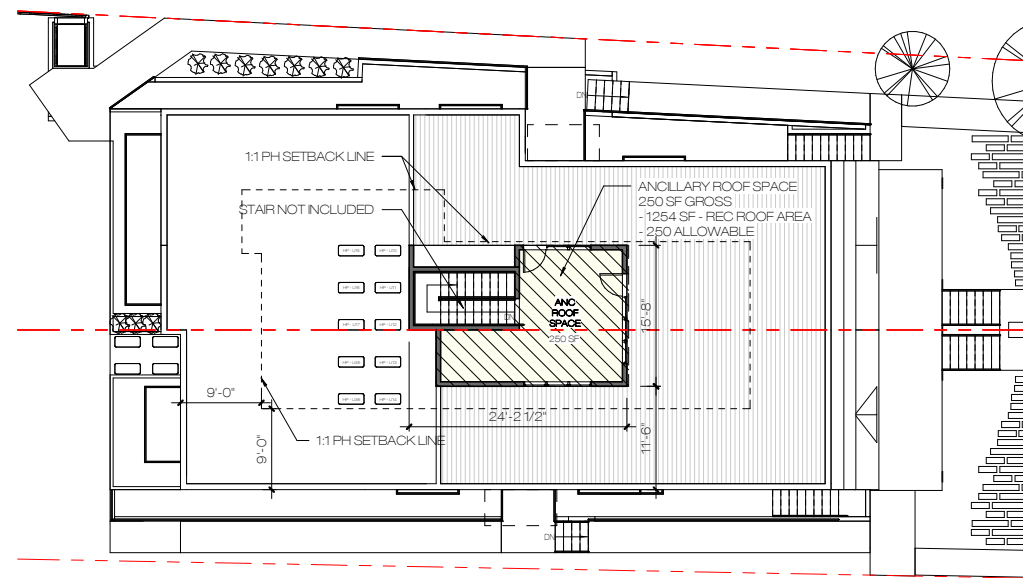
TRASH / RECYCLING ENCLOSURE

# NEW 17-UNIT APARTMENT HOUSE

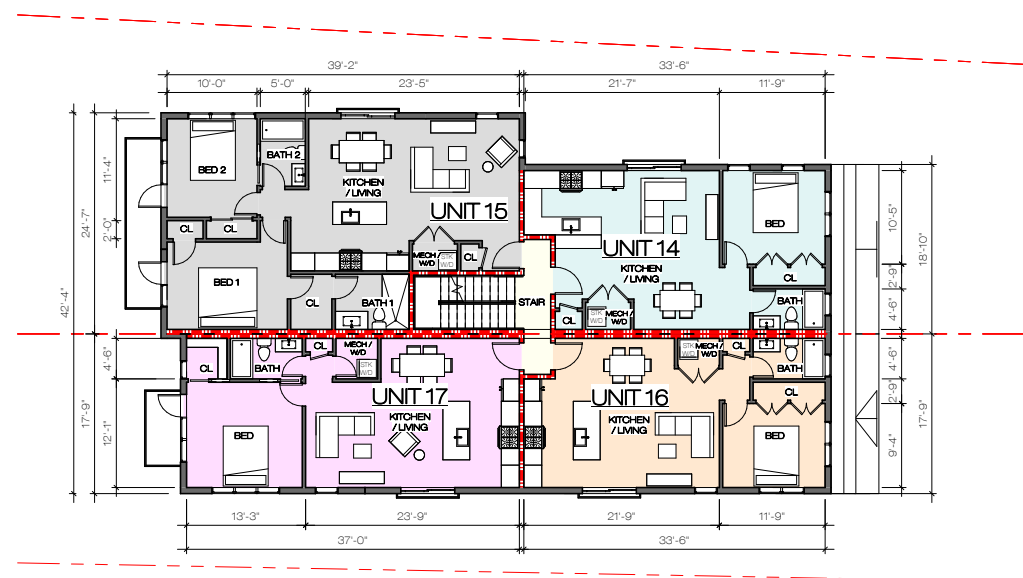
4457, 4459 MacArthur Blvd NW, Washington, DC 20007

SCALE  
NTS

006

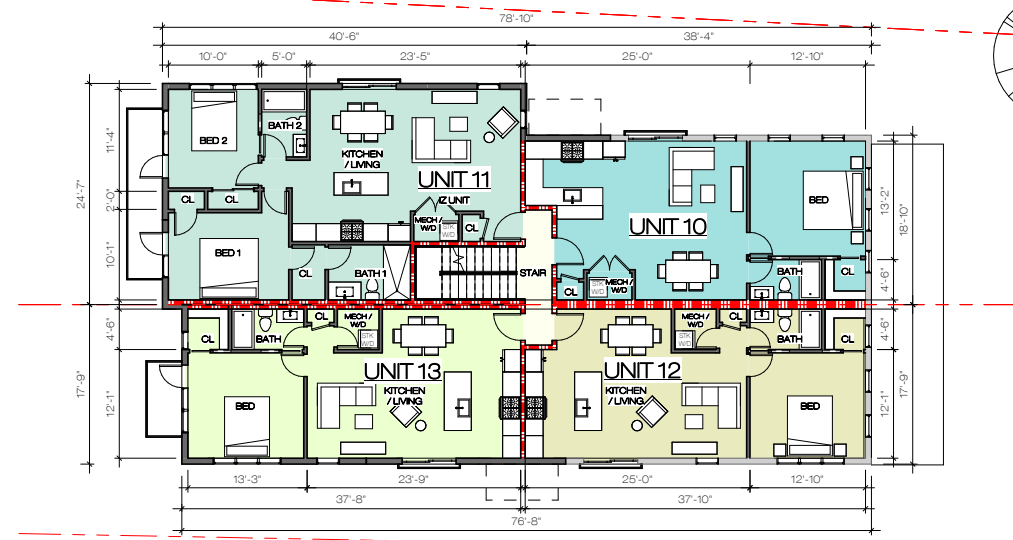


5 ROOF TERRACE

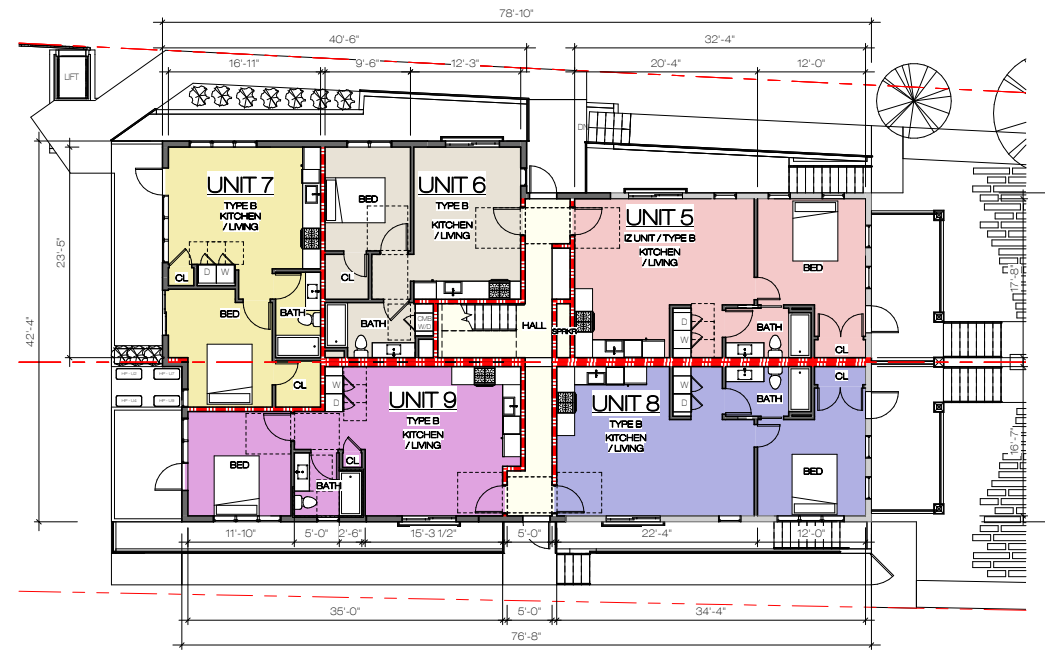


4 3RD FLOOR

3 SECOND FLOOR



2 FIRST FLOOR



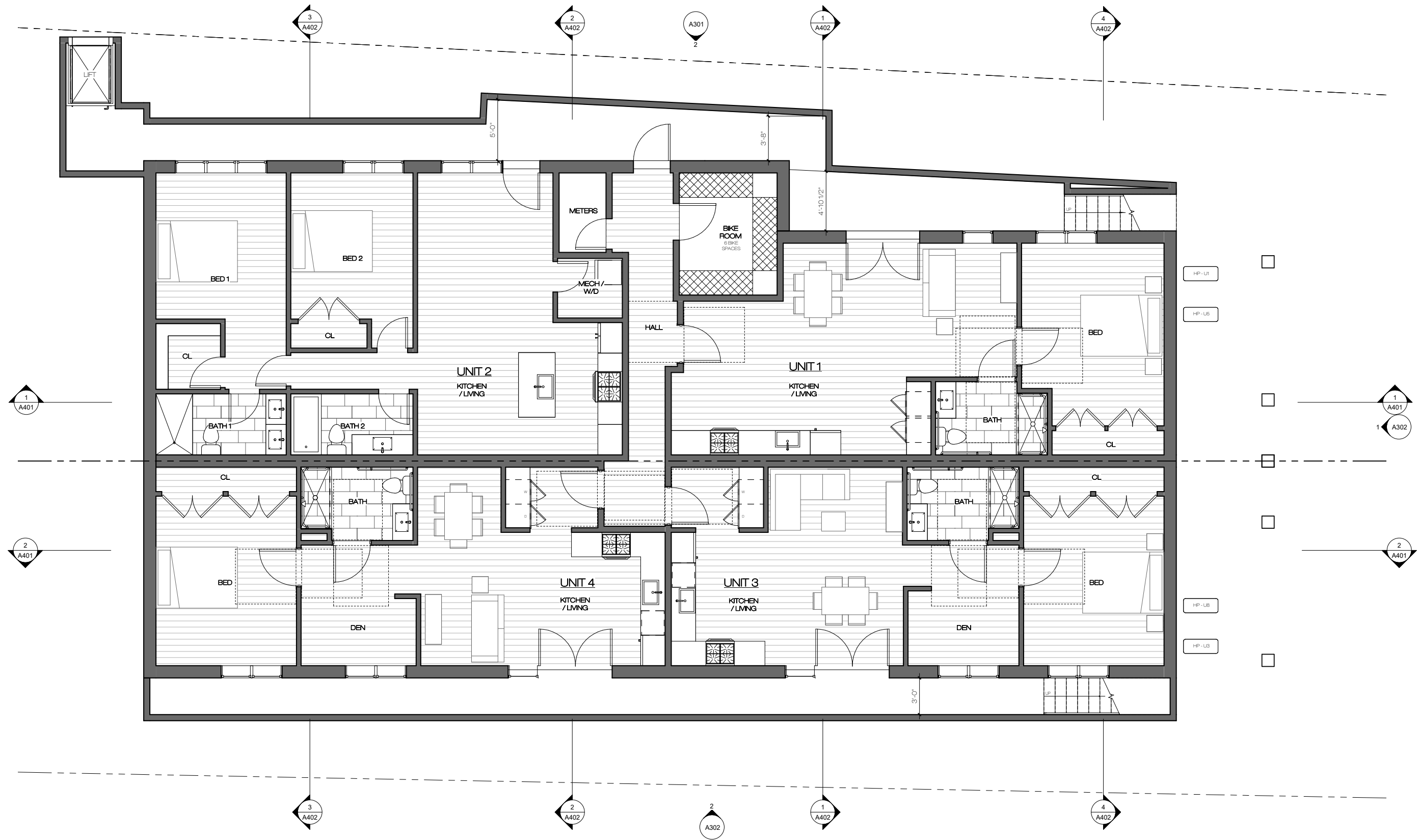
1 CELLAR



# NEW 17-UNIT APARTMENT HOUSE

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SCALE  
3/64" = 1'-0"



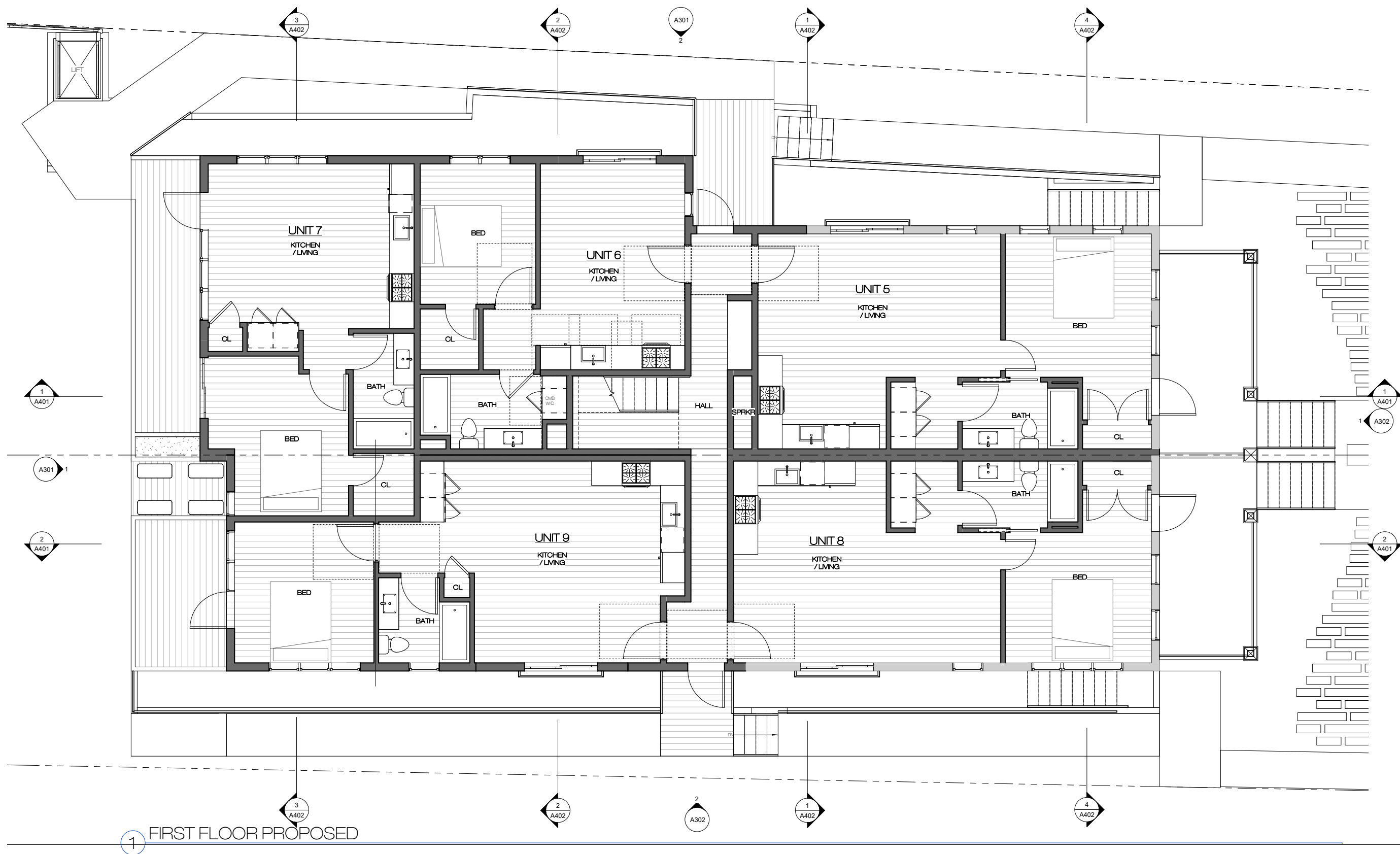
① CELLAR LEVEL PROPOSED

# NEW 17-UNIT APARTMENT HOUSE

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SCALE  
1/8" = 1'-0"

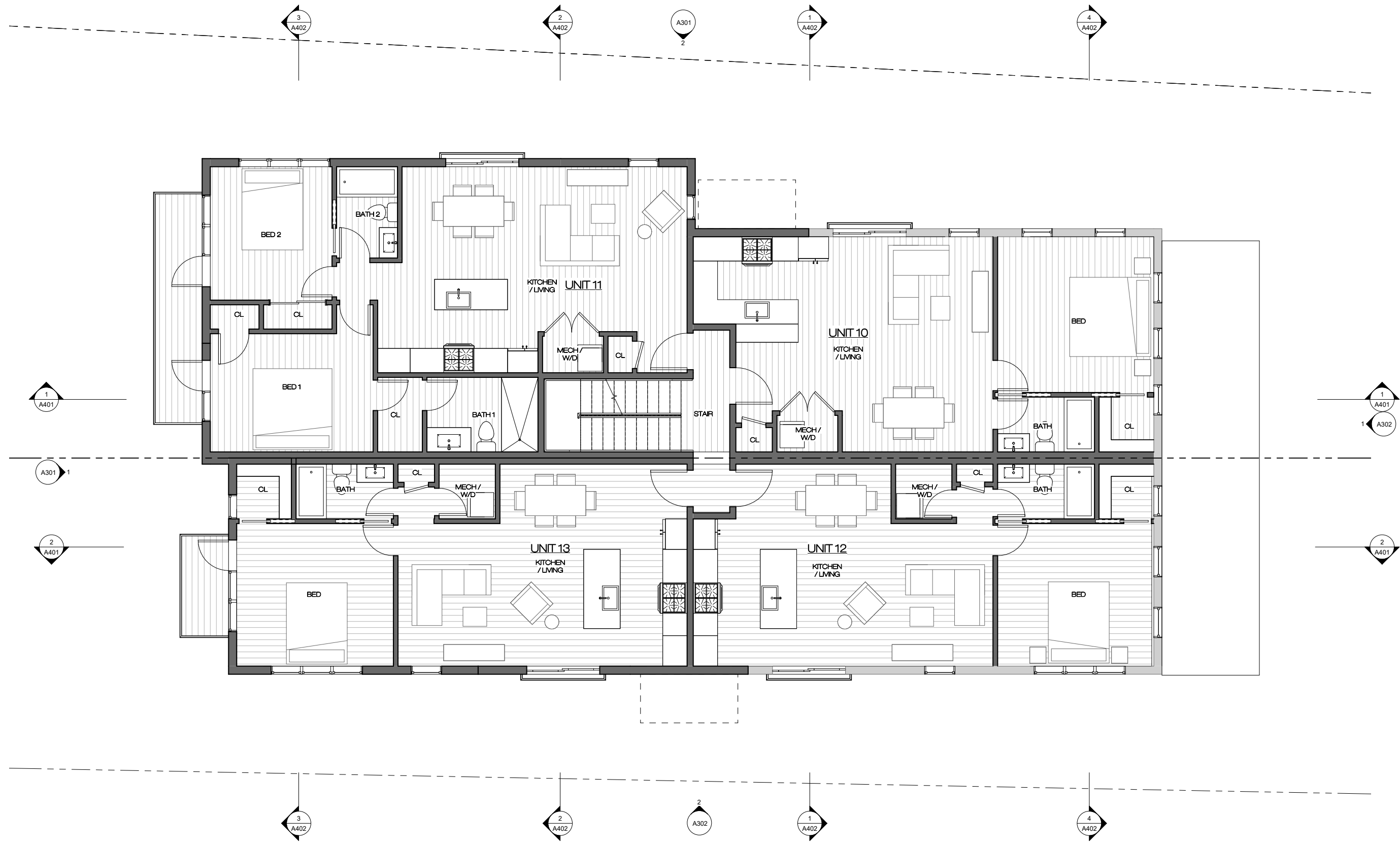




# NEW 17-UNIT APARTMENT HOUSE

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SCALE  
1/8" = 1'-0"



① SECOND FLOOR PROPOSED

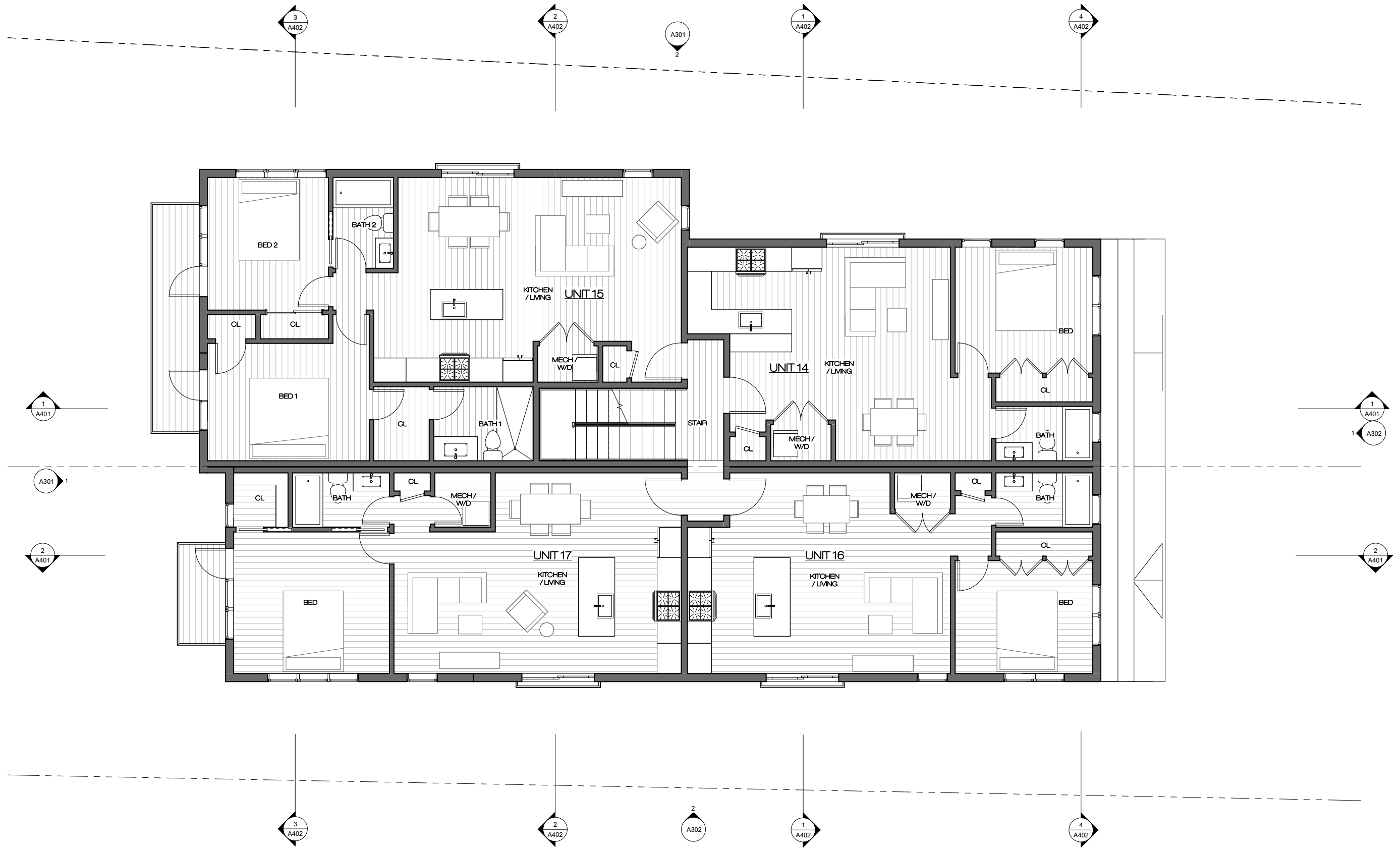
# NEW 17-UNIT APARTMENT HOUSE

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SCALE  
1/8" = 1'-0"

0010





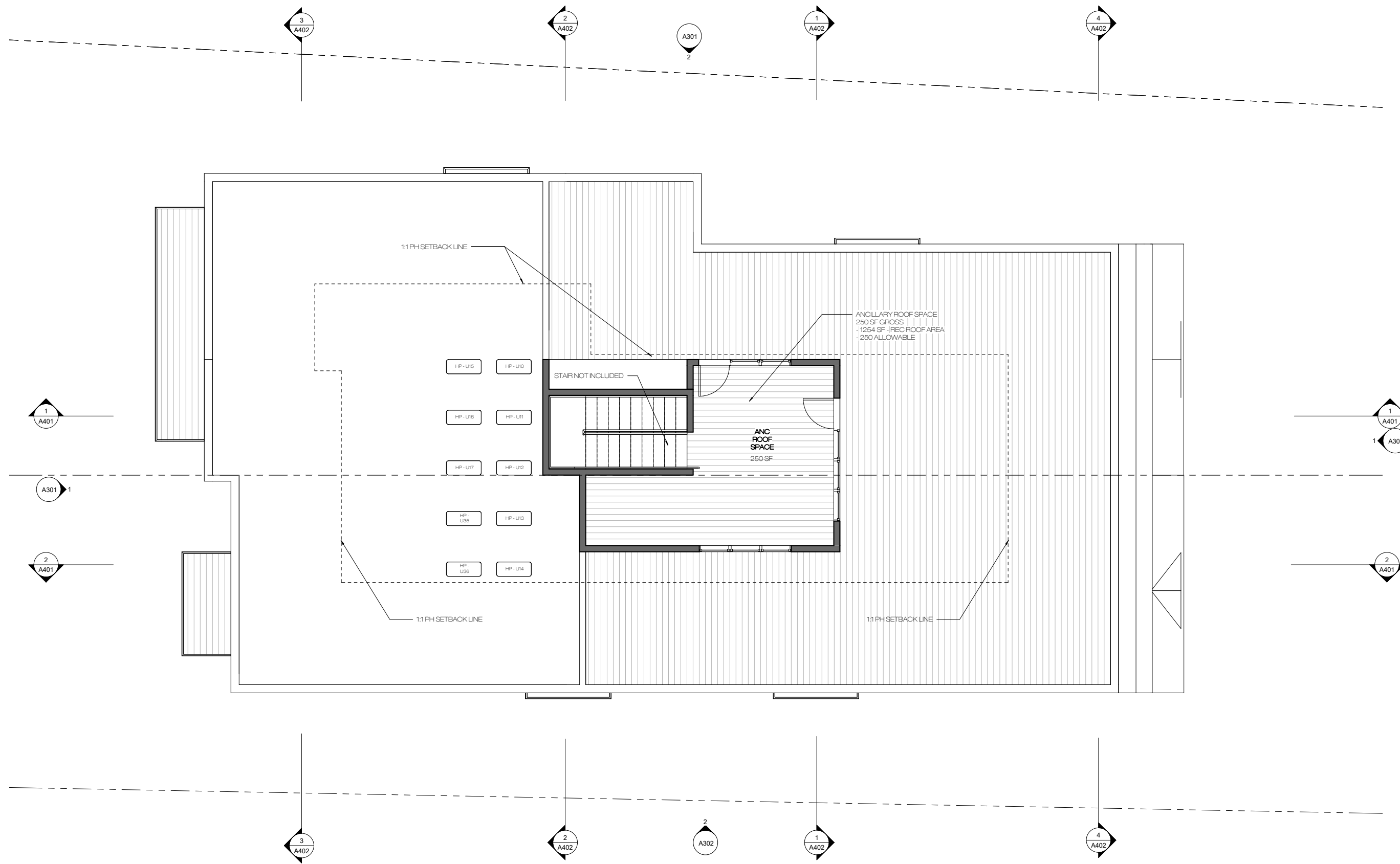
① THIRD FLOOR PROPOSED

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SCALE  
1/8" = 1'-0"

0011



① ROOF TERRACE PROPOSED

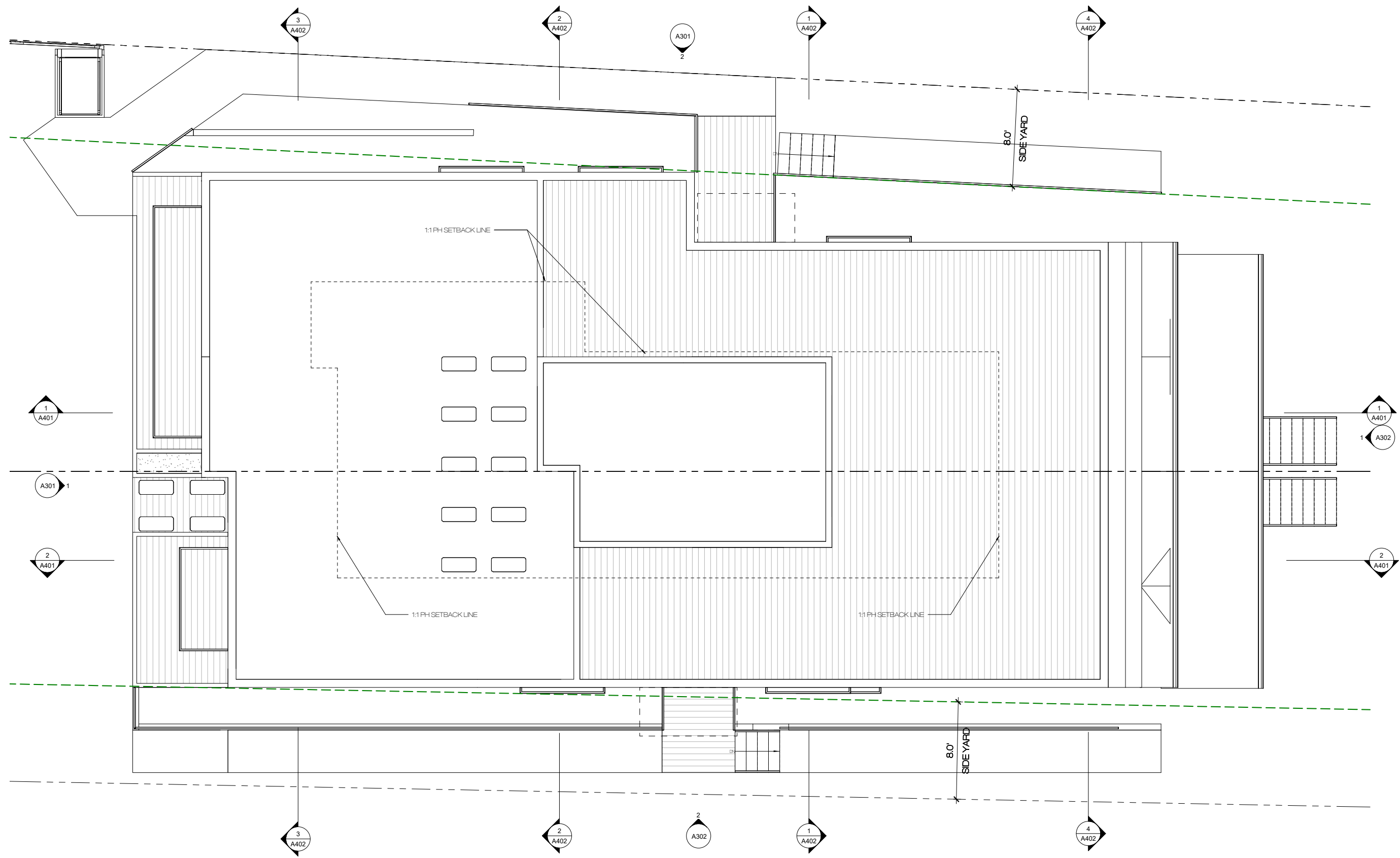
# NEW 17-UNIT APARTMENT HOUSE

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SCALE  
1/8" = 1'-0"

0012





1 ROOF PLAN PROPOSED

# NEW 17-UNIT APARTMENT HOUSE

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SCALE  
1/8" = 1'-0"

0013



② WEST (BOTTOM) ELEVATION



① SOUTH (RIGHT, STREET) ELEVATION

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SCALE  
3/32" = 1'-0"

0014





② EAST (TOP) ELEVATION



① NORTH (LEFT) ELEVATION

# NEW 17-UNIT APARTMENT HOUSE

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SCALE  
3/32" = 1'-0"

0015



# MATERIALS

HARDIE PLANK LAP SIDING  
COLOR: ARTIC WHITE



HARDIE PLANK LAP SIDING  
COLOR: GREY



HARDIE PANEL  
GREY



STUCCO (EXISTING TO REMAIN)



BOARD ON BOARD WOOD FENCE  
HEIGHT VARIES, 3'-6' MIN  
STAIN COLOR: TBD

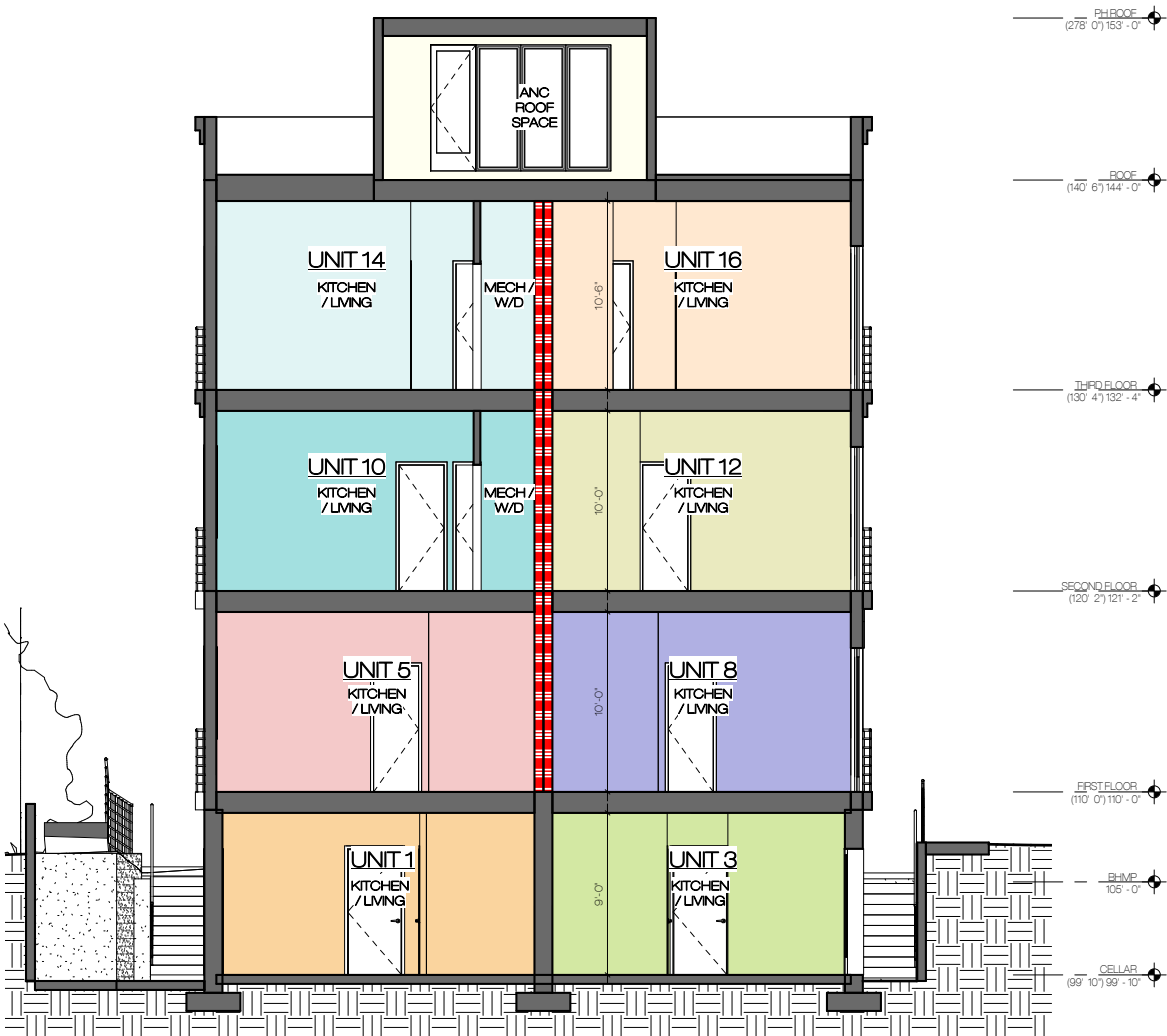


# NEW 17-UNIT APARTMENT HOUSE

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SCALE  
NTS

0016



1 CROSS SECTION 1



1 LONGITUDINAL SECTION 1

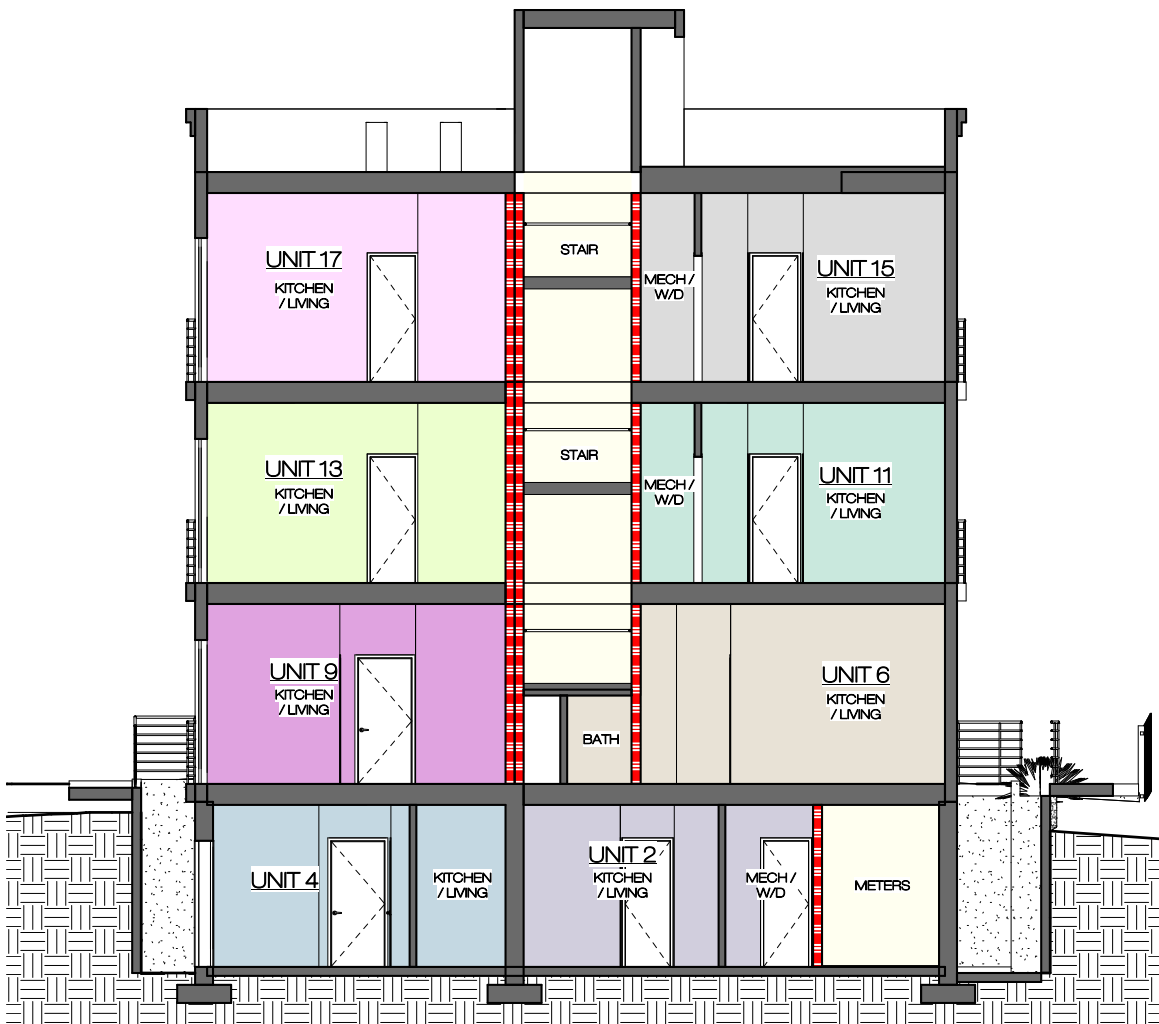
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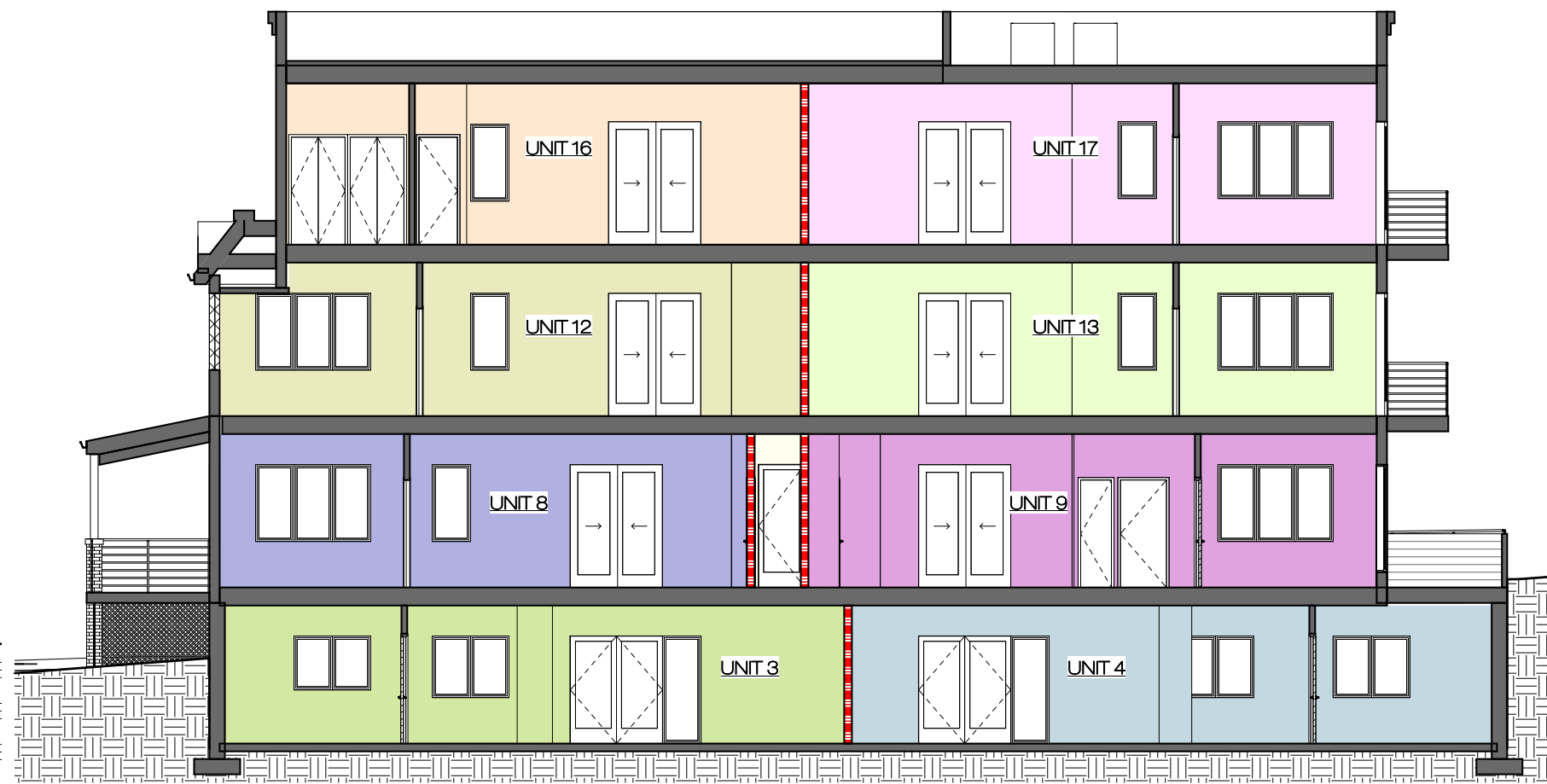
SCALE  
3/32" = 1'-0"

0017





② CROSS SECTION 2



② LONGITUDINAL SECTION 2

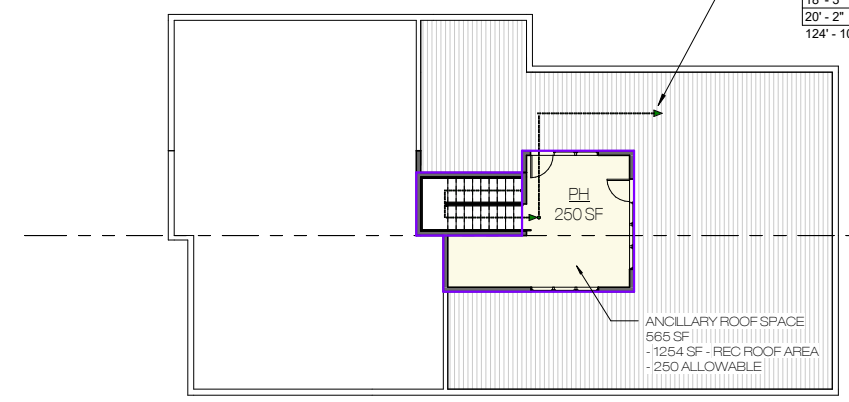
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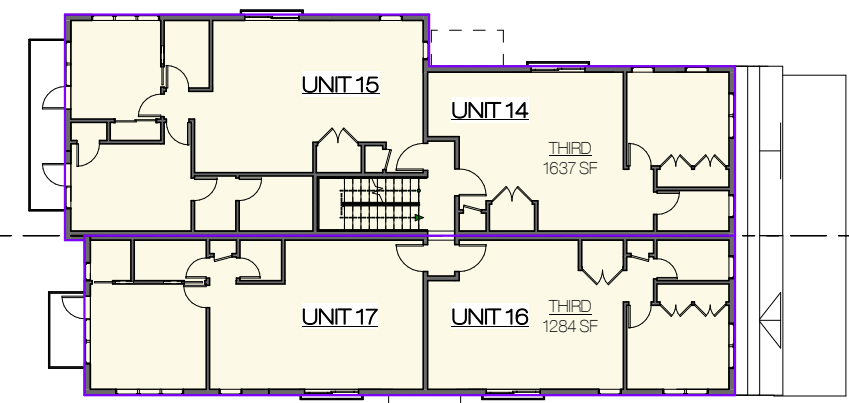
SCALE  
3/32" = 1'-0"

0018

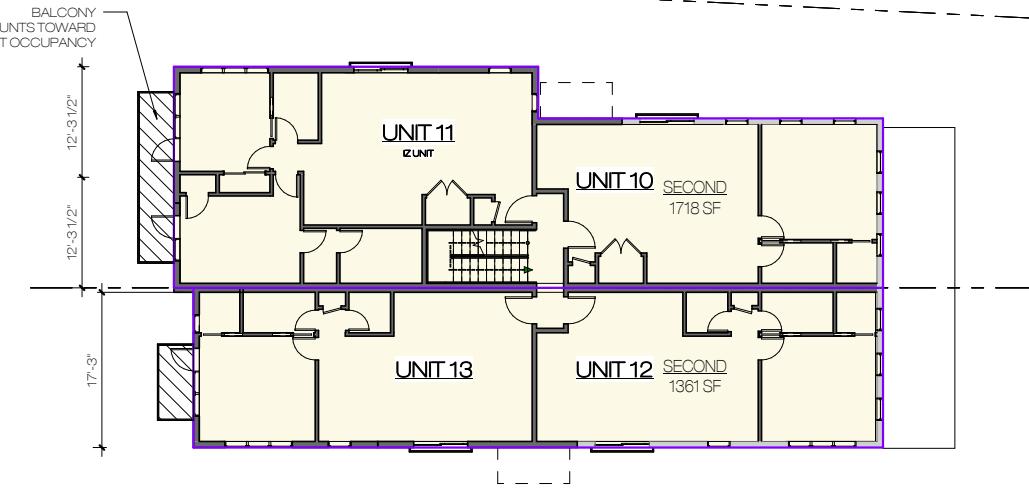
Length	Base Level
21'-4"	ROOF
24'-9"	ROOF
20'-2"	THIRD FLOOR
20'-2"	SECOND FLOOR
18'-3"	FIRST FLOOR
20'-2"	FIRST FLOOR
124'-10"	



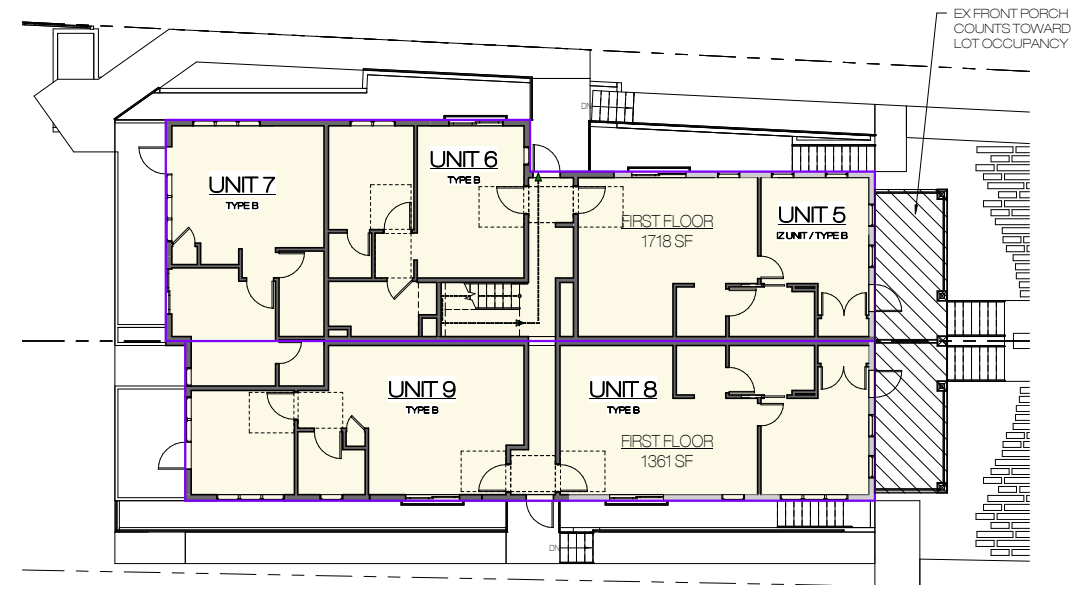
5 ROOF ZONING



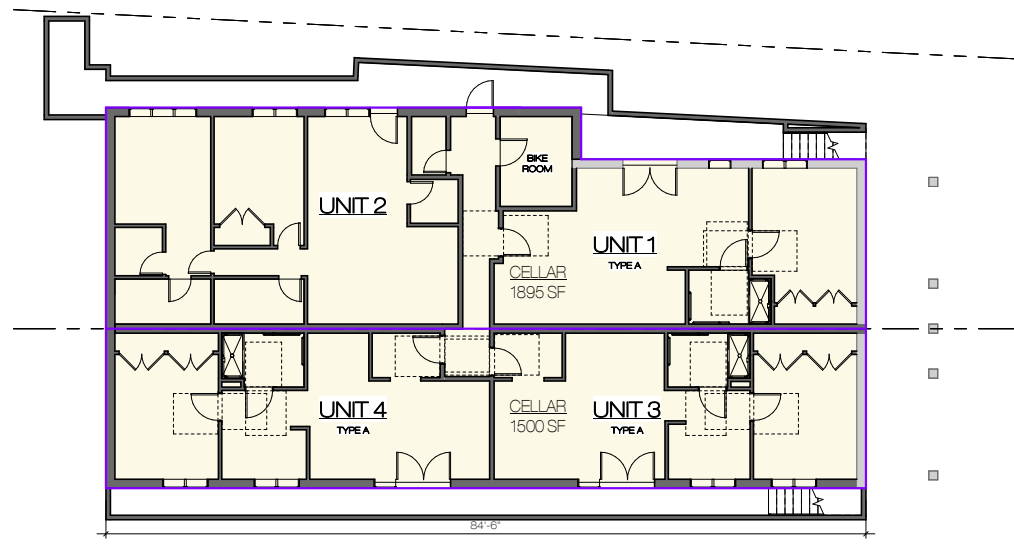
4 THIRD ZONING



3 SECOND ZONING



2 FIRST ZONING



1 CELLAR ZONING

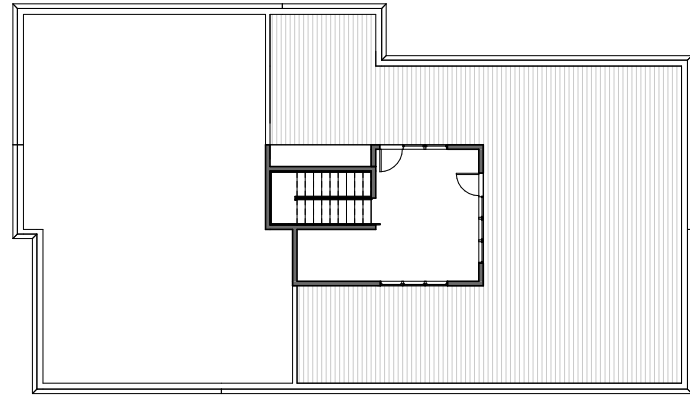
ZONING INFORMATION	
ZONING CLASSIFICATION:	RA-1
<b>LOT OCCUPANCY</b>	
EXISTING LOT AREA	4,700 + 3710 SF = 8,410
MAX OCC. 40%	1,880 + 1484 SF = 3,364
2% FLEX	168
FOOTPRINT	1718 + 1361 = 3,079
FRONT PORCH	273
BALCONY	110
TOTAL	3,462 = 41.1%
<b>FAR CALCULATION</b>	
4457	
MAX FAR - 0.9	4,230 SF
2 20% BONUS - 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
2 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+MP)
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

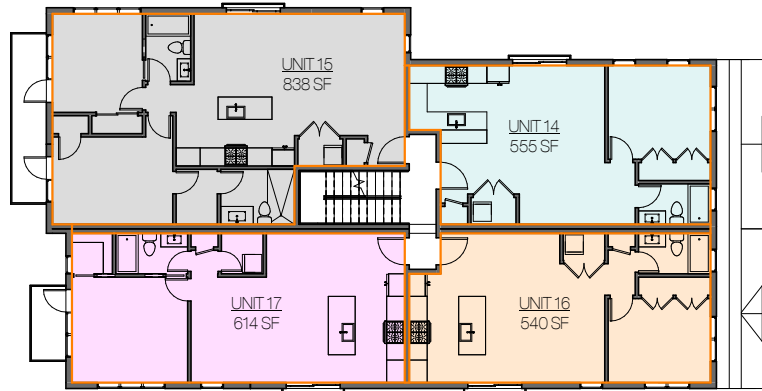
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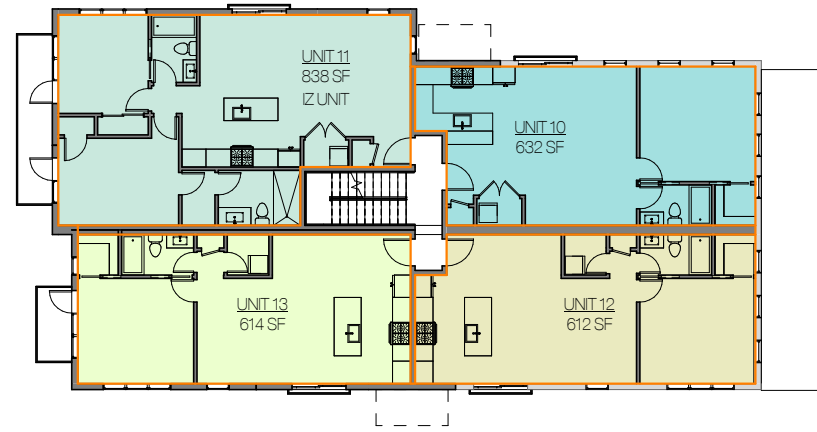
0019



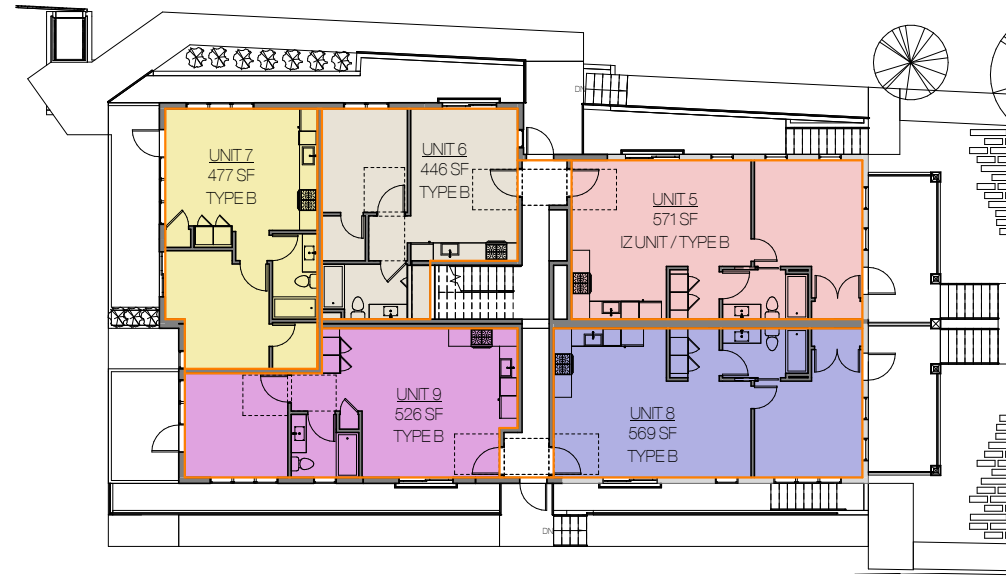
⑤ ROOF



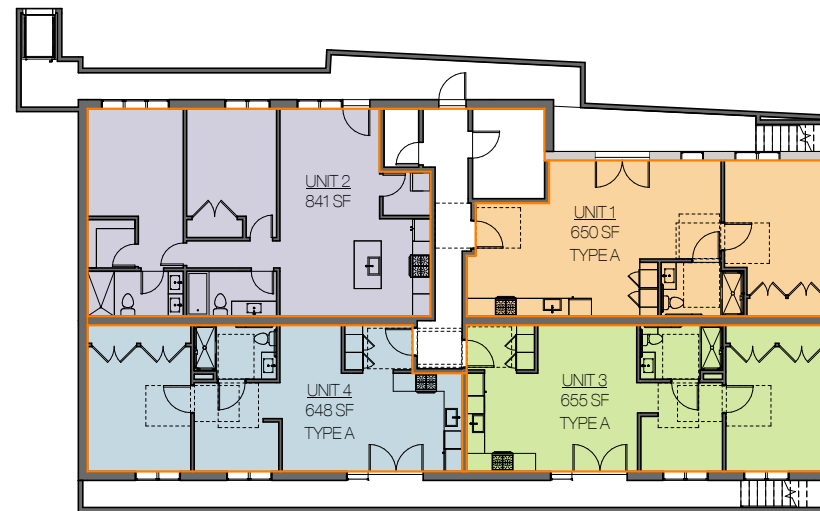
④ THIRD FLOOR



③ SECOND FLOOR



② FIRST FLOOR



① CELLAR

**IZ UNIT INFORMATION**

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

IZ WORKSHEET:

BOX 20.	TOTAL LAND AREA	8,410 SF
BOX 21.	TOTAL GROSS FLOOR AREA (ALL)	9,078 SF
BOX 22.	IZ 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 TOTAL: 12,473 SF
BOX 26.	RESIDENTIAL NET FLOOR AREA + NET CELLAR AREA	X SF X SF TOTAL: 10,625 SF
BOX 27.	RATIO BOX 26 / BOX 25	.85
BOX 28.	FACTOR YIELDING GREATER IZ 10% OF GFA 75% OF BONUS DENSITY UTILIZED (1,509*.75)	X // 1,247 SF X // 1,184 SF
BOX 29.	PRELIMINARY IZ 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.	PENTHOUSE IZ REQ W/IN BLDG SF	--
BOX 32.	PENTHOUSE IZ FILLED BY PAYMENT?	YES
BOX 33.	TOTAL NET RESIDENTIAL IZ 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 INCLUSIVE UNIT SHALL BE A UNIT WITH AT LEAST TWO BEDROOMS.

REQUIRES 2 IZ UNITS W/ FIRST BEING A 2 BEDROOM.

UNIT 11 - 2 BED 838 SF  
UNIT 5 - 1 BED 571 SF

**NET UNIT AREA TOTALS**

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

NAME	AREA	UNIT TYPE	BEDS
UNIT 1	650 SF	TYPE A	1 BED
UNIT 2	841 SF		2 BED
UNIT 3	655 SF	TYPE A	1 BED
UNIT 4	648 SF	TYPE A	1 BED
UNIT 5	571 SF	IZ UNIT / TYPE B	1 BED
UNIT 6	446 SF	TYPE B	1 BED
UNIT 7	477 SF	TYPE B	1 BED
UNIT 8	569 SF	TYPE B	1 BED
UNIT 9	526 SF	TYPE B	1 BED
UNIT 10	632 SF		1 BED
UNIT 11	838 SF	IZ UNIT	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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0020



### Bollard

Symmetric



A series of LED bollard luminaires with unshielded 360° light distribution. Luminaires in this family are provided without safety guard and hand-blown three-ply opal glass for even illumination. Designed for use in the illumination of gardens and residential installations.

Die-cast and extruded aluminum · Three-ply opal glass diffuser  
 LED color temperatures: 2700K, 3000K, 3500K, 4000K  
 All BEGA standard finishes are matte, textured powder coat with minimum 3 mil thickness. BEGA Unidure® finish, a fluoropolymer technology, provides superior fade protection in Black, Bronze, and Silver. BEGA standard White, as well as optionally available RAL and custom colors, are a polyester powder.  
 NRTL listed to North American standards - Suitable for wet locations - Protection class IP 65



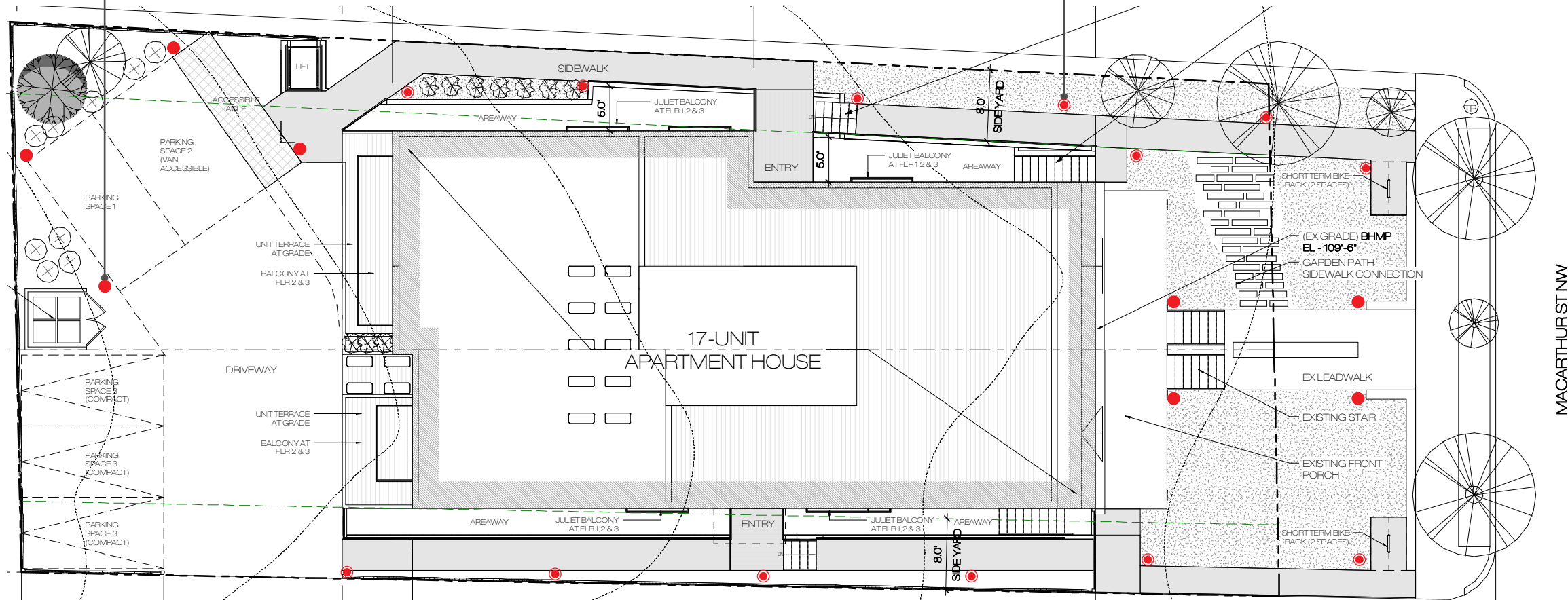
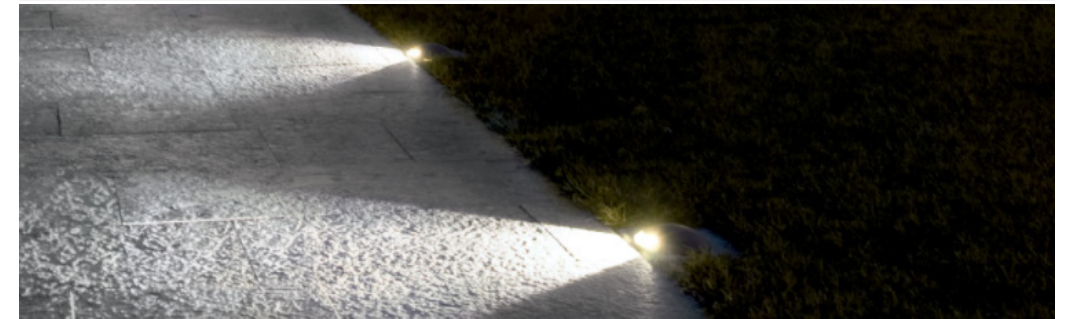
### In-grade luminaire

Ground surface illuminator



A series of LED in-grade luminaires to illuminate ground surfaces. Equipped with one, two or four light apertures to meet different lighting requirements. These luminaires are designed to bear pressure loads up to 8800 lbs. from vehicles with pneumatic tires. The luminaires must not be used for traffic lanes where they are subject to horizontal pressure from vehicles braking, accelerating and changing direction.

Die-cast aluminum · Clear safety glass · Reflector made of pure anodized aluminum  
 LED color temperatures: 2700K, 3000K, 3500K, 4000K  
 All BEGA standard finishes are matte, textured powder coat with minimum 3 mil thickness. BEGA Unidure® finish, a fluoropolymer technology, provides superior fade protection in Black, Bronze, and Silver. BEGA standard White, as well as optionally available RAL and custom colors, are a polyester powder.  
 NRTL listed to North American standards - Suitable for wet locations - Protection class IP 67

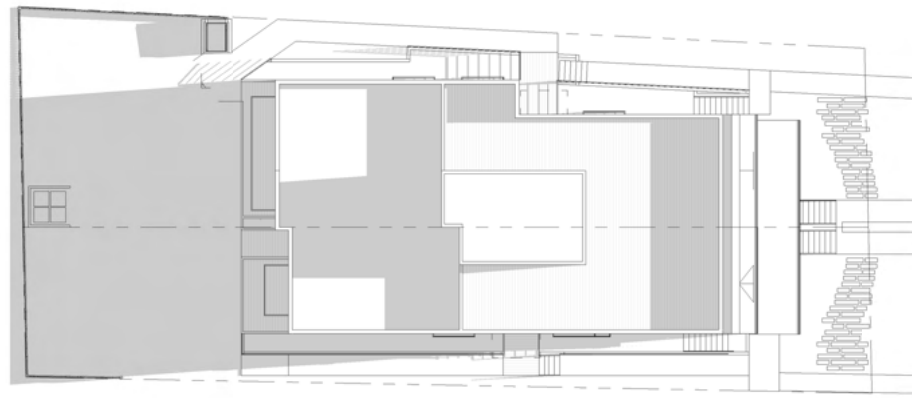


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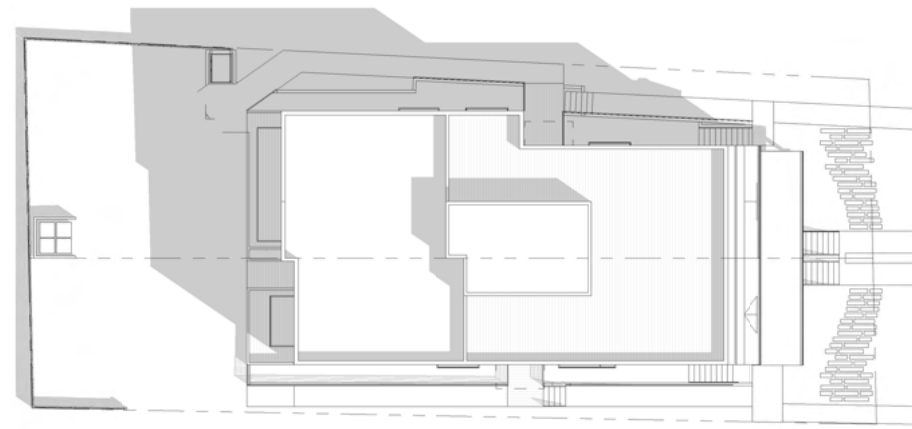
4457, 4459 MacArthur Blvd NW, Washington, DC 20007

SCALE  
 NTS

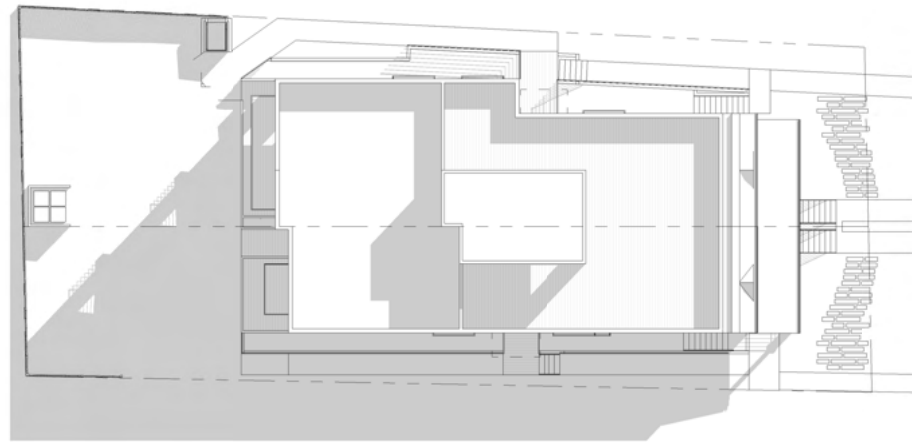
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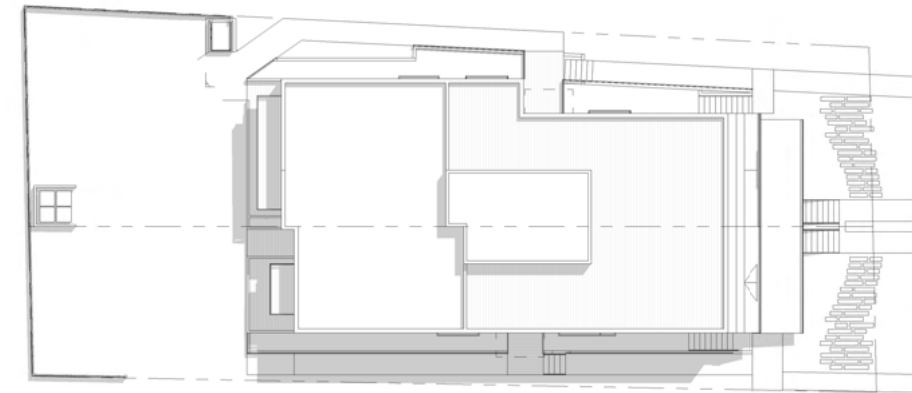
⑥ SHADOW STUDY - 3PM WINTER SOLSTICE



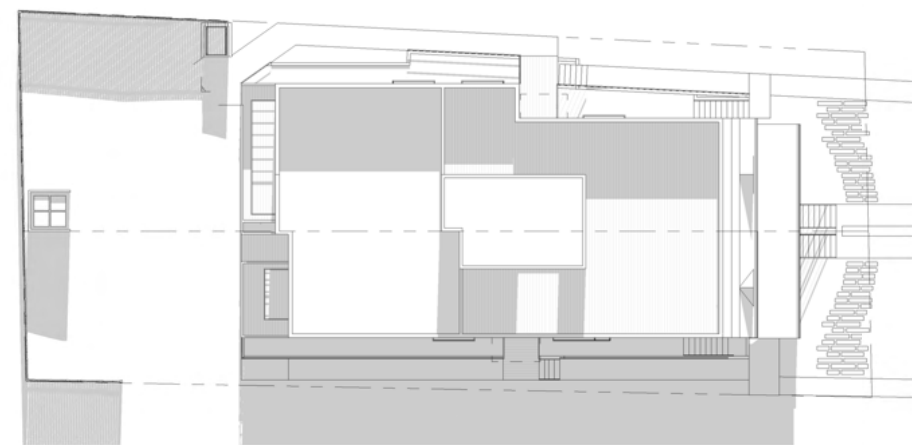
③ SHADOW STUDY - 3PM SUMMER SOLSTICE



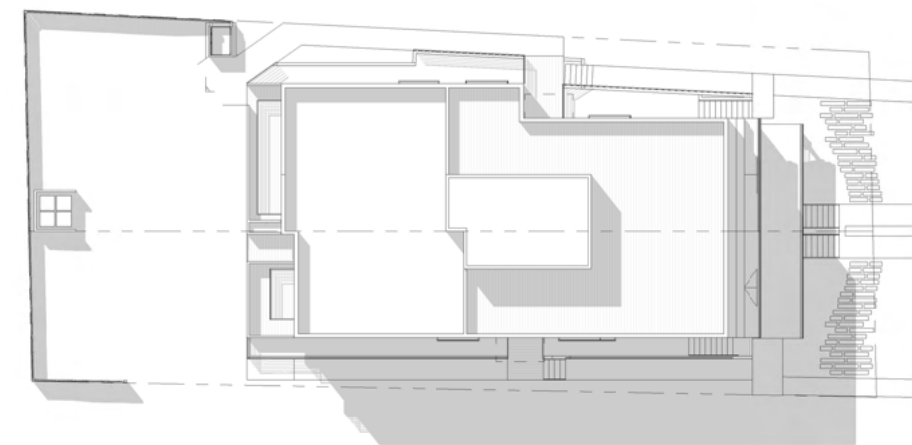
⑤ SHADOW STUDY - 12PM WINTER SOLSTICE



② SHADOW STUDY - 12PM SUMMER SOLSTICE



④ SHADOW STUDY - 9AM WINTER SOLSTICE



① SHADOW STUDY - 9AM SUMMER SOLSTICE

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