



4457 MACARTHUR

8-UNIT RENOVATION / ADDITION

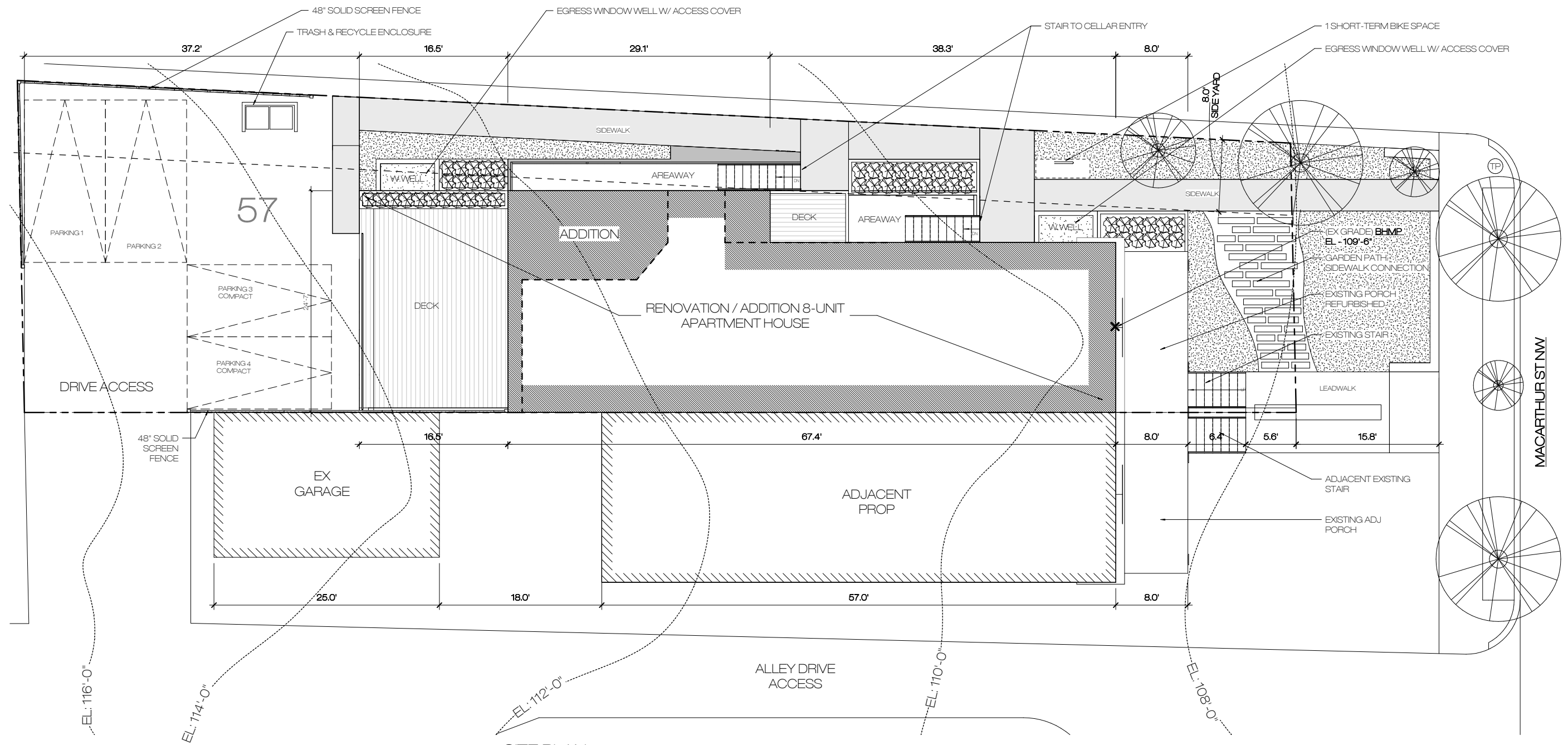
4457 MACARTHUR BLVD NW, WASHINGTON DC 20007



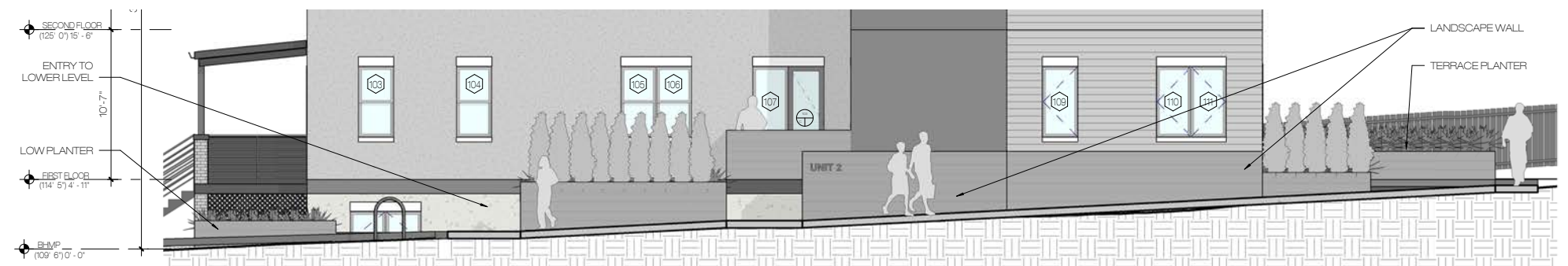
② FRONT PERSPECTIVE

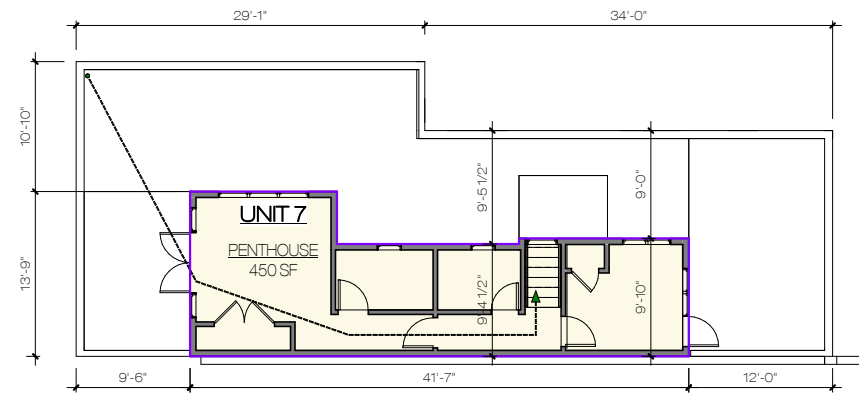


① REAR PERSPECTIVE



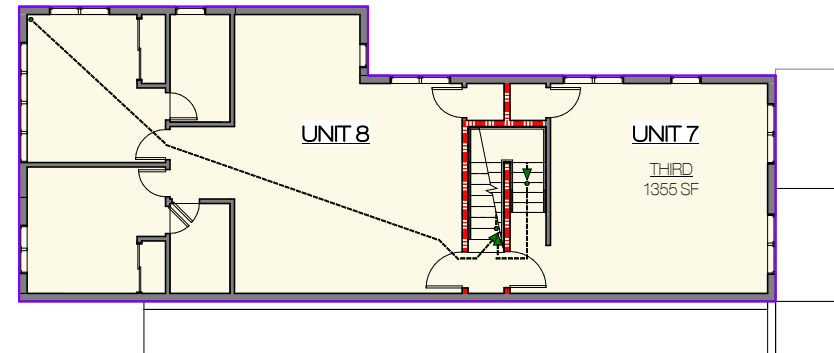
1 SITE PLAN



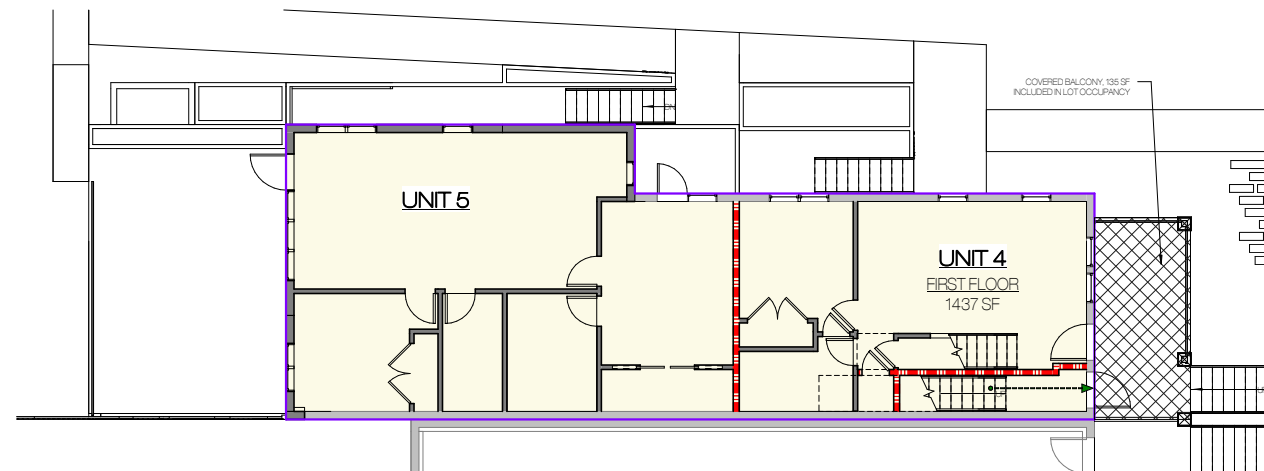


⑤ PENTHOUSE - ZONING

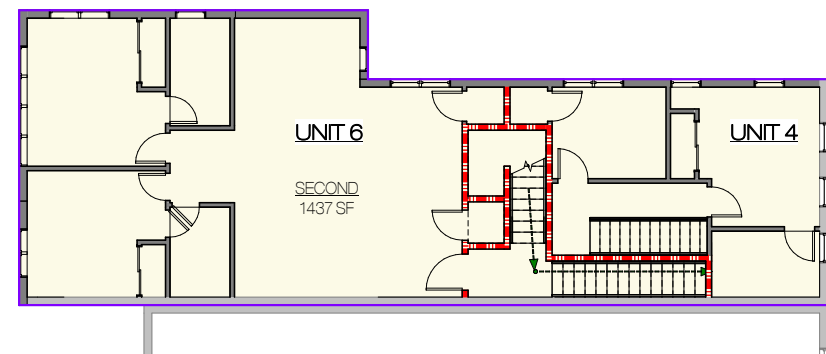
ZONING CLASSIFICATION:	RA-1	MISC:	BUILDING HEIGHT ALLOWABLE: 40' MAXIMUM PER TABLE H 803.1; MAXIMUM PERMITTED BUILDING HEIGHT 35' 6" MEASURED FROM CENTER OF FRONT GRADE (B+MP)
LOT OCCUPANCY:		STORIES:	ALLOWABLE: 3 PROVIDED: 3 (PLUS CELLAR)
EXISTING LOT AREA	4,700 SF	MIN REQUIRED SIDE YARD	8' REQUIRED // 8' PROVIDED
MAX OCC. 40%	1,880 SF	MIN REQUIRED REAR YARD	20'-0" REQUIRED // 37'-2" PROVIDED
EXISTING BLDG FOOTPRINT	1,217 SF	CELLAR	THE CELLAR LEVEL WILL HAVE A CEILING HEIGHT AT MAX 3'-11" AT THE FRONT MEASURED FROM THE EXISTING GRADE AT THE CENTER.
PROPOSED ADDITION	663 SF	GREEN AREA RATIO	REQUIRED: 0.4 PROVIDED: SEE GREEN AREA RATIO SHEETS
TOTAL LOT OCCUPANCY	1,880 // 40%	PARKING:	REQUIRED: 1 PER 3 DWELLING UNITS IN EXCESS OF 4 // 1 MIN REQ'D PROVIDED: 2 STANDARD PARKING SPACES, 2 COMPACT SPACES
FAR CALCULATION			
MAX FAR - 0.9	4,230 SF		
IZ 20% BONUS - 1.08	5,076 SF		
AREAS			
LEVEL 1	1,437 SF		
LEVEL 2	1,437 SF		
LEVEL 3	1,355 SF		
GROSS SF	4,230 SF // FAR - 0.9		
CELLAR	1,880 SF (NOT TO EXCEED 40% LOT OCCUPANCY, 1,880 SF)		
PENTHOUSE	450 SF (NOT TO EXCEED 1/3 LEVEL BELOW)		
TOTAL SF W/ CELLAR + PH	6,559 SF <--- DOES NOT REQUIRE GREEN CODE COMPLIANCE		



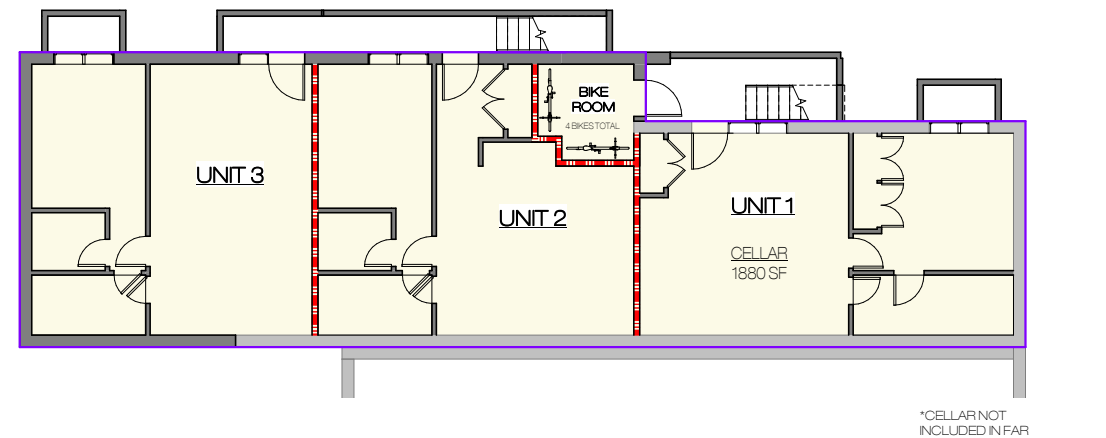
④ THIRD FLOOR - ZONING



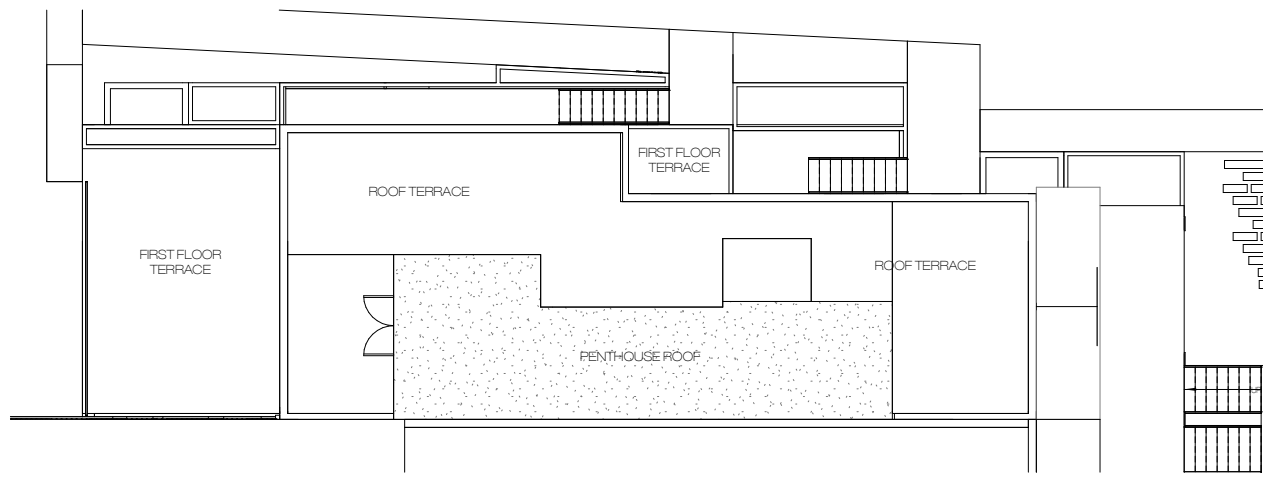
② FIRST FLOOR - ZONING



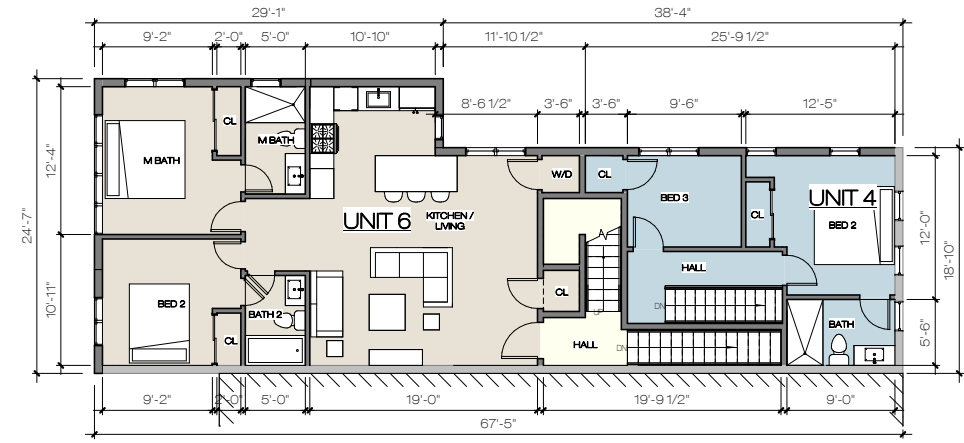
③ SECOND FLOOR - ZONING



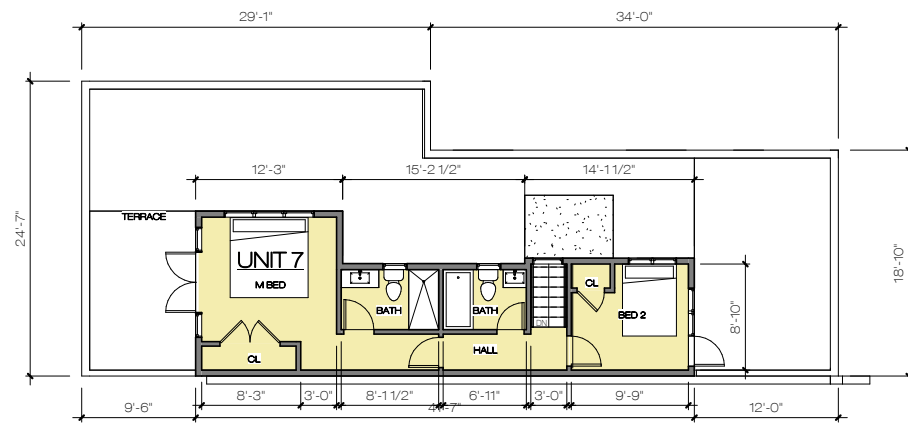
① CELLAR - ZONING



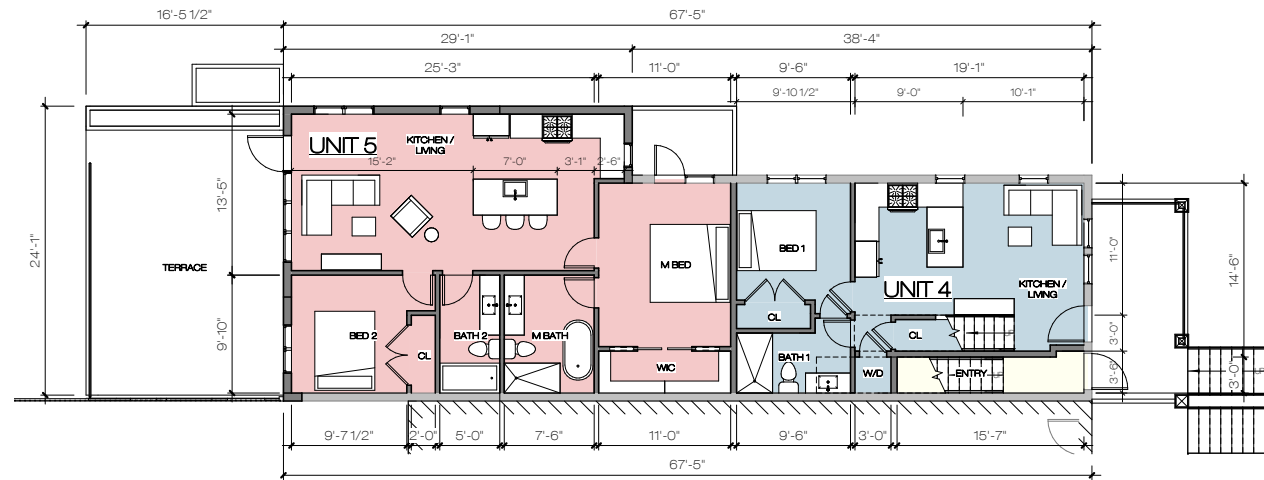
6 ROOF PLAN



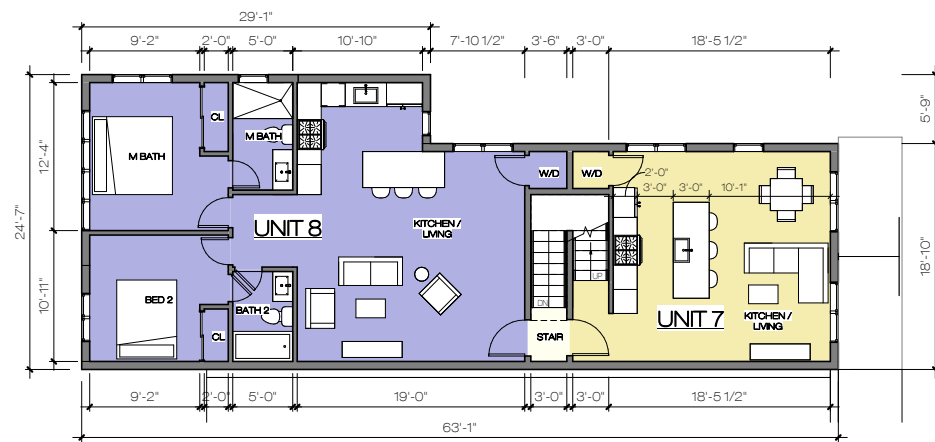
3 SECOND FLOOR



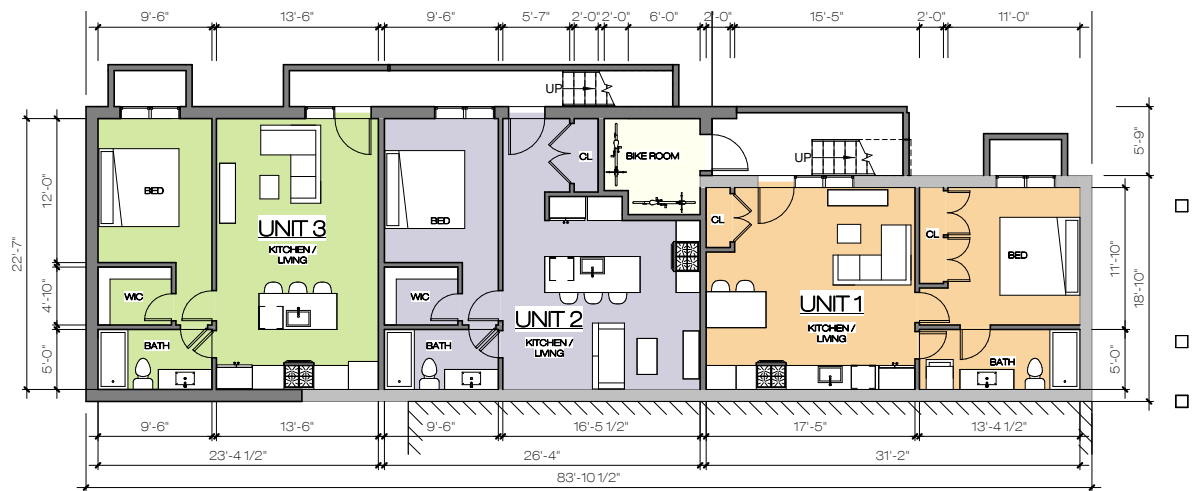
5 PENTHOUSE



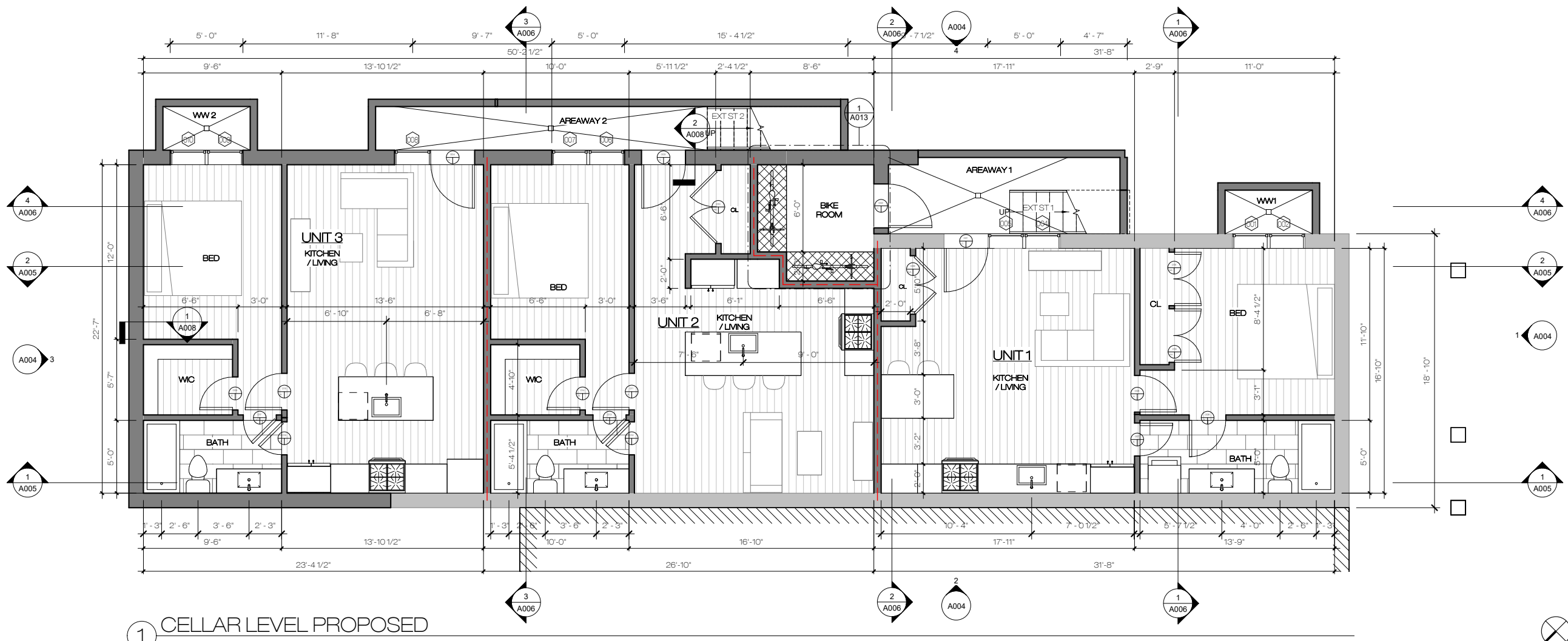
2 FIRST FLOOR

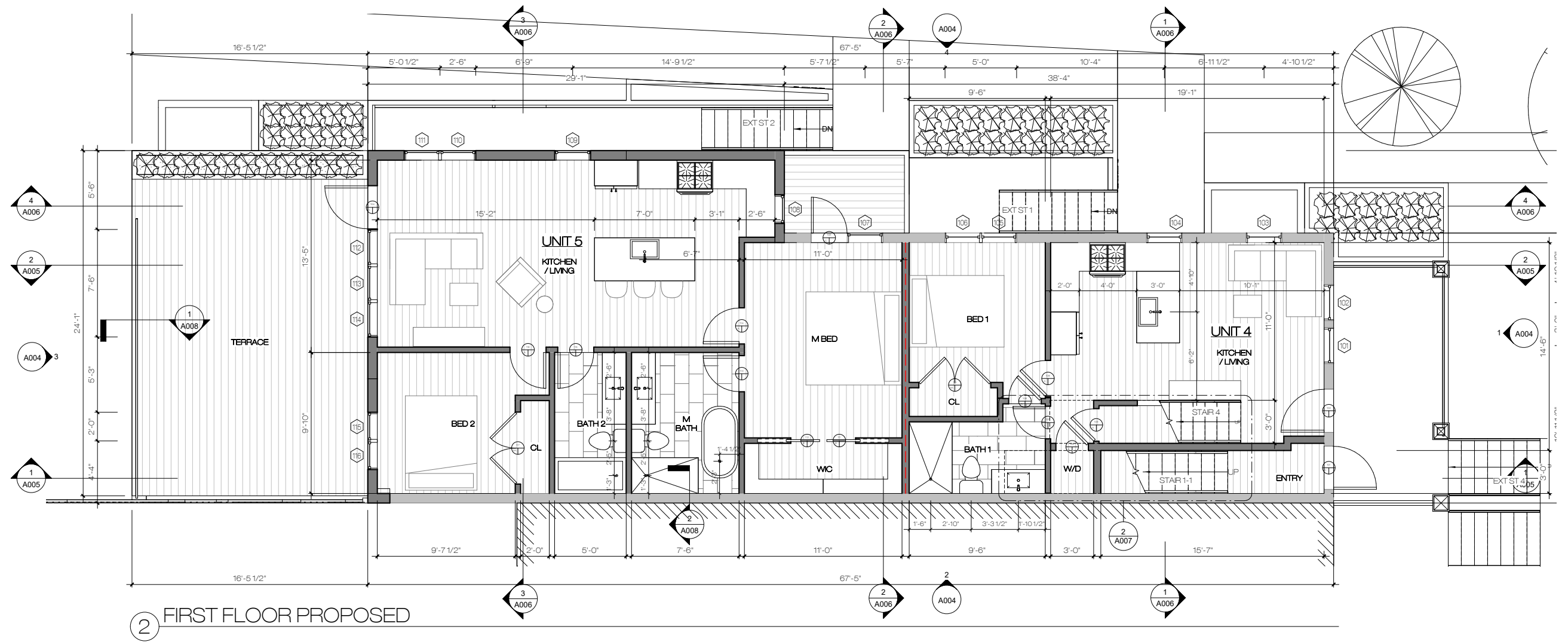


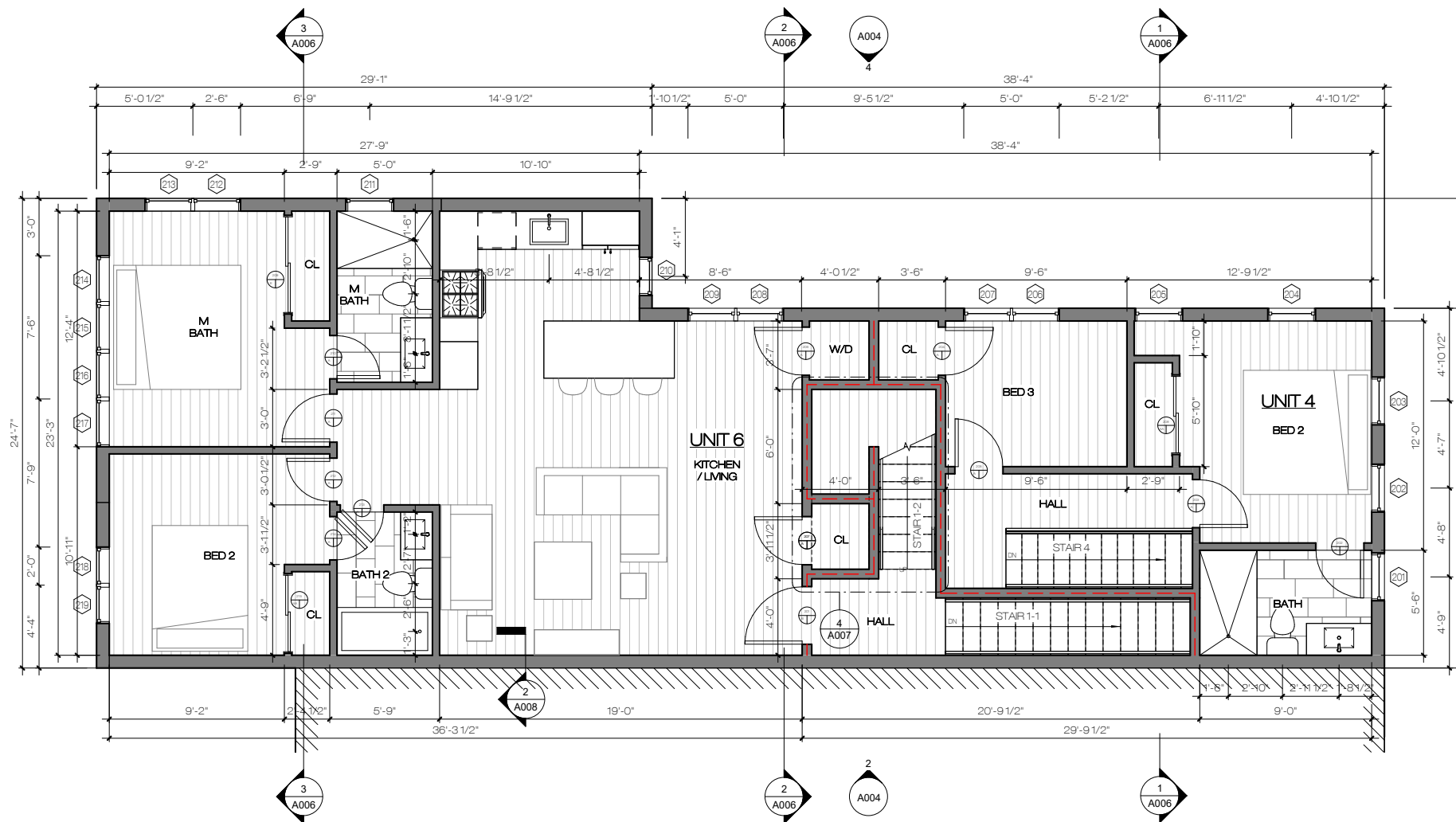
4 THIRD FLOOR



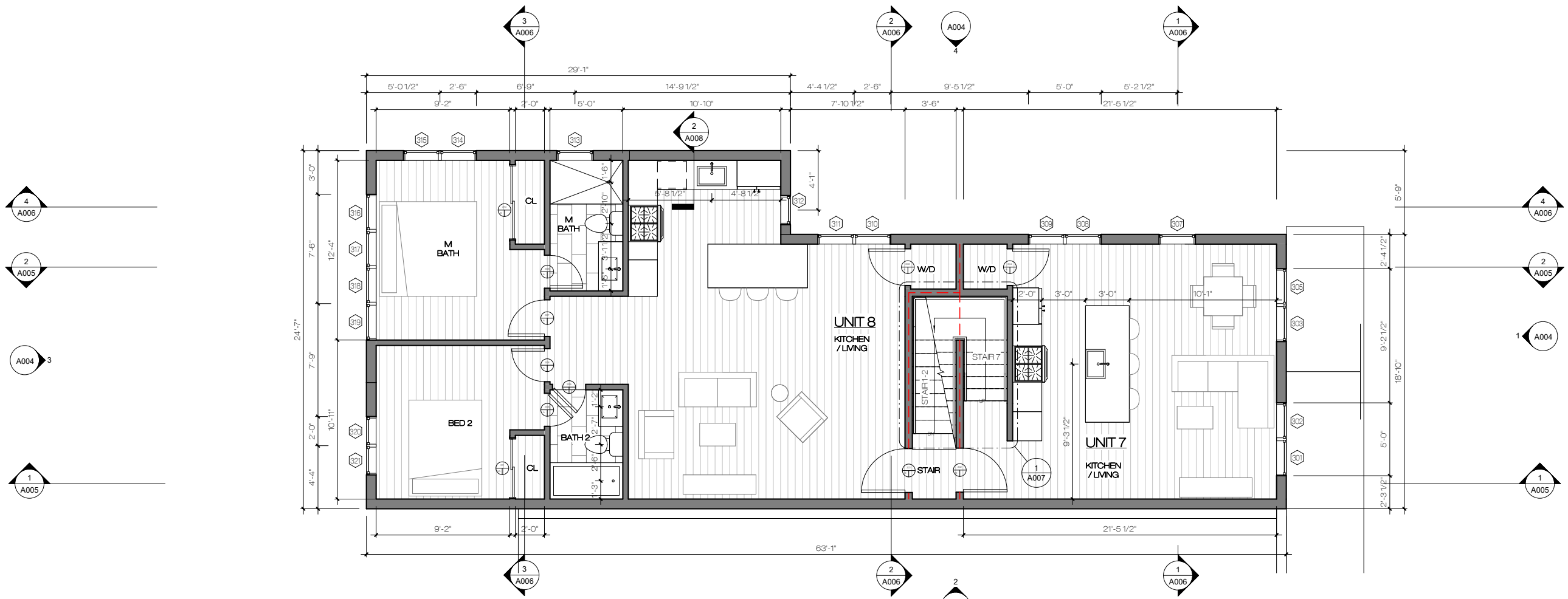
1 CELLAR



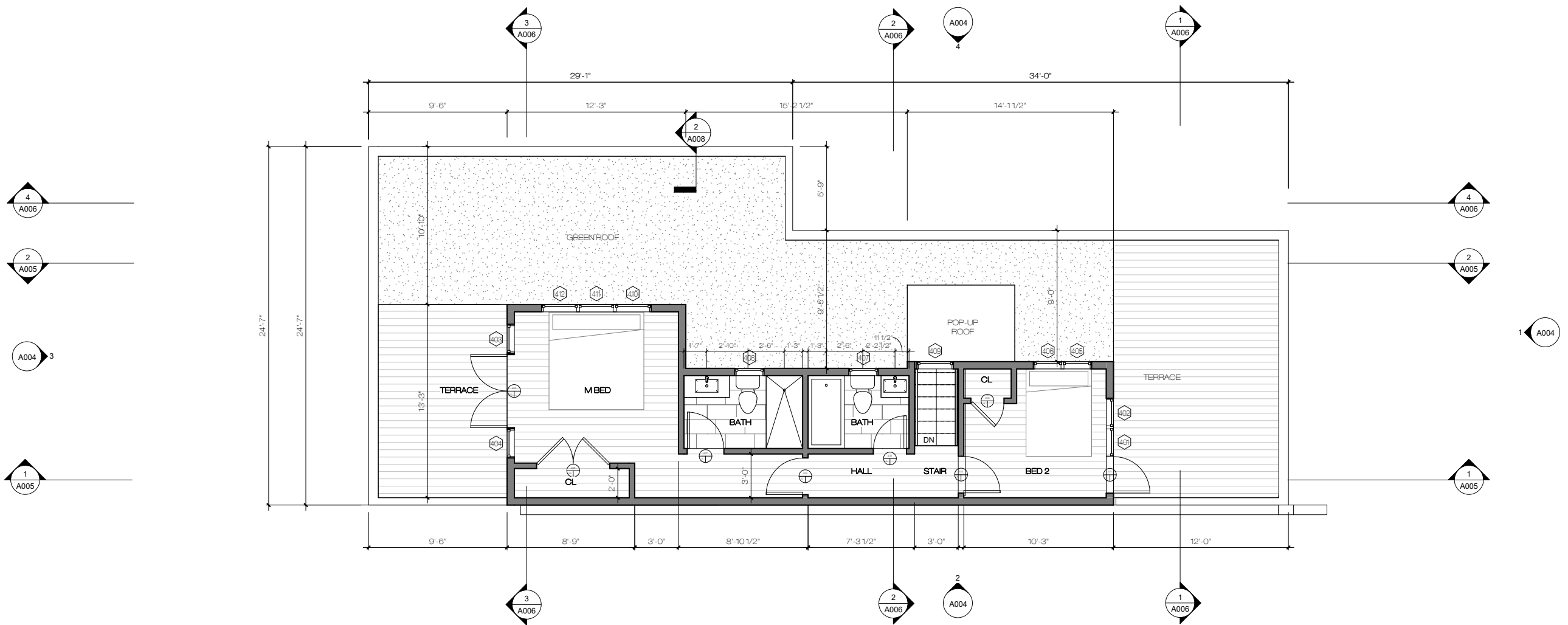




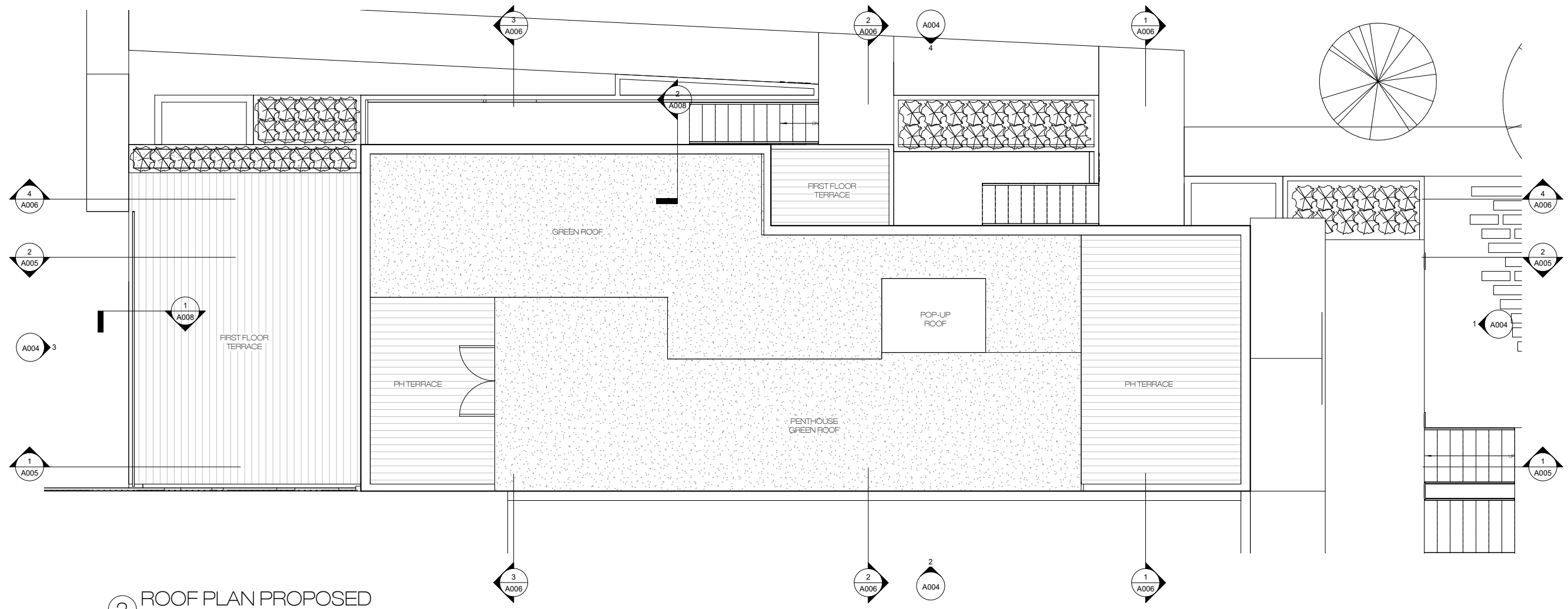
1 SECOND FLOOR PROPOSED



② THIRD FLOOR PROPOSED



1 PENTHOUSE PROPOSED



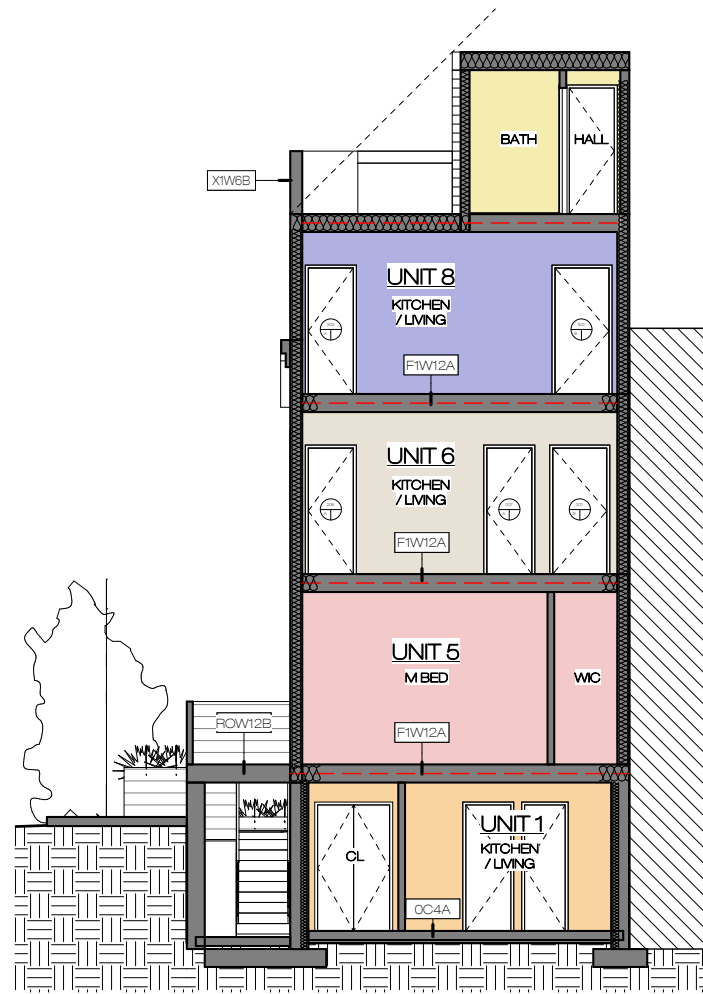
2 ROOF PLAN PROPOSED



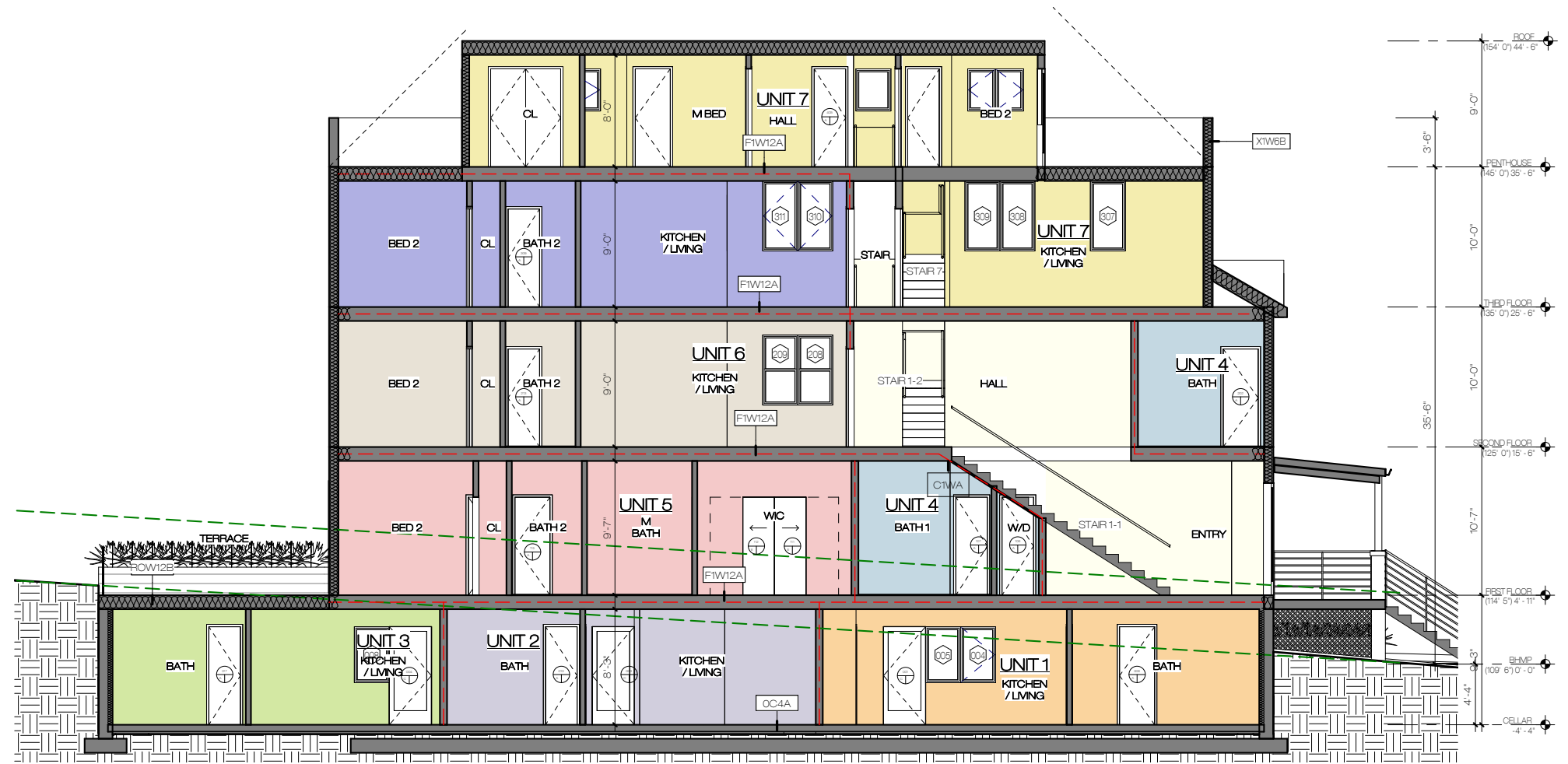
④ SOUTHEAST (SIDE) ELEVATION



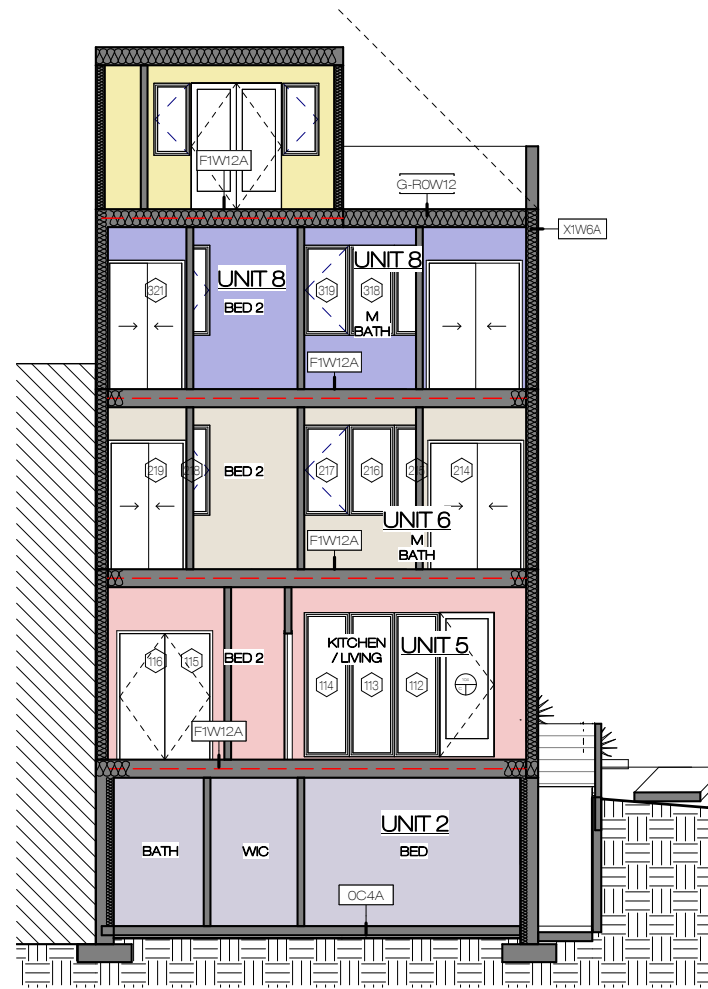
③ NORTHEAST (REAR) ELEVATION



② CROSS SECTION 2



① LONGITUDINAL SECTION 1



③ CROSS SECTION 3



② LONGITUDINAL SECTION 2