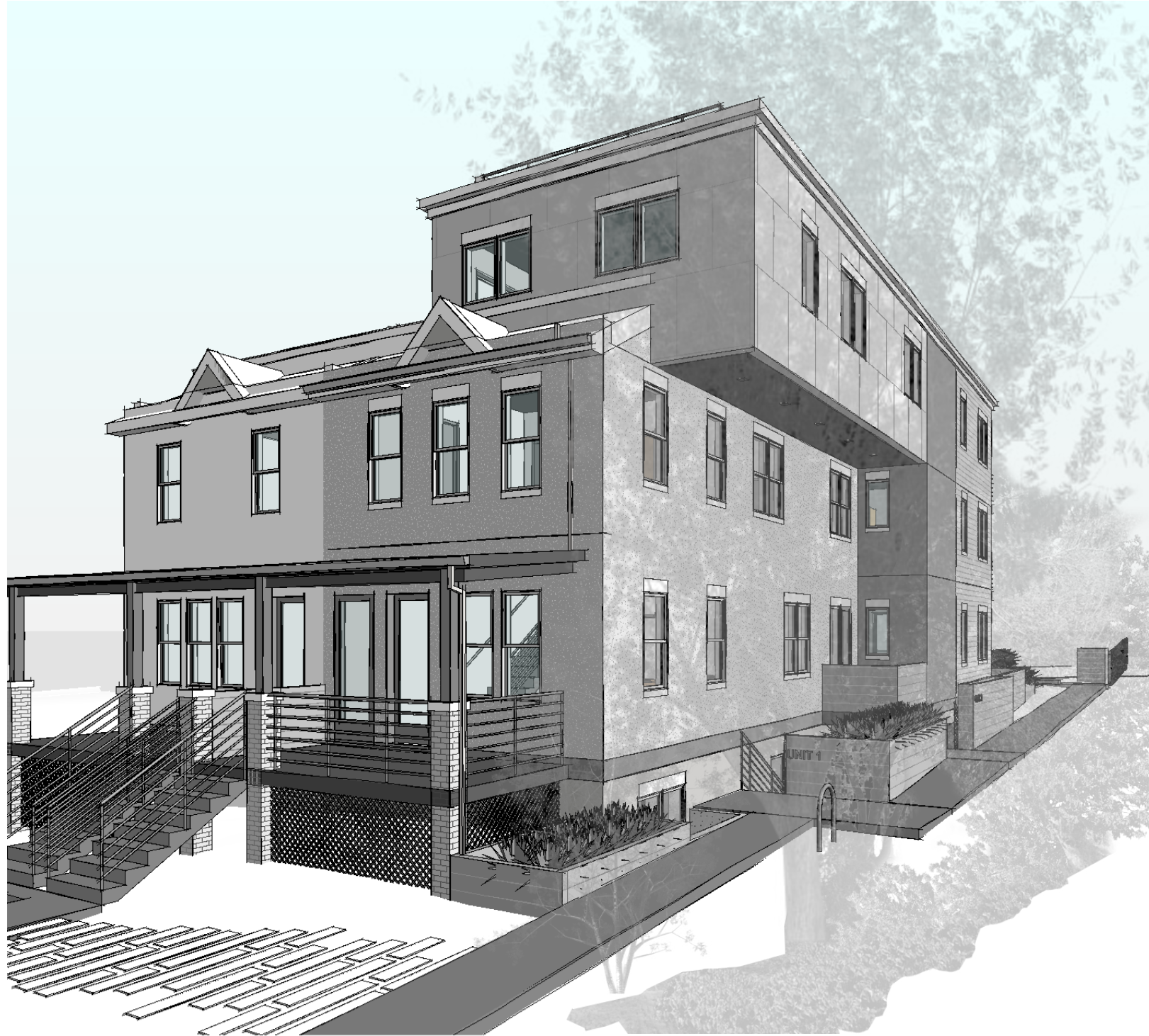




4457 MACARTHUR

8-UNIT RENOVATION / ADDITION

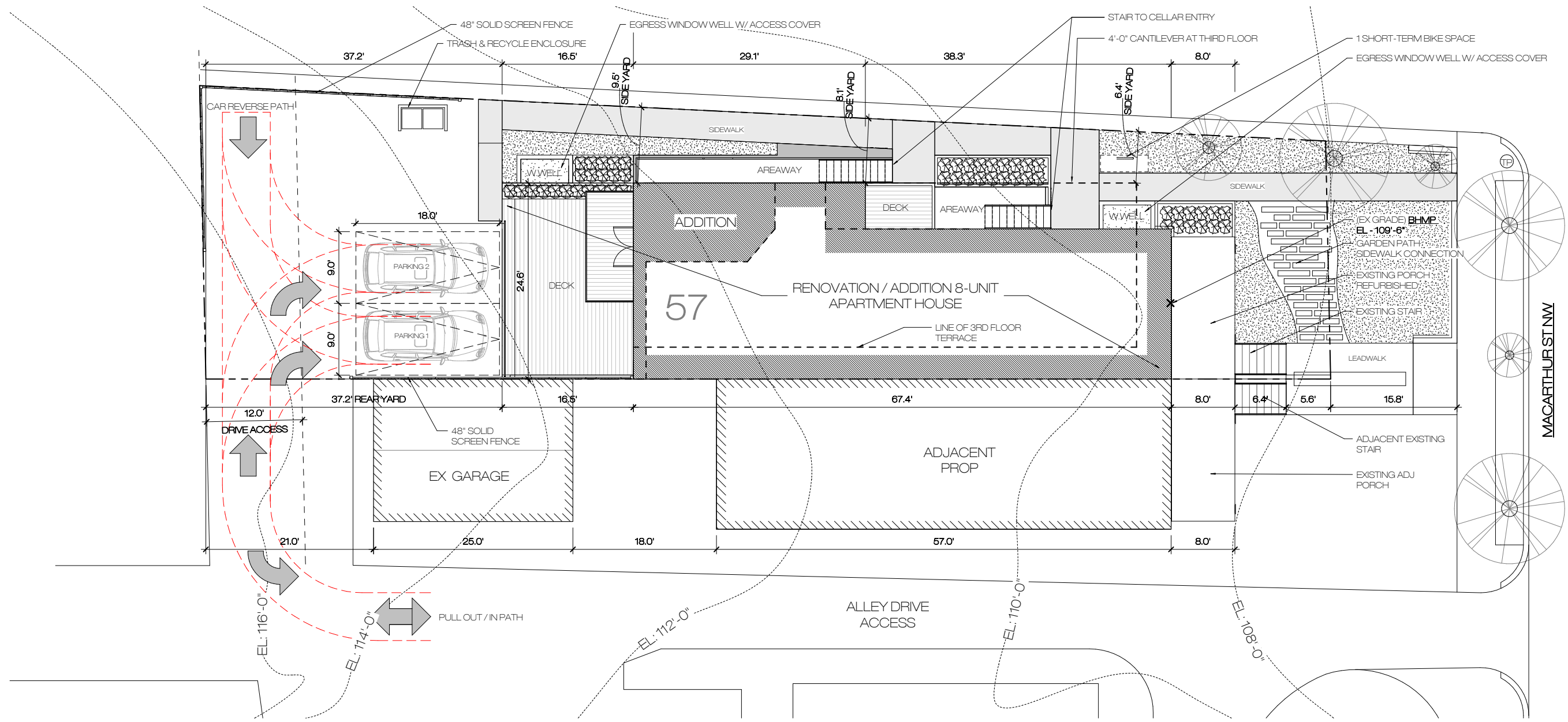
4457 MACARTHUR BLVD NW, WASHINGTON DC 20007



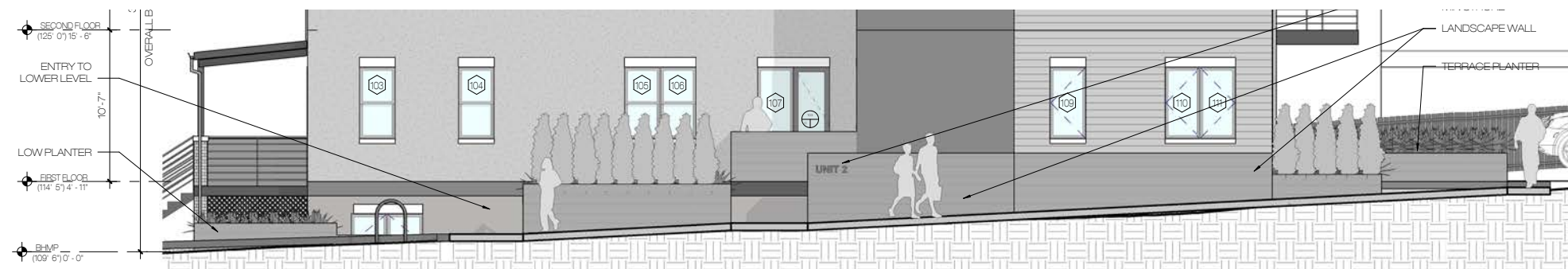
② FRONT PERSPECTIVE

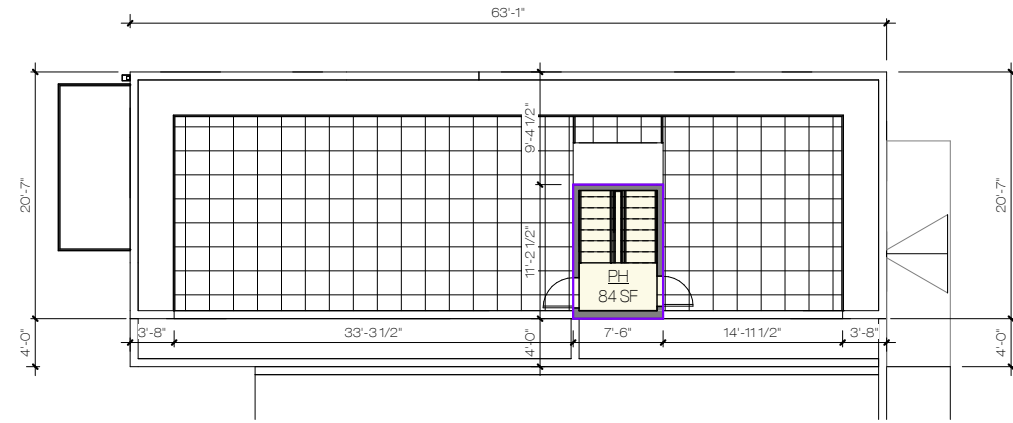


① REAR PERSPECTIVE



1 SITE PLAN

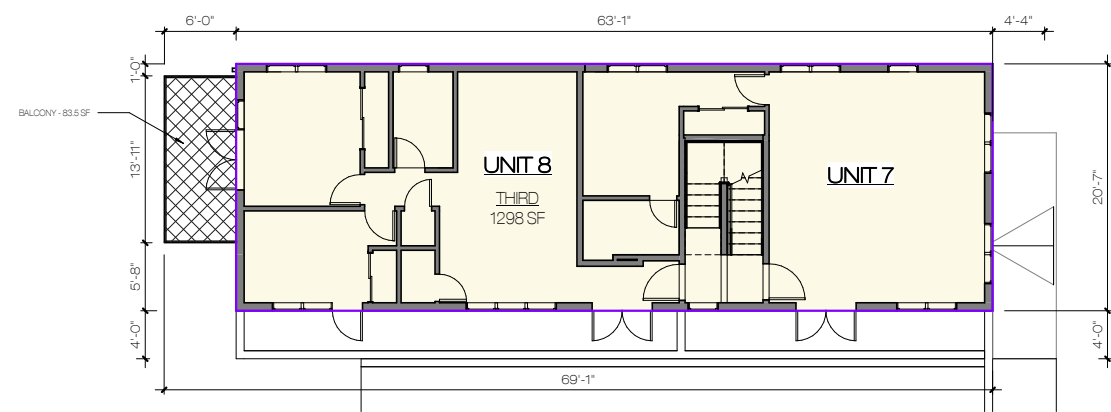




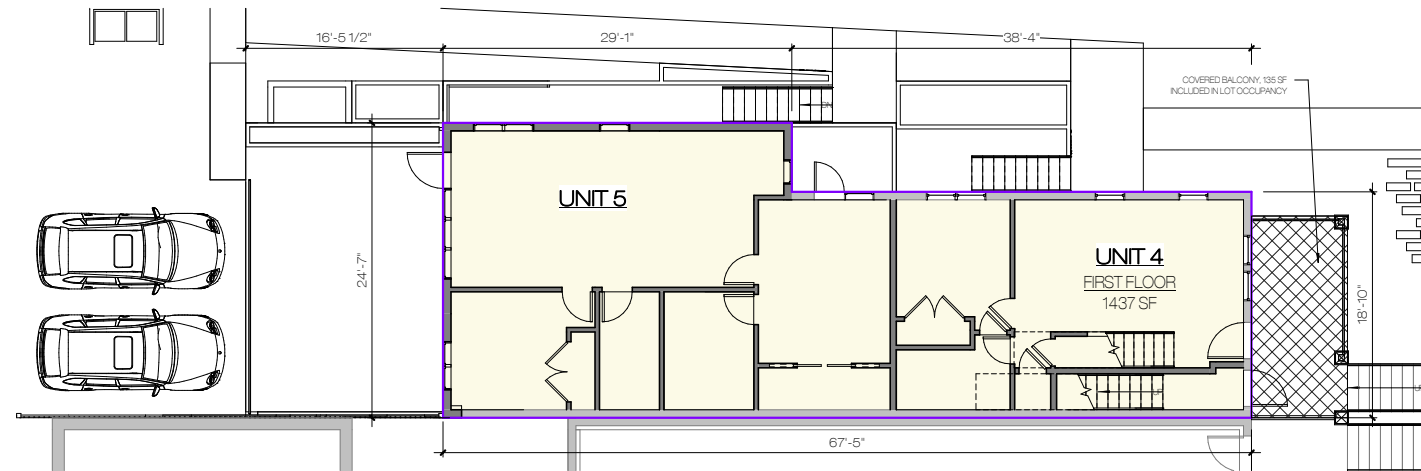
5 ROOF - ZONING

ZONING INFORMATION

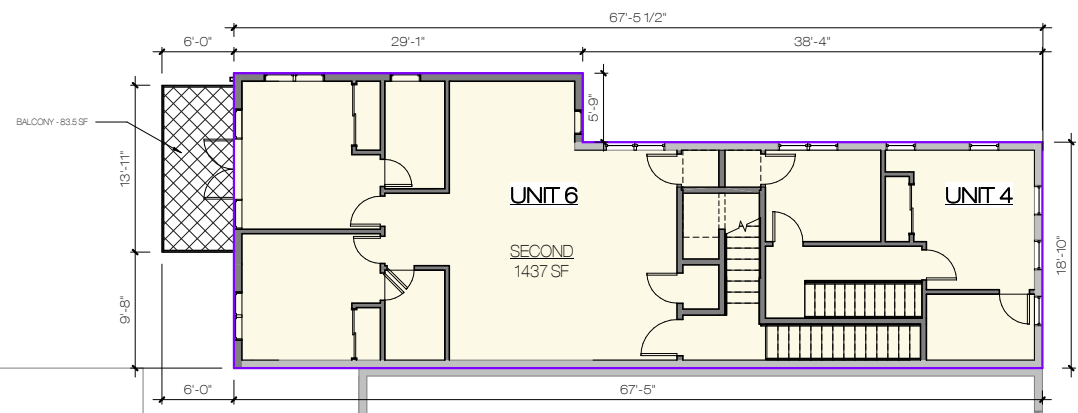
ZONING CLASSIFICATION:	RA-1	MISC	
LOT OCCUPANCY:		BUILDING HEIGHT ALLOWABLE:	40' MAXIMUM PER TABLE H 803.1: MAXIMUM PERMITTED BUILDING HEIGHT
EXISTING LOT AREA	4,700 SF	BUILDING HEIGHT PROVIDED:	35'-6" MEASURED FROM CENTER OF FRONT GRADE (BHP)
MAX OCC. 40%	1,880 SF	STORIES:	ALLOWABLE: 3 PROVIDED: 3 (PLUS CELLAR)
EXISTING BLDG FOOTPRINT	1,217 SF	MIN REQUIRED SIDE YARD	8'-10.5" REQUIRED // VARIES FROM 9.5' TO 6.4'
PROPOSED ADDITION	220 SF	MIN REQUIRED REAR YARD	20'-0" REQUIRED // 37'-2" PROVIDED
EXISTING COVERED BALCONY	135 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.
EXTERIOR BALCONY	84 SF	GREEN AREA RATIO	REQUIRED: 0.4
TOTAL LOT OCCUPANCY	1,656 // 35%	PROVIDED: SEE GREEN AREA RATIO SHEETS	
FAR CALCULATION		PARKING:	REQUIRED: 1 PER 3 DWELLING UNITS IN EXCESS OF 4 // 2 MIN REQ'D
MAX FAR - 0.9	4,230 SF	PROVIDED: 2 STANDARD PARKING SPACES	
IZ 20% BONUS - 1.08	5,076 SF		
AREAS			
LEVEL 1	1,437 SF		
LEVEL 2	1,437 SF		
LEVEL 3	1,298 SF		
GROSS SF	4,172 SF // FAR - 0.89		
CELLAR	1,880 SF (NOT TO EXCEED 40% LOT OCCUPANCY, 1,880 SF)		
PH	83 SF		
TOTAL SF W/ CELLAR + PH	6,135 SF <-<- DOES NOT REQUIRE GREEN CODE COMPLIANCE		



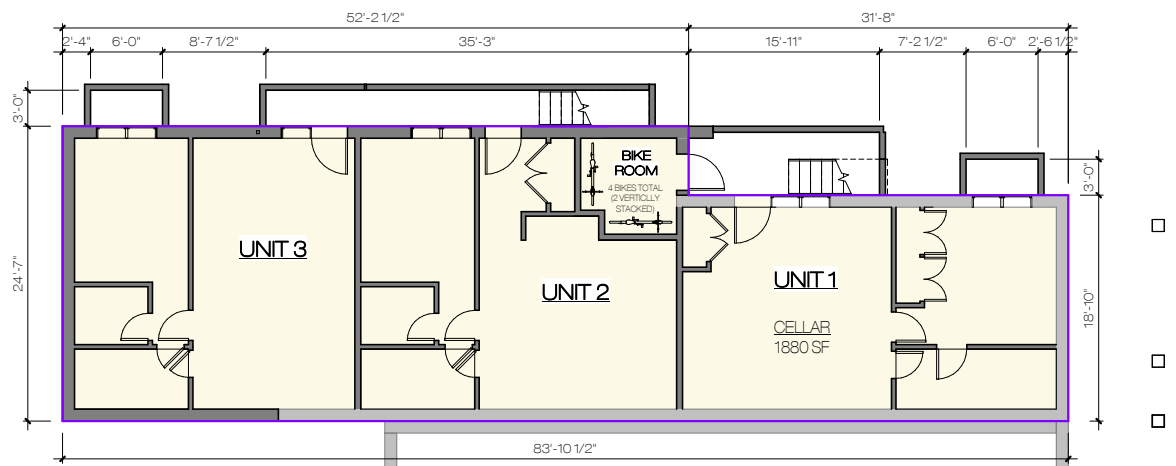
4 THIRD FLOOR - ZONING



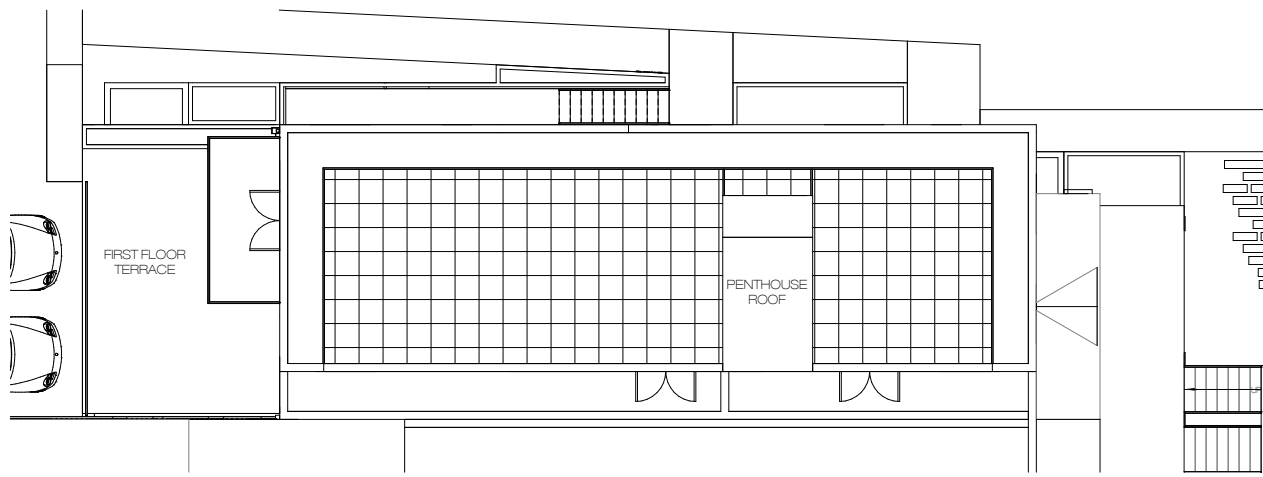
2 FIRST FLOOR - ZONING



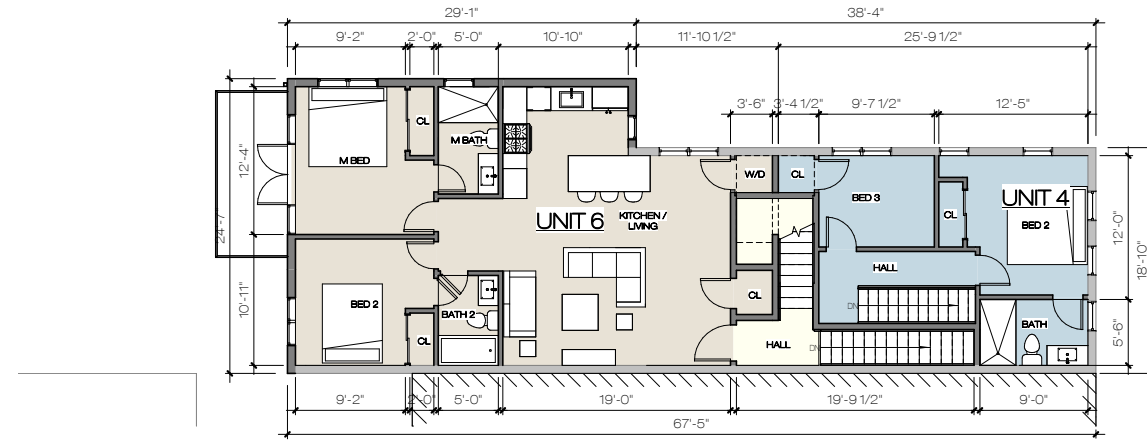
3 SECOND FLOOR - ZONING



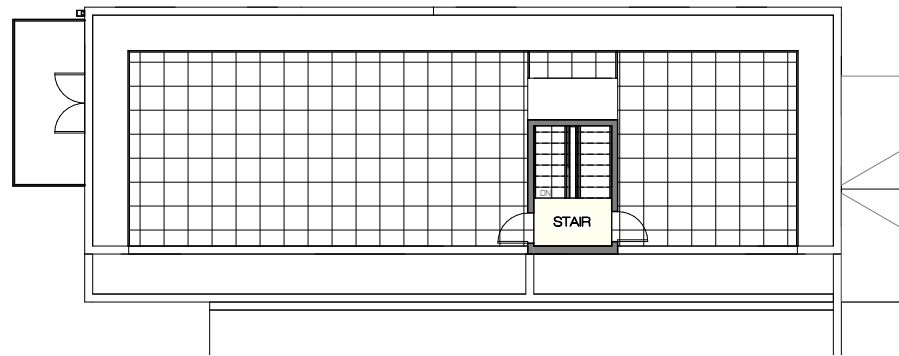
1 CELLAR - ZONING



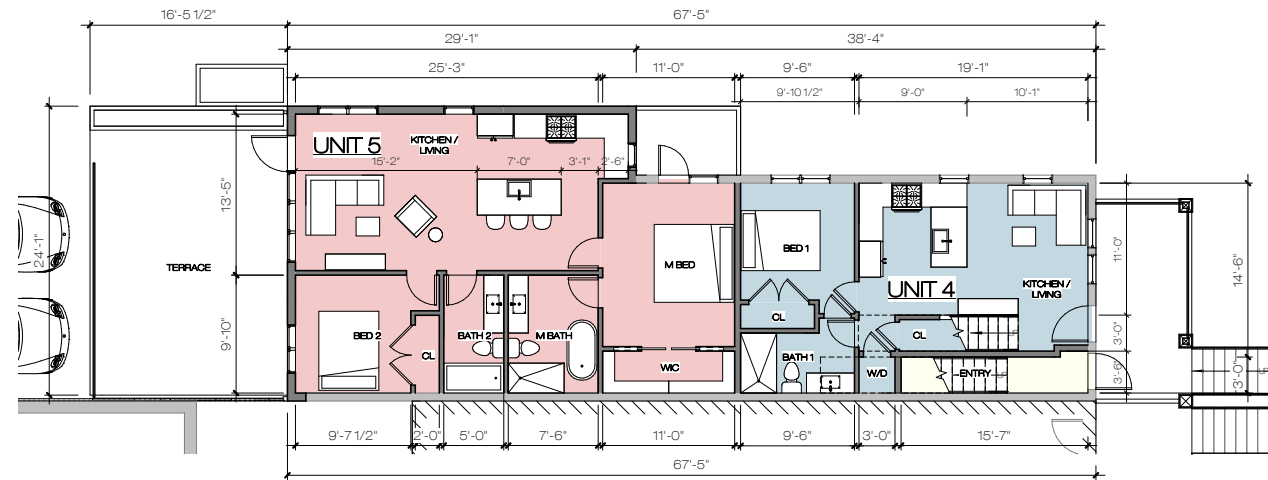
6 ROOF PLAN



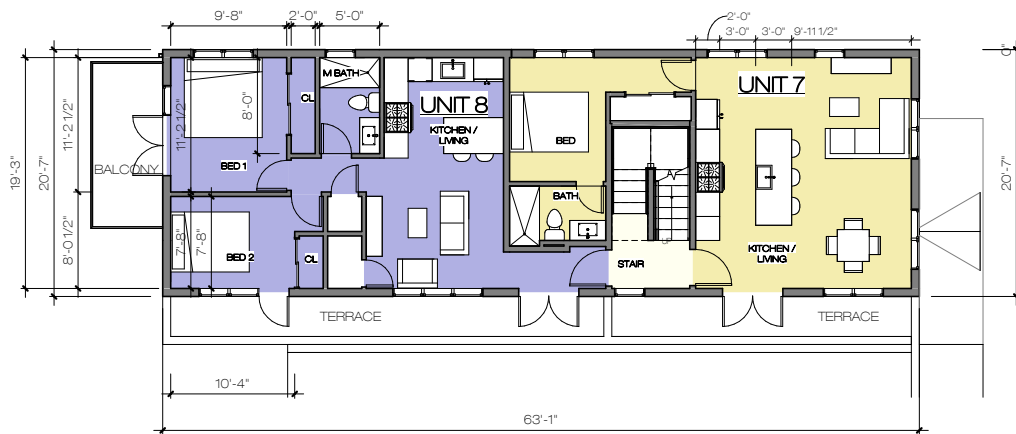
3 SECOND FLOOR



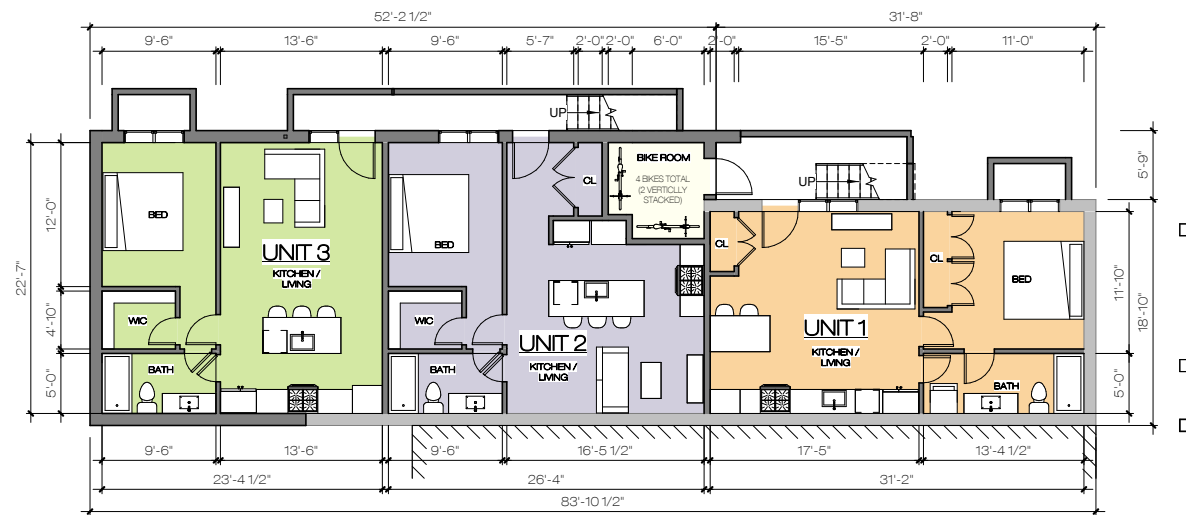
5 PENTHOUSE



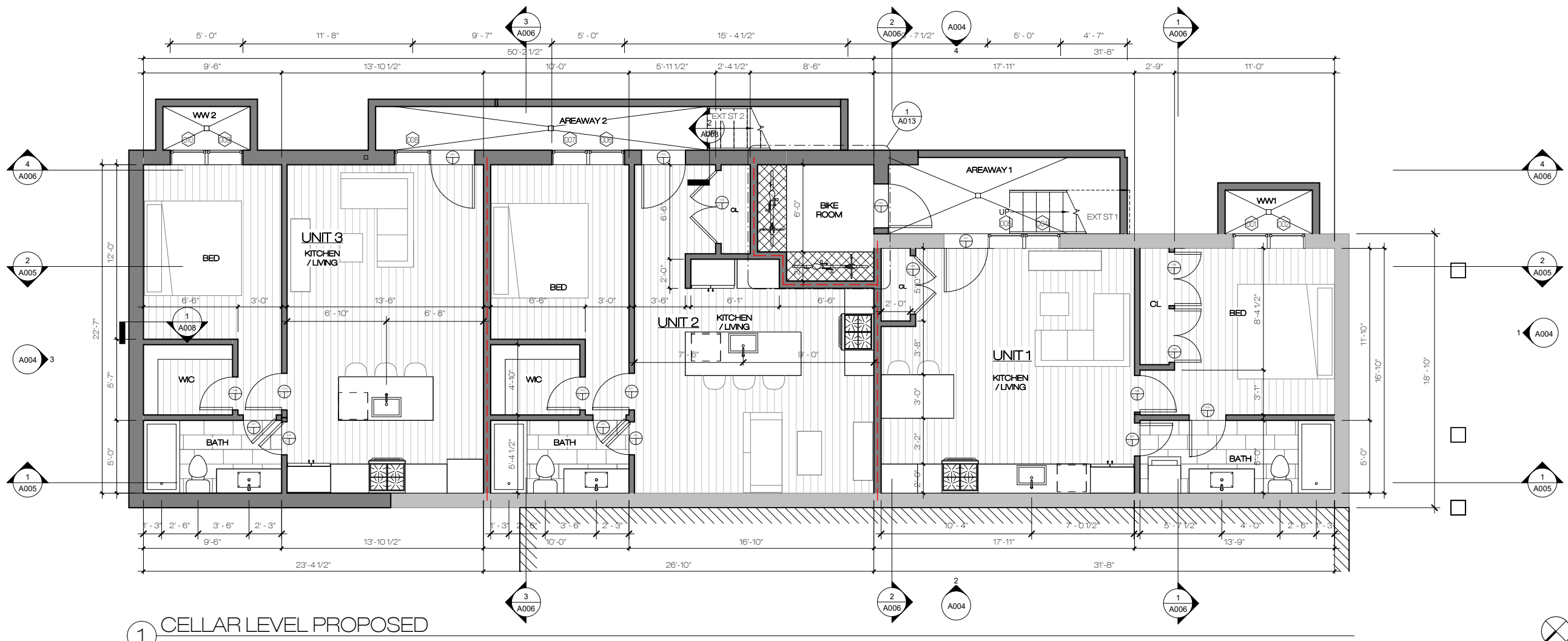
2 FIRST FLOOR



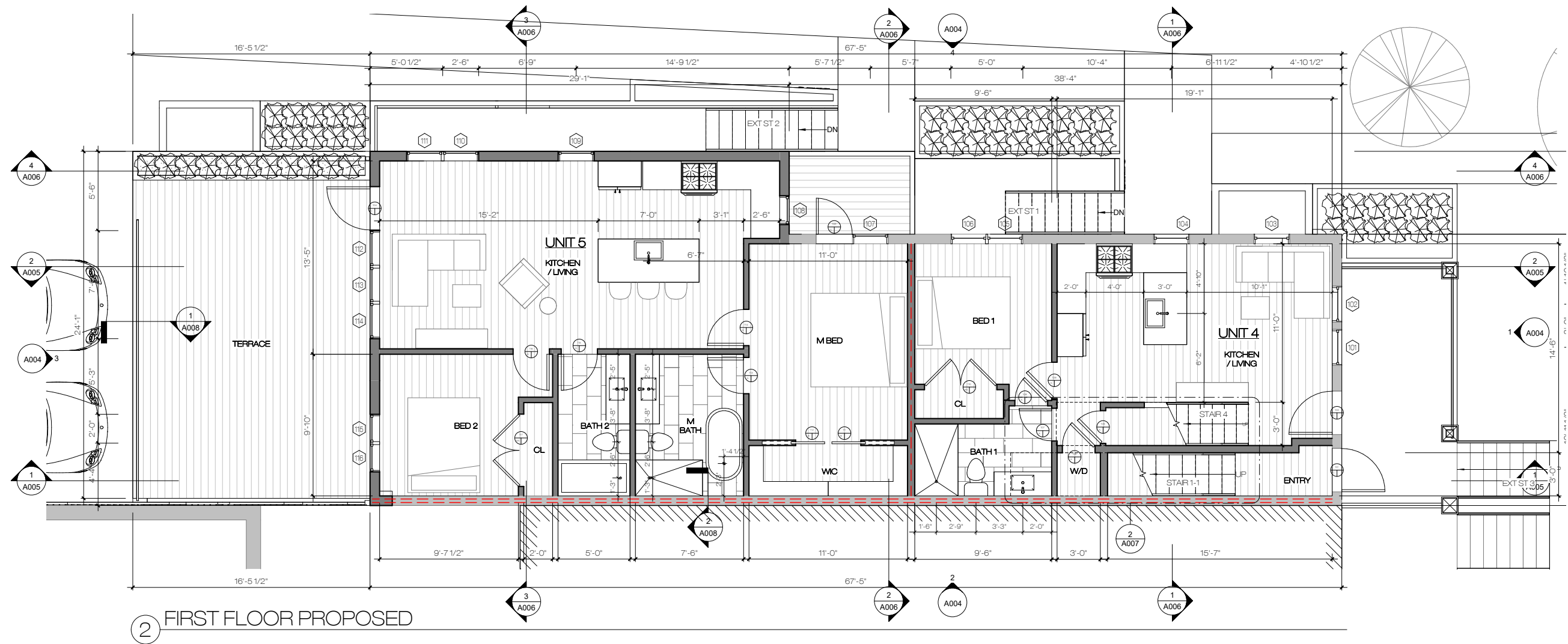
4 THIRD FLOOR

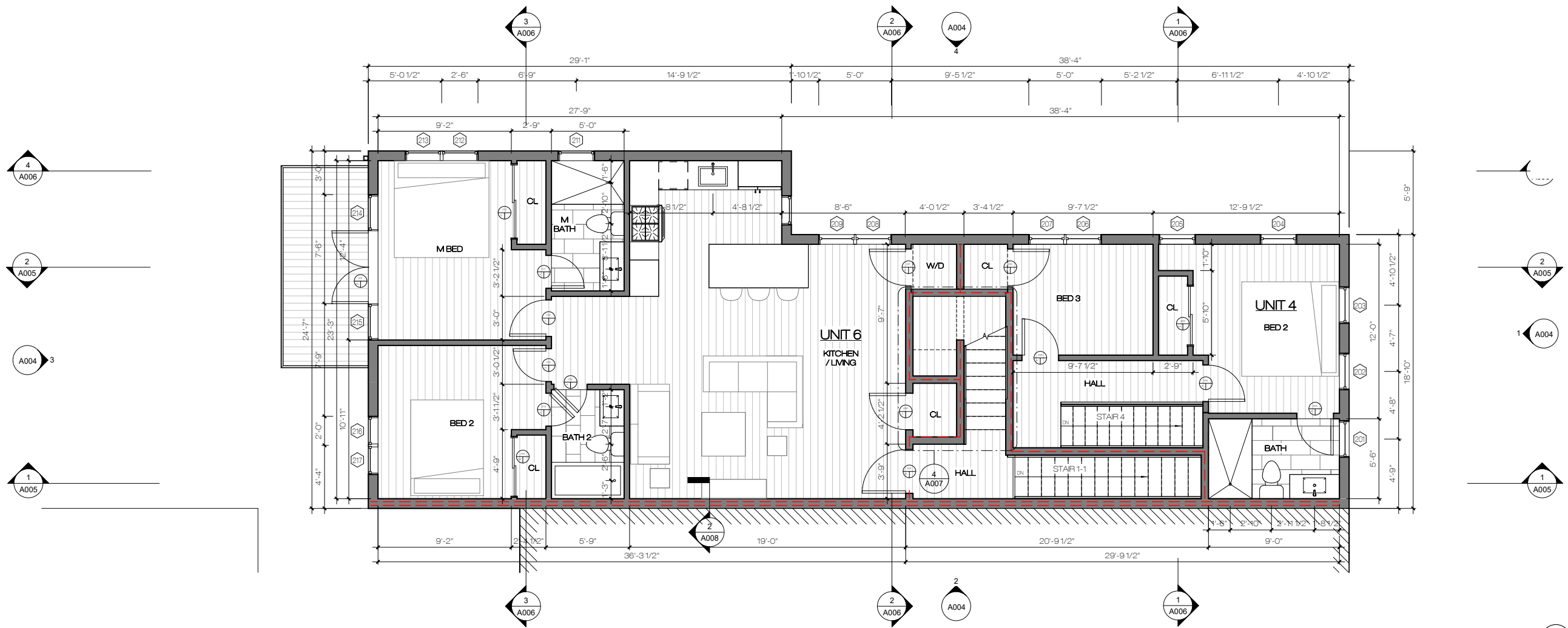


1 CELLAR

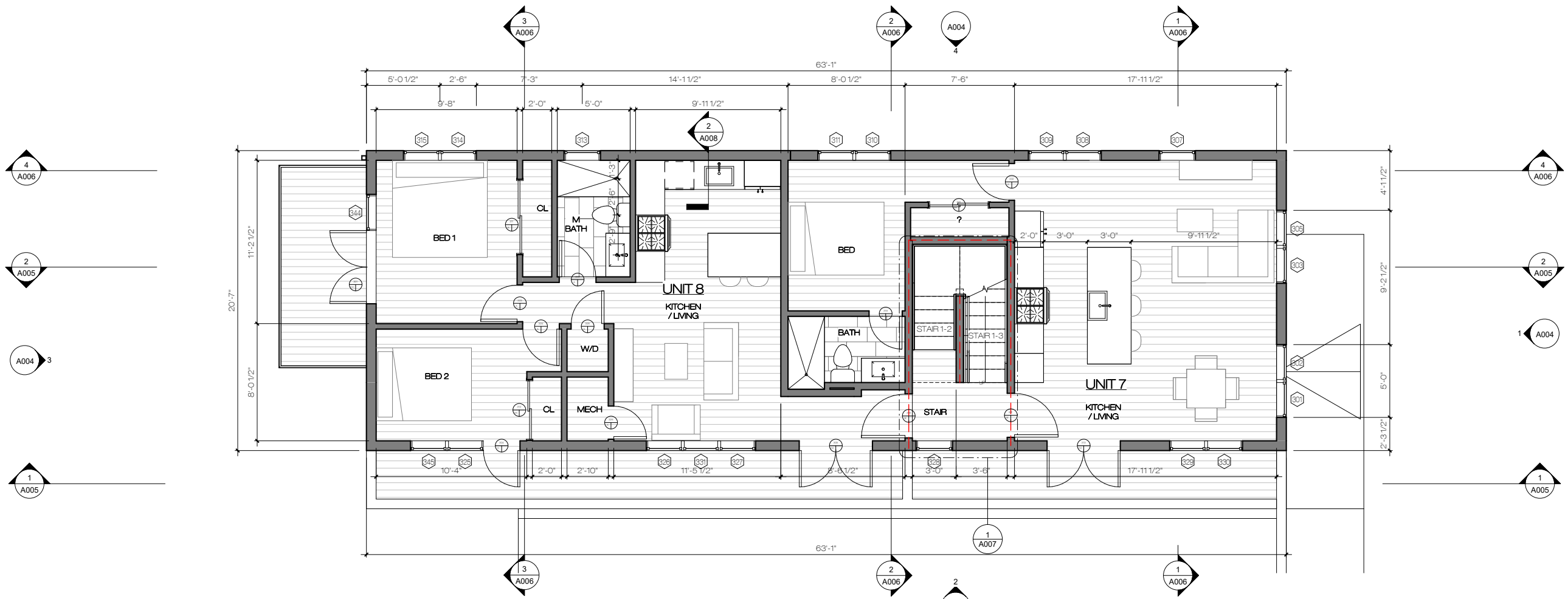


1 CELLAR LEVEL PROPOSED

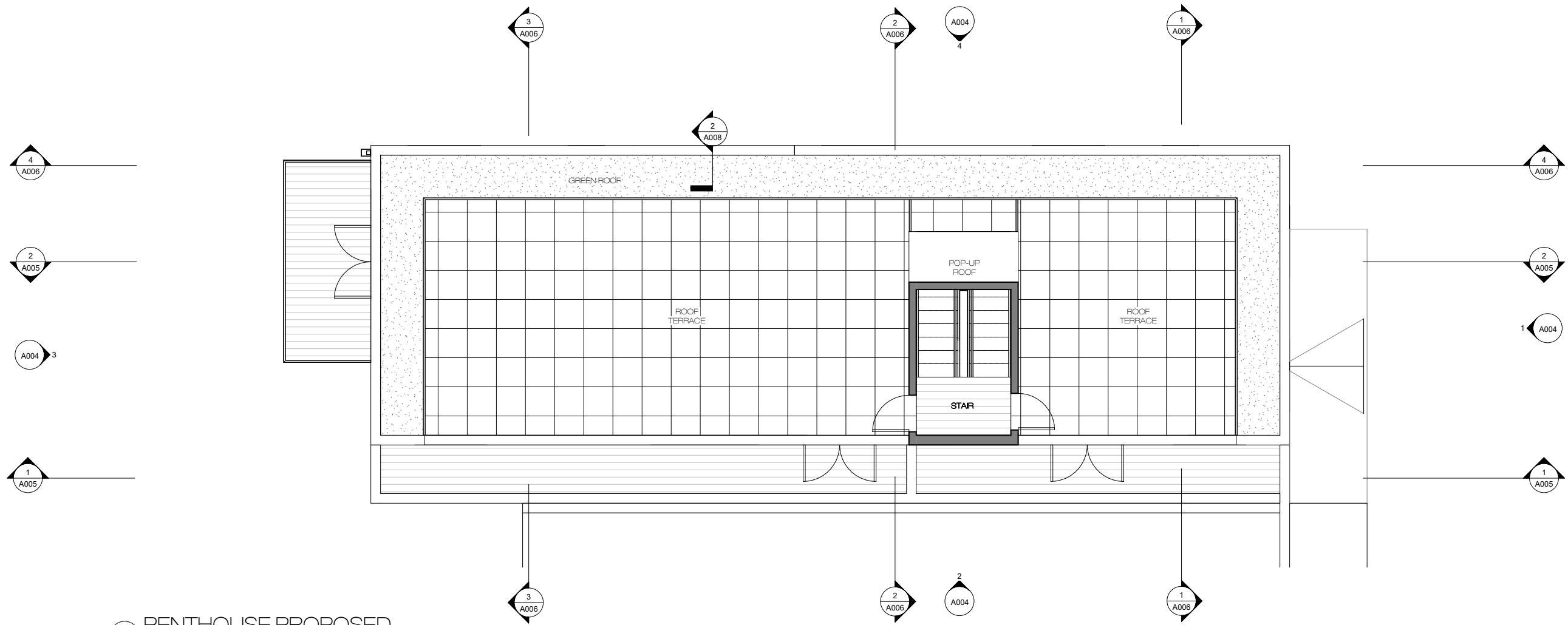




1 SECOND FLOOR PROPOSED

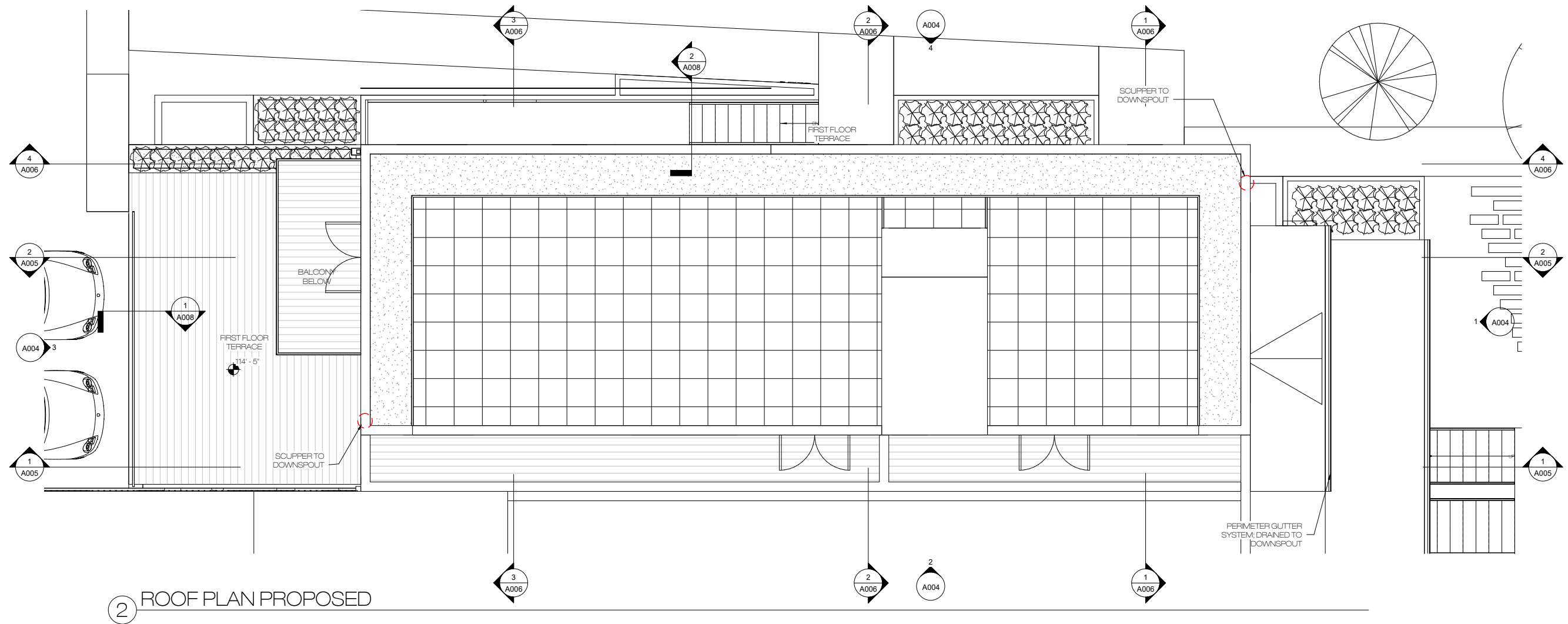


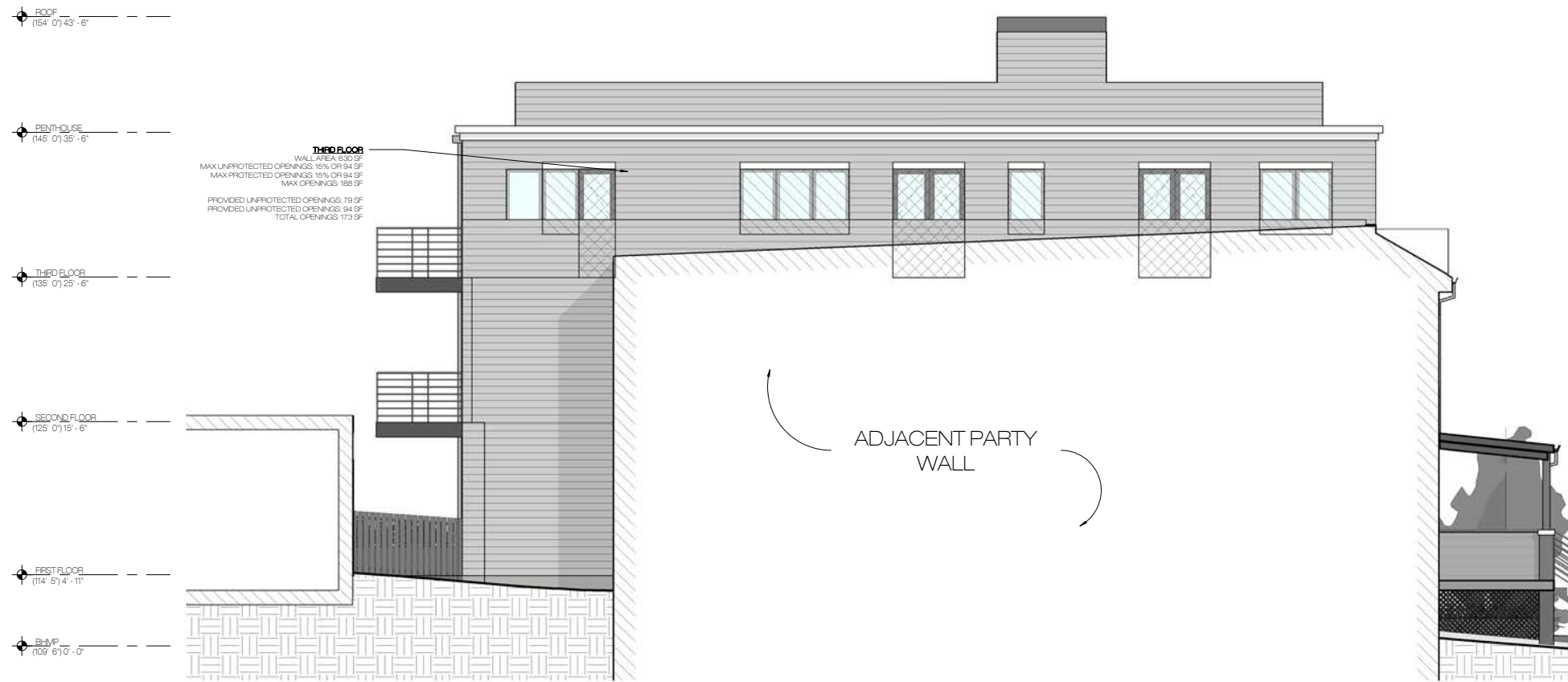
② THIRD FLOOR PROPOSED



1 PENTHOUSE PROPOSED







② NORTHWEST (PARTY WALL) ELEVATION



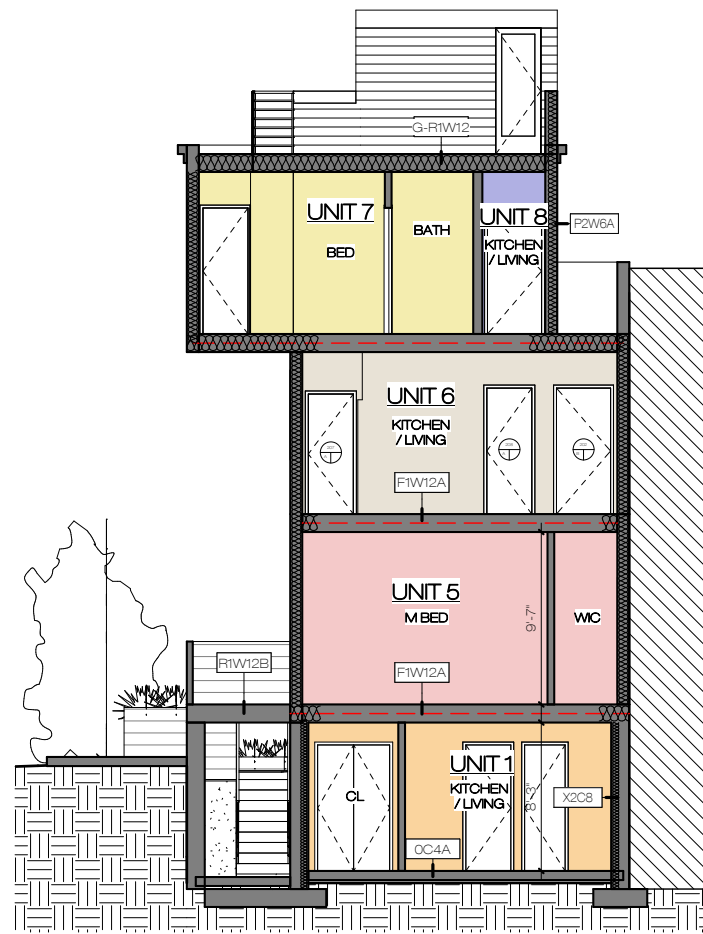
① SOUTHWEST (STREET) ELEVATION



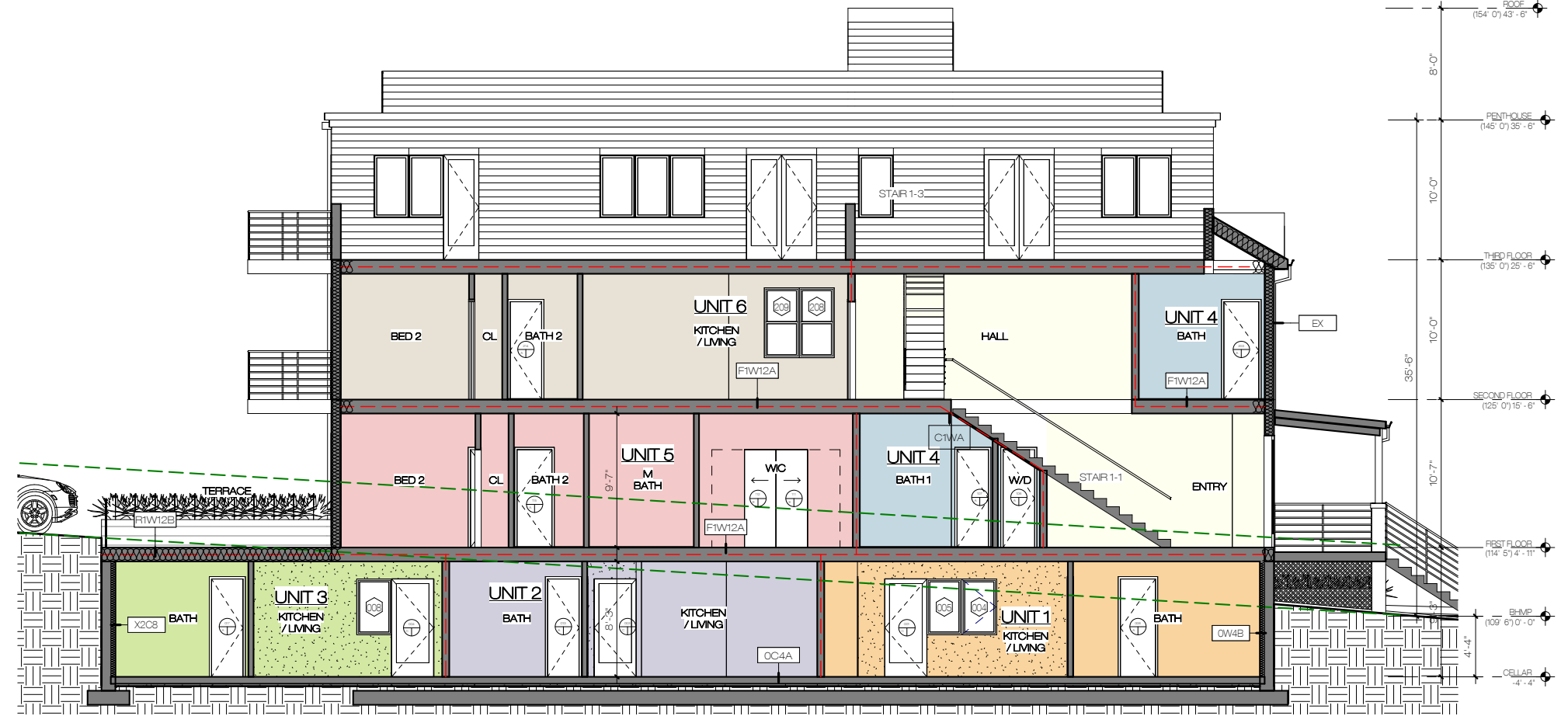
④ SOUTHEAST (SIDE) ELEVATION



③ NORTHEAST (REAR) ELEVATION



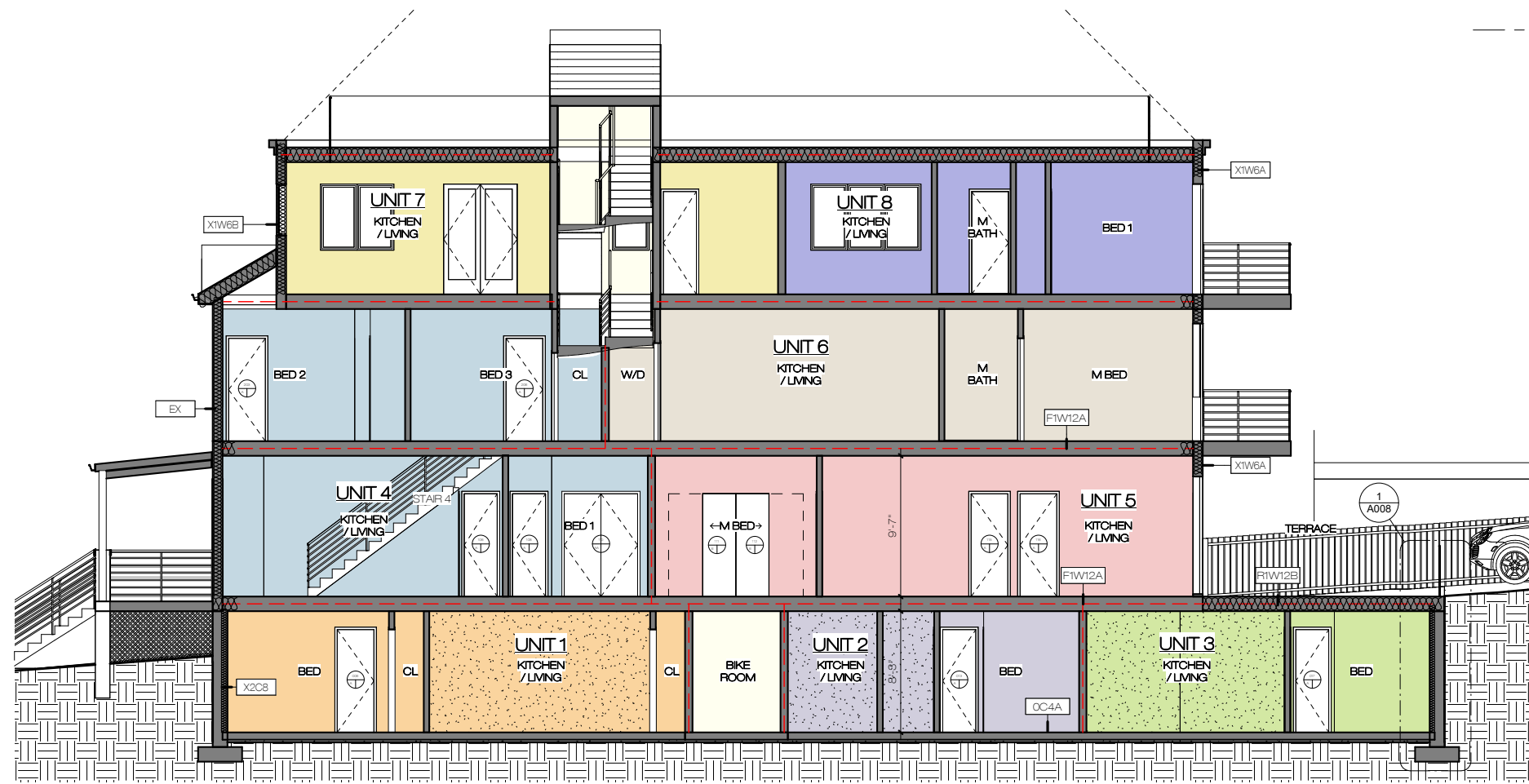
② CROSS SECTION 2



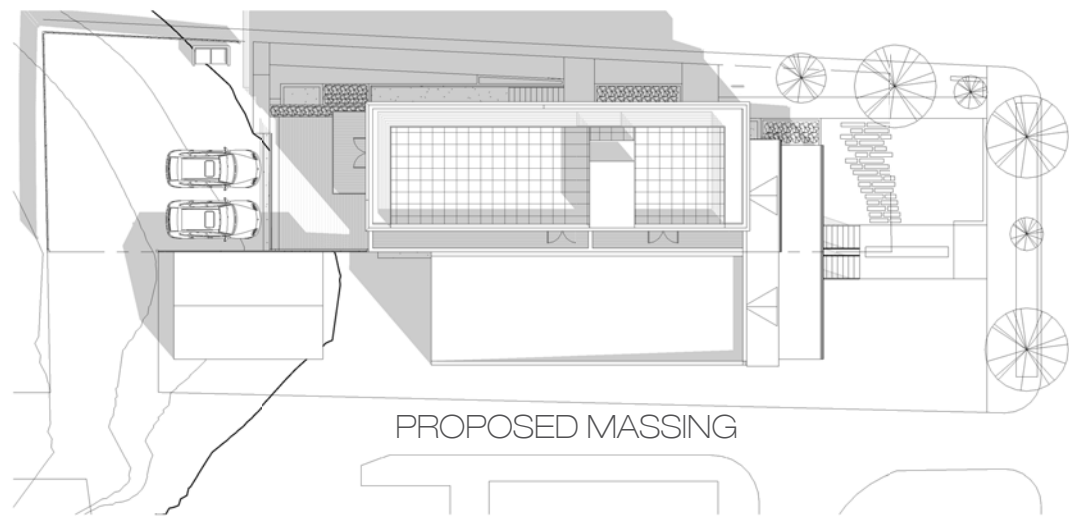
① LONGITUDINAL SECTION 1



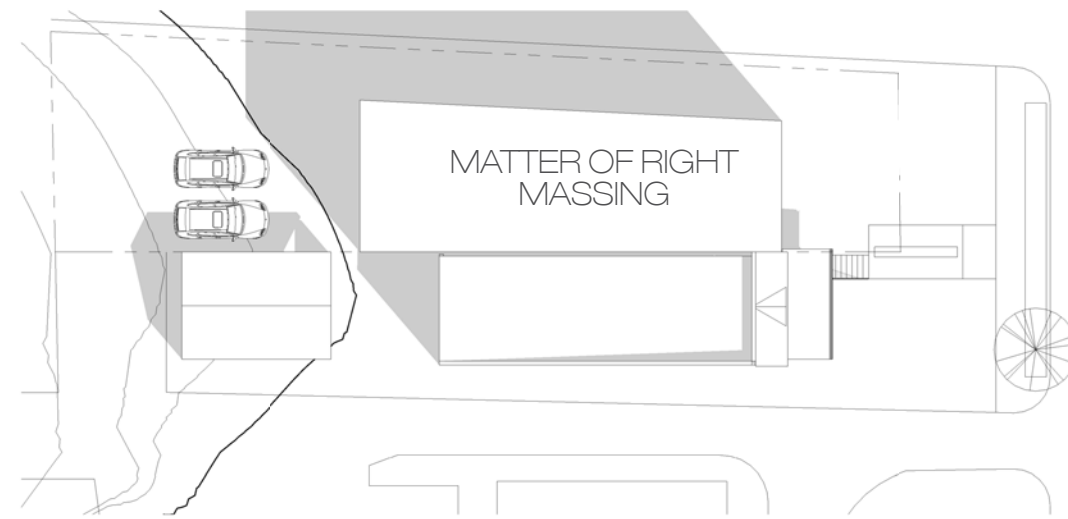
③ CROSS SECTION 3



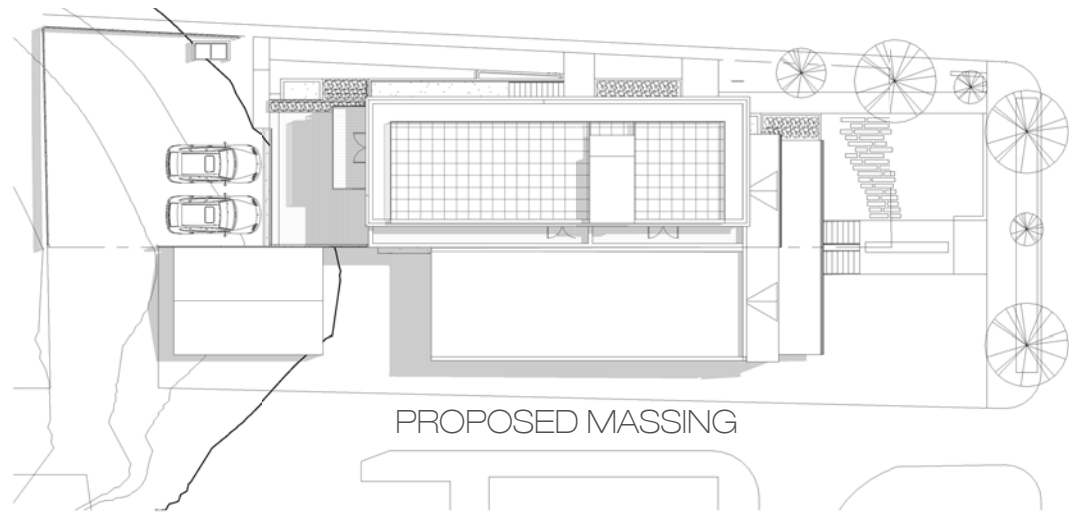
② LONGITUDINAL SECTION 2



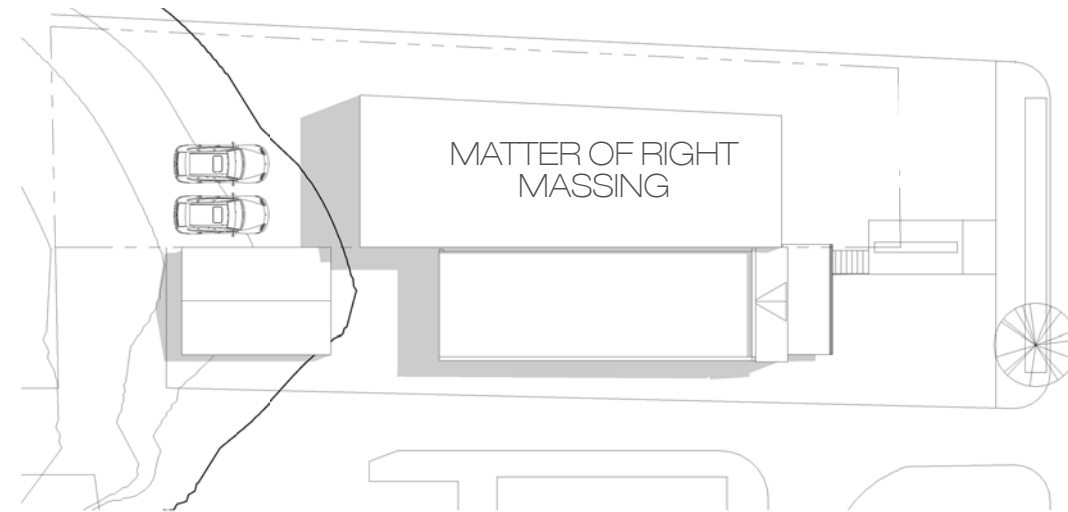
③ SHADOW STUDY - 3PM SUMMER SOLSTICE



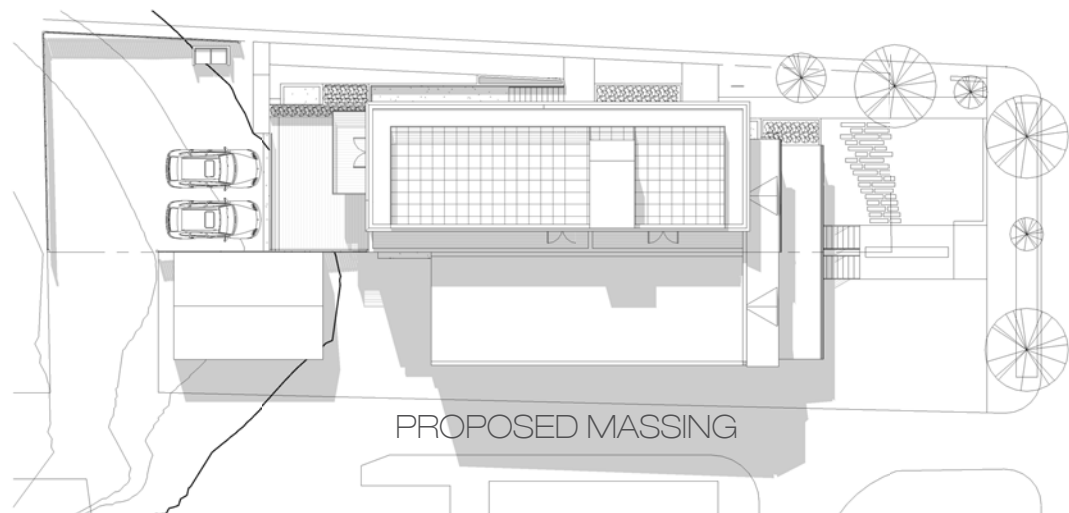
③ SHADOW STUDY - 3PM SUMMER SOLSTICE



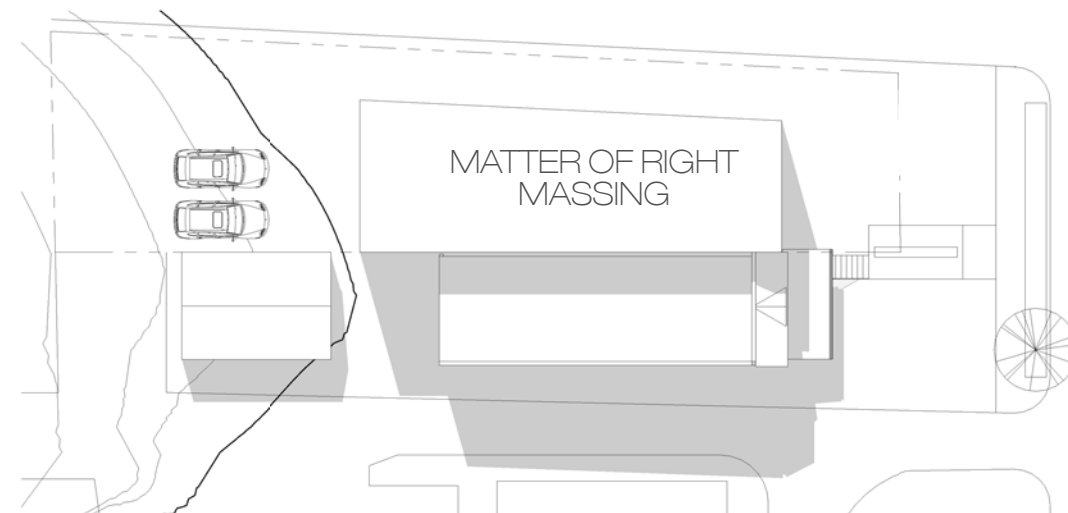
② SHADOW STUDY - 12 PM SUMMER SOLSTICE



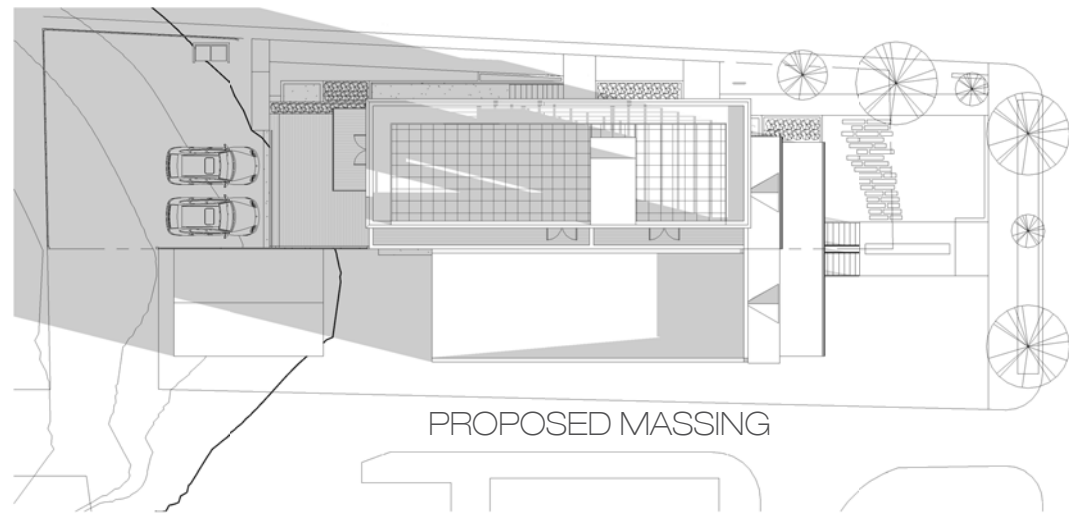
② SHADOW STUDY - 12 PM SUMMER SOLSTICE



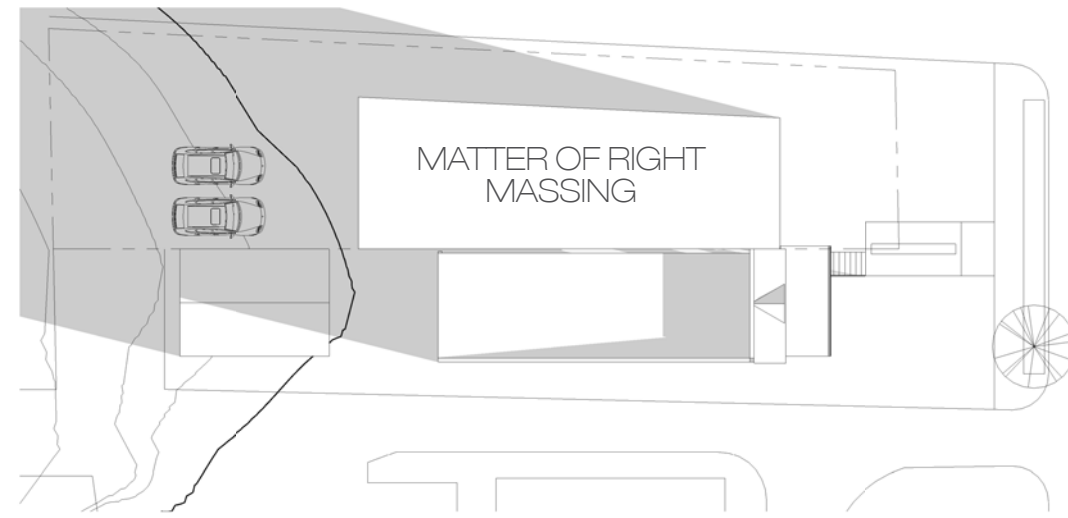
① SHADOW STUDY - 9AM SUMMER SOLSTICE



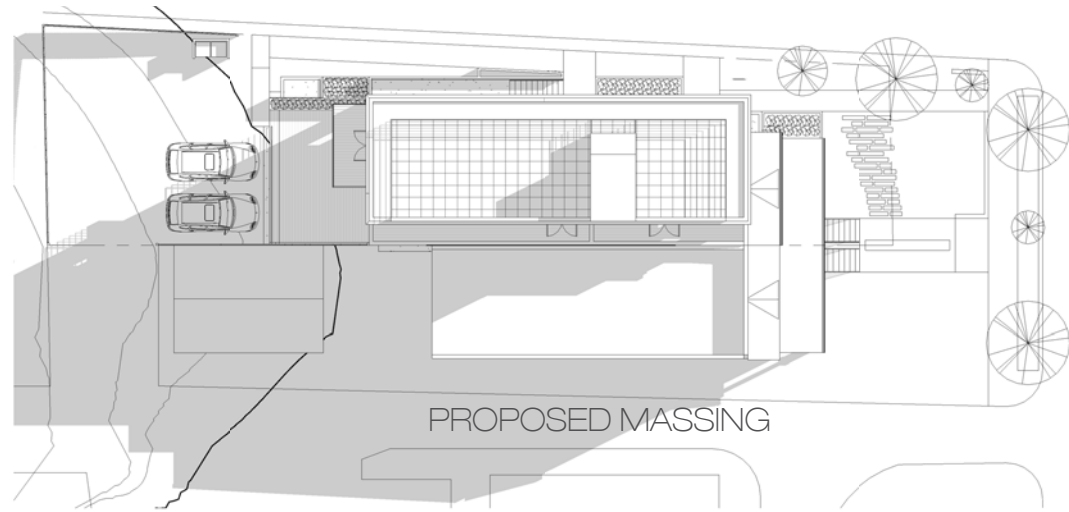
① SHADOW STUDY - 9AM SUMMER SOLSTICE



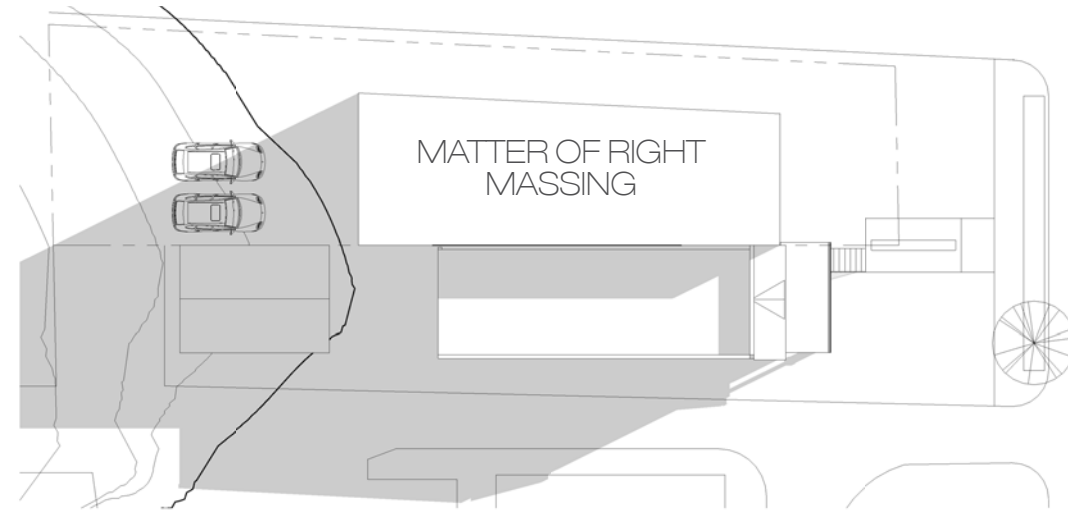
⑥ SHADOW STUDY - 3PM WINTER SOLSTICE



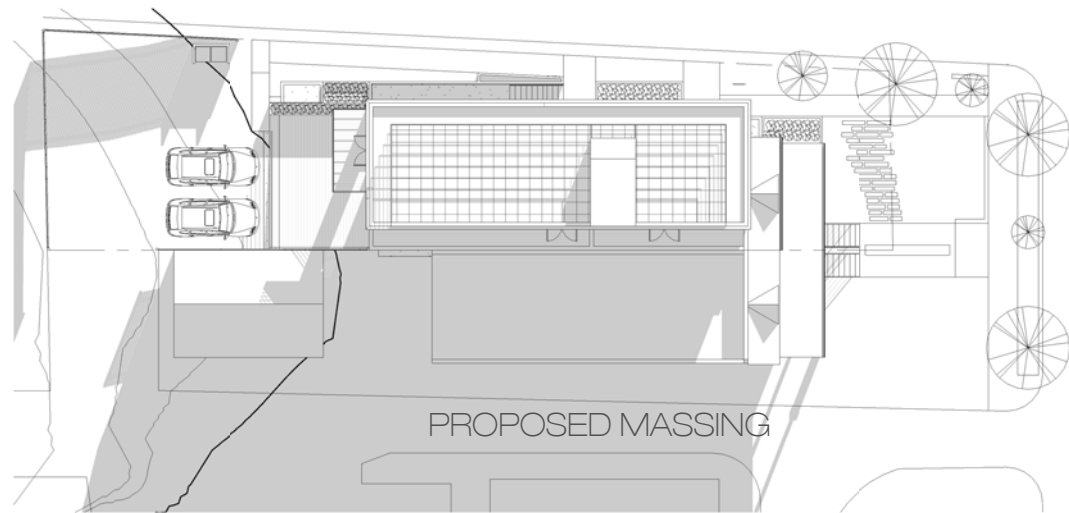
⑥ SHADOW STUDY - 3PM WINTER SOLSTICE



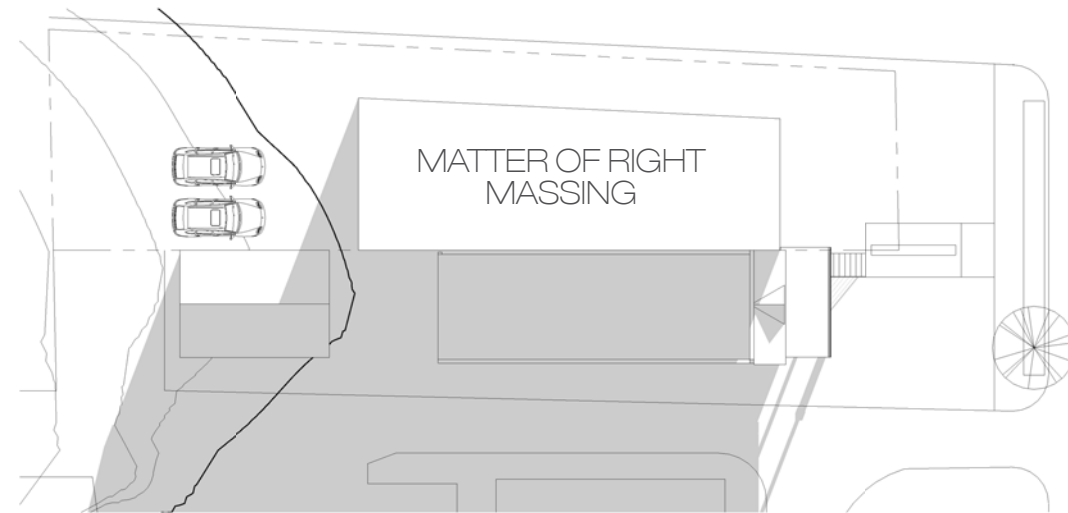
⑤ SHADOW STUDY - 12 PM WINTER SOLSTICE



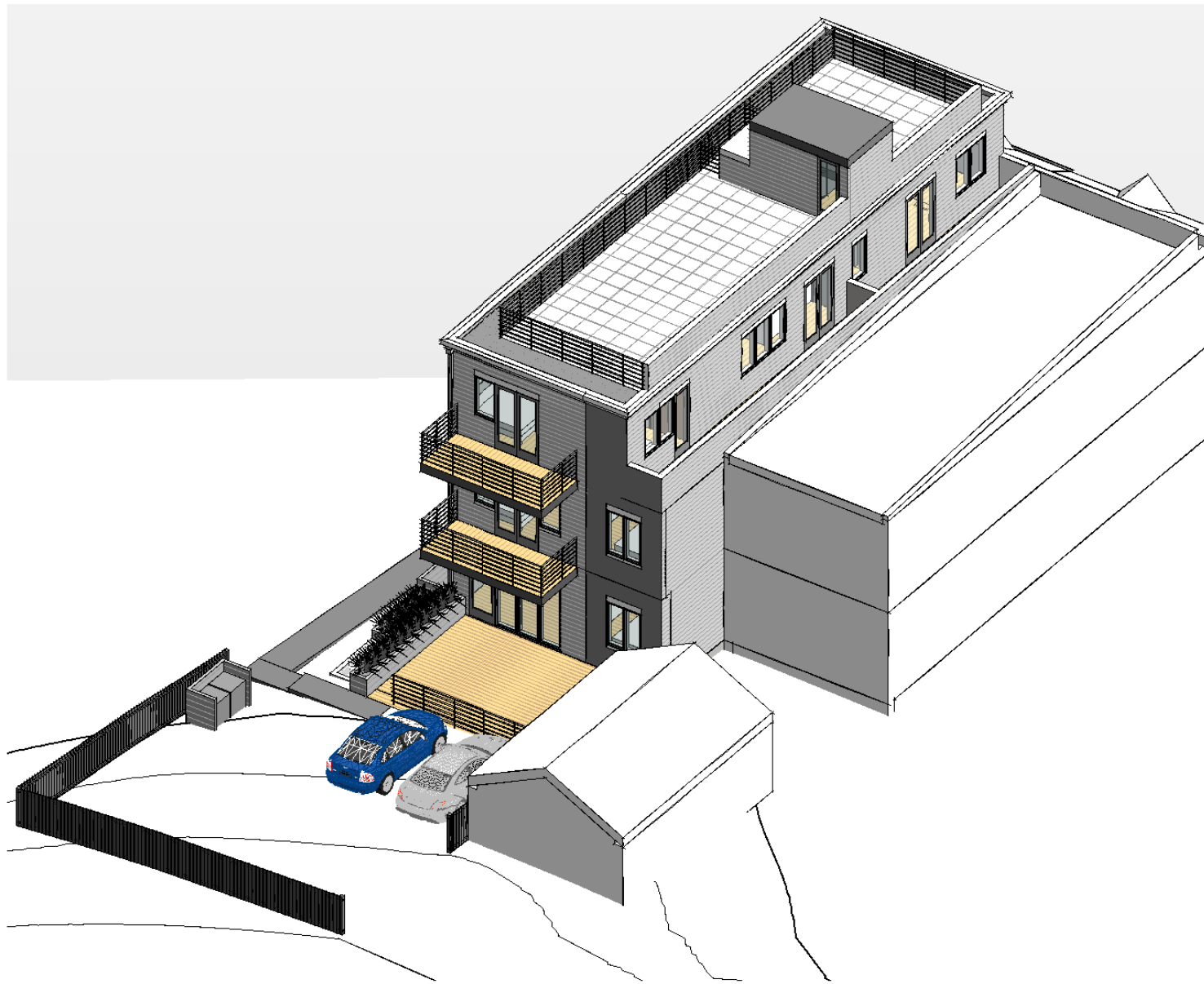
⑤ SHADOW STUDY - 12 PM WINTER SOLSTICE



④ SHADOW STUDY - 9AM WINTER SOLSTICE



④ SHADOW STUDY - 9AM WINTER SOLSTICE



② REAR PARKING AXON



① REAR PARKING PERSPECTIVE