

1 SITE LOCATION PLAN
SCALE: NONE

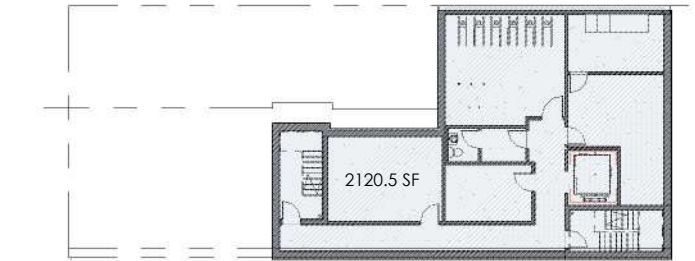


2 EXISTING H ST ELEVATION
SCALE: NONE

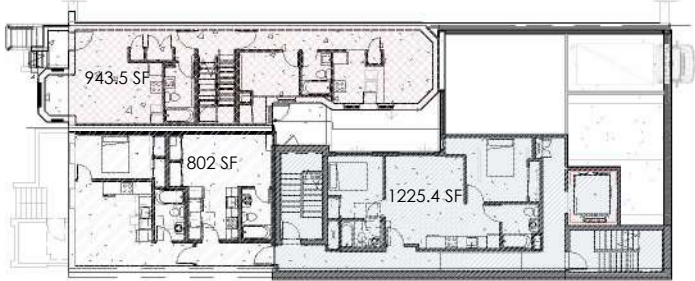


3 EXISTING REAR ELEVATION
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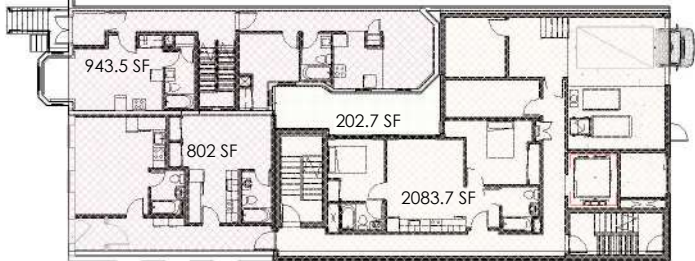
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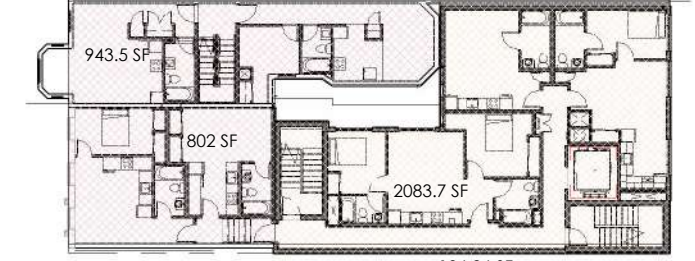
NEW SUB-CELLAR: 2227.8 SF



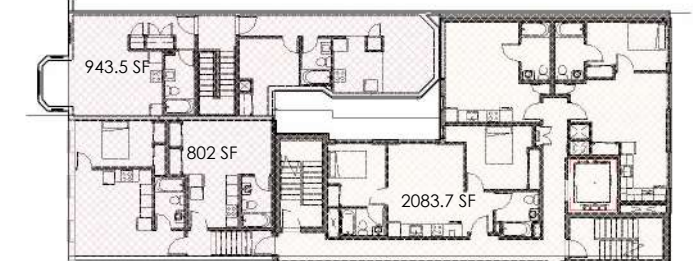
EXIST. HISTORIC 471 CELLAR: 802 SF
EXIST. 473 BASEMENT: 943.5 SF
NEW CELLAR ADDITION: 1332.3 SF



EXIST. HISTORIC FIRST FLOOR: 1745.6 SF
NEW ADDITION FIRST FLOOR: 2190.6 SF
COVERED ATRIUM: 202.7 SF



EXIST. HISTORIC SECOND FLOOR: 1745.6 SF
NEW ADDITION SECOND FLOOR: 2190.6 SF



EXIST. HISTORIC THIRD FLOOR: 1745.6 SF
NEW ADDITION THIRD FLOOR: 2190.6 SF



NEW SUB-CELLAR/CELLAR FLOOR AREA: DOES NOT APPLY PER SUBTITLE B - 304.5 & 304.8 RULES OF MEASUREMENT FOR GFA



EXIST. HISTORIC CELLAR FLOOR AREA: DOES NOT APPLY PER SUBTITLE B - 304.5 & 304.8 RULES OF MEASUREMENT FOR GFA



NEW FIRST, SECOND, THIRD, FOURTH - ELEVENTH FLOOR AREA: APPLIES PER SUBTITLE B - 100.2 DEFINITIONS AND SUBTITLE B - 303 & 304 RULES OF MEASUREMENT



EXIST. BASEMENT FIRST, SECOND, THIRD, FOURTH - ELEVENTH FLOOR AREA: APPLIES PER SUBTITLE B - 100.2 DEFINITIONS AND SUBTITLE B - 303 & 304 RULES OF MEASUREMENT



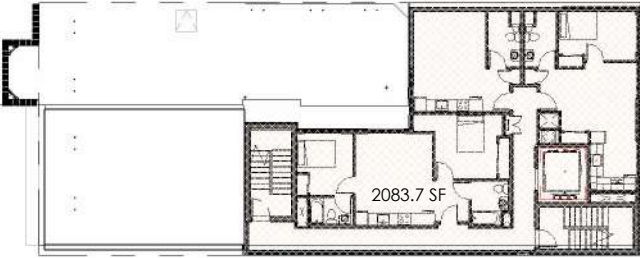
PENTHOUSE FLOOR AREA: DOES NOT APPLY PER SUBTITLE C- 1503.1 (a) PENTHOUSE AREA



ATRIUM COVER AREA: COUNTS ONCE PER SUBTITLE B-304.8

DETERMINATION BASED ON THE FOLLOWING:

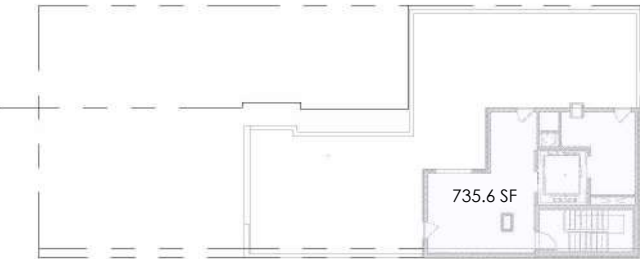
- IF THE ATRIUM IS COVERED BY A ROOF OR PERGOLA PIECE WITH MEMBERS LESS THAN 24" APART, IT IS NO LONGER OPEN TO THE SKY AND THEREFORE NO LONGER SUBJECT TO THE CLOSED COURT DIMENSION REQUIREMENTS.
- IT DOES COUNT IN THE LOT COVERAGE,
- IT DOES COUNT IN THE FAR FOR ONE FLOOR ONLY.



NEW ADDITION FOURTH FLOOR: 2190.6 SF



NEW ADDITION FIFTH TO ELEVENTH FLOOR: 2190.6 SF



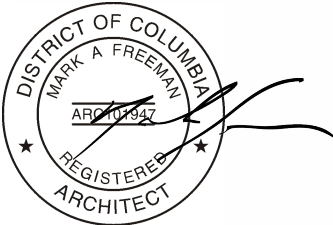
NEW MECH. PENTHOUSE: 793.8 SF

ZONING INFO

	471 H ST NW	473 H ST NW	H ST NW 0833 NC LOT	471, 473 & H ST NW (0833)	
SQUARE:	0517	0517	0517	0517	
LOT:	0834	0835	0833	0833, 0834 & 0835	
PROPOSED USE:	D-4-R	D-4-R	D-4-R	D-4-R	
EXIST. LOT AREA:	2,337 SF	1,700 SF	162.08 SF	4,199.08 SF	ASSOCIATED 11 DCMR ZR-16 SECTION
EXIST. LOT OCC.: NEW HISTORIC LOT OCC.: NEW ADDITION LOT OCC.: PROPOSED LOT OCC.:	62.5% (1460.72 SF) 34.3% (802.02 SF) 65.7% (1,535.40 SF) 100% (2,337 SF)	55.5% (943.58 SF) 55.5% (943.58 SF) 45.5% (756.42 SF) 100% (1,700 SF)	0.00% (0.00 SF) 0.00% (0.00 SF) 0.00% (0.00 SF) 65.99% (106.96 SF)	57.25% (2,404.30 SF) 41.57% (1,745.60 SF) 52.16% (2,190.66 SF) 98.68% (4,143.96 SF)	SUBTITLE I - 202.1 COMPLIANT
EXIST. HISTORIC BLDG. FAR: PROPOSED HISTORIC BLDGS. FAR: MAX. ALLOWED FAR:	1.59 (3716.83 SF) 1.03 (2406.06 SF) 6.0 (HISTORIC W/ <6)	2.22 (3,774.32 SF) NO CHANGE 6.0 (HISTORIC W/ <6)	- - 6.0 (HISTORIC W/ <6)	1.78 (7491.15 SF) 1.47 (6,180.38 SF) 6.0 (HISTORIC W/ <6)	SUBTITLE I - 200.2 COMPLIANT
PROPOSED NEW ADDITION FAR: MAX. NEW ADDITION FAR: PROPOSED TOTAL: FAR (GFA)	- - -	- - -	- - -	5.51 (23,123.40 SF) NO LIMIT 7.26 (30,480.68 SF)	SUBTITLE I - 532.4 COMPLIANT - H ST, 90' ROW SUBTITLE I - 532.1 COMPLIANT - H ST, 90' ROW
EXIST. HISTORIC BLDG. HEIGHT: PROPOSED HISTORIC BLDG. HEIGHT: MAX. HISTORIC BLDG. HEIGHT:	42'-6 1/2" NO CHANGE 90'-0" + 20'-0" PH	43'-0" NO CHANGE 90'-0" + 20'-0" PH	- - 90'-0" + 20'-0" PH	NO CHANGE NO CHANGE 90'-0" + 20'-0" PH	SUBTITLE I - 532.4 COMPLIANT - H ST, 90' ROW SUBTITLE I - 532.1 COMPLIANT - H ST, 90' ROW
PROP. NEW ADDITION BLDG. HEIGHT: MAX. ALLOWED NEW ADDITION BLDG. HEIGHT:	- -	- -	- -	109'-11" + 14'-10" PH 110'-0" + 20'-0" PH	SUBTITLE C - 702.1/SUBTITLE I - 212 COMPLIANT - NOT REQUIRED IN D ZONES
EXIST. # PARK. SPACE: PROPOSED # PARK. SPACE: MIN. # PARK. SPACE:	1 1 1 PER 3>4	1 FULL SIZE, 1 COMPACT 1 PER 3>4	- N/A	1 FULL SIZE, 1 COMPACT 0 SPACES 0 SPACES	SUBTITLE C 802.1 COMPLIANT - 48 DWELLING UNITS
EXIST. SHORT TERM # BIC. SPACE: NEW LONG TERM # BIC. SPACE: NEW LONG TERM CARGO # BIC. SPACE: MIN. # BIC. SPACE:	2 - - 1/2500 SF (B USE)	0 - - 1/2500 SF (B USE)	0 - - -	2 24 (12 ON THE GROUND) 2 ON THE GROUND 1/3 DWELLING (R USE)	SUBTITLE I - 208.1 COMPLIANT SUBTITLE I - 205.1 NOT COMPLIANT - ZONING RELIEF REQUIRED
EXIST. GAR: PROPOSED GAR: MIN. GAR:	0 0.2	0 0.2	0 0.2	0 0.46 (3,094.54 SF X .6) 0.2 (839.81 SF)	SUBTITLE I - 208.1 COMPLIANT
EXIST. REAR YARD SETBACK: PROPOSED REAR YARD SETBACK: MIN. REQ'D REAR YARD SETBACK:	15'-6" 12'-0" CL OF ALLEY	38'-5" 12'-0" CL OF ALLEY	N/A	N/A	SUBTITLE I - 205.1 NOT COMPLIANT - ZONING RELIEF REQUIRED
EXIST. LOADING BERTHS: PROPOSED LOADING BERTHS: MIN. LOADING BERTHS:	N/A	N/A	N/A	1 LOADING BERTH	SUBTITLE C - 909.1/901.7 COMPLIANT - MIN. 1 LOADING. BERTH WHEN + THAN 50 DWELLING UNITS
EXIST. PENTHOUSE HEIGHT: PROPOSED PENTHOUSE HEIGHT MAX. PENTHOUSE HEIGHT	N/A 20'-0" 1 STORY + MEZZ. 20'-0" 1 STORY + MEZZ.	N/A 20'-0" 1 STORY + MEZZ. 20'-0" 1 STORY + MEZZ.	N/A 20'-0" 1 STORY + MEZZ.	14'-10" HEIGHT 20'-0" 1 STORY + MEZZ.	SUBTITLE I - 532.5 COMPLIANT
EXIST. PH REAR YARD SETBACK PROP. PH REAR YARD SETBACK MIN. PH REAR YARD SETBACK	N/A N/A N/A	N/A N/A N/A	- - -	- 0'-0" 14'-10" PER PROP. HEIGHT	SUBTITLE C - 1504.1 NOT COMPLIANT - ZONING RELIEF REQUIRED

FAR ANALYSIS SHEET: 11 STORY + MECH. PENTHOUSE						
Prepared by:		Aggregate Architecture + Design, PLLC				
Project #:		2023-07				
Project Address:		471 - 473 H Street, NW Washington, DC 20009				
Date:		08/04/2025				
Performed by:		PH				
D-4-R						
#	AREA /ITEM	GFA EXCLUSIONS 11DCMR B-304.8 (SF)	HISTORIC 471-473 11 DCMR B-304.7 (SF)	NEW ADDITION 11 DCMR B-304.7 (SF)		PROPOSED PROJECT 11 DCMR B-304 (GFA)
				LOT 834 & 835	LOT 833	
1	Mech shafts	407.7				
1	Sub-cellar	2,110.5			106.96	
2	Cellar (Ext'g Historic)	802.0				
3	Cellar (Addition)	1,225.4			106.96	
4	Basement		943.58			943.58
5	1st floor (includes atrium) 473 Bay Projection	58.4	1,745.60	2,266.40	106.96	4,138.96
7	2nd floor 473 Bay Projection	58.4	1,745.60	2,083.70	106.96	3,936.26
8	3rd floor 473 Bay Projection	58.4	1,745.60	2,083.70	106.96	3,936.26
9	4th floor			2,083.70	106.96	2,190.66
10	5th floor			2,083.70	106.96	2,190.66
11	6th floor			2,083.70	106.96	2,190.66
12	7th floor			2,083.70	106.96	2,190.66
13	8th floor			2,083.70	106.96	2,190.66
14	9th floor			2,083.70	106.96	2,190.66
15	10th floor			2,083.70	106.96	2,190.66
16	11th floor			2,083.70	106.96	2,190.66
17	Mechanical Penthouse C-1505.1(a)	793.8				
	Total GFA Exclusions	5,514.6				
TOTAL (GFA)	PER 11 DCMR B-304		6,180.38	23,123.40	1,176.56	30,480.34
LOT AREA (SF)	4,199.08					
	FAR PER 11 DCMR B-302		1.47	5.51	0.28	7.26

UNIT TYPE		EFFICIENCY	ONE-BEDROOM	TWO-BEDROOM	
FLOOR					
SUB-CELLAR		-	-	-	0
CELLAR & BASEMENT		2	2	1	5
1ST FLOOR		3	1	1	5
2ND FLOOR		3	3	1	7
3RD FLOOR		3	3	1	7
4TH FLOOR		1	1	1	3
5TH - 11TH FLOOR		-	2	1	21
MECH. PENTHOUSE		-	-	-	0
TOTAL		12	24	12	48



SHEET NAME:

ZONING ANALYSIS SHEET

SHEET NO:

C-0003

SUBMISSION

BZA REV 1

DATE

09/12/25

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PH - MC

CHECKED BY:

MF / LF

PROJECT NO:

2023 - 07

SEAL & SIGNATURE:

aggregate architecture+design

1012 14th St NW Suite 915, Washington, DC 20005 | (202) 289-0033

Aggregate Architecture + Design, PLLC

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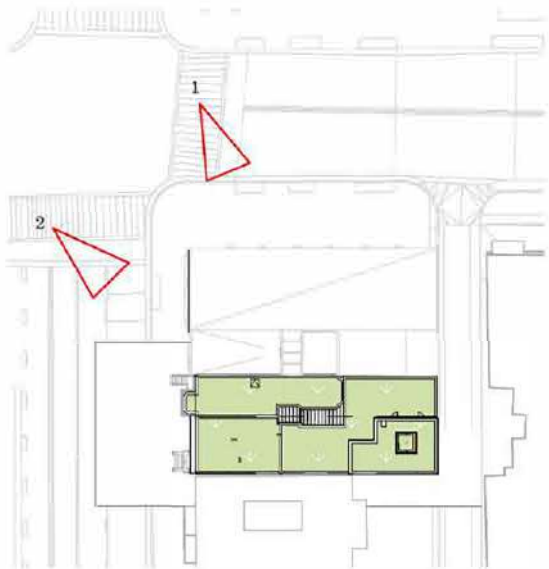
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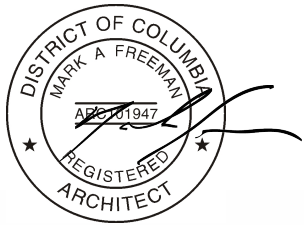


2 PROPOSED BUILDING VIEW 2



3 KEY PLAN
1" = 80'-0"

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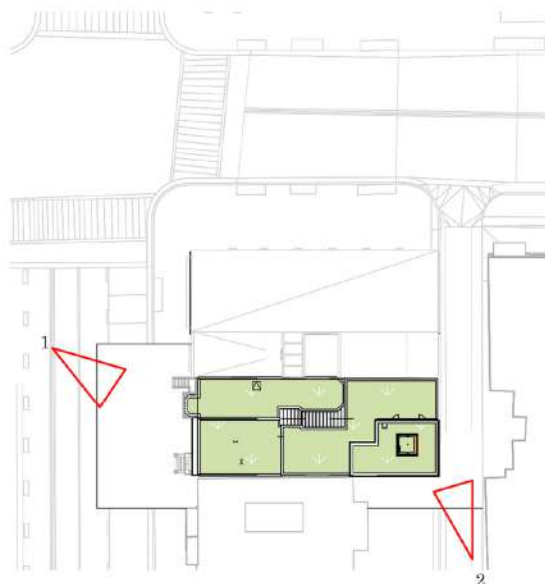
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1 PROPOSED BUILDING VIEW 3



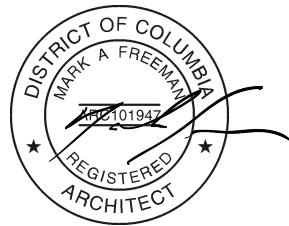
2 PROPOSED BUILDING VIEW 4



3 KEY PLAN
1" = 80'-0"

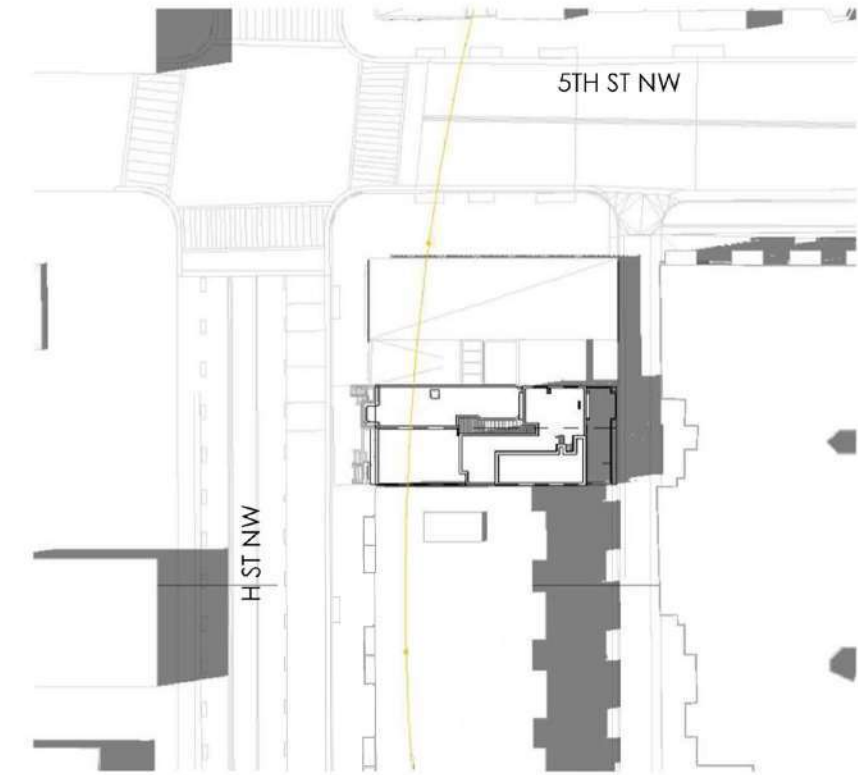
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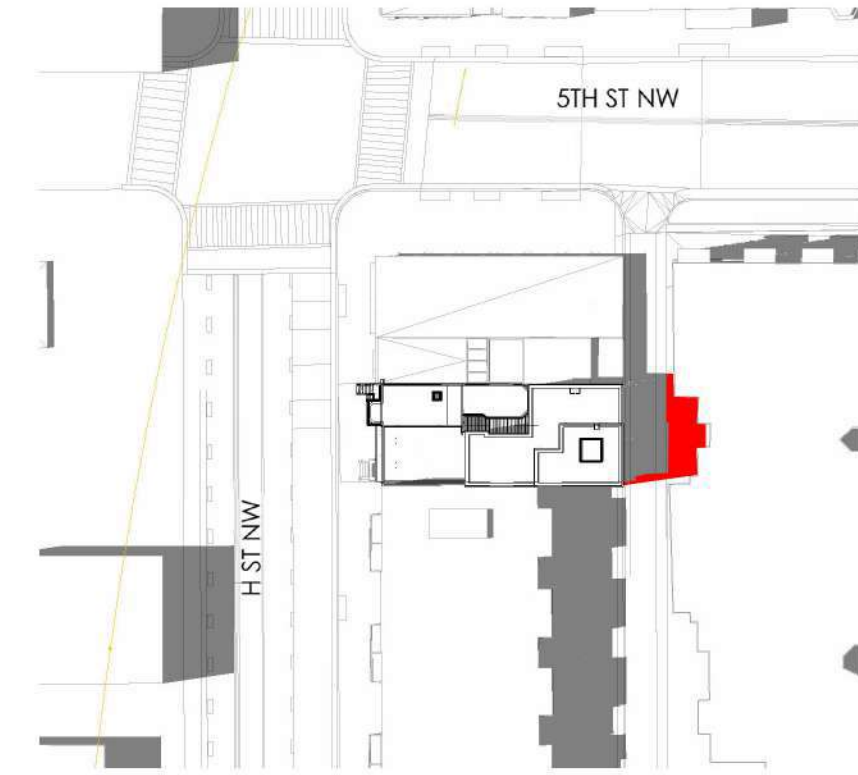
BY-RIGHT BUILDING W/ COMPLIANT REAR YARD SETBACK



① SUMMER SOLSTICE / 9 AM
1" = 80'-0"

② SUMMER SOLSTICE / 12 PM
1" = 80'-0"

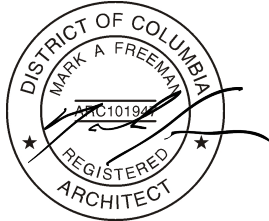
PROPOSED BUILDING W/ NON COMPLIANT REAR YARD SETBACK



③ SUMMER SOLSTICE / 9 AM
1" = 80'-0"

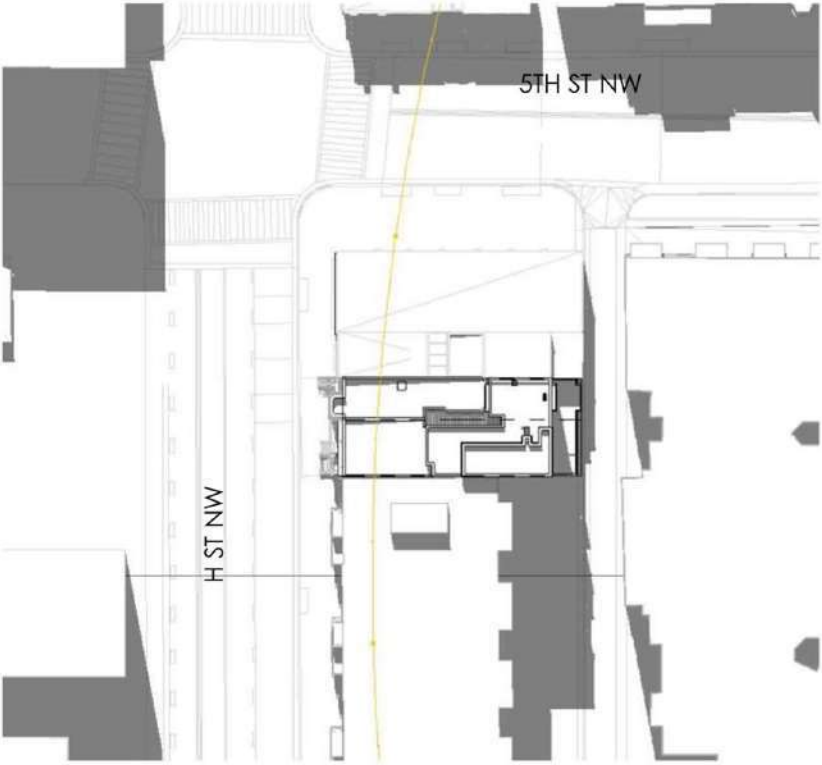
④ SUMMER SOLSTICE / 12 PM
1" = 80'-0"

PRELIMINARY
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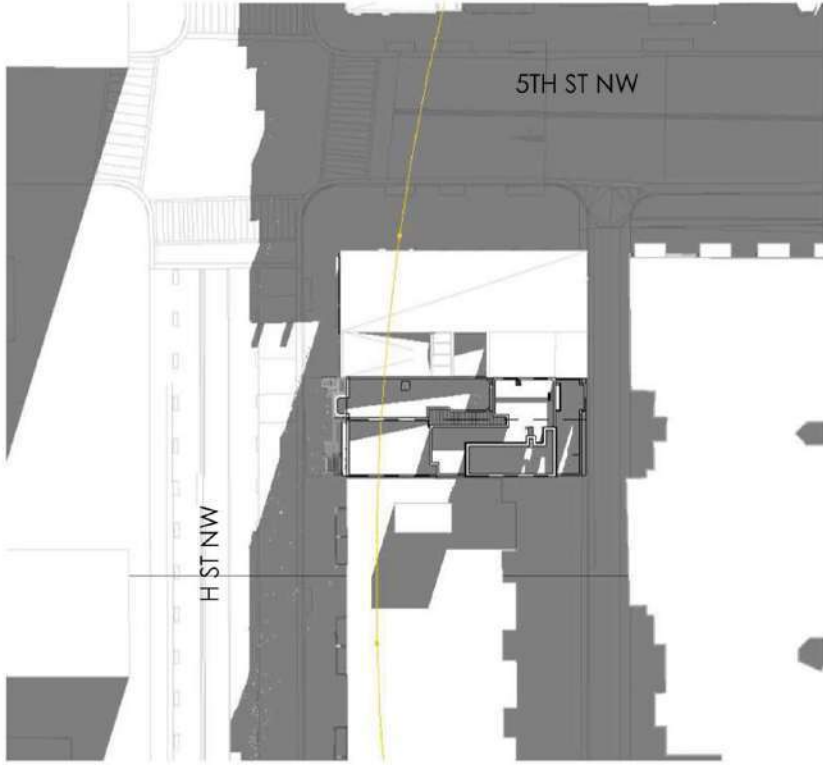


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SUMMER SUN SHADING ANALYSIS		07.29.25		BZA-003			
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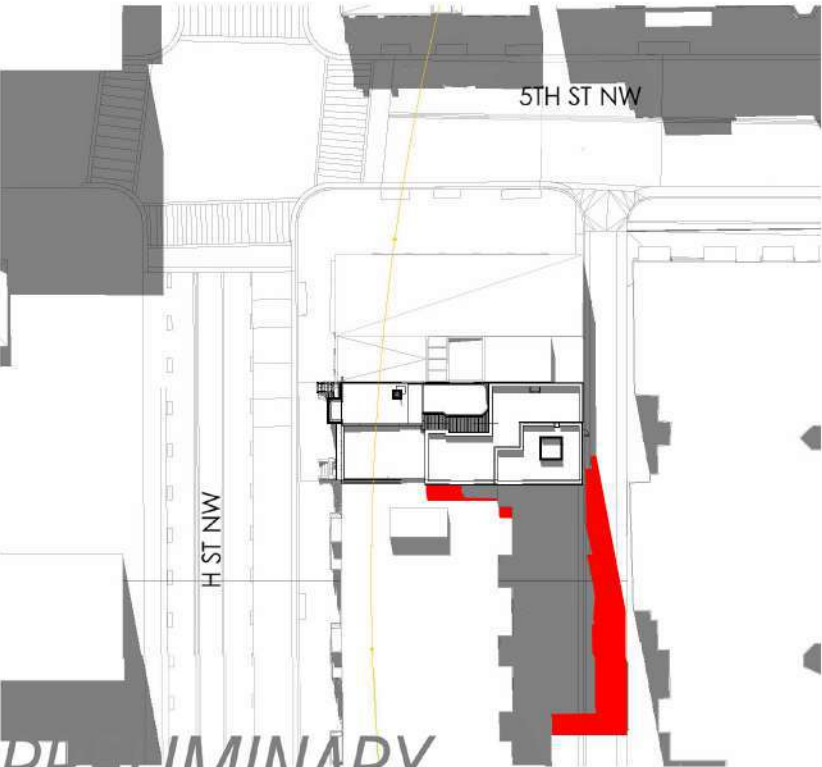


3 SUMMER SOLSTICE / 3 PM
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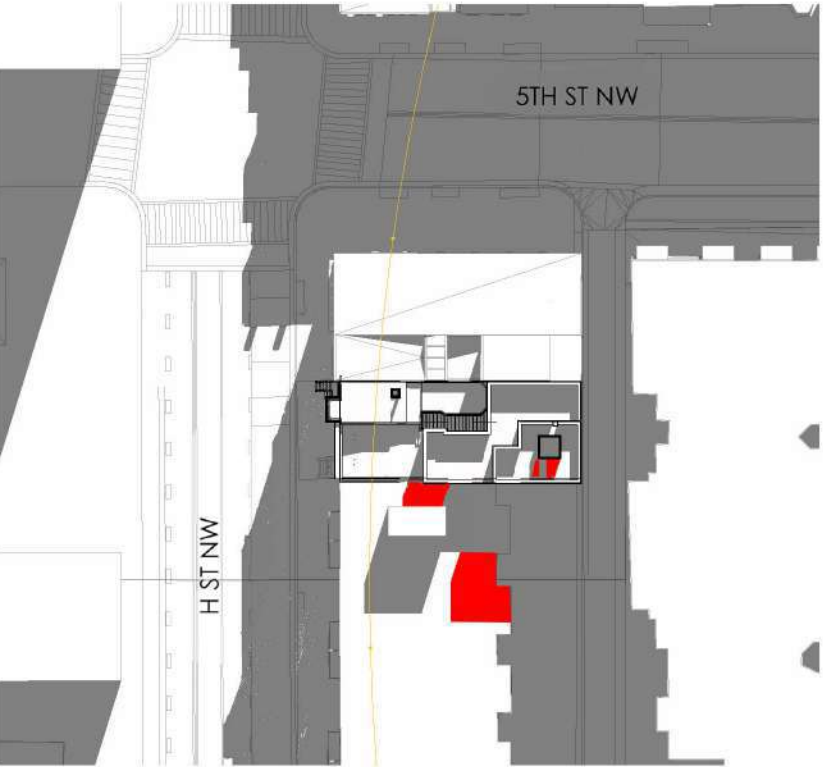


4 SUMMER SOLSTICE / 6 PM
1" = 80'-0"

PROPOSED BUILDING W/ NON COMPLIANT REAR YARD SETBACK

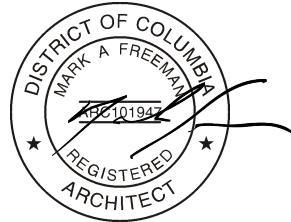


3 SUMMER SOLSTICE / 3 PM
1" = 80'-0"



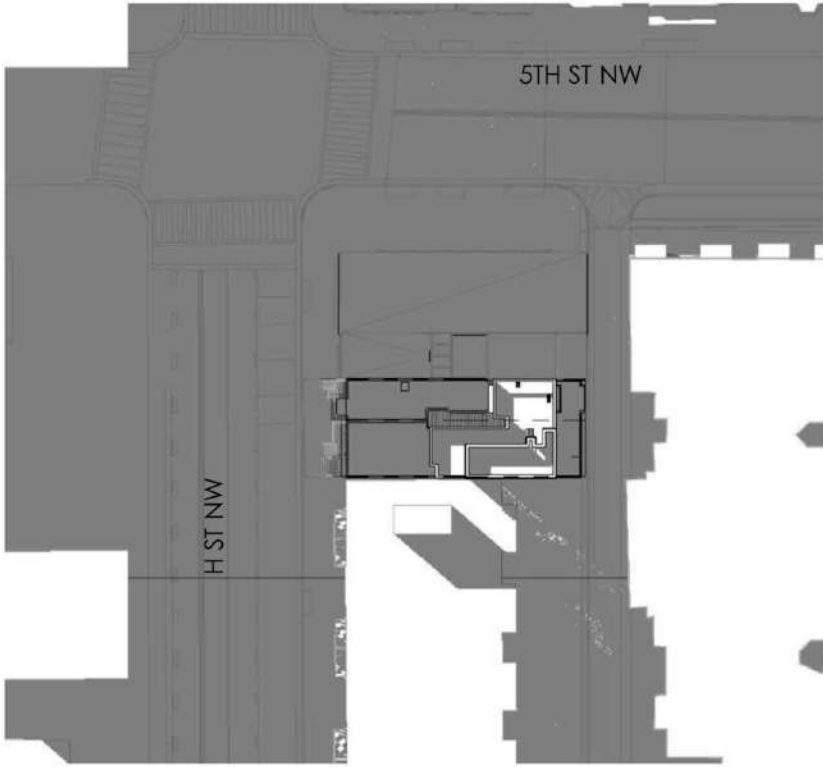
4 SUMMER SOLSTICE / 6 PM
1" = 80'-0"

PRELIMINARY
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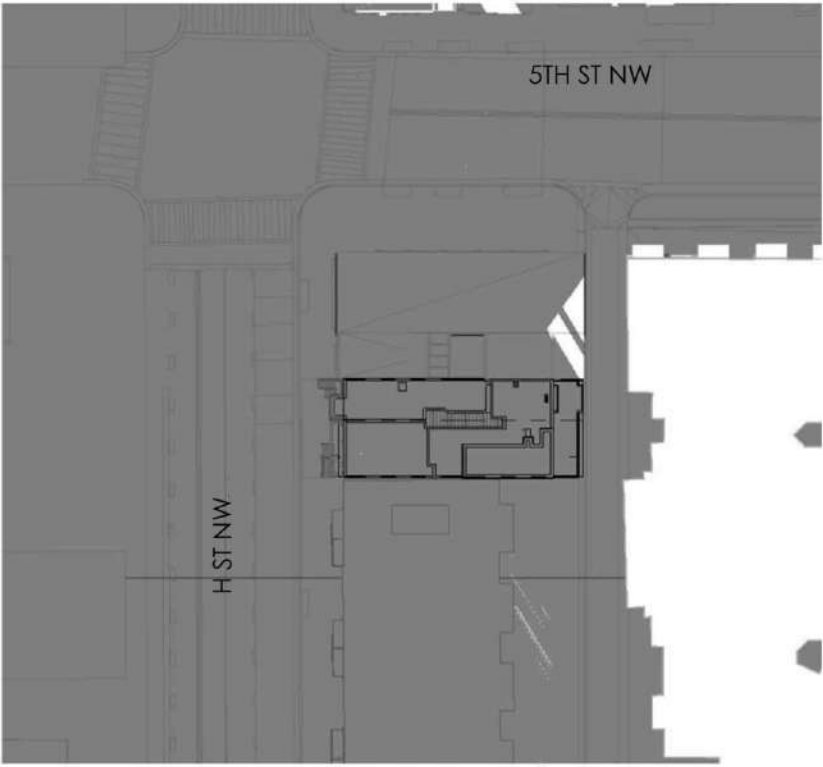


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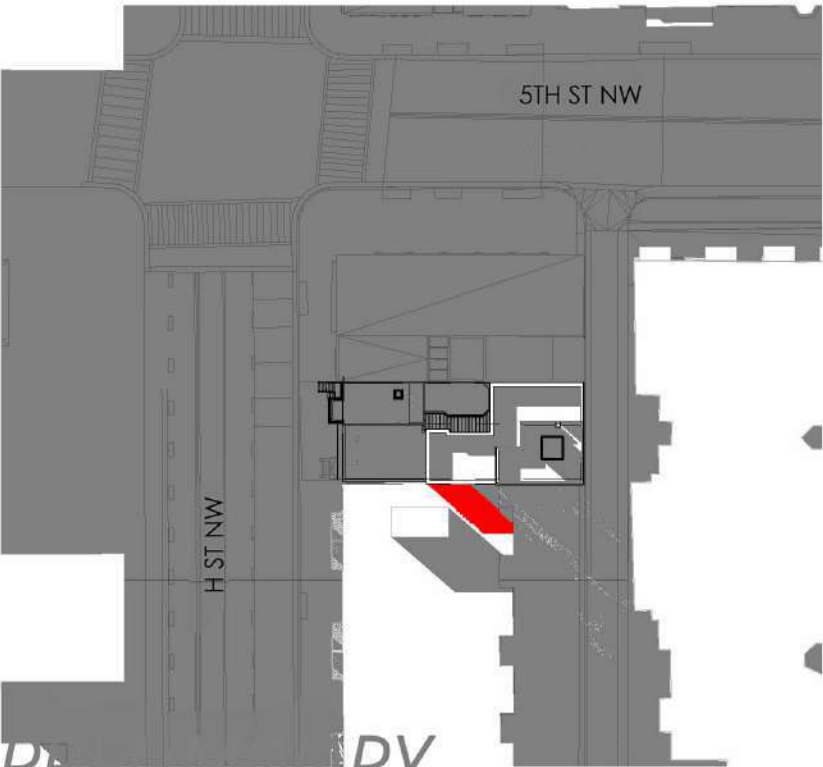


3 WINTER SOLSTICE / 3 PM
1" = 80'-0"

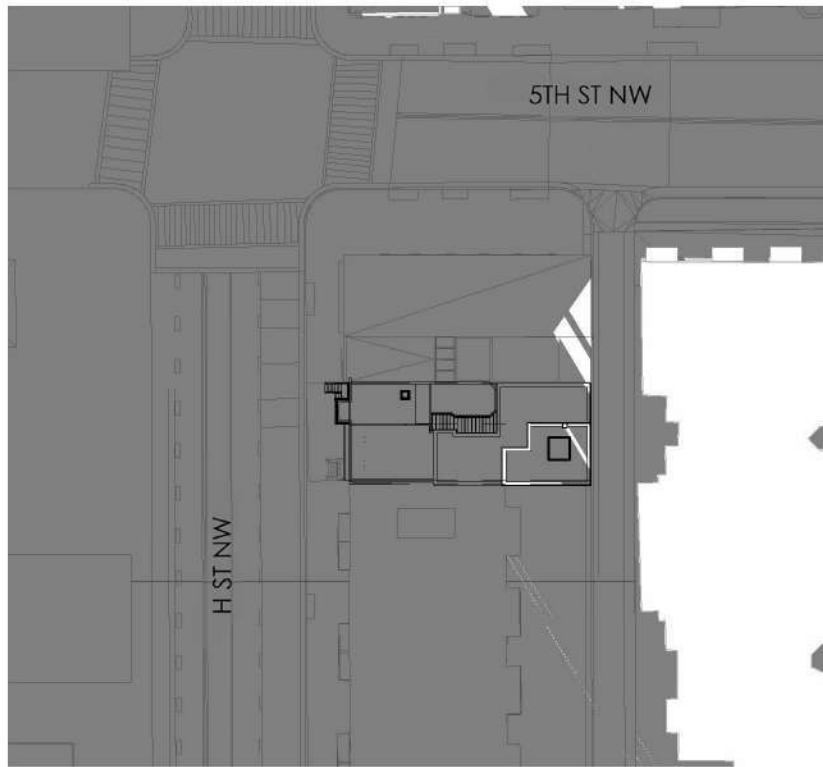


4 WINTER SOLSTICE / 6 PM
1" = 80'-0"

PROPOSED BUILDING W/ NON COMPLIANT REAR YARD SETBACK

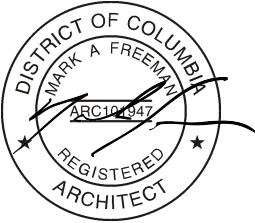


6 WINTER SOLSTICE / 3 PM
1" = 80'-0"



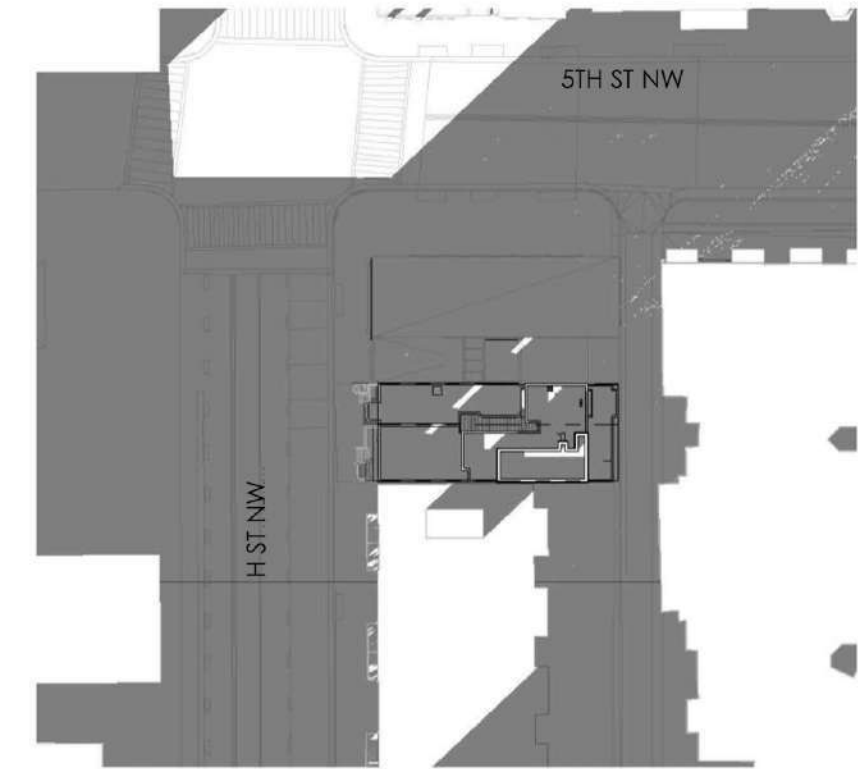
4 WINTER SOLSTICE / 6 PM
1" = 80'-0"

PRELIMINARY
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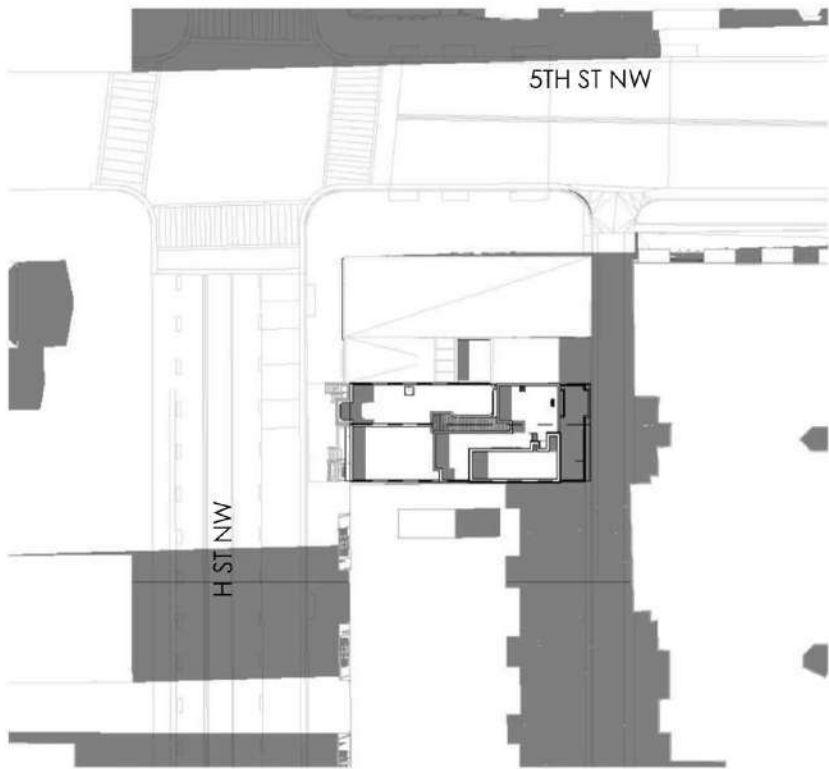


SUBMISSION		DATE	SHEET NAME:	
BZA		07.29.25	WINTER SUN SHADING ANALYSIS	
DRAWING DATA:		SHEET NO:		BZA-005
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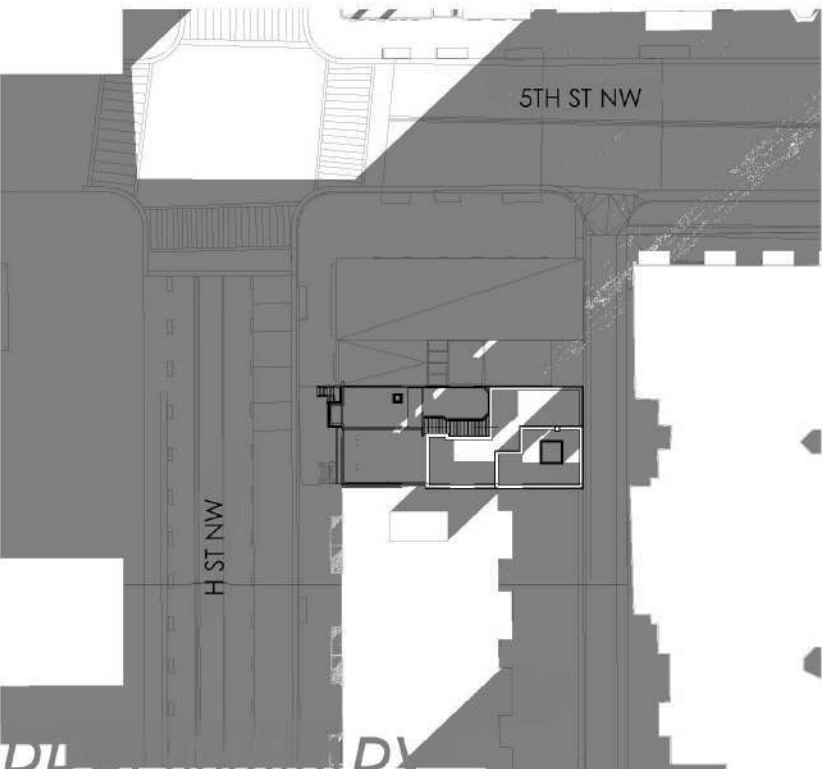


1 WINTER SOLSTICE / 9 AM
1" = 80'-0"

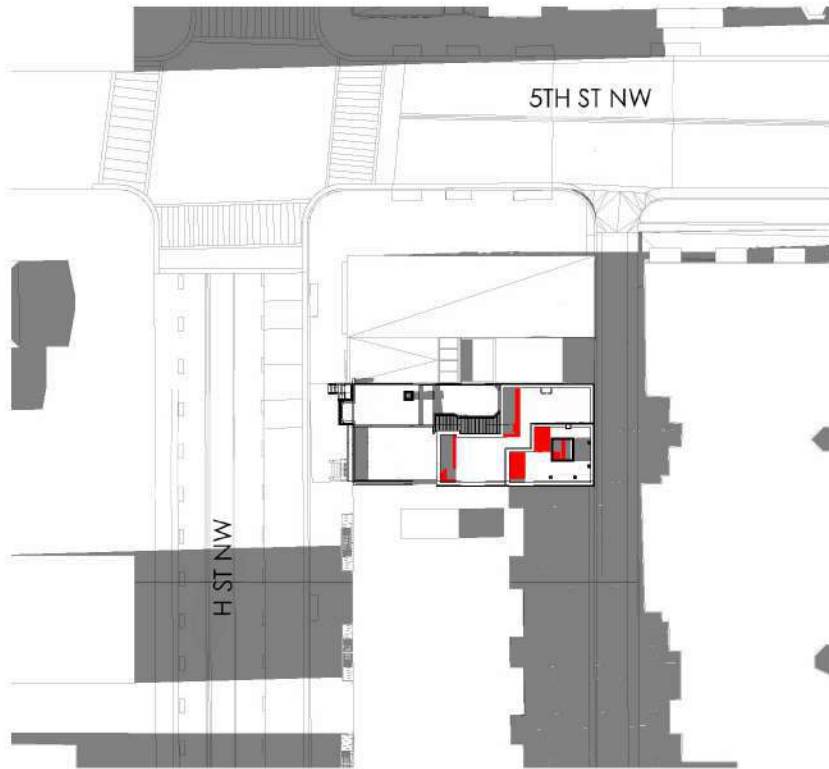


2 WINTER SOLSTICE / 12 PM
1" = 80'-0"

PROPOSED BUILDING W/ NON COMPLIANT REAR YARD SETBACK

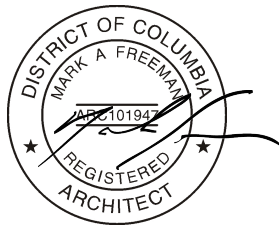


3 WINTER SOLSTICE / 9 AM
1" = 80'-0"



4 WINTER SOLSTICE / 12 PM
1" = 80'-0"

PRELIMINARY
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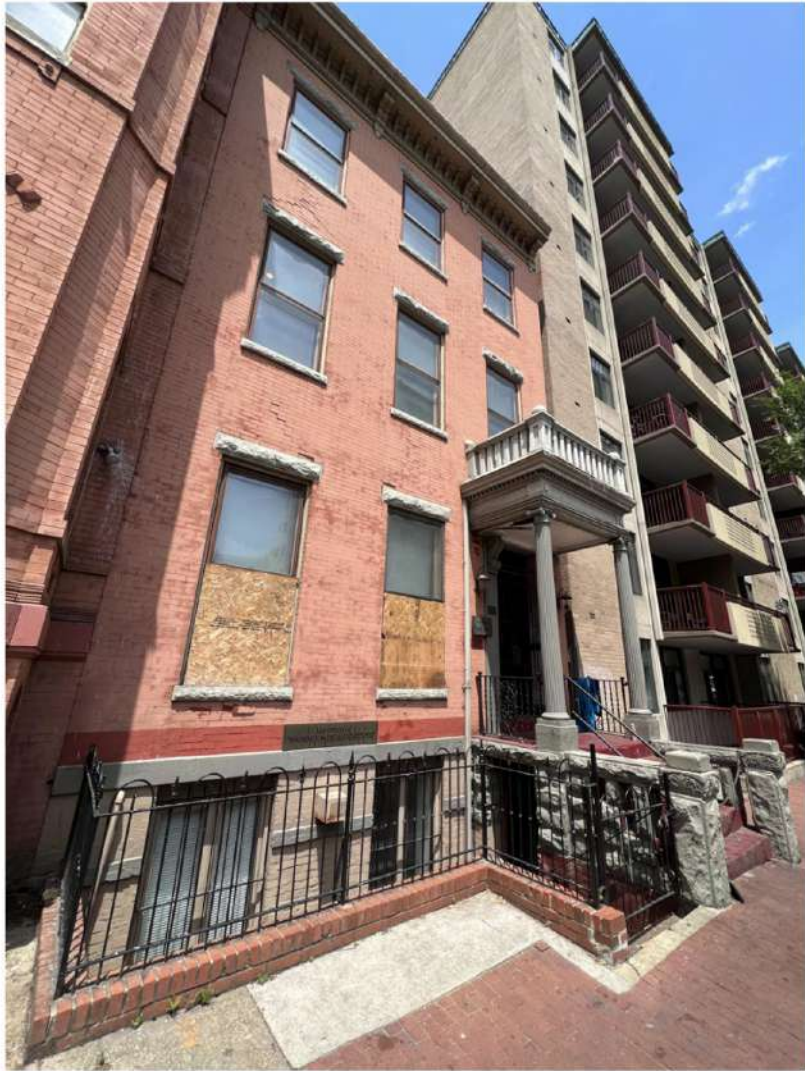
1 EXISTING 5TH ST / H ST VIEW
SCALE: NONE



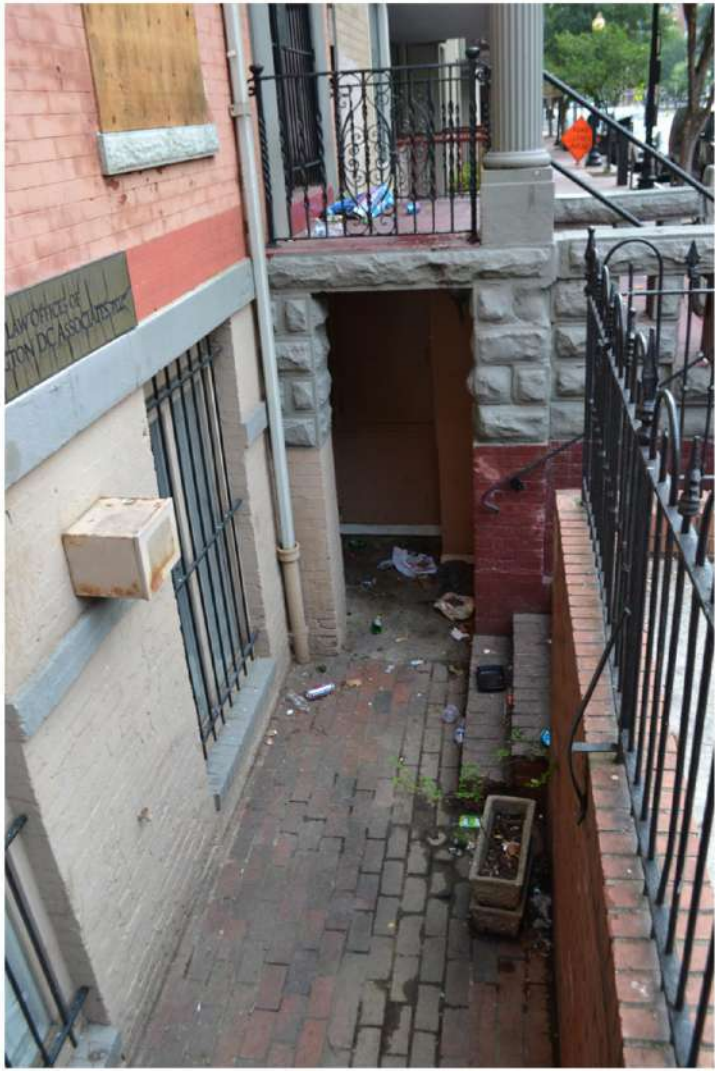
2 EXISTING FRONT VIEW
SCALE: NONE



3 EXISTING SIDEWALK VIEW
SCALE: NONE

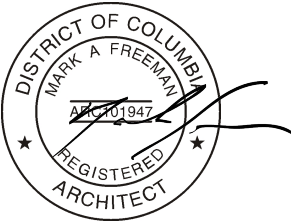


4 EXISTING WALKWAY / SIDEWALK VIEW
SCALE: NONE



5 EXISTING WALKWAY VIEW
SCALE: NONE

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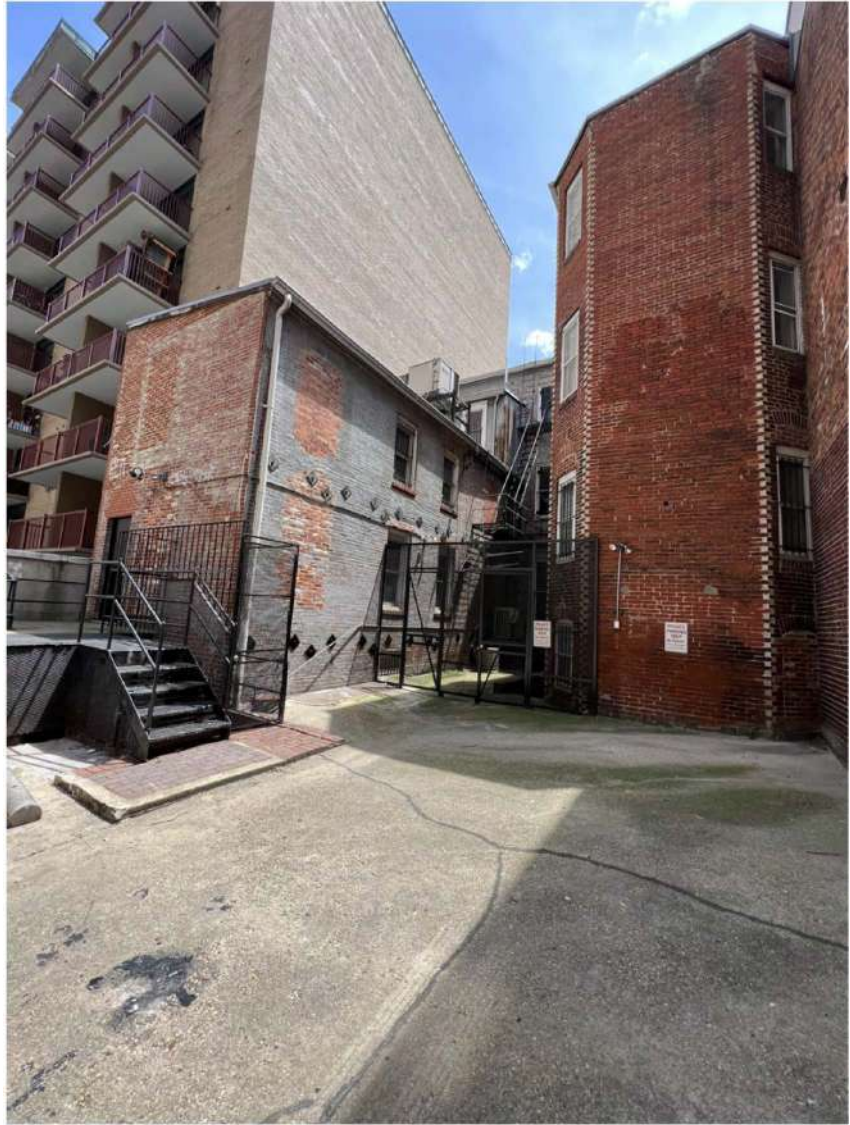
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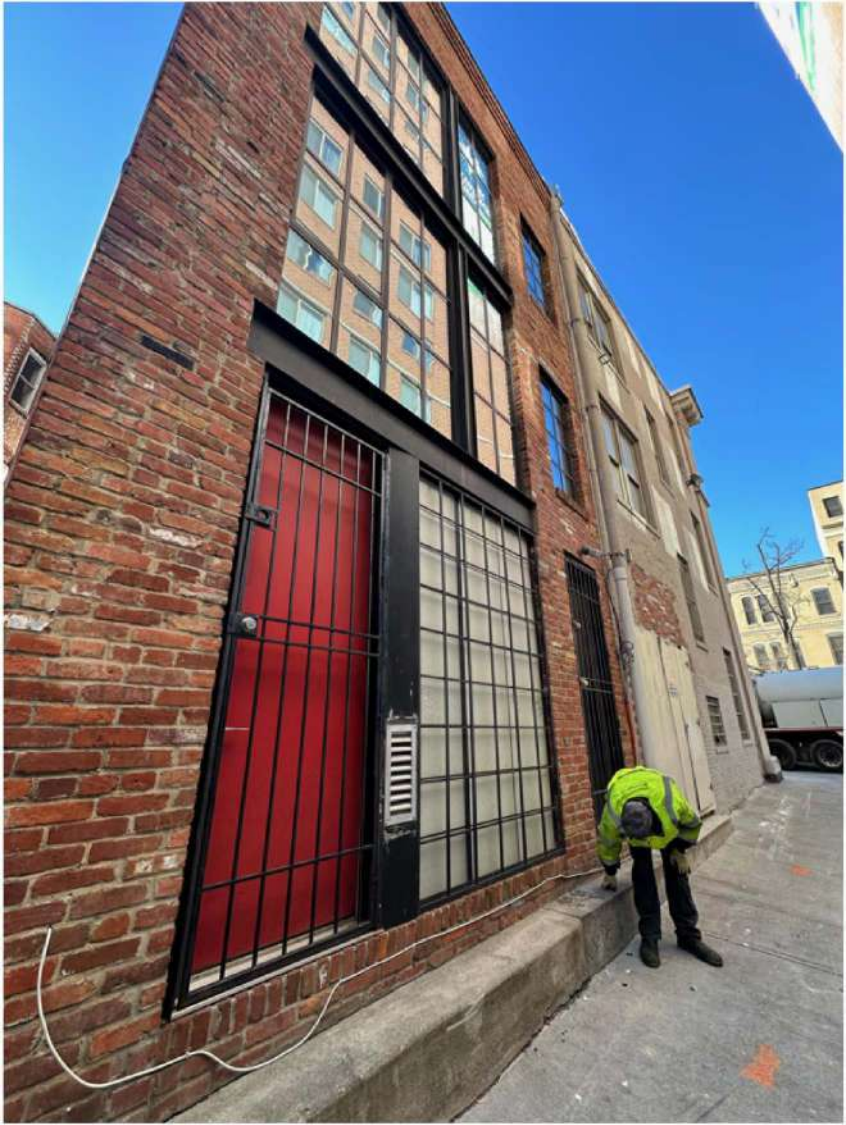
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1 EXISTING REAR VIEW
SCALE: NONE



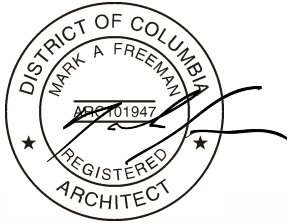
2 EXISTING PUBLIC ALLEY VIEW
SCALE: NONE



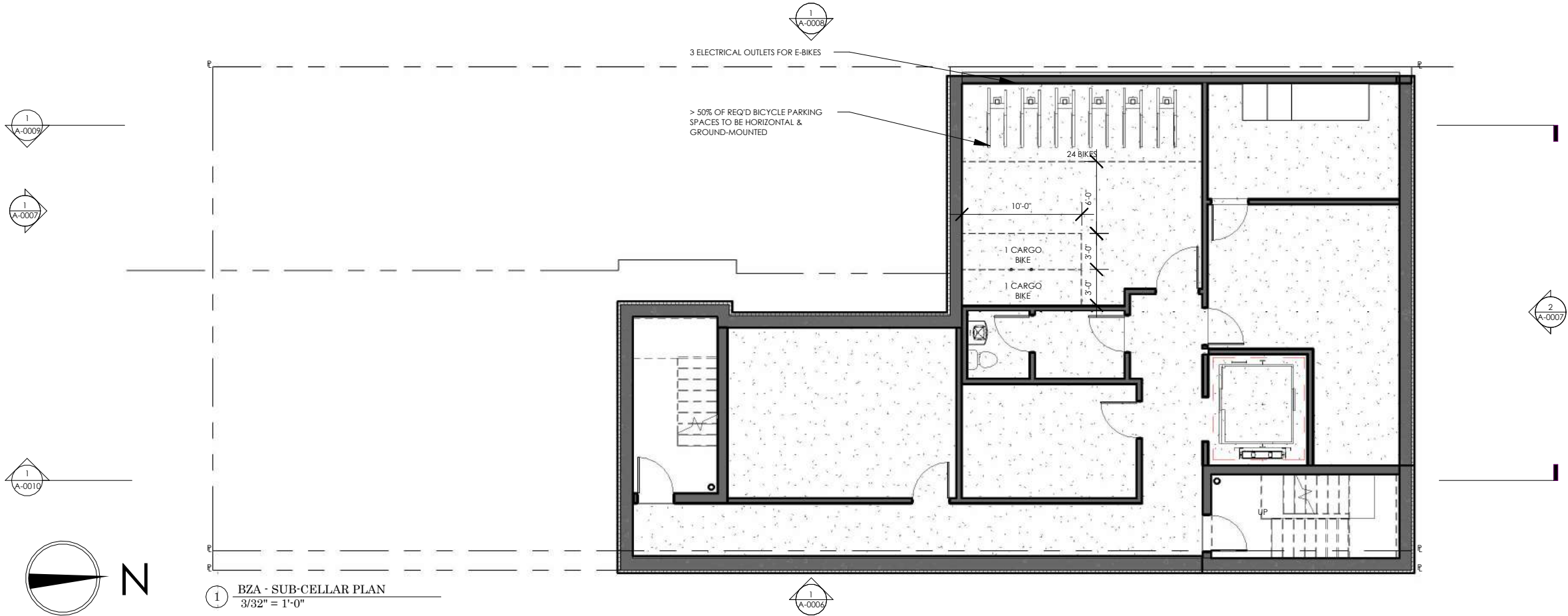
3 EXISTING ADJACENT VIEW
SCALE: NONE

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PRELIMINARY
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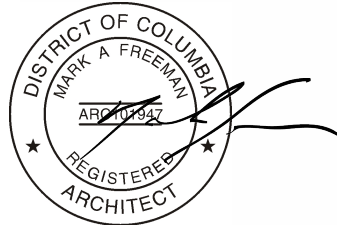
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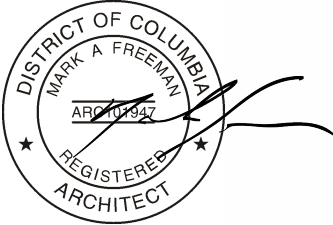
1 BZA - SUB-CELLAR PLAN
3/32" = 1'-0"



2 BZA - CELLAR FLOOR PLAN
3/32" = 1'-0"



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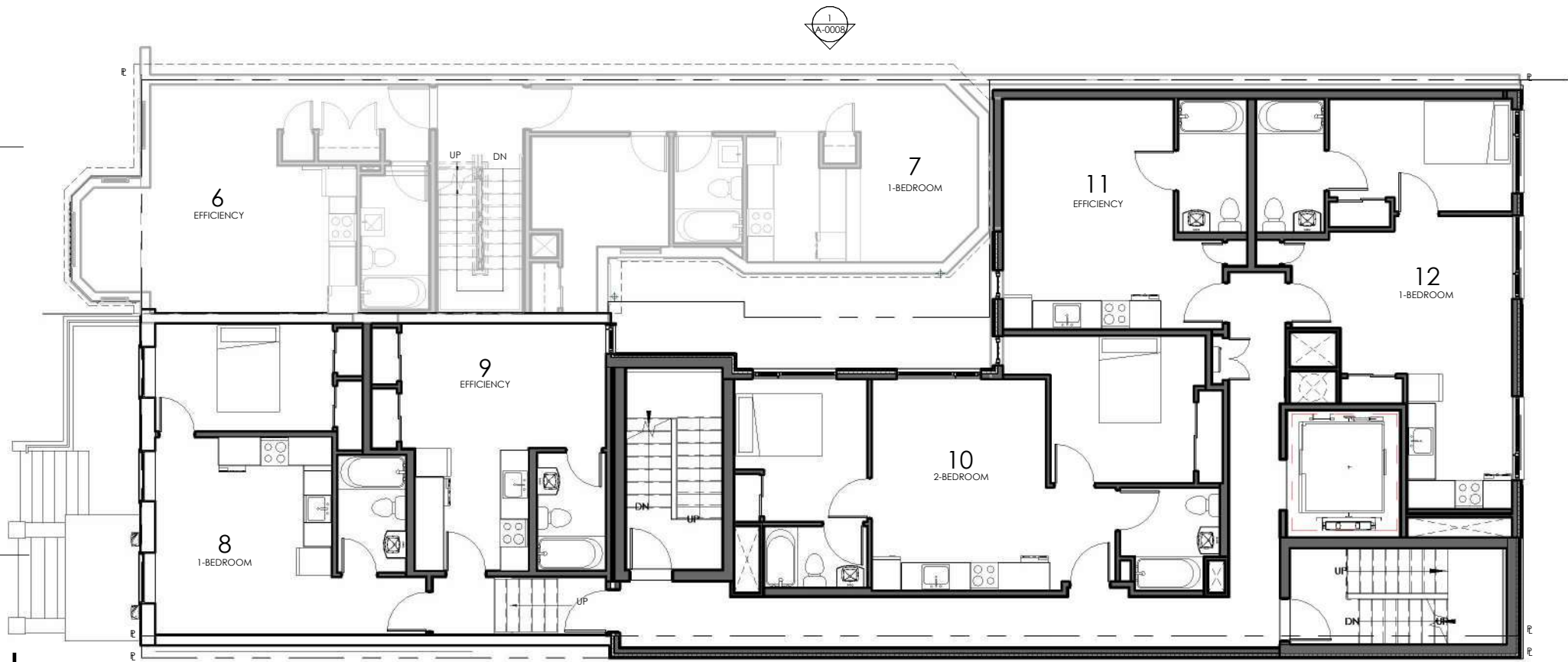
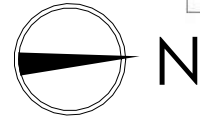
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H ST NWW
(90' ROW)

1
A-0009

1
A-0007

1
A-0010



20' PUBLIC ALLEY

2
A-0007

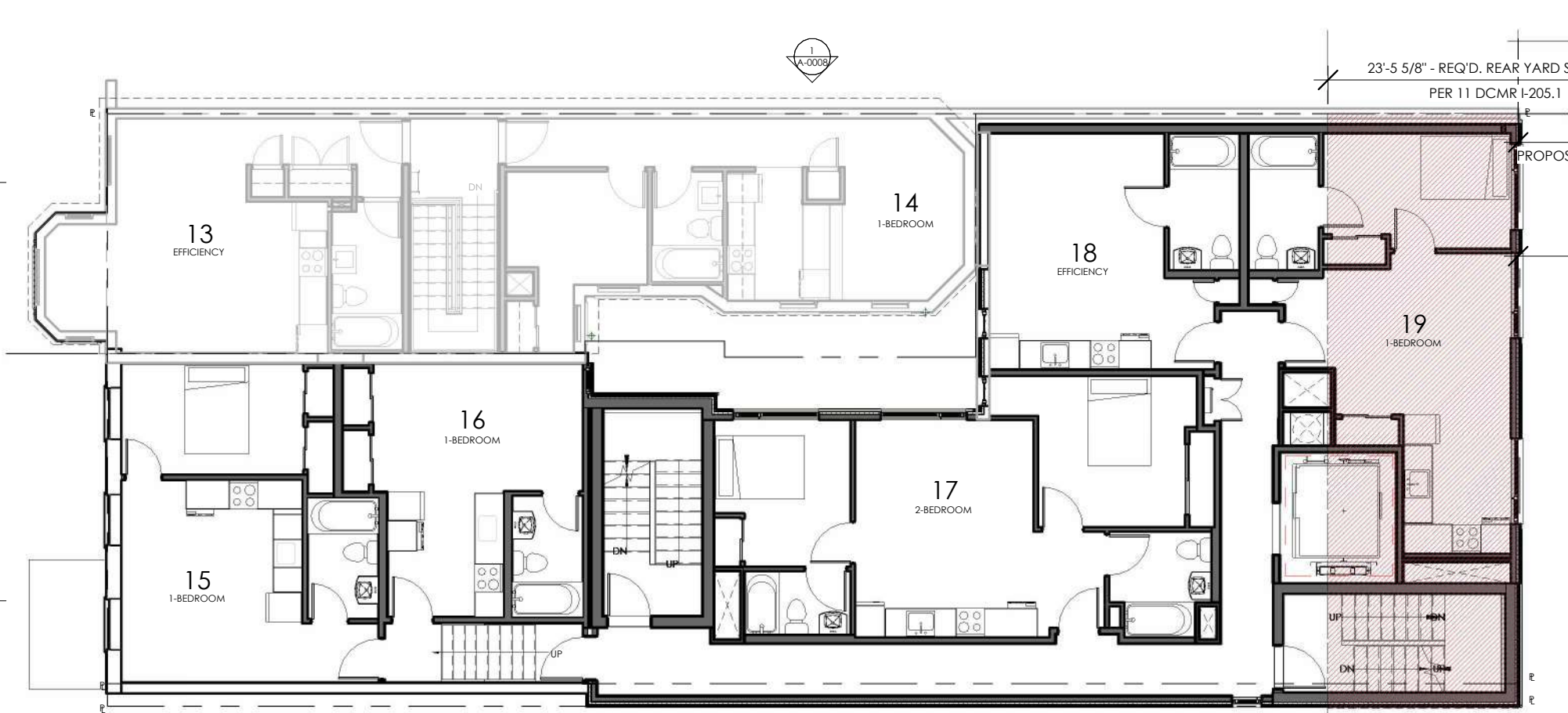
1 BZA - 2ND FLOOR PLAN
3/32" = 1'-0"

H ST NWW
(90' ROW)

1
A-0009

1
A-0007

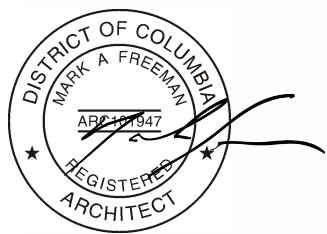
1
A-0010



20' PUBLIC ALLEY

2
A-0007

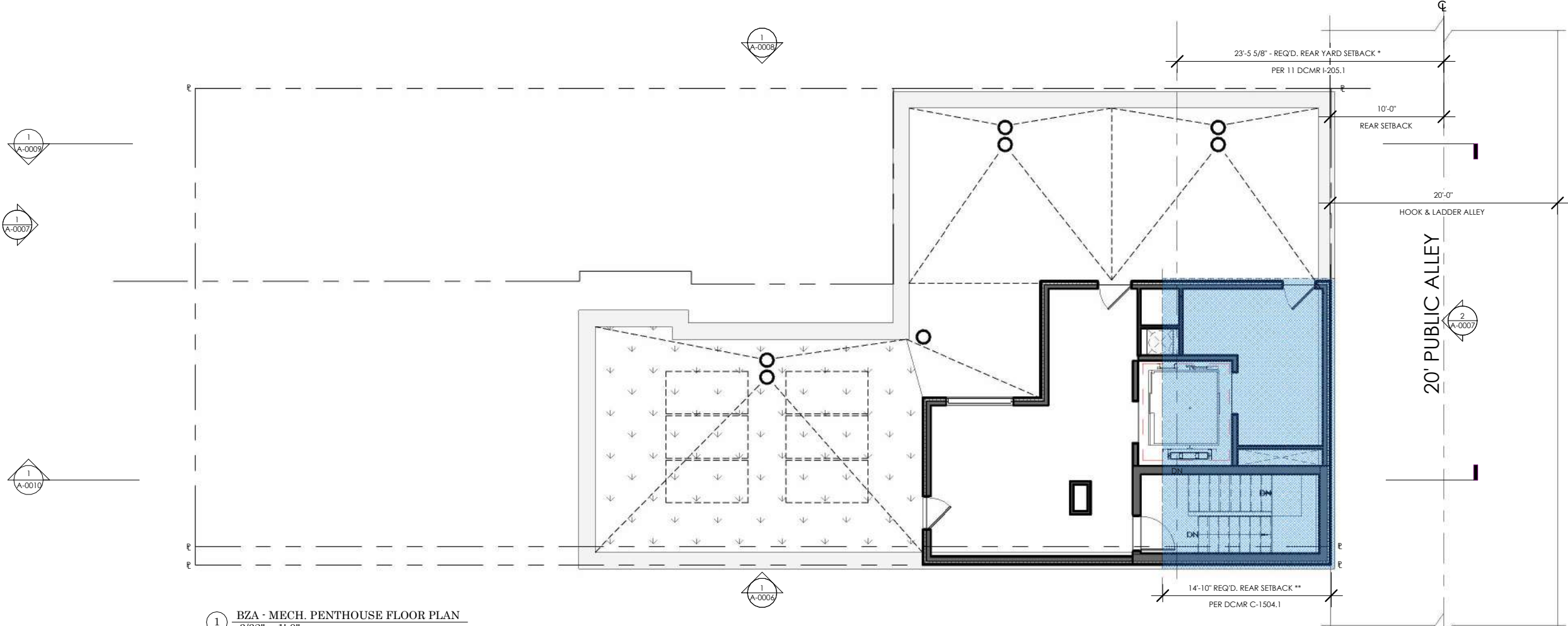
2 BZA - 3RD FLOOR PLAN
3/32" = 1'-0"



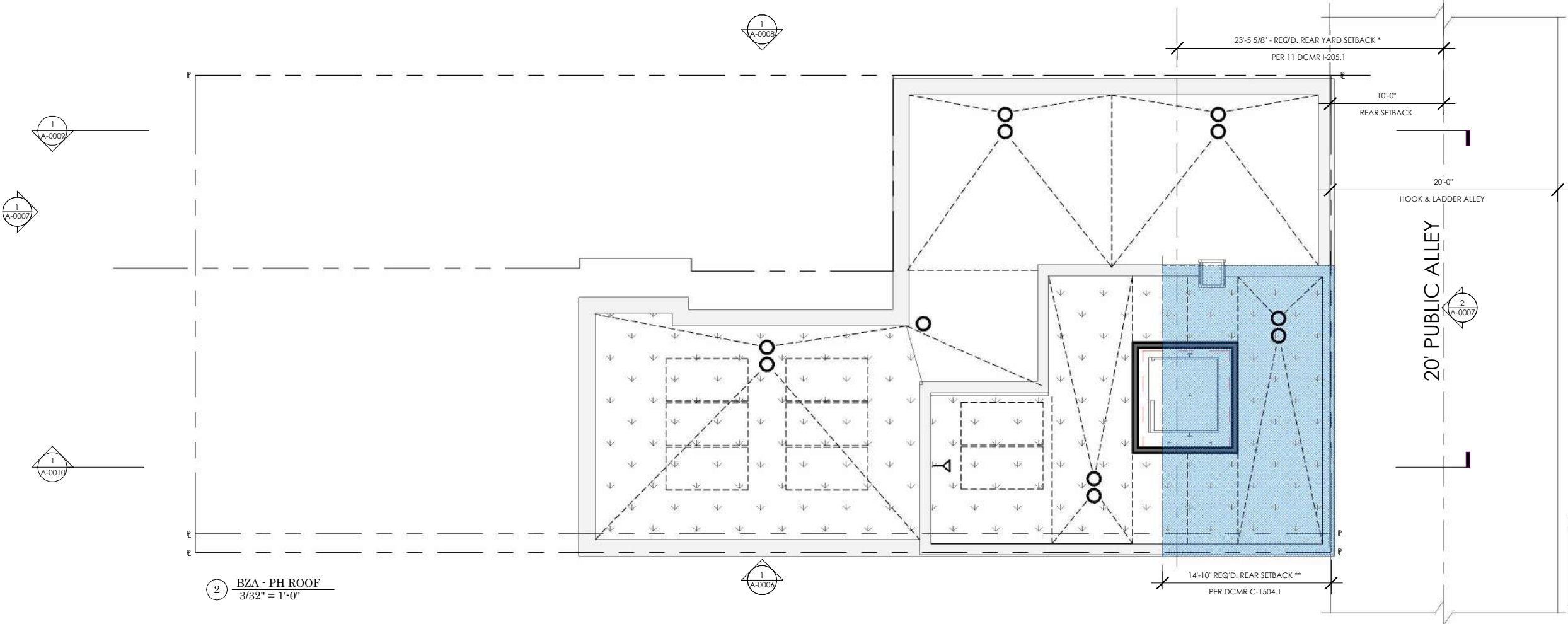
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KEY	
	* PORTION OF BUILDING WITHIN THE REQ'D REAR YARD
	** AREA OF PH WITHIN THE REQ'D REAR SETBACK
- 0'-0" PROPOSED	

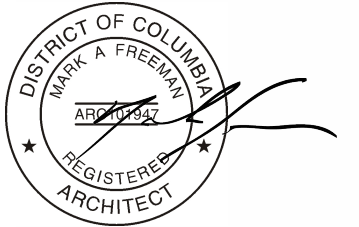




1 BZA - MECH. PENTHOUSE FLOOR PLAN
3/32" = 1'-0"



2 BZA - PH ROOF
3/32" = 1'-0"



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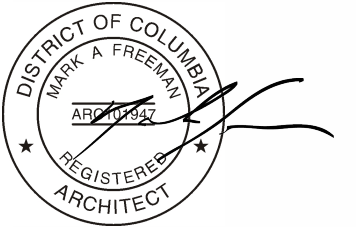
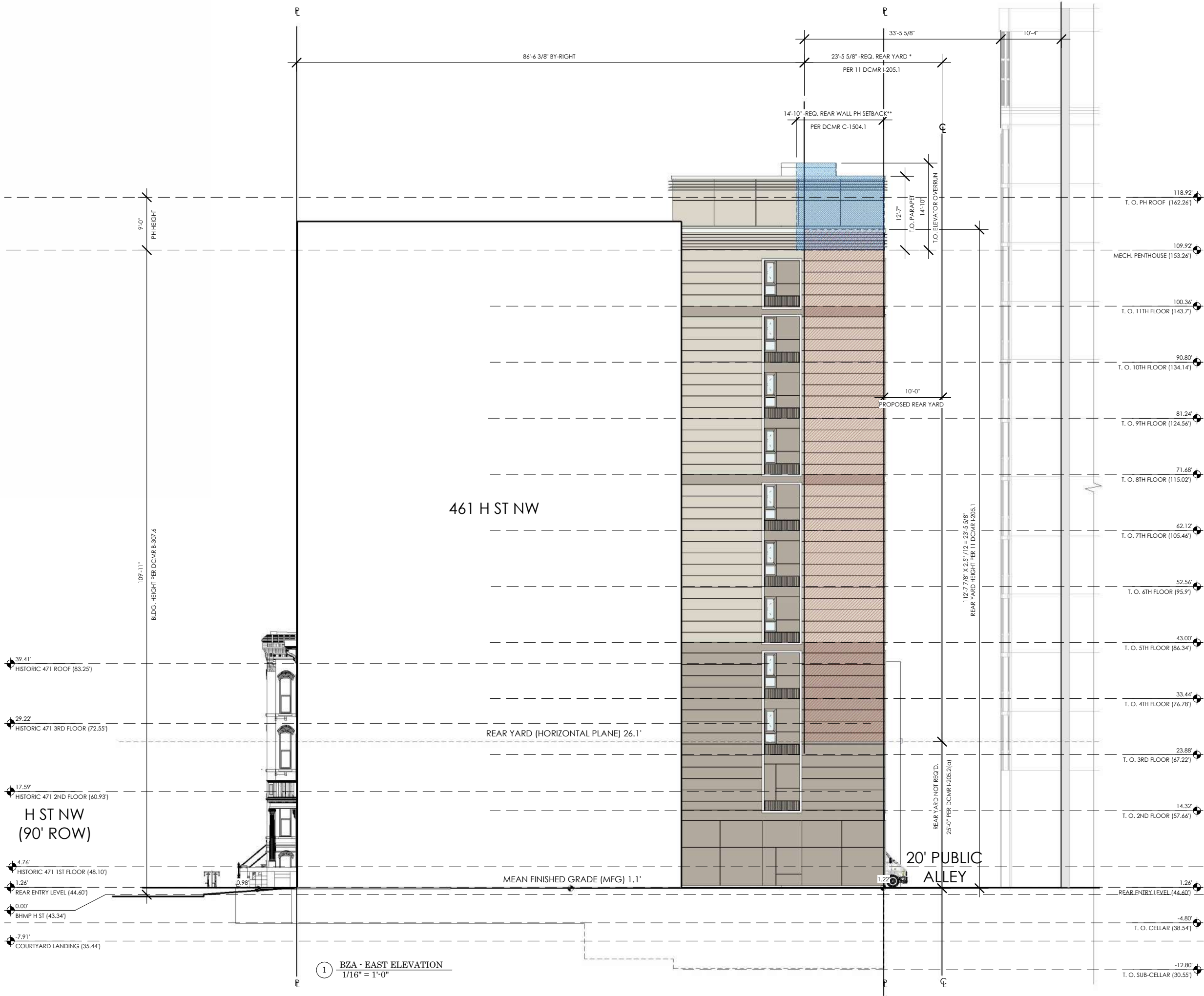
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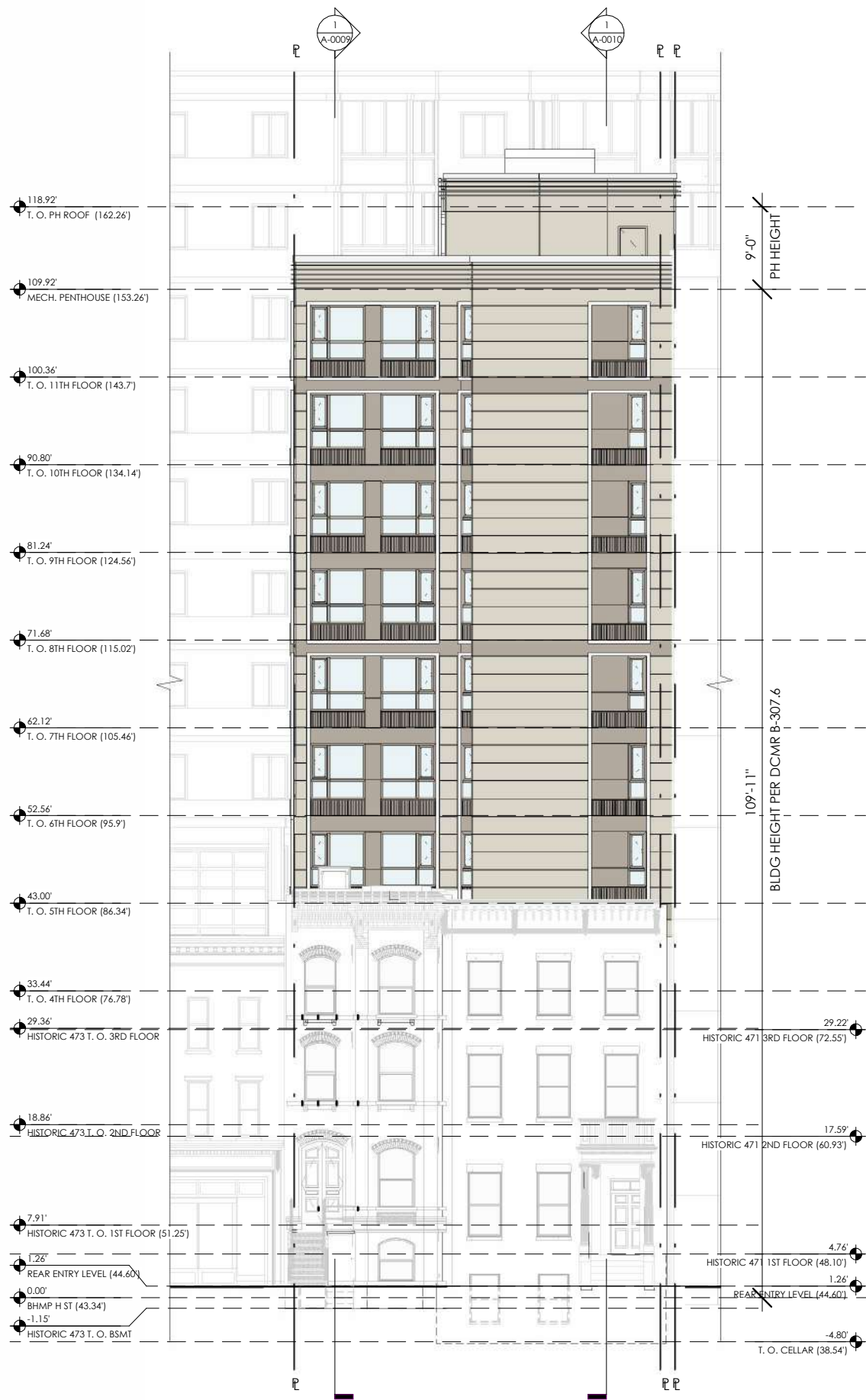
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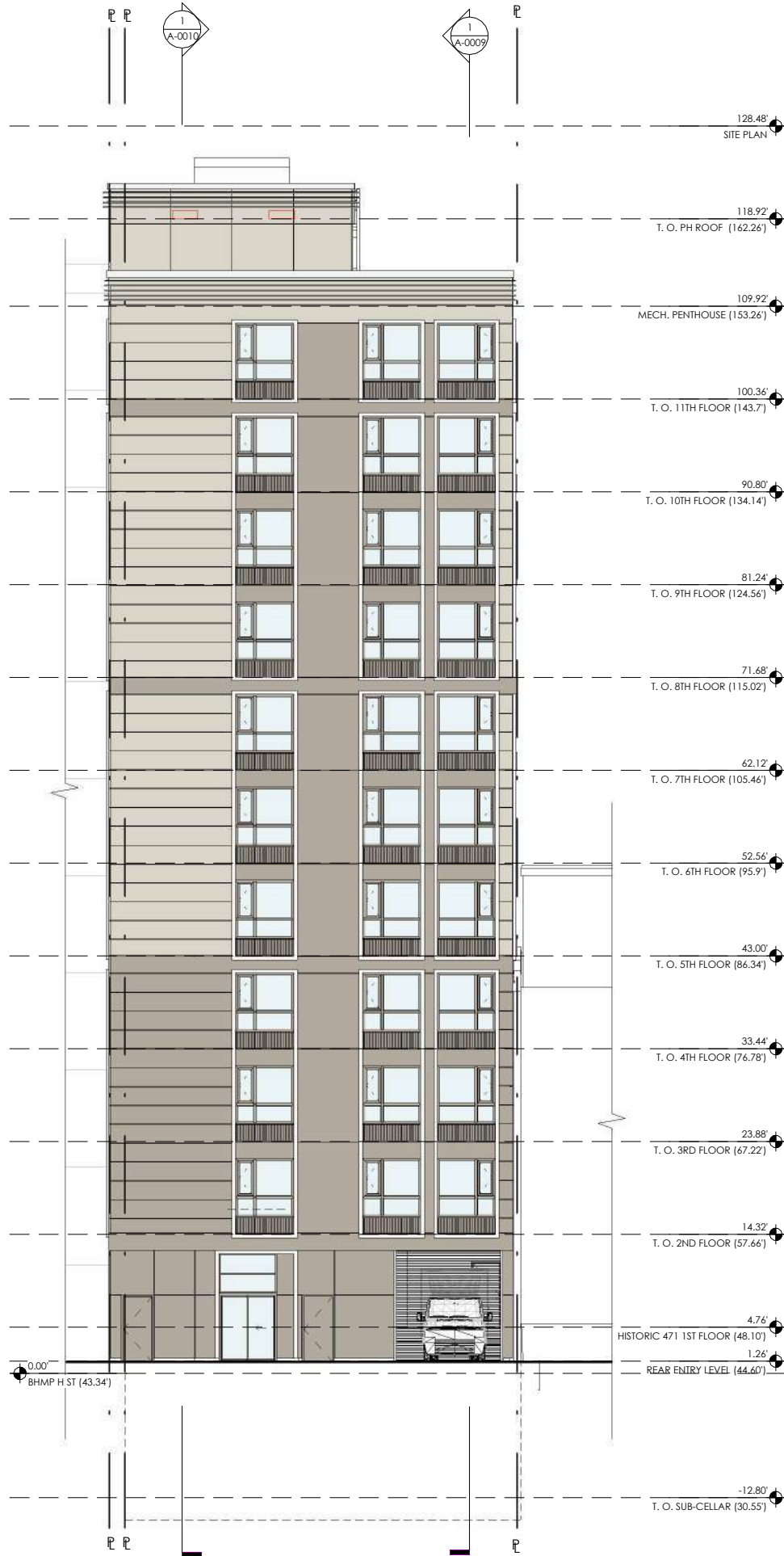


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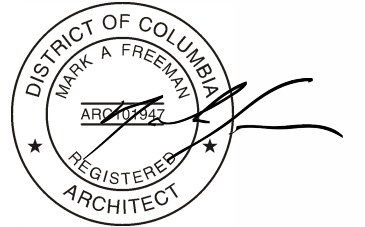
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	** AREA OF PH WITHIN THE REQ'D REAR SETBACK
	- 0'-0" PROPOSED



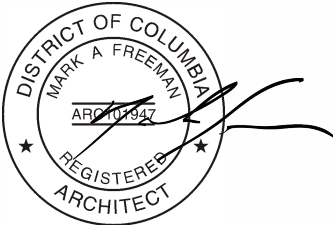
1 BZA - SOUTH ELEVATION
1/16" = 1'-0"



2 BZA - NORTH ELEVATION
1/16" = 1'-0"



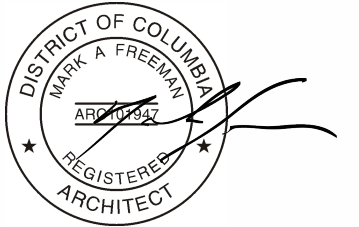
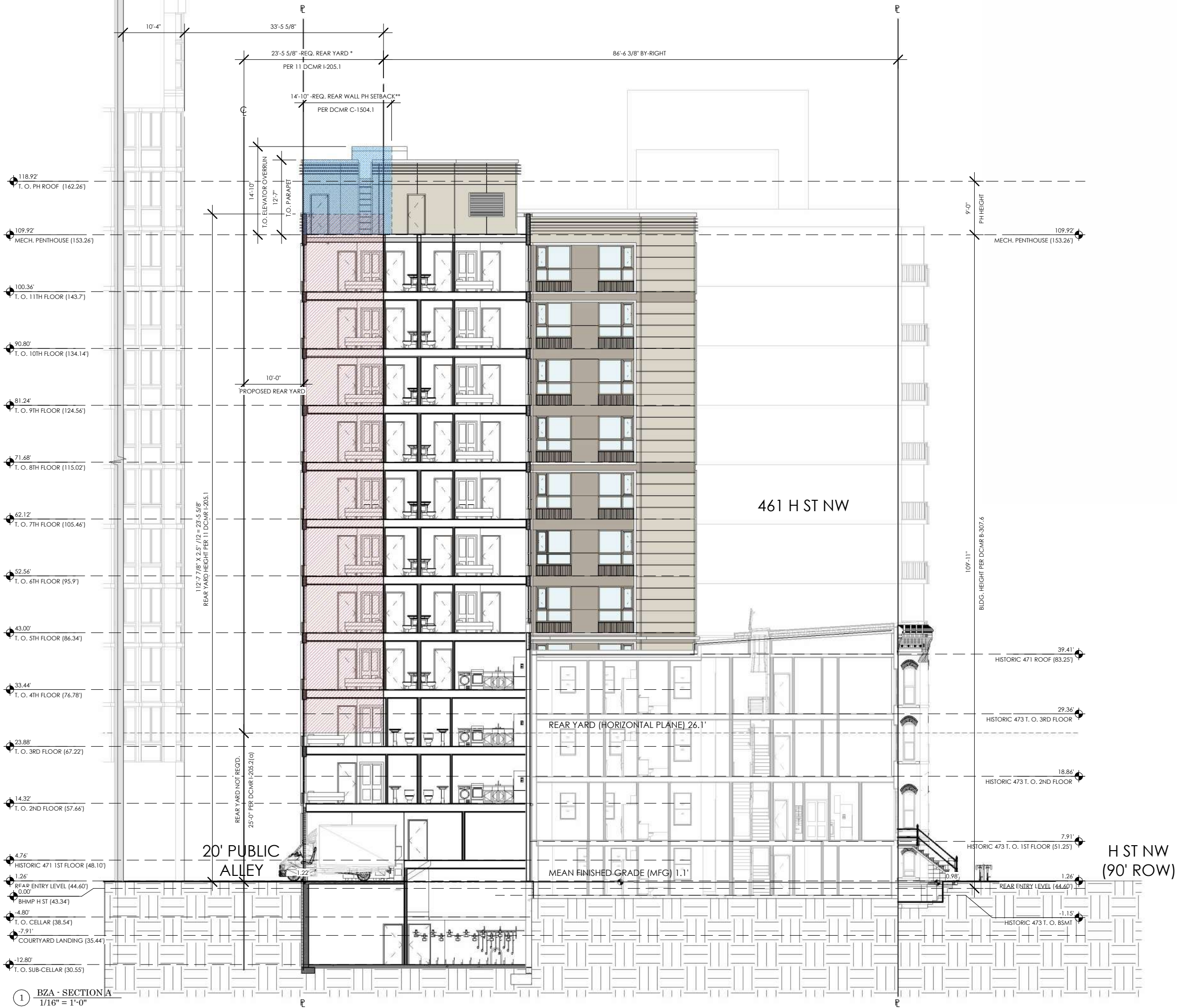
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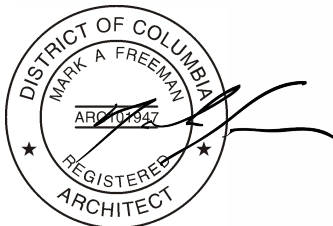
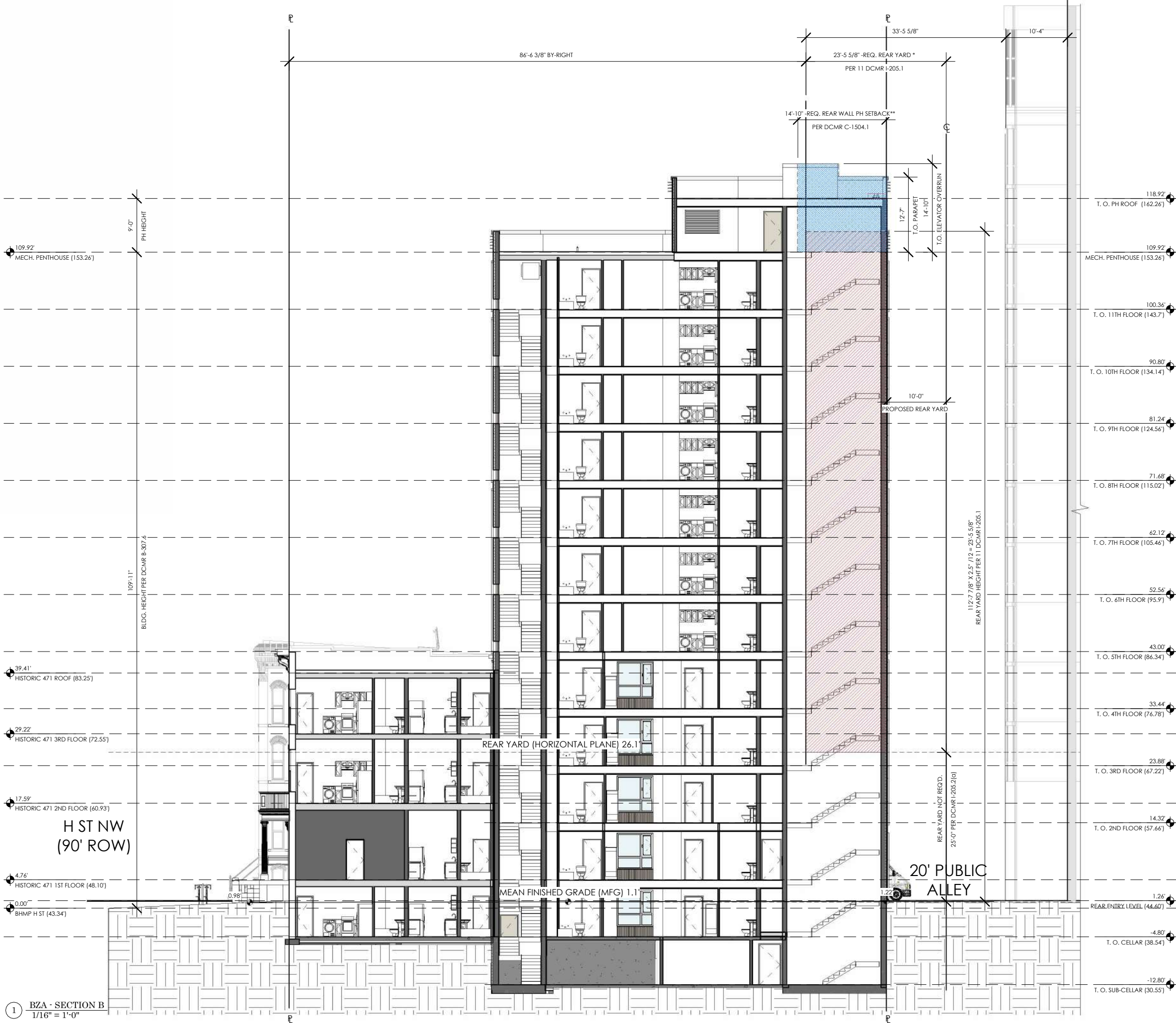
H ST NW
(90' ROW)

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	** AREA OF PH WITHIN THE REQ'D REAR SETBACK
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