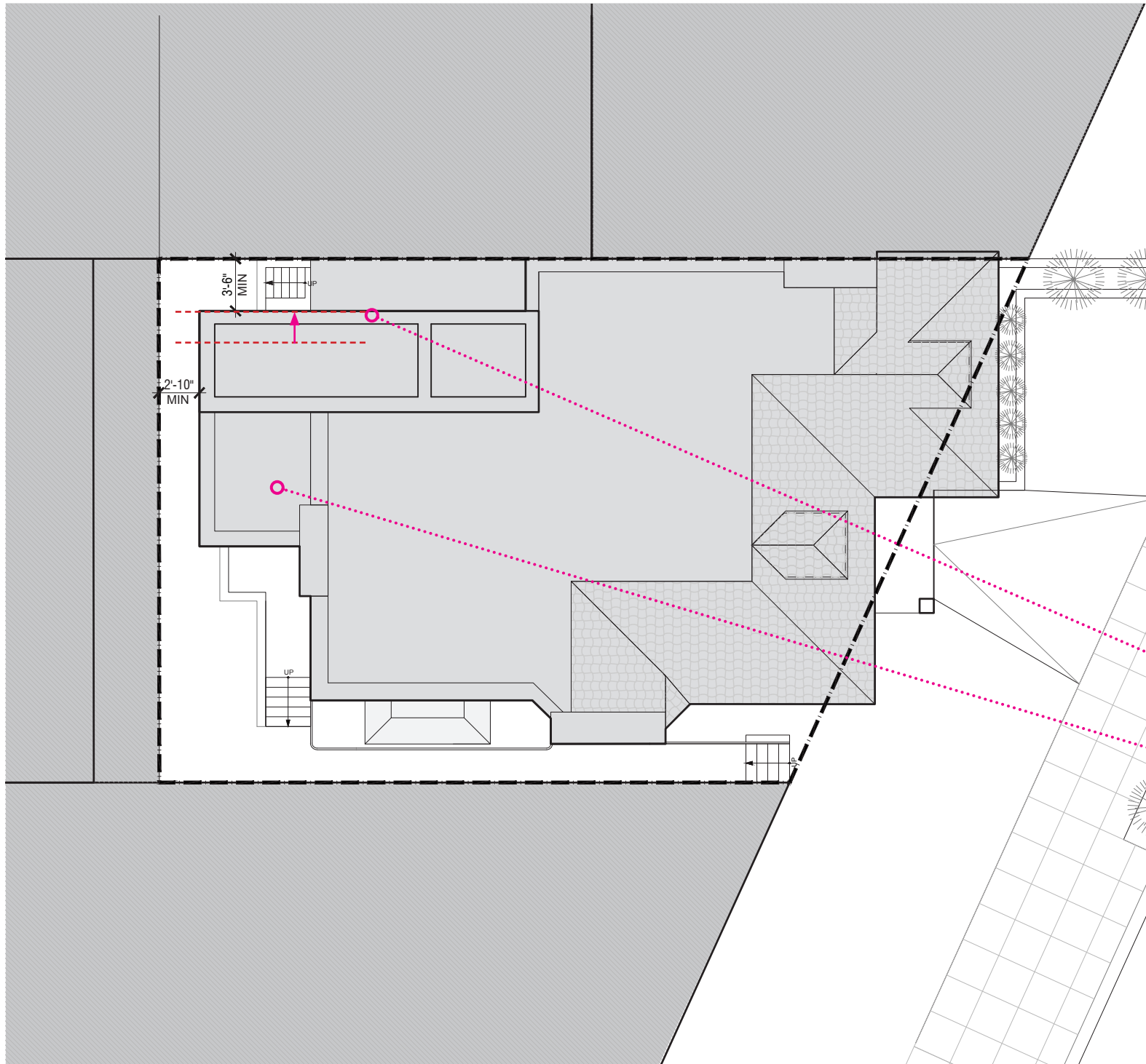


PROPOSED SITE PLAN

SQUARE	0137
LOT	0043
ZONING DISTRICT	MU-21
LOT SQUARE FOOTAGE	2,277 SF
HISTORIC LANDMARK	NONE
HISTORIC DISTRICT	DUPONT CIRCLE HISTORIC DISTRICT



SCALE: 3/32" = 1'-0"

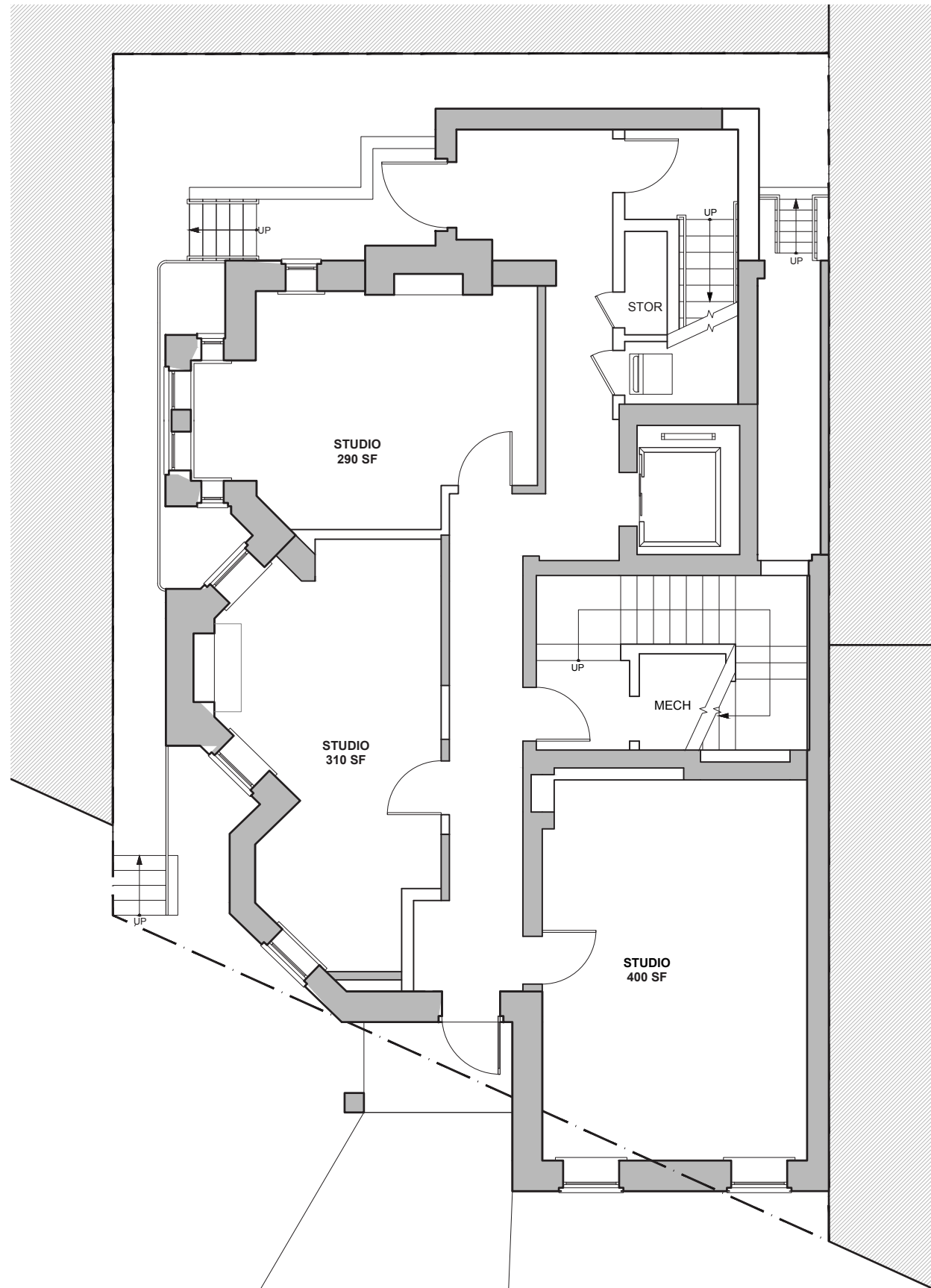
ZONING TABULATION				
TOPIC	REGULATION	PROPOSED	NOTES	
<i>DENSITY</i>				
FAR	6.5	3.7	ALLOWED	7.8 WITH IZ
LOT OCCUPANCY	100%	78.0%	ALLOWED	
DWELLING UNITS	N/A	15 UNITS	ALLOWED	
<i>HEIGHT</i>				
BUILDING HEIGHT	90'-0"	52'-8"	UNCHANGED	
BUILDING STORIES	N/A	5	N/A	
PENTHOUSE HEIGHT	20'-0"	NA	N/A	2ND STORY ALLOWED FOR MECH SPACE ONLY
PENTHOUSE STORIES	1 + MEZZ	NA	N/A	
<i>SETBACKS</i>				
FRONT SETBACK	N/A	VARIES	N/A	MUST BE IN RANGE WITH ADJACENT STRUCTURES
REAR SETBACK	2.5" / FT OF HT	2' - 10" MIN	SPECIAL EXCEPTION	12'-0" MIN
SIDE SETBACK	NOT REQUIRED	3' - 6" MIN	SPECIAL EXCEPTION	IF PROVIDED, MUST BE 2" / FT OF HT, MIN 5'-0"
<i>PARKING</i>				
PARKING SPACES	0	0	ALLOWED	
<i>OTHER</i>				
GAR	0.3	NA	N/A	

WALL SHIFTS NORTH ROUGHLY 2'

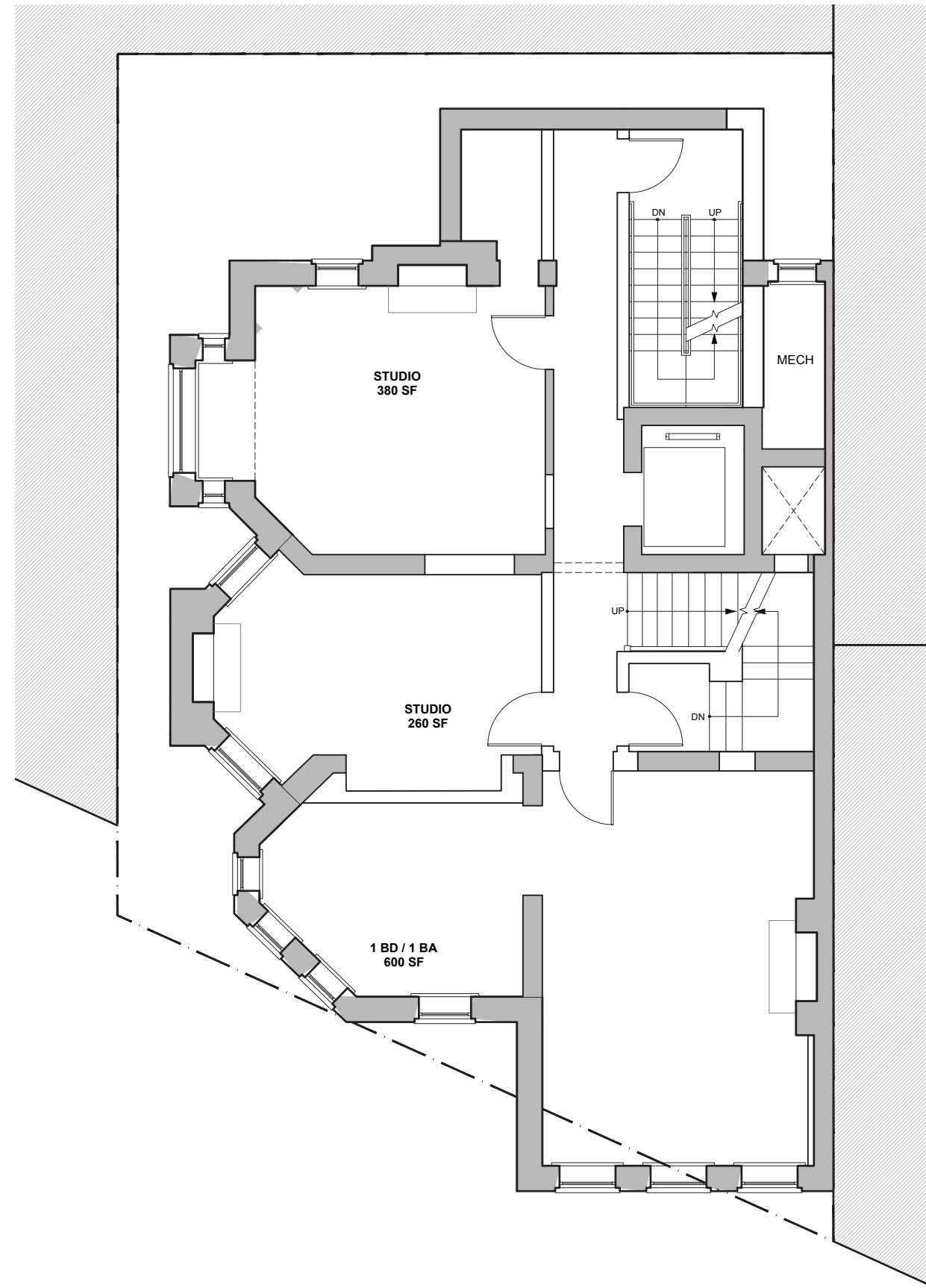
EXISTING ADDITION EXTENDS UP FROM TWO STORIES TO FIVE STORIES (SIX STORIES AT ROOF ACCESS)

NOTE: FLEXIBILITY TO DEVIATE FROM THE PROPOSED ZONING MEASUREMENTS PROVIDED THE NEW MEASUREMENTS MEET THE ZONE'S BY-RIGHT ZONING CRITERIA

PROPOSED PLANS



FIRST FLOOR
SCALE: 1/8" = 1'-0"

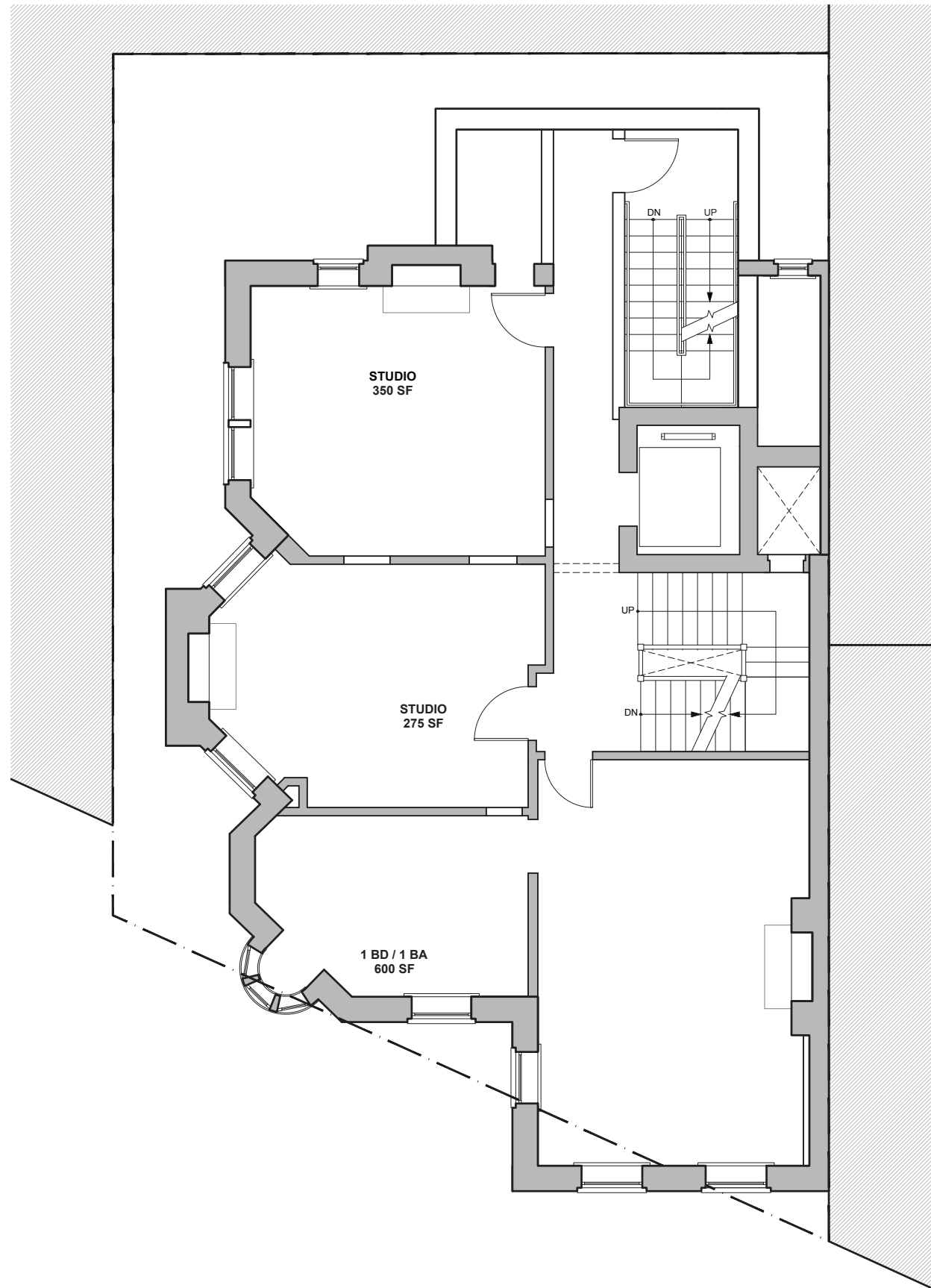


SECOND FLOOR
SCALE: 1/8" = 1'-0"

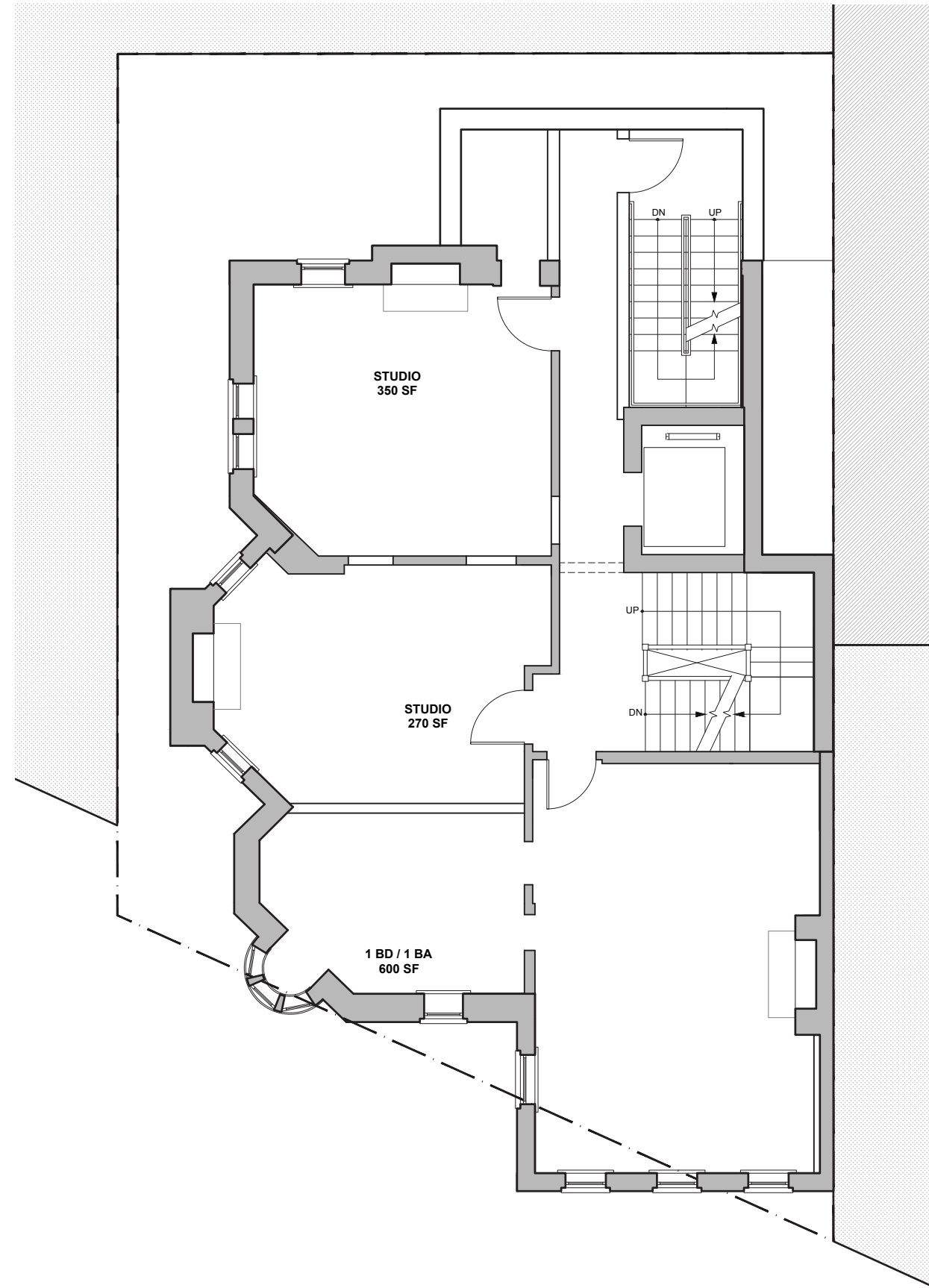
GENERAL NOTES:

- 1) INTERIOR LAYOUTS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FINAL LAYOUTS AND DESIGN TO BE DETERMINED PRIOR TO PERMITTING
- 2) SHADED WALLS DENOTE EXISTING ELEMENTS TO BE KEPT / PRESERVED
- 3) PROJECT WILL KEEP AND PRESERVE HISTORIC FRONT STAIR PENDING CODE OFFICIAL REVIEW

PROPOSED PLANS



THIRD FLOOR
SCALE: 1/8" = 1'-0"

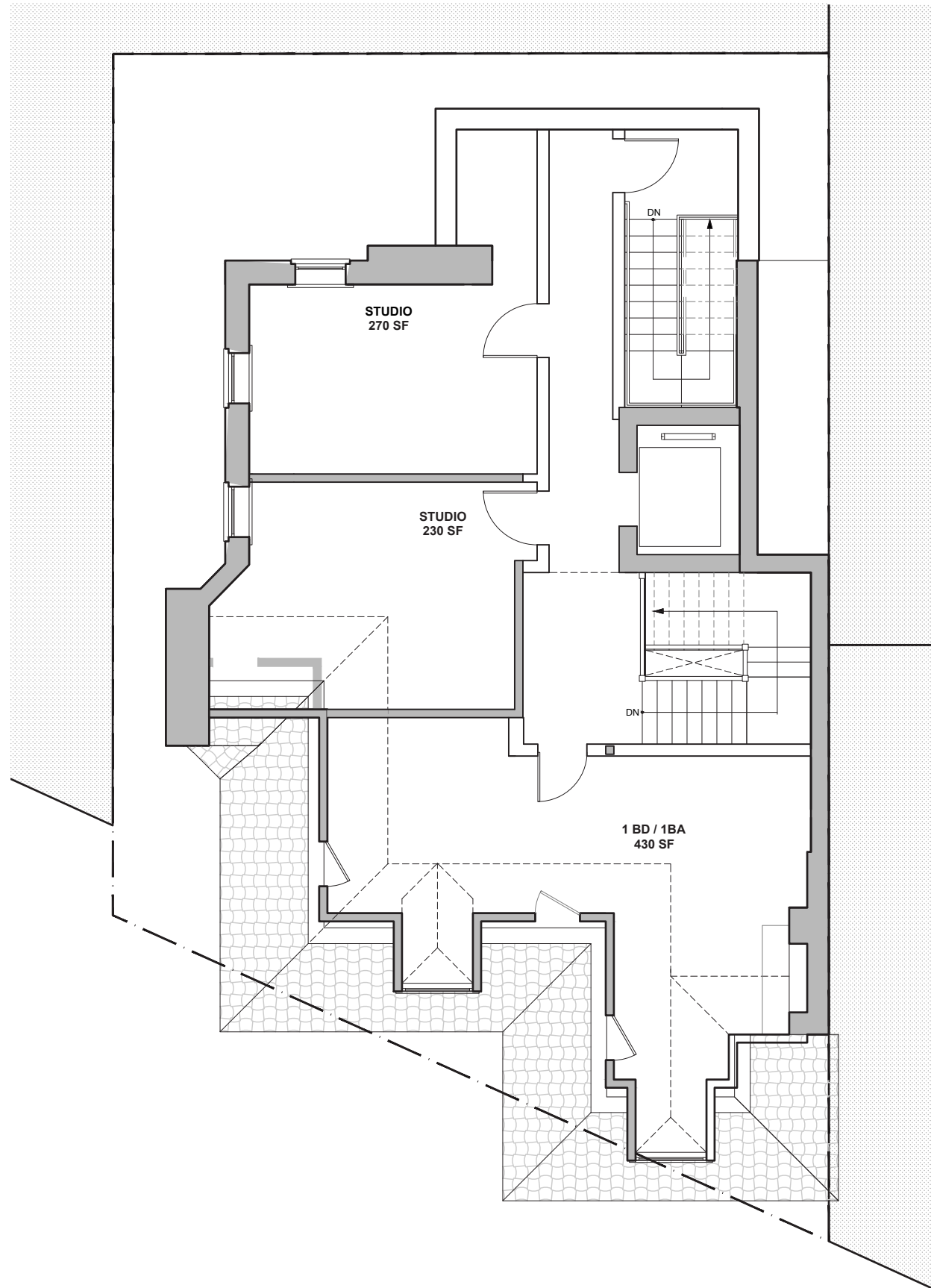


FOURTH FLOOR
SCALE: 1/8" = 1'-0"

GENERAL NOTES:

- 1) INTERIOR LAYOUTS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FINAL LAYOUTS AND DESIGN TO BE DETERMINED PRIOR TO PERMITTING
- 2) SHADED WALLS DENOTE EXISTING ELEMENTS TO BE KEPT / PRESERVED
- 3) PROJECT WILL KEEP AND PRESERVE HISTORIC FRONT STAIR PENDING CODE OFFICIAL REVIEW

PROPOSED PLANS



FIFTH FLOOR
SCALE: 1/8" = 1'-0"

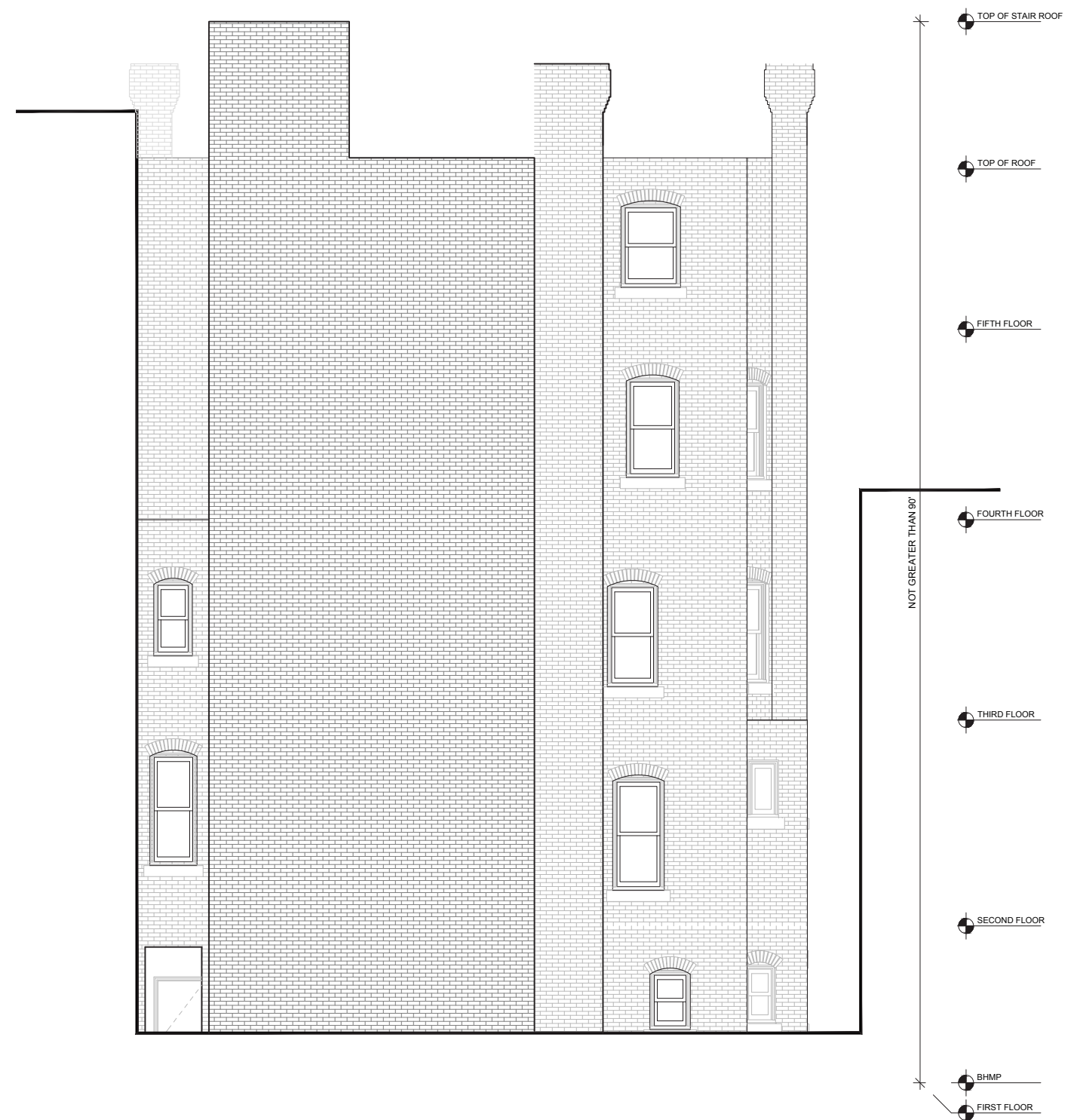
GENERAL NOTES:

- 1) INTERIOR LAYOUTS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FINAL LAYOUTS AND DESIGN TO BE DETERMINED PRIOR TO PERMITTING
- 2) SHADED WALLS DENOTE EXISTING ELEMENTS TO BE KEPT / PRESERVED
- 3) PROJECT WILL KEEP AND PRESERVE HISTORIC FRONT STAIR PENDING CODE OFFICIAL REVIEW

PROPOSED ELEVATIONS



FRONT (EAST) ELEVATION
SCALE: 1/8" = 1'-0"



REAR (WEST) ELEVATION
SCALE: 1/8" = 1'-0"

GENERAL NOTES:

- 1) ELEVATIONS ARE SHOWN FOR ILLUSTRATIVE PURPOSES
- 2) FINAL WINDOW SELECTIONS TO BE COORDINATED WITH HPO AND FINALIZED PRIOR TO PERMITTING

PROPOSED ELEVATIONS



SIDE (SOUTH) ELEVATION
SCALE: 1/8" = 1'-0"

GENERAL NOTES:

- 1) ELEVATIONS ARE SHOWN FOR ILLUSTRATIVE PURPOSES
- 2) FINAL WINDOW SELECTIONS TO BE COORDINATED WITH HPO AND FINALIZED PRIOR TO PERMITTING