PROJECT DATA

BUILDING ADDRESS:	4590 MACARTHUR BLVD NW WASHINGTON, DC 20007
BUILDING OWNER:	NICHOLAS DEVELOPMENT 5290 SHAWNEE ROAD, SUITE 300 ALEXANDRIA, VA 22312
ZONE: MU-3A	**LOT:** 0078 **SQUARE:** 1358
CONSTRUCTION TYPE:	3B
USE GROUP:	E EDUCATIONAL PRIVATE MIDDLE SCHOOL
NUMBER OF STORIES:	2 + CELLAR
FIRE ALARM:	YES
FIRE SPRINKLER:	YES
PARKING SPACES:	14 EXISTING SPACES
SCOPE OF WORK:	NEW ELEVATED ROOF / LANDSCAPE STRUCTURE ABOVE EXISTING PARKING LOT AT REAR.
LOT SF:	13,701 SF
EXISTING BUILDING FOOTPRINT:	6,533 SF
PROPOSED BUILDING FOOTPRINT:	11,230 SF (INCLUDES NEW ROOF AREA)
FLOOR AREA RATIO:	ALLOWABLE: 1.0 EXISTING: 1.20 PROPOSED: 1.54
LOT OCCUPANCY:	ALLOWABLE: N/A EXISTING: 48% PROPOSED: 82%
REAR YARD SETBACK:	ALLOWABLE: 20' EXISTING: +/- 45'-0 1/4" PROPOSED: +/- 45'-0 1/4"

GROSS FLOOR AREA (GFA)

FLOOR	AREA	FAR
EXISTING BUILDING AREA	16,380 SF	1.20
NEW ROOF AREA	4,697 SF	0.34
	21,077 SF	1.54

EXISTING BUILDING AREA
6533 SF



3 | SECOND FLOOR GFA PLAN
A400 SCALE 1/32" = 1'-0"

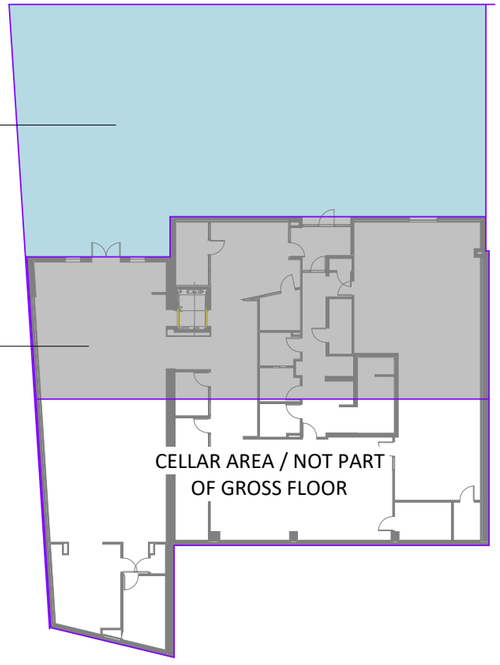
EXISTING BUILDING AREA
6387 SF



2 | FIRST FLOOR GFA PLAN
A400 SCALE 1/32" = 1'-0"

NEW ROOF AREA
4697 SF

EXISTING BUILDING AREA
3460 SF



1 | BASEMENT GFA PLAN
A401 SCALE 1/32" = 1'-0"

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COVER SHEET | **BZA-0**

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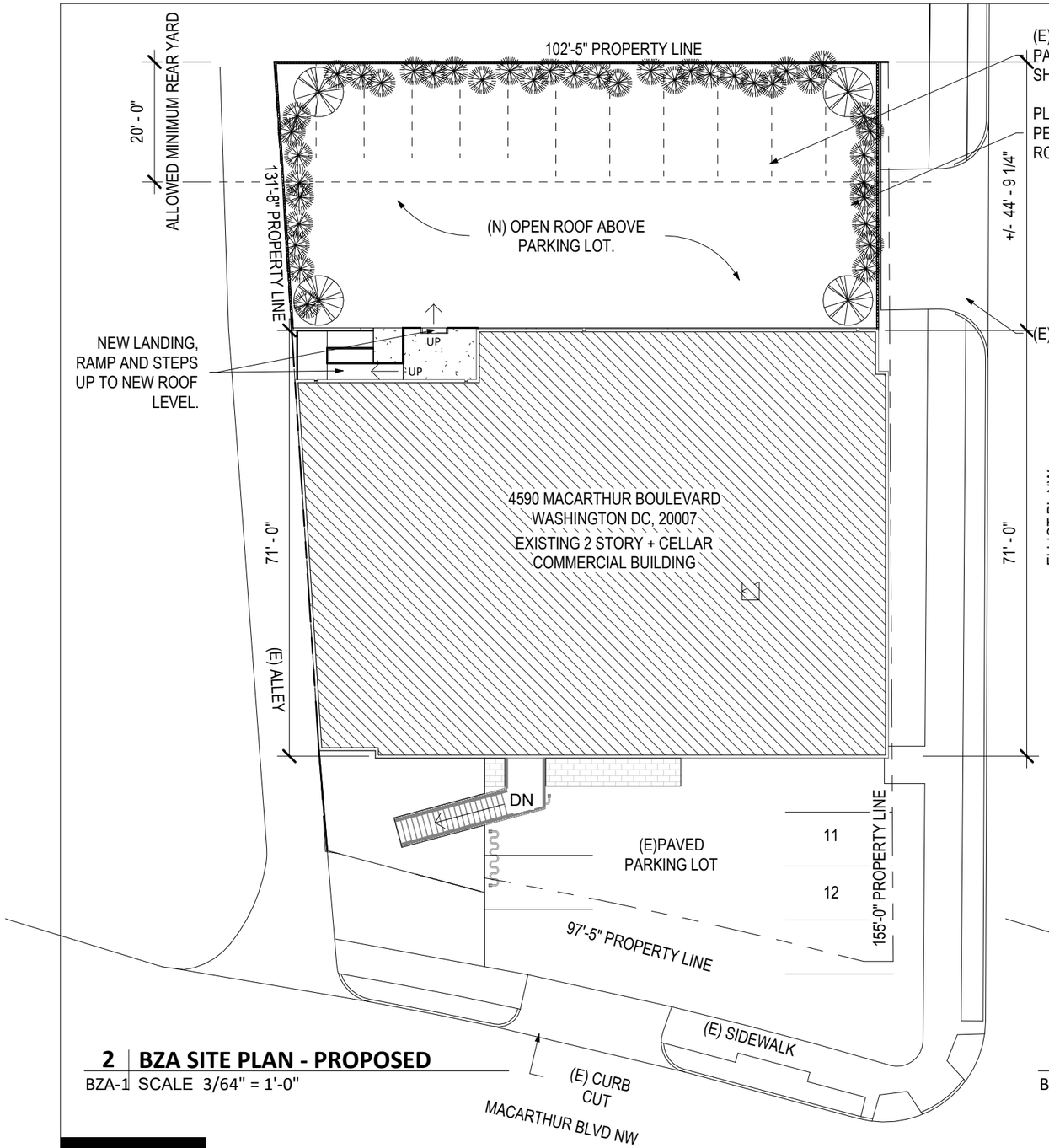
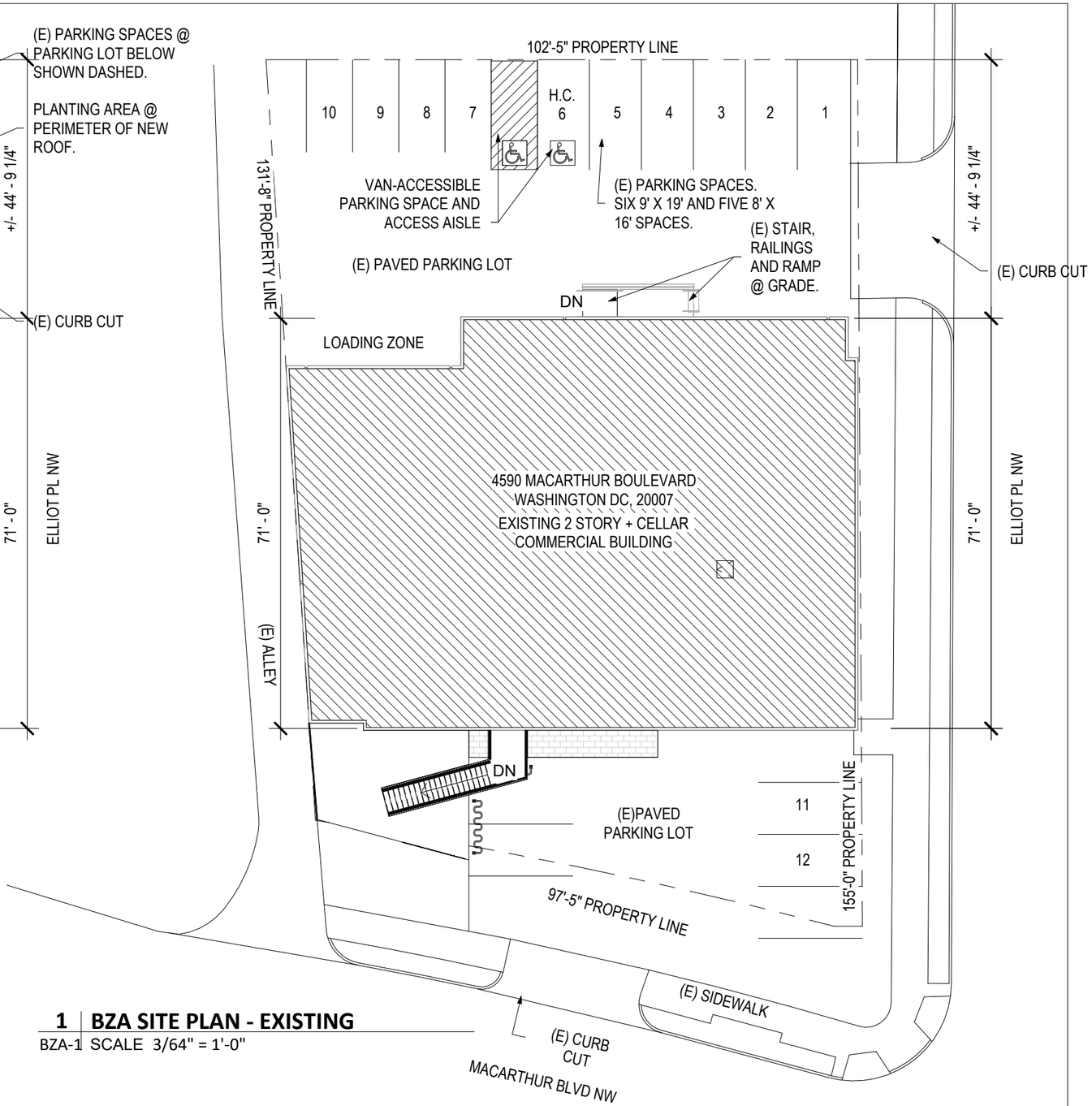


2 | BZA SITE PLAN - PROPOSED
BZA-1 SCALE 3/64" = 1'-0"



1 | BZA SITE PLAN - EXISTING
BZA-1 SCALE 3/64" = 1'-0"

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SITE PLAN | **BZA-1**

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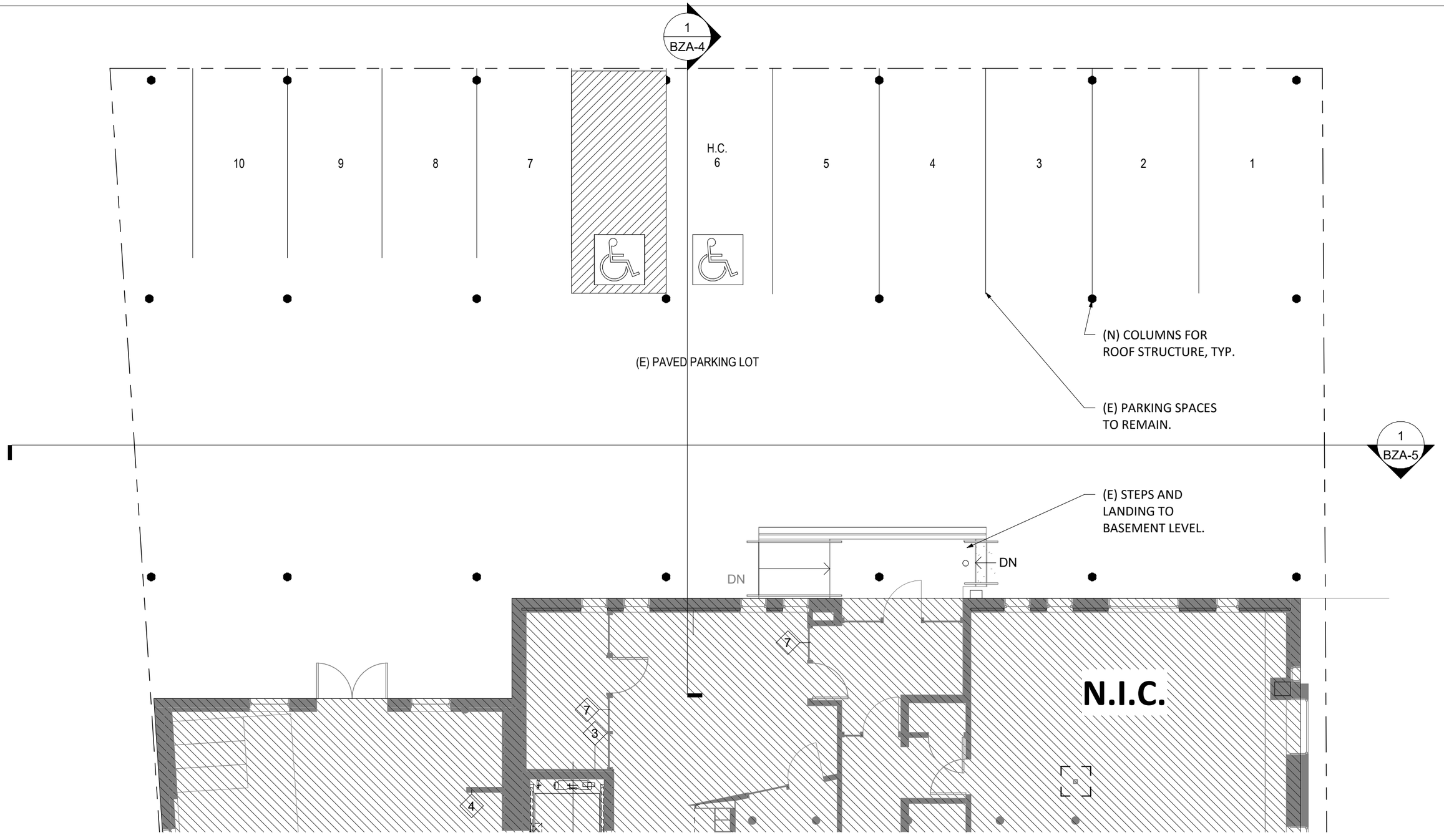

1 | PARKING LEVEL PLAN

BZA-2 SCALE 1/8" = 1'-0"

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LOWER PLAN | **BZA-2**

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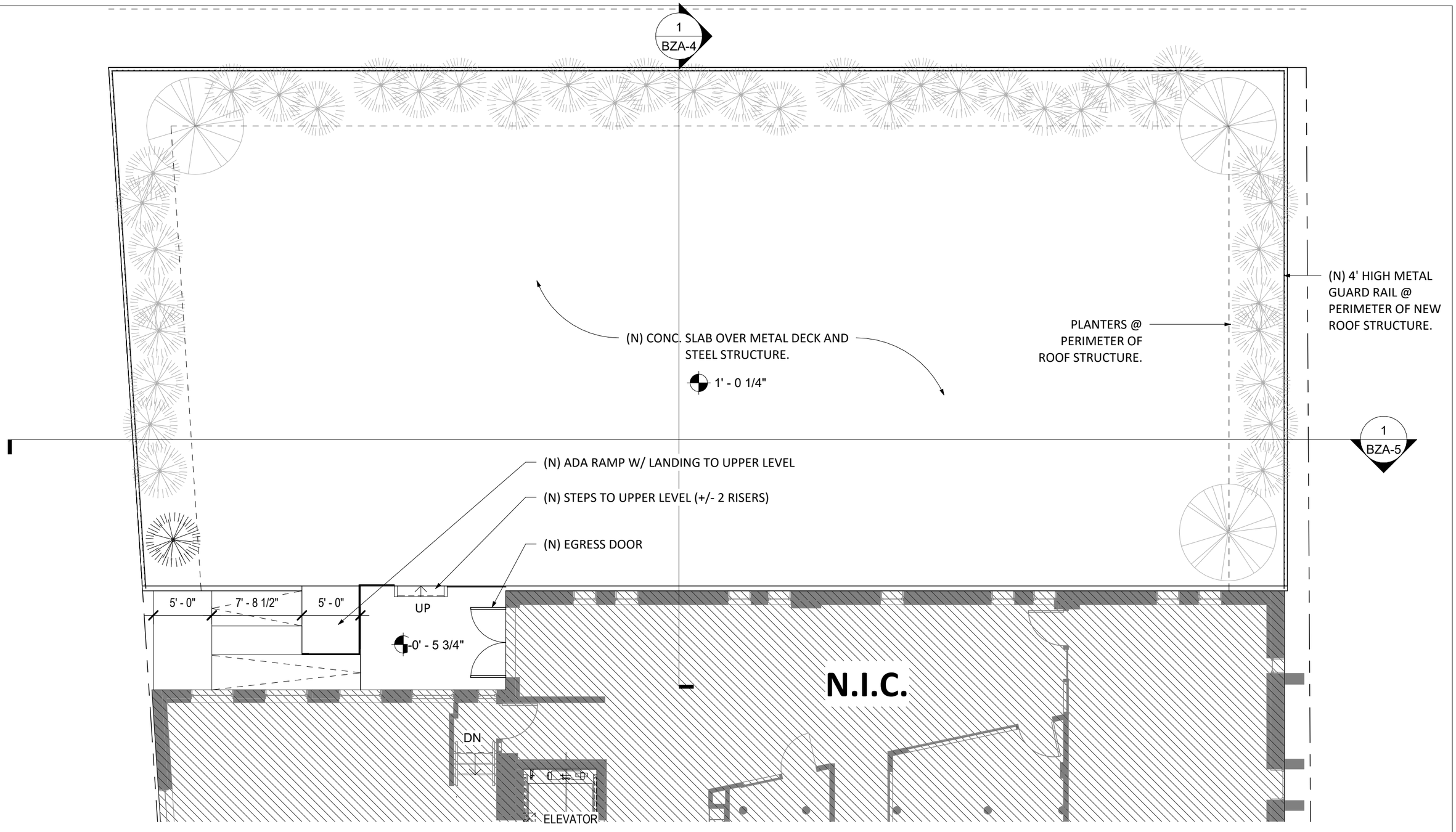

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1 | 1ST FLOOR PLAN

BZA-3 SCALE 1/8" = 1'-0"

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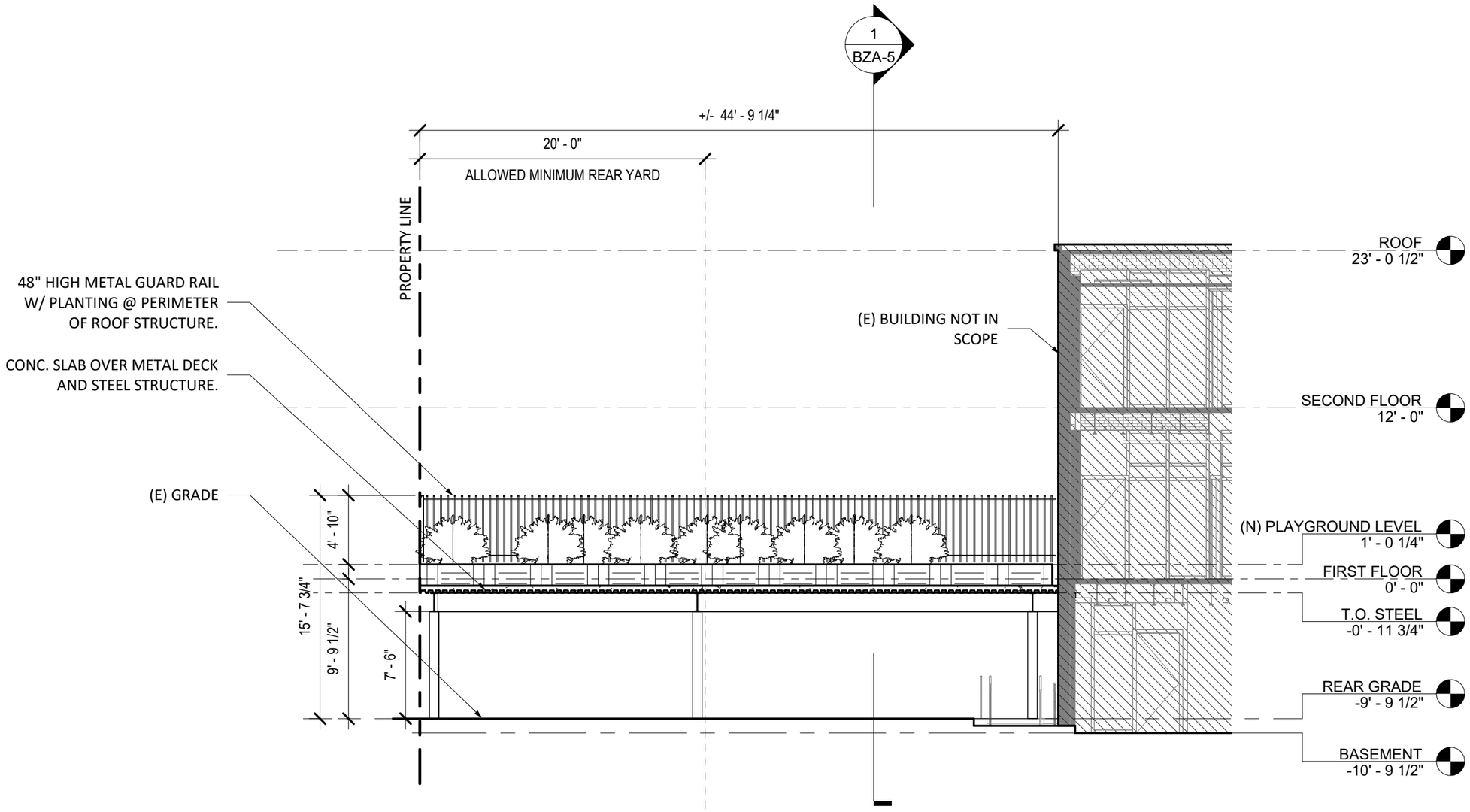

1 | SECTION 1

BZA-4 SCALE 1/8" = 1'-0"

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SECTION | **BZA-4**

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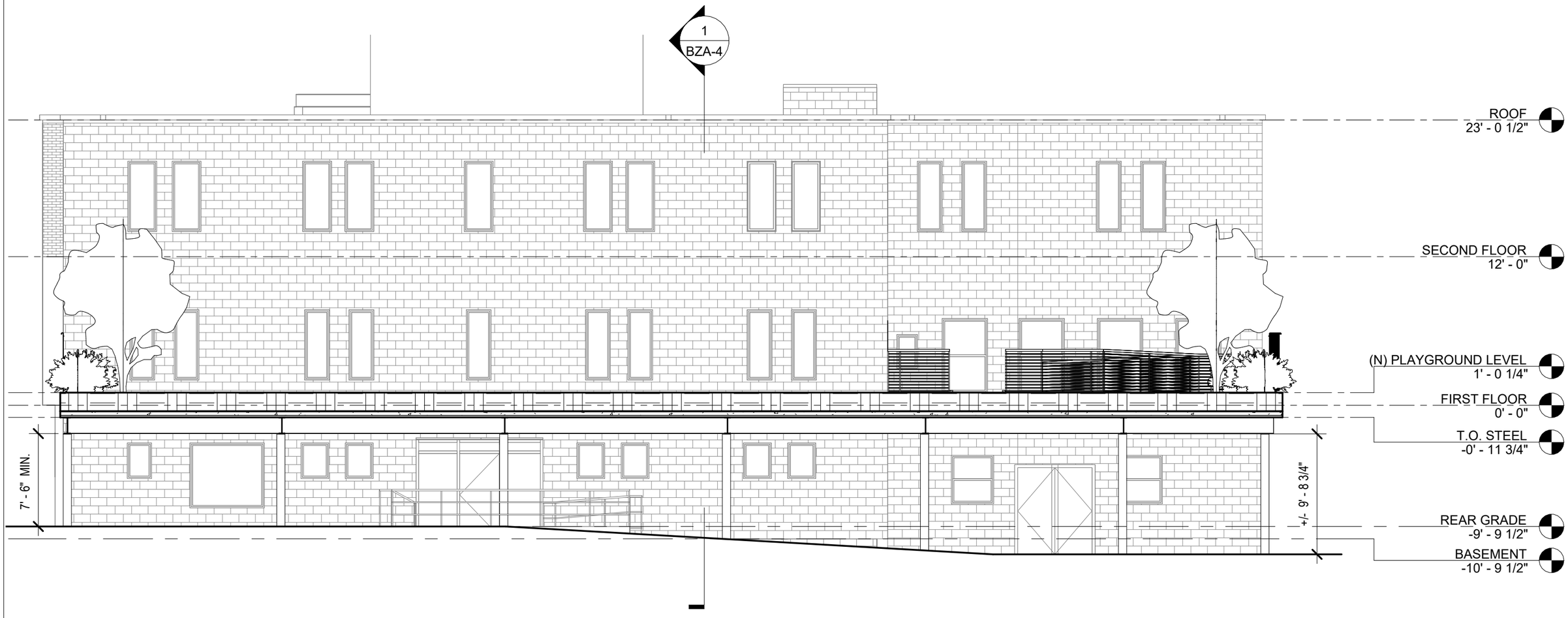

1 | **SECTION 2**
BZA-5 SCALE 1/8" = 1'-0"

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SECTION | **BZA-5**

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EXISTING PHOTOS | **BZA-6**

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