

① Prop. Penthouse Floor Zoning Diagram
1/8" = 1'-0"

ROOFTOP/PENTHOUSE ZONING CALCULATIONS

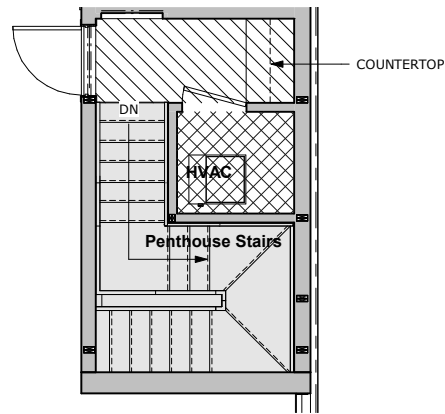
PER DCMR11-C1503: PENTHOUSES SHALL NOT EXCEED 1/3 OF THE TOTAL ROOF AREA UPON WHICH THE PENTHOUSE SITS IN THE FOLLOWING AREAS: ZONES WHERE THERE IS A LIMITATION ON THE NUMBER OF STORIES OF 3 OR LESS.

TOTAL FLAT ROOF AREA: 643 S.F.
1/3 TOTAL ROOF AREA = 214.33 S.F.

PROPOSED AREA OF PENTHOUSE = 154 S.F.

PENTHOUSE AREAS

- MECHANICAL SPACE: 21 S.F.
- ANCILLARY STORAGE SPACE TO A ROOFTOP DECK: 29 S.F.
- STAIRS: 69 S.F.



② Penthouse Floor Areas Callout
1/8" = 1'-0"

BUILDING DATA	
ZONING:	RF-1
SQUARE, LOT:	0957, 0020
USE:	RESIDENTIAL FLAT ZONES
LOT SIZE:	1,242 SQUARE FEET
LOT COVERAGE:	742.0 S.F. /59.7% 745.2 S.F. /60% ALLOWED
FRONT SET BACK:	NO CHANGE TO EXISTING FRONT SETBACK IS PROPOSED.
REAR SET BACK:	20' REQUIRED NO CHANGE TO EXISTING REAR SETBACK IS PROPOSED.
HEIGHT/STORIES:	34'-6 3/4" PROPOSED (35'-0"/3 STORIES ALLOWED)
AREA OF ADDITION:	
THIRD FLOOR:	702 S.F.
PENTHOUSE:	154 S.F.