

SITE PLAN

15th STREET SE

GOOD HOPE ROAD SE

PUBLIC ALLEY

EXISTING BUILDING
LOT AREA: 8,184SF

① EXISTING SITE PLAN
SCALE: 1" = 20'-0"

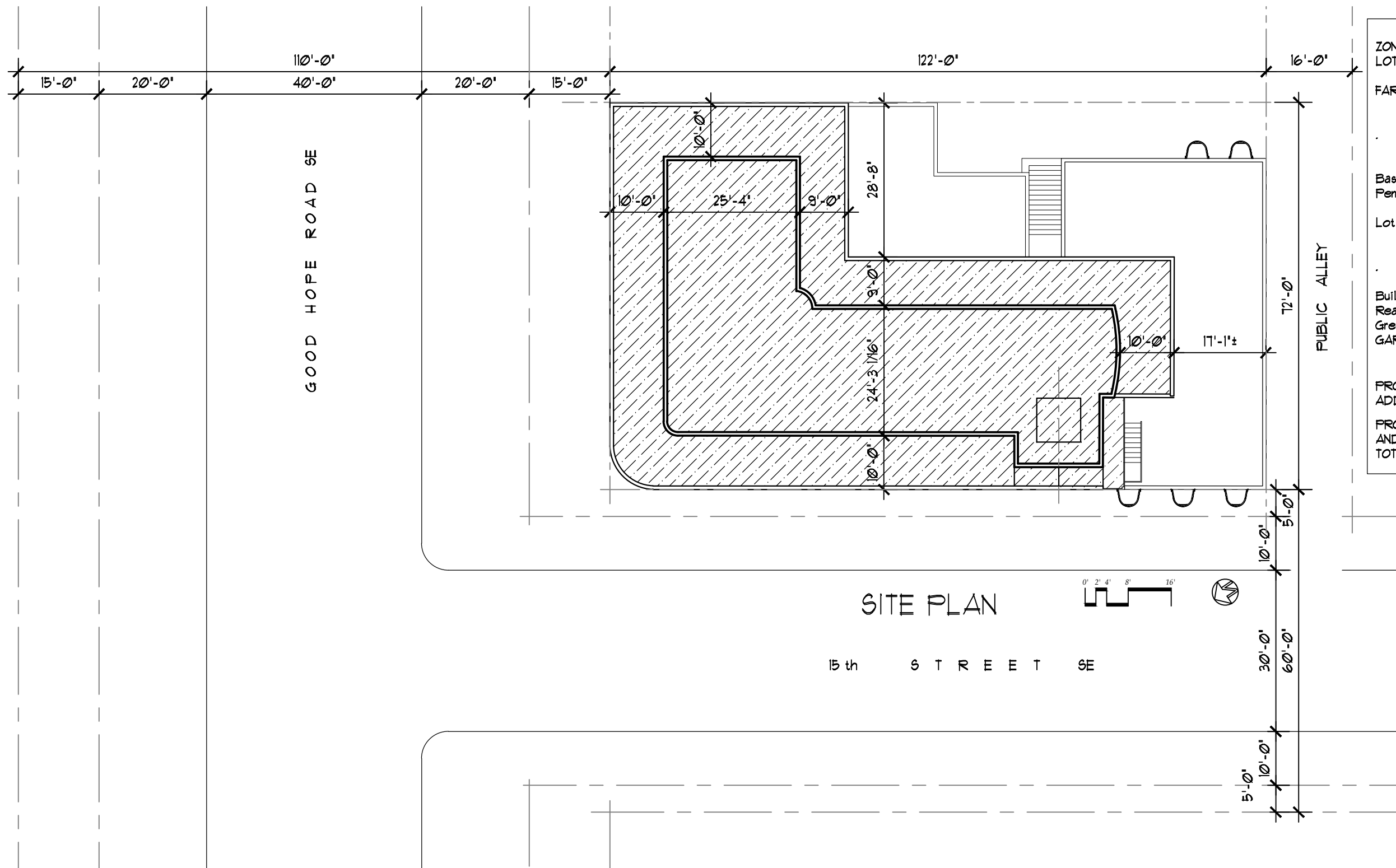
Architectural Solutions LLC
1323 Fenwick Lane, - Silver Spring, Maryland 20910
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E-MAIL: www.Arch-Sol.biz WEB: www.Arch-Sol.biz
May 22nd 2017 AS LLC Job #: 16-10
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EXISTING BUILDING RENOVATION/ADDITION
@
1916 15th Street SE, Washington DC 20020.

Mr. Yosief Issiet Maharai - Owner:
202-744-7946 issietym@gmail.com
SIM Development LLC

Board of Zoning Adjustment
District of Columbia
CASE NO. 19572
EXHIBIT NO. 6

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ZONE:	MU-4		
LOT AREA:	8,784 SF		
		Allowable	Existing
FAR: Residential: 2.5 -	21,960sf	9,113sf	--
Res. IZ: 3.0 -	26,352sf	9,113sf	20,845sf
Commercial: 1.5 -	13,176sf	5,484sf	5,484sf
Penthouse: .4 =	3,514sf	0sf	2,700sf
		15,197sf	23,545sf
Base Addition:	11,155sf		11,132sf
Penthouse Addition:	3,514sf		2,840sf
Lot Occupancy:			
Residential:	60%	91%	91%
Res IZ:	75%	91%	91%
Commercial:	100%	62%	62%
Building Height:	50'	27'-2'	48'-0'
Rear Yard:	15'	0'-0'	0'-0'
Green Area Ratio:	0.3%	-	0.3%
GAR Area:	2,635sf	-	2,750sf

PROPOSED PENTHOUSE, THIRD, & FOURTH FLOORS
ADDITION TOTALING 13,912sf.

PROPOSED LAYOUT ARE 24 THREE BEDROOM UNITS &
AND ONE (1) TWO BEDROOM UNIT PLUS A DEN.
TOTAL: 25 APARTMENT UNITS.

SITE PLAN

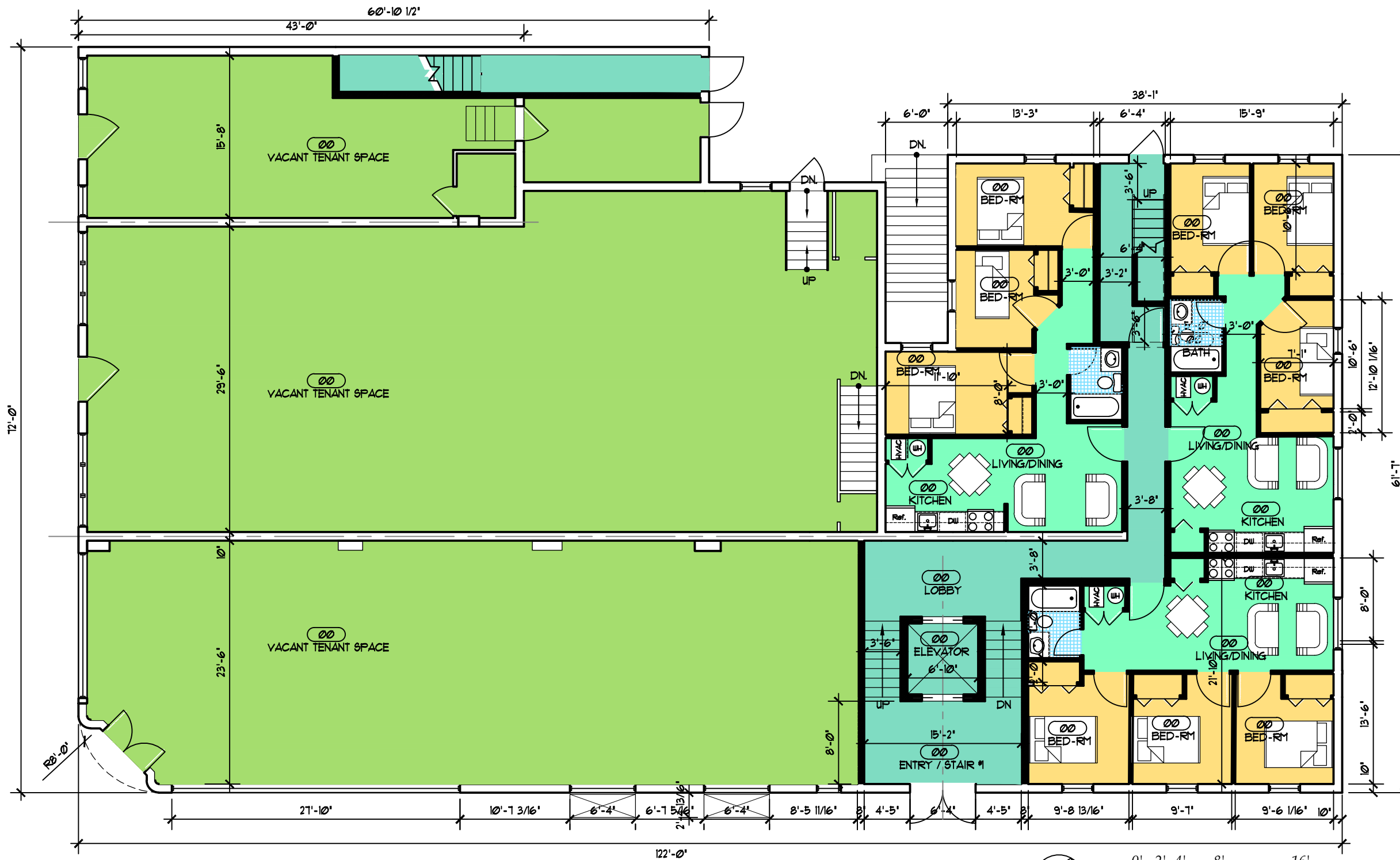
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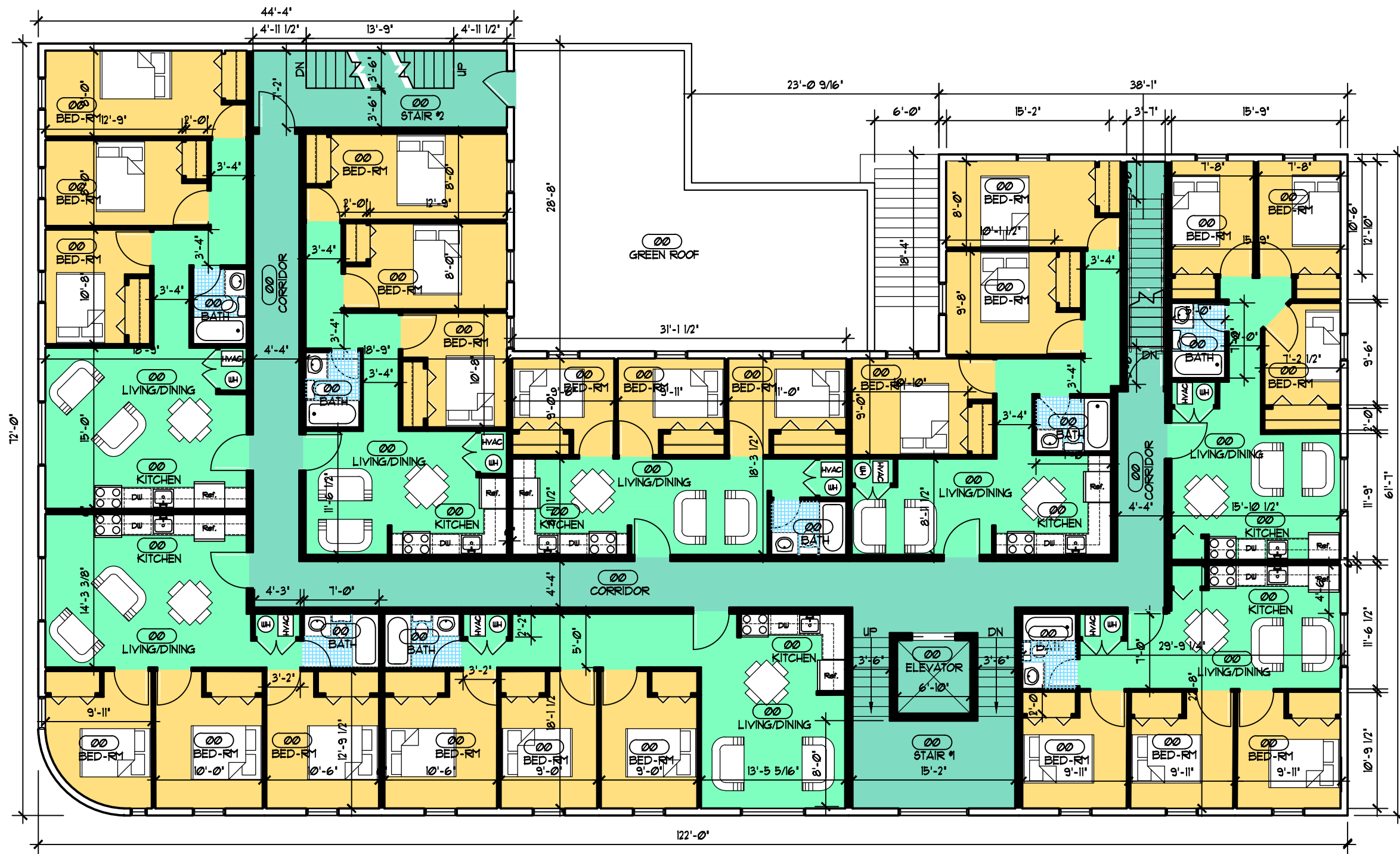


1 PROPOSED GROUND & FIRST FLOOR PLAN
 SCALE: 3/32" = 1'-0"

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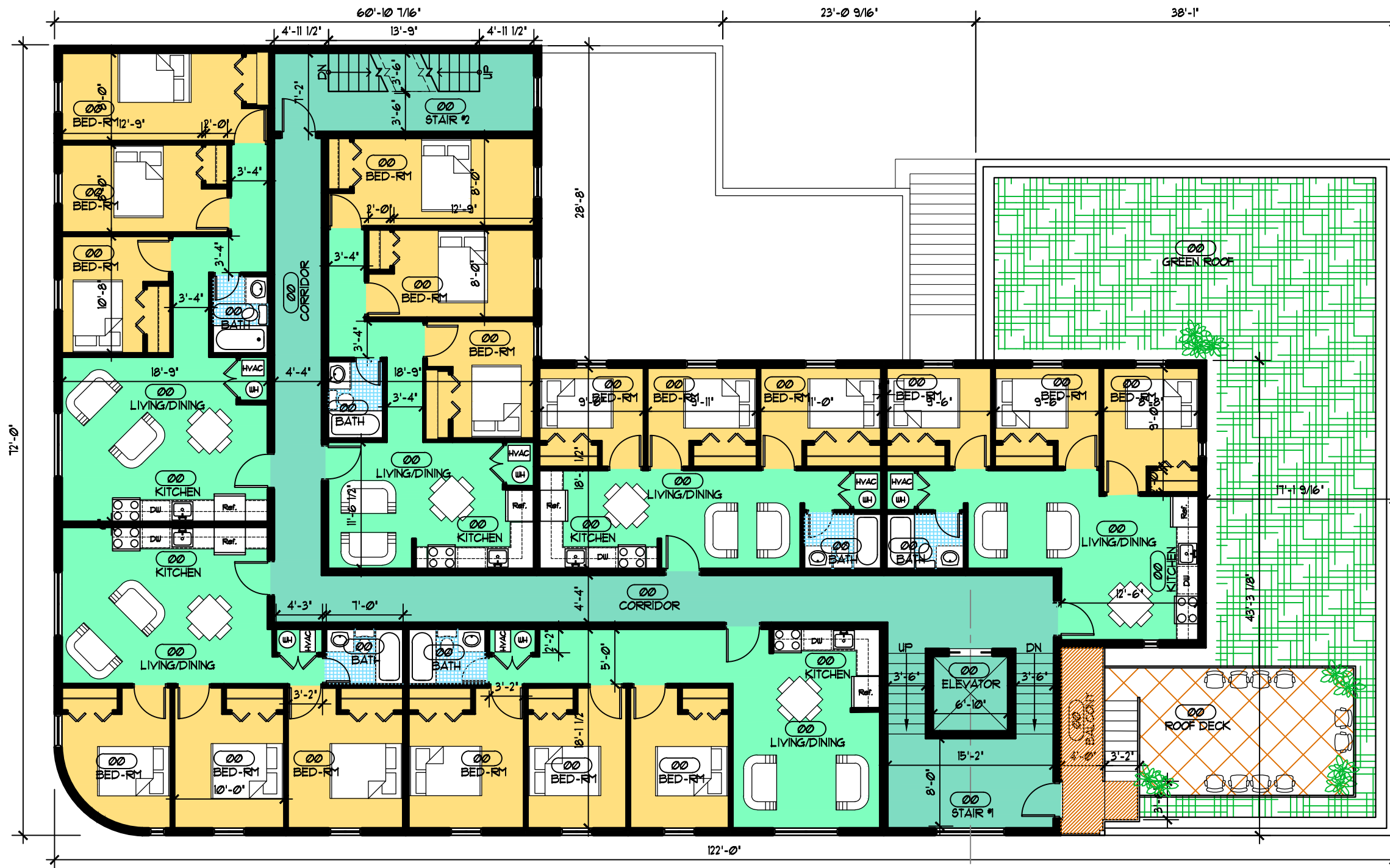
1 PROPOSED SECOND FLOOR PLAN
 SCALE: 3/32" = 1'-0"

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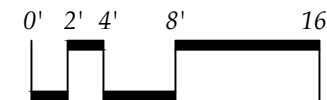
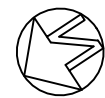
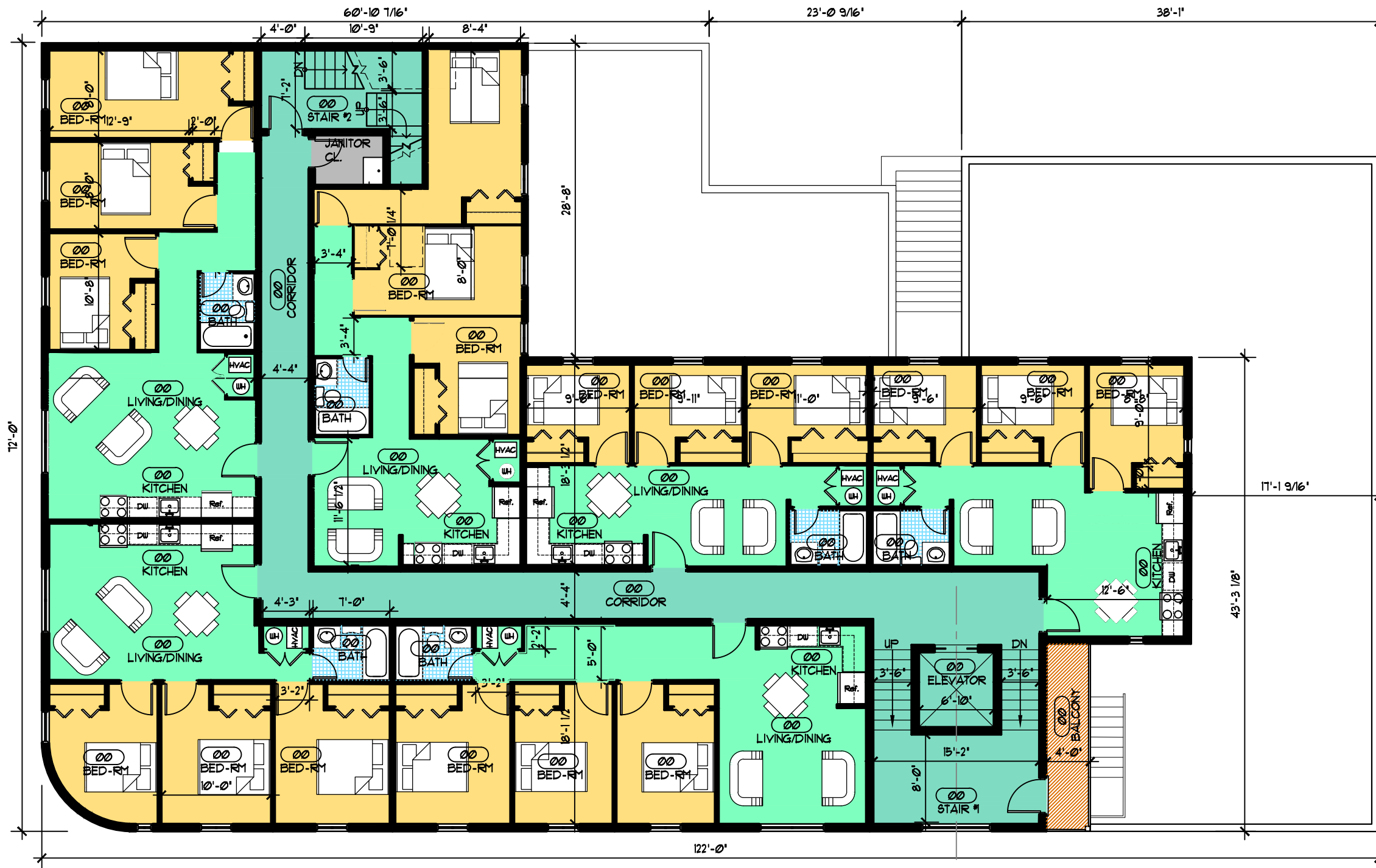
1 PROPOSED THIRD FLOOR PLAN
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1 PROPOSED FOURTH FLOOR PLAN
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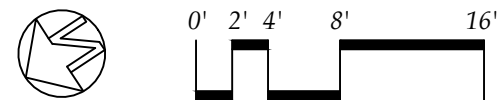
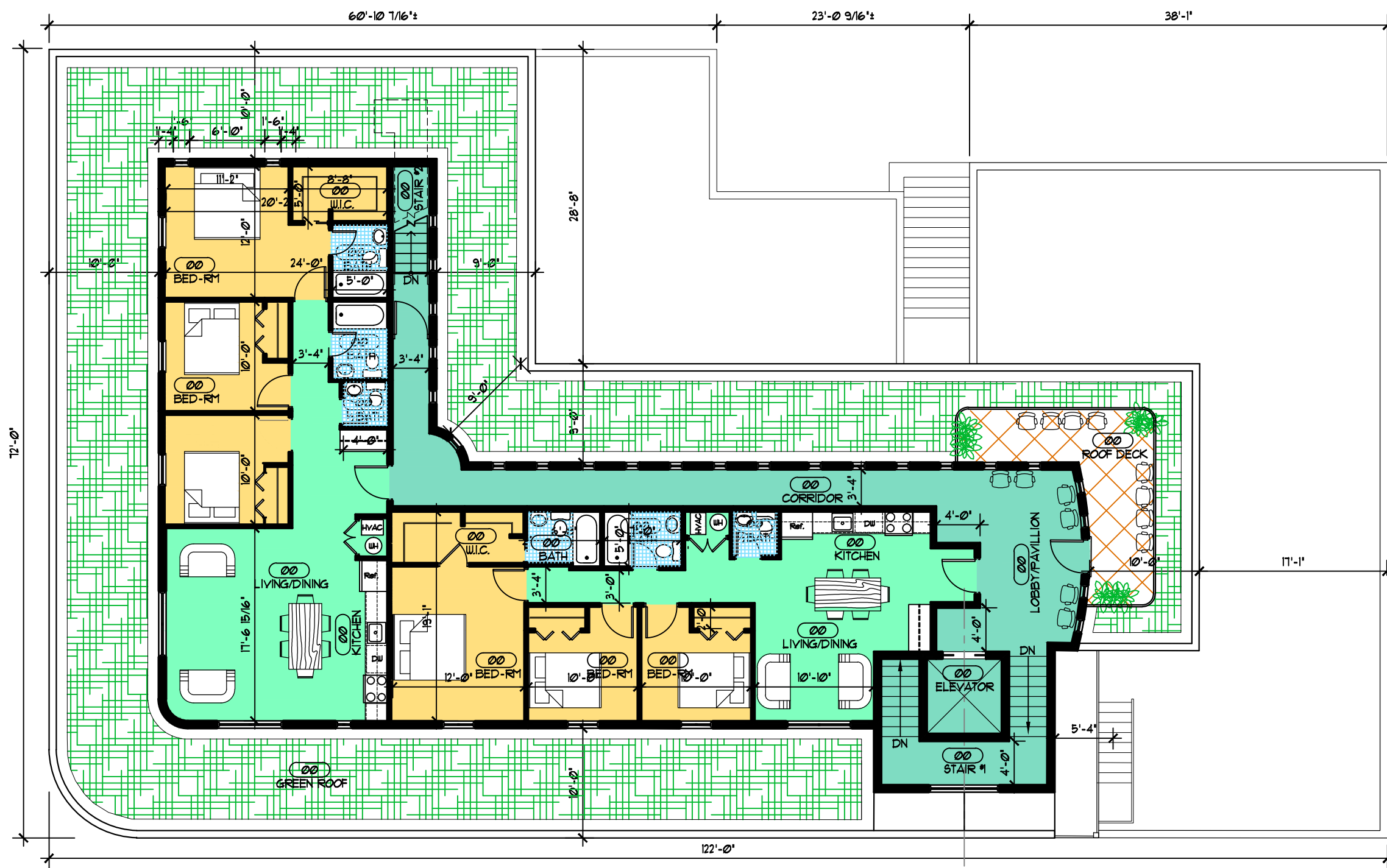
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1 PROPOSED PENTHOUSE FLOOR PLAN
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① NORTH ELEVATION.
SCALE: 3/32" = 1'-0"

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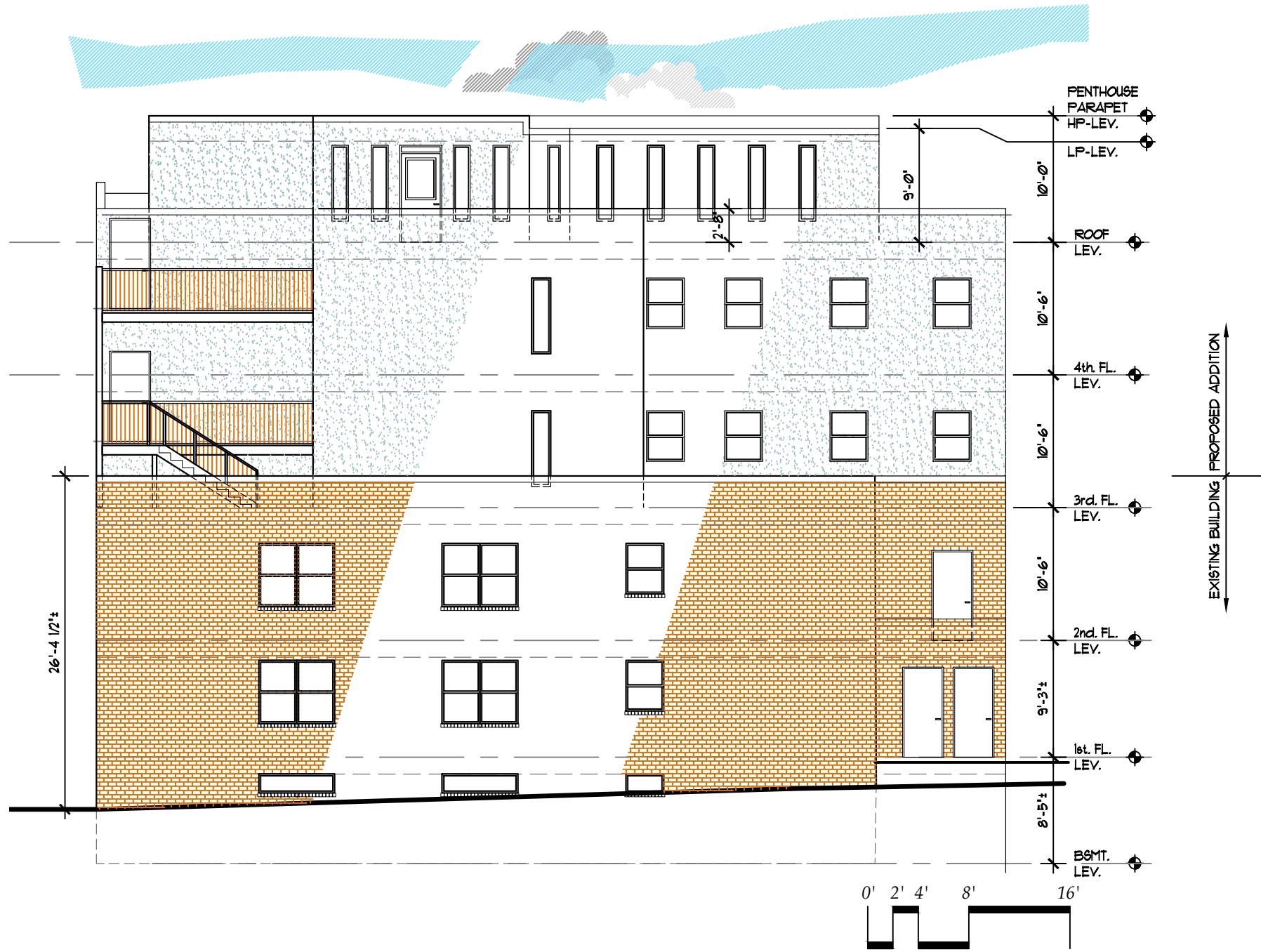


1 WEST ELEVATION.
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① SOUTH ELEVATION.
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① EAST ELEVATION.
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