

EXISTING SITE PLAN  
SCALE: 1/8" = 1'-0"

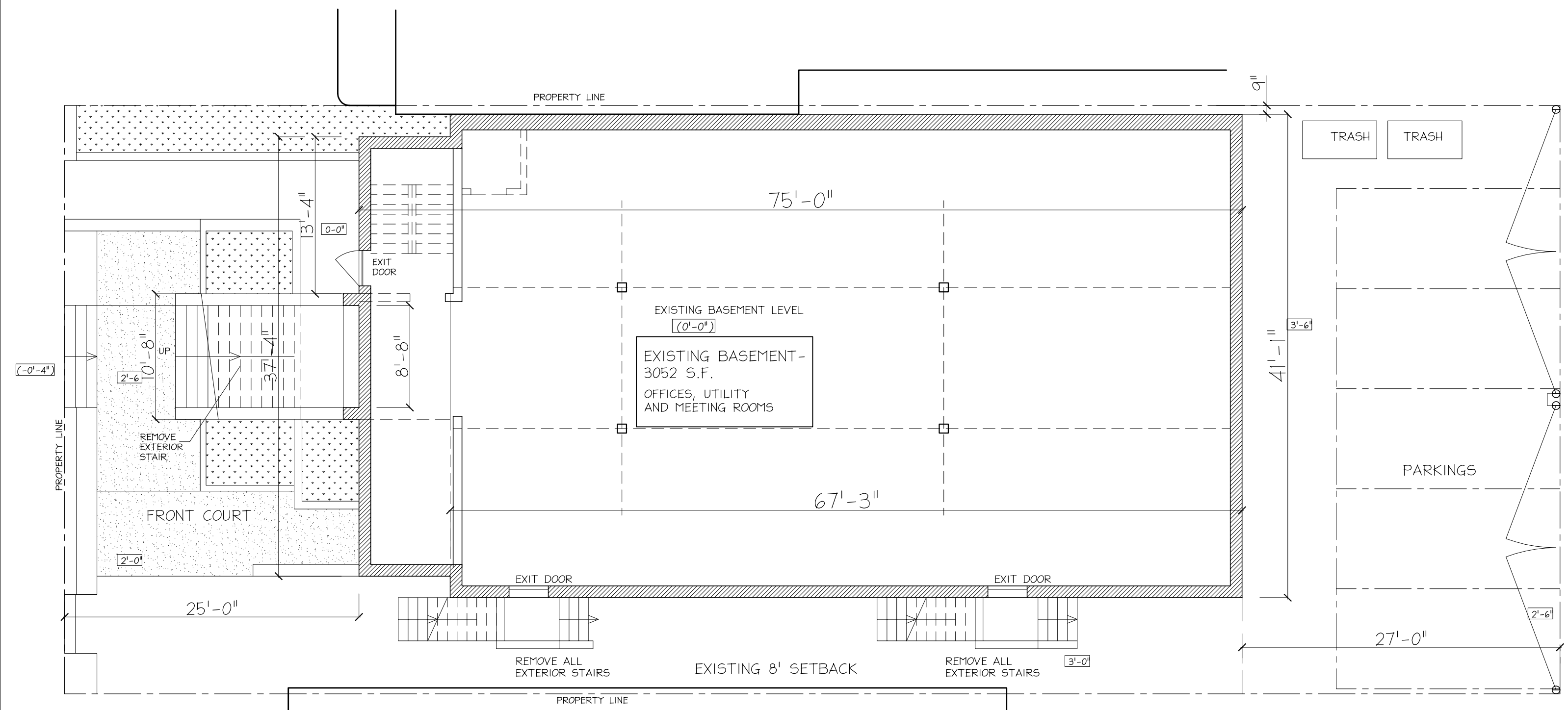
3423 HOLMEAD PLACE NW  
LOT 163/ SQ. 2834

ZONE RF-1  
LOT AREA: 6350 S.F.  
EXISTING BUILDING BASEMENT/FOOTPRINT - : 3052 S.F.  
EXISTING BUILDING USE : CHURCH - ASSEMBLY

### EXISTING BUILDING, SITE PLAN

ARCHITECT: Faramarz Sabouri  
SABOURI ARCHITECTS  
JUNE 2018

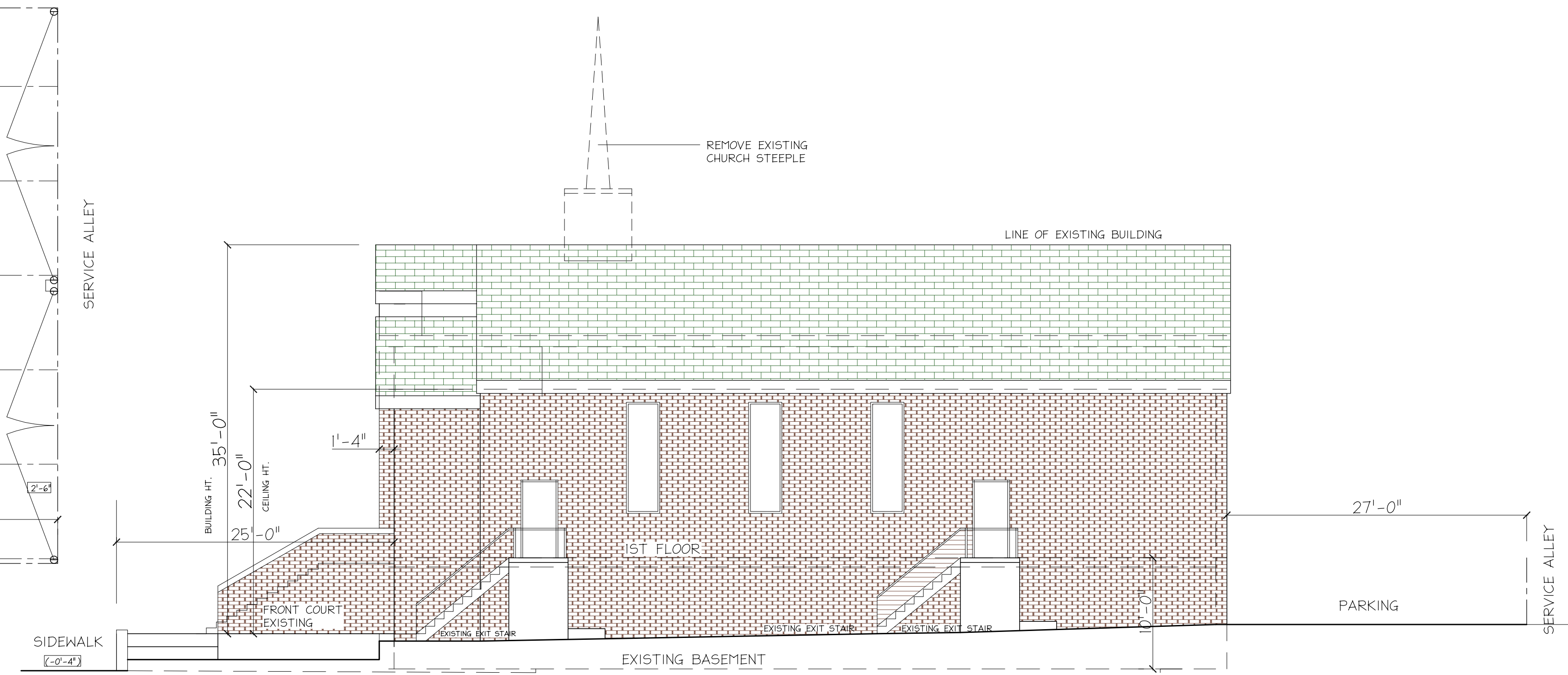
PROJECT : 3423 HOLMEAD  
PLACE NW WASHINGTON DC  
**A--1**



BASEMENT FLOOR PLAN - EXISTING

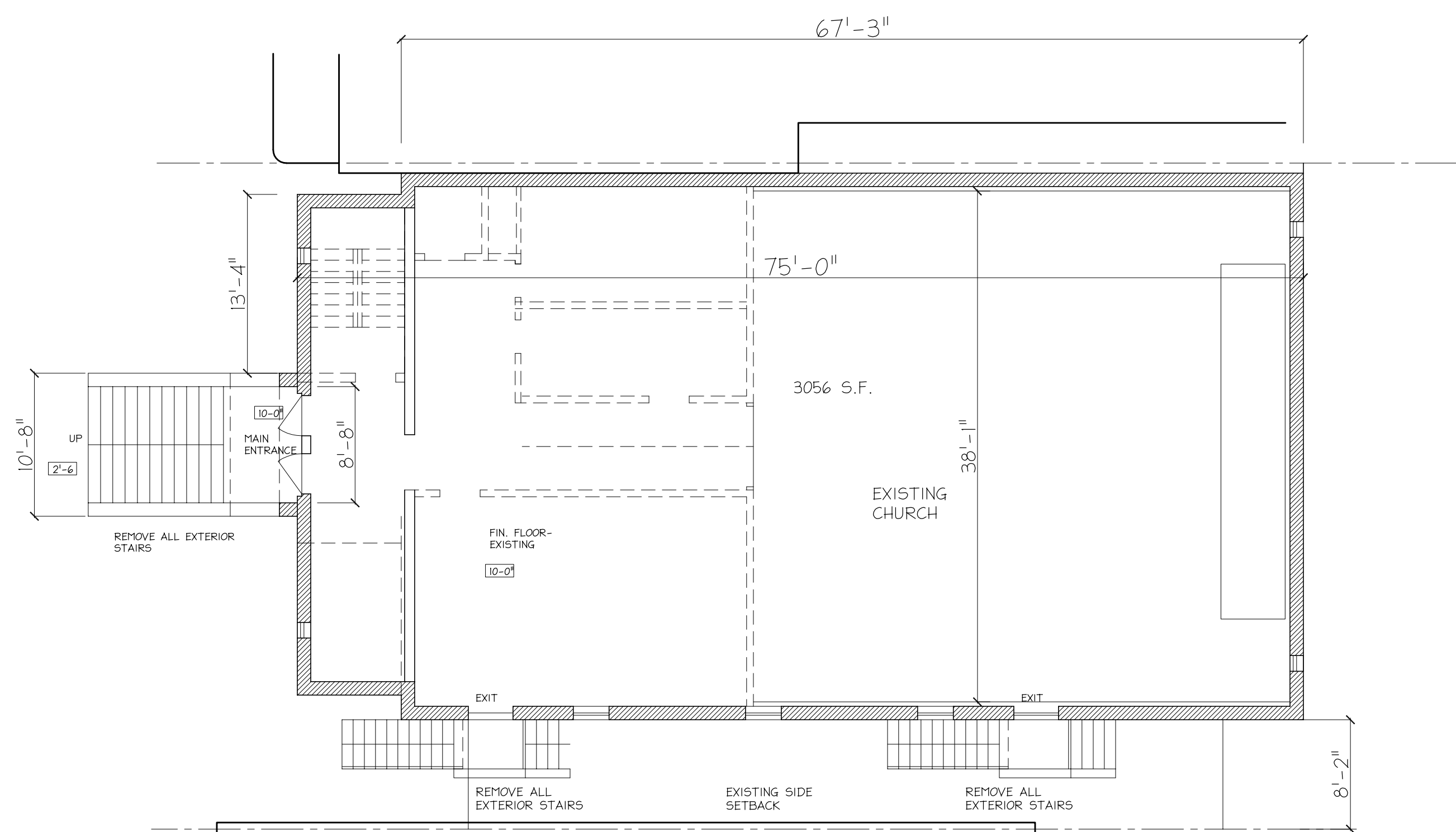
SCALE: 1/8" = 1'-0"

EXISTING-  
 LOT AREA: 6350 S.F.  
 LOT COVERAGE :  
 3810 s.f. = 60% PER CODE  
 LOT COVERAGE :  
 3056/6350 = 48% EXISTING



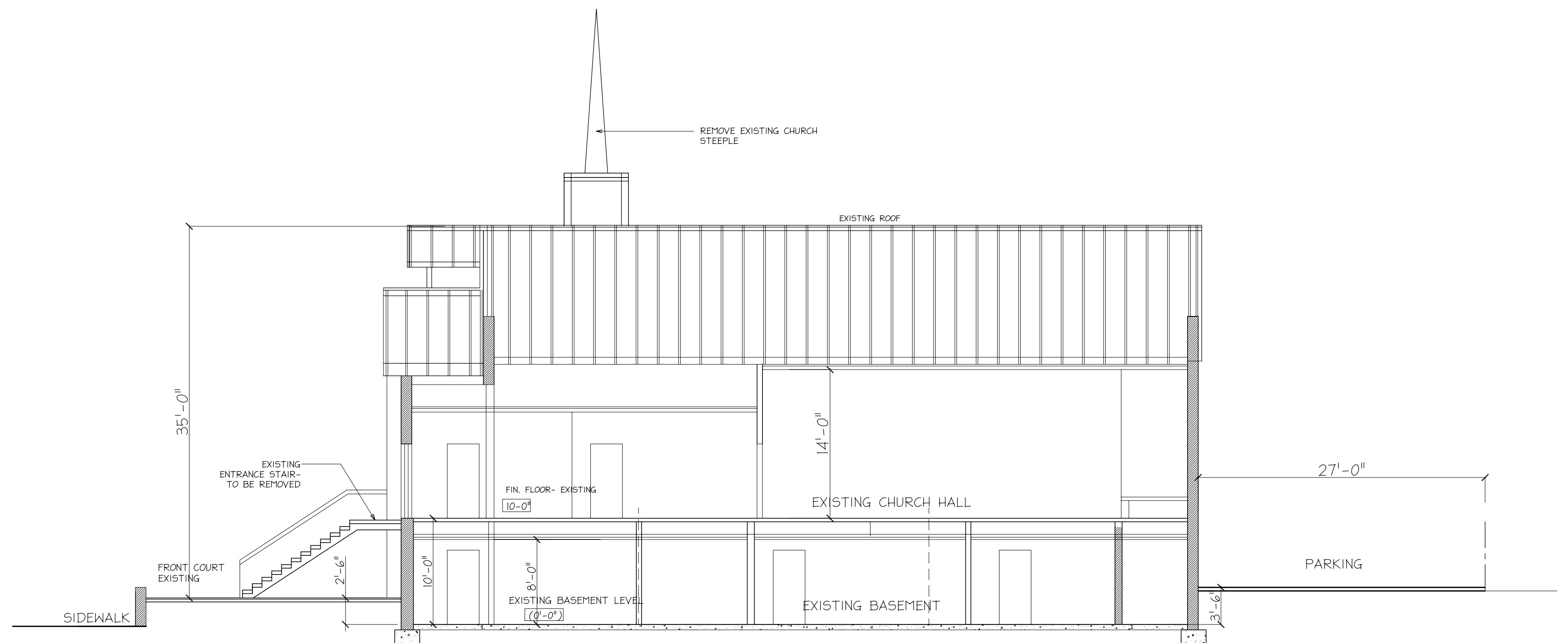
EXISTING BUILDING- SIDE ELEVATION

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



FIRST FLOOR- EXISTING  
 CHURCH LEVEL

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



EXISTING BUILDING -SECTION

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

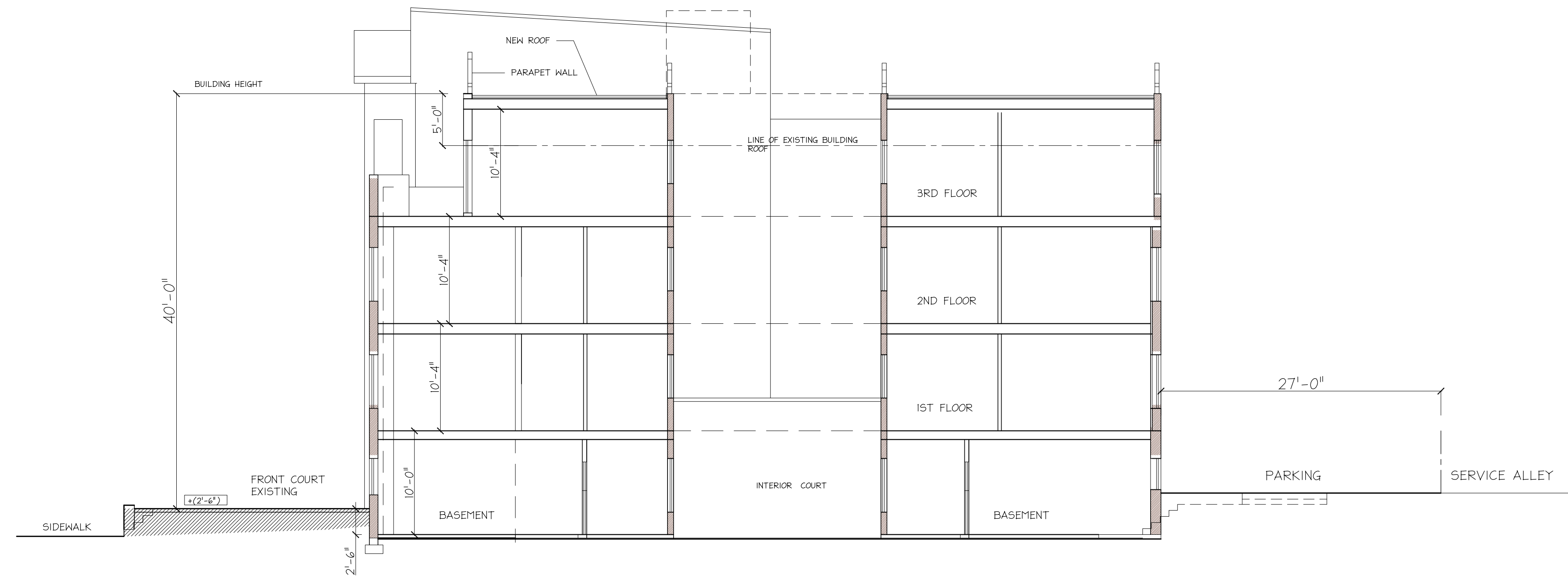
EXISTING BUILDING, CHURCH

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 SABOURI ARCHITECTS

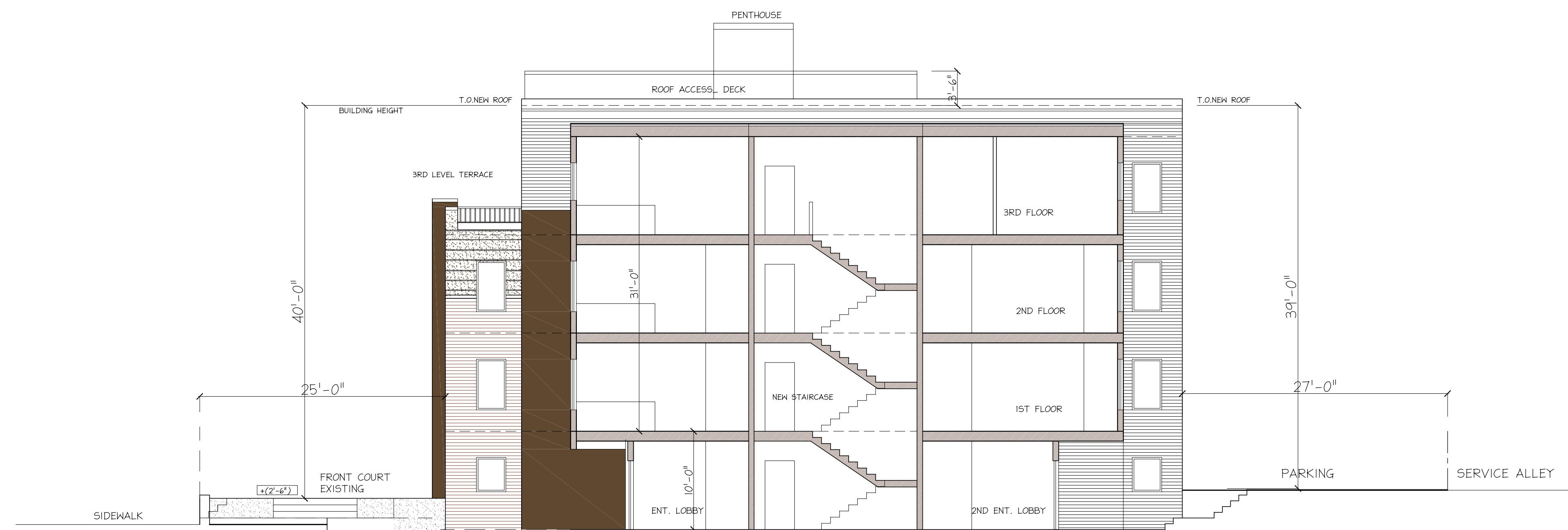
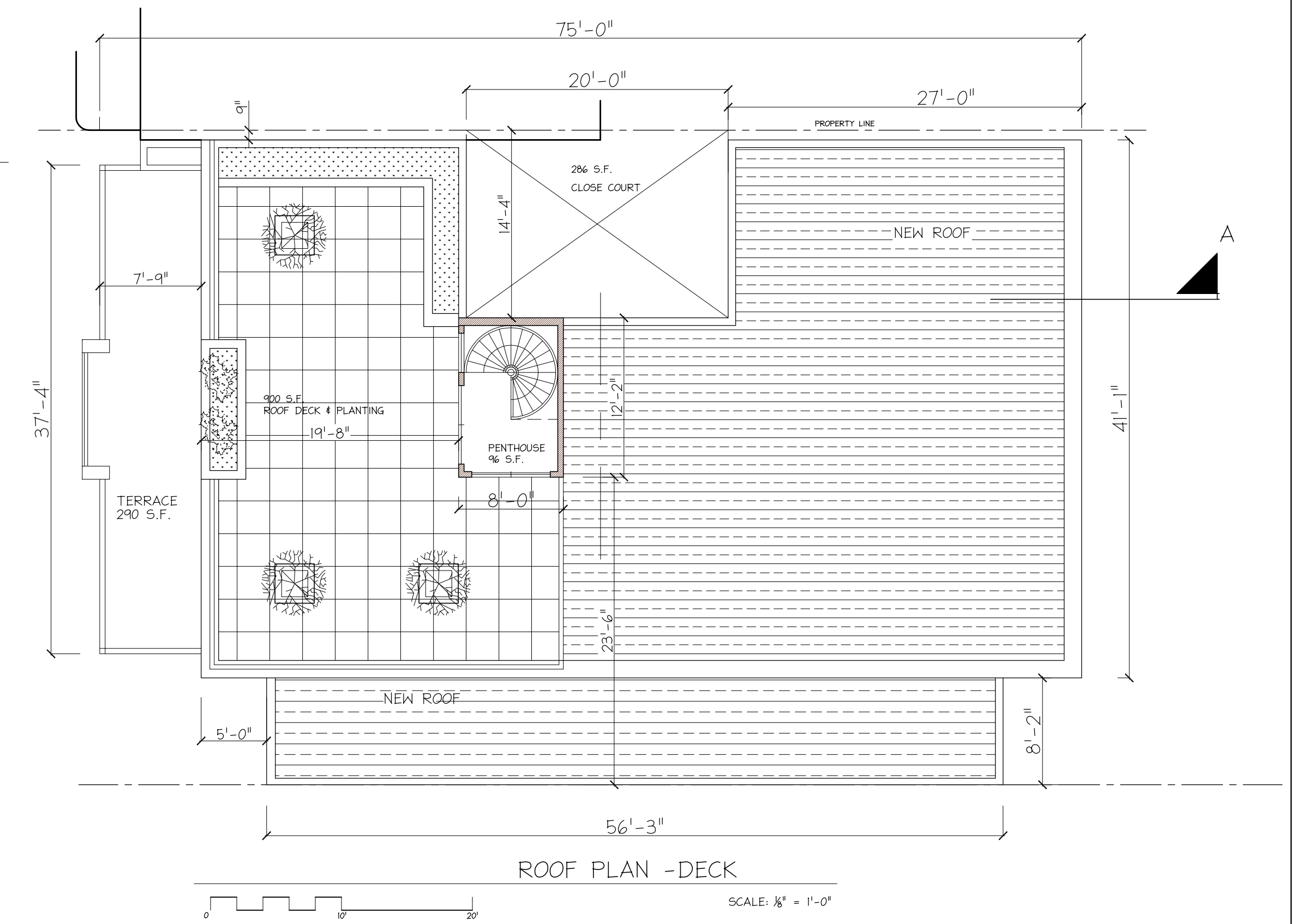
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 PLACE NW WASHINGTON DC





PROPOSED BUILDING SECTION -A  
SCALE: 1/8" = 1'-0"

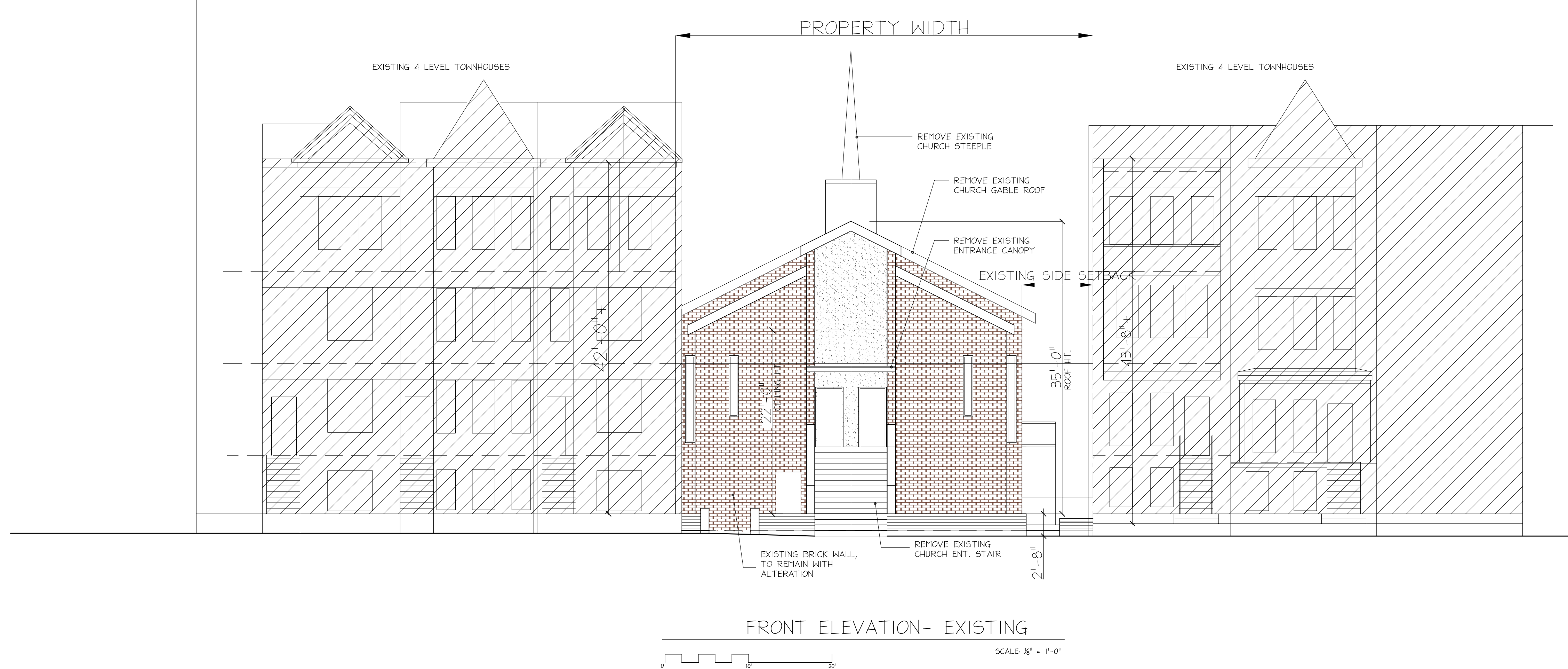


PROPOSED BUILDING SECTION -B  
SCALE: 1/8" = 1'-0"

MULTI FAMILY RESIDENTIAL  
7 FLAT UNITS

BUILDING SECTION 1 & 2- ROOF  
PLAN PROPOSED

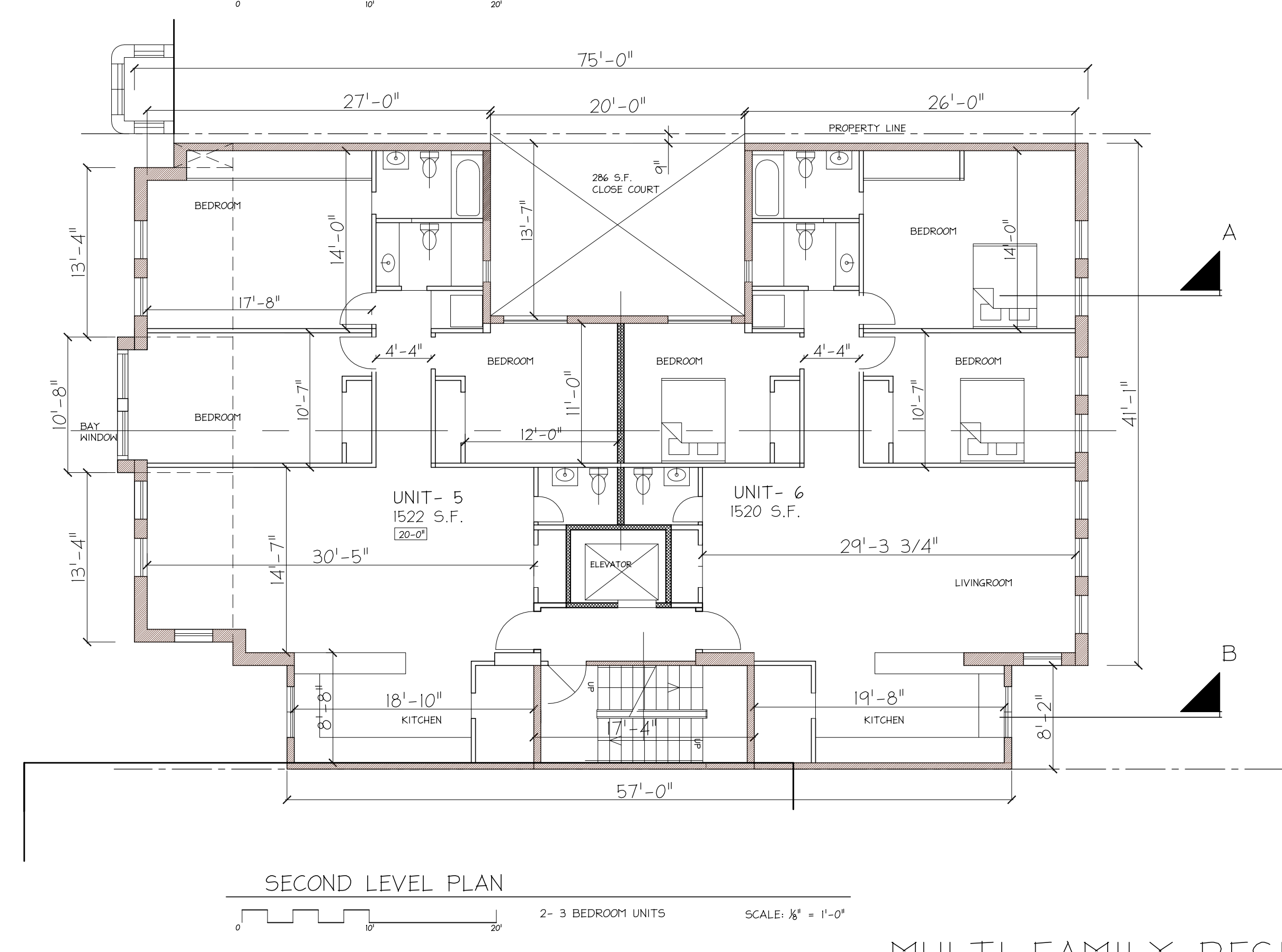
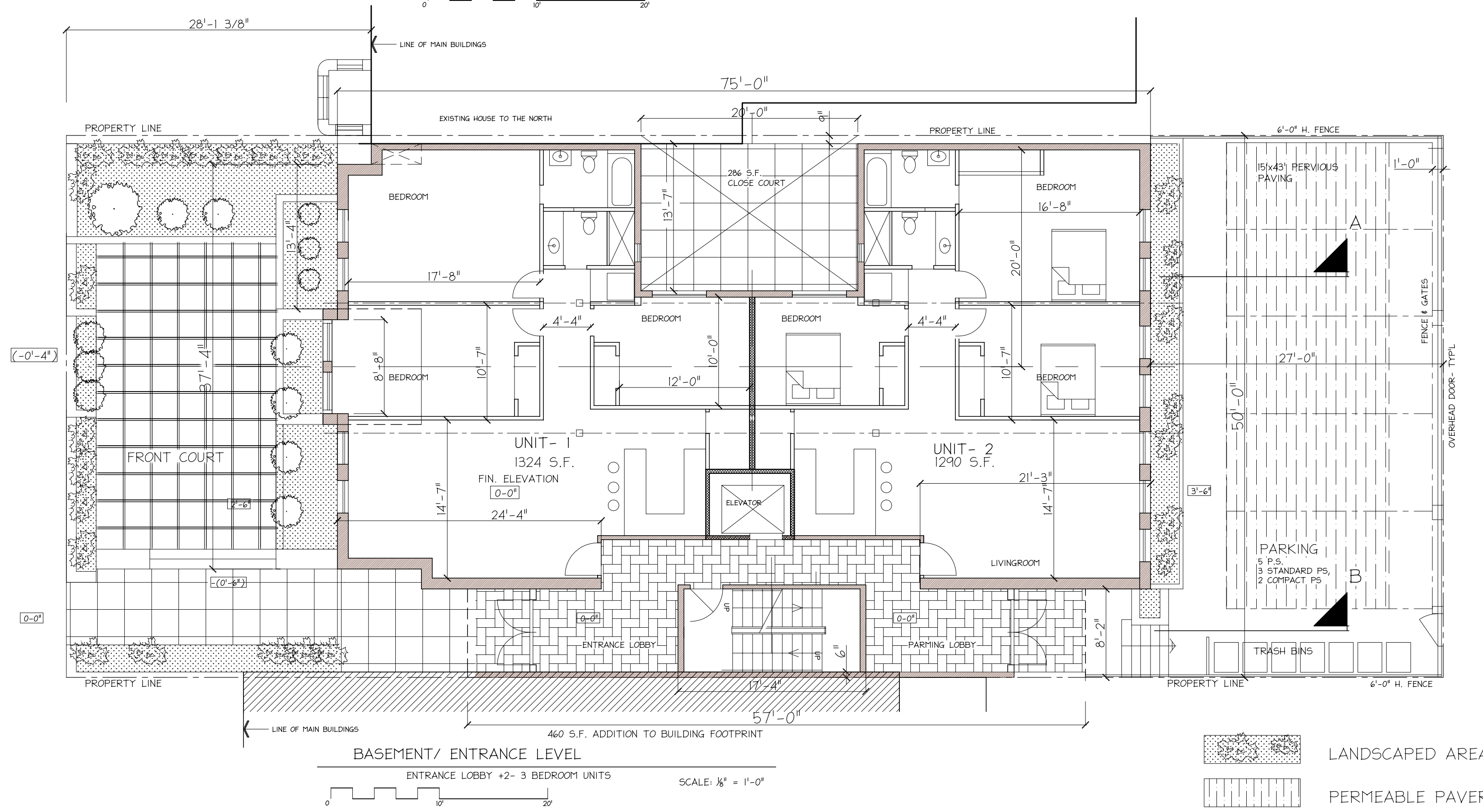
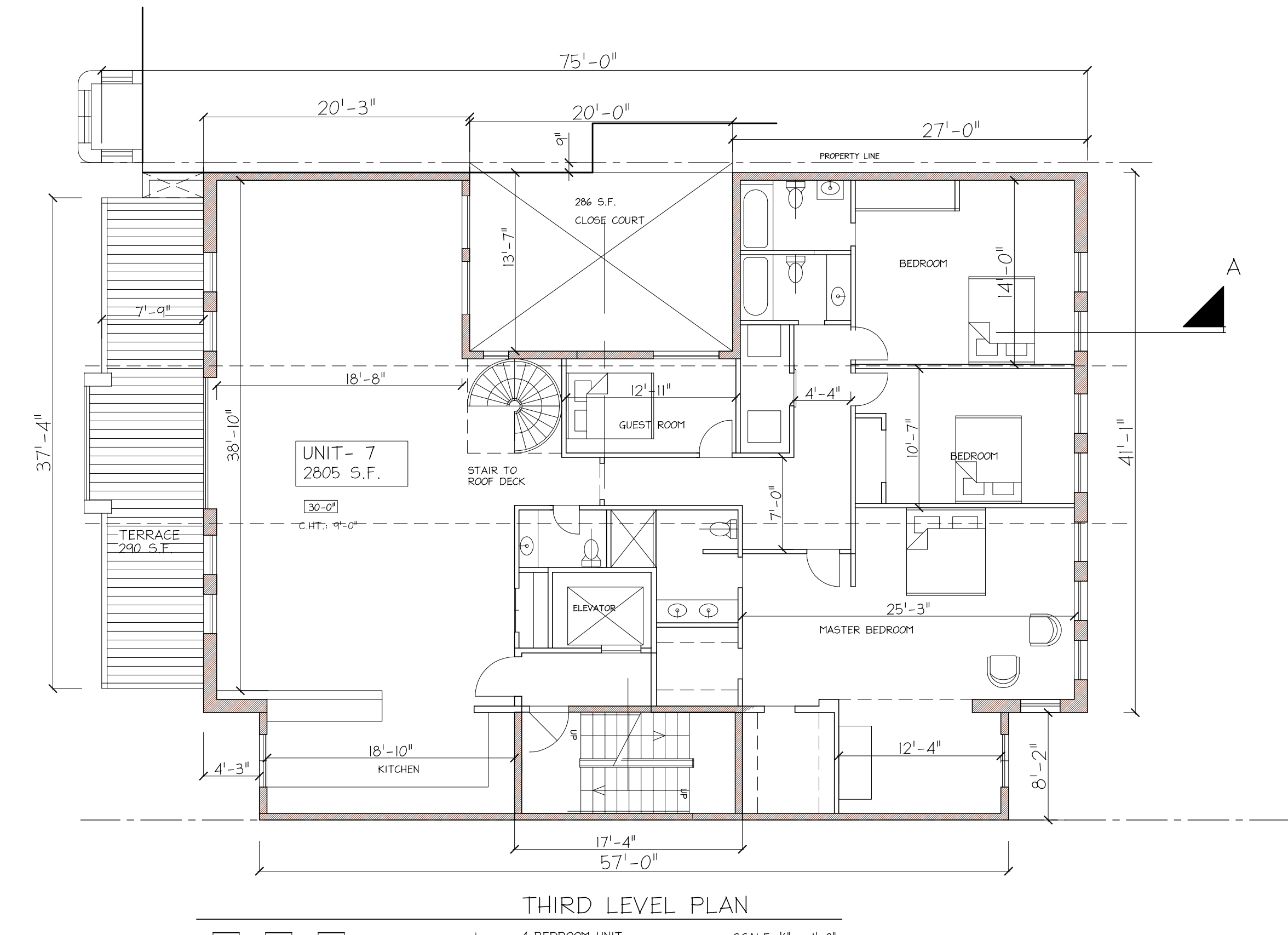
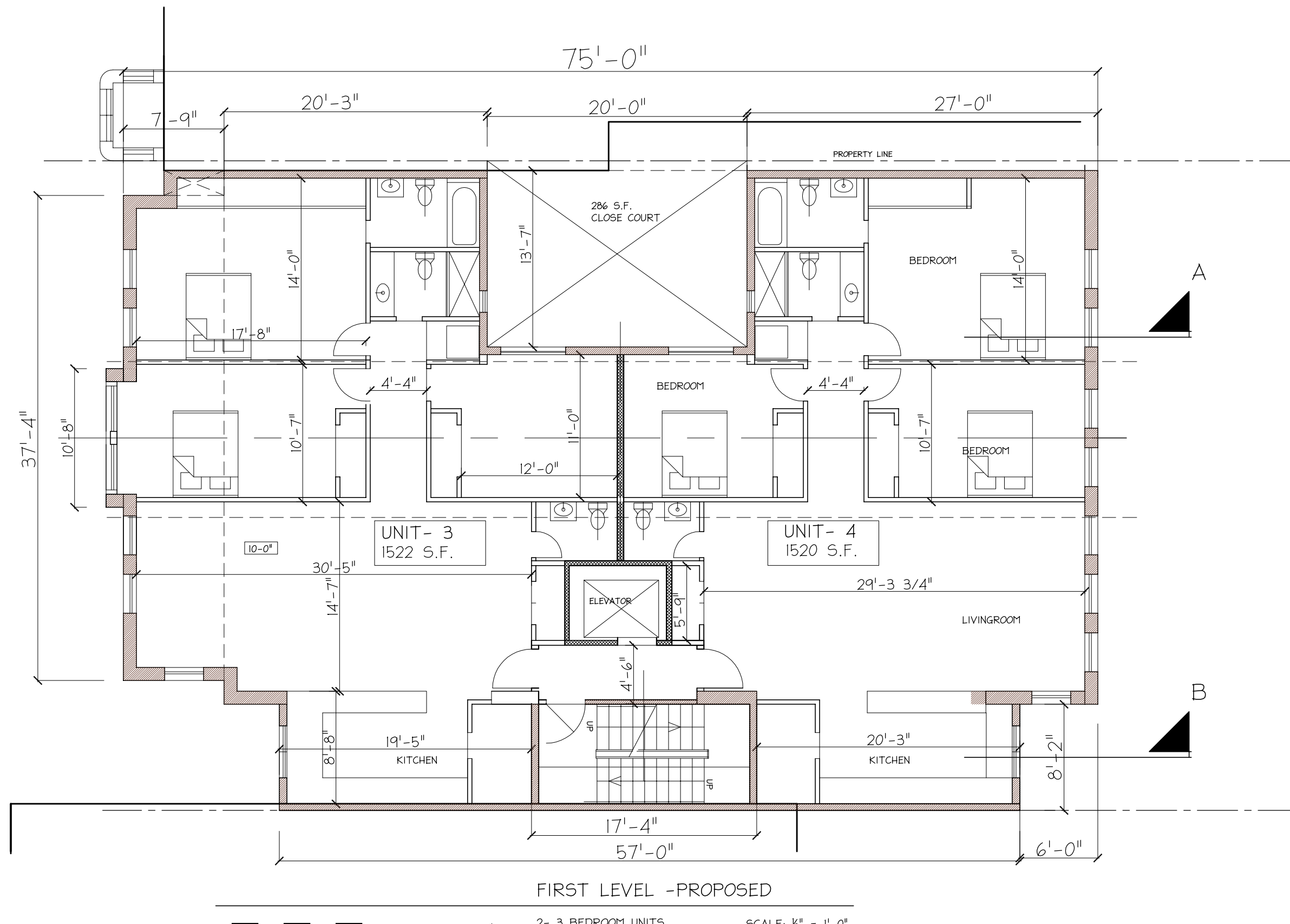
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EXISTING AND PROPOSED FRONT ELEVATIONS

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**NEW BUILDING DATA:**  
 ZONE: RF-1  
 BASEMENT: 3262 SF +286 SF INT. COURT  
 FIRST FLOOR: 3262 SF +286 SF INT. COURT  
 SECOND FLOOR: 3262 SF +286 SF INT. COURT  
 THIRD FLOOR: 2950 SF (2950 BUILDING+312 OPEN TERRACE) +286 SF INT. COURT  
 TOTAL BUILDING AREA: 12,736 SF  
 \*\* 286 SF INTERIOR COURT IN ALL LEVELS  
 \* ...PENTHOUSE : 96 S.F.T , + 900 S.F.T. ROOF DECK

**BUILDING HEIGHT:**  
 EXISTING BUILDING HEIGHT: 33'-10 S.F. T.O.ROOF (2 LEVELS, INCLUDING BASEMENT)  
 PROPOSED BUILDING HEIGHT: 40'-0 S.F. T.O.ROOF (4 LEVELS, INCLUDING BASEMENT)  
**SETBACKS:**  
 EXISTING FRONT SETBACK: 25'-0"  
 EXISTING REAR SETBACK: 27'-0"  
 PROPOSED FRONT SETBACK: 25'-0" (NO CHANGE)  
 PROPOSED REAR SETBACK: 27'-0" (NO CHANGE)

**PLANTING AREA**  
 FRONT: GREEN/ PLANTING AT GROUND LEVEL 500 S.F.  
 REAR: GREEN/ PLANTING AT GROUND LEVEL 140 S.F.  
 LANDSCAPED/ PLANTING AREA AT GROUND LEVEL 640 S.F. (10%)  
 PERVIOUS SURFACE: REAR PARKING LEVEL 640 S.F. (10%)  
**TOTAL PERMEABLE SURFACE: 20%**

LOT 74, SQUARE 2834: 6350 S.F.  
 WARD-I, ANC IA  
 LOT AREA: 6350 S.F.  
 LOT COVERAGE : 3810 s.f.= 60% PER CODE  
 LOT COVERAGE : 3056/6350 = 48% EXISTING  
**LOT COVERAGE : 3298/6350 = 52% PROPOSED\*\***  
 \*\* ...INCLUDING ADJACENT NEIGHBORING BUILDINGS PARTY WALL PROJECTIONS; NORTH AND SOUTH SIDES.

MULTI FAMILY RESIDENTIAL  
 7 FLAT UNITS  
 PROPOSED FLOOR PLANS

ARCHITECT: Faramarz Sabouri  
 SABOURI ARCHITECTS  
 JUNE 2018

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