

**ROOFTOP/PENTHOUSE ZONING CALCULATIONS**

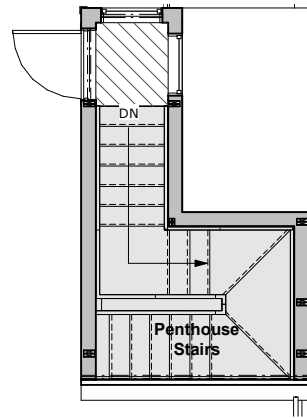
PER DCMR11-C1503: PENTHOUSES SHALL NOT EXCEED 1/3 OF THE TOTAL ROOF AREA UPON WHICH THE PENTHOUSE SITS IN THE FOLLOWING AREAS: ZONES WHERE THERE IS A LIMITATION ON THE NUMBER OF STORIES OF 3 OR LESS.

TOTAL FLAT ROOF AREA: 643 S.F.  
 1/3 TOTAL ROOF AREA = 214.33 S.F.  
 PROPOSED AREA OF PENTHOUSE = 109 S.F.

**PENTHOUSE AREAS**

LANDING AT TOP OF STAIRS: 10 S.F.  
 STAIRS: 69 S.F.

HVAC BELOW IN LOW ROOF PENTHOUSE (HVAC ROOF WOULD BE LESS THAN 4' ABOVE PARAPET WALL - THEREFORE NOT SUBJECT TO THE REQUIREMENTS OF A PENTHOUSE PER C1500.2)



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

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

BUILDING DATA	
<b>ZONING:</b>	RF-1
<b>SQUARE, LOT:</b>	0957, 0020
<b>USE:</b>	RESIDENTIAL FLAT ZONES
<b>LOT SIZE:</b>	1,242 SQUARE FEET
<b>LOT COVERAGE:</b>	742.0 S.F. /59.7% 745.2 S.F. /60% ALLOWED
<b>FRONT SET BACK:</b>	NO CHANGE TO EXISTING FRONT SETBACK IS PROPOSED.
<b>REAR SET BACK:</b>	20' REQUIRED NO CHANGE TO EXISTING REAR SETBACK IS PROPOSED.
<b>HEIGHT/STORIES:</b>	34'-6 3/4" PROPOSED (35'-0"/3 STORIES ALLOWED)
<b>AREA OF ADDITION:</b>	
THIRD FLOOR:	702 S.F.
PENTHOUSE:	109 S.F.