

SCOTTISH RITE TEMPLE (EXISTING)
 FAR: = 1.38 (3.5 FAR ALLOWABLE)
 FAR = (EXISTING SF/LOT SIZE)
 = (63,783/46,099) = 1.38

LOT OCCUPANCY: = 56.1% (75% LOT OCCUPANCY ALLOWABLE)
 LOT OCCUPANCY = (LARGEST FLOOR SF/LOT SIZE)*100
 = (25,877/46,099)*100 = 56.1%

EXISTING RESIDENTIAL LOT: 46,099 GSF
NEW RESIDENTIAL LOT: 46,121 GSF
92,220SF (TAX RECORD LOT COMBINED SITE)

15'-0" PUBLIC ALLEY

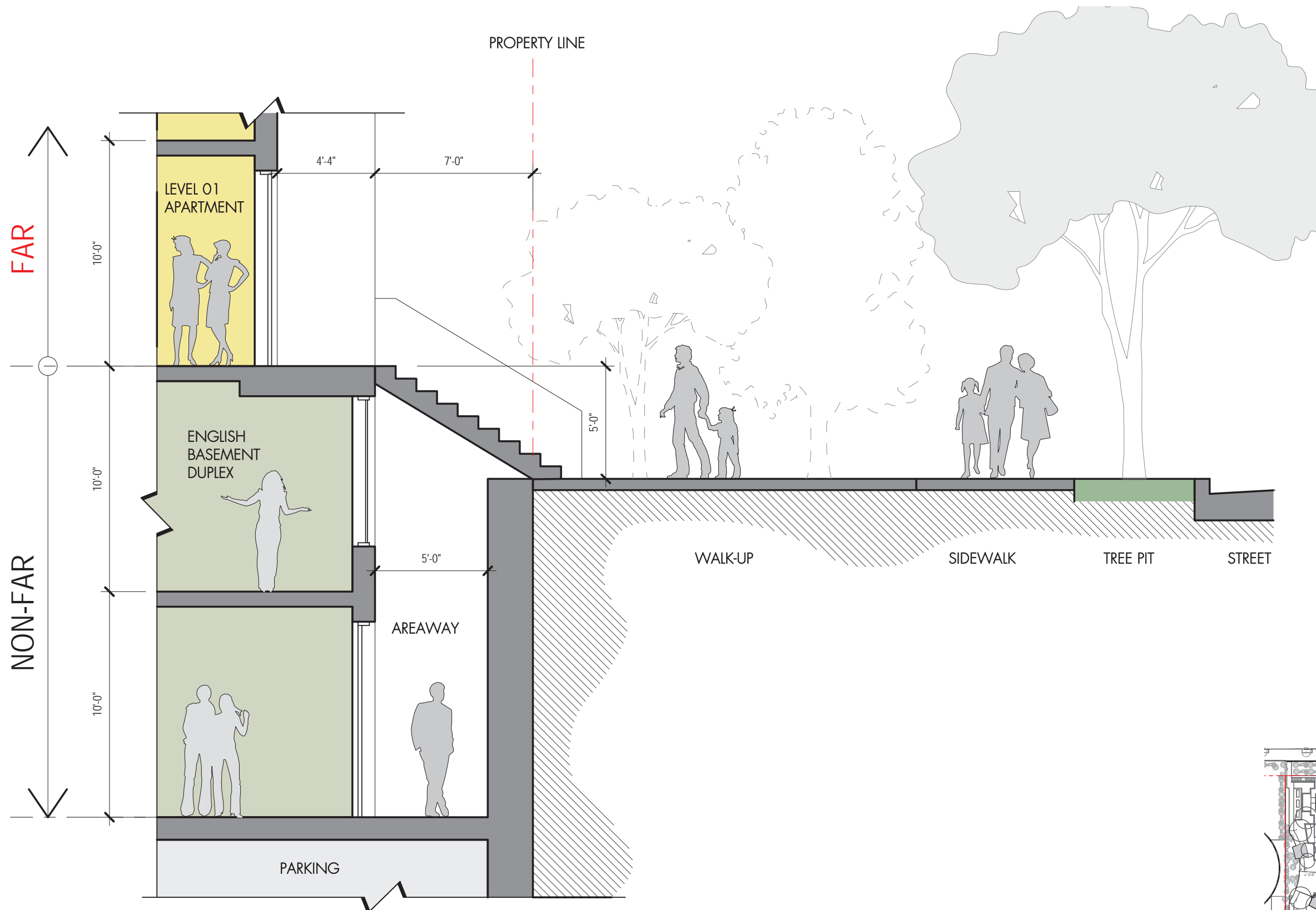
RESIDENTIAL BUILDING (PROPOSED)
 FAR: = 2.16 (2.16 FAR ALLOWABLE WITH IZ)
 FAR = (PROPOSED SF/LOT SIZE)
 = (99,621/46,121) = 2.16

LOT OCCUPANCY: = 60.0% (60% LOT OCCUPANCY ALLOWABLE)
 LOT OCCUPANCY = (LARGEST FLOOR SF/LOT SIZE)*100
 = (27,673/46,121)*100 = 60%

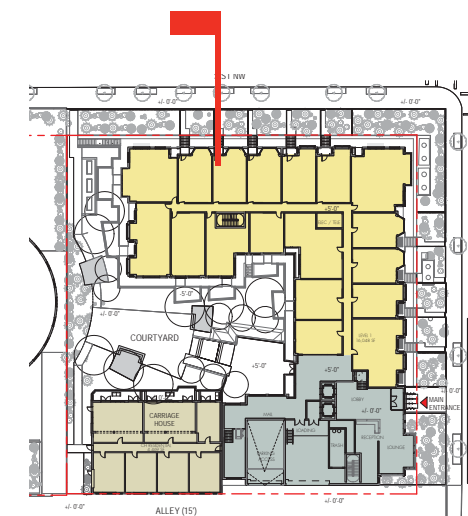


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 09.25.2018

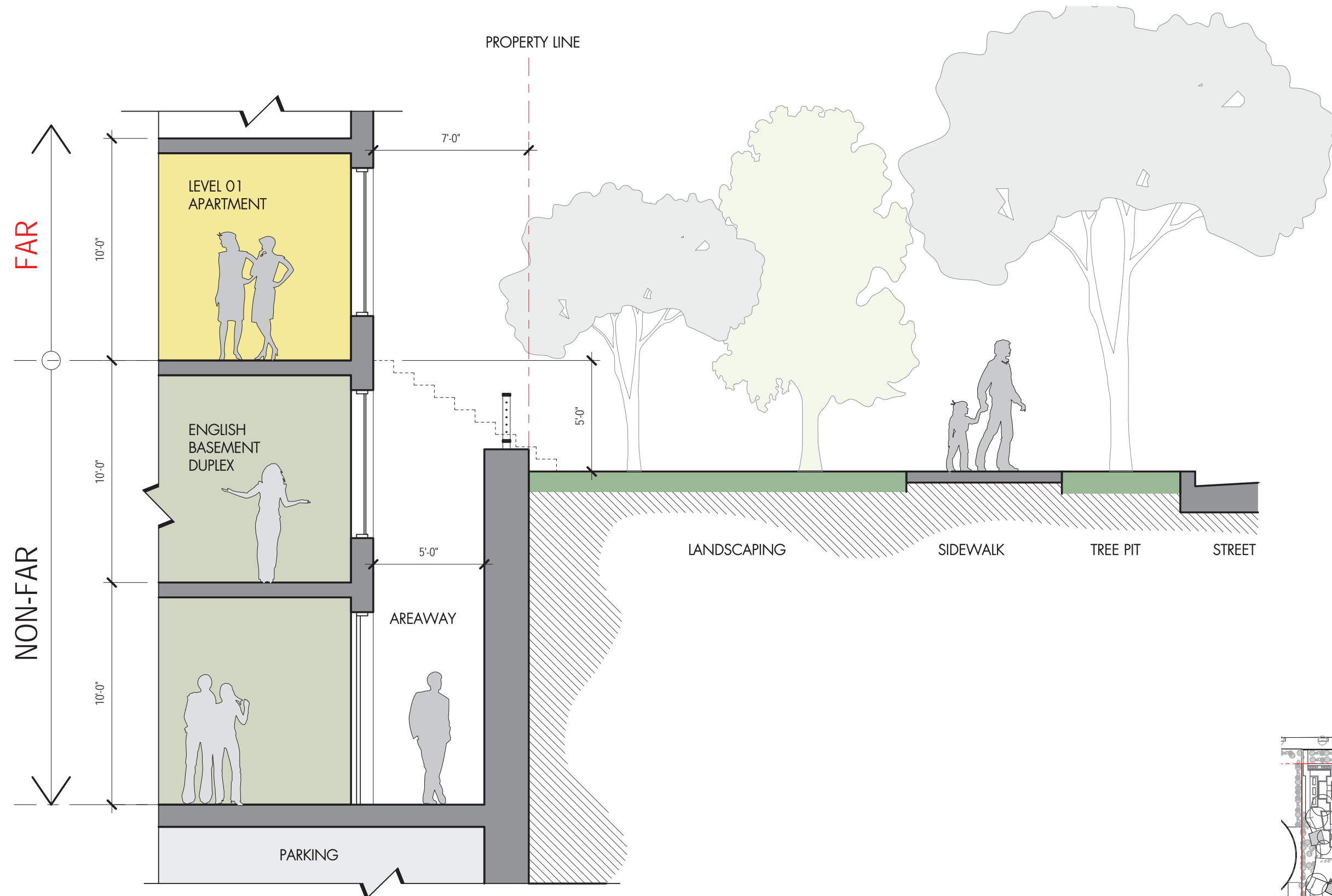




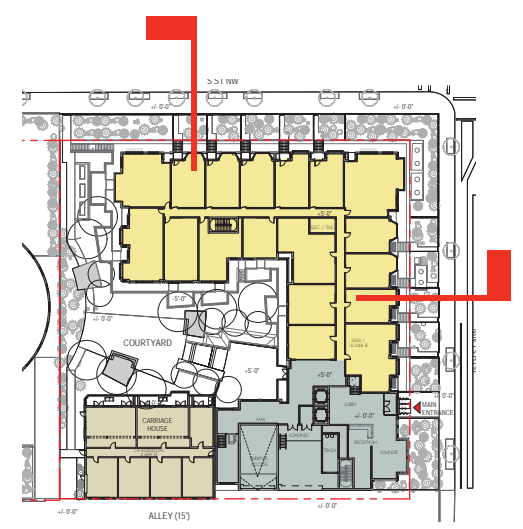
ENGLISH BASEMENT / AREAWAY SECTION
@ WALK-UP



SECTION DIAGRAM
A-2



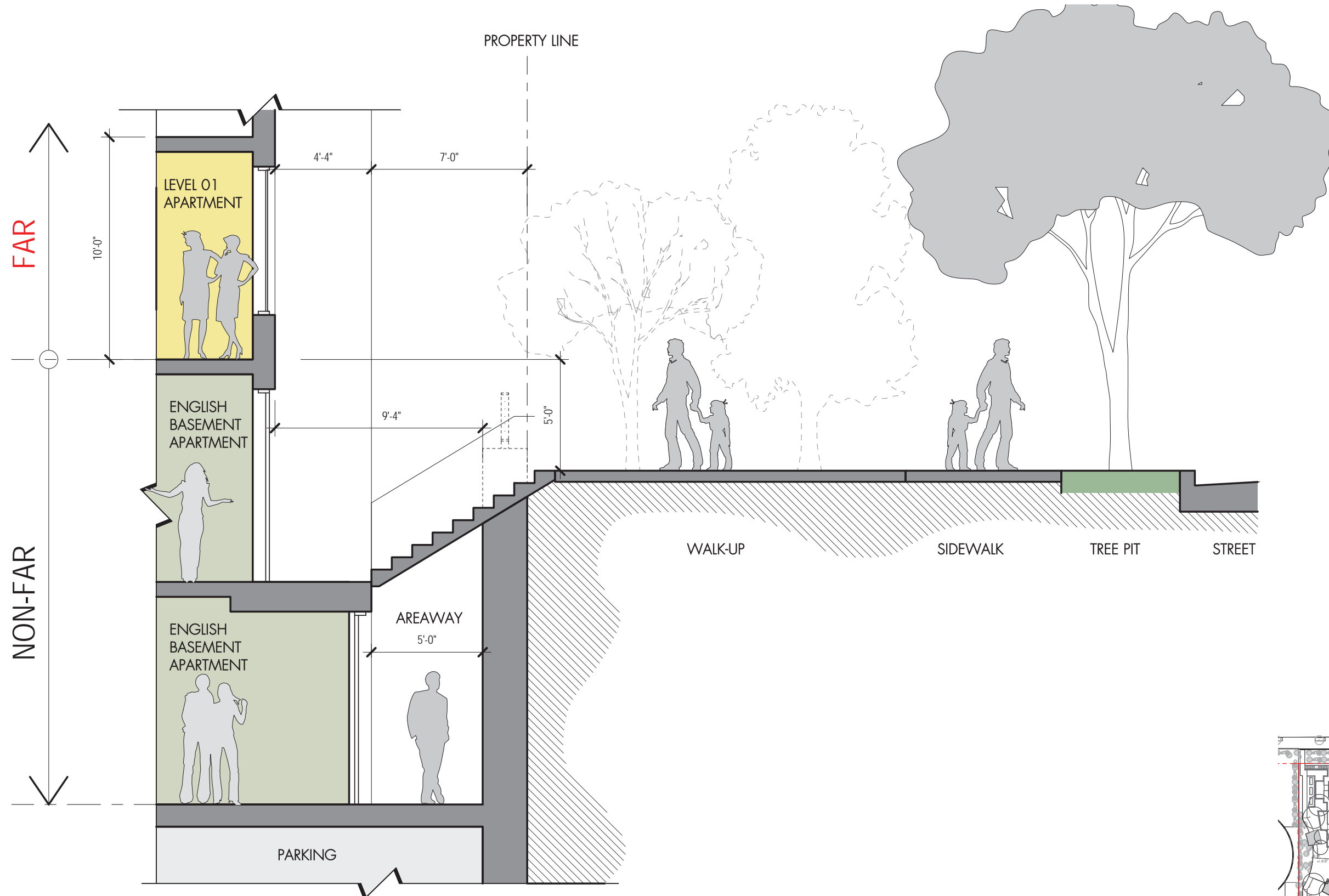
ENGLISH BASEMENT / AREAWAY SECTION
@ 5'-0" WIDE AREAWAY (TYPICAL)



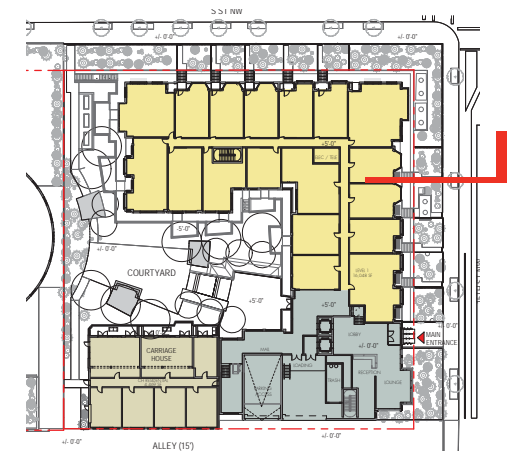
SECTION DIAGRAM
A-3

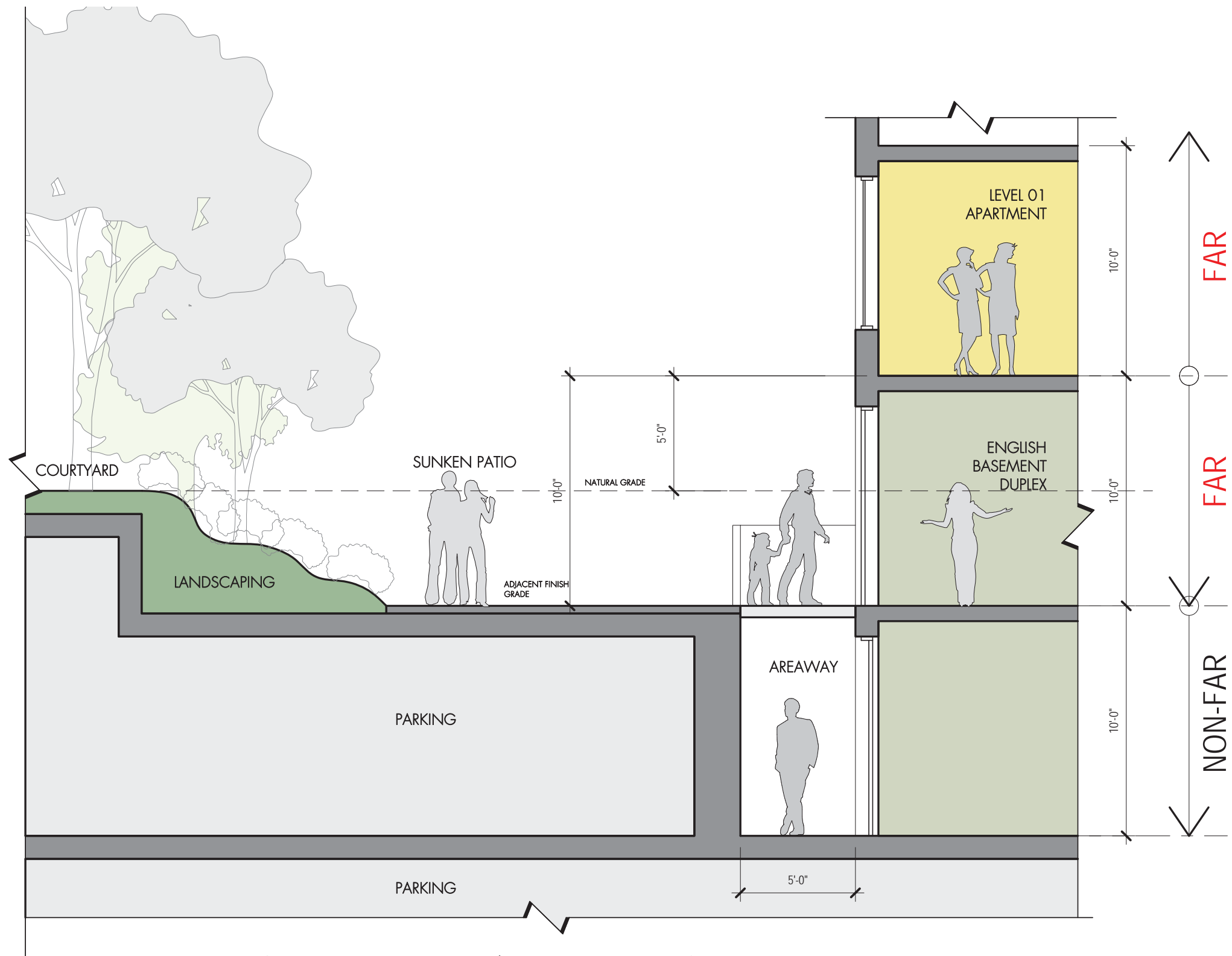


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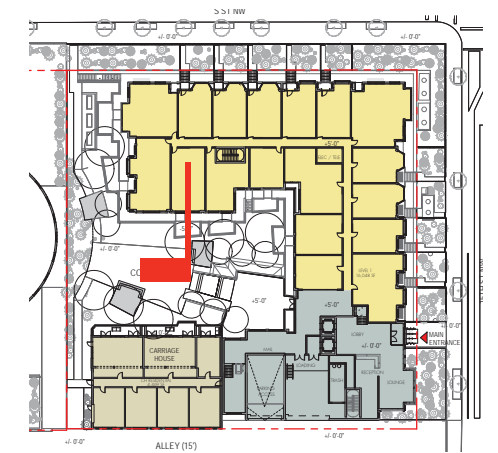


ENGLISH BASEMENT / AREAWAY SECTION
 @ 5'-0" WIDE AREAWAY (NICHE PARTIAL BELOW GRADE)

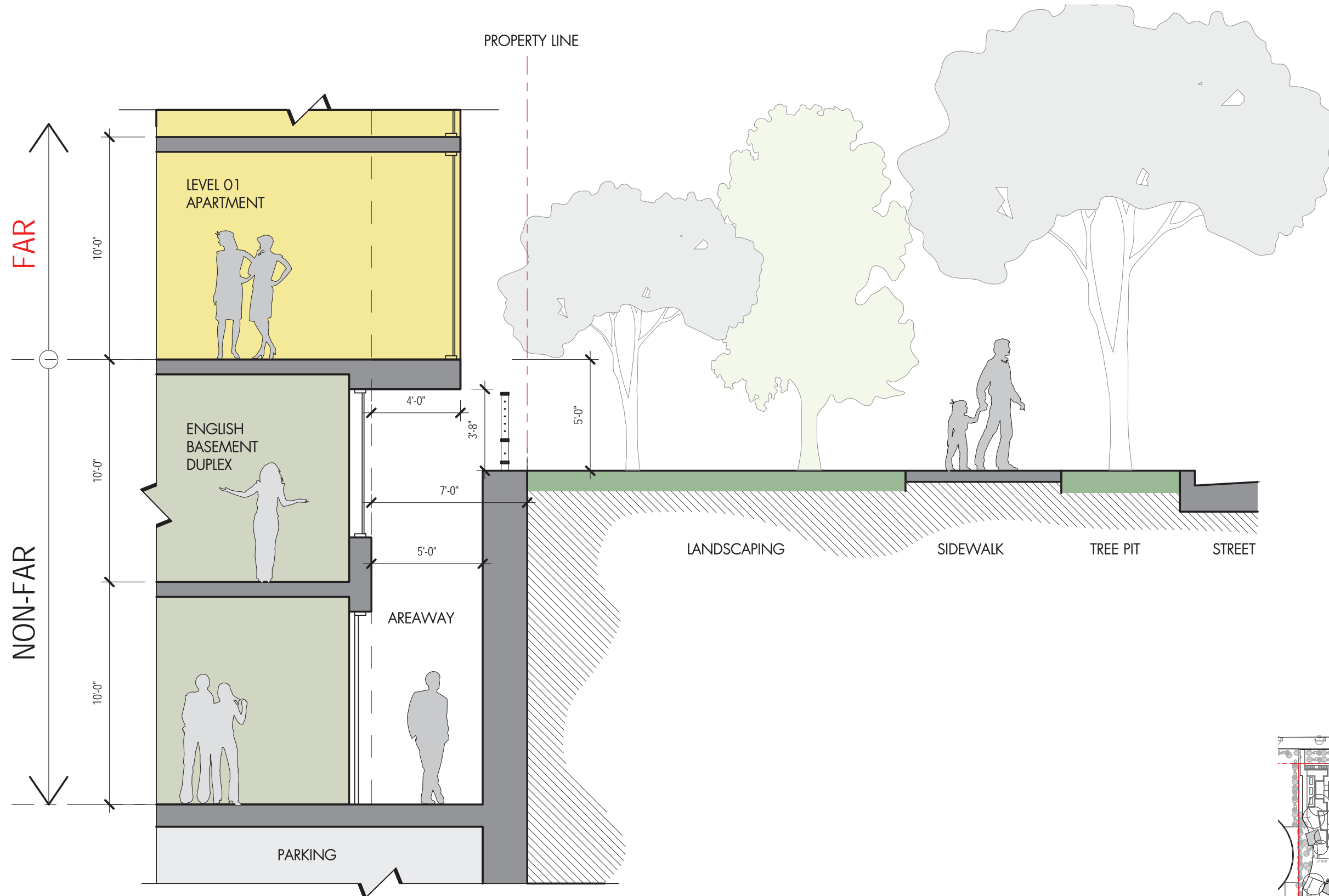




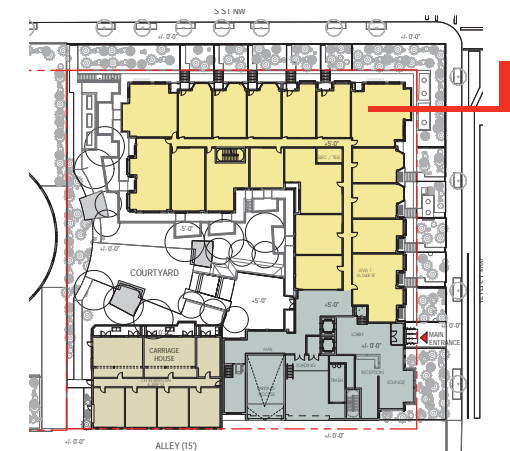
ENGLISH BASEMENT / AREAWAY SECTION
@ SUNKEN PATIO/COURTYARD



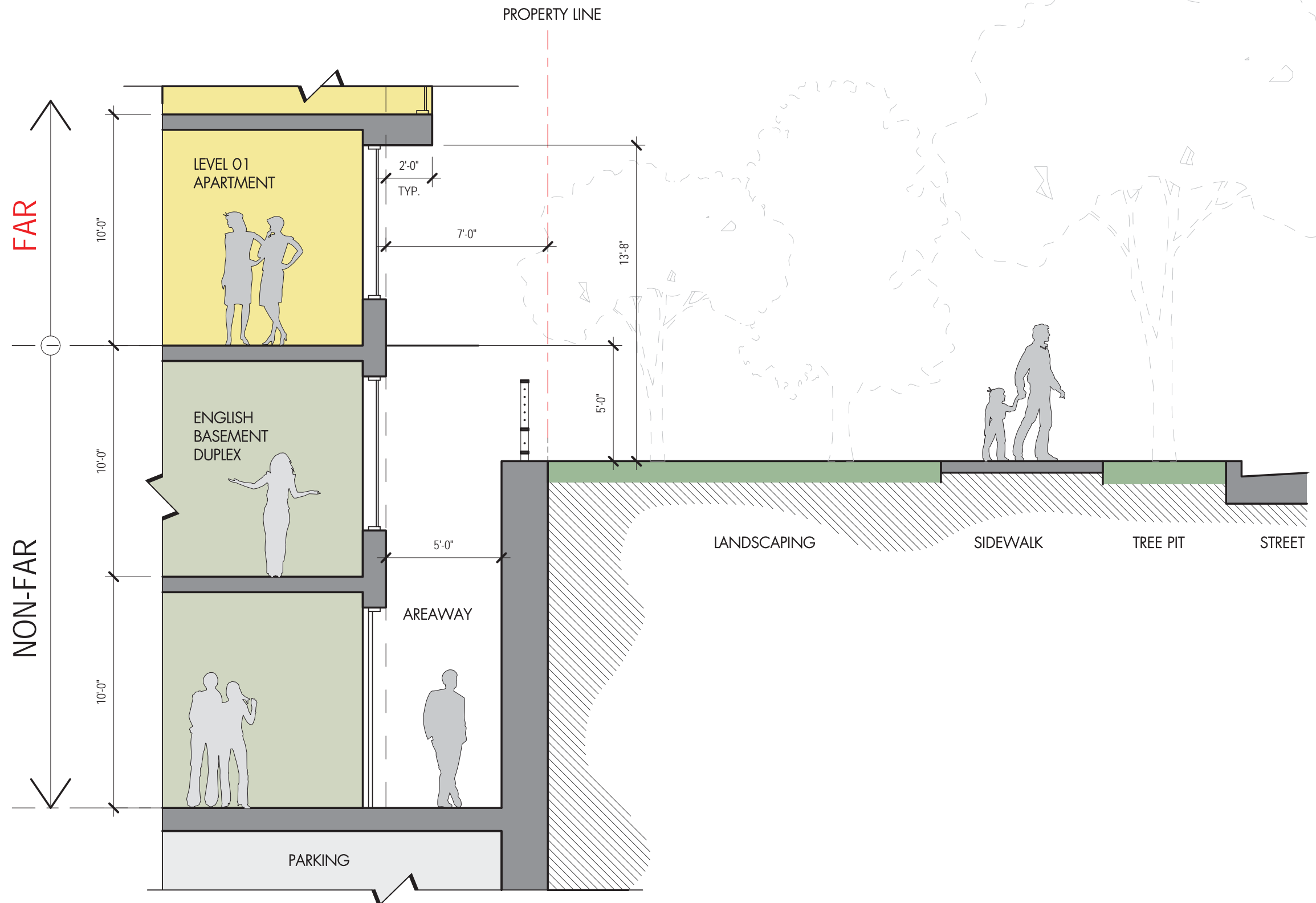
SECTION DIAGRAM
A-5



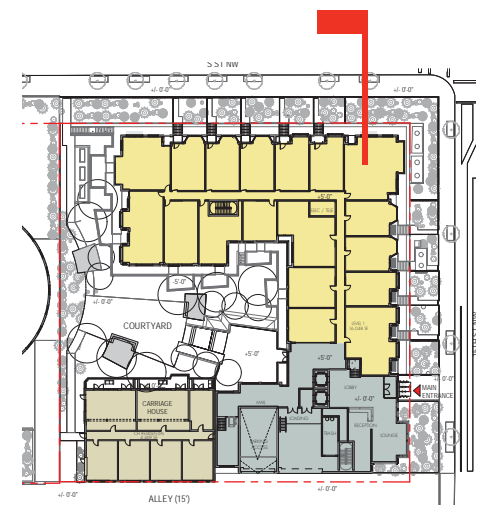
ENGLISH BASEMENT / AREAWAY SECTION
@ 5'-0" WIDE AREAWAY (PROJECTING BAY LEVEL 1)



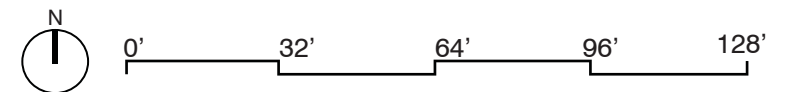
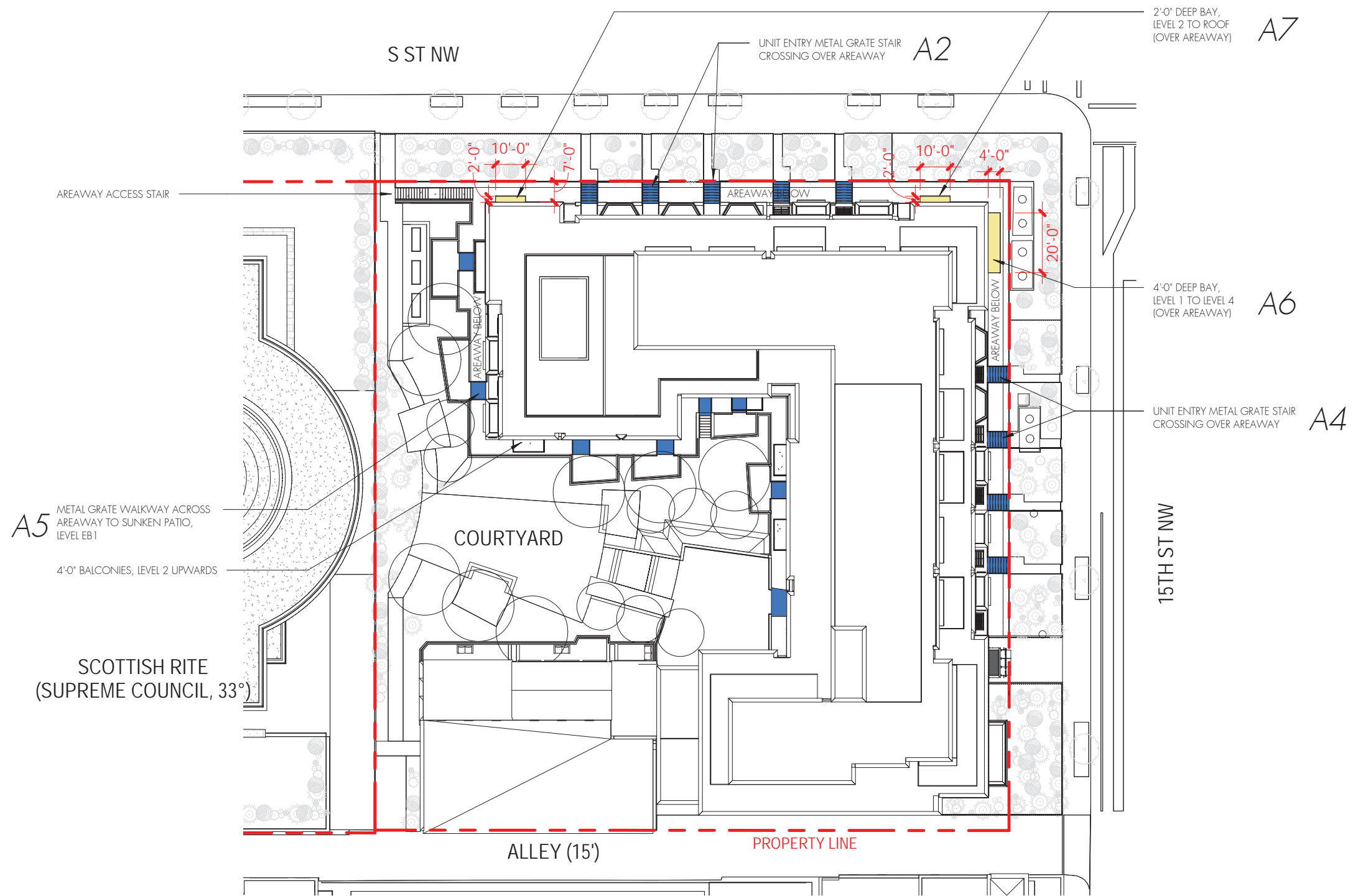
SECTION DIAGRAM
A-6



ENGLISH BASEMENT / AREAWAY SECTION
@ 5'-0" WIDE AREAWAY (PROJECTING BAY LEVEL 2)



SECTION DIAGRAM
A-7

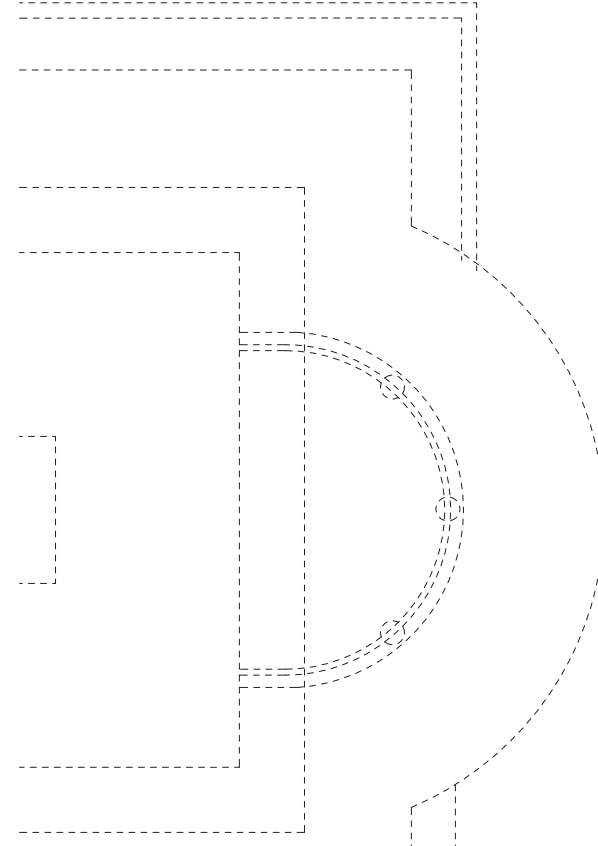
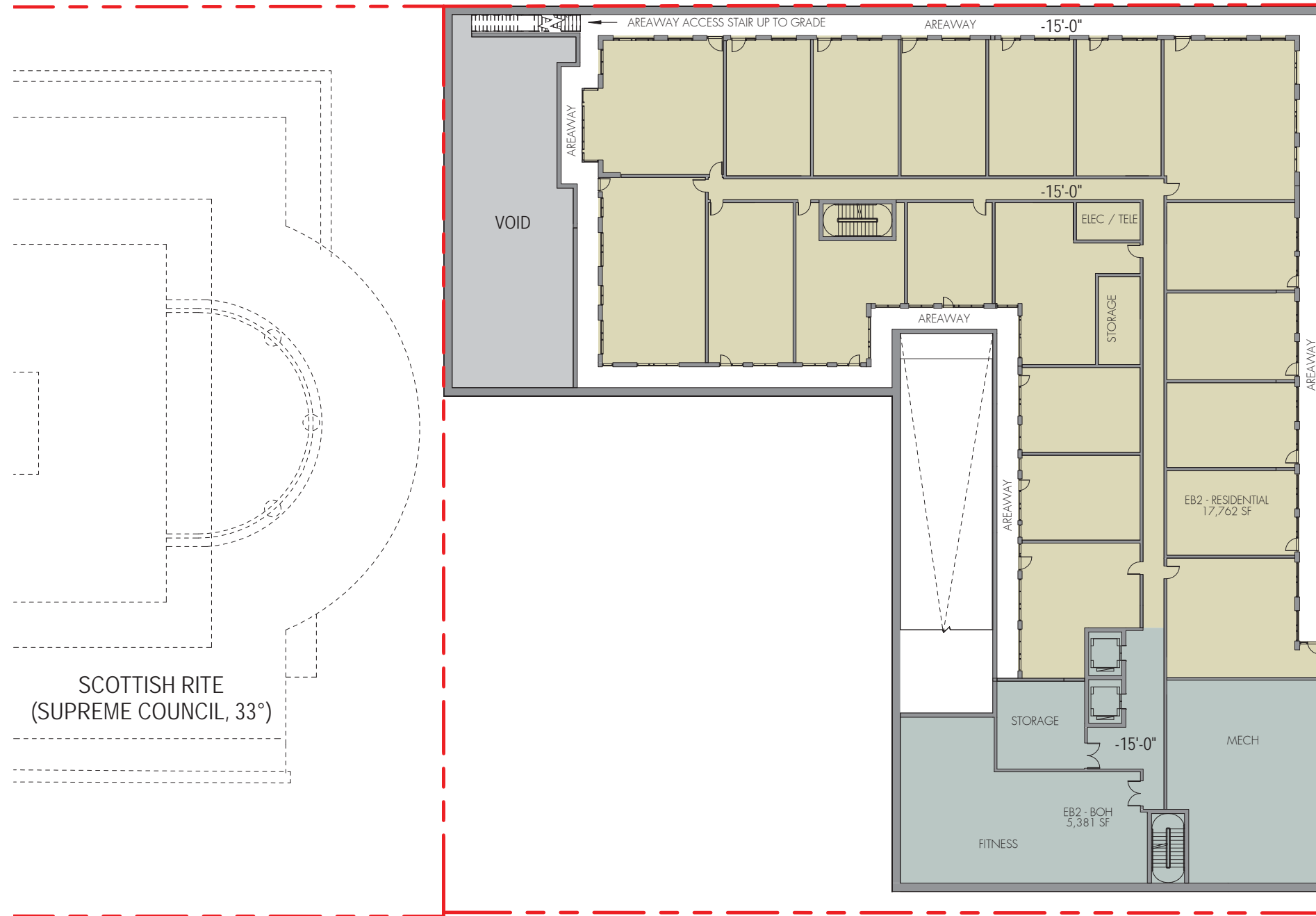


PLAN DIAGRAM - BAYS & WALKWAYS OVER AREAWAY
A-8



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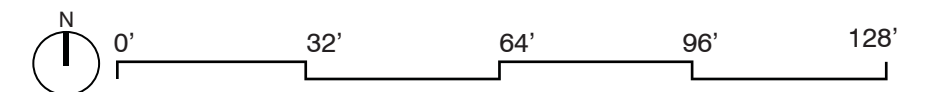
S ST NW



SCOTTISH RITE
(SUPREME COUNCIL, 33°)

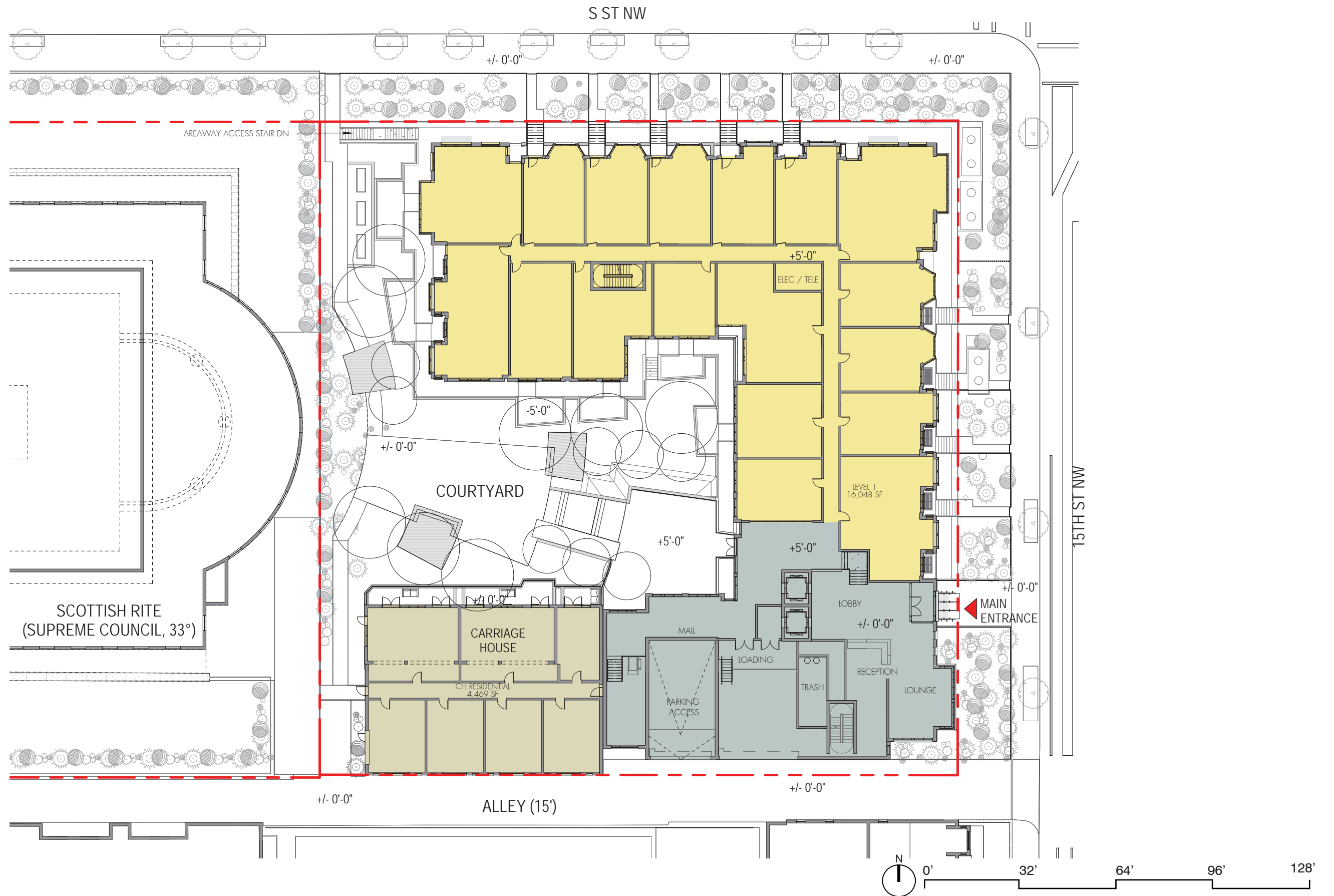
15TH ST NW

ALLEY (15')



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PLAN - LEVEL EB2
A-9



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PLAN - LEVEL 01
A-11