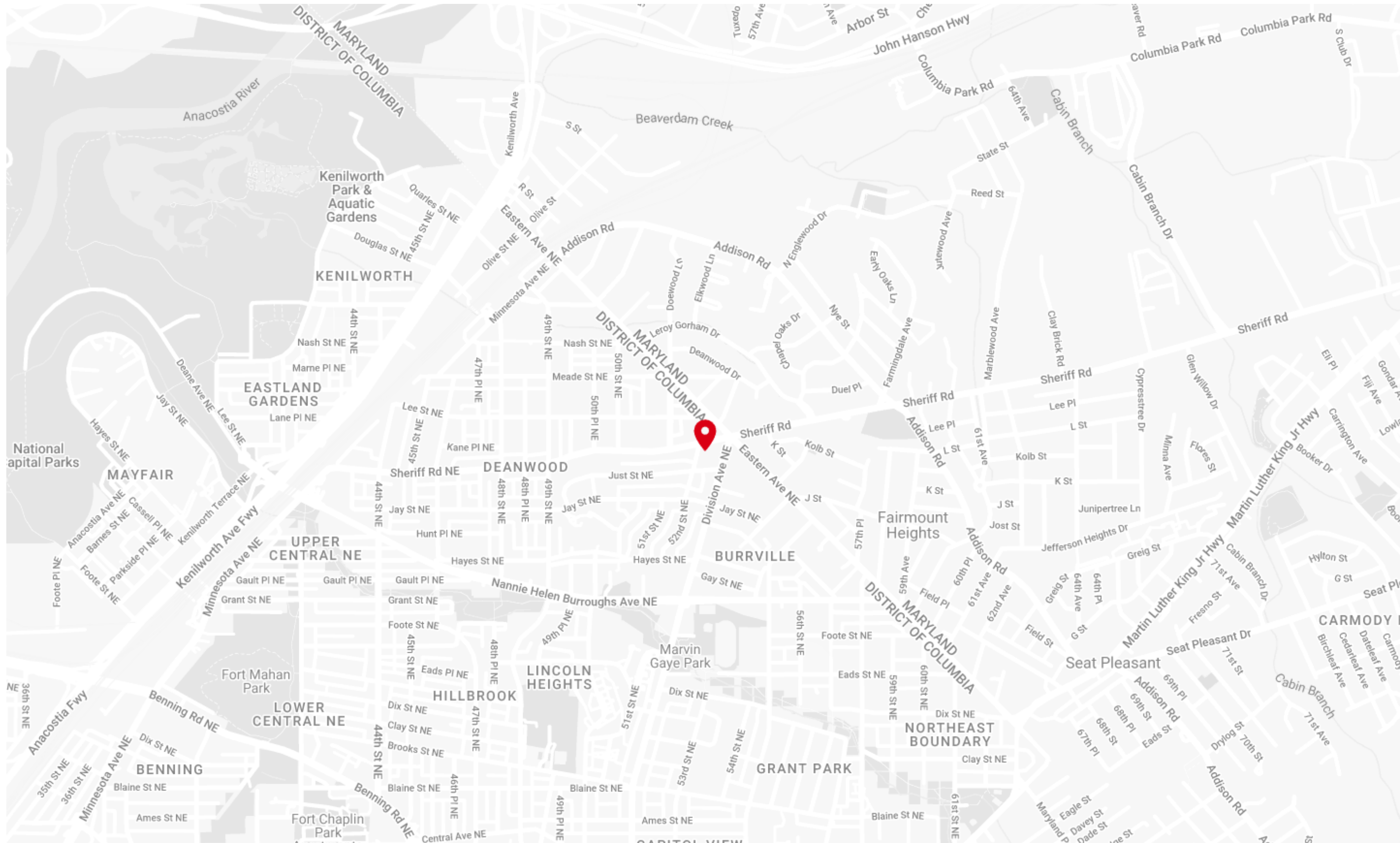


945 52ND ST
RESIDENCES

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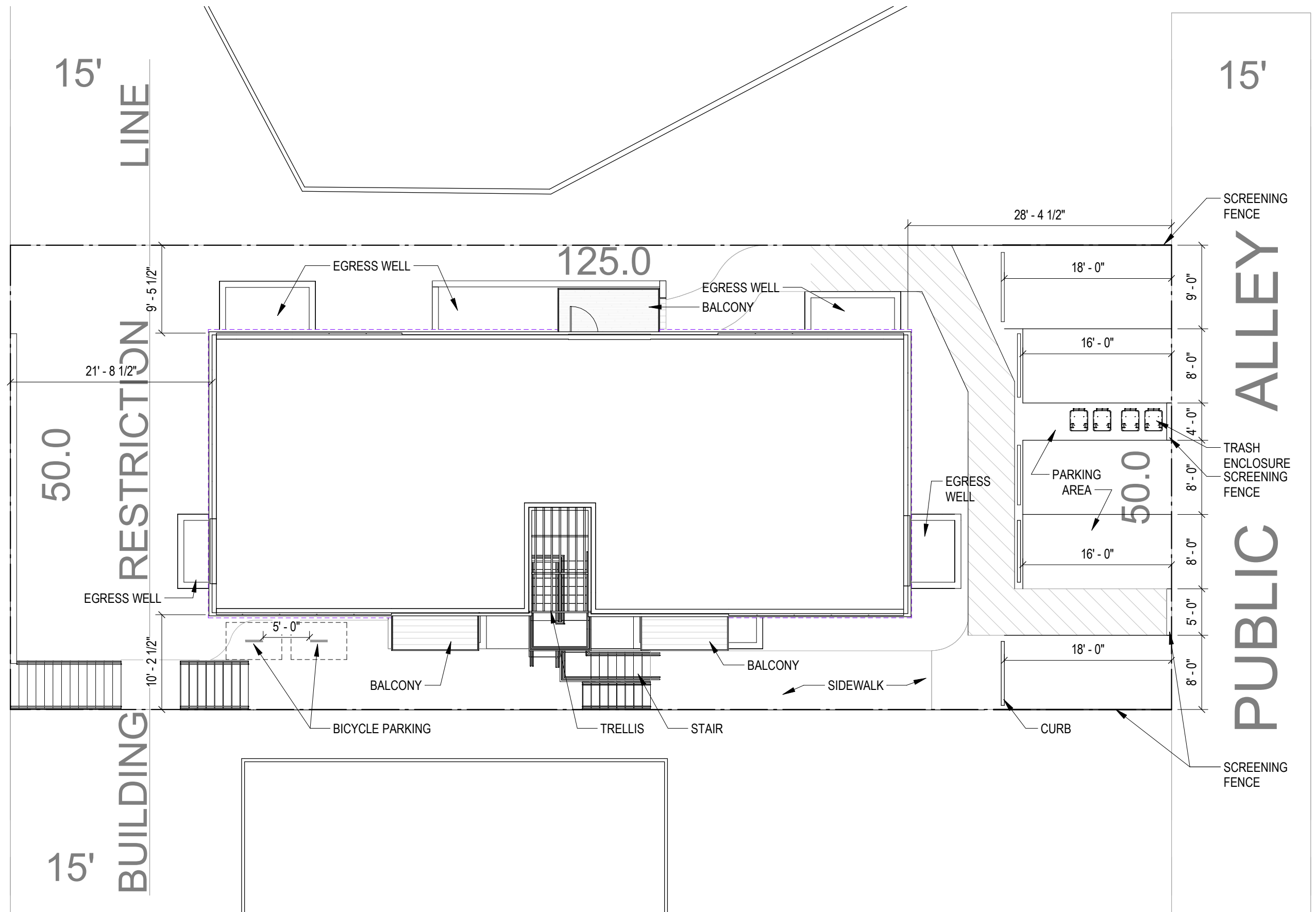
3333 K STREET NW SUITE 60, WASHINGTON DC 20007
WWW.3877.DESIGN | INFO@STUDIO3877.COM | 202.350.4244
Board of Planning, District of Columbia
CASE NO.20829
EXHIBIT NO.18B





SITE CONTEXT

52ND STREET, N.E

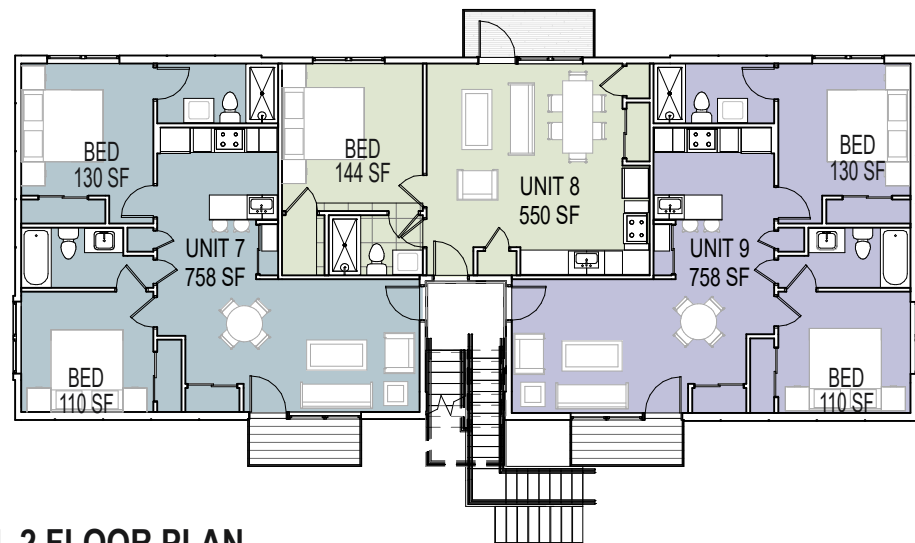




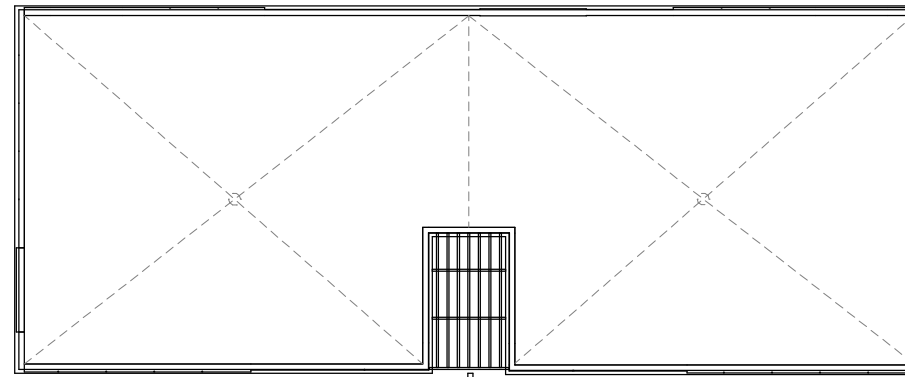
3D PERSEPECTIVE - FRONT



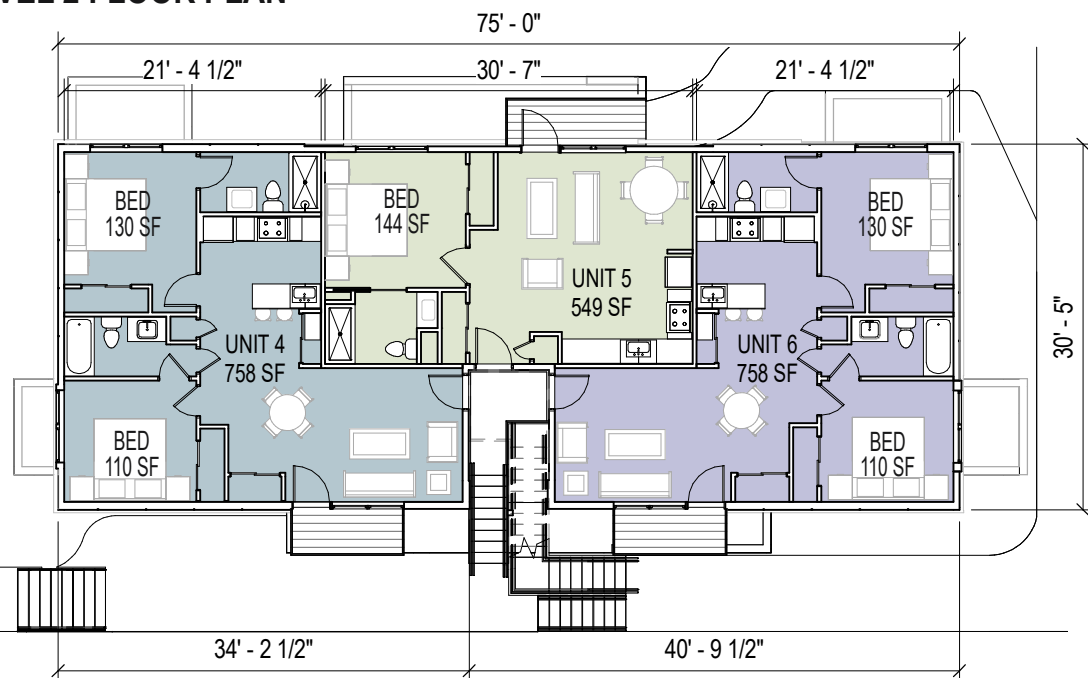
3D PERSEPECTIVE - REAR



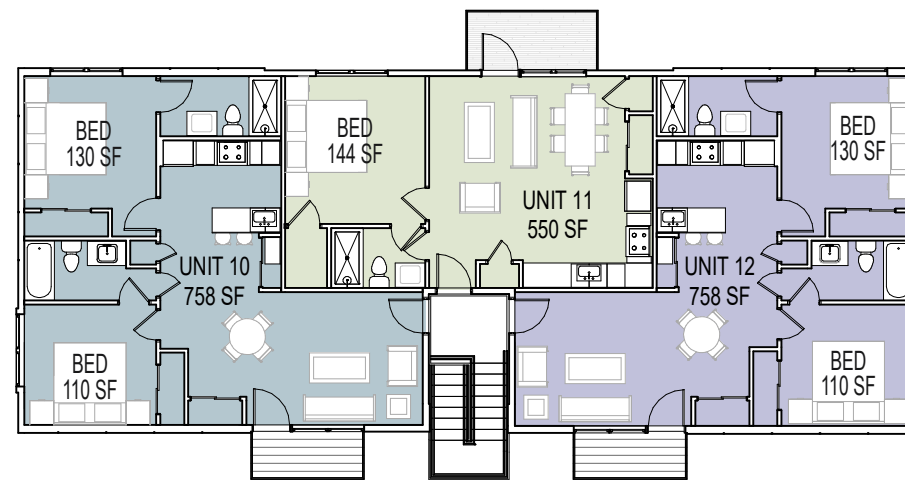
LEVEL 2 FLOOR PLAN



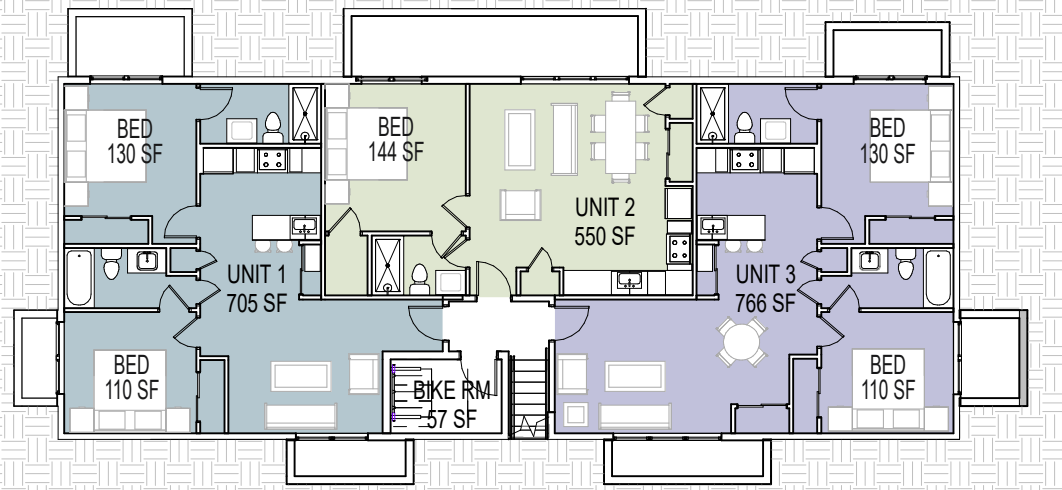
ROOF FLOOR PLAN



LEVEL 1 FLOOR PLAN



LEVEL 3 FLOOR PLAN



CELLAR LEVEL FLOOR PLAN

ZONING INFORMATION

ZONING CLASSIFICATION RA-1

LOT OCCUPANCY

EXISTING LOT AREA 6,250 SF
 MAX OCC. 40% 2,500 SF
 PROPOSED FOOTPRINT 2,452 SF
 TOTAL LOT OCCUPANCY 39%

FAR CALCULATION

MAX FAR ALLOWABLE 1.08
 PROPOSED FAR 1.05

FLOOR AREAS

LEVEL 1 2,195 SF
 LEVEL 2 2,195 SF
 LEVEL 3 2,195 SF
GROSS SF 6,585 SF
 CELLAR 2,195 SF
TOTAL (W CELLAR) 8,780 SF

BUILDING INFORMATION

BLDG HEIGHT ALLOWABLE 40 FT
 PROVIDED 36' - 5"

ALLOWABLE STORIES 3 STORIES
 PROVIDED STORIES 3 STORIES

REQUIRED SETBACKS

SIDE YARD 3IN /1FT OF HEIGHT = 9.1 FT
 PROVIDED NORTH: 9' - 5 1/2"
 SOUTH: 10' - 1 1/2"

REAR YARD 20 FT
 PROVIDED 34 FT

PARKING

REQUIRED: 1 PER 4 DWELLING UNITS ABOVE 4 UNITS = 3 SPACES
 PROVIDED: 5 SPACES

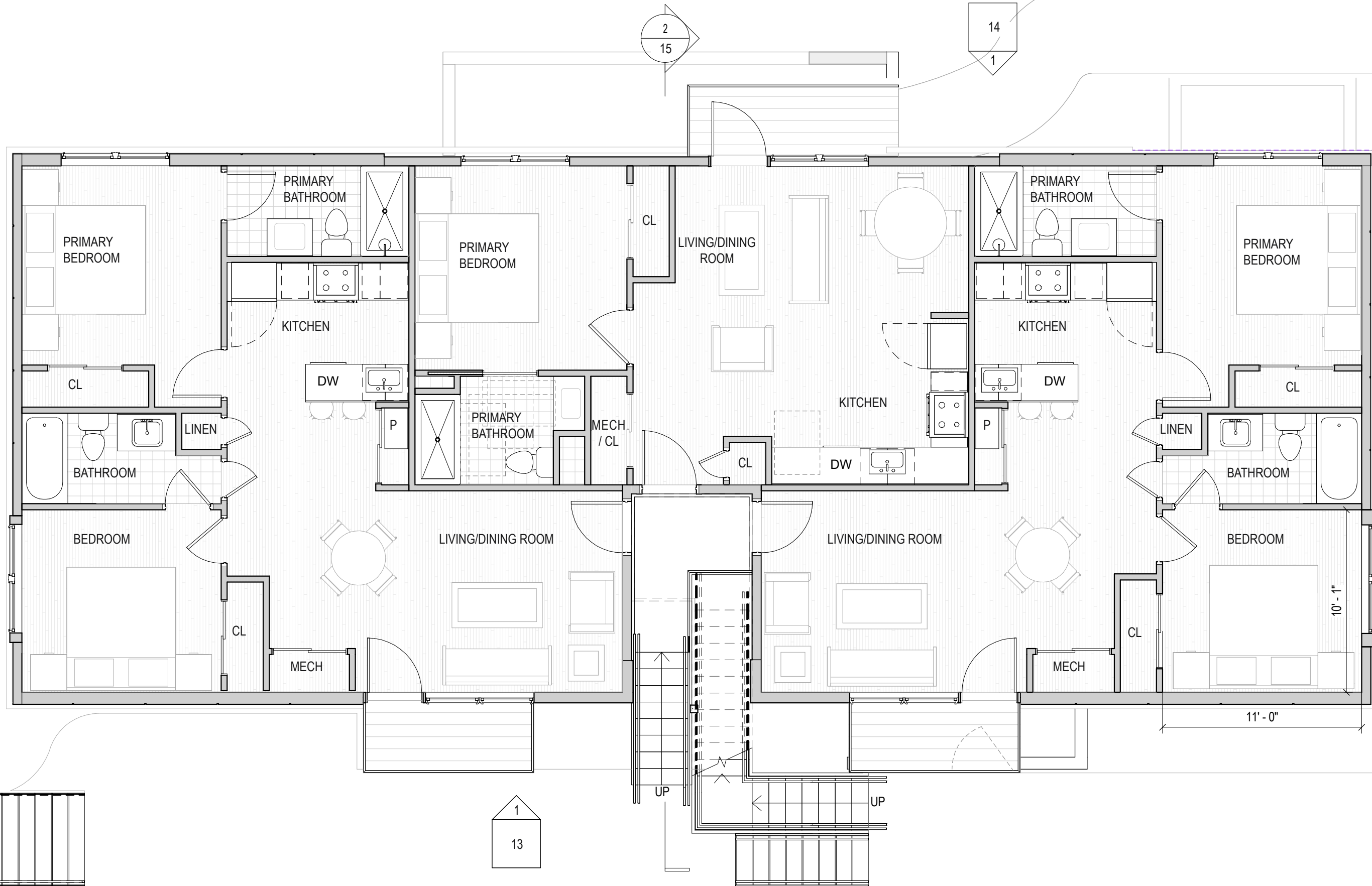
NET UNIT AREA CHART		
NAME	AREA	BEDS
LEVEL S1		
UNIT 1	705 SF	2 BEDS
UNIT 2	550 SF	1 BED
UNIT 3	766 SF	2 BEDS
2,021 SF		
LEVEL 01		
UNIT 4	758 SF	2 BEDS
UNIT 5	549 SF	1 BED
UNIT 6	758 SF	2 BEDS
2,065 SF		

NET UNIT AREA CHART		
NAME	AREA	BEDS
LEVEL 02		
UNIT 7	758 SF	2 BEDS
UNIT 8	550 SF	1 BED
UNIT 9	758 SF	2 BEDS
2,066 SF		
LEVEL 03		
UNIT 10	758 SF	2 BEDS
UNIT 11	550 SF	1 BED
UNIT 12	758 SF	2 BEDS
2,066 SF		
8,218 SF		

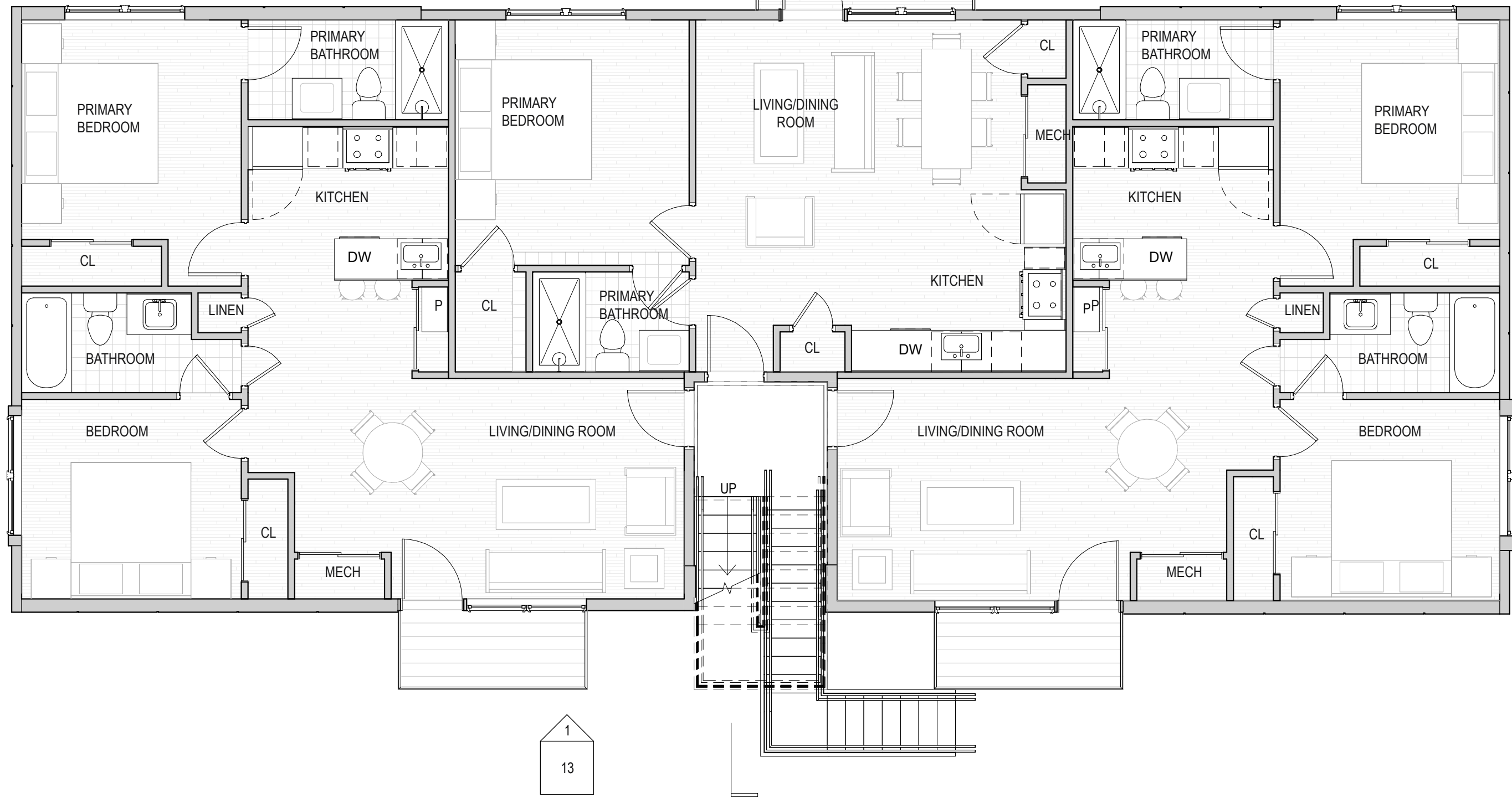
ZONING AND UNIT INFORMATION



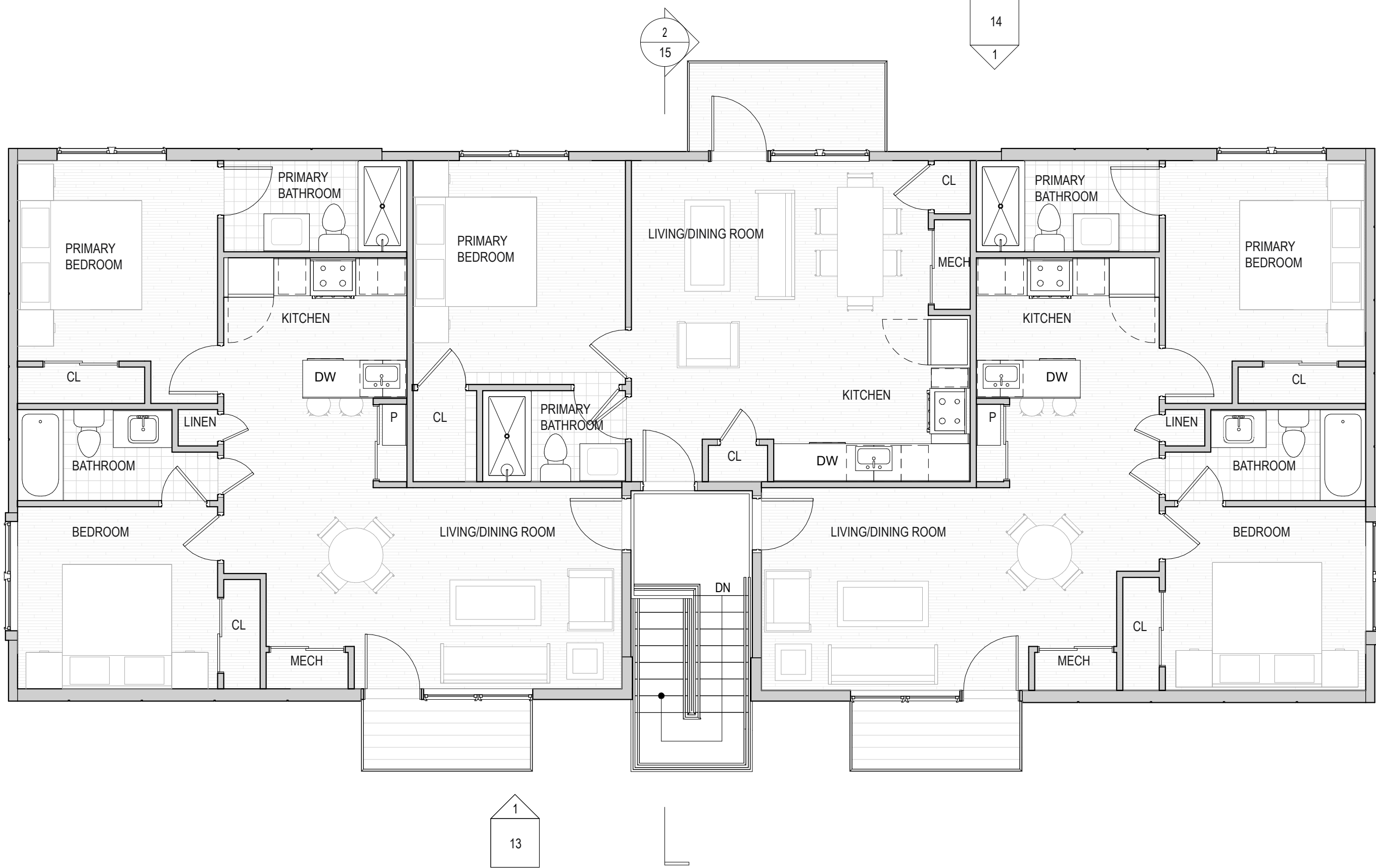
ENLARGED CELLAR PLAN 3/16" = 1'-0"



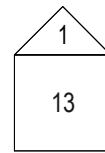
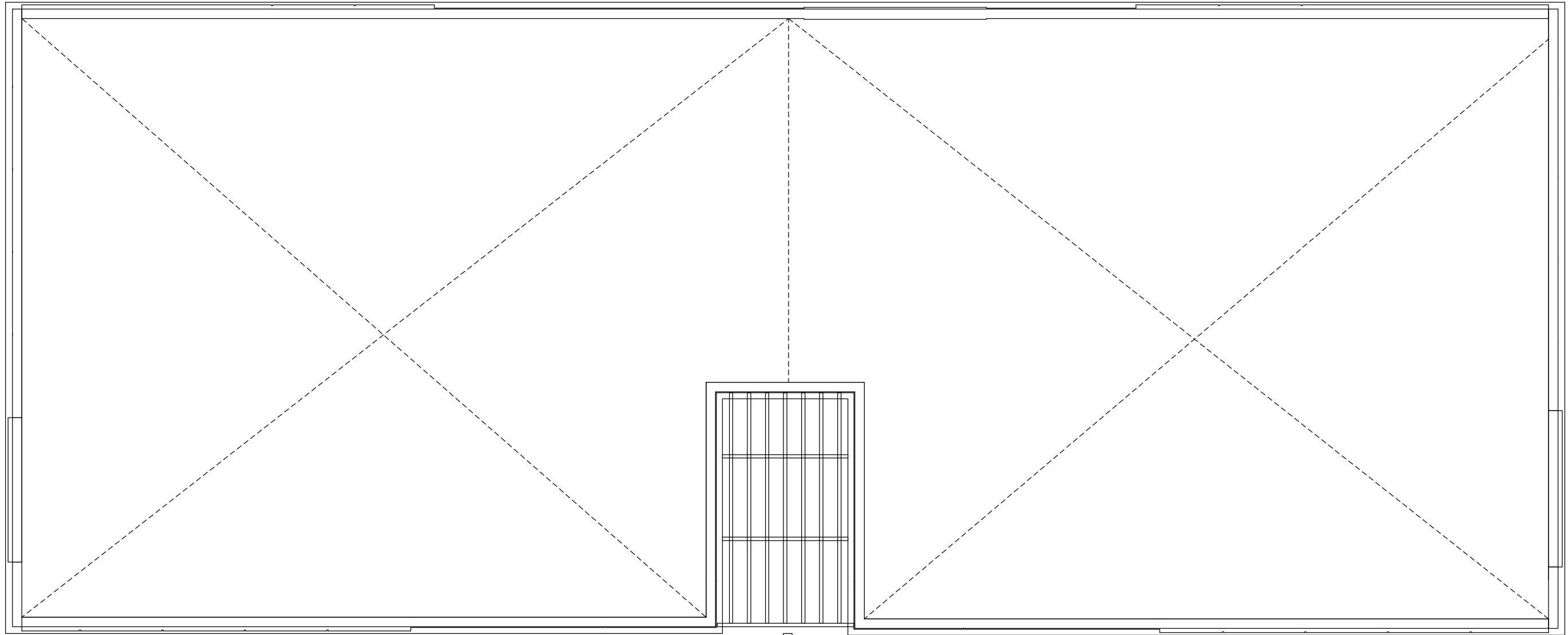
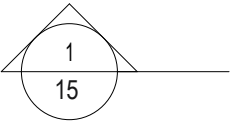
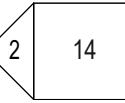
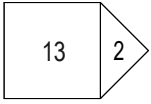
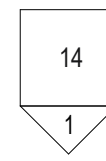
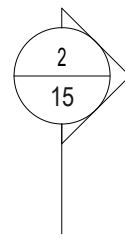
ENLARGED GROUND FLOOR PLAN 3/16" = 1'-0"



ENLARGED SECOND FLOOR PLAN 3/16" = 1'-0"



ENLARGED THIRD FLOOR PLAN 3/16" = 1'-0"



ENLARGED ROOF PLAN 3/16" = 1'-0"



2 - WEST ELEVATION
3/32" = 1'-0"



1 - SOUTH ELEVATION
3/32" = 1'-0"

- ROOF PLAN
EL. +32' - 11"
- LEVEL 03
EL. +23' - 7"
- LEVEL 02
EL. +14' - 3"
- LEVEL 01
EL. +4' - 11"
- GRADE
EL. +0' - 0"
- LEVEL S1
EL. -4' - 5"

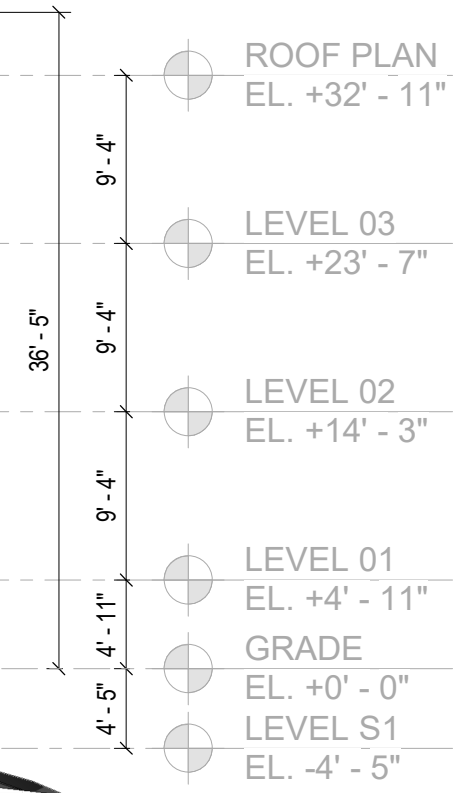
EXTERIOR ELEVATIONS



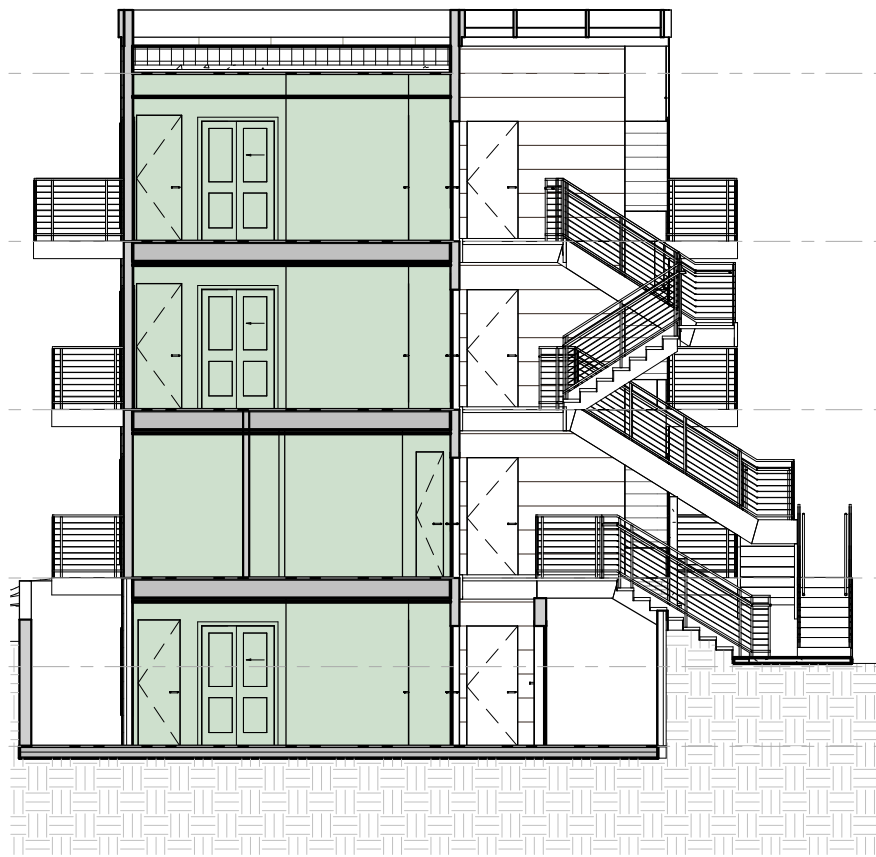
2 - EAST ELEVATION
 3/32" = 1'-0"



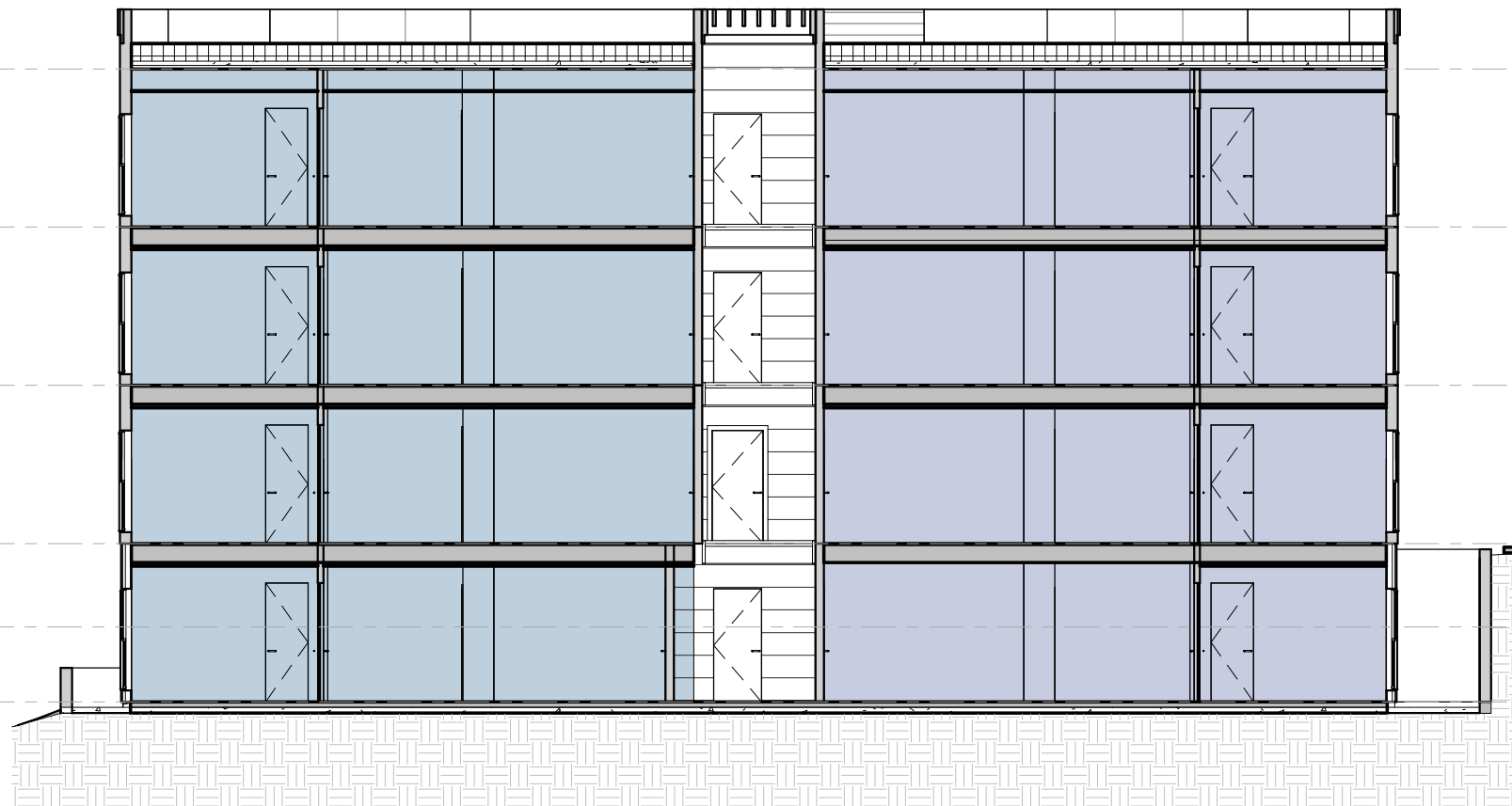
1 - NORTH ELEVATION
 3/32" = 1'-0"



EXTERIOR ELEVATIONS



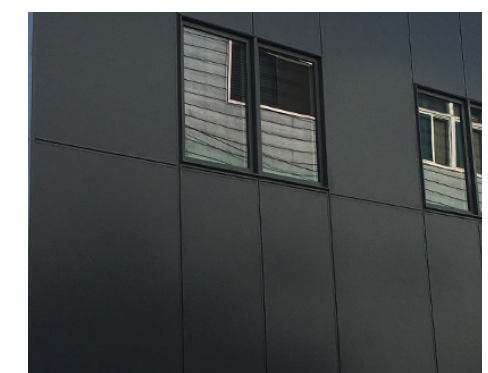
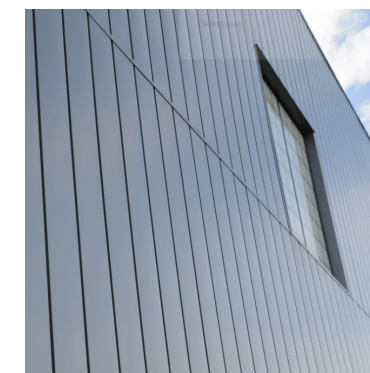
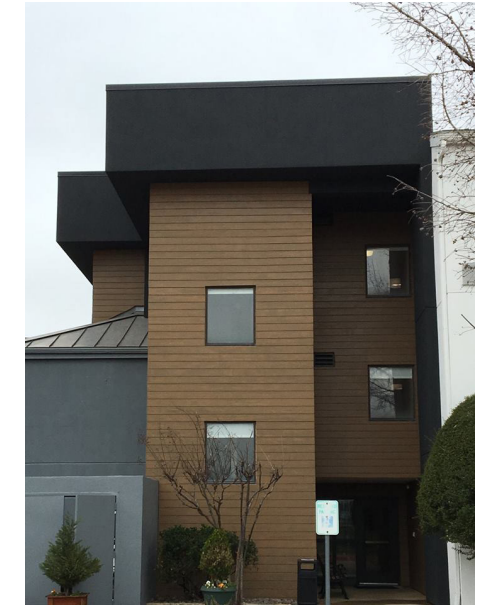
2 - NORTH-SOUTH SECTION
 3/32" = 1'-0"



1 - EAST-WEST SECTION
 3/32" = 1'-0"

- ROOF PLAN
 EL. +32' - 11"
- 9' - 4"
- LEVEL 03
 EL. +23' - 7"
- 9' - 4"
- LEVEL 02
 EL. +14' - 3"
- 9' - 4"
- LEVEL 01
 EL. +4' - 11"
- 4' - 5"
- 4' - 11"
- GRADE
 EL. +0' - 0"
- LEVEL S1
 EL. -4' - 5"

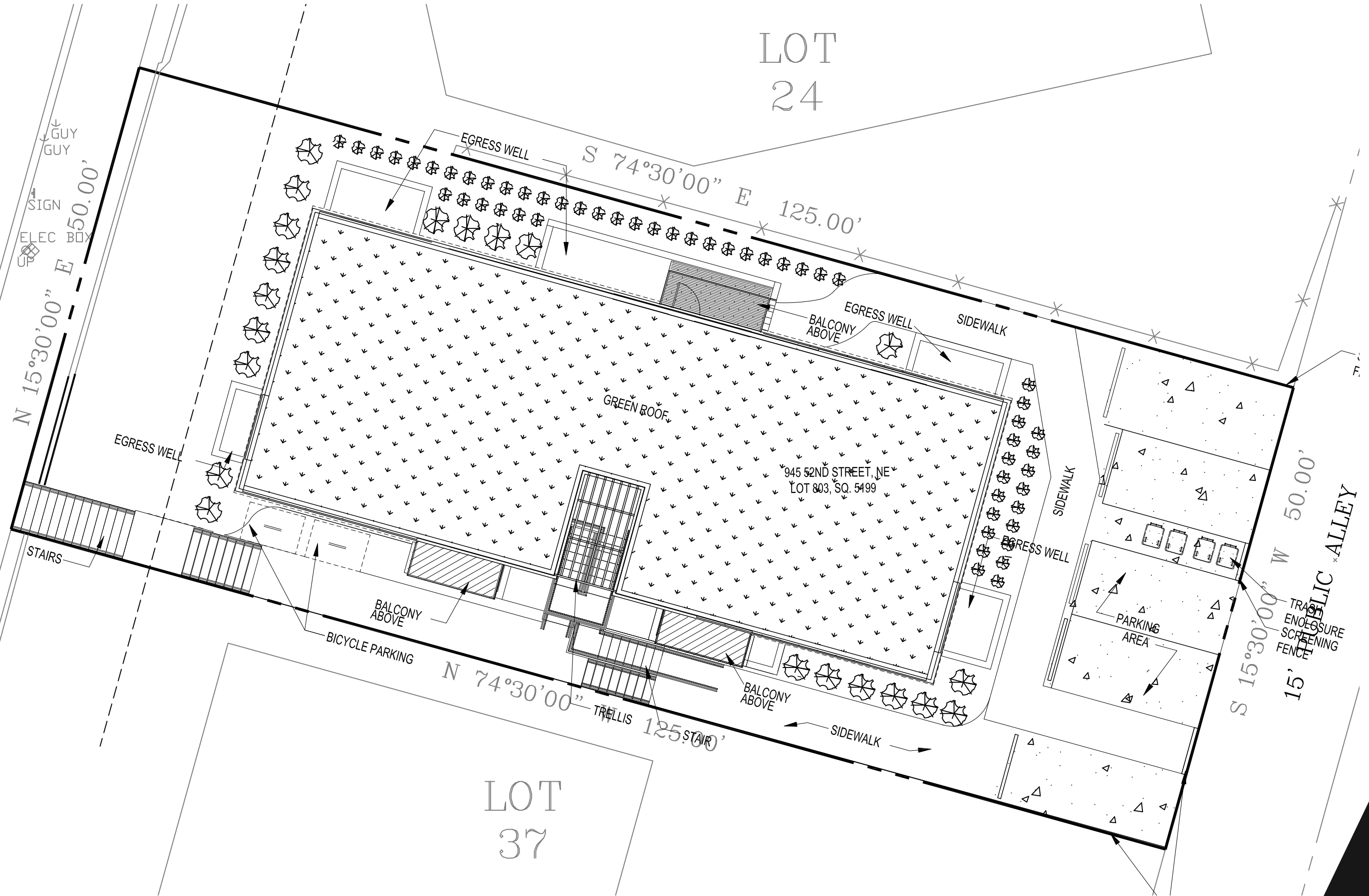
BUILDING SECTIONS



EXTERIOR CONCEPT DESIGN

52ND STREET, NE
 (50' PUBLIC R/W)

LOT
 24



PLAN LEGEND

CONCRETE SIDEWALK [Symbol]

PERMEABLE PAVERS [Symbol]

GREEN ROOF [Symbol]

LEGEND

WOODEN FENCE [Symbol]

LP [Symbol] LIGHT POLE

UP [Symbol] UTILITY POLE

SDMH [Symbol] STORM DRAIN MANHOLE

BOL [Symbol] BOLLARD

SMH [Symbol] SEWER MANHOLE

WMTR [Symbol] WATER METER

TRAV [Symbol] TRAVERSE CONTROL POINT

INLET [Symbol] STORM DRAIN INLET

PH [Symbol] HYDRANT

WMH [Symbol] WATER MANHOLE

WV [Symbol] WATER VALVE

15' [Symbol] TREE/SIZE

15" [Symbol] SIGN

15" [Symbol] PINE TREE/SIZE

LANDSCAPE 1" = 10'-0"



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