

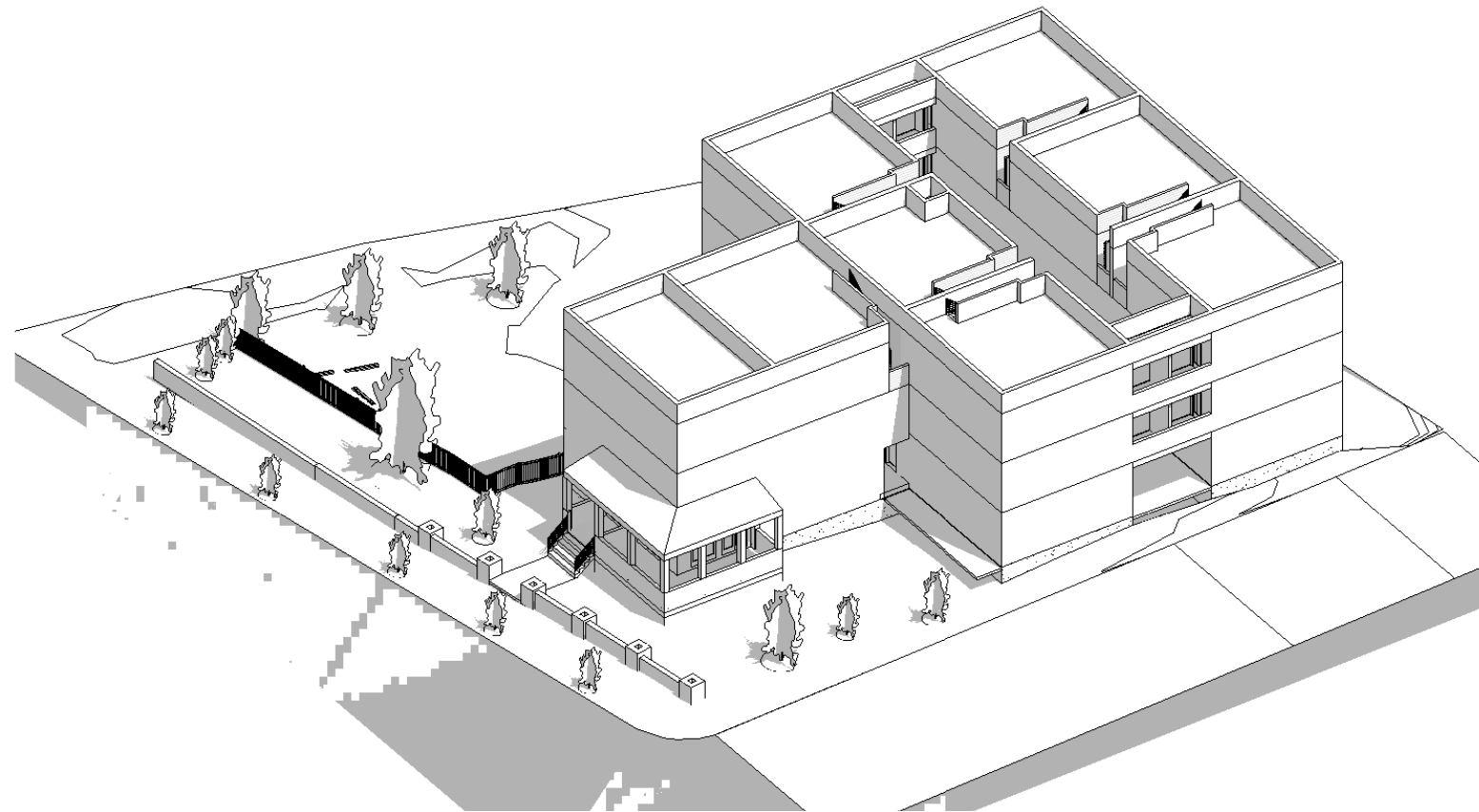


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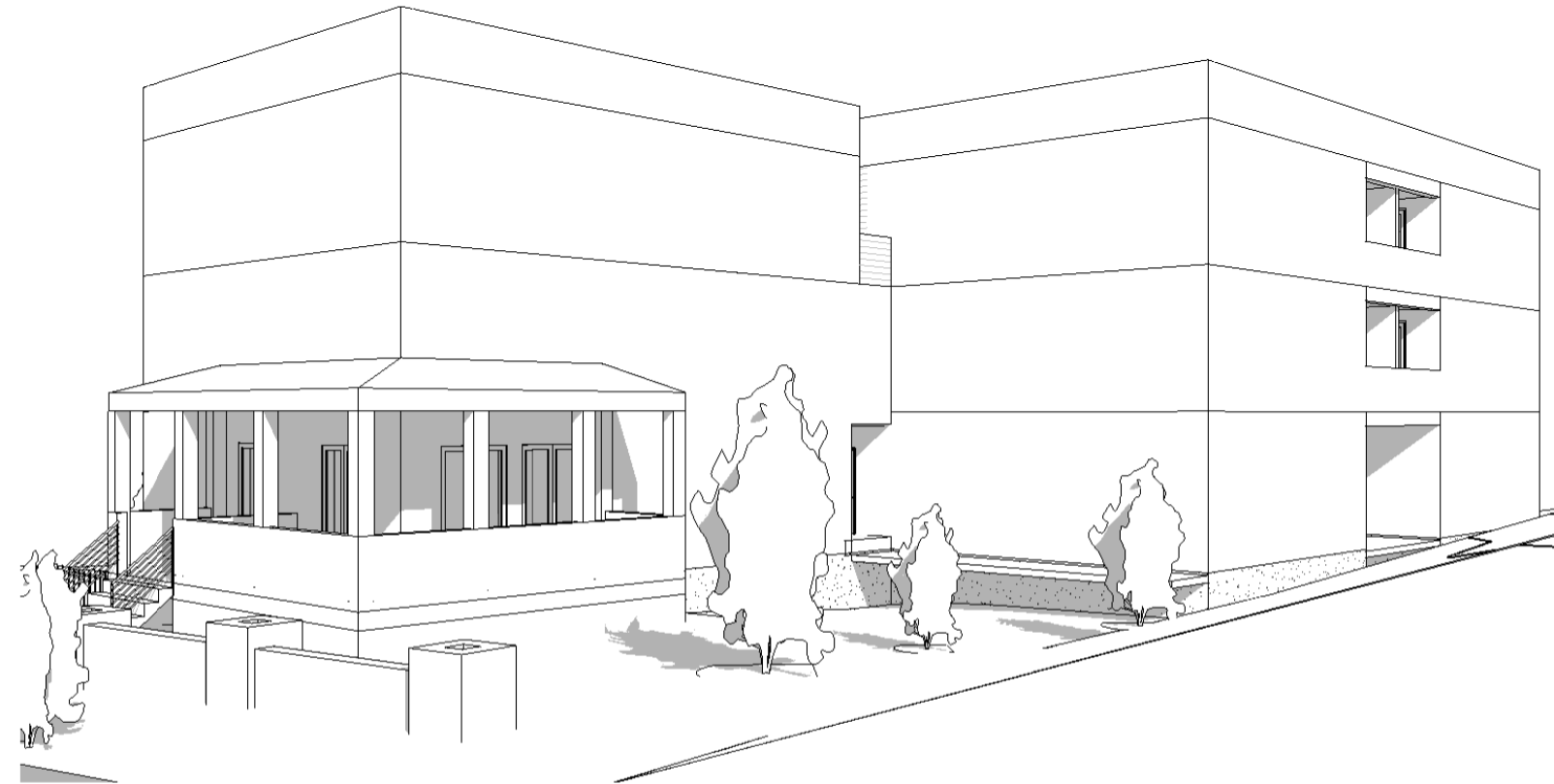
# 3801 MACOMB ST

NEW 8-UNIT APARTMENT HOUSE

3801 Macomb St NW,  
Washington, DC 20016



② AXON



① FRONT CORNER PERSPECTIVE

# NEW 8-UNIT APARTMENT HOUSE

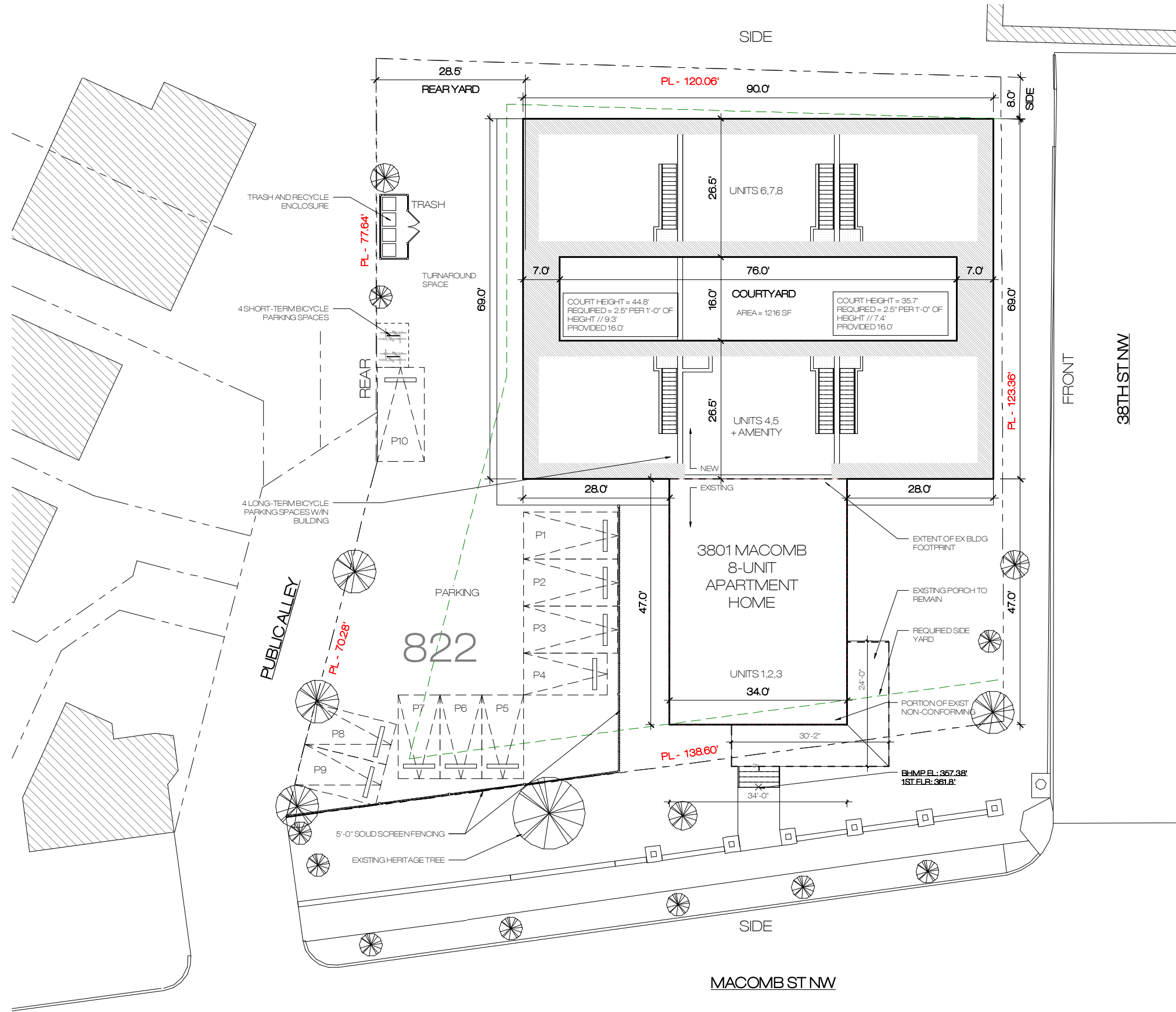
3801 Macomb St NW, Washington, DC 20016

SCALE  
NTS

002



<b>3801 MACOMB ST</b>	
ZONE:	R-1-B
LOT OCCUPANCY	
EXISTING LOT AREA	16,569 SF
MAX OCC. 40%	6,627 SF
EXIST. LOT OCC:	
DEMOLISHED:	2,318 SF // 14%
ADDITION:	-720 SF
NEW LOT OCCUPANCY:	5,021 SF
	6,627 SF // 40%

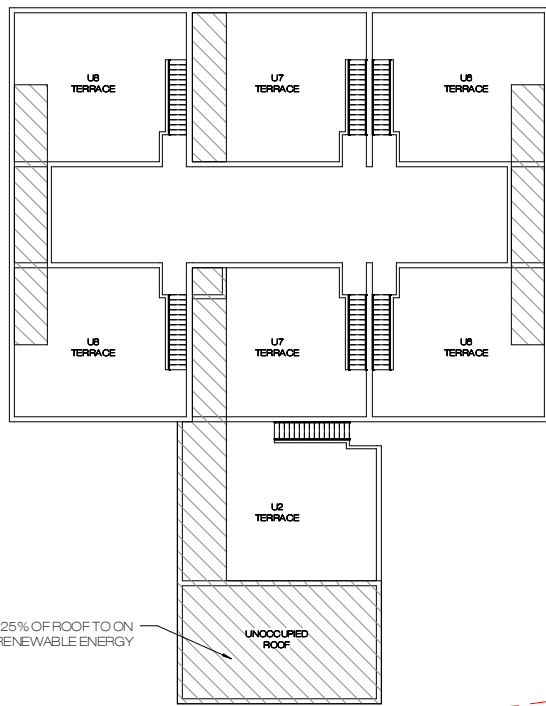


# NEW 8-UNIT APARTMENT HOUSE

3801 Macomb St NW, Washington, DC 20016

SCALE  
3/64" = 1'-0"

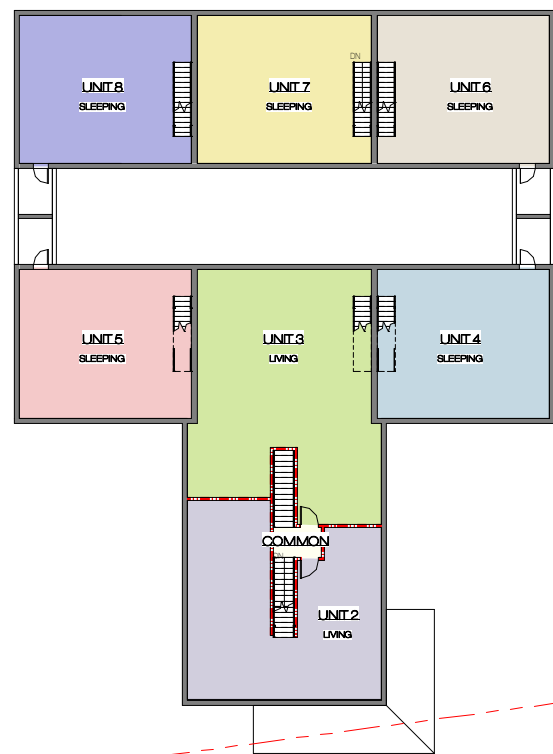
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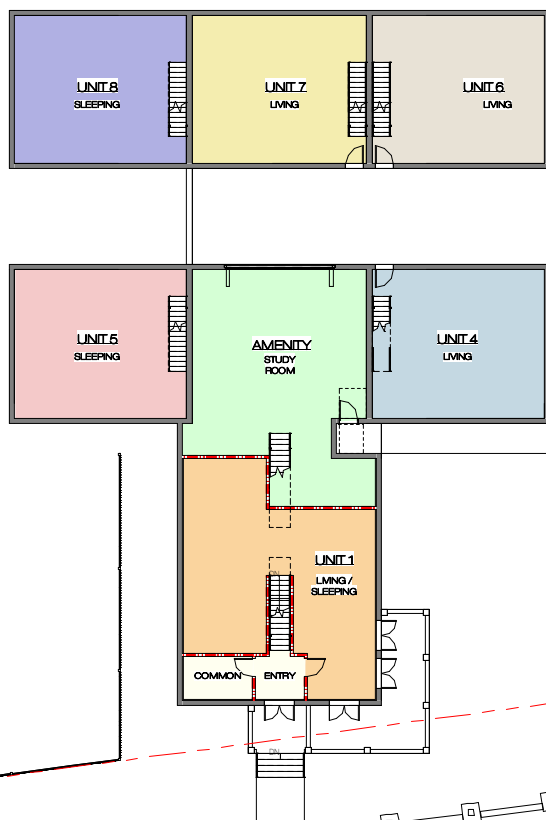
5 ROOF PLAN  
1/16" = 1'-0"



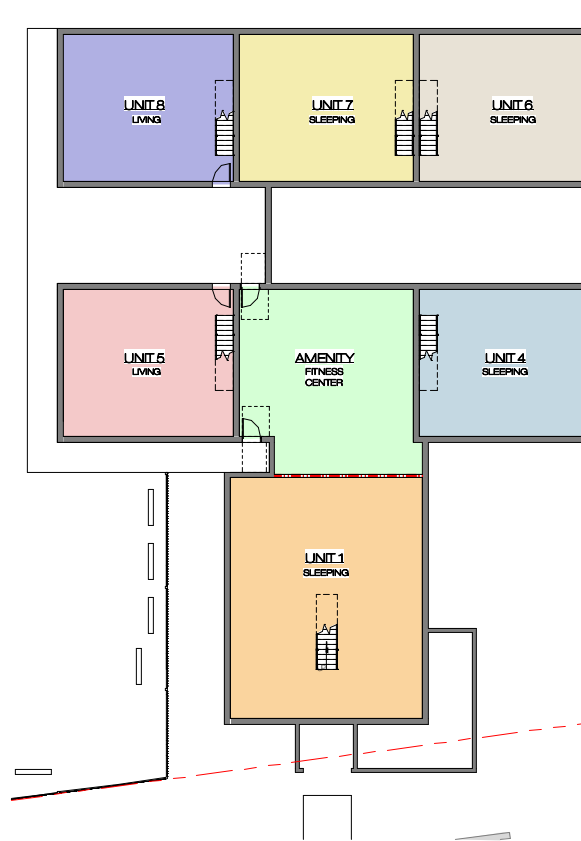
4 3RD FLOOR  
1/16" = 1'-0"



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



2 FIRST FLOOR  
1/16" = 1'-0"



1 CELLAR  
1/16" = 1'-0"

NET AREA		
NAME	AREA	UNIT TYPE
AMENITY	1886 SF	
COMMON	293 SF	
EXT	5273 SF	
UNIT 1	2225 SF	6 BED
UNIT 2	2121 SF	5 BED
UNIT 3	2098 SF	5 BED
UNIT 4	2826 SF	6 BED
UNIT 5	2826 SF	6 BED
UNIT 6	2833 SF	6 BED
UNIT 7	2864 SF	6 BED
UNIT 8	2827 SF	6 BED

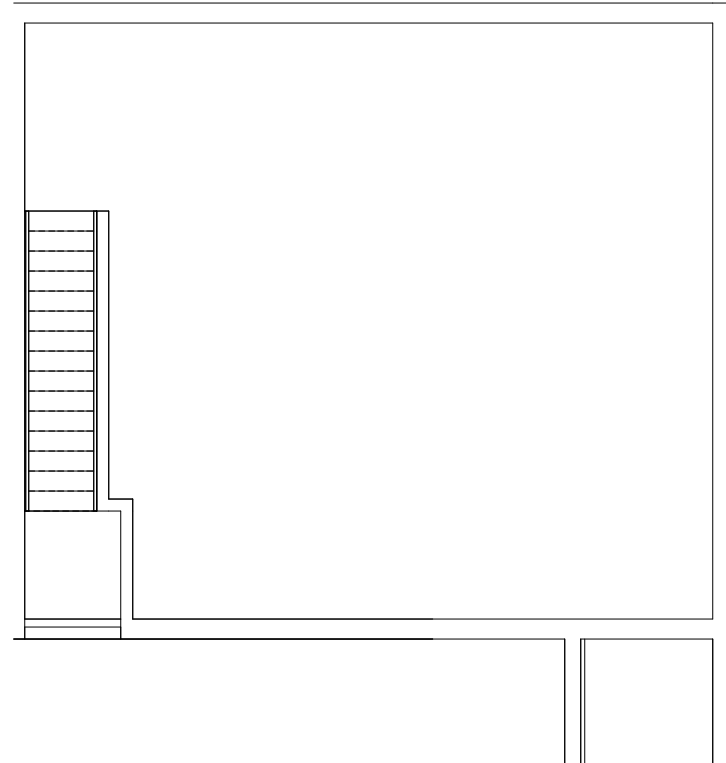
GROSS - BY UNIT		
Name	Area	OCC LOAD CALC
COMMON	2052 SF	10.3
UNIT 1	2460 SF	12.3
UNIT 2	2388 SF	11.9
UNIT 3	2319 SF	11.6
UNIT 4	3180 SF	15.9
UNIT 5	3180 SF	15.9
UNIT 6	3180 SF	15.9
UNIT 7	3180 SF	15.9
UNIT 8	3180 SF	15.9
Grand total	25118 SF	125.6

# NEW 8-UNIT APARTMENT HOUSE

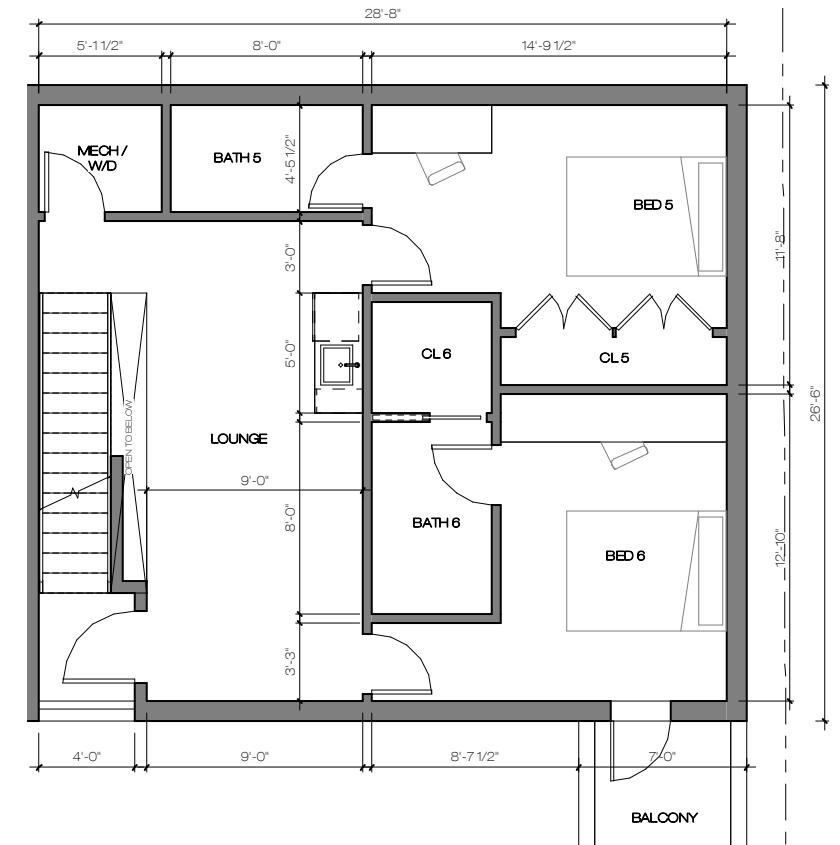
3801 Macomb St NW, Washington, DC 20016

SCALE  
1/32" = 1'-0"

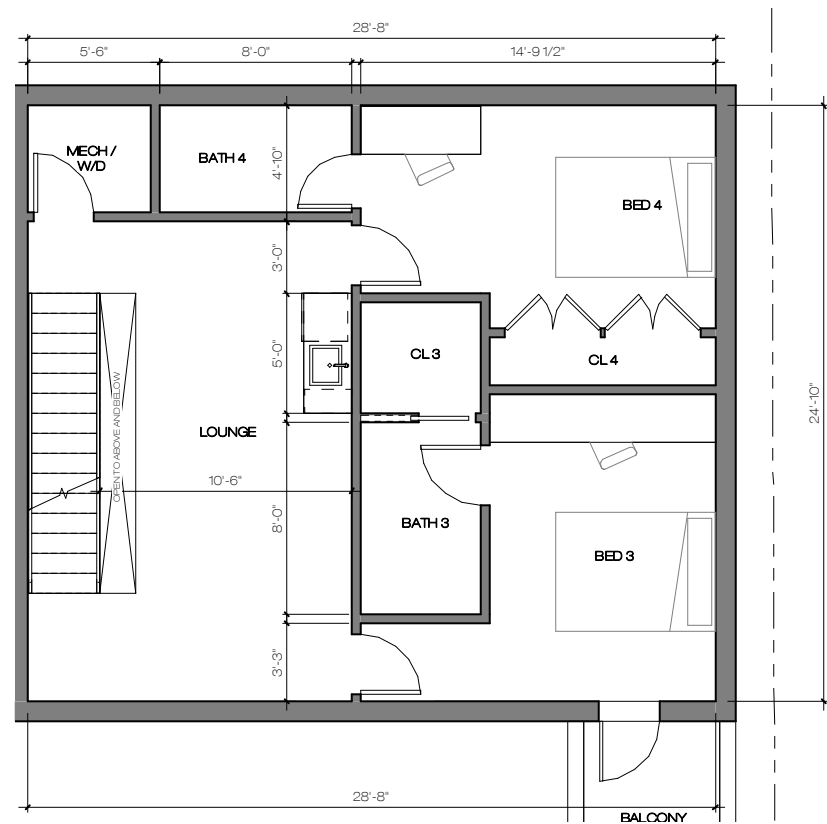
# TYP UNIT LAYOUT



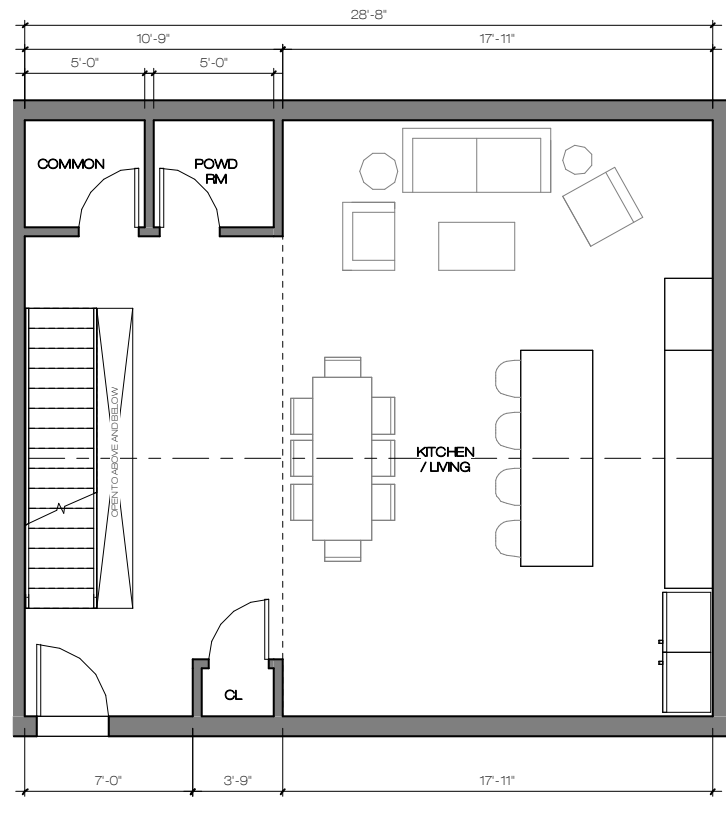
5 ROOF PLAN PROPOSED  
1/4" = 1'-0"



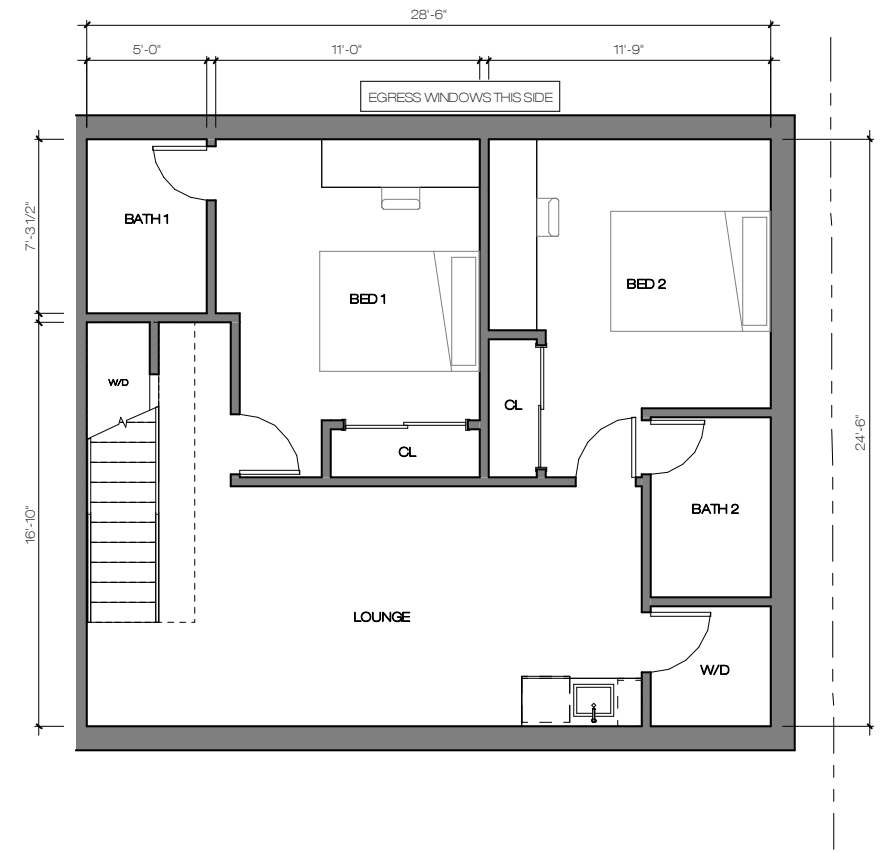
4 THIRD FLOOR PROPOSED  
1/4" = 1'-0"



3 SECOND FLOOR PROPOSED  
1/4" = 1'-0"



2 FIRST FLOOR PROPOSED  
1/4" = 1'-0"



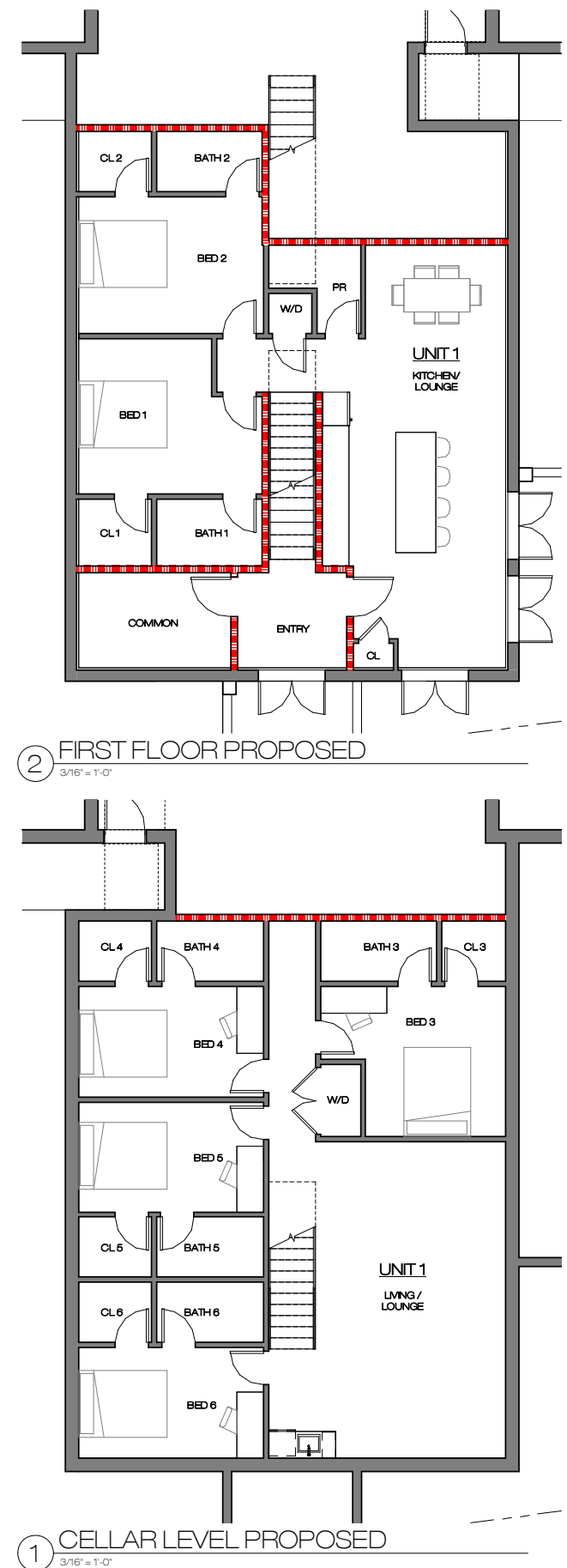
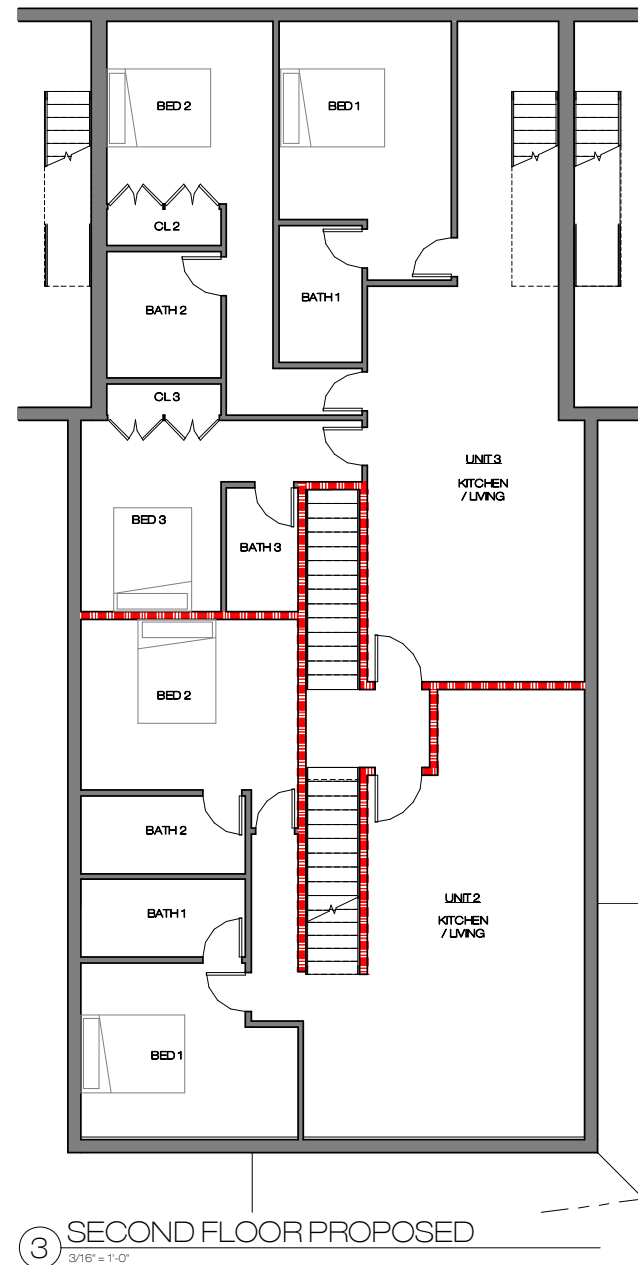
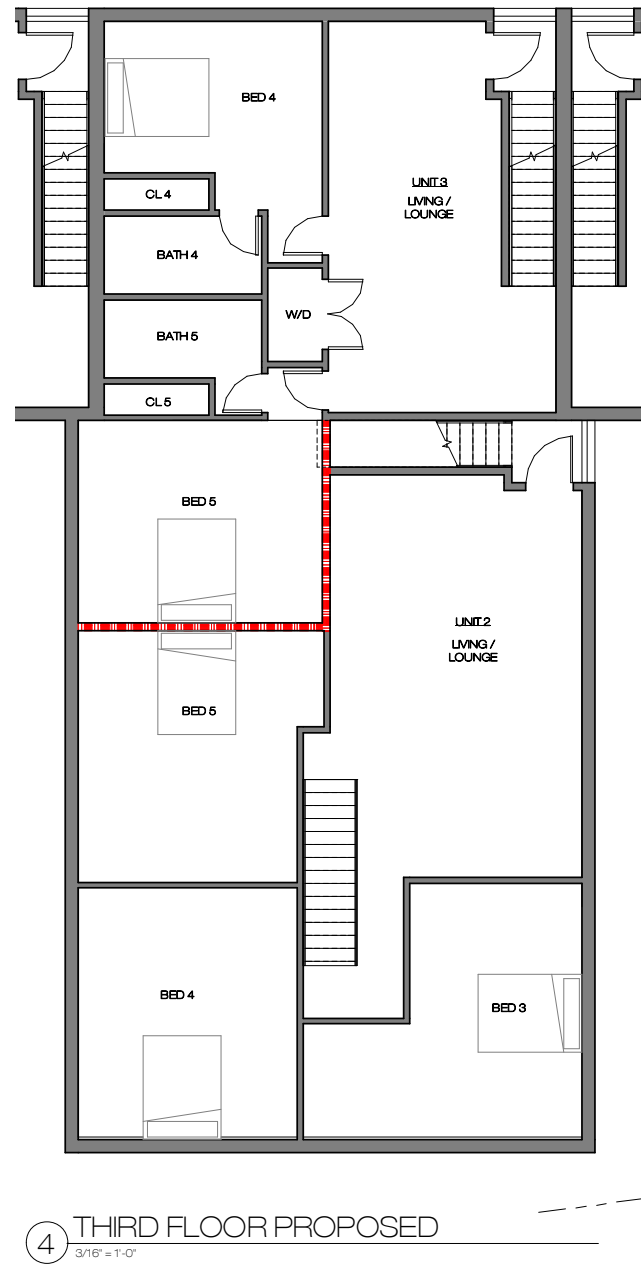
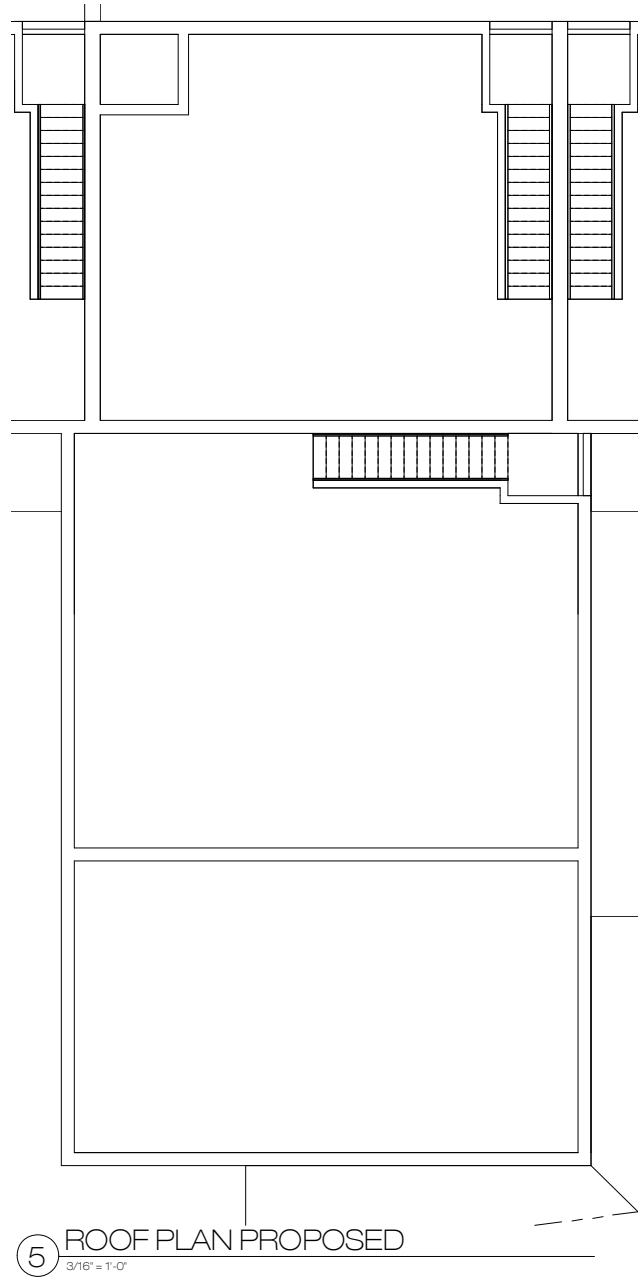
1 CELLAR LEVEL PROPOSED  
1/4" = 1'-0"

# NEW 8-UNIT APARTMENT HOUSE

3801 Macomb St NW, Washington, DC 20016

SCALE  
1/8" = 1'-0"

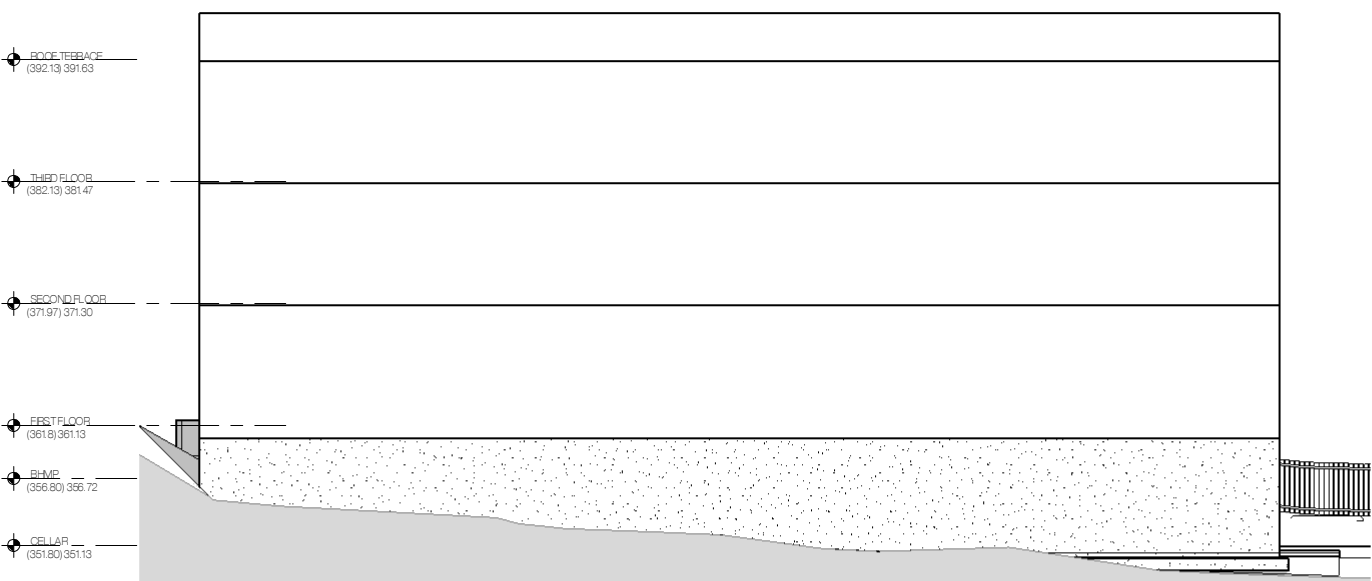
# UNIT 1 LAYOUT



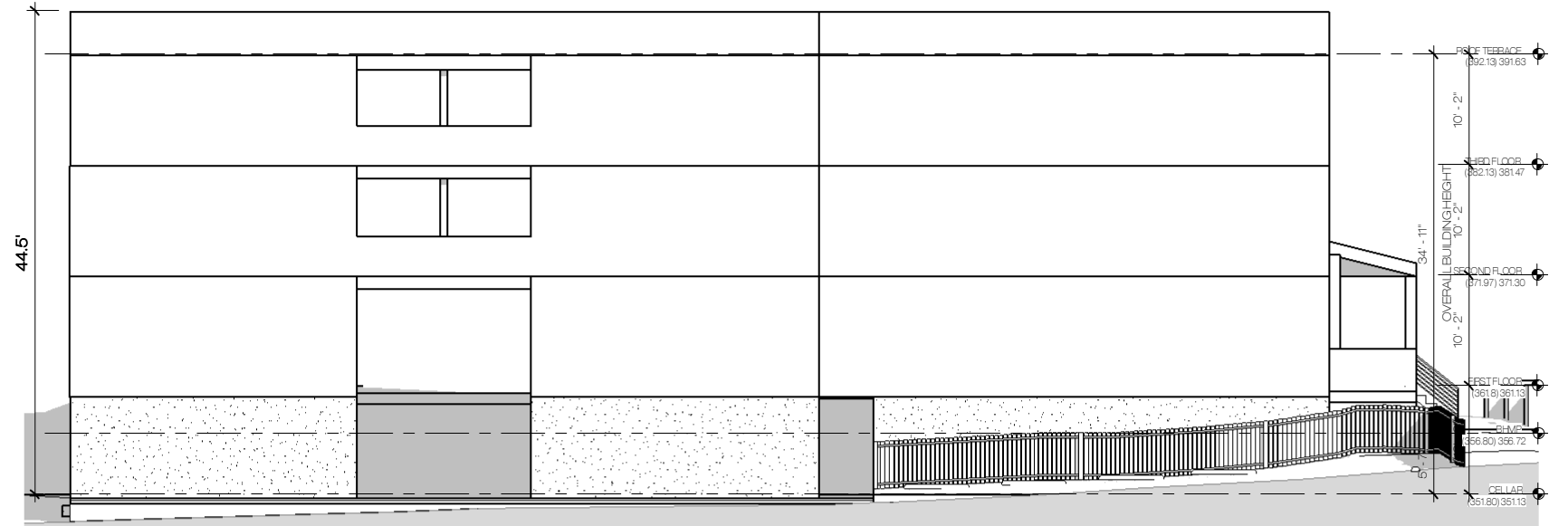
# NEW 8-UNIT APARTMENT HOUSE

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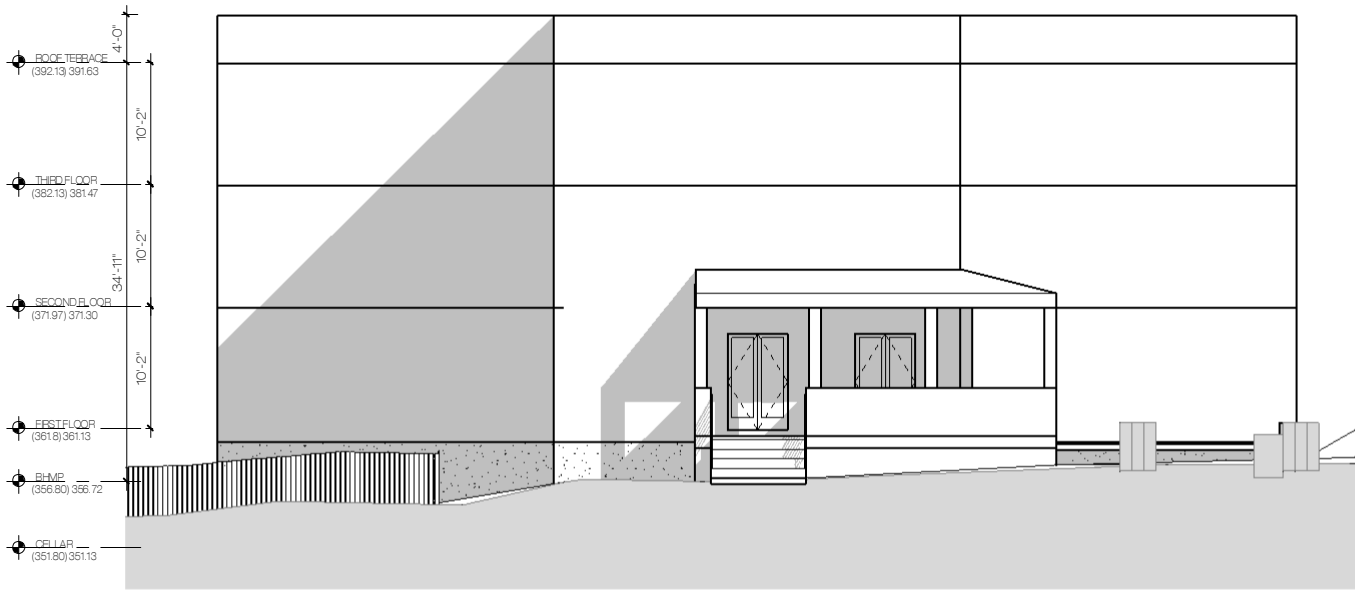
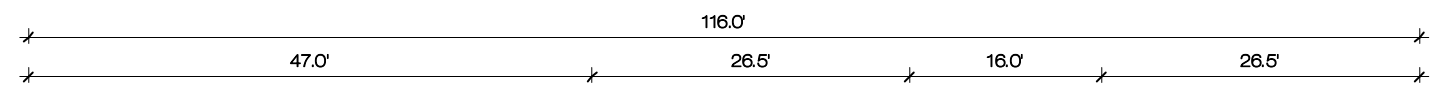
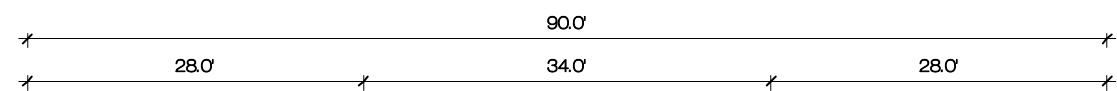
SCALE  
NTS



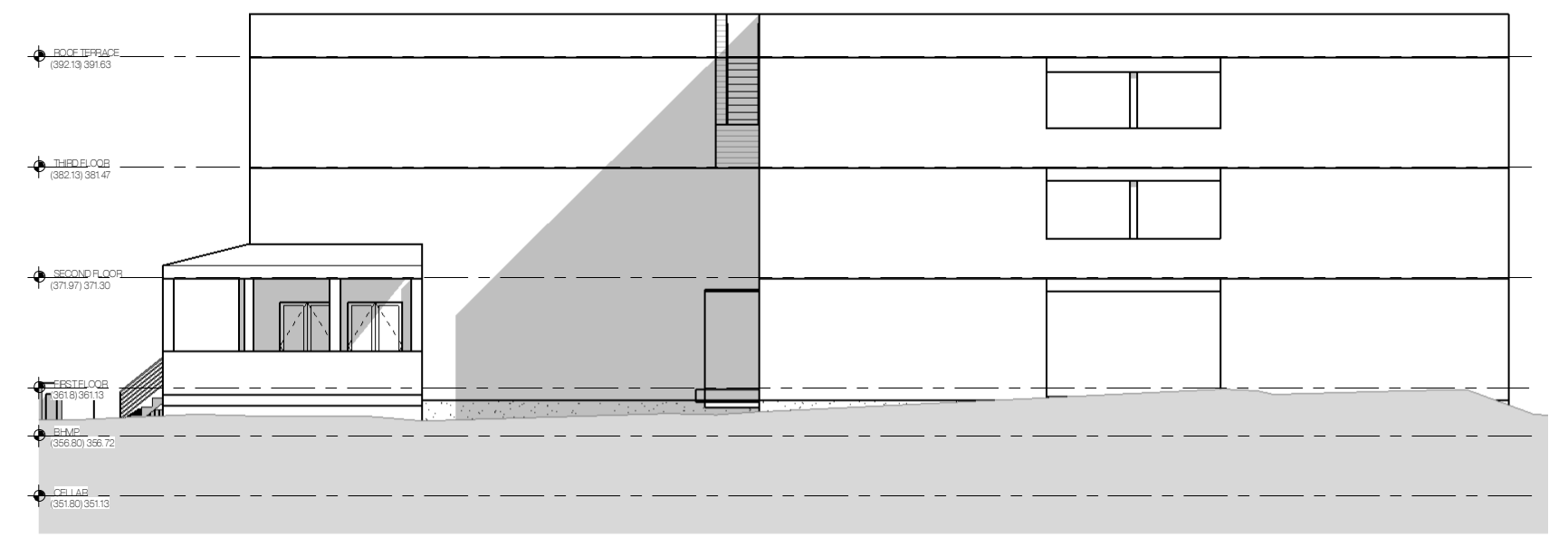
2 SIDE (TOP) ELEVATION  
1/8" = 1'-0"



1 REAR (LEFT) ELEVATION  
1/8" = 1'-0"



4 SIDE (BOTTOM) ELEVATION  
1/8" = 1'-0"



3 FRONT (RIGHT) ELEVATION  
1/8" = 1'-0"

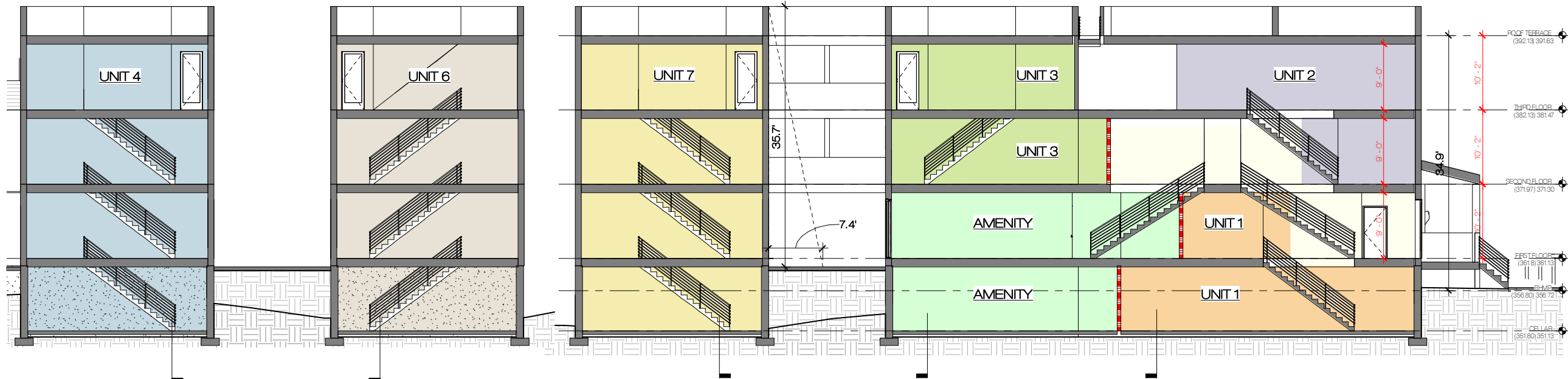
# NEW 8-UNIT APARTMENT HOUSE

3801 Macomb St NW, Washington, DC 20016

SCALE  
1/16" = 1'-0"

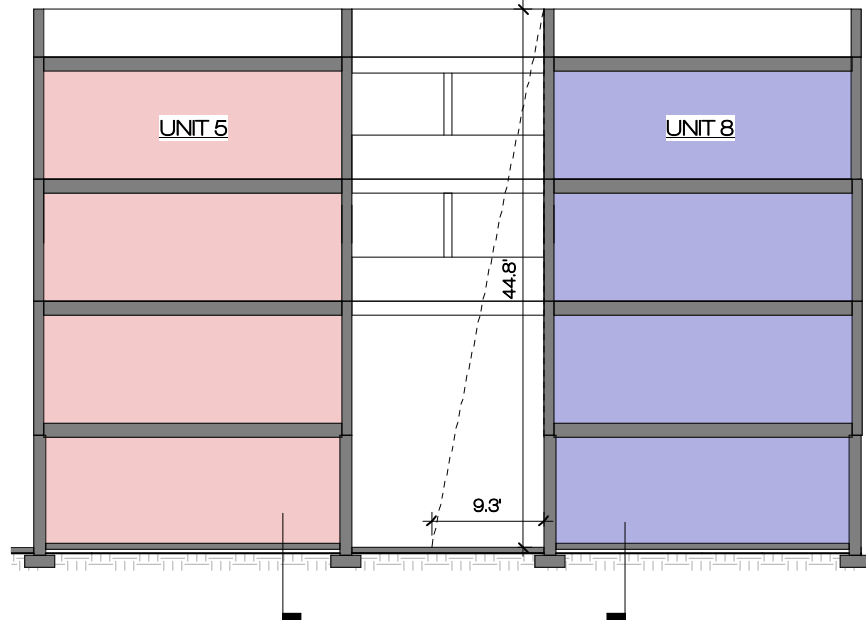
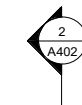
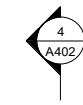
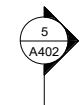
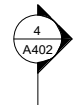
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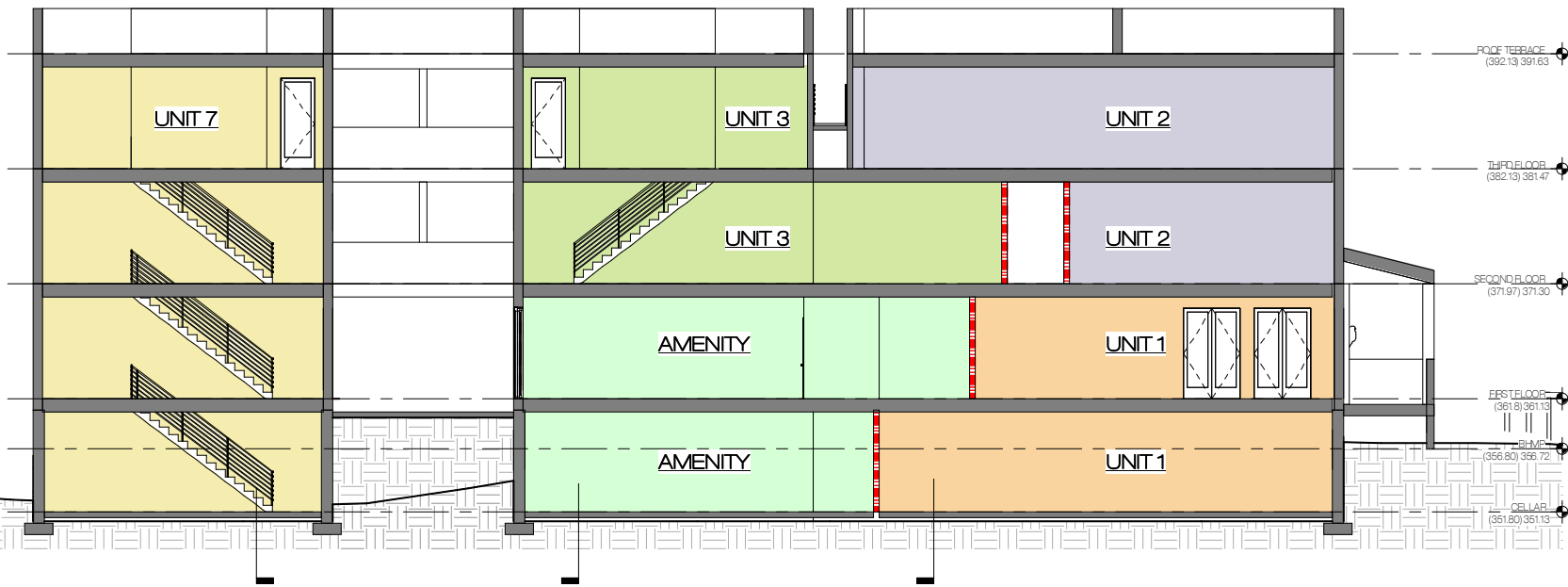


3 LONGITUDINAL SECTION 5  
1/8" = 1'-0"

1 LONGITUDINAL SECTION 1  
1/8" = 1'-0"



4 LONGITUDINAL SECTION 3  
1/8" = 1'-0"

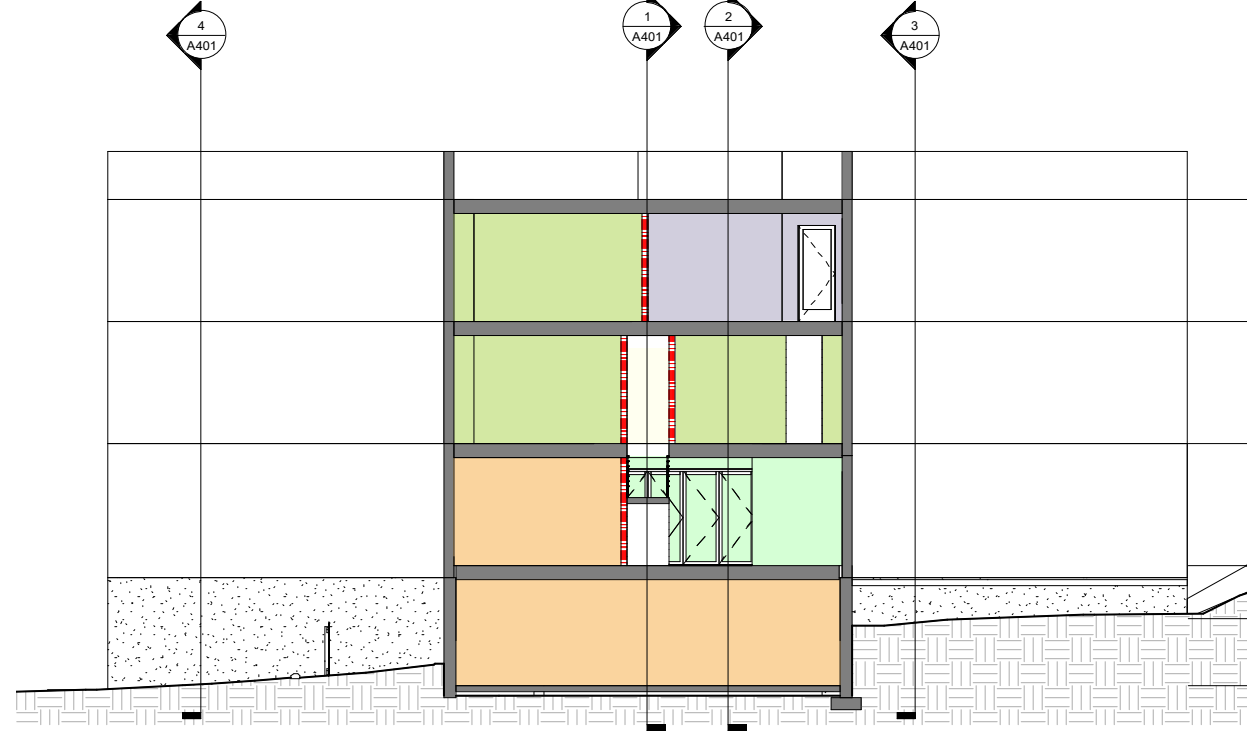


2 LONGITUDINAL SECTION 2  
1/8" = 1'-0"

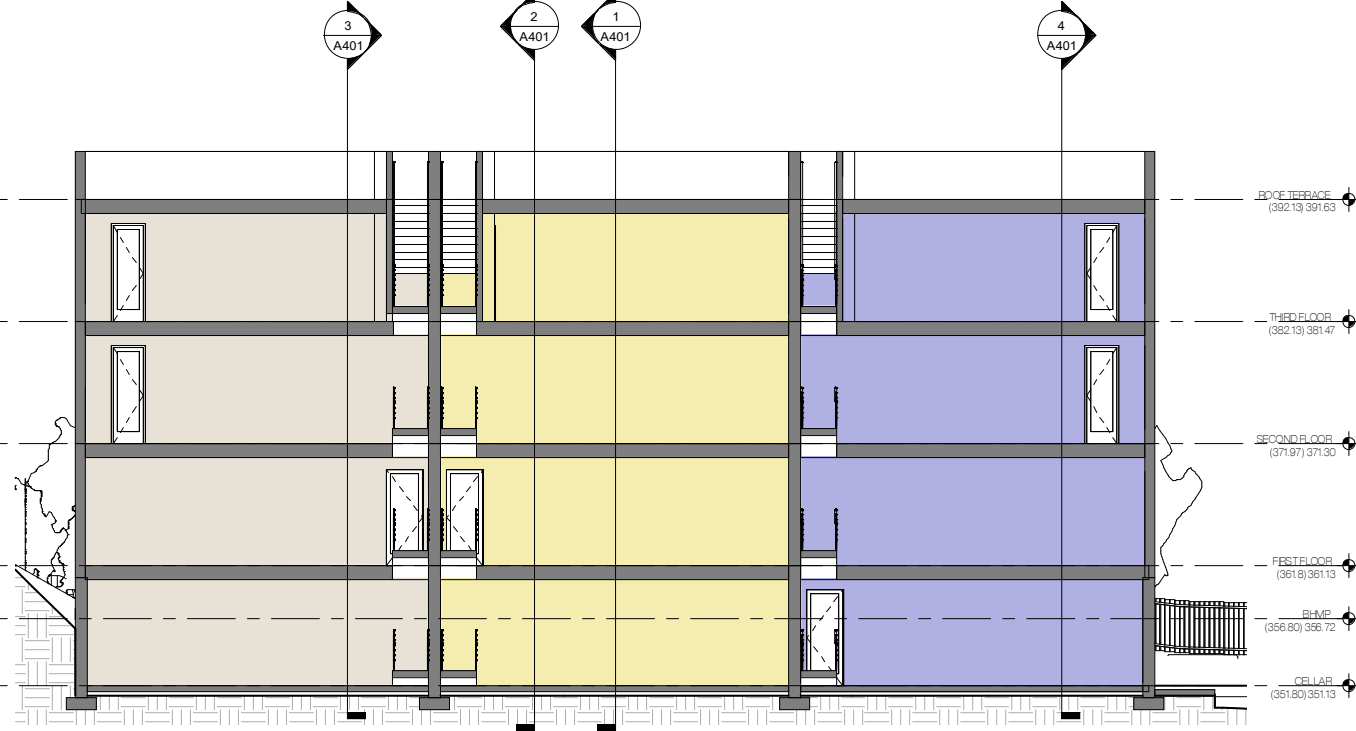
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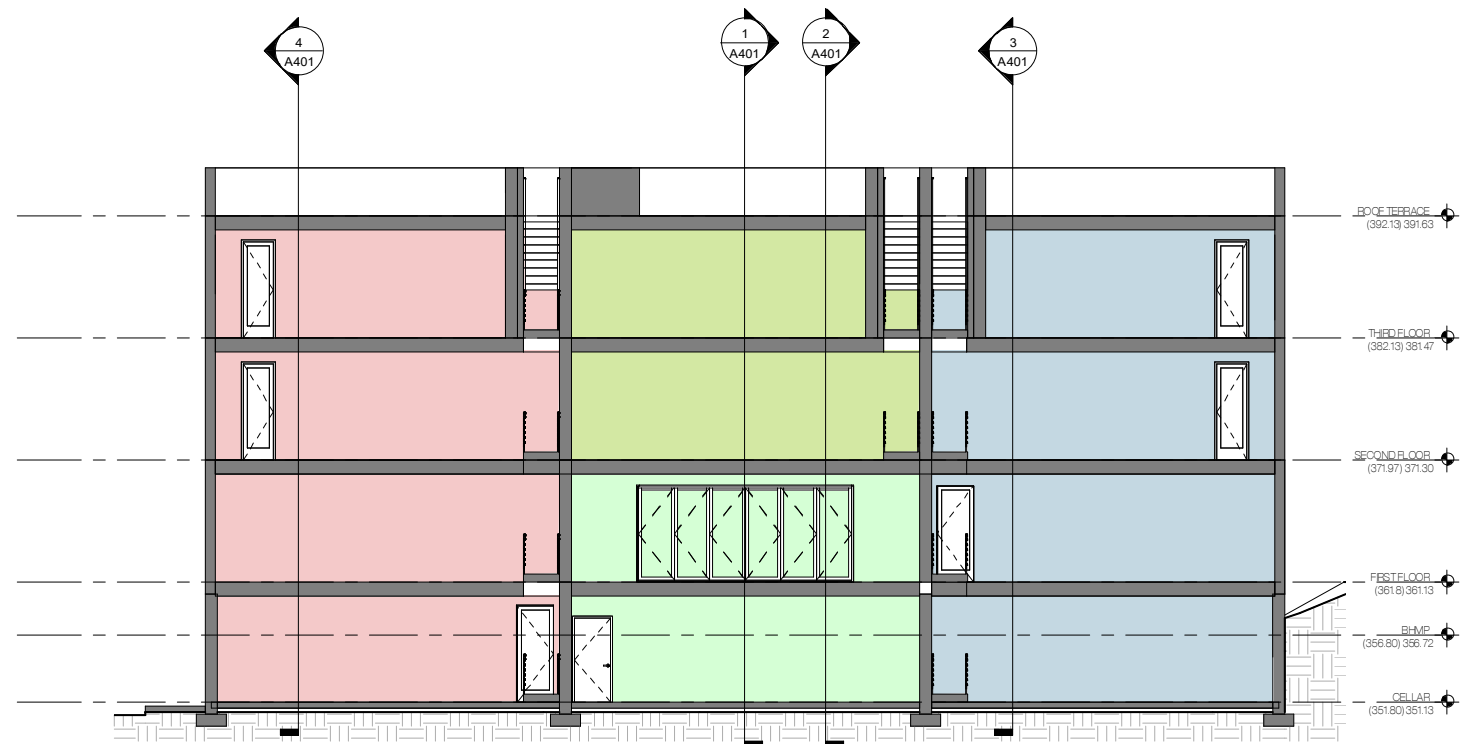
SCALE  
1/16" = 1'-0"



2 CROSS SECTION 2  
1/8" = 1'-0"



5 CROSS SECTION 5  
1/8" = 1'-0"

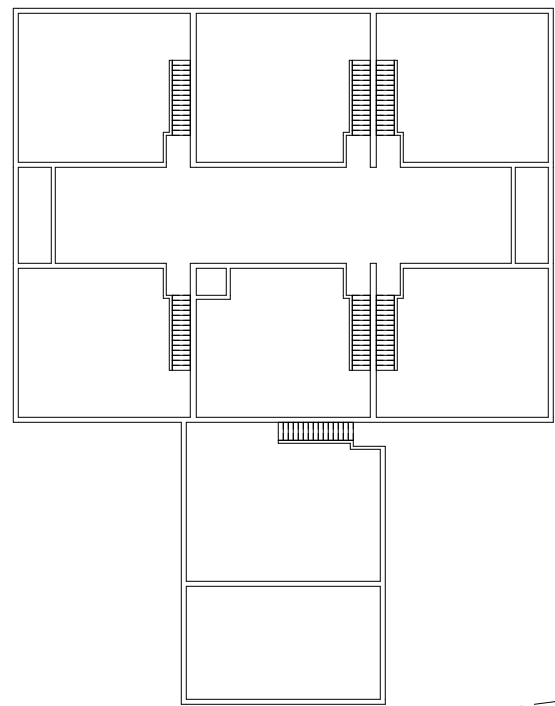


4 CROSS SECTION 4  
1/8" = 1'-0"

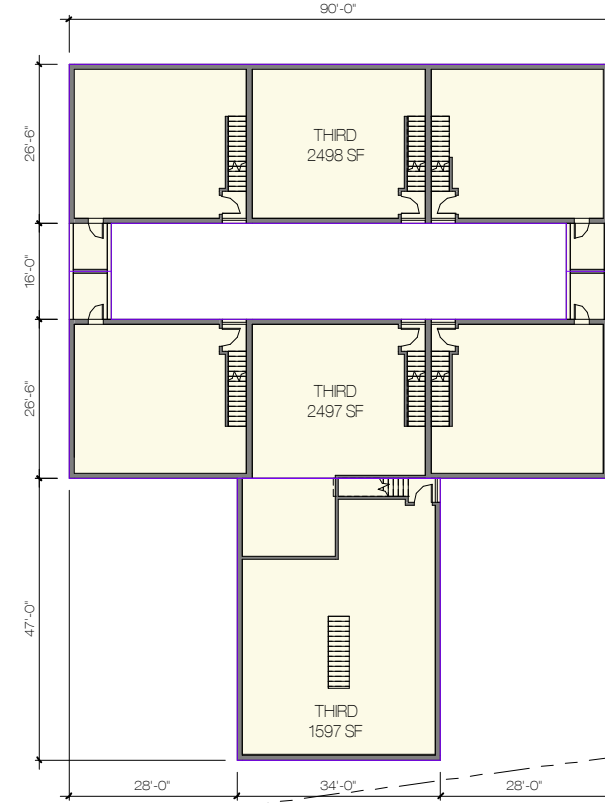
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SCALE  
1/16" = 1'-0"

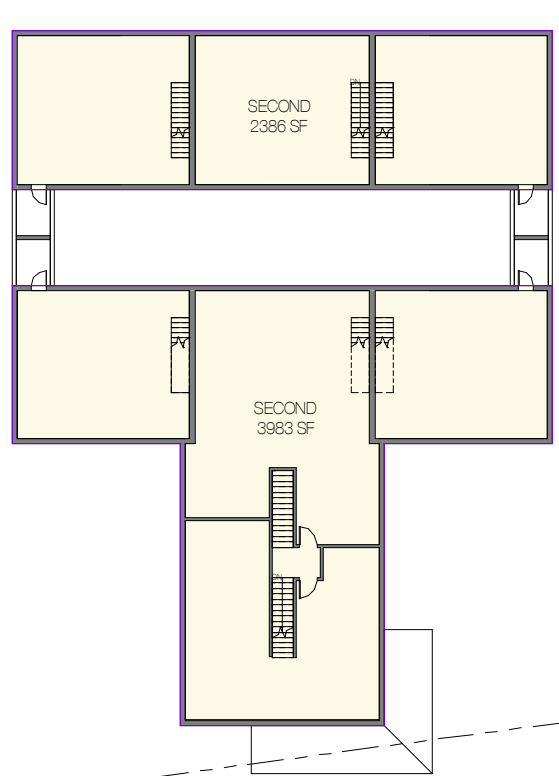


5 ROOF  
1/16" = 1'-0"

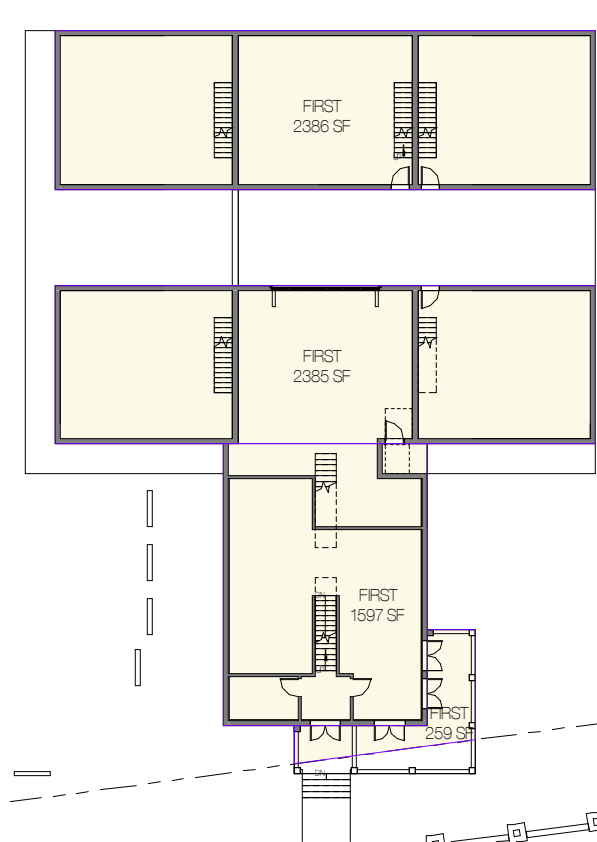


4 THIRD FLOOR ZONING  
1/16" = 1'-0"

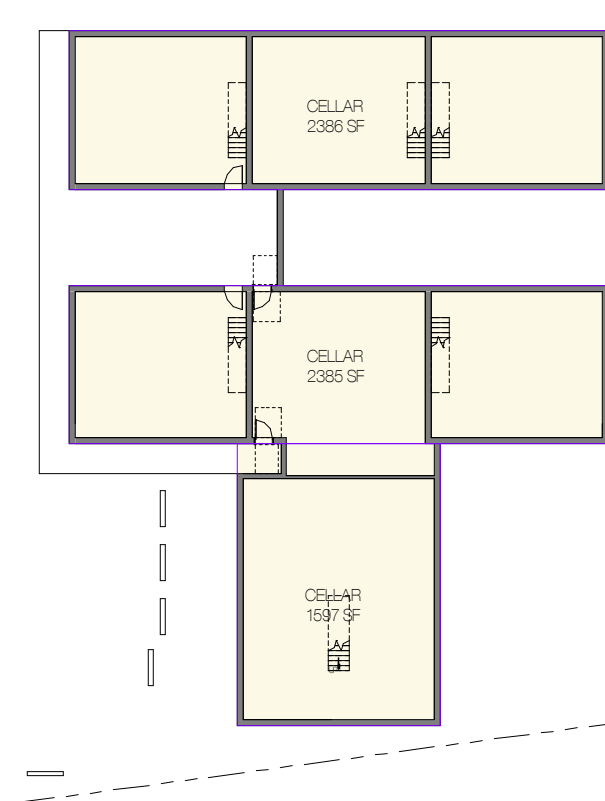
ZONING INFORMATION	
ZONING CLASSIFICATION:	R-1-B
<b>LOT OCCUPANCY</b>	
EXISTING LOT AREA	16,569 SF
MAX OCC. 40%	6,627 SF
PROPOSED FOOTPRINT	6,626 SF
TOTAL LOT OCCUPANCY	40%
<b>AREAS</b>	
LEVEL 1	6,626 SF
LEVEL 2	6,369 SF
LEVEL 3	6,591 SF
<b>GROSS SF</b>	<b>19,586 SF</b>
CELLAR	6,367 SF
TOTAL SF W/ CELLAR + PH + BAY	25,953 SF
<b>MISC</b>	
BUILDING HEIGHT ALLOWABLE:	40' MAXIMUM PER TABLE H 803.1: MAX PERMITTED BLDG HEIGHT
BUILDING HEIGHT PROVIDED:	34'-11" MEASURED FROM CENTER OF FRONT GRADE (B+MP)
<b>STORIES</b>	
ALLOWABLE:	3
PROVIDED:	3 (PLUS CELLAR)
<b>MIN REQUIRED SIDE YARD:</b>	
REQUIRED:	8'-0"
PROVIDED:	8'-0"
<b>MIN REQUIRED REAR YARD:</b>	
REQUIRED:	25'-0"
PROVIDED:	28'-5"
<b>CELLAR:</b>	
THE CELLAR LEVEL WILL HAVE A CEILING HEIGHT AT MAX 3'-11" AT THE FRONT MEASURED FROM THE EXISTING GRADE AT THE CENTER.	
<b>GREEN AREA RATIO</b>	
REQUIRED:	0.4
PROVIDED:	SEE GREEN AREA RATIO SHEETS
<b>PARKING:</b>	
REQUIRED:	1 PER 4 DWELLING UNITS ABOVE 4 // 2 MIN REQ'D
PROVIDED:	10 PARKING SPACES



3 SECOND FLOOR ZONING  
1/16" = 1'-0"



2 FIRST FLOOR ZONING  
1/16" = 1'-0"



1 CELLAR ZONING  
1/16" = 1'-0"

# NEW 8-UNIT APARTMENT HOUSE

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SCALE  
1/32" = 1'-0"

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