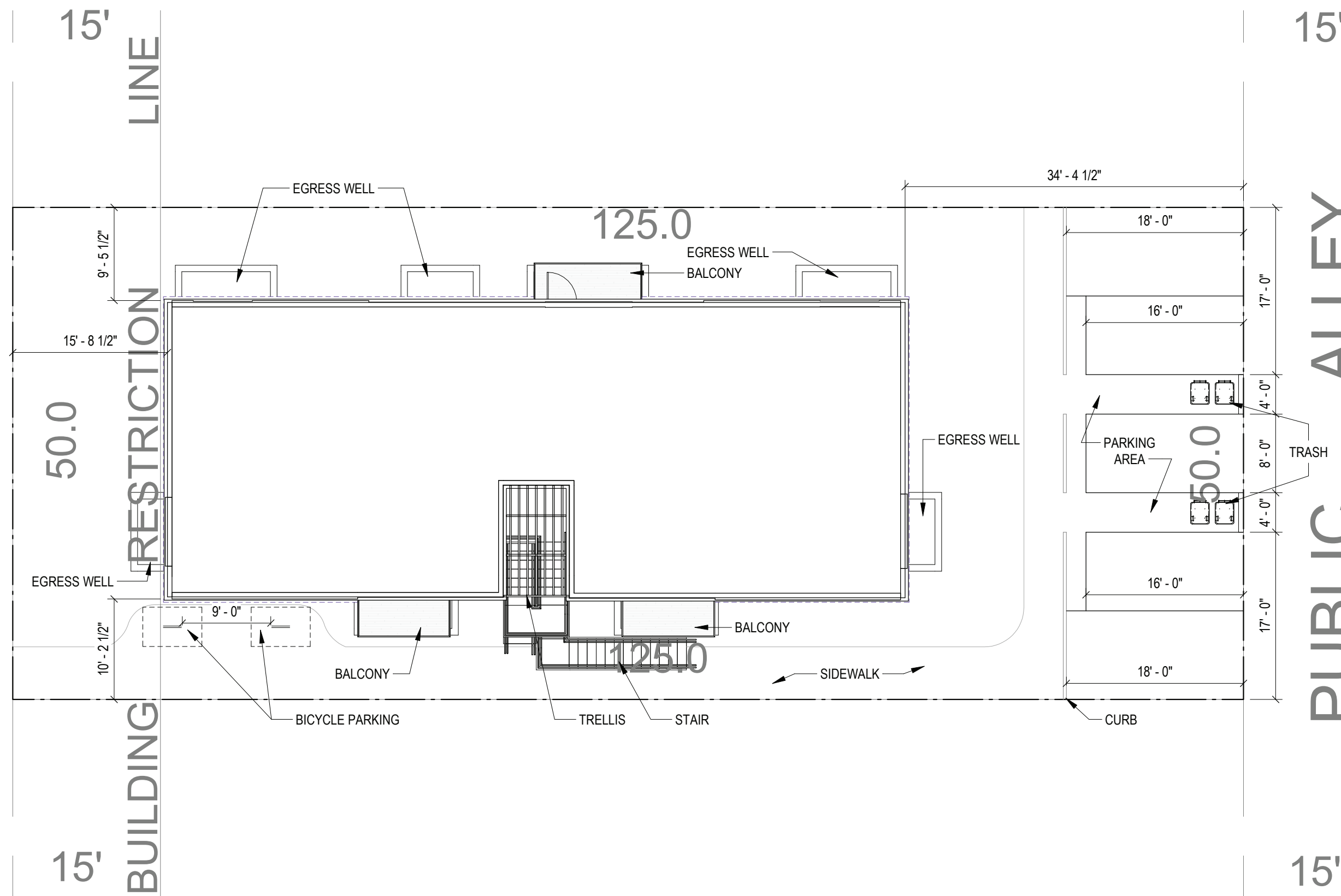


945 52ND ST
RESIDENCES

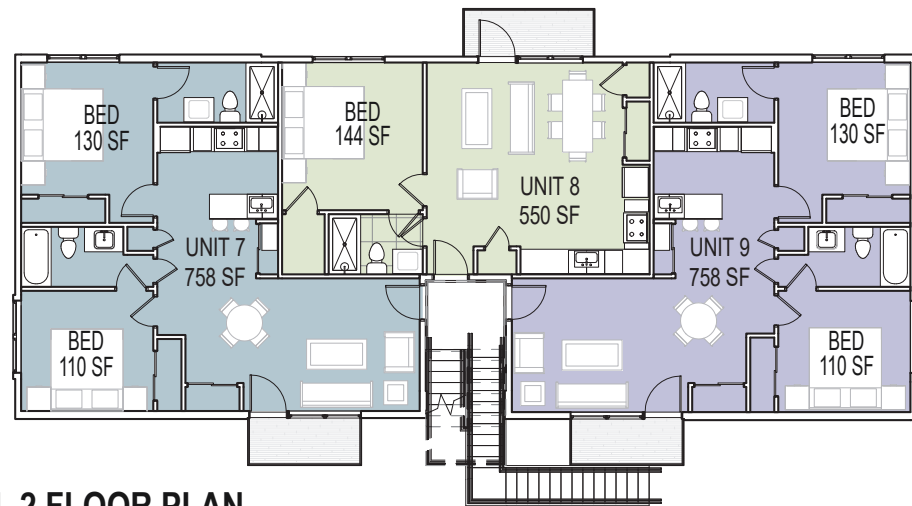
//3877

3333 K STREET NW SUITE 60, WASHINGTON DC 20007
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Board of Planning, Zoning and
District of Columbia
CASE NO.20829
EXHIBIT NO.6

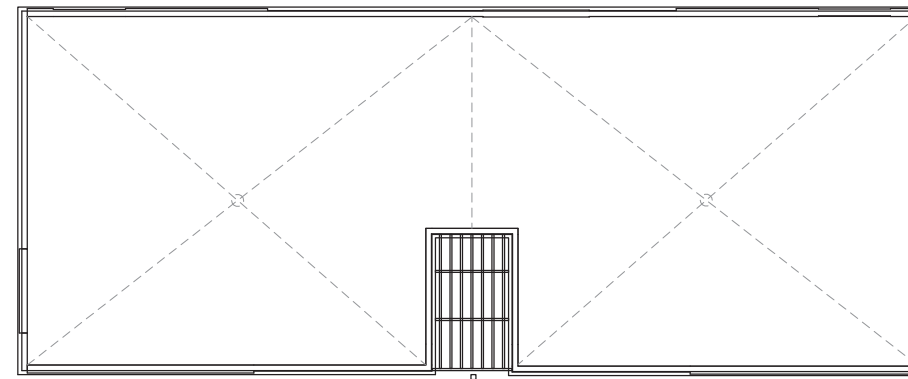
52ND STREET, N.E.



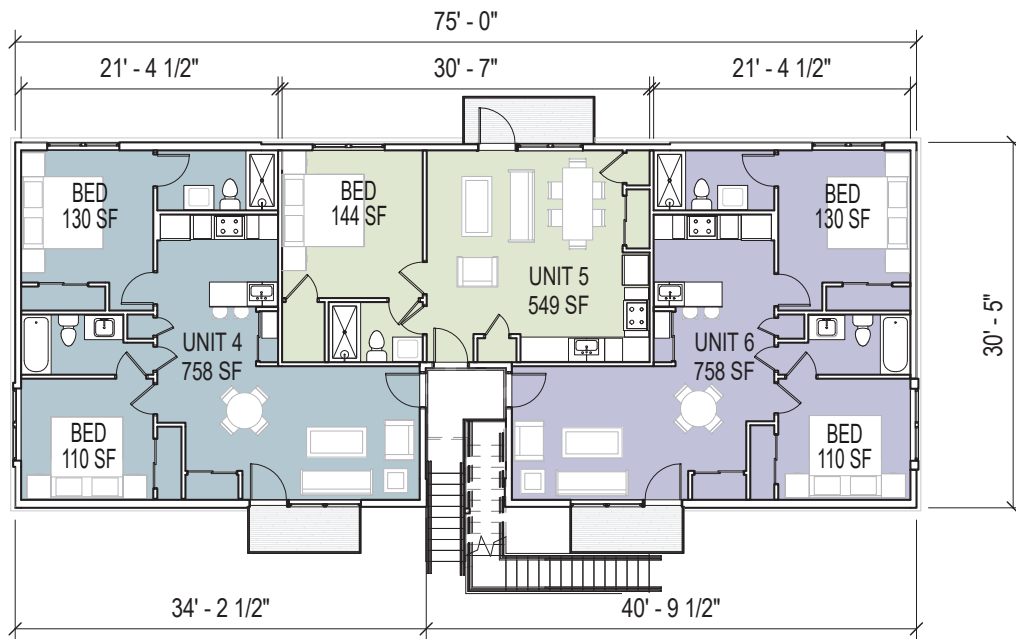
SITE PLAN 3/32" = 1'-0"



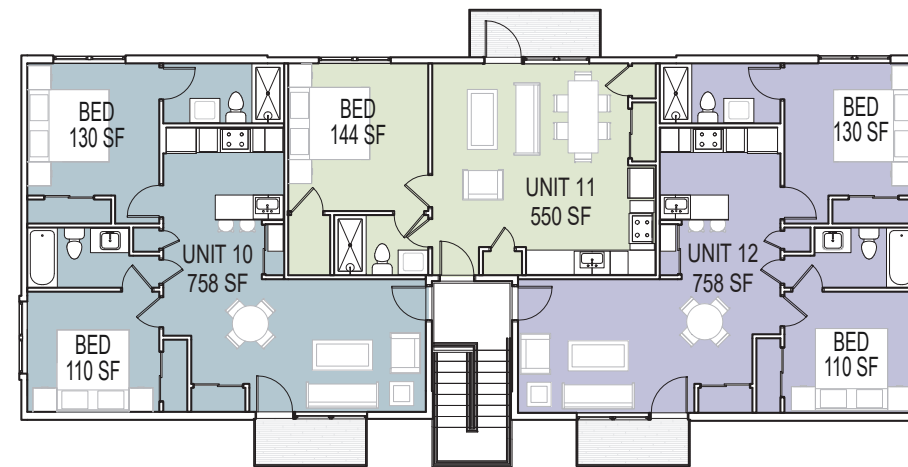
LEVEL 2 FLOOR PLAN



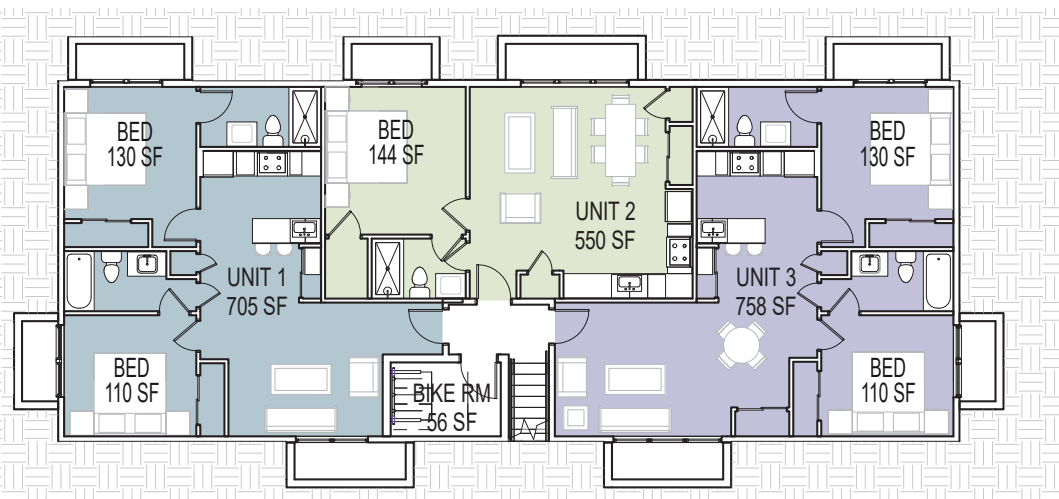
ROOF FLOOR PLAN



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

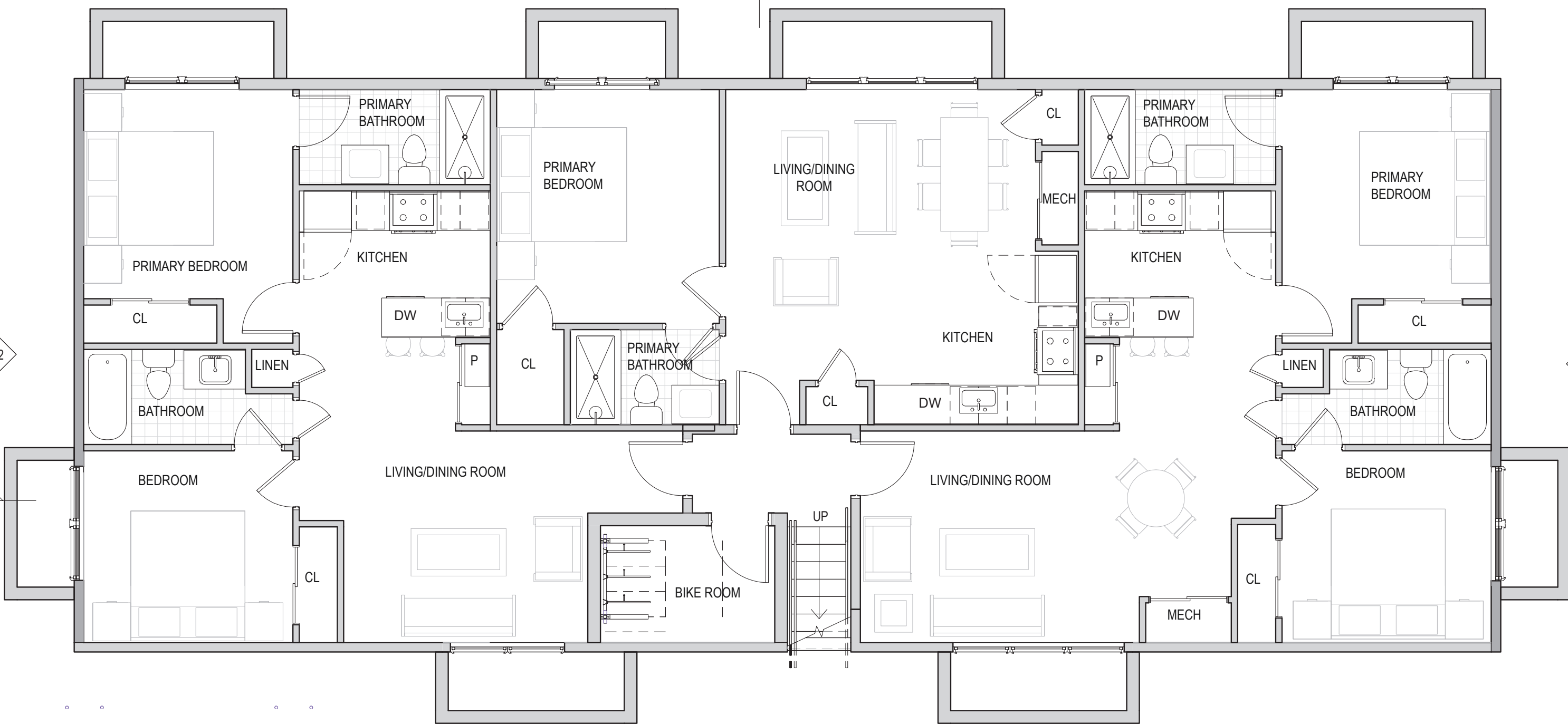
NET UNIT AREA CHART		
NAME	AREA	BEDS
LEVEL S1		
UNIT 1	705 SF	2 BEDS
UNIT 2	550 SF	1 BED
UNIT 3	758 SF	2 BEDS
2,013 SF		
LEVEL 01		
UNIT 4	758 SF	2 BEDS
UNIT 5	549 SF	1 BED
UNIT 6	758 SF	2 BEDS
2,065 SF		

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		
8,209 SF		

ZONING AND UNIT INFORMATION

2
15

14
1



13 2

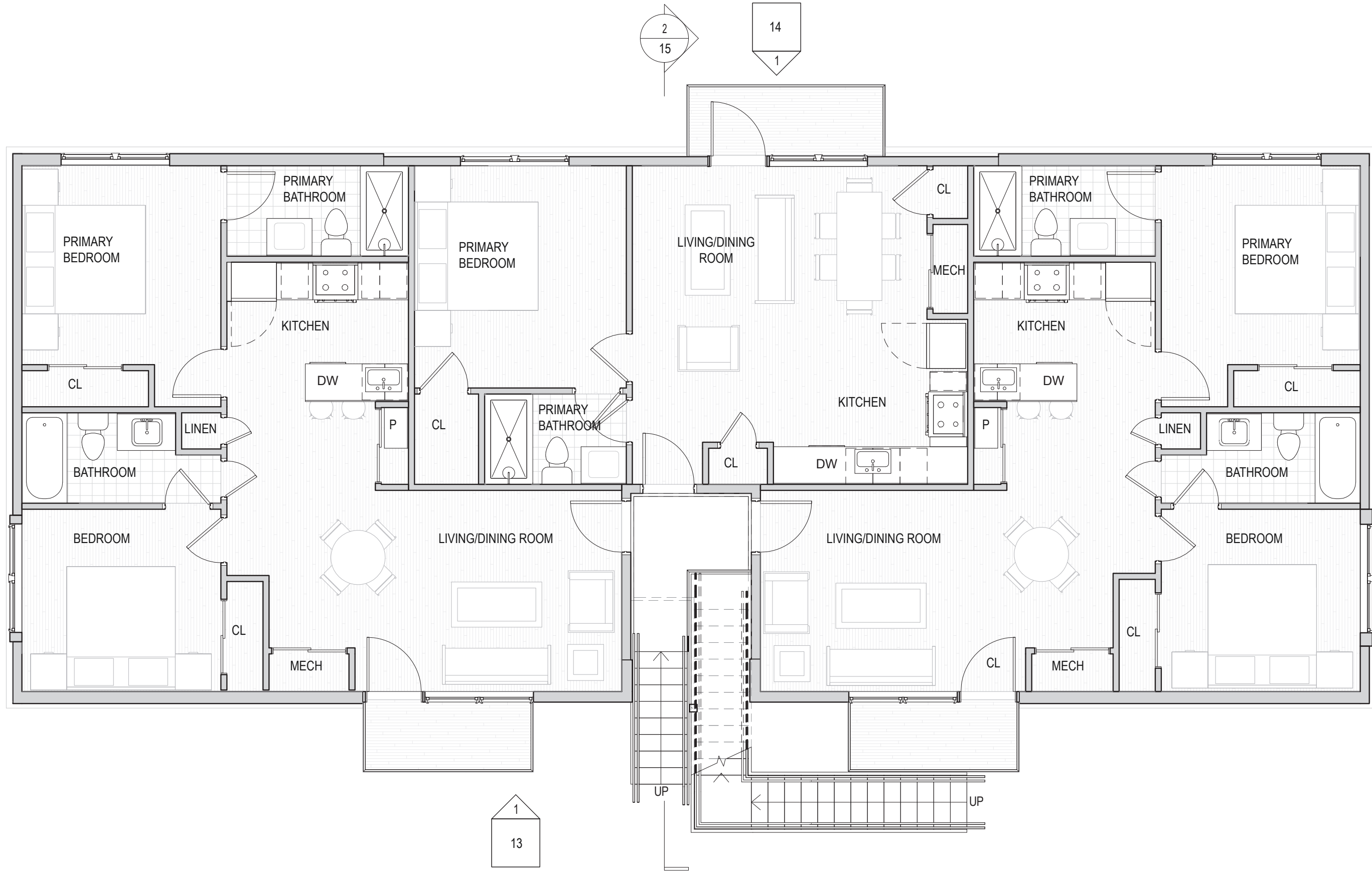
2 14

1 15

1
13



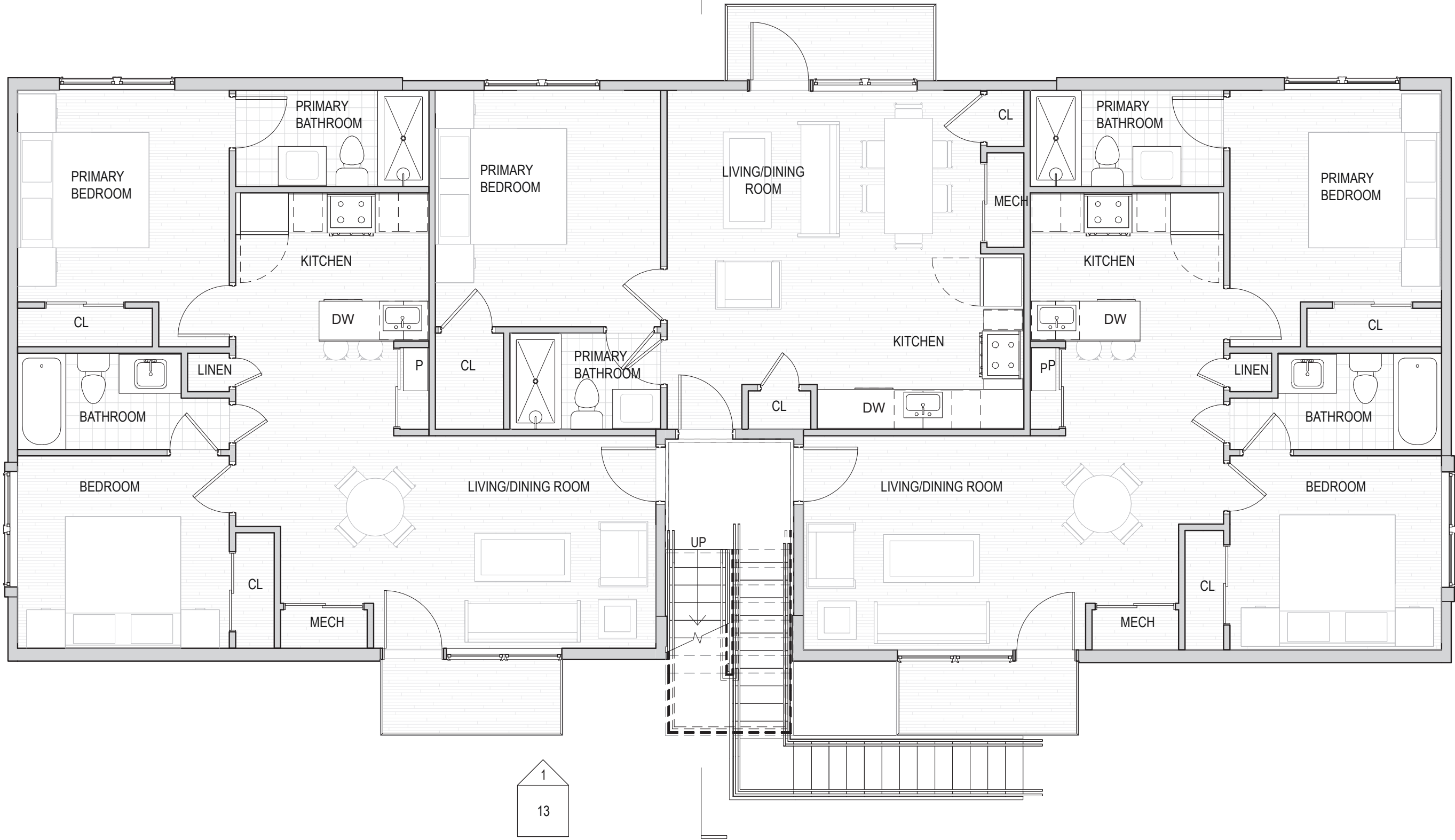
ENLARGED CELLAR PLAN 3/16" = 1'-0"



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

2
15

14
1



13 2

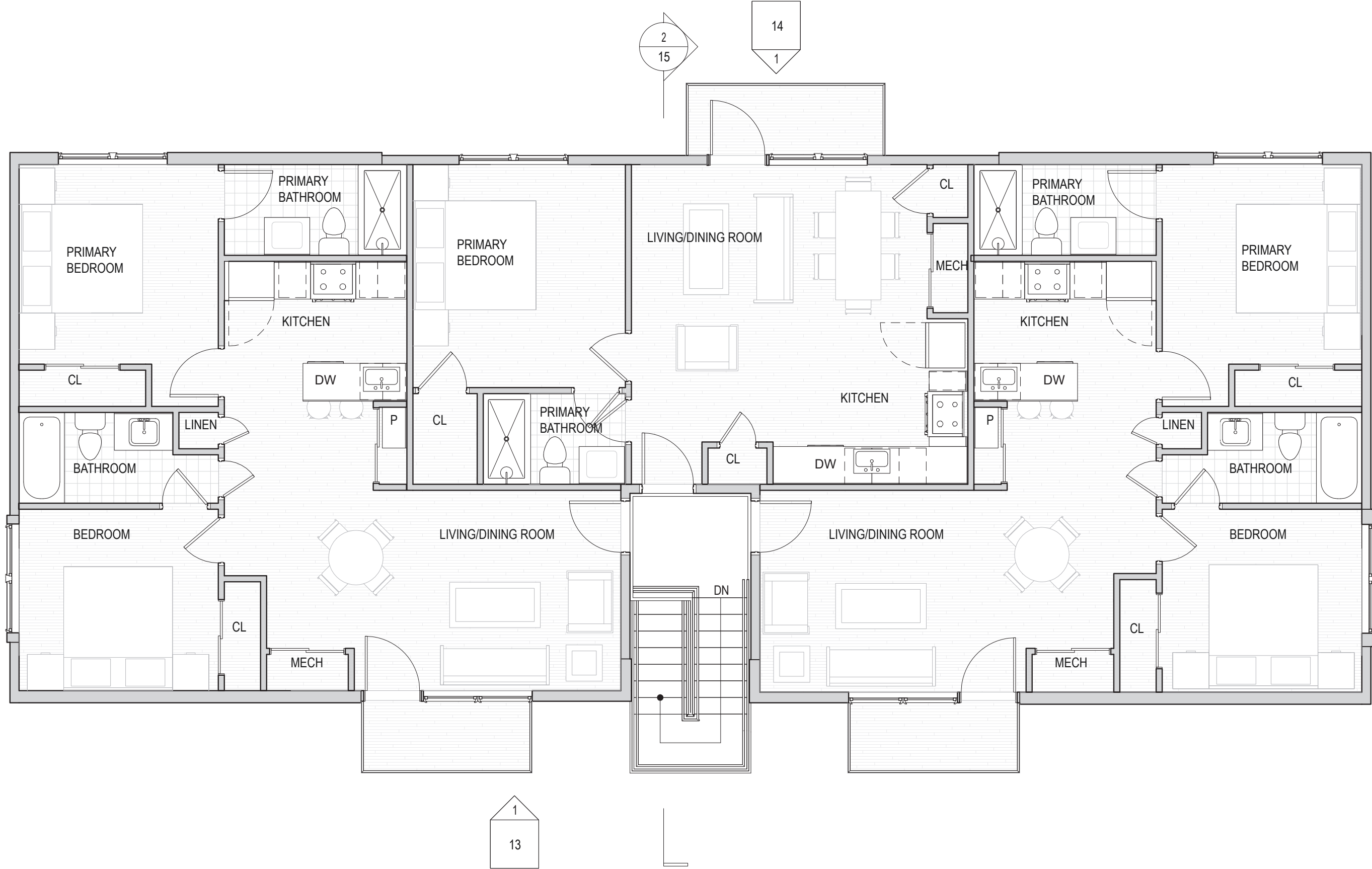
2 14

1
15

1
13



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



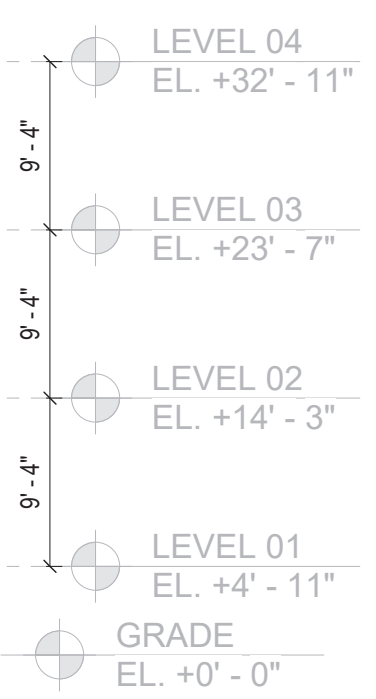
ENLARGED THIRD FLOOR PLAN 3/16" = 1'-0"



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



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



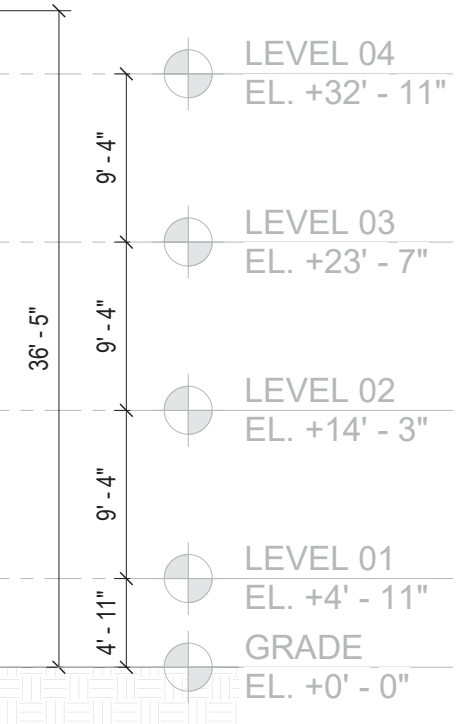
EXTERIOR ELEVATIONS



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



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



EXTERIOR ELEVATIONS