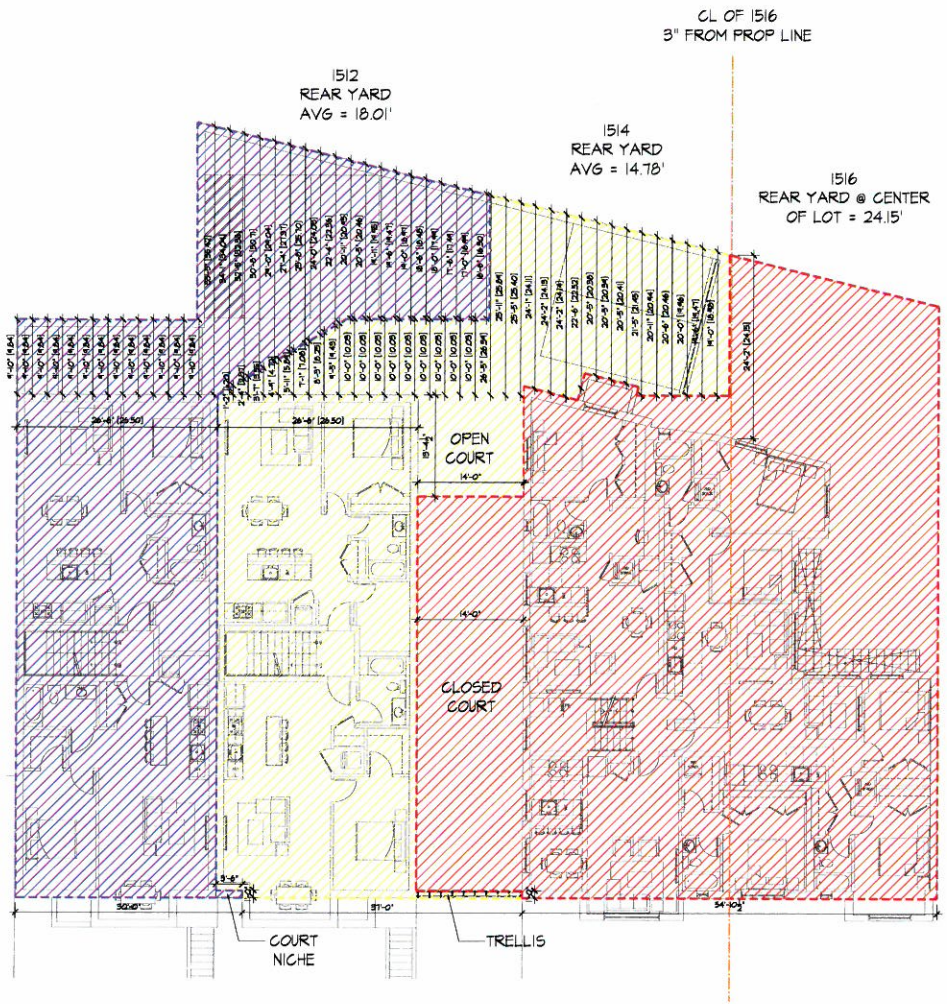

1 TYPICAL FLOOR PLAN
SCALE: 1/16" = 1'-0"

ZONING DATA			
	1512	1514	1516
ZONE	R-5-B	R-5-B	R-5-B
LOT AREA	2,930 SF	2,930 SF	4,811 SF
LOT OCCUPANCY ALLOWED	60% (1,760 SF)	60% (1,760 SF)	60% (2,887 SF)
LOT OCCUPANCY PROVIDED	60% (1,760 SF)	60% (1,760 SF)	60% (2,886 SF)
FAR ALLOWED	1.80 (5,274 SF)	1.80 (5,274 SF)	1.80 (8,660 SF)
FAR PROVIDED	1.68-1.80	1.71-1.80	1.80 (8,658 SF)
HEIGHT ALLOWED	50'-0"	50'-0"	50'-0"
HEIGHT PROVIDED	50'-0"	44'-0"	34'-0" (EX.)
NUMBER OF STORIES	3	3	3 (EX.)
REAR YARD REQUIRED	15'-0"	15'-0"	15'-0"
REAR YARD PROVIDED	SEE BELOW	SEE BELOW	SEE BELOW
OPEN COURT REQUIRED	N/A	4" PER 1'-0" OF HT OF COURT = 42'-0" * 4/12 = 14'-0"	N/A
OPEN COURT PROVIDED	N/A	14'-0"	N/A
CLOSED COURT REQUIRED	N/A	N/A	4" PER 1'-0" OF HT OF COURT, MIN 15'-0". 34'-0" * 4/12 = 11'-4". 15'-0" REQ. MIN AREA = 2x (11'-4"x11'-4") = 257 SF. MIN 350 SF REQ.
CLOSED COURT PROVIDED	N/A	N/A	14'-0" / 729 SF
NUMBER OF UNITS	7	6	14
PARKING SPACES REQUIRED	4	3	0
PARKING SPACES PROVIDED	4	3	0

REAR YARD CALCULATIONS			
	1512	1514	1516
REAR YARD DEPTH @ CENTER LINE OF LOT	N/A	N/A	24.15'
REAR YARD AVERAGE DEPTH	18.01'	14.78'	N/A
REAR YARD AVERAGE BY AREA	1,166 SF/26.5' =44.01'	972 SF/26.5' =36.69'	N/A

1512-1514-1516 K STREET SE

TYPICAL FLOOR PLAN | A 1.1

06/04/2015

1512-1514-1516 K St SE
Washington, DC 20003
Square: 1078 Lots No: 0005, 0042-0045 Zone: R-5-B

PGN Architects, PLLC
210 7th Street SE - Suite 201
Washington, DC 20003
(P) 202-822-5995 (F) 202-822-0908

The Rubin Group LLC
(P) 301-237-8211

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