SITE PLAN 1:10

3524-3526 K STREET-NW

POTOMAC RIVER

ADJOINING PROPERTY

#3526

#3528

PROPOSED 8-UNIT MULTI-FAMILY DWELLING WITHIN EXISTING BUILDING FOOTPRINT

WHITEHURST FWY-NW ABOVE K STREET-NW

#3524
EXISTING FIRST FLOOR

4,791 SF - EXISTING LOT SIZE
1,893 SF - EXISTING FOOTPRINT
39.5% EXISTING LOT COVERAGE
1.02 FAR (EXISTING)
EXISTING SECOND FLOOR

3524-3526 K STREET-NW

4,791 SF - EXISTING LOT SIZE
1,893 SF - EXISTING FOOTPRINT
39.5% EXISTING LOT COVERAGE
1.02 FAR (EXISTING)
EXISTING THIRD FLOOR

4,791 SF - EXISTING LOT SIZE
1,893 SF - EXISTING FOOTPRINT
39.5% EXISTING LOT COVERAGE
1.02 FAR (EXISTING)
**PROPOSED SITE SECTION**

1. **EXISTING**
   - 1,679 + 2,984 SF = 4,663 SF - EXISTING LOT SIZE
   - 1,924 SF - EXISTING FOOTPRINT
   - 41.2% EXISTING LOT COVERAGE
   - 4,532 SF EXISTING TOTAL GROSS AREA
   - 0.971 FAR (EXISTING)
   - 3-STORIES
   - 29'-9"EXISTING HEIGHT

2. **PROPOSED**
   - 1,679 + 2,984 SF = 4,663 SF - EXISTING LOT SIZE
   - 2,474 SF - PROPOSED FOOTPRINT
   - 56.5% PROPOSED LOT COVERAGE
   - 11,629 SF TOTAL GROSS AREA
   - 2.493 FAR (PROPOSED)
   - 4-STORIES + PENTHOUSE
   - 45'-0" PROPOSED HEIGHT + PH (52'-6" TOTAL)

**ALLOWABLE**

- LOT SIZE - 4,663 SF (TOTAL)
- 2.5 FAR MAX = 11,657 SF ALLOWED
- 80% LOT COVERAGE MAX ALLOWED
- 45'-0" MAX HEIGHT + PENTHOUSE

**FIRST FLOOR** - 2,474 SF
**SECOND FLOOR** - 2,639 SF
**THIRD FLOOR** - 2,639 SF
**FOURTH FLOOR** - 2,639 SF
**PENTHOUSE** - 1,238 SF

**TOTAL = 11,629 SF**
PROPOSED FIRST FLOOR

1:1/8"

MU-12 ZONING DISTRICT
LOT SIZE - 4,663 SF (TOTAL)
2.5 FAR MAX = 11,657 SF (approx 4 STORIES)
80% LOT COVERAGE MAX
45'-0" MAX HEIGHT + PENTHOUSE

2,474 SF - GROSS FLOOR AREA
FIRST FLOOR
PROPOSED SECOND FLOOR

MU-12 ZONING DISTRICT
LOT SIZE - 4,663 SF (TOTAL)
2.5 FAR MAX = 11,657 SF (approx 4 STORIES)
80% LOT COVERAGE MAX
45'-0" MAX HEIGHT + PENTHOUSE

2,639 SF - GROSS FLOOR AREA
SECOND FLOOR
PROPOSED FOURTH FLOOR

1:1/8"

MU-12 ZONING DISTRICT
LOT SIZE - 4,663 SF (TOTAL)
2.5 FAR MAX = 11,657 SF (approx 4 STORIES)
80% LOT COVERAGE MAX
45'-0" MAX HEIGHT + PENTHOUSE

2,639 SF - GROSS FLOOR AREA
FOURTH FLOOR

PROPOSED FOURTH FLOOR

1:1/8"
PROPOSED PENTHOUSE

MU-12 ZONING DISTRICT
LOT SIZE - 4,663 SF (TOTAL)
2.5 FAR MAX = 11,657 SF (approx 4 STORIES)
80% LOT COVERAGE MAX
45'-0" MAX HEIGHT + PENTHOUSE

1,238 SF - GROSS FLOOR AREA
PENTHOUSE

3526

#3524

3524-3526 K STREET-NW

PROPOSED PENTHOUSE
1:1/8"
First Floor Overlay
1:1/8"
RENDERING

K ST NW FACING POTOMAC