3918

3918 W Street NW
Washington, DC 20007
Zoning PDRM

April 2, 2014

SHEET INDEX - SD	
Sheet #	Sheet Name
SD-00	Cover Sheet
SD-01	Existing Photographs - 3918 W Street, Front
SD-02	Existing Photographs - 3918 W Street, Rear
SD-03	Existing Plan and Zoning Summary
SD-04	Proposed Plans - Cellar, First, Second, and Third Level
SD-05	Proposed Plans - First Level, Parking Options 1 and 2
SD-06	Proposed Massing

VICINITY MAP

1

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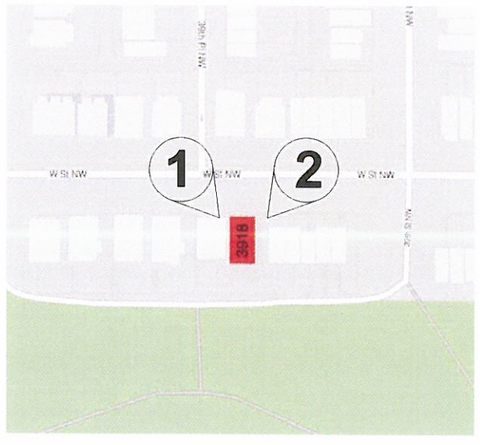

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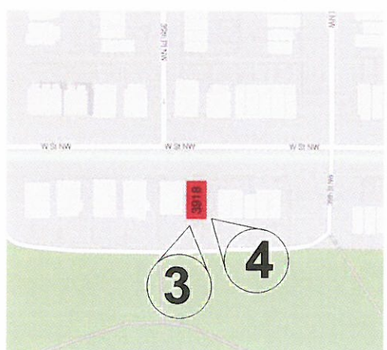
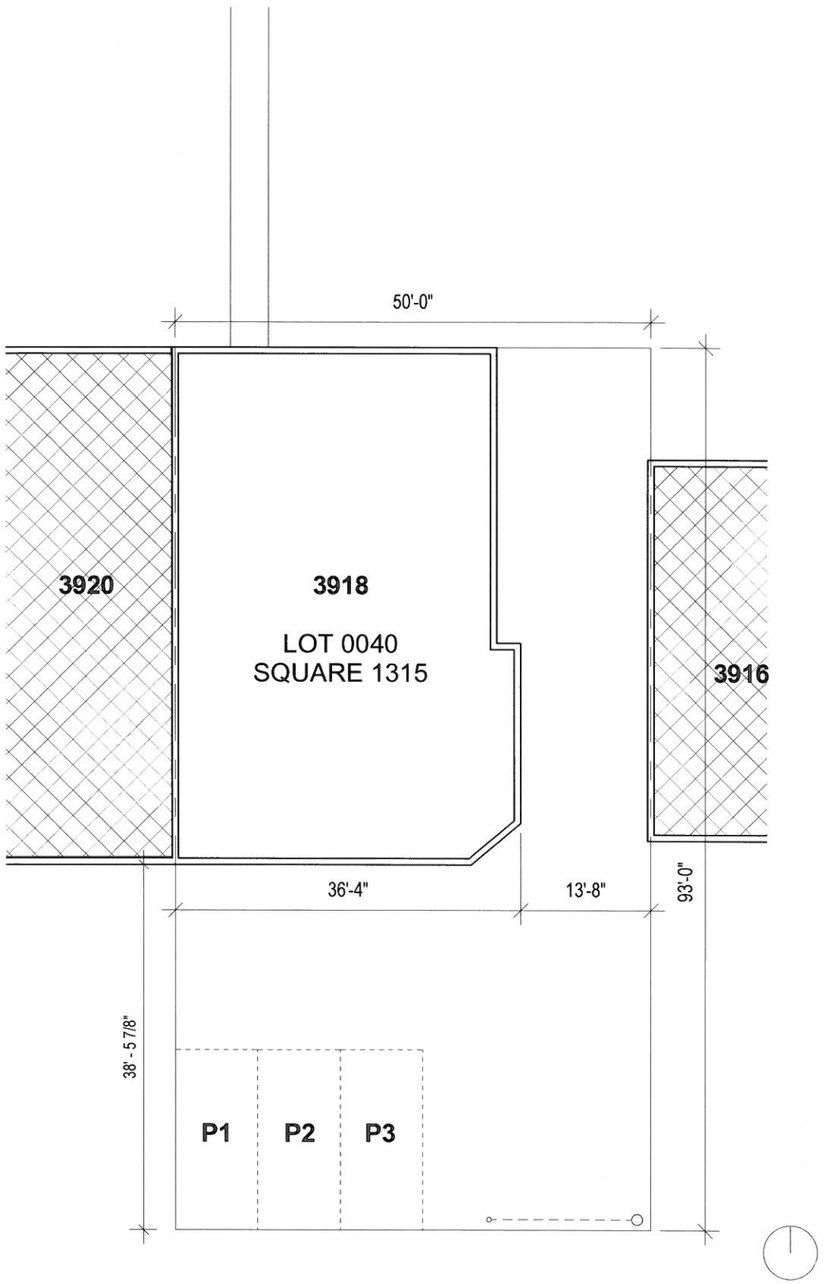




3918 W ST NW ZONING SUMMARY

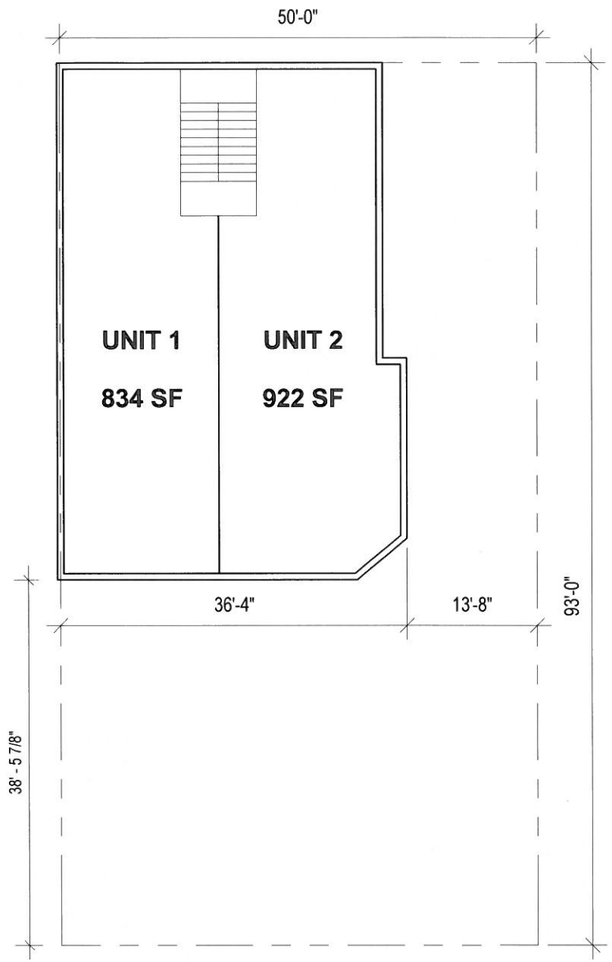
SQUARE: 1315
LOT: 0040
ZONE R-5-A
LOT SIZE: 4655 SF

REGULATION
MAX LOT OCCUPANCY: 40% (1862 SF)
MAX FAR: .9 (4189.5 SF)
MAX # OF STORIES: 3
MAX HEIGHT: 40'-0"
REAR YARD SETBACK: 20'-0"
SIDE YARD SETBACK: 3" PER FOOT OF HEIGHT
PARKING: 1 SPACE PER NEW UNIT (4 EXISTING SPACES)

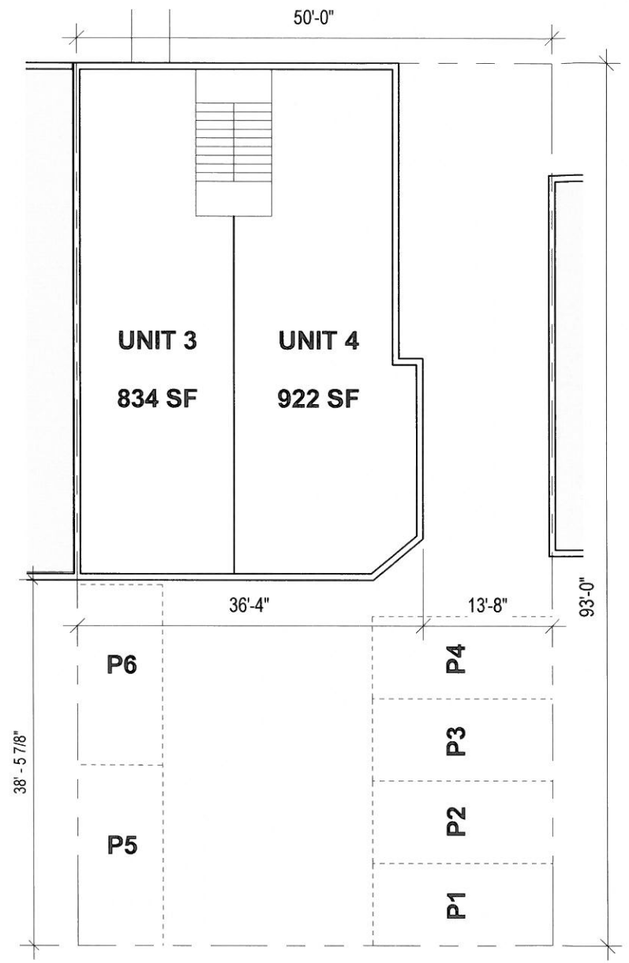
EXISITING
LOT OCCUPANCY: 40% (1862 SF)
FAR: 0.8 (3784 SF)
STORIES: 2
HEIGHT: 24'-0"
REAR YARD SETBACK: 38'-6"
SIDE YARD SETBACK: 13'-4"
PARKING: 3 SPACES

PROPOSED
LOT OCCUPANCY: 40% (1862 SF)
FAR: .9 (4189.5 SF)
OF STORIES: 3 + CELLAR
HEIGHT: 40'-0"
REAR YARD SETBACK: 38'-6"
SIDE YARD SETBACK: 13'-4"
PARKING: 6 SPACES

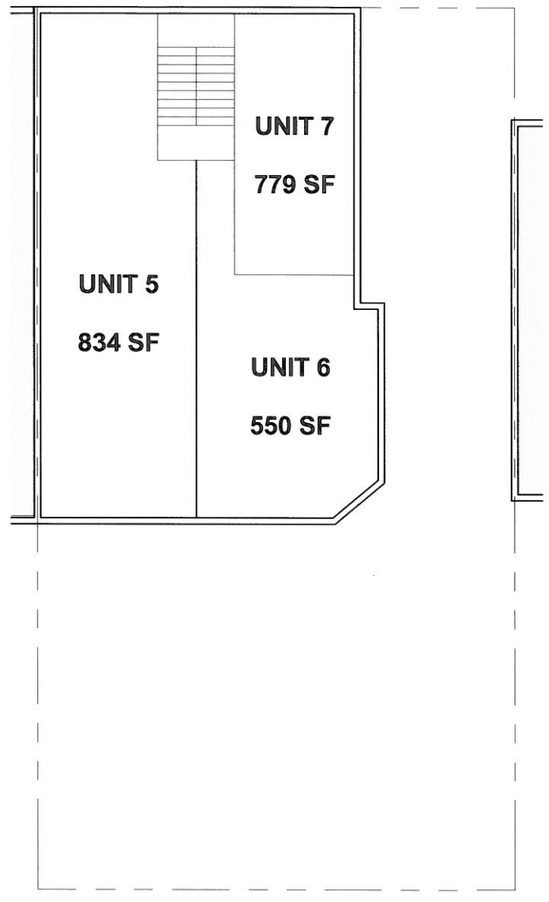
7 UNITS @ APPROX. 860 SF PER UNIT



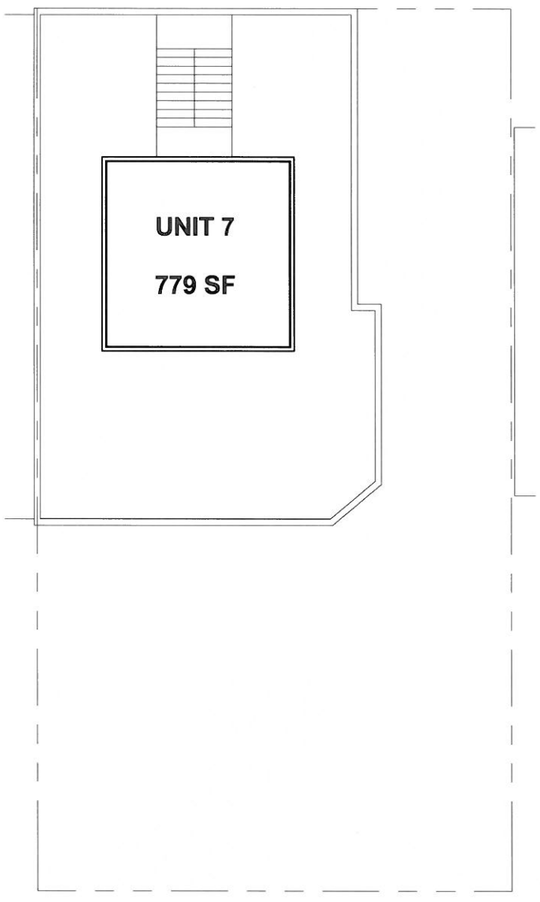
1 SD-04 00 CELLAR - PROPOSED
1/16" = 1'-0"



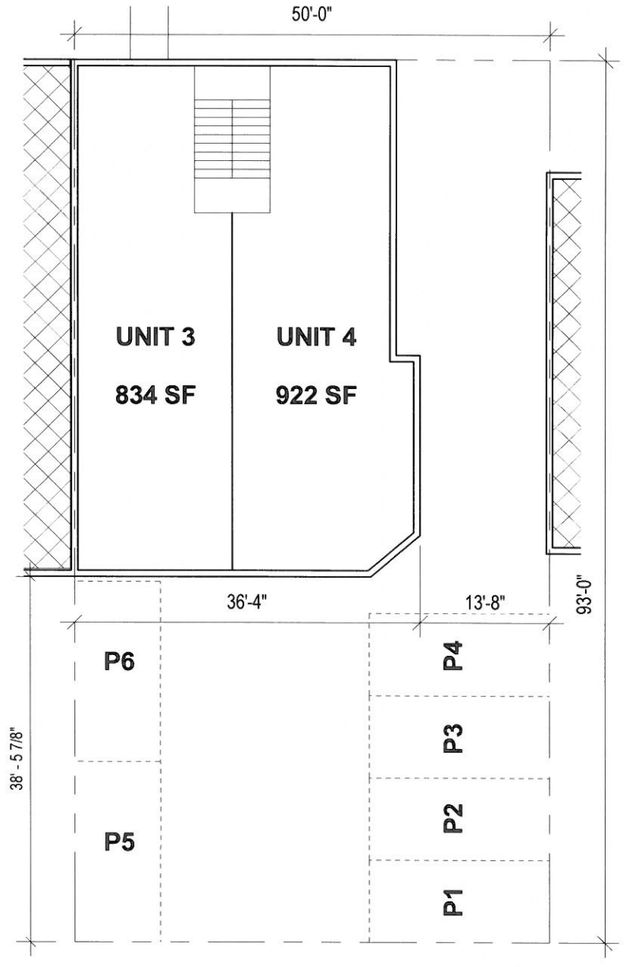
2 SD-04 01 FIRST LEVEL - PROPOSED
1/16" = 1'-0"



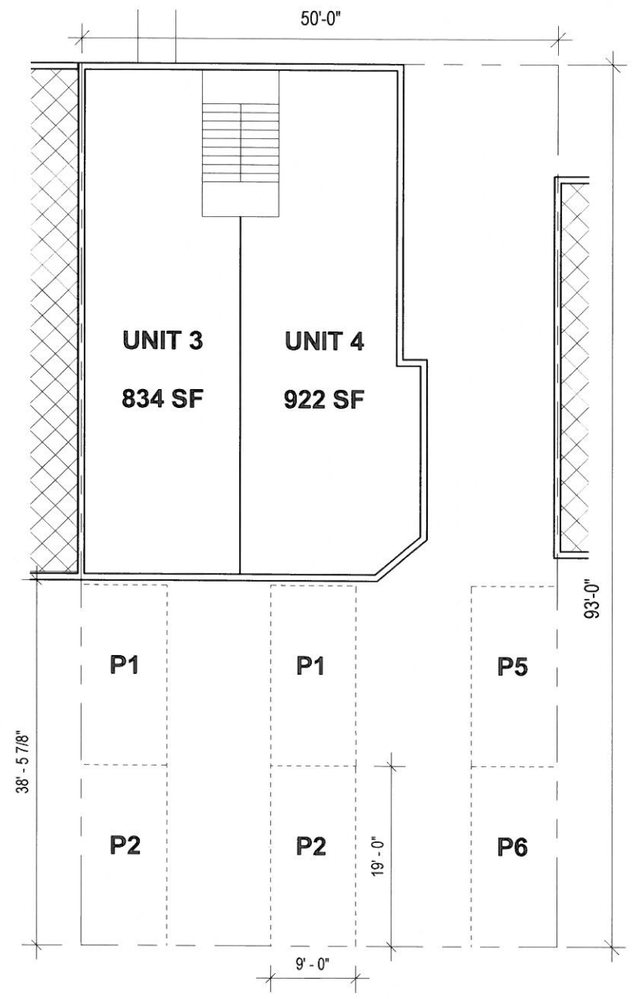
3 SD-04 02 SECOND LEVEL - PROPOSED
1/16" = 1'-0"



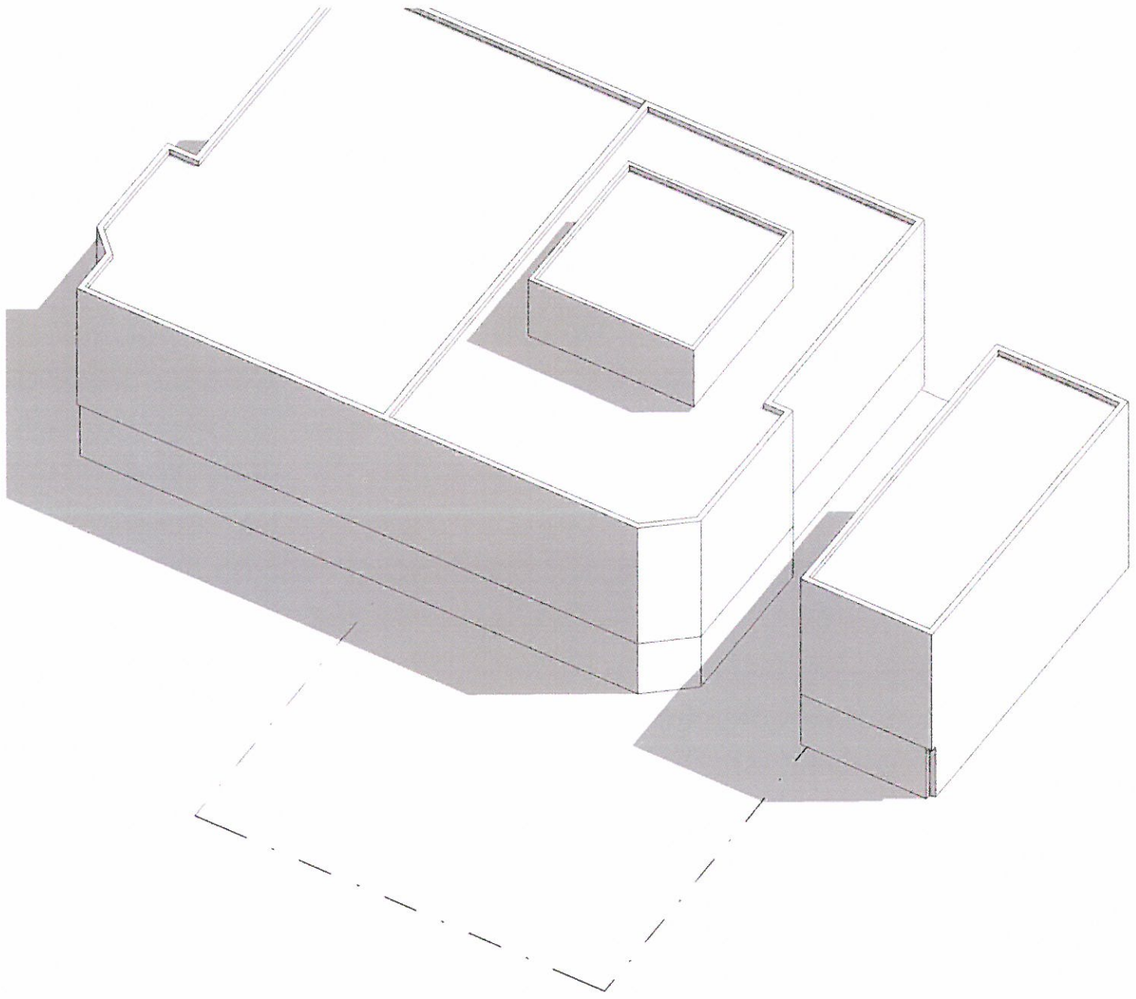
4 SD-04 03 THIRD LEVEL - PROPOSED
1/16" = 1'-0"



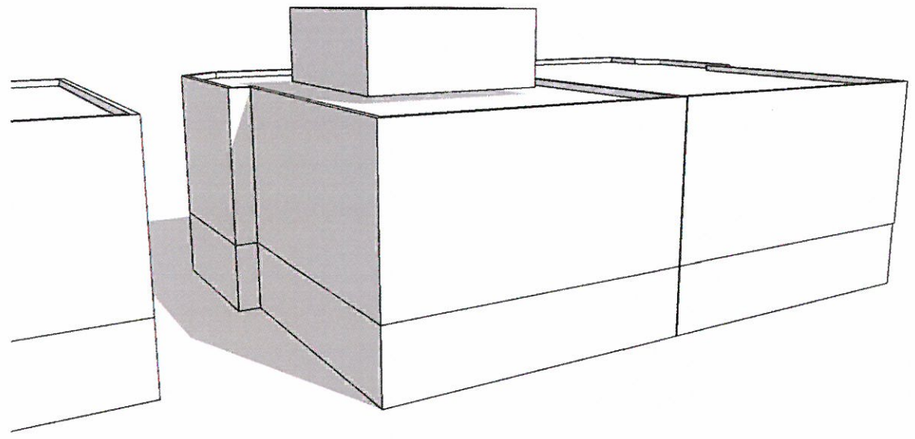
2 SD-05 01 FIRST LEVEL - PROPOSED PARKING OPTION 1
1/16" = 1'-0"



1 SD-05 01 FIRST LEVEL - PROPOSED OPTION 2
1/16" = 1'-0"



2 SD-06 Bird's Eye View



1 SD-06 Southwest Perspective