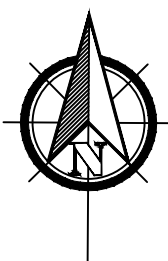


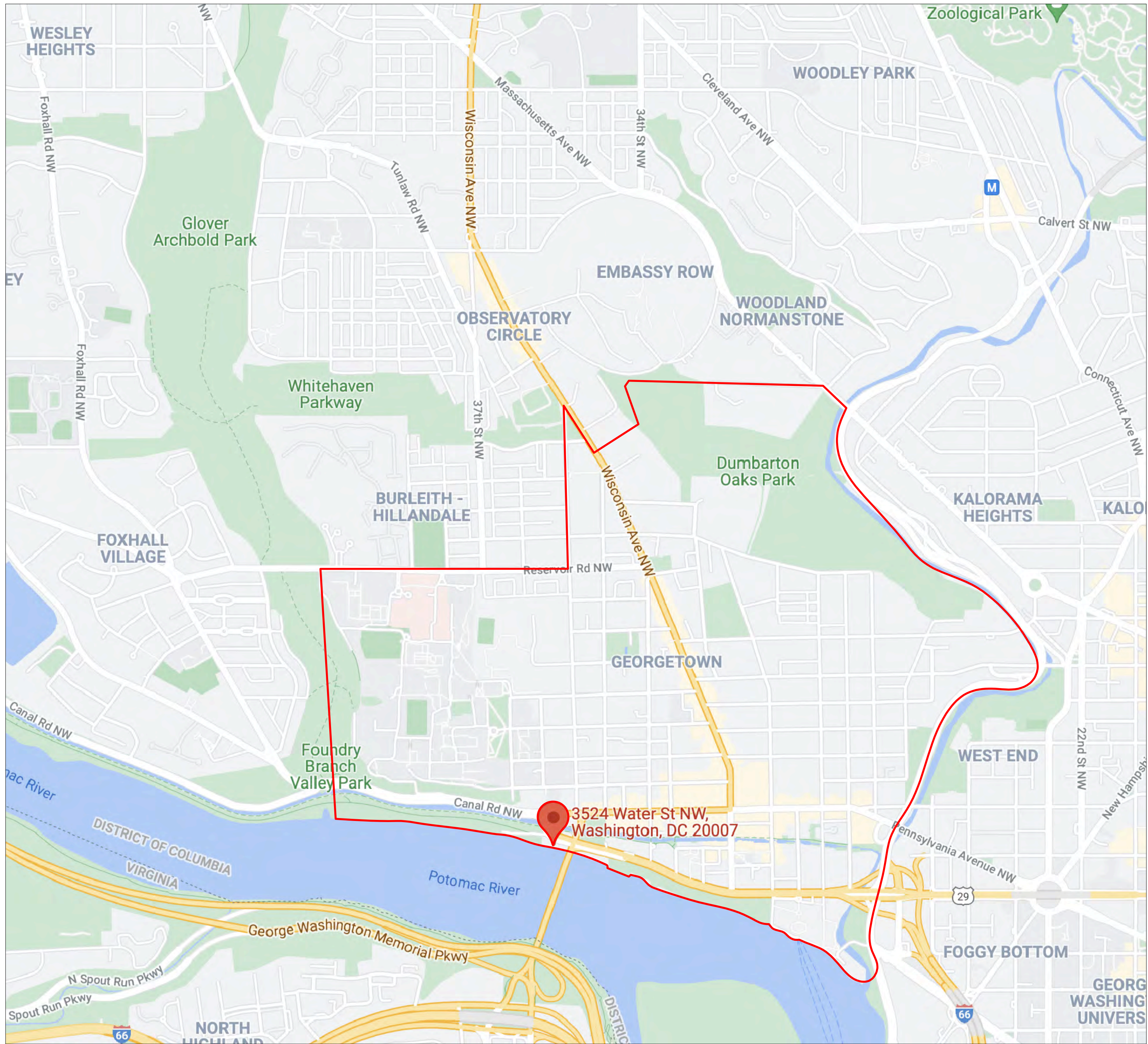
SITE CONTEXT MAP

DISTRICT OF COLUMBIA



3524-3526 K STREET-NW

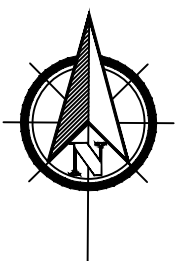




SITE CONTEXT MAP

GEORGETOWN





3524-3526 K STREET-NW

SITE PLAN IMAGE

1:20





POTOMAC RIVER

ADJOINING PROPERTY

#3528

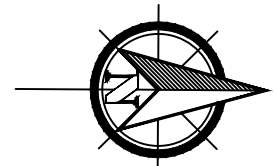
#3526

#3524

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

WHITEHURST FWY-NW
ABOVE

K STREET-NW



3524-3526 K STREET-NW

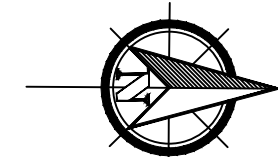
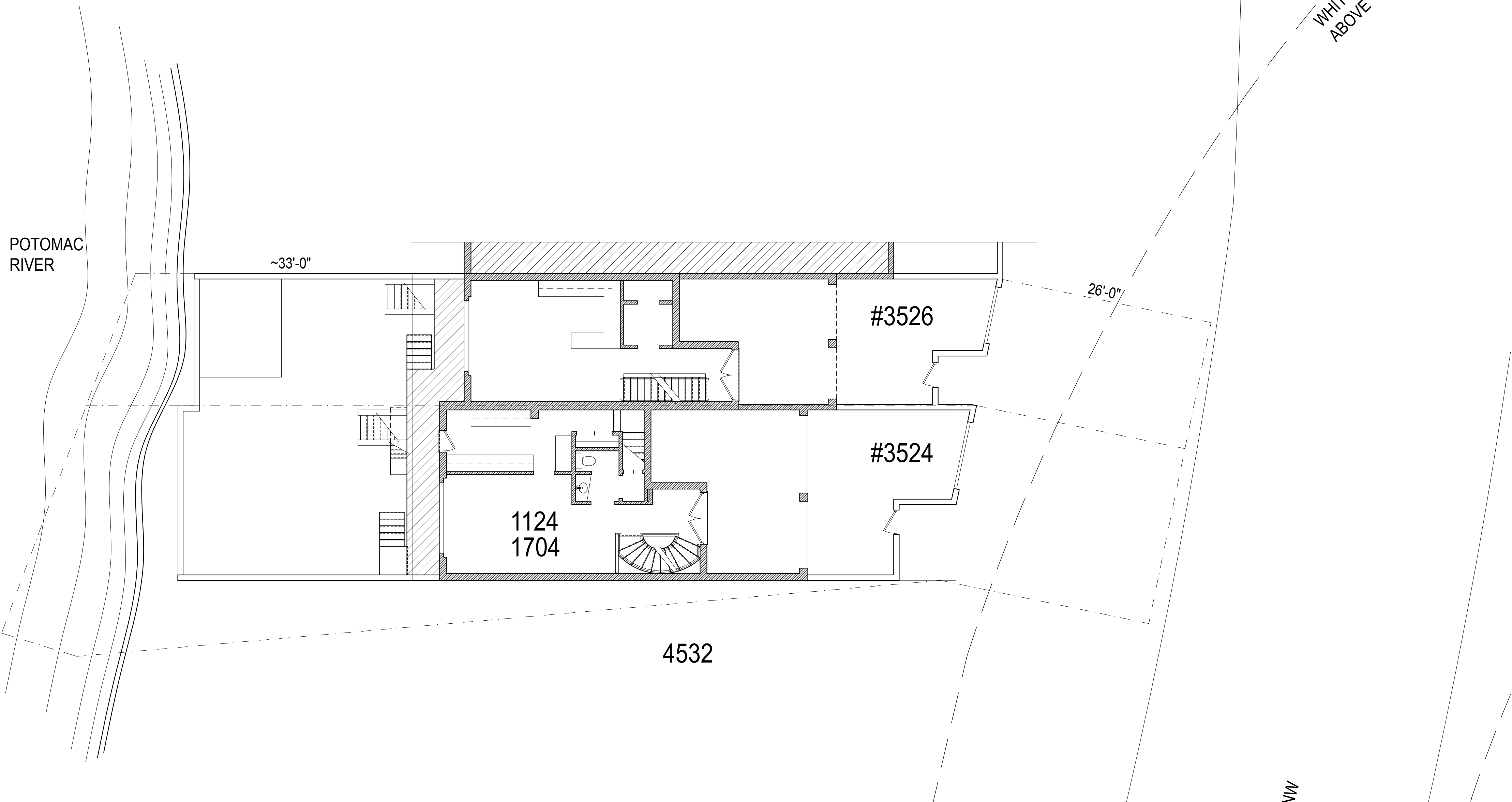
SITE PLAN

1:10



POTOMAC RIVER

WHITEHURST FWY-NW
ABOVE



3524-3526 K STREET-NW

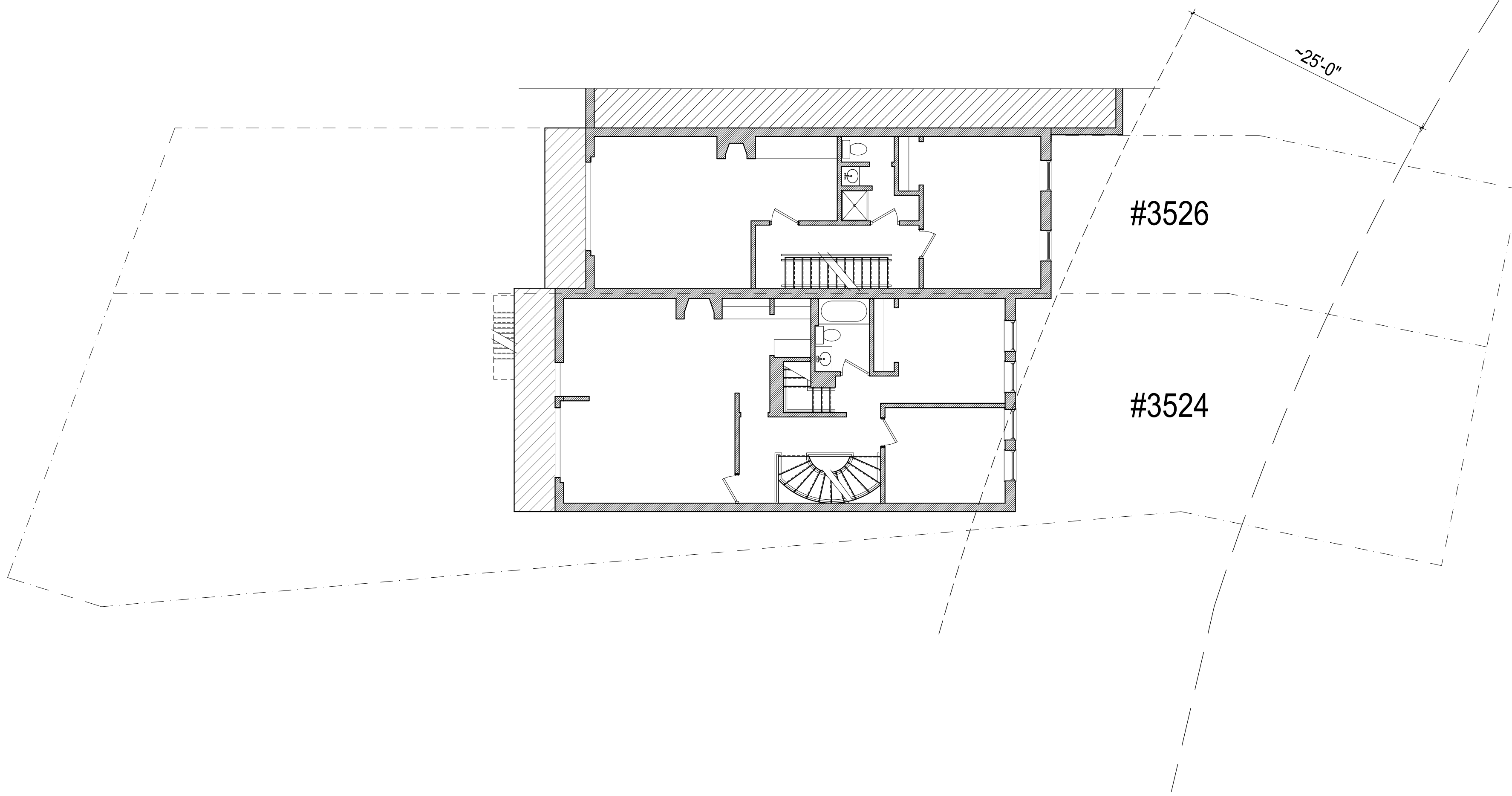
4,791 SF - EXISTING LOT SIZE
1,893 SF - EXISTING FOOTPRINT
39.5% EXISTING LOT COVERAGE
1.02 FAR (EXISTING)

EXISTING FIRST FLOOR

1:1/8"



WHITEHURST FWY-NW
ABOVE



#3526

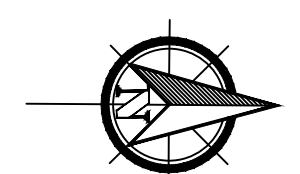
#3524

~25'-0"

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

EXISTING SECOND FLOOR

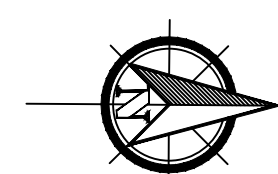
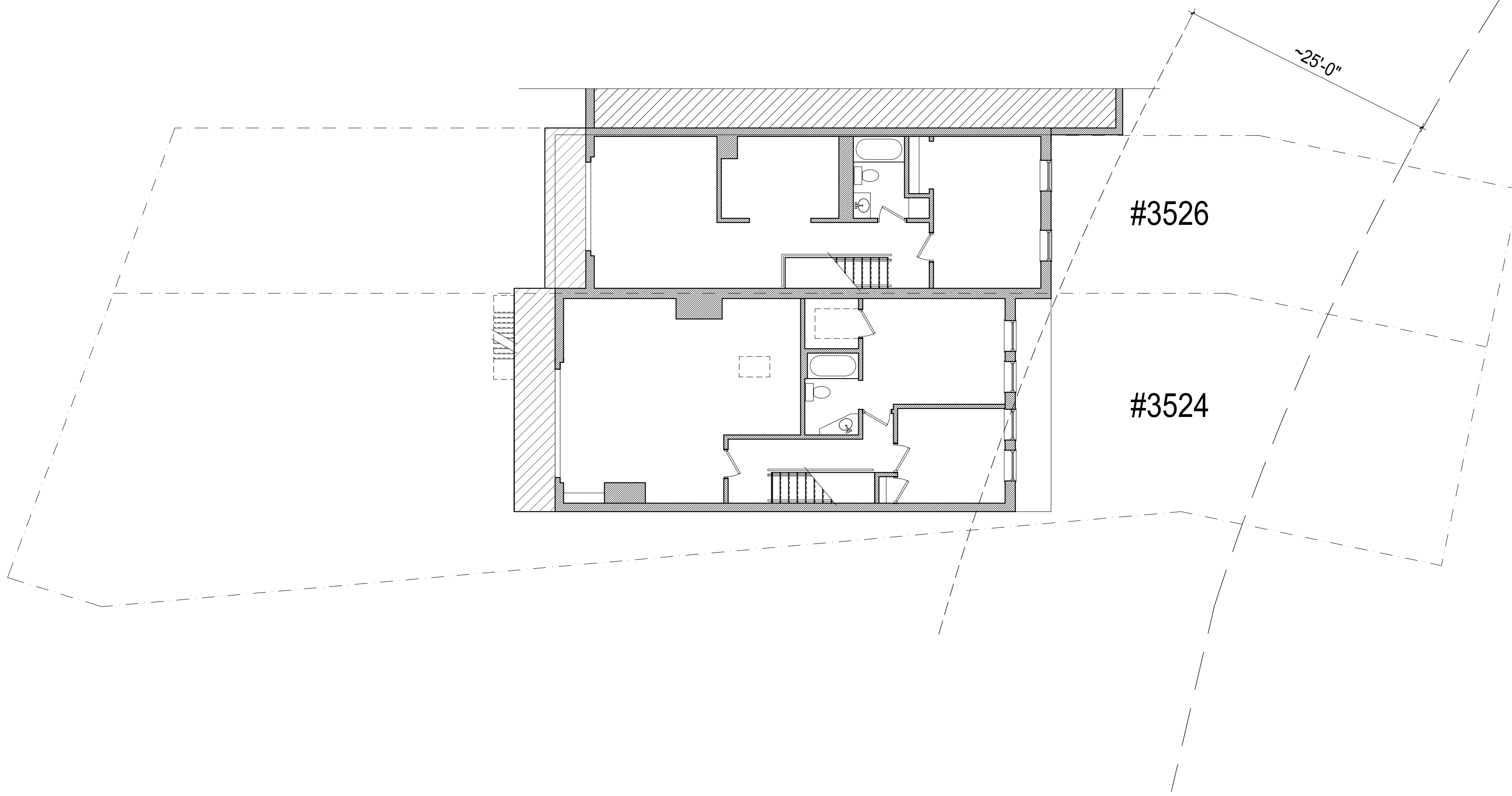
1:1/8"



3524-3526 K STREET-NW



WHITEHURST FWY-NW
ABOVE



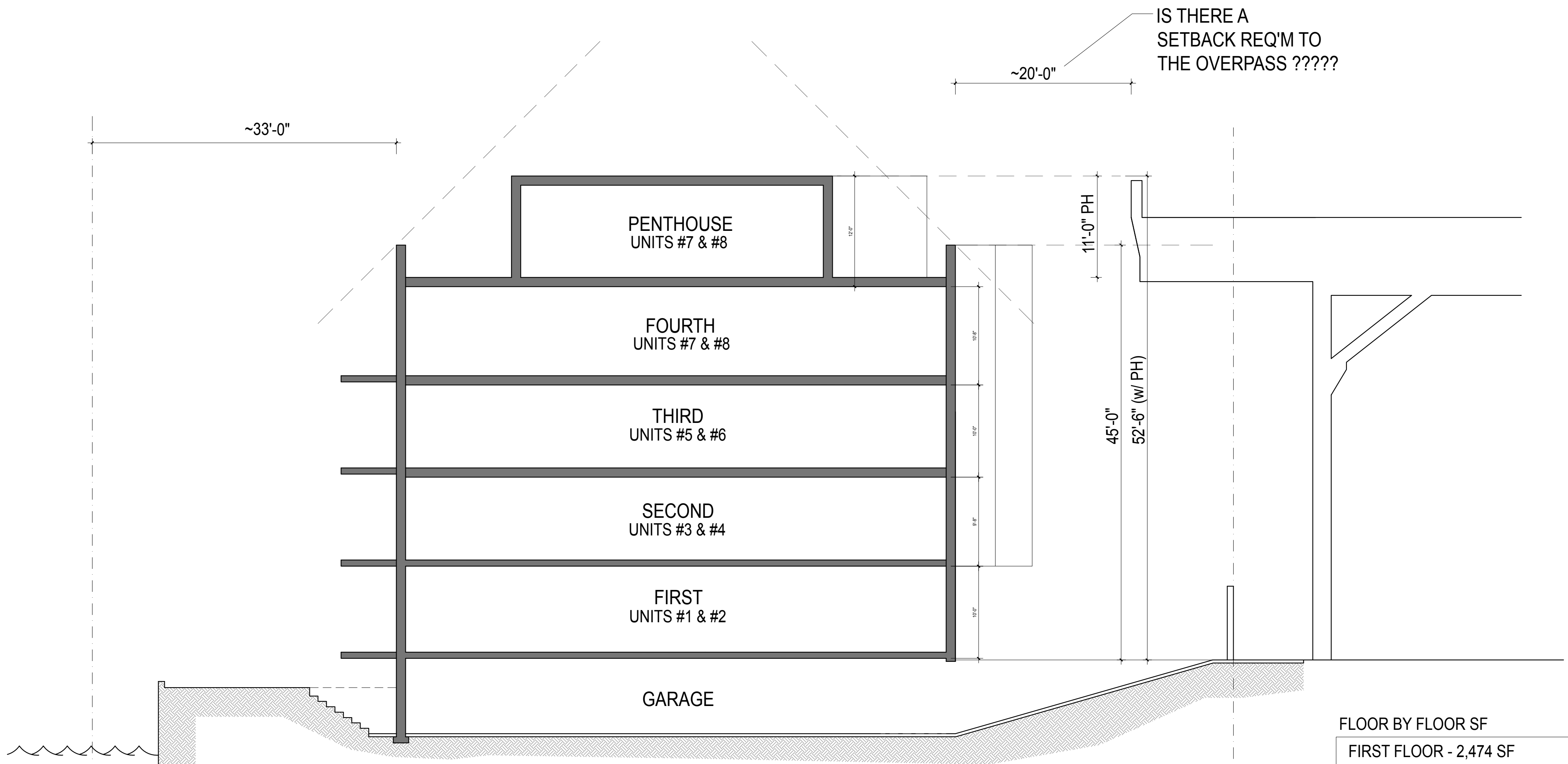
3524-3526 K STREET-NW

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

EXISTING THIRD FLOOR

1:1/8"





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

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)

FLOOR BY FLOOR SF

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

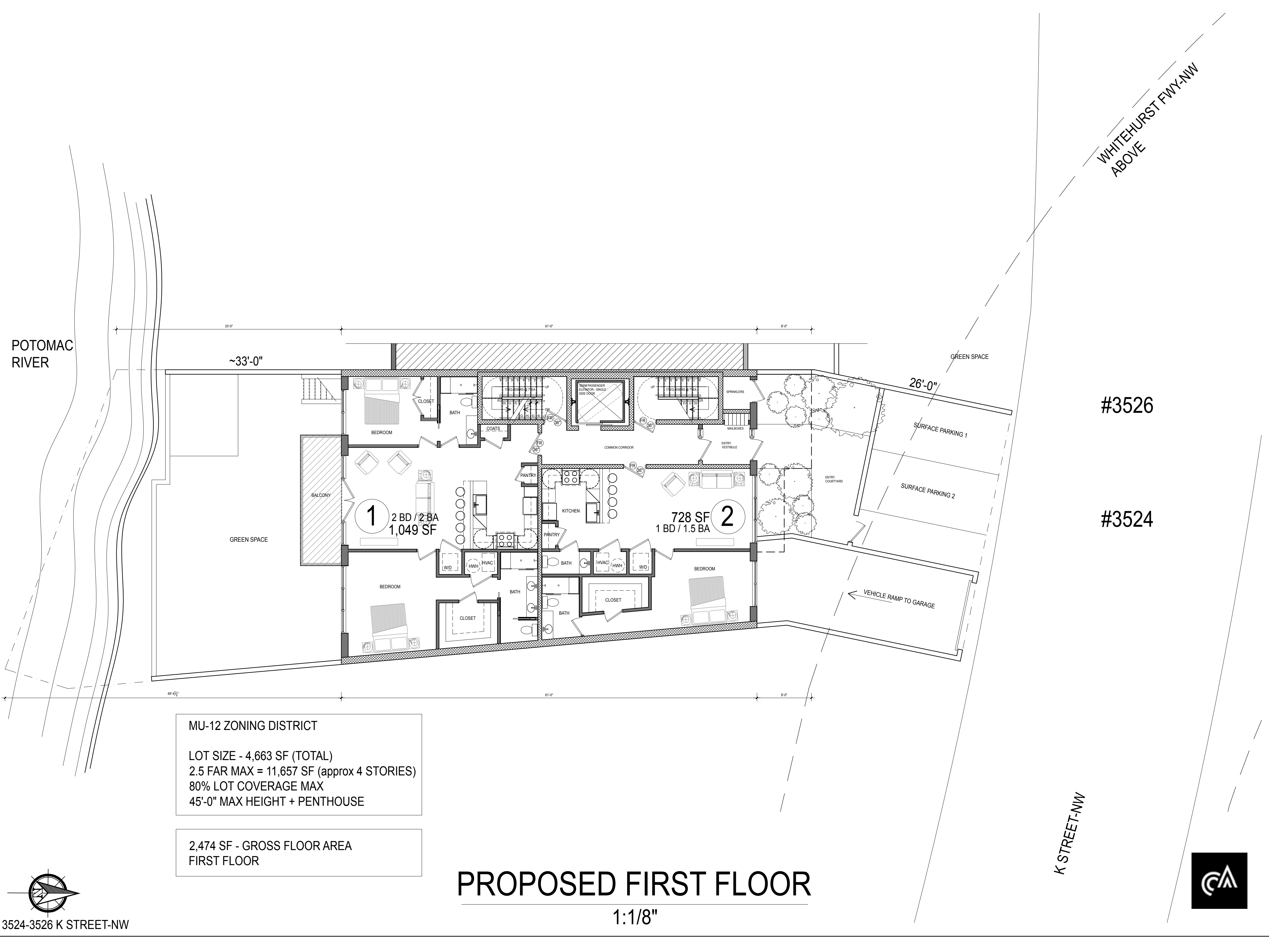
ALLOWABLE

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

PROPOSED SITE SECTION

1:1/8"





POTOMAC RIVER

WHITEHURST FWY-NW
ABOVE

~33'-0"

26'-0"

#3526

#3524

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

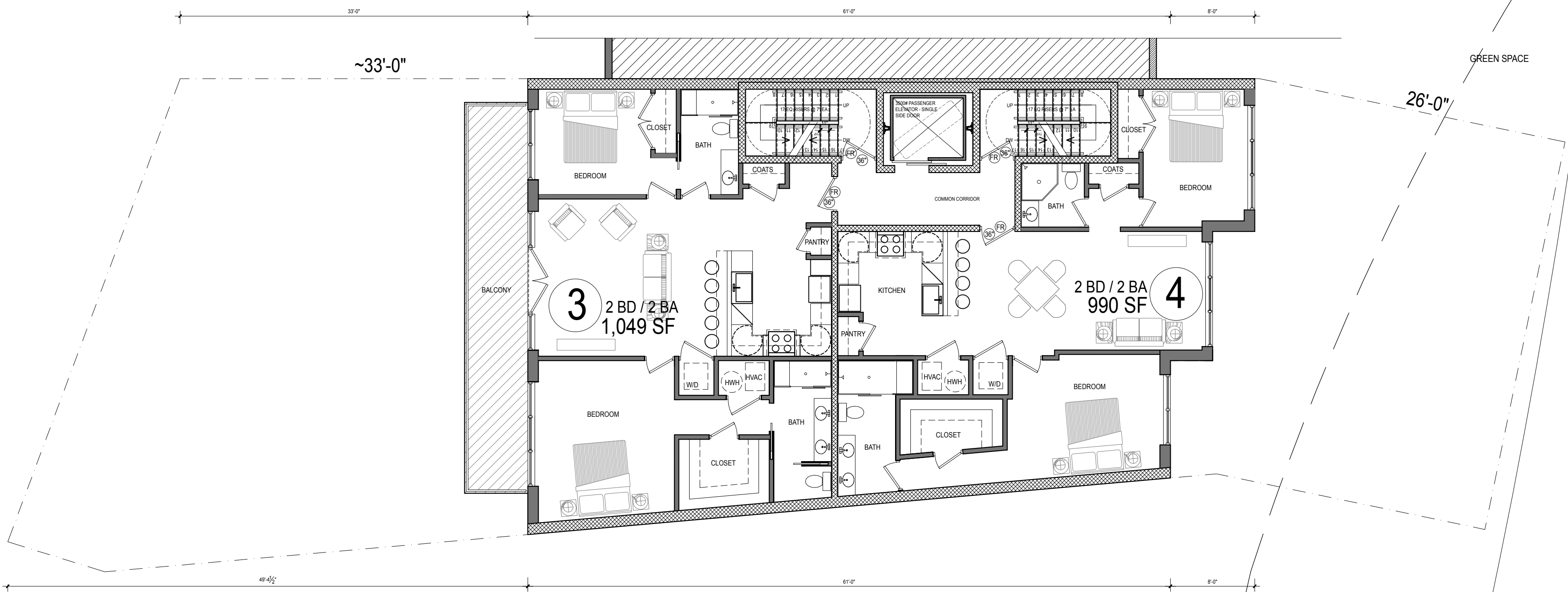
PROPOSED FIRST FLOOR

1:1/8"

K STREET-NW



WHITEHURST FWY-NW
ABOVE



#3526

#3524

MU-12 ZONING DISTRICT

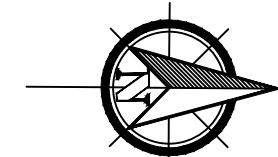
LOT SIZE - 4,663 SF (TOTAL)
 2.5 FAR MAX = 11,657 SF (approx 4 STORIES)
 80% LOT COVERAGE MAX
 45'-0" MAX HEIGHT + PENTHOUSE

2,639 SF - GROSS FLOOR AREA
 SECOND FLOOR

PROPOSED SECOND FLOOR

1:1/8"

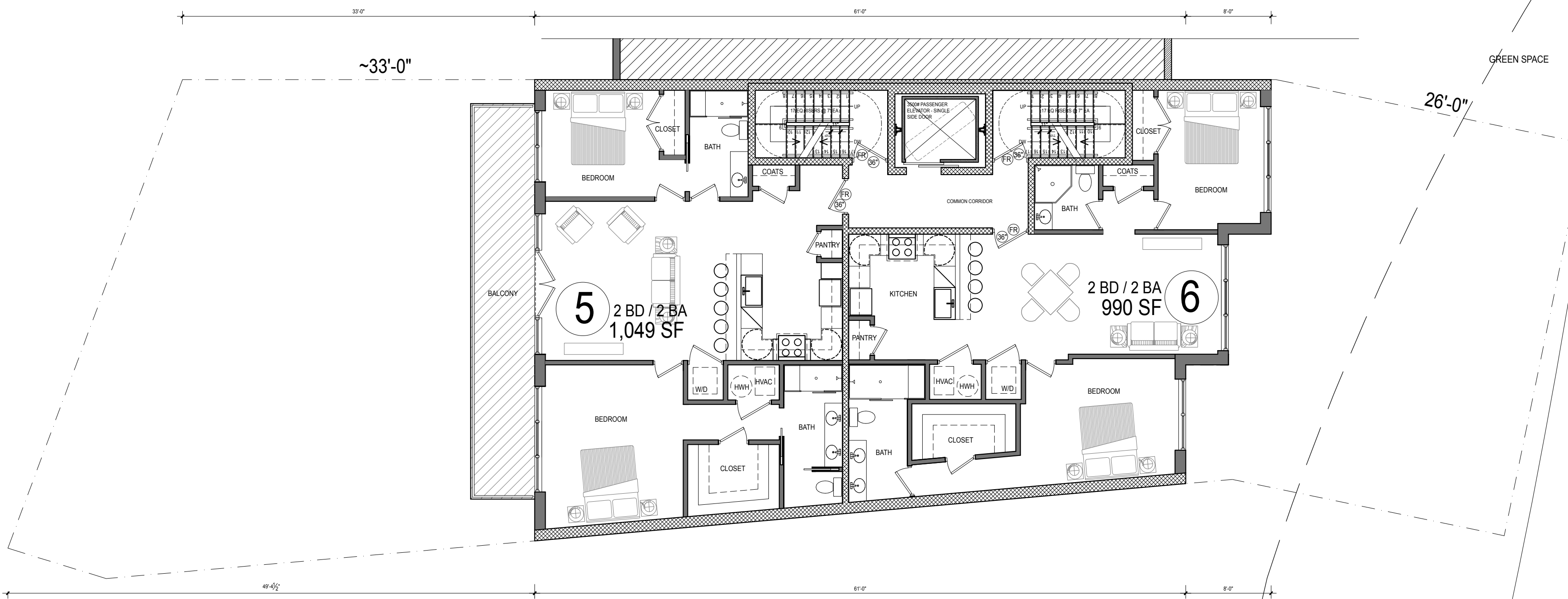
K STREET-NW



3524-3526 K STREET-NW



WHITEHURST FWY-NW
ABOVE



#3526

#3524

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
THIRD FLOOR

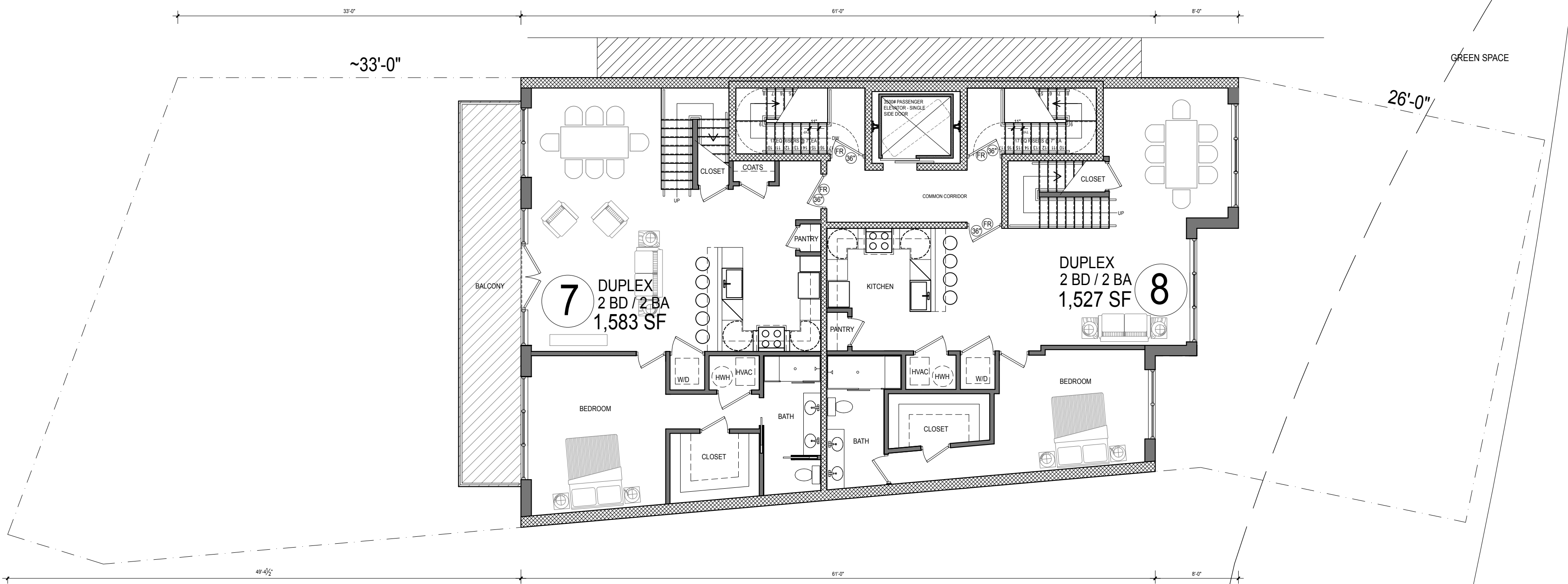
PROPOSED THIRD FLOOR

1:1/8"

K STREET-NW



WHITEHURST FWY-NW
ABOVE



GREEN SPACE

#3526

#3524

MU-12 ZONING DISTRICT

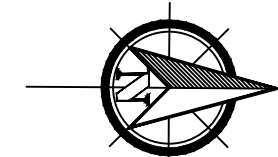
LOT SIZE - 4,663 SF (TOTAL)
 2.5 FAR MAX = 11,657 SF (approx 4 STORIES)
 80% LOT COVERAGE MAX
 45'-0" MAX HEIGHT + PENTHOUSE

2,639 SF - GROSS FLOOR AREA
 FOURTH FLOOR

PROPOSED FOURTH FLOOR

1:1/8"

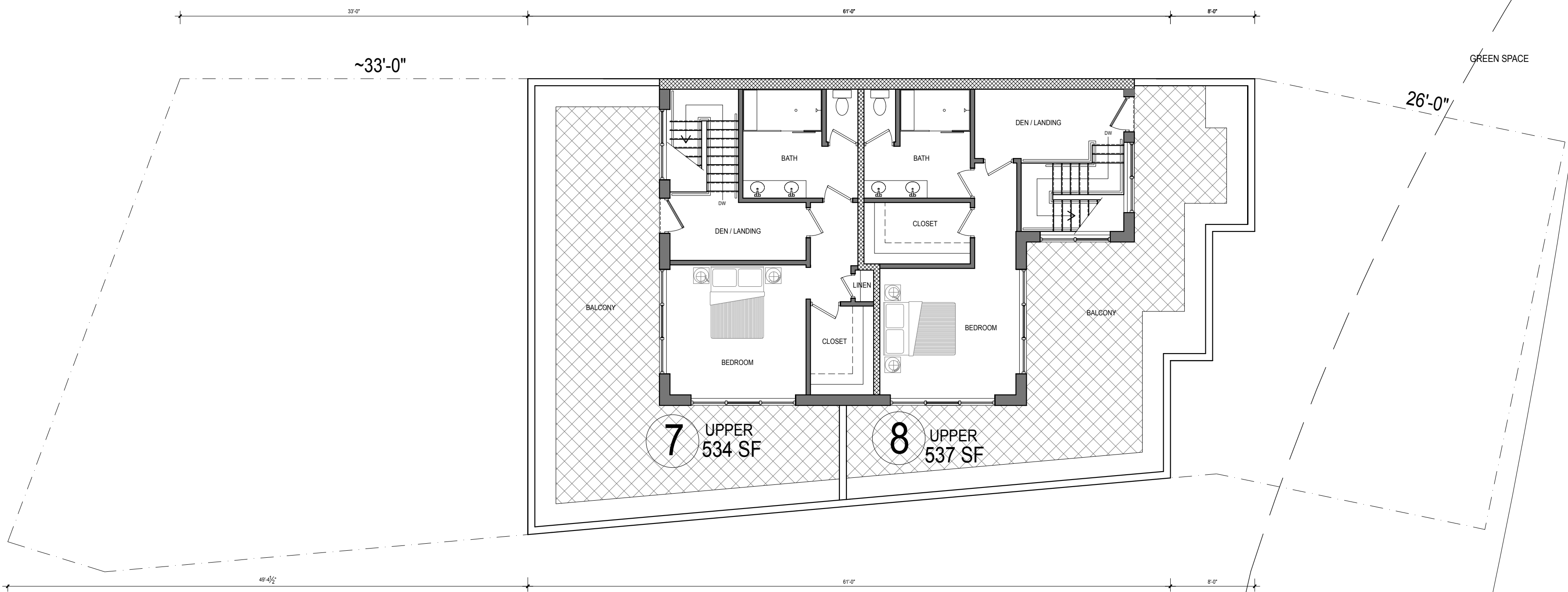
K STREET-NW



3524-3526 K STREET-NW



WHITEHURST FWY-NW
ABOVE



#3526

#3524

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

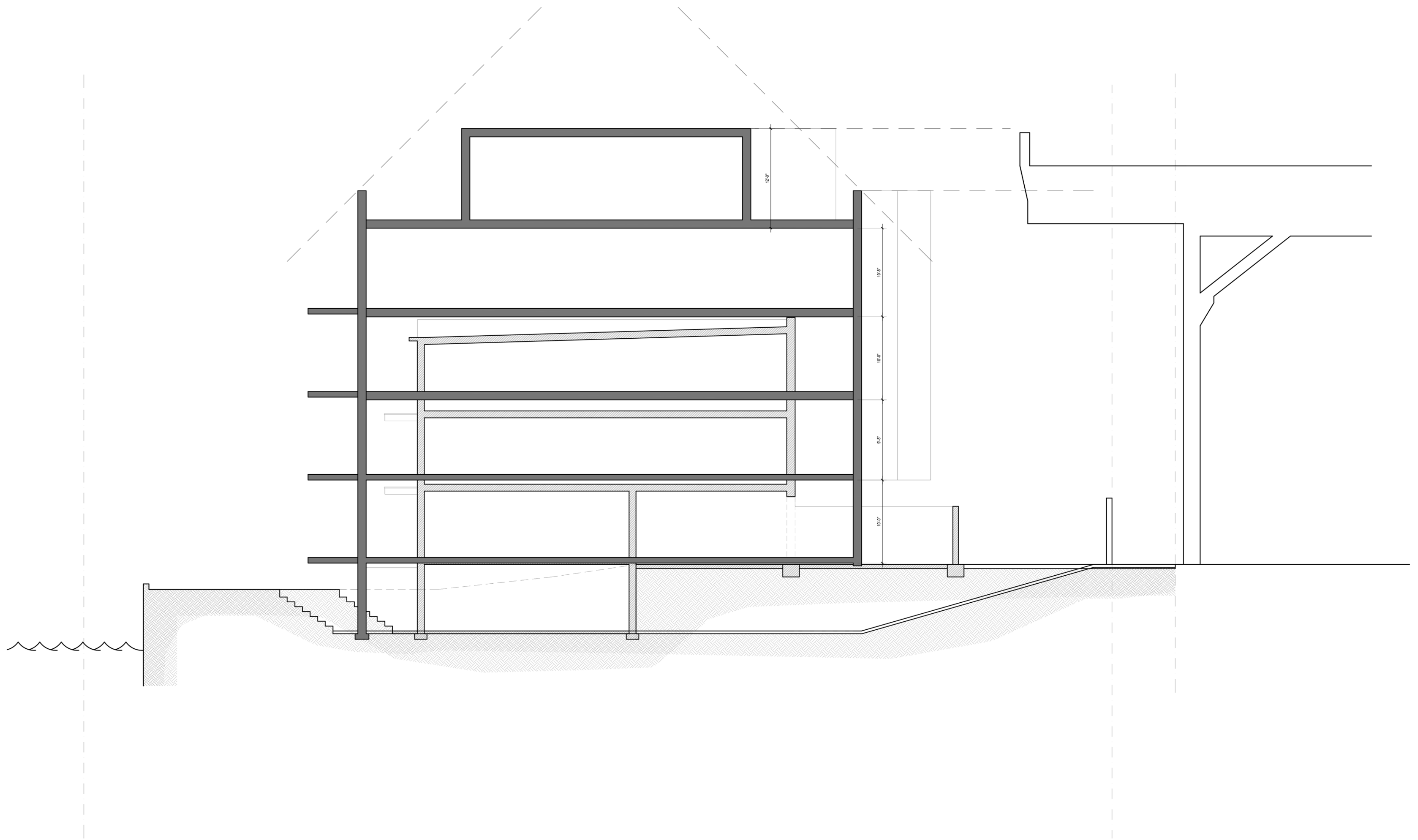
1,238 SF - GROSS FLOOR AREA
PENTHOUSE

PROPOSED PENTHOUSE

1:1/8"

K STREET-NW





Site Section Overlay

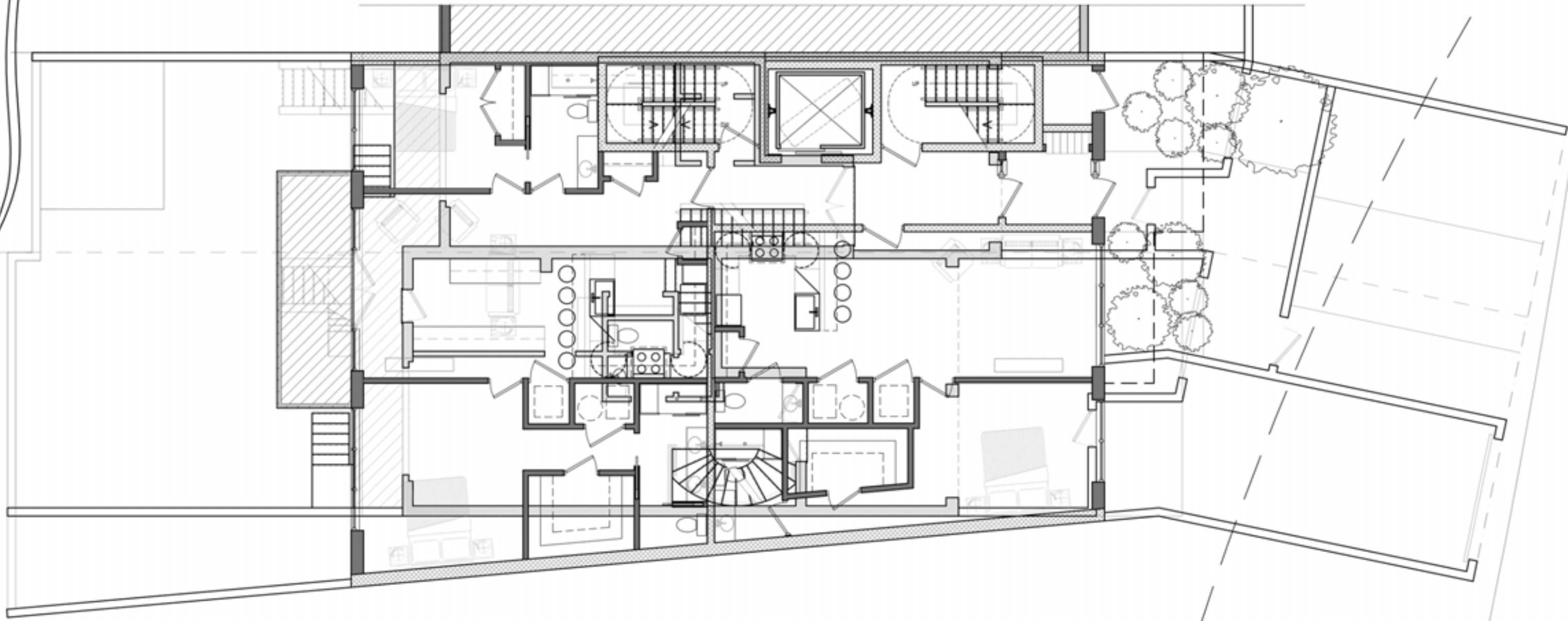
1:1/8"



POTOMAC RIVER

WHITEHURST FWY-NW
ABOVE

K STREET-NW

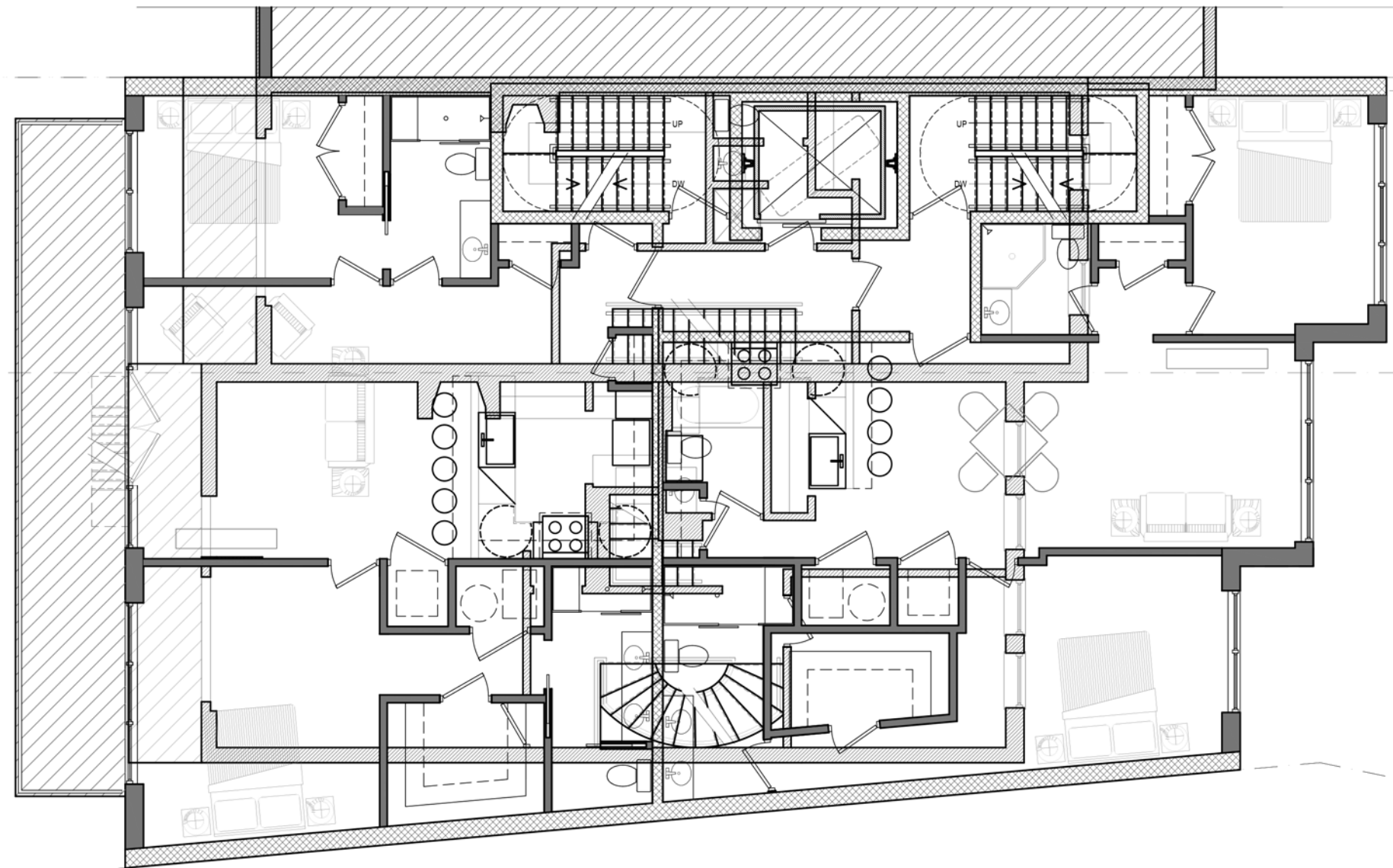


First Floor Overlay

1:1/8"



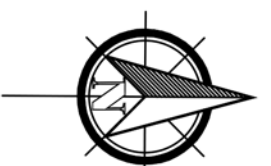
WHITEHURST FWY-NW
ABOVE



K STREET-NW

Second Floor Overlay

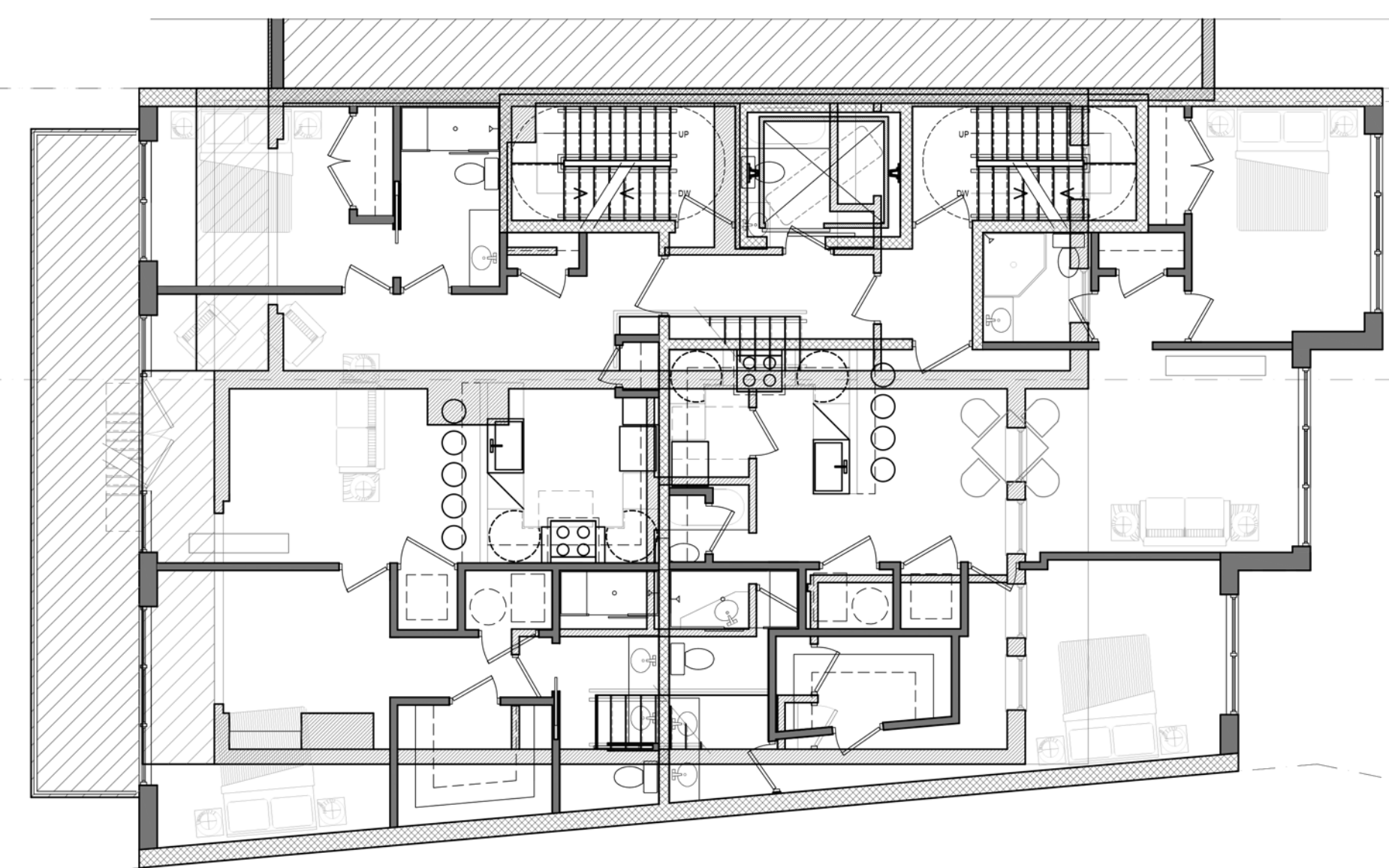
1:1/8"



3524-3526 K STREET-NW



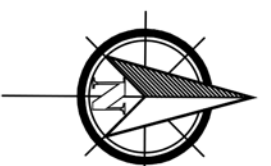
WHITEHURST FWY-NW
ABOVE



K STREET-NW

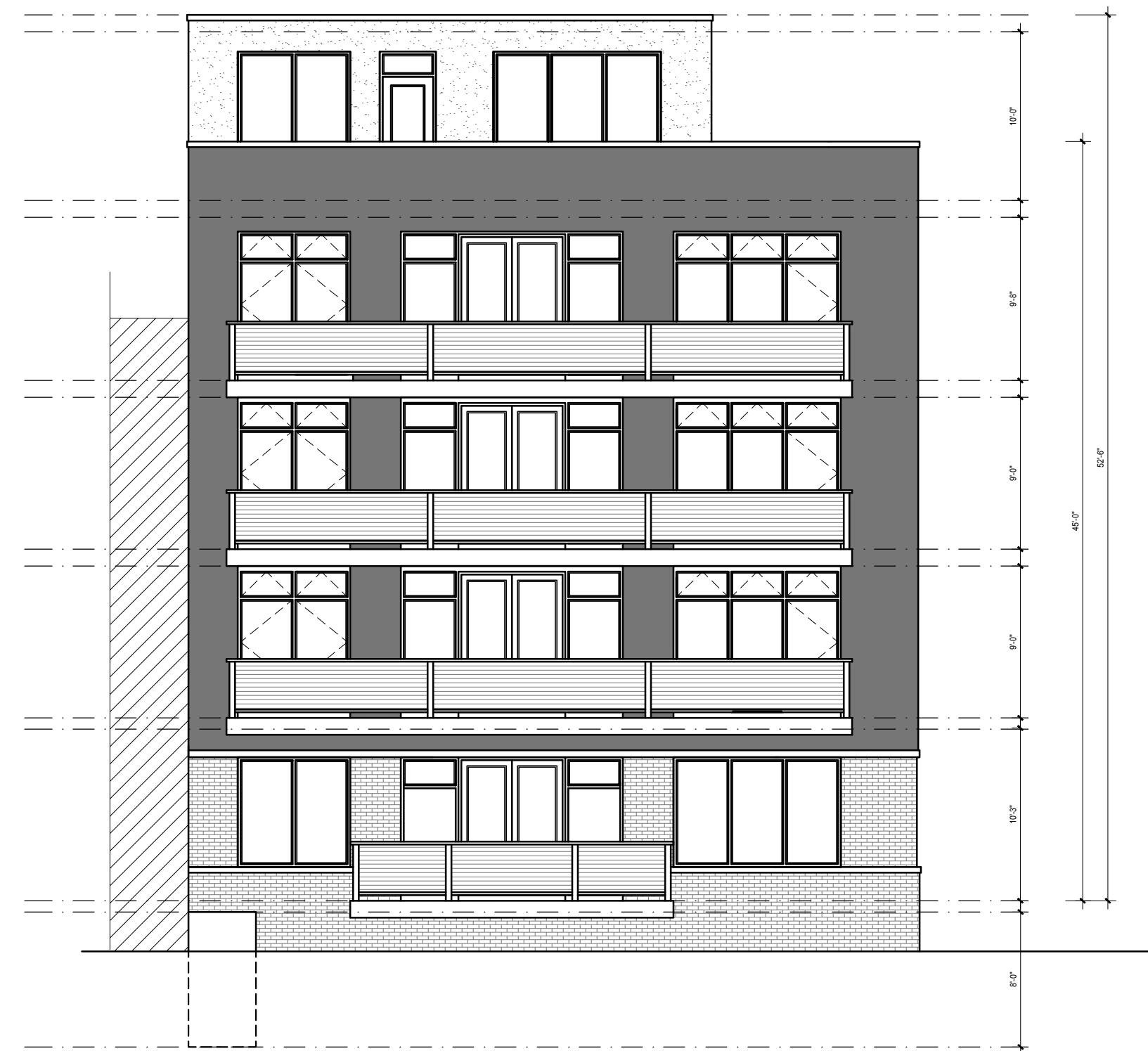
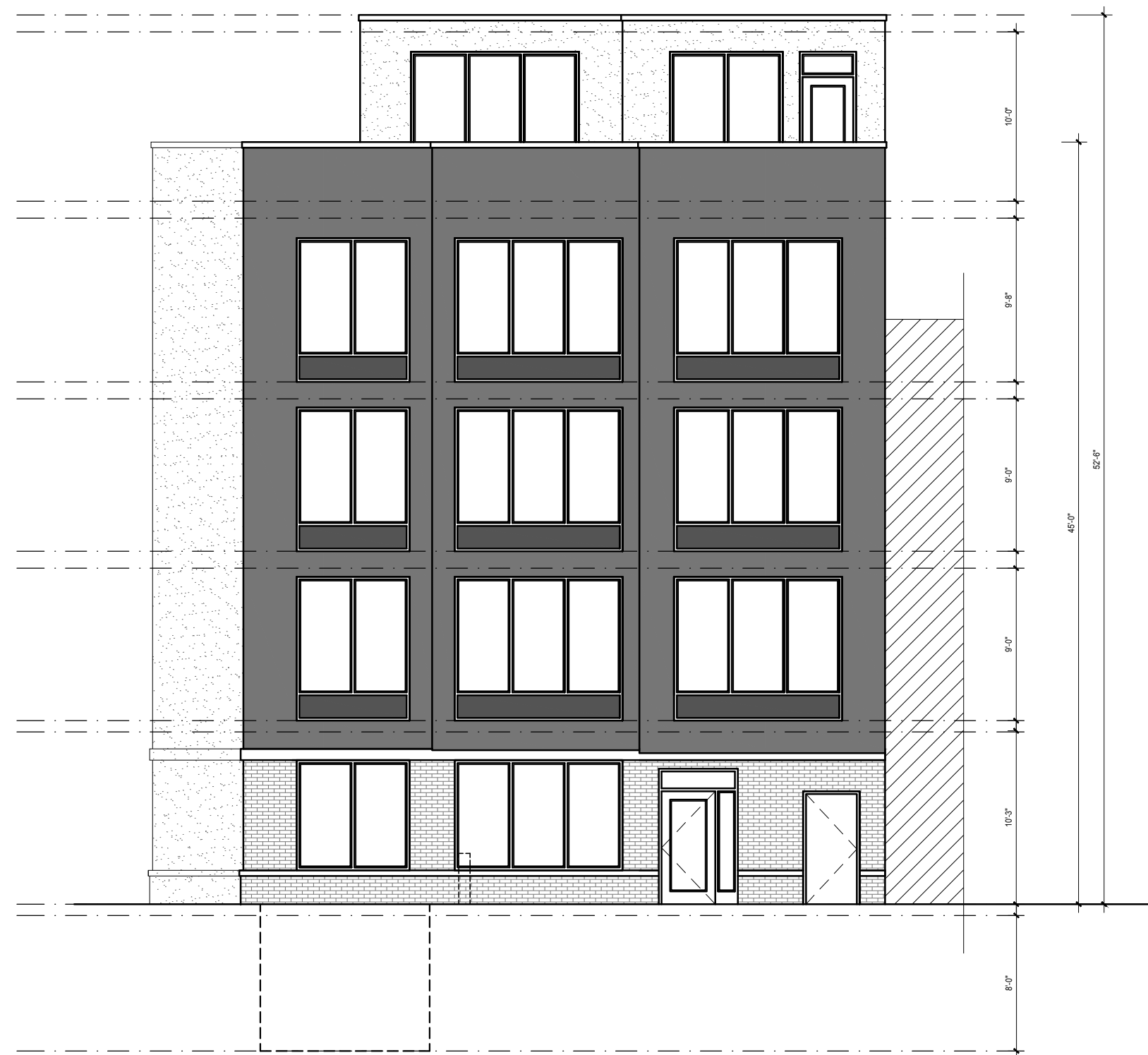
Third Floor Overlay

1:1/8"



3524-3526 K STREET-NW

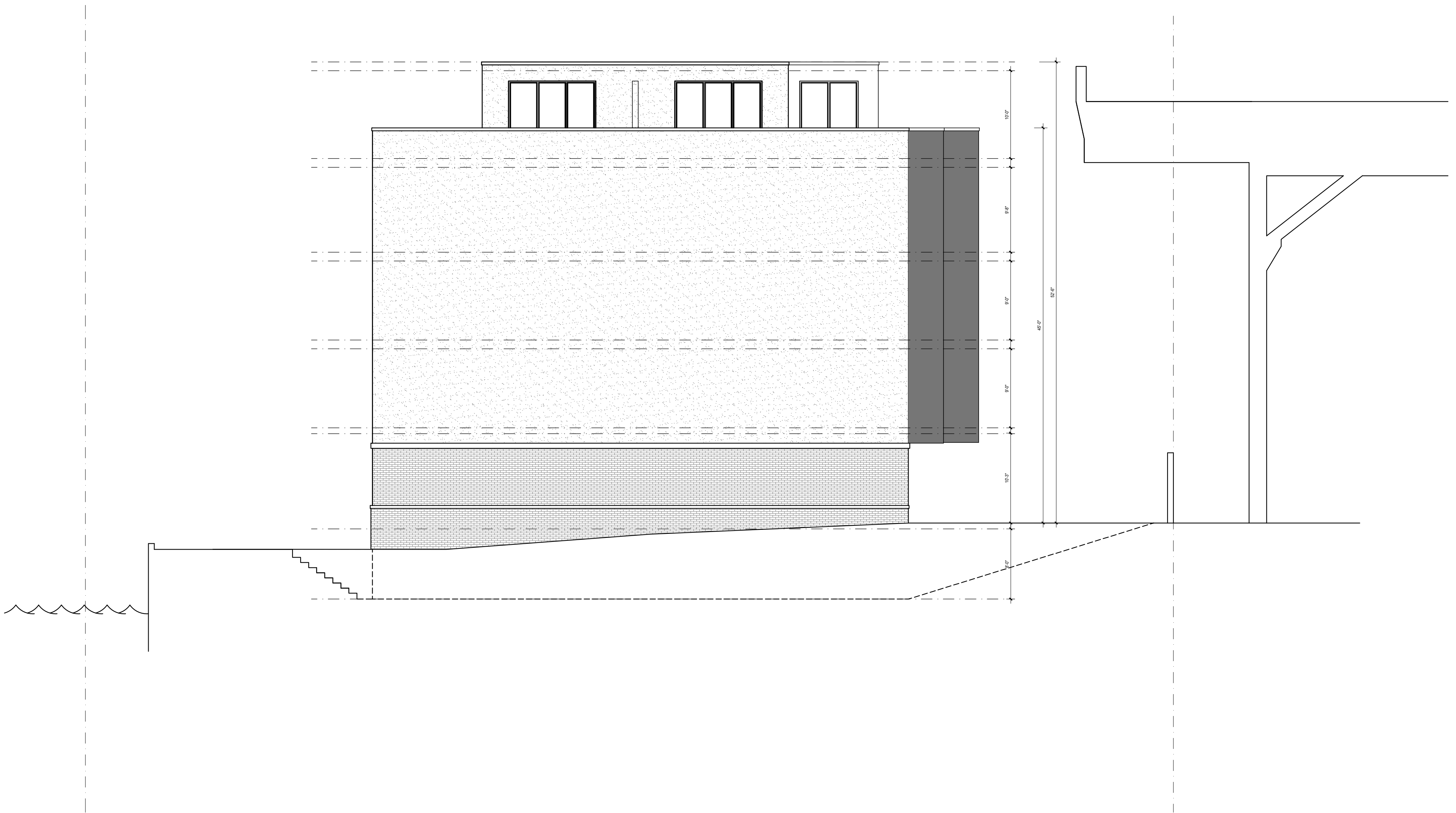




FRONT & REAR ELEVATIONS

1:1/8"





SIDE ELEVATION

1:1/8"





SITE PHOTOS





SITE PHOTOS





SITE PHOTOS





RENDERING
K ST NW FACING POTOMAC





RENDERING

K ST NW FACING AQUEDUCT RUINS





RENDERING

K ST NW FACING KEY BRIDGE





RENDERING

AERIAL FACING KEY BRIDGE

