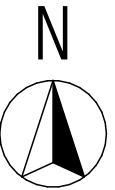
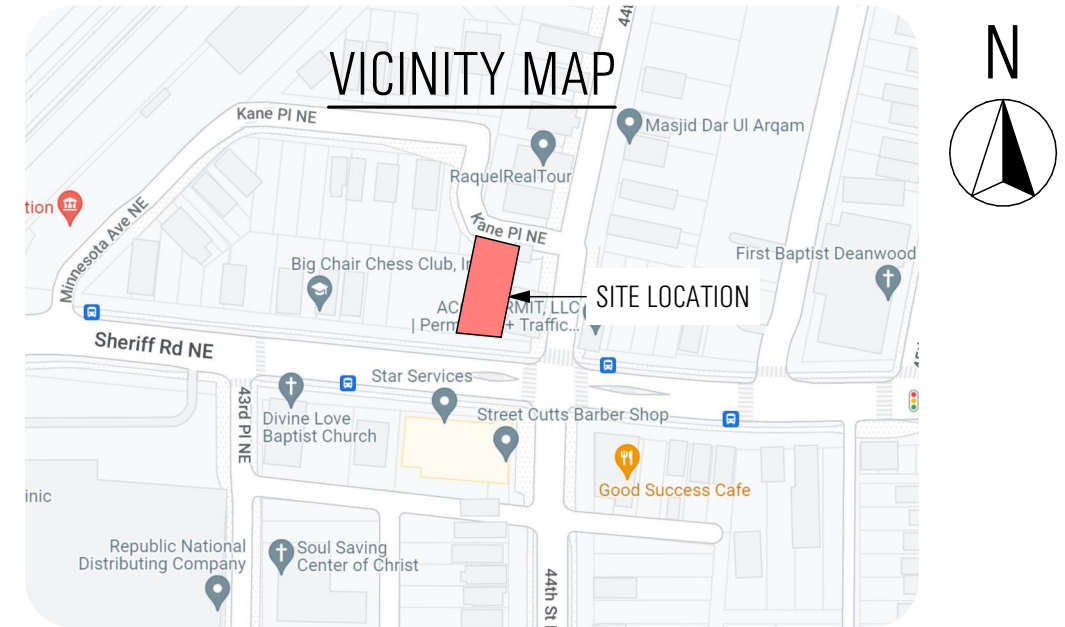


4338 SHERIFF RD NE

PDRM SCHEMATIC DESIGN PLANS



ZONING & BUILDING CODE DATA:

BUILDING DATA:

PROJECT NAME: 4338 SHERIFF ROAD PROJECT
 PROJECT ADDRESS: 4338 SHERIFF ROAD NE, WASHINGTON DC

PROJECT NARRATIVE

THE PROJECT SCOPE IS FOR THE RENNOVATION AND EXPANSION OF AN EXISTING FOUR (4) UNIT MULTIFAMILY RESIDENTIAL BUILDING TO A PROPOSED SIX (6) UNIT MULTIFAMILY RESIDENTIAL APARTMENT BUILDING. THE FRONT OF THE BUILDING WILL BE DESIGNATED ON THE SOUTHERN SIDE FACING SHERIFF ROAD, NE.

APPLICABLE BUILDING CODES:

- 2017 DISTRICT OF COLUMBIA BUILDING CODE (DCMR 12A)
- 2017 DISTRICT OF COLUMBIA ELECTRIC CODE (DCMR 12C)
- 2017 DISTRICT OF COLUMBIA MECHANICAL CODE (DCMR 12E)
- 2017 DISTRICT OF COLUMBIA PLUMBING CODE (DCMR 12F)
- 2017 DISTRICT OF COLUMBIA FIRE CODE (DCMR 12H)
- 2017 DISTRICT OF COLUMBIA ENERGY CONSERVATION CODE (DCMR 12I)
- 2017 DISTRICT OF COLUMBIA EXISTING BUILDING CODE (DCMR 12J)
- 2017 DISTRICT OF COLUMBIA GREEN CONSTRUCTION CODE (DCMR 12K)
- ICC/ANSI A117.1 - 2009
- 2014 NEC NFPA 70 (DCMR 12C)
- 2016 DC ZONING REGULATIONS (DCMR 11)

ZONING DATA:

SQUARE & LOT NO.: 5125/ 0912
 LOT AREA: 5,511 SF
 ZONING DISTRICT: MU-3A
 ZONING OVERLAY: N/A
 HISTORIC AREA/SITE: N/A

CODE REFERENCE	REGULATION (ZR)	EXISTING	ALLOWED/REQUIRED	PROVIDED
G403.1 & B307.2	BUILDING HEIGHT	24' 2 STORY	40' MAX 3 STORIES	32'-6" 3 STORIES
G402.1 & B303.1	FLOOR AREA RATIO	0.8 (4,393 SF)	1.0 (5,511 SF)	1.0 (5,508 SF)
C1505.1 (c)	PENTHOUSE FLOOR AREA RATIO	N/A	N/A	N/A
G404.1	LOT OCCUPANCY	43% 2,389 SF	60% 3,307 SF	33.7% 1,858 SF
G403.3	PENTHOUSE HEIGHT	N/A	12'-0" MAX (1 STORY LIMIT) 15'-0" PERMITTED FOR PENT. MECH. SPACE	N/A
G405.2 & B318.1	REAR YARD	57'	20' MIN	65.2'
G406.1	SIDE YARD	4'-7"	NOT REQ'D, BUT IF PROVIDED 2"/ FT OF HGT BUT NOT LESS THAN 5'	5'
C701.5 C704.1	OFF-STREET PARKING	0	1 PER 3 DWELLING UNITS IN EXCESS OF 4 UNITS (an addition to an existing building requires additional parking only for the new gross floor area added. Our project only provides two (2) new residential units.)	0 (We not required to provide additional parking.)
C802.1	BICYCLE PARKING	NONE	All residential uses with eight (8) or more dwelling units and non-residential uses with four thousand square feet (4,000 sq. ft.) or more of gross floor area shall provide bicycle parking spaces.	N/A
G407.1	GREEN AREA RATIO (GAR)	N/A	0.3	See GAR Plan

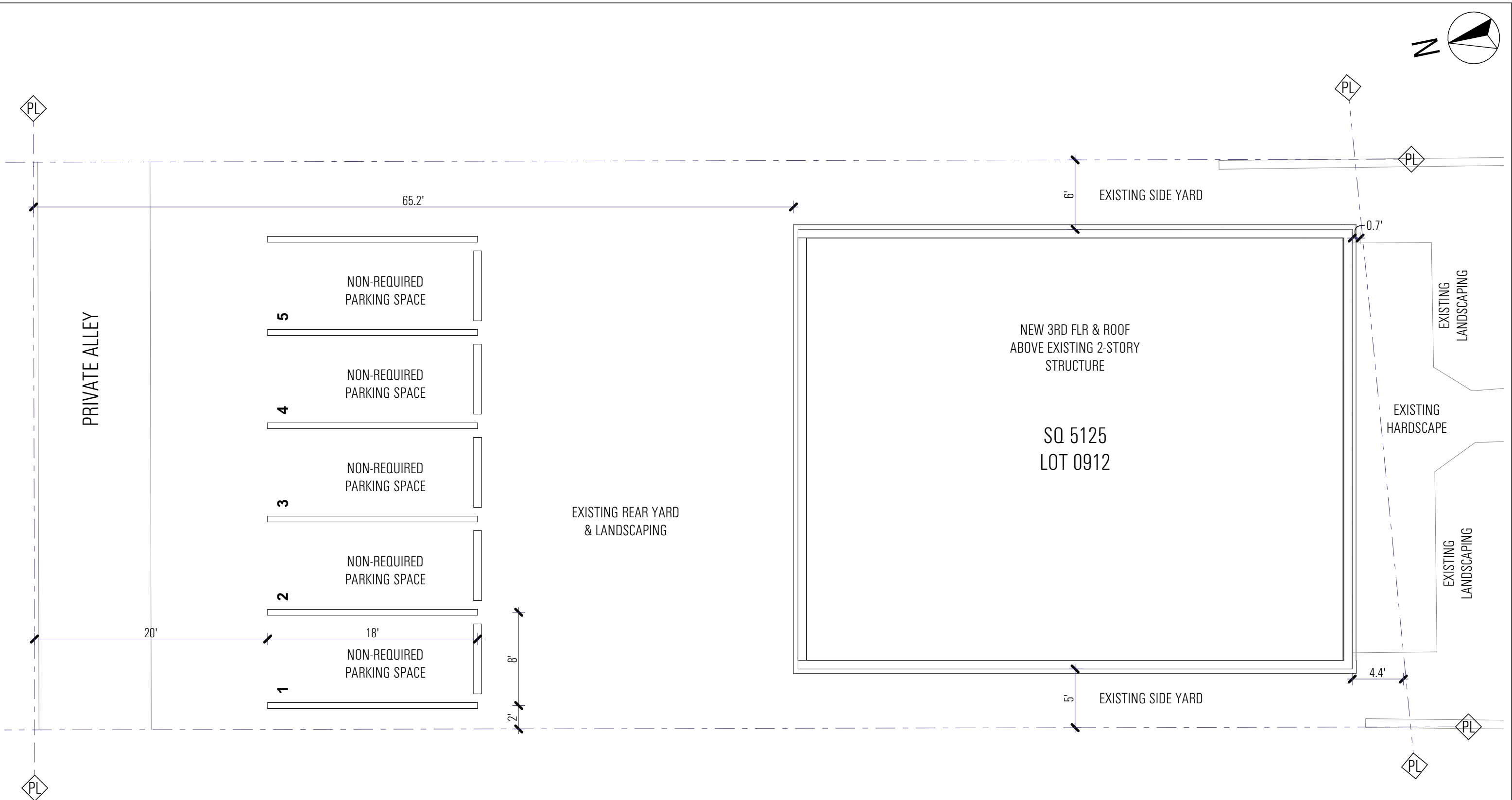
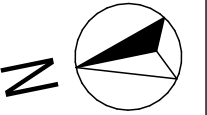
PDRM-01

Project Info

4338 Sheriff Rd
 SCHEMATIC PLANS

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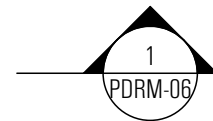
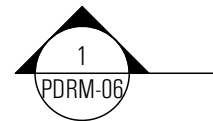
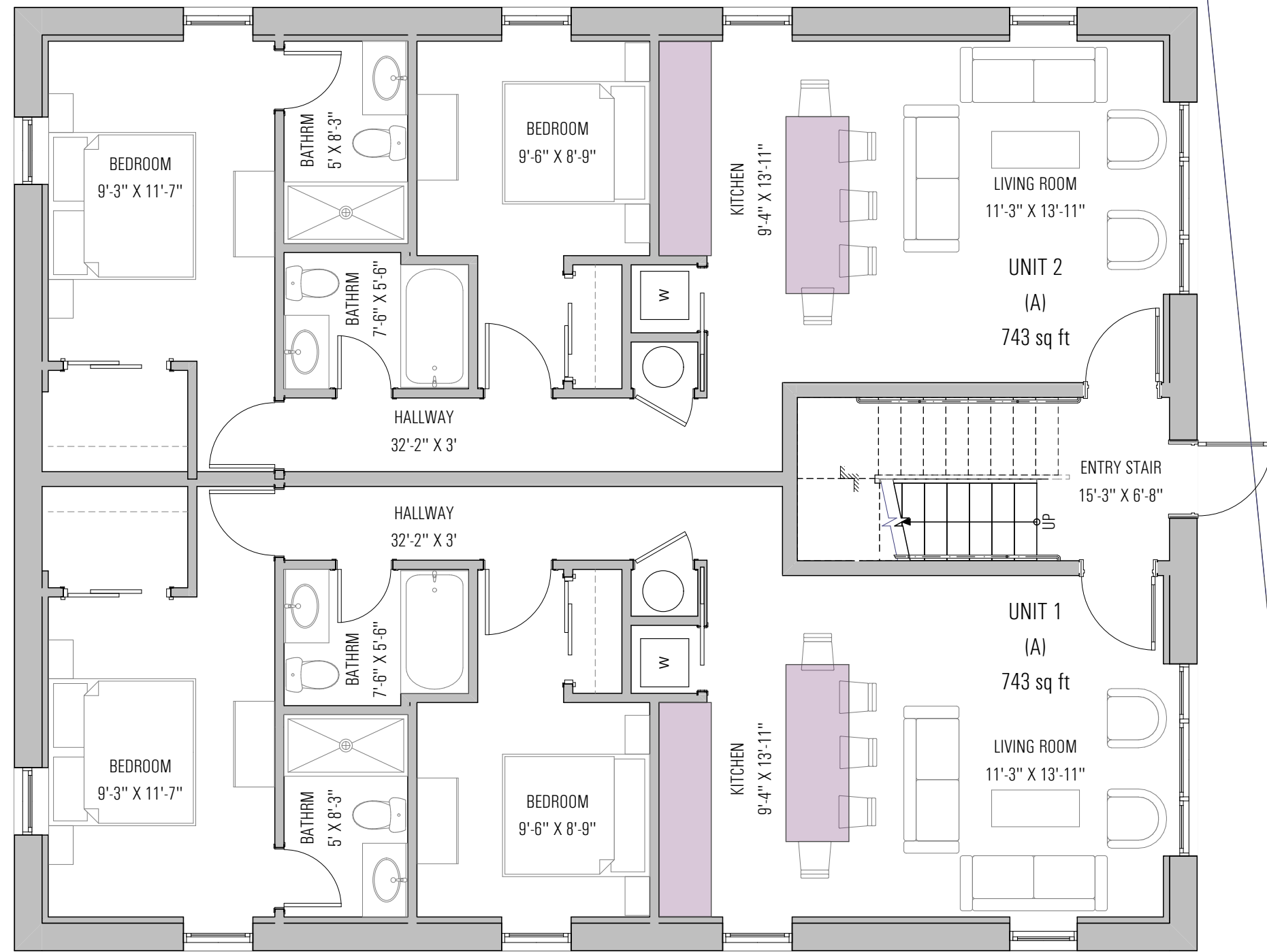
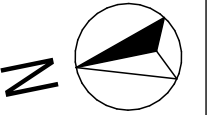
PDRM-02

4338 Sheriff Rd
SCHEMATIC PLANS

Site Plan

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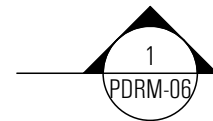
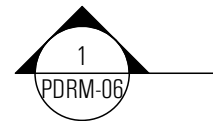
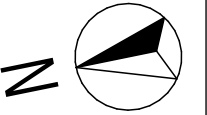
PDRM-03

4338 Sheriff Rd
SCHEMATIC PLANS

Proposed Plan - Ground Floor

5/26/2022





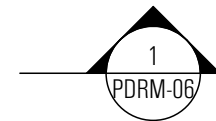
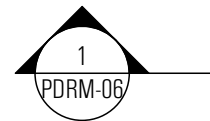
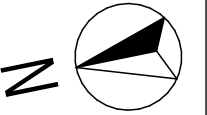
PDRM-04

4338 Sheriff Rd
SCHEMATIC PLANS

Proposed Plan - Second Floor

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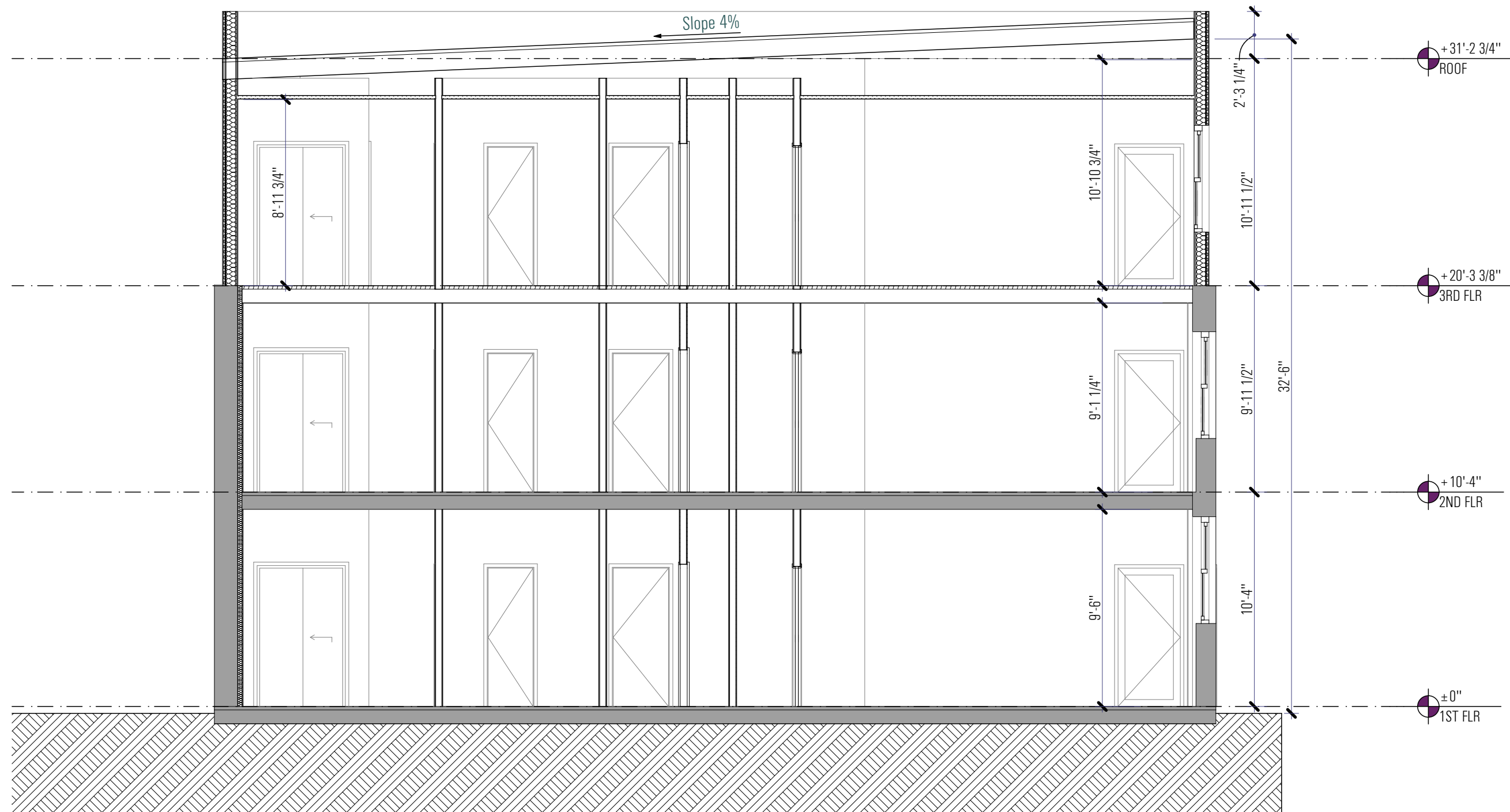
PDRM-05

4338 Sheriff Rd
SCHEMATIC PLANS

Proposed Plan - Third Floor

5/26/2022





PDRM-06

4338 Sheriff Rd
SCHEMATIC PLANS

Building Section

5/26/2022

