



**1711 FLORIDA AVE.
Cover Sheet**

04/10/14

PROPERTY DESCRIPTION

STREET ADDRESS	1711 FLORIDA AVENUE NW
SQUARE AND LOT	SQUARE 2562, LOT 0095
ZONING CLASSIFICATION	C-2-B
OVERLAY DISTRICT	RC (REED COOKE)
HISTORIC DISTRICT	NONE
TYPE OF LOT	COMMERCIAL
LOT SIZE	25920 SF
PROPERTY USE	EXISTING: COMMERCIAL, PARKING GARAGE PROPOSED: APARTMENT HOUSE, 133 DWELLING UNITS

DEVELOPMENT DENSITY

SECTION	DESCRIPTION	PERMITTED	PROPOSED
771.2	FLOOR AREA RATIO (C-2-B)	3.5 FAR APARTMENT HOUSE	
		1.5 FAR OTHER USE	
		3.5 FAR MAXIMUM	
2604.1	BONUS DENSITY (INCLUSIONARY ZONING)	20% BONUS 0.7 FAR	4.2 FAR
		4.2 FAR MAXIMUM W/BONUS	

USE BY AREA

	EXISTING PARKING GARAGE	EXISTING COMMERCIAL	PROPOSED RESIDENTIAL
CELLAR 2			
CELLAR 1			25,920
TOTAL BELOW GRADE	0	0	25,920
FIRST FLOOR			18,586
SECOND FLOOR			18,586
THIRD FLOOR			18,586
FOURTH FLOOR			18,586
FIFTH FLOOR			18,586
SIXTH FLOOR			16,007
TOTAL ABOVE GRADE	0	0	108,937

BUILDING HEIGHT

SECTION	DESCRIPTION	PERMITTED	EXISTING	PROPOSED
770.1	BUILDING HEIGHT (C-2-B)	65 FEET		65 FEET
1402.1	BUILDING HEIGHT (RC OVERLAY)	40 FEET 50 FEET (IZ BONUS)		

LOT OCCUPANCY

SECTION	DESCRIPTION	PERMITTED	EXISTING	PROPOSED
772.1	LOT OCCUPANCY (C-2-B)	80%		73%
2604.2	LOT OCCUPANCY (C-2-B WITH IZ) (INCLUSIONARY ZONING)	80%		

REAR YARD

SECTION	DESCRIPTION	REQUIRED	EXISTING	PROPOSED
774.1	REAR YARD (C-2-B)	15 FEET		18 FEET

SIDE YARD

SECTION	DESCRIPTION	REQUIRED	EXISTING	PROPOSED
775.5	SIDE YARD (C-2-B)	NONE		NONE

COURTS

SECTION	DESCRIPTION	REQUIRED	EXISTING	PROPOSED
776.3	OPEN COURTS (C-2-B)	15 FEET MIN OR 4" PER FT OF BUILDING HEIGHT		38 FEET
776.3	CLOSED COURTS (C-2-B)	15 FEET MIN OR 4" PER FT OF BUILDING HEIGHT		
776.4	CLOSED COURT MINIMUM AREA	350 SF AND 2X SQUARE OF MIN WIDTH		

OFF-STREET PARKING

SECTION	DESCRIPTION	REQUIRED	EXISTING	PROPOSED
2101.1	OFF-STREET PARKING (C-2-B)	1 PER 3 DWELLING UNITS - 44 SPACES FOR 133 UNITS		57 SPACES - 35 FULL - 22 COMPACT (39%)

OFF-STREET LOADING

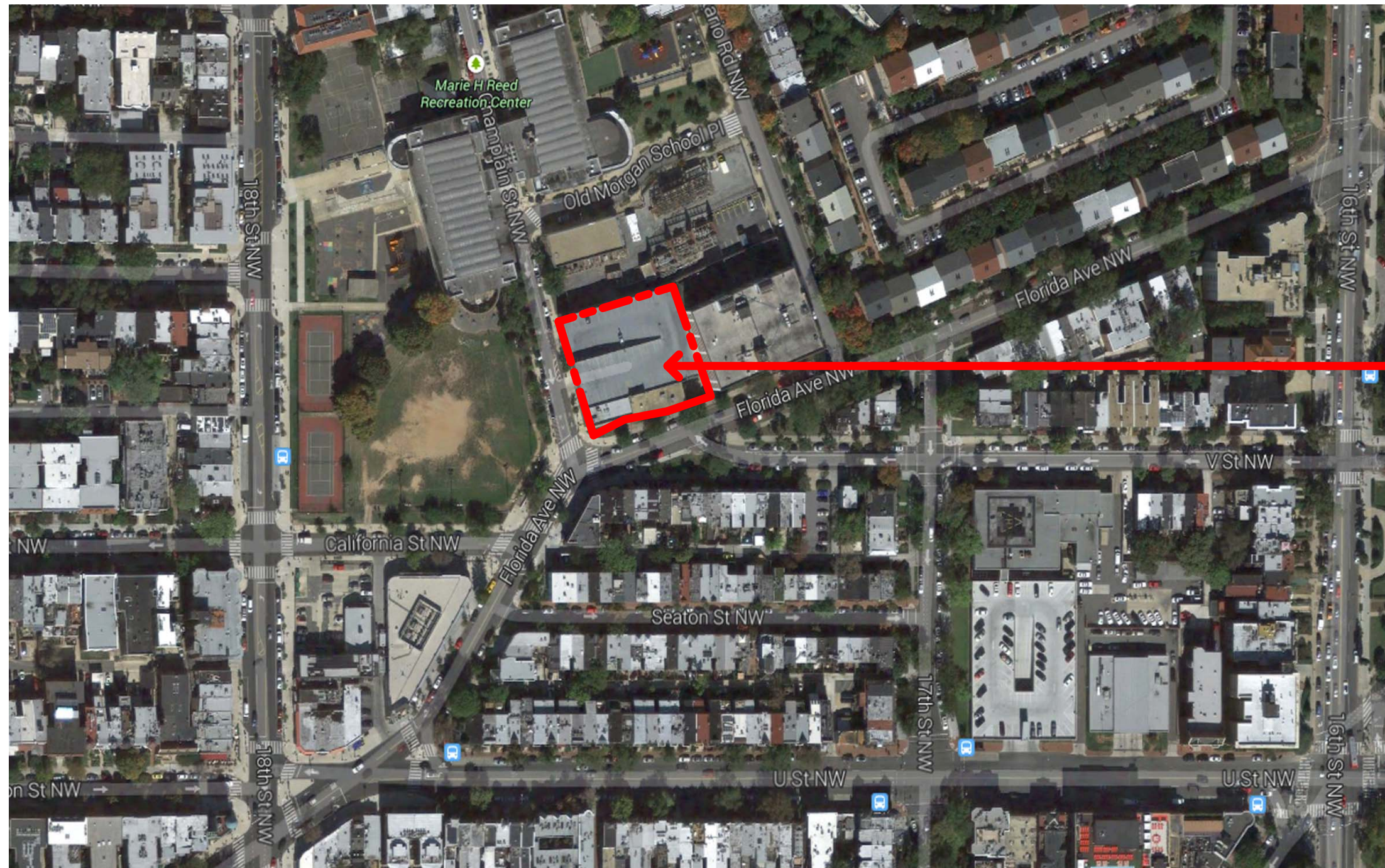
SECTION	DESCRIPTION	REQUIRED	EXISTING	PROPOSED
2101.1	OFF-STREET LOADING (APARTMENT HOUSE > 50 UNITS)	1 BERTH @ 55 FEET 1 SERVICE/DELIVERY @ 20 FEET	NONE	1 BERTH @ 30 FEET

INCLUSIONARY ZONING

SECTION	DESCRIPTION	PERMITTED	PROPOSED
	IZ MODIFICATIONS	4.2 FAR 80% LOT OCCUPANCY	4.2 FAR 73%
2602.1	IZ APPLICABILITY	REQUIREMENTS APPLY	REQUIREMENTS TO BE MET
2603.1	IZ SET-ASIDE (RC OVERLAY)	50% OF FLOOR AREA ABOVE 40 FEET OF BUILDING HEIGHT	

GREEN AREA RATIO

SECTION	DESCRIPTION	REQUIRED	PROPOSED
3401.2	GREEN AREA RATIO	0.30	REQUIREMENTS TO BE MET BY COMBINATION OF GREEN ROOF, TREES, AND SHRUBS WITHIN SITE BOUNDARIES



Site Location

1711 FLORIDA AVE.
Vicinity Map

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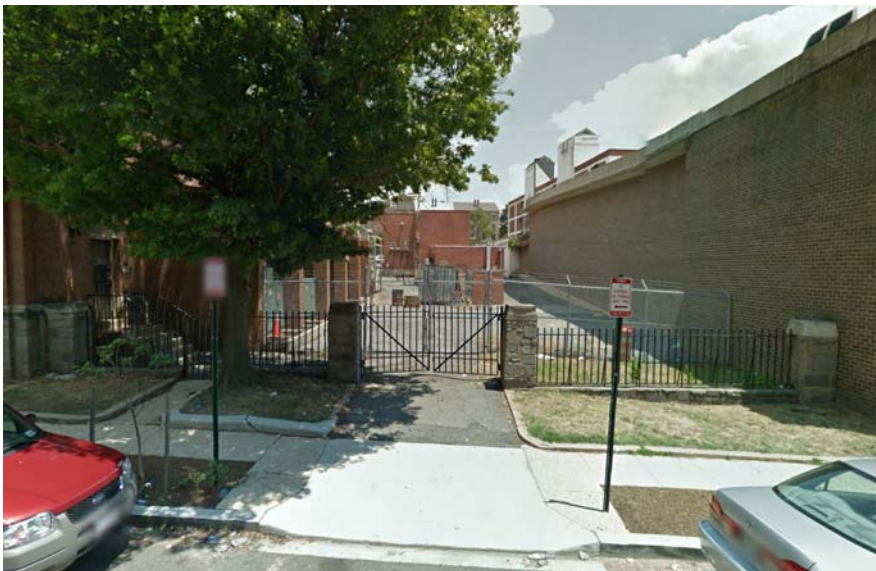
Corner @ Florida Ave & Champlain St, NW



View From Champlain St, Facing South



View From North @ Champlain Street



Adjacent PEPCO Property

1711 FLORIDA AVE.
Site Photos

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Townhomes Along Florida Ave & V Street , Facing SE



Florida Ave & Champlain Street, Facing SE



PEPCO Facility Along Champlain St



Pepco Facility Along Ontario Rd, Facing SW



Marie Reed Community Learning Center

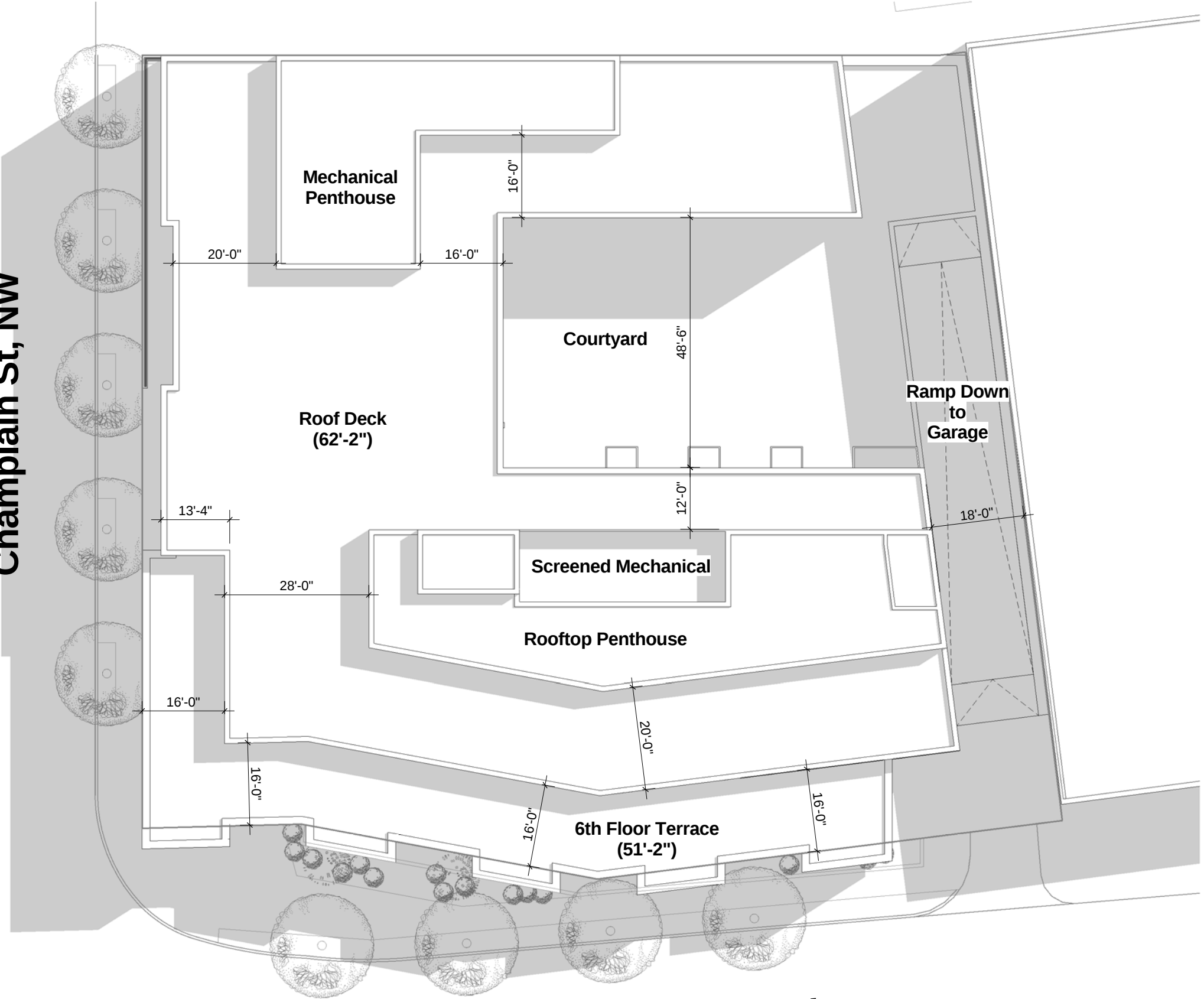


Retail Along Florida Avenue

1711 FLORIDA AVE. Context Photos

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Champlain St, NW



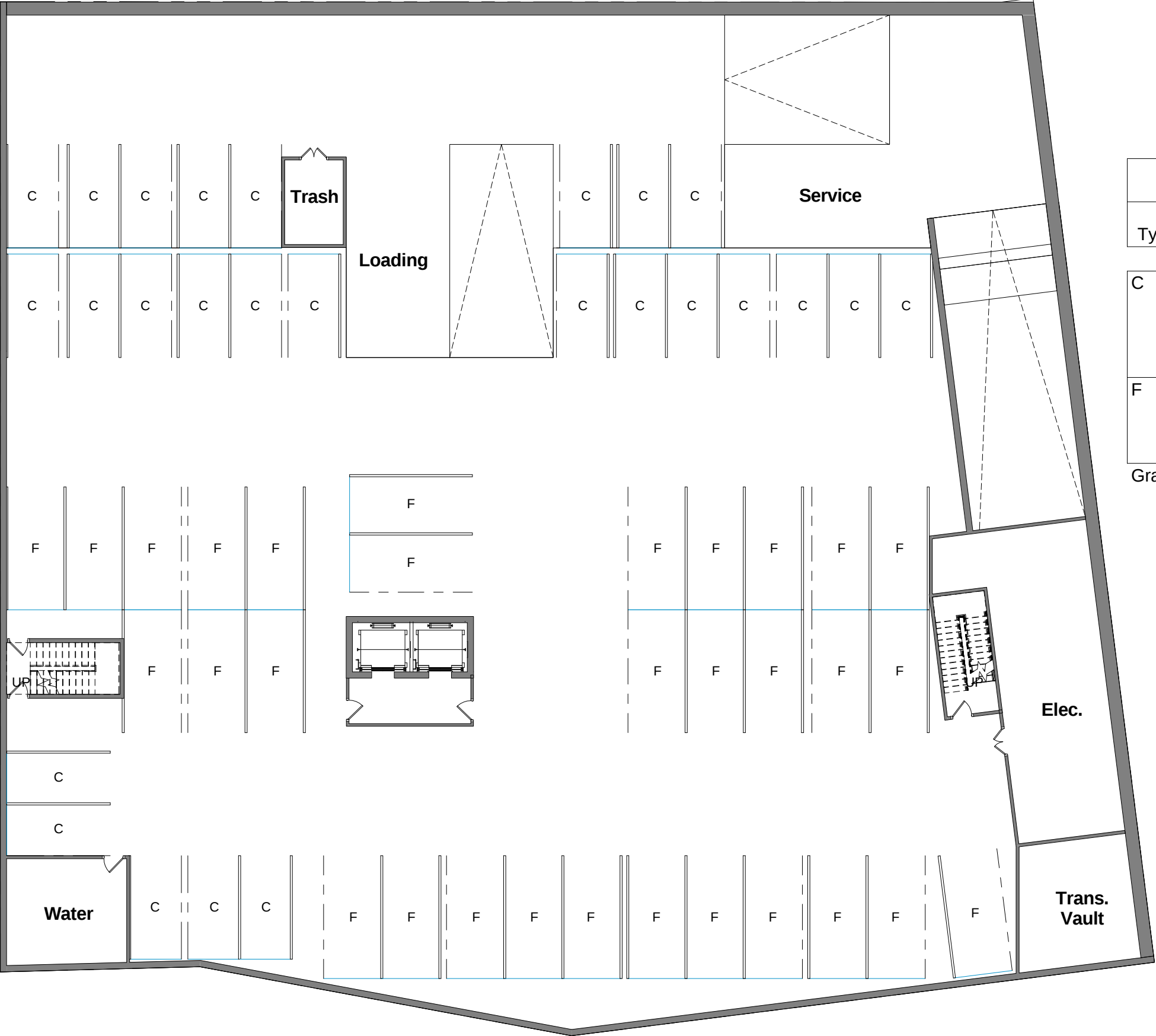
Florida Ave, NW

1711 FLORIDA AVE.
Site Plan

SCALE: 1" = 20'-0"

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Parking Schedule			
Type Mark	Count	Family and Type	Level
C	26	Parking Space: 8' x 16' - 90 deg DC COMPACT	P1 Upper
F	31	Parking Space: 9' x 19' - 90 deg DC FULL	

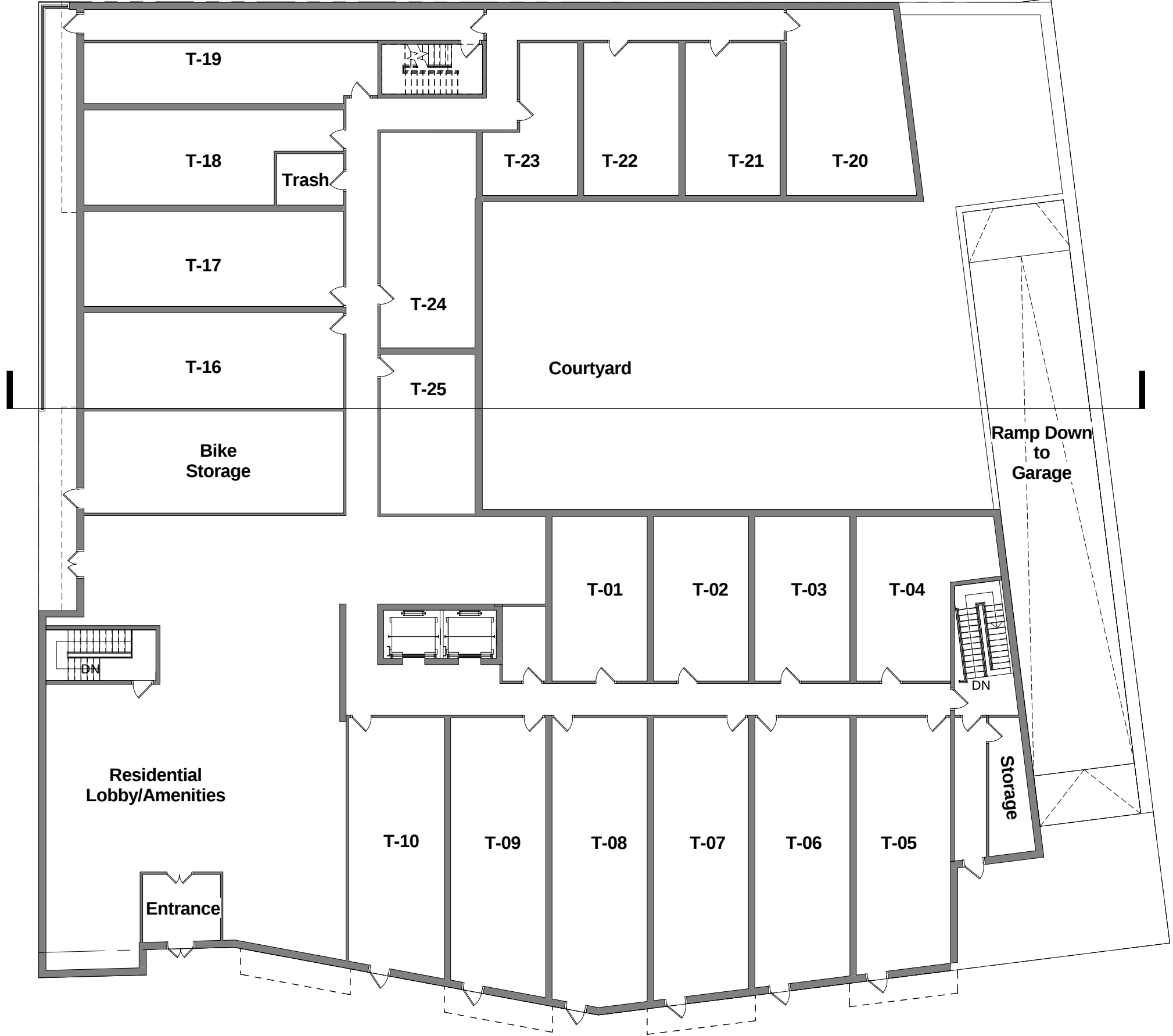
Grand total: 57

1711 FLORIDA AVE.
Parking Level 1

SCALE: 1/16" = 1'-0"

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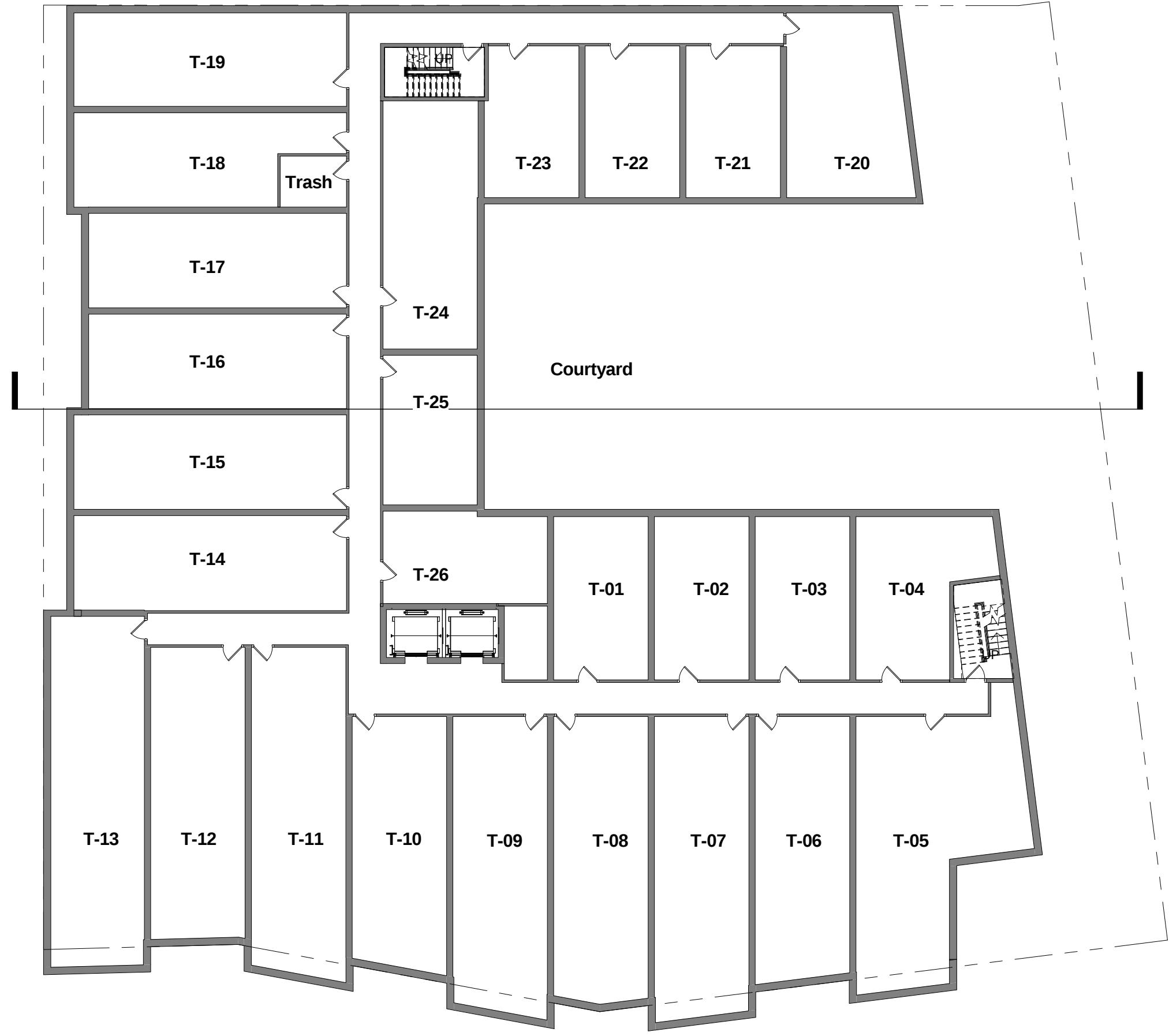


1711 FLORIDA AVE.
Ground Floor Plan

SCALE: 1/16" = 1'-0"

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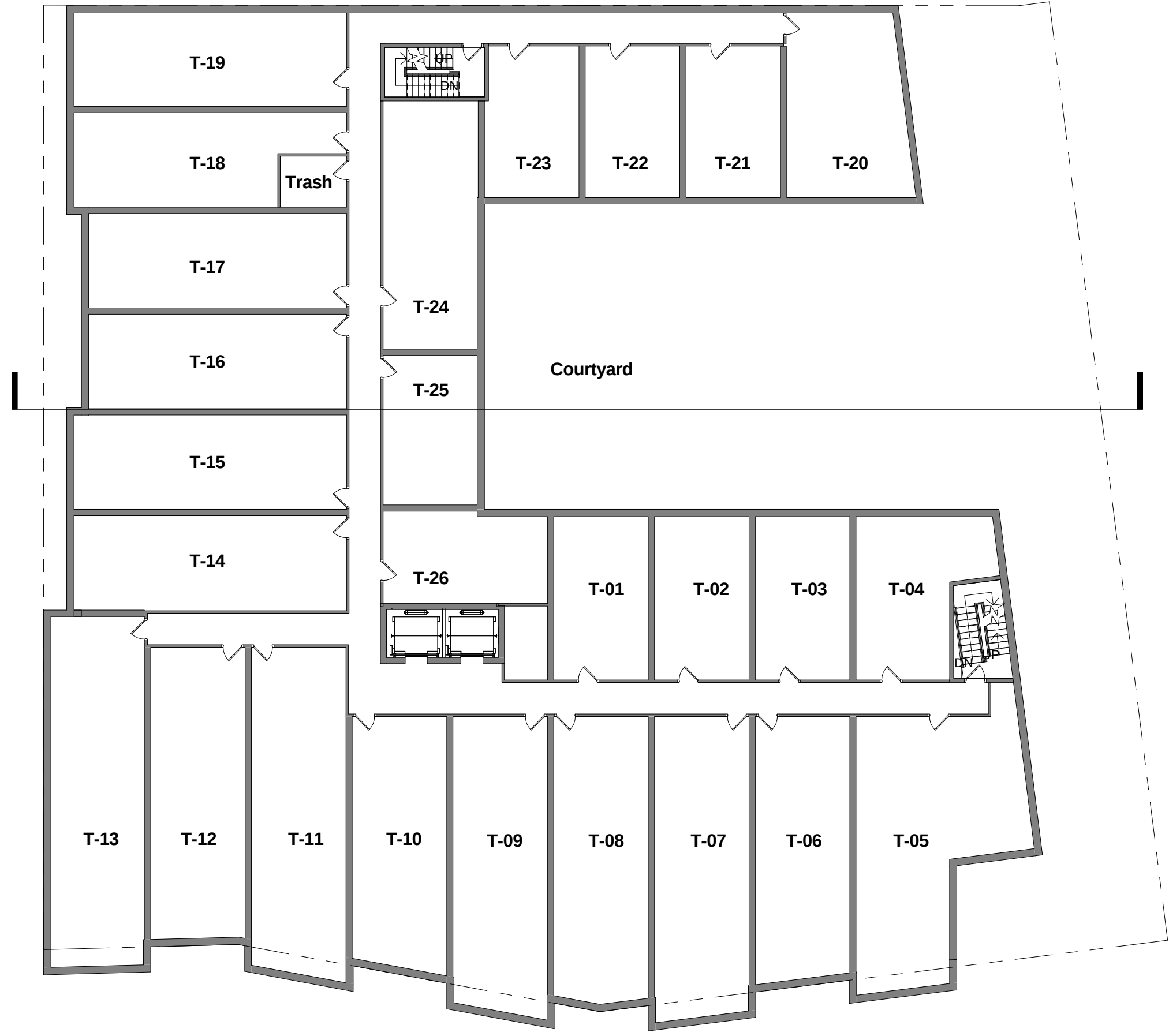


**1711 FLORIDA AVE.
Second Floor Plan**

SCALE: 1/16" = 1'-0"

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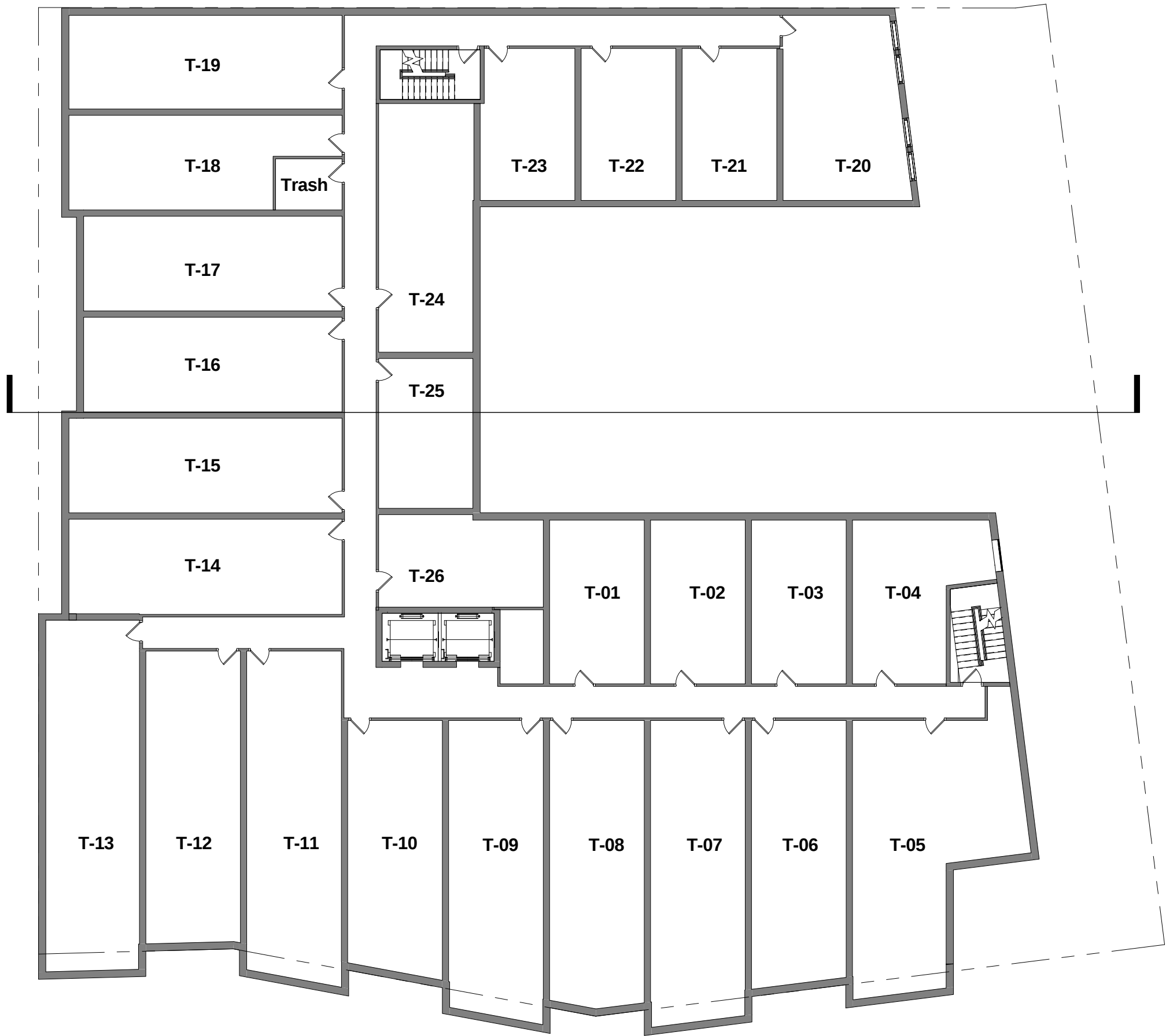




1711 FLORIDA AVE.
Third-Fourth Floor Plan 04/10/14

SCALE: 1/16" = 1'-0"





1711 FLORIDA AVE.
Fifth Floor Plan

SCALE: 1/16" = 1'-0"

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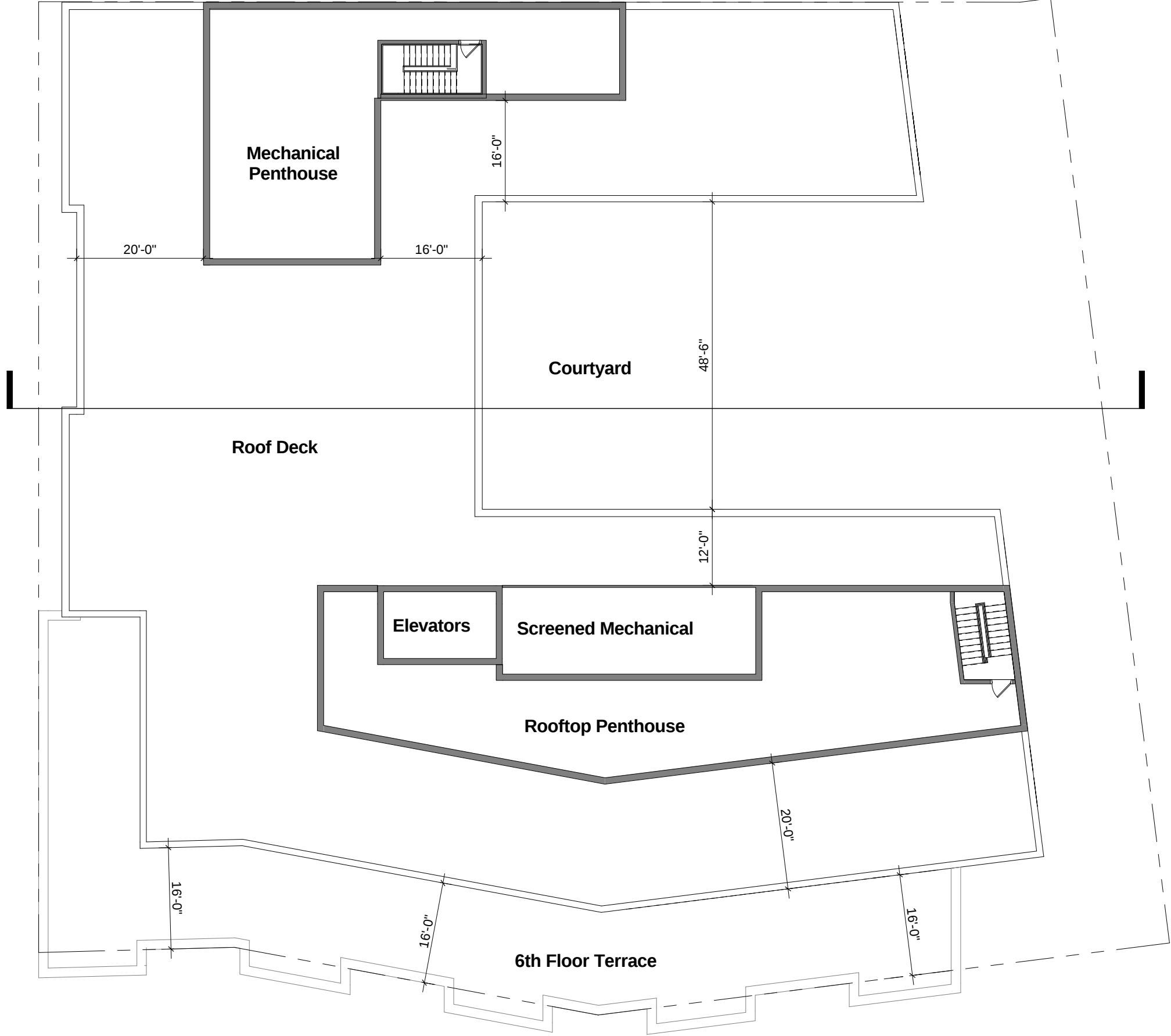


1711 FLORIDA AVE.
Sixth Floor Plan

SCALE: 1/16" = 1'-0"

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1711 FLORIDA AVE.
Roof Deck

SCALE: 1/16" = 1'-0"

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1711 FLORIDA AVE.
South Elevation

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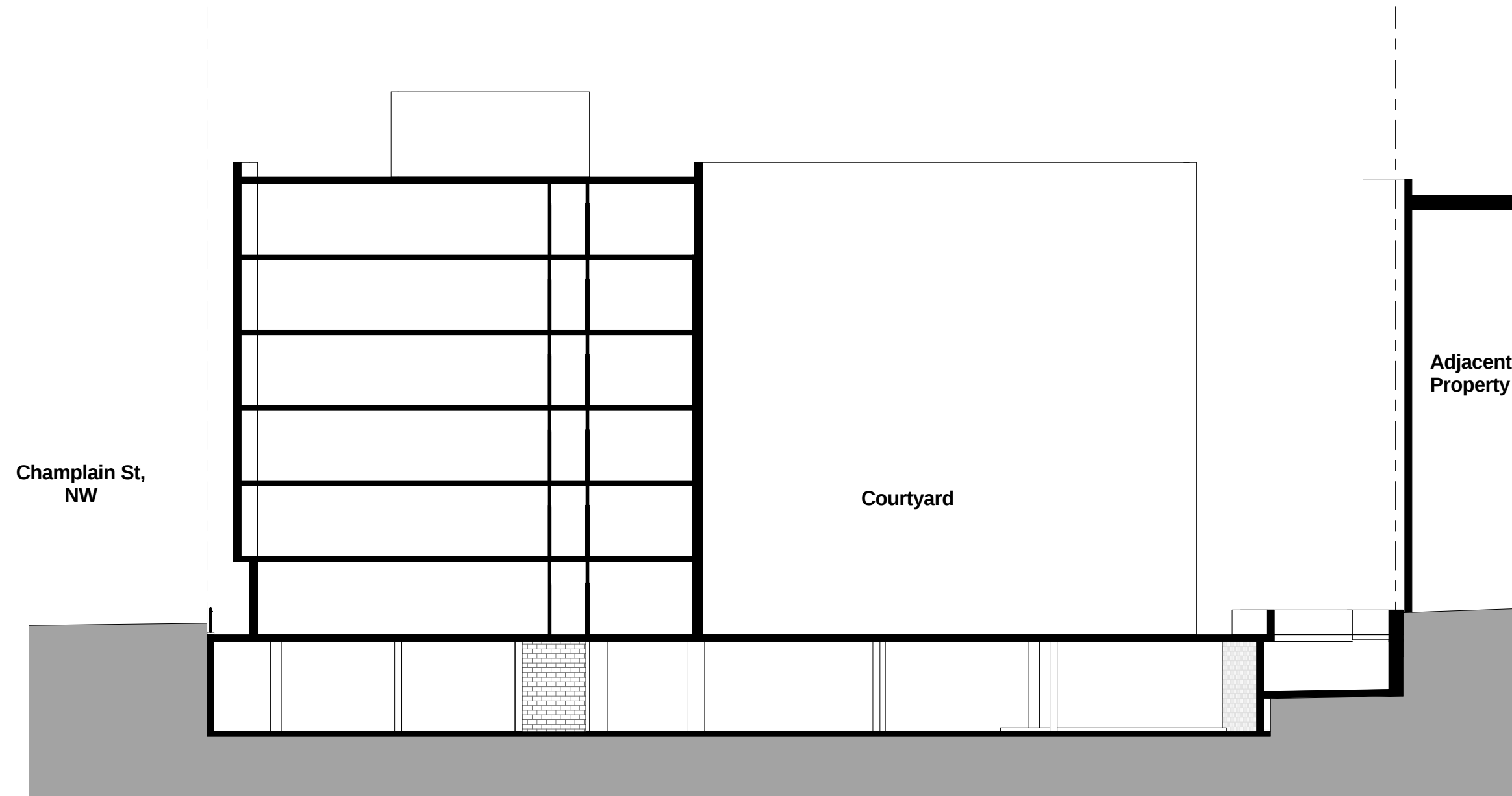
SCALE: 1/16" = 1'-0"



1711 FLORIDA AVE.
West Elevation

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SCALE: 1/16" = 1'-0"



1711 FLORIDA AVE.
Building Section

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SCALE: 1/16" = 1'-0"