

**1711 Florida Avenue NW
Garage Reuse Concept Design**

June 3, 2014

Board of Zoning Adjustment
District of Columbia
CASE NO.18778
EXHIBIT NO.31B

0.0

PROPERTY DESCRIPTION

STREET ADDRESS	1711 FLORIDA AVENUE NW
SQUARE AND LOT	SQUARE 2562, LOT 0095
ZONING CLASSIFICATION	C-2-B
OVERLAY DISTRICT	RC (NEED COOKE)
HISTORIC DISTRICT	NONE
TYPE OF LOT	COMMERCIAL
LOT SIZE	25920 SF
PROPERTY USE	EXISTING: COMMERCIAL PARKING GARAGE PROPOSED: APARTMENT HOUSE, 129 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 MAXIMUM W/BONUS	4.06 FAR

USE BY AREA

	PROPOSED
CELLAR 1	19,205
TOTAL BELOW GRADE	19,205
FIRST FLOOR	22,932
SECOND FLOOR	20,602
THIRD FLOOR	20,602
FOURTH FLOOR	20,602
FIFTH FLOOR	20,602
TOTAL ABOVE GRADE	105,513

BUILDING HEIGHT

SECTION	DESCRIPTION	PERMITTED	PROPOSED
770.1	BUILDING HEIGHT (C-2-B)	65 FEET	54.83 FEET
1402.1	BUILDING HEIGHT (RC OVERLAY)	40 FEET 50 FEET (2 BONUS)	

LOT OCCUPANCY

SECTION	DESCRIPTION	PERMITTED	PROPOSED
772.1	LOT OCCUPANCY (C-2-B)	80% FOR RESIDENTIAL USE N/A FOR NON-RESIDENTIAL USE	79.5% RESIDENTIAL USE 88.5% TOTAL AT GROUND FLOOR INCLUDES AREA DEVOTED TO PARKING/LOADING USE
2604.2	LOT OCCUPANCY (C-2-B WITH (2) (INCLUSIONARY ZONING)	80% FOR RESIDENTIAL USE N/A FOR NON-RESIDENTIAL USE	

REAR YARD

SECTION	DESCRIPTION	REQUIRED	EXISTING	PROPOSED
774.1	REAR YARD (C-2-B)	15 FEET	VARIES (0 FEET MIN)	EXISTING AT GROUND FLOOR 15 FEET AT ALL NEW CONSTRUCTION

SIDE YARD

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

COURTS

SECTION	DESCRIPTION	REQUIRED	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	PROPOSED
2101.1	OFF-STREET PARKING (C-2-B)	2 PER 3 DWELLING UNITS - 43 SPACES FOR 129 UNITS	48 SPACES - 41 FULL - 5 COMPACT (HAK)

OFF-STREET LOADING

SECTION	DESCRIPTION	REQUIRED	PROPOSED
2301.1	OFF-STREET LOADING (APARTMENT HOUSE > 50 UNITS)	1 BERTH @ 55 FEET 1 SERVICE/DELIVERY @ 20 FEET 1 PLATFORM AREA @ 200 SF	1 BERTH @ 30 FEET 1 SERVICE/DELIVERY @ 20 FEET 1 PLATFORM AREA @ 200 SF

ROOF STRUCTURES

SECTION	DESCRIPTION	REQUIRED	PROPOSED
411.3	NUMBER OF ROOF STRUCTURES	1 PERMITTED	2
411.5	HEIGHT OF ROOF STRUCTURES	SINGLE UNIFORM HEIGHT	VARIED (REFER TO DRAWINGS) - 12 FEET - 16 FEET

INCLUSIONARY ZONING

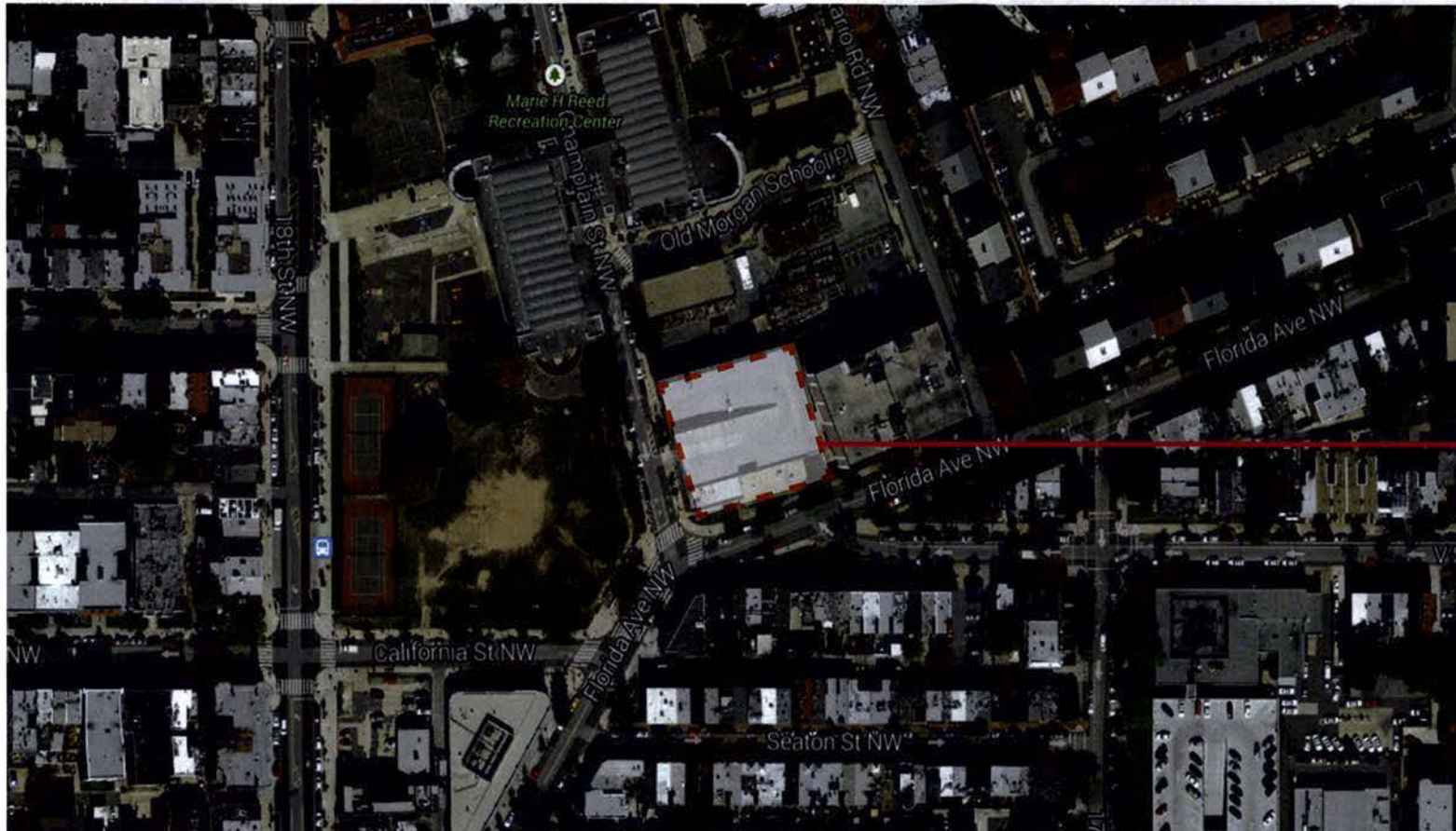
SECTION	DESCRIPTION	PERMITTED	PROPOSED
	IF MODIFICATIONS	4.2 FAR 80% LOT OCCUPANCY	4.06 FAR 79.5% RESIDENTIAL USE
2602.1	IF APPLICABILITY	REQUIREMENTS APPLY	REQUIREMENTS TO BE MET
2603.1	IF SET-ASIDE (RC OVERLAY)	50% OF FLOOR AREA ABOVE 40 FEET OF BUILDING HEIGHT	

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

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Zoning Analysis
June 3, 2014



Site Location

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Vicinity Map
June 3, 2014



Corner @ Florida Ave & Champlain Street NW



View From Champlain Street, Facing North



View from North @ Champlain Street



Adjacent Pepco Property



Townhomes along Florida Ave & V St



Florida Ave & Champlain St, Facing SE



PEPCO Facility along Champlain St



PEPCO Facility along Ontario Rd, Facing SW



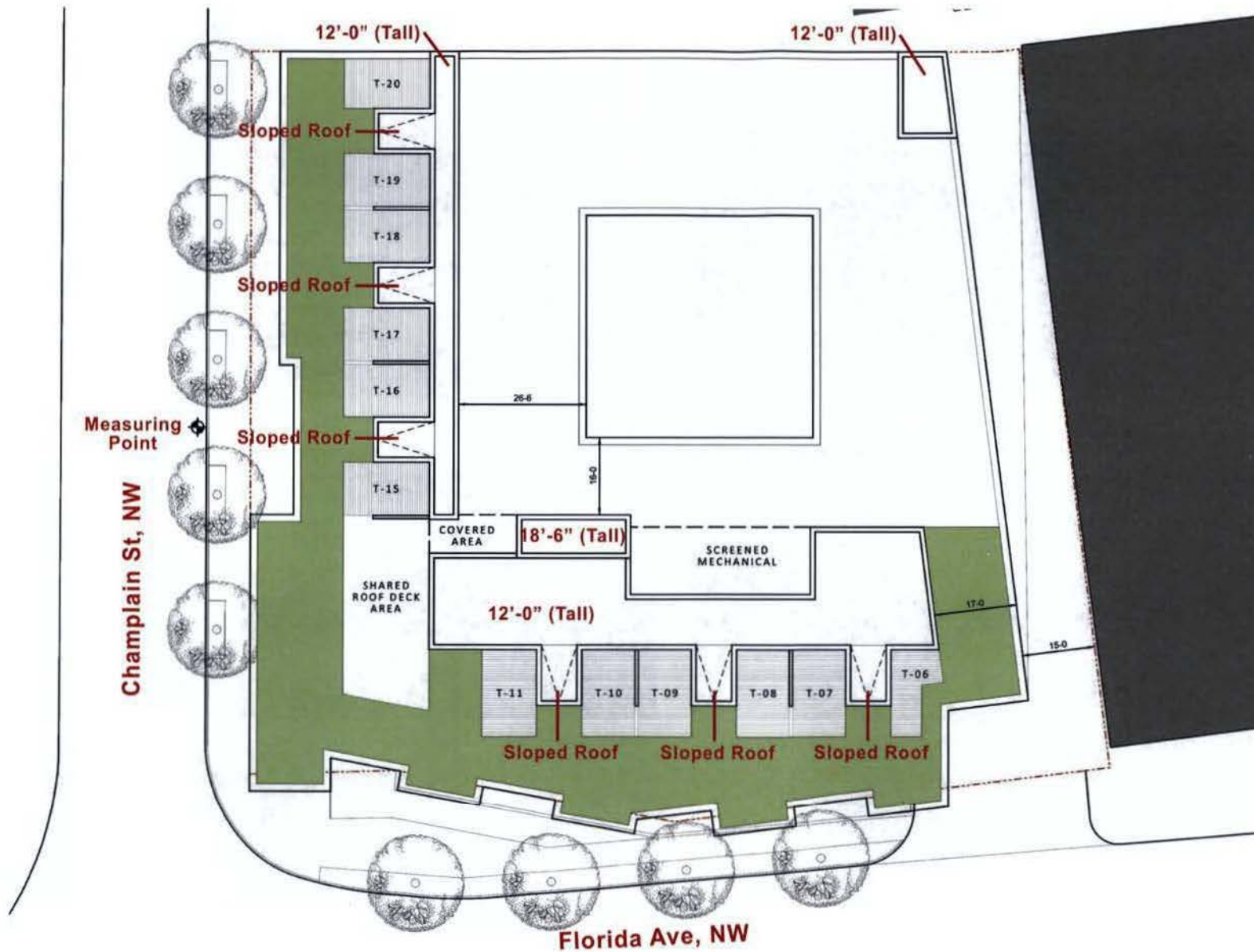
Marie Reed Community Learning Center



Retail Along Florida Avenue

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Context Photos
June 3, 2014



R2L:ARCHITECTS

KETTLER
INSPIRATION. FROM THE GROUND UP.

Note: The interior partition locations, size and location of residential units are preliminary. The final layouts may vary.

1711 Florida Avenue NW

Site Plan
June 3, 2014

0 5' 10' 20' 40'
1"=20' SCALE





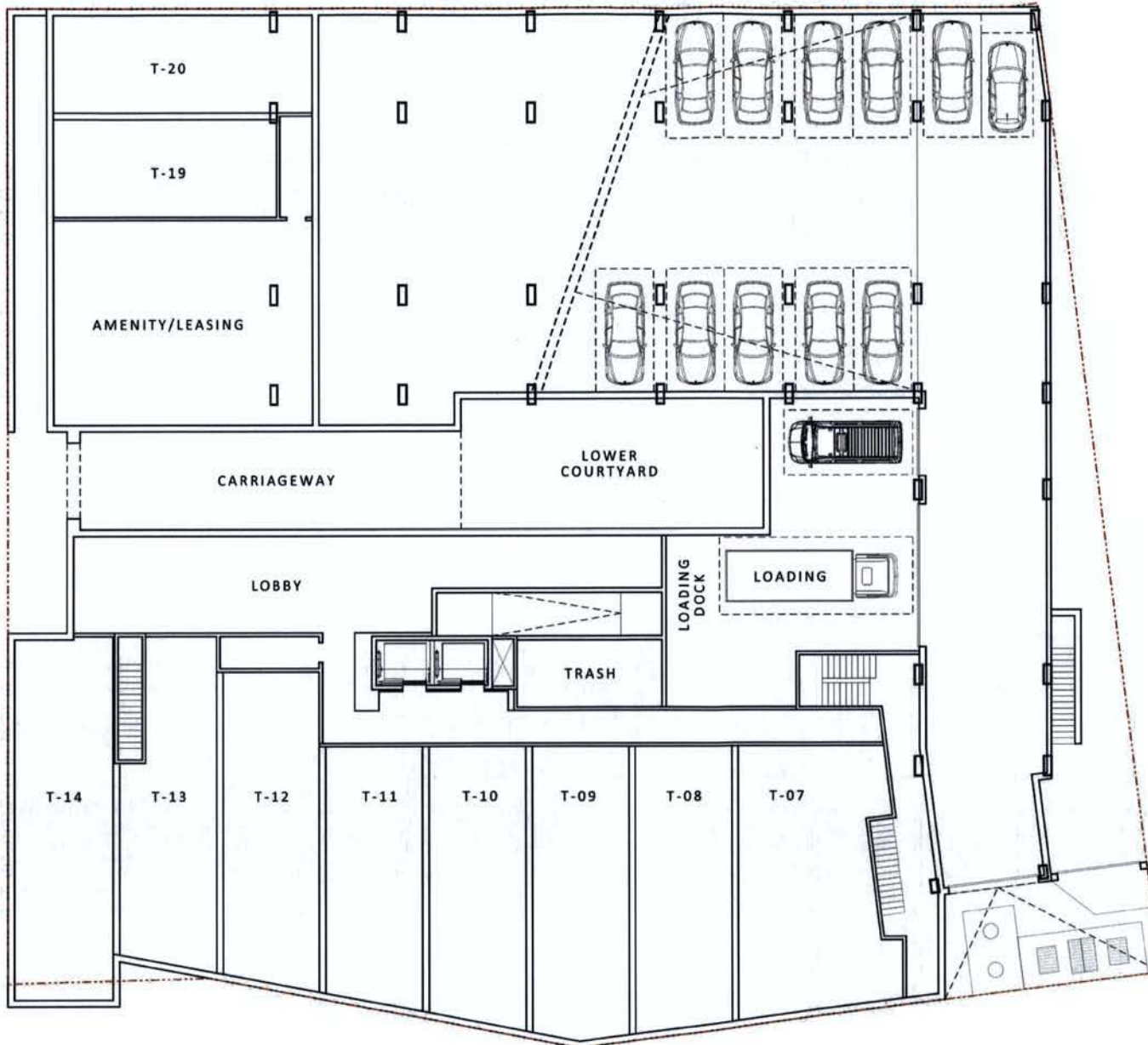
Note: The interior partition locations, and the number, size and location of residential units are preliminary. The final layouts may vary.

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Basement Level with Existing
Parking Structure
June 3, 2014

0' 4' 8' 16' 32'
1/16"=1'-0" SCALE



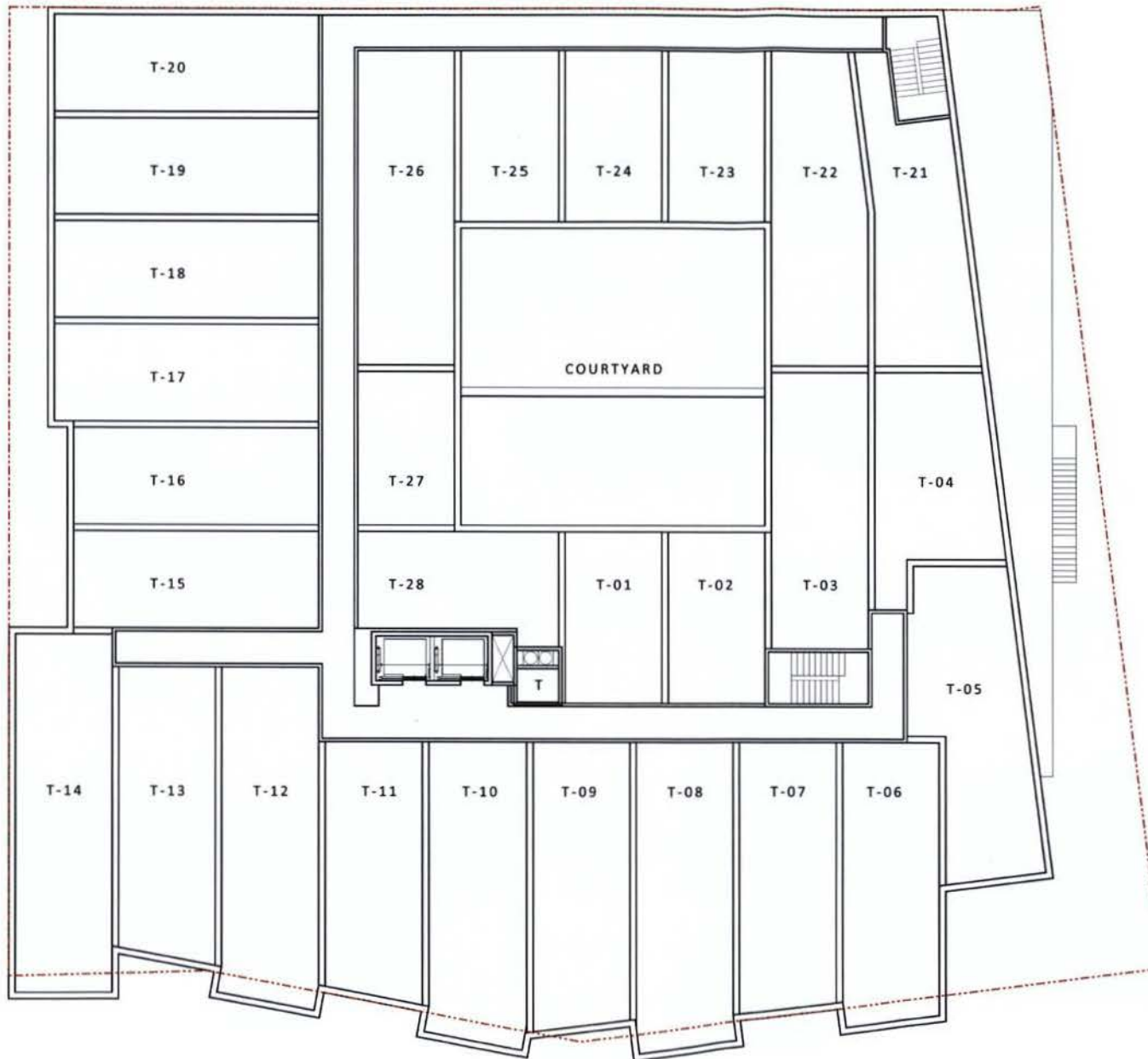


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Ground Floor
June 3, 2014

0 4 8 16 32
1/8"=1'-0" SCALE



R2L:ARCHITECTS

KETTLER
RESPIRATION. FROM THE GROUND UP.

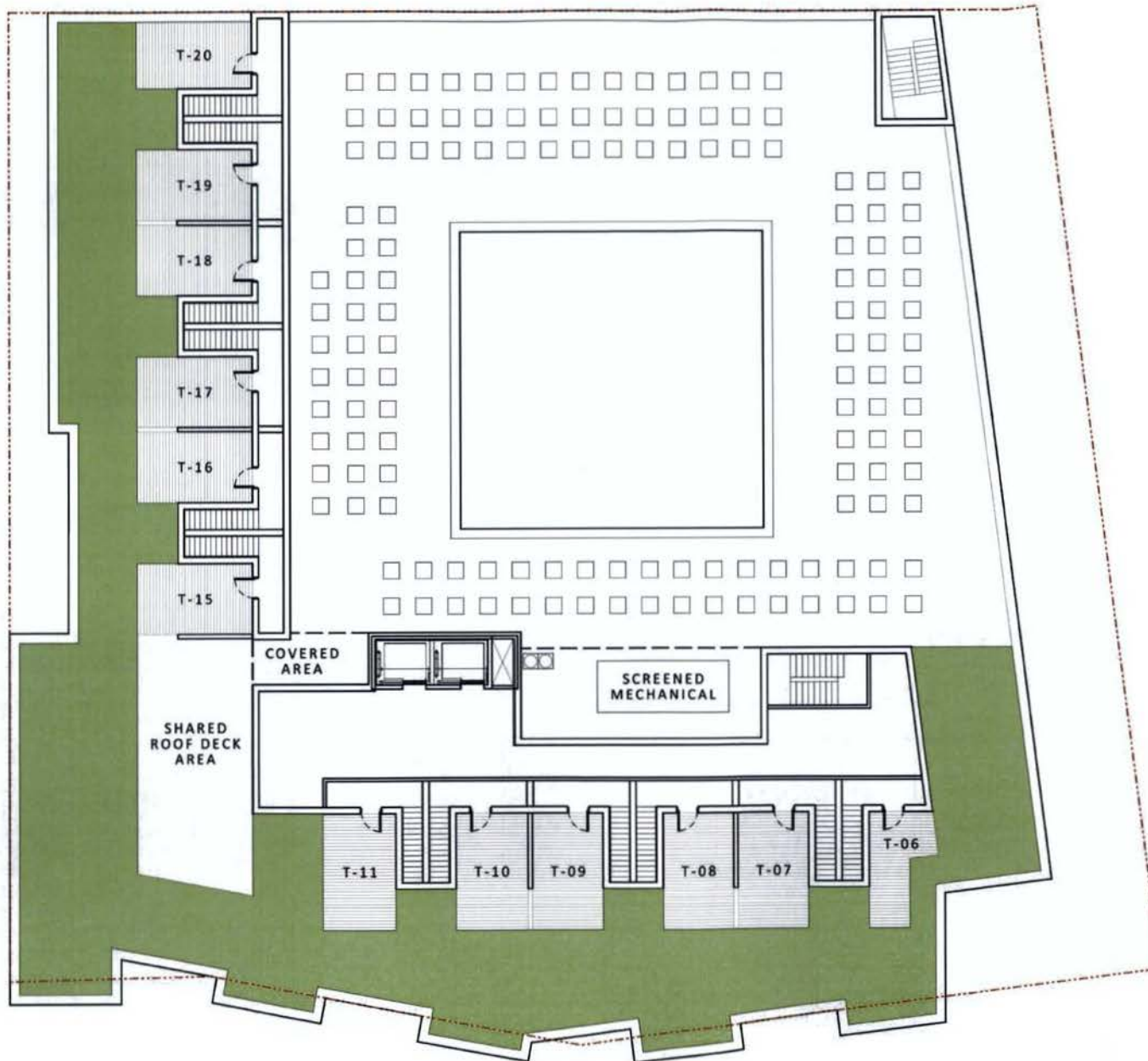
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Typical Residential Floor
June 3, 2014

0 6' 12' 18' 24' 30' 36'
1/16"=1'-0" SCALE





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Roof Deck
June 3, 2014

0 4' 8' 12' 32'
1/16"=1'-0" SCALE





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South Elevation
June 3, 2014





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West Elevation
June 3, 2014





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Florida Ave Elevation
June 3, 2014

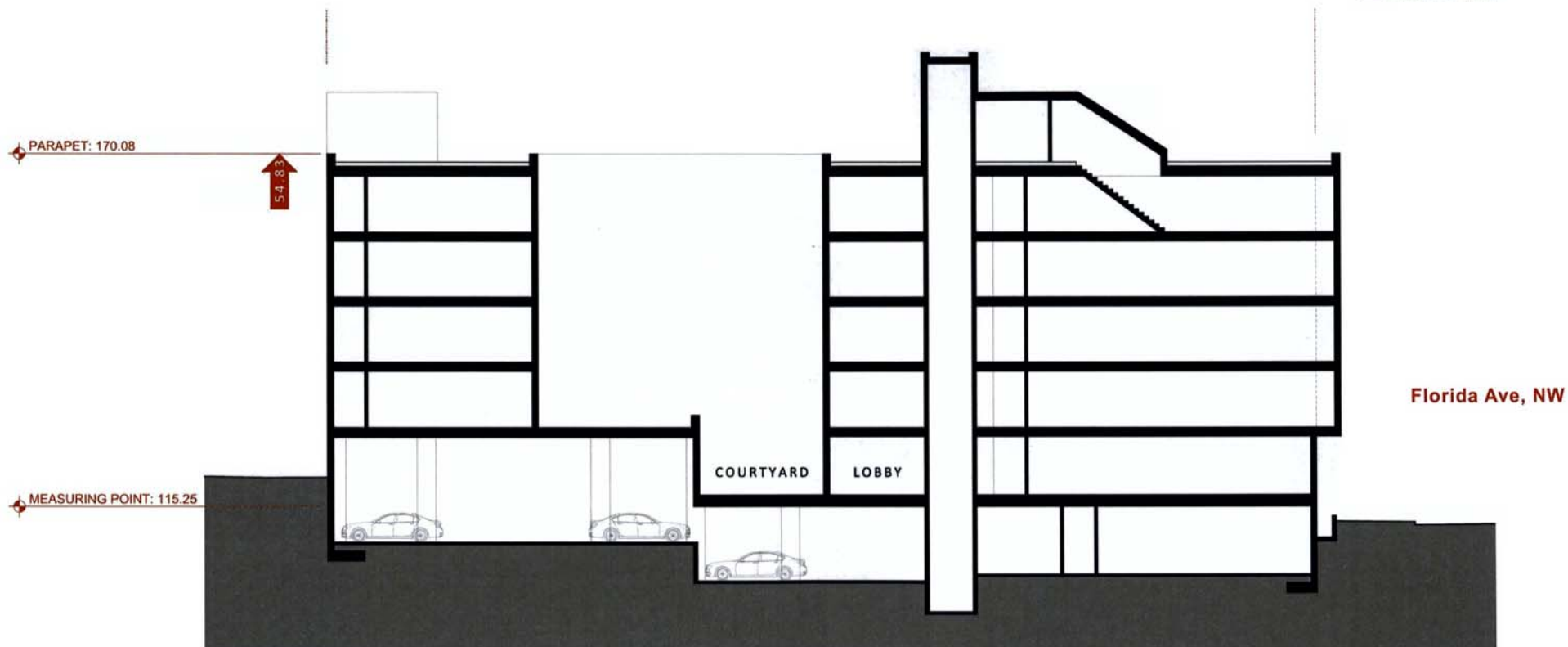




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Champlain Street Elevation
June 3, 2014





1711 Florida Avenue NW

Building Section
June 3, 2014

