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1140 Florida Ave NE

BZA Submission Concept Plans

22 May 2015

Prepared for:

Thornton Development
Justin Thornton

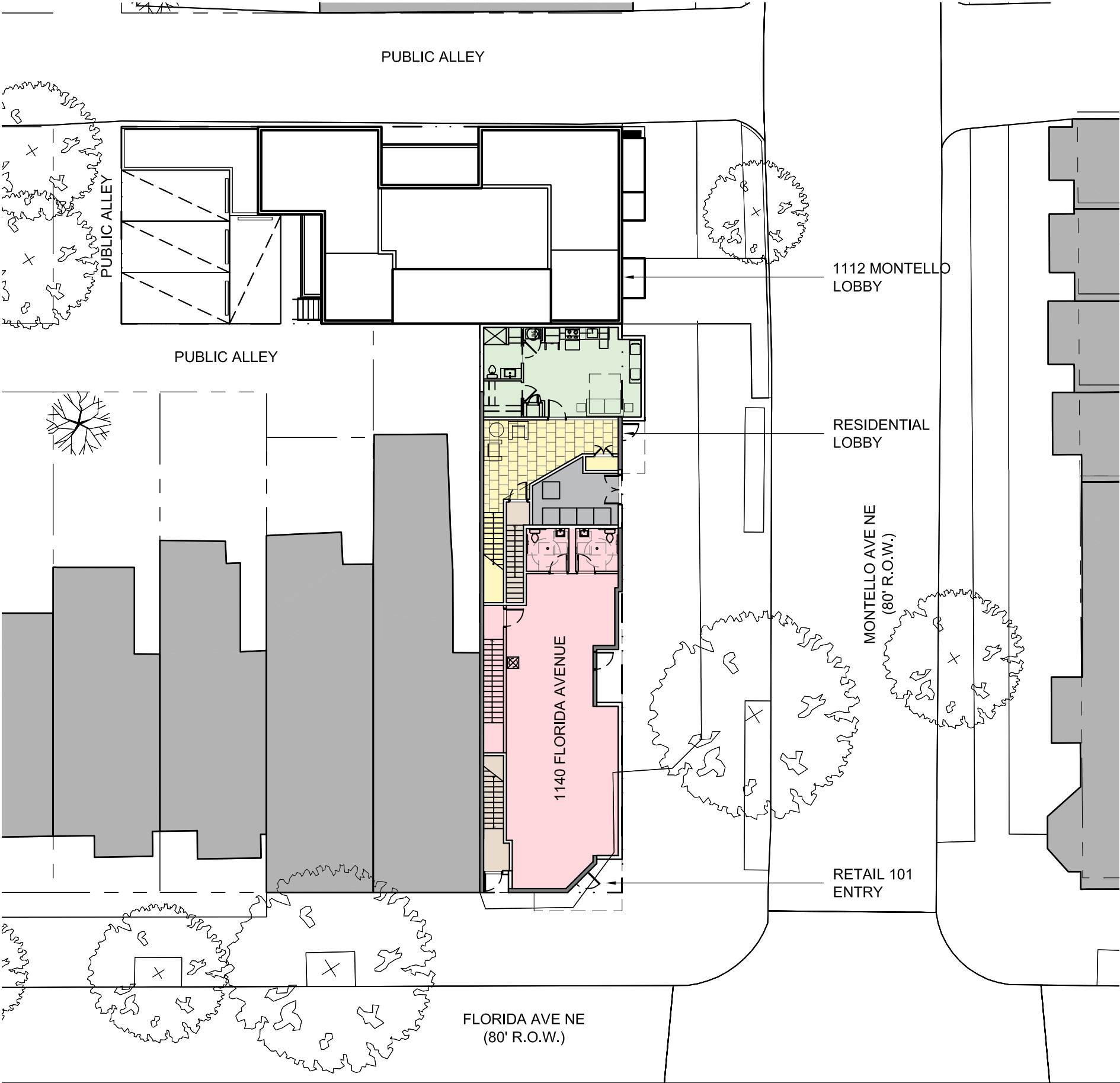
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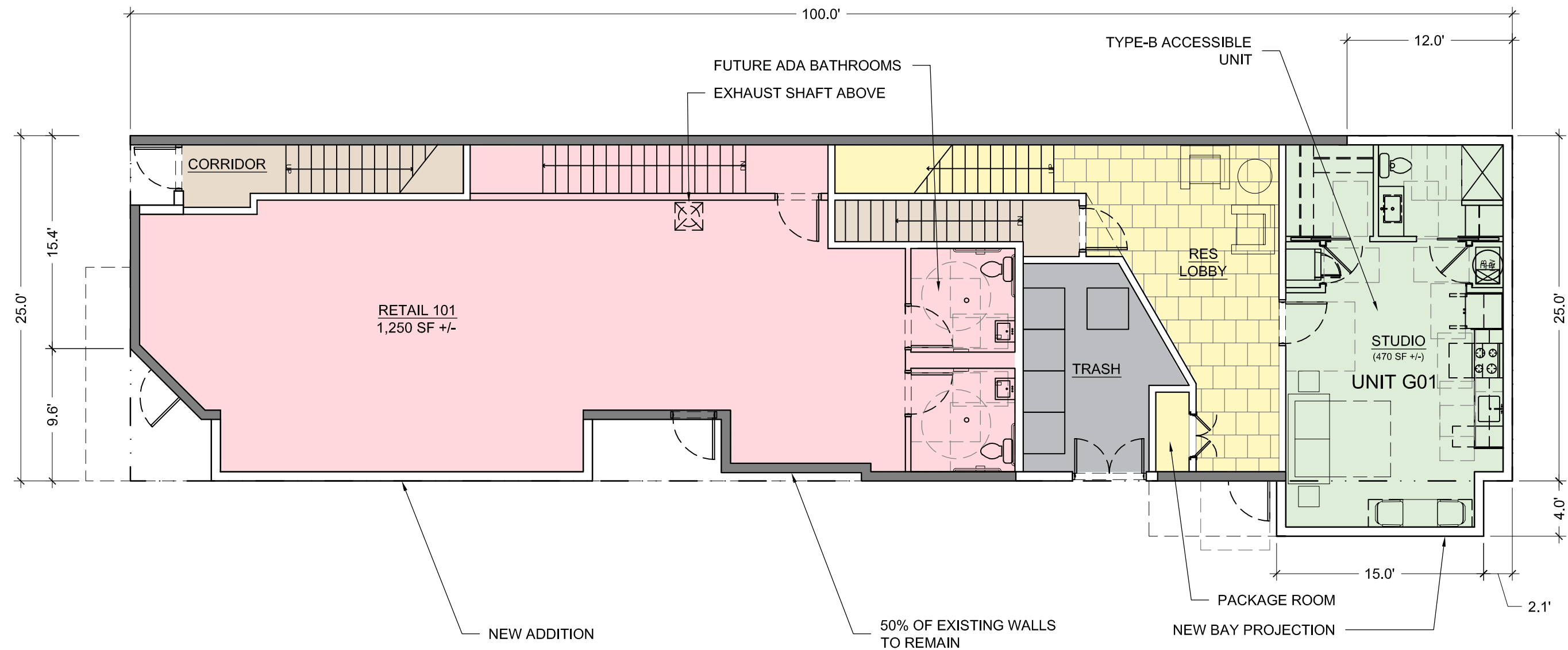
Board of Zoning Adjustment
District of Columbia
CASE NO.19061
EXHIBIT NO.7



ZONING SUMMARY	
ADDRESS	1140 Florida Avenue NE
SQUARE	4070
LOT	0084
SITE AREA (sf)	2500
ZONE	C-2-A
OVERLAY	none
HISTORIC DISTRICT	none
EXISTING USE:	Commerical Liquor
PROPOSED USE:	Mixed use - residential over commercial

C-2-A	REF	EXISTING	ALLOW. / REQ'D	PROPOSED
MAX. BUILDING HEIGHT (FT)	770.1	25' +/-	50'	50'
MAX. BUILDING HEIGHT (STORIES)	770.1	2	N/L	4
MAX. FAR (RESIDENTIAL)	771.2		2.5	
MAX. FAR (OTHER)	771.2		1.5	
MAX. FAR (TOTAL)	771.2		2.5	3.41
MAX. LOT OCCUPANCY (GROUND FLOOR)	772.1	88%	100% (2)	100%
MAX. LOT OCCUPANCY (2ND-4TH FLOOR)	772.1	81%	60%	81%
MIN YARD REQ'TS - REAR (FT)	774.1		15'	19'
MIN YARD REQ'TS - SIDE (FT)	775.5		2" / 1' Ht, 6' MIN. (1)	
COURT - NON RES. - OPEN / WIDTH (FT)	776.1		3" / 1' Ht, 12' MIN.	
COURT - NON RES. - CLOSED / AREA (SF)	776.2		2(WD ²), >250sf	
COURT - RES. - OPEN / WIDTH (FT)	776.3		4" / 1' Ht, 15' MIN.	
COURT - RES. - CLOSED / AREA (SF)	776.4		2(WD ²), >350sf	
GAR	3401.2		0.30	0.30
PARKING (NO. OF SPACES)	2101.1	0	1 per 2 D.U. (4 required)	0

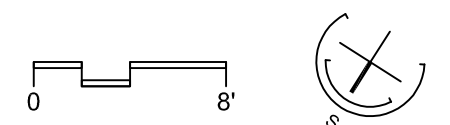
NOTES:
1. IF PROVIDED.
2. 100% LOT OCCUPANCY ALLOWED FOR NON-RESIDENTIAL USE

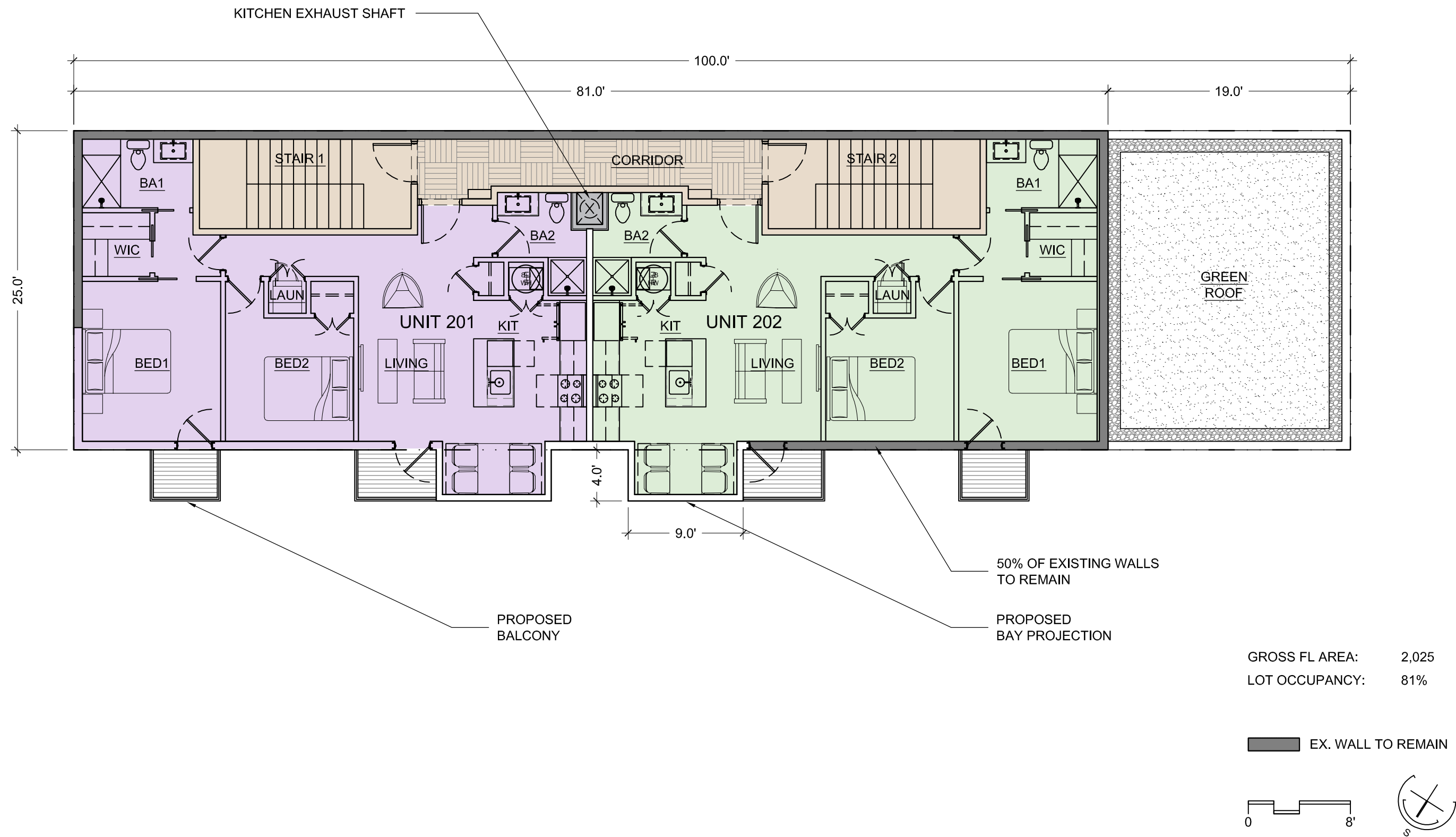


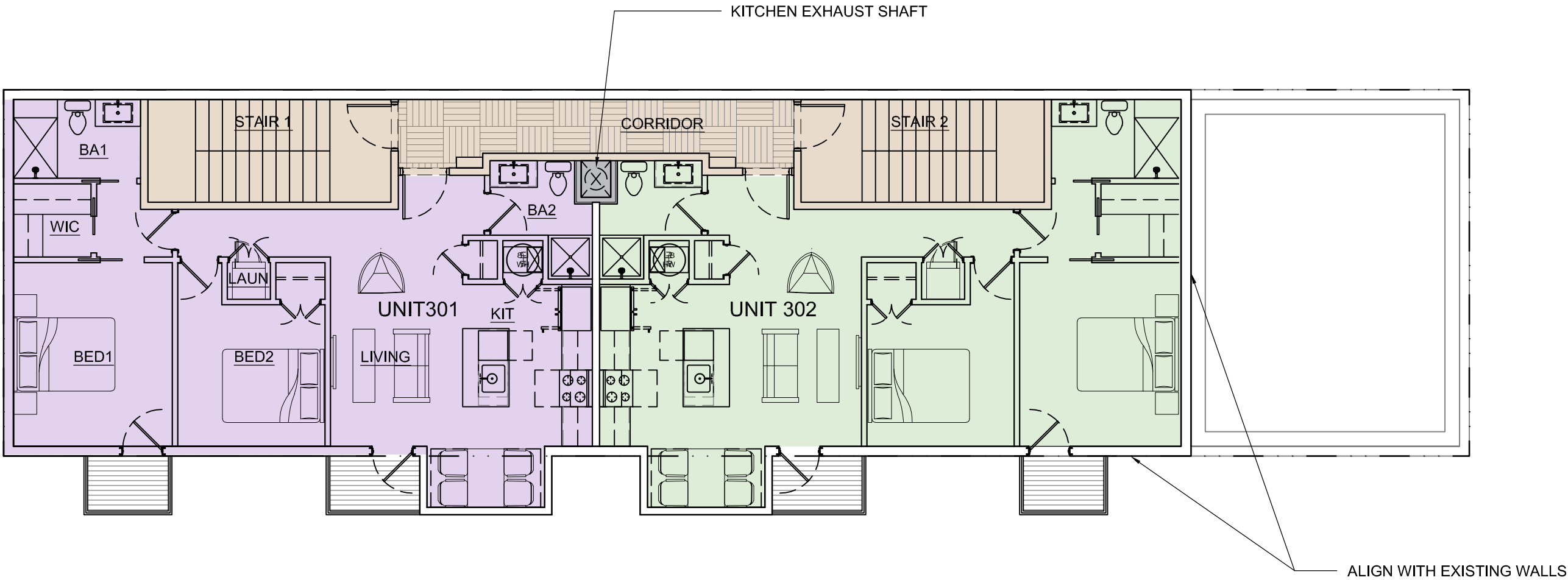
GROSS FL AREA: 2,412

LOT OCCUPANCY: 100% +/-

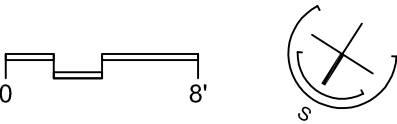
EX. WALL TO REMAIN

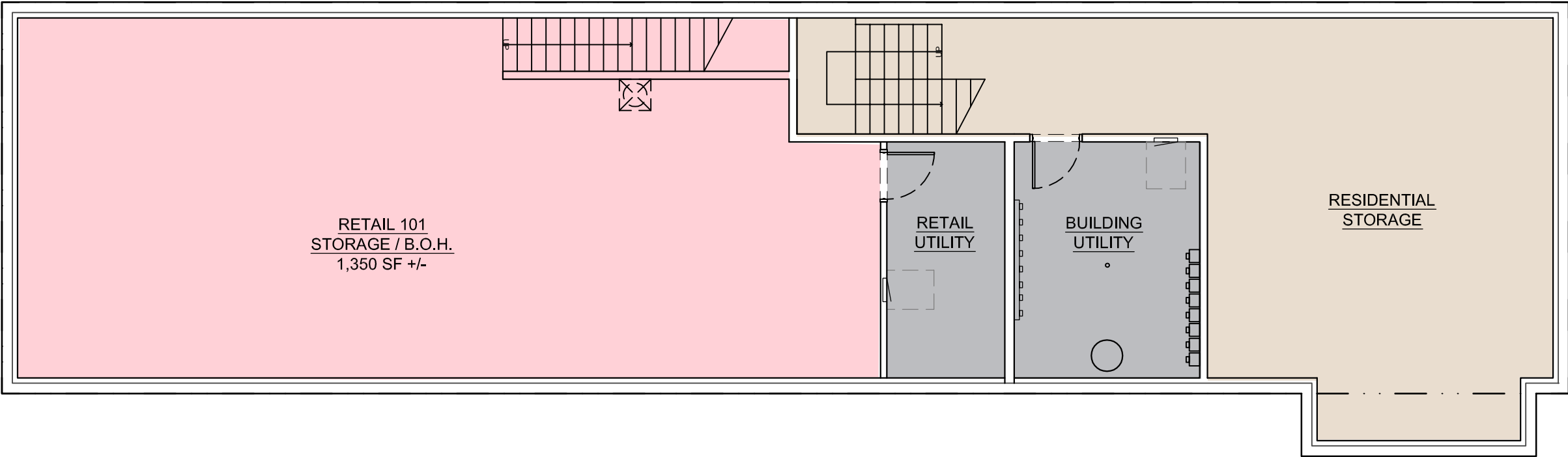




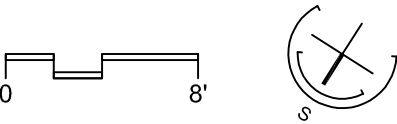


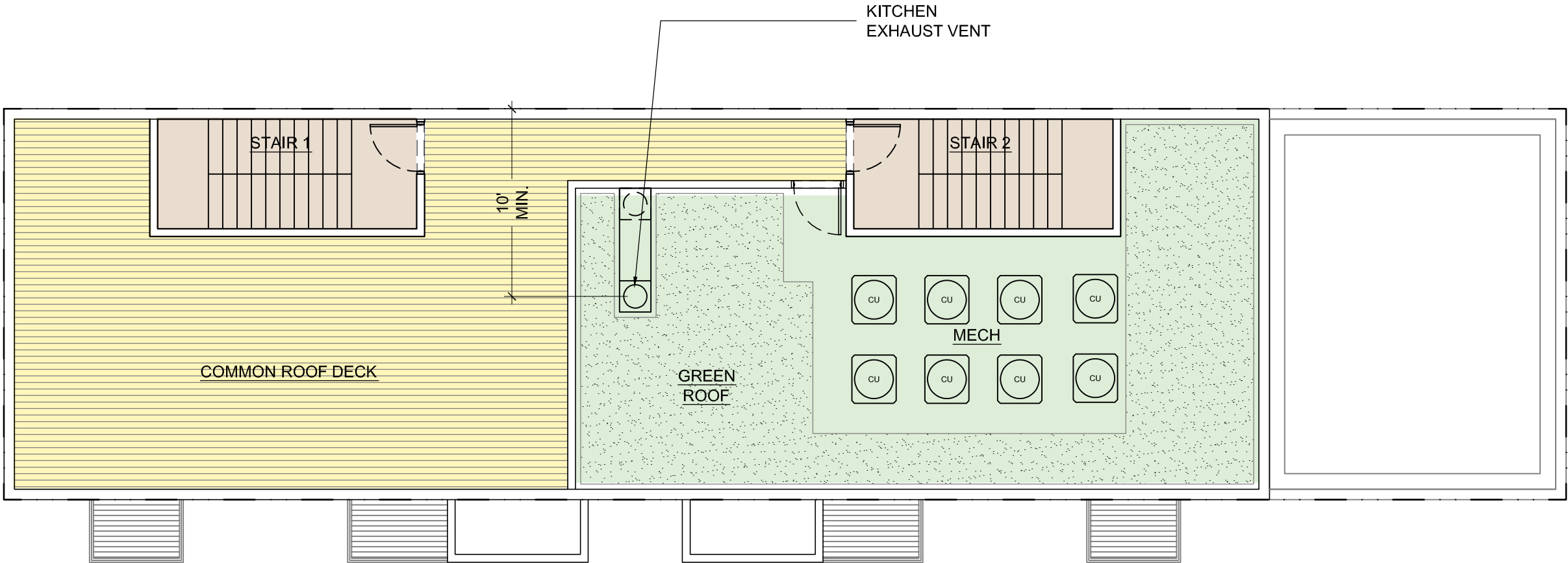
GROSS FL AREA:	2,025
CORE:	418
UNIT AREA:	840
LOT OCCUPANCY:	81%



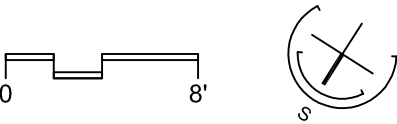


GROSS SF: 2,560





GROSS SF: 290



LOT OCCUPANCY TABULATION

LOT AREA	2,500.0	
EXISTING CONDITIONS		
EXISTING STRUCTURES	2,035.0	81%
EXISTING NON-COMPLYING SIDEYARDS	0.0	0%
EXISTING NON-COMPLYING COURTS	165.0	7%
EXISTING ACCESSORY STRUCTURES	0.0	0%
EXISTING LOT OCCUPANCY (Commercial)	2,200.0	88%
EXISTING LOT OCCUPANCY (Residential)	2,025.0	81%
PROPOSED CONDITIONS		
EXISTING STRUCTURES	2,035.0	81%
PROPOSED ADDITIONS	465.0	19%
PROPOSED ACCESSORY STRUCTURES	0.0	0%
PROPOSED LOT OCCUPANCY (Commercial)	2,500.0	100%
PROPOSED LOT OCCUPANCY (Residential)	2,025.0	81%

note: includes non-compliant courts

FAR TABULATION

Lot Area	2,500.0				
Levels	GFA				Total
	Existing	Addition	Residential	Other (Retail)	
4th	0.0	2,025.0	2,025.0	0.0	
Third	0.0	2,025.0	2,025.0	0.0	
Second	2,025.0	0.0	2,025.0	0.0	
Ground	2,035.0	377.0	908.6	1,545.8	
Cellar	0.0	0.0		0.0	
EXISTING GROSS FLOOR AREA					
4,060.0					
ADDITIONAL GROSS FLOOR AREA			4,427.0		
TOTAL GROSS FLOOR AREA (RESIDENTIAL)			6,983.6		
TOTAL GROSS FLOOR AREA (OTHER)				1,545.8	
TOTAL GROSS FLOOR AREA					8,529.4
FAR (Existing)			1.62		
FAR (Additional)			1.77		
FAR (Residential)			2.79		
FAR (Other)				0.62	
FAR (Total)					3.41