

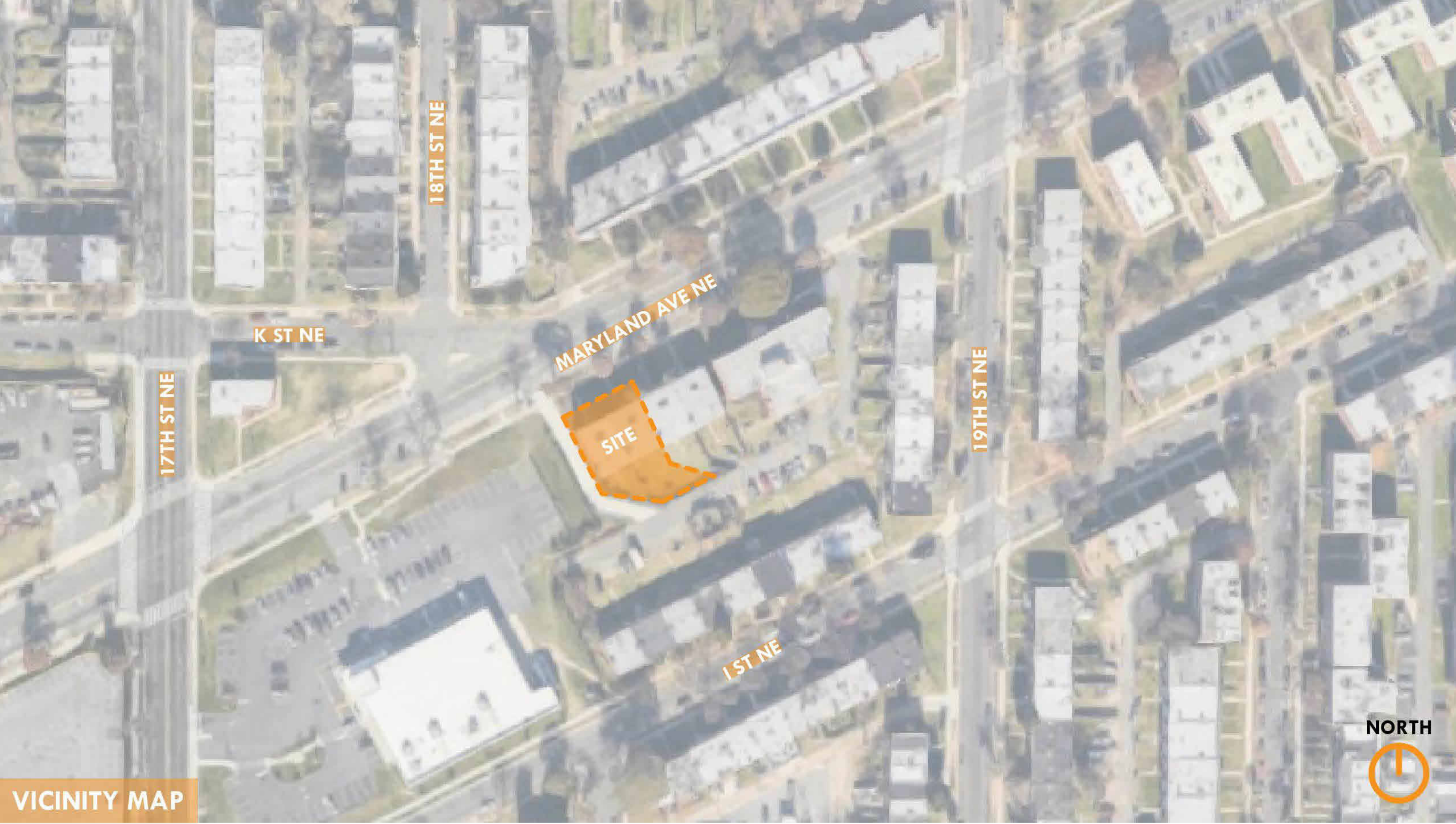
# 1801-1805 MARYLAND AVE NE

WASHINGTON DC 20002

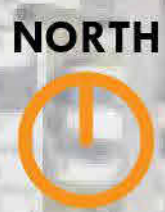
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VICINITY MAP

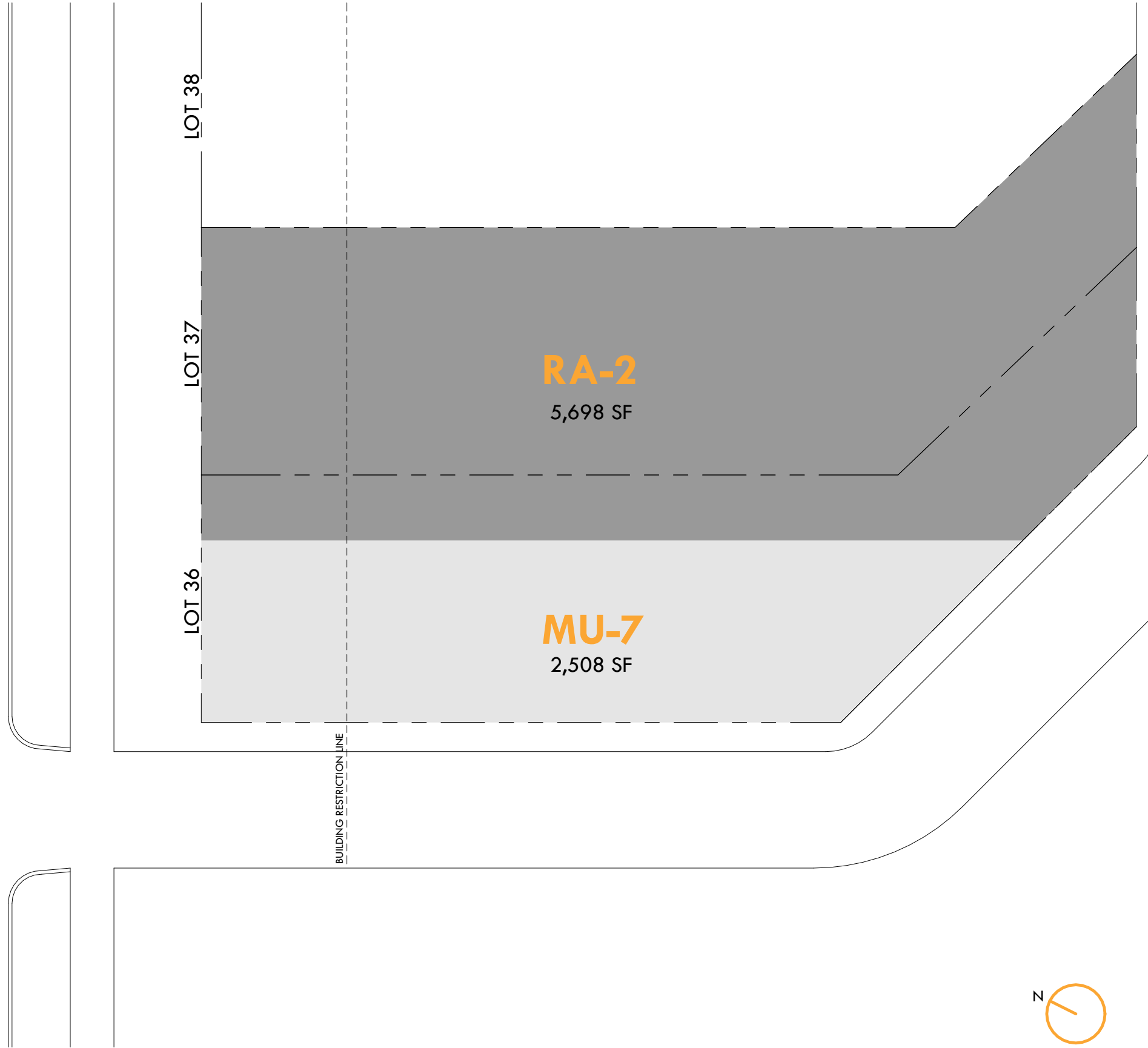




**EXISTING ZONING**

TOTAL SITE AREA: 8,206 SF  
MU-7 AREA: 2,508 SF  
RA-2 AREA: 5,698 SF

MARYLAND AVENUE NE

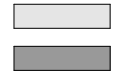


PUBLIC ALLEY

**ZONING - EXISTING**

1/16" = 1'-0"

**EXISTING ZONING**



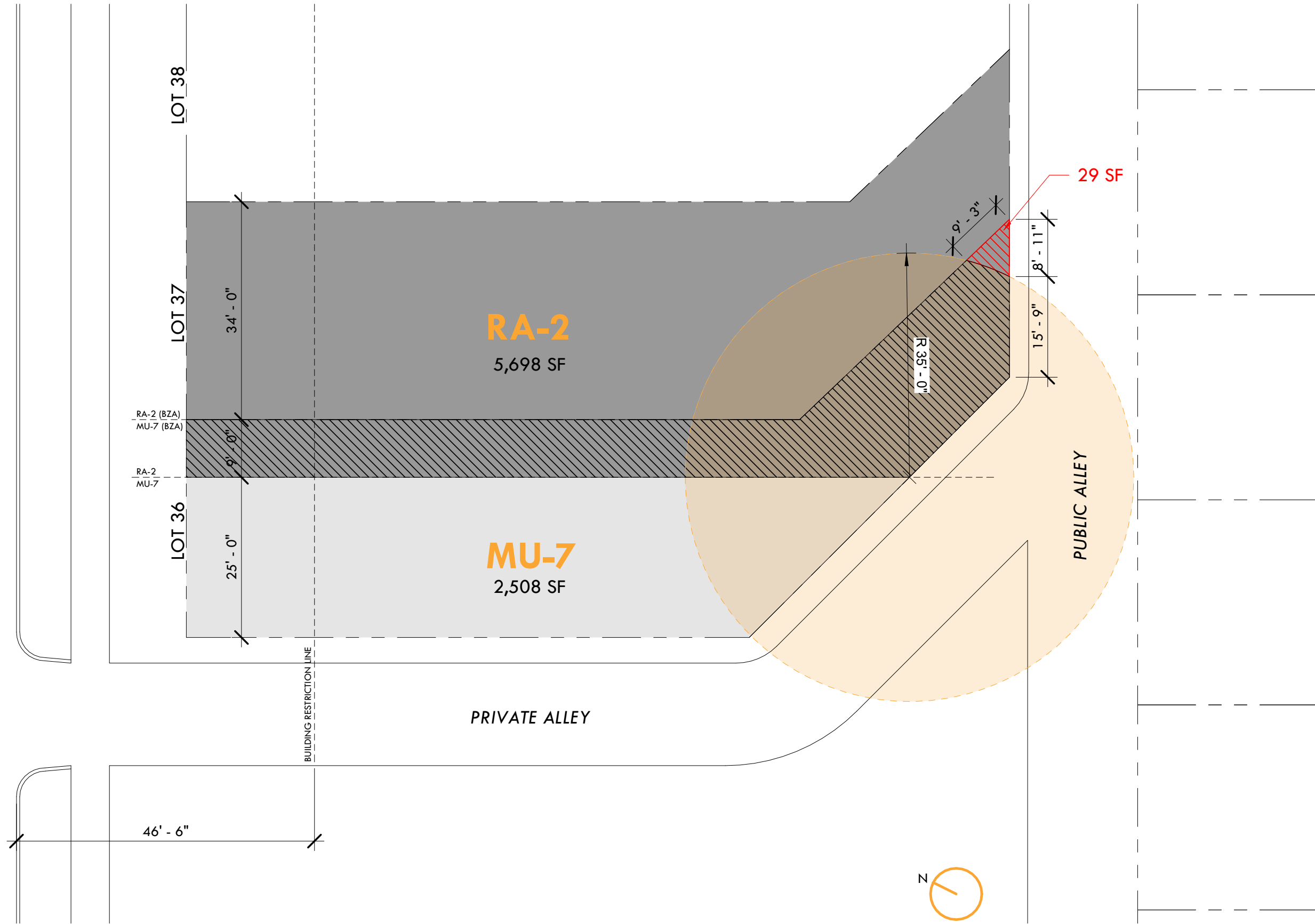
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**35-FOOT EXTENSION**

TOTAL SITE AREA: 8,206 SF  
 MU-7 AREA: 4,025 SF  
 RA-2 AREA: 4,181 SF

NEW MU-7 AREA: 1,517 SF

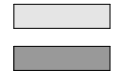
MARYLAND AVENUE NE



ZONING - 35-FOOT EXTENSION

1/16" = 1'-0"

**EXISTING ZONING**



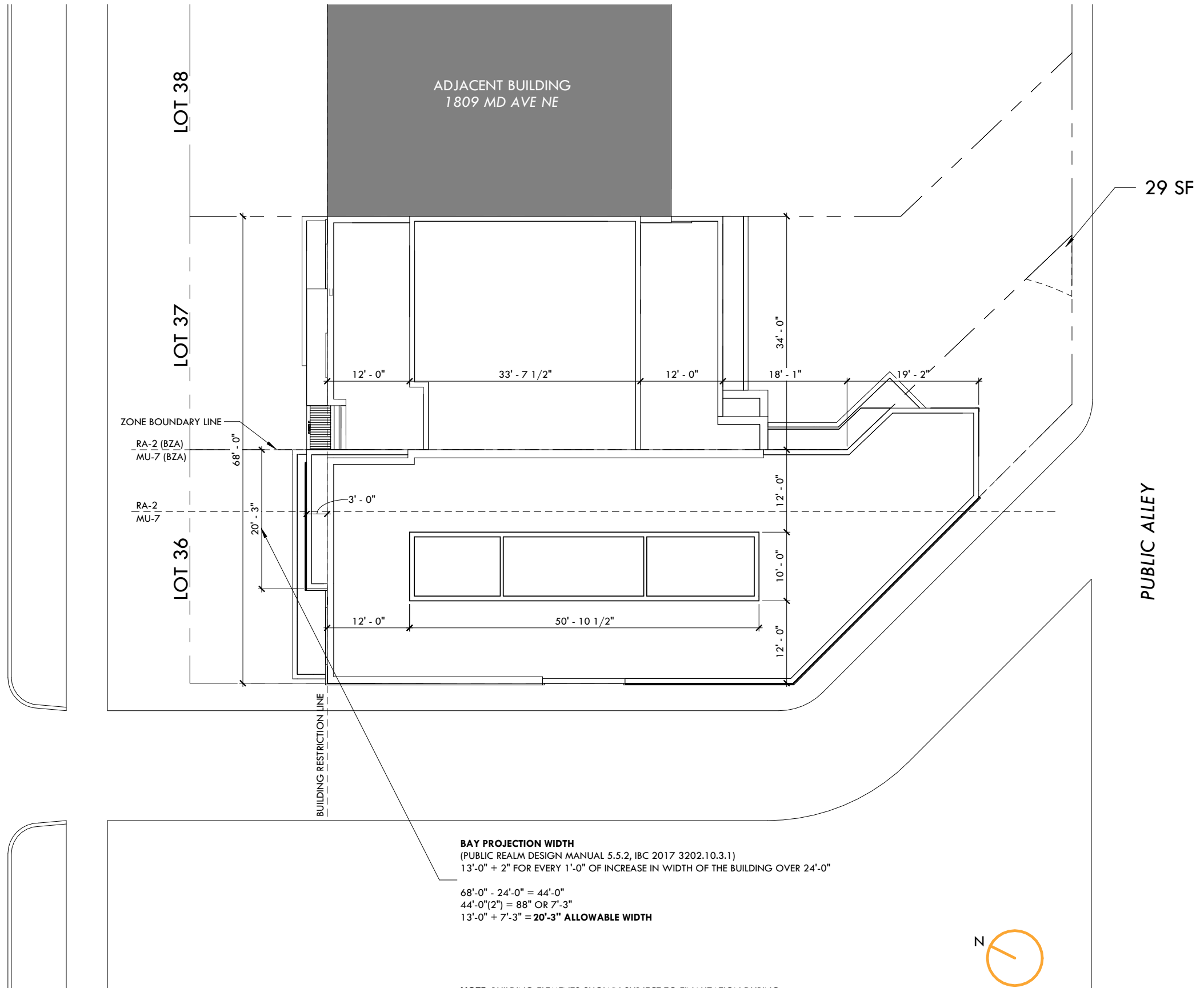
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MARYLAND AVENUE NE



**BAY PROJECTION WIDTH**  
 (PUBLIC REALM DESIGN MANUAL 5.5.2, IBC 2017 3202.10.3.1)  
 13'-0" + 2" FOR EVERY 1'-0" OF INCREASE IN WIDTH OF THE BUILDING OVER 24'-0"

68'-0" - 24'-0" = 44'-0"  
 44'-0" (2") = 88" OR 7'-3"  
 13'-0" + 7'-3" = 20'-3" **ALLOWABLE WIDTH**



**NOTE:** BUILDING ELEMENTS SHOWN SUBJECT TO FINALIZATION DURING BUILDING PERMIT PROCESS, PROVIDED THAT THERE IS NO IMPACT TO THE BZA RELIEF REQUESTED

**ZONING - PROPOSED**

1/16" = 1'-0"

# ZONING ANALYSIS

## PROJECT INFORMATION

**PROJECT ADDRESS:** 1801-1805 MARYLAND AVE, NE. WASHINGTON, D.C. 20002  
**PROJECT SCOPE:** NEW CONSTRUCTION MULTI FAMILY RESIDENTIAL BUILDING CONTAINING 29 CONDOMINIUM UNITS.  
**SQUARE:** 4488  
**LOT:** 36, 37  
**ZONE:** MU-7 (LOT 36), RA-2 (LOT 37)  
**LOT SIZE:** 4,054 SF (LOT 36), 4,128 SF (LOT 37)  
**HISTORIC:** NOT APPLICABLE

FLOOR	GSF	FAR	RES. GFA	RES. NFA	PH GFA	PH NFA
CELLAR:	4,779 SF	2,390 SF	4,779 SF	3,484 SF	-	-
FIRST:	4,745 SF	4,745 SF	4,745 SF	3,560 SF	-	-
SECOND:	4,962 SF	4,963 SF	4,963 SF	3,973 SF	-	-
THIRD:	4,962 SF	4,963 SF	4,963 SF	3,929 SF	-	-
FOURTH:	4,937 SF	4,939 SF	4,939 SF	3,931 SF	-	-
FIFTH:	2,959 SF	2,961 SF	2,961 SF	2,188 SF	-	-
PENTHOUSE (LOT 36):	509 SF	-	-	-	509 SF	419 SF
PENTHOUSE (LOT 37):	1,125 SF	-	-	-	1,125 SF	1,006 SF
<b>TOTAL:</b>	<b>28,978 SF</b>	<b>24,961 SF</b>	<b>27,351 SF</b>	<b>21,065 SF</b>	<b>1,634 SF</b>	<b>1,425 SF</b>

## UNIT ANALYSIS

FLOOR	# OF UNITS	1 BEDROOM	2 BEDROOM
CELLAR:	5	2	3
FIRST:	5	2	3
SECOND:	5	2	3
THIRD:	5	2	3
FOURTH:	5	2	3
FIFTH:	5	3	2
<b>TOTAL:</b>	<b>30</b>	<b>13</b>	<b>17</b>

**NOTE:** BUILDING ELEMENTS SHOWN SUBJECT TO FINALIZATION DURING BUILDING PERMIT PROCESS, PROVIDED THAT THERE IS NO IMPACT TO THE BZA RELIEF REQUESTED

## ZONING CONSTRAINTS

	MU-7		RA-2	
	ALLOWABLE / REQUIRED	PROPOSED	ALLOWABLE / REQUIRED	PROPOSED
<b>LOT SIZE</b>	4,025 SF	4,025 SF	4,152 SF	4,152 SF
<b>LOT OCCUPANCY</b>	80% (3,220 SF) RESIDENTIAL	75% (3,019 SF) RESIDENTIAL	60% (2,477 SF) RESIDENTIAL	52% (2,164 SF) RESIDENTIAL
<b>FAR</b>	4.8 (19,320 SF) PER IZ	4.0 (15,998 SF)	2.16 (8,967 SF)	2.16 (8,963 SF)
<b>PENTHOUSE RES. FAR</b>	0.4 (1,610 SF)	0.13 (509 SF)	0.4 (1,660 SF)	0.27 (1,125 SF)
<b>REAR YARD SETBACK</b>	13'-7" BELOW 20-FOOT HORIZONTAL PLANE, REAR YARD MEASURED TO CENTERLINE OF ALLEY	13'-7"	16'-7"	53'-6"
<b>SIDE YARD SETBACK</b>	N/A	N/A	N/A	N/A
<b>BUILDING HEIGHT</b>	65'-0"	63'-1"	50'-0"	47'-2"
<b>PENTHOUSE HEIGHT</b>	12'-0" HABITABLE 18'-5" MECHANICAL	12'-0"	12'-0" + 3'-0" MECHANICAL SPACE	12'-0" + 2'-11" MECHANICAL SPACE
<b>OPEN COURT WIDTH</b>	4"/1'-0" OF HEIGHT IN COURT	N/A		
<b>RESIDENTIAL PARKING</b>	1 SPACE / 3 DWELLING UNITS IN EXCESS OF 4 (SUBTITLE C 702.1 REDUCED BY 50% FOR SITES LOCATED WITHIN .25 MI OF STREET CAR ROUTE)	30 UNITS 9 PARKING SPACES/2= 4.5 5 PARKING SPACES REQUIRED SPACE 3 TO BE CAR SHARING (CONTRIBUTES 3 SPACES) 3 PARKING SPACES PROVIDED, EQUATING TO 5 PARKING SPACES		
<b>LONG TERM BICYCLE PARKING - RESIDENTIAL</b>	1 SPACE / 3 DWELLING UNITS	10 SPACES		
<b>SHORT TERM BICYCLE PARKING - RESIDENTIAL</b>	1 SPACE / 20 DWELLING UNITS	2 SPACES		



REGRADE AT ENTRY. GRADE TO BE LEVEL WITH SIDEWALK

EX GRADE (RA-2)  
100' - 5"

BUILDING HEIGHT (RA-2)  
47' - 2"

PENTHOUSE ROOF  
174' - 7"

ROOF  
162' - 7"

5TH FLOOR  
147' - 7"

4TH FLOOR  
136' - 7"

3RD FLOOR  
125' - 7"

2ND FLOOR  
114' - 7"

CURB  
103' - 0"

1ST FLOOR  
102' - 6"

EX GRADE  
99' - 7"

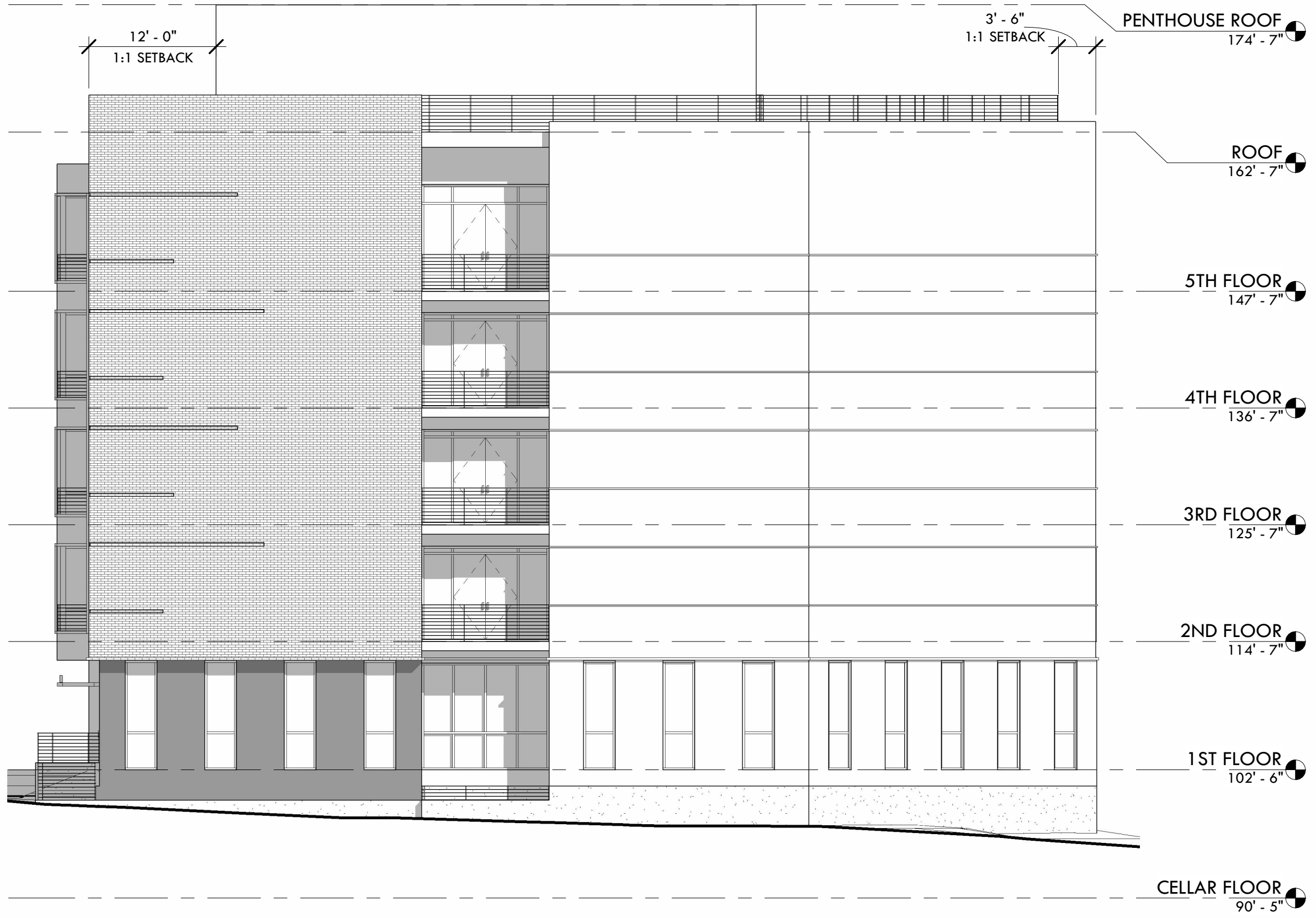
CELLAR FLOOR  
90' - 5"

BUILDING HEIGHT (MU-7)  
63' - 1"

**NOTE:** BUILDING ELEMENTS SHOWN SUBJECT TO FINALIZATION DURING BUILDING PERMIT PROCESS, PROVIDED THAT THERE IS NO IMPACT TO THE BZA RELIEF REQUESTED

SD ELEVATION - NORTH

1" = 10'-0"



SD ELEVATION - WEST

1" = 10'-0"

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SD ELEVATION - SOUTH

1" = 10'-0"

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SD ELEVATION - EAST  
1" = 10'-0"

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PERSPECTIVE - NORTHEAST

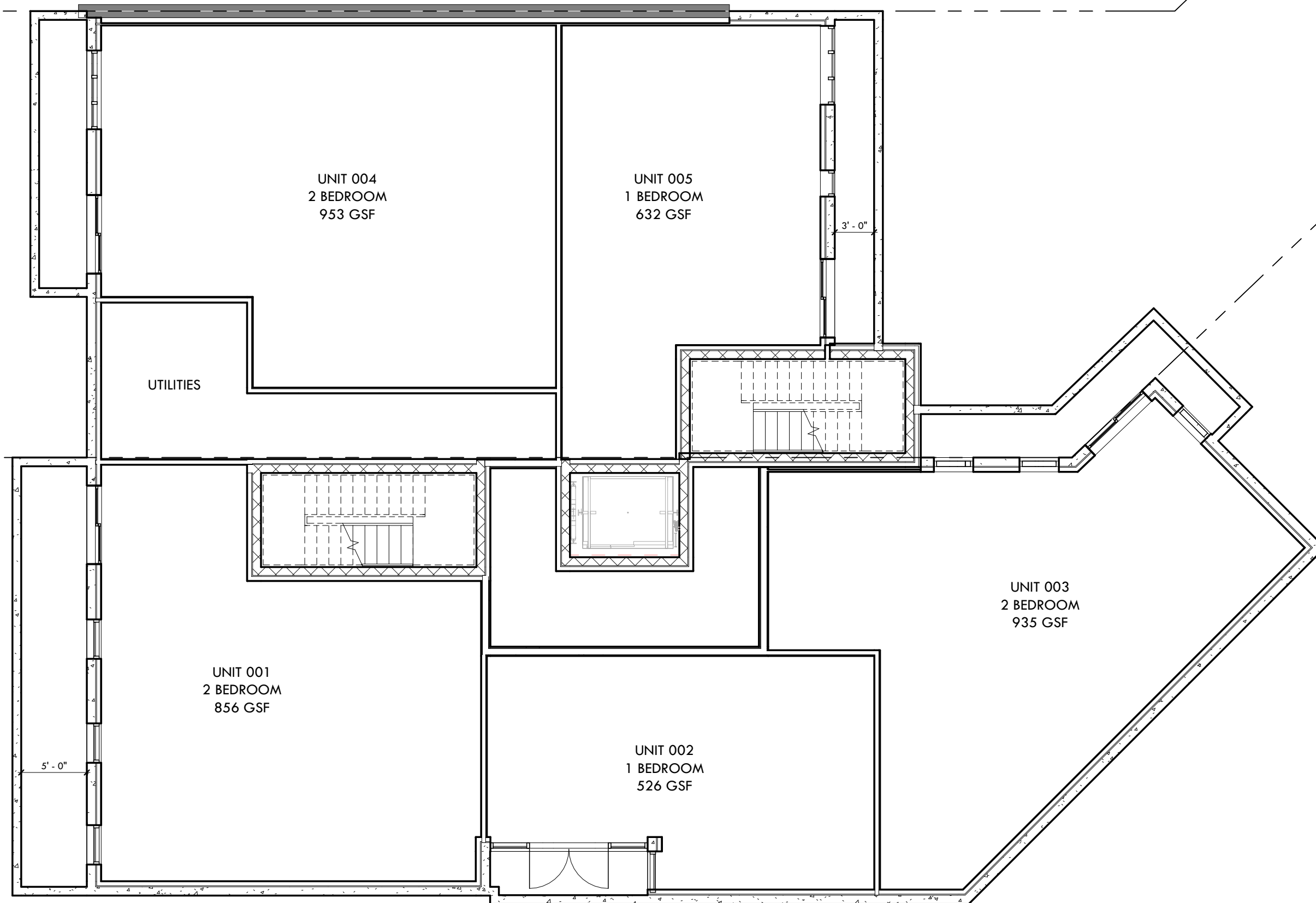


PERSPECTIVE - NORTHWEST

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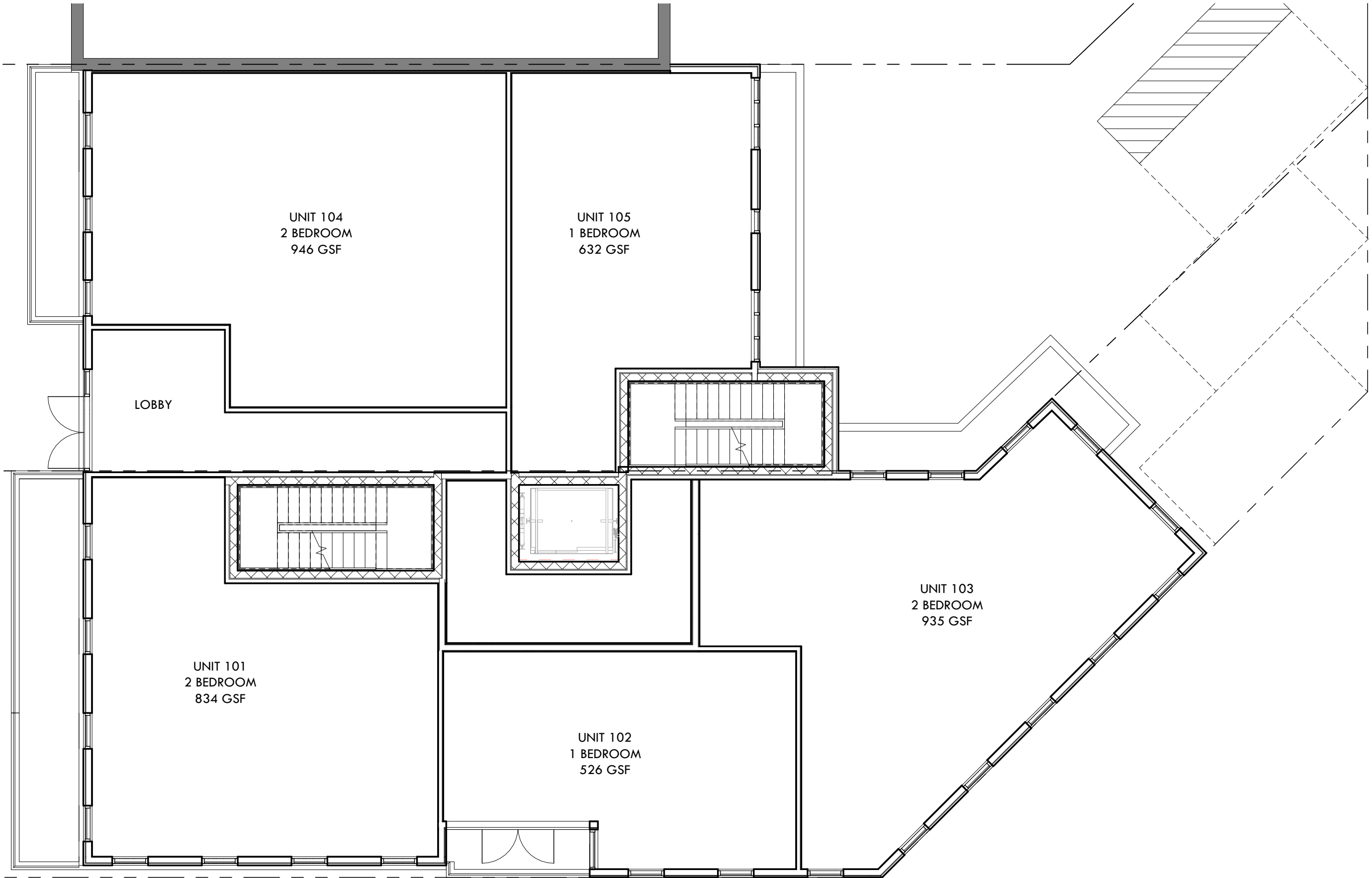






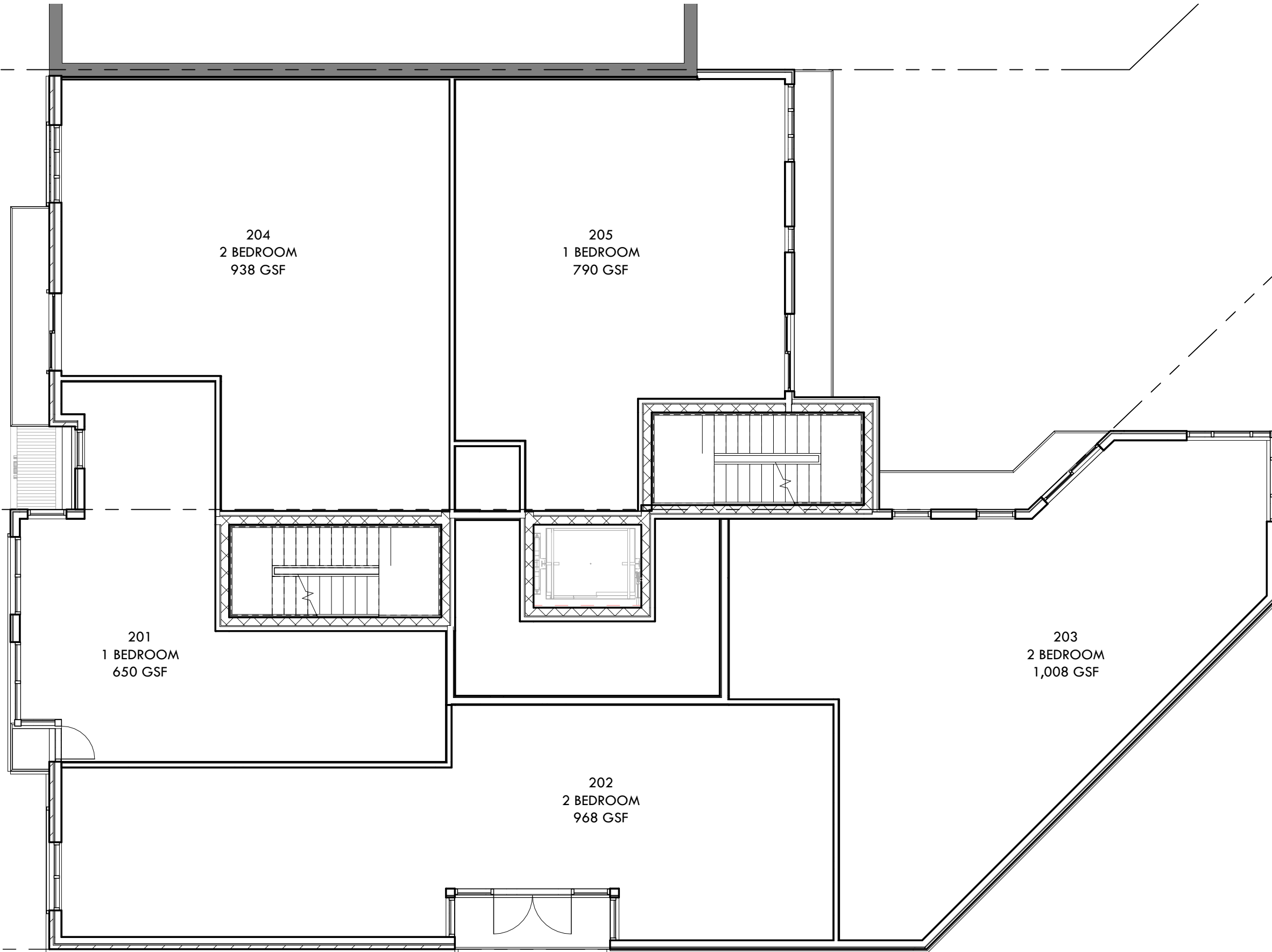
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**SD PLAN - CELLAR**  
 1/8" = 1'-0"



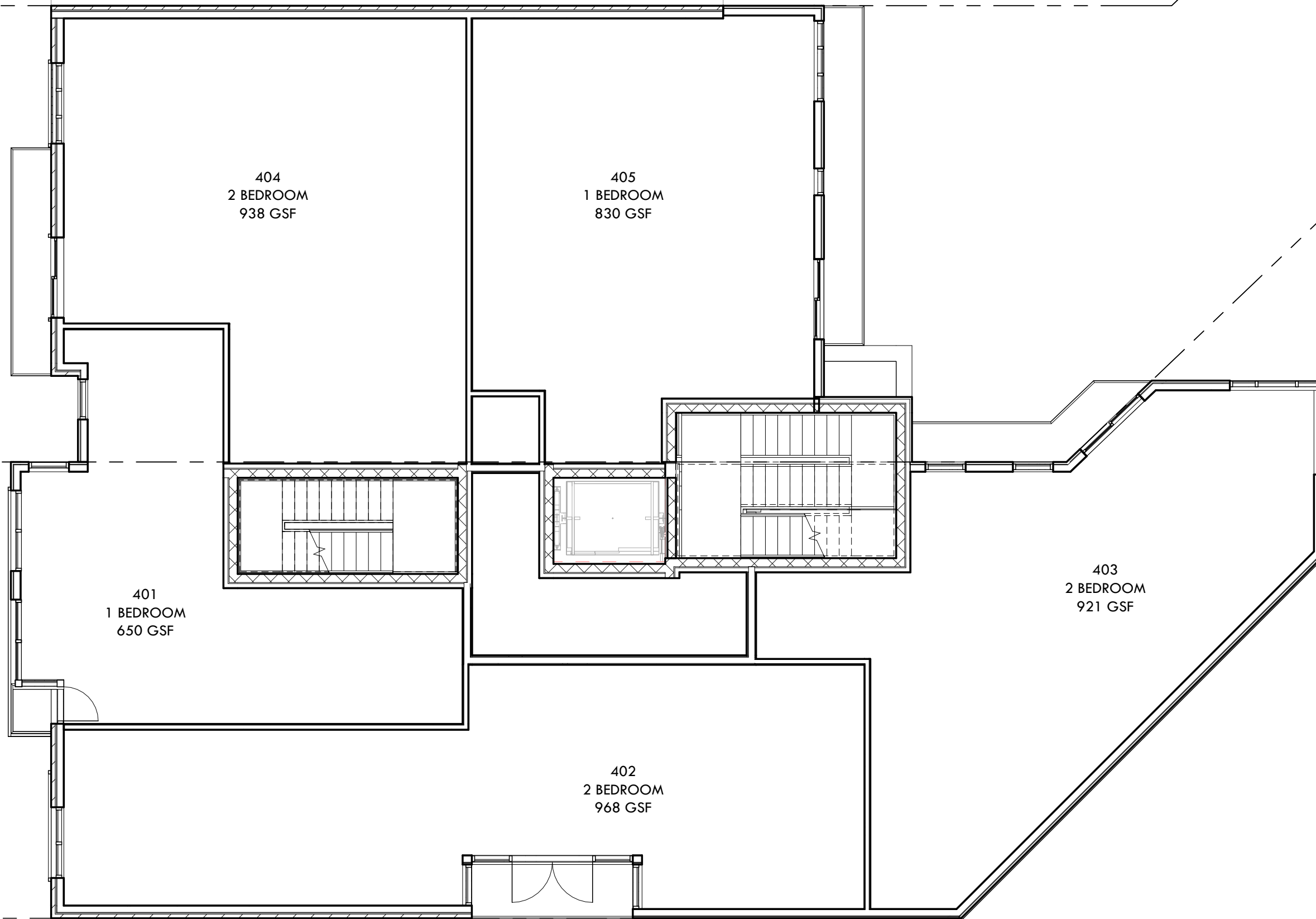
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SD PLAN - 1ST FLOOR  
1/8" = 1'-0"



SD PLAN - TYPICAL FLOOR  
 1/8" = 1'-0"

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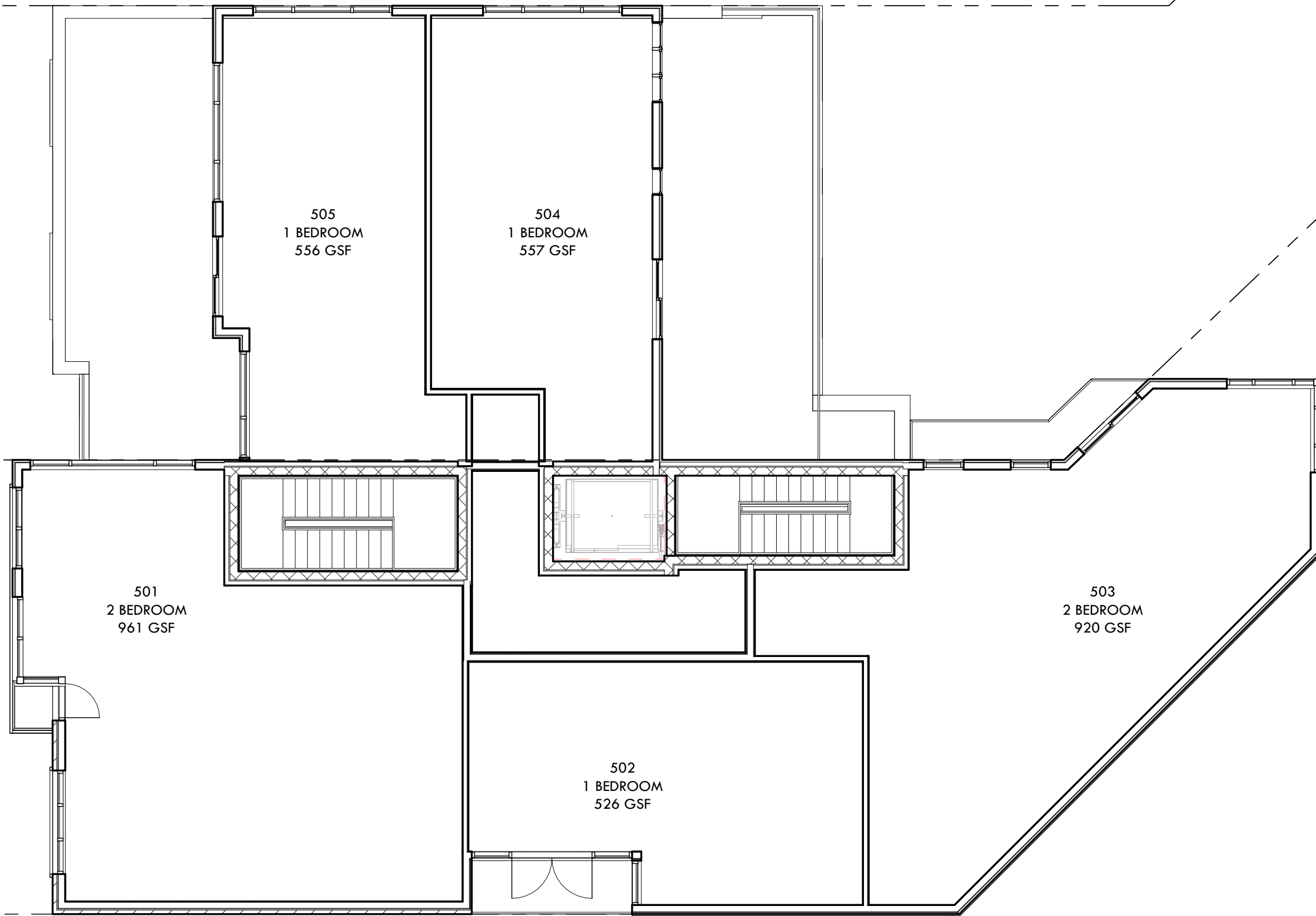


**SD PLAN - 4TH FLOOR**

1/8" = 1'-0"

**NOTE:** BUILDING ELEMENTS SHOWN SUBJECT TO FINALIZATION DURING BUILDING PERMIT PROCESS, PROVIDED THAT THERE IS NO IMPACT TO THE BZA RELIEF REQUESTED. LAYOUT OF THE INTERIOR UNITS, UNIT TYPES, AND THE LOCATION OF WINDOWS AND DESIGN FEATURES SUBJECT TO FINALIZATION DURING BUILDING PERMIT PROCESS, PROVIDED THAT THERE IS NO IMPACT TO THE BZA RELIEF REQUESTED.

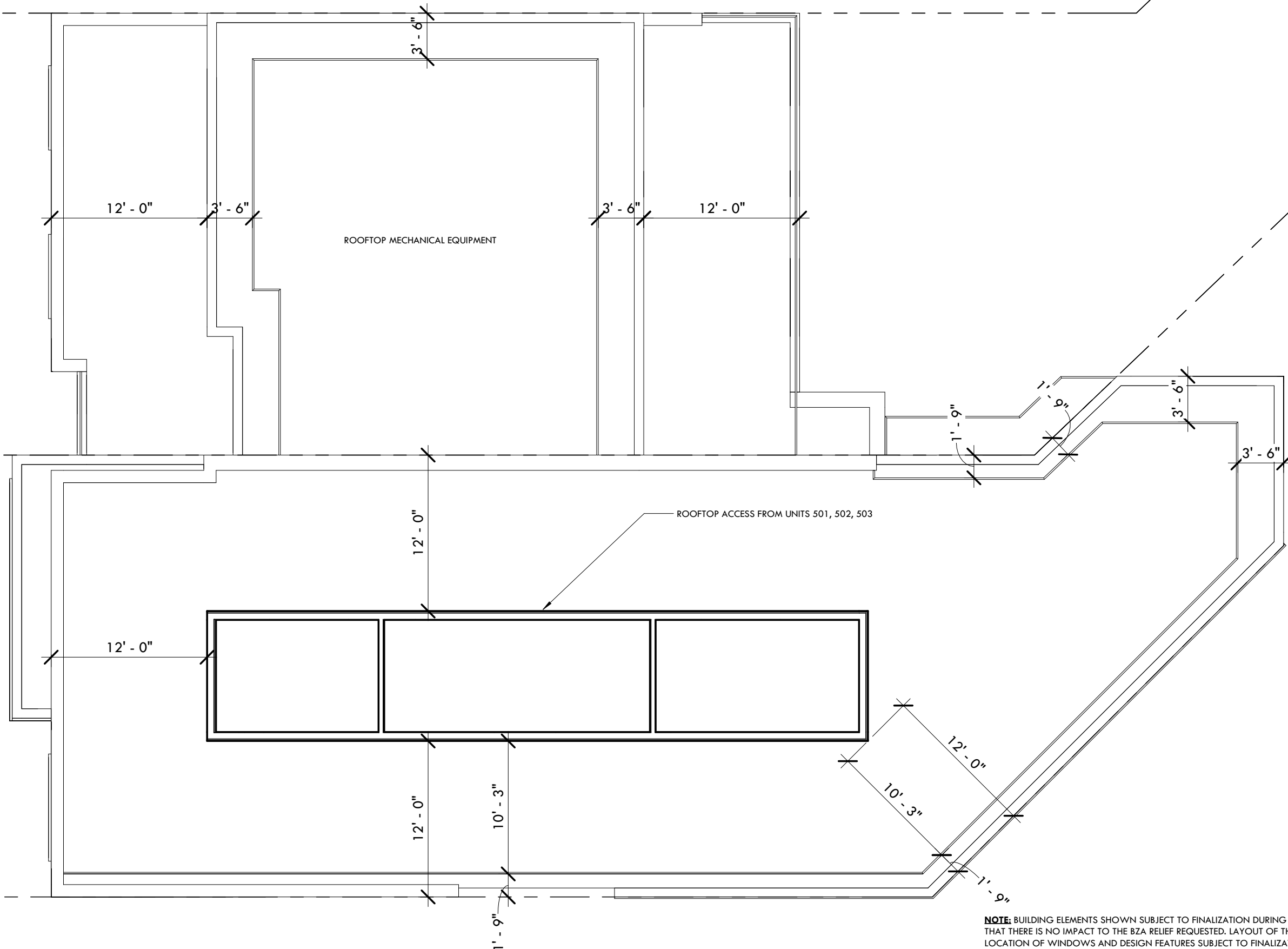




**SD PLAN - 5TH FLOOR**

1/8" = 1'-0"

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SD PLAN - ROOF  
 1/8" = 1'-0"

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**NOTE:** MECHANICAL EQUIPMENT AND RAILING LOCATION AND SIZING SUBJECT TO FINALIZATION DURING BUILDING PERMIT PROCESS, PROVIDED THAT THERE IS NO IMPACT TO THE BZA RELIEF REQUESTED