

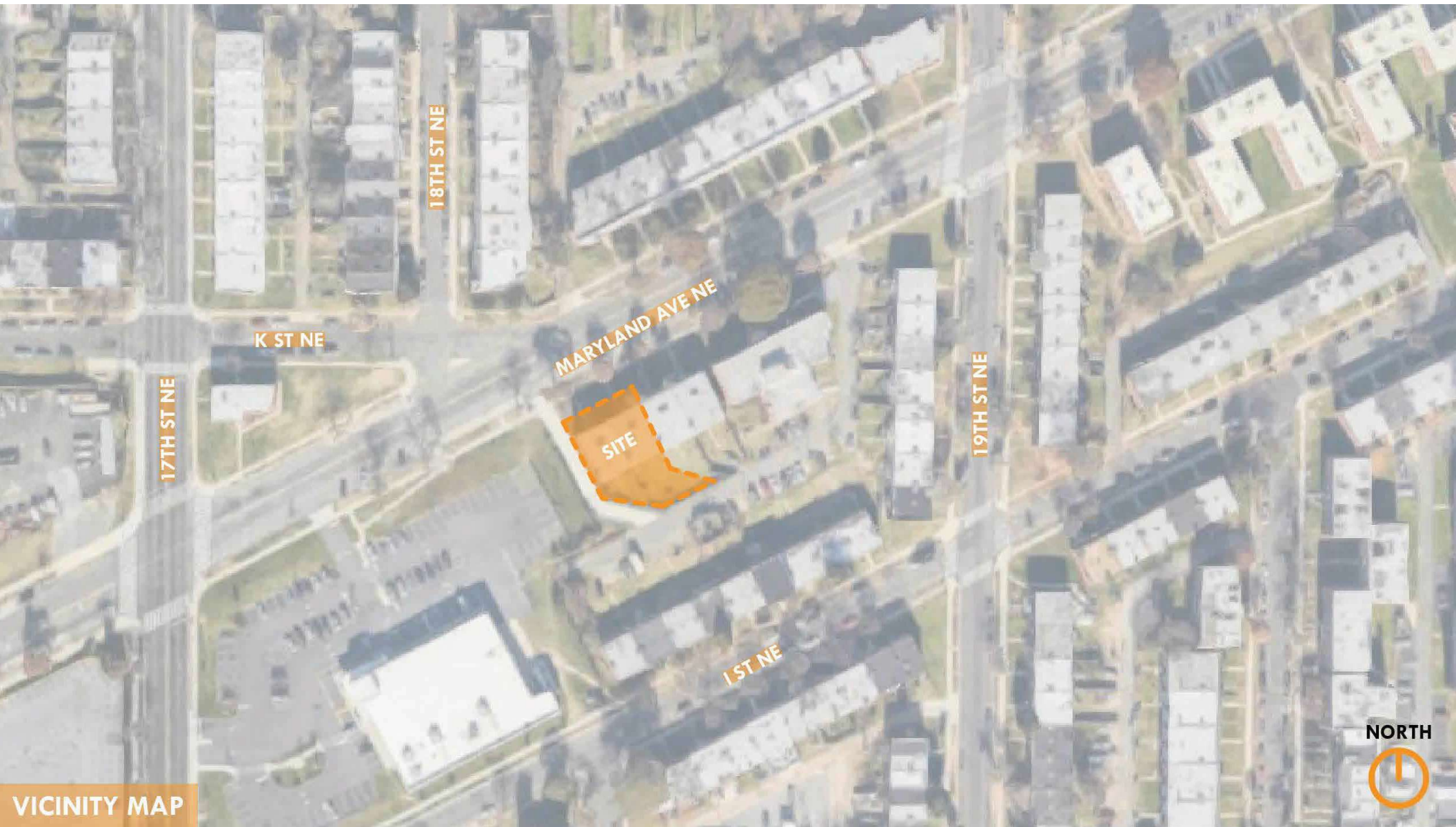
1801-1805 MARYLAND AVE NE

WASHINGTON DC 20002

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VICINITY MAP

134

SQUARE 134 ARCHITECTS
1501 11th Street NW, Suite 3, Washington DC 20001
202.328.0134



1801 Maryland Ave NE
Washington, DC 20002

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11.17.2021

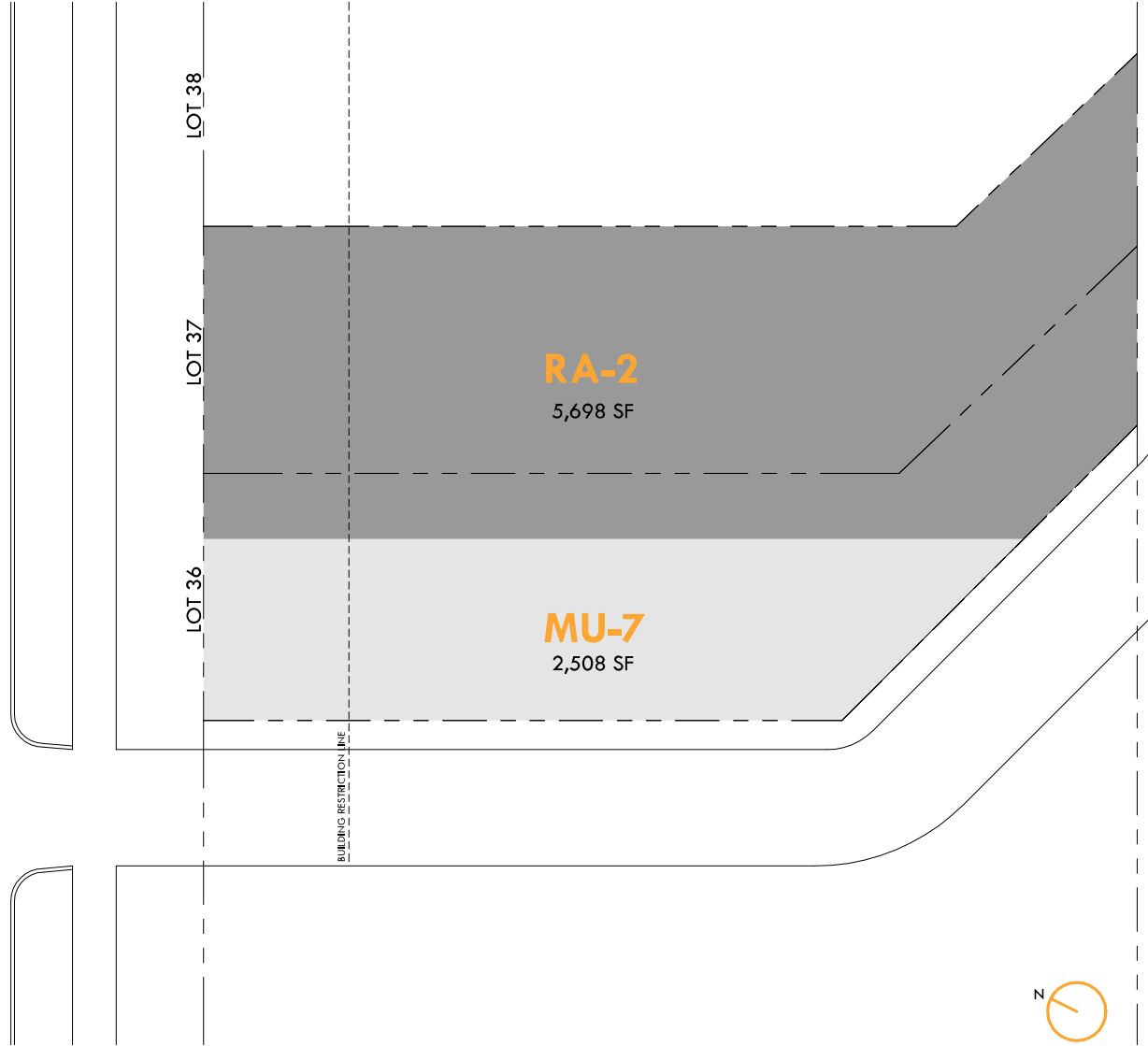
VICINITY MAP

SD1.2

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"

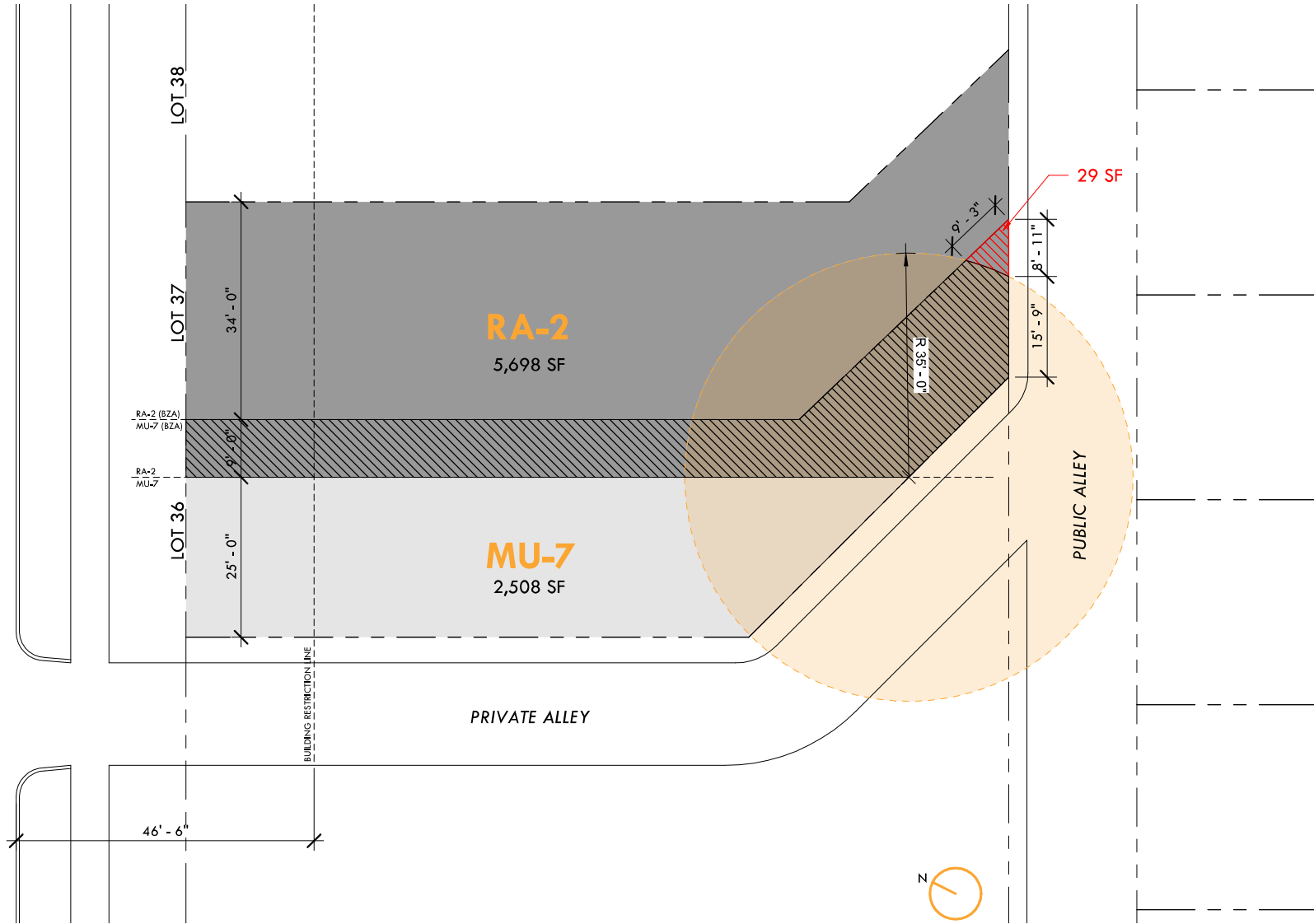
EXISTING ZONING

	TOTAL SITE AREA: 8,206 SF
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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"

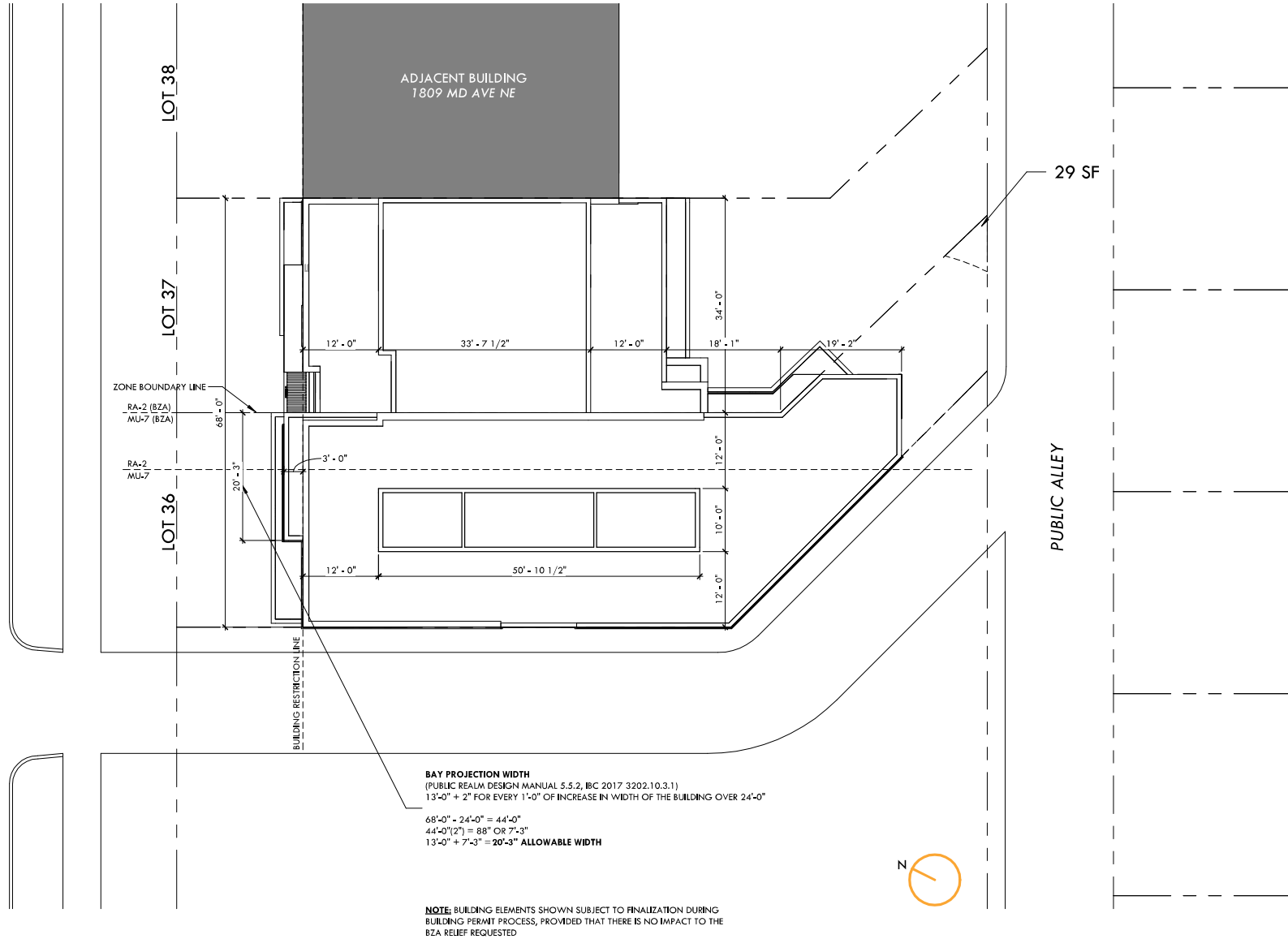
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35-FOOT EXTENSION

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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	3,398 SF	-	-
FIRST:	4,745 SF	4,745 SF	4,745 SF	3,560 SF	-	-
SECOND:	4,963 SF	4,963 SF	4,963 SF	3,973 SF	-	-
THIRD:	4,963 SF	4,963 SF	4,963 SF	3,929 SF	-	-
FOURTH:	4,939 SF	4,939 SF	4,939 SF	3,931 SF	-	-
FIFTH:	2,961 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
TOTAL:	28,984 SF	24,961 SF	27,351 SF	20,979 SF	1,634 SF	1,425 SF

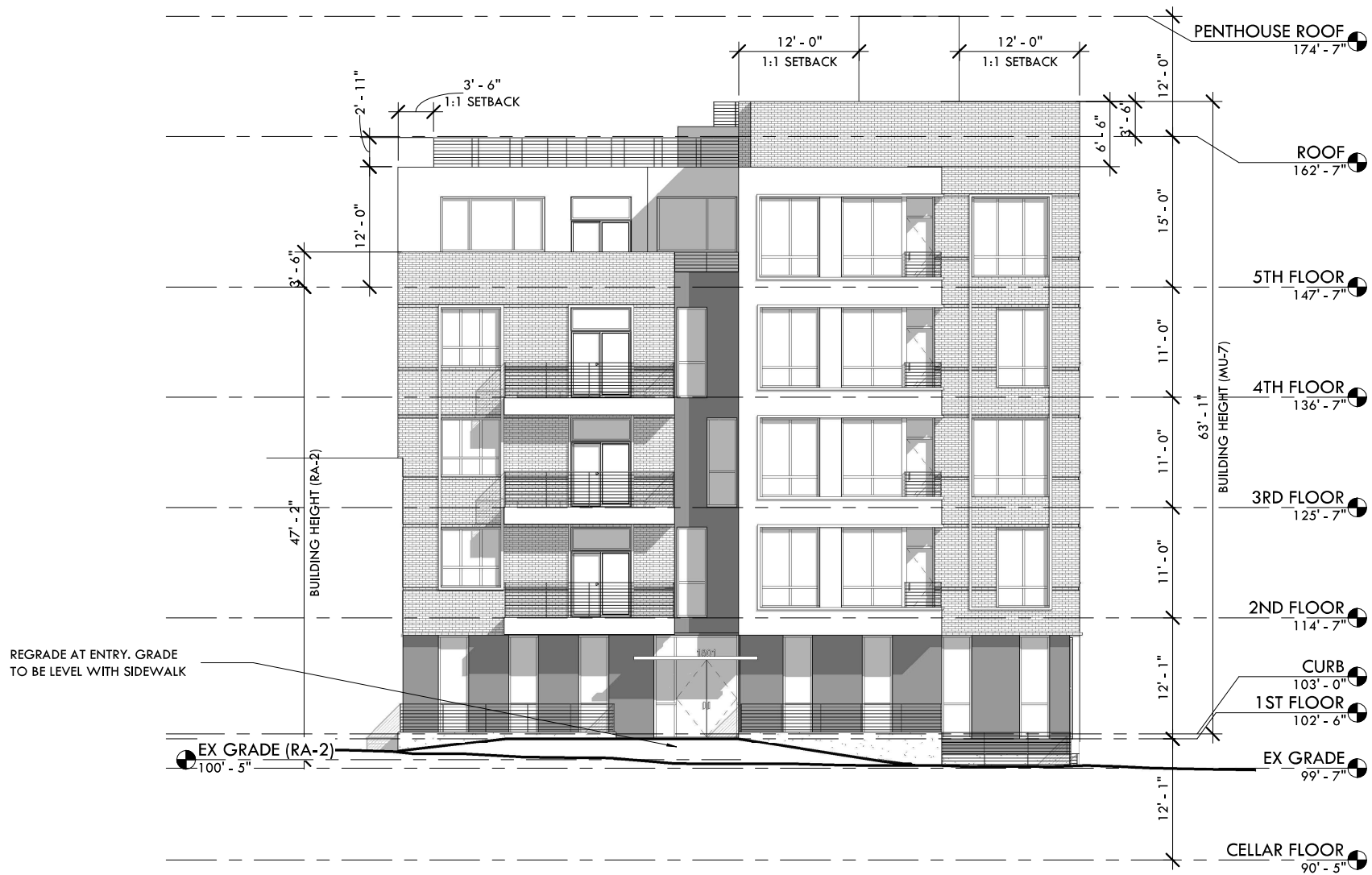
UNIT ANALYSIS

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
TOTAL:	30	13	17

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

ZONING CONSTRAINTS

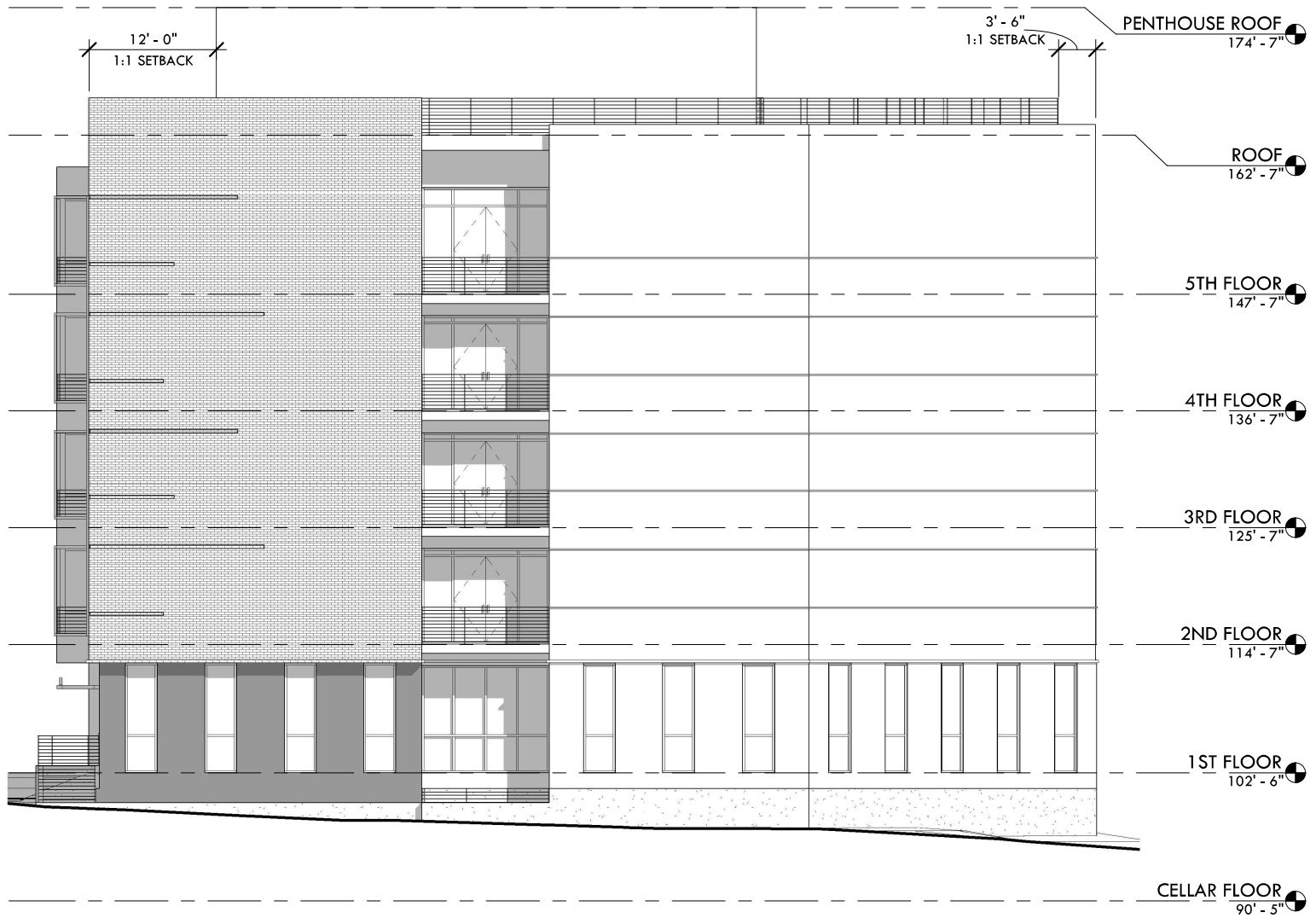
	MU-7		RA-2	
	ALLOWABLE / REQUIRED	PROPOSED	ALLOWABLE / REQUIRED	PROPOSED
LOT SIZE	4,025 SF	4,025 SF	4,152 SF	4,152 SF
LOT OCCUPANCY	80% (3,220 SF) RESIDENTIAL	75% (3,019 SF) RESIDENTIAL	60% (2,477 SF) RESIDENTIAL	52% (2,164 SF) RESIDENTIAL
FAR	4.8 (19,320 SF) PER IZ	4.0 (15,998 SF)	2.16 (8,967 SF)	2.16 (8,963 SF)
PENTHOUSE RES. FAR	0.4 (1,610 SF)	0.13 (509 SF)	0.4 (1,660 SF)	0.27 (1,125 SF)
REAR YARD SETBACK	13'-7" BELOW 20-FOOT HORIZONTAL PLANE, REAR YARD MEASURED TO CENTERLINE OF ALLEY	13'-7"	16'-7"	53'-6"
SIDE YARD SETBACK	N/A	N/A	N/A	N/A
BUILDING HEIGHT	65'-0"	63'-1"	50'-0"	47'-2"
PENTHOUSE HEIGHT	12'-0" HABITABLE 18'-5" MECHANICAL	12'-0"	12'-0" + 3'-0" MECHANICAL SPACE	12'-0" + 2'-11" MECHANICAL SPACE
OPEN COURT WIDTH	4"/1'-0" OF HEIGHT IN COURT	N/A		
RESIDENTIAL PARKING	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		
LONG TERM BICYCLE PARKING - RESIDENTIAL	1 SPACE / 3 DWELLING UNITS	10 SPACES		
SHORT TERM BICYCLE PARKING - RESIDENTIAL	1 SPACE / 20 DWELLING UNITS	2 SPACES		



SD ELEVATION - NORTH

1" = 10'-0"

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



SD ELEVATION - WEST

1" = 10'-0"

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



SD ELEVATION - SOUTH

1" = 10'-0"

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ELEVATIONS

SD2.3



SD ELEVATION - EAST

1" = 10'-0"

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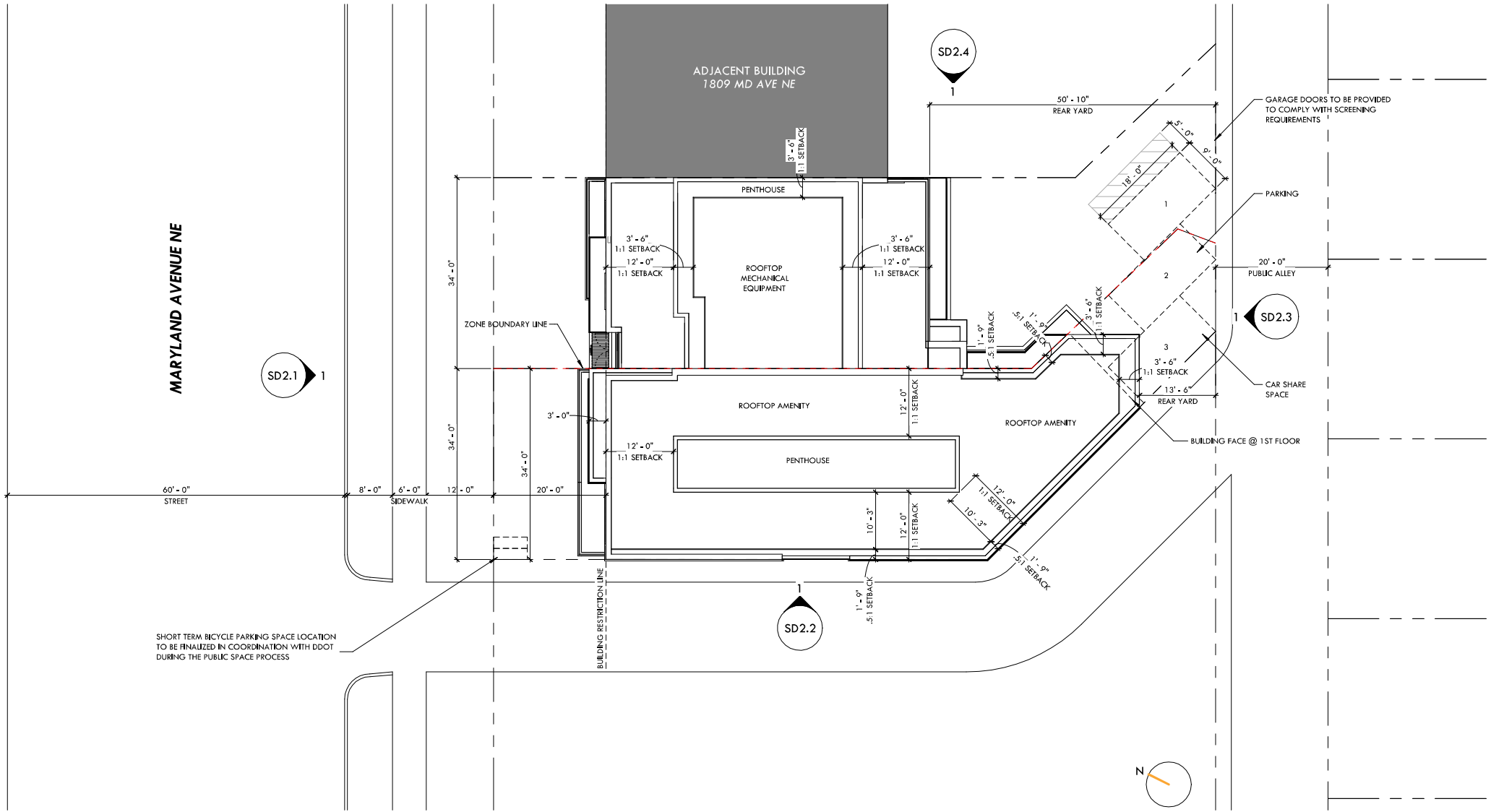


PERSPECTIVE - NORTHEAST



PERSPECTIVE - NORTHWEST

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



MARYLAND AVENUE NE

ADJACENT BUILDING
1809 MD AVE NE

PENTHOUSE
ROOFTOP MECHANICAL EQUIPMENT

ROOFTOP AMENITY
PENTHOUSE

SD2.4

SD2.1

SD2.3

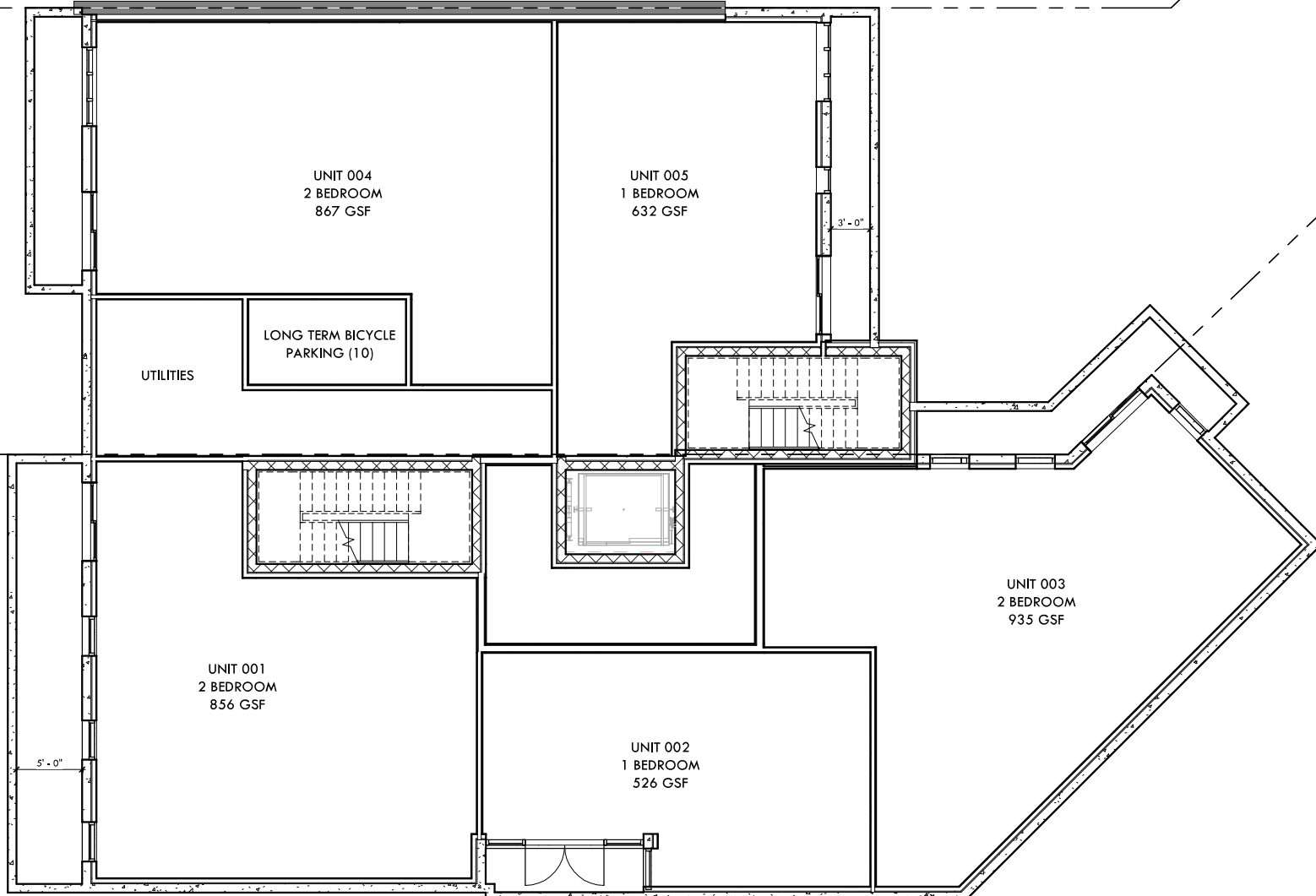
SD2.2



NOTE: BUILDING ELEMENTS SHOWN SUBJECT TO FINALIZATION DURING BUILDING PERMIT PROCESS, PROVIDED THAT THERE IS NO IMPACT TO THE BZA RELIEF REQUESTED. MECHANICAL EQUIPMENT LOCATION AND SEIZING SUBJECT TO FINALIZATION DURING BUILDING PERMIT PROCESS, PROVIDED THAT THERE IS NO IMPACT TO THE BZA RELIEF REQUESTED.

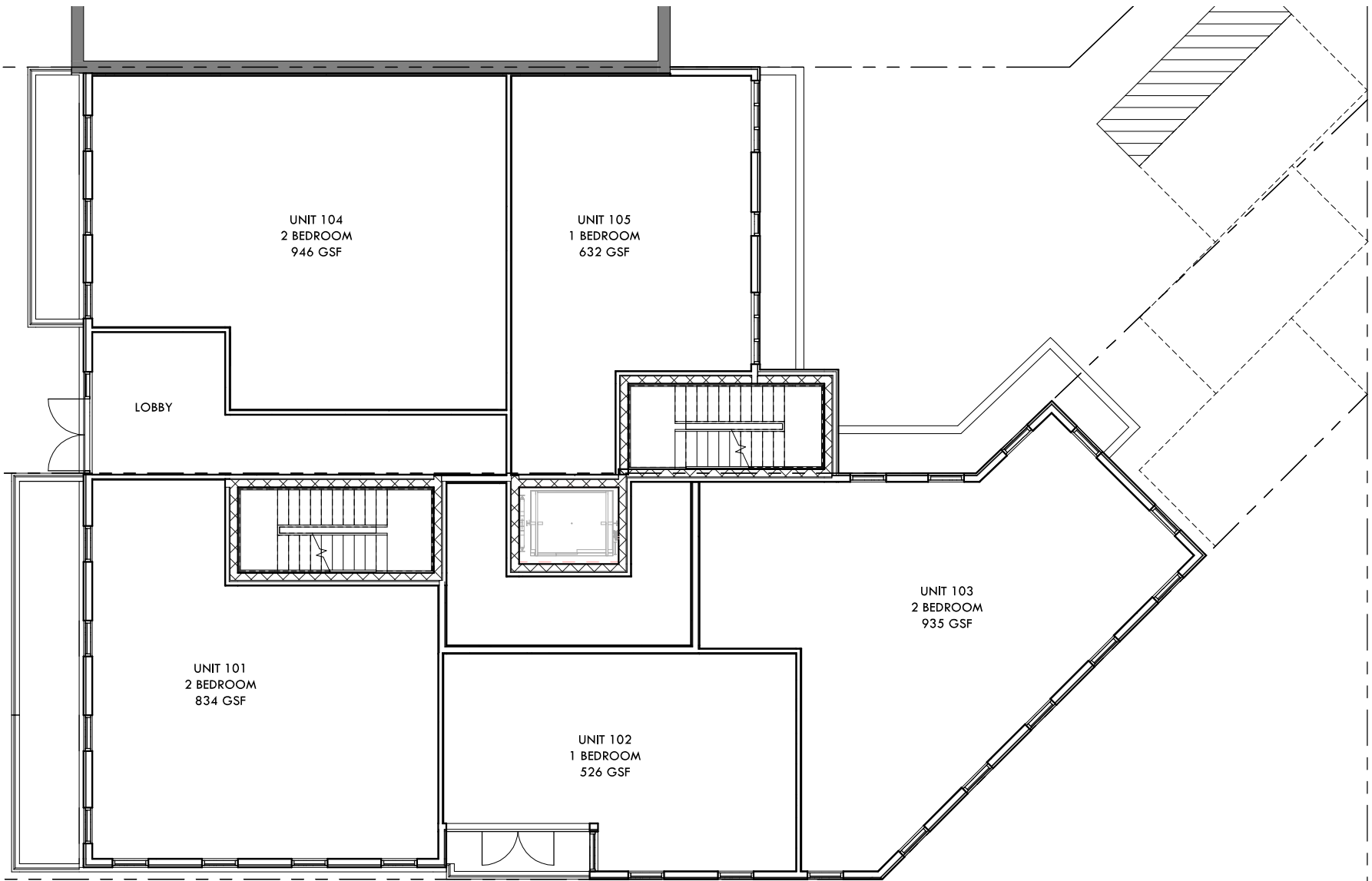
SD SITE PLAN

1/16" = 1'-0"



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

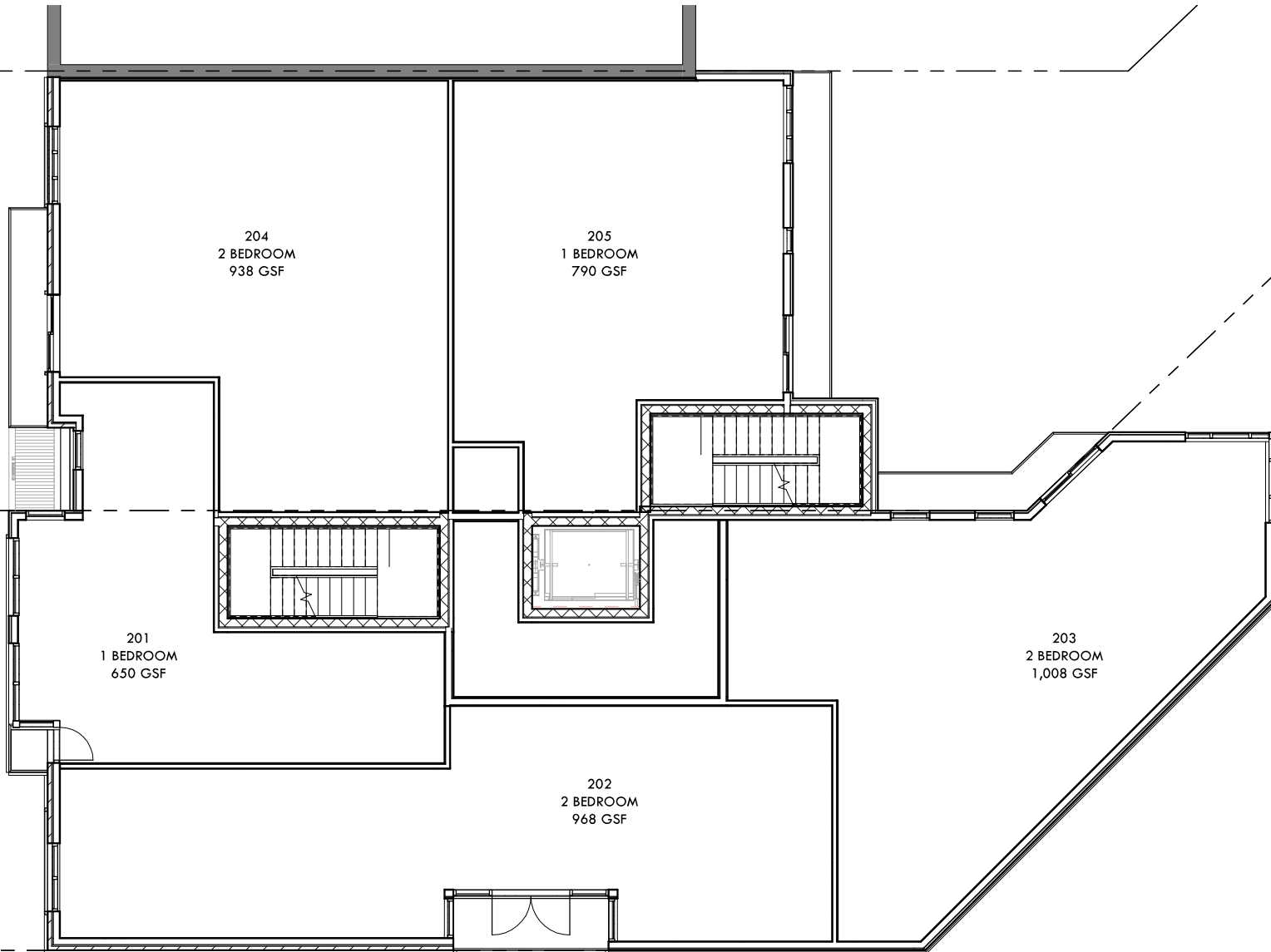
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SD PLAN - 1ST FLOOR

1/8" = 1'-0"

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SD PLAN - TYPICAL FLOOR

1/8" = 1'-0"

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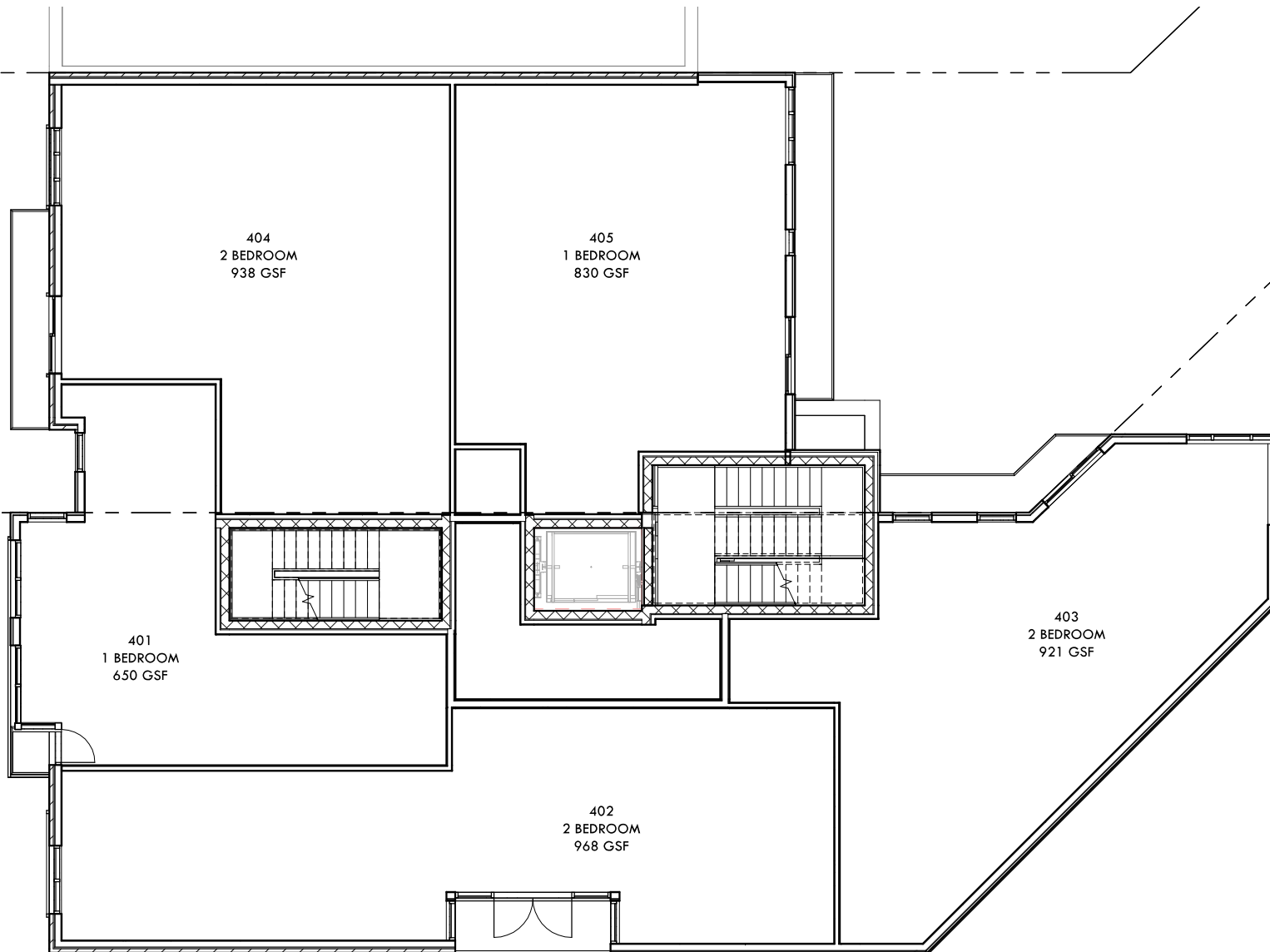
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PLANS

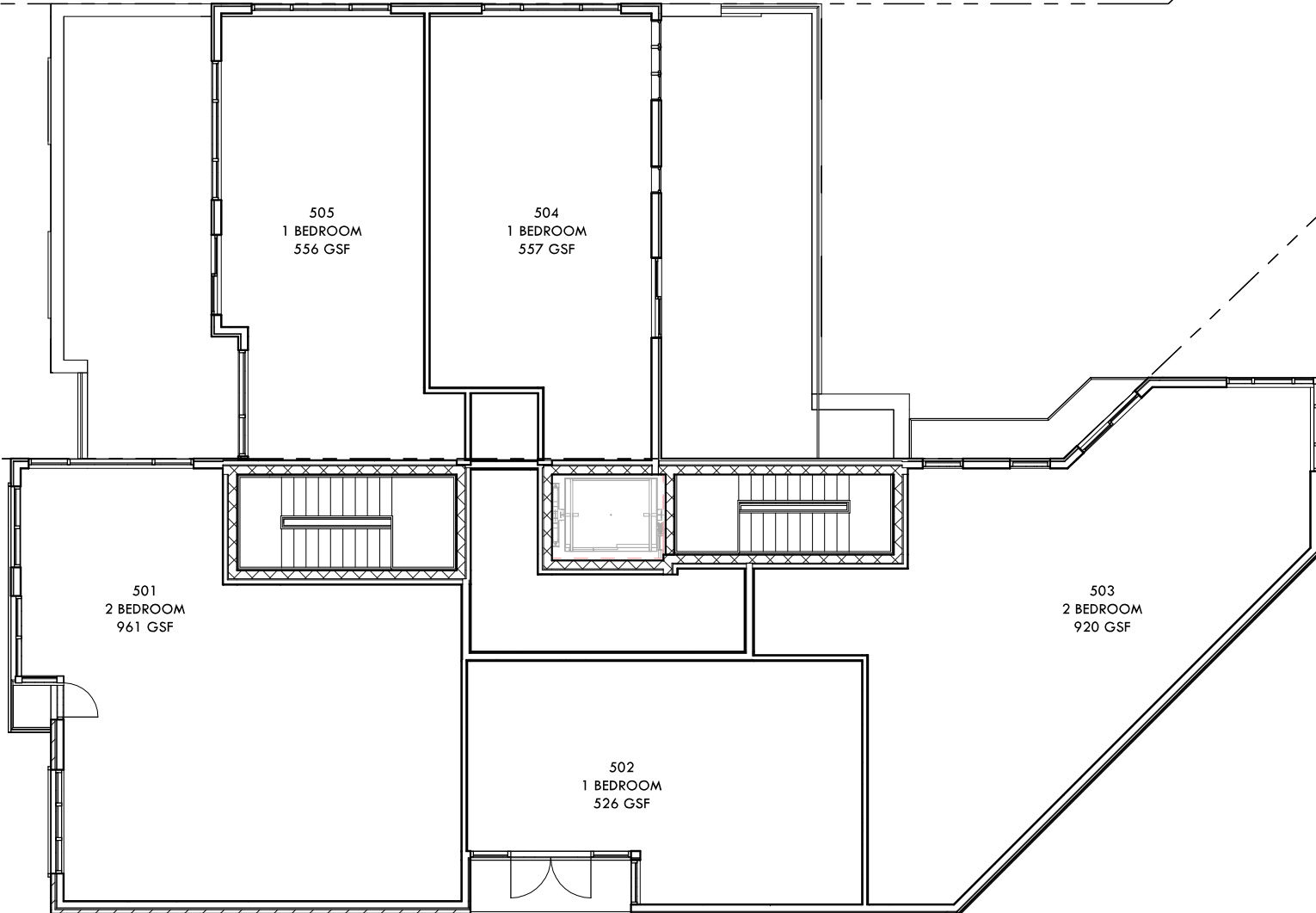
SD3.4



SD PLAN - 4TH FLOOR

1/8" = 1'-0"

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SD PLAN - 5TH FLOOR

1/8" = 1'-0"

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SD3.6

