

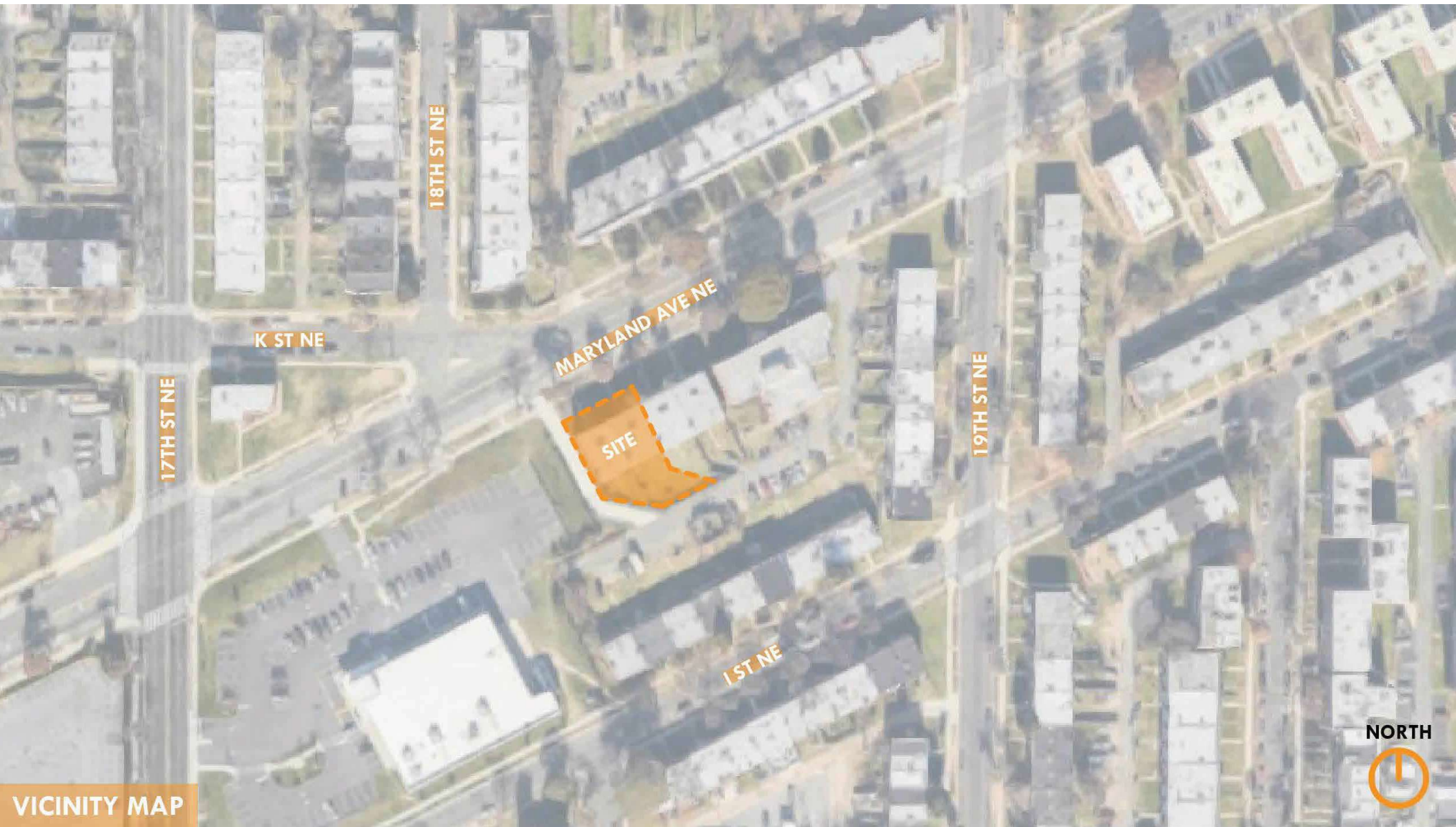
# 1801-1805 MARYLAND AVE NE

WASHINGTON DC 20002

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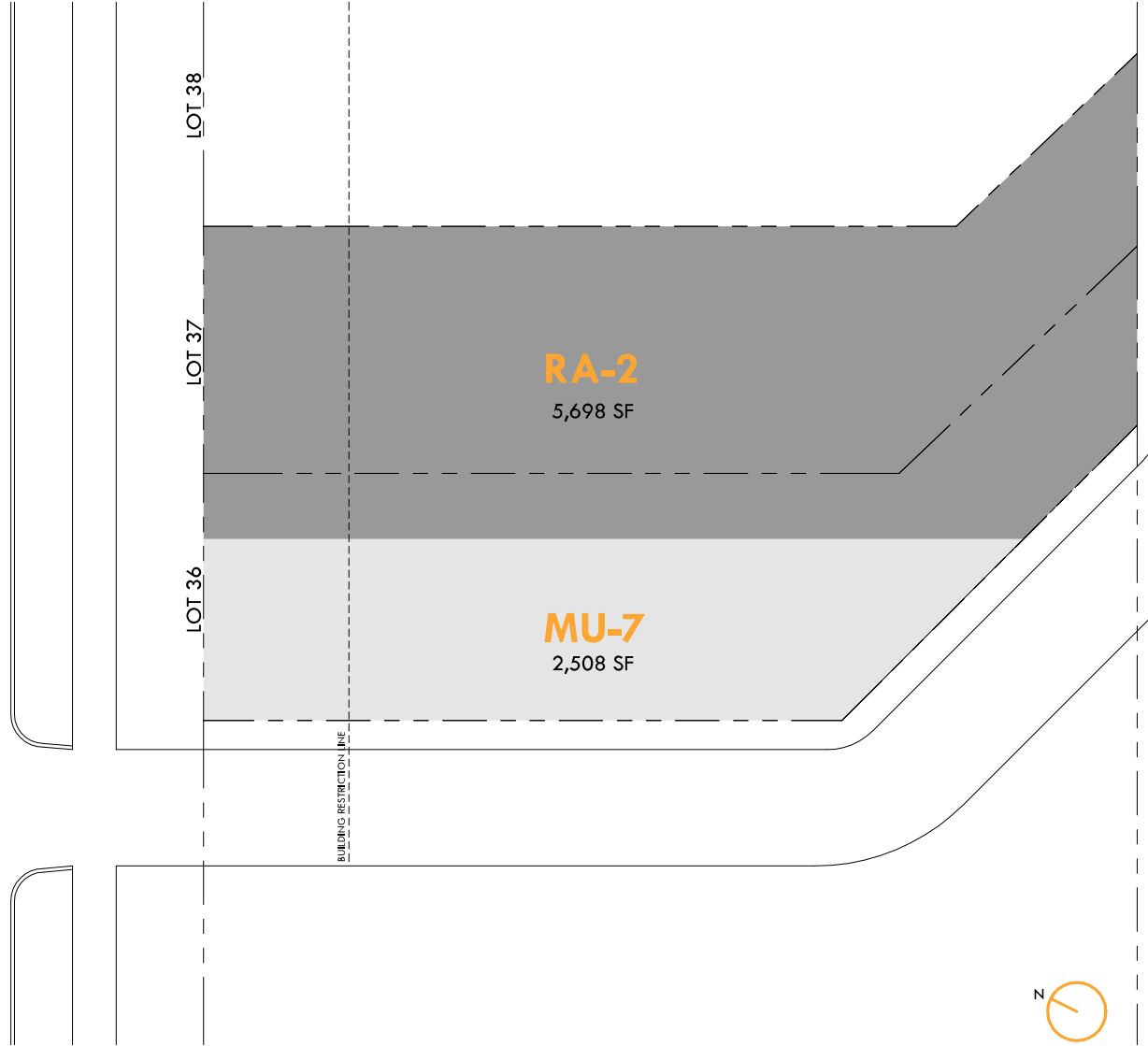


VICINITY MAP

**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"

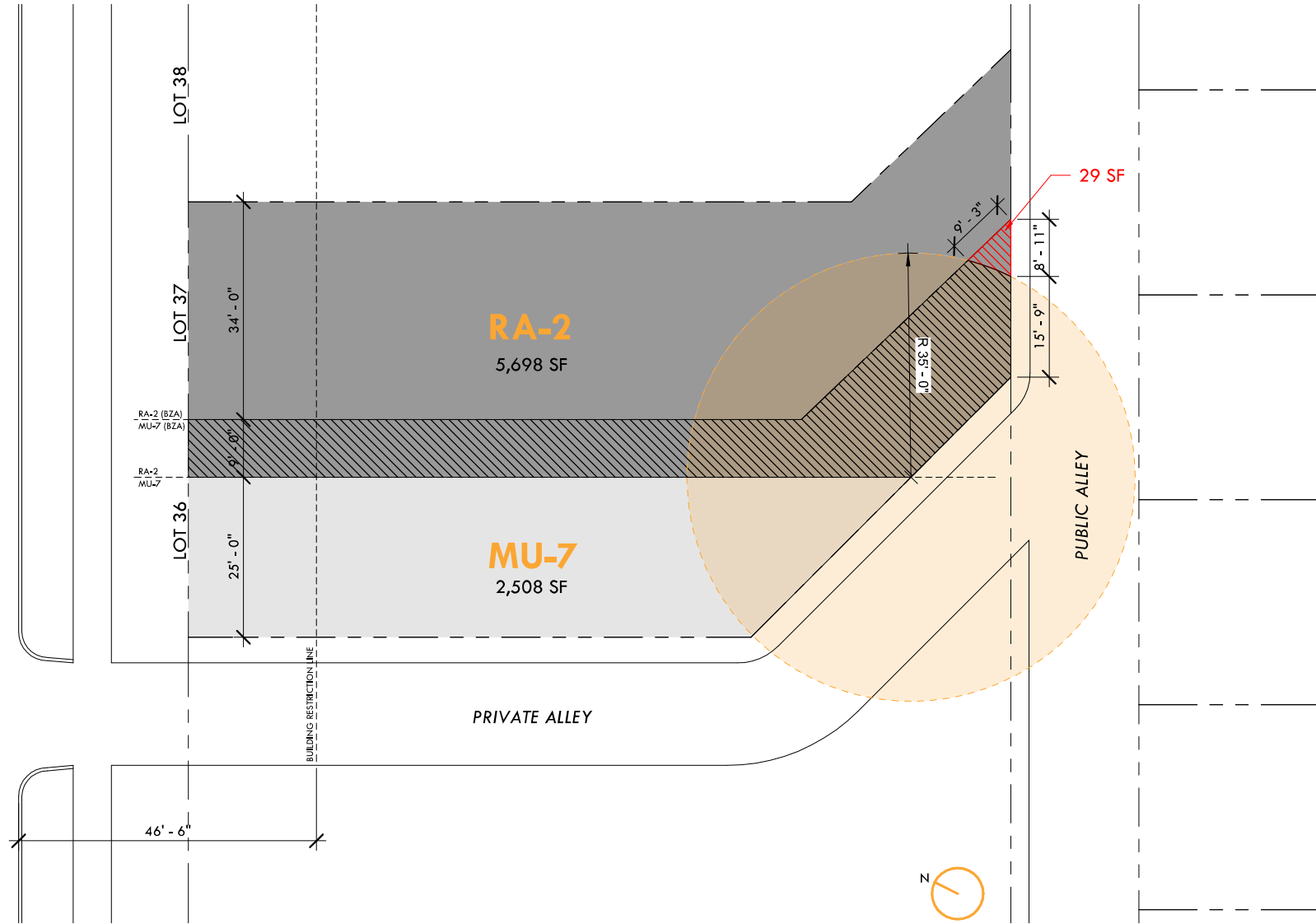
**EXISTING ZONING**

	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"

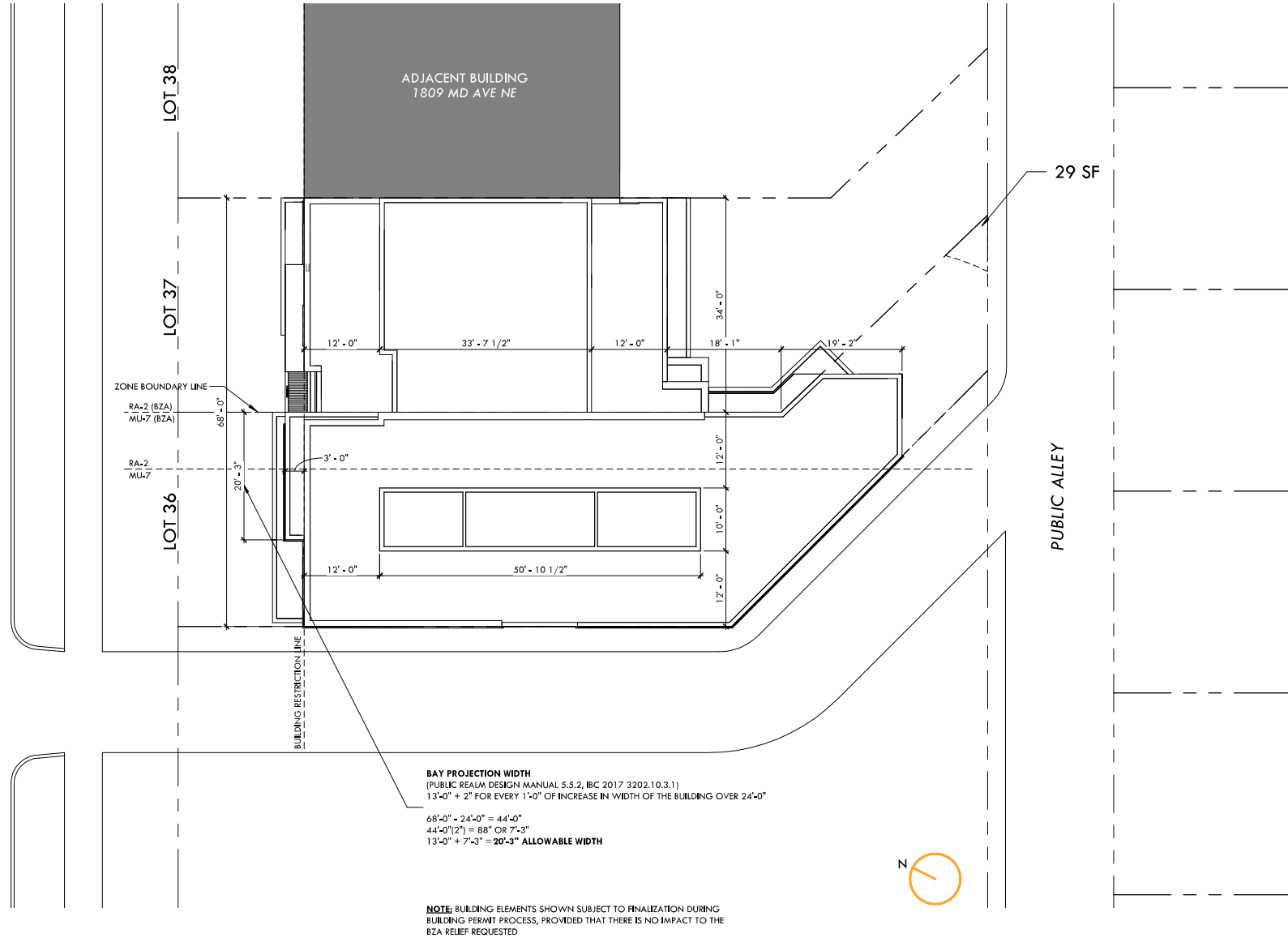
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MARYLAND AVENUE NE



**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 30 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
<b>TOTAL:</b>	<b>28,984 SF</b>	<b>24,961 SF</b>	<b>27,351 SF</b>	<b>20,979 SF</b>	<b>1,634 SF</b>	<b>1,425 SF</b>

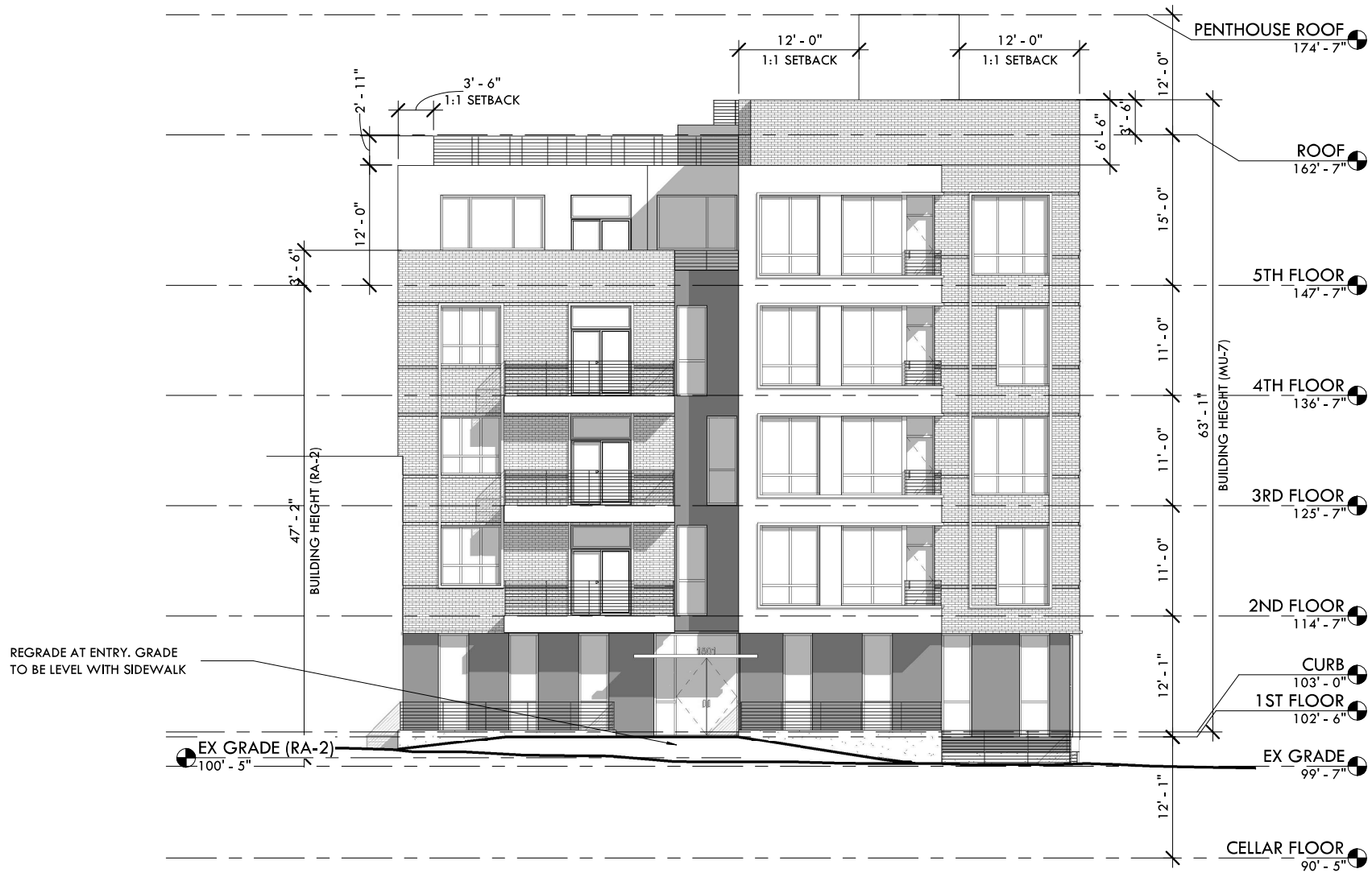
## UNIT ANALYSIS

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

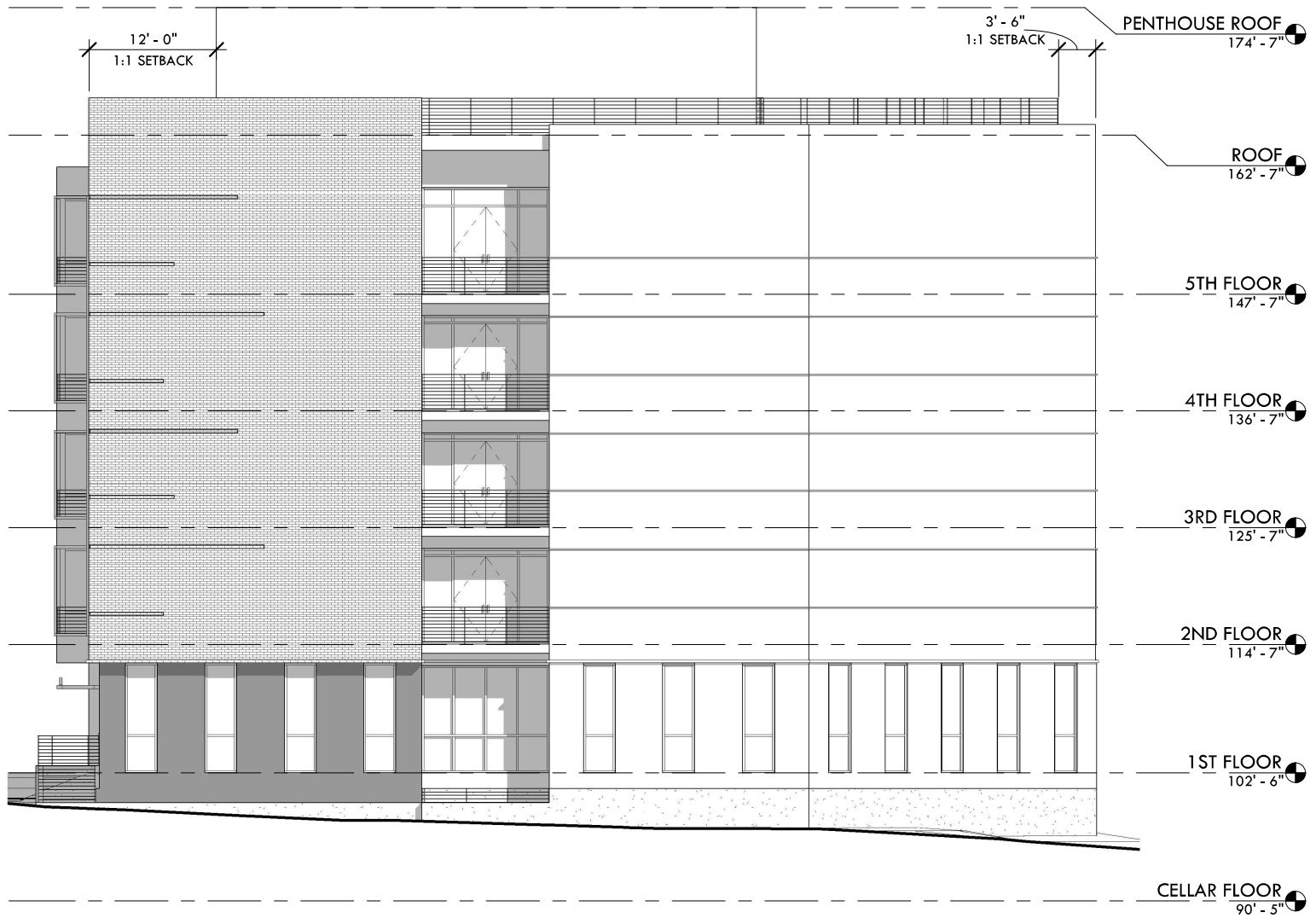
	MU-7		RA-2	
	ALLOWABLE / REQUIRED	PROPOSED	ALLOWABLE / REQUIRED	PROPOSED
<b>LOT SIZE</b>	4,025 SF	4,025 SF	4,152 SF	4,152 SF
<b>LOT OCCUPANCY</b>	80% (3,220 SF) RESIDENTIAL	75% (3,019 SF) RESIDENTIAL	60% (2,477 SF) RESIDENTIAL	52% (2,164 SF) RESIDENTIAL
<b>FAR</b>	4.8 (19,320 SF) PER IZ	4.0 (15,998 SF)	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		



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

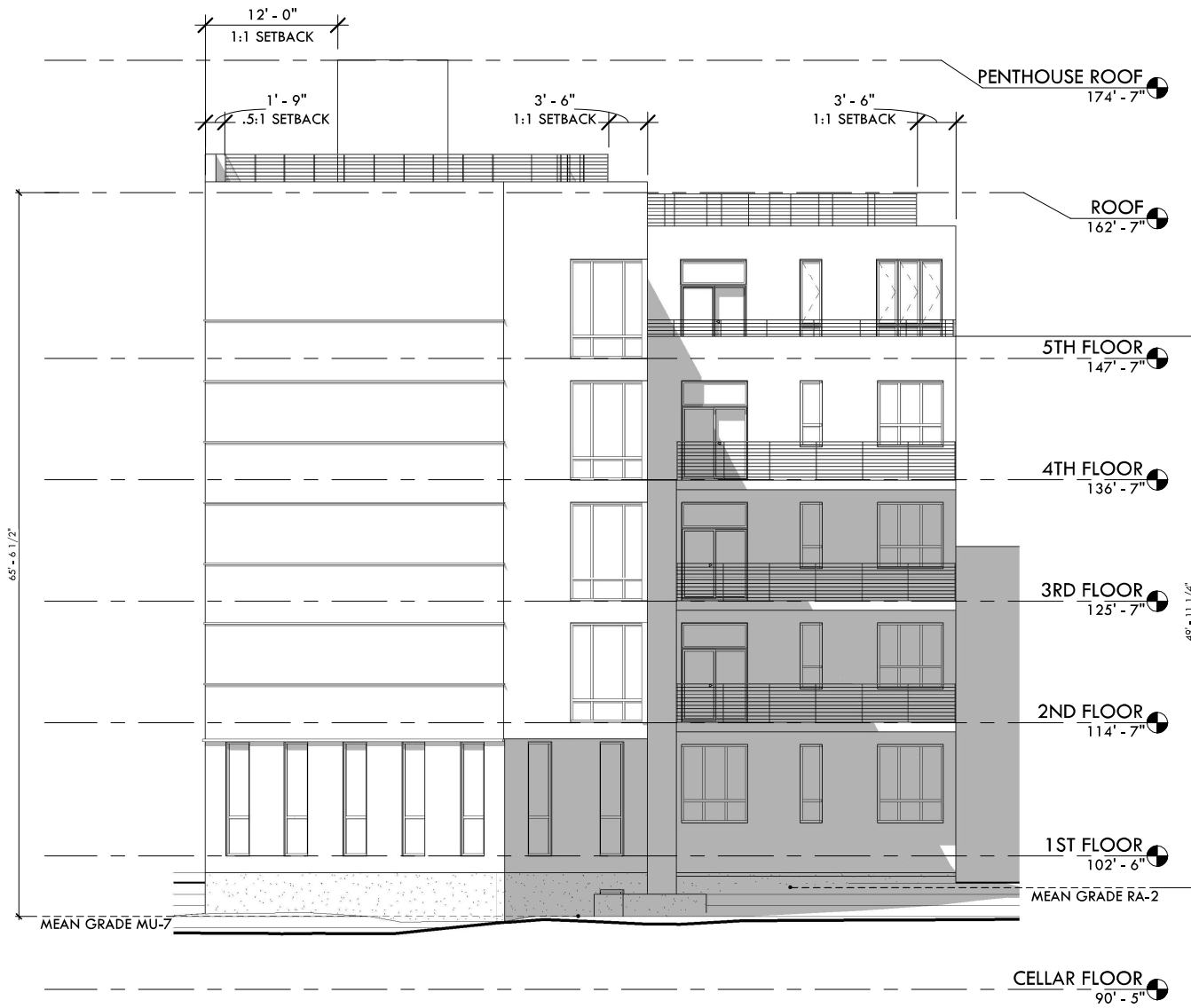


SD ELEVATION - WEST

1" = 10'-0"

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SD ELEVATION - SOUTH

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 - EAST

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

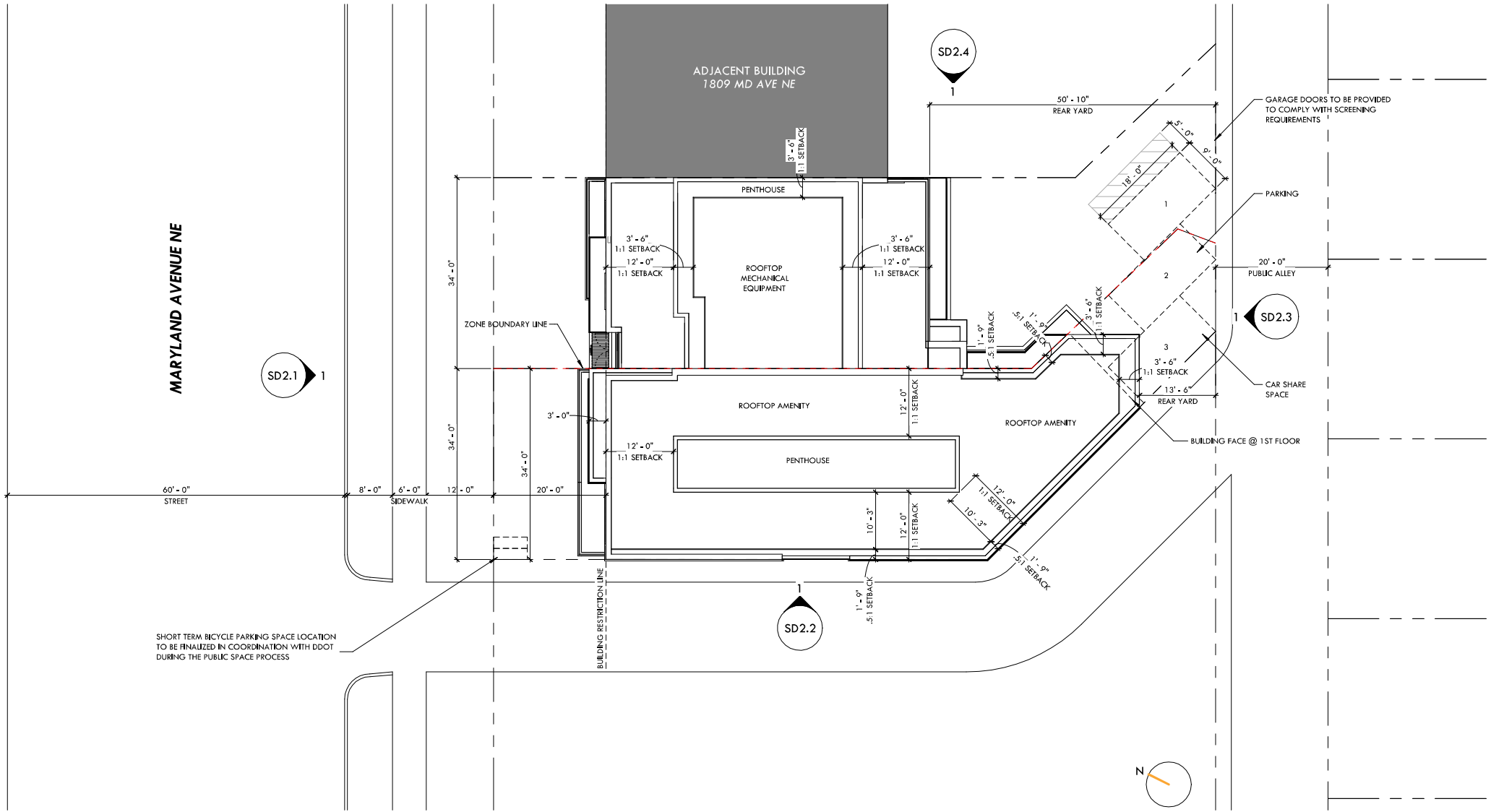


PERSPECTIVE - NORTHEAST



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

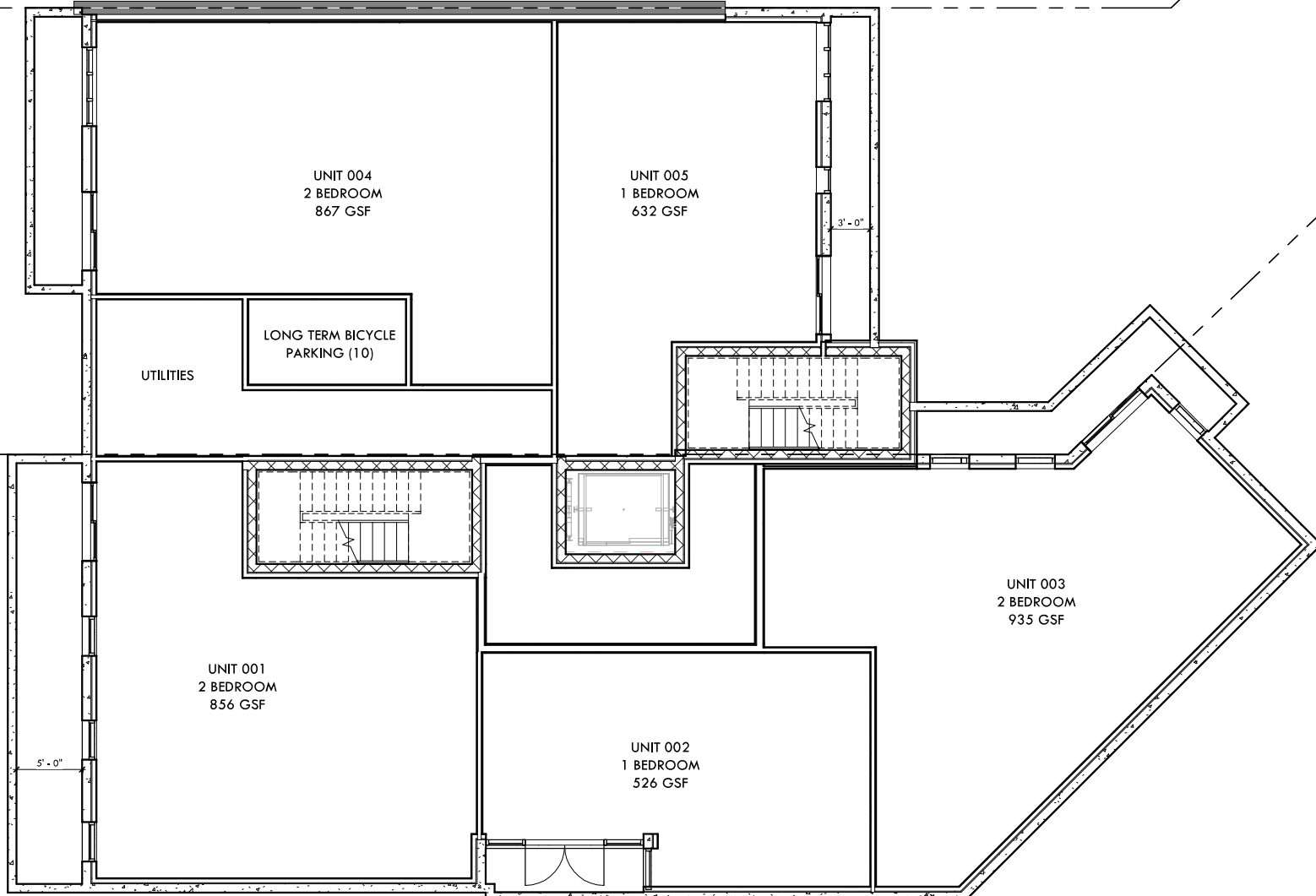


SHORT TERM BICYCLE PARKING SPACE LOCATION TO BE FINALIZED IN COORDINATION WITH DDOT DURING THE PUBLIC SPACE PROCESS

**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

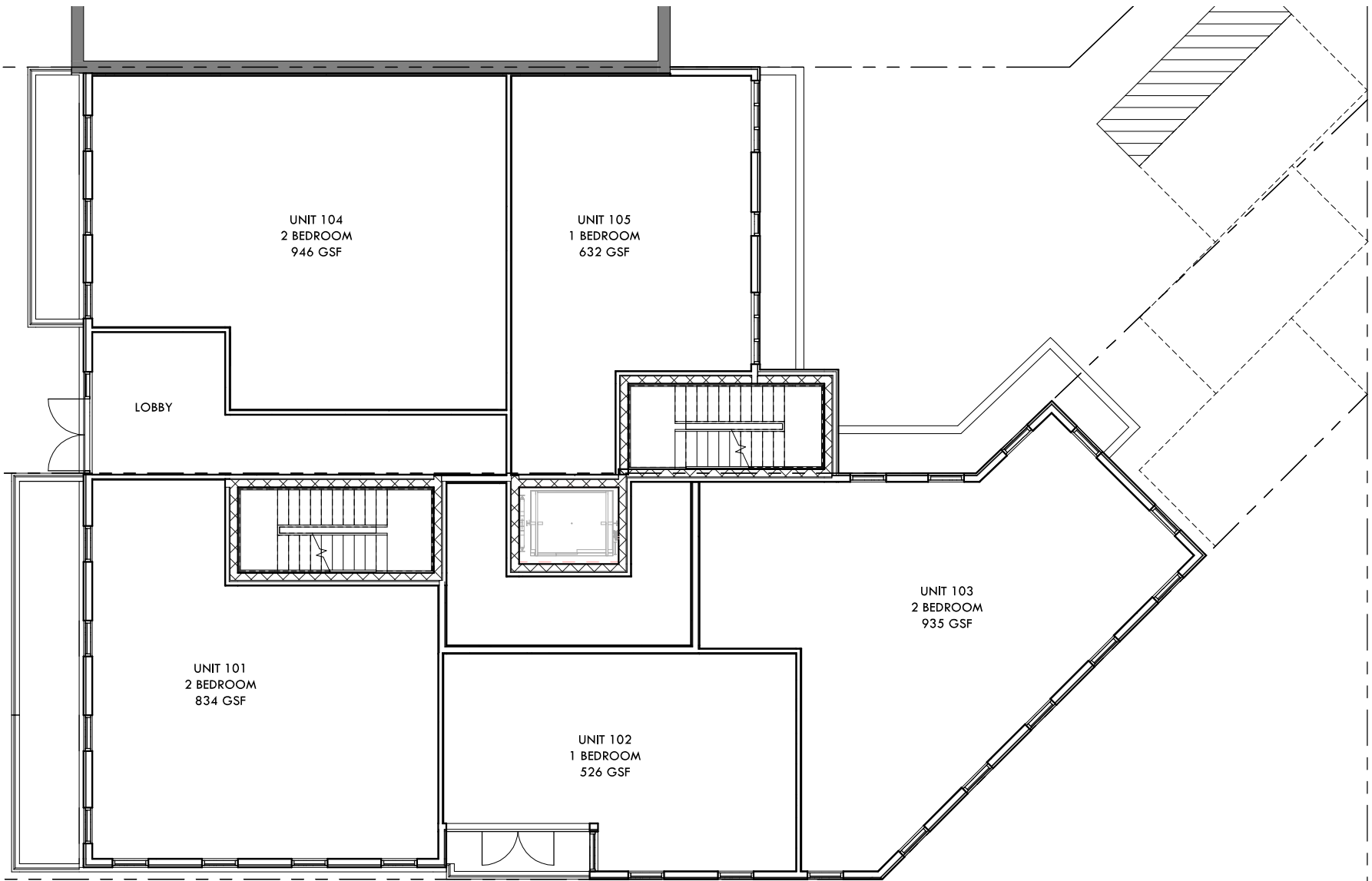
1/16" = 1'-0"



SD PLAN - CELLAR

1/8" = 1'-0"

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 - 1ST FLOOR**

1/8" = 1'-0"

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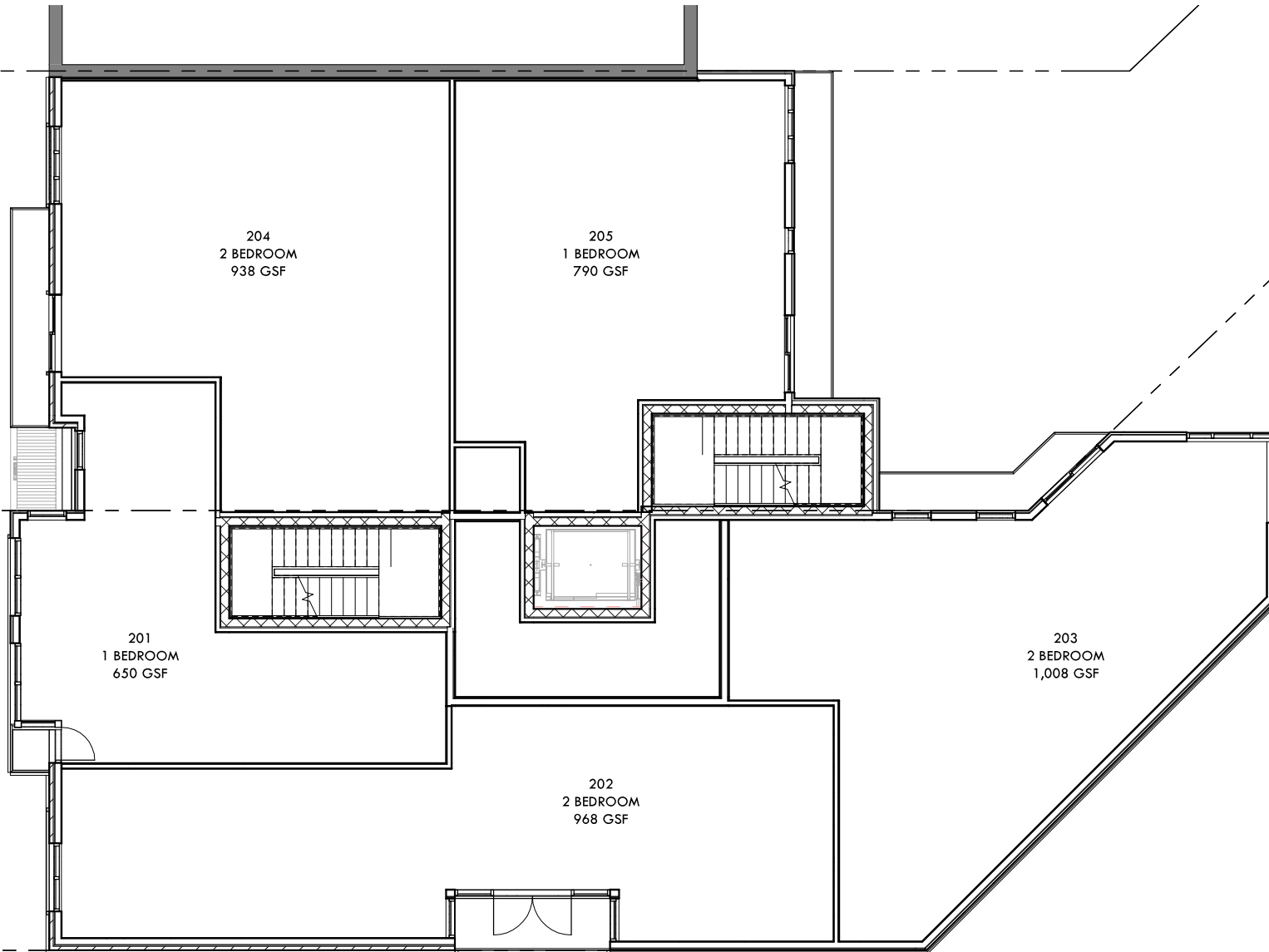
**SQUARE 134 ARCHITECTS**  
 1501 11th Street NW, Suite 3, Washington DC 20001  
 202.328.0134

1801 Maryland Ave NE  
 Washington, DC 20002

BZA SUBMISSION  
 11.17.2021

PLANS

**SD3.3**



**SD PLAN - TYPICAL FLOOR**

1/8" = 1'-0"

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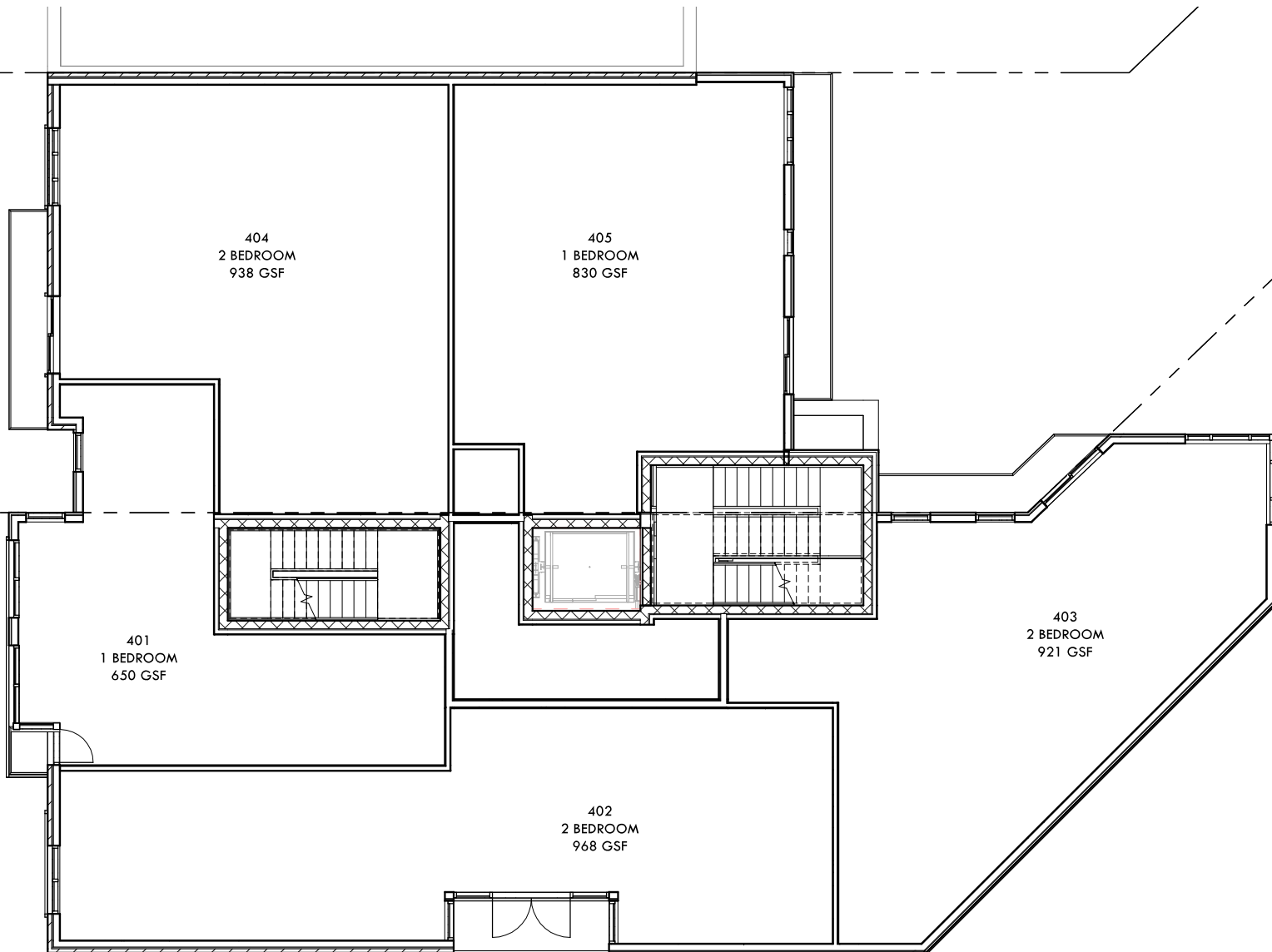
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BZA SUBMISSION  
 11.17.2021

PLANS

**SD3.4**



**SD PLAN - 4TH FLOOR**

1/8" = 1'-0"

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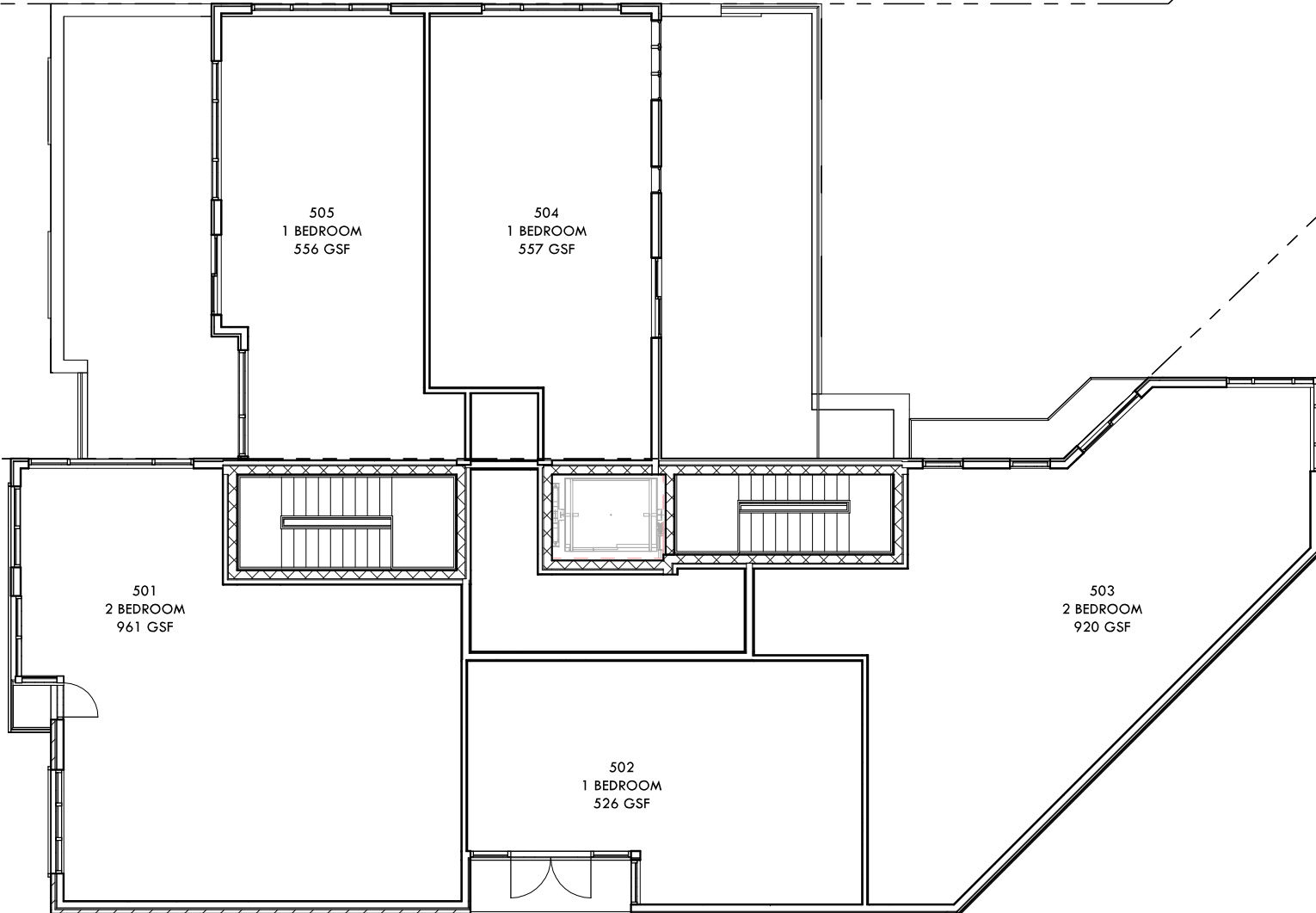
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PLANS

**SD3.5**





SD PLAN - 5TH FLOOR

1/8" = 1'-0"

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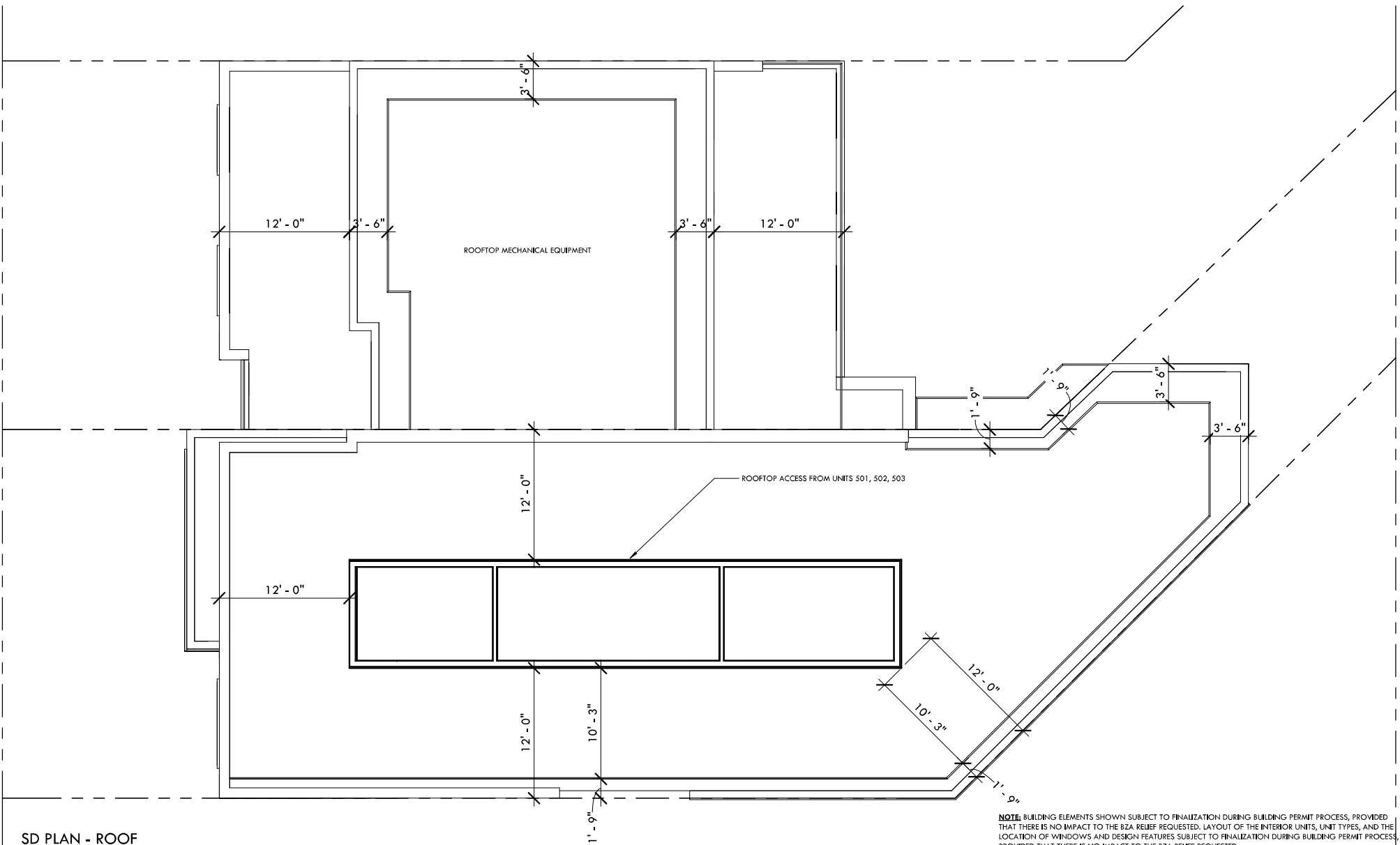
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PLANS

SD3.6



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.