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# 1015 RHODE ISLAND

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NEW 8-UNIT APARTMENT HOUSE

1015 RHODE ISLAND AVE NE WASHINGTON, DC 20018



② FRONT PERSPECTIVE 1



① AXON VIEW

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SCALE  
NTS



4 REAR PERSPECTIVE

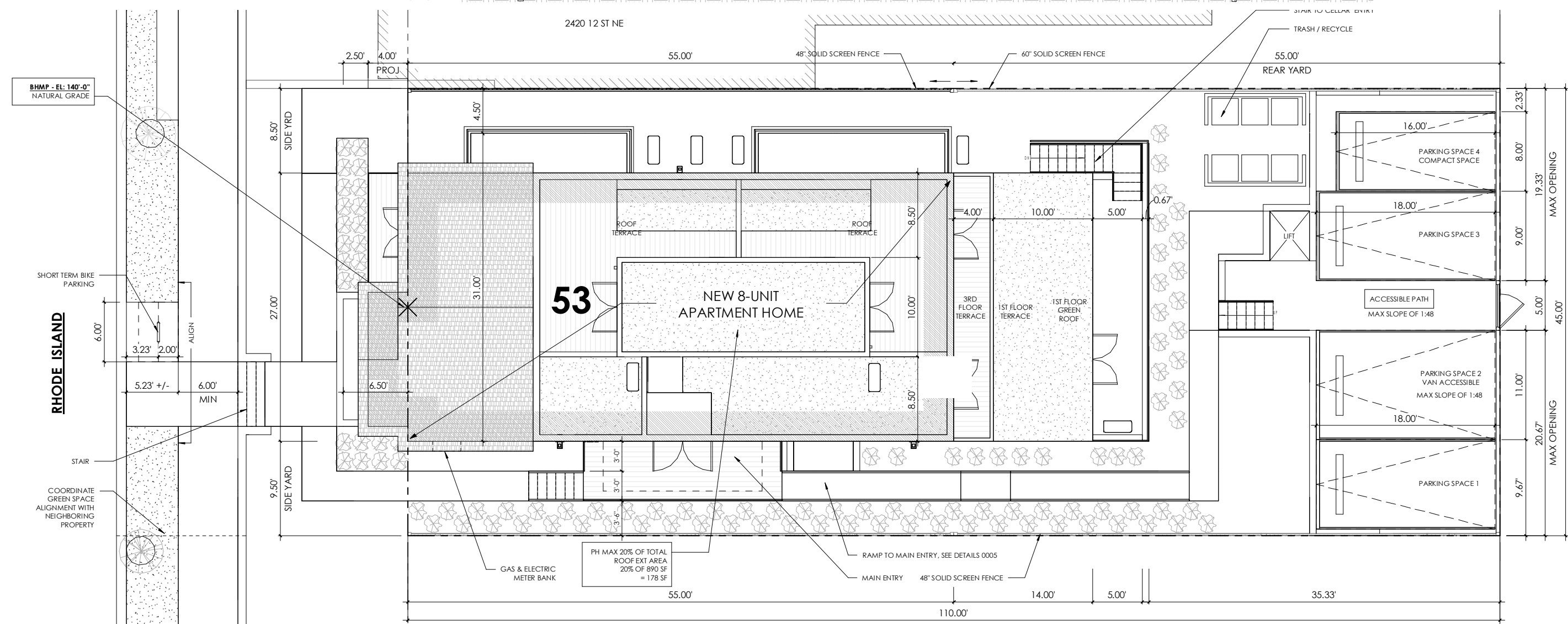
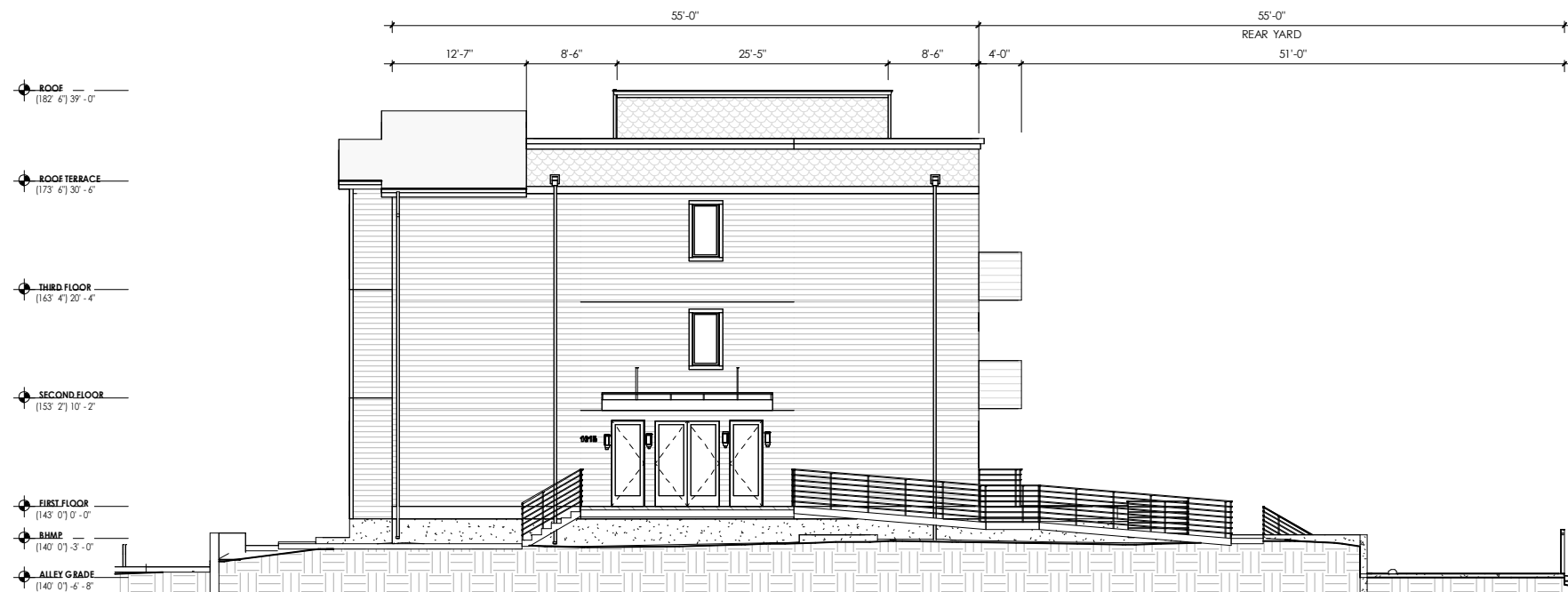


3 FRONT PERSPECTIVE 2

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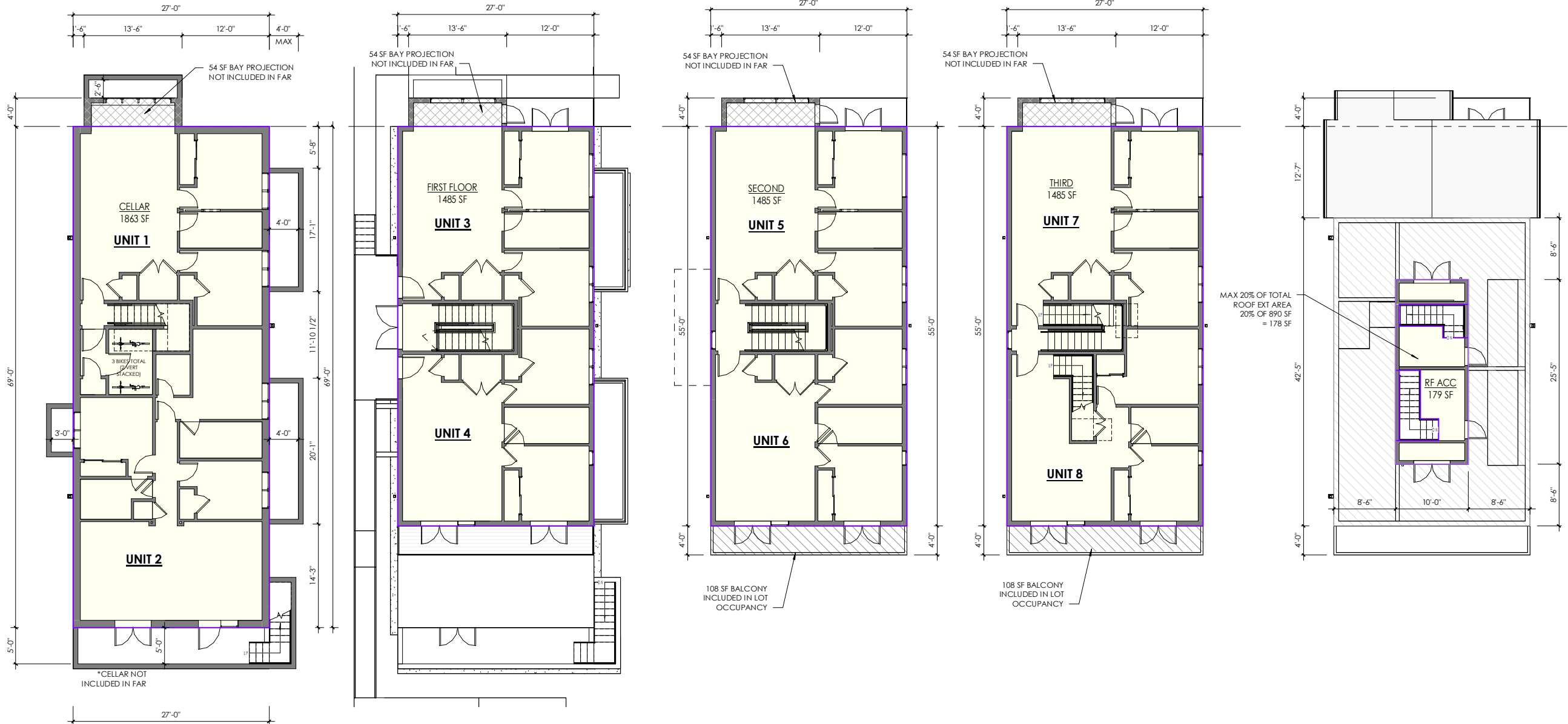


1 SITE PLAN

# NEW 8-UNIT APARTMENT HOUSE

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## ZONING INFORMATION

ZONING CLASSIFICATION: RA-1

### LOT OCCUPANCY

EXISTING LOT AREA 4950 SF  
MAX OCC. 40% 1980 SF  
PROPOSED FOOTPRINT 1485 SF  
EXTERIOR STAIR & BALCONY 108 SF  
TOTAL LOT OCCUPANCY 1593 SF // 32%

### FAR CALCULATION

MAX FAR - 0.9 4,455 SF  
IZ 20% BONUS - 1.08 5,346 SF ALLOWABLE

AREAS  
LEVEL 1 1485 SF  
LEVEL 2 1485 SF  
LEVEL 3 1485 SF

GROSS SF 4455 SF // 0.9 FAR

CELLAR 1863 SF  
PENTHOUSE 179 SF

TOTAL W/ CELLAR + PH 6497 SF

BUILDING HEIGHT:  
ALLOWABLE: 40'-0" MAX PERMITTED BLDG HEIGHT  
PROVIDED: 36'-6" MEASURED FROM CENTER OF FRONT GRADE (BHMP)

STORIES:  
ALLOWABLE: 3  
PROVIDED: 3 PLUS RF ANC SPACE + CELLAR

MIN REQUIRED SIDE YARD:  
REQUIRED: 8'-0"  
PROVIDED: 8'-6" AND 9'-6"

MIN REQUIRED REAR YARD:  
REQUIRED: 20'-0"  
PROVIDED: 55'-0"

GREEN AREA RATIO  
REQUIRED: 0.4  
PROVIDED: SEE GREEN AREA RATIO SHEETS

PARKING:  
REQUIRED: 1 PER 4 DWELLING UNITS ABOVE 4  
// 1 MIN REQ'D  
PROVIDED: 4 PARKING SPACES

1 CELLAR - ZONING

2 FIRST FLOOR - ZONING

3 SECOND FLOOR - ZONING

4 THIRD FLOOR - ZONING

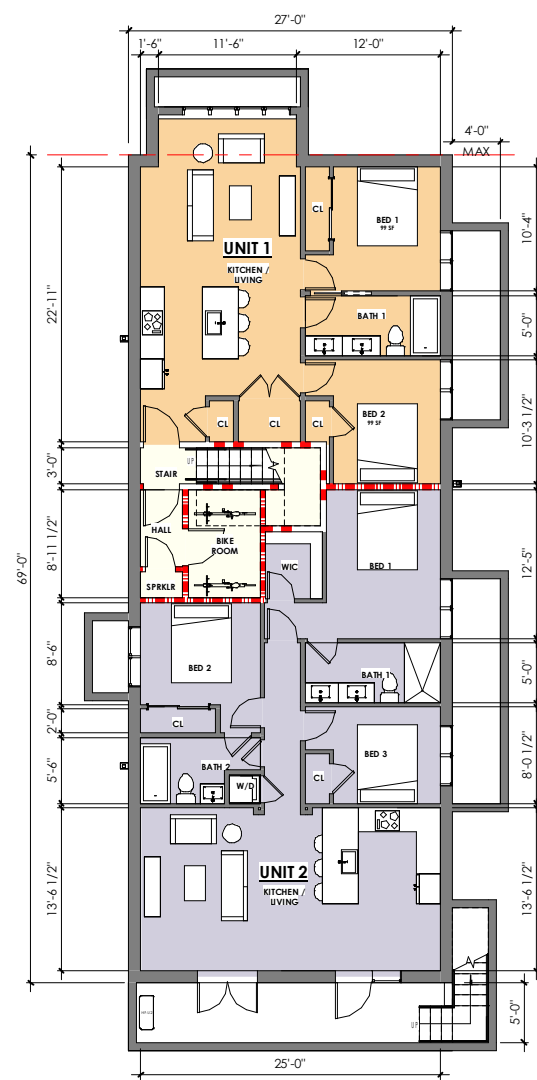
5 ROOF TERRACE - ZONING

# NEW 8-UNIT APARTMENT HOUSE

1015 RHODE ISLAND AVE NE WASHINGTON, DC 20018

SCALE  
1/16" = 1'-0"

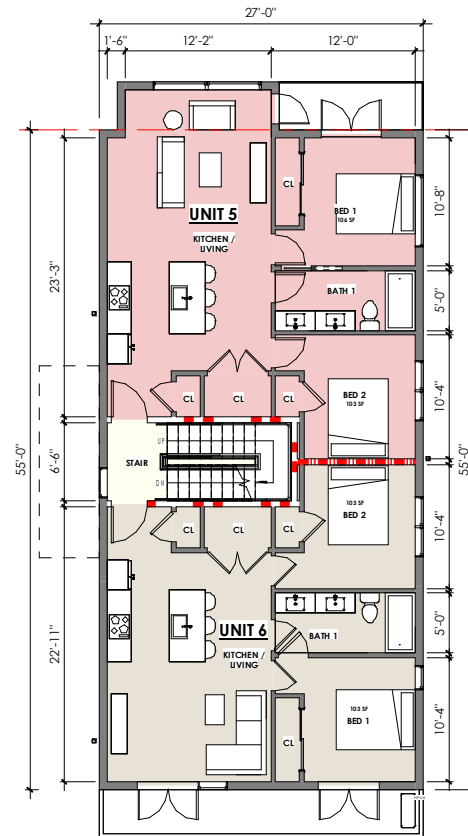
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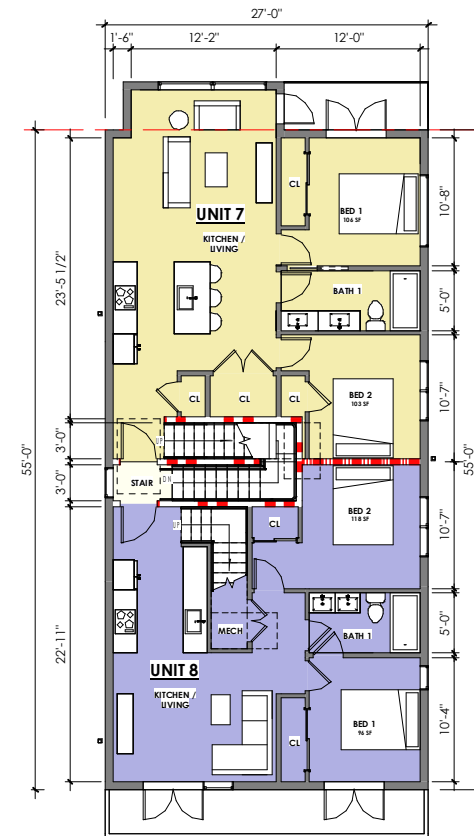
① CELLAR



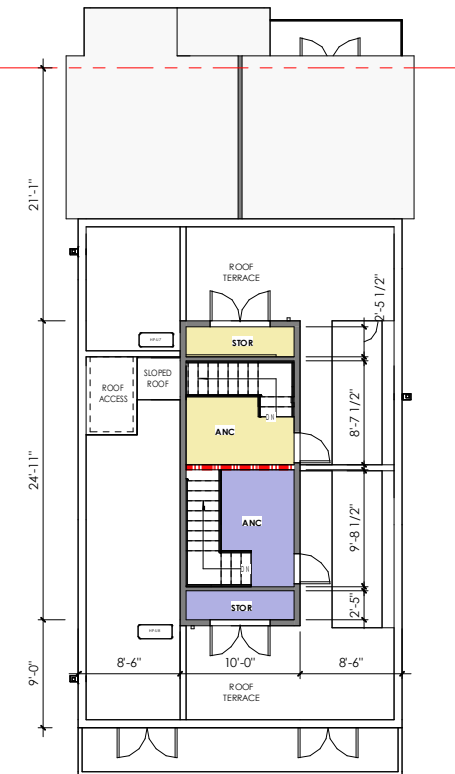
② FIRST FLOOR



③ SECOND FLOOR



④ THIRD FLOOR



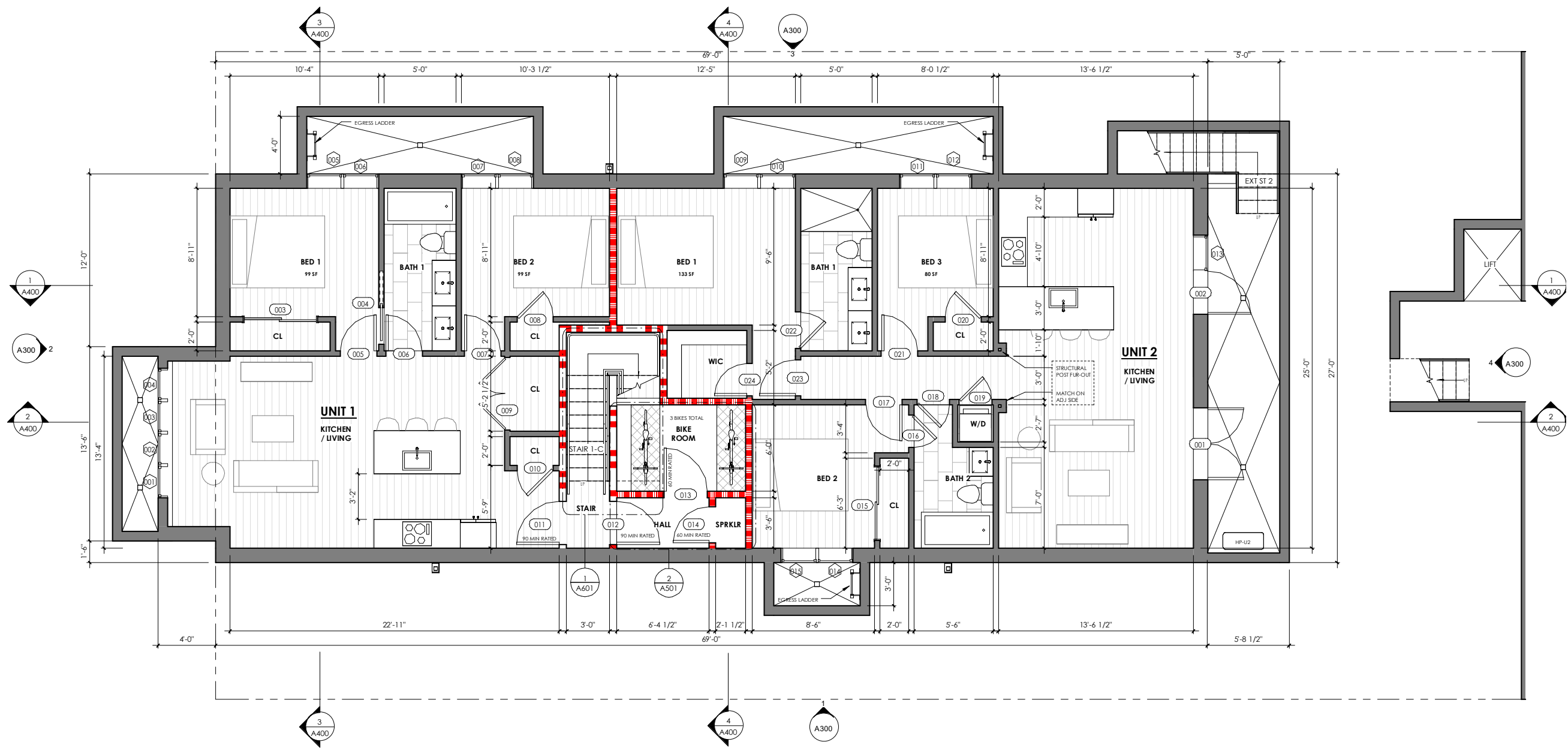
⑤ ROOF TERRACE

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SCALE  
1/16" = 1'-0"

004



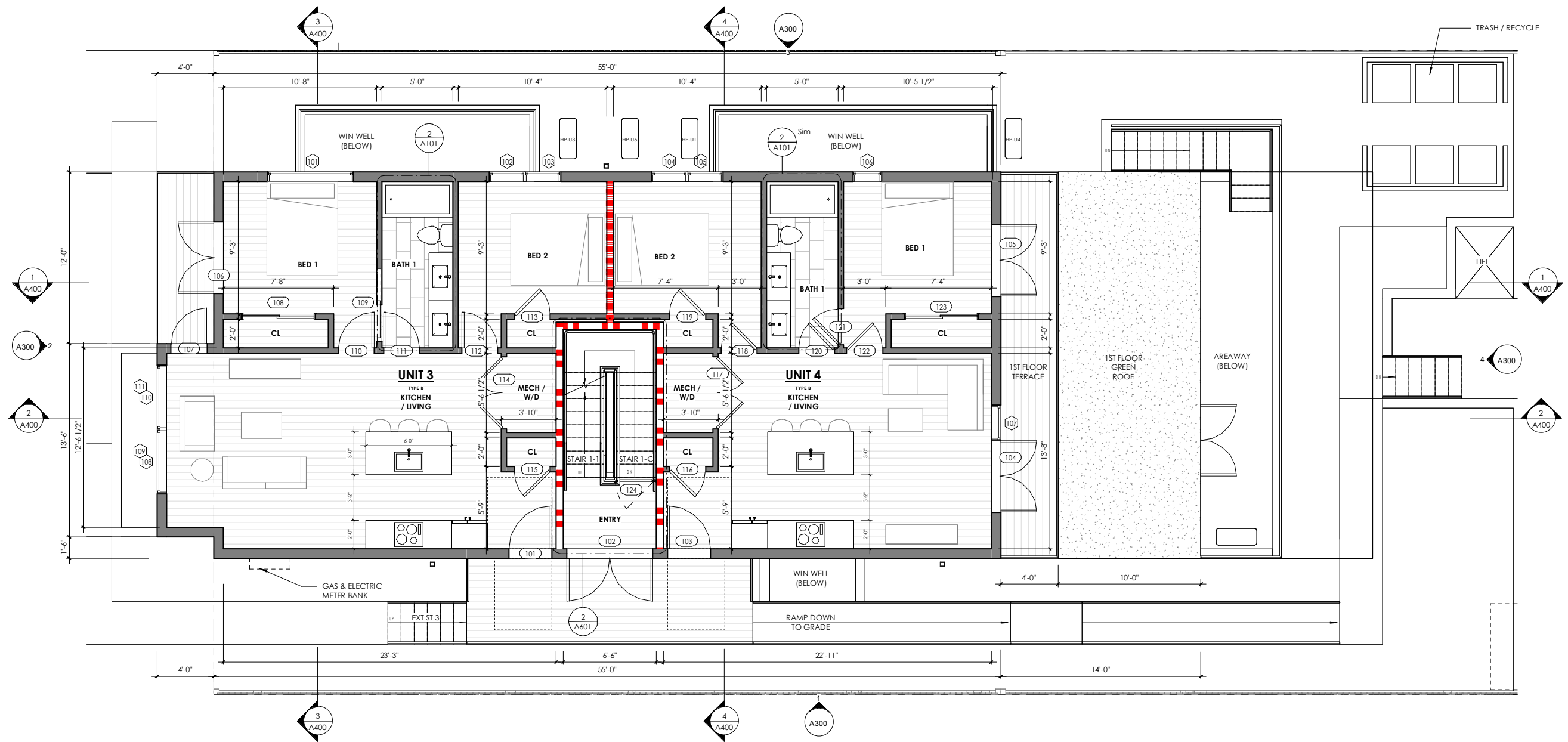
1 CELLAR LEVEL PROPOSED

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SCALE  
1/8" = 1'-0"

005



1 FIRST FLOOR PROPOSED

36"x48" CLEAR FLOOR SPACE  
CENTRED ON SINK FOR PARALLEL

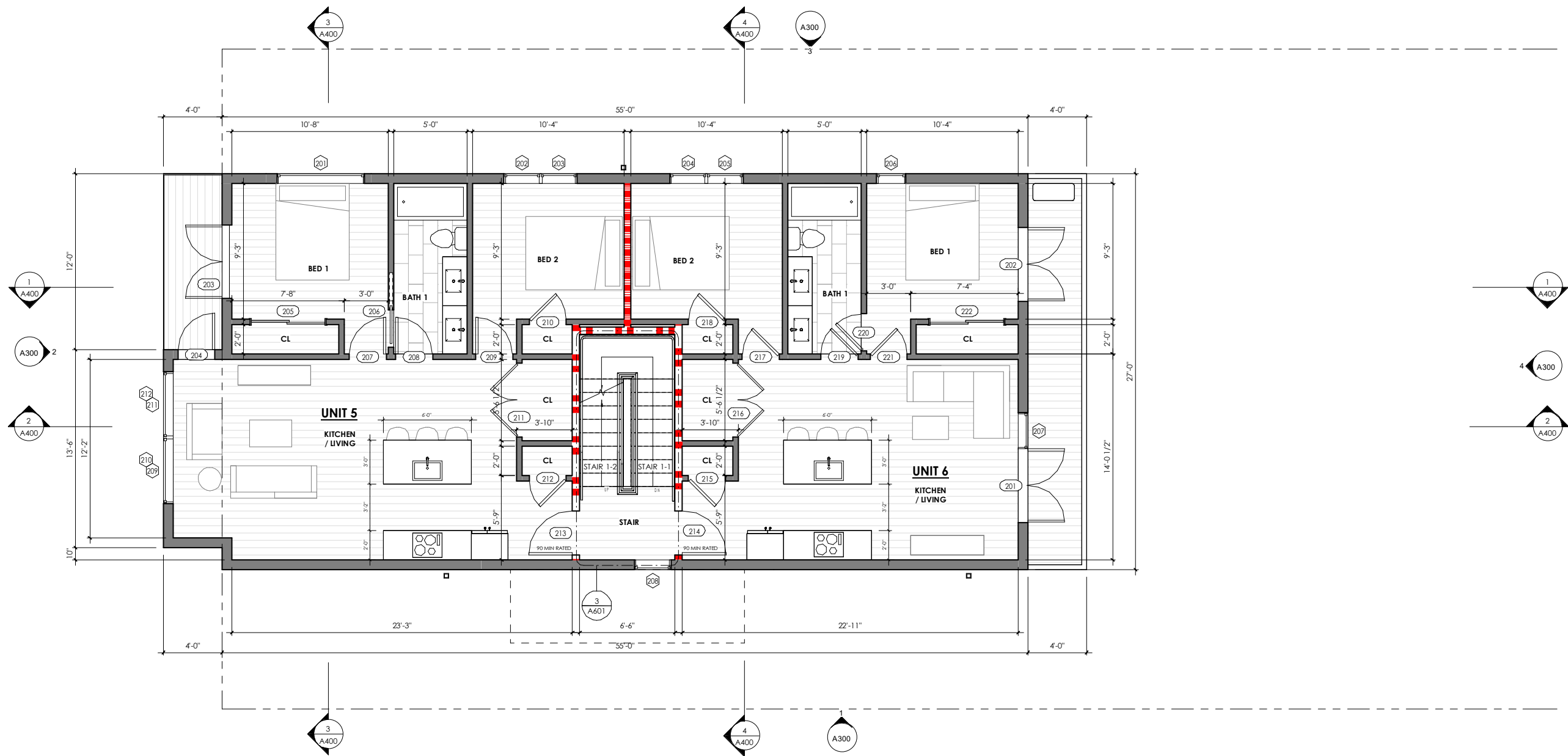
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SCALE  
1/8" = 1'-0"

006





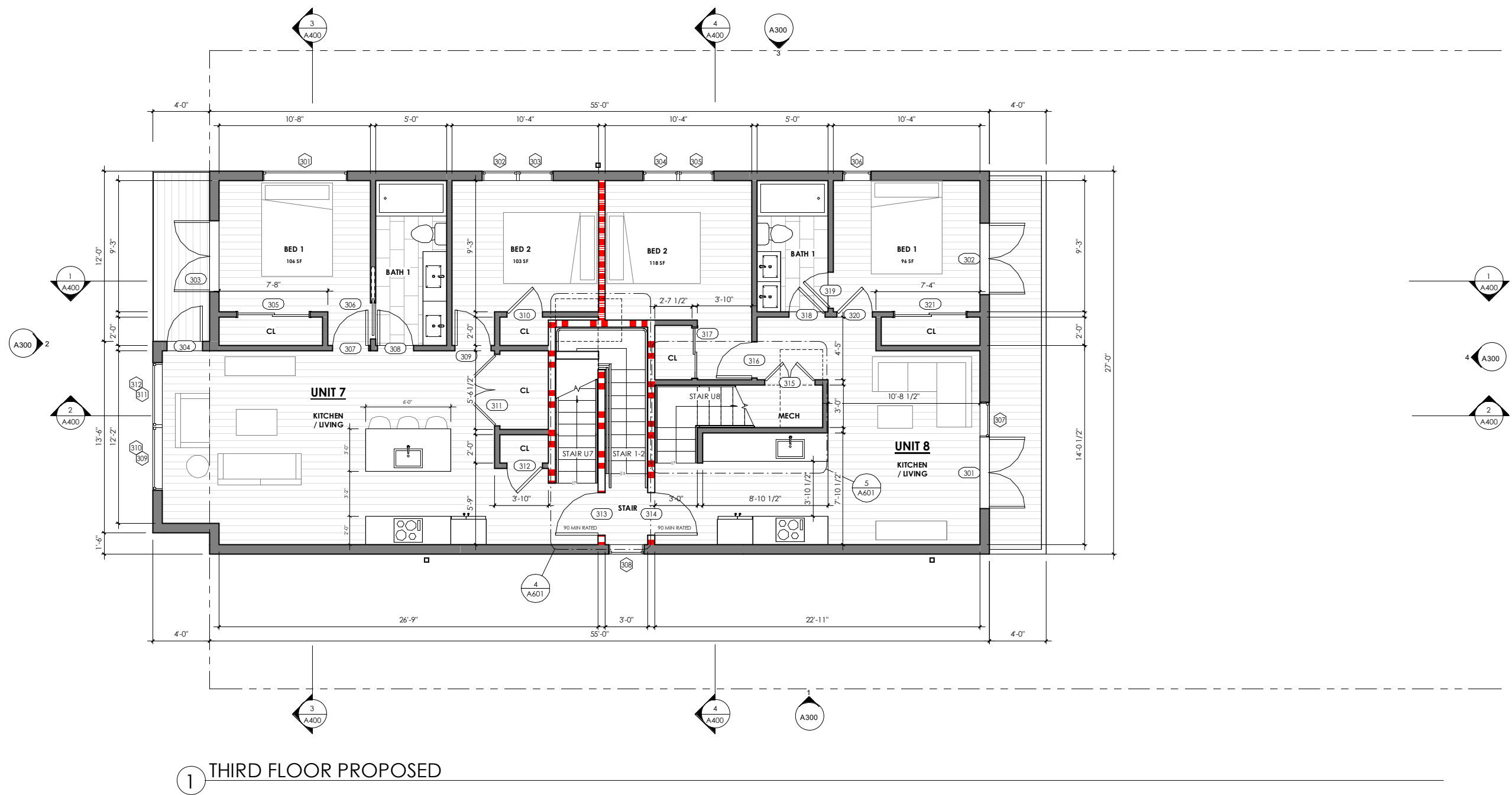
1 SECOND FLOOR PROPOSED

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SCALE  
1/8" = 1'-0"

007

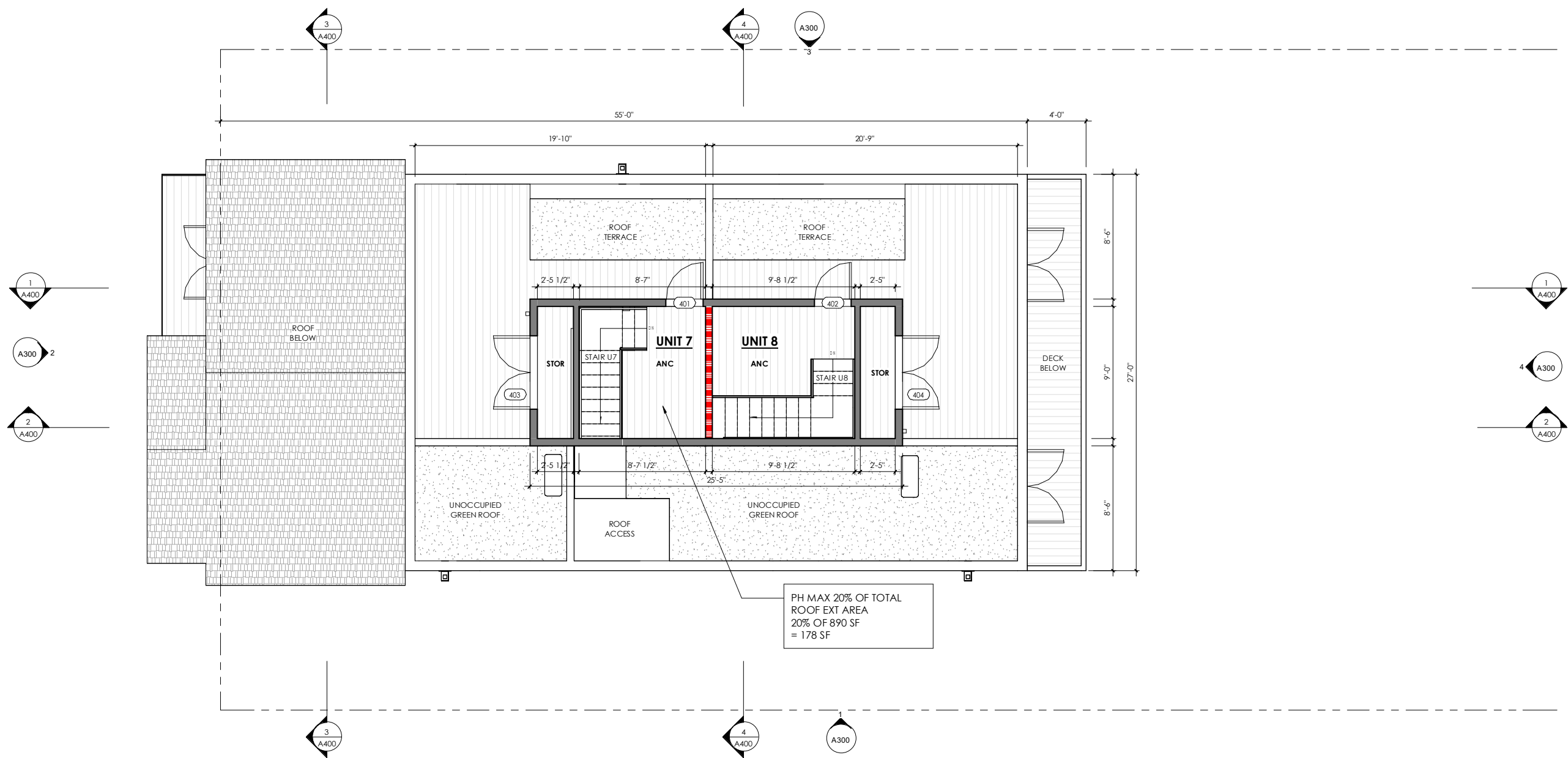


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1/8" = 1'-0"

008

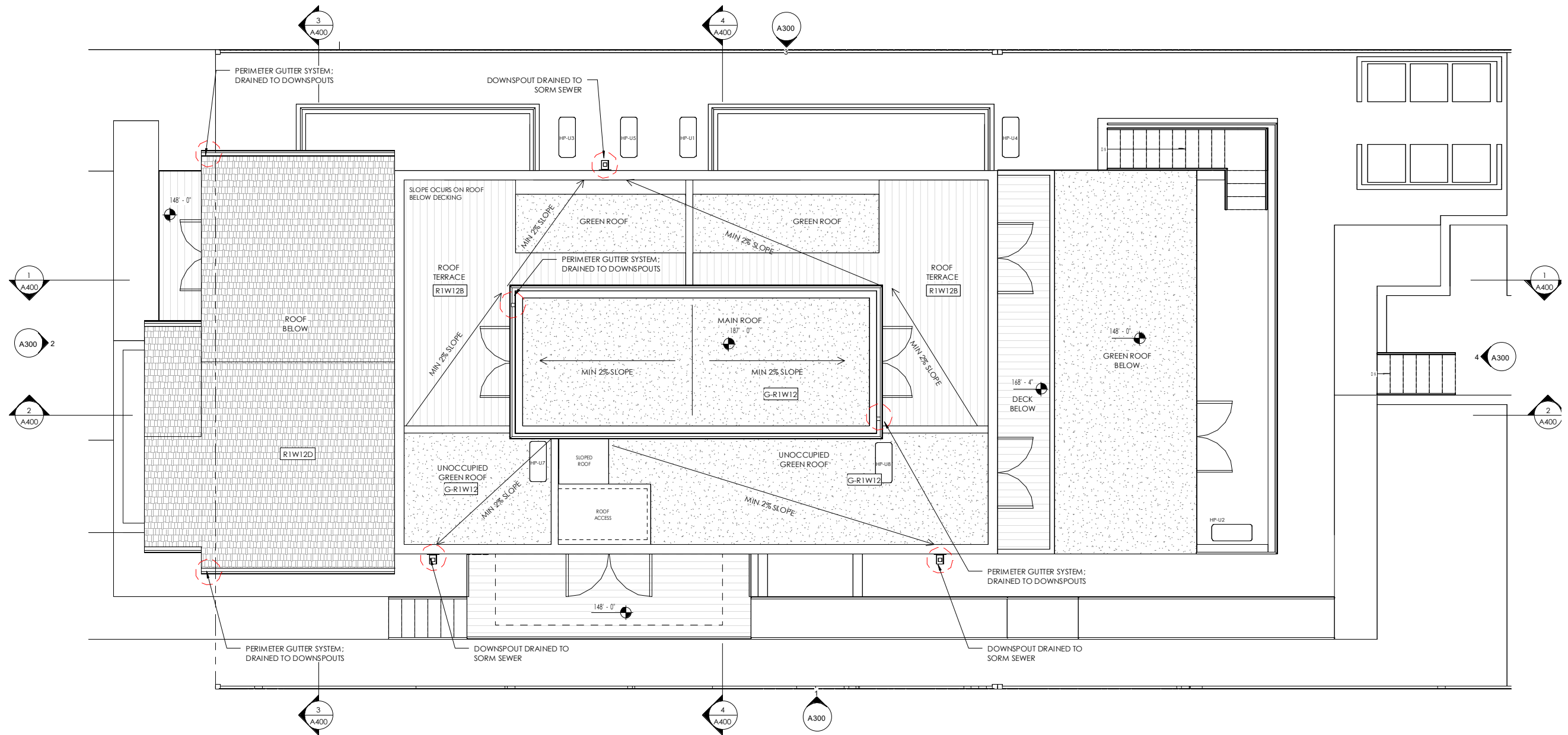


1 ROOF TERRACE - PROPOSED

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SCALE  
1/8" = 1'-0"



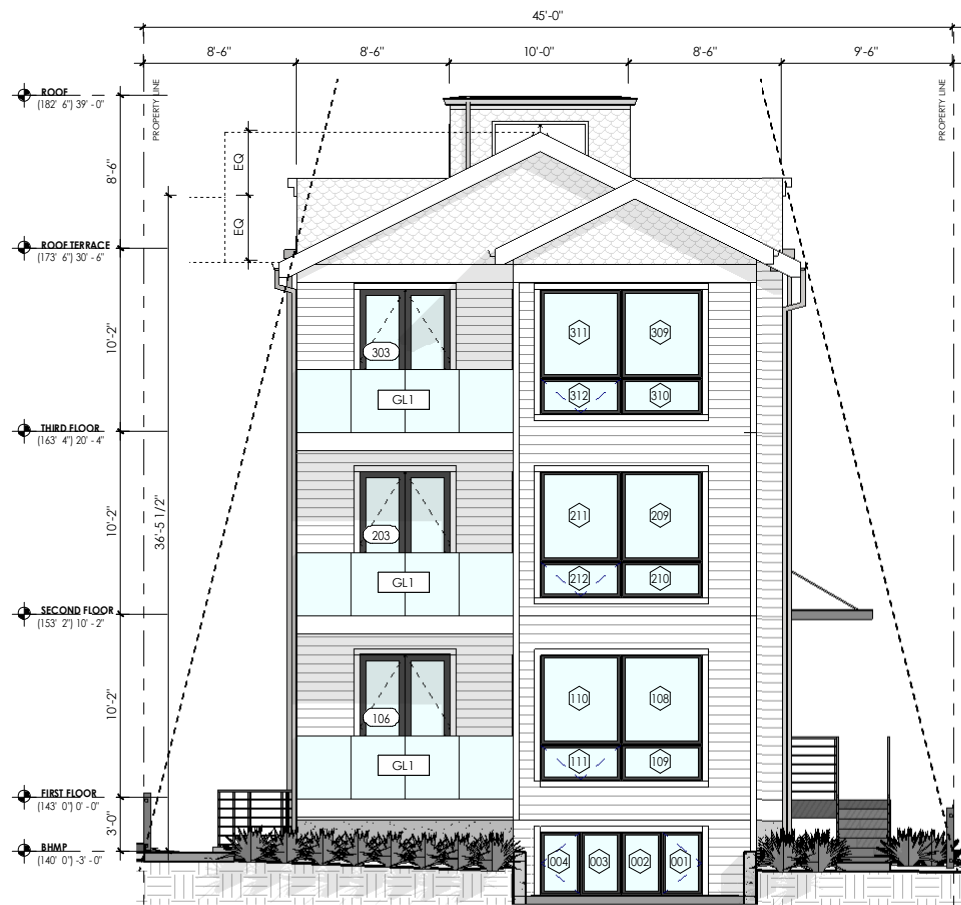
1 ROOF PLAN PROPOSED

# NEW 8-UNIT APARTMENT HOUSE

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SCALE  
1/8" = 1'-0"

0010



② NORTH (FRONT) ELEVATION



① WEST (SIDE) ELEVATION

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SCALE  
3/32" = 1'-0"

0011





4 SOUTH (REAR) ELEVATION



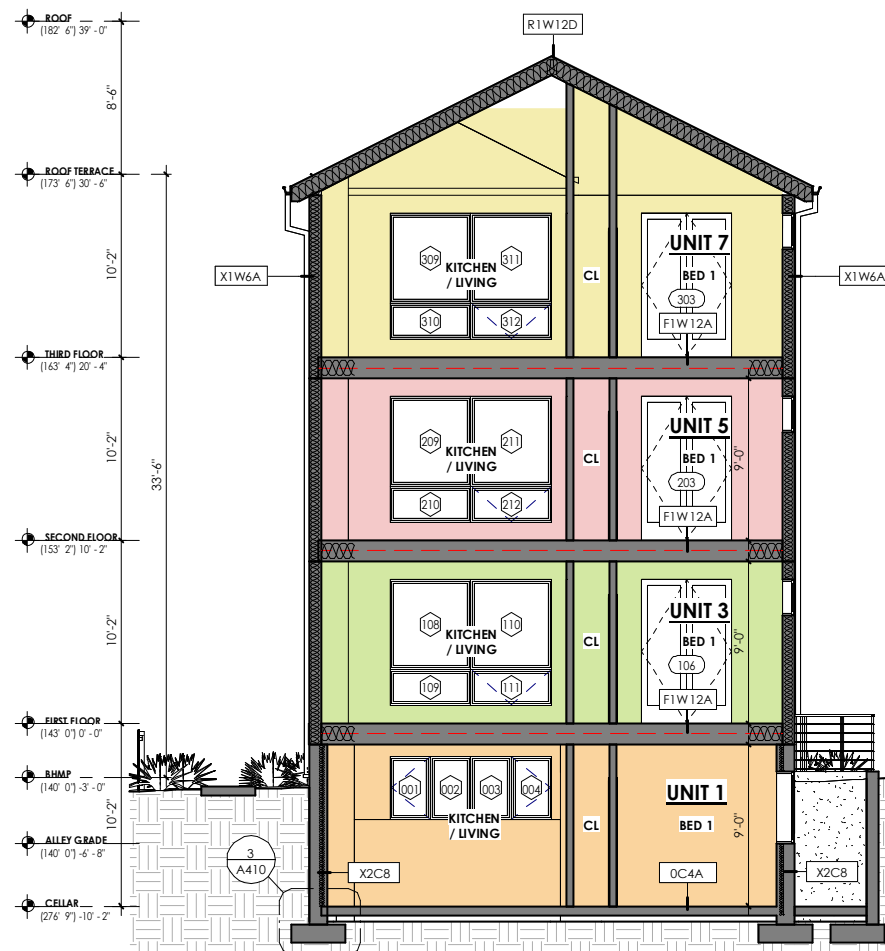
3 EAST (SIDE) ELEVATION

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SCALE  
3/32" = 1'-0"

0012



3 CROSS SECTION 1



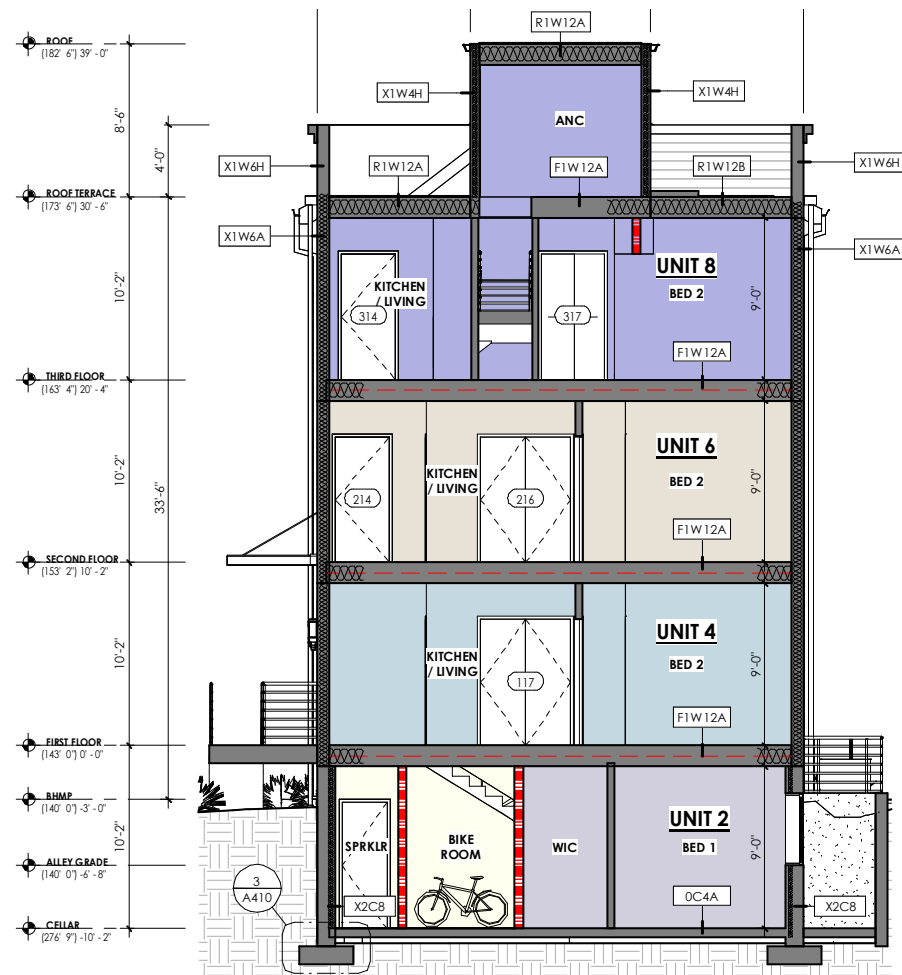
1 LONGITUDINAL SECTION 1

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SCALE  
3/32" = 1'-0"

0013



4 CROSS SECTION 2



2 LONGITUDINAL SECTION 2

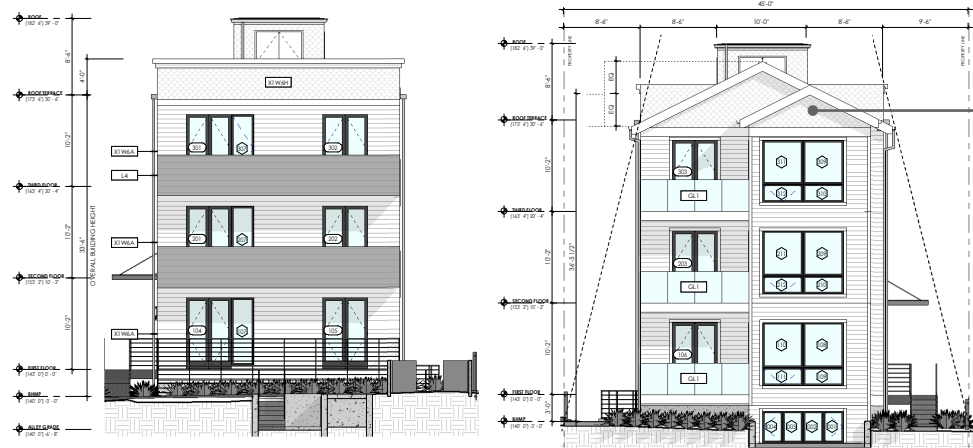
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SCALE  
3/32" = 1'-0"

0014

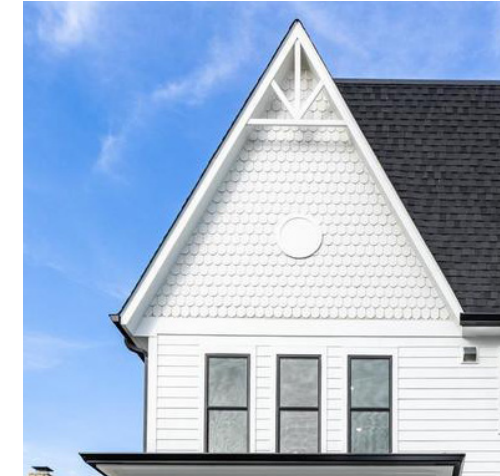
# MATERIALS



④ SOUTH (REAR) ELEVATION

② NORTH (FRONT) ELEVATION

FOUNDRY VINYL ROUND SIDING  
COLOR: SNOW



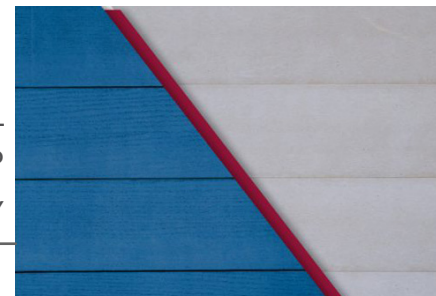
① WEST (SIDE) ELEVATION

HARDIE PLANK LAP SIDING  
CEDARMILL  
COLOR: ARTIC WHITE

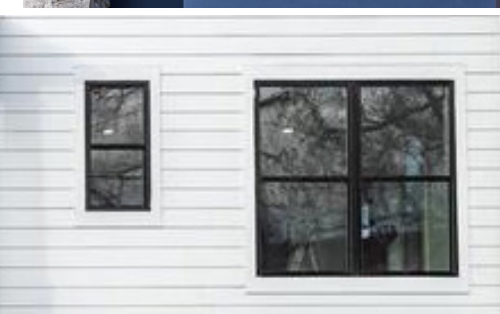


③ EAST (SIDE) ELEVATION

BORAL  
NICKEL GAP  
COLOR: GREY



BLACK FRAME WINDOW



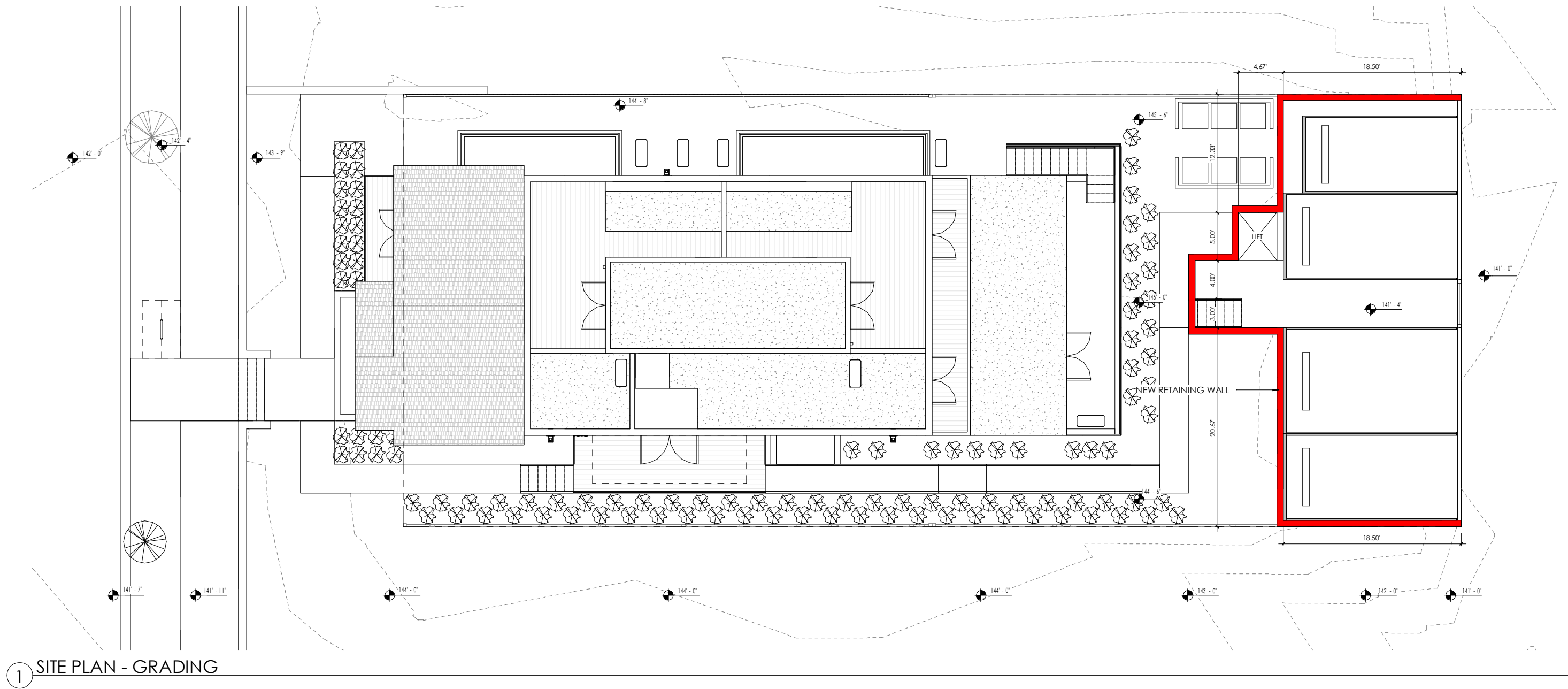
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3/32" = 1'-0"

0015





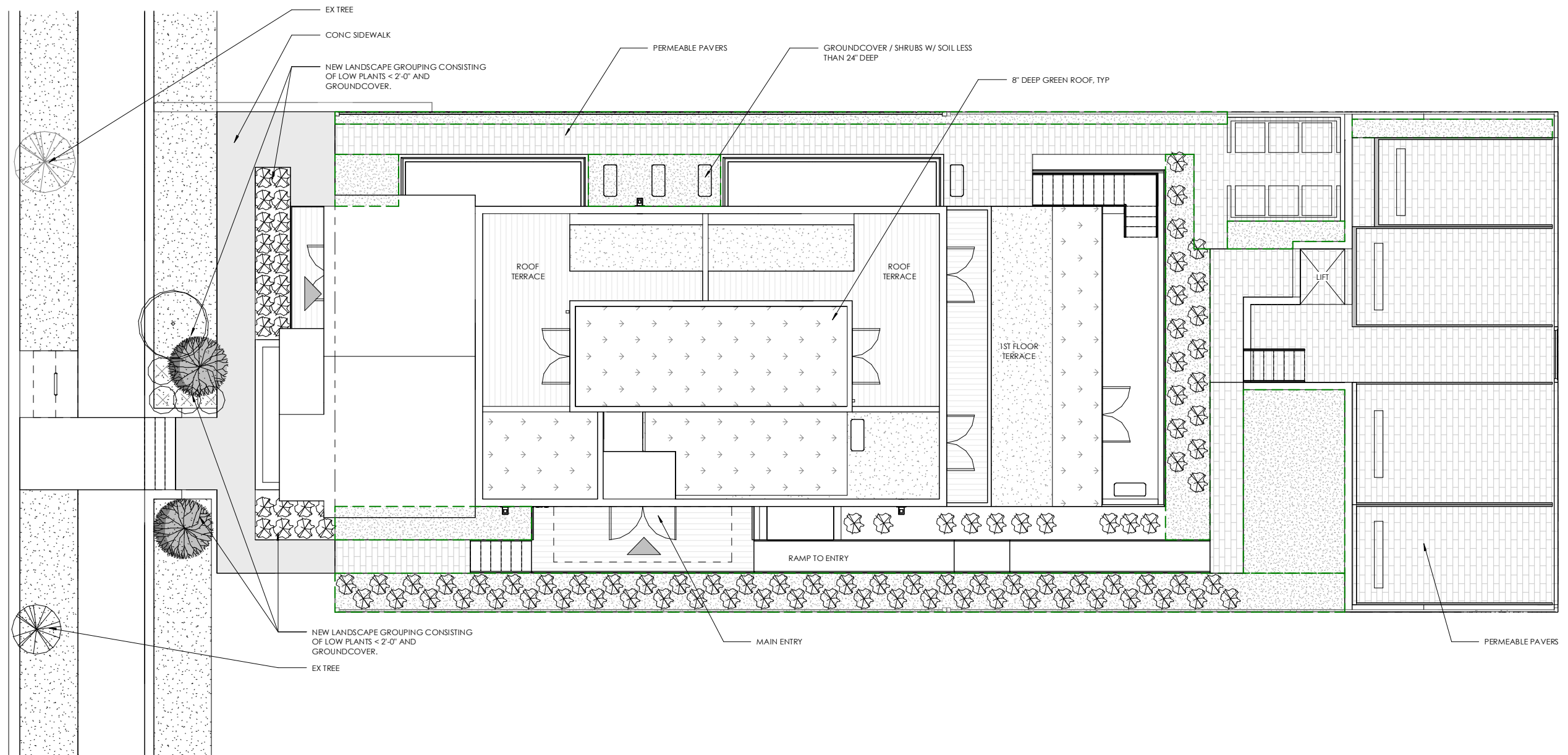
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SCALE  
3/32" = 1'-0"

0016





1 SITE PLAN - LANDSCAPE

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SCALE  
3/32" = 1'-0"

0017