

HAMPTON EAST 2

SCHEMATIC DESIGN

12/30/2025

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ZONING & BUILDING CODE DATA:

BUILDING DATA:

PROJECT NAME: HAMPTON EAST - II
PROJECT ADDRESS: XX' ST LOUIS STREET SE, WASHINGTON, DC 20019

PROJECT NARRATIVE

THE PROJECT IS A NEW RESIDENTIAL BUILDING WITH A CELLAR, PLUS 3 FLOORS. WE ARE CREATING 28 NEW RESIDENTIAL UNITS.

APPLICABLE BUILDING CODES:

- 2017 DISTRICT OF COLUMBIA BUILDING CODE (DCMR 12A)
- 2017 DISTRICT OF COLUMBIA MECHANICAL CODE (DCMR 12E)
- 2017 DISTRICT OF COLUMBIA PLUMBING CODE (DCMR 12F)
- 2017 DISTRICT OF COLUMBIA FIRE CODE (DCMR 12H)
- 2017 DISTRICT OF COLUMBIA ENERGY CONSERVATION CODE (DCMR 12I)
- 2017 DISTRICT OF COLUMBIA EXISTING BUILDING CODE (DCMR 12J)
- 2014 NFPA NATIONAL ELECTRIC CODE (DCMR 12C)
- ICC/ANSI A117.1 - 2009
- 2011 NFPA NATIONAL ELECTRIC CODE (DCMR 12C)
- 2016 DC ZONING REGULATIONS (DCMR 11)

ZONING DATA:

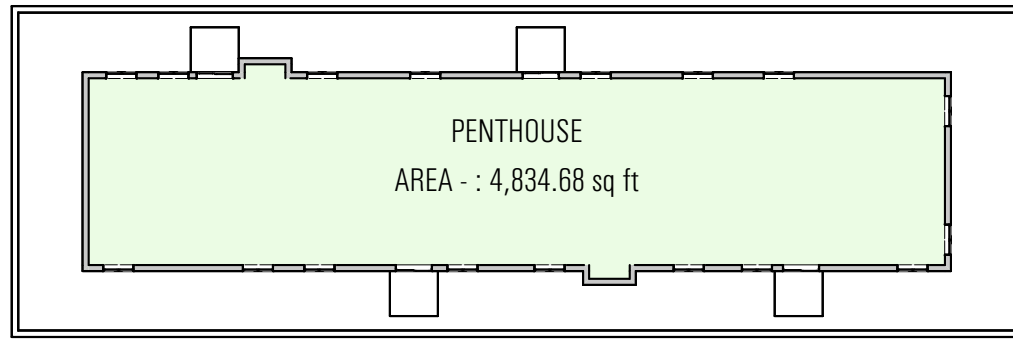
SQUARE & LOT NO.: 5344/ PARTS OF LOTS 1 & 2
LOT AREA: 25,783.6
ZONING DISTRICT: RA-1

REGULATION (ZR)	ALLOWED	PROVIDED
BUILDING HEIGHT	40' 3 Stories	22.73' 2 Stories
FLOOR AREA RATIO	1.08 (w/ IZ) (27,846.28 SF)	1.03 (26,672.59 SF)
FLOOR AREA RATIO (PENTHOUSE)	0.4 (10,313.4 SF)	0.19 (4,834.68 SF)
LOT OCCUPANCY	40% (10,313.44 SF)	36% (9271.94 SF)
PENTHOUSE HEIGHT	12'	10.00'
REAR YARD	20'	20.1'
SIDE YARD	3" per foot of height but not less than 8'	SOUTH SIDE YARD = 26.52' NORTH SIDE YARD = 42.14'
OFF-STREET PARKING	1 FOR EVERY 3 UNITS IN EXCESS OF 4 (8 SPACES)	16 STANDARD + 2 ACCESSIBLE
BICYCLE PARKING	LONG TERM 1 SPACE FOR EACH 3 DWELLING UNITS - (9 SPACES)	LONG TERM 11 SPACES
	SHORT TERM 1 SPACE FOR EACH 20 DWELLING UNITS - (1 SPACE)	SHORT TERM 1 SPACE
GREEN AREA RATIO (GAR)	0.4	0.4

IZ CALCULATIONS

Step	Calculation Description	Example Numbers*	Formula/Rule	Result
1	Total Residential Gross Floor Area	27,816 sq. ft.	Application Box 24	27,816 sq. ft.
2	IZ Bonus Density Used	4,611 sq. ft.	Application Box 22	4,611 sq. ft.
3	Set-Aside: % of Net GFA	10% of 26,469 sq. ft.	(IZ+ bonus: 10% required)	2,647 sq. ft.
4	Penthouse Requirement	10% of 4,835 sq. ft.	(IZ+ bonus: 10%)	484 sq. ft.
5	Total IZ set aside		Must use greater value	3,131 sq. ft.
6	Net Residential Floor Area	26,469 sq. ft.	Application Box 25	26,469 sq. ft.
7	IZ Units by Income Level	See breakdown below	Per Zoning/IZ rules	See below

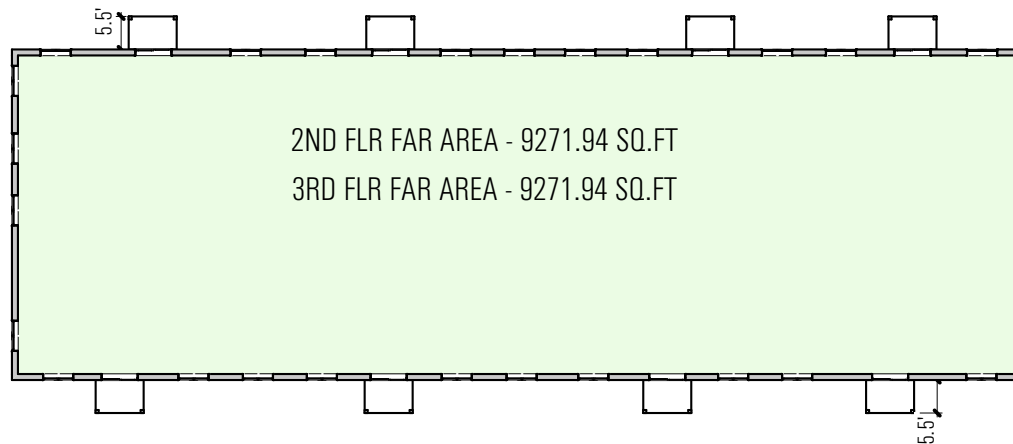
Income Level (of MFI)	Number of Units	Net Sq. Ft.	% of Total IZ Units
50%	1	738	23%
60%	3	2,493	77%
Total	4	3,231	100%



PENTHOUSE FAR = $4834.68 / 25782.5 = 0.19$
 BELOW 0.4 IS PERMITTED BY SUBSECTION C1505.1(C)
 PENTHOUSE FAR IS IN ADDITION TO 1.08 ALLOWED

4 PENTHOUSE

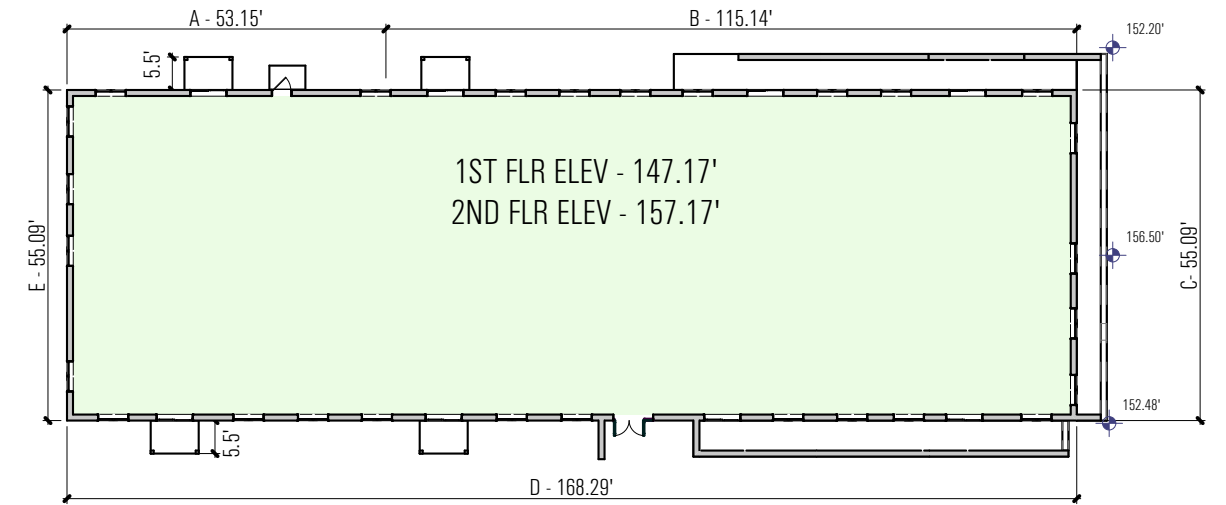
SCALE: 1/32" = 1'-0"



2ND FLR FAR = $9271.94 / 25782.5 = 0.359$
 3RD FLR FAR = $9271.94 / 25782.5 = 0.359$

3 2ND & 3rd FLR

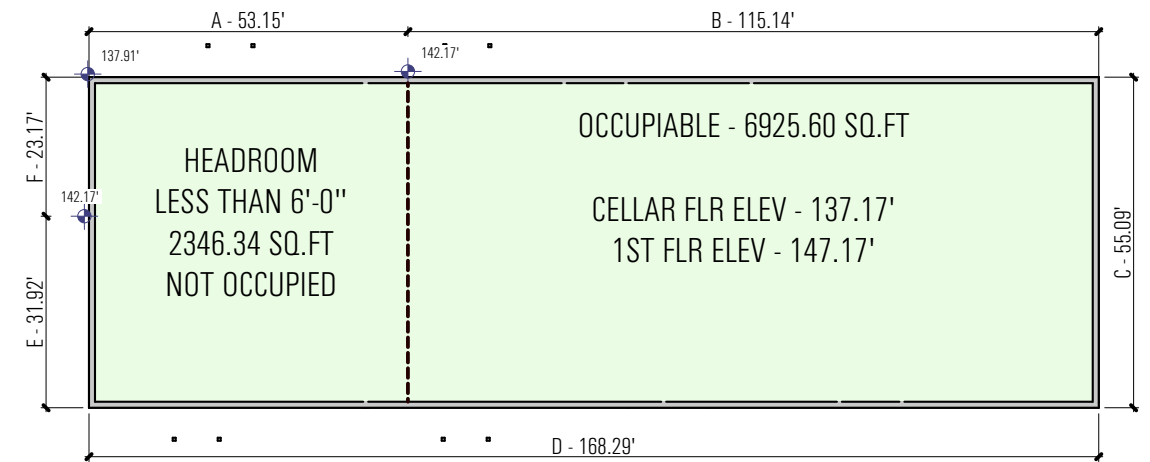
SCALE: 1/32" = 1'-0"



FAR PERIMETER METHOD CALC
 $A + B + D + E / (A + B + C + D + E) * 100 = (391.675 / 446.77) = 87.67$
 1ST FLR FAR AREA = $9271.94 * 87.67 \% = 8128.71$
 1ST FLR FAR = $8128.71 / 25782.50 = 0.315$

2 1st FLR

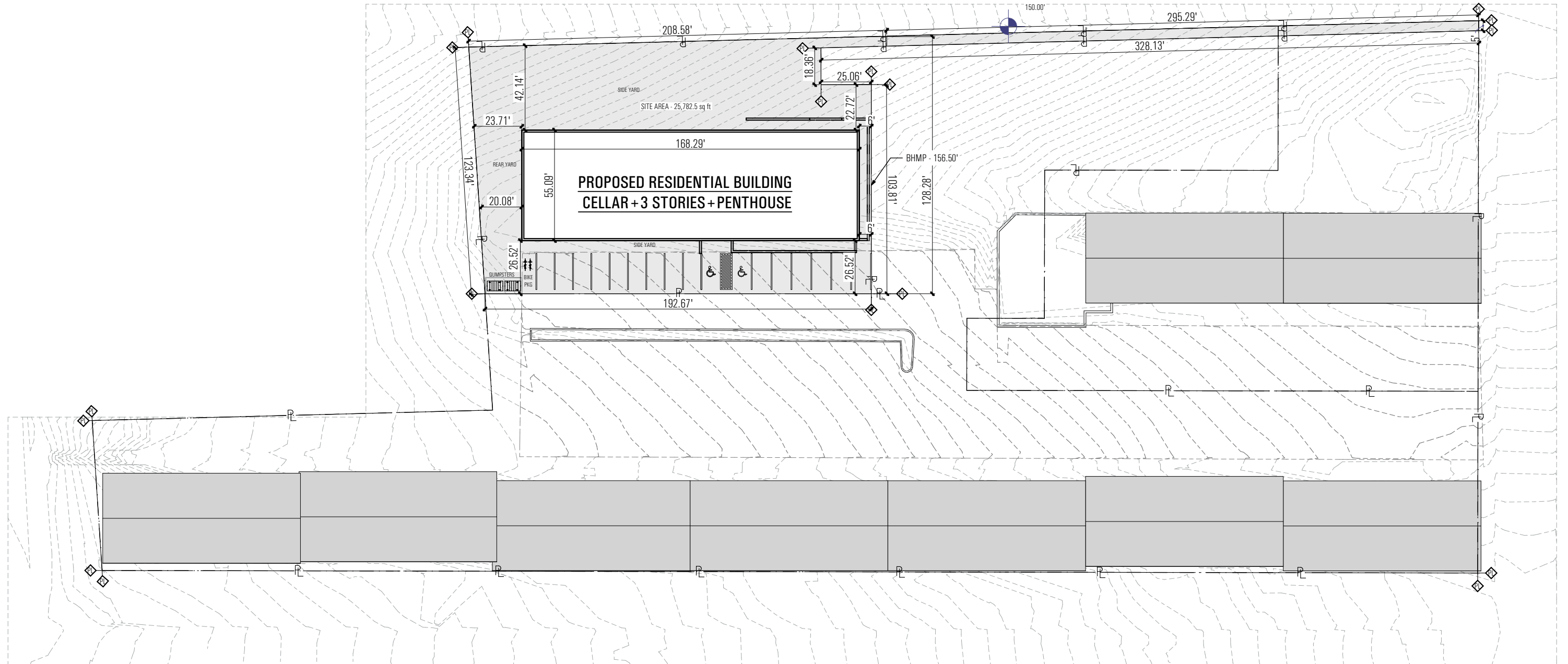
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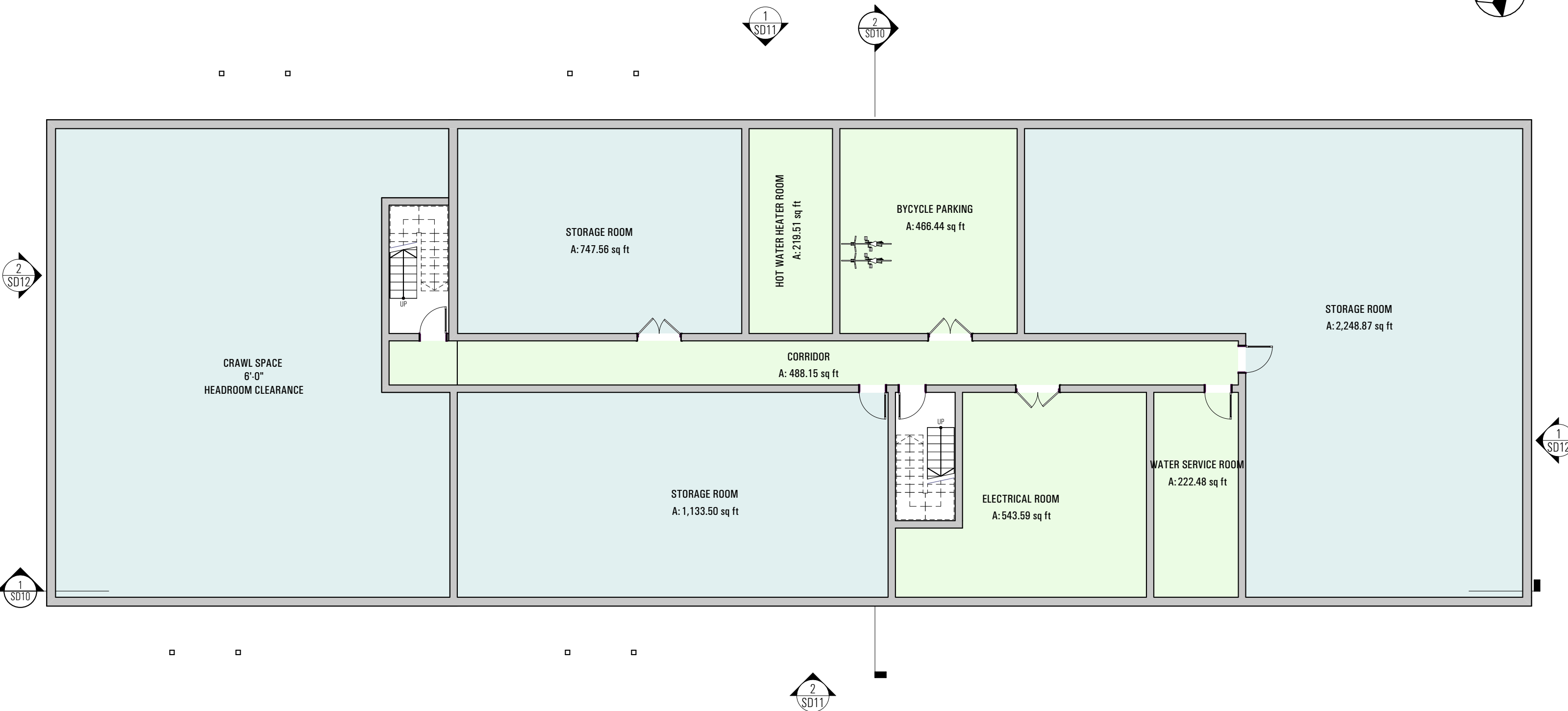


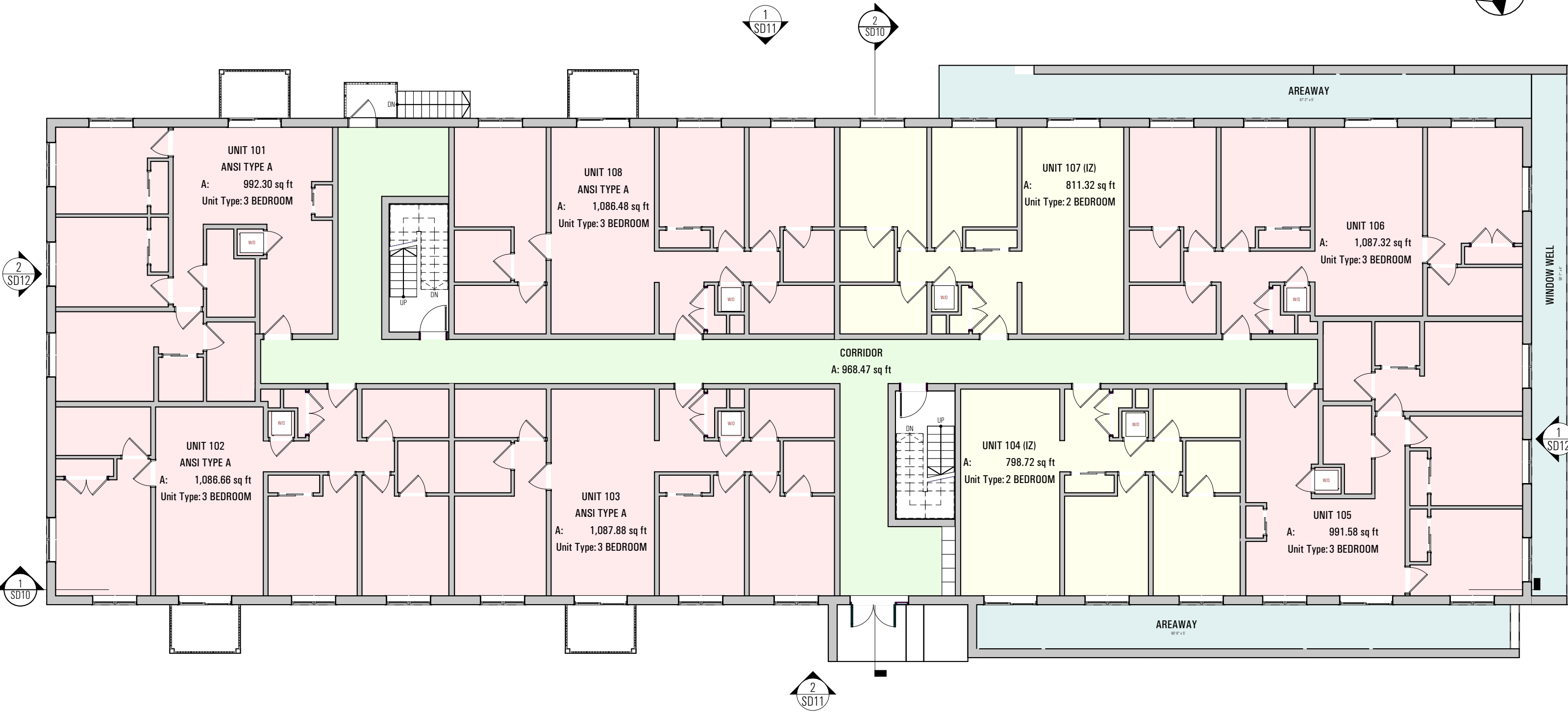
CELLAR DOES NOT CONTRIBUTE TO FAR

1 CELLAR

SCALE: 1/32" = 1'-0"







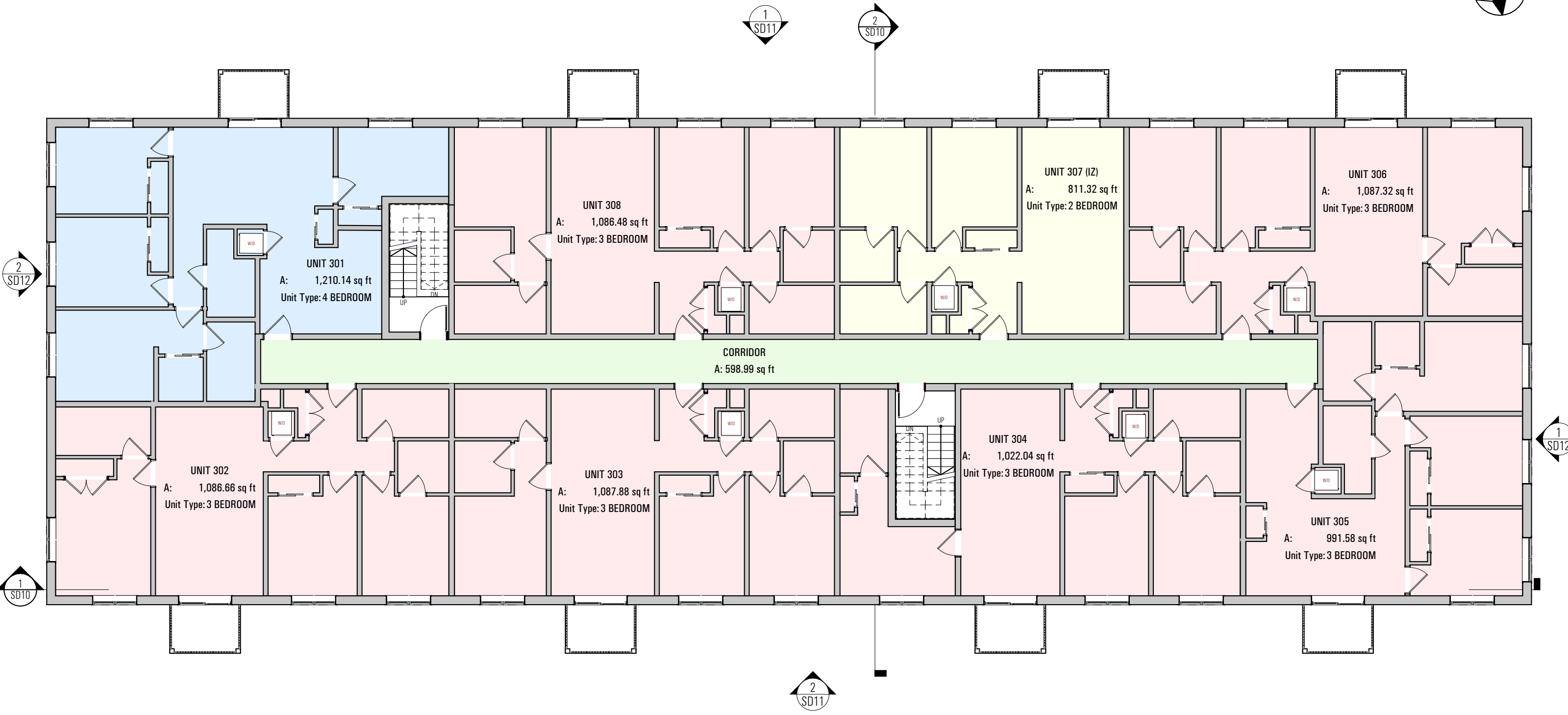
SD06

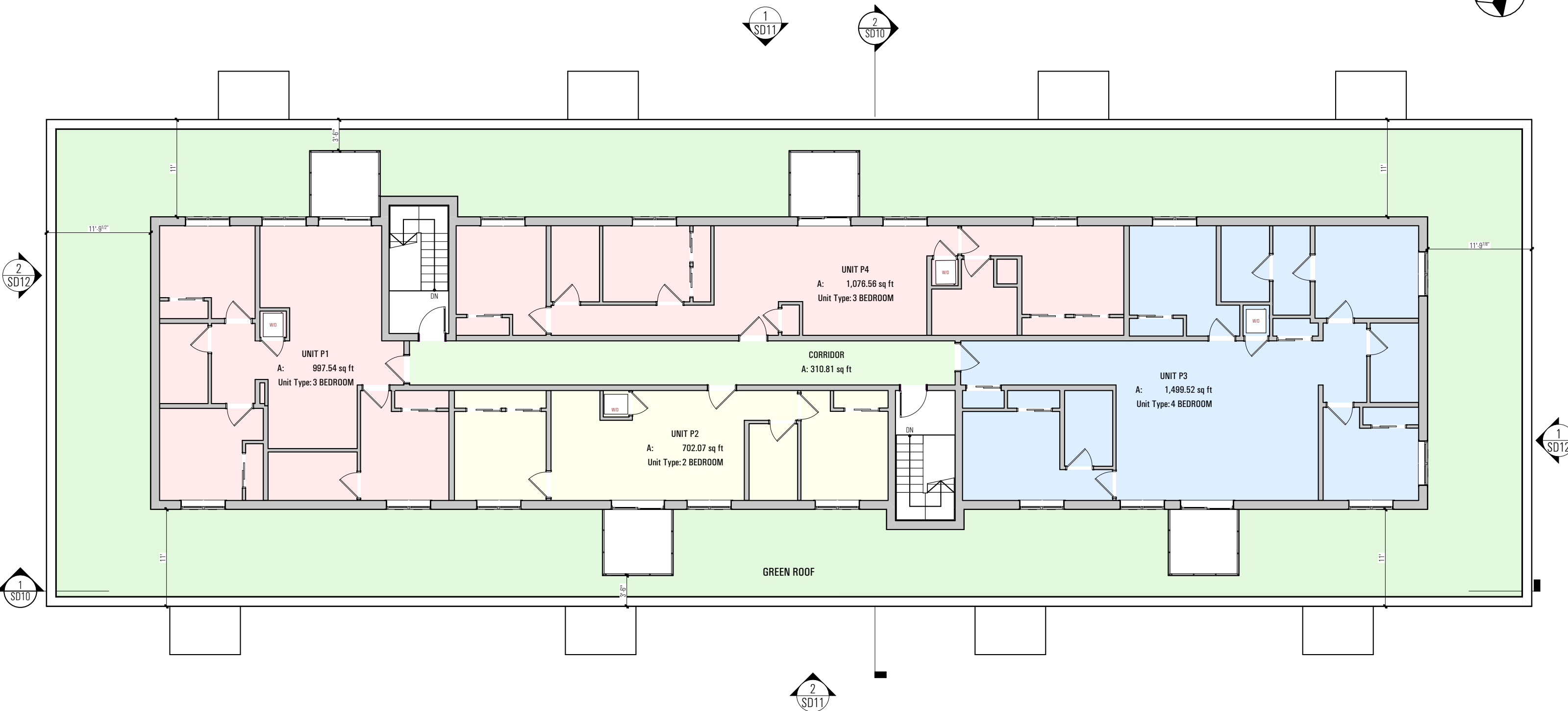
HAMPTON EAST 2, WASHINGTON, DC
1st FLOOR PLAN

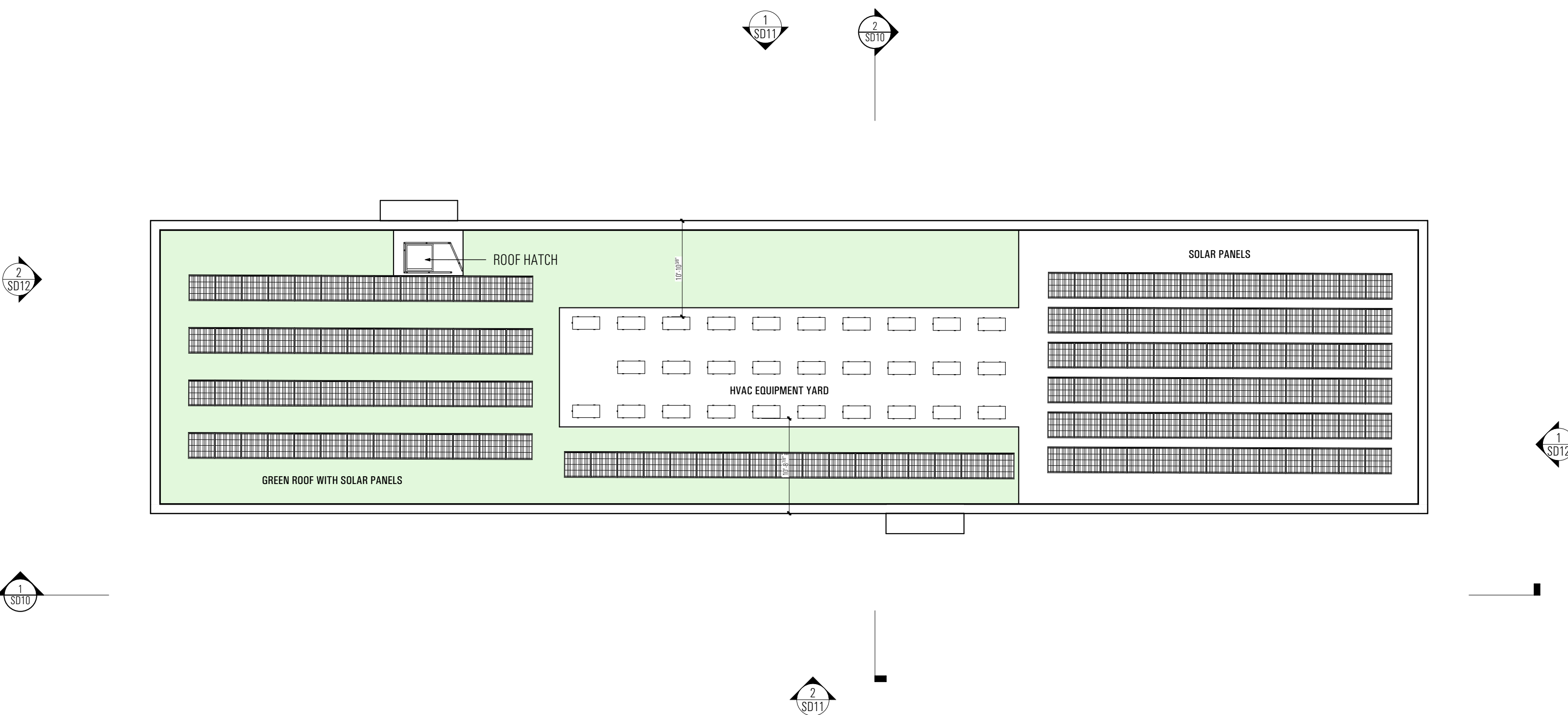
3/32" = 1'-0"
12/30/2025

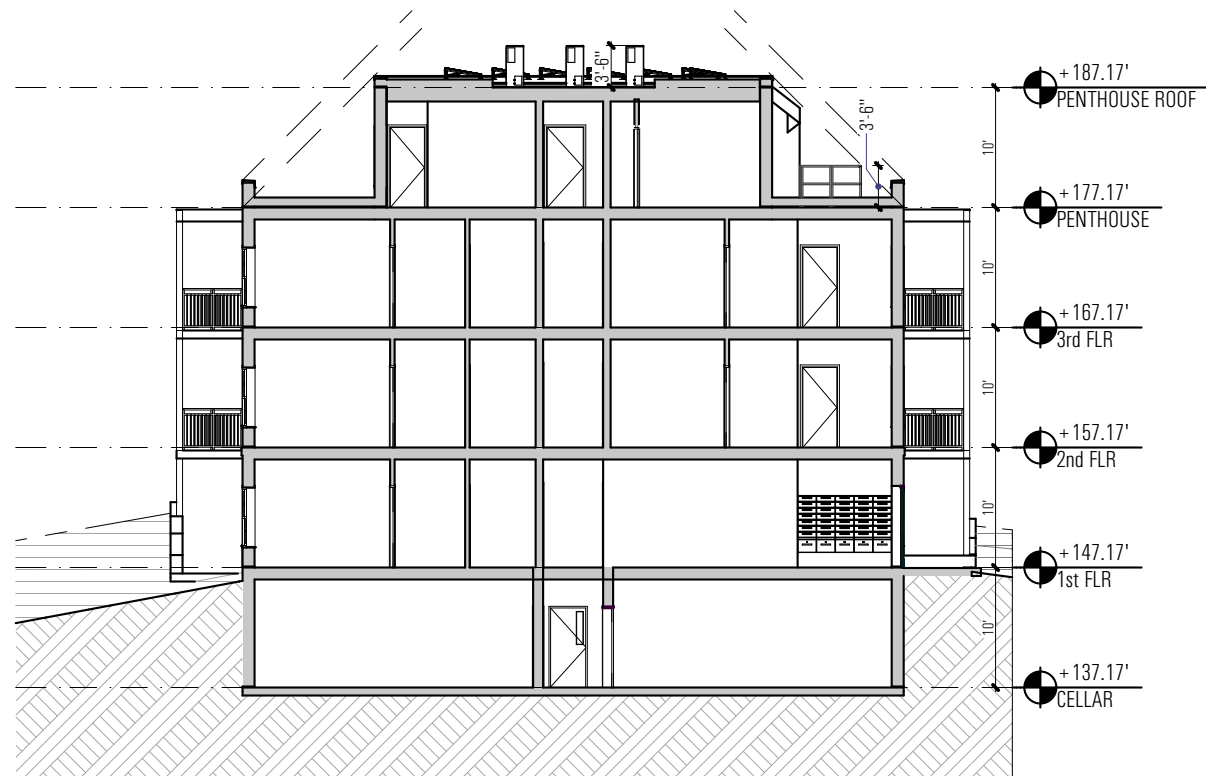


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2

SECTION

SCALE: 1/16" = 1'-0"



1

SECTION

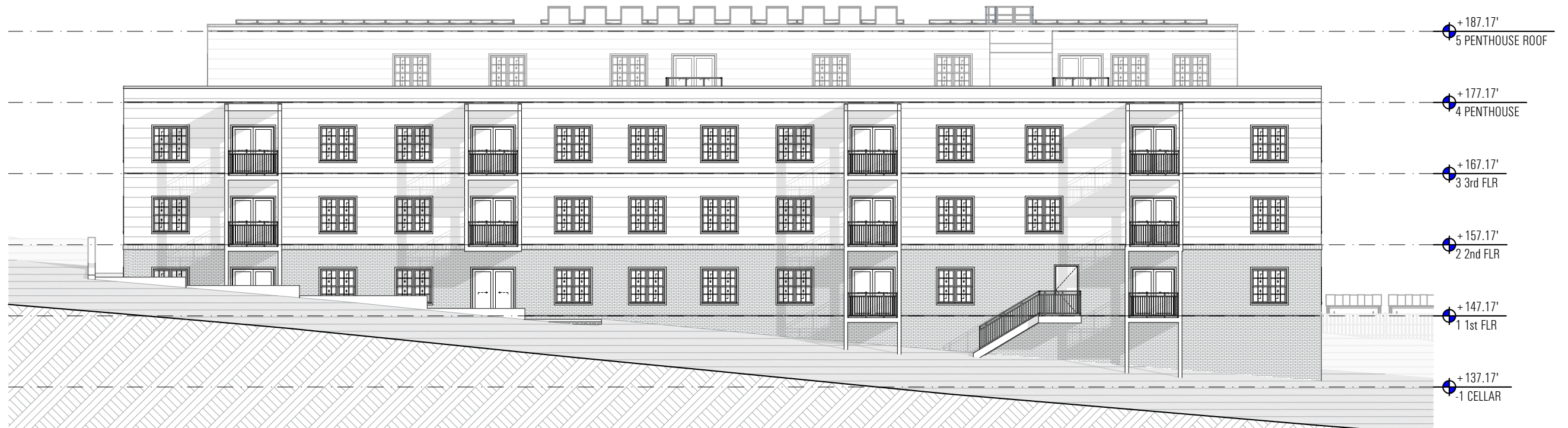
SCALE: 1/16" = 1'-0"



2

South Elevation

SCALE: 1/16" = 1'-0"



1

North Elevation

SCALE: 1/16" = 1'-0"