

HAMPTON EAST 2

SCHEMATIC DESIGN

1/23/2026

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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:

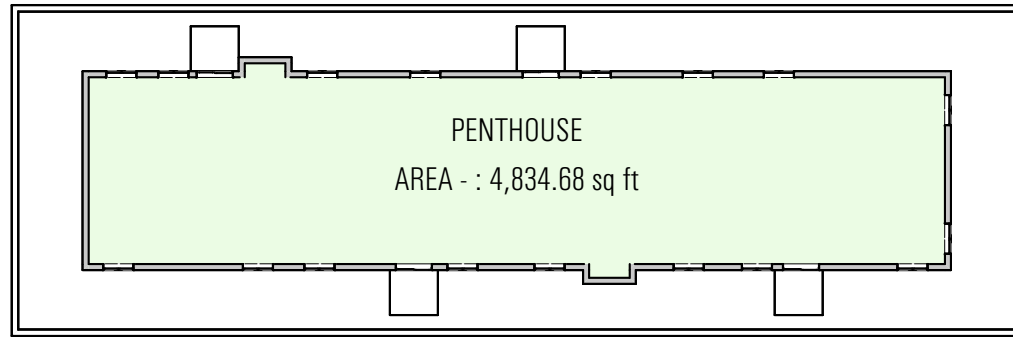
SQUARE & LOT NO.: 5344/ PARTS OF LOTS 1 & 2
LOT AREA: 25,783.6
ZONING DISTRICT: RA-1

REGULATION (ZR)	ALLOWED	PROVIDED
BUILDING HEIGHT	40' 3 Stories	21.17' 3 Stories
FLOOR AREA RATIO	1.08 (w/ IZ) (27,846.28 SF)	1.04 (26,822.8 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'	20.39'
SIDE YARD	3" per foot of height but not less than 8'	SOUTH SIDE YARD = 30.52' NORTH SIDE YARD = 38.14'
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) SHORT TERM 1 SPACE FOR EACH 20 DWELLING UNITS - (1 SPACE)	LONG TERM 11 SPACES SHORT TERM 2 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

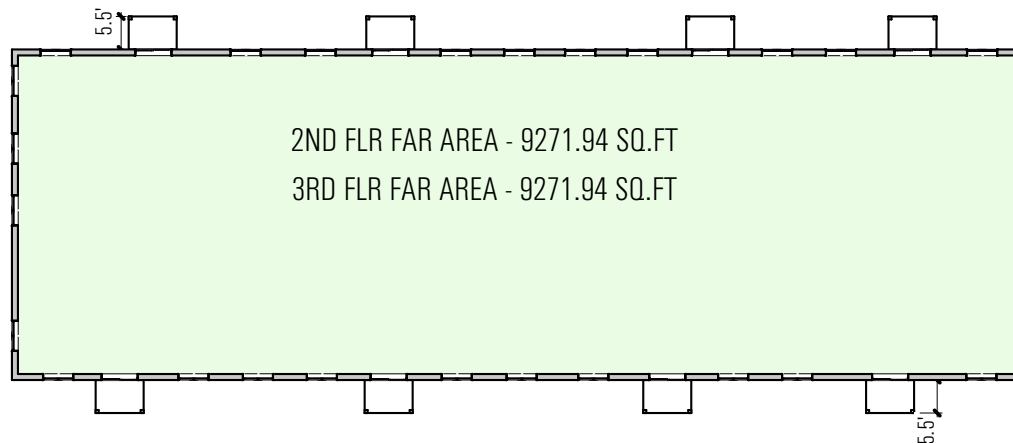
Income Level (of MFI)	Number of Units	Net Sq. Ft.	% of Total IZ Units
50%	1	738	23%
60%	3	2,493	77%
Total	4	3,231	100%



PENTHOUSE FAR = $4834.68 / 25783.55 = 0.19$
 BELOW 0.4 IS PERMITTED BY SUBSECTION C1505.1(C)
 PENTHOUSE FAR IS IN ADDITION TO 1.08 ALLOWED

4 PENTHOUSE

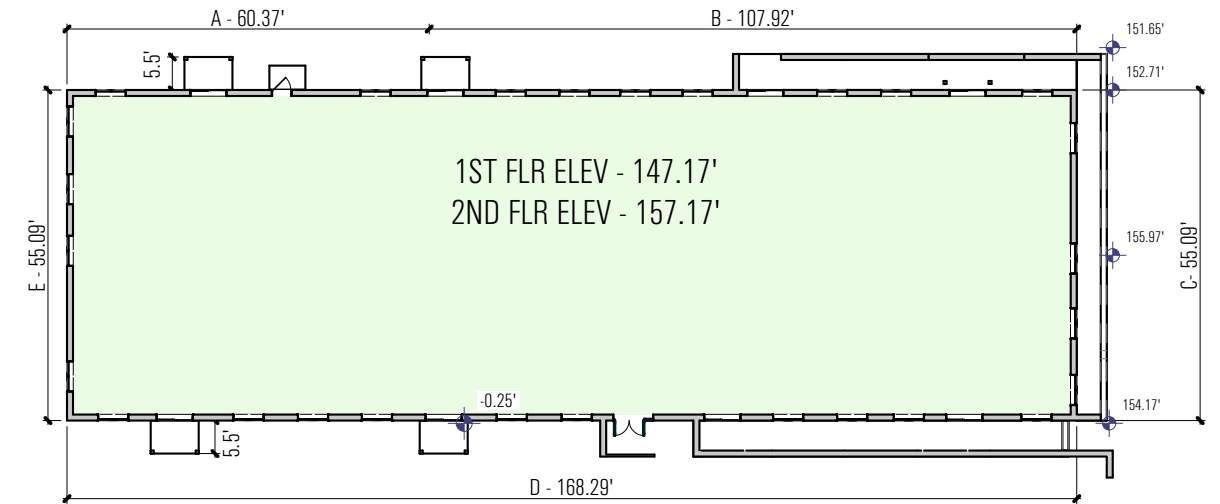
SCALE: 1/32" = 1'-0"



2ND FLR FAR = $9271.94 / 25783.55 = 0.359$
 3RD FLR FAR = $9271.94 / 25783.55 = 0.359$

3 2ND & 3rd FLR

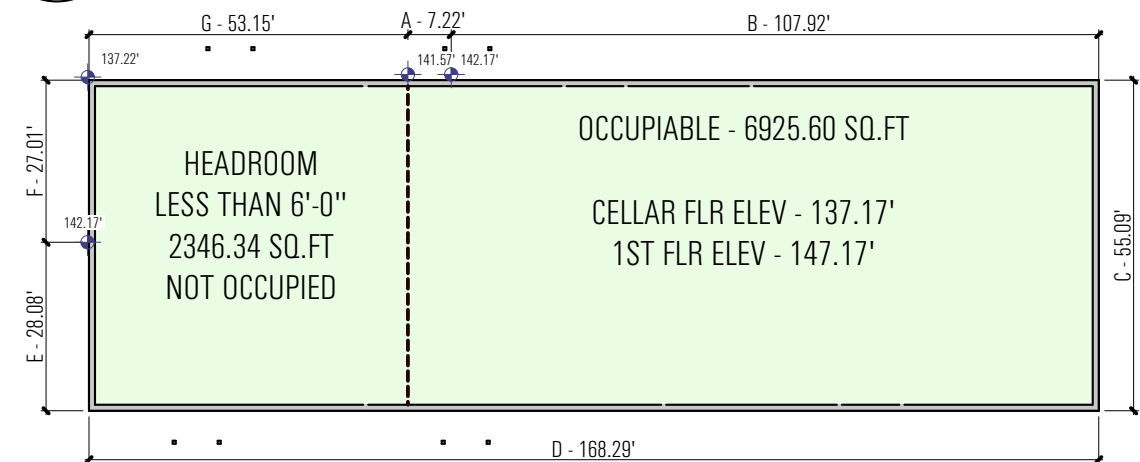
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FAR PERIMETER METHOD CALC
 $A + B + D + E / (A + B + C + D + E) * 100 = (391.675 / 446.77) = 87.67$
 1ST FLR FAR AREA = $9271.94 * 87.67 \% = 8128.71$
 1ST FLR FAR = $8128.71 / 25783.55 = 0.315$

2 1st FLR

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



FAR PERIMETER METHOD CALC
 $A / (A + B + C + D + E + F + G) * 100 = (7.22 / 446.77) = 1.62$
 CELLAR FLR FAR AREA = $9271.94 * 1.62 \% = 150.21$
 CELLAR FLR FAR = $150.21 / 25783.55 = 0.006$

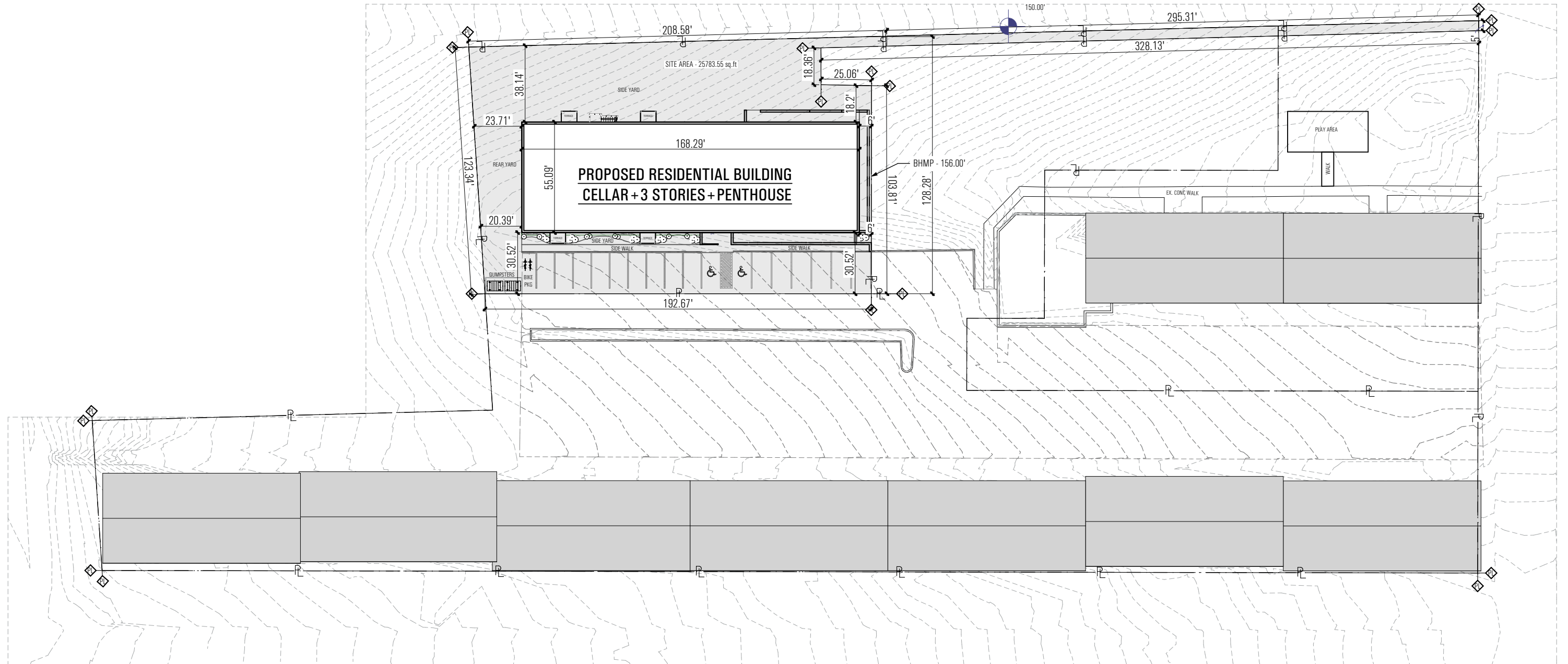
1 CELLAR

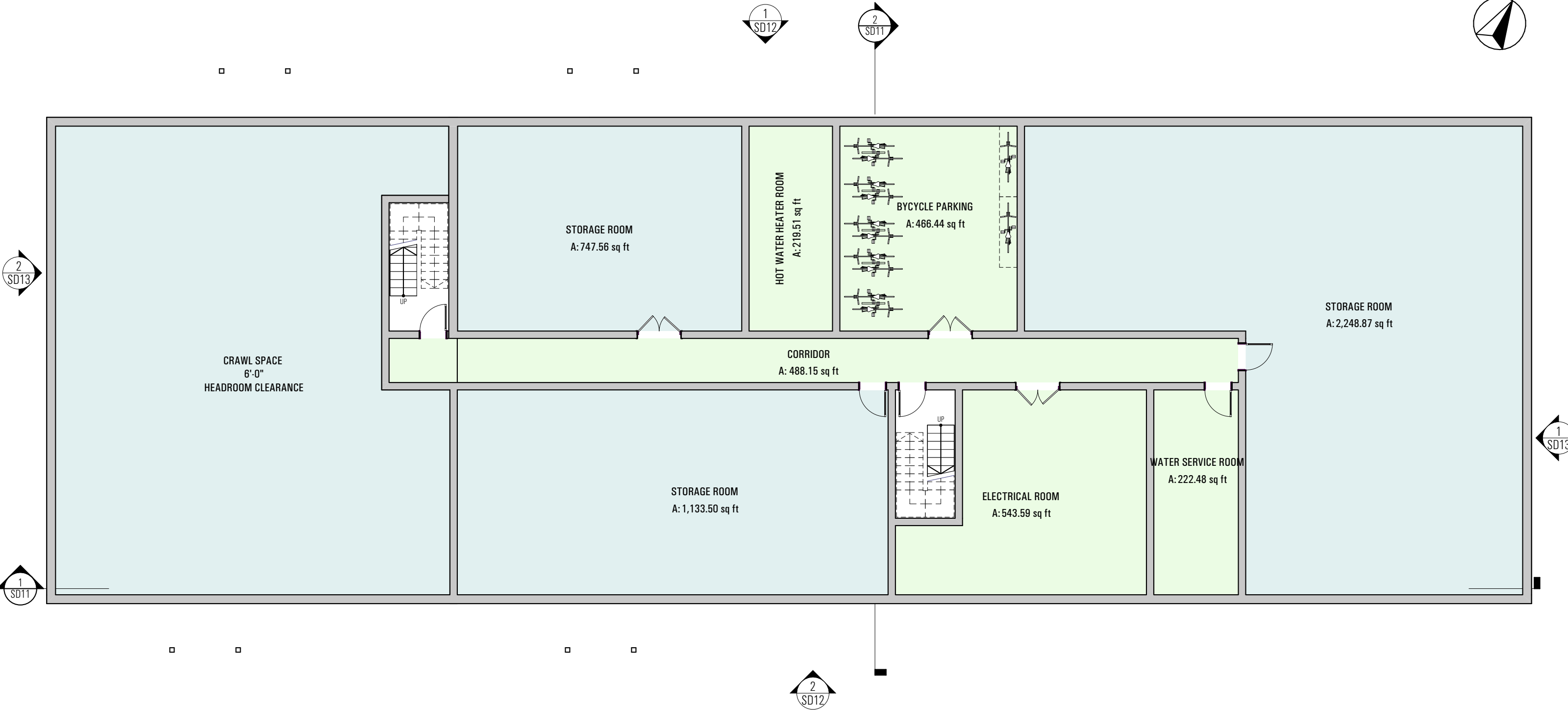
SCALE: 1/32" = 1'-0"

HAMPTON EAST 2 - FAR AND LOT OCCUPANCY CALCULATION			
AVAILABLE LOT		25783.55 SQ.FT	
FLOOR	GROSS AREA (SQ.FT)	FAR AREA (SQ.FT)	
CELLAR	9271.94	150.21	
1ST FLOOR	9271.94	8128.71	
2ND FLOOR	9271.94	9271.94	
3RD FLOOR	9271.94	9271.94	
PENTHOUSE*	4834.68	0	
TOTAL FAR AREA		26822.8 SQ.FT	
FAR		1.04	
ALLOWABLE IZ FAR = LOT X1.08		27846.24	
LOT OCCUPANCY		9271.94/25783.55	35.96

*PENTHOUSE FAR IS ADDITIONAL FAR LIMITED TO 0.4

LOT 1			LOT 2		
EXISTING LOT AREA		32533.96	EXISTING LOT AREA		115975.52
FLOOR	GROSS AREA (SQ.FT)	FAR AREA (SQ.FT)	FLOOR	GROSS AREA (SQ.FT)	FAR AREA (SQ.FT)
Cellar	8424.00	3924.00	Cellar	29741.00	14125.00
1st Floor	8424.00	8424.00	1st Floor	29741.00	29741.00
2nd Floor	8424.00	8424.00	2nd Floor	29741.00	29741.00
3rd Floor	8424.00	8424.00	3rd Floor	29741.00	29741.00
EXISTING TOTAL FAR AREA		29196.00	EXISTING TOTAL FAR AREA		103348.00
ALLOWABLE IZ FAR = LOT X1.08		35136.68	ALLOWABLE IZ FAR = LOT X1.08		125253.56
EXCESS IZ FAR AREA		5940.68	EXCESS IZ FAR AREA		21905.56
THEREFORE EXCESS LOT AVAILABLE		5500.63	THEREFORE EXCESS LOT AVAILAIBLE		20282.93
EXISTING LOT OCCUPANCY		25.9	EXISTING LOT OCCUPANCY		25.64
NEW LOT AREA		27033.33	NEW LOT AREA		95692.59
NEW LOT OCCUPANCY		31.2	NEW LOT OCCUPANCY		31.1
NEW FAR(IZ)		1.08	NEW FAR		1.08





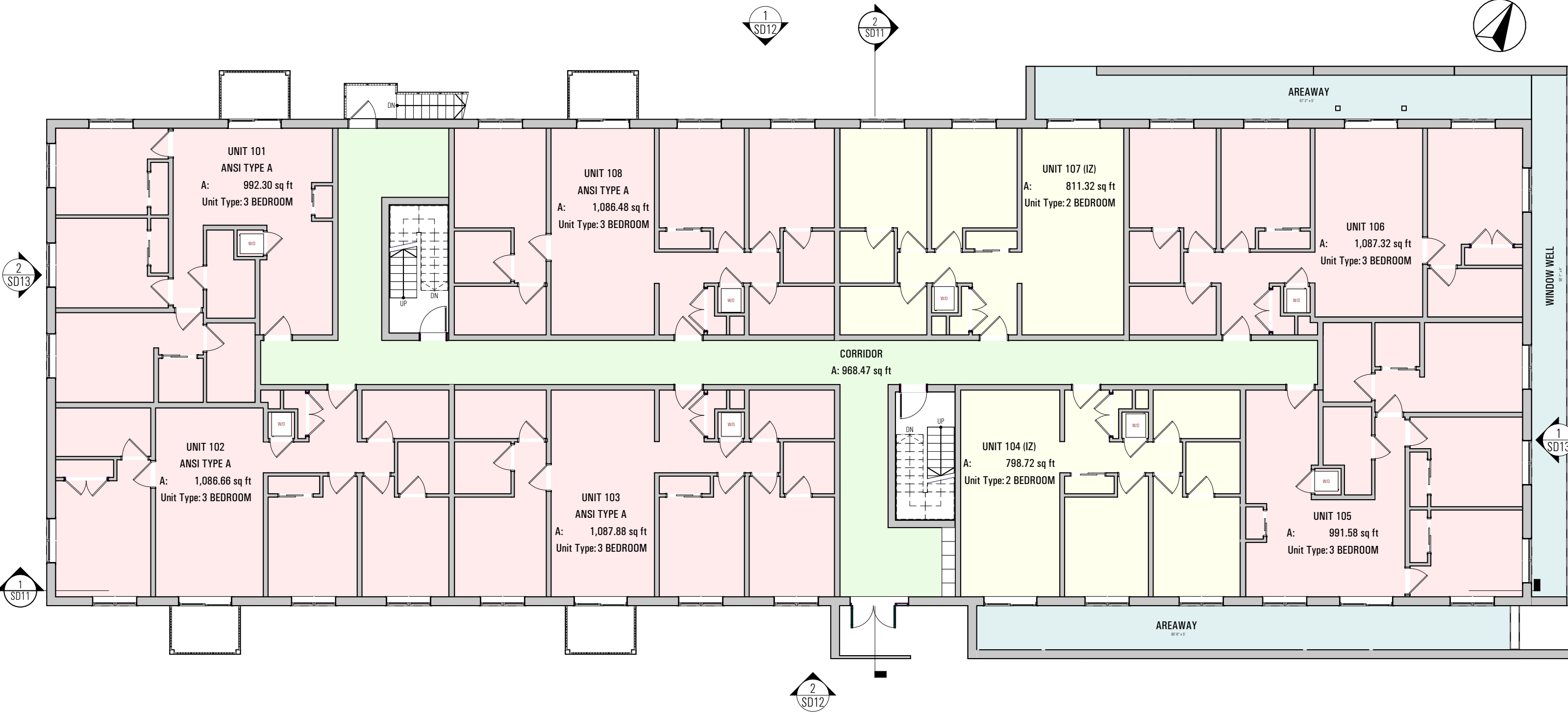
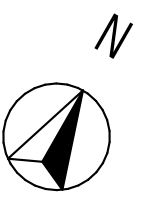
SD06

HAMPTON EAST 2, WASHINGTON, DC
CELLAR FLOOR PLAN

3/32" = 1'-0"
1/23/2026



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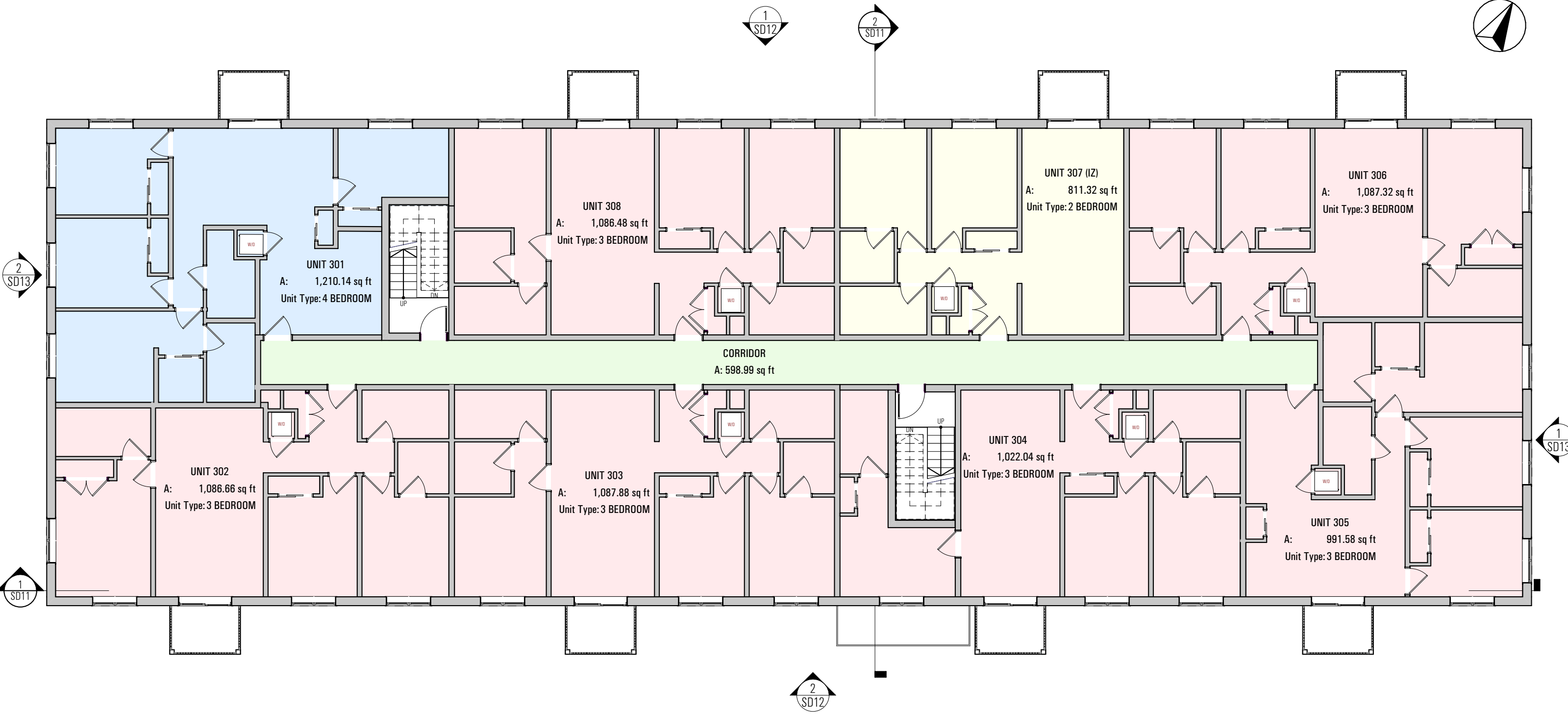
SD07

HAMPTON EAST 2, WASHINGTON, DC
1st FLOOR PLAN

3/32" = 1'-0"
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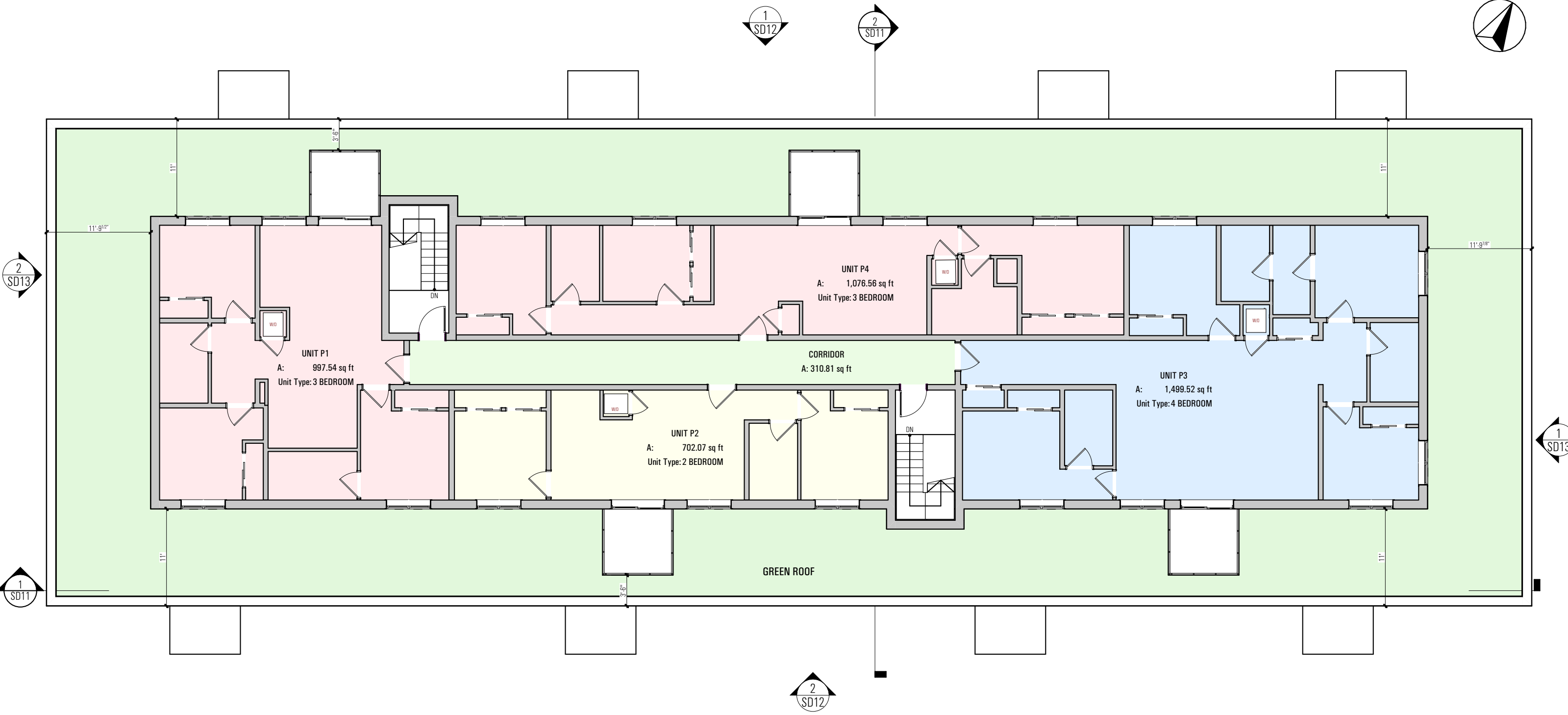
SD08

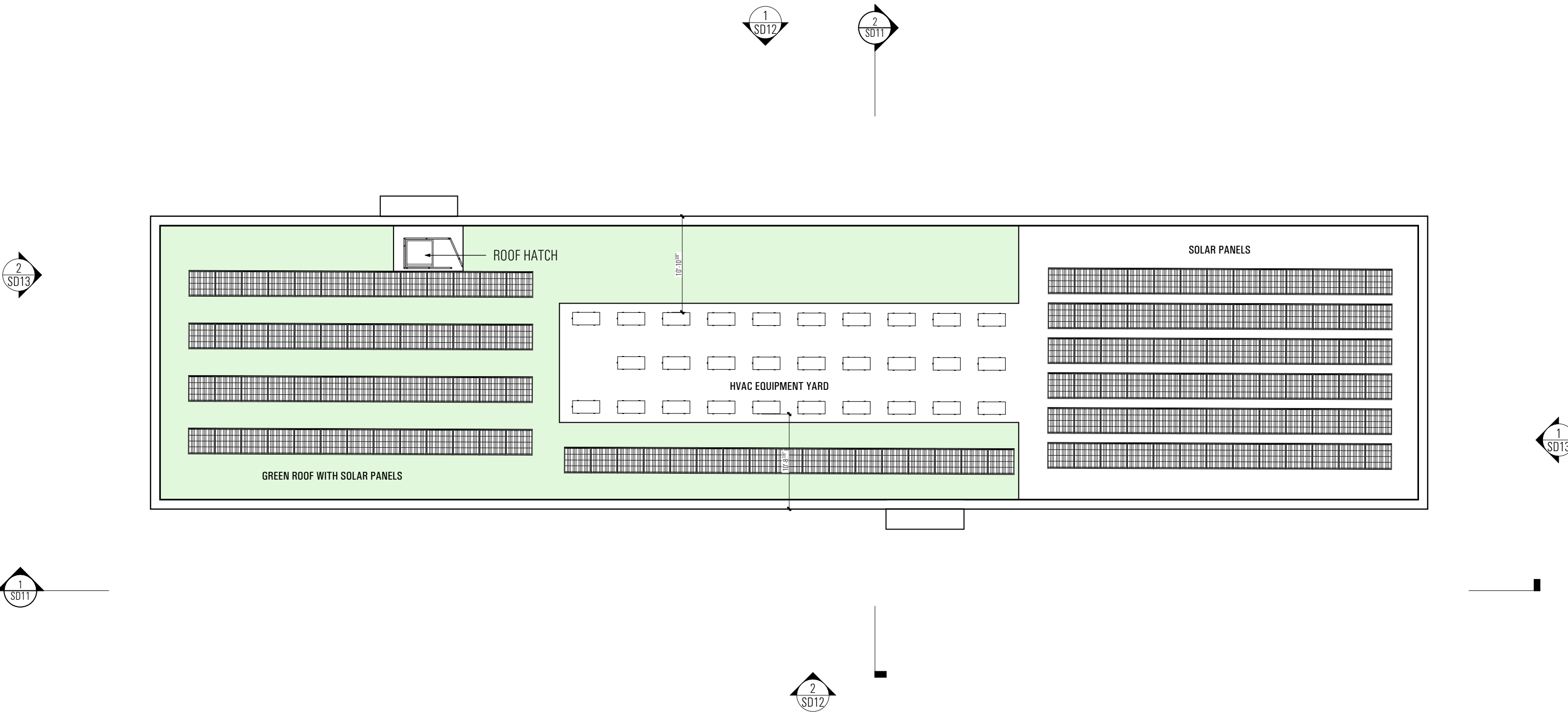
HAMPTON EAST 2, WASHINGTON, DC
TYPICAL FLOOR PLAN

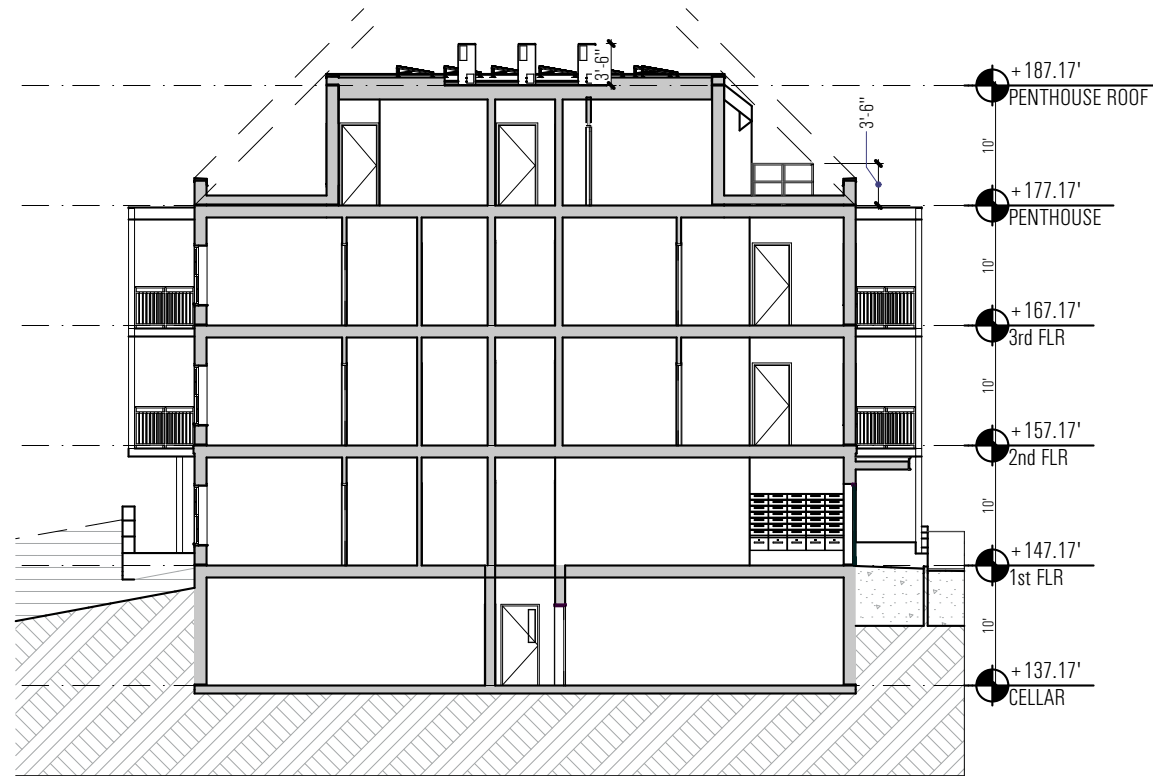
3/32" = 1'-0"
1/23/2026



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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"