

1801-1805 MARYLAND AVE NE

WASHINGTON DC 20002

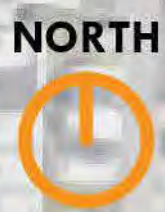
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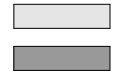




VICINITY MAP

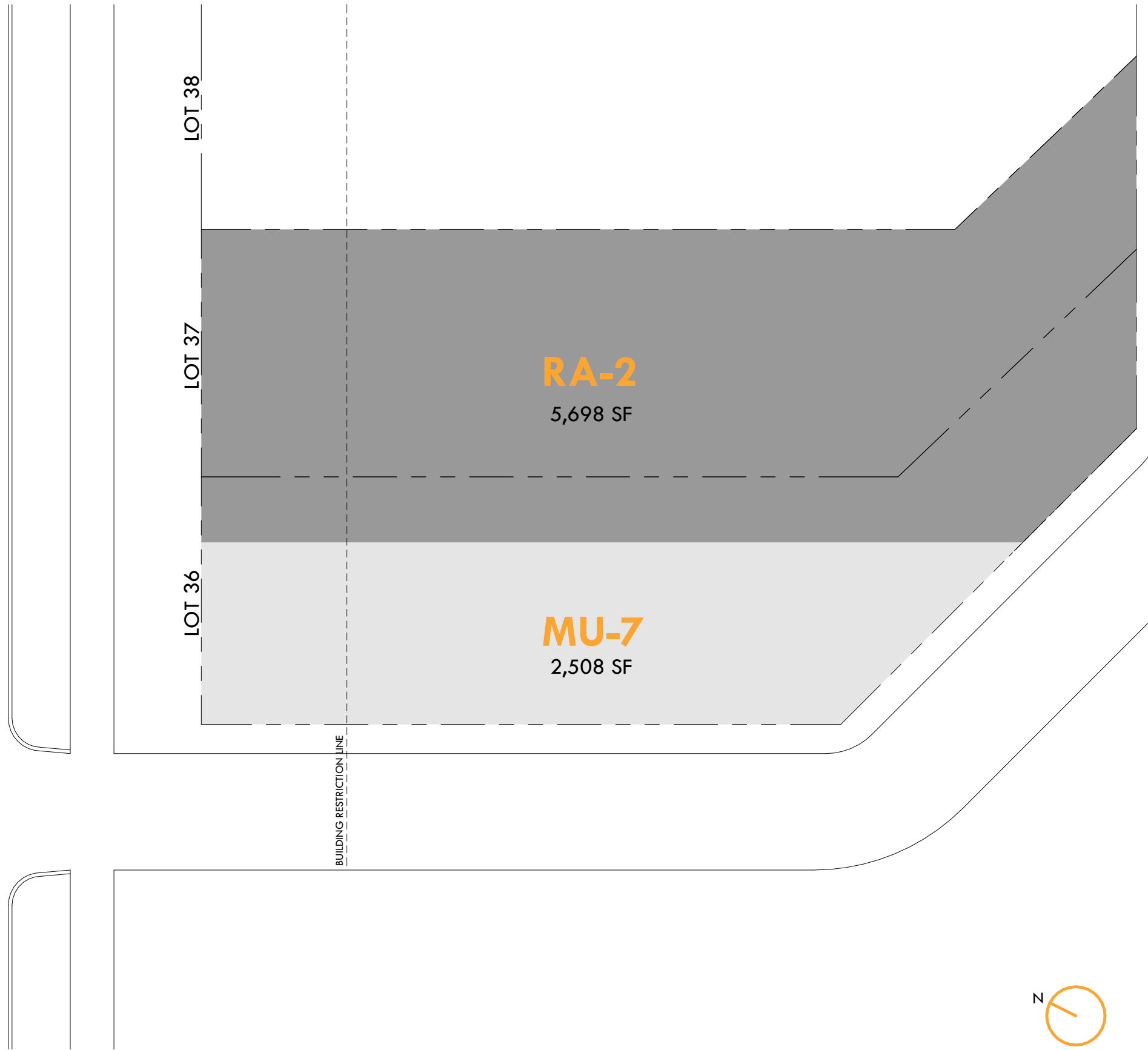


EXISTING ZONING



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"

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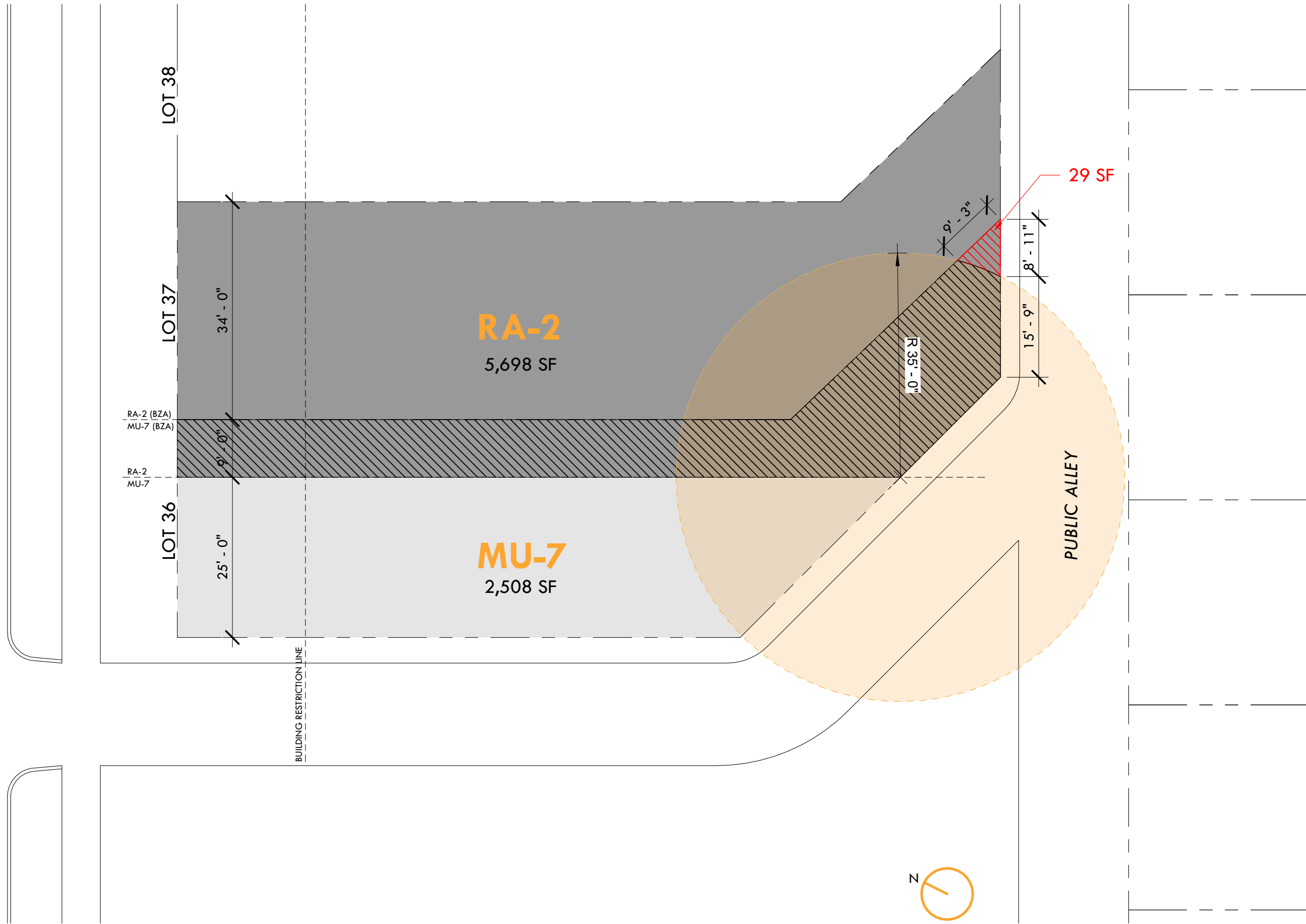
35-FOOT EXTENSION

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

*BZA ADJUSTMENT TO MOVE MU-7 BOUNDARY TO THE PROPERTY LINE BETWEEN LOTS 36 AND 37

MARYLAND AVENUE NE



ZONING - 35-FOOT EXTENSION

1/16" = 1'-0"

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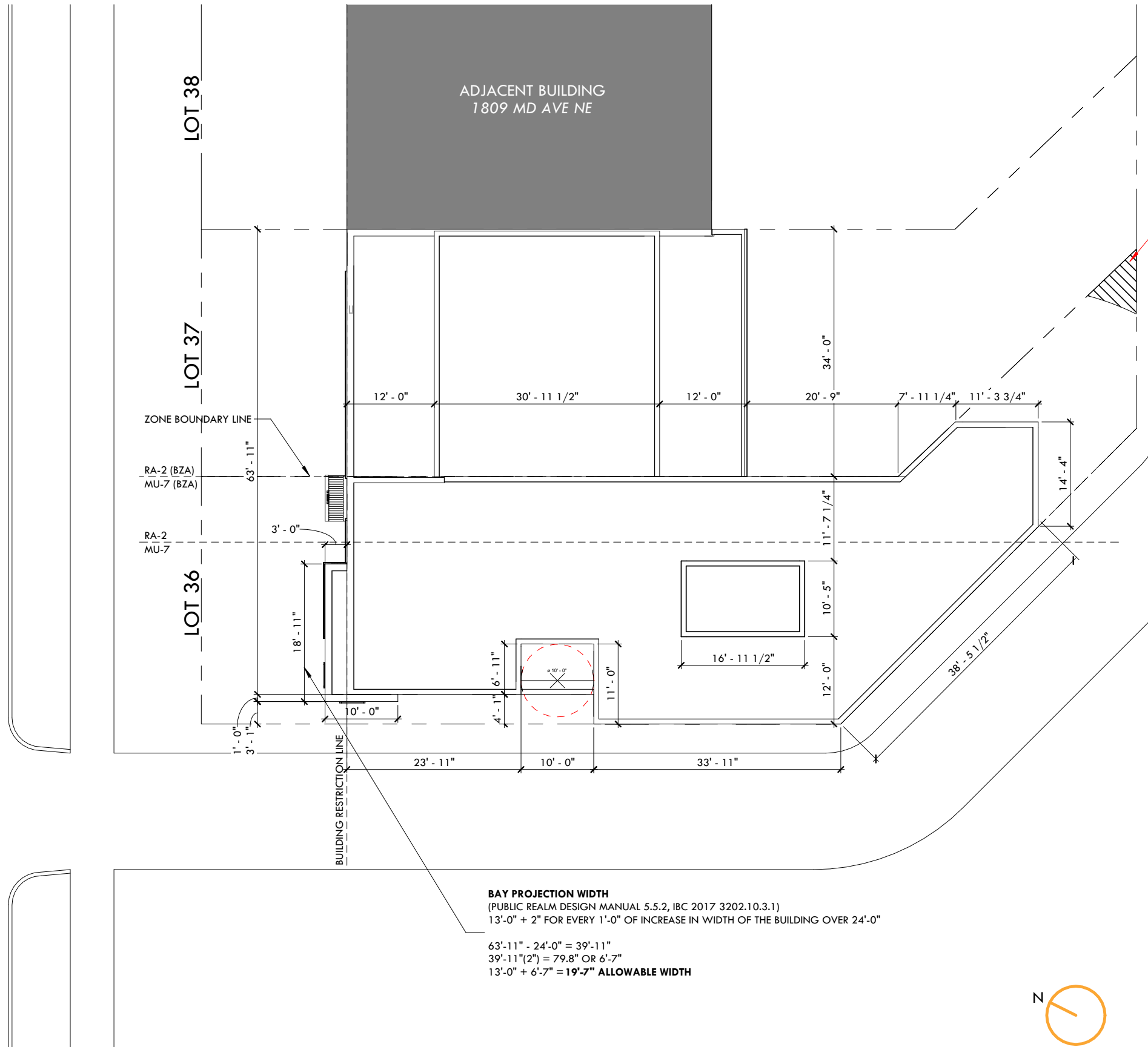
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MARYLAND AVENUE NE



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"
 63'-11" - 24'-0" = 39'-11"
 39'-11"(2") = 79.8" OR 6'-7"
 13'-0" + 6'-7" = 19'-7" ALLOWABLE WIDTH



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 28 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

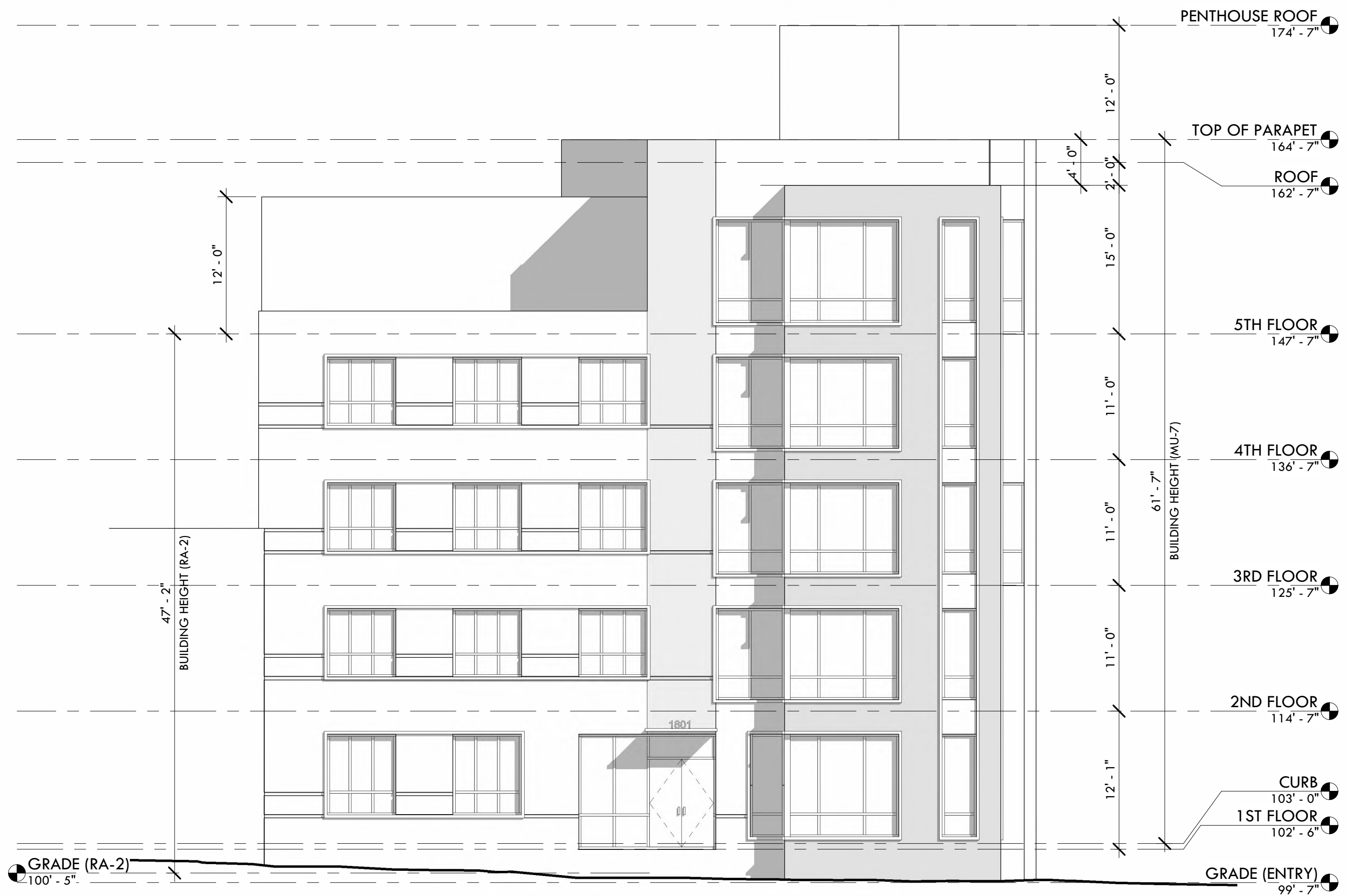
FLOOR	GSF	FAR
CELLAR:	4,664 SF	2,332 SF
FIRST:	4,664 SF	4,664 SF
SECOND:	4,691 SF	4,691 SF
THIRD:	4,691 SF	4,691 SF
FOURTH:	4,691 SF	4,691 SF
FIFTH:	2,855 SF	2,855 SF
PENTHOUSE (LOT 36):	774 SF	-
PENTHOUSE (LOT 37):	1,033 SF	-
TOTAL:	28,063 SF	23,924 SF

UNIT ANALYSIS

FLOOR	# OF UNITS	1 BEDROOM	2 BEDROOM
CELLAR:	5	3	2
FIRST:	5	3	2
SECOND:	5	3	2
THIRD:	5	3	2
FOURTH:	5	3	2
FIFTH:	3	2	1
TOTAL:	28	17	11

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	70% (2,832 SF) RESIDENTIAL	60% (2,477 SF) RESIDENTIAL	45% (1,868 SF) RESIDENTIAL
FAR	4.8 (19,320 SF) PER IZ	3.9 (15,528 SF)	2.16 (8,967 SF)	2.0 (8,396 SF)
PENTHOUSE RES. FAR	0.4 (1,610 SF)	0.26 (1,033 SF)	0.4 (1,651 SF)	0.19 (774 SF)
REAR YARD SETBACK	13'-6"	13'-6"	16'-0"	53'-6"
SIDE YARD SETBACK	N/A	N/A	N/A	N/A
BUILDING HEIGHT	65'-0"	61'-7"	50'-0"	47'-2"
PENTHOUSE HEIGHT	12'-0" HABITABLE 18'-5" MECHANICAL	12'-0"	12'-0" + 3'-0" MECHANICAL SPACE	12'-0"
OPEN COURT WIDTH	4"/1'-0" OF HEIGHT IN COURT 49'-6"/4" = 16'-6" REQUIRED	VARIES 3'-0" - 10'-0", RELIEF REQUESTED		
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)	28 UNITS 8 PARKING SPACES/2= 4 4 PARKING SPACES REQUIRED SPACE 3 TO BE CAR SHARING (CONTRIBUTES 3 SPACES) 5 PARKING SPACES PROVIDED		
LONG TERM BICYCLE PARKING - RESIDENTIAL	1 SPACE / 3 DWELLING UNITS	10 SPACES		



SD ELEVATION - NORTH

1/8" = 1'-0"



TOP OF PARAPET
164' - 7"

ROOF
162' - 7"

5TH FLOOR
147' - 7"

4TH FLOOR
136' - 7"

3RD FLOOR
125' - 7"

2ND FLOOR
114' - 7"

1ST FLOOR
102' - 6"

GRADE (ENTRY)
99' - 7"

SD ELEVATION - WEST

1/8" = 1'-0"



PERSPECTIVE - NORTHEAST

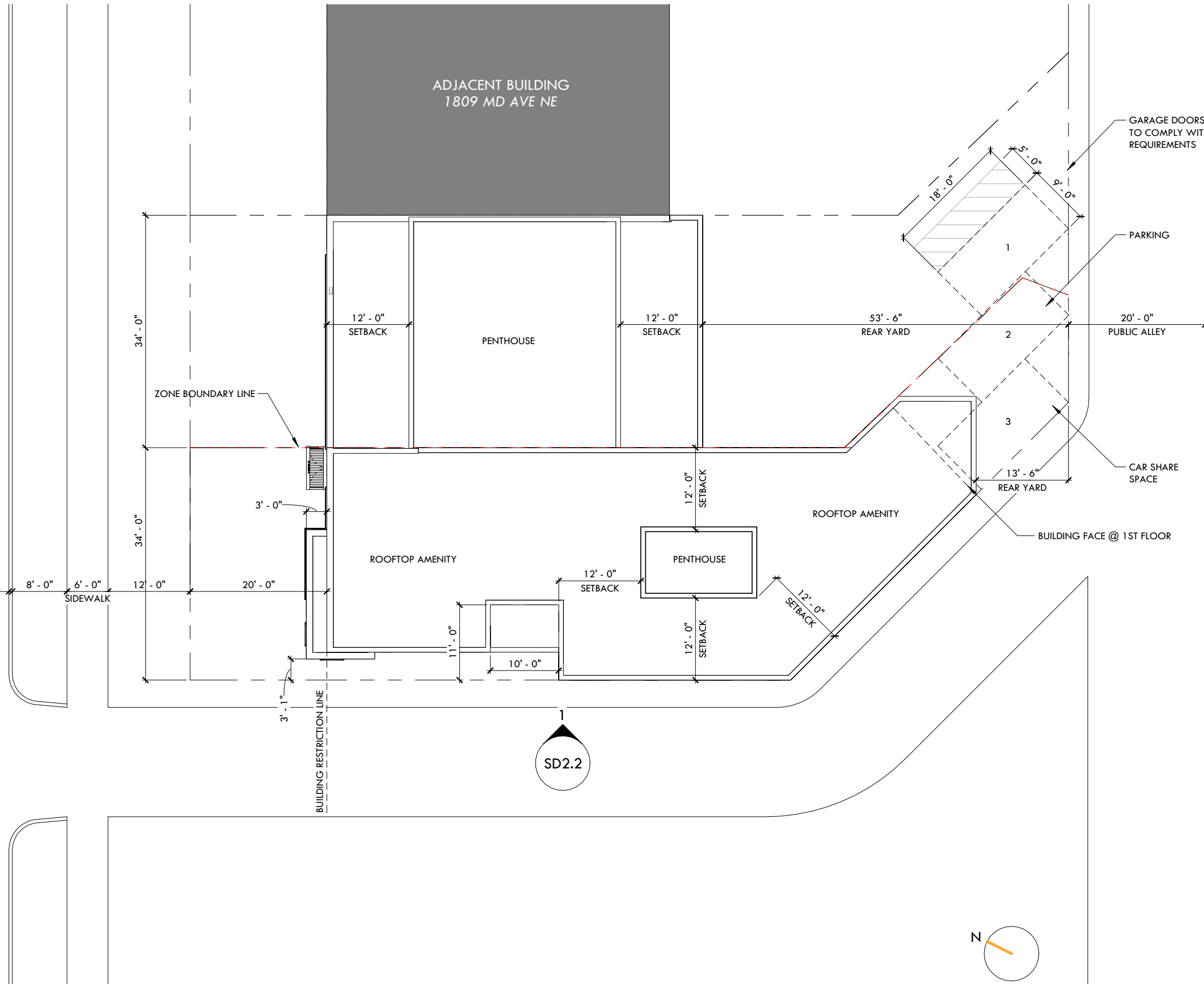


PERSPECTIVE - NORTHWEST

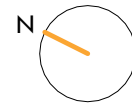
MARYLAND AVENUE NE

SD2.1

60' - 0" STREET

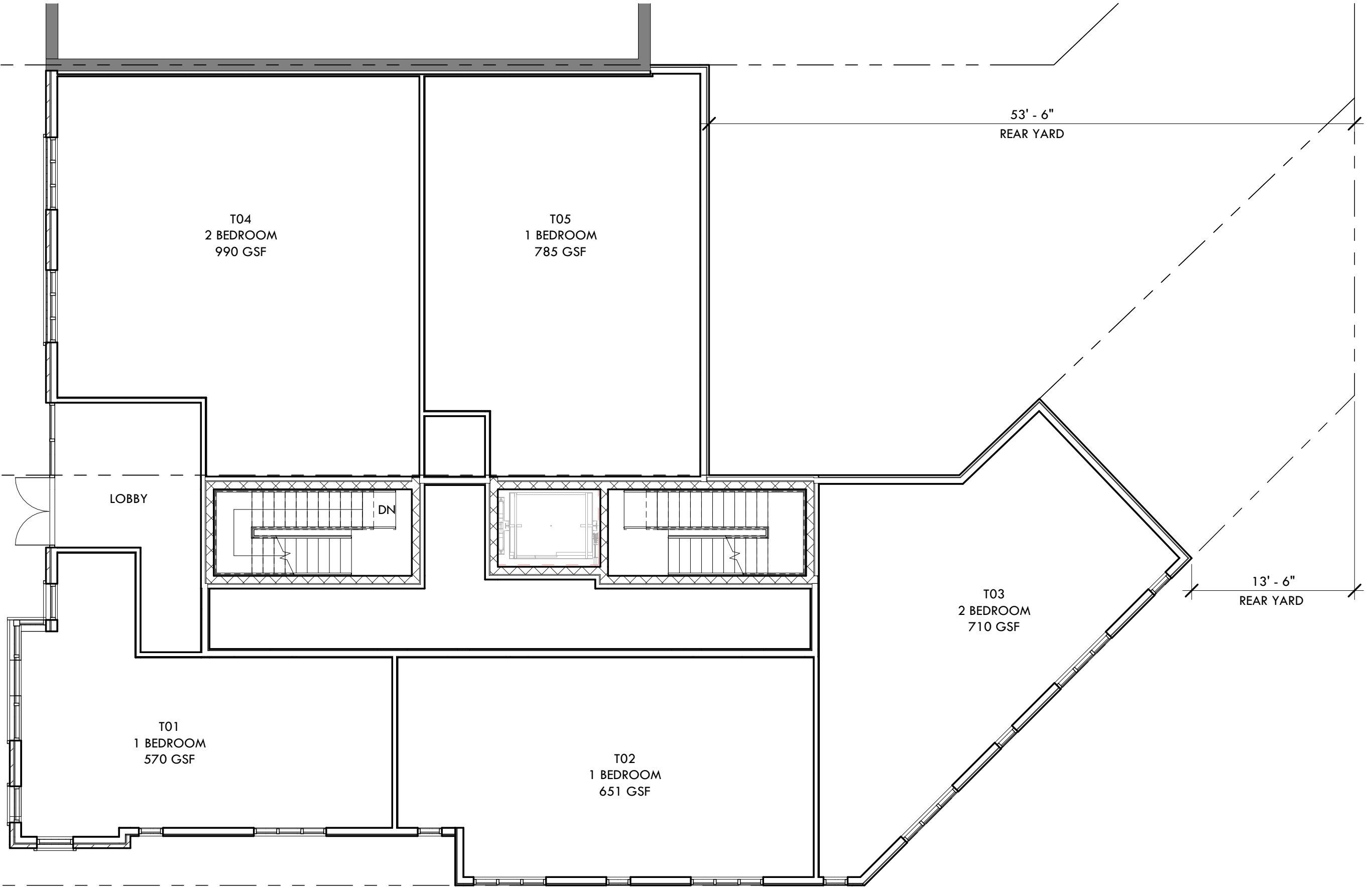


SD2.2

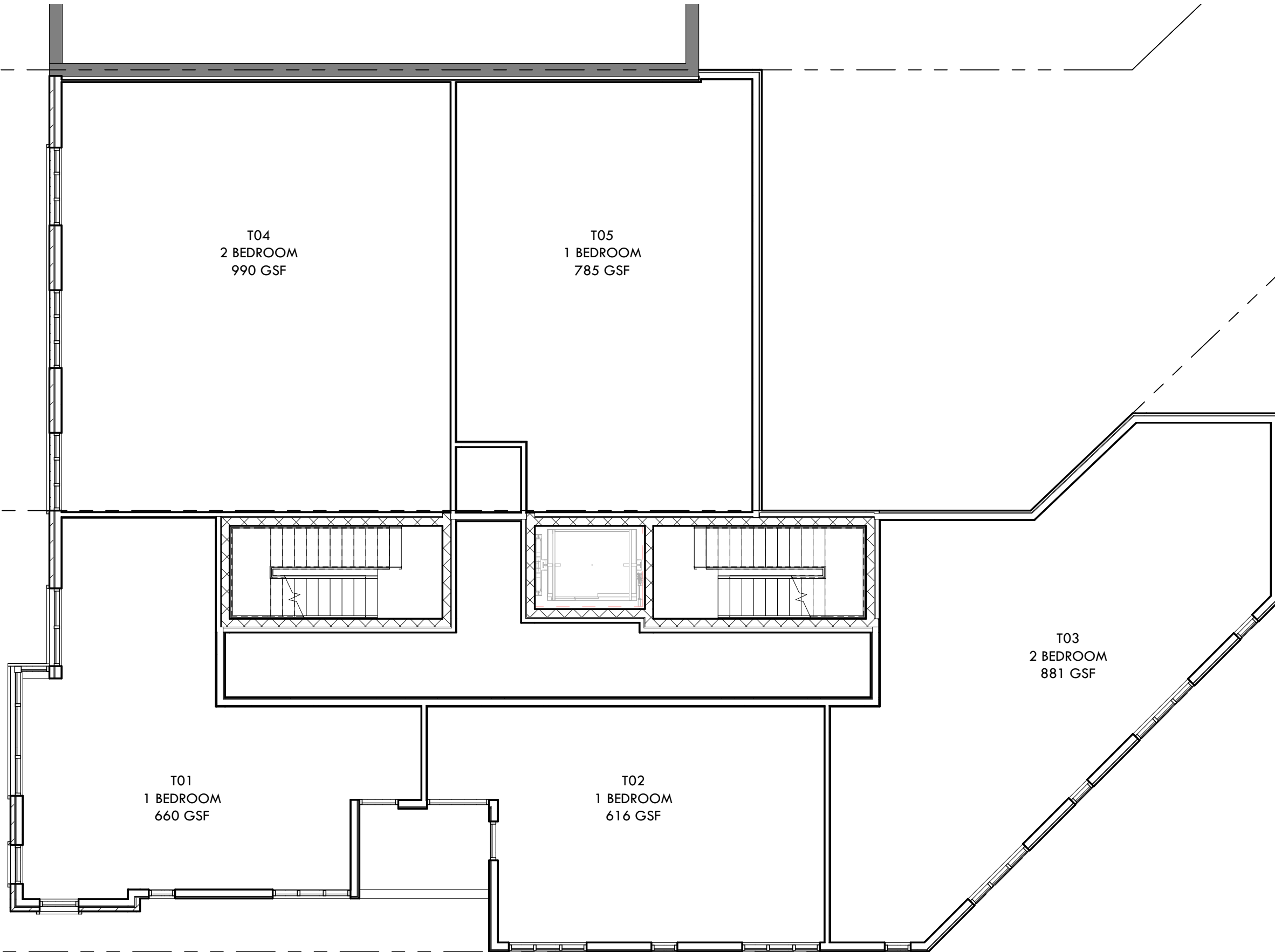


SD SITE PLAN

1/16" = 1'-0"



SD PLAN - 1ST FLOOR
 1/8" = 1'-0"



T04
2 BEDROOM
990 GSF

T05
1 BEDROOM
785 GSF

T03
2 BEDROOM
881 GSF

T01
1 BEDROOM
660 GSF

T02
1 BEDROOM
616 GSF

SD PLAN - TYPICAL FLOOR

1/8" = 1'-0"