



# Otis House Development

02/14/2022 | Schematic Design

**OWNER** Deaf-REACH  
*deaf-reach.org*

**DEVELOPMENT CONSULTANT** Housing Affordability Solutions  
*housingaffordability.net*

**COMMUNITY OUTREACH** Community-Vision  
*cvpartners.org*

**ARCHITECT** Inscape Studio  
*inscapestudio.com*

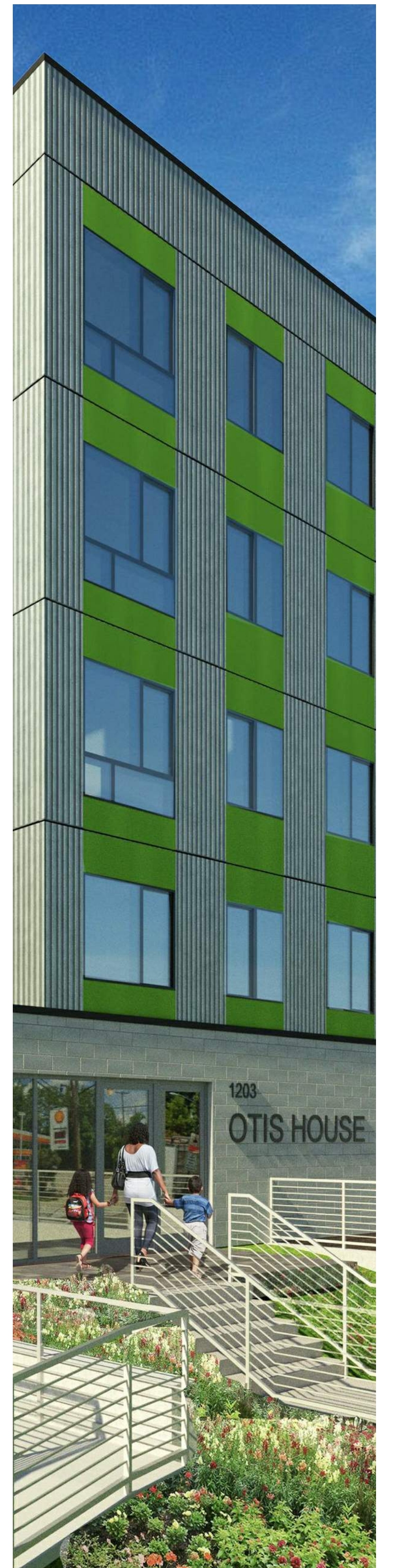
**LANDSCAPE ARCHITECT** Sage Studio  
*sagestudiodesign.com*

**MEP ENGINEER** Interface Engineering  
*interfaceengineering.com*

**CONTRACTOR** Monarc Construction  
*monarcconstruction.com*

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**OWNER:** DEAF-REACH  
3722 12TH STREET NE  
WASHINGTON, DC 20017

**ARCHITECT:** INSCAPE STUDIO  
1113 V STREET NW  
WASHINGTON, DC 20009

**ADDRESS:**

**LOT 1:** 1203 OTIS STREET NE  
WASHINGTON, DC 20017

**LOT 2:** 1203 1/2 OTIS STREET NE  
WASHINGTON, DC 20017

**CODE/ZONING INFORMATION**

**CODE:** TITLE 12 DCMR, SUBTITLES A TO L, DC  
CONSTRUCTION CODES SUPPLEMENT (2017)  
**ZONING:** DC ZONING REGULATIONS OF 2016

**1203 OTIS STREET NE (LOT 1)**

**SQUARE:** 3927  
**LOT #:** 0014  
**WARD:** 5

**ZONE DISTRICT:** MU-4

**LOT AREA:** 7,500 SF  
**FAR:** 3.0 (IZ)

**SETBACKS**

**REAR SET BACK:** 15 FT  
**SIDE SETBACK:** 5 FT  
**HEIGHT LIMIT:** 50 FT

**LOT OCCUPANCY:** 75% (IZ)

**1203 1/2 OTIS STREET NE (LOT 2)**

**SQUARE:** 3927  
**LOT #:** 0015  
**WARD:** 5

**ZONE DISTRICT:** R-1-B

**LOT AREA:** 7,500 SF  
**LOT OCCUPANCY:** 40%

**SETBACKS**

**REAR SET BACK:** 25 FT  
**SIDE SETBACK:** 8 FT  
**HEIGHT LIMIT:** 40 FT / 3 STORIES  
**FRONT SET BACK:**

D-305.1  
A FRONT SETBACK SHALL BE PROVIDED WITHIN THE RANGE OF EXISTING FRONT SETBACKS OF ALL RESIDENTIAL BUILDINGS WITHIN AN R-1 THROUGH R-3 ZONE ON THE SAME SIDE OF THE STREET IN THE BLOCK WHERE THE BUILDING IS PROPOSED.

**PARKING**

**1203 OTIS STREET, NE**

**MULTI FAMILY:**  
1 PER 3 DWELLING UNITS IN EXCESS OF 4 UNITS: 22 UNITS = 6 SPACES

**OFFICE:**  
0.5 PER 1,000 SQ. FT. IN EXCESS OF 3,000SF: 1,238SF = 0 SPACES

6 TOTAL REDUCED BY 50% = 3 SPACES

EXCEPT AS PROVIDED IN SUBTITLE C § 702.2, WITHIN ANY ZONE OTHER THAN AN R OR RF ZONE, THE MINIMUM VEHICLE PARKING REQUIREMENT IDENTIFIED IN THE TABLE OF SUBTITLE C § 701.5 SHALL BE REDUCED BY FIFTY PERCENT (50%) FOR ANY SITE WHICH IS LOCATED: WITHIN ONE-HALF MILE (0.5 MI.) OF A METRO RAIL STATION THAT IS CURRENTLY IN OPERATION OR IS ONE FOR WHICH A CONSTRUCTION CONTRACT HAS BEEN AWARDED.

**1203 1/2 OTIS STREET, NE**

ONE (1) REQUIRED FOR R-1-B

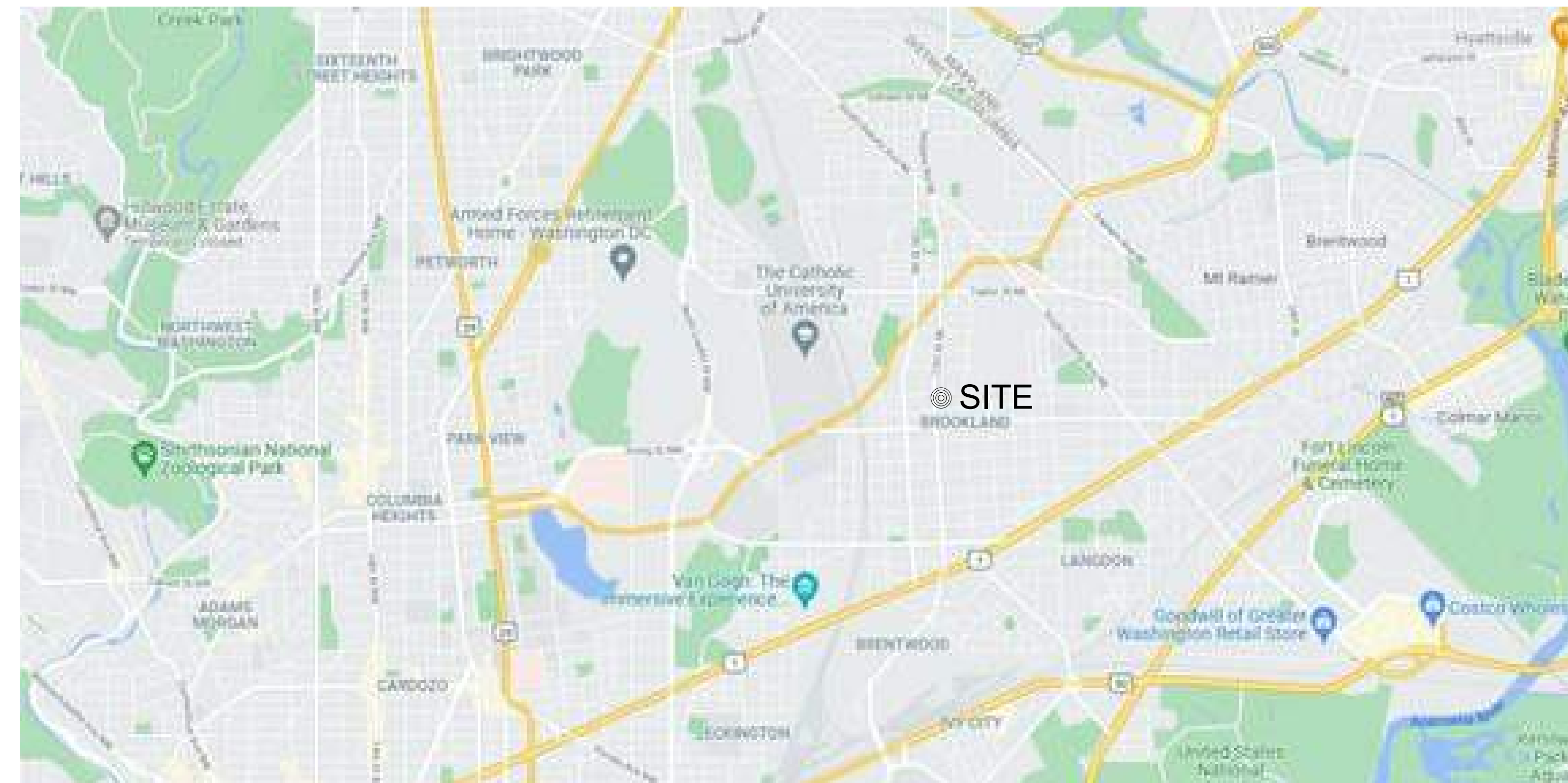
**MEDICAL (HEALTHCARE) 1 PER 1,000SF. IN EXCESS OF 3,000SF:**  
6,768SF = 3

4 TOTAL SPACES

7 TOTAL SPACES REQUIRED AND 7 SPACES PROVIDED FOR 1203 AND 1203 1/2 OTIS STREET, NW. PARKING TO BE PROVIDED FOR BOTH PROPERTIES IN THE GARAGE, CELLAR LEVEL, AT 1203 OTIS STREET, NE.

FOR 1203 1/2 OTIS STREET, NE

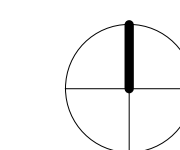
203.1 THE FOLLOWING USES SHALL BE PERMITTED AS A SPECIAL EXCEPTION IN R-USE GROUPS A, B, AND C, IF APPROVED BY THE BOARD OF ZONING ADJUSTMENT UNDER SUBTITLE X, CHAPTER 9 SUBJECT TO APPLICABLE CONDITIONS OF EACH SECTION: (J) HEALTH CARE FACILITY USE FOR NINE (9) TO THREE HUNDRED (300) PERSONS, NOT INCLUDING RESIDENT SUPERVISORS OR STAFF AND THEIR FAMILIES



Site Location



Aerial Image







FRONT



REAR





FRONT



REAR





**BUILDING A**

CELLAR: 4,860 SF  
 FIRST FLOOR: 4,777 SF  
 SECOND FLOOR: 4,320 SF  
 THIRD FLOOR: 4,320 SF  
 FOURTH FLOOR: 4,320 SF  
 FIFTH FLOOR: 4,320 SF  
 PENTHOUSE: 2,640 SF

**TOTAL GSF:** 24,697 SF

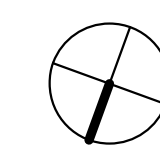
**TOTAL W/  
CELLAR:** 29,557 SF

**BUILDING B**

CELLAR: 840 SF  
 FIRST FLOOR: 2,208 SF  
 SECOND FLOOR: 2,280 SF  
 THIRD FLOOR: 2,280 SF

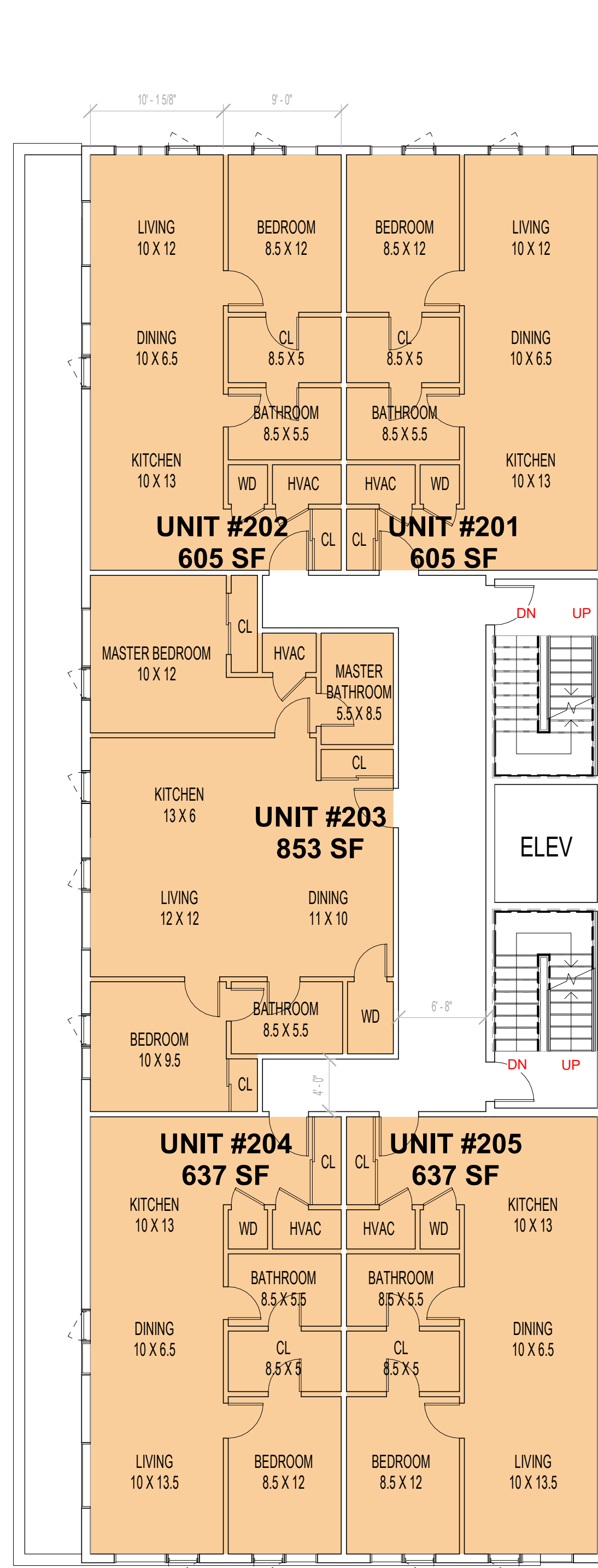
**TOTAL GSF:** 6,768 SF

**TOTAL W/  
CELLAR:** 7,608 SF

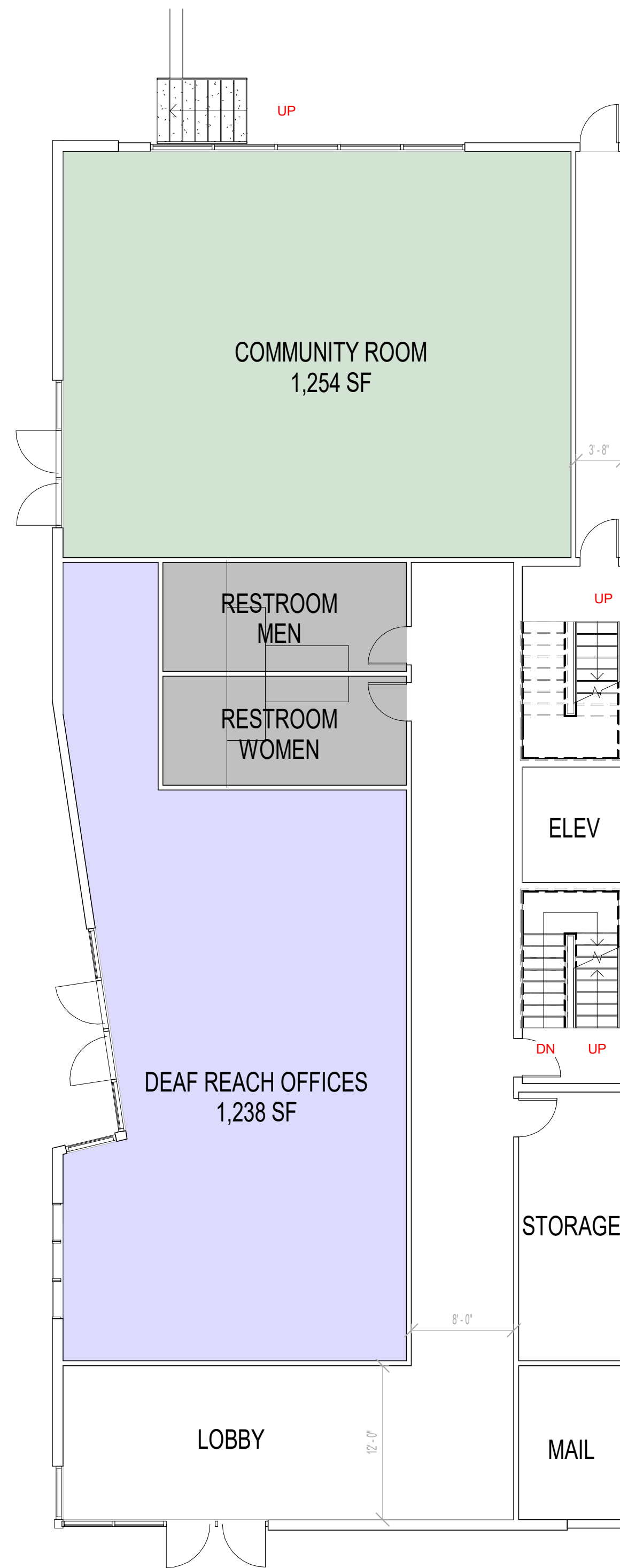


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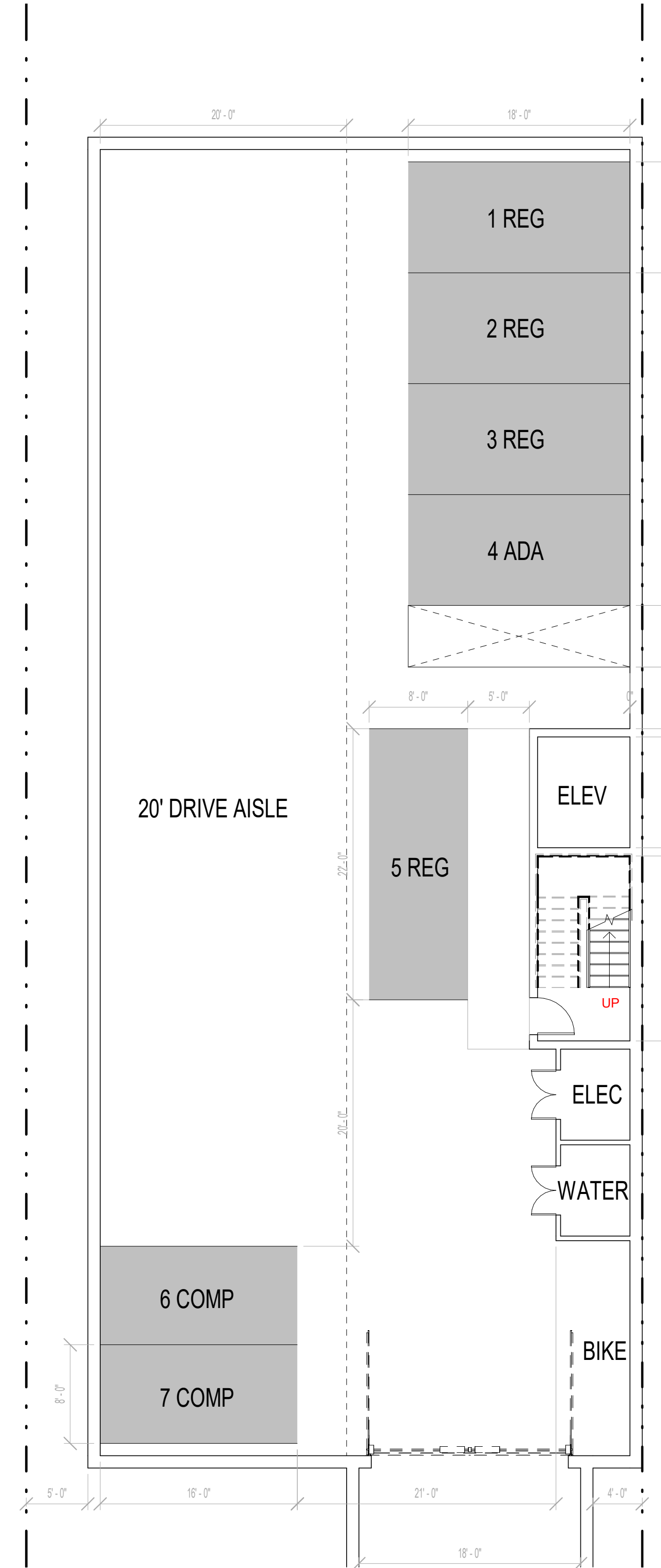
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FLOORS 2 - 5



FIRST FLOOR



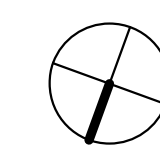
CELLAR

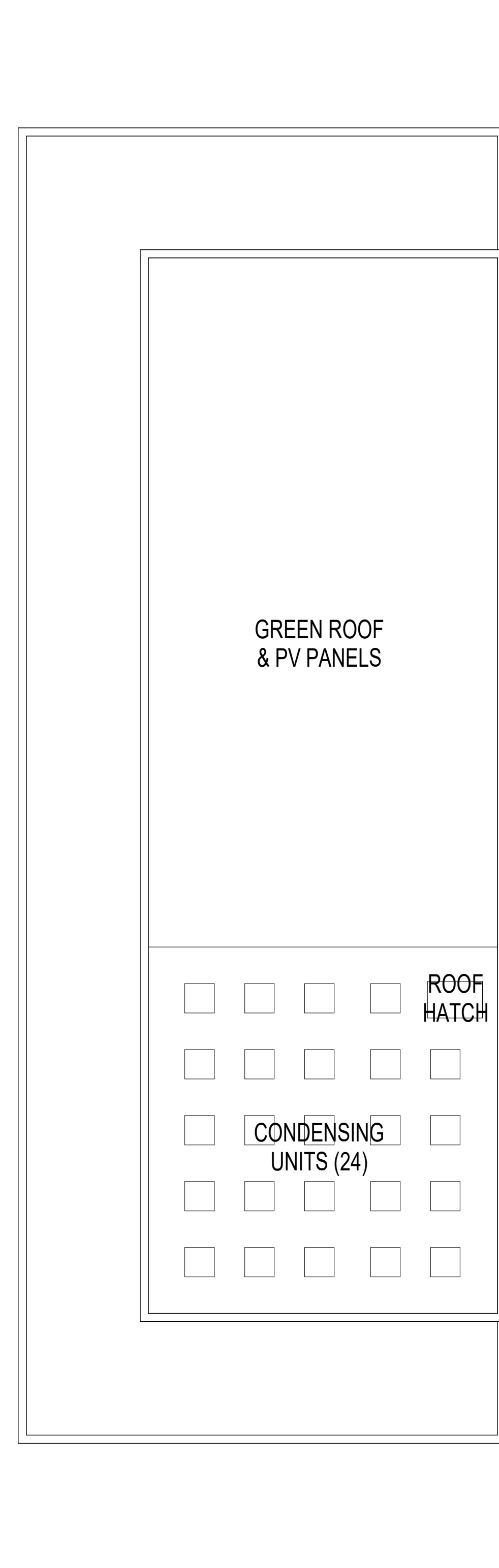
**BUILDING A**

APARTMENT UNITS

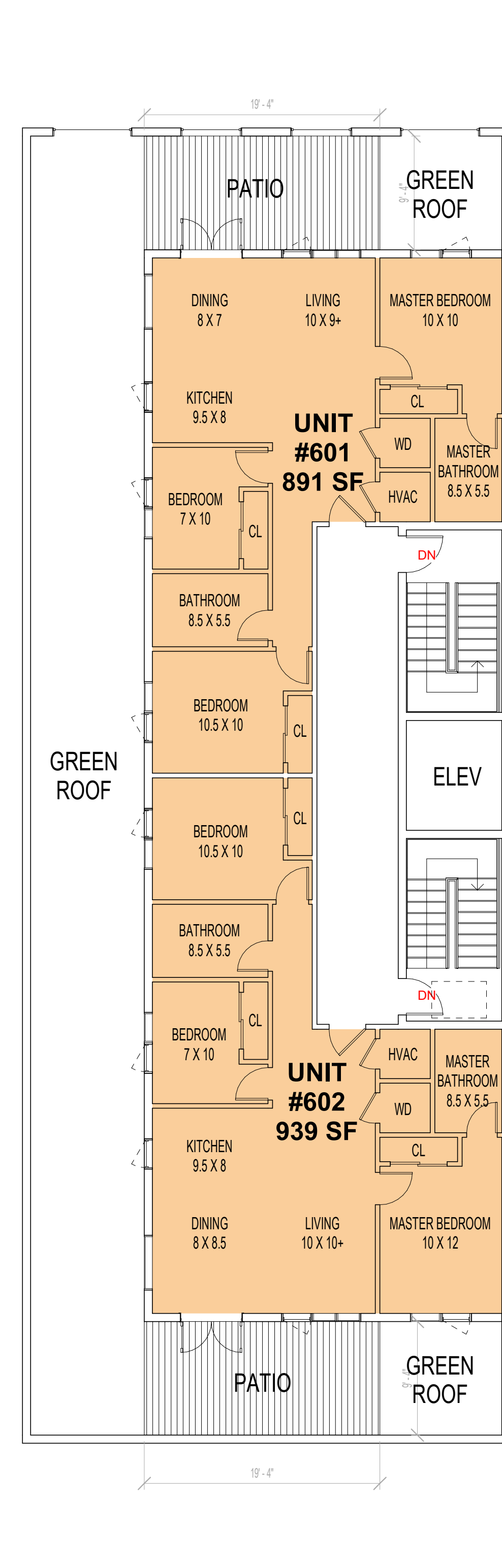
- 1 BEDROOM UNITS: 16
- 2 BEDROOM UNITS: 4
- 3 BEDROOM UNITS: 2
- TOTAL: 22**

- OFFICE SPACE
- COMMUNITY SPACE
- APARTMENTS





**PENTHOUSE ROOF**



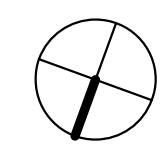
**ROOF/PENTHOUSE**

**BUILDING A**

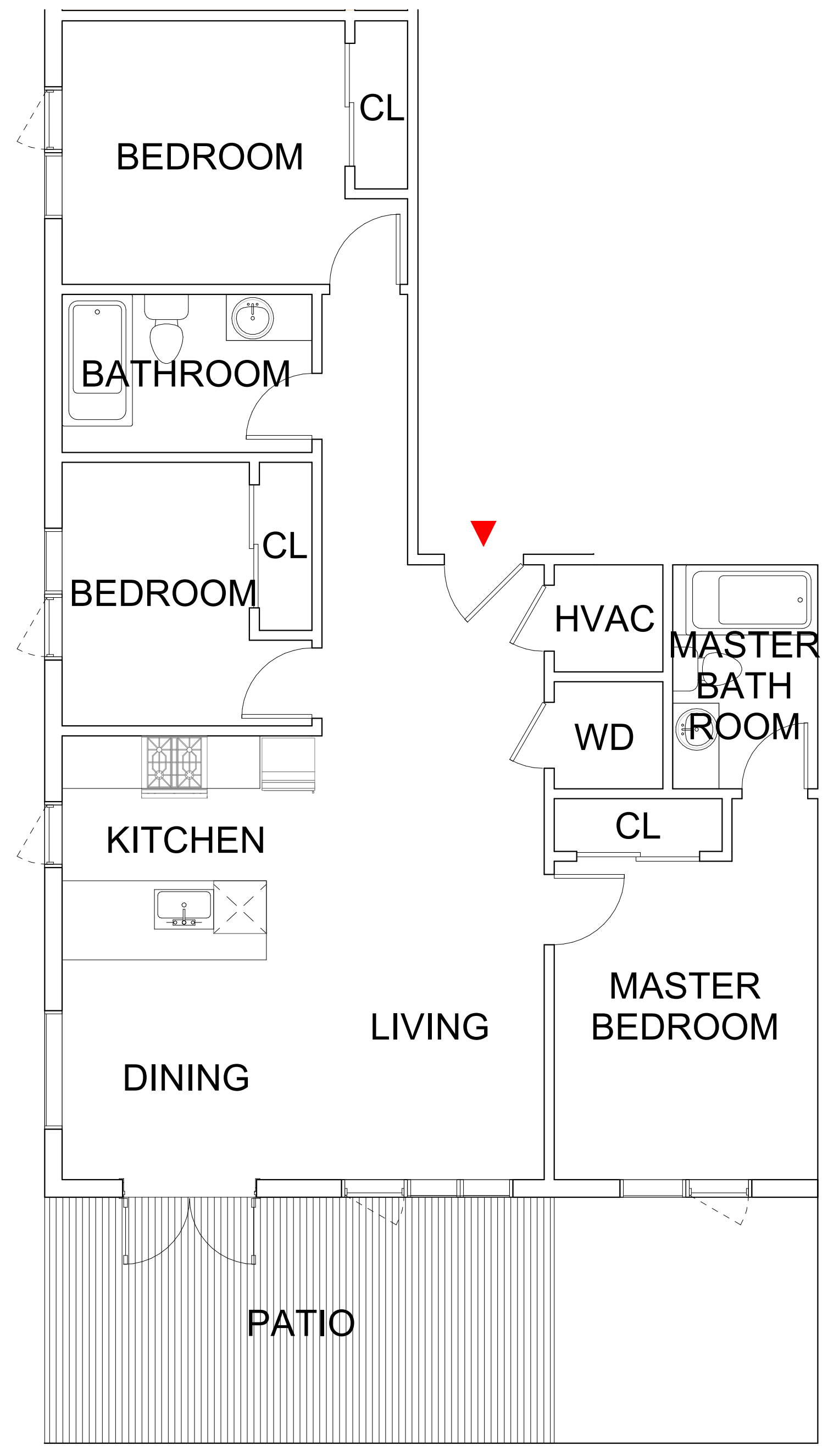
APARTMENT UNITS

- 1 BEDROOM UNITS: 16
- 2 BEDROOM UNITS: 4
- 3 BEDROOM UNITS: 2
- TOTAL: 22**

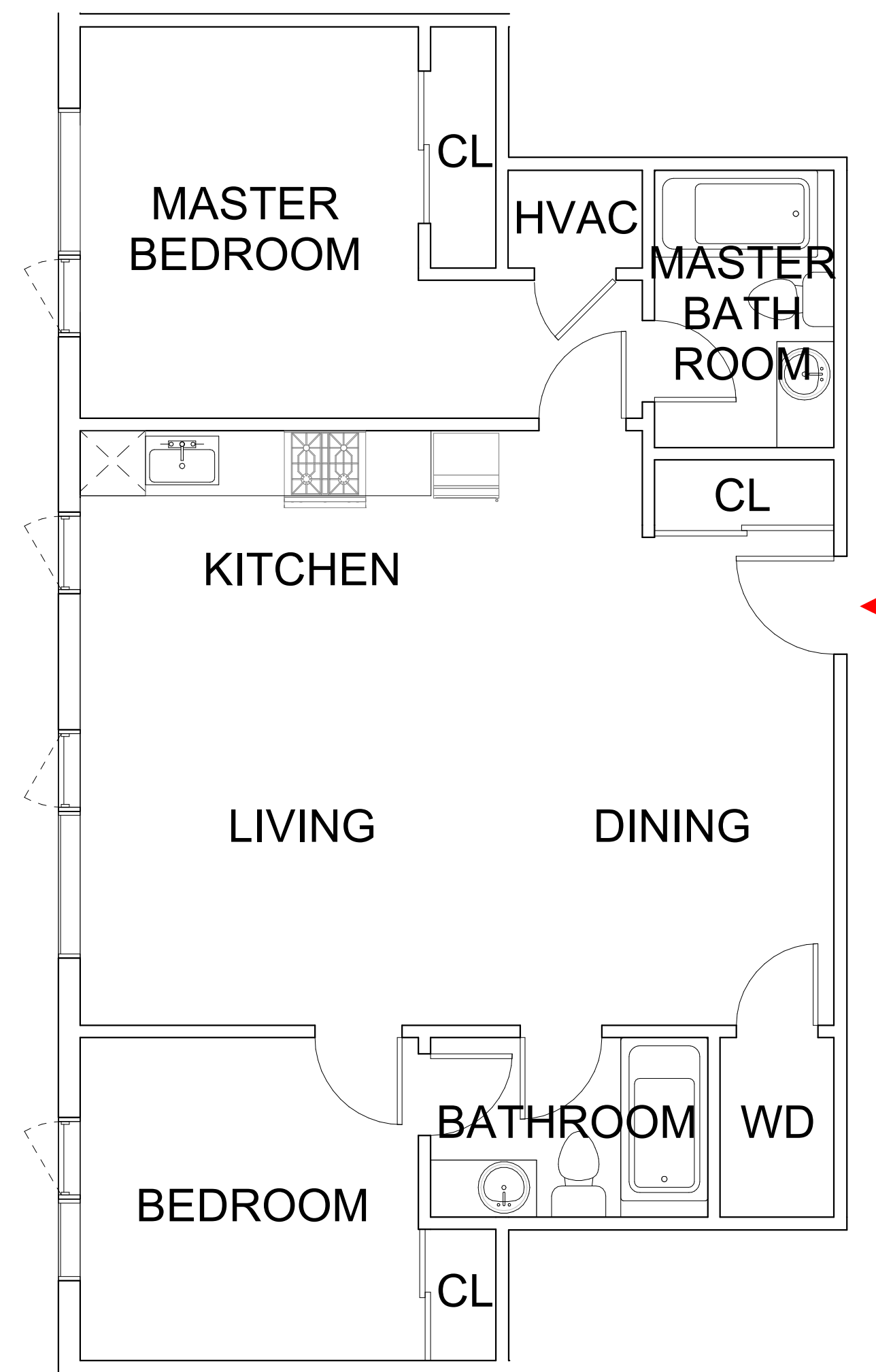
- OFFICE SPACE
- COMMUNITY SPACE
- APARTMENTS



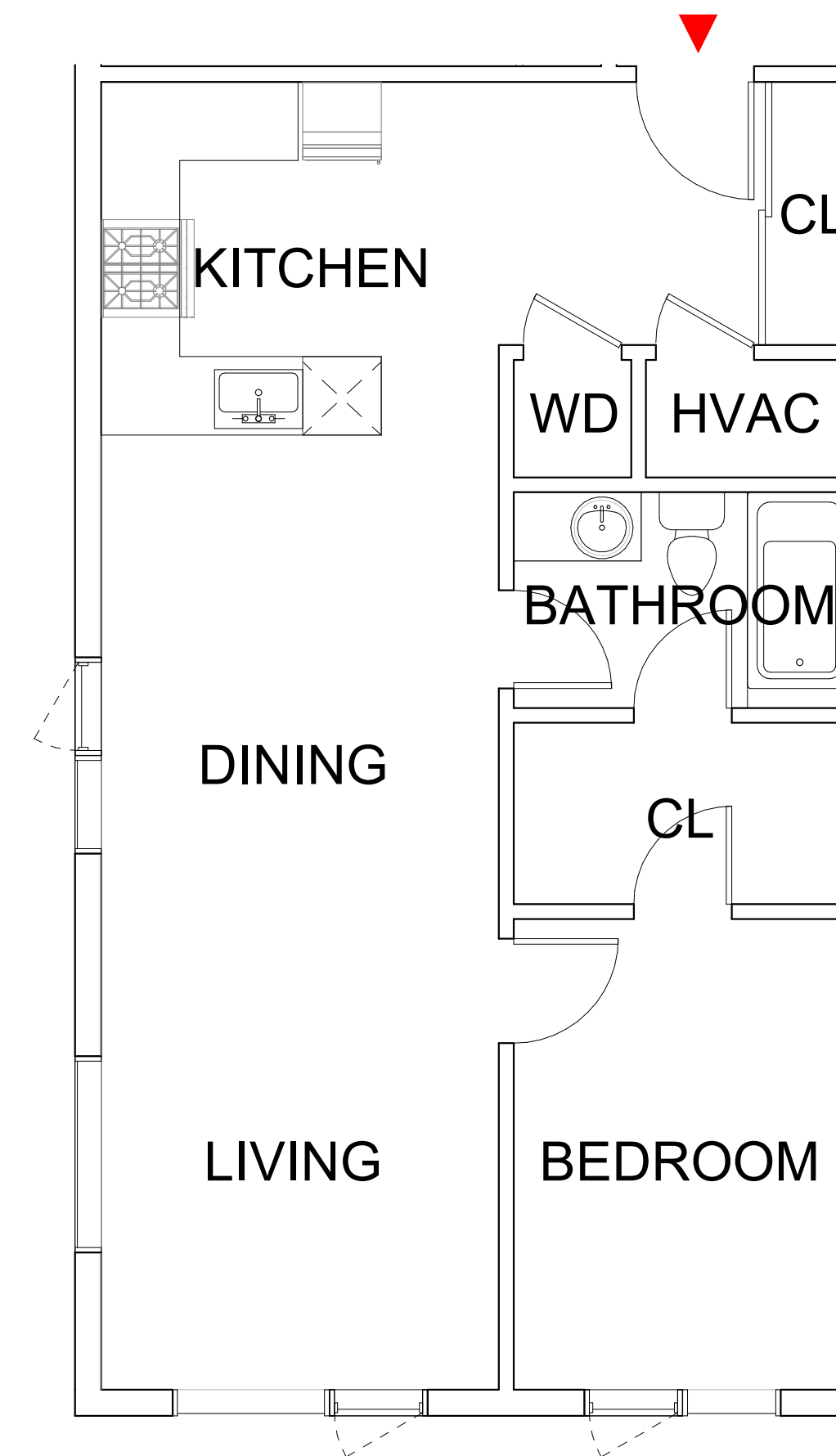




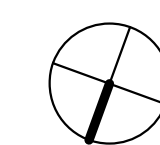
**THREE BEDROOM UNIT**  
 (891 ~ 939 SF,  
 W/ 360 SF PATIO)



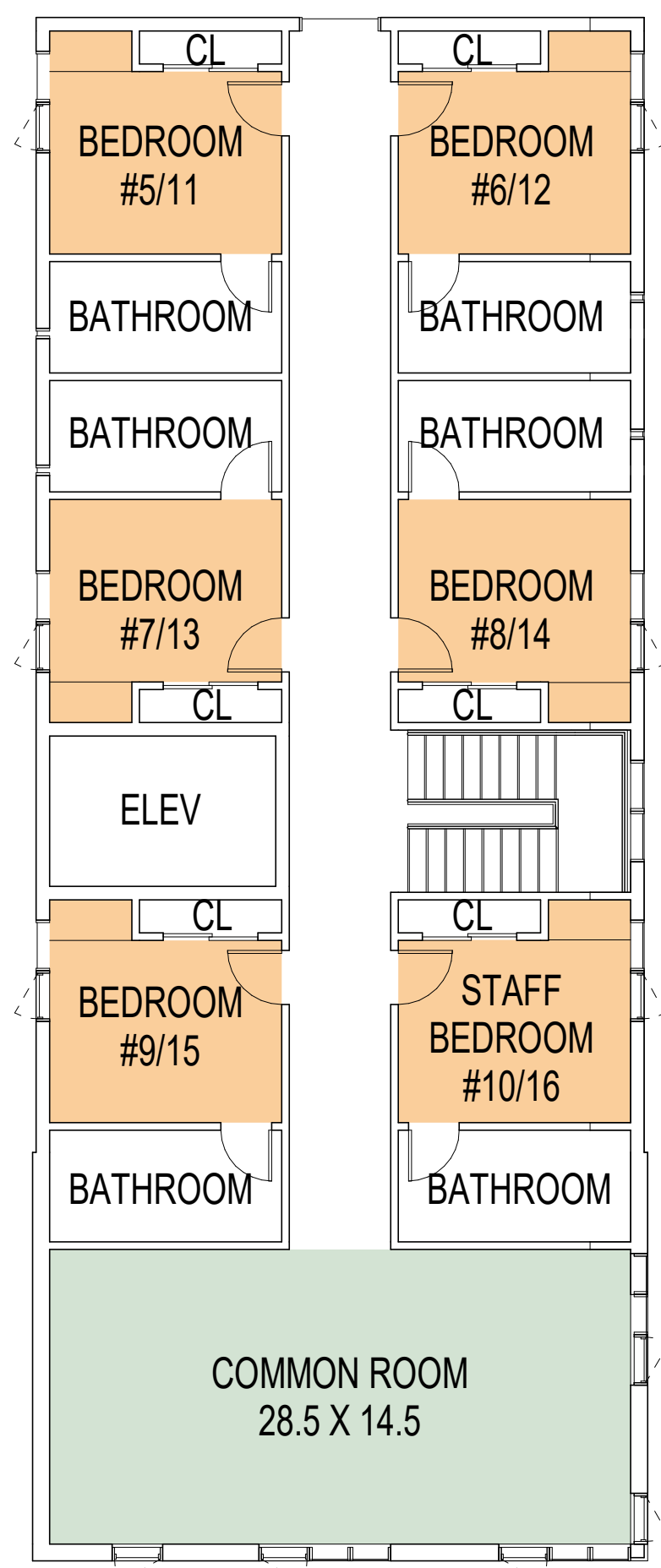
**TWO BEDROOM UNIT**  
 (853 SF)



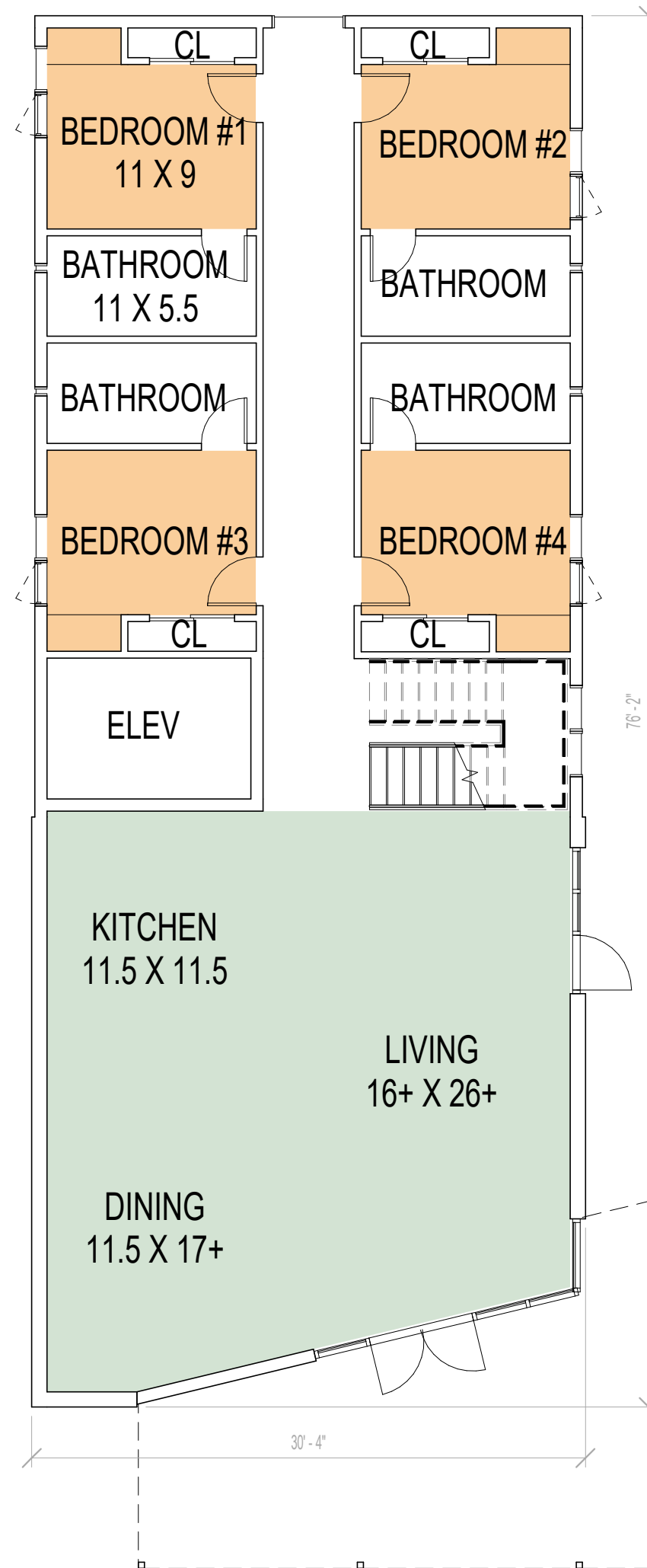
**ONE BEDROOM UNIT**  
 (605 ~ 637 SF)



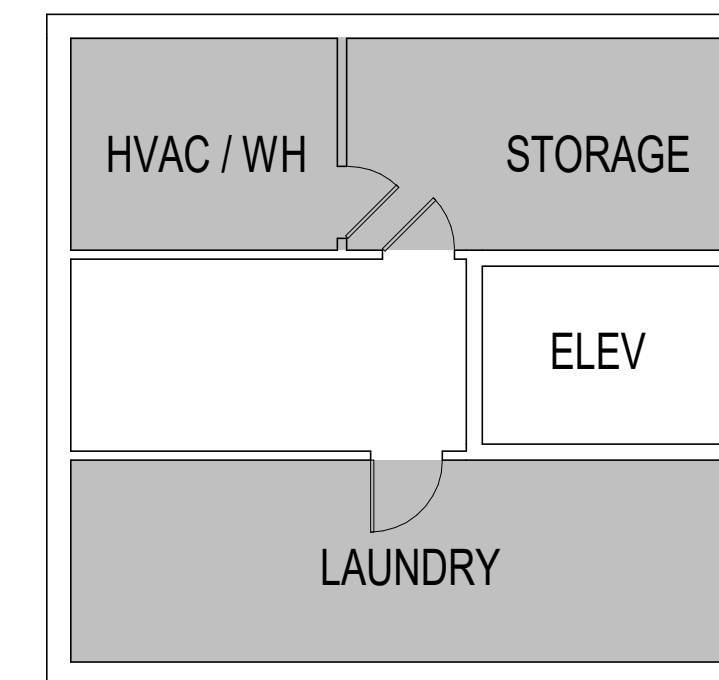




FLOORS 2 - 3



FIRST FLOOR

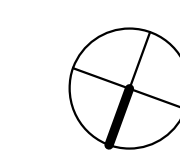


CELLAR

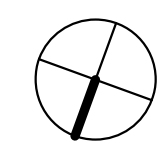
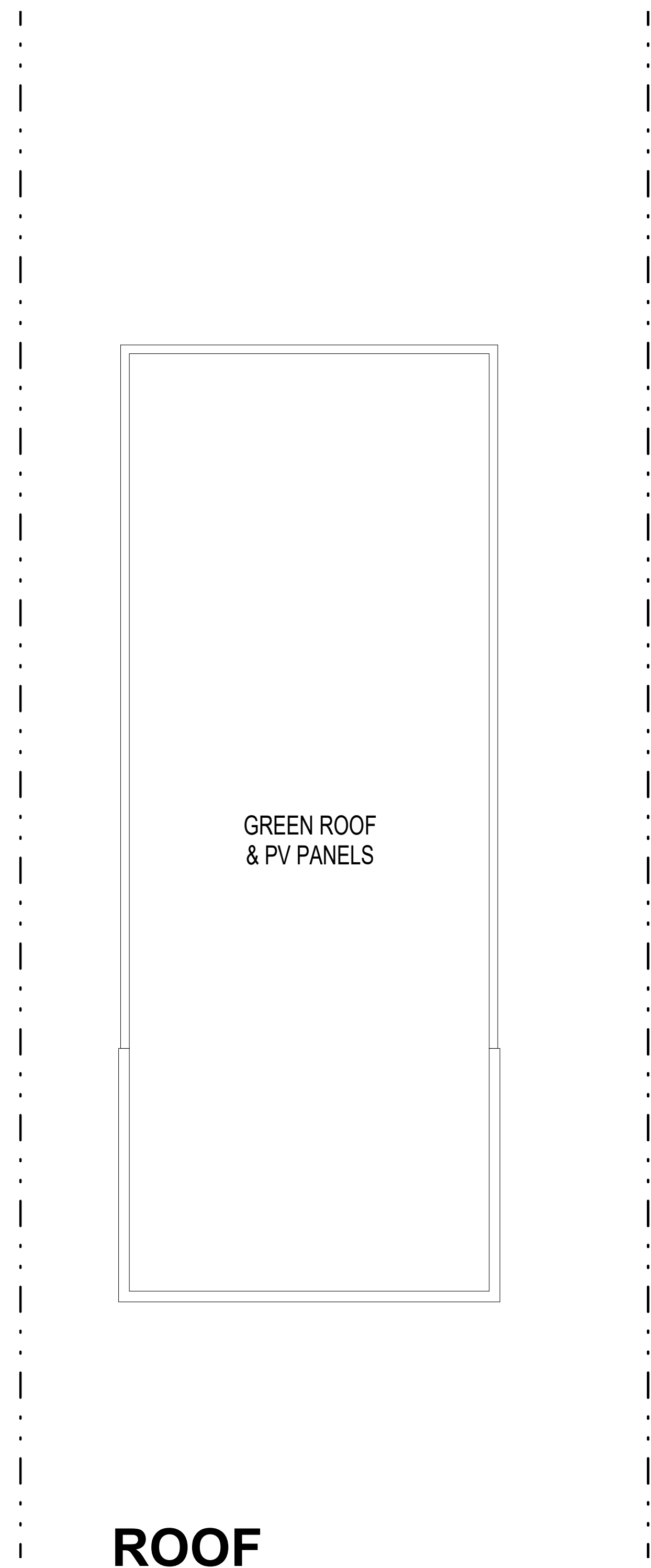
**BUILDING B**

BEDROOMS: 15 + 1 STAFF

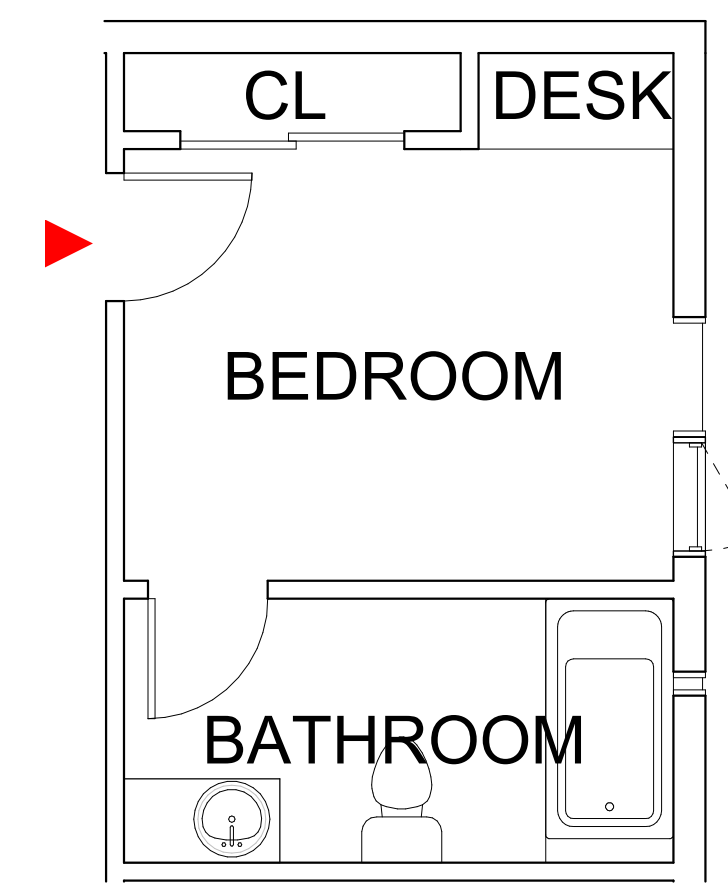
- COMMUNITY SPACE
- BEDROOMS
- SERVICE



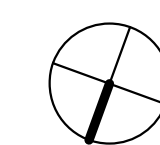








**BEDROOM UNIT**  
(193 SF)

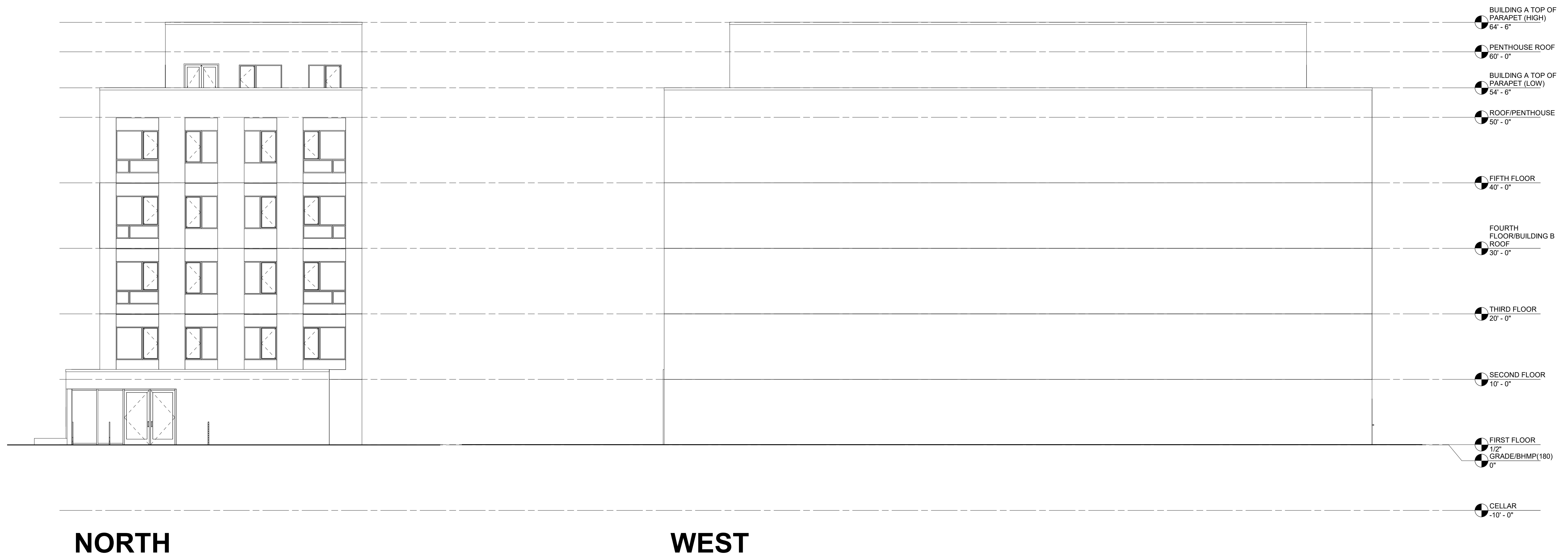






1. RAIN SCREEN
2. INSULATED CONCRETE BLOCK
3. THERMALLY BROKEN ALUMINUM WINDOWS
4. CONCRETE STAIR WITH STEEL HAND/GUARD RAIL
5. NATURAL WOOD SIDING
6. ALUMINUM GARAGE DOOR





NORTH

WEST



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Exterior Elevation - Building A - North & West

1/8" = 1'-0"

PR-12







SOUTH

EAST



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Exterior Elevation - Building A - South & East

1/8" = 1'-0"

PR-13







NORTH

WEST



SOUTH

EAST



**Otis House Development**  
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**Exterior Elevation - Building B**  
1/8" = 1'-0" PR-14





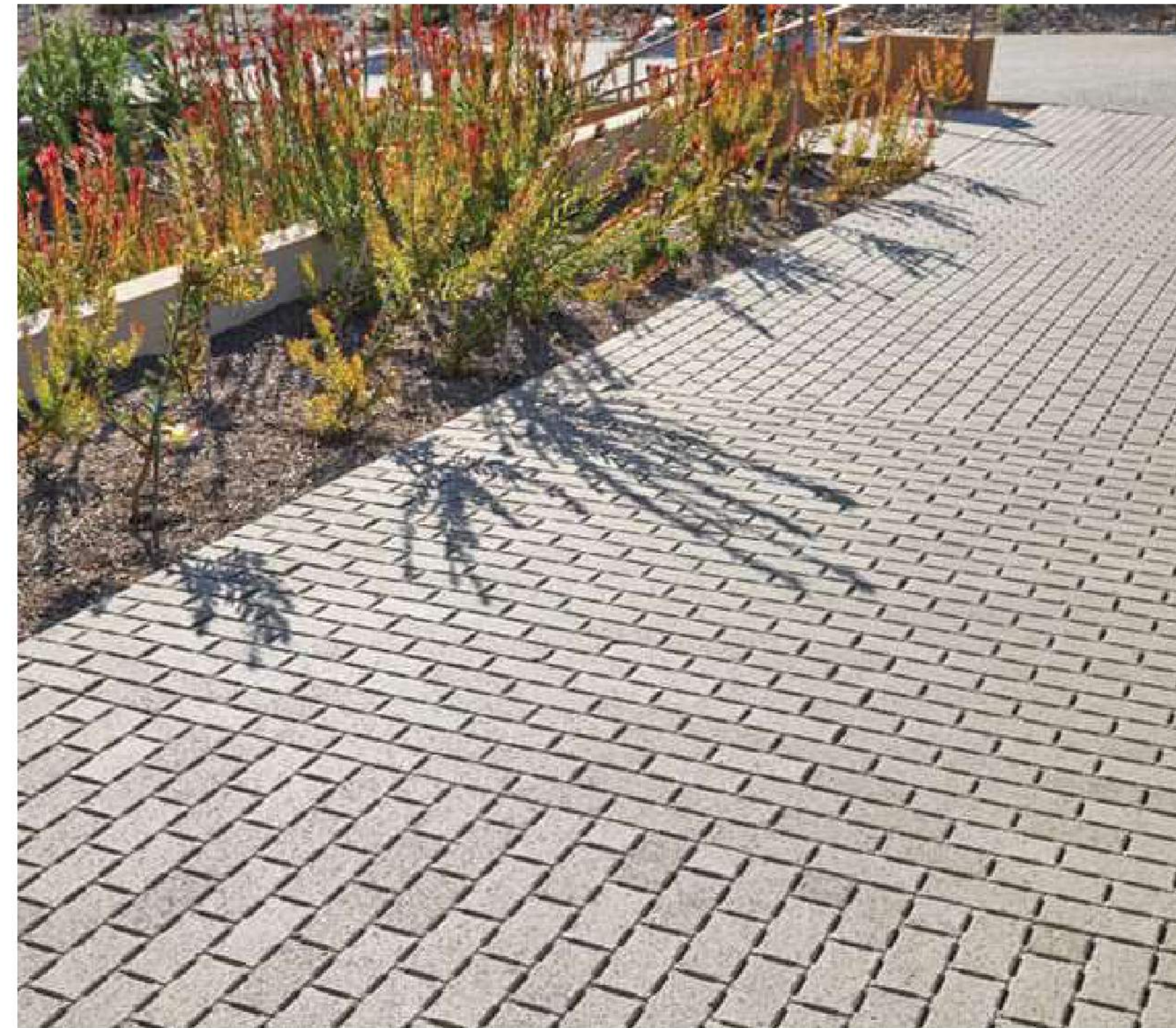


- A planting
- B plaza / promenade
- C catenary lighting
- D drive / new curb cut
- E ramp
- F stair
- G trash
- H vegetable / herb garden
- I small greenhouse
- J rain barrel
- K chalkboard / mural
- L dwarf fruit trees / figs
- M bioretention
- N grill / counter
- O seating / dining
- P retaining wall





green roof and solar array



permeable pavement



habitat garden



bioretention / stormwater management



productive gardens / education / exercise



gathering spaces and socialization

LANDSCAPE ELEMENTS







