

Project:

APARTMENT BUILDING

1818 Rhode Island Ave, N.E.
Washington, DC 20010

Revision:

No.	Date	Description

Issue:

Date	Description
05-06-2019	FOR REVIEW

Project Number:

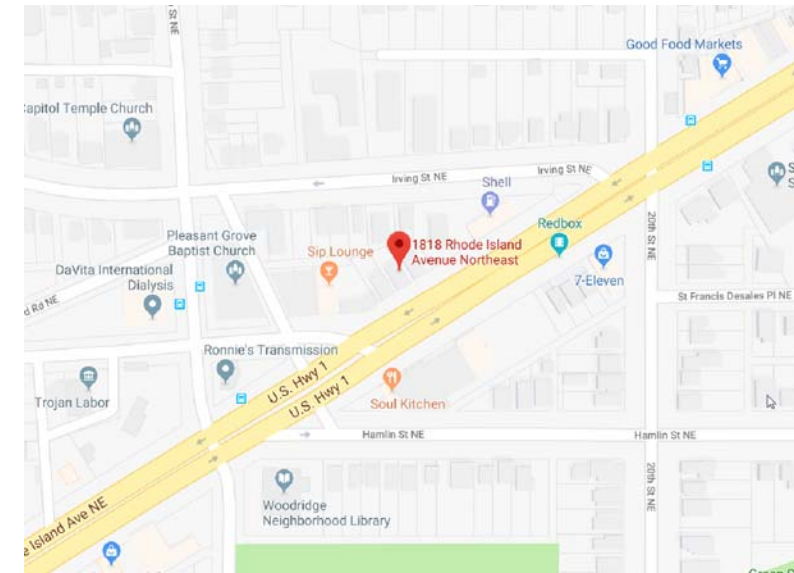
18-004

Title:

SITE PLAN

Sheet:

A01



VICINITY MAP

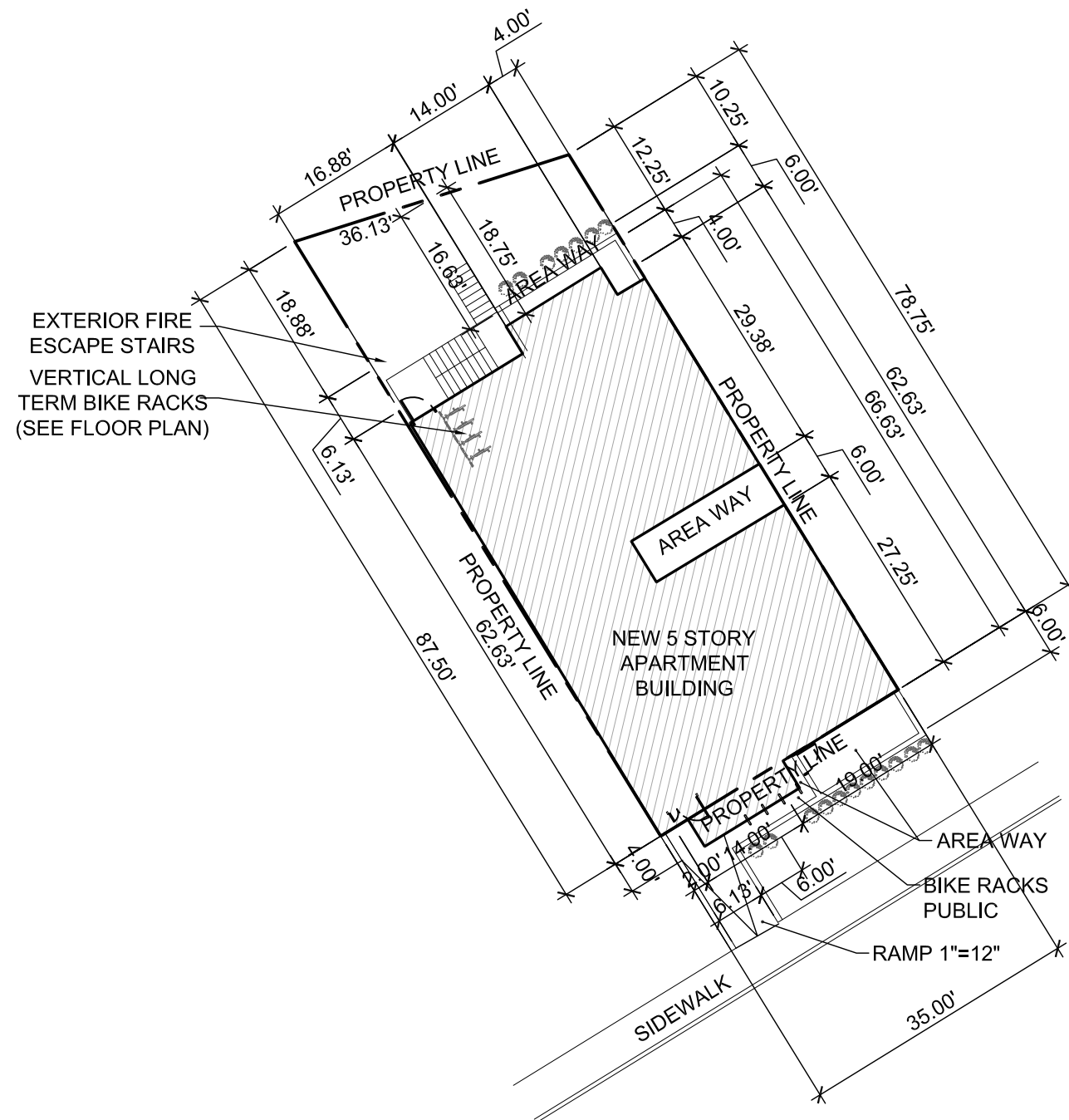
SCALE : N.T.S.

LOT AREA:	2910.4 SQ. FT.
ALLOWED LOT COVERAGE:	75%
FRONT LOT WIDTH:	35'
UNITS <10, MAX. F.A.R. 2.5	MAX. 7276.1 SQ. FT.
UNITS >10, MAX. F.A.R. 3.0	MAX. 8731.3 SQ. FT.
PROVIDED F.A.R.	2.8
PROVIDED LOT COVERAGE	73.78%

NEW 5 STORY RESIDENTIAL BUILDING

	total area	sellable area	hallway, etc.	sellable area %
1st floor	2008 SQ. FT.	1437.0 SQ. FT.	570.9 SQ. FT.	71.6%
2nd floor	2117.3 SQ. FT.	1731.9 SQ. FT.	385.3 SQ. FT.	81.8%
3rd floor	2117.3 SQ. FT.	1731.9 SQ. FT.	385.3 SQ. FT.	81.8%
4th floor	2117.3 SQ. FT.	1731.9 SQ. FT.	385.3 SQ. FT.	81.8%
5th floor	2117.3 SQ. FT.	1731.9 SQ. FT.	385.3 SQ. FT.	81.8%
total	10476.9 SQ. FT.	8364.7 SQ. FT.	2112.3 SQ. FT.	79.8%
Area calculated into F.A.R.	8245.0 SQ. FT.			
LOT AREA	2910.4 SQ. FT.			
		F.A.R. (10 apts.)	2.83	

	structure	area	quantity
apt. "A"	1 bed, 1 bath	719 SQ. FT.	1
apt. "B"	1 bed, 1 bath	718 SQ. FT.	1
apt. "C"	2 bed, 1 bath	941 SQ. FT.	4
apt. "D"	1 bed, 1 bath	791 SQ. FT.	4
ELEVATOR	59 SQ. FT.		10



SITE PLAN

SCALE : 1"=20'-0"

	EXISTING	PROPOSED
LOT AREA	2910.4 S.F.	-
LOT OCCUPANCY	35.15%	73.78%
F.A.R.	0.7	2.30
REAR YARD	37'	27.88'
BUILDING HEIGHT	24'	49'-10 3/4"



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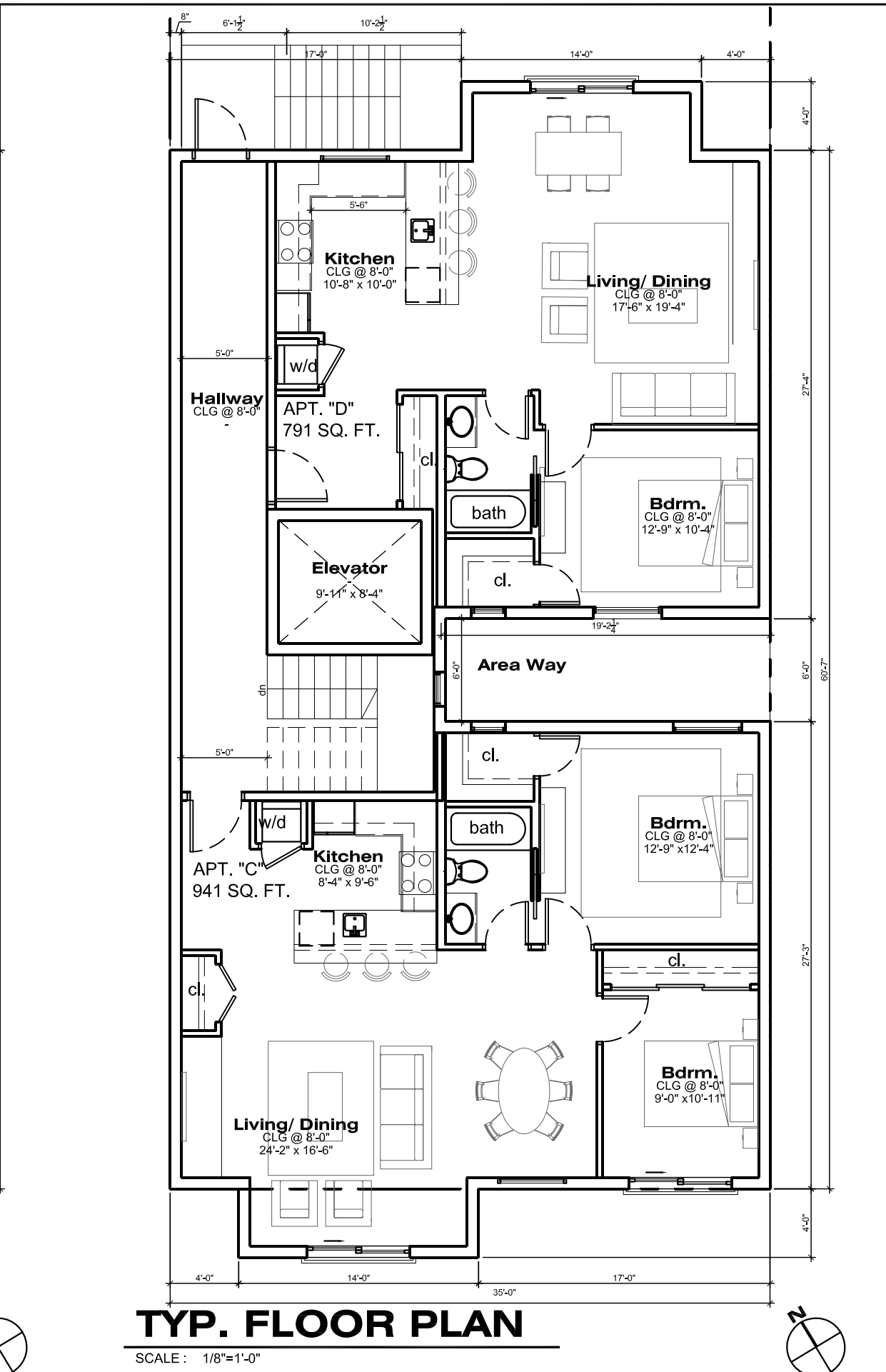
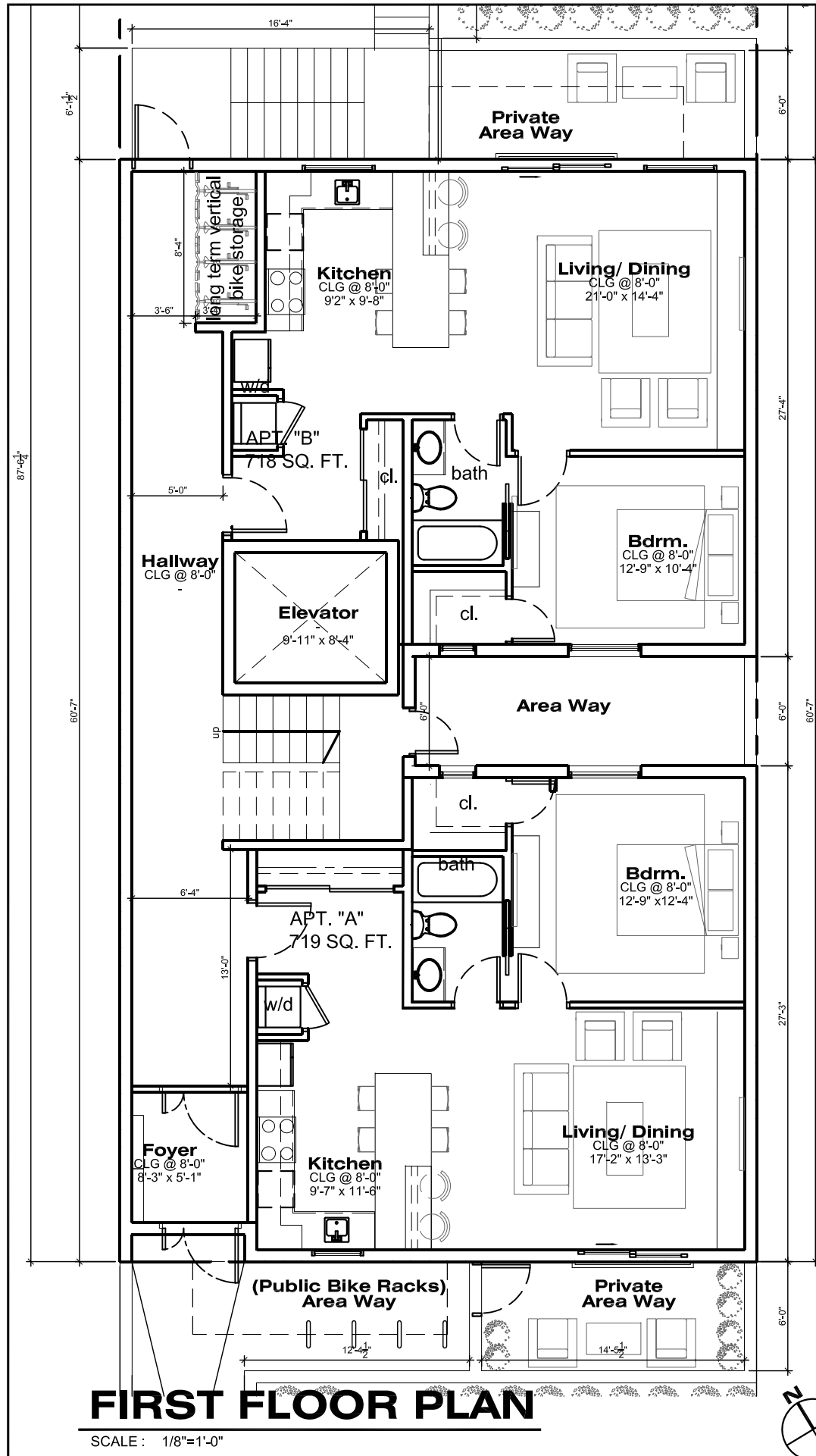
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FIRST FLOOR PLAN TYPICAL FLOOR PLAN

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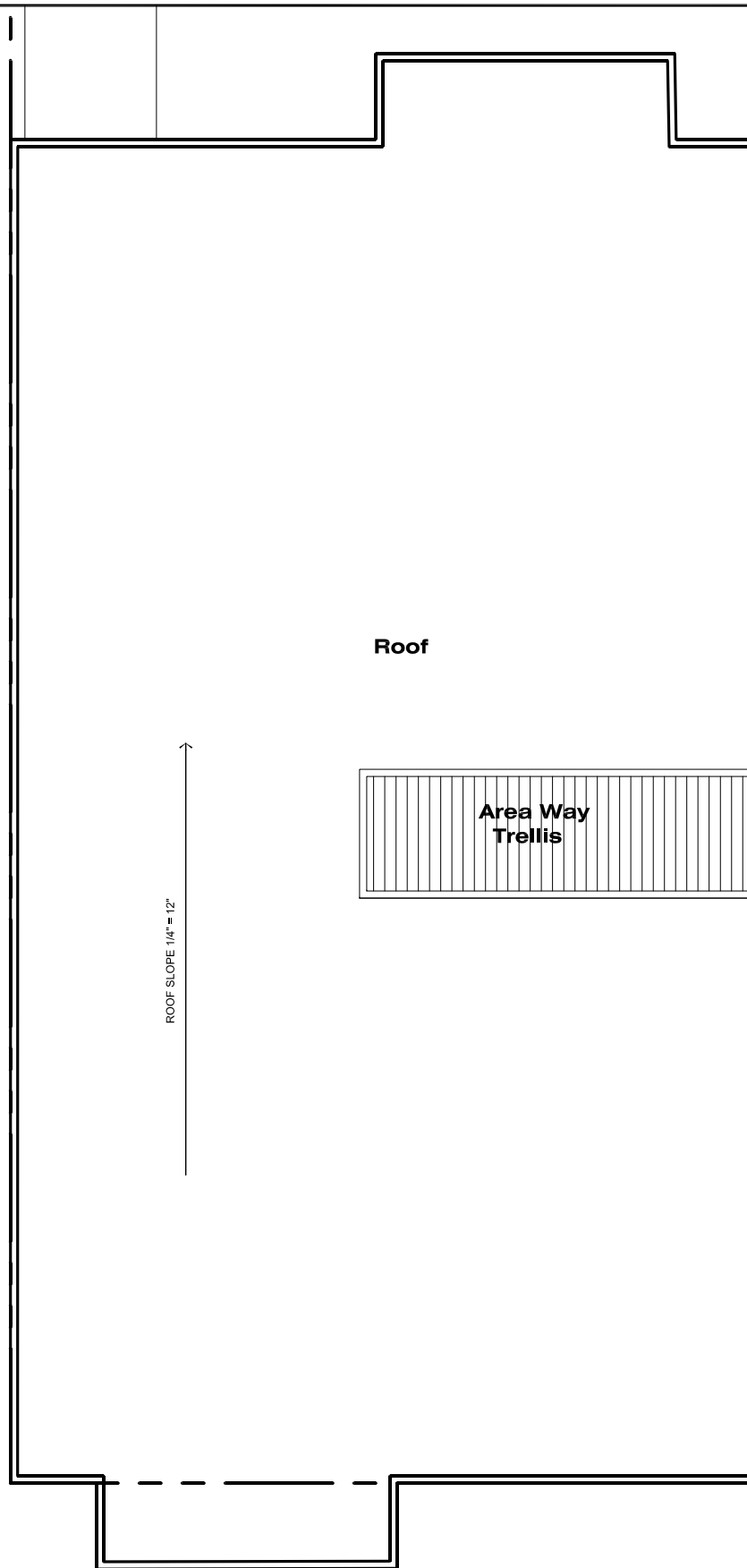
ROOF PLAN

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ROOF PLAN

SCALE : 1/8"=1'-0"



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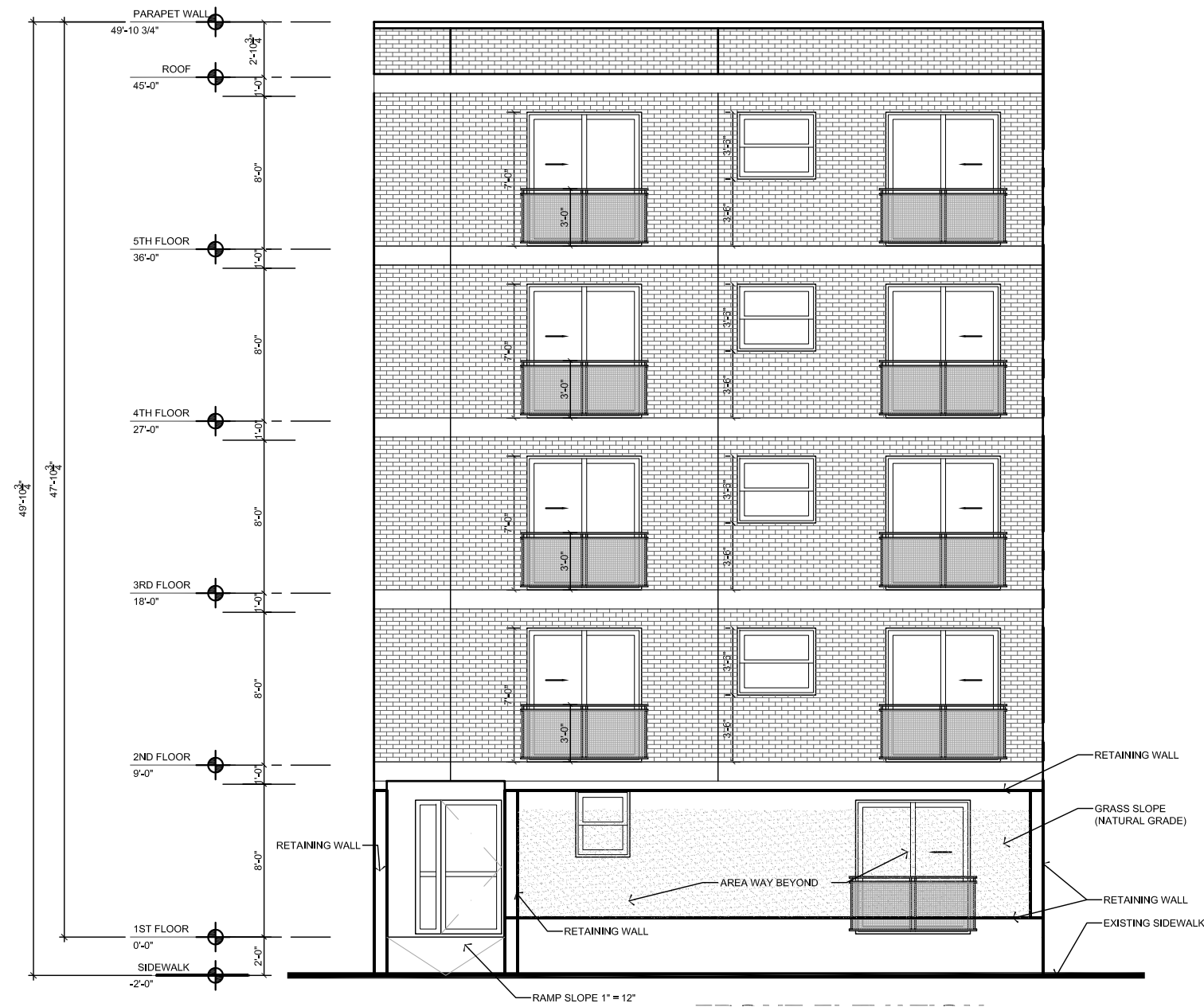
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FRONT ELEVATION

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A04



FRONT ELEVATION

SCALE : 1/8"=1'-0"

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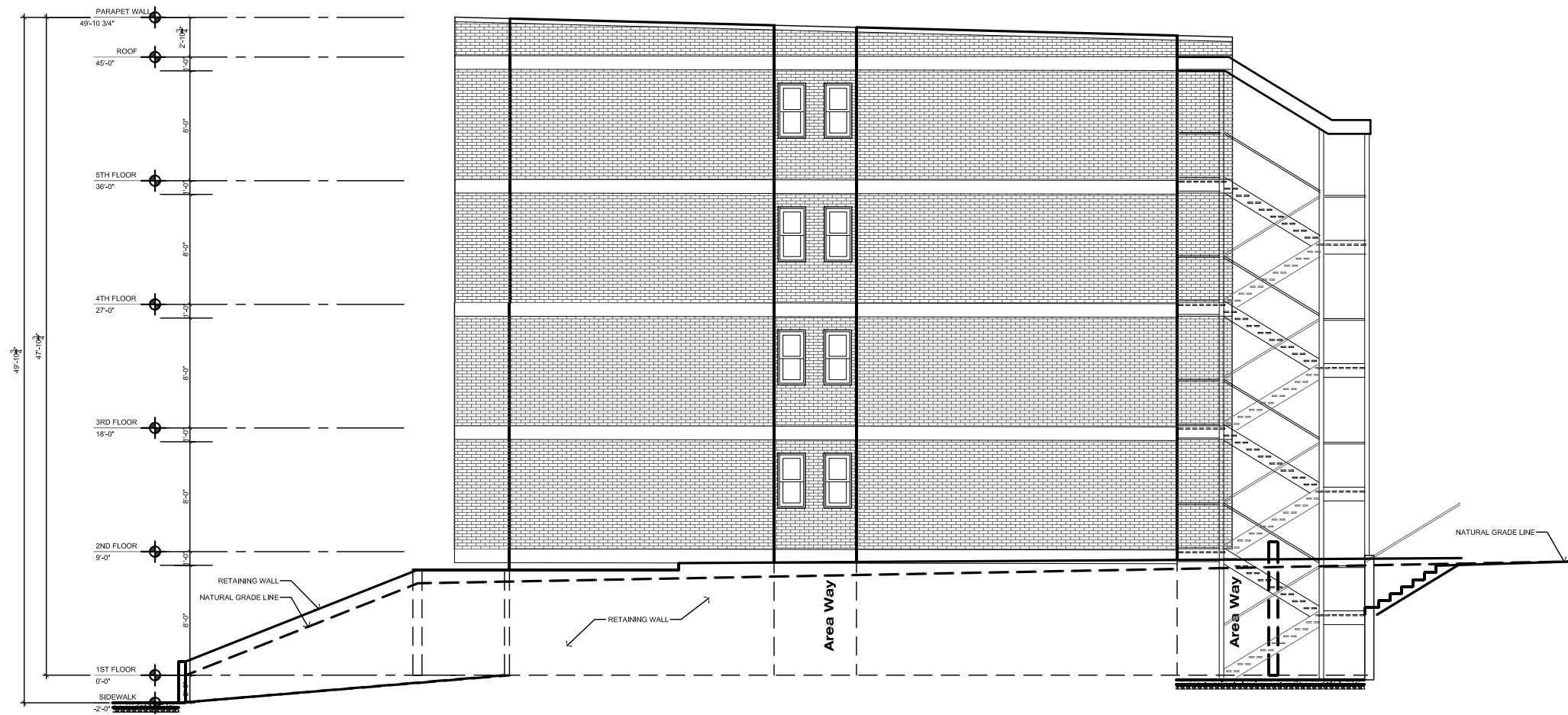
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RIGHT ELEVATION

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A05



RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

RIGHT ELEVATION

SCALE: 3/32" = 1'-0"

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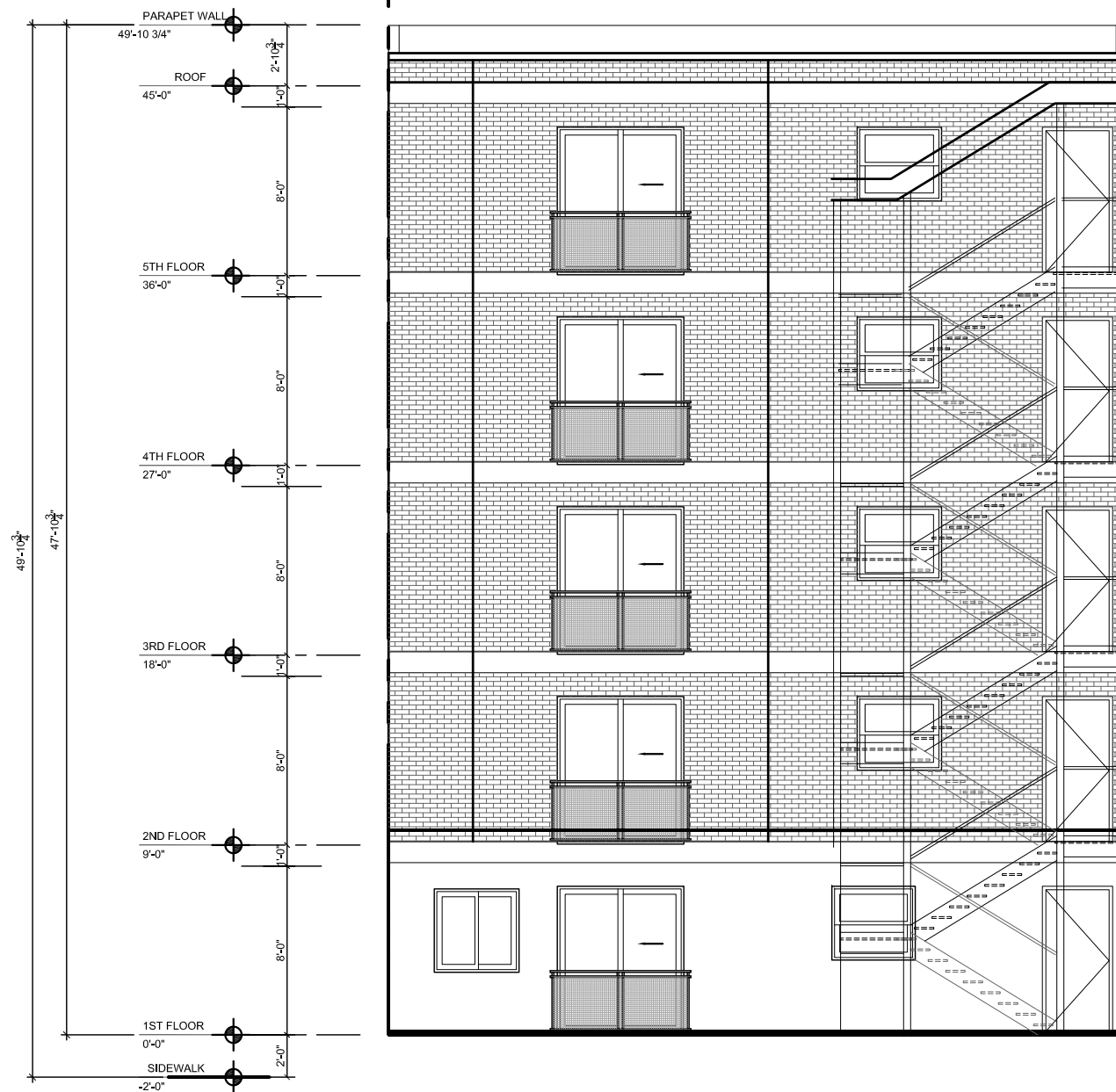
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REAR ELEVATION

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REAR ELEVATION

SCALE : 1/8"=1'-0"

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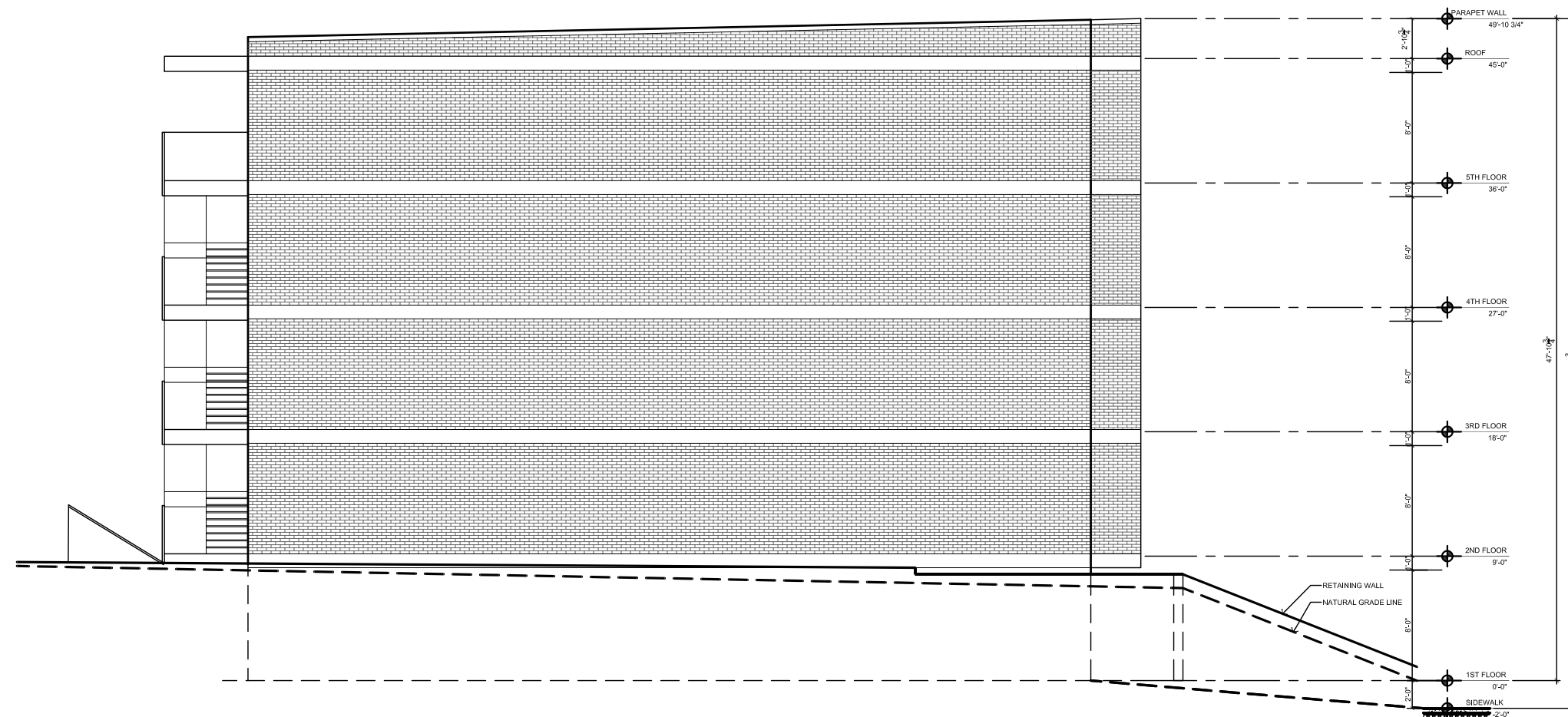
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LEFT ELEVATION

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A07



LEFT ELEVATION

SCALE : 3/32"=1'-0"

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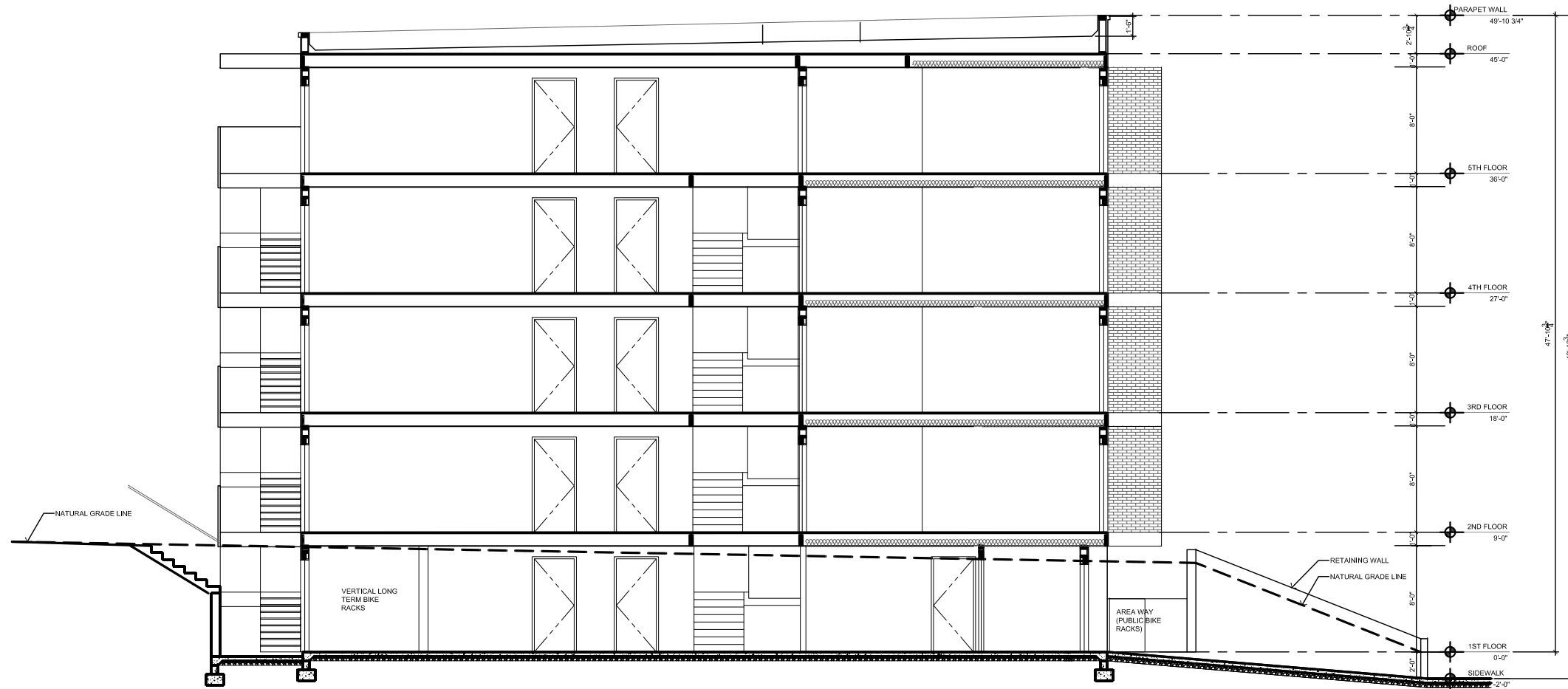
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SECTION 1-1

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A08



SECTION 1-1

SCALE : 3/32"=1'-0"