

# 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"

#### SHEET INDEX:

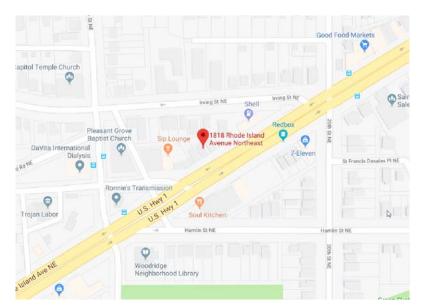
A01	COVER SHEET
	SITE PLAN
	SITE DATA
A02	FIRST FLOOR PLAN
	TYPICAL FLOOR PLAN

A03 ROOF PLAN

A04 FRONT ELEVATION A05 RIGHT ELEVATION

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A08 SECTION



# **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	
ELEVAT OR	59 SQ. FT.		10	



DESIGN-BUILD-MANAGEMENT: COLE GROUP LLC 3232 GEORGIA AVE., NW SUITE 100 WASHINGTON, DC 20010 PHONE (240) 292-6200

PHONE (240) 292-6200 EMAIL: Imarsteller@colegrouplic.com

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:

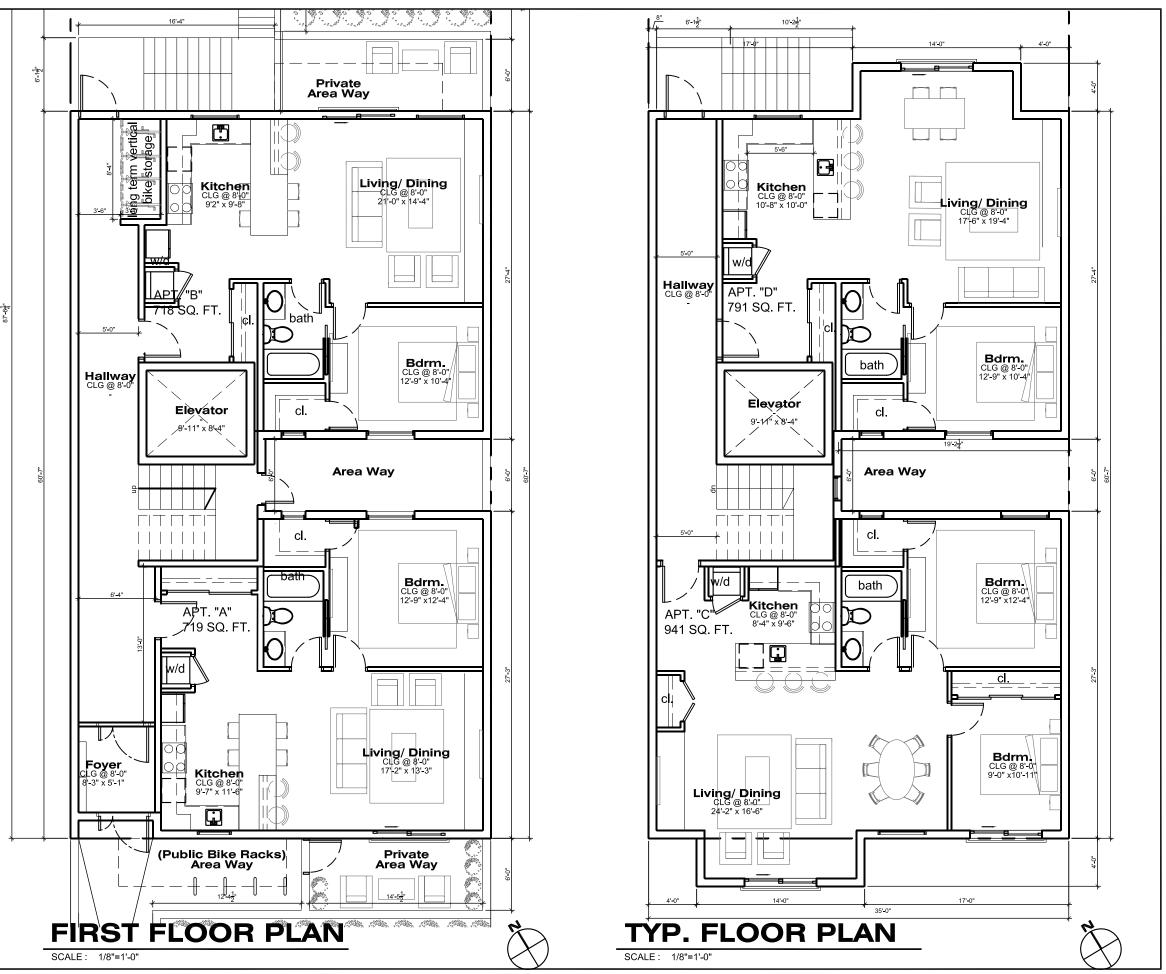
**SITE PLAN** 

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Board of Zoning Adjustmen

District of Columbia CASE NO.20065 EXHIBIT NO.6





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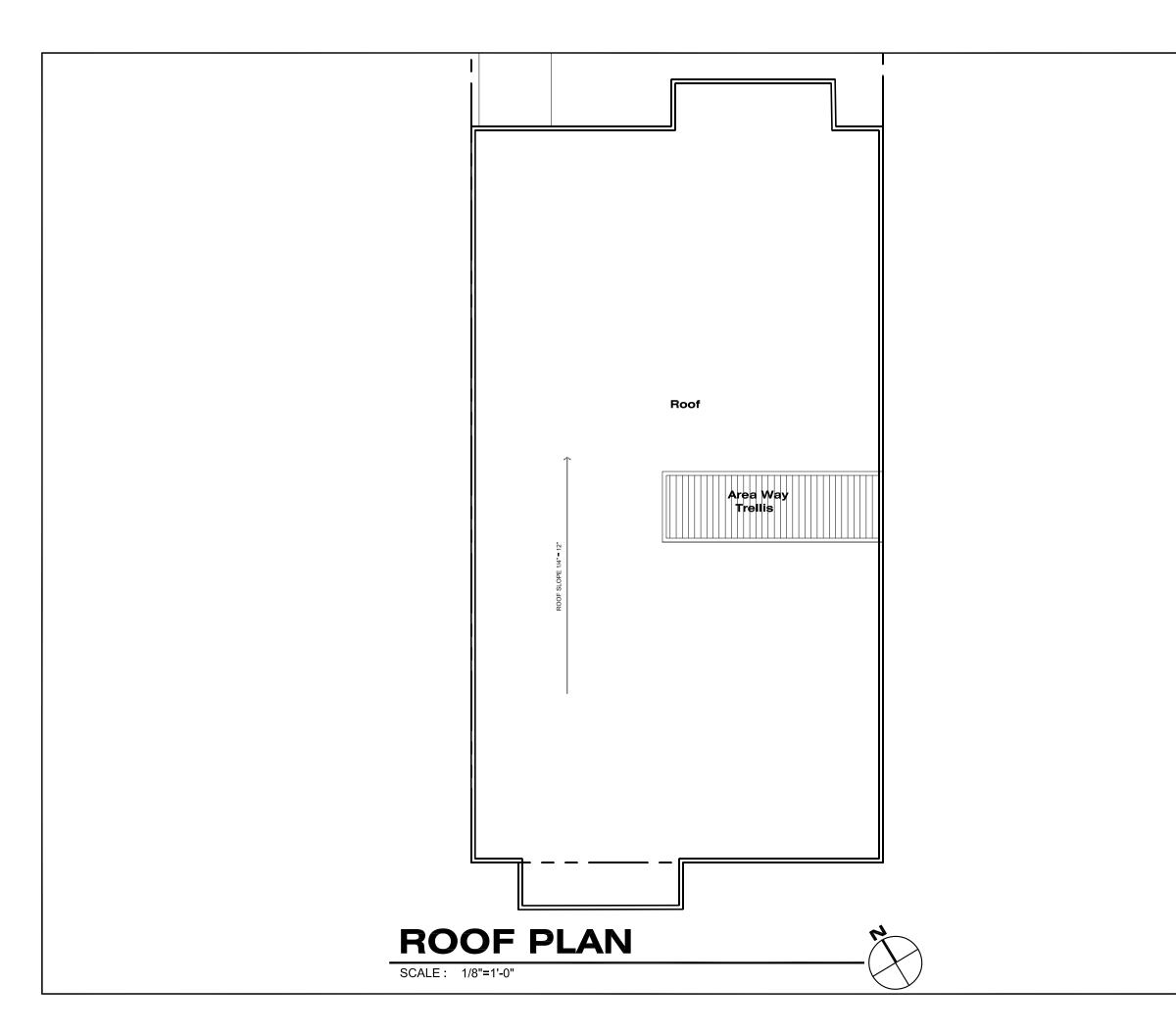
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# FIRST FLOOR PLAN TYPICAL FLOOR PLAN

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DESIGN-BUILD-MANAGEMENT:
COLE GROUP LLC
3232 GEORGIA AVE., NW
SUITE 100
WASHINGTON, DC 20010
PHONE (240) 292-6200
EMAIL: Imarsteller@colegrouplic.com

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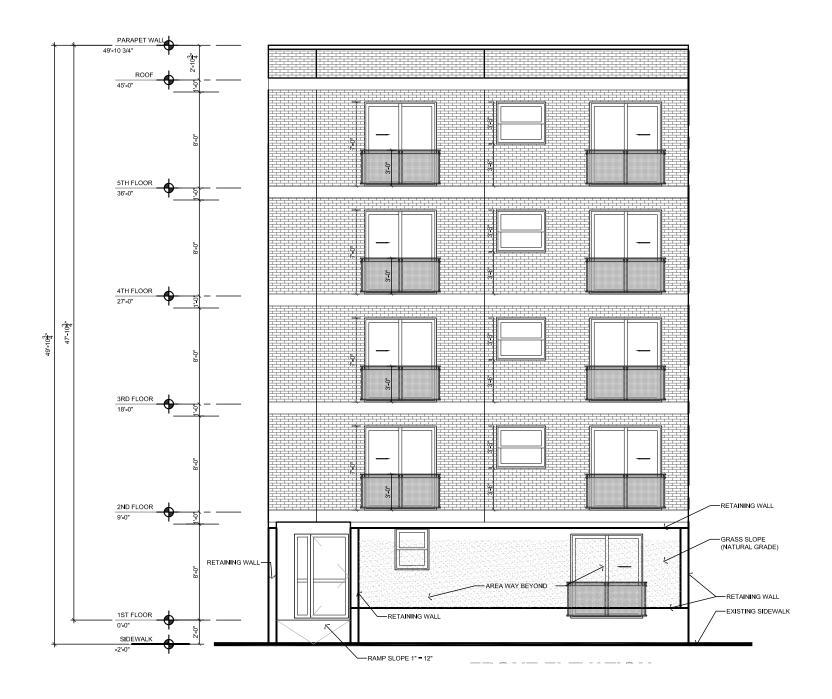
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**ROOF PLAN** 

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# **FRONT ELEVATION**

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



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EMAIL: Imarsteller@colegrouplic.com

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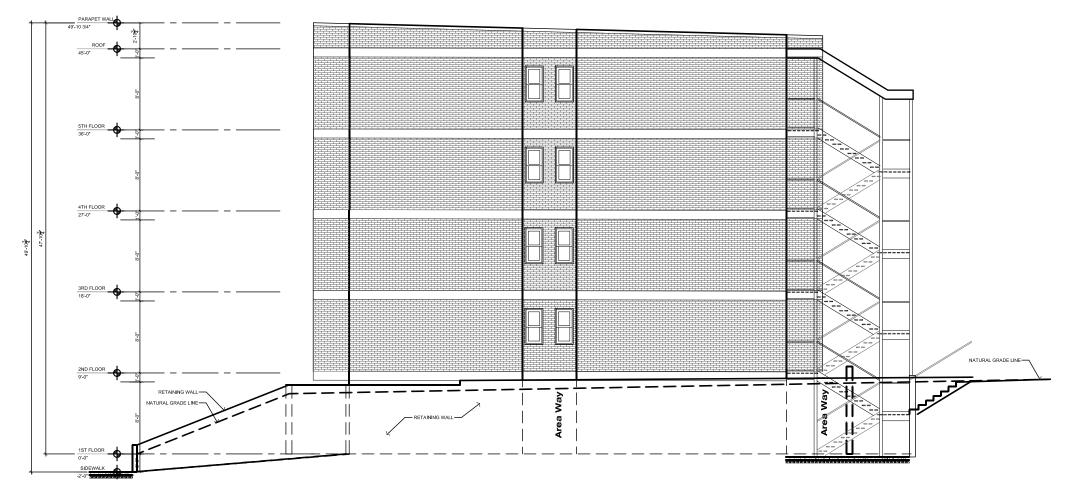
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FRONT ELEVATION

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RIGHT ELEVATION

# **RIGHT ELEVATION**

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



DESIGN-BUILD-MANAGEMENT:
COLE GROUP LLC
3232 GEORGIA AVE., NW
SUITE 100
WASHINGTON, DC 20010
PHONE (240) 292-6200
EMAIL: Imarsteller@colegrouplic.com

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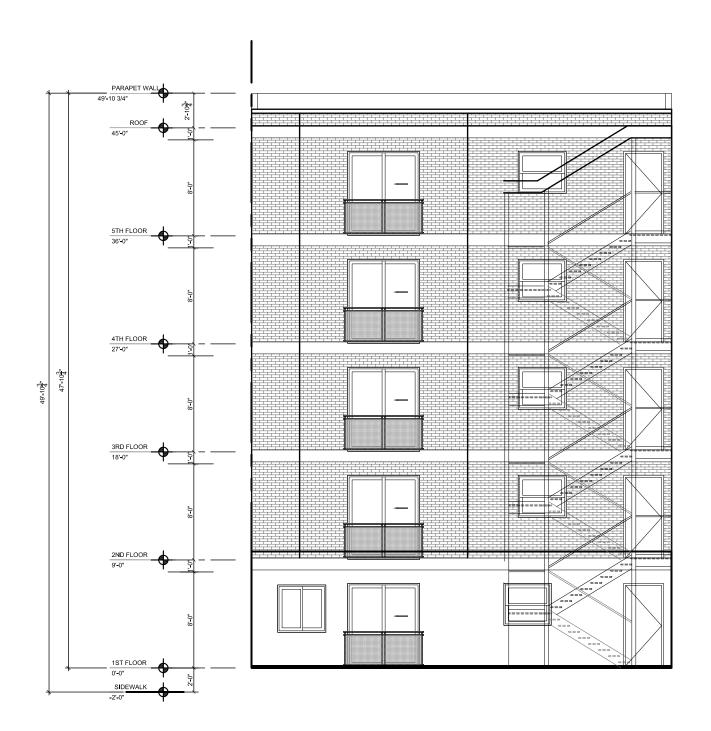
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#### **RIGHT ELEVATION**

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# **REAR ELEVATION**

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



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COLE GROUP LLC
3232 GEORGIA AVE., NW
SUITE 100
WASHINGTON, DC 20010
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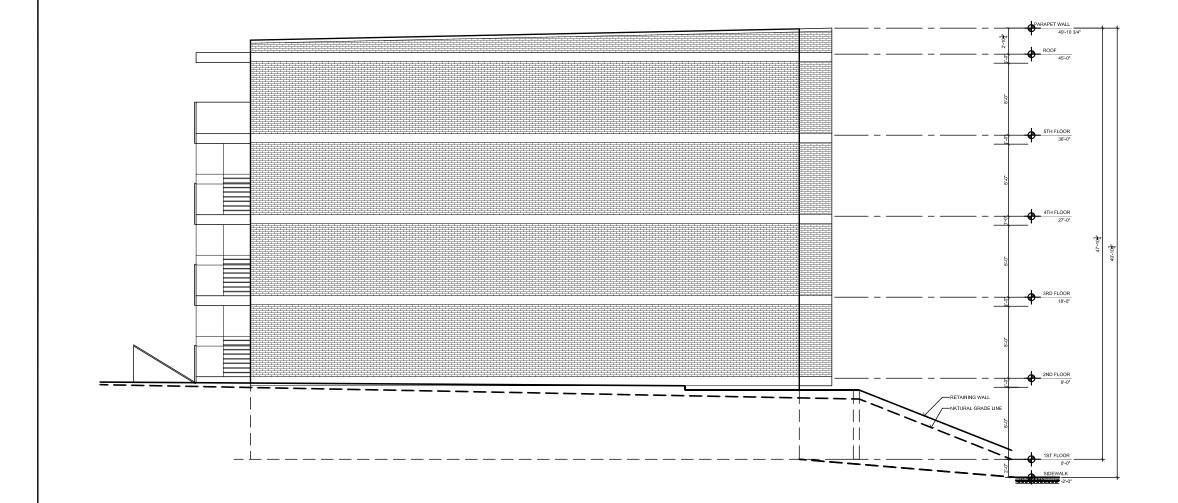
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# **LEFT ELEVATION**

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COLE GROUP LLC
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SUITE 100
WASHINGTON, DC 20010
PHONE (240) 292-6200
EMAIL: Imarsteller@colegrouplic.com

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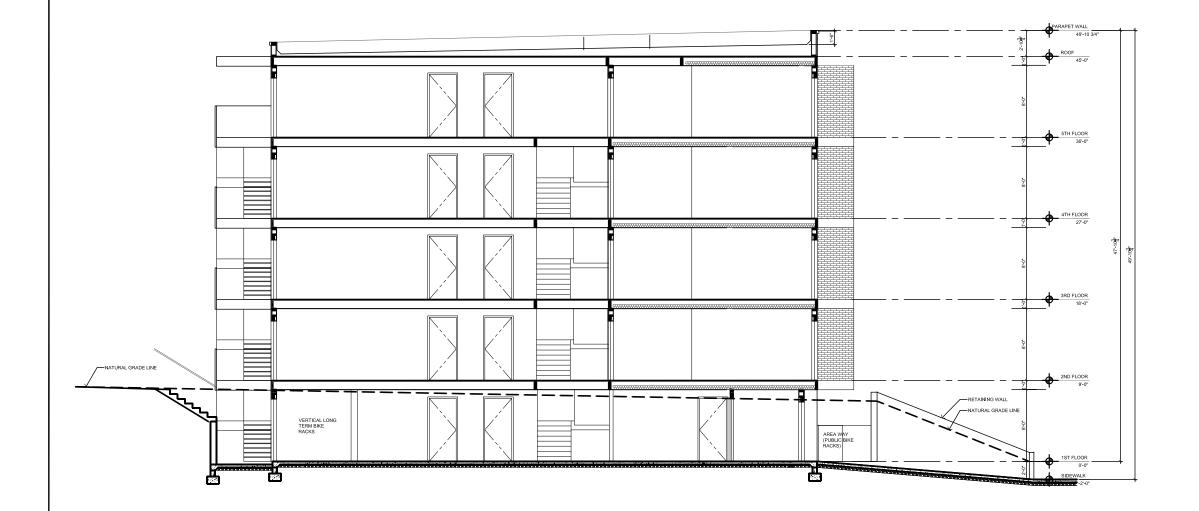
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#### **LEFT ELEVATION**

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COLE GROUP LLC
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**SECTION 1-1** 

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