

HAMPTON EAST 2

SCHEMATIC DESIGN

7/7/2025

SHEET INDEX	
ID	NAME
SD01	COVER SHEET
SD02	ZONING & BUILDING CODE DATA SUMMARY
SD03	FAR CALCULATION
SD04	SCHEMATIC SITE PLAN
SD05	CELLAR FLOOR PLAN
SD06	1st FLOOR PLAN
SD07	TYPICAL FLOOR PLAN
SD08	PENTHOUSE PLAN
SD09	PENTHOUSE ROOF PLAN
SD10	SCHEMATIC SECTIONS
SD11	SCHEMATIC ELEVATIONS
SD12	SCHEMATIC ELEVATIONS
SD13	SCHEMATIC PERSPECTIVES
SD14	SCHEMATIC PERSPECTIVES

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:

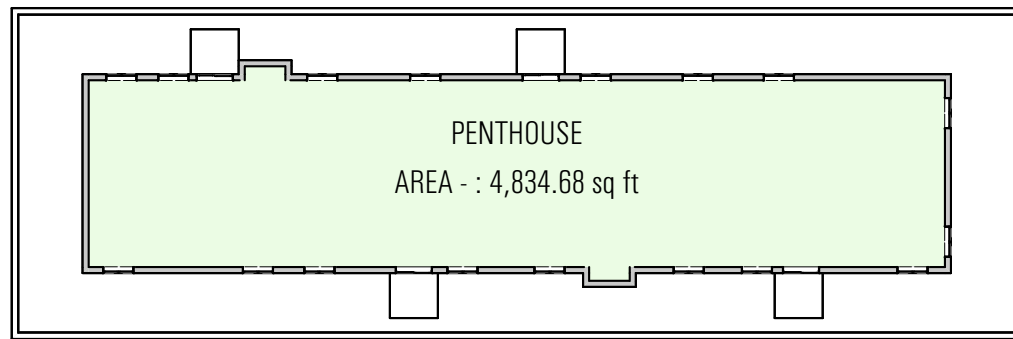
SQUARE & LOT NO.: 5344/ PARTS OF LOTS 1 & 2
LOT AREA: 25,783.6
ZONING DISTRICT: RA-1

REGULATION (ZR)	ALLOWED	PROVIDED
BUILDING HEIGHT	40' 3 Stories	22.73' 2 Stories
FLOOR AREA RATIO	1.08 (w/ IZ) (27,846.28 SF)	1.03 (26,672.59 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'	20.1'
SIDE YARD	3" per foot of height but not less than 8'	SOUTH SIDE YARD = 26.52' NORTH SIDE YARD = 42.14'
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)	LONG TERM 11 SPACES
	SHORT TERM 1 SPACE FOR EACH 20 DWELLING UNITS - (1 SPACE)	SHORT TERM 1 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

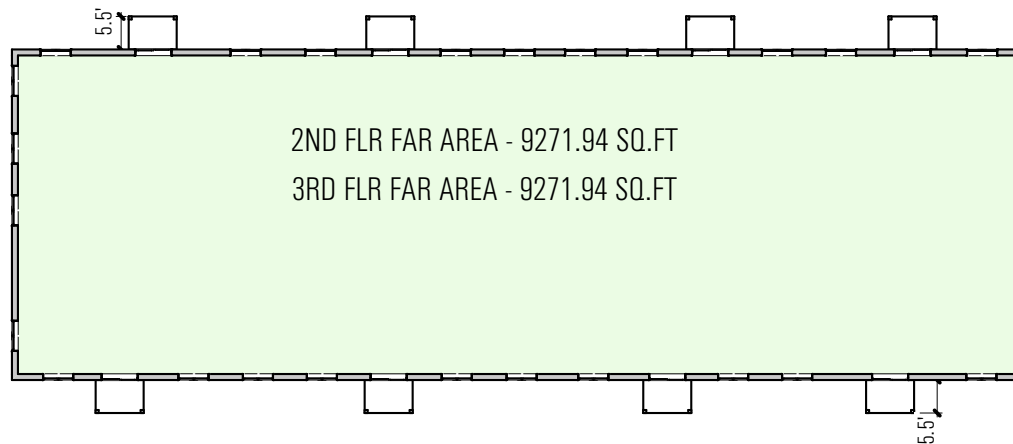
Income Level (of MFI)	Number of Units	Net Sq. Ft.	% of Total IZ Units
50%	1	738	23%
60%	3	2,493	77%
Total	4	3,231	100%



PENTHOUSE FAR = $4834.68 / 25782.5 = 0.19$
 BELOW 0.4 IS PERMITTED BY SUBSECTION C1505.1(C)
 PENTHOUSE FAR IS IN ADDITION TO 1.08 ALLOWED

4 PENTHOUSE

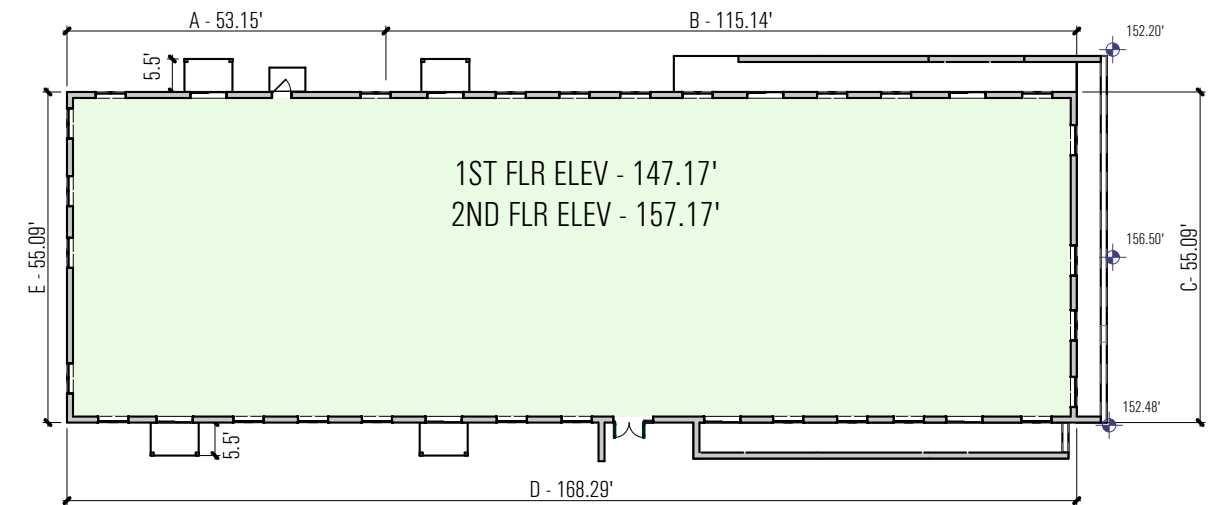
SCALE: 1/32" = 1'-0"



2ND FLR FAR = $9271.94 / 25782.5 = 0.359$
 3RD FLR FAR = $9271.94 / 25782.5 = 0.359$

3 2ND & 3rd FLR

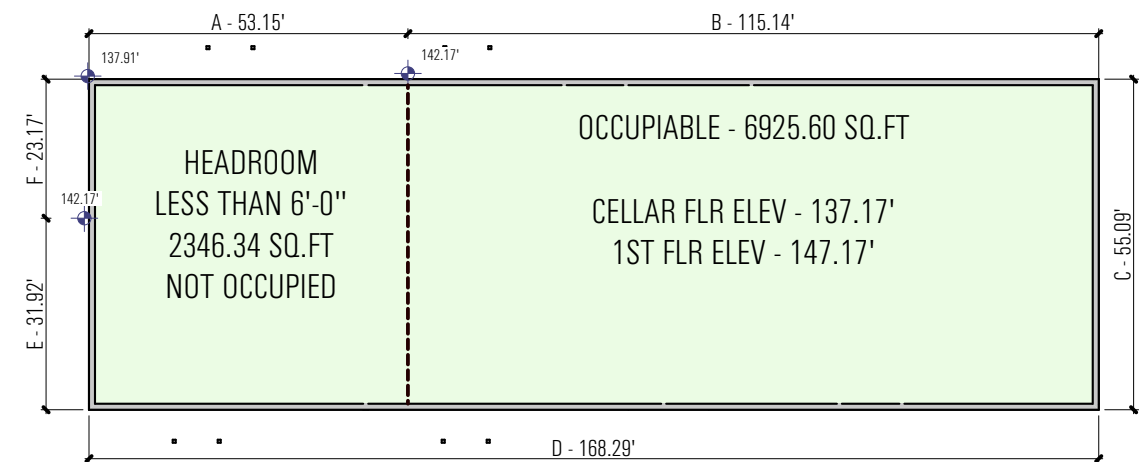
SCALE: 1/32" = 1'-0"



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 = $8128.71 / 25782.50 = 0.315$

2 1st FLR

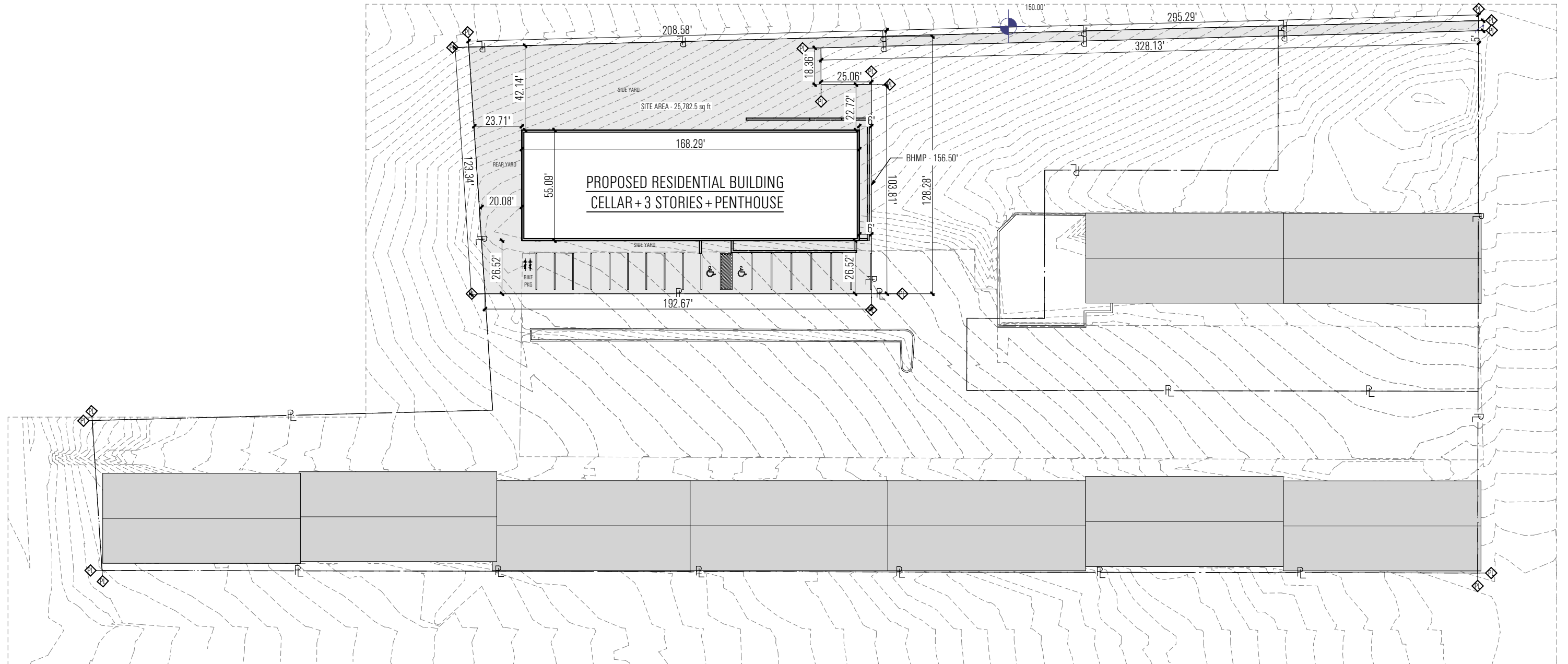
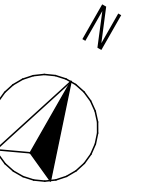
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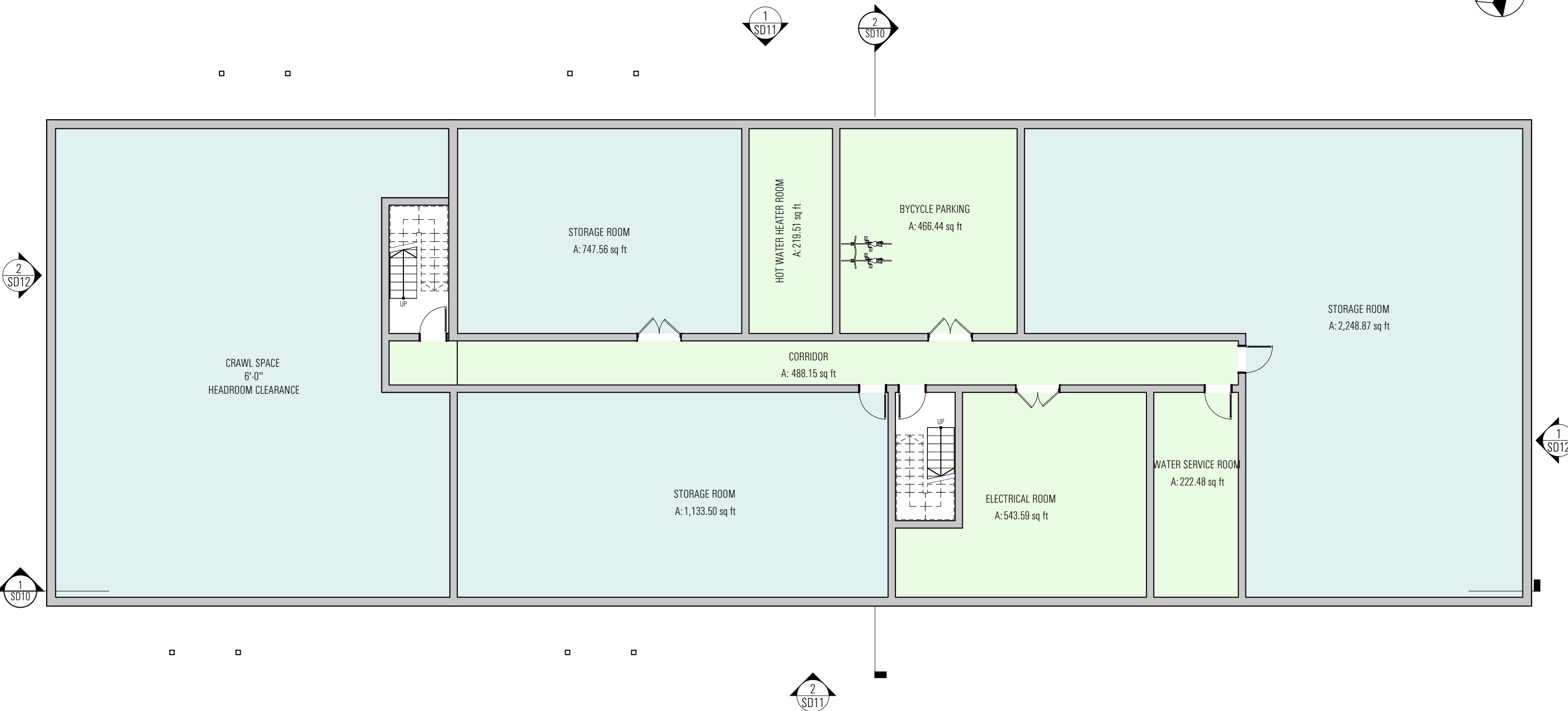
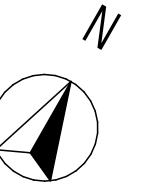


CELLAR DOES NOT CONTRIBUTE TO FAR

1 CELLAR

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





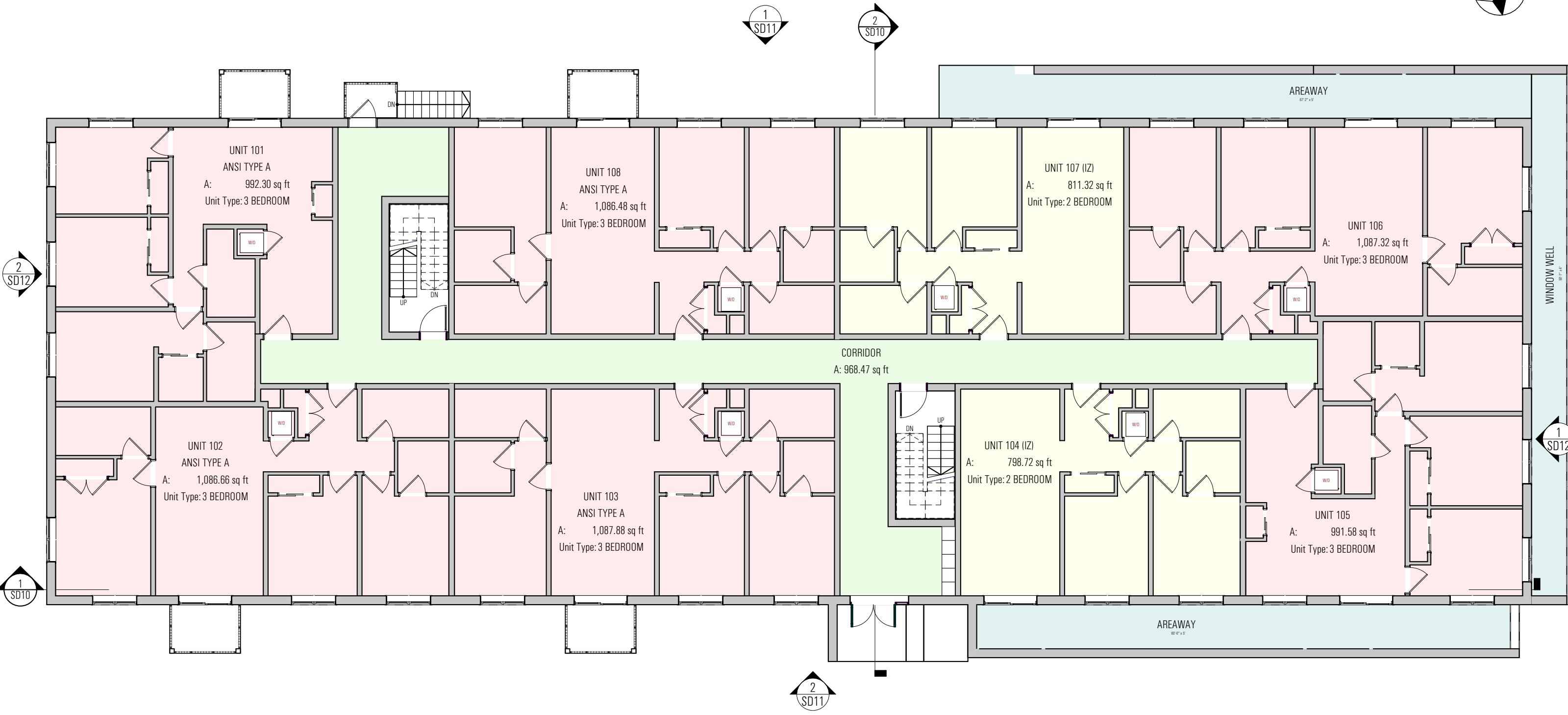
SD05

HAMPTON EAST 2, WASHINGTON, DC
CELLAR FLOOR PLAN

3/32" = 1'-0"
7/7/2025



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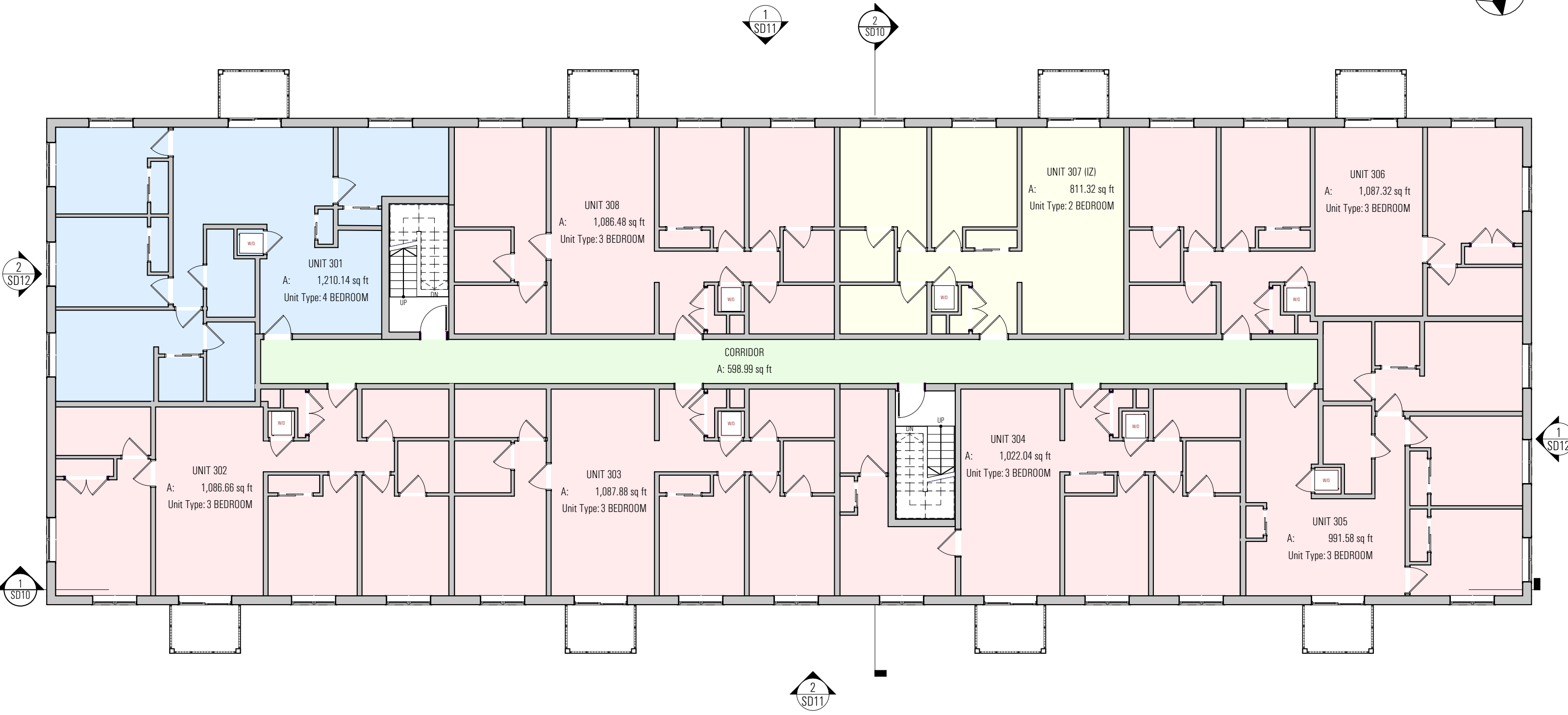
SD06

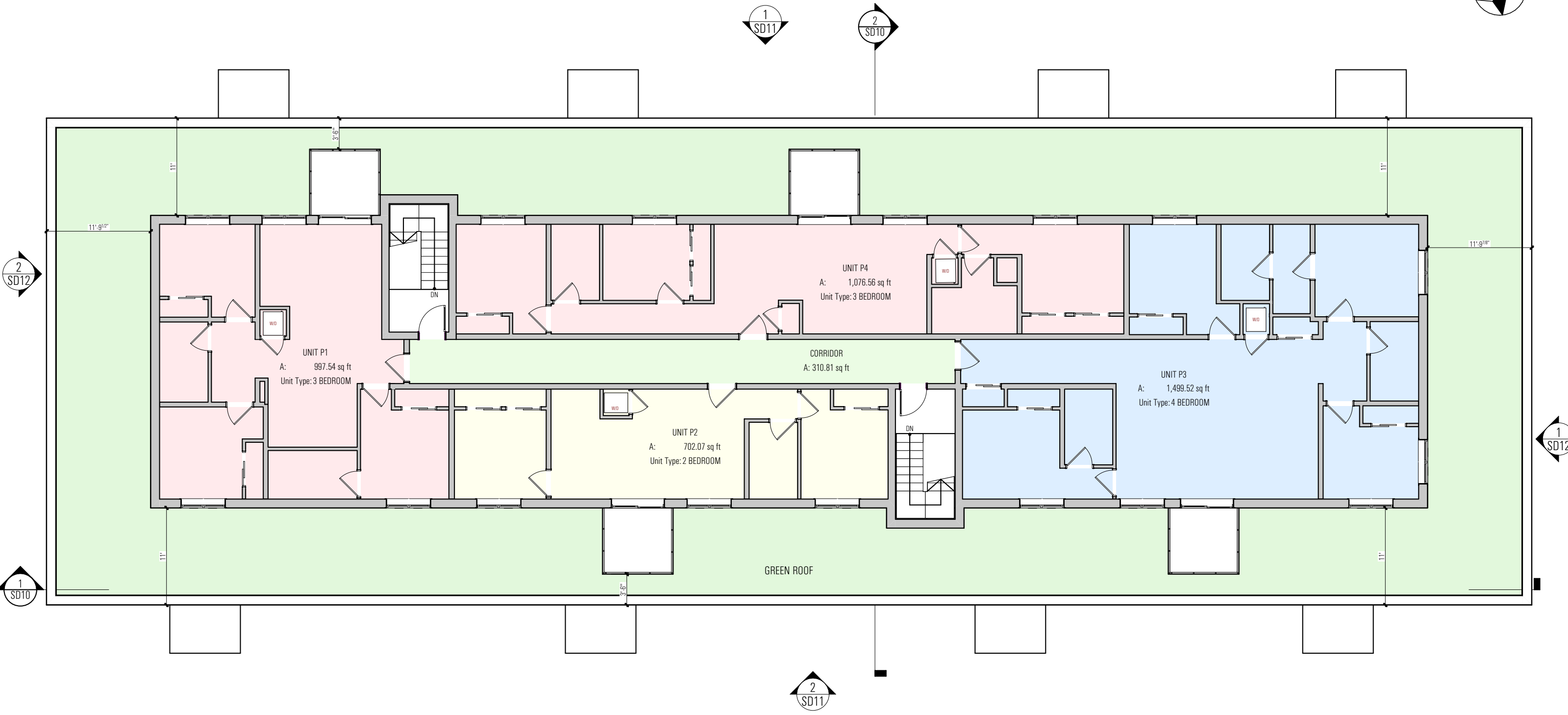
HAMPTON EAST 2, WASHINGTON, DC
1st FLOOR PLAN

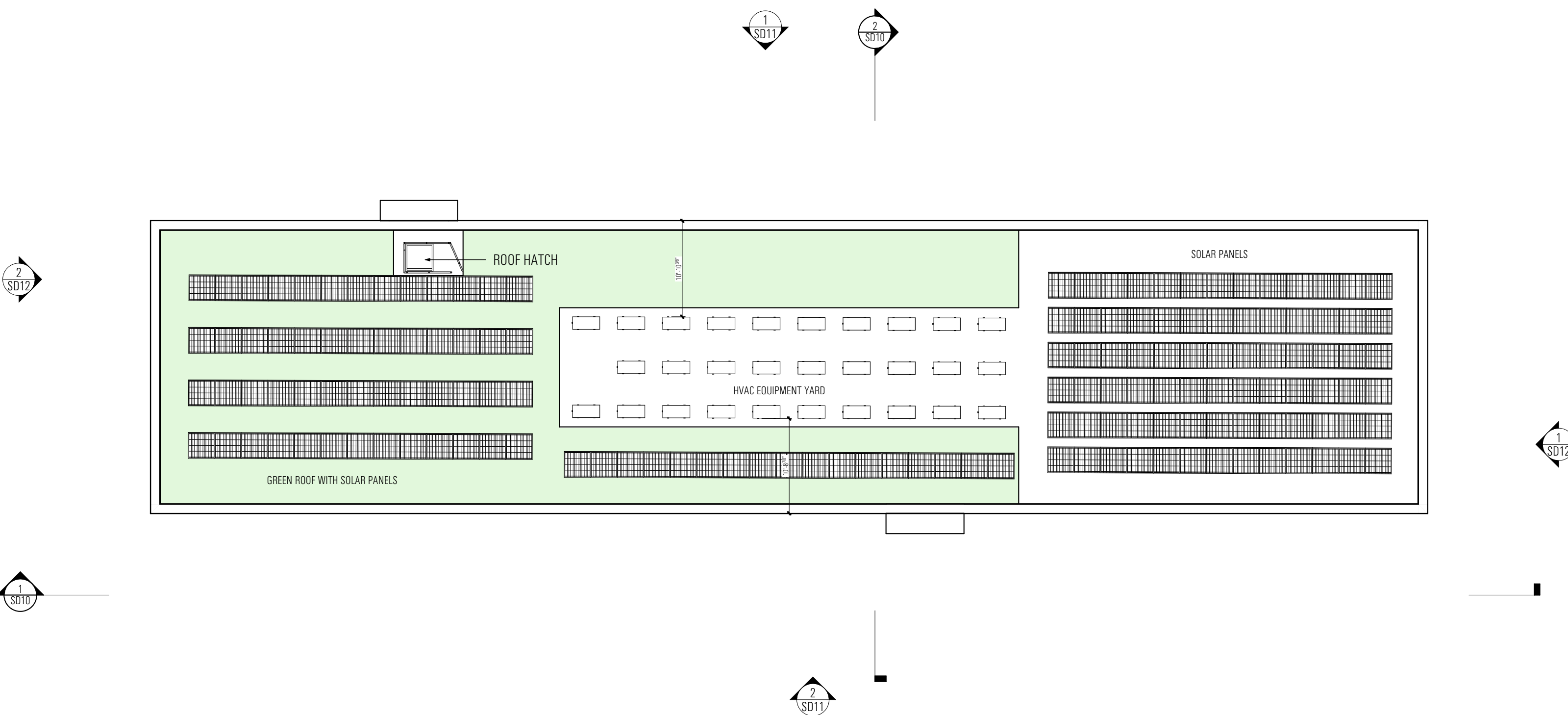
3/32" = 1'-0"
7/7/2025

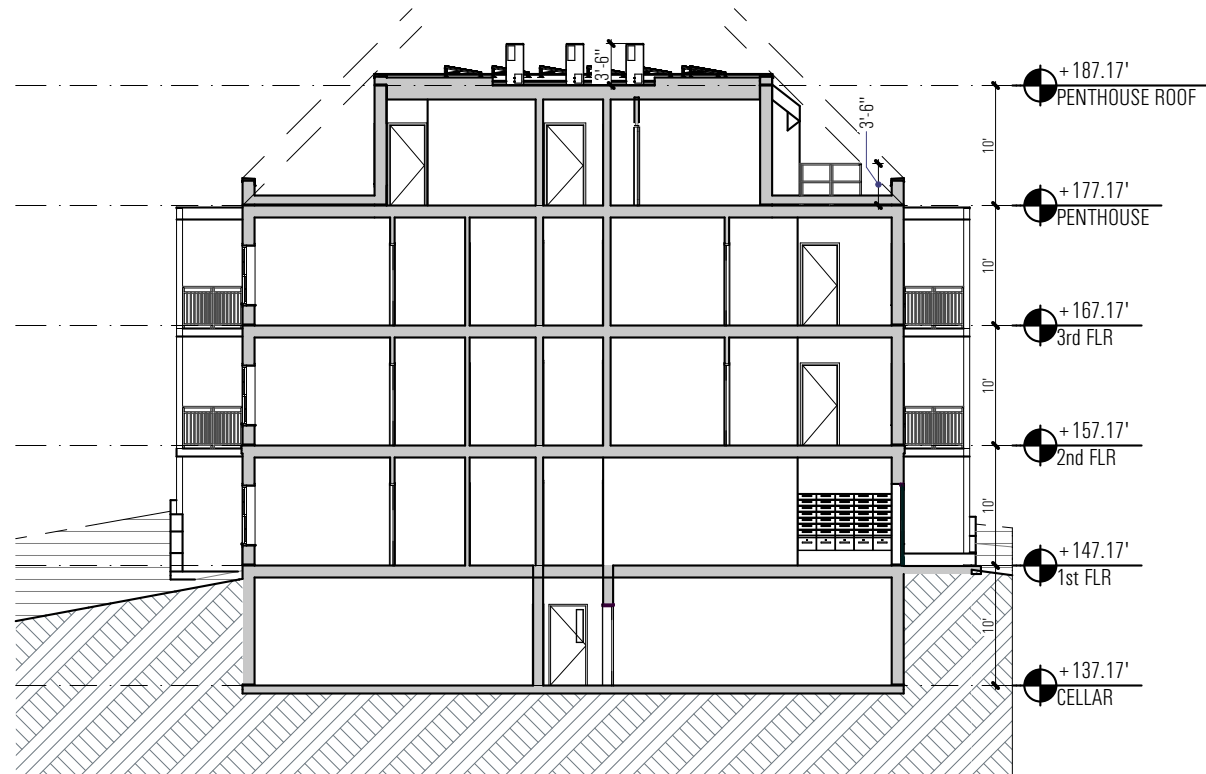


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2

SECTION

SCALE: 1/16" = 1'-0"



1

SECTION

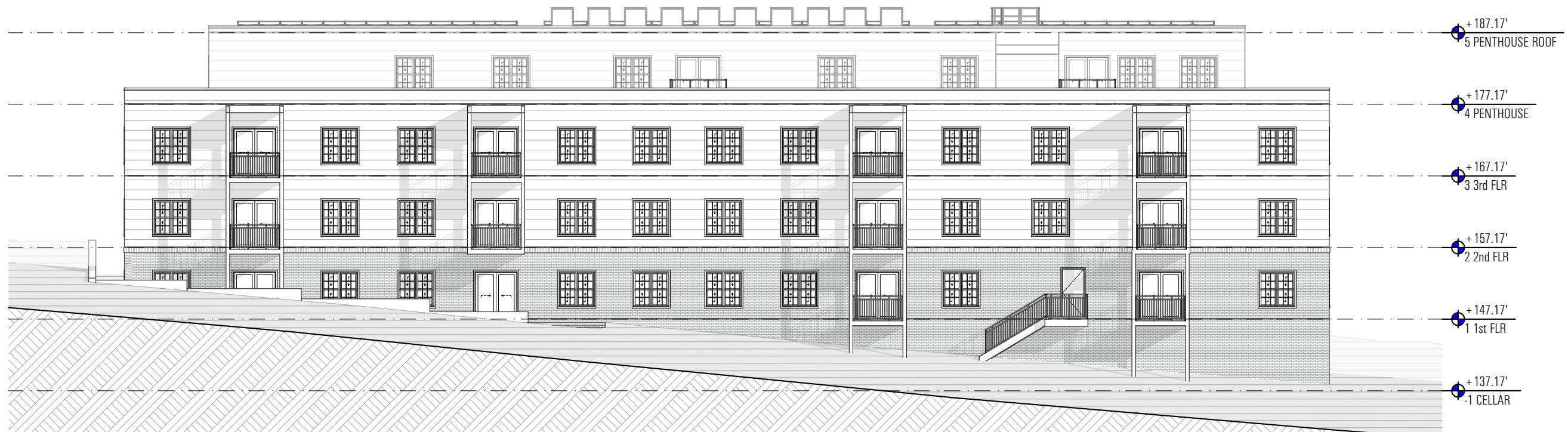
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2

South Elevation

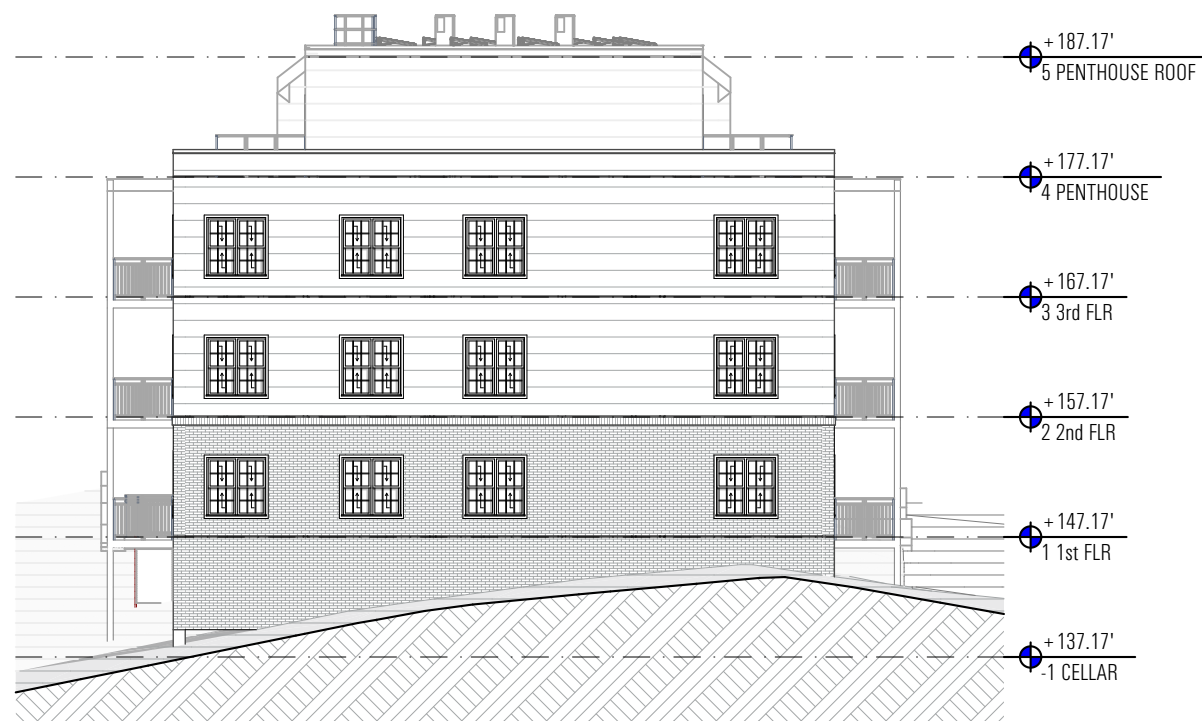
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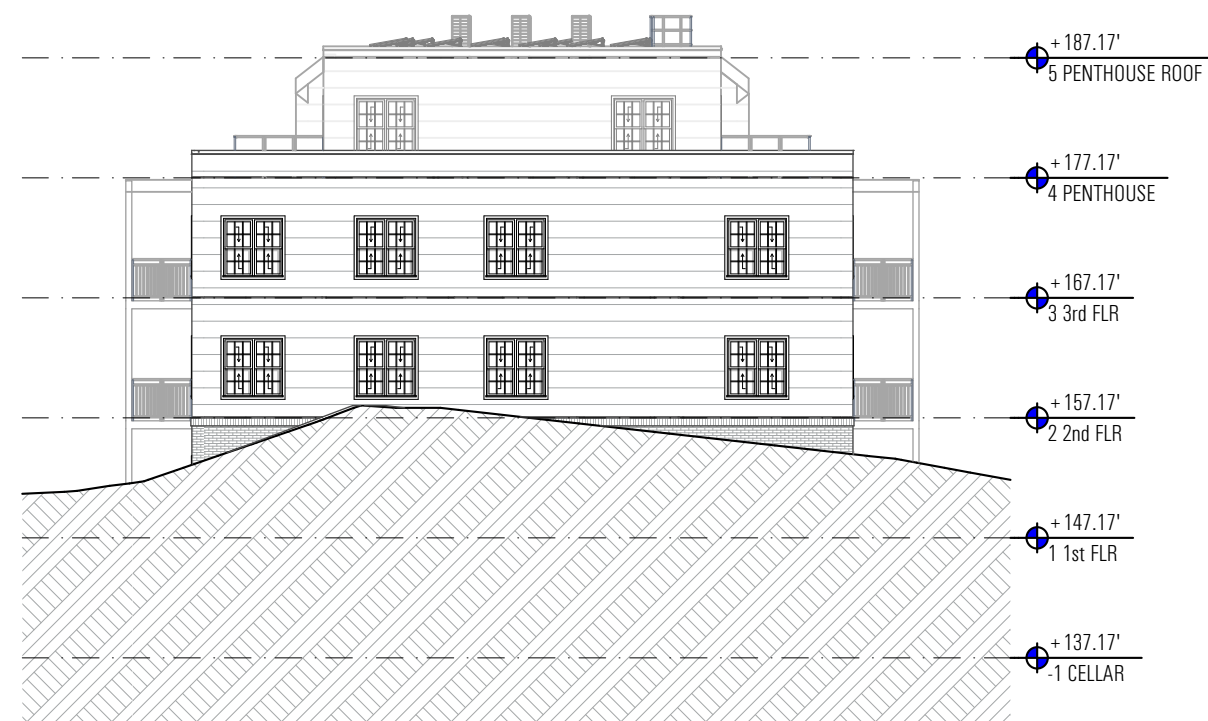
1

North Elevation

SCALE: 1/16" = 1'-0"



2 East Elevation
SCALE: 1/16" = 1'-0"



1 West Elevation
SCALE: 1/16" = 1'-0"



