

1106 3RD ST NE

SCHEMATIC DESIGN8/20/2025

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ZONING & BUILDING CODE DATA:

BUILDING INFO:

PROJECT NAME: 1106 3RD ST
PROJECT ADDRESS: 1106 3RD STREET NE, WASHINGTON, DC 20002

PROJECT NARRATIVE

CONVERSION OF A SINGLE FAMILY RESIDENCE TO A MIXED-USE BUILDING. (OFFICE ON THE FRIST FLR, 2 BEDROOM ARTIST STUDIO ON 2ND AND 3RD FLOOR EACH)

APPLICABLE BUILDING CODES:

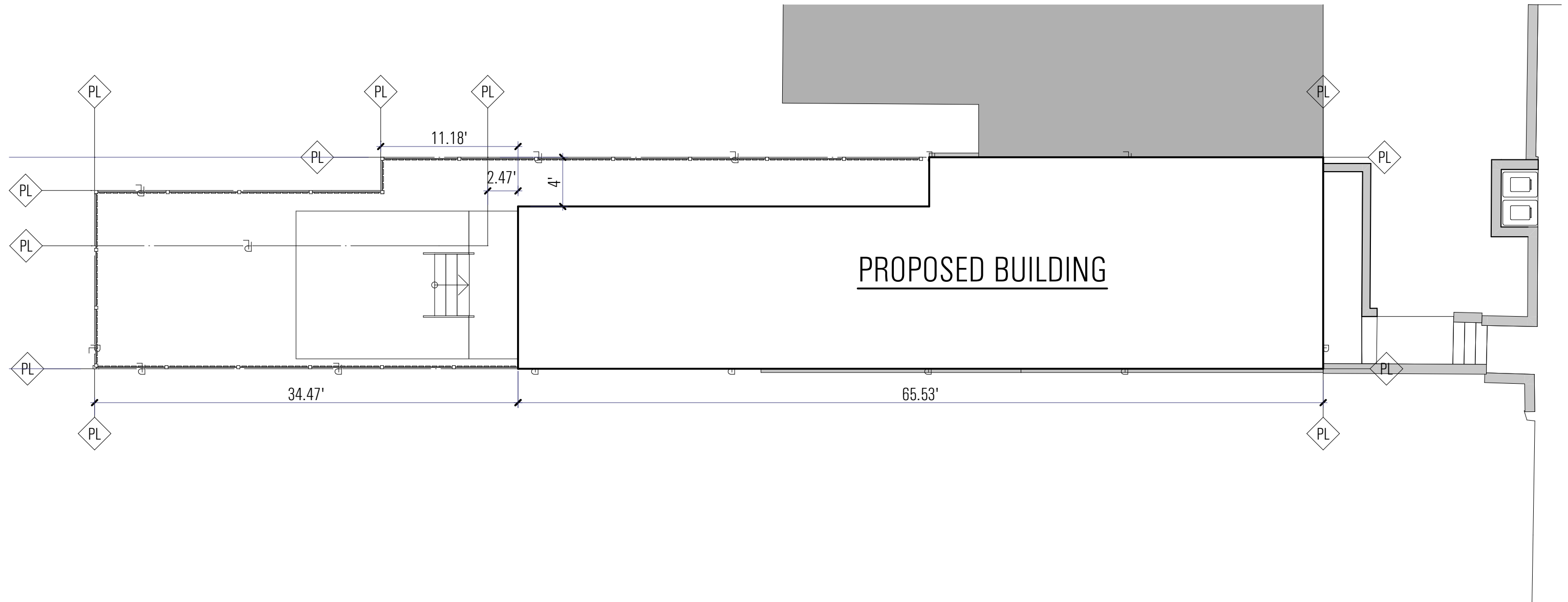
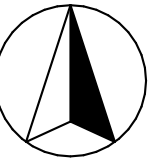
2017 DISTRICT OF COLUMBIA BUILDING CODE (DCMR 12A)
2017 DISTRICT OF COLUMBIA MECHANICAL CODE (DCMR 12E)
2017 DISTRICT OF COLUMBIA PLUMBING CODE (DCMR 12F)
2017 DISTRICT OF COLUMBIA FIRE CODE (DCMR 12H)
ASHRAE 90.1 2013, AS AMENDED BY 2017 DISTRICT OF COLUMBIA ENERGY CONSERVATION CODE (DCMR 12I)
2017 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.: 0748 / 0072
LOT AREA: 1,657 SF
ZONING DISTRICT: PDR-1
ZONING OVERLAY: N/A
HISTORIC AREA/SITE: N/A

REGULATION (ZR)	EXISTING	ALLOWED/REQUIRED	PROVIDED
BUILDING HEIGHT	26.16'	50'-0" MAX (NO STORY LIMIT)	38.96' 3 STORIES
FLOOR AREA RATIO	0.91 (1,502.4 SF)	2.0 (2,980 SF)	2.0 (2,980 SF)
PENTHOUSE HEIGHT	0'	12'-0" MAX (1 STORY LIMIT) 15'-0" PERMITTED FOR PENT. MECH. SPACE	10'-1.5"
REAR YARD	54.25'	TWO AND ONE-HALF INCHES (2.5 IN.) PER ONE FOOT (1 FT.) OF VERTICAL DISTANCE FROM THE MEAN FINISHED GRADE AT THE MIDDLE OF THE REAR OF THE STRUCTURE TO THE HIGHEST POINT OF THE MAIN ROOF OR PARAPET WALL, BUT NOT LESS THAN TWELVE FEET (12 FT.) EXCEPT AT THE REAR YARD NEED NOT BE PROVIDED BELOW A HORIZONTAL PLANE TWENTY FEET (20 FT.)	34.47'
SIDE YARD	N/A	NOT REQ'D	N/A
OFF-STREET PARKING	0	1 PER 3 DWELLING UNITS IN EXCESS OF 4 UNITS/ 1.33 PER 1000 SF IN EXCESS of 3,000 SF	NONE REQ'D
BICYCLE PARKING	N/A	Residential uses with eight (8) or more dwelling units and non-residential uses with four thousand square feet (4,000 sq. ft.) or more of gross floor area shall provide bicycle parking spaces	NONE REQ'D
GREEN AREA RATIO (GAR)	N/A	0.2	SEE GAR PLAN (SEE SHEET LP101)
LOT OCCUPANCY	44.48% (737.03 SF)	N/A	59.94% (993.33 SF)

N



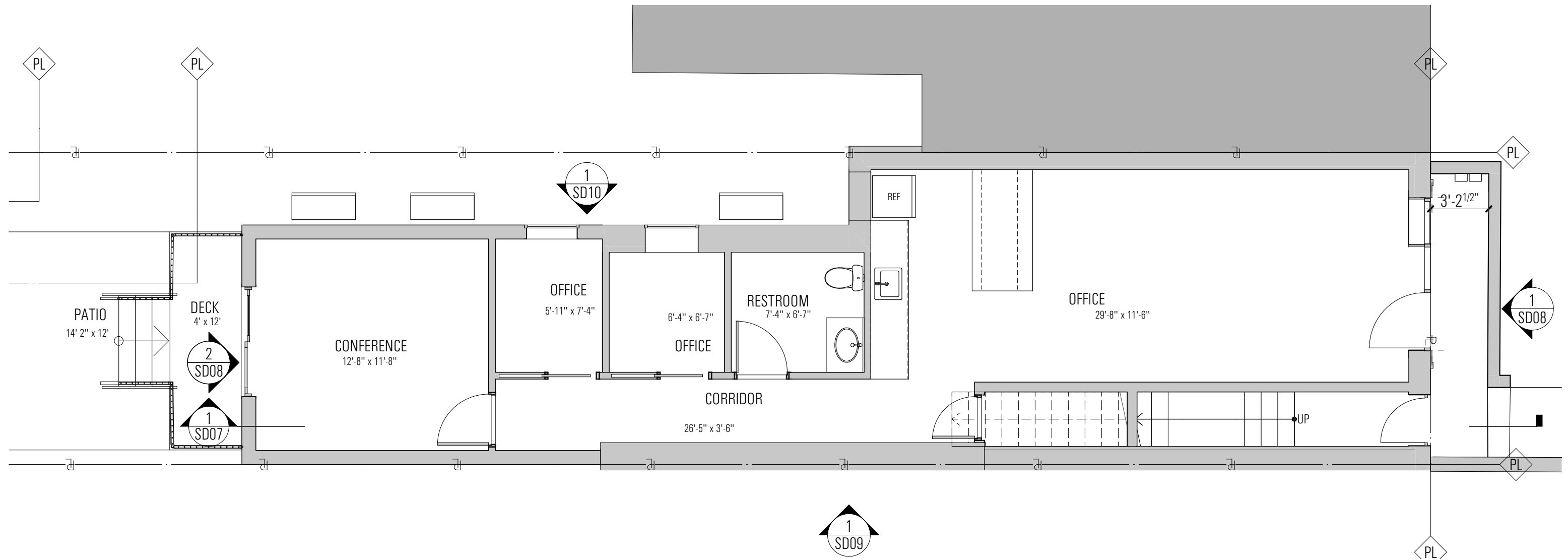
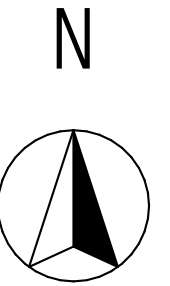
SD03

1106 3RD ST NE, WASHINGTON, DC
SITE PLAN

1/8" = 1'-0"
8/20/2025



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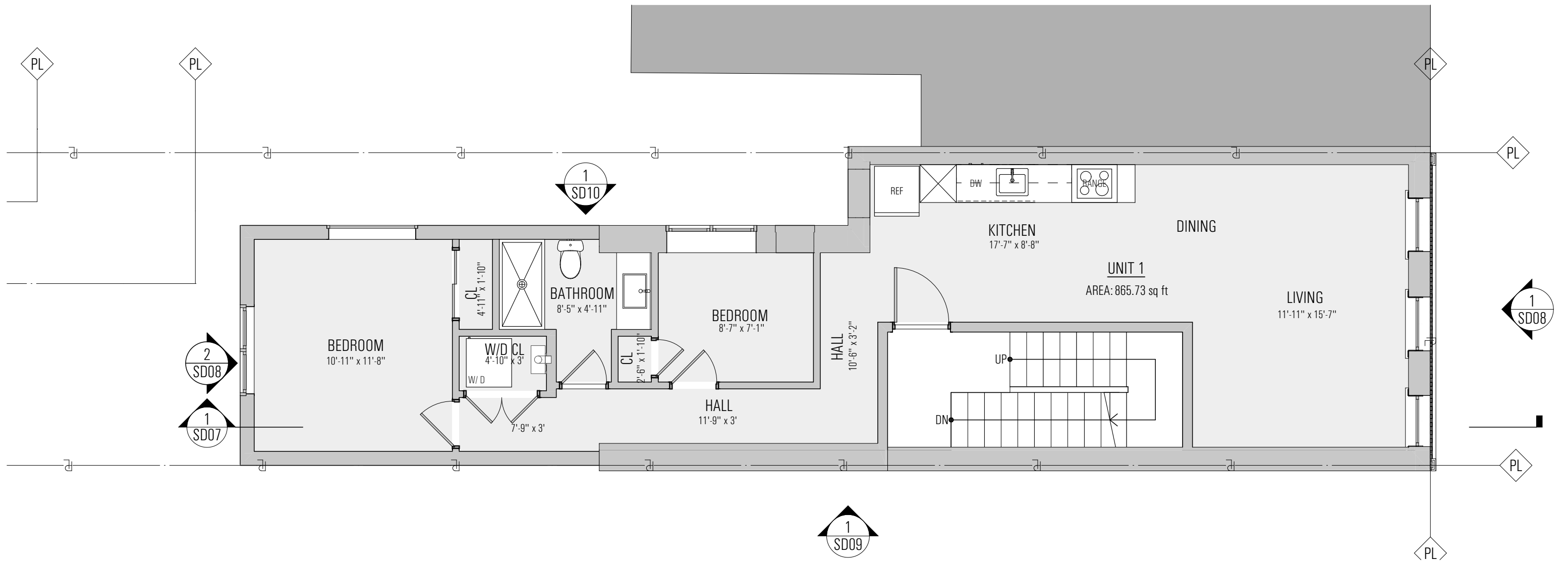
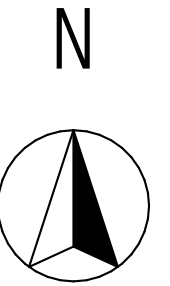
SD04

1106 3RD ST NE, WASHINGTON, DC
1st FLR PLAN

3/16" = 1'-0"
8/20/2025



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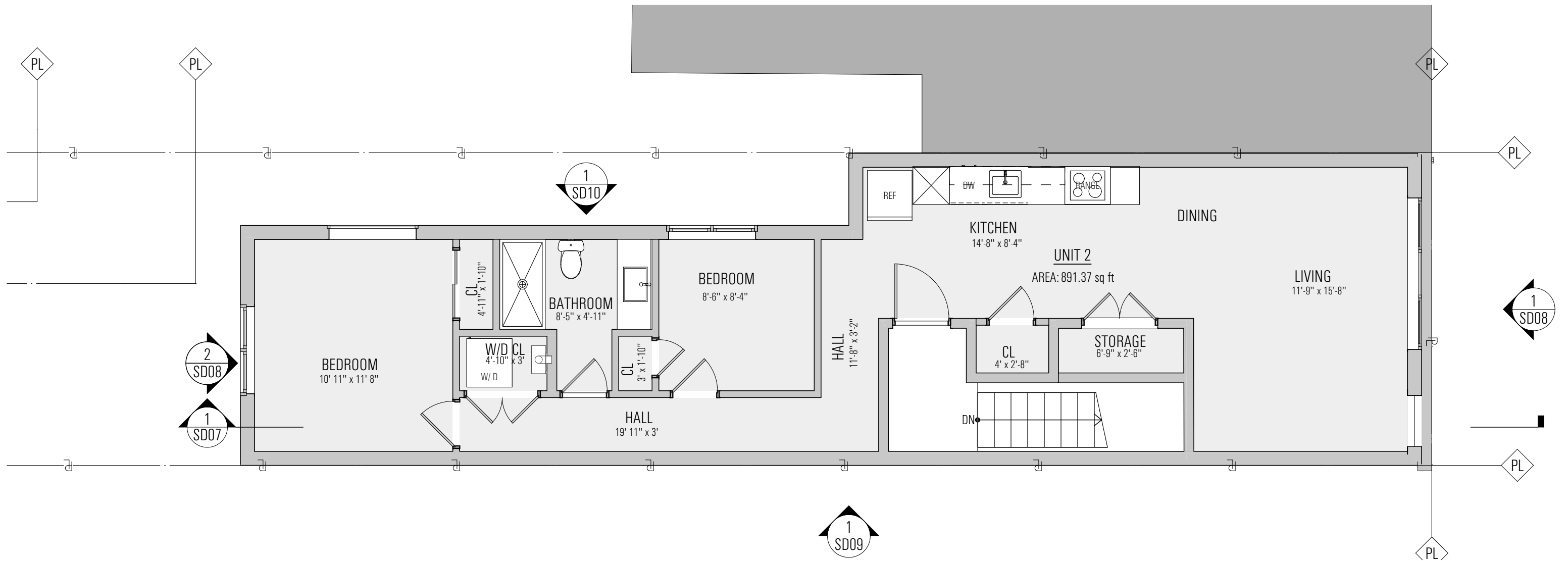
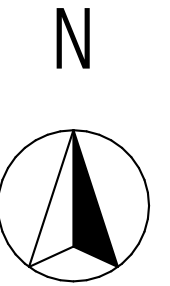
SD05

1106 3RD ST NE, WASHINGTON, DC
2ND FLOOR PLAN

3/16" = 1'-0"
8/20/2025



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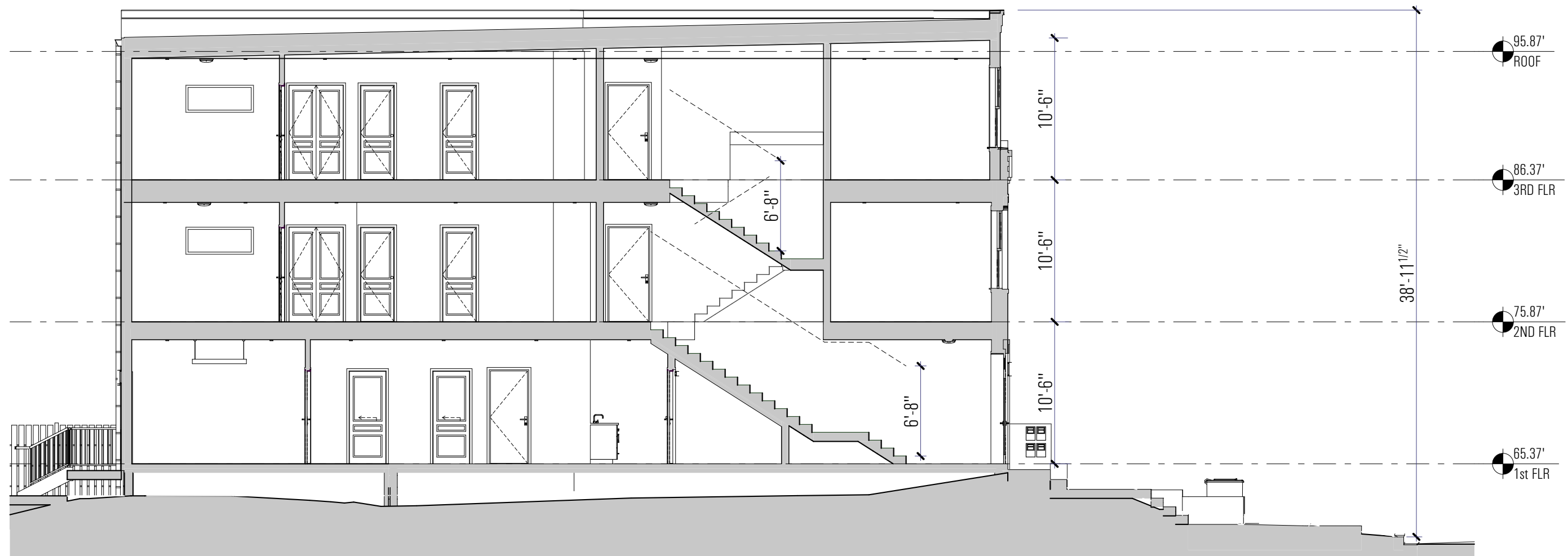
SD06

1106 3RD ST NE, WASHINGTON, DC
3RD FLOOR PLAN

3/16" = 1'-0"
8/20/2025



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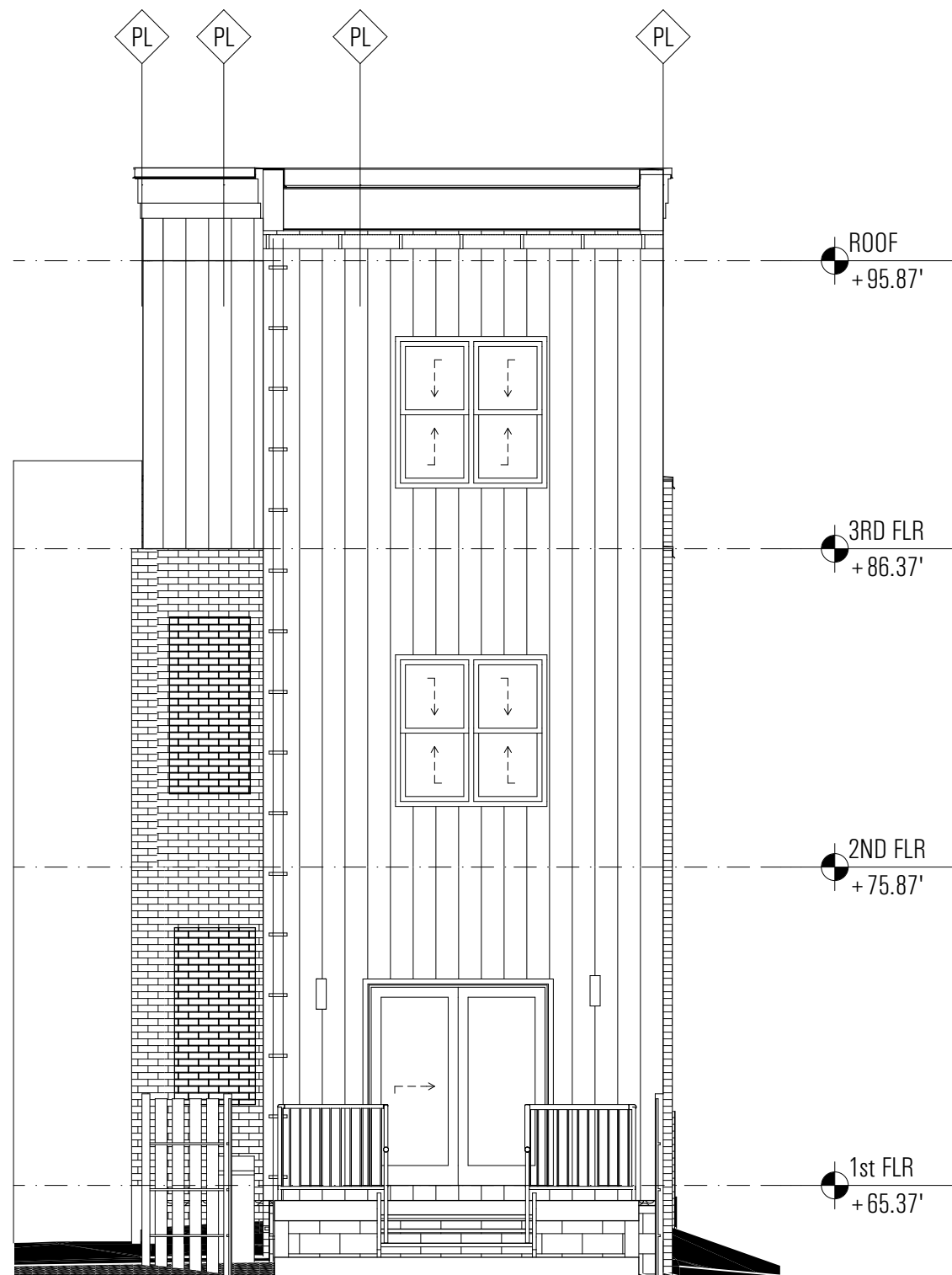
SD07

1106 3RD ST NE, WASHINGTON, DC
SCHEMATIC SECTION

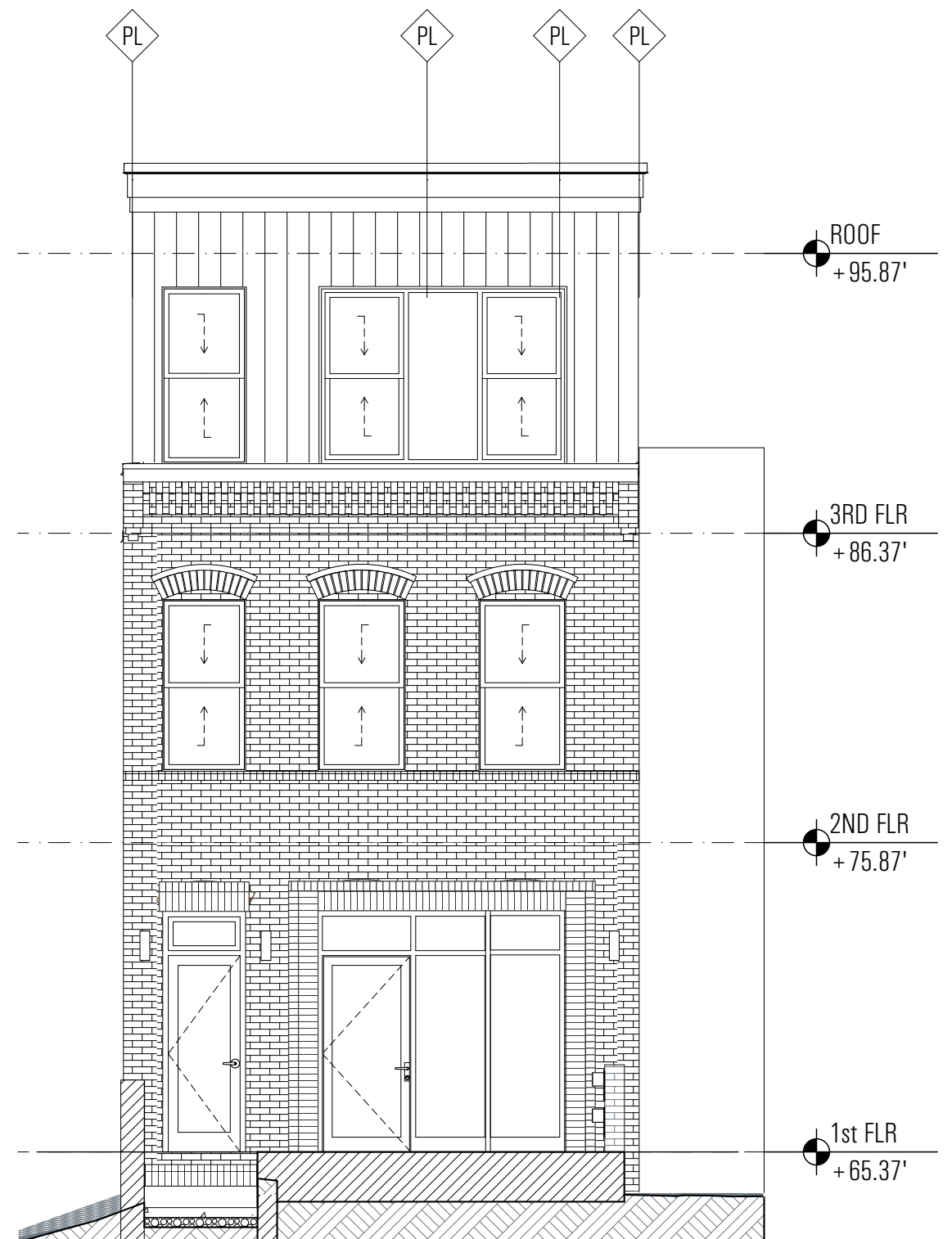
1/8" = 1'-0"
8/20/2025



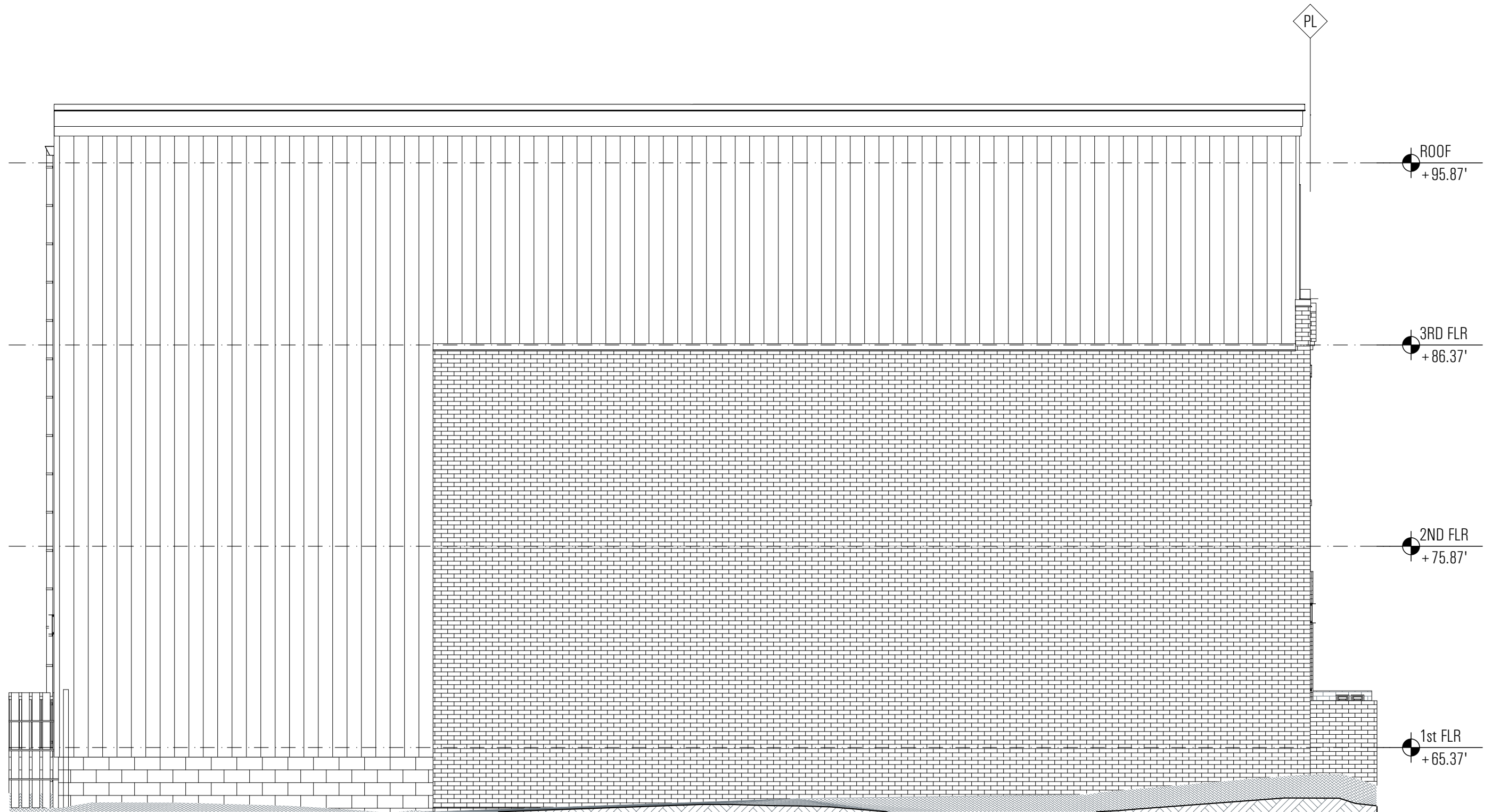
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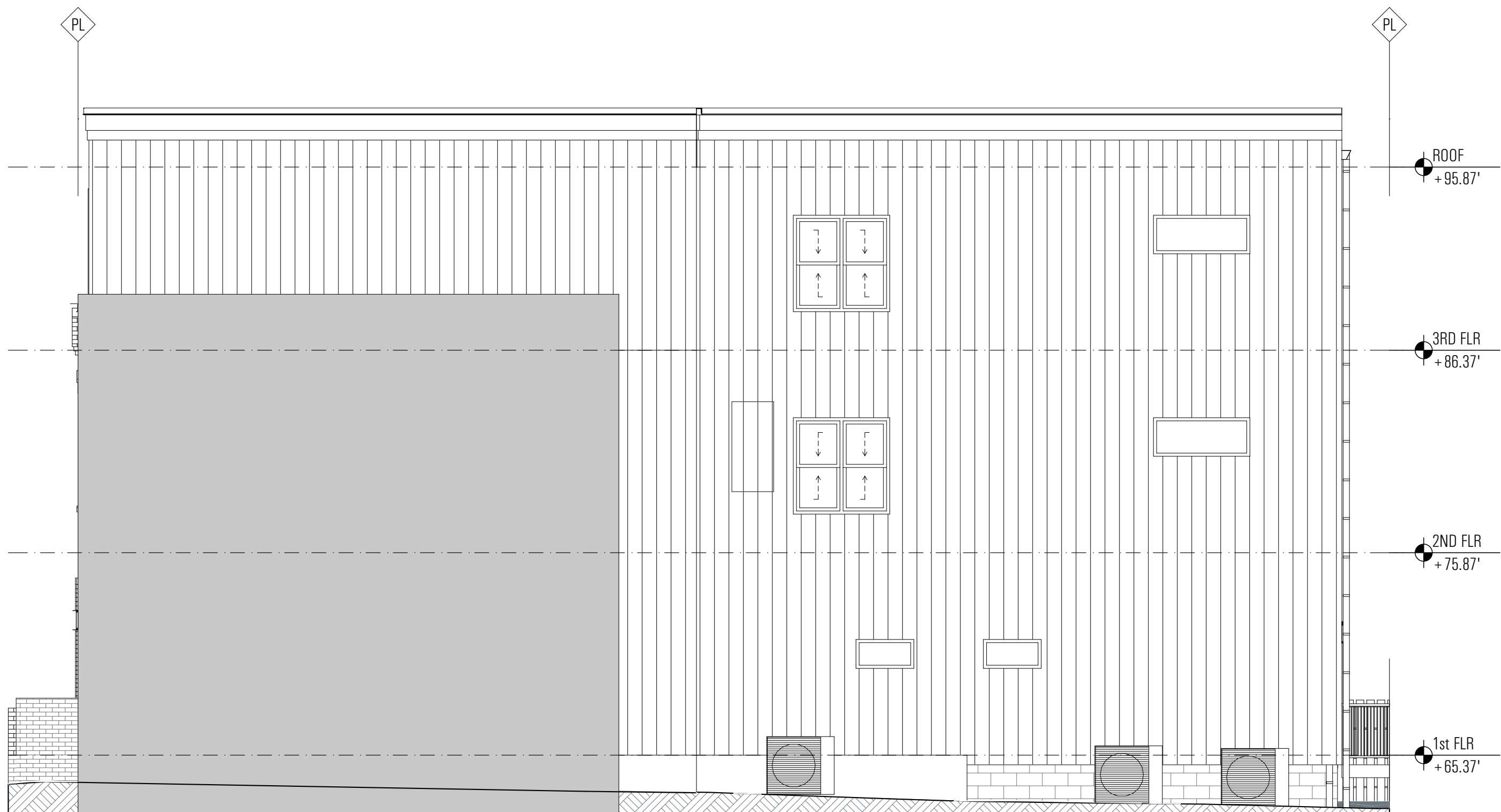
2 WEST ELEVATION
SCALE: 3/16" = 1'-0"



1 EAST ELEVATION
SCALE: 3/16" = 1'-0"



1 NORTH ELEVATION
SCALE: 3/16" = 1'-0"



1 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

