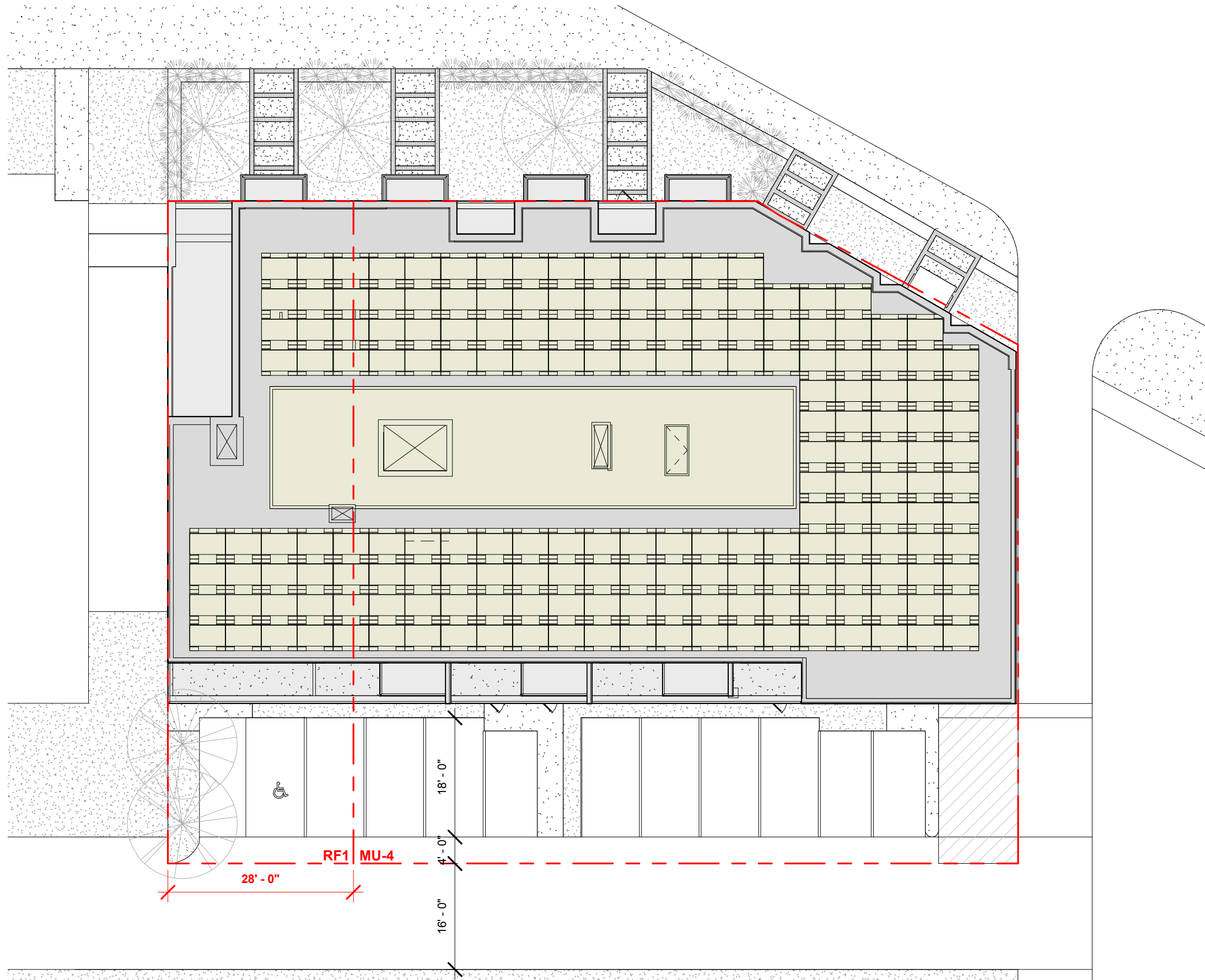




The Barnett-Aden Florida at Q, Washington DC
Affordable Residential and Retail Building : Mi Casa, Inc.

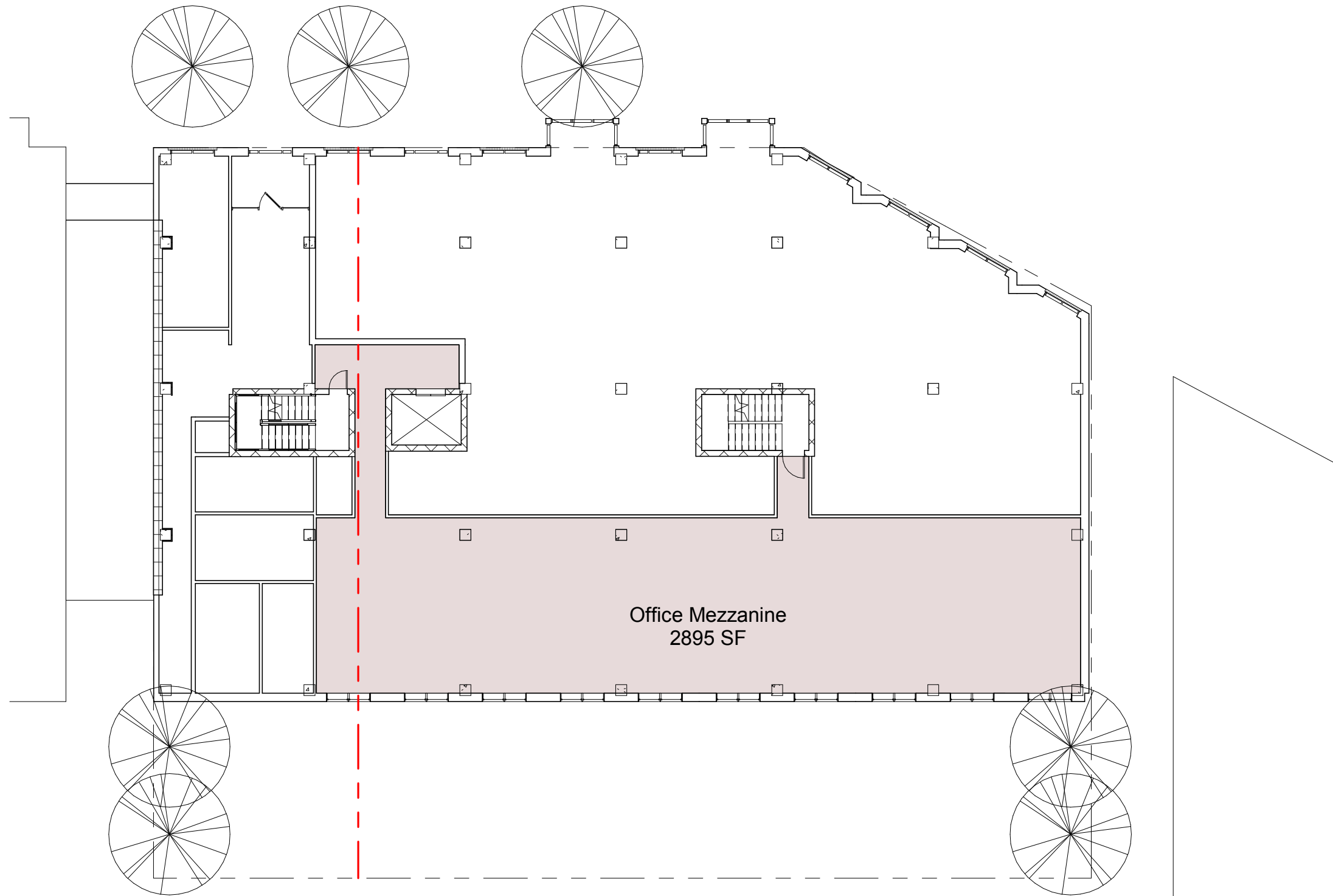
North-East View

Board of Zoning Adjustment
District of Columbia
Case No. 2019-00089
EXHIBIT NO.6
© Powe Studio Architects
MAY 13, 2019

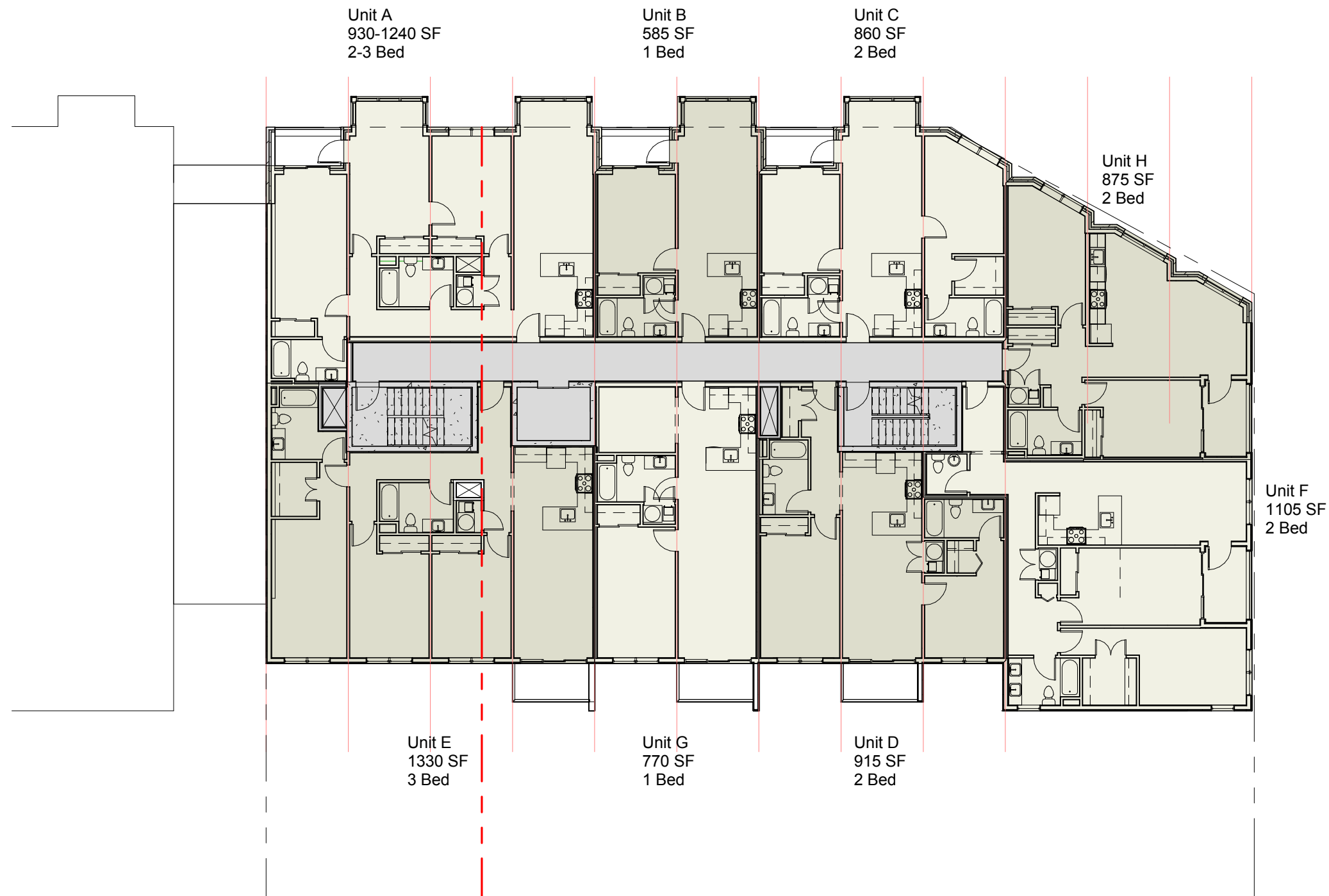


1/16" = 1'-0"

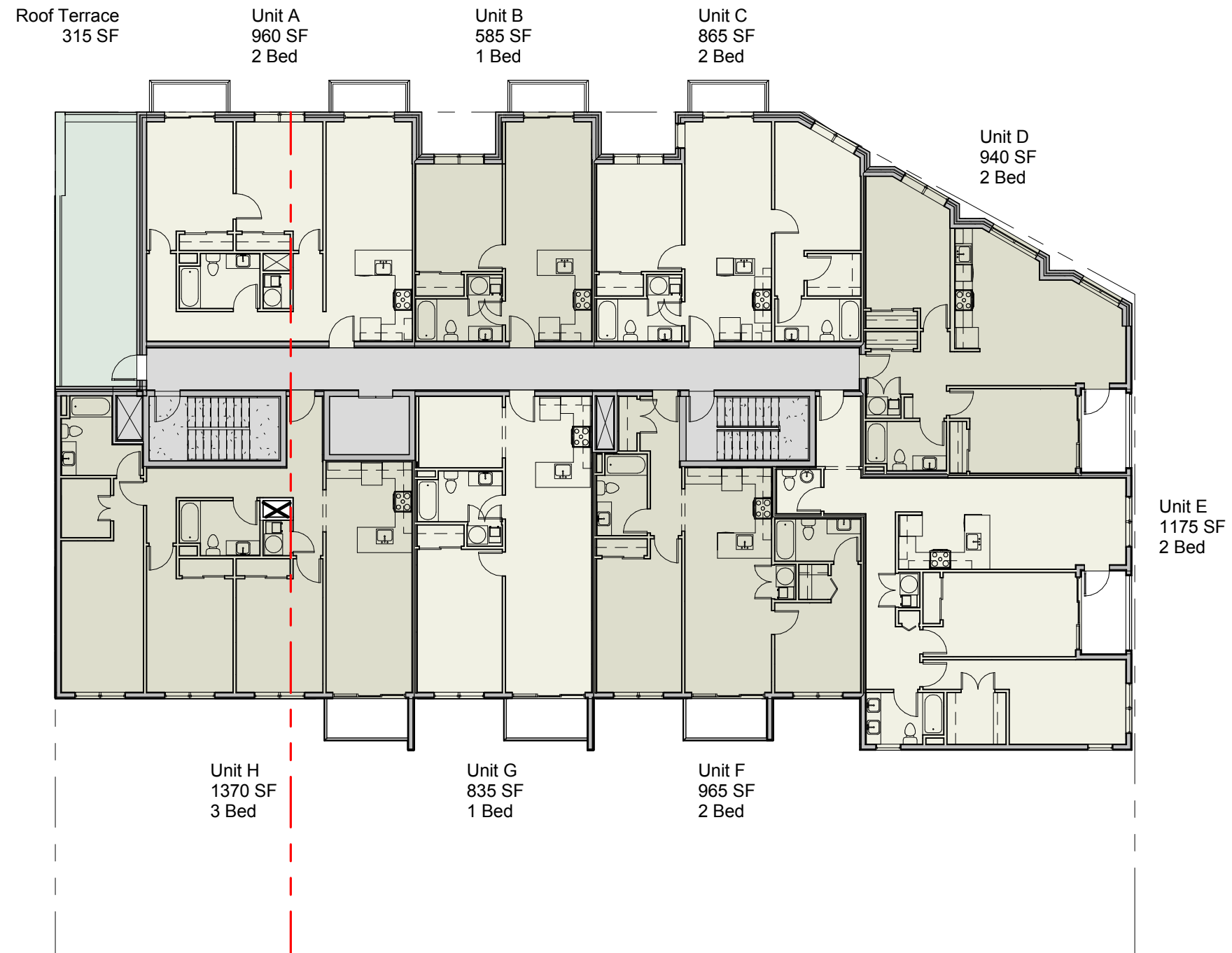




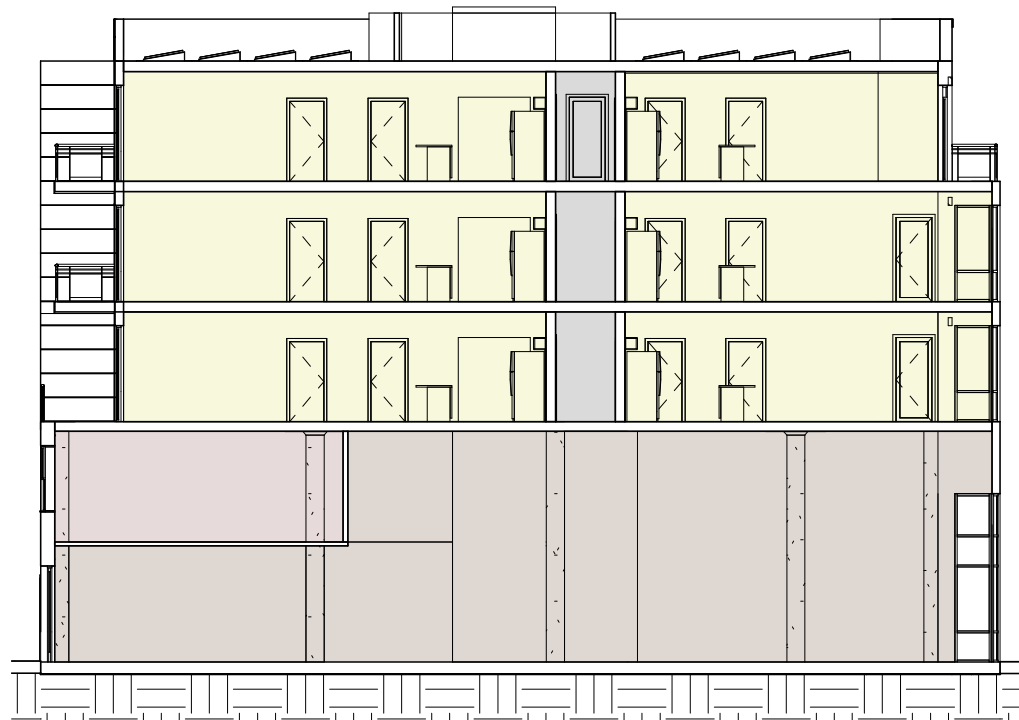
1/16" = 1'-0"



1/16" = 1'-0"



1/16" = 1'-0"



1/16" = 1'-0"





The Barnett-Aden Florida at Q, Washington DC
Affordable Residential and Retail Building : Mi Casa, Inc.

North-West View

© Powe Studio Architects

MAY 13, 2019

The Barnett-Aden

Affordable Residential, Office and Retail Building : Mi Casa, Inc

© Powe Studio Architects

GSF				
	Residential	Retail	Office	Total
Roof				
Floor 4	8295			8295
Floor 3	8525			8525
Floor 2	8525			8525
Mezzanine			2895	2895
Floor 1	2200	6387	740	9327
Total	27545	6387	3635	37567

LSF			
Residential	Retail	Office	Total
7250			7250
7680			7680
7680			7680
		2345	2345
	6387	740	7127
22610	6387	3085	32082

FAR	
Roof	
Floor 4	8135
Floor 3	8405
Floor 2	8405
Mezzanine	2895
Floor 1	9250
Total	37090
Permitted	37200

Scenario A: Current Units Mix with front setback										Units Mix Summary				
Unit Type	Unit A	Unit B	Unit C	Unit D	Unit E	Unit F	Unit G	Unit H	Unit A1	Total	One	Two	Three	Total
Bedrooms	three	one	two	two	two	two	one	three	two					
Fourth Floor		1	1	1	1	1	1	1	1	8				
Third Floor	1	1	1	1	1	1	1	1	1	8				
Second Floor	1	1	1	1	1	1	1	1	1	8				
Total Units	2	3	3	3	3	3	3	3	1	24	6	13	5	24
% Mix											25%	54%	21%	100%

Unit NSF	1240	585	860	875	1105	915	770	1330	930	
Total Units	2	3	3	3	3	3	3	3	1	
Total NSF	2480	1715	2540	2625	3315	2745	2310	3990	930	22650

NSF = apartment unit net area excluding balconies

Note: total areas reflect fourth floor units 401, 402 and 403 reduced areas due to no 40 SF bay windows.

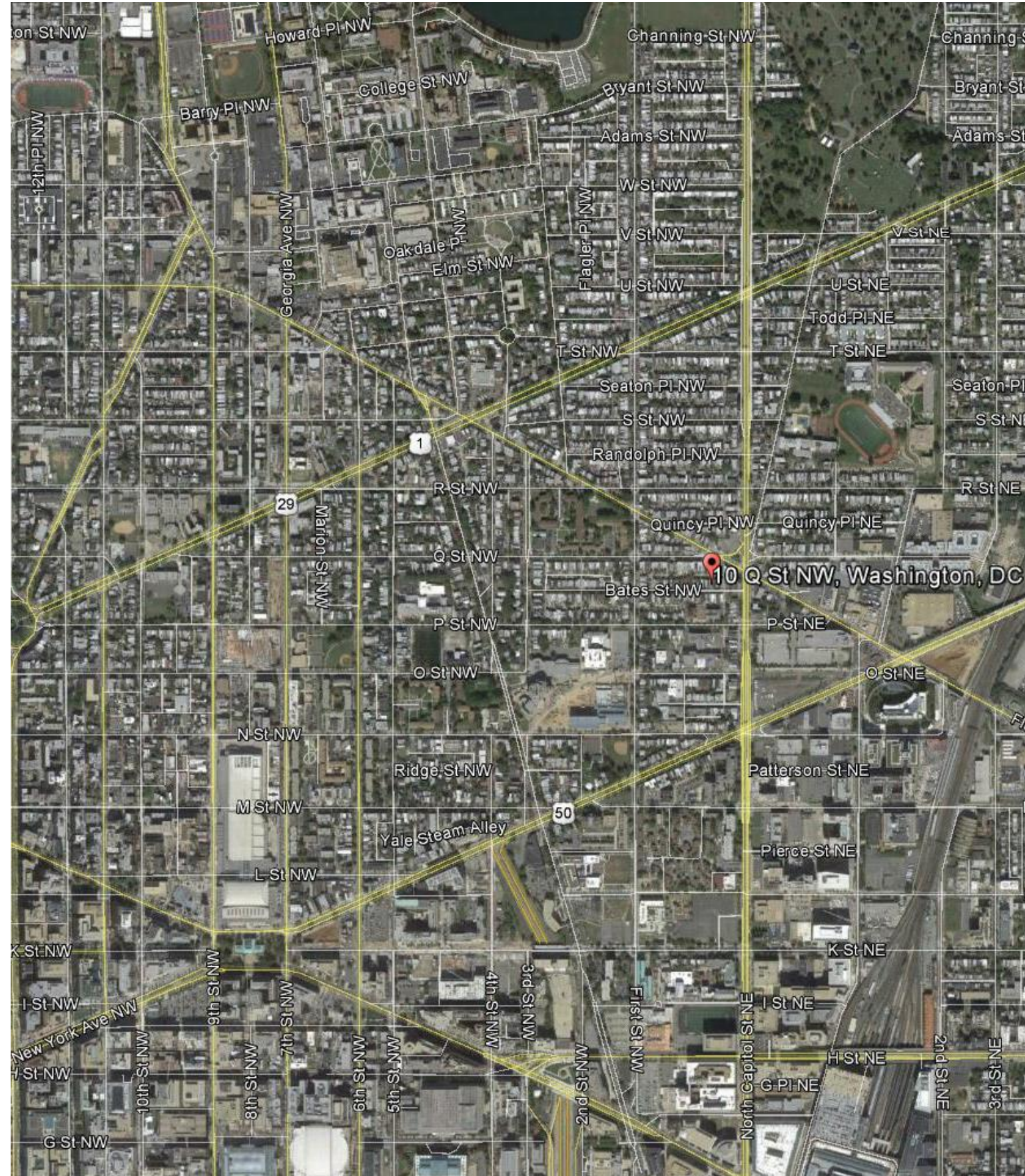
Parking					
	Residential	Retail A	Office	Total	Provided
Unit Count	24	6387	3635		
Code	1 : 3 > 4	1.33:1k > 3k	1:1k		
Required	7	5	3	15	11

50% Reduced Req't near Bus Corridor

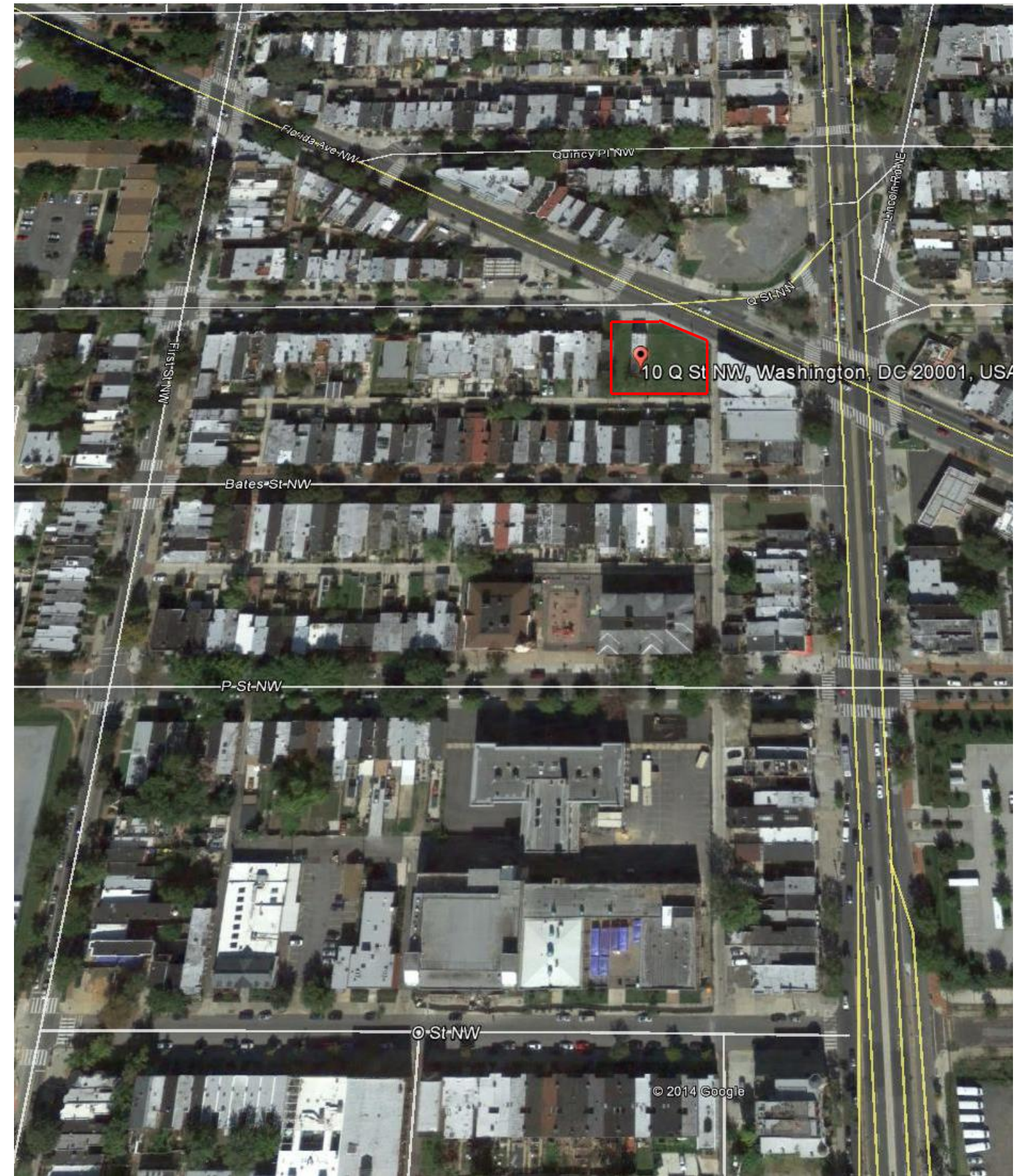
7.5

Barnet-Aden Apartment & Retail/Office Building, Q Street at Florida Avenue NW, Washington, DC

Neighborhood Aerial



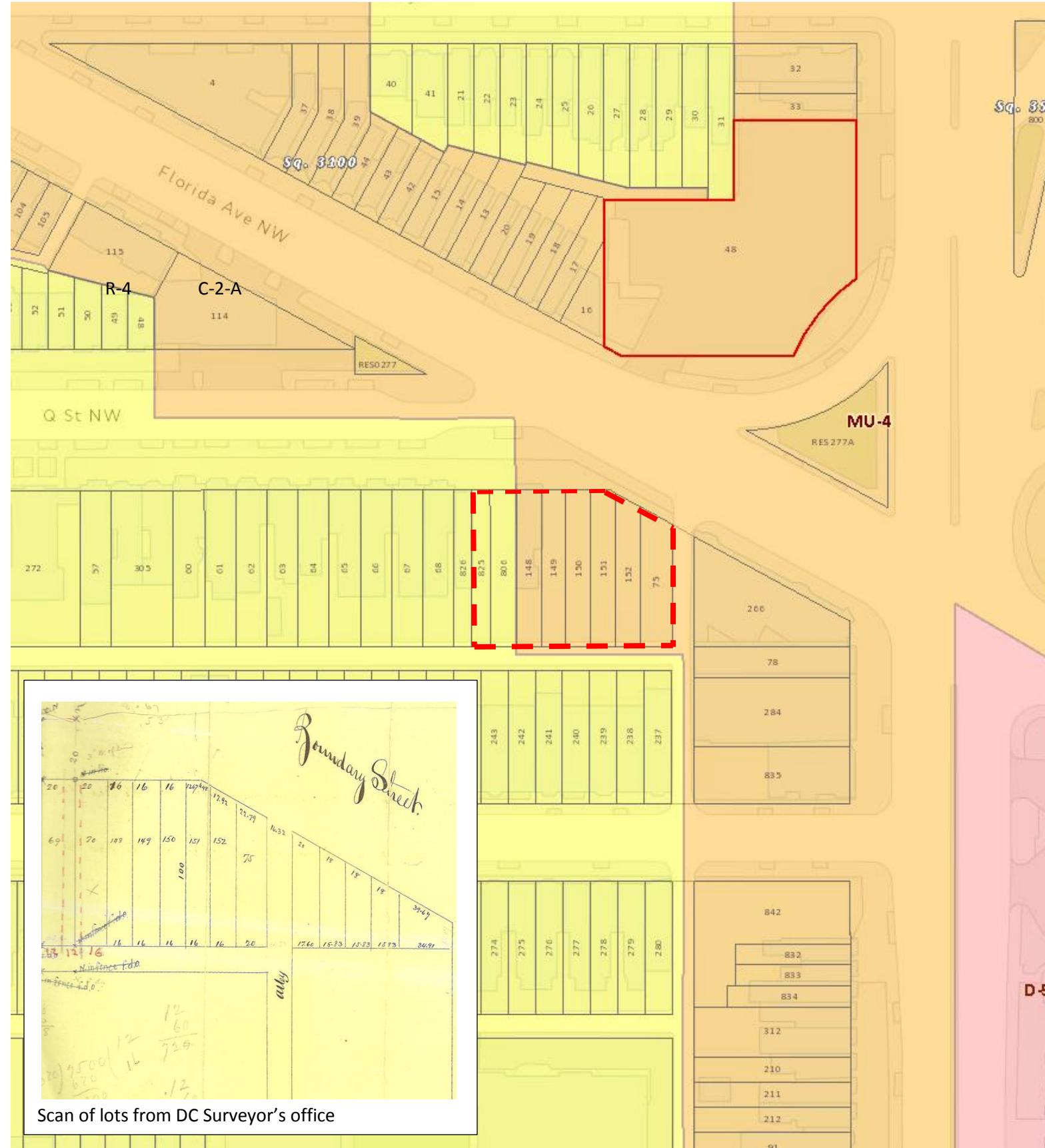
Property Aerial



Barnet-Aden Apartment & Retail/Office Building, Q Street at Florida Avenue NW, Washington, DC

Zoning Map: MU-4 & RF-1

Current Zoning Summary



MU-4 Mixed Use-4: lots 75, 152, 151, 149, 150, 148

Development Standards								
	Floor Area Ratio (max.)	Height (ft.)	Penthouse Height (ft.)/Stories ¹	Lot Occupancy (percentage)	Rear Yard (ft.)	Side Yard (ft.)	Green Area Ratio	Zoning Regulation Reference
MU-4	2.5	50	12 except 15 for penthouse mechanical space	60	15 ²	No side setback is required; however, if a side setback is provided it shall be at least 2 in. wide for each 1 ft. of height of building but no less than 5 ft. ³	0.30	Subtitle G, Chapter 4
	3.0 (IZ)	N/A	1; Second story permitted for penthouse mechanical space	75 (IZ)				
	1.5 ⁴ (non-residential)							

Use Permissions	Courts	Parking	Inclusionary Zoning
Subtitle U, Chapter 5	Subtitle G § 202	Subtitle C, Chapter 7	Subtitle C, Chapter 10

RF-1 Residential Flats: lots 806 & 808 only

Development Standards							
	Height (ft.) ^{1,2}	Stories	Lot Occupancy ³	Front Setback	Rear Yard (ft.)	Side Yard (ft.)	Zoning Regulation Reference
RF-1	60 for a place of worship	3	60% for detached dwellings, semi-detached dwellings, row dwellings and flats, and places or worship	A front setback shall be provided that is within the range of existing front setbacks of all structures on the same side of the street in the block where the building is proposed.	20	None ^{4,5,6}	Subtitle E, Chapter 3
	35 for all other structures		40% for all other structures				

Use Permissions	Courtyards	Pervious Surfaces	Parking	Inclusionary Zoning
Subtitle U, Chapter 3	Subtitle E § 204	Subtitle E § 205	Subtitle C, Chapter 7	Subtitle C, Chapter 10

Property Assembly		
Lot #	Sq. 615 Lot Areas	Lot SF
75	14 Florida Ave NW	1676
152	16 Florida Ave NW	1497
151	4 Q Street NW	1596
149	6 Q Street NW	1600
150	8 Q Street NW	1600
148	10 Q Street NW	1600
806	12 Q Street NW	1616
825	14 Q Street NW	1217
8 lots	Total Assemblage	12402

Barnet-Aden Apartment & Retail/Office Building, Q Street at Florida Avenue NW, Washington, DC



^ Looking southeast at property from Florida

V Looking southwest at property



Barnet-Aden Apartment & Retail/Office Building, Q Street at Florida Avenue NW, Washington, DC



^ Looking southeast at property from Florida at Q

V Rear alley looking east, site on right

