



1140 FLORIDA AVE NE

RENOVATION / ADDITION 6-UNIT
SHORT-TERM LODGING

1140 FLORIDA AVE NE WASHINGTON, DC 20002



RENOVATION / ADDITION 6-UNIT SHORT-TERM LODGING

1140 FLORIDA AVE NE WASHINGTON, DC 20002

SCALE

002



RENOVATION / ADDITION 6-UNIT SHORT-TERM LODGING

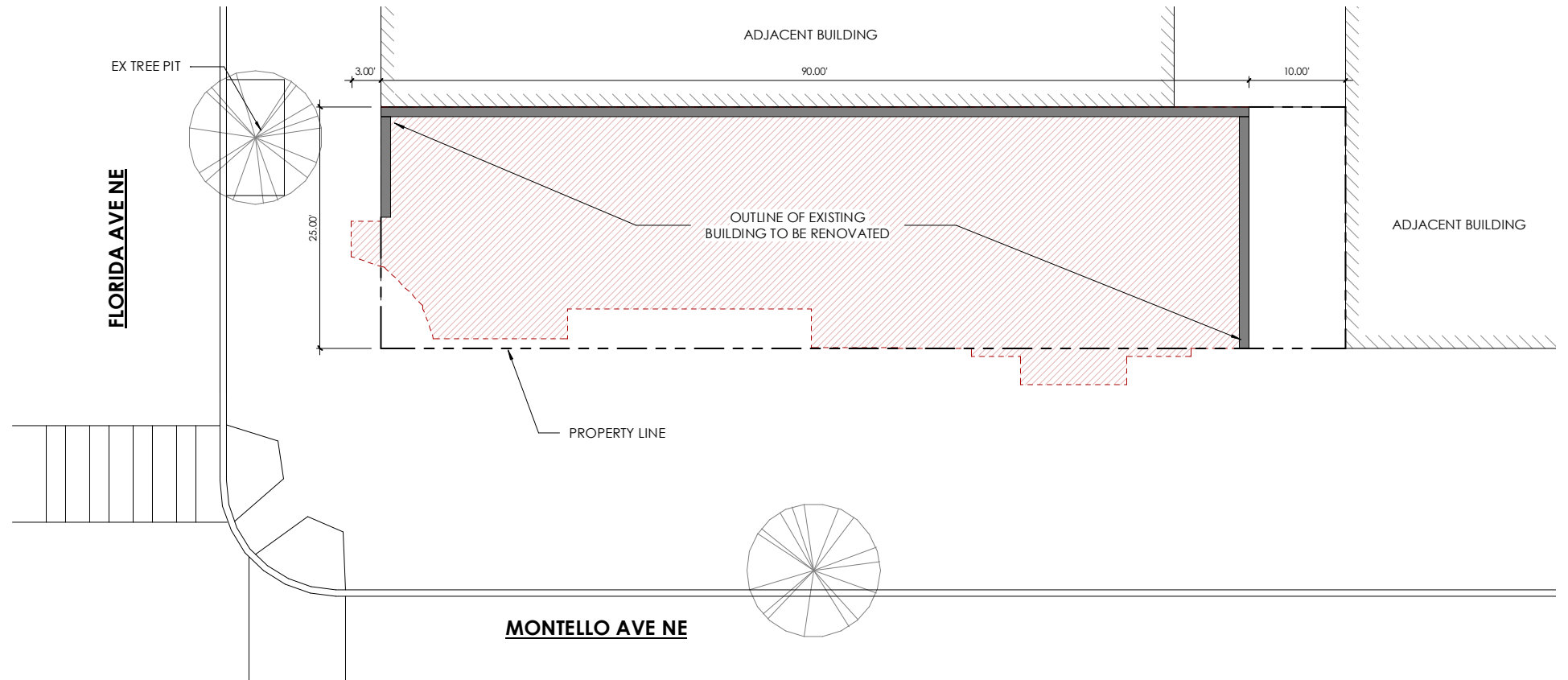
1140 FLORIDA AVE NE WASHINGTON, DC 20002

SCALE
NTS

003



3 LOCATION MAP
1" = 100'-0"



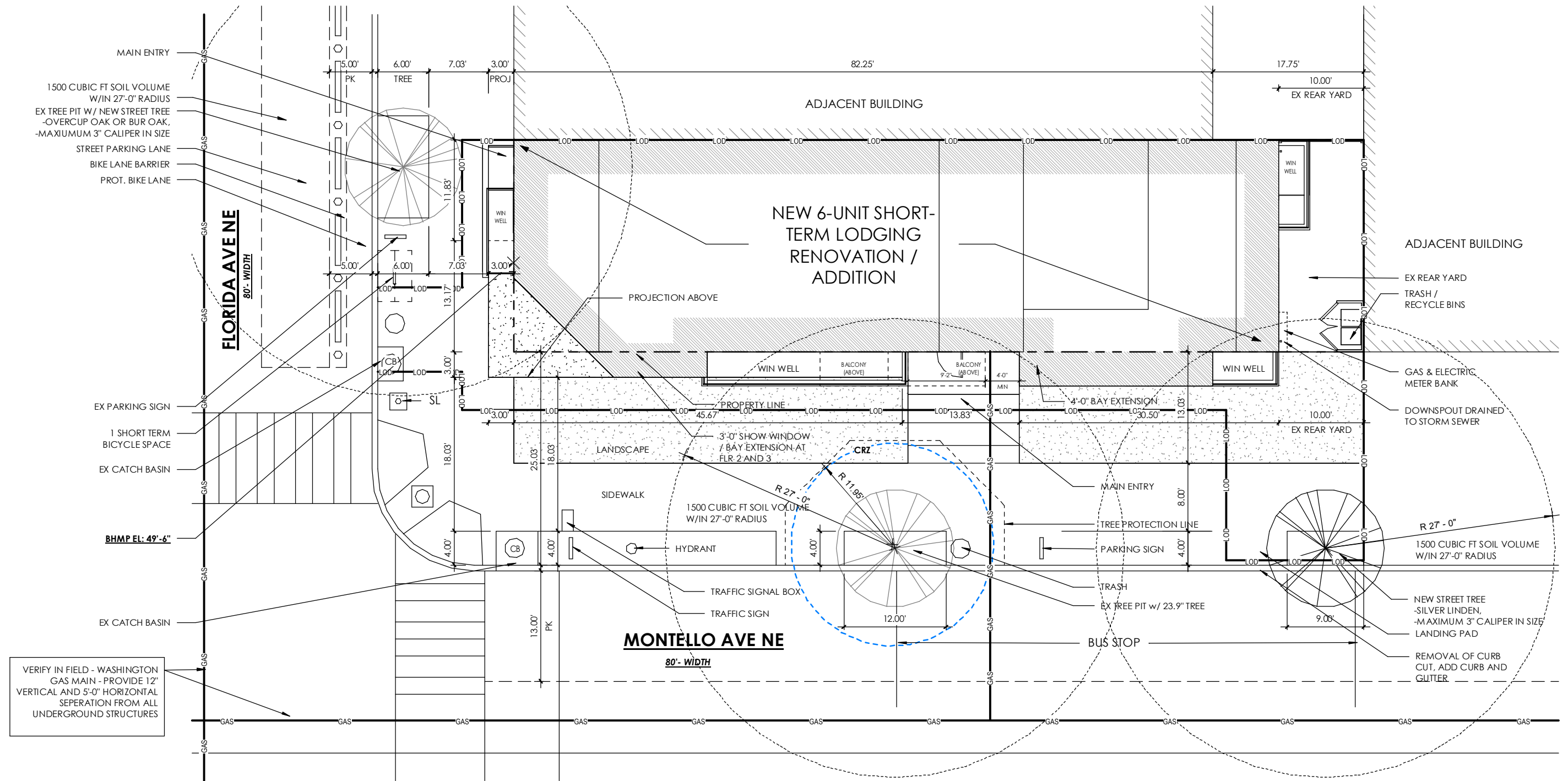
2 SITE PLAN - DEMOLITION
1/8" = 1'-0"

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SCALE
NTS

004



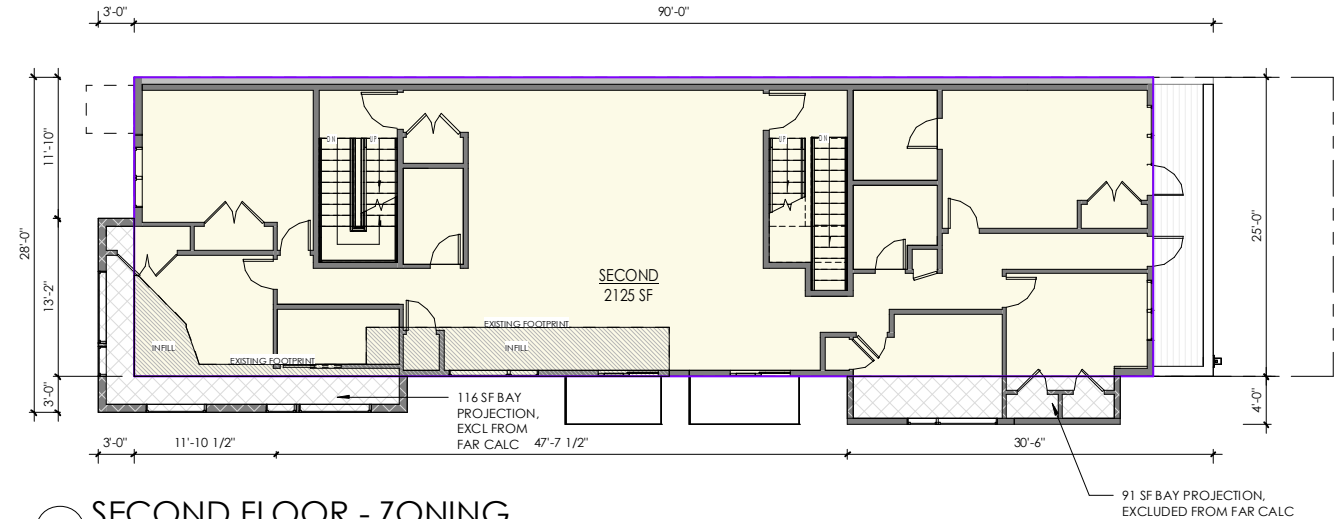
1 SITE PLAN - PROPOSED
1/8" = 1'-0"

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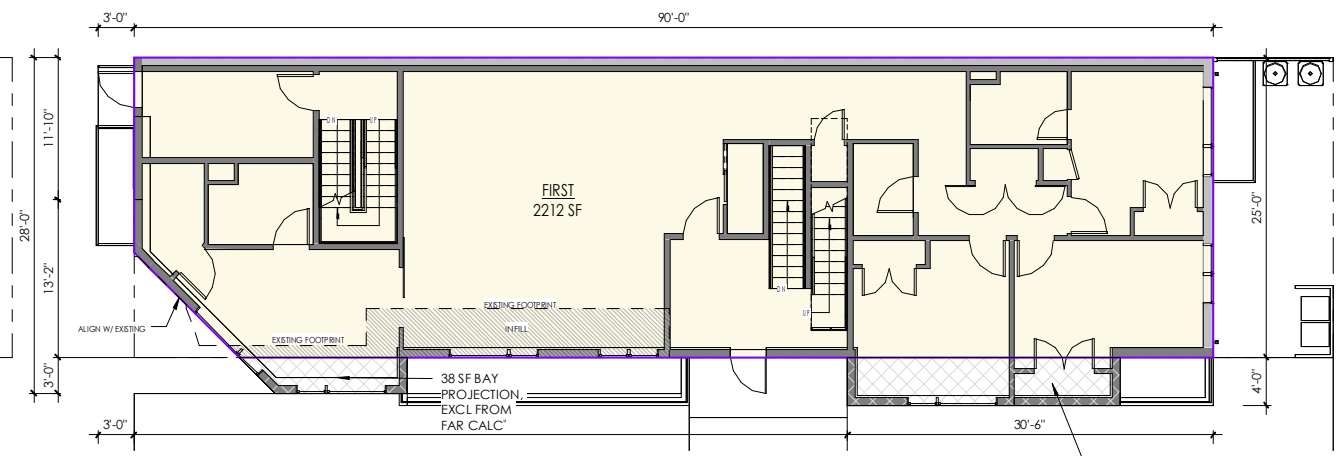
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SCALE
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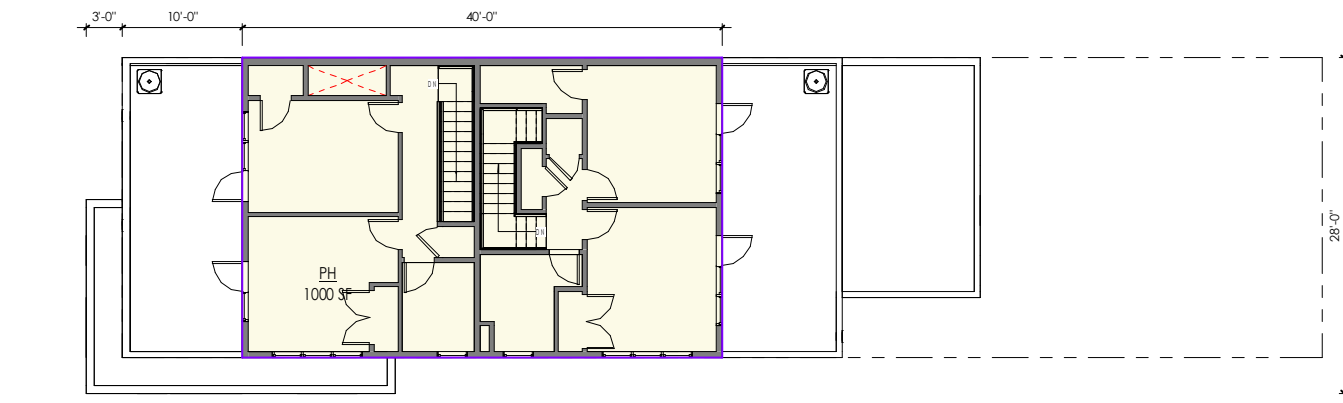
005



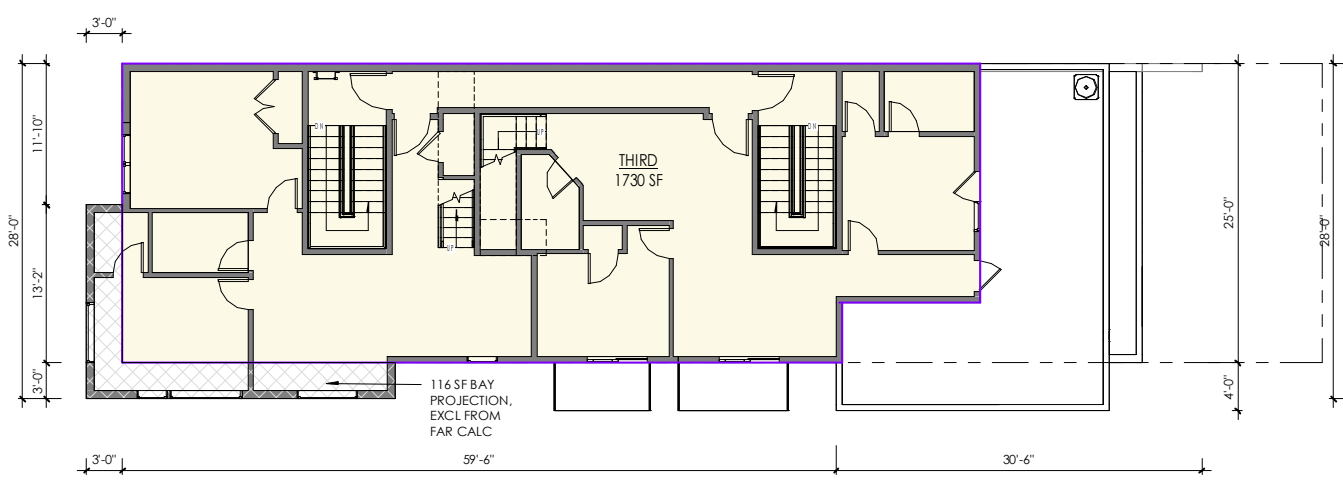
3 SECOND FLOOR - ZONING
1/8" = 1'-0"



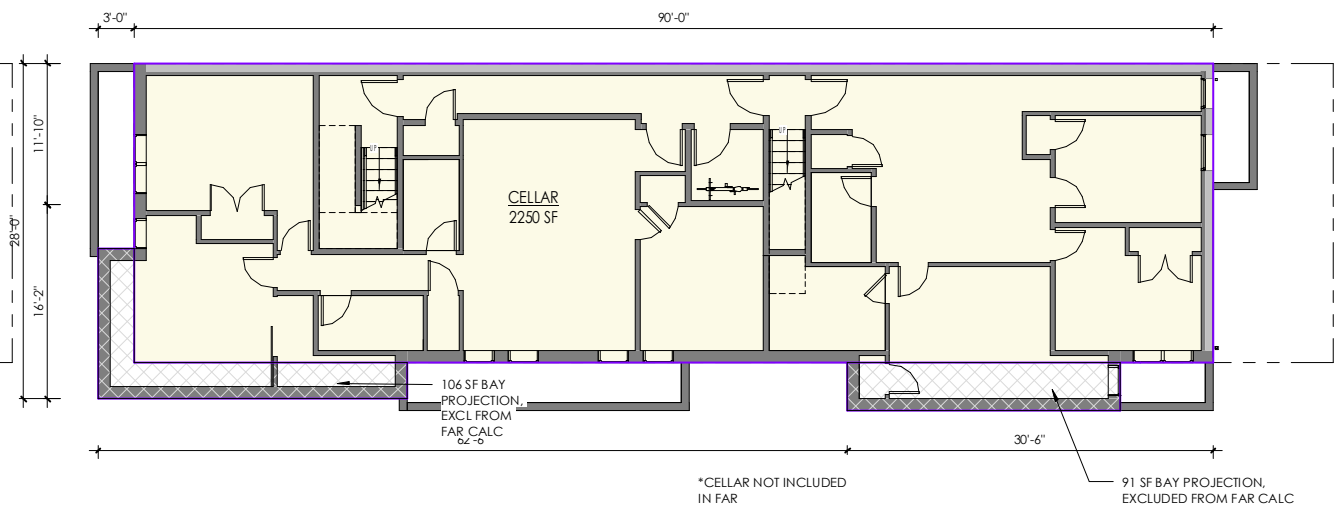
2 FIRST FLOOR - ZONING
1/8" = 1'-0"



5 PENTHOUSE / 4TH FLOOR - ZONING
1/8" = 1'-0"



4 THIRD FLOOR - ZONING
1/8" = 1'-0"



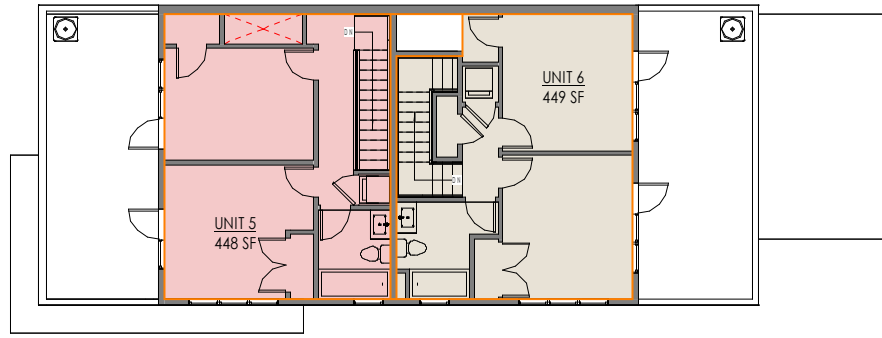
1 CELLAR - ZONING
1/8" = 1'-0"

ZONING INFORMATION	
ZONING CLASSIFICATION:	MU-4
LOT OCCUPANCY	
EXISTING LOT AREA	2,500 SF
EXISTING LOT OCCUPANCY	2100 SF // 84%
EXISTING PROJECTIONS	65 SF
PROPOSED LOT OCCUPANCY	
EXISTING FPRINT	2100 SF
INFILL AT FRONT	114 SF
TOTAL	2238 SF // 89.5%
EXISTING FOOTPRINT AT 84% LOT OCCUPANCY GRANDFATHERED IN (DOES NOT INCLUDE 114 SF INFILL AT FRONT)	
EXISTING SF	APPROX 4,190 SF
FAR CALCULATION	
MAX FAR - 2.5	6,250 SF
AREAS	
LEVEL 1	2,212 SF
LEVEL 2	2,125 SF
LEVEL 3	1,500 SF
GROSS SF	6,067 SF // FAR - 2.43
CELLAR	2,250 SF
PENTHOUSE	1,000 SF
(NOT TO EXCEED 0.4 FAR, 1,000 SF)	
BAY (116 + 116 + 38 + 106 + 91 + 91)	= 649 SF
TOTAL GROSS SF	9,966 SF
MISC	
BUILDING HEIGHT ALLOWABLE :	
50' MAXIMUM	
BUILDING HEIGHT PROVIDED:	
31'-0" MEASURED FROM CENTER OF FRONT GRADE (BHMP)	
STORIES:	
ALLOWABLE:	N/A
PROVIDED:	3 (PLUS CELLAR + PH)
MIN REQUIRED SIDE YARD	
NA	
MIN REQUIRED REAR YARD	
15' REQUIRED // 10'-0" PROVIDED, GRANDFATHERED EXISTING BLDG, NO CHANGE	
GREEN AREA RATIO	
REQUIRED:	0.3
PROVIDED:	SEE GREEN AREA RATIO SHEETS
GRAPHIC LEGEND	
	NEW WALLS
	EXISTING WALLS
	BAY PROJECTION - NOT COUNTED TOWARDS FAR

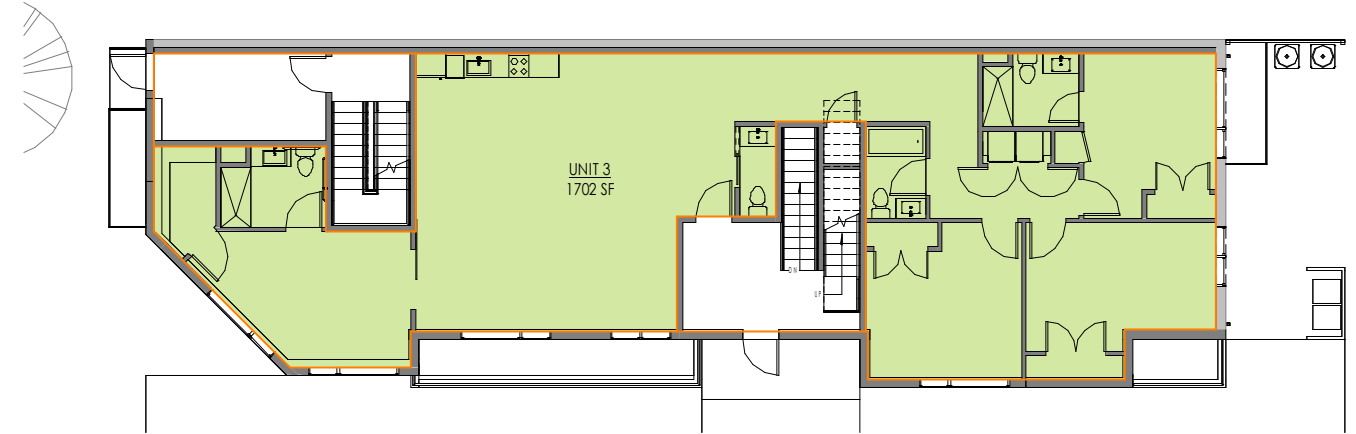
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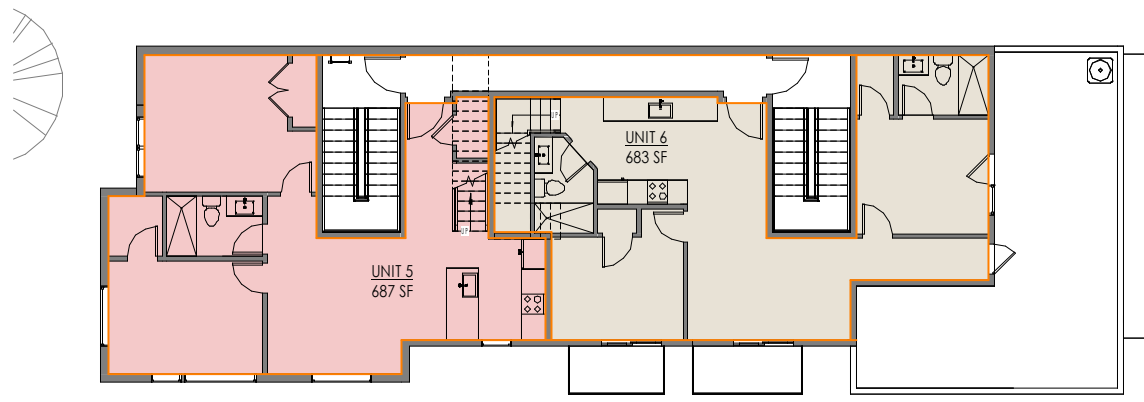
SCALE
1/16" = 1'-0"



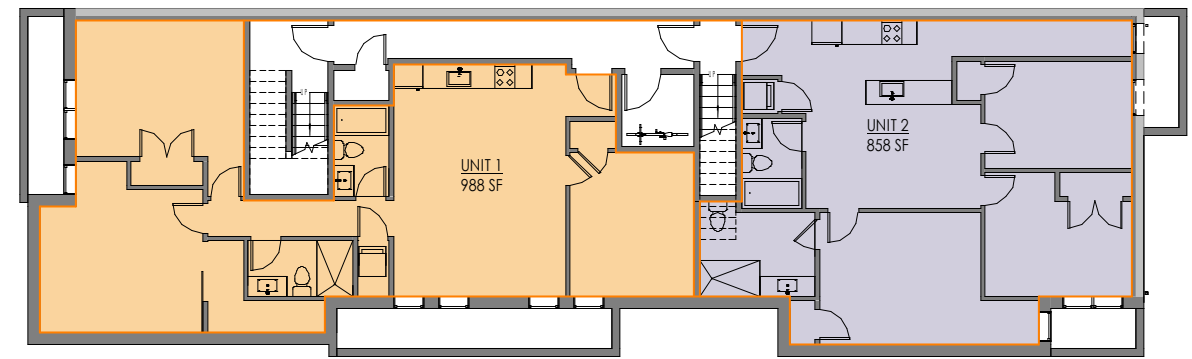
5 PENTHOUSE / 4TH FLOOR
1/8" = 1'-0"



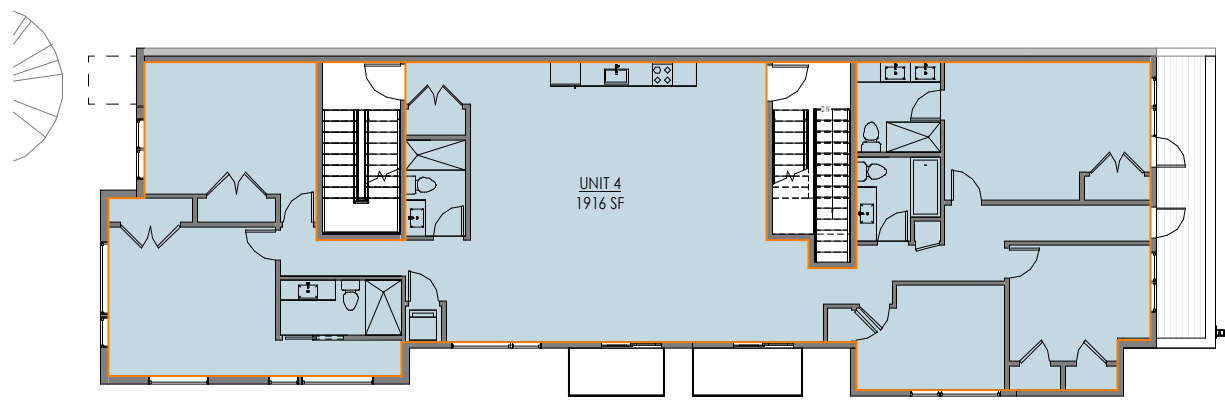
2 FIRST FLOOR
1/8" = 1'-0"



4 THIRD FLOOR
1/8" = 1'-0"



1 CELLAR
1/8" = 1'-0"



3 SECOND FLOOR
1/8" = 1'-0"

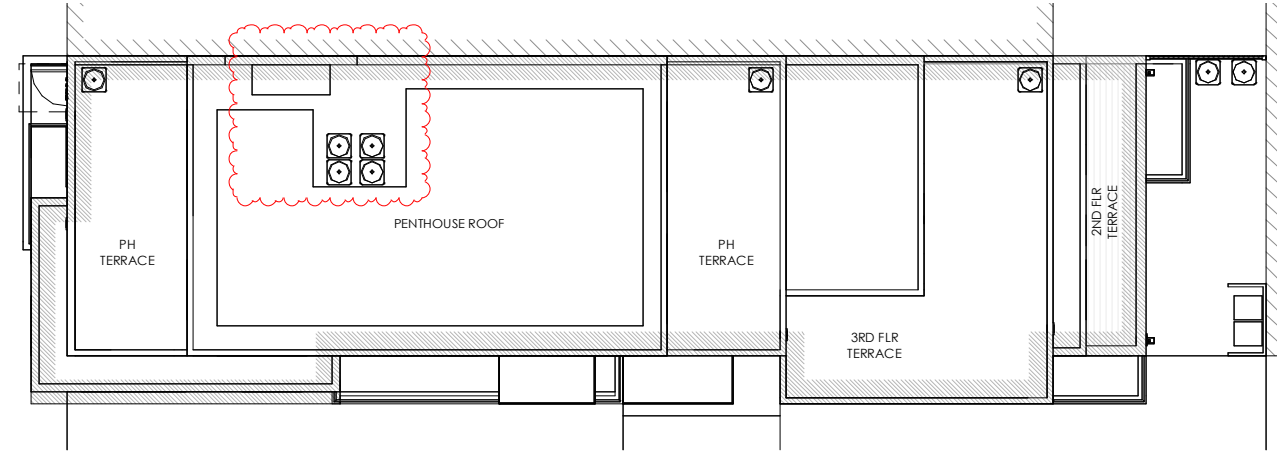
NET AREA PER FLOOR		
NAME	LEVEL	AREA
UNIT 1	CELLAR	988 SF
UNIT 2	CELLAR	858 SF
UNIT 3	FIRST FLOOR	1702 SF
UNIT 4	SECOND FLOOR	1916 SF
UNIT 5	THIRD FLOOR	687 SF
UNIT 5	PH / 4TH FLOOR	448 SF
UNIT 6	THIRD FLOOR	683 SF
UNIT 6	PH / 4TH FLOOR	449 SF
Grand total		7731 SF

NET UNIT AREA TOTALS			
-FOR INFORMATION ONLY.			
-UNIT MEASUREMENT SHOWN IS INSIDE FACE OF UNIT EXTERIOR WALLS, (PAINT TO PAINT)			
NAME	AREA	TYPE	BEDS
UNIT 1	988 SF		3 BEDS
UNIT 2	858 SF		3 BEDS
UNIT 3	1702 SF		4 BEDS
UNIT 4	1916 SF		5 BEDS
UNIT 5	1135 SF		4 BEDS
UNIT 6	1132 SF		4 BEDS
Grand total		7731 SF	

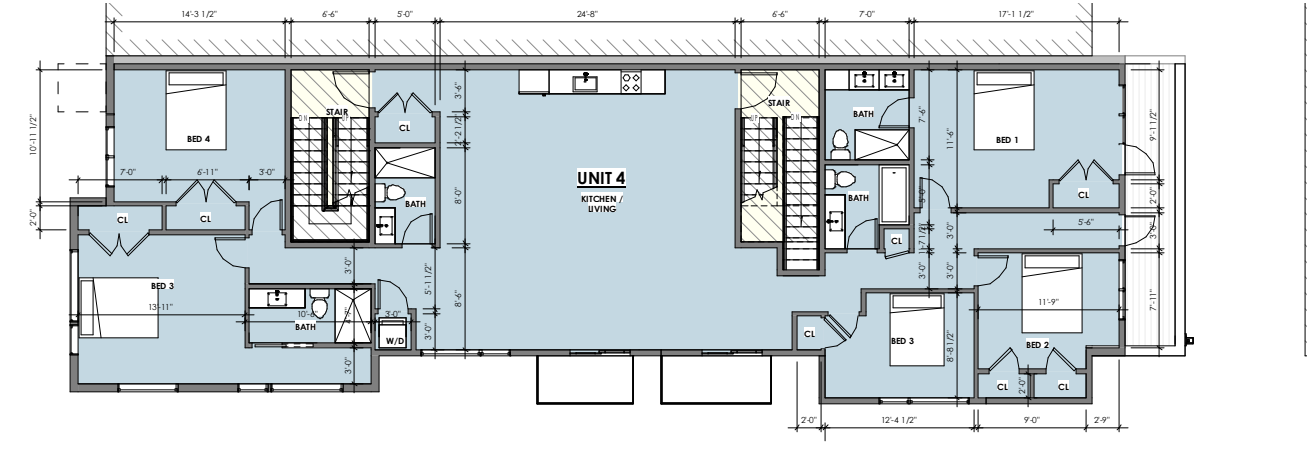
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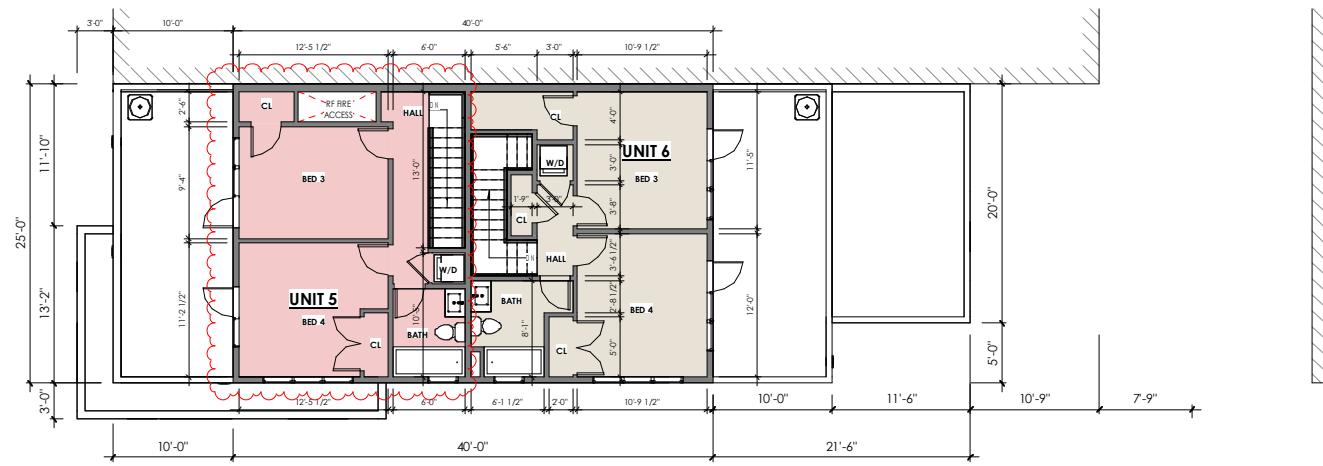
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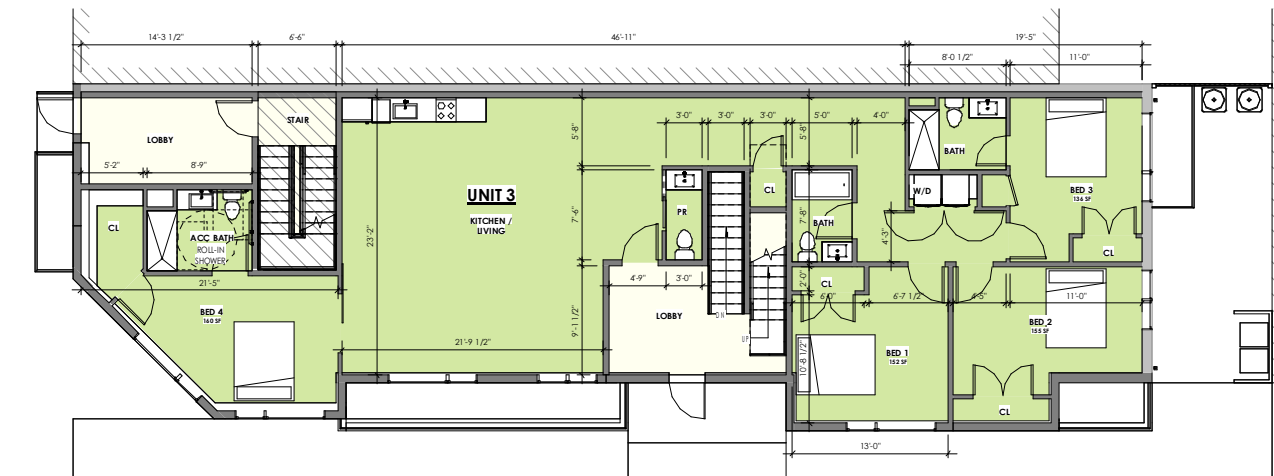
6 ROOF PLAN
1/8" = 1'-0"



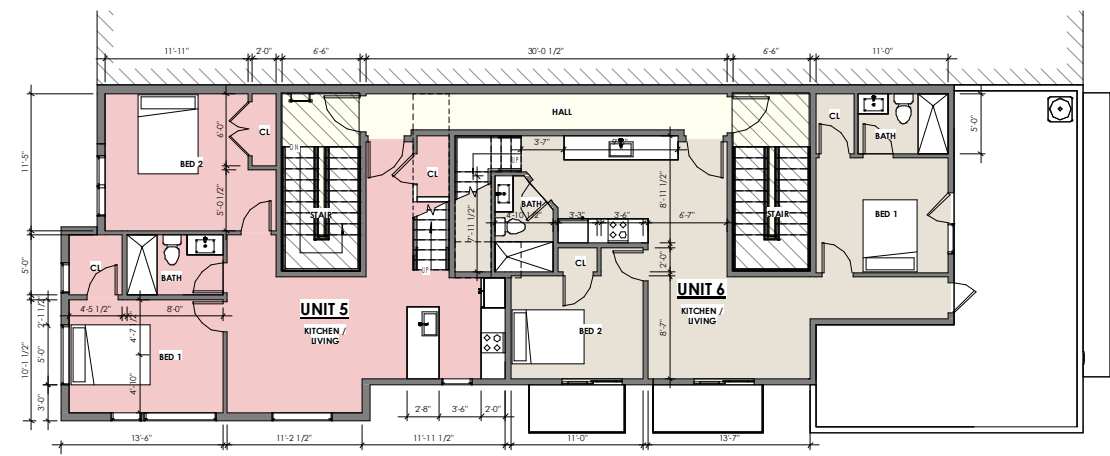
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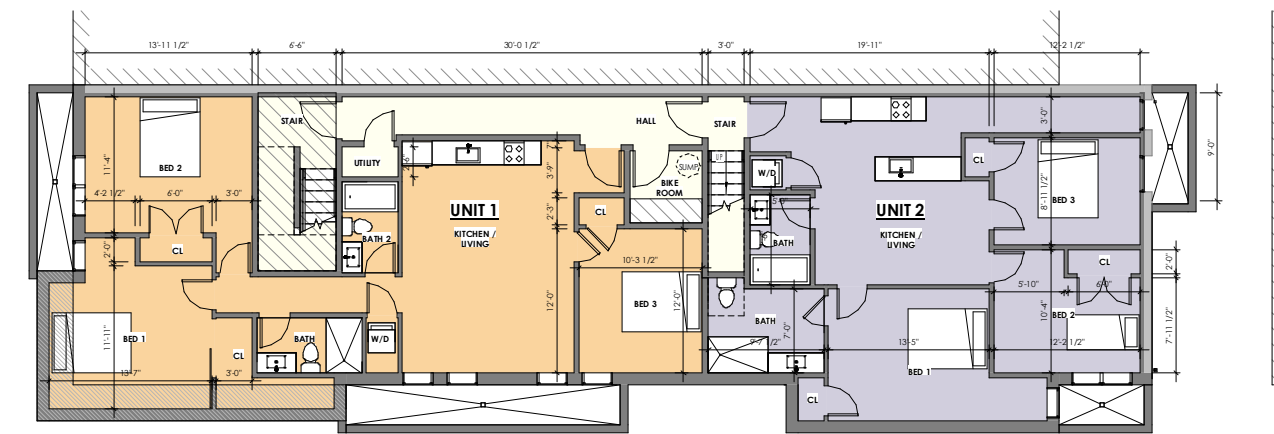
5 PENTHOUSE / 4TH FLOOR
1/8" = 1'-0"



2 FIRST FLOOR
1/8" = 1'-0"



4 THIRD FLOOR
1/8" = 1'-0"

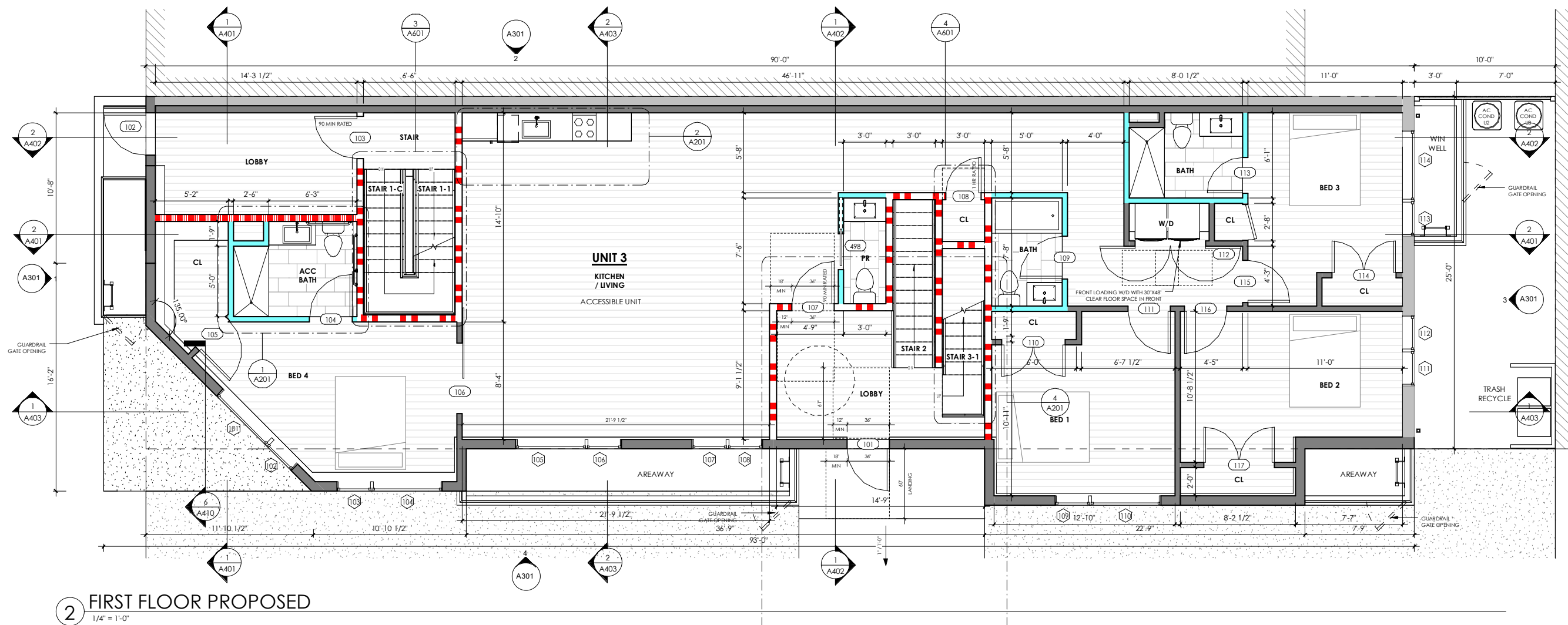


1 CELLAR
1/8" = 1'-0"

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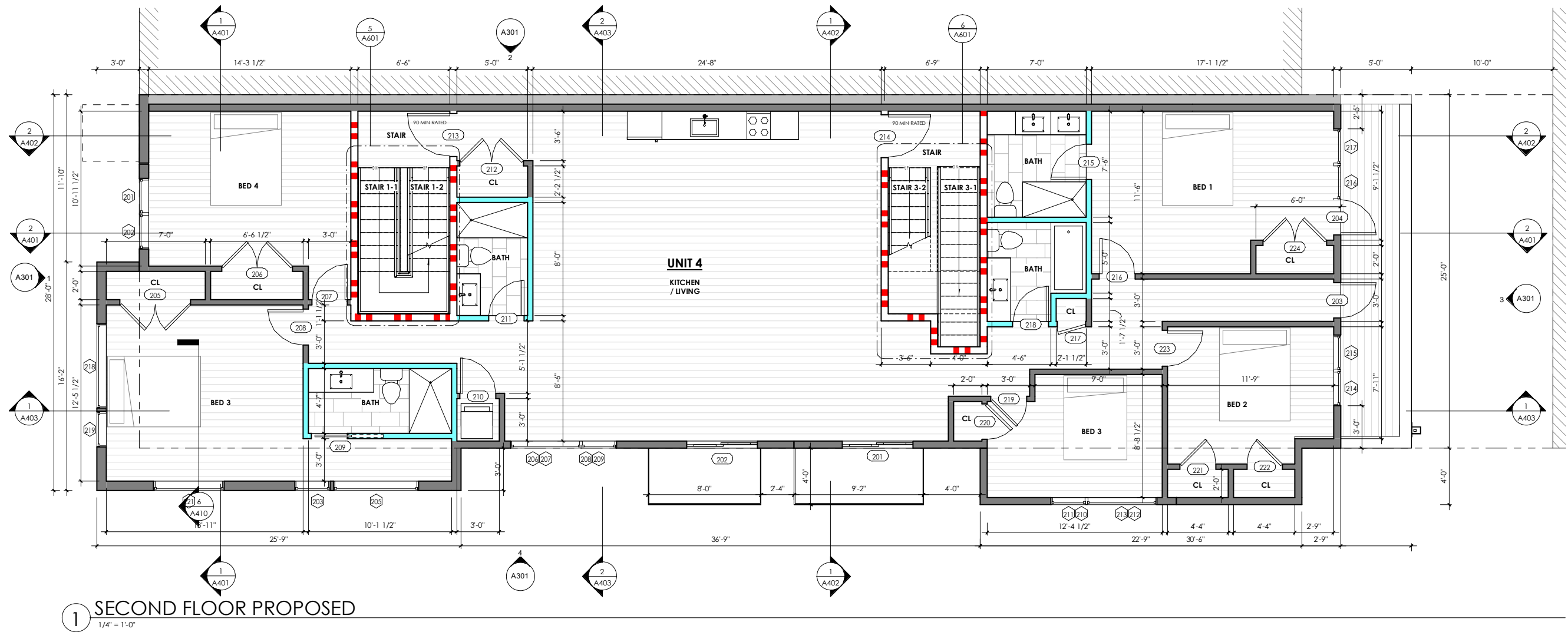
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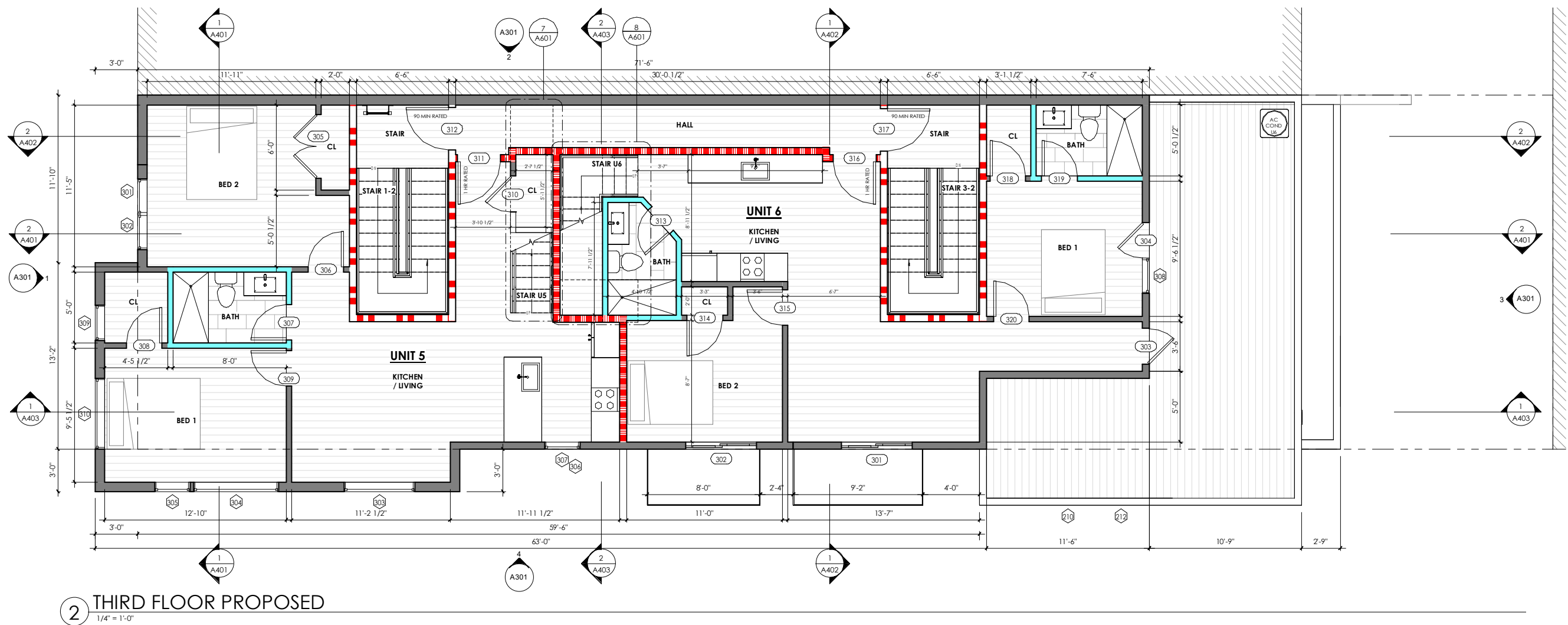
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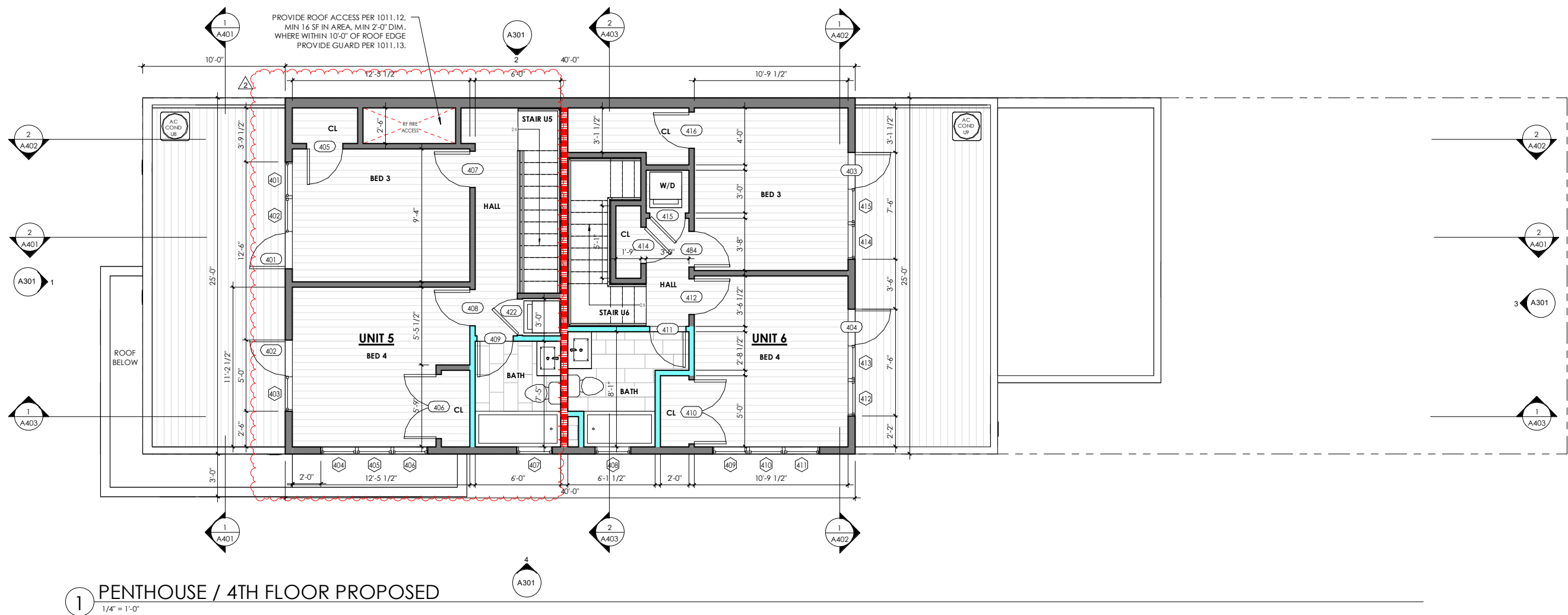
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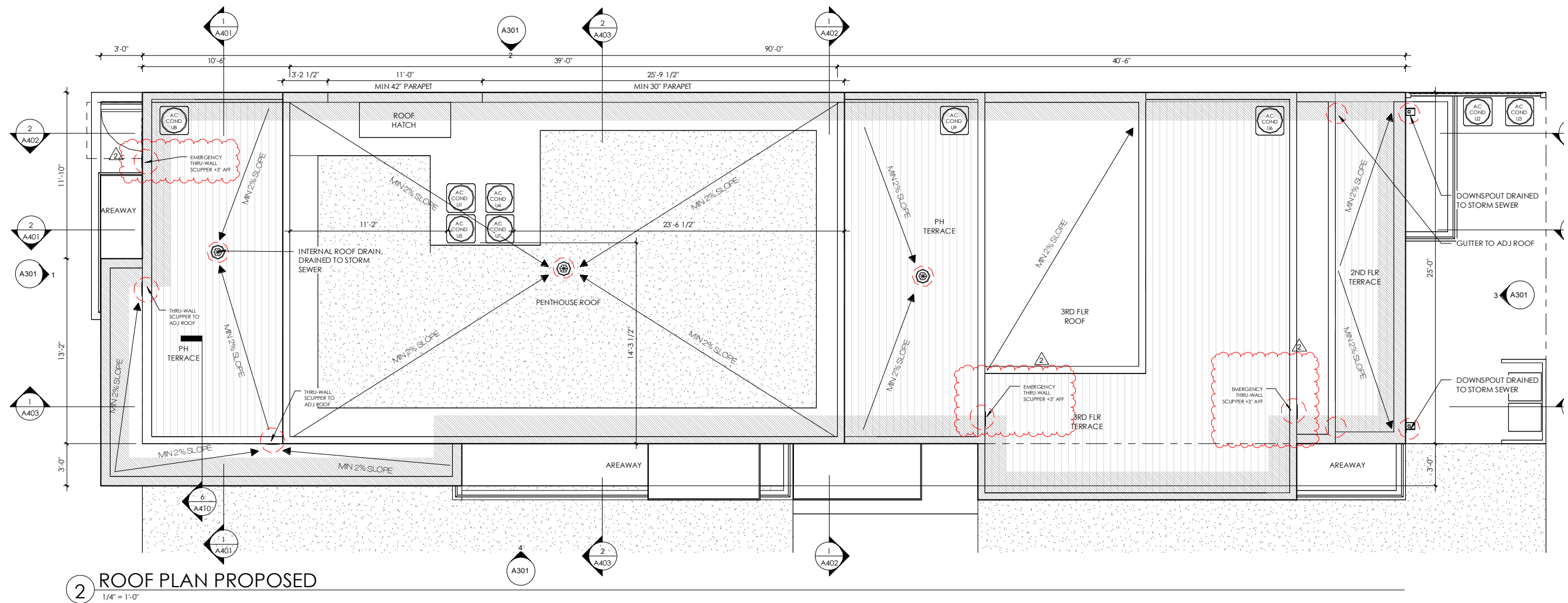


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SCALE
1/8" = 1'-0"

0013



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SCALE
1/8" = 1'-0"

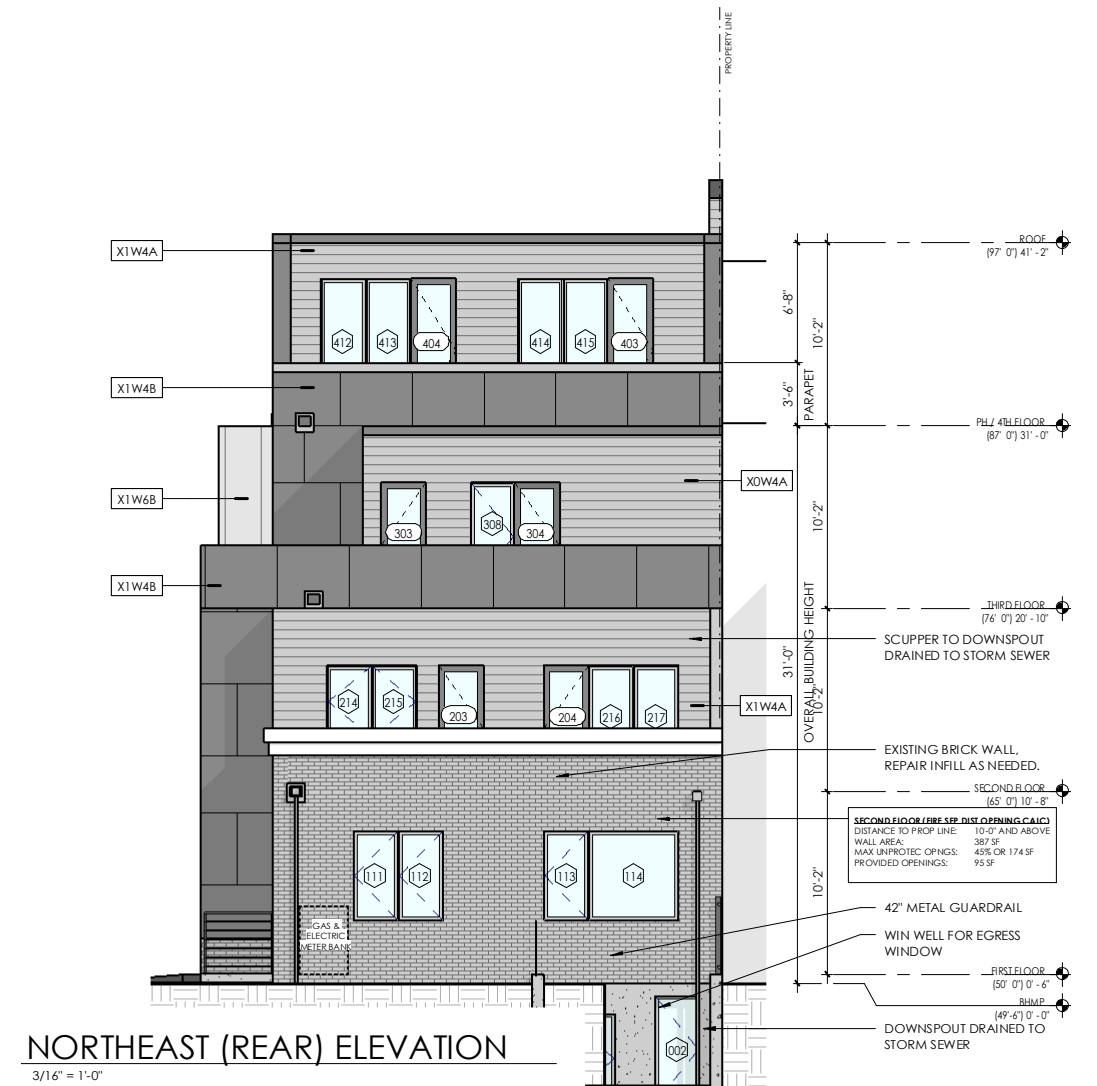
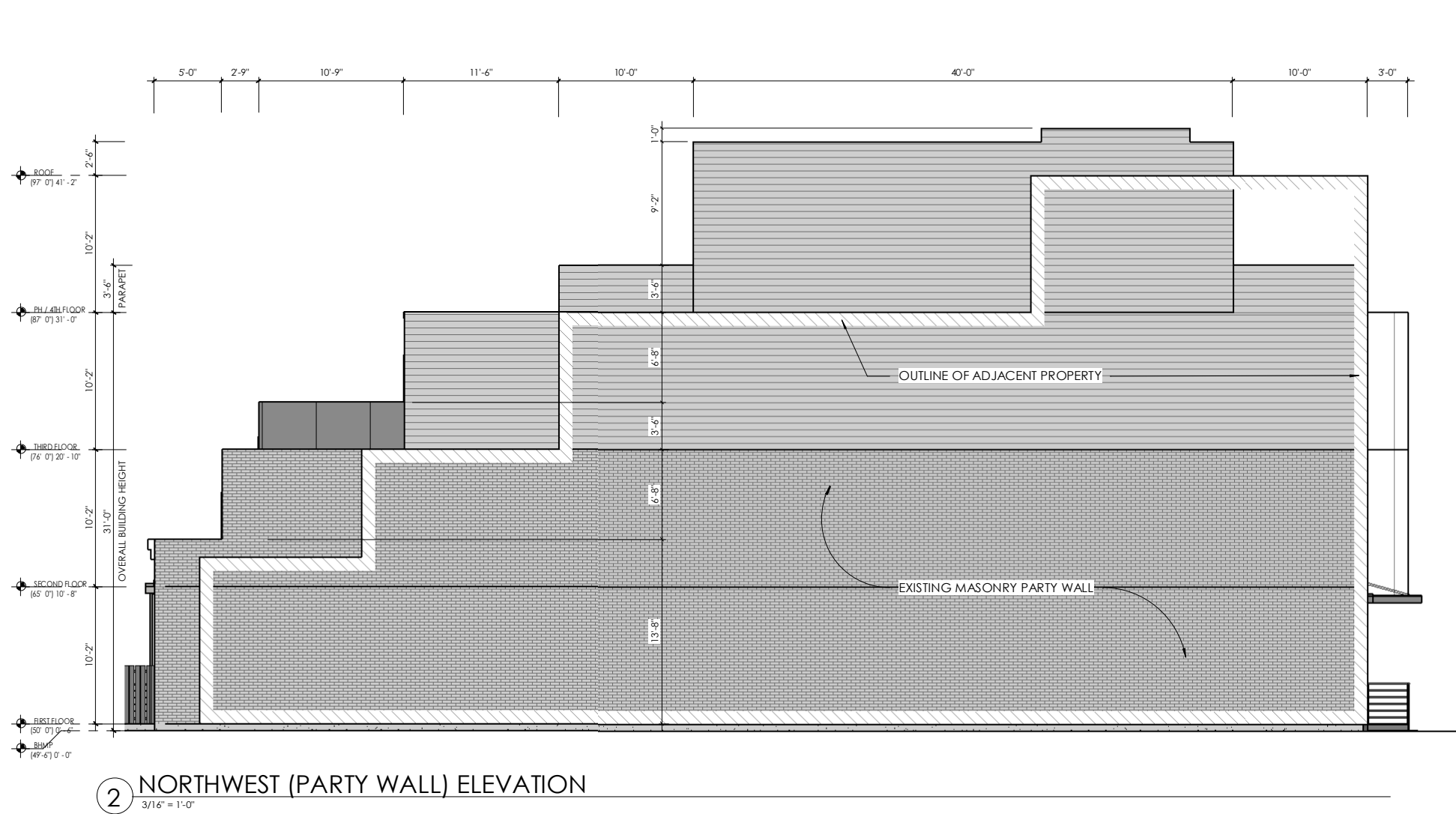


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SCALE
3/32" = 1'-0"

0015



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SCALE
3/32" = 1'-0"

0016



RENOVATION / ADDITION 6-UNIT SHORT-TERM LODGING

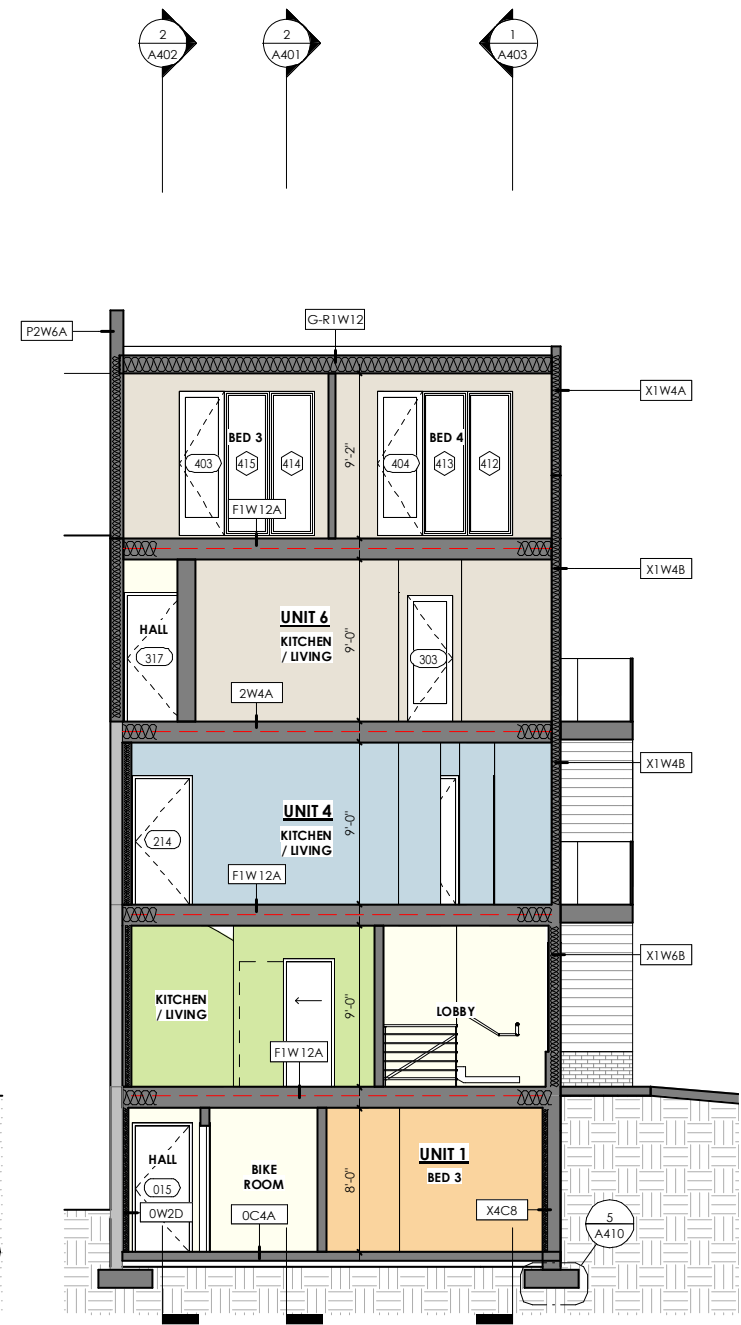
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SCALE
3/32" = 1'-0"

0017



2 LONGITUDINAL SECTION 3
3/16" = 1'-0"



1 CROSS SECTION 3
3/16" = 1'-0"

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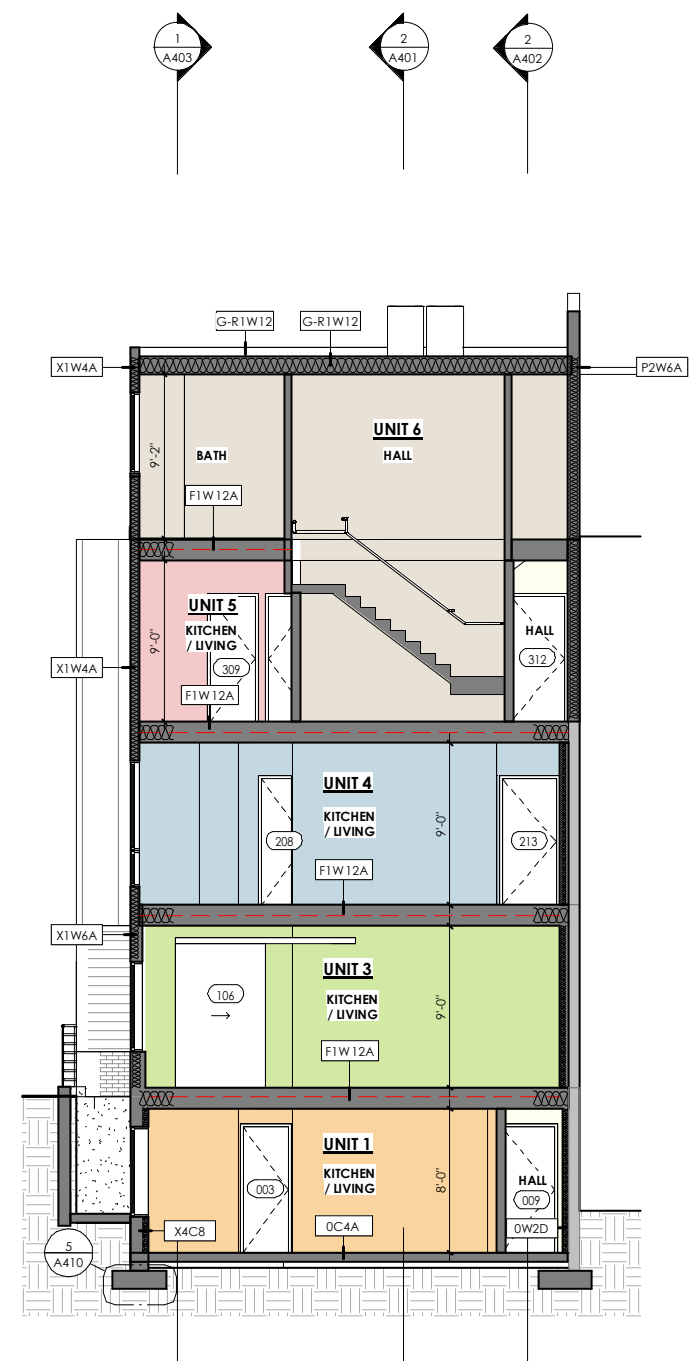
1140 FLORIDA AVE NE WASHINGTON, DC 20002

SCALE
3/32" = 1'-0"

0018



1 LONGITUDINAL SECTION 2
3/16" = 1'-0"



2 CROSS SECTION 2
3/16" = 1'-0"

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SCALE
3/32" = 1'-0"

0019

