



2405 ALABAMA AVE

NEW 16-UNIT APARTMENT HOUSE

2405 ALABAMA AVE SE,
WASHINGTON DC 20020



③ FRONT PERSPECTIVE



② WEST CORNER PERSPECTIVE



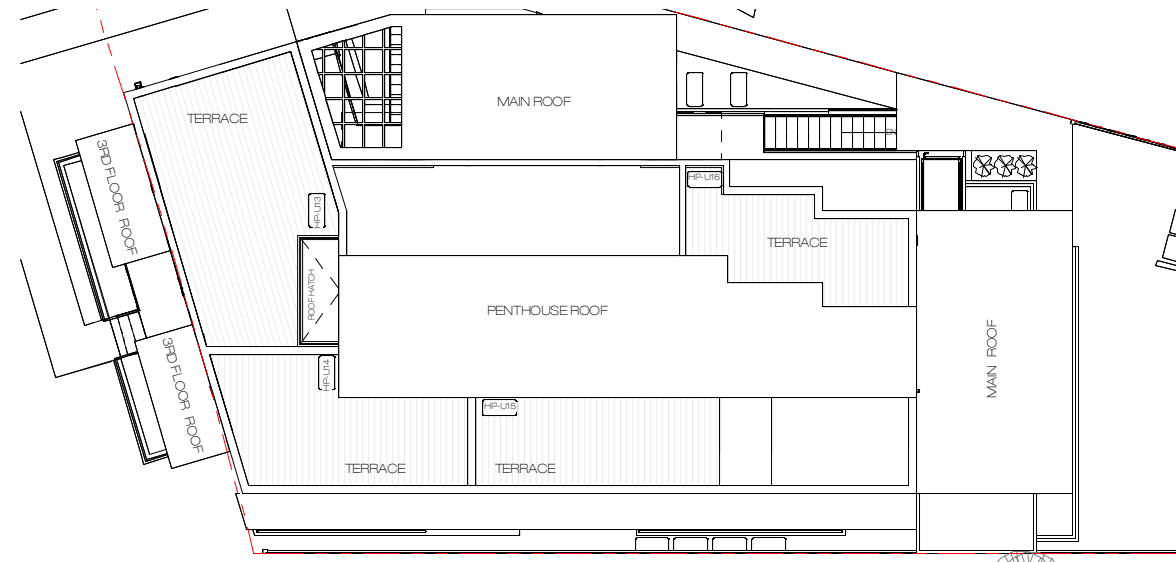
① EAST PERSPECTIVE

NEW 16-UNIT APARTMENT HOUSE

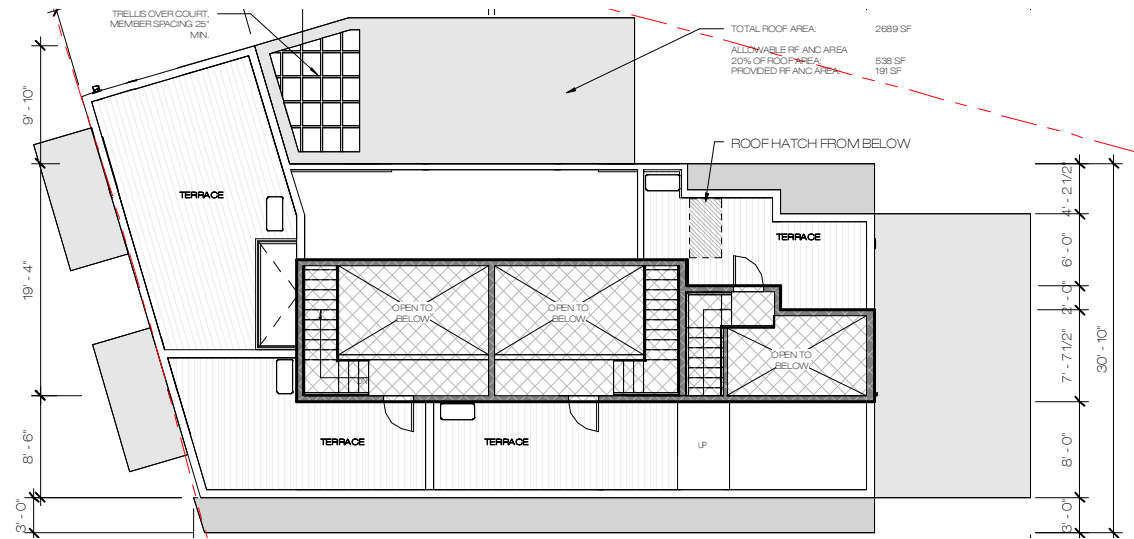
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SCALE

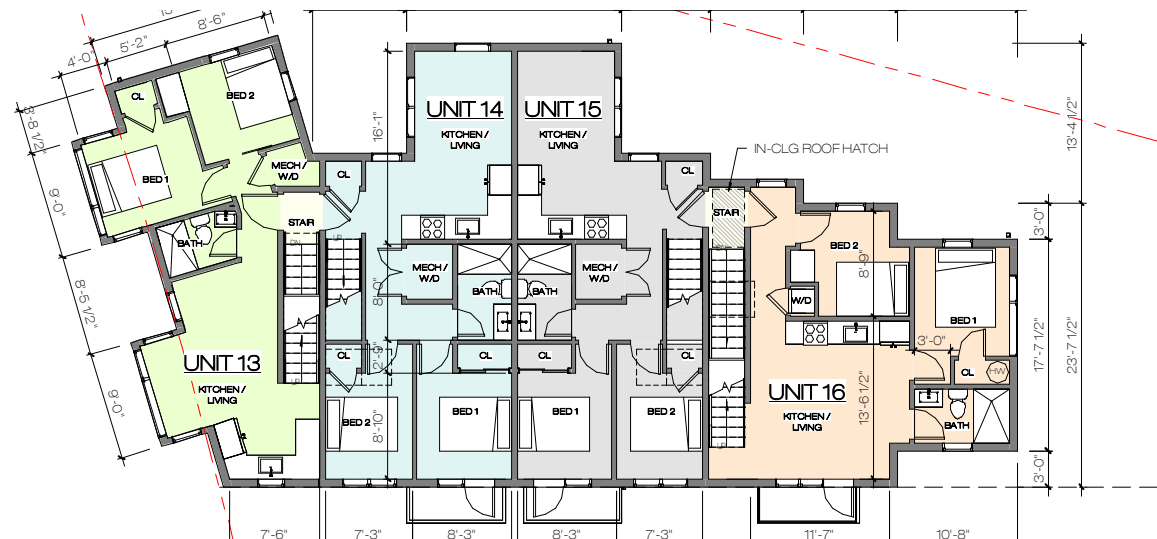
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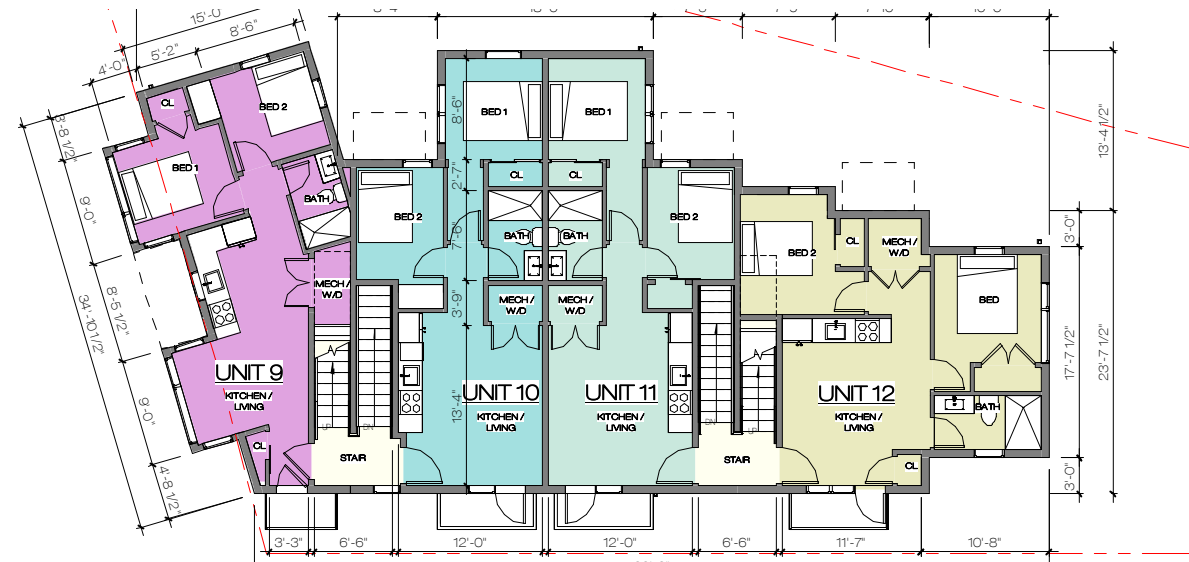
6 ROOF PLAN
1/8" = 1'-0"



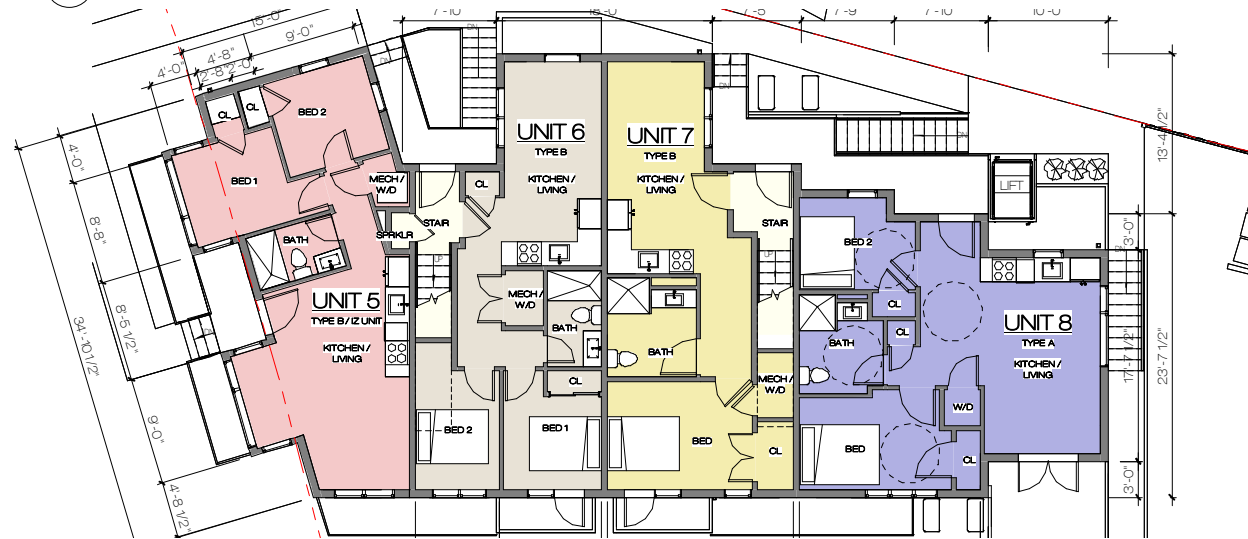
5 PENTHOUSE / 4TH FLOOR
1/8" = 1'-0"



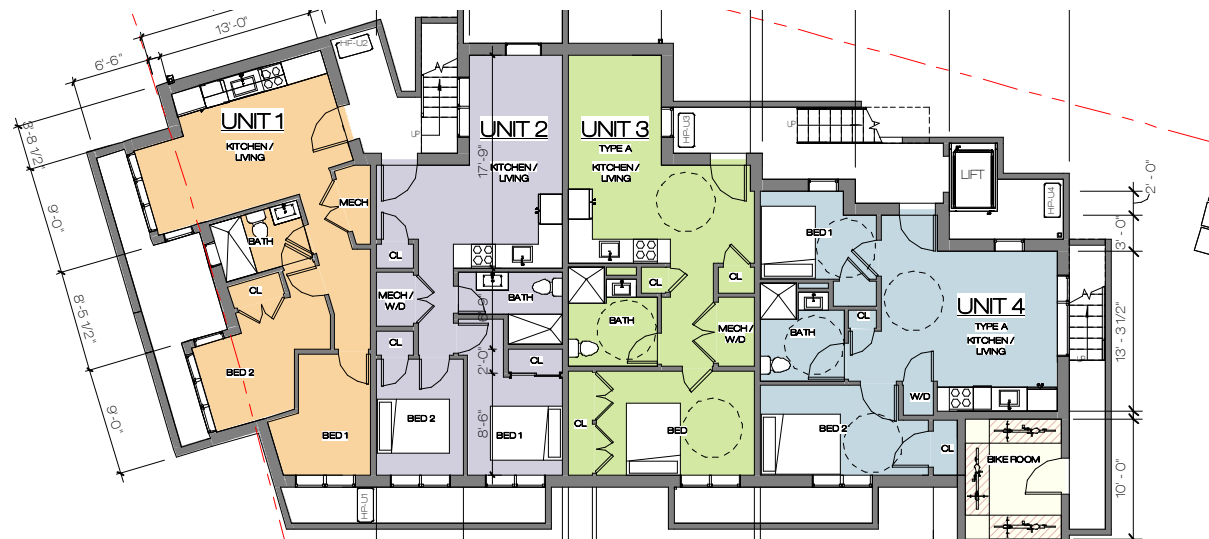
4 THIRD FLOOR
1/8" = 1'-0"



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



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



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

NAME	AREA	UNIT TYPE	BEDS
UNIT 1	455 SF		2 BEDS
UNIT 2	471 SF		2 BEDS
UNIT 3	471 SF	TYPE A	1 BEDS
UNIT 4	475 SF	TYPE A	2 BEDS
UNIT 5	477 SF	TYPE B / IZ UNIT	2 BEDS
UNIT 6	431 SF	TYPE B	2 BEDS
UNIT 7	431 SF	TYPE B	1 BEDS
UNIT 8	514 SF	TYPE A	2 BEDS
UNIT 9	433 SF		2 BEDS
UNIT 10	422 SF		2 BEDS
UNIT 11	425 SF		2 BEDS
UNIT 12	464 SF	IZ UNIT	2 BEDS
UNIT 13	448 SF		2 BEDS
UNIT 14	515 SF		3 BEDS
UNIT 15	516 SF		3 BEDS
UNIT 16	493 SF		3 BEDS
Grand total 7439 SF			

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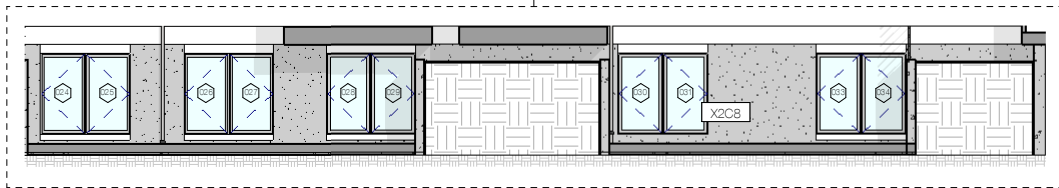
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SCALE
1/16" = 1'-0"

003



② SOUTHWEST (SIDE) ELEVATION
 3/16" = 1'-0"



① NORTHWEST STREET ELEVATION
 3/16" = 1'-0"



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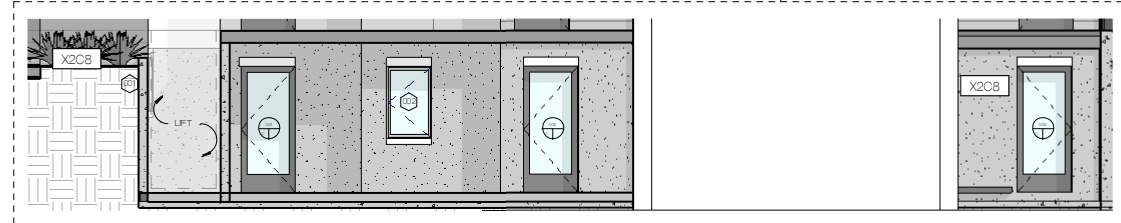
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SCALE
 3/32" = 1'-0"

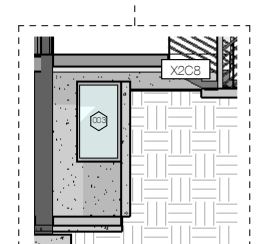
004



② NORTHEAST SIDE ELEVATION
3/16" = 1'-0"



① SOUTHEAST (REAR) ELEVATION
3/16" = 1'-0"

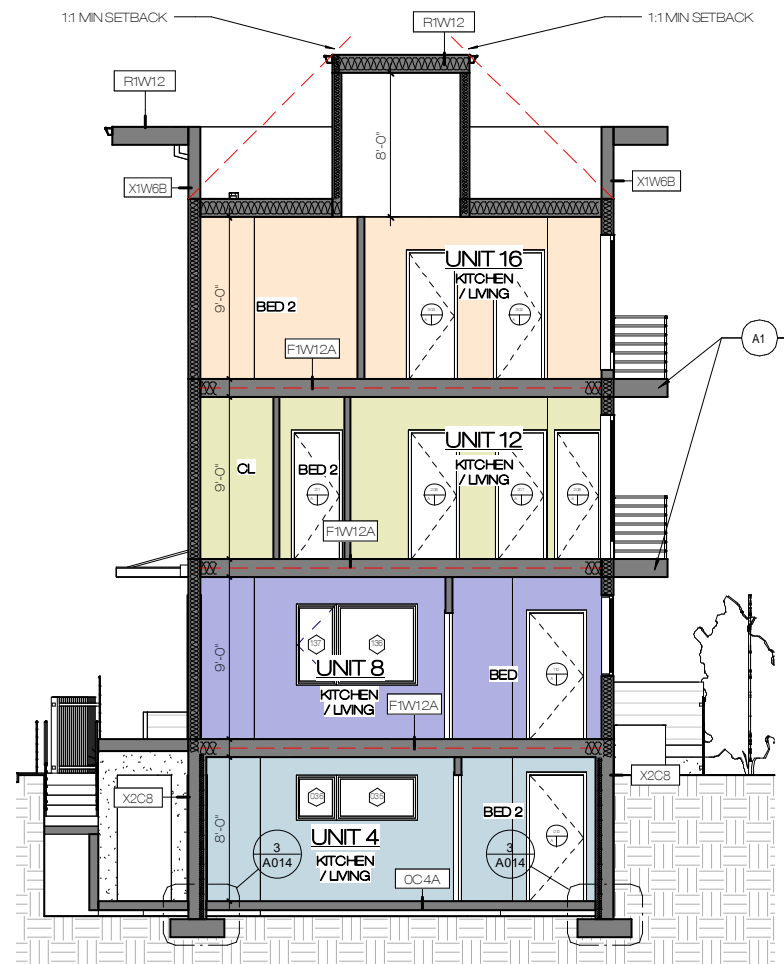


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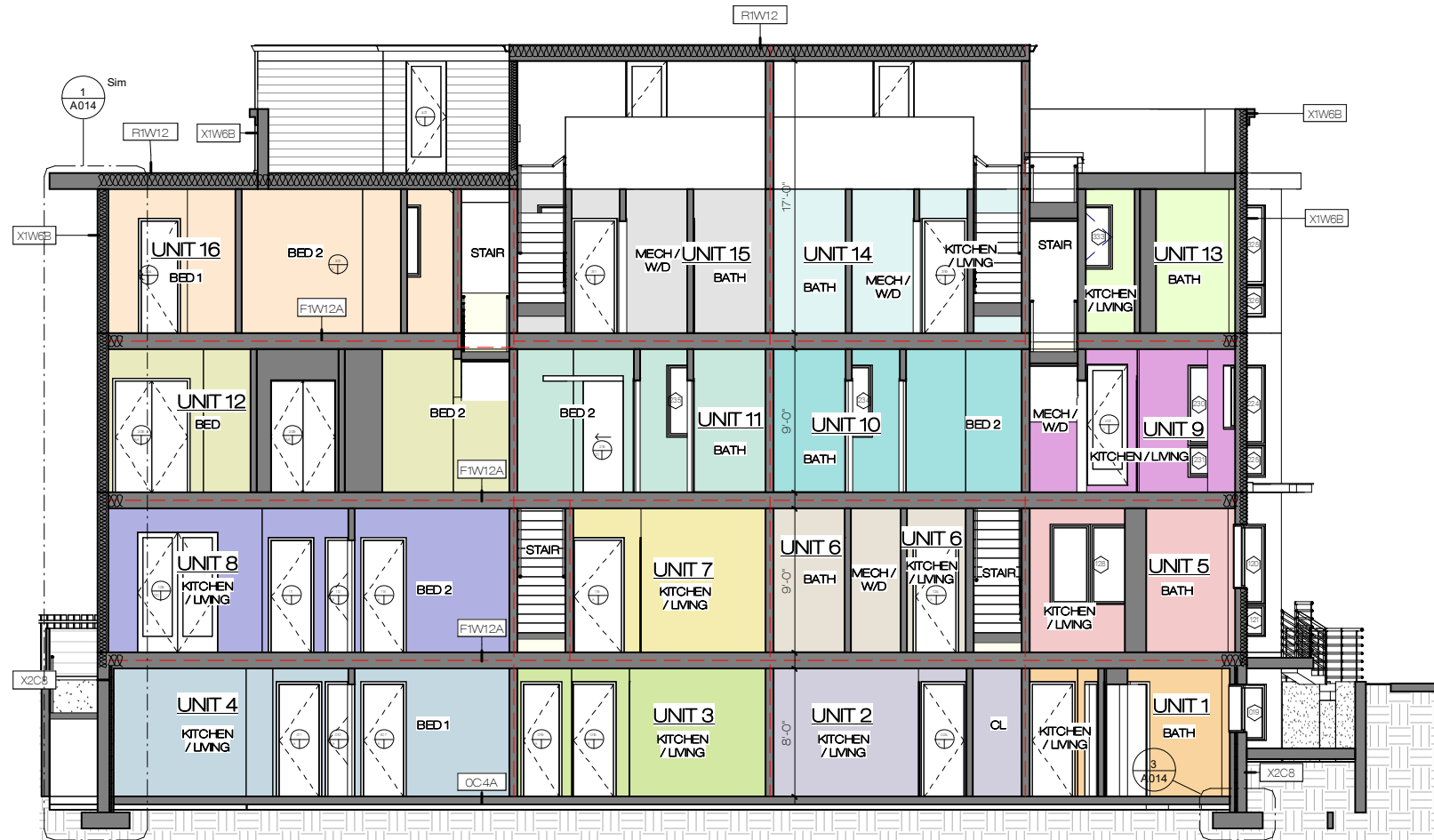
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3/32" = 1'-0"

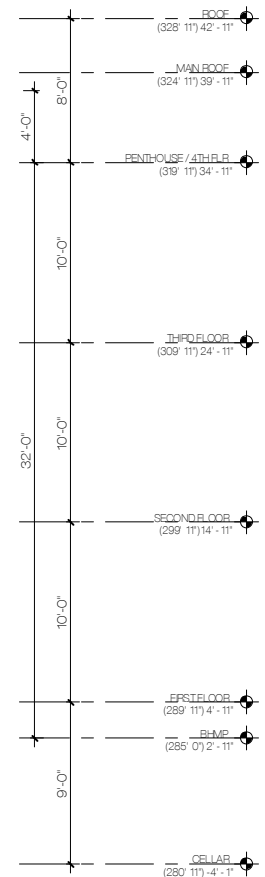
005



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



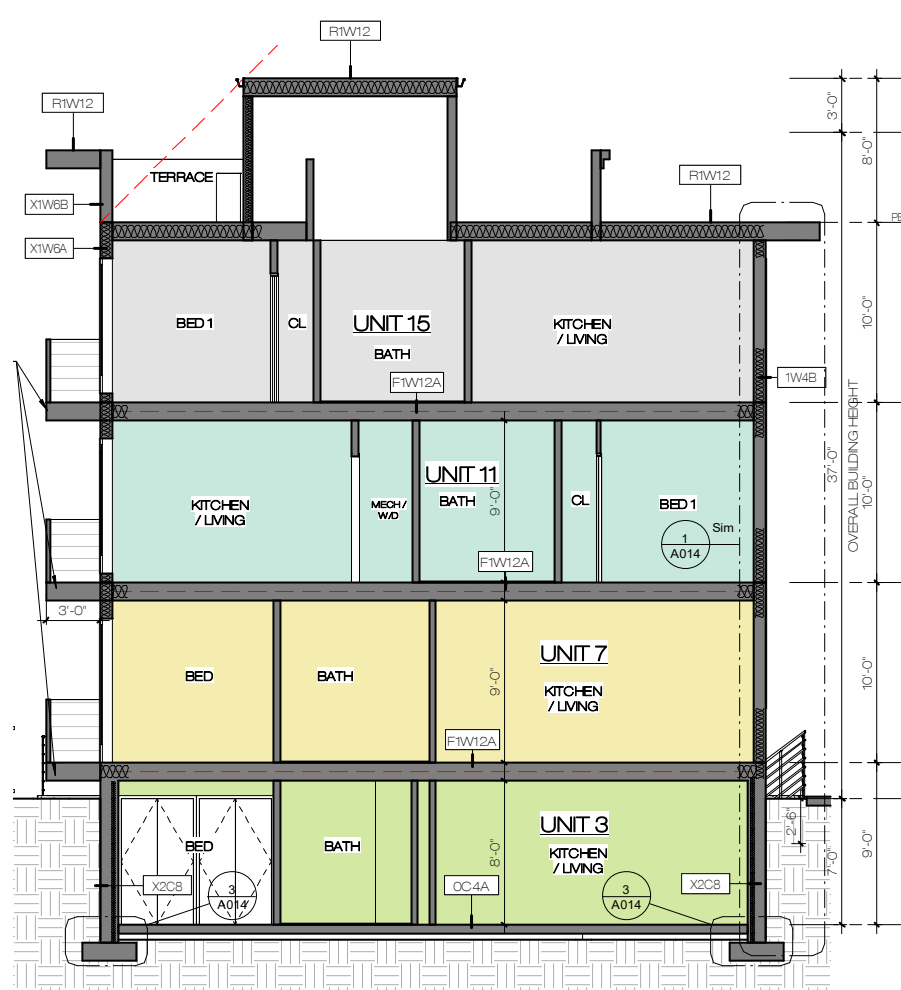
1 LONGITUDINAL SECTION 1
3/16" = 1'-0"



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SCALE
3/32" = 1'-0"



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

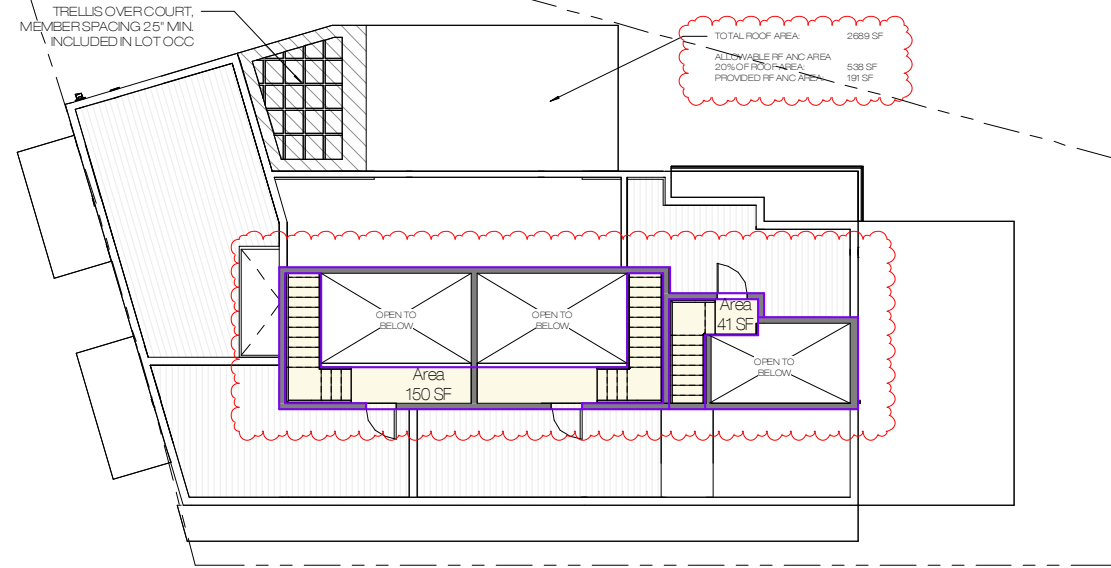


2 LONGITUDINAL SECTION 2
3/16" = 1'-0"

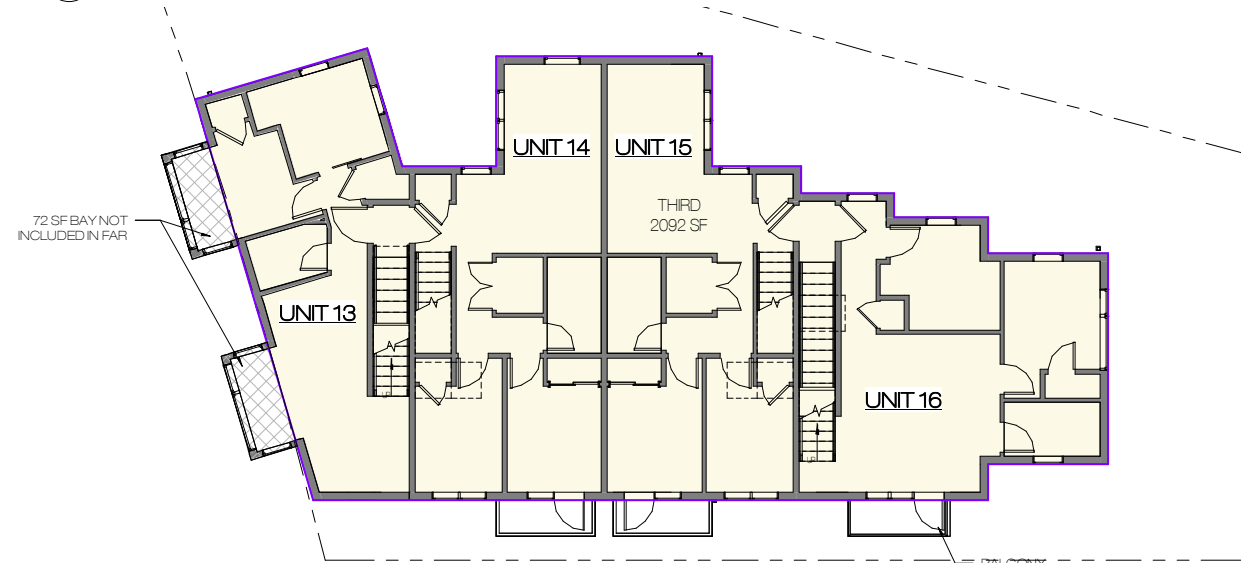
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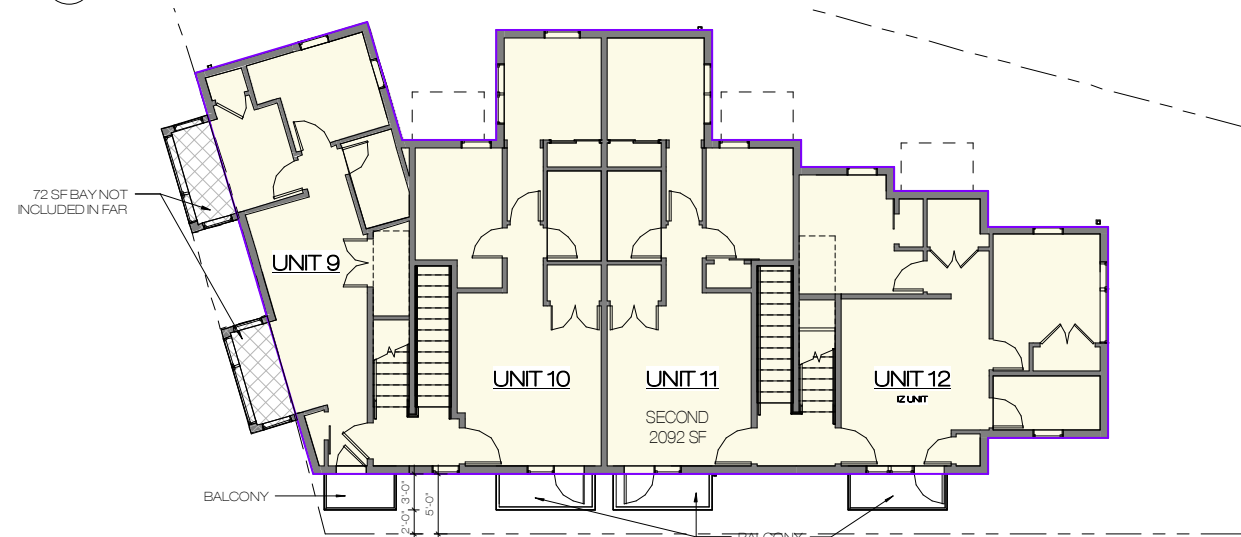
SCALE
3/32" = 1'-0"



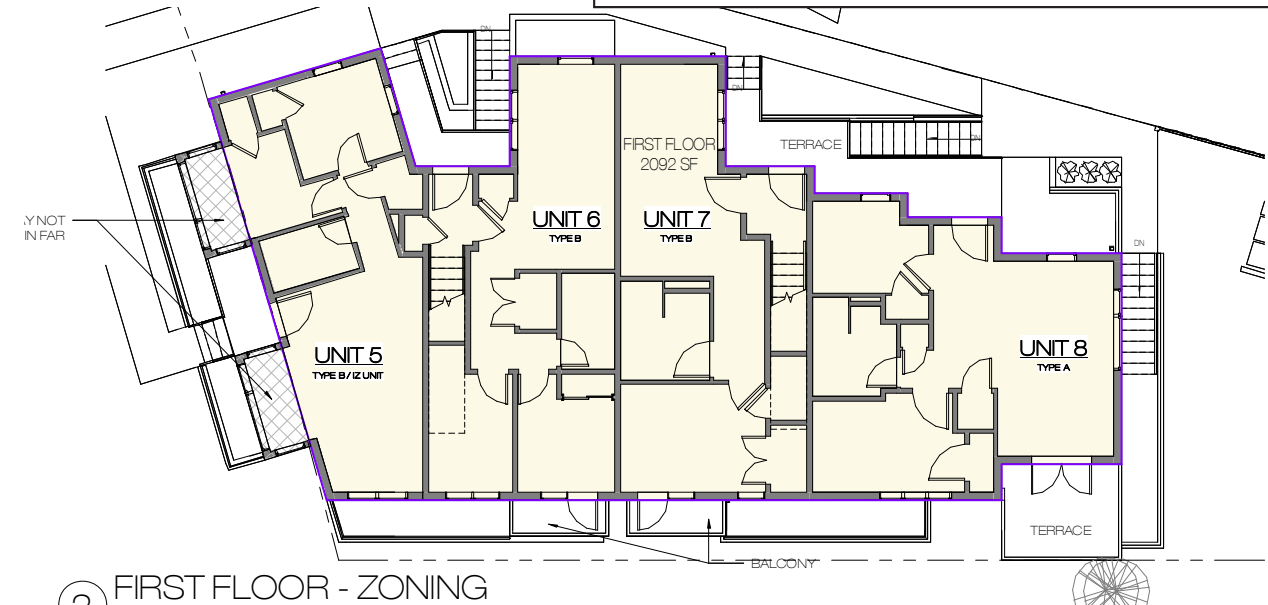
⑤ PH / 4TH FLOOR - ZONING
1/8" = 1'-0"



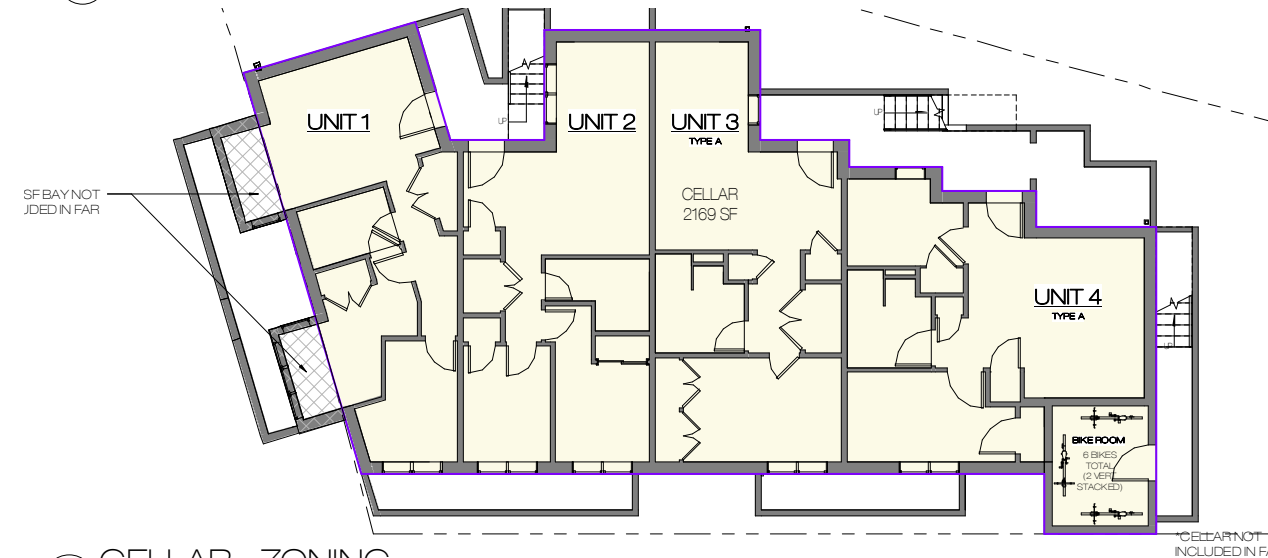
④ THIRD FLOOR - ZONING
1/8" = 1'-0"



③ SECOND FLOOR - ZONING
1/8" = 1'-0"



② FIRST FLOOR - ZONING
1/8" = 1'-0"



① CELLAR - ZONING
1/8" = 1'-0"

ZONING INFORMATION	
ZONING CLASSIFICATION:	RA-1
LOT OCCUPANCY:	5,967 SF
EXISTING LOT AREA:	2,386 SF
MAX OCC. 40%:	
BLDG FOOTPRINT:	2092 SF
COURT W/ TRELLIS:	108 SF
TOTAL LOT OCCUPANCY:	2,200 // 37%
FAR CALCULATION	
MAX FAR - 0.9	5,370 SF
1/20% BONUS - 1.08	6,444 SF
AREAS	
LEVEL 1:	2,092 SF
LEVEL 2:	2,092 SF
LEVEL 3:	2,092 SF
GROSS SF:	6,276 SF // FAR - 1.05
CELLAR:	2,169 SF (NOT TO EXCEED 40% LOT OCCUPANCY, 2,386 SF)
BAYS (2 @ 36 SF PER FLOOR):	288 SF (USABLE SPACE)
RF ACC:	85 SF <--- PLUS SITE WORK EXCEEDS, REQUIRES GREEN CODE COMPLIANCE
TOTAL SF W/ CELLAR + PH:	8,818 SF
MISC	
BUILDING HEIGHT ALLOWABLE:	40' MAXIMUM PER TABLE H 803.1 MAXIMUM PERMITTED BUILDING HEIGHT
BUILDING HEIGHT PROVIDED:	32'-0" MEASURED FROM CENTER OF FRONT GRADE (B+M/F)
STORIES:	ALLOWABLE: 3 PROVIDED: 3 (PLUS CELLAR)
MIN REQUIRED SIDE YARD:	8' REQUIRED // 8' PROVIDED TO EAST W/ PROJECTION (3' PER 1'-0" OF HEIGHT)
MIN REQUIRED REAR YARD:	5' PROVIDED TO WEST
CELLAR:	20' REQUIRED // 13.5' PROVIDED
CELLAR:	THE CELLAR LEVEL WILL HAVE A CEILING HEIGHT AT MAX 3'-11" AT THE FRONT MEASURED FROM THE EXISTING GRADE AT THE CENTER.
GREEN AREA RATIO:	REQUIRED: 0.4
PROVIDED:	SEE GREEN AREA RATIO SHEETS
PARKING:	REQUIRED: 1 PER 3 DWELLING UNITS IN EXCESS OF 4 // 4 MIN REQ'D
PROVIDED:	2 STANDARD PARKING SPACES, 2 COMPACT SPACES

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