

Existing Ariel View





Existing View of Project Site from Rhode Island Ave.



Existing View looking East down Hamlin Street



Existing View looking West down Hamlin Street



Existing View looking East Along Rhode Island Ave.



Proposed View from Rhode Island Avenue



Schematic Design - 11.9.2018

1803 Rhode Island Avenue NE

Proposed Approach from Rhode Island Avenue looking West



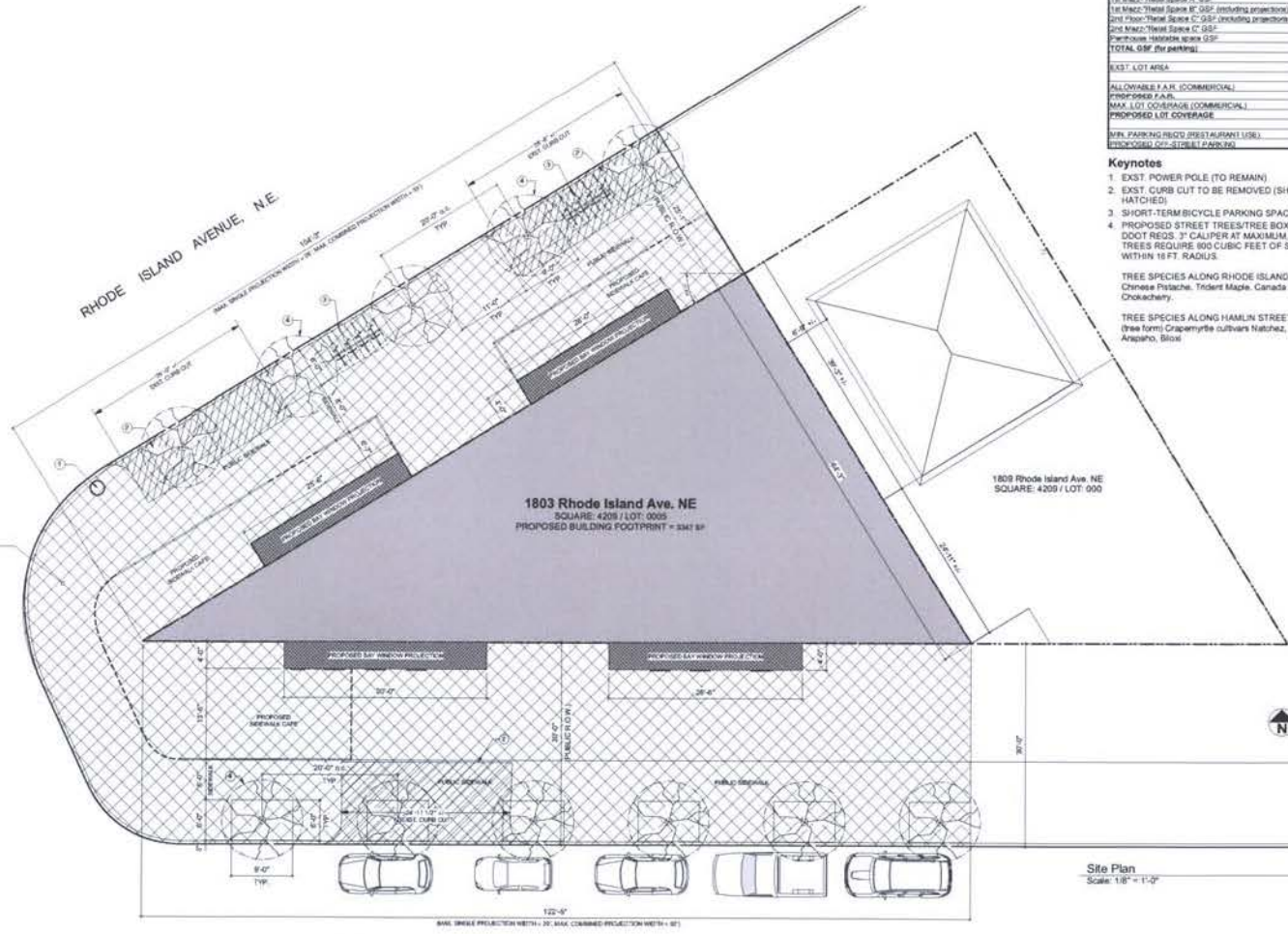
Schematic Design - 10.9.2018

1803 Rhode Island Avenue NE

Proposed Approach from Rhode Island Avenue looking East

NOTES:
THIS SITE IS INCLUDED WITHIN AREA OF DOOT'S RHODE ISLAND AVENUE NE
STREETSCAPE MASTER PLAN
This scheme requires BZA approval for various parameters. See attached Zoning Analysis by
Greenstein, DeLorme, & Lucha.

NOTE:
PARKING AND PUBLIC SPACE
IMPROVEMENTS TO BE IN
ACCORDANCE W/ DOOT STREET
SCAPE (AREA SHOWN CROSS-HATCHED)



Zoning Information	
F.A.R.	134.7
1st Floor GSF (including projections)	1347
1st Floor Mechanical GSF (including projections)	821
2nd Floor GSF (including projections)	1347
2nd Floor Mechanical GSF	821
TOTAL GSF (Net F.A.R.)	4386
Parking	
Cafe/Threat Space B/C' GSF	1347
1st Floor Threat Space A/C' GSF (including projections)	1347
1st Floor Threat Space B' GSF (including projections)	821
1st Mezz Threat Space A' GSF	238
1st Mezz Threat Space B' GSF (including projections)	338
2nd Floor Threat Space C' GSF (including projections)	3627
2nd Mezz Threat Space C' GSF	821
2nd Floor Mechanical GSF	821
TOTAL GSF (Net parking)	12978
EXIST. LOT AREA	3347
ALLOWABLE F.A.R. (COMMERCIAL)	1.80
PROPOSED F.A.R.	2.48
MAX. LOT COVERAGE (COMMERCIAL)	100%
PROPOSED LOT COVERAGE	1.88
MIN. PARKING (RESTAURANT USE)	10
PROPOSED OUT-STREET PARKING	0 SPACES

- Keynotes**
- EXIST. POWER POLE (TO REMAIN)
 - EXIST. CURB CUT TO BE REMOVED (SHOWN HATCHED)
 - SHORT-TERM BICYCLE PARKING SPACES
 - PROPOSED STREET TREES/TREE BOXES PER DOOT REQS. 3" CALIPER AT MAXIMUM. STREET TREES REQUIRE 900 CUBIC FEET OF SOIL VOLUME WITHIN 10 FT. RADIUS.
- TREE SPECIES ALONG RHODE ISLAND AVE -
Chinese Pistache, Trident Maple, Canada Red Chokecherry.
- TREE SPECIES ALONG HAMLIN STREET - single stem (tree form) Crapemyrtle, cultivars Natchez, Tussock, Annapro, Bloss.

Site Plan
Scale: 1/8" = 1'-0"

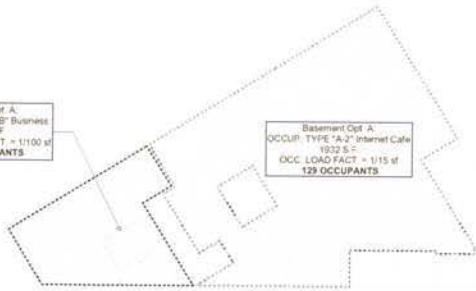
Site Plan

HAMLIN STREET, N.E.



Cellar Opt. A
 OCCUP. TYPE "B" Business
 542 S.F.
 OCC. LOAD FACT = 1/100 sf
 6 OCCUPANTS

Basement Opt. A
 OCCUP. TYPE "A-2" Internet Cafe
 1932 S.F.
 OCC. LOAD FACT = 1/15 sf
 129 OCCUPANTS



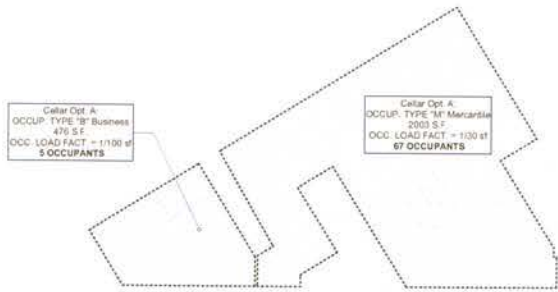
Occupancy Diagram - Cellar Option A
 Scale: 3/32" = 1'-0"

Retail D: (Internet Cafe) Plumbing Fixtures Req'd		
	MALE	FEMALE
PROPAG. SIZE OF SPACE --- (1.3)	56	56
W.C.'S (per 40 M. 1 per 40 F.)	2 (2 PROVIDED)	2 (2 PROVIDED)
LAVATORIES (1 per 75)	3	3
DRINKING FOUNTAIN	2	2

Option A - Cellar Level



1 Cellar Level - Option A
 Scale: 3/32" = 1'-0"



Occupancy Diagram - Cellar Option B
Scale 3/32" = 1'-0"

Option B - Cellar Level

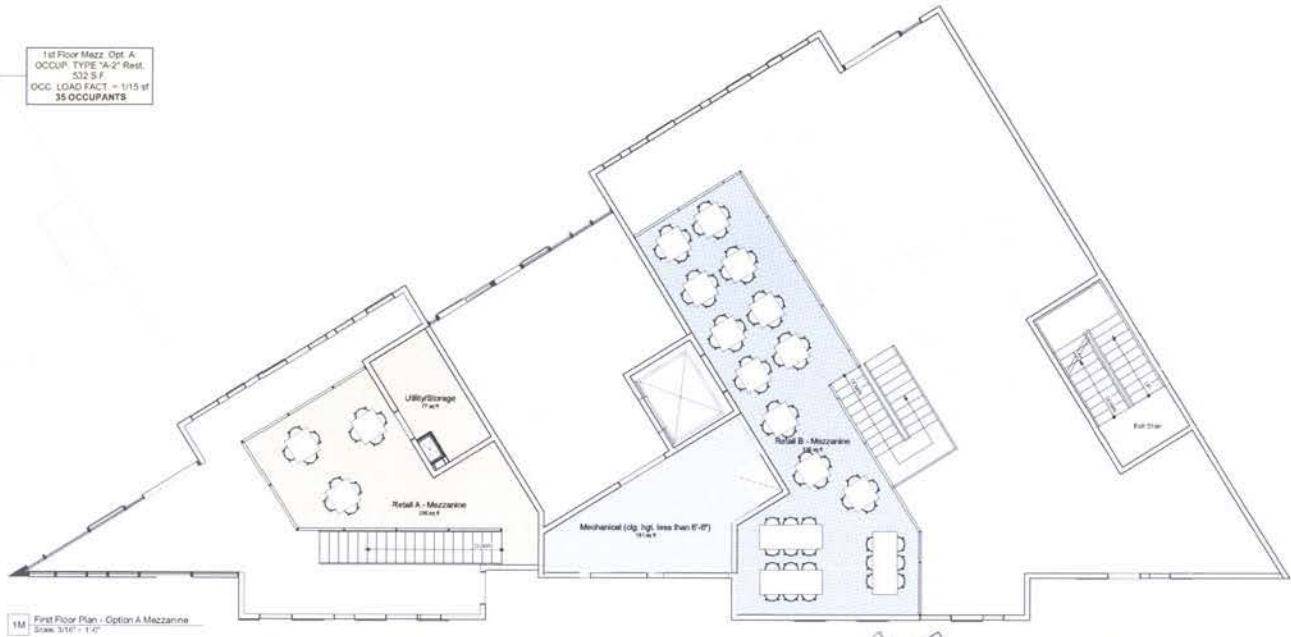


1 Cellar Level - Option B
Scale 3/16" = 1'-0"

Mezzanine
OCCUP. TYPE 'A-2' Restaurant
202 S.F.
OCC. LOAD FACT = 1/15 sf
17 OCCUPANTS

1st Floor Mezz. Opt. A
OCCUP. TYPE 'A-2' Rest.
332 S.F.
OCC. LOAD FACT = 1/15 sf
35 OCCUPANTS

Occupancy Diagram - 1st Floor Mezzanine Level-Opt. A
Scale: 3/32" = 1'-0"



1M First Floor Plan - Option A Mezzanine
Scale: 3/32" = 1'-0"

Retail A: (Coffee Shop) Plumbing Fixtures Req'd

Occupant load of space = 64	MALE	FEMALE
	3	3
WC (1 per 75 M, 1 per 75 F)	(1 PROVIDED)	(1 PROVIDED)
LAVATORIES (1 per 200)	(1 PROVIDED)	(1 PROVIDED)
DRINKING FOUNTAIN	N/A	N/A

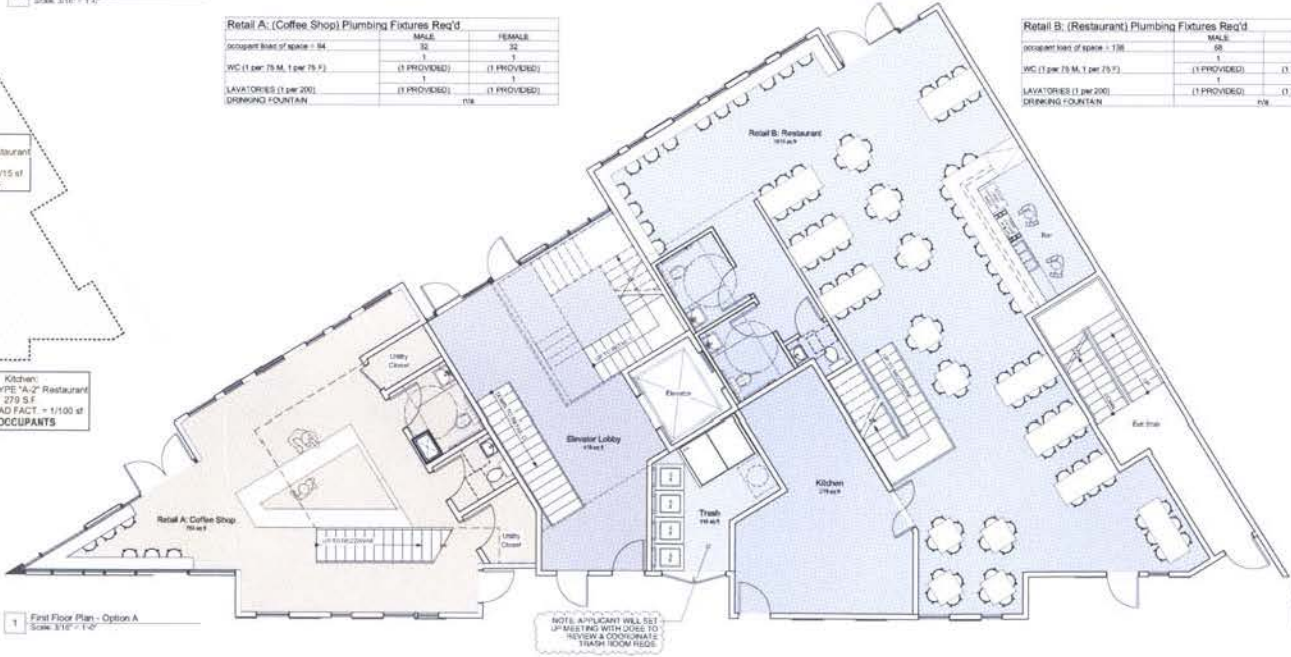
Retail B: (Restaurant) Plumbing Fixtures Req'd

Occupant load of space = 138	MALE	FEMALE
	6	6
WC (1 per 75 M, 1 per 75 F)	(1 PROVIDED)	(1 PROVIDED)
LAVATORIES (1 per 200)	(1 PROVIDED)	(1 PROVIDED)
DRINKING FOUNTAIN	N/A	N/A

Coffee Shop
OCCUP. TYPE 'A-2' Restaurant
680 S.F.
OCC. LOAD FACT = 1/15 sf
46 OCCUPANTS

1st Floor-Opt. A
OCCUP. TYPE 'A-2' Restaurant
1470 S.F.
OCC. LOAD FACT = 1/15 sf
98 OCCUPANTS

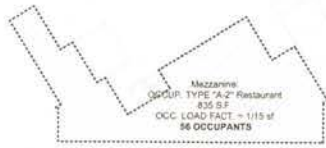
Occupancy Diagram - 1st Floor Level-Opt. A
Scale: 3/32" = 1'-0"



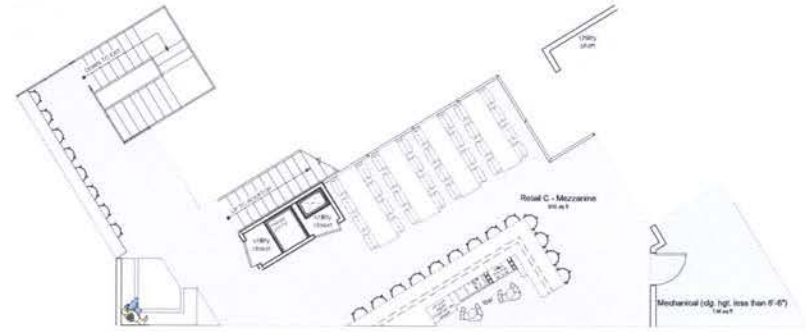
1 First Floor Plan - Option A
Scale: 3/32" = 1'-0"

NOTE: APPLICANT WILL SET UP MEETING WITH DEC TO REVIEW COOKING & TRASH ROOM REQS

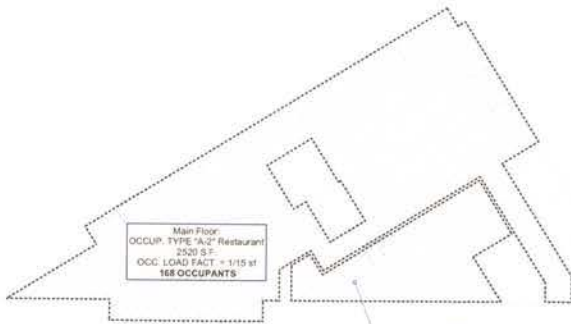
Option A - 1st Floor & Mezzanine



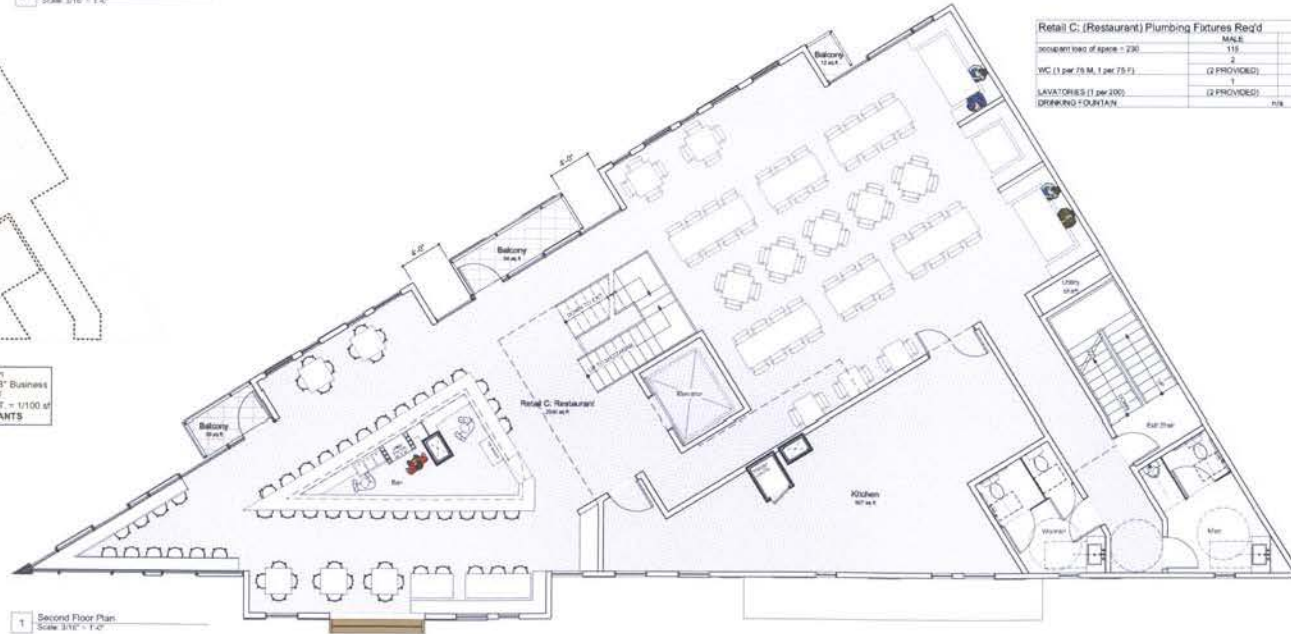
Occupancy Diagram - 2nd Floor Mezzanine Level
Scale: 3/32" = 1'-0"



2M Second Floor Plan - Mezzanine
Scale: 3/16" = 1'-0"

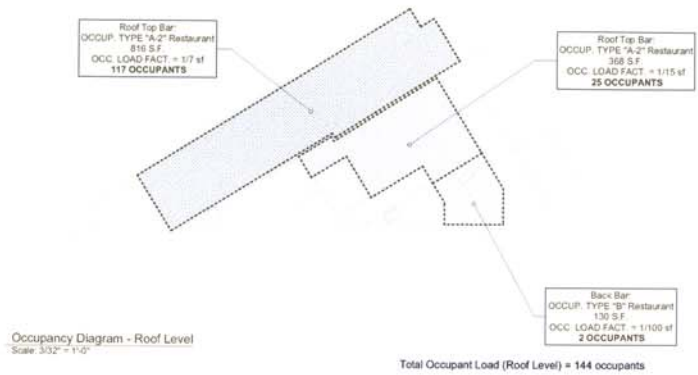


Occupancy Diagram - 2nd Floor Level
Scale: 3/32" = 1'-0"



2nd Floor & Mezz. - Options A & B

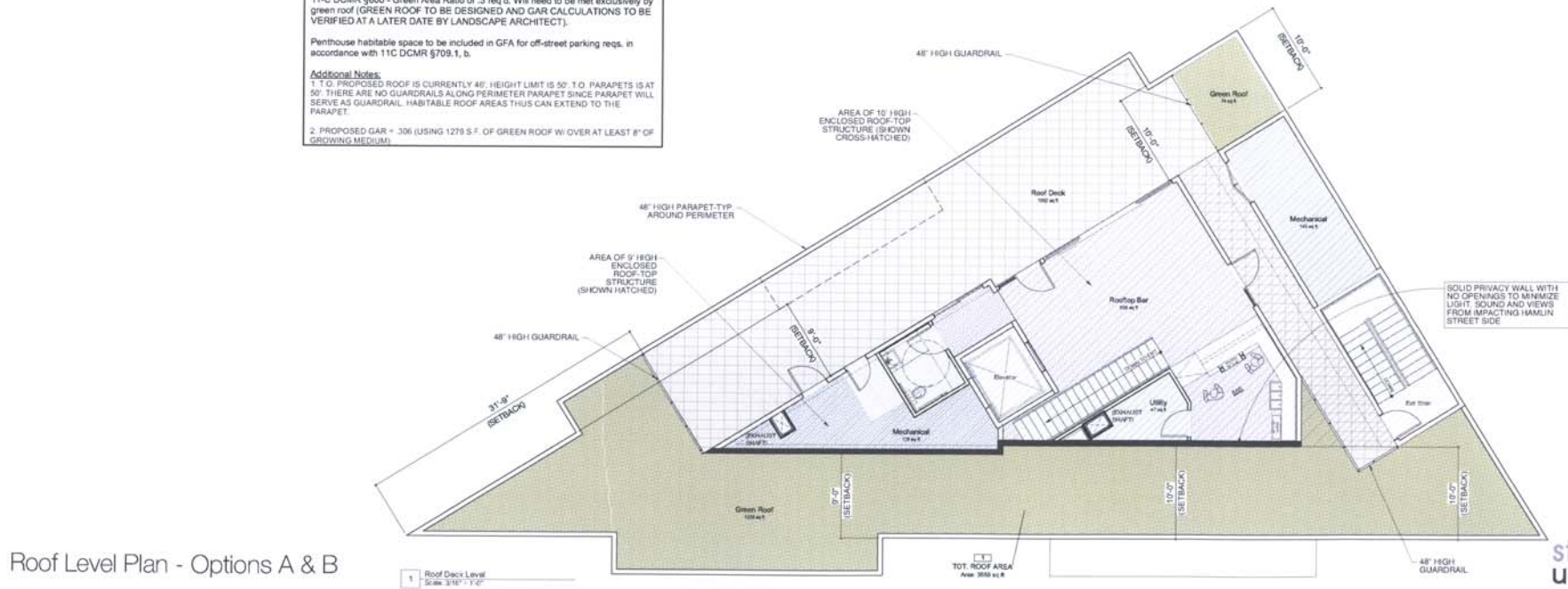
1 Second Floor Plan
Scale: 3/16" = 1'-0"



Pertinent Zoning Info:
11-C DCMR §600 - Green Area Ratio of .3 req'd. Will need to be met exclusively by green roof (GREEN ROOF TO BE DESIGNED AND GAR CALCULATIONS TO BE VERIFIED AT A LATER DATE BY LANDSCAPE ARCHITECT).

Penthouse habitable space to be included in GFA for off-street parking reqs. in accordance with 11C DCMR §709.1, b.

Additional Notes:
1. 1'-0" PROPOSED ROOF IS CURRENTLY 48" HEIGHT LIMIT IS 50'. T.O. PARAPETS IS AT 50'. THERE ARE NO GUARDRAILS ALONG PERIMETER PARAPET SINCE PARAPET WILL SERVE AS GUARDRAIL. HABITABLE ROOF AREAS THUS CAN EXTEND TO THE PARAPET.
2. PROPOSED GAR = 306 (USING 1279 S.F. OF GREEN ROOF W/ OVER AT LEAST 8" OF GROWING MEDIUM)



Roof Level Plan - Options A & B

Proposed Exterior Cladding

- 1. [Pattern]
- 2. [Pattern]
- 3. [Pattern]

1. CURTAIN-WALL SYSTEM WITH GLAZING OR ACM SPANREL PANELS AS SHOWN, TO MEET U= .35 OR LESS (KAWNEER UT 1600 ULTRA-THERMAL OR EQUIV.) WITH MID SUPPORT (MAX. VERTICAL SPAN = APPROX. 12.5 FT.)

2. STORE FRONT SYSTEM WITH GLAZING AND ACM CLADDING PANELS AS SHOWN, TO MEET U= .35 OR LESS (KAWNEER UT451 ULTRA-THERMAL OR EQUIV.) WITH TWO MID SUPPORTS (MAX. VERTICAL SPAN = APPROX. 7.6 FT.) PREFINISHED ARCHITECTURAL METAL (ACM) INSULATED PANELS (ALUCOBOND OR EQUIV.) OVER MFR'S, APPROVED WEATHER BARRIER AND MOUNTING SYSTEM

3. FIBER CEMENT PANELS OR EPS OVER MFR'S, APPROVED WEATHER BARRIER AND MOUNTING SYSTEM, OVER EXTERIOR GYPSUM SHEATHING, LT. GAUGE METAL FRAMING

Keynotes

- 1. INDIVIDUAL WINDOWS WITH INTEGRAL THERMAL BREAK AND U VALUE, SHGC MEETING REQS. OF IECC, -TYP
- 2. PENTHOUSE BEYOND



Proposed Rhode Island Avenue Elevation (faces north) - 1/4" = 1'-0"

Proposed Exterior Cladding

- 1. CURTAIN-WALL SYSTEM WITH GLAZING OR ACM SPANDREL PANELS AS SHOWN, TO MEET U= .35 OR LESS (KAWNEER UT 1600 ULTRA-THERMAL OR EQUIV.) WITH MID SUPPORT (MAX. VERTICAL SPAN = APPROX. 12.5 FT.)
- 2. STORE FRONT SYSTEM WITH GLAZING AND ACM CLADDING PANELS AS SHOWN, TO MEET U= .35 OR LESS (KAWNEER UT451 ULTRA-THERMAL OR EQUIV.) WITH TWO MID SUPPORTS (MAX. VERTICAL SPAN = APPROX. 7.6 FT.) PREFINISHED ARCHITECTURAL METAL (ACM) INSULATED PANELS (ALUCOBOND OR EQUIV.) OVER MFR'S, APPROVED WEATHER BARRIER AND MOUNTING SYSTEM
- 3. FIBER CEMENT PANELS OR EPS OVER MFR'S, APPROVED WEATHER BARRIER AND MOUNTING SYSTEM, OVER EXTERIOR GYPSUM SHEATHING, LT. GAUGE METAL FRAMING

- Keynotes**
- 1. INDIVIDUAL WINDOWS WITH INTEGRAL THERMAL BREAK AND U VALUE, SHGC MEETING REQS. OF IECC - TYP
 - 2. PENTHOUSE BEYOND
 - 3. LARGE FIXED WINDOW WITH INTERMEDIATE MULLIONS/SUPPORTS AS REQD.



Proposed Hamlin Street Elevation (faces south) - 1/4" = 1'-0"



View from Hamlin Street
(looking east)



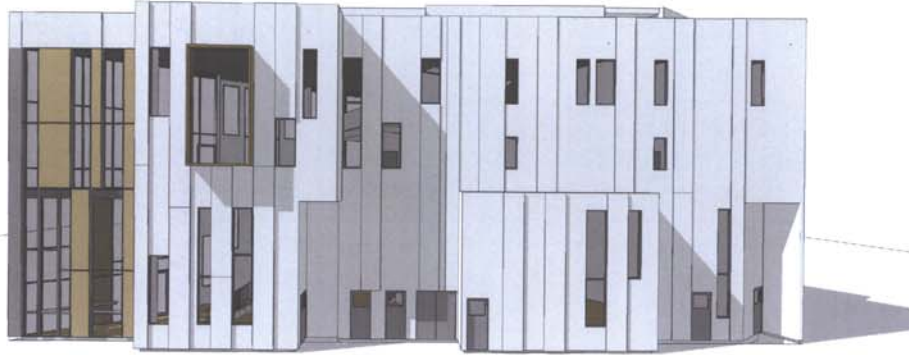
Approach from Rhode Island Avenue
(looking east)



Bird's Eye View

- Proposed Exterior Cladding Alternates**
1. FIBER CEMENT PANELS OVER MFR'S APPROVED WEATHER BARRIER AND MOUNTING SYSTEM
 2. PREFINISHED ARCHITECTURAL METAL (ACM) INSULATED PANELS (ALUCOBOND OR EQUIV.) OVER MFR'S APPROVED WEATHER BARRIER AND MOUNTING SYSTEM

Proposed Exterior Views



- Proposed Exterior Cladding Alternates**
1. FIBER CEMENT PANELS OVER MFR'S APPROVED WEATHER BARRIER AND MOUNTING SYSTEM
 2. PREFINISHED ARCHITECTURAL METAL (ACM) INSULATED PANELS (ALUCOBOND OR EQUIT) OVER MFR'S APPROVED WEATHER BARRIER AND MOUNTING SYSTEM

Keynotes



Proposed Elevations