

1803 Rhode Island Ave. NE - Updated

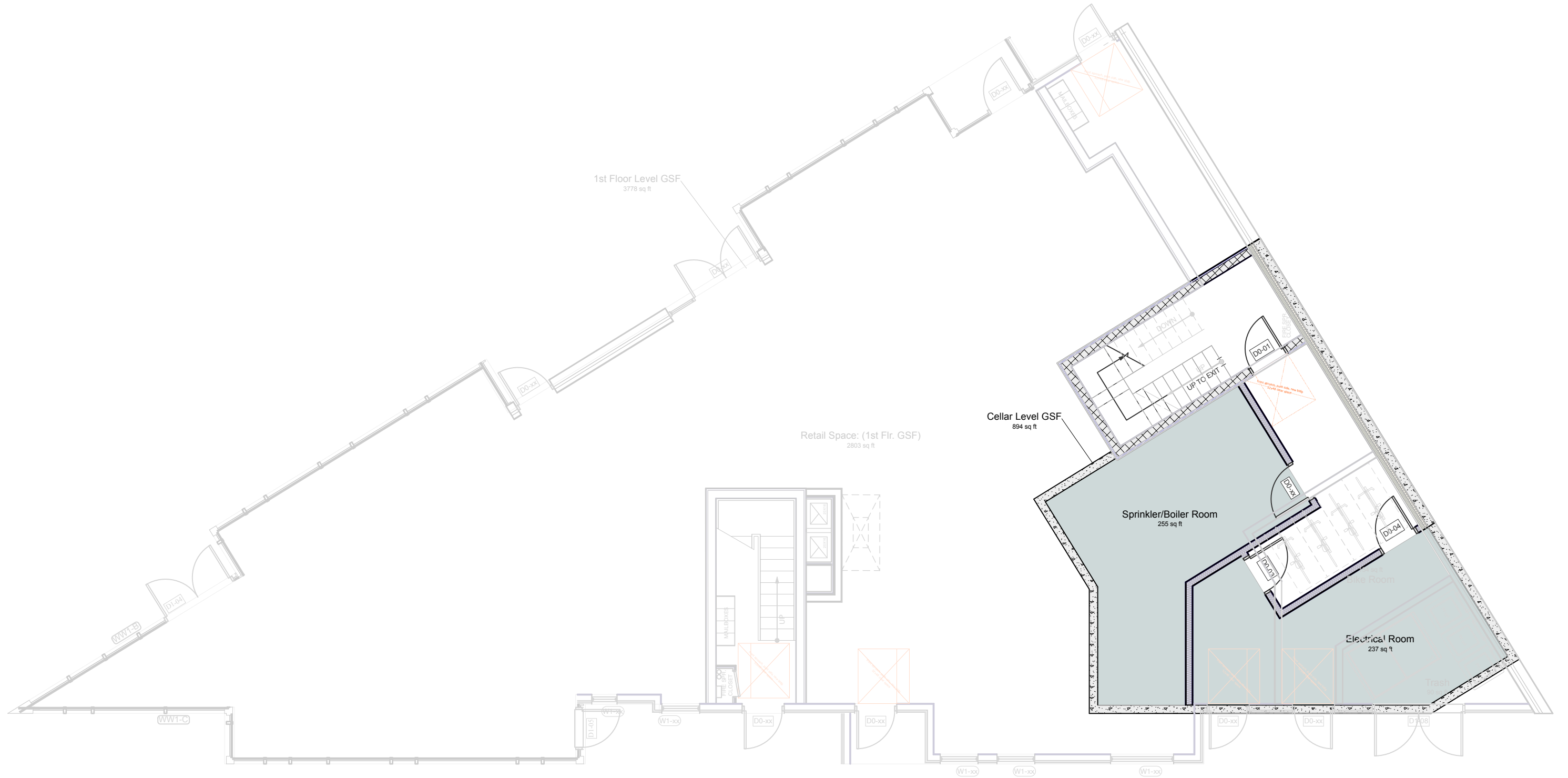
1st floor retail (Restaurant + Grocery) with all Residential at 2nd/3rd story (100% Res. Lot. Occupancy & Inclusionary Zoning "IZ")

Unit Count		
<i>(requires some units to meet affordable unit requirements (per IZ-subtitle C, chapter</i>		
	<i>name</i>	<i>unit type</i>
1st Floor Level	Retail Space	Retail (1000 sf)
2nd Floor Level	Unit A (residential)	2 Bedroom + Private Deck
	Unit B (residential)	2 Bedroom
	Unit C (residential)	1 Bedroom
	Unit D (residential)	1 Bedroom + Den
3rd Floor Level	Unit E (residential)	2 Bedroom + Private Deck
	Unit F (residential)	2 Bedroom
	Unit G (residential)	1 Bedroom
	Unit H (residential)	1 Bedroom + Den

3-story building
Total = 8 Apartments over 1st Story Retail

Project Information			
Zoning Information		Area Information	
EXST. LOT AREA	3347	BUILDING AREA TABULATION (FAR):	
		1st Floor GSF (excluding projections)	3347
F.A.R.:		2nd Floor GSF (excluding projections)	3347
ALLOWABLE TOTAL F.A.R. (w/ RESIDENTIAL - IZ)	3.00	3rd Floor GSF (excluding projections)	3347
PROPOSED TOTAL F.A.R.	3.00		
		TOTAL GSF (for F.A.R.)	10041
LOT COVERAGE:		BUILDING AREA TABULATION (PARKING):	
MAX. LOT COVERAGE (COMMERCIAL)	100%	Cellar Level (no habitable space)	-
PROPOSED LOT COVERAGE (COM.)	100%	1st Floor GSF (including projections)	3778
MAX. LOT COVERAGE (RESIDENTIAL w/ IZ)	75%	2nd Floor (residential - 1 space per 2 units)	2
PROPOSED LOT COVERAGE (RES.)	100%	3rd Floor (residential - 1 space per 2 units)	2
		TOTAL GSF (for parking)	3778
		GROSS BUILDING AREA (CONSTRUCTION):	
		Cellar Level GSF	894
		1st Floor GSF	3778
		2nd Floor GSF	3698
		3rd Floor GSF	3698
		TOTAL GSF (CONSTRUCTION AREA):	12068
SET BACKS:		OTHER CONSTRUCTION AREA:	
REAR YARD SETBACK REQ'D	15'	Balcony areas:	166 sf
PROPOSED REAR YARD SETBACK (RELIEF GRANTED BY BZA)	0'		
		GROSS TENANT/RESIDENTIAL AREA:	
LOADING:		1st Floor GSF (Retail)	2803
MIN. # OF LOADING BERTHS REQ'D	1	2nd Floor GSF (Residential)	3404
PROPOSED LOADING (RELIEF GRANTED BY BZA)	0	3rd Floor GSF (Residential)	3404
PARKING:		TOTAL GROSS TENANT/RESIDENTIAL AREA:	9611
MIN. # OF PARKING SPACES REQ'D	6		
PROPOSED OFF-STREET PARKING (RELIEF GRANTED BY BZA)	0	GSF CONST. VS. GSF TENANT/RESIDENTIAL RATIO:	80%
HEIGHT:			
ALLOWABLE BUILDING HEIGHT	50'		
PROPOSED BUILDING HEIGHT	46'		

Development Information



Cellar Floor Level





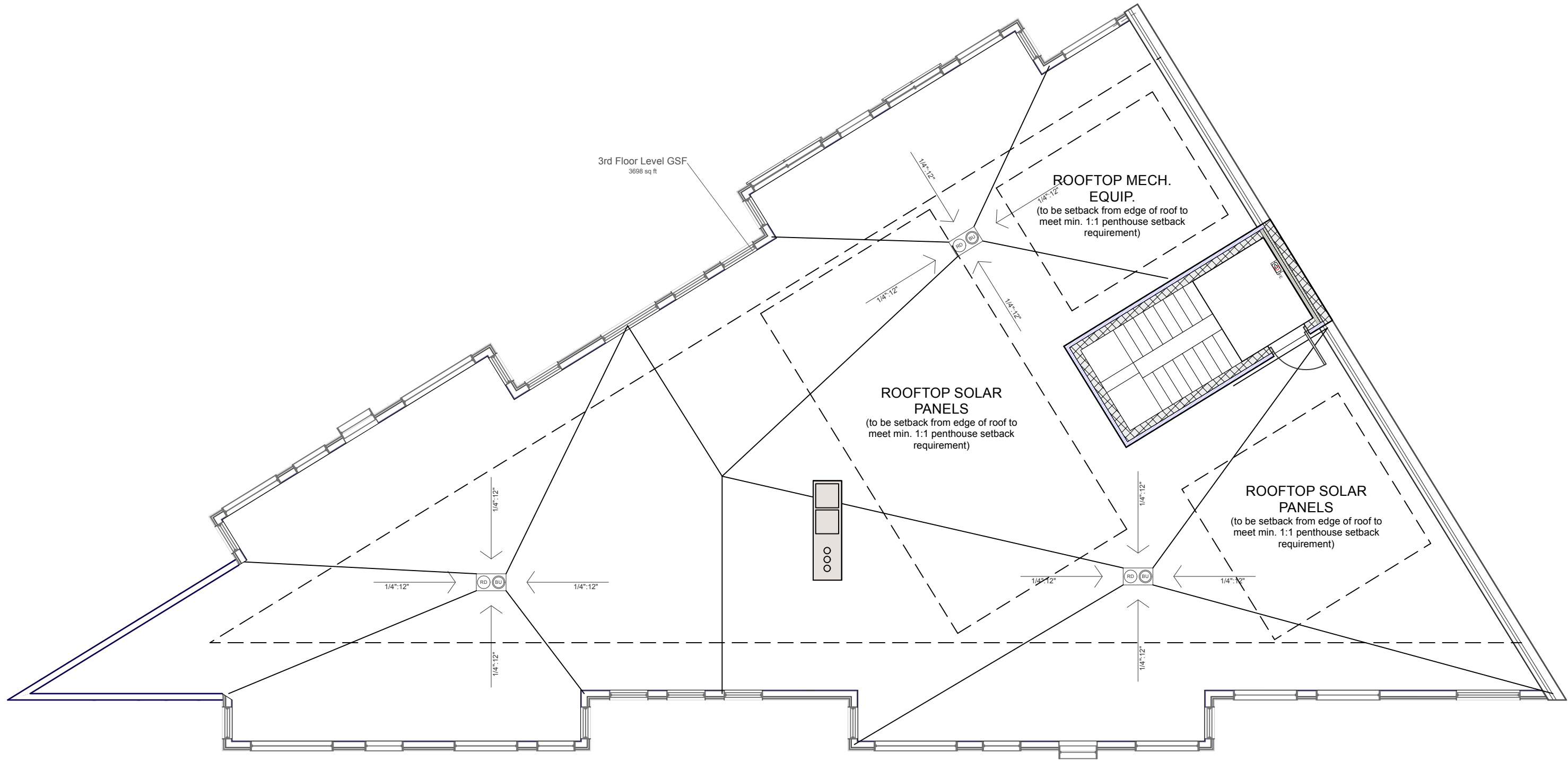
2nd Floor Level





3rd Floor Level





Roof Plan





view from Rhode Island Ave



view from Hamlin Street



"bird's eye" view

Proposed Exterior Cladding

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| 1. | | 1. 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.) SPANDREL PANELS: PREFINISHED ARCHITECTURAL METAL (ACM) INSULATED PANELS (ALUCOBOND OR EQUIV.) OVER MFR'S. APPROVED WEATHER BARRIER AND MOUNTING SYSTEM. BALCONY: PERFORATED METAL PANELS |
| 2. | | 2. STANDARD WINDOWS (JELD-WEN W-4500, WEATHERSHIELD "PREMIUM" SERIES, OR EQUIV., WINDOWS (FIXED): U-.38/SHGC-. (OPERABLE): U-.45/SHGC. LIGHT COLORED EXTERIOR CLADDING (DRYVIT TERA-NEO OR PREFINISHED CORRUGATED METAL PANELS. OVER MFR'S. APPROVED WEATHER BARRIER AND MOUNTING SYSTEM, OVER EXTERIOR GYPSUM SHEATHING, LT. GAUGE METAL FRAMING |



Proposed Rhode Island Avenue Elevation (faces north) - 3/16" = 1'-0"

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Proposed Hamlin Street Elevation (faces south) - 3/16" = 1'-0"