

1803 Rhode Island Ave. NE - Updated

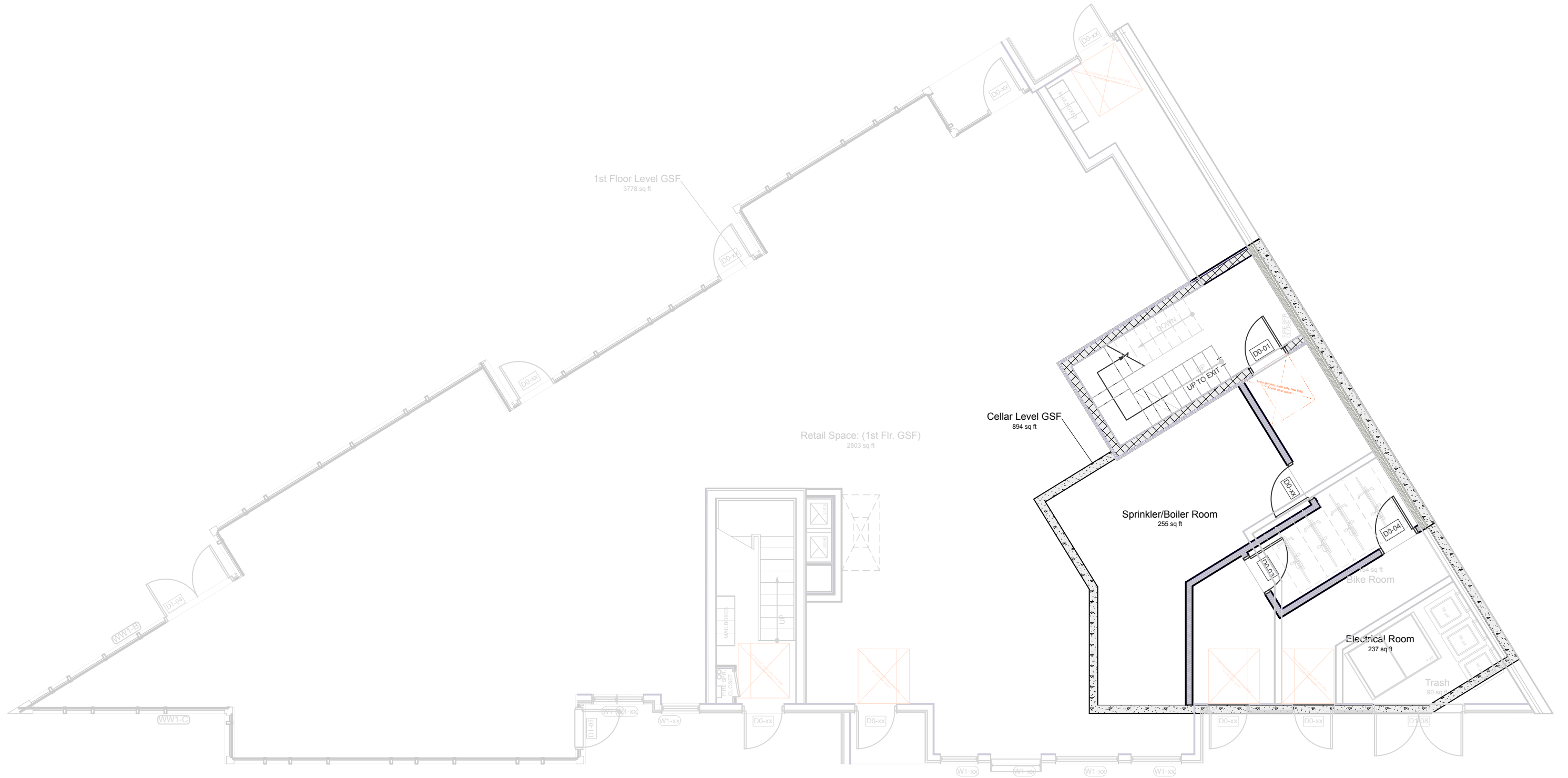
1st floor retail (Restaurant + Grocery) with all Residential at 2nd/3rd story (100% Res. Lot. Occupancy & Inclusionary Zoning "IZ")

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

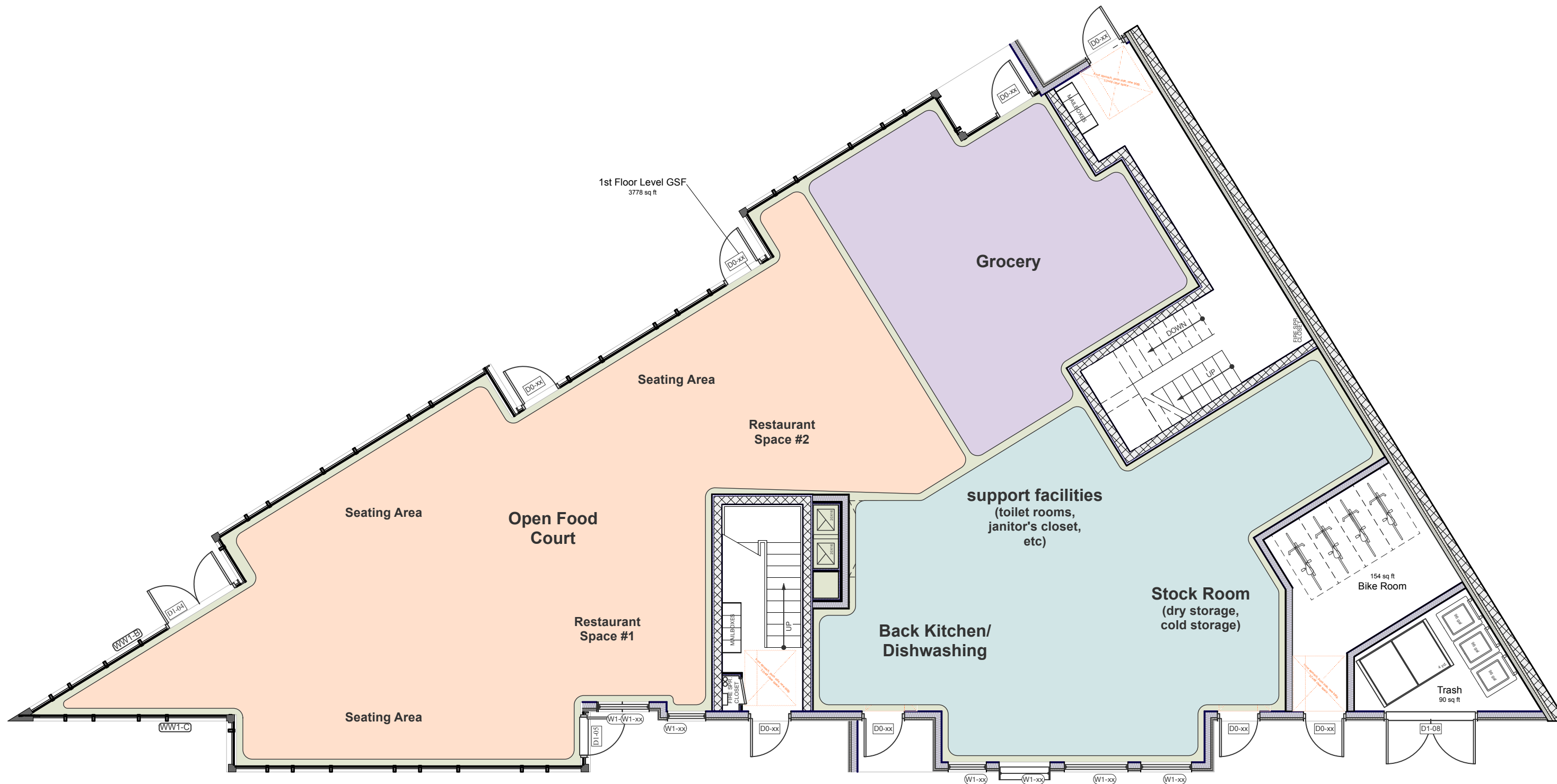
Project Information			
Zoning Information		Area Information	
EXST. LOT AREA	3347	BUILDING AREA TABULATION (FAR):	
		1st Floor GSF (excluding projections)	3347
F.A.R.:		2nd Floor GSF (excluding projections)	3347
ALLOWABLE TOTAL F.A.R. (w/ RESIDENTIAL - IZ)	3.00	3rd Floor GSF (excluding projections)	3347
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:	234 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





1st Floor Level GSF
3778 sq ft

1st Floor Level (fin. floor @ grade)





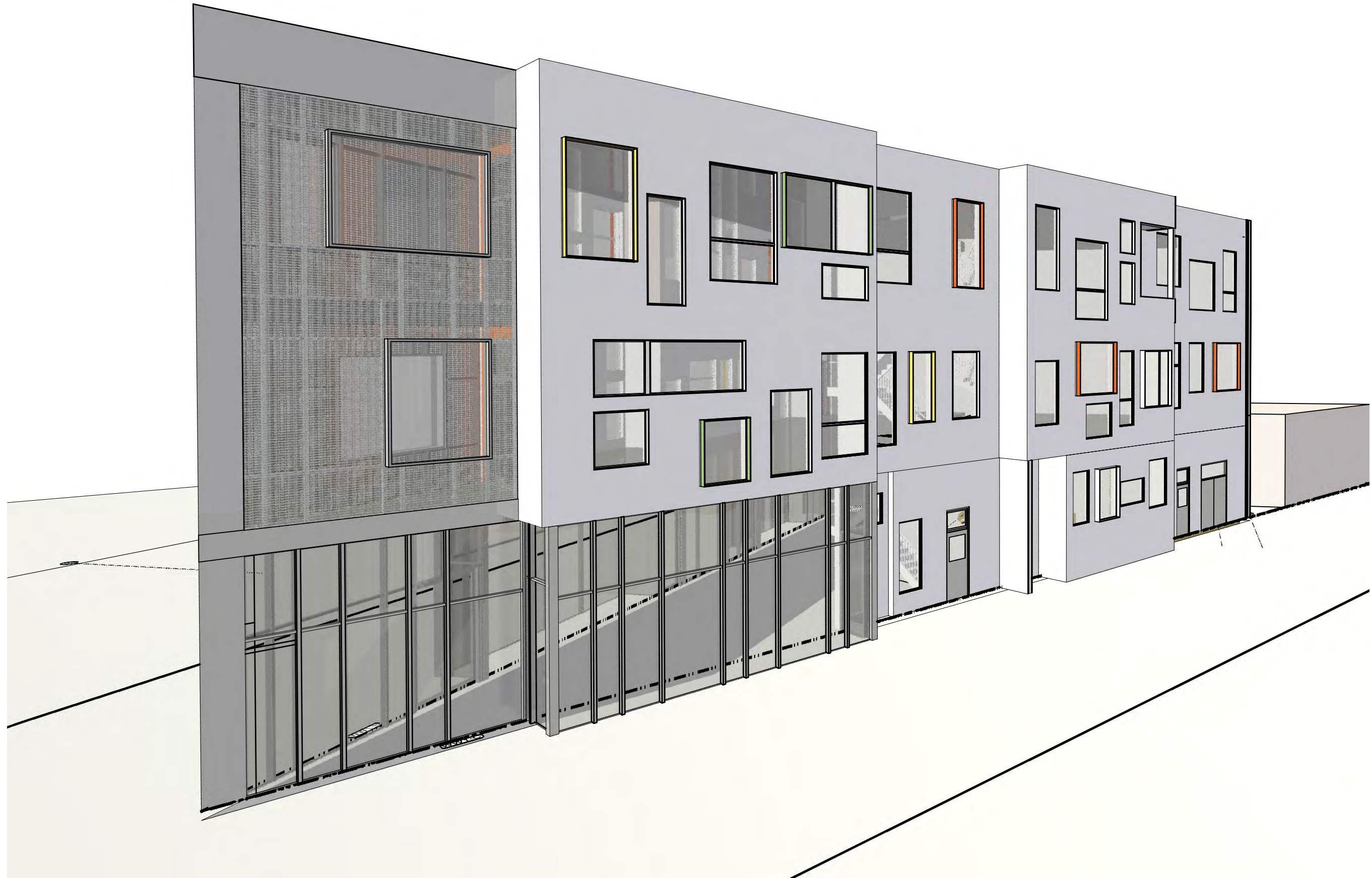
2nd Floor Level



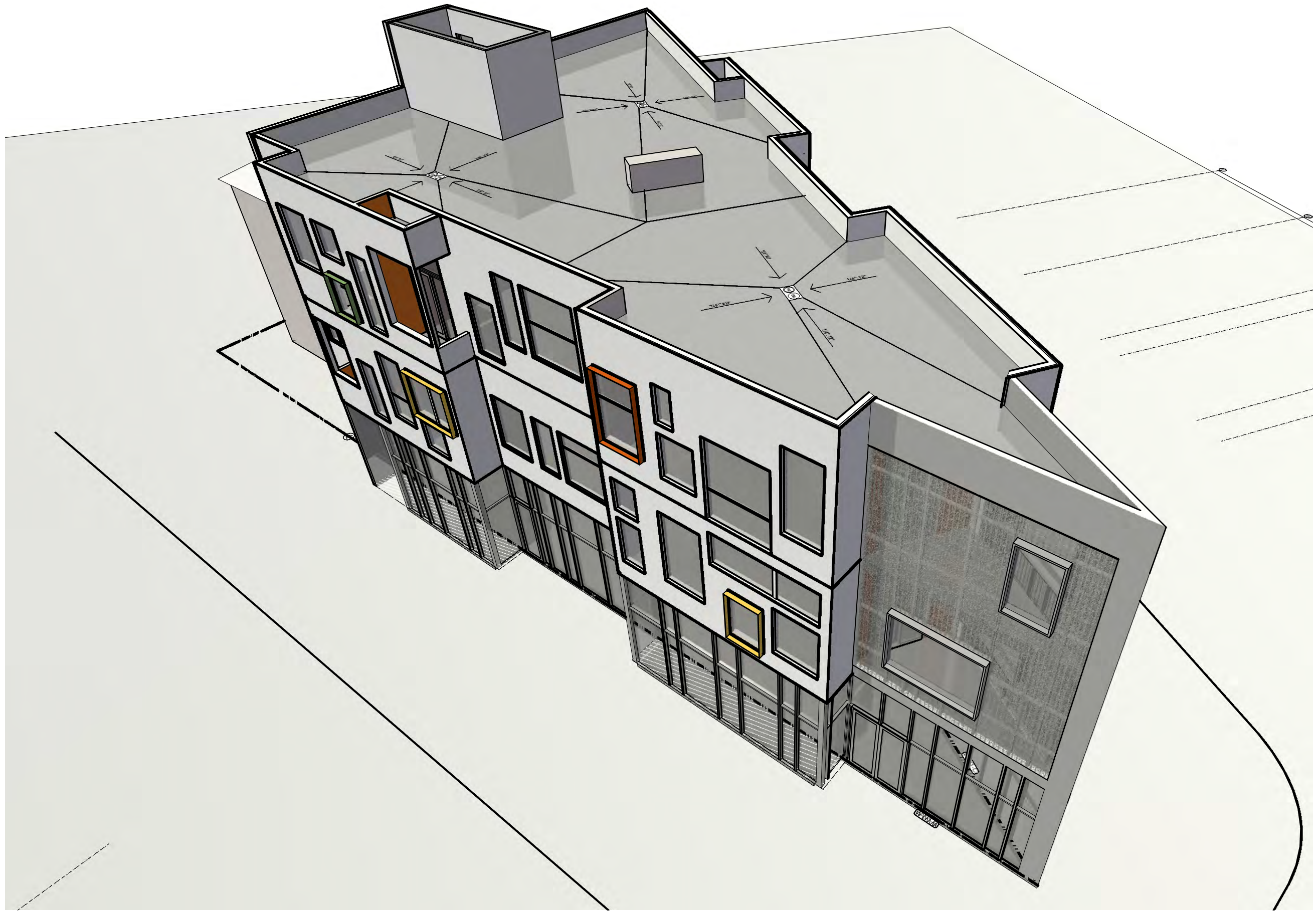
3rd Floor Level



view from Rhode Island Ave



view from Hamlin Street



"bird's eye" view



Proposed Elevation - Rhode Island Ave. scale: 1/8" = 1'-0"



Proposed Elevation - Hamlin Street scale: 1/8" = 1'-0"