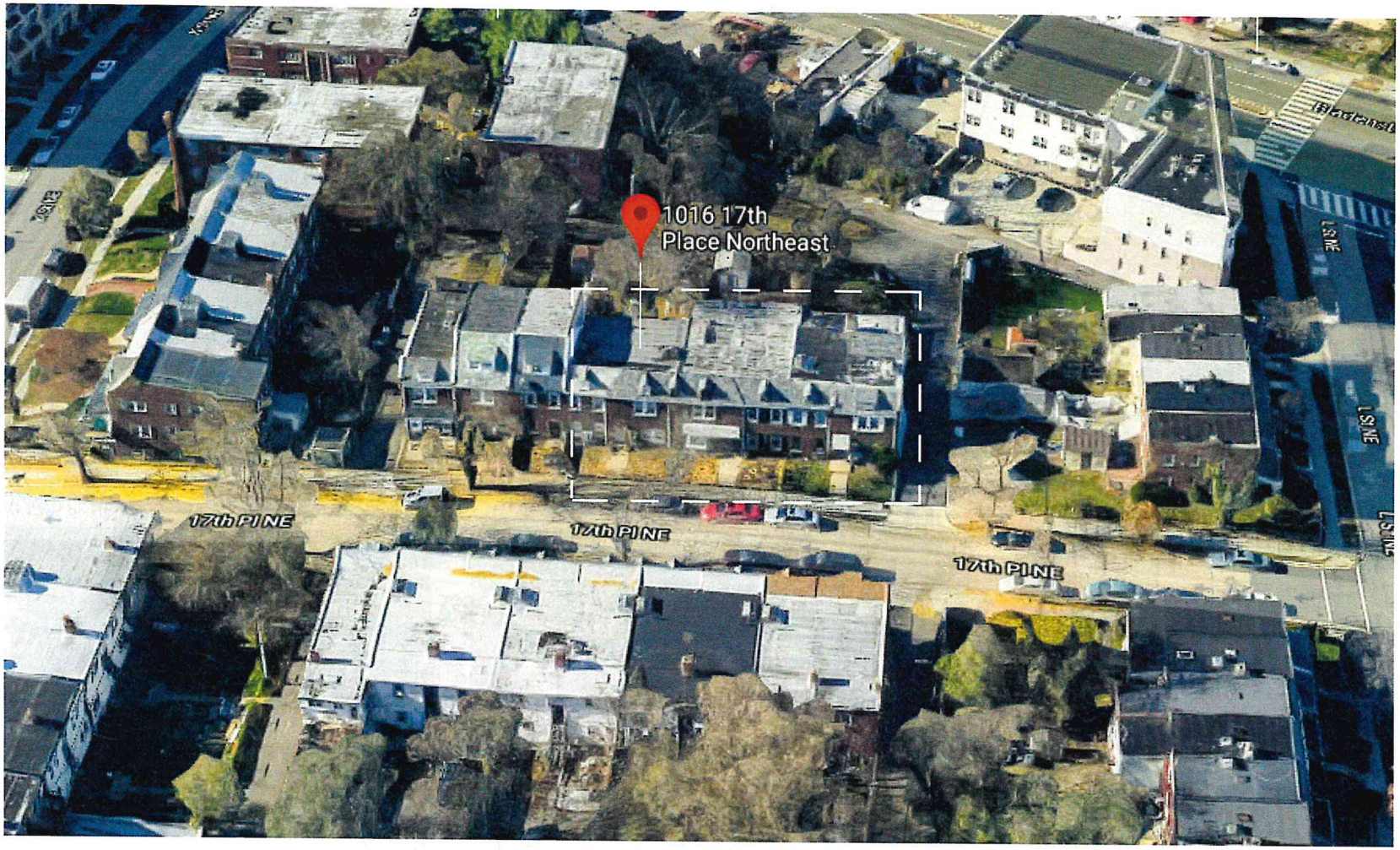
TAB B

1016, 1018, 1020 17TH PLACE NE

WASHINGTON DC 20002

SHEET INDEX - SD ARCHITECTURAL	
SHEET #	SHEET NAME
SD1.0	COVER
SD1.1	AERIAL VIEW WITH EXISTING CONTEXT
SD1.2	EXISTING PHOTOGRAPHS - FRONT
SD1.3	ZONING ANALYSIS & UNIT COUNT
SD1.4	SITE PLAN
SD1.5	PLANS - CELLAR
SD1.6	PLANS - FIRST FLOOR
SD1.7	PLANS - SECOND FLOOR / TYPICAL FLOOR UNIT LAYOUT
SD1.8	PLANS - PENTHOUSE
SD1.9	BUILDING SECTION E-W
SD1.10	BUILDING SECTION N-S
SD3.0	EAST ELEVATION
SD3.1	SOUTH ELEVATION
SD3.2	NORTH ELEVATION
SD3.3	WEST ELEVATION
SD4.0	PRECEDENT IMAGES
SD4.1	ENTRY + GARDEN DESIGN
SD4.2	TERRACE DESIGN



SQUARE 134 ARCHITECTS
1501 11th Street NW, Suite 3, Washington DC 20001
202. 328. 0134

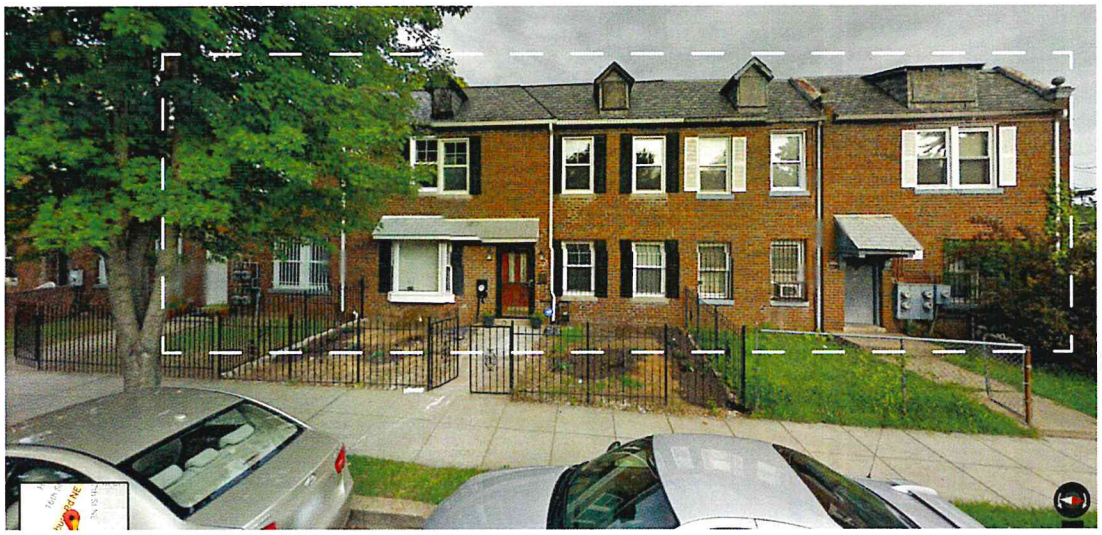
1016 17th PL NE
Washington, DC 20002

SD
8/03/2018

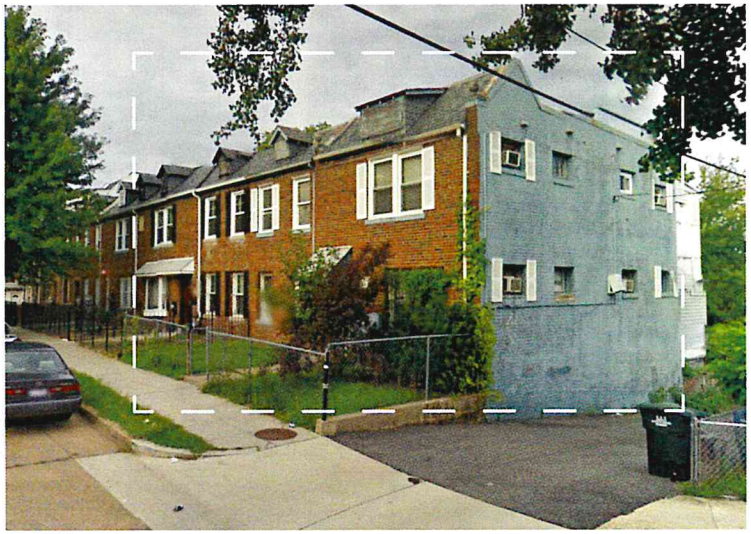
AERIAL VIEW WITH EXISTING CONTEXT

SD1.1

1010-1020 17th PL NE



SITE



PUBLIC ALLEY

ZONING ANALYSIS

PROJECT ADDRESS: 1016, 1018, 1020 17TH PLACE NE, WASHINGTON DC 20002

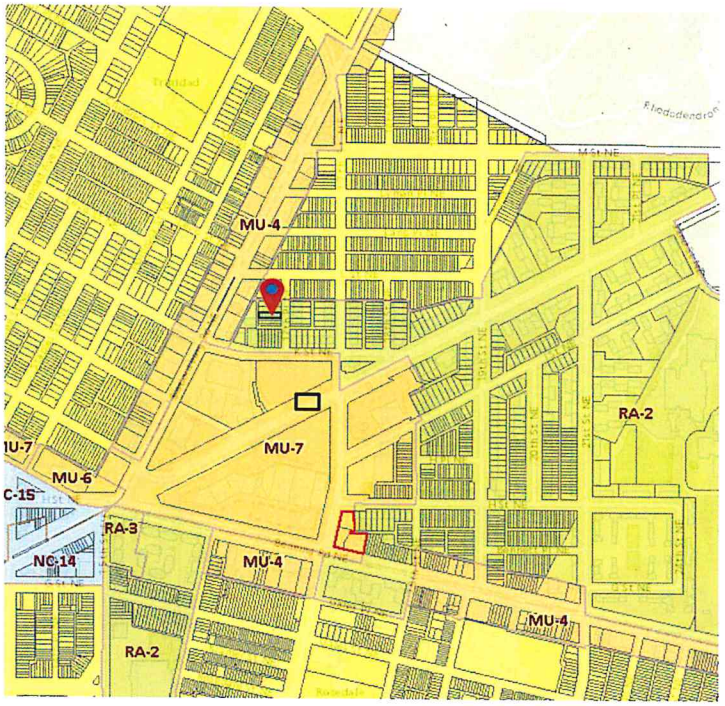
HISTORIC: NOT APPLICABLE

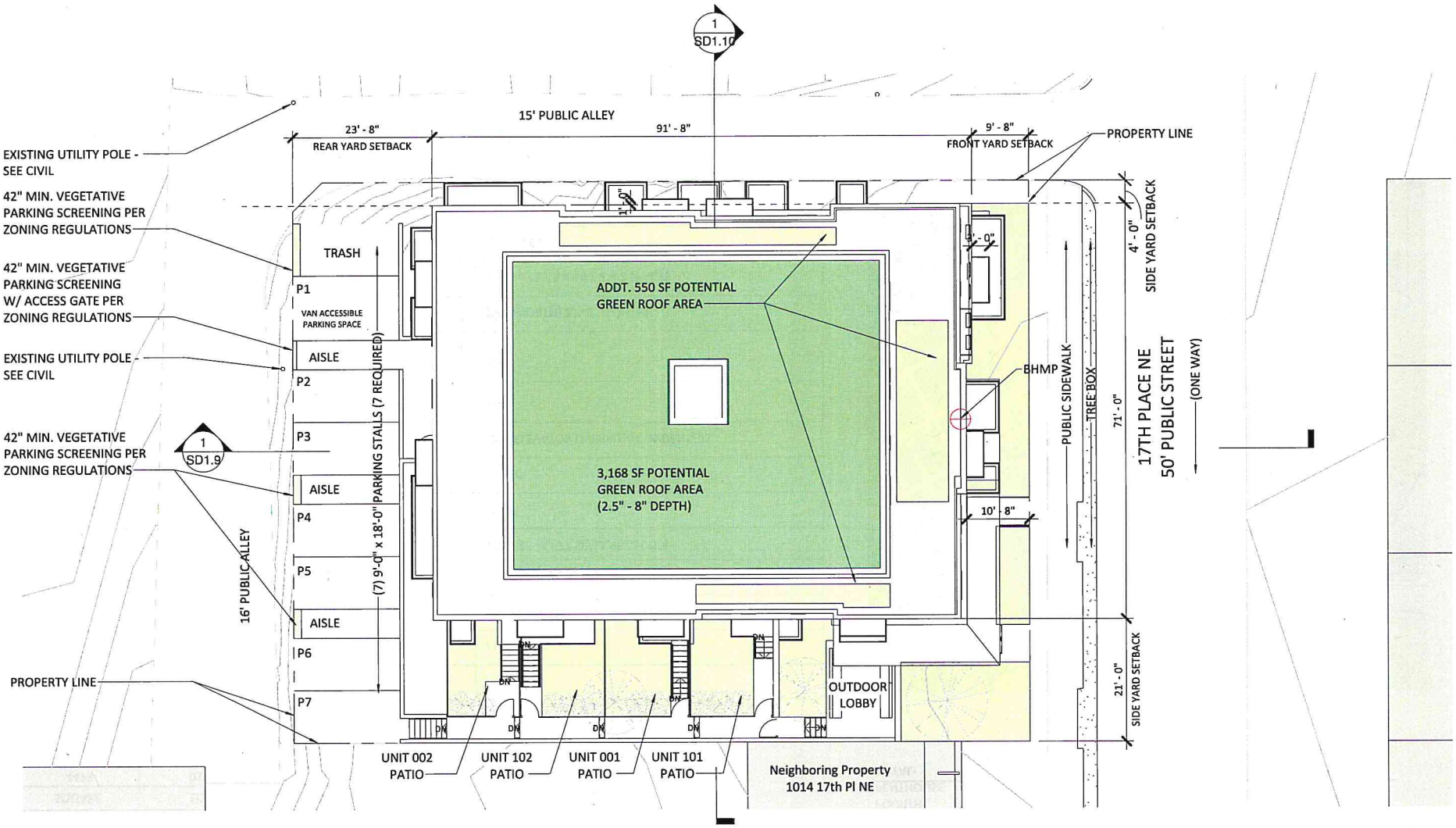
SQUARE	LOT	ZONE	LOT SIZE
4473	0103	RA-2	3,987.5 SF
4473	0846	RA-2	4,000 SF
4473	0105	RA-2	4,000 SF
			11,987.50 SF

	ALLOWABLE (RA-2)	PROPOSED
LOT SIZE	11,987.5 SF	11,987.5 SF
LOT OCCUPANCY	60% (75% FOR IZ)	57% (6,886 SF)
FAR	1.8 FAR (21577.5 SF) 2.16 IZ FAR (25,893 SF)	2.16 FAR (25,893 SF)
PENTHOUSE FAR	ZONING: 0.4 FAR = (4,795 SF)	0.31 FAR (3,677 SF/11,987.50 SF)
REAR YARD SETBACK	15'-0"; OR DIST = 4"/1'	23'-8"
BUILDING HEIGHT	50'-0"	43' - 9"
PENTHOUSE HEIGHT	12' - EXCEPT 15' FOR MECHANICAL	12' + ELEVATOR OVERRUN/CONDENSERS
OPEN COURT	4"/1'-0" OF HEIGHT, NOT LESS THAN 10'-0"	N/A
CLOSED COURT	4"/1'-0" OF HEIGHT, NOT LESS THAN 15'-0", AREA = TWICE THE SQUARE OF THE REQ WIDTH NOT < 350 SF	N/A
SIDE YARD	4' MIN	4'-0" (NORTH) 21'-0" (SOUTH)
RESIDENTIAL PARKING	1 SPACE / 3 DWELLING UNITS IN EXCESS OF 4	46 - 4 = 42 / 3 = 14 / 2 = 7 SPACES
LONG TERM BIKE	1 SPACE / 3 DWELLING UNITS	15 SPACES
SHORT TERM BIKE	1 SPACE / 20 DWELLING UNITS	2 SPACES
GAR	0.4, SEE ZRR SUBTITLE C CHAPTER 06	0.4

SQUARE FOOTAGE/UNIT SUMMARY

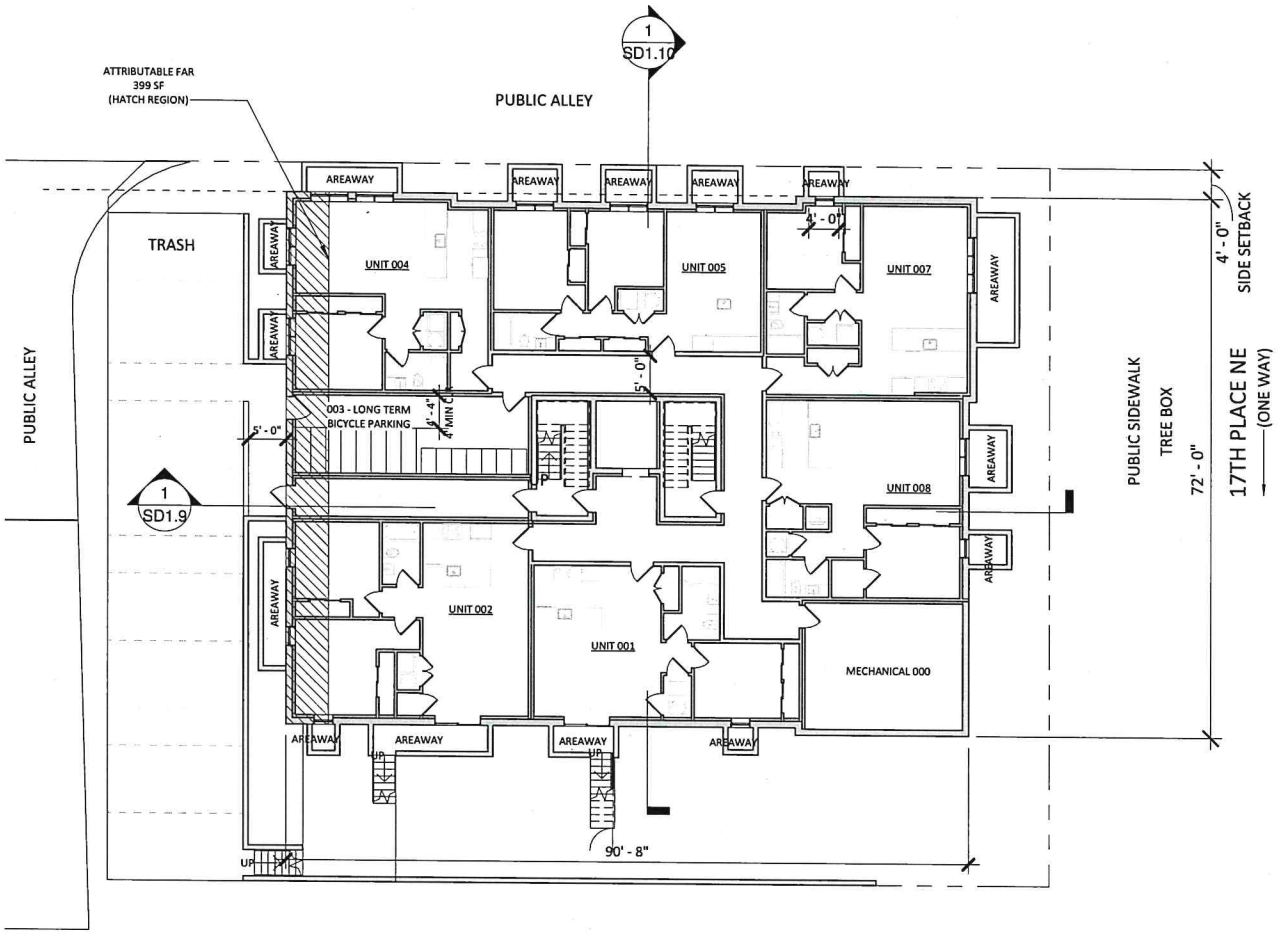
FLOOR	GSF	FAR	UNIT GSF	UNITS
CELLAR	6,443	399	4,504	6
FIRST	6,442	6,443	4,798	8
SECOND	6,398	6,398	5,516	9
THIRD	6,354	6,354	TBD	9
FOURTH	6,299	6,299	TBD	9
PENTHOUSE	3,677	N/A	2,865	4
TOTAL:	**35,613**	**25,893 (2.16 FAR)**	**TBD**	**45 UNITS**





CONCEPTUAL SITE PLAN
1/16" = 1'-0"

AREA PLAN - UNIT SF - 00 - CELLAR		
Level	Name	Area
CELLAR	BIKE ROOM	364 SF
CELLAR	CORE	1172 SF
CELLAR	MECHANICAL	402 SF
CELLAR	UNIT 001	674 SF
CELLAR	UNIT 002	892 SF
CELLAR	UNIT 004	719 SF
CELLAR	UNIT 005	730 SF
CELLAR	UNIT 007	755 SF
CELLAR	UNIT 008	734 SF
		6443 SF

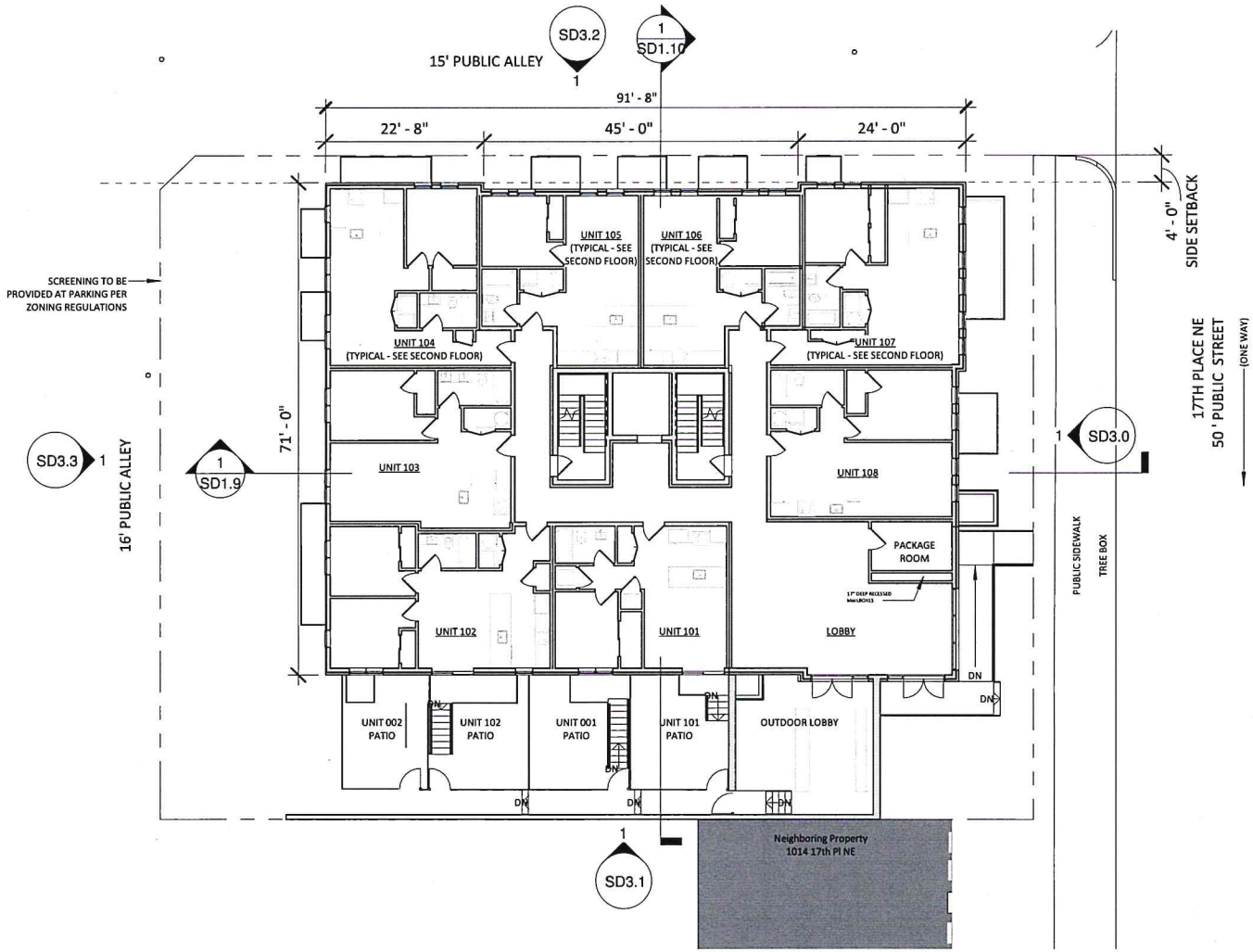


PLAN - CELLAR
1/16" = 1'-0"

AREA PLAN - UNIT SF - 01 - FIRST FLOOR		
Level	Name	Area
1ST FLOOR	CORE	884 SF
1ST FLOOR	LOBBY	759 SF
1ST FLOOR	UNIT 101	548 SF
1ST FLOOR	UNIT 102	695 SF
1ST FLOOR	UNIT 103	615 SF
1ST FLOOR	UNIT 104	619 SF
1ST FLOOR	UNIT 105	537 SF
1ST FLOOR	UNIT 106	537 SF
1ST FLOOR	UNIT 107	655 SF
1ST FLOOR	UNIT 108	592 SF
		6442 SF

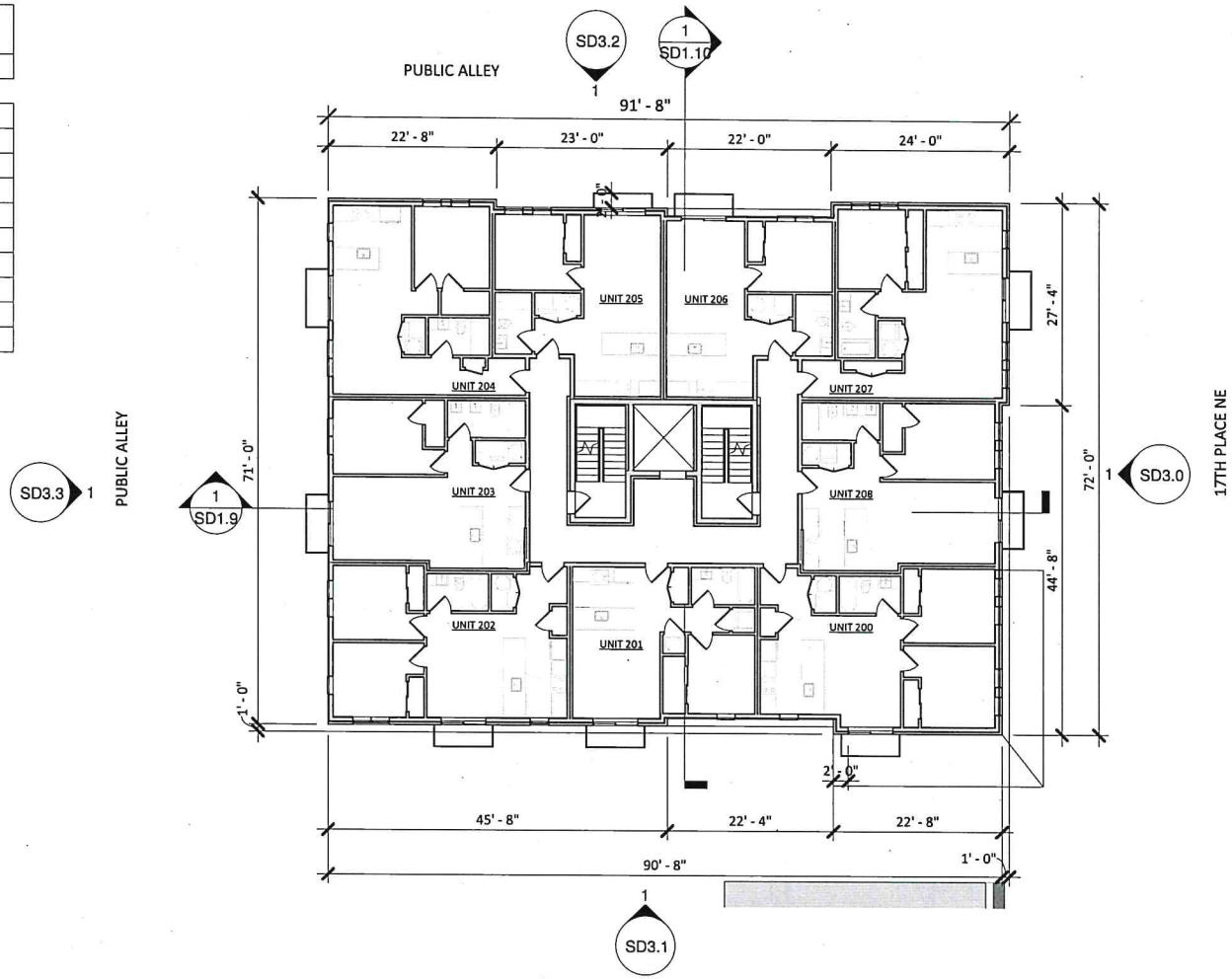
ICC 2012 E105.4:
WHERE MAILBOXES ARE PROVIDED IN AN INTERIOR LOCATION, AT LEAST 5 PERCENT, BUT NOT LESS THAN ONE, OF EACH TYPE SHALL BE ACCESSIBLE. IN RESIDENTIAL AND INSTITUTIONAL FACILITIES, WHERE MAILBOXES PROVIDED FOR EACH DWELLING UNIT OR SLEEPING UNIT, ACCESSIBLE MAILBOXES SHALL BE PROVIDED FOR EACH UNIT REQUIRED TO BE AN ACCESSIBLE UNIT.

SEE SECTION 309 OF ICC A117.1 FOR DIM.



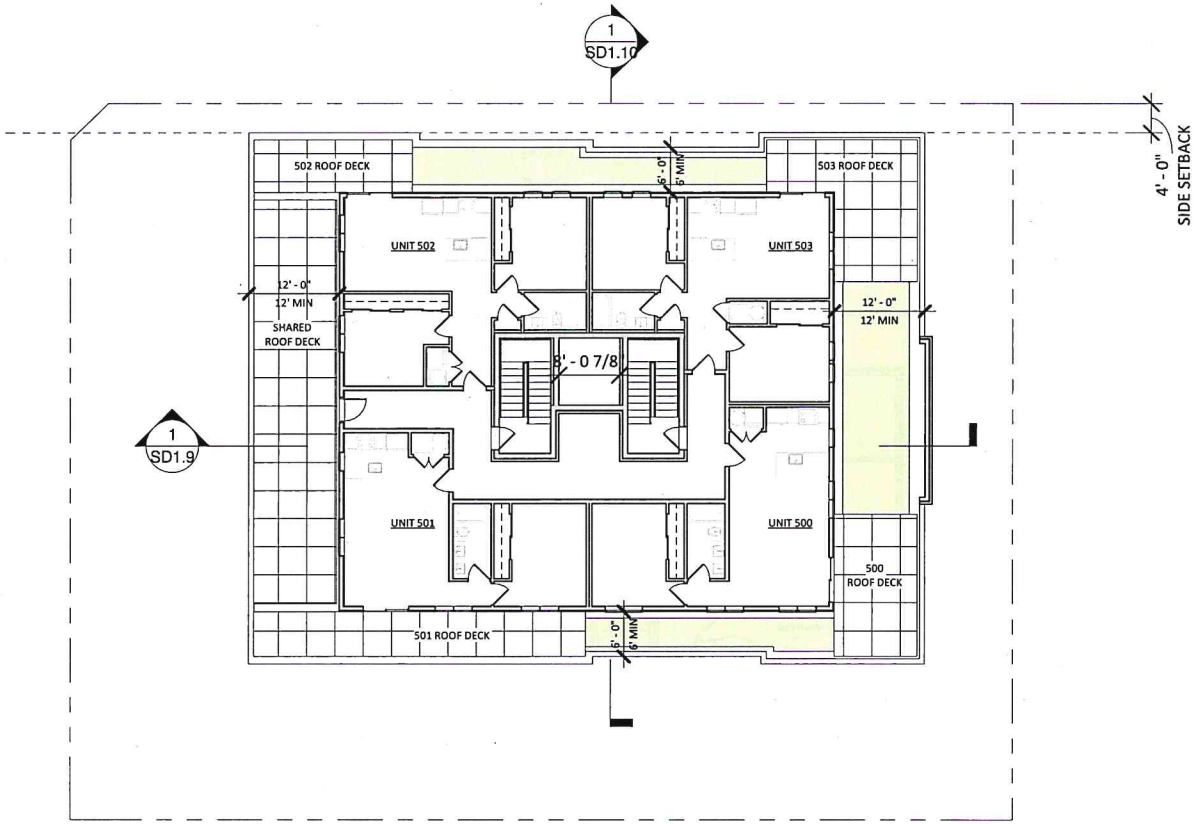
PLAN - 1ST FLOOR 11 x 17
1/16" = 1'-0"

AREA PLAN - UNIT SF - 02 - SECOND FLOOR		
Level	Name	Area
2ND FLOOR	CORE	881 SF
2ND FLOOR	UNIT 200	715 SF
2ND FLOOR	UNIT 201	536 SF
2ND FLOOR	UNIT 202	695 SF
2ND FLOOR	UNIT 203	615 SF
2ND FLOOR	UNIT 204	620 SF
2ND FLOOR	UNIT 205	538 SF
2ND FLOOR	UNIT 206	518 SF
2ND FLOOR	UNIT 207	656 SF
2ND FLOOR	UNIT 208	623 SF
		6398 SF

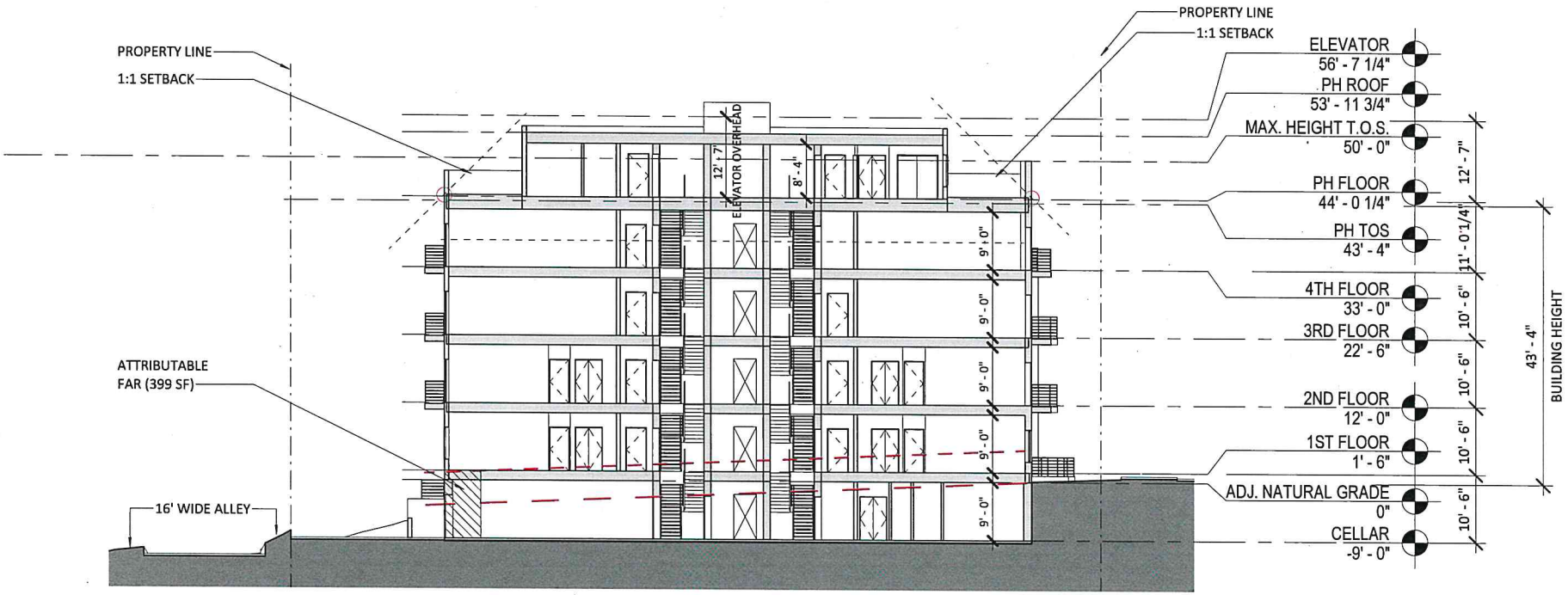


SCHEMATIC DESIGN PLAN -TYP. FLOORS 2-4
1/16" = 1'-0"

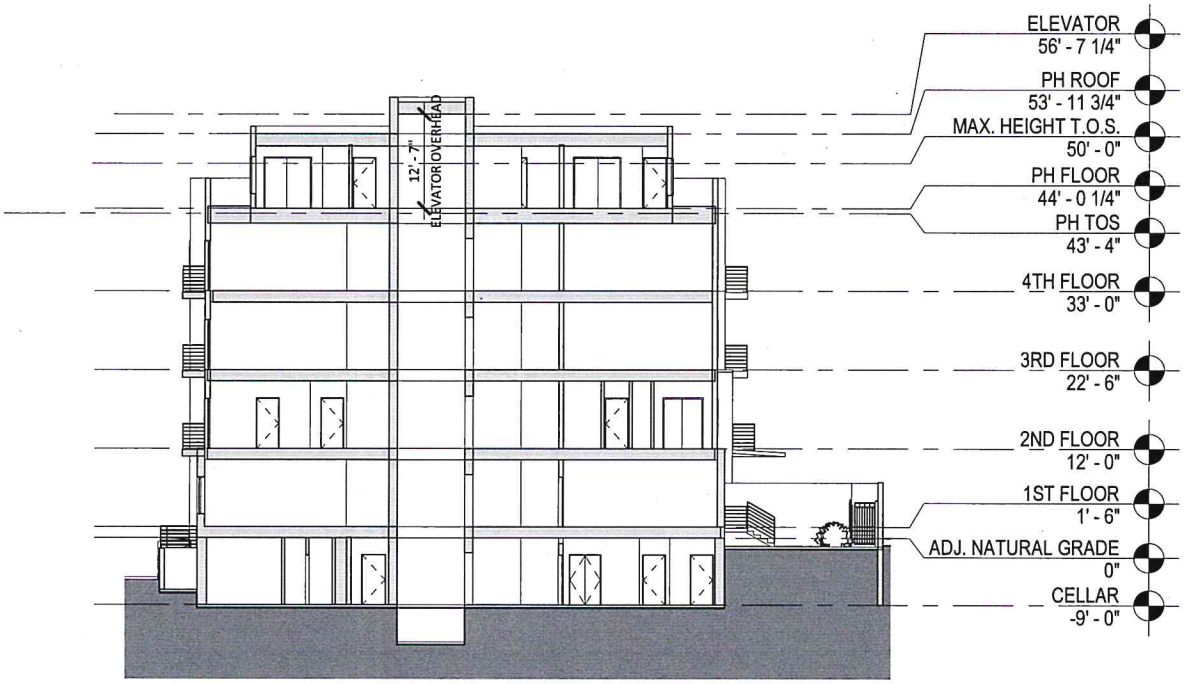
AREA PLAN - UNIT SF - 05 - PENTHOUSE		
Level	Name	Area
PH FLOOR	CORE	823 SF
PH FLOOR	UNIT 500	666 SF
PH FLOOR	UNIT 501	633 SF
PH FLOOR	UNIT 502	783 SF
PH FLOOR	UNIT 503	783 SF
		3688 SF



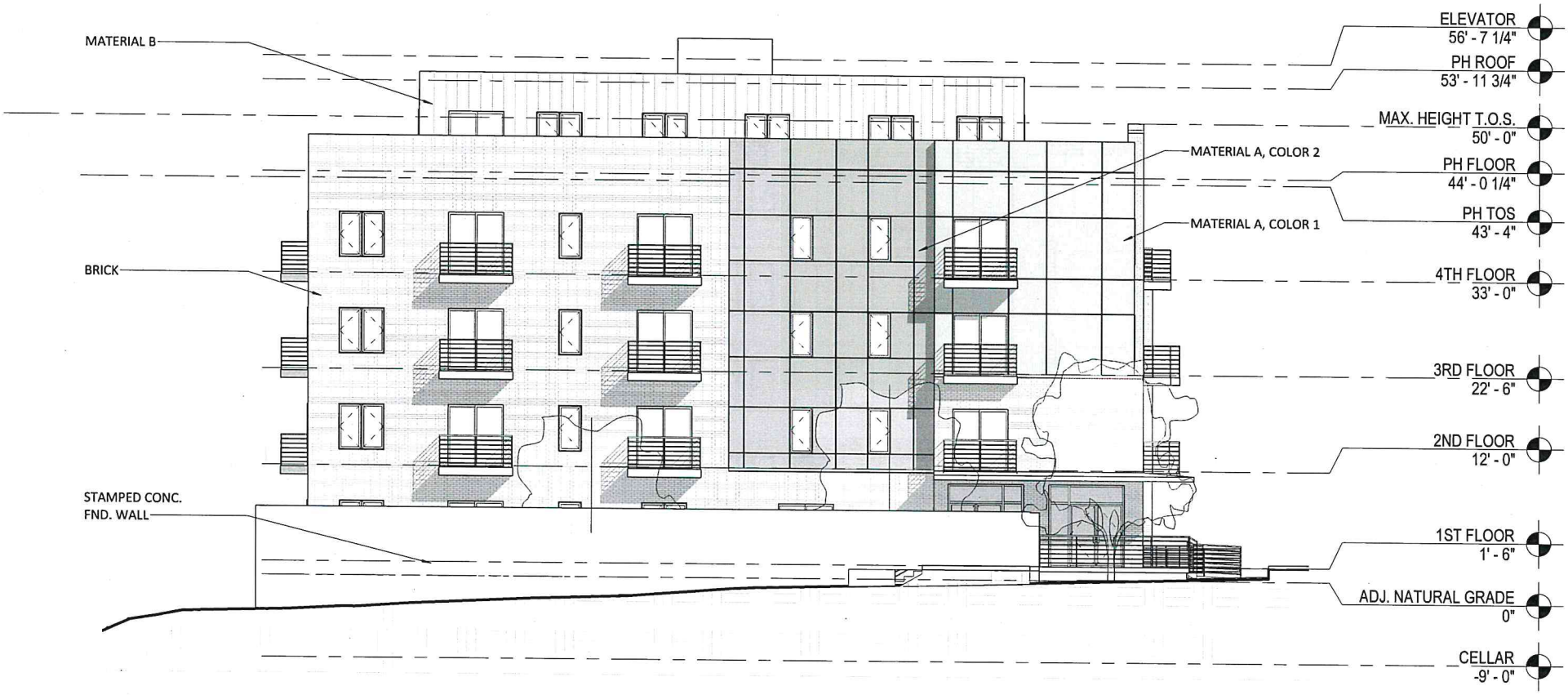
PLAN - PENTHOUSE
1/16" = 1'-0"



SD BUILDING SECTION
1/16" = 1'-0"



BUILDING SECTION N-S
1/16" = 1'-0"



SOUTH ELEVATION SD
3/32" = 1'-0"

EAST ELEVATION SD
3/32" = 1'-0"

WEST ELEVATION SD
3/32" = 1'-0"

NORTH ELEVATION SD
3/32" = 1'-0"

THE OSLO | WASHINGTON, DC
SQUARE 134 ARCHITECTS

THE CHURCHILL | WASHINGTON, DC
SQUARE 134 ARCHITECTS

CLOVERDALE 749 | LOS ANGELES, CA
LORCAN O'HERLIHY ARCHITECTS

BRIX CONDOMINIUMS
MITHUN | SEATTLE, WA

BROOKSIDE SQUARE APARTMENTS
THE ARCHITECTURE TEAM | WEST CONCORD, MA

YORKDALE VILLAGE TOWNHOMES
SMV ARCHITECTS | ONTARIO, CANADA

LOMOCUBES | MPA ARCHITECTS
MASSAGNO, SWITZERLAND

35 WABASH AVENUE
ZINC DEVELOPMENTS | TORONTO, CANADA

LOCKWOOD APARTMENTS SE
SK&I | WASHINGTON, DC

11TH & I ST SE
PGN ARCHITECTS | WASHINGTON, DC

FIVE 88
DAVID BAKER ARCHITECTS | SAN FRANCISCO, CA