

1600 Pennsylvania Avenue SE Study: Revised Concept Design

Square Footage Tabulation

Coordinates with Scheme E, drawings dated 28 March 2013

Floor	GSF-Constr	GFA- FAR	NSF resid'l units	Apt units	Other notable items
EB	16,375	-0-	5,648	9	10 standard spaces + 11 compact + 1 hcap = 22 spaces total; Bicycle parking (28 DDOT size spaces); central utilities
1	13,189	11,901	10,008	16	8 standard + 1 service vehicle (10'x20' per zoning) surface parking spaces; 12'x30' loading area & 200 sf "loading platform"
2	13,166	12,378	10,784	17	
3	13,166	12,378	10,784	17	
4	8,320	7,842	7,155	11	
5	8,320	7,842	7,155	11	
PH	2,061	(2,061)	-0-	-0-	Common roof terraces + party room + toilet room + mechanical
Totals	74,597 gsf	52,341 (=FAR 3.0)	51,534 nsf	81 units (636 nsf avg)	30 parking spaces + service vehicle space + loading area; Bicycle parking

Comments/ Zoning analysis:

1. All numbers noted above are as commonly defined by BOMA calculation method (nsf) or D.C. zoning (gfa-FAR). This method may not produce comparable benchmarks to other calculation methods. Lot area = 17,447.2 sf per plat.
2. Zoning. The entire site falls in zoning district C-2-A. It is also subject to Inclusionary Zoning (IZ), Chapter 26.
3. Historic preservation. The site is not within a historic district and includes no landmarked structures.
4. Bldg Height. The scheme complies. C-2-A allows 50' (not modified by IZ); 50' is shown.
5. FAR. The scheme complies. C-2-A allows maximum 2.5 + IZ bonus of 20% = 3.0. FAR shown is essentially at the limit.
6. Lot coverage. The scheme complies. C-2-A limits lot coverage to 60% on residential floors (no limit for non-residential), but IZ increases the limit to 75%. Coverage shown = 12,528 sf / 17,447.2 sf lot = 71.8% lot coverage. (Note that underground spaces, such as the garage, do not count against lot coverage.)
7. Yards/setbacks. The scheme complies. Zoning Administrator Matt LeGrant interpreted that with Pennsylvania Avenue at the front, the "rear" is Kentucky Avenue. Barney Circle, the northwest face-on-line wall abutting adjacent existing rowhouses, and both alley frontages were interpreted as "sides." Accordingly, the rear yard complies because it can be measured from the centerline of the street – Kentucky Avenue is quite wide and the setback requirement is only 15', such that in effect there is no required setback. No side yard is required – and we provide nont on Barney Circle and the northwest line. If a side yard is provided, it must be 2"/ft of height = 8'-4" for a 50' tall building. At the western alley, the setback varies from about 13' to 44', so it complies. At the eastern alley, the building is set back 20'.
8. Parking Spaces: The scheme does not comply; BZA relief would be necessary. Zone C-2-A requires 1 space per 2 dwelling units. The scheme has 81dwelling units; therefore 41 parking spaces minimum are required. 30 are provided, for a deficit of 11 spaces. (We also provide 1 service vehicle parking space, which is separately required by zoning and thus doesn't count toward the total). Note that all of the parking spaces may be assigned to market-rate units. IZ units count towards the parking calculation but it is not required that they actually receive any of the parking spaces.
9. Loading Berths, Loading Platforms, and Service Vehicle Parking Spaces: The scheme does not comply; BZA relief would be necessary. For apartment buildings with 50 or greater units, (1) loading berth at 12'x55'x14' tall is required + (1) loading "platform" at 100 sf + (1) service parking space at 10'x20'x10' tall. The "platform" and service vehicle space are provided as required, but the loading dock is only 12'x30'.
10. Roof Structures. The scheme does not comply; BZA relief would be necessary. The zoning regulations require a 1:1 setback for roof structures, and allow only one roof height. The 1:1 setback is provided, but to make the stairs work, we have more than one roof height.
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1600 Pennsylvania Ave SE

Scheme E, revised Concept Design

Unit Type Tabulation

Coordinates with drawings dated 8 March 2013

Floor	Effy	Inboard 1-br	Std 1-br	2-br/ 1 inboard	Std 2-br	Total
EB	2	5	-0-	-0-	2	9
1	2	5	4	-0-	5	16
2	-0-	8	5	-0-	4	17
3	-0-	8	5	-0-	4	17
4	-0-	7	2	-0-	2	11
5	-0-	7	2	-0-	2	11
Total	4	40	18	-0-	19	81
% of Total	4.9%	49.4%	22.2%	0.0%	23.4%	

SCHEME 'E' - 28 MARCH 2013

ARCHITECT: ERIC COLBERT & ASSOC.

PROJECT: 1550 PENNSYLVANIA AVE. SE

717 5th STREET NW
WASHINGTON, DC 20001
(202) 289-6800

CLIENT: NOVO DEVELOPMENT CORPORATION
519 11th STREET SE
WASHINGTON, DC

CS



ENGLISH BASEMENT LEVEL

-0- GFA (ZONING - ALL AREAS HAVE CEILING MAX. 4'-0" ABOVE ADJACENT GRADE)	
9,261 SF GARAGE + SERVICE RMS (CONSTR)	
7,114 SF RESID'L AREAS (CONSTR INCL PROJ'S)	RENTABLE SF = 5,648
16,375 GSF (CONSTRUCTION)	9 UNITS

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2nd & 3rd FLR LEVELS

12,378 GFA (ZONING)
+788 SF (PROJECTIONS)
13,166 GSF (CONSTRUCTION)

RENTABLE SF = 10,784
17 UNITS

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4th & 5th FLR LEVELS

7,842 GFA (ZONING)	RENTABLE SF = 7,153
+478 SF (PROJECTIONS)	11 UNITS
8,320 GSF (CONSTRUCTION)	

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