

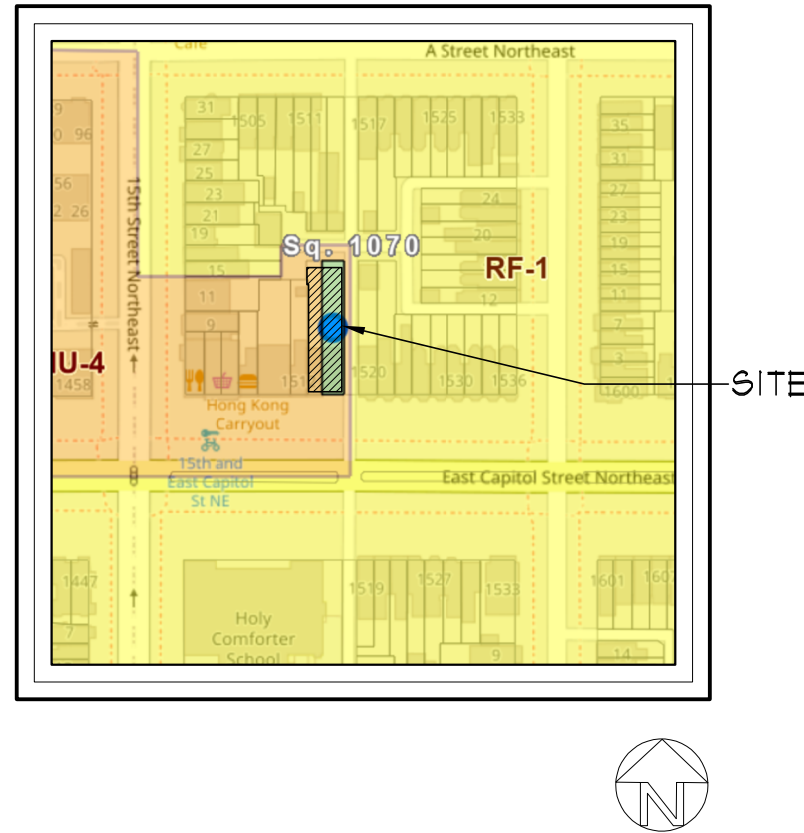
PROPOSED RESIDENTIAL PROJECT

1514 - 1516 EAST CAPITOL STREET NE 20003

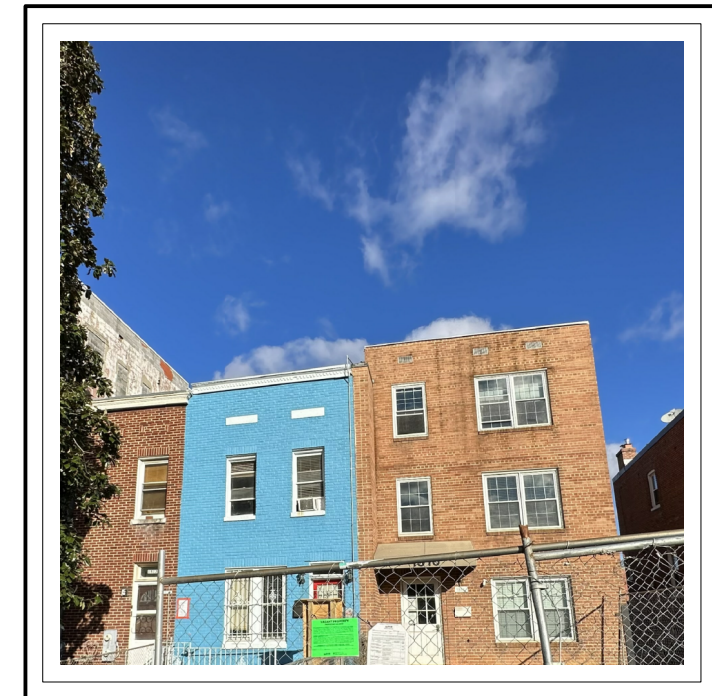
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VICINITY MAP



STREET VIEW OF EXISTING BUILDINGS



SCOPE OF WORK

PROPOSED PROJECT SEEKS TO MERGE LOTS 0081 & 0088 INTO ONE LOT IN SQUARE 1070. THE NEW LOT WILL FRONT ONTO EAST CAPITOL STREET NE TO THE SOUTH & WILL ABUT ON PUBLIC ALLEY TO THE EAST & NORTH. PROPOSED STRUCTURE WILL HAVE A FACE-ON-LINE PARTY WALL ALONG ITS SHARED LOT LINE W/ ADJACENT PROPERTY TO THE WEST. PROPOSED DEVELOPMENT WILL RAZE EXISTING STRUCTURES & WILL CONSTRUCT A 19-UNIT MULTI-FAMILY CONDO BUILDING. THE PROPOSED RESIDENTIAL BUILDING WILL CONSIST OF 4-STORY WITH CELLAR & PENTHOUSE LEVELS. PROPOSED PROJECT WILL PROVIDE REQUIRED NUMBER OF OFF-STREET PARKING SPACES AT THE REAR OFF OF THE REAR PUBLIC ALLEY. THE PROPOSED DEVELOPMENT WILL ALSO PROVIDE REQUIRED NUMBER OF SHORT & LONG TERM BICYCLE PARKING SPACES. AS PART OF ITS STORMWATER MANAGEMENT & GREEN AREA RATIO REQUIREMENTS, THE PROPOSED PROJECT WILL INCORPORATE THE USE OF VEGETATED ROOF, LANDSCAPED AREAS & PERMEABLE PAVERS.

COVER SHEET
1514-1516 EAST CAPITOL STREET NE , WASHINGTON DC 20003

PORTOFINO V, LLC

DATE: 04/11/2024

CS-0



ZONING ANALYSIS (1514-1516 EAST CAPITOL STREET NE)		
SQUARE 1070, LOTS 0081-0088		
ZONING ANALYSIS:	REQ'D/ALLOWABLE	PROPOSED
ZONE :	MU-4	EXISTING- NO CHANGE
LOT AREA:	2,663 + 1,784 = 4,447 SF (PER STATE TAX ASSESSMENT DATA)	4,447 SF
MAX. LOT OCCUPANCY:	75% (W/ IZ DEVELOPMENT)	75%
BUILDING HEIGHT:	ALLOWABLE = 50'	47.83'
F.A.R.:	3.0 (W/ IZ DEVELOPMENT)	3.0 (13,341 SF)
F.A.R. (PENTHOUSE):	0.4 (1,178.8 SF)	0.31
G.A.R.:	0.3	0.3
REAR YARD SETBACK:	MIN 15'	31.41'
STORIES:	N/A	4 + CELLAR + PENTHOUSE
NUMBER OF DWELLING UNITS:	-	19 DWELLING UNITS
NUMBER OF ACCESSIBLE DWELLING UNITS:	15% REQ'D (3 DWELLINGS)	3 ACCESSIBLE DWELLING UNITS
TOTAL NET RESIDENTIAL AREA FOR IZ ANALYSIS	-	12,069 SF
IZ NET FLOOR AREA	1,201 SF	1,332 SF. PROVIDED (UNITS 6 + 10)
PARKING SPACES:	3 REQ'D (1 PER 3 IN EXCESS OF 4 DWELLING UNITS + 50% REDUCTION PER SUB. C, SECTION 102.1)	2 STANDARD SPACE + 1 ACCESSIBLE VAN PARKING SPACE
LONG TERM BIKE PARKING SPACE	6 (1 PER 3 DWELLING UNITS)	6 PROVIDED
SHORT TERM BIKE PARKING SPACE	1 PER 20 DWELLING UNITS	1 PROVIDED

DESCR.	ACCESSIBLE TYPE	UNIT NUMBERS						COUNT	TOTAL NET AREA MARKET RATE	IZ UNIT NUMBERS	TOTAL IZ UNIT NET RESIDENTIAL AREA (SF)	REMARKS
		CELLAR	1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	PENT-HOUSE					
1 BEDROOM UNITS (9 UNITS)	A	2						1	442.1			
	B		5					1	455.3			
	B			7				1	537			
	B			8				1	484.6			
	B			10				1	524	10	524	
	B			9				1	452.2			
	B			11				1	580			
	B				13			1	460.8			
	B				14			1	459.6			
SUB-TOTAL		1	1	5	2			9	4396.2	4396.2/9 x .98 =	REQ'D MIN IZ SIZE = 479	PROVIDED SUB-TOTAL 1 IZ UNIT W/ NET AREA 524 SF
2 BEDROOM (10 UNITS)	A	1						1	806			
	B	3						1	846.5			
	B		4					1	920.7			
	A		6					1	807.86	6	807.86	
	B				12			1	834.5			
	B				15			1	874.2			
	B						16	1	610.2			PENTHOUSE LEVEL 613.4 NET SF
	B					17		1	697			
	B					18		1	690.2			
	B					19		1	585.8			PENTHOUSE LEVEL 105.4 NET SF
	SUB-TOTAL		2	2	2	4			10	7673.0	7673.0/10 x .98 =	REQ'D. MIN. IZ SIZE = 752
TOT. TYPE 'A' ACCESSIBLE UNITS PROVIDED: 3 TYPE 'A' ACCESSIBLE UNITS REQ'D: 3		3	3	5	4	4		19	12069.2		NET AREA OF REQ'D PENTHOUSE IZ (BASED ON 10% FACTOR)	1518 x 10% = 151.8



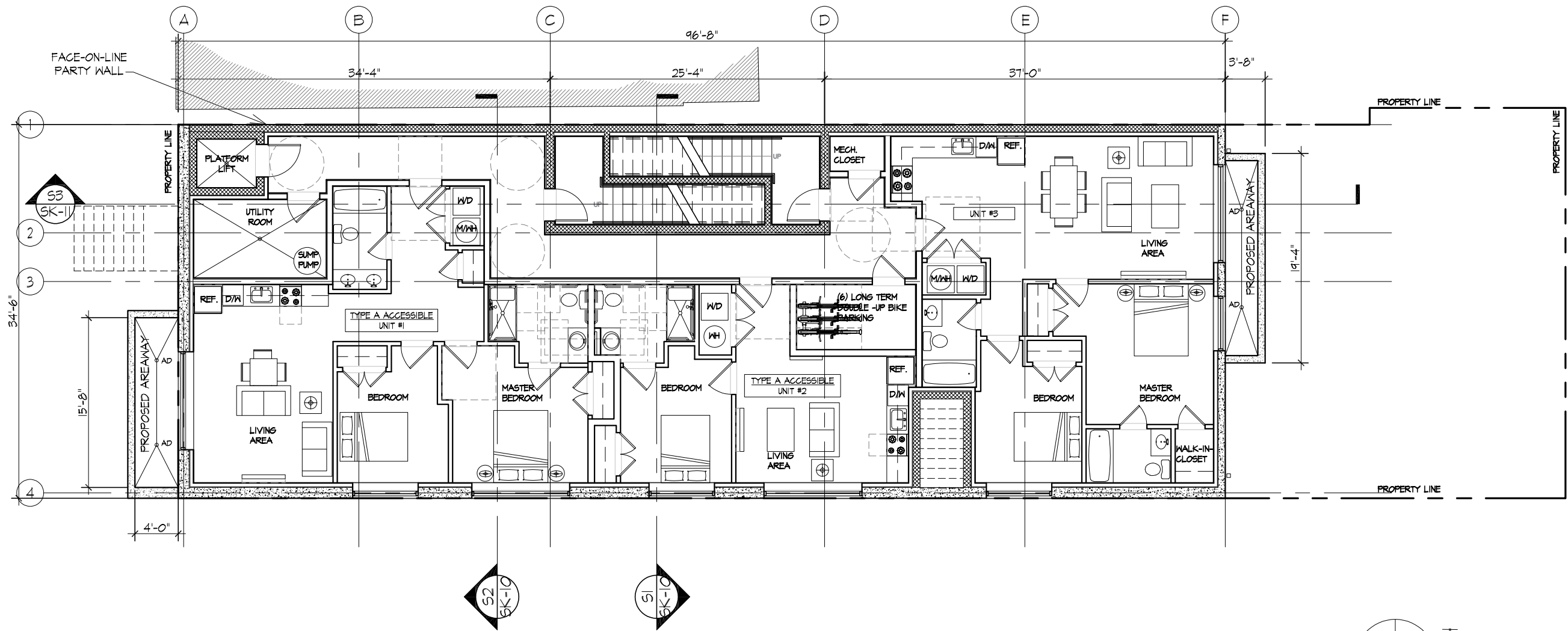
ZONING ANALYSIS 1514-1516 EAST CAPITOL STREET NE , WASHINGTON DC 20003

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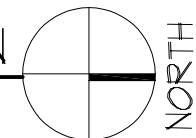
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CS-1



PROPOSED CELLAR LEVEL PLAN

SCALE: 3/32" = 1'-0"



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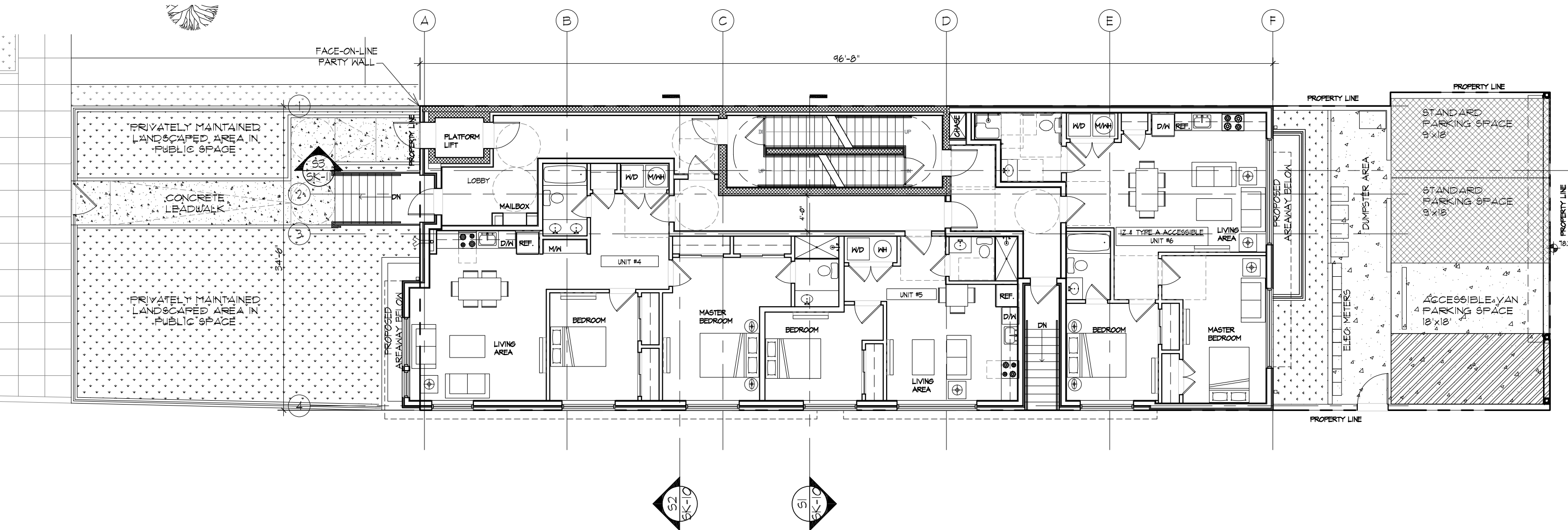
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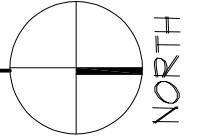
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SK-1



PROPOSED FIRST FLOOR PLAN

SCALE: 3/32" = 1'-0"



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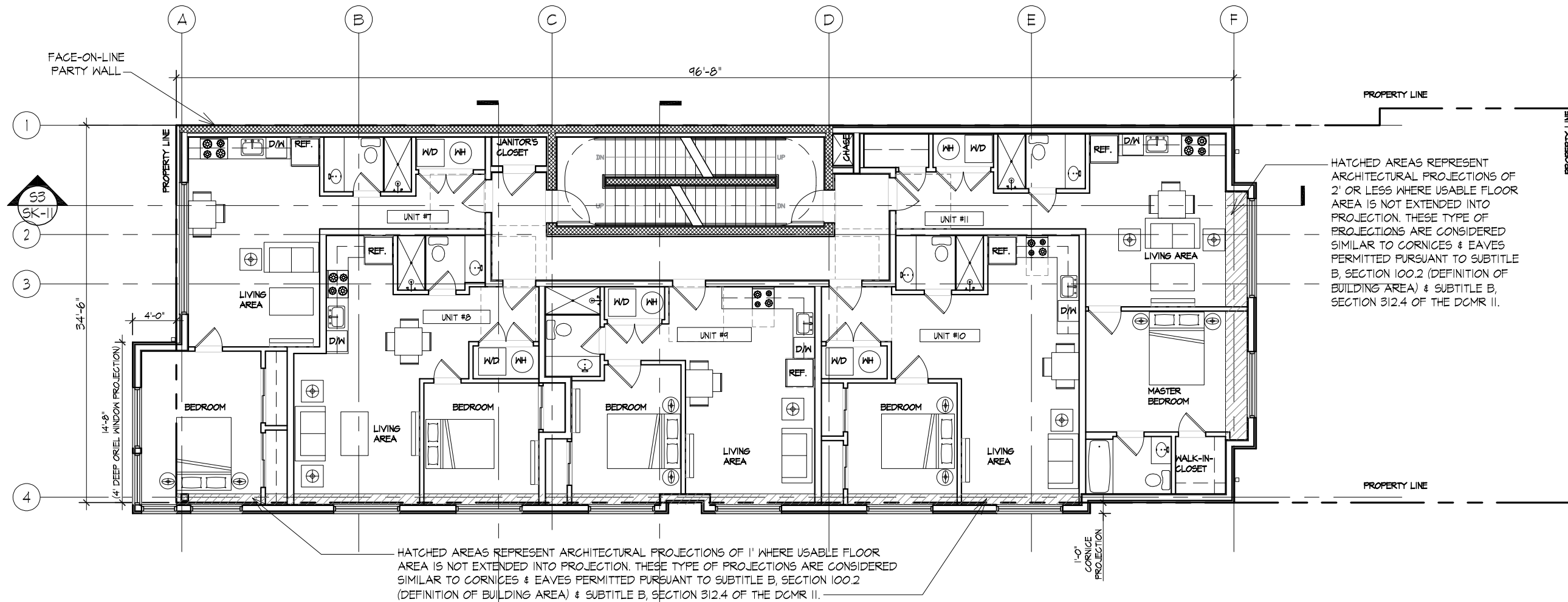
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SK-2

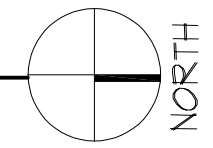


HATCHED AREAS REPRESENT ARCHITECTURAL PROJECTIONS OF 2' OR LESS WHERE USABLE FLOOR AREA IS NOT EXTENDED INTO PROJECTION. THESE TYPE OF PROJECTIONS ARE CONSIDERED SIMILAR TO CORNICES & EAVES PERMITTED PURSUANT TO SUBTITLE B, SECTION 100.2 (DEFINITION OF BUILDING AREA) & SUBTITLE B, SECTION 312.4 OF THE DCMR II.

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PROPOSED 2ND FLOOR PLAN

SCALE: 3/32" = 1'-0"



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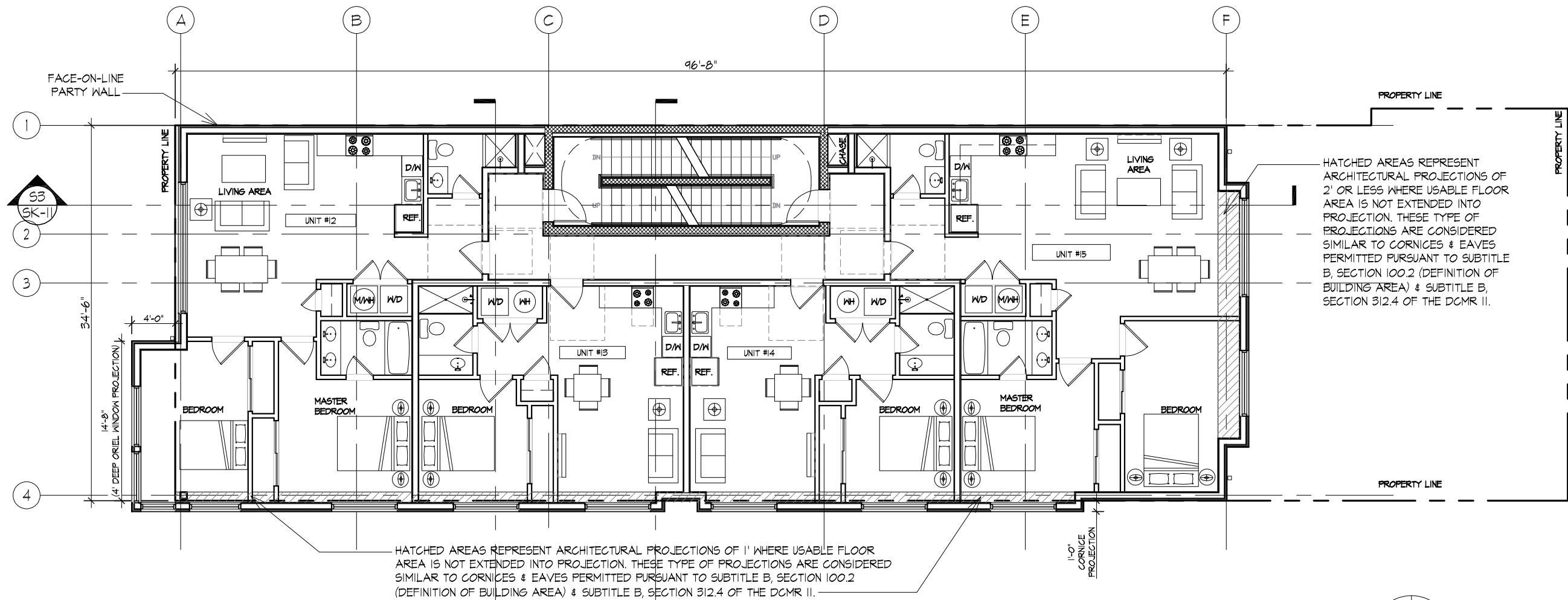
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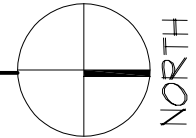
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SK-3



PROPOSED 3RD FLOOR PLAN

SCALE: 3/32" = 1'-0"



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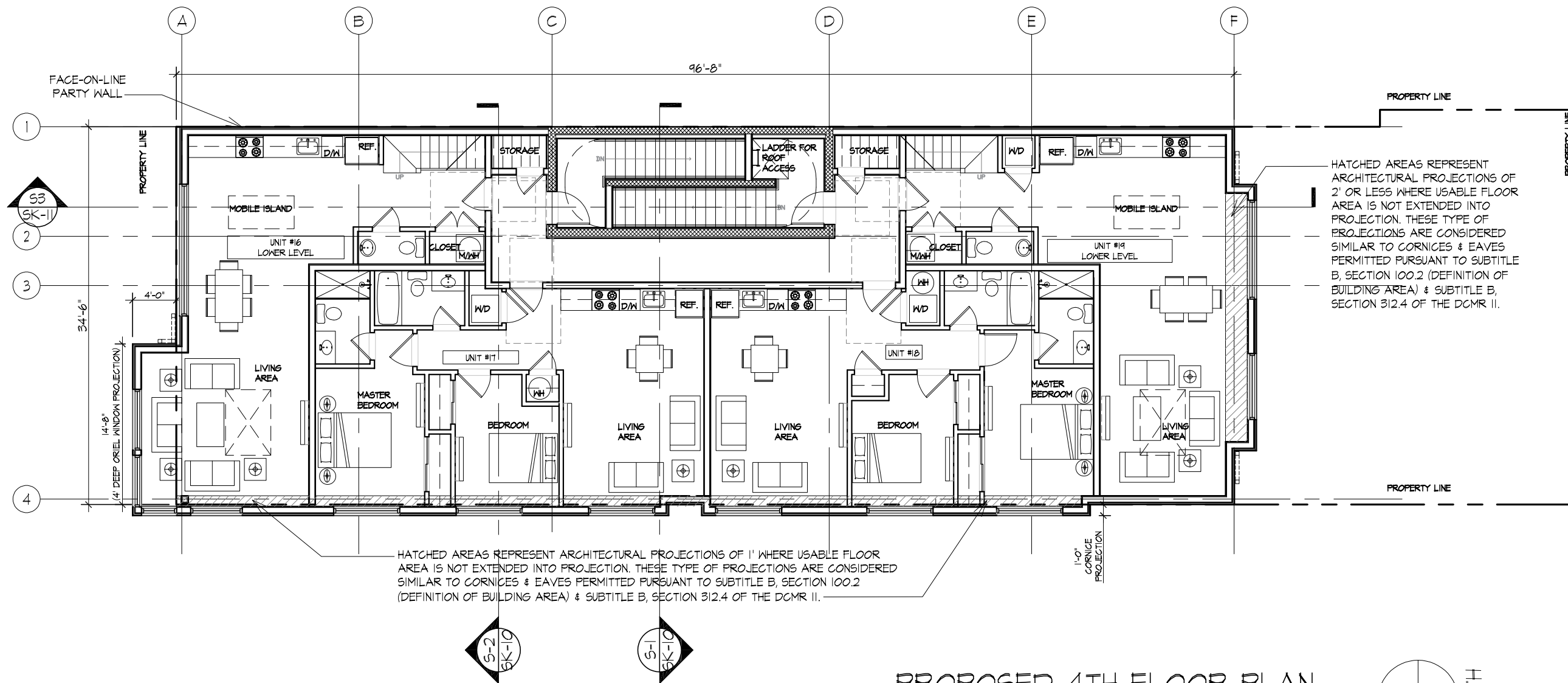
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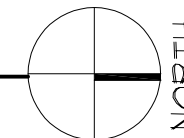
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PROPOSED 4TH FLOOR PLAN

SCALE: 3/32" = 1'-0"



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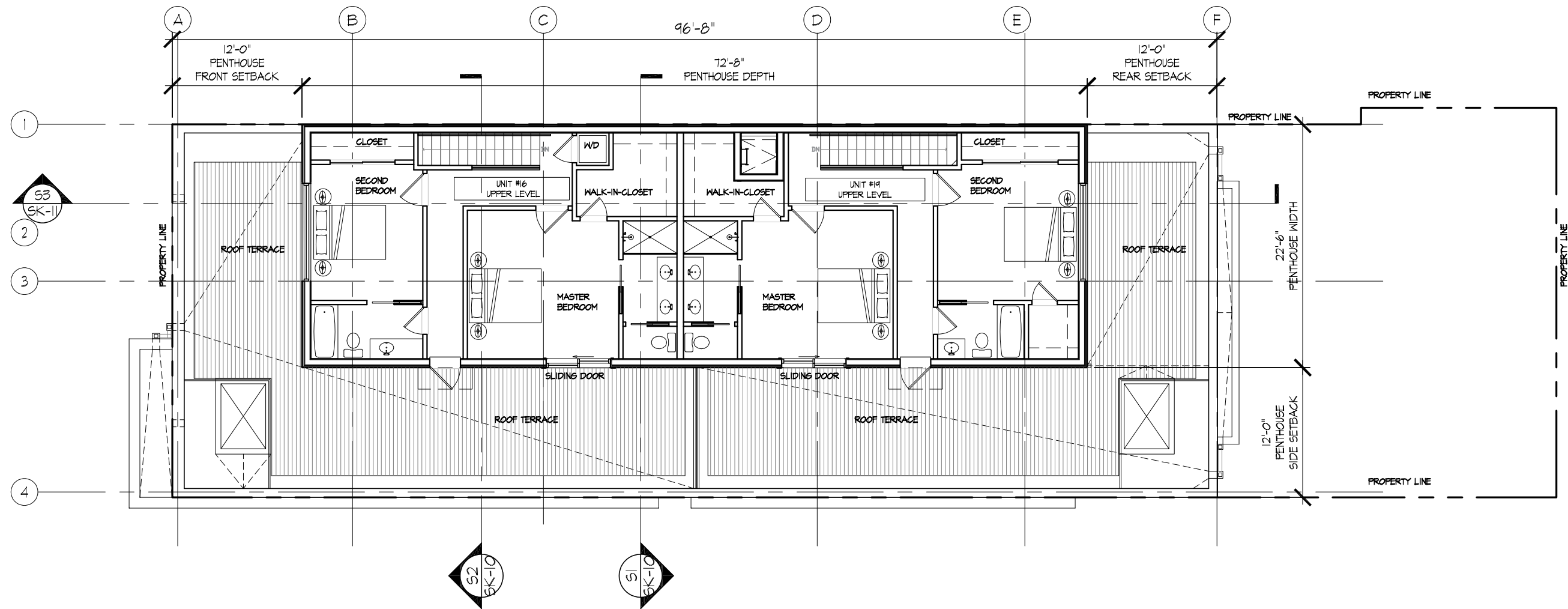
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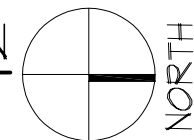
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SK-5



PROPOSED PENTHOUSE LEVEL PLAN

SCALE: 3/32" = 1'-0"



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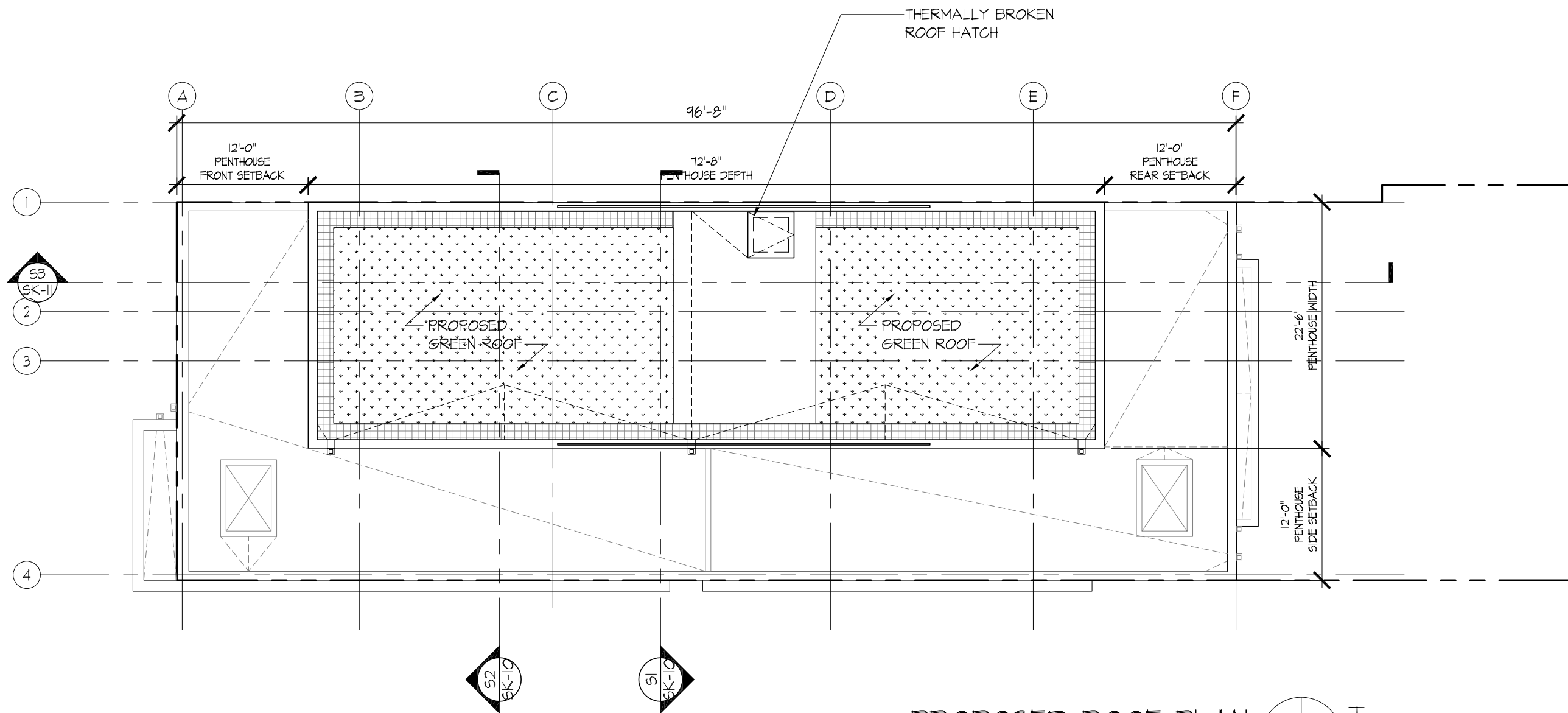
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SK-6



PROPOSED ROOF PLAN
 SCALE: 3/32" = 1'-0"
 NORTH



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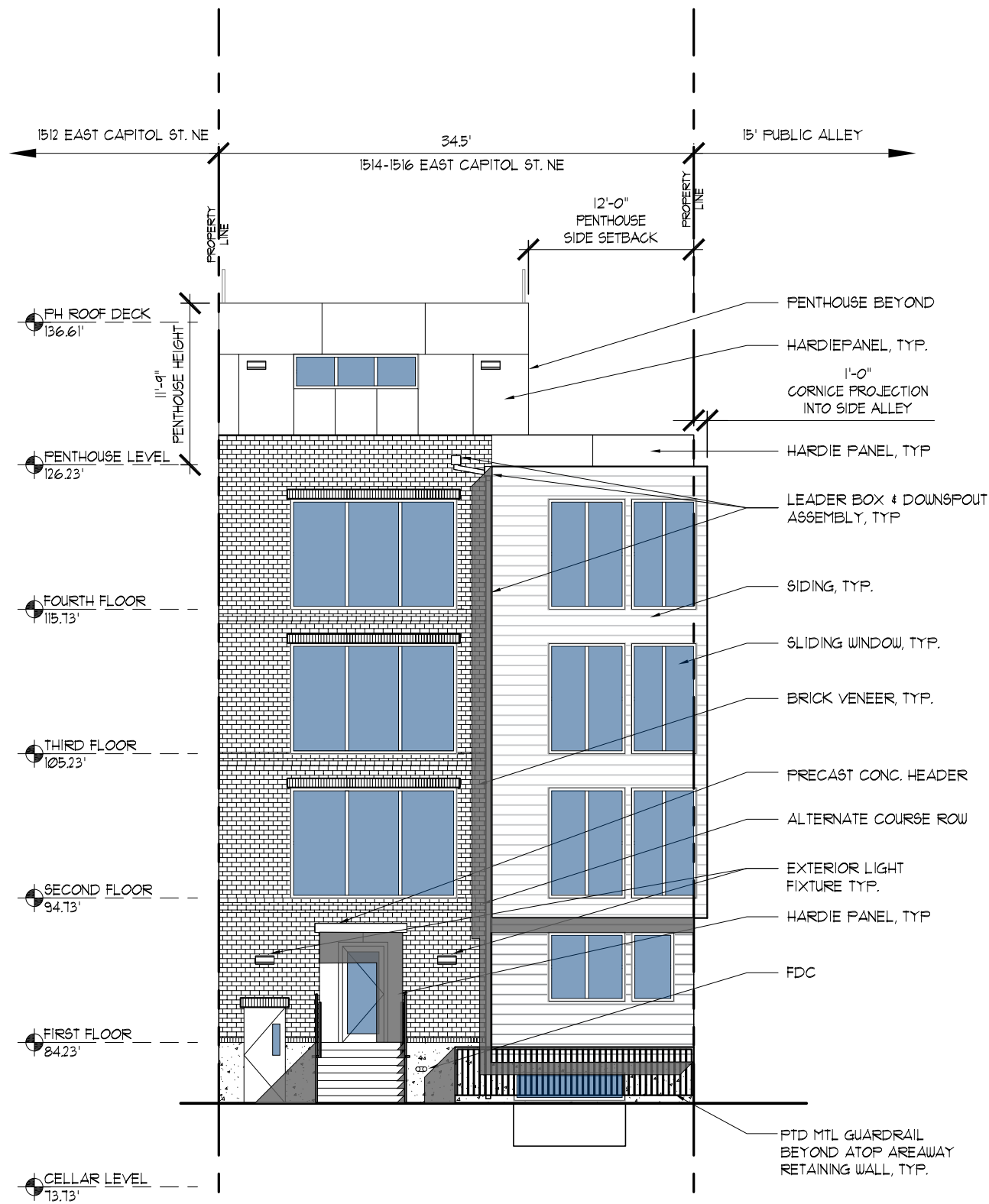
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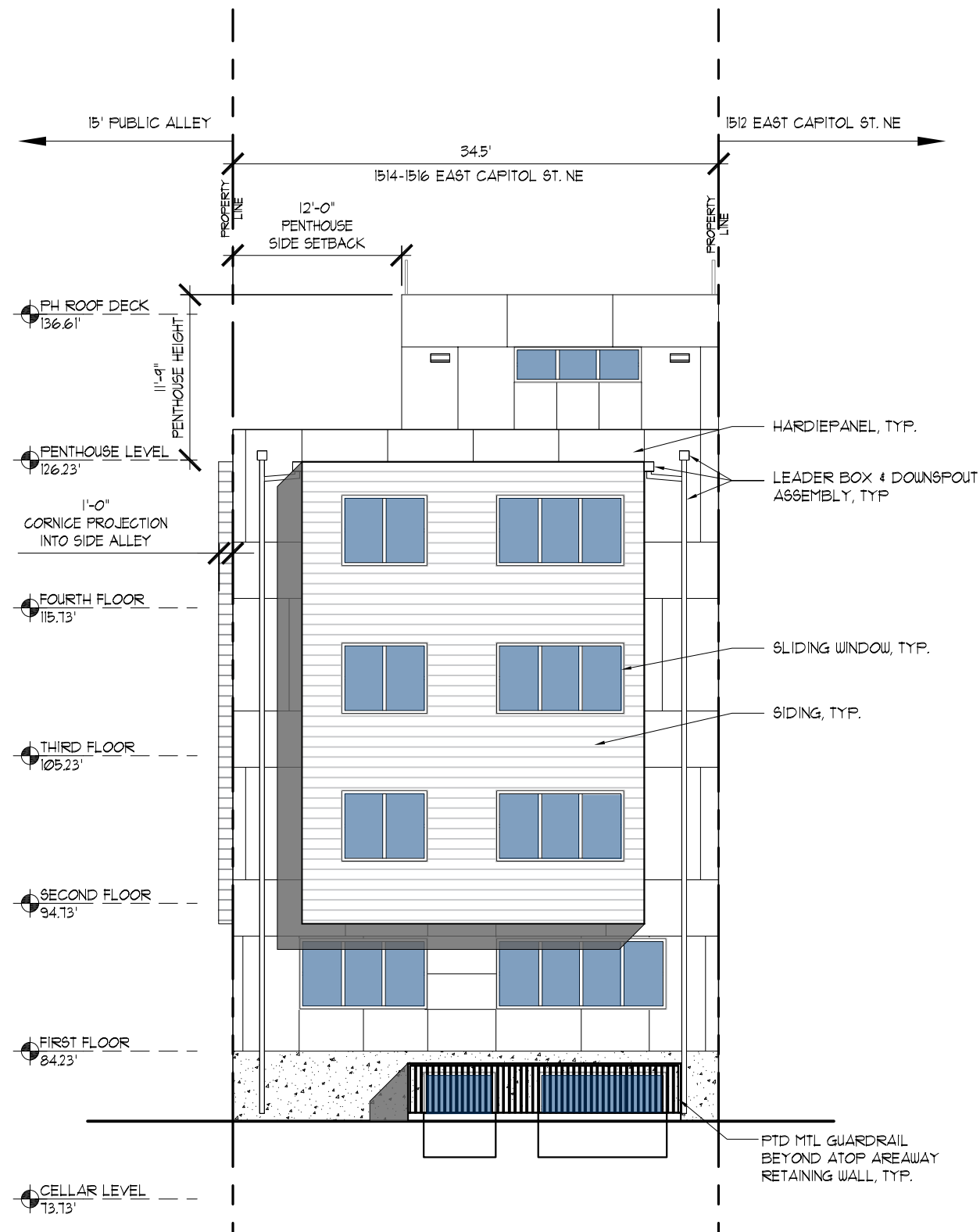
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SK-7



PROPOSED SOUTH ELEVATION

SCALE: 3/32" = 1'-0"



PROPOSED NORTH ELEVATION

SCALE: 3/32" = 1'-0"



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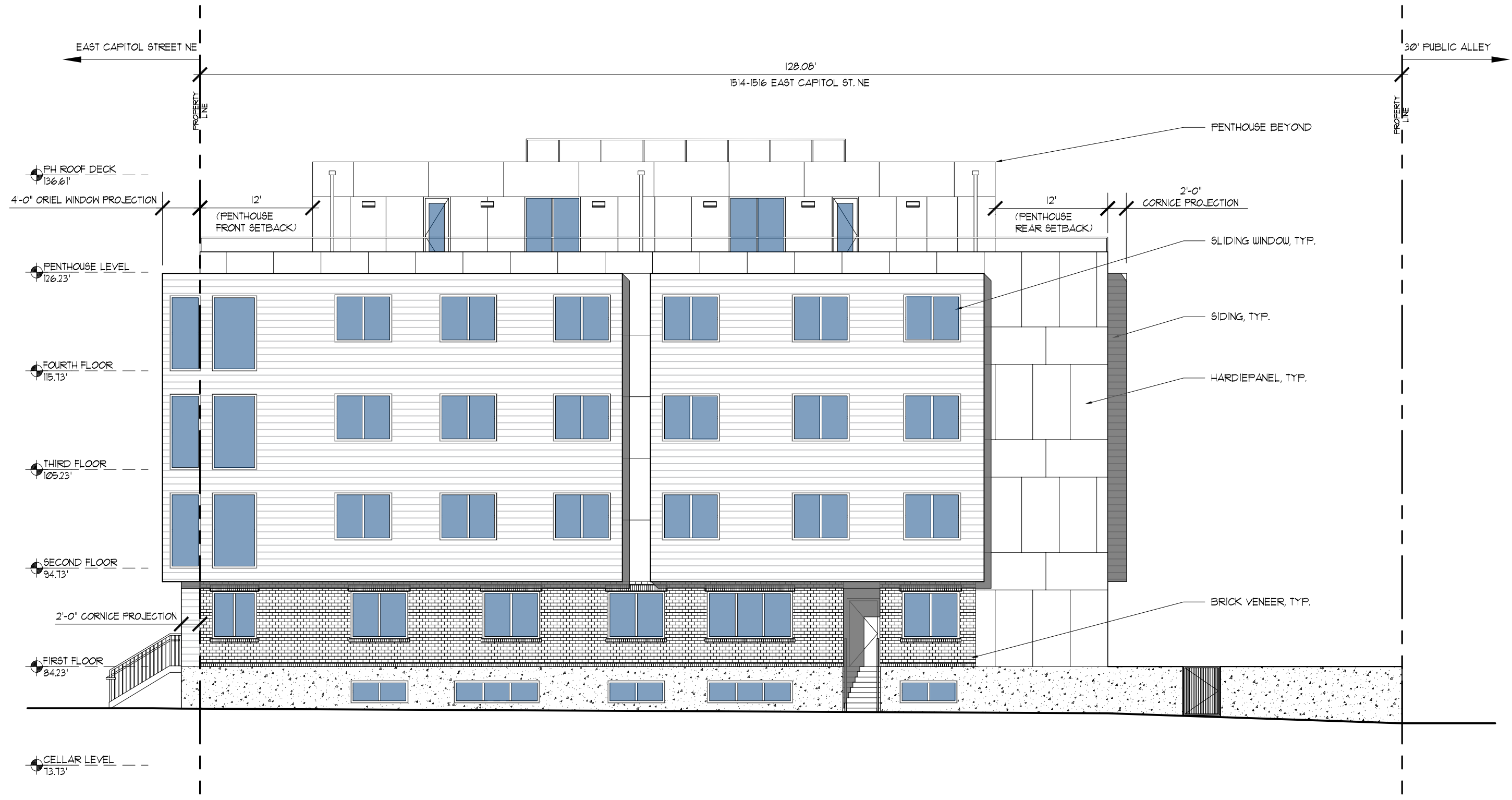
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SK-8



PROPOSED EAST ELEVATION

SCALE: 3/32" = 1'-0"



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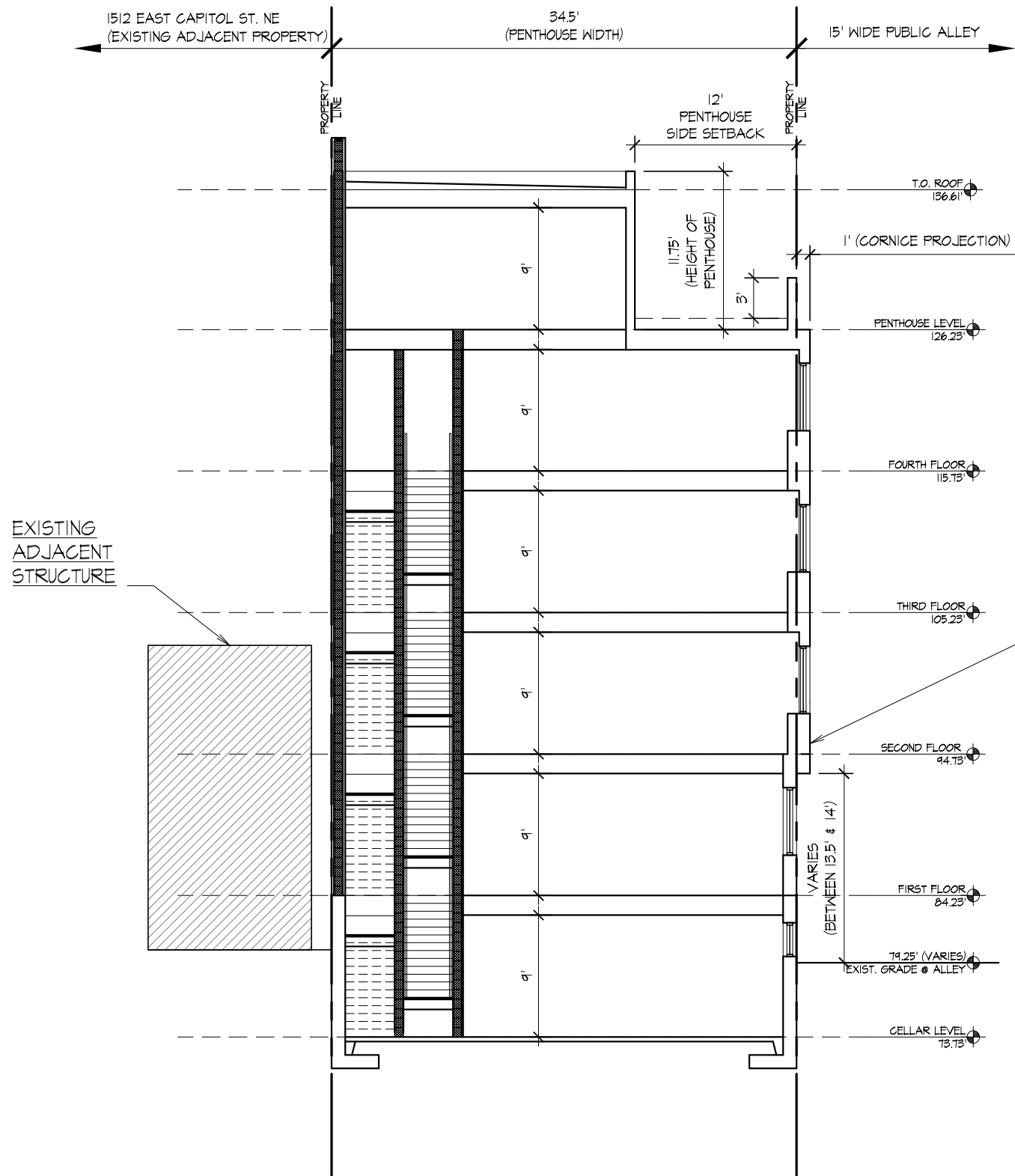
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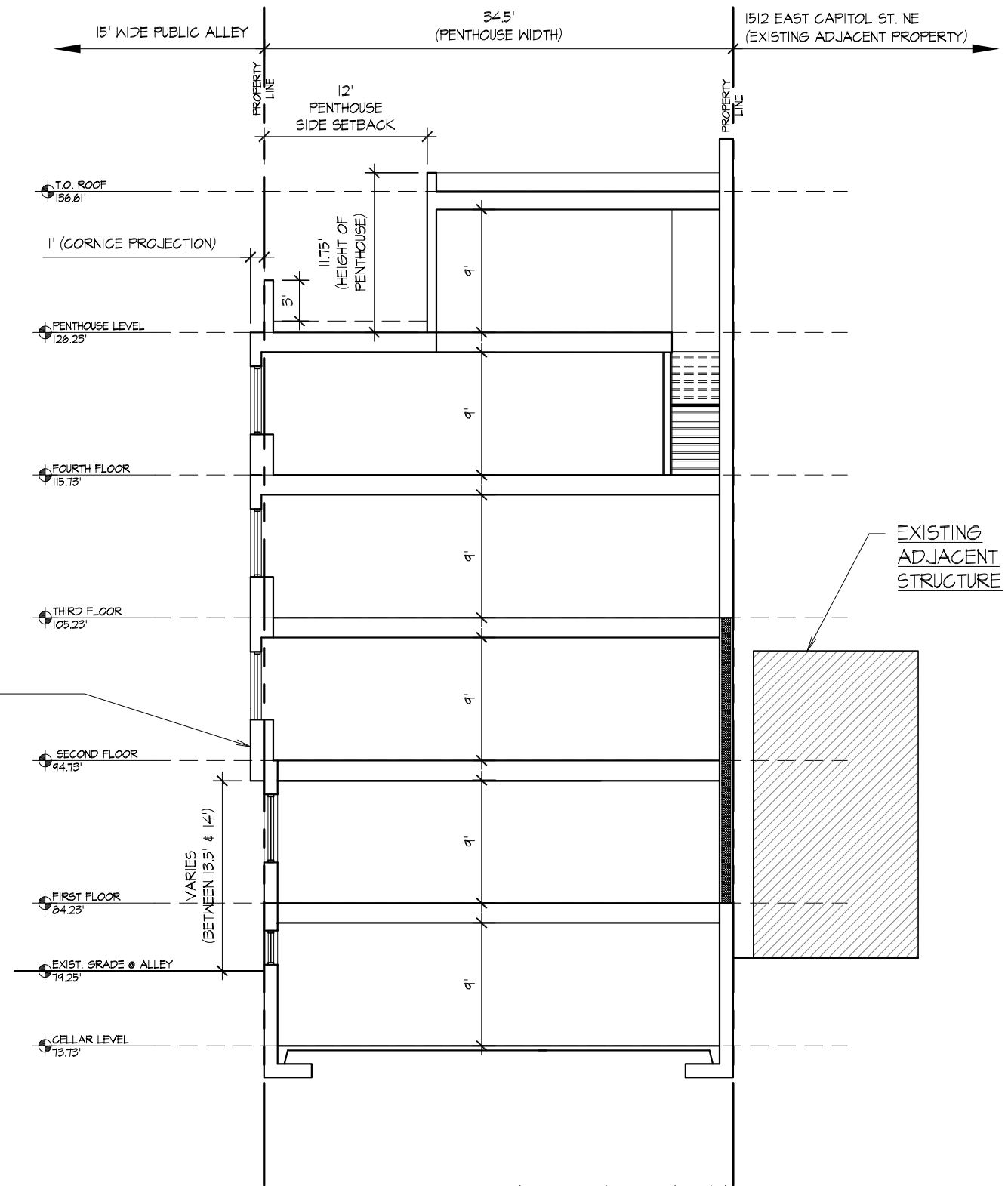
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SK-9



S1 PROPOSED SECTION
SCALE: 3/32" = 1'-0"



S2 PROPOSED SECTION
SCALE: 3/32" = 1'-0"

PROPOSED
12" CORNICE
PROJECTION, TYP.



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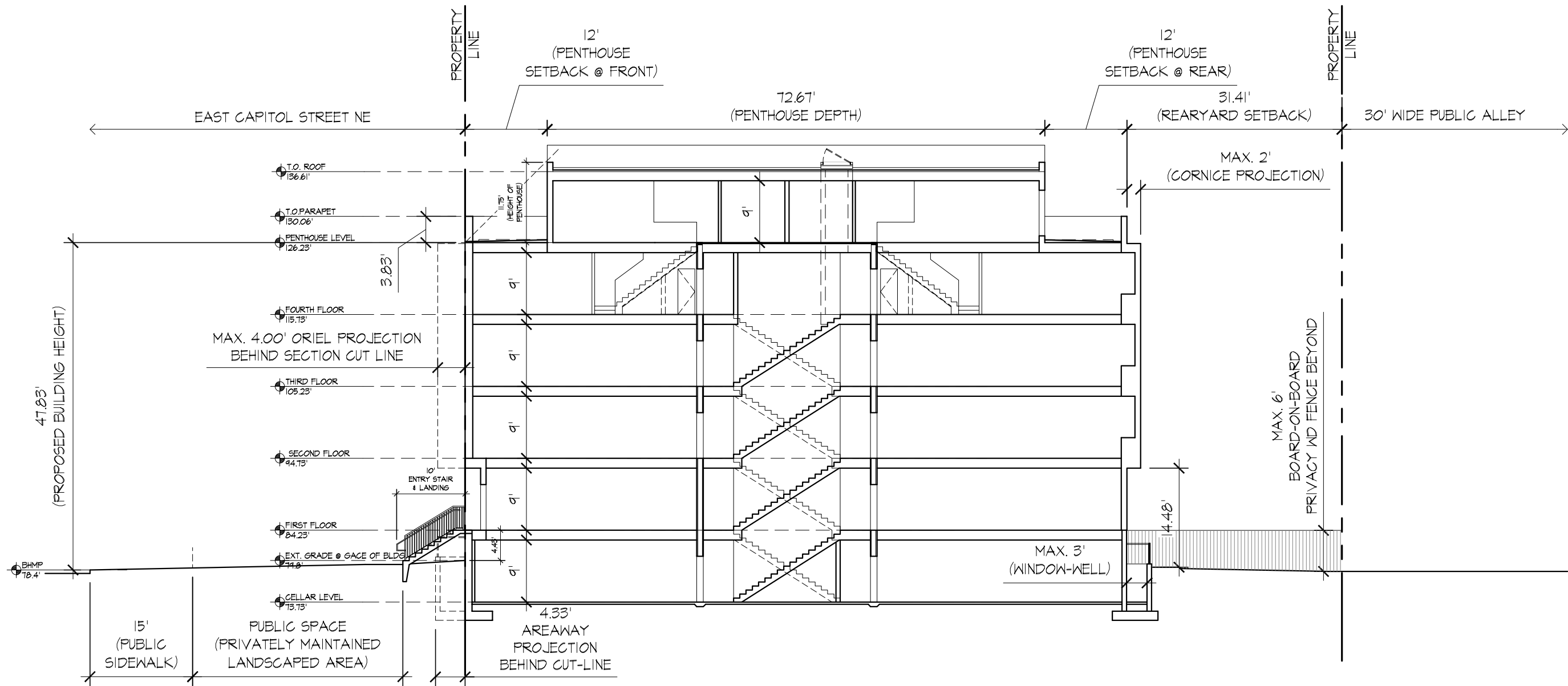
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SK-10



S3 PROPOSED SECTION
SCALE: 1/16" = 1'-0"



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SK-11