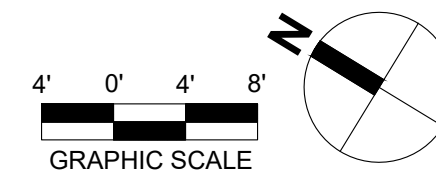
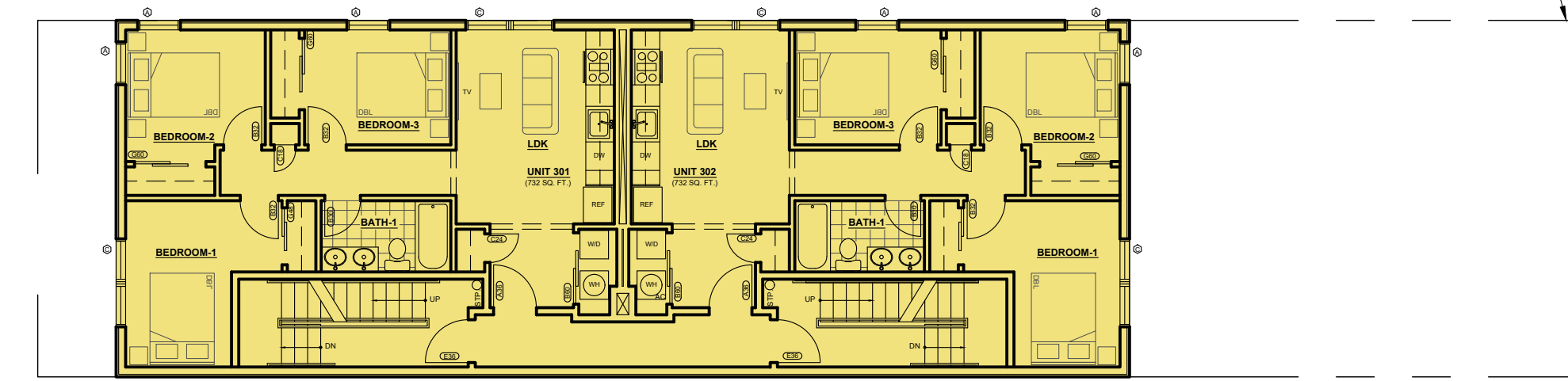


CELLAR GROSS FLOOR AREA
TOTAL AREA= 1750 SQ. FT.
AREA WITH 1F FL 5' OR GREATER FROM
GRADE PLANE LINE= 178 SQ. FT.
AREA CONTRIBUTING TO GFA= 178 SF
(PER GRADE PLANE METHOD PER DCMR 11
(2016) 304.5)

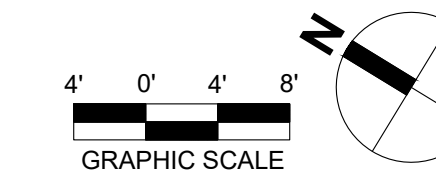


1| CELLAR AREA
3/32" = 1'-0"

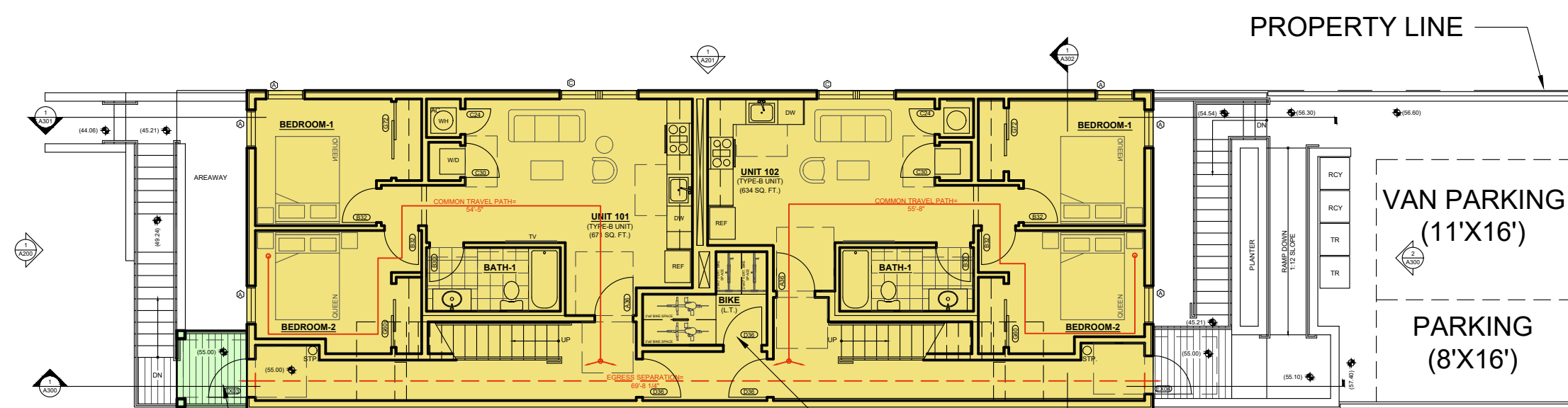
AREAWAY PROVIDES DIRECT
ACCESS TO AN ENTRANCE AND,
EXCLUDING ASSOCIATED STAIRS
OR RAMPS, PROJECTS NO MORE
THAN FIVE FEET (5 FT.) FROM THE
BUILDING FACE. (DCMR 11 (2016)
B-100.2)



3F GROSS FLOOR AREA= 1776 SQ. FT.



4| 3F AREA
3/32" = 1'-0"



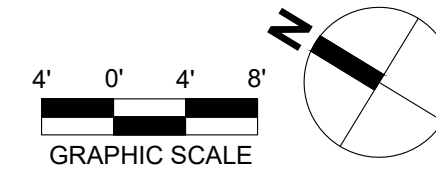
COVERED ENTRY PORCH (34
SQ. FT.), COUNTS TOWARD
LOT OCCUPANCY (PER DCMR
(2016) B-312) BUT NOT
GFA/FAR

1F GROSS FLOOR AREA= 1776 SQ. FT.

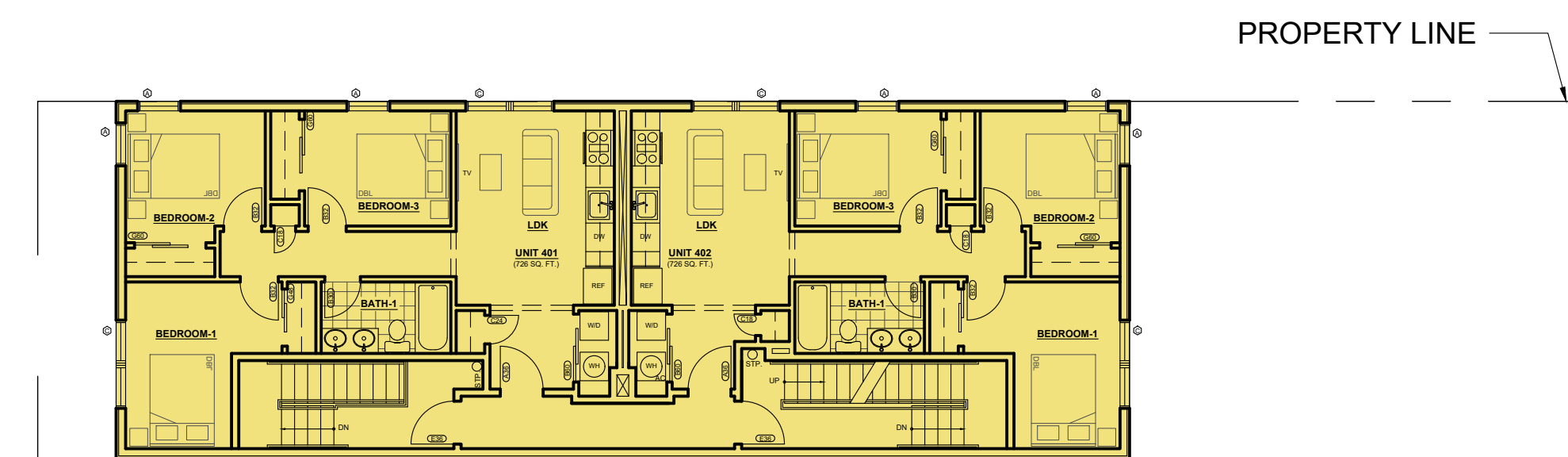
FOUR LONG TERM BIKE PARKING
SPACES

VAN PARKING
(11'X16')

PARKING
(8'X16')



2| 1F AREA
3/32" = 1'-0"

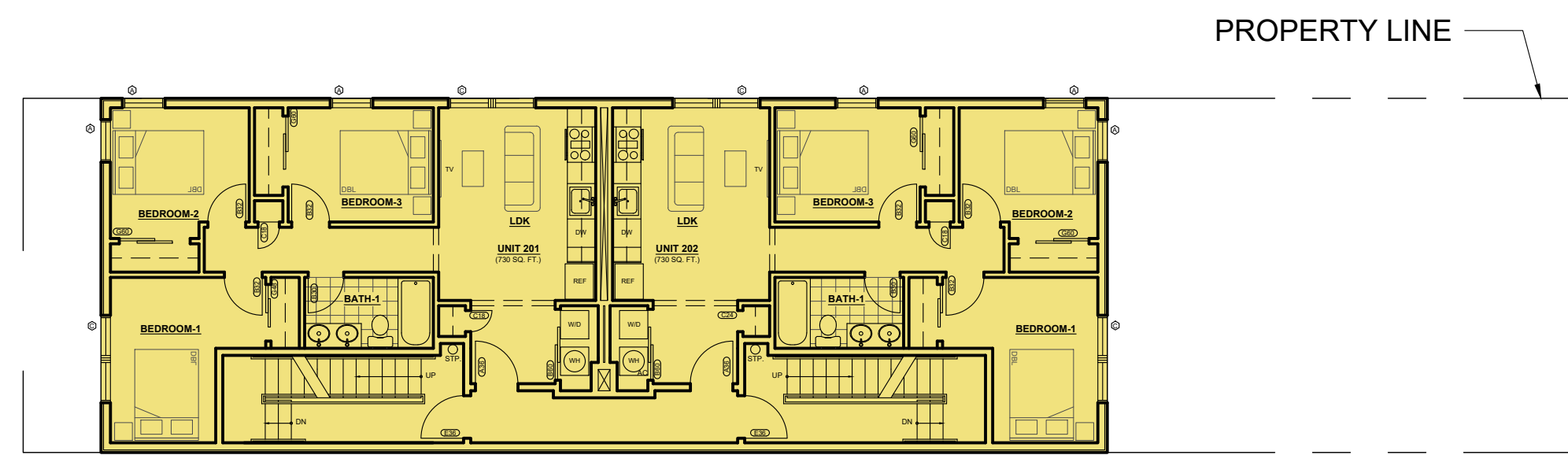


4F GROSS FLOOR AREA= 1776 SQ. FT.

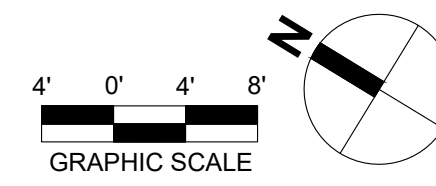


5| 4F AREA
3/32" = 1'-0"

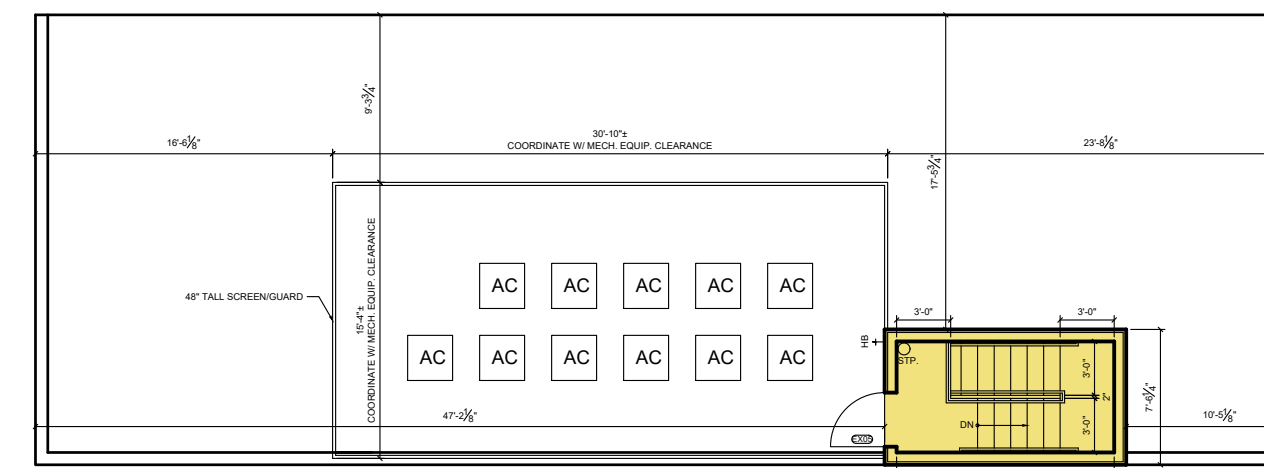
PROGRESS DRAFT-
NOT FOR CONSTRUCTION



2F GROSS FLOOR AREA= 1776 SQ. FT.



3| 2F AREA
3/32" = 1'-0"



PH GROSS FLOOR AREA= 101 SQ. FT.

5| ROOF AREA
3/32" = 1'-0"

**2319 MINNESOTA
RESIDENCES**

2319 MINNESOTA AVENUE SE
WASHINGTON, DC 20020

REVISIONS:

ZONING PLAN - DATA

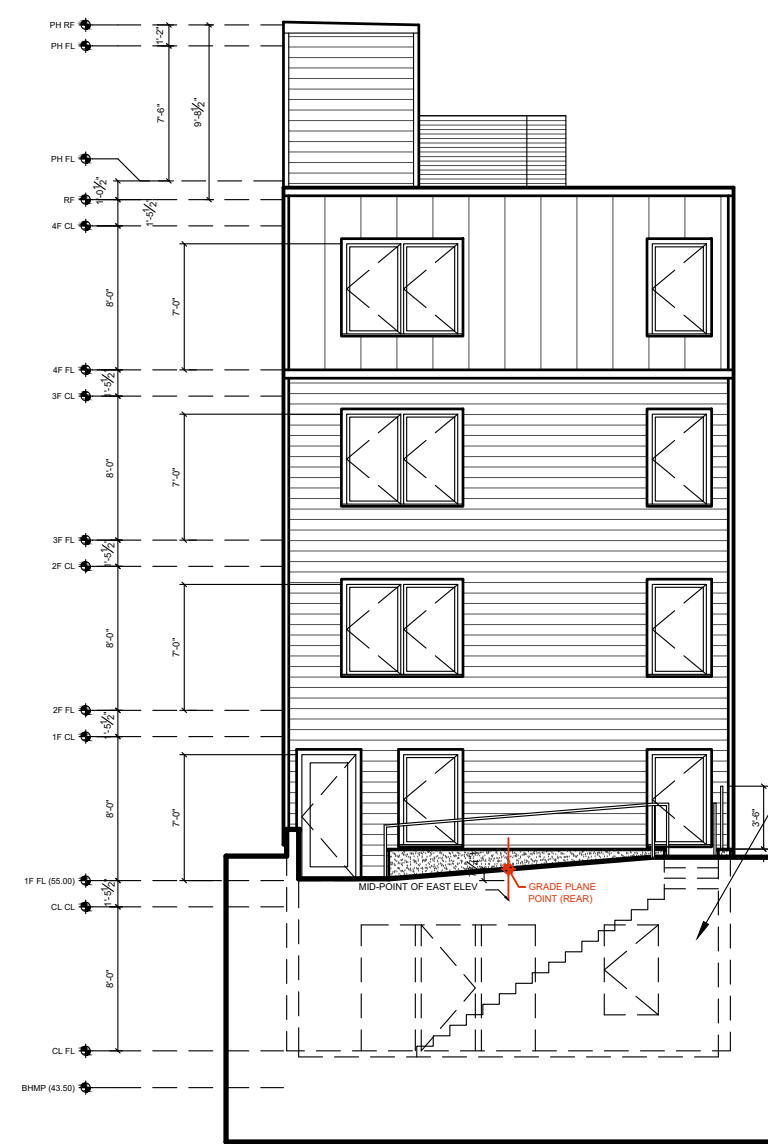
PDRM- ZONING
MARCH 24, 2024

A020

2319 Minnesota Avenue SE		Lot	0024				
Washington, DC 20020	Square	5578					
MU-4	Overlay	None					
Existing		Proposed					
			1F	1776	Fr. Stp.	34	
			2F	1776			
			3F	1776			
			4F	1776			
			CL	1750			
			PH	101			
Gross Building Area	0	Gross Building Area		8955			
Area Contributing to FAR	0	Area Contributing to FAR		7383			
Lot area	2500	Lot area		2500			
Ground Footprint	0	Cellar Area		1750			
Full Perimeter	1	Cellar Area w/ 5' 1f-Grade		178.0			
Percentage of Bsmnt FAR	0%	Area of Cellar Contributing		10%			
						Dwelling Units	10
Required	Existing	Proposed					
Minimum Lot Size	1	2500		2500			
Minimum Lot Width	1	25		25			
Front Yard Setback	NA			5.5			
Rear Yard Setback	15			34.3			
Side Yard Setbacks	Not Required;			0			
	2'-1' of Height; 5' MIN						
Max Height (Feet)	50						

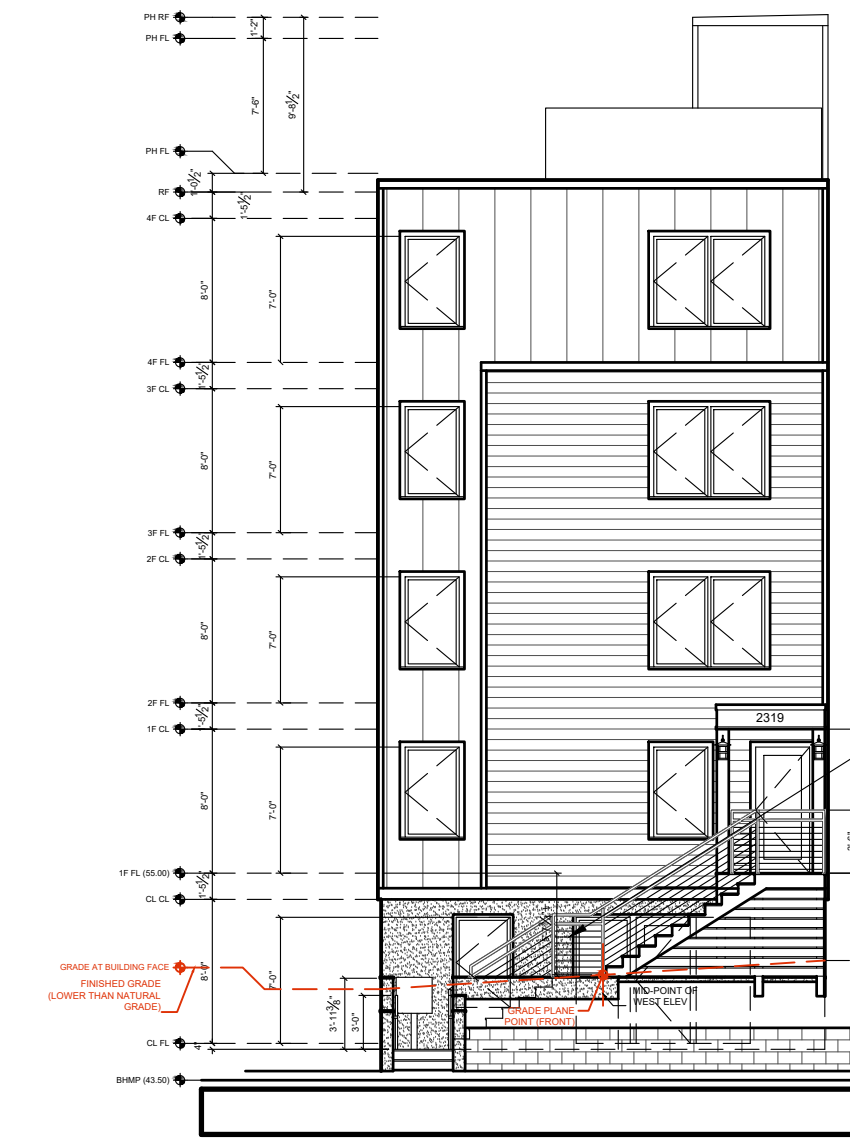
Max Height (Stories)	No limit		4
FAR (I2)	3		2.95
Lot Occupancy	75% (I2)		72%
Green Area Ratio	0.3		
Max Penthouse Ht (Feet)	12		10.1
Max Penthouse Ht (Stories)	1		1
Min Closed Court Width	4 in. per 1 ft. of height of court; but not less than 15 ft.		NA
Min Area Closed Court	See Note 2		NA
Open Court Width	4 in. per 1 ft. of height of court but not less than 10 ft.		NA
Parking Spaces	1 per 3, in excess of 4		2
Accessible (Van) Parking Space (11' wide)	1106.5		1
Access Aisle (5' wide)	1		1
Bike Parking (ST)	1:20 UNITS		1
Bike Parking (LT)	1:3 UNITS		4

- In any of the MU-3 through MU-7 zones, the depth of rear yard required in Subtitle G § 207.5 through 207.7 may be measured as follows:
 - For that portion of the structure below a horizontal plane twenty feet (20 ft.) above the mean finished grade at the middle of the rear of the structure from the center line of the alley to the rear wall of the portion; and
 - For that portion of the structure above the horizontal plane described in Subtitle G § 207.8(a), the depth of rear yard shall be measured from the rear lot line to the rear wall of that portion immediately above the plane.
- Twice the square of the required width of court dimension based on the height of the minimum court width; but not less than 350 sq. ft.



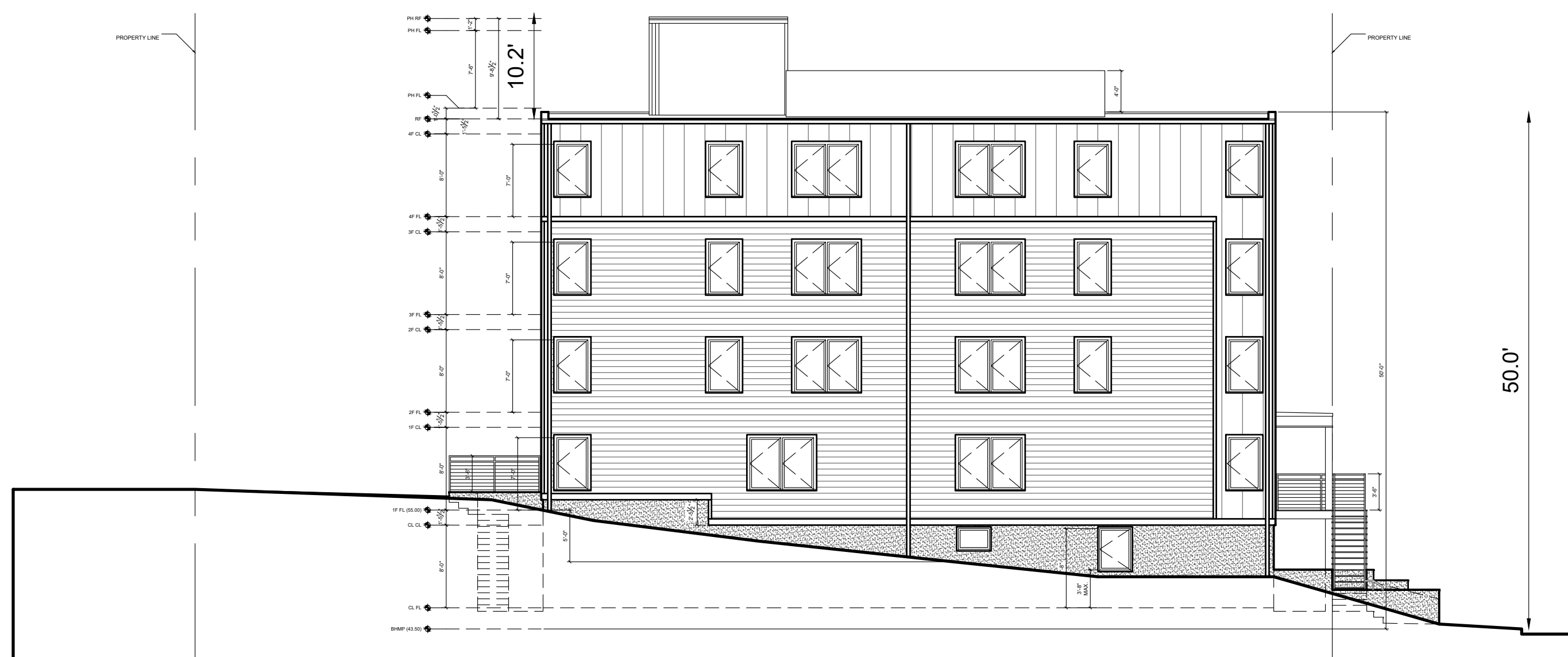
AREAWAY PROVIDES DIRECT ACCESS TO AN ENTRANCE AND, EXCLUDING ASSOCIATED STAIRS OR RAMPS, PROJECTS NO MORE THAN FIVE FEET (5 FT.) FROM THE BUILDING FACE. (DCMR 11 (2016) B-100.2)

2| EAST ELEVATION
3/32" = 1'-0"

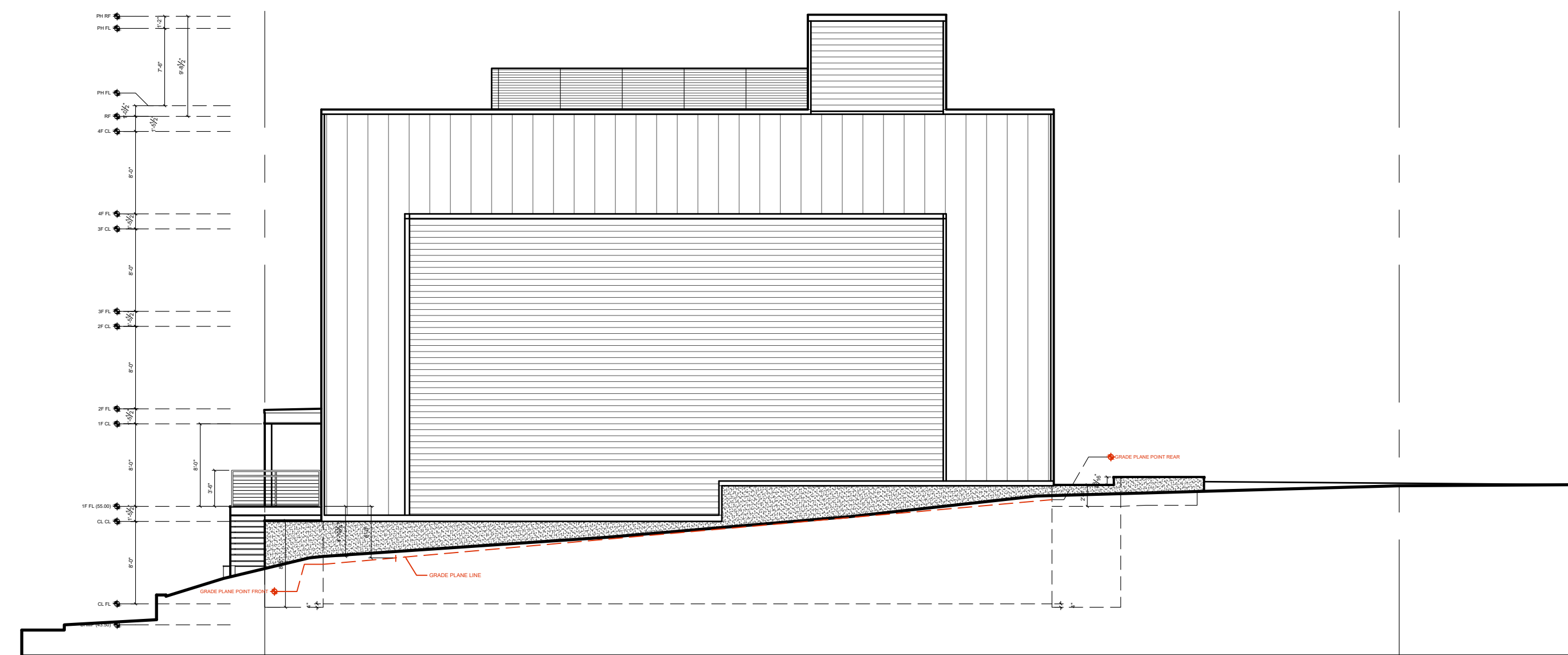


AREAWAY PROVIDES DIRECT ACCESS TO AN ENTRANCE AND, EXCLUDING ASSOCIATED STAIRS OR RAMPS, PROJECTS NO MORE THAN FIVE FEET (5 FT.) FROM THE BUILDING FACE. (DCMR 11 (2016) B-100.2)

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



4| NORTH ELEVATION
3/32" = 1'-0"



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

John Linam Jr, ARCHITECT, PLLC
12020 Sunrise Valley Drive | Suite 100
Reston, VA 20191
703.980.3117 | jjjarch.com

PROGRESS DRAFT-
NOT FOR CONSTRUCTION

2319 MINNESOTA RESIDENCES

2319 MINNESOTA AVENUE SE
WASHINGTON, DC 20020

REVISIONS:

-

**ZONING ELEVATIONS-
DATA**
PDRM- ZONING
MARCH 24, 2024

A021

2319 Minnesota Avenue SE		Lot	0024						
Washington, DC 20020	Square	5578							
MU-4	Overlay	None							
Existing			Proposed						
			1F	1776	Fr. Stp.	34			
			2F	1776					
			3F	1776					
			4F	1776					
			CL	1750					
			PH	101					
Gross Building Area	0		Gross Building Area	8955					
Area Contributing to FAR	0		Area Contributing to FAR	7383					
Lot area	2500		Lot area	2500					
Ground Footprint	1		Cellar Area	1750					
Full Perimeter	1		Cellar Area w/ 5' 1F-Grade	178.0					
Percentage of Bsment FAR	0%		Area of Cellar Contributing	10%					
						Dwelling Units	10		
	Required	Existing	Proposed						
Minimum Lot Size	1	2500	2500						
Minimum Lot Width	1	25	25						
Front Yard Setback	NA		5.5						
Rear Yard Setback	15		34.3						
Side Yard Setbacks	Not Required;		0						
	2'-1' of Height; 5' MIN								
Max Height (Feet)	50								

Max Height (Stories)	No limit		4
FAR (I2)	3		2.95
Lot Occupancy	75% (I2)		72%
Green Area Ratio	0.3		
Max Penthouse Ht (Feet)	12		10.1
Max Penthouse Ht (Stories)	1		1
Min Closed Court Width	4 in. per 1 ft. of height of court; but not less than 15 ft.		NA
Min Area Closed Court	See Note 2		NA
Open Court Width	4 in. per 1 ft. of height of court but not less than 10 ft.		NA
Parking Spaces	1 per 3, in excess of 4		2
Accessible (Van) Parking Space (11' wide) 1106.5	1		1
Access Aisle (5' wide)	1		1
Bike Parking (ST)	1:20 UNITS		1
Bike Parking (LT)	1:3 UNITS		4

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- Twice the square of the required width of court dimension based on the height of the minimum court width; but not less than 350 sq. ft.