

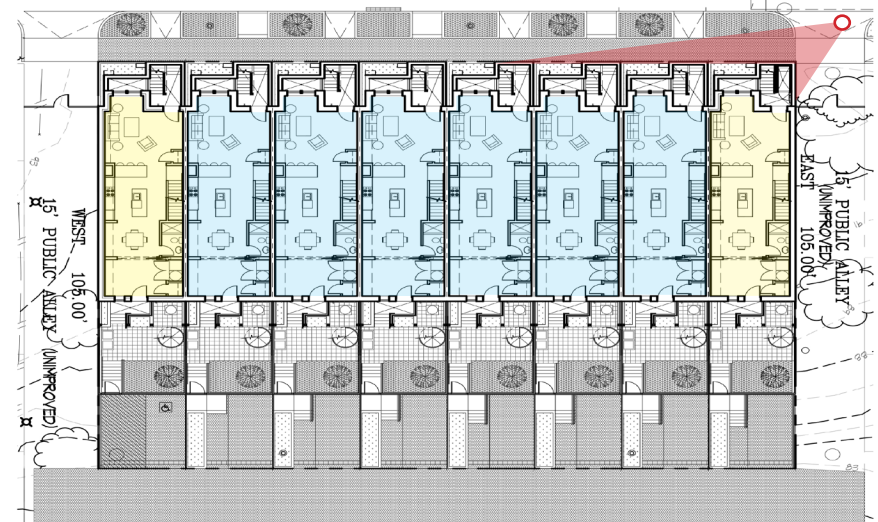
26th PLACE FLATS



ELEVATION - NTS



26th PLACE

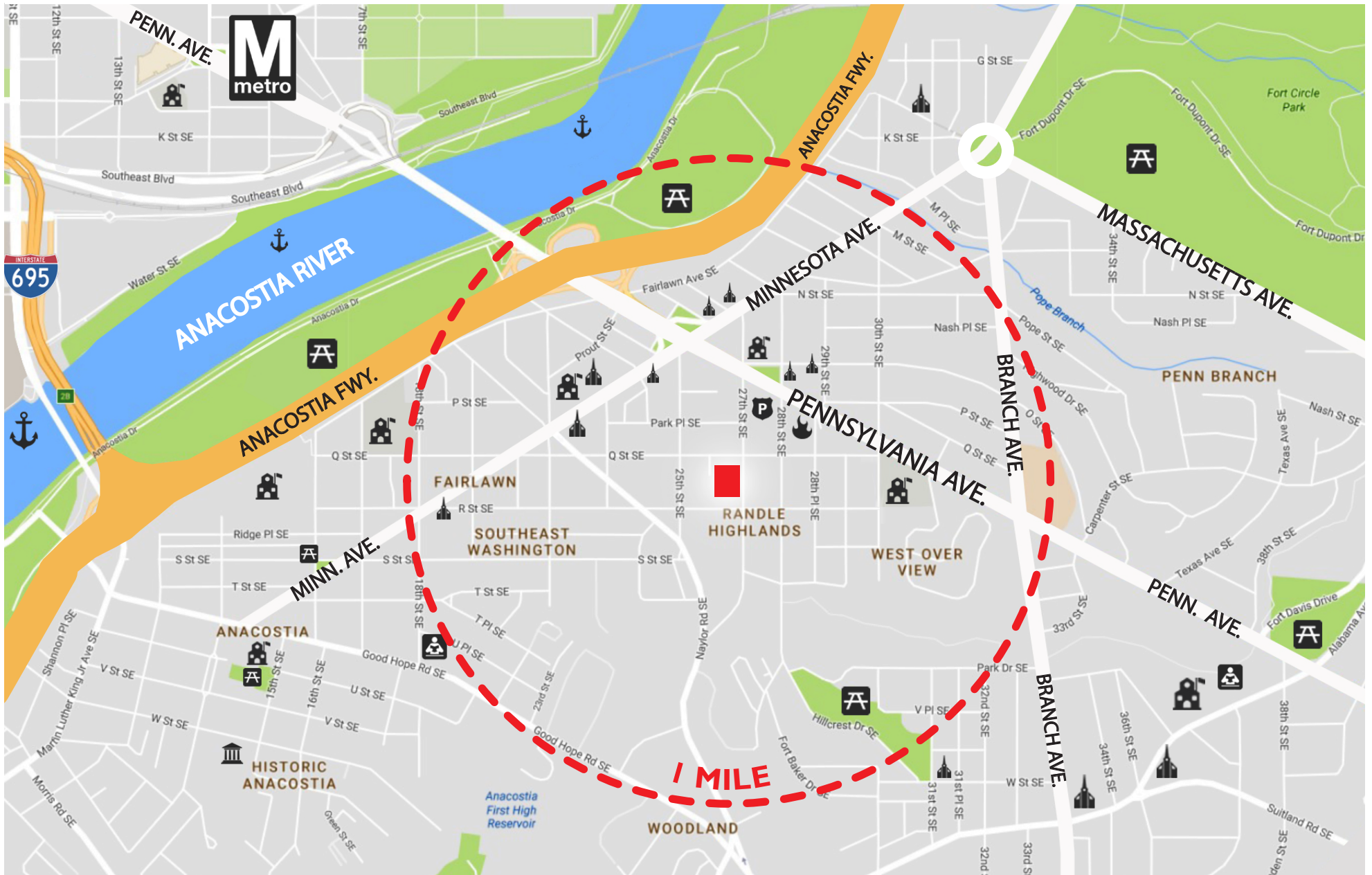


SITE PLAN - NTS

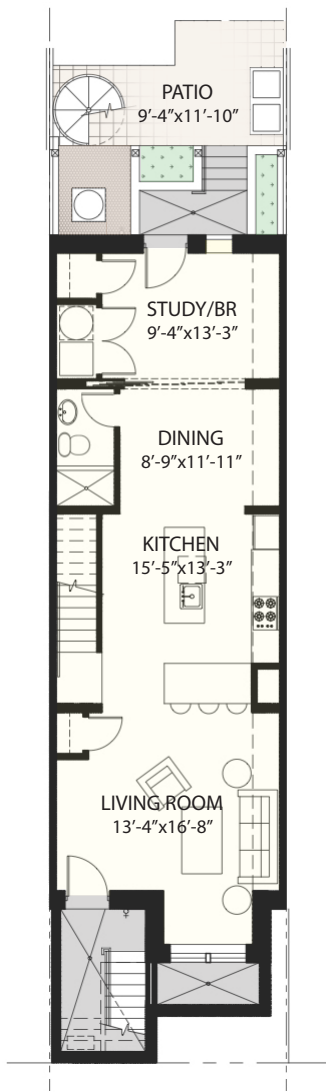


1610-1624 26th Place SE Washington, DC 20020

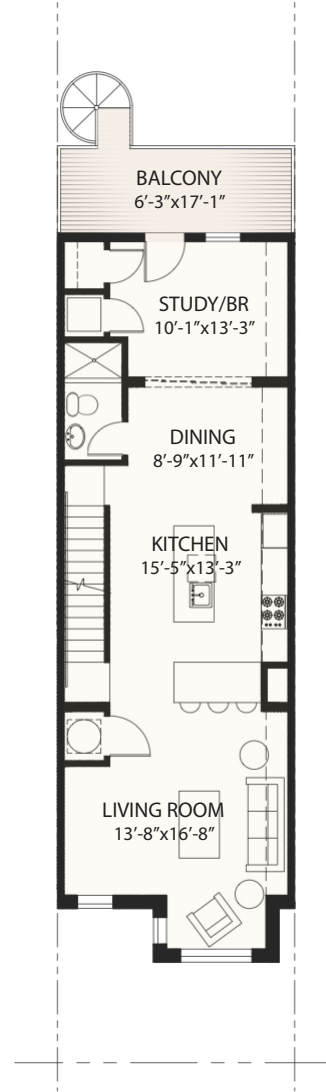
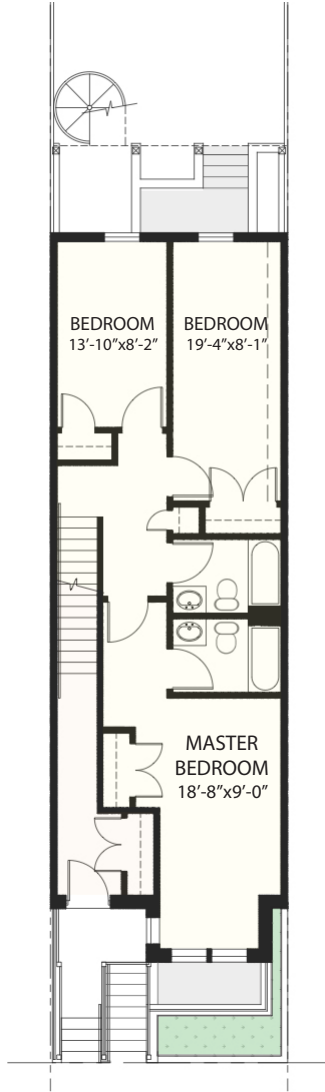
LOCATION



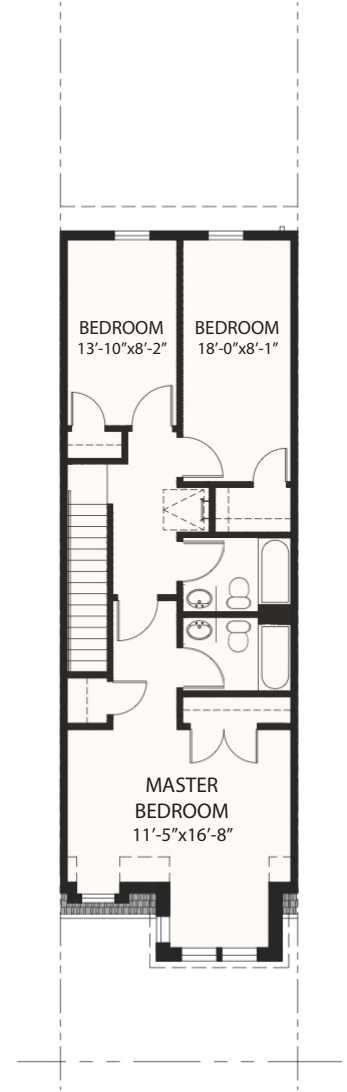
TYPICAL UNITS



LOWER UNIT
TYPICAL - NTS



UPPER UNIT
TYPICAL - NTS



EXECUTIVE SUMMARY

16 TOTAL UNITS:

- (8) TWO STORY LOWER UNITS - 1,850 SF
- (8) TWO STORY UPPER UNITS - 1,850 SF

SQUARE 5586 - LOTS 1 & 8 (END LOTS):

- MAX. F.A.R.: ...NON PRESCRIBED
- PROPOSED F.A.R.: ...NO CHANGE

- MAX. LOT OCCUPANCY ...60% (ROW DWELLING)
- PROPOSED LOT OCCUPANCY: ...57.5% 1,066.3 SF (INCL. DECK)

- ZONING DISTRICT: ...RF-1
- TOTAL LOT AREA: ...18,055.35 SF

- ALLOWABLE HEIGHT: ...3 STORIES (40'-0" MAX)
- PROPOSED HEIGHT: ...3 STORIES + CELLAR (34'-3")

- PARKING REQUIREMENT: ...(1) SPACE PER (2) UNITS
- PARKING PROVIDED: ...(1) STANDARD SPACE

* UNIT(S) #1 @ 1614 & 1620 26TH PLACE SHALL BE DEDICATED AS IZ UNITS

SQUARE 5586 - LOTS 2 & 7 (INTERIOR LOTS):

- MAX. F.A.R.: ...NON PRESCRIBED
- PROPOSED F.A.R.: ...NO CHANGE

- MAX. LOT OCCUPANCY ...60% (ROW DWELLING)
- PROPOSED LOT OCCUPANCY: ...57.5% 1,065.7 SF (INCL. DECK)

- ZONING DISTRICT: ...RF-1
- TOTAL LOT: ...18,543 SF

- ALLOWABLE HEIGHT: ...3 STORIES (40'-0" MAX)
- PROPOSED HEIGHT: ...3 STORIES + CELLAR (34'-3")

- PARKING REQUIREMENT: ...(1) SPACE PER (2) UNITS
- PARKING PROVIDED: ...(1) STANDARD SPACE

SCHOOLS:

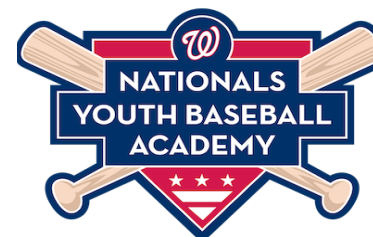
- ORR ELEMENTARY SCHOOL
- KRAMER MIDDLE SCHOOL
- ANACOSTIA HIGH SCHOOL

PARKS/RECREATION:

- ALGER PARK
- TWINING SQUARE
- ANACOSTIA REC. CENTER
- ANACOSTIA SKATING PAVILLION
- RANDLE CIRCLE PARK
- FORT DAVIS PARK
- FORT DUPONT PARK (U.S. NATIONAL PARK SERVICE)
- WASHINGTON NATIONALS YOUTH BASEBALL ACADEMY
- FORT DUPONT ICE RINK



* ANACOSTIA REC. CENTER



* FORT DUPONT PARK