

Location

Vicinity Map

PREMISES ADDRESS: 115 Riggs Rd. NE Washington DC 20011

ZONING DISTRICT: MU - 28 (Medium Density Mixed Use Development)

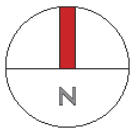
MAX HEIGHT: 65 feet

FAR: 4.8 (IZ)

LOT OCCUPANCY: 80 (IZ)

CONSTRUCTION TYPES:

- LEVEL 1 & PARKING: Non-Combustible Podium construction (3-hour fire rated)
- LEVEL 2 & ABOVE: Protected (1-hour fire-rated + 2-hour fire-rated exterior walls with fire retardant treated) wood framed construction



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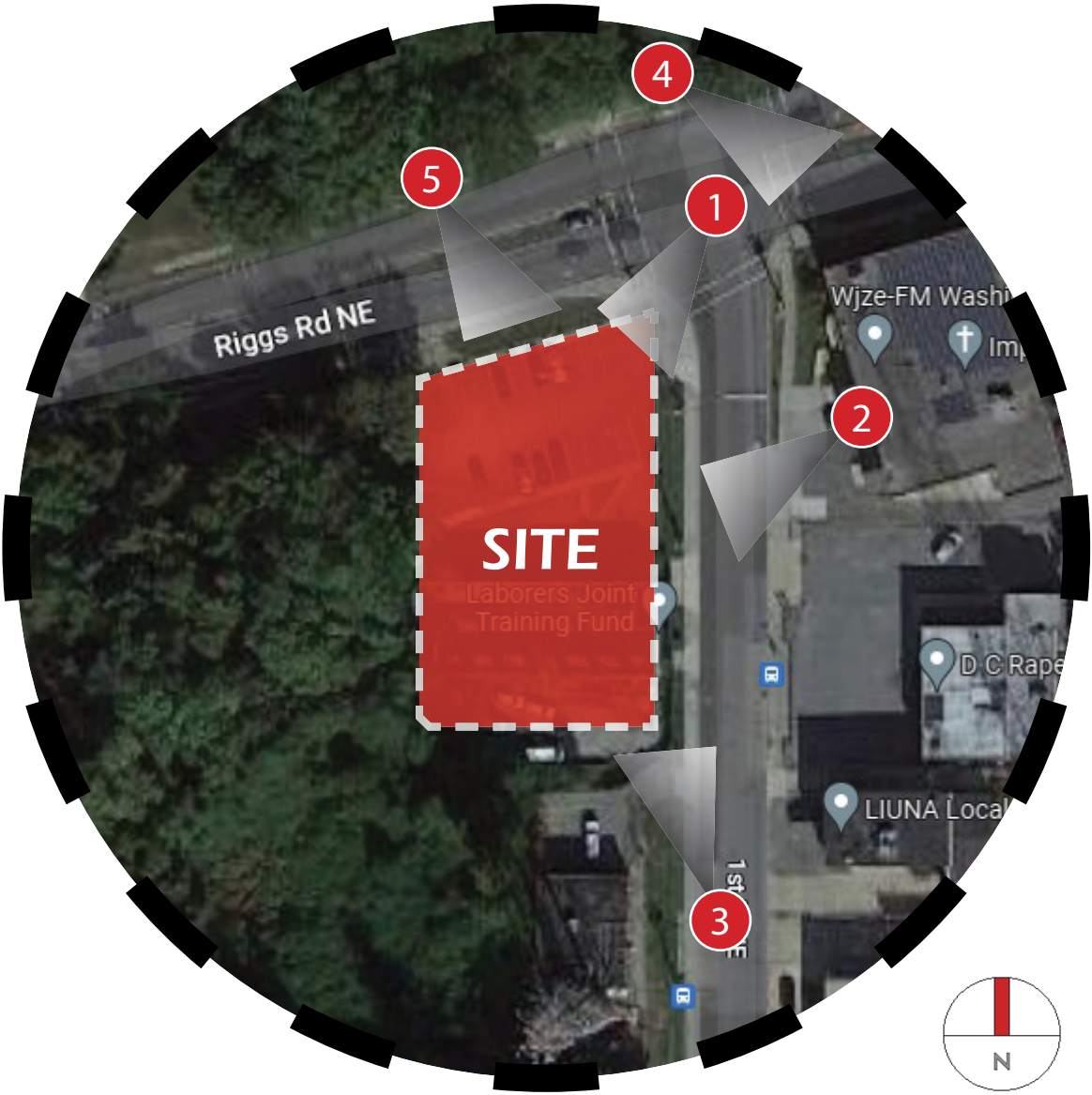
Vicinity Map



4 Exist Church at 1st Place and Riggs Rd



5 N face of site at Riggs Rd



1 NW Corner at 1st Place and Riggs Rd



2 W face of site at 1st Place



3 SW corner at 1st Place