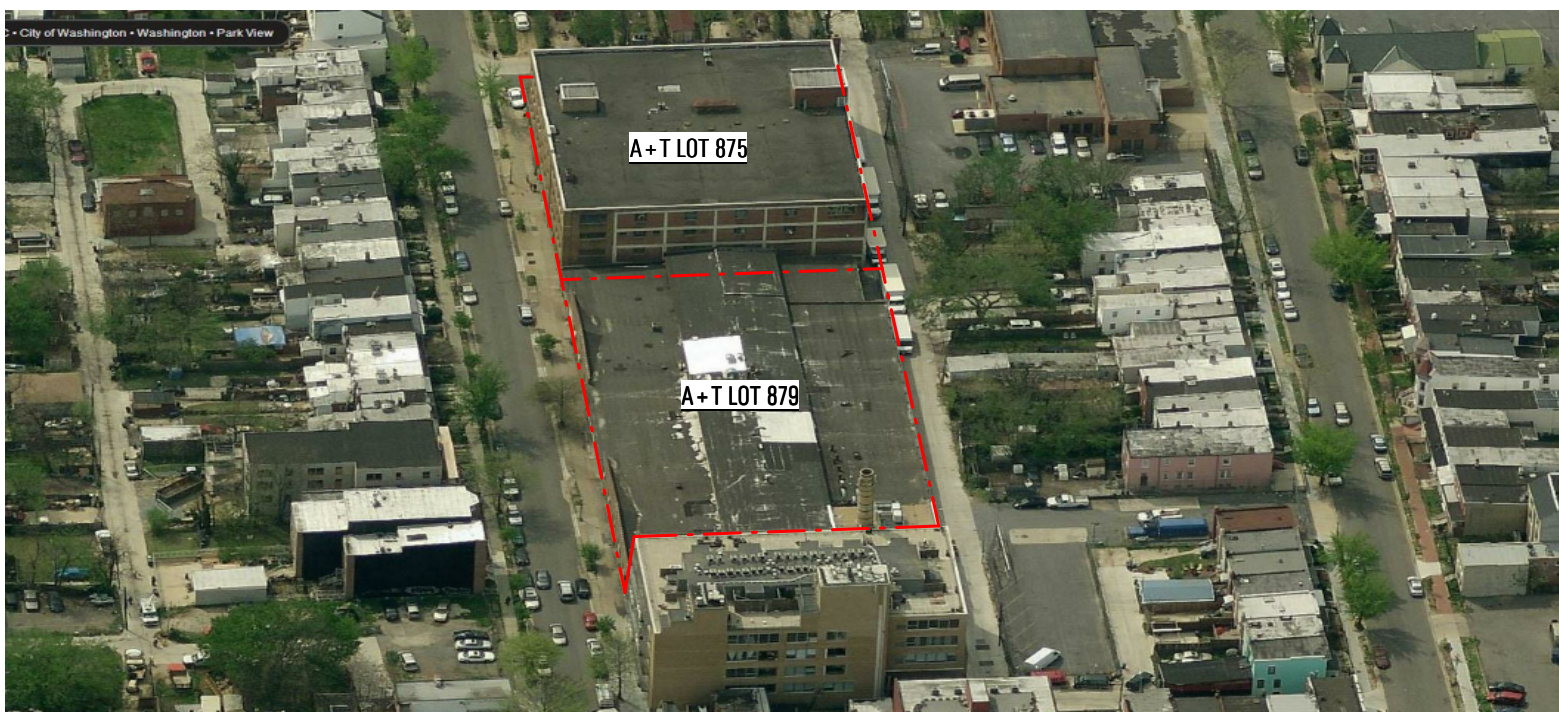




2A

Aerial view of north side of site. Morton Street, NW in foreground.



2B

Aerial view of east side of site. Lamont Street NW is on left side; Morton Street NW is at right.



2C

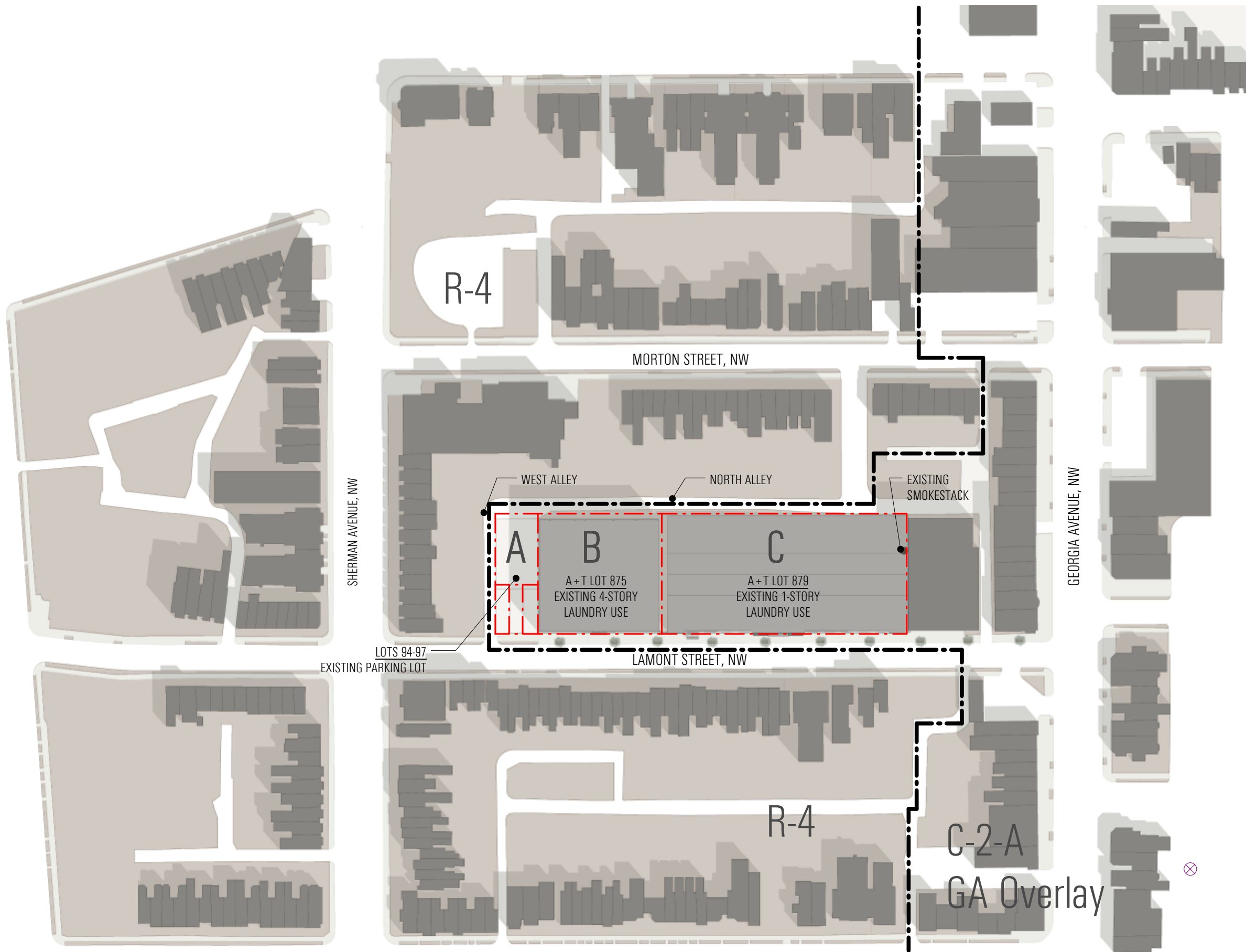
Aerial view of south side of site along Lamont Street.



2D

Aerial view of west side of site. Morton Street NW is on left side; Lamont Street NW is at right.





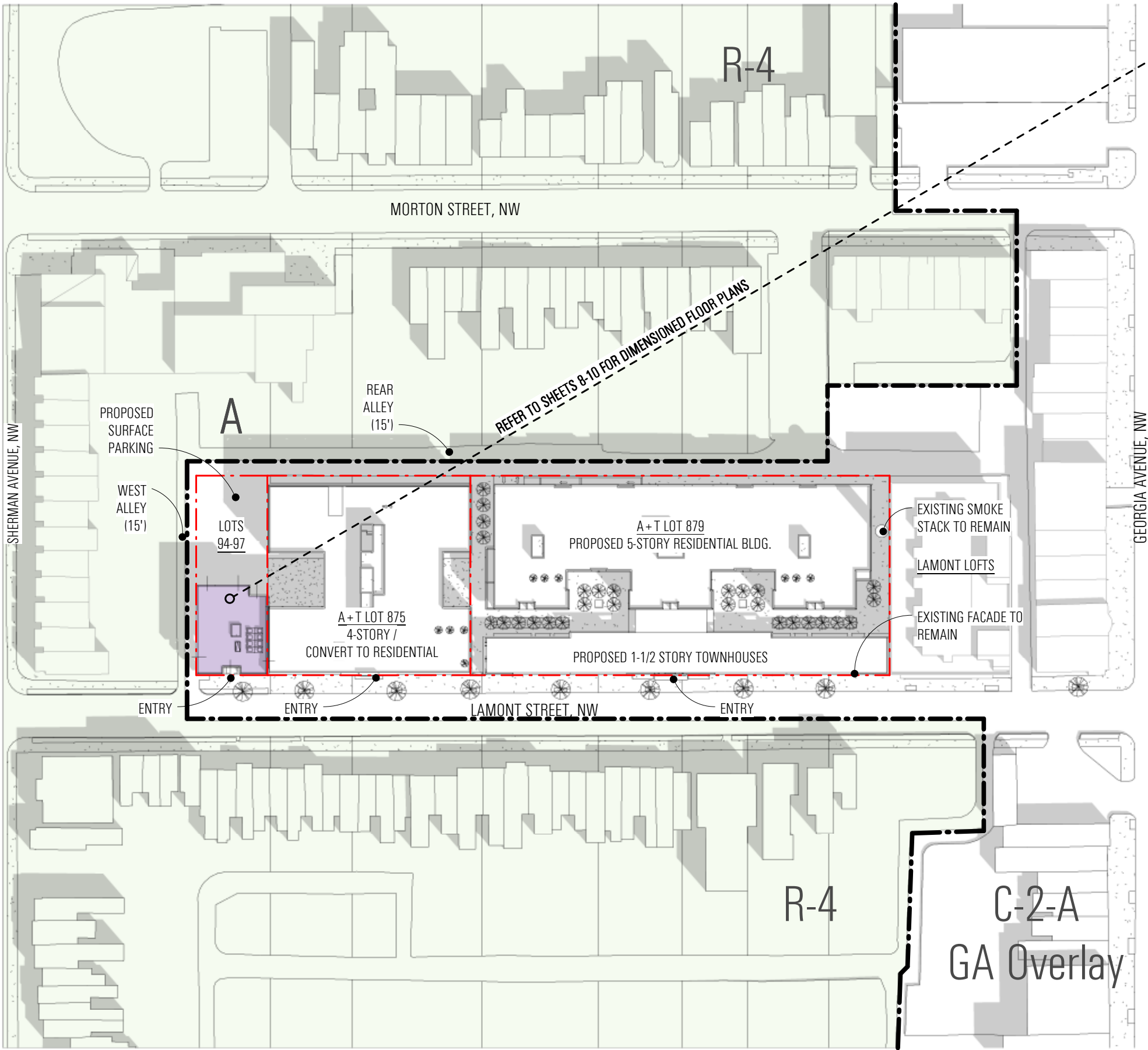
713 LAMONT STREET NW, WASHINGTON, DC 20010

| LOTS           | SITE AREA   |
|----------------|-------------|
| A) LOTS 94-97  | = 7,125 SF  |
| B) A+T LOT 875 | = 21,375 SF |
| C) A+T LOT 879 | = 42,038 SF |
| <hr/>          |             |
| TOTAL          | = 70,538 SF |



1 BZA - Existing Site Plan  
1" = 40'-0"

BUILDING A



**ZONING TABULATION**  
**ZONE: C-2-A/GA OVERLAY**

**LOTS 94-97 (785 LAMONT ST, NW)**  
**NEW CONDO/APARTMENT BUILDING.**  
Wood construction. 4 stories.  
LOT AREA: 7,125 SF | 12,352 FAR GSF | 8 UNITS

NO RELIEF REQUIRED

| C-2-A Zone Requirements |                       |                     |          |          |
|-------------------------|-----------------------|---------------------|----------|----------|
| SECTION                 |                       | REQUIREMENT         | PROPOSED | STATUS   |
| 770                     | BLDG. HEIGHT          | 50'                 | 45'-6"   | COMPLIES |
| 771                     | FLOOR AREA RATIO      | 2.5                 | 1.73     | COMPLIES |
| 772                     | LOT OCCUPANCY %       | 60%                 | 49.6%    | COMPLIES |
| 774                     | REAR YARD             | 15'                 | 78'      | COMPLIES |
| 775.5                   | SIDE YARDS            | N/A                 | NONE     | N/A      |
| 776.3                   | WIDTH OF COURTS       | N/A                 | NONE     | N/A      |
| 776.4                   | AREA OF CLOSED COURTS | N/A                 | NONE     | N/A      |
| 411.3                   | ROOF STRUCTURES       | N/A                 | NONE     | N/A      |
| 411.5                   | ROOF STRUCTURES       | N/A                 | NONE     | N/A      |
| 411.7                   | ROOF STRUCTURES       | 0.37 FAR MAX        | NONE     | N/A      |
| 2100                    | PARKING SPACES        | 1/2 UNITS = 4       | 11       | COMPLIES |
| 2117.2                  | LANDSCAPING           | 3900 SF(5%) = 195SF | 195 SF   | COMPLIES |
| 2200                    | LOADING BERTHS        | NONE                | NONE     | N/A      |
| 2200                    | LOADING PLATFORMS     | NONE                | NONE     | N/A      |
| 2200                    | SVC/DELIVERY SPACE    | NONE                | NONE     | N/A      |

| GA OVERLAY Zone Requirements |                                              |          |
|------------------------------|----------------------------------------------|----------|
| SECTION                      | REQUIREMENT                                  | STATUS   |
| 1328.2                       | 75% of street wall shall abut property line. | COMPLIES |
| 1328.3                       | 70% lot occupancy allowed for mixed use.     | N/A      |
| 1328.4-7                     | Not applicable.                              | N/A      |
| 1328.8                       | Bldg. entrances required every 40 linear ft. | N/A      |
| 1328.9                       | 14' min. ground floor ceiling height         | N/A      |
| 1328.10                      | Additional 5' of building height allowed     | N/A      |
| 1328.11                      | Off-street surface parking, rear yards only. | COMPLIES |

The requirements of Sections 1328.6-10 are not applicable as the property lacks frontage on Georgia Avenue.



1 Proposed Site Plan (Lots 94-97 Highlighted)  
1" = 80'-0"

2 Proposed Building at Lots 94-97

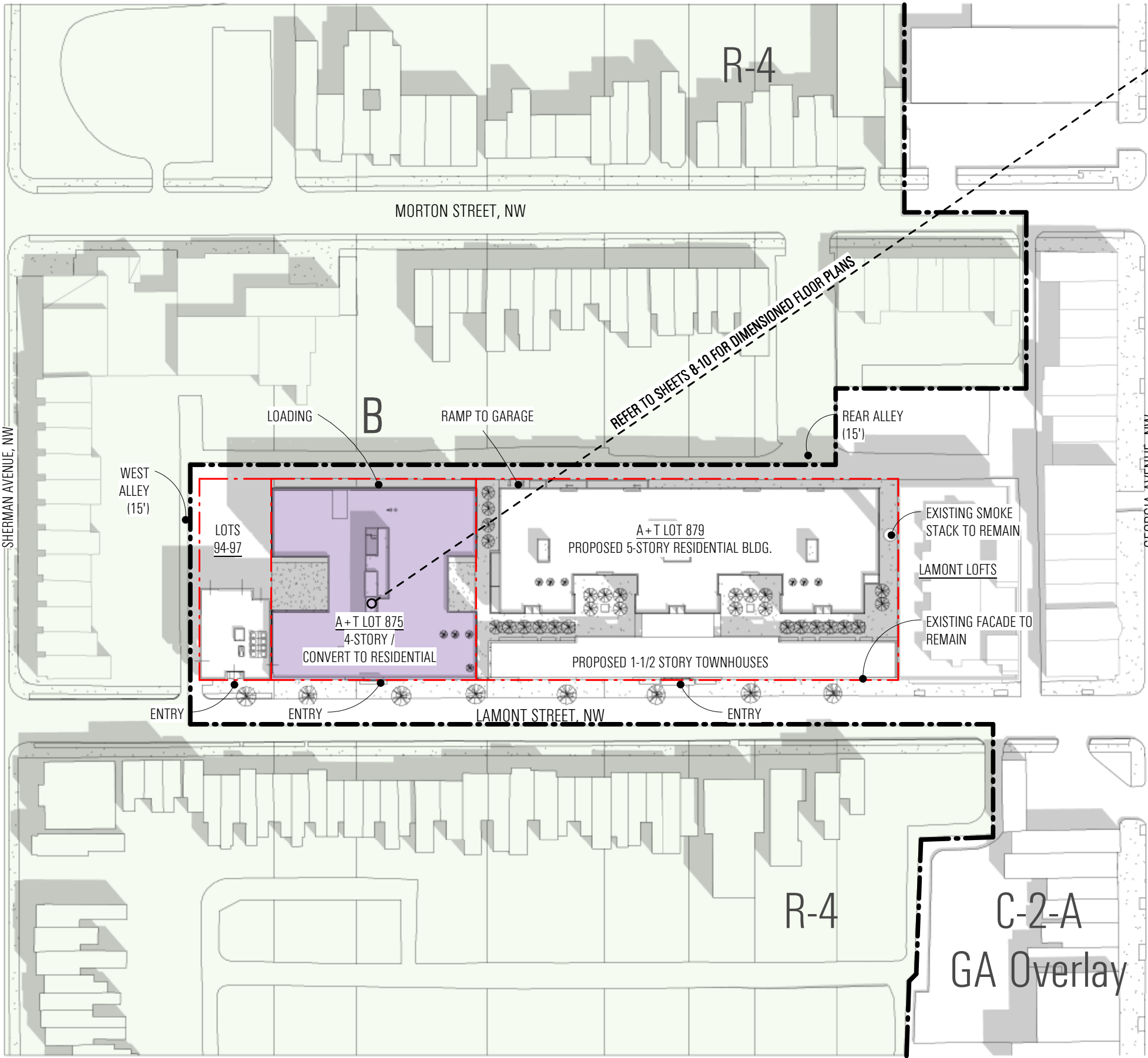
BUILDING B

ZONING TABULATION  
ZONE: C-2-A/GA OVERLAY

A+T LOT 875 (735 LAMONT ST, NW)  
EXISTING 4-STORY BUILDING CONVERTED INTO APARTMENTS OR CONDOMINIUMS.  
Existing concrete frame with brick facade, 4 stories.  
LOT AREA: 20,729 SF | 68,784 GSF | 76 UNITS

| C-2-A Zone Requirements                                               |                       |                                  |               |                    |
|-----------------------------------------------------------------------|-----------------------|----------------------------------|---------------|--------------------|
| SECTION                                                               |                       | REQUIREMENT                      | PROPOSED      | STATUS             |
| 770                                                                   | BLDG. HEIGHT          | 50'                              | 53' (EXG.)    | NONCONFORMING      |
| 771                                                                   | FLOOR AREA RATIO      | 2.5                              | 3.32 (EXG.)   | COMPLIES PER 771.3 |
| 772                                                                   | LOT OCCUPANCY %       | 60%                              | 83% (EXG.)    | COMPLIES PER 771.3 |
| 774                                                                   | REAR YARD             | 15'                              | 6'-10" (EXG.) | COMPLIES PER 771.3 |
| 775.5                                                                 | SIDE YARDS            | NONE                             | NONE          | COMPLIES           |
| 776.3                                                                 | WIDTH OF COURTS       | 4"W/FT. = 18'-8" (MIN. 15' WIDE) | 19'-11" MIN.  | COMPLIES           |
| 776.4                                                                 | AREA OF CLOSED COURTS | MIN. 350 SF                      | 755 SF MIN.   | COMPLIES           |
| 411.3                                                                 | ROOF STRUCTURES       | 1 ENCLOSURE                      | 1 ENCLOSURE   | COMPLIES           |
| 411.5                                                                 | ROOF STRUCTURES       | EQUAL HEIGHT                     | EQUAL HEIGHT  | COMPLIES           |
| 411.7                                                                 | ROOF STRUCTURES       | 0.37 FAR MAX                     | 0.05 FAR      | COMPLIES           |
| 2100                                                                  | PARKING SPACES        | SEE BELOW                        | SEE BELOW     | COMPLIES           |
| No parking required due to parking credits associated with prior use. |                       |                                  |               |                    |
| 2200                                                                  | LOADING BERTHS        | (1) 55'DEEP                      | (1) 30' DEEP  | RELIEF REQ'D.      |
| 2200                                                                  | LOADING PLATFORMS     | (1) 200 SF                       | (1) 200 SF    | COMPLIES           |
| 2200                                                                  | SVC/DELIVERY SPACE    | (1) 20'DEEP                      | (1) 20' DEEP  | COMPLIES           |

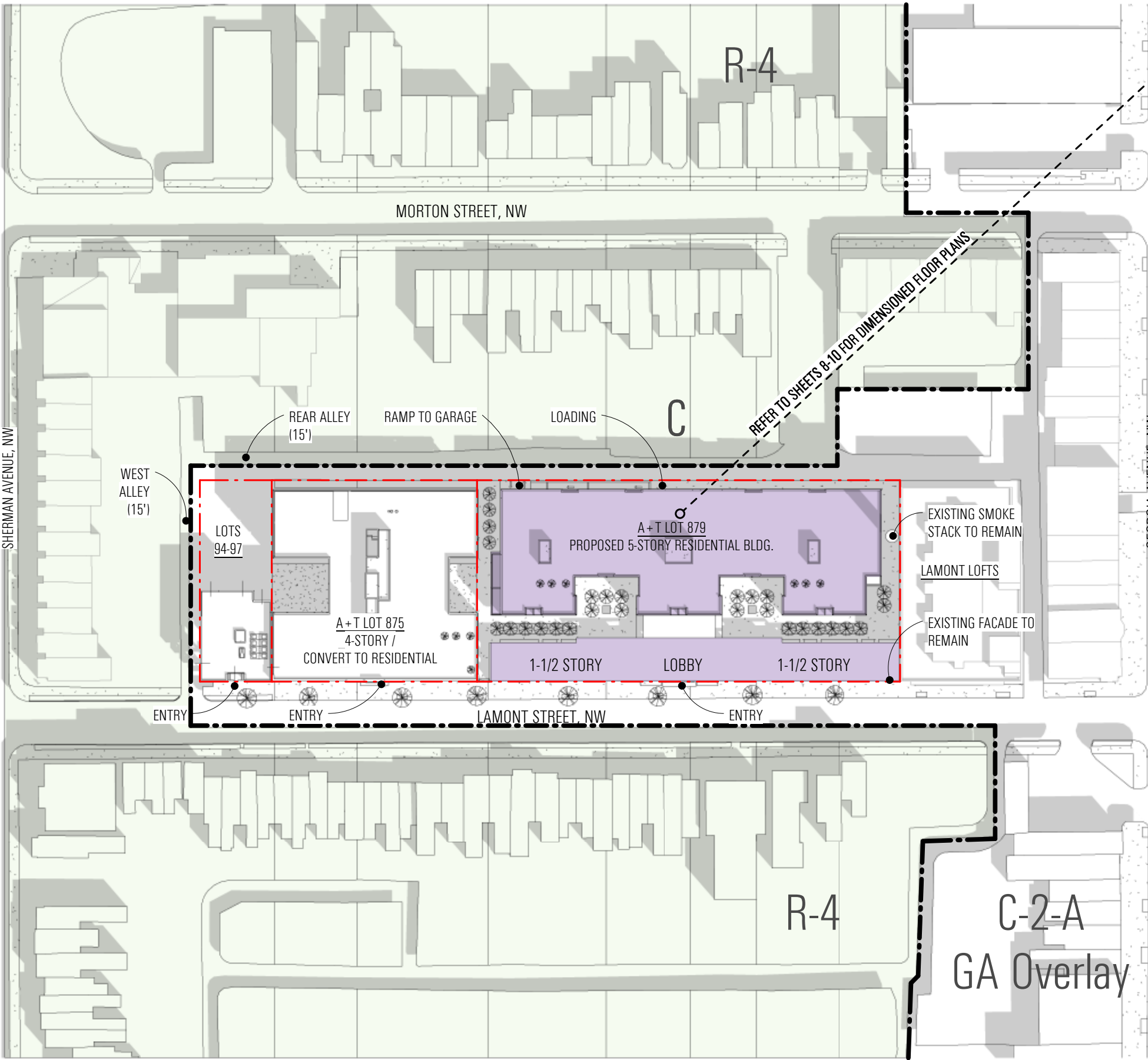
| GA OVERLAY Zone Requirements                                                                                |                                                                                  |                      |
|-------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------|----------------------|
| SECTION                                                                                                     | REQUIREMENT                                                                      | STATUS               |
| 1328.2                                                                                                      | 75% of street wall shall abut property line                                      | COMPLIES             |
| 1328.3                                                                                                      | 70% lot occupancy allowed for mixed use                                          | N/A                  |
| 1328.4-7                                                                                                    | Not applicable                                                                   | N/A                  |
| 1328.8                                                                                                      | Bldg. entrances required every 40 linear ft                                      | N/A                  |
| 1328.9                                                                                                      | 14' min. ground floor ceiling height                                             | N/A                  |
| 1328.10                                                                                                     | Additional 5' of building height allowed                                         | N/A                  |
| 1328.11                                                                                                     | Off-street surface parking, rear yards only                                      | N/A                  |
| 1330.1(b)                                                                                                   | Special Exception: for construction on a lot with 12,000 SF or more in land area | (EXISTING STRUCTURE) |
| The requirements of Sections 1324.6-10 are not applicable as the property lacks frontage on Georgia Avenue. |                                                                                  |                      |



1 Proposed Site Plan (Lot 875 Highlighted)  
1" = 80'-0"



BUILDING C



**ZONING TABULATION**  
**ZONE: C-2-A/GA OVERLAY**

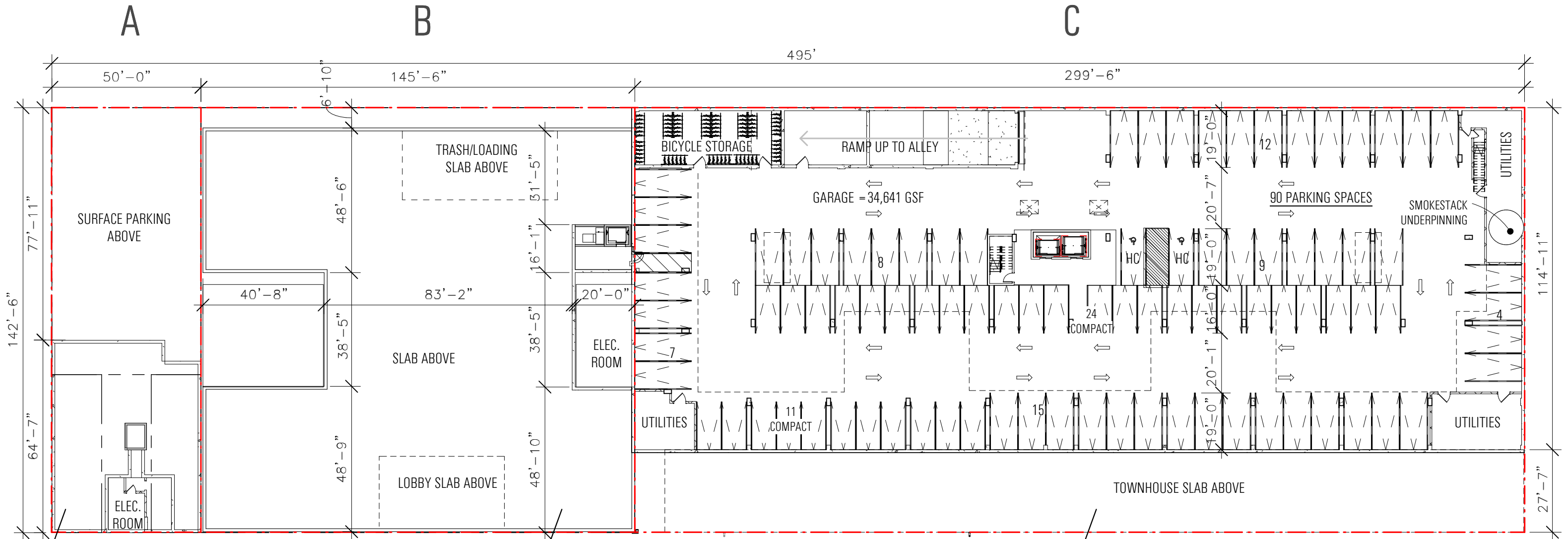
**A+T LOT 879 (713 LAMONT ST, NW)**  
NEW 5-STORY APARTMENT OR CONDOMINIUM BUILDING + 1-LEVEL PARKING GARAGE.  
Wood structure over new concrete podium garage. Partial demolition of existing laundry facility.  
NEW 1-STORY + LOFT TOWNHOUSES. Wood construction, w/ restored 1-story brick facade.  
LOT AREA: 42,684 SF | 121,927 FAR GSF | 141 UNITS

| C-2-A Zone Requirements |                              |                        |                                           |                      |
|-------------------------|------------------------------|------------------------|-------------------------------------------|----------------------|
| SECTION                 |                              | REQUIREMENT            | PROPOSED                                  | STATUS               |
| 770                     | BLDG. HEIGHT                 | 50'                    | 50'                                       | COMPLIES             |
| 771                     | FLOOR AREA RATIO             | 3.0 (IZ)               | 2.86                                      | COMPLIES             |
| 772                     | LOT OCCUPANCY %              | 75% (IZ)               | 70%                                       | COMPLIES             |
| 774                     | REAR YARD                    | 15' (to alley CL<20'H) | 6'-10" (7'-6")                            | RELIEF REQ'D.        |
| 775.5                   | SIDE YARDS (@ 1 STORY BLDG.) | 6' MIN.                | 9'-6" (EXG.)                              | COMPLIES             |
| 775.5                   | SIDE YARDS (@ 5 STORY BLDG.) | 2"W/FT. = 8'-4"        | 17'-10"@ GROUND FL.<br>11'-1"@ FLOORS 2-4 | COMPLIES<br>COMPLIES |
| 776.3                   | WIDTH OF COURTS              | 4"W/FT. = 17'-8"       | MIN.19'-4"                                | COMPLIES             |
| 776.4                   | AREA OF CLOSED COURTS        | N/A                    | N/A                                       | N/A                  |
| 411.3                   | ROOF STRUCTURES              | 1 ENCLOSURE            | 3 ENCLOSURES                              | RELIEF REQ'D.        |
| 411.5                   | ROOF STRUCTURES              | EQUAL HEIGHT           | UNEQUAL HEIGHTS                           | RELIEF REQ'D.        |
| 411.7                   | ROOF STRUCTURES              | 0.37 FAR MAX           | 0.02 FAR                                  | COMPLIES             |
| 2100                    | PARKING SPACES               | 1/2 UNITS = 70         | 90                                        | COMPLIES             |
| 2200                    | LOADING BERTHS               | (1) 55'DEEP            | (1) 30' DEEP                              | RELIEF REQ'D.        |
| 2200                    | LOADING PLATFORMS            | (1) 200 SF             | (1) 200 SF                                | COMPLIES             |
| 2200                    | SVC/DELIVERY SPACE           | (1) 20'DEEP            | (1) 20' DEEP                              | COMPLIES             |

| GA OVERLAY Zone Requirements |                                                                    |                   |
|------------------------------|--------------------------------------------------------------------|-------------------|
| SECTION                      | REQUIREMENT                                                        | STATUS            |
| 1328.2                       | 75% of street wall shall abut property line                        | COMPLIES          |
| 1328.3                       | 70% lot occupancy allowed for mixed use                            | COMPLIES          |
| 1328.4-7                     | Not applicable                                                     | N/A               |
| 1328.8                       | Bldg. entrances required every 40 linear ft                        | N/A               |
| 1328.9                       | 14' min. ground floor ceiling height                               | N/A               |
| 1328.10                      | Additional 5' of building height allowed                           | N/A               |
| 1328.11                      | Off-street surface parking, rear yards only                        | COMPLIES          |
| 1330.1(b)                    | Special Exception for construction on a lot with 12,000 SF or more | SPECIAL EXCEPTION |

The requirements of Sections 1324.6-10 are not applicable as the property lacks frontage on Georgia Avenue.

2 Proposed Site Plan (Lot 879 Highlighted)  
1" = 80'-0"



#### C-2-A Zone Parking Requirements

**LOTS 94-97:** NEW STORY (APARTMENTS OR CONDOMINIUMS)

|                                 | REQUIREMENT | PROPOSED | STATUS   |
|---------------------------------|-------------|----------|----------|
| <b>PARKING SPACES (BLDG. A)</b> | 4           | 11       | COMPLIES |

8 dwelling units proposed.

Requirement: 1 space per 2 dwelling units = 4 spaces required.

#### C-2-A Zone Parking Requirements

**A+T LOT 875:** EXISTING 4-STORY BUILDING CONVERTED INTO RESIDENTIAL USE.

|                                 | REQUIREMENT | PROPOSED | STATUS   |
|---------------------------------|-------------|----------|----------|
| <b>PARKING SPACES (BLDG. B)</b> | 0           | 0        | COMPLIES |

76 dwelling units proposed.

No parking required due to parking credits associated with prior use.

#### C-2-A Zone Parking Requirements

**A+T LOT 879:** NEW 5-STORY RESIDENTIAL BUILDING W/ 1.5 STORY TOWNHOUSES

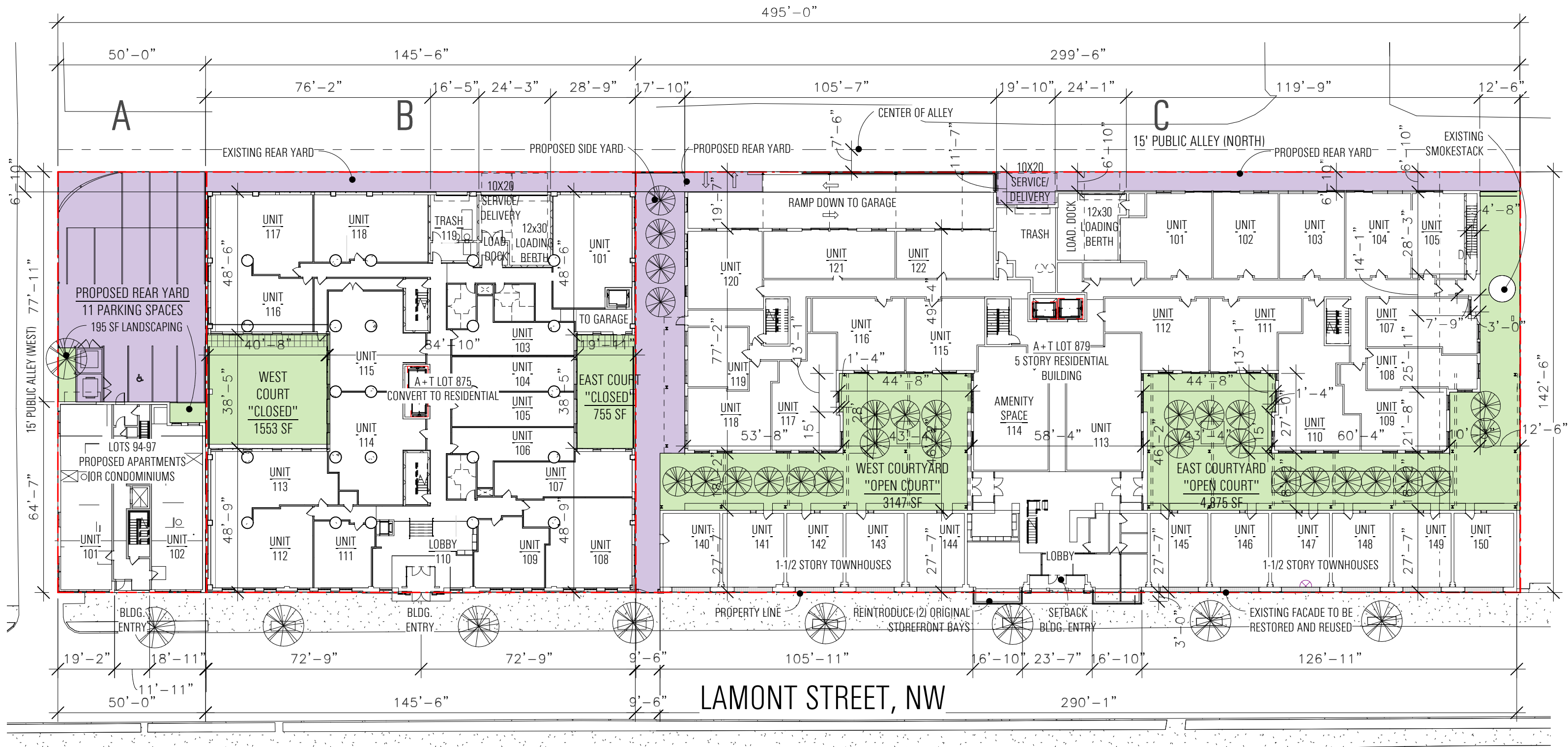
|                                 | REQUIREMENT | PROPOSED | STATUS   |
|---------------------------------|-------------|----------|----------|
| <b>PARKING SPACES (BLDG. C)</b> | 70          | 90       | COMPLIES |

141 dwelling units proposed.

Requirement: 1 space per 2 dwelling units = 70 spaces required.

UNIT DEMISING WALLS APPROXIMATE AND SUBJECT TO CHANGE

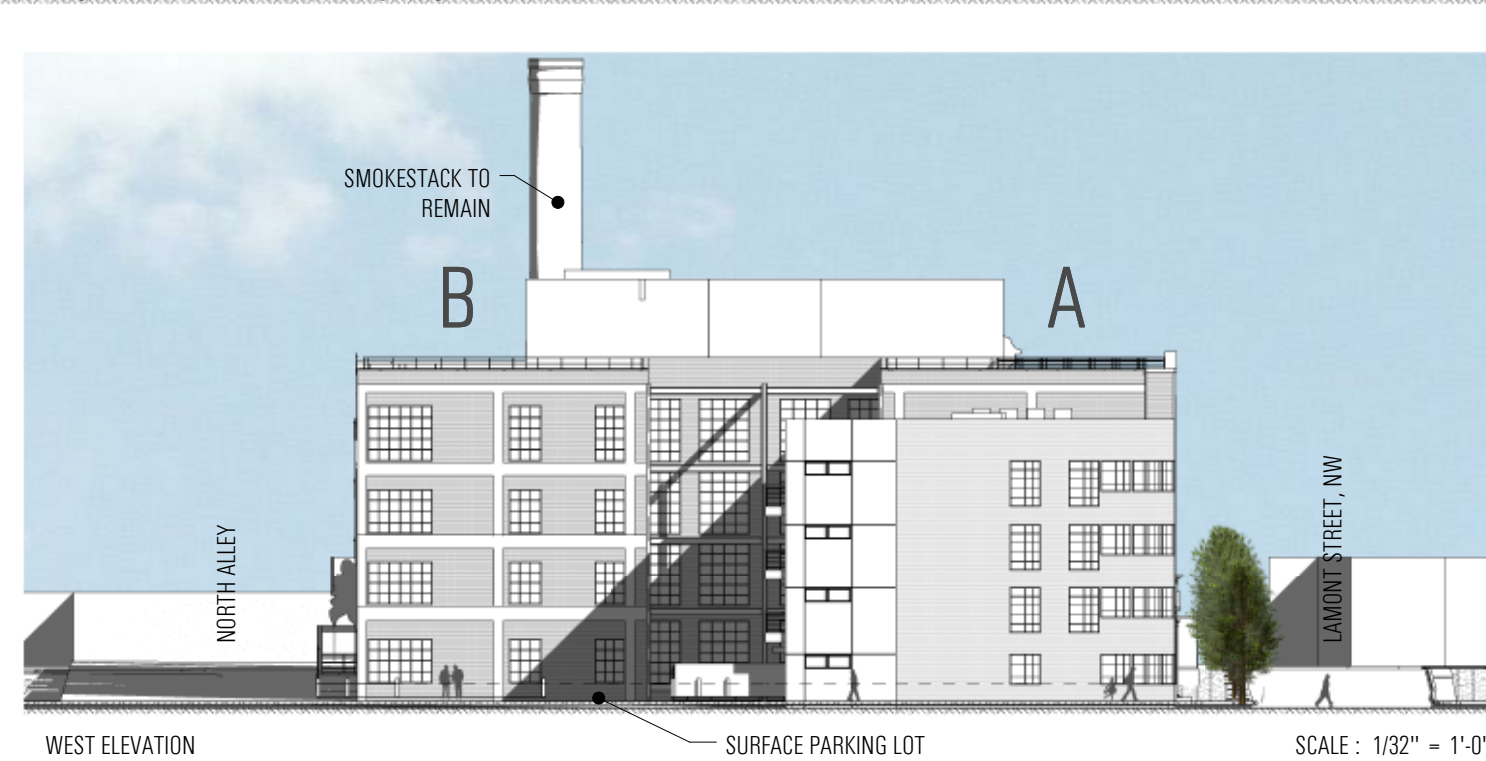
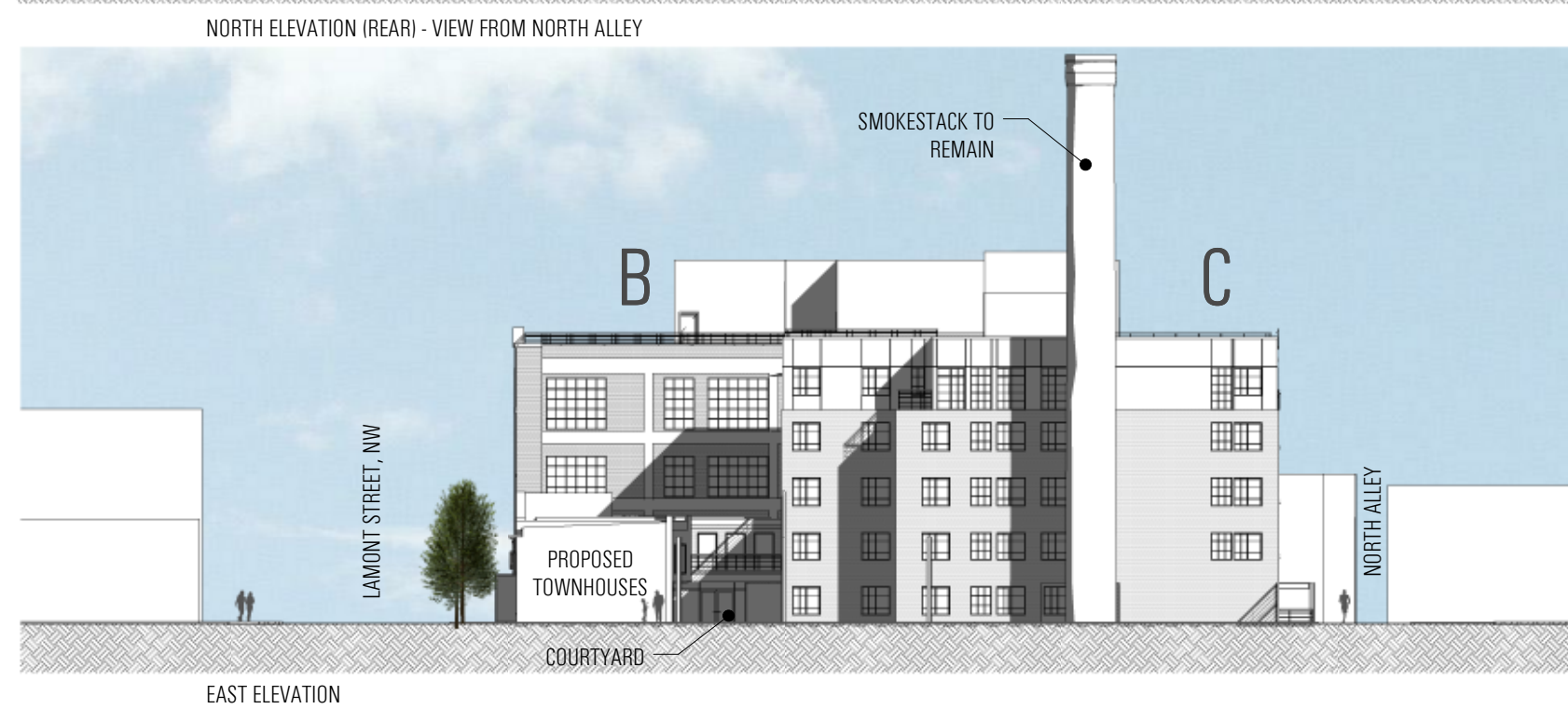
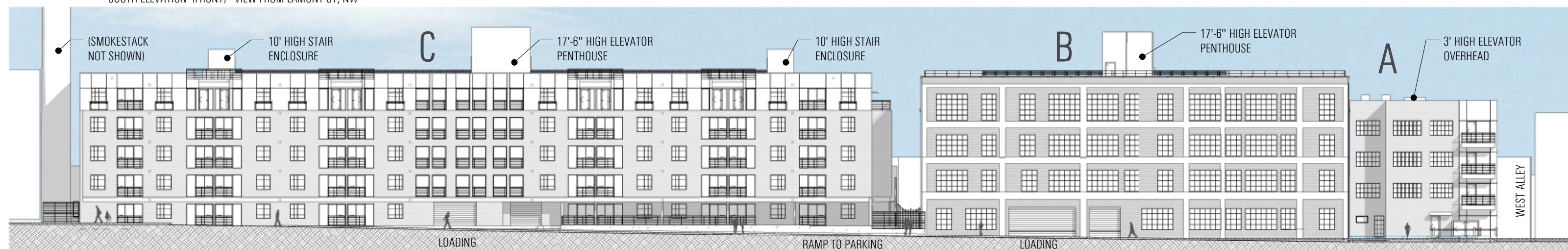
1 BZA - Parking Level Plan  
1/32" = 1'-0"



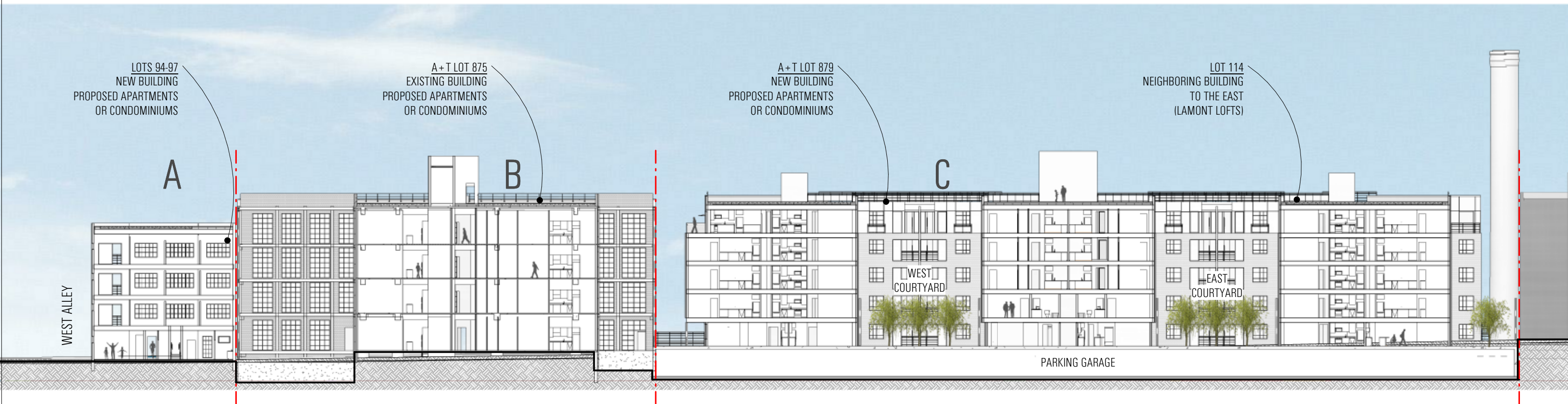
1 BZA - First Floor Plan  
1/32" = 1'-0"



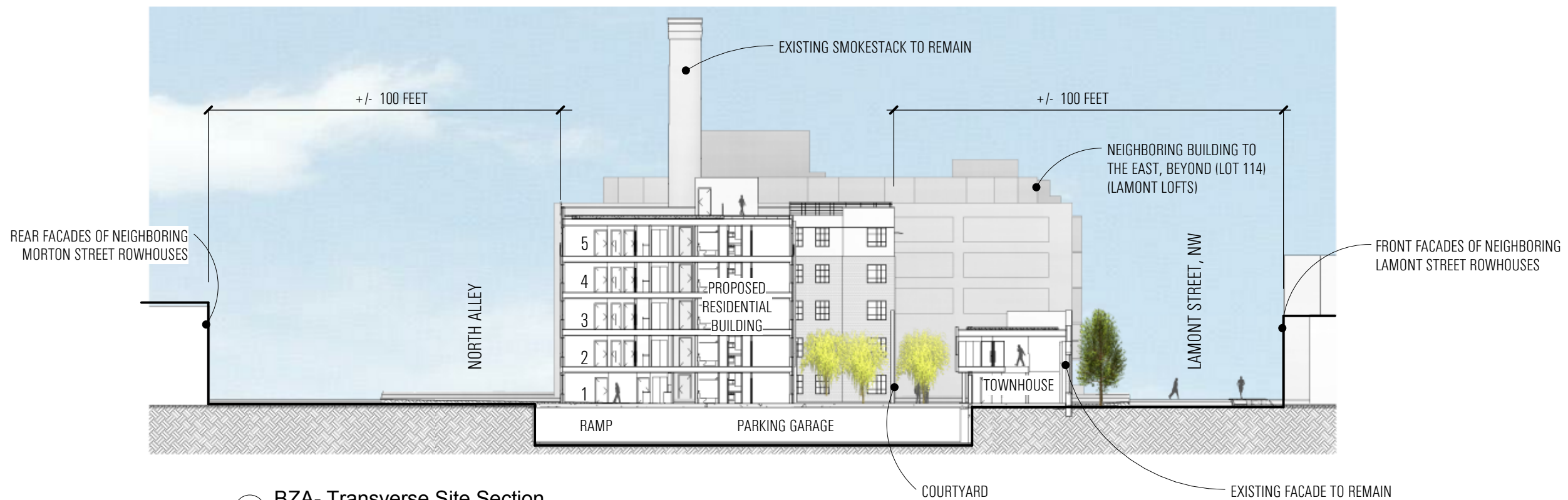






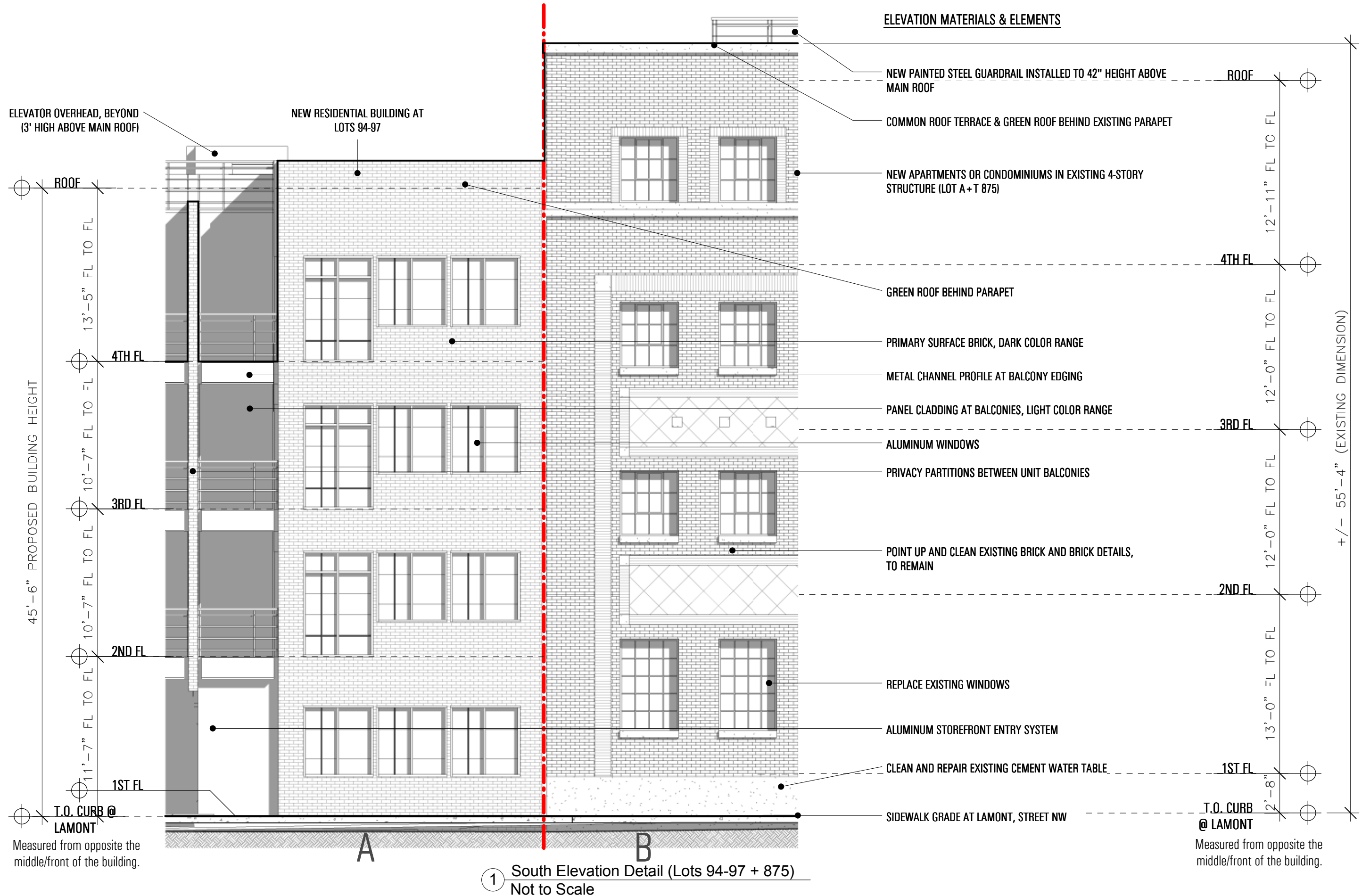


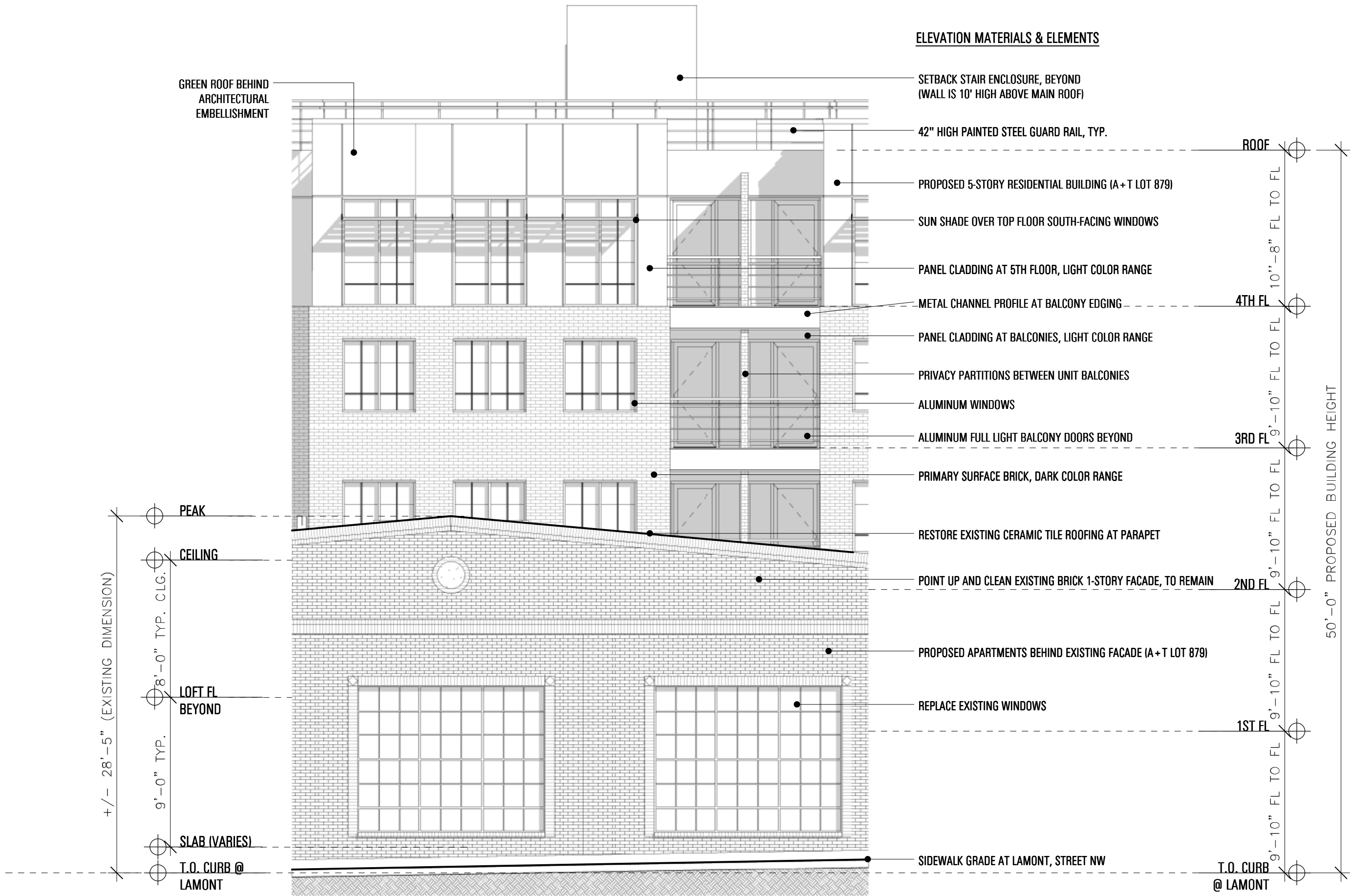
② BZA- Longitudinal Site Section  
1/32" = 1'-0"



① BZA- Transverse Site Section  
1/32" = 1'-0"







① South Elevation Detail (A+T Lot 879)  
Not to Scale

Measured from opposite the  
middle/front of the building.