

646-654 H STREET, NE

Square: 858 Lots: 1, 2, 800, 801, 802



LIST OF DRAWINGS:

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A0.1	RENDERING
A0.2	ZONING DATA & GSF
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A0.4	AERIAL VIEWS
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COVER SHEET | A0.0

Board of Zoning Adjustment
 District of Columbia
 CASE NO.18890
 EXHIBIT NO.32C1

01/26/15



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			Sq. 858, Lots 1, 2, 800, 801, 802	
ZONING REQUIREMENTS	REQUIRED		PROPOSED	
Zoning District	HS-H / C-2-B		HS-H / C-2-B	
Lot Area			6,970	
Lot Occupancy Ground Floor	100%	6,970	78%	5,441
Lot Occupancy Floors Residential	80% w/IZ	5,576	78%	5,441
Total FAR	4.7		4.7	32,646
Total Permitted FAR Retail	1.5		1.27	8,878
Height	75'-0"		75'-0"	
Courts	Ground floor retail- width 3" per foot, not less than 12'-0". Req'd- 17'-6", Typical floor residential- 4" per foot, not less than 15'-0". Retail/res. computed at each floor.		None provided.	
Side Yard Setback	None required. If provided 2" per 1'-0" of height, not less than 6'-0"		None provided.	
Rear Yard Setback	15'-0". Structure below horizontal plane of 20' above grade, center line of alley can be used.		22'-0"	
Penthouse Height	18'-6"		9'-0"	
Residential Parking	26 Units 1 space per 3 units= 9		0 Relief needed for 9 spaces	
Retail Parking	In excess of 3,000 SF, 1 for each 750 SF of GFA. (8,878-3000= 5,878/750) Req'd 8.		5 Relief Needed for 3 spaces	
Parking Size	9'-0" x 19'-0"		5 compact spaces (8'-0" x 16'-0") Relief needed for minimum parking space size	
Retail Loading Berth	1 @ 30'-0" deep		Relief Needed	
Residential Loading Berth	1 @ 55'-0" deep, None- Less than 50 units		Not required	
Retail Loading Platform	1 @ 100 SF		Relief Needed	
Residential Loading Platform	1 @ 200 SF, None- Less than 50 units		Not required	
Retail Loading Space	None		Not required	
Residential Loading Space	None- Less than 50 units		Not required	
Residential Bikes	1 space per 3 units. 26 Units/3 Req'd 9.		15	
Retail Bikes	5% of required parking spaces. 20 x 5% Req'd 1.		1	

Building GSF	
	Zoning (FAR) GSF- Bays & Basement Excluded
FAR GSF (Not including bays)	
Basement	n/a
First	5,441
Second	5,441
Third	5,441
Fourth	5,441
Fifth	5,441
Sixth	5,441
Total	32,646

Retail GSF	
	Zoning (FAR) GSF- Bays & Basement Excluded
Retail (Including Bays)	
Basement Retail	0
Ground Retail 1	1,574
Ground Retail 2	1,323
Ground Retail 3	960
Ground Retail 4	0
Second Floor Retail	5,021
Total	8,878

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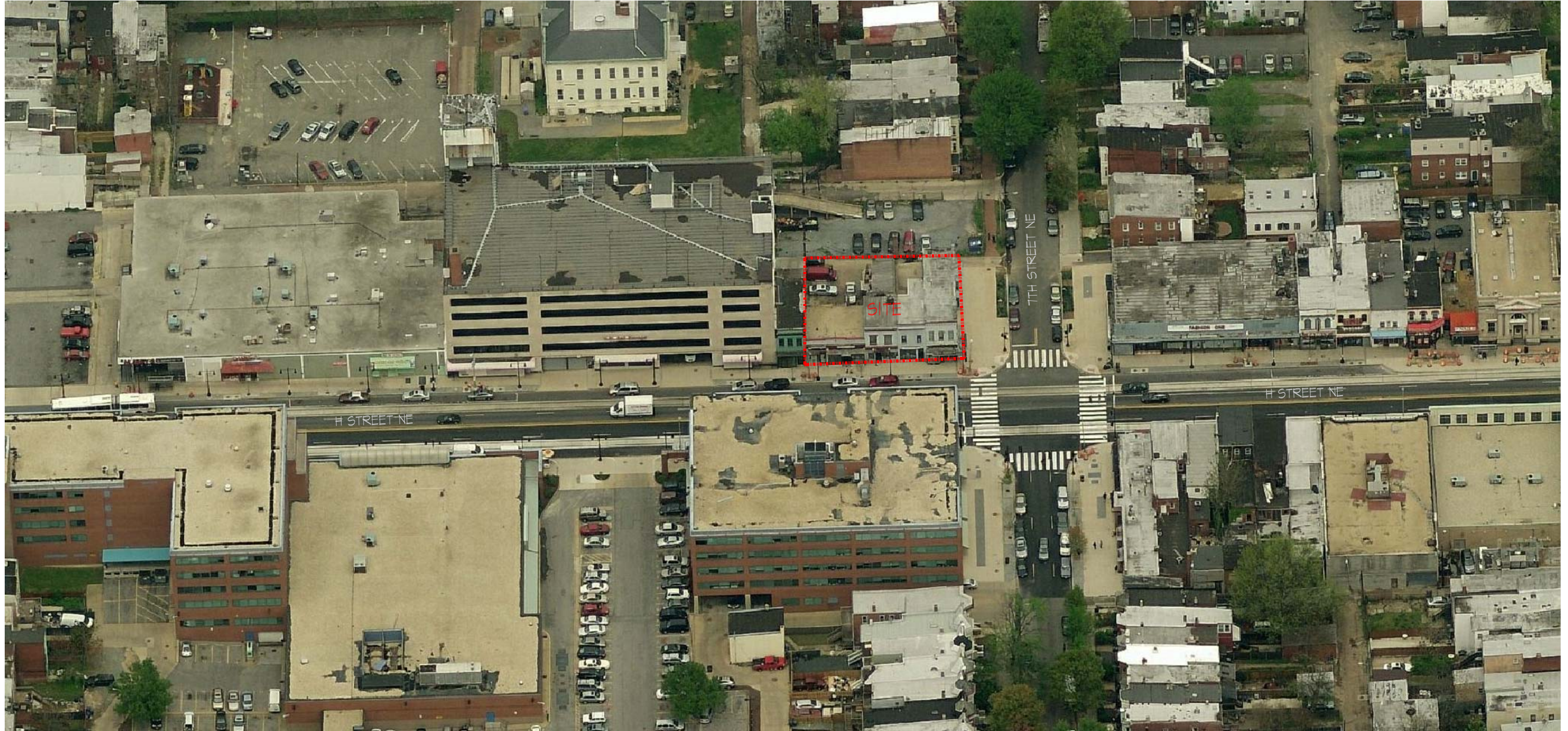
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1 VIEW FROM THE SOUTH
SCALE: NTS

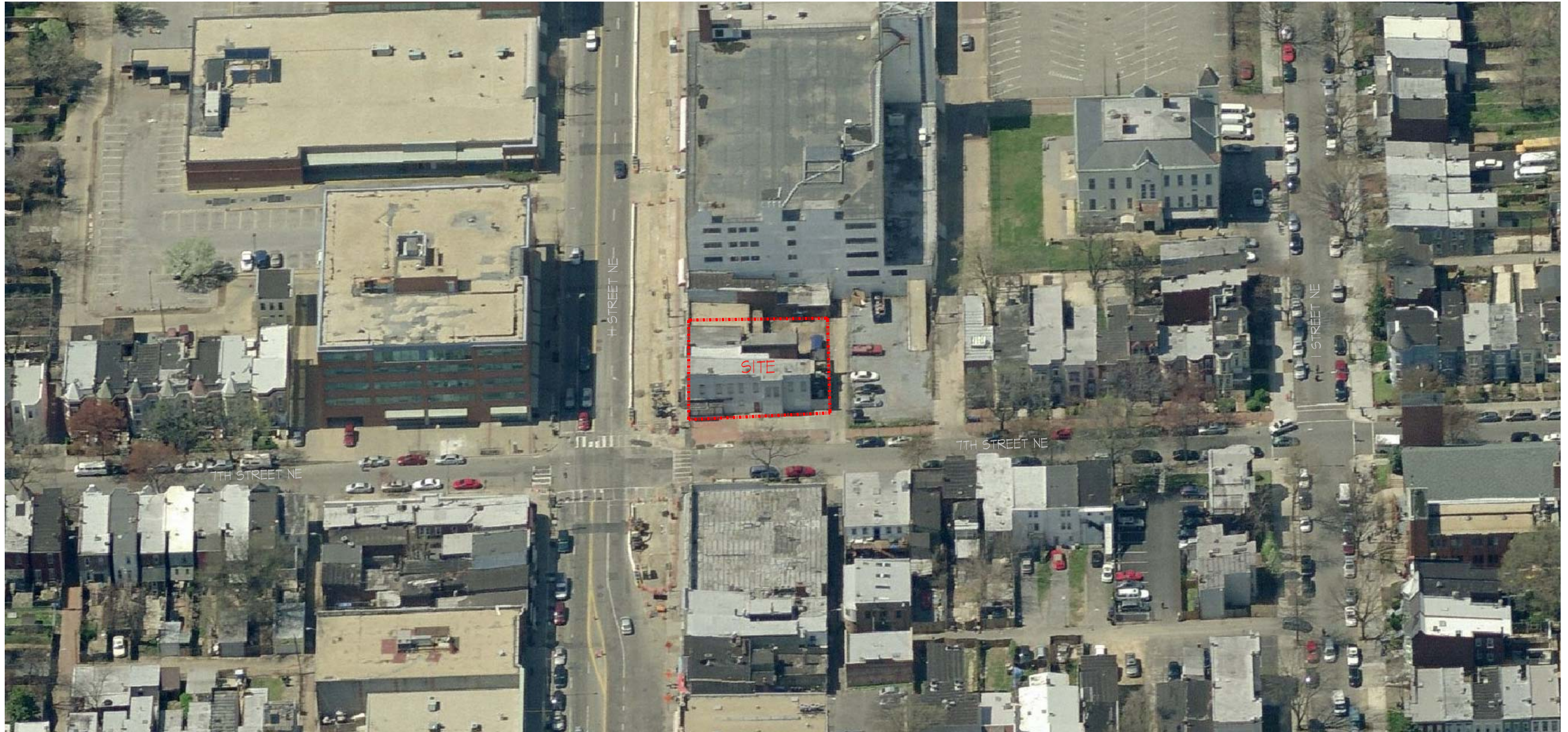
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1 VIEW FROM THE EAST
SCALE: NTS

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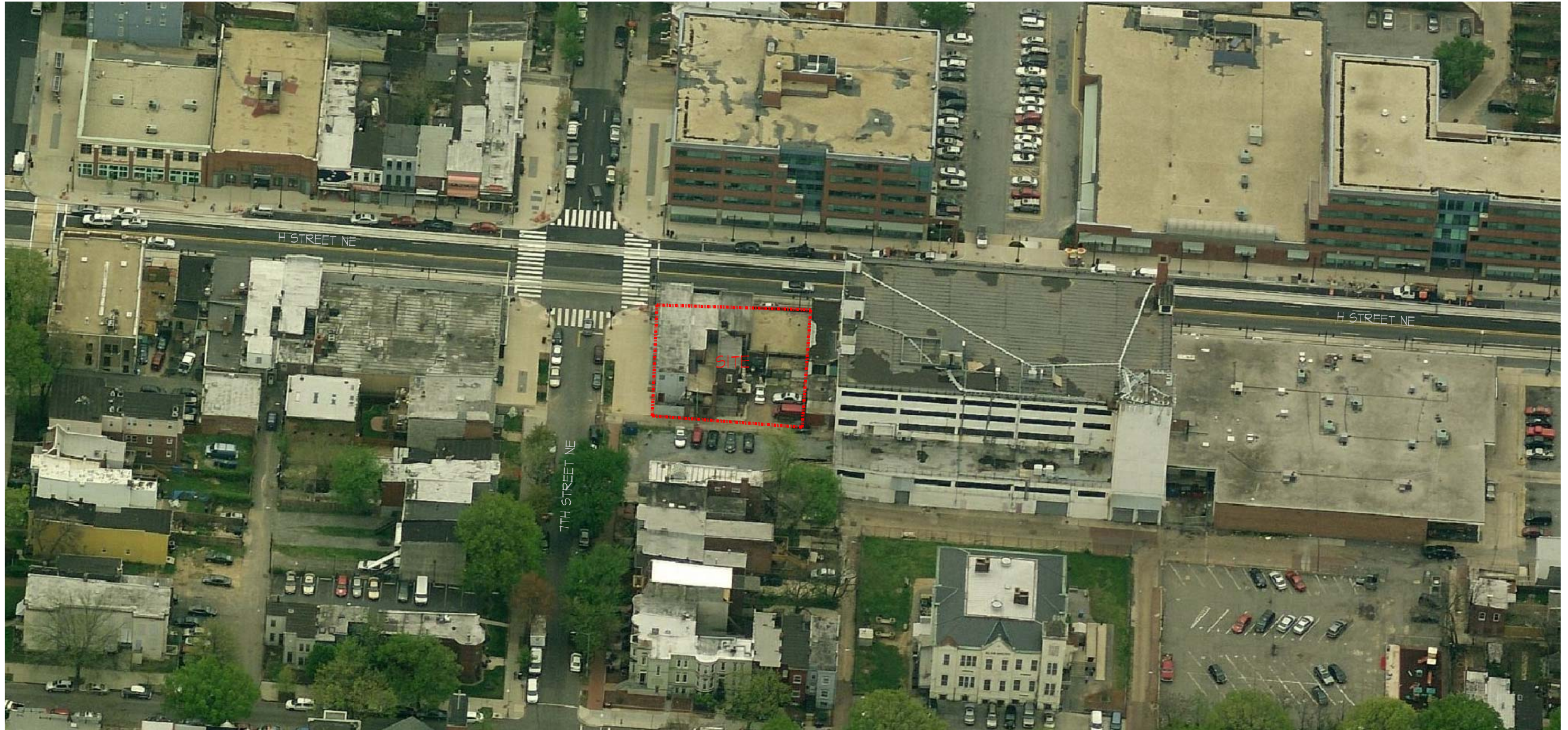
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1 VIEW FROM THE NORTH
SCALE: NTS

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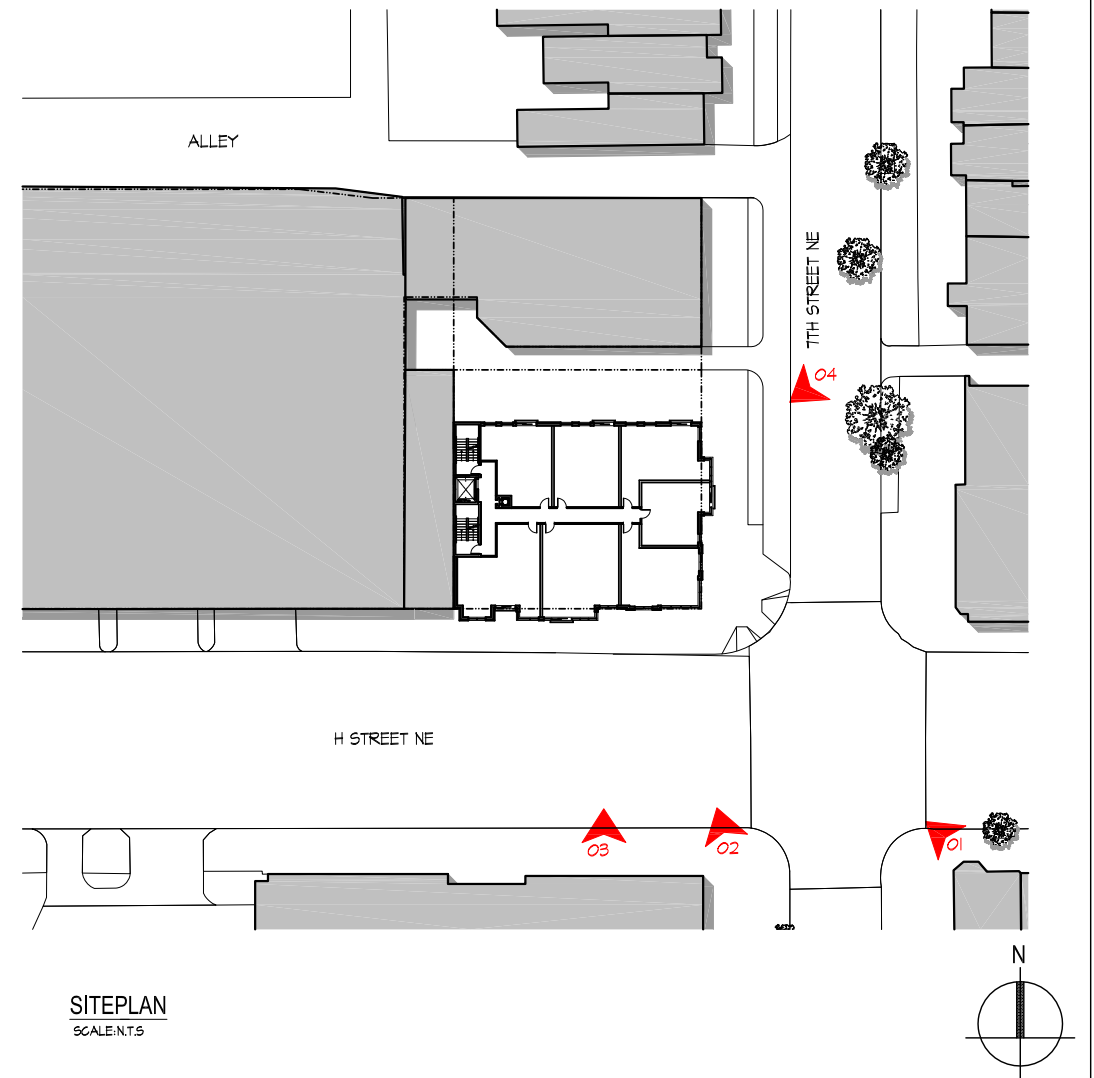
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CONTEXT PHOTOS

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01/26/15

05.



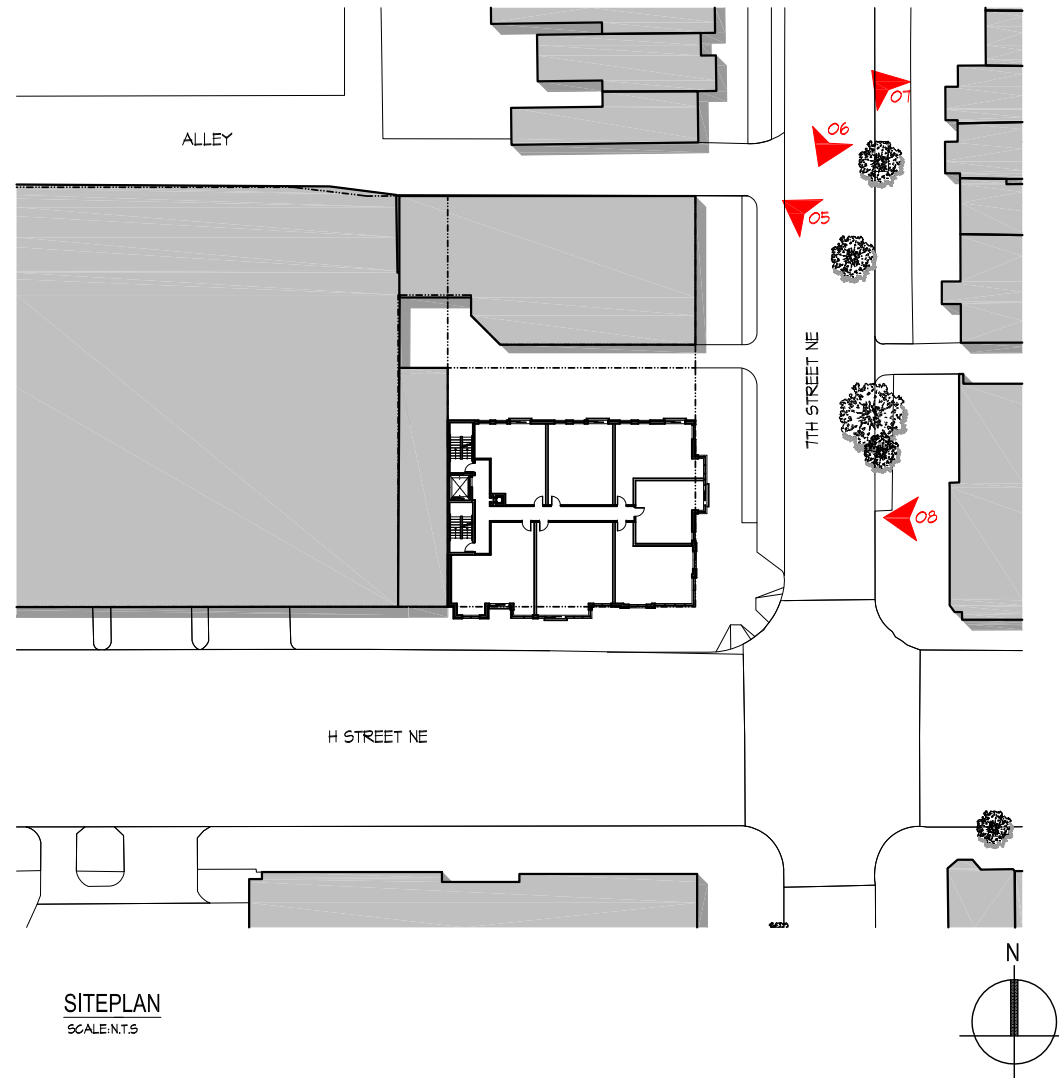
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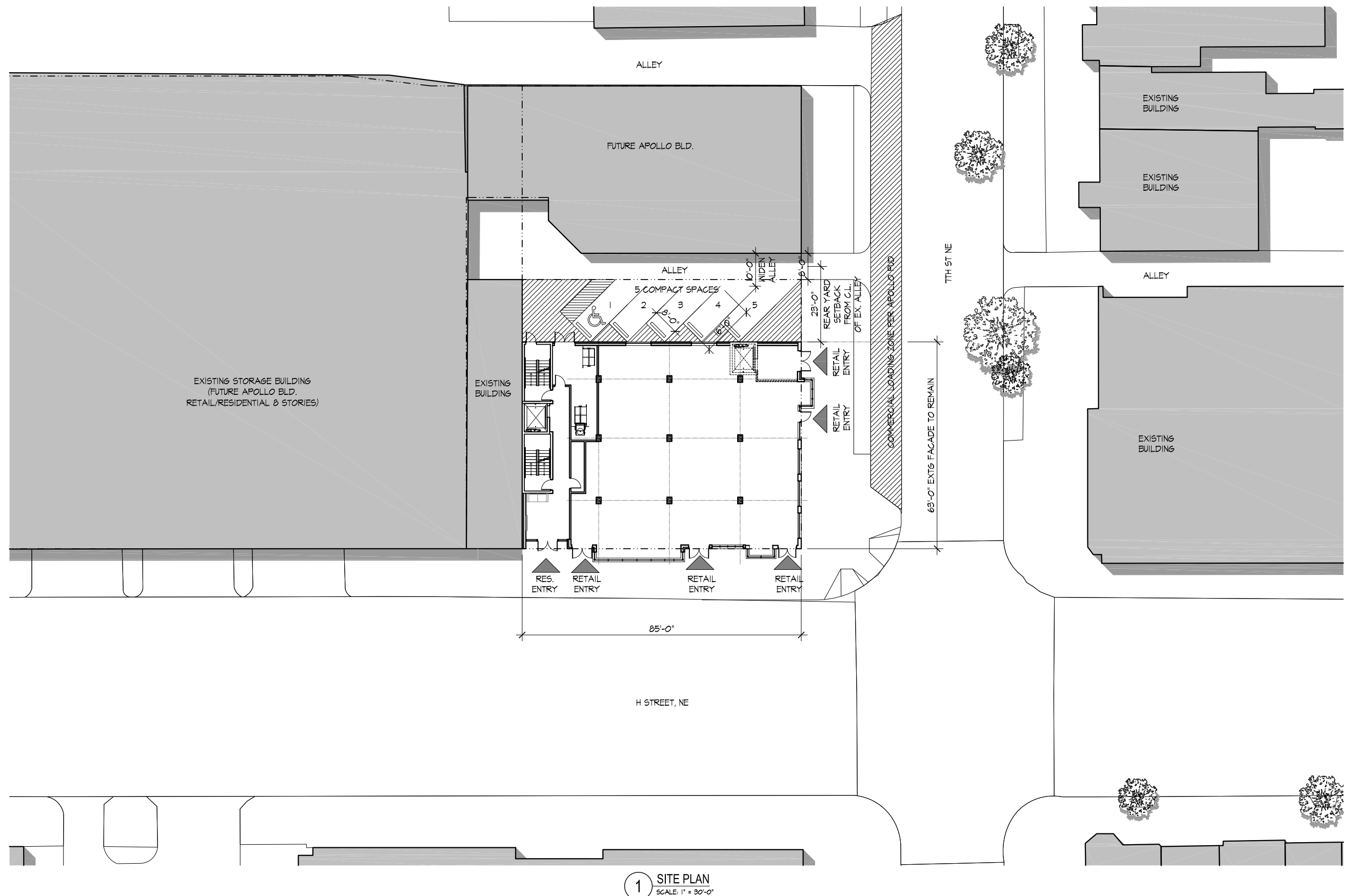


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CONTEXT PHOTOS

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SITE PLAN

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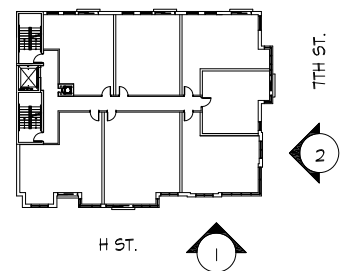
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1 SOUTH (H STREET) ELEVATION
SCALE: 1"=30'-0"



2 EAST (7TH STREET) ELEVATION
SCALE: 1"=30'-0"



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STREET ELEVATIONS A0.10

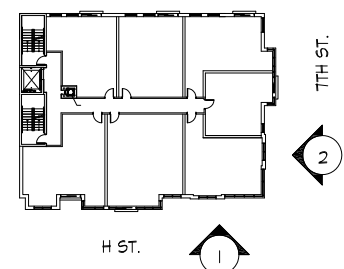
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1 SOUTH (H STREET) RENDERED ELEVATION
SCALE: 1"=30'-0"



2 EAST (7TH STREET) RENDERED ELEVATION
SCALE: 1"=30'-0"



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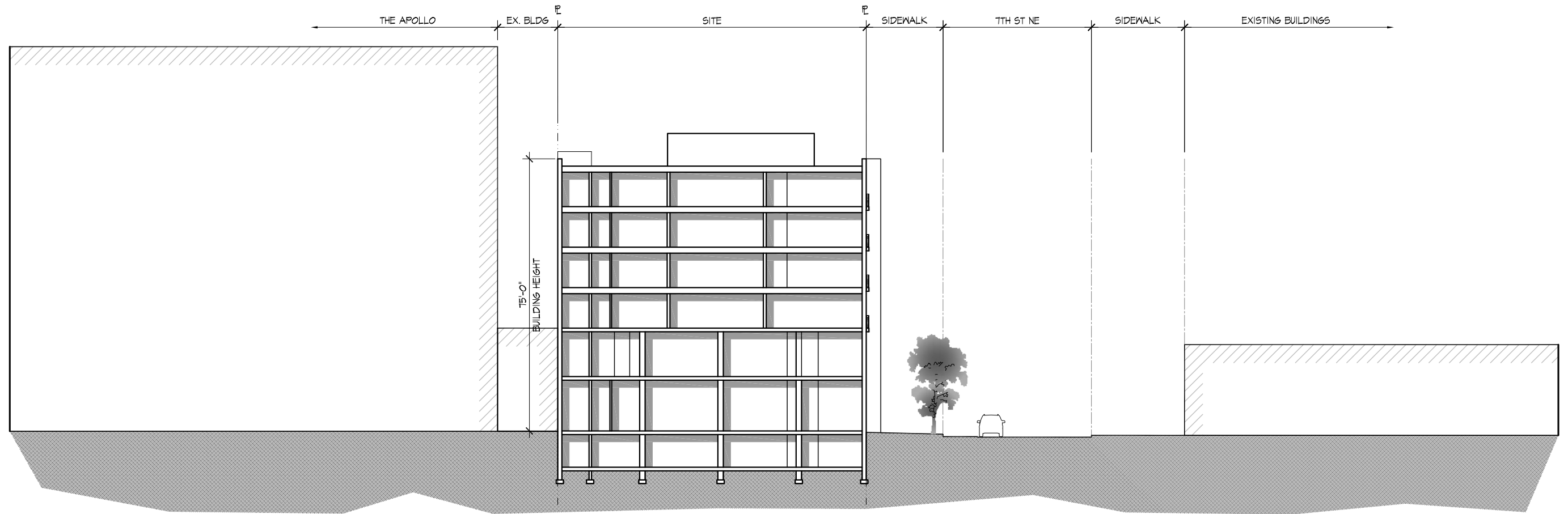


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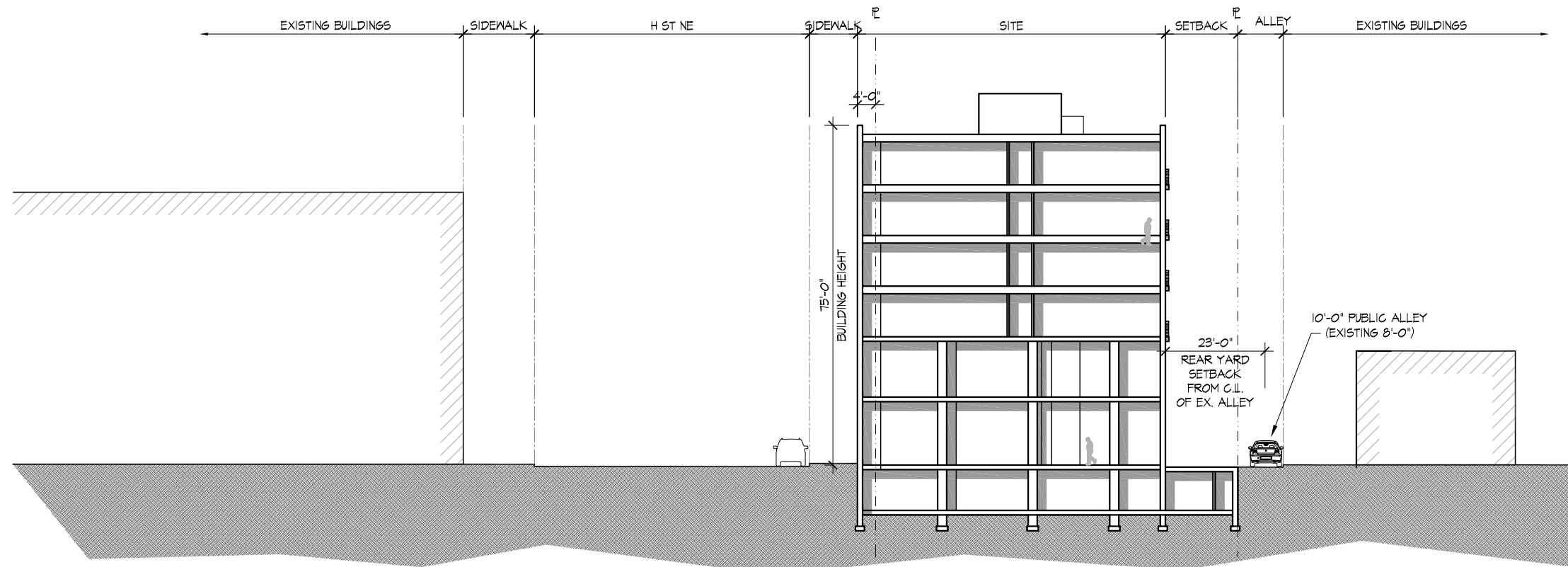
RENDERED STREET ELEVATIONS

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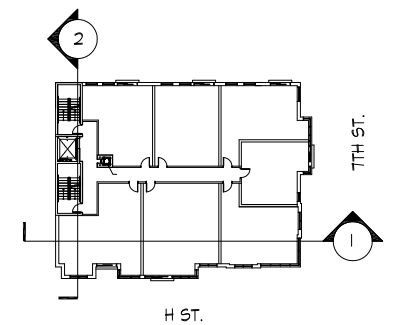
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1 BUILDING SECTION (EAST TO WEST)
SCALE: 1"=30'-0"



2 BUILDING SECTION (NORTH TO SOUTH)
SCALE: 1"=30'-0"



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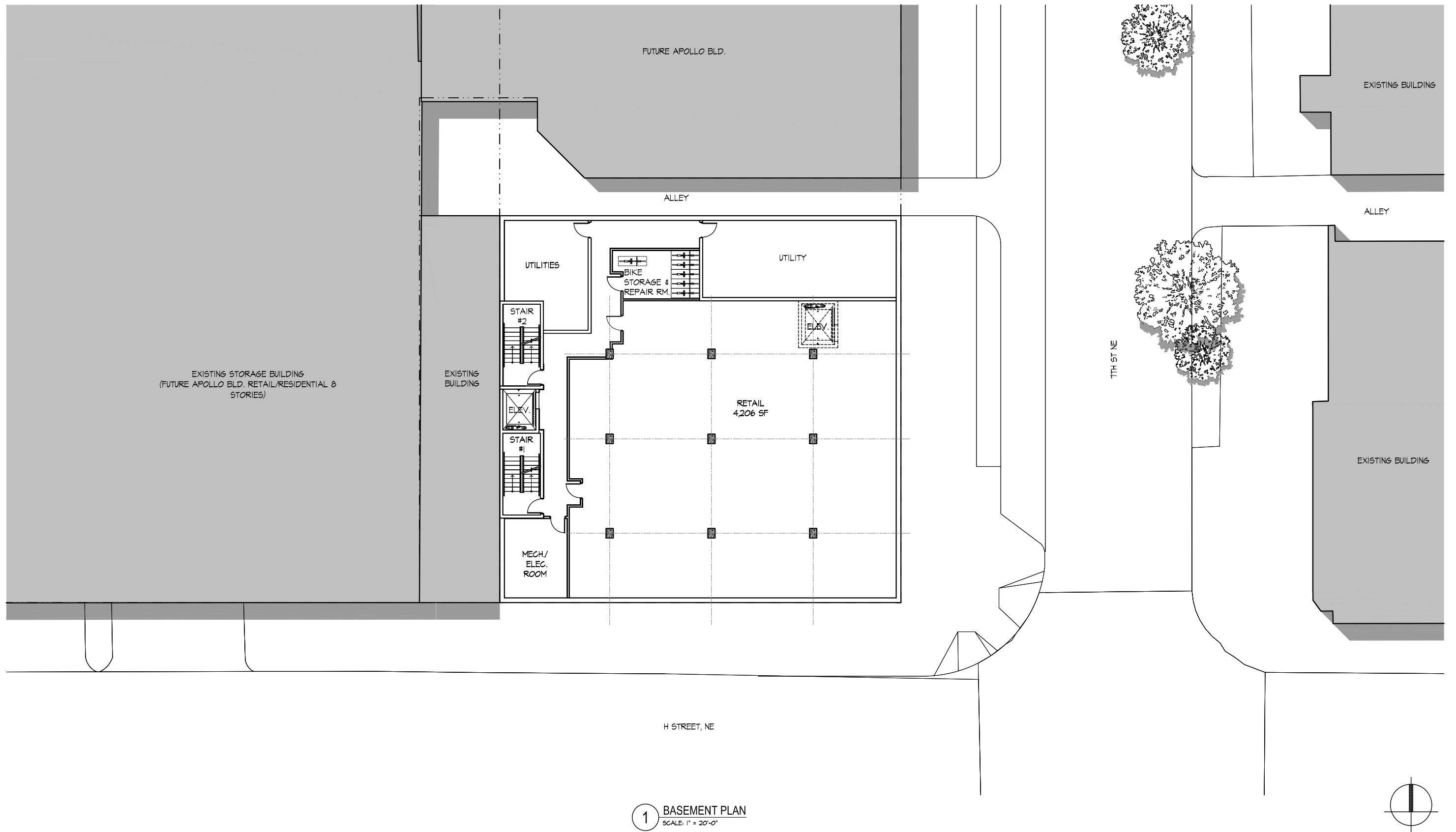
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STREET SECTIONS A0.12

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BASEMENT FLOOR PLAN A1.0

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