



SIMILAR RENDERING

# THE MORGAN

2337 CHAMPLAIN ST., NW  
WASHINGTON, DC 20009

## MODIFICATION TO BUILDING PLANS

DATED: 12.9.2013



210 7th Street SE - Suite 201  
Washington, DC 20003  
202.822.5995 (P); 202.822.0908 (F)

## PROPERTY INFORMATION / CODES

### BUILDING TABULATIONS

LOT SIZE = 13,853 S.F. (DC RECORD)  
ZONING = RC/R-5-B  
REED-COOKE OVERLAY  
PREVIOUS BZA ORDER NO. 18330

-SHOWING (40) RESIDENTIAL UNITS  
(IZ ZONING OVERLAY APPLIES)

MAXIMUM F.A.R. (FLOOR AREA RATIO) = 2.16 (W/IZ)  
= 13,853 S.F. X 2.16 = 29,992 (AS-RIGHT)  
-PER BZA ORDER NO. 18330 - 25 F.A.R. INCREASE (3,463 S.F.)  
2.41 F.A.R. MAXIMUM = 33,385 S.F.

### BUILDING G.F.A. / LEVEL PROVIDED:

FIRST = 486 S.F. (CLG. GREATER THAN 4'-0" TO GRADE) (SEE SITE PLAN)  
SECOND = 8,221 S.F.  
THIRD = 8,221 S.F.  
FOURTH = 8,221 S.F.  
FIFTH = 8,221 S.F.  
ROOF = 0 S.F. (ACCESS TO RECREATION SPACE)  
-TOTAL BUILDING G.F.A. PROVIDED = 33,370 S.F.

### PARKING

1 PER 2 RESIDENTIAL UNITS REQUIRED  
-20 SPACES PROVIDED FOR (40) RESIDENTIAL UNITS

### LOT OCCUPANCY

60% MAXIMUM = 8,311 S.F.  
-8,309 S.F. PROVIDED

### BUILDING HEIGHT:

PROVIDED = 47'-0" (PER BZA ORDER AND MODIFICATION DATED 4.9.13)

### SETBACKS:

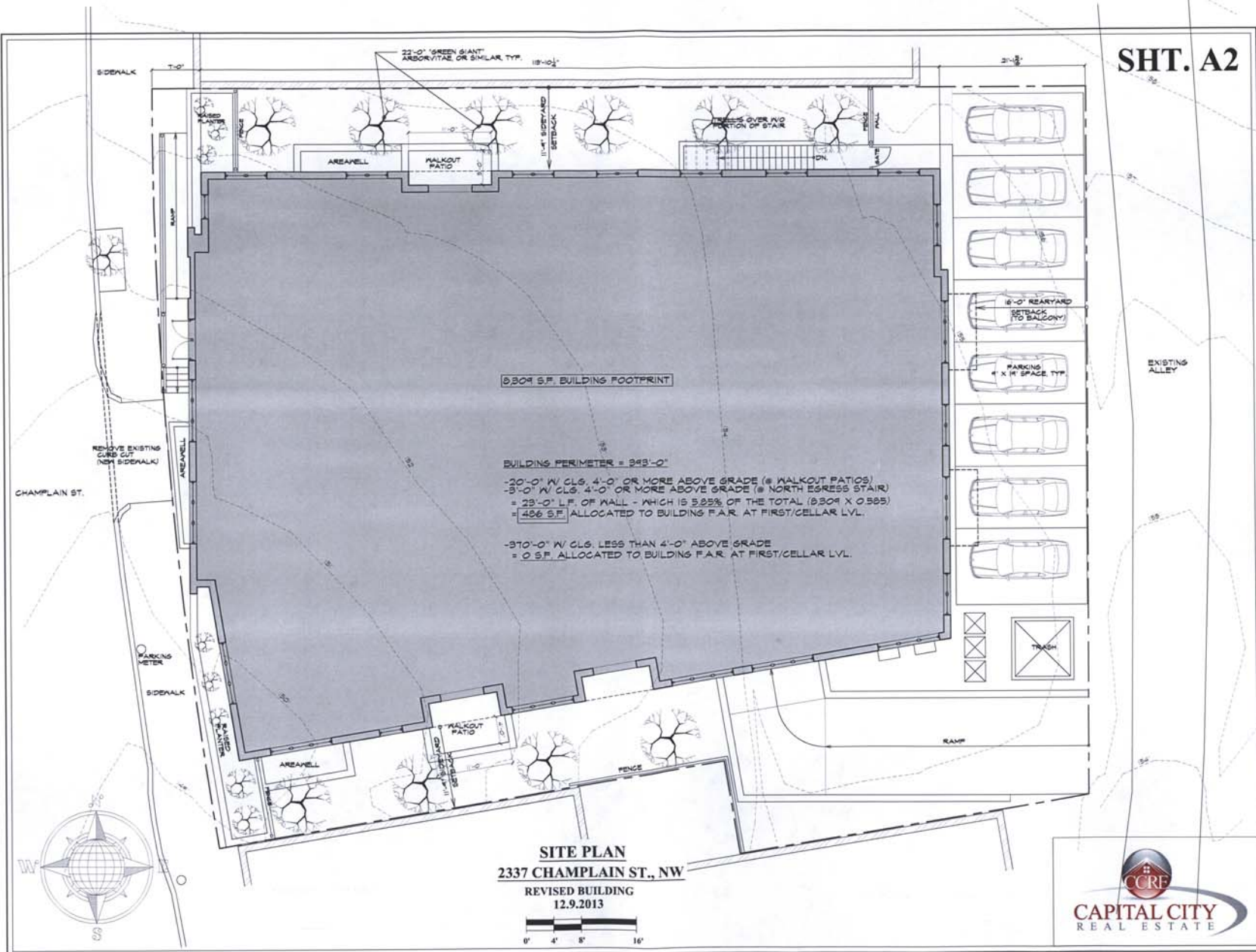
NO SIDE YARD SETBACK REQUIRED  
(MIN. 3" WIDTH / FOOT OF HEIGHT OF BUILDING)  
-11'-9" PROVIDED

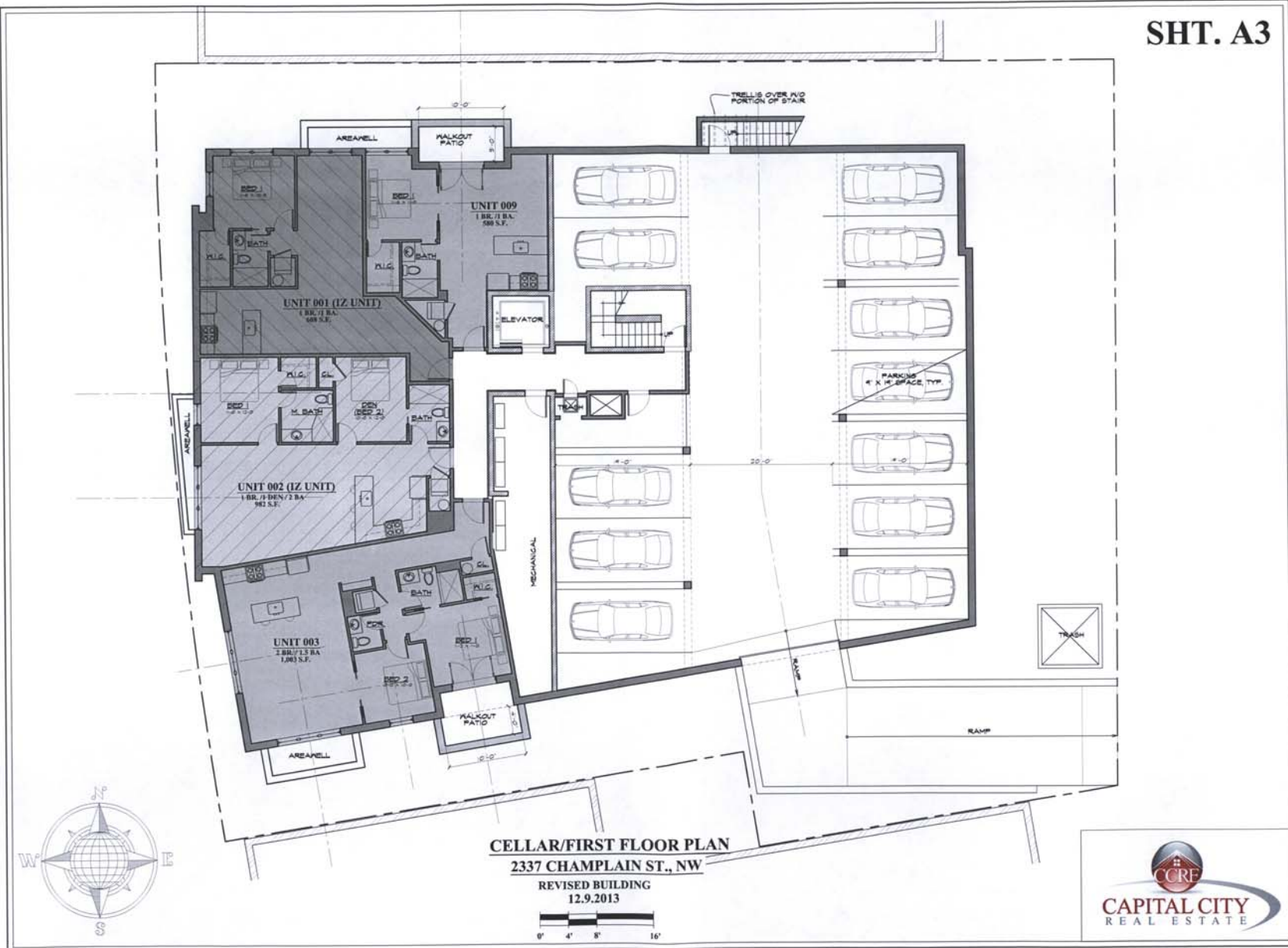
REAR YARD SETBACK REQUIRED (4" / FT. OF HT.) = 15'-8"  
-16'-0" PROVIDED (TO BALCONY)

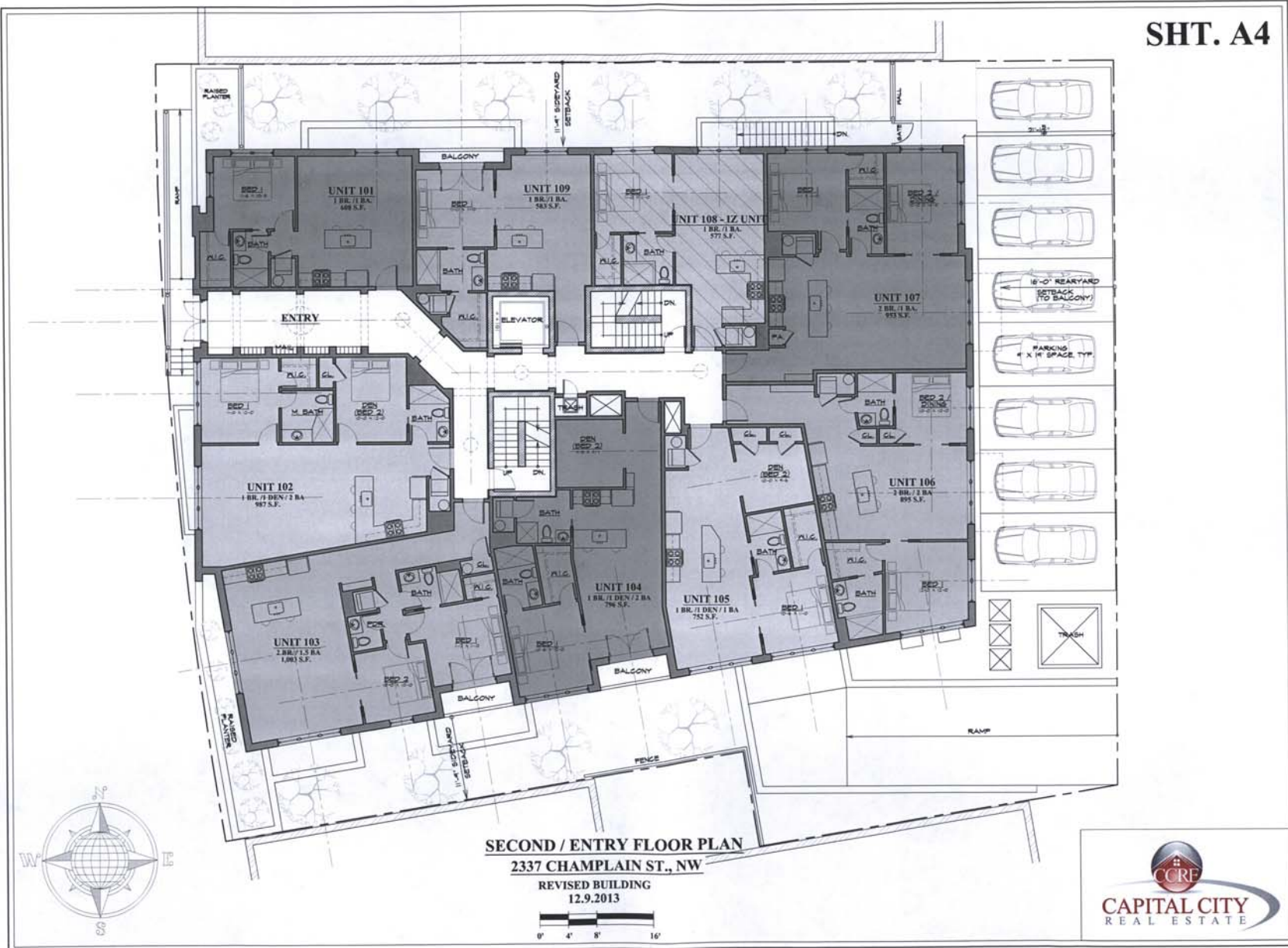
### IZ UNITS:

8% OF BUILDING G.S.F. = .8 X 32,884 S.F. = 2,631 S.F. REQUIRED

-UNIT 001 - 608 S.F. 1-BED @ 50% AMI  
-UNIT 002 - 982 S.F. 2-BED @ 80% AMI  
-UNIT 108 - 577 S.F. 1-BED @ 50% AMI  
-UNIT 208 - 577 S.F. 1-BED @ 80% AMI  
-IZ UNIT S.F. PROVIDED = 2,744 S.F.

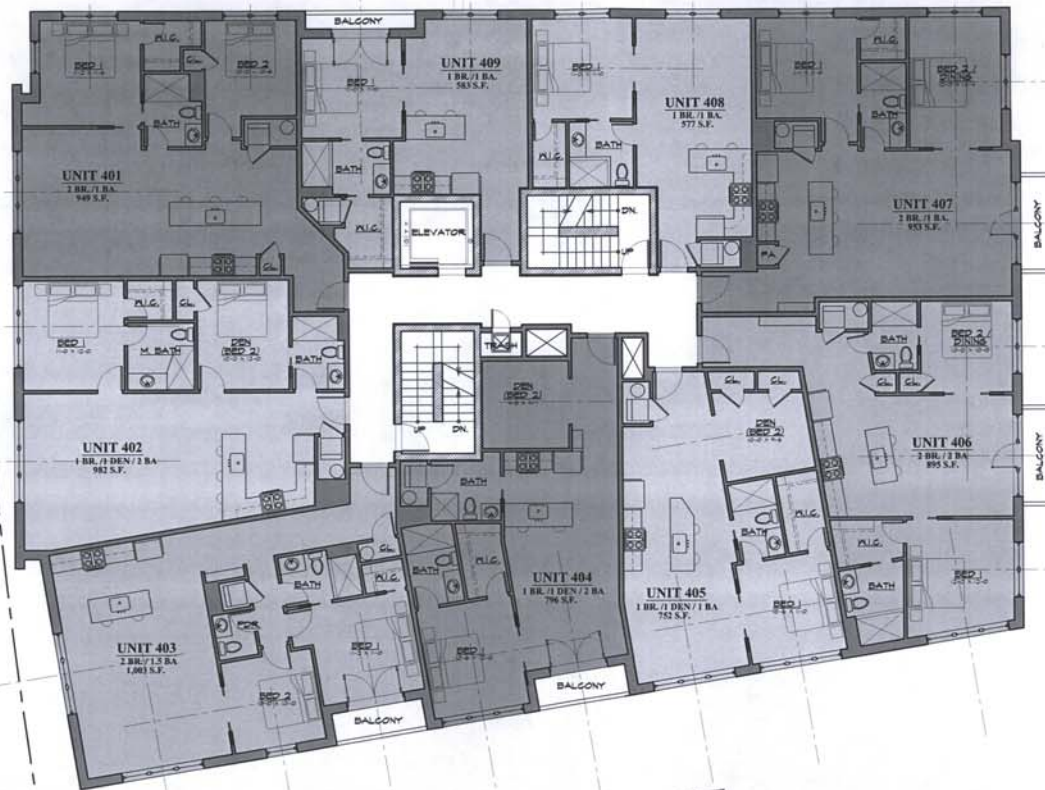
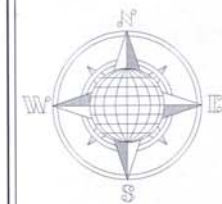






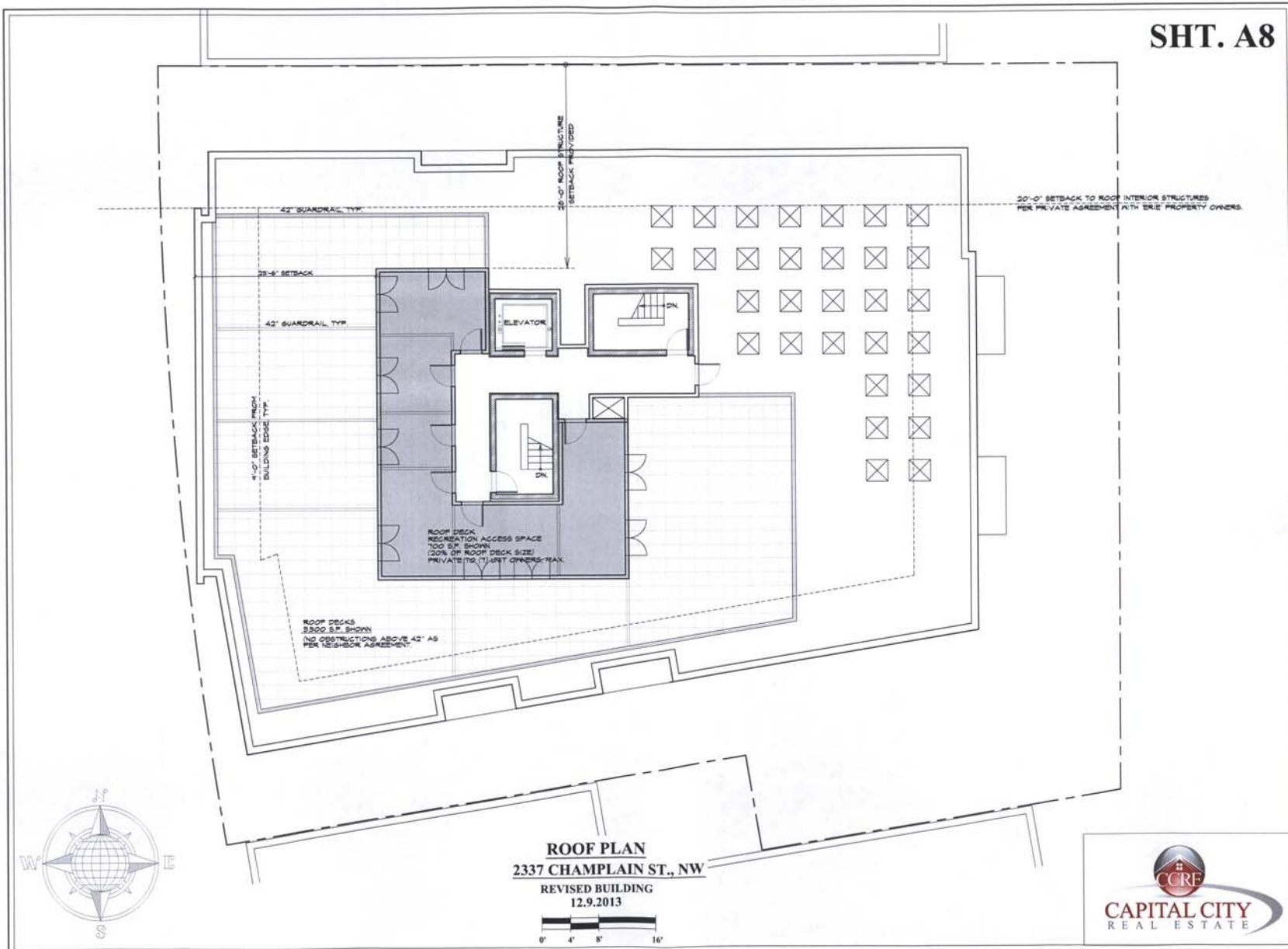


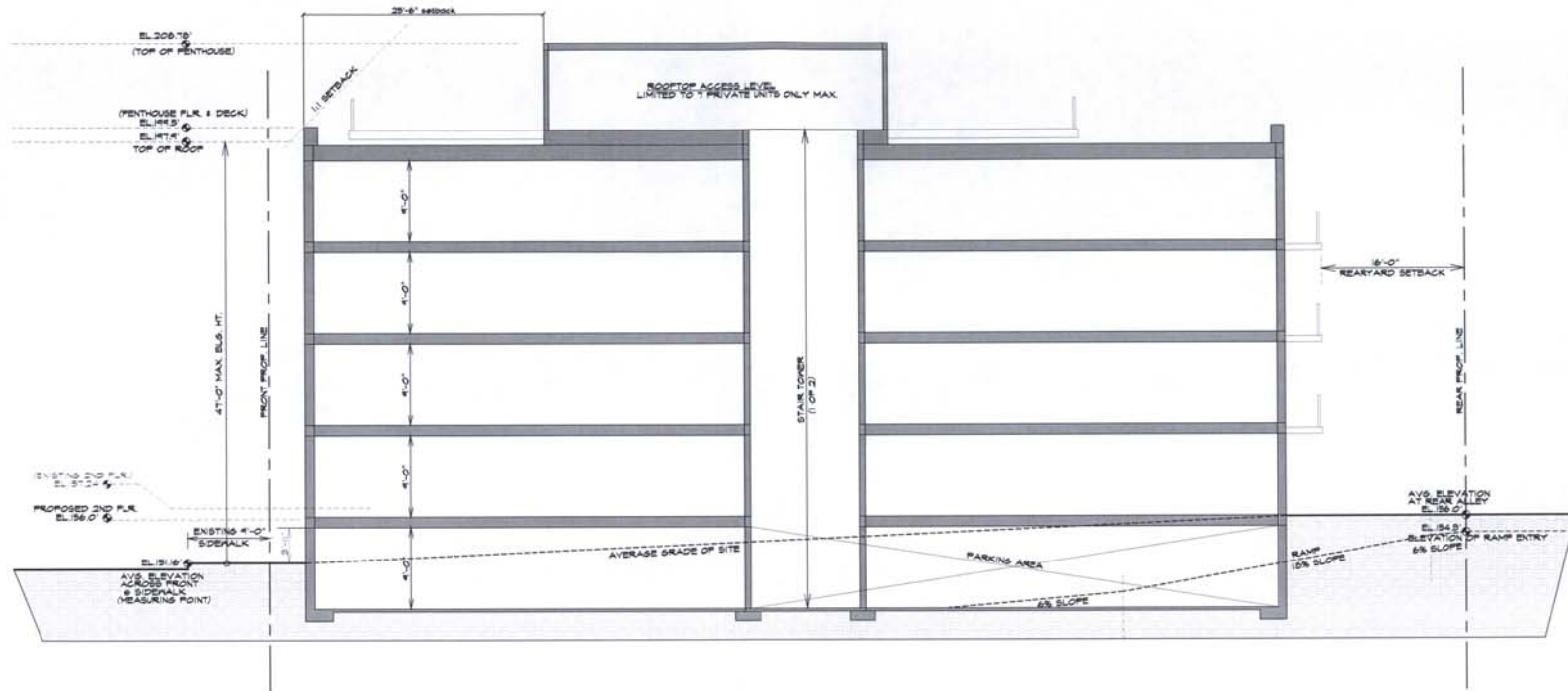




**FIFTH FLOOR PLAN**  
**2337 CHAMPLAIN ST., NW**  
REVISED BUILDING  
12.9.2013







**BUILDING EAST/WEST SECTION**  
**2337 CHAMPLAIN ST., NW**  
 REVISED BUILDING  
 12.9.2013

