

Exhibit F

1212 - 1214 4th Street, NW

WASHINGTON DC 20001

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ZONING ANALYSIS

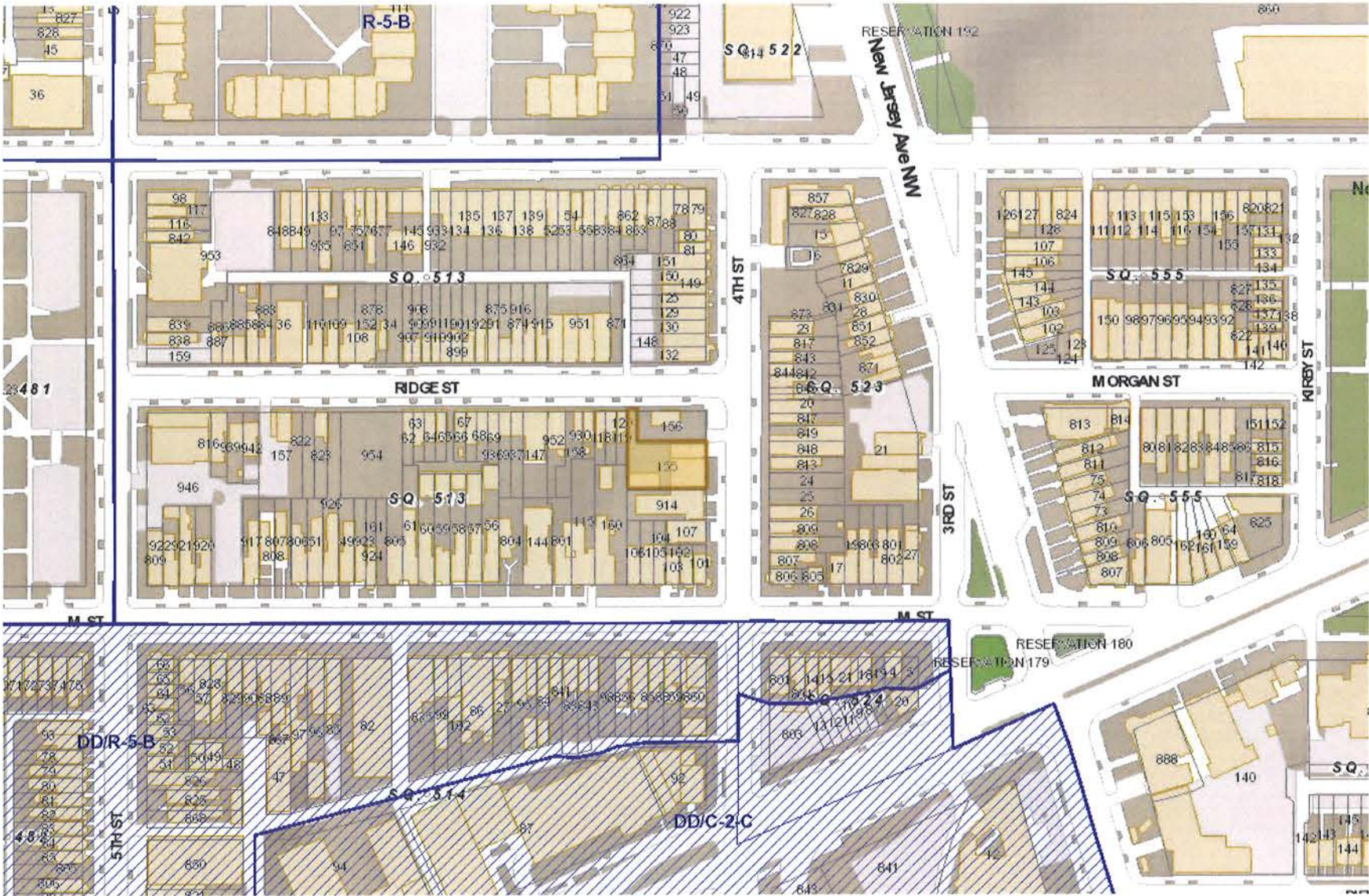
PROJECT ADDRESS: 1212-1214 4th Street NW
Washington, DC 20001

ZONING: DCMR TITLE 11 - ZONING REGULATIONS

ZONE: R-4
SQUARE: 0513
LOT(S): 0155, 0156
PUD: N/A
OVERLAY: N/A
TDR ZONE: N/A
CAMPUS PLAN: N/A
HISTORIC: N/A

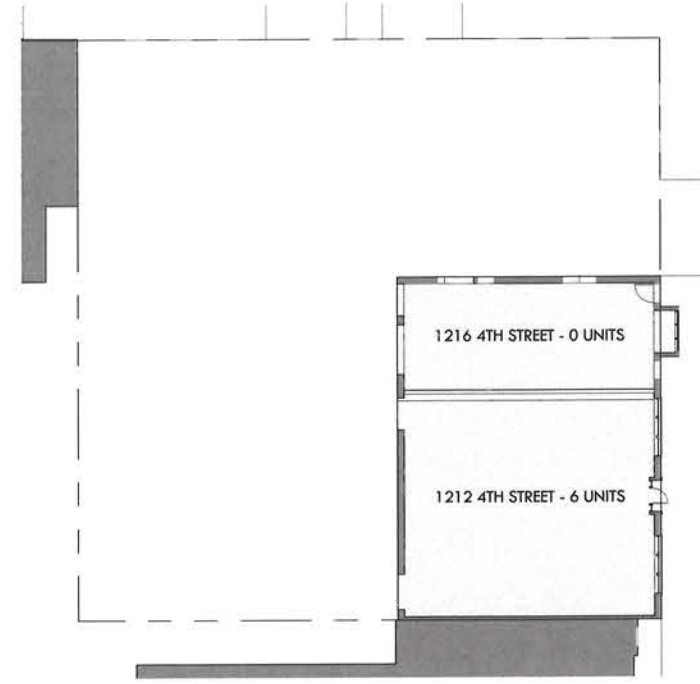
	ALLOWABLE	EXISTING	PROPOSED
LOT SIZE	N/A	9,954 SF	N/A
BUILDING AREA	5,972.4 SF	4,108.3 SF	7,465.5 SF
LOT OCCUPANCY	60% MAX	41.3%	75%
FAR	N/A	N/A	N/A
REAR YARD SETBACK	20'-0" MIN	54'-9"	20'-0"
BUILDING HEIGHT	3 STORIES/35'-0"	2 STORIES / 24'-0"	3 STORIES /35'-0"
COURTS	4"/1'-0" OF HEIGHT OR 10'-0" MIN	N/A	N/A
PARKING	1 SPACE / 3 UNITS	N/A	9 SPACES
# OF UNITS	1 UNIT/900 SF LOT AREA (11 UNITS)	6 UNITS	26 UNITS

Zoning District Summary R-4
Permits matter-of-right development of single-family residential uses (including detached, semi-detached, row dwellings, and flats), churches and public schools with a minimum lot width of 18 feet, a minimum lot area of 1,800 square feet and a maximum lot occupancy of 60% for row dwellings, churches and flats, a minimum lot width of 30 feet and a minimum lot area of 3,000 square feet for semi-detached structures, a minimum lot width of 40 feet and a minimum lot area of 4,000 square feet and 40% lot occupancy for all other structures (20% lot occupancy for public recreation and community centers); and a maximum height of three (3) stories/forty (40) feet (60 feet for churches and schools and 45 feet for public recreation and community centers). Conversions of existing buildings to apartments are permitted for lots with a minimum lot area of 900 square feet per dwelling unit. Rear yard requirement is twenty (20) feet

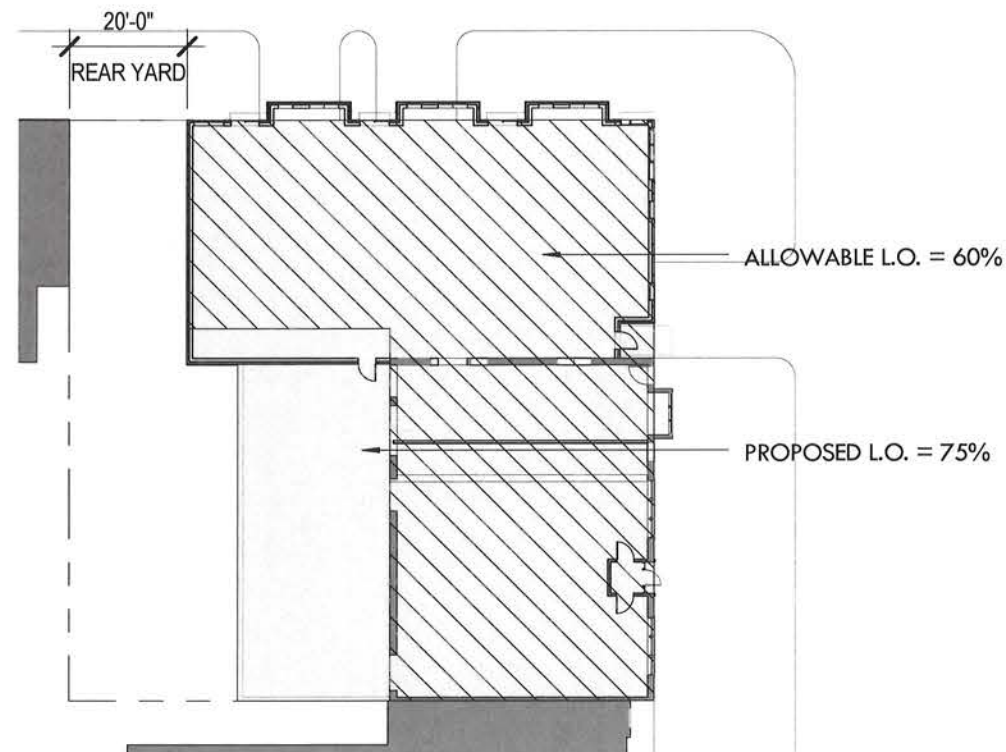




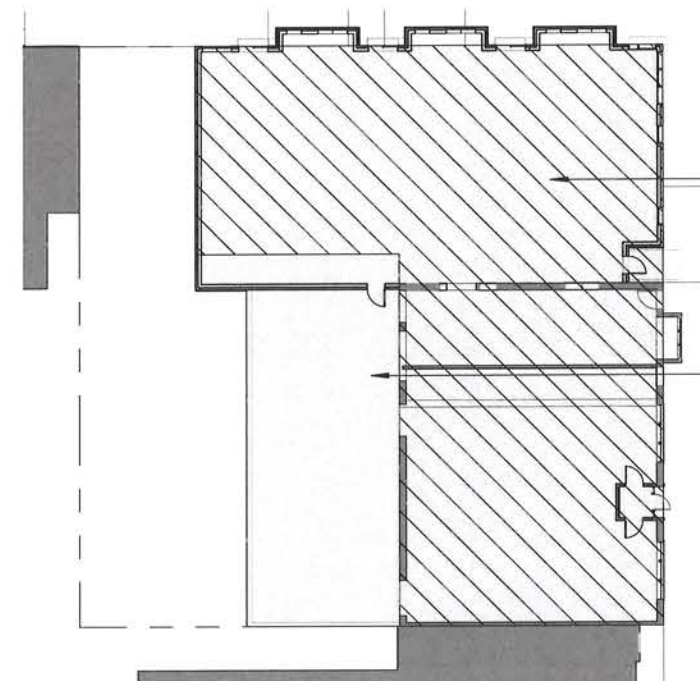
ZONING - LOT OCCUPANCY EXISTING
1/32" = 1'-0"



ZONING - UNIT COUNT EXISTING
1/32" = 1'-0"



ZONING - LOT OCCUPANCY PROPOSED
1/32" = 1'-0"



ZONING - UNIT COUNT PROPOSED
1/32" = 1'-0"

LOT AREA = 9,955 SF
R(4) - DIVIDE LOT AREA BY 900 FOR APARTMENT CONVERSION
 $9,955 / 900 = 11$ UNITS MAX.

$5,973 * (3) \text{ STORIES} = 17,919 \text{ GSF}$
 $17,919 / 11 \text{ UNITS} = 1,629 \text{ AVERAGE UNIT SIZE}$

$7,463 * (3) \text{ STORIES} = 22,614 \text{ GSF}$
 $22,614 / 26 \text{ UNITS} = 861 \text{ AVERAGE UNIT SIZE}$



1



2



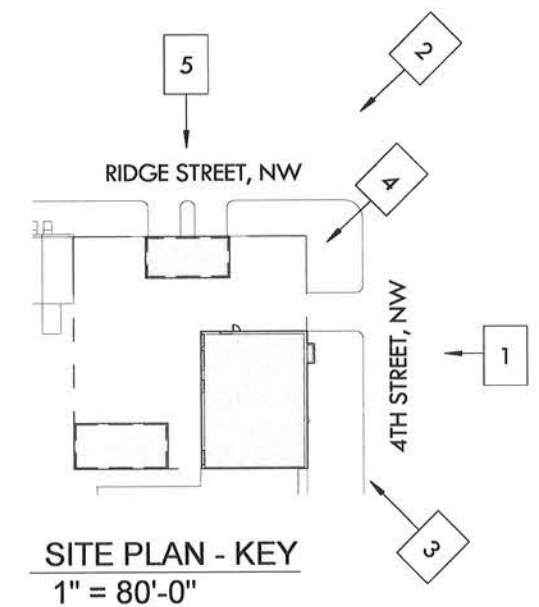
3



4



5



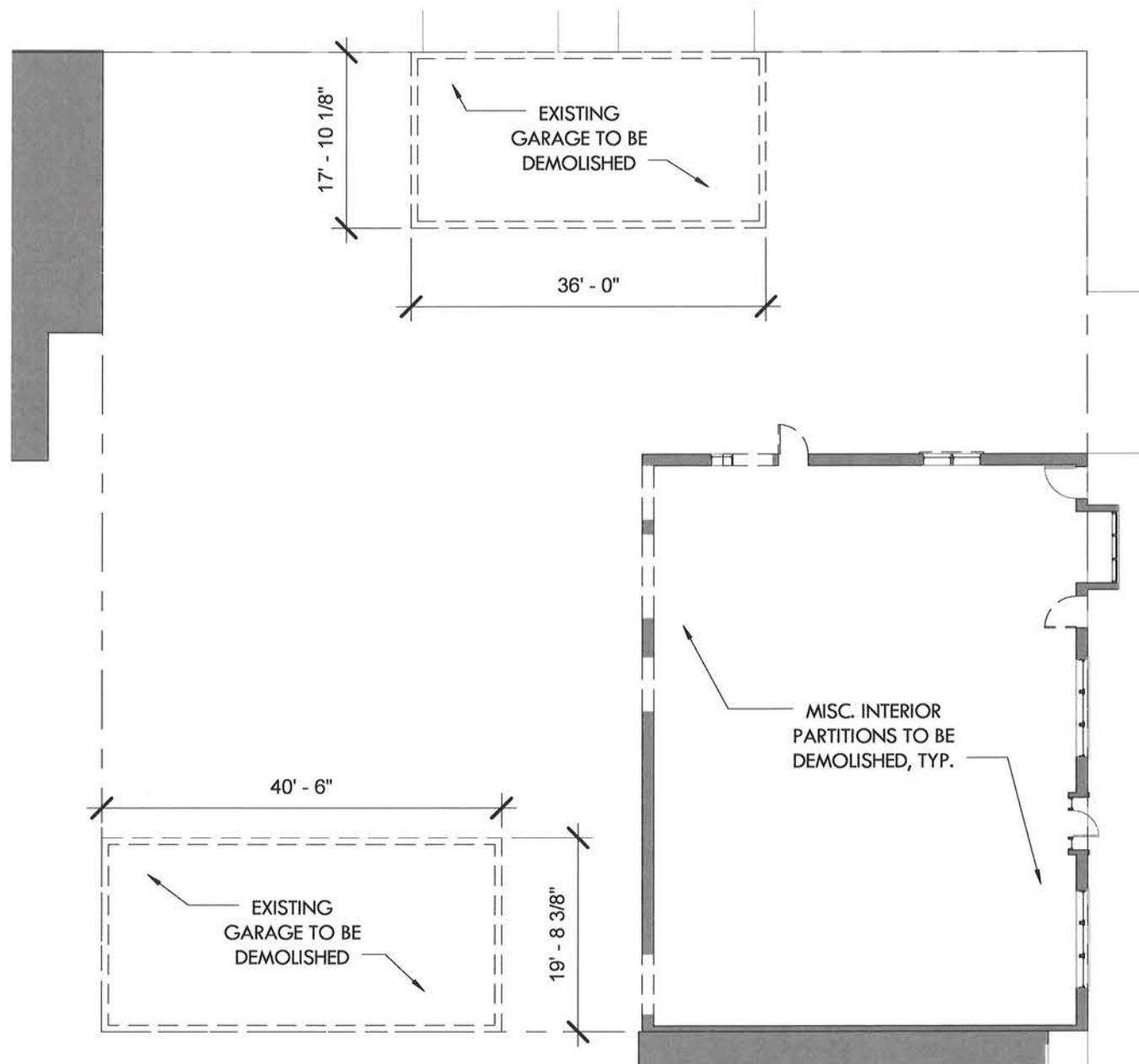


4TH STREET ELEVATION



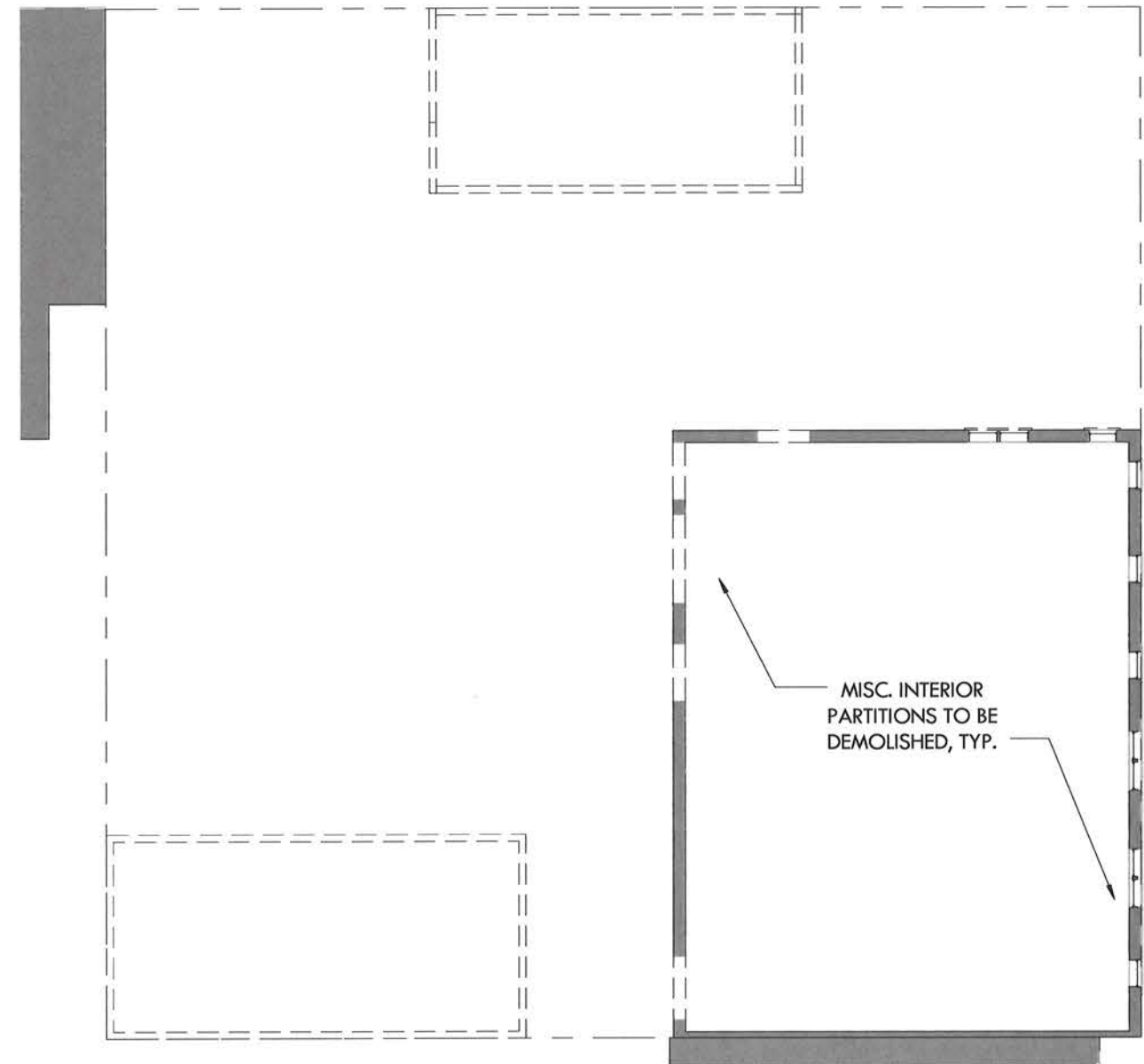
RIDGE STREET ELEVATION





01 FIRST LEVEL DEMO

1/16" = 1'-0"

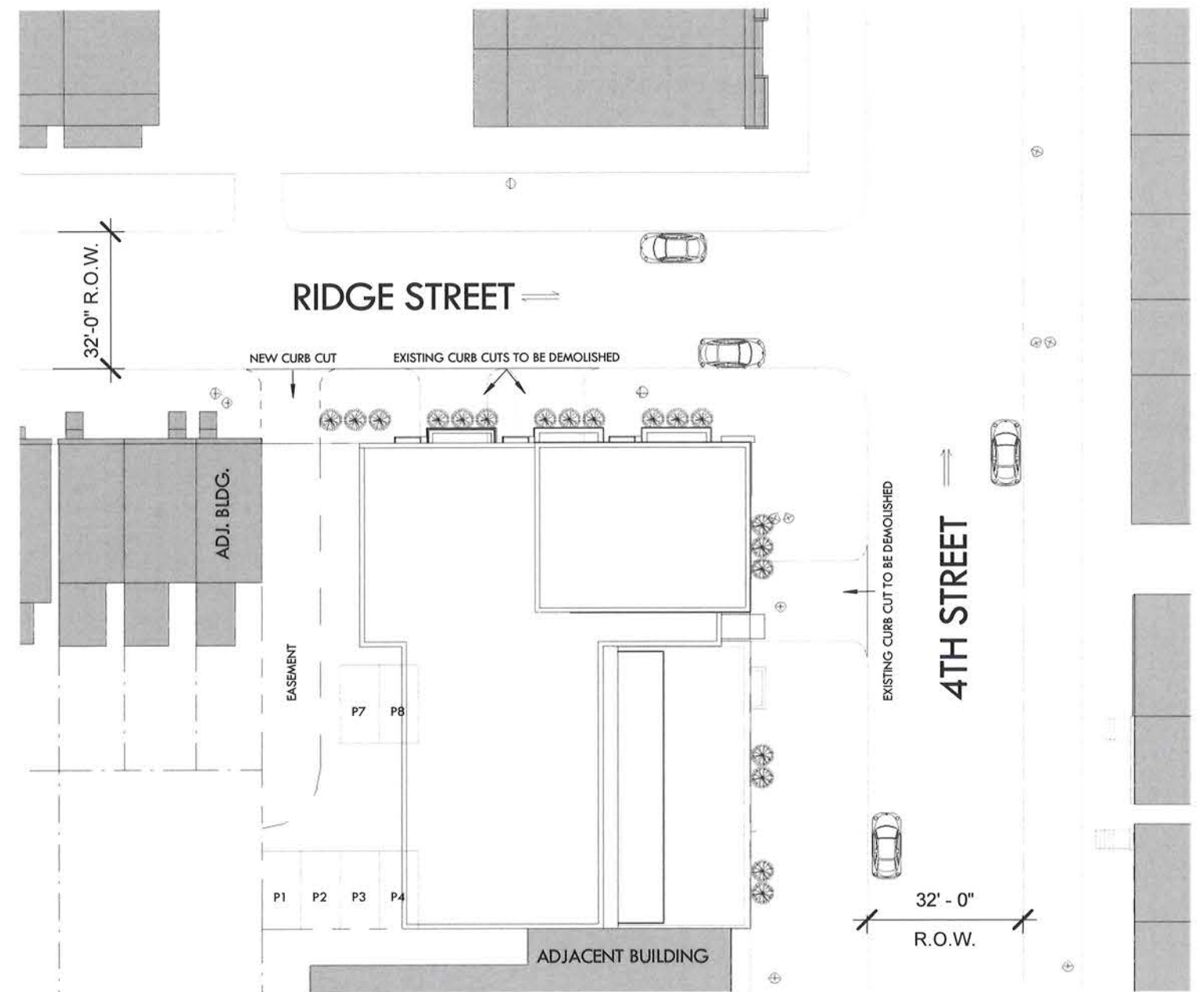


02 SECOND LEVEL DEMO

1/16" = 1'-0"



PROPOSED SITE AERIAL



SITE PLAN
1" = 30'-0"



01 FIRST LEVEL - PROPOSED 11x17
3/64" = 1'-0"



02 SECOND LEVEL - PROPOSED-ALT 1
3/64" = 1'-0"



03 THIRD LEVEL - PROPOSED - ALT 1
3/64" = 1'-0"

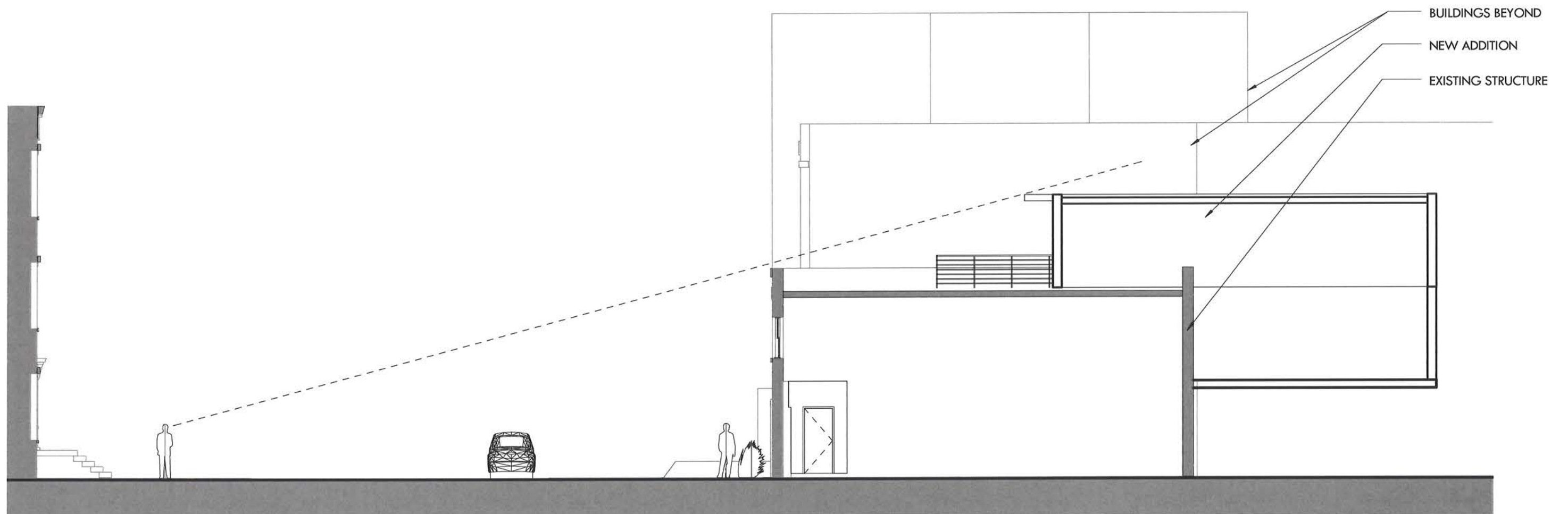
**OPTION 1
26 UNITS + RETAIL**

S: 9
1-BR: 12
2-BR: 4
3-BR: 1

PARK: 9 SPACES







LINE OF SIGHT SECTION
 3/32" = 1'-0"



EASTWARD PERSPECTIVE ALONG RIDGE



EXTERIOR VIEW - CORNER