



PGN ARCHITECTS



210 7th Street S.E.
Washington DC 20003
202.822.5995

Board of Zoning Adjustment
District of Columbia
CASE NO.19445
EXHIBIT NO.40

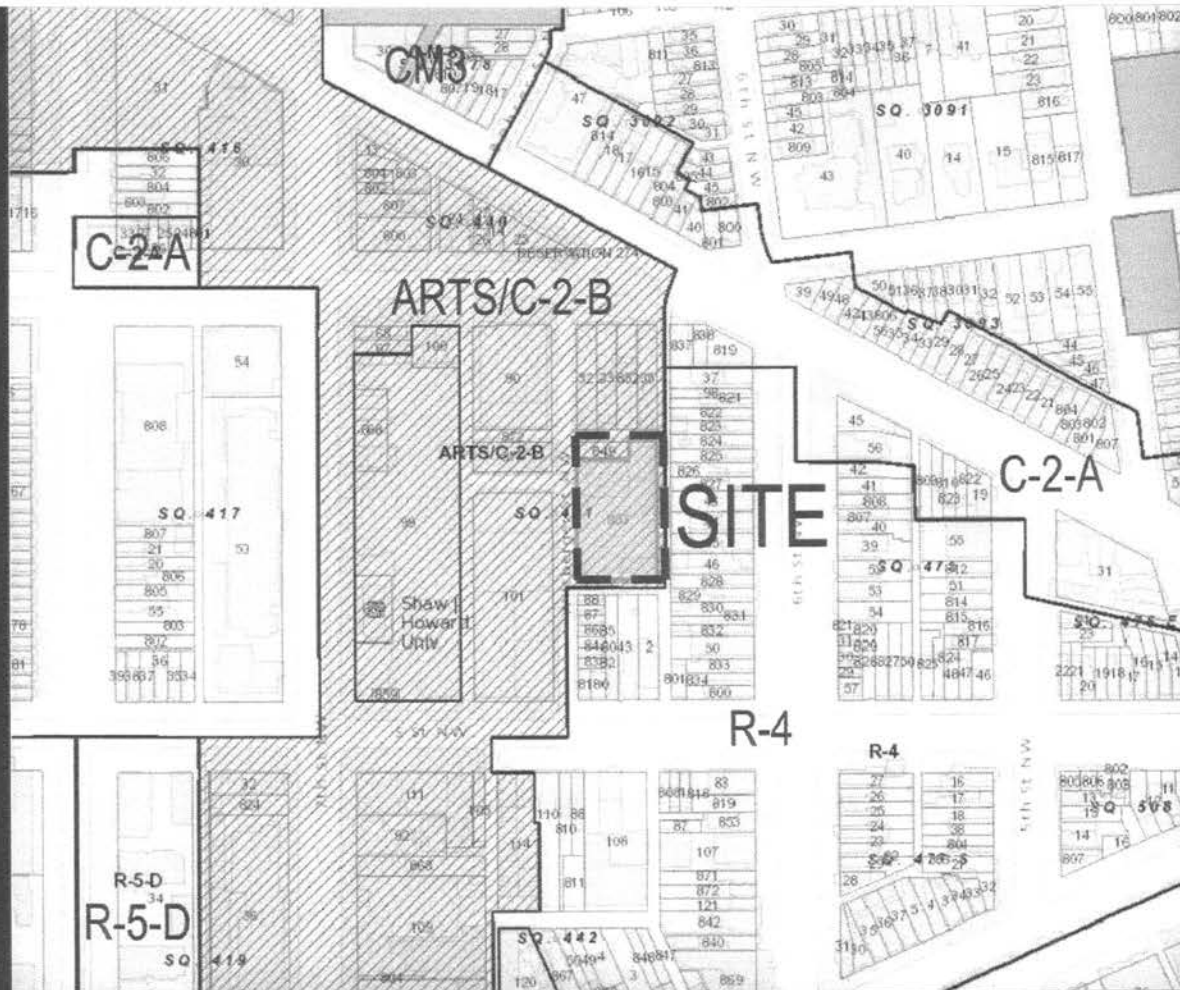


AERIAL MAP

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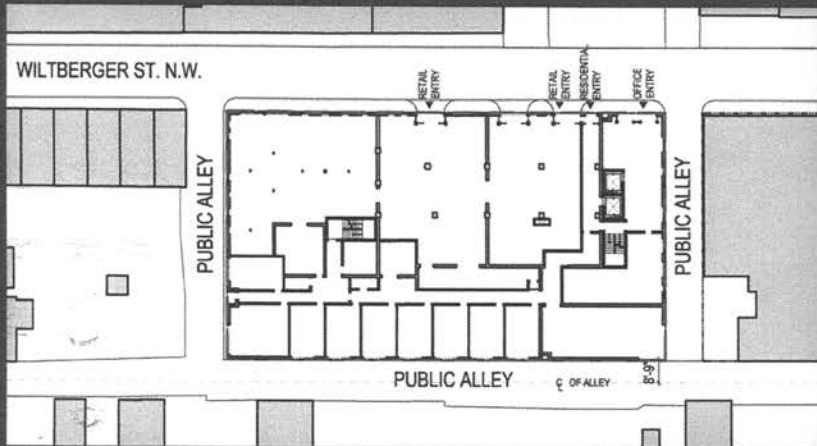
*The project is in
The ARTS-2 Zone
Formally ARTS/C-2-B

ZONING MAP

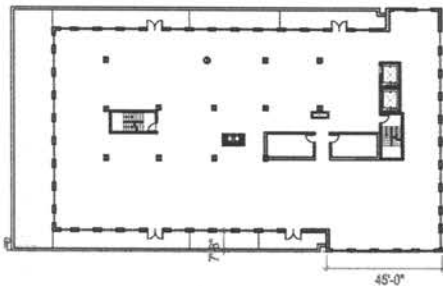
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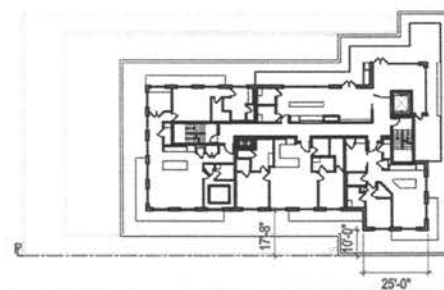
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First and Second Floor



Third Floor



Penthouse

ZONING REQUIREMENTS	REQUIRED / ALLOWED	PROVIDED	NOTES
Zoning District	C-2-B / ARTS (ARTS-2)	C-2-B / ARTS (ARTS-2)	
Lot Area (Lots 853,849)	16,128	16,128	
Lot Occupancy Non Residential	100% 16,128	100% 16,128	
Lot Occupancy 80%	80% 12,902	51% 8,253	
FAR Non Residential	1.50 24,192	2.53 40,751	
Total Permitted FAR 3.5 (4.2 w/ IZ)	3.50 56,448	3.47 55,994	
PH	0.40 6,451	0.00 0	
Height-65'-0" (70'-0" with IZ)	65'-0"	50'-0"	With adjusted measuring point at structure
Courts	Open Courtyard: 4" per foot of height of court, but not less than 10ft (15ft closed).	Courts vary	
Side Yard Setback	None required. If provided 2" per foot of height, not less than 5'-0"	None provided	
Rear Yard Setback	15'-0". Property abutting an alley, measure from centerline of alley up to 25'-0" then measure from the rear lot line.	8'-9" from centerline of alley up to 20'-0" and then above from the rear lot line, addition has side yard of 16'-10"	See sheet A-01, Drawings 2,3,4
Penthouse Height - Habitable Mechanical	18'-6"	12'-0" 6'-6"	
Residential Parking	1 space per 3 units with 50% reduction = 2 spaces required	2	9/3=3 (50%)= 1.5 2 spaces
Retail Parking	In excess of 3,000 SF, 1.33 per 1000 SF of GF with 50% reduction	EXEMPT - HISTORIC	
Office Parking	0.5 per 1000 of GF with 50% reduction = 3 spaces required	(12672SF / 1000) * 0.5 = 6.3 50% reduction = 3 spaces	
Residential Loading Berth	For 50+ Units- 1 @ 55'-0" deep	N/A	9 Units
Residential Platform, Space	For 50+ Units- 1 @ 200 SF	N/A	9 Units
Residential Loading Space	For 50+ Units, 1 @ 20'-0" deep	N/A	9 Units
Retail Loading Berth	1 @ 30'-0" deep	1 @ 30'-0" deep	5000-20000 SF of retail
Retail Platform	EXEMPT - HISTORIC	1 @ 100 SF	5000-20000 SF of retail
Retail Loading Space	None required	None required	5000-20000 SF of retail
Office Loading Berth	None required	None required	Under 30000 SF of office
Office Platform	None required	None required	Under 30000 SF of office
Office Loading Space	None required	None required	Under 30000 SF of office
Residential Bikes	1 space per 3 units	3	9 / 3=3
Retail Bikes	5% of required parking spaces.	1	5% of 9 = 1
Bay Calculation	N/A	N/A	
ARTS Overlay Street Frontage Design	Not required - Lots not in specified area.	Not required	
Green Area Ratio (GAR)	0.3	0.3	

ZONING DATA

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1 WEST ELEVATION - WILTBERGER STREET NW
SCALE: 1/32" = 1'-0"



2 KEY PLAN
SCALE: NTS

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RENDERED STREETSCAPE
ELEVATION

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RENDERED PERSPECTIVE

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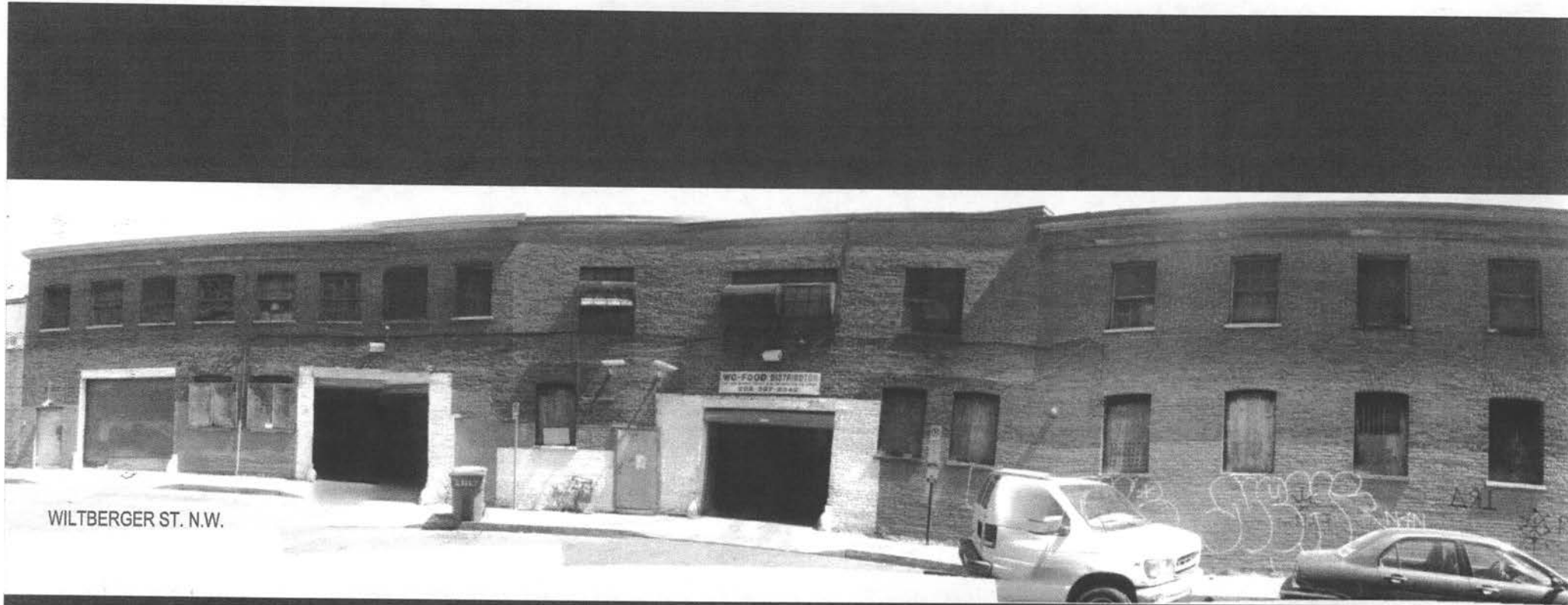


RENDERED PERSPECTIVE

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WILTBERGER ST. N.W.

CONTEXT PHOTO: WEST FAÇADE

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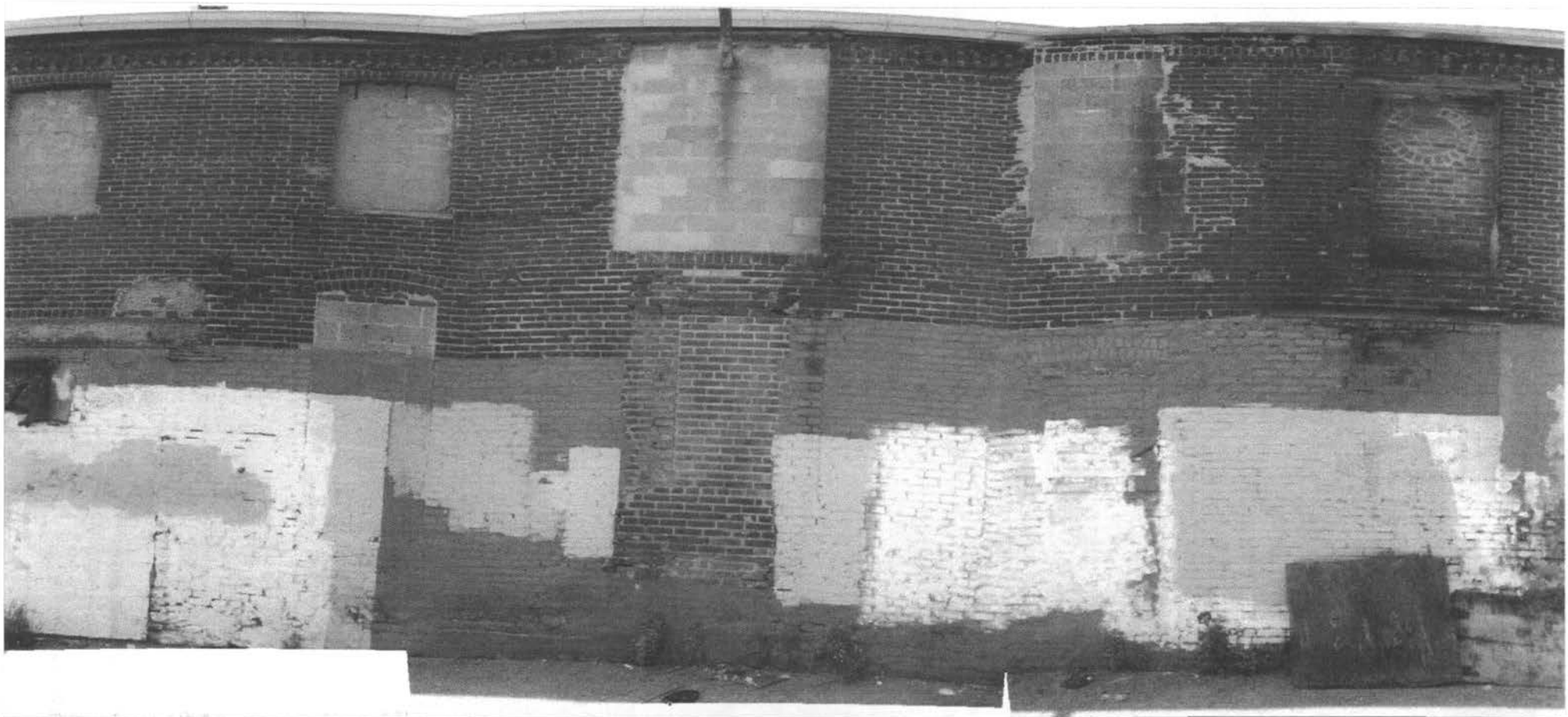


CONTEXT PHOTO: SE CORNER

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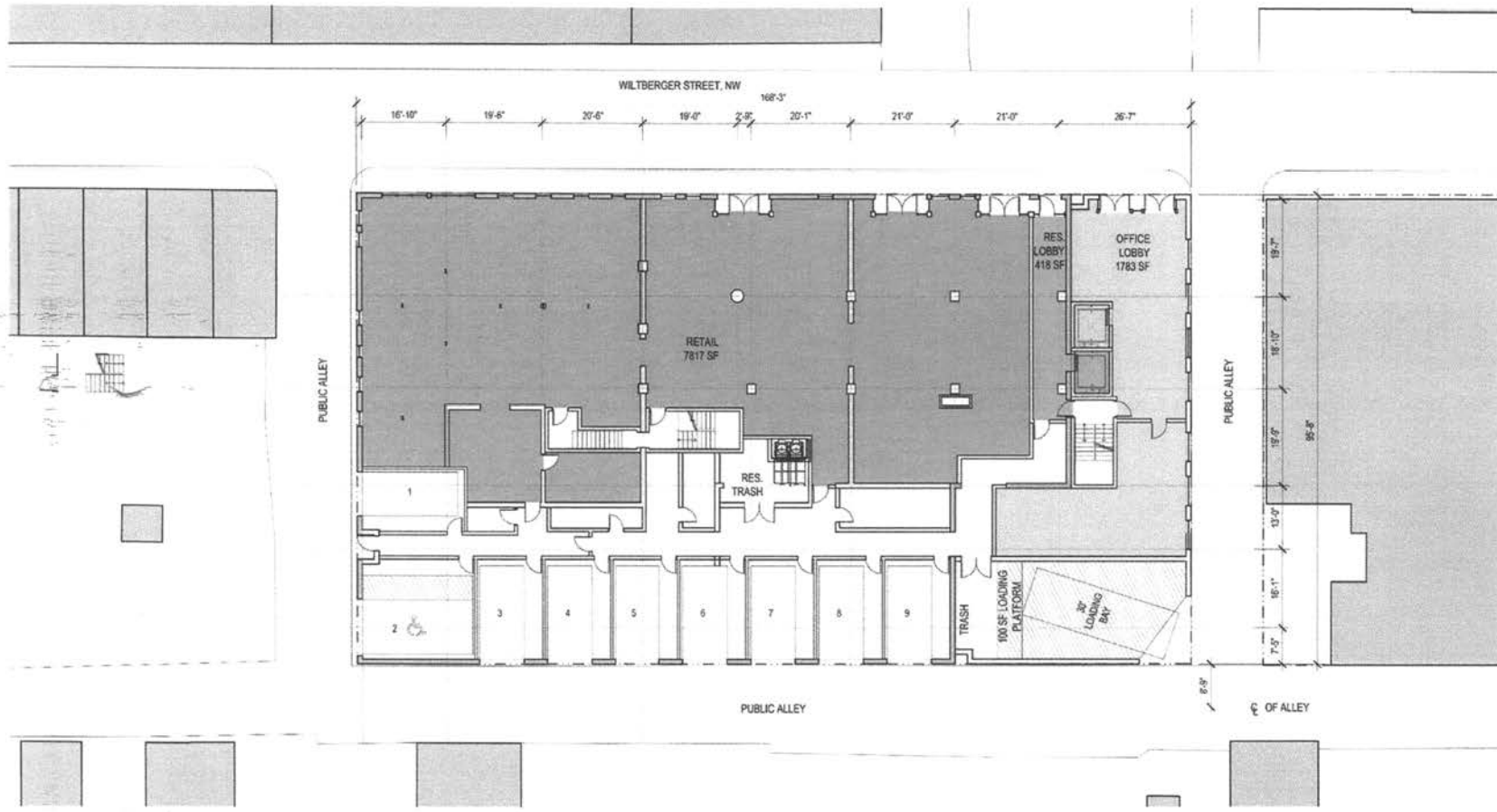


CONTEXT PHOTO: EAST FAÇADE

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1 FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"

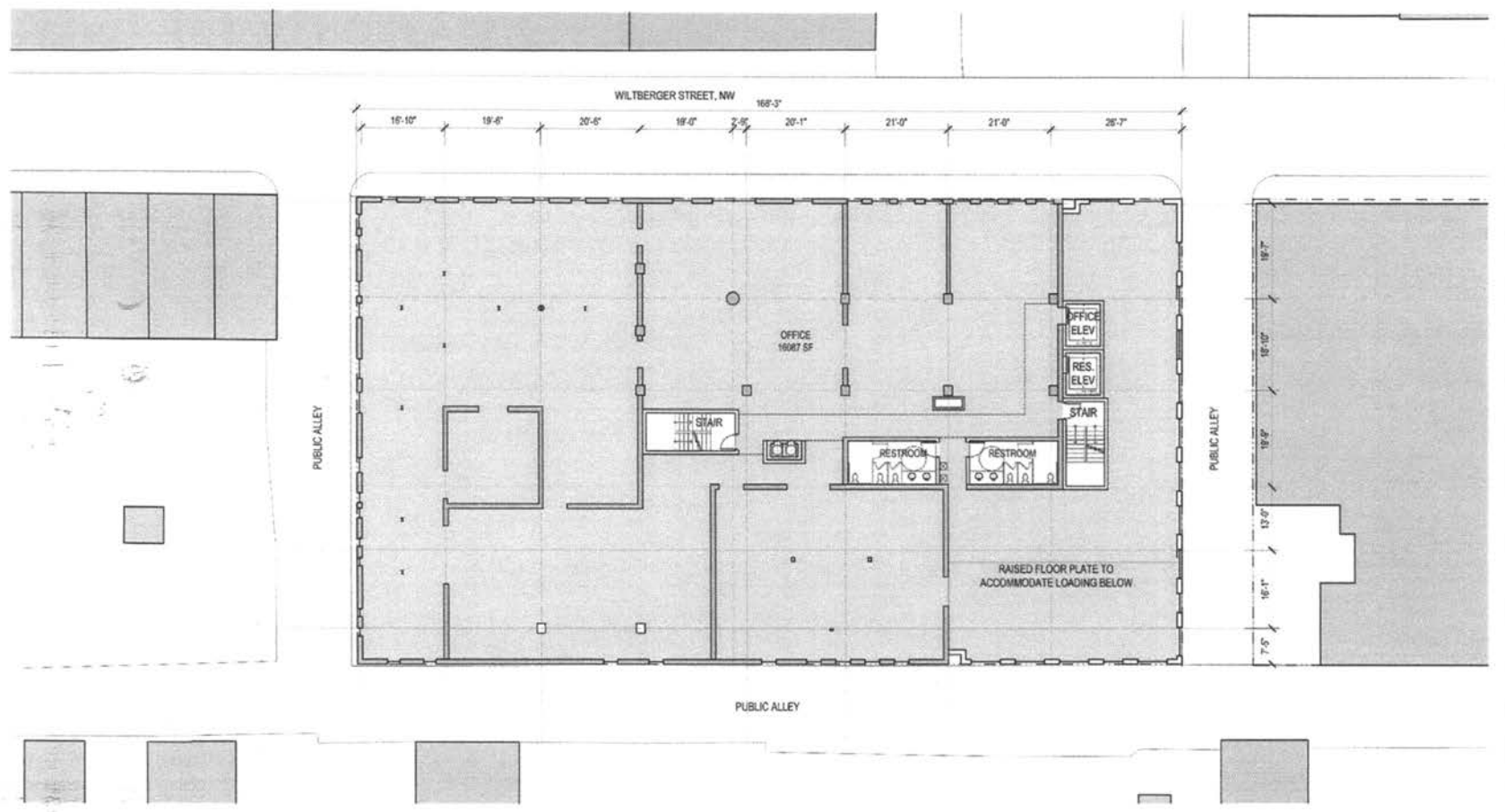


GROUND FLOOR
PLAN

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1 SECOND FLOOR PLAN
SCALE: 1/32"=1'-0"

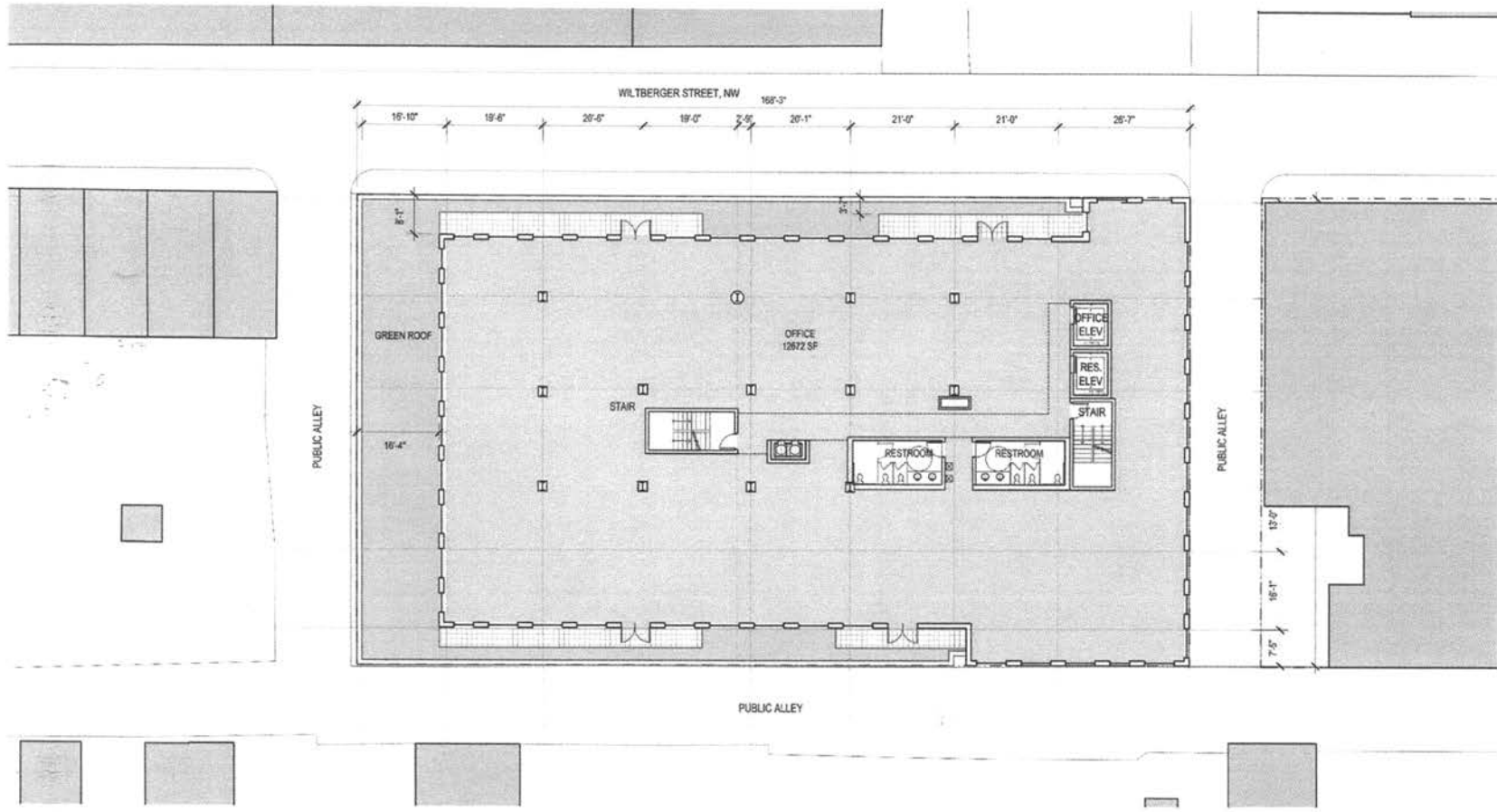


2ND FLOOR PLAN

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1 THIRD FLOOR PLAN
SCALE: 1/32"=1'-0"



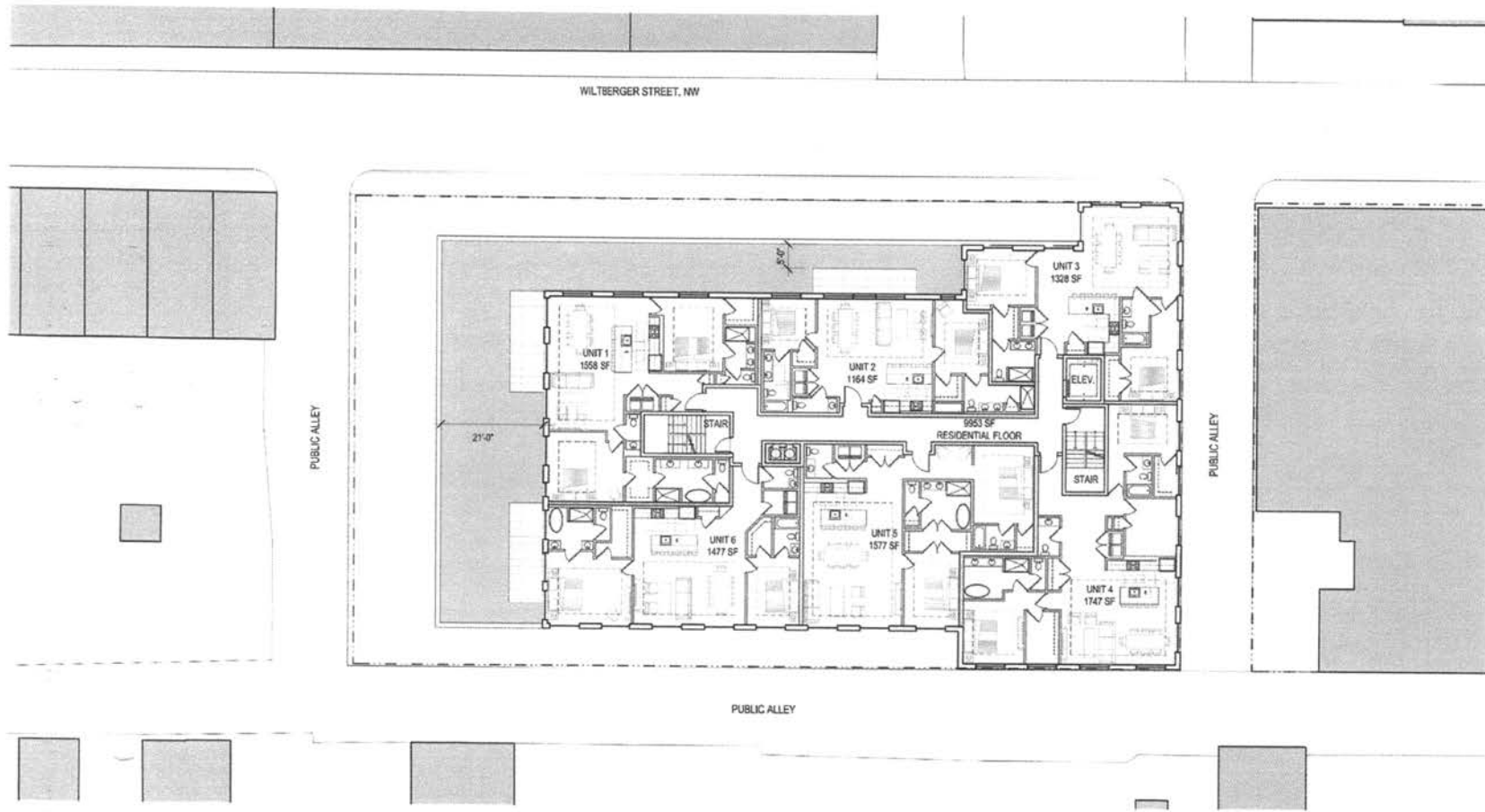
3RD FLOOR PLAN

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WILTBERGER STREET, NW



1 FOURTH FLOOR PLAN
SCALE: 1/8"=1'-0"



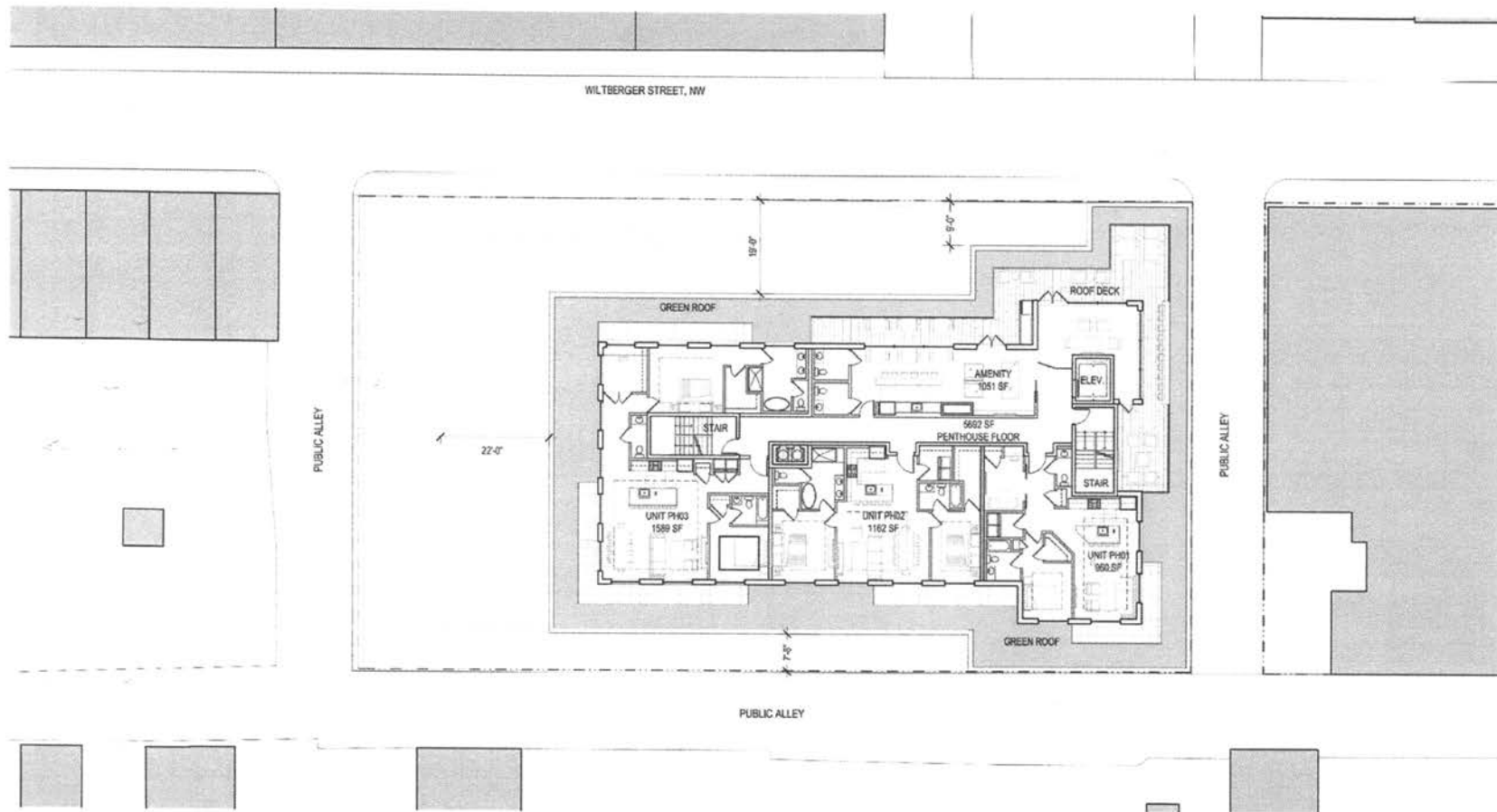
4TH FLOOR PLAN

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WILTBERGER STREET, NW



PUBLIC ALLEY

PUBLIC ALLEY

PUBLIC ALLEY

1 PENTHOUSE PLAN
SCALE: 1/8"=1'-0"



PENTHOUSE PLAN

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RENDERED ELEVATION: WEST

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RENDERED ELEVATION: SOUTH

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RENDERED ELEVATION: EAST

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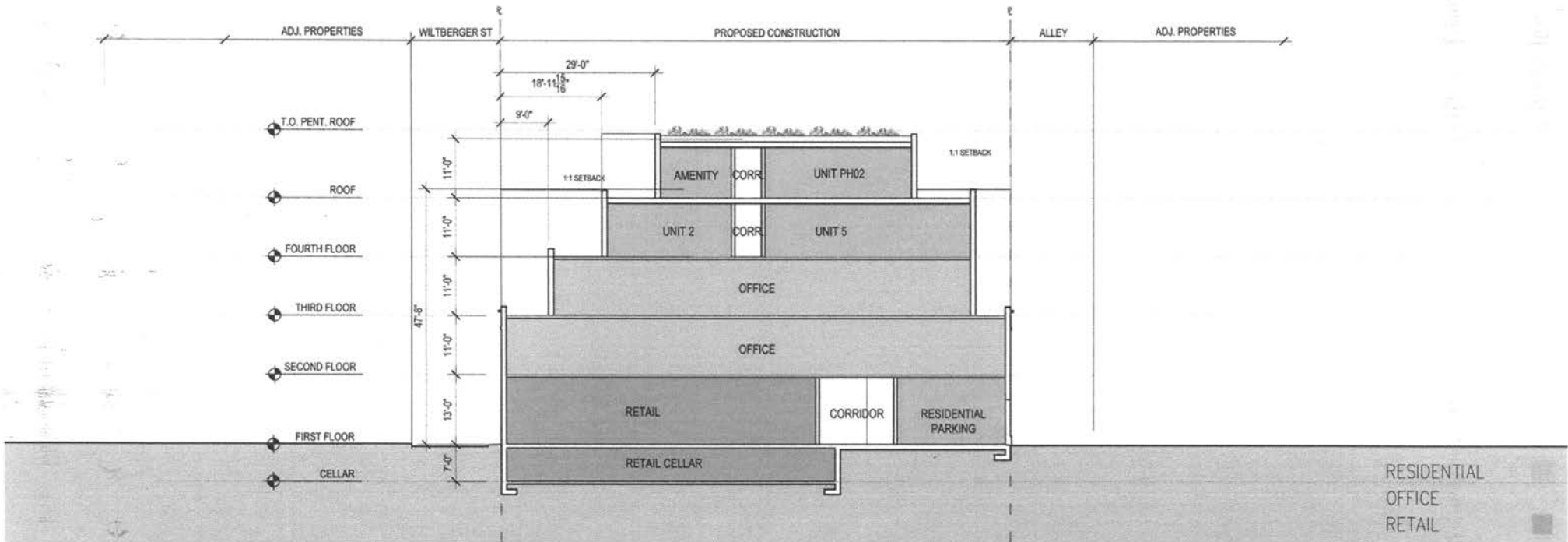


RENDERED ELEVATION: NORTH

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SECTION: TRANSVERSE

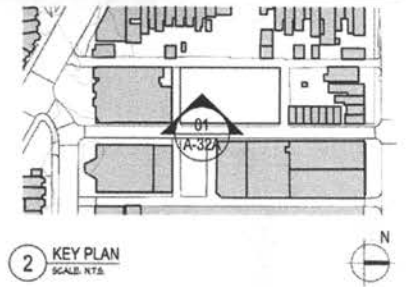
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1 WEST ELEVATION - WILTBERGER STREET NW
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2 KEY PLAN
SCALE: N.T.S.

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RENDERED STREETSCAPE
ELEVATION



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