318 EYE STREET, NE

WASHINGTON, DC

A PLANNED UNIT DEVELOPMENT



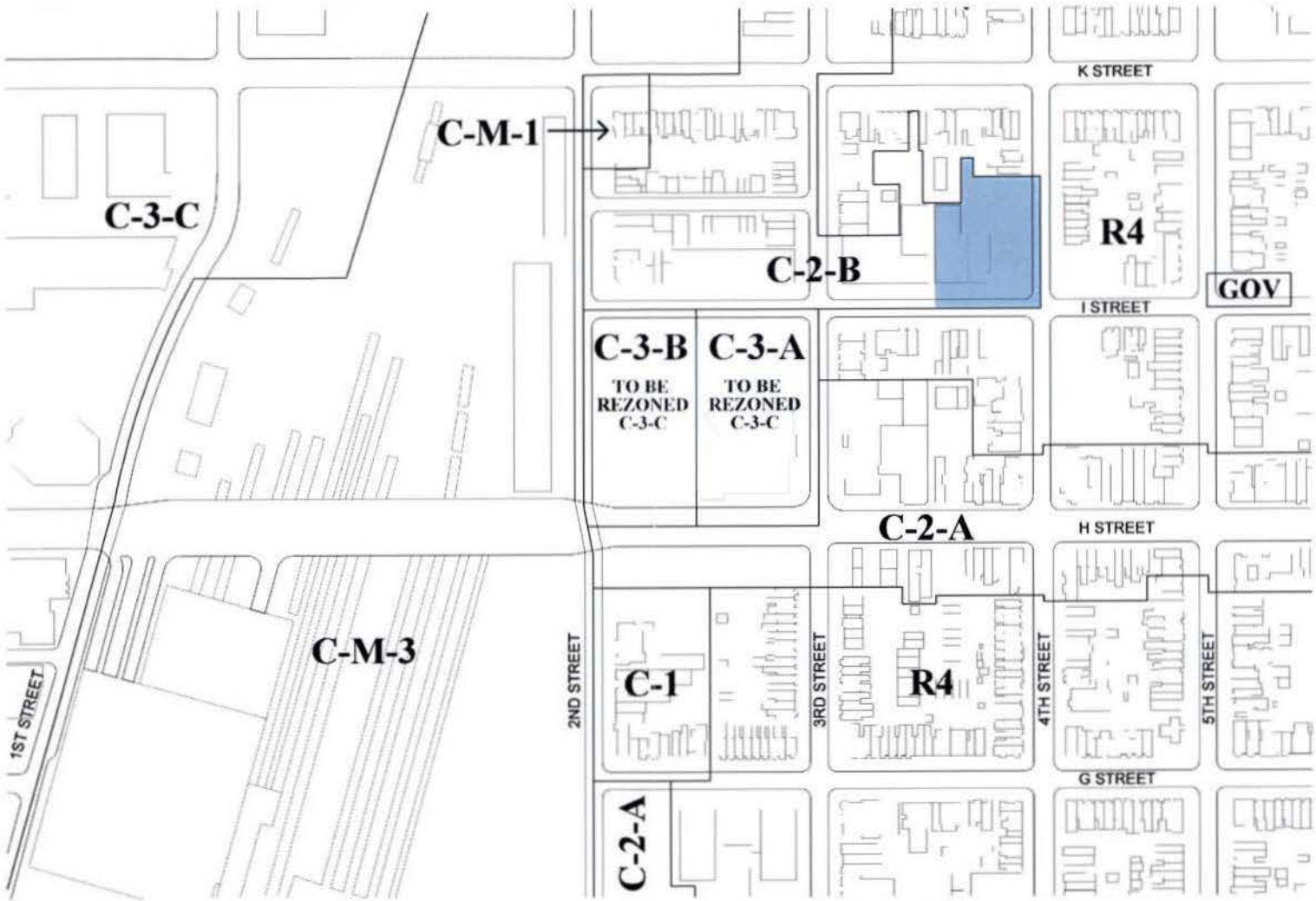
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ZONING COMMISSION
District of Columbia
CASE NO.05-15
EXHIBIT NO.2F


3RD STREET
4TH STREET
I STREET
102'-0"
12'-5"
LOT 32 = 1264 SF
15'-0"
LOT 22 = 1428 SF
14'-0"
LOT 23 = 1428 SF
14'-0"
51'-3"
3'-11"
48'-1"
38'-7"
LOT 826 = 7406 SF
70'-0"
4'-0"
14'-0"
20'-0"
90'-0"
142'-7"
LOT 827 = 8684 SF
LOT 1 = 8100 SF
90'-0"
157'-3"
TOTAL SITE AREA = 28,310 SF


K STREET
PROJECT SITE
I STREET
VETERANS ADMIN
OFFICE OF PLANNING
CHILDRENS MUSUEM SITE UNDER DEVLPMT.
H STREET
SEC HQ UNDER CONSTR.
G STREET
POST OFFICE
UNION STATION
NORTH CAPITOL STREET
F STREET
2ND STREET
3RD STREET
4TH STREET
5TH STREET


C-M-1
C-3-C
C-2-B
R4
GOV
K STREET
I STREET
C-3-B
TO BE REZONED C-3-C
C-3-A
TO BE REZONED C-3-C
C-2-A
H STREET
C-M-3
1ST STREET
2ND STREET
C-1
3RD STREET
R4
4TH STREET
5TH STREET
G STREET
C-2-A



(1) View of Alley Facing South



(2) View of Alley Facing North

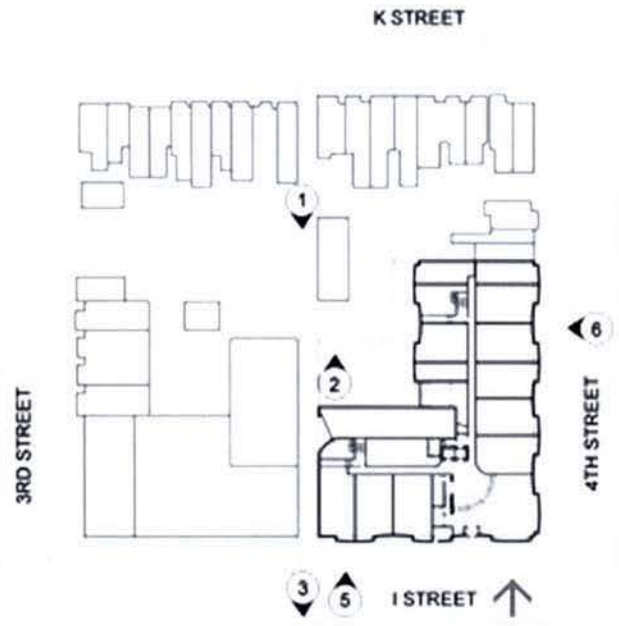


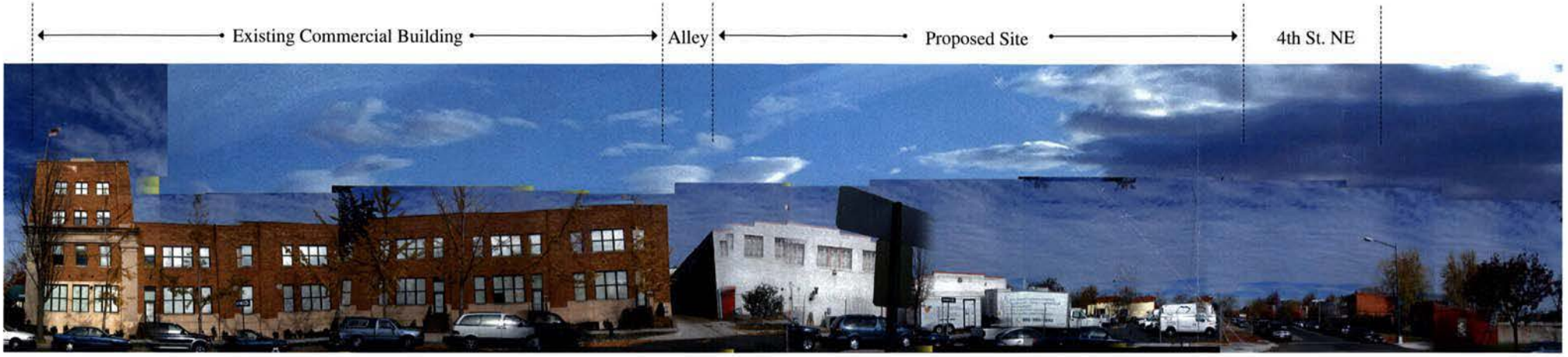
Photo Key Plan



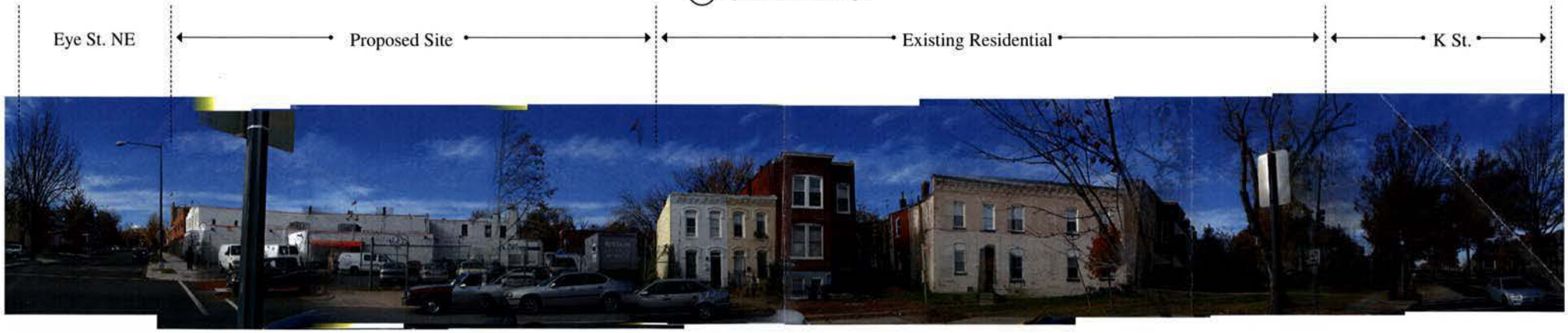
(3) Eye Street Frontage



(4) 3rd Street Frontage



(5) Eye Street Frontage



(6) 4th Street Frontage

AREA TABULATIONS

SITE AREA = 28,310 SF

NEW BUILDING

LEVEL	RETAIL	RESIDENTIAL SERVICE	NUMBER OF UNITS	TOTAL FAR BY FLOOR
Garage/Loading Above Grade		1,500 SF		1,500 SF
First Floor			15	20,715 SF
Second Floor			15	17,383 SF
Third Floor			22	23,910 SF
Fourth Floor			22	23,910 SF
Fifth Floor			22	23,910 SF
Sixth Floor			22	23,910 SF
Seventh Floor			22	23,665 SF
TOTAL			approx. 140	**158,903 SF**

Residential Affordable: 9,150 SF of the Residential Area listed above is devoted to affordable Residential Use.

Parking Levels Below Grade: 56,354 SF of Parking Levels Below Grade are provided. This area is not included in the FAR Area

ZONING TABULATIONS

	C-2-B Zoning Requirements	**C-2-B PUD Requirements**	**Project Design**
Floor Area Ratio ("FAR")	3.5 residential (1.5 non-residential))	6.0 residential (2.0 non-residential)	160,000 SF of residential use **TOTAL FAR = 5.65**
Building Height	65 feet	90 feet	New Building 65' feet from I Street
Lot Occupancy (for residential uses)	80%	80%	85%
Rear Yard	15 feet	15 feet	15 feet
Residential Recreation Space	15% of gross floor area devoted to residential use	15% of gross floor area devoted to residential use	25,200 SF
Parking (Residential Use)	One for each three dwelling units **approx. 47 spaces**	One for each three dwelling units **approx. 47 spaces**	**approx. 140 Parking Spaces**



Site Plan Roof Level

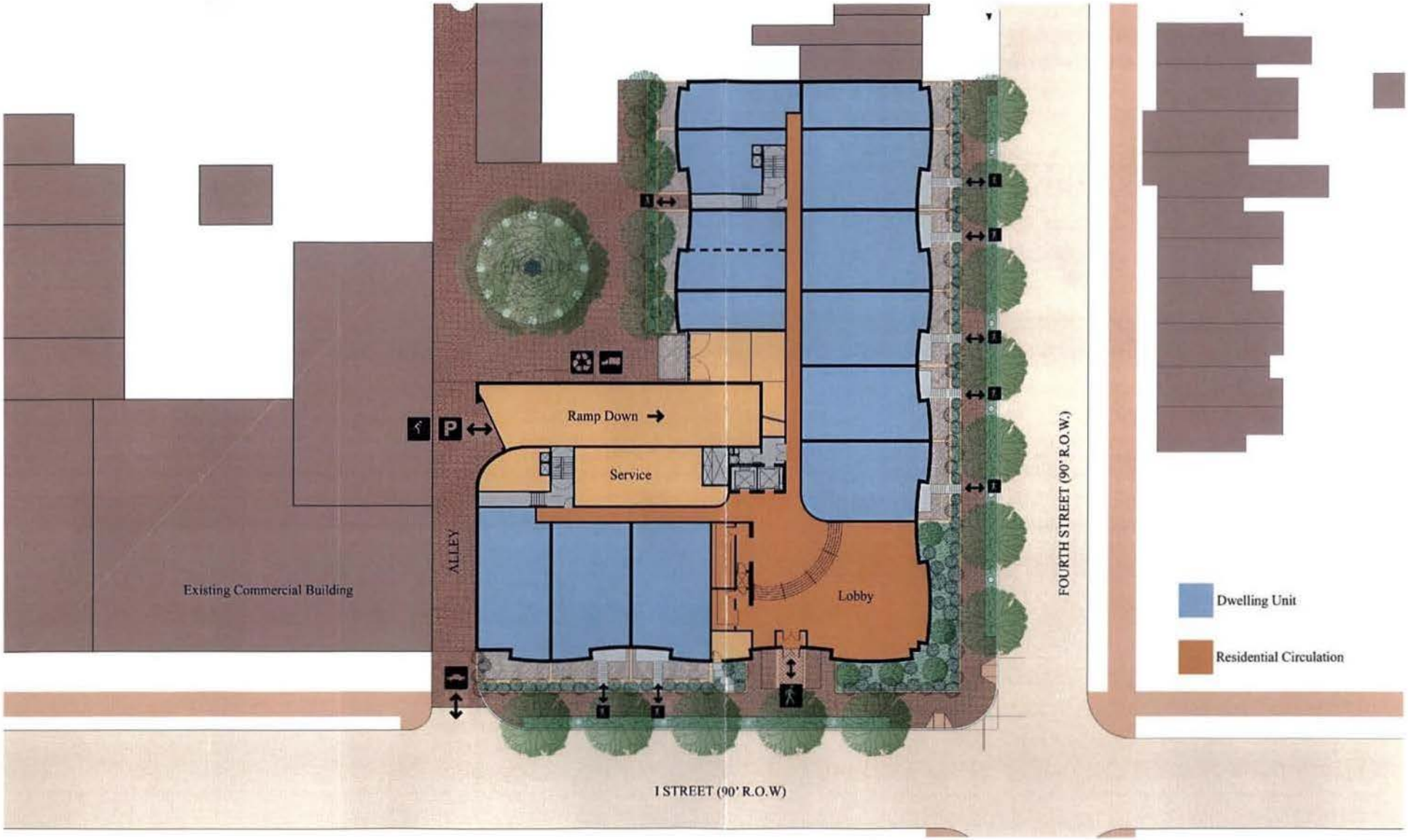
318 Eye Street

Site Plan

ESOCOFF & ASSOCIATES | architects

0 8' 16' 32' 64'

SCALE: 1/32" = 1'-0"



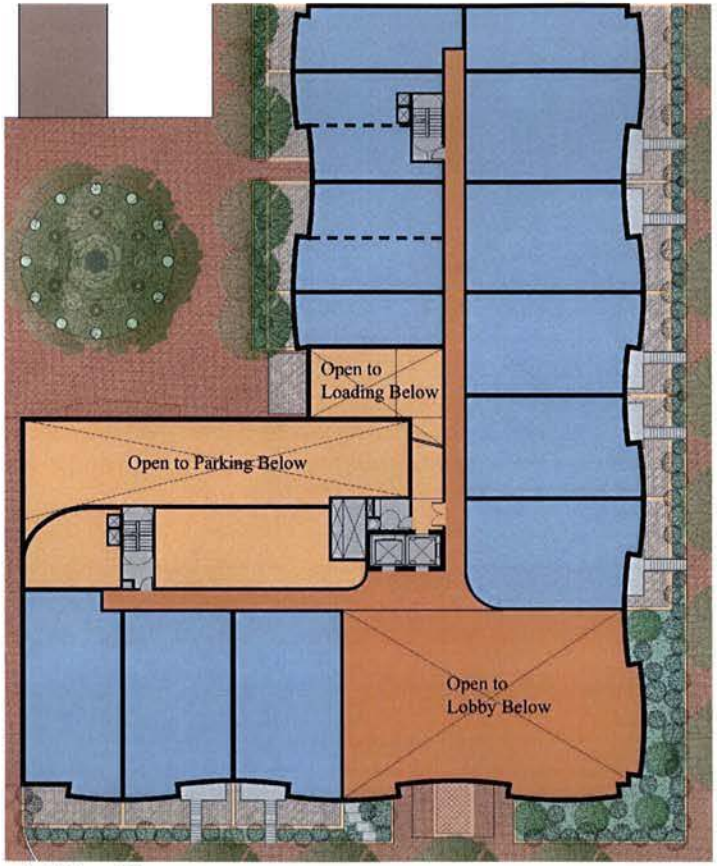
1st Floor / Entry Plan

318 Eye Street

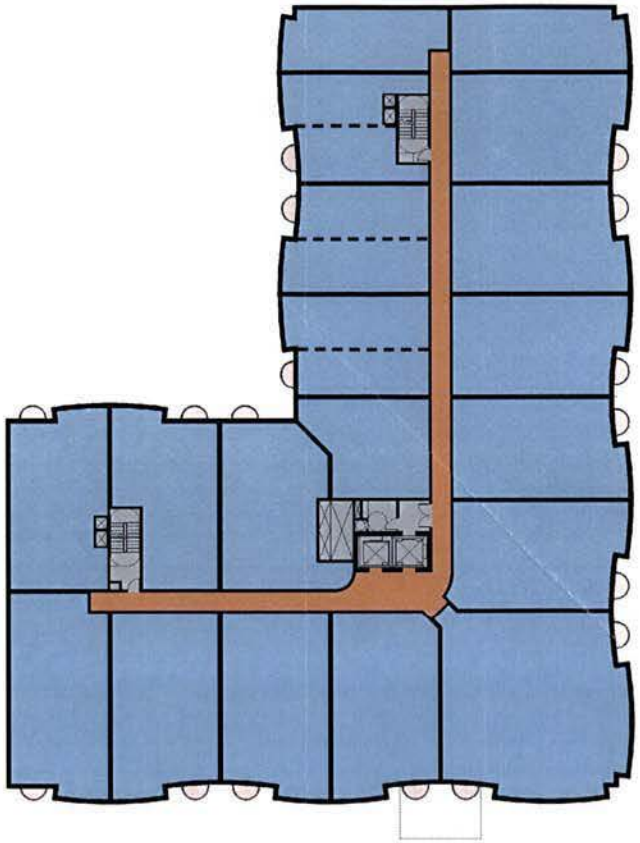
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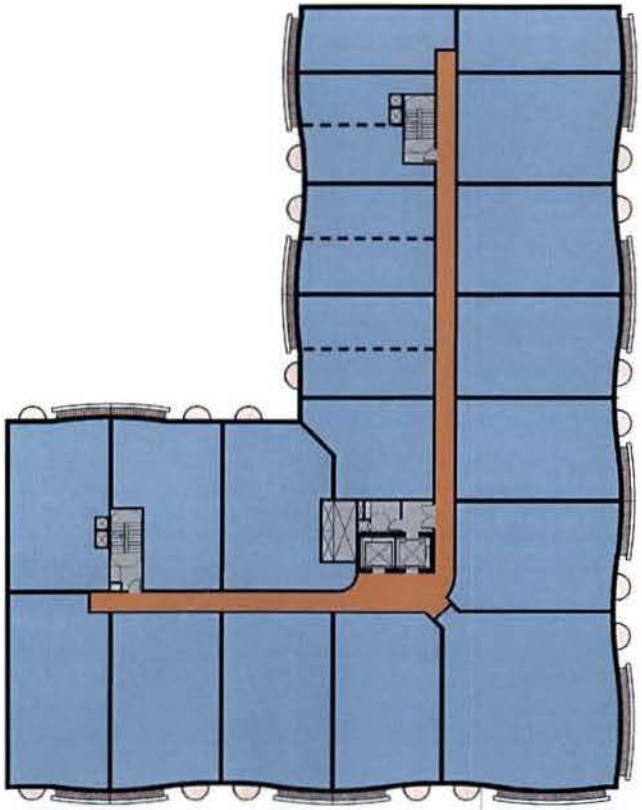
ESOCOFF & ASSOCIATES architects



2nd Floor Plan



Typical Floor Plan

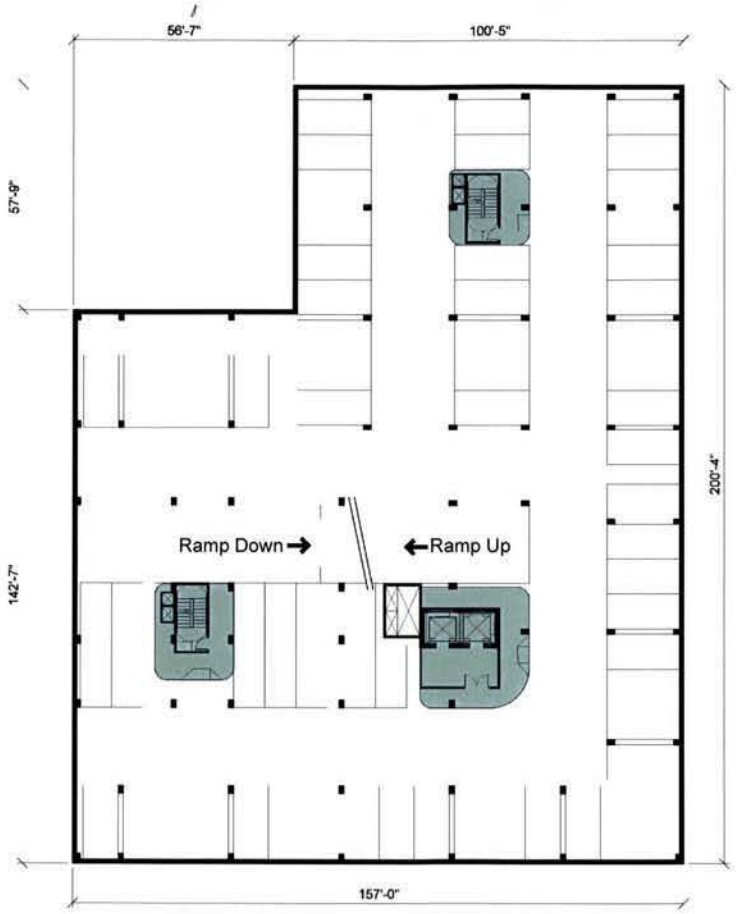


7th Floor Plan



Roof Plan

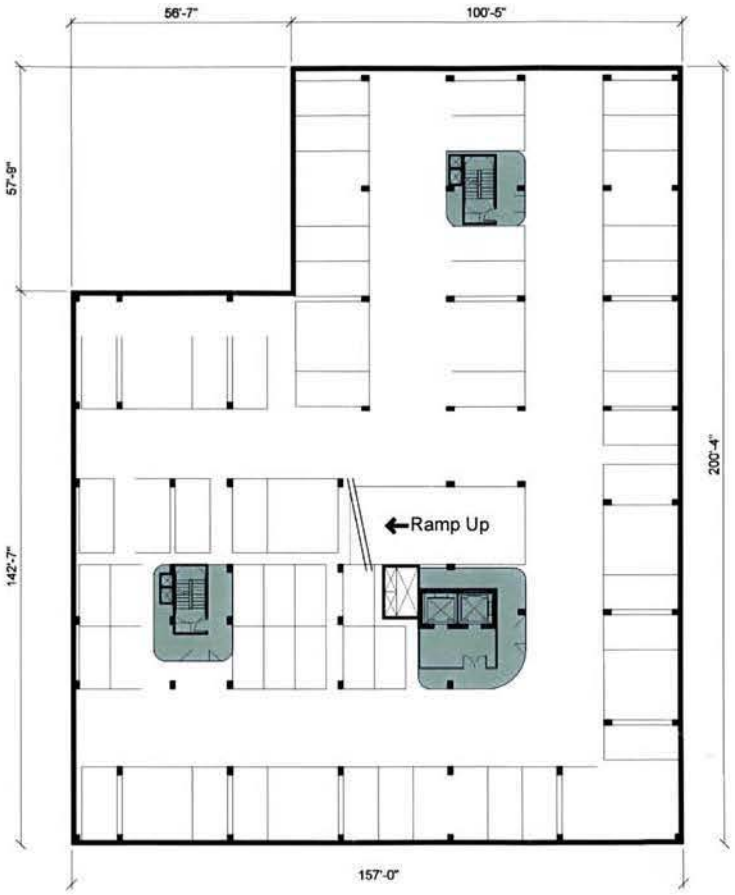
0 8' 16' 32' 64'
SCALE: 1/32" = 1'-0"



PARKING LEVEL 1

45 Full Spaces
15 Compact Spaces
60 Total P1 Spaces

Approx. 140 Total Spaces
All Parking Levels



PARKING LEVEL 2

60 Full Spaces
20 Compact Spaces
80 Total P2 Spaces

Approx. 140 Total Spaces
All Parking Levels

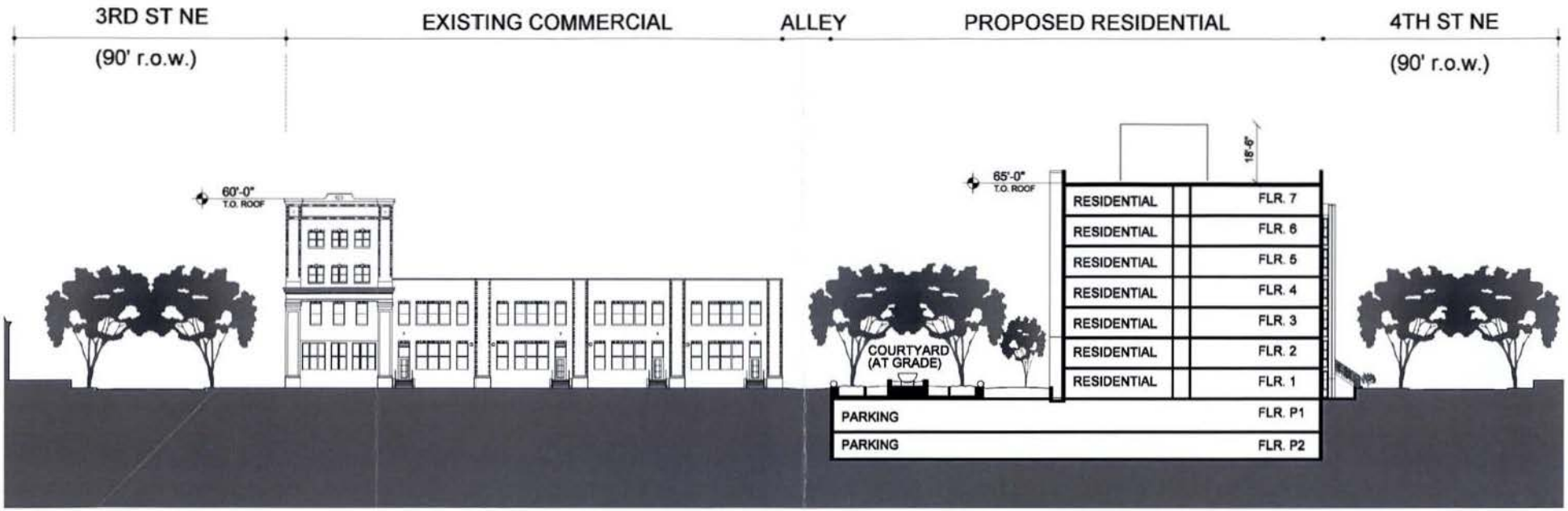
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Composite Eye Street Elevation



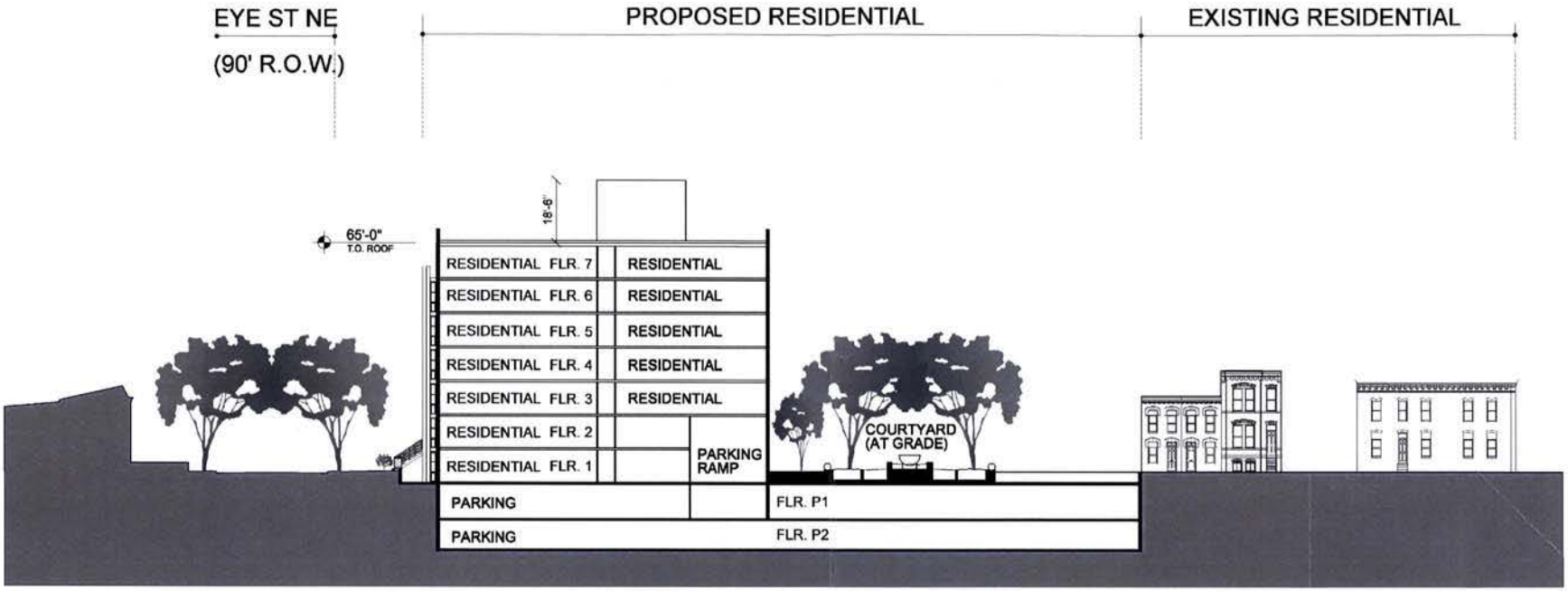
Composite 4th Street Elevation



East - West Site Section

0 8' 16' 32' 64'

SCALE: 1/32" = 1'-0"



North - South Site Section

0 8' 16' 32' 64'

SCALE: 1/32" = 1'-0"