

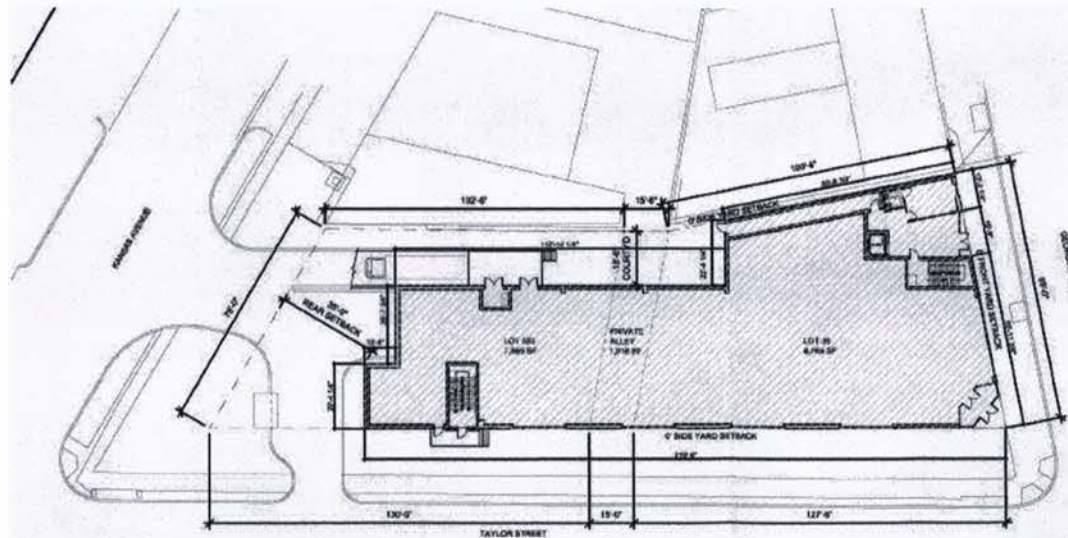
UNIT & AREA TABULATION	One Bedroom Units Typ. Unit 687	One Bedroom Units Corner 612	One Bedroom Units Corner 704	One Bedroom Units B.F. 687	Two Bedroom Units Typ. Unit 789	Two Bedroom Units Bay Unit 813	Two Bedroom Units B.F. 789	Total Units (Qty)	Total Units (NSF)	Resid. Trash and Utility (NSF)	Resid. Laundry (NSF)	Gathering Space (SF)	Resident Circulation and Ext. Wall (SF)	Resid. Area Total (GSF)	Retail Area Total (NSF)	GRAND TOTAL AREA (GSF)
Basement (below grade cellar)	-	-	-	-	-	-	-	0	-	-	-	-	-	8,327	5,413	13,740
Basement (above grade)	-	-	-	-	-	-	-	0	-	-	-	-	-	394	256	650
Ground Floor	-	-	-	-	-	-	-	0	-	56	-	-	2,415	2,471	10,230	12,701
2nd Floor	4	1	1	0	2	4	0	12	8,494	43	124	708	2,037	11,406	-	11,406
3rd Floor	3	1	1	1	2	4	0	12	8,494	43	124	-	2,161	10,822	-	10,822
4th Floor	3	1	1	1	1	4	1	12	8,494	43	124	-	2,161	10,822	-	10,822
5th Floor	4	1	1	0	1	4	1	12	8,494	43	124	-	2,161	10,822	-	10,822
6th Floor	4	1	1	0	2	4	0	12	8,494	43	124	-	2,161	10,822	-	10,822
7th Floor	4	1	1	0	2	4	0	12	8,494	43	124	-	2,161	10,822	-	10,822
Roof	-	-	-	-	-	-	-	-	-	-	-	2,303	600	600	-	600
TOTAL FAR AREA	22	6	6	2	10	24	2	72	60,964	314	744	3,011	15,857	68,981	10,486	78,867
GRAND TOTAL AREA														77,308	15,899	93,207

2.78%

2.78%

5.6%

Barrier-Free Units



LOT AND BUILDING DIMENSION DATA

TABULATION OF DEVELOPMENT DATA	C3A PUD Zoning Requirement/ Allowance	Proposed
Lot 35		8,785
Lot 803		7,859
Alley (privatized)		1,016
TOTAL LOT SIZE		17,640
GROSS FLOOR AREA - Residential		68,981
GROSS FLOOR AREA - Retail		10,486
TOTAL GROSS FLOOR AREA		79,467
FAR - RESIDENTIAL		3.91
FAR - RETAIL		0.59
TOTAL F.A.R.	4.5	4.50
LOT OCCUPANCY - RESIDENTIAL	75%	68%
LOT OCCUPANCY - ALL USES	n/a	72%
Lot Coverage - Residential (sf)		11,779
Lot Coverage - Total (sf)		12,706
BUILDING HEIGHT (feet)	90'	72'
NUMBER OF STORIES	n/a	7
Resid. Recreation Space (%)	15%	8%
Resid. Recreation Space (sf)	10,347	5,281
Retail Parking	1/300 gsf over 3,000 gsf = 25	13
Residential Parking	1 / 2 units = 36	20
TOTAL PARKING	61	33
Front Yard Setback	0	0
Rear Yard Setback	12' min; 2.5'foot = 17'	18'-6"

NDC

The Residences at Georgia Avenue
NeighborhoodDevelopmentCompany



4100 Georgia Avenue NW

Wiencek + Associates
Architects + Planners, PC

Tabulation of Development Data

January 23, 2006

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ZONING COMMISSION
District of Columbia
CASE NO.05-19
EXHIBIT NO.18B