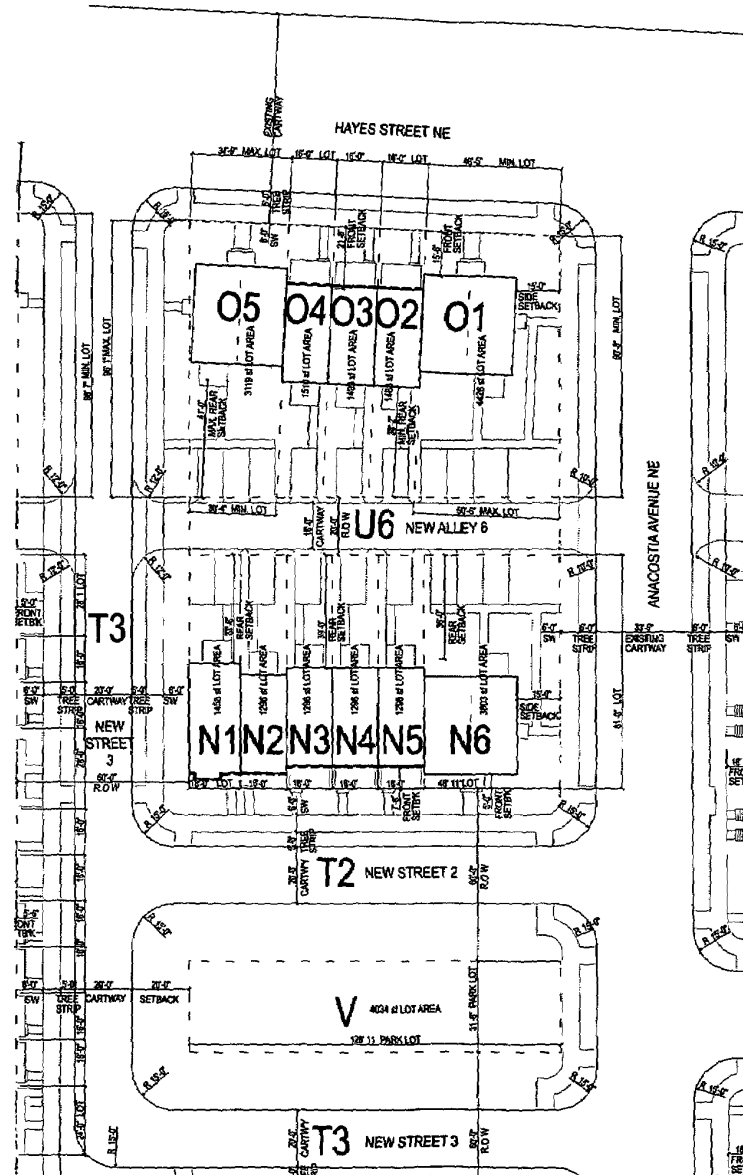


0 20 40 80
Feet

0 20 40 80 Feet

Proposed Site Plan in Detail - Block C

POLLIN MEMORIAL DEVELOPMENT TEAM
TORTI GALLAS AND PARTNERS

LINDA JOY & KENNETH JAY POLLIN MEMORIAL COMMUNITY

ZONING COMMISSION
District of Columbia
CASE NO. 00-30
EXHIBIT NO. 32C

BUILDING	ZONING	BUILDING TYPE	NO. OF UNITS	BLDG DIM		PORCH/DECK AREA (sq ft)	BUILDING FOOTPRINT AREA (sq ft)	SETBACKS		LOT AREA (sq ft)	LOT OCCUPANCY ***	BLDG FLOOR AREA + PORCH/DECK (sq ft)	LOT F.A.R. ***	OFF-STREET PARKING
				WIDTH (ft)	DEPTH (ft)			REAR YARD (ft) *	MINIMUM SIDE YARD (ft) *					
A	1 ROW	1	18	36	96	744	13.2	1.7	1,094	68%	1,990	1.8	1	
	2 ROW	1	18	36	96	744	13.2	-	1,001	74%	1,990	2.0	1	
	3 ROW	1	18	36	30	678	11.2	-	1,001	68%	1,924	1.9	1	
	4 ROW	1	18	36	118	766	11.2	-	1,001	77%	2,012	2.0	1	
	5 ROW	1	18	36	154	832	11.2	-	1,001	83%	2,012	2.1	1	
	6 ROW	1	18	36	96	744	13.2	-	1,001	74%	1,990	2.0	1	
	7 ROW	1	18	36	96	744	13.2	1.7	1,094	68%	1,990	1.8	1	
B	1 ROW	1	18	36	96	744	6.1	3.8	1,149	85%	1,990	1.7	1	
	2 ROW	1	18	36	162	810	6.1	-	984	82%	2,056	2.1	1	
	3 ROW	1	18	36	162	810	6.1	-	984	82%	2,056	2.1	1	
	4 ROW	1	18	36	162	810	6.1	-	984	82%	2,056	2.1	1	
	5 ROW	1	18	36	96	744	6.1	-	984	76%	1,990	2.0	1	
	6 ROW	1	18	36	162	810	6.1	-	984	82%	2,056	2.1	1	
	7 ROW	1	18	36	162	810	6.1	-	984	82%	2,056	2.1	1	
C	1 ROW	1	18	36	96	744	10.1	10.0	1,530	49%	1,990	1.3	1	
	2 ROW	1	18	36	118	766	10.1	-	984	78%	2,012	2.0	1	
	3 ROW	1	18	36	118	766	10.1	-	984	78%	2,012	2.0	1	
	4 ROW	1	18	36	96	744	10.1	-	984	76%	1,990	2.0	1	
	5 ROW	1	18	36	96	744	10.1	-	984	76%	1,990	2.0	1	
	6 ROW	1	18	36	118	766	10.1	-	984	78%	2,012	2.0	1	
	7 ROW	1	18	36	118	766	10.1	-	984	78%	2,012	2.0	1	
D	1 ROW	1	18	36	96	744	10.1	-	984	76%	1,990	2.0	1	
	2 ROW	1	18	36	118	766	10.1	-	984	78%	2,012	2.0	1	
	3 ROW	1	18	36	118	766	10.1	-	984	78%	2,012	2.0	1	
	4 ROW	1	18	36	118	766	10.1	-	984	78%	2,012	2.0	1	
	5 ROW	1	18	36	118	766	10.1	-	984	78%	2,012	2.0	1	
	6 ROW	1	18	36	118	766	10.1	-	984	78%	2,012	2.0	1	
	7 ROW	1	18	36	96	744	10.1	-	984	76%	1,990	2.0	1	
E	1 ROW	1	18	36	162	810	6.1	-	984	82%	2,056	2.1	1	
	2 ROW	1	18	36	96	744	6.1	-	984	76%	1,990	2.0	1	
	3 ROW	1	18	36	162	810	6.1	-	984	82%	2,056	2.1	1	
	4 ROW	1	18	36	96	744	6.1	4.0	1,128	66%	1,990	1.8	1	
	5 ROW	1	18	36	96	744	10.1	-	984	76%	1,990	2.0	1	
	6 ROW	1	18	36	118	766	10.1	-	984	78%	2,012	2.0	1	
	7 ROW	1	18	36	96	744	10.1	4.3	1,196	62%	1,990	1.7	1	
G	1 FLAT	1	16	44	0	704	25.5	0.0**	1,227	57%	1,349	1.1	2	
	2 ROW	1	16	34	0	544	35.5	-	1,008	54%	1,448	1.4	1	
	3 ROW	1	16	34	0	544	35.5	-	1,120	49%	1,448	1.3	1	
	4 ROW	1	16	34	0	544	35.5	-	1,120	49%	1,448	1.3	1	
	5 ROW	1	16	34	0	544	35.5	-	1,120	49%	1,448	1.3	1	
	6 ROW	1	16	34	0	544	35.5	-	1,120	49%	1,448	1.3	1	
	7 APT	3	32	34	192	1,280	30.0	0.0**	2,344	55%	3,356	1.4	3	
H	1 ROW	1	18	36	96	744	10.1	8.3	1,425	52%	1,990	1.4	1	
	2 ROW	1	18	36	118	766	10.1	-	984	78%	2,012	2.0	1	
	3 ROW	1	18	36	118	766	10.1	-	984	78%	2,012	2.0	1	
	4 ROW	1	18	36	118	766	10.1	-	984	78%	2,012	2.0	1	
	5 ROW	1	18	36	118	766	10.1	-	984	78%	2,012	2.0	1	
	6 ROW	1	18	36	118	766	10.1	-	984	78%	2,012	2.0	1	
	7 ROW	1	18	36	96	744	10.1	-	984	76%	1,990	2.0	1	
I	1 ROW	1	18	36	118	766	10.1	10.0	1,530	50%	2,012	1.3	1	
	2 ROW	1	18	36	118	766	10.1	-	984	78%	2,012	2.0	1	
	3 ROW	1	18	36	96	744	10.1	-	984	76%	1,990	2.0	1	
	4 ROW	1	18	36	118	766	10.1	-	984	78%	2,012	2.0	1	
	5 ROW	1	18	36	118	766	10.1	-	984	78%	2,012	2.0	1	
	6 ROW	1	18	36	118	766	10.1	-	984	78%	2,012	2.0	1	
	7 ROW	1	18	36	96	744	10.1	-	984	76%	1,990	2.0	1	
J	1 APT	3	32	34	192	1,280	30.0	15.0	3,524	36%	3,356	1.0	3	
	2 ROW	1	18	34	112	656	33.0	-	1,200	55%	1,560	1.3	1	
	3 ROW	1	16	34	112	656	33.0	-	1,200	55%	1,560	1.3	1	
	4 ROW	1	16	34	112	656	33.0	-	1,200	55%	1,560	1.3	1	
	5 ROW	1	16	34	0	544	35.5	-	1,200	45%	1,448	1.2	1	
	6 ROW	1	16	34	0	544	35.5	-	1,200	45%	1,448	1.2	1	
	7 ROW	1	16	34	0	544	35.5	-	1,200	45%	1,448	1.2	1	
K	1 APT	3	32	24	192	960	20.0	10.2	3,151	30%	3,356	1.1	3	
	2 ROW	1	16	34	0	544	37.5	-	1,200	45%	1,448	1.2	1	
	3 ROW	1	16	34	0	544	33.0	-	1,186	46%	1,448	1.2	1	
	4 ROW	1	16	34	70	614	25.3	10.0	1,716	36%	1,518	0.9	1	
	5 ROW	1	16	34	70	614	25.3	10.0	1,716	36%	1,518	0.9	1	
	6 ROW	1	16	34	70	614	25.3	10.0	1,716	36%	1,518	0.9	1	
	7 ROW	1	16	34	70	614	25.3	10.0	1,716	36%	1,518	0.9	1	

NOTE: * Rear Yards and Side Yard Setbacks Highlighted in Yellow Indicate Non-Compliance with R-S-A Req
 ** Side Yard Setbacks less than 8 feet are adjacent to public streets.
 *** Lot Occupancy and F.A.R. Calculations include 100% of front porch square footage, though most of the porches will likely encroach the public Right of Way (and would not count as Building Area or Gross Floor Area)
 # Lot Occupancies Highlighted in Green Indicate Non-Compliance w/ R-S-A Coverage on Individual Lots
 * Lots Highlighted in Blue Indicate Units Without Direct Frontage on a Public Street

BUILDING	ZONING	BUILDING TYPE	NO. OF UNITS	BLDG DIM		Porch/Deck Area (sq ft)	BUILDING FOOTPRINT AREA (sq ft)	SETBACKS		LOT AREA (sq ft)	LOT OCCUPANCY ***	BLDG FLOOR AREA + PORCH/DECK (sq ft)	LOT F.A.R. ***	OFF-STREET PARKING
				WIDTH (ft)	DEPTH (ft)			REAR YARD (ft) *	MINIMUM SIDE YARD (ft) *					
L	1	FLAT	2	16	44	0	704	36.8	8.0	2,211	32%	1,349	0.6	2
	2	ROW	1	16	34	70	614	57.8	-	1,600	38%	1,518	0.9	1
	3	ROW	1	16	34	70	614	63.0	-	1,673	37%	1,518	0.9	1
	4	ROW	1	16	34	70	614	66.8	-	1,723	36%	1,518	0.9	1
	5	ROW	1	16	34	70	614	69.2	-	1,750	35%	1,518	0.9	1
	6	ROW	1	16	34	112	656	60.5	-	1,750	37%	1,560	0.9	1
	7	ROW	1	16	34	0	544	70.5	-	1,758	31%	1,448	0.8	1
M	1	FLAT	1	16	44	0	704	60.5	12.0	3,050	23%	1,349	0.4	2
	2	ROW	1	16	34	0	544	70.8	-	1,762	31%	1,448	0.8	1
	3	ROW	1	16	34	0	544	70.8	-	1,760	31%	1,448	0.8	1
	3	FLAT	2	16	44	0	704	60.5	12.0	3,031	23%	1,349	0.4	2
N	1	ROW	2	18	38	0	684	37.5	-	1,458	47%	1,590	1.1	1
	2	ROW	1	16	34	0	544	41.5	-	1,298	42%	1,448	1.1	1
	3	ROW	1	16	34	105	649	39.0	-	1,296	50%	1,553	1.2	1
	4	ROW	1	16	34	105	649	39.0	-	1,296	50%	1,553	1.2	1
	5	ROW	1	16	34	105	649	39.0	-	1,296	50%	1,553	1.2	1
	6	APT	3	32	34	192	1,280	36.0	15.0	3,803	34%	3,356	0.8	3
	7	ROW	1	16	34	192	1,280	42.3	15.0	4,426	29%	3,356	0.8	3
O	1	ROW	1	16	34	112	656	36.1	-	1,488	44%	1,560	1.0	1
	2	ROW	1	16	34	112	656	38.8	-	1,499	44%	1,560	1.0	1
	3	ROW	1	16	34	112	656	39.5	-	1,510	43%	1,560	1.0	1
	4	ROW	1	16	34	112	656	40.0	-	1,516	41%	1,560	1.0	1
	5	APT	3	32	34	192	1,280	36.0	15.0	3,803	34%	3,356	0.8	3
	6	APT	3	32	34	192	1,280	42.3	15.0	4,426	29%	3,356	0.8	3
	7	ROW	1	16	34	192	1,280	42.3	15.0	4,426	29%	3,356	0.8	3
P	1	APT	3	32	34	192	1,280	36.0	15.0	3,803	34%	3,356	0.8	3
	2	APT	3	32	34	192	1,280	42.3	15.0	4,426	29%	3,356	0.8	3
	3	ROW	1	16	34	112	656	36.1	-	1,488	44%	1,560	1.0	1
	4	ROW	1	16	34	112	656	38.8	-	1,499	44%	1,560	1.0	1
	5	ROW	1	16	34	112	656	39.5	-	1,510	43%	1,560	1.0	1
	6	ROW	1	16	34	112	656	40.0	-	1,516	41%	1,560	1.0	1
	7	ROW	1	16	34	112	656	40.0	-	1,516	41%	1,560	1.0	1
Q	1	ROW	1	18	38	128	812	45.0	10.0	2,891	28%	1,718	0.6	1
	2	ROW	1	16	34	112	656	39.0	-	1,636	40%	1,560	0.9	1
	3	ROW	1	16	34	112	656	39.0	10.0	2,692	24%	1,560	0.6	1
	4	ROW	1	18	38	128	812	50.0	-	1,763	24%	1,718	0.9	1
	5	ROW	1	16	34	112	656	54.0	-	1,856	40%	1,560	0.9	1
	6	ROW	1	16	34	112	656	54.0	-	1,856	40%	1,560	0.9	1
	7	ROW	1	18	38	80	764	45.0	-	1,864	41%	1,670	0.9	1
R	1	ROW	1	16	34	80	624	49.0	-	1,656	38%	1,528	0.9	1
	2	ROW	1	16	34	80	624	49.0	-	1,656	38%	1,528	0.9	1
	3	APT	3	32	34	192	1,280	45.0	10.0	4,340	29%	3,356	0.8	3
	4	APT	3	32	34	192	1,280	45.0	10.0	4,340	29%	3,356	0.8	3
	5	ROW	1	18	38	80	764	45.0	-	1,863	41%	1,670	0.9	1
	6	ROW	1	16	34	0	544	49.0	-	1,656	33%	1,448	0.9	1
	7	ROW	1	16	34	112	656	49.0	-	1,656	40%	1,560	0.9	1
S	1	ROW	1	16	34	112	656	49.0	-	1,656	40%	1,560	0.9	1
	2	ROW	1	16	34	112	656	49.0	-	1,656	40%	1,560	0.9	1
	3	ROW	1	16	34	112	656	49.0	-	1,656	40%	1,560	0.9	1
	4	ROW	1	16	34	0	544	49.0	-	1,656	33%	1,448	0.9	1
	5	ROW	1	16	34	0	544	49.0	-	1,656	33%	1,448	0.9	1
	6	ROW	1	18	38	80	764	45.0	-	1,863	41%	1,670	0.9	1
	7	FLAT	0	16	44	0	704	39.0	8.7	2,467	26%	1,349	0.5	2
SUBTOTALS (net of streets, alleys & parks)							76,213		159,326	48%	193,688	1.2	10	