



**FAR Tabulations** Global Floor area will be shown greater in Report Book

				FAR
<b>NORTH BLOCK</b>				
OFFICE	RETAIL			
<b>TOTAL</b>				1,041,316
<b>CENTER BLOCK</b>				
COMMERCIAL	RESIDENTIAL	OFFICE	RETAIL	
<b>TOTAL</b>				483,519
<b>SOUTH BLOCK</b>				
COMMERCIAL	RESIDENTIAL	OFFICE	RETAIL	
<b>TOTAL</b>				774,597
<b>TOTAL FAR AREA</b>				2,299,432

- LEGEND:**
- PROPERTY LINE
  - RIGHT OF WAY
  - I-395 HWY BELOW
  - MEASURING POINT ELEVATION
  - SERVICE / PARKING GARAGE ACCESS

<b>SITE AREA:</b>	
NORTH BLOCK	107,291.97
CENTER BLOCK	61,828.09
SOUTH BLOCK	85,551.12
<b>TOTAL SITE AREA</b>	<b>254,671.18</b>

**ZONING DISTRICT:**  
 EXISTING: HR/C-3-C  
 PROPOSED (PUD): C-4

	REQUIRED / ALLOWED	PUD - PROPOSED
<b>LOT OCCUPANCY</b> <sup>11 DCMR 772.1</sup>	100%	
North Block		100%
Center Block		84%
South Block		88%
Overall Site		92%

<b>USES</b> <sup>11 DCMR 750</sup>	Office, Retail, Residential	Office, Retail, Residential, Institutional
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<b>FLOOR AREA RATIO (FAR)</b> <sup>11 DCMR 750</sup>	11.0	6.96
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<b>BUILDING HEIGHT</b> <sup>11 DCMR 2405.1</sup>	130'	130' from measuring point <sup>3</sup>
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<b>PENTHOUSE HEIGHT</b> <sup>11 DCMR 770.6 c</sup>	18'-6"	18'-6"
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<b>PARKING</b> <sup>11 DCMR 2101.1</sup>		
<b>Office:</b> <sup>5</sup>	$(1,976,590+45,765) / (1,976,590+45,765+70,000) \times 2,000 = 1,933 \text{ sf}$ $((1,976,590+45,765) - 1,933) / 1,800 = 1,123 \text{ spaces}$	1,123 spaces
<b>Retail:</b>	$70,000 / (1,976,590+45,765+70,000) \times 30,000 = 1,004 \text{ sf}$ $((70,000) - 1,004) / 3,000 = 23 \text{ spaces}$	23 spaces
<b>Residential:</b>	150 units / 4 = 38 spaces	38 spaces
<b>TOTAL:</b>	1,123 + 23 + 38 = 1,184	1,184 spaces

<b>BICYCLE SPACES</b> <sup>11 DCMR 2119.2</sup>	5% of 1,184 parking spaces 1,184 x 0.05 = 60 bicycles	440 bicycles <sup>6</sup>
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<b>LOADING</b> <sup>11 DCMR 2201.1</sup>		
<b>Office:</b>	3 berths @ 30-ft deep 3 platforms @ 100-sf 1 service/delivery space @ 20-ft deep	
<b>Retail:</b>	1 berth @ 30-ft, 1 berth @ 55-ft deep 1 platform @ 100-sf, 1 platform @ 200-sf 1 service/delivery space @ 20-ft deep	
<b>Residential:</b>	1 berth @ 55-ft deep 1 platform @ 200-sf 1 service/delivery space @ 20-ft deep	
<b>Institutional:</b> <sup>11 DCMR 2205.4</sup>	No loading required	
<b>TOTAL:</b>	4 berths @ 30-ft, 2 berths @ 55-ft deep 8 platforms @ 100-sf, 2 platforms @ 200-sf 3 service/delivery spaces @ 20-ft deep	8 berths @ 30-ft, 1 berth @ 55-ft deep <sup>7</sup> 8 platforms @ 100-sf, 1 platform @ 200-sf 4 service/delivery spaces @ 20-ft deep

**FAR Tabulations** Gross floor area (GFA) above grade in square feet

**FAR**

NORTH BLOCK			
	OFFICE	RETAIL	
LEVEL 12	91,370	0	
LEVEL 11	91,370	0	
LEVEL 10	97,367	0	
LEVEL 9	93,487	0	
LEVEL 8	93,487	0	
LEVEL 7	93,487	0	
LEVEL 6	93,487	0	
LEVEL 5	93,487	0	
LEVEL 4	93,487	0	
LEVEL 3	93,487	0	
LEVEL 2	76,064	0	
LEVEL 1	71,630	34,966	
<b>TOTAL</b>	<b>1,006,350</b>	<b>34,966</b>	<b>1,041,316</b>

CENTER BLOCK				
	COMMERCIAL	RESIDENTIAL	ANNEX <sup>8</sup>	RECTORY <sup>6</sup>
LEVEL 13	0	18,171		
LEVEL 12	23,758	16,171		
LEVEL 11	23,758	16,171		
LEVEL 10	23,758	16,171		
LEVEL 9	23,758	16,171		
LEVEL 8	23,758	16,171		
LEVEL 7	23,758	16,171		
LEVEL 6	23,758	16,171		
LEVEL 5	23,758	16,171	1,030	1,065
LEVEL 4	23,758	16,171	1,031	1,710
LEVEL 3	23,758	16,171	1,030	1,710
LEVEL 2	0	0	1,032	1,710
LEVEL 1	43,311	2,825	268	11,816
<b>TOTAL</b>	<b>268,891</b>	<b>180,384</b>	<b>4,413</b>	<b>17,831</b>

SOUTH BLOCK				
	COMMERCIAL	JHS - NEW BUILDINGS	JHS - EXISTING	
LEVEL 12	66,653			
LEVEL 11	66,653			
LEVEL 10	66,653			
LEVEL 9	66,653			
LEVEL 8	66,653			
LEVEL 7	66,653			
LEVEL 6	66,653			
LEVEL 5	66,653			
LEVEL 4	66,653			
LEVEL 3	66,653		1,483	
LEVEL 2	0		1,483	
LEVEL 1	66,653		1,483	
<b>TOTAL</b>	<b>724,263</b>	<b>45,765</b>	<b>4,449</b>	
<b>TOTAL FAR AREA</b>				<b>2,299,432</b>

**Uses** Gross floor area (GFA) above grade in square feet

	NORTH BLOCK	CENTER BLOCK	SOUTH BLOCK	TOTAL
<b>OFFICE</b>	1,006,350	263,391	706,849	1,976,590
<b>RETAIL</b>	34,966	17,500	17,534	70,000
<b>RESIDENTIAL</b>	0	180,384	0	180,384
<b>INSTITUTIONAL</b>	0	22,244	50,214	72,458
<b>TOTAL</b>				<b>2,299,432</b>

Notes:  
 1. Refer to "Extent of First-Stage and Consolidated PUD Submission" for scope of PUD

2. Residential building is planned for 150 dwelling units on the 11 upper floors.

3. Refer to "Building Height, Area and Use Diagram" for measuring point locations.

4. "Institutional" facilities are the Annex and Rectory for the Holy Rosary Church, and the Jewish Historical Society (JHS)

5. For parking requirement calculations, the new JHS buildings are counted as office use. For the Rectory and Annex, no parking is required for church use in the C-4 district.

6. Bicycle spaces proposed per LEED v.2.2 Credit 4.2: 5% of building users: 8,800 x .05 = 440 bicycles (345 below grade, 95 at grade)

7. The use of a 55-foot loading berth for the residential units would be shared with the retail uses.

8. The total proposed gross floor area (GFA) for the Annex and Rectory is 30,394. 73% of this area lies inside the project property and is included in the FAR Tabulations as 22,244 GFA. The remaining 27% or 8,150 GFA lies in Holy Rosary Church property and is not included in the FAR Tabulations.