Percent lot occupancy

		Bldg.	Lot size
C-2-A	60%	15,749	34,531
Provided	46%		

Bldg. Footprint = first floor plan?

FAR

C-2-A	2.5	Total allowed	86,328
	1.5	Non-resid.	51,797
	1.8	Total provided	62,356
	0.1	Non-resid.	4,494

Loading

C-2-A 30,000 to 100,000 sf of gross floor area

	# req.	depth	width	height	
Delivery space	1	20'	10'	10'	
Loading berth	1	30'	12'	14'	
Loading platform	1	100 sf	8'	10'	1 horizontal level

or increase depth of berth by 8.4'
(resulting berth equal to req. berth plus req. platform)

Location On an open area of the lot, if in commercial district

BZA
Case No. 16833
Exhibit No. 8

Recreational Space

Rec. Req.	11,572	20.0% of total Res.+ serv.	
Rec. Provided	8,877	15.3% of total Res.+ serv.	Lobbies included
Add. Needed	2,695		First floor balc. included
			Bike pkg. included.
			Can north court entry count?

Parking	Retail	Res.		
Pkg. Req.	5.0	29		34.0
		G	1	Total
Pkg. Provided		14	26	40
Add. Needed				-6.0
Bike pkg. req.				0.2

Height

C-2-A	max.	50'	
Entry from Vine		45'	

Setback

C-2-A	rear yard	15'		
Entry from Vine		ok	Width of Carroll = 60' (+)	Half width of Carroll ok for rear yard.

RR Building	MOMI
Lot 26, Square 3354	11911 Tech Road, Silver Spring, MD 20904
306 Carroll Street, NW, Washington, DC	t: 202-232-8323, f: 202-232-8324

Date: 13 Dec. 2001

# of units = 58

(interior balconies (2&3) incl. in sf, cellar not incl., balc. on 1 incl. as rec space)

	Retail	Res.	Service	Rec	
G	1,010		1,669	454	(Bikes)
	2,578		361	106	(Lobby 2)
M	906				
1		3,049	3,165	7,679	(Courtyard)
		3,562		245	(Lobby 1)
		4884		393	(Bikes)
2		3,166	4,055		
		10,212			
3		2,453	3,990		
		10,472			
3.5		3,246	188		
		3,390			
R					(Roof)
Total	**4,494**	**44,434**	**13,428**	**8,877**	
ratios		77%	23%		
Total SF		**62,356**			
Total res.+ serv.		**57,862**			

Cellar not included!