Project Data

Requirements

Part of Lot 21, Square 25
Lot Area = 53,439.12 sf
Zone: C-2-C + R5B

Allowable FAR: Residential C2C 53,439.12 sf x 6.0 = 320,634.72 sf (GFA)
Transfer FAR Unused from M + 25th= 52,340.4 sf
Total Allow. FAR: 52,340.4 + 320,634.7 sf = 372,975.1 sf (GFA)
Maximum FAR Proposed: 372,975.1 sf (GFA)
(See detailed FAR calculation on drawing sheet No. A1.02A and A1.02B)

Max. Building Height: 90'-0"
Measuring Point: 63.33' (24th Street)
Height of Bldg. Provided= 90'-0"

Allowable Lot Coverage on C2C : 80% of lot area = 80% of 53,439.12 sf= 42,751.296 sf
Total covered= 40,186.5 sf

No. of Handicap Dwelling Units: 15% of 335 units = 50.25 = 51 HC units minimum
(See Unit Summary Table on Sheet A1.02B for final HC unit count)

Use Groups (note addition is separate use)
Residential: R-2
Mercantile: M
Garages: S-2

Applicable Codes
BOCA 1996 / DCMR CONSTRUCTION CODES SUPPLEMENT OF 1999
CABO/ANSI A117.1-86, further amended by Chapter 11 of 1999 DC Building Code
Fair Housing Accessibility Guidelines 1991

Fire Suppression = Fully Sprinklered
= Standpipe System

Construction Type
1B Modified to 2A (per BOCA 1996 313.12, 403.3.3.1 and 506.2)

PHASE II: M ST + 24TH STREET RESIDENTIAL RECREATION SPACE:	
REQUIRED SPACE: 15% OF GROSS RESIDENTIAL AREA, 50% MUST BE OUTDOORS RECREATION AREA REQUIRED 389,740.8 SF x 15% =58,461.1 SF	
GROUND FLOOR RECREATION AREA	
GYM (IN)	1,507.2 SF
PARTY RM (IN)	486 SF
LIBRARY (IN)	435.5 SF
LOBBY (IN)	2,083 SF
COURTYARD (OUT)	9,077.0 SF
ROOF RECREATION AREA	
POOL/GAZEBO(OUT)	5,413 SF
TRACK (OUT)	7,918 SF
AMENITIES	12,071 SF
TOTAL	38,977.0 SF
88.5% OUTDOOR AREA PROVIDED	34,485 SF
11.5 % INDOOR AREA PROVIDED	4,492 SF
10% TOTAL AREA PROVIDED	38,977 SF
FOR REFERENCE ONLY (NOT INCLUDED ABOVE): APT UNITS PRIVATE BALCONIES, PATIOS + TERRACES	4,622.5 SF

BZA
Case No. 16926
Exhibit No. 36

PARKING SUMMARY TABLE

MINIMUM REQUIREMENTS: RESIDENTIAL AND COMMERCIAL

A) MIN. RESIDENTIAL ZONE C2-C REQUIREMENTS: 1 PARKING SPACE PER 4 APARTMENTS: 334 APT. UNITS X.25 = 83.5 = 84 P.S.	
1) MIN HANDICAPPED PARKING SPACES (DC CODE): 15 % OF PARKING SPACES = 84X.015= 12.6 =	13 P.S.
1a) VAN HANDICAPPED SPACES (DC CODE) 1 VAN SPACE PER 8 HCD PARKING SPACES) = 13P.S. ÷ 8 = 1.6 P.S. =	2 P.S.
1b) STANDARD HANDICAPPED SPACES REMAINING (DC CODE):	11 P.S.
2) MIN STANDARD PARKING SPACES = TOTAL PARKING SPACES - HANDICAPPED PARKING SPACES: 84-13 =	71 P.S.
3) MIN COMPACT PARKING SPACES (DC CODE): 40 % OF STANDARD PARKING SPACES = 71X.04= 28.4=	29 P.S.
SUBTOTAL MIN RESIDENTIAL REQ'D PARKING SPACES (DC CODE)	84 P.S.
B) MIN. COMMERCIAL ZONE C2-C RETAIL REQUIREMENTS IN EXCESS OF 30,000 SF PROVIDE 1 SPACE FOR EACH 750 SF COMMERCIAL GROSS FLOOR AREA= (7,380 SF-30,000 SF) /750 SF = 6.64	7 P.S.
1) MIN HANDICAPPED PARKING SPACES (DC CODE): 15 % OF PARKING SPACES = 7 x .015= 1.05 =	2 P.S.
1a) VAN HANDICAPPED SPACES (DC CODE) VAN SPACE PER 8 HANDICAPPED PARKING SPACE):	1 P.S.
1b) REMAINING STANDARD HANDICAPPED SPACES (DC CODE):	1 P.S.
2) MIN STANDARD PARKING SPACES = TOTAL PARKING SPACES - HANDICAPPED PARKING SPACES: 7 - 2 =	5 P.S.
3) MIN COMPACT PARKING SPACES (DC CODE): 40 % OF STANDARD PARKING SPACES = 5 x .04=	2 P.S.
SUBTOTAL MIN COMMERCIAL REQ'D PARKING SPACES	7 P.S.
SUBTOTAL REQ'D RESIDENTIAL AND COMMERCIAL HANDICAPPED PARKING SPACES = 13 + 2 =	15 P.S.
SUBTOTAL REQ'D RESIDENTIAL AND COMMERCIAL STANDARD PARKING SPACES = 71 + 5 =	76 P.S.
SUBTOTAL REQ'D RESIDENTIAL AND COMMERCIAL COMPACT PARKING SPACES = 29 + 2 =	31 P.S.
TOTAL REQ'D RESIDENTIAL AND COMMERCIAL PARKING SPACES = 84 + 7 =	91 P.S.

EXTRA PARKING SPACES PROVIDED: RESIDENTIAL AND COMMERCIAL

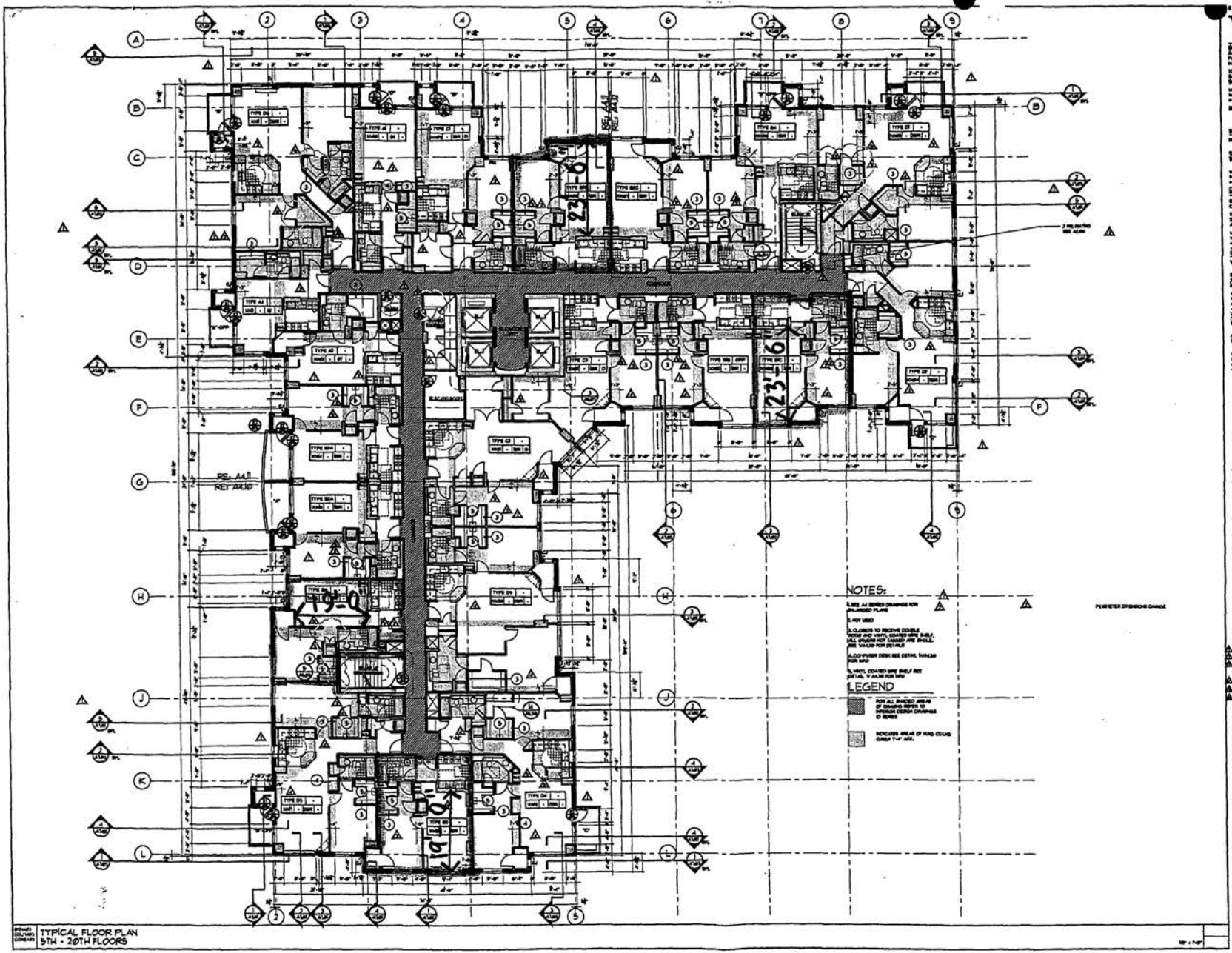
D) EXTRA RESIDENTIAL PARKING SPACES PROVIDED (SEE ARCHITECTURAL DRAWINGS)	141 P.S.
1) EXTRA HANDICAPPED PARKING SPACES (ADA CODE FROM 101-150 PARKING SPACES):	5 P.S.
a) VAN HANDICAPPED SPACES (ADA CODE) VAN SPACE PER 8 HANDICAPPED PARKING SPACE):	1 P.S.
b) STANDARD HANDICAPPED SPACES (ADA CODE):	4 P.S.
2) EXTRA STANDARD PARKING SPACES PROVIDED= TOTAL PARKING SPACES - HD PARKING SPACES: 141 - 5 =	136 P.S.
3) EXTRA COMPACT PARKING SPACES PROVIDED (DC CODE): 40 % OF STANDARD P.S. = 136 x .04 = 54.4 =	54 P.S.
SUBTOTAL EXTRA RESIDENTIAL PARKING SPACES PROVIDED	141 P.S.
E) EXTRA COMMERCIAL PARKING SPACES PROVIDED (SEE ARCHITECTURAL DRAWINGS) (FOR EXTRA 20,000 SF IN P-2 LEVEL)	23 P.S.
1) EXTRA HANDICAPPED PARKING SPACES (ADA CODE FROM 25 TO 50 PARKING SPACES):	2 P.S.
a) VAN HANDICAPPED SPACES (ADA CODE) VAN SPACE PER 8 HANDICAPPED PARKING SPACE):	1 P.S.
b) STANDARD HANDICAPPED SPACES (ADA CODE):	1 P.S.
2) EXTRA STANDARD PARKING SPACES PROVIDED= TOTAL PARKING SPACES - HD PARKING SPACES: 23 - 2 =	21 P.S.
3) EXTRA COMPACT PARKING SPACES PROVIDED (DC CODE): 40 % OF STANDARD P.S. = 21 X .04 = 8.4 =	8 P.S.
SUBTOTAL EXTRA COMMERCIAL PARKING SPACES PROVIDED	23 P.S.
SUBTOTAL EXTRA RESIDENTIAL AND COMMERCIAL HANDICAPPED PARKING SPACES PROVIDED= 5 + 2 =	7 P.S.
SUBTOTAL EXTRA RESIDENTIAL AND COMMERCIAL STANDARD PARKING SPACES PROVIDED = 136 + 21 =	157 P.S.
SUBTOTAL EXTRA RESIDENTIAL AND COMMERCIAL COMPACT PARKING SPACES PROVIDED = 54 + 8 =	62 P.S.
TOTAL REQ'D RESIDENTIAL AND COMMERCIAL PARKING SPACES = 141 + 23 =	164 P.S.

G) TOTAL MIN. REQUIRED AND EXTRA PARKING SPACES	131	71	53	255

OFF STREET LOADING REQUIREMENTS SUMMARY

USES AND DISTRICTS	APARTMENT BLDG. SPACE (APARTMENT HOUSE OR MULTIPLE DWELLING WITH 50 OR MORE DWELLING UNITS IN ALL DISTRICTS)	COMMERCIAL/RETAIL AREA (WITH MORE THAN 20,000 SF TO 100,000 SF OF GROSS FLOOR AREA)
MINIMUM NUMBER AND SIZE OF LOADING BERTHS REQUIRED	1 = 55 FEET DEEP	1 = 30 FEET DEEP 1 = 55 FEET DEEP
MINIMUM NUMBER AND SIZE OF LOADING PLATFORMS REQUIRED	1 = 200 SF	1 = 100 SF 1 = 200 SF
MINIMUM NUMBER AND SIZE OF SERVICE/DELIVERY SPACES REQUIRED	1 = 20' FEET DEEP	1 = 20' FEET DEEP

Board of Zoning Adjustment
District of Columbia
CASE NO.16926
EXHIBIT NO.36



TYPICAL FLOOR PLAN
5TH - 20TH FLOORS

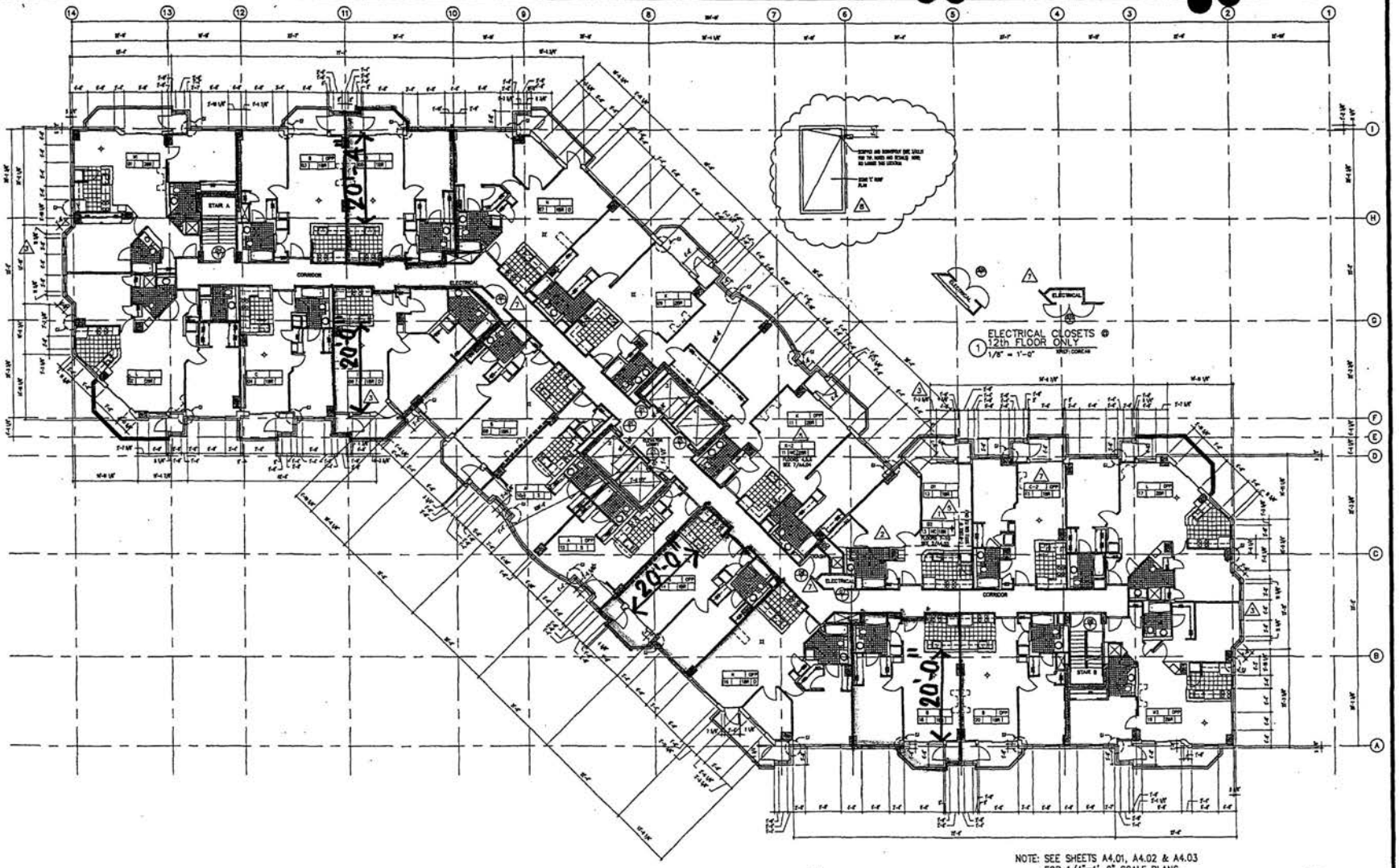
WDG

Arlington Gateway Residential Building

JBG/JER Arlington Gateway, L.L.C.

Typical Floor Plan (5th - 18th Floors)

A2.08



WDG

STRUCTURAL:
Cagley & Associates

M. E. P.
Silver Associates, PA

CIVIL
Vika Incorporated

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LCOR Arlington LLC

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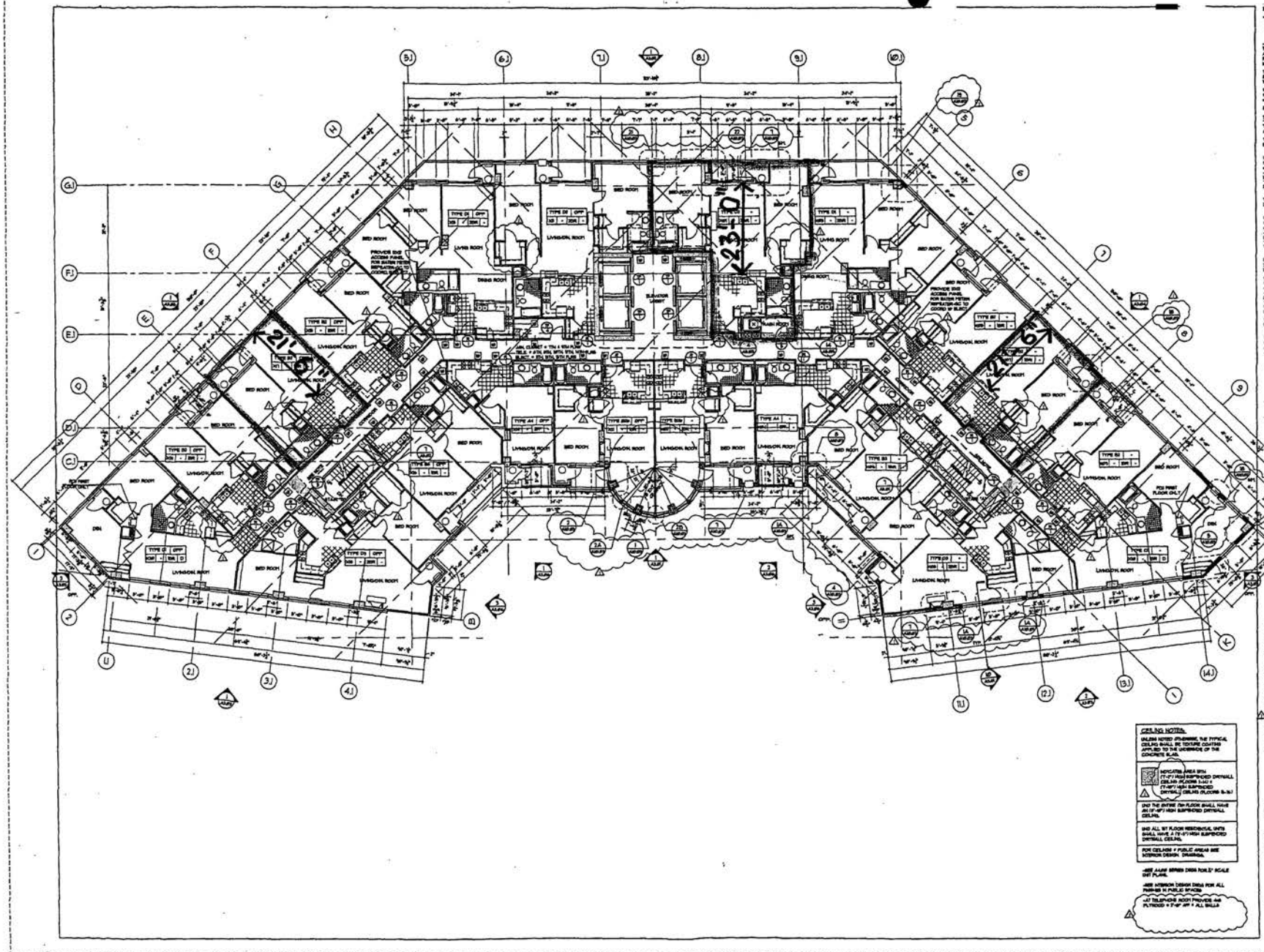
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2 ADDENDUM	11-8-96
3 ADDENDUM	11-22-96
4 ADDENDUM	01-06-97
5 ADDENDUM	03-06-97
6 ADDENDUM	04-08-97

4TH THROUGH 14TH FLOORS PLANS

A2.07

SCALE: 1/8"=1'-0"

97049

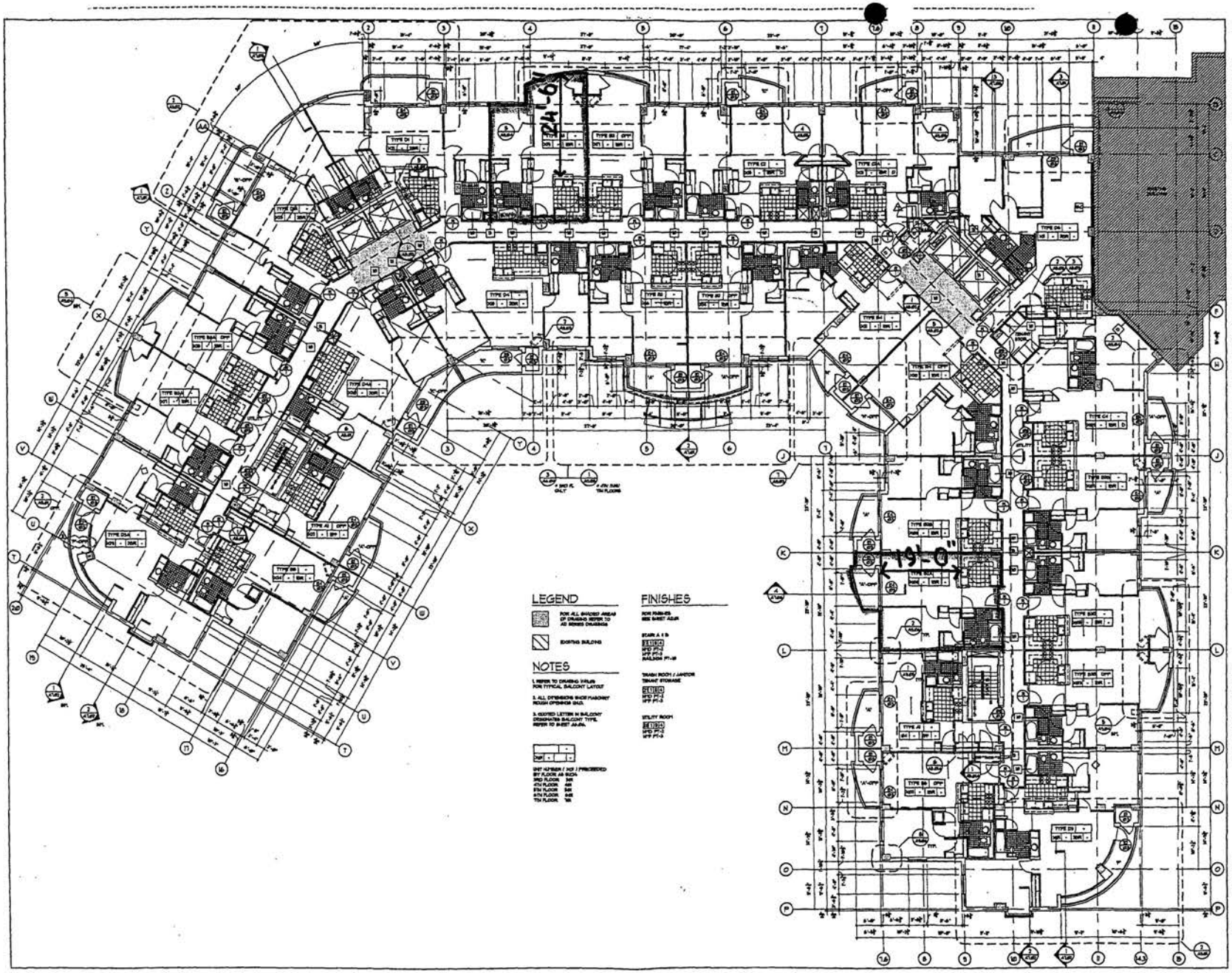


WDG

The Metropolitan at Pentagon Row

Typical Floor Plan
6th - 15th Floors

A2.08



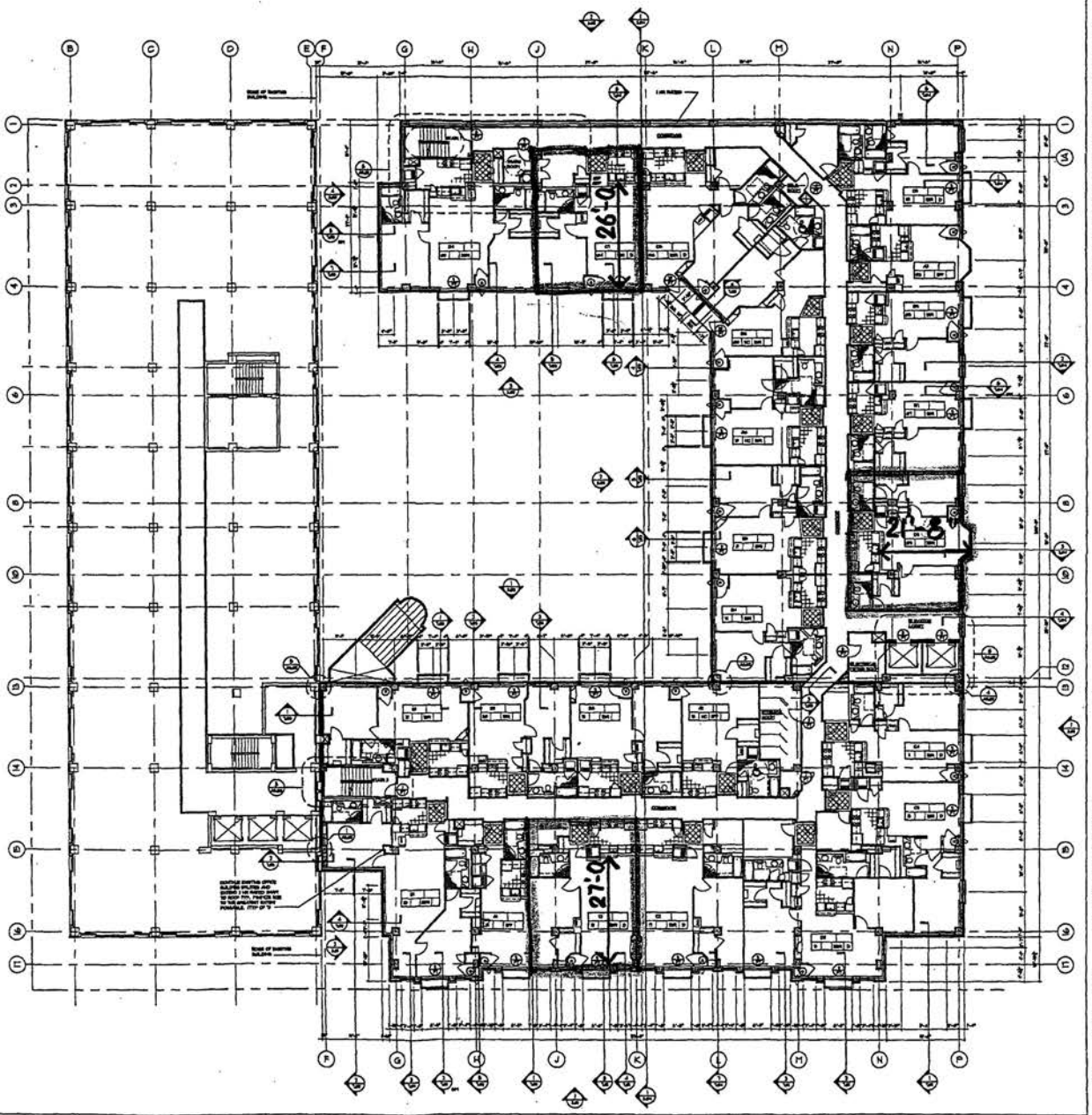
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Pentagon Park

KSI Services, Inc.

3rd,4th,5th,6th & 7th Floor Plans

A2.04



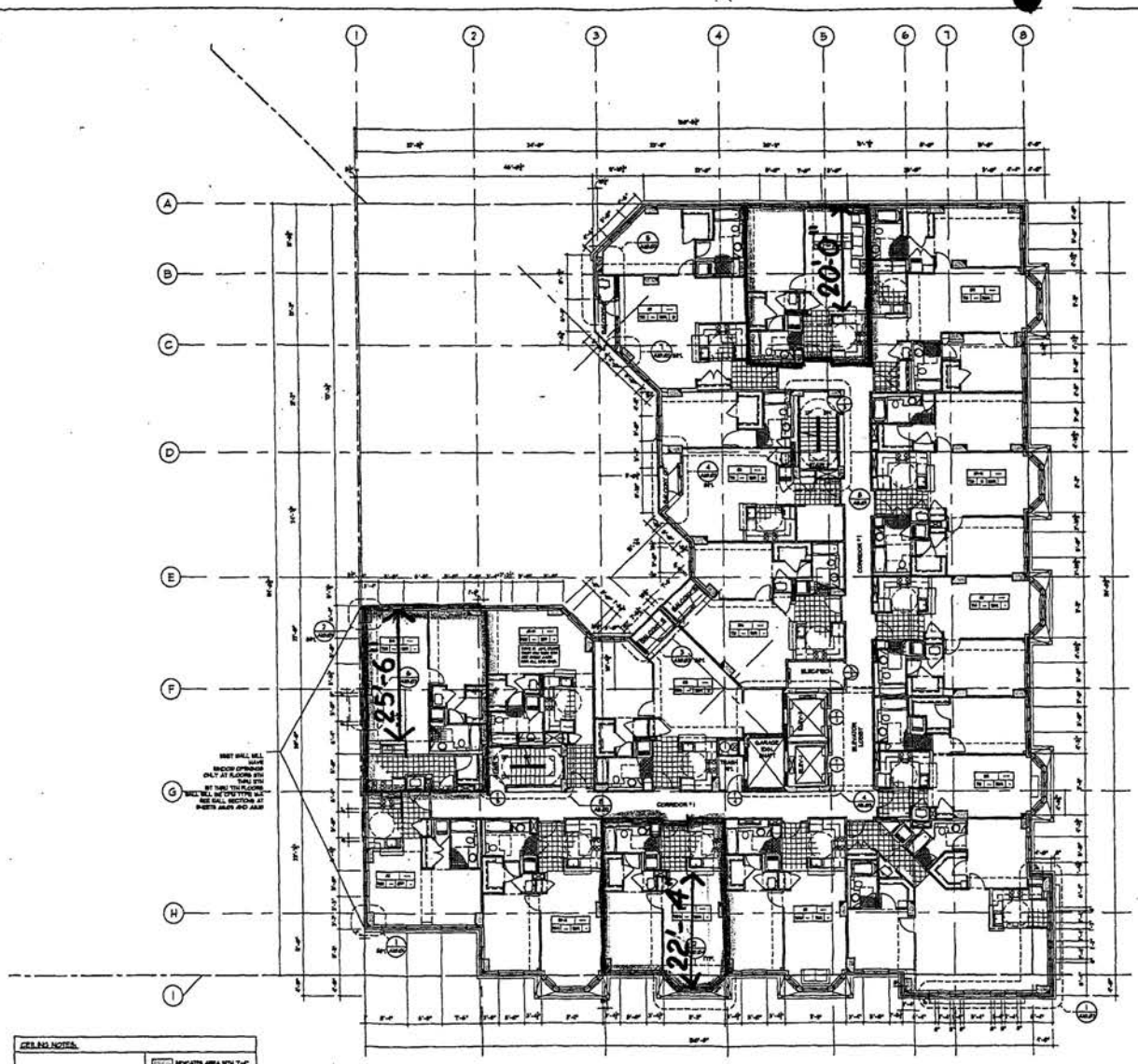
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'M' & 25th Street

JBG/JER 2440 M L.L.C.

Typical Floor Plan

A2.08



CEILING NOTES:

1) UNLESS NOTED OTHER WISE THE TYPICAL CEILING SHALL BE TEXTURED COATED TO UNDERSIDE OF THE CONCRETE SLAB

2) ALL COTTON CORRIDOR SHALL HAVE 7'-0" HIGH SUSPENDED DRY WALL CEILING. SEE ID DRAWING.

INDICATES AREA WITH 7'-0" HIGH SUSPENDED DRYWALL CEILING.

WDG

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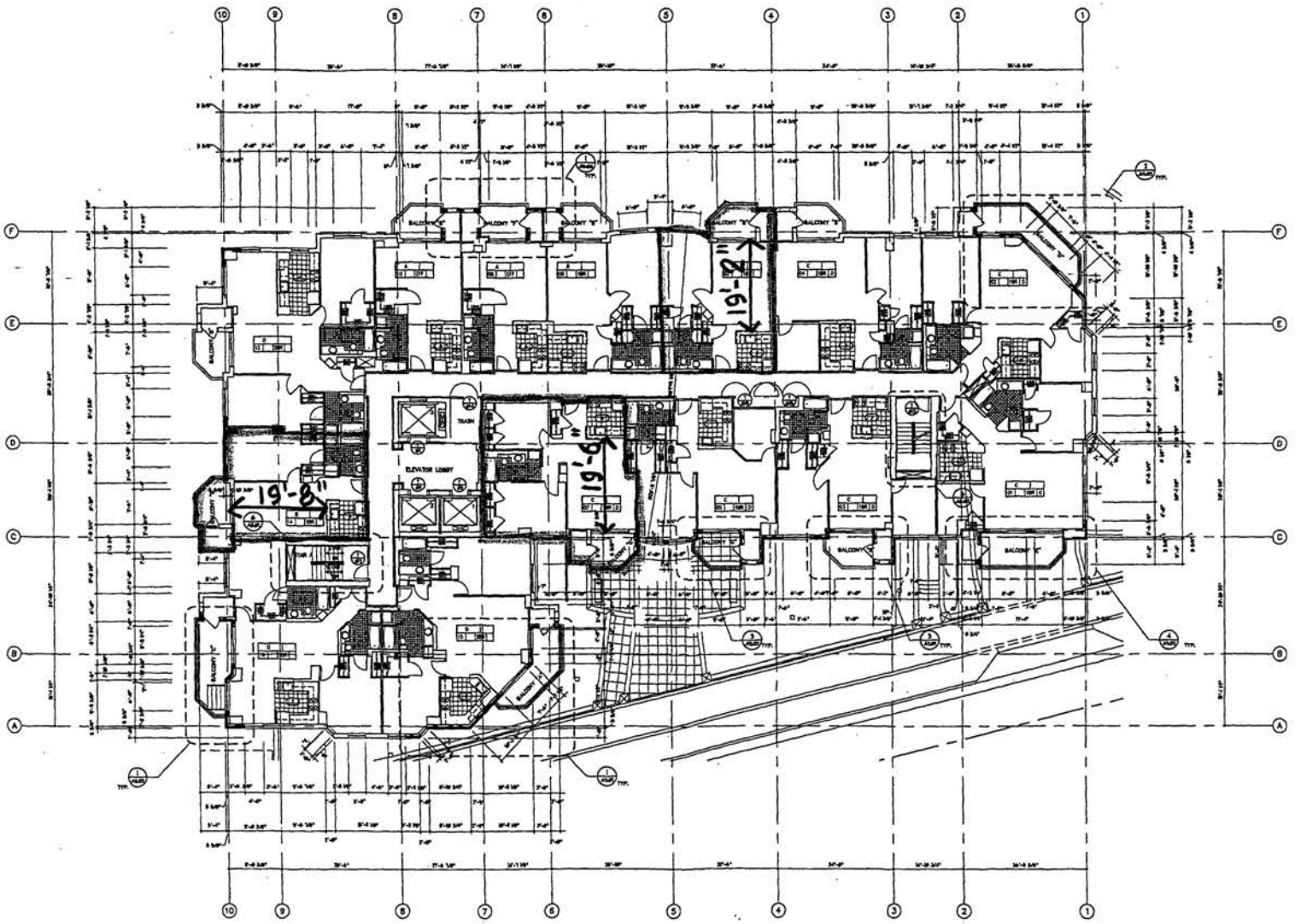
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Progress Set	07.22.02
HPA Submission	08.13.02
Revise Set	08.03.02
Bid Set	08.30.02

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WDG Project No. WA01368

Typical Floor Plan
(3Rd- 9Th)

SCALE: As Shown

A2.08



WDG

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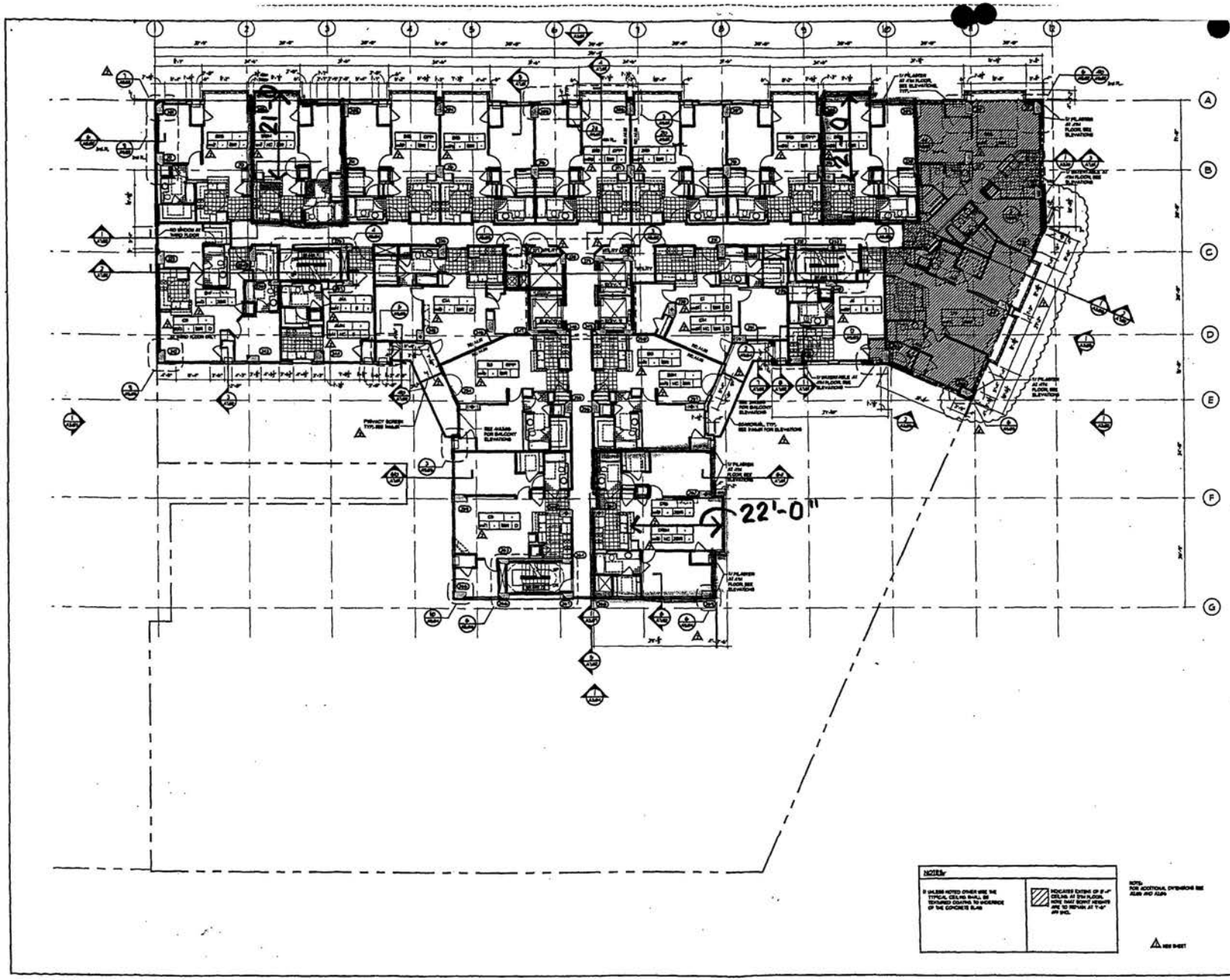
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WDG Project No. 99036

4th Through 13th
Floors Plans

SCALE 1/8" = 1'-0"

A2.06



WDG

555 Mass. Ave.

484 OPCO, LLC

Typical Floor Plan
3rd Through
12th Floor

A2.07