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PROJECT: CONDOMINIUMS AT 14TH STREET

DEVELOPER: MID CITY DEVELOPMENT, LLC

ARCHITECT: RTKL DC ASSOCIATES P.C.

BZA SET - JANUARY 24, 2003

BZA
Case No. 16999
Exhibit No. 10

PROJECT INFORMATION

ZONING DISTRICT:	C-3-A / ARTS, GREATER 14TH STREET HISTORIC DISTRICT
SQUARE:	209
LOT:	1 (800 & 801), part of 2 (803), 34, 35, 57-59 (916), 36 (800), and 37 (837)
SITE AREA:	22,715 SF
PARKING SPACES:	NORTH PORTION: 33 SOUTH PORTION: 32 TOTAL: 65
RESIDENTIAL UNITS:	NORTH PORTION: 37 SOUTH PORTION: 18 TOTAL: 55

AREA TABULATION

NORTH PORTION

	LEVEL	RESIDENTIAL	RETAIL	COMMERCIAL / OFFICE	PARKING	OTHER	TOTAL	
ABOVE GRADE	PENTHOUSE/ ROOF STRUCTURE					1,750 SF	1,750 SF	
	6	5,490 SF					5,490 SF	
	5	5,760 SF					5,760 SF	
	4	9,870 SF					9,870 SF	
	3	11,470 SF					11,470 SF	
	2	11,470 SF					11,470 SF	
	1	1,540 SF	5,020 SF		3,540 SF	1,290 SF	11,390 SF	55,450 SF
BELOW GRADE	P1				7,030 SF		7,030 SF	
	P2				6,600 SF		6,600 SF	13,630 SF
		45,600 SF	5,020 SF		17,170 SF	3,040 SF	70,830 SF	

SOUTH PORTION

	LEVEL	RESIDENTIAL	RETAIL	COMMERCIAL / OFFICE	PARKING	OTHER	TOTAL	
ABOVE GRADE	PENTHOUSE/ ROOF STRUCTURE					2,490 SF	2,490 SF	
	6	5,900 SF					5,900 SF	
	5	5,900 SF					5,900 SF	
	4	6,430 SF					6,430 SF	
	3	6,600 SF		1,420 SF			8,020 SF	
	2	6,600 SF		1,420 SF			8,020 SF	
	1	2,580 SF	6,270 SF			530 SF	9,380 SF	43,650 SF
BELOW GRADE	P1				6,610 SF	1,530 SF	8,140 SF	
	P2				6,550 SF		6,550 SF	14,690 SF
		34,010 SF	6,270 SF	2,840 SF	13,160 SF	4,550 SF	60,830 SF	

TOTAL

LEVEL	GROSS AREA	
PENTHOUSE/ ROOF STRUCTURE	4,240 SF	
6	11,390 SF	
5	11,660 SF	
4	16,300 SF	
3	19,490 SF	
2	19,490 SF	
1	20,770 SF	
COVERED WALKWAY	80 SF	98,180 SF
P1	14,140 SF	
P2	11,790 SF	
		25,320 SF
	131,720 SF	

ZONING INFORMATION

SECTION NO.	ZONING REGULATIONS	REQUIREMENT	PROVIDED	NOTE
411.7	ROOF STRUCTURE ALLOWABLE FAR INCREASE	.37	.19	
411.8	ROOF STRUCTURE MAXIMUM AREA	NO REQUIREMENT	NORTH PORTION: 32% SOUTH PORTION: 42%	PROJECT HAS NO LIMITATION ON THE NUMBER OF STORIES. NO REQUIREMENTS APPLY.
770.1 & 1902.1	BUILDING HEIGHT	76'-0" MAX. 83.5' TO HIGHEST ROOF STRUCTURE	75'-0" TO PARAPET ENTRANCE TOWER @ 83.5'	
770.5	PENTHOUSE	18'-6" MAX. 1:1 SETBACK RATIO	9'-6" @ NORTH PORTION 9'-6" @ SOUTH PORTION	
771 & 1904.3	FAR RESIDENTIAL OTHER TOTAL	4.5 2.5 4.5	3.50 .86 4.36	
772	LOT OCCUPANCY *	75%	92%	
773	RESIDENTIAL RECREATION SPACE *	15% OF GFA DEVOTED TO RESIDENTIAL USE	0.4% OUTDOOR 1.9% INDOOR 2.3% TOTAL	RESIDENTIAL RECREATION SPACE BREAKDOWN: OUTDOOR SPACES: NORTH PORTION ROOF TERRACE 350 SF TOTAL OUTDOOR SPACE 350 SF INDOOR SPACES: NORTH PORTION LOBBY 670 SF SOUTH PORTION MULTI-PURPOSE ROOM (GROUND LEVEL) 280 SF SOUTH PORTION LOBBY 580 SF TOTAL INDOOR SPACE 1,530 SF
			17.3%	PRIVATE RESIDENTIAL RECREATION OUTDOOR SPACES: NORTH PORTION PRIVATE BALCONIES: 1,030 SF PRIVATE ROOF TERRACES: 7,090 SF SOUTH PROTION PRIVATE BALCONIES: 940 SF PRIVATE ROOF TERRACES: 4,760 SF TOTAL: 13,820 SF

SECTION NO.	ZONING REGULATIONS	REQUIREMENT	PROVIDED	NOTE
774	REAR YARD	15'-7"	45' FROM CENTER LINE OF F STREET	
775	SIDE YARD	NOT REQUIRED	NONE PROVIDED	
776	COURT *	MINIMUM OF 15' OR 4" PER FT IN HEIGHT IN WIDTH, WHICHEVER IS GREATER 350 SF MIN. FOR CLOSED COURT	18'-0" WIDTH & 946 SF @ NORTH PORTION (2ND LEVEL AND ABOVE) 12'-0" WIDTH & 1,124 SF @ SOUTH PORTION (2ND LEVEL AND ABOVE) 10'-0" WIDTH & 250 SF @ SOUTH PORTION (GROUND LEVEL)	
1901	GROUND LEVEL RETAIL	50% MIN.	54%	
2100.5	OFF-STREET PARKING	NO REQUIREMENT	65	PROJECT IS ADDITION TO CONTRIBUTING BUILDINGS IN A HISTORIC DISTRICT; NO REQUIREMENTS APPLY.
2115	COMPACT PARKING SPACES	NO REQUIREMENT	47	PROJECT IS ADDITION TO CONTRIBUTING BUILDINGS IN A HISTORIC DISTRICT; NO REQUIREMENTS APPLY.
2301.2	GARAGE ENTRANCE	40'-0" MIN. FROM INTERSECTION	APPROX. 135' FROM 14TH AND CHURCH STREET INTERSECTION ON CHURCH STREET	
2200.5	LOADING BERTHS	NO REQUIREMENT	NONE PROVIDED	PROJECT IS ADDITION TO CONTRIBUTING BUILDINGS IN A HISTORIC DISTRICT; NO REQUIREMENTS APPLY.

GENERAL NOTES

1. ITEMS MARKETED WITH ★ INDICATE ISSUES REQUIRING RELIEF TO BE SOUGHT FROM THE BZA.
2. AREA TABULATIONS ARE APPROXIMATE CALCULATIONS BASED ON CURRENT DESIGN AND ARE SUBJECT TO CHANGE PENDING ON FINAL LAYOUT.
3. NUMBER OF UNITS AND PARKING SPACES PROVIDED ARE SUBJECT TO CHANGE PENDING ON FINAL LAYOUT.

DRAWING INDEX

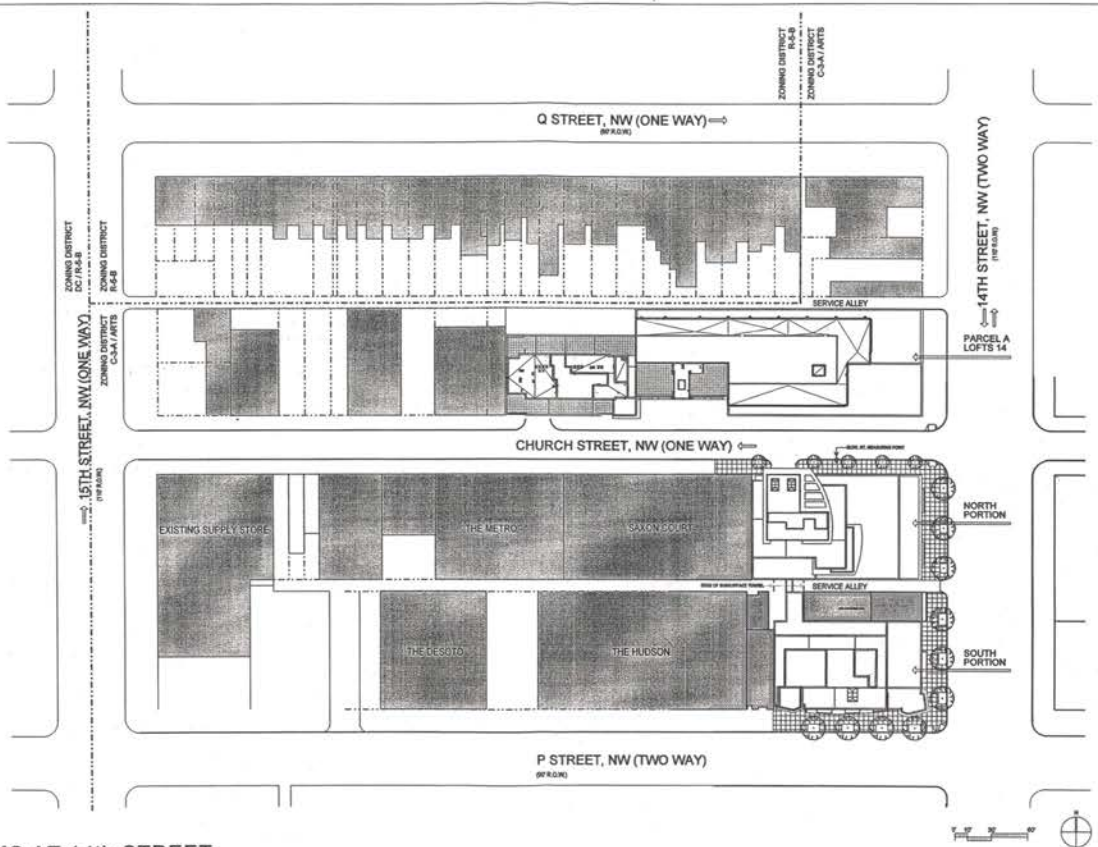
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33.13	NORTH PORTION - SOUTH ELEVATION
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CONDOMINIUMS AT 14th STREET

INDEX, PROJECT AND ZONING INFORMATION | 00.11

BZA SET JANUARY 24, 2003

RTKL DC Associates PC

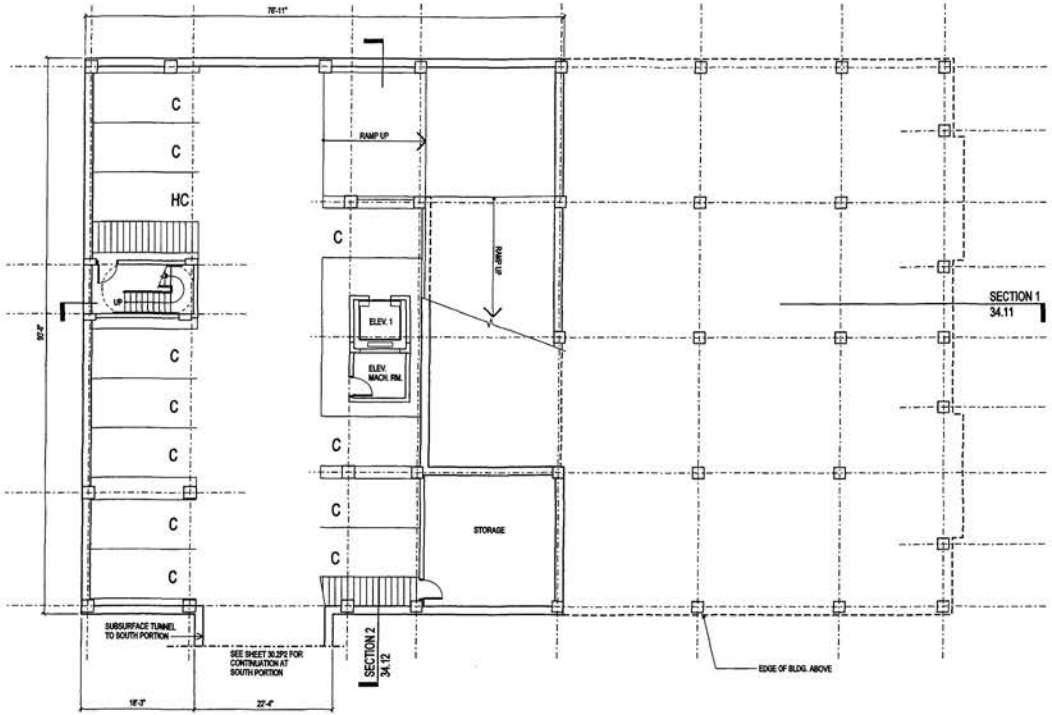


CONDOMINIUMS AT 14th STREET

SITE PLAN | 00.12

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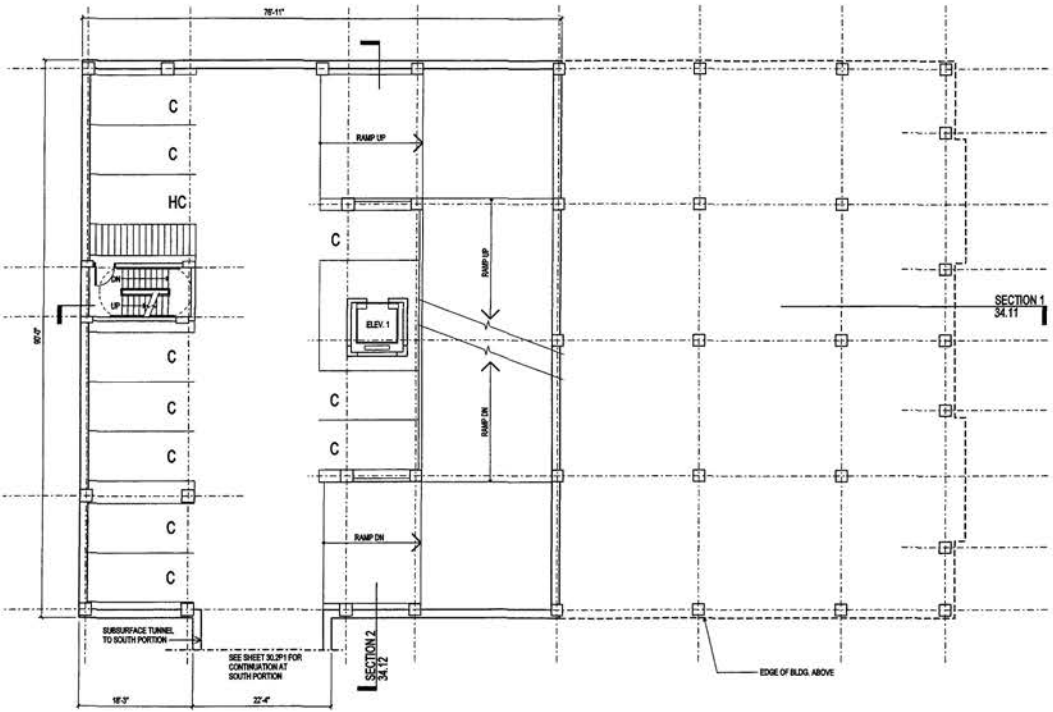
CONDOMINIUMS AT 14th STREET
NORTH PORTION

P2 LEVEL PLAN | 30.1P2

RTKL DC Associates PC

SCALE: 1/16" = 1'-0" 0 4' 8' 16' 32'

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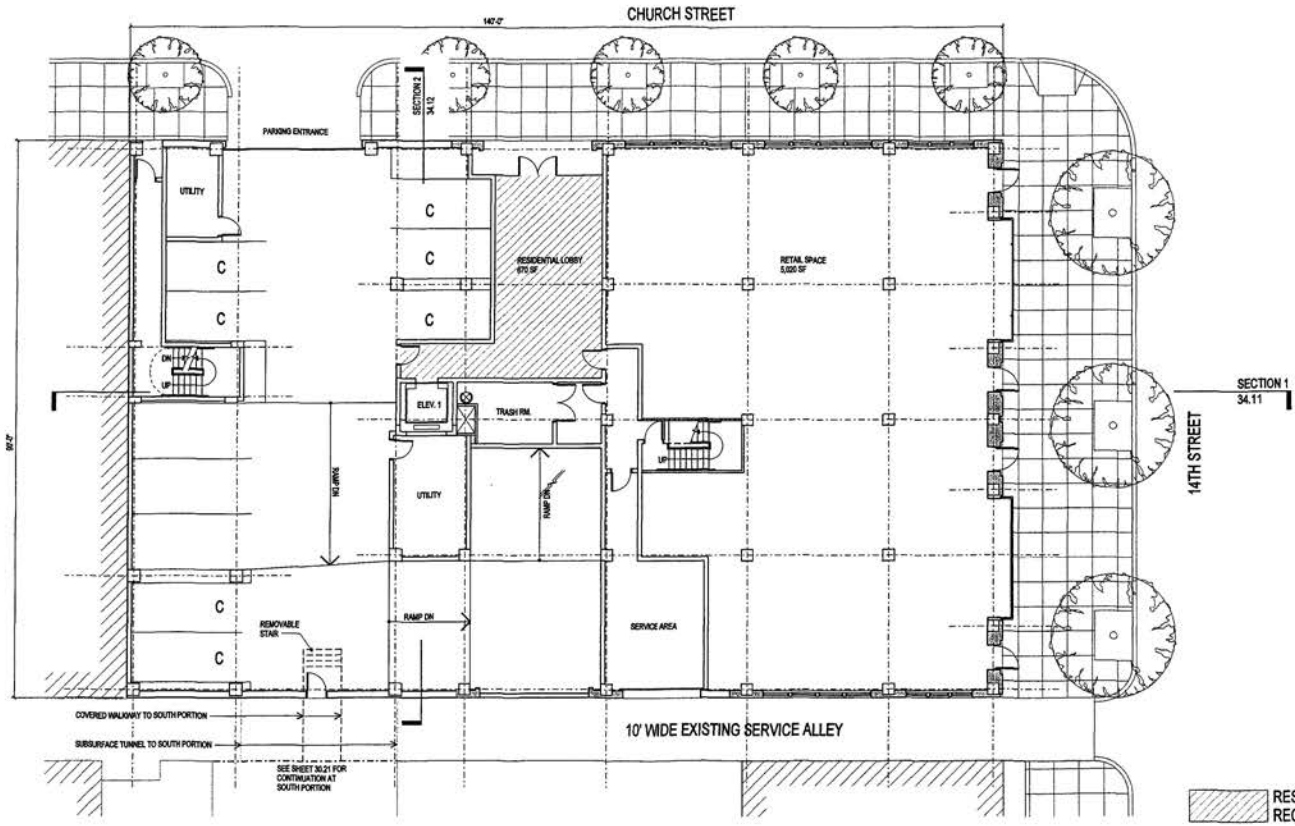
CONDOMINIUMS AT 14th STREET
NORTH PORTION

P1 LEVEL PLAN | 30.1P1

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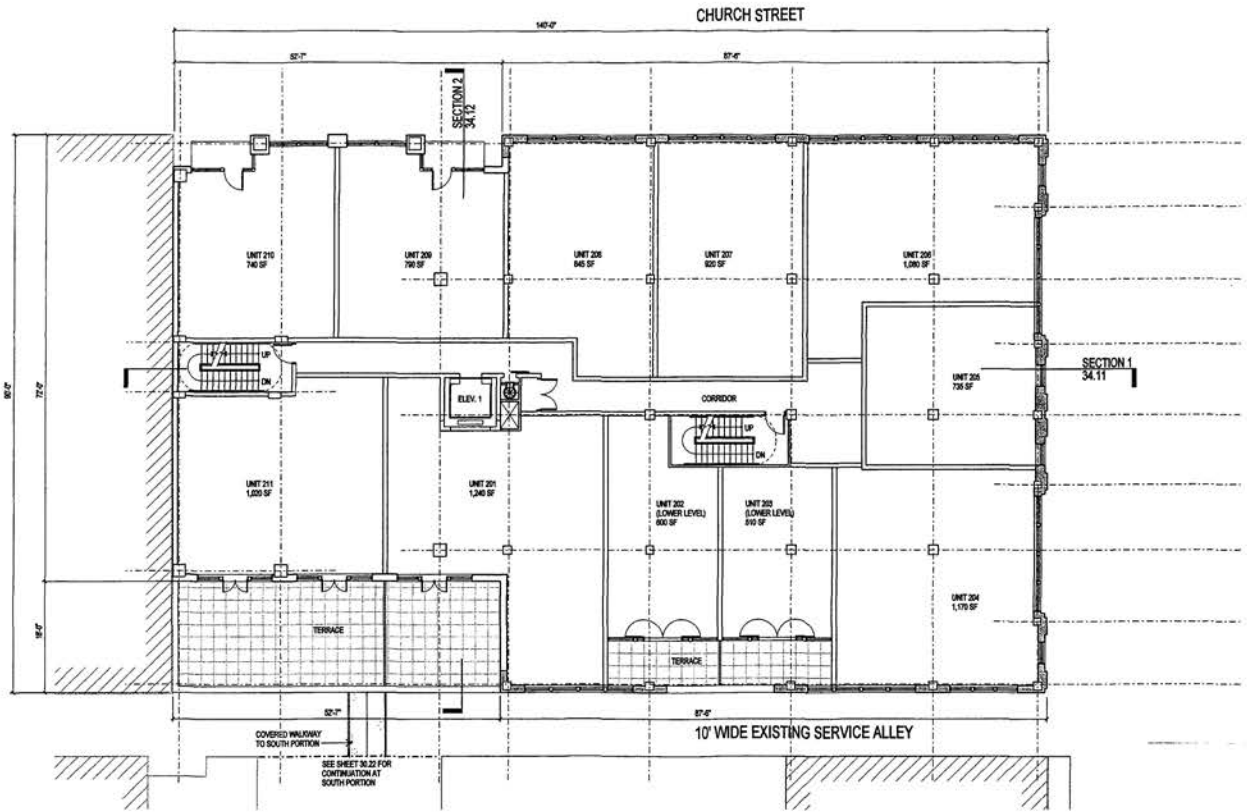
CONDOMINIUMS AT 14th STREET
NORTH PORTION

GROUND LEVEL PLAN | 30.11

SCALE: 1/16" = 1'-0" 0 4' 8' 16' 32'

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2ND LEVEL

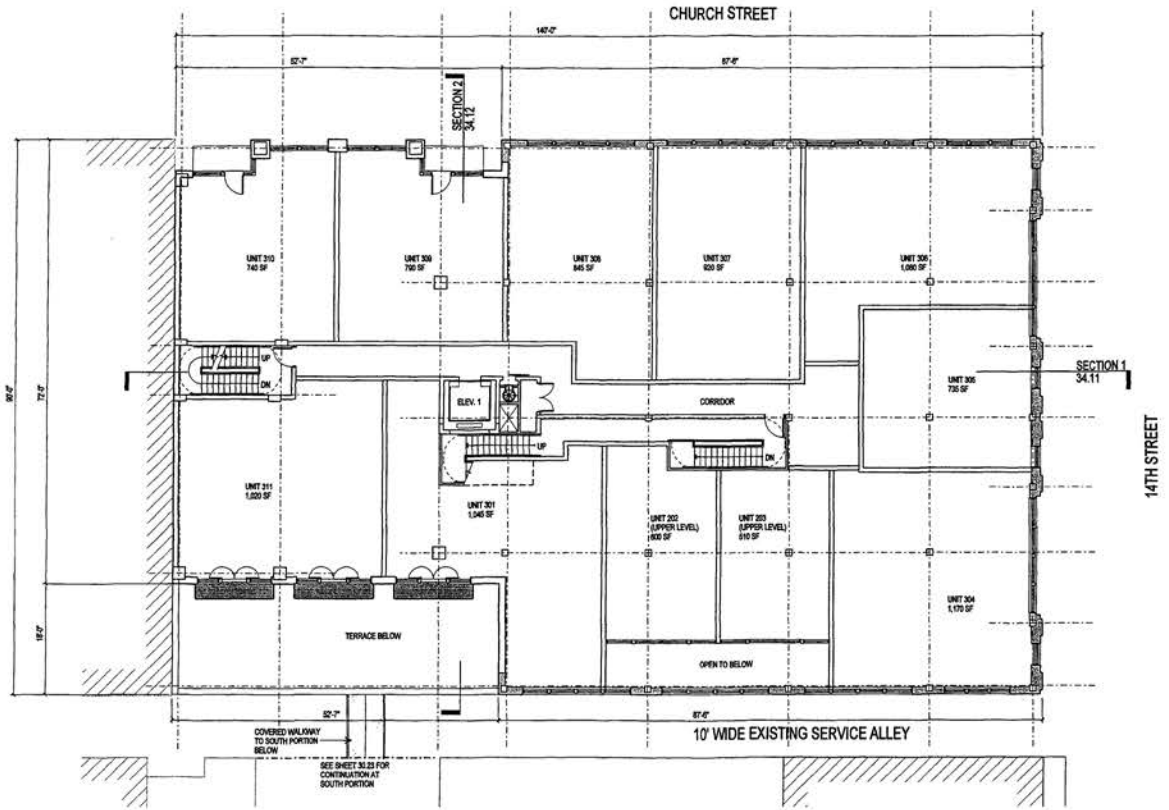
CONDOMINIUMS AT 14th STREET
NORTH PORTION

SECOND LEVEL PLAN | 30.12

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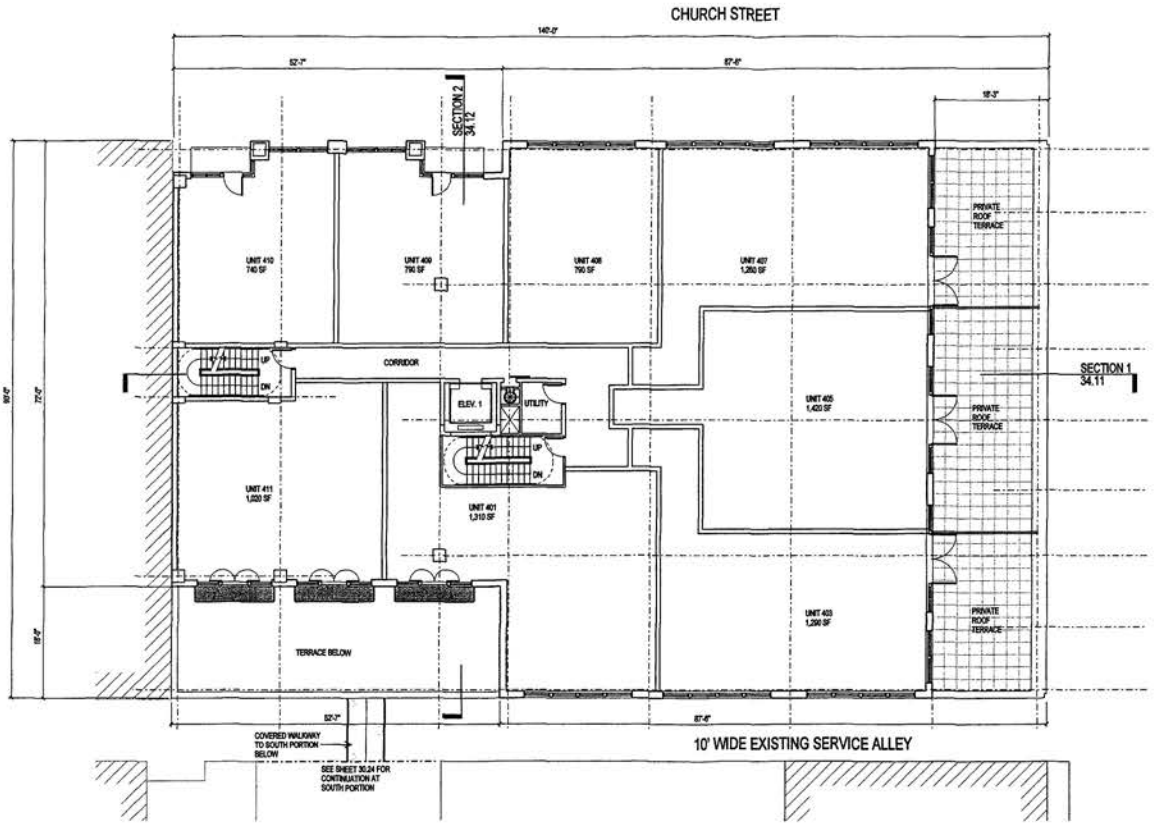
CONDOMINIUMS AT 14th STREET
NORTH PORTION

THIRD LEVEL PLAN | 30.13

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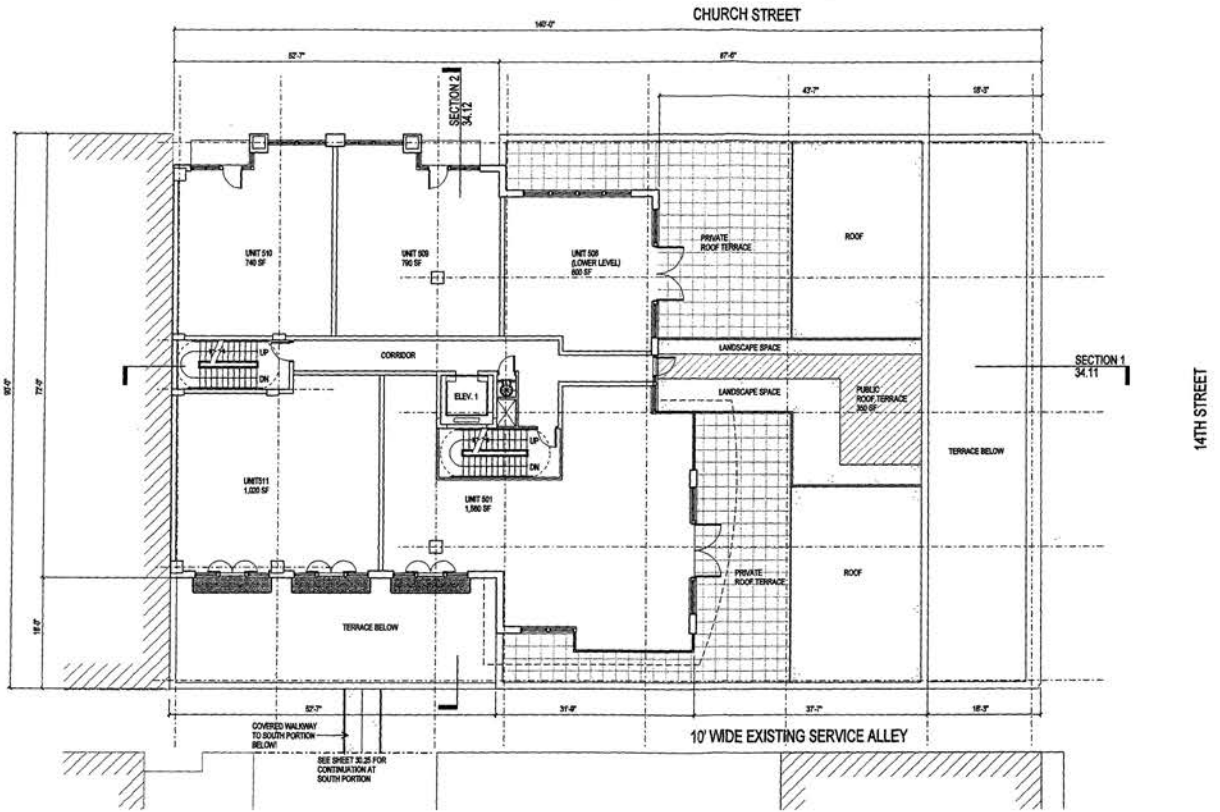
CONDOMINIUMS AT 14th STREET
NORTH PORTION

FOURTH LEVEL PLAN | 30.14

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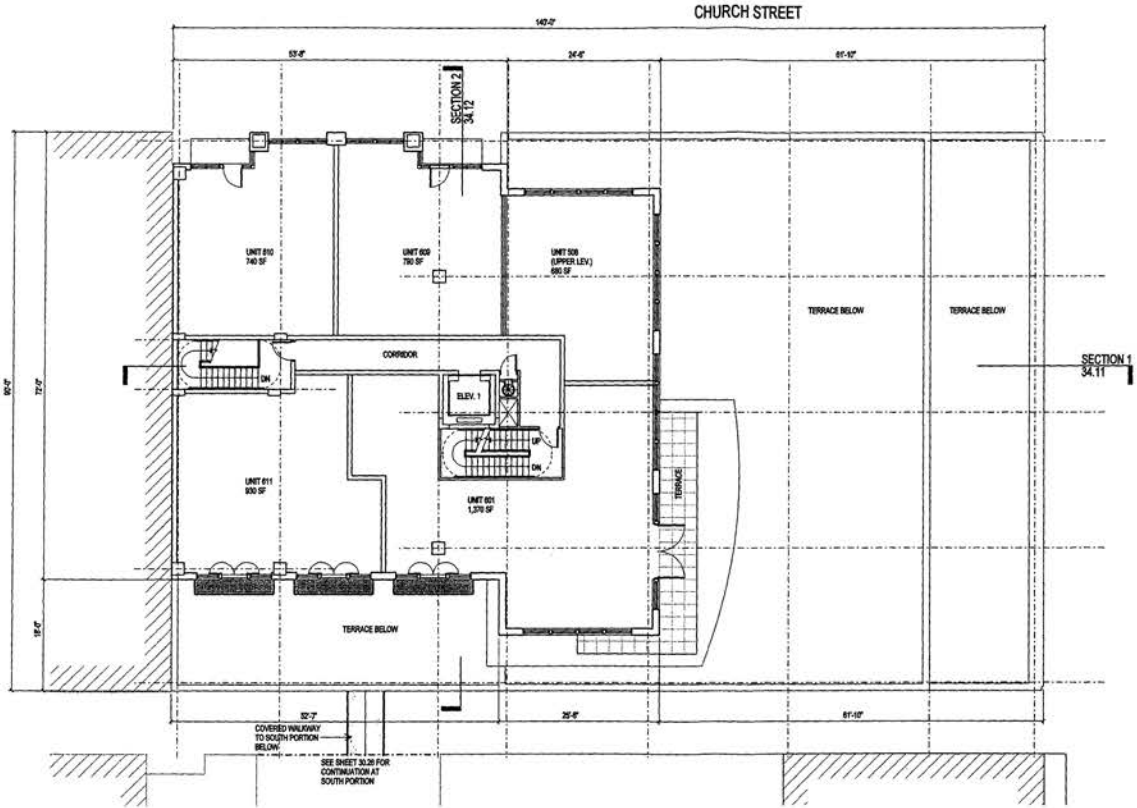
CONDOMINIUMS AT 14th STREET
NORTH PORTION

FIFTH LEVEL PLAN | 30.15

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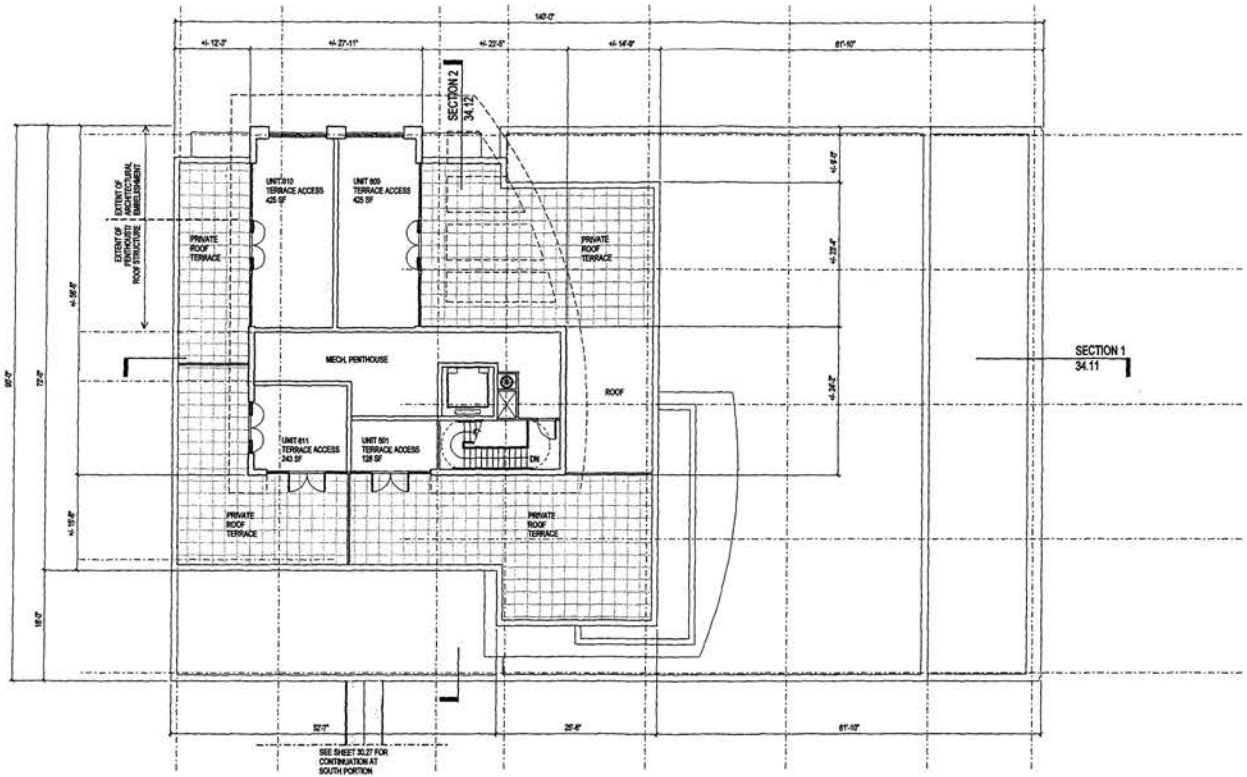
CONDOMINIUMS AT 14th STREET
NORTH PORTION

SIXTH LEVEL PLAN | 30.16

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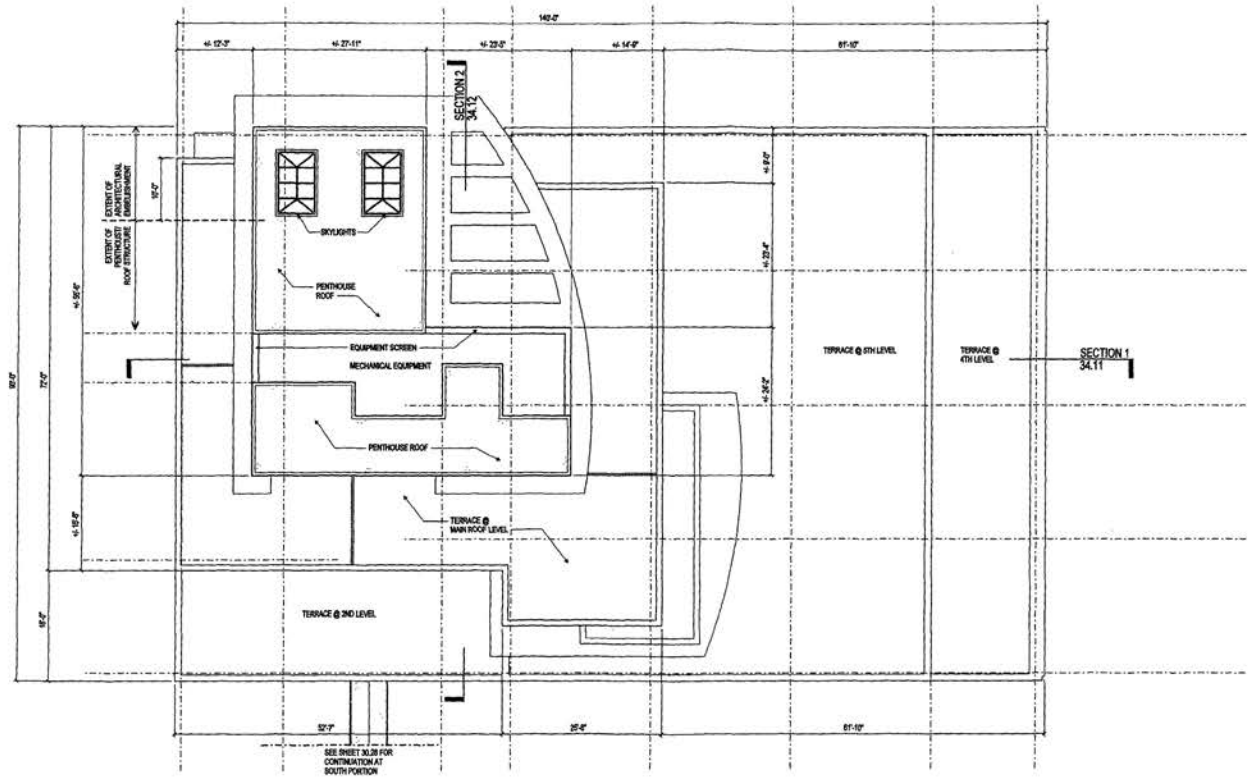
CONDOMINIUMS AT 14th STREET
NORTH PORTION

TERRACE LEVEL PLAN | 30.17

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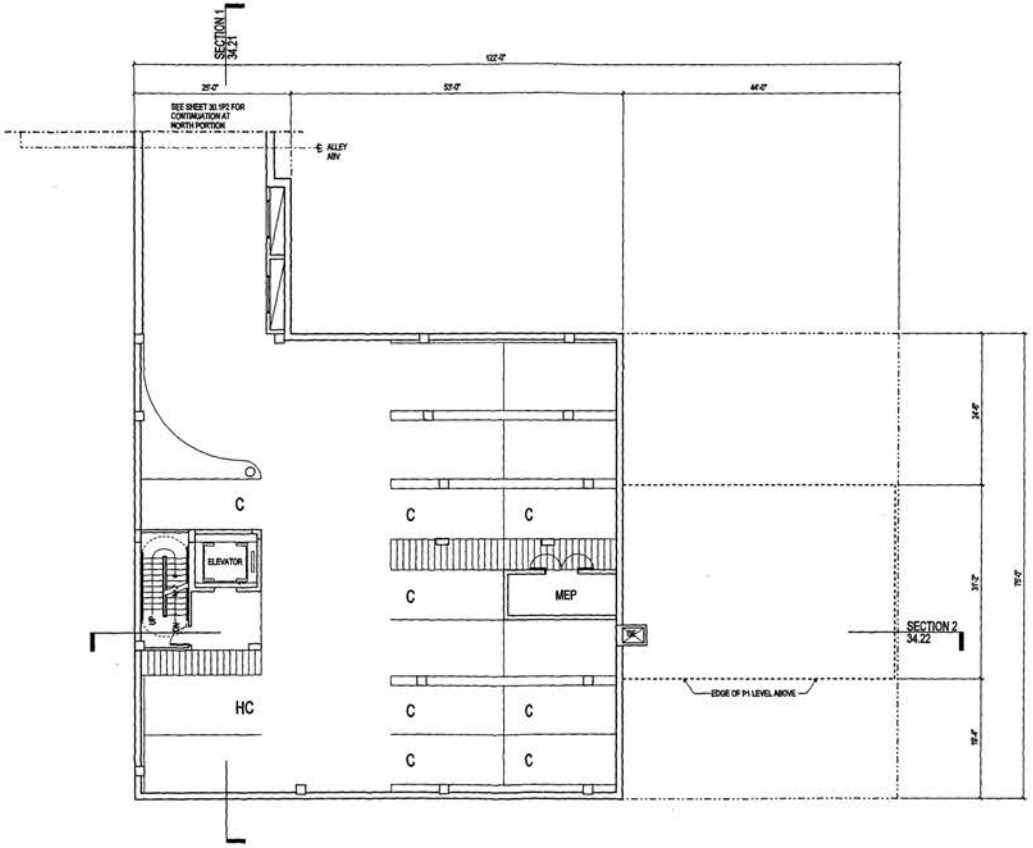
CONDOMINIUMS AT 14th STREET
NORTH PORTION

ROOF PLAN | 30.18

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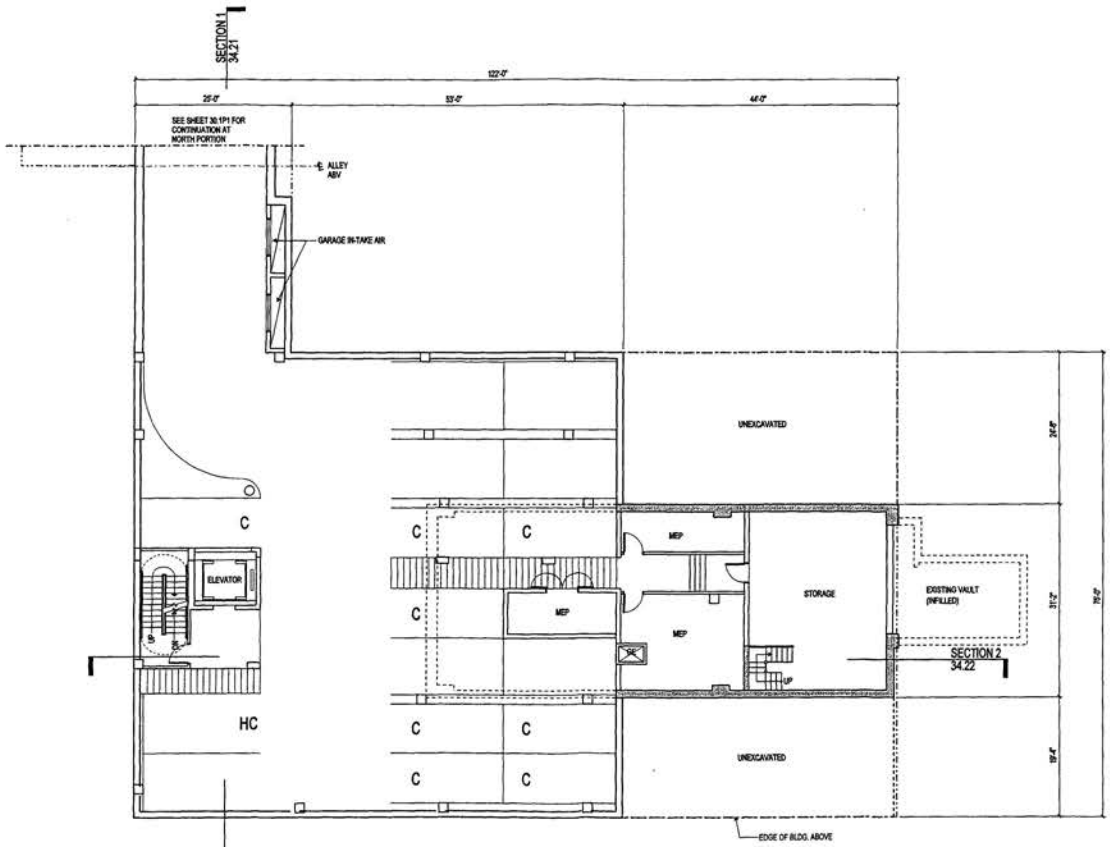
CONDOMINIUMS AT 14th STREET
SOUTH PORTION

P2 LEVEL PLAN | 30.2P2

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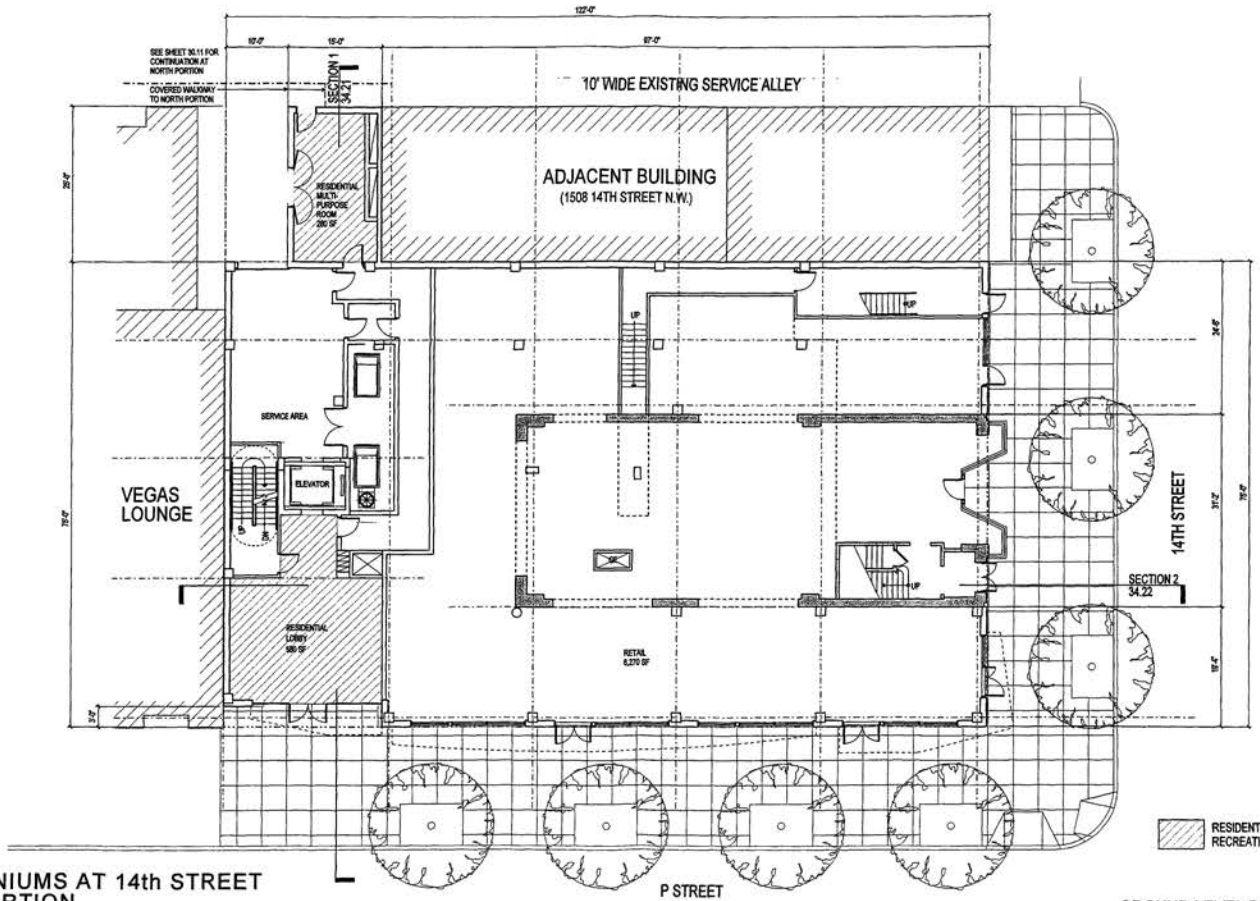
CONDOMINIUMS AT 14th STREET
SOUTH PORTION

P1 LEVEL PLAN | 30.2P1

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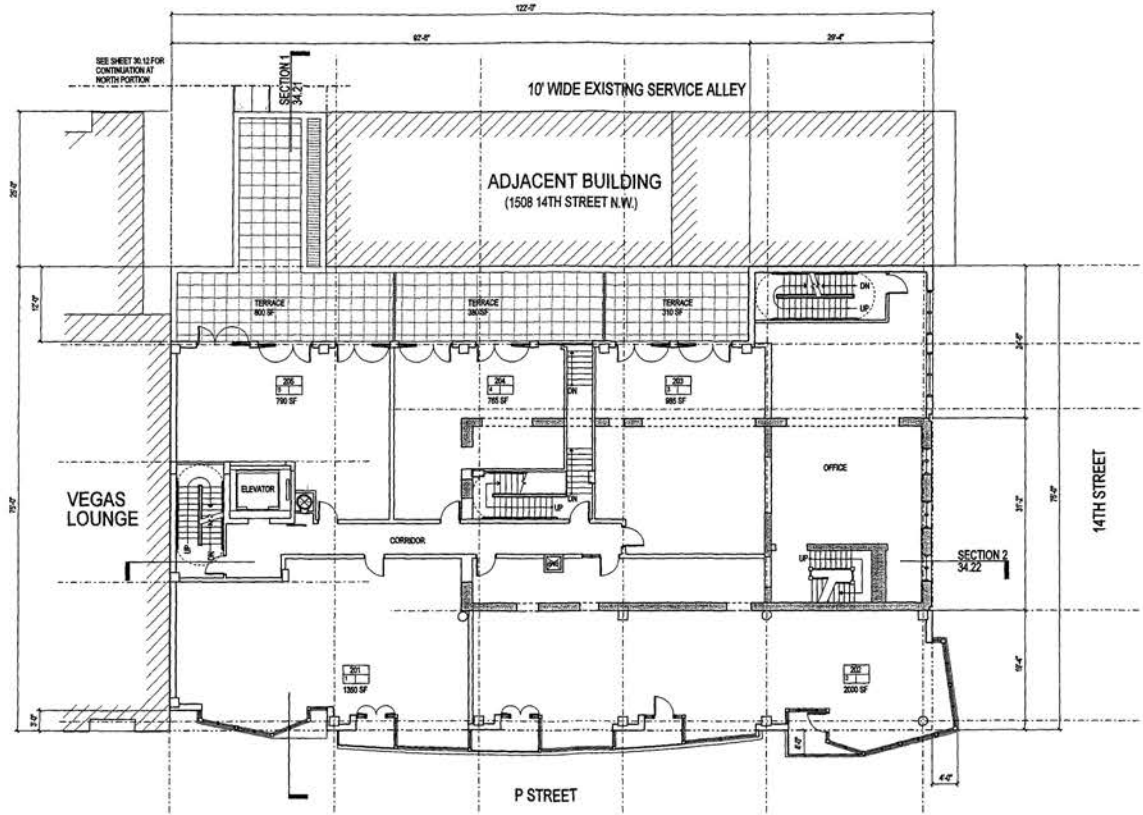
CONDOMINIUMS AT 14th STREET
SOUTH PORTION

GROUND LEVEL PLAN | 30.21

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SCALE: 1/16" = 1'-0" 0 4' 8' 16' 32'

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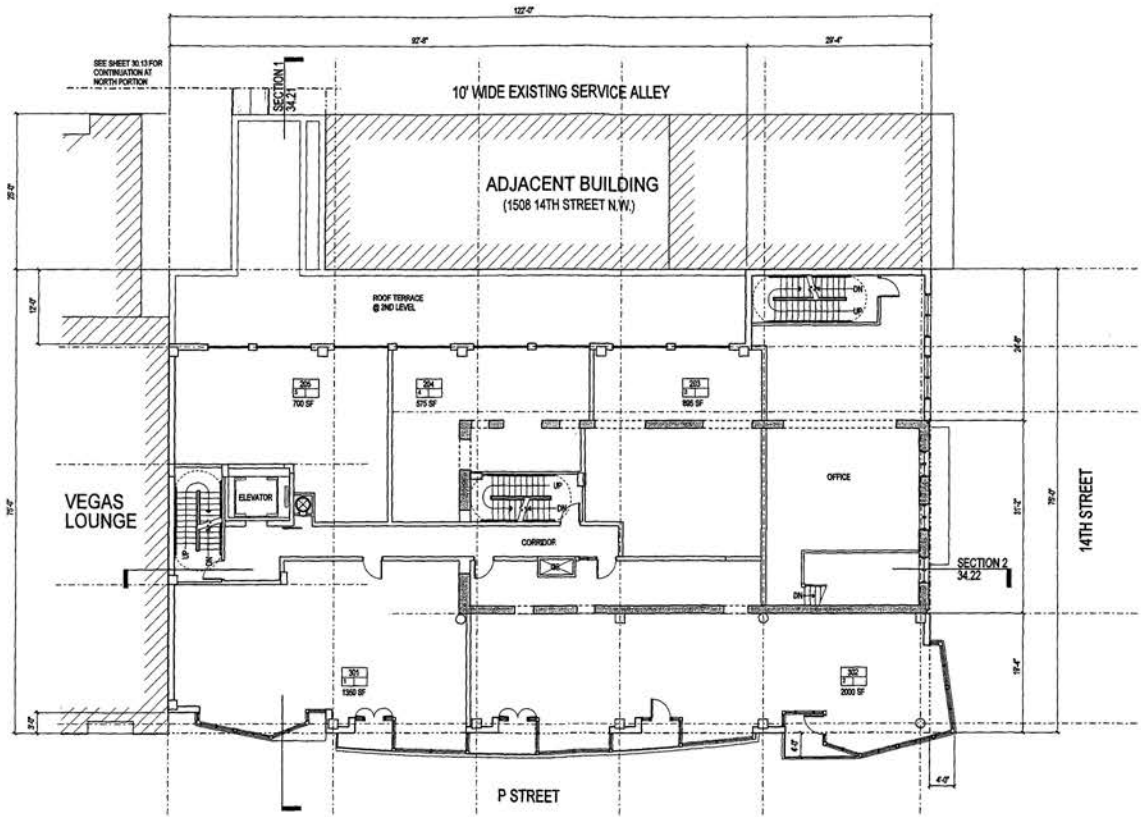
CONDOMINIUMS AT 14th STREET
SOUTH PORTION

SECOND LEVEL PLAN | 30.22

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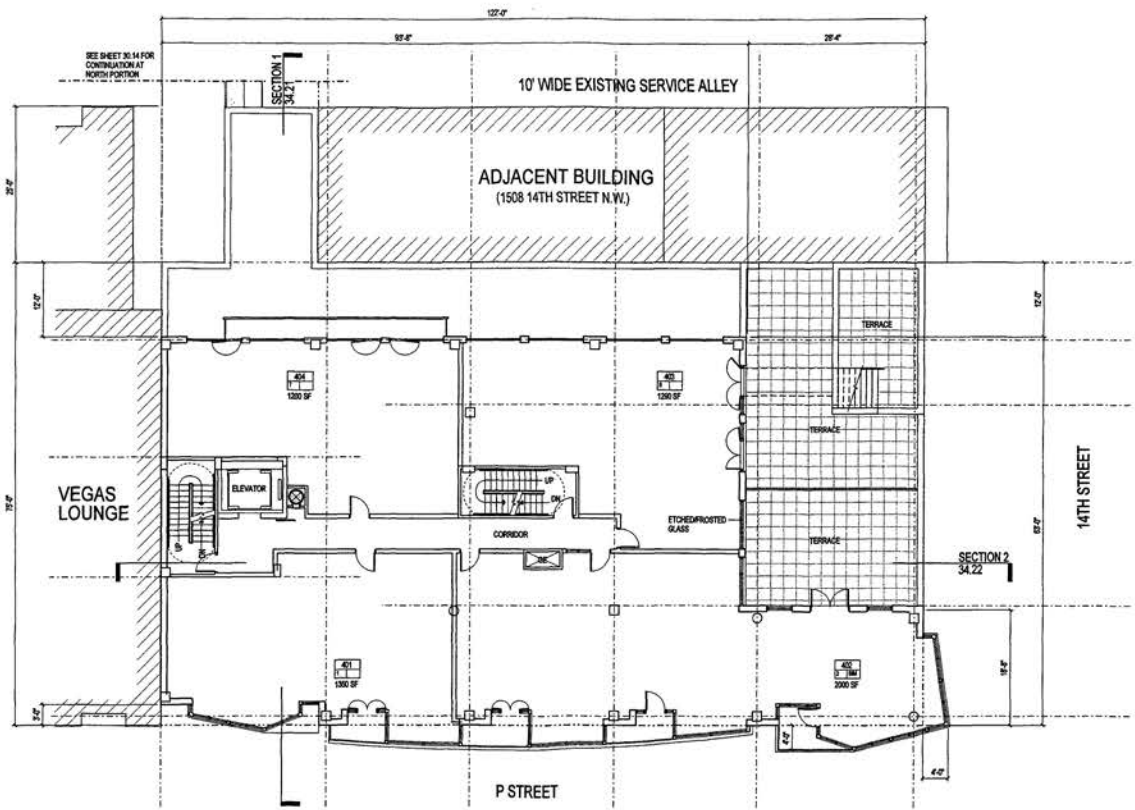
CONDOMINIUMS AT 14th STREET
SOUTH PORTION

THIRD LEVEL PLAN | 30.23

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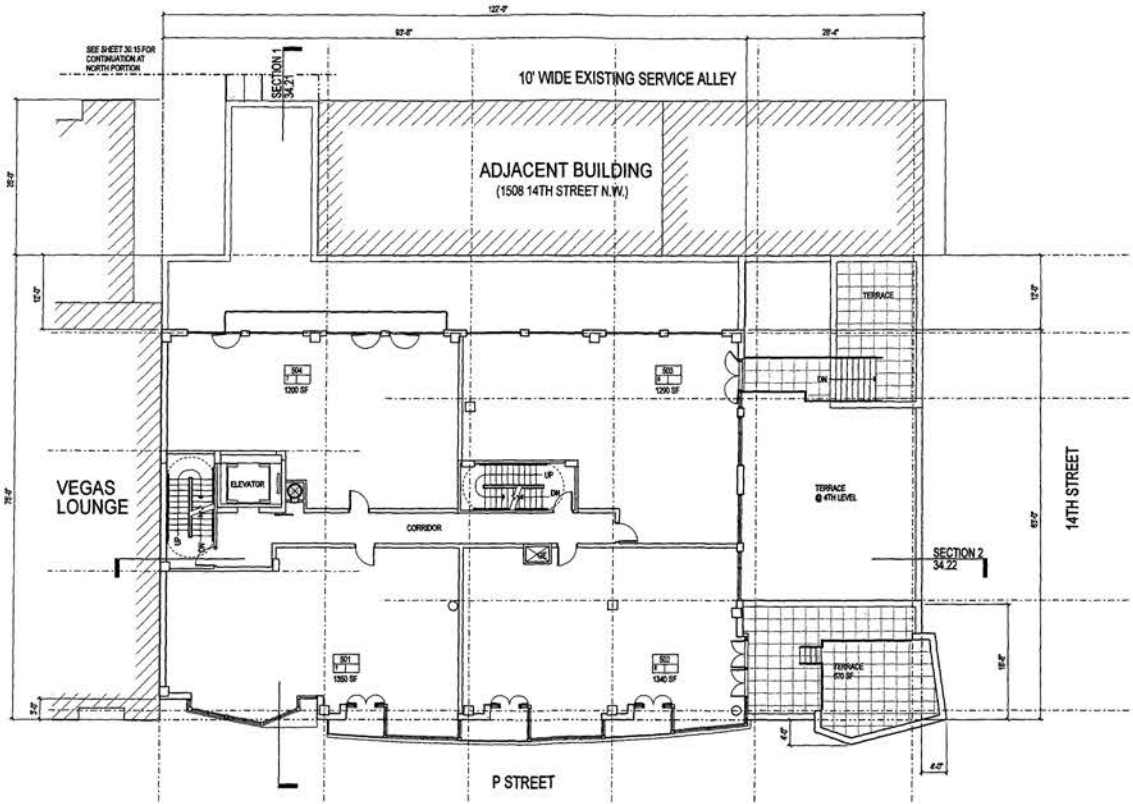
CONDOMINIUMS AT 14th STREET
SOUTH PORTION

FOURTH LEVEL PLAN | 30.24

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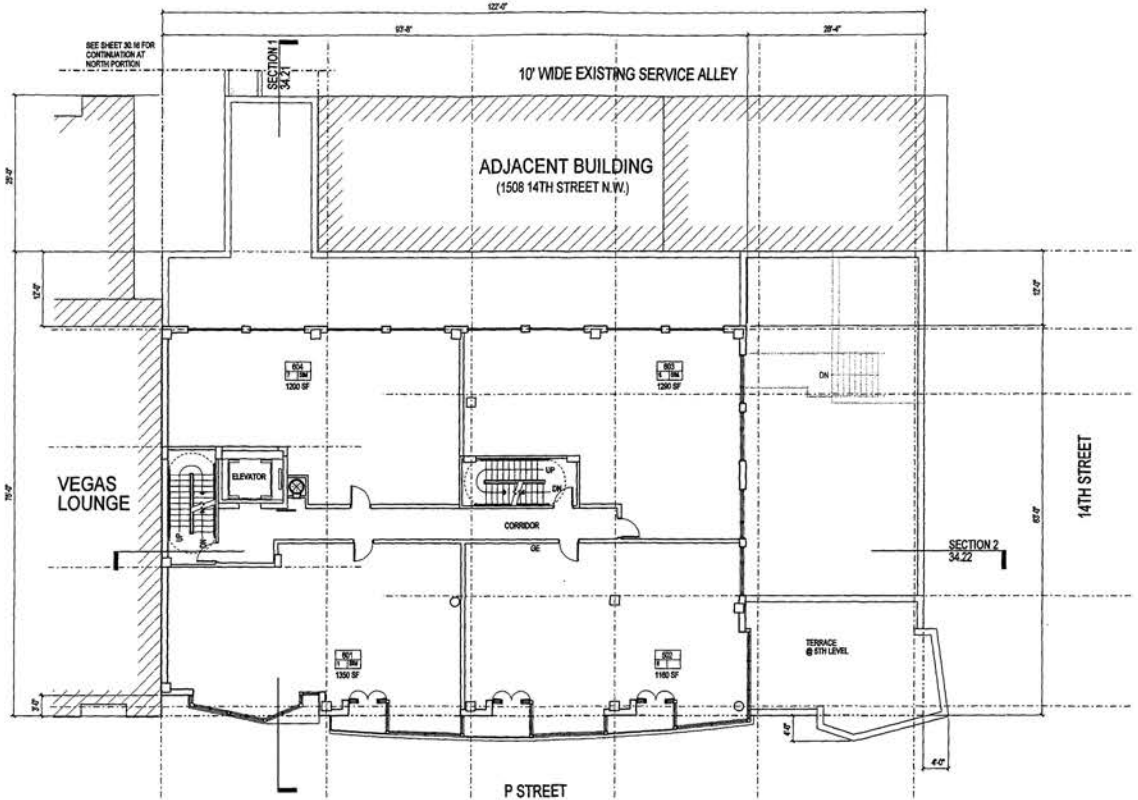
CONDOMINIUMS AT 14th STREET
SOUTH PORTION

FIFTH LEVEL PLAN | 30.25

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SCALE: 1/16" = 1'-0" 0 4' 8' 16' 32'

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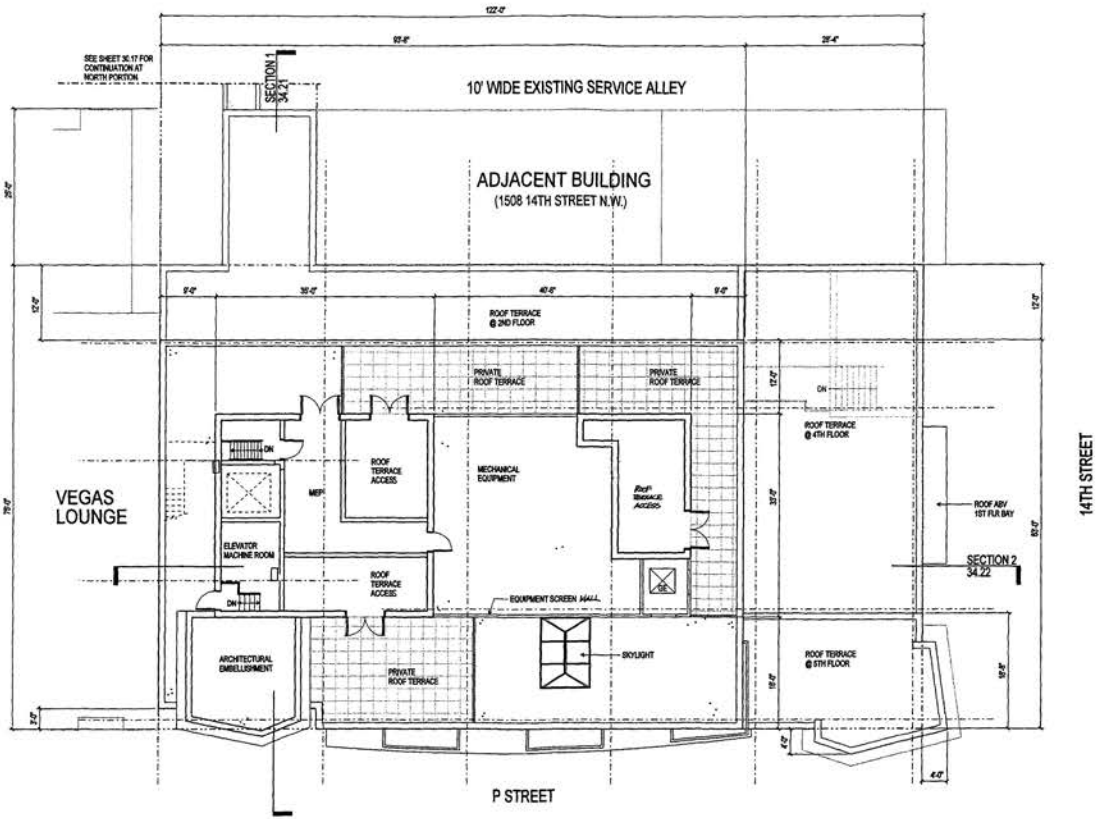
CONDOMINIUMS AT 14th STREET
SOUTH PORTION

SIXTH LEVEL PLAN | 30.26

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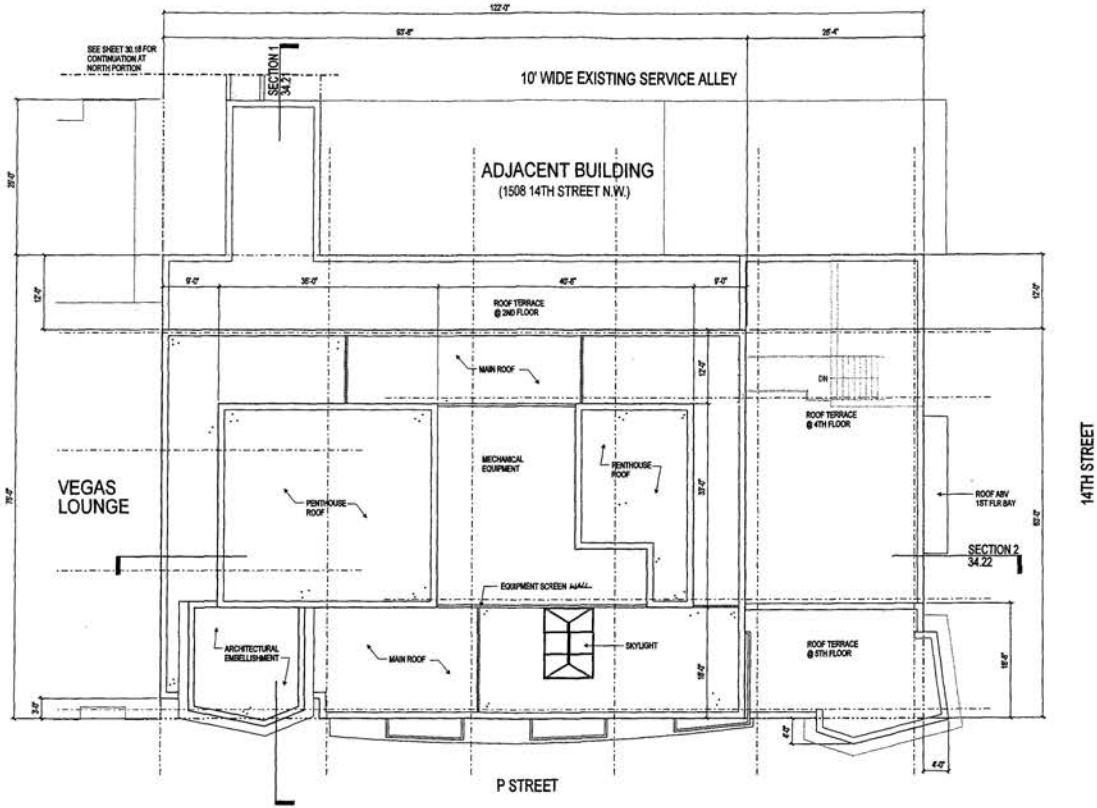
CONDOMINIUMS AT 14th STREET
SOUTH PORTION

ROOF LEVEL PLAN | 30.27

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SCALE: 1/16" = 1'-0" 0 4' 8' 16' 32'

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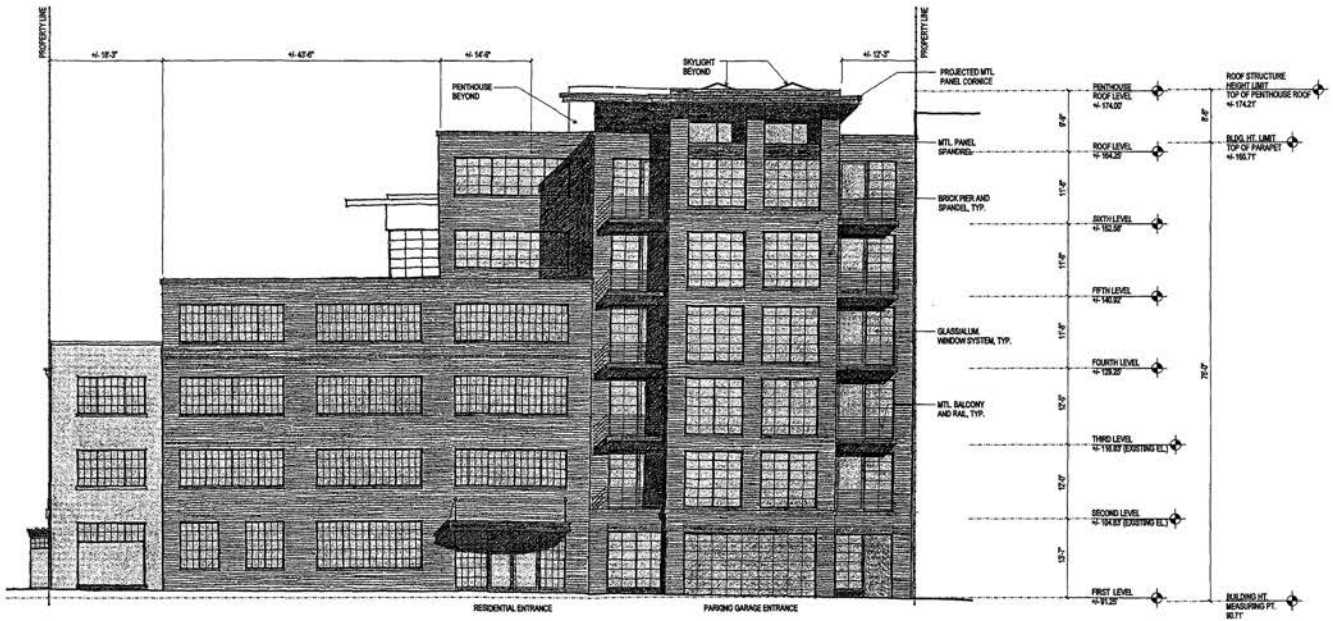
CONDOMINIUMS AT 14th STREET
SOUTH PORTION

ROOF PLAN | 30.28

RTKL DC Associates PC

SCALE: 1/16" = 1'-0" 0 4' 8' 16' 32'

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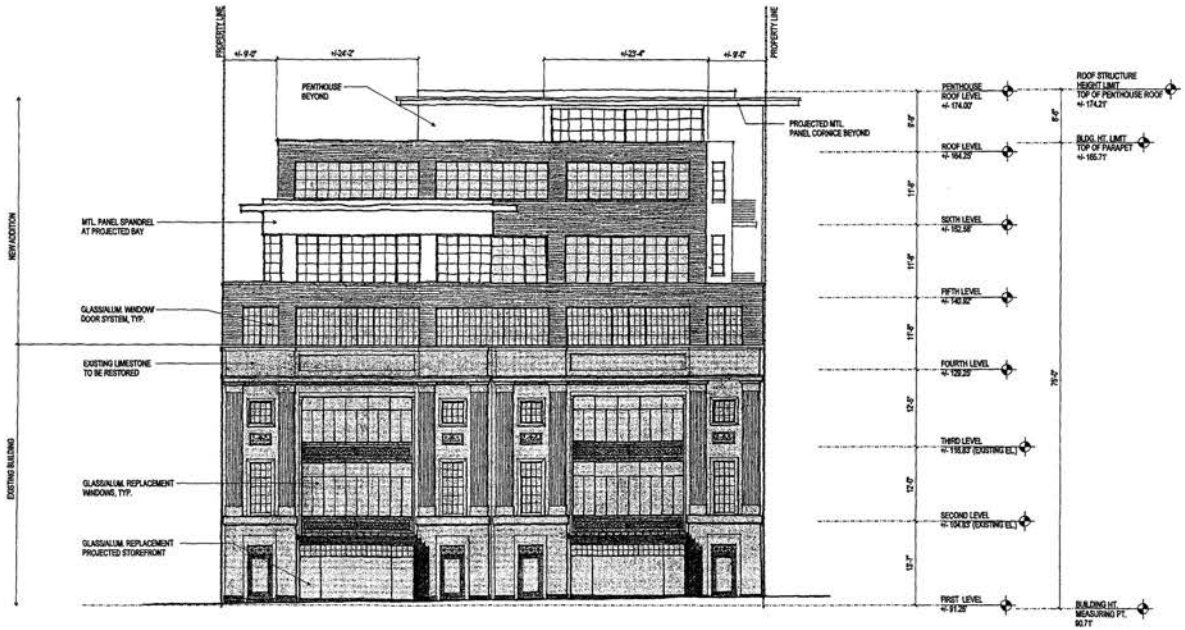
CONDOMINIUMS AT 14th STREET
NORTH PORTION

NORTH ELEVATION | 33.11

RTKL DC Associates PC

SCALE: 1/16" = 1'-0" 0 4' 8' 16' 32'

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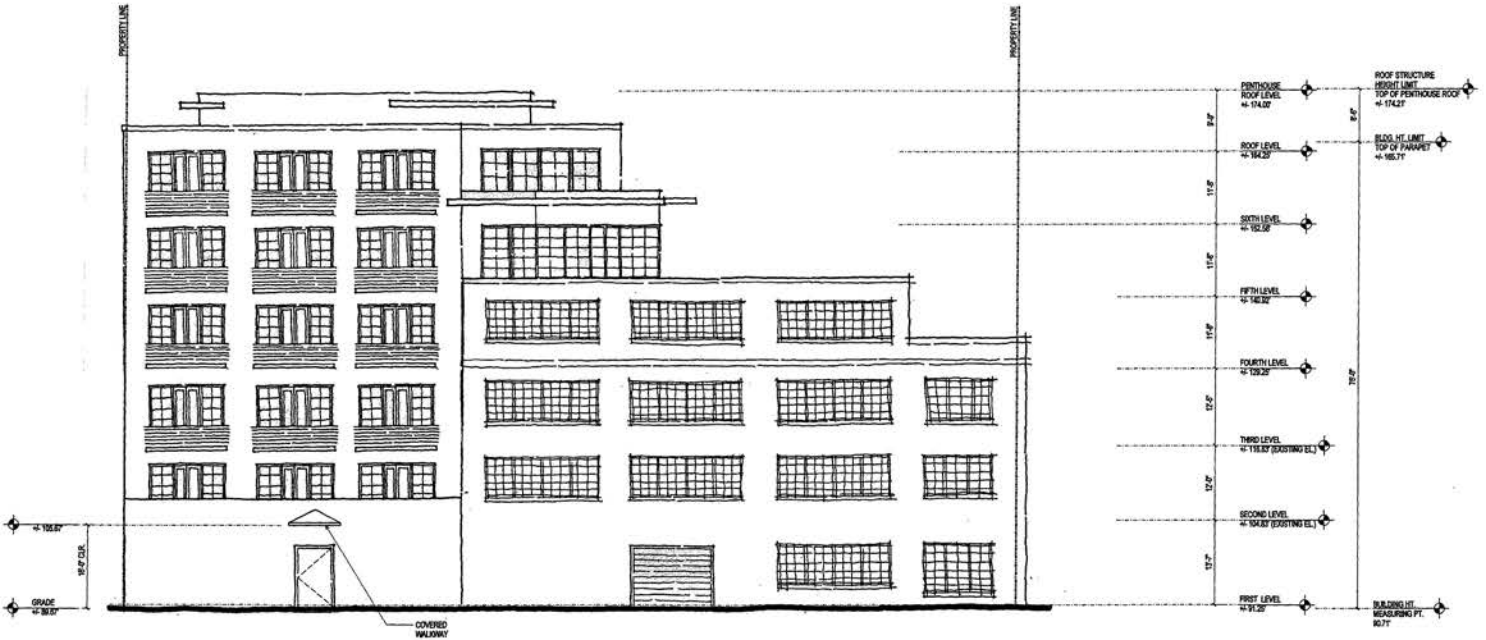
CONDOMINIUMS AT 14th STREET
NORTH PORTION

EAST ELEVATION | 33.12

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BZA SET JANUARY 24, 2003

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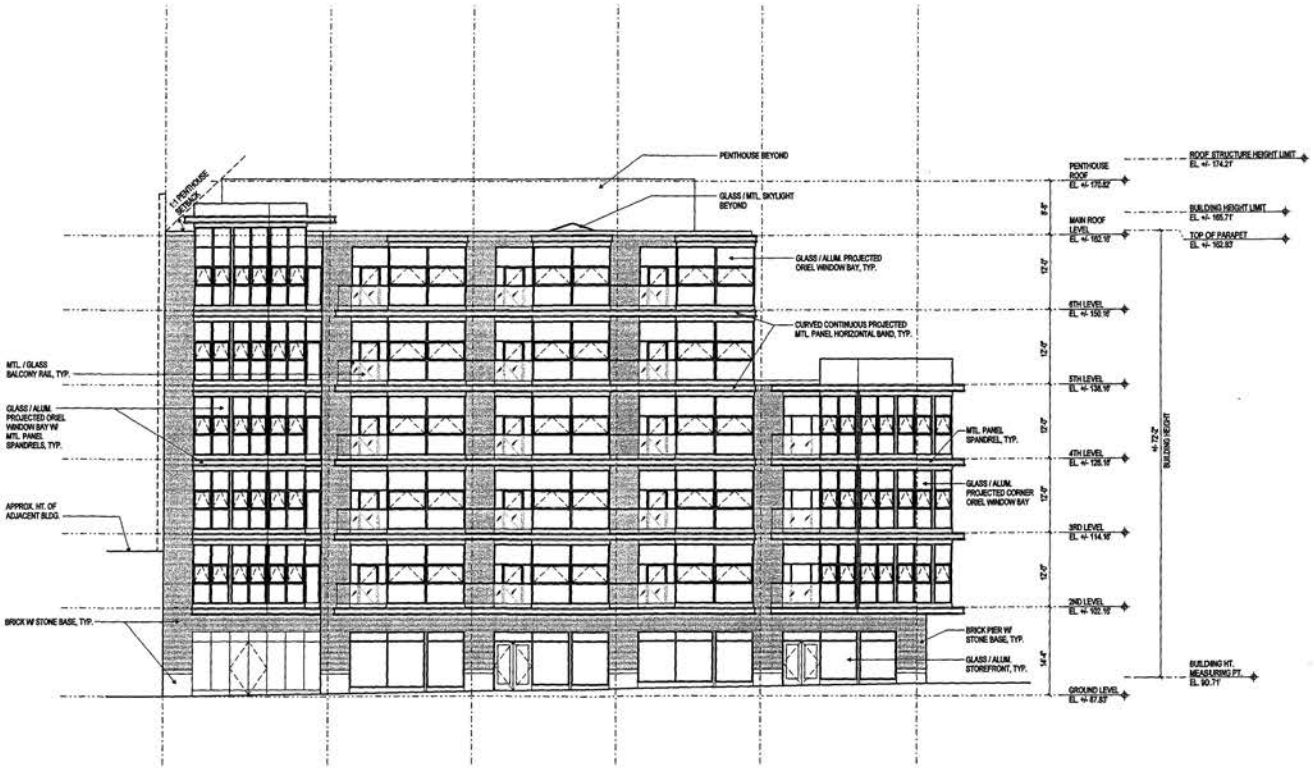
CONDOMINIUMS AT 14th STREET
NORTH PORTION

SOUTH ELEVATION 33.13

SCALE: 1/16" = 1'-0" 0 4' 8' 16' 32'

BZA SET JANUARY 24, 2003

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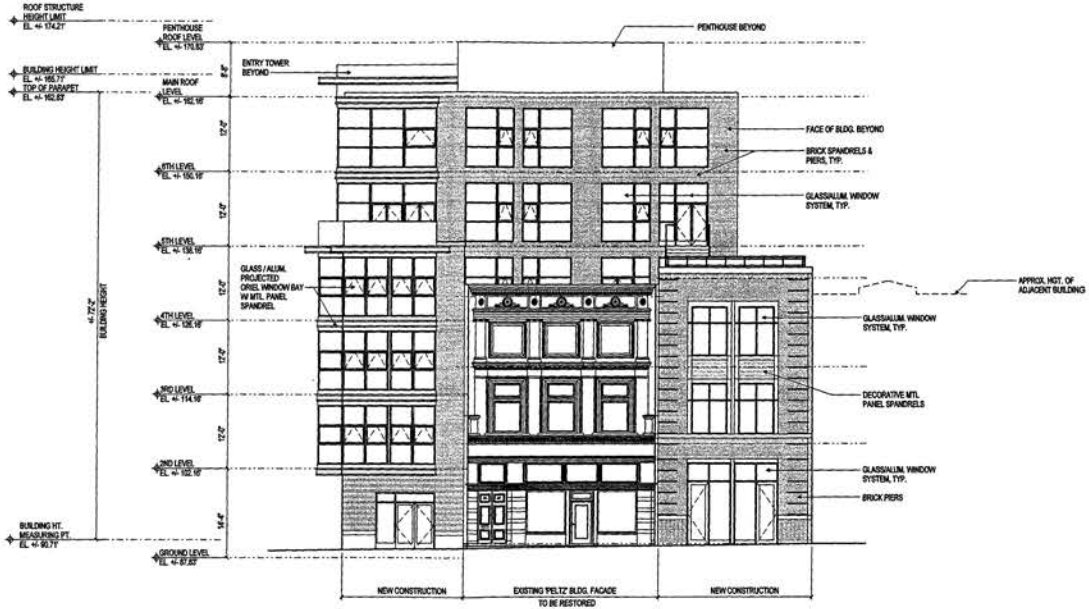
CONDOMINIUMS AT 14th STREET
SOUTH PORTION

SOUTH ELEVATION | 33.21

RTKL DC Associates PC

SCALE: 1/16" = 1'-0" 0 4' 8' 16' 32'

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CONDOMINIUMS AT 14th STREET
SOUTH PORTION

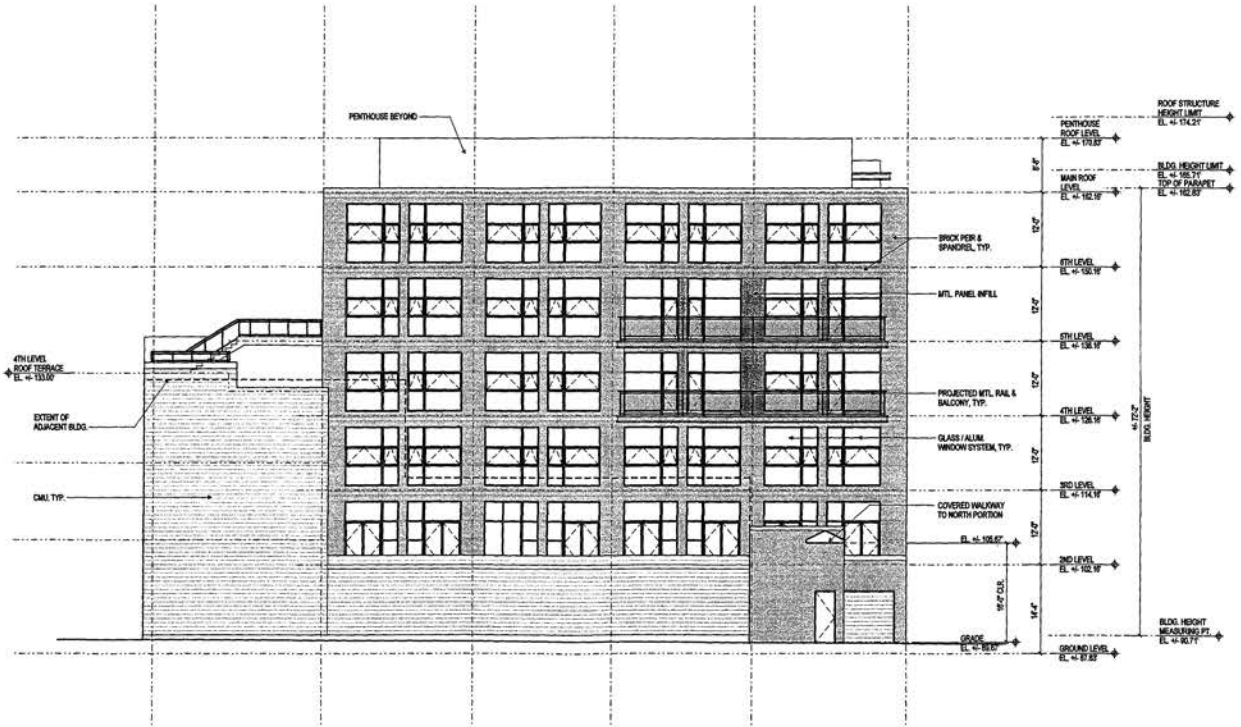
EAST ELEVATION

33.22

RTKL DC Associates PC

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CONDOMINIUMS AT 14th STREET
SOUTH PORTION

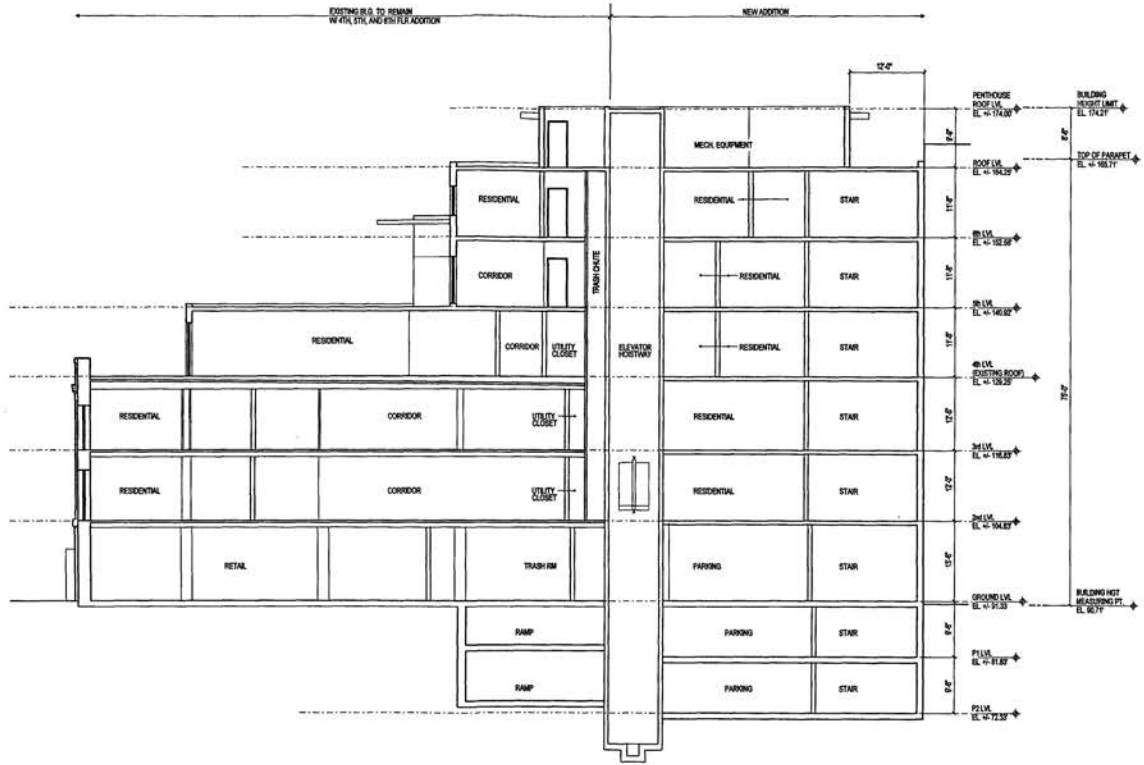
NORTH ELEVATION

33.23

RTKL DC Associates PC

SCALE: 1/16" = 1'-0" 0 4' 8' 16' 32'

BZA SET JANUARY 24, 2003



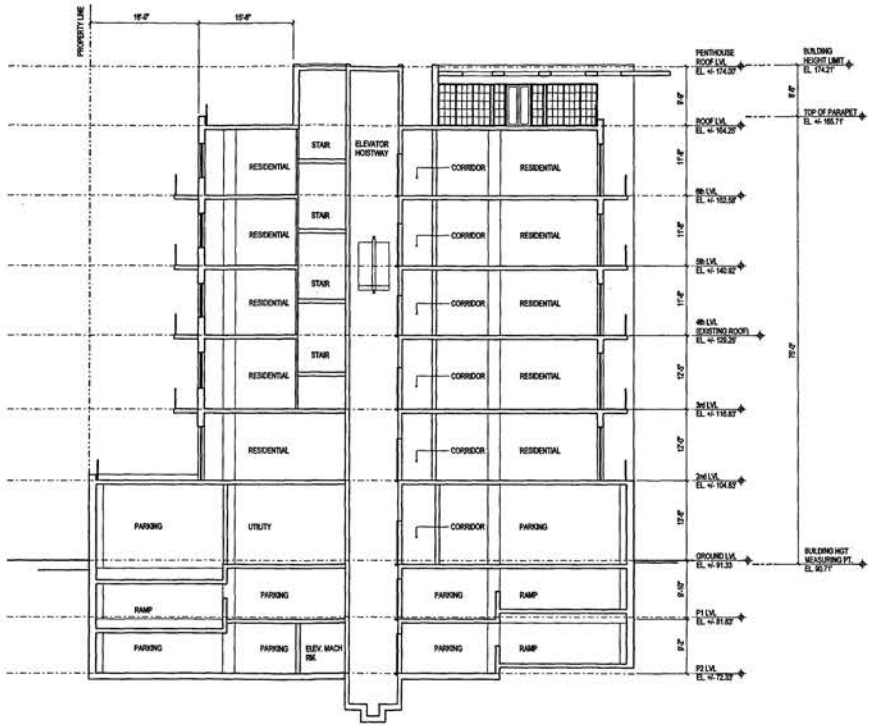
CONDOMINIUMS AT 14th STREET
NORTH PORTION

BUILDING SECTION 1 | 34.11

SCALE: 1/16" = 1'-0" 0 4' 8' 16' 32'

BZA SET JANUARY 24, 2003

RTKL DC Associates PC



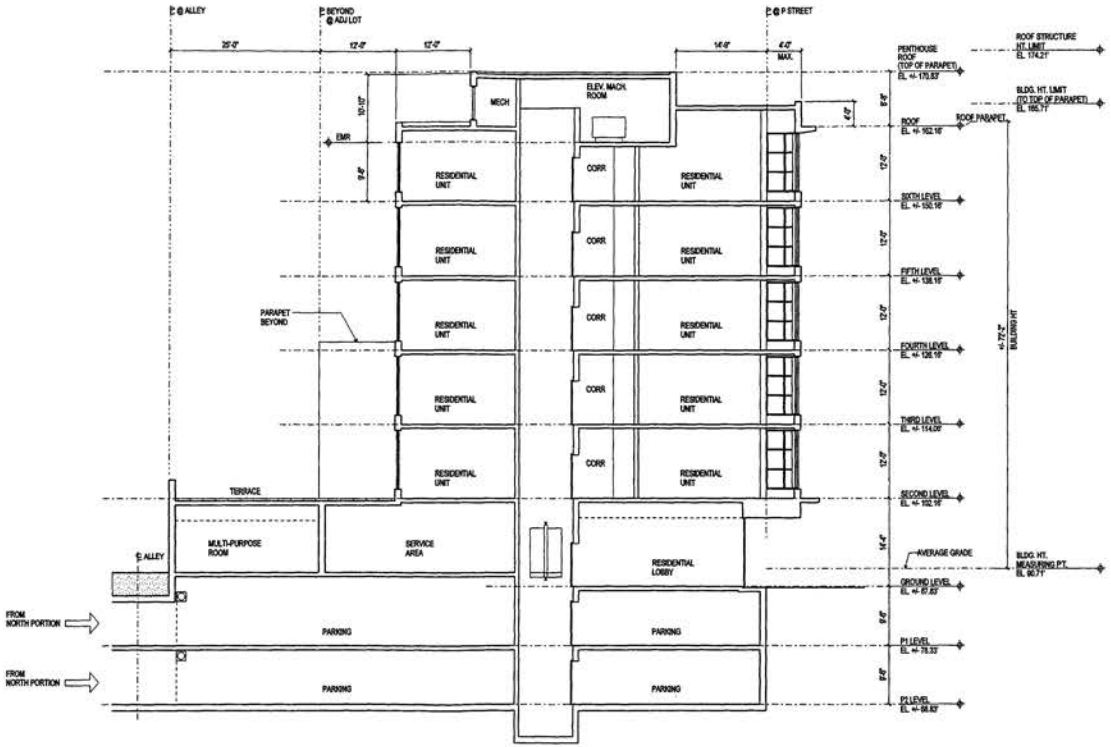
CONDOMINIUMS AT 14th STREET
NORTH PORTION

BUILDING SECTION 2 | 34.12

SCALE: 1/16" = 1'-0" 0 4' 8' 16' 32'

BZA SET JANUARY 24, 2003

RTKL DC Associates PC



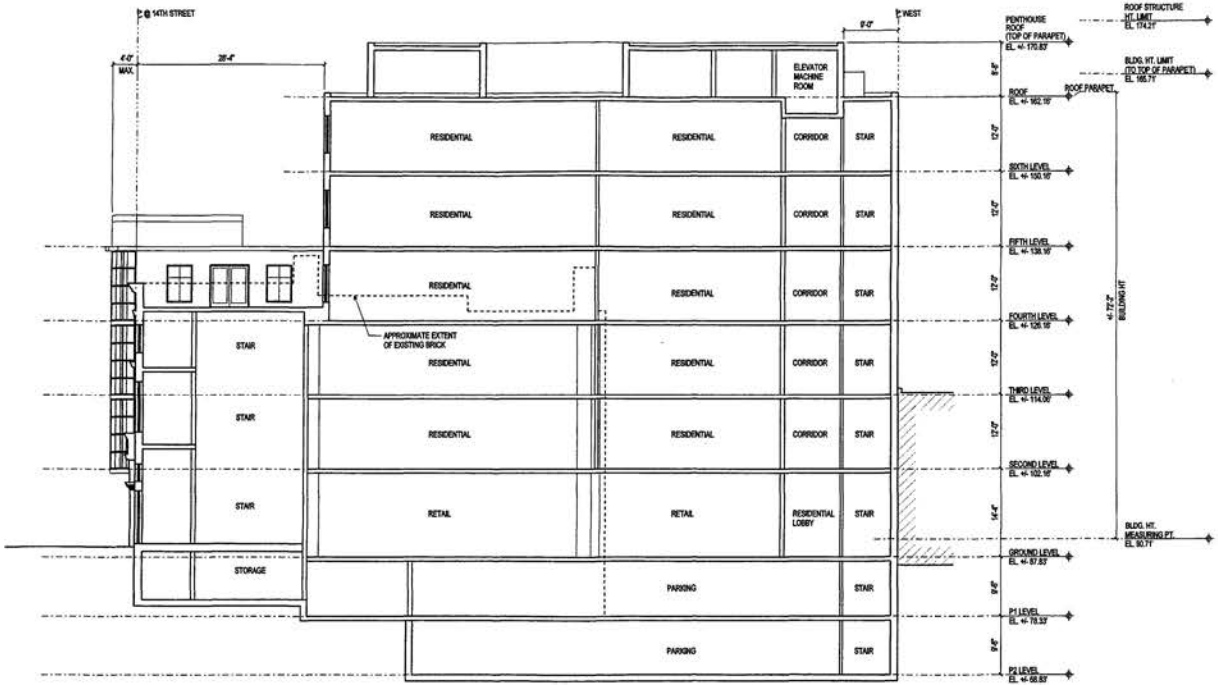
CONDOMINIUMS AT 14th STREET
SOUTH PORTION

BUILDING SECTION 1 | 34.21

RTKL DC Associates PC

SCALE: 1/16" = 1'-0" 0 4' 8' 16' 32'

BZA SET JANUARY 24, 2003



CONDOMINIUMS AT 14th STREET
SOUTH PORTION

BUILDING SECTION 2

34.22

RTKL DC Associates PC

SCALE: 1/16" = 1'-0" 0 4' 8' 16' 32'

BZA SET JANUARY 24, 2003