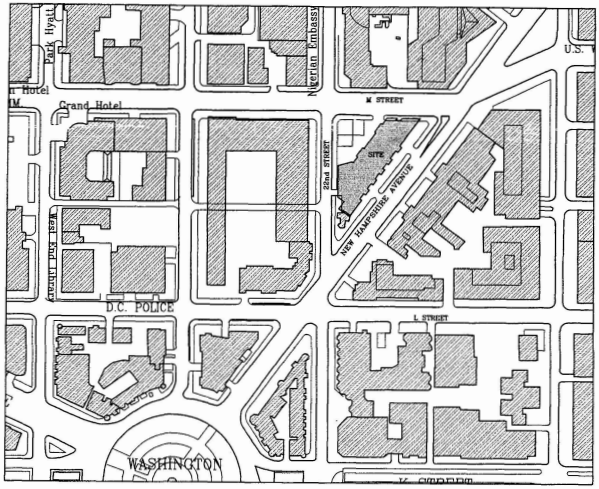


BZA SET – MARCH 14, 2003

PROJECT: 2110 M STREET–SQUARE 71

DEVELOPER: EastBanc, Inc,

ARCHITECT: SHALOM BARANES ASSOCIATES

BZA
Case No. 17014
Exhibit No. 4

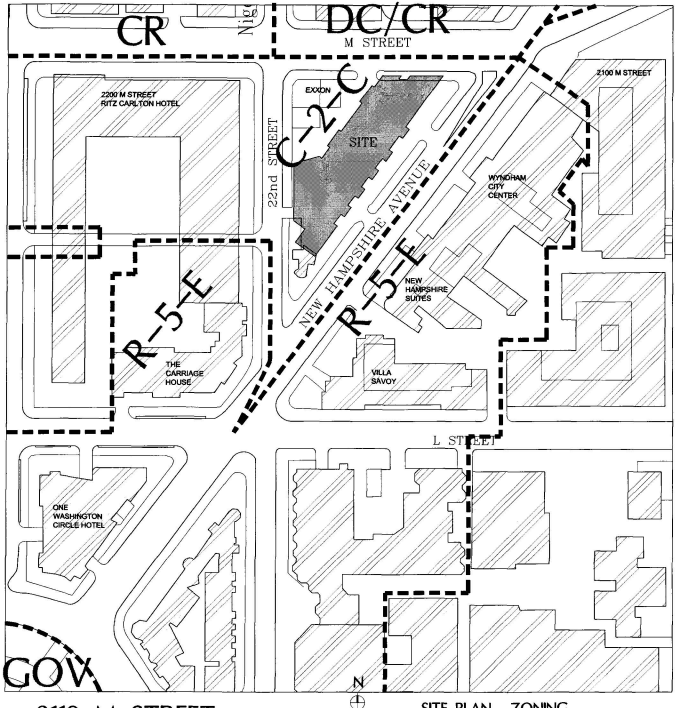
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D.C. OFFICE OF ZONING
2003 MAR 18 PM 4: 35

BZA
Case No. 17014
Exhibit No. 4

RECEIVED
D.C. OFFICE OF ZONING
2003 MAR 18 PM 4: 35

DRAWING INDEX

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A-1.1	SITE SURVEY	A-1.5	PENTHOUSE AND ROOF PLANS
A-1.2	B1 LEVEL, B2 LEVEL	A-2.0	BUILDING ELEVATIONS
A-1.3	B3 LEVEL	A-2.1	BUILDING ELEVATIONS
		A-3.0	BUILDING SECTIONS



SITE PLAN, ZONING

ZONING INFORMATION (1)

ZONE: C-2-C
SQUARE: 71(Lots:11,19,21,23,26,27,28, 34, 801-806,812,816,817)
TOTAL SITE AREA: 28,373 sf

ZONING REGULATION	ALLOWED / REQUIRED	PROVIDED
***Building Height*(2)**	**90'**	***110'***
***FAR* (3)**		
Commercial	**2.0**	***.76 (Including Exxon Canopy)***
Residential	**6.0**	5.50
Total	**6.0**	***6.26(Including Exxon Canoppy)***
Rear Yard(4)	15'	45'
Lot Occupancy(5)	80%max	70%
***Residential Recreation Space*(6)**	**23,400 sf**	**7,800 sf**
Parking		
Residential(7)	29(1 per 4 Dwelling Units)	29 Minimum
Retail	6	6 Minimum
Total	35	35 Minimum
Loading		
Residential	1-55' 1-20' Service	1-55' 1-20' Service
Retail	None	None

Notes

1-Items listed in the table above which are in bold italic text are those which require a variance.

2- The maximum allowable building height by the 1910 height act is 130' based on the New Hampshire Avenue Street width.

3- It is proposed that the Exxon station canopy(which accounts for .26 FAR) be excluded from the FAR total, which would reduce the total FAR to the permitted 6.0.

4-The rear yard is measured from the center of 22nd Street and is 45'.

5- Lot occupancy is measured at the lowest residential level, in this case, the Second level.

6- The proposed recreation space is approximately 5% of gross floor area dedicated to residential use. 6,300 sf of the total will be outdoor recreation space and 1,500 sf will be indoor recreation space.

7- The required residential parking space total is based on a total of 116 residential units. If the number of residential units changes, the parking space total will change to comply with the zoning requirement.

2110 M STREET

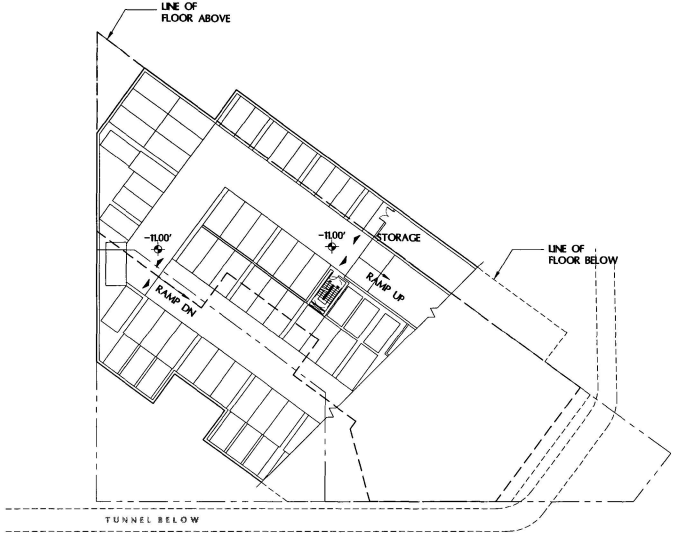
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SITE PLAN, ZONING TABULATING

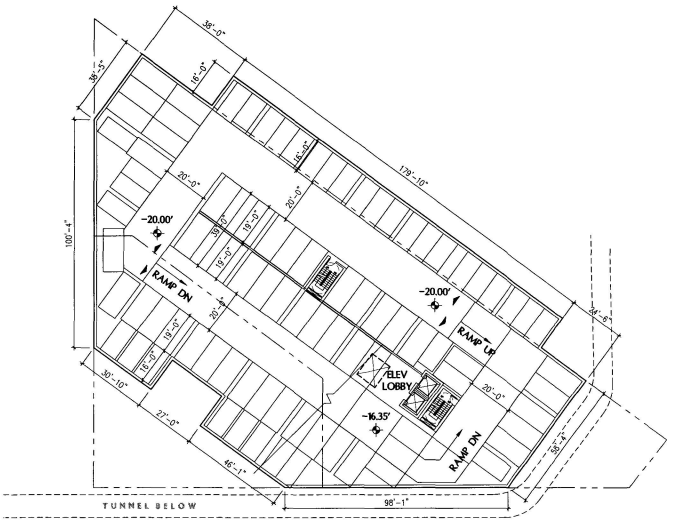
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SHALOM BARANES ASSOCIATES

A-0.1



B1 LEVEL : EL -11.00'



B2 LEVEL : EL -20.00'

GENERAL NOTE

THE EXTERIOR ELEVATIONS, INCLUDING DOOR AND WINDOW SIZES AND LOCATIONS, THE INTERIOR PARTITION LOCATIONS, THE NUMBER, SIZE AND LOCATION OF RESIDENTIAL UNITS, STAIRS AND ELEVATORS IS PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE PARKING SPACE LAYOUT IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.

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B1 AND B2 LEVEL

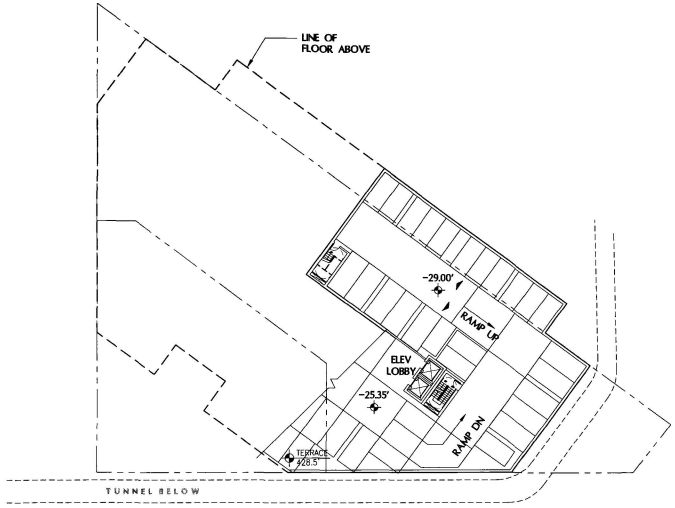
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N

0 20' 40'

A-1.2



B3 LEVEL : EL -29.00'

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B3 LEVEL

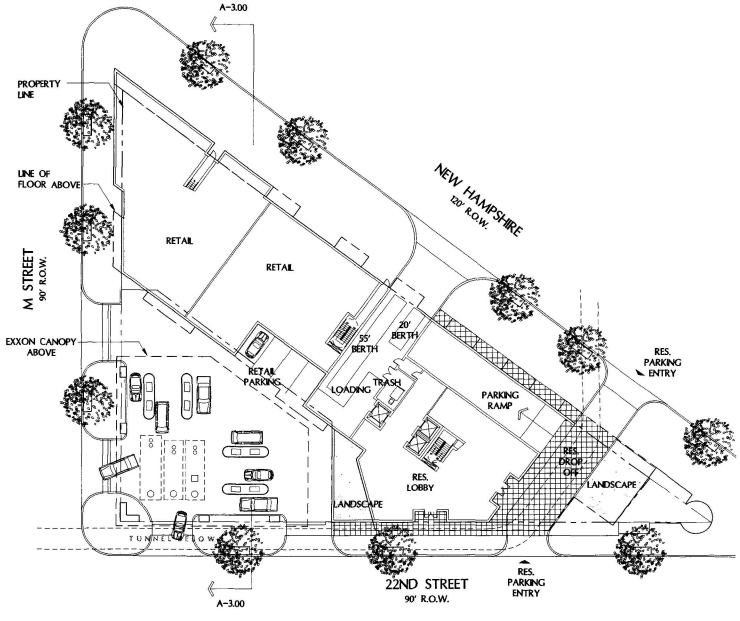
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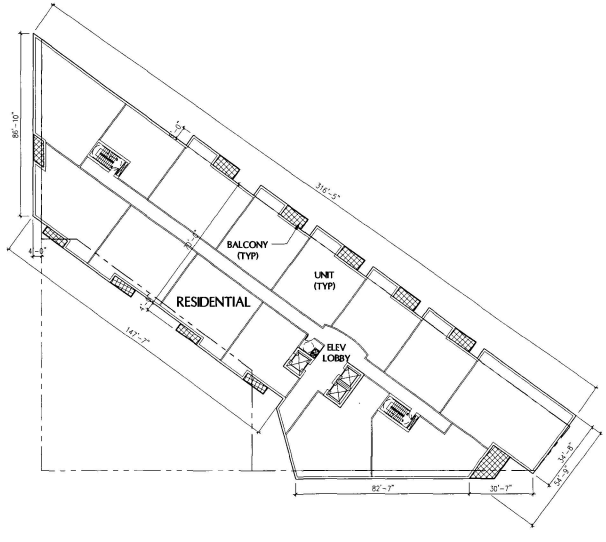
N

0 20' 40'

A-13



GROUND FLOOR PLAN



TYPICAL FLOOR PLAN : FLOOR 2–9

GENERAL NOTE

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GROUND AND TYPICAL FLOOR PLAN

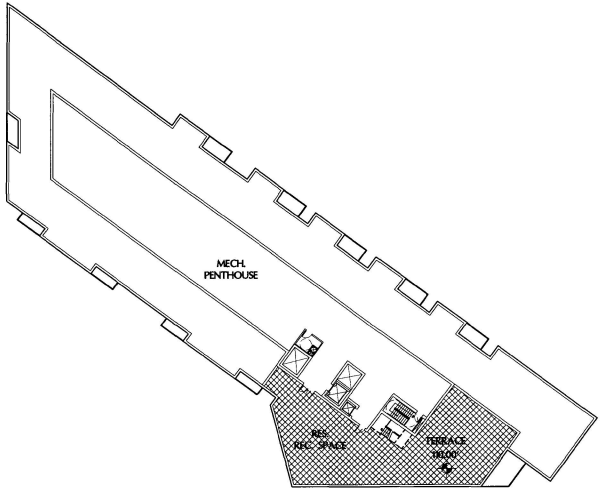
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SHALOM BARANES ASSOCIATES

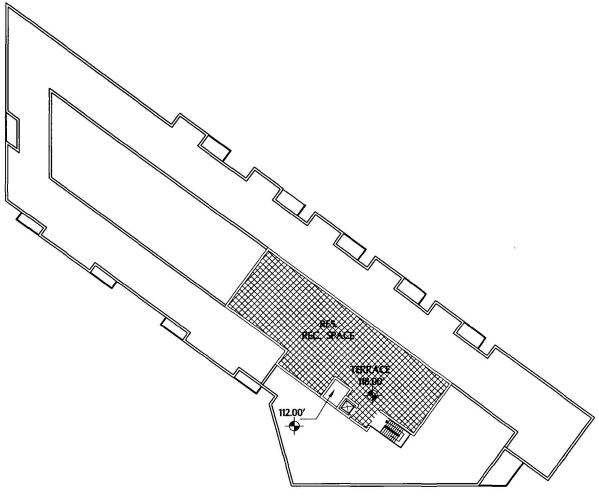
N

0 20' 40'

A-1.4



MAIN ROOF PLAN : EL.110.00'



PENTHOUSE ROOF PLAN : EL.118.00'

GENERAL NOTE

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ROOF PLANS

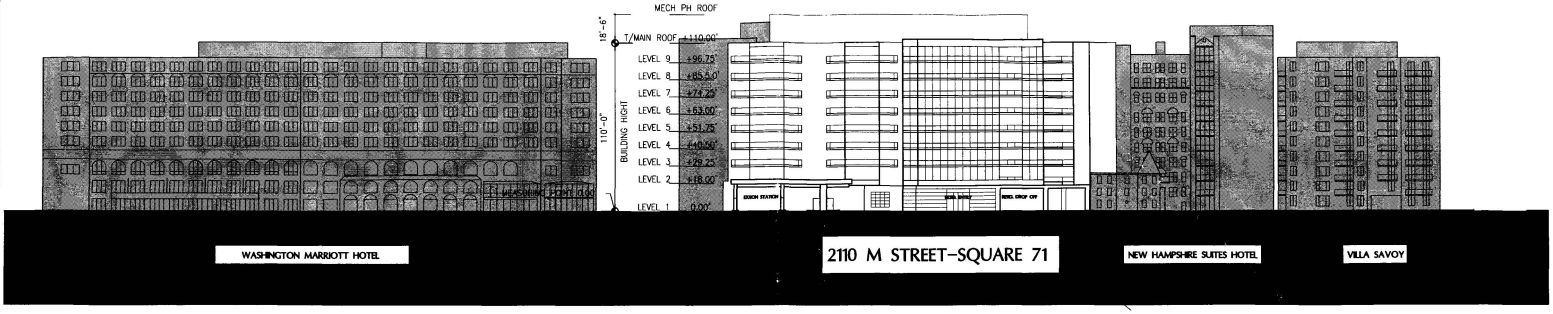
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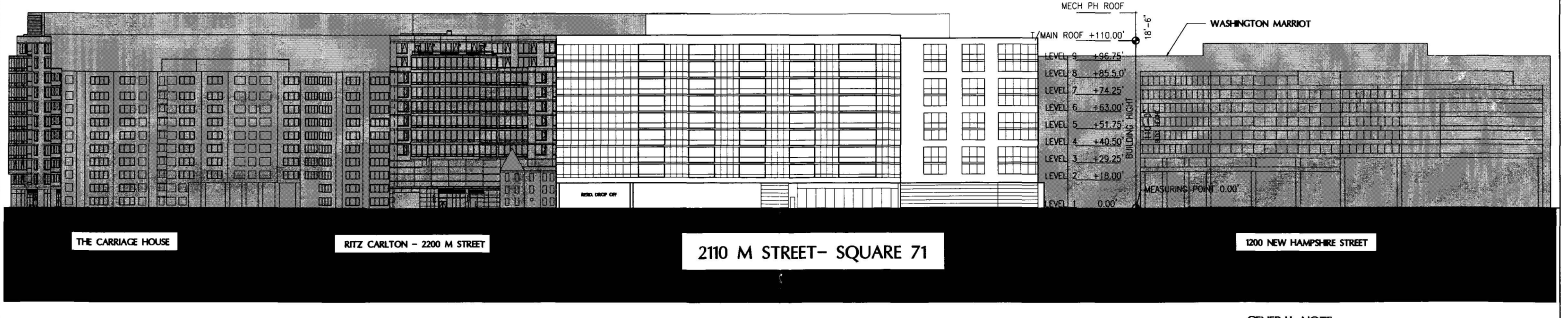
N

0 20' 40'

A-L5



22ND STREET ELEVATION (WEST)



NEW HAMPSHIRE STREET ELEVATION (SOUTH-EAST)

GENERAL NOTE

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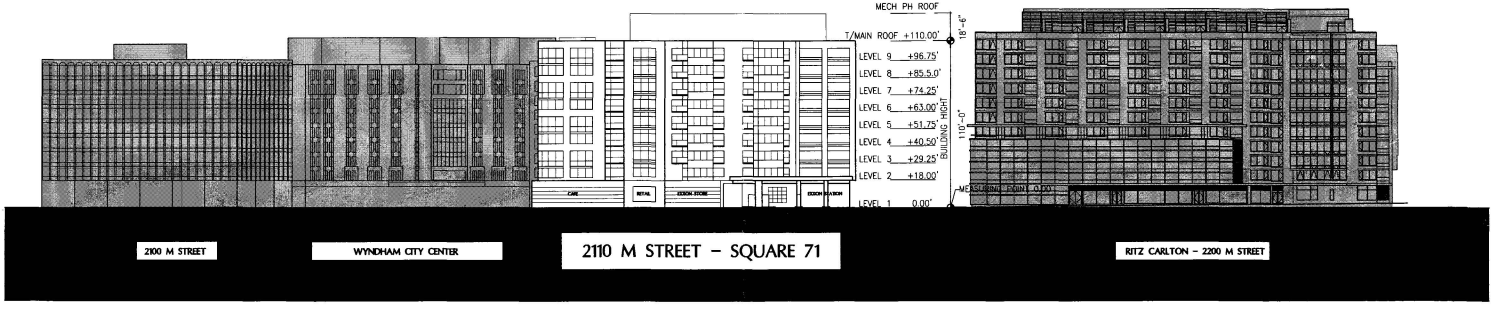
ELEVATIONS

BZA SET - MARCH 14, 2003

SHALOM BARANES ASSOCIATES

0 30' 60'

A-2.0



M STREET ELEVATION (NORTH)

GENERAL NOTE

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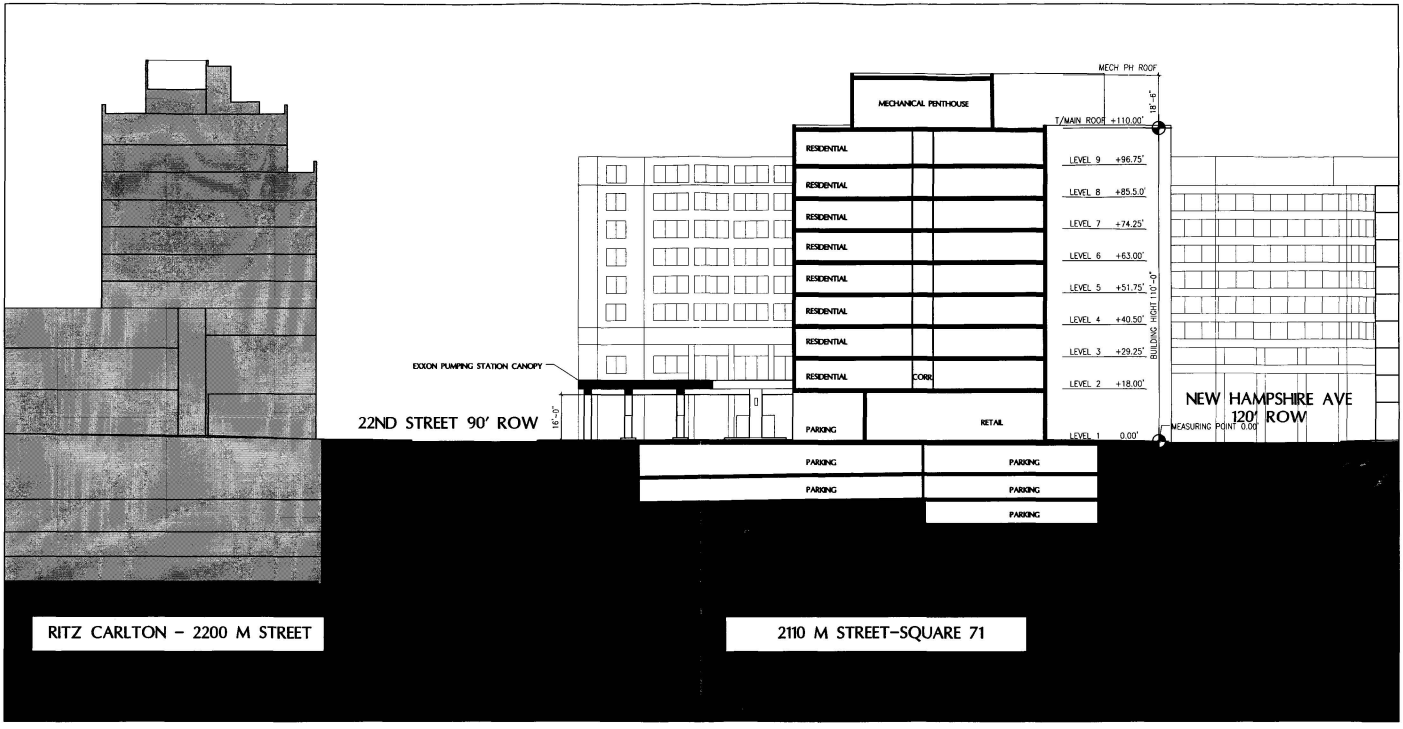
ELEVATION

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0 30' 60'

A-2.1



GENERAL NOTE

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BUILDING SECTION

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SHALOM BARANES ASSOCIATES

0' 15' 30'

A-3.00