915 E STREET

E Street
Washington DC

Project Data

Requirements

Lots 31, 42, 806, 804 + 0000- Square 377
Site Area: 21,395 sf
Zone: DD/C-4
Allowable FAR: No limitation for residential uses

Max. Building Height: 90'-0"
Measuring From: 15'B'
Parking (1 space per 4 apartment units) = 40 spaces
Allowable Lot Coverage: 100%
No. of Fully Accessible Units: 5% (24 Units)

Loading
1 @ 12'-0"W X 30'-0"L Loading Birth
1 @ 10'-0"W X 20'-0"L Service Birth
1 200 SF LOADING PLATFORM

Recreation Space
.6% x 167,870 sf = 8,063 sf
(5% of Gross Floor Area dedicated to residential use No less than 50% of the total recreation space shall be outdoors)

Provided

Unit Type	Standard	Accessible	Total
Studios	4		24
1 Bedroom	73		86
1 Bedroom / Den	9		79
2 Bedroom	2		8
2 Bedroom / Den	-		9
3 Bedroom	-		1
Total Units	24		160

Total Roof Area of Building = 18, 383 SF
Roof Area covered by Roof Structure = 3330 SF
Penthouse Floor Area = 2,520 SF
Height of Bldg. = 90'-0"
Lot Coverage = 100%
Fire Suppression = Fully Sprinklered

Loading
1 @ 12'-0"W X 30'-0"L Loading Birth
1 @ 10'-0"W X 20'-0"L Service Birth
No Platform is necessary pursuant to Section 2100.5

Recreation Space
Provided = 8,442 sf

LEVEL	COMPACT	STANDARD	VAN	ACCESSIBLE STANDARD	ACCESSIBLE LIFT-EQUIP	TOTAL
B3	13	11	0	2	0	32
B2	0	14	0	3	0	29
B1	6	4	4	1	2	71
SUB TOTAL	-	-	-	6	2	78
TOTAL	31	39	4	8		

NOTE:
1. TOTAL PROVIDED COMPACT PARKING SPACES = 31

FLOOR LEVELS	GROSS FLOOR AREA (SF)	FAR ALLOWABLE DEDUCTIONS (SF)	FAR GROSS FLOOR AREA (SF) (GROSS MINUS DEDUCTIONS)
1ST FLOOR	14,226	5,551	8,675
2ND FLOOR	14,336	5,464	8,872
3RD FLOOR	11,866	185	11,679
4TH FLOOR	11,913	173	11,740
5TH FLOOR	11,081	78	11,003
TYP. FLRS (6-13) X 8	8,430sf x 92,104	181	8,249 X 8 = 91,992
13TH FLOOR	8,383	181	8,186
TOTAL	181,606	6,479	175,182

Area of Any Retained Space
at First Floor = 8,464 SF

PARKING REQUIREMENTS

PARKING SPACES	WIDTH	DEPTH	CLEAR HEIGHT	REMARKS
STANDARD SPACES	7'-0"	15'-0"	8'-6"	-
COMPACT SPACES	8'-0"	15'-0"	8'-6"	-
STANDARD ACCESSIBLE SPACES	8'-0"	15'-0"	7'-3"	5'-0" CLEAR SIDE AISLE
LIFT EQUIPPED ACCESSIBLE SPACES	8'-0"	15'-0"	7'-3"	8'-0" CLEAR SIDE AISLE
VAN SPACES	9'-0"	15'-0"	7'-3"	-
DRIVE AISLES TO ACCESS 90° PARKING SPACES	20'-0"	-	NOTE 1	TO ACCESS FULL SPACES
	22'-0"	-	NOTE 1	TO ACCESS COMPACT SPACES

NOTE:
1. A 6'-3" MIN. CLEAR HEIGHT IS REQUIRED FOR ACCESS AISLES SERVING 8'-6" MIN. CLEAR HEIGHT PARKING SPACES.
A 7'-3" MIN. CLEAR HEIGHT IS REQUIRED FOR ACCESS AISLES SERVING 7'-3" MIN. CLEAR HEIGHT PARKING SPACES.

GENERAL REQUIREMENTS

1. TOTAL ALLOWABLE COMPACT PARKING SPACES (40% OF TOTAL SPACES PROVIDED) = .40 x 160 = 64
2. TOTAL REQUIRED VAN PARKING SPACES (8% OF TOTAL SPACES PROVIDED) = .05 x 160 = 4
3. TOTAL REQUIRED PARKING SPACES FOR RESIDENTIAL USE (1 PER 4 RESIDENTIAL UNITS) = 160/4 = 40
TOTAL PARKING SPACES PROVIDED FOR GENERAL USE (TOTAL SPACES - RESID. SPACES) = 78 - 40 = 38
4. TOTAL REQUIRED ACCESSIBLE PARKING SPACES FOR RESIDENTIAL USE (5% OF RESID. SPACES PROVIDED = .5 x 40 = 2 SPACES
TOTAL ACCESSIBLE PARKING SPACES FOR GENERAL USE (2 FOR 51 TO 75 + 1 FOR EA ADD'L 25 = 2 SPACES
TOTAL REQUIRED ACCESSIBLE PARKING SPACES (4 RESIDENTIAL + 2 GENERAL) = 6 SPACES
5. TOTAL REQ'D LIFT-EQUIPPED ACCESSIBLE SPACES FOR RESIDENTIAL USE (1 PER 8 RES. ACCESSIBLE SPACES PROVIDED) = 1 SPACES
TOTAL REQ'D LIFT-EQUIPPED ACCESSIBLE SPACES FOR GENERAL USE (1 PER 8 GEN. ACCESSIBLE SPACES PROVIDED) = 1 SPACES
TOTAL REQ'D LIFT EQUIPPED ACCESSIBLE PARKING SPACES (1 RESIDENTIAL + 1 GENERAL) = 2 SPACES

Apt. #	Type	HC Adapt Unit	Living sf	1st Flr	2nd Flr	3rd Flr	4th Flr	5th Flr	6th Flr	7th Flr	8th Flr	9th Flr	10th Flr	11th Flr	12th Flr	Total	Total Living sf	% of Type
S1	S	3	527				2	2	2	2	2	2	2	2	2	20	10,540	12.50%
A1(H) (Artist Live-Work Space)	S		633	1												1	633	0.63%
A1C (Artist Live-Work Space)	S		676													1	676	0.63%
A1D (Artist Live-Work Space)	S		633													1	633	0.63%
A1E (Artist Live-Work Space)	S		654													1	654	0.63%
Total Studio		4	3,073	4	0	0	2	2	2	2	2	2	2	2	2	24	13,166	15.00%
					2326	0	1694	1693	1694	1694	1693	1693	1693	1694	1694			
B1	1 BR		1,021	1	1	1	1	1	1	1	1	1	1	1	1	12	12,252	7.50%
B1B	1BR		1,021	1	1	1	1	1	1	1	1	1	1	1	1	12	12,252	7.50%
B2	1 BR	6	1,021	1	1	1	1	1	1	1	1	1	1	1	1	12	12,252	7.50%
B2B	1BR	1	1,021	1	1	1	1	1	1	1	1	1	1	1	1	12	12,252	7.50%
B3	1BR		1,021	1	1	1	1	1	1	1	1	1	1	1	1	12	12,252	7.50%
B4	1 BR		819				1	1	1	1	1	1	1	1		9	7,371	5.63%
B4a	1BR		856				1									1	856	0.63%
B4b	1BR		938					1								1	938	0.63%
B4c	1BR		819				1									1	819	0.63%
B5 (917 & 919 @ 3rd Flr)	1 BR		923				2									2	1,846	1.25%
B6	1 BR		1,035					1	1	1	1	1	1	1		8	8,281	5.00%
B6a	1 BR		702			1										1	702	0.63%
B6c	1 BR		679												1	1	888	0.63%
Total 1 Bedroom		13	83,139	0	2	11	8	9	8	8	8	8	8	8	5	88	85,166	55.00%
				0	1662	8689	6803	6951	6017	6803	6803	6803	6803	6803	5973			
B1bDen	1 BR/D		1,021				1	1	1	1	1	1	1	1	1	10	8,389	6.25%
B4aDen	1 BR/D	1	856													1	7,557	0.38%
B4dDen	1 BR/D		811													1	811	0.63%
B7 Den	1 BR/D		901				1	1	1	1	1	1	1	1	1	10	9,410	6.25%
B8 Den	1 BR/D		901													1	901	0.63%
Total 1 Bedroom Den		1	333	0	0	0	2	2	2	2	2	2	2	2	2	22	27,568	14.25%
				0	913	1779	1779	2030	2030	2030	2030	2030	2030	2030	2590			
C2	2 BR	2	1,178				1			1					1	10	11,780	6.25%
C5	2 BR		1,333													1	1,333	0.63%
Total 2 Bedroom		2	2,291	0	0	0	1	0	0	1	0	0	0	0	1	11	12,893	6.88%
				0	0	1178	1178	2291	1178	1178	1178	1178	1178	1178	1178			
C1 Den (917 @ 3rd Flr)	2 BR/D		1,422				1									1	1,422	0.63%
C3 Den	2 BR/D		1,403						1		1		1		1	4	69,451	0.38%
C4 Den (917 @ 4th Flr)	2BR/D		1,729													1	1,729	0.63%
Total 2 Bedroom Den			4,618	0	0	0	1	0	1	0	1	0	1	0	0	6	13,602	3.63%
				0	0	1422	1729	0	1403	1403	1403	1403	1403	1403	1403			
D1	3 BR		1852				1									1	1,852	0.63%
Total 3 Bedroom			1852	0	0	0	1	0	0	0	0	0	0	0	0	1	1,852	0.63%
				0	0	0	1852	0	0	0	0	0	0	0	0			
Total Units		24	90,441	4	2	12	15	15	14	14	14	14	14	14	10	160	132,466	100.00%

Symbols

- COLUMN NUMBER
- GRID LINE
- DETAIL MARK
- KEYED NOTE
- DOOR TYPE
- PARTITION TYPE
- ELEVATION MARK
- REVISION MARK
- INTERIOR ELEVATION MARK
- SECTION MARK
- FINISH ELEVATION

BZA
Case No. 17030
Exhibit No. 27

Drawing List

Architectural

A1.01	COVER SHEET
A1.02	SITE PLAN
A1.03	PARKING PLANS
A2.01	PARKING LEVEL B3
A2.02	PARKING LEVEL B2
A2.04	PARKING LEVEL B1
A2.05	FIRST FLOOR LEVEL
A2.06	SECOND FLOOR LEVEL
A2.07	THIRD FLOOR LEVEL
A2.08	FOURTH FLOOR LEVEL
A2.09	FIFTH FLOOR LEVEL
A2.10	TYPICAL FLOOR LEVEL
A2.11	TWELFTH FLOOR LEVEL
A2.12	PENTHOUSE LEVEL + ELEVATOR MACHINE ROOM PLAN
A2.13	ROOF PLAN
A3.01	SOUTH ELEVATION
A3.02	EAST COURTYARD SECTIONAL ELEVATION
A3.03	WEST COURTYARD SECTIONAL ELEVATION
A3.04	NORTH + SOUTH COURTYARD SECTIONAL ELEVATION
A3.05	EAST + WEST ELEVATIONS
A3.06	NORTH ELEVATION
A3.07	BUILDING SECTIONS
A3.08	BUILDING SECTION
A3.09	BUILDING SECTION

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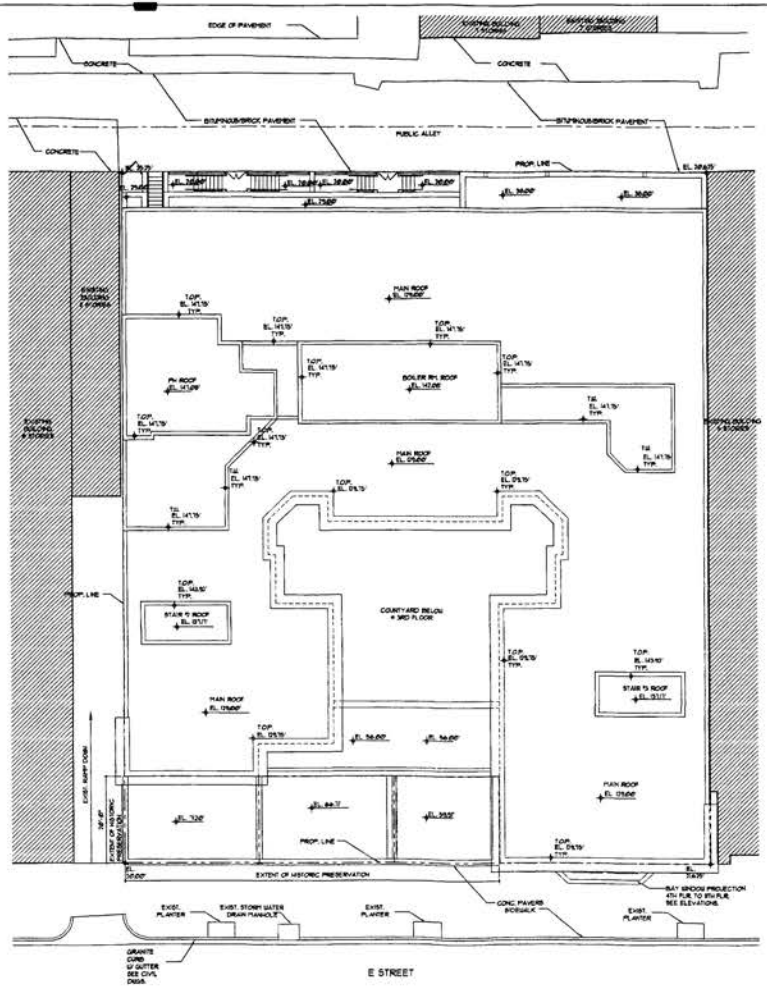
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Cover Sheet

SCALE: As Noted

A1.01

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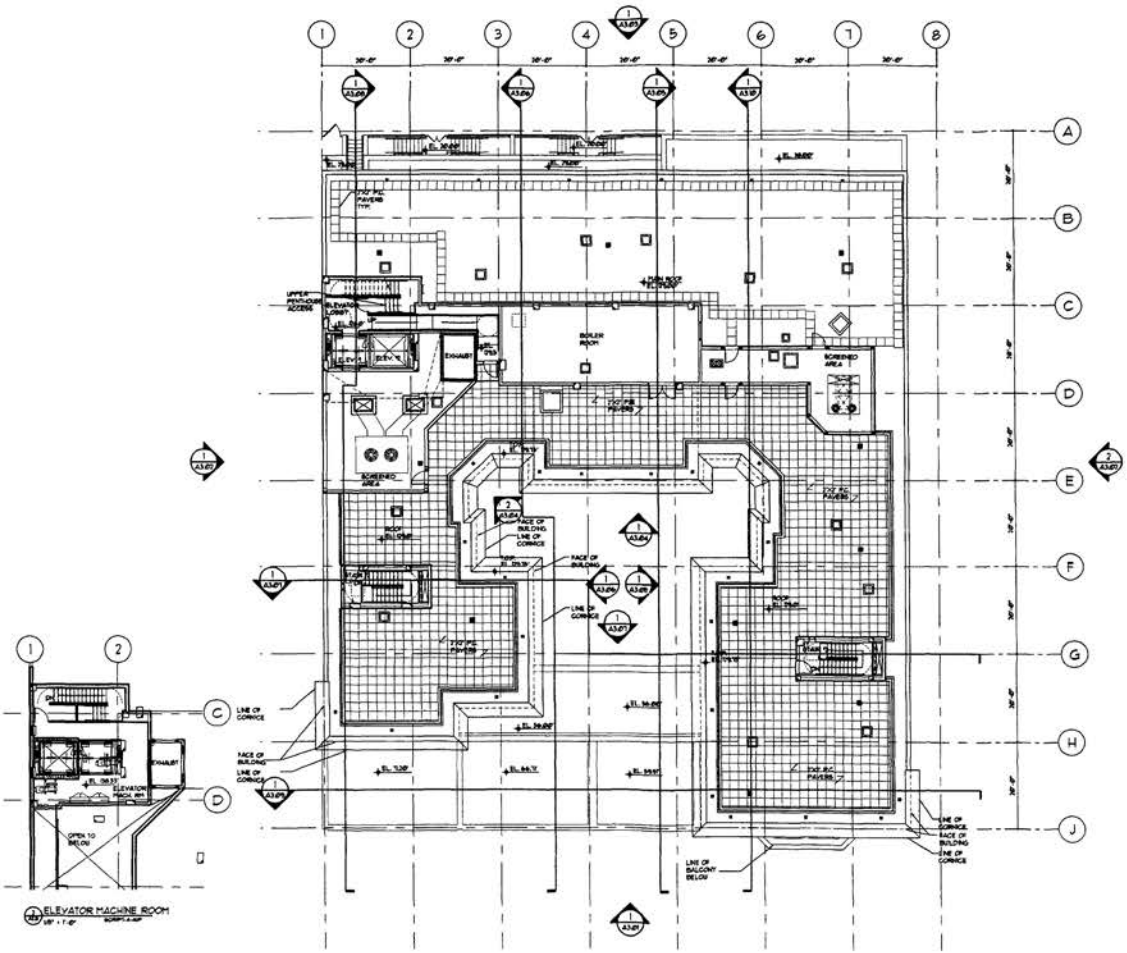
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Illustrative Site Plan

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

A1.02

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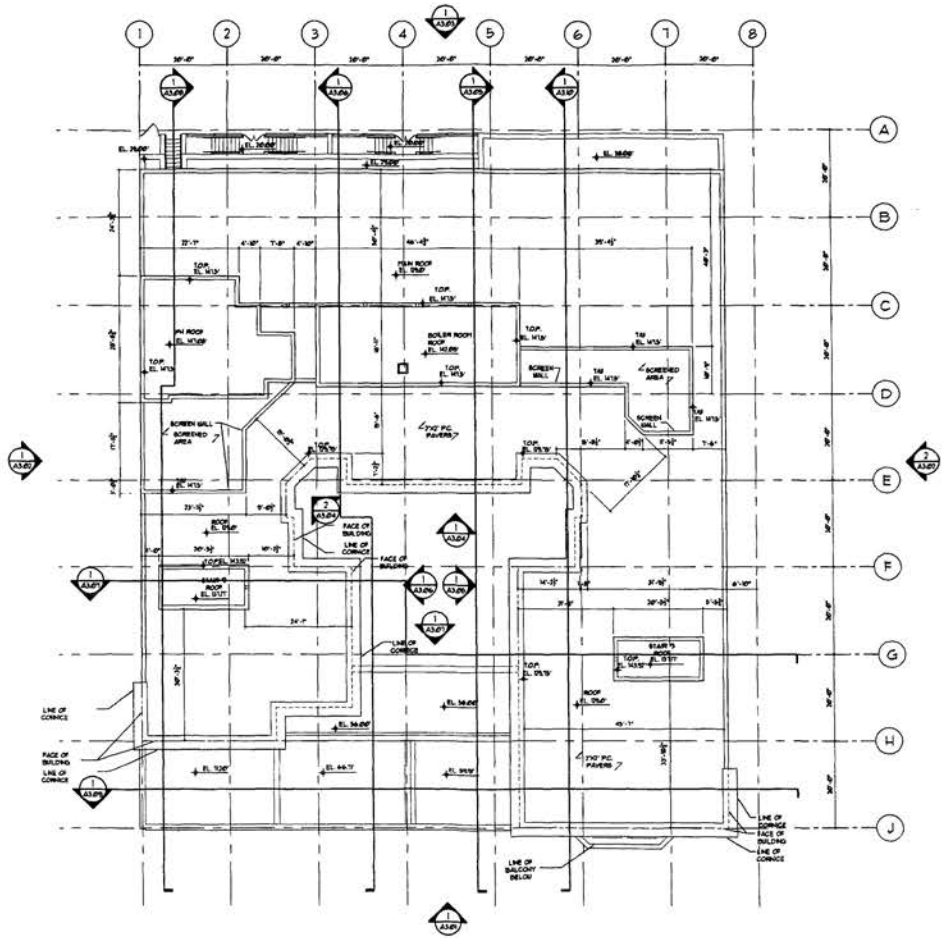
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Penthouse and Elevator Machine Room Plans

A2.12



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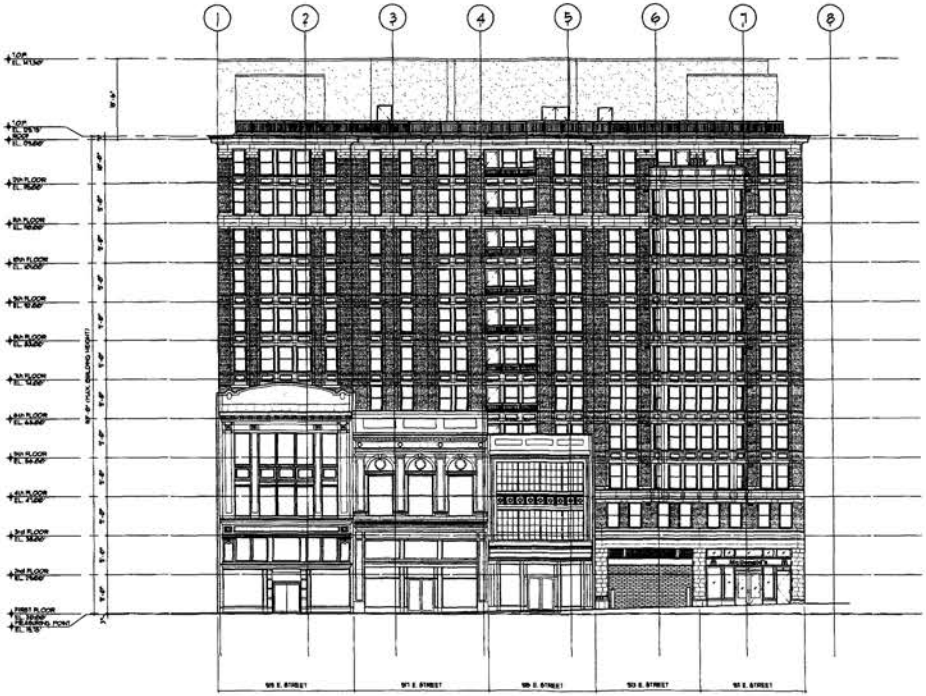
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Bid Set 05-5-09

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Roof Plan

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

A2.13



SOUTH ELEVATION

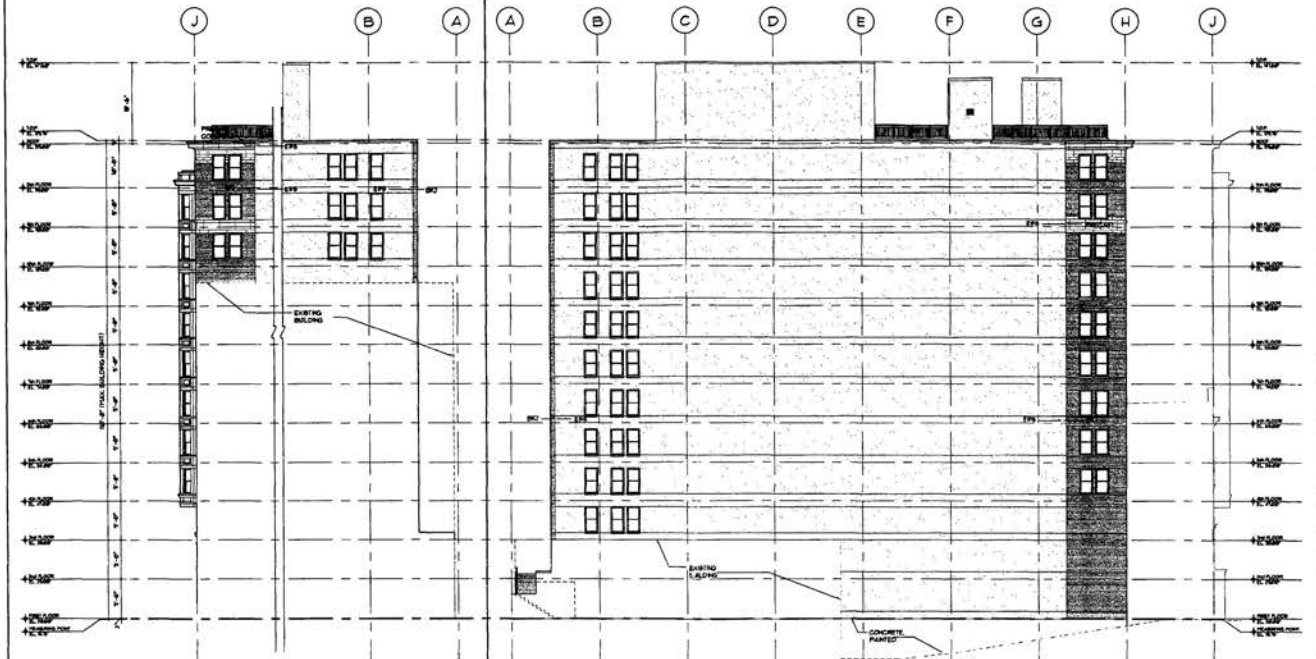
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South Elevation

A3.01



EAST ELEVATION 2

WEST ELEVATION 1

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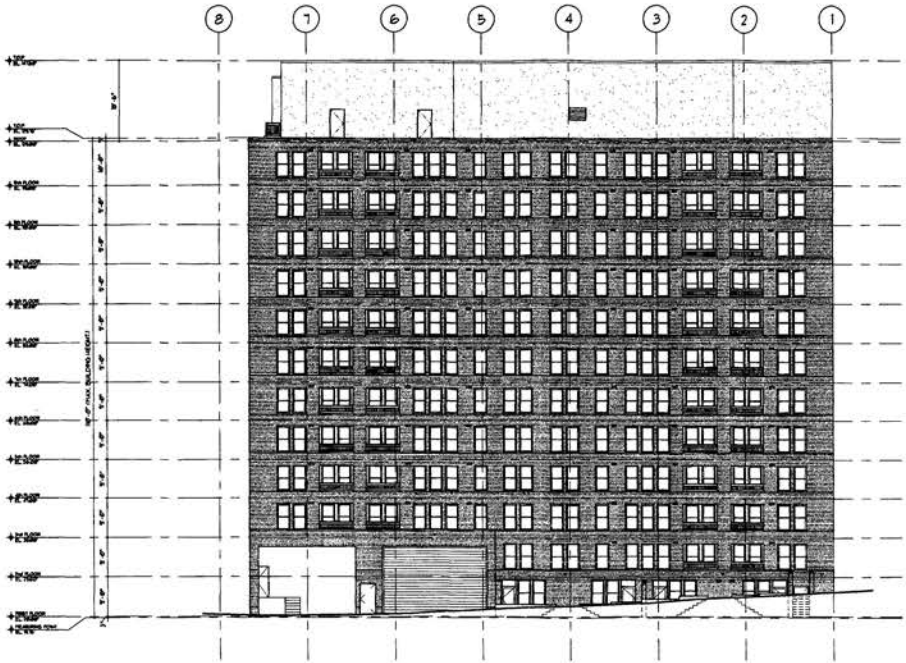
Landscape:

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East & West Elevations

A3.02



NORTH ELEVATION

1

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North Elevation

A3.03



SOUTH COURTYARD ELEVATION
ANGLED WALL

SOUTH COURTYARD ELEVATION

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South Courtyard
Elevations

A3.04



WEST COURTYARD SECTIONAL ELEVATION

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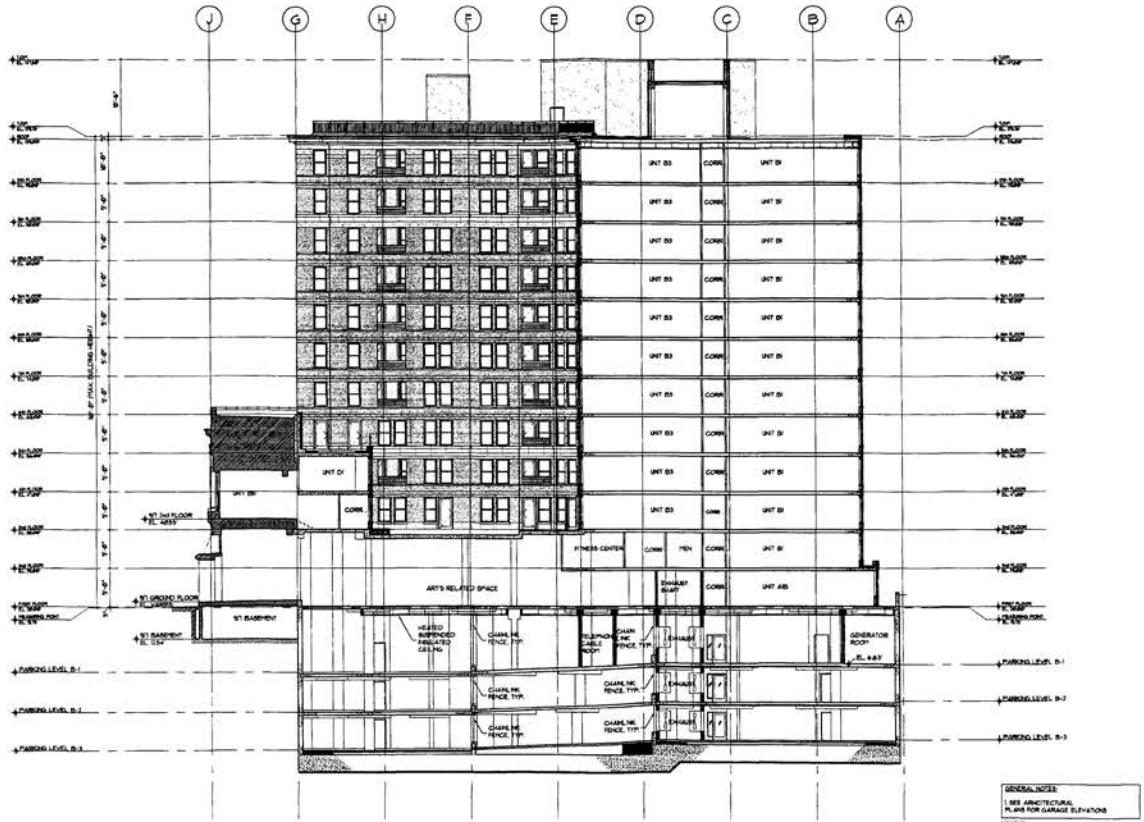
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West Courtyard Sectional Elevation

A3.05



EAST COURTYARD SECTIONAL ELEVATION

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Architecture
Interiors
Historic Design

Structural Engineers

Landscape
The Fitch Studio

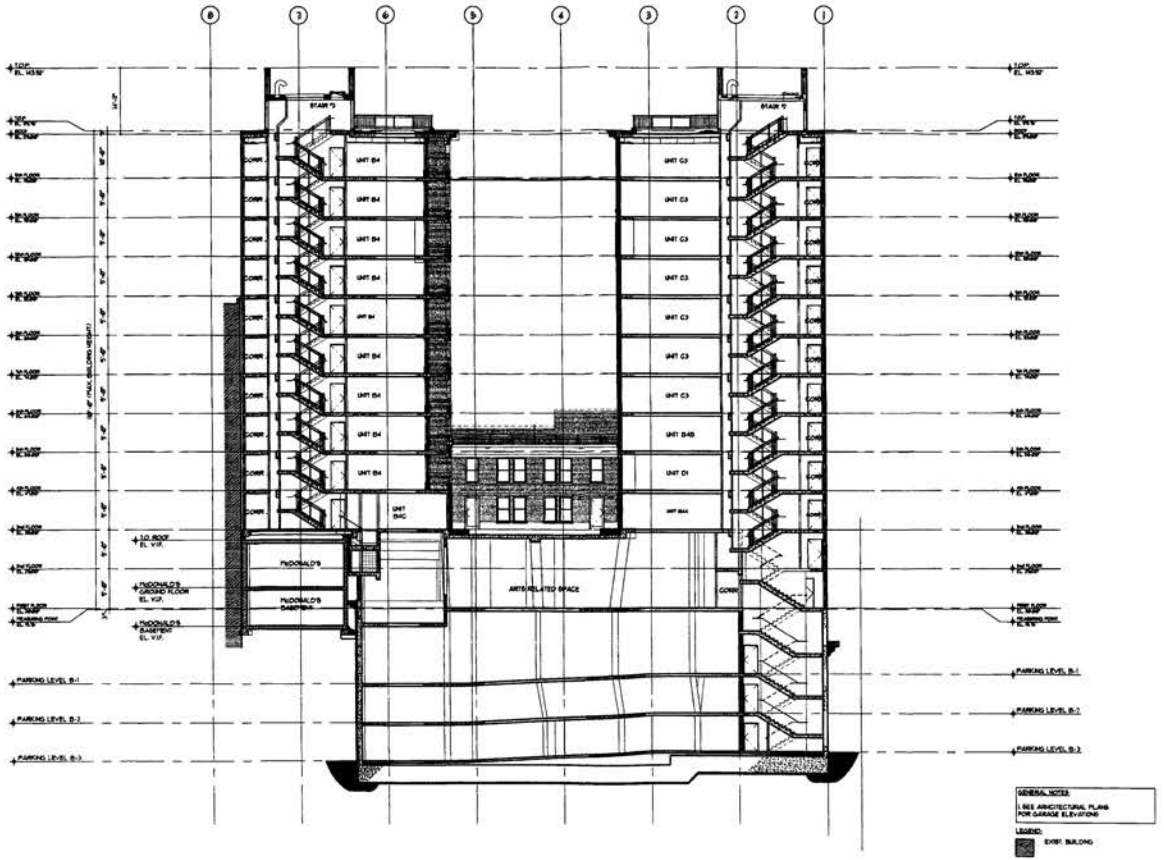
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East Courtyard
Sectional Elevation

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NORTH COURTYARD SECTIONAL ELEVATION

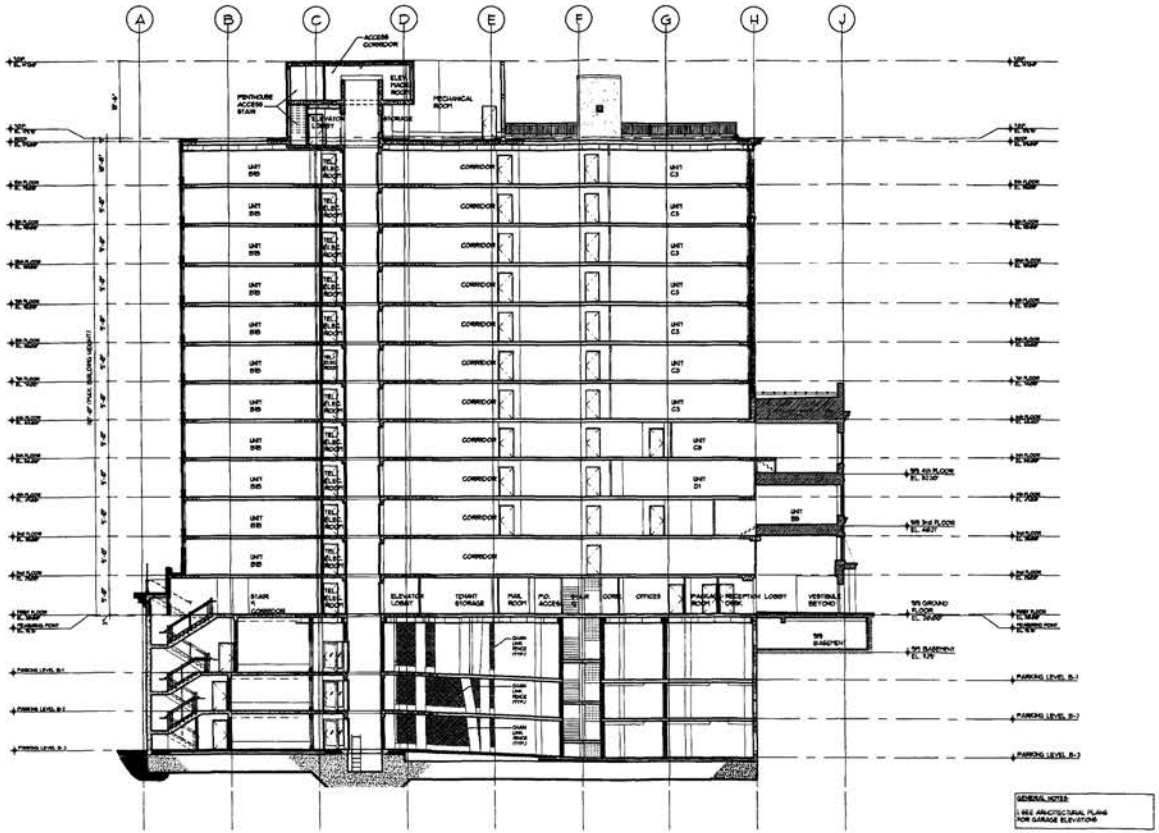
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North Courtyard Sectional Elevation

A3.07



BUILDING SECTION

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Building Sections

A3.08