1515 FIFTEENTH STREET

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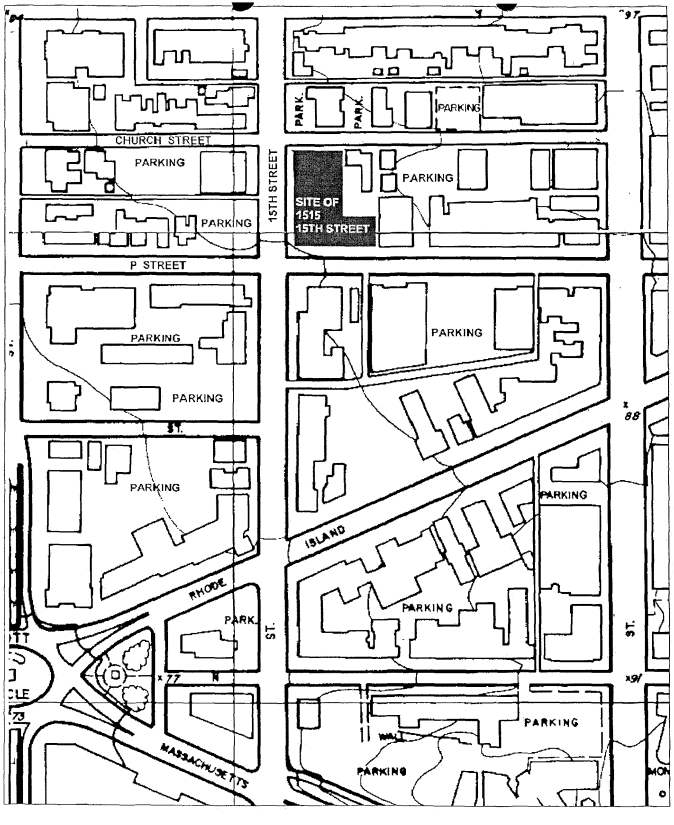
ARCHITECT:
RTKL DC ASSOCIATES PC

OWNER:
1515 15TH STREET, L.L.C.

DEVELOPER:
Metropolis Development Company, L.L.C.

BZA SET
JAN 20TH 2004

BZA
Case No. 17137
Exhibit No. 11



SITTE PLAN

0 50' 100' 200'

SCALE: 1" = 200'

NORTH

PROJECT INFORMATION

00.00	COVER
00.11	SITE PLAN, INDEX, ZONNING NOTES
30.P3	P3 LEVEL PLAN
30.P2	P2 LEVEL PLAN
30.P1	P1 LEVEL PLAN
30.01	GROUND LEVEL PLAN
30.02	SECOND LEVEL PLAN
30.03	THIRD LEVEL PLAN
30.04	FOURTH LEVEL PLAN
30.05	FIFTH LEVEL PLAN
30.06	SIXTH LEVEL PLAN
30.07	SEVENTH LEVEL PLAN
30.08	TERRACE LEVEL PLAN
33.01	SOUTH ELEVATION
33.02	WEST ELEVATION
33.03	NORTH ELEVATION

PROJECT INFORMATION

1515 15TH STREET

ZONING DISTRICT: C-3-A / ARTS, GENERAL COMMERCIAL AND UPTOWN ARTS OVERLAY

SQUARE: 209

LOT: 100 (ART LOTS 919, 920,921)

SITE AREA: 26,300 SF (RECORDED); 26,378 SF (SURVEYED)

PARKING SPACES TOTAL: APPROX. 167

RESIDENTIAL UNITS TOTAL: APPROX. 105

AREA TABULATION

	LEVEL	RESIDENTIAL	RETAIL	PARKING	OTHER	TOTAL	
ABOVE GRADE	PENTHOUSE / ROOF ACCESS						
	7	16,950 SF				16,950 SF	
	6	16,950 SF				16,950 SF	
	5	17,340 SF				17,340 SF	
	4	20,950 SF				20,950 SF	
	3	18,260 SF				18,260 SF	
	2	20,950 SF				20,950 SF	
	1	11,025 SF	9,075 SF			20,100 SF	131,500 SF
BELOW GRADE	P1			4,055 SF	20,130 SF	24,185 SF	F.A.R.
	P2			10,870 SF	20,130 SF	31,000 SF	
	P3				31,000 SF	31,000 SF	86,185 SF
		122,425 SF	24,000 SF	71,260 SF		217,685 SF	

Zoning Information

Section No.	Zoning Regulations	Requirement	Provided	Note
Special	FAR	4.5 (5.0 max per C.L.D.) 5.0 x 26,300 sf = 131,500 sf	131,500 sf (5.0 max per C.L.D.)	
770.1 1902.1	Height	75'-0" ft max 83'-6" ft max for roofstructures	76 ft to main roof 83'-6" ft to penthouse	
772.1	Lot Occupancy	Maximum lot occupancy is 75% of total site area: 0.75 x 26,300 sf = 19,725 sf	79.78% *	
773	Residential Recreation Space	15% of GFA 50% min outside 0.15 x 110,000 sf = 16,500 sf TOTAL 0.50 x 16,500 sf = 8,250 sf min OUTDOOR	3.1% = 3228 sf * (total) 40.2% = 1380 sf * (exterior) 7.9% = 6,725 sf (private recreational space provided)	
774.11	Rear Yard Setback	12' min 75 ft x 2.5in/foot = 15' - 7 1/2"	40'-0"	
775.5	Side Yard Setback	None required	None Provided	
776.3 776.5	Court	Where provided 75 ft x 4 in/ft = 25ft	25'-0"	
411	Roof Structure Area	Additional FAR of 0.37 Setback ratio 1:1 0.37 x 26,300 sf = 9,731sf	5,500 sf	
2101	Parking Spaces	Retail: One space for each 300gsf retail over 3,000 gsf Residential: One space for every two apartments. Ret: (24,000gsf - 3,000gsf) x 1space/300gsf = 70 space Res: 105 apts x 1sp/2 apts = 53 space Total: 70 spaces retail + 53 spaces residential = 123 space	167 spaces total provided	
2201.1	Loading	Retail 20-30K sf (2) berths at 30ft l x 12ft w x 14ft h (1) space at 20ft l x 10ft w x 10ft h (2) platforms at 100sf ea. Residential (1) berths at 55ft l x 12ft w x 14ft h (1) space at 20ft l x 10ft w x 10ft h (1) platforms at 200sf.	Retail * (1) berth at 30 ft x 12 ft x 14 ft (1) space at 20 ft x 10 ft x 10 ft (1) platform at 200 sf Residential * (1) space at 20 ft x 10 ft x 10 ft	

General Notes

1. Items marketed with * indicate issues requiring relief to be seeked from BZA and / or requiring zoning interpretation.
2. Penthouse / roof access and below grade areas are not included in the total area for FAR calculation.
3. All tabulations are approximate calculations based on current design and are subject to change pending final design.
4. Number of units and parking spaces provided are subject to change pending final layout.

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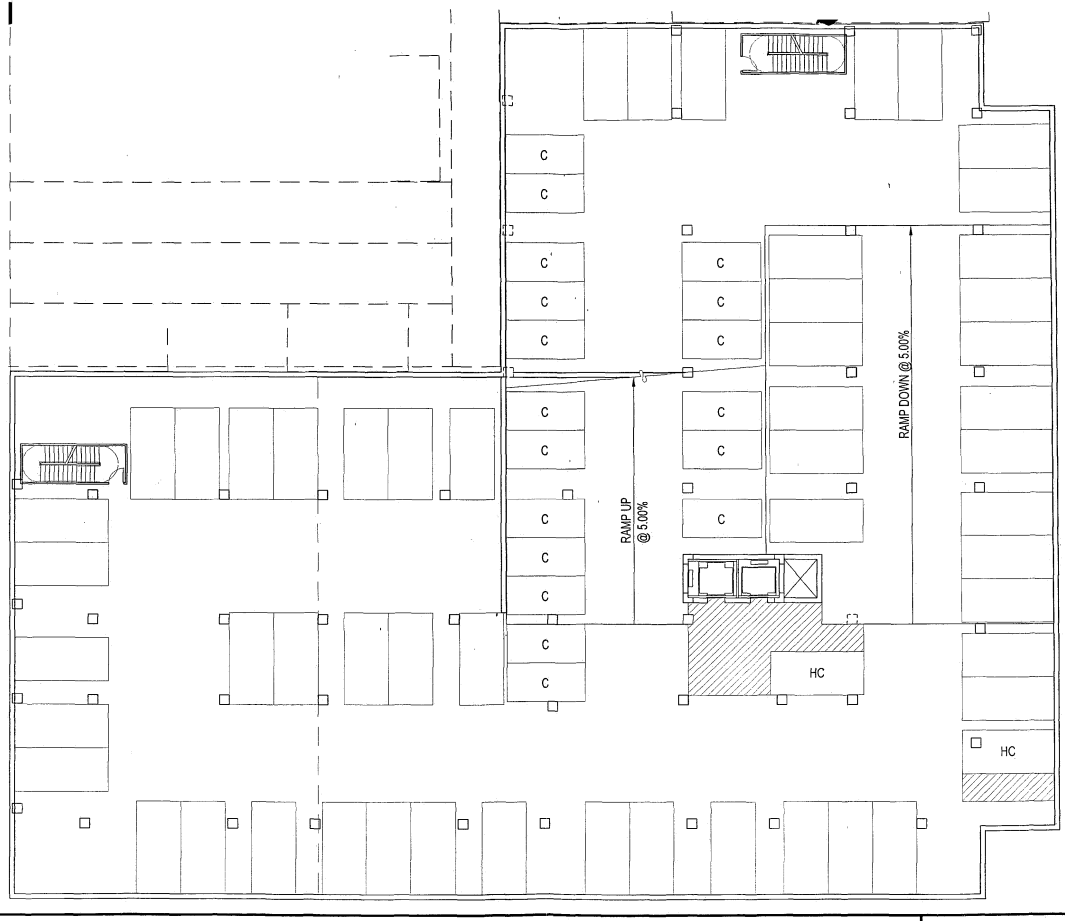
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W A S H I N G T O N, D C

Owner: 1515 15TH STREET, L.L.C.
Developer: Metropolis Development Company, L.L.C.

SITTE PLAN, INDEX, ZONNING NOTES

00.11



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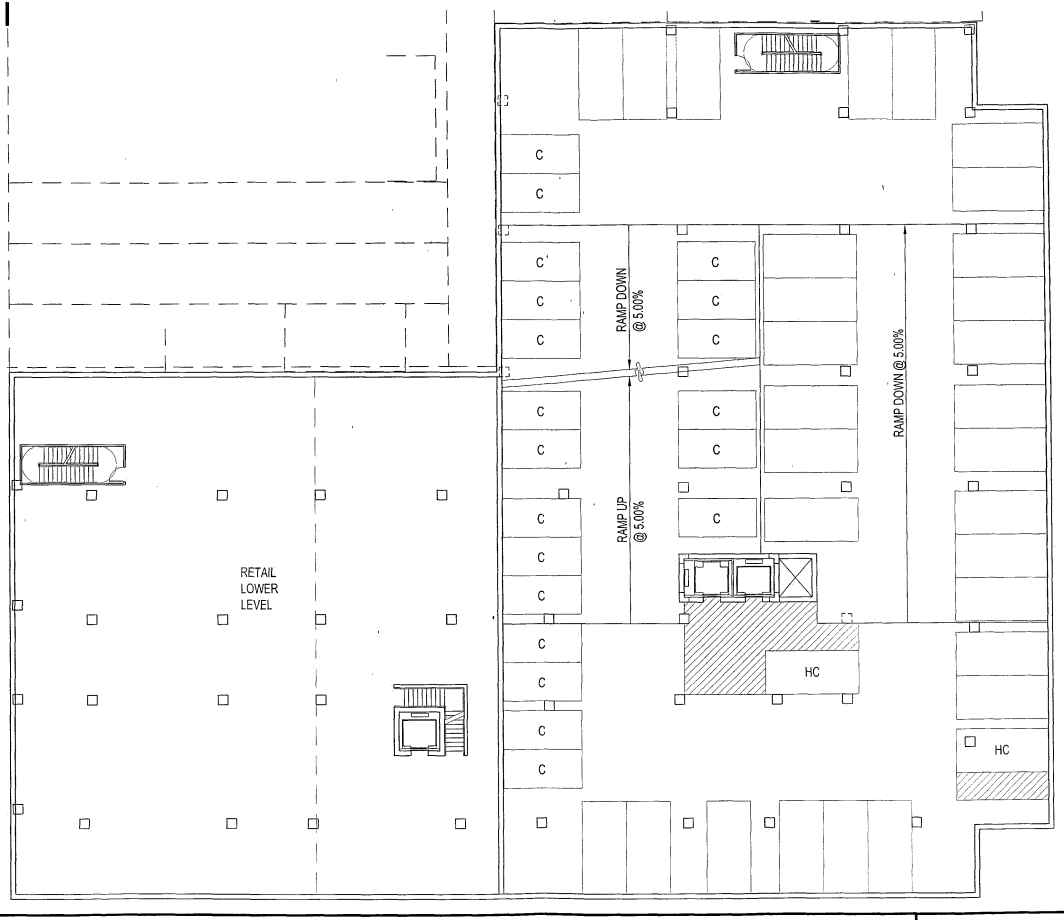
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G3 LEVEL PLAN

1" = 20'-0"

30.P3



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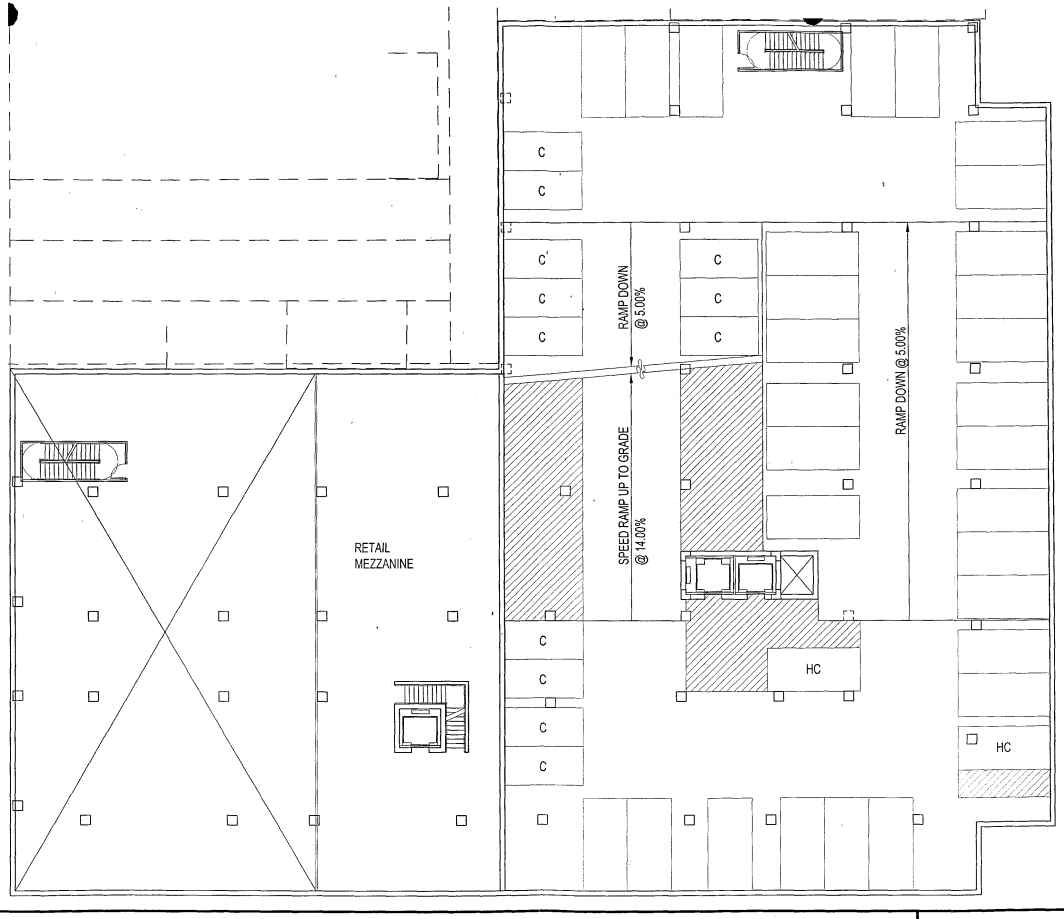
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Owner: 1515 15TH STREET, L.L.C.
Developer: Metropolis Development Company, L.L.C.

G2 LEVEL PLAN

1" = 20'-0"

30.P2



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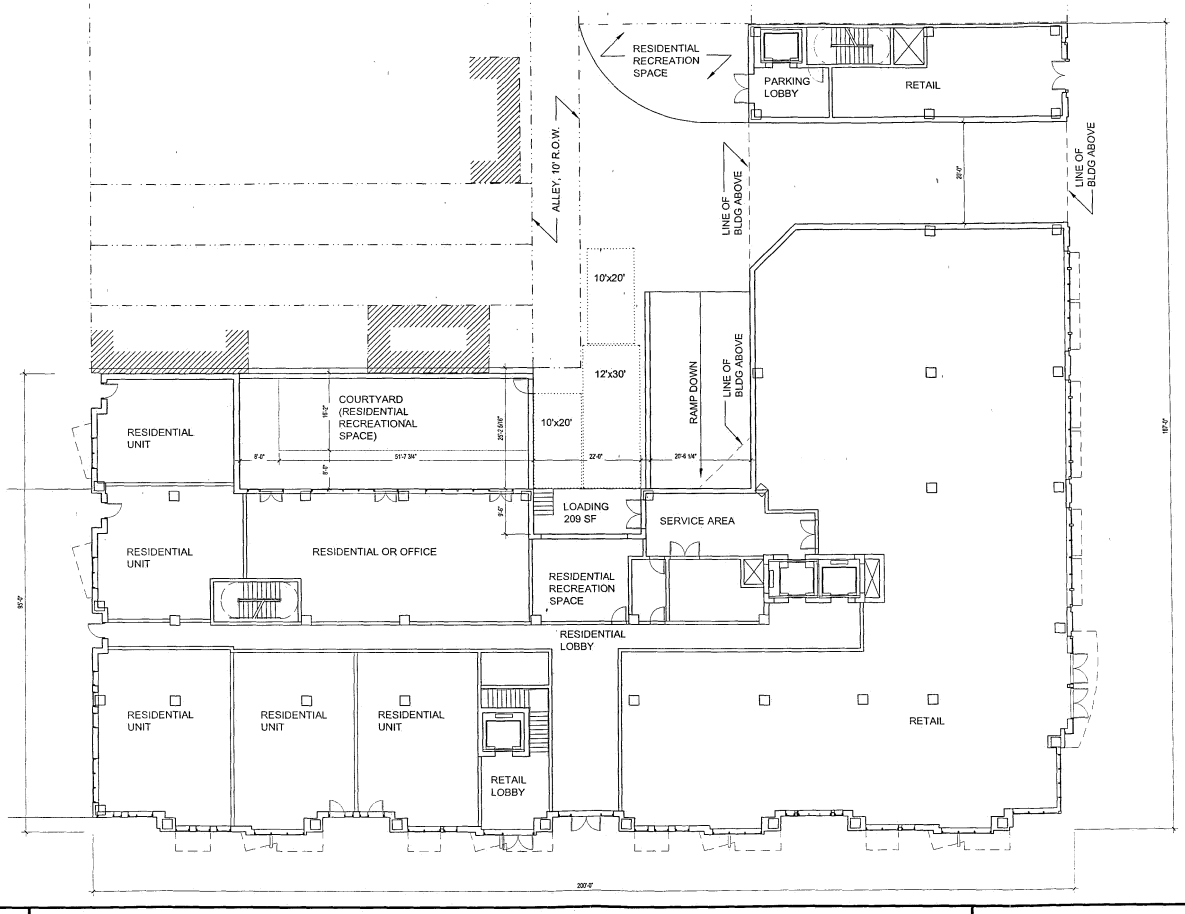
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Owner: 1515 15TH STREET, L.L.C.
Developer: Metropolis Development Company, L.L.C.

G1 LEVEL PLAN

1" = 20'-0"

30.P1



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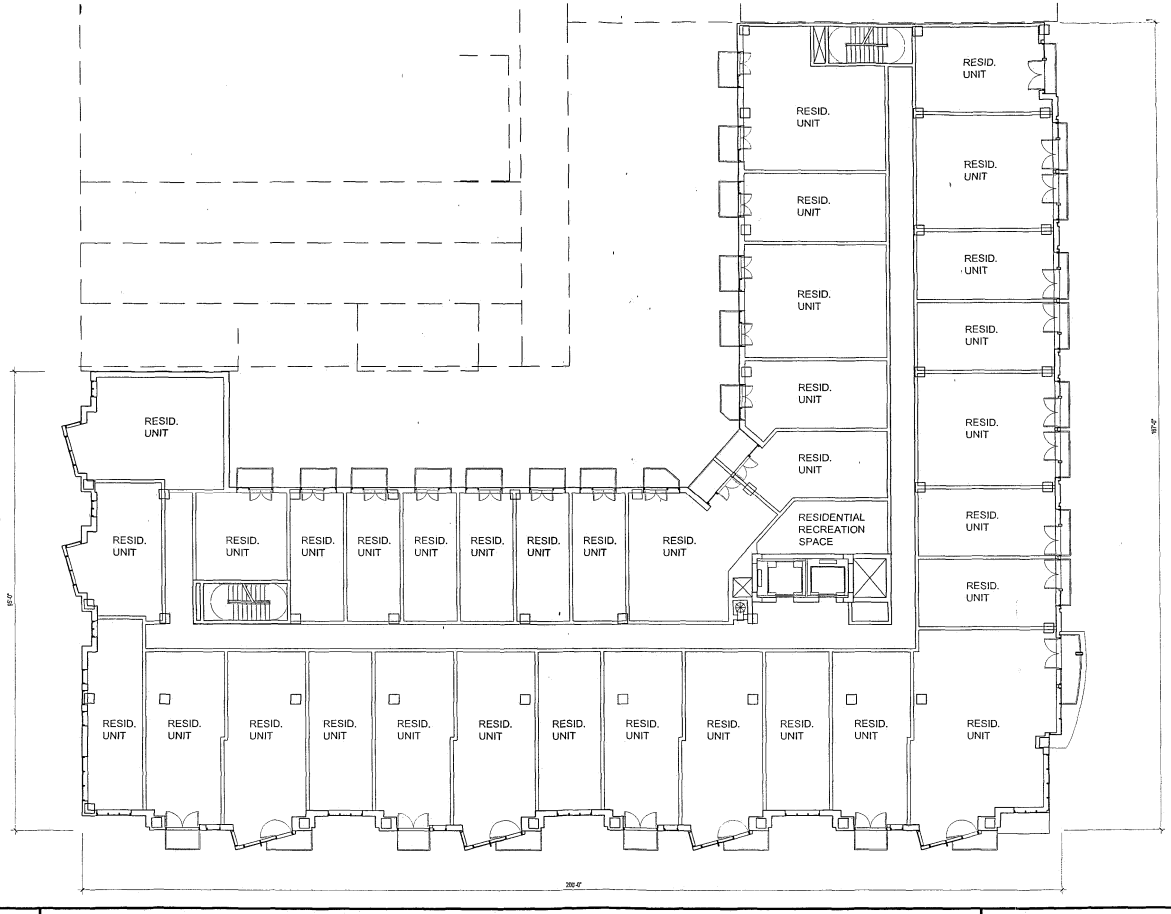
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GROUND LEVEL PLAN

1" = 20'-0"

30.01



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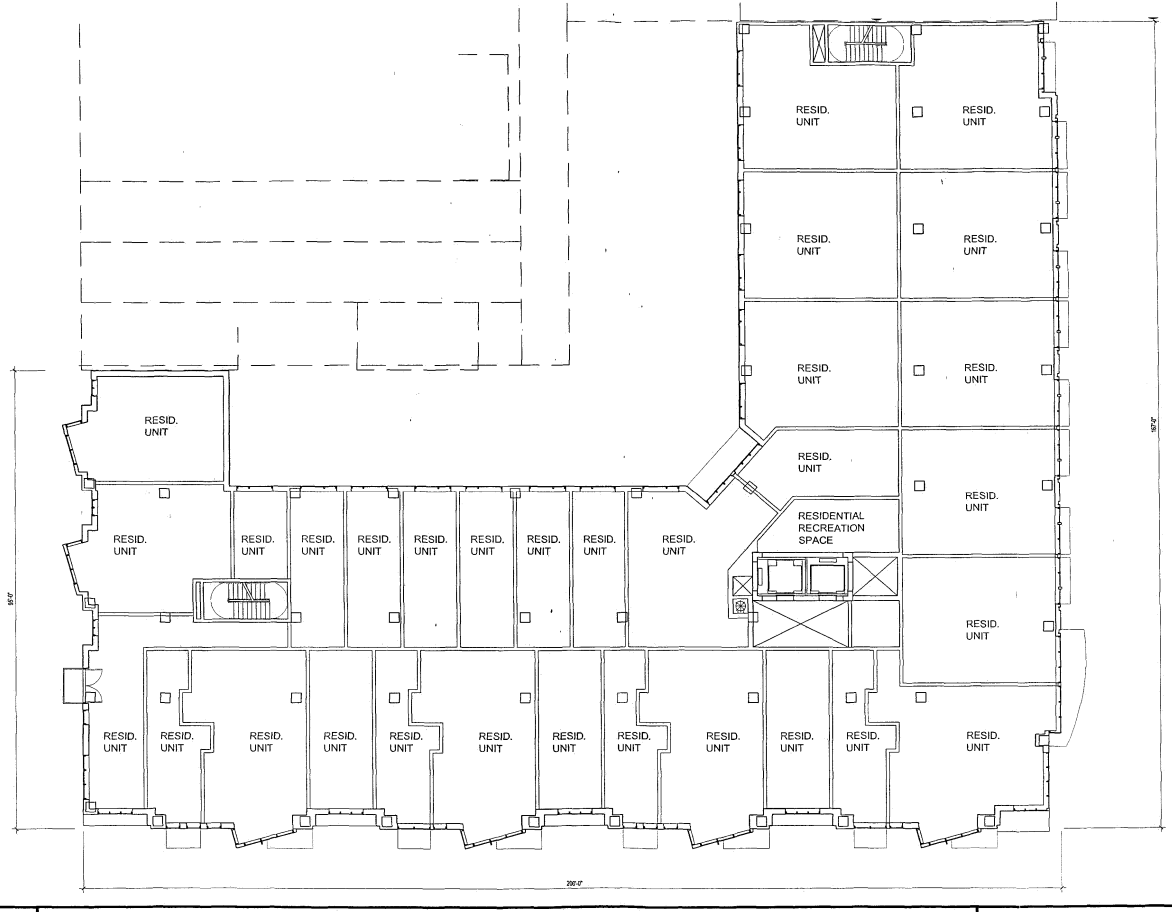
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2ND LEVEL PLAN

1" = 20'-0"

30.02



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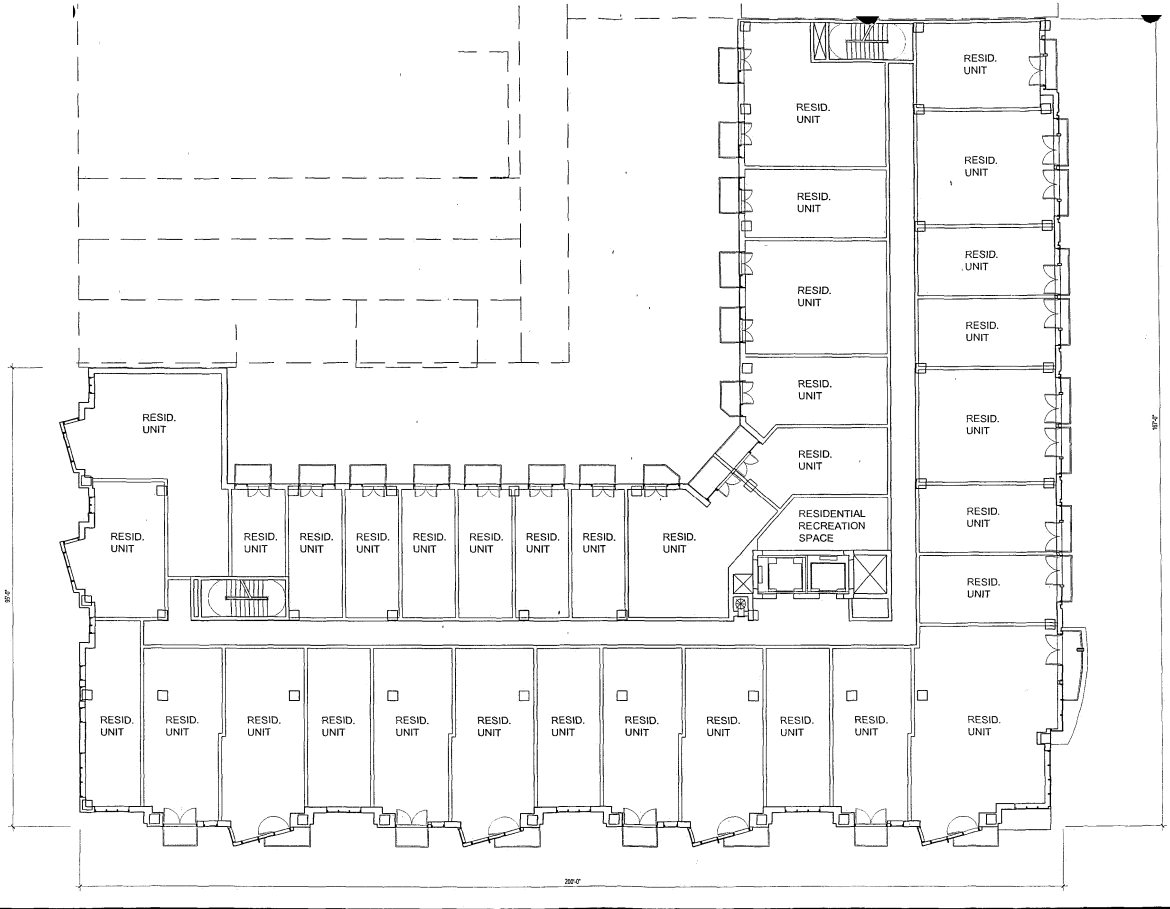
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3RD LEVEL PLAN

1" = 20'-0"

30.03



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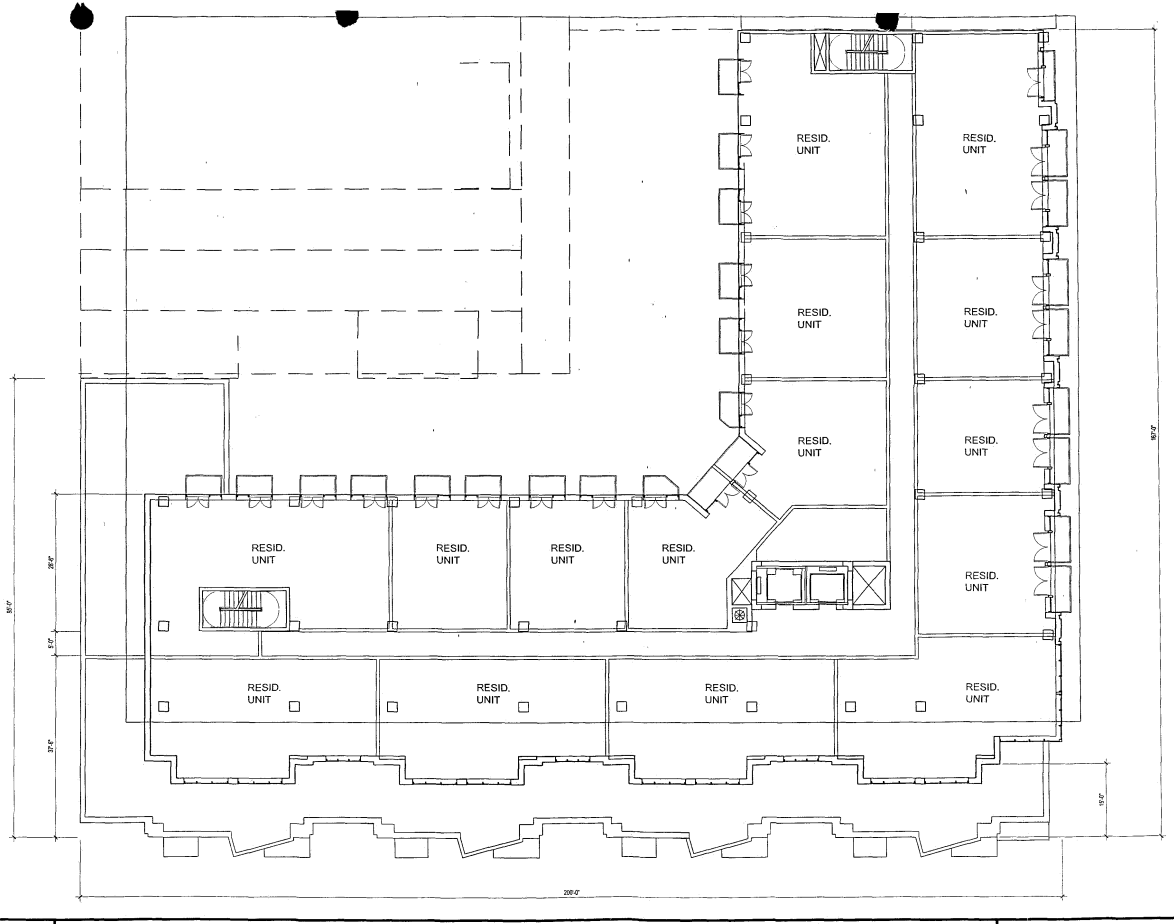
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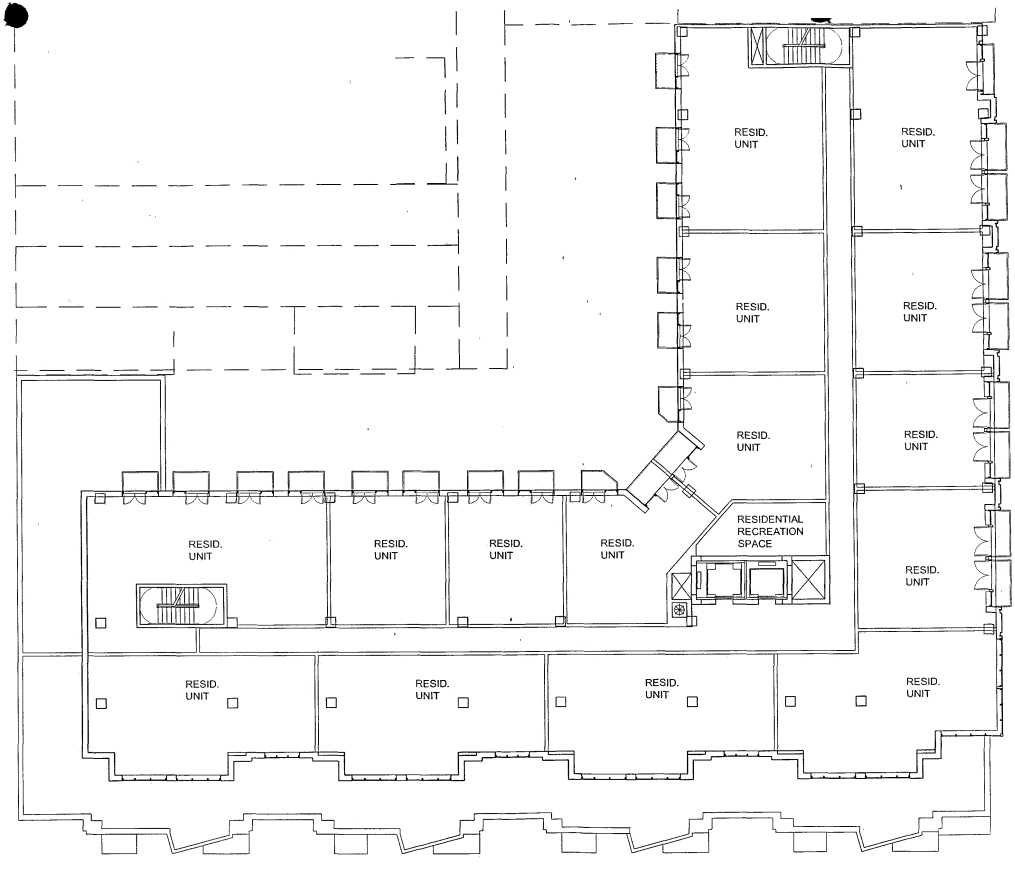
4TH LEVEL PLAN

1" = 20'-0"

30.04


RESID. UNIT
RESID. UNIT
RESID. UNIT


RESID. UNIT
RESID. UNIT
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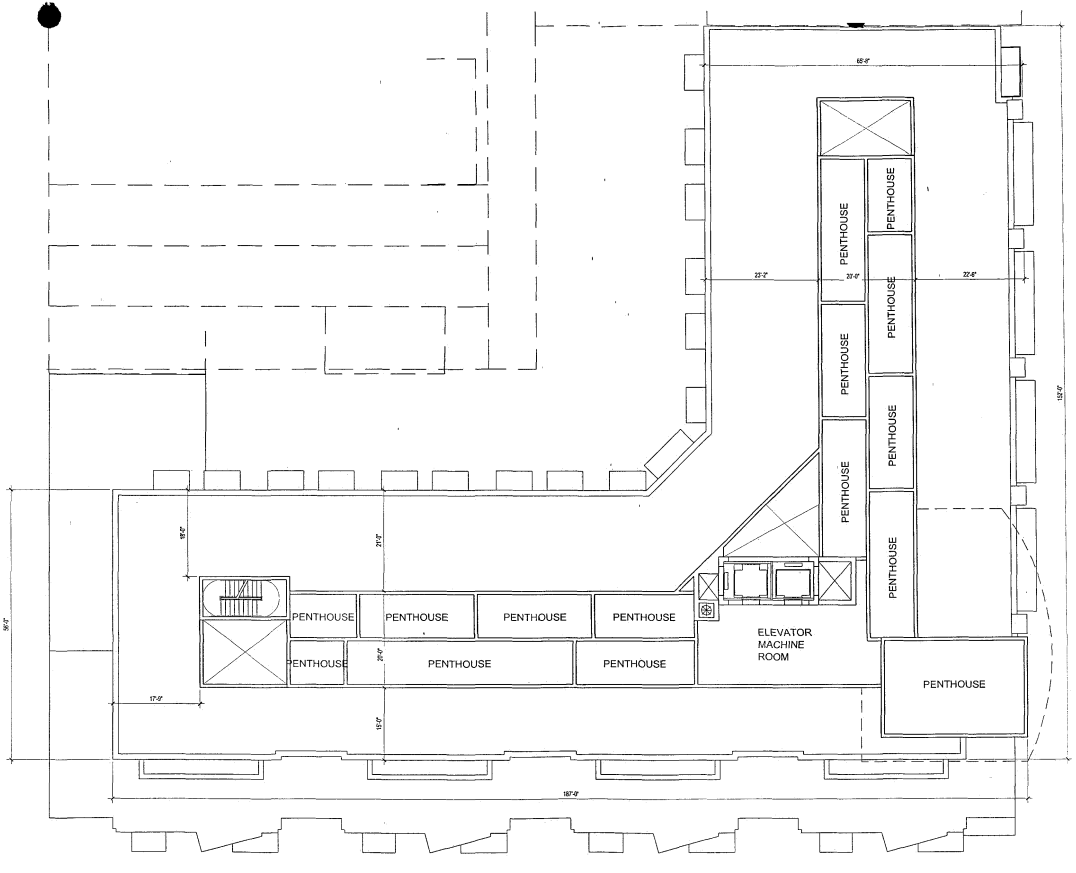
W A S H I N G T O N, D C

Owner: 1515 15TH STREET, L.L.C.
Developer: Metropolis Development Company, L.L.C.

7TH LEVEL PLAN

1" = 20'-0"

30.07



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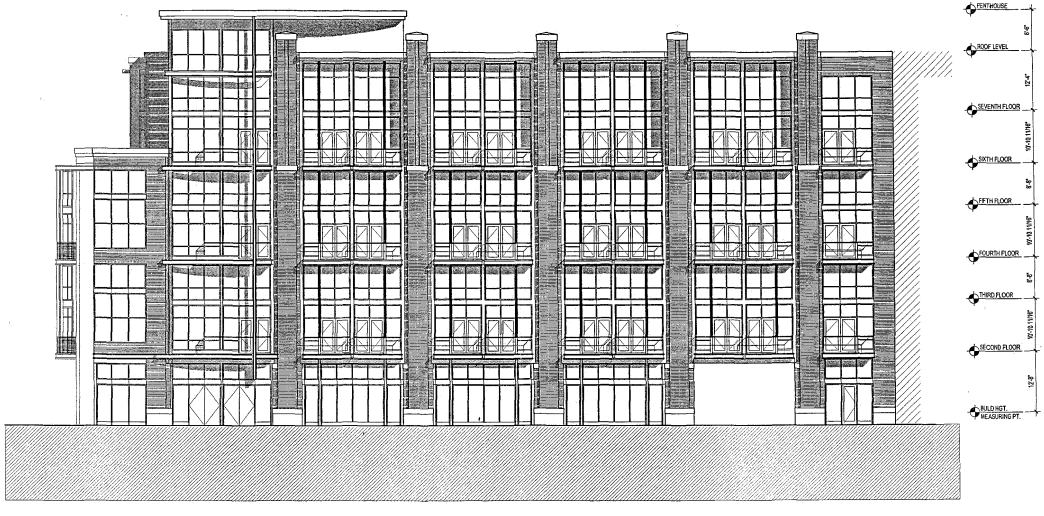
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Owner: 1515 15TH STREET, L.L.C.
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TERRACE LEVEL PLAN

1" = 20'-0"

30.08



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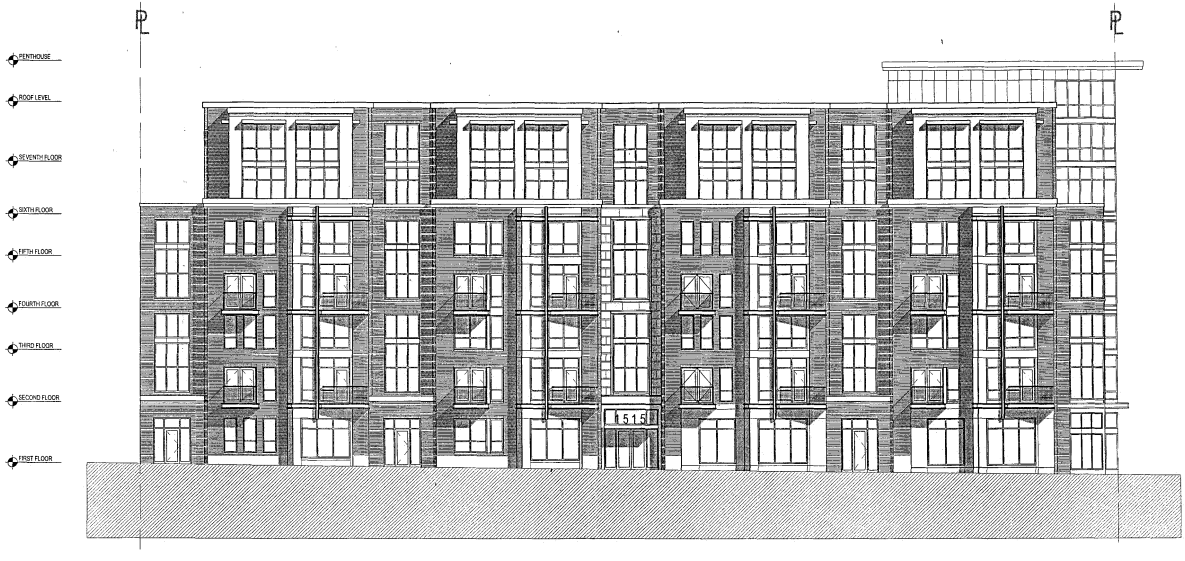
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SOUTH ELEVATION

1" = 20'-0"

33.01



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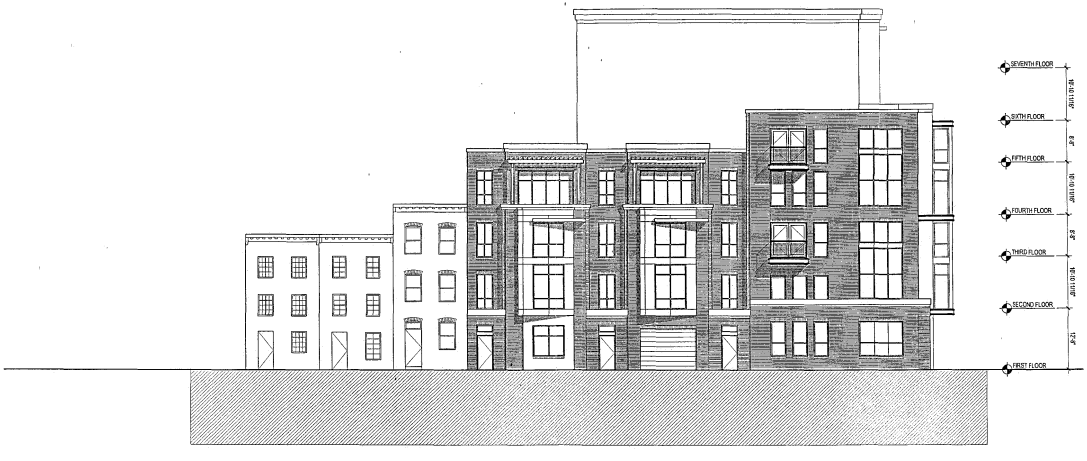
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Owner: 1515 15TH STREET, L.L.C.
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WEST ELEVATION

1" = 20'-0"

33.02



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Owner: 1515 15TH STREET, L.L.C.
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NORTH ELEVATION

1" = 20'-0"

33.03