Court Width

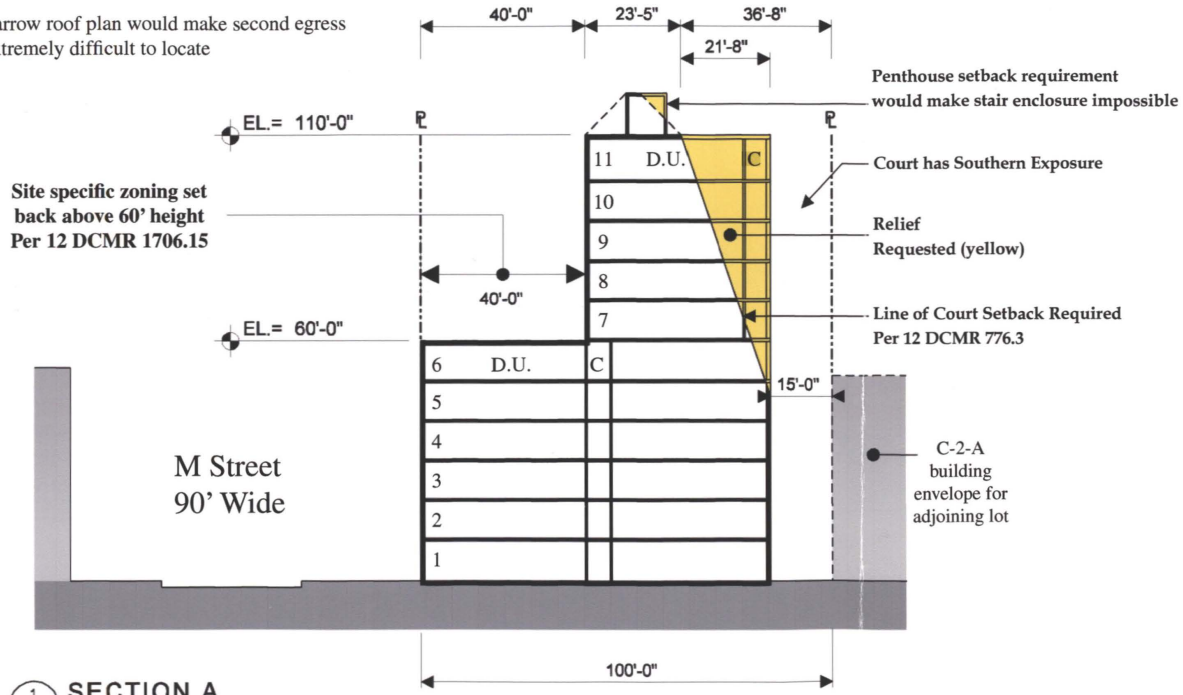
Notes

1) 40' Setback requires shifting corridor @ 7th Floor resulting in inefficient single loaded corridor.

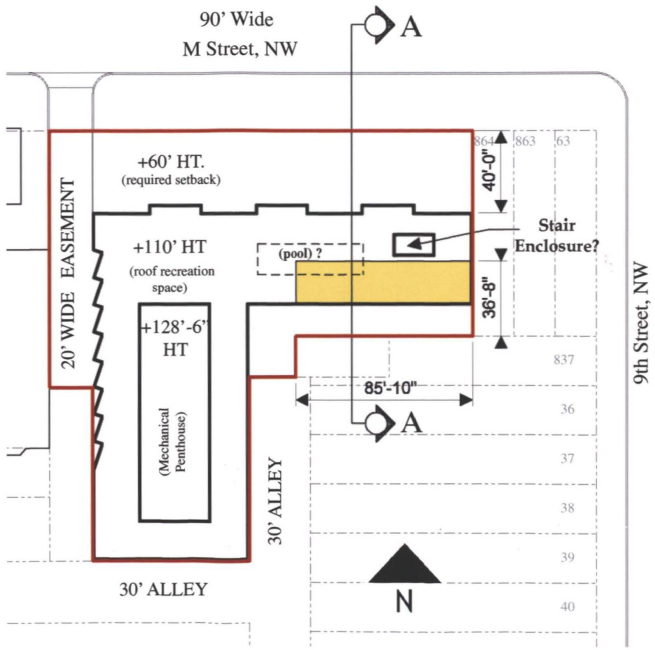
2) Court width per code would require six unique floors with even lower efficiency of net to gross area. Many awkward and unmarketable unit would result.

3) Multiple offsets of MEP and Structural systems would be very difficult to construct.

4) Narrow roof plan would make second egress extremely difficult to locate



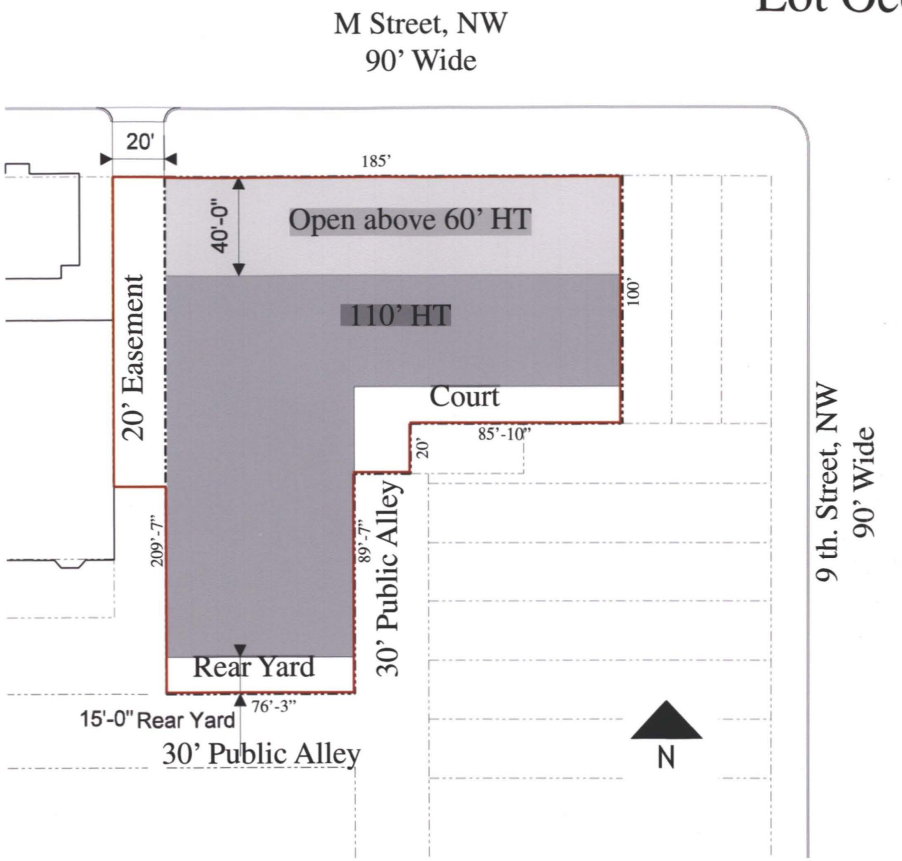
1 / A1 SECTION A
SCALE: 1"-30'

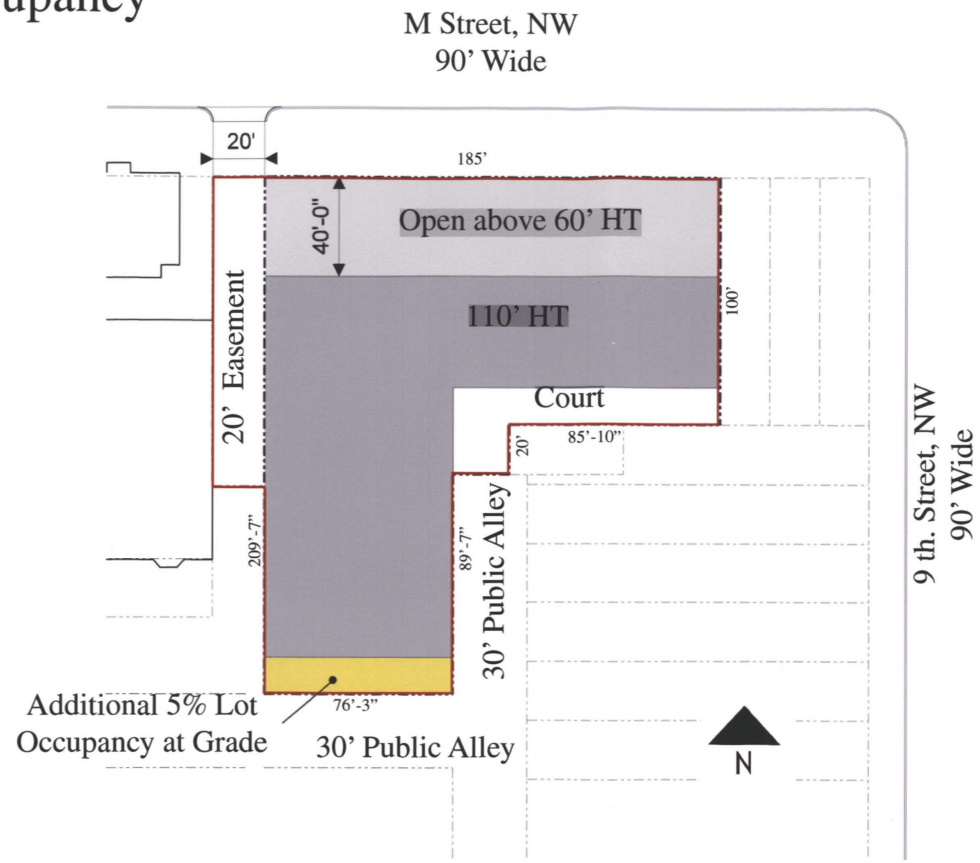


2 / A1 ROOF PLAN
SCALE: 1"-60'

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 17167
EXHIBIT NO. 6
Board of Zoning Adjustment
District of Columbia
CASE NO. 17167
EXHIBIT NO. 6

Lot Occupancy





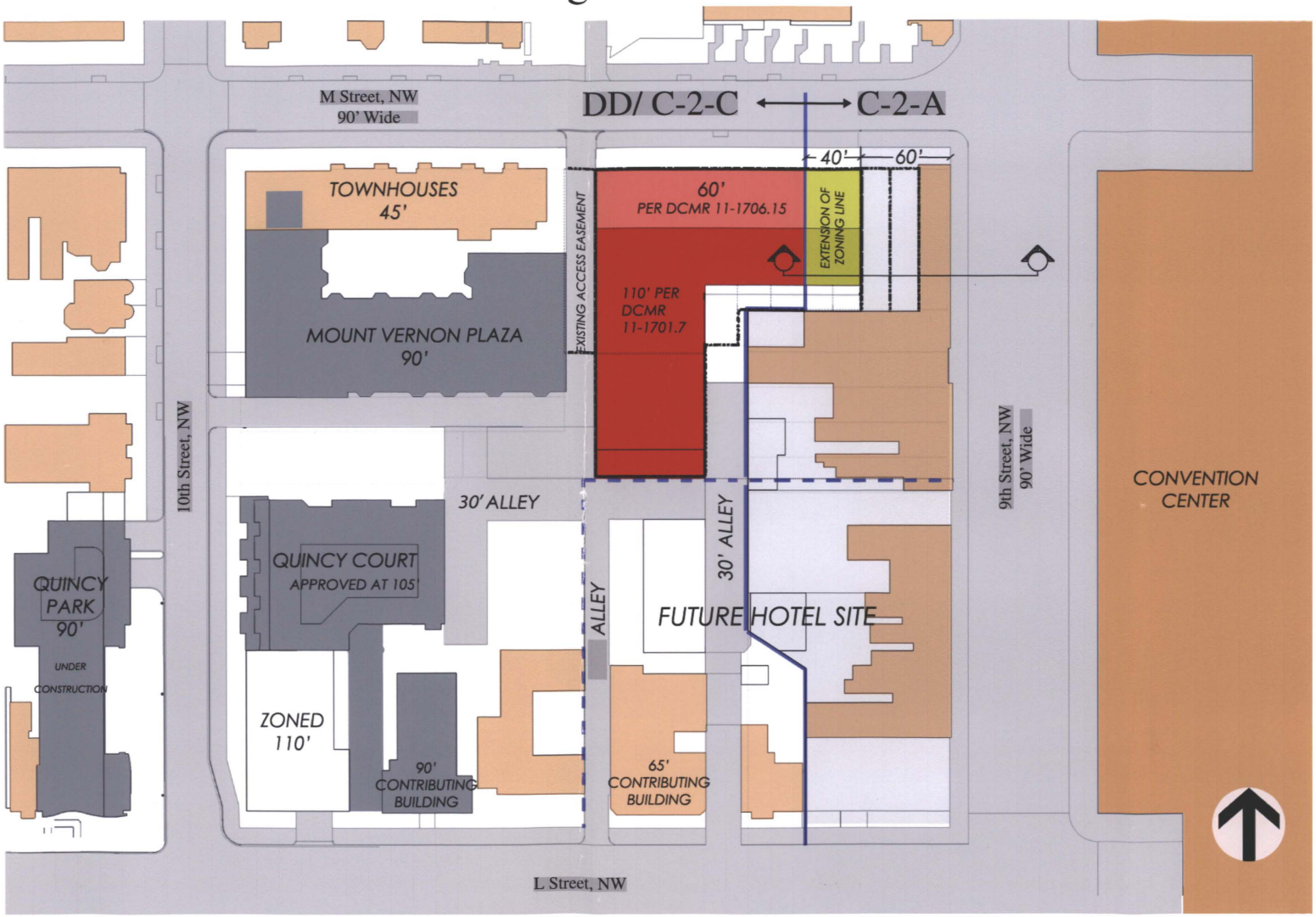
Average Lot Occupancy Permitted 68%

Max Permitted Lot Occupancy at Grade	80%
Effective Lot Occupancy Permitted Above 60'	53%

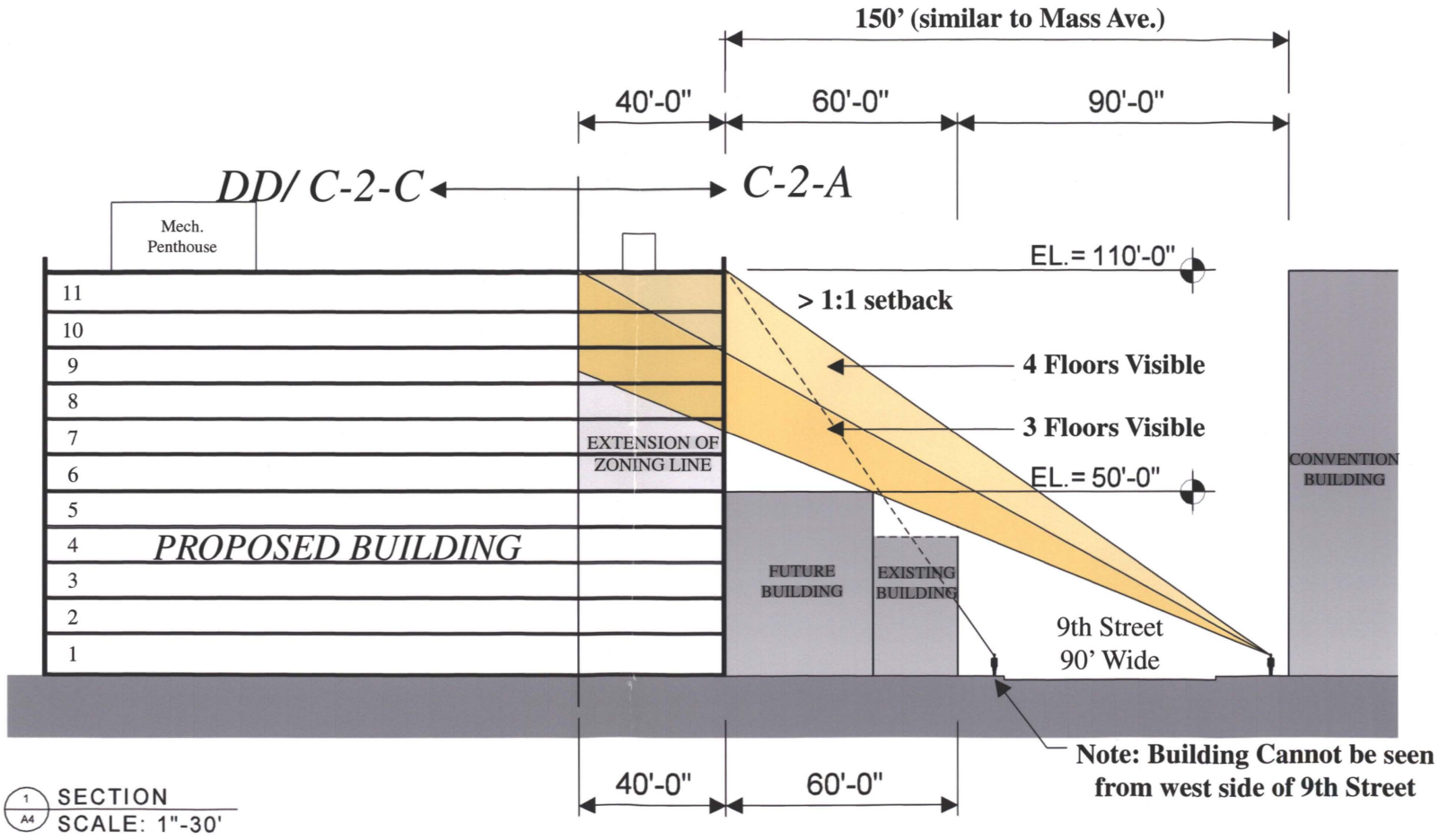
Average Lot Occupancy Proposed 73%

Proposed Lot Occupancy at Grade	85%
Proposed Lot Occupancy Above 60'	58%

Zoning Extension

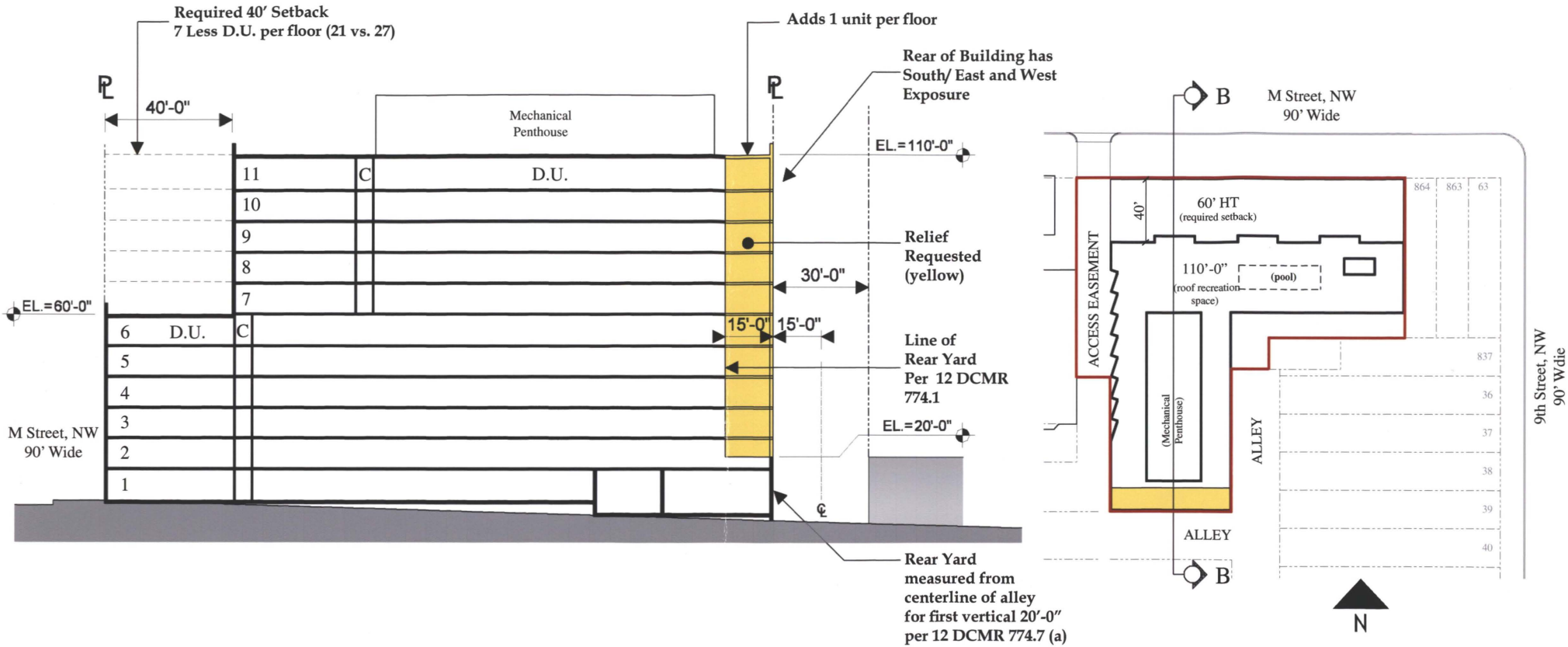


Zoning Extension



1/A4 SECTION
SCALE: 1"-30'

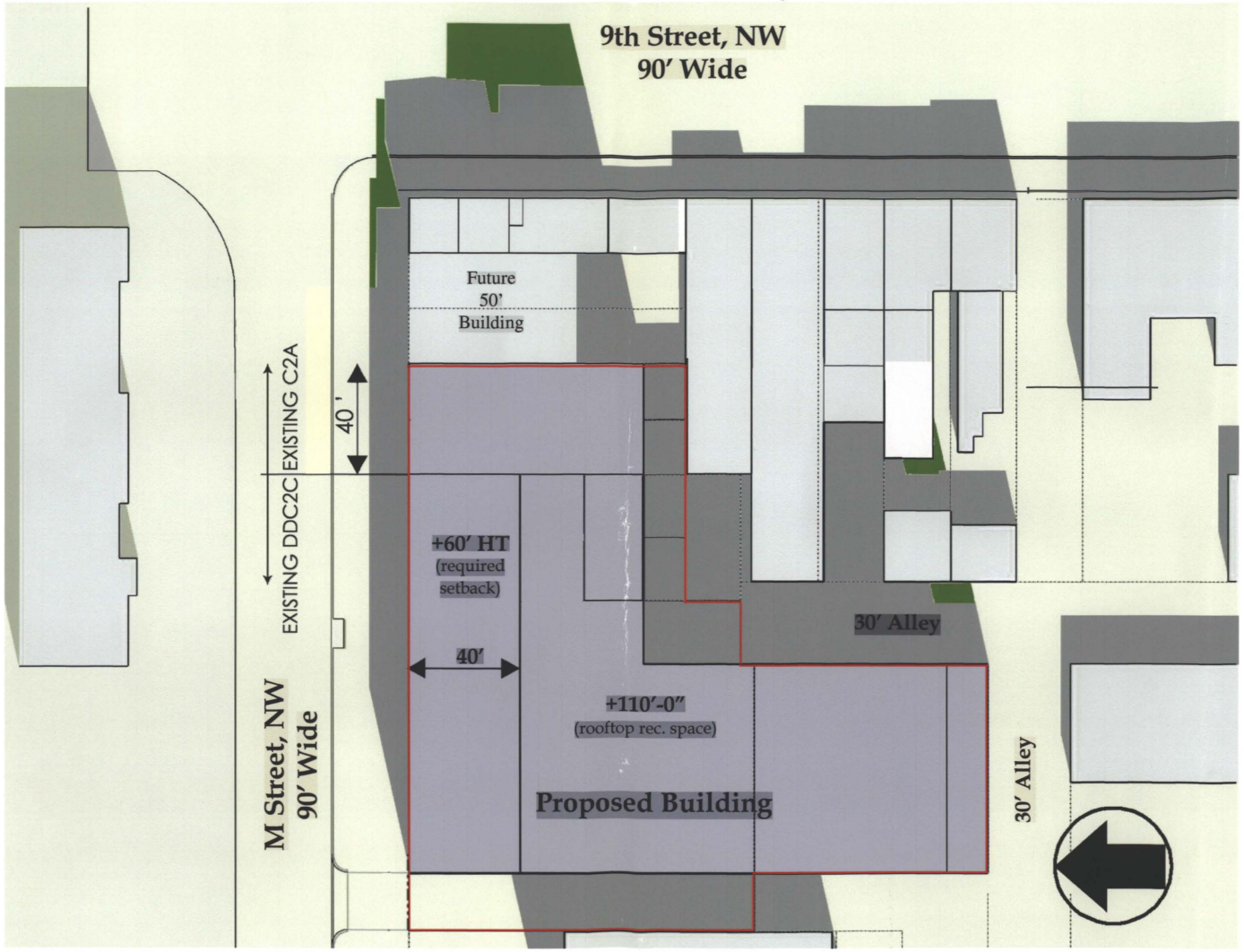
Rear Yard Setback



1/A5 SECTION B
SCALE: 1"-30'

2/A5 ROOF PLAN
SCALE: 1"-60'

Shadow Study



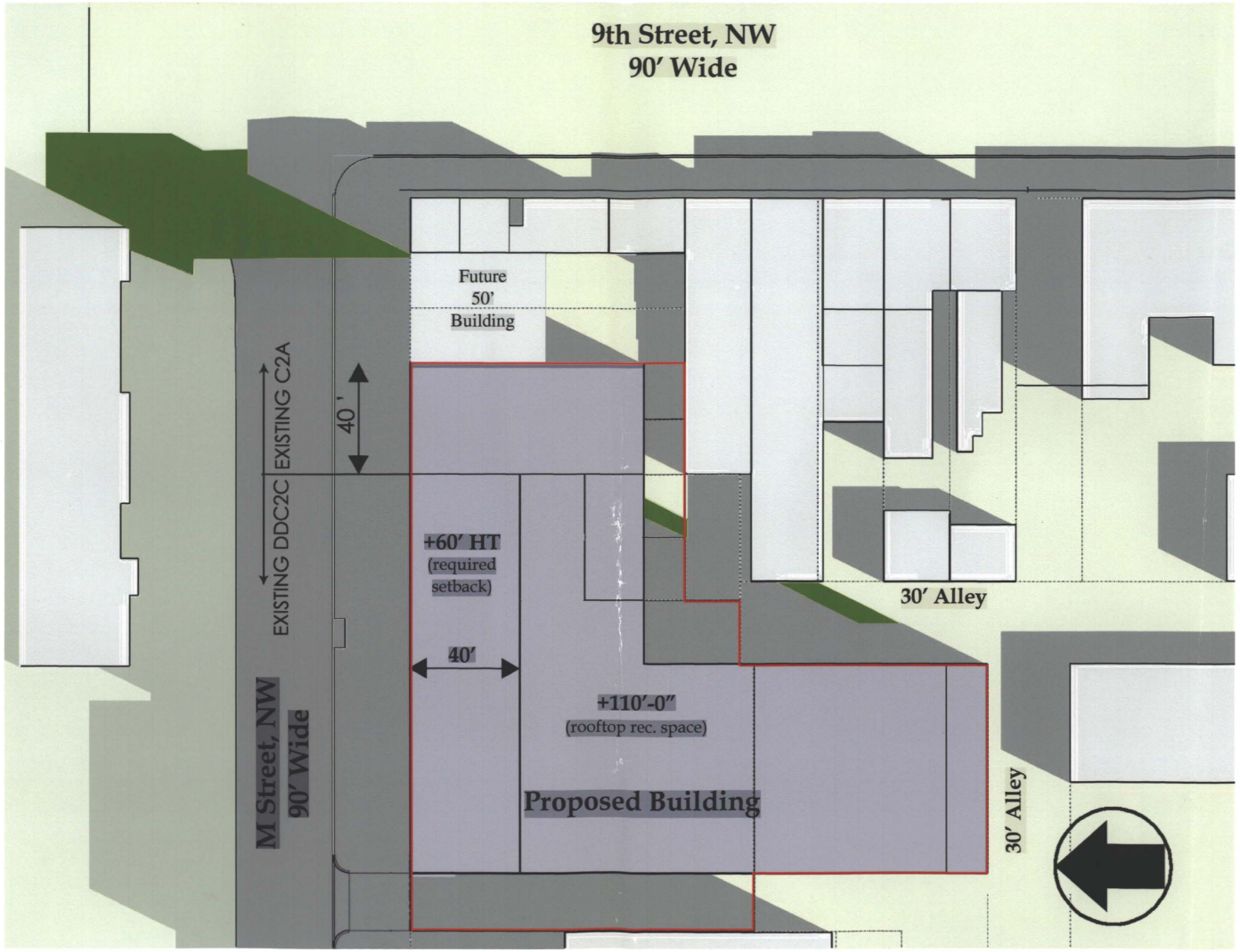
Green Indicates minor additional shadows due to reflief request for:

-zoning extension
-court width
-site occupancy/rear yard

May 4th 3:30 pm

(halfway between spring equinox and longest day)

Shadow Study



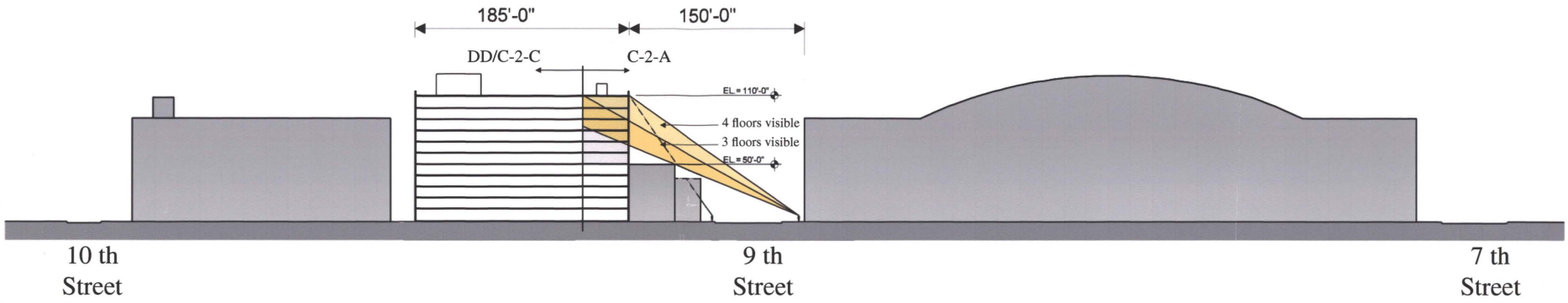
Green Indicates minor additional shadows due to reflief request for:

-zoning extension
-court width
-site occupancy/rear yard

November 8th 3:30 pm

(halfway between fall equinox and shortest day)

Zoning Extension



1/A4 SECTION
SCALE: 1"-90'