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GEORGIA AVENUE - PETWORTH

DONATELLI & KLEIN
TORTI GALLAS AND PARTNERS, INC.

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BZA SUBMISSION
SEPTEMBER 17, 2004

BZA
Case No. 17246
Exhibit No. 7



VIEW FROM THE SOUTHEAST

A01

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VIEW FROM THE NORTHEAST

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A02

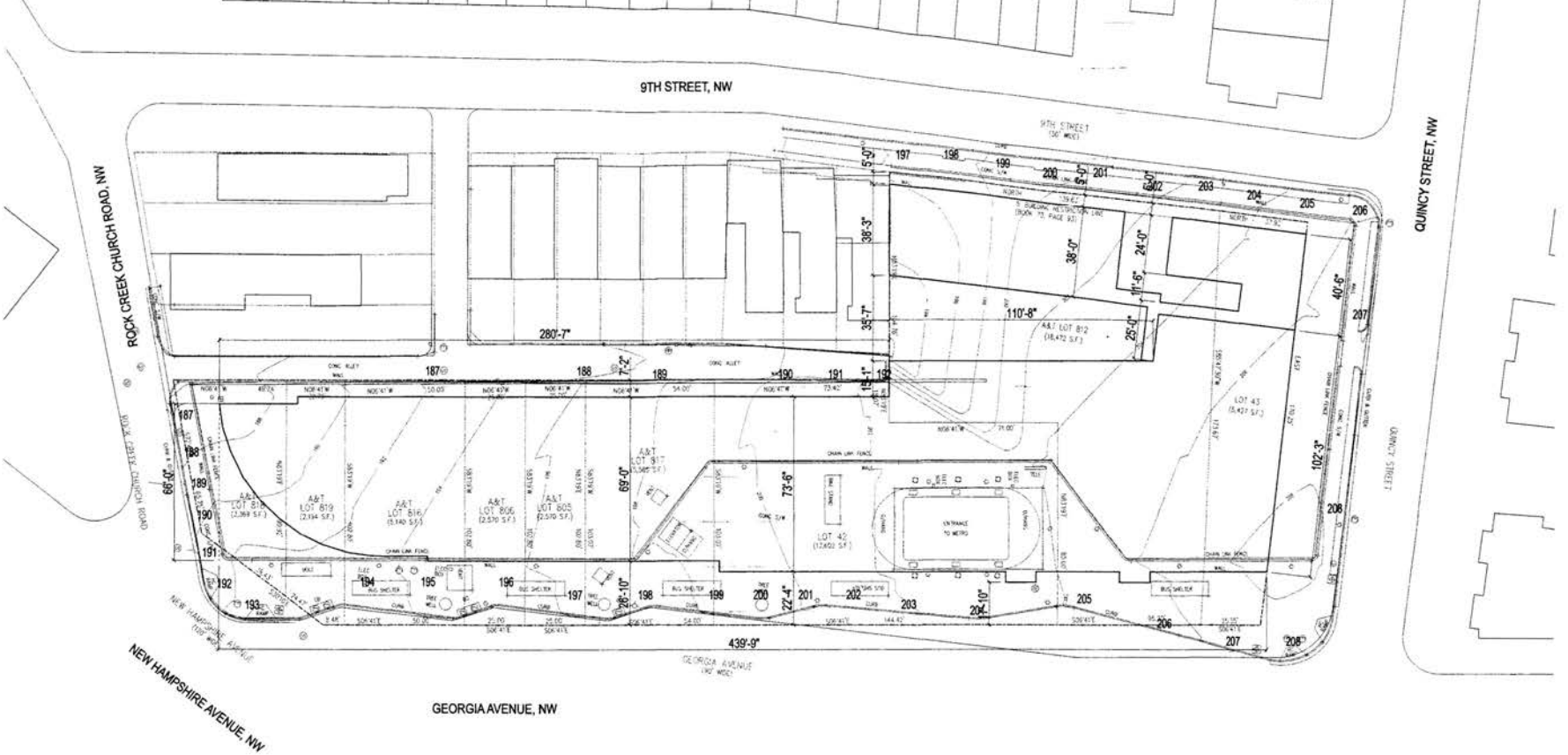
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VIEW OF QUINCY AND 9TH STREETS

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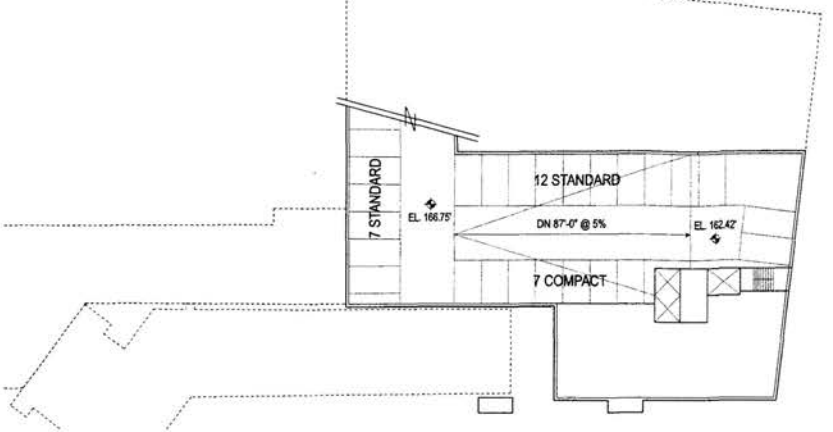
CIVIL SURVEY

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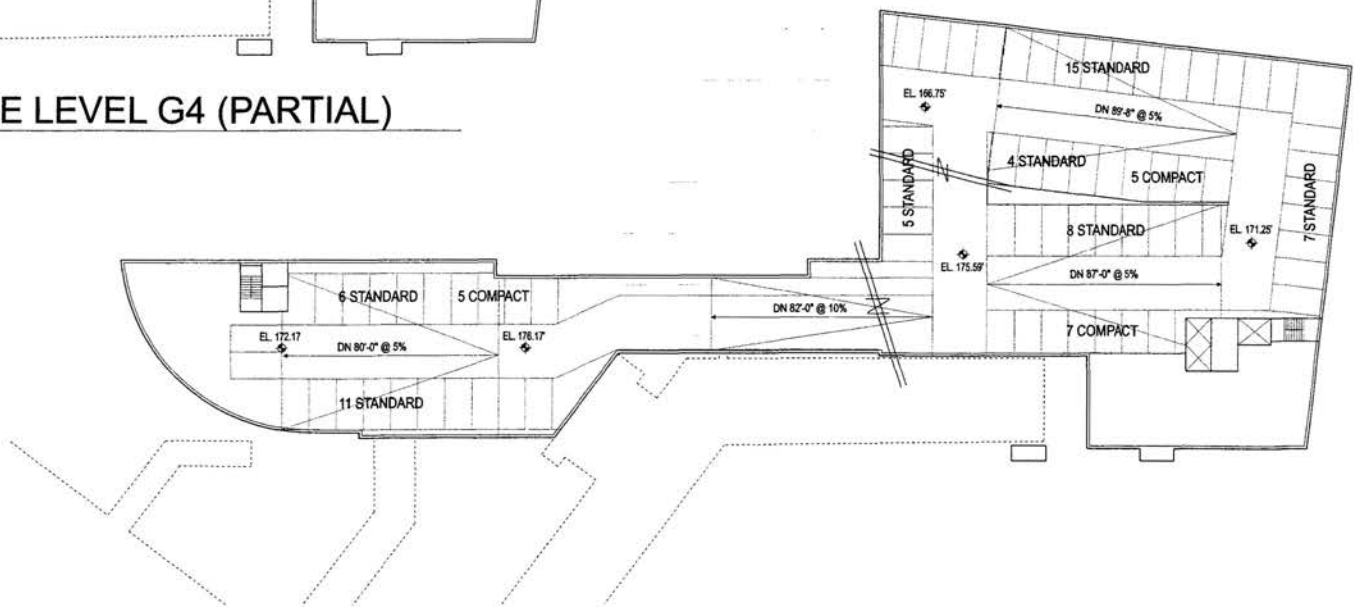
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A05
A04 NOT USED
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1 GARAGE LEVEL G4 (PARTIAL)



2 GARAGE LEVEL G3

GARAGE LEVELS G3 AND G4

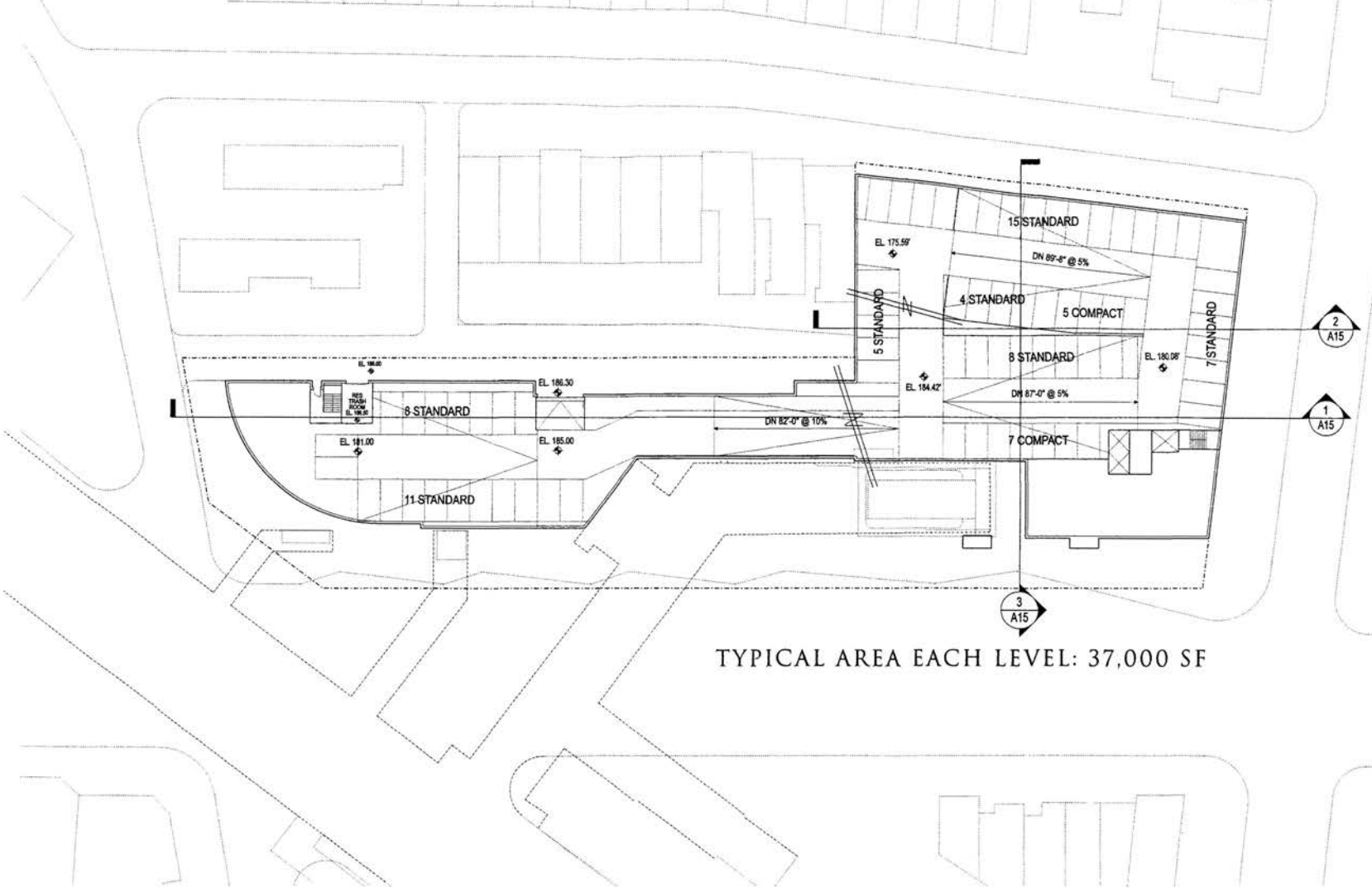
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TYPICAL AREA EACH LEVEL: 37,000 SF

GARAGE LEVEL G2

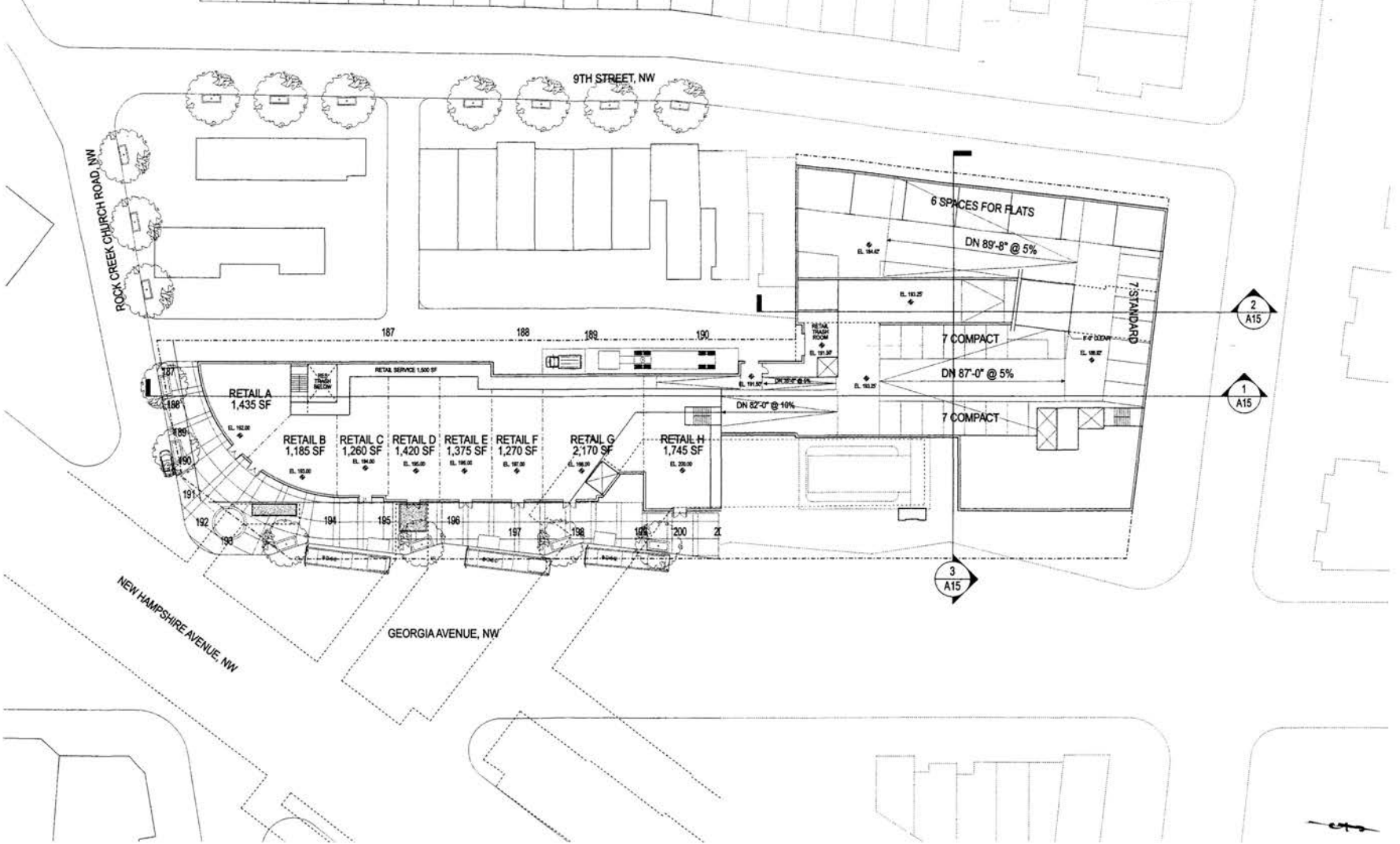
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LOWER LEVEL RETAIL AND GARAGE LEVEL G1

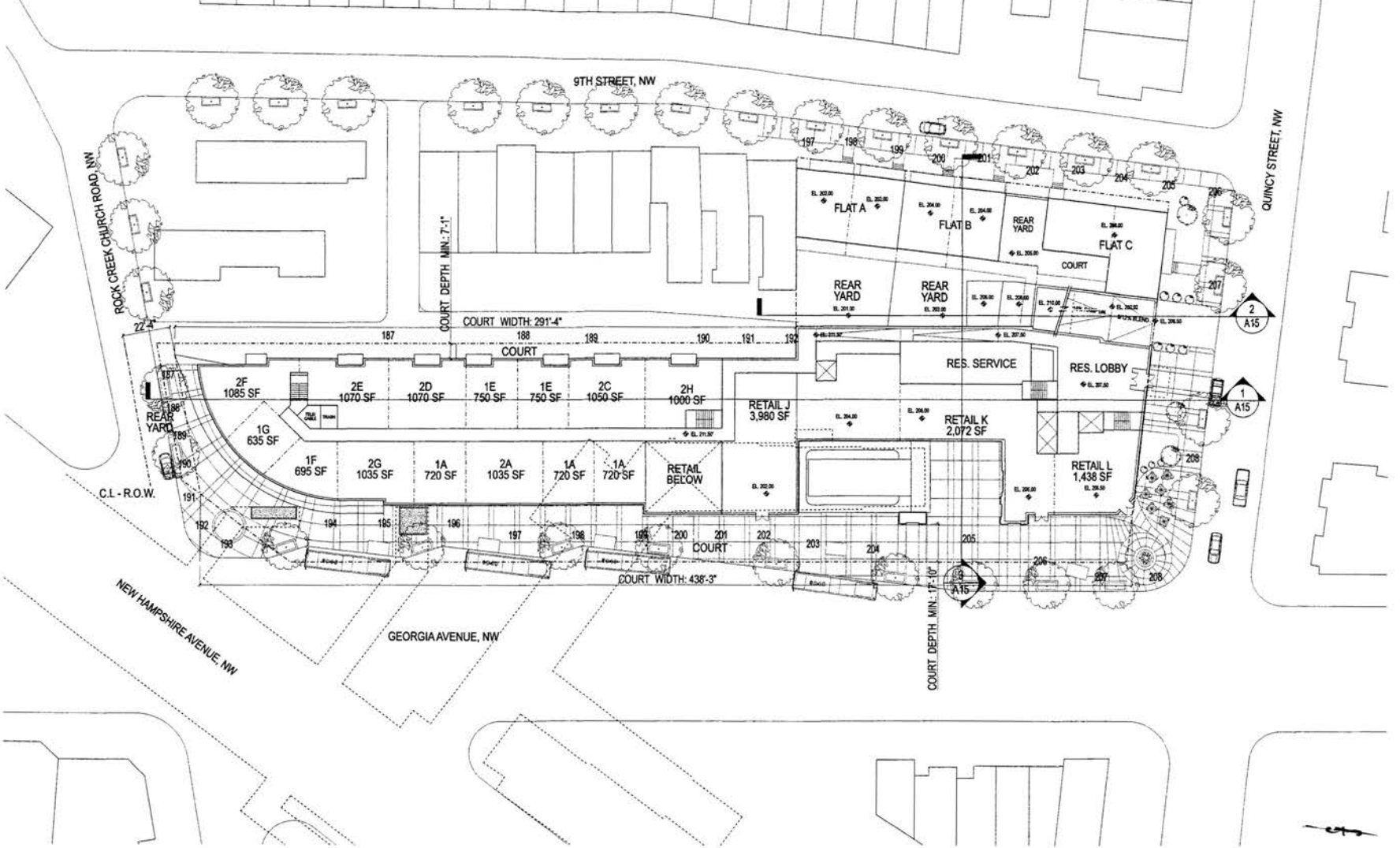
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FIRST FLOOR PLAN

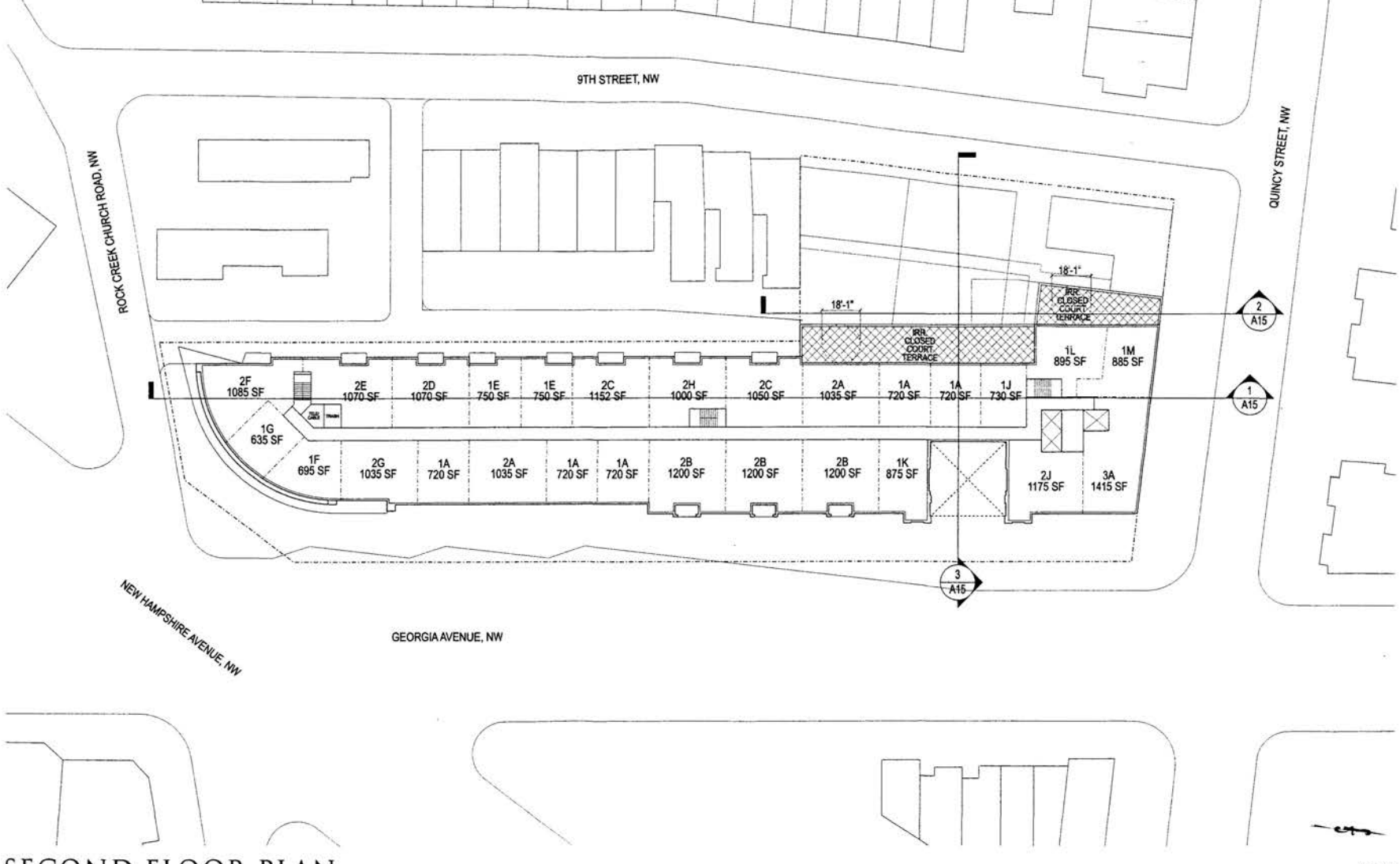
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SECOND FLOOR PLAN

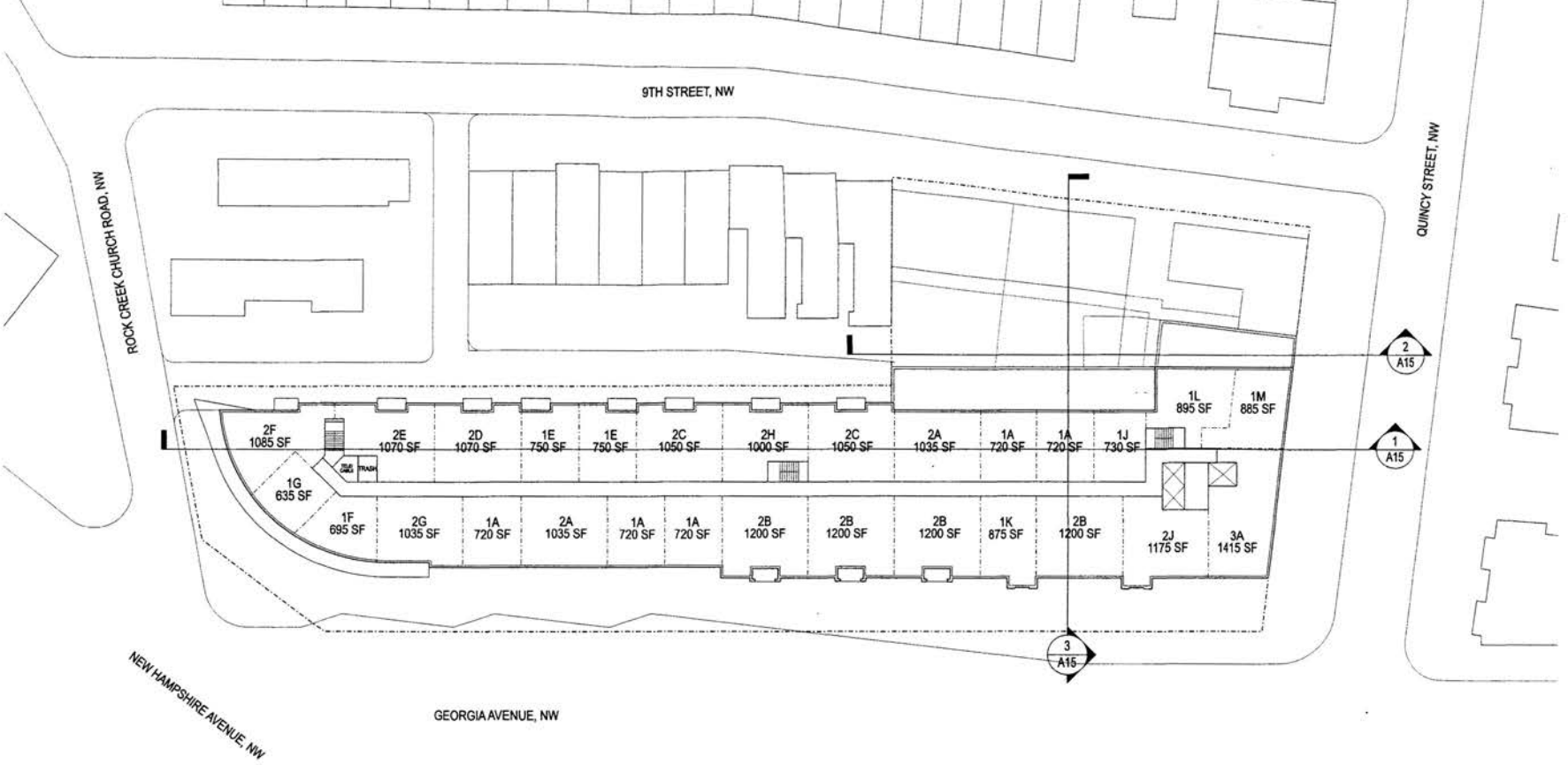
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THIRD FLOOR PLAN

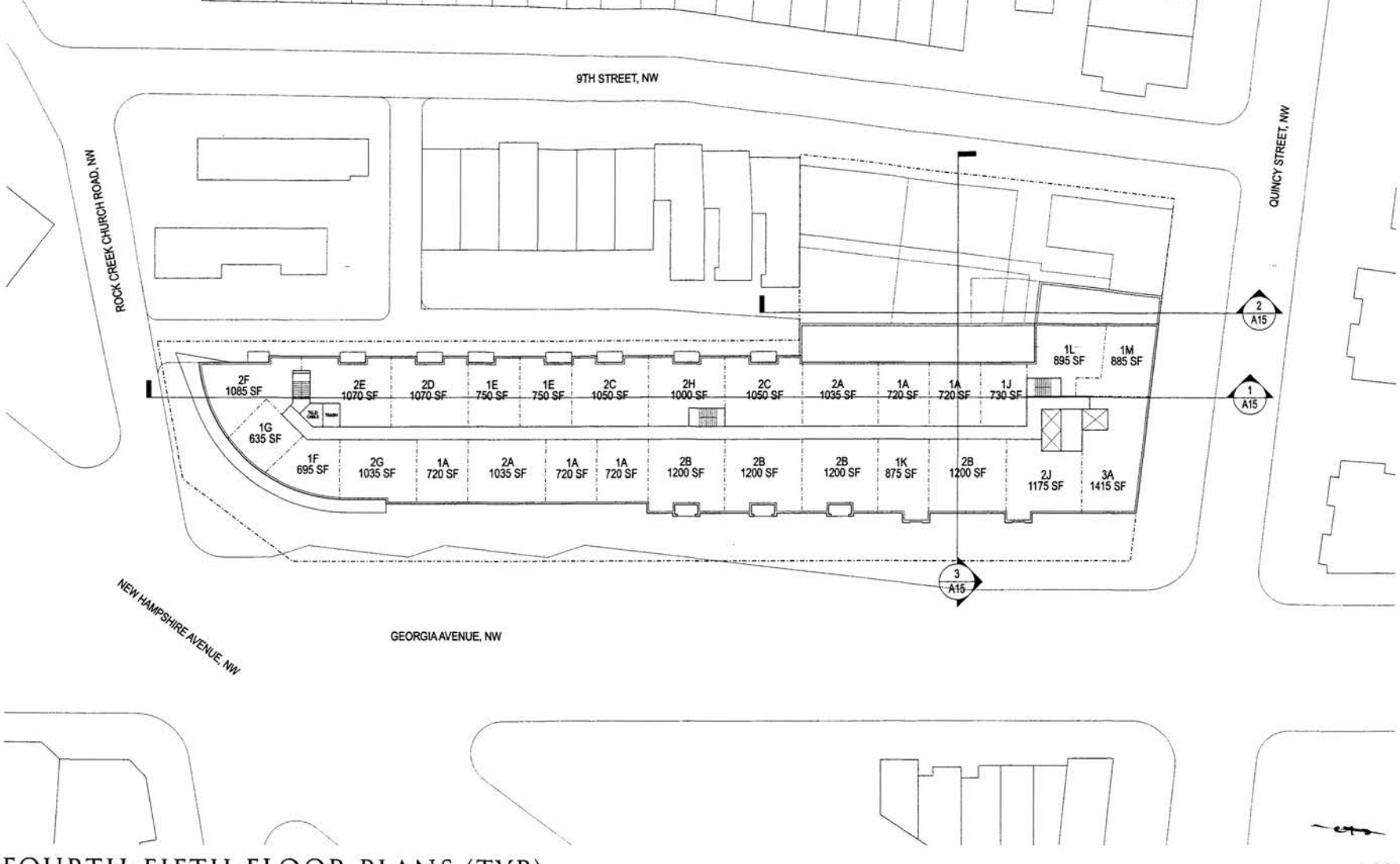
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A11

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FOURTH-FIFTH FLOOR PLANS (TYP)

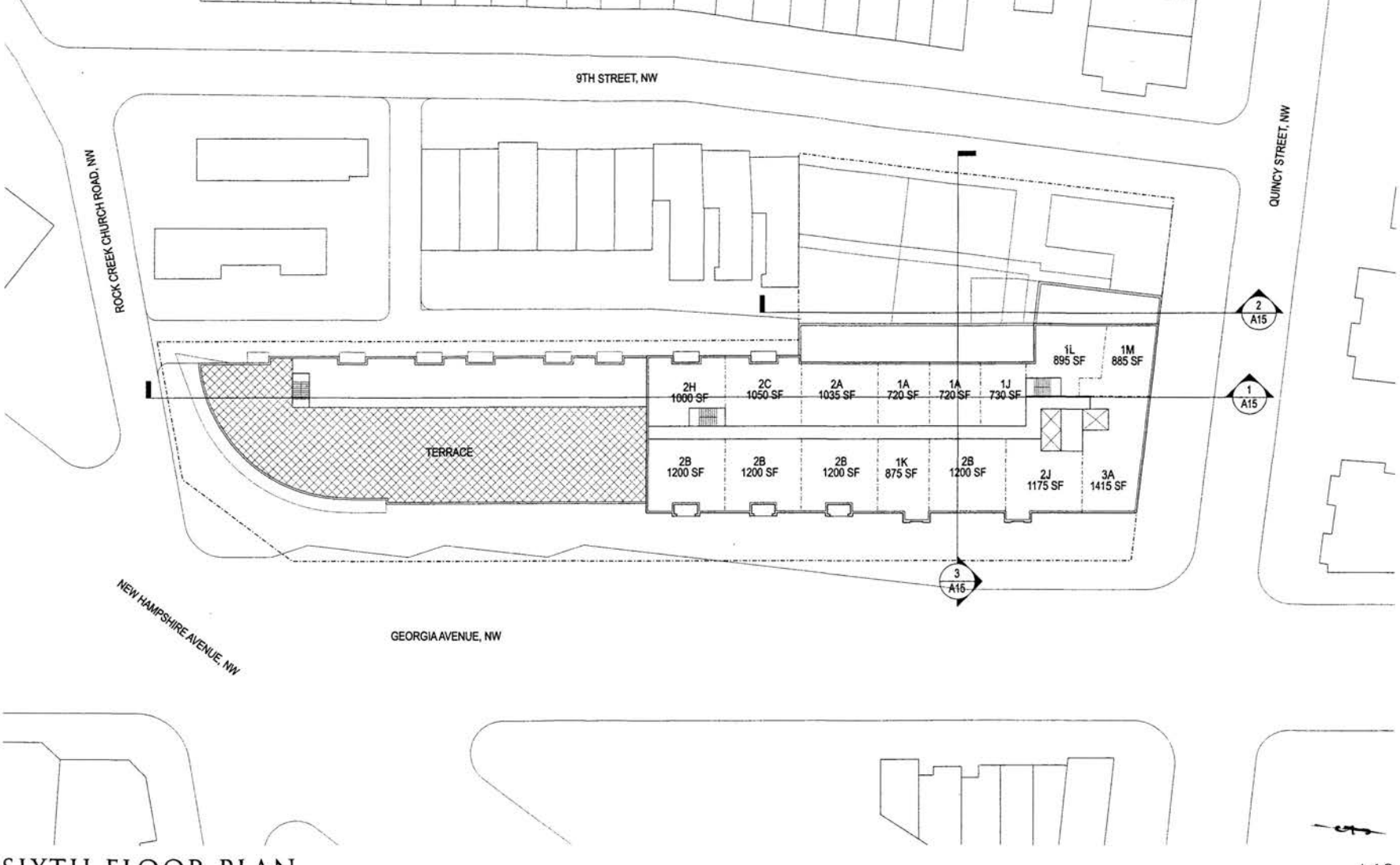
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SIXTH FLOOR PLAN

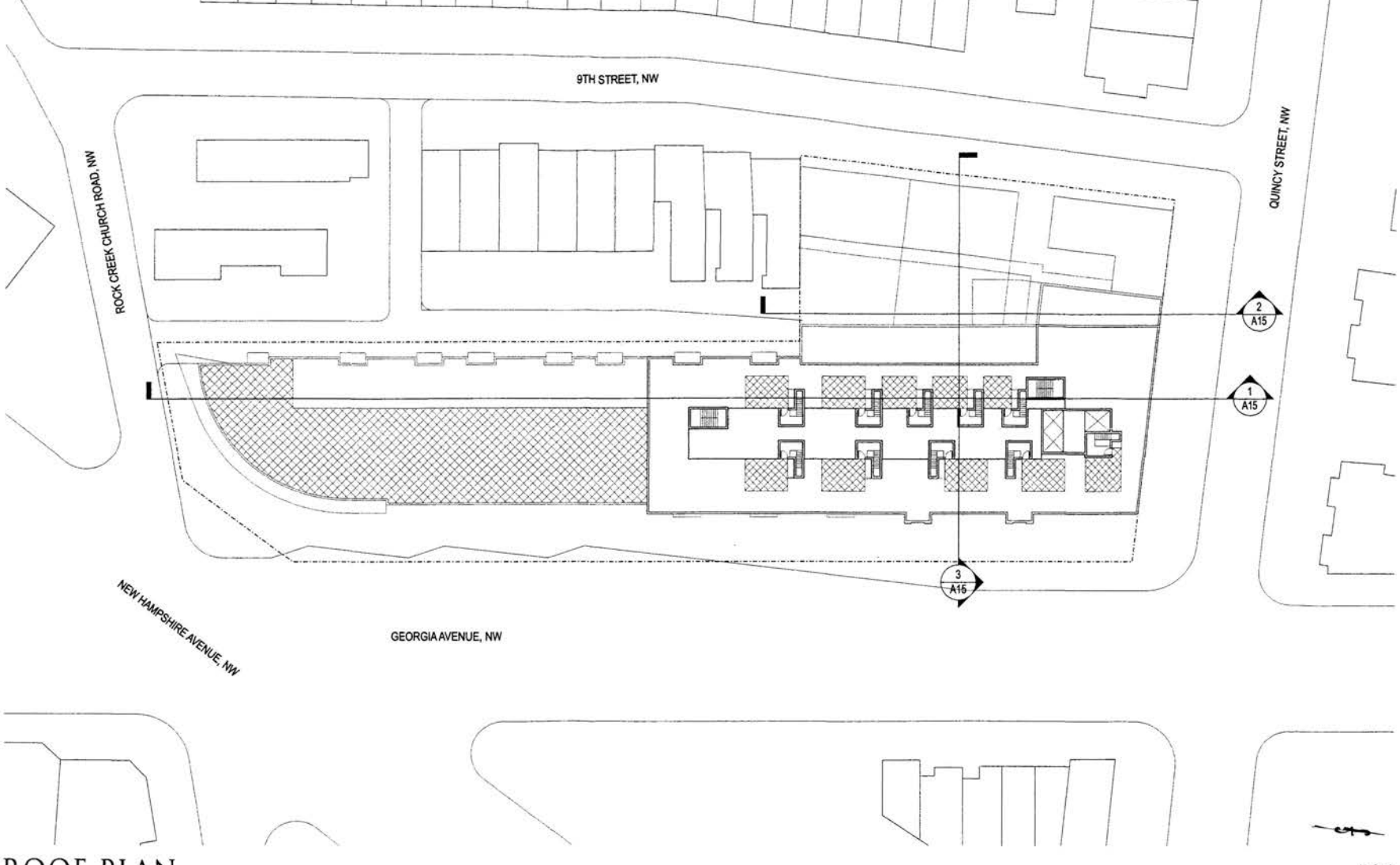
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ROOF PLAN

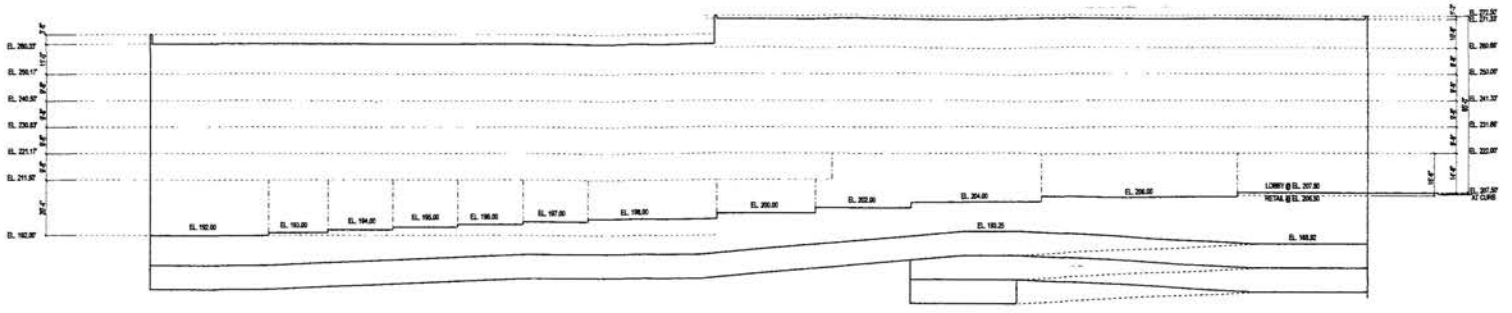
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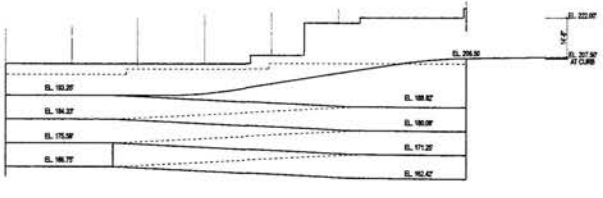
SEPTEMBER 17, 2004

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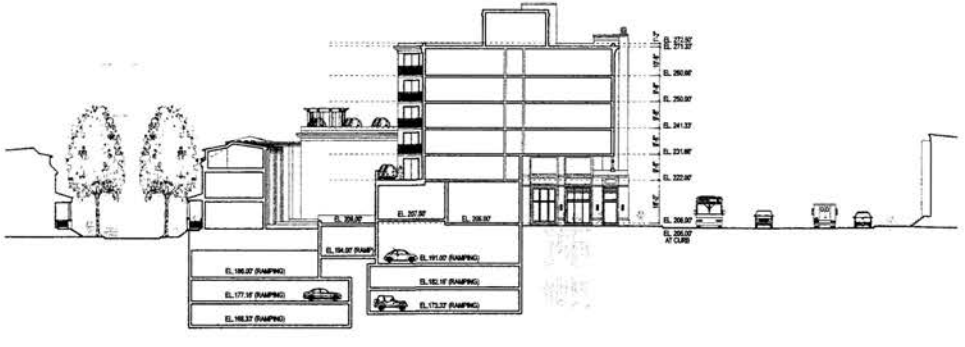
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1 LONGTUDINAL SECTION



2 LONGTUDINAL SECTION



3 TRANSVERSE SECTION

SECTIONS

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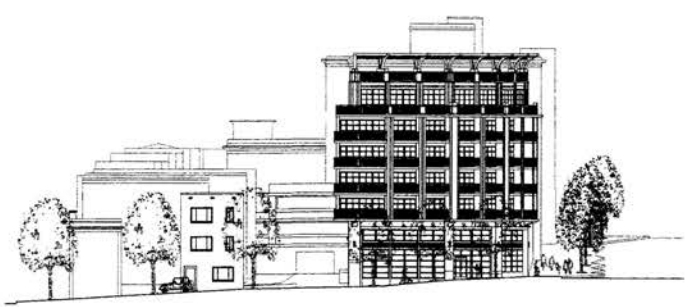
1 EAST ELEVATION



2 WEST ELEVATION



3 NORTH ELEVATION



4 SOUTH ELEVATION

ELEVATIONS

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Zoning Analysis

September 3, 2004

Torti Gallas and Partners

Georgia Ave - Petworth Square 2900, Lots 818, 819, 816, 806, 805, 817, 42, 812, 43

	Existing	Proposed
Surveyed Lot Area:	59,002 sf	59,002 sf
C-3-A Zone Area:	45,792 sf	51,765 sf
R-4 Zone Area:	13,210 sf	7,237 sf

Note: This analysis assumes that a portion of the consolidated lot that falls under R-4 zoning will be subsumed under the C-3-A zoning through a Zoning Line Extension, per 11DCMR(2514.2).

Consolidated Lot Zone Area (Before Extension)	**Zoning Requirements**	**Proposed Project**
F.A.R.	C-3-A: 4.0 per 11DCMR (771.2) R-4: None Prescribed per 11DCMR (402.4)	
Allowable Building Area	C-3-A: 51,765 x 4.0 = 207,060 sf R-4: 7,237 x 0.9 = 6,513 sf Total = 206,946 sf	195,580 sf 11,220 sf 206,800 sf

C-3-A Zoning Requirements Zone Area (After Extension)		
Lot Allocation		48,077 sf
Lot Occupancy	75% per 11DCMR (772.1)	74.0%
Allowable Development Footprint	48,832 x .75 = 36,624 sf	35,600 sf
Building Height	65 ft per 11 DCMR (770.1)	Total Height: 65'-0" 63'-8" to top of roof, plus 1'-4" to top of parapet
	Stories, no limit	7 Stories
Rear Yard	2.5" per ft of height per 11 DCMR (774.1)	Provided as Required
Side Yard	2" per ft of height per 11 DCMR (775.5)	Provided as Required
Courts	Min. Width: 4" per ft of height per 11 DCMR (774.1)	Provided as Required
Required Residential Recreation Space	15% of Res. Use Bldg. Area per 11 DCMR (773.3)	Total: 13% **Variance Requested**
	161,500 sf Res. Use Area	Outside: 94% Inside: 6%
	15% x 161,500 = 24,225 sf 50% Outside Min.	11,800 Gnd Level Esplanade 1,285 Main Lobby 8,000 Roof Garden 21,085 sf Total
Dwelling Units		140 units
Parking Requirement	per 11 DCMR (2101.1) Residential: 0.5 space per D.U. .5 x 140 = 70 spaces	140 Spaces Provided
		Apartment Garage Extends Sub-Grade Below R-4 Zone **Variance Requested**
	Retail: 1 space for each add'l 300 sf over 3,000 sf of retail: 19,350-3,000=16,350 / 300 =55 spaces	55 Spaces Required 25% retail parking reduct. by special exception 55 x 75% = 42 spaces
Loading	per 11 DCMR (2201.1) Residential: 1 berth @ 55' deep 1 platform @ 200 sf 1 service space @ 20' deep	Provided as Required
	Retail: 1 berth @ 30' deep 1 platform @ 100 sf 1 service space @ 20' deep	per 11 DCMR (2201.2) 19,350(Retail) / 195,489(Total GFA) = 9.9% < 10% Retail Berth Not Required
Penthouse	One continuous structure 1:1 Setback 1 Structure per Elevator and Roof Level	Provided as Required

R-4 Zoning Requirements			
Zone Area (After Extension)			
Lot Area Flat A	3,633 sf		
Lot Area Flat B	3,940 sf		
Lot Area Flat C	3,352 sf		
Zoning Line Extension (Subtracted)		Special Exception Per 11DCMR(2514.2)	10,170 sf Zone Area after Extension
F.A.R.		None Prescribed per 11DCMR (402.4)	
Lot Occupancy		60% per 11DCMR (403.2) Flat A: Flat B: Flat C:	 57% 57% 58%
Allowable Development Footprint		Flat A: 60% x 3,633 = 2,180 sf Flat B: 60% x 3,940 = 2,364 sf Flat C: 60% x 3,352 = 2,011 sf	2,082 sf 2,250 sf 1,952 sf
Minimum Lot Dimensions		Per 11DCMR(401.3) Min. Area: 1,800 sf Min. Width: 18 ft Flat A: Flat B: Flat C:	 3,633 sf, 45 ft at Min. 3,940 sf, 50 ft at Min. 3,352 sf, 45 ft at Min.
Building Height		40 ft per 11 DCMR (400.1) Stories, no limit	34' to 36' Max.
Rear Yard		20 ft Min. per 11DCMR(404.1) Flat A: Flat B: Flat C:	 36' Provided 30' Provided 20' Provided
Side Yard		NA	NA
Courts		Min. Width: 4" per ft of height but not less than 10' per 11 DCMR (406.1)	Flat C: Provided as Required
Required Residential Recreation Space		NA	NA
Parking Requirement		per 11 DCMR (2101.1) 0.33 space per D.U. 0.33 x 6 = 2 Spaces	6 Spaces Provided