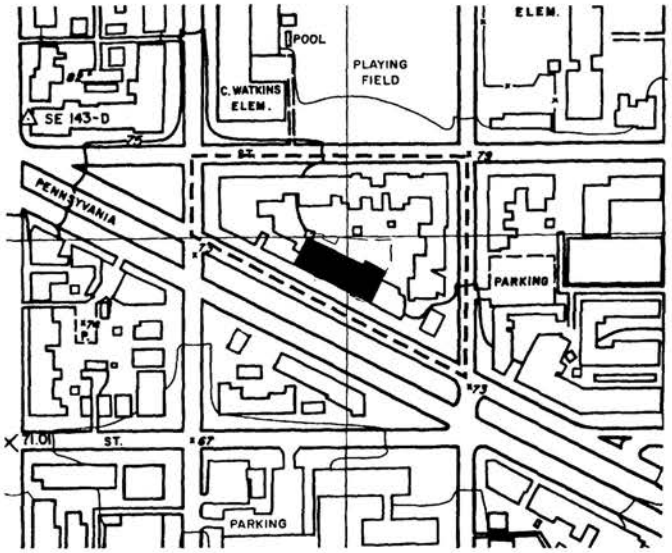
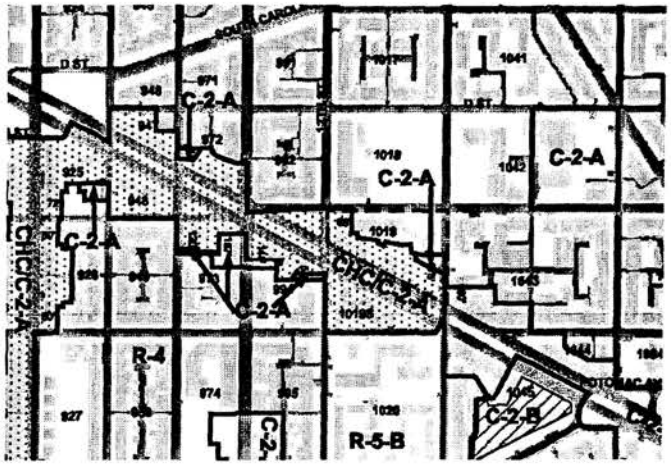




DRAWING INDEX			
SHEET	DESCRIPTION	DATE ISSUED	DATE REVISED
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A-02.2	PROPOSED FOOTPRINT	02/10/05	
A-03.1	ZONING ANALYSIS	02/10/05	
A-03.2	ZONING DIAGRAMS	02/10/05	
A-03.3	ZONING DIAGRAMS	02/10/05	
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A-04.1	PROPOSED BASEMENT FLOOR PLAN	02/10/05	
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A-04.3	PROPOSED SECOND & THIRD FLOOR PLAN	02/10/05	
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A-06.1	SITE DOCUMENTATION (PHOTOS) - SEE ATTACHED	02/10/05	

ZONING SUBMISSION

SQUARE 1019, LOT 55

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BZA
Case No. 17332
Exhibit No. 9

A-01

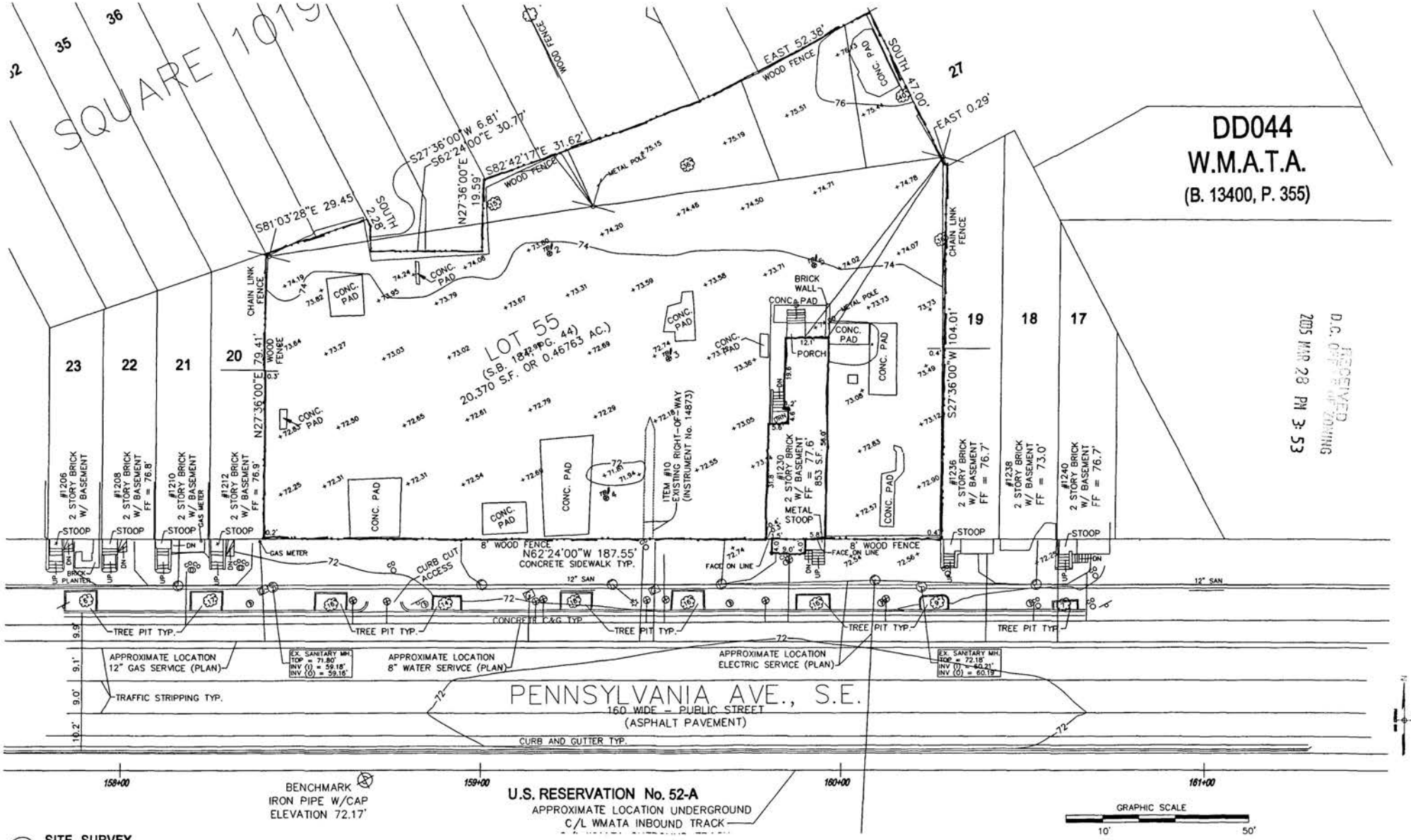
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Board of Zoning Adjustment
District of Columbia
CASE NO. 17332
EXHIBIT NO. 9



1 SITE SURVEY

1" = 80-0"

NOTE: SITE SURVEY INFORMATION PROVIDED BY
VIKA INCORPORATED
8180 GREENSBORO DRIVE STE 200
MC LEAN, VA 22102
(703) 442-7800

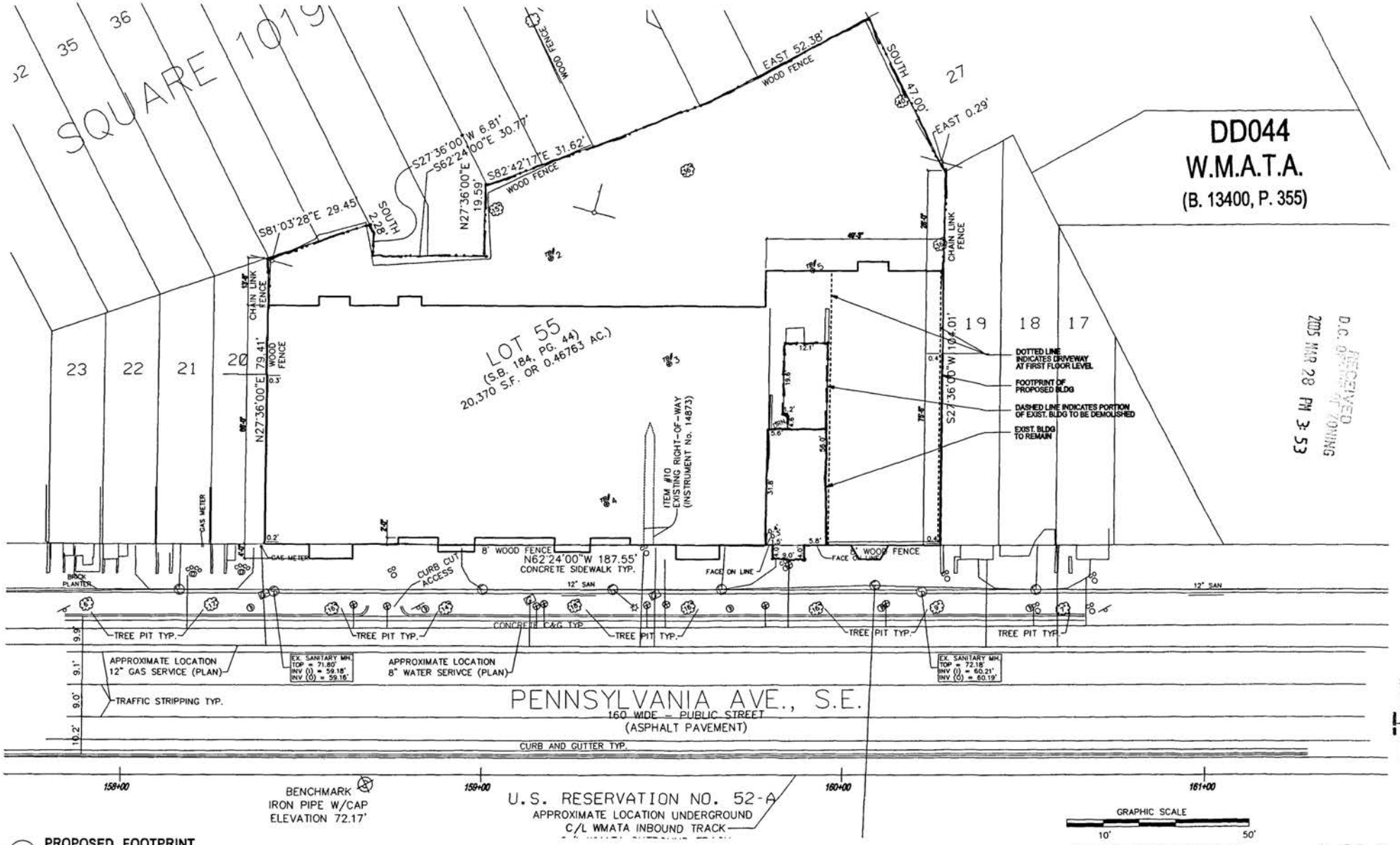
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1 PROPOSED FOOTPRINT

1" = 80-0"

NOTE: SITE SURVEY INFORMATION PROVIDED BY
VIKA INCORPORATED
8180 GREENSBORO DRIVE STE 200
MC LEAN, VA 22102
(703) 442-7800

A-02.2

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1230 PENNSYLVANIA AVE, S.E.

Zoning Analysis

Torti Gallas and Partners
February 10, 2005

1230 Pennsylvania Ave, S.E.
Zoning: C-2-A with CHC overlay
Surveyed Lot Area: 20 370 sf
Square: 1019
Lot: 55

	11 DCMR Reference	Zoning Permitted / Required	Proposed Project
F.A.R.	1572.3	3	2.97
Lot Occupancy	772.1	60%	63% VARIANCE REQ'D
Allowable Development Footprint		20,370 x .60 = 12,222 sf	12,781 sf
Allowable Building Area		20,370 x 3 = 61,110 sf	9,624 (Basement) 9,624 (1st Flr) 3,160 (Covered Parking at 1st Flr) 12,855 (2nd Flr) 12,670 (3rd Flr) + 12,060 (4th Flr) 445 (Roof Structures) 60,438 sf
Building Height	770.1	50 ft Stories, no limit	Total Max. Height: 50'-0" 4 Stories + Basement
Rear Yard	774.1	15 ft	average 28 ft
Side Yard	775.5	N/A unless Provided 6' min.	none provided
Required Residential Recreation Space	773.3	20% of Res. Use Bldg. Area	
		53,580 sf Res. Use Area .20 x 53,580 = 10,716 sf 50% Outside Min.	1,610 Outdoor Space 250 Main Lobby 4,700 Roof Garden 6,560 sf Total VARIANCE REQ'D
			Outside: 96% Inside: 4%

Zoning Analysis

Torti Gallas and Partners

Dwelling Units			48 units
Parking Requirement	2101.1	Residential: .50 space per D.U. .50 x 48 =24 spaces	24 Residential Spaces Provided
Compact Parking Spaces	2115.2	Parking area of 25 or more spaces may designate 40% as compact	40% designated compact w/o min. 25 VARIANCE REQ'D
Penthouse	400.7	1:1 Setback	1:1 Setback for Stairs not acheivable on west property line
	411.11		SPECIAL EXCEPTION REQ'D

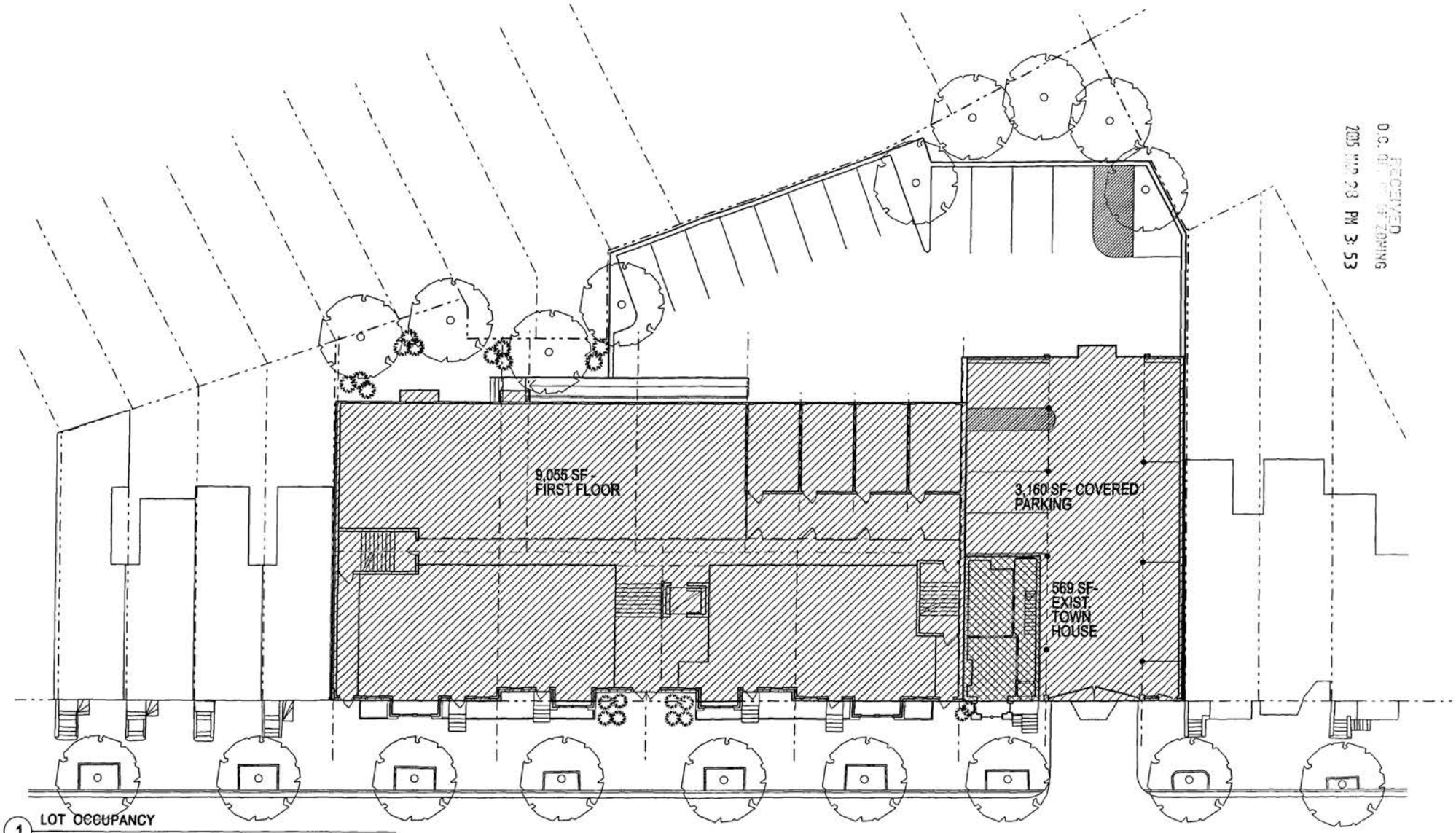
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1 LOT OCCUPANCY

1" = 50'-0"

GROSS OCCUPANCY: 9,624 (BLDG) + 3,160(COVERED PARKING) = 12,784 SF
PERCENT OCCUPANCY: 12,784 / 20,370 = 63%
PERMITTED OCCUPANCY: 60%

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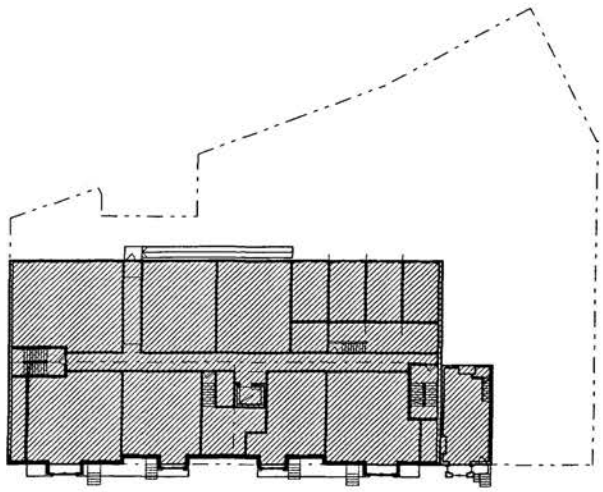
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FLOOR AREA RATIO TABULATION

B:	9,624 SF
1ST:	12,784 SF
2ND:	12,855 SF
3RD:	12,670 SF
4TH:	12,060 SF
ROOF:	445 SF
TOTAL:	60,438 SF

60,438 SF / 20,370 SF =

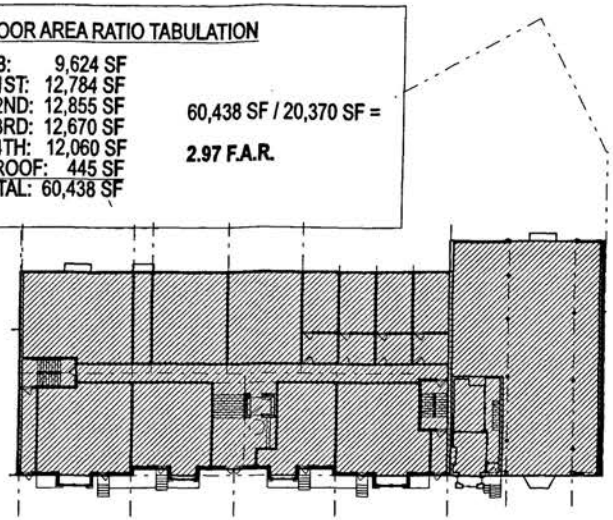
2.97 F.A.R.



1 GROSS FLOOR AREA: BASEMENT

1" = 20'-0"

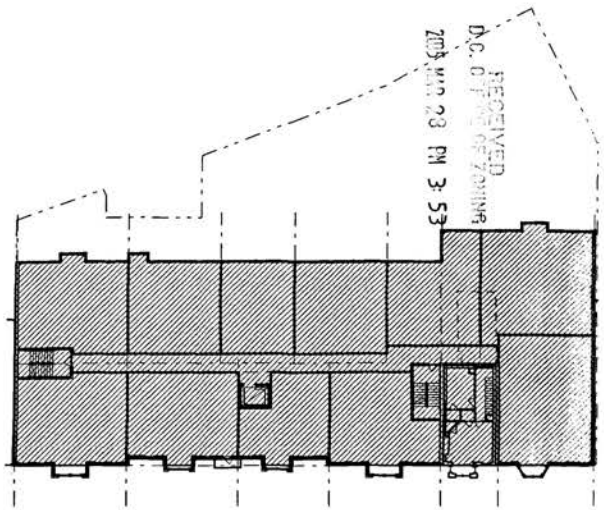
9055 SF (NEW CONSTRUCTION) + 569 SF (EXIST. TOWNHOUSE) = 9624 SF



2 GROSS FLOOR AREA: FIRST FLOOR

1" = 20'-0"

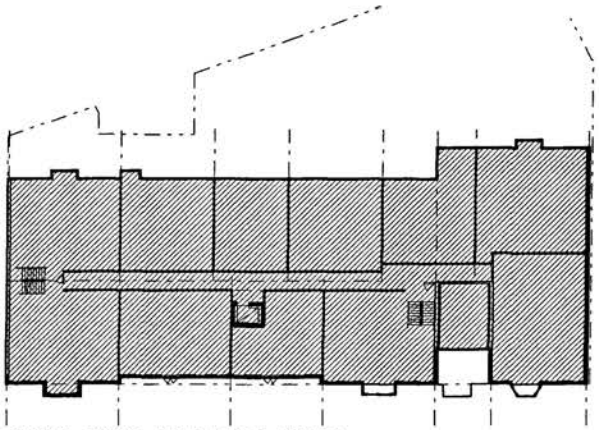
9055 SF (NEW CONSTRUCTION) + 569 SF (EXIST. TOWNHOUSE) + 3160 (COVERED PARKING) = 12,784 SF



5 GROSS FLOOR AREA: SECOND FLOOR

1" = 20'-0"

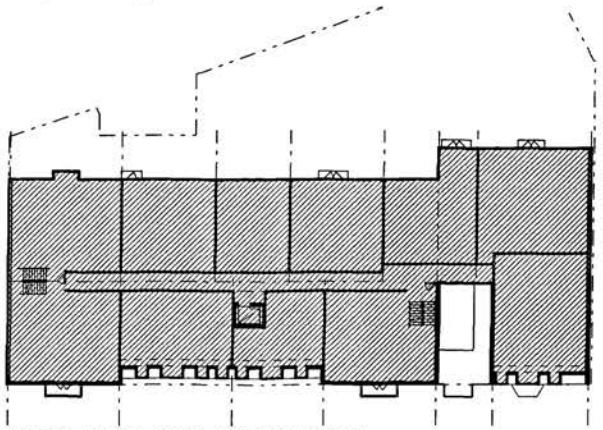
12,286 (NEW CONSTRUCTION) + 596 (EXIST. TOWNHOUSE) = 12,855 SF



4 GROSS FLOOR AREA: THIRD FLOOR

1" = 20'-0"

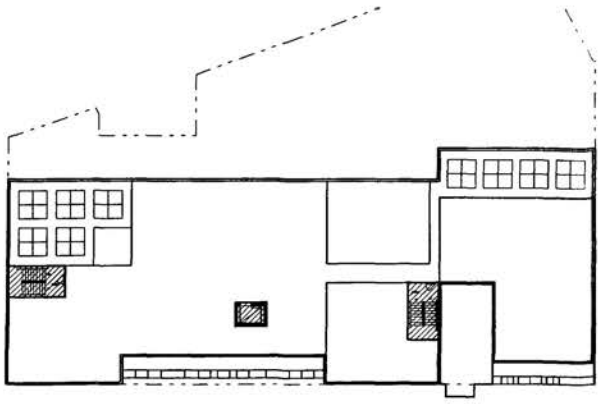
12,670 SF (NEW CONSTRUCTION)



5 GROSS FLOOR AREA: FOURTH FLOOR

1" = 20'-0"

12,060 SF (NEW CONSTRUCTION)



5 GROSS FLOOR AREA: ROOF STRUCTURES

1" = 20'-0"

445 SF (PENTHOUSES)

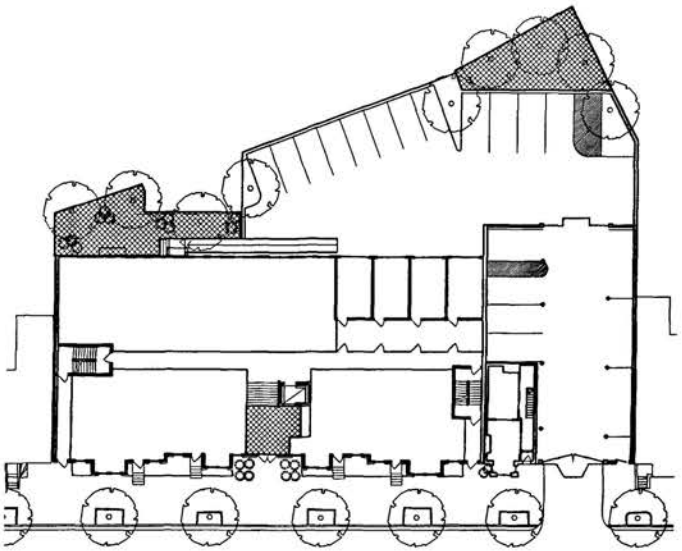
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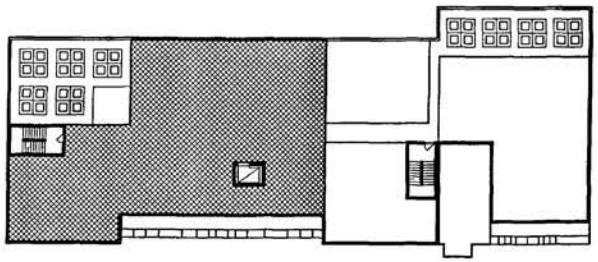


1 RES. REC. SPACE: SITE & 1ST FLOOR

1" = 20'-0"

1,610 SF (OUTDOOR SPACE) + 250 (MAIN LOBBY) = 1,860 SF

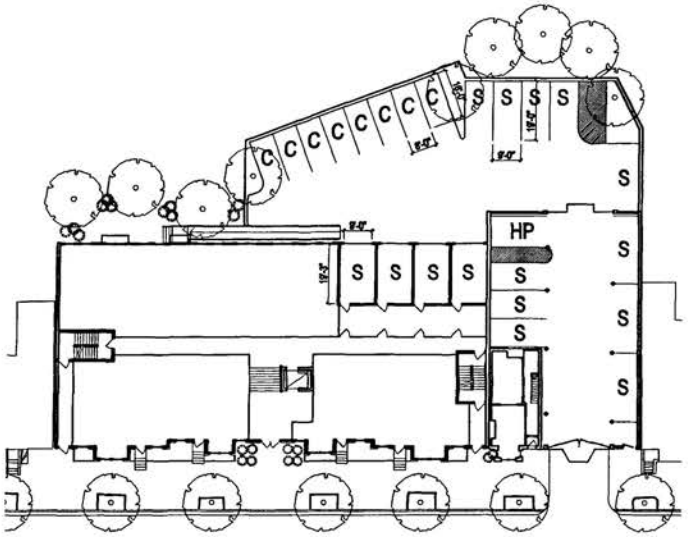
RESIDENTIAL RECREATION SPACE TABULATION		
SITE:	1,610 SF	6,560 SF / 53,580 SF =
1ST:	250 SF	REC. RES. USE
ROOF:	4,700 SF	
TOTAL:	6,560 SF	**12%** RES. REC. PROVIDED



2 RES. REC. SPACE: ROOF GARDEN

1" = 20'-0"

4,700 SF



3 PROPOSED PARKING

1" = 20'-0"

(8) COMPACT
(11) STANDARD
(4) STANDARD IN GARAGES
+(1) ACCESSIBLE
TOTAL 24 SPACES

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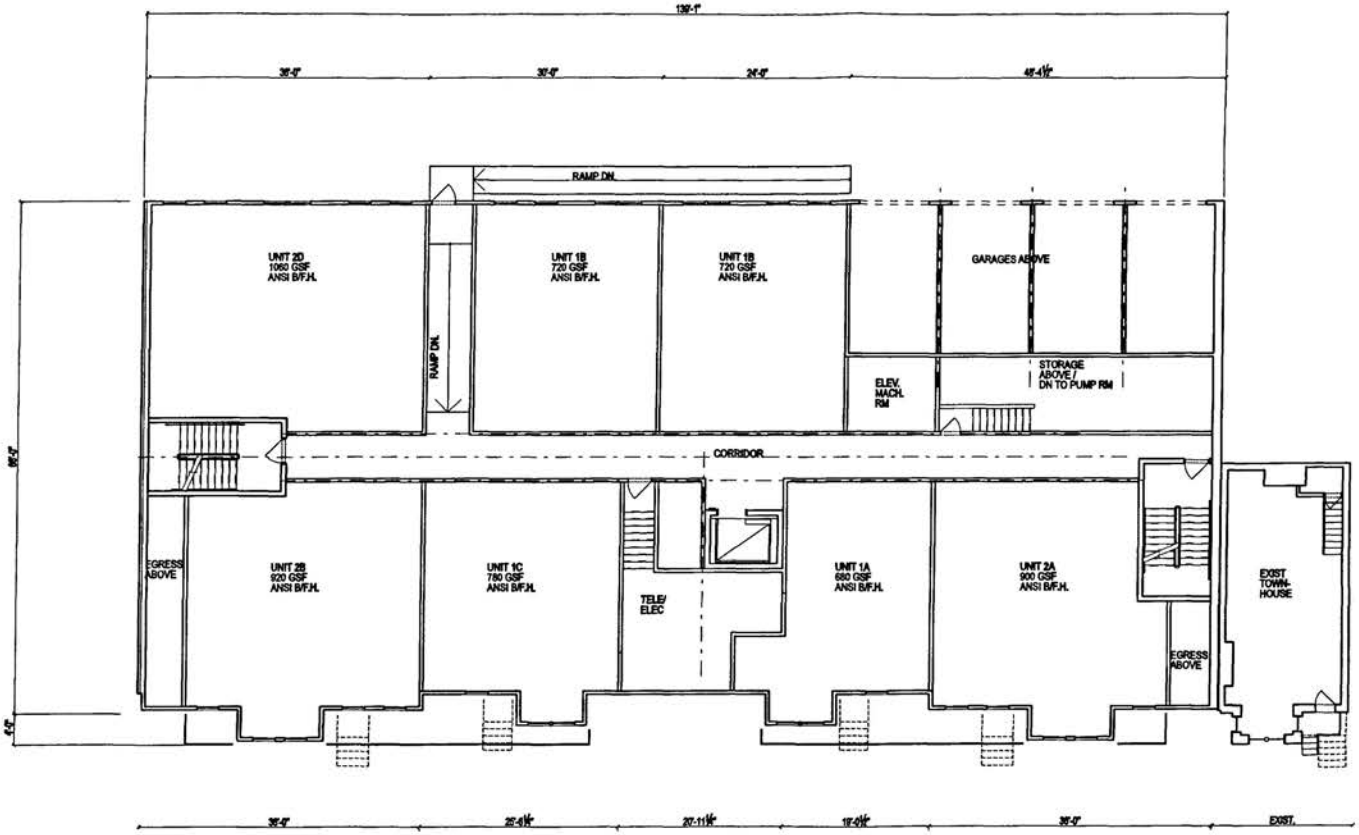
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1 PROPOSED BASEMENT FLOOR PLAN

1/16" = 1'-0"

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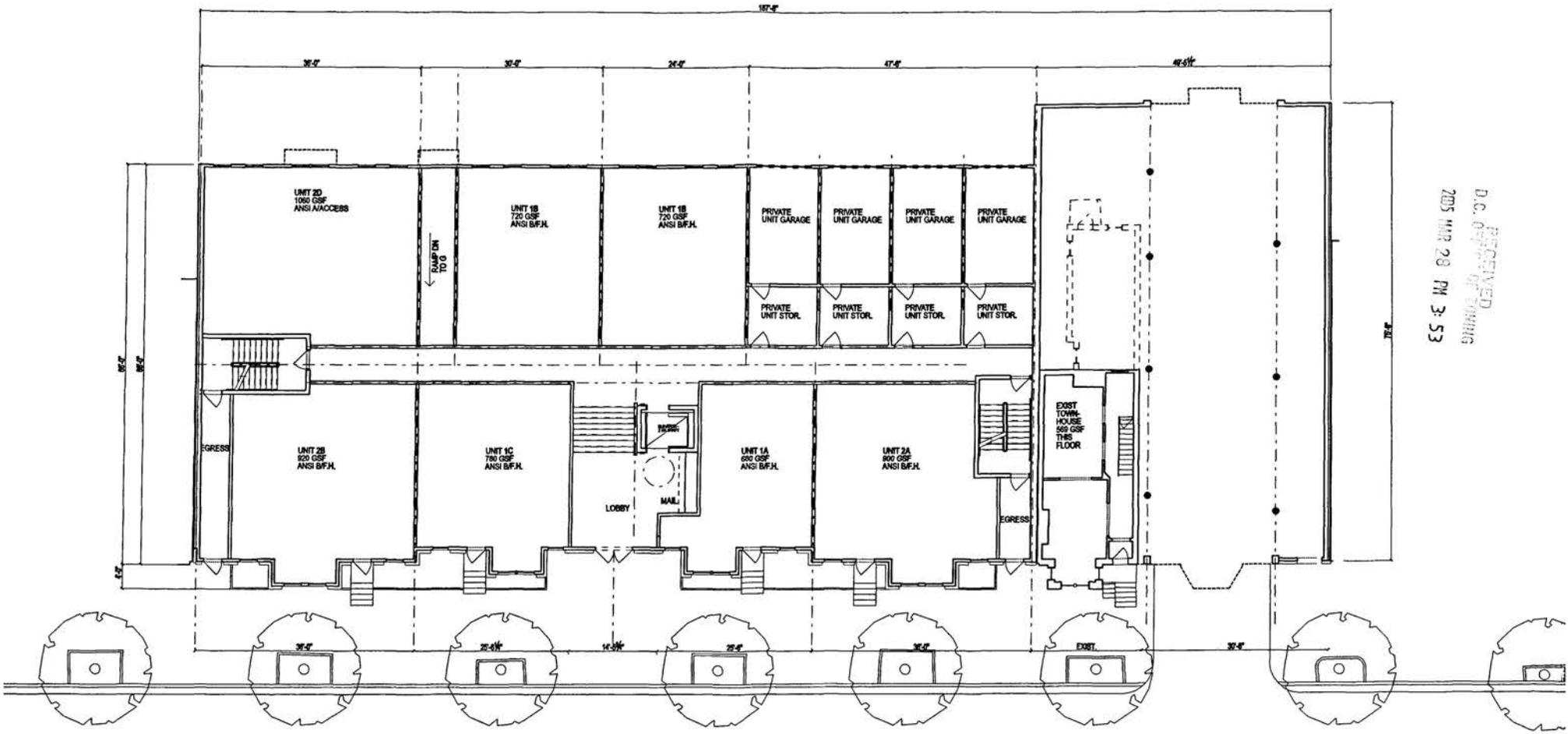
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1 PROPOSED FIRST FLOOR PLAN

1/16" = 1'-0"

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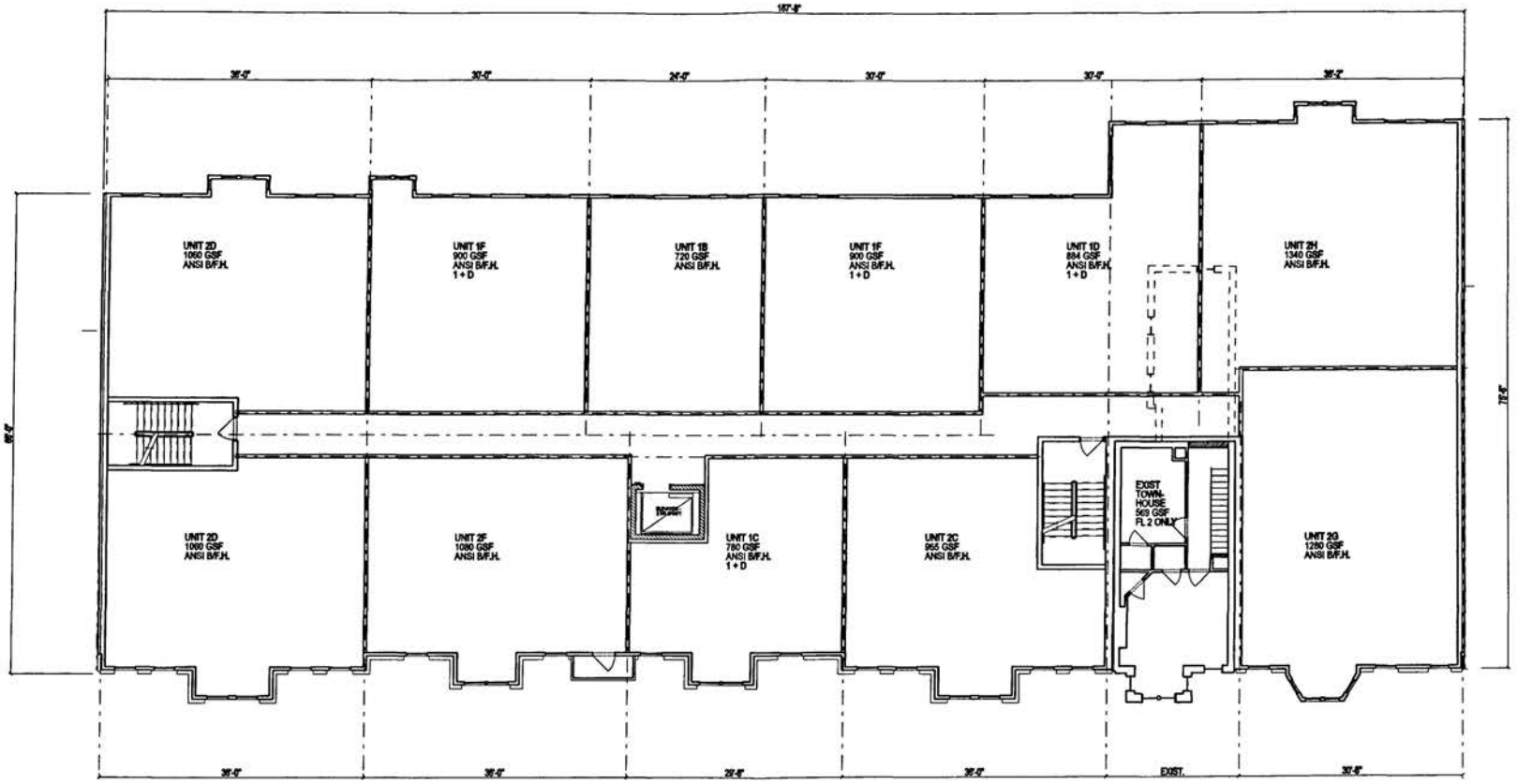
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TO BE DEMOLISHED

NEW CONSTRUCTION

1 PROPOSED SECOND&THIRD FLOOR PLAN

1/16" = 1'-0"

A-04.3

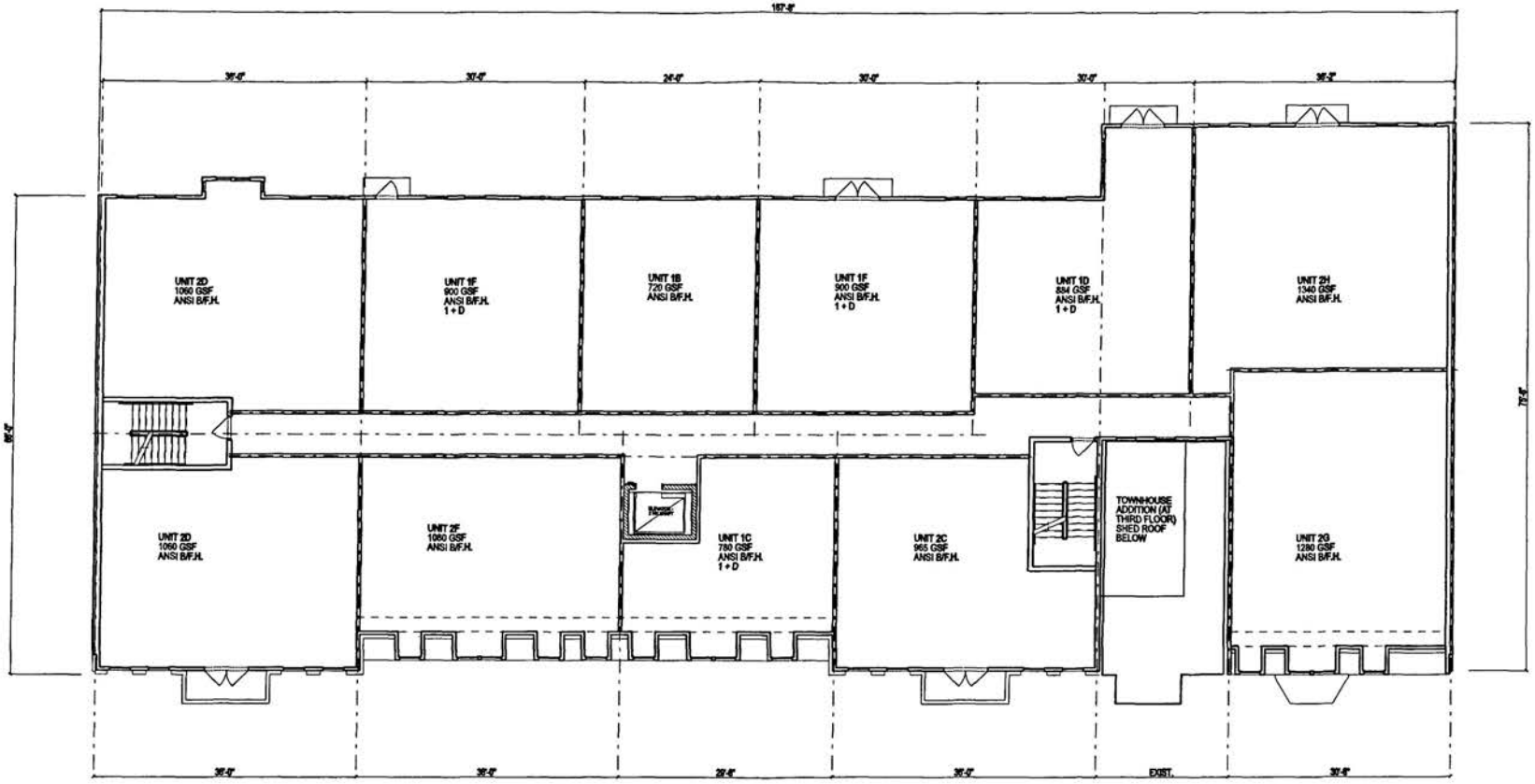
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1 PROPOSED FOURTH FLOOR PLAN

1/16" = 1'-0"

A-04.4

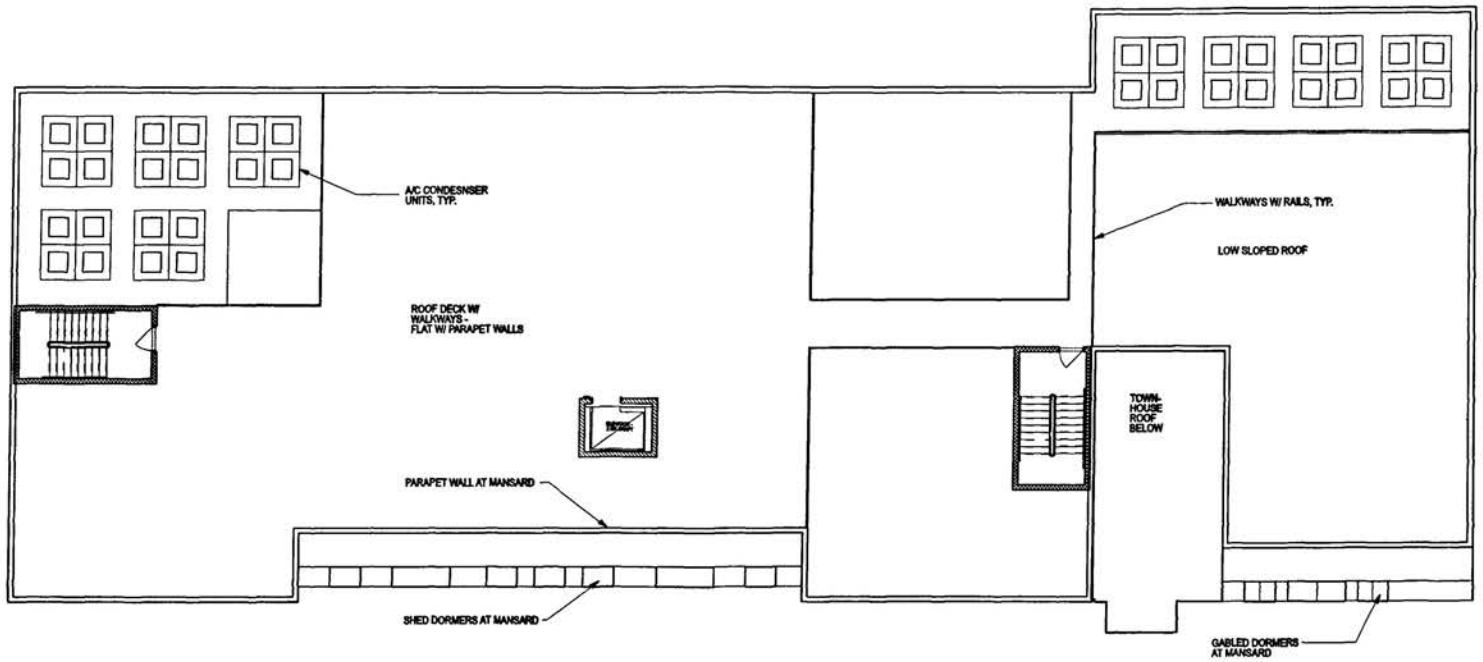
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1 PROPOSED ROOF PLAN

1/16" = 1'-0"

A-04.5

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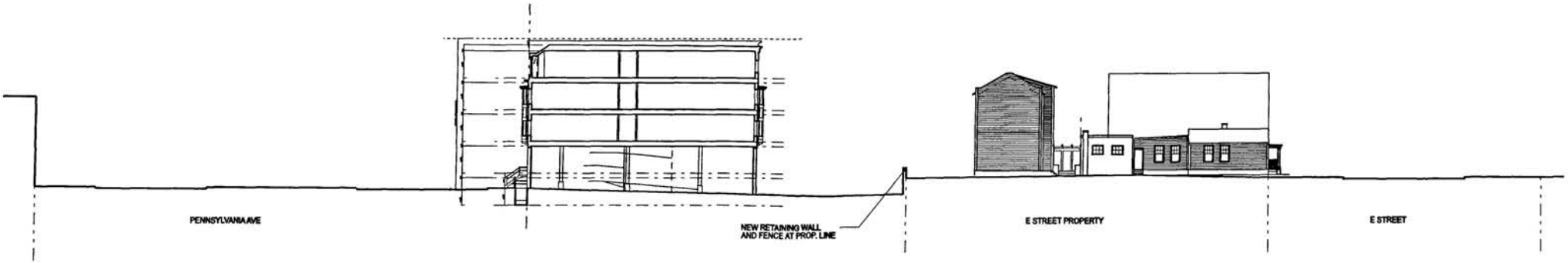
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1 PROPOSED PENNSYLVANIA AVE ELEVATION

1/32" = 1'-0"



2 PROPOSED SITE SECTION AT DRIVEWAY ENTRANCE

1/32" = 1'-0"

A-05.1

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1 NORTH ELEVATION - PENNSYLVANIA AVE
1/16" = 1'-0"

A-05.2

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1 PROPOSED SOUTH ELEVATION - REAR
1/16" = 1'-0"

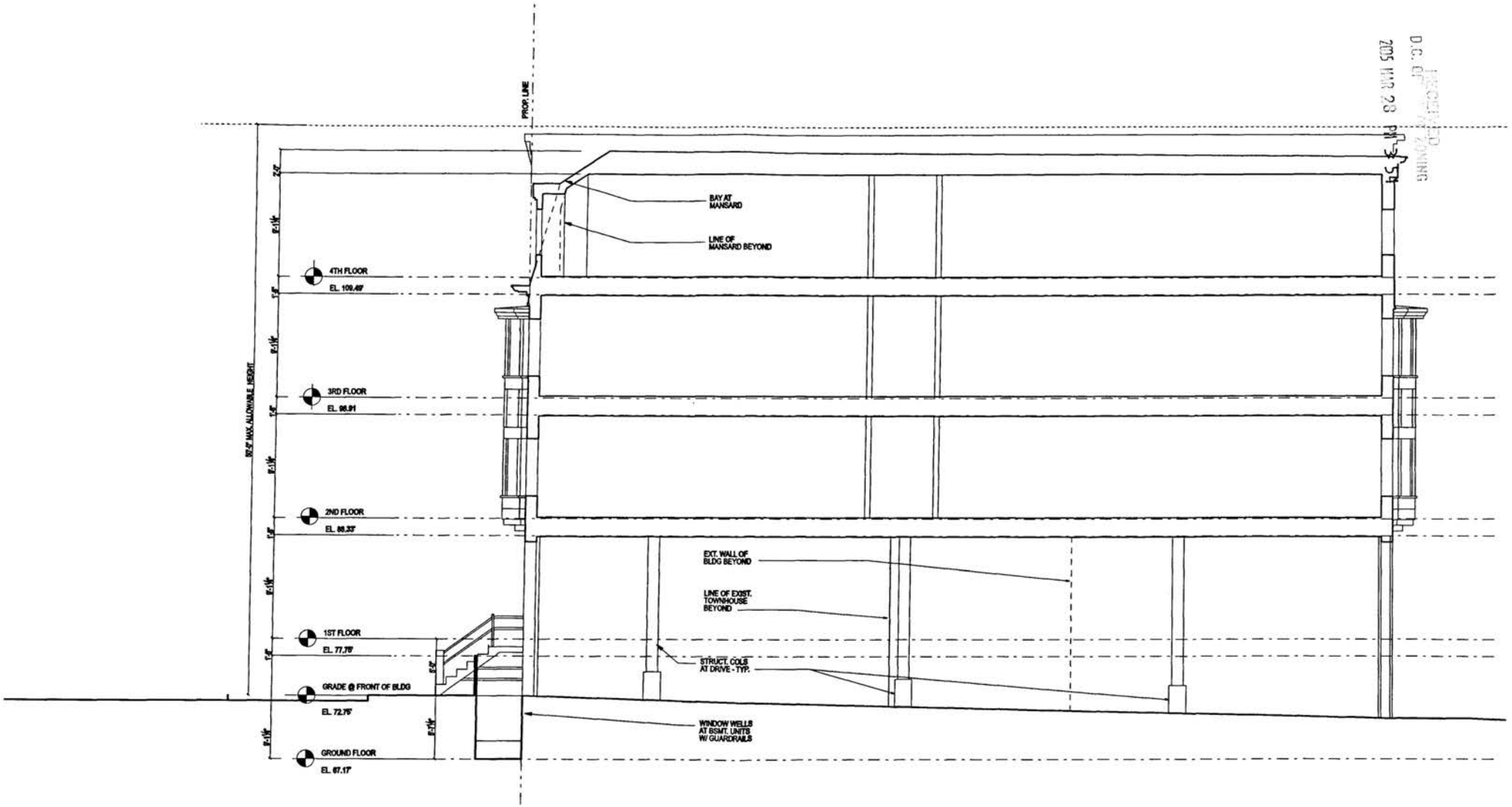
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1 PROPOSED BUILDING SECTION AT DRIVEWAY ENTRANCE

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