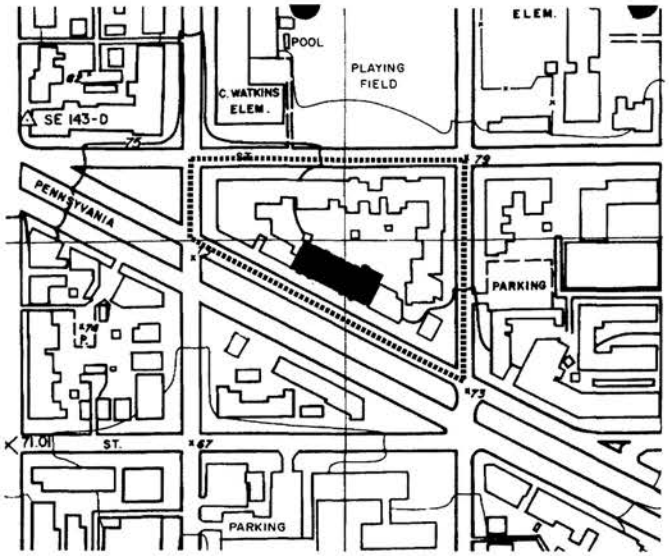
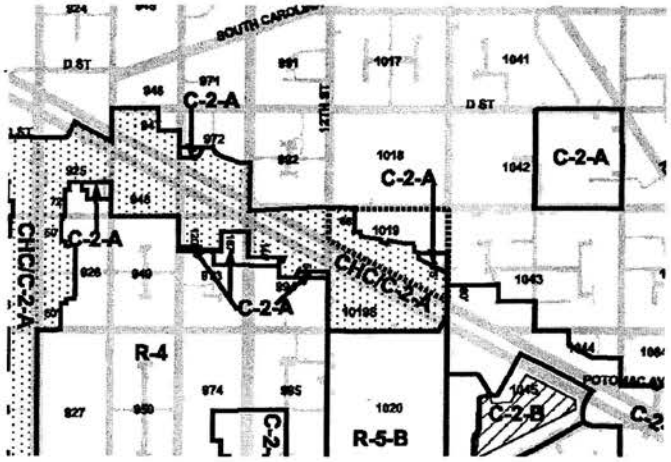


1 KEY PLAN

NTS



2 PARTIAL ZONING MAP OF THE DISTRICT OF COLUMBIA - MAP 11

NTS

DRAWING INDEX			
SHEET	DESCRIPTION	DATE ISSUED	DATE REVISED
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A-02.2	PROPOSED FOOTPRINT	02/10/05	05/18/05, 06/14/05
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A-03.3	ZONING DIAGRAMS	02/10/05	05/18/05, 06/14/05
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A-04.5	PROPOSED FOURTH FLOOR PLAN	02/10/05	05/18/05, 06/14/05
A-04.6	PROPOSED ROOF PLAN	02/10/05	05/18/05, 06/14/05
A-05.1	PROPOSED STREET ELEVATION AND SITE SECTION	02/10/05	05/18/05
A-05.2	PROPOSED NORTH ELEVATION - PENNSYLVANIA AVE	02/10/05	05/18/05
A-05.3	PROPOSED SOUTH ELEVATION (REAR)	02/10/05	OMITTED
A-05.4	PROPOSED BUILDING SECTION	02/10/05	OMITTED
A-06.1	SITE DOCUMENTATION (PHOTOS) - SEE ATTACHED	02/10/05	

ZONING SUBMISSION

SQUARE 1019, LOT 55

BZA
Case No. 17332
Exhibit No. 29

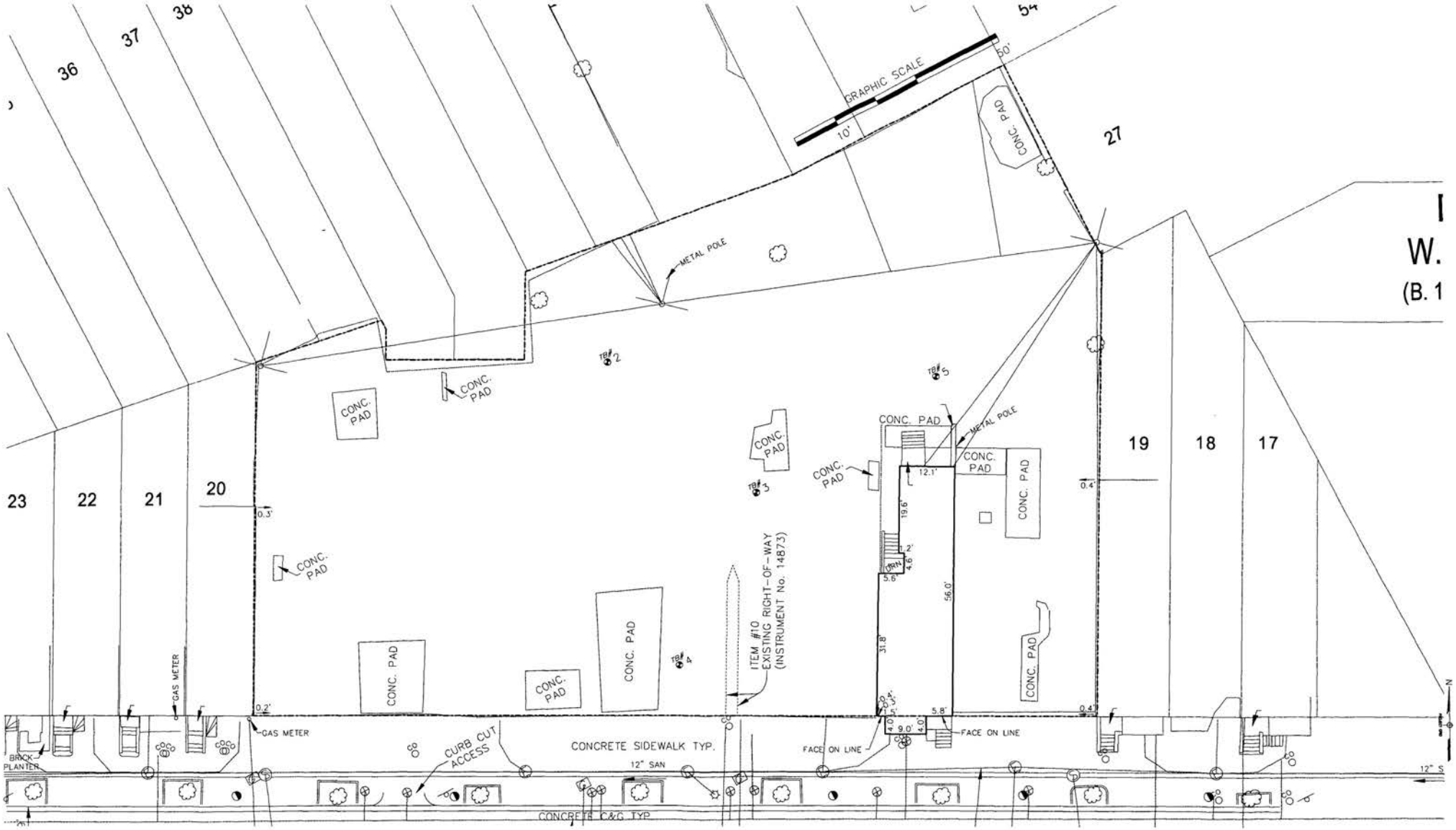
A-01
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Board of Zoning Adjustment
District of Columbia
CASE NO. 17332
EXHIBIT NO. 29



1 SITE SURVEY

1" = 20'-0"

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

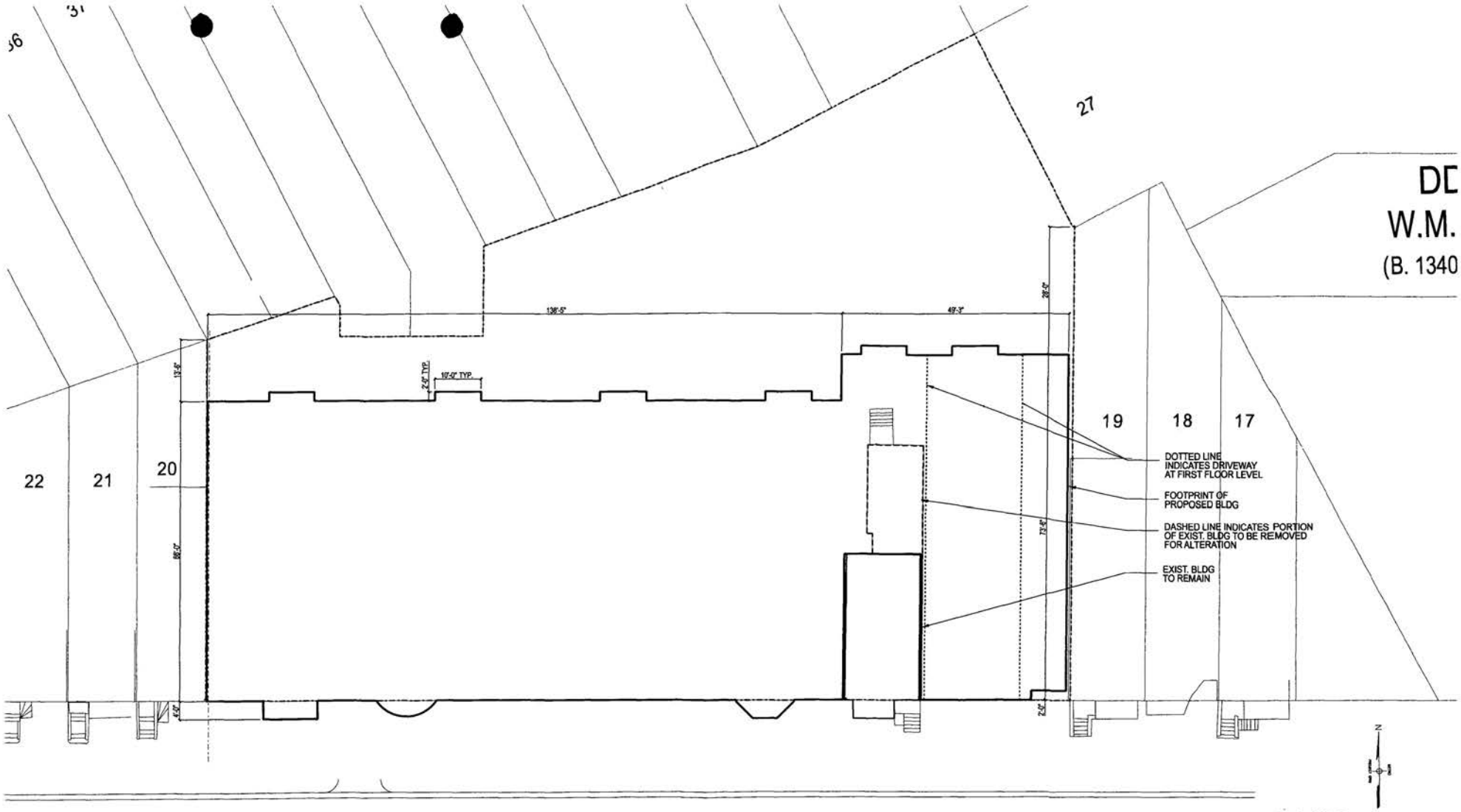
A-02.1

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1 PROPOSED FOOTPRINT

1" = 20'-0"

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

A-02.2

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Zoning Analysis

Torti Gallas and Partners
February 10, 2005
Revised May 18, 2005
Revised June 14, 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	3.0	2.69
Lot Occupancy	772.1	60%	63% VARIANCE REQ'D
Allowable Development Footprint		20,370 x .60 = 12,222 sf	12,928 sf
Allowable Building Area		20,370 x 3 = 61,110 sf	8,501 (Basement) 12,808 (1st Flr - Including 3,650 sf Covered Parking) 12,928 (2nd Flr) 12,380 (3rd Flr) + 8,295 (4th Flr) 54,912 sf
Allowable Penthouse Area	411.7, 771.1	F.A.R. 0.37 x 20,370 sf = 7,536 sf	193 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 51,316 sf Res. Use Area .20 x 51,316 = 10,263 sf 50% Outside Min.	1,050 Outdoor Space 432 Main Lobby 2,600 Roof Deck 4,082 sf Total = 8% provided VARIANCE REQ'D

Zoning Analysis

Torti Gallas and Partners

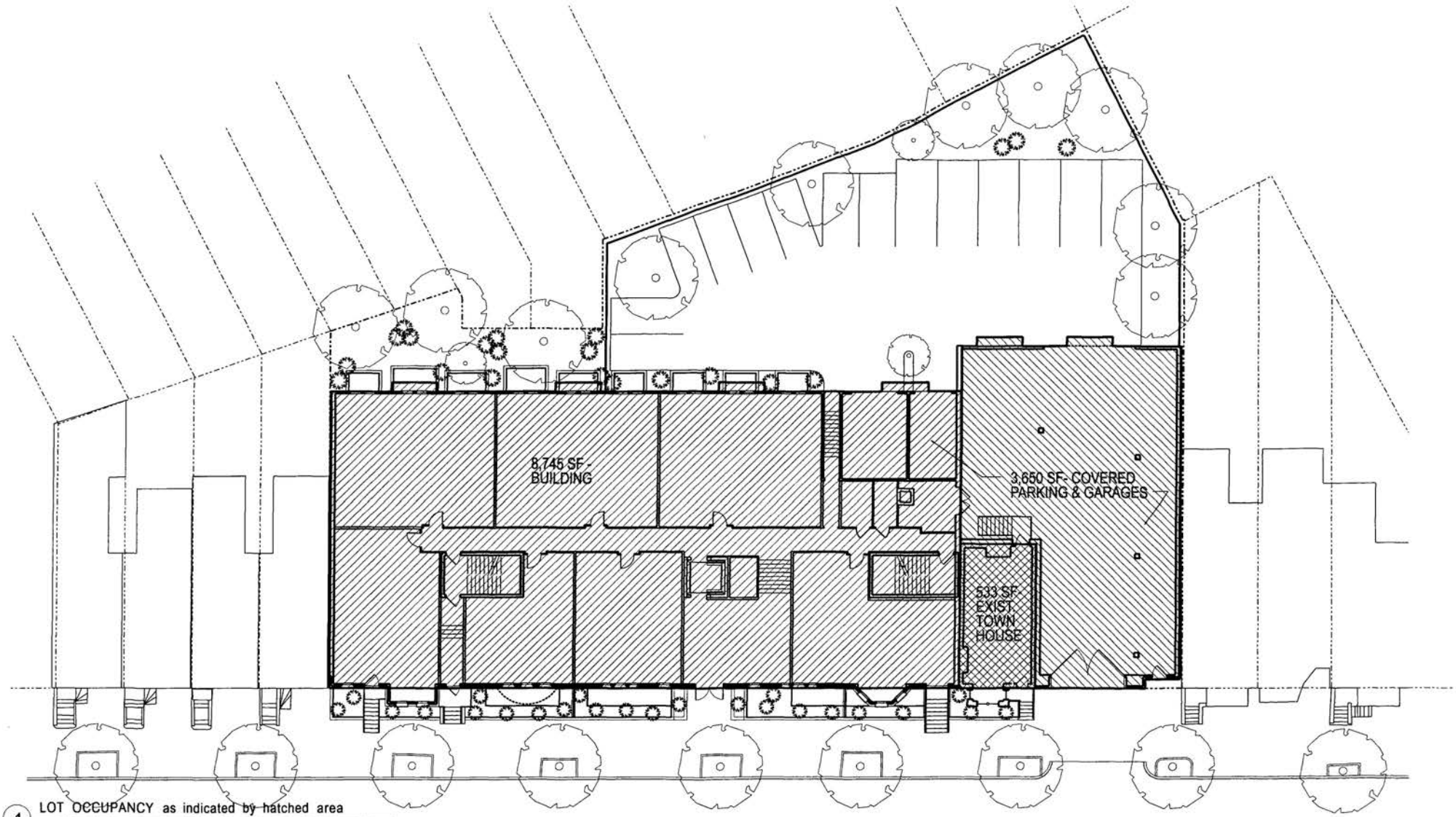
	11 DCMR Reference	Zoning Permitted / Required	Proposed Project
Dwelling Units			44 units
Parking Requirement	2100.5	None required	22 Residential Spaces Provided

A-03.1
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1 LOT OCCUPANCY as indicated by hatched area

1" = 50'-0"

GROSS OCCUPANCY: 8,745 (BLDG) +
3,650 (COVERED PARKING) +
533 (EXISTING TOWNHOUSE) = 12,928 SF
PERCENT OCCUPANCY: 12,928 / 20,370 = 63%

PERMITTED OCCUPANCY: 60%

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A-03.2

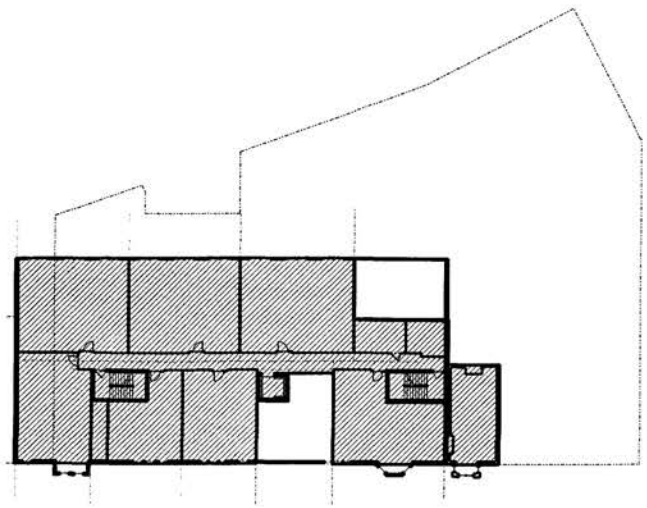
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FLOOR AREA RATIO TABULATION

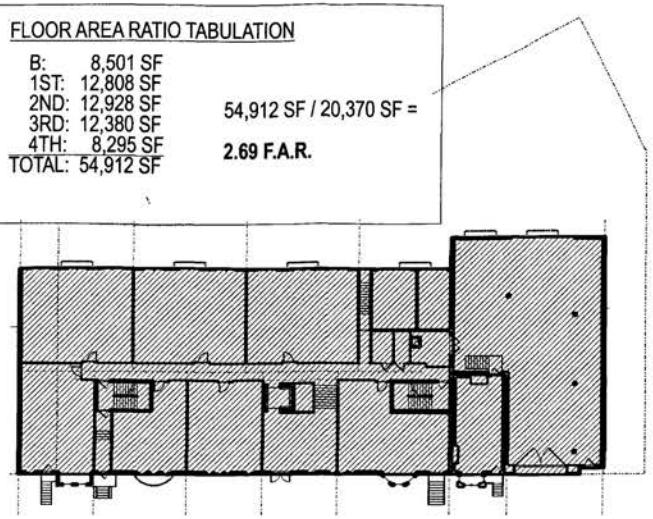
B:	8,501 SF	
1ST:	12,808 SF	
2ND:	12,928 SF	54,912 SF / 20,370 SF =
3RD:	12,380 SF	
4TH:	8,295 SF	**2.69 F.A.R.**
TOTAL:	54,912 SF	



1 GROSS FLOOR AREA: BASEMENT

AS INDICATED BY HATCHED AREA 1" = 20'-0"

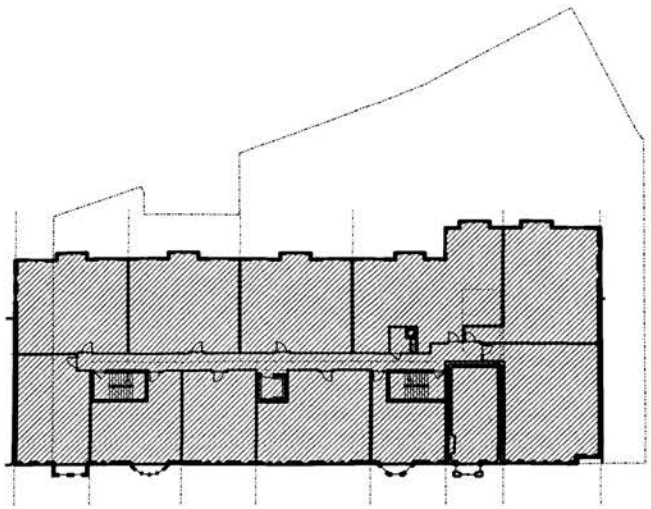
7,968 SF (NEW CONSTRUCTION) + 533 SF (EXIST. TOWNHOUSE) = 8,501 SF



2 GROSS FLOOR AREA: FIRST FLOOR

AS INDICATED BY HATCHED AREA 1" = 20'-0"

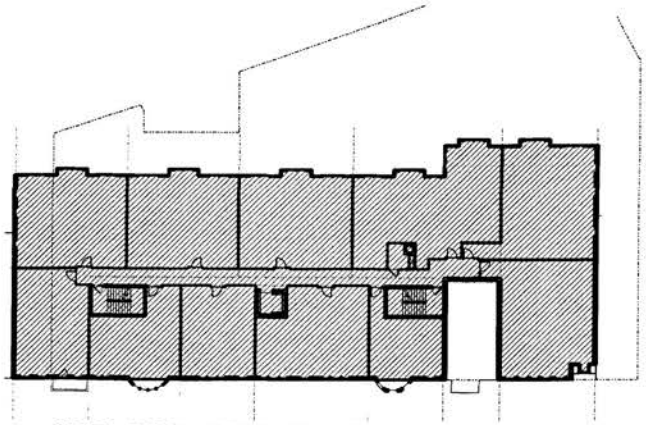
8,625 SF (NEW CONSTRUCTION) + 533 SF (EXIST. TOWNHOUSE) + 3650 (COVERED PARKING) = 12,808 SF



3 GROSS FLOOR AREA: SECOND FLOOR

AS INDICATED BY HATCHED AREA 1" = 20'-0"

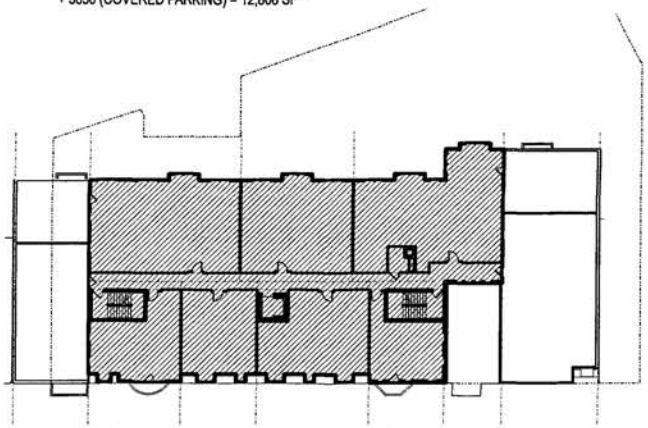
12,395 (NEW CONSTRUCTION) + 533 (EXIST. TOWNHOUSE) = 12,928 SF



4 GROSS FLOOR AREA: THIRD FLOOR

AS INDICATED BY HATCHED AREA 1" = 20'-0"

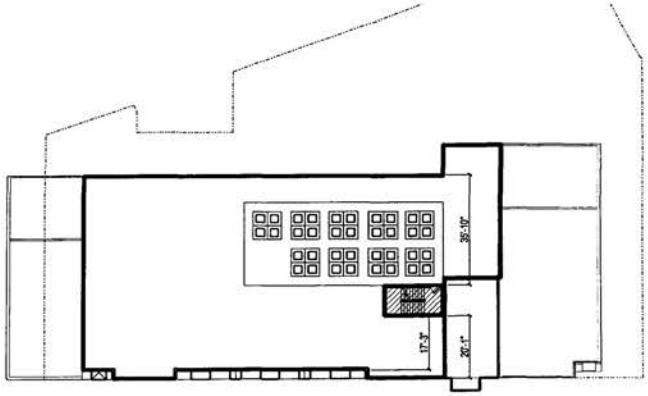
12,380 SF (NEW CONSTRUCTION)



5 GROSS FLOOR AREA: FOURTH FLOOR

AS INDICATED BY HATCHED AREA 1" = 20'-0"

8,295 SF (NEW CONSTRUCTION)



6 PENTHOUSE AREA: ROOF STRUCTURES

AS INDICATED BY HATCHED AREA 1" = 20'-0"

193 SF (STAIR PENTHOUSE FOR UTILITY ACCESS) NOT INCLUDED IN F.A.R.

A-03.3

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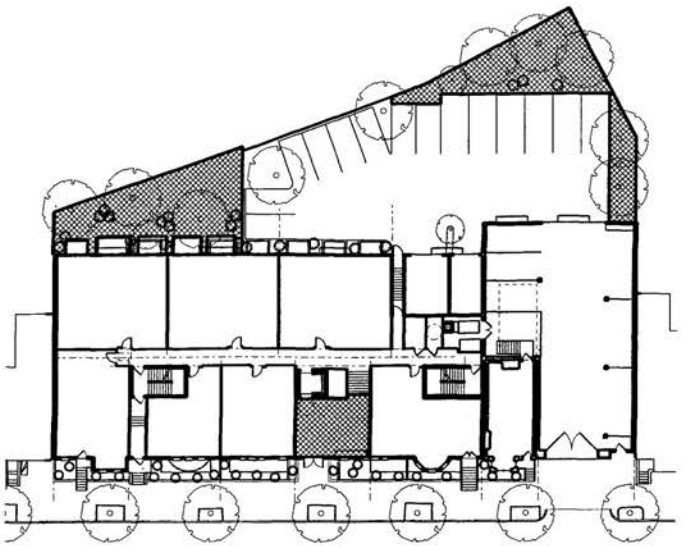
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RESIDENTIAL RECREATION SPACE TABULATION

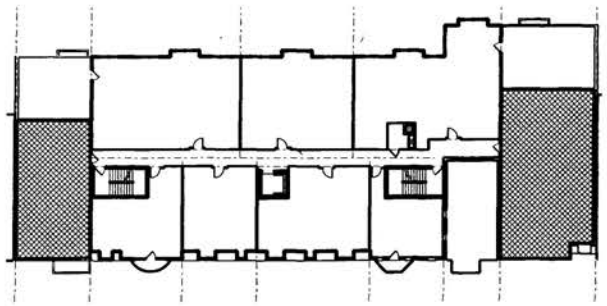
SITE:	1,050 SF	4,082 SF (REC.) / 51,455 SF (RES. USE) =
1ST:	432 SF	
ROOF:	2,600 SF	
TOTAL:	4,082 SF	**8%** RES. REC. PROVIDED



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

AS INDICATED BY HATCHED AREA 1" = 20'-0"

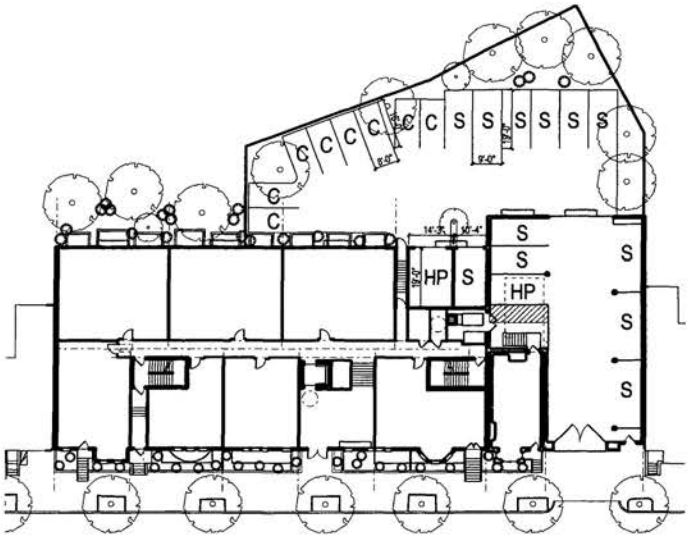
1,050 SF (OUTDOOR SPACE) + 432 (MAIN LOBBY) = 1,482 SF



2 RES. REC. SPACE: COMMON ROOF DECKS

AS INDICATED BY HATCHED AREA 1" = 20'-0"

COMMON ROOF DECK AREA: 2,600 SF



3 PROPOSED PARKING

1" = 20'-0"

(8) COMPACT
(11) STANDARD
(2) GARAGES - 1 STANDARD, 1 ACCESSIBLE
+(1) ACCESSIBLE
TOTAL 22 SPACES

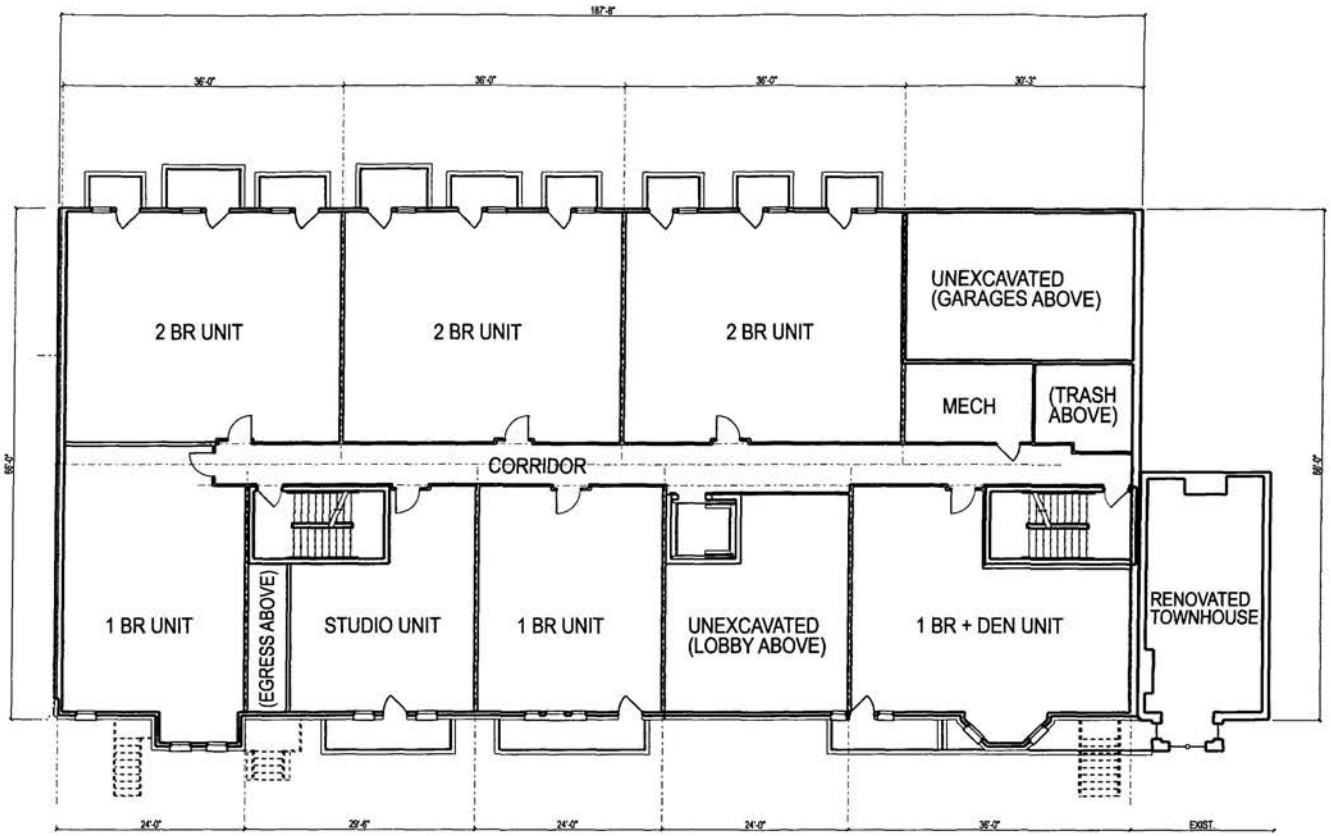
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1 PROPOSED BASEMENT FLOOR PLAN

1/16" = 1'-0"

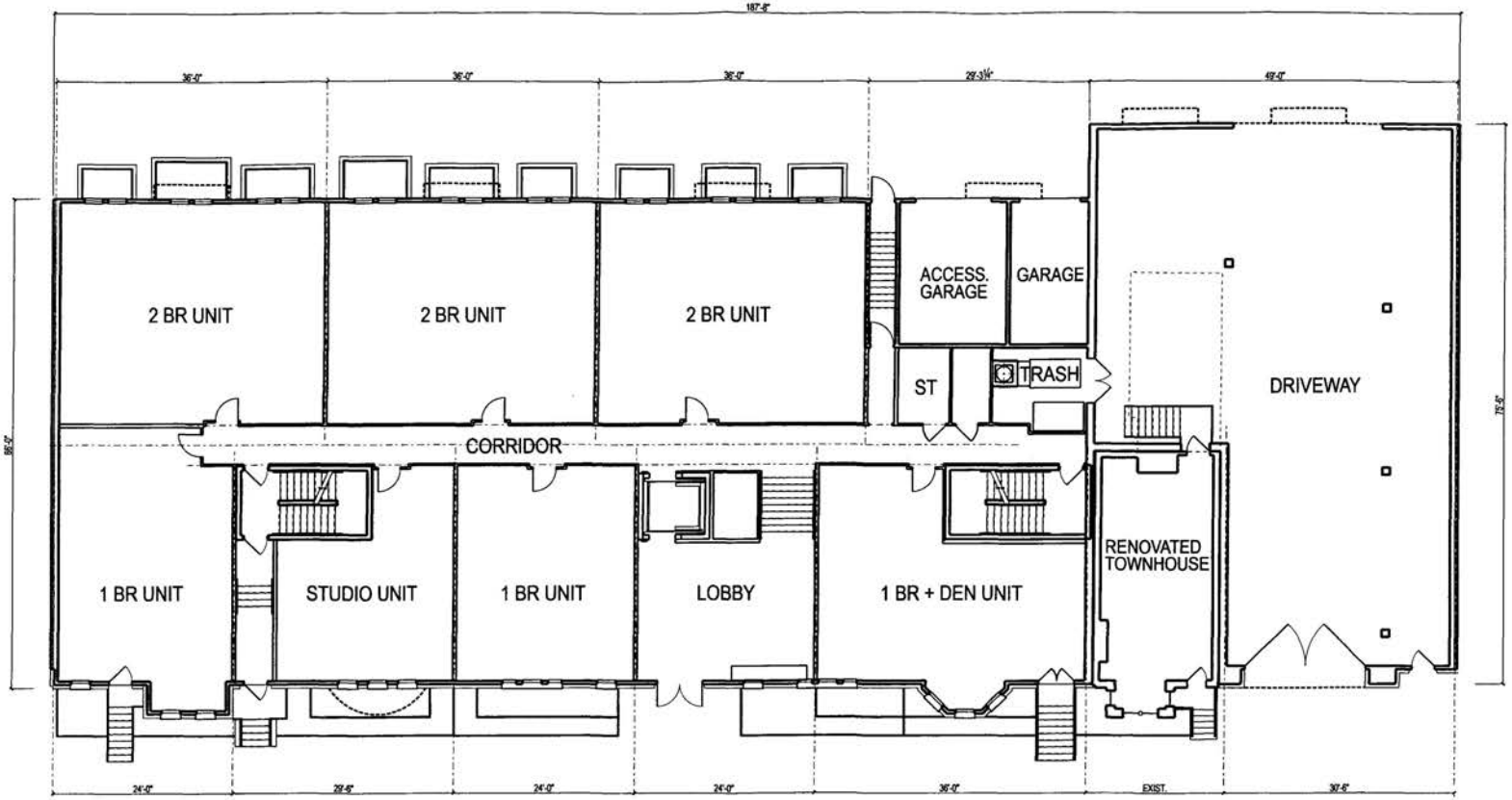
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1 PROPOSED FIRST FLOOR PLAN

1/16" = 1'-0"

TO BE REMOVED FOR ALTERATION

NEW CONSTRUCTION

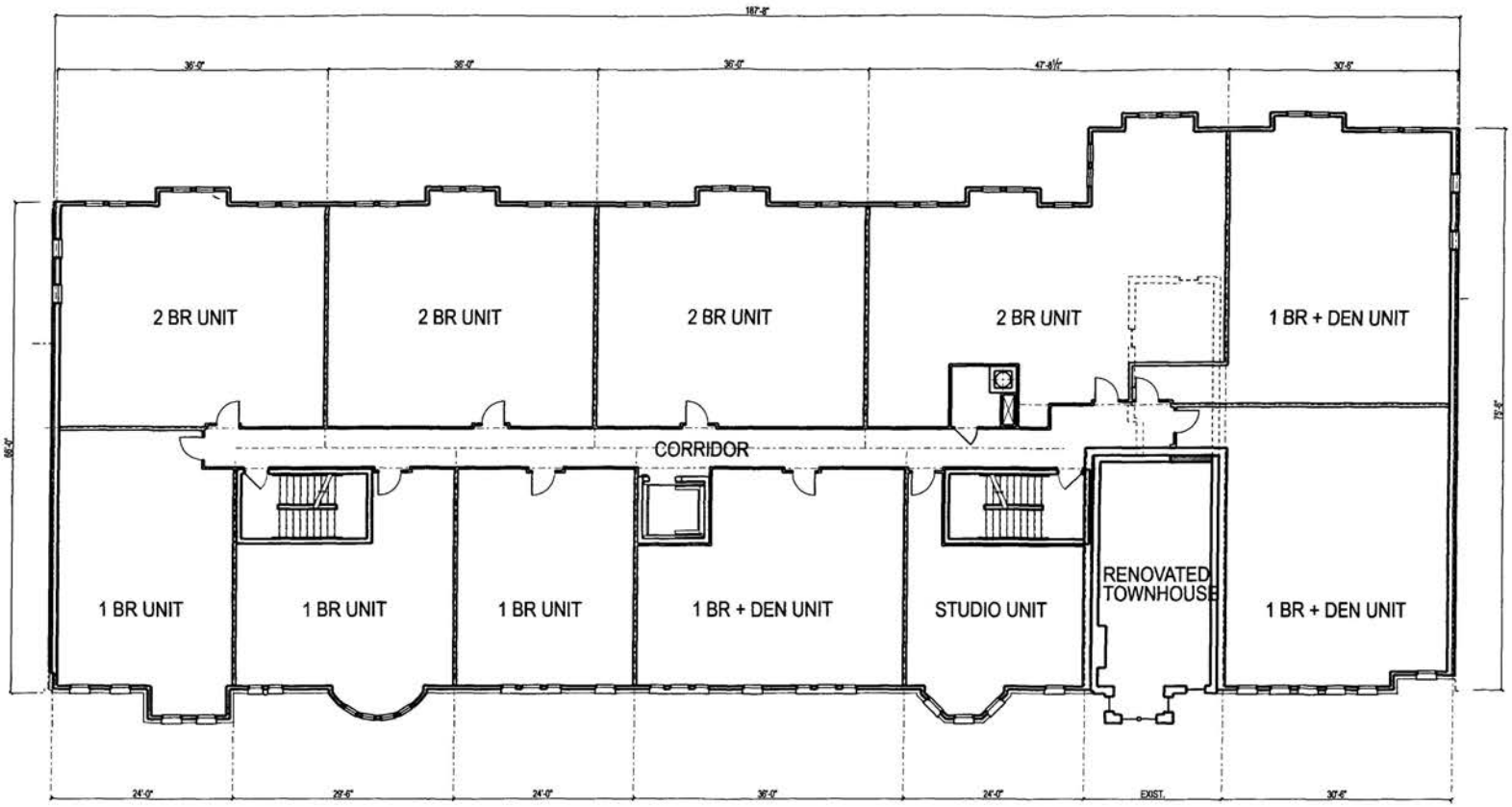
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TO BE REMOVED FOR ALTERATION

NEW CONSTRUCTION

1 PROPOSED SECOND FLOOR PLAN

1/16" = 1'-0"

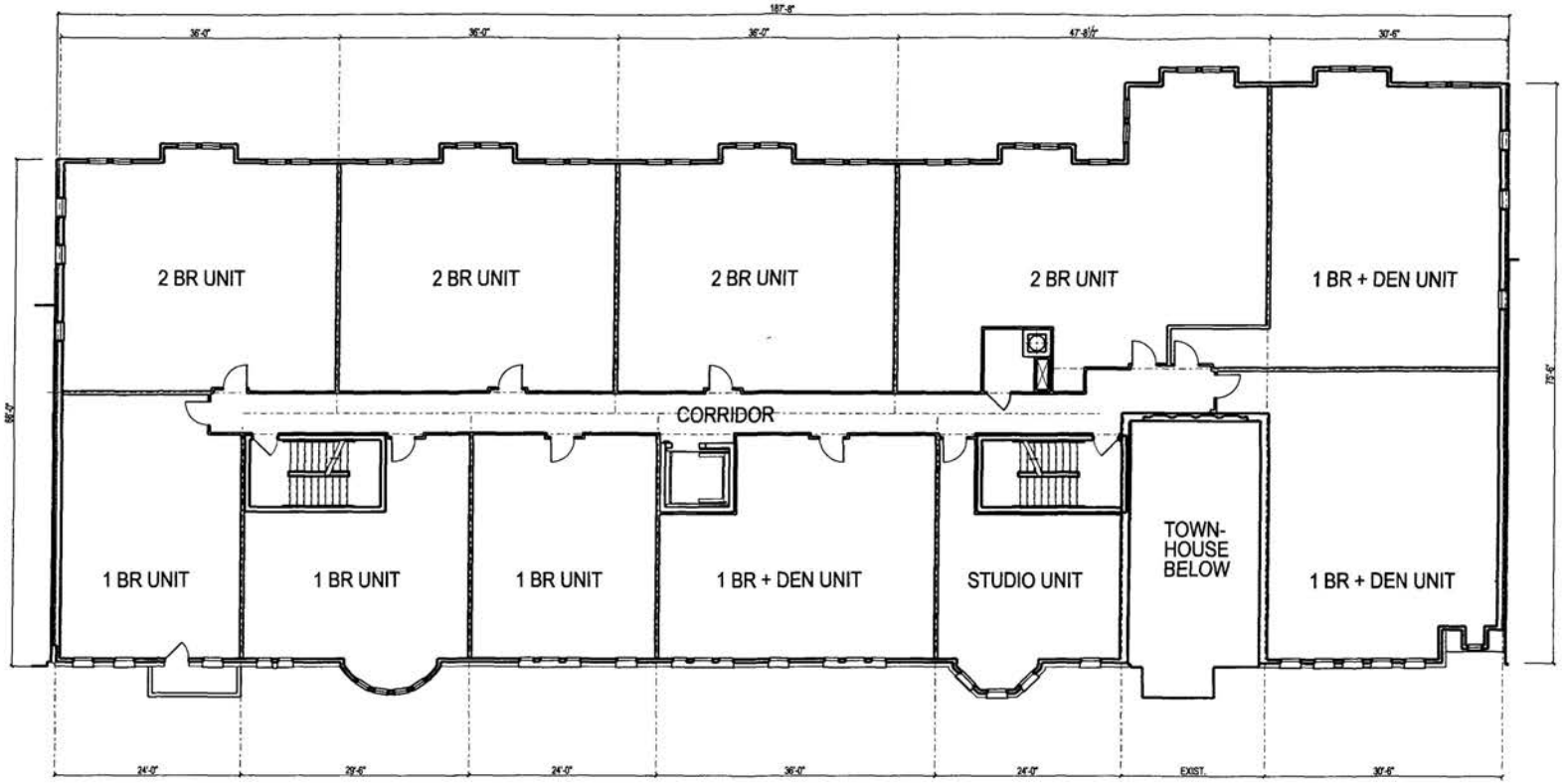
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1 PROPOSED THIRD FLOOR PLAN

1/16" = 1'-0"

TO BE REMOVED FOR ALTERATION

NEW CONSTRUCTION

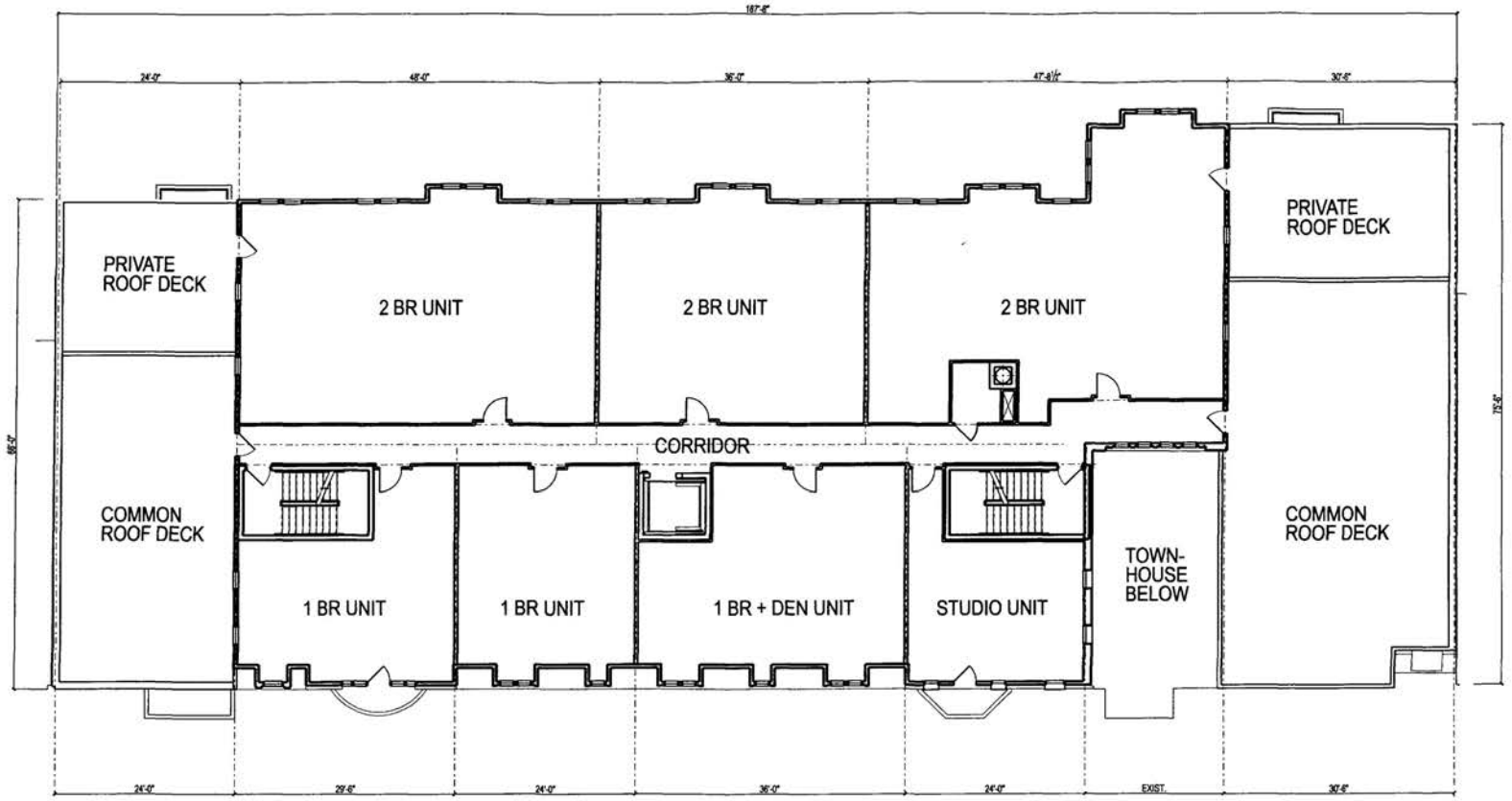
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1 PROPOSED FOURTH FLOOR PLAN

1/16" = 1'-0"

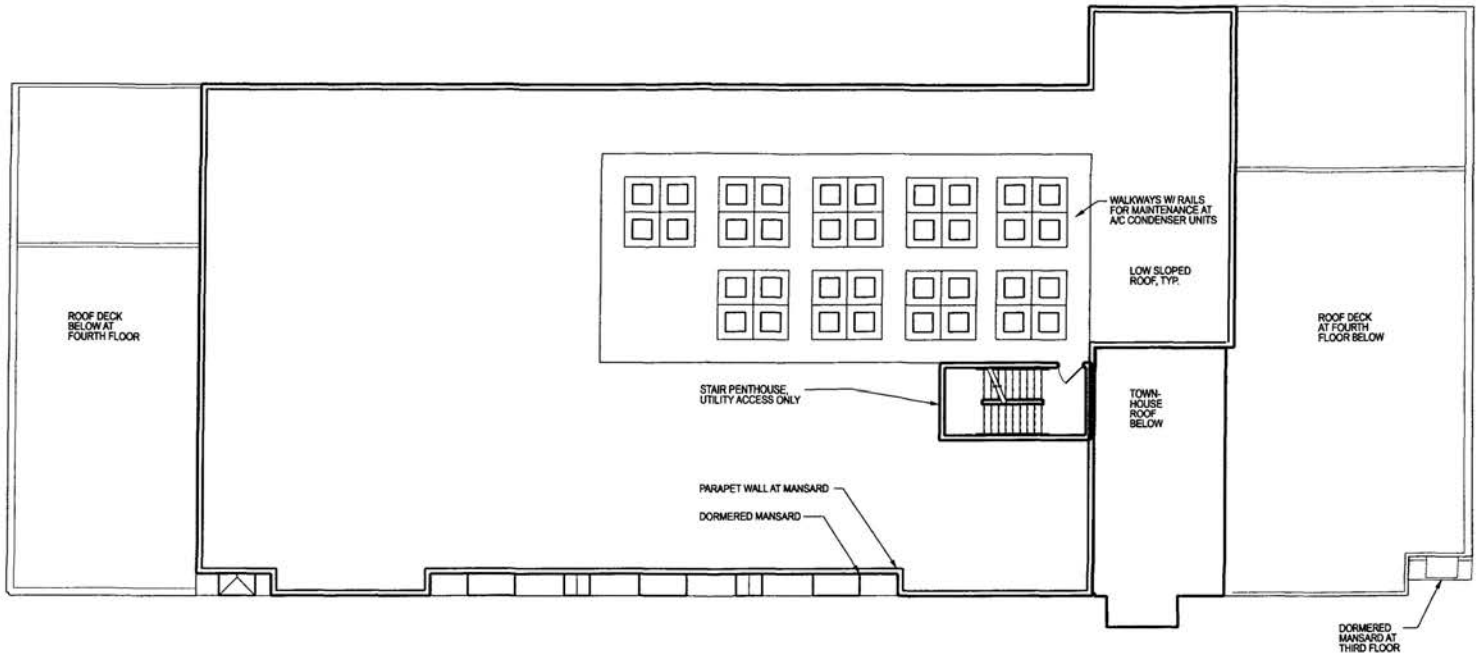
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1 PROPOSED ROOF PLAN

1/16" = 1'-0"

A-04.6

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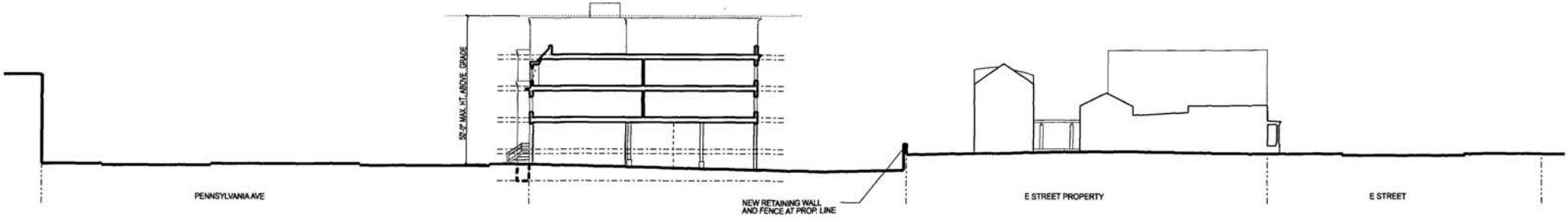
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1 PROPOSED PENNSYLVANIA AVE ELEVATION

1/32" = 1'-0"



2 PROPOSED SITE SECTION AT DRIVEWAY ENTRANCE

1/32" = 1'-0"

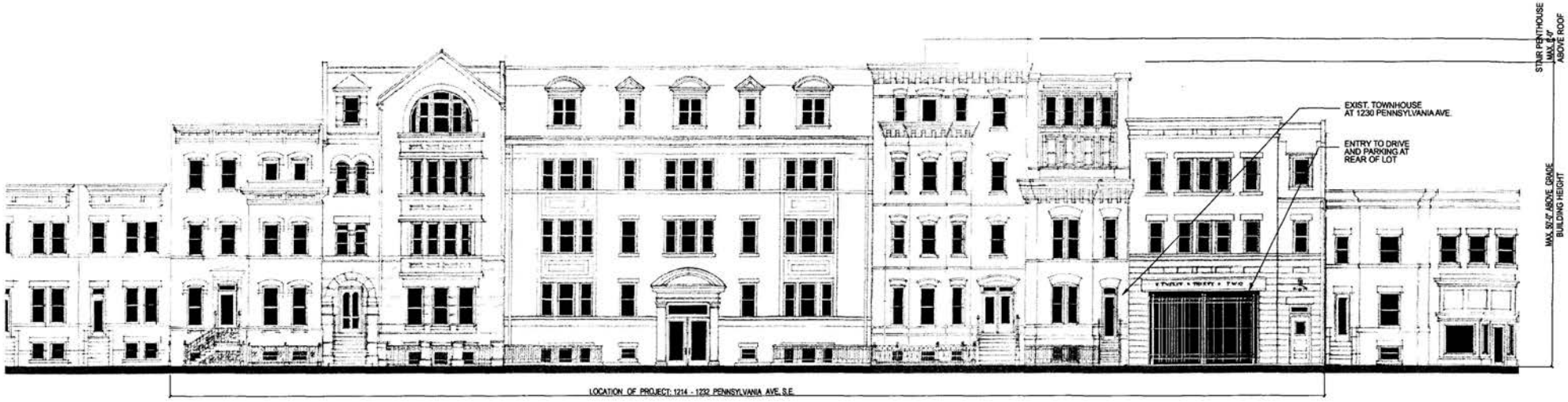
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1 NORTH ELEVATION - PENNSYLVANIA AVE

1/16" = 1'-0"

A-05.2

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