

TAB C



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125 35th Street SE
BZA SUBMISSION

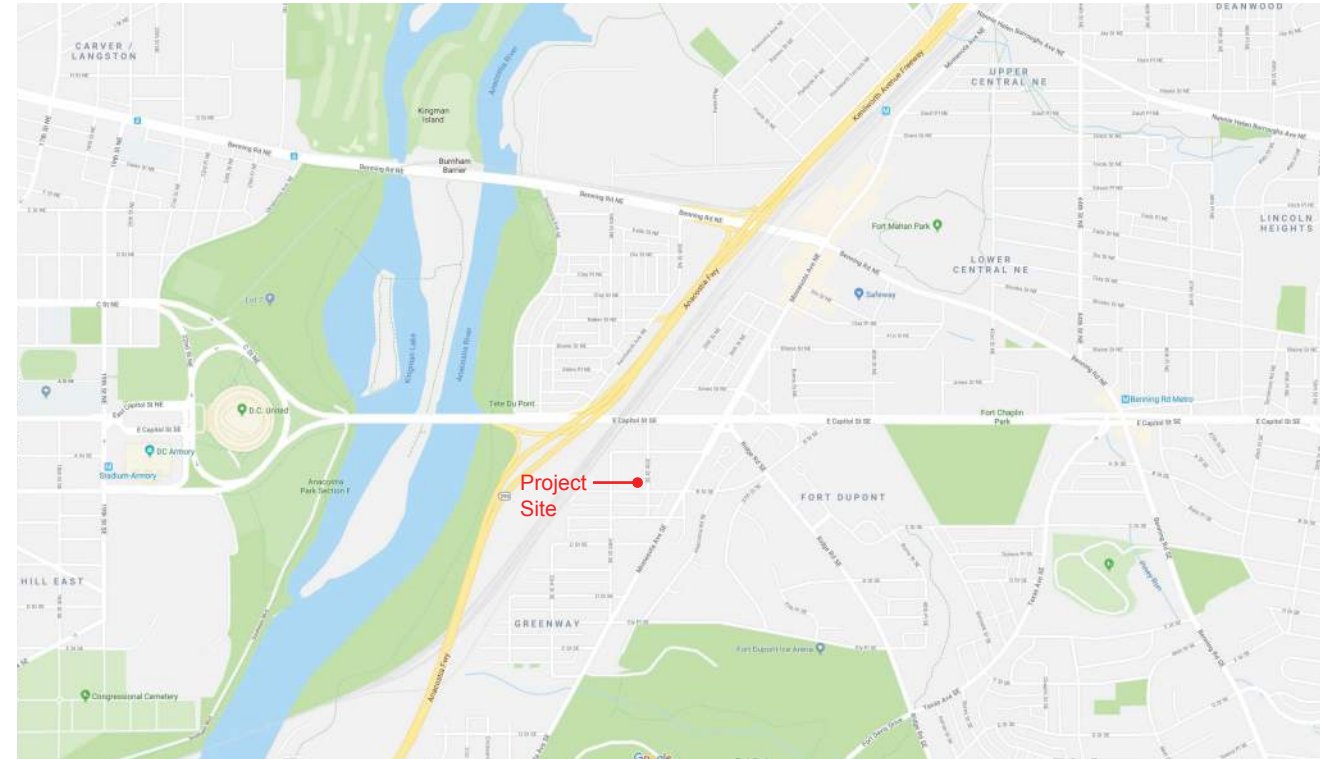




1. Intersection at 34th and B Streets looking east.



6. Existing interior open space looking east



7. Vicinity Map



2. Existing streetscape along B Street



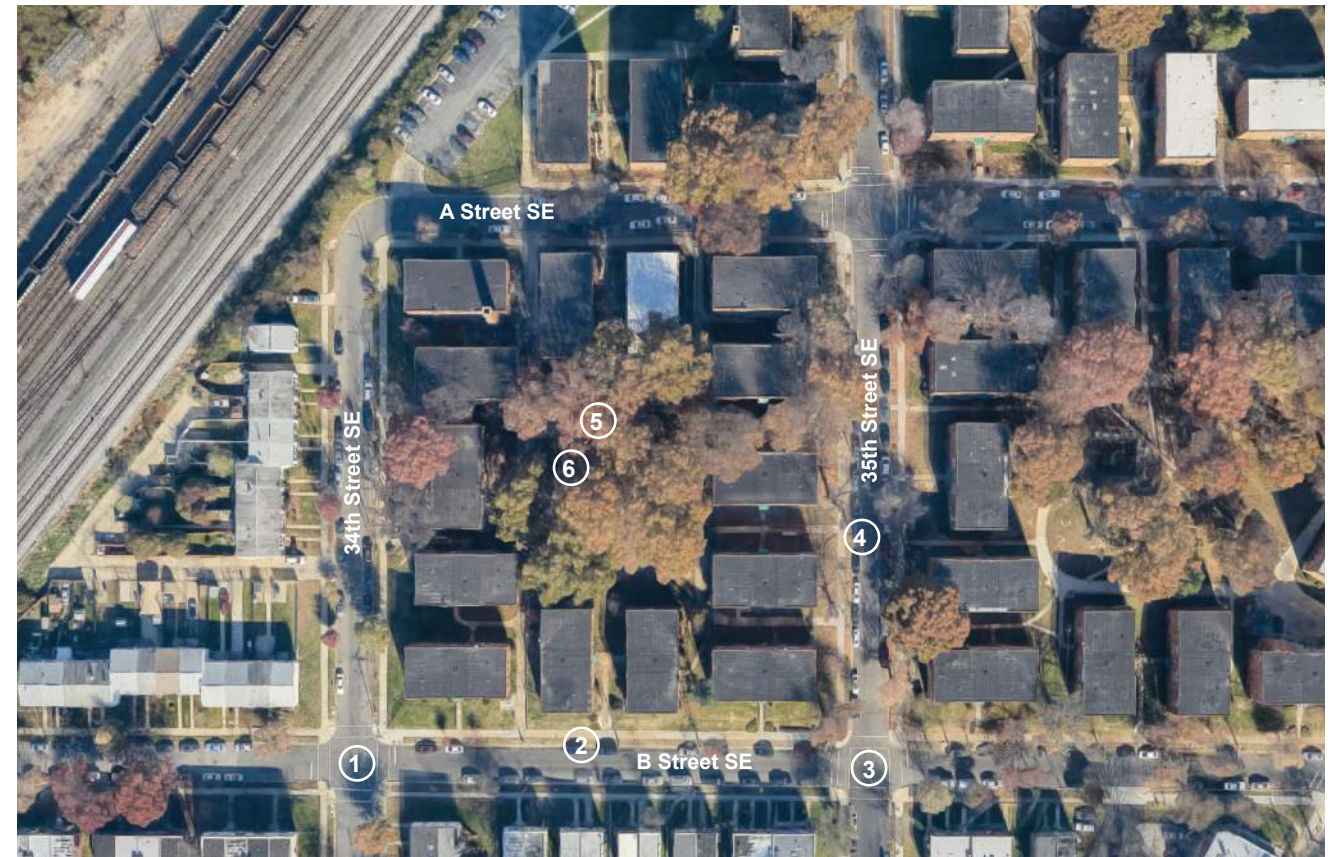
5. Existing interior open space looking south



3. Intersection at 35th and B Streets looking west



4. Existing streetscape along 35th Street



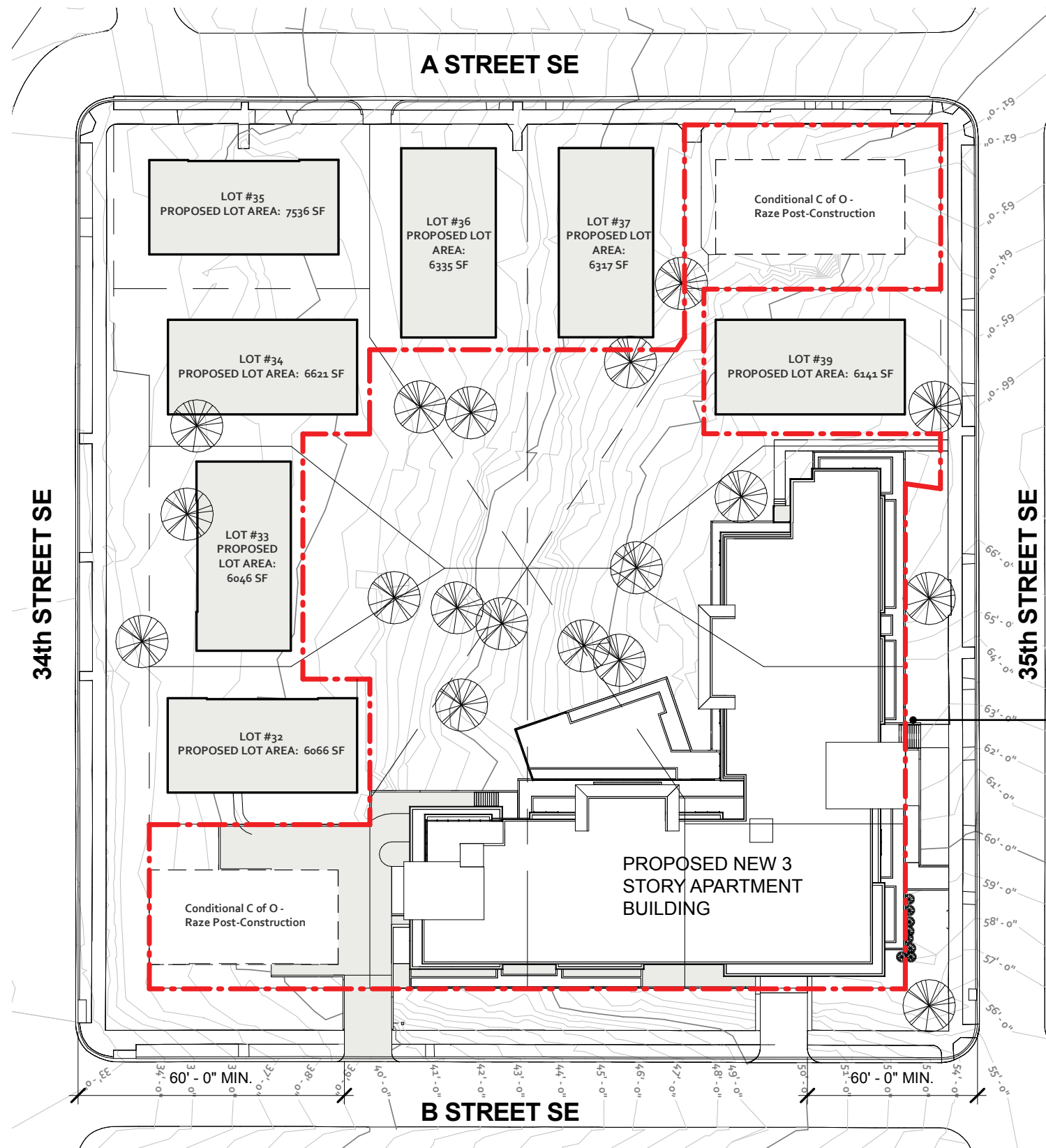
8. Aerial Context



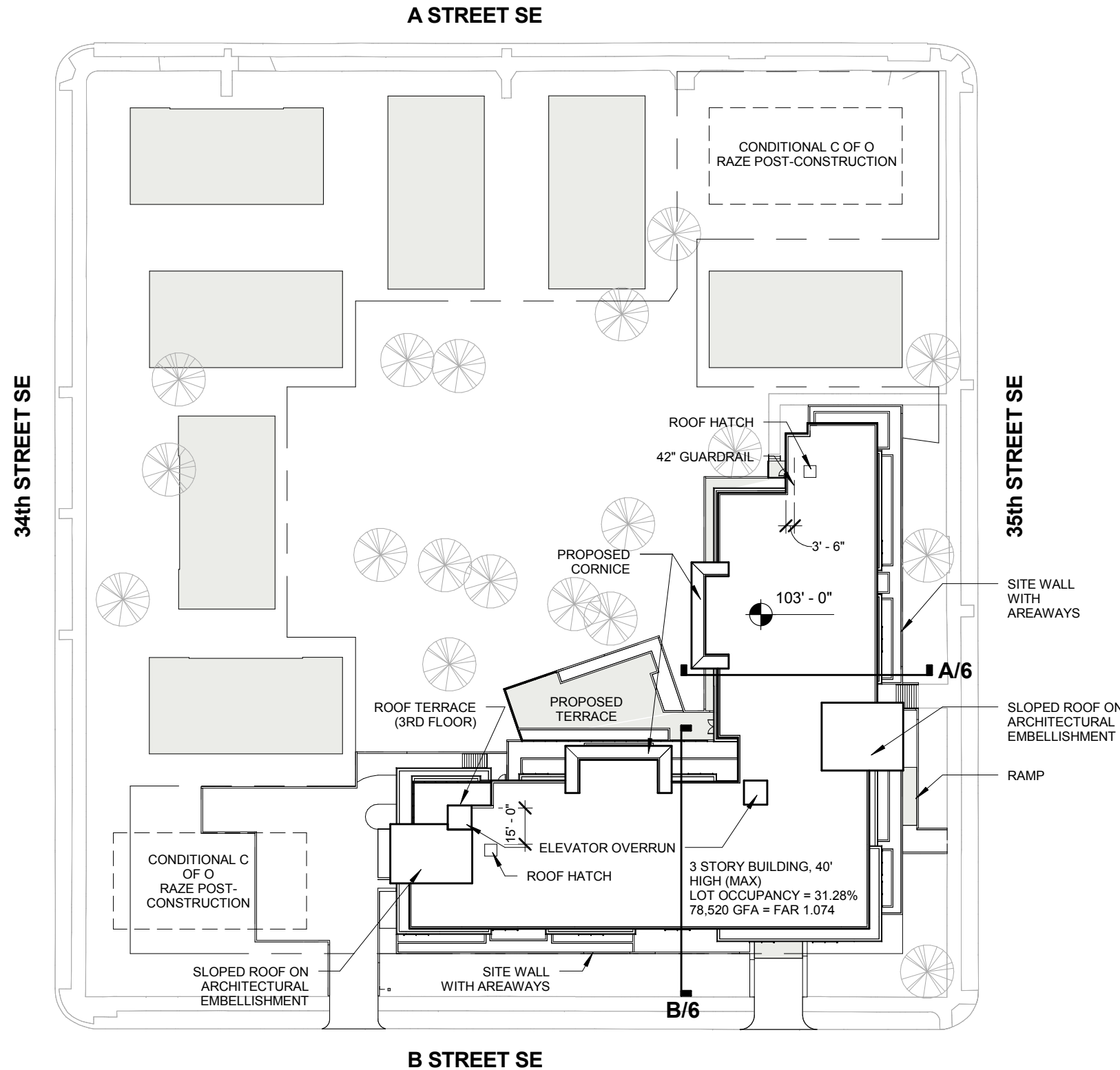
125 35th Street SE
BZA SUBMISSION

SITE CONTEXT - EXISTING





PROPOSED NEW LOT.

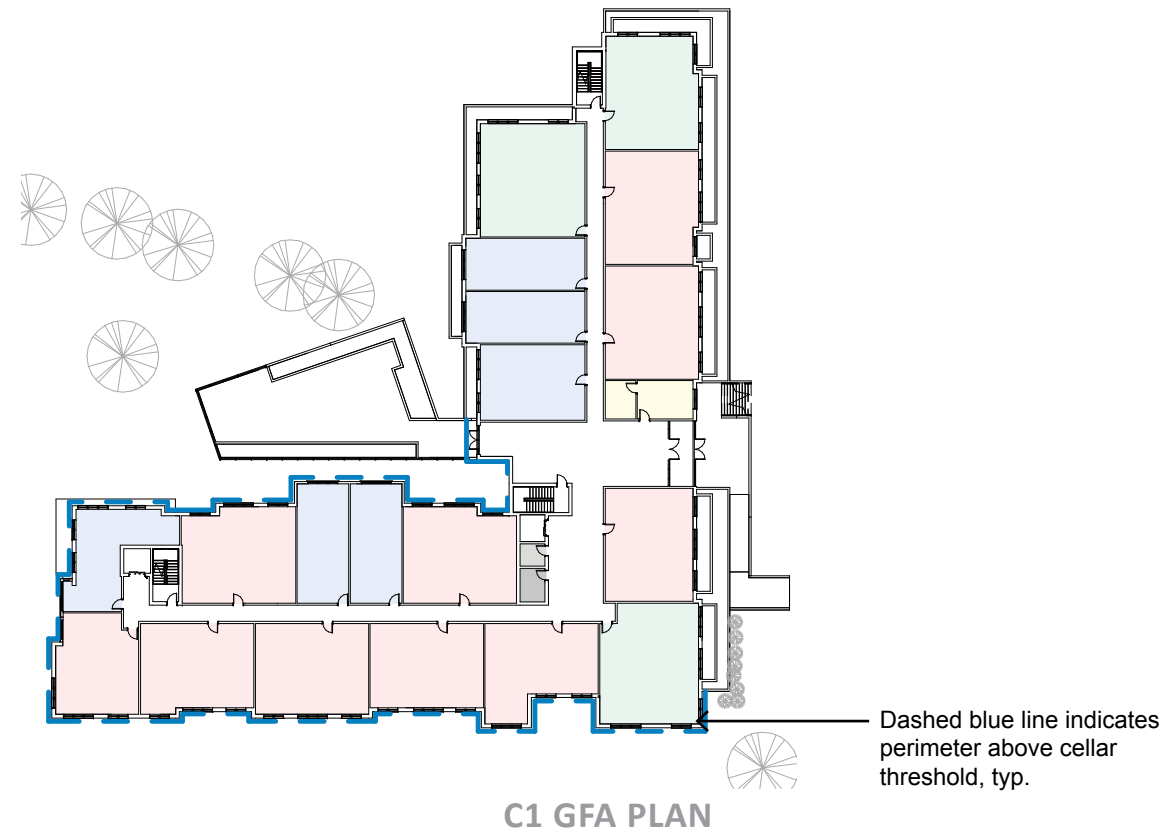


ZONING SUMMARY

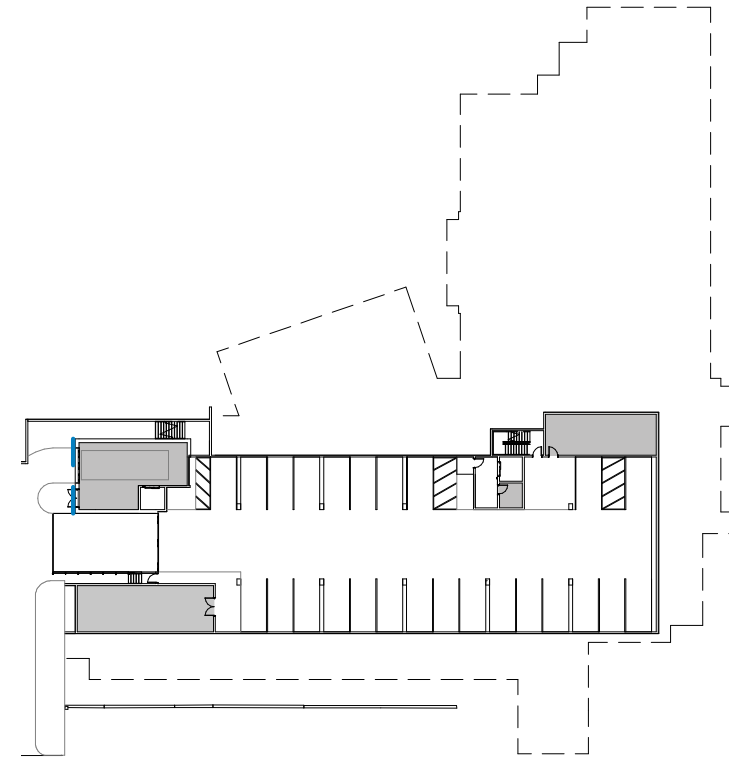
Zoning Criteria	Value	Notes
Current Zone	RA-1	
Development Method	Matter-Of-Right	
Site Area	75,811	
FAR Allowed	1.08	(0.9 + 20% IZ bonus)
FAR Provided	1.070	
Max GFA Allowed	81,875	(see Sheet 5 for GFA calculation)
GFA Provided	81,122	
Lot Occupancy Allowed	40%	
Lot Occupancy Provided	30.20%	
Dwelling Units Provided	89	
Parking Required	29	
Parking Provided	49	
Loading Required/Provided	1 Loading Berth @ 12'W x 30' D x 14' H 1 Loading Platform @ 100sf (10' W) 1 Delivery Space @ 10'W x 20'D x 10'H	
Building Height Allowed	3 Stories / 40 feet max	
Building Height Provided	3 Stories / 37 feet +/-	

UNIT SUMMARY

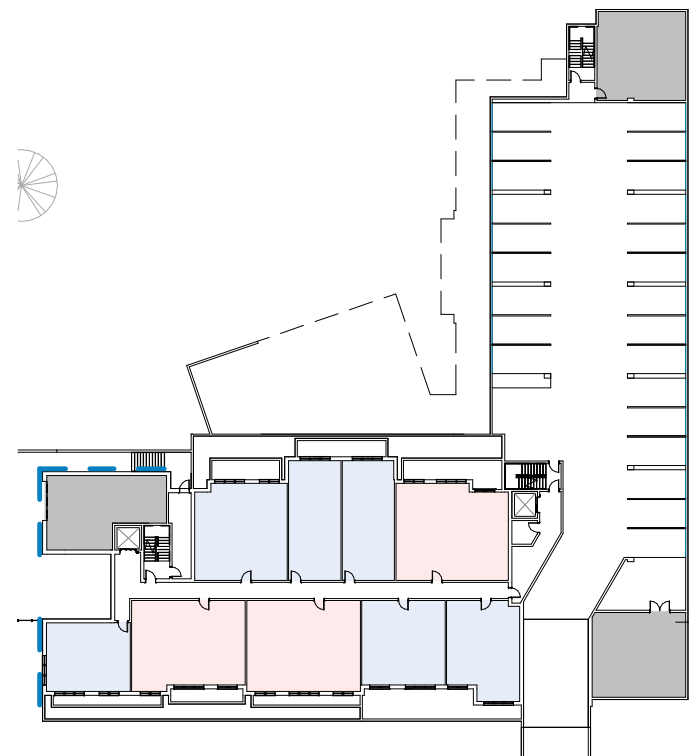
	1BR	2BR	3BR	Total
P2	0	0	0	0
P1	6	3	0	9
C1	6	10	3	19
1	7	11	3	21
2	8	10	3	21
3	7	10	2	19
Total	34	44	11	89



C1 GFA PLAN



LOADING/P2 GFA PLAN



P1 GFA PLAN

GFA Analysis							
Floor	P2	P1	Cellar	1	2	3	Sub-Total
Gross Area	12,599	20,907	22,700	22,893	22,298	20,790	122,187
Perimeter	560	942	942	942	942	860	
Perimeter above Cellar Threshold	26	88	523	942	942	860	
Perimeter Ratio	0.046	0.09	0.56	1.00	1.00	1.00	
Calculated GFA	585	1,953	12,603	22,893	22,298	20,790	81,122
Proposed FAR							1.07
Property Provided							75,811
GFA Allowed							81,876