

LEGEND

- 1BD
- 2BD
- BIKE
- BIKE ROOM
- BOH
- LOBBY
- PACKAGE
- RETAIL
- TRASH

NOTE: LAYOUT OF THE INTERIOR UNITS AND THE LOCATION OF WINDOWS AND DESIGN FEATURES SUBJECT TO FINALIZATION DURING BUILDING PERMIT PROCESS, PROVIDED THAT THERE IS NO IMPACT TO THE BZA RELIEF REQUESTED. UNIT NUMBER, TYPES AND SIZES MAY VARY WITHIN THE RANGE PROPOSED AND MAY BE MODIFIED BY +/- 10%

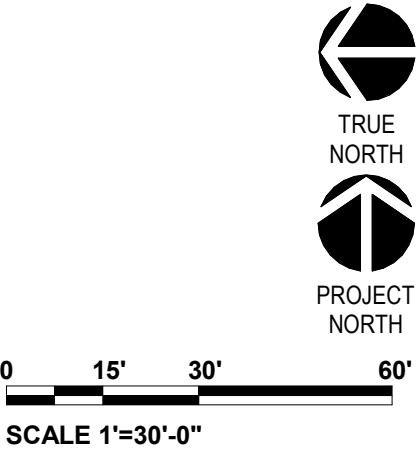
NOTE: RETAIL SPACE CAN BE USED FOR RETAIL OR ANY OTHER MATTER-OF-RIGHT USE IN THE MU-4 ZONE.



1 FIRST FLOOR
A.12 1" = 30'-0"

2 TYPICAL FLOOR
A.12 1" = 30'-0"

3 PENTHOUSE
A.12 1" = 30'-0"



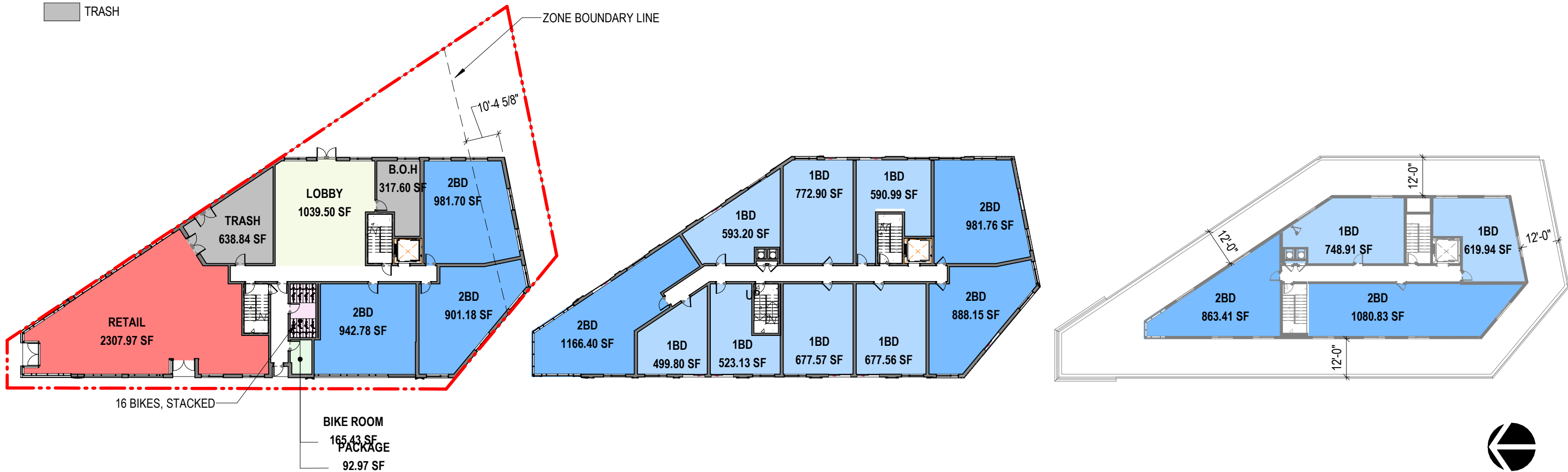
LEGEND

- STUDIO
- 1BD
- 2BD
- LOBBY
- BIKE ROOM
- RETAIL
- PACKAGE
- B.O.H
- TRASH

NOTE: LAYOUT OF THE INTERIOR UNITS AND THE LOCATION OF WINDOWS AND DESIGN FEATURES SUBJECT TO FINALIZATION DURING BUILDING PERMIT PROCESS, PROVIDED THAT THERE IS NO IMPACT TO THE BZA RELIEF REQUESTED. UNIT NUMBER, TYPES AND SIZES MAY VARY WITHIN THE RANGE PROPOSED AND MAY BE MODIFIED BY +/- 10%

NOTE: RETAIL SPACE CAN BE USED FOR RETAIL OR ANY OTHER MATTER-OF-RIGHT USE IN THE MU-4 ZONE.

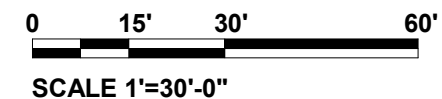
NOTE: THE EXTERIOR WILL BE UPDATED ACCORDINGLY IF THE BUILDING DESIGN INTEGRATES THIS ENTRANCE CONFIGURATION AND THE APPLICANT REQUESTS FLEXIBILITY RESULTING FROM SUCH APPROACH OR ANY OTHER CHANGES REQUIRED BY PUBLIC SPACE DESIGN.



1 FIRST FLOOR
A.13 1" = 30'-0"

2 TYPICAL FLOOR
A.13 1" = 30'-0"

3 PENTHOUSE
A.13 1" = 30'-0"



2. Zoning DATA																
Date:																
Square Number	5868	Lot Number			175											
Zoning District:	MU-4 & RA-1	Historic District:			N/A											
Lot Area:	11,236						Lot area in RA-1			1,706		Lot area in MU-4			9,530	
Building Details		TOTAL					RA-1					MU-4				
		Section			Provided		Section	Maximum/ Required		Provided		Section	Maximum/ Required		Provided	
FAR - NON - RESIDENTIAL (RETAIL)					0.21	2,311		0.9	N/A	N/A	N/A		1.50	14,295	0.24	2,311
FAR - RESIDENTIAL					2.79	31,397		1.08	1,842	1.04	1780		3.00	28,590	3.10	29,516
FAR TOTAL		N/A			2.99	33,607	F-201.1	1.08	1,842	1.04	1780	G-201.1	3.00	28,590	3.34	31,827
Building Height		N/A			49'-6"	F-203.2	40'-0"	49'-6"	G-203.2	50'-0"	49'-6"					
Lot Occupancy		N/A			75%	8,394	F-210.1	40%	682	26%	445	G-210.1	75%	7,148	84%	7,979
Rear Yard		N/A			15'-0"	F-207.1	20'-0"	15'-0"	G-207.6	15'-0"	15'-0"					
Side Yard		N/A			N/A	F-208.3	N/A	N/A	G-208.2	N/A	N/A					
Courts		N/A			N/A		N/A	N/A		N/A	N/A					
					Width	Area	Width	Area	Width	Area	Width	Area				
					N/A	N/A	F-209.1	N/A	N/A	N/A	N/A	G-209.1	N/A	N/A	N/A	N/A
G.A.R (Green Area Ratio)		N/A			0.40		F-211.1	0.40	0.40	G-211.1	0.30	0.30				
Penthouse Details																
Penthouse	FAR	G-205.1	0.40	4,494	0.37	4,108										
	Height		20'-0"	12' plus 8' mechanical												
	Setback		1:1	12' plus 8' mechanical												
Parking/Loading Regulations																
Dwelling Units			N/A		36											
Vehicle Parking			# per Unit/SF	Spaces	Spaces											
			1 per 3 units in excess of 4.													
	Unit Parking	C-701.5	50% Reduction with Proximity to Anacostia Metro Station	5	0											
	Retail		Not required if < 5000SF	0												
	Total		5	5	0											
Bicycle Parking	Long-Term (Resid) 1 per 3 units	C-805	1 per 3 Units	12	16											
	Short-Term (Resid)	C-804	1 per 20 Units	2	5											
	Long-Term (Retail)	N/A	1 per 10,000SF	0	0											
	Short-Term (Retail)	N/A	1 per 3,500SF	1	1											
	Total (Short Term)				6											
Loading	Berth (Residential)	C-905.2	Not Required (less than 50 units)	12x30	N/A											
	Berth (Retail)		Not Required (less than 5000SF)		N/A											
	Height	C-905.2	14'-0"		N/A											
	Platform	C-905.4	N/A	100 SF	N/A											
Delivery Space	Quantity/Size (Residential)	C-901.1	Not Required (less than 50 units)	10x20	N/A											
	Quantity/Size (Retail)		Not Required (less than 5000SF)		N/A											
	Height	C-905.2	10'-0"		N/A											
Bay Calculations (DCMR 12 Chapter 32)		N/A			N/A											

2. Zoning DATA							
Date:							
Square Number	5868	Lot Number				175	
Zoning District:	MU-4	Historic District:			N/A		
Lot Area:	11,236						
Building Details		MU-4					
		Section	Required		Provided		
FAR - NON - RESIDENTIAL (RETAIL)			1.50	16,854	0.21	2,311	
FAR - RESIDENTIAL			3.00	33,708	2.79	31,397	
FAR TOTAL		G-201.1	3.00	33,708	3.00	33,708	
Building Height		G-203.2	50'-0"		49'-6"		
Lot Occupancy		G-210.1	75%	8,427	75%	8,424	
Rear Yard		G-207.6	15'-0"		15'-0"		
Side Yard		G-208.2	N/A		N/A		
Courts		G-209.1	N/A		N/A		
			Width	Area	Width	Area	
			N/A	N/A	N/A	N/A	
G.A.R (Green Area Ratio)		G-211.1	0.40		0.40		
Penthouse Details							
Penthouse	FAR	G-205.1	0.40	4,494	0.37	4,108	
	Height		20'-0"		12' plus 8' mechanical		
	Setback		1:1		12' plus 8' mechanical		
Parking/Loading Regulations							
Dwelling Units			N/A		0		
Vehicle Parking			# per Unit/SF	Spaces	Spaces		
			1 per 3 units in excess of 4.				
	Unit Parking	C-701.5	50% Reduction with Proximity to Anacostia Metro Station	5	0		
	Retail		Not required if < 5000SF	0			
	Total		5	5	0		
Bicycle Parking	Long-Term (Resid)	C-805	1 per 3 Units	12	16		
	Short-Term (Resid)	C-804	1 per 20 Units	2	5		
	Long-Term (Retail)	N/A	1 per 10,000SF	0	0		
	Short-Term (Retail)	N/A	1 per 3,500SF	1	1		
	Total (Short Term)				6		
Loading	Berth (Residential)	C-905.2	Not Required (less than 50 units)	12x30	N/A		
	Berth (Retail)		Not Required (less than 5000SF)		N/A		
	Height	C-905.2	14'-0"		N/A		
	Long-Term				N/A		
	Platform	C-905.4	N/A	100 SF	N/A		
Delivery Space	Quantity/Size (Residential)	C-901.1	Not Required (less than 50 units)	10x20	N/A		
	Quantity/Size (Retail)		Not Required (less than 5000SF)		N/A		
	Height	C-905.2	10'-0"		N/A		
Bay Calculations (DCMR 12 Chapter 32)		N/A			N/A		