

LEGEND

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.



FLOOR PLANS OPTION 1

A.12

2502 MLK

12-23-25

THE CONSYS GROUP

Board of Zoning Adjustment
District of Columbia
CASE NO. 21406
EXHIBIT NO. 20A

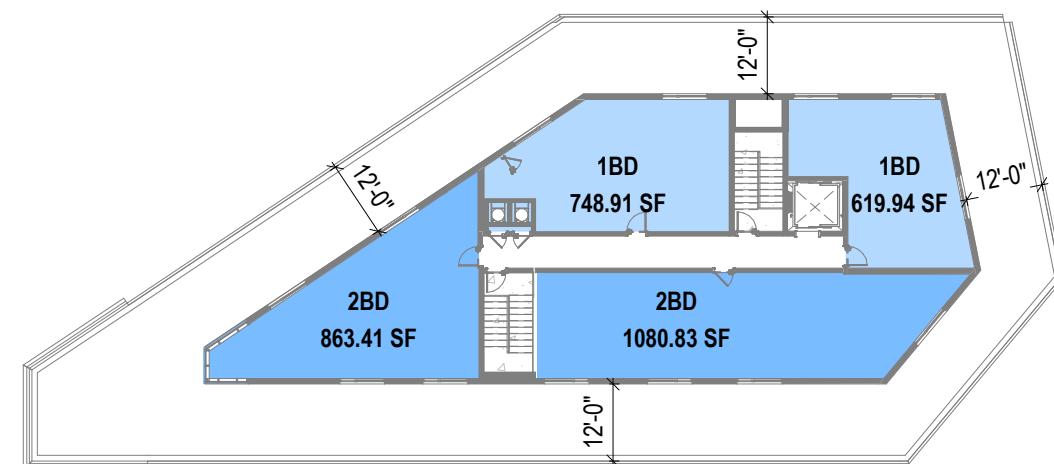
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NOTE: THE EXTERIOR WILL BE UPDATED ACCORDINGLY IF THE BUILDING DESIGN INTEGRATES THIS ENTRANCE CONFIGURATION AND THE APPLICANT REQUESTS FLEXIBILITY RESULTING FROM SUCH APPROACH OR ANY OTHER CHANGES REQUIRED BY PUBLIC SPACE DESIGN.

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



TRUE NORTH



PROJECT NORTH

FLOOR PLANS OPTION 2

A.13

2502 MLK

12-23-25

THE CONSYS GROUP

X

MICHAEL GRAVES

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										
FAR - NON - RESIDENTIAL (RETAIL)		Section				Provided				Section				Maximum/ Required						
FAR - RESIDENTIAL						0.21 2,311				0.9 N/A N/A				1.50 14,295 0.24 2,311						
FAR TOTAL		N/A				2.79 31,397				1.08 1,842 1.04 1780				3.00 28,590 3.10 29,516						
Building Height		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						
Lot Occupancy		N/A				49'-6" F-203.2				40'-0" 49'-6" G-203.2				50'-0" 49'-6"						
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 G-208.2				N/A N/A						
Courts		N/A				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						
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										
Unit Parking		C-701.5				1 per 3 units in excess of 4. 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										
Long-Term (Retail)		C-804 1 per 20 Units				2 5														
Short-Term (Retail)		N/A 1 per 10,000SF				0 0														
Total (Short Term)						1 1								6						
Loading		Berth (Residential) C-905.2 Not Required (less than 50 units)				12x30 N/A				14'-0" N/A										
Height		C-905.2				Not Required (less than 5000SF)				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														
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			
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			N/A		N/A			
			Width	Area	Width	Area		
		G-209.1	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			
	Unit Parking	C-701.5	1 per 3 units in excess of 4. 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				