



2502 MARTIN LUTHER KING

SHEET NUMBER	SHEET NAME
A.01	COVER SHEET
A.02	ZONING DATA WITHOUT EXTENSION OF MU-4
A.03	ZONING DATA - EXTENSION OF MU-4
A.04	SITE PLAN
A.05	SITE CONTEXT
A.06	SITE CONTEXT
A.08	ZONING - SETBACK SCENARIO 1
A.09	ZONING - SETBACK SCENARIO 2
A.10	ZONING - SETBACK SCENARIO 3
A.12	FLOOR PLANS OPTION 1
A.13	FLOOR PLANS OPTION 2 (LOBBY SHIFT TO SHERIDAN SIDE)
A.20	ELEVATIONS
A.30	BUILDING SECTIONS
A.40	AXON - NORTH - EAST CORNER
A.41	AXON - SOUTH - WEST CORNER
A.42	AXON - NORTH - WEST CORNER
A.43	AXON - SOUTH - EAST CORNER
A.44	RENDERING - NORTH - WEST CORNER
A.45	RENDERING - SOUTH - WEST CORNER
A.46	RENDERING - EAST

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	Section	Maximum/ Required	Provided			
FAR - NON - RESIDENTIAL (RETAIL)		0.26	2,905	0.9	N/A	N/A	N/A	N/A	1.50	14,295	0.30	2,905		
FAR - RESIDENTIAL		2.74	30,803	1.08	1,842	1.04	1,780	3.00	28,590	3.03	28,922			
FAR TOTAL	N/A	2.99	33,607	F-201.1	1.08	1,842	1.04	1,780	G-201.1	3.00	28,590	3.03	28,922	
Building Height	N/A		49'-0"	F-203.2		40'-0"		49'-0"	G-203.2		49'-0"		49'-0"	
Lot Occupancy	N/A	75%	8,394	F-210.1	40%	682	36%	445	G-210.1	75%	7,148	84%	7,978	
Rear Yard	N/A	15'-0"		F-207.1	20'-0"		15'-0"		G-207.6	15'-0"		15'-0"		
Side Yard	N/A	8'-4"		F-208.3	N/A		N/A		G-208.2	8'-3"		8'-4"		
Courts	N/A	N/A			N/A		N/A			N/A		N/A		
		Width	Area		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									
		# per Unit/SF	Spaces	Spaces										
Vehicle Parking		1 per 3 units in excess of 4, 50% Reduction with Proximity to Anacostia Metro Station												
Unit Parking	C-701.5		5	0										
Retail		Not required if < 5000SF	0											
Total			5	0										
Long-Term (Resid) 1 per 3 units	C-805		12	18										
Short-Term (Resid)	C-804		2	5										
Long-Term (Retail)	N/A		0	0										
Short-Term (Retail)	N/A		1	1										
Total (Short Term)			1	1										
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										
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										
Delivery Space														
Height	C-905.2	10'-0"		N/A										
Bay Calculations (DCMR 12 Chapter 32)														
		N/A			N/A									

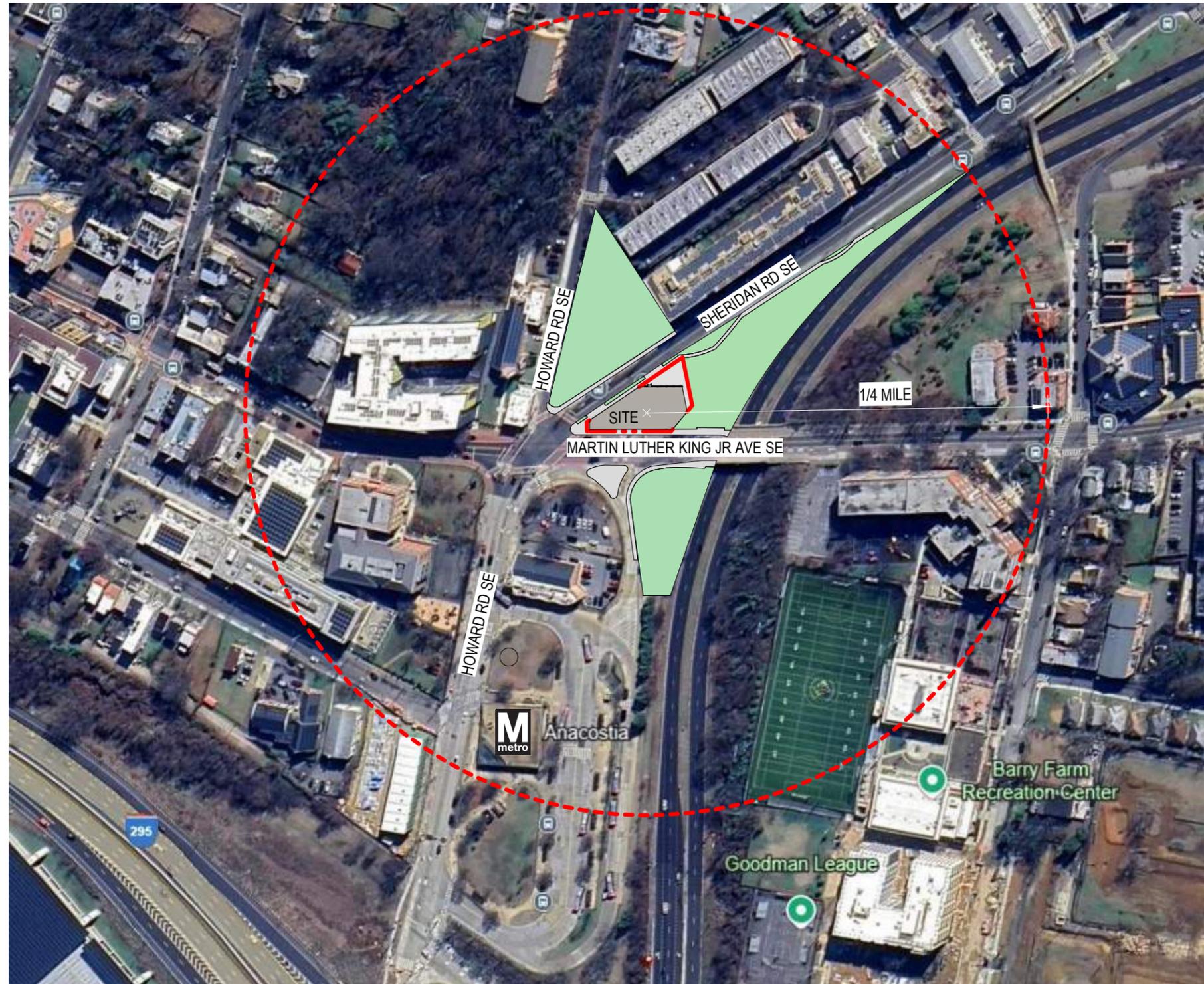
*RETAIL GROSS FLOOR AREA VARIES BY OPTION.
 OPTION 1 = 2,905 SF
 OPTION 2 = 2,248.73 SF
 (SEE PAGES A.12 AND A.13)"

RED = REQUIREMENTS NOT MET
 GREEN = REQUIREMENTS MET/EXCEEDED

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	0.26 2,905
FAR - RESIDENTIAL			3.00	33,708	2.74 30,803
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	8'-3"		8'-4"
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		0.40	4,494	0.37 4,108
	Height	G-205.1	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	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 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

*RETAIL GROSS FLOOR AREA VARIES BY OPTION.
 OPTION 1 = 2,905 SF
 OPTION 2 = 2,248.73 SF
 (SEE PAGES A.12 AND A.13)"

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TRUE
NORTH



PROJECT
NORTH



RA-1
1706 SQFT

MU-4
9536 SQFT



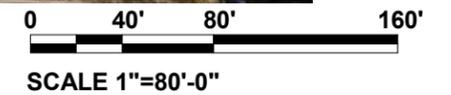
1
MLK JR AVE SE
BRIDGE APARTMENTS



2
HOWARD RD
BETHLEHEM BAPTIST CHURCH



3
SHERIDAN RD
SHERIDAN STATION APARTMENTS



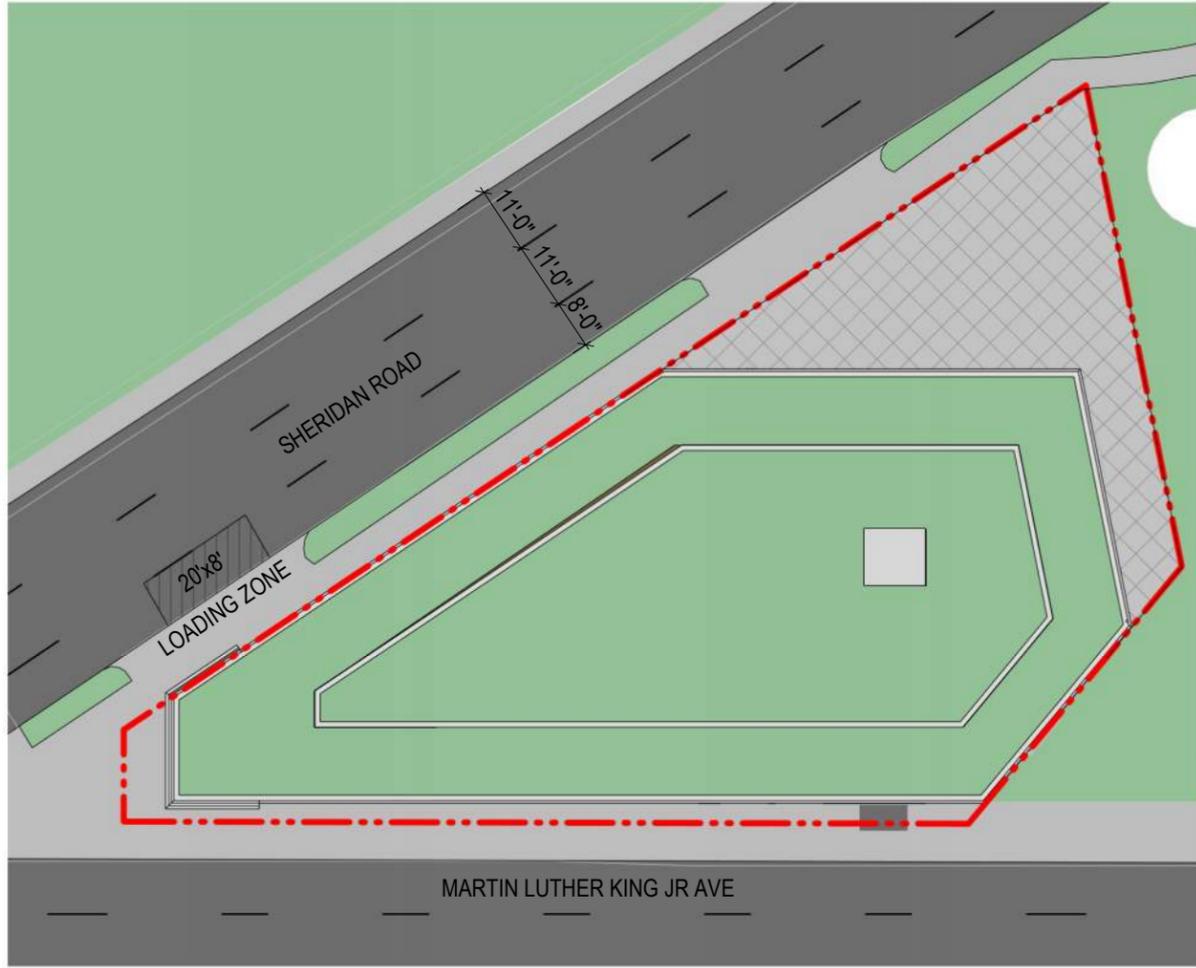


TRUE
NORTH

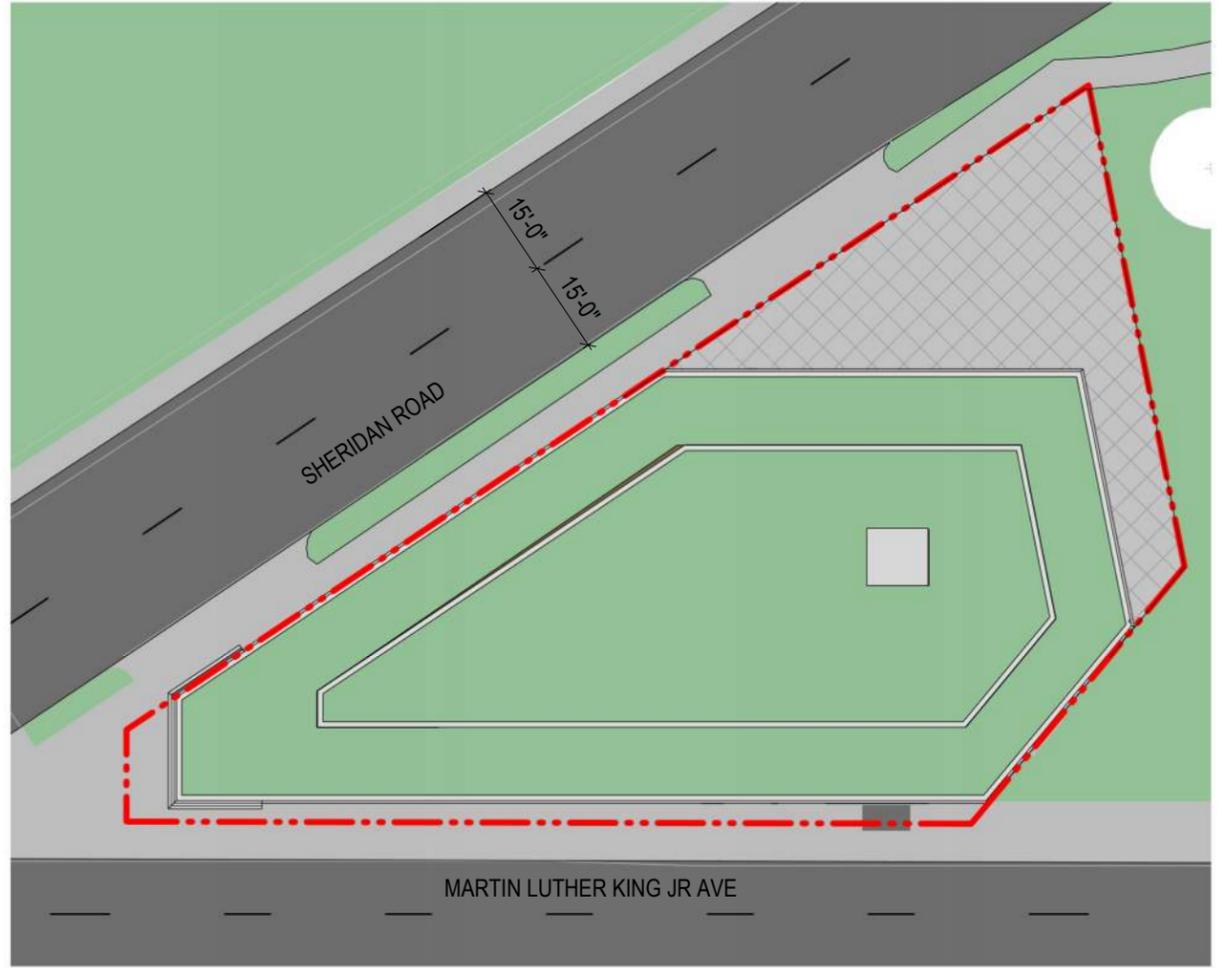


PROJECT
NORTH

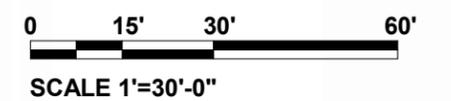


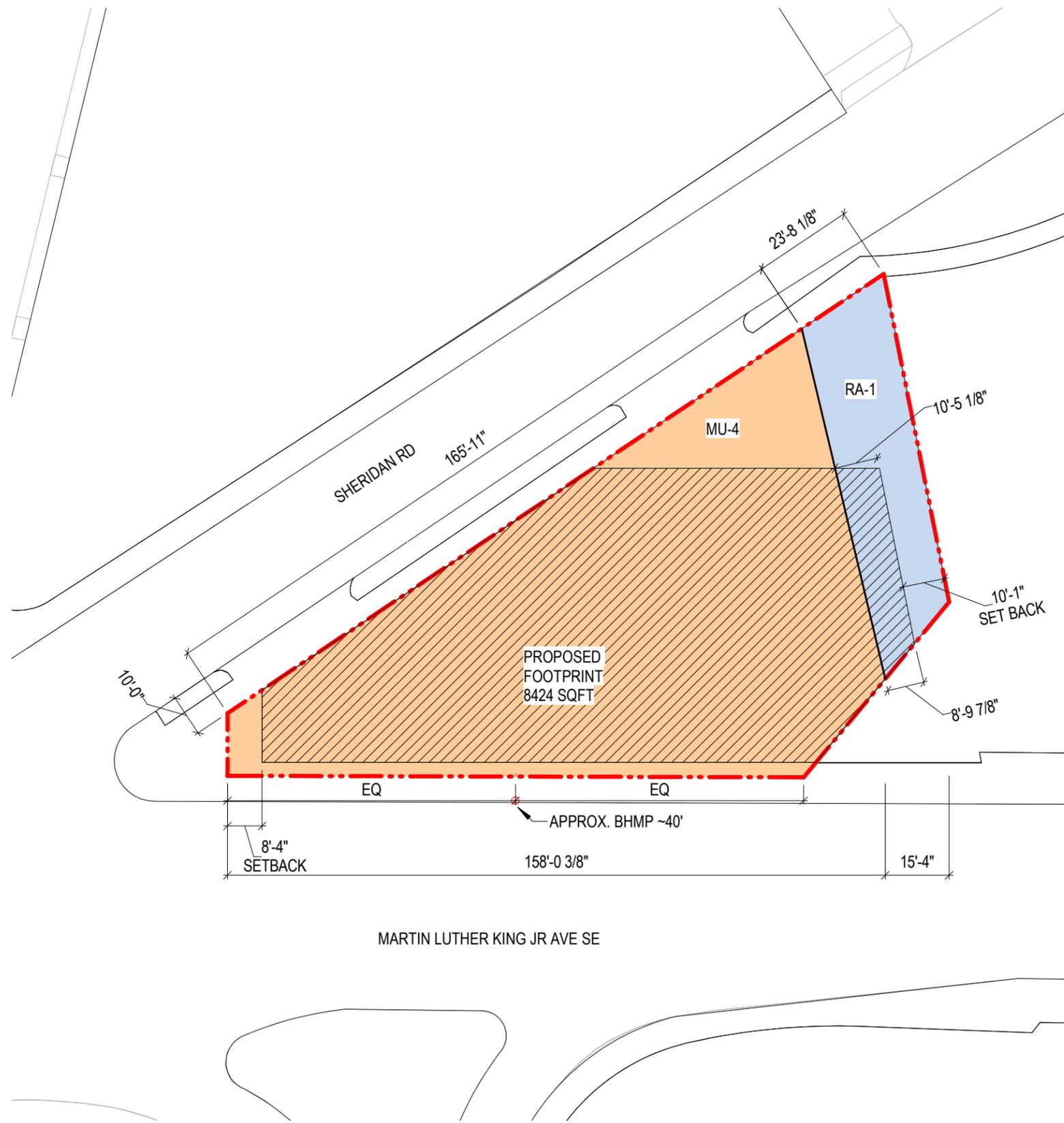


2 PROPOSED LANE DIVISION
A.07 1" = 30'-0"



1 CURRENT LANE DIVISION
A.07 1" = 30'-0"





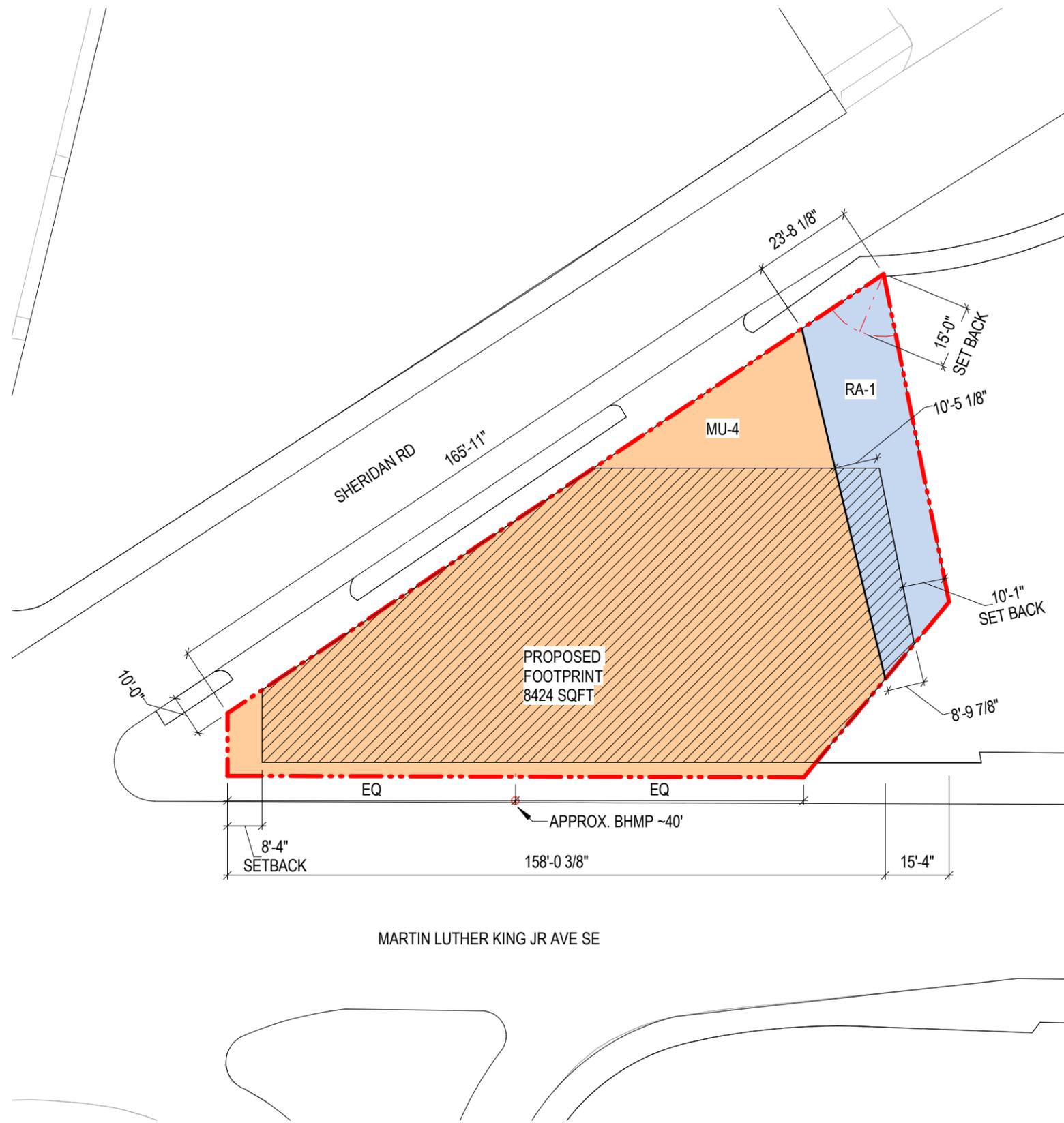
- SITE 11,236 SQFT
- RA-1: 1706 SQFT
OPEN SPACE: 1252 SQFT
- MU-4 9530 SQFT
OPEN SPACE: 1567 SQFT





- SITE 11,236 SQFT
- NEW MU-4 (EXTENSION): 1706 SQFT
OPEN SPACE: 1252 SQFT
- MU-4 9530 SQFT
OPEN SPACE: 1567 SQFT





- SITE 11,236 SQFT
- RA-1: 1706 SQFT
OPEN SPACE: 1252 SQFT
- MU-4 9530 SQFT
OPEN SPACE: 1567 SQFT



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.

NOTE: CANOPIES SHOWN ARE OPTIONAL AND ARE NOT ILLUSTRATED ON ALL PAGES OF THIS PLAN SET.



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

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

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



TRUE NORTH



PROJECT NORTH

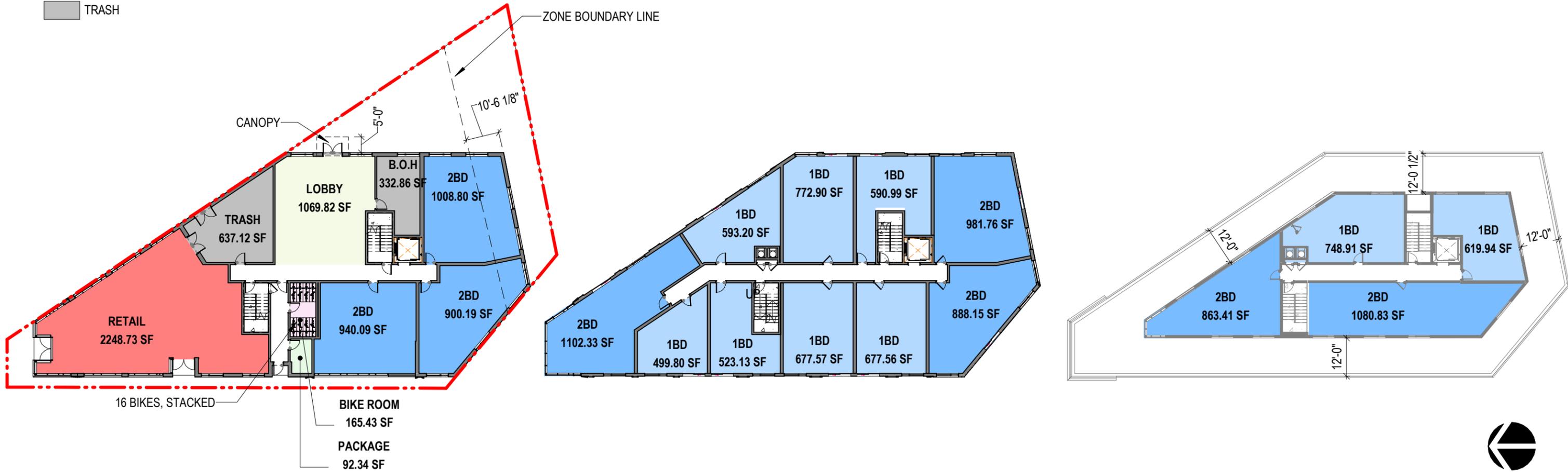
LEGEND

- 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%

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

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

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

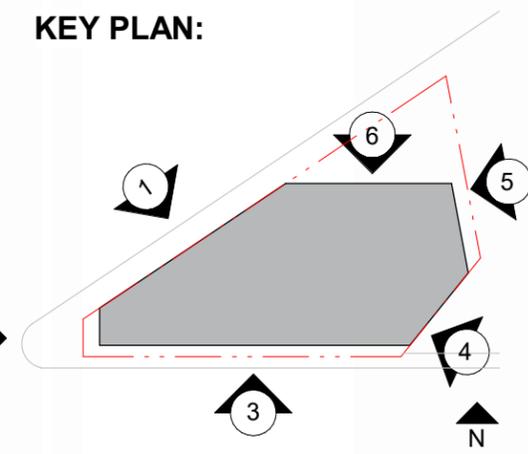




6 ELEVATION - NORTH
A.20 1" = 30'-0"



5 ELEVATION - NORTH EAST
A.20 1" = 30'-0"



NOTE: BUILDING ELEMENTS SHOWN SUBJECT TO FINALIZATION DURING BUILDING PERMIT PROCESS, PROVIDED THAT THERE IS NO IMPACT TO THE BZA RELIEF REQUESTED.



4 PRESENTATION - ELEVATION - SOUTH EAST
A.20 1" = 30'-0"



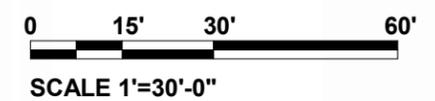
3 ELEVATION - SOUTH
A.20 1" = 30'-0"



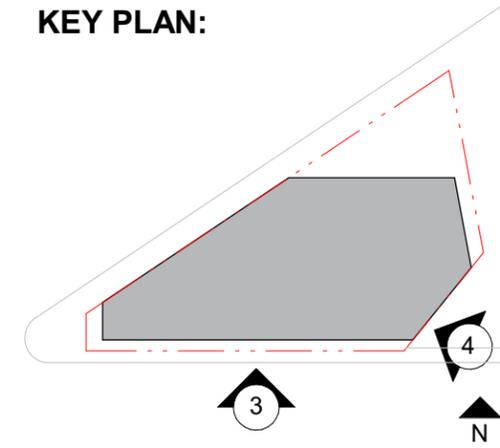
2 PRESENTATION - ELEVATION - WEST
A.20 1" = 30'-0"



1 ELEVATION - NORTH WEST
A.20 1" = 30'-0"



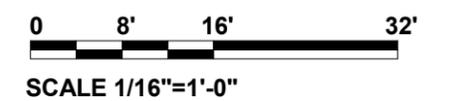
KEY PLAN:



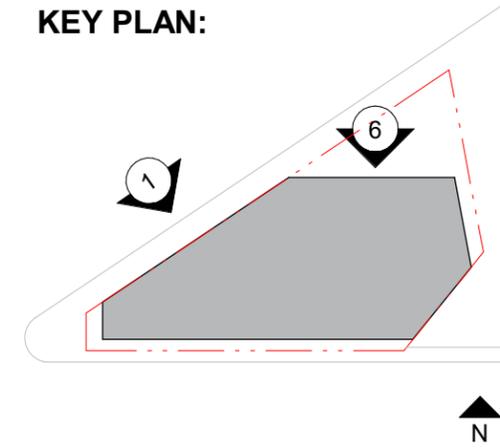
NOTE: BUILDING ELEMENTS SHOWN SUBJECT TO FINALIZATION DURING BUILDING PERMIT PROCESS, PROVIDED THAT THERE IS NO IMPACT TO THE BZA RELIEF REQUESTED.



1 ELEVATION - SOUTH 3/32"
A.20.1 1/16" = 1'-0"



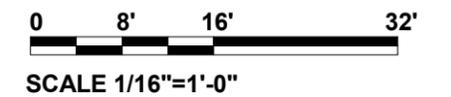
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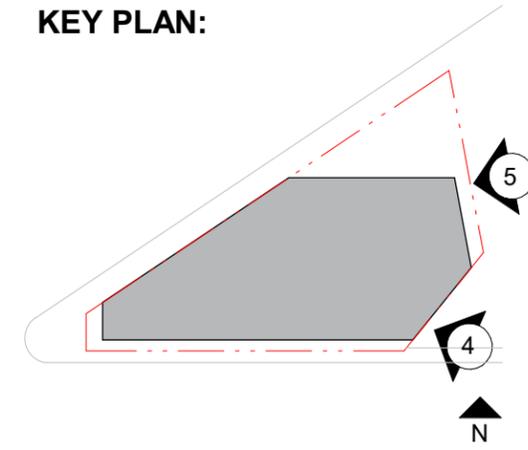
NOTE: BUILDING ELEMENTS SHOWN SUBJECT TO FINALIZATION DURING BUILDING PERMIT PROCESS, PROVIDED THAT THERE IS NO IMPACT TO THE BZA RELIEF REQUESTED.



1 ELEVATION - SHERIDAN RD
A.20.2 1/16" = 1'-0"



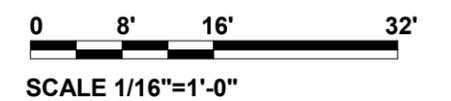
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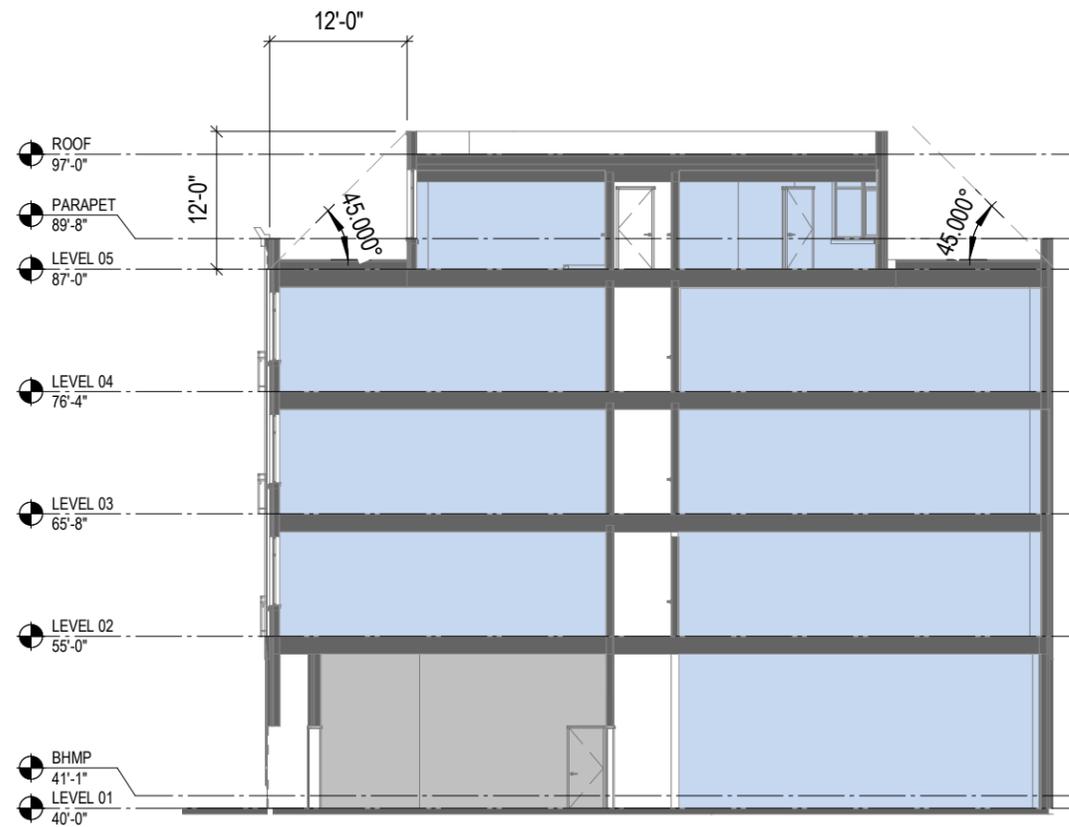
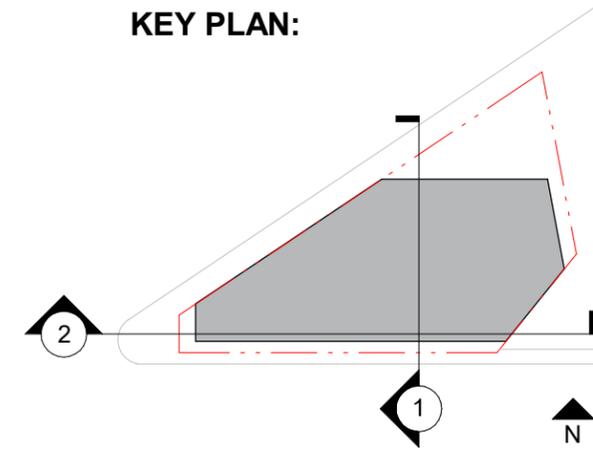
NOTE: BUILDING ELEMENTS SHOWN SUBJECT TO FINALIZATION DURING BUILDING PERMIT PROCESS, PROVIDED THAT THERE IS NO IMPACT TO THE BZA RELIEF REQUESTED.



1 ELEVATION- EAST
A.20.3 1/16" = 1'-0"

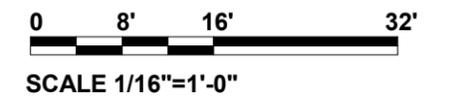


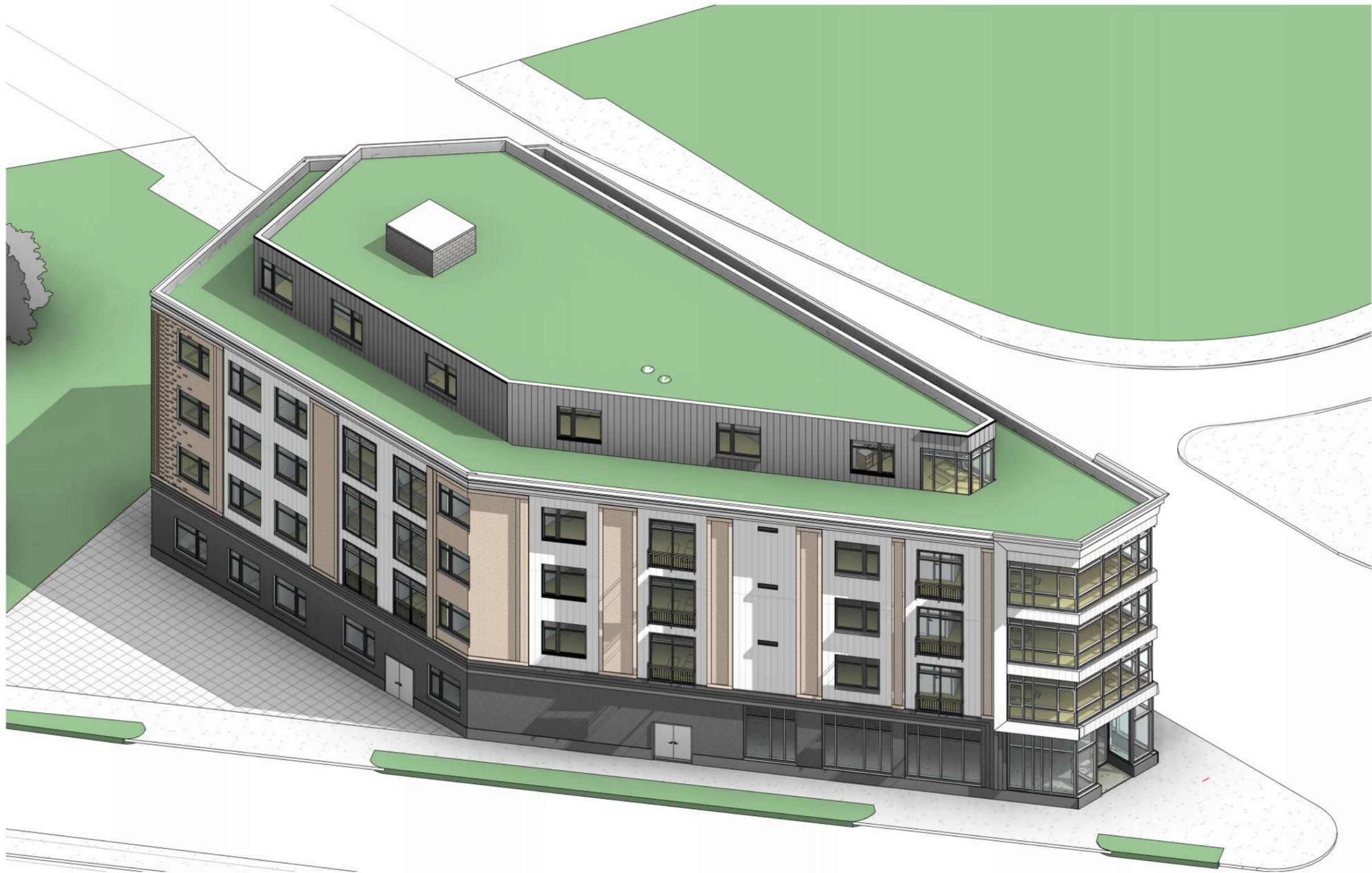
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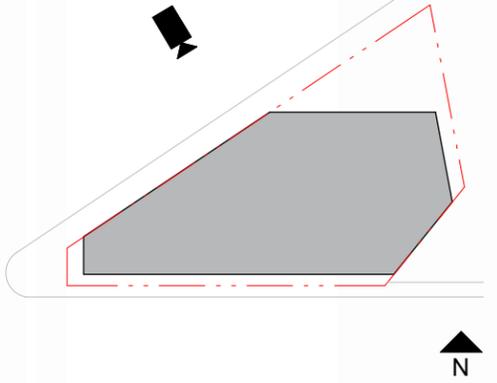
1 CROSS SECTION
A.30 1/16" = 1'-0"

2 LONGITUDINAL SECTION
A.30 1/16" = 1'-0"





KEY PLAN:

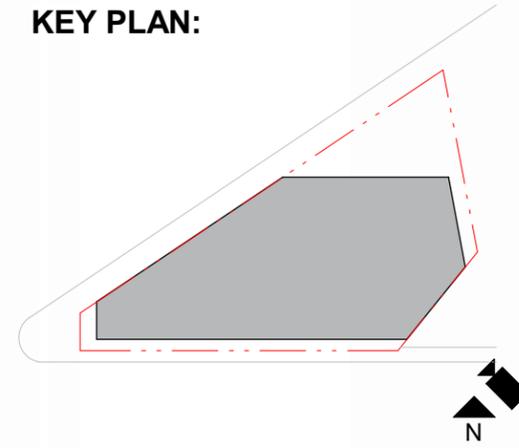


NOTE: BUILDING ELEMENTS SHOWN SUBJECT TO FINALIZATION DURING BUILDING PERMIT PROCESS, PROVIDED THAT THERE IS NO IMPACT TO THE BZA RELIEF REQUESTED.

1 NW AXON
A.40



KEY PLAN:

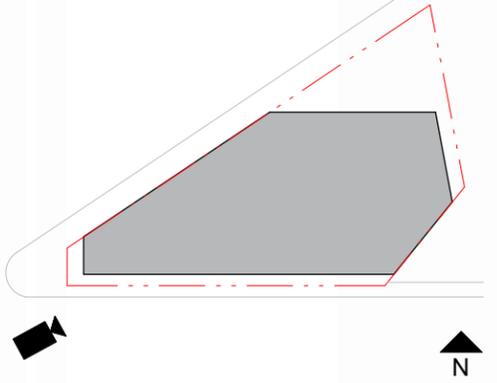


NOTE: BUILDING ELEMENTS SHOWN SUBJECT TO FINALIZATION DURING BUILDING PERMIT PROCESS, PROVIDED THAT THERE IS NO IMPACT TO THE BZA RELIEF REQUESTED.

1 SE AXON
A.41



KEY PLAN:

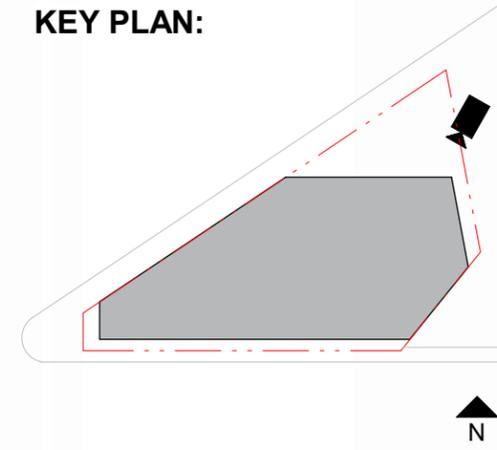


NOTE: BUILDING ELEMENTS SHOWN SUBJECT TO FINALIZATION DURING BUILDING PERMIT PROCESS, PROVIDED THAT THERE IS NO IMPACT TO THE BZA RELIEF REQUESTED.

1 SW AXON
A.42



KEY PLAN:

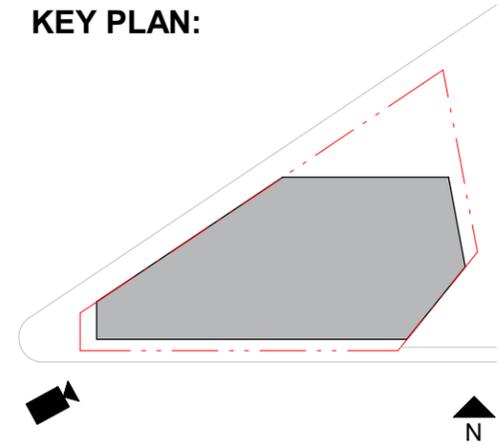


NOTE: BUILDING ELEMENTS SHOWN SUBJECT TO FINALIZATION DURING BUILDING PERMIT PROCESS, PROVIDED THAT THERE IS NO IMPACT TO THE BZA RELIEF REQUESTED.

1 NE AXON
A.43



KEY PLAN:

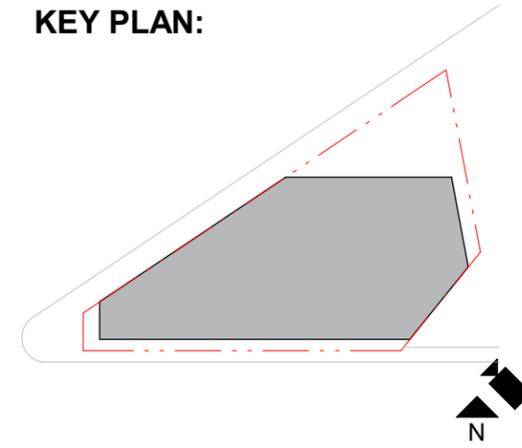


NOTE: MINOR REFINEMENTS MAY BE MADE TO EXTERIOR DETAILS, DIMENSIONS, OR LOCATIONS. THE FINAL SELECTION OF COLORS OF THE EXTERIOR MATERIALS MAY VARY BASED ON AVAILABILITY AT THE TIME OF CONSTRUCTION PROVIDED SUCH COLORS ARE WITHIN THE COLOR RANGES SHOWN ON THE PLANS APPROVED BY THE ORDER.





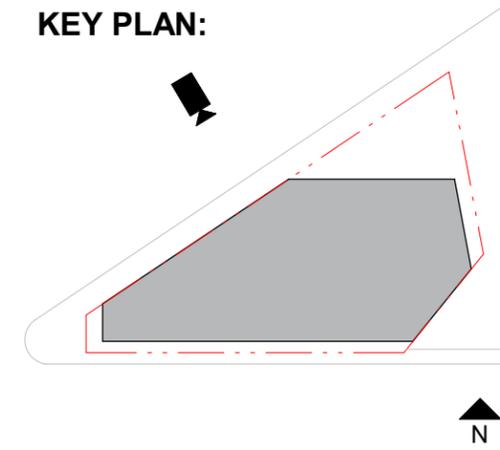
KEY PLAN:



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KEY PLAN:



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