

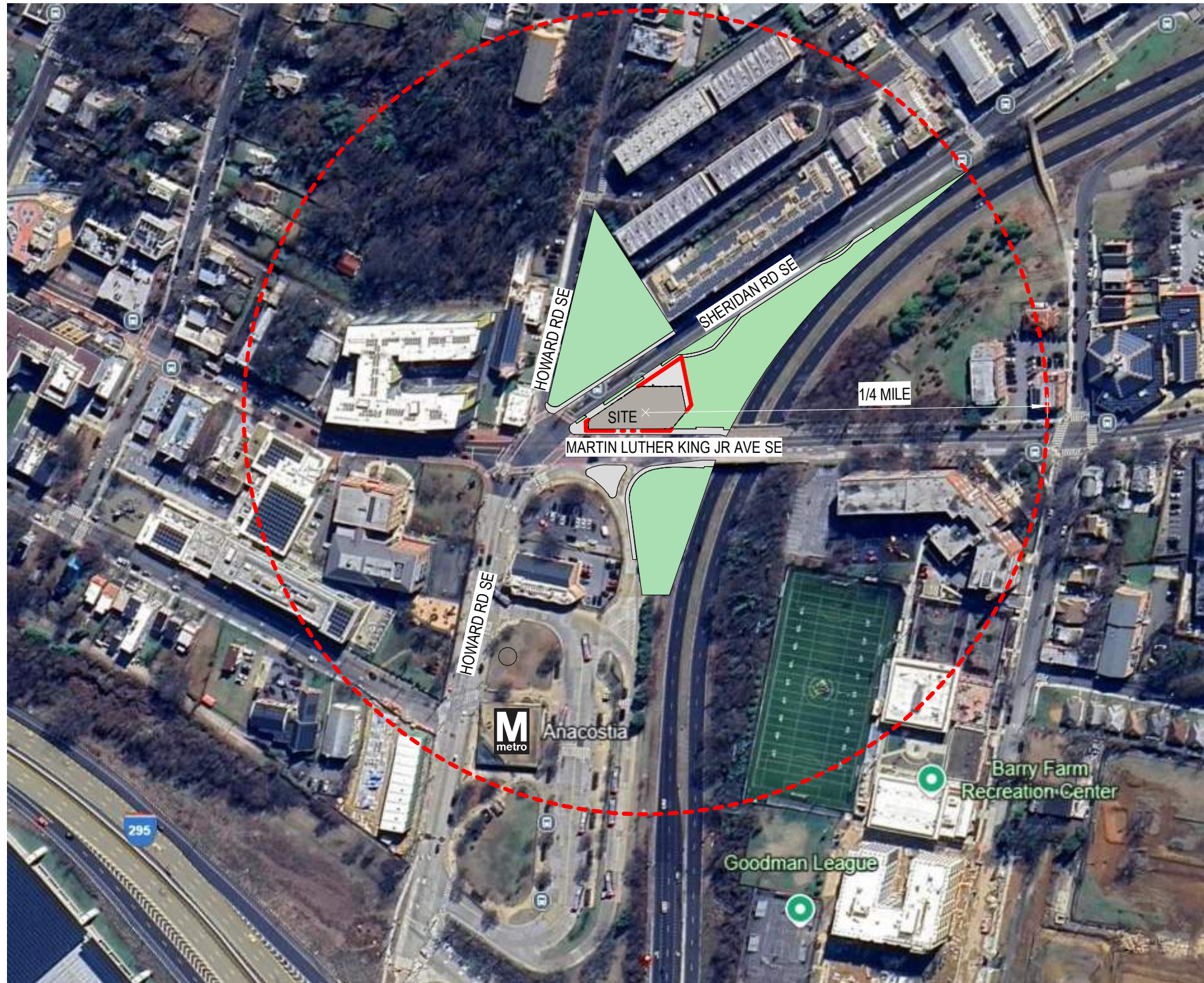


2502 MARTIN LUTHER KING

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
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		
FAR - NON - RESIDENTIAL (RETAIL)							0.21			2,311					0.9		N/A		N/A		N/A	
FAR - RESIDENTIAL							2.79			31,397					1.08		1,842		1.04		1780	
FAR TOTAL				N/A			2.99			33,607			F-201.1		1.08		1,842		1.04		1780	
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	
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			F-209.1		N/A		N/A		G-209.1		N/A		N/A		
				Width			Area					Width		Area				Width		Area		
				N/A			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		0.30		
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				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		12													
	Short-Term (Resid)		C-804		1 per 20 Units		2		2													
	Long-Term (Retail)		N/A		1 per 10,000SF		0		0													
	Short-Term (Retail)		N/A		1 per 3,500SF		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													
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. 50% Reduction with Proximity to Anacostia Metro Station				
	Unit Parking	C-701.5		5	0		
	Retail		Not required if < 5000SF	0			
	Total		5	5	0		
Bicycle Parking	Long-Term (Resid)	C-805	1 per 3 Units	12	12		
	Short-Term (Resid)	C-804	1 per 20 Units	2	2		
	Long-Term (Retail)	N/A	1 per 10,000SF	0	0		
	Short-Term (Retail)	N/A	1 per 3,500SF	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		
	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		

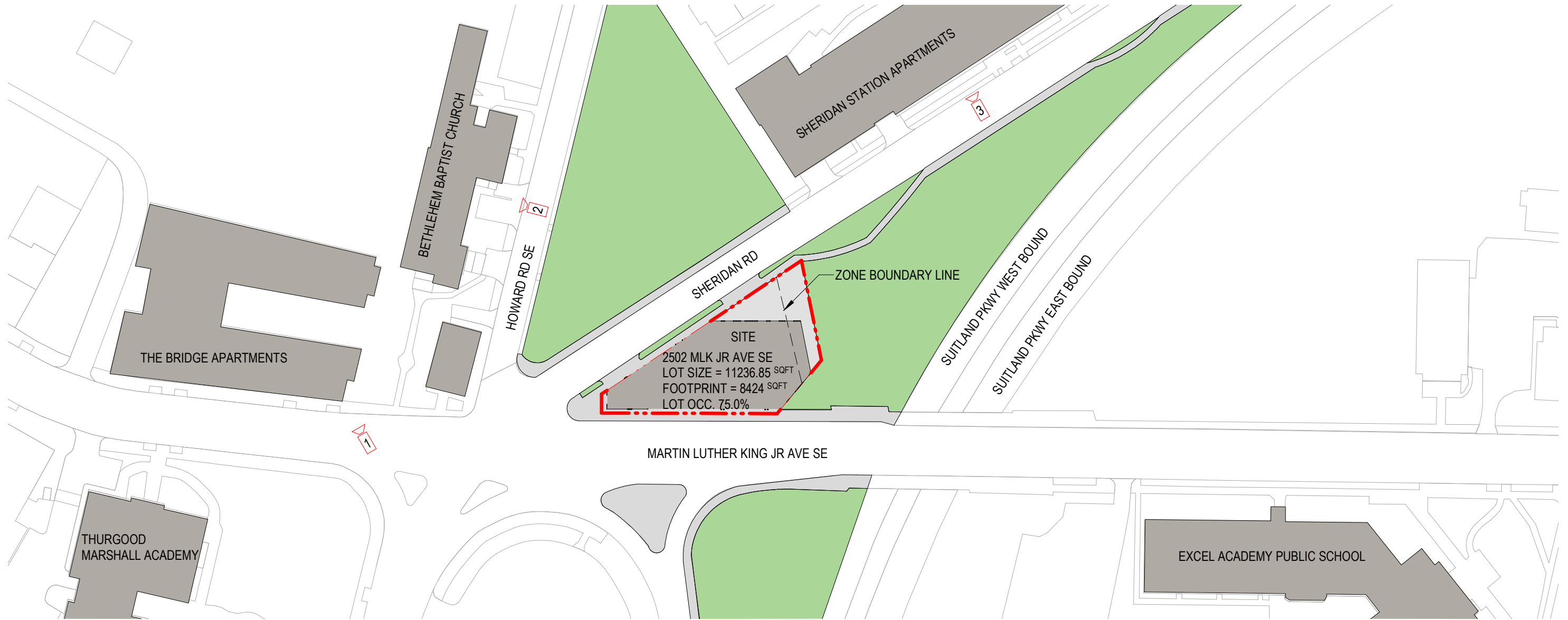


TRUE
NORTH



PROJECT
NORTH





RA-1
1706 SQFT

MU-4
9536 SQFT



1
MLK JR AVE SE
BRIDGE APARTMENTS



2
HOWARD RD
BETHLEHEM BAPTIST CHURCH

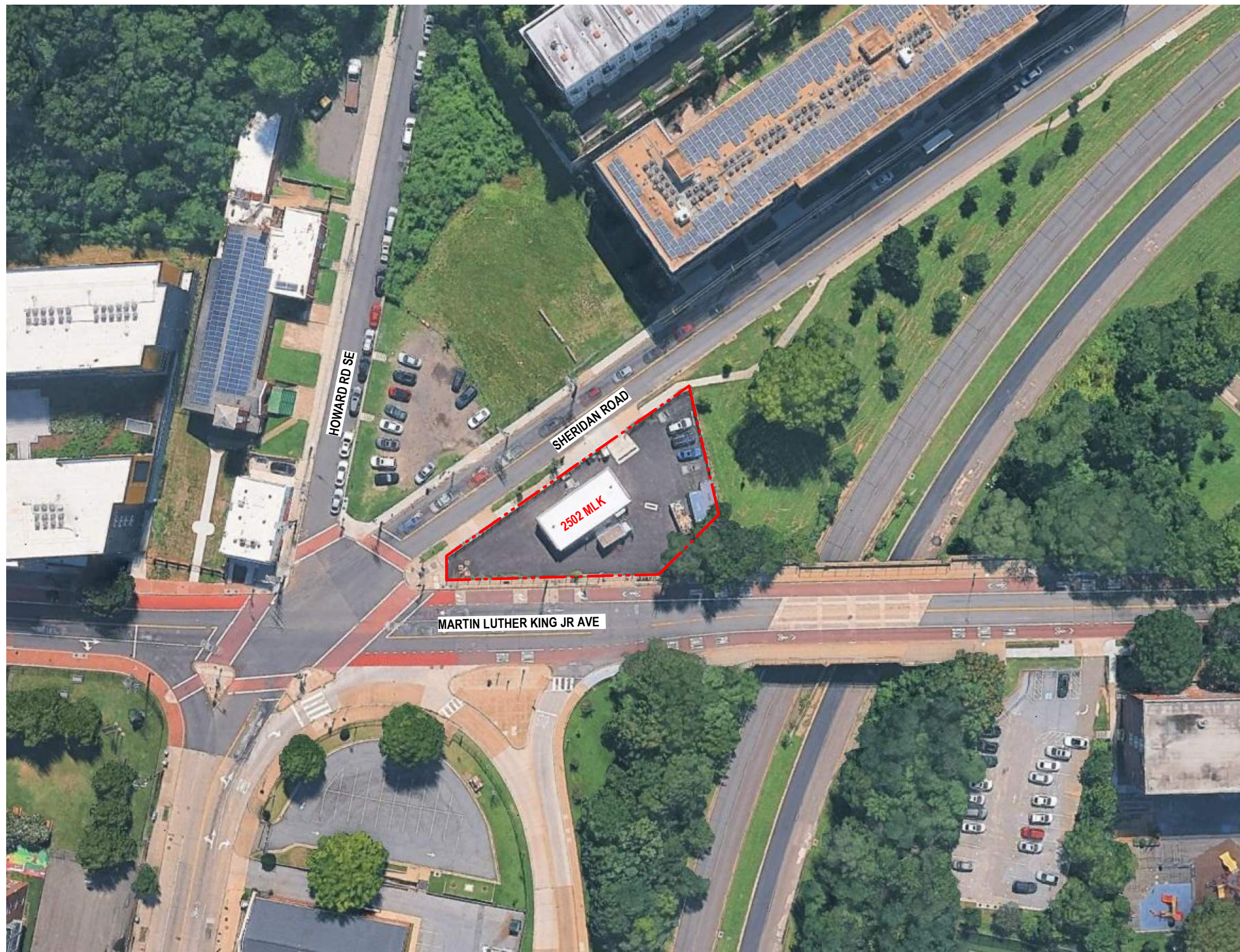


3
SHERIDAN RD
SHERIDAN STATION APARTMENTS

0 40' 80' 160'

SCALE 1"=80'-0"



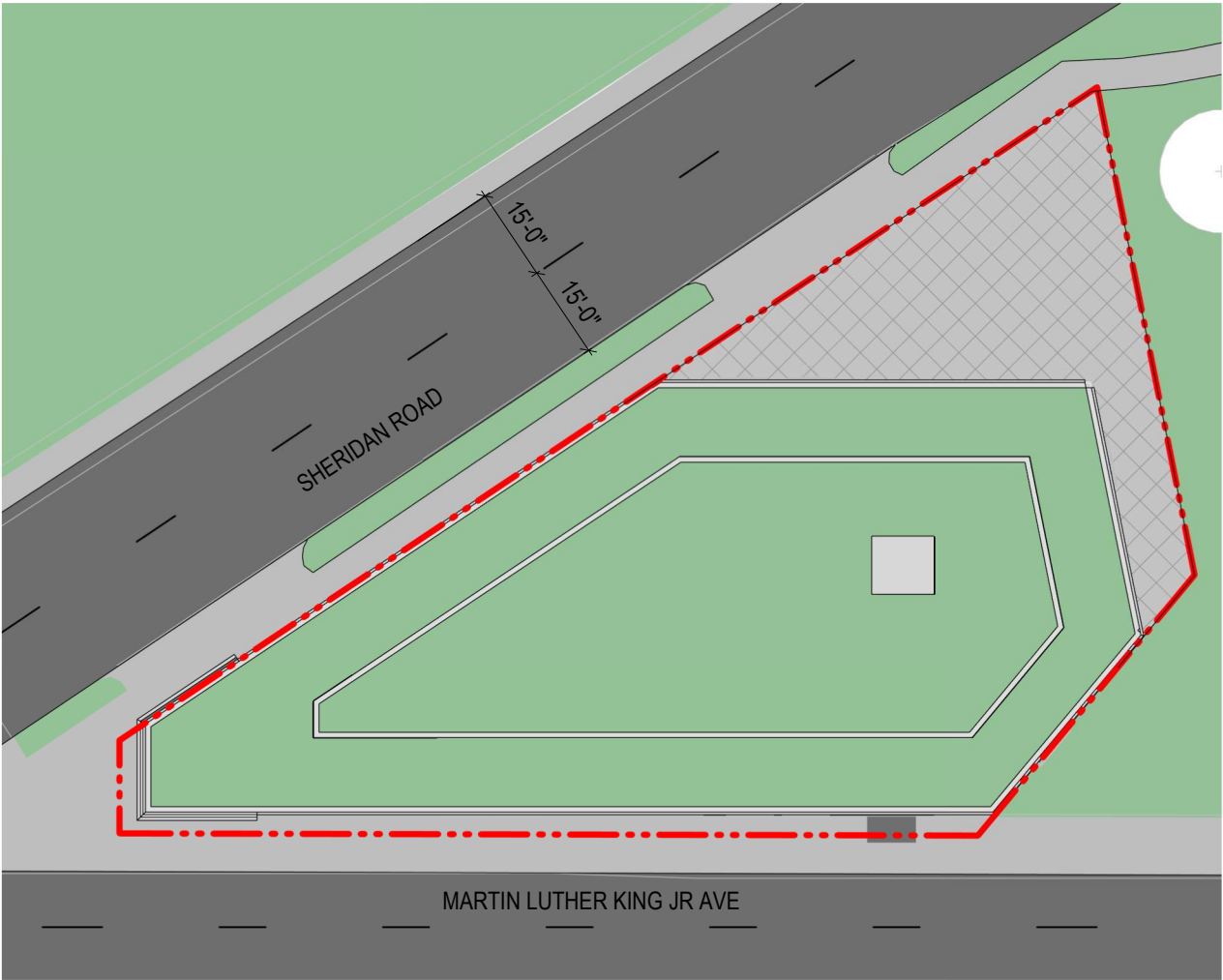
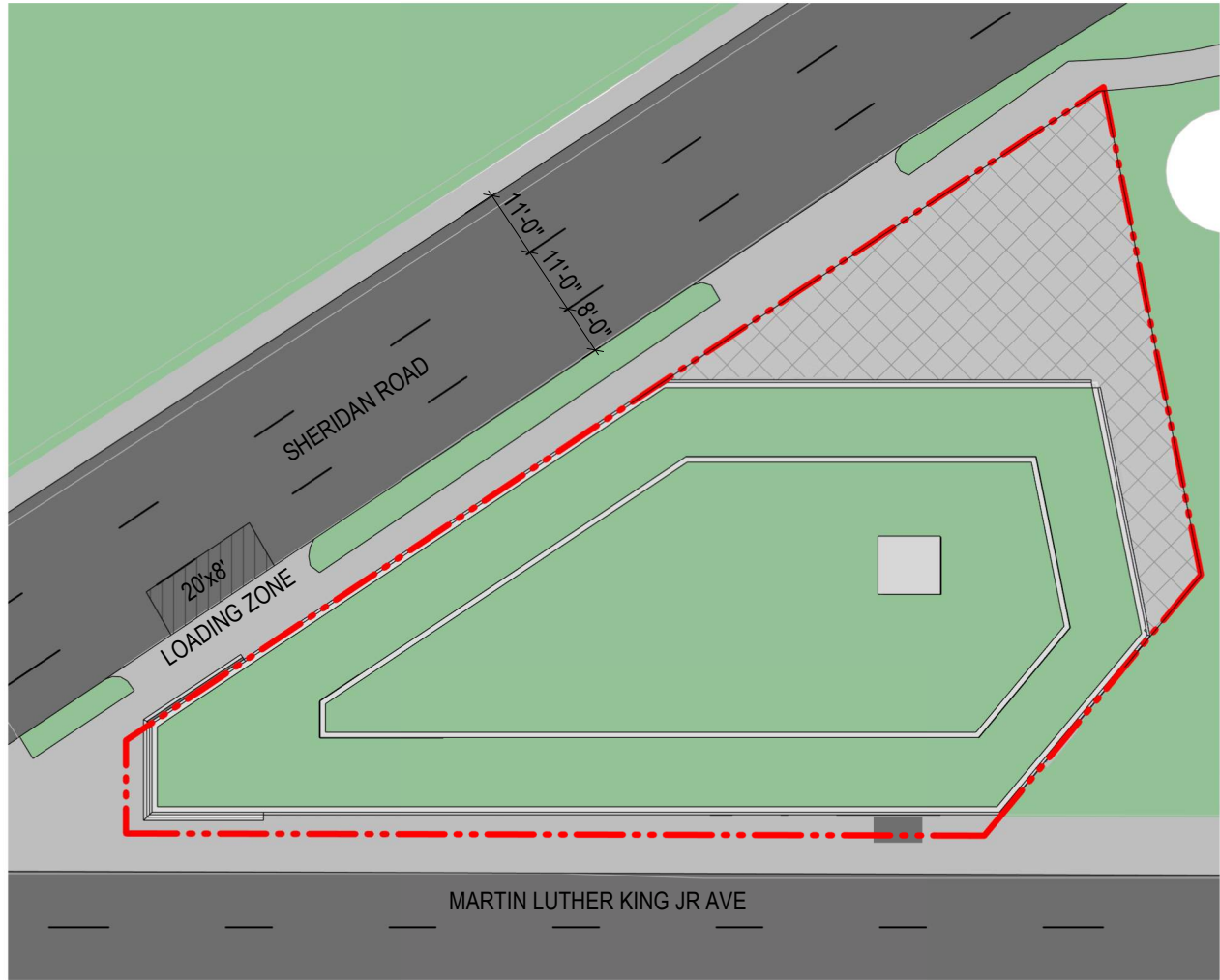


TRUE
NORTH



PROJECT
NORTH





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

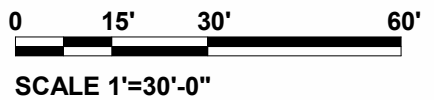
1 CURRENT LANE DIVISION
A.07 1" = 30'-0"

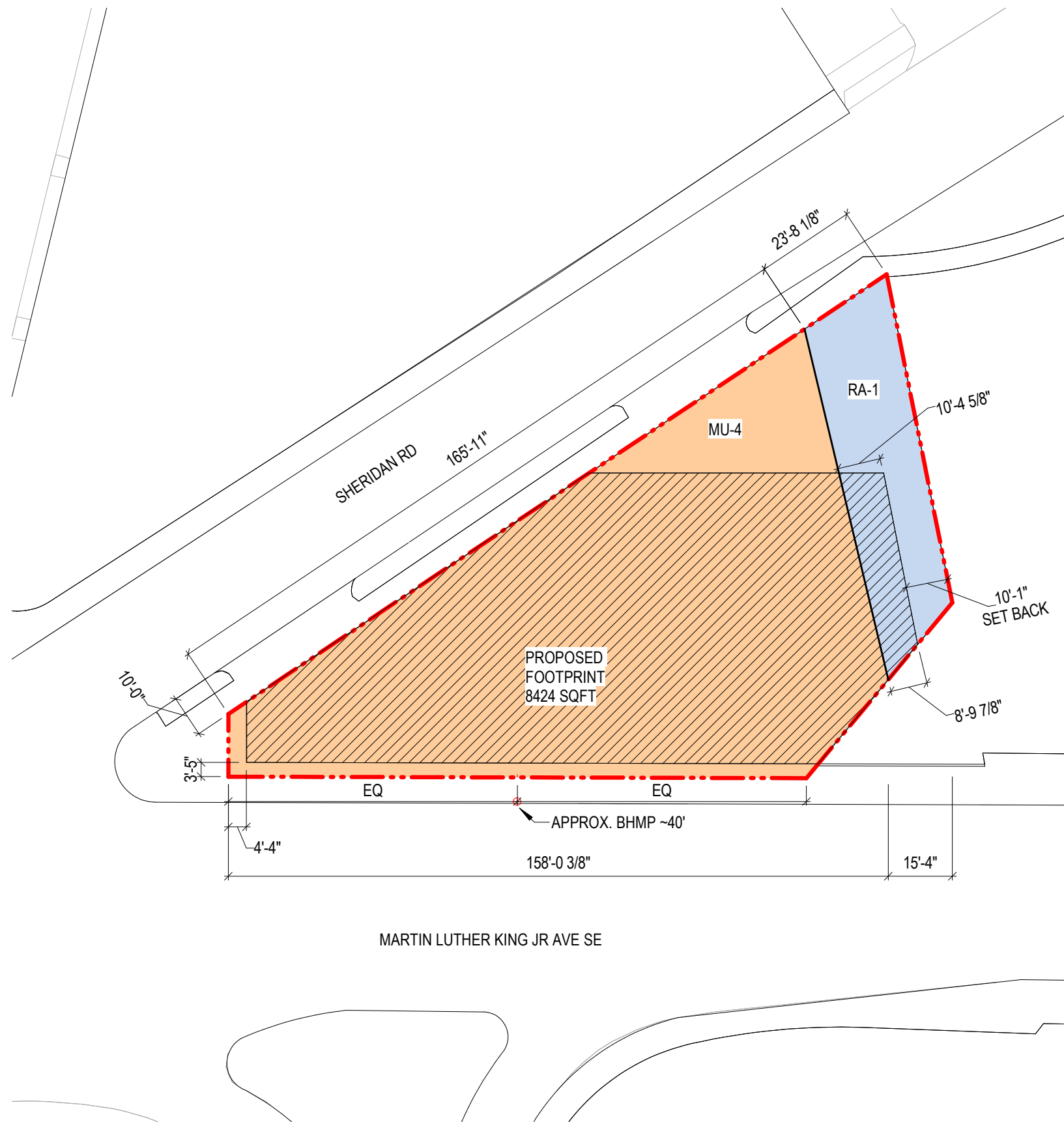


TRUE
NORTH

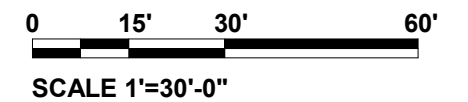


PROJECT
NORTH



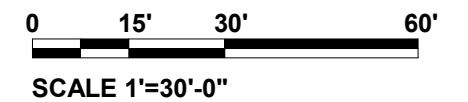


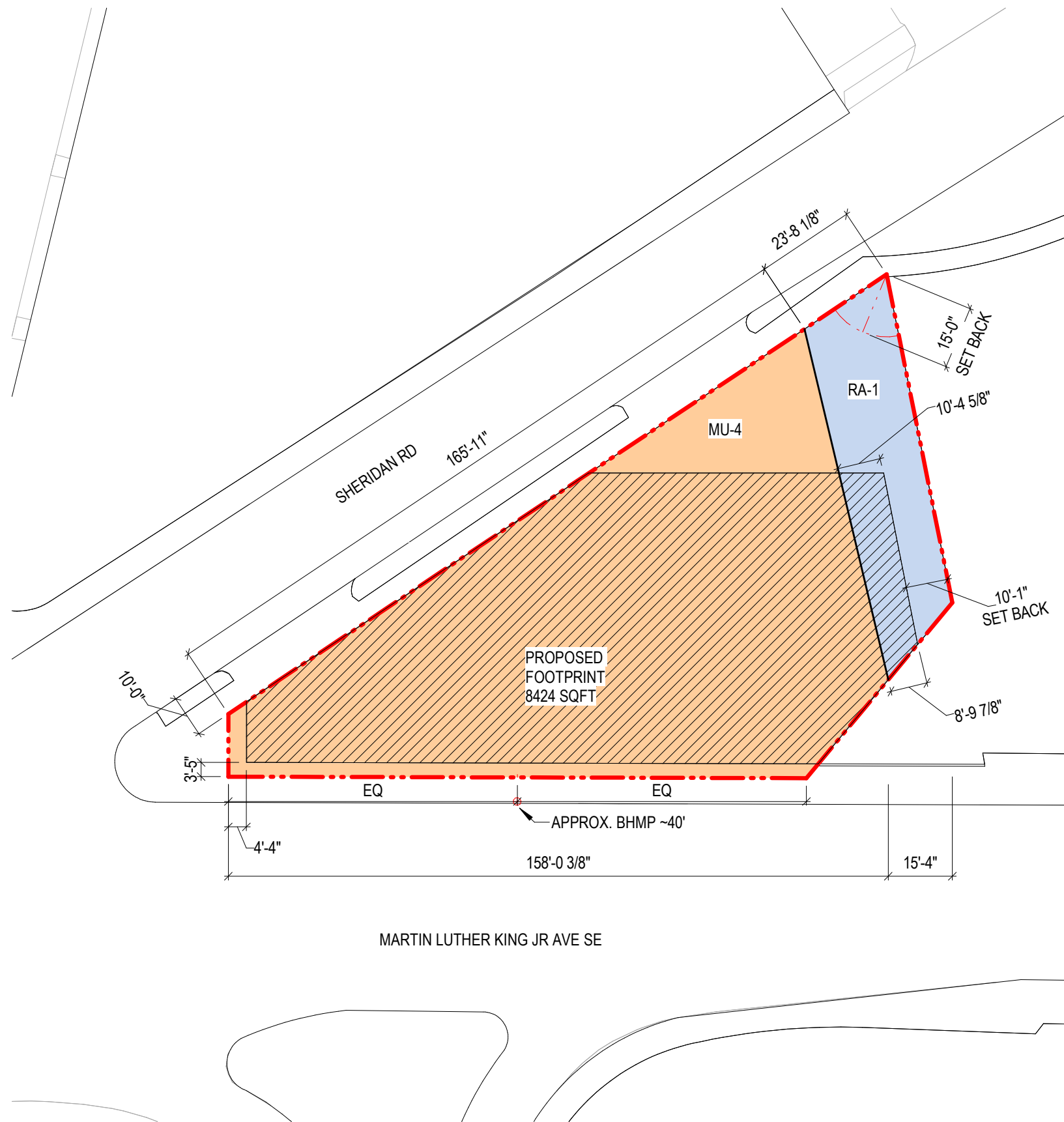
- SITE 11,236 SQFT
- RA-1: 1706 SQFT
OPEN SPACE: 1261 SQFT
- MU-4 9530 SQFT
OPEN SPACE: 1561 SQFT



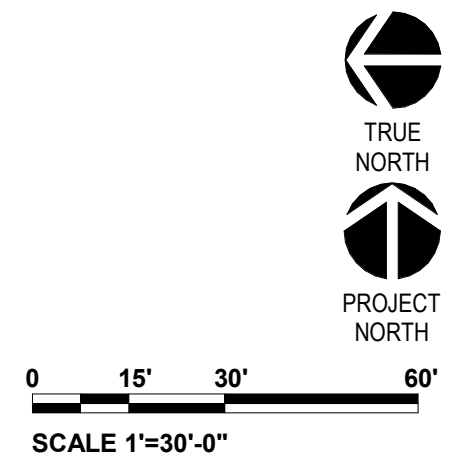


- SITE 11,236 SQFT
- RA-1: 1706 SQFT
OPEN SPACE: 1261 SQFT
- MU-4 9530 SQFT
OPEN SPACE: 1561 SQFT





- SITE 11,236 SQFT
- RA-1: 1706 SQFT
OPEN SPACE: 1261 SQFT
- MU-4 9530 SQFT
OPEN SPACE: 1561 SQFT



LEGEND

- STUDIO

1BD

2BD

LOBBY

BIKE ROOM

AMENITY

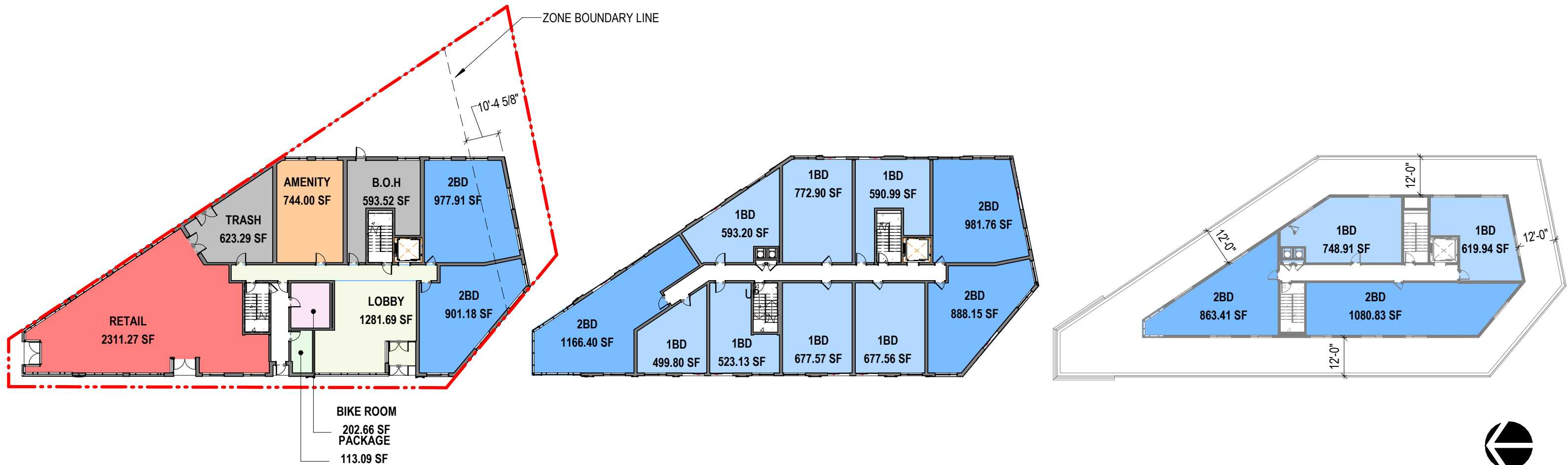
RETAIL

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.



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

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

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

0 15' 30' 60'
SCALE 1"=30'-0"

LEGEND

- 1BD
- 2BD
- BIKE
- 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%

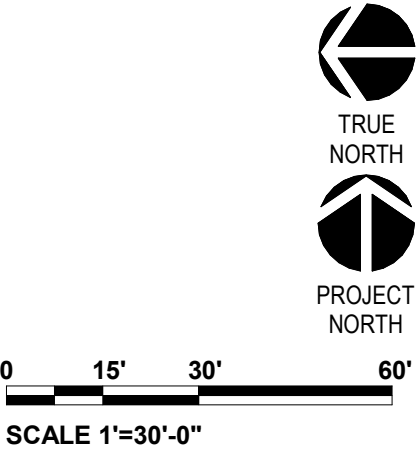
NOTE: RETAIL SPACE CAN BE USED FOR RETAIL OR ANY OTHER MATTER-OF-RIGHT USE IN THE MU-4 ZONE.



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

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

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



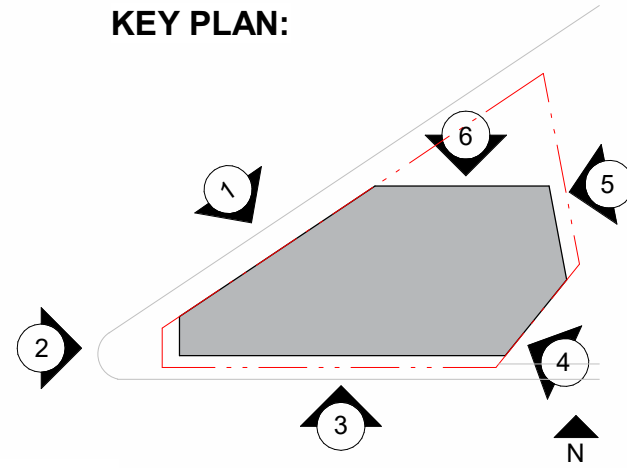


6 ELEVATION - NORTH
A.20 1" = 30'-0"



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

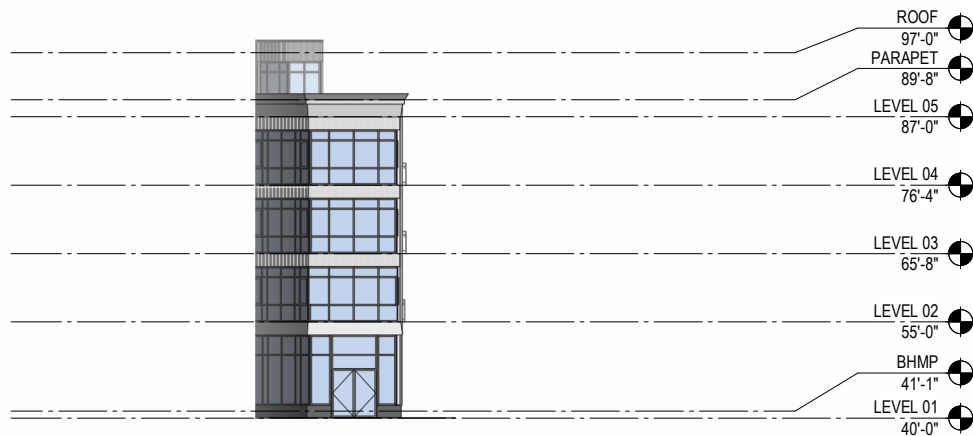
KEY PLAN:



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



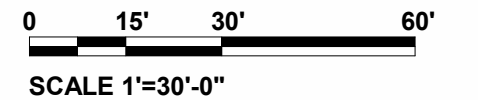
3 ELEVATION - SOUTH
A.20 1" = 30'-0"



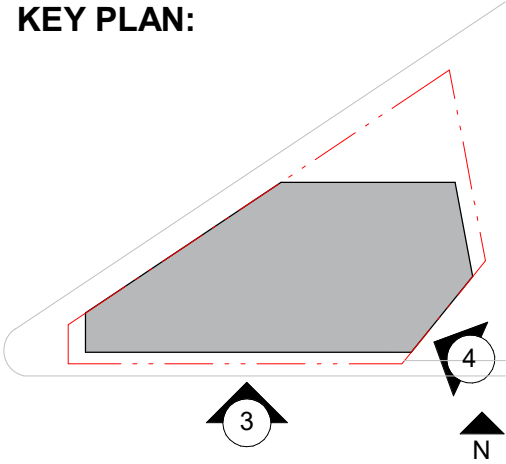
2 PRESENTATION - ELEVATION - WEST
A.20 1" = 30'-0"



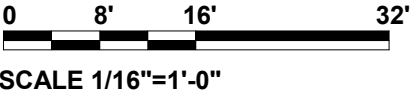
1 ELEVATION - NORTH WEST
A.20 1" = 30'-0"

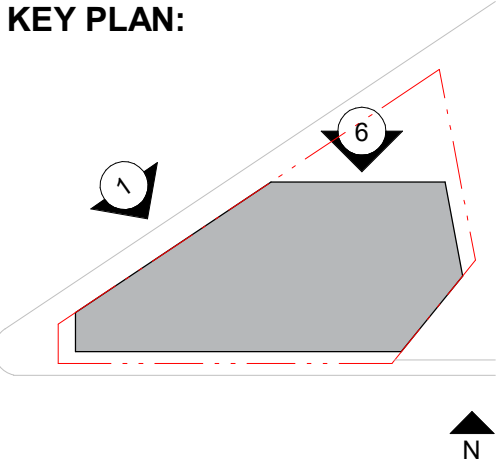


KEY PLAN:

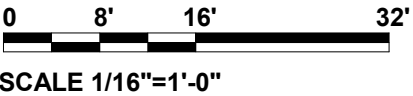


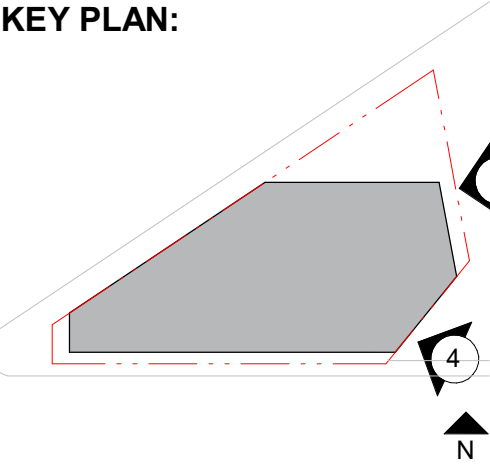
1 ELEVATION - SOUTH 3/32"
A.20.1 1/16" = 1'-0"



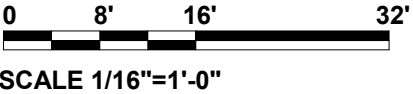


1 ELEVATION - SHERIDAN RD
A.20.2 1/16" = 1'-0"

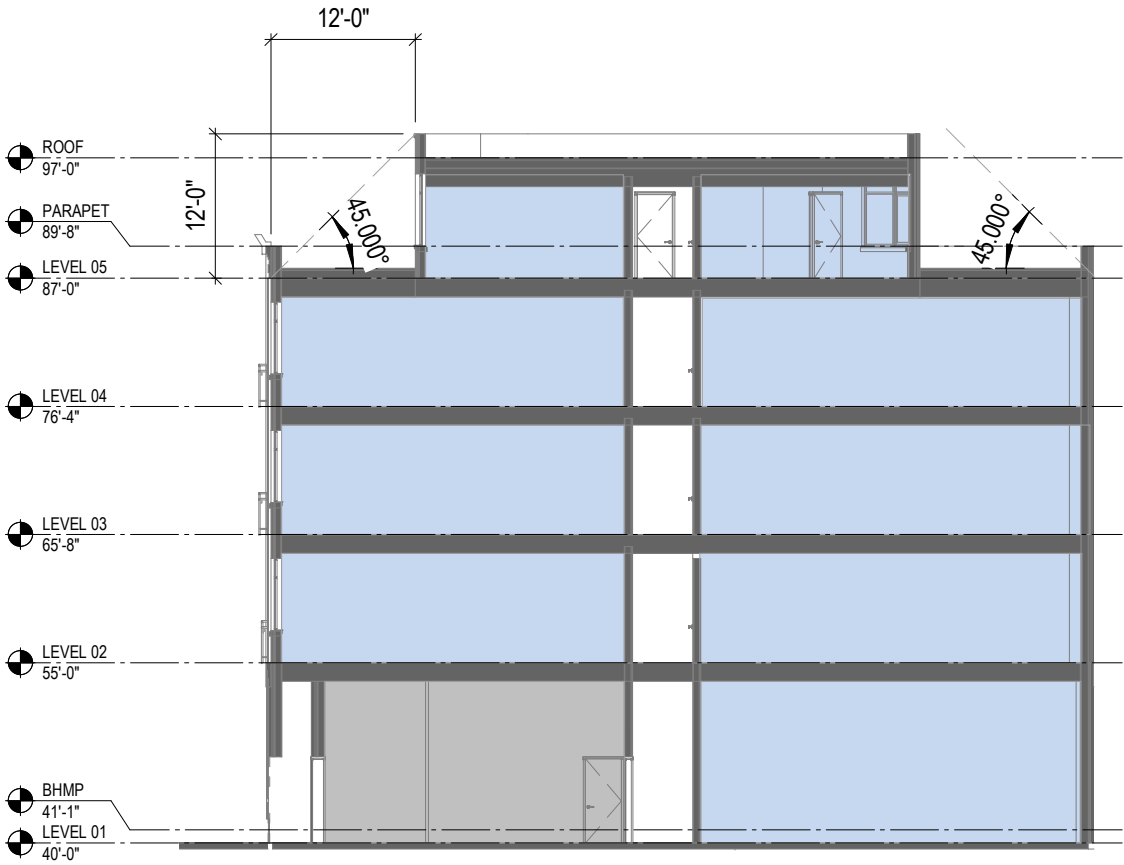
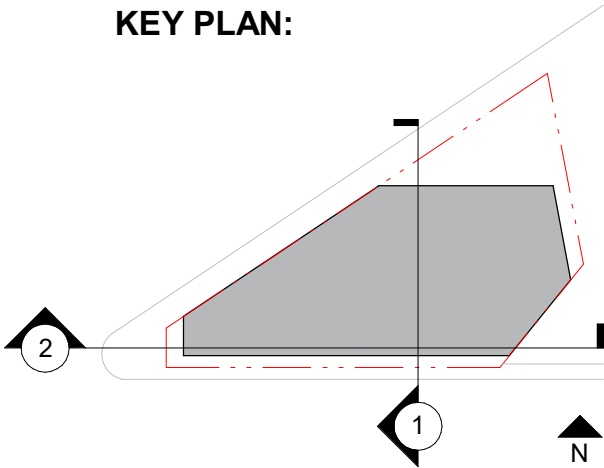




1 ELEVATION- EAST
A.20.3 1/16" = 1'-0"

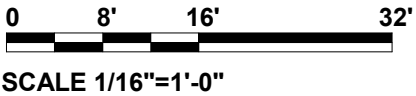


KEY PLAN:



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

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



SCALE 1/16"=1'-0"