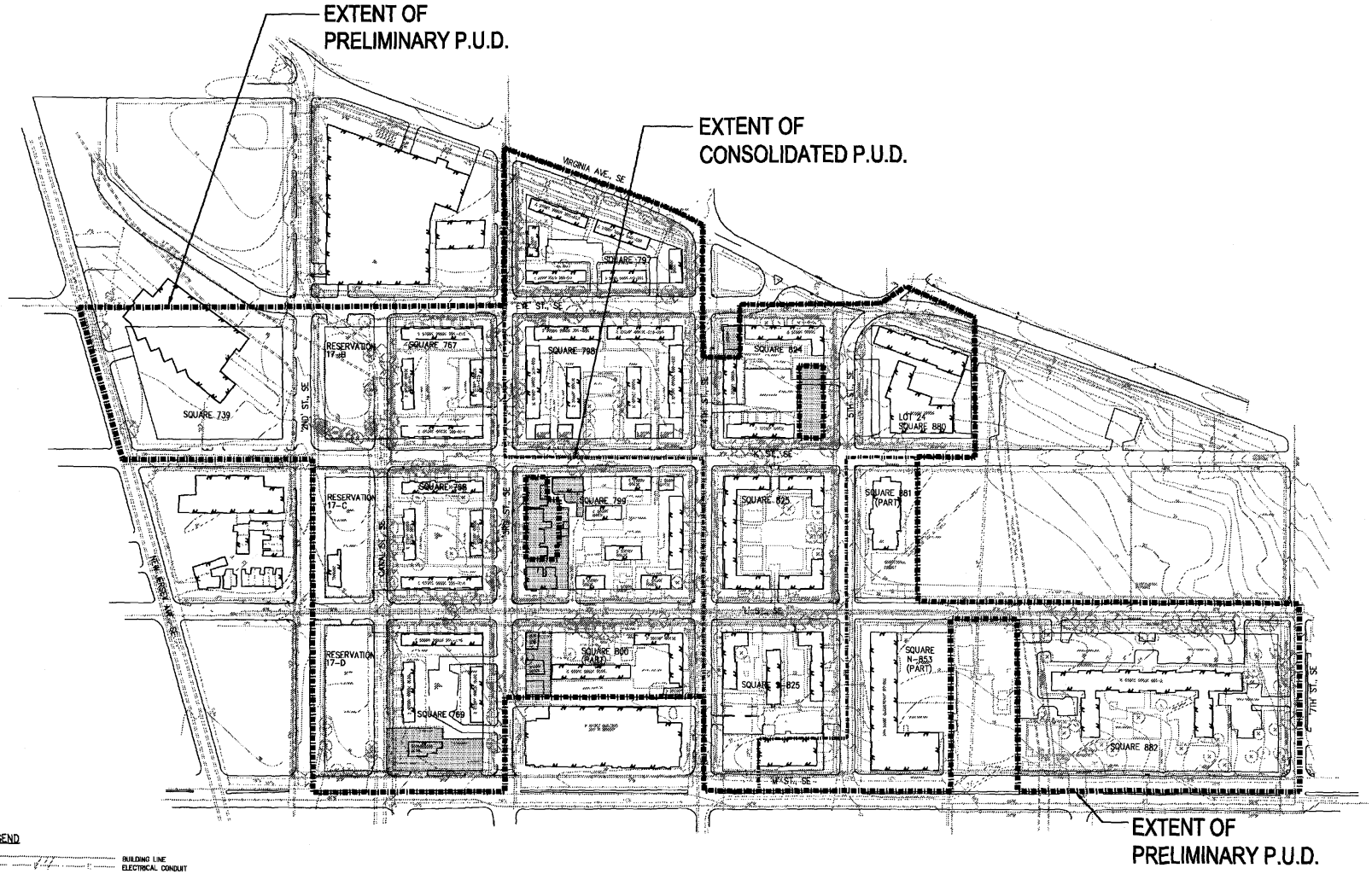


LEGEND

- BUILDING LINE
- ELECTRICAL CONDUIT
- EDGE OF PAVEMENT
- FENCE LINE
- INDEX CONTOUR
- INTERMEDIATE CONTOUR
- NATURAL GAS CONDUIT
- OVERHEAD WIRES
- TELEPHONE/COMMUNICATIONS CONDUIT
- PROPERTY LINES
- SANITARY SEWER CONDUIT
- STORM DRAIN CONDUIT
- WATER CONDUIT
- LOTS IN PRIVATE OWNERSHIP
- ALL OTHER PROPERTIES ARE IN PUBLIC OWNERSHIP

GRAPHIC SCALE

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PRELIMINARY P.U.D. - EXISTING CONDITIONS PLAN

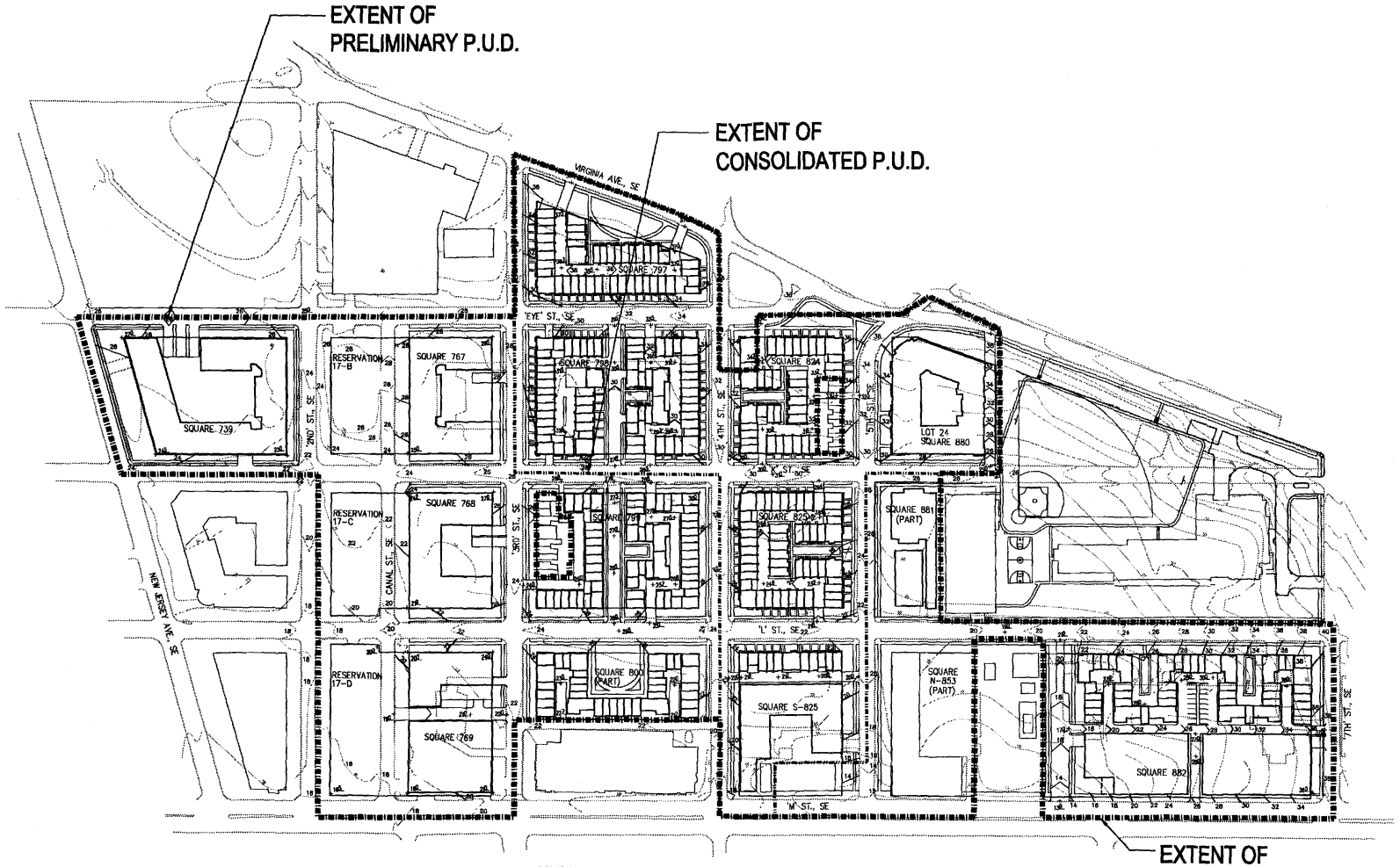
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VIKA

ARTHUR CAPPER / CARROLLSBURG DWELLINGS

C-1.0

ZONING COMMISSION
District of Columbia
CASE NO.03-12
EXHIBIT NO.78B



LEGEND

- EXISTING CONTOUR LINE
- PROPOSED CONTOUR LINE
- +28.5 PROPOSED SPOT ELEVATION
- BUILDING LINE
- PROPERTY LINE

SQUARE	AREA	
739	70,732.58 SQ. FT.	1.624 ACRES
767	77,412.97 SQ. FT.	1.777 ACRES
768	79,001.80 SQ. FT.	1.814 ACRES
769	97,303.54 SQ. FT.	2.234 ACRES
797	42,508.38 SQ. FT.	0.976 ACRES
798	77,413.69 SQ. FT.	1.777 ACRES
799	66738.71 SQ. FT.	1.532 ACRES
800	44,247.66 SQ. FT.	1.016 ACRES
824	39,363.53 SQ. FT.	0.904 ACRES
825	49,345.29 SQ. FT.	1.133 ACRES
S-825	60,983.60 SQ. FT.	1.400 ACRES
N-853	48,943.62 SQ. FT.	1.124 ACRES
880 (LOT 24)	44,917.35 SQ. FT.	1.031 ACRES
881	36,356.76 SQ. FT.	0.835 ACRES
882	158,215.62 SQ. FT.	3.632 ACRES

GRAPHIC SCALE

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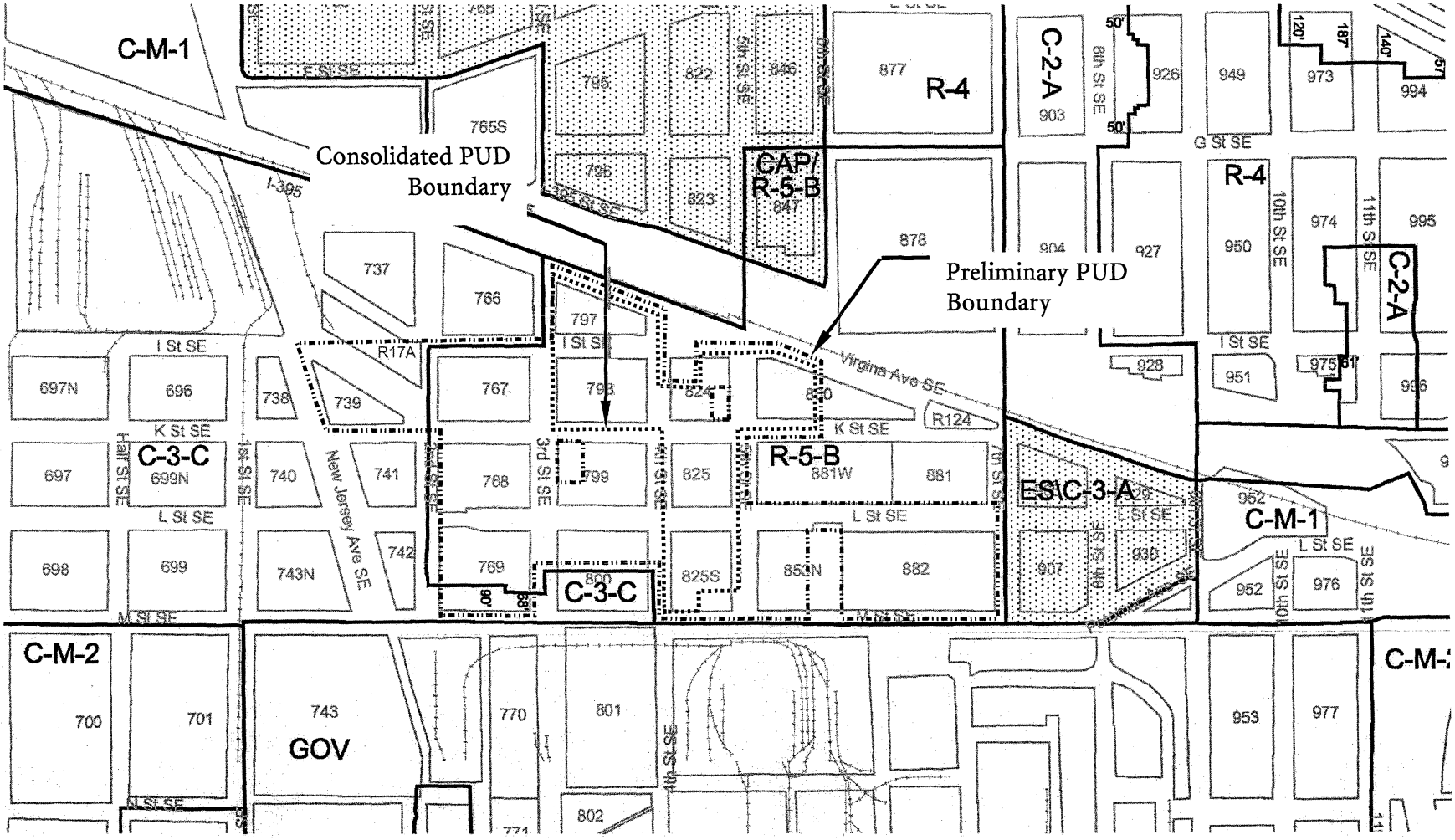
PRELIMINARY P.U.D. - GENERAL SITE PLAN

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C-1.1



EXISTING ZONING

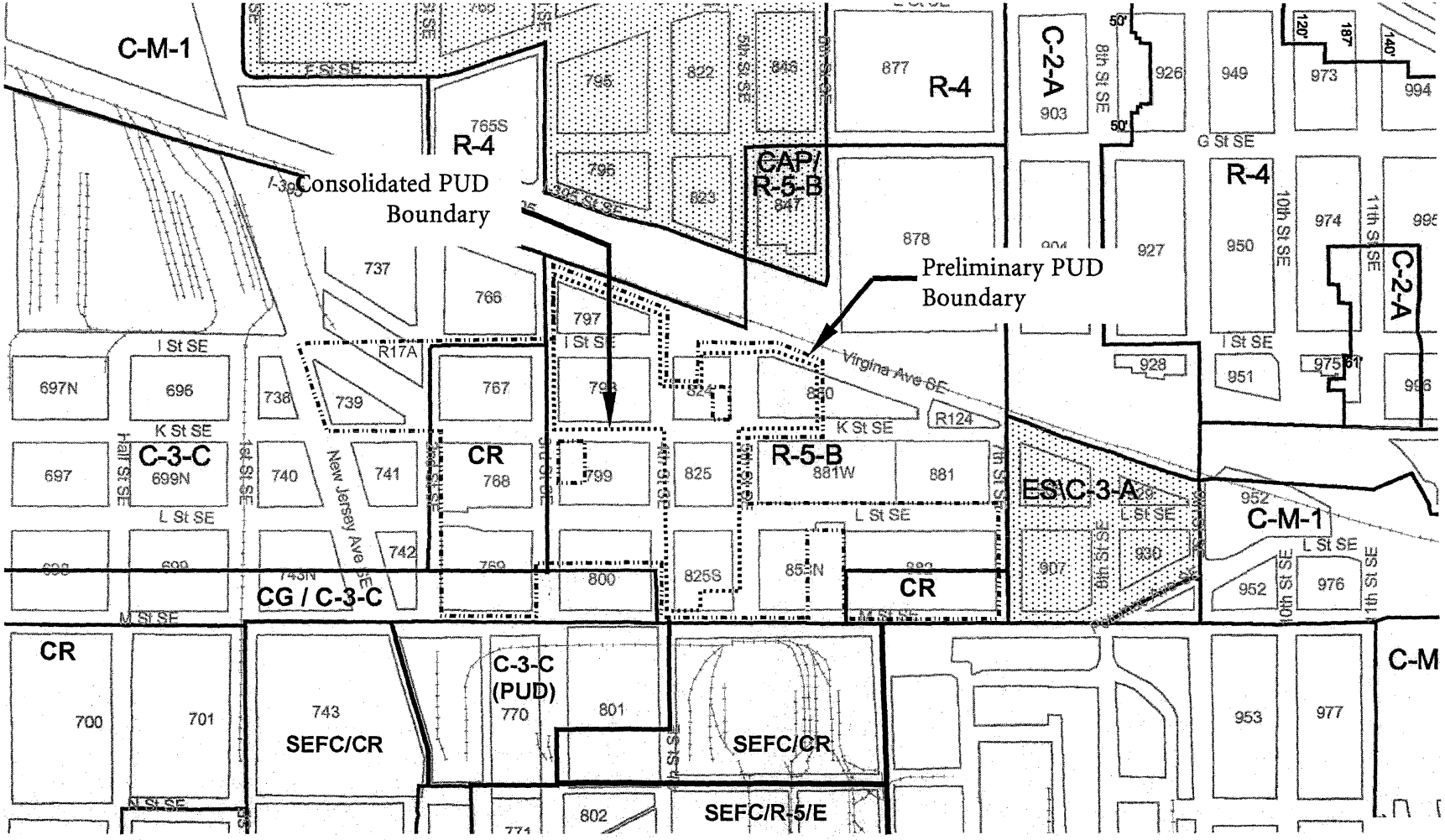
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S-2.0



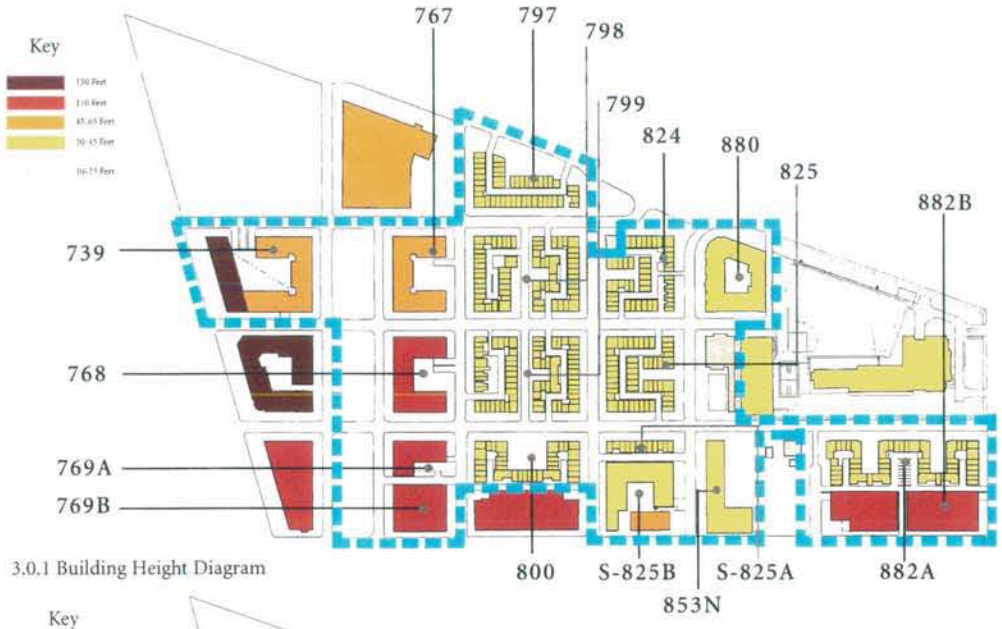
PROPOSED ZONING

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3.0.1 Building Height Diagram



3.0.2 Building Program Diagram

Square	Proposed Use	Number of Stories	Bldg. Height (Feet)	Number of units	Sf of Office, retail	Square Dimensions	Building Area (footprint)	Percentage of Lot Occupancy	Building SF	Square SF	FAR
739	Residential Apartments	6 to 13	65 to 130	322	6000	varies - see plan	51735	0.73	430013	70732.79	6.08
767	Residential: Apartments	6	65	147	6000	392.42' x 235.0'	30368	0.39	182210	77412.97	2.35
768	Residential: Apartments	11	110	295	6000	varies - see plan	30368	0.38	334052	79001.8	4.23
769 - A	Residential: Apartments	11	110	107	3000		15446		169906		
769 - B	Office	11	110		236,000		23,600		236,000		
769 total							39,046	0.40	405,906	97303.54	4.17
797	Residential: Townhomes/ Stacked Units	3 to 4	30-45	47		varies - see plan	25788	0.61	94,972	42508.38	2.23
798	Residential: Townhomes/ Stacked Units	3 to 4	30-45	75		329.42' x 235.0'	41384	0.53	141,422	77413.69	1.83
799	Residential: Townhomes/ Stacked Units	3 to 4	30-45	60		329.42' x 235.0'	34492	0.52	122,055	66738.71	1.83
800	Residential: Townhomes/ Stacked Units	3 to 4	30-45	46		varies - see plan	23752	0.54	77,966	44247.66	1.76
824	Residential: Townhomes/ Stacked Units	3 to 4	30-45	41		210.6' x 235.0'	22512	0.57	29,732	39363.53	0.76
825	Residential: Townhomes/ Stacked Units	3 to 4	30-45	57		209.98' x 235.0'	31188	0.63	61,284	49345.29	1.24
S-825-A	Residential: Townhomes/ Stacked Units	3 to 4	30-45	13			7035		25,411		
S-825-B	Residential: Senior Apartments	8	45	198			32592		166,717		
S-825 total						210.45' x 290.15'	39627	0.65	192,128	60983.6	3.15
N-853	Van Ness School					168.87' x 289.83'	23850	0.49	49,400	48943.62	1.01
880	Residential: Senior Apartments	4	50	162		varies - see plan	32582	0.73	128053	44917.35	2.85
Reservation 19	Community Center					132'-0"x275'-4"	18000	0.49	18000	36551	0.49
882-A	Residential: Townhomes/ Stacked Units	3 to 4	30-45	75		245'-8" x 171'-6"	39924		131,288		
882-B	Office	9 to 10	110		496,000	245'-8" x 148'-3"	45090		496000		
882 total					496,000		85014	0.54	627,288	158215.6	3.96
Total				1645	753000				2,894,481	993679.6	2.91

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SITE PLAN DEVELOPMENT DATA

NOVEMBER 17, 2003

CAPPER/CARROLLSBURG DWELLINGS