TABULATION OF DEVELOPMENT DATA

Lot Area: 12,661 square feet.

	C-2-A Zoning Requirements	**C-2-B Zoning Requirements**	**Project Design**
FAR	2.5 (1.5 non-residential) PUD Guidelines 3.0 (2.0 non-residential)	3.5 (1.5 non-residential) PUD Guidelines 6.0 (2.0 non-residential)	4.99 – Approx. 63,170 s.f. of gross floor area (54,770, s.f. resid.) (4,500 s.f. retail) (3,900 s.f. garage)
Building Height	50 feet PUD Guidelines 65 feet	65 feet PUD Guidelines 90 feet	65 feet
Lot Occupancy	60%	80%	92%
Rear Yard	15 feet	15 feet	None Provided
Residential Recreation Space	20% of gross floor area	15% of gross floor area	None provided (However, the project will include 6,440 s.f. of roof terraces and 8,920 s.f. of balconies, which is approx. 24% of gfa, exceeding matter-of-right requirements.)
Parking	1 for each two dwelling units AND In excess of 3,000 s.f., 1 for each additional 300 s.f. of gross floor area and cellar floor area	1 for each three dwelling units AND In excess of 3,000 s.f., 1 for each additional 750 s.f. of gross floor area and cellar floor area 17 TOTAL SPACES REQ'D	1 parking space for each dwelling unit – 43 spaces AND 2 parking spaces for the retail uses 45 TOTAL PARKING SPACES ON TWO BELOW-GRADE LEVELS

ZONING COMMISSION
District of Columbia
CASE NO.03-27
EXHIBIT NO.7J