

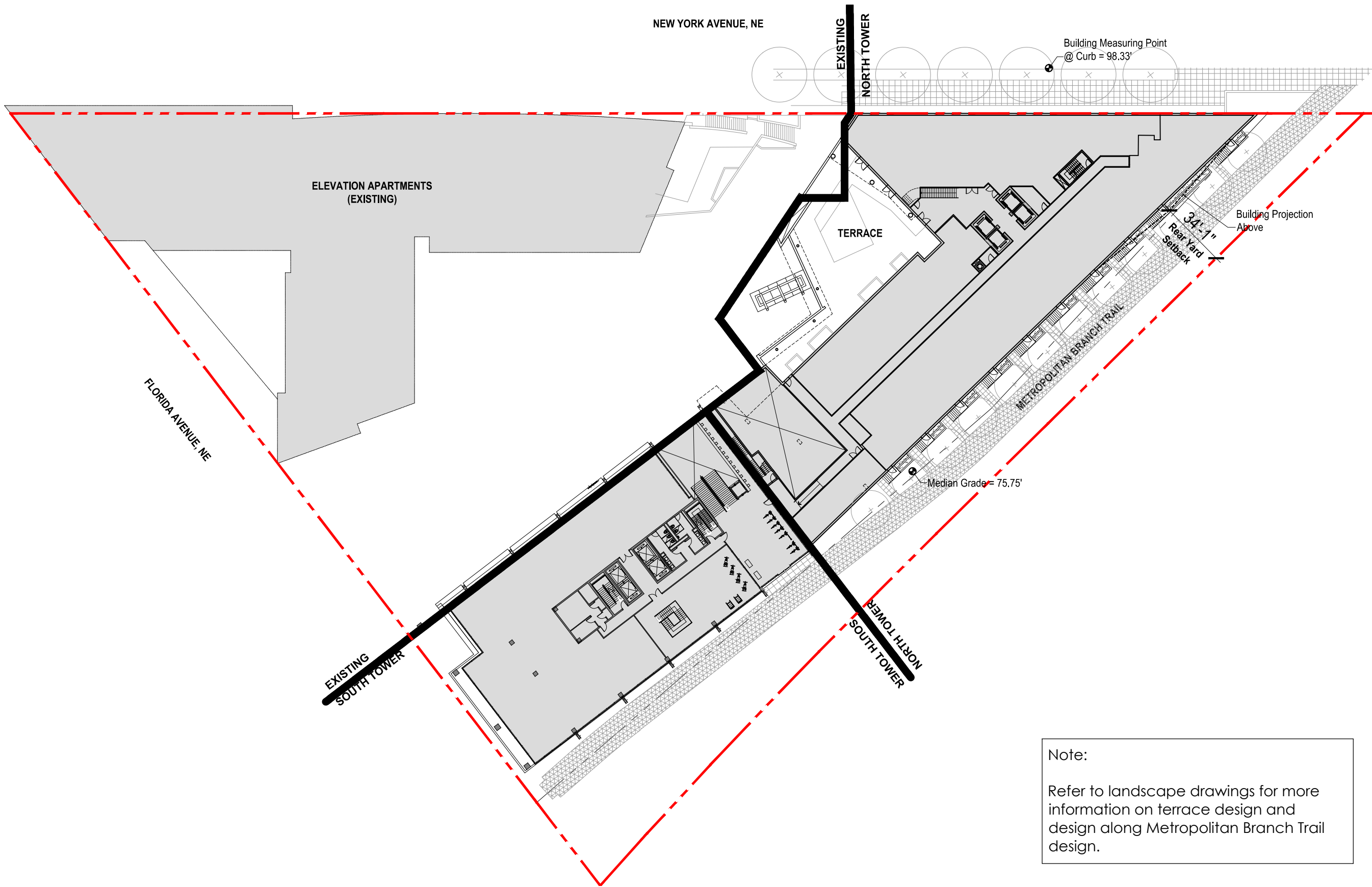
ZONING SUMMARY

Lot 814 Area SF	10,385
Lot 815 Area SF	8,061
Lot 820 Area SF	45,235
Lot 821 Area SF	45,211
Lot 822 Area SF	25,700
Total Lot Area SF	134,592

	C-3-C PUD	Approved PUD	Proposed PUD Modification
FAR			
Elevation Apts. FAR Square Feet (existing)	384,280	351,475	351,475
South Tower FAR Square Feet	693,040	601,896	221,691
North Tower FAR Square Feet			339,543
Total FAR Square Feet	1,077,320	953,371	912,709
Number of Dwelling Units		430	802
Floor Area Ratio (Aggregate)	8.00	7.08	6.78
Building Height	130'	130'	130'
Penthouse	20'-0" penthouse allowed	18'-6" penthouse max. height	20'-0" penthouse max. height
Lot Occupancy	100%	55%	52%
Side Yard	none	none	none
Rear Yard	2.5" per foot of height above median grade	31'-9"	34'-1"
Open Court	none	none	none
Green Area Ratio			
Vehicle Parking			
Elevation Apartments Parking (existing)	.25 per unit	.6 per unit (258 spaces)	.5 per unit (215 spaces)
South Tower Parking	1 per 1800 sf	1 per 1800 sf (334 spaces)	1 per 1800 sf (123 spaces)
North Tower Parking	.25 per unit		.5 per unit (186 spaces)
Retail Parking	1 per 3000 sf	1 per 3000 sf (4 spaces)	1 per 3000 sf (3 spaces)
Loading			
Elevation Apartments Loading (existing)	1 @ 55' deep, 1 @ 20' deep	1 @ 55' deep, 1 @ 20' deep	1 @ 55' deep, 1 @ 20' deep
South Tower Loading*	3 @ 30' deep, 1 @ 20' deep	3 @ 30' deep, 1 @ 20' deep	2 @ 30' deep
North Tower Loading*	1 @ 55' deep, 1 @ 20' deep	1 @ 55' deep, 1 @ 20' deep	1 @ 55' deep
Retail Loading	none	none	none
Bike Parking			
Elevation Apartments Bike Parking (existing)	1 per 3 dwellings	1 per 3 dwellings (144 spaces)	1 per 3 dwellings (144 spaces)
South Tower Bike Parking	(long) 1/2,500 sf = 70 (short) 1/40,000 sf = 6	5% min. of vehicle parking (19 spaces)	70 long/11 short
North Tower Bike Parking	1 per 3 dwellings		1 per 3 dwellings (124 spaces)
Retail Bike Parking	(long) 1/10,000 sf = 1 (short) 1/3,500 sf = 3	5% min. of vehicle parking (1 space)	1 long/3 short

Note:

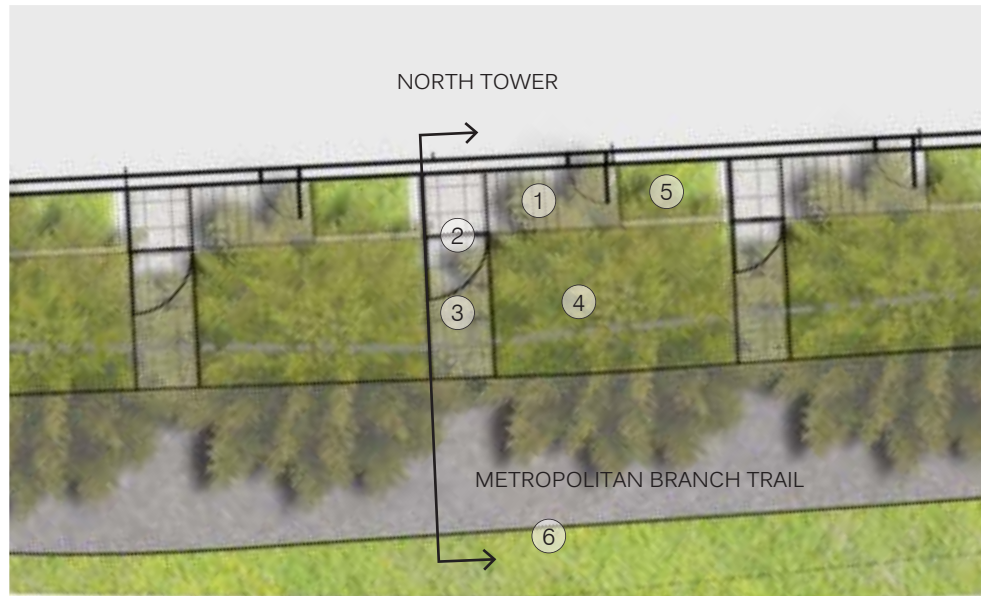
* Flexibility required



Note:
 Refer to landscape drawings for more information on terrace design and design along Metropolitan Branch Trail design.

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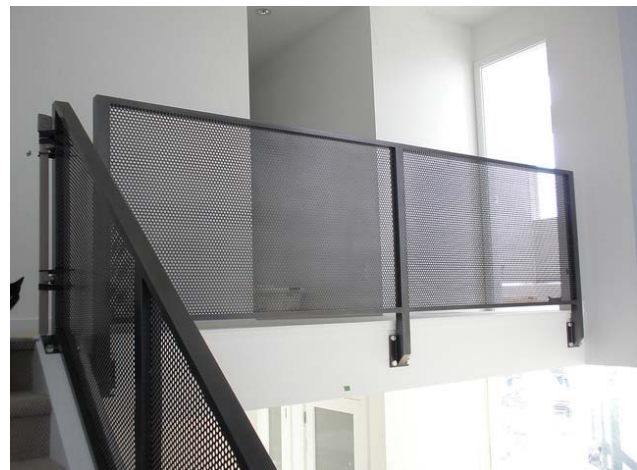




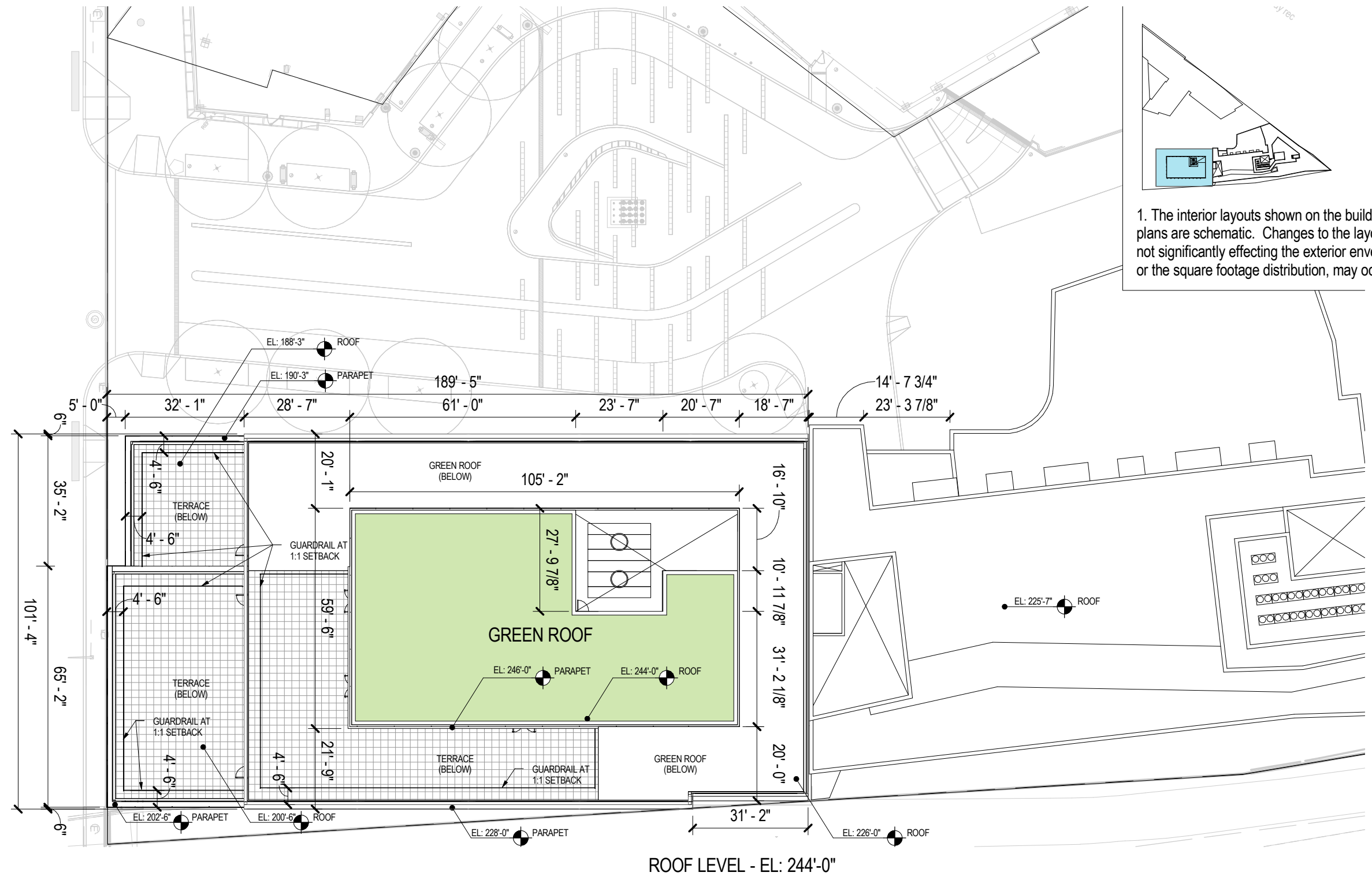
- ① STOOP
- ② GATE
- ③ CONCRETE WALK
- ④ LANDSCAPED REAR YARD
- ⑤ RAISED PLANTER
- ⑥ EXISTING CHAIN LINK FENCE



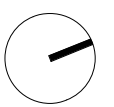
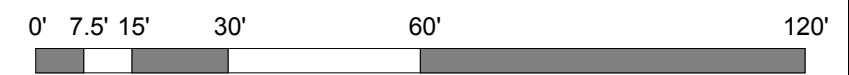
PLANTING CHARACTER



METAL RAILING WITH MESH INFILL



1. The interior layouts shown on the building plans are schematic. Changes to the layouts, not significantly affecting the exterior envelope or the square footage distribution, may occur.





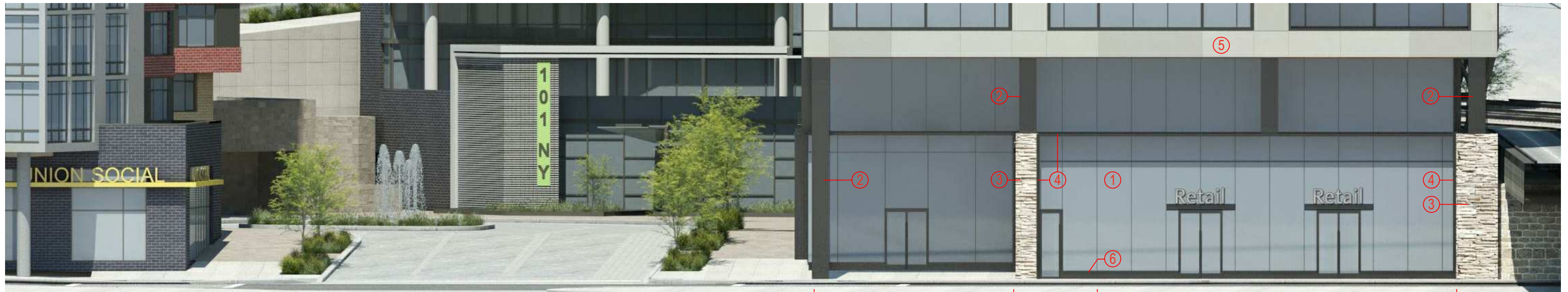


BIKE LOBBY

PLAZA RETAIL/OFFICE

MAIN LOBBY

PLAZA FRONTAGE



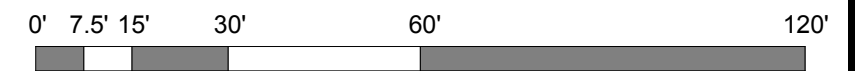
MAIN LOBBY

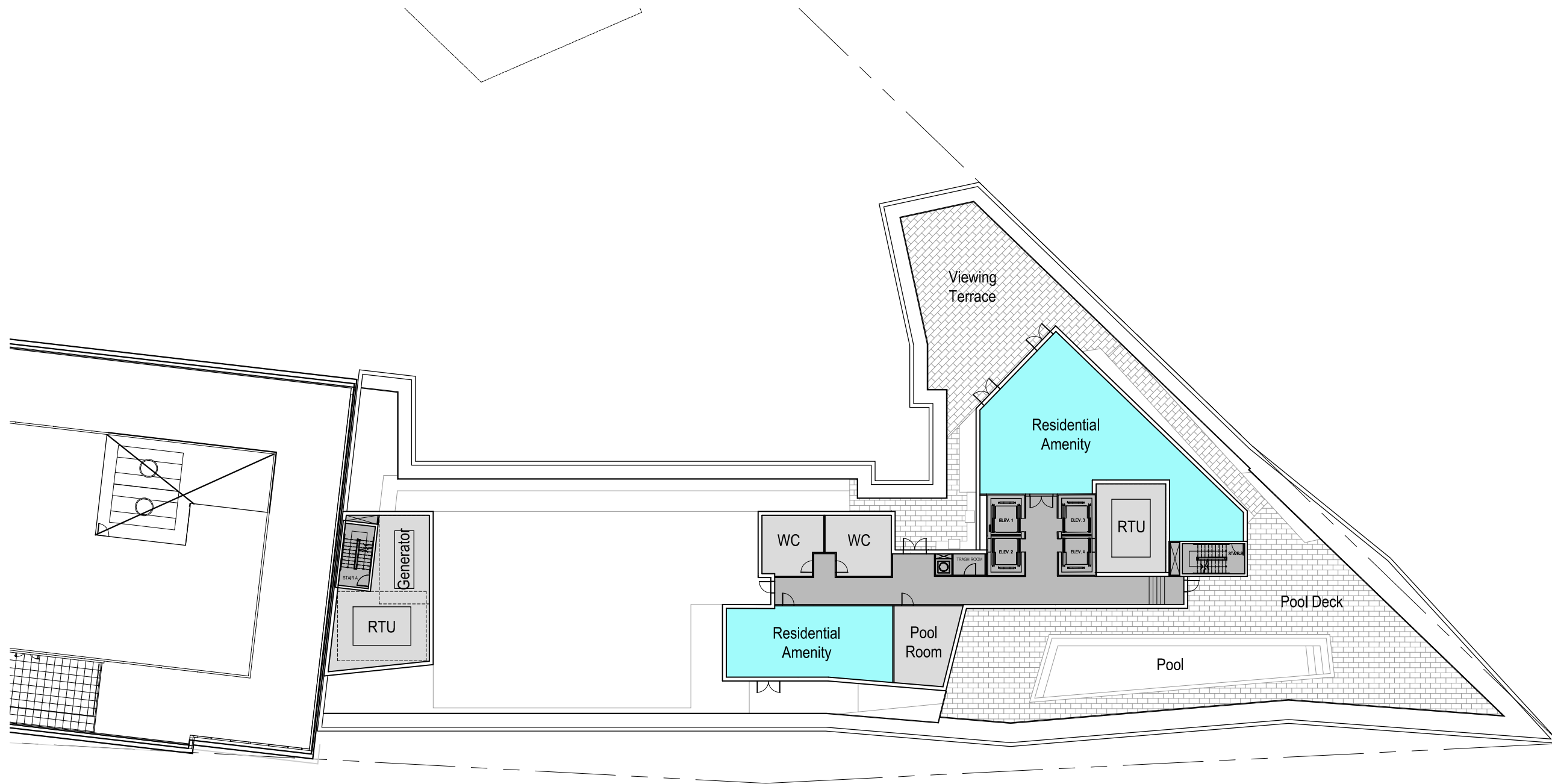
FLORIDA AVENUE RETAIL/OFFICE

FLORIDA AVENUE FRONTAGE

Proposed Materials:

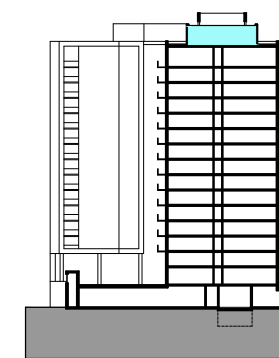
- 1. Aluminum and Glass Storefront
- 2. Aluminum Column Cover
- 3. Stone Wall Cladding
- 4. Metal Surround
- 5. Cast Concrete Panels
- 6. Stone Clad Curb





Notes:

1. The interior and mechanical layouts shown of the building are schematic. Changes to the layouts and mechanical, not affecting the exterior envelope or the square footage distribution, may occur.
2. Refer to A-200 sheets for information on the South Tower.
3. Refer to A-308 for building dimensions and setbacks.
4. Final rooftop design to be determined by mechanical system selection.
5. Refer to landscape drawings for more information on roof design.



KEY SECTION





Key Plan



View A



View B