

SITE AREA:	
NORTH BLOCK	107,291.97
CENTER BLOCK	61,828.09
SOUTH BLOCK	82,201.12
TOTAL SITE AREA	251,321.18

ZONING DISTRICT:
 EXISTING: HR/C-3-C
 PROPOSED (PUD): **C-4**

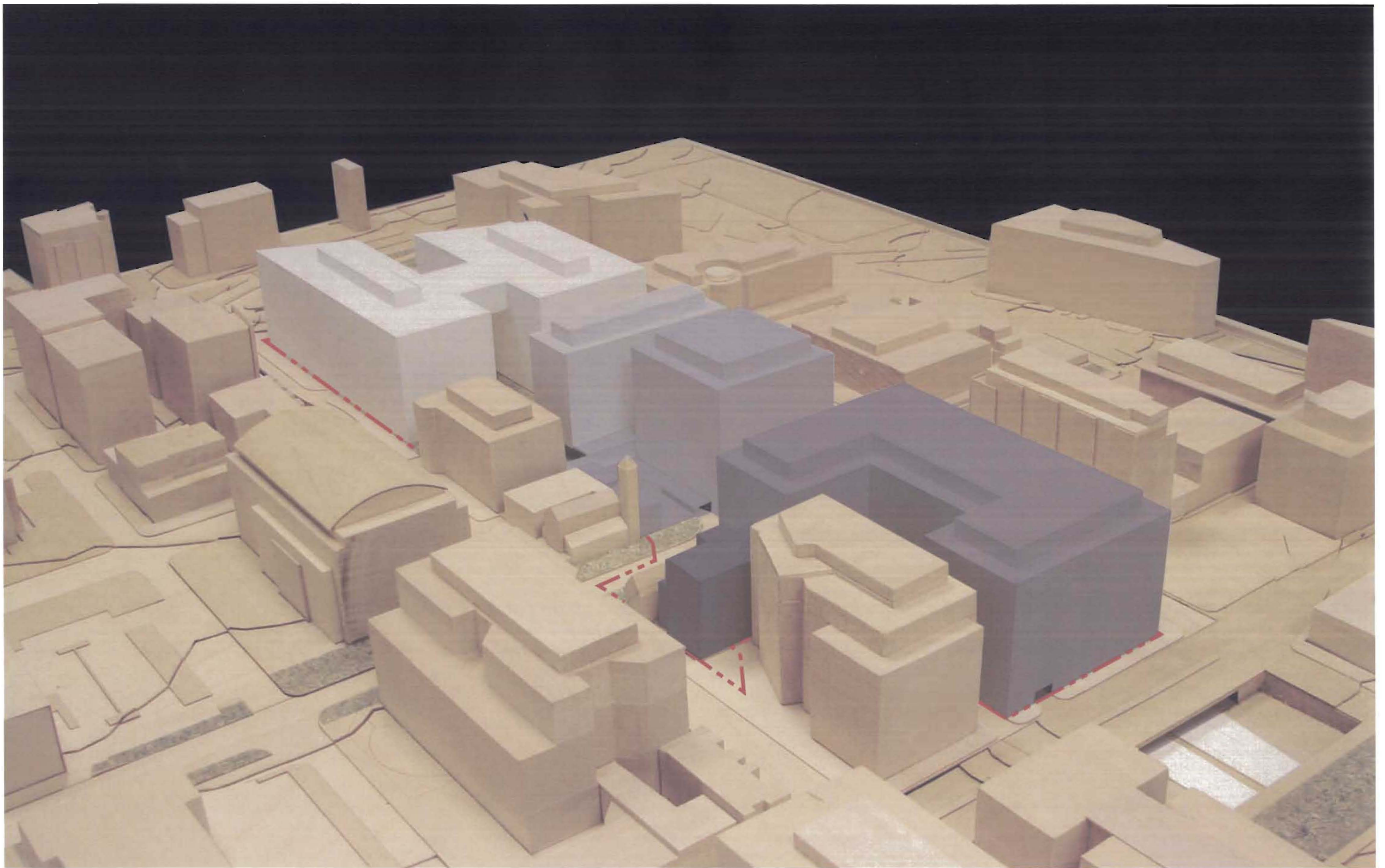
	REQUIRED / ALLOWED	PUD - PROPOSED
LOT OCCUPANCY ^{11 DCMR 772.1}	100%	
North Block		100%
Center Block		77%
South Block		88%
Overall Site		90%
USES ^{11 DCMR 750}	Office, Retail, Residential	Office, Retail, Residential, Institutional
FLOOR AREA RATIO (FAR) ^{11 DCMR 750}	11.0	8.93
BUILDING HEIGHT ^{11 DCMR 2405.1}	130'	130' from measuring point ³
PENTHOUSE HEIGHT ^{11 DCMR 770.6 d}	18'-6"	18'-6"
PARKING ^{11 DCMR 2101.1}		
Office: ⁵	$(1,939,739+45,765) / (1,939,739+45,765+70,000) \times 2,000 = 1,932$ sf $((1,939,739+45,765) - 1,932) / 1,800 = 1,102$ spaces	1,102 spaces
Retail:	$70,000 / (1,939,739+45,765+70,000) \times 30,000 = 1,022$ sf $((70,000) - 1,022) / 3,000 = 23$ spaces	23 spaces
Residential:	150 units / 4 = 38 spaces	38 spaces
TOTAL:	1,102 + 23 + 38 = 1,163	1,163 spaces
BICYCLE SPACES ^{11 DCMR 2119.2}	5% of 1,163 parking spaces $1,163 \times 0.05 = 58$ bicycles	440 bicycles ⁶
LOADING ^{11 DCMR 2201.1}		
Office:	3 berths @ 30-ft deep 3 platforms @ 100-sf 1 service/delivery space @ 20-ft deep	
Retail:	1 berth @ 30-ft, 1 berth @ 55-ft deep 1 platform @ 100-sf, 1 platform @ 200-sf 1 service/delivery space @ 20-ft deep	
Residential:	1 berth @ 55-ft deep 1 platform @ 200-sf 1 service/delivery space @ 20-ft deep	
Institutional: ^{11 DCMR 2205.4}	No loading required	
TOTAL:	4 berths @ 30-ft, 2 berths @ 55-ft deep 4 platforms @ 100-sf, 2 platforms @ 200-sf 3 service/delivery spaces @ 20-ft deep	8 berths @ 30-ft, 1 berth @ 55-ft deep ⁷ 8 platforms @ 100-sf, 1 platform @ 200-sf 4 service/delivery spaces @ 20-ft deep

FAR Tabulations Gross floor area (GFA) above grade in square feet

NORTH BLOCK					FAR
	OFFICE	RETAIL			
LEVEL 12	91,370	0			
LEVEL 11	91,370	0			
LEVEL 10	87,387	0			
LEVEL 9	83,487	0			
LEVEL 8	83,487	0			
LEVEL 7	83,487	0			
LEVEL 6	83,487	0			
LEVEL 5	83,487	0			
LEVEL 4	83,487	0			
LEVEL 3	83,487	0			
LEVEL 2	79,984	0			
LEVEL 1	71,830	34,966			
TOTAL	1,006,349	34,966			1,041,316
CENTER BLOCK					FAR
	COMMERCIAL	RESIDENTIAL	ANNEX ⁸	RECTORY ⁸	
LEVEL 13	0	16,171			
LEVEL 12	23,758	16,171			
LEVEL 11	23,758	16,171			
LEVEL 10	23,758	16,171			
LEVEL 9	23,758	16,171			
LEVEL 8	23,758	16,171			
LEVEL 7	23,758	16,171			
LEVEL 6	23,758	16,171			
LEVEL 5	23,758	16,171			
LEVEL 4	23,758	16,171			
LEVEL 3	23,758	16,171	770	792	
LEVEL 2	0	0	770	792	
LEVEL 1	43,311	2,503	770	792	
TOTAL	280,891	180,384	2,310	2,376	465,961
SOUTH BLOCK					FAR
	COMMERCIAL	JHS - NEW BUILDINGS	JHS - EXISTING		
LEVEL 12	62,503				
LEVEL 11	62,503				
LEVEL 10	62,503				
LEVEL 9	62,503				
LEVEL 8	62,503				
LEVEL 7	62,503				
LEVEL 6	62,503				
LEVEL 5	62,503				
LEVEL 4	62,503				
LEVEL 3	62,503		1,483		
LEVEL 2	0		1,483		
LEVEL 1	62,503		1,483		
TOTAL	687,533	45,765	4,449		737,747
TOTAL FAR AREA					2,245,024

Uses Gross floor area (GFA) above grade in square feet				
	NORTH BLOCK	CENTER BLOCK	SOUTH BLOCK	TOTAL
OFFICE	1,006,349	263,391	669,999	1,939,739
RETAIL	34,966	17,500	17,534	70,000
RESIDENTIAL	0	180,384	0	180,384
INSTITUTIONAL	0	4,686	50,214	54,900
TOTAL				2,245,024

- Notes:**
1. Refer to "Extent of First-Stage and Consolidated PUD Submission" for scope of PUD
 2. Residential building is planned for 150 dwelling units on the 11 upper floors.
 3. Refer to "Building Height, Area and Use Diagram" for measuring point locations.
 4. "Institutional" facilities are the Annex and Rectory for the Holy Rosary Church, and the Jewish Historical Society (JHS)
 5. For parking requirement calculations, the new JHS buildings are counted as office use. For the Rectory and Annex, no parking is required for church use in the C-4 district
 6. Bicycle spaces proposed per LEED v.2.2 Credit 4.2: 5% of building users: $8,800 \times .05 = 440$ bicycles (345 below grade, 95 at grade)
 7. The use of a 55-foot loading berth for the residential units would be shared with the retail uses.
 8. The total proposed gross floor area (GFA) for the Annex and Rectory is 10,650. 44% of this area lies inside the project property and is included in the FAR Tabulations as 4,686 GFA. The remaining 56% or 5,964 GFA lies in Holy Rosary Church property and is not included in the FAR Tabulations.



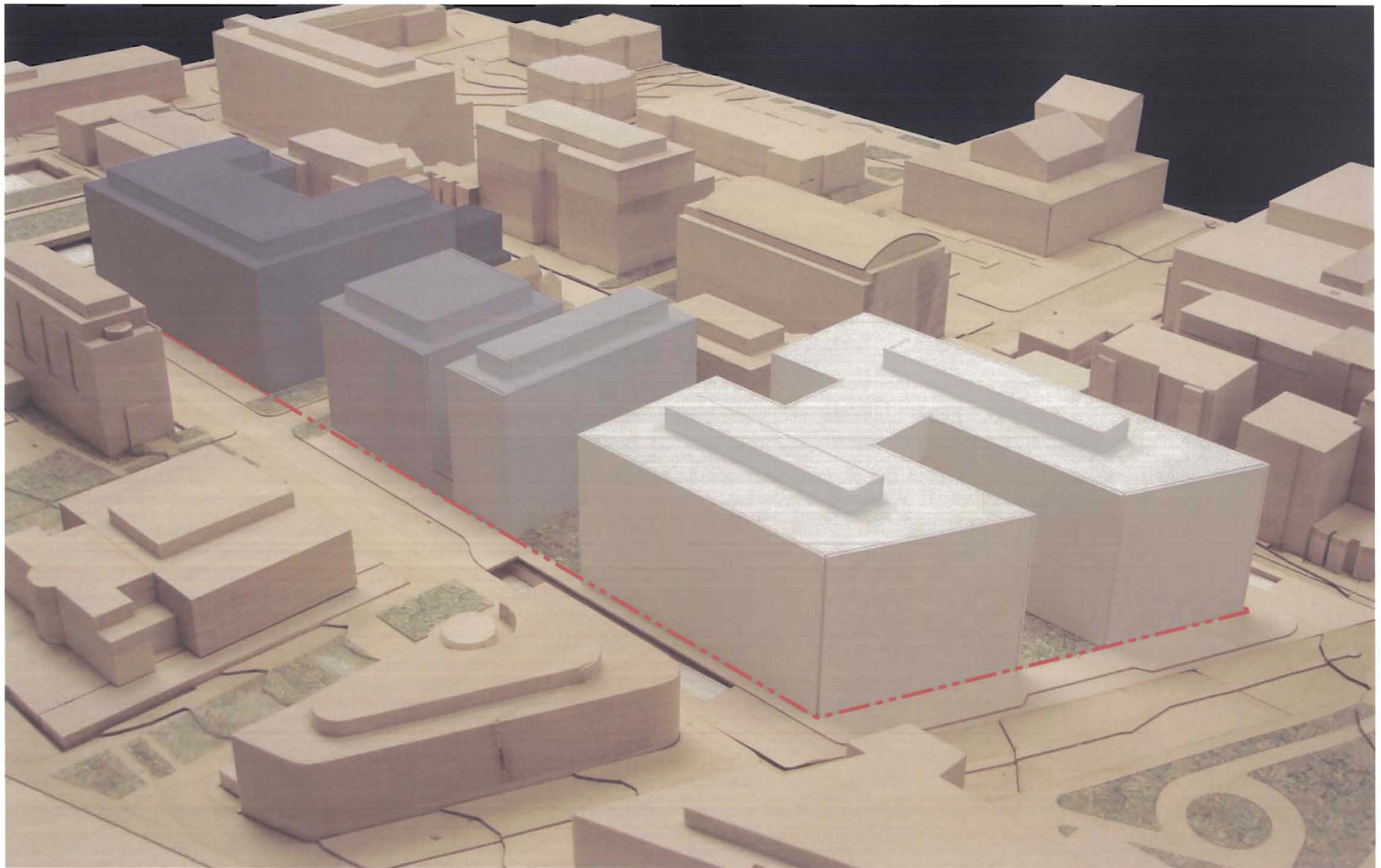
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First-Stage PUD Application

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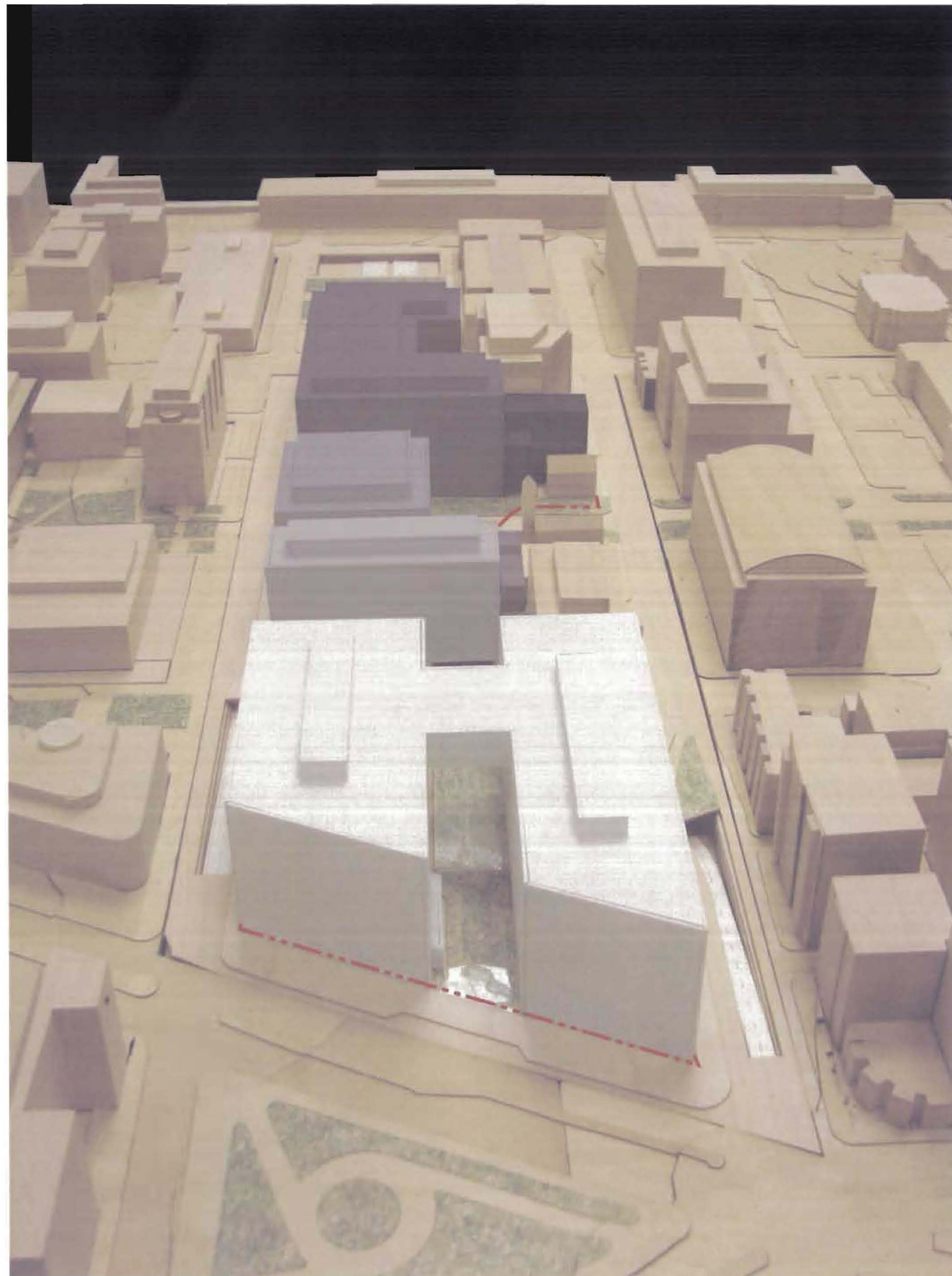
Model Photograph - View from Southwest

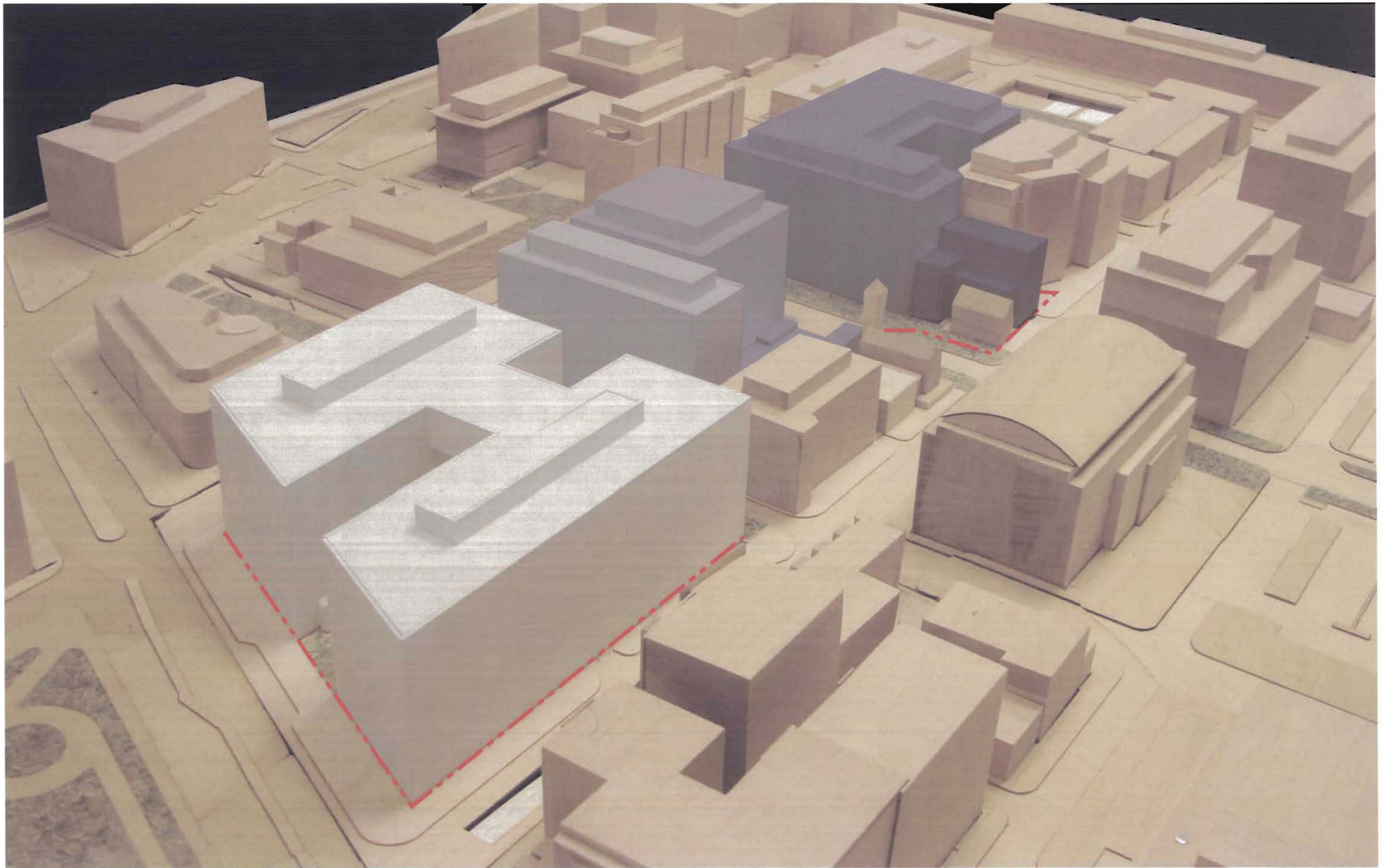
SOM Louis Dreyfus Property Group 1 19



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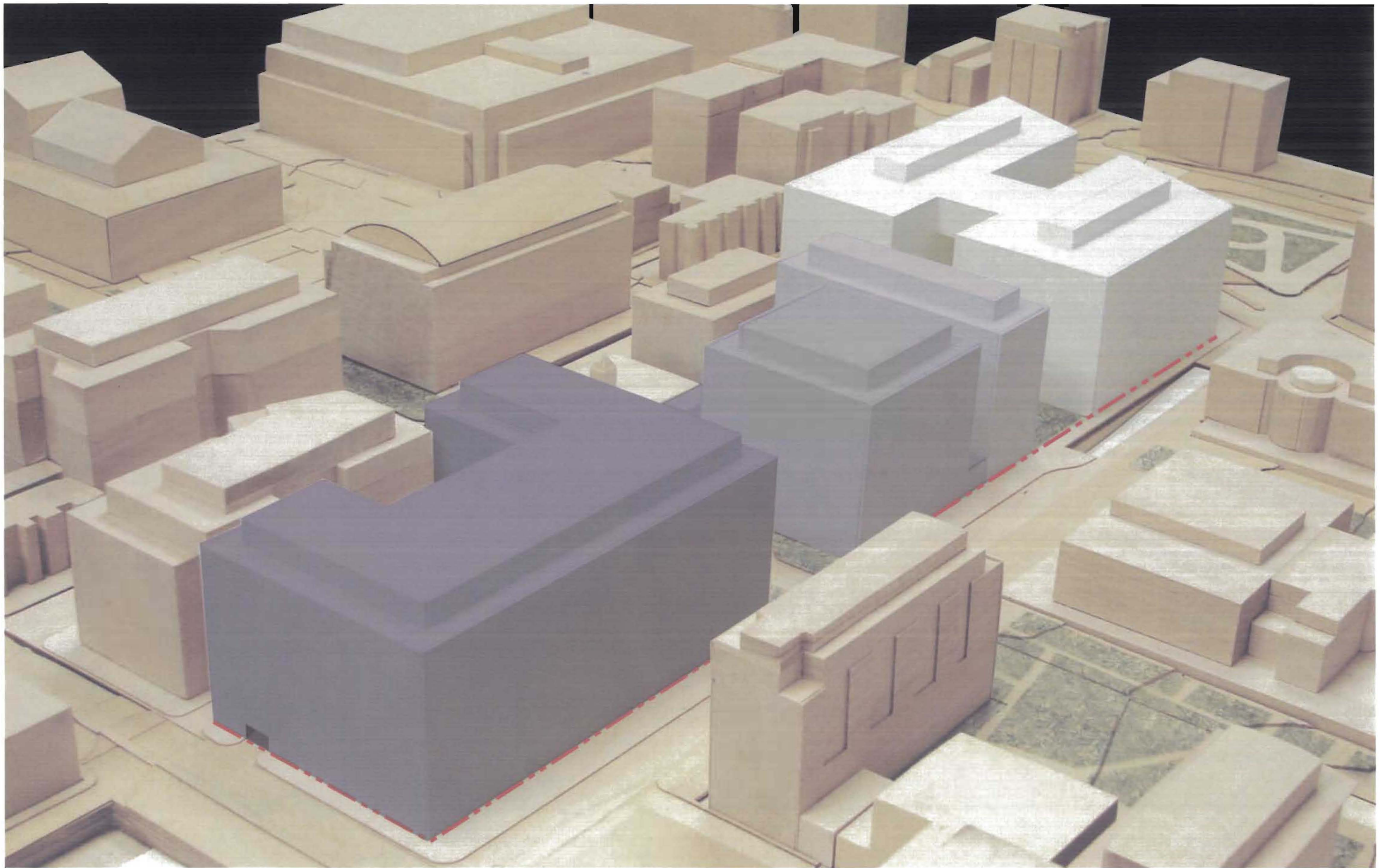
Model Photograph - View from Northeast





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Model Photograph - View from Northwest



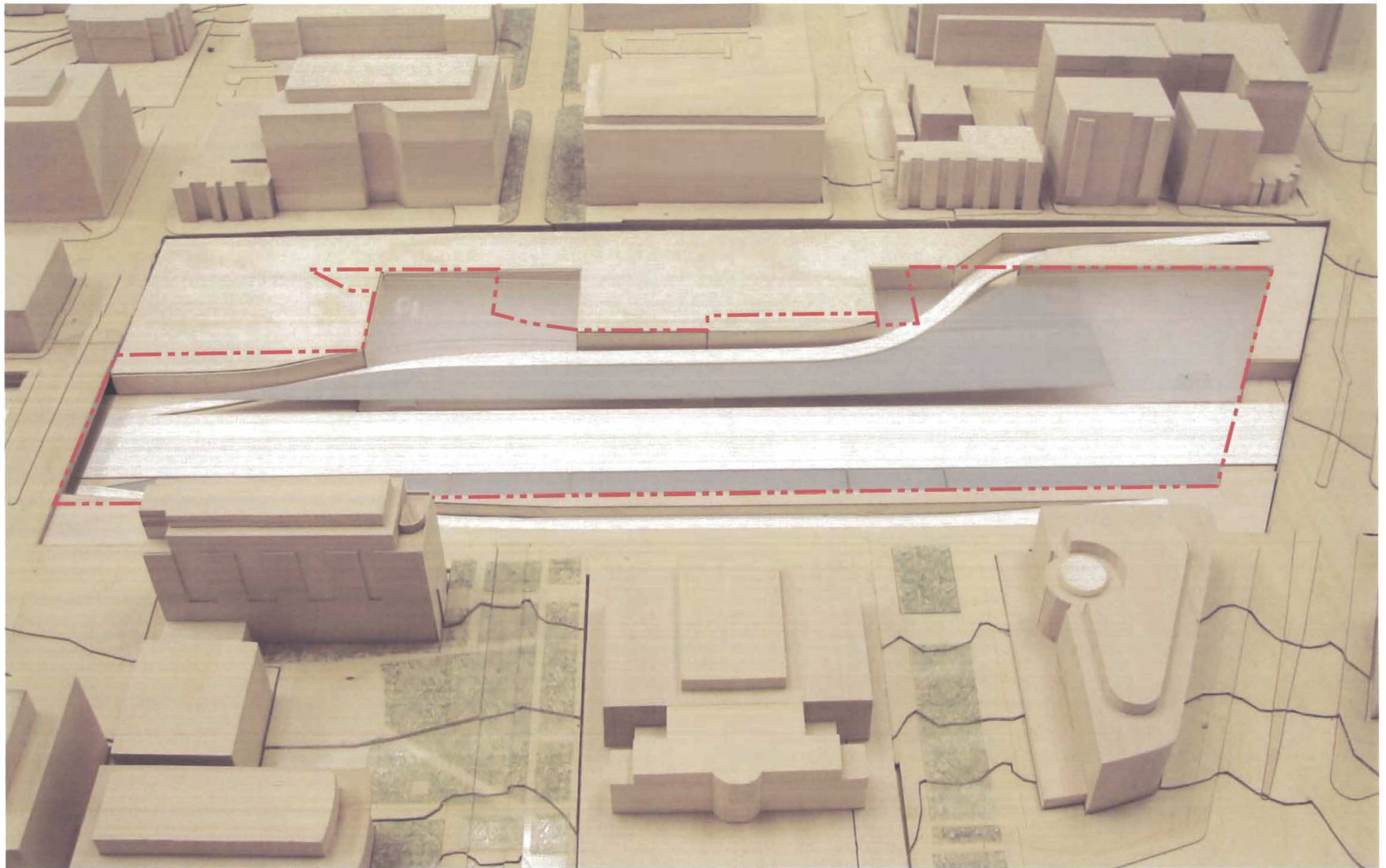
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First-Stage PUD Application

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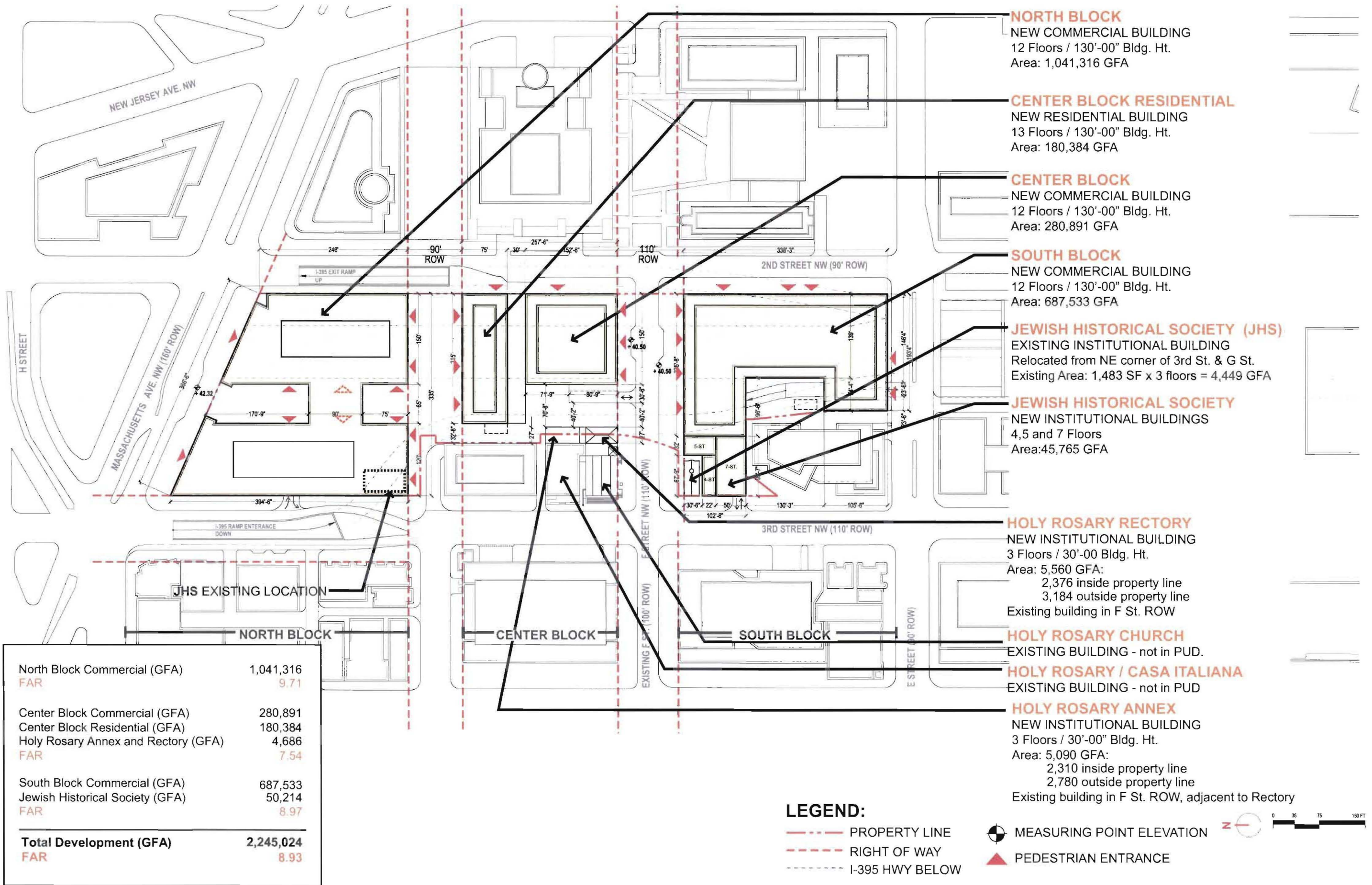
Model Photograph - View from Southeast

SOM Louis Dreyfus Property Group 1.23



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Model Photograph - View below the Platform, from East



NORTH BLOCK
 NEW COMMERCIAL BUILDING
 12 Floors / 130'-00" Bldg. Ht.
 Area: 1,041,316 GFA

CENTER BLOCK RESIDENTIAL
 NEW RESIDENTIAL BUILDING
 13 Floors / 130'-00" Bldg. Ht.
 Area: 180,384 GFA

CENTER BLOCK
 NEW COMMERCIAL BUILDING
 12 Floors / 130'-00" Bldg. Ht.
 Area: 280,891 GFA

SOUTH BLOCK
 NEW COMMERCIAL BUILDING
 12 Floors / 130'-00" Bldg. Ht.
 Area: 687,533 GFA

JEWISH HISTORICAL SOCIETY (JHS)
 EXISTING INSTITUTIONAL BUILDING
 Relocated from NE corner of 3rd St. & G St.
 Existing Area: 1,483 SF x 3 floors = 4,449 GFA

JEWISH HISTORICAL SOCIETY
 NEW INSTITUTIONAL BUILDINGS
 4,5 and 7 Floors
 Area: 45,765 GFA

HOLY ROSARY RECTORY
 NEW INSTITUTIONAL BUILDING
 3 Floors / 30'-00" Bldg. Ht.
 Area: 5,560 GFA:
 2,376 inside property line
 3,184 outside property line
 Existing building in F St. ROW

HOLY ROSARY CHURCH
 EXISTING BUILDING - not in PUD.

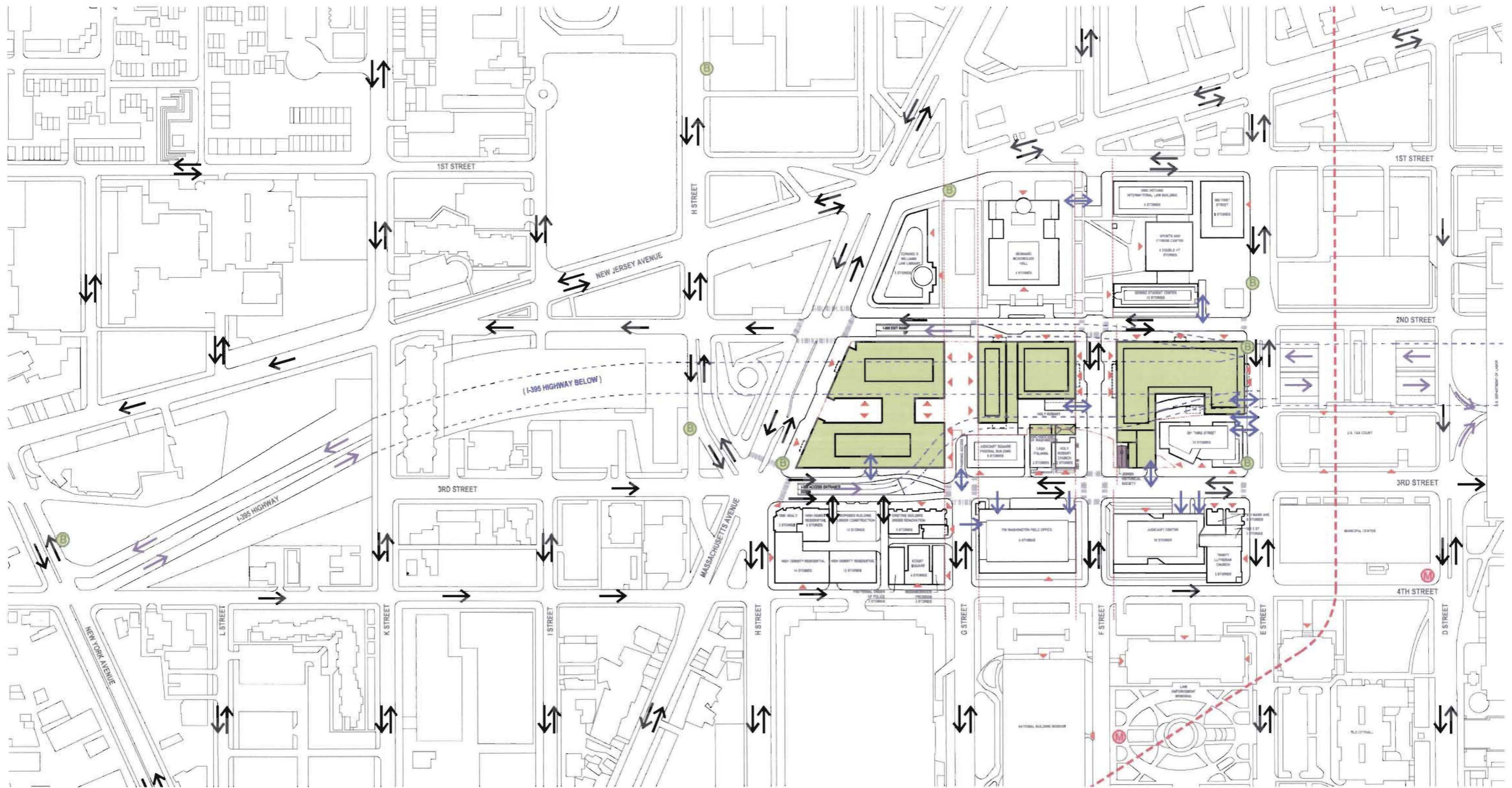
HOLY ROSARY / CASA ITALIANA
 EXISTING BUILDING - not in PUD

HOLY ROSARY ANNEX
 NEW INSTITUTIONAL BUILDING
 3 Floors / 30'-00" Bldg. Ht.
 Area: 5,090 GFA:
 2,310 inside property line
 2,780 outside property line
 Existing building in F St. ROW, adjacent to Rectory

North Block Commercial (GFA)	1,041,316
FAR	9.71
Center Block Commercial (GFA)	280,891
Center Block Residential (GFA)	180,384
Holy Rosary Annex and Rectory (GFA)	4,686
FAR	7.54
South Block Commercial (GFA)	687,533
Jewish Historical Society (GFA)	50,214
FAR	8.97
Total Development (GFA)	2,245,024
FAR	8.93

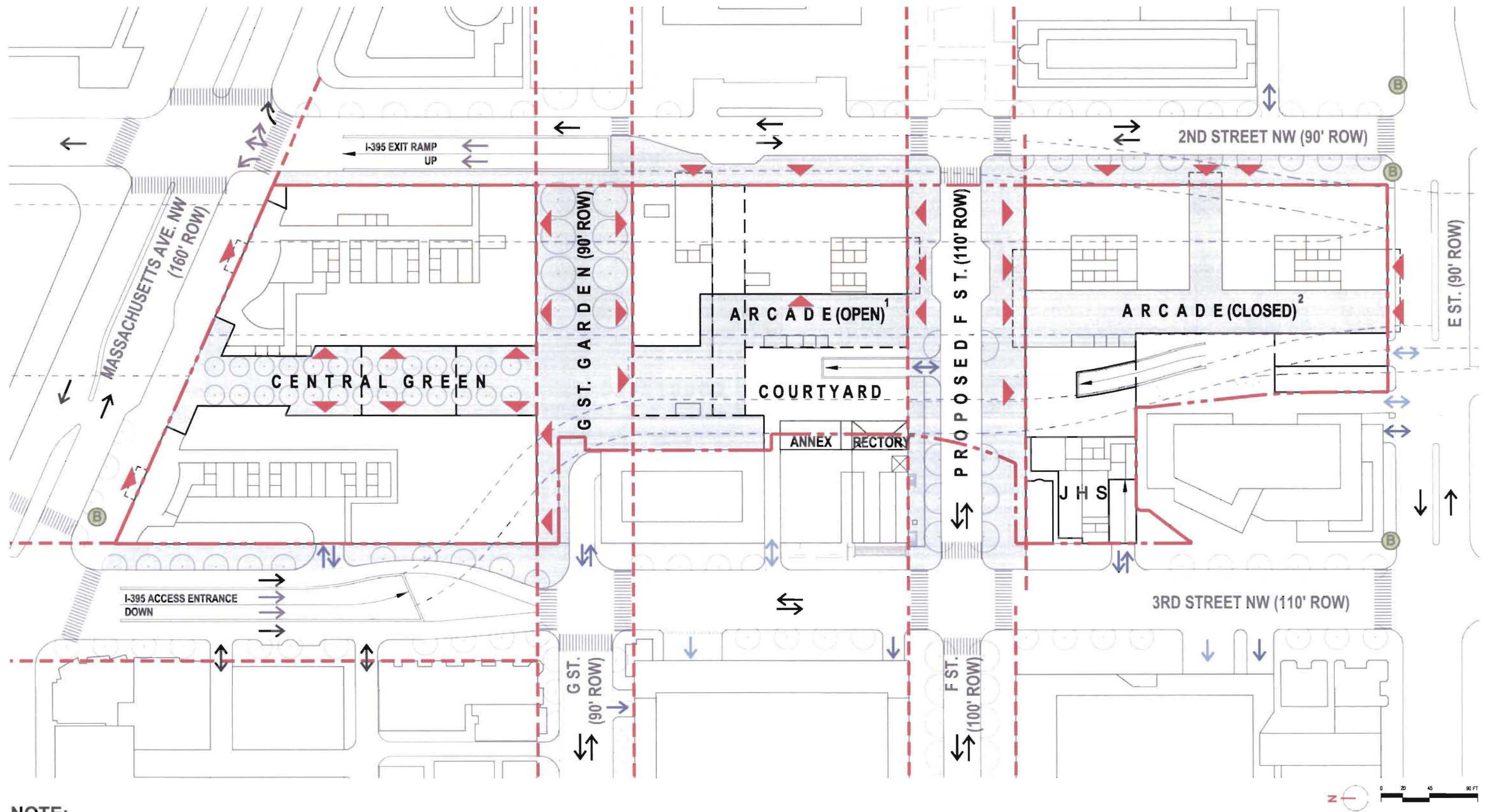
LEGEND:

- PROPERTY LINE
- RIGHT OF WAY
- I-395 HWY BELOW
- MEASURING POINT ELEVATION
- PEDESTRIAN ENTRANCE



LEGEND

- | | | | | | |
|-----------|---------------------|-----------|------------------------------------|---|----------------------------|
| — — — — — | PROPERTY LINE | - - - - - | METRORAIL - RED LINE (UNDERGROUND) | ← | ROAD TRAVEL DIRECTION |
| - - - - - | RIGHT OF WAY | ● | METRORAIL STATION ENTRANCE | ← | I-395 TRAVEL DIRECTION |
| - - - - - | I-395 HWY BELOW | ● | METRO BUS STATION | ↔ | SERVICE / PARKING ENTRANCE |
| ▲ | PEDESTRIAN ENTRANCE | | PEDESTRIAN CROSSING | | |



NOTE:

1. Arcade (Open) - Area enclosed by a roof and walls or storefronts in one or more sides but has no doors, to allow for the free passage of pedestrian traffic.
2. Arcade (Closed) - Area that is fully enclosed by a roof, walls or storefronts, and doors in key locations to allow for free passage of traffic at certain times of the day.
3. The interior layouts shown on the building plans are schematic. Changes to the layouts, not affecting the exterior envelope or the square footage distribution, may occur.

LEGEND

- | | | |
|---------------------|------------------------|--------------------------------|
| PROPERTY LINE | ROAD TRAVEL DIRECTION | METRO BUS STATION |
| RIGHT OF WAY | I-395 TRAVEL DIRECTION | PEDESTRIAN CROSSING |
| I-395 HWY BELOW | PARKING ENTRANCE | PEDESTRIAN CORRIDOR |
| PEDESTRIAN ENTRANCE | SERVICE ENTRANCE | PEDESTRIAN CORRIDOR - EXISTING |