

PLANNED UNIT DEVELOPMENT (PUD) AND ZONING MAP AMENDMENT  
**CAPITOL GATEWAY MARKETPLACE**  
 WASHINGTON, DC



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A03-02	Retail Parking Plan
A03-03	Amenity Level Plan
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**CAPITOL GATEWAY  
 MARKETPLACE**

WASHINGTON, DC

**GENERAL NOTES:**

1. THE INTERIOR LAYOUT SHOWN OF THE BUILDINGS IS SCHEMATIC. CHANGES TO THE LAYOUTS, NOT AFFECTING THE EXTERIOR ENVELOPE OR THE SQUARE FOOTAGE DISTRIBUTION, MAY OCCUR.
2. LANDSCAPING AND SPECIAL PAVING IN PUBLIC SPACES SUBJECT TO DDOT APPROVAL AND AVAILABILITY OF MATERIALS.

**APPLICANT / OWNER:**

CAPITOL GATEWAY MARKETPLACE LLC., C/O:  
 A&R DEVELOPMENT CORP  
 1040 PARK AVE, SUITE 300  
 BALTIMORE, MD 21201  
 (410) 783-3200  
 ATTN: FERAS QUMSEYA

DC HOUSING AUTHORITY  
 133 N CAPITOL ST NE, SUITE 150  
 WASHINGTON, DC 20002-7599  
 (202) 727-4097  
 ATTN: ADRIANNE TODMAN &  
 KERRY L. SMYSER

**LAND USE ATTORNEY:**

HOLLAND & KNIGHT  
 800 17TH ST NW, SUITE 1100  
 WASHINGTON, DC 20006  
 (202) 862-5978  
 ATTN: KYRUS FREEMAN

**CIVIL ENGINEER:**

BOWMAN CONSULTING GROUP  
 14020 THUNDERBOLT PL., SUITE 300  
 CHANTILLY, VA 20151  
 (703) 464-1000  
 ATTN: MIKE BIRKLAND &  
 SCOTT DELGADO

**ARCHITECT / MASTER PLANNER:**

PERKINS+WILL  
 1250 24TH ST NE, SUITE 800  
 WASHINGTON, DC 20037  
 (202) 737-1020  
 ATTN: DEREK WARR

**WALMART ARCHITECT:**

MASSA MONTALTO ARCHITECTS  
 3297 RT 66  
 NEPTUNE, NJ 07753  
 (732) 918-2300  
 ATTN: GABE MASSA

**LANDSCAPE ARCHITECT:**

BOWMAN CONSULTING GROUP  
 14020 THUNDERBOLT PL., SUITE 300  
 CHANTILLY, VA 20151  
 (703) 464-1000  
 ATTN: JACK STORY

**LANDSCAPE ARCHITECT:**

CARVALHO GOOD, PLLC  
 1025 CONNECTICUT AVE NE, SUITE 1060  
 WASHINGTON, DC 20036  
 (202) 857-9720  
 ATTN: BRUNO CARVALHO

**TRANSPORTATION ENGINEER:**

GOROVE / SLADE ASSOCIATES, INC.  
 1140 CONNECTICUT AVE NW, SUITE 600  
 WASHINGTON, DC 20036  
 (202) 296-8628  
 ATTN: JIM WATSON

**LEED CONSULTANT:**

SUSTAINABILITY SERVICES  
 1 VICTORIA FALL COURT  
 SPARKS, MD 21152  
 (410) 215-1706  
 ATTN: PAT THOMAS

DATE

04.10.13

TITLE

COVER / INDEX

SHEET

**G.00.00**  
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 EXHIBIT NO.17A

4  
2  
1  
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**LEED 2009 for New Construction**  
**CAPITAL GATEWAY MARKETPLACE - Mixed Use**  
*Preliminary - April 2013*



52	0	58	<b>Project Total</b>	Possible Points: <b>110</b>
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*Certified 40 to 49 points Silver 50 to 59 points Gold 60 to 79 points Platinum 80 to 110*

19	0	7	<b>Sustainable Sites</b>	Possible Points: <b>26</b>
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Y	N	SC	Prereq	Description	Points	Notes
Y			Prereq 1	Construction Activity Pollution Prevention		ESC Plan
1			Credit 1	Site Selection	1	Site Plan
5			Credit 2	Development Density and Community Connectivity	5	Meets community connectivity requirements
	1		Credit 3	Brownfield Redevelopment	1	Not defined as brownfield
6			Credit 4.1	Alternative Transportation—Public Transportation Access	6	Exemplary access
1			Credit 4.2	Alternative Transportation—Bicycle Storage and Changing Rooms	1	Bike storage for Residents; no changing rooms req'd
3			Credit 4.3	Alternative Transportation—Low-Emitting and Fuel-Efficient Vehicles	3	Preferred parking
	2		Credit 4.4	Alternative Transportation—Parking Capacity	2	Determined during detail design
1			Credit 5.1	Site Development—Protect or Restore Habitat	1	Determined during detail design
1			Credit 5.2	Site Development—Maximize Open Space	1	Determined during detail design
	1		Credit 6.1	Stormwater Design—Quantity Control	1	Not attainable
1			Credit 6.2	Stormwater Design—Quality Control	1	Requirements met
1			Credit 7.1	Heat Island Effect—Non-roof	1	Undercover parking
1			Credit 7.2	Heat Island Effect—Roof	1	Green, non-vegetated roof
	1		Credit 8	Light Pollution Reduction	1	Determined during detail design

6	0	4	<b>Water Efficiency</b>	Possible Points: <b>10</b>
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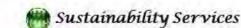
Y	N	SC	Prereq	Description	Points	Notes
			Prereq 1	Water Use Reduction—20% Reduction		Low flow showerheads & aerators
4			Credit 1	Water Efficient Landscaping	2 to 4	No irrigation
	2		Credit 2	Innovative Wastewater Technologies	2	Not attainable
2			Credit 3	Water Use Reduction	2 to 4	Determined during detail design

8	0	27	<b>Energy and Atmosphere</b>	Possible Points: <b>35</b>
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Y	N	SC	Prereq	Description	Points	Notes
			Prereq 1	Fundamental Commissioning of Building Energy Systems		OPR & BOD; CxA Plan
			Prereq 2	Minimum Energy Performance		Meet ASHRAE 90.1 2007
			Prereq 3	Fundamental Refrigerant Management		Zero CFC
5		14	Credit 1	Optimize Energy Performance	1 to 19	Minimum 12% savings
	7		Credit 2	On-Site Renewable Energy	1 to 7	Not attainable
	2		Credit 3	Enhanced Commissioning	2	Determined during detail design
2			Credit 4	Enhanced Refrigerant Management	2	Zero CFC
1		2	Credit 5	Measurement and Verification	3	EnergyStar portfolio
	2		Credit 6	Green Power	2	Determined during detail design



**LEED 2009 for New Construction**  
**CAPITAL GATEWAY MARKETPLACE - Mixed Use**  
*Preliminary - April 2013*



4	0	10	<b>Materials and Resources</b>	Possible Points: <b>14</b>
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Y	N	SC	Prereq	Description	Points	Notes
			Prereq 1	Storage and Collection of Recyclables		Dedicated space
	3		Credit 1.1	Building Reuse—Maintain Existing Walls, Floors, and Roof	1 to 3	Not applicable
	1		Credit 1.2	Building Reuse—Maintain 50% of Interior Non-Structural Elements	1	Not applicable
2			Credit 2	Construction Waste Management	1 to 2	Minimum 50%; target 75%
	2		Credit 3	Materials Reuse	1 to 2	Minimum 5%
1		1	Credit 4	Recycled Content	1 to 2	Minimum 10%
1		1	Credit 5	Regional Materials	1 to 2	Minimum 10%
	1		Credit 6	Rapidly Renewable Materials	1	Not attainable
	1		Credit 7	Certified Wood	1	Minimum 50% FSC required

9	0	6	<b>Indoor Environmental Quality</b>	Possible Points: <b>15</b>
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Y	N	SC	Prereq	Description	Points	Notes
			Prereq 1	Minimum Indoor Air Quality Performance		Meets ASHRAE 62.1 2007 and code
			Prereq 2	Environmental Tobacco Smoke (ETS) Control		No Smoking Policy
	1		Credit 1	Outdoor Air Delivery Monitoring	1	Not attainable
	1		Credit 2	Increased Ventilation	1	To be determined during detail design
1			Credit 3.1	Construction IAQ Management Plan—During Construction	1	IAQ Plan following SMACNA
	1		Credit 3.2	Construction IAQ Management Plan—Before Occupancy	1	Requires testing & possibly flushing, by floor
1			Credit 4.1	Low-Emitting Materials—Adhesives and Sealants	1	Spec standard
1			Credit 4.2	Low-Emitting Materials—Paints and Coatings	1	Spec standard
1			Credit 4.3	Low-Emitting Materials—Flooring Systems	1	Spec standard
	1		Credit 4.4	Low-Emitting Materials—Composite Wood and Agrifiber Products	1	Not attainable
1			Credit 5	Indoor Chemical and Pollutant Source Control	1	Based on detail design
1			Credit 6.1	Controllability of Systems—Lighting	1	Based on detail design
1			Credit 6.2	Controllability of Systems—Thermal Comfort	1	Based on detail design
1			Credit 7.1	Thermal Comfort—Design	1	Based on detail design
	1		Credit 7.2	Thermal Comfort—Verification	1	Residential not eligible for this credit
	1		Credit 8.1	Daylight and Views—Daylight	1	To be determined during detail design
1			Credit 8.2	Daylight and Views—Views	1	To be determined during detail design

6	0	0	<b>Innovation and Design Process</b>	Possible Points: <b>6</b>
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Y	N	SC	Prereq	Description	Points	Notes
1			IPD Credit 1.1	Innovation in Design: Specific Title	1	Target - Exemplary Alternative Transportation, SS c4.1
1			IPD Credit 1.2	Innovation in Design: Specific Title	1	Target - Exemplary Heat Island - SS c7.1
1			IPD Credit 1.3	Innovation in Design: Specific Title	1	Target - Green Education Program
1			IPD Credit 1.4	Innovation in Design: Specific Title	1	Target - Tenant Guidelines for Retail
1			IPD Credit 1.5	Innovation in Design: Specific Title	1	Target - Energy Star appliances
1			IPD Credit 2	LEED Accredited Professional	1	Architect

0	0	4	<b>Regional Priority Credits</b>	Possible Points: <b>4</b>
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Y	N	SC	Prereq	Description	Points	Notes
			IPD Credit 1.1	Regional Priority: Specific Credit	1	SS c5.1 &/or SS c6.1
			IPD Credit 1.2	Regional Priority: Specific Credit	1	WE c2
			IPD Credit 1.3	Regional Priority: Specific Credit	1	EA c1 (40%) &/or EA c2 (1%)
			IPD Credit 1.4	Regional Priority: Specific Credit	1	MR c1 (75%)

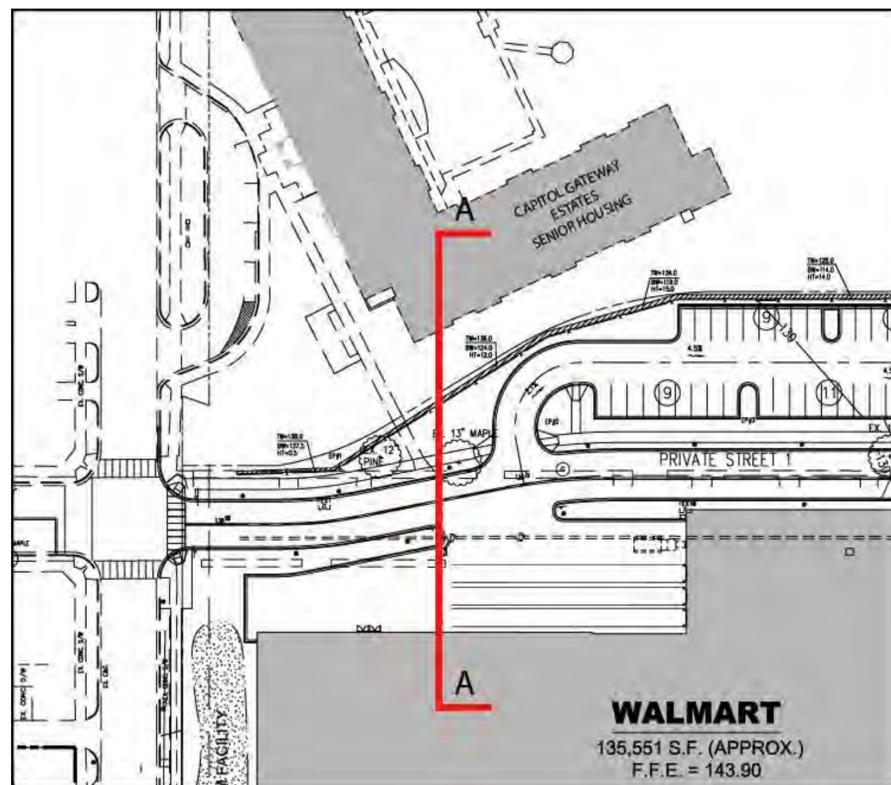


**CAPITOL GATEWAY MARKETPLACE**  
 WASHINGTON, DC

4'  
2'  
1'  
0 1/2"



A SITE SECTION  
A02-32 NTS



B SITE KEYPLAN  
A02-32 NTS



C LANDSCAPE PLAN  
A02-32 NTS



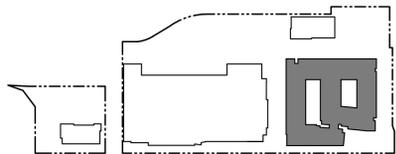
1 RESIDENTIAL PARKING / RETAIL PLAN  
1" = 20'-0"



**LEGEND**

- RESIDENTIAL AMENITY
- RESIDENTIAL PARKING
- RETAIL
- SERVICES AND SUPPORT
- VERTICAL CIRCULATION

**GENERAL NOTE:**  
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APPLICANT  
**A&R COMPANIES**

LAND USE ATTORNEY  
**Holland & Knight**

MASTER PLANNER ARCHITECT  
**PERKINS + WILL**  
ARCHITECT - WALMART

LANDSCAPE ARCHITECT  
**cgl**

CIVIL ENGINEER  
LANDSCAPE ARCHITECT  
**Bowman CONSULTING**

**CAPITOL GATEWAY MARKETPLACE**

WASHINGTON, DC

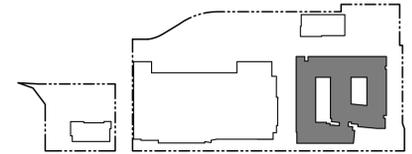


**LEGEND**

- RESIDENTIAL AMENITY
- RETAIL PARKING
- SERVICES AND SUPPORT
- VERTICAL CIRCULATION
- CR CART RETURN

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**1** RETAIL PARKING PLAN  
1" = 20'-0"



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**Holland & Knight**

MASTER PLANNER ARCHITECT  
**PERKINS + WILL**

ARCHITECT - WALMART  
**MMA**

LANDSCAPE ARCHITECT  
**cgl**

CIVIL ENGINEER  
LANDSCAPE ARCHITECT  
**Bowman CONSULTING**

# CAPITOL GATEWAY MARKETPLACE

WASHINGTON, DC

DATE  
**04.10.13**

TITLE  
**RETAIL PARKING PLAN**

SHEET



CAPITOL GATEWAY  
MARKETPLACE

WASHINGTON, DC



TYP RESIDENTIAL FLOOR

- STUDIO
- SINGLE BEDROOM
- TWO BEDROOM
- VERTICAL CIRCULATION
- AMENITY
- SERVICE AND SUPPORT
- CORRIDOR

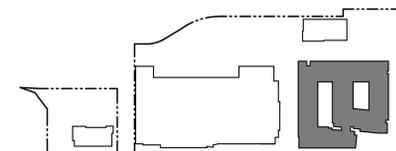
UNIT TABULATIONS

Unit Type	Beds / Baths	Net Area (Sq. ft.)	Units Per Floor				TOTAL	% of Total
			Level 02	Level 03	Level 04	Level 05		
S1	Studio	530	2	4	4	4	14	4.9%
S2	Studio	611	1	1	1	1	4	1.4%
SUBTOTAL:			3	5	5	5	18	6.3%
A1	1-BR / 1-BA	704	2	4	4	4	14	4.9%
A2	1-BR / 1-BA	708	12	12	12	12	48	16.7%
A3	1-BR / 1-BA	709	2	2	2	2	8	2.8%
A4	1-BR / 1-BA	711	9	9	9	9	36	12.5%
A5	1-BR / 1-BA	714	1	1	1	1	4	1.4%
A6	1-BR / 1-BA	717	15	15	15	15	60	20.8%
A7	1-BR / 1-BA	733	1	1	1	1	4	1.4%
A8	1-BR / 1-BA	809	1	1	1	1	4	1.4%
SUBTOTAL:			43	45	45	45	178	61.8%
C1	2-BR / 2-BA	889	1	1	1	1	4	1.4%
C2	2-BR / 2-BA	940	3	3	3	3	12	4.2%
C3	2-BR / 2-BA	978	1	1	1	1	4	1.4%
C4	2-BR / 2-BA	985	6	5	5	5	21	7.3%
C5	2-BR / 2-BA	1008	1	1	1	1	4	1.4%
C6	2-BR / 2-BA	1012	4	4	4	4	16	5.6%
C7	2-BR / 2-BA	1015	5	6	6	6	23	8.0%
C8	2-BR / 2-BA	1026	1	1	1	1	4	1.4%
C9	2-BR / 2-BA	1136	1	1	1	1	4	1.4%
SUBTOTAL:			23	23	23	23	92	31.9%
<b>TOTAL:</b>			<b>69</b>	<b>73</b>	<b>73</b>	<b>73</b>	<b>288</b>	<b>100.0%</b>

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NOTES  
1. FINAL LOCATION OF DEMISING WALLS TO BE DETERMINED  
2. SEE SHEET L03-14 FOR COURTYARD LANDSCAPE PLAN

1 AMENITY LEVEL PLAN  
1" = 20'-0"





**CAPITOL GATEWAY MARKETPLACE**  
WASHINGTON, DC

**TYP RESIDENTIAL FLOOR**

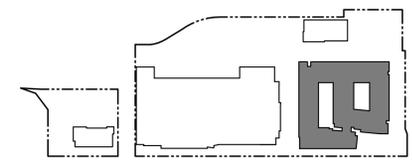
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- SINGLE BEDROOM
- TWO BEDROOM
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- CORRIDOR

**UNIT TABULATIONS**

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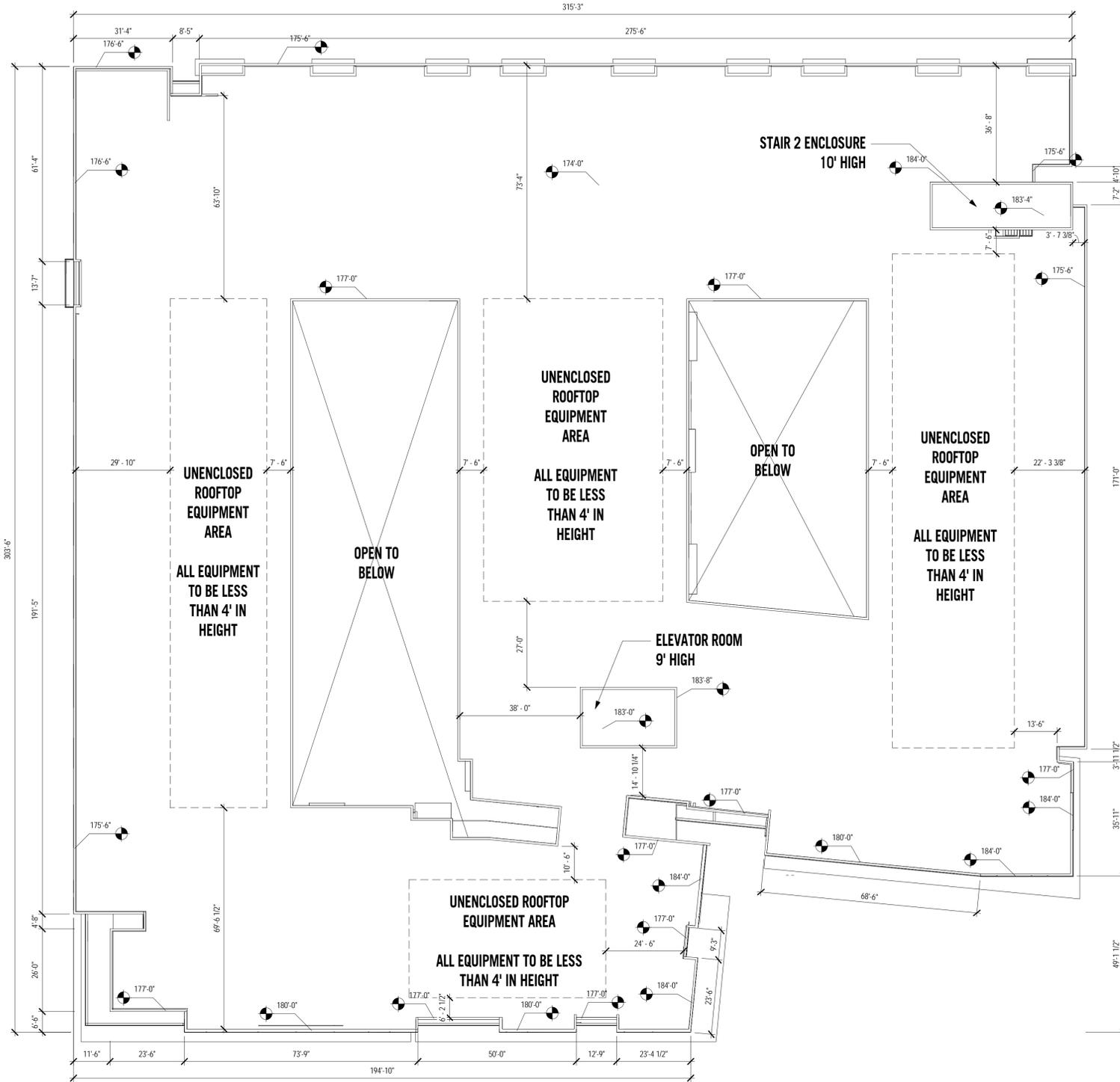
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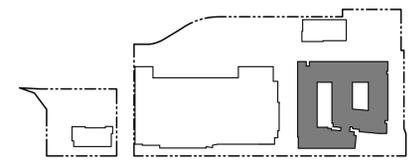
**1** TYPICAL RESIDENTIAL LEVEL PLAN  
1" = 20'-0"





1 ROOF PLAN  
1" = 20'-0"

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# CAPITOL GATEWAY MARKETPLACE

WASHINGTON, DC

	PARCEL 1		PARCEL 2		PARCEL 3		PARCEL 4		TOTAL	
	ALLOWED / REQUIRED	PROVIDED	ALLOWED / REQUIRED	PROVIDED	ALLOWED / REQUIRED	PROVIDED	ALLOWED / REQUIRED	PROVIDED	ALLOWED / REQUIRED	PROVIDED
<b>USE</b>		Restaurant		Large-Format Retail		Office		Mixed-Use		
<b>CURRENT ZONING</b>		R-2		R-5-A		R-5-A		R-5-A		VARIES
<b>PROPOSED ZONING</b>		C-2-A		C-2-A		C-2-A		C-2-A		C-2-A
<b>SITE AREA</b>										
ACRES		1.42		5.84		0.72		3.99		11.98
SQUARE FEET		61,817		254,494		31,452		173,971		521,734
<b>BUILDING FOOTPRINT</b>		8,800		135,551		10,866		85,300		240,517
<b>LOT COVERAGE</b>		14.2%		53.3%		34.5%	75% ††	49.0%		46.1%
<b>GROSS FLOOR AREA</b>										
RESIDENTIAL		0		0		0		298,316		298,316
NON-RESIDENTIAL		8,800		135,551		21,900		23,962		190,213
ABOVE-GRADE PARKING		0		0		0		57,093		57,093
TOTAL		8,800		135,551		21,900		379,371		545,622
<b>FAR</b>										
RESIDENTIAL	3.0	0.00	3.0	0.00	3.0	0.00	3.0	1.71	3.0	0.57
NON-RESIDENTIAL	2.0	0.14	2.0	0.53	2.0	0.70	2.0	0.47	2.0	0.47
TOTAL	3.0	0.14	3.0	0.53	3.0	0.70	3.0	2.18	3.0	1.05
<b>YARD SETBACKS</b>										
FRONT	35' *	35'-0"	35' *	41'-4"	17'-4" †	92'-10"	35' *	37'-3"	VARIES	VARIES
REAR	15'	133'-2"	15'	AVG 96'-7"	15'	17'-4"	15'	28'-4"	VARIES	VARIES
SIDE	6' **	15'-11"	15'	36'-11"	8'-4" **	13'-6"	15'-9" **	34'-2"	VARIES	VARIES
SIDE	6' **	91'-2"	15'	41'-11"	8'-4" **	23'-11"	15'-9" **	50'-6"	VARIES	VARIES
<b>COURTS</b>										
EAST COURT	NA	NA	NA	NA	NA	NA				
WIDTH							15' ***	53'-0"		
AREA (SQUARE FEET)							450 †††	5,433		
WEST COURT							15' ***	53'-0"		
WIDTH							450 †††	8,735		
AREA (SQUARE FEET)										
<b>BUILDING HEIGHT</b>	65'	32'-4"	65'	40'-10"	65'	50'-0"	65'	TOP OF ROOF: 62'-9" § TOP OF PARAPET: 72'-9" §	VARIES	VARIES
<b>PARKING</b>										
RESIDENTIAL							142 §§	185		185
NON-RESIDENTIAL	73 ‡	91	442 ††	484 §§§	67 †††	32 §	70 ††	80 ¶	794	687 §§§
TOTAL							212 ††	265 ¶		872
<b>LOADING</b>										
RESIDENTIAL										
LOADING BERTH							1 @ 55'	1 @ 30' § ¶¶¶	1 @ 55'	1 @ 30' §
LOADING PLATFORM							1 @ 200 sq. ft.	1 @ 200 sq. ft. ¶¶¶	1 @ 200 sq. ft.	1 @ 200 sq. ft.
SERVICE / DELIVERY							1 @ 20'	1 @ 20' ¶¶¶	1 @ 20'	1 @ 20'
NON-RESIDENTIAL										
LOADING BERTH	1 @ 30'	1 @ 30'	2 @ 55'	2 @ 55'	1 @ 30'	0 §	2 @ 30'	1 @ 30' § ¶¶¶	2 @ 55'	2 @ 55'
LOADING PLATFORM	1 @ 100 sq. ft.	1 @ 100 sq. ft.	1 @ 30'	1 @ 30'	1 @ 100 sq. ft.	0 §	2 @ 100 sq. ft.	1 @ 100 sq. ft. § ¶¶¶	4 @ 30'	3 @ 30' §
SERVICE / DELIVERY			2 @ 200 sq. ft.	2 @ 200 sq. ft.	1 @ 100 sq. ft.	0 §	2 @ 100 sq. ft.	1 @ 100 sq. ft. § ¶¶¶	2 @ 200 sq. ft.	2 @ 200 sq. ft.
			1 @ 100 sq. ft.	1 @ 100 sq. ft.	1 @ 100 sq. ft.	0 §	1 @ 20'	0 @ 20' § ¶¶¶	5 @ 100 sq. ft.	3 @ 100 sq. ft.
			1 @ 20'	1 @ 20'	1 @ 20'	0 §			3 @ 20'	1 @ 20' §
<b>BICYCLE PARKING</b>		4		20		4		60 ¶¶		88

**NOTES**

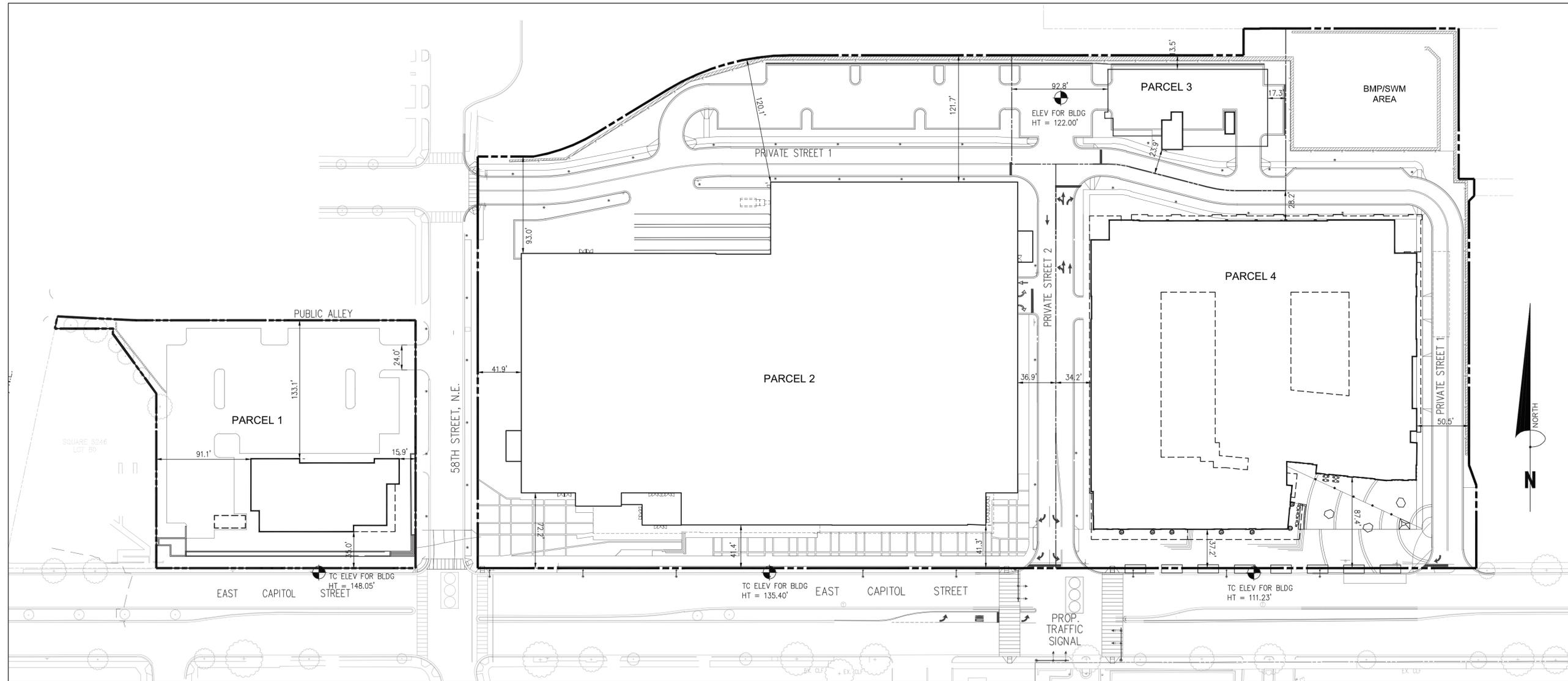
- \* Building Restriction Line per Plat (Book 199, Page 154)
- \*\* 2" per foot of height or 6' per 775.5
- \*\*\* 4" per foot of height per 776.3
- † Equivalent to rear yard per 2517.3
- †† With Inclusionary Zoning bonus per 2604.2
- ††† Twice the square of the minimum width or 350 square feet per 776.4
- ‡ 1 per 100 square feet in excess of 1,500 square feet
- ‡‡ 1 per 300 square feet in excess of 3,000 square feet
- ‡‡‡ For medical office uses, twice the number required for General Office (1 per 600 square feet in excess of 2,000 square feet)
- § Relief requested
- §§ 1 per 2 dwelling units
- §§§ 388 spaces provided on Parcel 2; 96 spaces located on Parcel 4
- ¶ Excludes 96 spaces for use by Parcel 2
- ¶¶ Includes 50 spaces within building
- ¶¶¶ Shared loading facility

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FAR TABULATION

PARCEL	SITE AREA (SF)	BUILDING GROSS FLOOR AREA (SF)	STREET AREA (SF)	FAR	FAR WITHOUT STREET AREA
1	61,817	8,800	0	0.14	0.14
2	254,494	135,551	23,552	0.53	0.59
3	31,452	21,900	3,613	0.70	0.79
4	173,971	379,371	25,397	2.18	2.55
<b>TOTAL</b>	<b>521,734</b>	<b>545,622</b>	<b>52,562</b>	<b>1.05</b>	<b>1.16</b>



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