



PARCEL F-1
 SQUARE: 1112 E
 LOT: 0804
 ZONE: HE-1
 SITE AREA: 60,862 SF

HE-1 Zone Requirements

Section	Regulation	Requirement	Provided	STATUS	REF. SHEET IN ZC REVIEW SUBMISSION
2800-2806	General Provisions, ZC Review, Uses (MOR, Special Exceptions, Prohibited, Accessory)	N/A	N/A	Complies	N/A
2807, RFP	Inclusionary Zoning	30% of total units (see Affordable Housing Chart)	28 Units	Complies	3
2808	Maximum Lot Occupancy:	80%	52%	Complies	14
2808	Maximum Building Height:	50'	52'-0" (from m.p. @ 64.47', 19th St)	Zoning relief for 2' of add'l height at HE-1	24
2808	Maximum FAR*:	Max. Total = 3.0 Retail/ Non-res: Square F = 0.8	Max. Total = 1.86 Retail/ Non-Res. = 0.22	Complies	3
2808	Maximum No. of Stories:	4	4 (from m.p. @ 64.47', 19th St)	Complies	24
2809, 411, 400.7	Penthouses: (1,654 of habitable sf)	1) Multiple enclosures 2) Penthouse walls may be multiple heights (HE-1 = 12' w/15' mech space) 3) 0.40 FAR maximum habitable space allowed	1) Multiple enclosures 2) Multiple heights 3) 0.03 FAR	Complies	23
2810	Side Yard Setbacks:	None required, 8'-0" min. if provided	8'-10"	Complies	10
2810	Rear Yard Setback:	15'-5" Residential portion of bldg at or below grade: 3" per vertical distance from mean finished grade at middle of the rear of the structure to the highest point of the main roof, not less than 12'-0"	26'-10"	Complies	10
2811-2814	(See next page, table cont'd)				
2815, 2101	Parking:	Total = 60 spaces Residential spaces = 46 spaces (R-5-B = 1:2 dwelling units) Retail/ Non-Res. = 14 spaces (CR = in excess of 3,000 sf, 1 per additional 750 sf of gfa) No driveway or garage entrance providing access to parking or loading areas shall be permitted from a primary or secondary street. Driveway or garage entrances shall be 40' min. from intersection of the curb lines extended.	45 total spaces provided 27 standard spaces (60%); 18 compact spaces (40%)	Zoning relief for reduction of 15 spaces	21
2119	Bicycle Parking:	Total Required = 31 spaces DDOT: Residential Spaces = 1:3 units = 30 space Retail =1:10,000sf = 1 space	31 spaces	Complies	21
2815, 2201	Loading:	Residential (R-5-B): (1) 55' berth, (1) 200sf platform, (1) 20' service and delivery space Retail/ Non-Res. (CR): (1) 30' berth, (1) 100sf platform , (1) 20' service and delivery space Loading berths shall not front onto a primary or secondary street	1 loading berth @ 30' deep, 1 loading platform @ 100sf, 1 service @ 20' deep	Zoning relief for (1) 55' berth and (1) 200sf platform	21

Gross Floor Area

Floor	Residential (gsf)	Retail/ Non-Res. (gsf)	Total (gsf)
G	14,621	13,423	28,044
1	12,230	0	12,230
2	24,312	0	24,312
3	24,312	0	24,312
4	24,312	0	24,312
Total	99,787	13,423	113,210

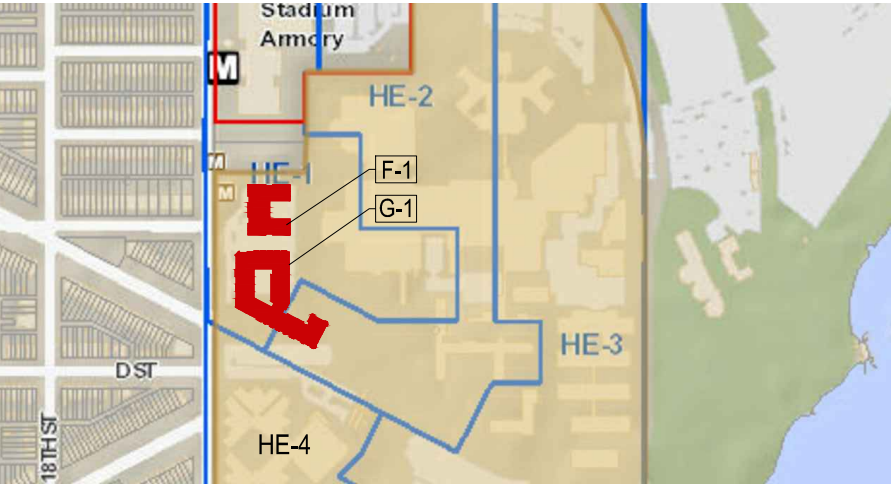
NOTE: For purposes of counting F.A.R. gfa does not include: 1) bays projecting over property line, 2) parking access ramps, 3) habitable penthouse space below 0.4 FAR, and 4) cellar floor area.

Unit Mix

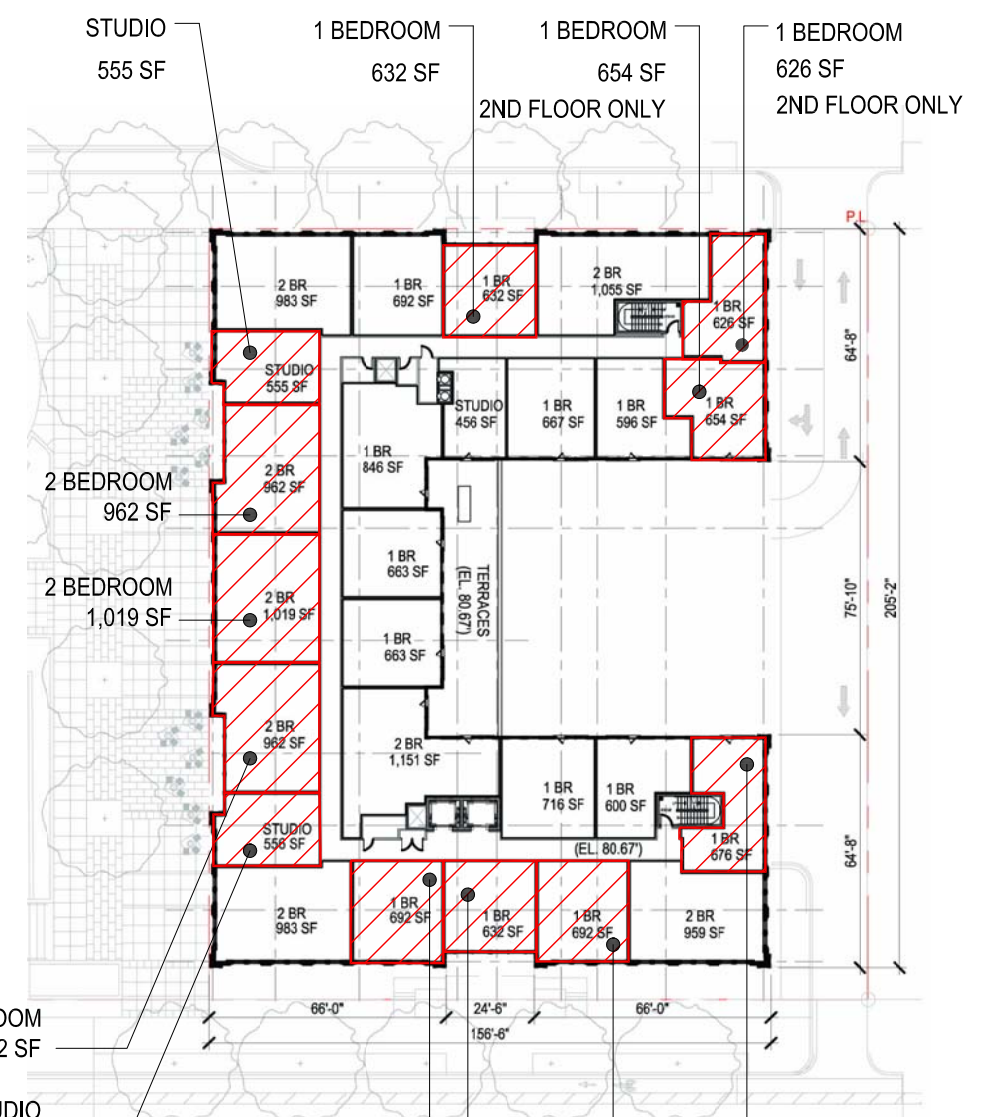
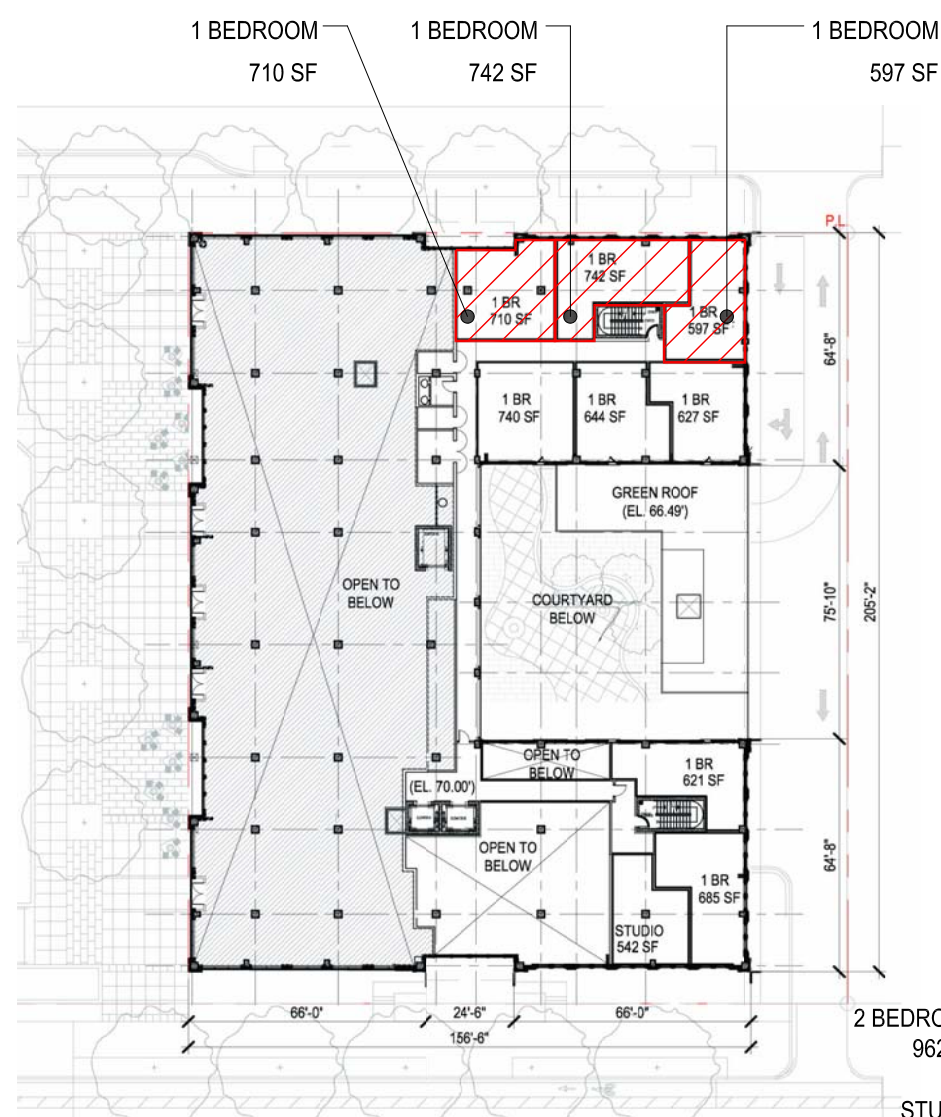
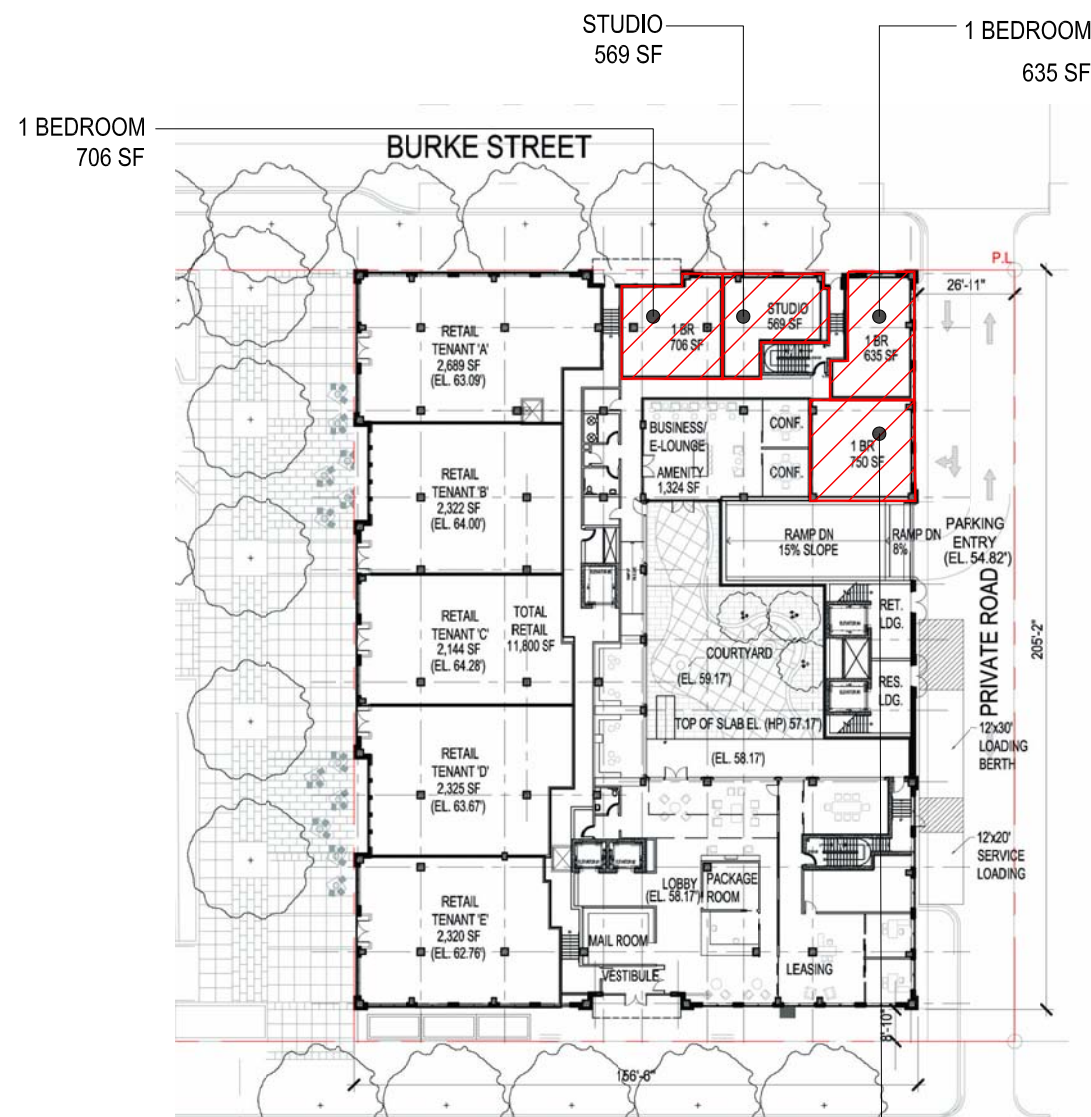
Floor	STUDIO	1 BEDROOM	2 BEDROOM	NO. OF UNITS
G	1	3	0	4
1	1	8	0	9
2	3	15	8	26
3	3	15	8	26
4	3	15	8	26
Total	11	56	24	91
Percentage	12%	62%	26%	100%

Affordable Housing Chart

Residential Unit Type	Units	Income Type	Affordable Control Period	Affordable Unit Type
Total	91	N/A	N/A	N/A
Market Rate	63	Market	N/A	Rental
Affordable Units	14	30% AMI	50 years	Rental
Affordable Units	14	60% AMI	50 years	Rental



1 ZONING MAP
 Scale: NTS



AFFORDABLE HOUSING UNITS

CODE REQUIREMENTS 30% OF TOTAL BUILDING UNITS

	DCMR 11 - CHAPTER 26	PROVIDED UNITS
	AFFORDABLE UNITS	28 APT UNITS
	REQ'D TOTAL:28	PROVIDED : 28 UNITS

THE ACTUAL LOCATION OF THE AFFORDABLE UNITS MAY CHANGE DEPENDING ON DEMAND/AFFORDABILITY LEVEL. NONWITHSTANDING, THE AFFORDABLE UNITS WILL BE DISBURSED THROUGHOUT THE PROJECT AND NOT CONCENTRATED ON ANY ONE FLOOR OR WITHIN A TIER OR SECTION OF THE PROJECT. FURTHER, THE DISTRIBUTION OF AFFORDABLE UNITS SHALL BE PROPORTIONAL TO THE MARKET-RATE UNITS.



PARCEL G-1

SQUARE: 1112 E
LOT: 0804

ZONE: HE-1 and HE-2
SITE AREA: 87,614 SF

HE-1 and HE-2 Zone Requirements

Section	Regulation	Requirement	Provided	STATUS	REF. SHEET IN ZC REVIEW SUBMISSION
2800-2806	General Provisions, ZC Review, Uses (MOR, Special Exceptions, Prohibited, Accessory)	N/A	N/A	Complies	N/A
2807, RFP	Inclusionary Zoning	30% of total units (see Affordable Housing Chart)	78 Units	Complies	5
2808	Maximum Lot Occupancy:	Blended: 78.77% HE-1: 80% HE-2: 75%	Blended: 75.3% HE-1: 74.6% HE-2: 77.5%	Complies	31, 32
2808	Maximum Building Height:	HE-1: 50'-0" HE-2: 80'-0"	HE-1: 53'-0" HE-2: 69'-0" (from m.p. @ 64.65', 19th St)	Zoning relief for 3' of additional height at HE-1	48, 49
2808	Maximum FAR*:	Max Total: Blended = 3.44 (HE-1 = 3.0, HE-2 = 4.8) Retail/ Non-res: Square G =1.0	Max Total: 3.27 Retail/ Non-Res. = 0.16	Complies	5
2808	Maximum No. of Stories:	HE-1: 4 HE-2: 7	HE-1: 4 HE-2: 7 (from m.p. @ 64.65', 19th St)	Complies	48, 49
2809, 411, 400.7	Penthouses (2,527 of habitable sf)	1) Multiple enclosures 2) Penthouse walls may be multiple heights (HE-1 = 12' w/15' mech space; HE-2 = 20') 3) 0.40 FAR maximum habitable space allowed	1) Multiple enclosures 2) Multiple heights 3) 0.03 FAR	Complies	47
2810	Side Yard Setbacks:	None required, 8'-0" min. if provided	N/A	Complies	10
2810	Rear Yard Setback:	16'-11" (HE-1) and 20'-8" (HE-2) Residential portion of bldg at or below grade: 3" per vertical distance from mean finished grade at middle of the rear of the structure to the highest point of the main roof, not less than 12'-0"	24'-2"	Complies	10
2811-2814	(See next page, table cont'd)				
2815, 2101	Parking:	Total = 143 spaces Res. spaces = 129 spaces (R-5-B = 1:2 dwelling units) Retail/ Non-Res. = 14 spaces (CR = in excess of 3,000 sf, 1 per additional 750 sf of gfa) No driveway or garage entrance providing access to parking or loading areas shall be permitted from a primary or secondary street. Driveway or garage entrances shall be 40' min. from intersection of the curb lines extended.	111 total spaces provided 67 standard spaces (60%); 44 compact spaces (40%)	Zoning relief for reduction of 32 spaces	41
2119	Bicycle Parking:	Total Required = 88 spaces DDOT: Residential Spaces = 1:3 units = 86 space Retail = 1:10,000sf = 2 spaces	88 spaces	Complies	41
2815, 2201	Loading*:	Residential (R-5-B): (1) 55' berth, (1) 200sf platform, (1) 20' service and delivery space	1 loading berth @ 30' deep, 1 loading platform @ 100sf, 1 service @ 20' deep	Zoning relief for reduction from 55' berth and 200sf platform	42
Ch.32A	Bays:	Massachusetts Ave = 66'-6" max. single projection; 173'-7" max. aggregate projections 20th St = 26'-9" max. single projection; 54'-3" max. aggregate projections	Mass. Ave = 17'-0"/ 114'-5" 20th St = 14'-4"/ 28'-8"	Complies	43

NOTE: Loading requirement is based on the building use greater than 90% of the entire building, per section 2202.2. Residential gsf = 93.5%

Gross Floor Area

Floor	Residential (gsf)	Retail/ Non-Res. (gsf)	Total Per Zoning (gsf)	Bays over PL (gsf)
LL	40,119	0	40,119	487
	*(cellar 8,310)	*(cellar 5,786)		
1	37,780	13,765	51,545	487
Mezz	11,940	0	11,940	0
2	52,703	0	52,703	487
3	52,703	0	52,703	487
4	52,104	0	52,104	173
5	12,847	0	12,847	131
6	12,847	0	12,847	131
Total	273,043	13,765	286,808	2,383

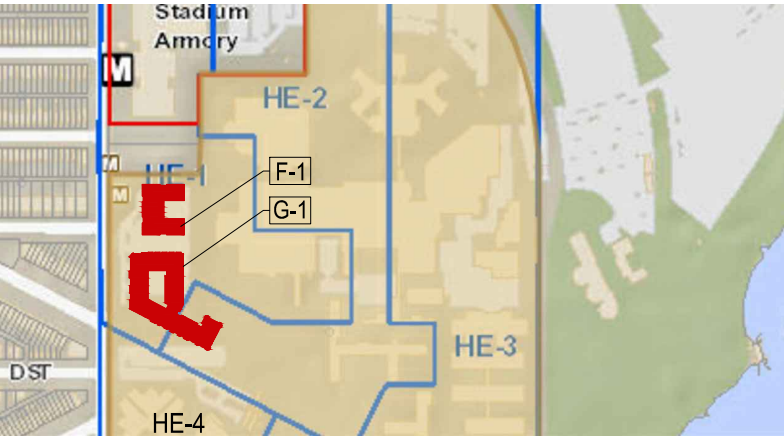
NOTE: For purposes of counting F.A.R. gfa does not include: 1) bays projecting over property line, 2) parking access ramps, 3) habitable penthouse space below 0.4 FAR, and 4) cellar floor area.

Unit Mix

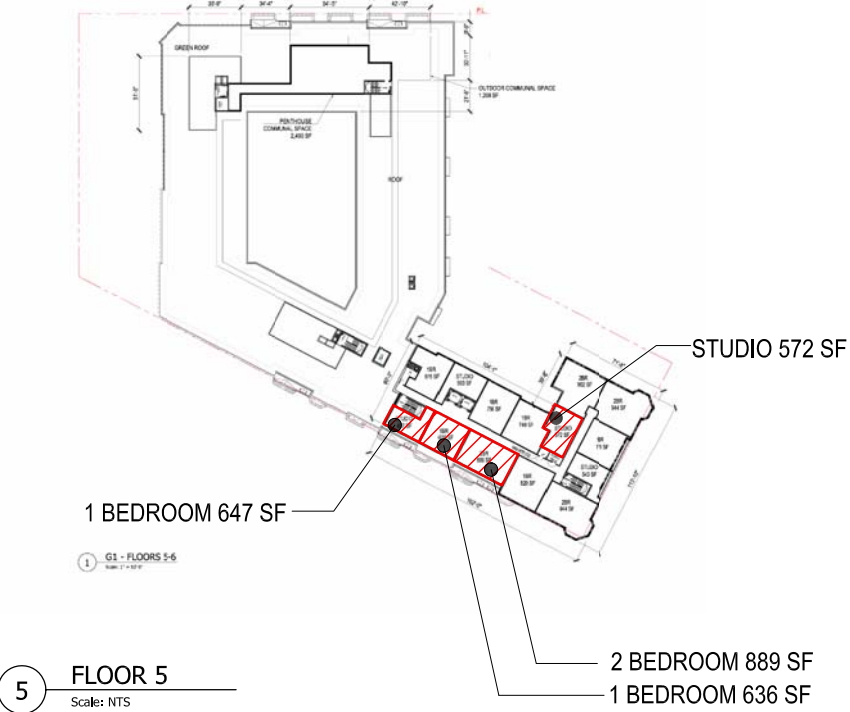
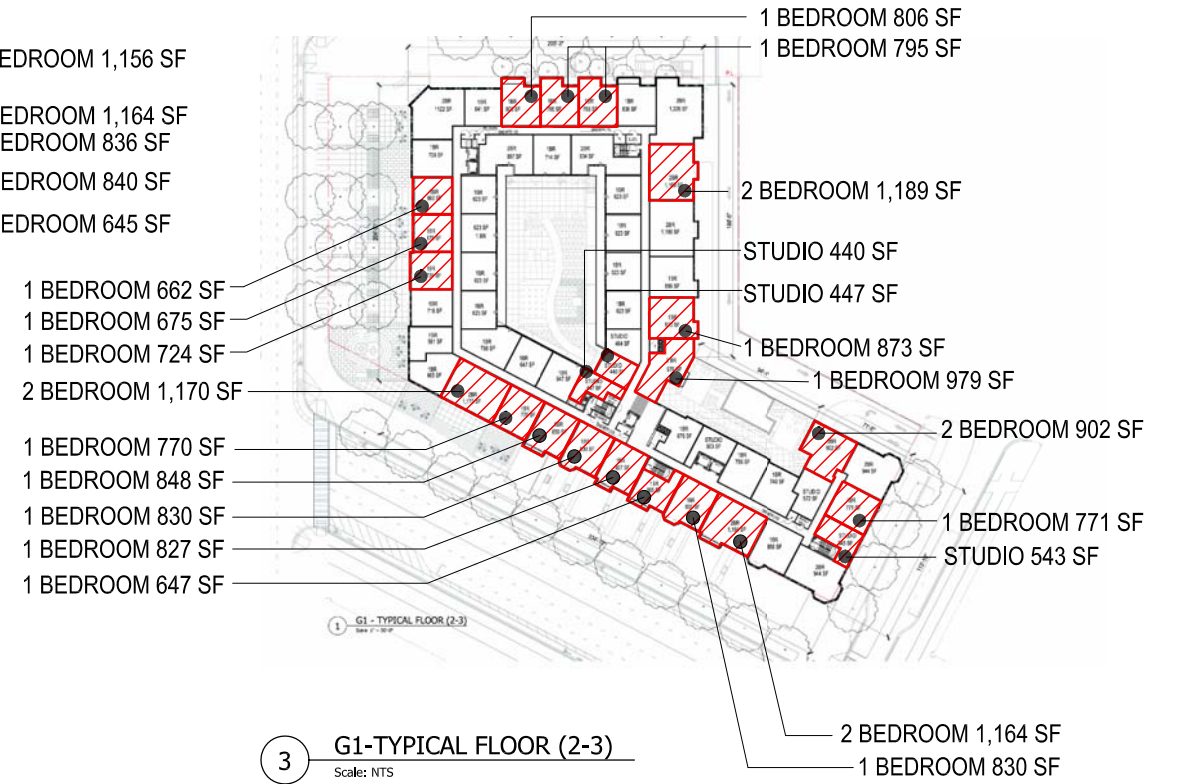
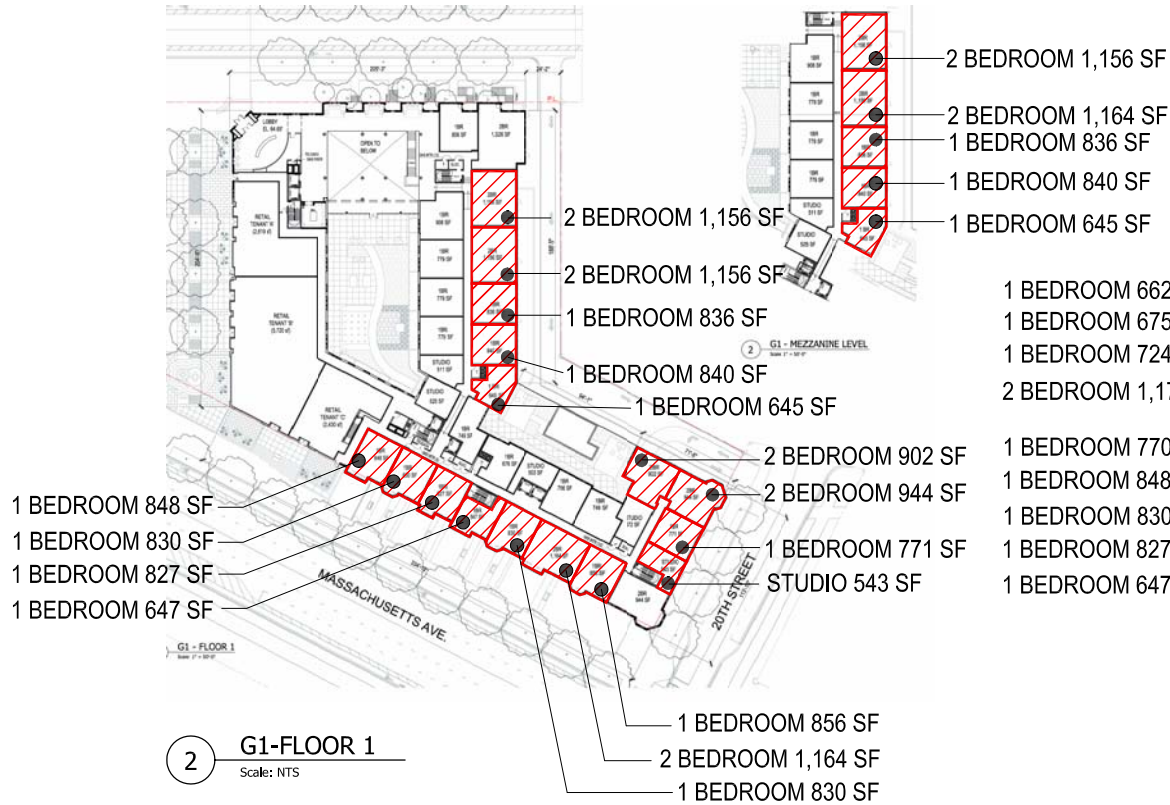
Floor	STUDIO	1 BEDROOM	2 BEDROOM	NO. OF UNITS
LL	4	17	6	27
1	5	19	7	31
Mezz	2	7	2	11
2	6	37	12	55
3	6	33	16	55
4	6	33	12	51
5	4	6	4	14
6	4	6	4	14
Total	37	158	63	258
Percentage	14%	61%	24%	100%

Affordable Housing Chart

Residential Unit Type	Units	Income Type	Affordable Control Period	Affordable Unit Type
Total	258	N/A	N/A	N/A
Market Rate	180	Market	N/A	Rental
Affordable Units	39	30% AMI	50 years	Rental
Affordable Units	39	60% AMI	50 years	Rental



1 ZONING MAP
Scale: NTS



AFFORDABLE UNITS

CODE REQUIREMENTS 30% OF TOTAL BUILDING UNITS

	DCMR 11 - CHAPTER 26	PROVIDED UNITS
	AFFORDABLE UNITS	78 APT UNITS
	REQ'D TOTAL:78	PROVIDED : 78 UNITS

THE ACTUAL LOCATION OF THE AFFORDABLE UNITS MAY CHANGE DEPENDING ON DEMAND/AFFORDABILITY LEVEL. NONWITHSTANDING, THE AFFORDABLE UNITS WILL BE DISBURSED THROUGHOUT THE PROJECT AND NOT CONCENTRATED ON ANY ONE FLOOR OR WITHIN A TIER OR SECTION OF THE PROJECT. FURTHER, THE DISTRIBUTION OF AFFORDABLE UNITS SHALL BE PROPORTIONAL TO THE MARKET-RATE UNITS.



SITE FURNISHINGS - BRONZE POWDERCOAT



SITE FURNISHINGS - BICYCLE RACK



SITE FURNISHINGS - TABLE AND CHAIRS



FENCING - BLACK POWDERCOAT



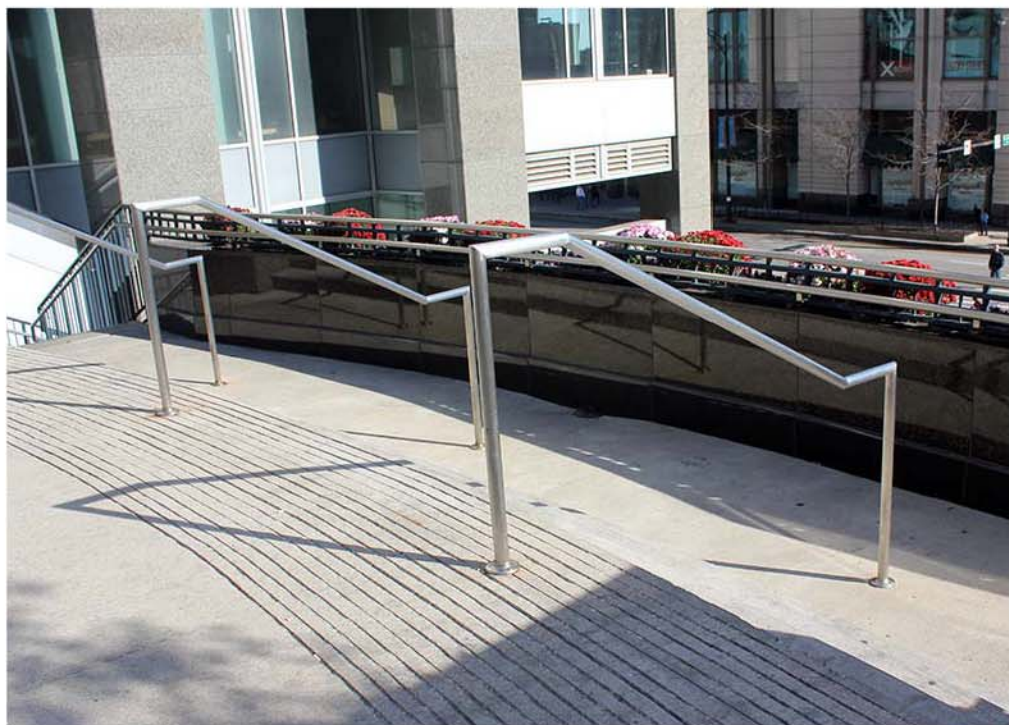
SITE FURNISHINGS - BENCH



ORNAMENTAL FENCING



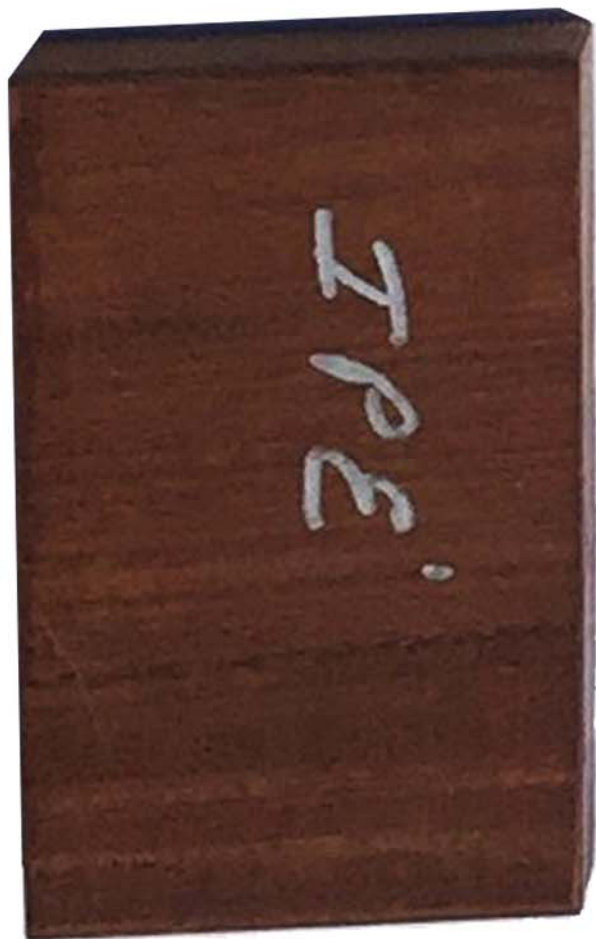
SITE FURNISHINGS - TRASH RECEPTACLE



SITE FURNISHINGS - HAND RAIL



TREE FENCING



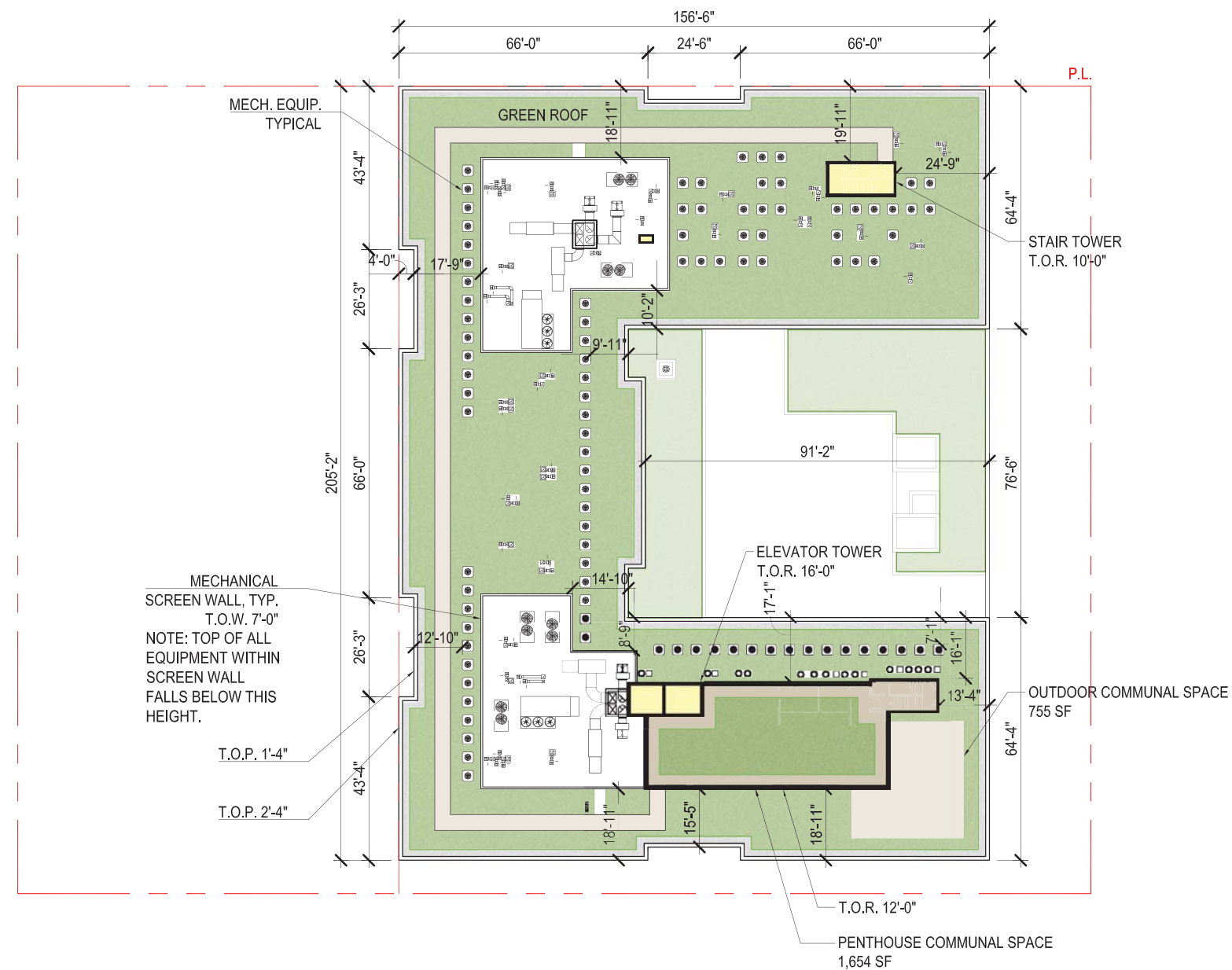
SITE FURNISHINGS - WOOD - IPE

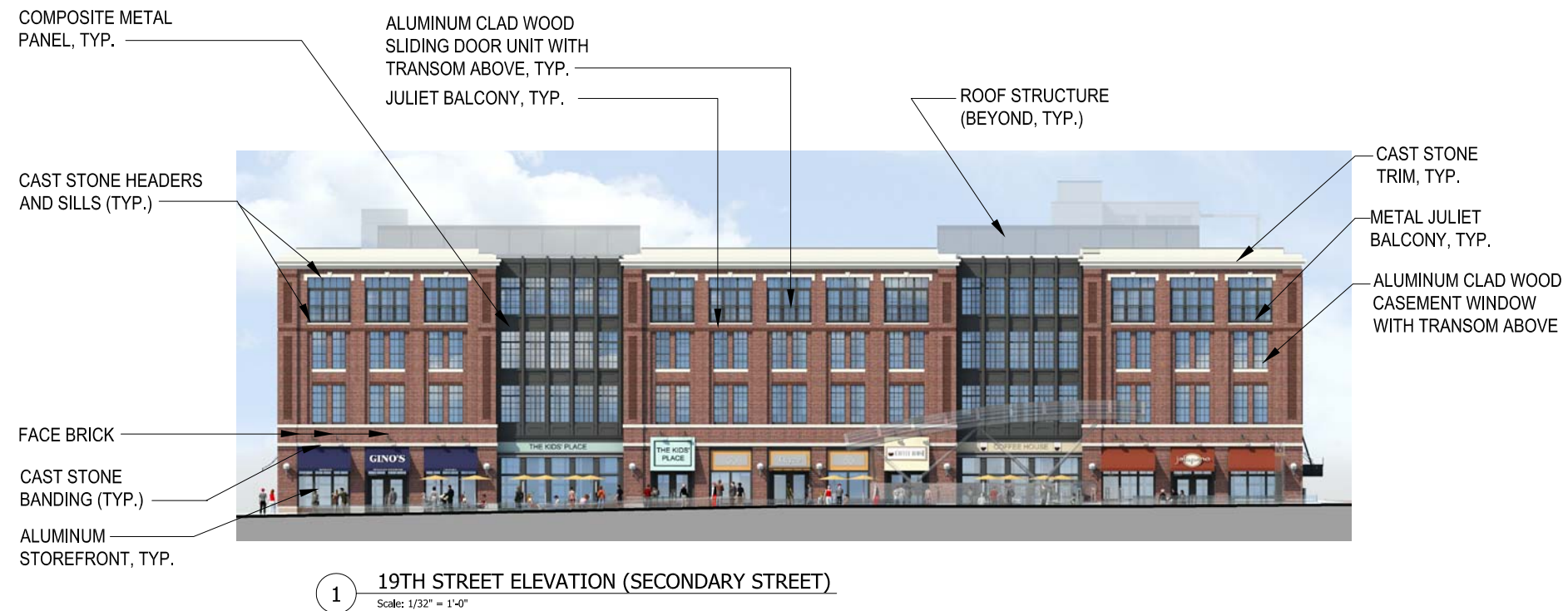


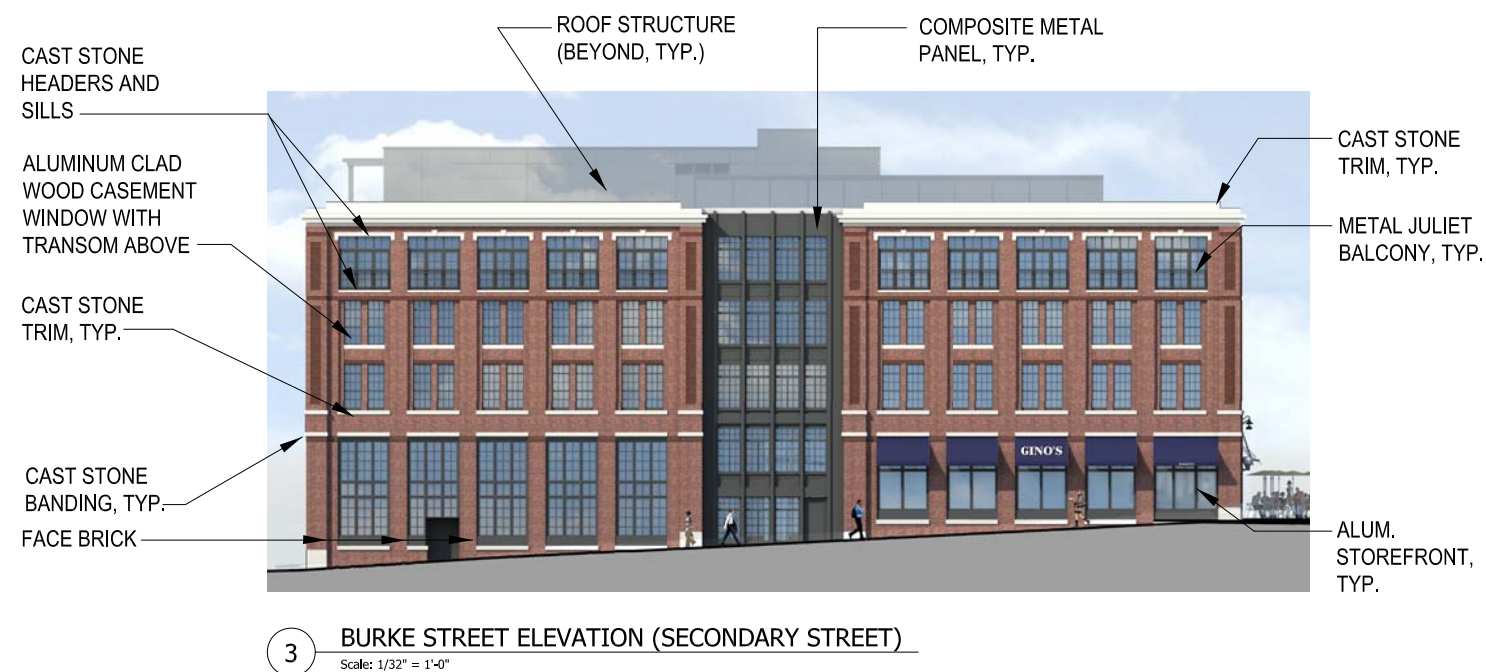
AMPHITHEATER STAGE - WOOD - CUMARU



SPECIAL PAVING









CAST STONE
TRIM, TYP.

CAST STONE HEADER
W/ KEYSTONE, TYP.

SLIDING DOOR UNIT W/
TRANSOM ABOVE

CAST STONE SILL, TYP.

METAL JULIET
BALCONY

BRICK SOLIDER
COURSE "COLOR F"

FACE BRICK "COLOR B"

CURTAINWALL SYSTEM

CAST STONE
SILL, TYP.

FACE BRICK BASE
"COLOR B"



1 ENLARGED EAST ELEVATION AT PRIVATE ROAD
Scale: NTS