

ZONING TABULATIONS

SQUARE 748 LOTS 78 & 819

LOT AREA: 10,040.7 SF
(incl. 507.6 SF closed alley)

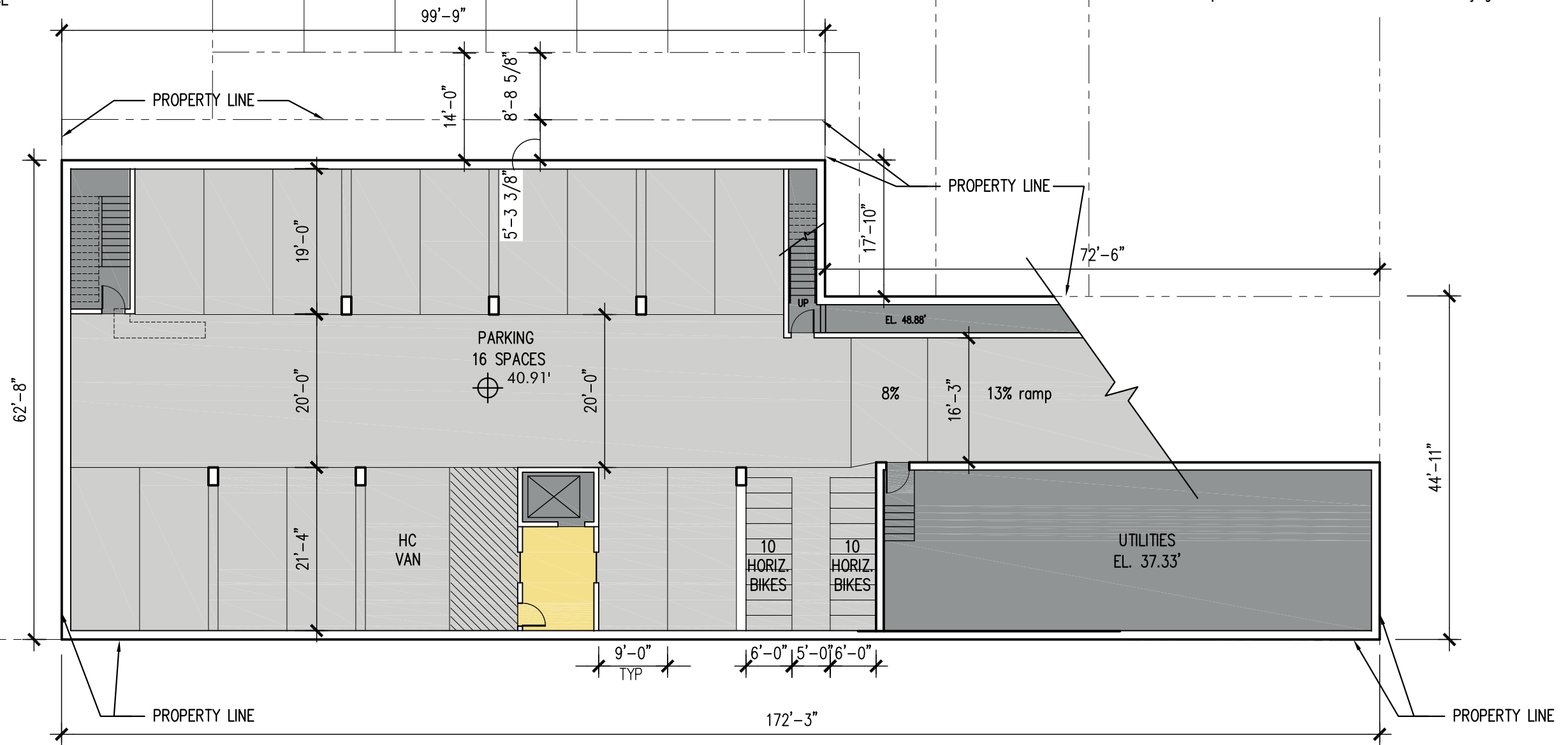
	PERMITTED BY EXISTING ZONE DISTRICT: C-M-1	PERMITTED BY PROPOSED ZONE DISTRICT: C-2-B PUD	PROPOSED DEVELOPMENT: C-2-B PUD
FAR:	3.0	6.0 (6.0 residential; 2.0 commercial)	6.0 (5.64 residential; 0.36 PDR)
FAR AREA:	30,372 sf	60,244.2 sf	60,244 sf (56,664 sf residential; 3,580 sf PDR)
BUILDING HEIGHT:	40 ft	90 ft	90 ft
NUMBER OF STORIES:	3	No limit	8
LOT OCCUPANCY:	n/a	80% residential; 100% other	79% @ levels 4-8; 76% @ level 3; 88% @ level 2 93% @ level 1
REAR YARD:	None required for first 20 ft of building's height; Minimum depth of 2.5 in/ft of building height and not less than 12 ft	15 ft Up to 20 ft plane can be measured to center line of alley	9'-7" below 20 ft plane; 5'-3" above 20 ft plane
SIDE YARD:	None required	None required; if provided, minimum width is 2 in/ft of building height and not less than 6 ft	None
OPEN COURT:	None required	min. width is 4 in/ft of building height and not less than 15 ft; open courts #1 and #2 = 22 ft	#1 open court = 15 ft; #2 open court = 15 ft
CLOSED COURT:	None required	None required	n/a
ROOF STRUCTURES:			
FAR (habitable space):	0.4	0.4	0.30
HEIGHT (habitable space):	12 ft	20 ft	12 ft
HEIGHT (mechanical space):	15 ft	20 ft	18'-6"
STORIES:	1; 2nd permitted for PH mechanical space	1 plus mezzanine; 2nd permitted for PH mechanical space	2
PARKING:			
RESIDENTIAL:	n/a (Residential use not permitted)	1 per 3 dwelling units	23 required; 16 spaces provided
RETAIL:	In excess of 3,000 sf 1 per additional 300 sf	In excess of 3,000 sf 1 per additional 750 sf	
BICYCLES:		1 per 3 dwelling units	21 required; 42 provided
LOADING:			
RESIDENTIAL:	n/a (Residential use not permitted)	1 loading berth @ 55' deep + 1 loading platform @ 200 sf + 1 delivery space @ 20' deep	1 berth at 24 ft;
PDR:	None required	None required	
INCLUSIONARY ZONING:	n/a (Residential use not permitted)	8% of residential GFA	Total residential GFA (bldg + PH) = 59,254 sf @ 8% = 4,740 sf
GAR:	0.30	0.30	0.30

KEY

- DWELLING UNITS
- COMMON AREA
- LOBBY/AMENITY
- RETAIL / PDR
- PARKING
- BUILDING SERVICE
- GREEN ROOF

GENERAL NOTES:

1. The locations, numbers, & sizes of units, stairs, elevators, & partitions are preliminary & shown for illustrative purposes only. Final layouts may vary.
2. Refer to A3.02 for overall building dimensions
3. Flexibility is requested to make refinements to parking & loading configurations, including layout, so long as the required parking & loading complies with the size, location, access, maintenance & operation requirements of 11 DCMR or the flexibility granted herein.

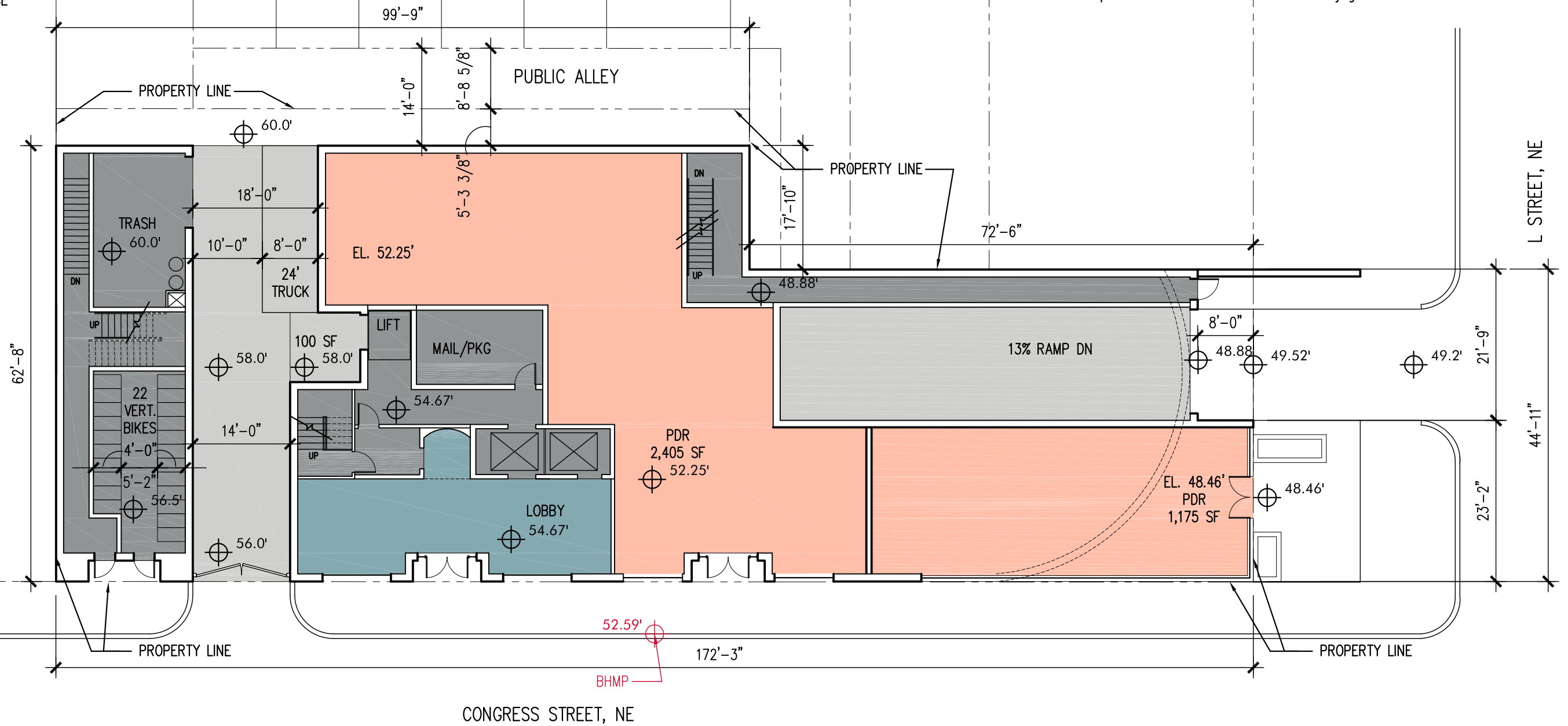


KEY

- DWELLING UNITS
- COMMON AREA
- LOBBY/AMENITY
- RETAIL / PDR
- PARKING
- BUILDING SERVICE
- GREEN ROOF

GENERAL NOTES:

1. The locations, numbers, & sizes of units, stairs, elevators, & partitions are preliminary & shown for illustrative purposes only. Final layouts may vary.
2. Refer to A3.02 for overall building dimensions
3. Flexibility is requested to make refinements to parking & loading configurations, including layout, so long as the required parking & loading complies with the size, location, access, maintenance & operation requirements of 11 DCMR or the flexibility granted herein.

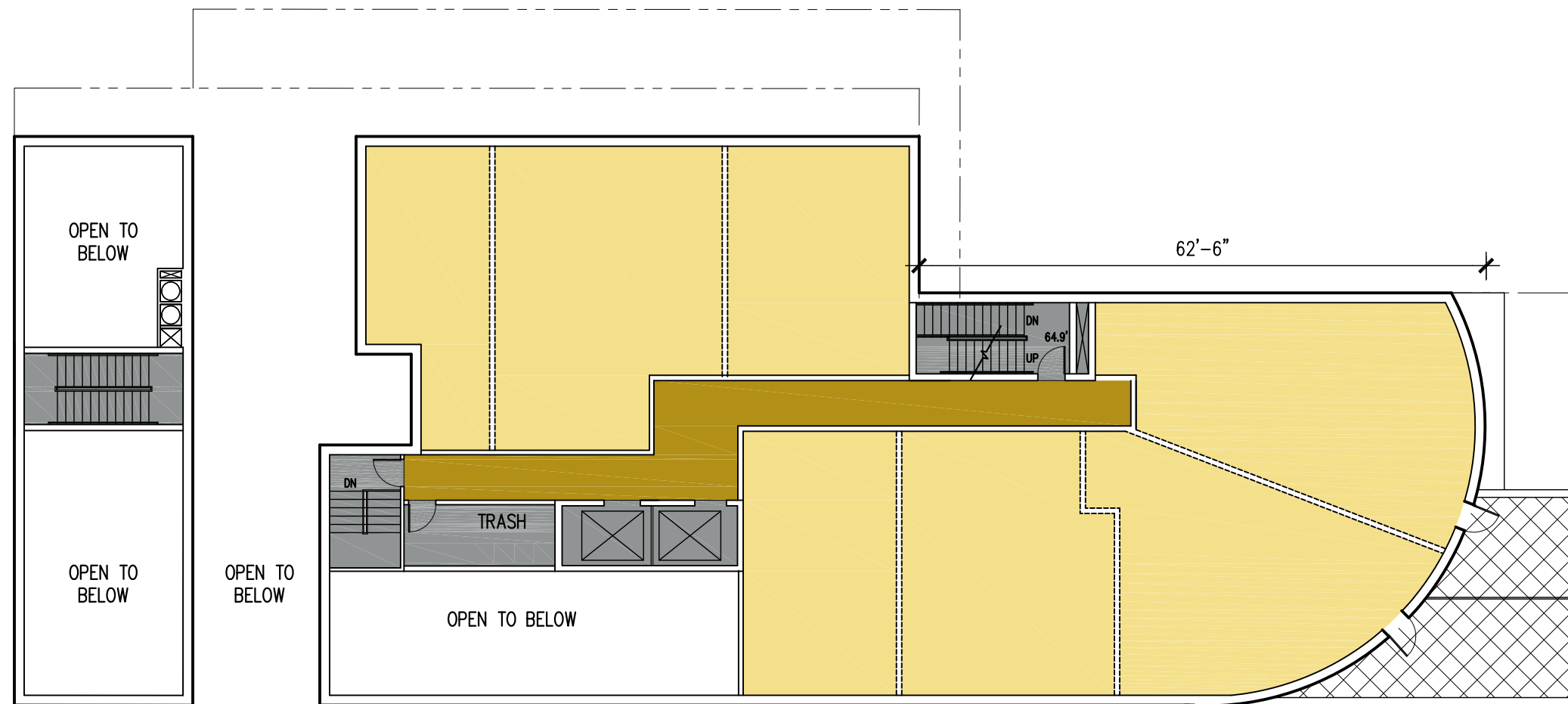


KEY

- DWELLING UNITS
- COMMON AREA
- LOBBY/AMENITY
- RETAIL / PDR
- PARKING
- BUILDING SERVICE
- GREEN ROOF

GENERAL NOTES:

1. The locations, numbers, & sizes of units, stairs, elevators, & partitions are preliminary & shown for illustrative purposes only. Final layouts may vary.
2. Refer to A3.02 for overall building dimensions
3. Flexibility is requested to make refinements to parking & loading configurations, including layout, so long as the required parking & loading complies with the size, location, access, maintenance & operation requirements of 11 DCMR or the flexibility granted herein.

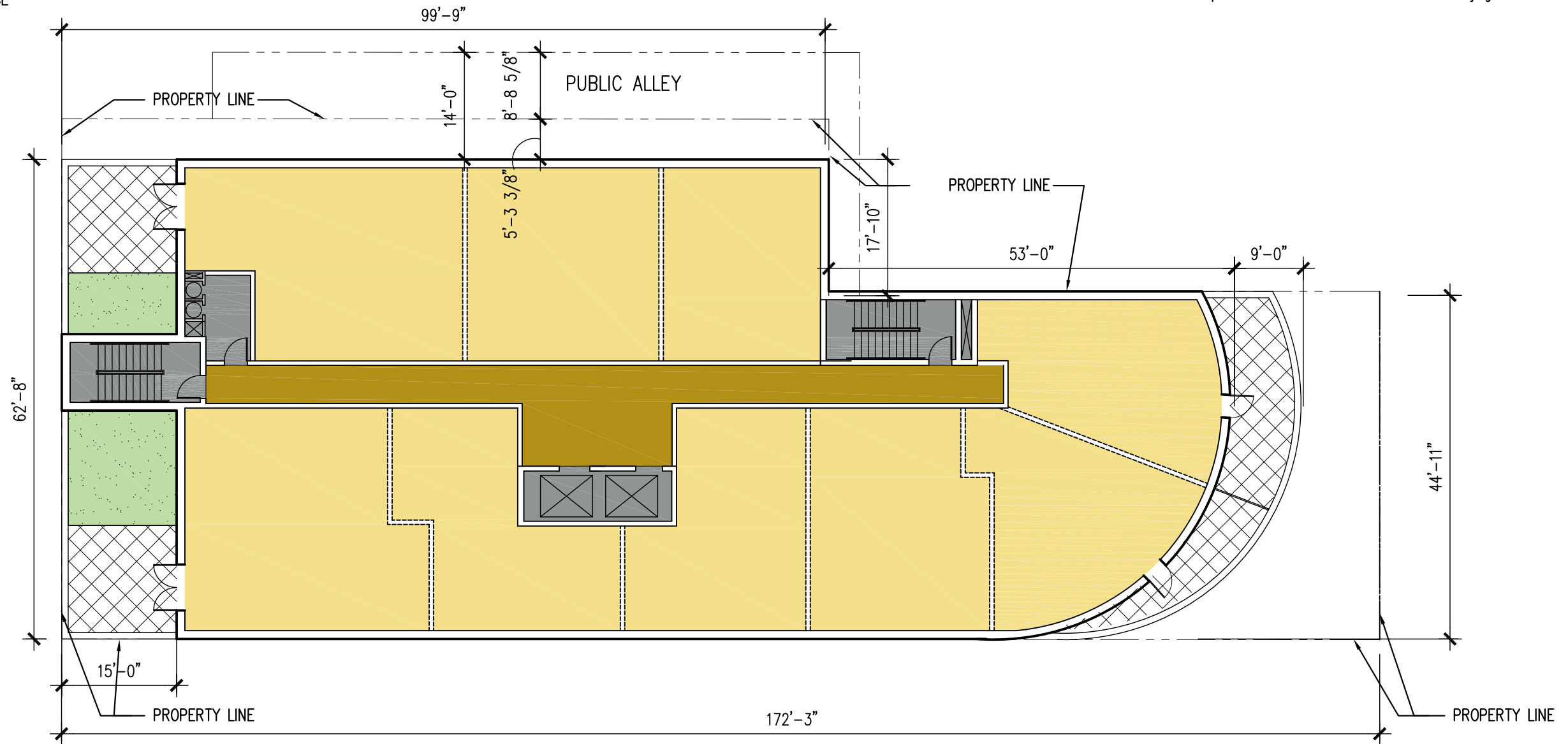


KEY

- DWELLING UNITS
- COMMON AREA
- LOBBY/AMENITY
- RETAIL / PDR
- PARKING
- BUILDING SERVICE
- GREEN ROOF

GENERAL NOTES:

1. The locations, numbers, & sizes of units, stairs, elevators, & partitions are preliminary & shown for illustrative purposes only. Final layouts may vary.
2. Refer to A3.02 for overall building dimensions
3. Flexibility is requested to make refinements to parking & loading configurations, including layout, so long as the required parking & loading complies with the size, location, access, maintenance & operation requirements of 11 DCMR or the flexibility granted herein.

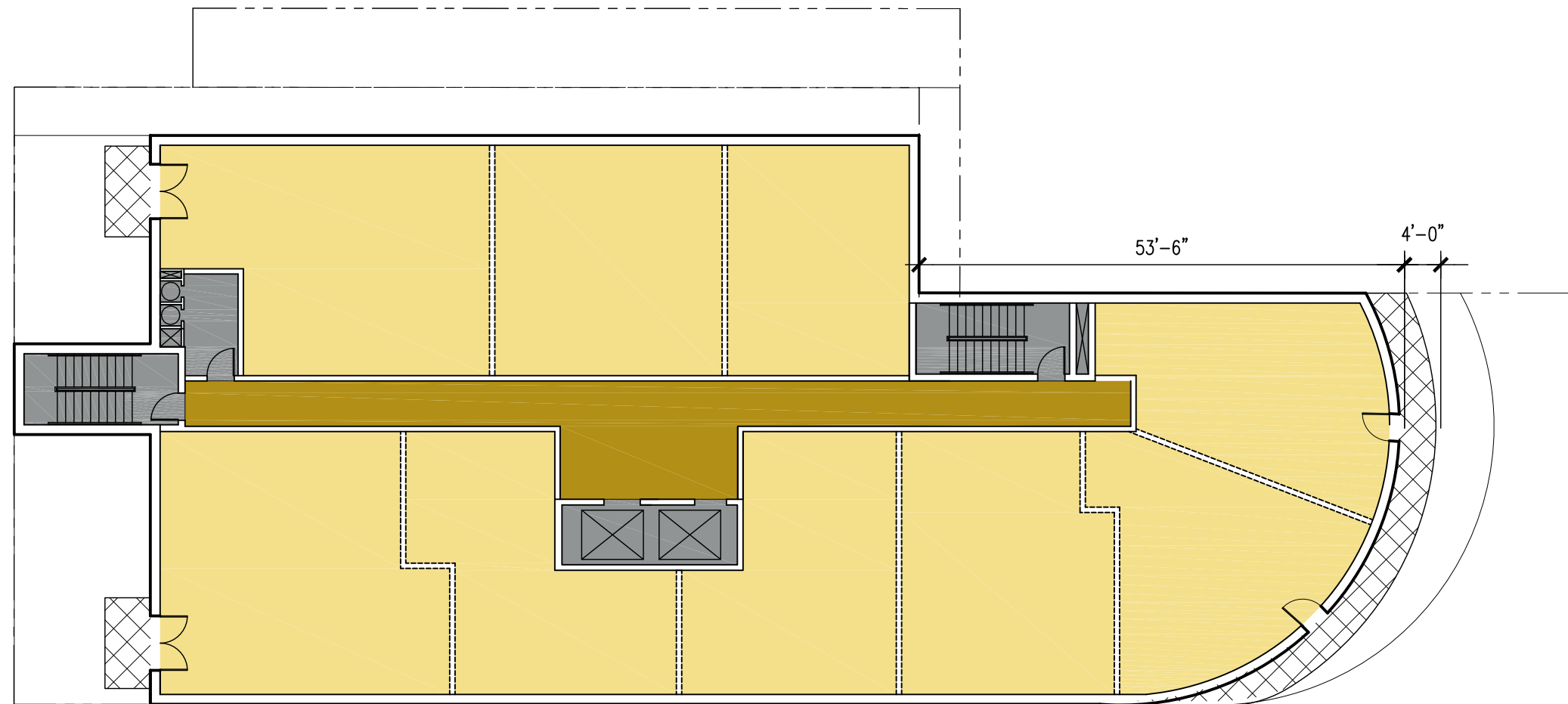


KEY

- DWELLING UNITS
- COMMON AREA
- LOBBY/AMENITY
- RETAIL / PDR
- PARKING
- BUILDING SERVICE
- GREEN ROOF

GENERAL NOTES:

1. The locations, numbers, & sizes of units, stairs, elevators, & partitions are preliminary & shown for illustrative purposes only. Final layouts may vary.
2. Refer to A3.02 for overall building dimensions
3. Flexibility is requested to make refinements to parking & loading configurations, including layout, so long as the required parking & loading complies with the size, location, access, maintenance & operation requirements of 11 DCMR or the flexibility granted herein.



KEY

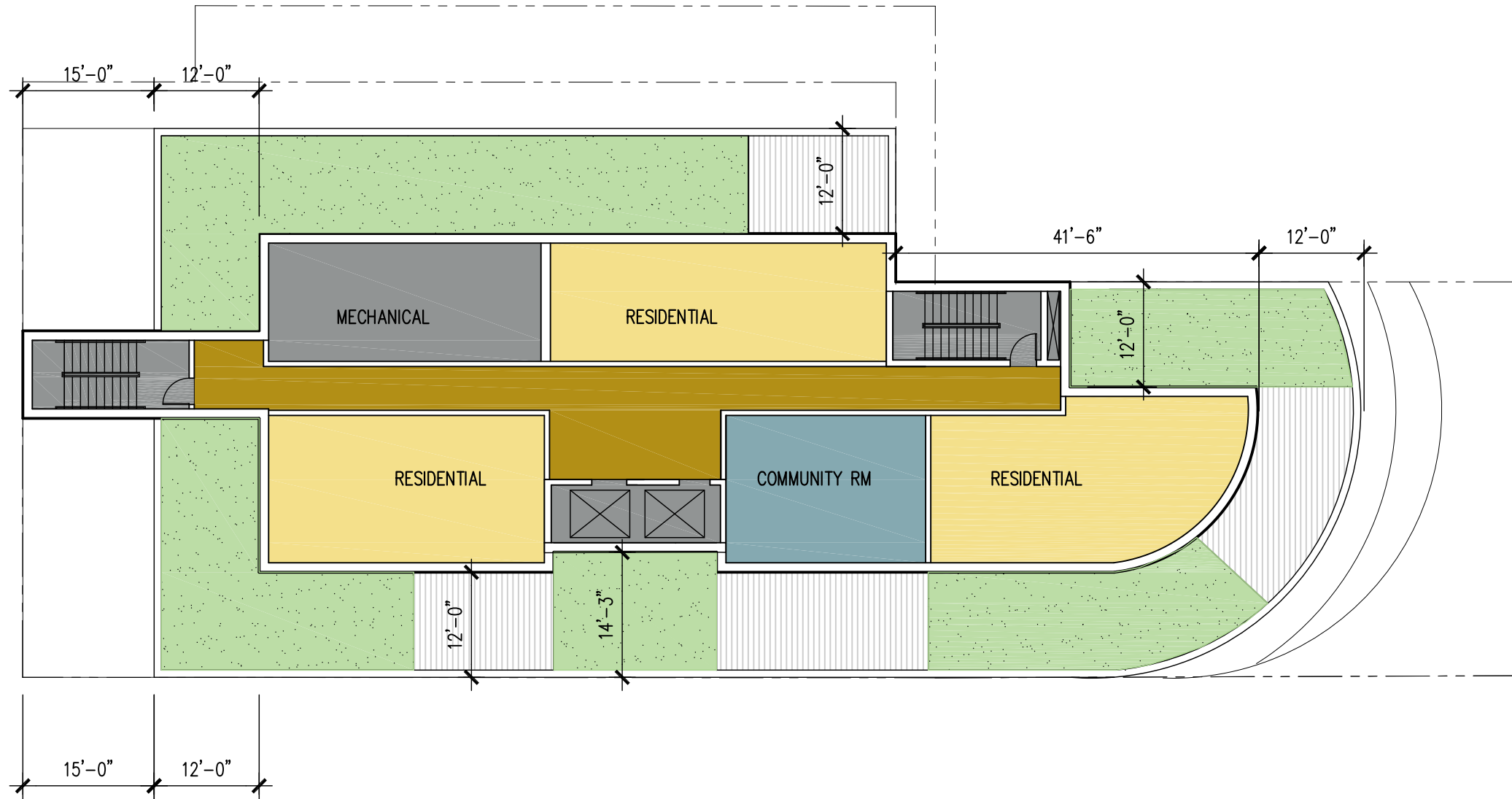
- DWELLING UNITS
- COMMON AREA
- LOBBY/AMENITY
- RETAIL / PDR
- PARKING
- BUILDING SERVICE
- GREEN ROOF

PENTHOUSE AREA BREAKDOWN

RESIDENTIAL (INCL CORR)	2,590 SF
COMMUNITY SPACE	435 SF
MECHANICAL	<u>1,053 SF</u>
TOTAL	4,078 SF

GENERAL NOTES:

1. The locations, numbers, & sizes of units, stairs, elevators, & partitions are preliminary & shown for illustrative purposes only. Final layouts may vary.
2. Refer to A3.02 for overall building dimensions
3. Flexibility is requested to make refinements to parking & loading configurations, including layout, so long as the required parking & loading complies with the size, location, access, maintenance & operation requirements of 11 DCMR or the flexibility granted herein.



KEY

- DWELLING UNITS
- COMMON AREA
- LOBBY/AMENITY
- RETAIL / PDR
- PARKING
- BUILDING SERVICE
- GREEN ROOF

GENERAL NOTES:

1. The locations, numbers, & sizes of units, stairs, elevators, & partitions are preliminary & shown for illustrative purposes only. Final layouts may vary.
2. Refer to A3.02 for overall building dimensions
3. Flexibility is requested to make refinements to parking & loading configurations, including layout, so long as the required parking & loading complies with the size, location, access, maintenance & operation requirements of 11 DCMR or the flexibility granted herein.

