

# Exhibit A

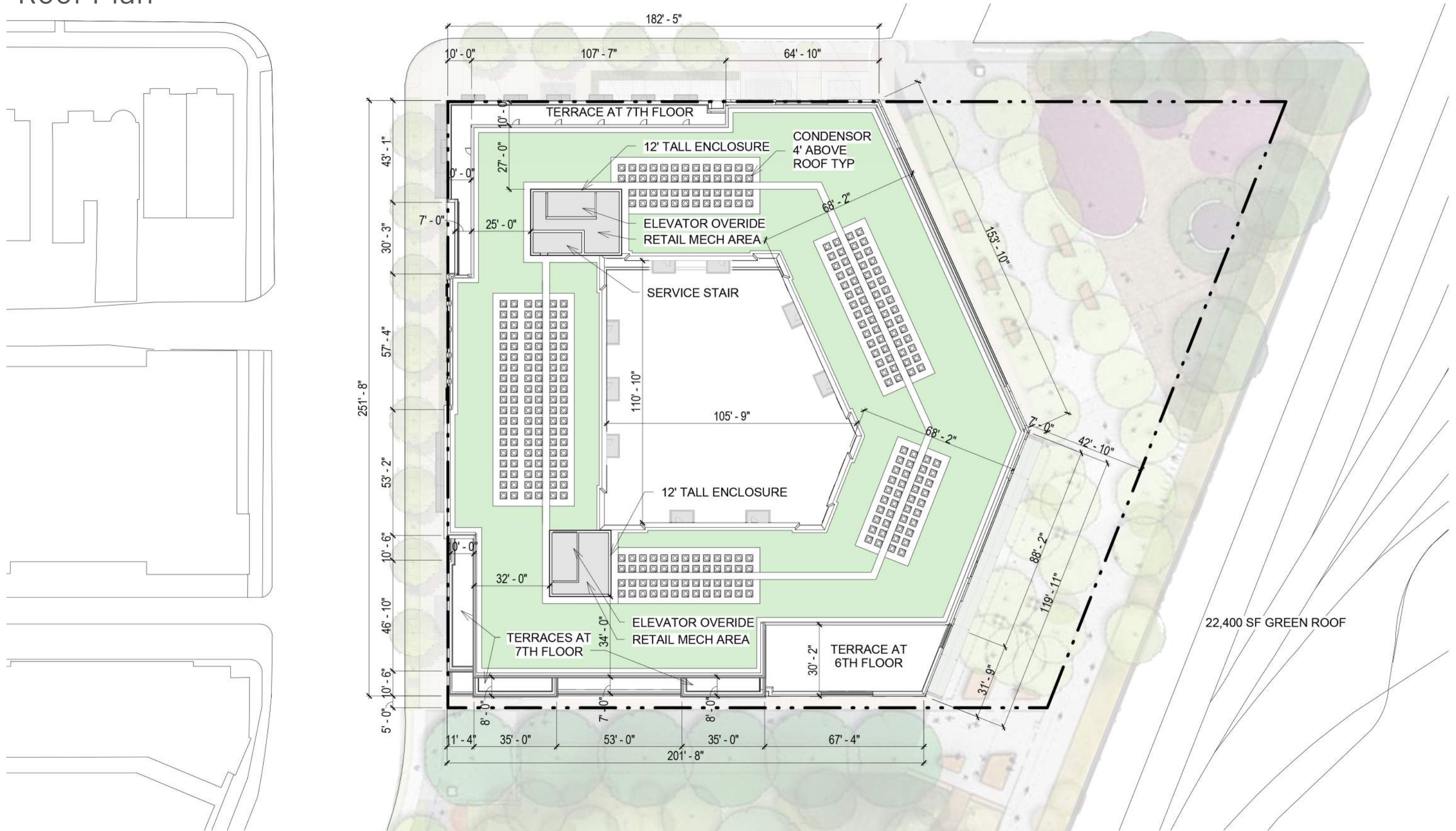
Square 3581	Lot 15	Site Area: 77,898	Current Zoning: PDR-2 and PDR-4		
	Allowable by Zoning PDR-2 (19% of Site)	Allowable by Zoning PDR-4 (81% of Site)	Allowable by Zoning MU-5-A	Provided	
FAR	PUD - 3.6 Total (3.0x20%) Byright - 3.0 Restricted 4.5 Permitted	PUD - 1.2 Total (1.0x20%) Byright - 1.0 Restricted 6.0 Permitted	PUD - 5.04 Total (3.5x20%x20%) 2.01 Maximum Non-Residential (no more than 34% increase) Byright - 3.5x20% bonus density with IZ = 4.2 1.5 Maximum Non-Residential	4.0 Total 0.2 Non-residential	312,398 GFA 8,380 GFA
Building Height	PUD - 60' tall (Byright - 60') stories-no limit	PUD - 90' tall (Byright - 90') stories-no limit	PUD - 90' tall (Byright - 65', IZ-70') stories-no limit	81' 6"	(height to top of roof) 7 stories
Penthouse	FAR = .4 max PUD - 20' 1 story + mezz Setback = 1:1	FAR = .4 max PUD - 20' 1 story + mezz Setback = 1:1	FAR = .4 max (Habitable Space) PUD - 20' 1 story + mezz Setback = 1:1	0.00	(All Penthouse Mechanical Space) 12' (1 story) Provided as required
Lot Occupancy	No max.	No max.	Byright - 80% IZ - 80%	57%	
Rear Yard	Min. Depth 2.5" per ft. of height not < 12ft	Min. Depth 2.5" per ft. of height not < 12ft	15'	49' 10"	
Side Yard	None required	None required	None required; If provided 2 inches per foot of height not < 5 feet	(86' x 2" = 14' 4") required	5' (Flexibility Requested)
Courtyards	Open Closed	Min. Width: 2.5" per ft. of height not < 6' Min. Width: 2.5" per ft. of height not < 12' Area: Twice square of req'd width not < 250 sf	Min. Width: 4" per ft. of height not < 10' (res) Min. Width: 4" per ft. of height not < 15' (res) Area: Twice square of req'd width not < 350 sf (res)	(67' x 4" = 22' 4") required (97' x 4" = 32' 4") required	Width: 53' 0" Width: 83' 0" Area: 9,745 SF
Green Area Ratio	0.3	0.3	0.3	0.3	(Per "agreement" GAR compliance for Lot C shall be met independently with NoMa parks development)
<b>Parking Requirement</b>					
Retail	1.33 per 1,000 SF in excess of 3,000 SF		1.33 per 1,000 SF in excess of 3,000 SF (8,380-3000/1000*1.33= 8 spaces required)	14 spaces provided	(0% compact)
Residential	1 space per each 3 D.U. in excess of 4 units		1 space per each 3 D.U. in excess of 4 units (328-4 / 3 = 108 spaces required) * Note: Project located within 1/2 mile of a metro station, 50% parking reduction allowed per Subtitle C §702.1	110 spaces provided 116 spaces required 124 total spaces provided	(44% compact) (39% compact)
<b>Bike Parking</b>					
Retail	<u>Long Term</u> 1 space per each 10,000 SF.	<u>Short Term</u> 1 space per each 3,500 SF.	<u>Long Term</u> 1 space per each 10,000 SF. (8,380 / 10,000 = 1)	<u>Short Term</u> 1 space per each 3,500 SF. (8,380 / 3,500 = 3)	<u>Long Term</u> 4 spaces
Residential	1 space per each 3 D.U.	1 space per each 20 D.U.	1 space per each 3 D.U. (328 / 3 = 110)	1 space per each 20 D.U. (328 / 20 = 17)	10 spaces 20 spaces
<b>Loading</b>					
Retail	Not required per Subtitle C § 903.2		Not required per Subtitle C § 901.8		Shared between uses pursuant to Subtitle C § 901.8
Residential (>50 units)	Not required per Subtitle C § 903.2		1 loading berth at 30' + 1 20' service space + 100 sf platform		2 loading berths at 30' + 2 100 sf platforms

Affordable Housing Summary	
Base Building	
Total Gross Floor Area (All uses FAR)	312,398
Total Residential Floor Area	298,752
Total Net Residential Area	249,311
Ratio of Total Net Residential Area / Total Residential Area	83%
Total Net Residential IZ Required (8% of Total Net Residential Area)	19,945
60% MFI	19,945
Total IZ	<b>19,945</b>

Unit Summary			
Proposed Units		328 units	
Unit Type	Percentage		
Studio	10%	to	20%
Jr. 1 Bedroom	10%	to	20%
1 Bedroom	25%	to	35%
Jr. 2 Bedroom	10%	to	20%
2 Bedroom	20%	to	30%

\*Subject to change based on GFA of building

# Roof Plan



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ROOF PLAN  
ECKINGTON PARK



# HINES SCHOOL: EASTERN MARKET



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# PRECEDENTS FOR TOP FLOOR



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