



PGN ARCHITECTS



210 7th Street S.E.
Washington DC 20003
202.822.5995



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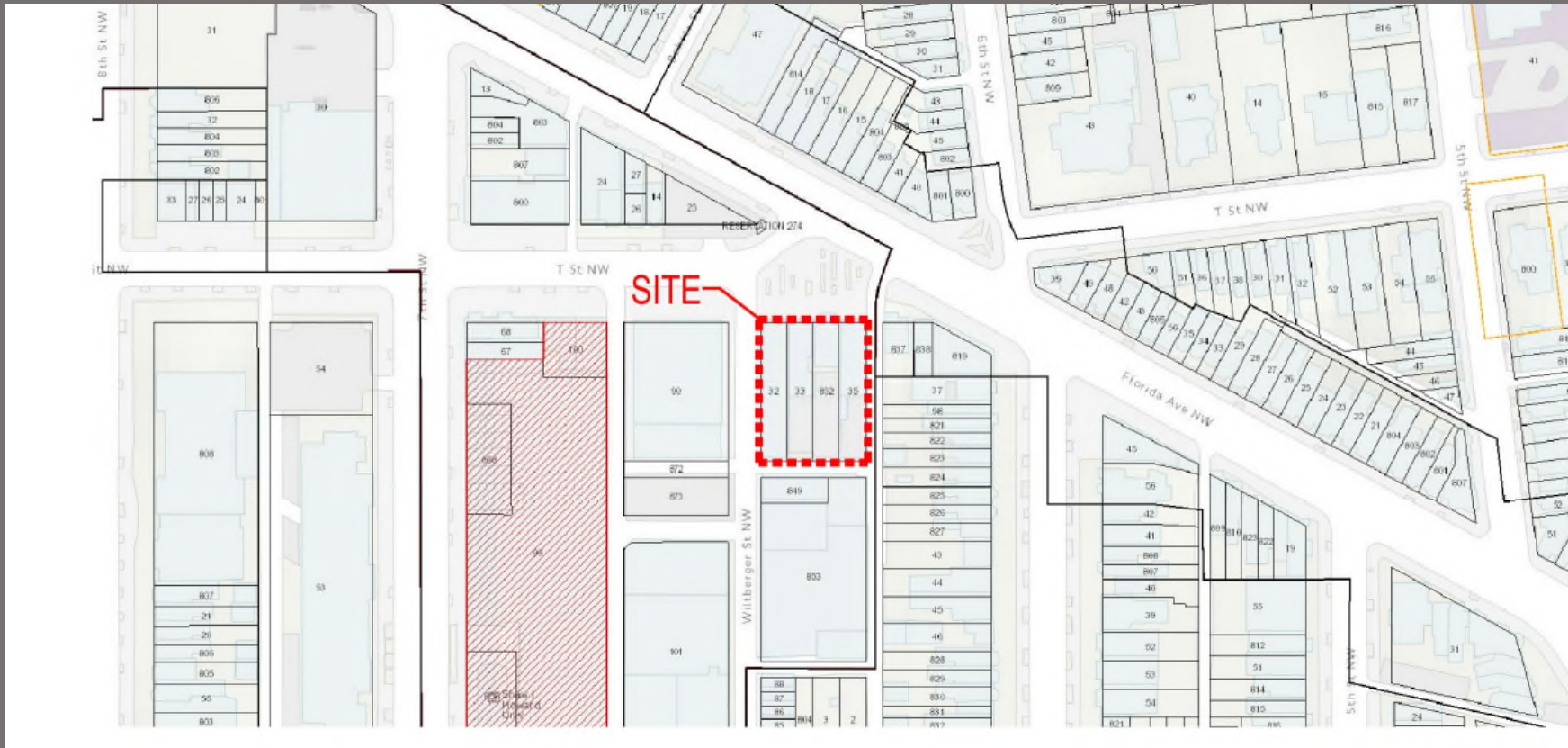
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ZONING REQUIREMENTS	REQUIRED / ALLOWED		PROVIDED		RELIEF
Zoning District	C-2-B / ARTS		C-2-B / ARTS		
Lot Area (Lots 32, 33, 35, 852)	12,023		12,023		
Lot Occupancy Ground Floor Retail	100%	12,023	62%	7,420	
Lot Occupancy 80% w/IZ	80%	9,618	80%	9,618	
Total Permitted FAR 5.92	5.92	71,176	5.72	68,787	
PH	0.40	4,809	0.40	4,809	
Height- 70'-0" with IZ	70'-0"		70'-0"		
Courts	Open Courtyard: 4" per foot of height of court, but not less than 15ft. (55'-0" x's 4")/12 = 18'-4" wide		Court - Alley Side 18'-4"		
Side Yard Setback	None required. If provided 2" per 1'-0" of height, not less than 6'-0"		None provided		
Rear Yard Setback	15'-0". Corner property abutting three or more streets, measure from centerline of alley for entire height.		15'-0" from centerline of alley		
Penthouse Height - Habitable	18'-6"		11'-0"		
Mechanical			7'-6"		
Residential Parking	1 space per 3 units, (59-69 Units/3). Required 20.		20-37		
Retail Parking	In excess of 3,000 SF, 1 for each 750 SF of GF= (7,420-3,000)/750= 6		6		
Residential Loading Berth	For 50+ Units- 1 @ 55'-0" deep		1 @ 30'-0" deep		Relief Required
Residential Platform, Space	For 50+ Units- 1 @ 200 SF		1 @ 200 SF		
Residential Service/Delivery Space	For 50+ Units, 1 @ 20'-0" deep		1 @ 20'-0" deep		
Retail Loading Berth	1 @ 30'-0" deep		N/A per section 2201.2		
Retail Platform	1 @ 100 SF		1 @ 100 SF		
Retail Loading Space	None required		None required		
Residential Bikes	1 space per 3 units. 20 Required		20-27		
Retail Bikes	5% of required parking spaces. (5% x 6) Required 1		1		
Bay Calculation	$((96'-0")*6)/12 + 13'-0" = 61'-0"$		45'-0"		
ARTS Overlay Street Frontage Design	Not required - Lots not in specified area.		Not required		
Green Area Ratio (GAR)	0.3		0.3		

Zoning Requirements



Aerial View

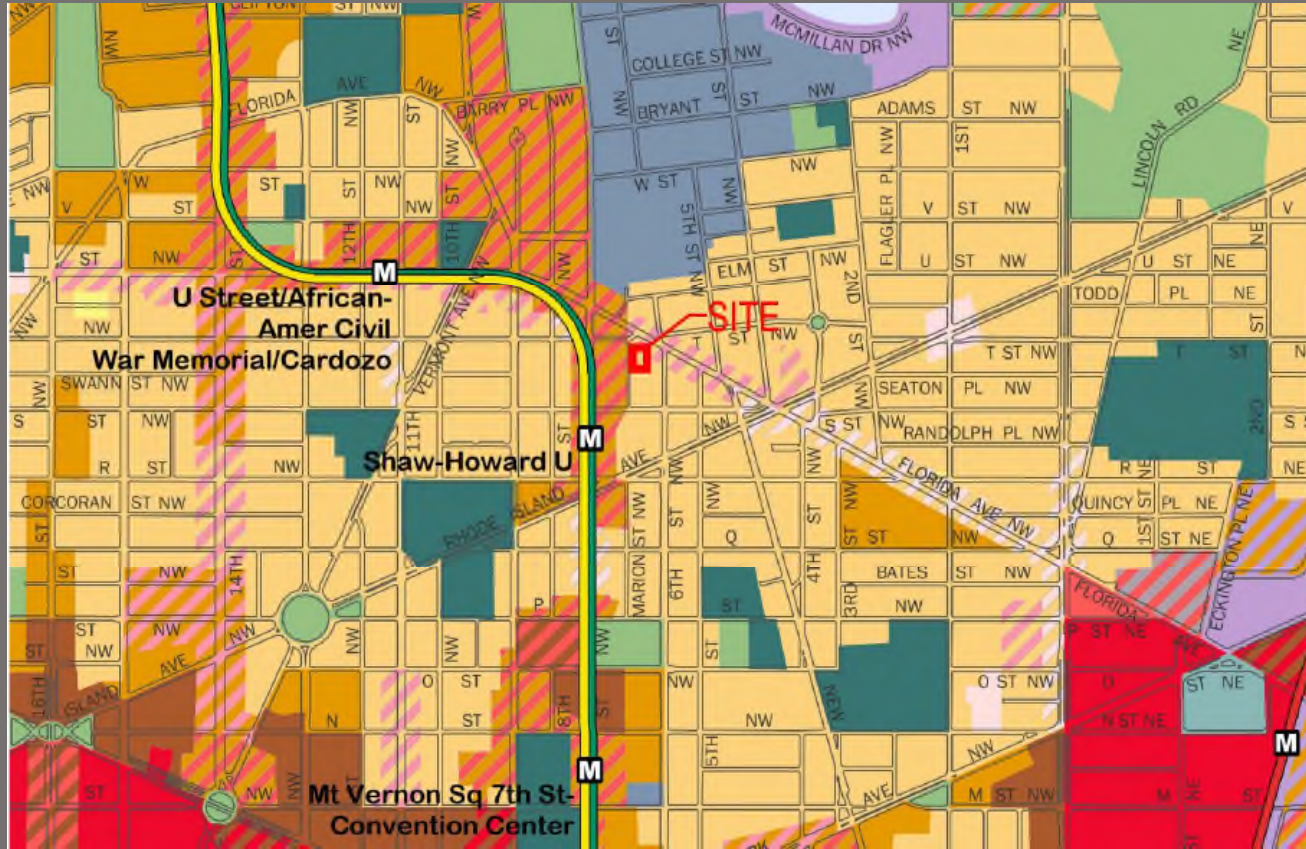


Zoning Requirements

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Future Land Use Map



1 - CORNER OF 6TH STREET & FLORIDA AVENUE LOOKING SW



2 - CORNER OF 7TH & T STREETS LOOKING SE



3 - FLORIDA AVENUE LOOKING SOUTH



Context Photos



1 - CORNER OF 6TH STREET & FLORIDA AVENUE LOOKING NORTHWEST



2 - FLORIDA AVENUE LOOKING SOUTHWEST



3 - S STREET LOOKING NORTH DOWN WILTBERGER STREET



Context Photos

608 T St. NW
Lot 35
To Be Demolished



610 T St. NW
Lot 852
A PORTION OF THE BUILDING TO
BE INCORPORATED IN THE PROJECT



614 T St. NW
Lot 33
To Be Demolished



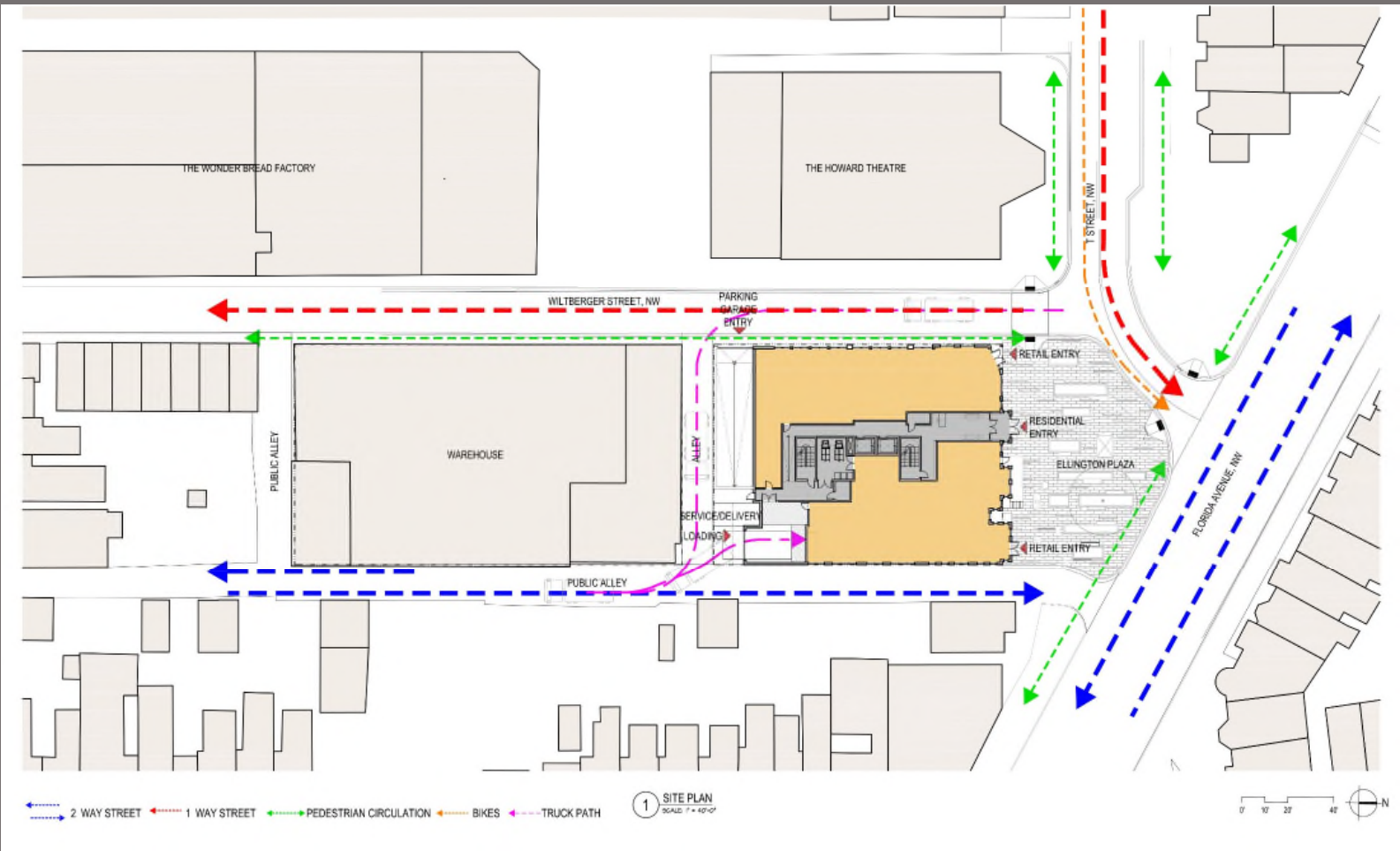
618 T St. NW
Lot 32
A PORTION OF THE BUILDING TO
BE INCORPORATED IN THE PROJECT



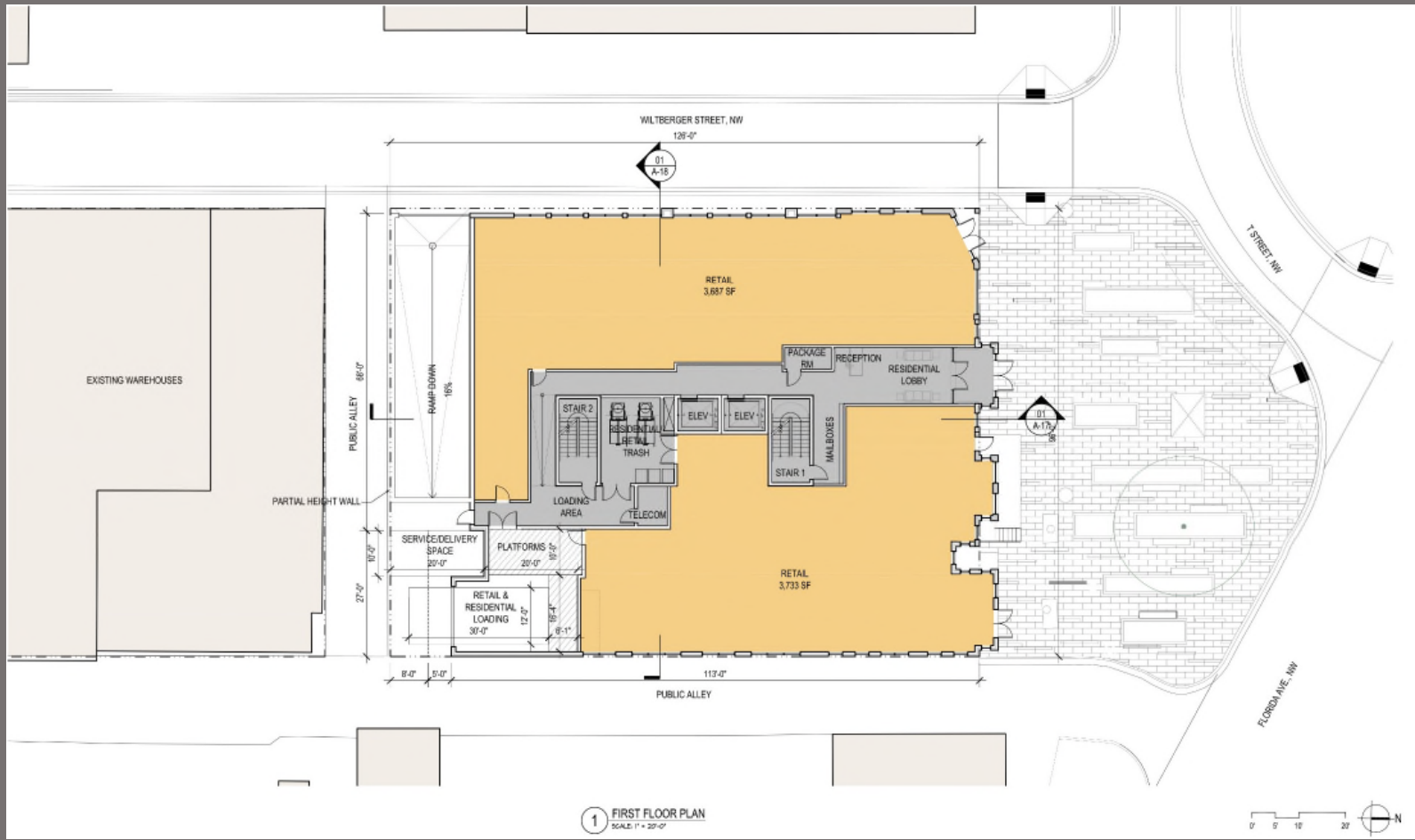
Existing Facades



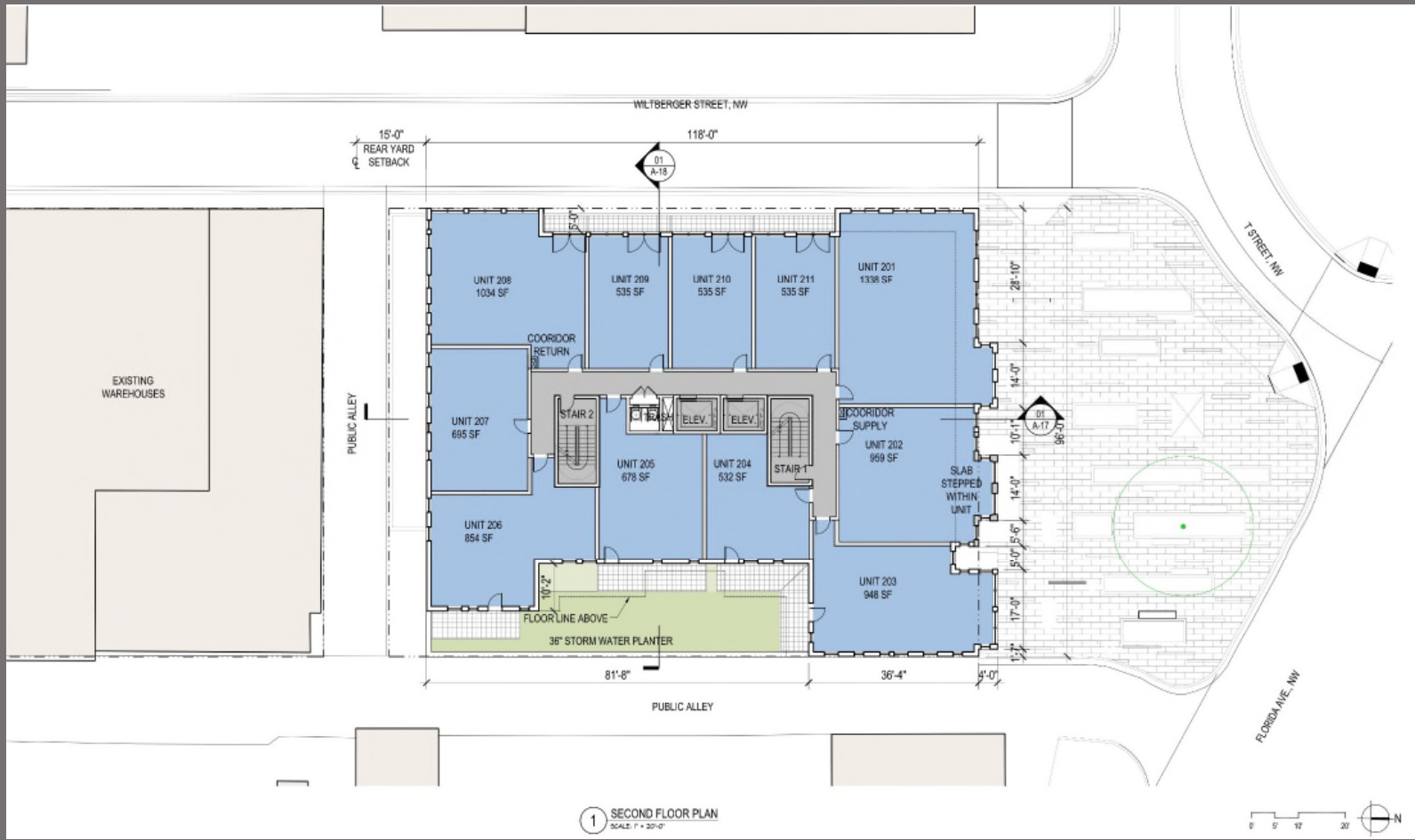
Existing Facades –
Wiltberger Street



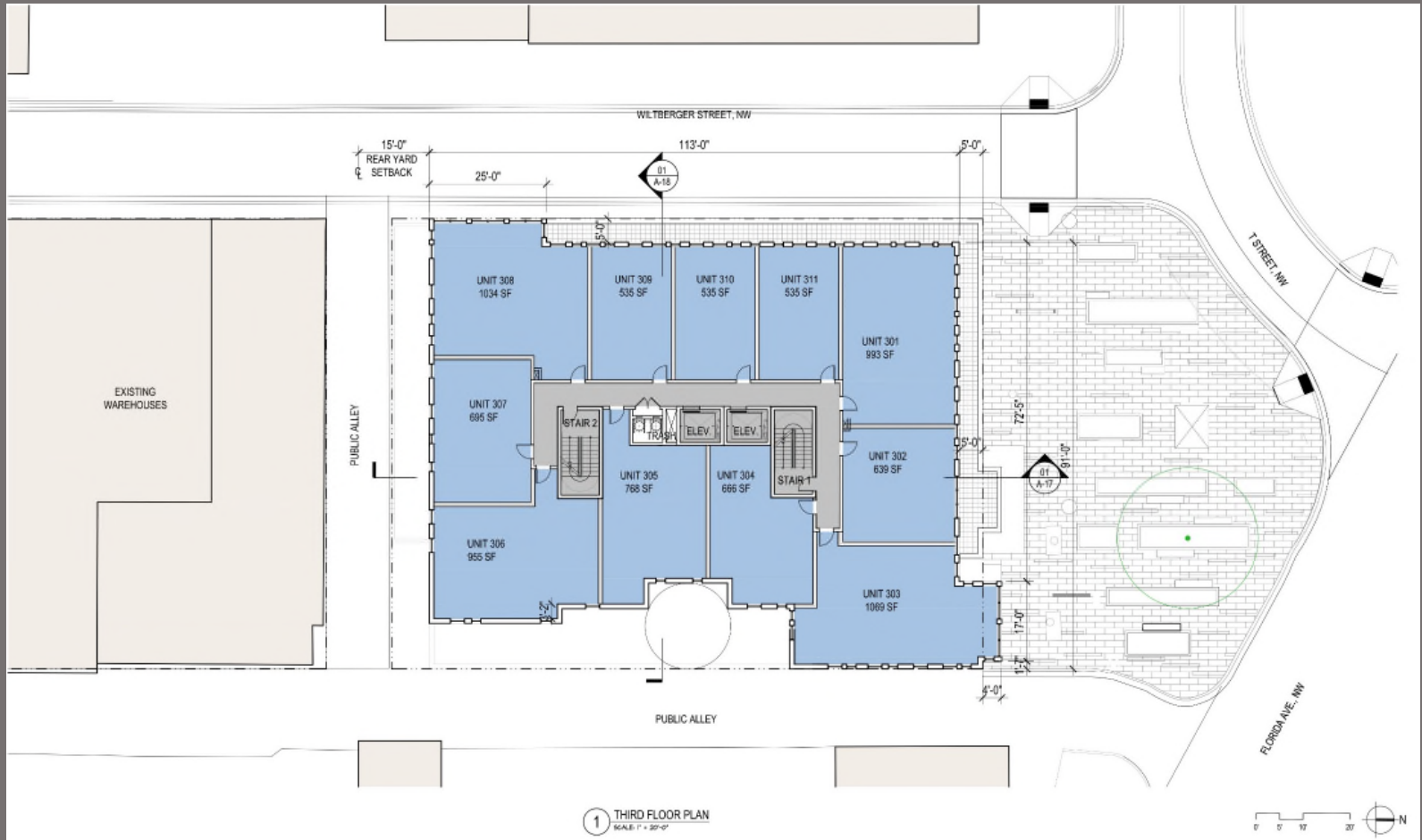
Site Plan



First Floor Plan



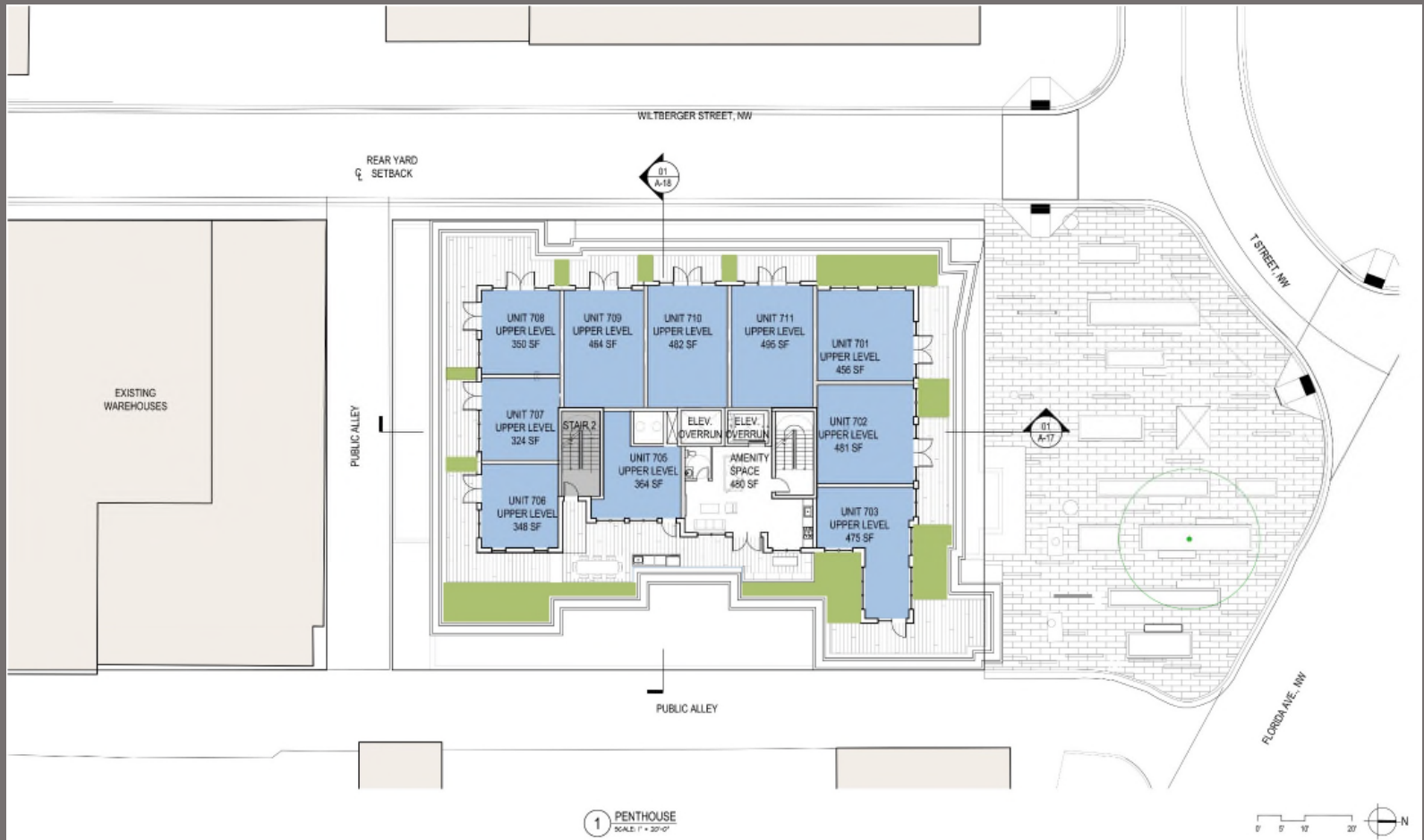
Second Floor Plan



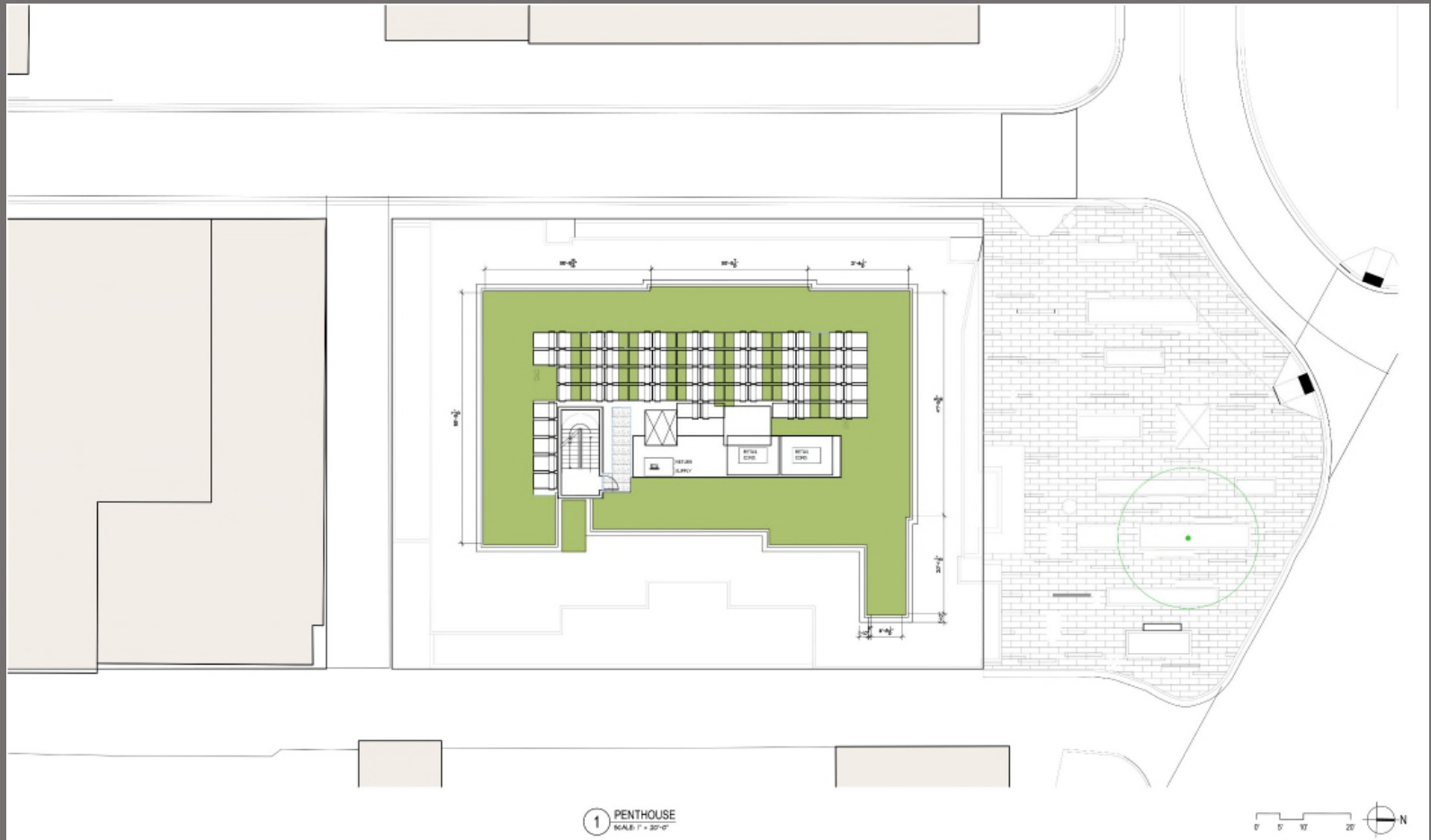
Third Floor Plan



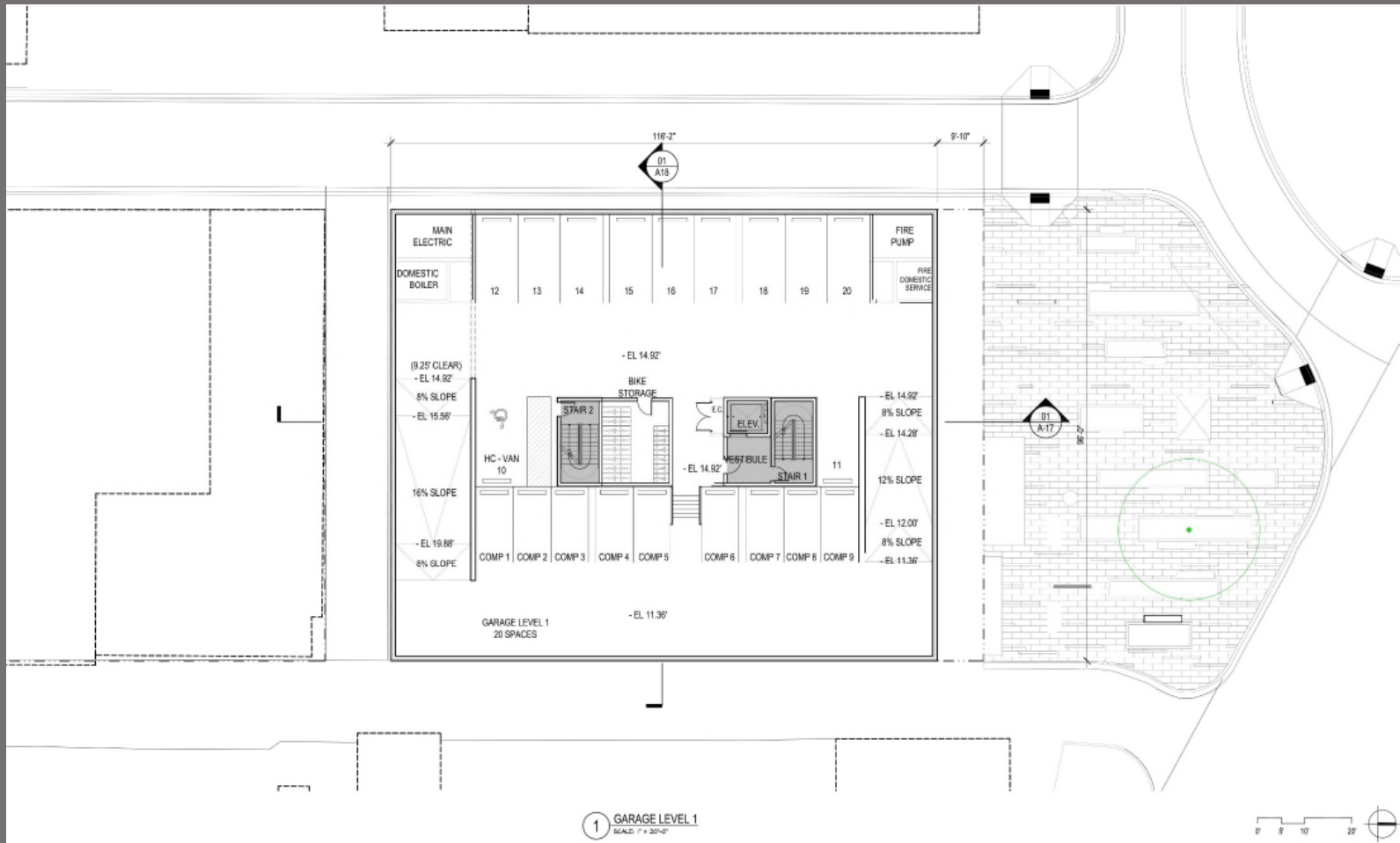
Typical Floor Plan



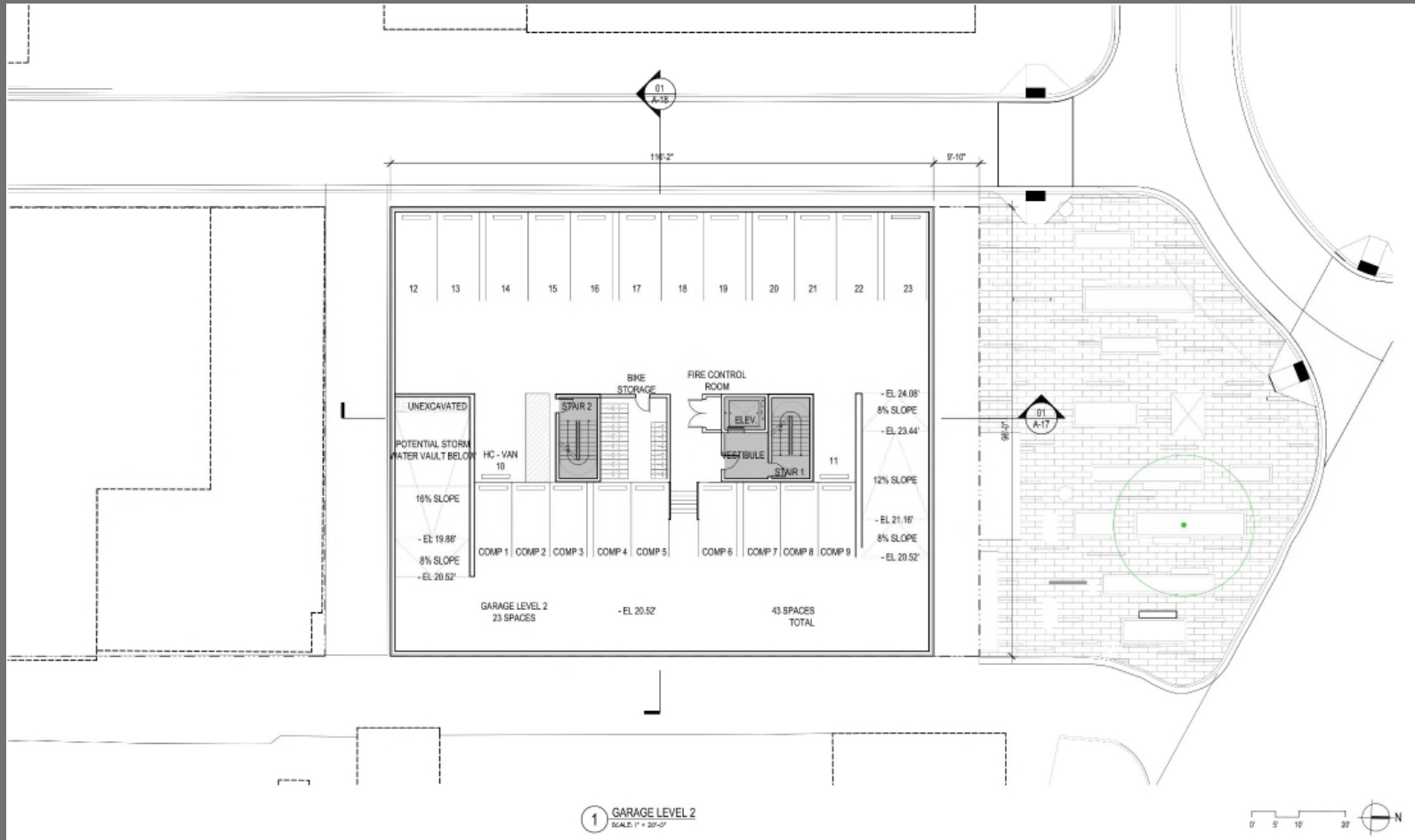
Penthouse Floor Plan



Penthouse Roof Plan



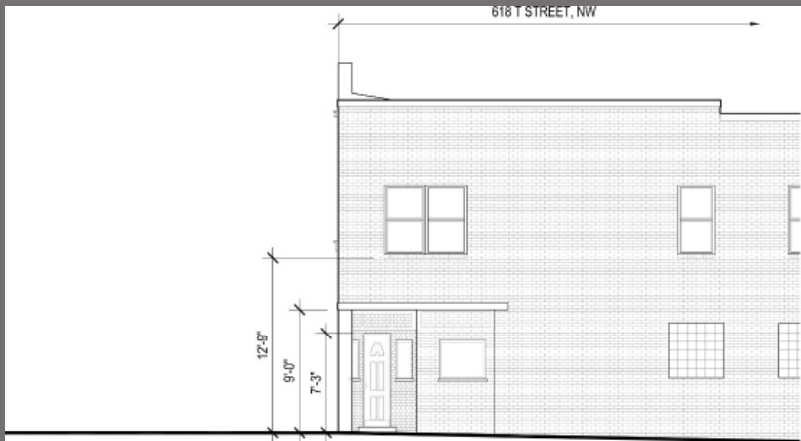
Garage Floor Plan – Level 1



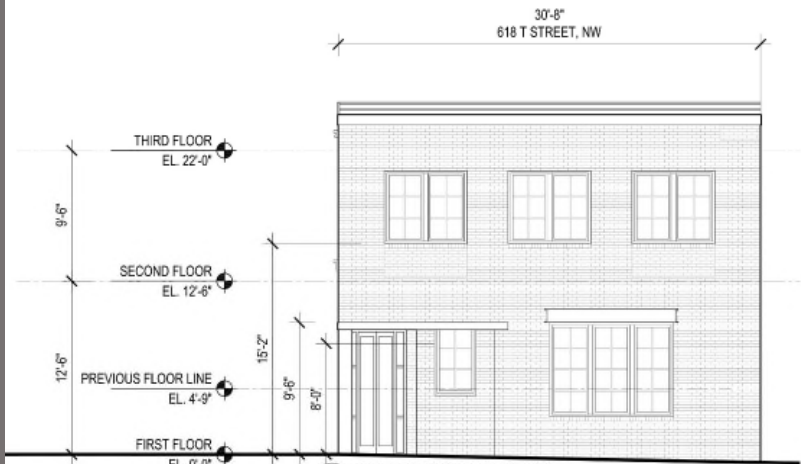
Garage Floor Plan – Level 2



Existing Elevations

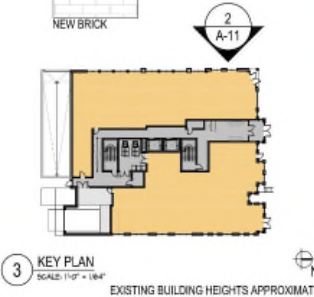


1 EXISTING ELEVATIONS
SCALE: 1/8" = 1'-0"



2 PROPOSED EXISTING ELEVATIONS
SCALE: 1/8" = 1'-0"

GRAPHICS KEY



Existing Elevations



North Rendered Elevation

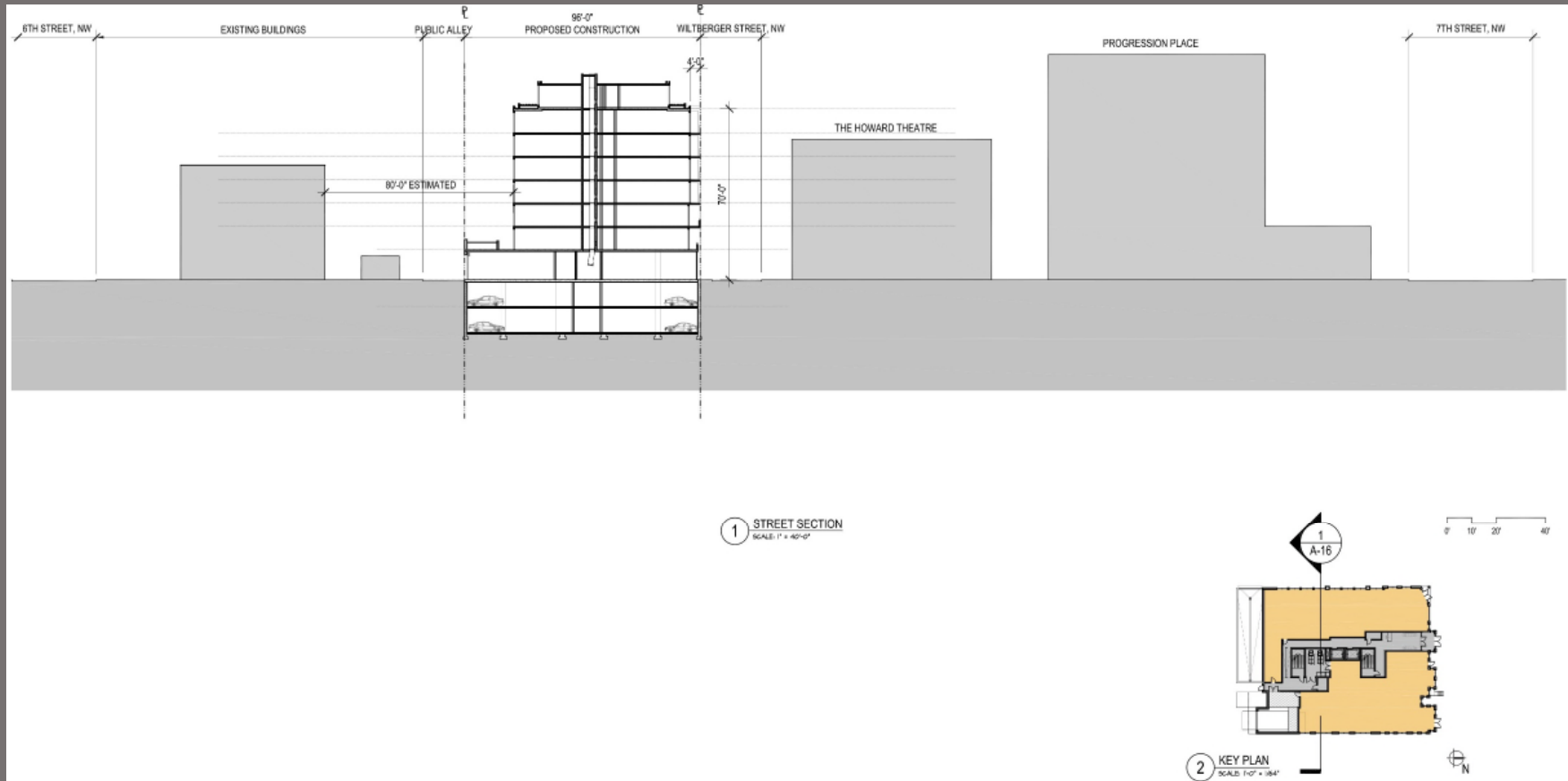


East Rendered Elevation

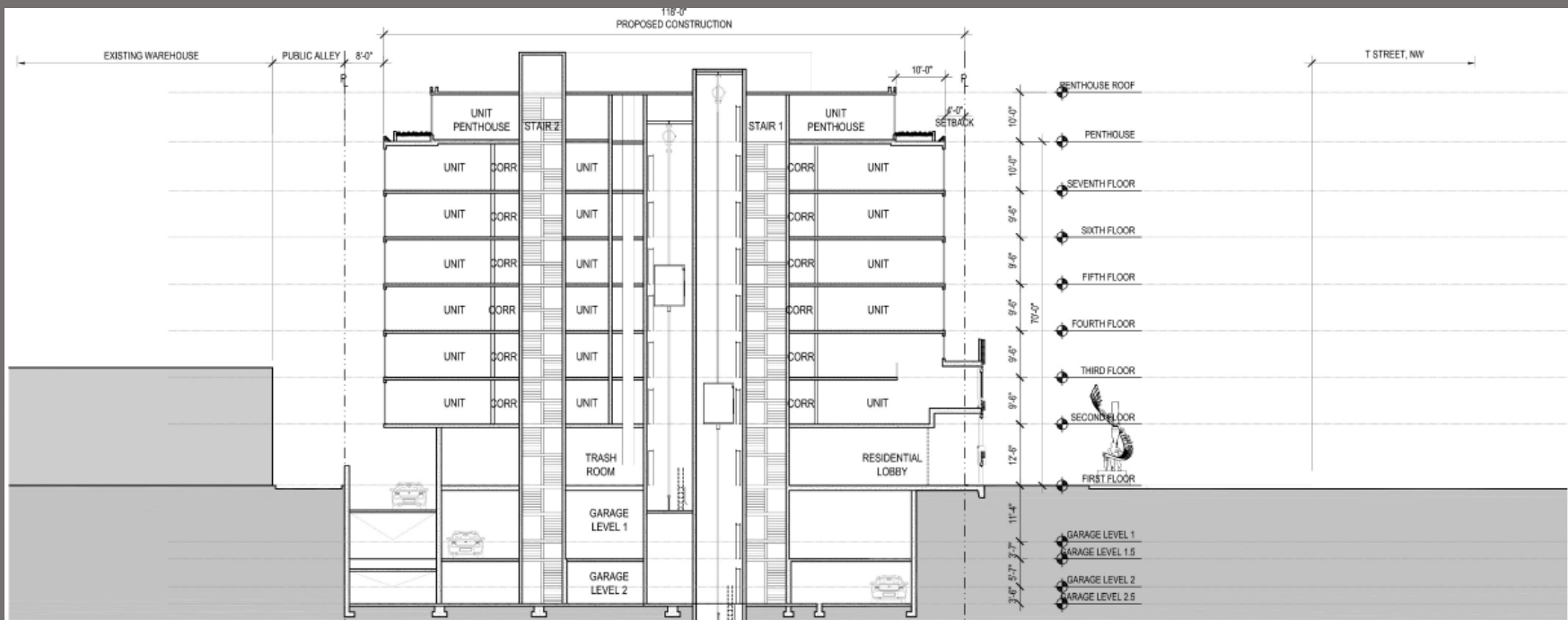


South Rendered Elevation

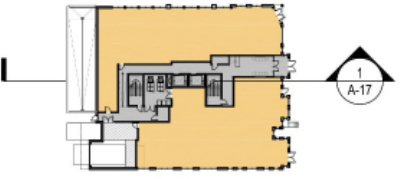
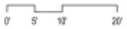




Street Section

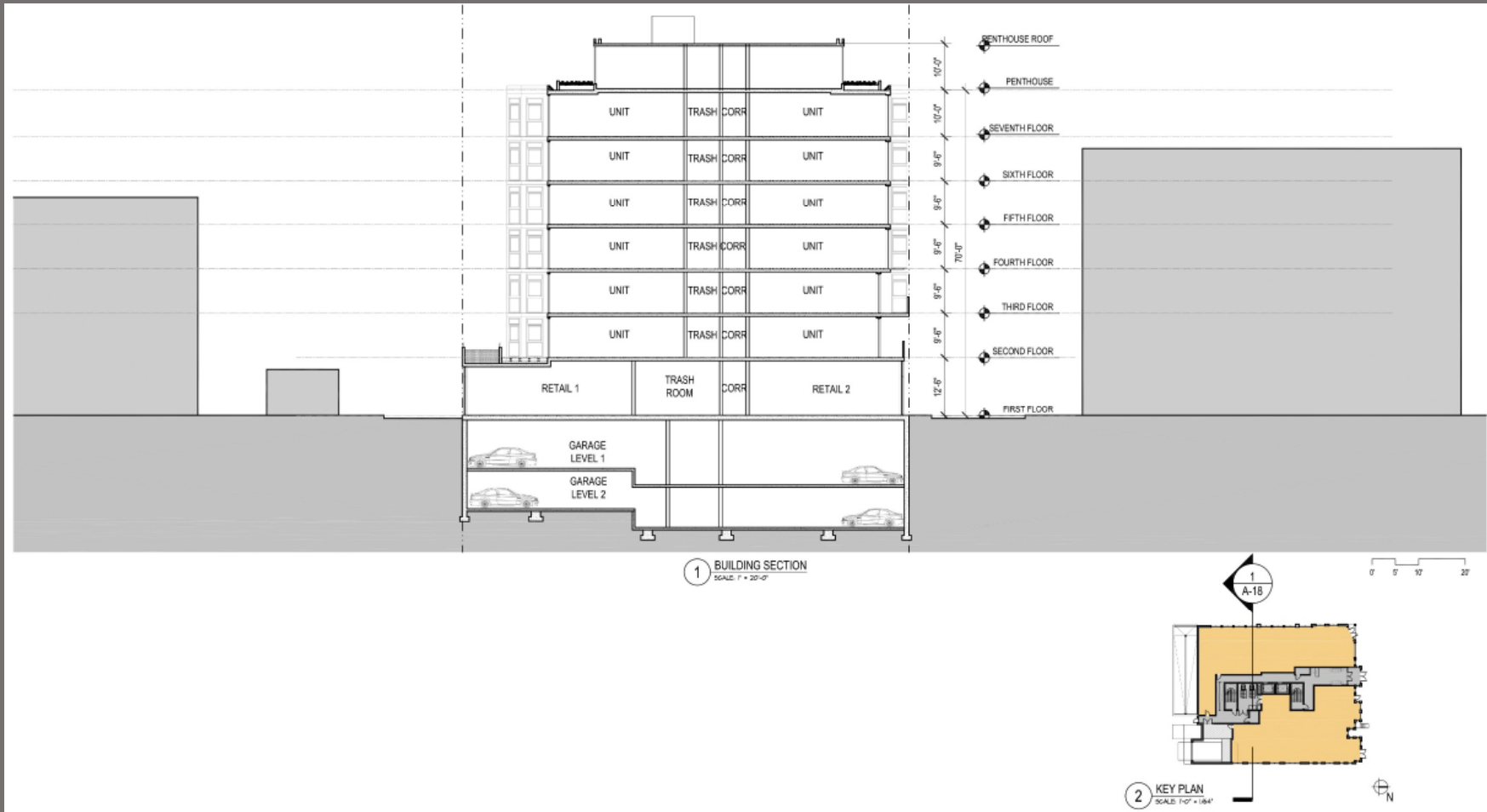


1 BUILDING SECTION
SCALE: 1" = 20'-0"



2 KEY PLAN
SCALE: 1/8" = 1'-0"

Building Section



Building Section



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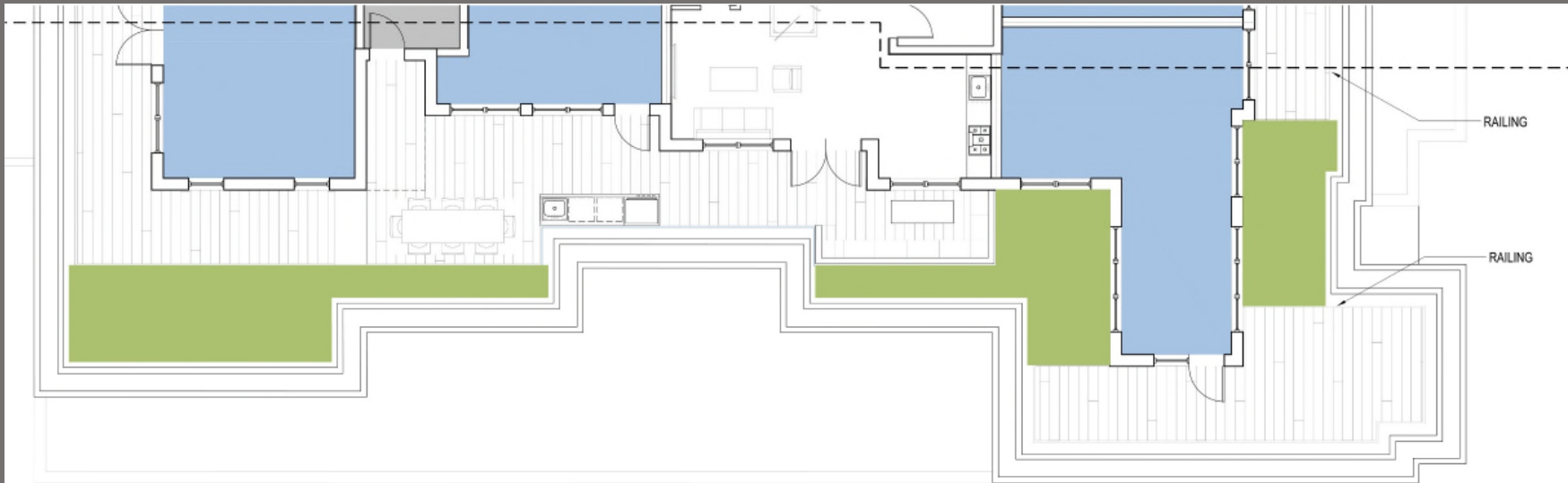
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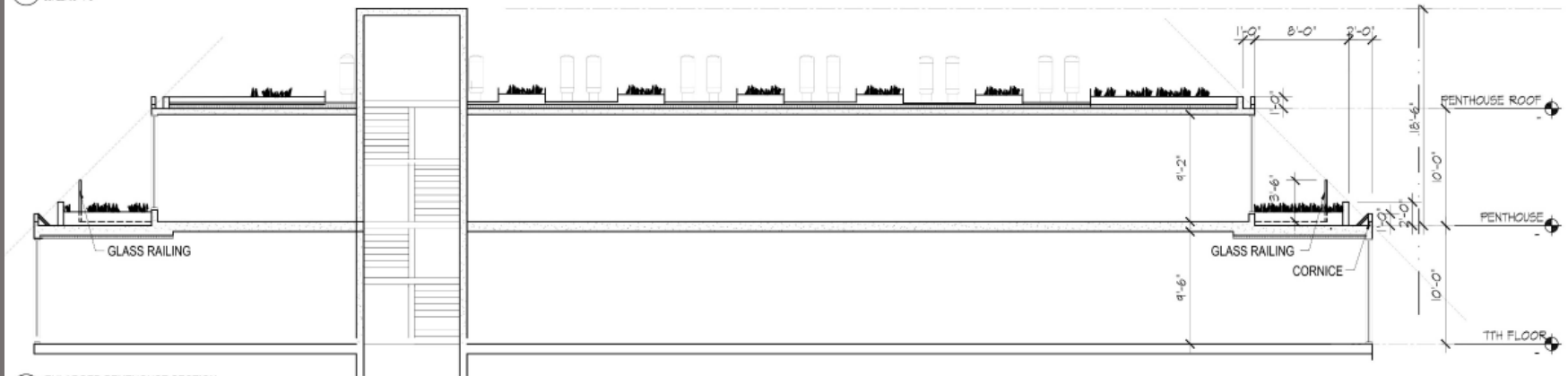
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1 ENLARGED PENTHOUSE PLAN
SCALE: 1/8"=1'-0"



2 ENLARGED PENTHOUSE SECTION
SCALE: 1/8"=1'-0"

Enlarged Rooftop



SECOND FLOOR GREEN ROOF AREA



SECTION A-A

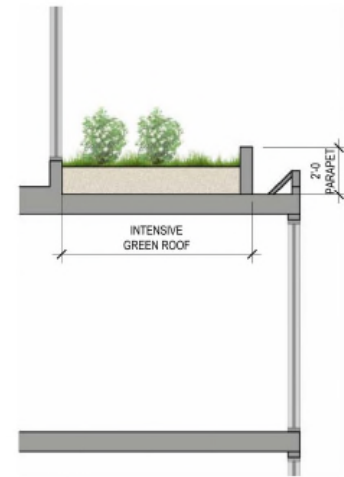
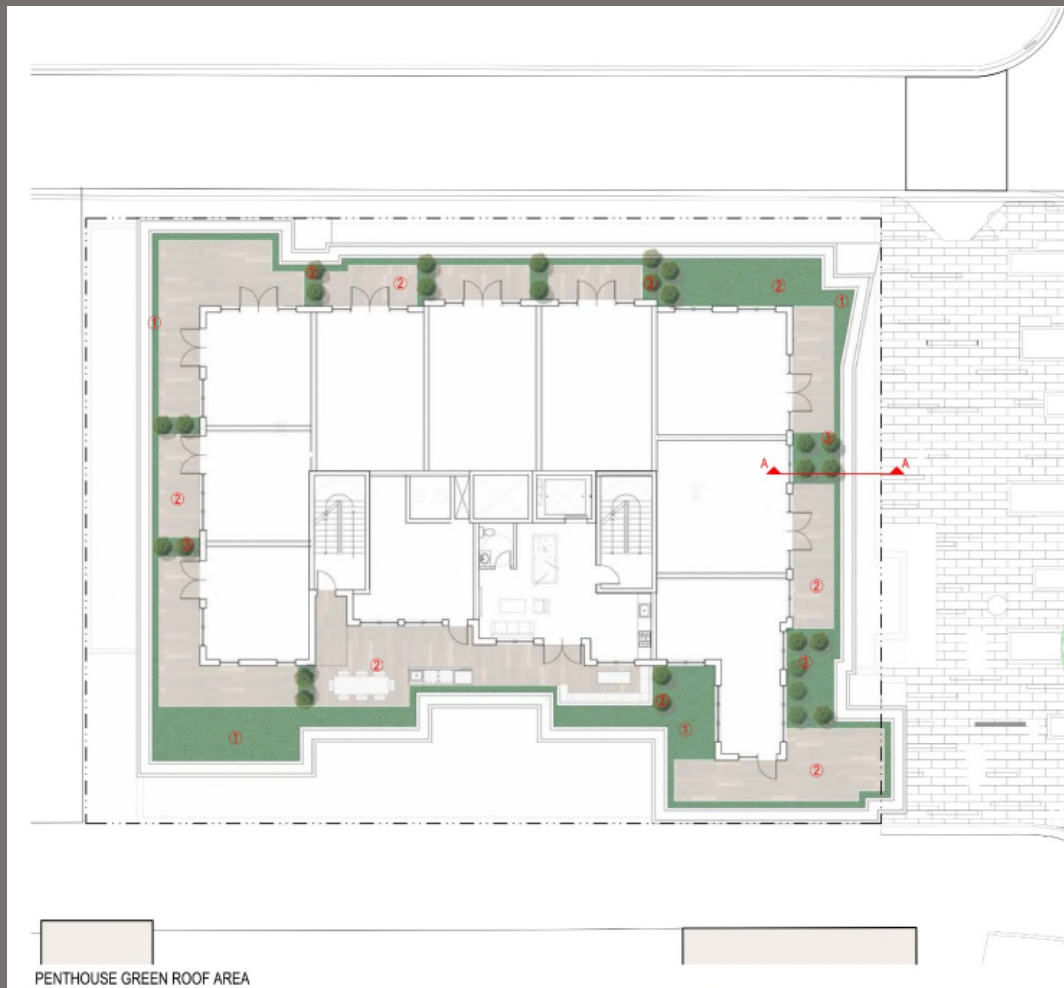


SECTION B-B

GREEN ROOF FEATURES:

- 1. STORM WATER PLANTER
- 2. PRIVATE PATIO
- 3. SHRUB
- 4. INTENSIVE GREEN ROOF

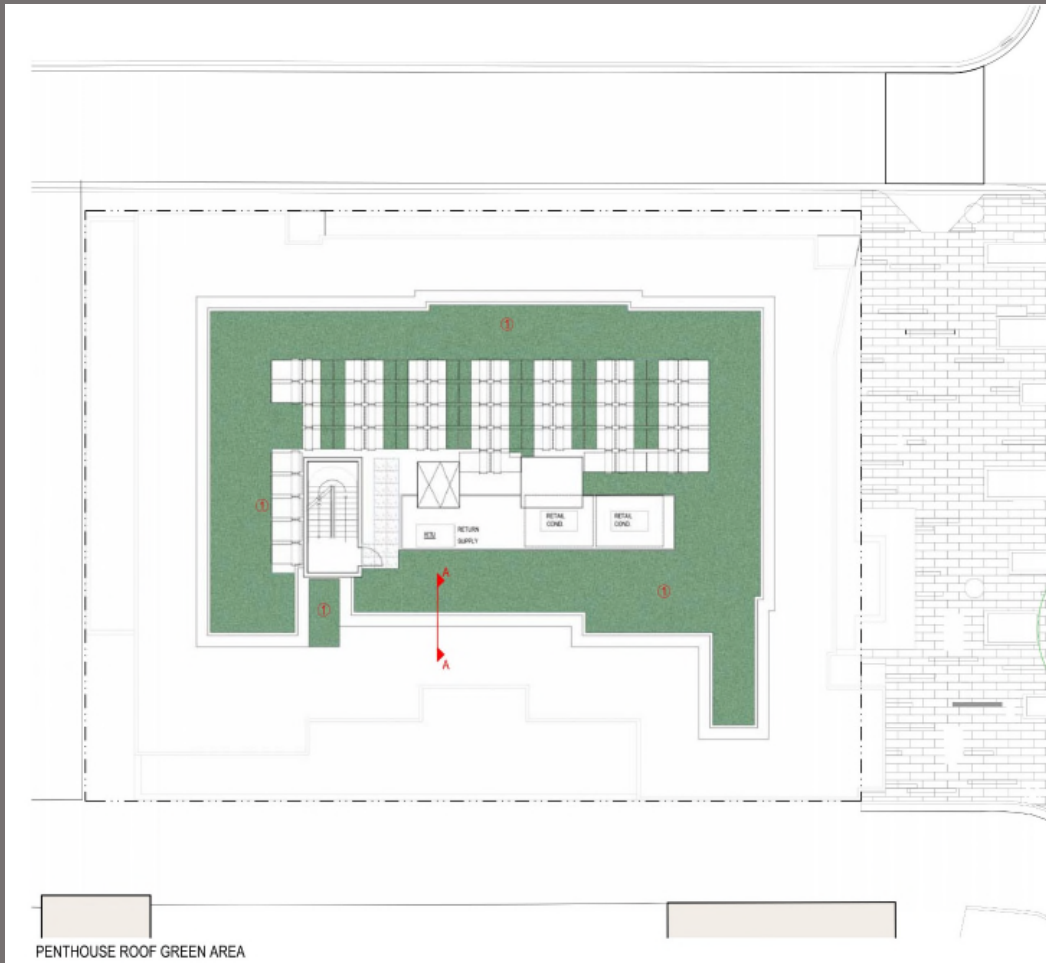
Second Floor
Green Area



GREEN ROOF FEATURES:

1. INTENSIVE GREEN ROOF
2. PRIVATE PATIO
3. SHRUB

Penthouse Green Area



SECTION A-A

GREEN ROOF FEATURES:

- 1. EXTENSIVE GREEN ROOF

Roof Green Area

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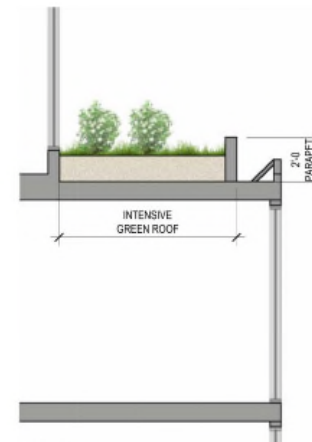
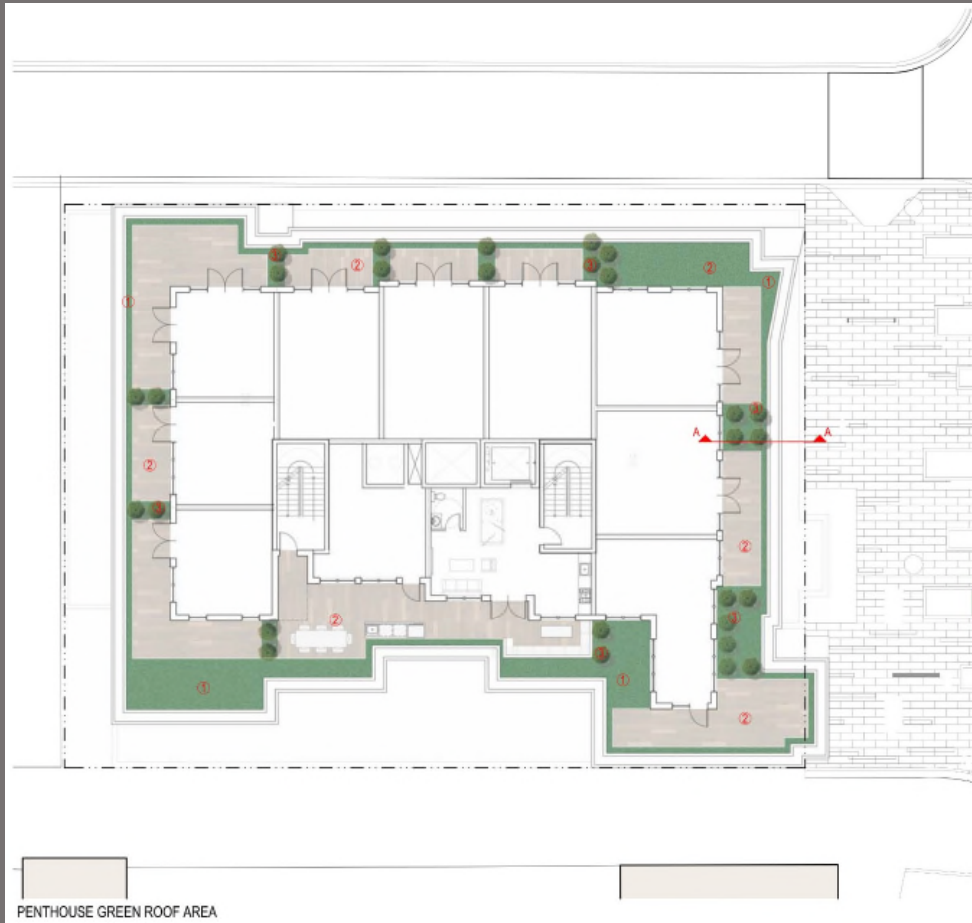
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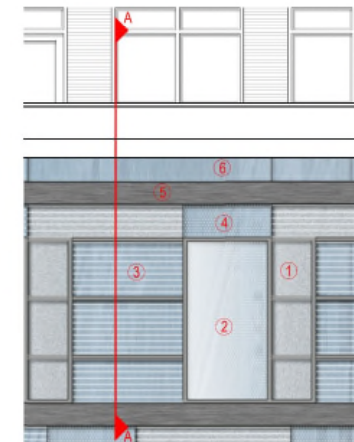
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T St. NW
Shadow Study
Existing
Conditions

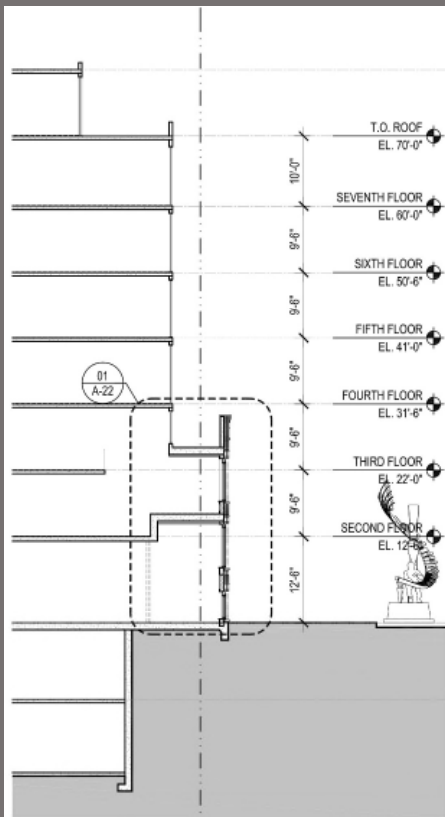
T St. NW
Shadow Study
Proposed
Construction



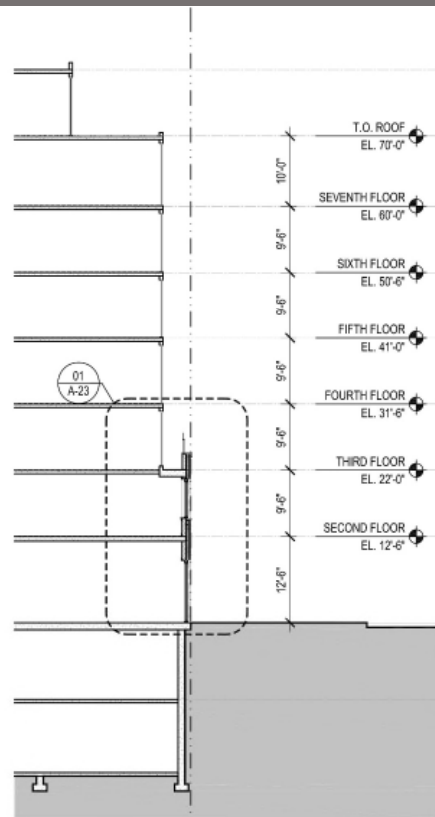
- SECTION A-A
GREEN ROOF FEATURES:
1. INTENSIVE GREEN ROOF
 2. PRIVATE PATIO
 3. SHRUB



- ELEVATION 01
MATERIALS
1. FROSTED GLAZING
 2. GRADIENT GLAZING
 3. LINEAR FRIT
 4. DOTTED FRIT
 5. METAL PANEL
 6. SPANDREL GLASS



1 EXISTING BUILDING 610 SECTION
SCALE: 1/8" = 1'-0"



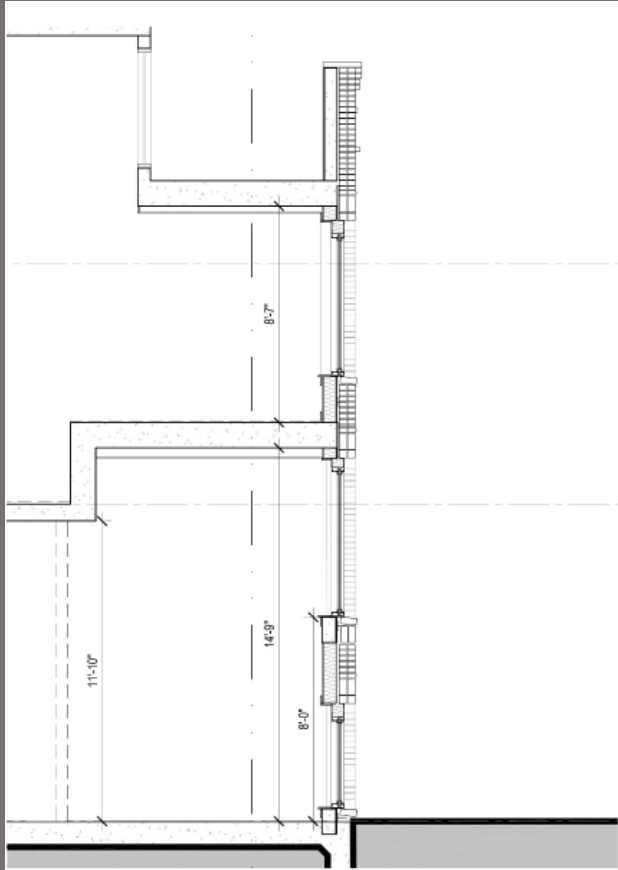
2 EXISTING BUILDING 618 SECTION
SCALE: 1/8" = 1'-0"



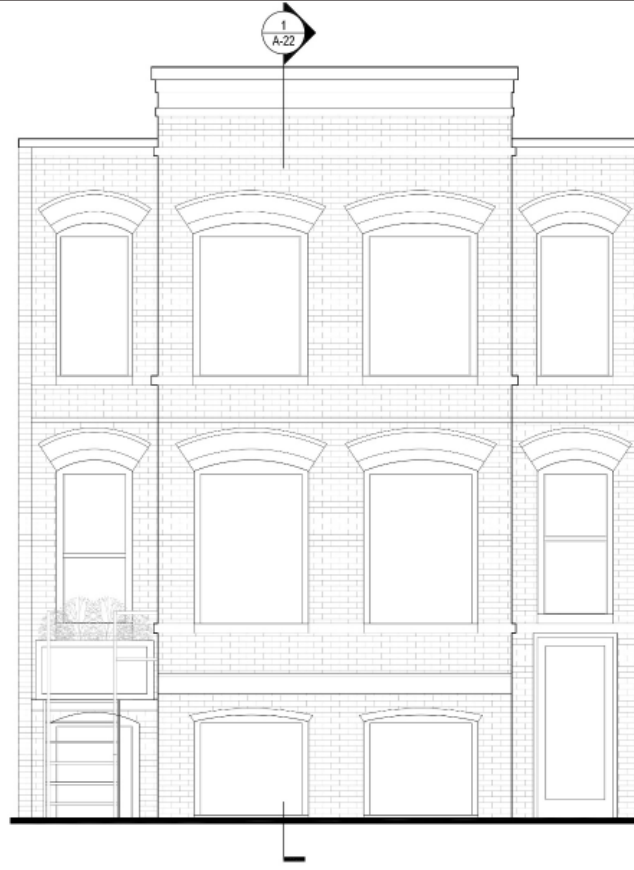
3 EXISTING BUILDING 610 & 618 ELEVATIONS
SCALE: 1/8" = 1'-0"



4 KEY PLAN
SCALE: 1/4" = 10'-0"
EXISTING BUILDING HEIGHTS APPROXIMATE



1 EXISTING BUILDING 610 SECTION
SCALE: 1/4" = 1'-0"



2 EXISTING BUILDING 610 ELEVATIONS
SCALE: 3/4" = 1'-0"

