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35TH AND B STREET
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1. Intersection at 34th and B Streets looking east.



6. Existing interior open space looking east



7. Vicinity Map



2. Existing streetscape along B Street



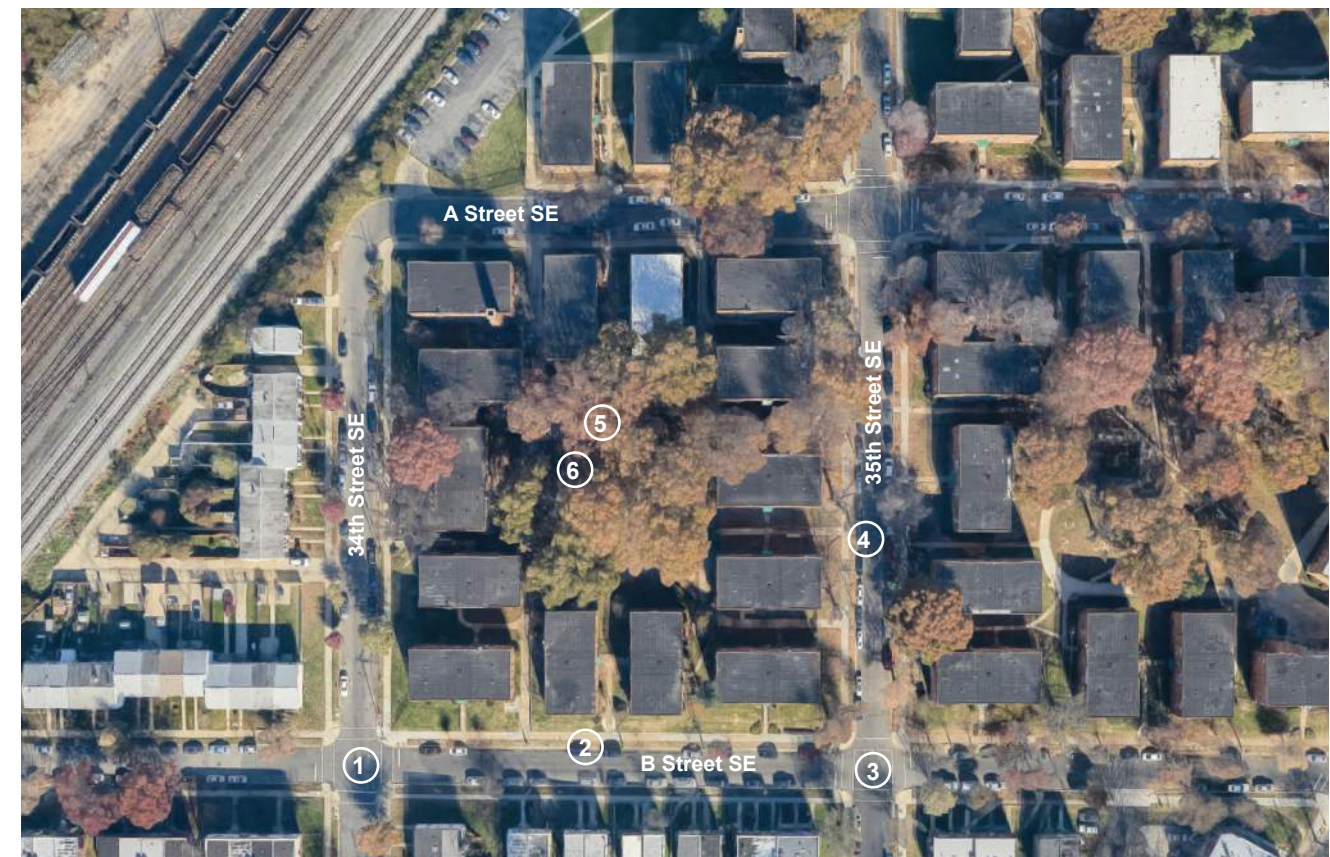
5. Existing interior open space looking south



3. Intersection at 35th and B Streets looking west



4. Existing streetscape along 35th Street



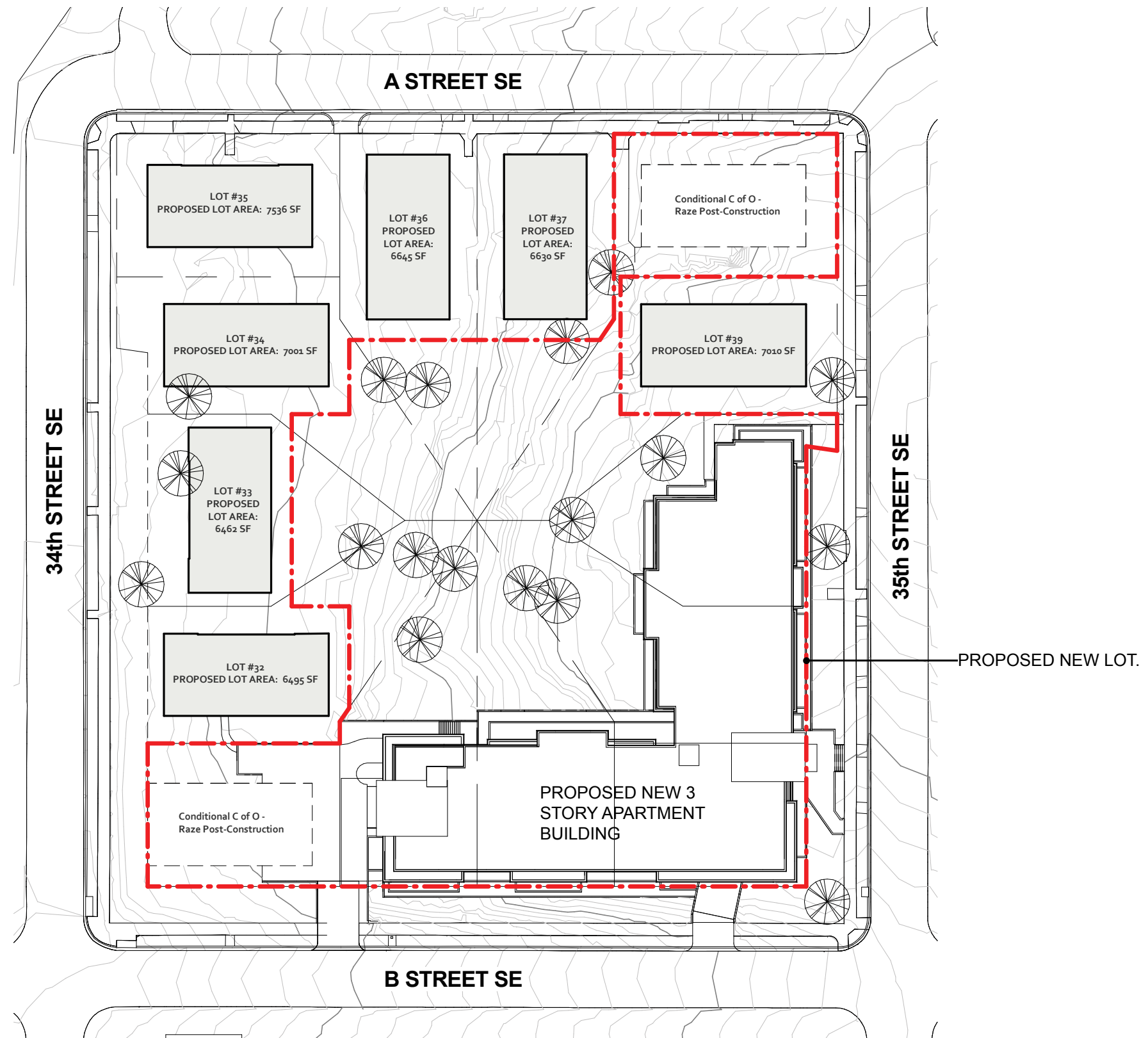
8. Aerial Context

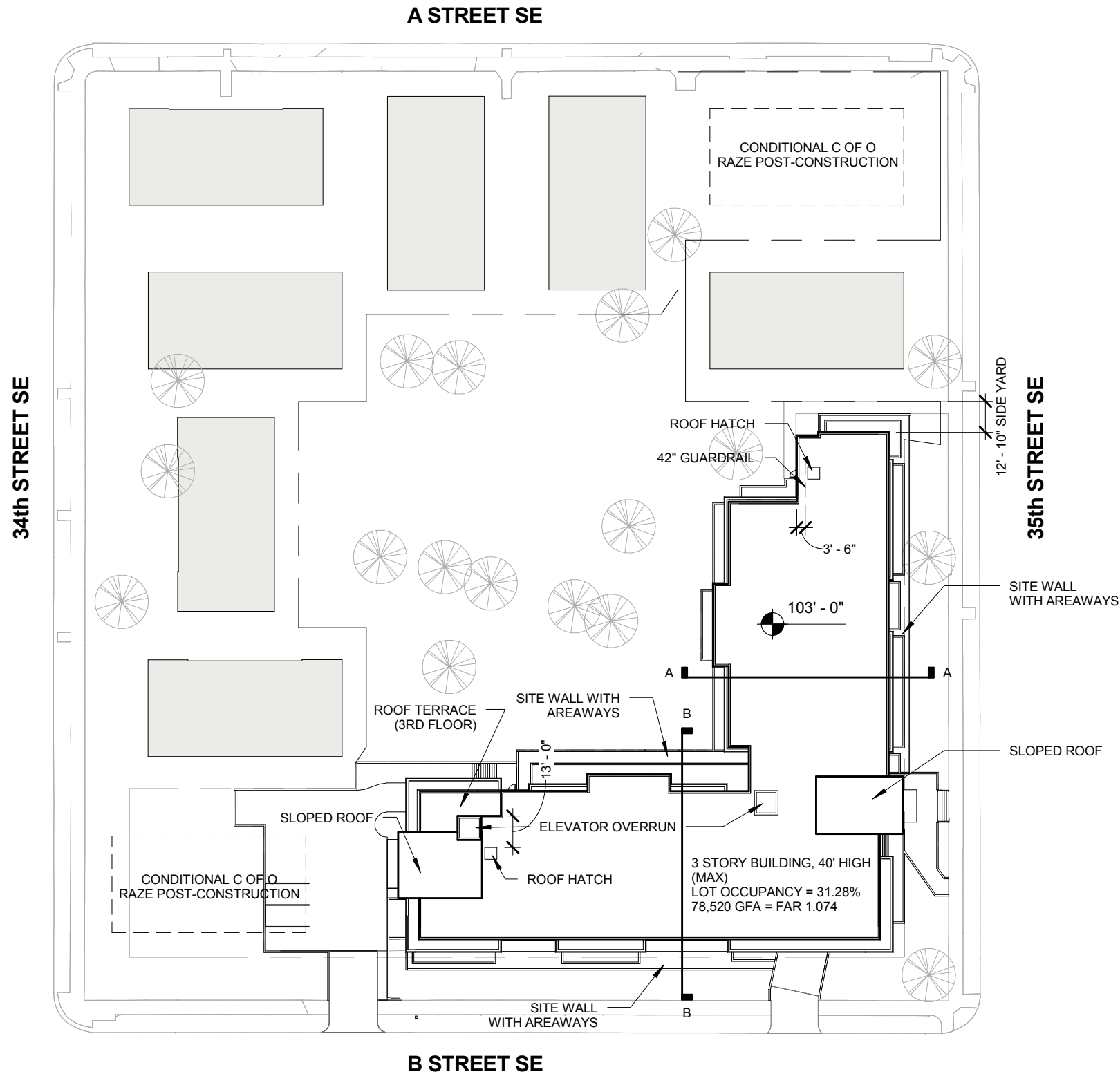


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SITE CONTEXT - EXISTING





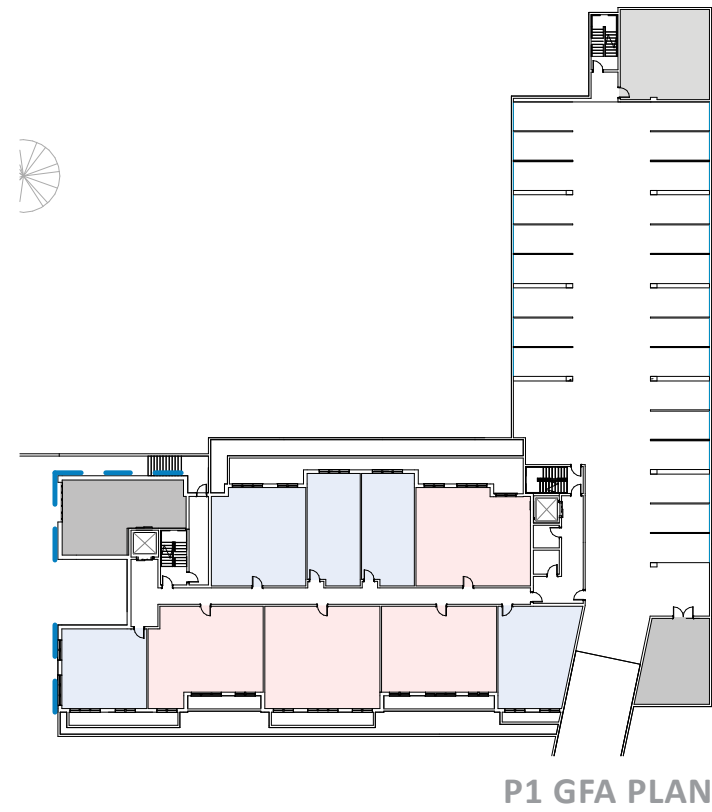
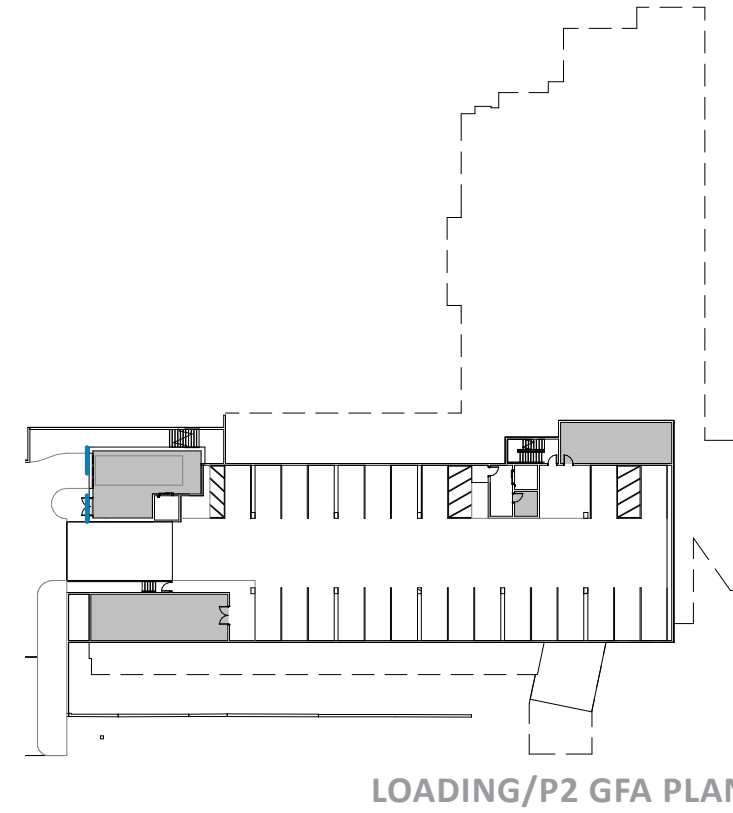
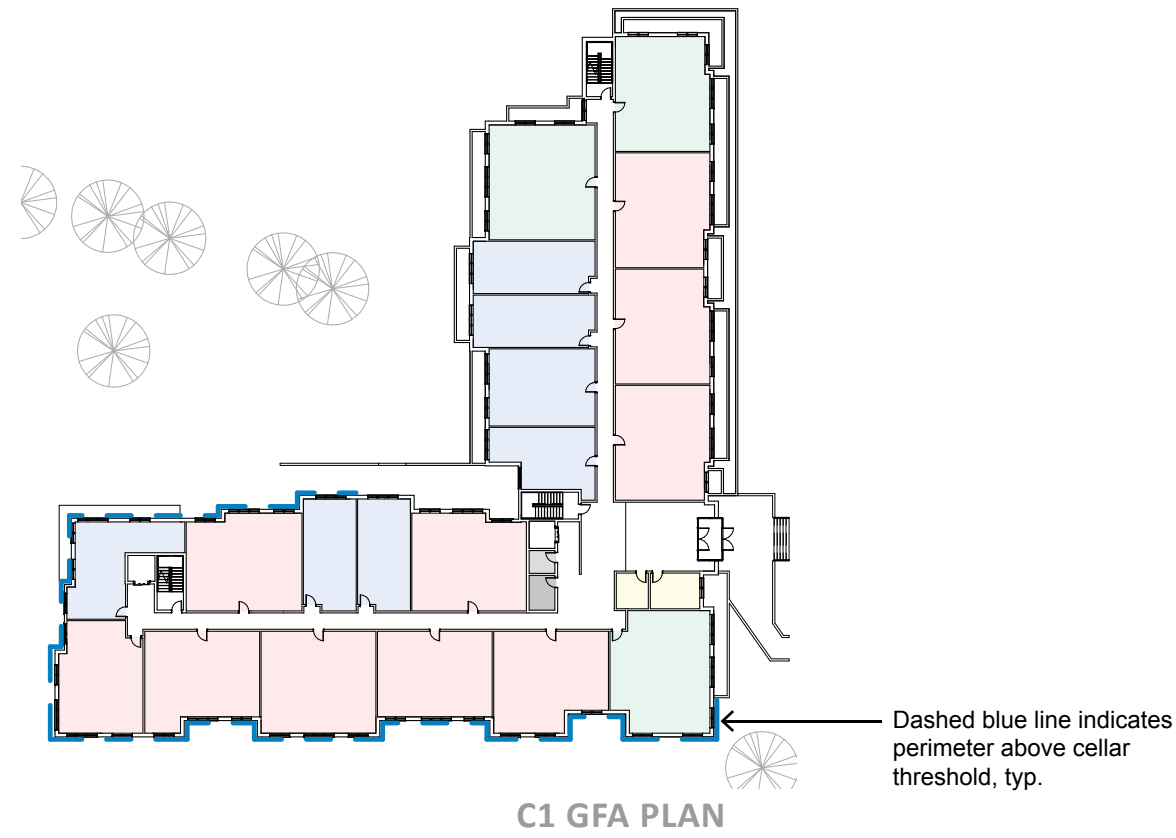


ZONING SUMMARY

| Zoning Criteria | Value | Notes |
|---------------------------|---|-----------------------------------|
| Current Zone | RA-1 | |
| Development Method | Matter-Of-Right | |
| Site Area | 73,110 | |
| FAR Allowed | 1.08 | (0.9 + 20% IZ bonus) |
| FAR Provided | 1.074 | |
| Max GFA Allowed | 78,959 | (see Sheet 5 for GFA calculation) |
| GFA Provided | 78,520 | |
| Lot Occupancy Allowed | 40% | |
| Lot Occupancy Provided | 31.28% | |
| Dwelling Units Provided | 90 | |
| Parking Required | 29 | |
| Parking Provided | 51 | |
| Loading Required/Provided | 1 Loading Berth @ 12'W x 30' D x 14' H 1 Loading Platform @ 100sf (10' W) 1 Delivery Space @ 10'W x 20'D x 10'H | |
| Building Height Allowed | 3 Stories / 40 feet max | |

UNIT SUMMARY

| | 1BR | 2BR | 3BR | Total |
|--------------|-----------|-----------|-----------|-----------|
| P2 | 0 | 0 | 0 | 0 |
| P1 | 5 | 4 | 0 | 9 |
| C1 | 7 | 10 | 3 | 20 |
| 1 | 7 | 11 | 3 | 21 |
| 2 | 8 | 10 | 3 | 21 |
| 3 | 7 | 10 | 2 | 19 |
| Total | 34 | 45 | 11 | 90 |



| GFA Analysis | | | | | | | |
|----------------------------------|--------|----------|----------|-----------|-----------|-----------|-----------|
| Floor | P2 | P1 | Cellar | 1 | 2 | 3 | Sub-Total |
| Gross Area | 13,096 | 20,680 | 22,870 | 22,870 | 22,300 | 20,995 | 122,811 |
| Perimeter | 560 | 950 | 930 | 930 | 930 | 860 | |
| Perimeter above Cellar Threshold | 26 | 90 | 398 | 930 | 930 | 860 | |
| Perimeter Ratio | 0.05 | 0.09 | 0.43 | 1.00 | 1.00 | 1.00 | |
| Calculated GFA | 608.03 | 1,959.16 | 9,787.38 | 22,870.00 | 22,300.00 | 20,995.00 | 78,519.56 |
| Proposed FAR | | | | | | | 1.08 |
| Property Provided | | | | | | | 73,110.00 |
| GFA Allowed | | | | | | | 78,958.80 |

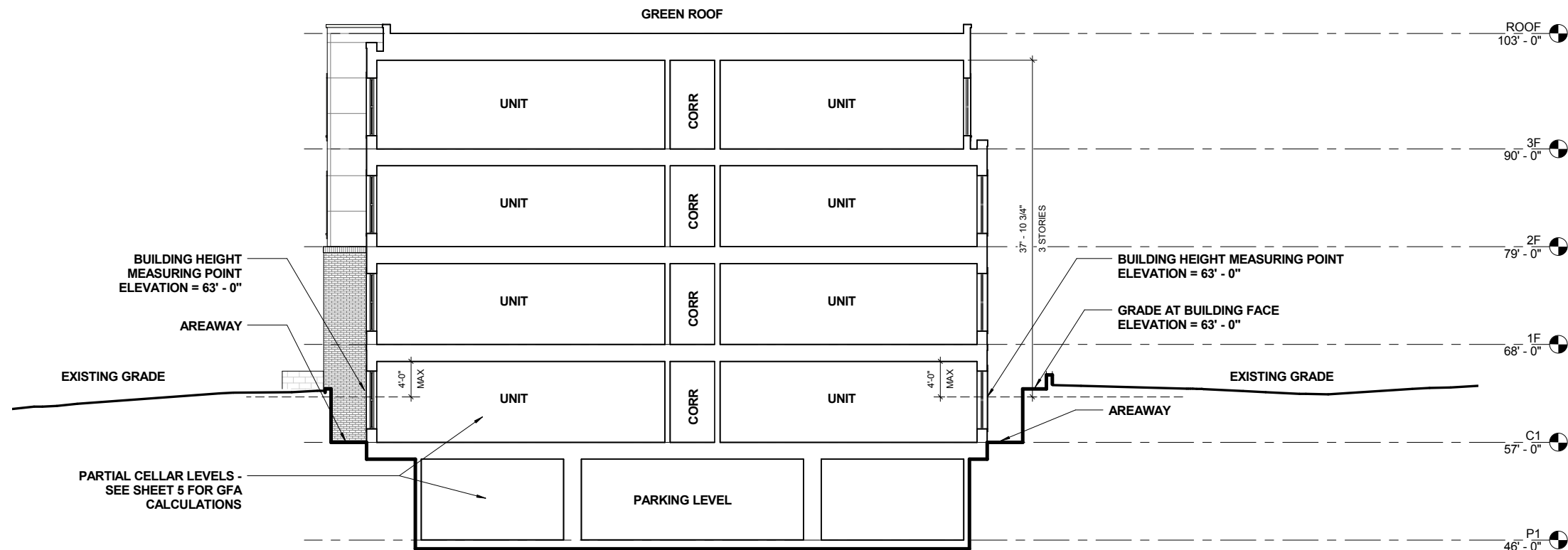


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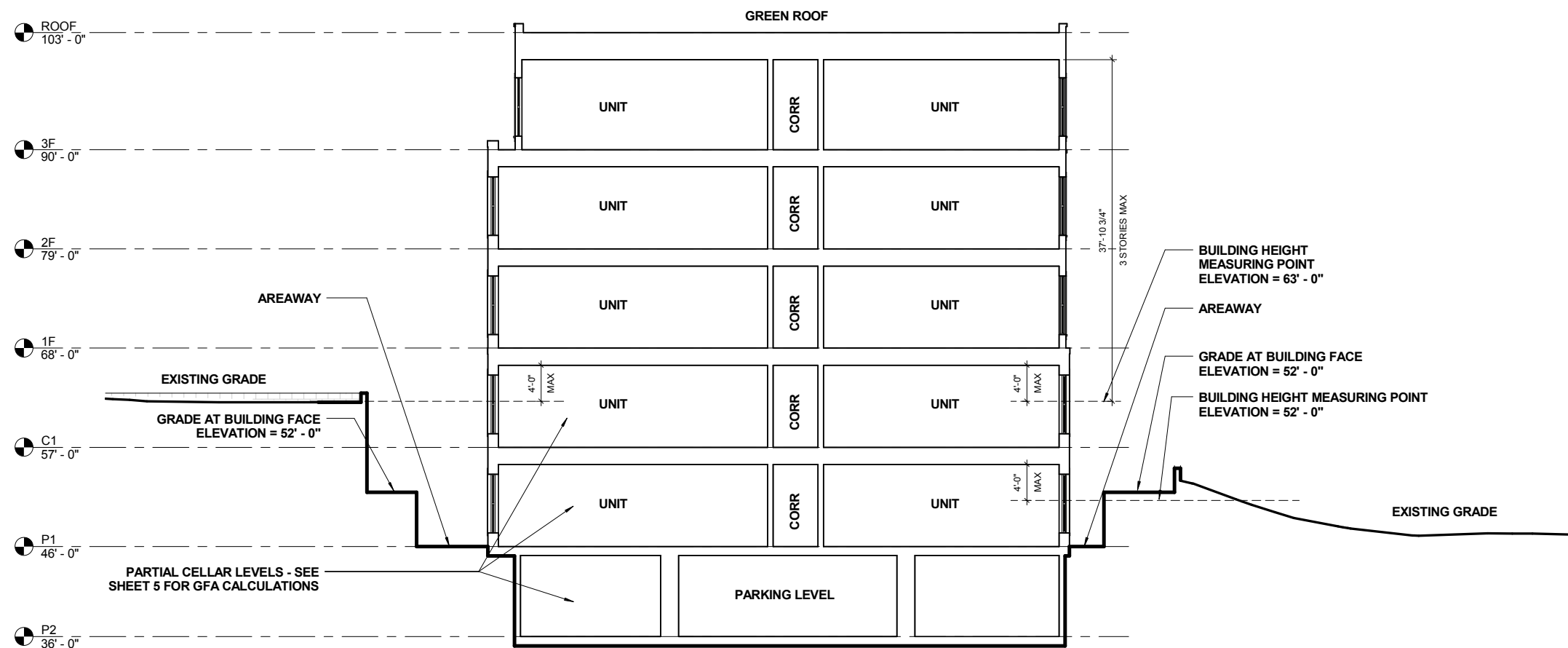
VARIATIONS IN SQUARE FOOTAGE MAY BE NECESSARY AS BUILDING MATERIALS ARE DETAILED AND CONSTRUCTABILITY ISSUES ARE RESOLVED. THE FAR WILL NOT EXCEED 1.08 AND THE LOT OCCUPANCY WILL NOT EXCEED 40%.

ZONING DATA

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BUILDING SECTION A-A



BUILDING SECTION B-B

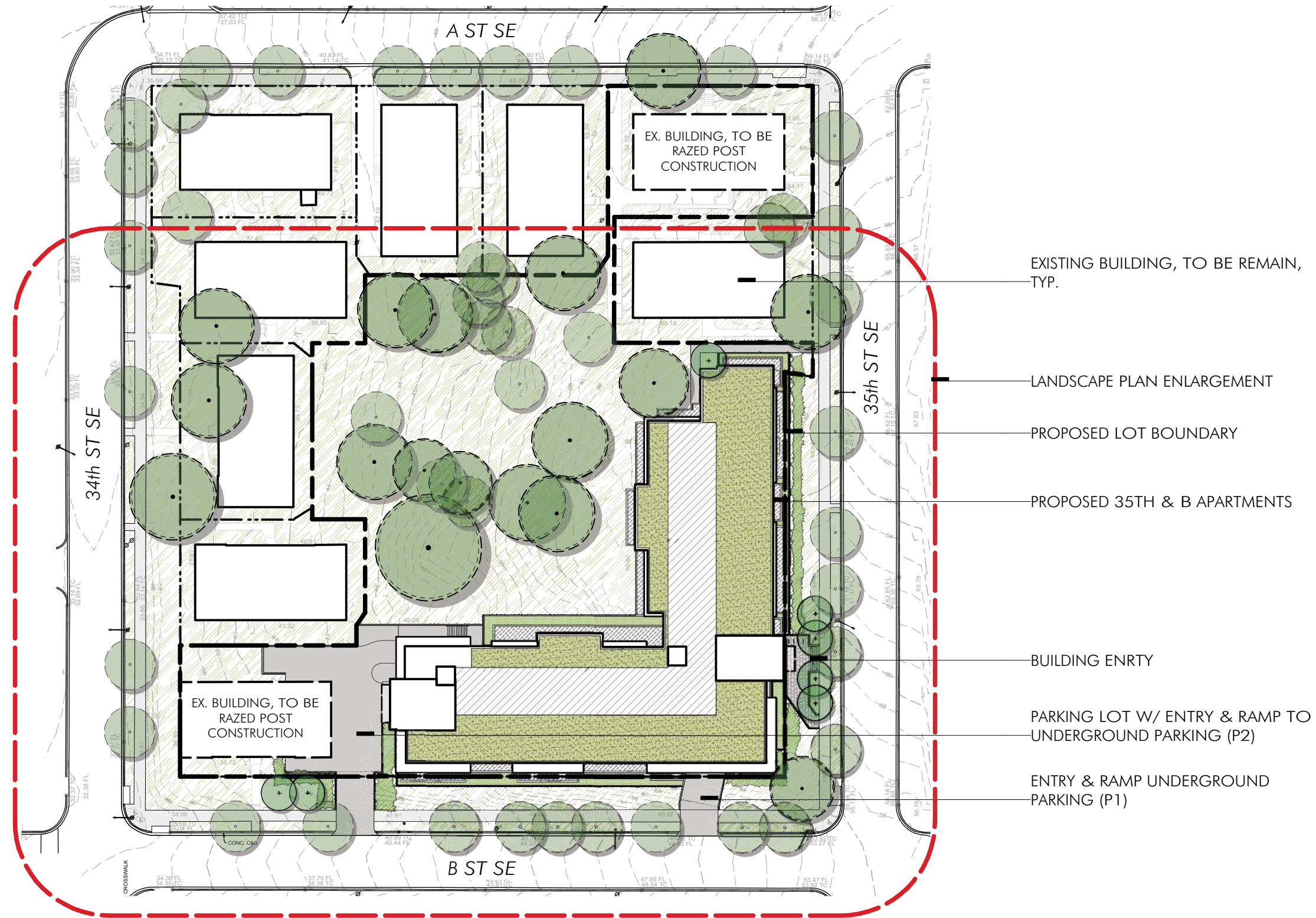
35TH AND B STREET
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SECTIONS ILLUSTRATE APPROXIMATE AND PROPOSED GRADES. MINOR VARIATIONS NOT AFFECTING BUILDING HEIGHT OR CELLAR DEFINITION MAY OCCUR.

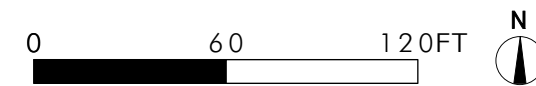


LANDSCAPE LEGEND

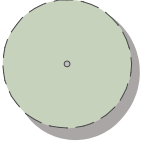

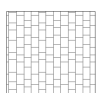
-  EX. HERITAGE TREE
-  EX. STREET/CANOPY TREE
-  PROPOSED TREE
-  SHRUBS
-  TURF AREA
-  PLANTED AREA GRASSES & PERENNIALS
-  ENTRY PAVING
-  AREAWAY
-  GREENROOF (TOTAL SF = 11,700 SF)
-  MECHANICAL AREA (ROOF LEVEL)

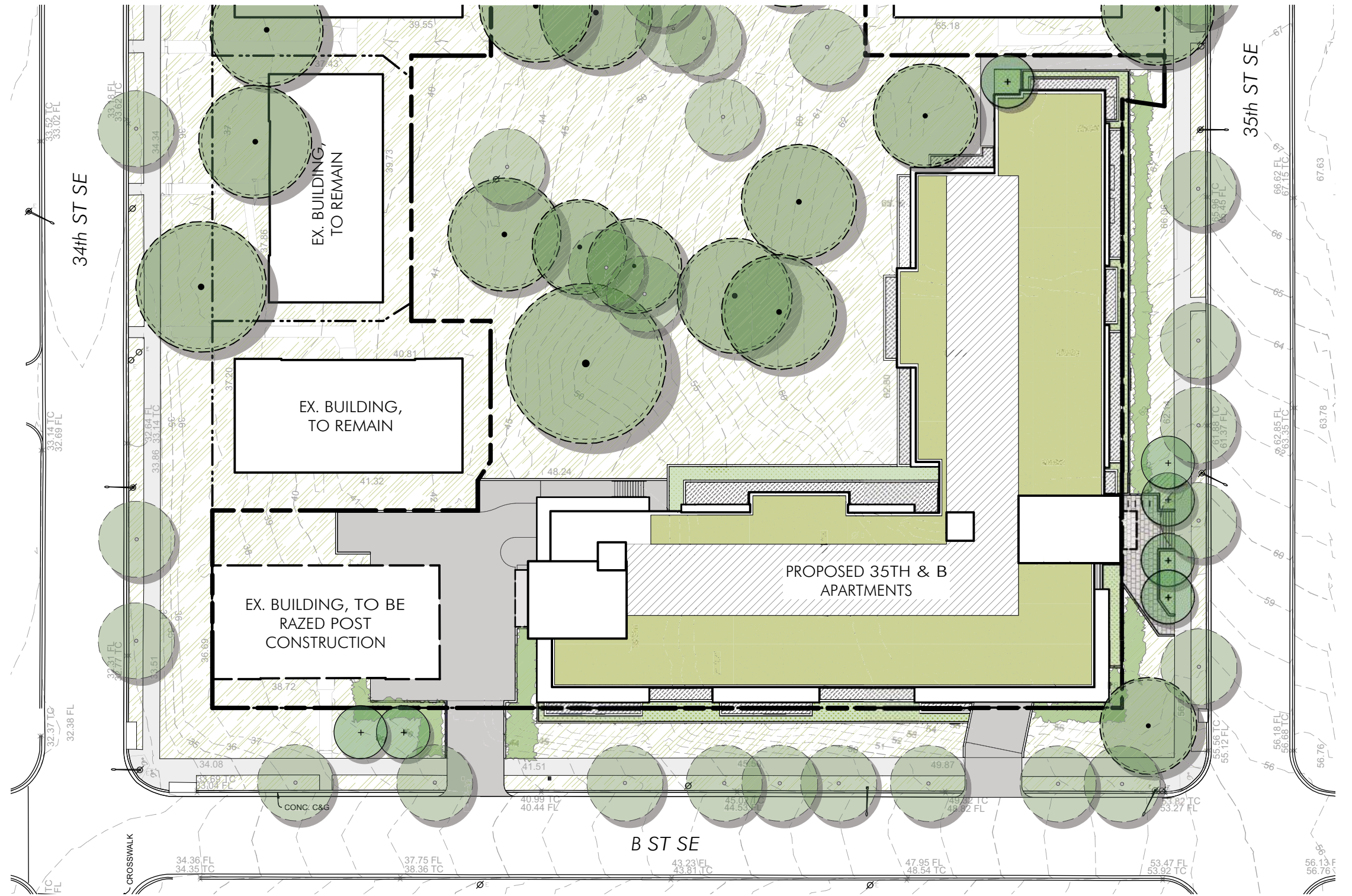


LANDSCAPE SITE PLAN

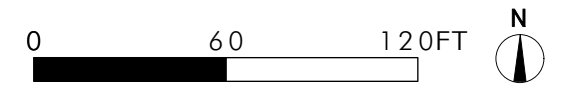


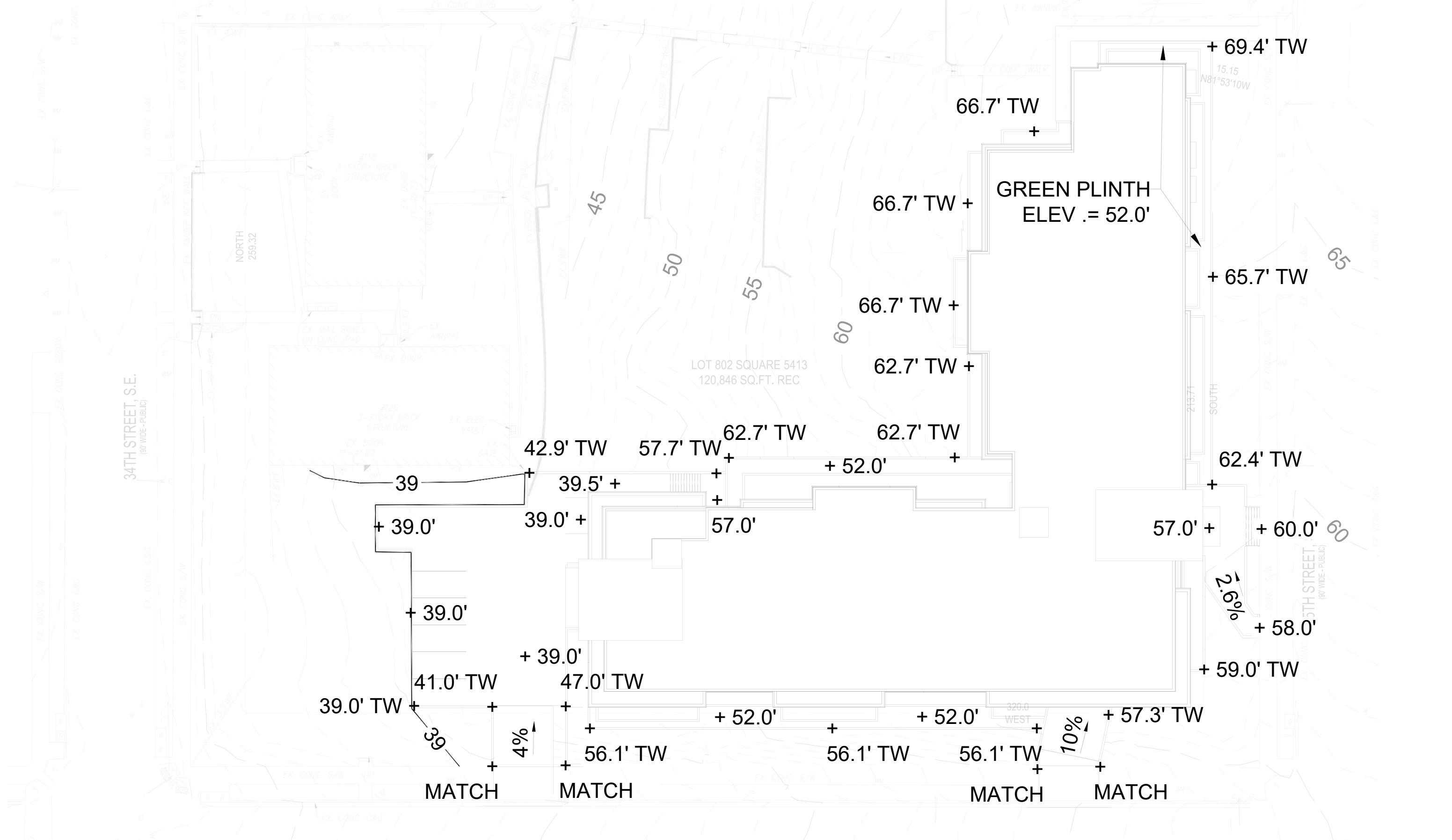
LANDSCAPE LEGEND

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LANDSCAPE PLAN ENLARGEMENT





35TH AND B STREET
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PLAN ILLUSTRATES APPROXIMATE AND PROPOSED GRADES. MINOR VARIATIONS NOT AFFECTING BUILDING HEIGHT OR CELLAR DEFINITION MAY OCCUR.

GRADING PLAN

0 15 30 60

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BIRD'S EYE VIEW FROM THE SOUTH EAST



