



# FORT TOTTEN SOUTH

5543 SOUTH DAKOTA AVE, NE

WASHINGTON, D.C. 20011

MARCH 8, 2018





**UNIT SUMMARY:** 160-185 TOWNHOMES  
**ON PODIUM:** Approximately 65 TOWNHOMES  
**ON GRADE:** Approximately 98 TOWNHOMES  
**OR BELOW PODIUM**

**1** **PODIUM LEVEL**  
 L1 SCALE 1" = 60'-0"





**PROJECT DATA:**

RETAIL
<b>20,000 TO 30,000 GSF RETAIL AREA</b>
RESIDENTIAL
<b>160 TO 185 TOTAL RESIDENTIAL UNITS</b>

**PARKING DATA:**

RESIDENTIAL	REQUIRED	53-62 SPACES (1space/3units)
RETAIL	REQUIRED	23-36 SPACES (1.33 spaces/1,000 SF after 3,000 SF)
	TOTAL REQUIRED	76-98 SPACES
	TOTAL PROVIDED	<b>200-292 SPACES*, **</b>

\* Includes 8 fast car charging stations.  
\*\* Includes 8 car share spaces.

**BICYCLE PARKING DATA:**

RESIDENTIAL	REQUIRED	PROVIDED
	LONG TERM	52-65 SPACES (1 long term space for 3 units. After the first 50 spaces 1/2 of the ratio is required)
	SHORT TERM	8-10 SPACES (1 short term space for each 20 units)
RETAIL	REQUIRED	PROVIDED
	LONG TERM	2-3 SPACES (1 long term space for each 10,000 SF)
	SHORT TERM	6-9 SPACES (1 short term space for each 3,500 SF)
	TOTAL REQUIRED	TOTAL PROVIDED
	LONG TERM	54-68 SPACES
	SHORT TERM	<b>14-19 SPACES</b>

**1 GROUND LEVEL**  
 G1 SCALE 1" = 60'-0"

Conceptual Site Plan - Ground Level  
**EYA- FORT TOTTEN SOUTH**

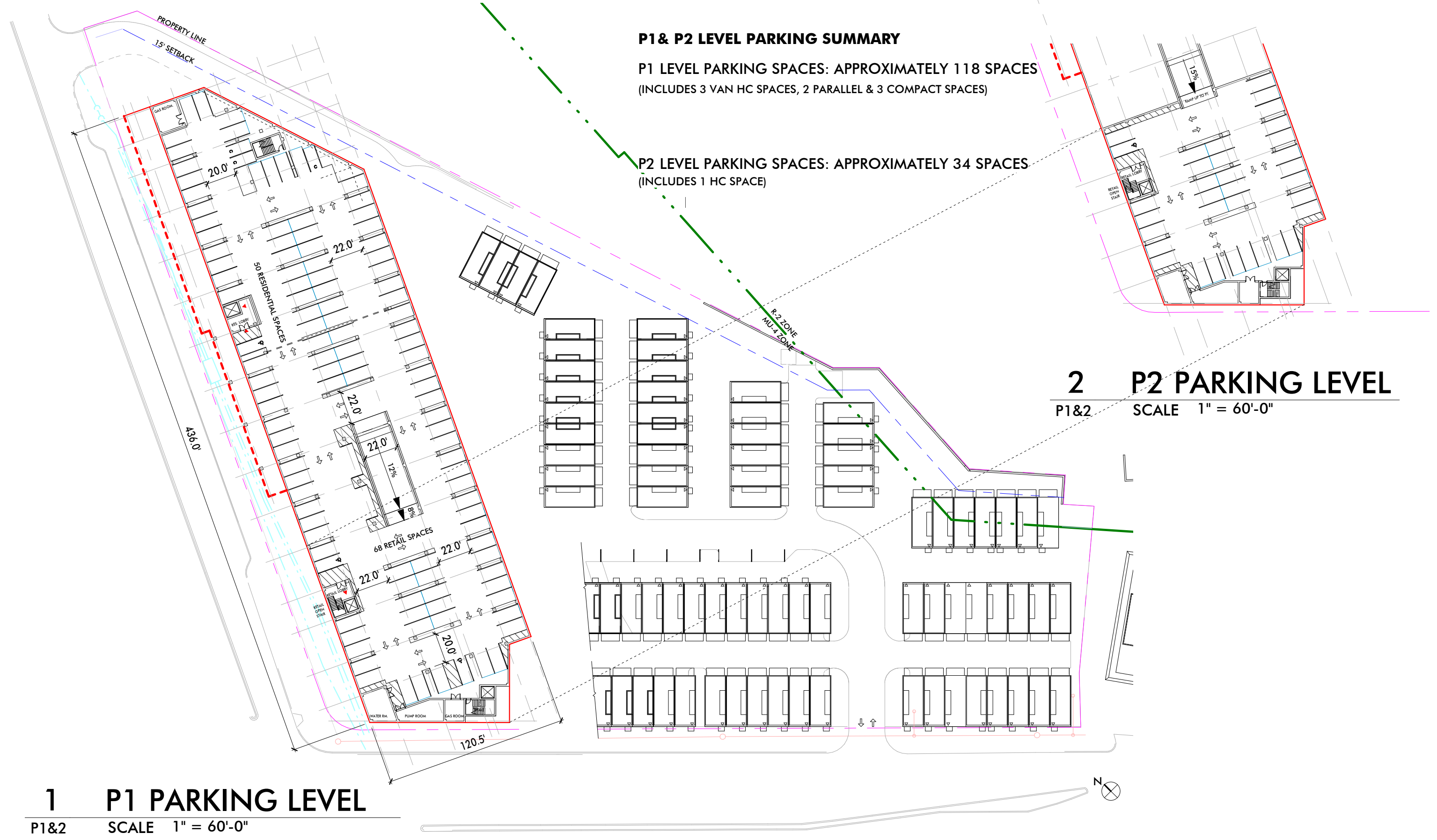
**P1 & P2 LEVEL PARKING SUMMARY**

**P1 LEVEL PARKING SPACES: APPROXIMATELY 118 SPACES**  
(INCLUDES 3 VAN HC SPACES, 2 PARALLEL & 3 COMPACT SPACES)

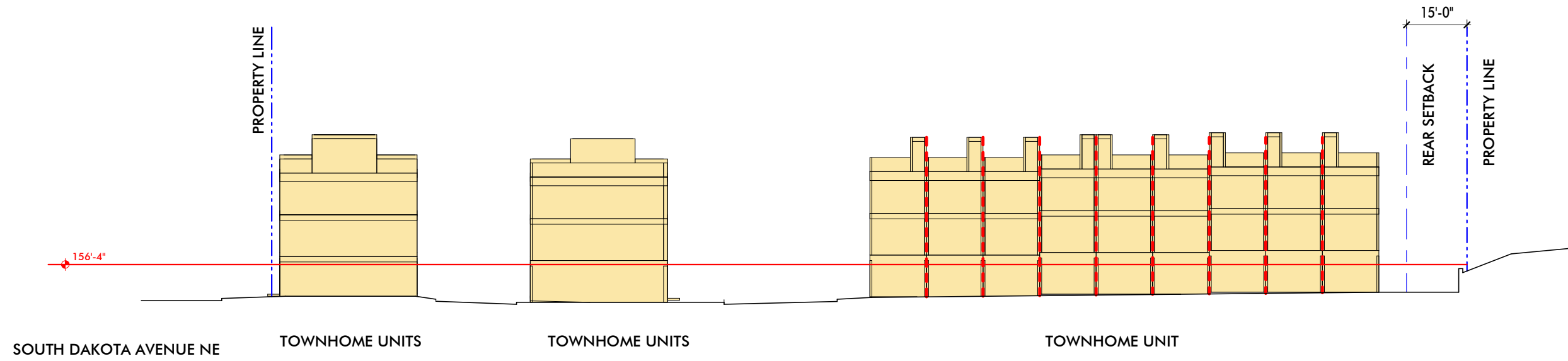
**P2 LEVEL PARKING SPACES: APPROXIMATELY 34 SPACES**  
(INCLUDES 1 HC SPACE)

**2 P2 PARKING LEVEL**  
SCALE 1" = 60'-0"

**1 P1 PARKING LEVEL**  
SCALE 1" = 60'-0"

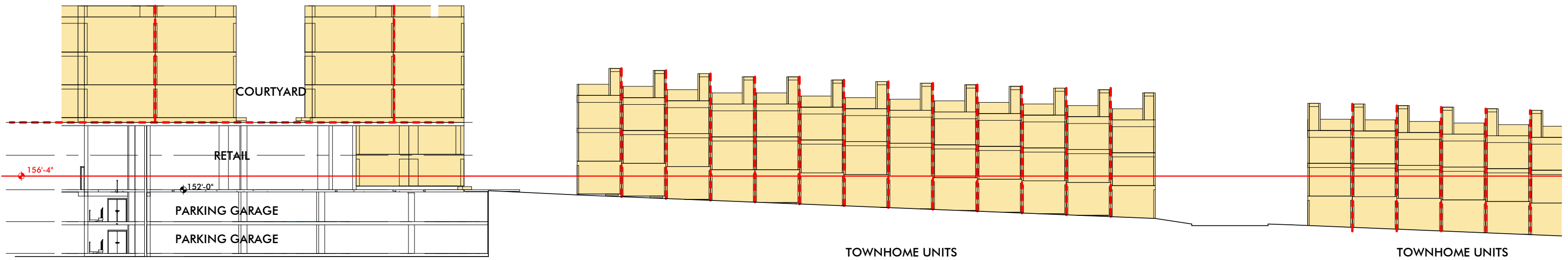


--- DEMISING WALL



# A Section A

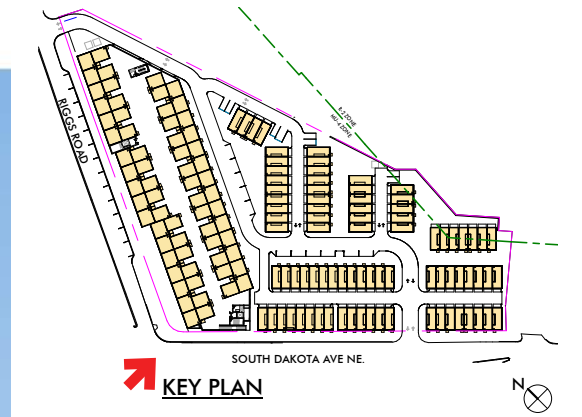
Z-5 SCALE 1" = 30'-0"



# B Section B

Z-5 SCALE 1" = 30'-0"



































# Zoning Summary

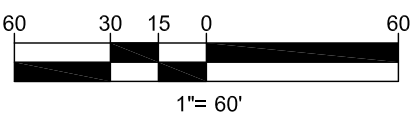
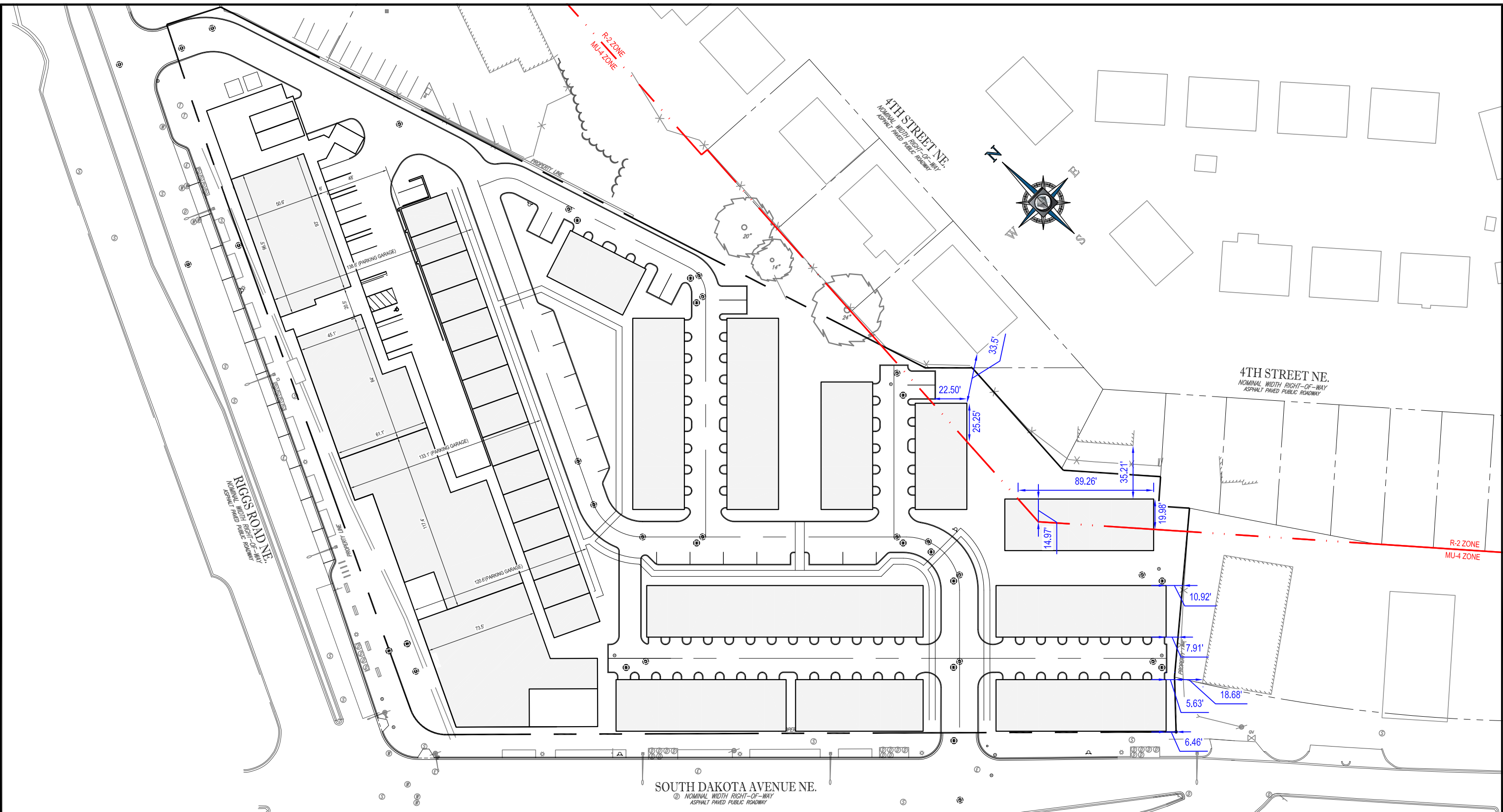
ZONING REQUIREMENTS	REQUIRED / ALLOWED		PROVIDED	
Zoning District	MU-4 (& R-2*)			
Lot Area (Lots 805)	3.9 AC =		172,230	
Lot Occupancy	75%	129,173	53%	91,170
Total Permitted FAR w/ IZ RESIDENTIAL	3.0	516,690	1.61	277,410
Total Permitted FAR - RETAIL	1.5	258,345	0.21	36,590
<b>Total FAR</b>			<b>1.82</b>	<b>314,000</b>
Height- 50'-0"	50'-0"		50'-0"	
Green Area Ratio	0.3		0.3	
Side Yard Setback	None Required. If provided 2" per 1'-0" of height, not less than 5'-0"		Minimum Provided: 3'-2" (Maximum Provided: 21'-0")	
Rear Yard Setback	15'-0"		15'-0"	
Penthouse Height	12'-0"		12'-0"	
Residential Parking	1 space per 3 units: 160 to 185/3= 53-62		200 to 292	
Retail Parking	1.33 spaces/1,000 SF after 3,000 SF: (20,000 to 30,000-3,000) x 1.3/1000= 23-36			
Residential Loading Berth, Platform, Space	1, 1, 1		1, 1, 1	
Retail Loading Berth, Platform, Space	2, 1, 1		2, 1, 1**	
Residential Bikes - Long Term	1 perm. space for 3 units, 1/2 of ratio req. after 50 spaces	52-65	52-65	
Residential Bikes - Short Term	1 temporary space for each 20 units	8 to 10	8 to 10	
Retail Bikes - Long Term	1 permanent space for each 10,000 SF	2 to 3	2 to 3	
Retail Bikes - Short Term	1 temporary space for each 3,500 SF	6 to 9	6 to 9	


\* Only a small portion of the site is in R-2 zone.

\*\* Shared loading per C-901.8. If retail area is reduced and is <20,000 sf the requirement is reduced to 1,0,1

\*\*\* P1 & P2 level not included in FAR calculations.



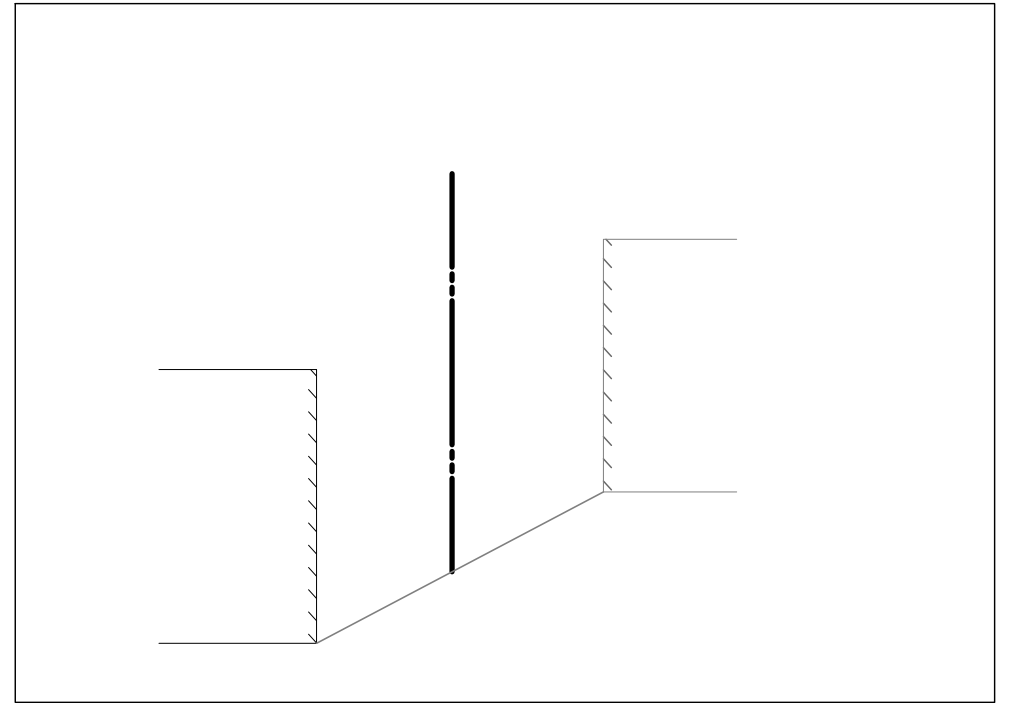
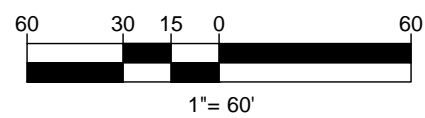


PROJECT NAME:		FORT TOTTEN WASHINGTON, DC	
 <b>BOHLER</b> DC		SHEET TITLE:	
		EXHIBIT 1: ZONING LINE 1 OF 2	
SCALE:	DATE:	CAD ID:	PROJECT NUMBER:
1"=60'	02/12/18	EX0	DC152046

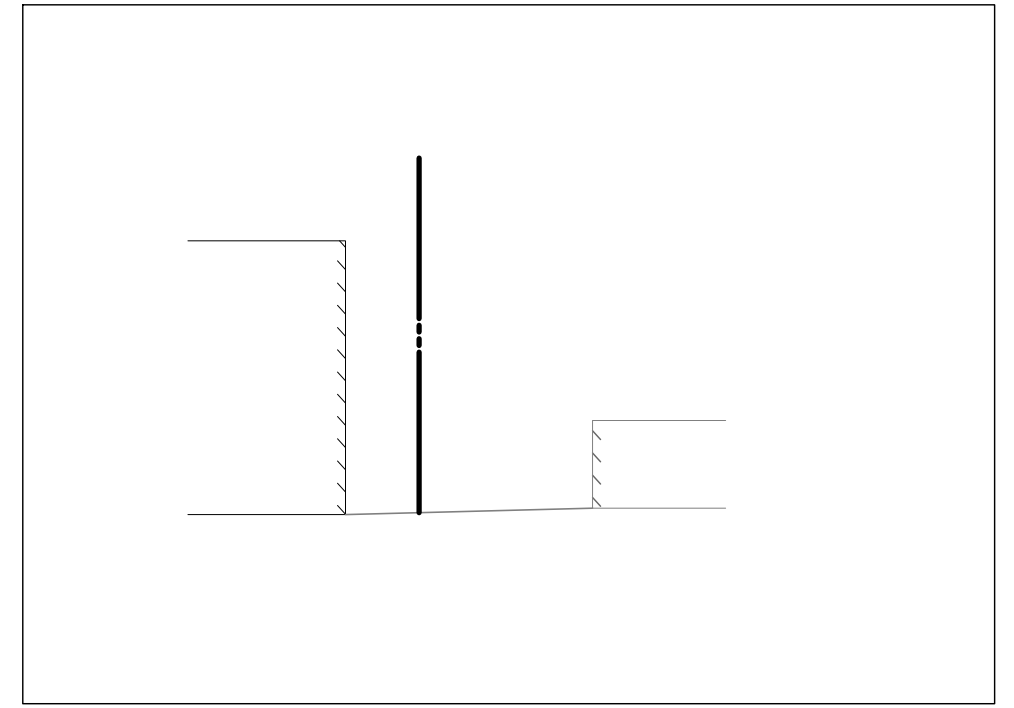
1331 PENNSYLVANIA AVE., NW, STE. 1250 NORTH WASHINGTON, DC 20004  
PHONE: (202) 524-5700




**PLAN VIEW**  
SCALE: 1"=60'



**SECTION A-A'**  
N.T.S.



**SECTION B-B'**  
N.T.S.

PROJECT NAME:		FORT TOTTEN WASHINGTON, DC	
 <b>BOHLER</b> DC		SHEET TITLE:	
		EXHIBIT 2: SECTION VIEW 2 OF 2	
SCALE:	DATE:	CAD ID:	PROJECT NUMBER:
AS SHOWN	02/12/18	EX0	DC152046

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