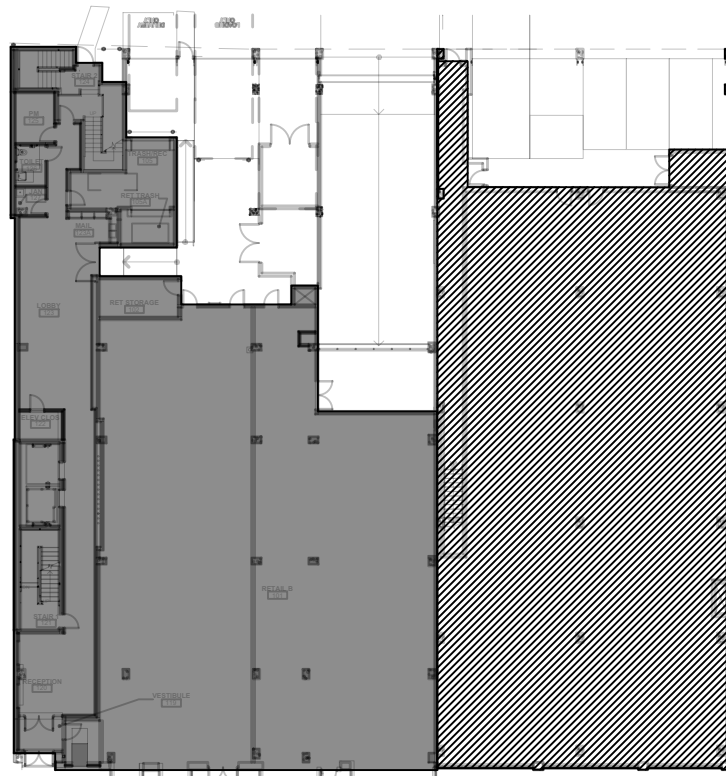




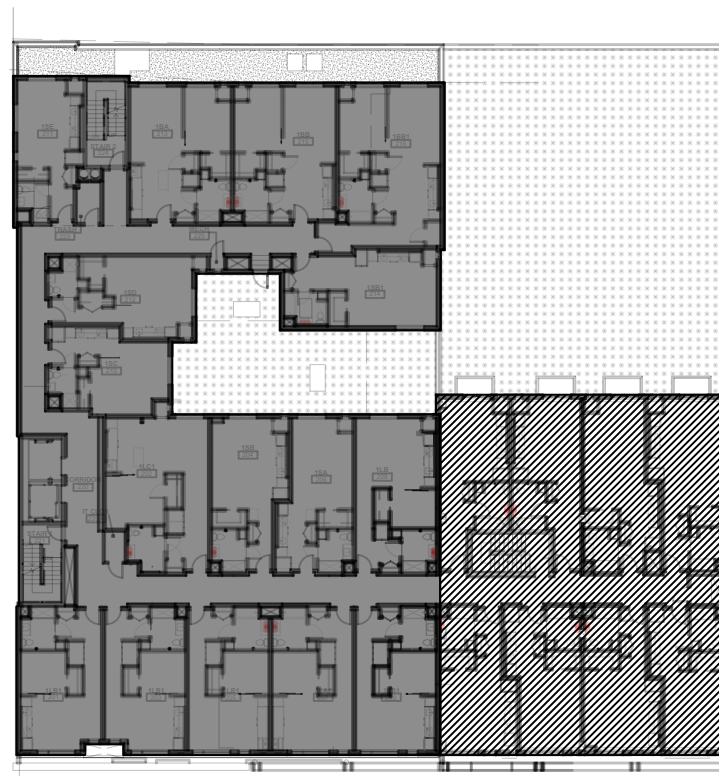
DRAWING INDEX	
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CS 2.0	ZONING ANALYSIS
CS 3.0	GROSS FLOOR AREA
ARCHITECTURAL	
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PROJECT DATA						
PROJECT ADDRESS:		1777 COLUMBIA ROAD NORTHWEST, WASHINGTON, D.C., 20009				
SQUARE LOT:		2580 7000/862/863/864				
ZONING DISTRICT		MU-5A				
LOT AREA:		23,762 SF				
CONSTRUCTION TYPE:		IIB (Levels 3-PH) over 1A (Levels 1&2)				
NUMBER OF STORIES:		6 STORIES ABOVE GRADE (PLUS PENTHOUSE)				
FIRE SUPPRESSION SYSTEM:						
ZONING ANALYSIS - DCMR TITLE 11 (2016)						
SECTION	ZONING REGULATION	REQUIRED/PERMITTED MU-5A	PROPOSED MU-5A	COMPLIES	NOTES	
Floor Area Ratio						
TABLE G-402.1	Maximum Permitted FAR w/ IZ	4.2	99,800 GSF	4.13	+/- 98,121 GFA	YES Existing structure contains 67,538 GSF Existing Residential = 57,468 GSF Existing Retail = 7,430 GSF Proposed Residential = 23,308 GSF
	Maximum Allowable Non-Residential FAR	1.5	35,643 GFA	0.6	14,705 GFA	
Inclusionary Zoning						
C-1003.2	Set-Aside Requirements	Greater of 8% residential GFA or 50% of bonus density, plus 8% penthouse habitable space.	8% residential = 6,462 GSF. 3,743 NSF in Existing = 2,719 NSF remaining. 80% efficiency = 2,175 NSF Total Remaining.	YES	Existing structure contains 3,743 NSF of IZ units @ 8% Residential GFA (3,729 were required)	
C-1005.1	Development Standards Regarding Inclusionary Units	The proportion of studio and one-bedroom inclusionary units shall not exceed the proportion of the comparable market rate units for each unit type.	Studio/1 BR MR: 40 Units (100%) 1 BR IZ: 1 Unit (10%)	YES		
Building Height						
TABLE G-403.1	Height	70' - 0"	70' - 0"	YES	BHMP - Top of Curb to top of parapet.	
Penthouse						
TABLE G-403.3	Height	12'-0", except 18'-6" for penthouse mechanical space	12' - 0" penthouse, 18'-6" elevator overrun	YES		
	Stories	1 story, (2nd story permitted for penthouse mechanical space)	1 story, plus 2nd story for elevator overrun	YES		
C-1502.1(a)(b)(d)	Setbacks	1:1 on Front, Back 1:2 on Side	1:1 on Front, Back 1:2 on Side	YES	12' high penthouse - 12' set back front and back - 6' set back on side.	
C-1503.1(c)	Permitted FAR	0.4 (9,505 sf)	.11 (2,655 SF)	YES		
C-1503.2	Permitted Area	Not exceeding 1/3 total roof area (.11 (2,655 SF)	YES		
Lot Occupancy						
TABLE G-404.1	Residential w/ IZ	80%	70%	YES		
	Non Residential	100%	91%	YES		
Rear Yard Setback						
G-405.2	Rear Yard Setback	Min. 15'-0"	15' - 0"	YES		
G-405.4		A horizontal plane may be established at 25' above the mean finished grade at the middle of the rear of the structure for the purpose of measuring rear yards.	Second level and up is set back at min. 15' from property line.	YES		
G-405.5		For portion of structure below horizontal plane described in 405.4 from the center line of the alley to the rear wall of the portion, and for the portion of the structure above the horizontal plane described in 405.4, from the rear lot line to the rear wa	Ground level is set back 15' from center of ally line.	YES		

Side Yard Setback						
G-406.1	Side Yard Setback	Not Required	None Provided	N/A		
Closed Court (Existing Building)						
G-202.1	Min Width	4 in/ft of height of court (15' Min.)	15'	YES		
	Min Area	2x the square of the required width (350 SF min.)	1,160 SF	YES		
Open Court (Addition Building)						
G-202.1	Min Width	4 in/ft of height of court (10' Min.)	60' x 72'-2"	YES		
	Min Area	Not Required	None Provided	N/A		
Green Area Ratio						
G-407.1	Ratio	0.3	0.52	YES	12,725 SF Green Roof (Total) 8,282 SF Green Roof (Phase 1) 4,443 SF Green Roof (Phase 2)	
Car Parking						
TABLE C-701.5	Retail	1.33 / every 1,000 SF over 3000 = 16 Spaces	6 (existing)	TBD	31 Total Existing Spaces in Phase 1. 14,705 SF Retail (7,430 Phase 1 & 7,275 Phase 2)	
TABLE C-701.5	Residential	1 per 3 dwelling units in excess of 4 units = 39 Spaces	25 (existing)	TBD	31 Total Existing Spaces in Phase 1. 120 Residential Units (80 Phase 1 & 40 Phase 2) 80,776 SF Retail (57,468 SF Phase 1 & 23,308 Phase 2)	
	Total	55 parking spaces	31 Spaces (28 Spaces in existing garage with an additional 3 re-located spaces)	TBD	Submitting design to BZA for parking reduction.	
Bicycle Parking						
		Long Term	Short Term	Long Term	Short Term	
TABLE C-802.1	Retail	1 per 10,000 SF in excess of 3,000 SF = 1 Spaces	1 Space /3,500 SF = 4 Spaces	2	6	YES 14,705 SF Retail (7,430 Phase 1 & 7,275 Phase 2)
TABLE C-802.1	Residential	1 Space /3 units = 40 Spaces	1 Space /20 units = 6 Spaces	48	6	YES 120 Residential Units (80 Phase 1 & 40 Phase 2)
	Total	41 Spaces	10 Spaces	50 Spaces	12 Spaces	YES
Loading Requirements						
TABLE C-901.1	Residential	More than 50 Dwelling Units, One Loading Berth Req. More than 50 Dwelling Units, One Service Space Req.	One Loading for residential provided & Delivery Space Provided.	YES	120 Units > 50 Units	
TABLE C-901.1	Retail	Retail SF between 5,000 SF and 20,000 SF Req. one loading berth.	One Loading for retail has been provided.	YES	14,705 SF Retail (7,430 Phase 1 & 7,275 Phase 2) 5,000 SF < 14,705 SF < 20,000 SF	
C-905.2	Loading Berth Size	2 Required	2 Provided	YES	12' Wide x 30' (min.) Deep x 14' High Space loading platform provided - 2nd berth provided since internal access is not available between existing and new construction.	
C-905.4(a)	Loading Platform	2 Required	2 Provided	YES	8' wide and min. 100 sf loading platform provided adjacent to service space	
C-905.3	Delivery / Service Space	1 Required	1 Provided	YES	10' Wide x 20' Deep x 14' High Space.	



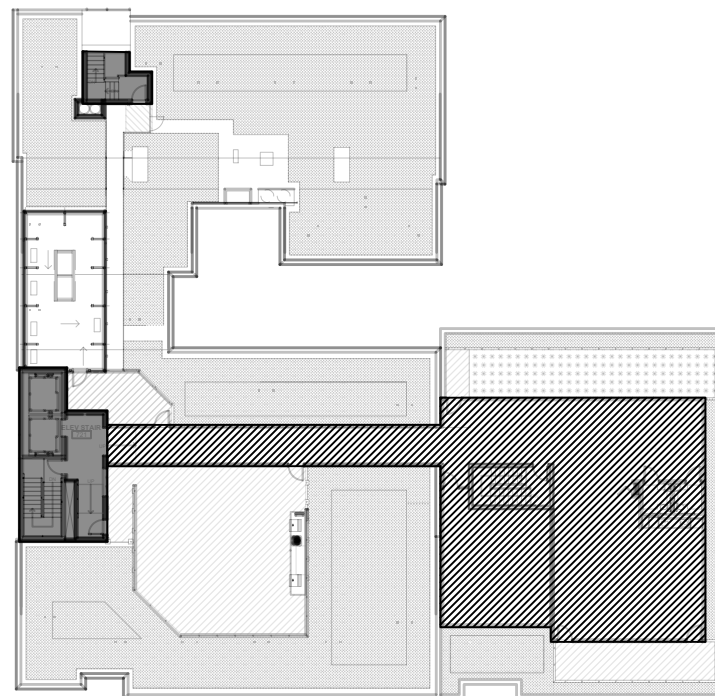
1 GROUND FLOOR PLAN
NTS



2 SECOND FLOOR PLAN
NTS



3 TYPICAL FLOOR PLAN
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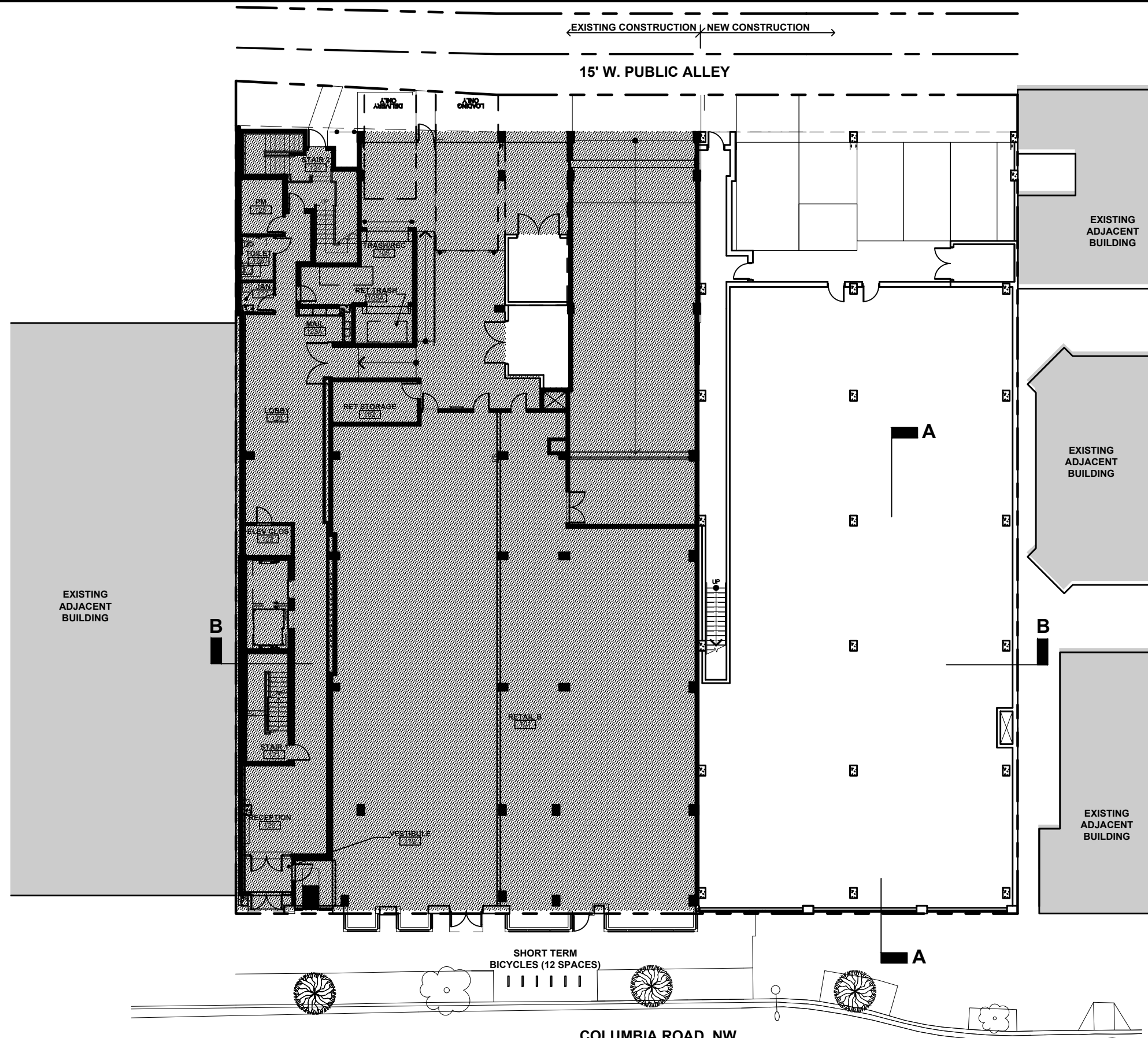


4 PENTHOUSE PLAN
NTS

GROSS FLOOR AREA								
LEVEL	EXISTING			PROPOSED			TOTAL GSF	TOTAL UNITS
	RESIDENTIAL	UNIT	NON - RESIDENTIAL	RESIDENTIAL	UNIT	NON - RESIDENTIAL		
PARKING	570 GSF	0	13,255 GSF	0	0	1,587 GSF	15,412 GSF	0
GROUND	2,155 GSF	0	7,430 GSF	622 GSF	0	7,275 GSF	17,300 GSF	0
SECOND	11,347 GSF	16 UNITS	0	4,532 GSF	8 UNITS	0	15,879 GSF	24 UNITS
THIRD	11,538 GSF	16 UNITS	0	4,694 GSF	8 UNITS	0	16,232 GSF	24 UNITS
FOURTH	11,538 GSF	16 UNITS	0	4,694 GSF	8 UNITS	0	16,232 GSF	24 UNITS
FIFTH	11,538 GSF	16 UNITS	0	4,694 GSF	8 UNITS	0	16,232 GSF	24 UNITS
SIXTH	11,507 GSF	16 UNITS	0	4,694 GSF	8 UNITS	0	16,201 GSF	24 UNITS
PENTHOUSE	485 GSF	0	0	166 GSF	0	2,490 GSF	3,141 GSF	0
TOTAL	60,678 GSF	80 UNITS	20,685 GSF	24,096 GSF	40 UNITS	11,352 GSF	116,811 GSF	120 UNITS

LEGEND:

- EXISTING CONSTRUCTION
- NEW CONSTRUCTION



LEGEND:

- EXISTING CONSTRUCTION
- NEW CONSTRUCTION

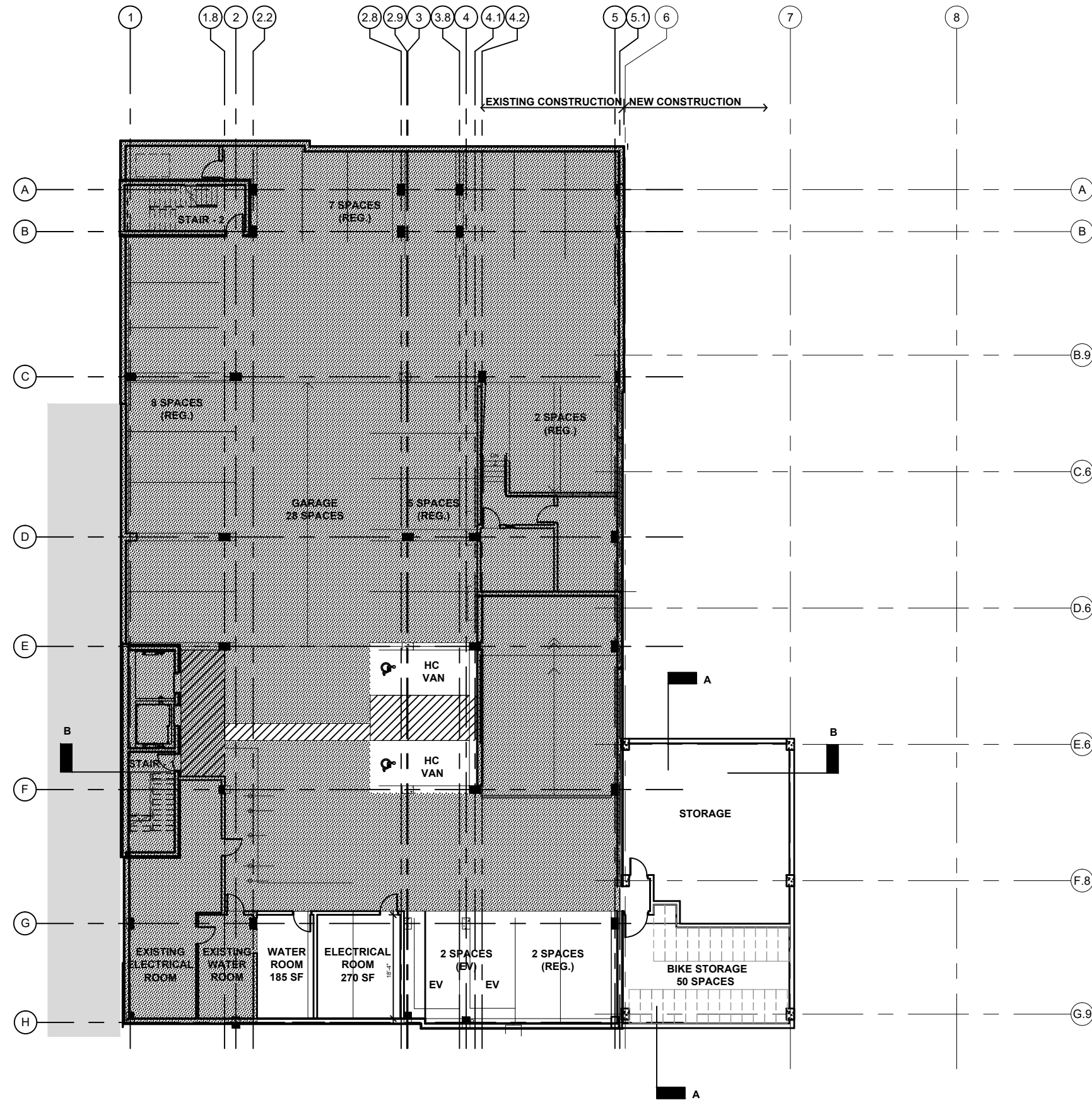
BEZTAK & FOXHALL PARTNERS

JANUARY 22, 2020
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ARCHITECTURAL SITE PLAN 3/64" = 1' - 0"
BOARD OF ZONING ADJUSTMENT SUBMISSION

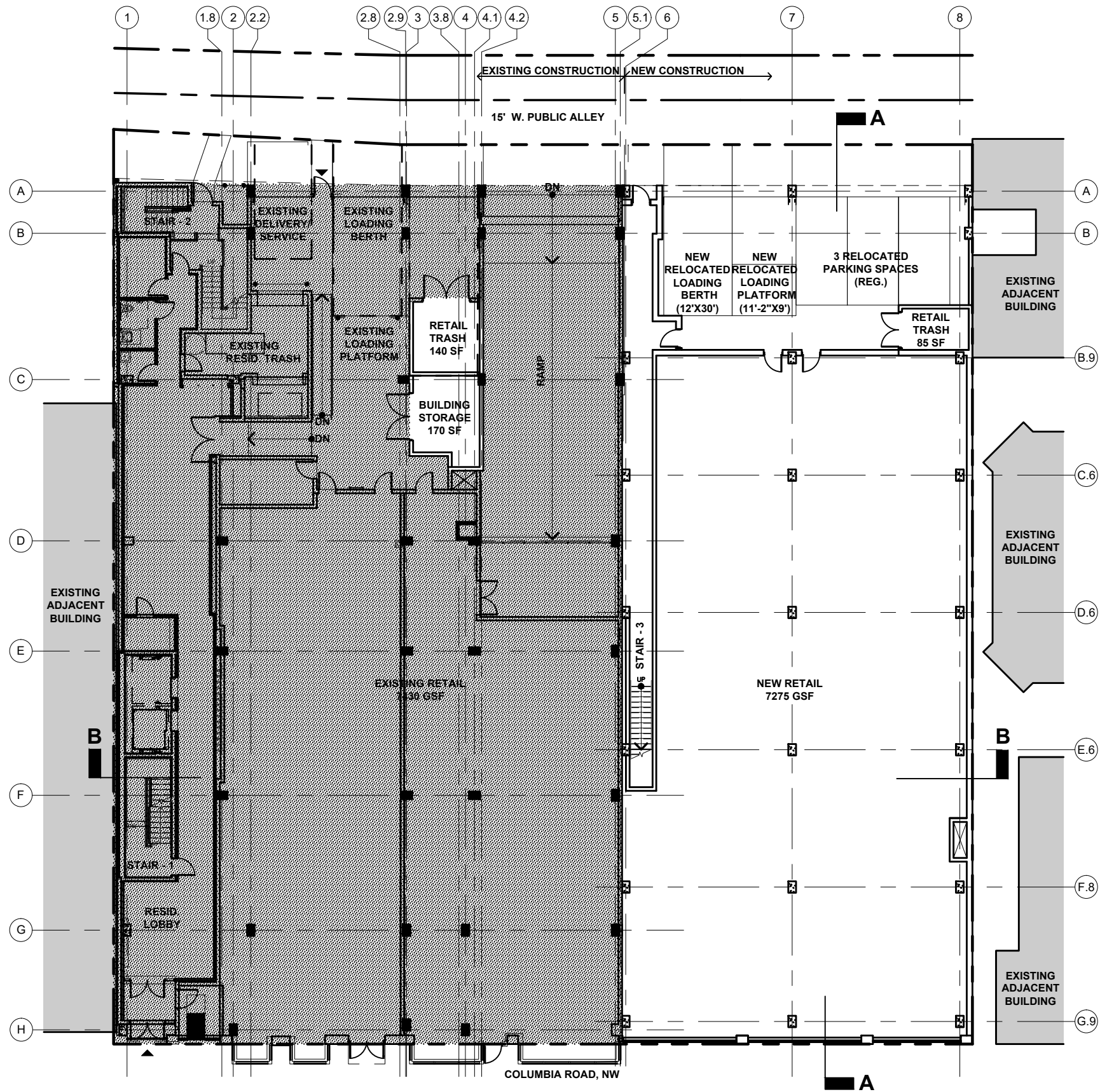
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ARCHITECTS



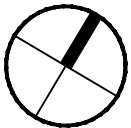
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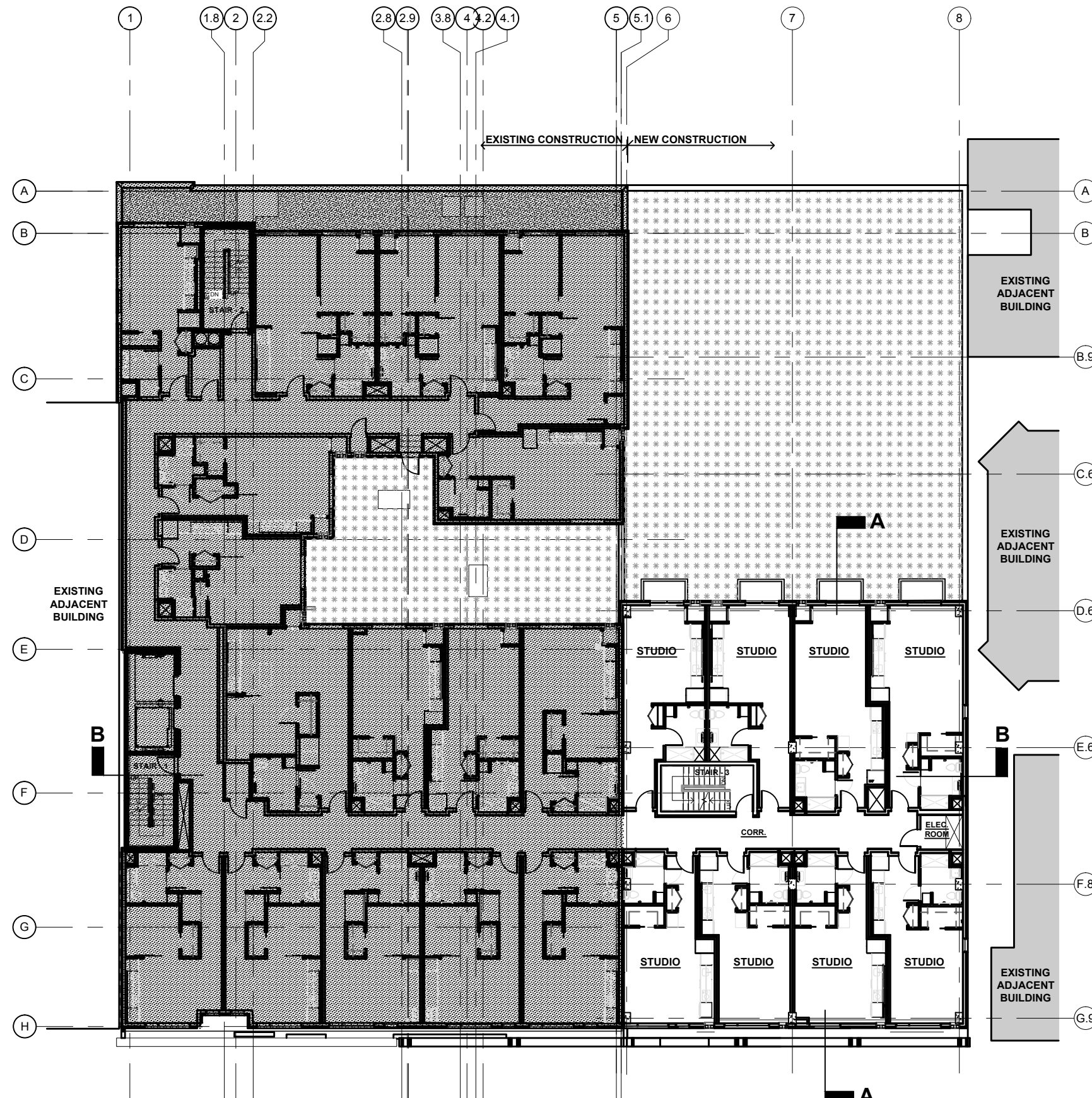
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
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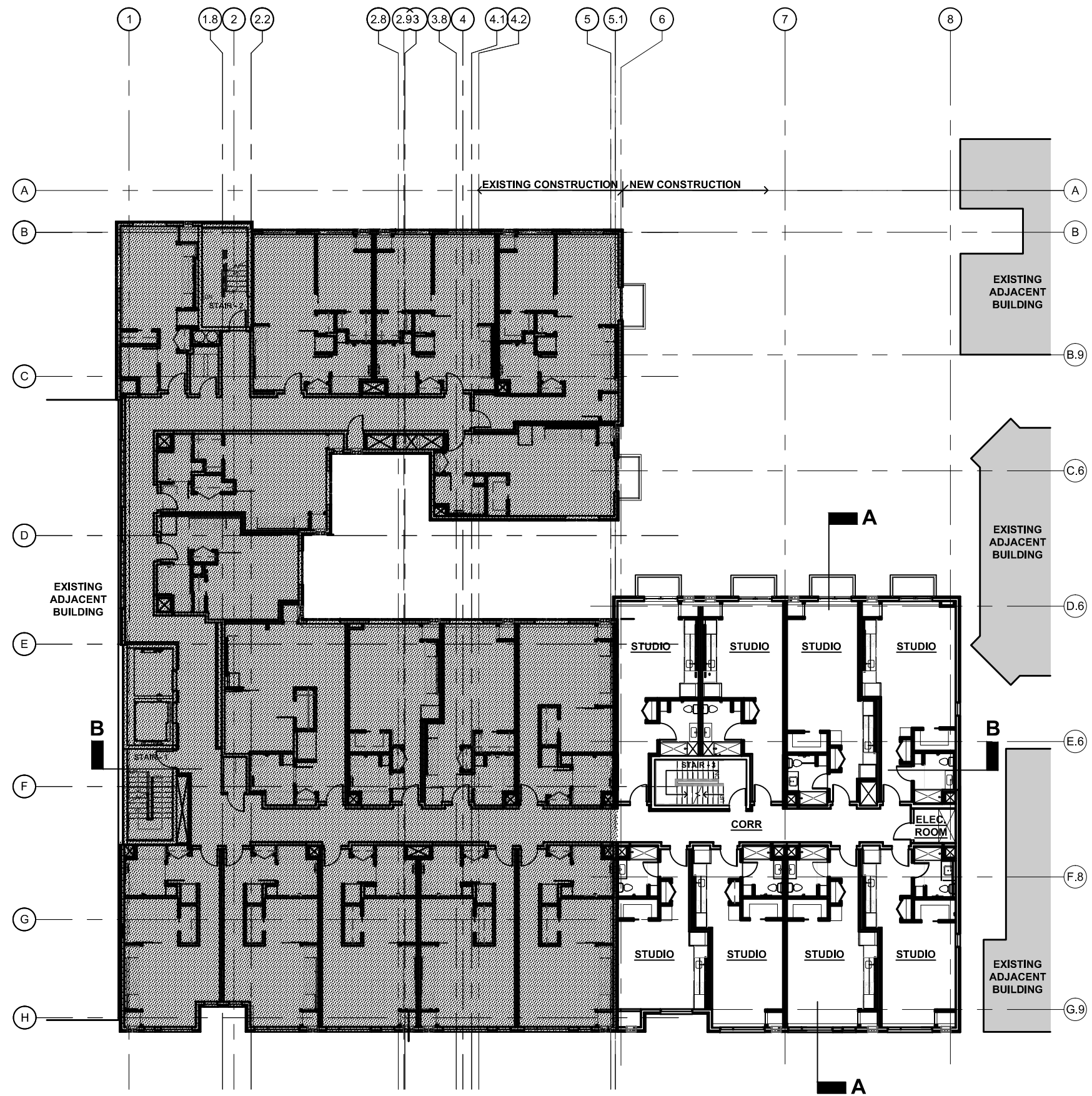
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



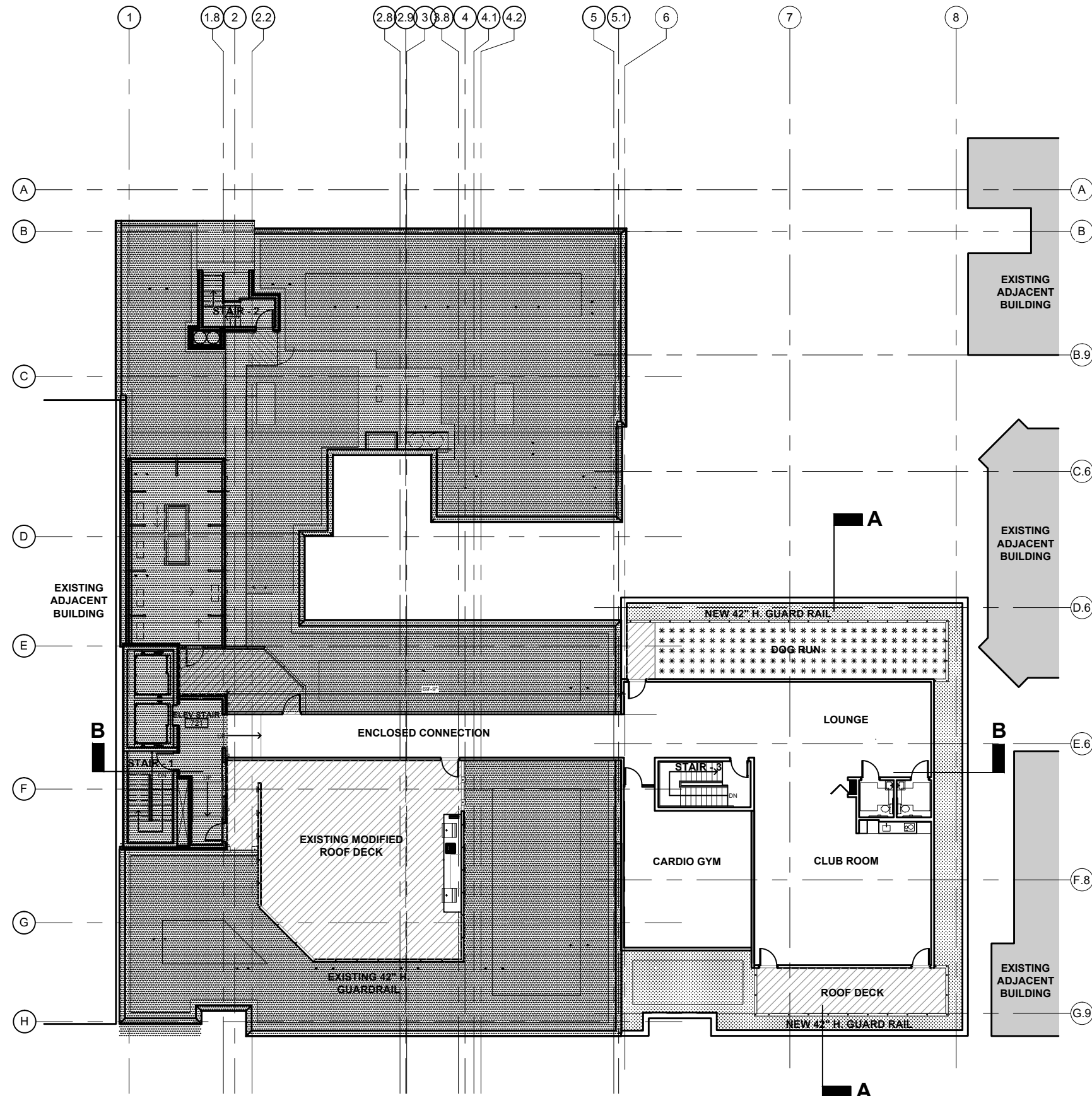
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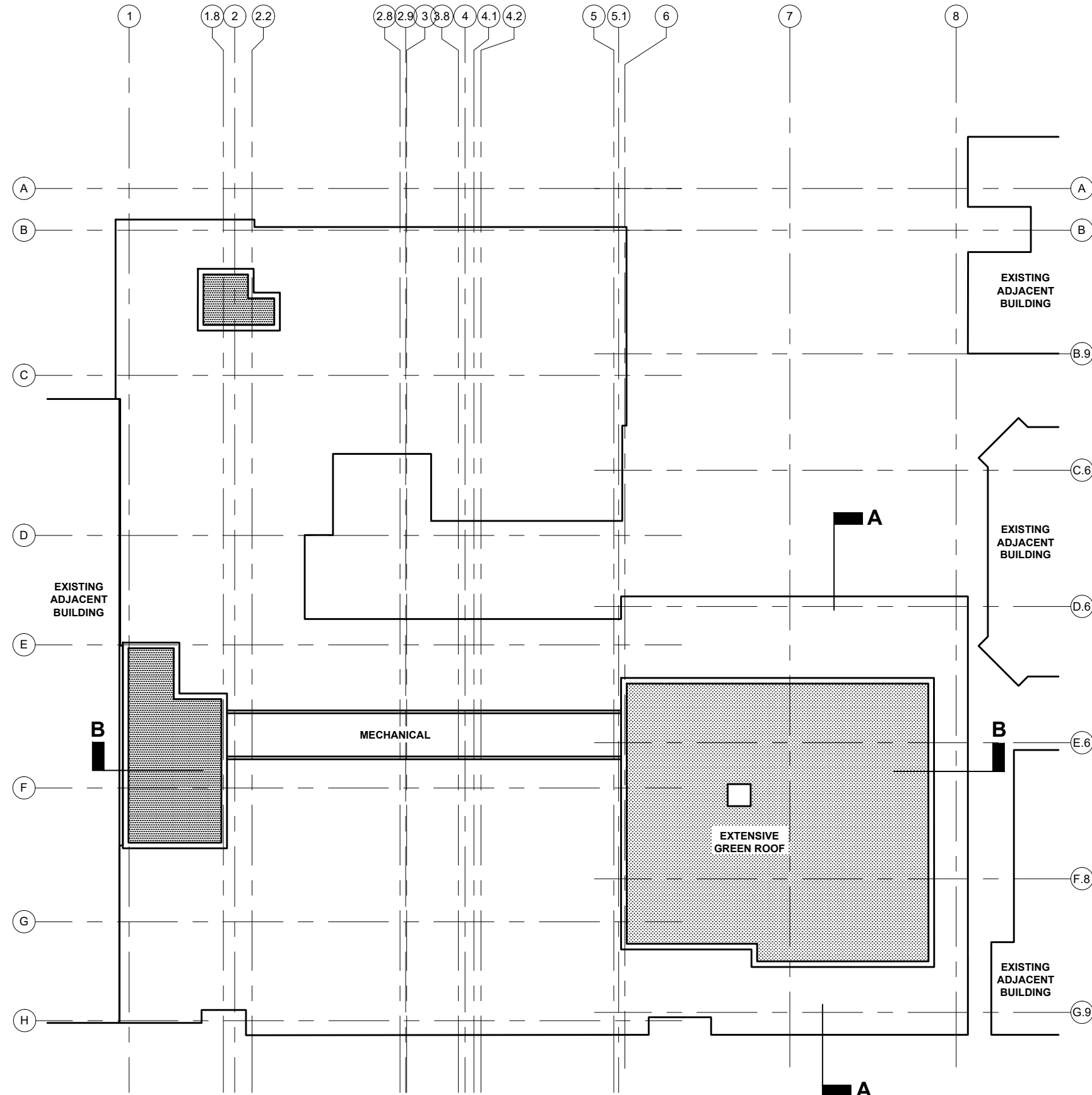
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