

# Tab E

PROJECT DATA						
PROJECT ADDRESS:		ONE HAWAII AVENUE NE , WASHINGTON, D.C., 20011				
SQUARE   LOT:		0124   0077				
ZONING DISTRICT		RA - 1 (RA - 2 PUD)				
LOT AREA:		26,400				
CONSTRUCTION TYPE:		TYPE 1 PODIUM, TYPE 3b ABOVE				
NUMBER OF STORIES:		5 STORIES ABOVE GRADE				
FIRE SUPPRESSION SYSTEM:		THIS BUILDING IS FULLY SPRINKLERED WITH A NFPA 13 FIRE SUPPRESSION SYSTEM				
ZONING ANALYSIS - DCMR TITLE 11 (2016)						
SECTION	ZONING REGULATION	PERMITTED RA-1	PERMITTED RA-2 PUD		PROPOSED RA-2 PUD	NOTES
<b>Floor Area Ratio</b>						
F-302.1	Maximum Permitted FAR	0.9	2.59	68,376 GFA	2.58	68,238 GFA
<b>Inclusionary Zoning</b>						
C-1003.2	Set-Aside Requirements	Greater of 10% residential GFA or 50% of bonus density, plus 8% penthouse habitable space	Greater of 10% residential GFA or 50% of bonus density, plus 8% penthouse habitable space	10% residential GFA		
<b>Building Height</b>						
F-303.1, X-303.7	Height	40'0"/3 Stories	60'-0"	58'-6"		
<b>Penthouse</b>						
F-301.1	Height	12'0"	15'-0"	10' - 0" mechanical penthouse		
	Stories	1 story	1 story; (2nd story permitted for penthouse mechanical space)	1 story		
C-1502.1(a)(b)(c)	Setbacks	1:1 on Front, Back, and Side; No minimum setback on closed court	1:1 on Front, Back, and Side; No minimum setback on closed court	1:1 on Front, Back, and Side		
C-1503.1(c)	Permitted habitable FAR	0.4	0.4	0		
<b>Lot Occupancy</b>						
F-304.1	Residential w/ IZ	40%	60%	53%		

SECTION	ZONING REGULATION	PERMITTED RA-1	PERMITTED RA-2 PUD	PROPOSED RA-2 PUD	NOTES		
<b>Rear Yard Setback</b>							
F-305.1	Rear Yard Setback	20'	4' per 1" of height, but not less than 15'	28'-0"			
<b>Side Yard Setback</b>							
F-306.2	Side Yard Setback	3" per 1' of height but no less than 8'	None required, but 4' minimum if provided	15'-0"	Building Restriction Line: 20' on Rock Creek Church Rd; 15' on Allison S		
<b>Green Area Ratio</b>							
F-307.1	Ratio	0.3	0.3	0.3			
<b>Car Parking</b>							
TABLE C-701.5	Residential	1 space per 3 units in excess of 4 units X 50% reduction	1 space per 3 units in excess of 4 units X 50% reduction 12 Spaces	12 spaces	78 Units; 50% reduction by DCMR 11-C702.1a (<0.5 miles to Fort Totten Metro Station); 50% min standard sized spaces provided per DCMR 11-C712.3.		
	<b>Total</b>	<b>12 Parking Spaces</b>	<b>12 parking spaces</b>	<b>12 parking spaces</b>	Provided: 7 standard, 3 compact, 2 handicapped		
<b>Bicycle Parking</b>							
			<b>Long Term</b>	<b>Short Term</b>			
TABLE C-802.1	Residential	1 Space /3 units= 26 Long-Term Spaces; 1 Space/20 units = 4 Short- Term Spaces	1 Space /3 units= 26 Spaces	1 Space /20 units= 4 Spaces	26	4	78 Units
	<b>Total</b>		<b>26 Spaces</b>	<b>4 Spaces</b>	<b>48 spaces</b>	<b>8 Spaces</b>	8 bike racks provided, 8 bikes per rack
<b>Loading Requirements</b>							
TABLE C-901.1	Residential	1 Required	1 Required	1 Provided			
C-904.2	Loading Berth Size		12' x 30', 14' vertical clear	12' x 30'	10'-6" clearance provided, see sheet A3.01 section B-B		
C-905.4(a)	Loading Platform	1 Required	1 Required	1 Provided	100 s.f loading platform provided adjacent to service space		