Tab E

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				ONE HAWAII AV	ENLIE NE WASHI	NGTON D.C. 20011			
N TYPE.		TYPE 1 PODIUM, TYPE 3b ABOVE							
		5 STORIES ABOVE GRADE							
		THIS BUILDING IS FULLY SPRINKLERED WITH A NFPA 13 FIRE SUPRESSION SYSTEM							
	6)			-					
ZONING REGULATION	PERMITTED RA-1	PERMITTED RA-2 PUD		PROPOSED RA-2 PUD		NOTES			
Floor Area Ratio									
Maximum Permitted FAR	0.9	2.59	68,376 GFA	2.58	68,238 GFA				
Inclusionary Zoning					•				
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					
Building Height									
Height	40'0"/3 Stories	60'-0"		58'-6"					
Penthouse									
Height	12'0"	15'-0"		10' - 0" mechanical penthouse					
Stories	1 story	1 story; (2nd story permitted for penthouse mechanical space)		1 story					
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					
Permitted habitable FAR	0.4	0.4		0					
Lot Occupancy									
Residential w/ IZ	40%	61	0%	5	53%				
	RESS: ICT IN TYPE: FORIES: F	RESS: ICT IN TYPE: FORIES: ION SYSTEM: FISS - DCMR TITLE 11 (2016) ZONING REGULATION PERMITTED RA-1 Floor Area Ratio Maximum Permitted FAR 0.9 Inclusionary Zoning Set-Aside Requirements Greater of 10% residential GFA or 50% of bonus density, plus 8% penthouse habitable space Building Height 40'0"/3 Stories Penthouse Height 12'0" Stories 1 story Setbacks 1:1 on Front, Back, and Side; No minimum setback on closed court Permitted habitable FAR 0.4 Lot Occupancy	RESS: ICT IN TYPE: TORIES: ION SYSTEM: SIS - DCMR TITLE 11 (2016) ZONING REGULATION PERMITTED RA-1 PERMITTE Floor Area Ratio Maximum Permitted FAR 0.9 2.59 Inclusionary Zoning Greater of 10% residential GFA or 50% of bonus density, plus 8% penthouse habitable space Building Height Height 40'0"/3 Stories 60 Penthouse Height 12'0" 15 Stories 1 story 1 story; (2nd story pemechanic set) Setbacks 1 story 1 story; (2nd story pemechanic set) No minimum setback on closed court 0.4 Permitted habitable FAR 0.4 OLO Occupancy	RESS: ICT IN TYPE: TORIES: ION SYSTEM: ICSIS - DCMR TITLE 11 (2016) ZONING REGULATION PERMITTED RA-1 PERMITTED RA-2 PUD Floor Area Ratio Maximum Permitted FAR 0.9 2.59 68,376 GFA Inclusionary Zoning Greater of 10% residential GFA or 50% of bonus density, plus 8% penthouse habitable space Building Height Height 40'0"/3 Stories 60'-0" Stories 1 story 1 story; (2nd story permitted for penthouse mechanical space) 1:1 on Front, Back, and Side; No minimum setback on closed court Permitted habitable FAR 0.4 Lot Occupancy	RESS: ONE HAWAII AVIOLE ICT IN TYPE: TORIES: SoliON SYSTEM: (SIS - DCMR TITLE 11 (2016) ZONING REGULATION PERMITTED RA-1 PERMITTED RA-2 PUD PROPOSE Floor Area Ratio Maximum Permitted FAR O.9 2.59 Greater of 10% residential GFA or 50% of bonus density, plus 8% penthouse habitable space Building Height Height 400°/3 Stories Greater of 10% residential GFA or 50% of bonus density, plus 8% penthouse habitable space Building Height 120° 1 story 1 story; (2nd story permitted for penthouse mechanical space) 1:1 on Front, Back, and Side; No minimum setback on closed court Permitted habitable FAR 0.4 O.4 ONE HAWAII AVIONE TYPE Type Theye Greater of 10% residential GFA or 50% of bonus density, plus 8% penthouse habitable space 1 story 1 story; (2nd story permitted for penthouse mechanical space) 1:1 on Front, Back, and Side; No minimum setback on closed court Permitted habitable FAR 0.4 O.4 Lot Occupancy	RESS: ONE HAWAII AVENUE NE, WASHII O124 10077 CT RA-1 (RA-2 PUL 26,40 NTYPE: TYPE 1 PODIUM, TYPE: TYPE 1 PODIUM, TYPE: TORIES: STORIES: THIS BUILDING IS FULLY SPRINKLERED WITH A NI (SIS - DCMR TITLE 11 (2016) ZONING REGULATION PERMITTED RA-1 PERMITTED RA-2 PUD PROPOSED RA-2 PUD Floor Area Ratio Maximum Permitted FAR 0.9 2.59 68,376 GFA 2.58 68,238 GFA Inclusionary Zoning 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 Building Height Height 40°07/3 Stories 60°-0° 58°-6° Fenthouse Height 12°0° 1 story 1 story, (2nd story permitted for penthouse mechanical space) 1 story Stories 1 story 1 story, (2nd story permitted for penthouse mechanical space) 1 story Setbacks 1:1 on Front, Back, and Side; No minimum setback on closed court 9 story Permitted habitable FAR 0.4 0.4 0.4 0.4			

SECTION	ZONING REGULATION	PERMITTED RA-1	PERMITTED RA-2 PUD PROPOSED RA-2 PUD		NOTES							
	Rear Yard Setback											
F-305.1	Rear Yard Setback	20'	4' per 1" of height, but not less that 15'		28'-0"							
	Side Yard Setback	ide Yard Setback										
F-306.2	Side Yard Setback	3" per 1' of height but no less than 8'	None required, but	None required, but 4' minimum if provided		5'-0"	Building Restriction Line: 20' on Rock Creek Church Rd; 15' on Allison S					
	Green Area Ratio											
F-307.1	Ratio	0.3		0.3	0.3							
	Car Parking Car Parking											
	Car Farking			70 Helts 500/ as testing by DOMD 44 O700 4 / / 0 5 miles to								
TABLE C-701.5	Residential	1 space per 3 units in excess of 4 units X 50% reduction			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.					
	Total	12 Parking Spaces	12 parking spaces		12 parking spaces		Provided: 7 standard, 3 compact, 2 handicapped					
	Bicycle Parking											
			Long Term	Short Term	Long Term	Short Term						
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					
	Total		26 Spaces	4 Spaces	48 spaces	8 Spaces	8 bike racks provided, 8 bikes per rack					
	Loading Requirements											
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					