

SITE AREA

PARCEL	214,555
CELL #14	(36,879)
HALF STREET R.O.W.	(16,082)
1st STREET SETBACK	(3,047)
EFFECTIVE TOTAL	158,547

STREET WIDTHS

NORTH CAPITOL STREET	130 FT - USED FOR HEIGHT ACT COMPLIANCE PURPOSES
MICHIGAN AVENUE, NW	90 FT
FIRST STREET, NW	90 FT - USED FOR MEASURING POINT PURPOSES

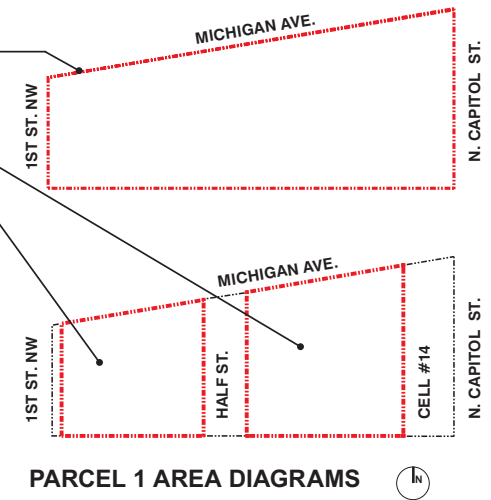
	C-3-C w/ PUD GUIDELINES	
	PERMITTED/REQUIRED	PROVIDED
BUILDING HEIGHT (§2405.1)	130'	115' ^A
FLOOR AREA RATIO (§2405.2)	8.0	4.08 ACTUAL ¹ 5.52 EFFECTIVE ²
GROSS FLOOR AREA		
MEDICAL OFFICE	1,716,440	860,000 MAX
RETAIL	1,716,440	15,000 MIN
TOTAL	1,716,440	875,000 MAX
LOT OCCUPANCY (§772.1)	100%	54% ^C ACTUAL ¹ 73% EFFECTIVE ²
REAR YARD (§774)	2.5 IN PER FT OF BUILDING HEIGHT	24'-0" MIN ^B / MIN 24'-0" + ^B
ROOF STRUCTURE (§411)		
AREA	0.37 FAR MAX	0.37 FAR MAX
HEIGHT	18'-6" MAX	18'-6" MAX
SETBACK	1:1 MIN	1:1 MIN
PARKING (§2101)		
MEDICAL OFFICE	IN EXCESS OF 2,000 SF, 1 PER 900 SF = 954 SPACES	
RETAIL	IN EXCESS OF 3,000 SF, 1 PER 750 SF = 16 SPACES	
TOTAL	970 SPACES	1,900 MAX
LOADING (§2201)		
OFFICE		
12' x 30' BERTH/100 SF PLATFORMS	3	
10' x 20' SERVICE/DELIVERY SPACE	1	
RETAIL		
12' x 30' BERTH/100 SF PLATFORMS	0 ⁵	
TOTAL		
12' x 30' BERTHS	3	4
10' x 20' SERVICE/DELIVERY SPACE	1	4

Revision Descriptions

- A. The 9th floor was removed from the west wing of the west structure, bringing the building height from 130' to 115'.
- B. Due to the adjustment of the building height from 130' to 115', the rear yard requirement was adjusted.
- C. In order to improve the siteline from the AFRH, the west edge of the building was shifted 15' east, adjusting Lot Occupancy

NOTES:

- Actual FAR includes the entire zoning parcel in the calculation.
- Effective FAR excludes cell #14, 1st Street Setback and the Half Street R.O.W. In the calculation.
- Gross floor area of ground level is calculated using perimeter method.
- As a through lot, the rear yard is measured from the center line of North Capitol Street (§774.11).
- Because medical office use occupies more than 90% of the gross floor area and cellar floor area, retail loading isn't required (§2201.2).

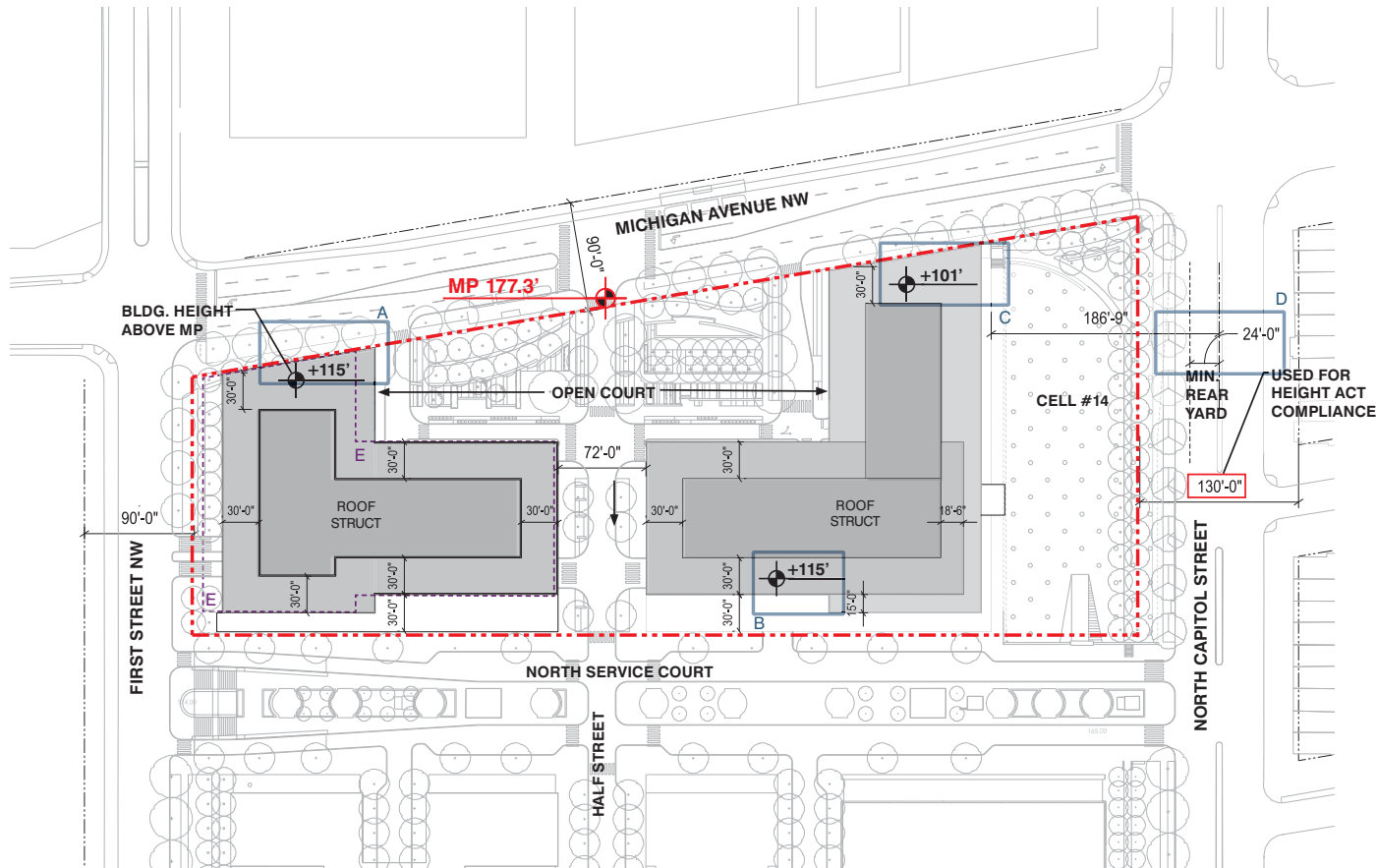


PARKING TABULATIONS

NUMBER OF SPACES (§2101)	PERMITTED/REQUIRED	PROVIDED			
		LEVEL	STANDARD	COMPACT	ACCESSIBLE
MEDICAL OFFICE (SF-MAX.)	860,000	IN EXCESS OF 2,000 SF, 1 PER 900 SF = 954 SPACES			
RETAIL (SF-MIN.)	15,000	IN EXCESS OF 3,000 SF, 1 PER 750 SF = 16 SPACES			
TOTAL	970 SPACES (MIN.)	1,900	SPACES (MAX.) REQUESTED		
SIZE OF SPACES (§2115)					
STANDARD		9' x 19', WITH 6'-6" MINIMUM CLEARANCE			
COMPACT		8' x 16', WITH 6'-6" MINIMUM CLEARANCE			
VAN		9' x 19', WITH 7'-2" MINIMUM CLEARANCE			
BICYCLE PARKING		SECURE	OUTDOOR	SHOWERS	LOCKERS
MEDICAL OFFICE (SF-MAX.)	860,000	5% OF CAR PARKING SPACES = 94 SPACES			
RETAIL (SF-MIN.)	15,000	5% OF CAR PARKING SPACES = 1 SPACES			
		200	20	4	50

NOTES:

- Interior plan layouts are conceptual and shown for illustrative purposes. The final layouts may vary.
- Number of compact spaces is approximate, up to 40% of parking may be compact spaces.
- Drive aisles will be 20 feet minimum in areas described in DCMR 11.2117.5.
- The provided parking space count may be reduced, but not below the required minimum.
- Medical office and retail will share the secure and outdoor bike parking spaces.



REQUIRED BY DCMR11

1. When roof levels vary by one (1) floor or more or when separate elevator cores are required, there may be one (1) enclosure for each elevator core at each roof level (§411.4). The proposed building has four (4) enclosures, one for each elevator core.

2. Housing for mechanical equipment shall be set back from all exterior walls a distance at least equal to its height above the roof upon which it is located (§770.6). All roof structures will be set back a minimum of 1:1, final dimensions may vary.

3. Applicant requests flexibility to reconfigure penthouse location and layout so long as reconfiguration does not require any zoning relief.

Revision Descriptions

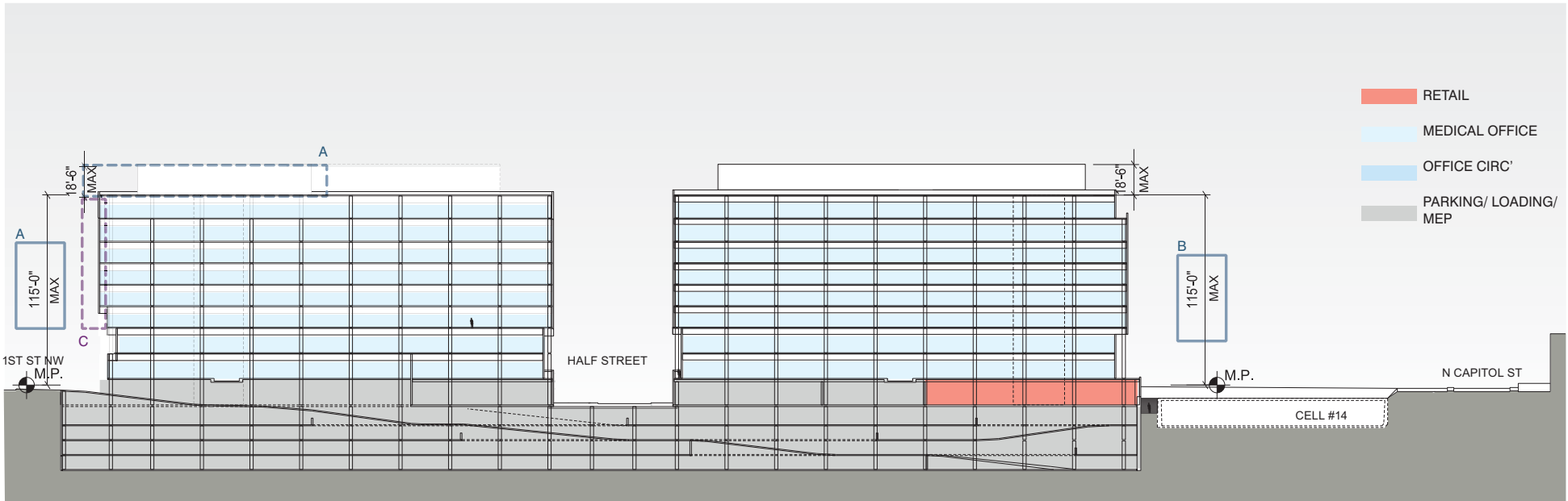
A. The 9th floor was removed from the west wing of the west structure, bringing the building height from 130' to 115'.

B. The building height was adjusted from 115'4" down to 115'.

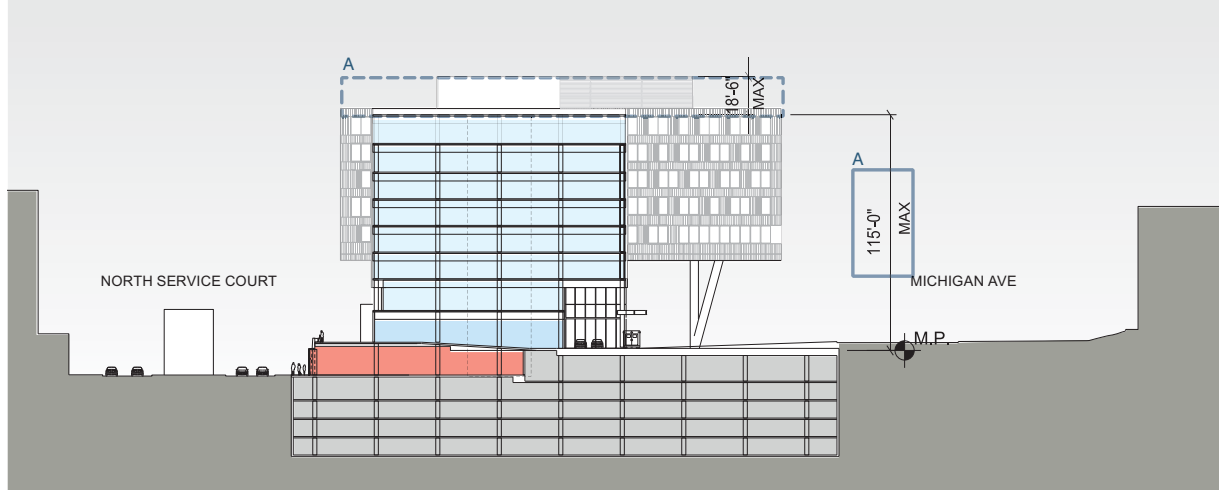
C. Due to the adjustment in item B, the building height for the east wing of the east structure was adjusted from 102'2" to 101'.

D. Due to the adjustment of the building height from 130' to 115', the rear yard requirement was adjusted.

E. In order to improve the siteline from the AFRH, the west edge of the building was shifted 15' east



SECTION 1



SECTION 2

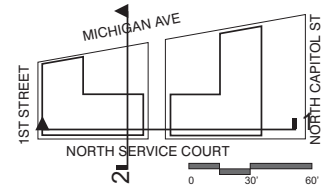
Revision Descriptions

A. The 9th floor was removed from the west wing of the west structure, bringing the building height from 130' to 115'.

B. The height of the west wing of the building, which previously reached a maximum height of 130 feet as permitted under the 1910 Height Act, was measured to the top of the parapet in accordance with that Act. ("No parapet wall shall extend above the limit of height, except on nonfireproof dwellings...." D.C. Code 6-601.07). With the elimination of the 9th floor on the west wing, the 1910 Height Act is no longer implicated and the building is now measured in accordance with the zoning definition of building height. See 11 DCMR 199.1 ("[I]n those district in which the height of building is permitted to be ninety feet (90 ft.) or greater, the height of the buildings shall be measured to the highest point of the roof excluding parapets not exceeding four feet (4 ft.) in height.").

C. In order to improve the siteline from the AFRH, the west edge of the building was shifted 15' east

NOTE:
Interior section layouts are conceptual and shown for illustrative purposes only. Final layouts may vary.



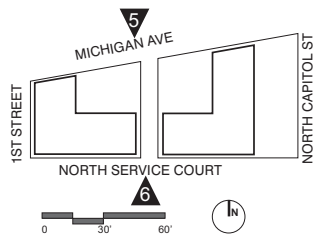
ELEVATIONS (PRE HEIGHT CHANGE)



5. NORTH ELEVATION



6. SOUTH ELEVATION



NOTES

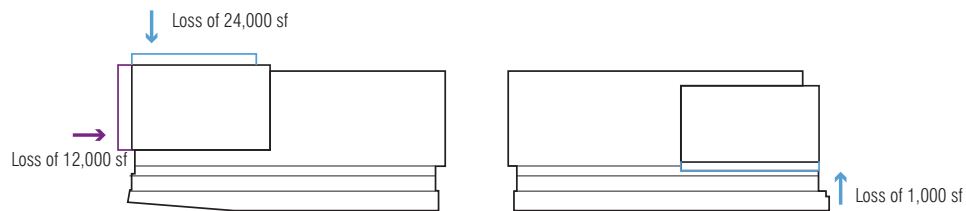
1. Flexibility is requested to vary the final selection of the exterior materials within the color ranges and general material types proposed, based on availability at the time of construction without reducing the quality of materials.
2. Flexibility is requested to make minor refinements to exterior details and dimensions, including belt courses, sills, bases, cornices, railings and trim, or any other changes to comply with the building codes, final HPRB review, or that are otherwise necessary to obtain a final building permit.



5. NORTH ELEVATION



6. SOUTH ELEVATION



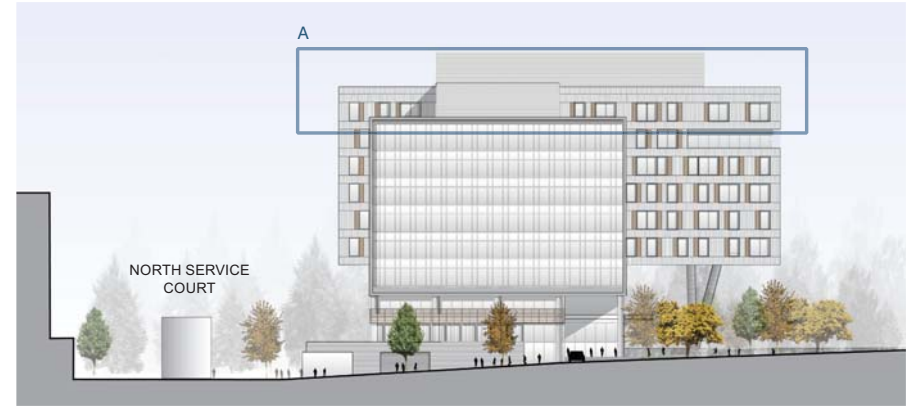
Revision Descriptions

- A. The 9th floor was removed from the west wing of the west structure, bringing the building height from 130' to 115'.
- B. In order to maintain the design intent, the east wing of the east structure was adjusted in order to match the proportions of the west wing of the west structure.
- C. In order to improve the siteline from the AFRH, the west edge of the building was shifted 15' east

ELEVATIONS (PRE HEIGHT CHANGE)



1. EAST BUILDING EAST FACADE



3. WEST BUILDING EAST FACADE



2. EAST BUILDING WEST FACADE



4. WEST BUILDING WEST FACADE



1. Flexibility is requested to vary the final selection of the exterior materials within the color ranges and general material types proposed, based on availability at the time of construction without reducing the quality of materials.

2. Flexibility is requested to make minor refinements to exterior details and dimensions, including belt courses, sills, bases, cornices, railings and trim, or any other changes to comply with the building codes, final HPRB review, or that are otherwise necessary to obtain a final building permit.