

1401 PENNSYLVANIA AVENUE SE

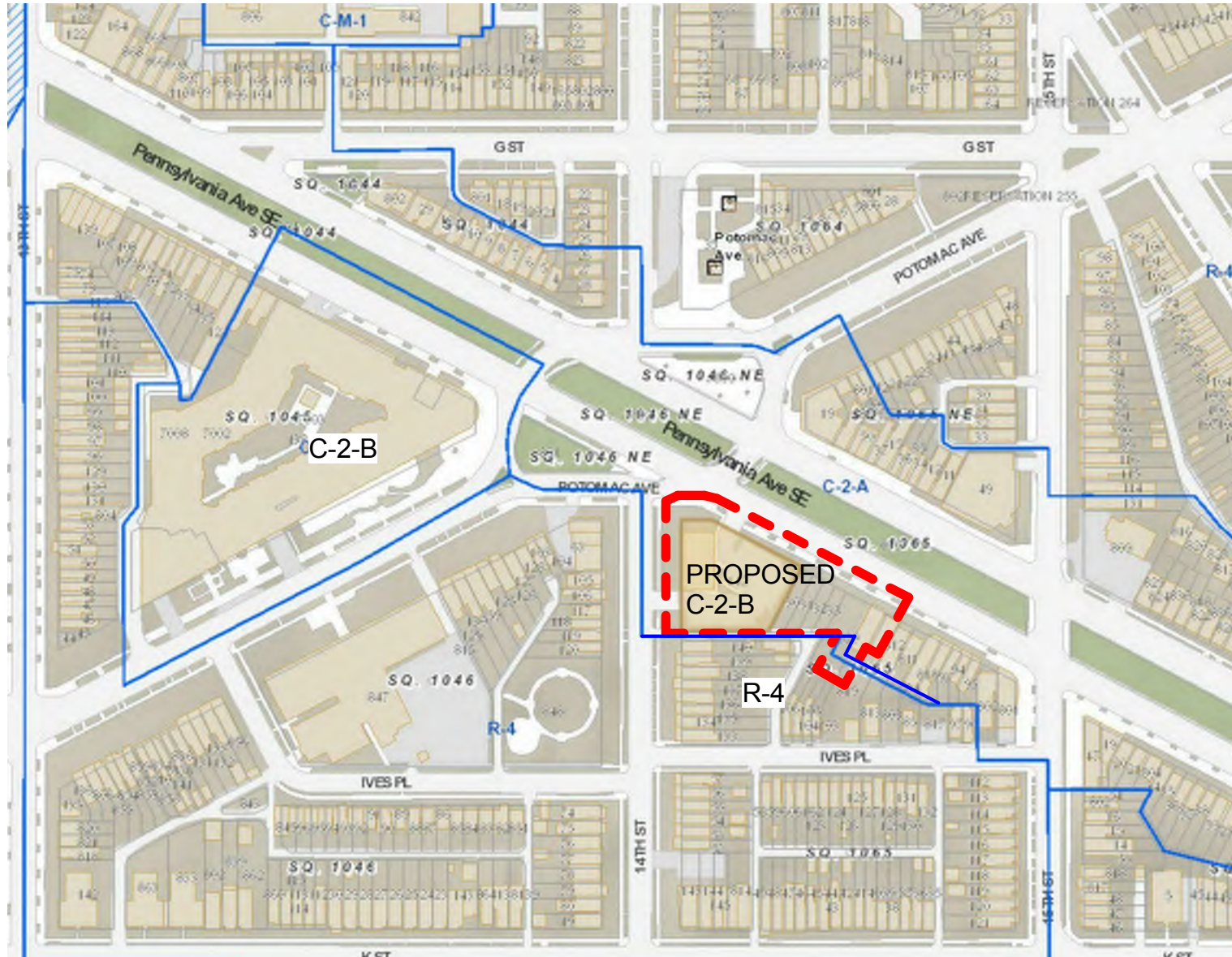
PLANNED UNIT DEVELOPMENT SUBMISSION

November 4, 2015

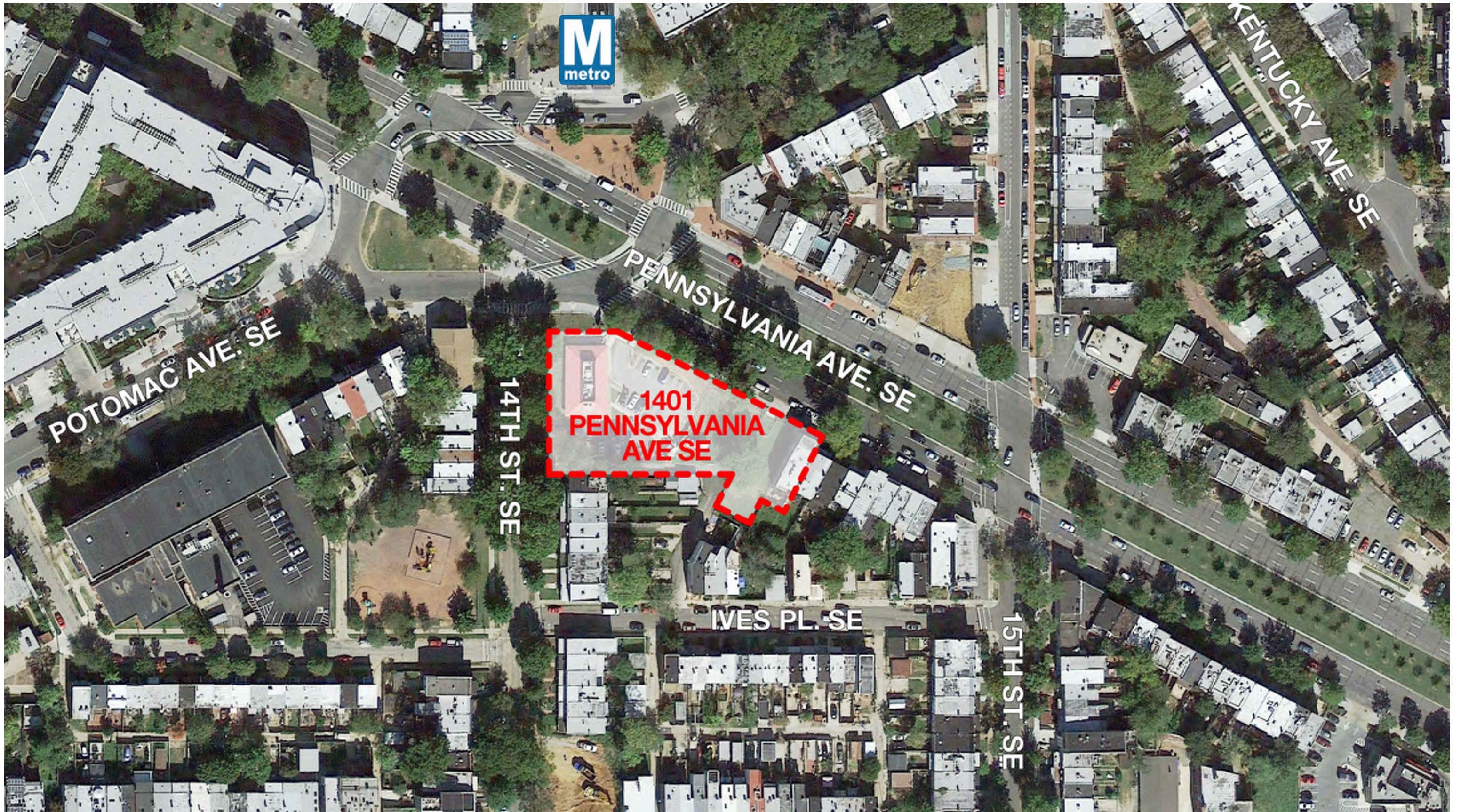


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ZONING DATA SUMMARY - 1401 PENNSYLVANIA AVE, SE WASHINGTON, DC 20003				
	ALLOWED/ REQUIRED			PROPOSED
	C-2-A	C-2-B MOR	C-2-B PUD	
SITE AREA	28,098 SF	28,098 SF	28,098 SF	28,098 SF
GROSS FLOOR AREA (FAR) - COMMERCIAL	1.5 FAR	1.5 FAR	2.0 FAR	0.86 FAR
GROSS FLOOR AREA (FAR) - RESIDENTIAL	3.0 FAR	4.2 FAR	6.0 FAR	4.43 FAR
TOTAL FAR	3.0 FAR	4.2 FAR	6.0 FAR	5.29 FAR
TOTAL GROSS FLOOR AREA (GFA)	84,294 SF	118,011 SF	168,588 SF	148,919 SF
BUILDING HEIGHT	50 FEET	70 FEET	90 FEET	78 FEET (No Penthouse)
RESIDENTIAL LOT OCCUPANCY	60%	80%	80%	79%
REAR YARD	15 FEET	15 FEET	15 FEET	15 FEET
SIDE YARD	NONE REQUIRED	NONE REQUIRED	NONE REQUIRED	NONE PROVIDED
PARKING - RESIDENTIAL	1 PER 2 UNITS	1 PER 3 UNITS	58 REQUIRED	58 PROVIDED
PARKING - RETAIL	1 PER 300 SF OF GFA AND CELLAR AREA IN EXCESS OF 3000 SF	1 PER 750 SF OF GFA IN EXCESS OF 3000 SF	29 REQUIRED	0 PROVIDED
TOTAL PARKING SPACES				58 PROVIDED
LOADING RETAIL OR SERVICE OTHER THAN DRUG/ GROCER - 20,000-30,000 SF GFA	LOADING BERTHS - 2 @ 30 FEET LOADING PLATFORMS - 2 @ 100 SF SERVICE/ DELIVERY SPACES - 1 @ 20 FEET	LOADING BERTHS - 2 @ 30 FEET LOADING PLATFORMS - 2 @ 100 SF SERVICE/ DELIVERY SPACES - 1 @ 20 FEET	LOADING BERTHS - 2 @ 30 FEET LOADING PLATFORMS - 2 @ 100 SF SERVICE/ DELIVERY SPACES - 1 @ 20 FEET	LOADING BERTHS - 2 @ 30 FEET DEEP LOADING PLATFORMS - 2 @ 200 SF
LOADING RESIDENTIAL	LOADING BERTHS - 1 @ 55 FEET LOADING PLATFORMS - 1 @ 200 SF SERVICE DELIVERY SPACES - 1 @ 20 FEET	LOADING BERTHS - 1 @ 55 FEET LOADING PLATFORMS - 1 @ 200 SF SERVICE DELIVERY SPACES - 1 @ 20 FEET	LOADING BERTHS - 1 @ 55 FEET LOADING PLATFORMS - 1 @ 200 SF SERVICE DELIVERY SPACES - 1 @ 20 FEET	SERVICE/ DELIVERY SPACES - NONE PROVIDED
UNITS				174 UNITS
GREEN AREA RATIO (GAR)	.3	.3	.3	.3



1401 PENNSYLVANIA

INTRODUCTION

LOCATION MAP

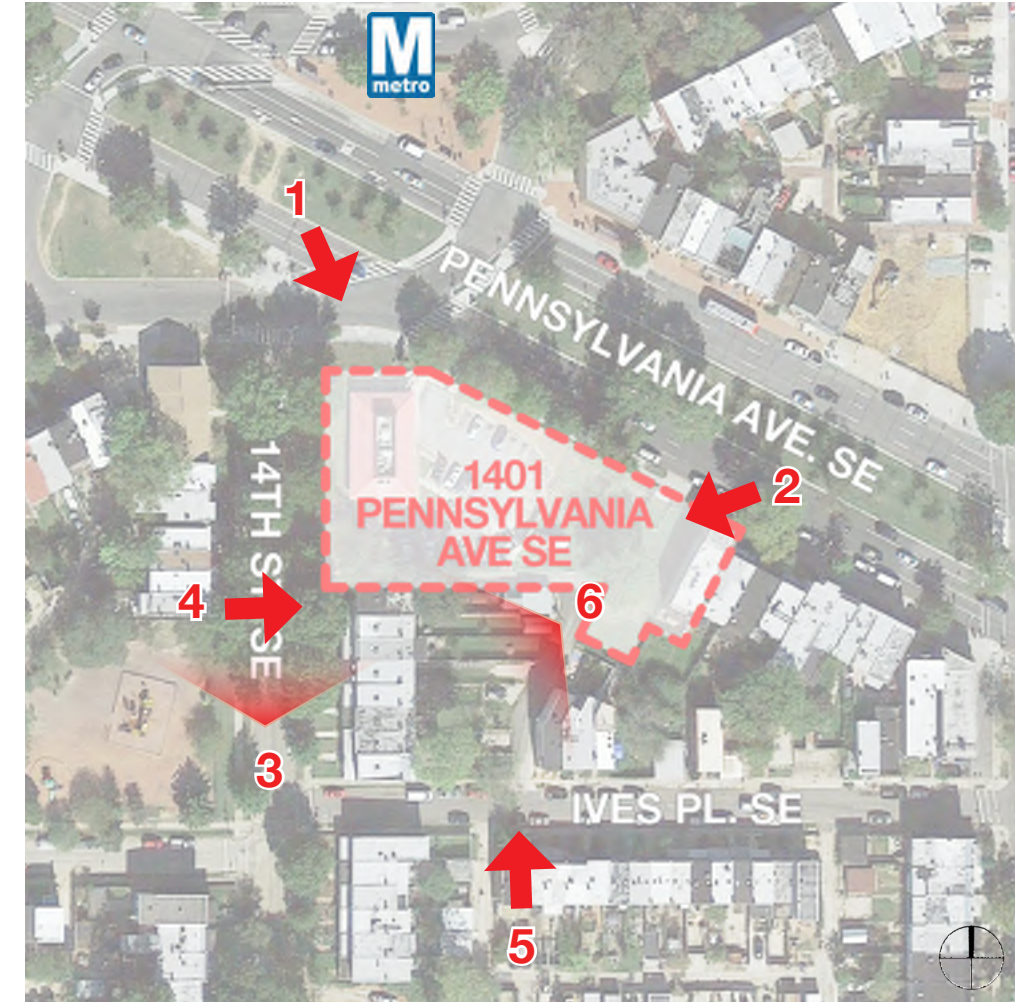




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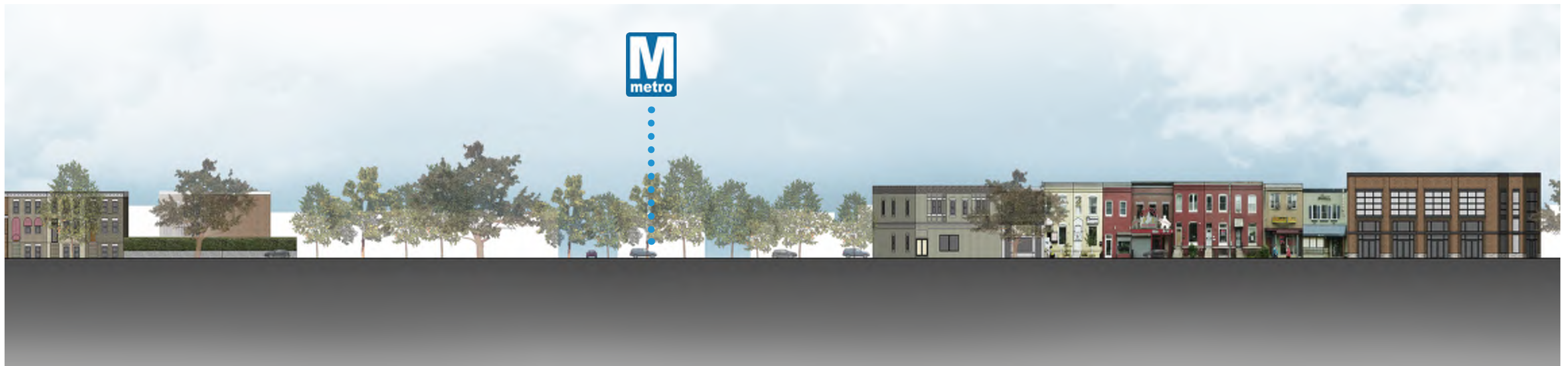
INTRODUCTION

EXISTING SITE PHOTOGRAPHS





PENNSYLVANIA AVE - SOUTH SIDE STREET ELEVATION



PENNSYLVANIA AVE - NORTH SIDE STREET ELEVATION



14TH ST - EAST SIDE STREET ELEVATION

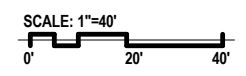
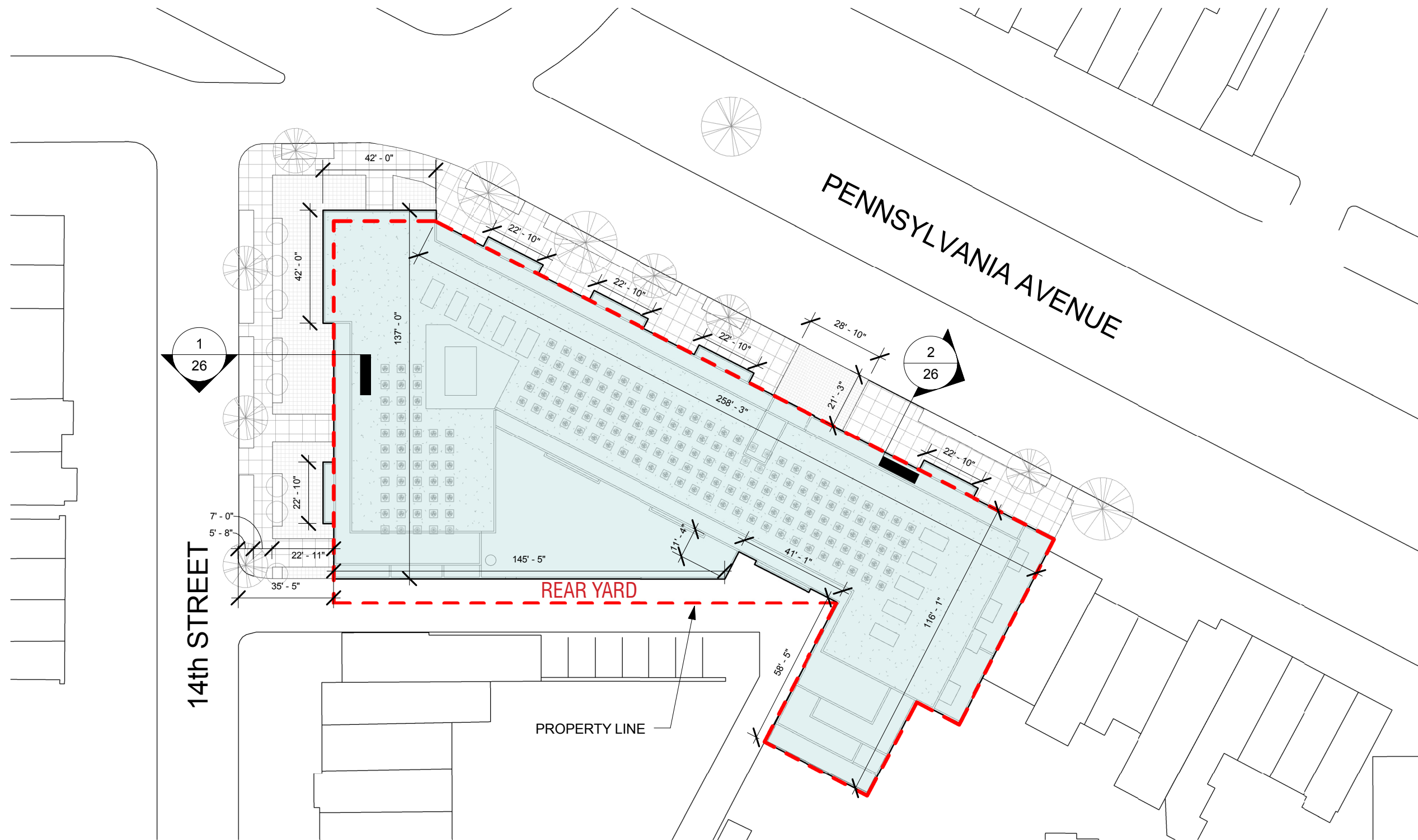


14TH ST - WEST SIDE STREET ELEVATION



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PENNSYLVANIA AVE - SOUTH SIDE STREET ELEVATION



14TH ST - EAST SIDE STREET ELEVATION



1401 PENNSYLVANIA

ARCHITECTURE

PROPOSED OVERALL VIEW
FROM NORTH EAST

November 4, 2015

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ARCHITECTURE

PROPOSED OVERALL VIEW
FROM SOUTH WEST
November 4, 2015

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ARCHITECTURE

PROPOSED STREET VIEW
PENNSYLVANIA AVE

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ARCHITECTURE

PROPOSED STREET VIEW

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ARCHITECTURE

PROPOSED STREET VIEW
PENNSYLVANIA AVE
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ARCHITECTURE

PROPOSED STREET VIEW
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ARCHITECTURE

PROPOSED STREET VIEW
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