

Zoning Flexibility

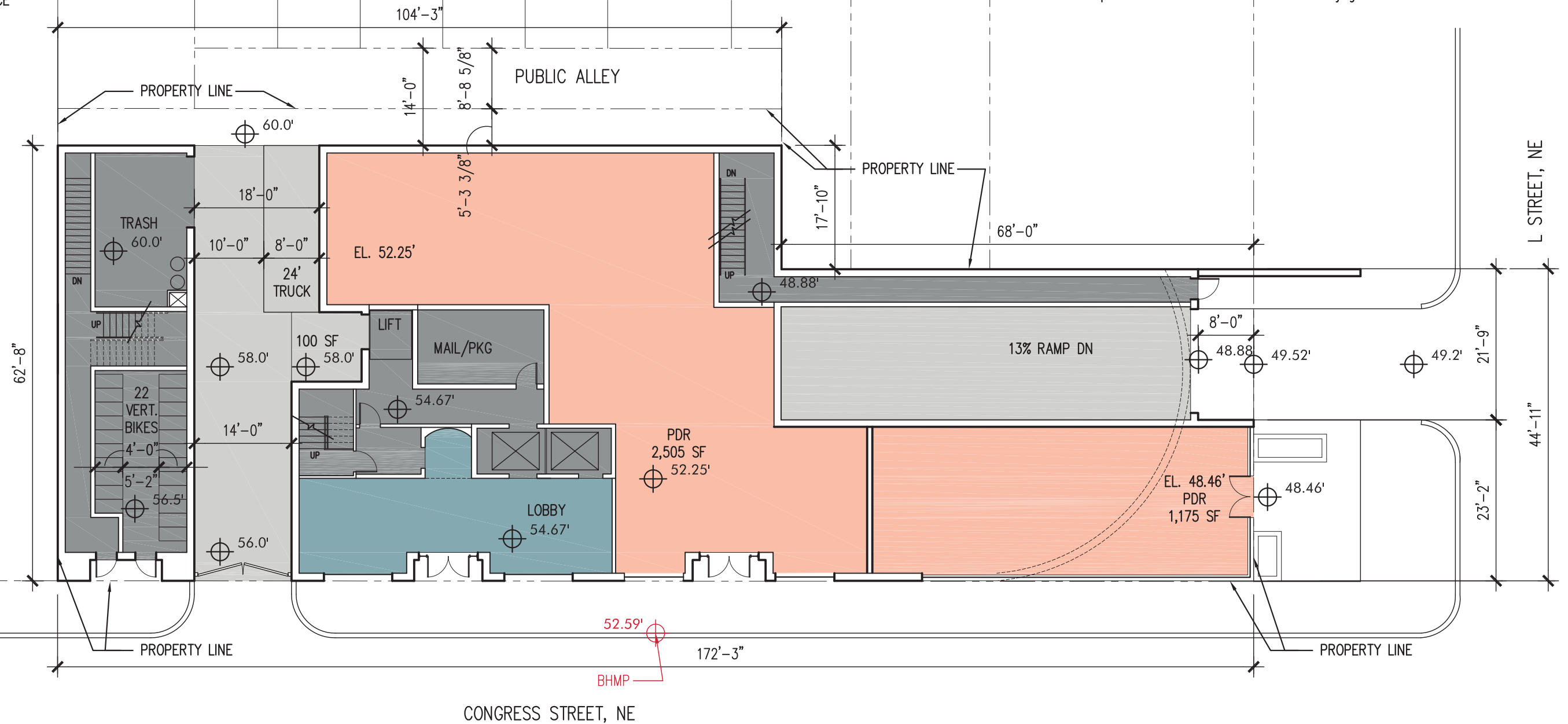
- **Rear Yard** – shallow depth of lot makes it difficult to provide a reasonable dwelling unit depth on both sides of the core
- **Court** – created to allow windows on east façade while preserving PDR space, unit sizes
- **Parking** – cannot provide underground garage without L Street access; significant amount of ground floor would be ramp in order to comply
- **Loading** – shallow depth of site cannot accommodate truck turn-arounds
- **PUD Min. Lot Area** – transforms underutilized, partially vacant site into an exemplary infill development

KEY

- DWELLING UNITS
- COMMON AREA
- LOBBY/AMENITY
- RETAIL / PDR
- PARKING
- BUILDING SERVICE
- GREEN ROOF

GENERAL NOTES:

1. The locations, numbers, & sizes of units, stairs, elevators, & partitions are preliminary & shown for illustrative purposes only. Final layouts may vary.
2. Refer to A3.02 for overall building dimensions
3. Flexibility is requested to make refinements to parking & loading configurations, including layout, so long as the required parking & loading complies with the size, location, access, maintenance & operation requirements of 11 DCMR or the flexibility granted herein.

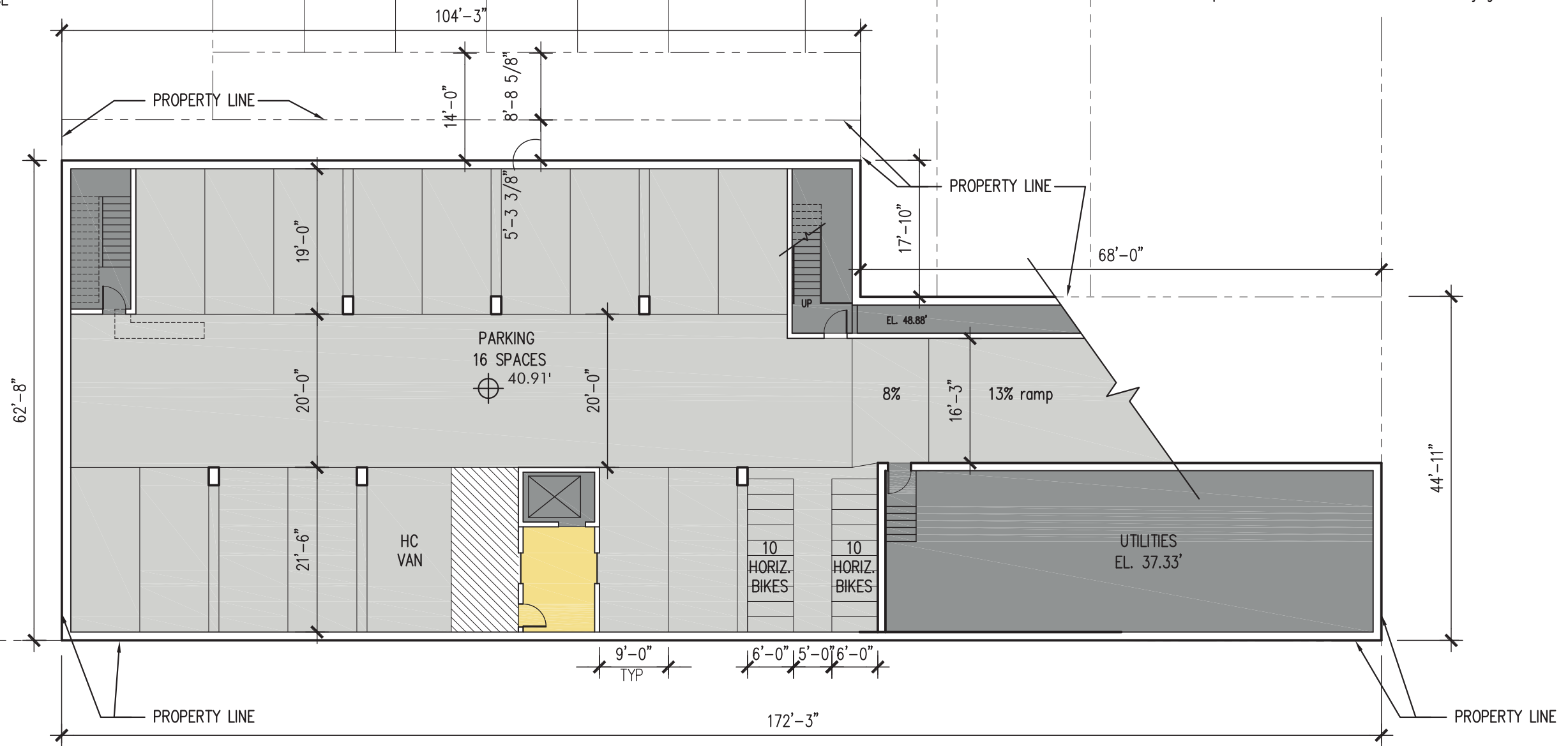


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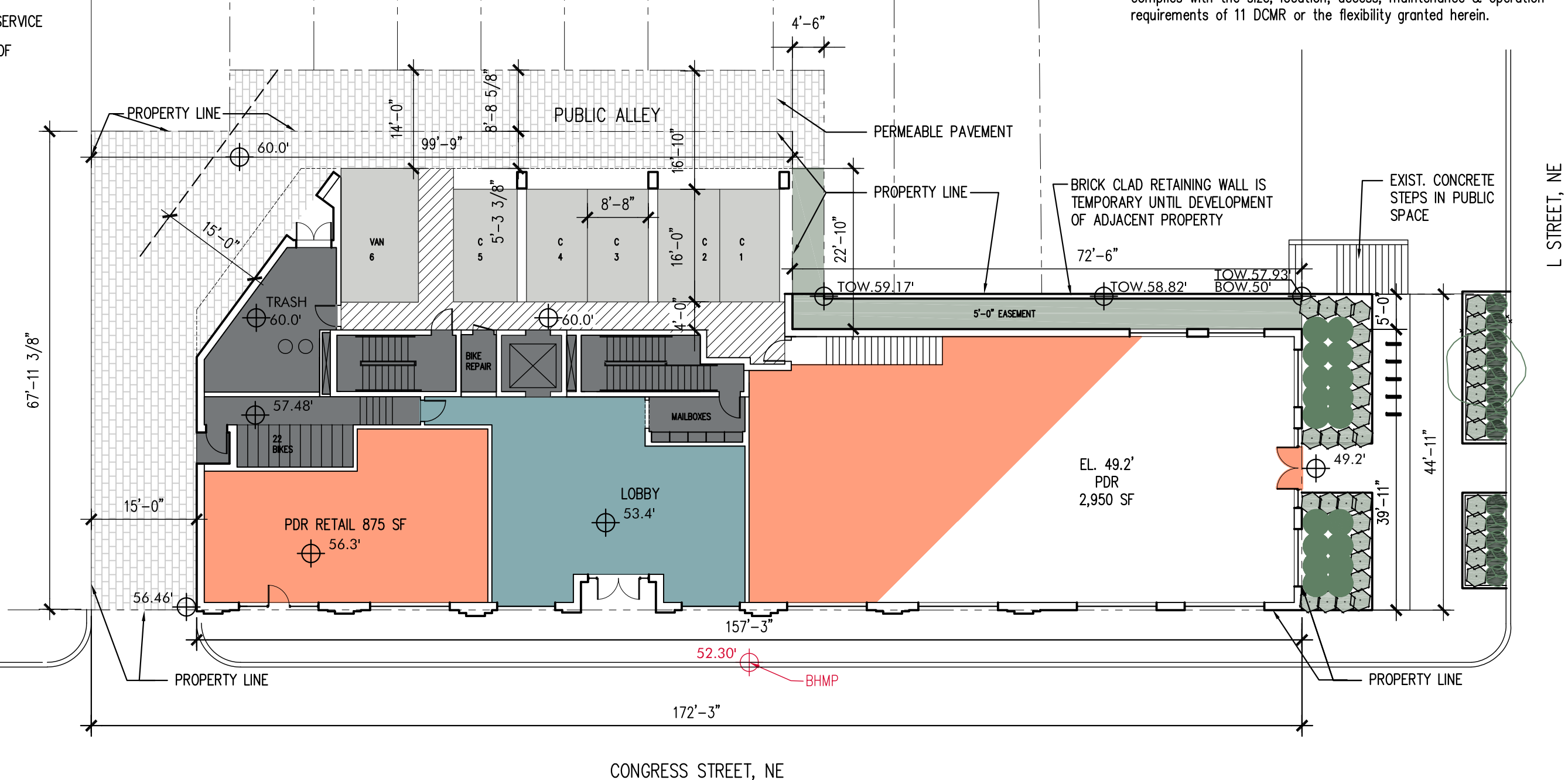


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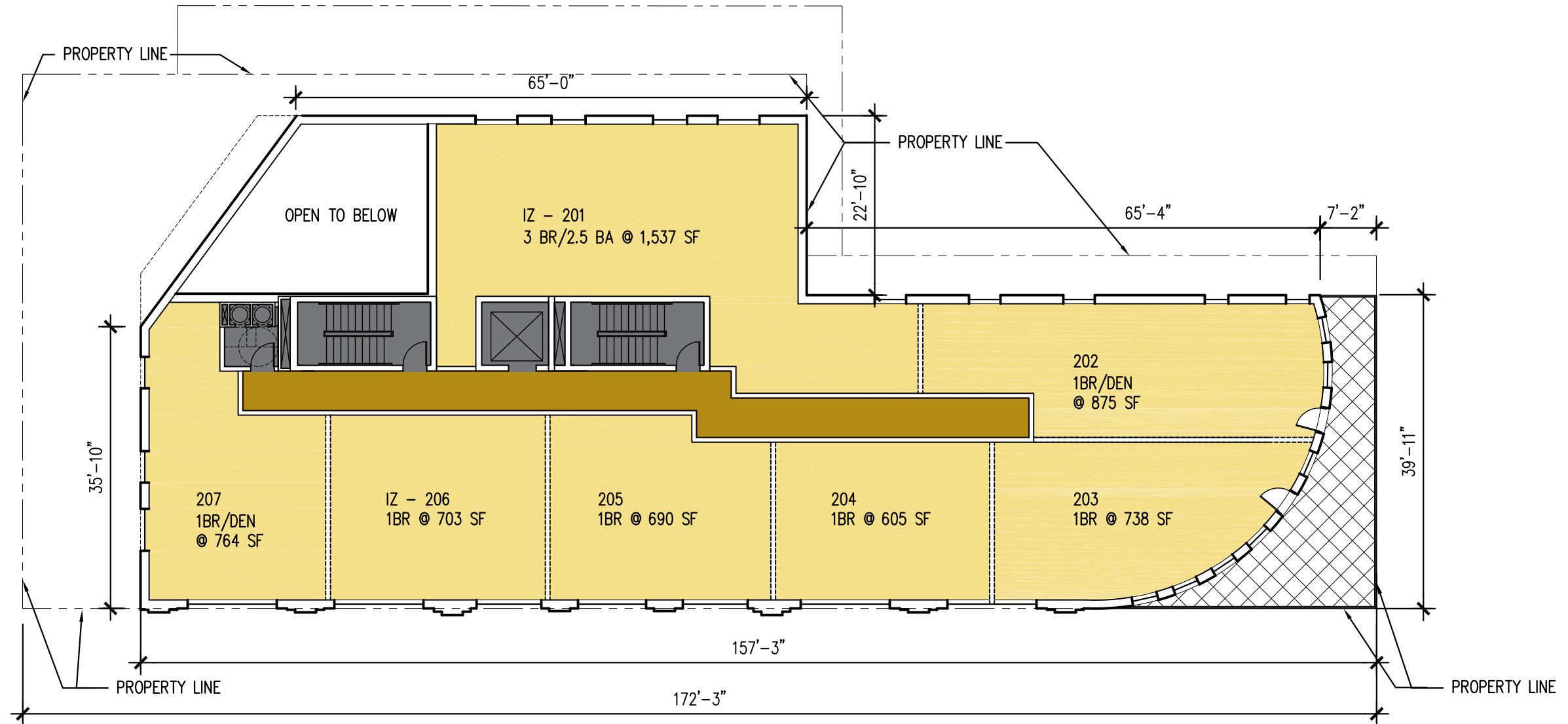


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INCLUSIONARY ZONING

UNIT NO.	SIZE	AMI
201	1,537 SF	80%
206	703 SF	50%
302	900 SF	80%
308	703 SF	80%
407	690 SF	80%
TOTAL	4,533 SF	

IZ CALCULATIONS

Gross Area Method of Calculation

Total Gross Res. Floors Including Core = 54,299 SF
 8% of total residential of 54,334 SF = 4,344 SF

Proportionate share of common areas that can be attributed to the IZ unit:
 14.7% of 4,347 = 639
 4,347 - 639 = **3,708 SF IZ Unit Req'd**

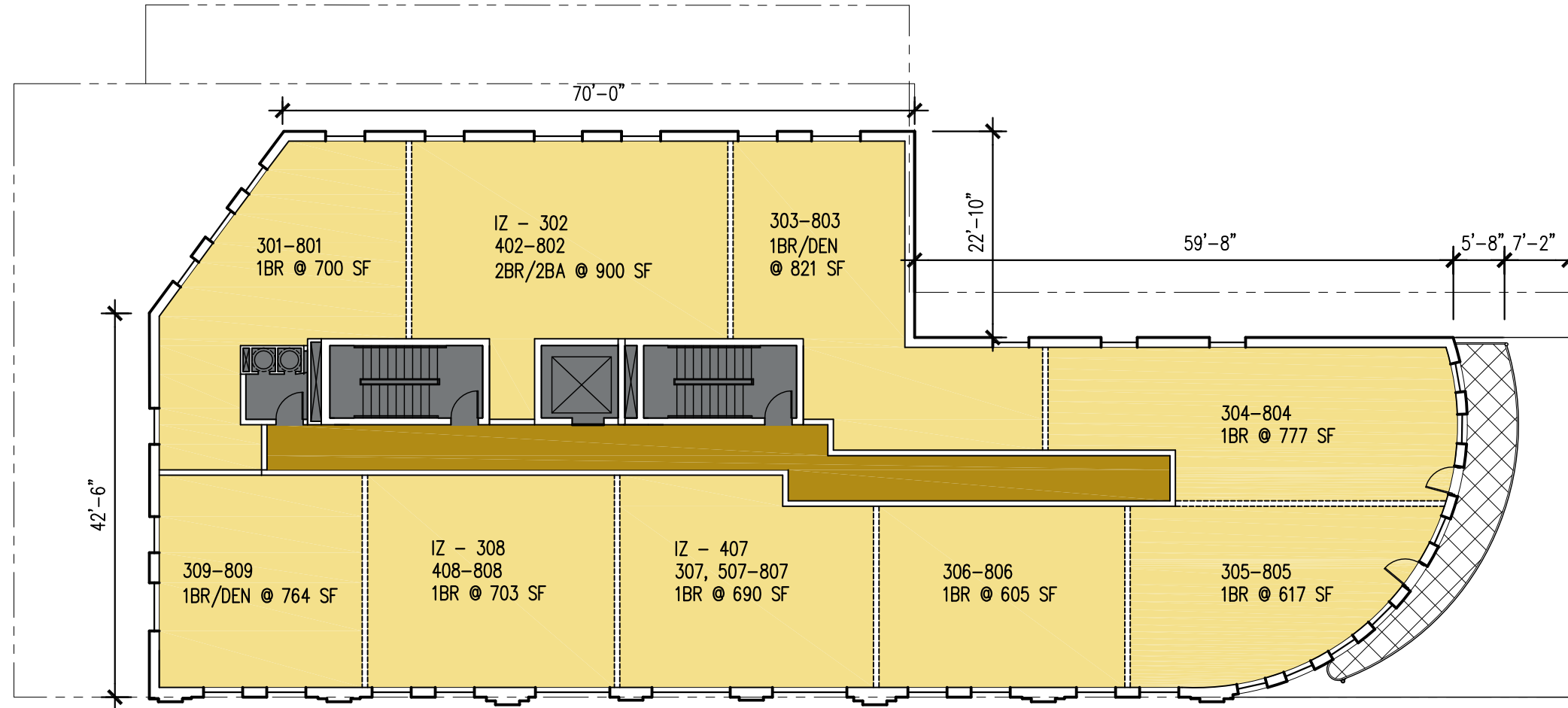
Net Area Method of Calculation

Total Net Res. excluding core = 46,344 SF
 8% of total net residential of 46,344 SF = 3,708 SF

8% of Net Res. SF
 8% of 46,344 SF = **3,708 SF IZ Unit Req'd**

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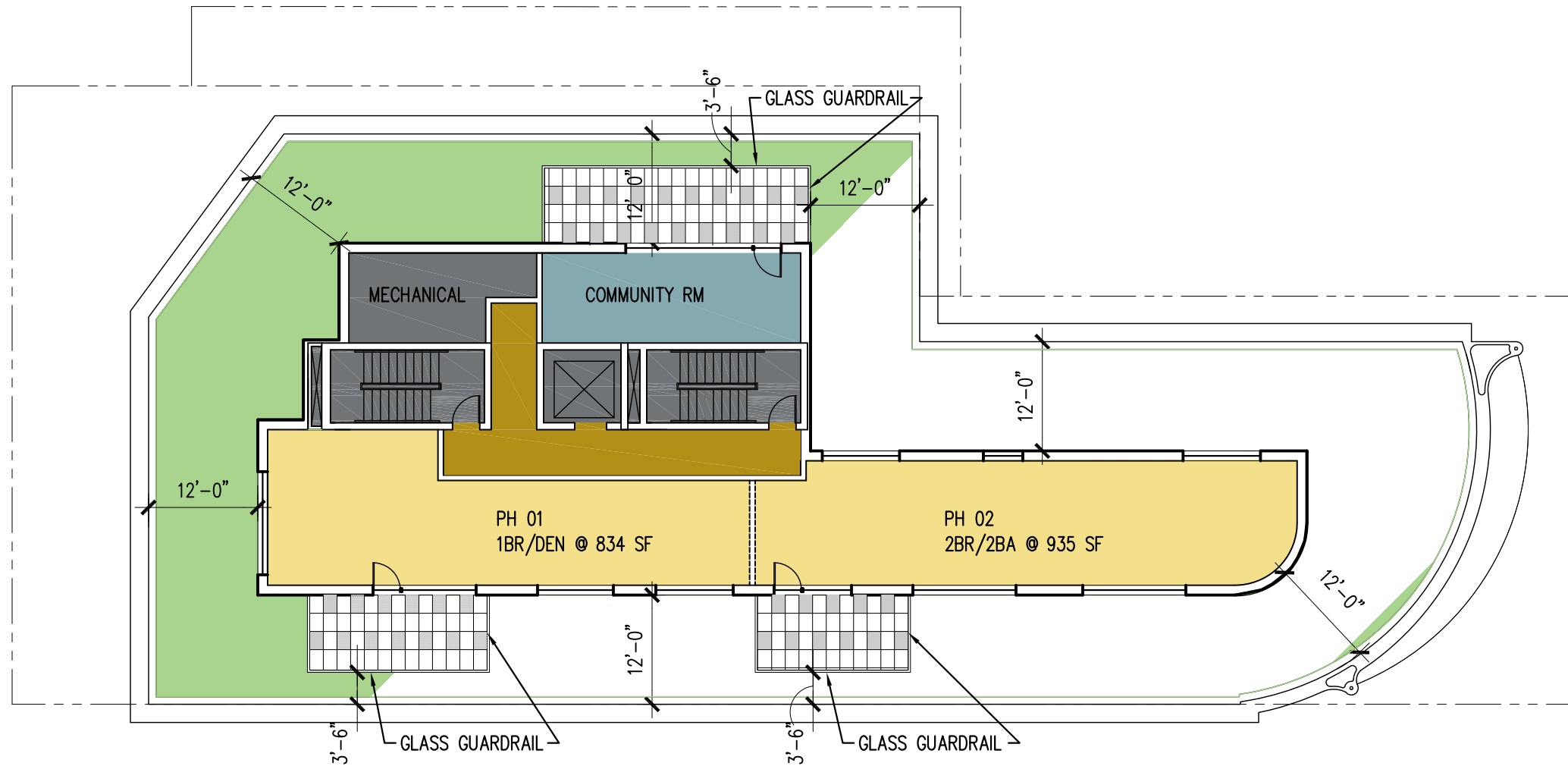
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PENTHOUSE AREA BREAKDOWN

RESIDENTIAL (INCL CORR)	2,035 SF
COMMUNITY SPACE	350 SF
MECHANICAL	<u>675 SF</u>
TOTAL	3,060 SF

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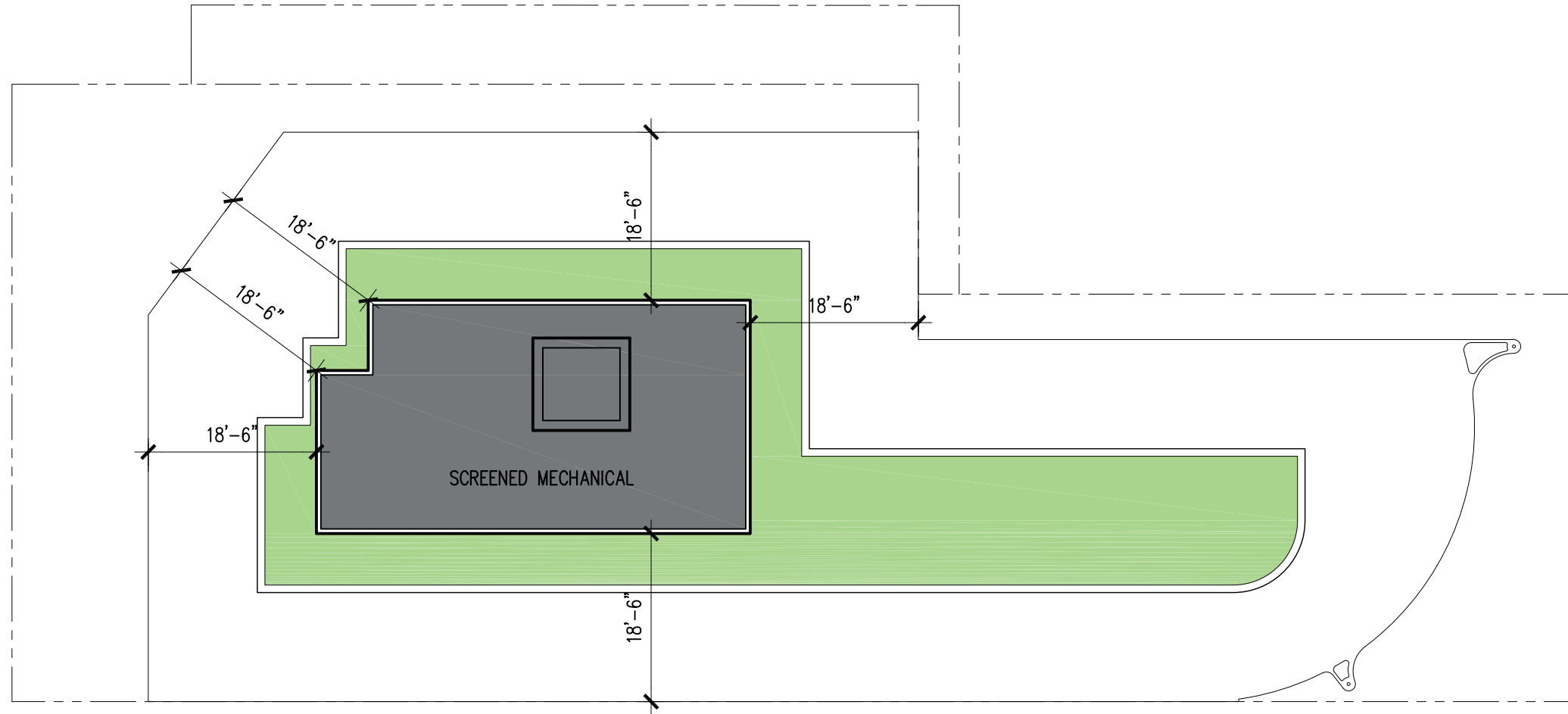


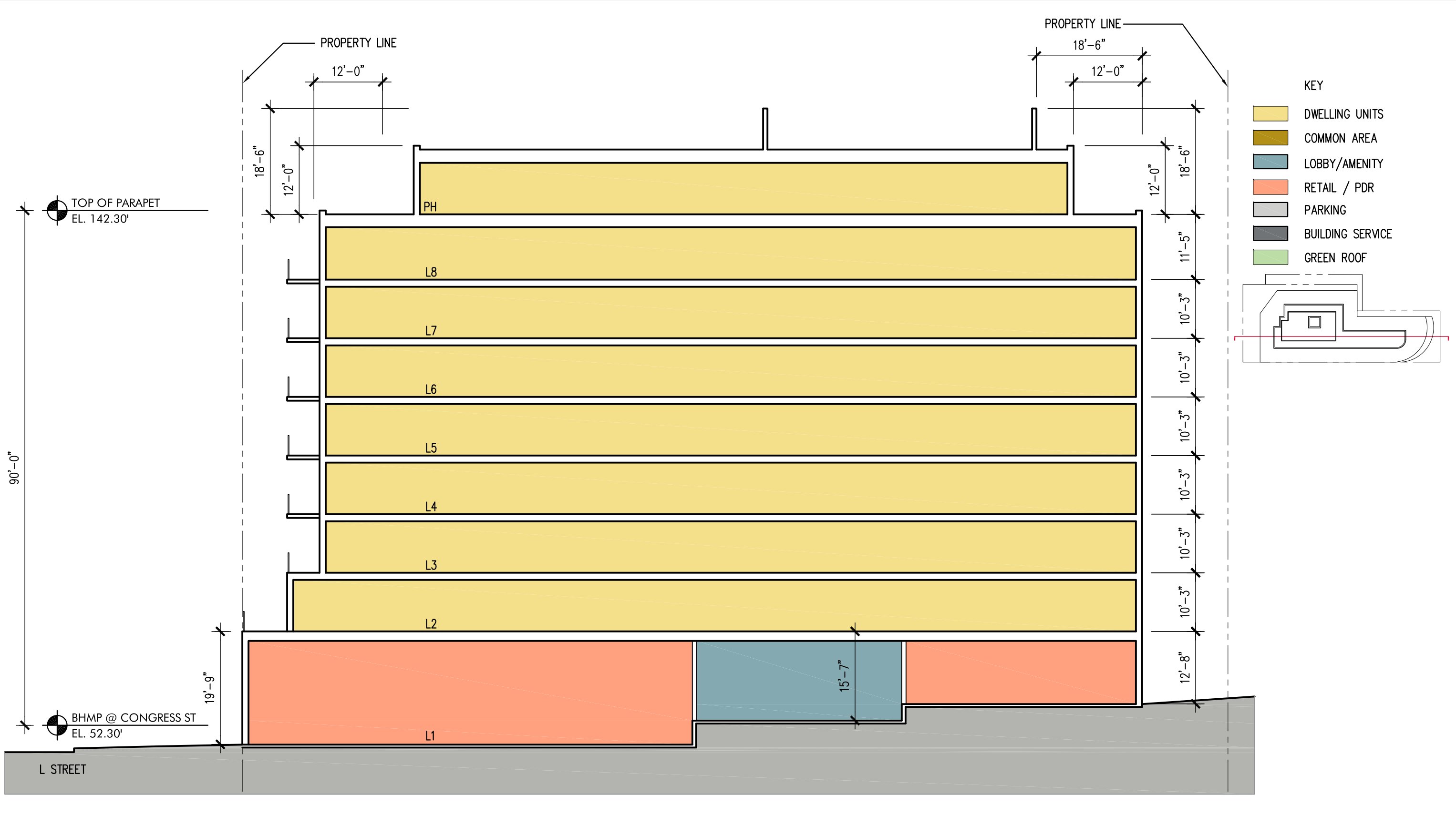
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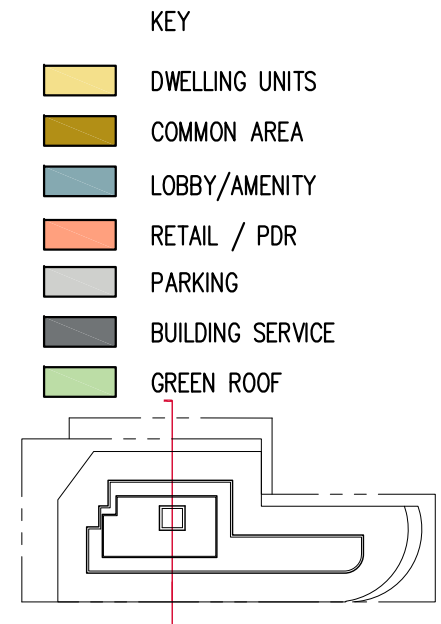
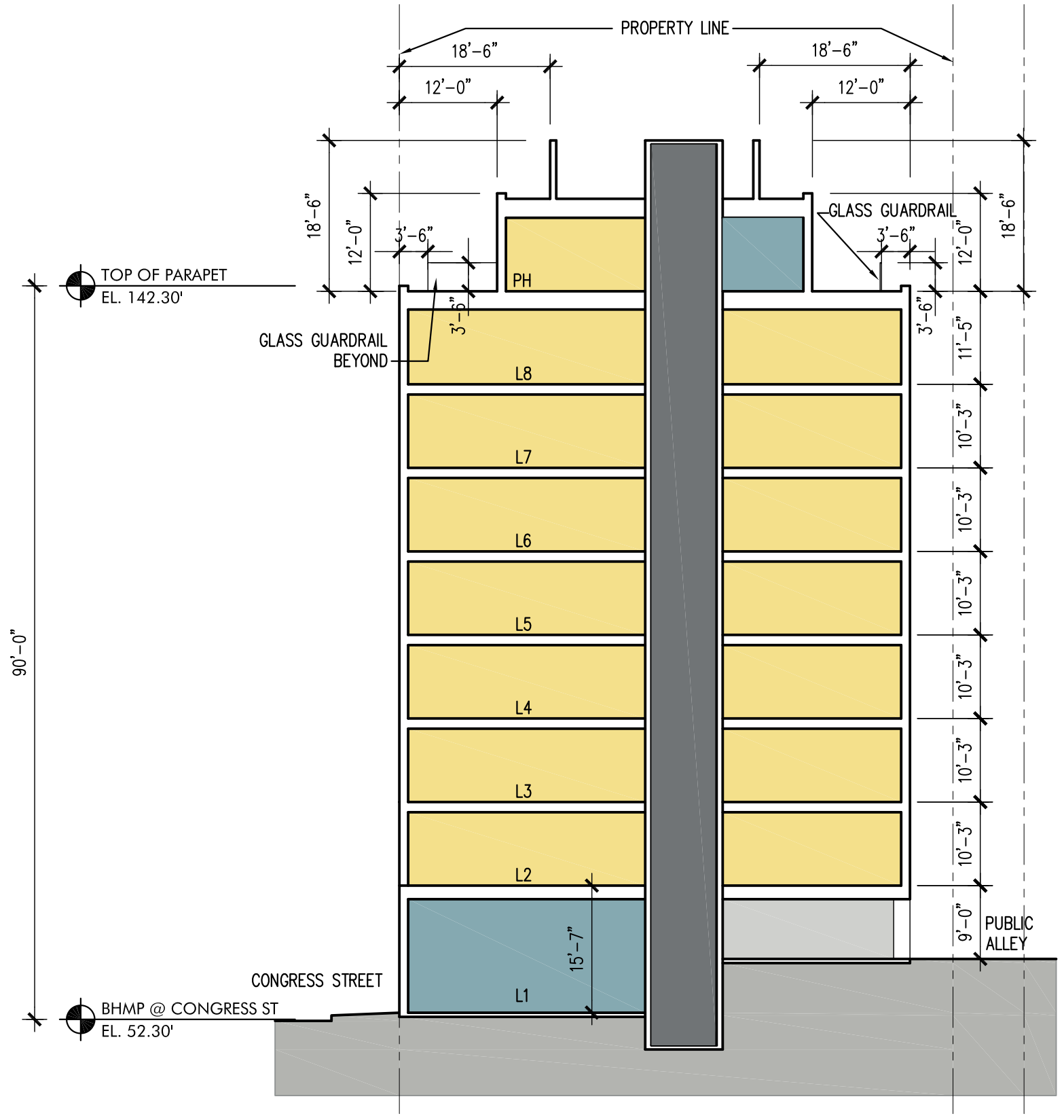
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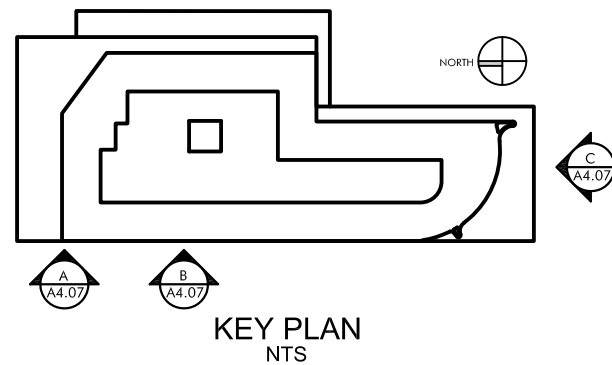




WEST ELEVATION - CONGRESS STREET



SOUTH ELEVATION - L STREET

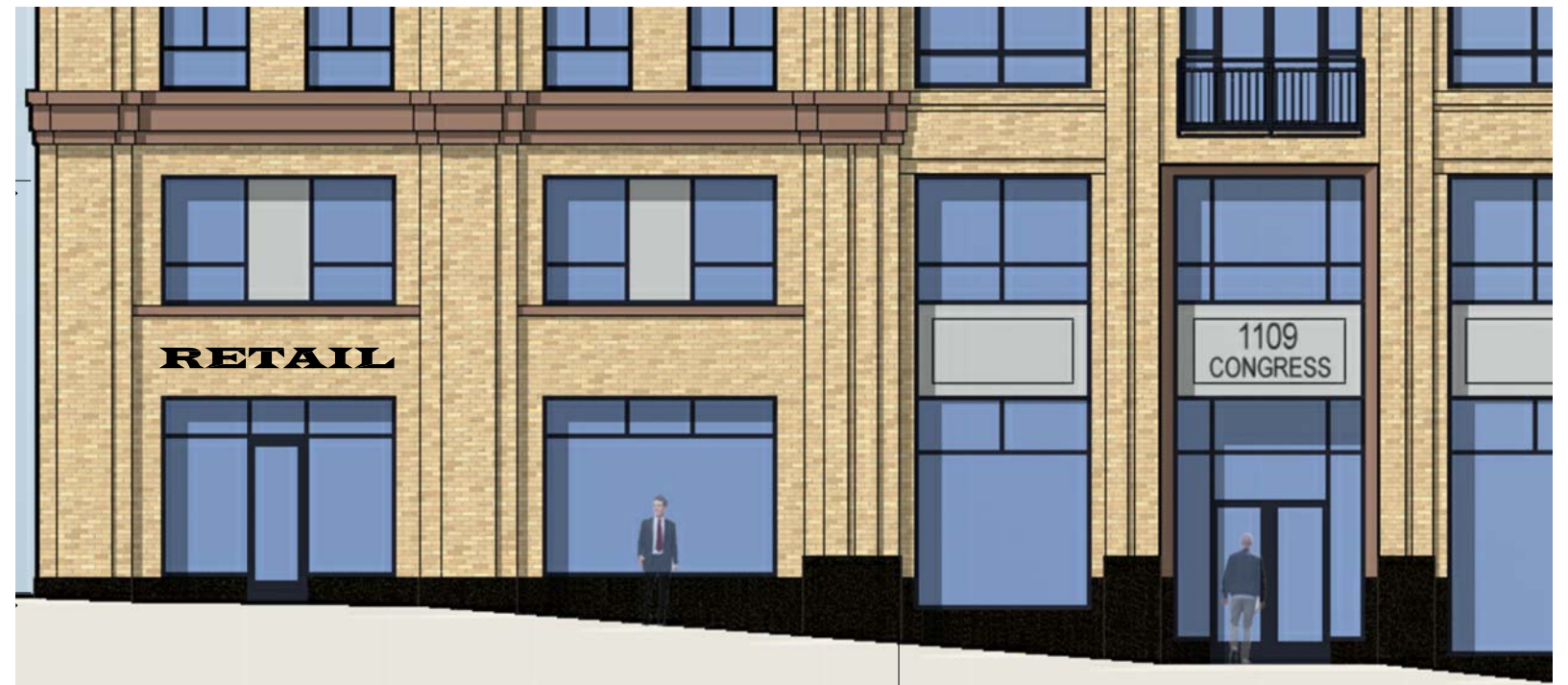


KEY PLAN
NTS



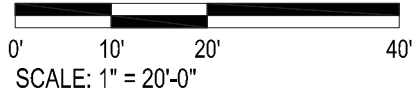
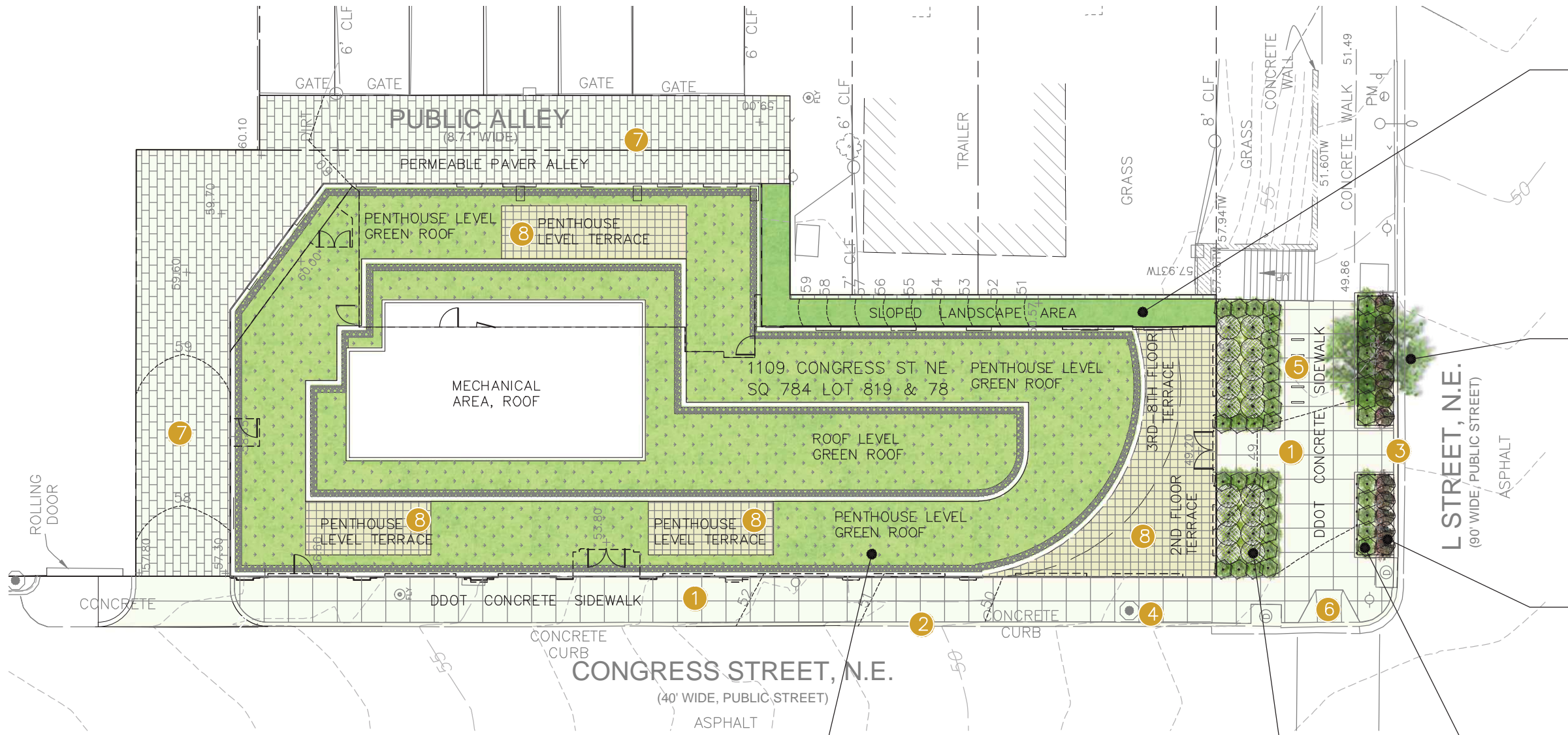
TYPICAL SIGNAGE EXAMPLES

ACCEPTABLE RETAIL SIGNAGE IS PIN MOUNTED LETTERS WITH SURFACE MOUNTED LIGHTING



SIGN	TYPE OF SIGN	SIGN WIDTH (MAX)	SIGN HEIGHT (MAX)	SIGN AREA	SIGN AREA ALLOWED (MAX)
A	RETAIL	11'-0"	2'-0"	22 SF	84 SF
B	RESIDENTIAL	9'-0"	3'-0"	27 SF	72 SF
C	RETAIL	11'-0"	2'-0"	22 SF	80 SF

FLEXIBILITY IS REQUESTED TO VARY THE FINAL SIGNAGE DESIGN. THE SIGNAGE SHOWN HERE IS ILLUSTRATIVE AND MAY BE MODIFIED PER SPECIFICATIONS OF THE RETAILER AND FINAL BUILDING BRANDING SO LONG AS IT IS CONSISTENT WITH THE PARAMETERS OUTLINED HEREIN AND D.C. SIGN REGULATIONS



PRE-GROWN SEDUM MATS FOR GREEN ROOF



DWARF OAKLEAF HYDRANGEA



ST. JOHN'S WORT GROUNDCOVER



SHADEMASTER HONEY LOCUST STREET TREE



SHENANDOAH SWITCHGRASS



SHAMROCK INKBERRY

J STREET
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1025 THOMAS JEFFERSON ST
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1109 CONGRESS STREET, NE
Washington DC

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CONSULTING ENGINEERS
AND LAND SURVEYORS

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PH: (202) 289-4545
FAX: (202) 289-5051

N NELSON
ARCHITECTS
1003 K STREET, NW
WASHINGTON, DC 20001



1 DDOT CONCRETE SIDEWALK



2 DDOT CONCRETE CURB



3 DDOT GRANITE CURB AND BRICK GUTTER



4 EXISTING COBRAHEAD STREETLIGHT



5 DDOT BIKE RACK



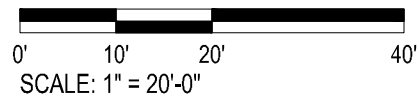
6 EXISTING ADA RAMP

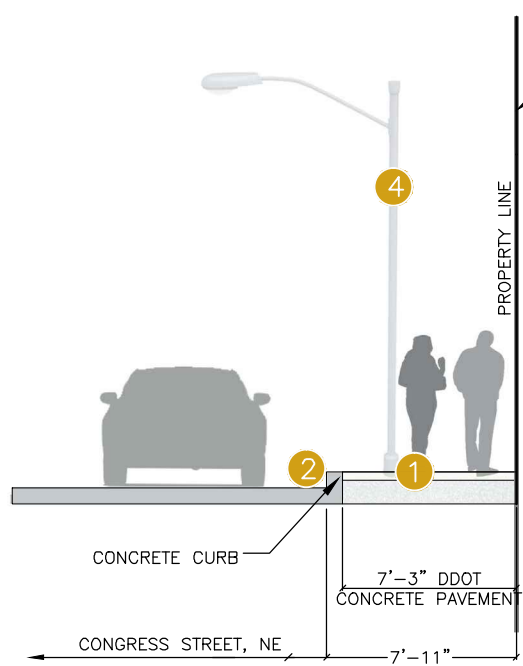
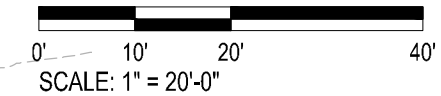
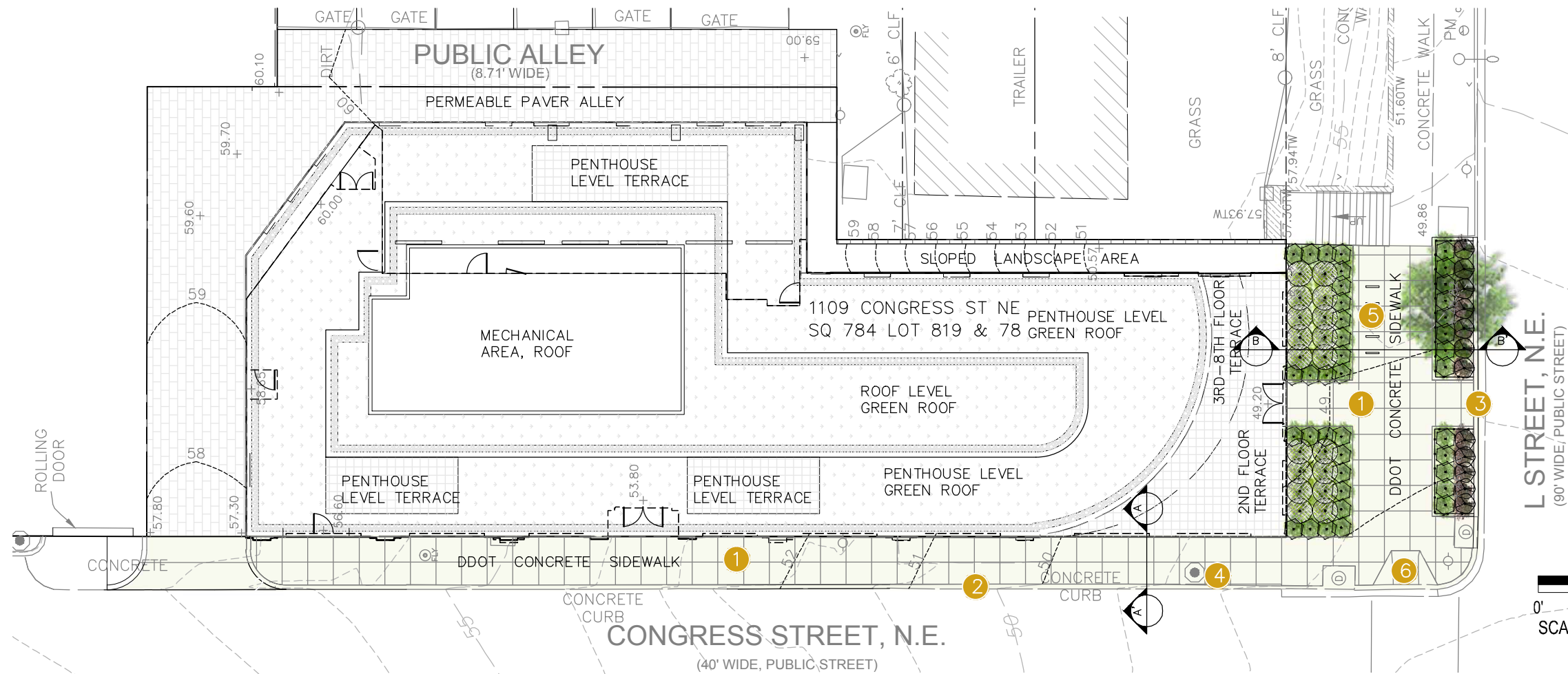


7 PERMEABLE PAVERS

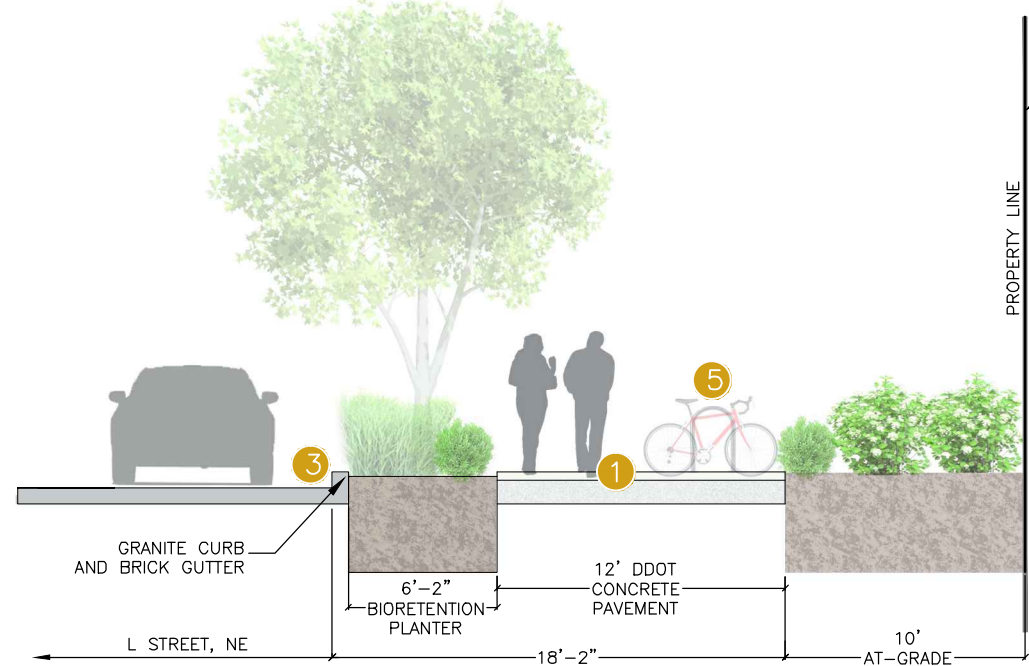


8 ROOFTOP PAVERS





SECTION A-A'



SECTION B-B'

