

Providence Place - Zoning Analysis

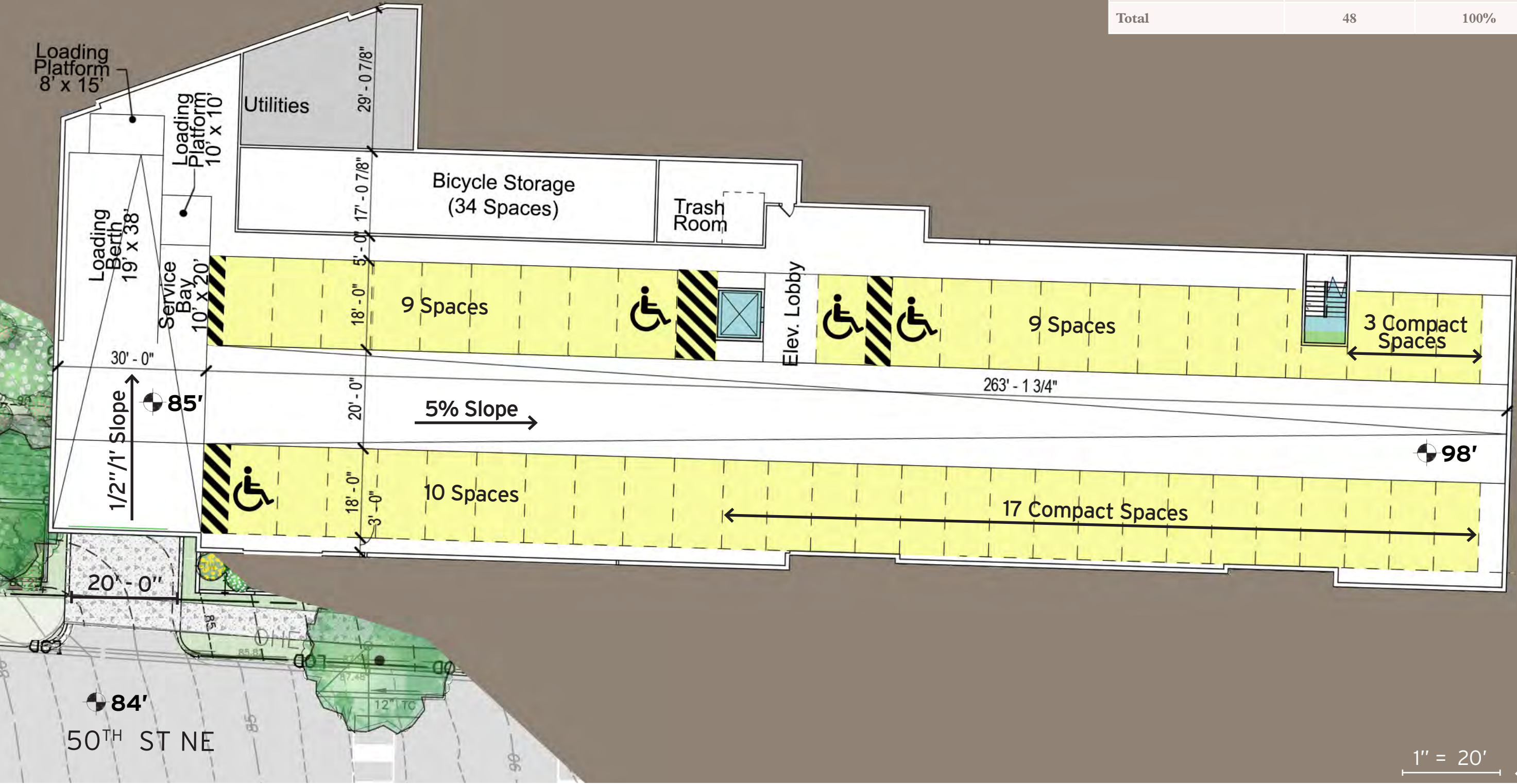
Square 5194, Lot 824 (New tax lot proposed) Lot Area: 70,712 sf

	Allowable by Current Zoning (RA-1 PUD)	Allowable by Proposed Zoning (RA-2 PUD)	Provided
FAR	PUD - 1.3 Residential (0.9x20%x20%) Byright: 0.9 x 20% bonus density with IZ = 1.08	PUD - 2.59 Residential (1.8x20%x20%) or 183,144 sf Byright - 1.8x20% bonus density with IZ = 2.16	132,776/70,712 = 1.88
Building Height	PUD - 60' tall (Byright - 40') Byright-40', 3 stories max	PUD - 60' tall (Byright - 50') Stories - no limit	125,597/70,712 = 1.78 Alternate Plan 31' - 10"
Penthouse	FAR of habitable space <.4 does not contribute to FAR Height = 12'/1 story Setback = 1:1	FAR of habitable space <.4 does not contribute to FAR Height = 12' /1 story except 15/2 stories for mechanical space Setback = 1:1	Habitable space = 97 sf < .4; does not contribute to FAR Stair penthouse 10" - 0" tall; Roof Trellis 10' - 8" tall, Guardrail 42" tall Min. 1:1 Setbacks provided. See Sheet A21.
Lot Occupancy	40%	60%	38%
Rear Yard	20'	4" per ft. of principal height; 15' min.	221' - 4" average. See Sheet A03
Side Yard	2 required; 3 inches per foot of height not < 8 feet	None required; If provided not < 4' No side yard required along a side street abutting a corner lot	Side Yard at Campus Drive: 9' - 7 1/2" to 62' - 7 1/2" provided. See Sheet A03 No Side Yard required along 50th Street NE
Courtyards Open	Min. Width: 4" per ft of height not < 10'	Min. Width: 4" per ft of height not < 10' . Court A: 61' - 4" height, Min. 20' - 6" Width required. Court B: 44' - 8": Min. 14' - 10 1/2" Width Required	Court A: 50' - 0" Width provided. Court B: 88' - 0" Width provided.
Green Area Ratio	0.4	0.4	0.415
Parking Requirement Residential	1 space per 3 D.U. in excess of 4 units	1 space per 3 D.U. in excess of 4 units. 100 DU/32 spaces required	48 spaces provided
Bike Parking Residential	1 space per 3 DU long term; 1 space per 20 DU short term	1 space per 3 DU long term; 1 space per 20 DU short term 100 DU/34 long term and 5 short term spaces required	34 long term and 5 short term spaces provided
Loading Residential (>50 units)	1 loading berth @30 ft, 1 service loading at 20 ft, 1 platform @ 8 ft, 100 sf min.	1 loading berth @30 ft, 1 service loading at 20 ft, 1 platform @ 8 ft, 100 sf min.	1 loading berth @38 ft, 1 service loading at 20 ft, 1 platform @ 8 ft, 120 sf

*Building Front and Building Measuring Point on Fitch Place. See Sheet A03

NUMBER OF OFF-STREET GARAGE SPACES

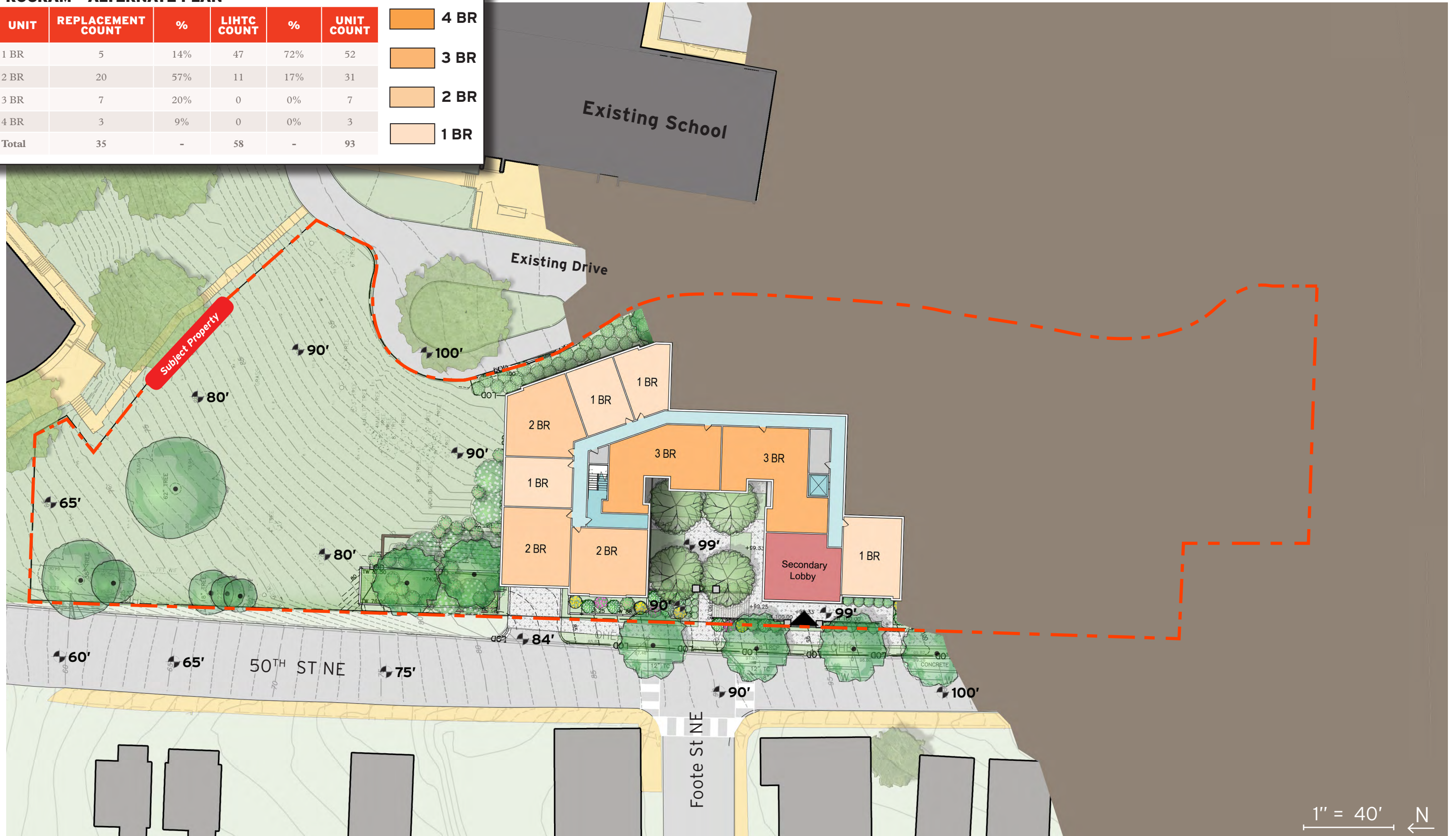
Type of Space	# of Spaces	%
Compact (8' x 18')	20	42%
Full (9' x 18')	28	58%
Total	48	100%



PROGRAM - ALTERNATE PLAN

UNIT	REPLACEMENT COUNT	%	LIHTC COUNT	%	UNIT COUNT
1 BR	5	14%	47	72%	52
2 BR	20	57%	11	17%	31
3 BR	7	20%	0	0%	7
4 BR	3	9%	0	0%	3
Total	35	-	58	-	93

- 4 BR
- 3 BR
- 2 BR
- 1 BR



Note: The interior layouts shown on the building plans are schematic. Changes to the layouts, not affecting the exterior envelope or the square footage distribution, may occur.

PROGRAM - ALTERNATE PLAN

UNIT	REPLACEMENT COUNT	%	LIHTC COUNT	%	UNIT COUNT
1 BR	5	14%	47	72%	52
2 BR	20	57%	11	17%	31
3 BR	7	20%	0	0%	7
4 BR	3	9%	0	0%	3
Total	35	-	58	-	93

- 4 BR
- 3 BR
- 2 BR
- 1 BR



Note: The interior layouts shown on the building plans are schematic. Changes to the layouts, not affecting the exterior envelope or the square footage distribution, may occur.

PROGRAM - ALTERNATE PLAN

UNIT	REPLACEMENT COUNT	%	LIHTC COUNT	%	UNIT COUNT
1 BR	5	14%	47	72%	52
2 BR	20	57%	11	17%	31
3 BR	7	20%	0	0%	7
4 BR	3	9%	0	0%	3
Total	35	-	58	-	93

- 4 BR
- 3 BR
- 2 BR
- 1 BR



Note: The interior layouts shown on the building plans are schematic. Changes to the layouts, not affecting the exterior envelope or the square footage distribution, may occur.

PROGRAM - ALTERNATE PLAN

UNIT	REPLACEMENT COUNT	%	LIHTC COUNT	%	UNIT COUNT
1 BR	5	14%	47	72%	52
2 BR	20	57%	11	17%	31
3 BR	7	20%	0	0%	7
4 BR	3	9%	0	0%	3
Total	35	-	58	-	93

- 4 BR
- 3 BR
- 2 BR
- 1 BR

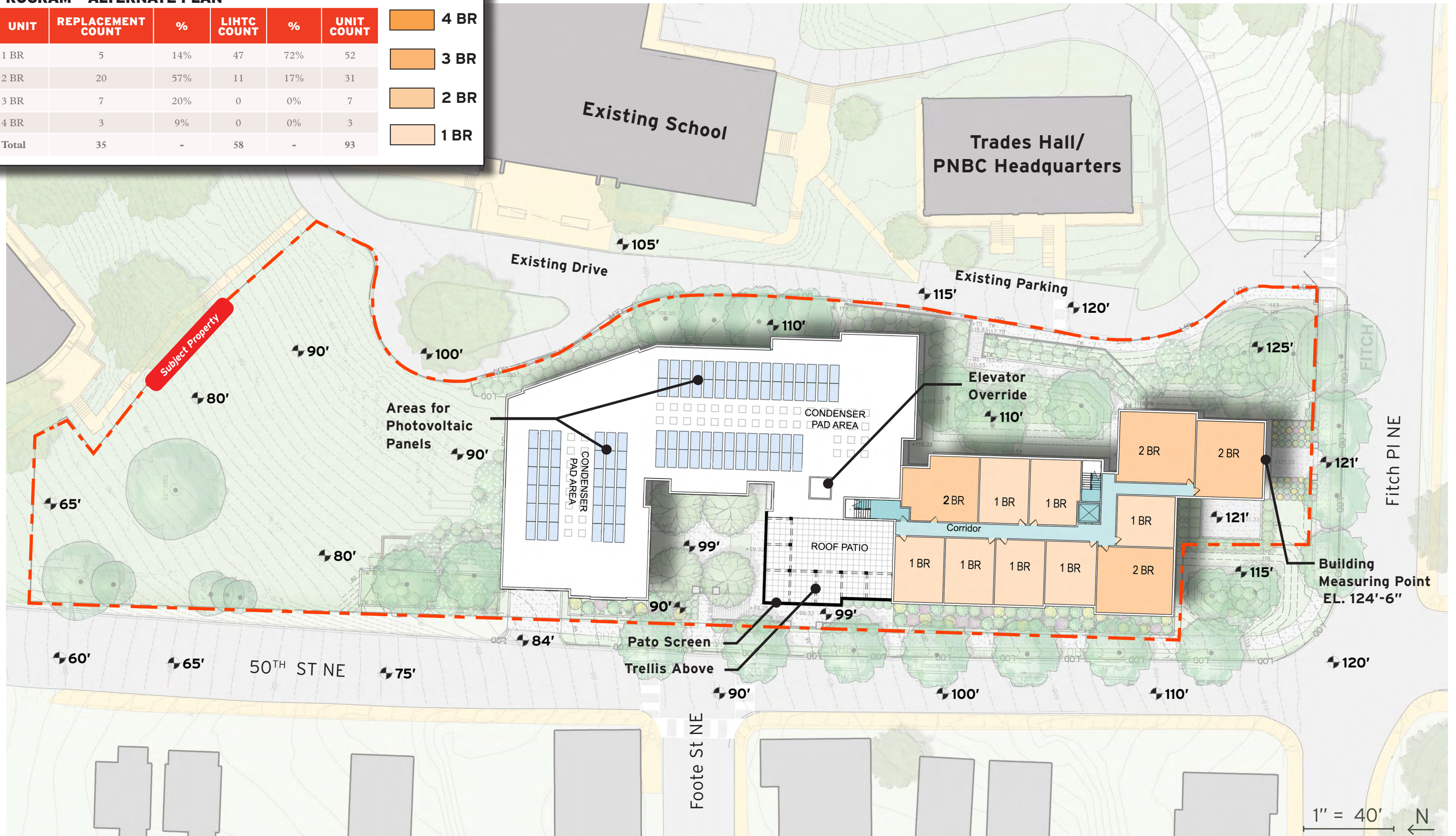


Note: The interior layouts shown on the building plans are schematic. Changes to the layouts, not affecting the exterior envelope or the square footage distribution, may occur.

PROGRAM - ALTERNATE PLAN

UNIT	REPLACEMENT COUNT	%	LIHTC COUNT	%	UNIT COUNT
1 BR	5	14%	47	72%	52
2 BR	20	57%	11	17%	31
3 BR	7	20%	0	0%	7
4 BR	3	9%	0	0%	3
Total	35	-	58	-	93

- 4 BR
- 3 BR
- 2 BR
- 1 BR

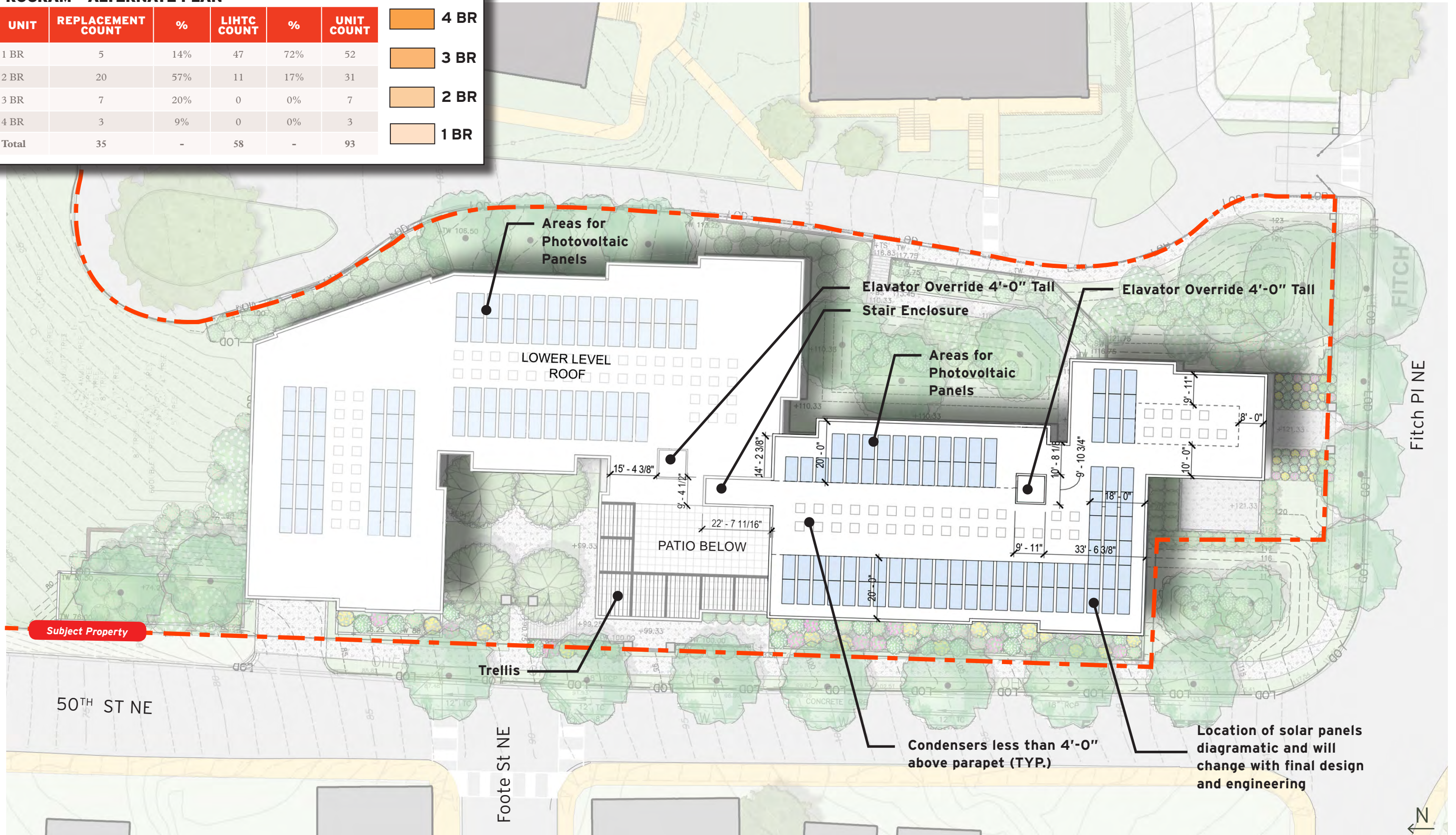


Note: The interior layouts shown on the building plans are schematic. Changes to the layouts, not affecting the exterior envelope or the square footage distribution, may occur.

PROGRAM - ALTERNATE PLAN

UNIT	REPLACEMENT COUNT	%	LIHTC COUNT	%	UNIT COUNT
1 BR	5	14%	47	72%	52
2 BR	20	57%	11	17%	31
3 BR	7	20%	0	0%	7
4 BR	3	9%	0	0%	3
Total	35	-	58	-	93

- 4 BR
- 3 BR
- 2 BR
- 1 BR



Note: The interior layouts shown on the building plans are schematic. Changes to the layouts, not affecting the exterior envelope or the square footage distribution, may occur.

09/29/2017
04/06/2017

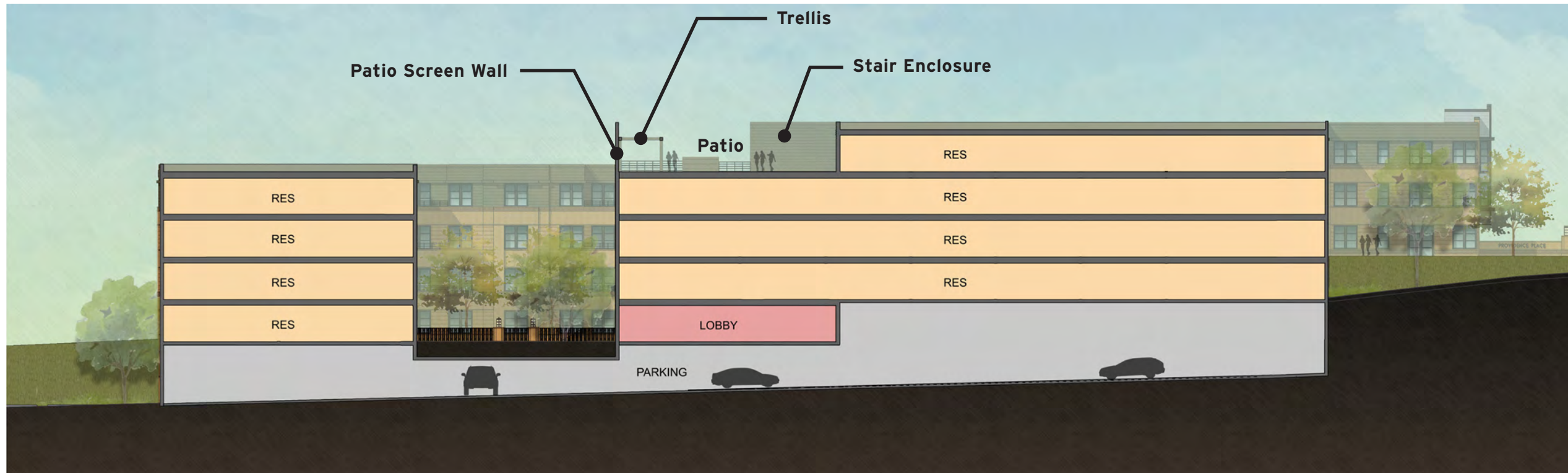
© 2017 Torti Gallas Urban, Inc. | 1326 H Street NE 2nd Floor Washington, DC 20002



PNBC - CDC
PROVIDENCE PLACE I, LP



Key



Section A

1" = 30'

11/06/2017

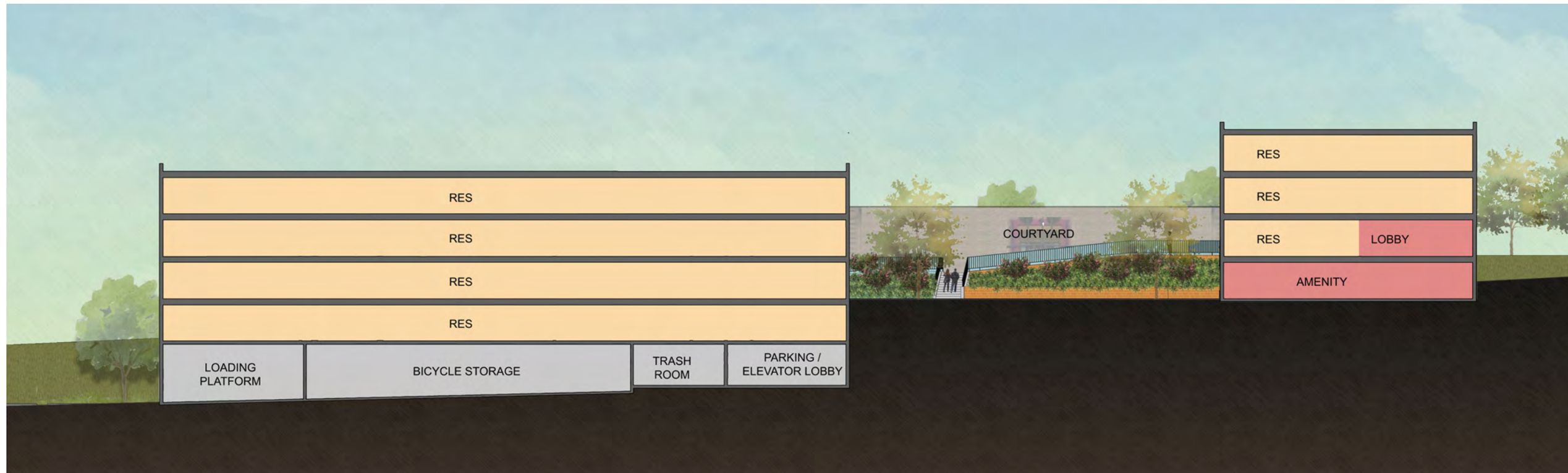
© 2017 Torti Gallas Urban, Inc. | 1326 H Street NE 2nd Floor Washington, DC 20002



PNBC - CDC
PROVIDENCE PLACE I, LP



Key



1" = 30'

Section B

11/06/2017

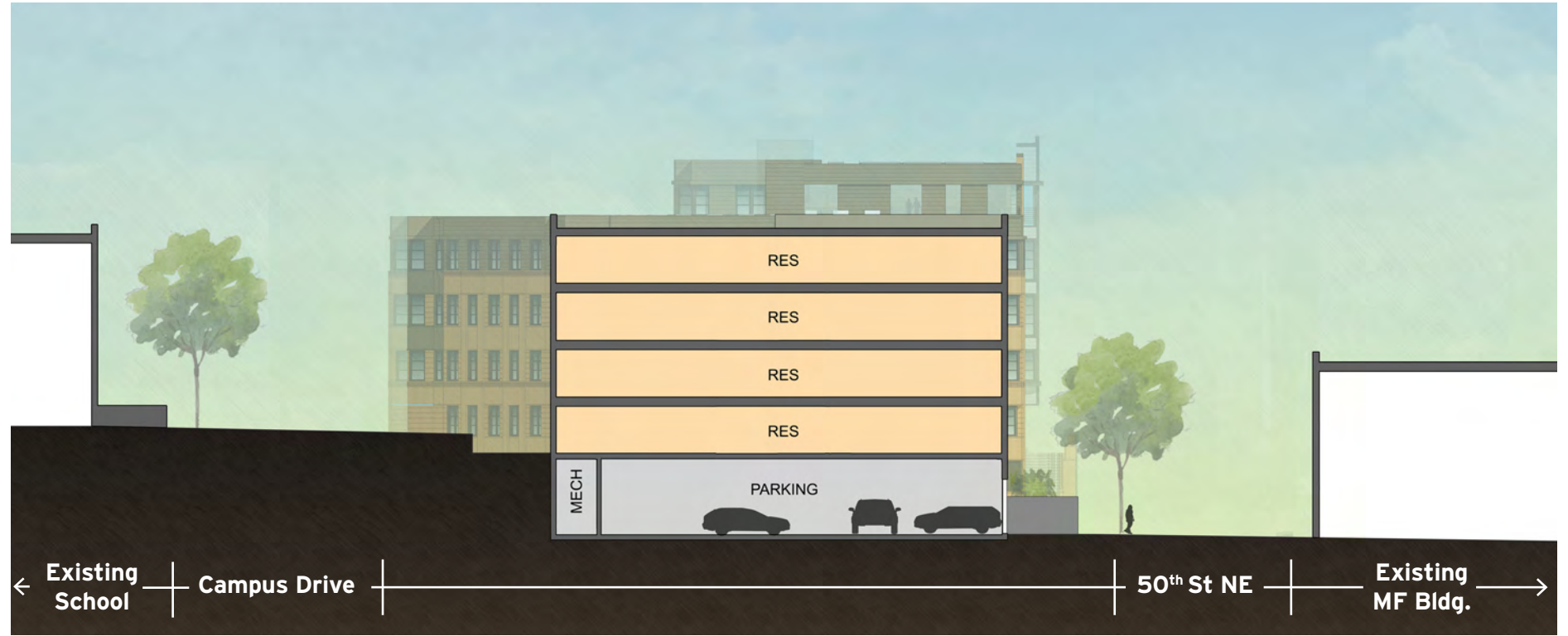
© 2017 Torti Gallas Urban, Inc. | 1326 H Street NE 2nd Floor Washington, DC 20002



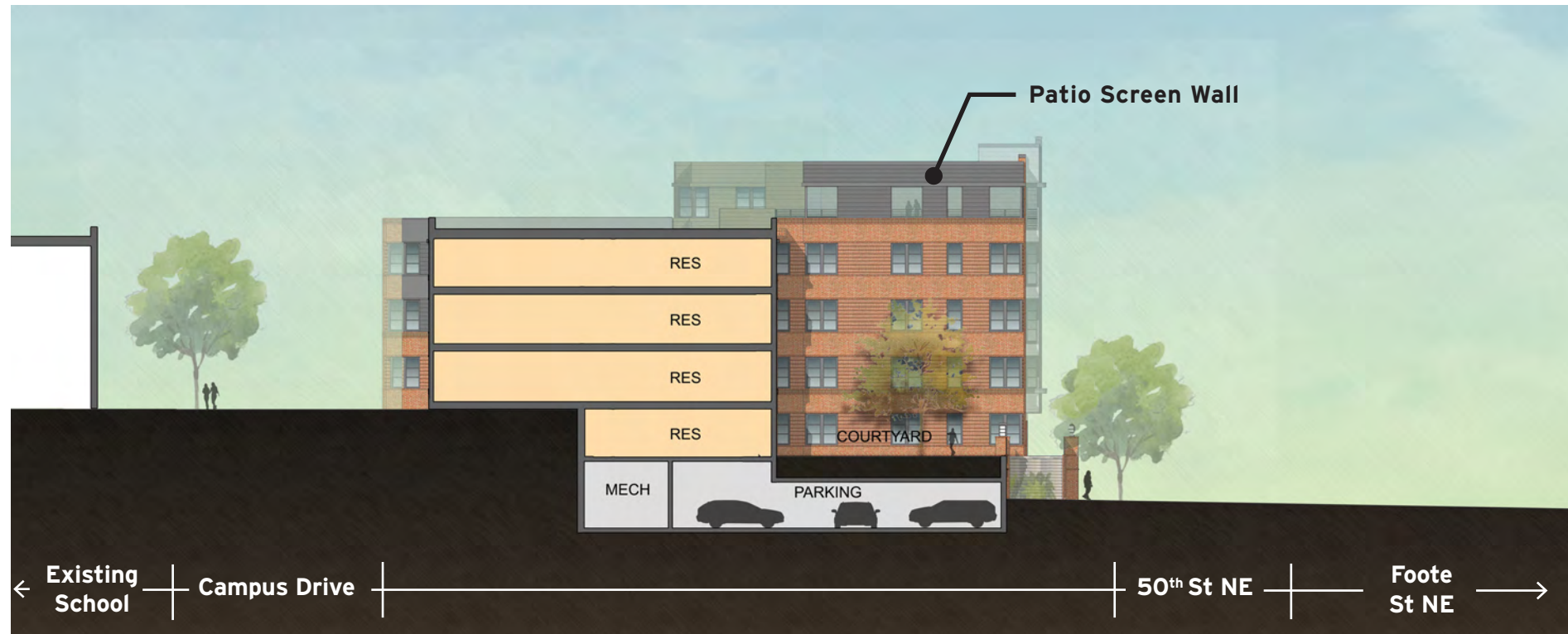
PNBC - CDC
PROVIDENCE PLACE I, LP



Key



Section C



Section D



Key



2 South Elevation



1 West Elevation

1" = 30'



Key



4 North Elevation



3 East Elevation

1" = 30'

MATERIALS

- 1. Metal Panel
- 2. Siding
- 3. Metal Railing
- 4. Metal Accent
- 5. Aluminum Window Frame
- 6. Brick

