

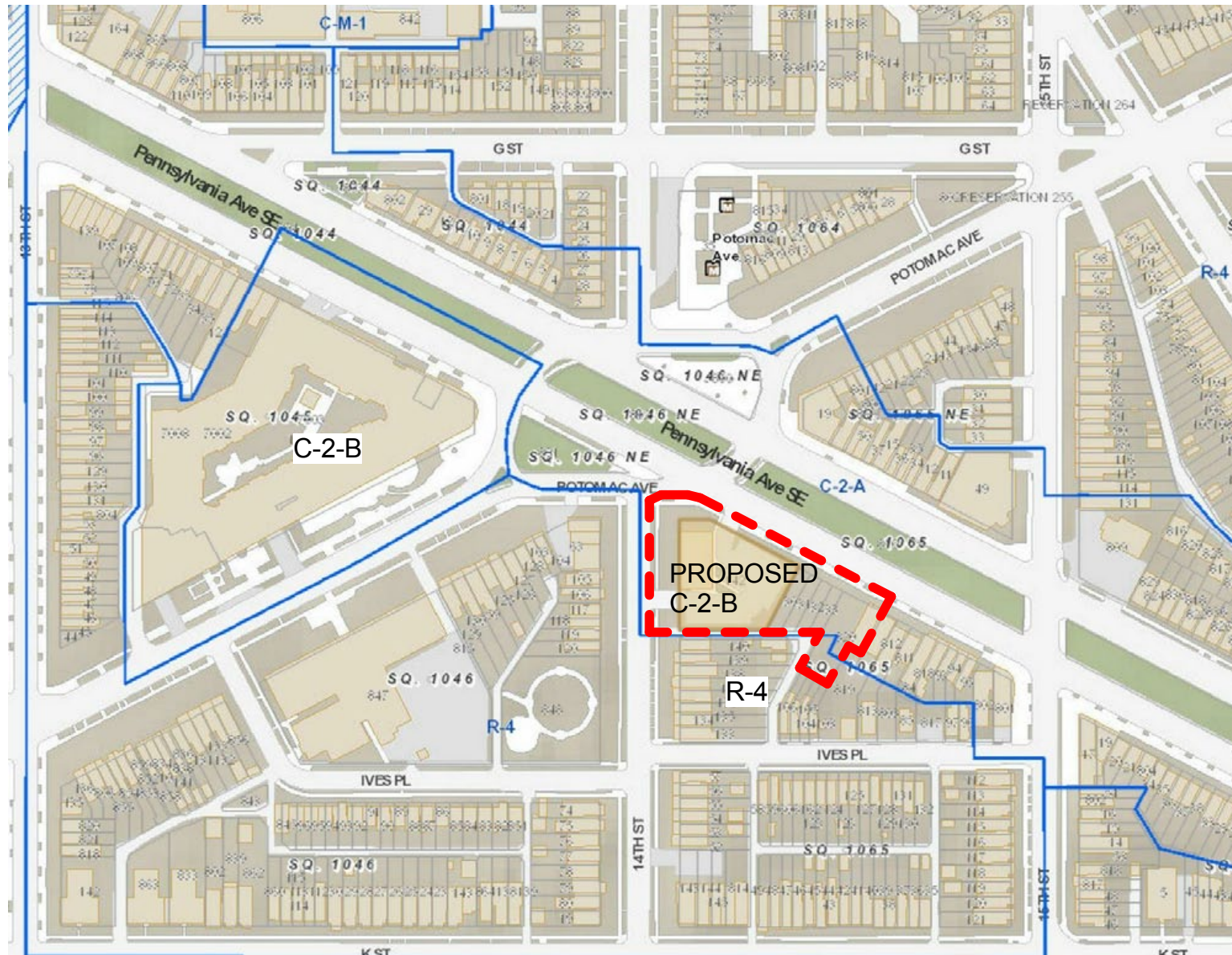
1401 PENNSYLVANIA AVE SE

PLANNED UNIT DEVELOPMENT SUBMISSION

May 28, 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	.8 FAR
GROSS FLOOR AREA (FAR) - RESIDENTIAL	3.0 FAR	4.2 FAR	6.0 FAR	4.4 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	148,638 SF
BUILDING HEIGHT	50 FEET	70 FEET	90 FEET	78 FEET
RESIDENTIAL LOT OCCUPANCY	60%	80%	80%	80%
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	58 SPACES	58 SPACES	56 SPACES
PARKING - RETAIL	1 PER 300 SF OF GFA AND CELLAR AREA IN EXCESS OF 3000 SF	30 SPACES	30 SPACES	NONE
TOTAL PARKING SPACES		88 SPACES	88 SPACES	56 SPACES
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				173 UNITS
GREEN AREA RATIO (GAR)	.3	.3	.3	.3



1401 PENNSYLVANIA | INTRODUCTION





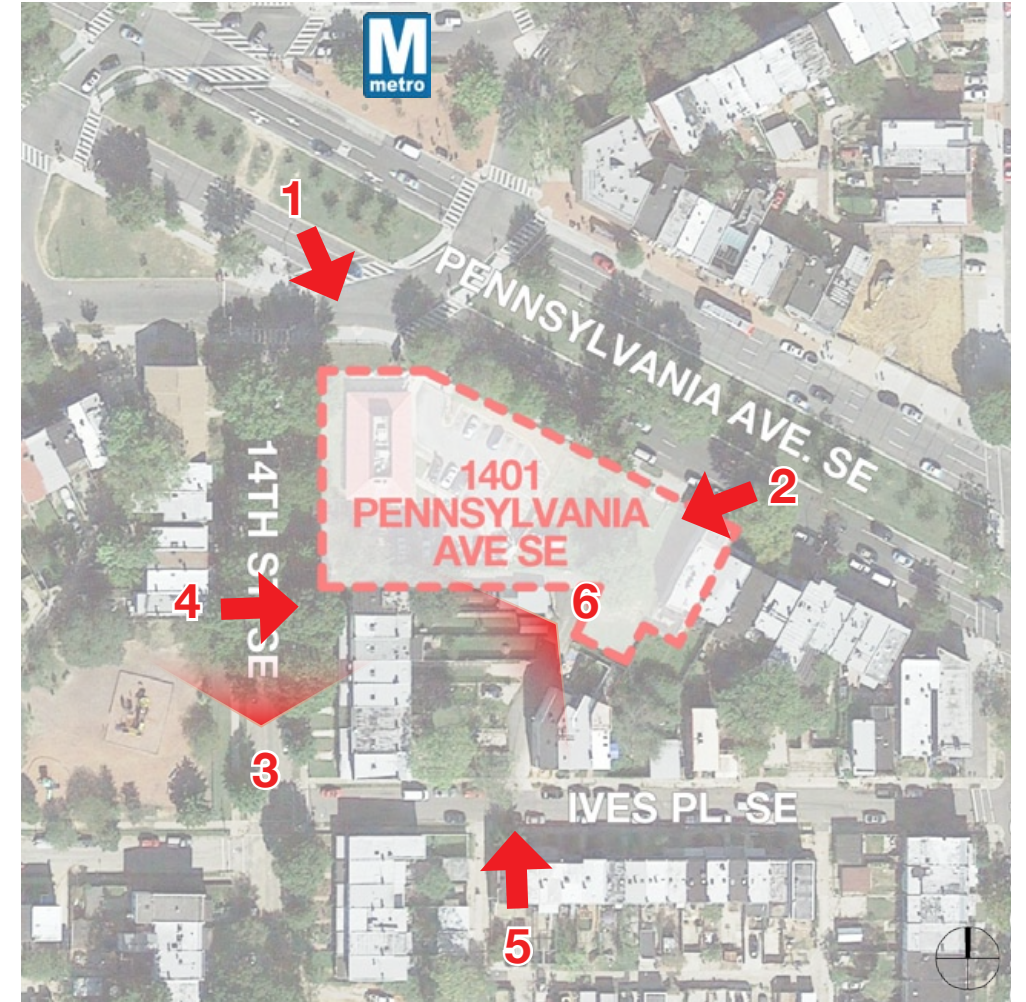
1401 PENNSYLVANIA | INTRODUCTION

CAS Riegler ANTUNOVICH ASSOCIATES
VALUE | URBAN | CHARACTER ARCHITECTURE • PLANNING • INTERIOR DESIGN

EXISTING SITE PHOTOGRAPHS

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1401 PENNSYLVANIA

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



1401 PENNSYLVANIA INTRODUCTION



1401 PENNSYLVANIA

ARCHITECTURE

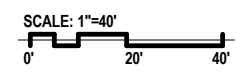
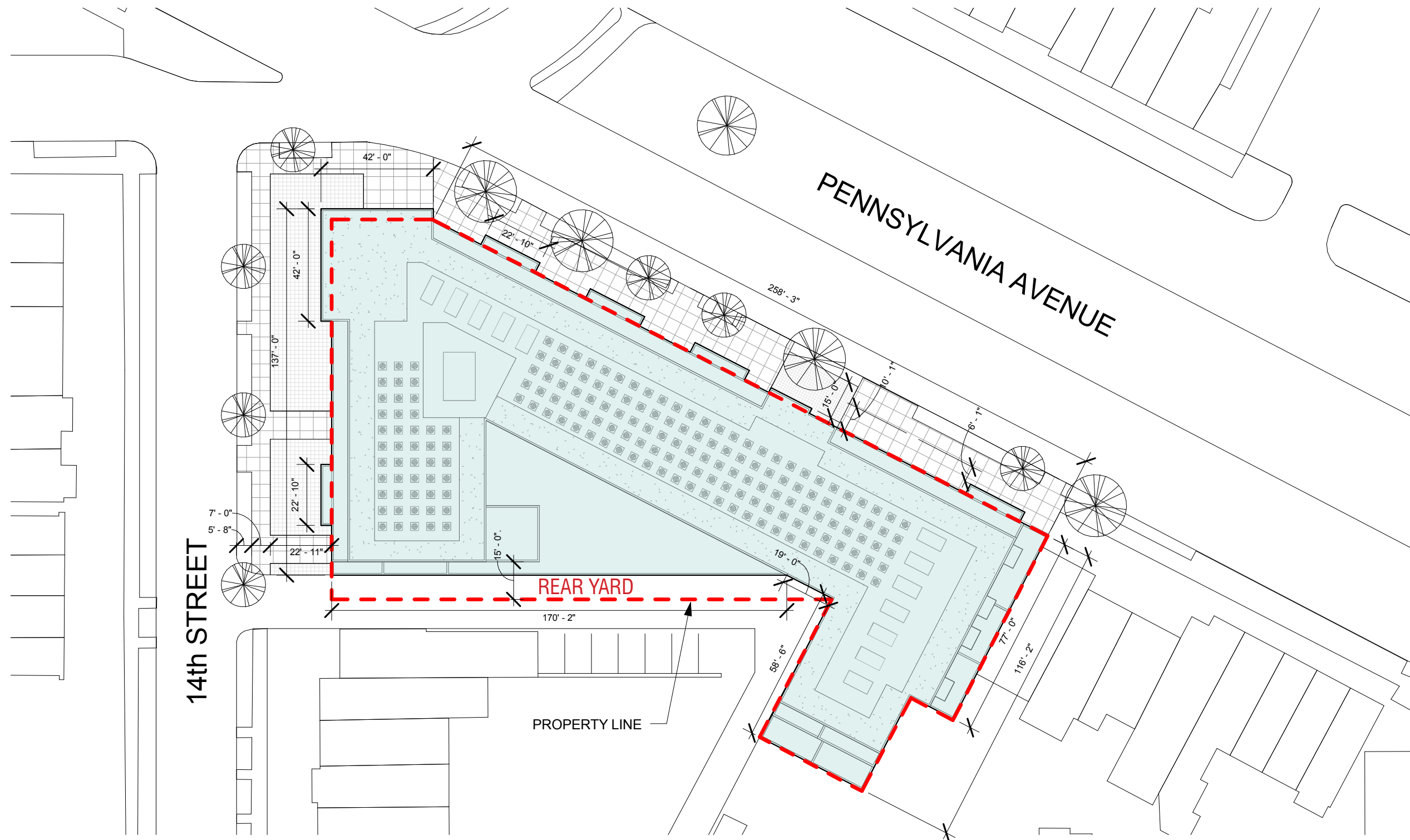
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CONCEPT AERIAL

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PENNSYLVANIA AVE - SOUTH SIDE STREET ELEVATION



14TH ST - EAST SIDE STREET ELEVATION



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PROPOSED STREET VIEW
PENNSYLVANIA AVE

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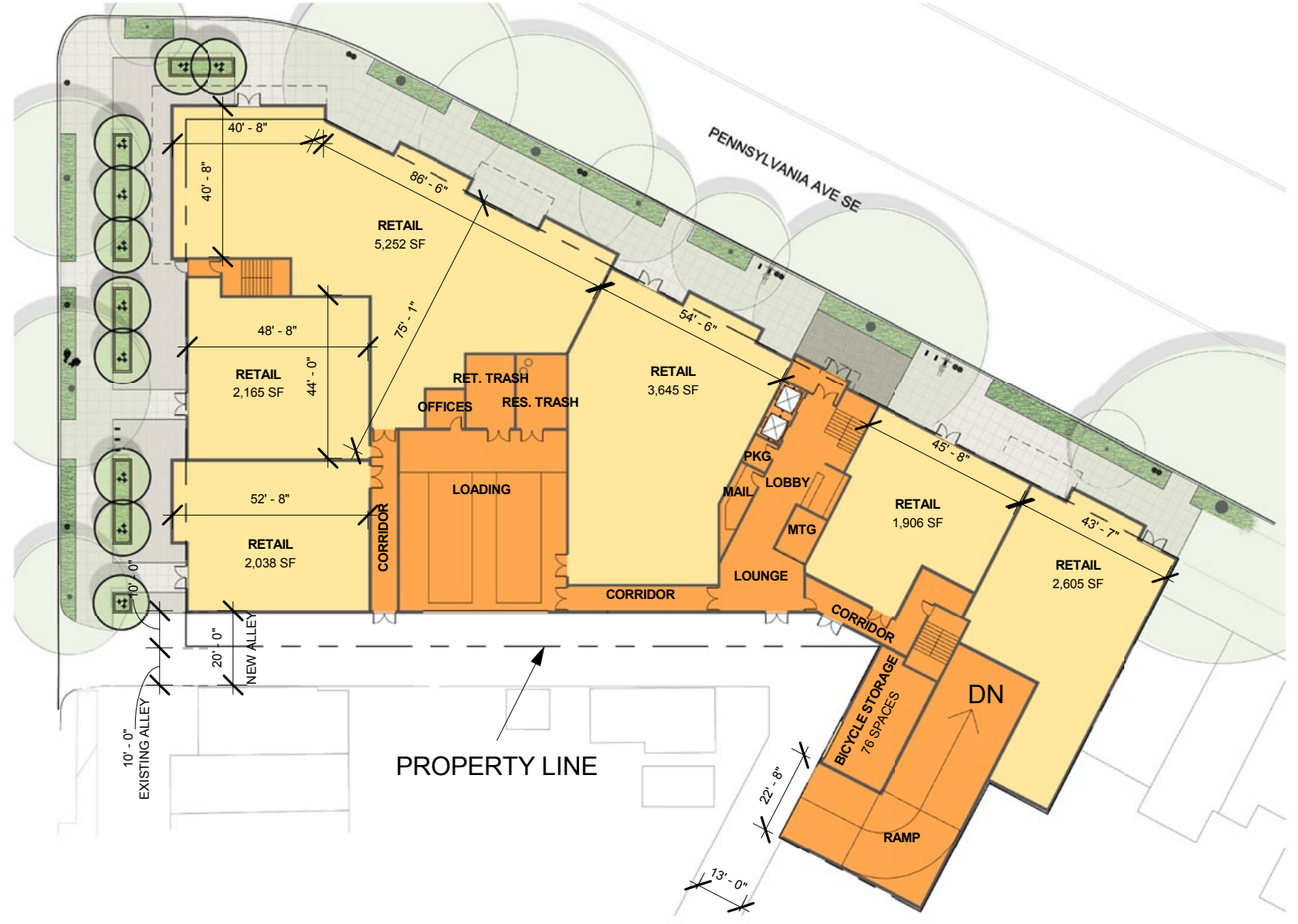
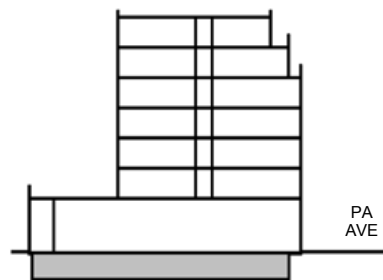
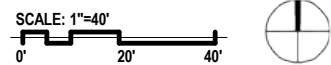
PROPOSED STREET VIEW
IVES PL

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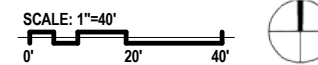
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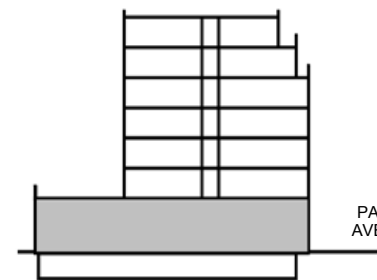
FLOOR 0 - PARKING



FLOOR 1 - RETAIL



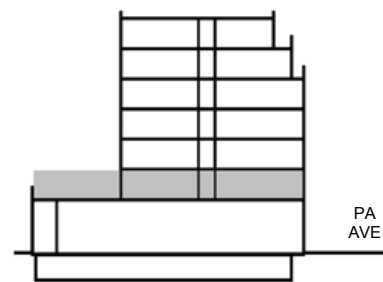
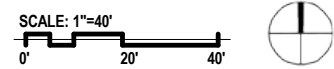
NOTE: THE NUMBER OF BICYCLE PARKING SPACES IS APPROXIMATE AND MAY VARY DEPENDING ON FINAL DESIGN DEVELOPMENT



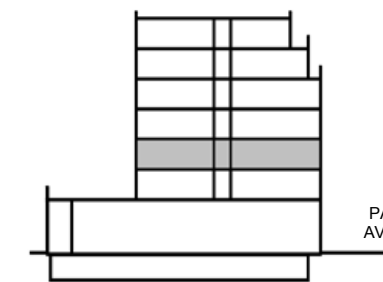
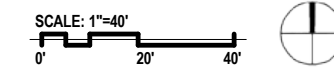
NOTE: INTERIOR CONFIGURATIONS OF BUILDINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO MODIFICATION DURING PERMIT PROCESS



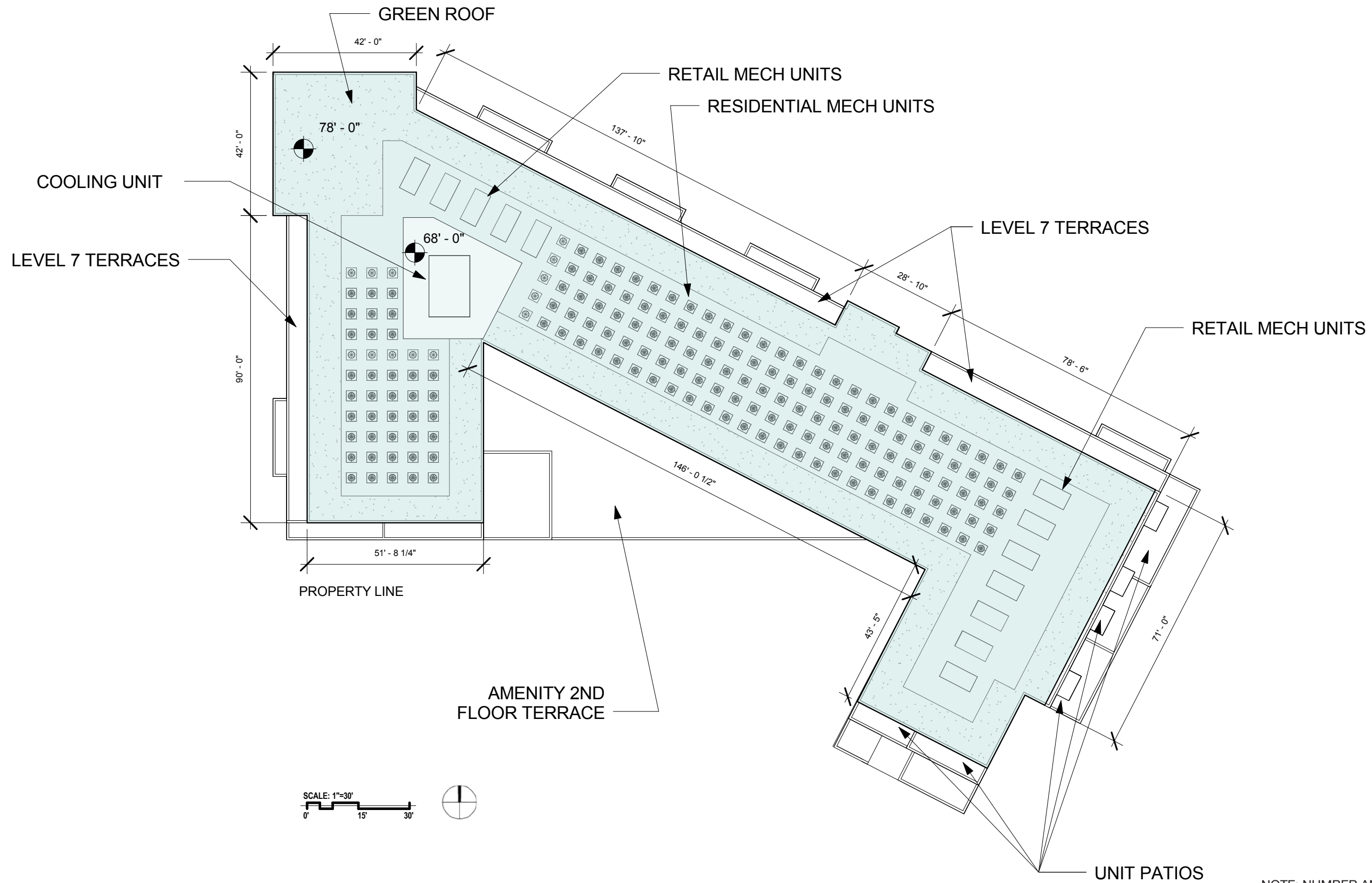
FLOOR 2 - RESIDENTIAL



FLOOR 3 - RESIDENTIAL



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NOTE: NUMBER AND CONFIGURATION OF ROOFTOP EQUIPMENT ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO MODIFICATION DURING PERMIT PROCESS

