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F1 Block Cinema

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ZONING DATA

AREA AND DIMENSION

LOT AREA = 44,689 SF
 BUILDING AREA = 41,576 SF (Includes 12" thick concrete retaining wall)

PERCENTAGE OF LOT OCCUPANCY

= BUILDING AREA / LOT AREA
 = 41,576 / 44,689 SF = 93%

PUBLIC SPACE @ MAIN ENTRANCE

3,941 SF PROVIDED
 = 3,941 SF / 44,689 SF = 8.8%
 (REQUIRES RELIEF)

GROSS FLOOR AREA TABULATIONS - SQUARE FEET

LEVEL	TOTAL BLDG.	(EXCLUSIONS)		TOTAL GFA
		OPEN TO BELOW	SHAFTS	
1	41,244			41,244
2	39,781	3,092	36	36,653
3	40,206	1,773	36	38,396
4	40,206	5,712	36	34,458
5	40,206	857	36	39,313
6	40,206	4,179	36	35,991
MEZZANINE	3,557			3,557
TOTAL	245,406	15,613	180	229,612

TOTAL GROSS FLOOR AREA PROVIDED

GFA PROVIDED 229,612 SF (SEE CHART ABOVE)
 GFA ALLOWED PER FIRST-STAGE PUD

FLOOR AREA RATIO

ON F1 PARCEL = 5.50 FAR
 WITHIN ENTIRE PUD = 1.39 FAR

BUILDING HEIGHT (HEIGHT ACT)

BUILDING HEIGHT ALLOWED = 100 FT
 BUILDING HEIGHT PROVIDED = 100 FT

MEASURING POINT TAKEN @ TOP OF SIDEWALK

MEASURING POINT = 13.00'
 TOP OF PARAPET = 113.00'

BUILDING HEIGHT (ZONING)

BUILDING HEIGHT ALLOWED = 130 FT
 BUILDING HEIGHT PROVIDED = 100.32 FT

MEASURING POINT TAKEN @ TOP OF CURB = 12.68'

TOP OF PARAPET = 113.00'

REAR YARD

NONE REQUIRED

COURT WIDTH

REQUIRED WIDTH = 20.83'
 (2.5" PER FOOT OF HEIGHT)

PROVIDED WIDTH:

1 OPEN COURT @ 16.25' (REQUIRES RELIEF)
 1 OPEN COURT @ 1' (REQUIRES RELIEF)
 1 CLOSED COURT @ 1' (REQUIRES RELIEF)

COURT AREA (CLOSED COURT ONLY)

REQUIRED AREA = 867.78 SF
 PROVIDED AREA = 228.5 SF (REQUIRES RELIEF)

ROOF STRUCTURE

MECHANICAL ENCLOSURE = 18.5' ABOVE ROOF / PARAPET
 SKYLIGHT = LESS THAN 3'-11" ABOVE ROOF / PARAPET
 HANDRAIL = LESS THAN 3'-11" ABOVE ROOF / PARAPET
 STAIR HATCH = LESS THAN 3'-11" ABOVE ROOF / PARAPET

CIRCULATION

PARKING SPACES PROVIDED

LEVEL	STANDARD (9' X 19')	COMPACT (8' X 16')	TOTAL
1	42	1	43
2	59	39	98
3	66	39	105
4	65	26	91
TOTAL	232	105	337

337 TOTAL SPACES PROVIDED

PERCENTAGE OF COMPACT SPACES ALLOWED = 40% (Section 2115.2)
 PERCENTAGE OF COMPACT SPACES PROVIDED - 105 / 377 = 31.2%

*INCLUDES 8 ACCESSIBLE SPACES

6 ADA STANDARD ACCESSIBLE SPACES

2 ADA VAN ACCESSIBLE SPACES WITH 98" CLEAR HEIGHT

PARKING (2116.12) - ALL STRUCTURED PARKING MUST BE SET BACK AT LEAST 20 FEET FROM ANY LOT LINE ABUTTING A PUBLIC STREET. (REQUIRES RELIEF)

BICYCLE SPACES PROVIDED

XX BICYCLE SPACES PROVIDED OUTSIDE BUILDING
 44 BICYCLE SPACES PROVIDED INSIDE BUILDING

LOADING BERTHS (2201.1)

1 12'X55' LOADING BERTH PROVIDED (REQUIRES RELIEF)
 1 12'X55' TRASH BERTH PROVIDED (REQUIRES RELIEF)

2 LOADING PLATFORMS @ 100 SF PROVIDED



--- First Stage PUD Site
--- F1 Block site

F1 Block Cinema

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Aerial Site Map

A-3





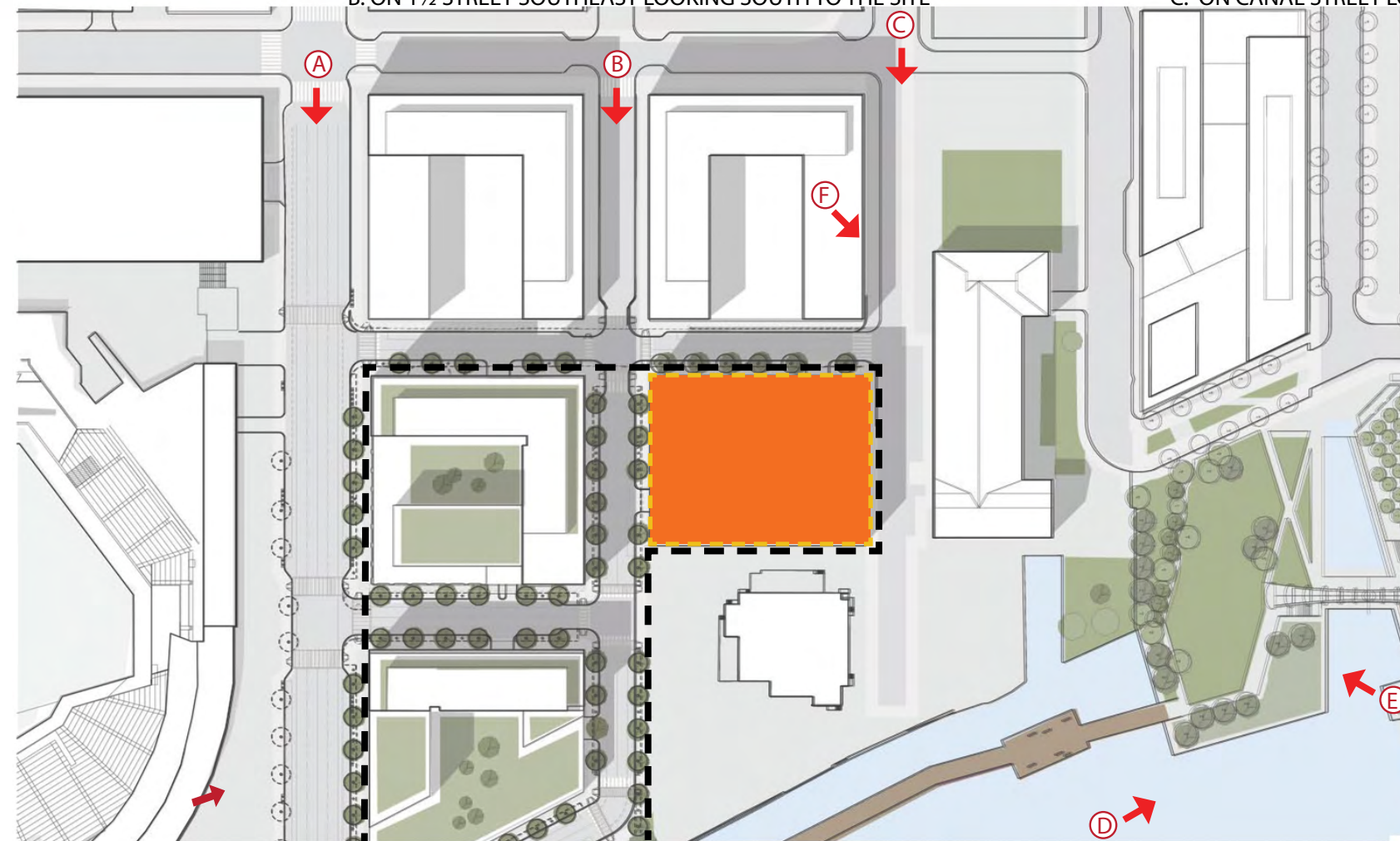
A. ON 1ST STREET SE LOOKING SOUTH



B. ON 1 1/2 STREET SOUTHEAST LOOKING SOUTH TO THE SITE



C. ON CANAL STREET LOOKING SOUTH



First Stage PUD Site
 F1 Block site



D. ON FREDERICK DOUGLASS BRIDGE LOOKING NORTHEAST



E. ON ANACOSTA RIVERWALK TRAIL LOOKING WEST



F. ON THE PARKING LOOKING AT THE PUMP HOUSE



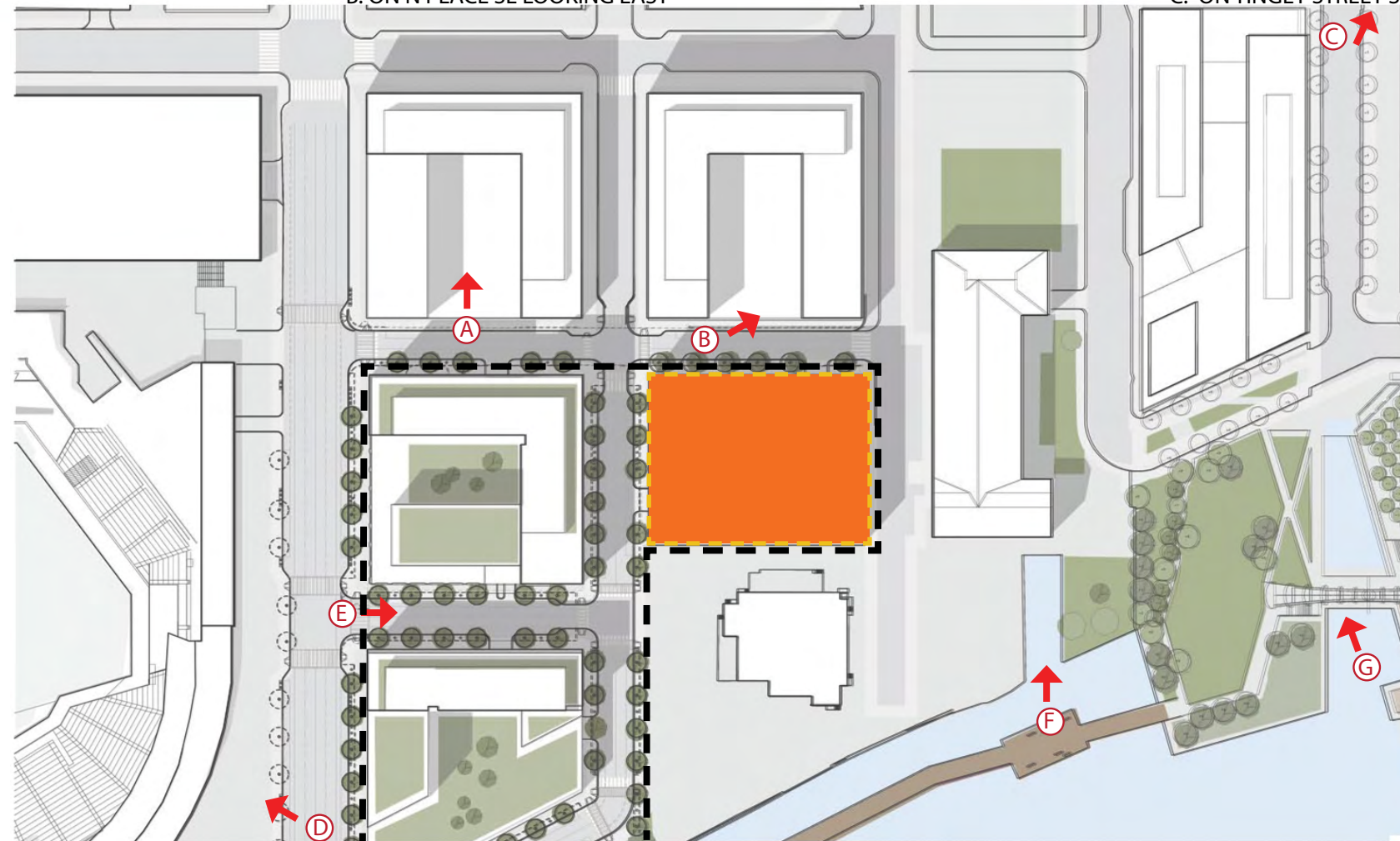
A. ON N PLACE SE LOOKING NORTH



B. ON N PLACE SE LOOKING EAST



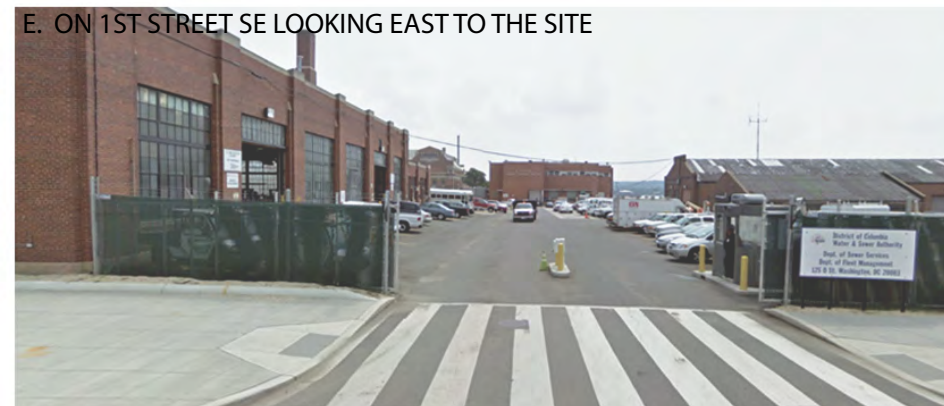
C. ON TINGEY STREET SE LOOKING AT THE BOILERMAKER BUILDING



--- First Stage PUD Site
 ■ F1 Block site



D. ON 1ST ST SE LOOKING NATIONAL PARK



E. ON 1ST STREET SE LOOKING EAST TO THE SITE



F / G. ON ANACOSTA RIVERWALK TRAIL LOOKING NORTH



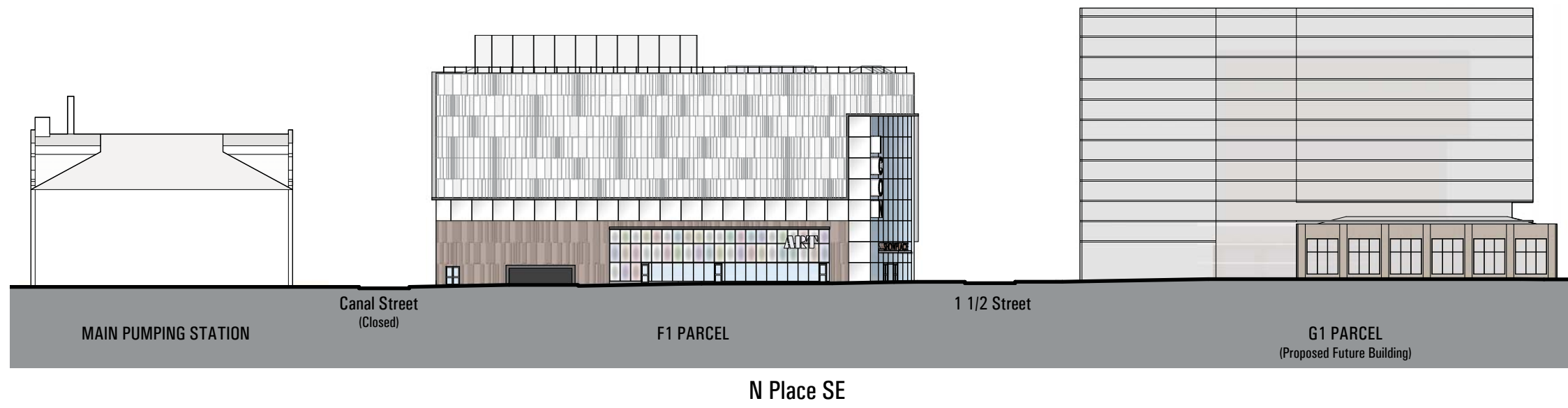
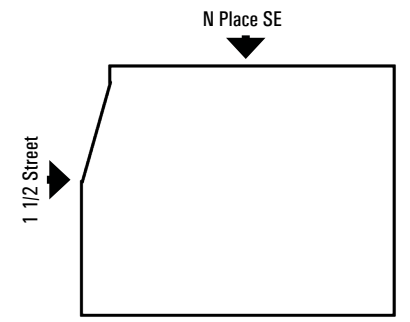
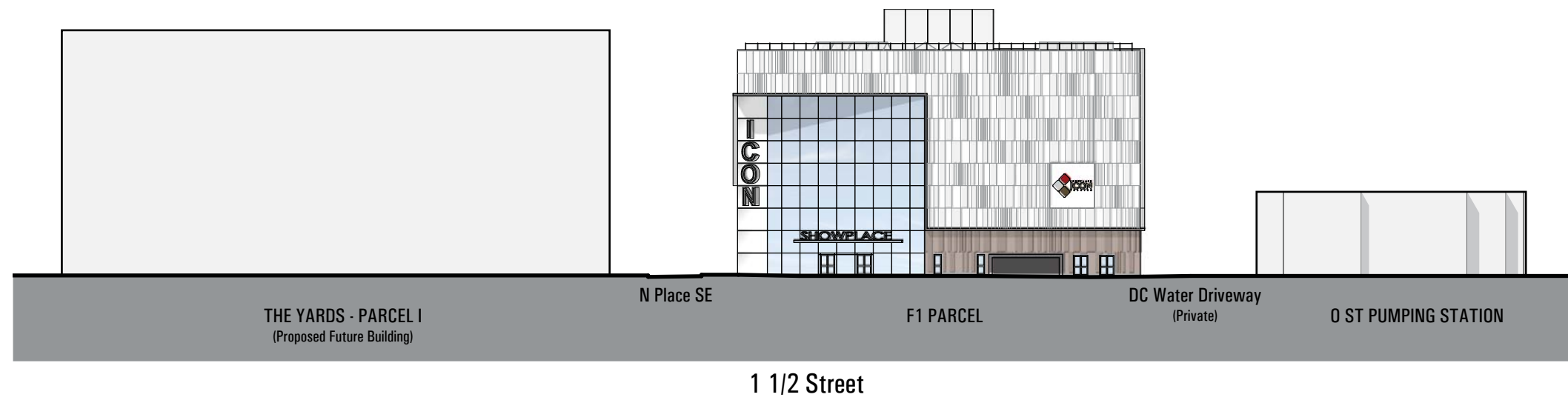
F1 Block Cinema

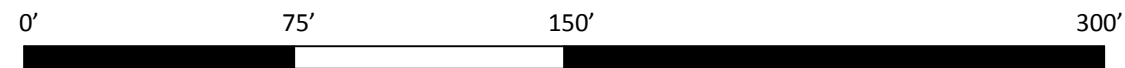
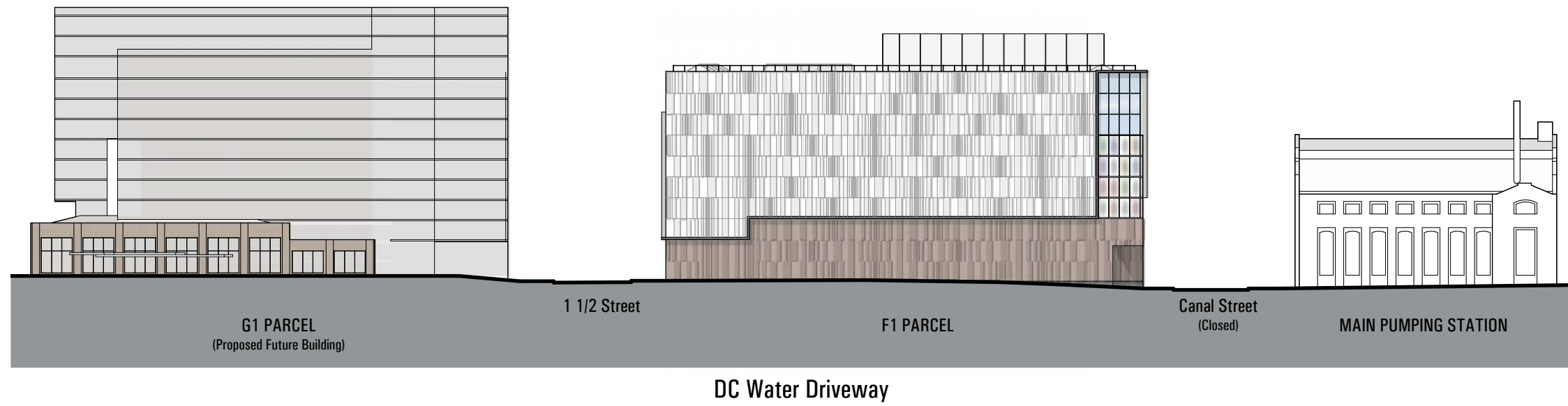
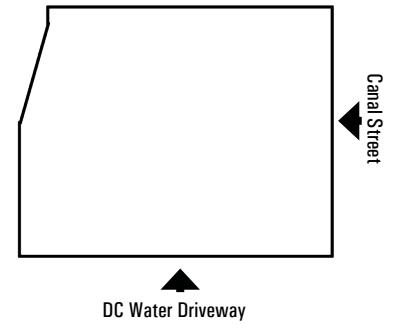
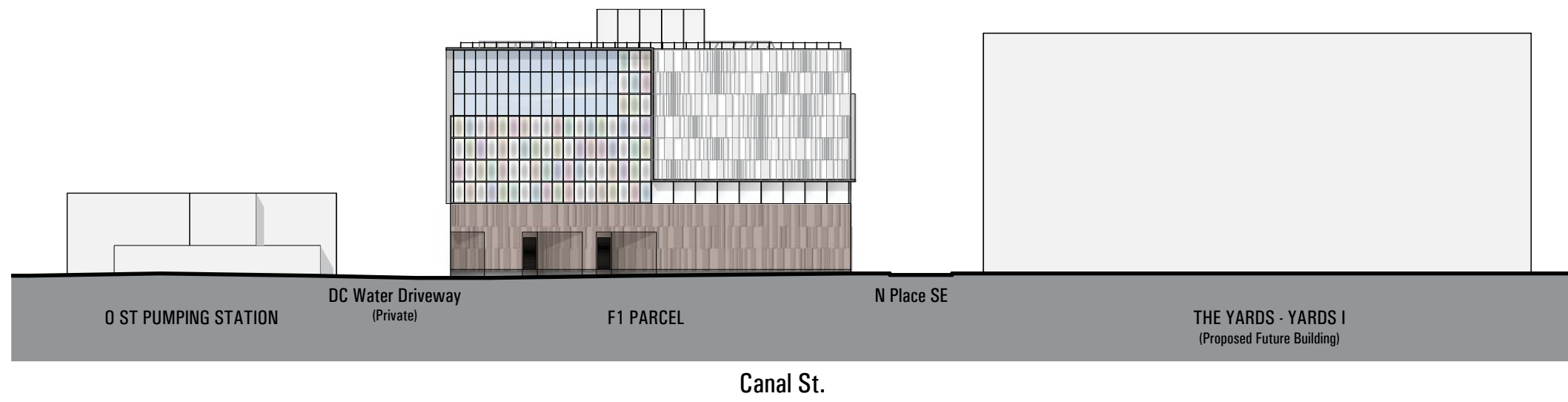
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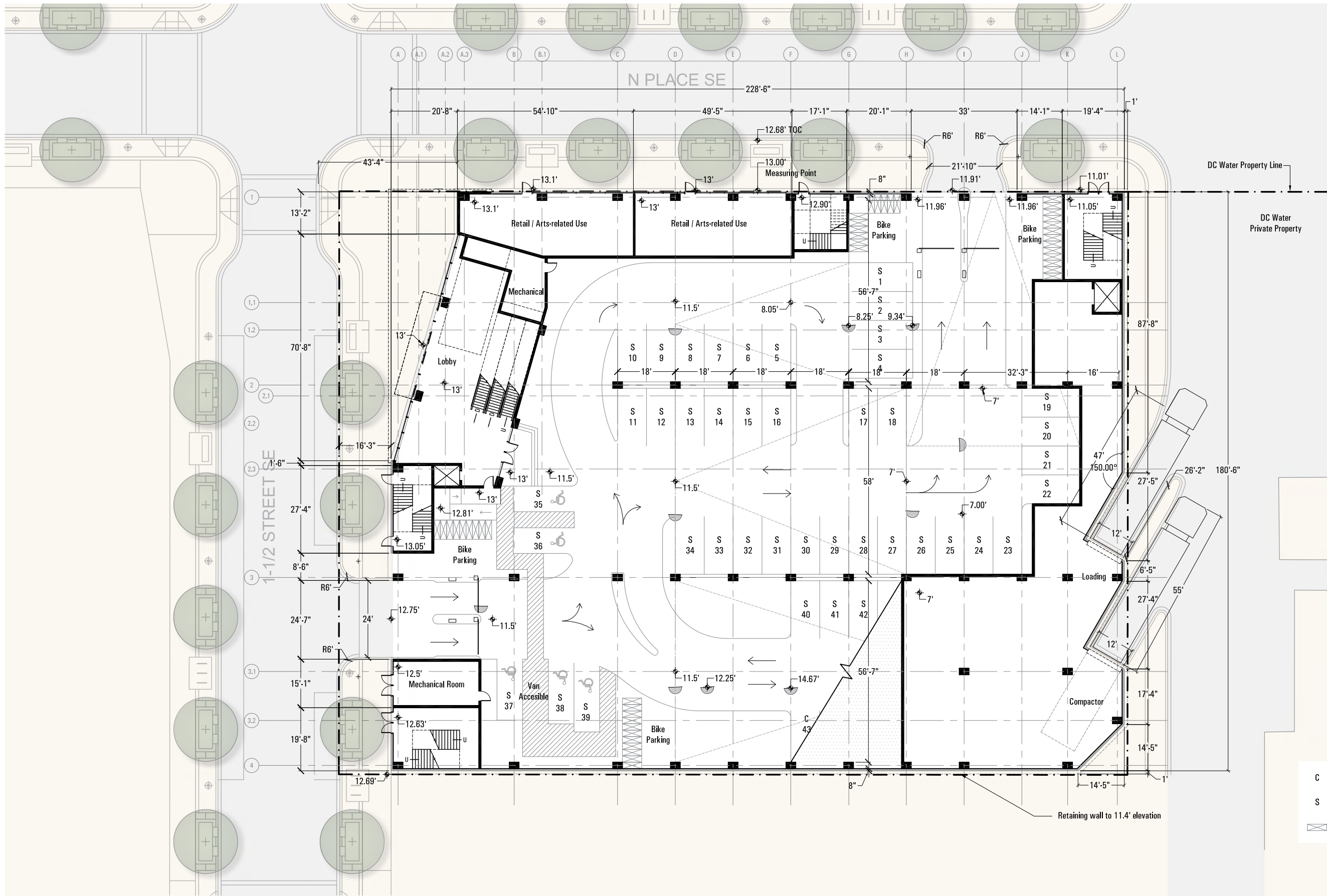
Site and Context Photos

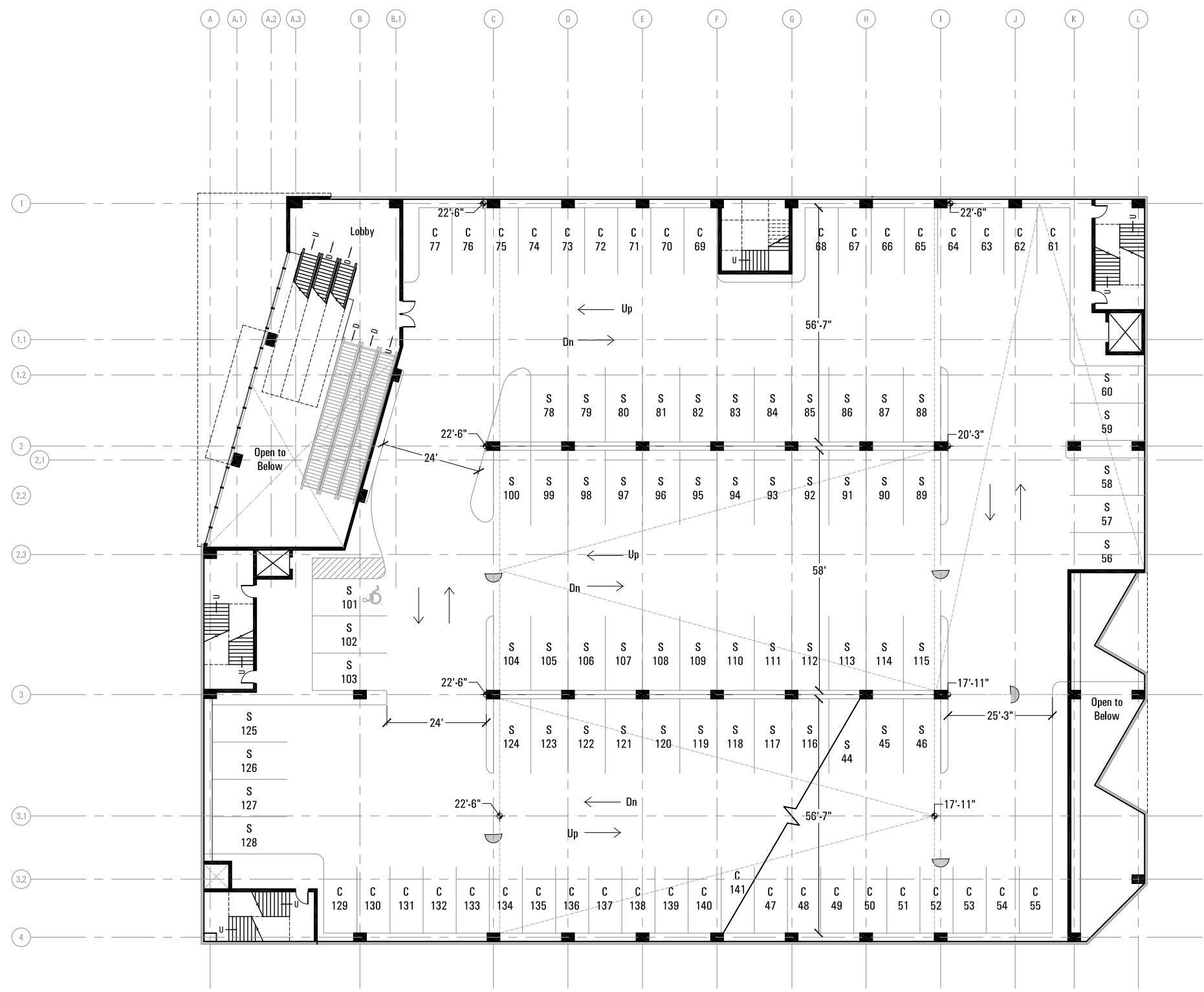
A-5





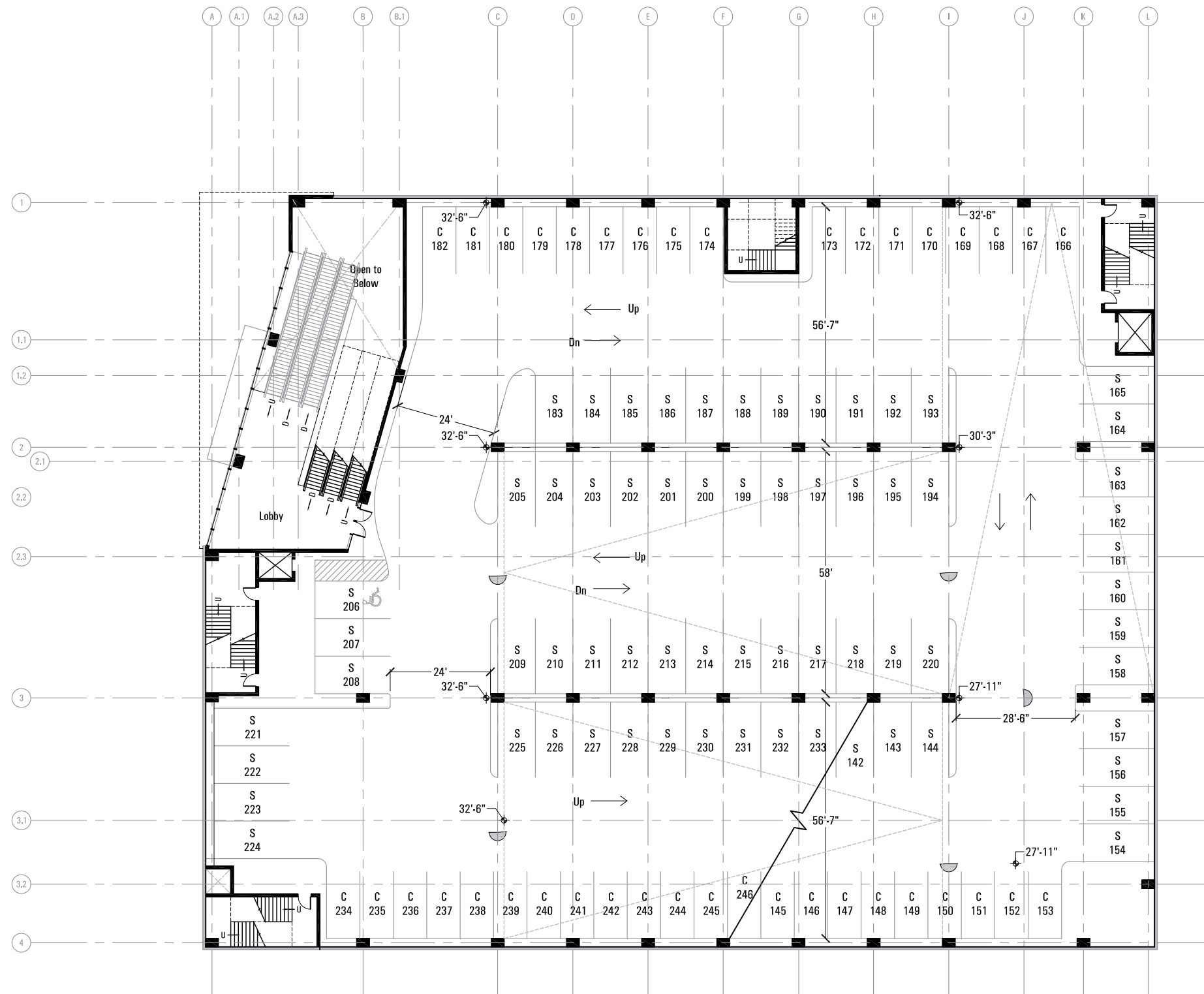




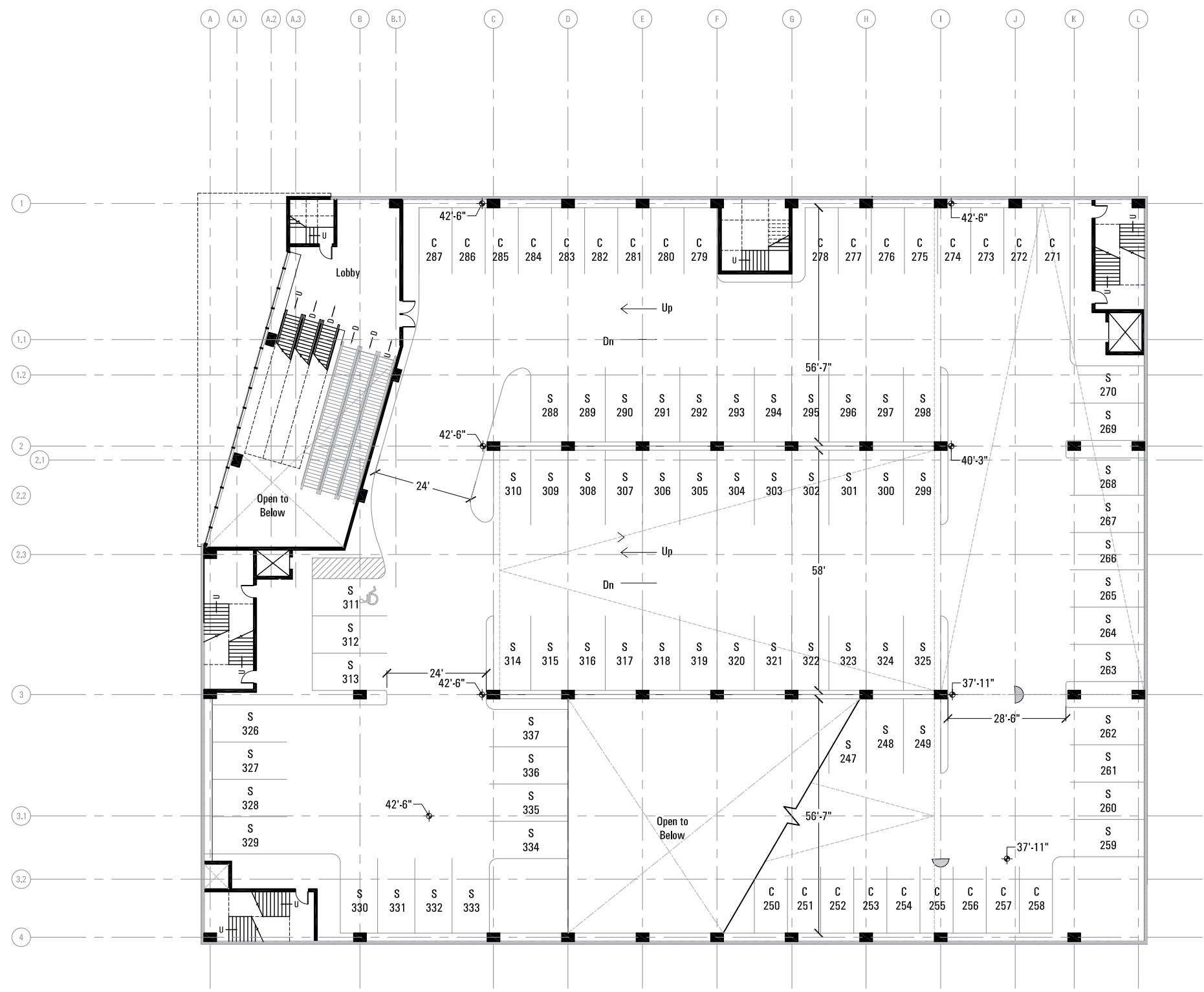


C Compact Parking Space
 S Standard Parking Space



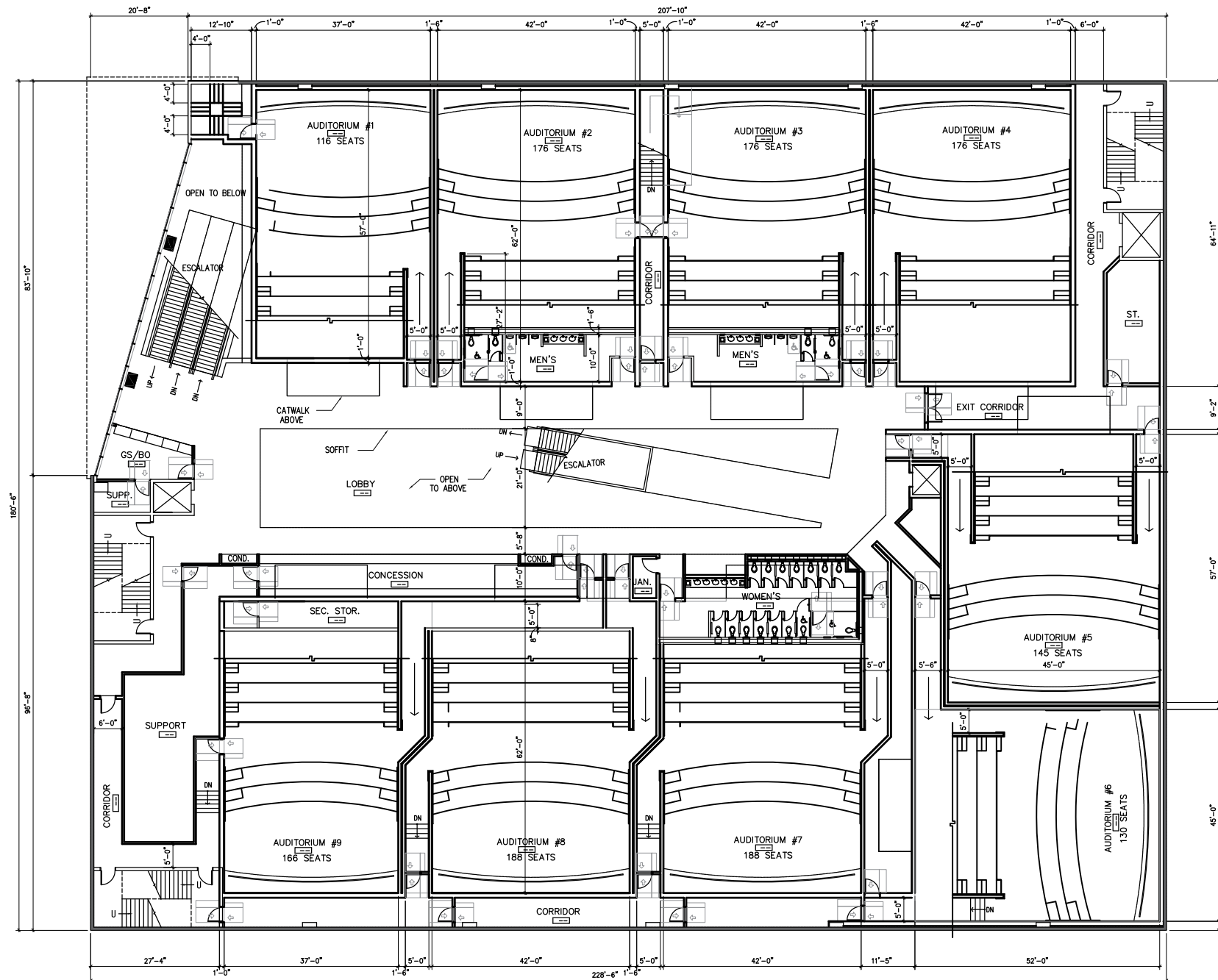


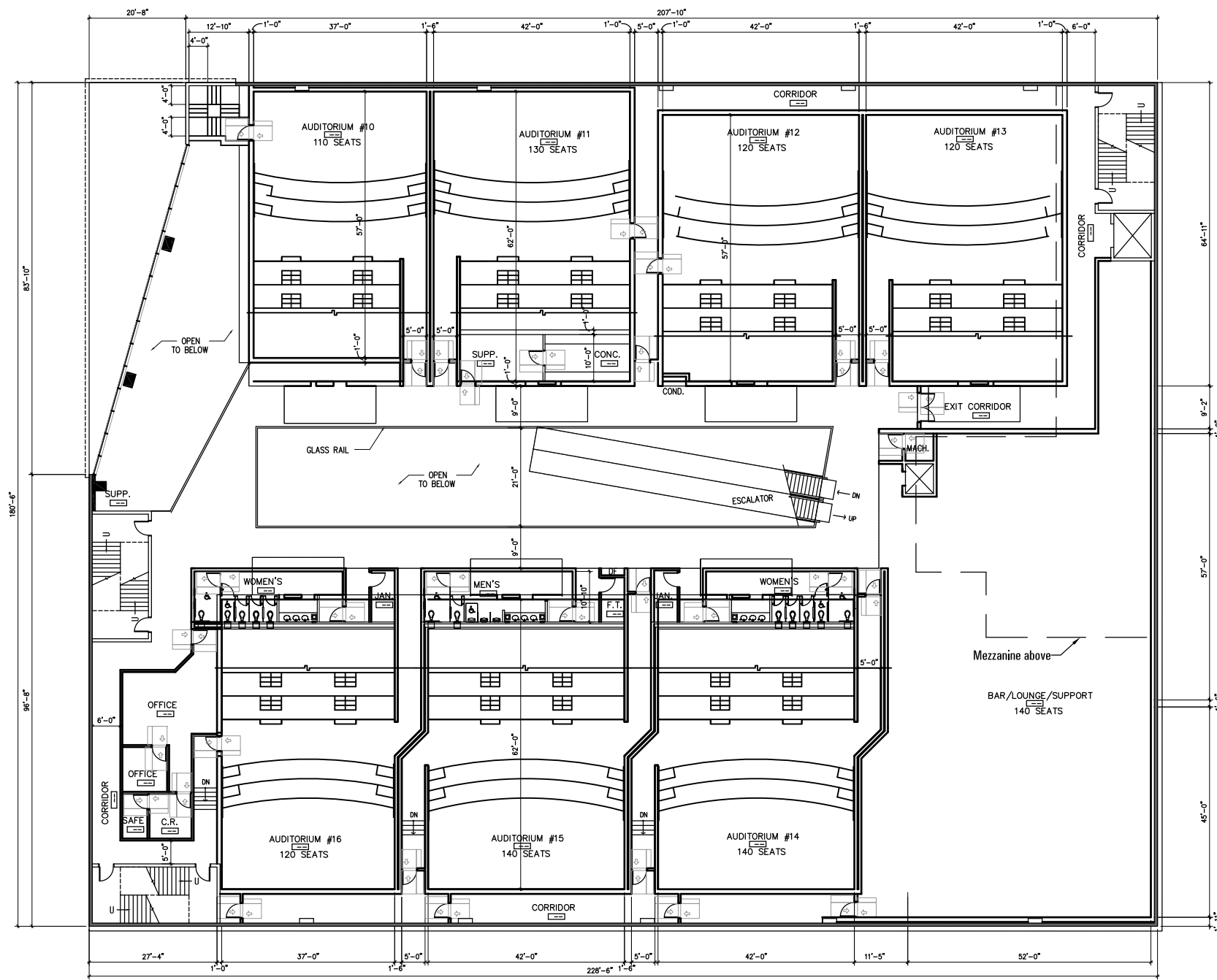
C Compact Parking Space
S Standard Parking Space



C Compact Parking Space
S Standard Parking Space



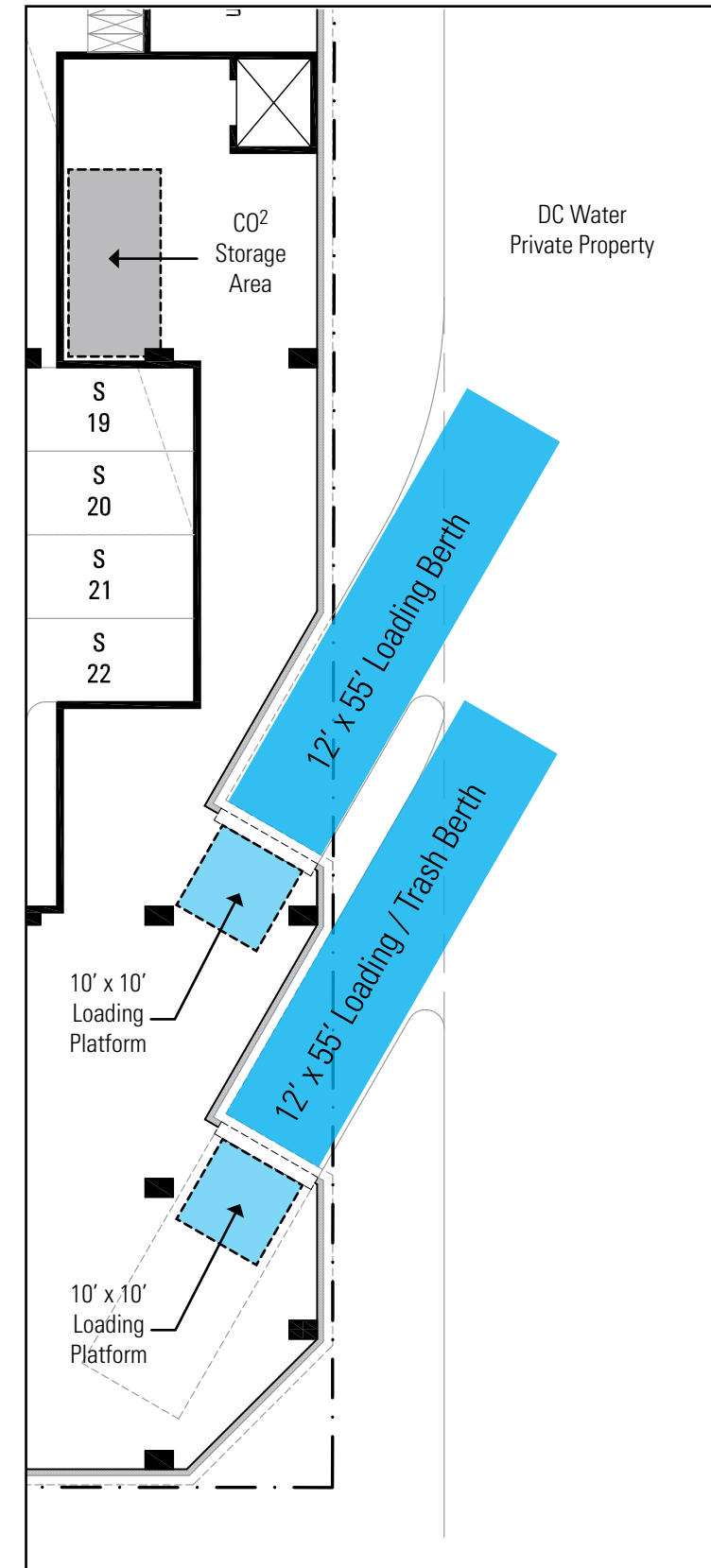
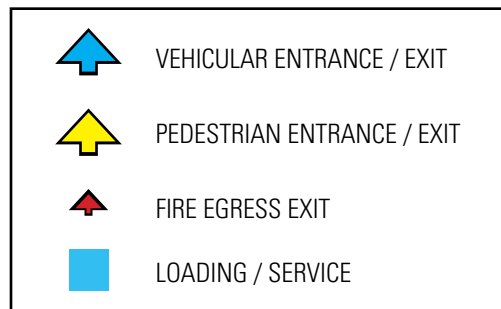
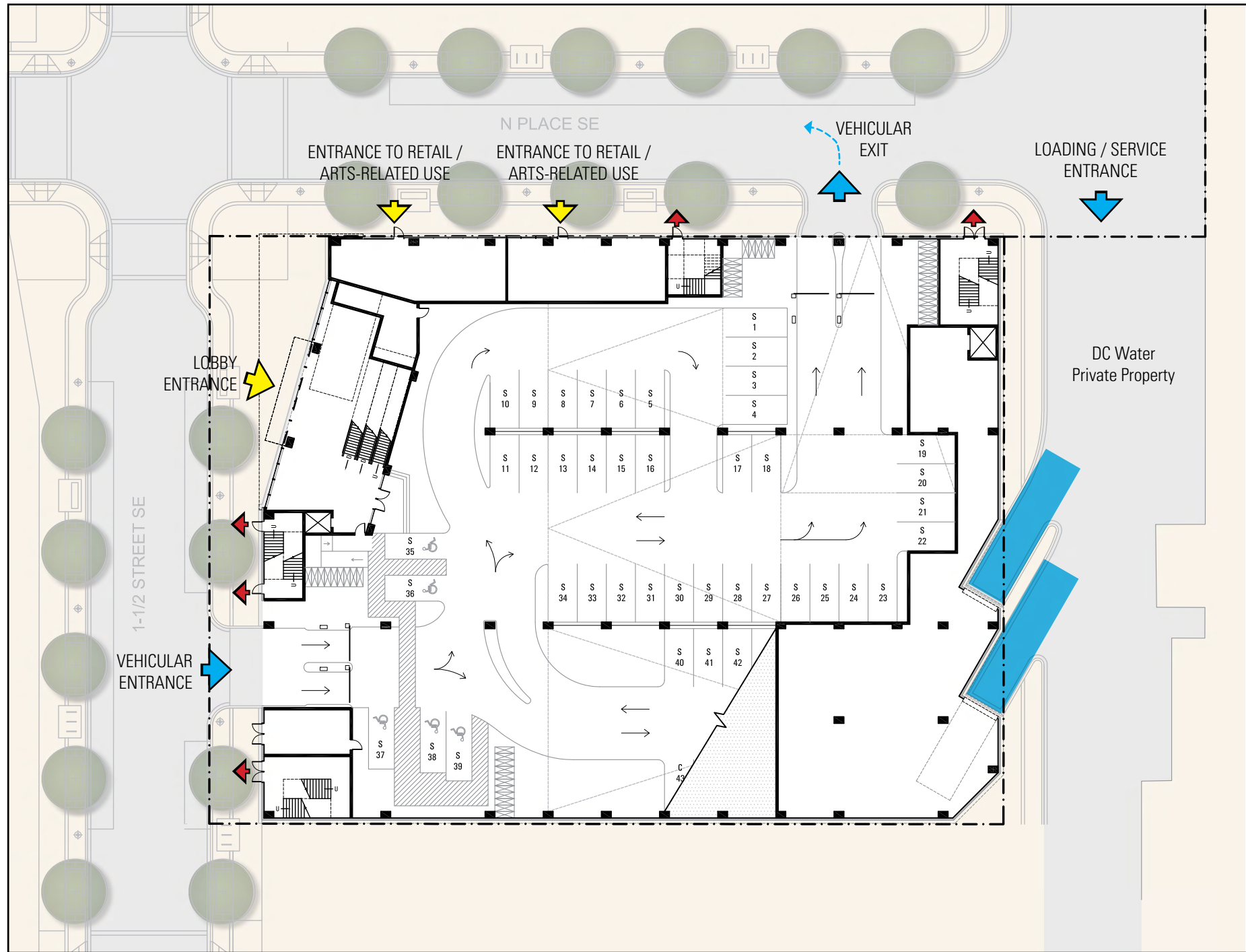




Roof Plan



Total Green Roof Area: 27,260 sf
Percentage Green Roof: 66%





F1 Block Cinema

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Rendered Perspective - NW

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