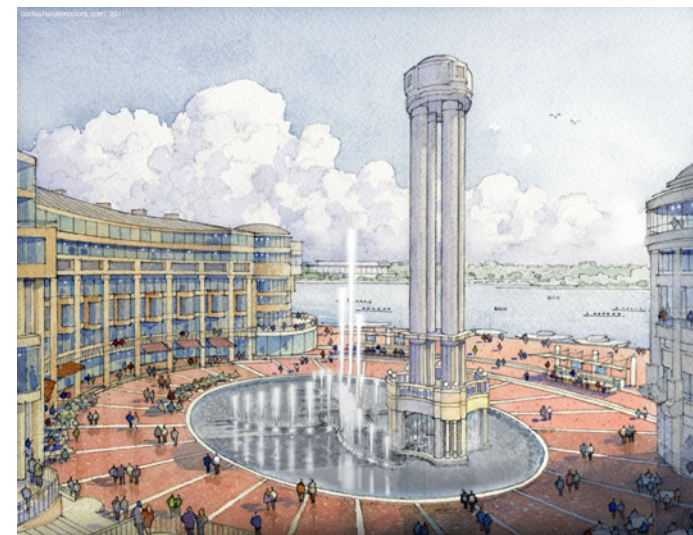


# WASHINGTON HARBOUR - RESIDENTIAL / INN STUDIES



MRP REALTY

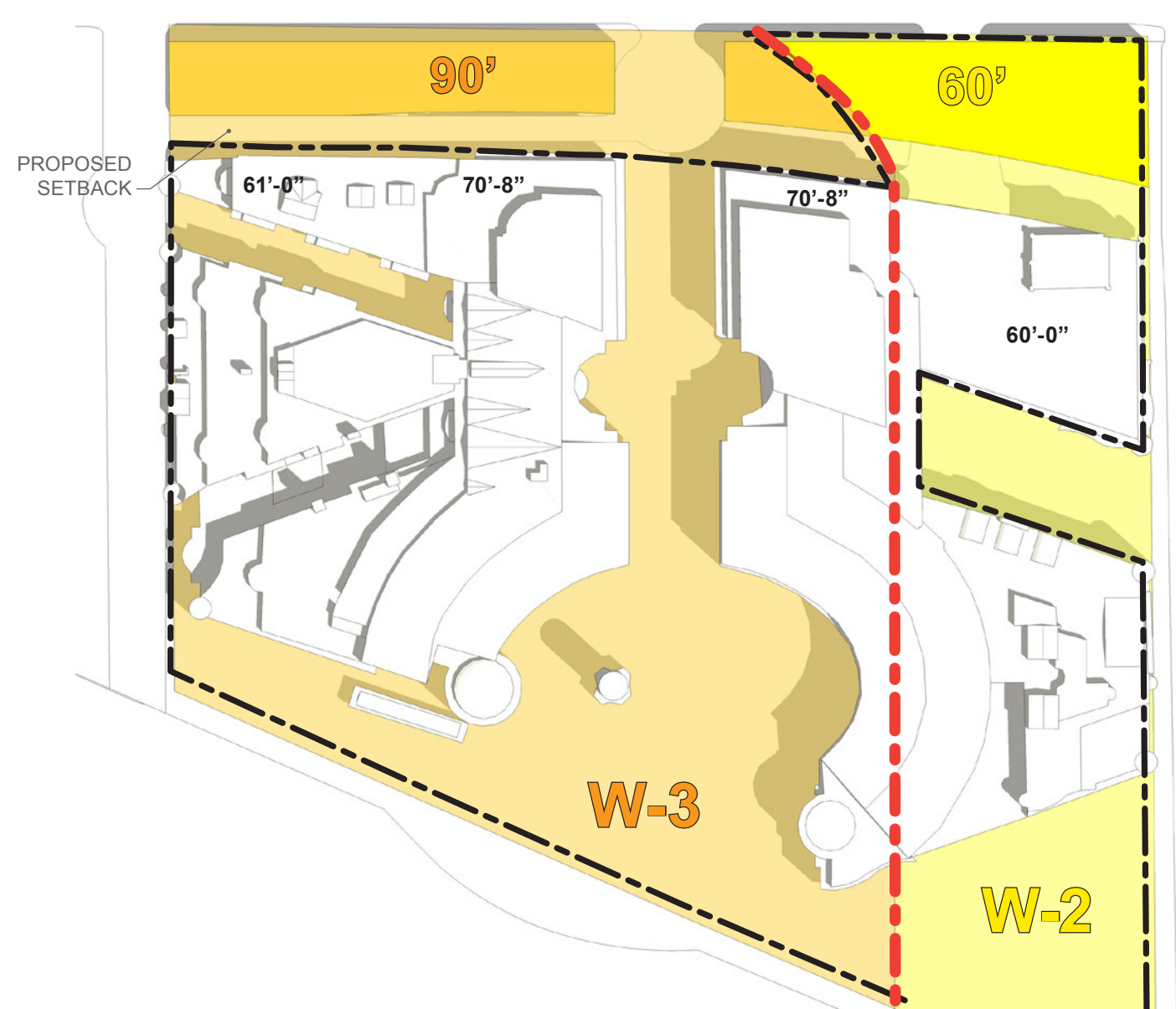
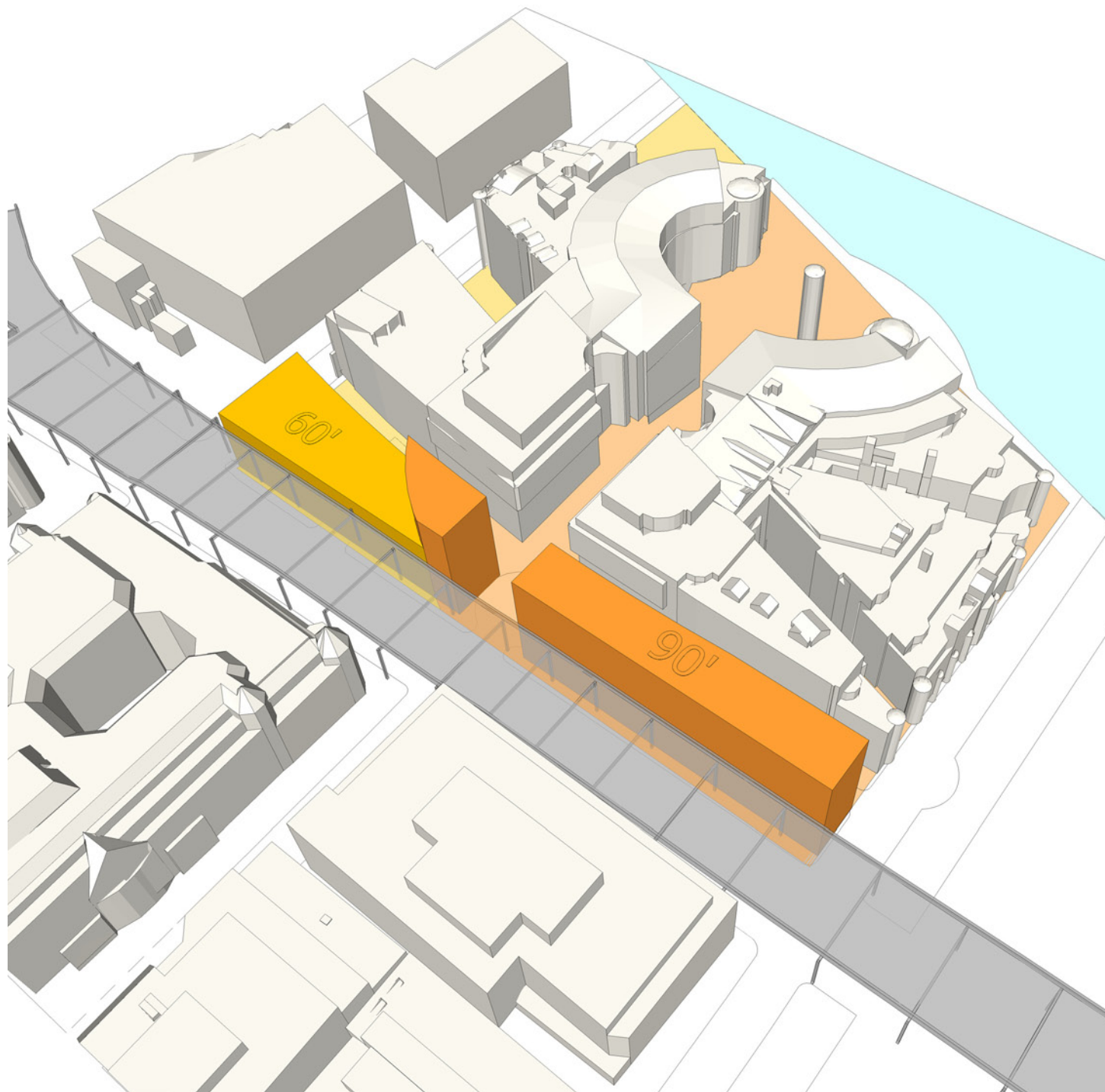


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WASHINGTON DC October 25, 2012 ©2012 Shalom Baranes Associates, PC

AERIAL VIEW | 02

shalom baranes associates | architects



NOTE: ALL SPOT ELEVATIONS RELATIVE TO MP: +12'-0"

# WASHINGTON HARBOUR RESIDENTIAL / INN

# ZONING TABULATIONS - DRAFT

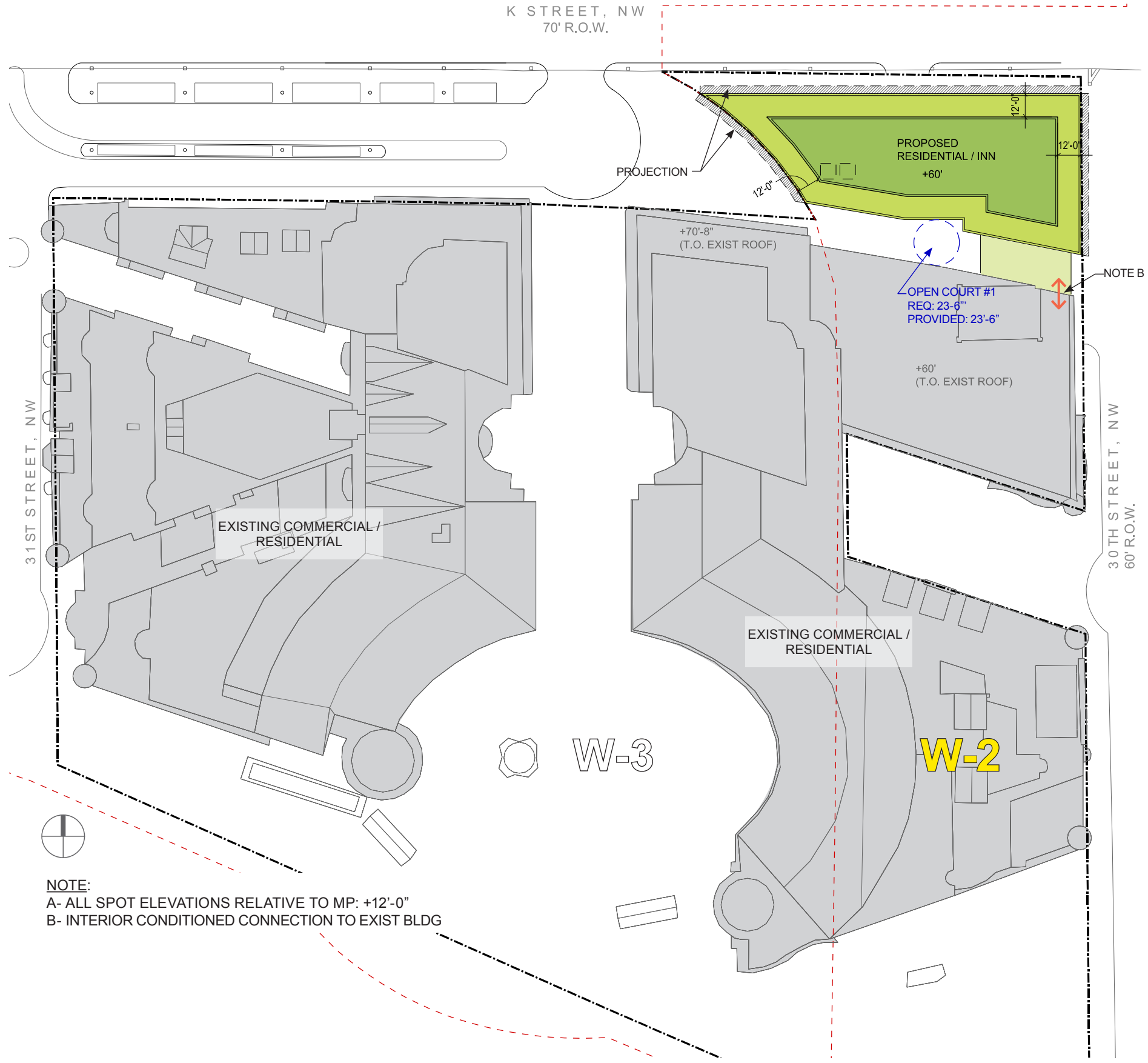
WASHINGTON HARBOUR RESIDENTIAL / INN

SQUARE: 1173  
 LOT: 102  
 ZONE: W-2 & W-3  
 SITE AREA - LOT 102 (SF): 219,372 (PER ZONING COMP SHEET DEC 1982)  
 EXIST BUILDING (SF): 691,505 (PER ZONING COMP SHEET DEC 1982)  
 NUMBER OF BLDGS ON LOT: 1 \*1

ZONING REGULATIONS	ALLOWED / REQ	PROVIDED EXIST	PROVIDED PROPOSED
<b>HEIGHT (W-2) *2</b>	60'	60'	60'
<b>FAR (ENTIRE SITE) *3</b>			
Residential	287,377	117,350	70,250
Commercial	892,844	574,155	0
<b>LOT OCCUPANCY % *4</b>	75%	58%	62%
<b>REAR YARD *5, *6</b> Res: 3"/ft, 12ft min	12'	52'	0
<b>SIDE YARD (not required, but 8ft min if provided)</b>	NONE REQ	NONE PROV	NONE PROV
<b>COURT OPEN</b> Res: 4"/ft, 10ft min Inn: 3"/ft, 10ft min Other: 2.5"/ft, 6ft min	SEE DIAGRAM	SEE DIAGRAM	SEE DIAGRAM
<b>COURT CLOSED</b> Res: 4"/ft, 15ft min. Area 2 x sq of req w, 350 sf min Inn: 3"/ft, 15ft min. Area 2 x sq of req w, 350 sf min Other: 2.5"/ft. Area 2 x sq of req w, 250 sf min	NONE REQ	NONE PROV	NONE PROV
<b>ROOF STRUCTURES</b>			
Number	EXIST	EXIST	1
Setbacks	1:1	1:1	1:1
Area	.37 FAR	.37 FAR	.37 FAR
<b>PARKING *7</b>			
Residential or Inn	46	17	29
Commercial	60	60	60
	122	122	0
<b>LOADING *8</b>			
Existing Mix	4 berths 2 spaces 4 platforms	4 berths 2 spaces 4 platforms	
Residential / Inn	1 berth 1 space 1 platform		1 berth 1 space 1 platform

**NOTES:**

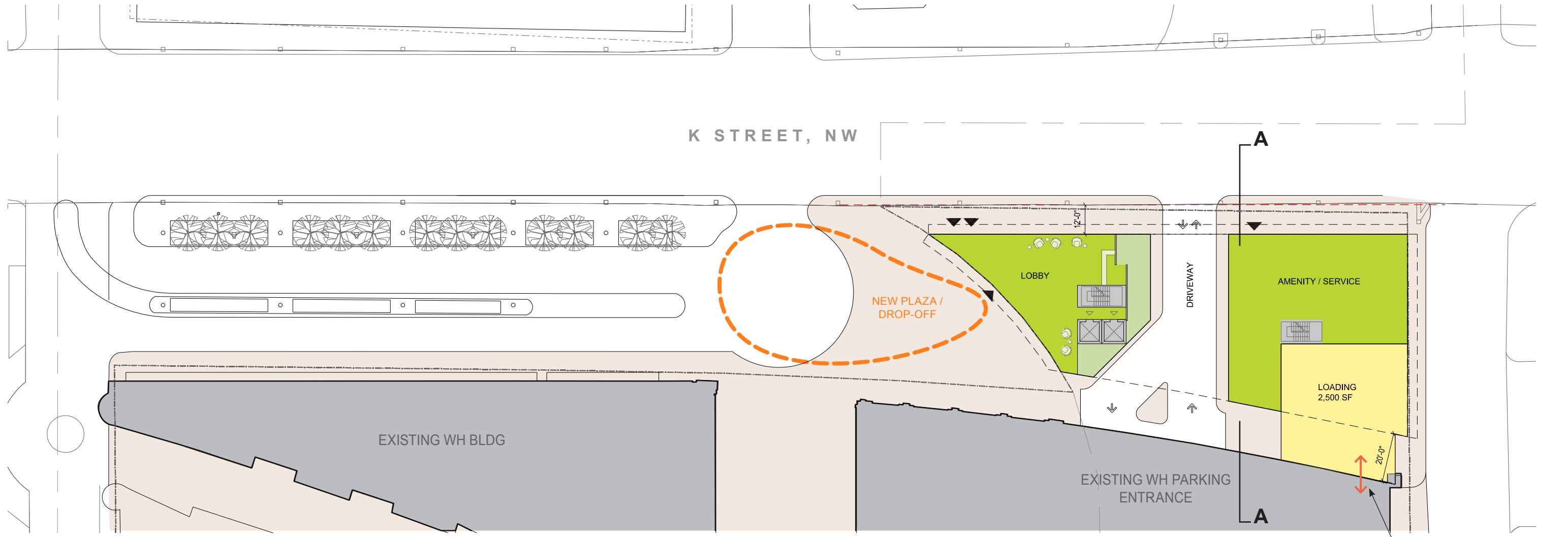
- \*1 - See §3202.3
- \*2 - The Measuring Point for the proposed building height is elevation +12' based on zoning computation sheet from original building, dated 12/22/1982.
- \*3 - Inn considered Residential Use for the purposes of this section. See §931.4
- \*4 - Proposed lot occupancy **exclusively on the W-2 portion of the lot is 62%** (portion of existing building on W-2 district plus proposed addition)
- \*5 - Inn considered Residential Use for the purposes of this section. See §933.4
- \*6 - Width of exist rear yard dedication per Zoning Comp Sheet.
- \*7 - Parking requirements:
  - Res: 1 per 3 units
  - Inn: 1 per 2 rms & 1 per 150 sf of function or exhibit area
  - Retail: 1 per 750 gsf in excess of 3,000 gsf
  - Office: 1 per 1,800 gsf in excess of 2,000 gsf
- \*8 - Loading requirements:
  - Res: 1 @ 20', 1 @ 55' & 1 platform @ 200 sf
  - Inn: 1 @ 20', 1 @ 30' & 1 platform @ 100 sf for 30 to 200 rooms
  - Retail: 1 @ 20', 1 @ 30', 1 @ 55'. One platform @ 100sf & 1 @ 200sf for 30k sf to 100k sf of gfa
  - Office: 1 @ 20', 3 @ 30' & 3 platforms @ 100sf for 200k sf of gfa



**NOTE:**  
 A- ALL SPOT ELEVATIONS RELATIVE TO MP: +12'-0"  
 B- INTERIOR CONDITIONED CONNECTION TO EXIST BLDG

## WASHINGTON HARBOUR RESIDENTIAL / INN



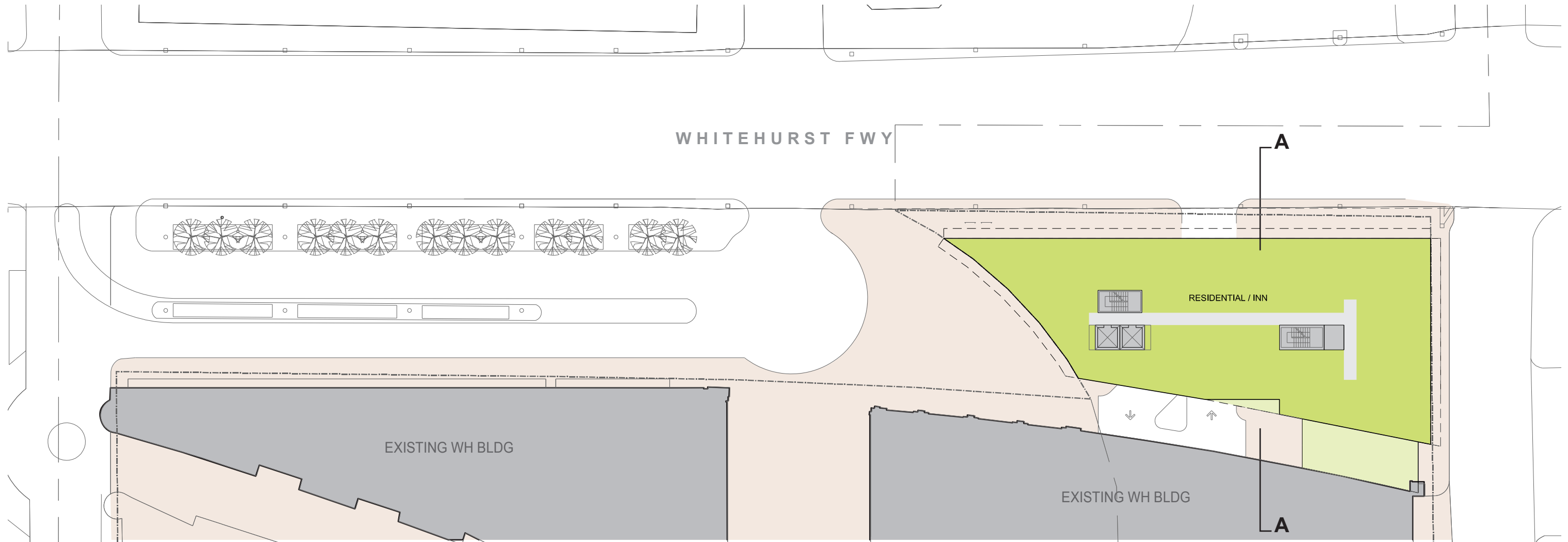


INTERIOR, CONDITIONED CONNECTION TO EXIST BLDG

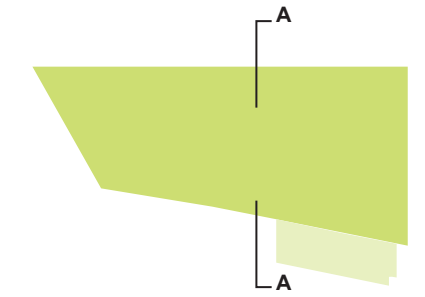
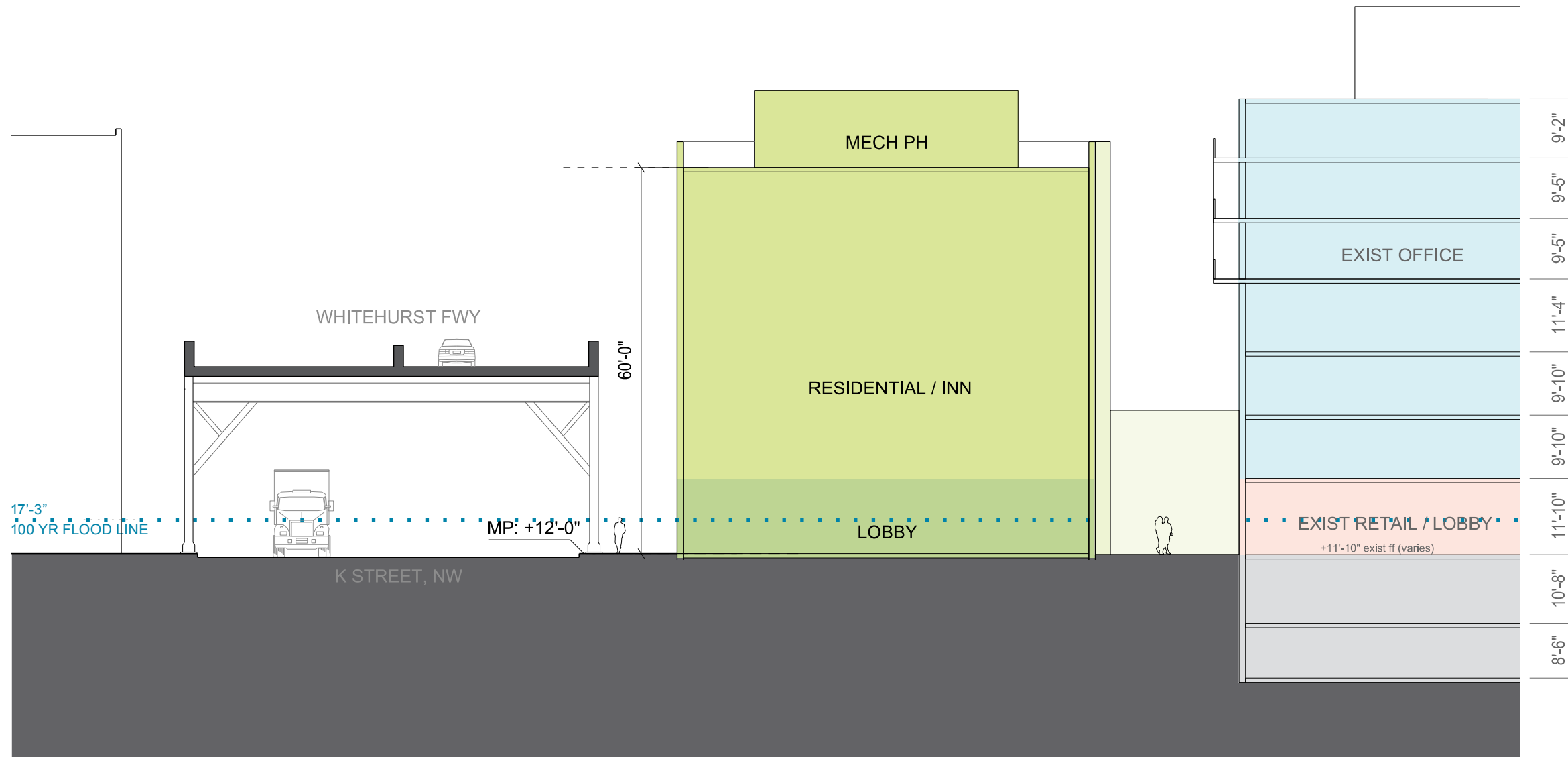
- ▲ PEDESTRIAN ENTRANCE
- RES / INN
- SERVICE / LOADING



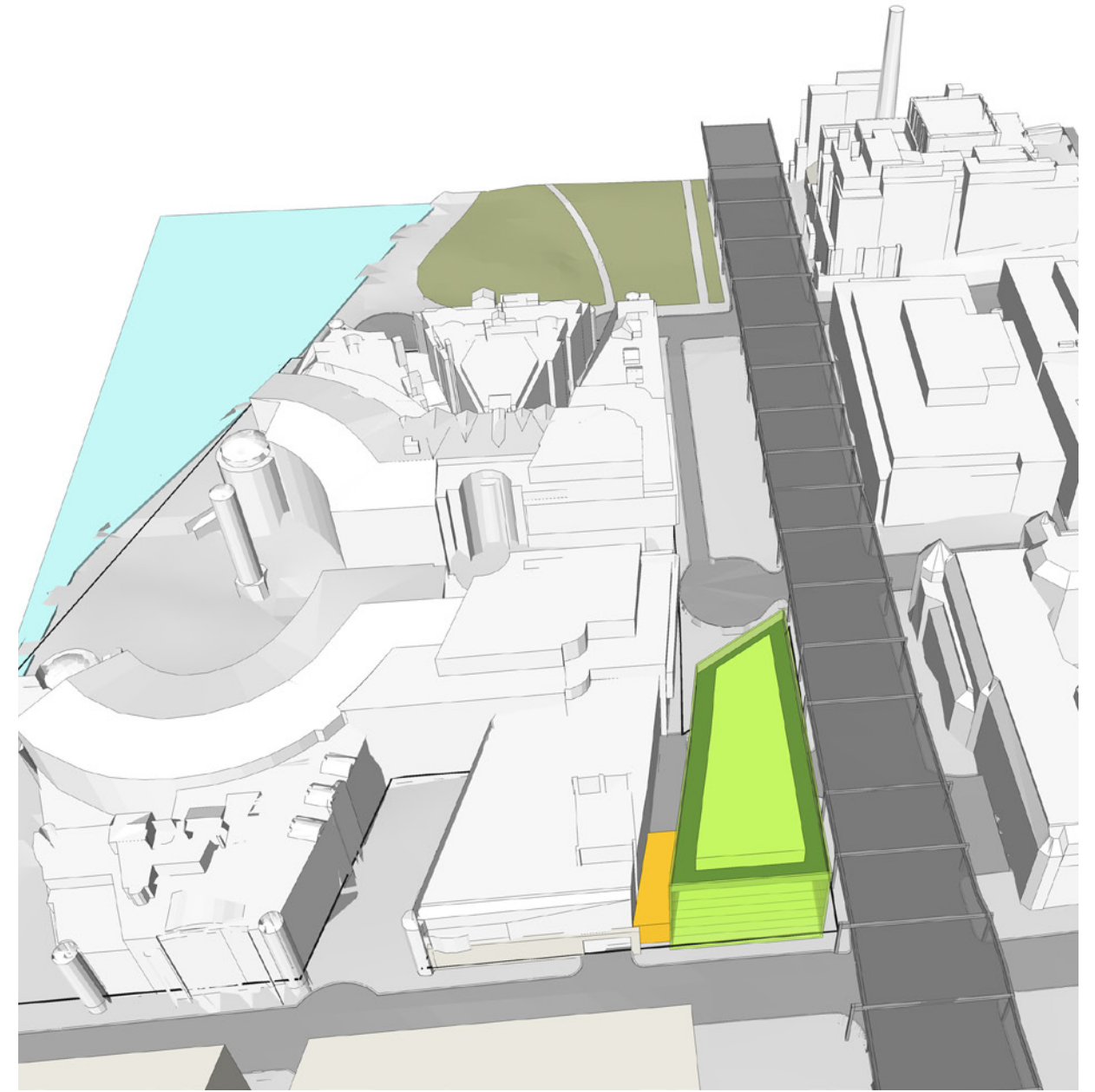
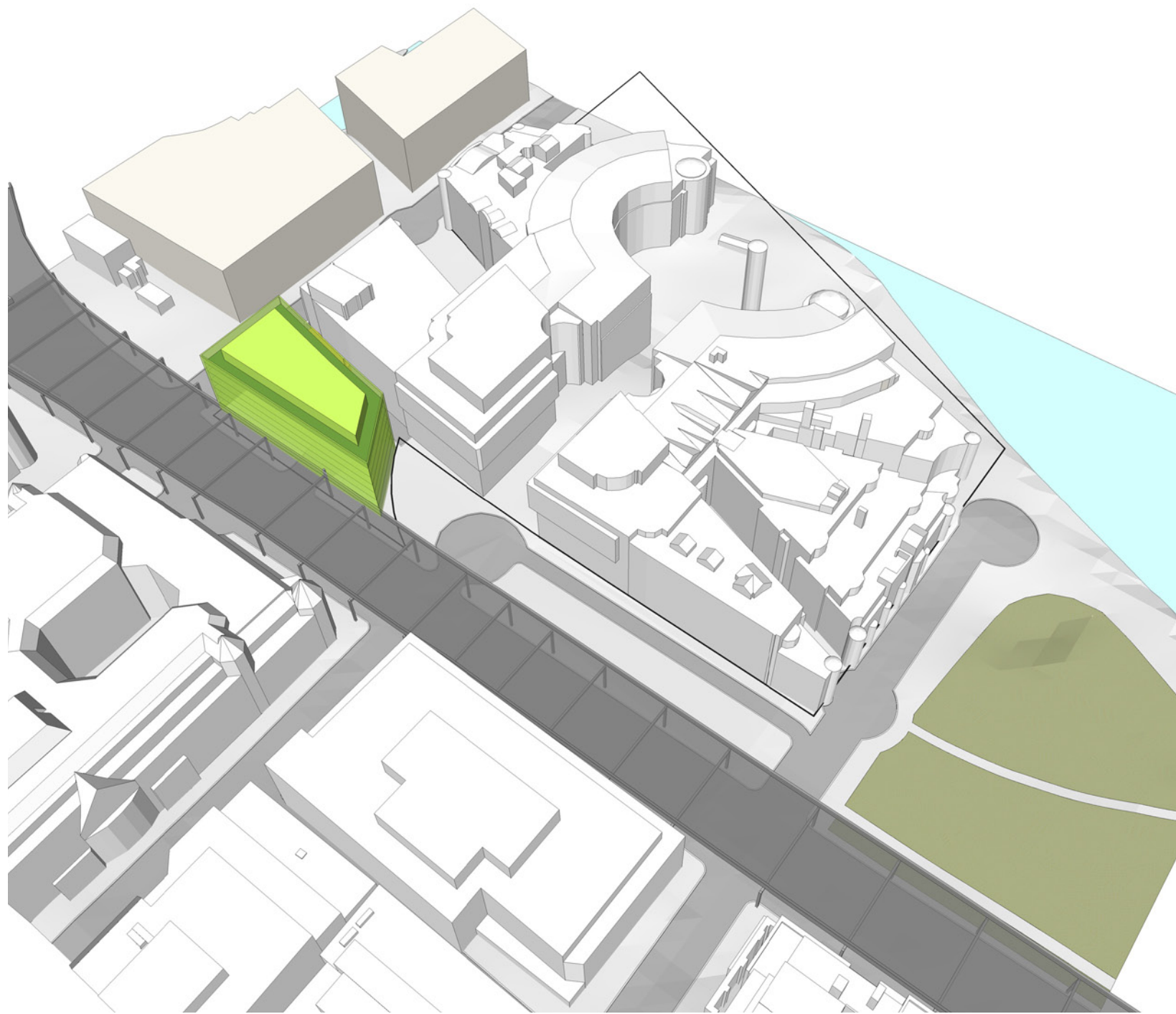
# WASHINGTON HARBOUR RESIDENTIAL / INN



**WASHINGTON HARBOUR RESIDENTIAL / INN**



# WASHINGTON HARBOUR RESIDENTIAL / INN



## WASHINGTON HARBOUR RESIDENTIAL / INN



**SITE AREA**

LOT 102 / SQ 1173 Area	219,372
LOT X (TO BE PURCHASED)	25,400
EXISTING IMPROVEMENTS (W H BLDG)	691,505

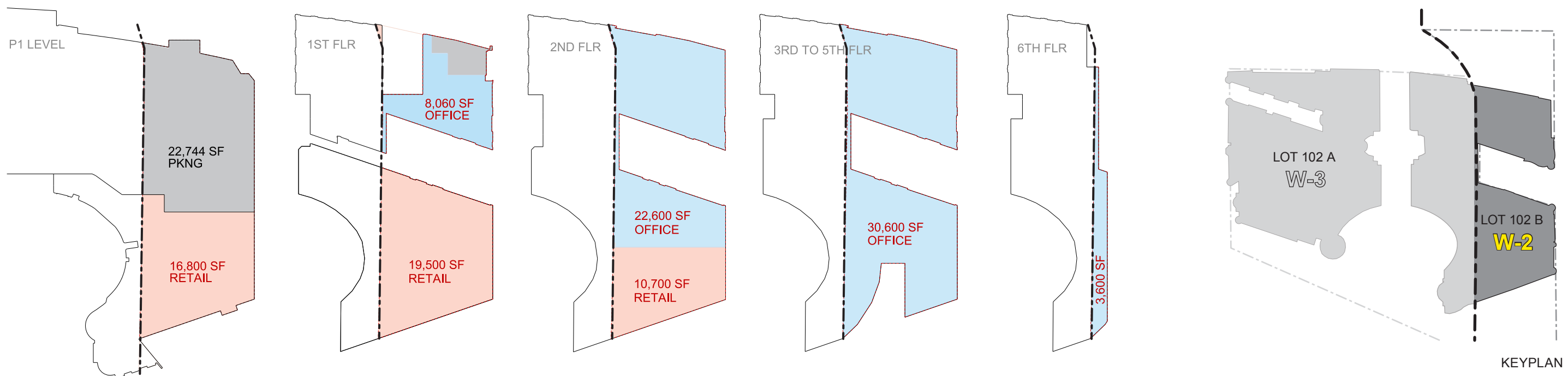
**AREA SUMMARY**

EXISTING CONDITIONS - LOT 102 / SQ 1173

		DISTR	SITE AREA (APPROX)	USE	FAR	ALLOWABLE AREA	EXISTING AREA *	
LOT 102 / SQ 1173	LOT 102 A	W3	151,367	RES	1	151,367	117,350	
				COMM	5	756,833	401,095	
	LOT 102 B	W2	68,005	RES	2	136,011	0	
				COMM	2	136,011	173,060	
			<b>219,372</b>	<b>TOTAL SITE AREA</b>		<b>1,180,221</b>	<b>TOTAL ALLOWABLE FAR</b>	
							287,377	117,350
							<b>TOTAL ALLOWABLE RES</b>	<b>TOTAL EXIST RES</b>
							892,844	574,155
							<b>TOTAL ALLOWABLE COMM</b>	<b>TOTAL EXIST COMM</b>

**NOTES**

\* Existing WH Bldg data per Goulston & Storrs Memo dated May 11, 2010.



**WASHINGTON HARBOUR RESIDENTIAL / INN**

- APPROXIMATE -  
EXISTING FAR - W2 SECTION PORTION