

## PARKING TABULATION:

THE PROPOSED DEVELOPMENT WILL PROVIDE FOR REQUIRED PARKING AT THE FOLLOWING RATIOS:

OFFICE:	OVER 2,000 SF, 1 PER 1,800 SF	=	678 SPACES
RETAIL:	OVER 3,000 SF, 1 PER 750 SF	=	99 SPACES
RESIDENTIAL:	1 FOR EACH 4 DWELLING UNITS	=	310 SPACES
TOTAL		=	1,087 SPACES MIN

FLEXIBILITY TO INCREASE THE NUMBER OF PROVIDED PARKING SPACES TO RESPOND TO MARKET DEMAND IS REQUESTED.

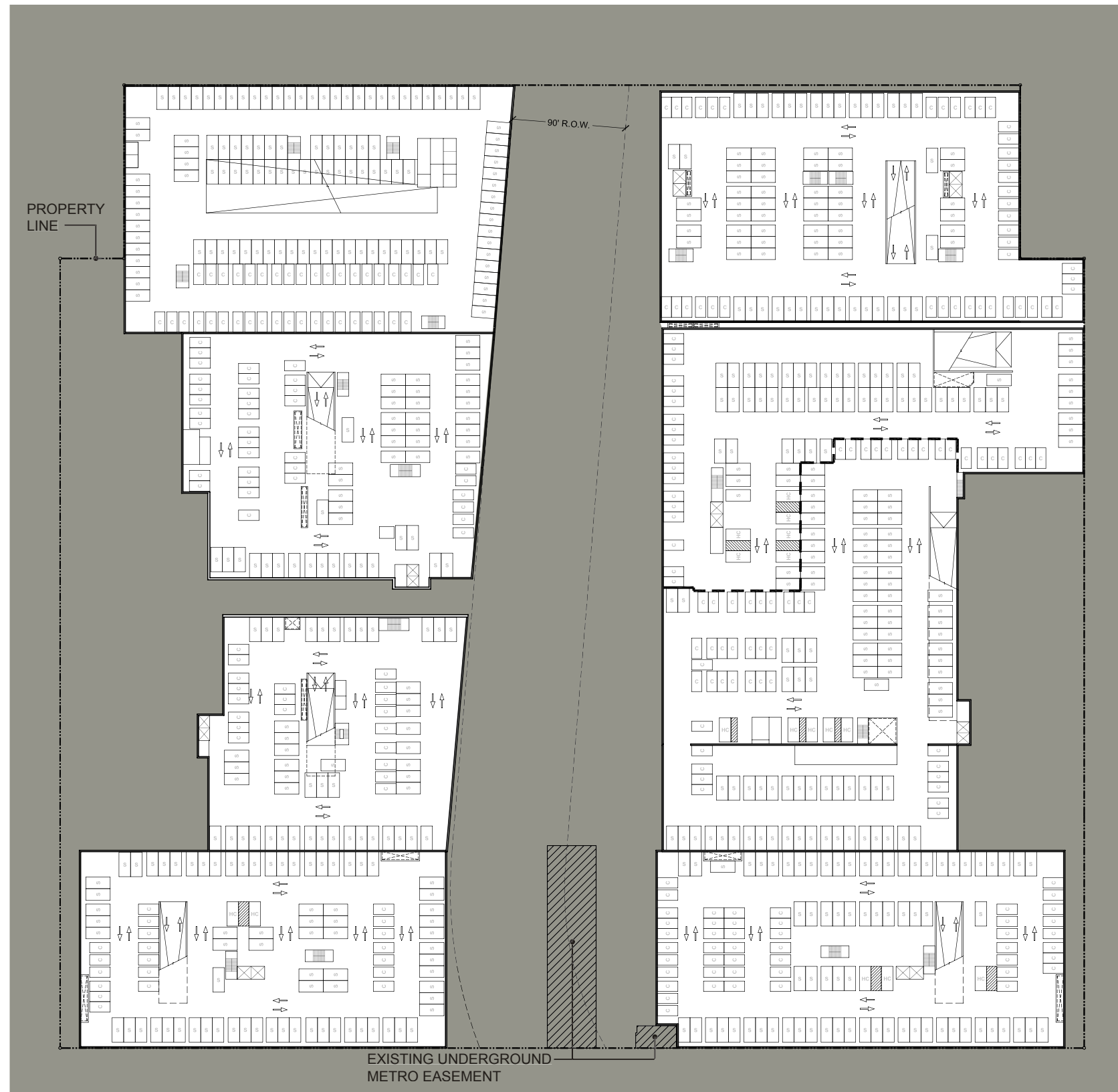
## NOTES:

1. INTERIOR PLAN LAYOUTS ARE CONCEPTUAL AND SHOWN FOR ILLUSTRATIVE PURPOSES. THE FINAL LAYOUTS MAY VARY.
2. RESIDENTIAL PARKING IS BASED ON AN ASSUMPTION THAT ONE DWELLING UNIT IS PROVIDED FOR EACH 1,000 SF OF RESIDENTIAL GROSS FLOOR AREA. THE FINAL DWELLING UNIT COUNT MAY VARY.
3. PARKING TABULATIONS ARE BASED ON PRORATED AREA REDUCTIONS FOR OFFICE AND RETAIL USES FOR A TOTAL PARKING REDUCTION OF 3,000SF FOR THE DEVELOPMENT.
4. UP TO 40% OF REQUIRED PARKING MAY BE COMPACT SPACES.
5. UP TO 25% OF THE REQUIRED PARKING MAY BE STACKED SPACES.
6. BICYCLE PARKING SPACES WILL BE PROVIDED AT A RATIO OF 5% OF THE TOTAL NUMBER OF PARKING SPACES REQUIRED FOR OFFICE USE.
7. DRIVE AISLES WILL BE 20' MIN. IN AREAS DESCRIBED IN DCMR 11, 2117.5.
8. PARKING SPACE SIZES:
 

HANDICAP =	12' X 19'
STANDARD =	9' X 19'
COMPACT =	8' X 16'
BICYCLE =	2' X 6'

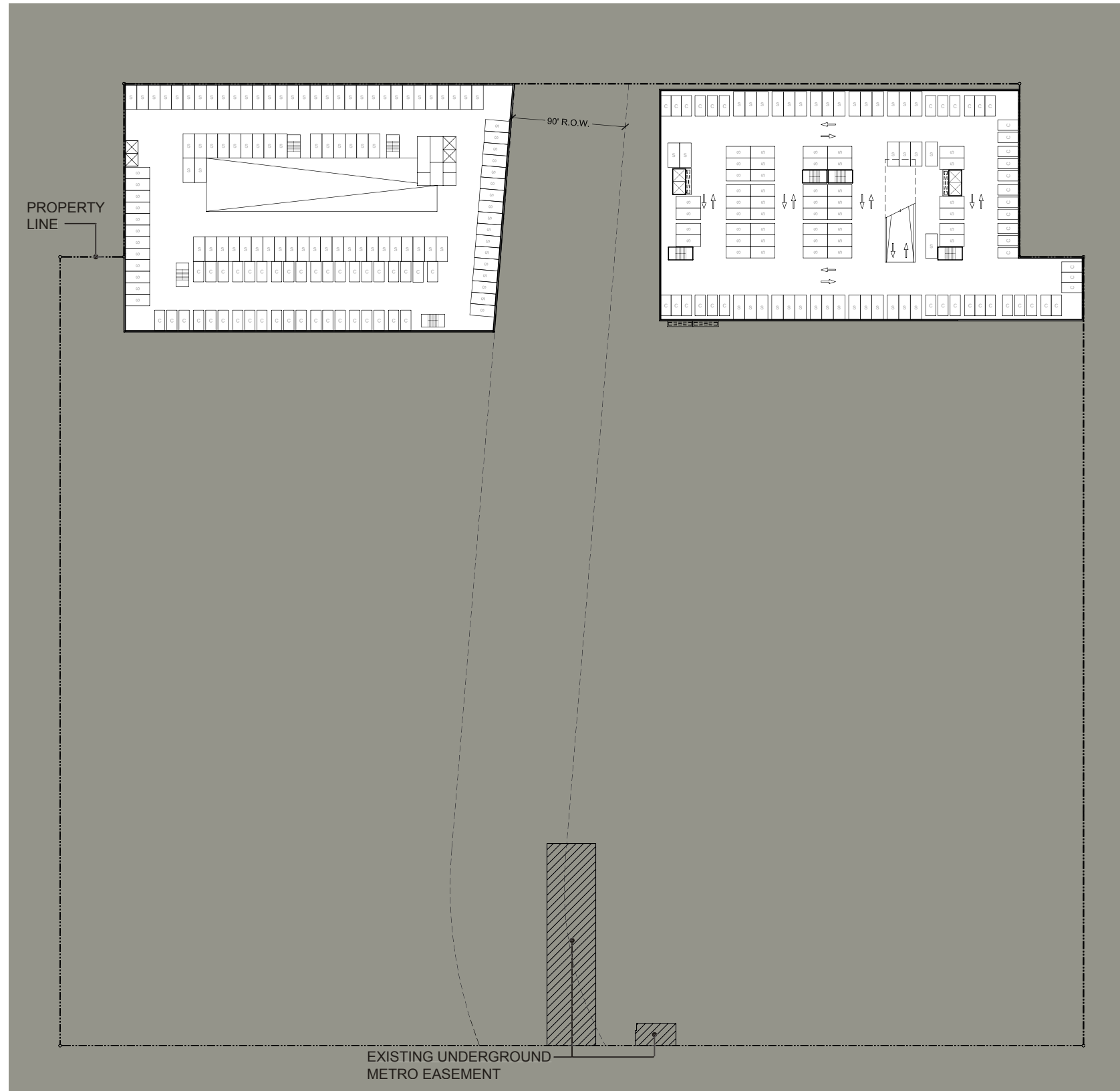
0' 25' 50' 100'





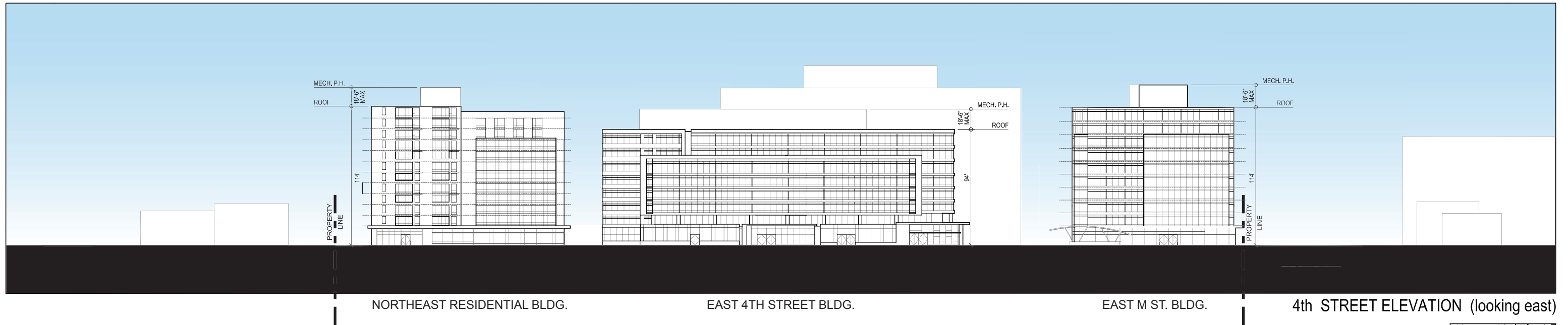
REFER TO SHEET 3.0 FOR TYPICAL NOTES.





REFER TO SHEET 3.0 FOR TYPICAL NOTES.



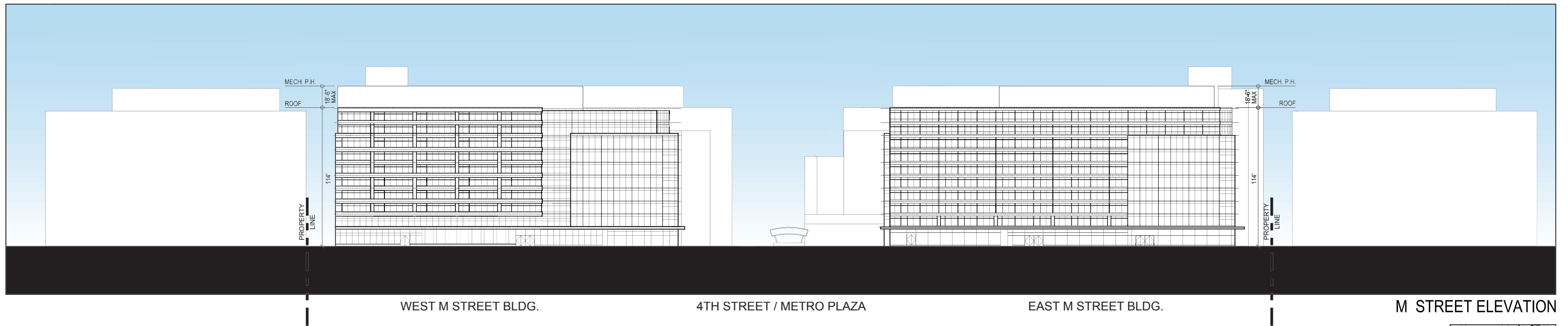


NORTHEAST RESIDENTIAL BLDG.

EAST 4TH STREET BLDG.

EAST M ST. BLDG.

4th STREET ELEVATION (looking east)



WEST M STREET BLDG.

4TH STREET / METRO PLAZA

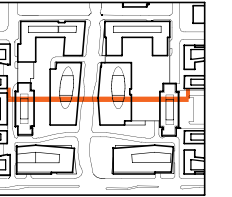
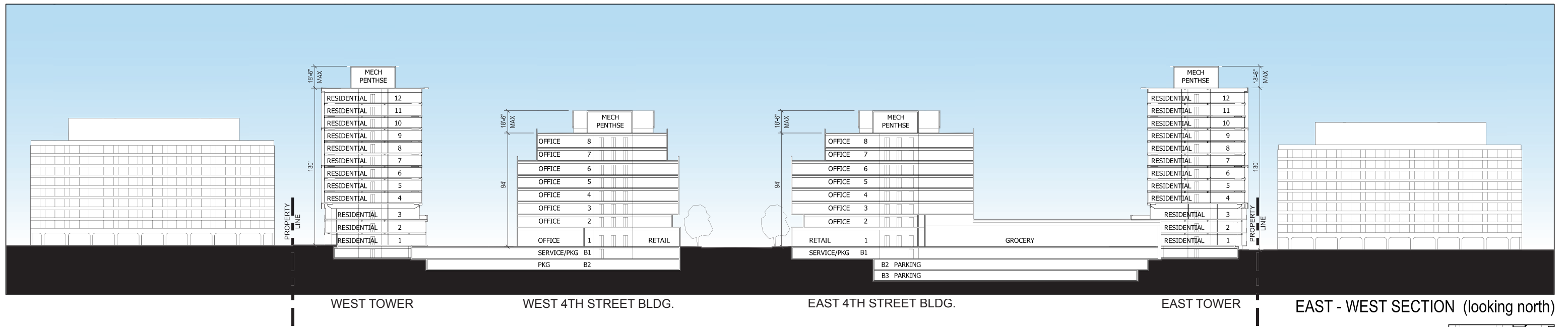
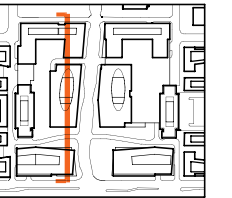
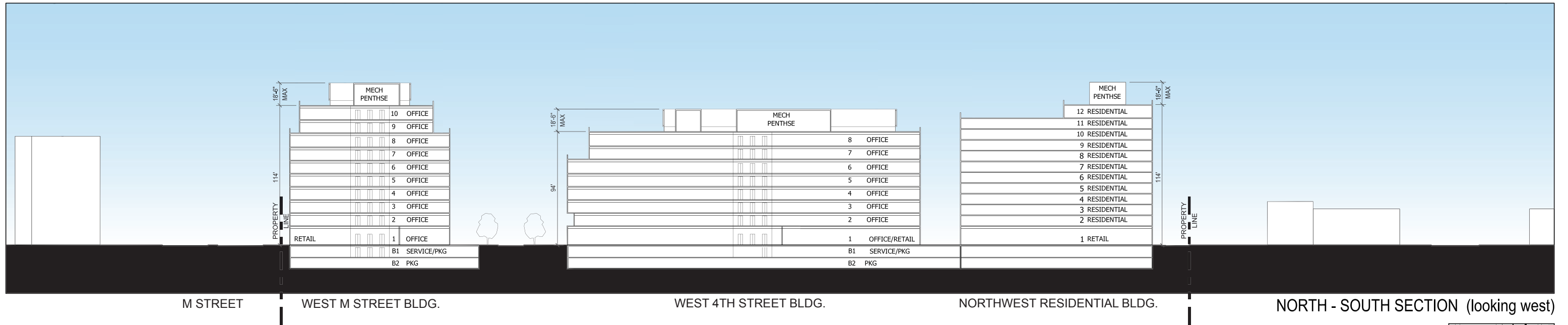
EAST M STREET BLDG.

M STREET ELEVATION

**NOTES:**

THE DESIGN OF THE BUILDING ELEVATIONS ARE SHOWN FOR ILLUSTRATIVE PURPOSES. THEY ARE INTENDED TO DESCRIBE ONE POSSIBLE SOLUTION THAT CONFORMS TO THE DENSITY, SETBACK, AND HEIGHT LIMITATIONS DESCRIBED IN THESE DRAWINGS. FINAL DESIGN PROPOSALS FOR NEW BUILDINGS WILL BE FILED AS PART OF SUBSEQUENT SECOND STAGE PUD APPLICATIONS.





**NOTES:**

1. REFER TO SHEET 2.0 FOR MEASURING POINT LOCATION.
2. BUILDING HEIGHTS ARE MEASURED FROM THE ZONING MEASURING POINT ELEVATION OF 19.88'.

