### Second-Stage PUD Checklist

**SQUARE 75, SITE A (LOTS 23, 33, 34, 41, 42, & 47 PENNSYLVANIA AVE) + LOT 863 (2100 WEST PENNSYLVANIA AVE) + PORTION OF PUBLIC ALLEY TO BE CLOSED**

#### Section Item

<table>
<thead>
<tr>
<th>2406.12(b)</th>
<th>Detailed Statement of Uses: Located in Project</th>
</tr>
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<tbody>
<tr>
<td>2406.12(c)</td>
<td>Detailed Site Plan: Location and External Dimensions of Building:</td>
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<tr>
<td>2406.12(d)</td>
<td>Detailed Landscaping &amp; Grading Plan:</td>
</tr>
<tr>
<td>2406.12(e)</td>
<td>Architectural Plans, Sections, &amp; Elevations:</td>
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<tr>
<td>2406.12(f)</td>
<td>Circulation Plan:</td>
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<tr>
<td>2406.12(g)</td>
<td>Other Information:</td>
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</tbody>
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#### Zoning Data

- **Current Zoning:** C-3-C & C-4
- **Proposed Zoning:** C-4

- **Proposed Combined Lot Size:** 25,000 SF
- **Lot Coverage:** 23,639 SF (94.6%)

- **FAR:** 10
- **Allowable Building Height:** 130'
- **Building Height Proposed:** 130'

#### Level 75A Tabulation

<table>
<thead>
<tr>
<th>Level</th>
<th>2100W</th>
<th>Total (SF)</th>
</tr>
</thead>
<tbody>
<tr>
<td>01</td>
<td>11,862</td>
<td>24,228</td>
</tr>
<tr>
<td>02</td>
<td>10,623</td>
<td>21,745</td>
</tr>
<tr>
<td>03</td>
<td>11,234</td>
<td>22,911</td>
</tr>
<tr>
<td>04</td>
<td>11,234</td>
<td>22,911</td>
</tr>
<tr>
<td>05</td>
<td>11,234</td>
<td>22,911</td>
</tr>
<tr>
<td>06</td>
<td>11,234</td>
<td>22,911</td>
</tr>
<tr>
<td>07</td>
<td>11,234</td>
<td>22,911</td>
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<tr>
<td>09</td>
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<td>22,911</td>
</tr>
<tr>
<td>10</td>
<td>11,234</td>
<td>22,911</td>
</tr>
<tr>
<td>11</td>
<td>11,143</td>
<td>22,443</td>
</tr>
</tbody>
</table>

**Gross Floor Area Tabulation**

- **Level 75A**
- **2100W**
- **Total (SF)**

- **Penthouse Far Allowed:** 0.37 FAR x 25,000 = 9,250 SF
- **Penthouse Proposed:** 3,760 SF

**Approvals for Penthouse:**

- **Penthouse FAR Allowed:** 0.37 FAR x 25,000 = 9,250 SF
- **Penthouse Proposed:** 3,760 SF

**Penthouse Area Limitation:**

- Aggregate area of penthouse shall be less than 1/3 of roof area per (IBC 509), 3,760 / 22,880 = 0.16

**Penthouse Proposed:**

- **3,760 SF**

**Courts:**

- **Relief Required, See Page A-201**

**Rear Yard:**

- **Relief Required, See Page A-200**

**COURTS:**

- **RELIEF REQUIRED, SEE PAGE A-201**

**REAR YARD:**

- **RELIEF REQUIRED, SEE PAGE A-200**

#### CIRCULATION

- **Zoning Parking Requirement:**
  - 250,000 / 1,800 = 138 Spaces

**Parking Provided:**

- **See A101-A104**

**Zoning Loading & Service Berths Requirement:**

- **Loading Berths (12’ x 30’):** 3 Required
- **Loading Platform (100 SF):** 3 Required
- **Service / Delivery (10’ x 20’):** 1 Required

**Loading & Service Berths Provided:**

- **Loading Berths (12’ x 30’):** 3 Provided
- **Loading Platform (100 SF):** 3 Provided
- **Service / Delivery (10’ x 20’):** 1 Provided

**Note:**

- 2 spaces provided inside loading dock, 1 space provided outside of loading dock inside the property line

**Bicycle Storage:**

- Provided at P-01 level for approximately 52 bicycles per LEED requirements

**Leed Certification Target:**

- **Gold**

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**NOT TO SCALE**

**Description Project Number**

- **09.7075.000**

**Project Name**

- **SITE 75A**

**ZC Case #**

- **06-11G/06-12G**

**Date**

- **12/31/2012**

**Seal/Signature**

- **Gensler© 2011 Gensler**

**Scale**

- **NOT TO SCALE**

**A-001**

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**Second-Stage PUD Checklist**

- **Statement of Accordance with First-Stage Approval:**
  - **IN WRITTEN APPLICATION**
1ST STAGE PUD PROPOSED ZONING

ZONES
- C-2-A
- C-2-C
- C-3-C
- C-4
- CR
- DC/CR
- FB/R-3
- GOV
- R-5-B
- R-5-D
- R-5-E
- SP-2
- W-2

SITES TO BE ADDRESSED UNDER SEPARATE ZONING PROCESS

SITE 75A
Washington, DC


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Scale Seal/Signature
NOT TO SCALE

2007 FOGGY BOTTOM CAMPUS PLAN - PROPOSED ZONING
NOT TO SCALE x in ft
ADDITIONAL HEIGHT AND GROSS FLOOR AREA
GAINED THROUGH FIRST STAGE PUD
MODIFICATION AND RELATED RE-ZONING
PROPOSED COMBINED LOT SIZE: 25,000 SF
LOT COVERAGE: 23,639 SF (94.6%)
NOTE: ALTERATIONS TO THE SIZE AND DESIGN OF THE UNDERGROUND PARKING GARAGE MAY BE MADE FROM DESIGN SHOWN, PROVIDED THAT THE GARAGE CONTAINS APPROXIMATELY 154 STRIPED PARKING SPACES, WHICH REQUIREMENT MAY BE SATISFIED WITH ANY COMBINATION OF HANDICAPPED, FULL-SIZED, COMPACT, VALET AND TANDEM SPACES.

NOTE: PARKING SHOWN HERE INCLUDED IN LEVEL P3 PARKING SPACE TABULATIONS. (PARKING SHOWN HERE FOR REFERENCE ONLY.)

INTERIOR LAYOUTS ARE ILLUSTRATIVE ONLY AND SUBJECT TO CHANGE ON FINAL PLAN.
NOTE: ALTERATIONS TO THE SIZE AND DESIGN OF THE UNDERGROUND PARKING GARAGE MAY BE MADE FROM DESIGN SHOWN, PROVIDED THAT THE GARAGE CONTAINS APPROXIMATELY 154 STRIPED PARKING SPACES, WHICH REQUIREMENT MAY BE SATISFIED WITH ANY COMBINATION OF HANDICAPPED, FULL-SIZED, COMPACT, VALET AND TANDEM SPACES.

NOTE: INTERIOR LAYOUTS ARE ILLUSTRATIVE ONLY AND SUBJECT TO CHANGE ON FINAL PLAN.
NOTE: ALTERATIONS TO THE SIZE AND DESIGN OF THE UNDERGROUND PARKING GARAGE MAY BE MADE FROM DESIGN SHOWN, PROVIDED THAT THE GARAGE CONTAINS APPROXIMATELY 151 STRIPED PARKING SPACES. WHICH REQUIREMENT MAY BE SATISFIED WITH ANY COMBINATION OF HANDICAPPED, FULL-SIZED, COMPACT, VALET AND TANDEM SPACES.

NOTE: INTERIOR LAYOUTS ARE ILLUSTRATIVE ONLY AND SUBJECT TO CHANGE ON FINAL PLAN.

LEVEL | STD (9x19') | CMPCT (8x16') | APPROX. VALET | APPROXIMATE TOTAL W. VALET
--- | --- | --- | --- | ---
P-01 | 23 | 12 | 35 | 4 | 39
P-02 | 34 | 17 | 51 | 4 | 55
P-03 | 35 | 17 | 52 | 8 | 60

APPROX. TOTAL | 92 | 46 | 138 | 16 | 154

PLAN- LEVEL P2
SCALE: 3/64" = 1'-0"
NOTE: RETAIL SPACE SHOWN ON PLAN IS APPROXIMATELY 7,100 SF. INTERIOR LAYOUTS ARE ILLUSTRATIVE ONLY AND SUBJECT TO CHANGE ON FINAL PLAN, PROVIDED THAT A MINIMUM OF 6,637 SF IS SET ASIDE FOR RETAIL SPACE QUANTITY, LOCATION, SWING, AND TYPE OF RETAIL DOORS SUBJECT TO CHANGE UPON DEVELOPMENT AND TENANT BUILD-OUT.
NOTE: INTERIOR LAYOUTS ARE ILLUSTRATIVE ONLY AND SUBJECT TO CHANGE ON FINAL PLAN.
QUANTITY, LOCATION, SWING, AND TYPE OF TERRACE ACCESS DOORS SUBJECT TO CHANGE UPON DEVELOPMENT AND TENANT BUILD-OUT.

PLAN- LEVEL 11

SCALE: 3/64" = 1'-0"
NOTE: INTERIOR LAYOUTS, LOCATION OF GREEN ROOF AREAS, AND CONFIGURATION OF TRELLIS ARE ILLUSTRATIVE ONLY AND SUBJECT TO CHANGE ON FINAL PLAN.
NOTE: LOCATION OF GREEN ROOF AREAS AND CONFIGURATION OF TRELLIS ARE ILLUSTRATIVE ONLY AND SUBJECT TO CHANGE ON FINAL PLAN

PLAN - PH ROOF LEVEL

SCALE: 3/64" = 1'-0"
NOTE:
DISTANCE FROM AVERAGE GRADE AT REAR OF BUILDING TO PARAPET AT TOP OF BUILDING = 133'-6"

133'-6" x 2.5'/FT = MINIMUM \[\text{REQUIRED YARD WIDTH (MEASURED FROM CENTERLINE OF ALLEY)} \rightleftharpoons 27'-9\frac{3}{4}"

MEAN DEPTH OF ALLEY (MEASURED AT 10' INTERVALS) = 23'-7\frac{1}{2}"

WIDTH OF YARD PROVIDED (MEASURED FROM BUILDING FACE TO MEAN CENTERLINE OF ALLEY) = 24'-4"

NOTE: INTERIOR LAYOUTS ARE ILLUSTRATIVE ONLY AND SUBJECT TO CHANGE ON FINAL PLAN QUANTITY, LOCATION, SWING, AND TYPE OF RETAIL DOORS SUBJECT TO CHANGE UPON DEVELOPMENT AND TENANT BUILD-OUT
NOTE: DISTANCE FROM AVERAGE GRADE TO ROOF OF SINGLE-STORY PROJECTION = 19'-0". DISTANCE FROM ROOF OF SINGLE-STORY PROJECTION TO PARAPET AT TOP OF BUILDING = 114'-6".

INTERIOR LAYOUTS ARE ILLUSTRATIVE ONLY AND SUBJECT TO CHANGE ON FINAL PLAN. QUANTITY, LOCATION, SWING, AND TYPE OF RETAIL DOORS SUBJECT TO CHANGE UPON DEVELOPMENT AND TENANT BUILD-OUT.

COURT PLAN

NOTE - "COURT A" MEASURED FROM TOP OF FIRST FLOOR. WHEN COMBINED WITH ADJACENT PROPERTY, ALL COURTS BECOME OPEN COURTS WITH NO AREA REQUIREMENT.
NOTE: INTERIOR LAYOUTS ARE ILLUSTRATIVE ONLY AND SUBJECT TO CHANGE ON FINAL PLAN. QUANTITY, LOCATION, SWING, AND TYPE OF RETAIL DOORS SUBJECT TO CHANGE UPON DEVELOPMENT AND TENANT BUILD-OUT