

FORT TOTTEN SOUTH

5543 SOUTH DAKOTA AVE, NE

WASHINGTON, D.C. 20011

MARCH 8, 2018



P2 LEVEL PARKING SPACES: APPROXIMATELY 34 SPACES
(INCLUDES 1 HC SPACE)

1 P1 PARKING LEVEL

P1&2 SCALE 1" = 60'-0"

















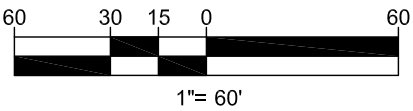
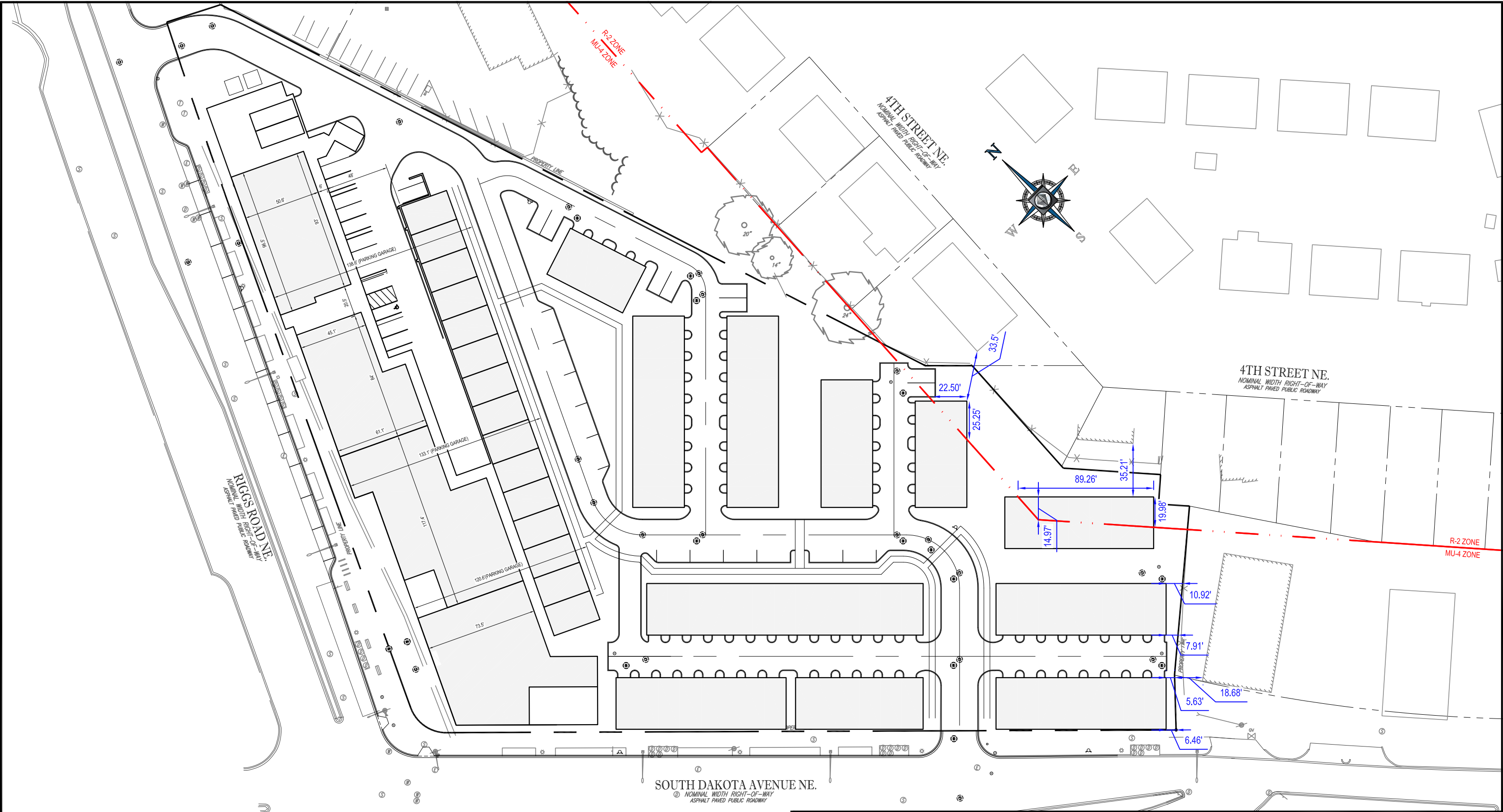
Zoning Summary

ZONING REQUIREMENTS	REQUIRED / ALLOWED		PROVIDED	
Zoning District	MU-4 (& R-2*)			
Lot Area (Lots 805)	3.9 AC =		172,230	
Lot Occupancy	75%	129,173	53%	91,170
Total Permitted FAR w/ IZ RESIDENTIAL	3.0	516,690	1.61	277,410
Total Permitted FAR - RETAIL	1.5	258,345	0.21	36,590
Total FAR			1.82	314,000
Height- 50'-0"	50'-0"		50'-0"	
Green Area Ratio	0.3		0.3	
Side Yard Setback	None Required. If provided 2" per 1'-0" of height, not less than 5'-0"		Minimum Provided: 3'-2" (Maximum Provided: 21'-0")	
Rear Yard Setback	15'-0"		15'-0"	
Penthouse Height	12'-0"		12'-0"	
Residential Parking	1 space per 3 units: 160 to 185/3= 53-62		200 to 292	
Retail Parking	1.33 spaces/1,000 SF after 3,000 SF: (20,000 to30,000-3,000) x 1.3/1000= 23-36			
Residential Loading Berth, Platform, Space	1, 1, 1		1, 1, 1	
Retail Loading Berth, Platform, Space	2, 1, 1		2, 1, 1**	
Residential Bikes - Long Term	1 perm. space for 3 units, 1/2 of ratio req. after 50 spaces	52-65	52-65	
Residential Bikes - Short Term	1 temporary space for each 20 units	8 to 10	8 to 10	
Retail Bikes - Long Term	1 permanent space for each 10,000 SF	2 to 3	2 to 3	
Retail Bikes - Short Term	1 temporary space for each 3,500 SF	6 to 9	6 to 9	

* Only a small portion of the site is in R-2 zone.

** Shared loading per C-901.8. If retail area is reduced and is <20,000 sf the requirement is reduced to 1,0,1

*** P1 & P2 level not included in FAR calculations.



PROJECT NAME:

FORT TOTTEN
WASHINGTON, DC



BOHLER
DC

1331 PENNSYLVANIA AVE., NW, STE. 1250 NORTH WASHINGTON, DC 20004
PHONE: (202) 524-5700

SHEET TITLE:

EXHIBIT 1: ZONING LINE
1 OF 2

SCALE:

1"=60'

DATE:

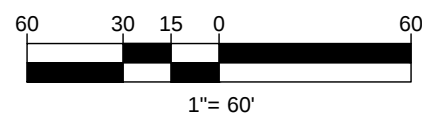
02/12/18

CAD ID:

EX0

PROJECT NUMBER:

DC152046



FORT TOTTEN
WASHINGTON, DC



EXHIBIT 2: SECTION VIEW
2 OF 2

SCALE: AS SHOWN	DATE: 02/12/18	CAD ID: EX0	PROJECT NUMBER: DC152046
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