Locus Plan

Drawings are schematic and subject to refinement during design development.

StoneRiver Properties LLC / Urban Spaces LLC
1971 Massachusetts Avenue

PRELLWITZ CHILINSKI ASSOCIATES
Architecture Planning Interiors
Drawings are schematic and subject to refinement during design development.
Existing View From Massachusetts Ave.
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North - South Building Section (A - A)

East - West Building Section (B - B)

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Zoning Narrative

In addition to the attached dimensional form, the proposed project at 1971 Massachusetts Avenue meets the requirements of the zoning code pertaining to the Massachusetts Avenue Overlay District and Transitional Requirements as follows:

1. 20.104.1 Maximum Height – the building will all be under 60’ tall.
2. 20.105 Restrictions in Required and/or Provided Setbacks – all setbacks will be landscaped and/or paved in accordance with this requirement. There may be bicycle parking provided in some of these areas if allowed by zoning.
3. 20106 Use Restrictions – the ground floor along Massachusetts Avenue will be devote to retail use and a residential lobby, all accessed directly at grade.
4. 20107.1 Building Facades – principal entrances will be on Mass Ave, with each individual retail area having its own public entrance. Facades facing a public street will have minimum 25% clear glass for the facade, with minimum 50% clear glass in the ground floor retail area.
5. 5.41 Transitional Requirements, Front yard – the front yard requirement of the residential zone (15’) will extend the required 50’ into the commercial zone
6. 5.41 Transitional Requirements, Height – the building will not exceed 35’ in height within 50’ of the residential zone

**GFA and FAR numbers represent a relational maximum which will not be exceeded.**

**One parking space in the Bus C zone is a tandem space with the single space in Res B, so space for 21 cars in 20 slots**