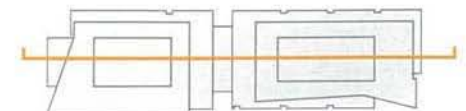


BUILDING SECTION | EAST-WEST

2406.12(e)



NOTE: RETAIL CEILING TO BE 14'-0" MINIMUM



KEYPLAN

ZONING COMMISSION

District of Columbia

CASE NO.03-12G/03-13G

EXHIBIT NO.20A2

architects

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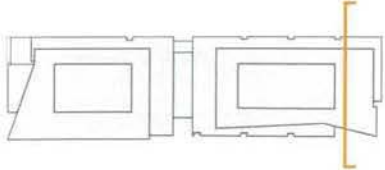
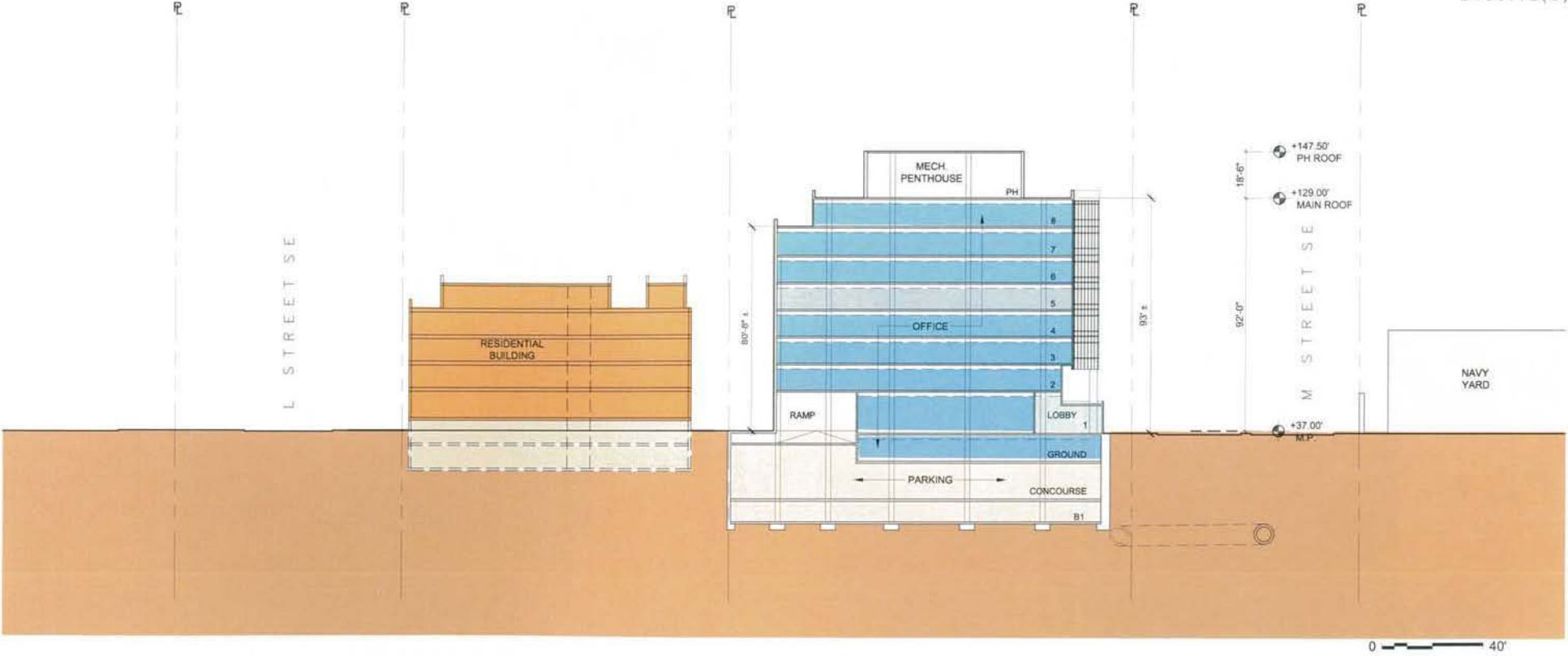
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2.18

BUILDING SECTION | NORTH-SOUTH

2406.12(e)



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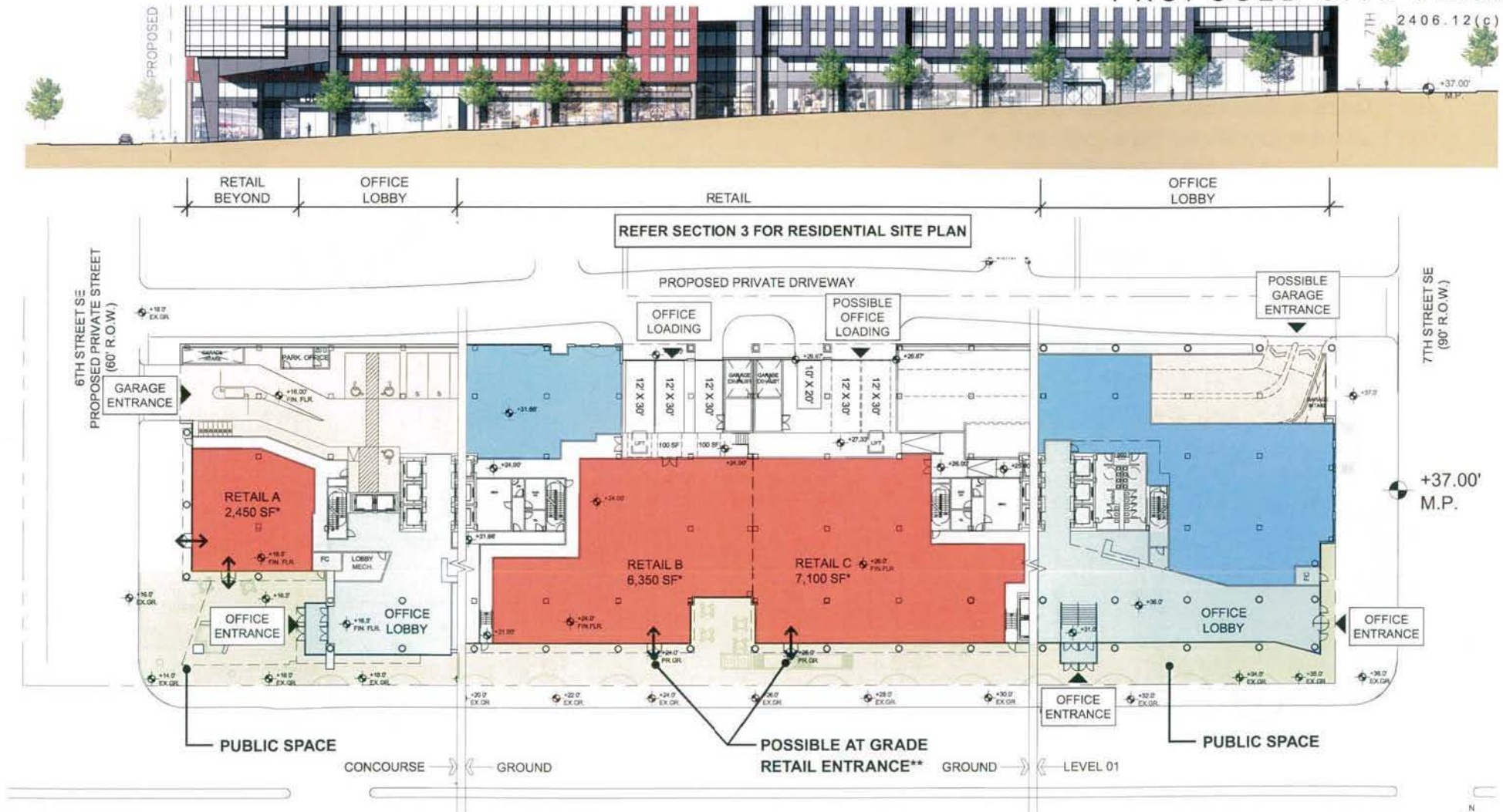
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shalom baranes associates architects

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PROPOSED SITE PLAN

2406.12(c)



NOTE: INTERIOR PLAN LAYOUTS ARE CONCEPTUAL AND ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL LAYOUTS MAY VARY.

PUBLIC SPACE NOTES

REQUIRED PUBLIC SPACE (10% OF SITE AREA) = 8,859 SF
PROVIDED PUBLIC SPACE = 11,480 SF

M STREET SE
(90' R.O.W.)

RETAIL NOTES

* A MINIMUM OF 15,000 SF OF RETAIL WILL BE PROVIDED.
** OTHER ENTRANCES POSSIBLE WITH RAMPS / STAIRS WITHIN RETAIL SPACE

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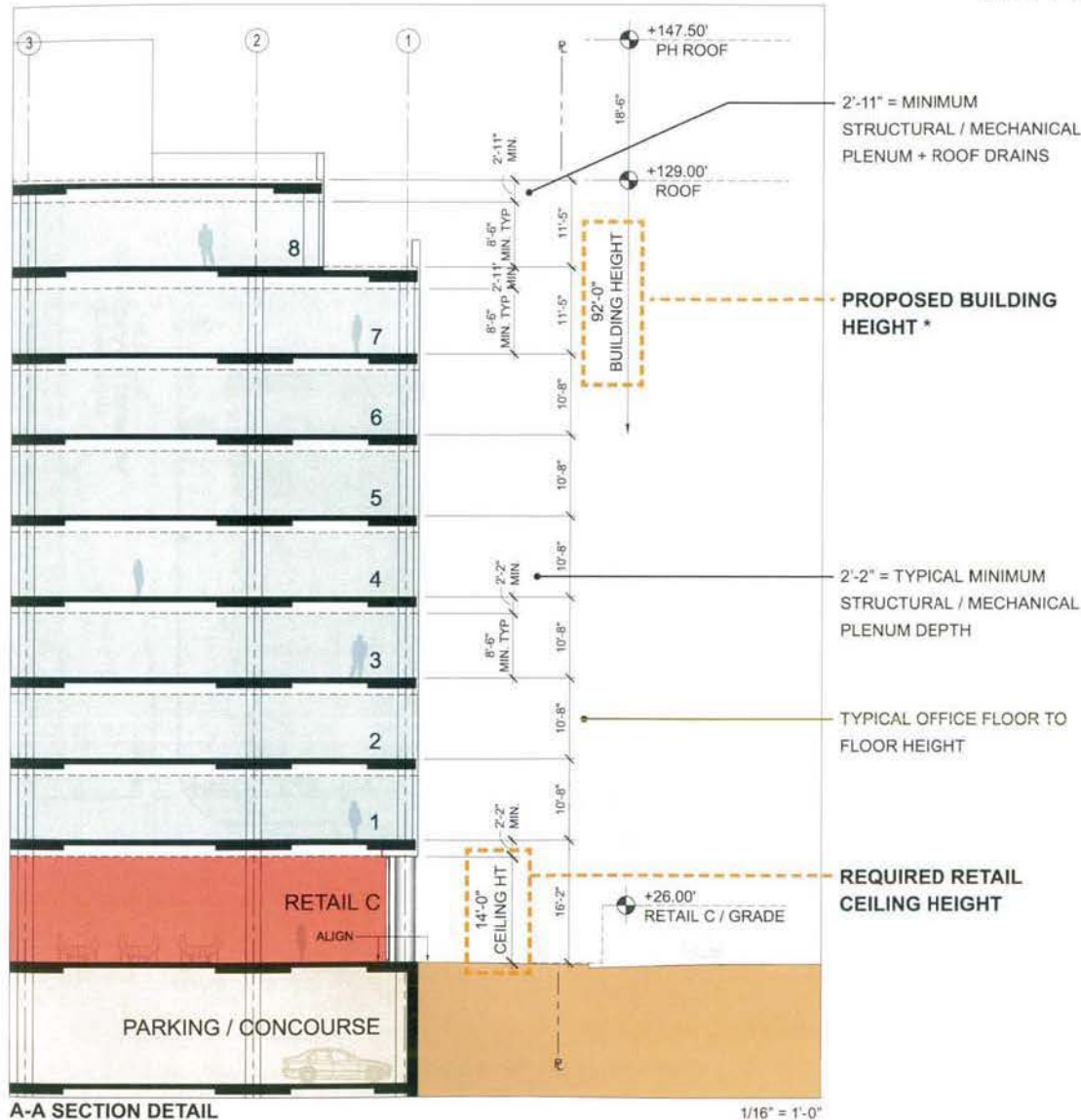
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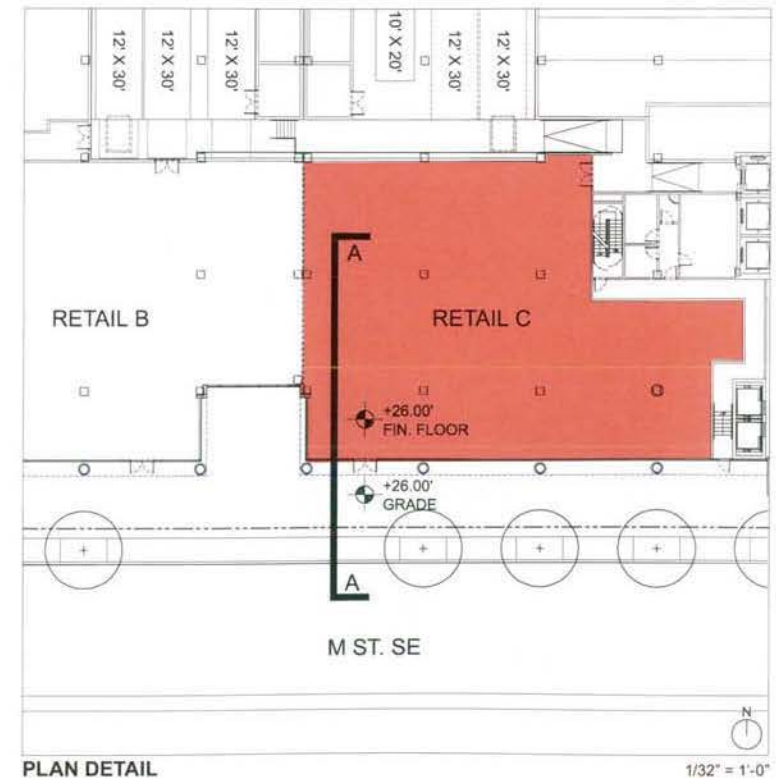
RETAIL AND BUILDING HEIGHT DIAGRAM

2406.12(g)



* BUILDING HEIGHT NOTES

- 110' = BUILDING HEIGHT PROPOSED IN STAGE 1 PUD
- 90' = BUILDING HEIGHT APPROVED IN STAGE 1 PUD
- 92' = BUILDING HEIGHT PROPOSED IN STAGE 2 PUD



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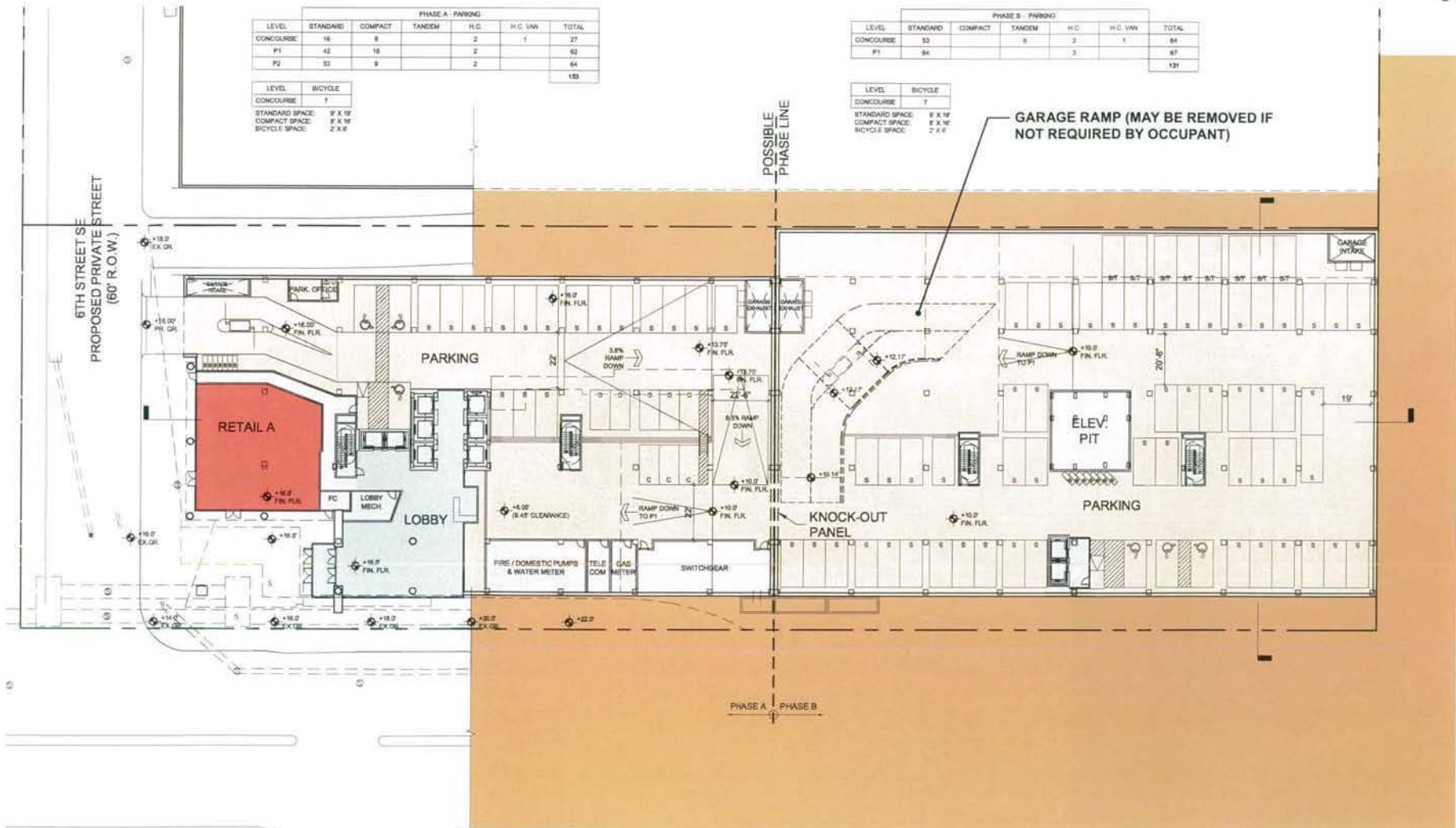
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CONCOURSE PLAN

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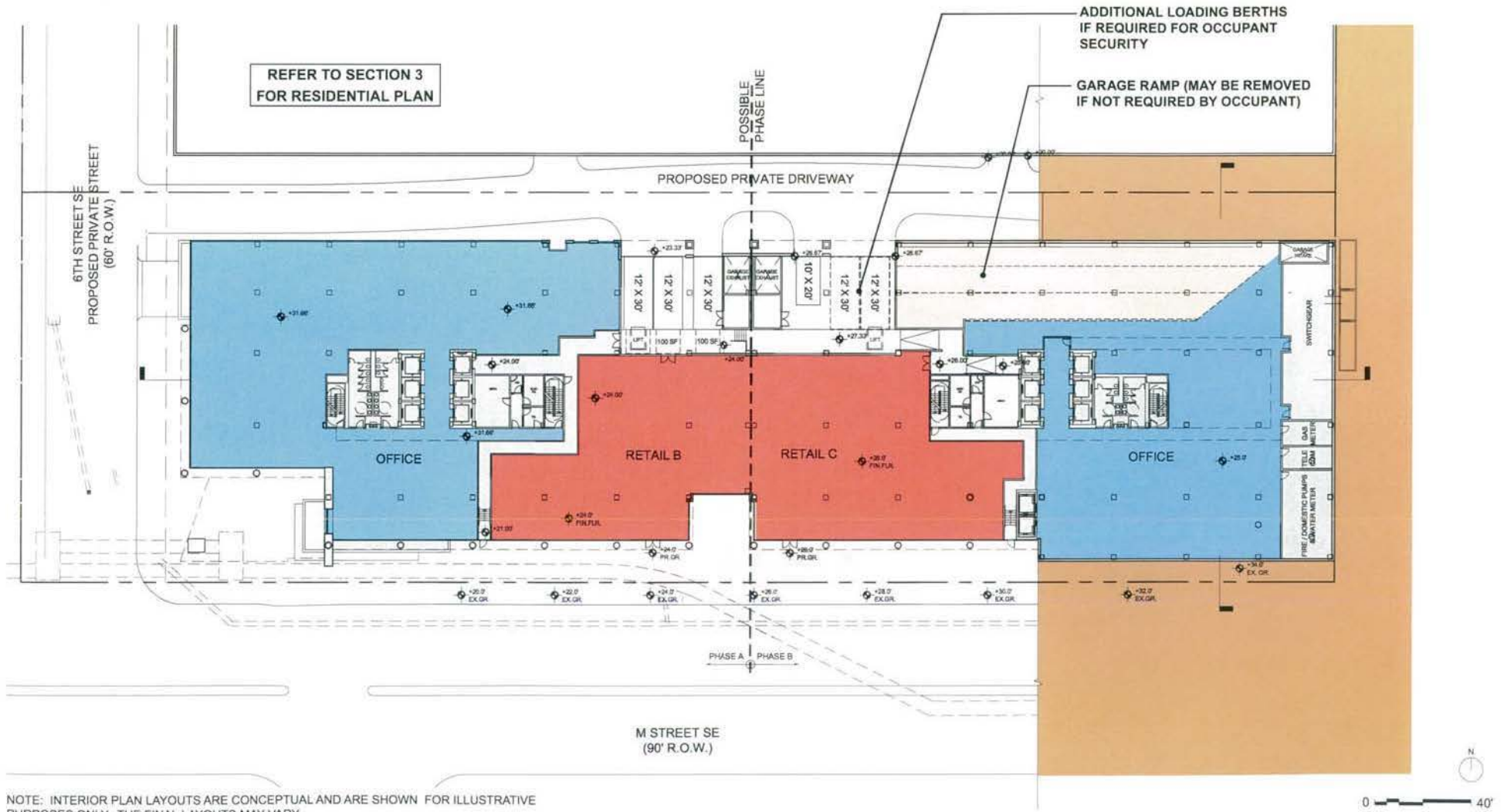
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GROUND FLOOR PLAN

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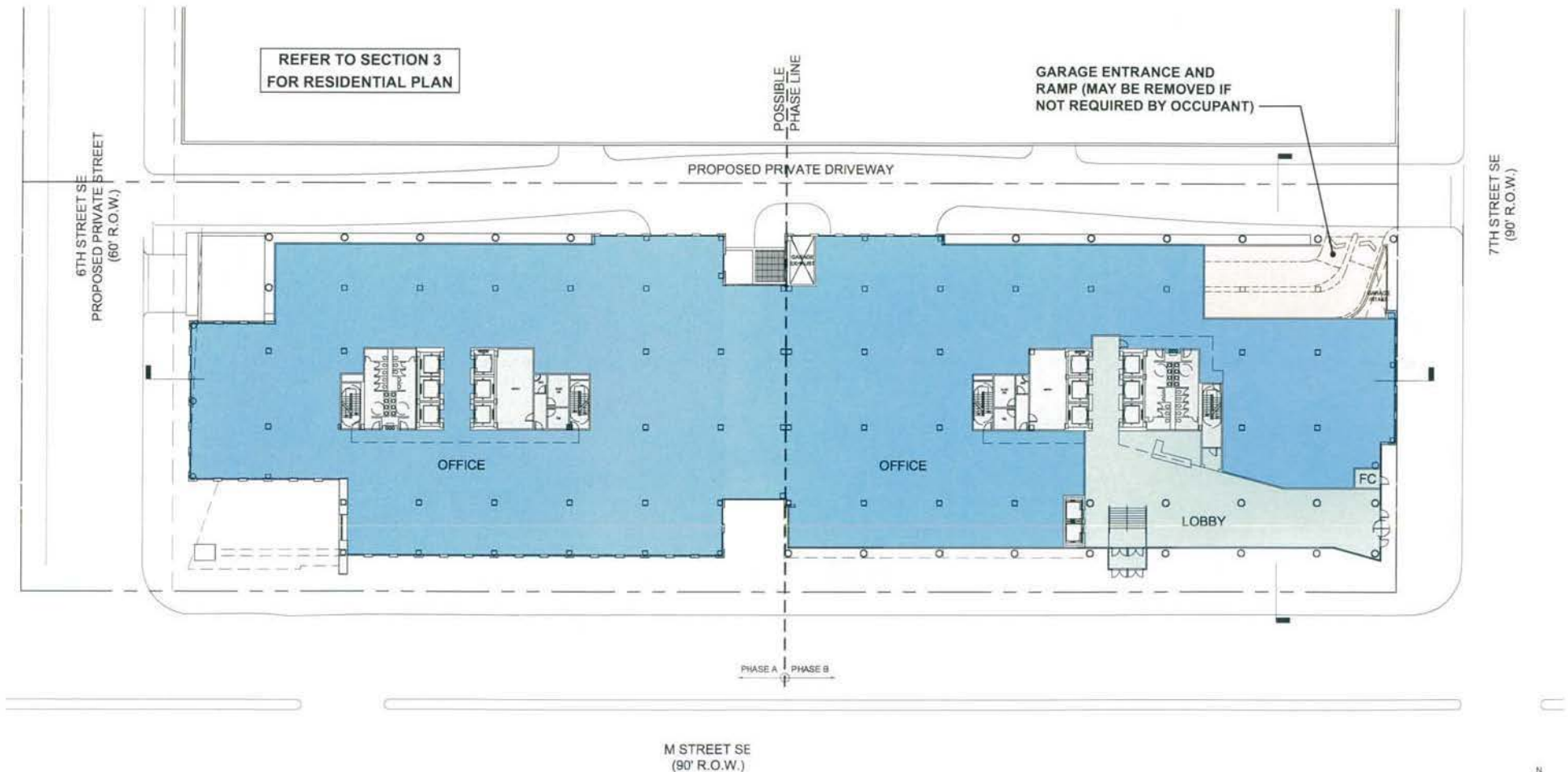
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2.23

FIRST FLOOR PLAN

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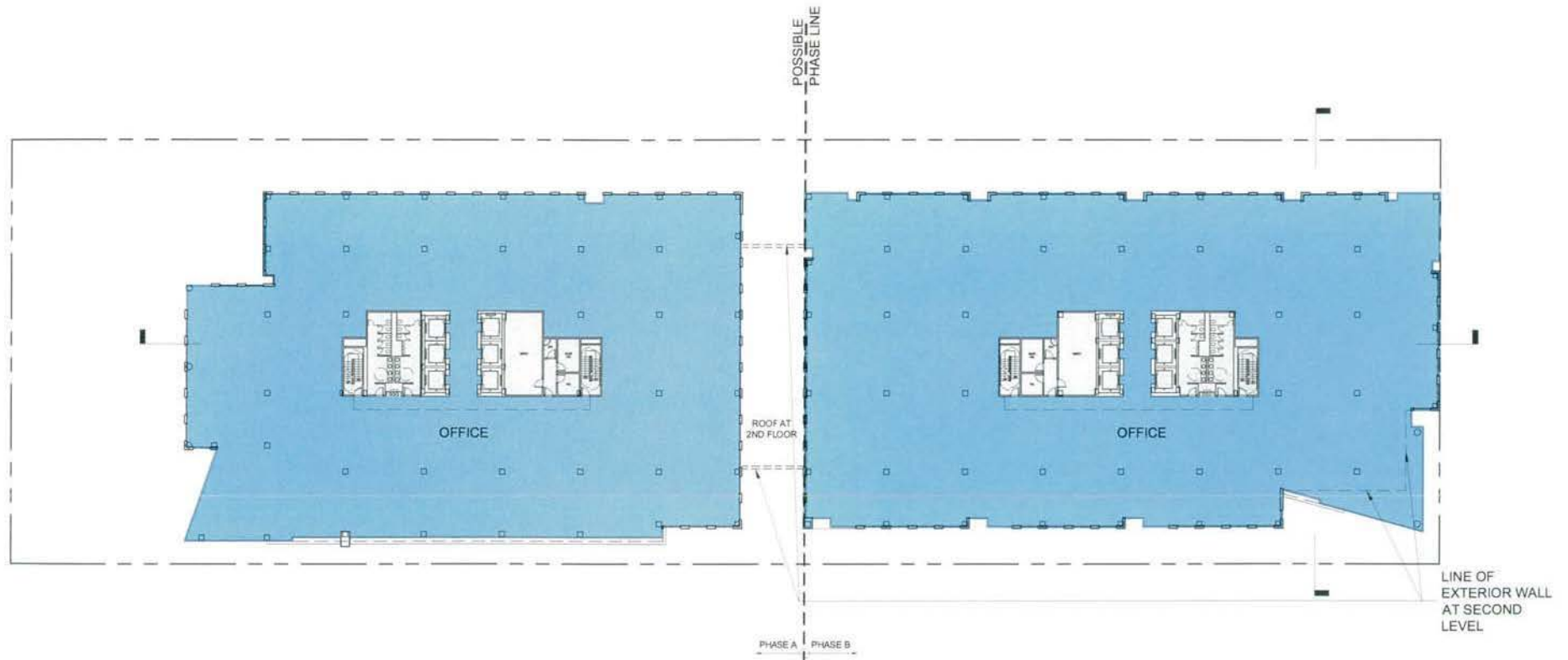
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SECOND - SEVENTH FLOOR PLAN

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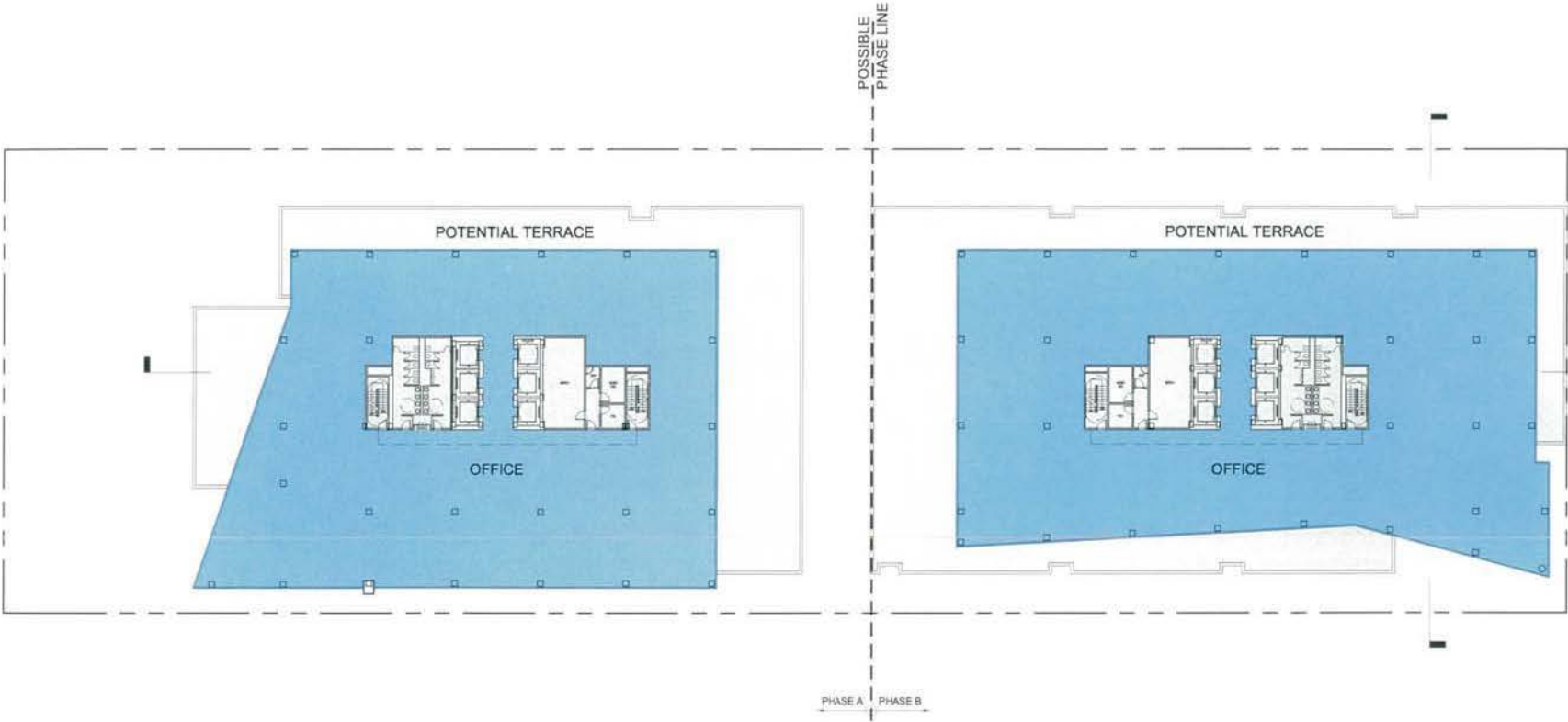
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EIGHTH FLOOR PLAN

2406.12(e)



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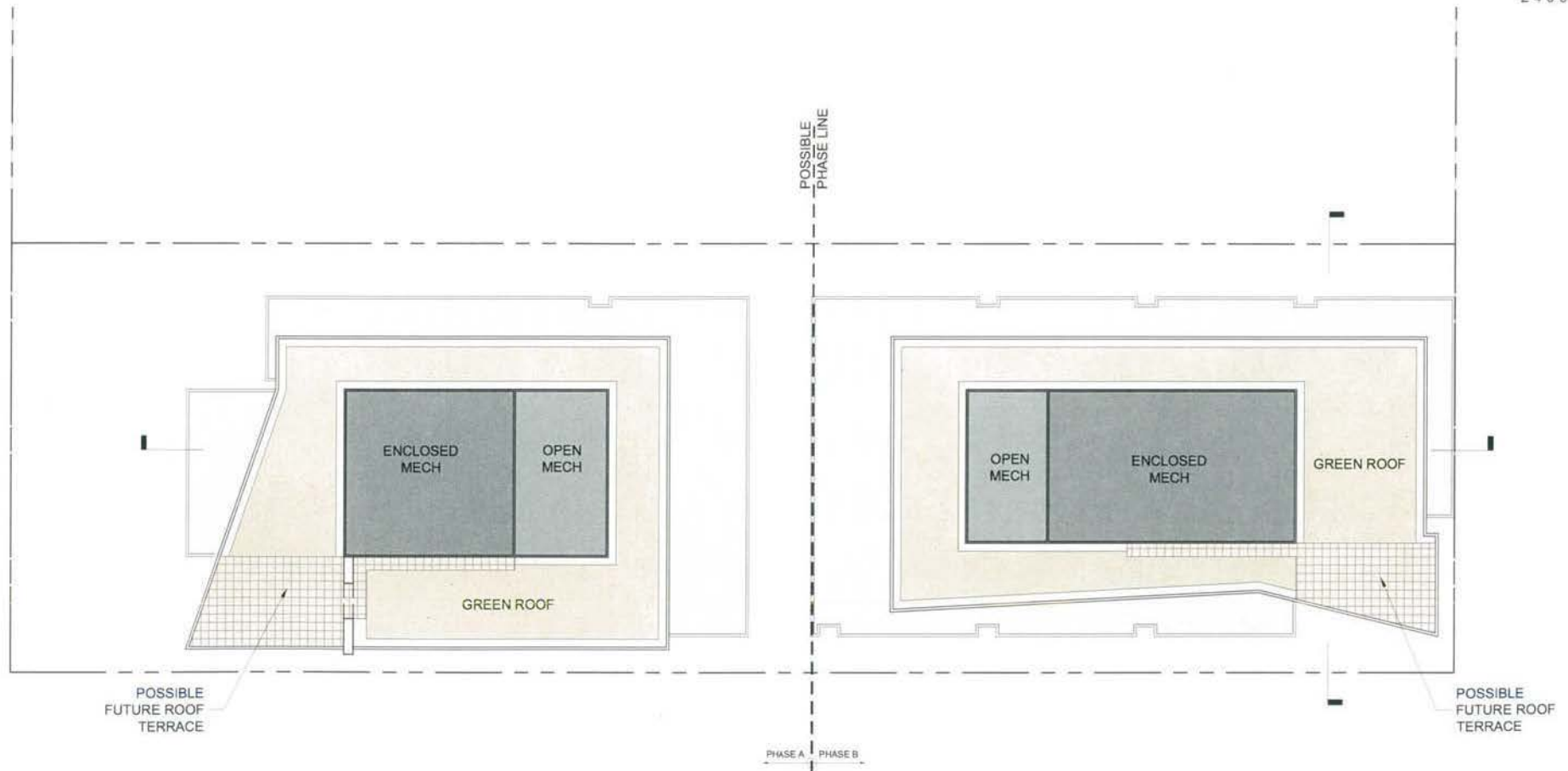
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PENTHOUSE PLAN

2406.12(e)



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26 NOVEMBER 2008 0406.12(e) 2406.12(e) 2406.12(e)

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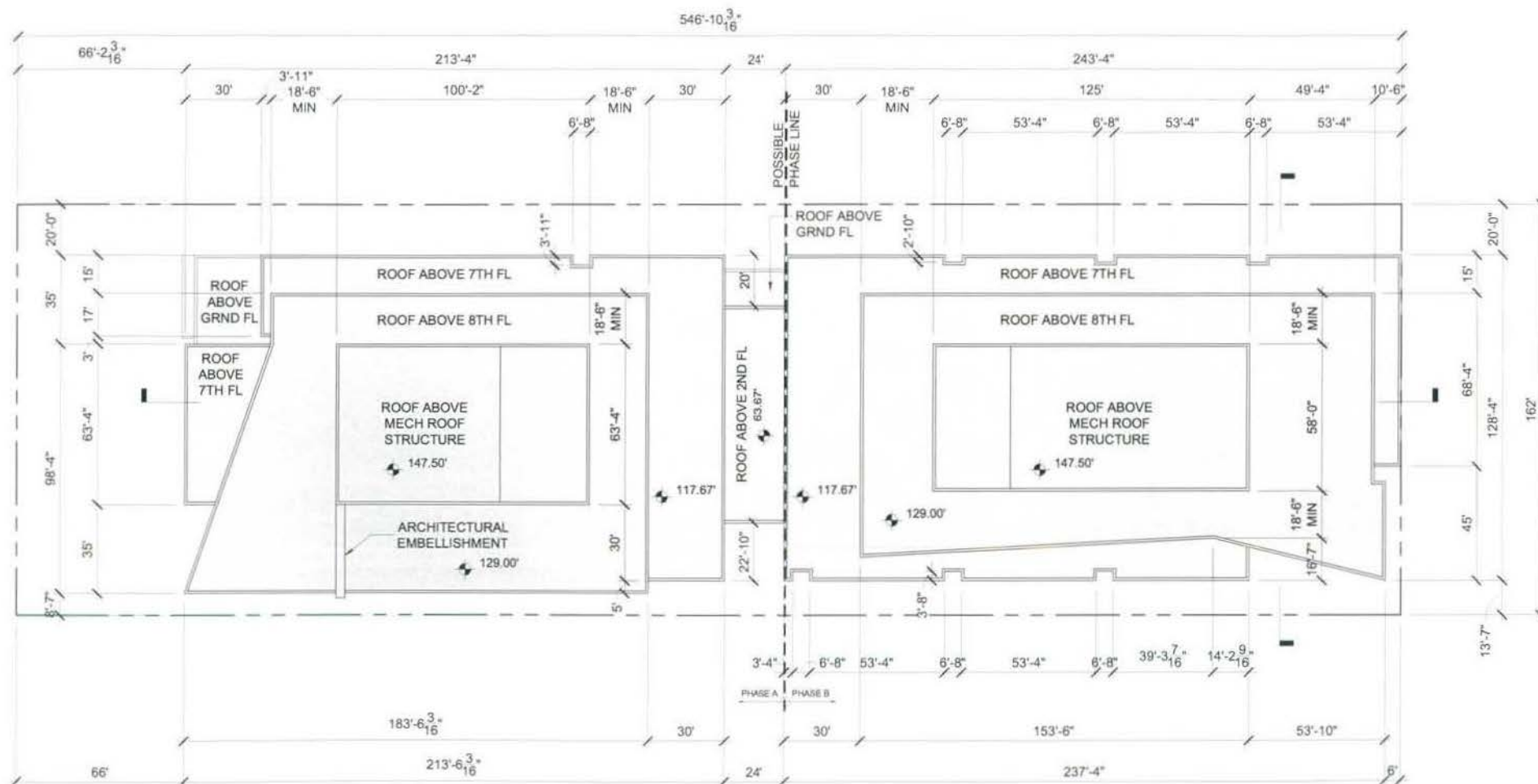
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2.27

ROOF PLAN

2406.12(e)



*ROOF STRUCTURES ARE 18'-6" HIGH

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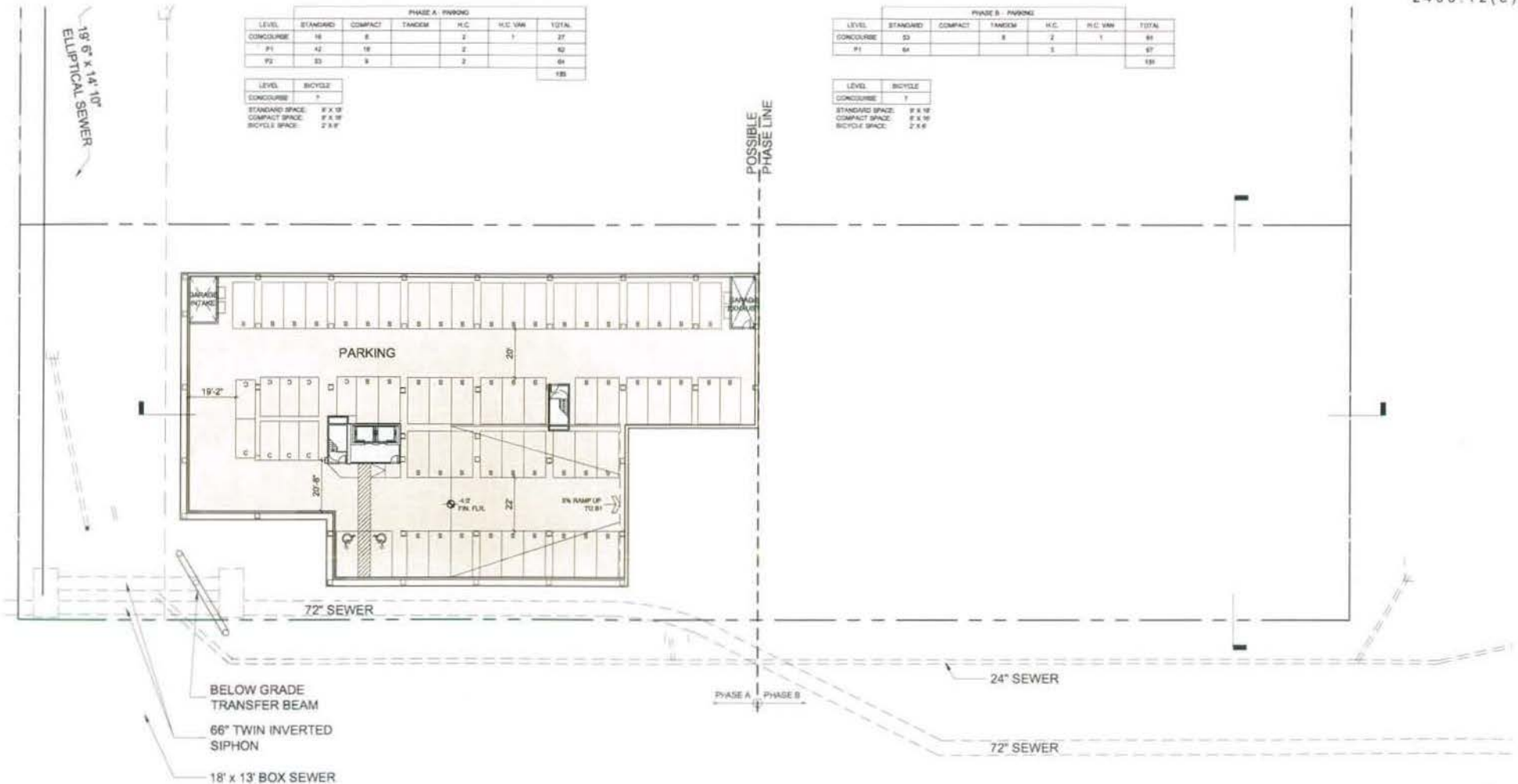
LEVEL	BICYCLE
CONCOURSE	7
STANDARD SPACE:	8' X 10'
COMPACT SPACE:	8' X 10'
BICYCLE SPACE:	2' X 6'

LEVEL	BICYCLE
CONCOURSE	7
STANDARD SPACE	8' X
COMPACT SPACE	8' X
BICYCLE SPACE	2' X



P2 PARKING LEVEL PLAN

2406.12(e)



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SQUARE 882 NORTH
601 L STREET SE
RESIDENTIAL BUILDING
SECTION 3

SQUARE 882 /

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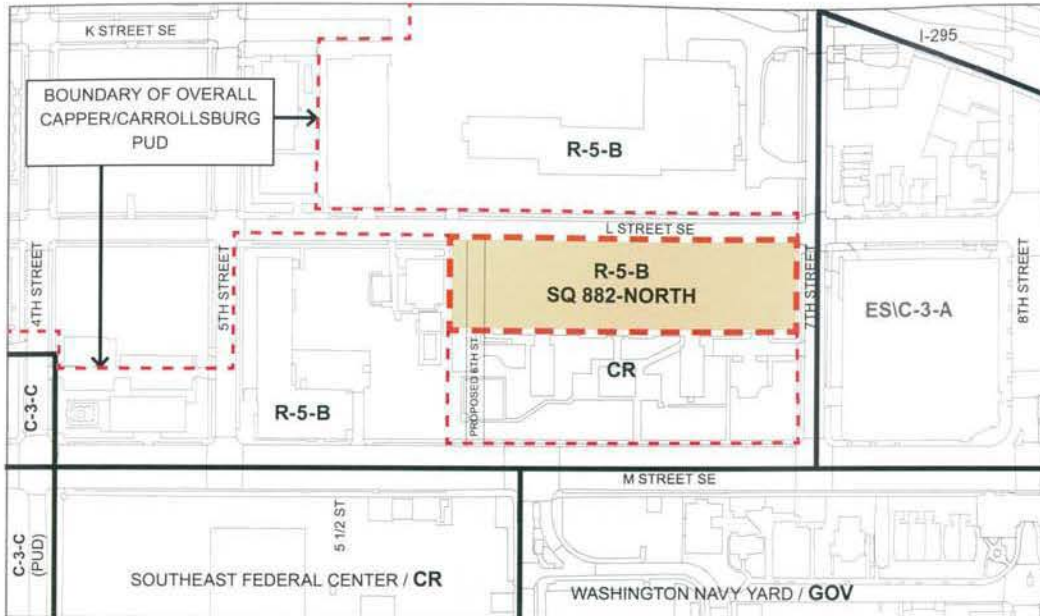


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PUD PRE-HEARING STATEMENT SUBMISSION

3.1



RESIDENTIAL DEVELOPMENT DATA

ZONE:	R-5-B
SQUARE:	882-NORTH
LOTS:	PENDING SUBDIVISION
SITE AREA:	69,625 +/- SF

	REQUIRED/ ALLOWED AS MATTER OF RIGHT	REQUIRED/ ALLOWED UNDER PUD STANDARDS	APPROVED IN FIRST STAGE	PROPOSED IN SECOND STAGE
USE	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL
HEIGHT	50'	60'	45'	60'
TOTAL FAR	1.8	3.0		2.72
GROSS FLOOR AREA			131,288 SF	189,618 SF
LOT OCCUPANCY	60%			68% (54% MAX FOR PROJECT)
REAR YARD	20' (NOTE 1)			60'
SIDE YARD	NONE			15'
OPEN COURT A, B, C, D	20' (NOTE 2)			41' X 48'
CLOSED COURT				NA
ROOF STRUCTURES				NONE
HEIGHT				
AREA				
SETBACKS				
PARKING				
RESIDENTIAL	95 (NOTE 3)			172
TOTAL	95			172
LOADING				
RESIDENTIAL	(1) 12' X 55' (1) 10' X 20'			NOTE 5
TOTAL	(1) 12' X 55' (1) 10' X 20'			(1) 12' X 55' (1) 10' X 20'

Notes:

1. 4" per foot of vertical distance from the mean finish grade at the middle of the rear of the structure, to the highest point of the main roof or parapet wall, but not less than 15'.
2. 4" per foot height of court, but not less than 15'.
3. One space per two dwelling units.
4. 189 Total Dwelling Units.
5. Platform 200 SF, (1) 12'x55' berth in private drive, and (1) 10' x 20' service/delivery space in private drive.

Mezzanine Area Tabulation	G1 Level	G2 Level	1st Level	2nd Level	3rd Level	4th Level	5th Level	Total
Area without Mezzanine	15,424	25,338	45,394	45,394	32,691	17,279		181,520
Mezzanine Area					2,285	2,420	2,943	7,648
Gross Building Area	15,424	25,338	45,394	45,394	34,976	19,699	2,943	189,168

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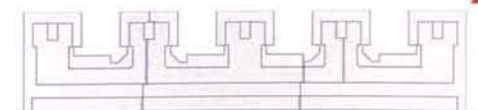
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3.2





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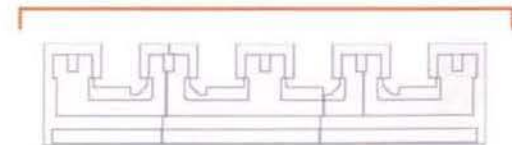
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NORTH ELEVATION



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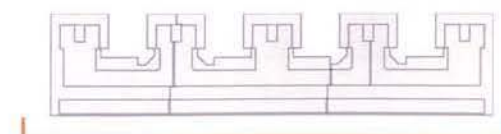
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SOUTH ELEVATION



0 40'



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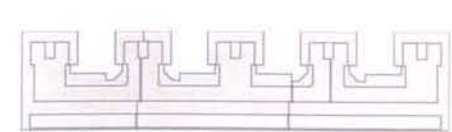
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3, 6



EAST ELEVATION



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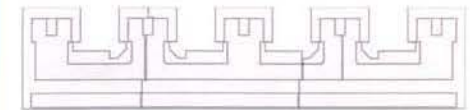
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3.7



WEST ELEVATION



KEYPLAN

ELEVATION DETAIL

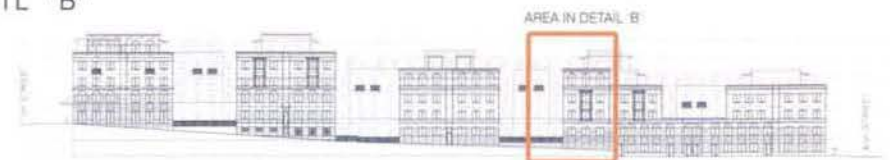


DETAIL 'A'

0 10'



DETAIL 'B'



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ELEVATION DETAIL



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CONCEPT DESIGN / 10' / 10'

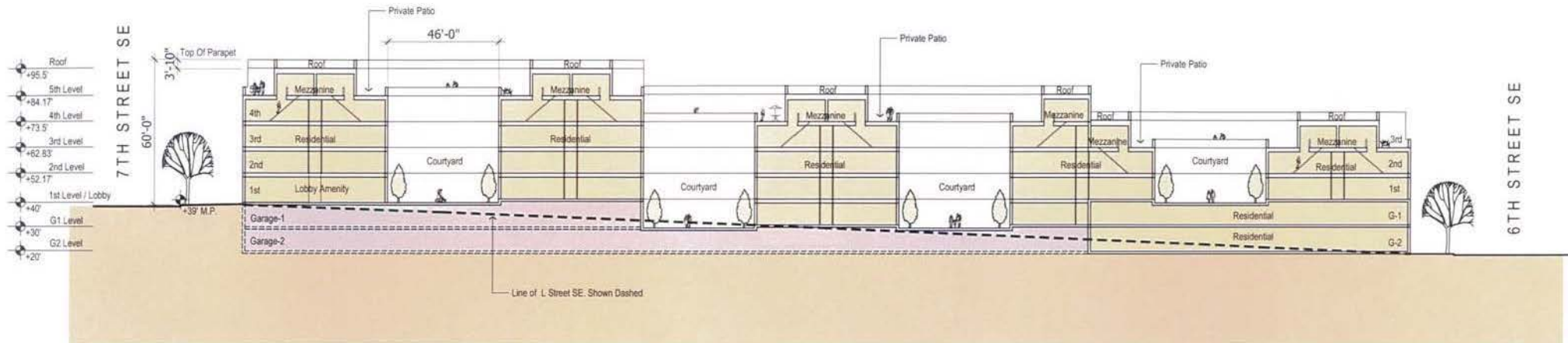
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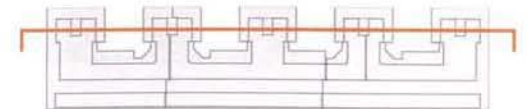
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BUILDING SECTION - EAST WEST



0 40'



KEYPLAN

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01 DECEMBER 2008 (REVISED) 02008-1 (G) (H)

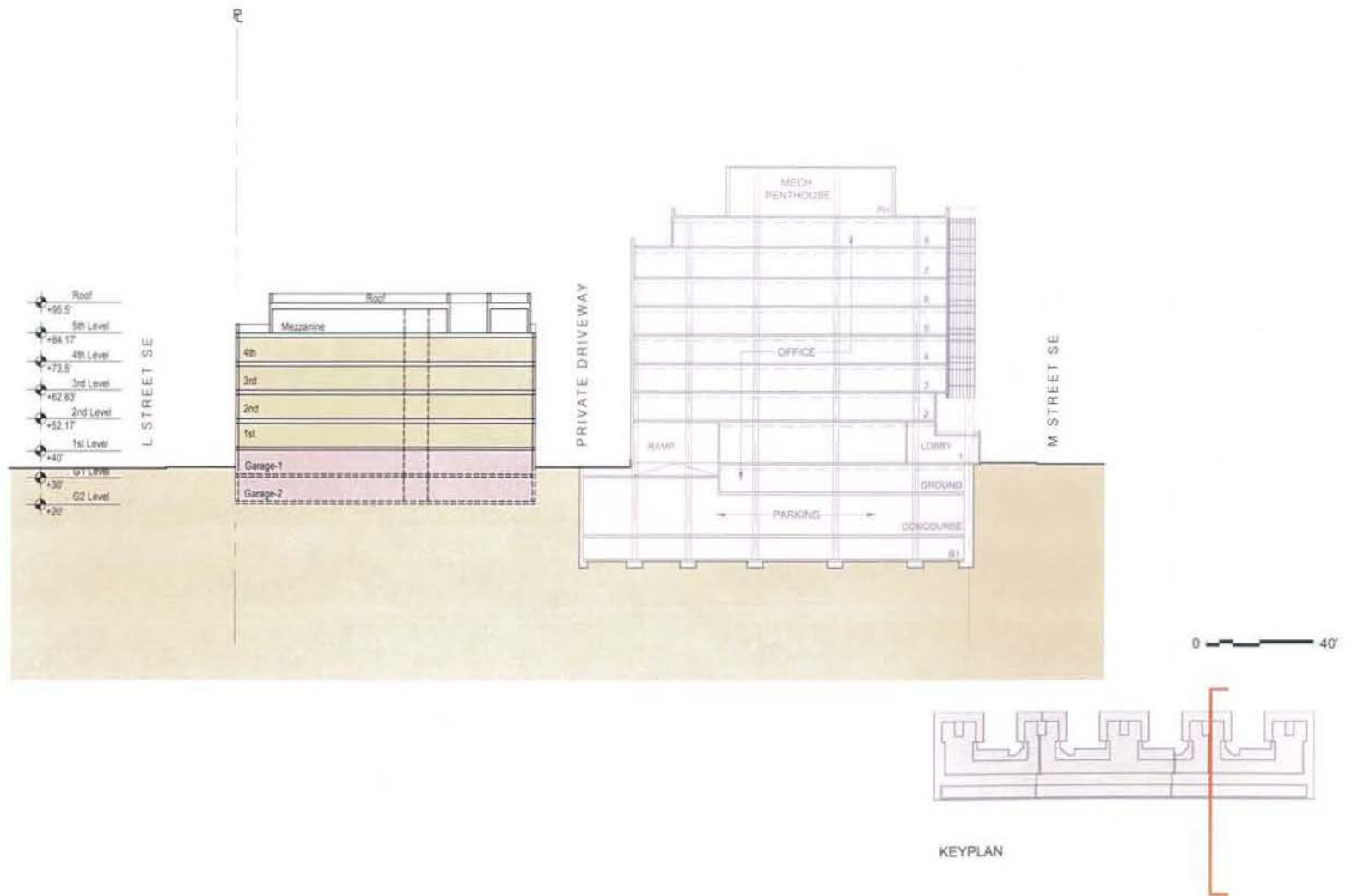
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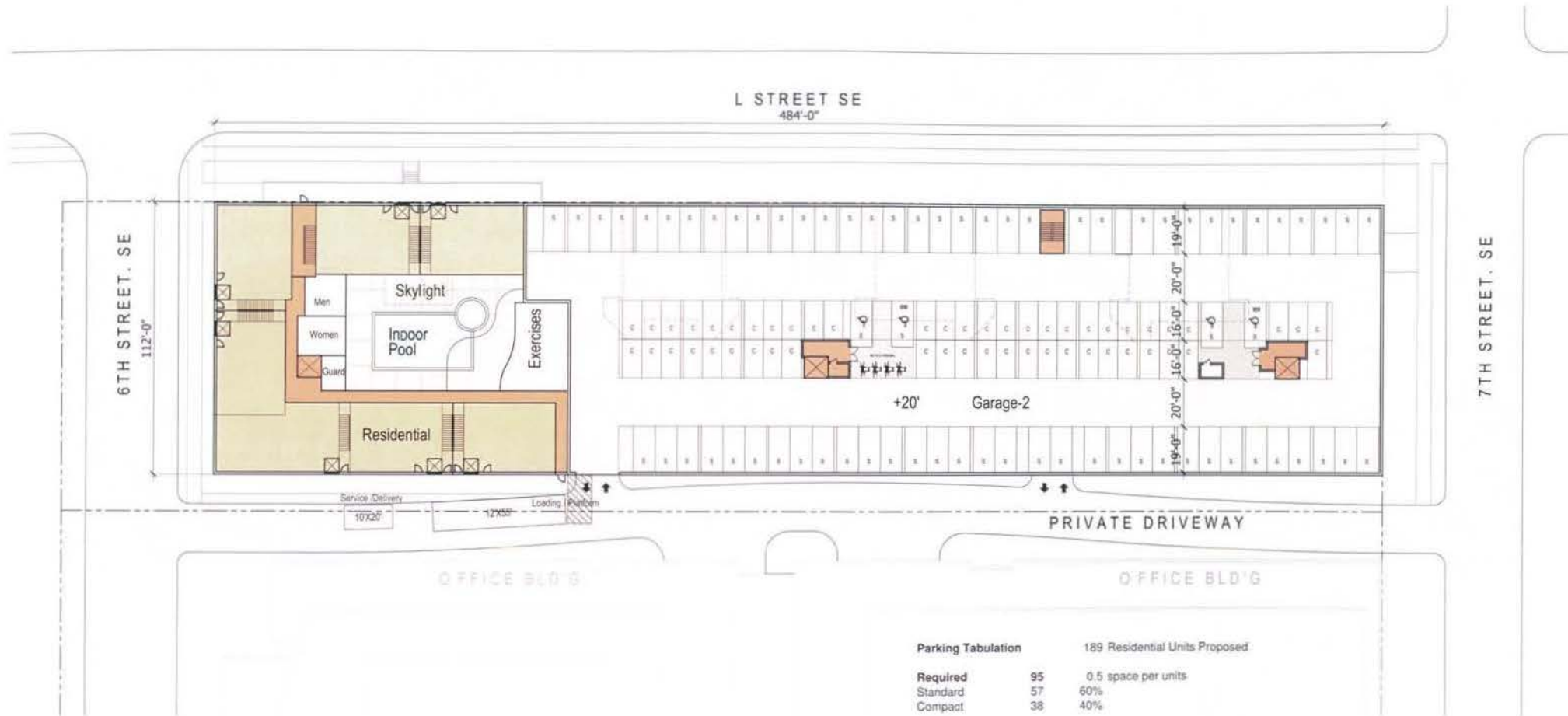
3.11



BUILDING SECTION- NORTH SOUTH



GARAGE-1 LEVEL PLAN



Parking Tabulation

189 Residential Units Proposed

Required	95	0.5 space per units
Standard	57	60%
Compact	38	40%

Proposed	172		0.91 space per units	
	Garage 2	Garage 1	Total	Mix
Standard	60	28	88	51.16%
Accessible	4	2	6	3.49%
Compact	58	20	78	45.35%
Total	122	50	172	100.00%

Size of Parking Space

Standard: 9'x19'
Compact: 8'x16'



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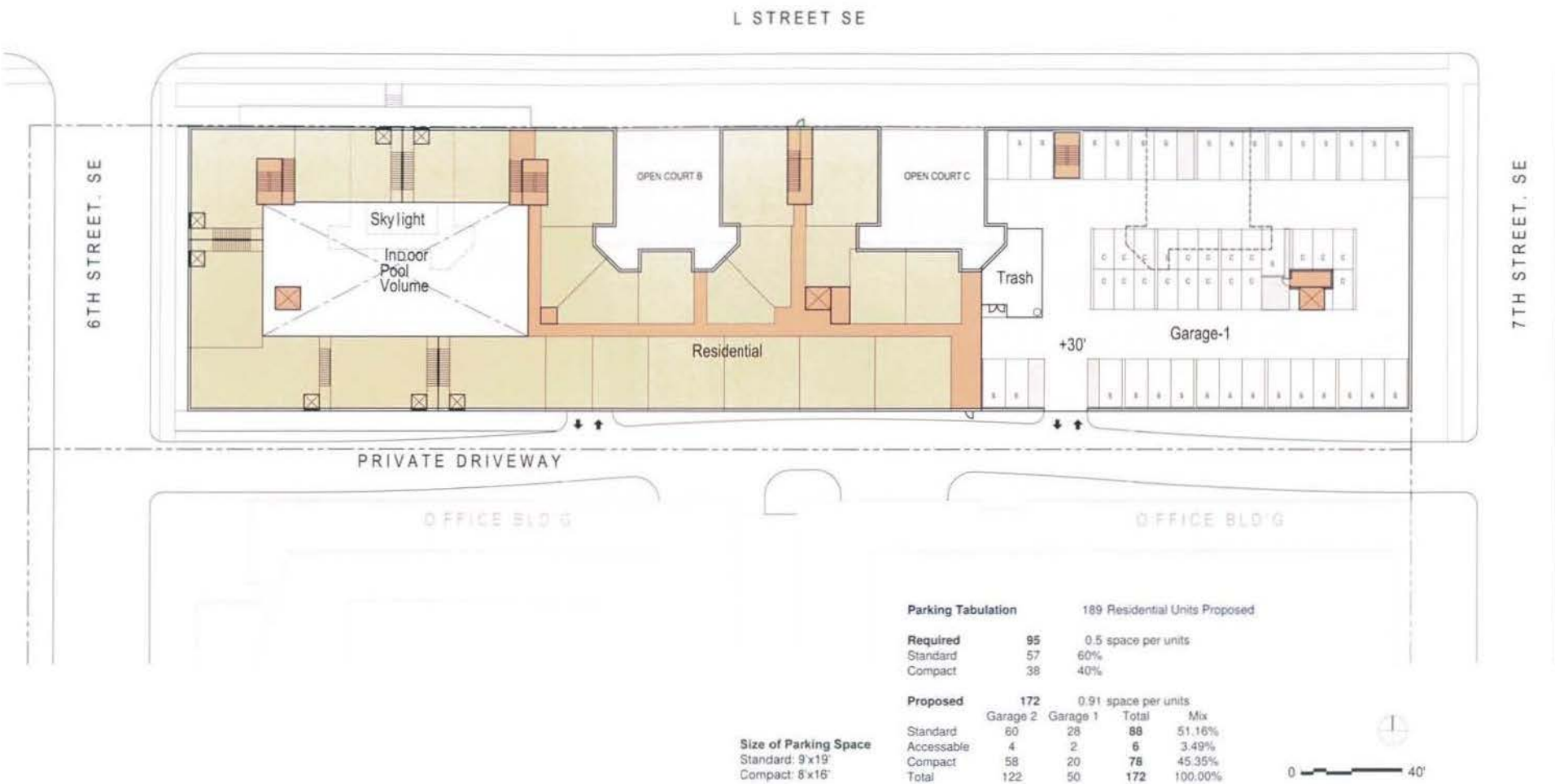
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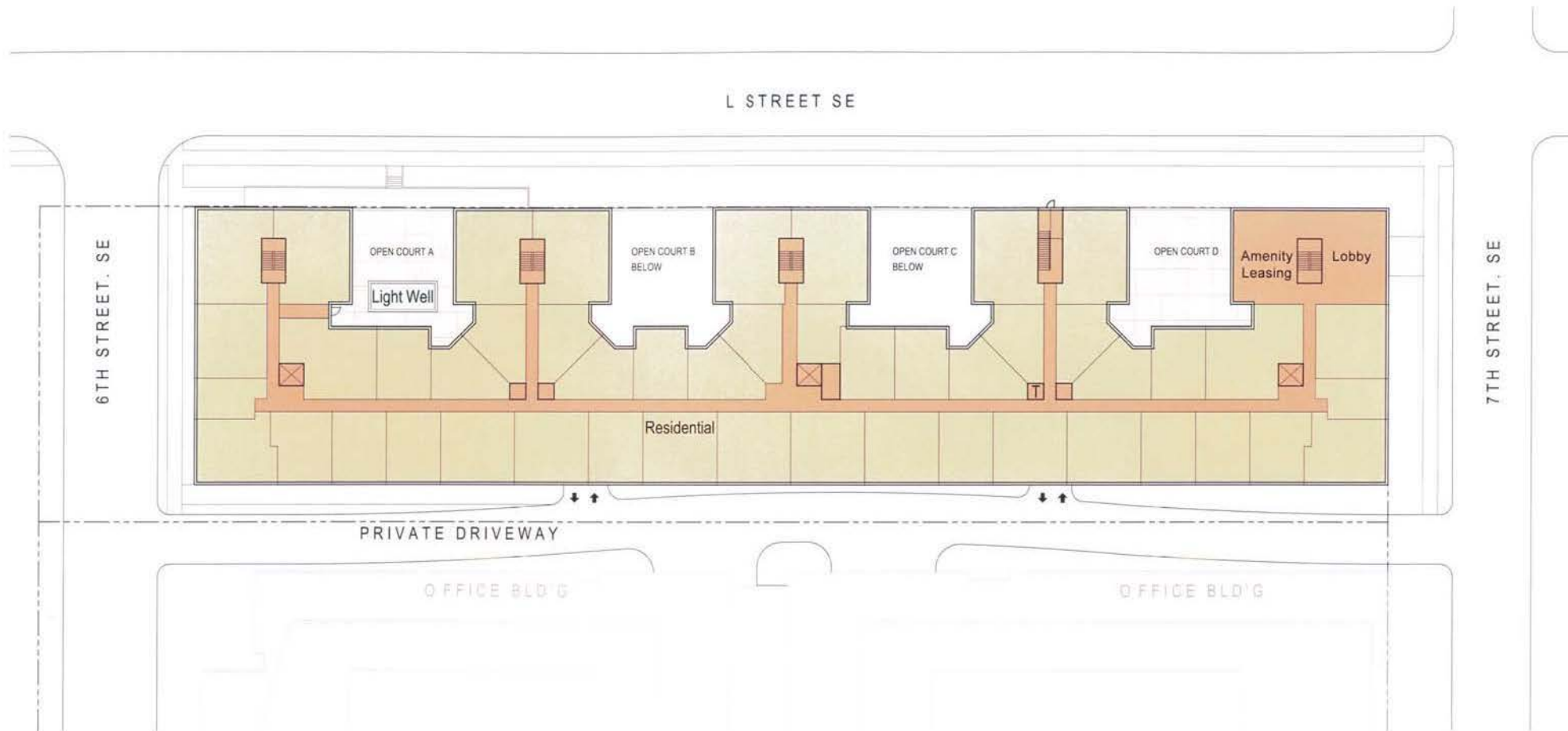
3.13



GARAGE-2 LEVEL PLAN



FIRST LEVEL PLAN



Unit Summation	
4 Bdrm	4
3 Bdrm	14
2 Bdrm	71
1 Bdrm	87
Efficiency	13
Total	189

NOTE: INTERIOR PLAN LAYOUTS ARE CONCEPTUAL AND ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL LAYOUTS MAY VARY.



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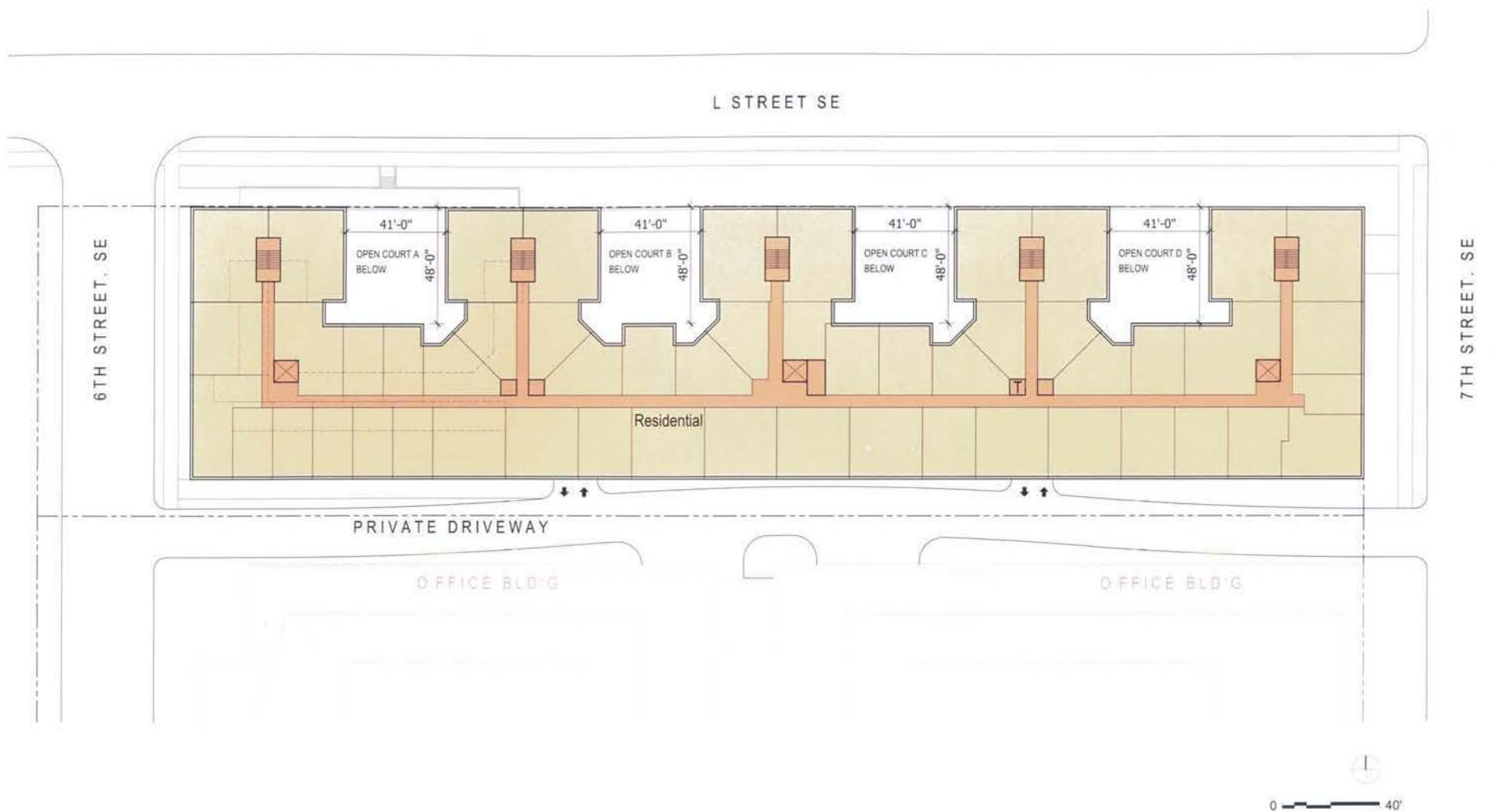
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3.15



SECOND LEVEL PLAN



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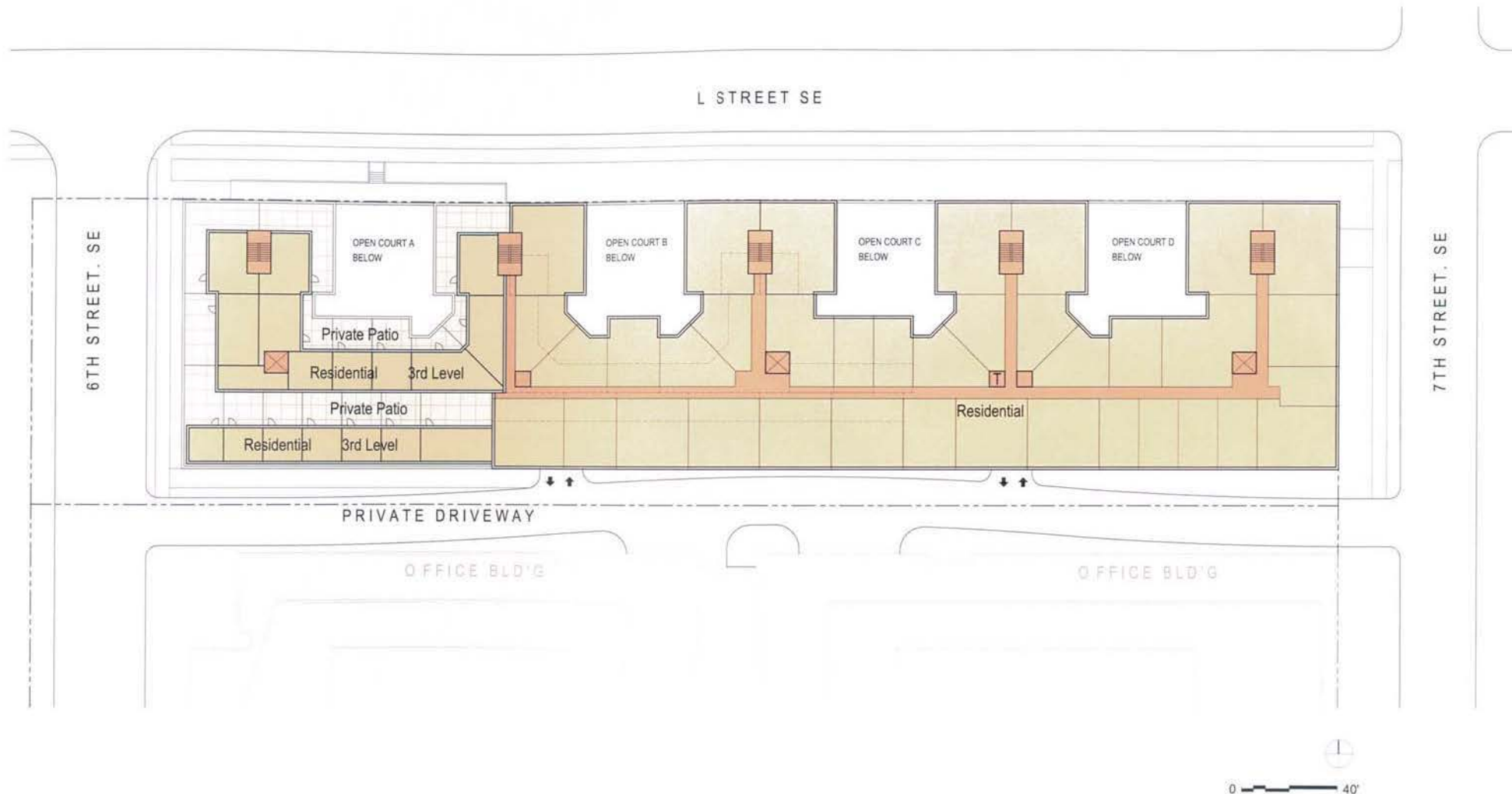
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THIRD LEVEL PLAN



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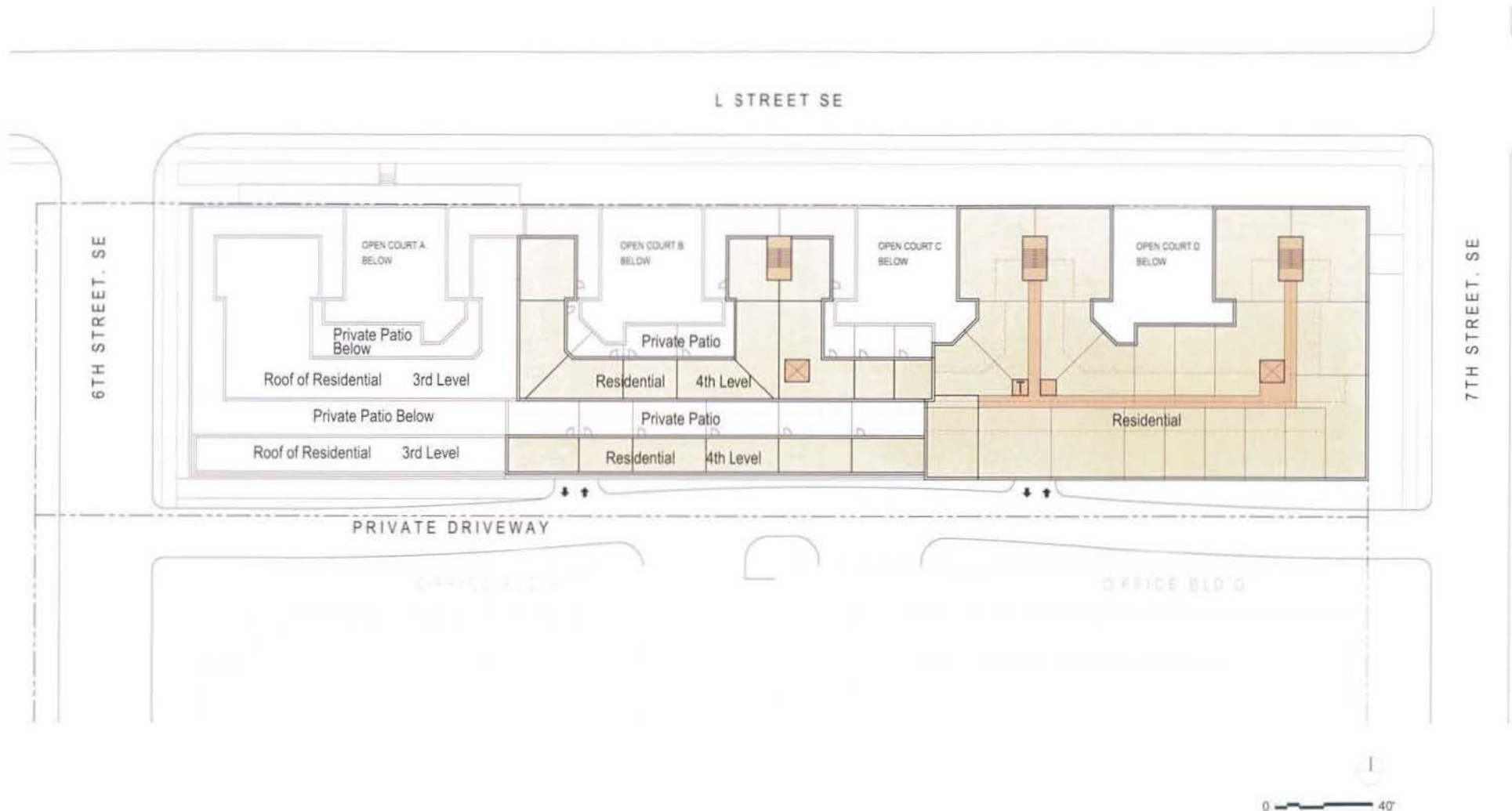
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3.17



FOURTH LEVEL PLAN



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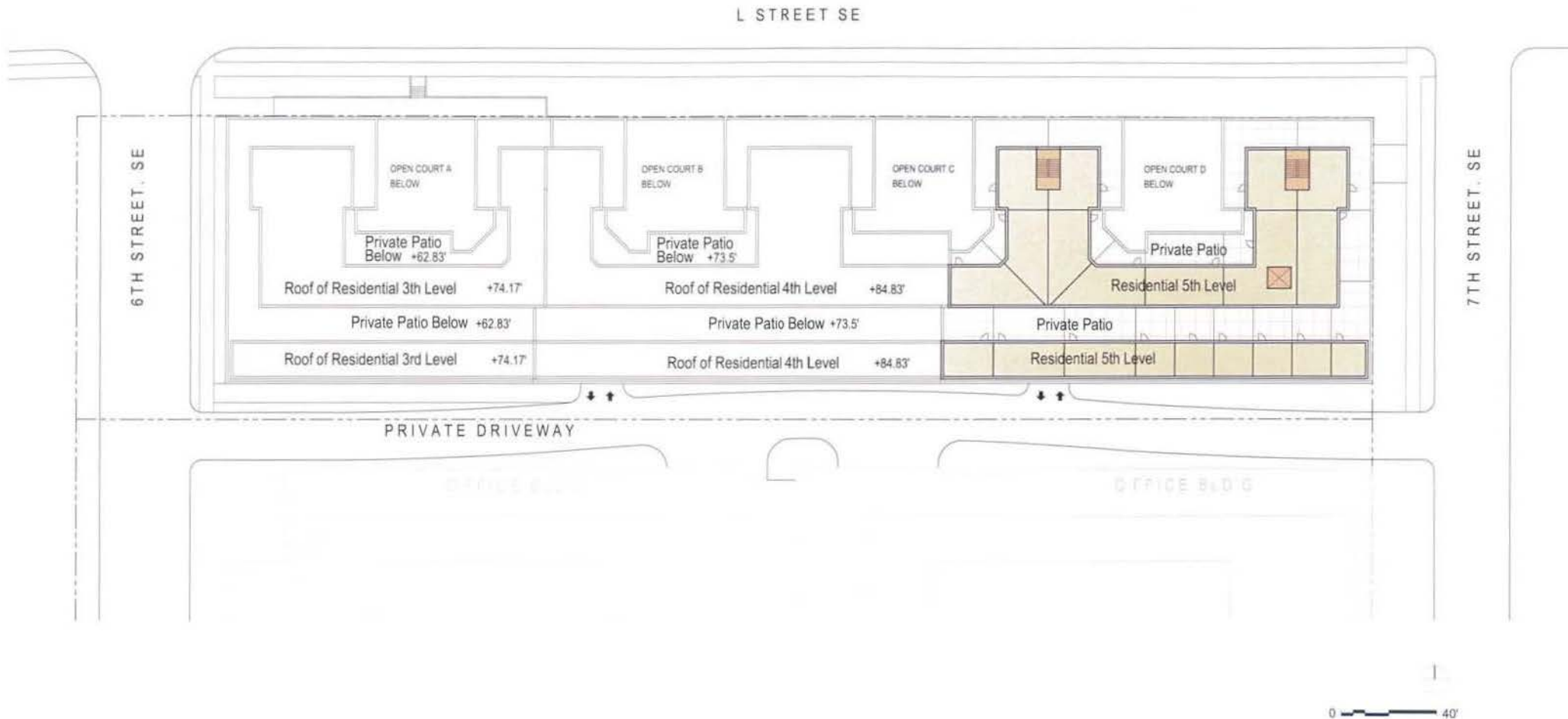
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3.18



UPPER LOFT LEVEL PLAN



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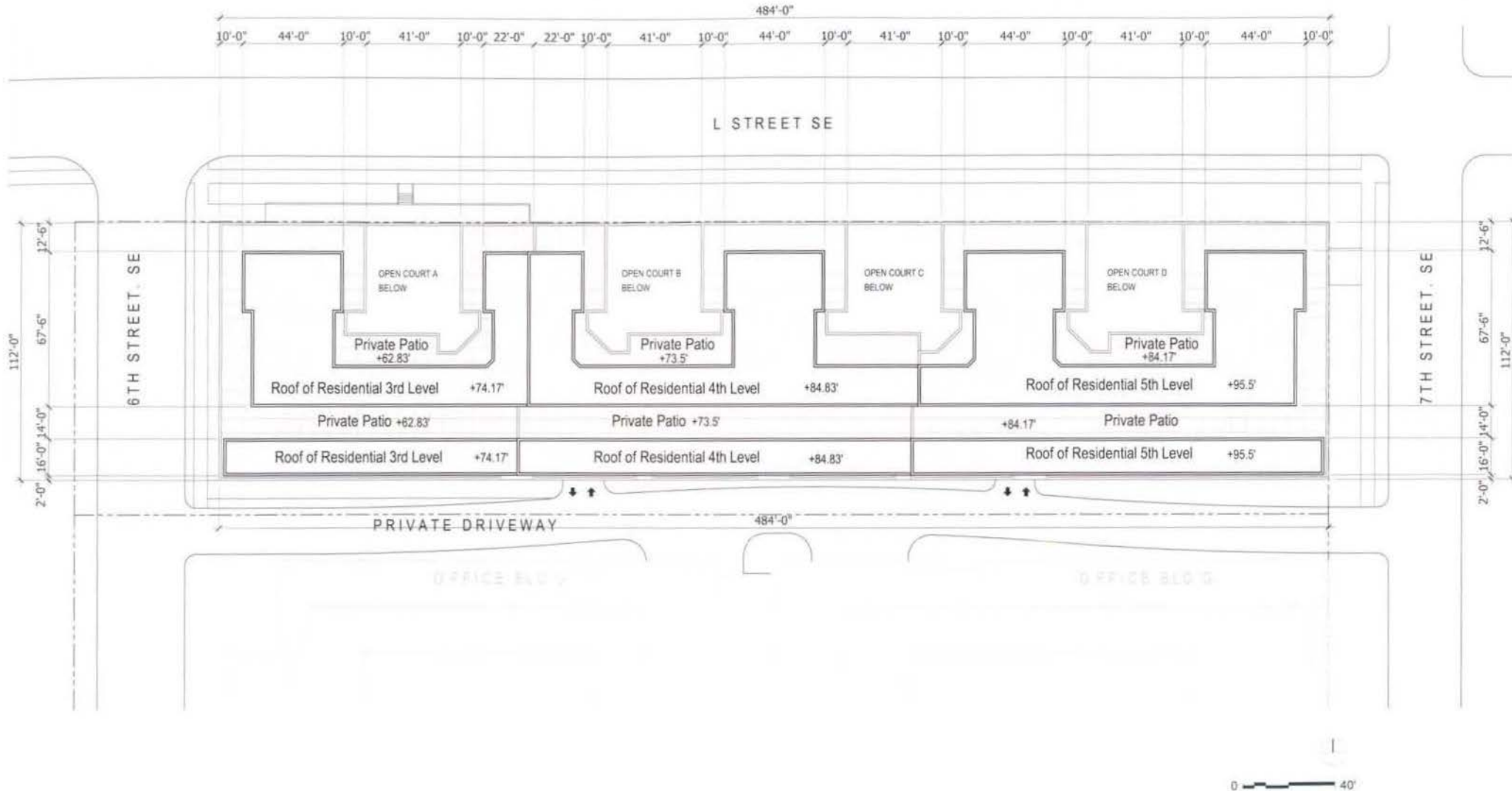
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3.19



ROOF PLAN

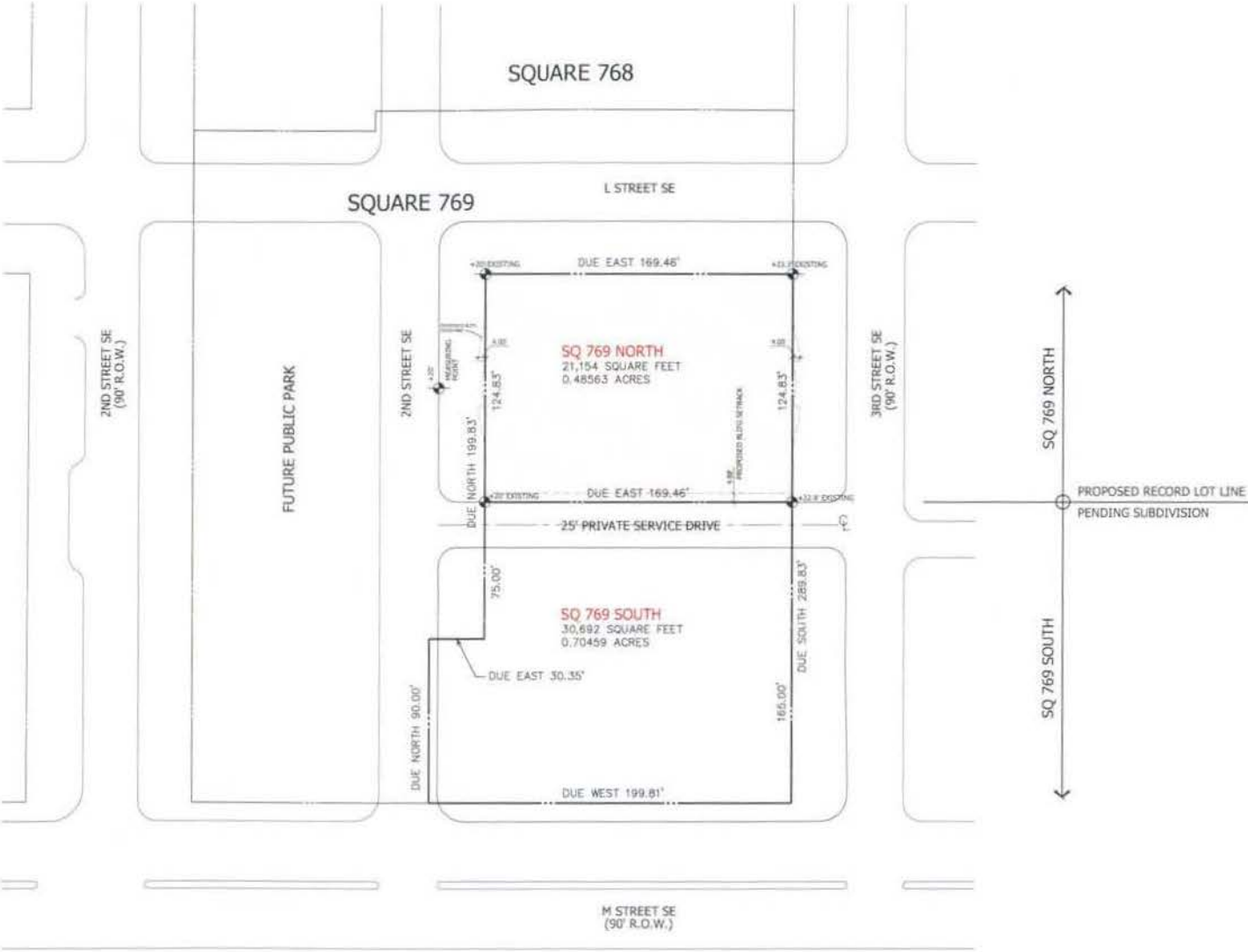


SQUARE 769 - NORTH
RESIDENTIAL BUILDING
SECTION 4

/ SQUARE 769

CAPPER CARROLLSBURG VENTURE, LLC





/ SQUARE 769

CAPPER CARROLLSBURG VENTURE, LLC



SITE PHOTOGRAPHS



1. VIEW WEST ALONG L STREET SE



2. VIEW SOUTHEAST TOWARDS DEPARTMENT OF TRANSPORTATION

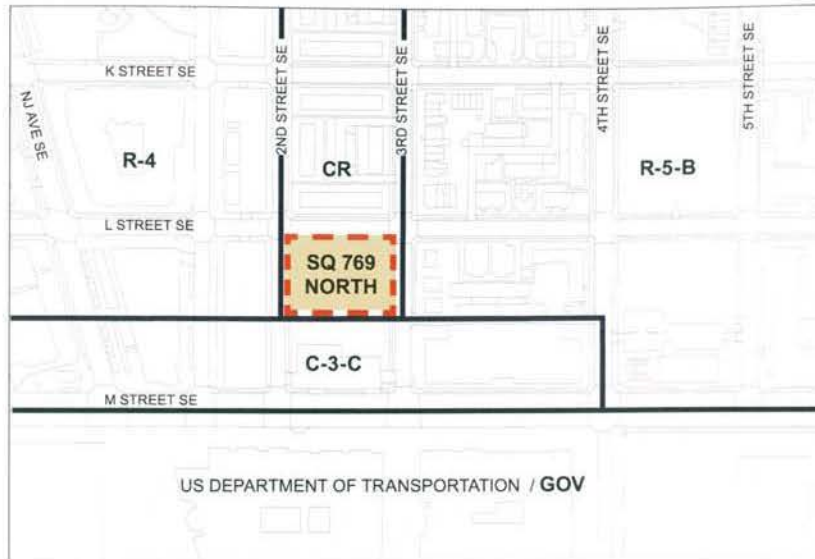


3. VIEW NORTHWEST TOWARDS COURTYARD MARRIOTT HOTEL



/ SQUARE 769

CAPPER CARROLLSBURG VENTURE, LLC



Notes:

1. 3" per foot of height of residential building, but no less than 12".
2. A side yard is not required, but if provided must be a minimum of 3 inches per foot of building height, but not less than 8 feet (§637).
3. 3" per foot of height of court; minimum of 10 ft.
4. 4" per foot of height of court; minimum of 15 ft.
5. 1 space per 3 dwelling units.
6. In excess of 3,000 square feet, 1 space per 750 square feet of gross floor area.
7. Multiple dwelling with 50 or more units in all districts require (1) 12'x55' loading berth, (1) 10'x20' service/delivery loading space, and (1) 200 sf platform.
8. Retail loading is not required because the retail gross floor area is less than 5,000 sf.

RESIDENTIAL DEVELOPMENT DATA

ZONE:	CR
SQUARE:	769-NORTH
LOTS:	PENDING SUBDIVISION
SITE AREA:	21,154 SF

	REQUIRED/ ALLOWED AS MATTER OF RIGHT	REQUIRED/ ALLOWED UNDER PUD STANDARDS	APPROVED IN FIRST STAGE	PROPOSED IN SECOND STAGE
USE	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL
HEIGHT	90'	110'	110'	110'
TOTAL FAR	6.0	8.0		8.58
NON-RESIDENTIAL FAR	3.0	4.0	3,000 SF	4,090 SF
GROSS FLOOR AREA			169,906 SF	181,420 SF
LOT OCCUPANCY	75%			96%
PUBLIC SPACE	10% (2,115 SF)			NONE
REAR YARD	NOTE 1			4.8'
SIDE YARD	NOTE 2			0
OPEN COURT	NOTE 3			39.5' X 60'
CLOSED COURT	NOTE 4			NONE

ROOF STRUCTURES

HEIGHT	18'-6"	18'-6"
AREA	0.37 FAR	6,600 SF
SETBACKS	1:1	18'-6"

PARKING

RESIDENTIAL	NOTE 5 (57)	150
RETAIL	NOTE 6 (2)	2
TOTAL	(59)	152

BICYCLE PARKING

NOTE 9	8 MIN.
--------	--------

LOADING

RESIDENTIAL	NOTE 7	(1) 12' X 30'
RETAIL	NOTE 8	NONE
TOTAL	(1) 12' X 55' (1) 10' X 20' (1) 200 SF PLATFORM	(1) 12' X 30' (1) 10' X 20' (1) 100 SF PLATFORM

/ SQUARE 769

CAPPER CARROLLSBURG VENTURE, LLC



/ SQUARE 769

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