



2009 APR 25 10:10:23

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BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 17964
EXHIBIT NO. 10

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THE BEACON CENTER

COVER SHEET | A0-0

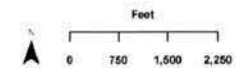


FEBRUARY 27, 2009

Board of Zoning Adjustment
District of Columbia
CASE NO.17964
EXHIBIT NO.10

Comprehensive Plan Future Land Use Map 2

- Low Density Residential
- Moderate Density Residential
- Medium Density Residential
- High Density Residential
- Low Density Commercial
- Moderate Density Commercial
- Medium Density Commercial
- High Density Commercial
- Production, Distribution, and Repair
- Federal
- Local Public Facilities
- Institutional
- Parks, Recreation, and Open Space
- Mixed Land Use
- WATER



Government of the
District of Columbia
Adrian M. Fenty, Mayor

Office of Planning - June, 2007

This map was created for planning
purposes from a variety of sources.
It is neither a survey nor a legal document.
Information provided by other agencies
should be verified with them where appropriate.

TARGET
SITE



EXISTING LAND USE

THE BEACON CENTER

A0-5

The Beacon Center - Summary				
27 Feb 09		Lot Area		
Gross Square Footage		48,118.00		

Building A - Residential				
Floor	Square Footage	Units	Parking Requirement	Use
Ground Floor				
Retail	5653.95		>3000 sf, 1/100 of	Commercial
Residential Lobby	899.96			Residential
Fire Room	50.00			Residential
Parking	15436.91			Residential
Core	509.20			Residential
Total	6649.95			
Intermediate Garage				
Parking	15403.63			Residential
Core	509.20			Residential
Total	15908.86			
First Floor				
Senior Housing	14,216.46	17	1 to 6	Residential
Core				
Total	14,216.46			
Second Floor				
Senior Housing	14,216.46	17	1 to 6	Residential
Core				
Total	14,216.46			
Third Floor				
Senior Housing	14,217.71	17	1 to 6	Residential
Core				
Total	14,217.71			
Fourth Floor				
Affordable Housing	14,217.71	16	1 to 2	Residential
Core				
Total	14,217.71			
Totals Bldg A Commercial	5,653.95			
Totals Bldg A Residential	73,261.91			
Totals	78,915.86	87		29

Building B - Community				
Floor	Square Footage	Units	Parking Requirement	Use
Ground Floor				
CBQ Offices	2733.53		>3000 sf, 1/100 of	Commercial
Church Lobby	309.00			Commercial
PMH Lobby	314.70			Residential
Gymnasium Lobby	443.44			Commercial
Church	222.78			Commercial
Church Access	1379.20			Commercial
Fire Room	100.00			Commercial
Parking	10487.76			Residential
Core	266.66			Residential
Total	16541.73			
Intermediate Garage				
Parking	10183.53			Residential
PMH Lobby	381.06			Residential
Gymnasium Lobby	312.74			Commercial
Church Access	875.66			Commercial
Core	266.66			Residential
Total	12024.65			
First Floor				
Gymnasium	7,442.99			Commercial
Church Offices	5,059.81			Commercial
Total	12,488.80			
Second Floor				
Church Offices	5,841.41			Commercial
Church	754.53			Commercial
Total	6,595.92			
Third Floor				
Transitional Housing	12,221.01	9	1 to 2	Residential
Core				
Total	12,221.01			
Fourth Floor				
Permanent Supportive Housing	12,178.82	13	1 to 2	Residential
Core				
Total	12,178.82			
Totals Bldg B Commercial	23,490.30			
Totals Bldg B Residential	25,272.14			
Totals	48,762.40	34		29

Building C - Existing Church				
Floor	Square Footage	Units	Parking Requirement	Use
Basement				
Basement	4,953.50			Commercial
1st Floor	5,872.13	380		Commercial
Mezzanine	2,097.40	300		Commercial
Total Bldg C Commercial	12,923.03			
Church Parking				
Existing Church	375	1/100 = 38		
Proposed Church	500	1/100 = 50		
Total				88

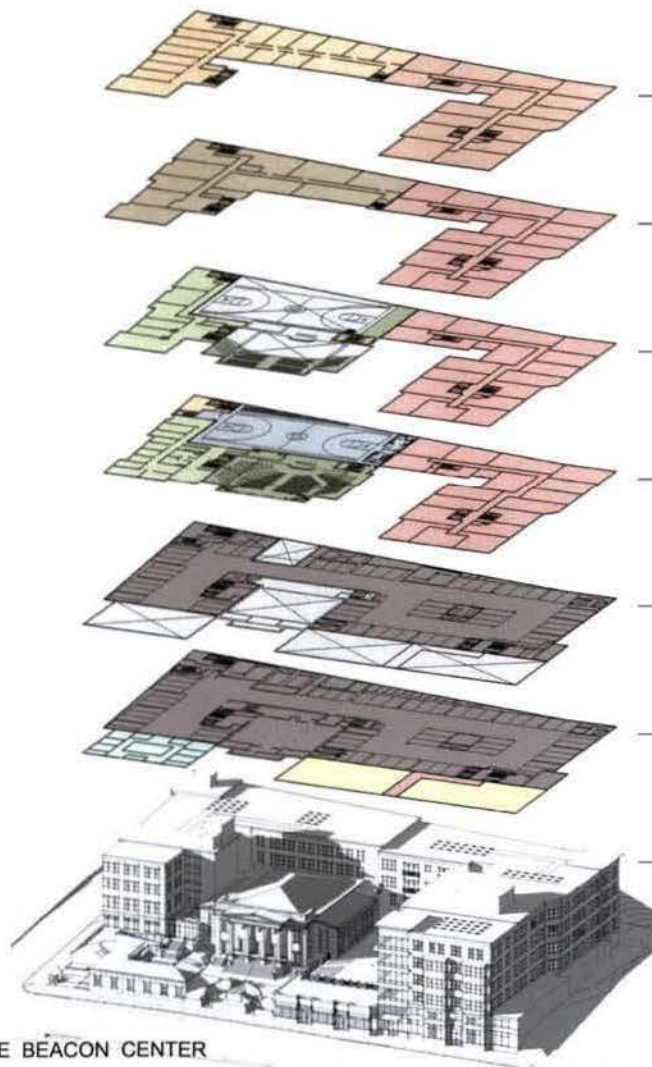
Building Site Data						
Zoning: C-3A						
Square: 1940						

Proposed Building Summary						
	C-3A Standards	Project Specs Bldg A	Project Specs Bldg B	Project Specs Bldg C	Project Specs Total	Relief Requested
Lot Area	48,118.00	1.83	1.32	0.13	3.28	0.47
Total FAR	2.50	0.12	0.49	0.12	0.72	
Commercial FAR	1.5					
Commercial Square Footage	72,177.00	5,653.95	23,490.30	5,872.13	35,016.44	
Residential FAR	1.0					
Residential Square Footage	120,795.00	73,261.91	25,272.14	15,714.56	114,248.61	
Gross Floor Area	192,972.00	78,915.86	48,762.40	21,586.69	149,264.95	22,764.50 sf
Height	50 ft	61 ft 4 in	63 ft 4 in	40 ft		33 ft 4 in
Number of stories	none provided	4	4	2		
Lot Occupancy	60%					see below
Lot Occupancy SF	28,990.80					see below
Perp. Yard Setback	15 ft	18 ft 6 in	18 ft 2 in			
Courtyard	Residential - 8m for each ft of bldg ft, max 135	15 ft	15 ft			
Lot Width	none provided					
Permissible Height	18.3 ft	14 ft	14 ft	N/A		
Permissible FAR	0.37 above FAR	0.03	0.03	N/A	0.02	
Permissible Area	not more than 1/3 of total area	1 @ 131.29 sf	1 @ 79.75 sf	N/A	1 @ 126.05 sf	0.03%
Permissible Setback	equal to permissible height	14 ft 4 in	10 ft 11 in	N/A	1 @ 78.25 sf	
Permissible Structures	2 allowed	1	2	N/A		5 ft 6 in, 10 ft 0 in, 1
Parking Ratio	see building charts	29	23	32	84	
Number of Parking	6					
Van Parking	1					

Lot Occupancy			
	Gross Square Footage	Percentage of Lot Occupancy	Relief Requested
Lot Area	48,118.00		
Ground Floor	44,083.87	91.24%	
Intermediate Garage	44,083.87	91.24%	
First Floor (Setback Area)	13,145.38	27.31%	4,754.58
Second Floor	12,795.64	26.59%	3,808.84
Third Floor	20,479.08	42.72%	
Fourth Floor	19,596.66	40.72%	

Loading				
	Required Relief	Required Residential	Proposed	Relief Requested
Birth	1 @ 10 ft deep	1 @ 55 ft deep	2 @ 10 ft deep	Combined loading and delivery facility
Platform	1 @ 100 ft	1 @ 200 ft	2 @ 125 ft	
Delivery/Delivery		1 @ 20 ft deep		

Parking Totals/Summary					
Floor	Square Footage	Spaces	Tandem Spaces	Handicapped Spaces	Van Spaces
Parking Level Ground Floor	25,924.19	48	5	1	Residential
Parking Level Intermediate	25,924.19	48	5	1	Residential
Totals	51,848.38	96	10		
Parking Required		84			
Parking Provided		96			



THE BEACON CENTER

FOURTH FLOOR

	SQUARE FOOTAGE	PERCENTAGE/FAR
LOT OCCUPANCY	26,396.86 SF	54.63%
RESIDENTIAL FAR	25,396.86 SF	0.55
COMMERCIAL FAR	0 SF	0

THIRD FLOOR

LOT OCCUPANCY	26,439.08 SF	54.72%
RESIDENTIAL FAR	26,439.08 SF	0.55
COMMERCIAL FAR	0 SF	0

SECOND FLOOR

LOT OCCUPANCY	32,792.64 SF	67.88%
RESIDENTIAL FAR	14,216.46 SF	0.29
COMMERCIAL FAR	6,595.92 SF	0.14
MEZZANINE - NON FAR	2,087.40 SF	0

FIRST FLOOR

LOT OCCUPANCY	33,245.38 SF	68.81%
RESIDENTIAL FAR	14,216.46 SF	0.29
COMMERCIAL FAR	14,482.80 SF	0.26

INTERMEDIATE GARAGE

LOT OCCUPANCY	44,083.87 SF	91.24%
RESIDENTIAL FAR	25,968.22 SF	0.54
COMMERCIAL FAR	317.74 SF	0.01

GROUND FLOOR

LOT OCCUPANCY	44,083.87 SF	91.24%
RESIDENTIAL FAR	1306.66 SF	0.03
COMMERCIAL FAR	9,526.08 SF	0.20
GARAGE - NON FAR	25,924.19 SF	0

LOT AREA FAR

	48,318.00 SF	
RESIDENTIAL	108,543.06 SF	2.25
COMMERCIAL	35,016.44 SF	0.72
TOTAL	143,176.90 SF	2.97

ZONING ANALYSIS DIAGRAM

LEGEND

SENIOR



AFFORDABLE



TRANSITIONAL



PSH



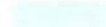
CHURCH



CHURCH
OFFICE



EBOL OFFICE



GYMNASIUM



RETAIL



GARAGE



OPEN TO
BELOW



2009 APR 24 10:10:24

A0-6A

FEBRUARY 27, 2009

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THE BEACON CENTER

RENDERED SITE PLAN
SCALE 1" = 40'-0"



A0-8



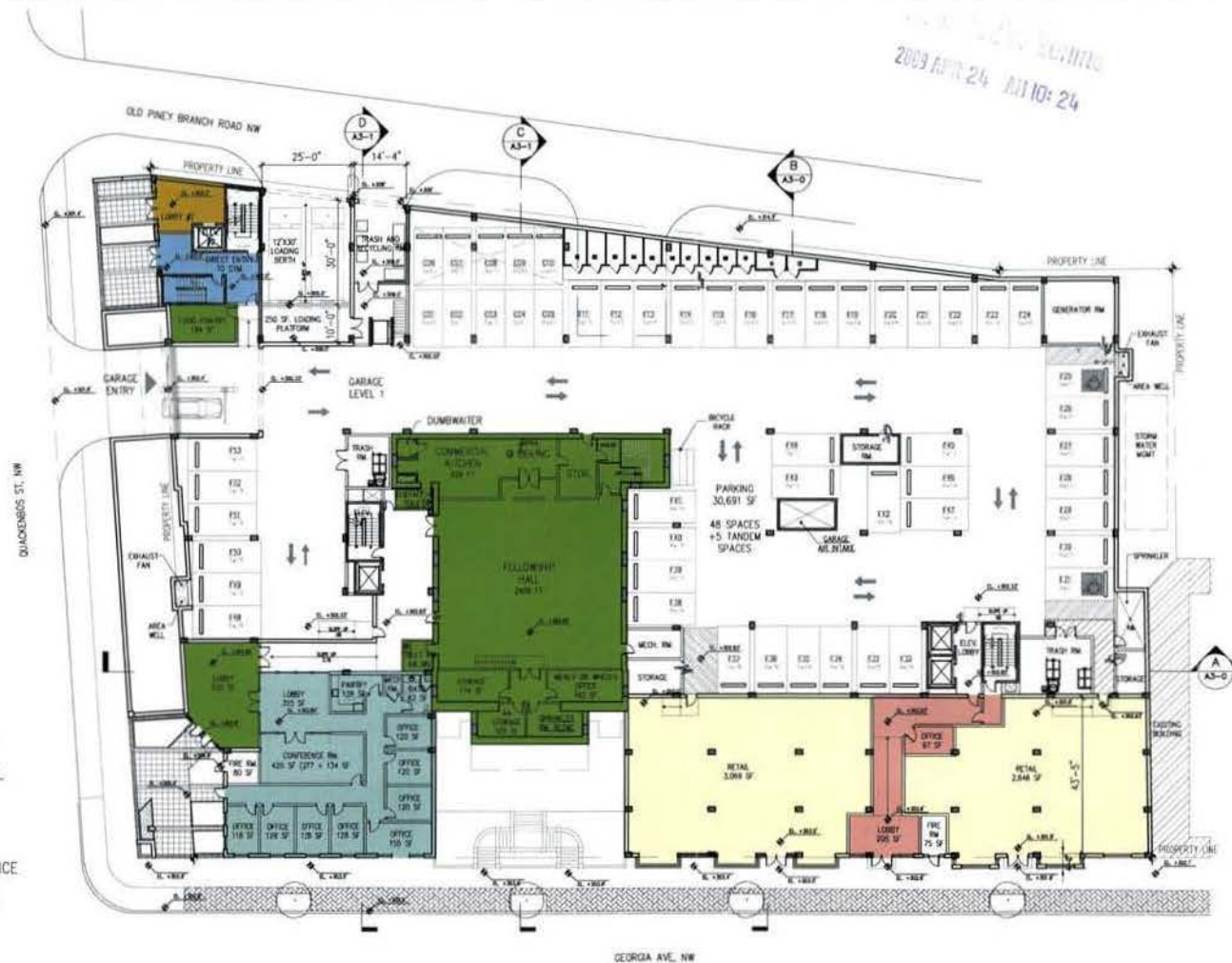
PGN ARCHITECTS, PLLC
1617 M Street, NW Washington, DC 20006
Architects, PLLC

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LEGEND

- SENIOR
- AFFORDABLE
- TRANSITIONAL
- PSH
- CHURCH
- CHURCH OFFICE
- EBOL OFFICE
- GYMNASIUM
- RETAIL



GROUND FLOOR

SCALE 1/8" = 1'-0"

THE BEACON CENTER

PGN ARCHITECTS, PLLC
1817 M Street, NW Washington, DC 20036
Architects, PRC



ZONING REQUIREMENTS
LOT AREA - 48,318 SF
SQUARE NUMBER - 2940
ZONING DISTRICT - C-2-A
ALLOWABLE LOT OCC 60%
MAX. BLDG. HEIGHT - 50 FT
ALLOWABLE F.A.R.
FAR = 2.5 FOR RESIDENTIAL
FAR = 1.5 FOR OTHER USES

BLDG A - RESIDENTIAL

- SENIOR 42,651 SF
- 51 UNITS:
 - 42 X 1BR
 - 9 X 2BR
- AFFORDABLE 14,218 SF
- 16 UNITS:
 - 12 X 1BR
 - 2 X 2BR
 - 2 X 3BR
- RETAIL 5,654 SF

TOTAL = 62,523 SF (67 UNITS)

BLDG B - COMMUNITY

- CHURCH OFF. 10,881 SF
- CHURCH 1,571 SF
- EBOL OFFICES 2,734 SF
- GYMNASIUM 7,443 SF
- TRANSITIONAL 12,221 SF
- 9 UNITS:
 - 3 X 1BR
 - 4 X 2BR
 - 2 X 3BR
- PSH 12,179 SF
- 15 UNITS:
 - 15 X EFF.

TOTAL = 47,029 SF (24 UNITS)

BLDG C - CHURCH

- BASEMENT 4,954 SF
- MAIN FLOOR 5,872 SF
- MEZZANINE 2,097 SF

500 PEOPLE
TOTAL = 12,923 SF

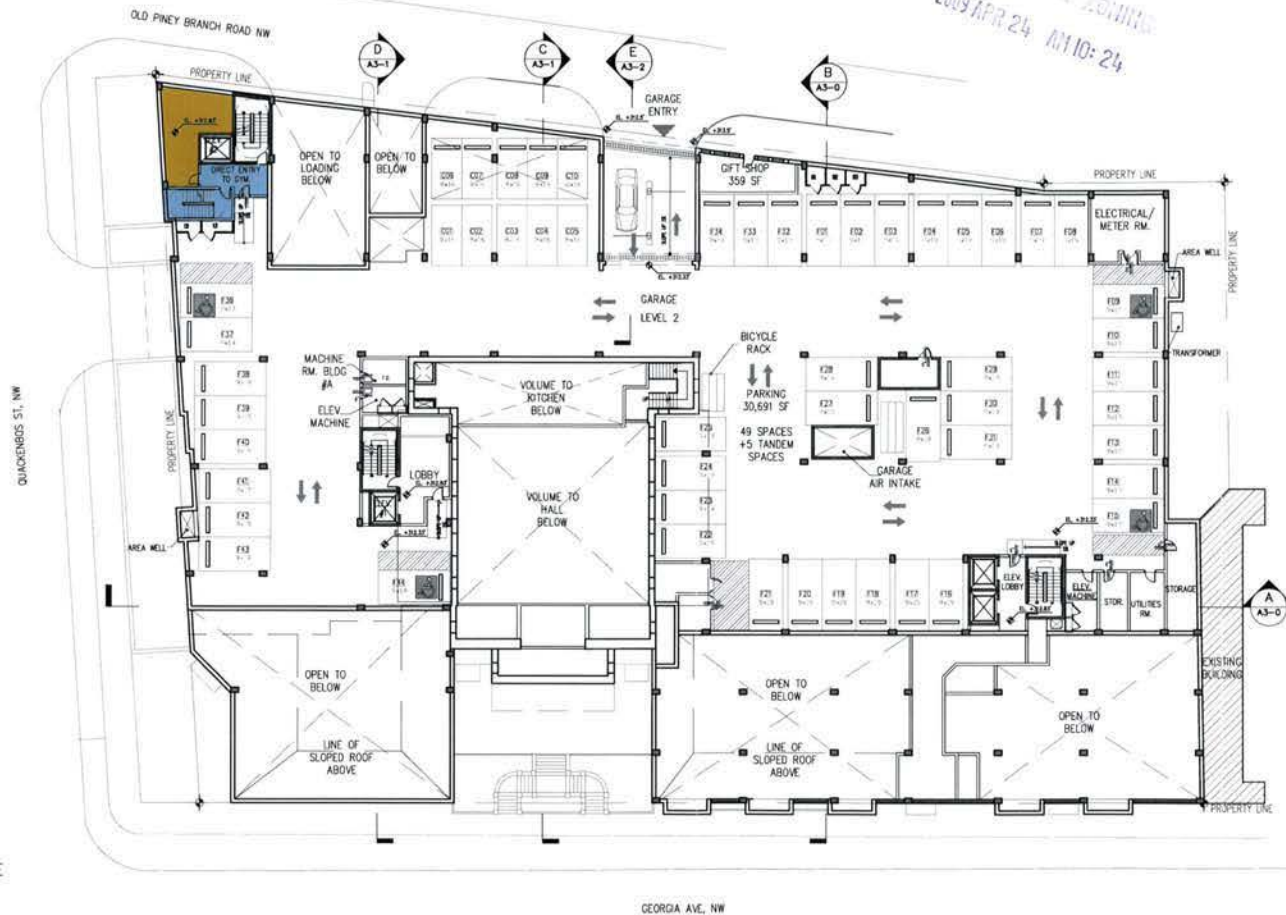
RETAIL
TOTAL = 5,654 SF

PARKING
25,924 + 25,587 SF (G1+G2)
TOTAL = 51,511 SF
48+48 SPACES (G1+G2)
- 96 REGULAR SPACES
- 10 TANDEM SPACES (5+5)
TOTAL = 106 SPACES

A1-0

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LEGEND

- SENIOR
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THE BEACON CENTER

INTERMEDIATE GARAGE
SCALE 1/8" = 1'-0"

PQN ARCHITECTS, PLLC
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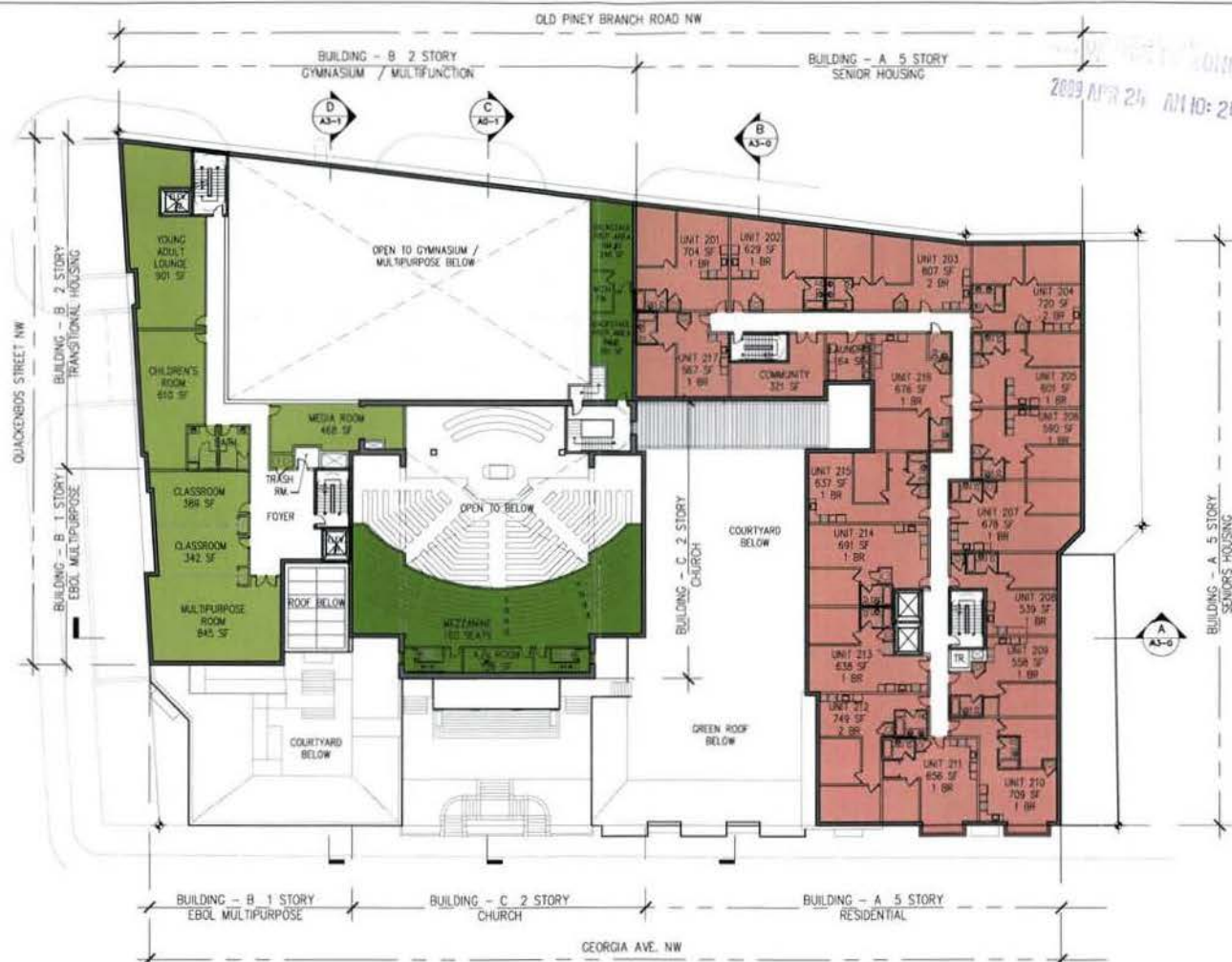
TOTAL = 106 SPACES

A1-1

FEBRUARY 27, 2009

LEGEND

- SENIOR
- AFFORDABLE
- TRANSITIONAL
- PSH
- CHURCH
- CHURCH OFFICE
- EBOL OFFICE
- GYMNASIUM
- RETAIL



SECOND FLOOR PLAN

SCALE 1/4" = 1'-0"

ZONING REQUIREMENTS LOT AREA - 48,318 SF. SQUARE NUMBER - 2940 ZONING DISTRICT - C-2-A ALLOWABLE LOT OCC. 60% MAX. BLDG. HEIGHT - 50 FT ALLOWABLE F.A.R FAR = 2.5 FOR RESIDENTIAL FAR = 1.5 FOR OTHER USES	
BLDG A - RESIDENTIAL - SENIOR 42,651 SF 51 UNITS: - 42 X 1BR - 9 X 2BR - AFFORDABLE 14,218 SF 16 UNITS: - 12 X 1BR - 2 X 2BR - 2 X 3BR - RETAIL 5,654 SF TOTAL = 62,523 SF (67 UNITS)	
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THE BEACON CENTER

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 1817 M Street, NW Washington, DC 20036
 Architects, PLLC

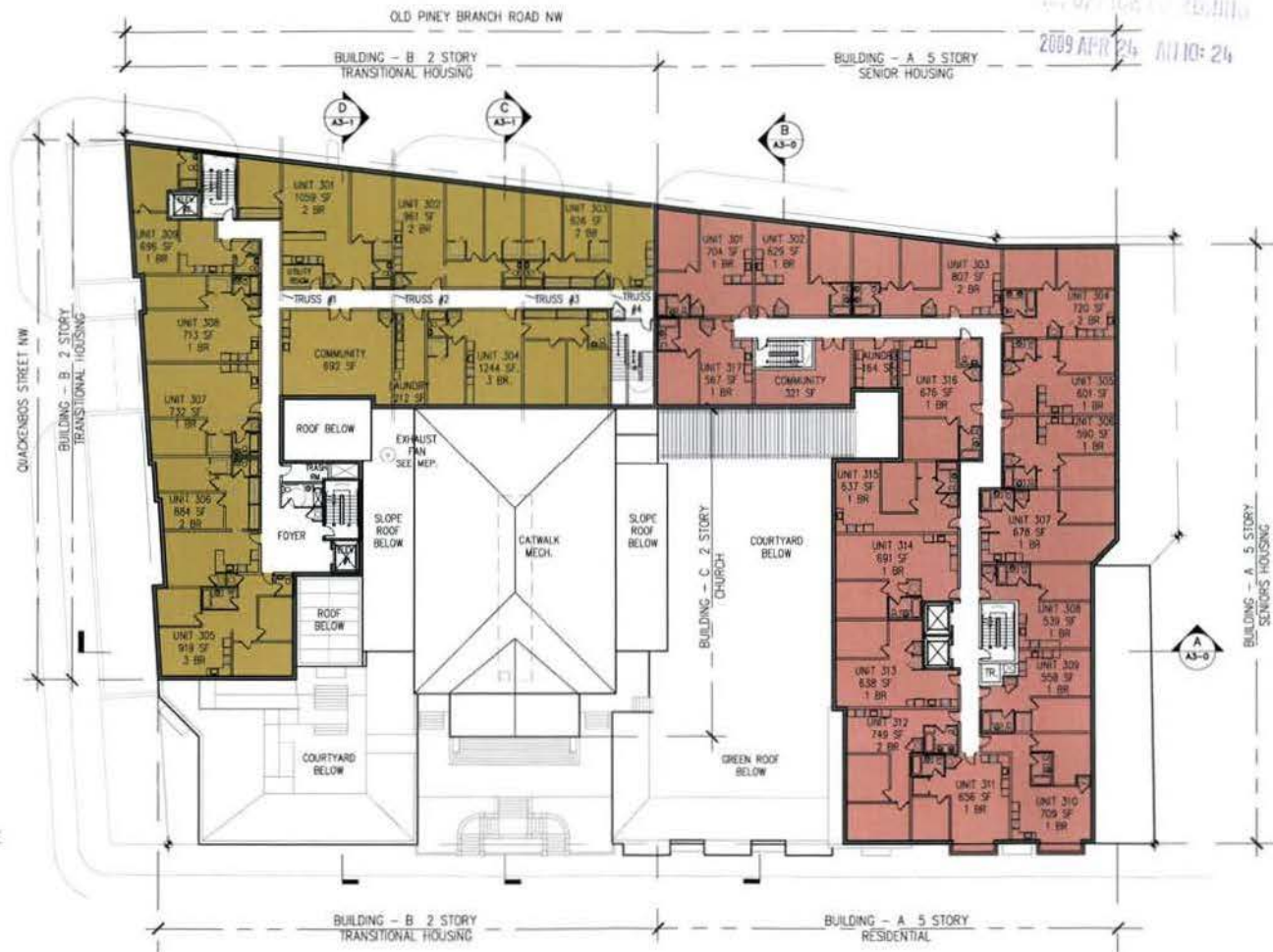
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A1-3

LEGEND

- SENIOR
- AFFORDABLE
- TRANSITIONAL
- PSH
- CHURCH
- CHURCH OFFICE
- EBOL OFFICE
- GYMNASIUM
- RETAIL

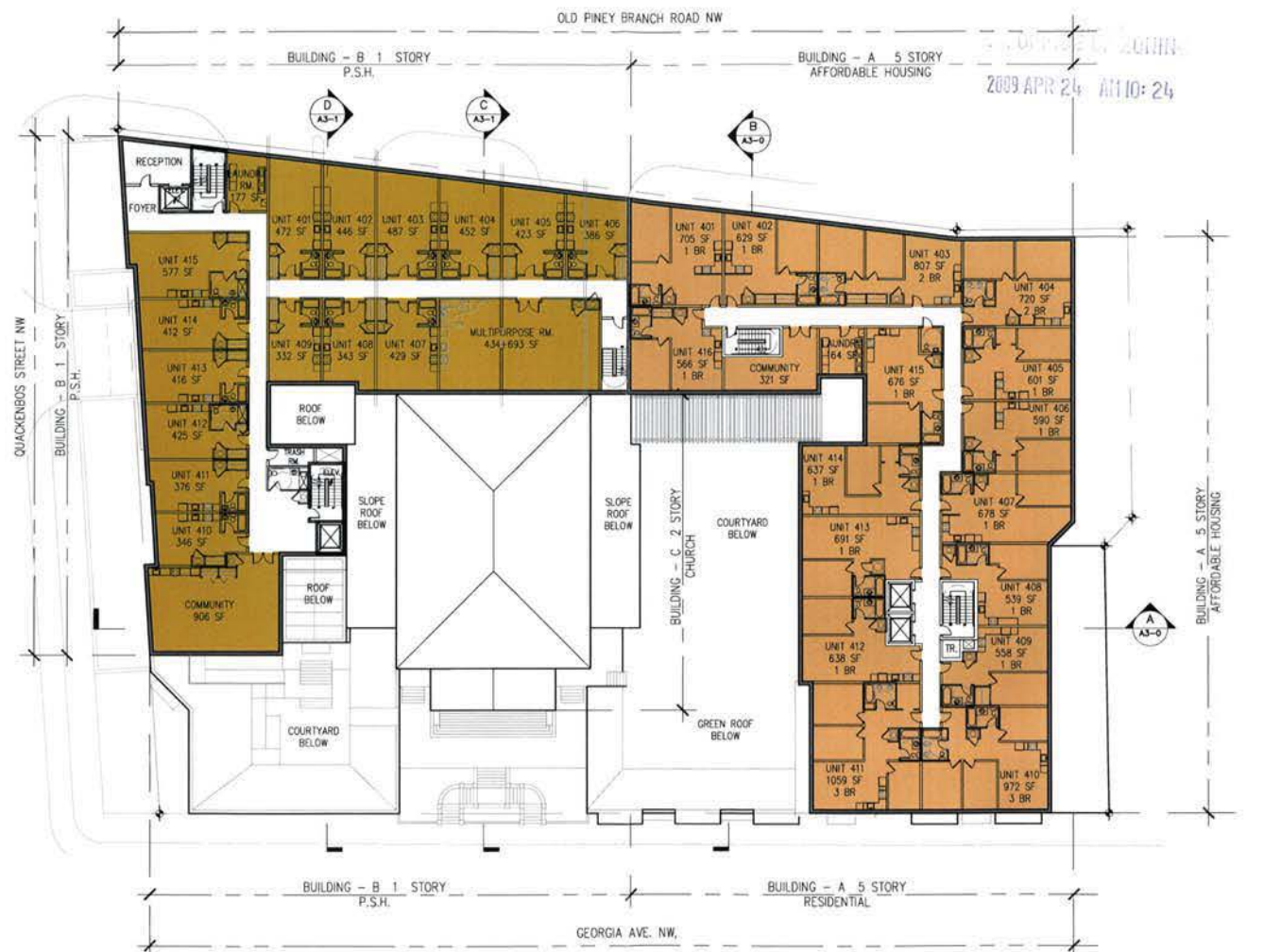
THE BEACON CENTER



THIRD FLOOR PLAN
SCALE 1/8" = 1'-0"

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A1-4



SCALE $\frac{1}{2}$ " = 1'-0"

TOTAL = 100 SPACES

A1-5

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THE BEACON CENTER

PERSPECTIVE

A2-0

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THE BEACON CENTER

RENDERED ELEVATION - GEORGIA AVE

SCALE 1/8" = 1'-0"

A2-1A

PGN ARCHITECTS, PLLC
1917 M Street, NW Washington, DC 20006
Architects, PLLC

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RENDERED ELEVATION - QUACKENBOS

SCALE $\frac{1}{20}'' = 1'-0''$



FEBRUARY 27, 2009

A2-2A

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01 ELEVATION - OLD PINEY BRANCH ROAD
A2-3A SCALE: 1" = 20'-0"

A2-3A

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01 RENDERED ELEVATION - RITTENHOUSE
A2-4A SCALE: 1" = 20'-0"

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A2-4A

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SCALE: 3/32" = 1'-0"

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RENDERED ELEVATION - CHURCH
SCALE 3/32" = 1'-0"

A2-5A

2009 APR 24 AM 10:25



THE BEACON CENTER

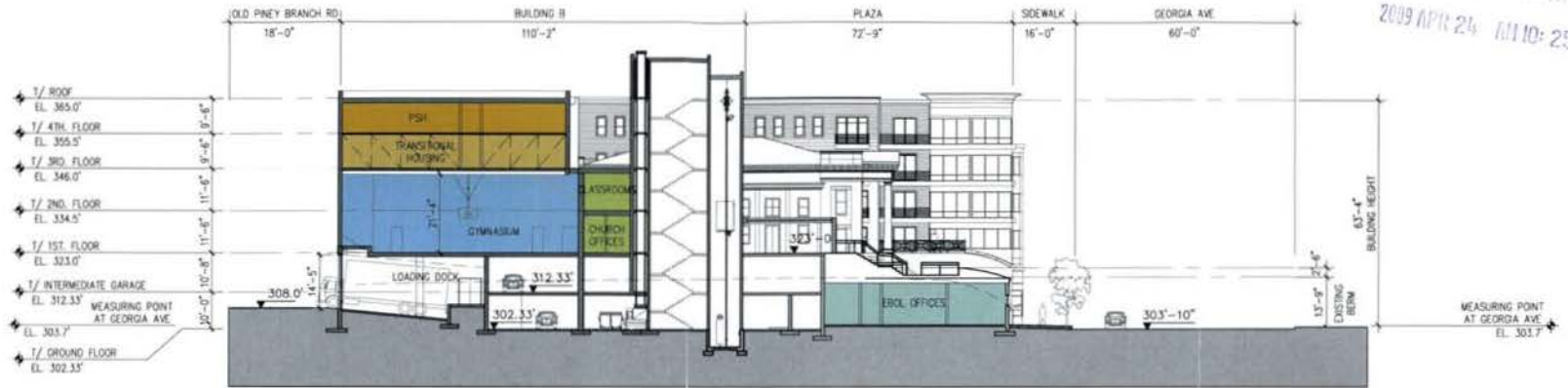
02 RENDERED ELEVATION - COURTYARD
A2-6A SCALE: 1" = 20'-0"

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A2-6A

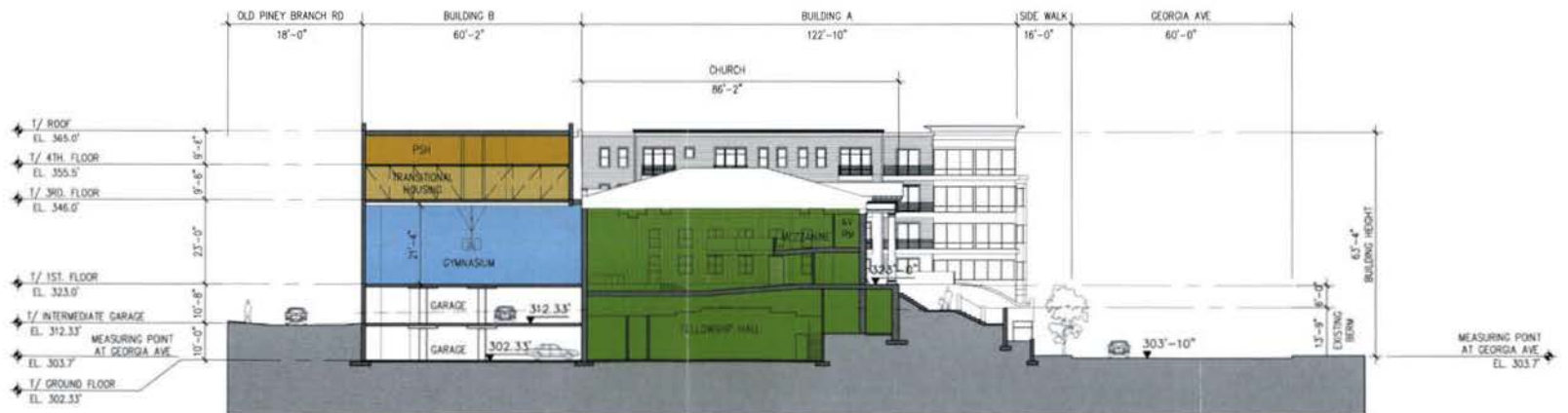
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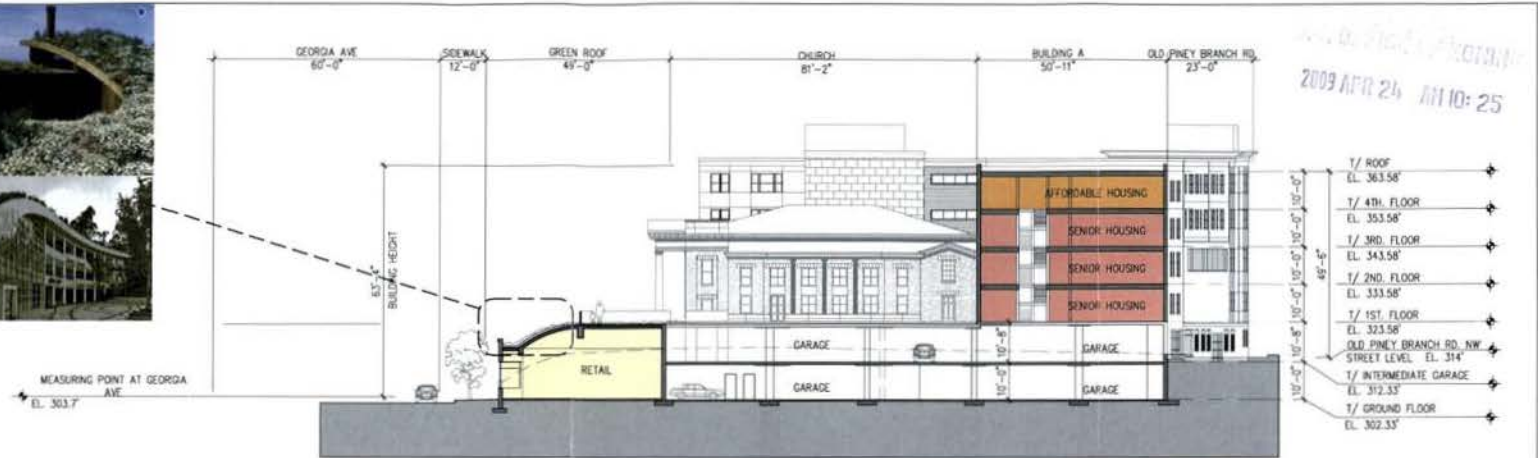
LEGEND

- SENIOR
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- PSH
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- EBOL OFFICE
- GYMNASIUM
- RETAIL



SECTION C
SCALE 1/8" = 1'-0"

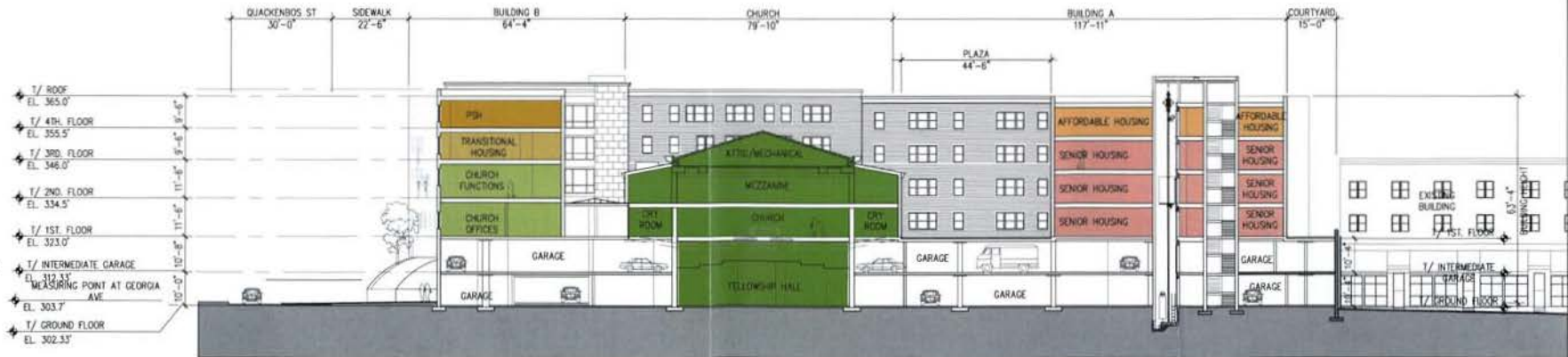
THE BEACON CENTER



SECTION B
SCALE 1/8" = 1'-0"

LEGEND

- SENIOR
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SECTION A
SCALE 1/8" = 1'-0"

THE BEACON CENTER