

1710-1730 SEVENTH STREET, NW

WASHINGTON , DC

BZA CONCEPT SUBMISSION

October 25, 2010

OWNER / DEVELOPER:
ARCHITECT:
LAND USE COUNSEL:
CIVIL ENGINEER:
TRAFFIC CONSULTANT:

LINCOLN WESTMORELAND HOUSING INC.
SHALOM BARANES ASSOCIATES
GOULSTON & STORRS
THOTH LAND SURVEYING PROFESSIONALS, INC
WELLS & ASSOCIATES, LLC

DRAWING INDEX

SHEET	TITLE
A1	COVER SHEET
D1	DEVELOPMENT DATA
A2	SITE AERIAL (CONTEXT)
A3	SITE AERIAL (PHOTO KEY)
A4	SITE PHOTOS
A5	WMATA EASEMENT PLAN
A6	CIVIL SURVEY
A7	SITE PLAN
A8	PLANS
A9	PLANS
A10	PLAN
A11	PERSPECTIVE VIEW
A12	PERSPECTIVE VIEW
A13	ELEVATIONS
A14	ELEVATION
A15	SECTIONS
D2	DEVELOPMENT DATA
A16	CIVIL SURVEY
A17	ELEVATIONS
A18	ELEVATIONS

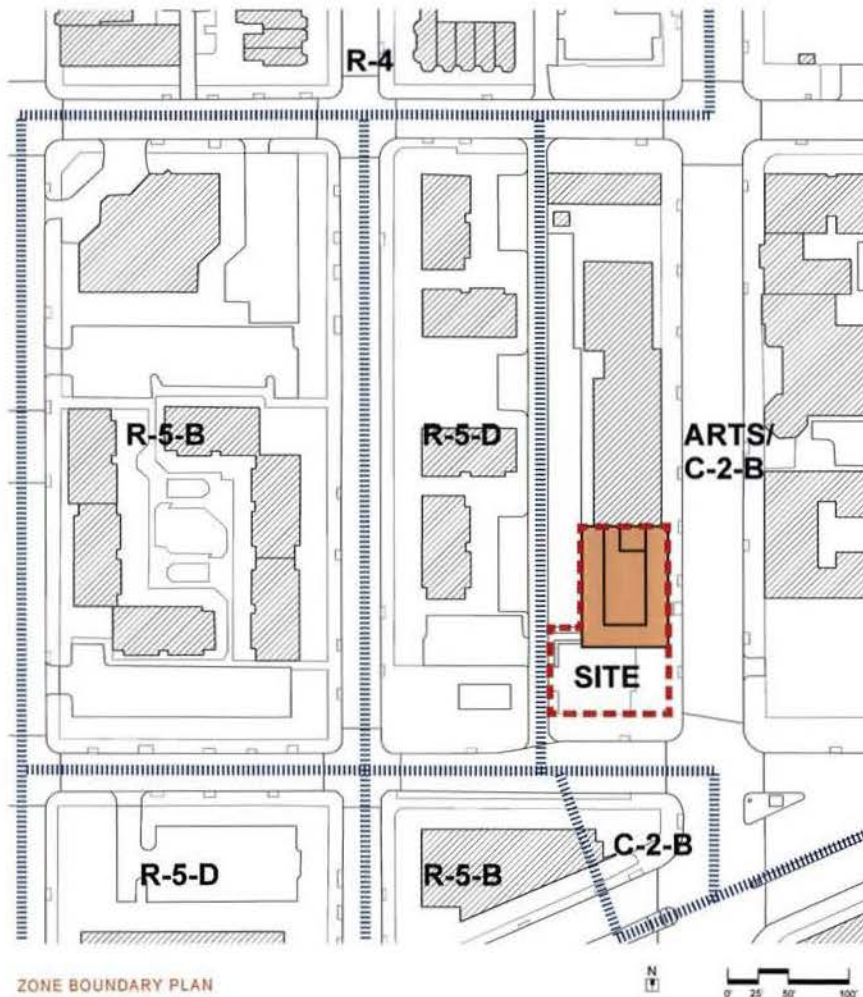
1710-1730 SEVENTH STREET, NW WASHINGTON, D.C.

LINCOLN WESTMORELAND HOUSING, INC. | October 25, 2010 | © 2010 Shalom Baranes Associates, P.C.

shalom baranes associates architects
Board of Zoning Adjustment

District of Columbia
CASE NO.18182
EXHIBIT NO.22B

A 1



NEW APARTMENT BUILDING ON SEPARATE RECORD LOT ZONING TABULATIONS

SQUARE: 419
 LOTS: 33, 846 (AIR RIGHTS)
 ZONE: ARTS / C-2-B
 SITE AREA: 13,183 SF

ARTS / C-2-B	MAXIMUM/REQUIRED	PROVIDED
BUILDING HEIGHT (770.1) (770.8) (1902.1)	70' (NOTE 1)	70' (8 STORIES)
FAR (771.2) (1804)	4.5	TOTAL: 4.35 RETAIL: 0.25 RESIDENTIAL: 4.10 (NOTE 3)
FAR FLOOR AREA	59,324 SF	TOTAL: 57,287 SF RETAIL: 3,307 SF RESIDENTIAL: 53,980 SF
LOT OCCUPANCY (772.1)	80.0%	55.0%
REAR YARD (774.1) (774.7)	15'	NONE
COURT (776)	15'	57'-9"
PENTHOUSE HEIGHT (411) (777) (1902.1)	MAX. HEIGHT: 18'-6". UNIFORM HEIGHT OF WALLS; SETBACK DISTANCE FROM EXTERIOR WALLS EQUAL TO HEIGHT	HEIGHT VARIES UP TO 18'-6"; SETBACKS GREATER THAN 1:1 RATIO
PARKING (2100.5) (2101.1)	1 PER 3 DWELLING UNITS	13 SPACES (NOTE 2)
LOADING (2200.5) (2201.1)	FOR 50 OR MORE UNITS: 1 LOADING BERTH @ 55' 1 LOADING PLATFORM @ 200 SF 1 LOADING SPACE @ 20'	1 LOADING SPACE @ 20'
ARTS (1901)	GROUND FLOOR RETAIL/SERVICE/ARTS USES	RETAIL/SERVICE USES: 53% (NOTE 4)

NOTES:

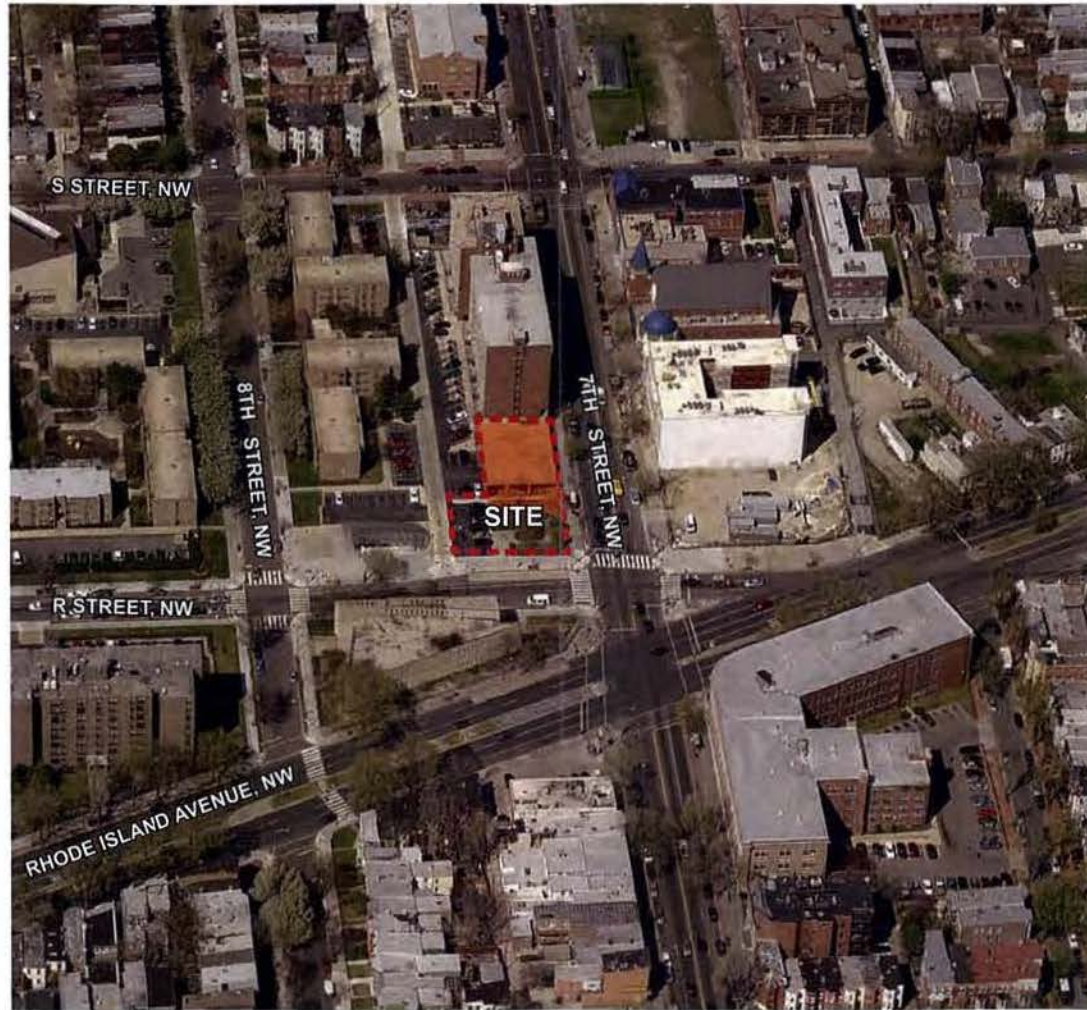
- Includes Inclusionary Zoning bonus.
- Proposed number of dwelling units may vary from 50 to 60.
- FAR floor area includes a deduction of 2% for mechanical shafts and spaces with structural clearance less than 6'-6".
- Retail gross floor area of 3,307 sf equals 53% of enclosed ground floor area of 6,258 sf.

1710-1730 SEVENTH STREET, NW WASHINGTON, D.C.

LINCOLN WESTMORELAND HOUSING, INC. | October 25, 2010 | © 2010 Shalom Baranes Associates, P.C.

shalom baranes associates architects

DEVELOPMENT DATA D 1

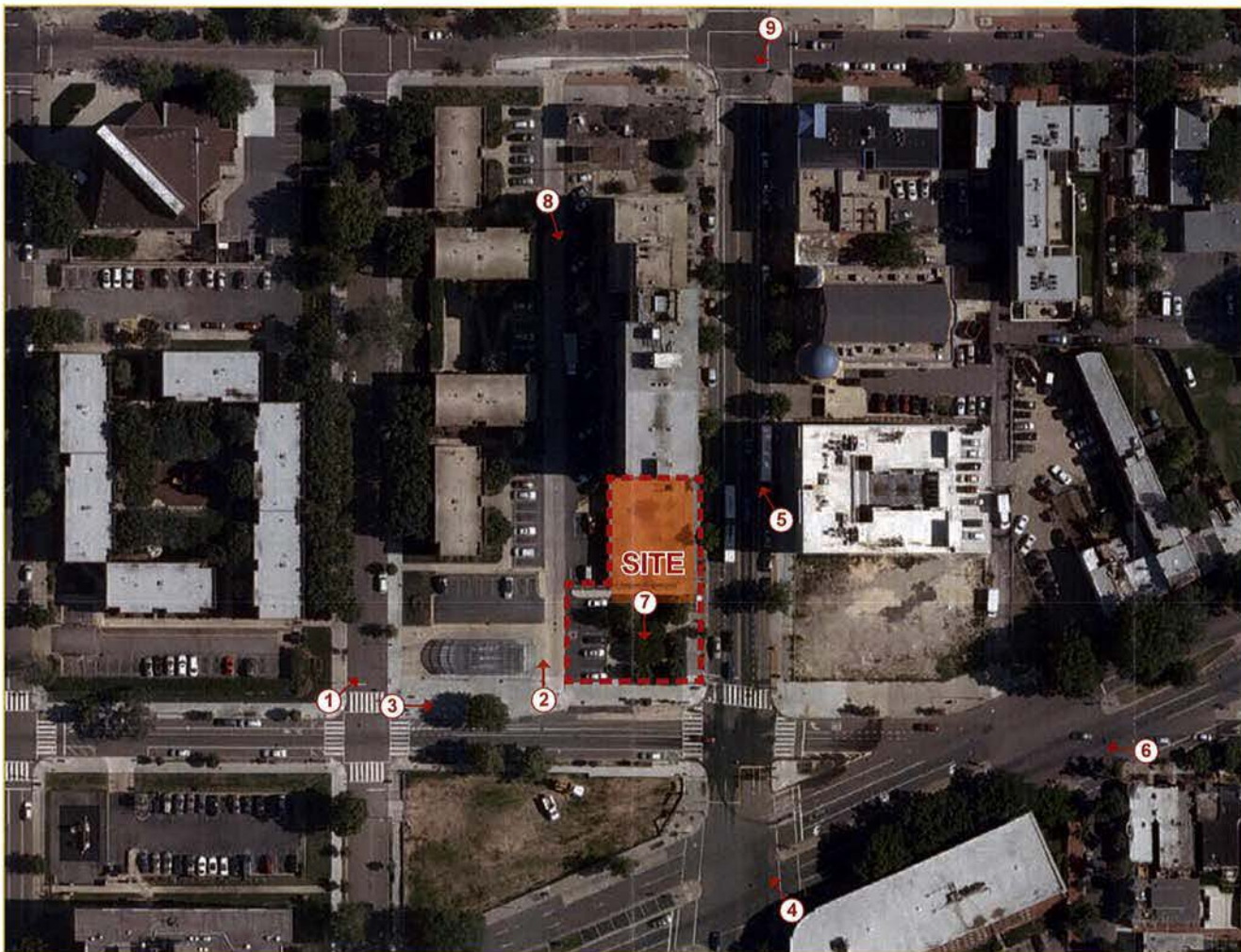


1710-1730 SEVENTH STREET, NW WASHINGTON, D.C.

LINCOLN WESTMORELAND HOUSING, INC. | October 25, 2010 | © 2010 SHALOM BARANES ASSOCIATES, P.C.

shalom baranes associates architects

SITE AERIAL (CONTEXT) A 2



1710-1730 SEVENTH STREET, NW WASHINGTON, D.C.

LINCOLN WESTMORELAND HOUSING, INC. | October 25, 2010 | © 2010 Shalom Baranes Associates, P.C.



shalom baranes associates

architects

SITE AERIAL (PHOTO KEY)

A 3



1. VIEW FROM R STREET LOOKING NORTHEAST



2. VIEW OF PUBLIC ALLEY LOOKING NORTH FROM R STREET



3. VIEW OF R STREET LOOKING EAST



4. VIEW FROM 7TH STREET LOOKING NORTH



5. VIEW FROM 7TH STREET LOOKING NORTH



6. VIEW FROM RHODE ISLAND AVENUE LOOKING WEST



7. VIEW FROM SITE LOOKING SOUTH



8. VIEW OF PUBLIC ALLEY LOOKING SOUTH



9. VIEW FROM S STREET LOOKING SOUTH

1710-1730 SEVENTH STREET, NW WASHINGTON, D.C.

LINCOLN WESTMORELAND HOUSING, INC.

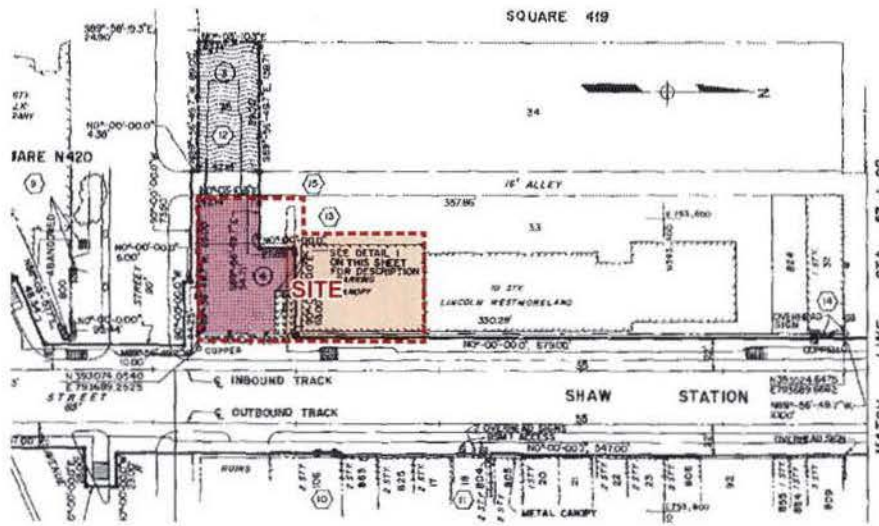
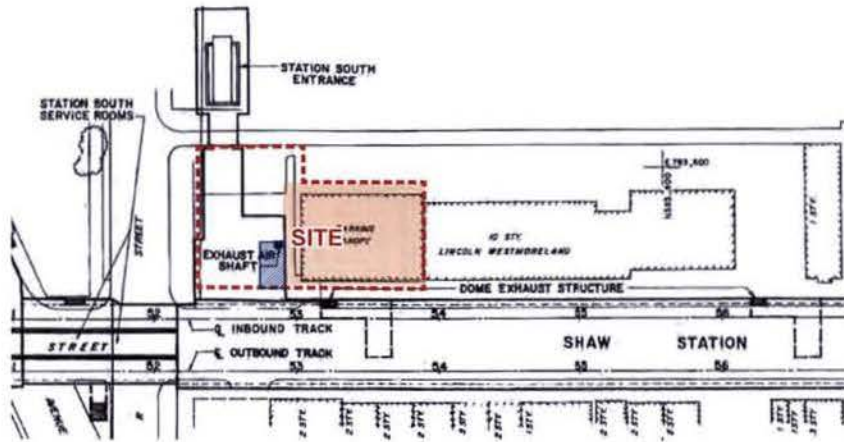
October 25, 2010

© 2010 Shalom Baranes Associates, P.C.

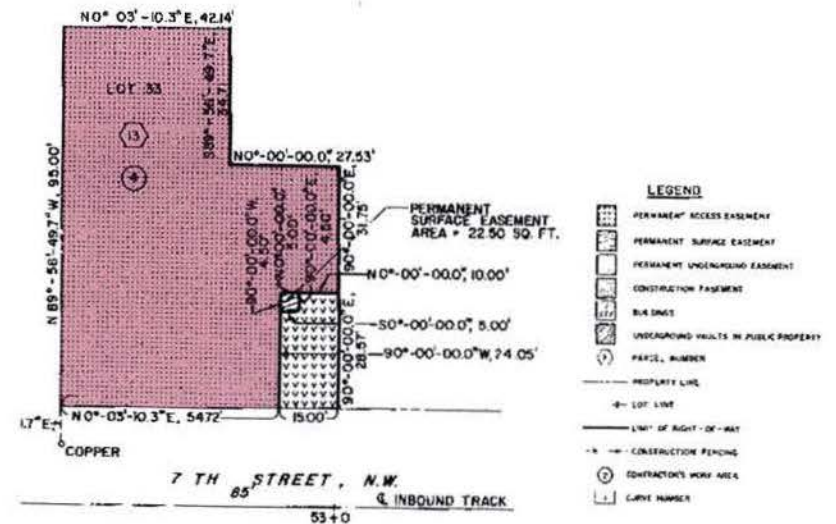
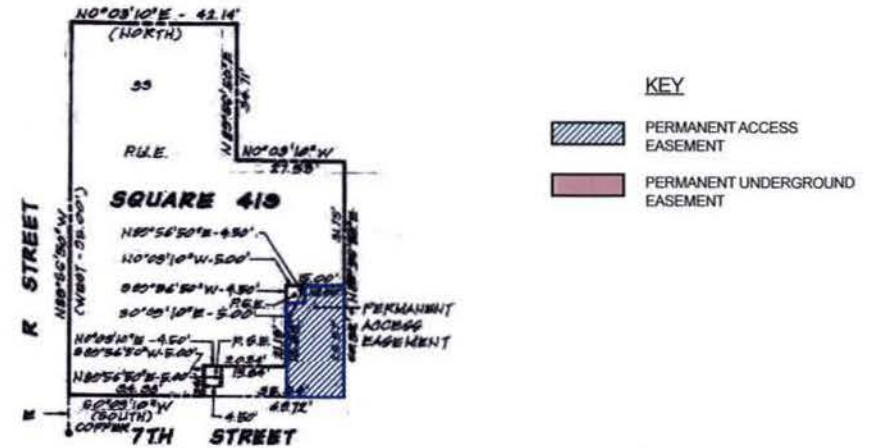
shalom baranes associates architects

SITE PHOTOS

A 4



Source: Washington Metropolitan Area Transit Authority



1710-1730 SEVENTH STREET, NW WASHINGTON, D.C.

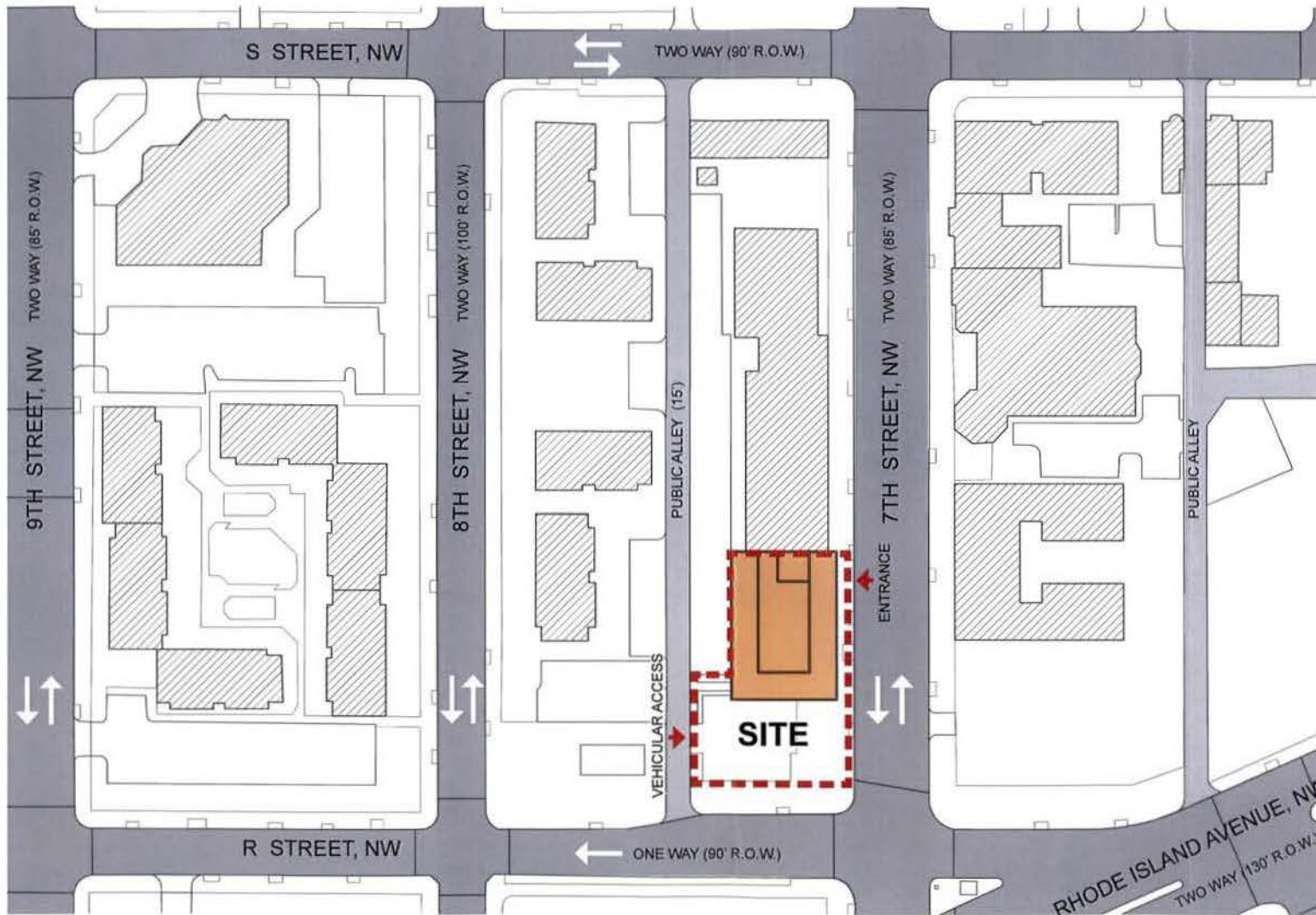
LINCOLN WESTMORELAND HOUSING, INC. | October 25, 2010 | © 2010 SHALOM BARANES ASSOCIATES, P.C.

shalom baranes associates architects

WMATA EASEMENT PLAN

A 5

Subject to all measurements, *delta* of way, *sigma* of contribution of impact



1710-1730 SEVENTH STREET, NW WASHINGTON, D.C.



shalom baranes associates

architects

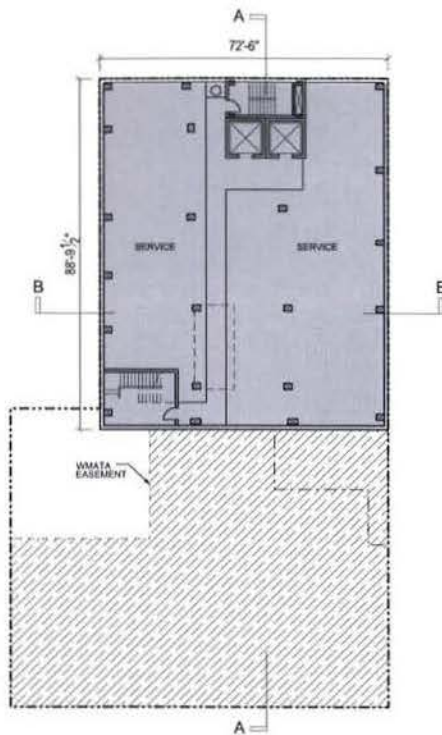
LINCOLN WESTMORELAND HOUSING, INC.

October 25, 2010

© 2010 SHALOM BARANES ASSOCIATES, P.C.

SITE PLAN

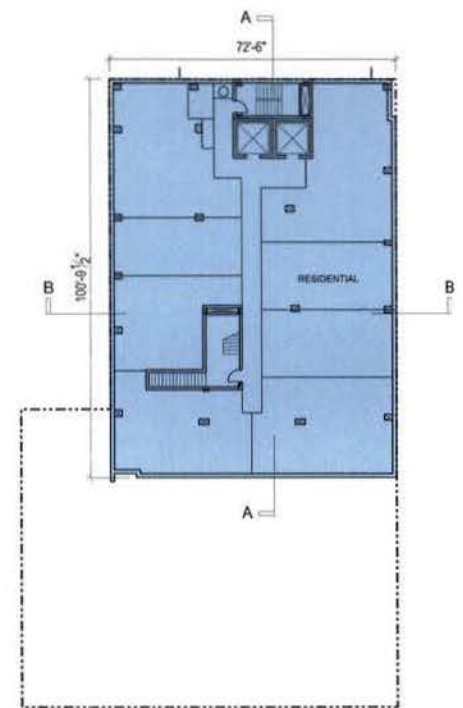
A 7



LEVEL B-1



GROUND FLOOR



FLOOR 2

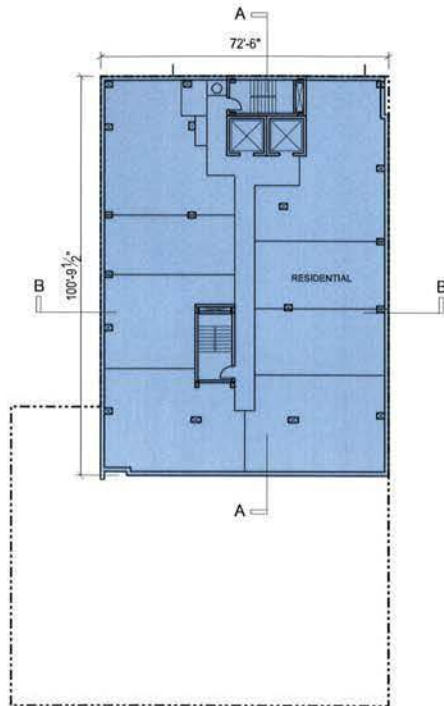
NOTES:

1: THE EXTERIOR ELEVATIONS, INCLUDING DOOR AND WINDOW SIZES AND LOCATIONS, AND THE INTERIOR LAYOUTS, INCLUDING INTERIOR PARTITION LOCATIONS, NUMBER, SIZE, AND LOCATION OF RESIDENTIAL UNITS, STAIRS, AND ELEVATORS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE PARKING SPACE LAYOUT IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE LOADING AREA LAYOUT IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND THE FINAL NUMBER OF LOADING BERTHS WILL BE DETERMINED BASED ON THE FINAL RETAIL PROGRAM. FINAL LAYOUTS MAY VARY.

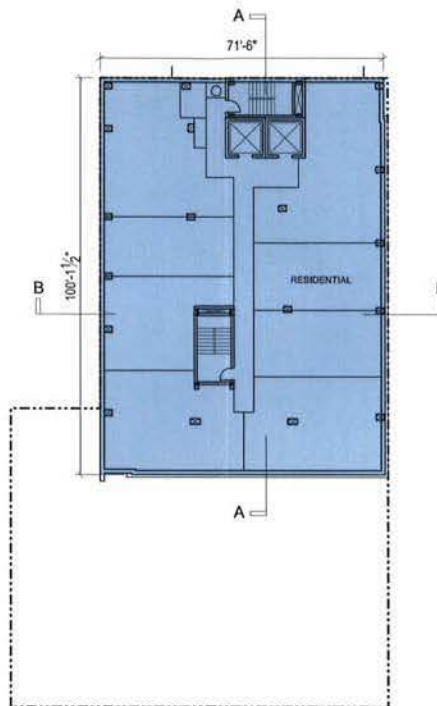
1710-1730 SEVENTH STREET, NW WASHINGTON, D.C.



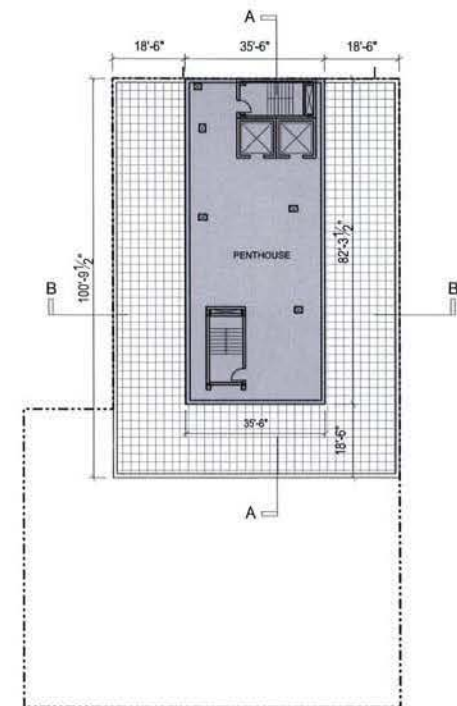
shalom baranes associates architects



FLOORS 3-7



FLOOR 8



PENTHOUSE PLAN

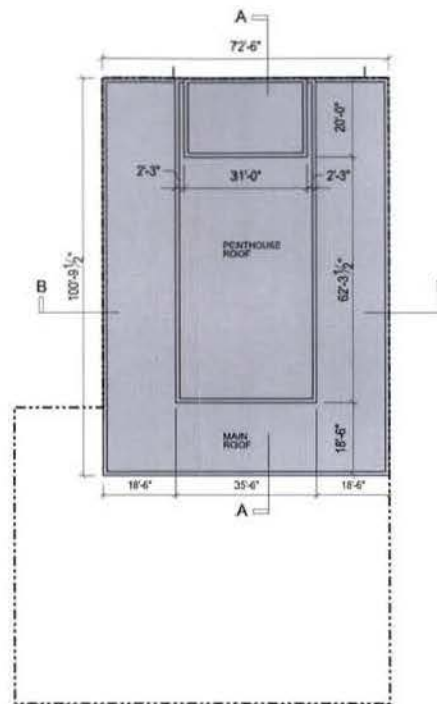
NOTES:

1: THE EXTERIOR ELEVATIONS, INCLUDING DOOR AND WINDOW SIZES AND LOCATIONS, AND THE INTERIOR LAYOUTS, INCLUDING INTERIOR PARTITION LOCATIONS, NUMBER, SIZE, AND LOCATION OF RESIDENTIAL UNITS, STAIRS, AND ELEVATORS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE PARKING SPACE LAYOUT IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE LOADING AREA LAYOUT IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND THE FINAL NUMBER OF LOADING BERTHS WILL BE DETERMINED BASED ON THE FINAL RETAIL PROGRAM. FINAL LAYOUTS MAY VARY.

1710-1730 SEVENTH STREET, NW WASHINGTON, D.C.



shalom baranes associates architects



ROOF PLAN

NOTES:

1: THE EXTERIOR ELEVATIONS, INCLUDING DOOR AND WINDOW SIZES AND LOCATIONS, AND THE INTERIOR LAYOUTS, INCLUDING INTERIOR PARTITION LOCATIONS, NUMBER, SIZE, AND LOCATION OF RESIDENTIAL UNITS, STAIRS, AND ELEVATORS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE PARKING SPACE LAYOUT IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE LOADING AREA LAYOUT IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND THE FINAL NUMBER OF LOADING BERTHS WILL BE DETERMINED BASED ON THE FINAL RETAIL PROGRAM. FINAL LAYOUTS MAY VARY.

1710-1730 SEVENTH STREET, NW WASHINGTON, D.C.



shalom baranes associates architects



VIEW AT CORNER OF 7TH & R STREETS, NW

1710-1730 SEVENTH STREET, NW WASHINGTON, D.C.

LINCOLN WESTMORELAND HOUSING, INC. | October 25, 2010 | © 2010 SHALOM BARANES ASSOCIATES, P.C.

shalom baranes associates architects

PERSPECTIVE VIEW A 11



VIEW AT CORNER OF 8TH & R STREETS, NW

1710-1730 SEVENTH STREET, NW WASHINGTON, D.C.

LINCOLN WESTMORELAND HOUSING, INC. | October 25, 2010 | © 2010 SHALOM BARANES ASSOCIATES, P.C.

shalom baranes associates architects

PERSPECTIVE VIEW A 12



R STREET (SOUTH) ELEVATION



7TH STREET (EAST) ELEVATION

NOTES:

1: THE EXTERIOR ELEVATIONS, INCLUDING DOOR AND WINDOW SIZES AND LOCATIONS, AND THE INTERIOR LAYOUTS, INCLUDING INTERIOR PARTITION LOCATIONS, NUMBER, SIZE, AND LOCATION OF RESIDENTIAL UNITS, STAIRS, AND ELEVATORS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE PARKING SPACE LAYOUT IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE LOADING AREA LAYOUT IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND THE FINAL NUMBER OF LOADING BERTHS WILL BE DETERMINED BASED ON THE FINAL RETAIL PROGRAM. FINAL LAYOUTS MAY VARY.

1710-1730 SEVENTH STREET, NW WASHINGTON, D.C.

LINCOLN WESTMORELAND HOUSING, INC. | October 25, 2010 | © 2010 SHALOM BARANES ASSOCIATES, P.C.

shalom baranes associates architects

ELEVATIONS A 13



ALLEY (WEST) ELEVATION

NOTES:

1: THE EXTERIOR ELEVATIONS, INCLUDING DOOR AND WINDOW SIZES AND LOCATIONS, AND THE INTERIOR LAYOUTS, INCLUDING INTERIOR PARTITION LOCATIONS, NUMBER, SIZE, AND LOCATION OF RESIDENTIAL UNITS, STAIRS, AND ELEVATORS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE PARKING SPACE LAYOUT IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE LOADING AREA LAYOUT IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND THE FINAL NUMBER OF LOADING BERTHS WILL BE DETERMINED BASED ON THE FINAL RETAIL PROGRAM. FINAL LAYOUTS MAY VARY.

1710-1730 SEVENTH STREET, NW WASHINGTON, D.C.

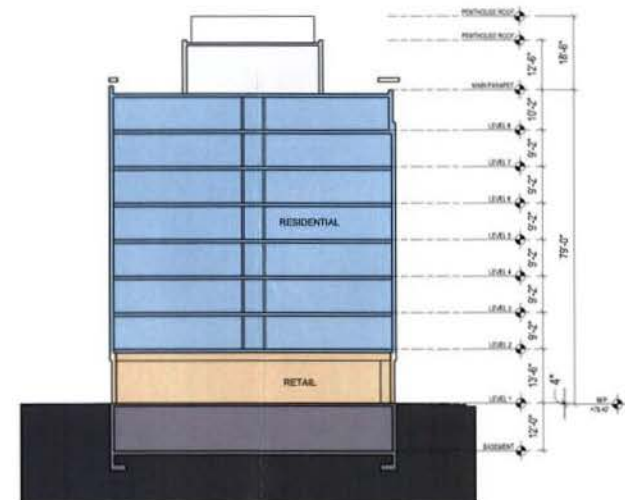
LINCOLN WESTMORELAND HOUSING, INC. | October 25, 2010 | © 2010 Shalom Baranes Associates, P.C.

shalom baranes associates architects

ELEVATION A 14



SECTION A-A



SECTION B-B

NOTES:

1: THE EXTERIOR ELEVATIONS, INCLUDING DOOR AND WINDOW SIZES AND LOCATIONS, AND THE INTERIOR LAYOUTS, INCLUDING INTERIOR PARTITION LOCATIONS, NUMBER, SIZE, AND LOCATION OF RESIDENTIAL UNITS, STAIRS, AND ELEVATORS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE PARKING SPACE LAYOUT IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE LOADING AREA LAYOUT IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND THE FINAL NUMBER OF LOADING BERTHS WILL BE DETERMINED BASED ON THE FINAL RETAIL PROGRAM. FINAL LAYOUTS MAY VARY.

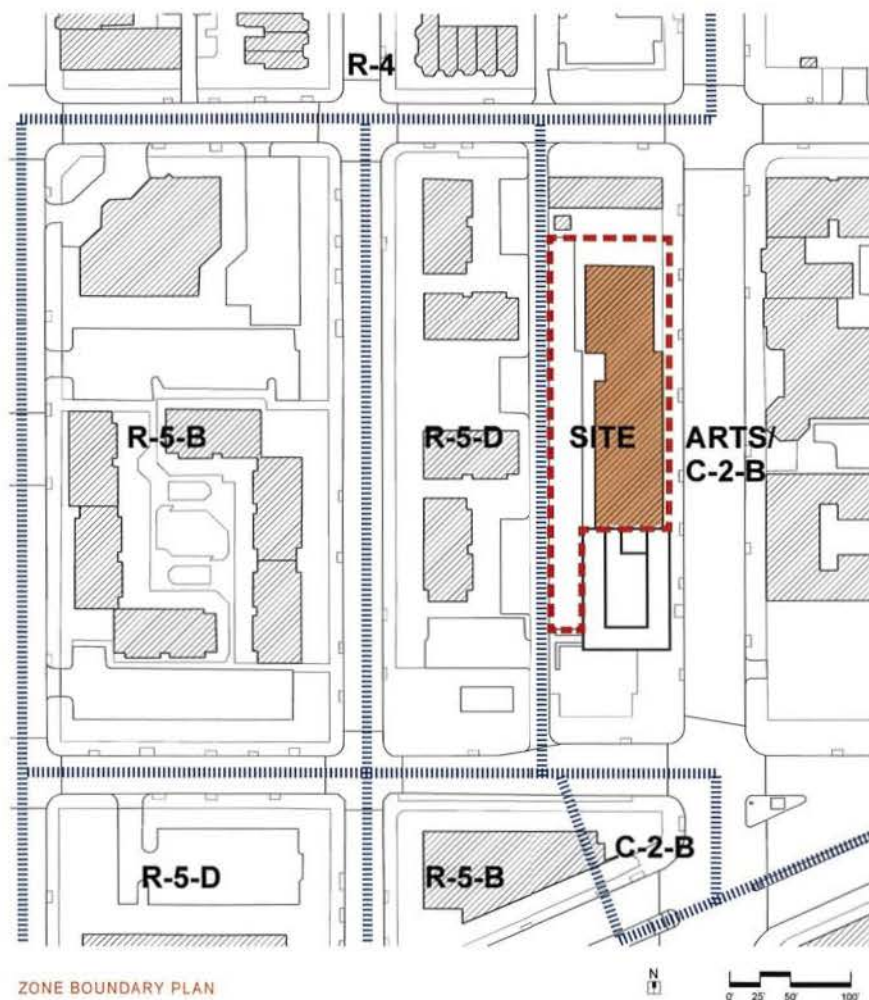
1710-1730 SEVENTH STREET, NW WASHINGTON, D.C.



shalom baranes associates architects

LINCOLN WESTMORELAND HOUSING, INC. | October 25, 2010 | © 2010 Shalom Baranes Associates, P.C.

SECTIONS A 15



EXISTING APARTMENT BUILDING ON SEPARATE RECORD LOT ZONING TABULATIONS

SQUARE: 419
 LOTS: 33
 ZONE: ARTS / C-2-B
 SITE AREA: 24,889 SF

ARTS / C-2-B	MAXIMUM/REQUIRED	PROVIDED
BUILDING HEIGHT (770.1) (770.8) (1902.1)	65'	89'-0" (10 STORIES)
FAR (771.2) (1904)	3.5	4.41 (109,870 SF) (NOTE 1)
LOT OCCUPANCY (772.1)	80.0%	50.0%
REAR YARD (774.1) (774.7)	15'	32'-7" FROM ALLEY CENTER LINE BELOW 20' PLANE; 33'-2" FROM PROPERTY LINE ABOVE 20' PLANE
SIDE YARD (775)	NONE	25'-0" AT NORTH SIDE
PENTHOUSE HEIGHT (411) (777) (1902.1)	MAX. HEIGHT: 18'-6"; UNIFORM HEIGHT OF WALLS; SETBACK DISTANCE FROM EXTERIOR WALLS EQUAL TO HEIGHT	MULTIPLE PENTHOUSE ENCLOSURES; HEIGHTS VARY UP TO 18'-6"; SETBACKS VARY FROM NONE TO GREATER THAN 1:1 RATIO
PARKING (2100.8) (2101.1)	1 PER 3 DWELLING UNITS	25 SPACES (NOTE 2)
LOADING (2200.8) (2201.1)	1 LOADING BERTH @ 55' 1 LOADING PLATFORM @ 200 SF 1 LOADING SPACE @ 20'	NONE
ARTS (1901)	GROUND FLOOR RETAIL/SERVICE/ARTS USES	41%

NOTES:

1. FAR floor area includes a deduction of 2% for mechanical shafts and spaces with structural clearance less than 6'-6".
2. The existing number of dwelling units is 108.

1710-1730 SEVENTH STREET, NW WASHINGTON, D.C.

LINCOLN WESTMORELAND HOUSING, INC. | October 25, 2010 | © 2010 Shalom Baranes Associates, P.C.

shalom baranes associates architects

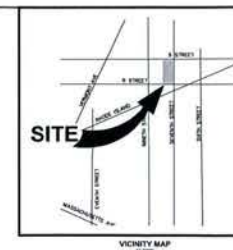
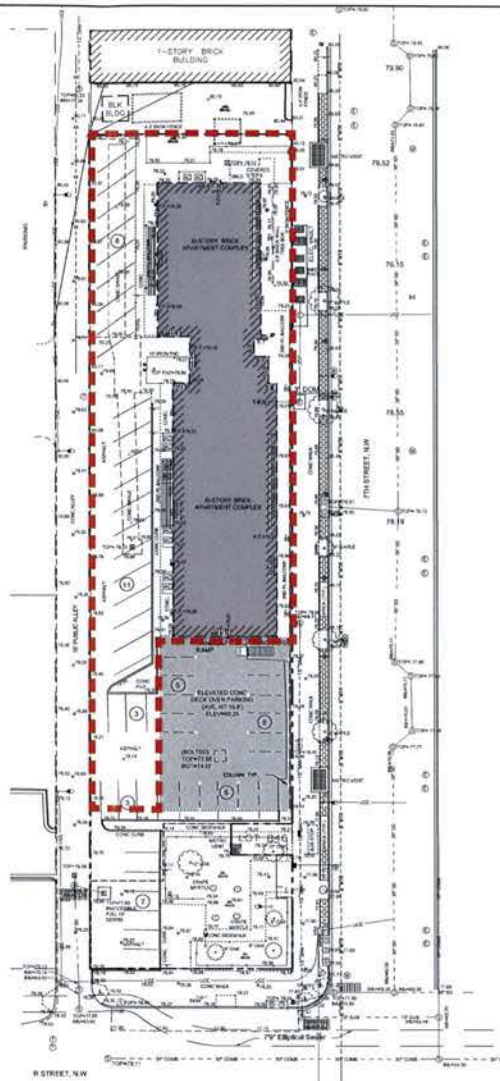
DEVELOPMENT DATA D 2

Part of lot numbered 33 in Square 419 as shown among the Records of the Office of the Surveyor of the District of Columbia in: *Subdivision Book 155, page 84*, said part of Lot 33 being known for purposes of assessment and taxation, as of the date hereof as Lot 847 in Square 419 pursuant to Assessment and Taxation Plot 9712-K, filed November 3, 1985 among the aforementioned records; said part of Lot 33 being more particularly described as follows:

BEGINNING for the same at the southeast corner of Lot 33 in Square 418 among the above said Records at Subdivision Book 155, Page 86; thence running with the southerly line of H Street NW

- [illegible]

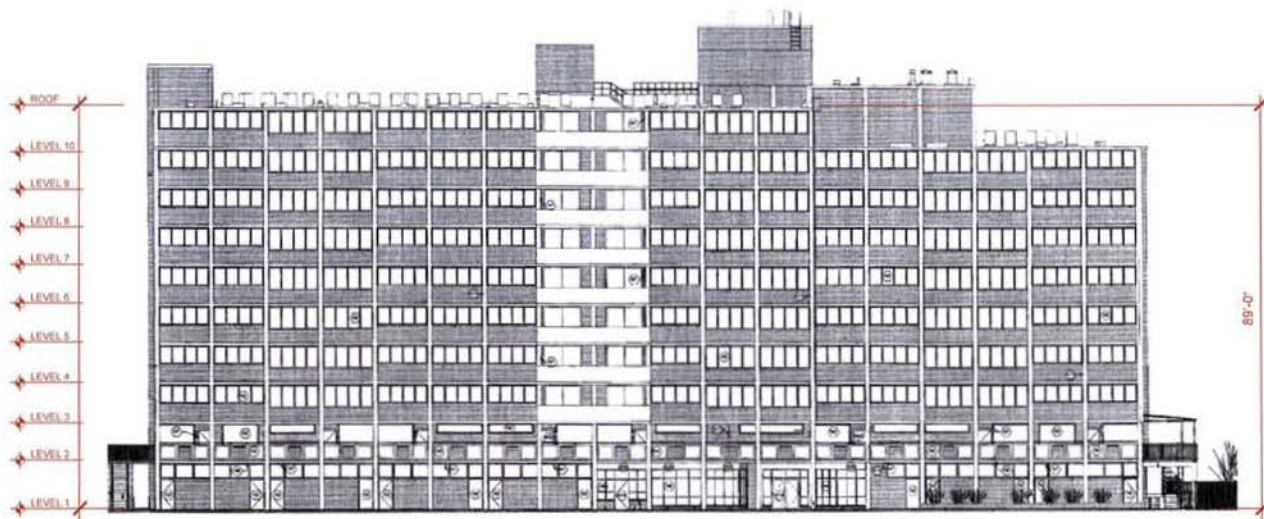
Subject as all participants, date of test, and the condition of test.

[illegible][illegible]

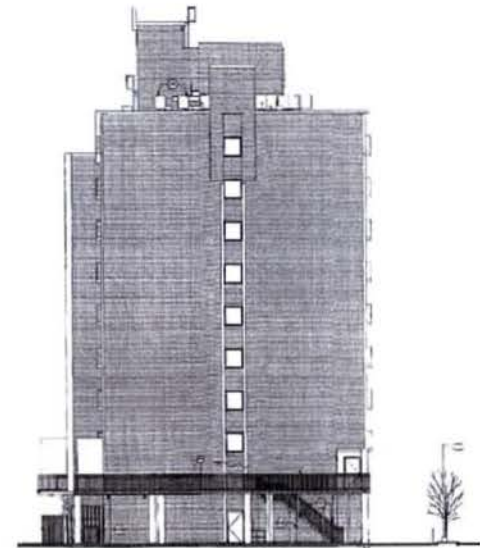
BOUNDARY AND TOPOGRAPHIC SURVEY

LINCOLN WESTMORELAND APARTMENTS

"OF LOT" 33, ALSO BEING KNOWN AS APT LOT 647
SQUARE 419
WASHINGTON, DC



EXISTING APARTMENT BUILDING EAST ELEVATION



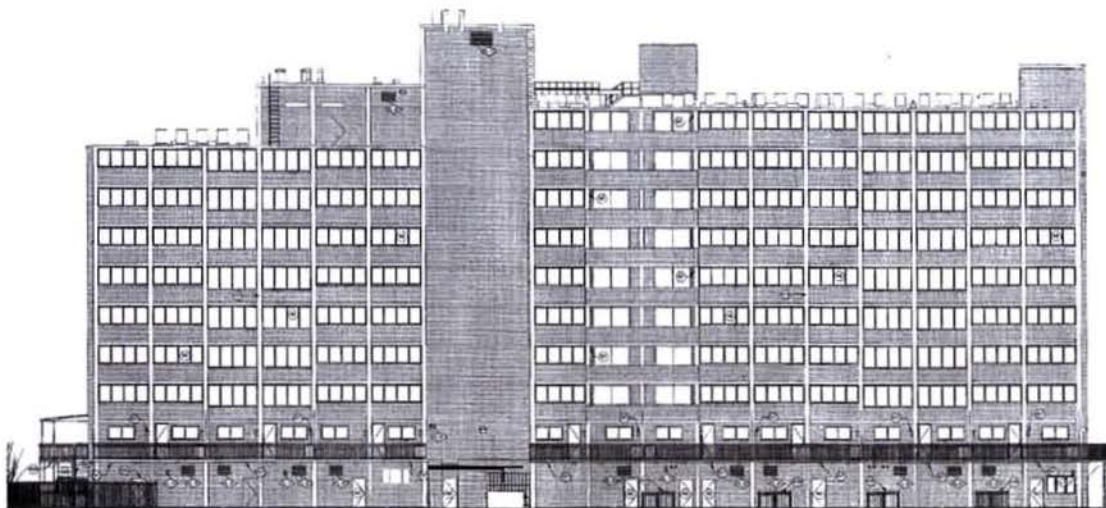
SOUTH ELEVATION

1710-1730 SEVENTH STREET, NW WASHINGTON, D.C.

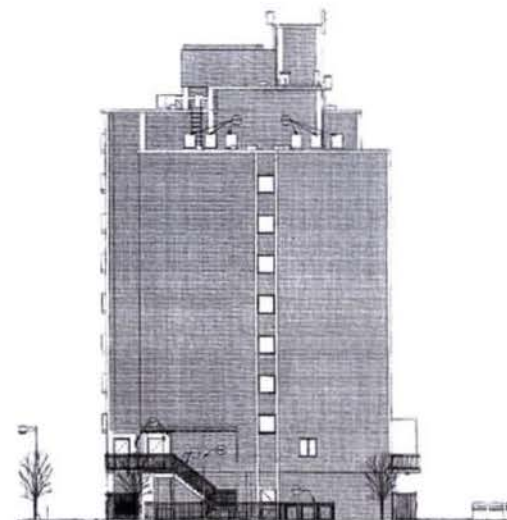
LINCOLN WESTMORELAND HOUSING, INC. | October 25, 2010 | © 2010 Shalom Baranes Associates, P.C.

shalom baranes associates architects

ELEVATIONS A 17



EXISTING APARTMENT BUILDING WEST ELEVATION



NORTH ELEVATION

1710-1730 SEVENTH STREET, NW WASHINGTON, D.C.

LINCOLN WESTMORELAND HOUSING, INC. | October 25, 2010 | © 2010 SHALOM BARANES ASSOCIATES, P.C.

shalom baranes associates architects

ELEVATIONS A 18