

1731 7th Street, Washington DC



1713 7th Street, Washington DC



626 S Street, Washington DC



ZONING COMMISSION
CASE No. 09-05
EXHIBIT No. 30

625 RHODE ISLAND AVENUE, NW WASHINGTON DC

United House of Prayer for All People

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Existing Buildings on Square 442 1

SUZANE REATIG ARCHITECTURE

Structural Order



Simplicity



Individuality



625 RHODE ISLAND AVENUE, NW WASHINGTON DC

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Buildings in Shaw 2

SUZANE REATIG ARCHITECTURE



625 RHODE ISLAND AVENUE, NW WASHINGTON DC

View of Main Entry from Rhode Island Avenue, NW

3

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SUZANE REATIG ARCHITECTURE

LOT DATA

LOTS :	115	EXISTING VACANT LOT
	116	EXISTING VACANT LOT
	117	EXISTING 2-STORY HOUSE
	118	EXISTING 2-STORY HOUSE
	119	EXISTING 2-STORY HOUSE

SITE AREA:	LOT 115	2,123 SF
	LOT 116	2,716 SF
	LOT 117	3,442 SF
	LOT 118	3,923 SF
	LOT 119	4,116 SF
	<u>TOTAL SITE</u>	16,320 SF

	<u>REQUIRED/ALLOWED PUD</u>	<u>PROPOSED</u>
MINIMUM LOT AREA:	15,000 SF	16,320 SF
FAR:	3.5 RESIDENTIAL/6.0 PUD 1.5 OTHER/2.0 COMMERCIAL PUD 3.5 TOTAL/6.0 TOTAL PUD	1.97 RESIDENTIAL ----- 1.97 TOTAL
GROSS FLOOR AREA:	57,120 SF/97,920 SF PUD	32,125 SF
LOT OCCUPANCY:	80%	49%
BUILDING HEIGHT ⁽¹⁾ :	65'/ 90' PUD	48.6'
PENTHOUSE HEIGHT:	18.5'	11'-0"
REAR YARD ⁽²⁾ :	15'	23'-11"
SIDE YARD:	NONE REQUIRED	--
PARKING:	1 PER 3 DWELLING UNITS = 5	10
LOADING:	NONE REQUIRED IF < 50 DW UNITS	NONE
OPEN COURTS ⁽³⁾ :	4" PER 1'-0" OF HEIGHT BUT NOT < 15'-0" WIDTH	--
CLOSED COURTS ⁽³⁾ :	AT LEAST 2 x SQUARE OF WIDTH BASED ON COURT HEIGHT BUT NOT < 350 SF	--

(1) BUILDING HEIGHT IS BASED ON MEASURING POINT TAKEN AT THE MIDPOINT OF RHODE ISLAND AVENUE FRONTAGE PER DEFINITION. IN THOSE DISTRICTS IN WHICH THE HEIGHTS OF BUILDING IS PERMITTED TO BE NINETY FEET (90 FT.) OR GREATER, THE HEIGHT OF THE BUILDINGS SHALL BE MEASURED TO THE HIGHEST POINT OF THE ROOF EXCLUDING PARAPETS NOT EXCEEDING THREE FEET (3 FT.) IN HEIGHT.

(2) SEE A.1 FOR REAR YARD CALCULATIONS, COURT LOCATIONS & DIMENSIONS.



United House of Prayer for All People

SUZANE REATIG ARCHITECTURE

TREES, SHRUBS, GRASSES & GROUND COVER



EXISTING STREET TREES



MEDIUM FLOWERING TREES:
BRADFORD PEAR



SMALL FLOWERING TREES:
CRAPE MYRTLE



PRIVACY TREES:
ITALIAN CYPRESS



MEDIUM SHRUBS:
WAX MYRTLE



ORNAMENTAL GRASSES:
FEATHER REED GRASS



GROUND COVER:
LIRIOPE



PERVIOUS PAVING:
HANOVER ECOGRID



EXTENSIVE GREEN ROOF:
SEDUM



FENCE AROUND GREEN SPACE
(SIM TO 626 S STREET, NW)



BENCHES IN GREEN SPACE

NOTES:
1. LANDSCAPE DESIGN IS SCHEMATIC. FINAL DESIGN
MAY VARY SLIGHTLY.

LANDSCAPE KEY



EXISTING STREET TREE TO REMAIN



MEDIUM FLOWERING TREE



SMALL FLOWERING TREE



PRIVACY TREE



MEDIUM SHRUB



ORNAMENTAL GRASS

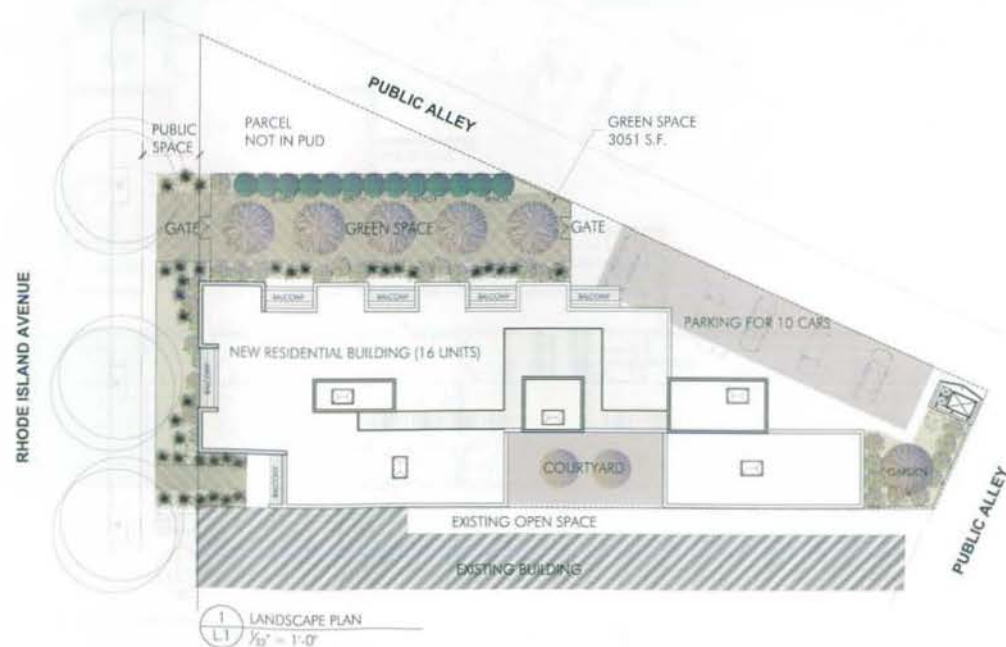


GROUND COVER



PERVIOUS PAVING

EXTENSIVE GREEN ROOF



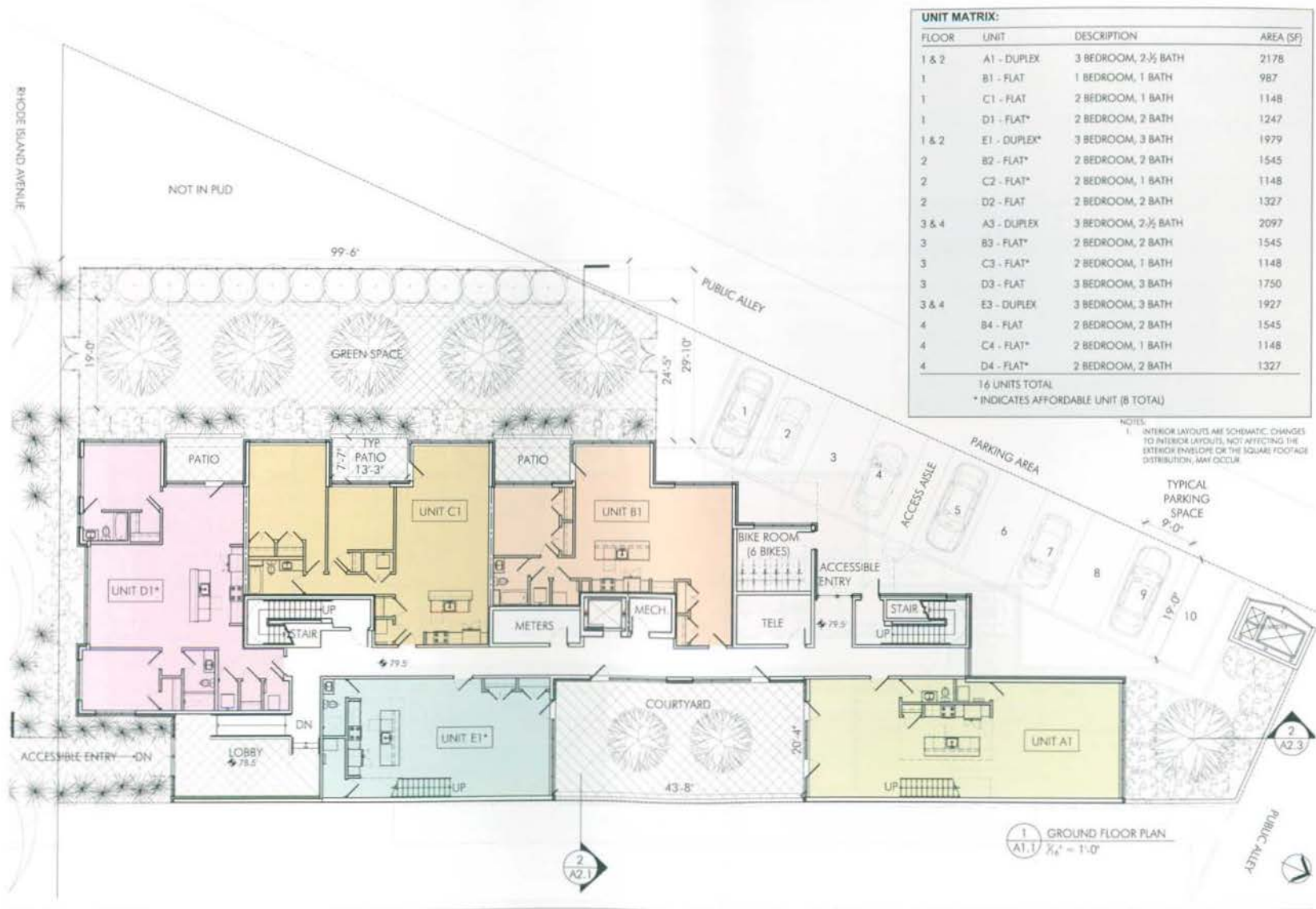
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SUZANE REATIG ARCHITECTURE

Site Plan | 5

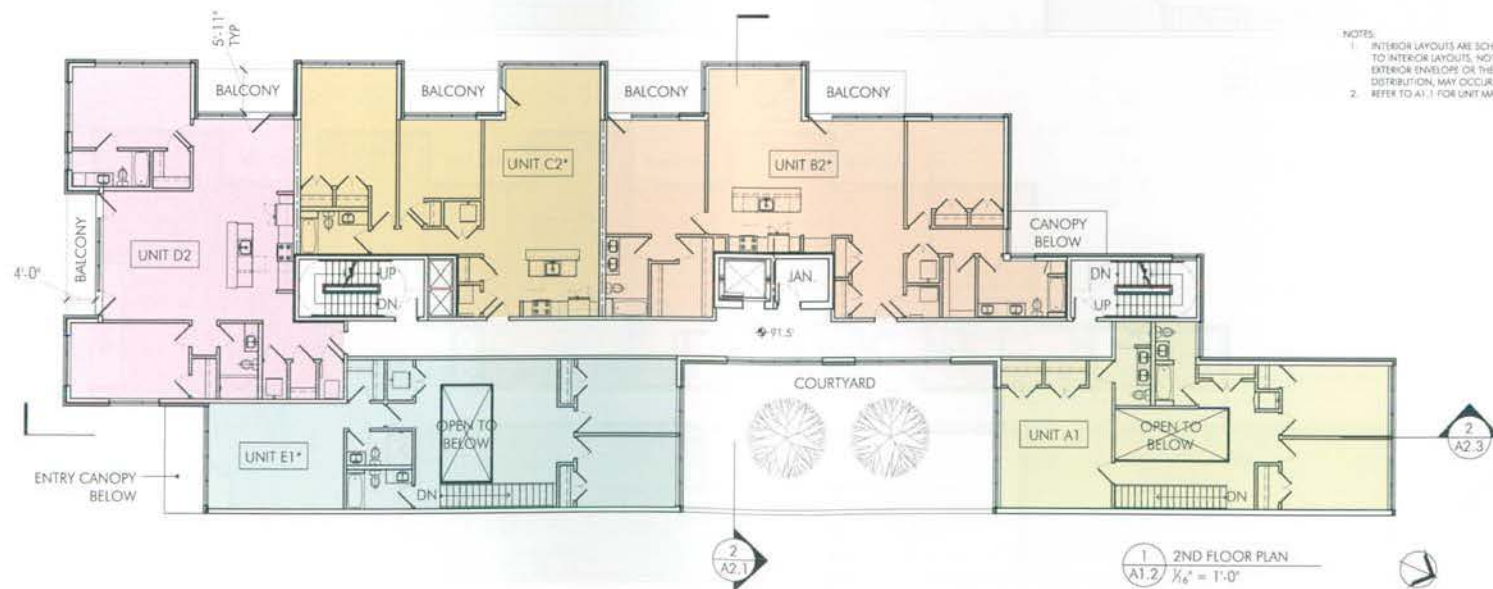


625 RHODE ISLAND AVENUE, NW WASHINGTON DC

First Floor Plan | 6

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SUZANE REATIG ARCHITECTURE

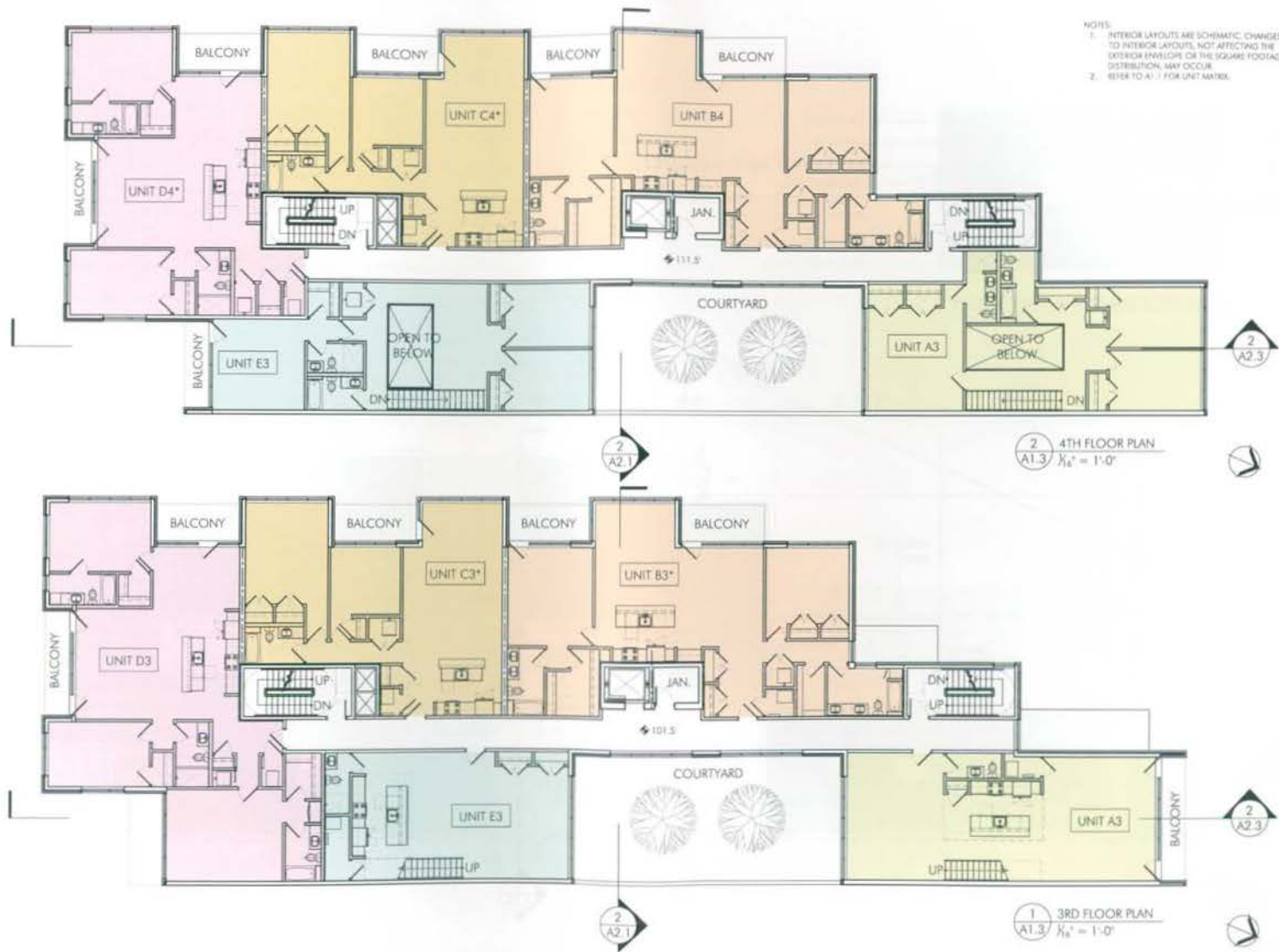


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2nd Floor Plan | 7

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SUZANE REATIG ARCHITECTURE

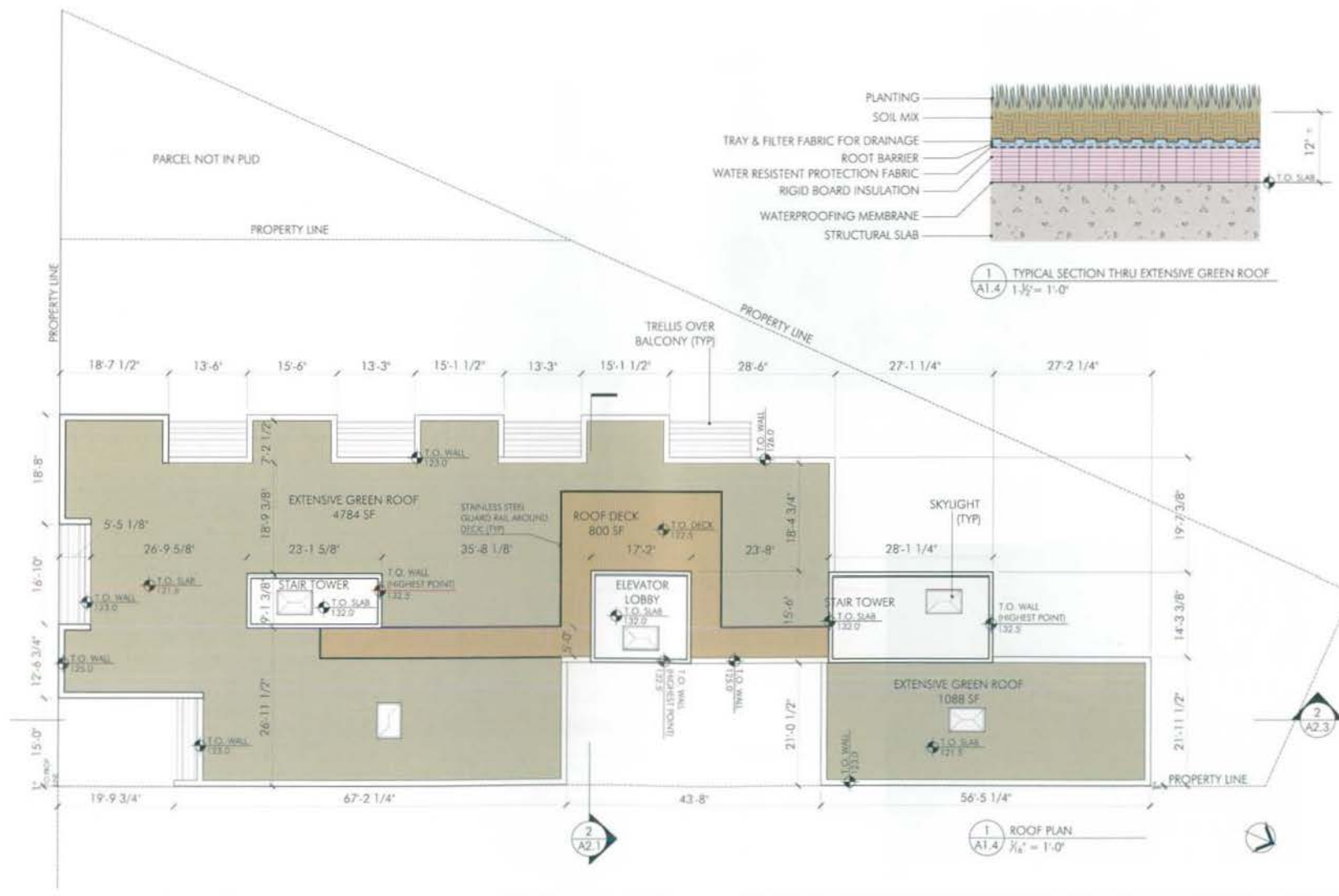


625 RHODE ISLAND AVENUE, NW WASHINGTON DC

3rd & 4th Floor Plans 8

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Roof Plan | 9



625 RHODE ISLAND AVENUE, NW WASHINGTON DC

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SEPTEMBER 10, 2009 | 625 RHODE ISLAND AVENUE NORTH TRACT, WASHINGTON DC

Public Space Plan | 10

SUZANE REATIG ARCHITECTURE

+ 10' 0" (3.05m)
 + 10' 0" (3.05m)
 + 10' 0" (3.05m)
 + 10' 0" (3.05m)
 + 10' 0" (3.05m)
 + 10' 0" (3.05m)
 + 10' 0" (3.05m)



WEST ELEVATION

+ 10' 0" (3.05m)
 + 10' 0" (3.05m)
 + 10' 0" (3.05m)
 + 10' 0" (3.05m)
 + 10' 0" (3.05m)
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 + 10' 0" (3.05m)



SOUTH ELEVATION

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West + South Elevations

SUZANE REATIG ARCHITECTURE

3rd Floor
125.5
 2nd Floor
120.0
 1st Floor
115.5
 4th Floor
131.2
 5th Floor
135.7
 6th Floor
140.2
 7th Floor
144.7
 8th Floor
149.2
 9th Floor
153.7
 10th Floor
158.2
 11th Floor
162.7
 12th Floor
167.2
 13th Floor
171.7
 14th Floor
176.2
 15th Floor
180.7
 16th Floor
185.2
 17th Floor
189.7
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194.2
 19th Floor
198.7
 20th Floor
203.2
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 34th Floor
266.2
 35th Floor
270.7
 36th Floor
275.2
 37th Floor
279.7
 38th Floor
284.2
 39th Floor
288.7
 40th Floor
293.2
 41st Floor
297.7
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302.2
 43rd Floor
306.7
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311.2
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315.7
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320.2
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833.2
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1013.2
 203rd Floor
1017.7
 204th Floor
1022.2
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1026.7
 206th Floor
1031.2
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1035.7
 208th Floor
1040.2
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1044.7
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1049.2
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1058.2
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1062.7
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1089.7
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1094.2
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1103.2
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1121.2
 227th Floor
1125.7
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1130.2
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1260.7
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1629.7
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1656.7
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1665.7
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1989.7
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1994.2
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2003.2
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2007.7
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2012.2
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2025.7
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2102.2
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2111.2
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2124.7
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2138.2
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2142.7
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2165.2
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2169.7
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2174.2
 461st Floor
2178.7
 462nd Floor
2183.2
 463rd Floor
2187.7
 464th Floor
2192.2
 465th Floor
2196.7
 466th Floor
2201.2
 467th Floor
2205.7
 468th Floor
2210.2
 469th Floor
2214.7
 470th Floor
2219.2
 471st Floor
2223.7
 472nd Floor
2228.2
 473rd Floor
2232.7
 474th Floor
2237.2
 475th Floor
2241.7
 476th Floor
2246.2
 477th Floor
2250.7
 478th Floor
2255.2
 479th Floor
2259.7
 480th Floor
2264.2
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2268.7
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2273.2
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2277.7
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2282.2
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2286.7
 486th Floor
2291.2
 487th Floor
2295.7
 488th Floor
2300.2
 489th Floor
2304.7
 490th Floor
2309.2
 491st Floor
2313.7
 492nd Floor
2318.2
 493rd Floor
2322.7
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2327.2
 495th Floor
2331.7
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2336.2
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2340.7
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2345.2
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2349.7
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2372.2
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2376.7
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2381.2
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2385.7
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2390.2
 509th Floor
2394.7
 510th Floor
2399.2
 511st Floor
2403.7
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2408.2
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2412.7
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2417.2
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2421.7
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2426.2
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2466.7
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2471.2
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2475.7
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2480.2
 529th Floor
2484.7
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2489.2
 531st Floor
2493.7
 532nd Floor
2498.2
 533rd Floor
2502.7
 534th Floor
2507.2
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2511.7
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2516.2
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 551st Floor
2583.7
 552nd Floor
2588.2
 553rd Floor
2592.7
 554th Floor
2597.2
 555th Floor
2601.7
 556th Floor
2606.2
 557th Floor
2610.7
 558th Floor
2615.2
 559th Floor
2619.7
 560th Floor
2624.2
 561st Floor
2628.7
 562nd Floor
2633.2
 563rd Floor
2637.7
 564th Floor
2642.2
 565th Floor
2646.7
 566th Floor
2651.2
 567th Floor
2655.7
 568th Floor
2660.2
 569th Floor
2664.7
 570th Floor
2669.2
 571st Floor
2673.7
 572nd Floor
2678.2
 573rd Floor
2682.7
 574th Floor
2687.2
 575th Floor
2691.7
 576th Floor
2696.2
 577th Floor
2700.7
 578th Floor
2705.2
 579th Floor
2709.7
 580th Floor
2714.2
 581st Floor
2718.7
 582nd Floor
2723.2
 583rd Floor
2727.7
 584th Floor
2732.2
 585th Floor
2736.7
 586th Floor
2741.2
 587th Floor
2745.7
 588th Floor
2750.2
 589th Floor
2754.7
 590th Floor
2759.2
 591st Floor
2763.7
 592nd Floor
2768.2
 593rd Floor
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 594th Floor
2777.2
 595th Floor
2781.7
 596th Floor
2786.2
 597th Floor
2790.7
 598th Floor
2795.2
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2799.7
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2804.2
 601st Floor
2808.7
 602nd Floor
2813.2
 603rd Floor
2817.7
 604th Floor
2822.2
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2831.2
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 608th Floor
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2844.7
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2858.2
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2862.7
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2867.2
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2871.7
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2876.2
 617th Floor
2880.7
 618th Floor
2885.2
 619th Floor
2889.7
 620th Floor
2894.2
 621st Floor
2898.7
 622nd Floor
2903.2
 623rd Floor
2907.7
 624th Floor
2912.2
 625th Floor
2916.7
 626th Floor
2921.2
 627th Floor
2925.7
 628th Floor
2930.2
 629th Floor
2934.7
 630th Floor
2939.2
 631st Floor
2943.7
 632nd Floor
2948.2
 633rd Floor
2952.7
 634th Floor
2957.2
 635th Floor
2961.7
 636th Floor
2966.2
 637th Floor
2970.7
 638th Floor
2975.2
 639th Floor
2979.7
 640th Floor
2984.2
 641st Floor
2988.7
 642nd Floor
2993.2
 643rd Floor
2997.7
 644th Floor
3002.2
 645th Floor
3006.7
 646th Floor
3011.2
 647th Floor
3015.7
 648th Floor
3020.2
 649th Floor
3024.7
 650th Floor
3029.2
 651st Floor
3033.7
 652nd Floor
3038.2
 653rd Floor
3042.7
 654th Floor
3047.2
 655th Floor
3051.7
 656th Floor
3056.2
 657th Floor
3060.7
 658th Floor
3065.2
 659th Floor
3069.7
 660th Floor
3074.2
 661st Floor
3078.7
 662nd Floor
3083.2
 663rd Floor
3087.7
 664th Floor
3092.2
 665th Floor
3096.7
 666th Floor
3101.2
 667th Floor
3105.7
 668th Floor
3110.2
 669th Floor
3114.7
 670th Floor
3119.2
 671st Floor
3123.7
 672nd Floor
3128.2
 673rd Floor
3132.7
 674th Floor
3137.2
 675th Floor
3141.7
 676th Floor
3146.2
 677th Floor
3150.7
 678th Floor
3155.2
 679th Floor
3159.7
 680th Floor
3164.2
 681st Floor
3168.7
 682nd Floor
3173.2
 683rd Floor
3177.7
 684th Floor
3182.2
 685th Floor
3186.7
 686th Floor
3191.2
 687th Floor
3195.7
 688th Floor
3200.2
 689th Floor
3204.7
 690th Floor
3209.2
 691st Floor
3213.7
 692nd Floor
3218.2
 693rd Floor
3222.7
 694th Floor
3227.2
 695th Floor
3231.7
 696th Floor
3236.2
 697th Floor
3240.7
 698th Floor
3245.2
 699th Floor
3249.7
 700th Floor
3254.2
 701st Floor
3258.7
 702nd Floor
3263.2
 703rd Floor
3267.7
 704th Floor
3272.2
 705th Floor
3276.7
 706th

BUILDING EXTERIOR MATERIALS



CONCEPT IMAGES



TRELLIS



CANOPIES



RAILINGS



WINDOWS



CMU



625 RHODE ISLAND AVENUE, NW WASHINGTON DC

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Proposed Building Materials & Concepts | 13

SUZANE REATIG ARCHITECTURE



DETAIL OF FENCING MATERIAL



IMAGES OF AMETCO FENCING - SHOWING SECURITY HEIGHT & TRANSPARENCY OF MATERIAL AGAINST VEGETATION



PROPOSED FENCE & GATE FOR 625 RHODE ISLAND AVENUE, NW
SIMILAR TO FENCE & GATE AT 626 S STREET, NW



PHOTO OF SIMILAR DUMPSTER
ENCLOSURE GATE



ARCHITECTURAL CMU DUMPSTER ENCLOSURE



625 RHODE ISLAND AVENUE, NW WASHINGTON DC

View from Rhode Island Avenue at 7th Street, NW

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SUZANE REATIG ARCHITECTURE



625 RHODE ISLAND AVENUE, NW WASHINGTON DC

View from alley and adjacent buildings on Square 442

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625 RHODE ISLAND AVENUE, NW WASHINGTON DC

Green Space looking towards Rhode Island Avenue, NW 17

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