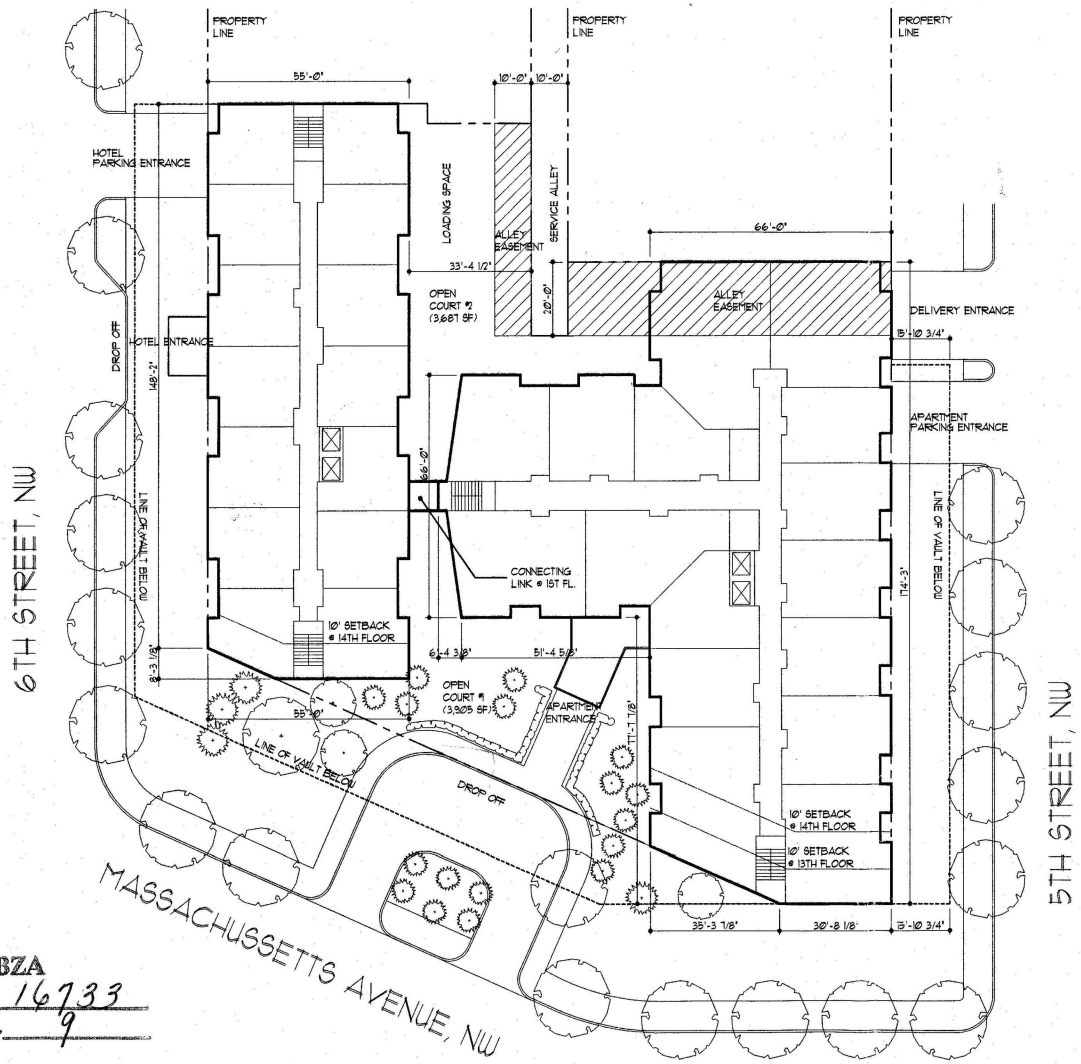


Compilation for 525 and 575 Massachusetts Avenue, NW

Lot - 25
Square - 484
Zone - DD / C-2-C
Lot Area - 30,600 sf

Matter of Right FAR: 8.5 x 30,600 sf = 260,100 sf
Residential: 5.00 x 30,600 sf = 153,000 sf
Non-residential: 3.50 x 30,600 sf = 107,100 sf
Total = 260,100 sf

Proposed FAR: 0.0359 x 30,600 sf = 307,100 sf
Residential: 6.54 x 30,600 sf = 200,000 sf
Non-residential: 3.50 x 30,600 sf = 107,100 sf
Total = 307,100 sf

Proposed uses:

Hotel: 155 suites (107,100 sf)
Residential: 200 dwelling units (200,000 sf)

Building height allowed: 130' (based on Mass. Ave. width)
Building height provided:
Hotel: 122'-7" (13 stories)
Residential: 130'-0" (14 stories)

Side yard (none required)
Rear yard:
Required = 15'-0"
Provided = 15'-0" (from centerline of 5th Street)

Court required:
#1: Width = 42.9'
Area = 3,681 sf
#2: Width = 42.9'
Area = 3,681 sf

Court provided:
#1: Width = 42.9'
Area = 3,905 sf
#2: Width = 36.35'
Area = 3,681 sf

Parking required:
Hotel: 1 space for 2 sleeping rooms
(177 sleeping rooms in 155 suites x 5 = 89)
1space/150 sf largest function room
(Function room 900sf/150 = 6)
Subtotal = 95
Residential: 1 space for 4 dwelling units
(200 dwelling units / 4 = 50)

Total required =145

Parking provided:
Hotel: = 95
Residential = 50
Total = 145
+ An additional 95 spaces are parked in vault spaces

Loading required:
Hotel:
1 - 30' deep
1 - service delivery 20' deep
Residential:
1 - 55'deep
1 - service delivery 20' deep

Loading provided: As required above

Residential recreation space:
Required: 200,000 sf x 15% = 30,000 sf
Provided: 200,000 sf x 5% = 10,000 sf
5,000 sf exterior
5,000 sf interior
Lot occupancy:
Required: 80% maximum
Provided: 80%

D.C. RECEIVED
BOARD OF ZONING
2001 DEC 23 AM 10:03

BZA
Case No. 16733
Exhibit No. 9

C G INVESTMENTS, INC.

525/575 MASSACHUSETTS AVENUE
WASHINGTON, DC

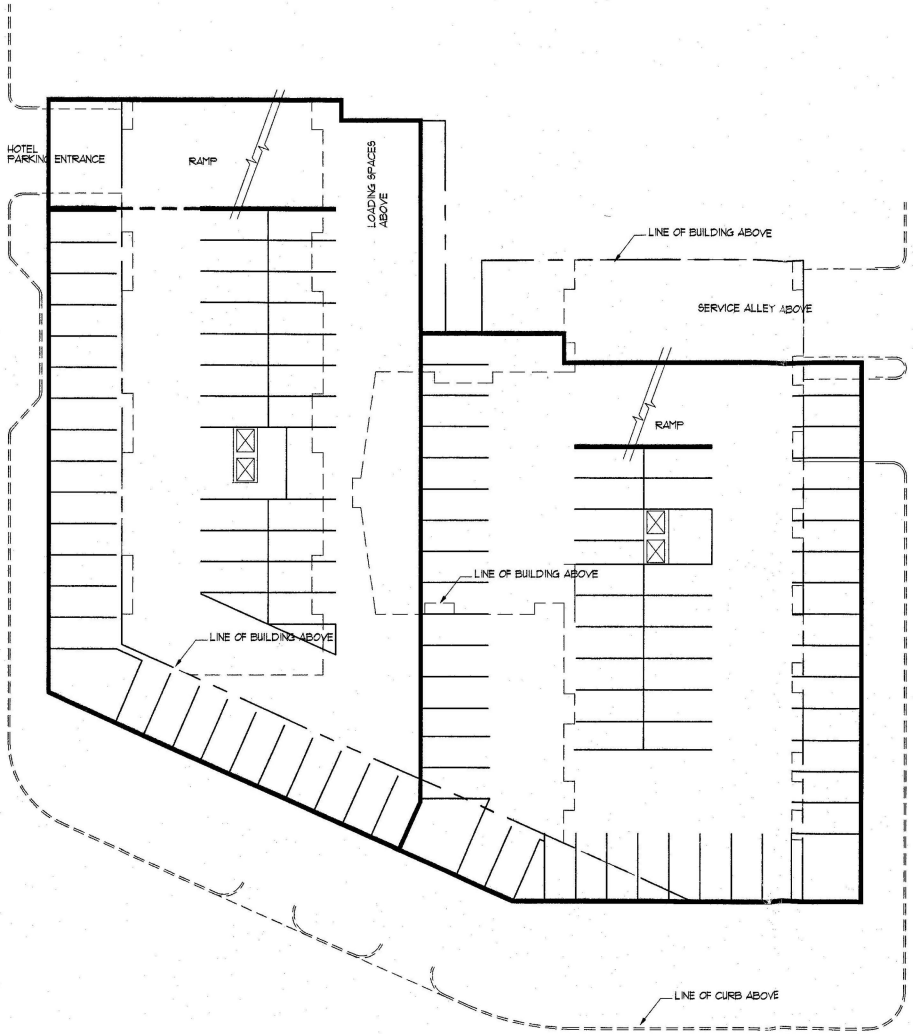
SITE LAYOUT/
TYPICAL FLOOR

DEC. 12, 2001
WAO1044
Scheme 1

A-1

WDG ARCHITECTURE PLANNING INTERIOR DESIGN
1025 Connecticut Ave NW Suite 200 Washington DC 20036
tel 202.857.8000 fax 202.463.2198 wdg@wdgdc.com

Board of Zoning Adjustment
District of Columbia
CASE NO.16733
EXHIBIT NO.9



C G INVESTMENTS, INC.

525/575 MASSACHUSETTS AVENUE

WASHINGTON, DC

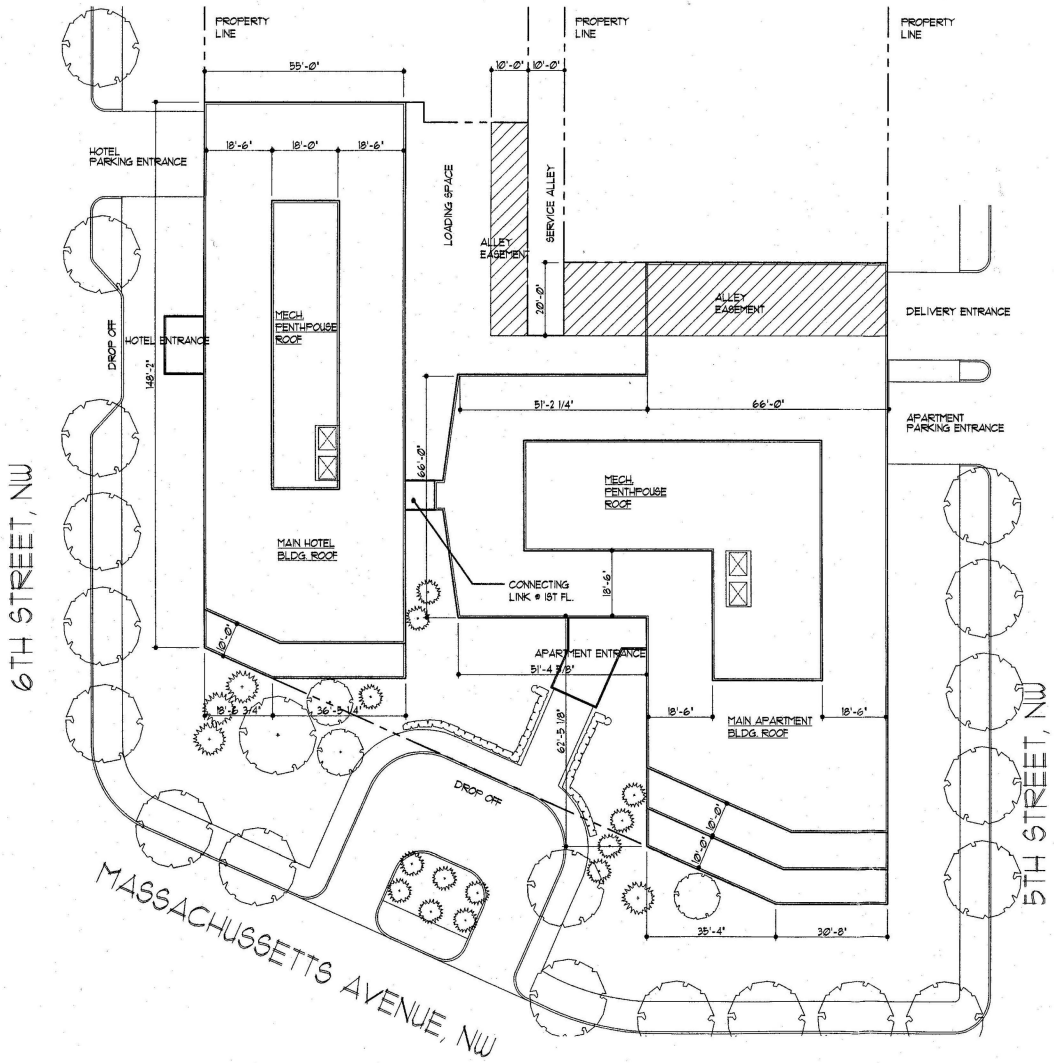
0 4' 8' 16' 1"=16'

PARKING LEVEL LAYOUT

APR. 12, 2001
WA01044
Scheme 1

A-2

WDG ARCHITECTURE PLANNING INTERIOR DESIGN
1025 Connecticut Ave NW Suite 900 Washington DC 20036
tel 202.857.8300 fax 202.463.2198 wdg@wdgarc.com



C G INVESTMENTS, INC.

525/575 MASSACHUSETTS AVENUE

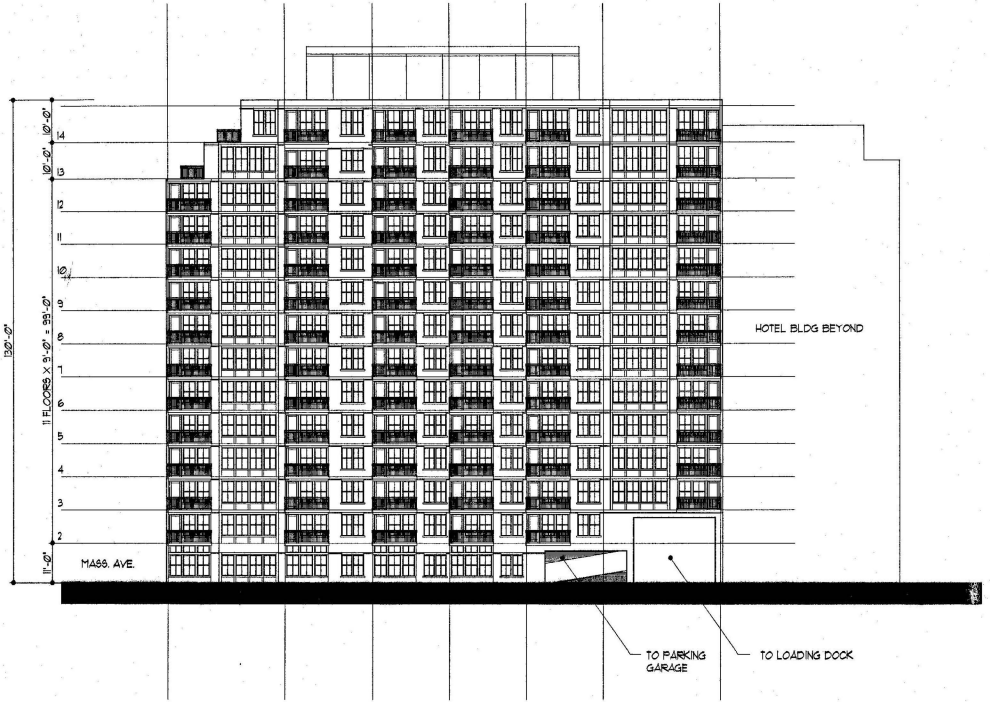
WASHINGTON, DC

ROOF/PENTHOUSE PLAN

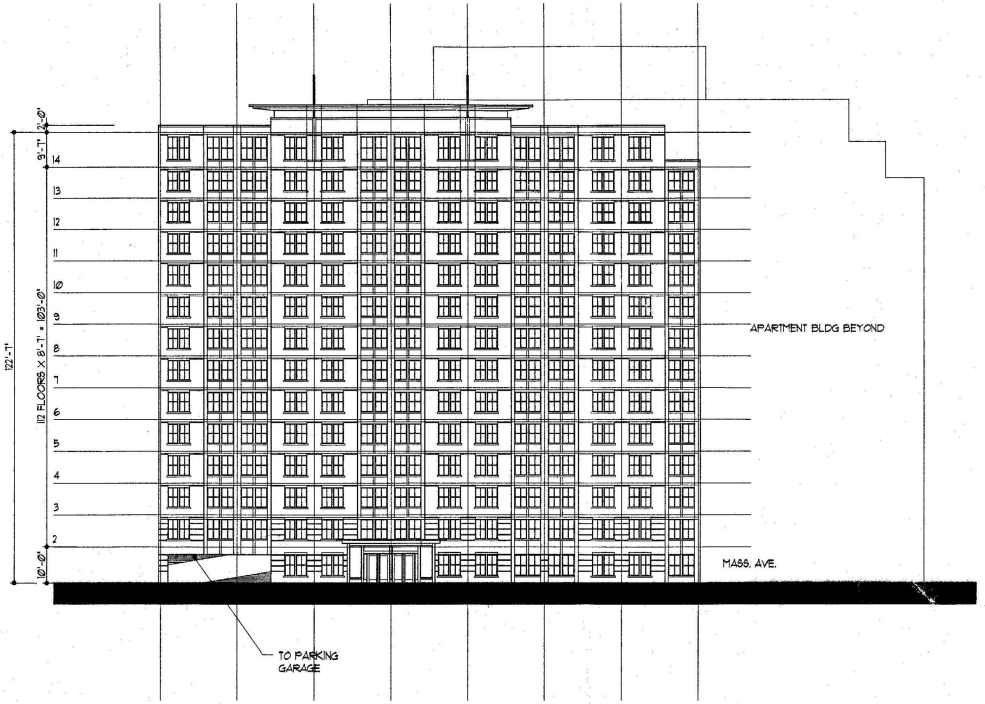
APR. 12, 2001
WA01044
Scheme 1

A-3

WDG ARCHITECTURE PLANNING INTERIOR DESIGN
1025 Conn. Ave. NW Suite 800 Washington DC 20036
tel 202.857.8500 fax 202.463.2198 wdg@wdgdc.com



EAST ELEVATION (5TH ST. ELEVATION)



WEST ELEVATION (6TH ST. ELEVATION)

C G INVESTMENTS, INC.

525/575 MASSACHUSETTS AVENUE

WASHINGTON, DC

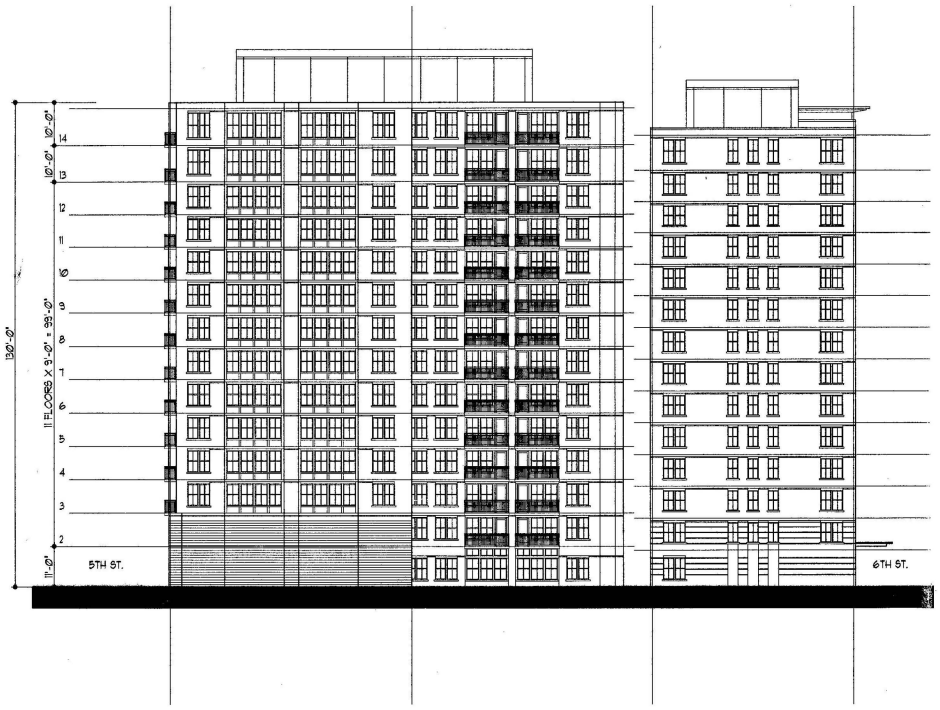
0 4' 8' 16'
1"=16'

BUILDING ELEVATIONS

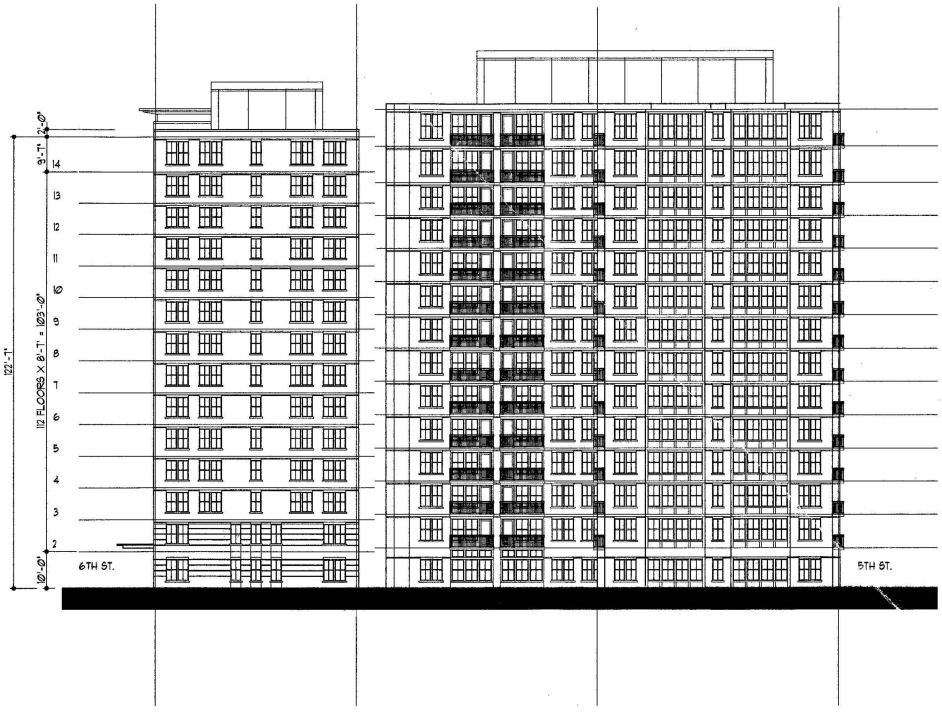
APR. 12, 2001
WA01044
Scheme 1

A-4

WDG ARCHITECTURE PLANNING INTERIOR DESIGN
1025 Conn. Ave. NW Suite 000 Washington DC 20036
tel 202.857.8000 fax 202.463.2198 wdg@wdgla.com



SOUTH ELEVATION (ALLEY ELEVATION)



NORTH ELEVATION (MASS. AVE. ELEVATION)

C G INVESTMENTS, INC.

525/575 MASSACHUSETTS AVENUE

WASHINGTON, DC

0 4' 8' 16'

1"=16'

BUILDING ELEVATIONS

APR. 12, 2001
WA01044
Scheme 1

A-5

WDG ARCHITECTURE PLANNING INTERIOR DESIGN
1025Conn.Ave.NW Suite300 Washington DC 20036
tel 202.857.8000 fax 202.463.2198 wdg@wdgdc.com