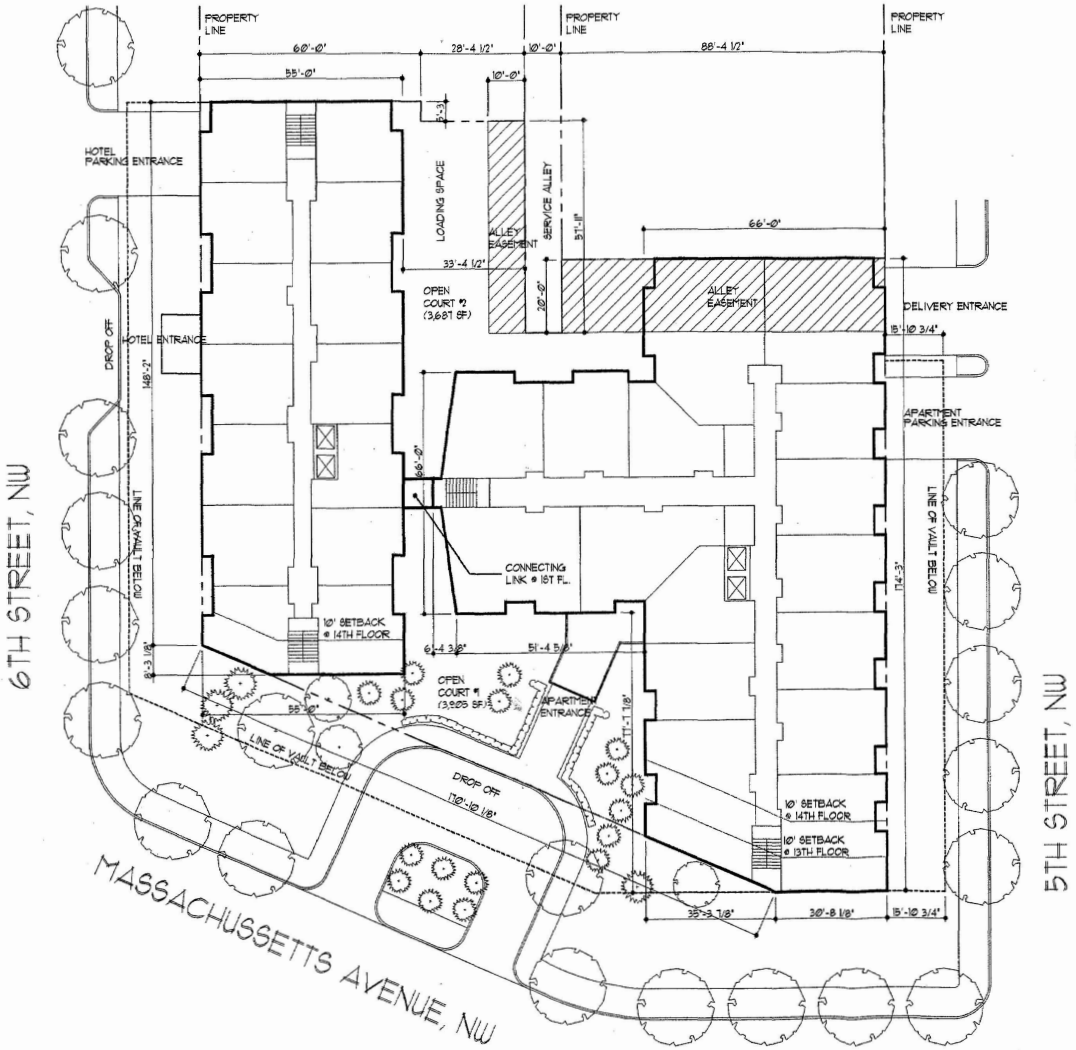
16733



Revised Plans Requested By The Board on June 19, 01

BZA
Case No. 16733
Exhibit No. 32

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

Proposed FAR:
Residential: 9.9358 x 30,600 sf = 307,100 sf
Non-residential: 6.54 x 30,600 sf = 200,000 sf
Total = 3.50 x 30,600 sf = 107,100 sf
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'-1" (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 = 33.3'
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%

C G INVESTMENTS, INC.

525/575 MASSACHUSETTS AVENUE
WASHINGTON, DC

SITE LAYOUT/ TYPICAL FLOOR

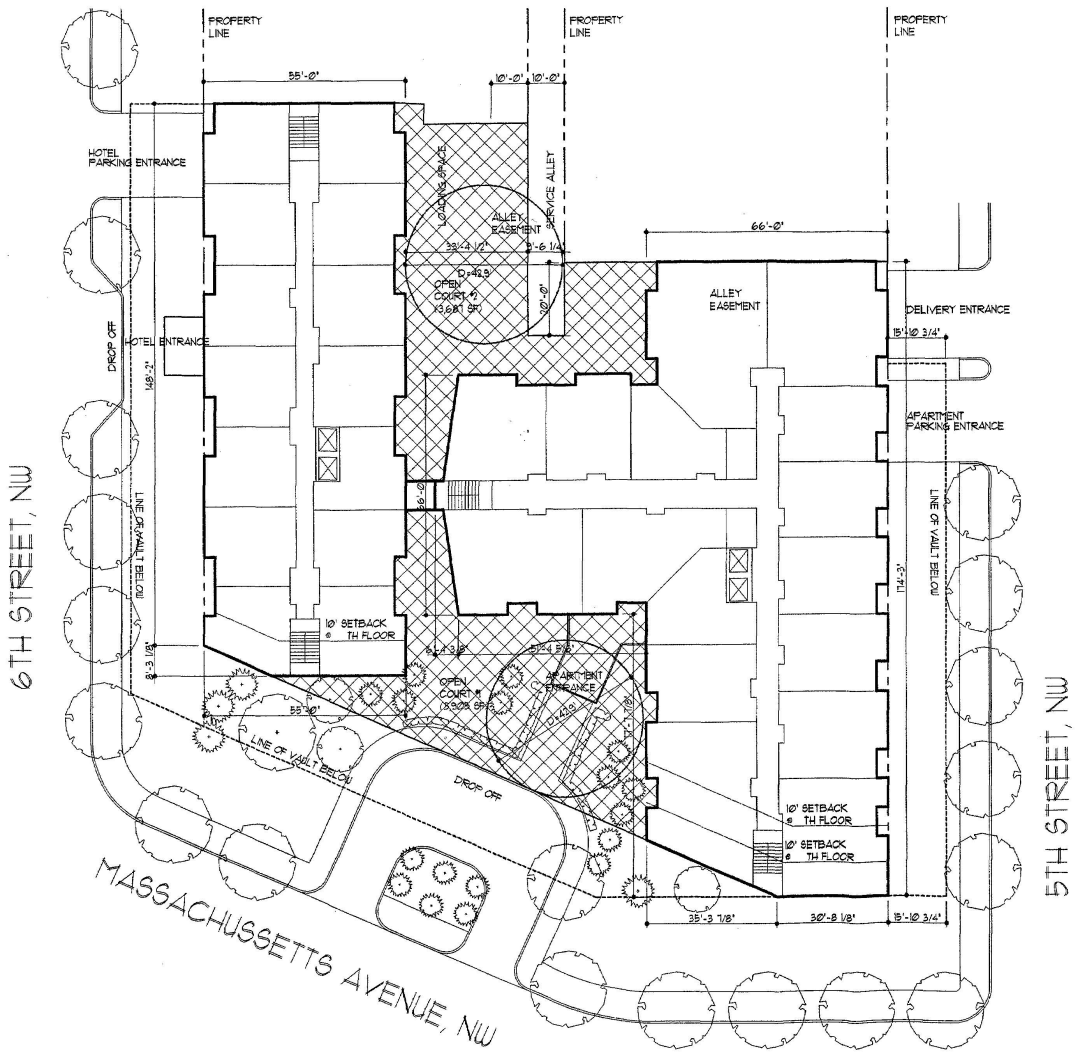
JUNE 18, 2001
WA01044
Scheme 1

A-1.1

WDG ARCHITECTURE PLANNING INTERIOR DESIGN

0 4 8 16 1"=16'

Board of Zoning Adjustment



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 :	10.359 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'-2" (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 = 33.3'
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 9200sf/150 = 61)
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%

C G INVESTMENTS, INC.

525/575 MASSACHUSETTS AVENUE

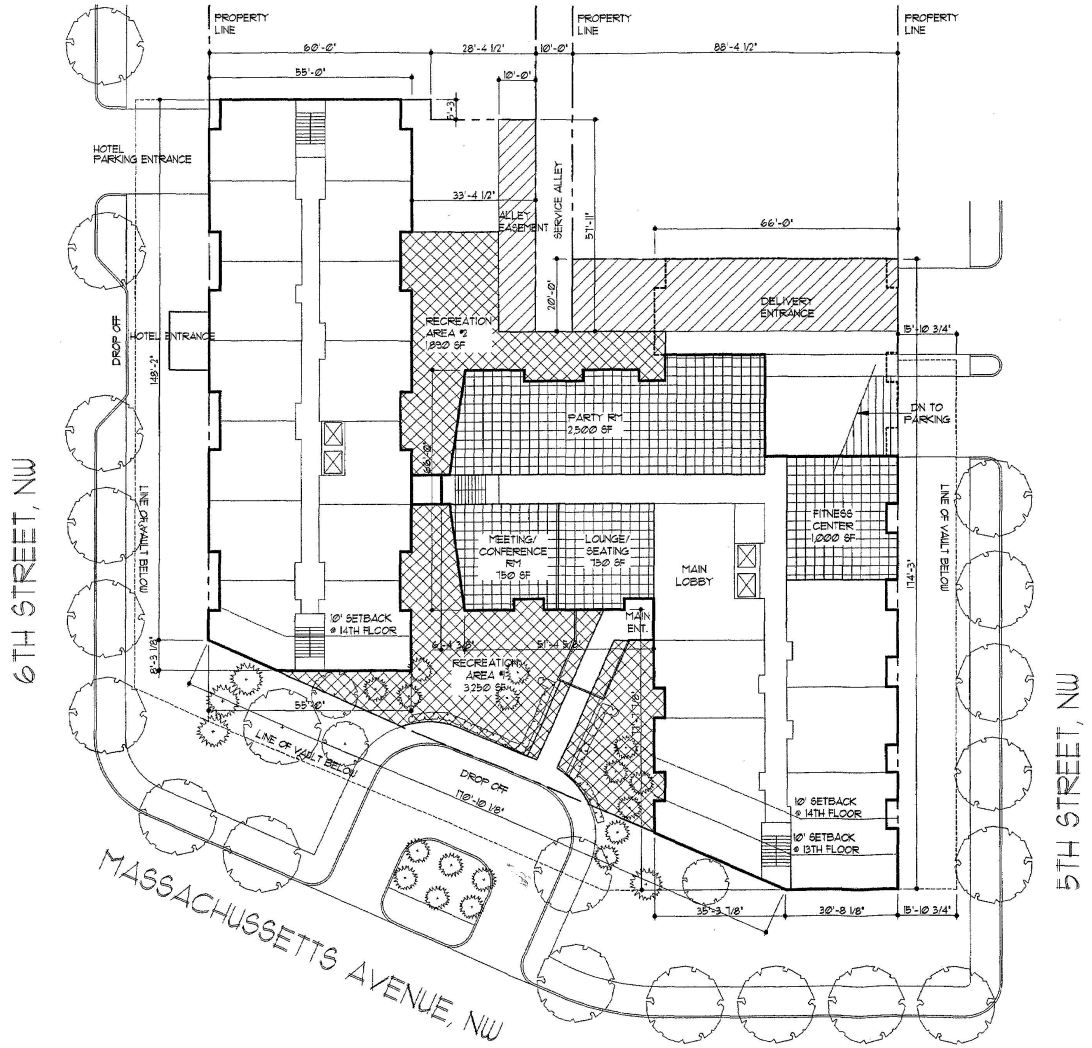
WASHINGTON, DC

SITE LAYOUT/ TYPICAL FLOOR

June 18, 2001
WA01044
Scheme I

A-1.2

WDG ARCHITECTURE PLANNING INTERIOR DESIGN
1025 Connecticut Ave NW Suite 300 Washington DC 20036
tel 202.857.0000 fax 202.463.2199 wdg@wdgarch.com



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:
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:
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'-1" (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 = 3,805 sf
#2: Width = 33.37'
Area = 3,681 sf

Parking required:
Hotel: 1 space for 2 sleeping rooms
(171 sleeping rooms in 155 suites x .5 = 86)
1 space/150 sf largest function room
(Function room 2,025sf/150 = 6)
Subtotal = 92
Residential: 1 space for 4 dwelling units
(200 dwelling units / 4 = 50)

Total required = 142

Parking provided:
Hotel: = 92
Residential = 50
Total = 142
* 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%

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525/575 MASSACHUSETTS AVENUE

WASHINGTON, DC

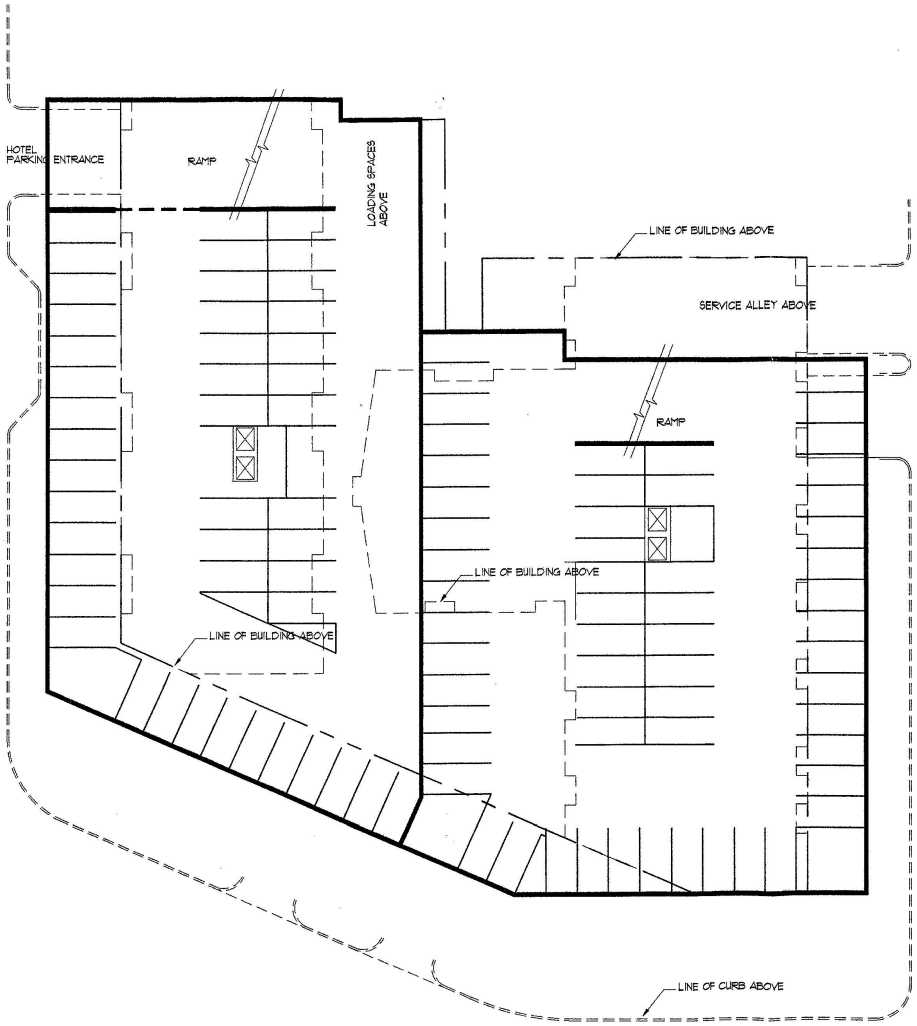
WDG ARCHITECTURE PLANNING INTERIOR DESIGN
1025 Connecticut Ave NW Suite 200 Washington DC 20036
tel 202.857.8300 fax 202.463.2198 wdg@wdgdc.com

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

SITE LAYOUT/ GROUND FLOOR

JUNE 18, 2001
WA01044
Scheme 1

A-1.3



C G INVESTMENTS, INC.

525/575 MASSACHUSETTS AVENUE

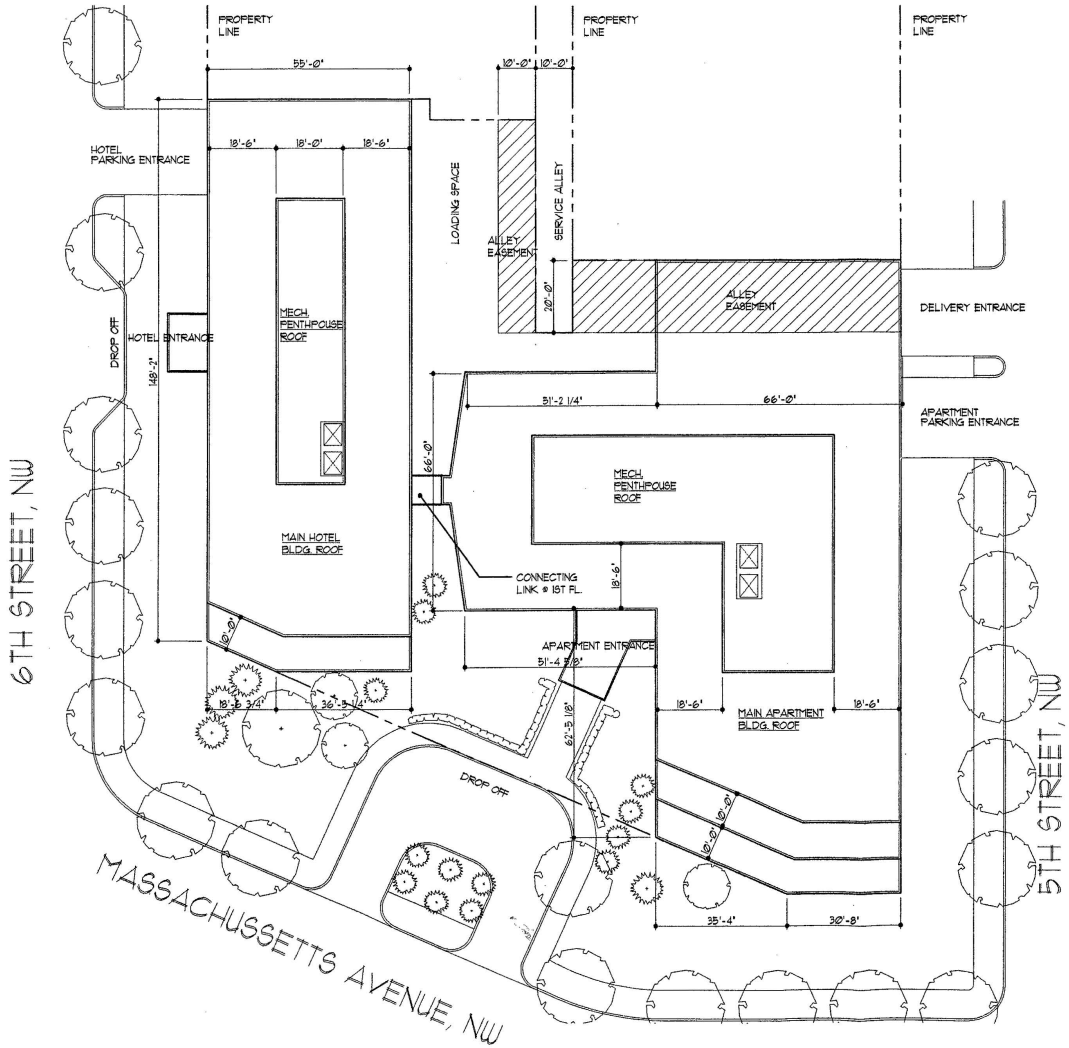
WASHINGTON, DC

PARKING LEVEL LAYOUT

JUNE 18, 2001
WA01044
Scheme 1

A-2

WDG ARCHITECTURE PLANNING INTERIOR DESIGN
1050Conn.Ave.NW Suite300 Washington DC 20036
tel 202.857.8000 fax 202.463.2198 wdg@wdha.com



C G INVESTMENTS, INC.

525/575 MASSACHUSETTS AVENUE

WASHINGTON, DC

ROOF/PENTHOUS
PLAN

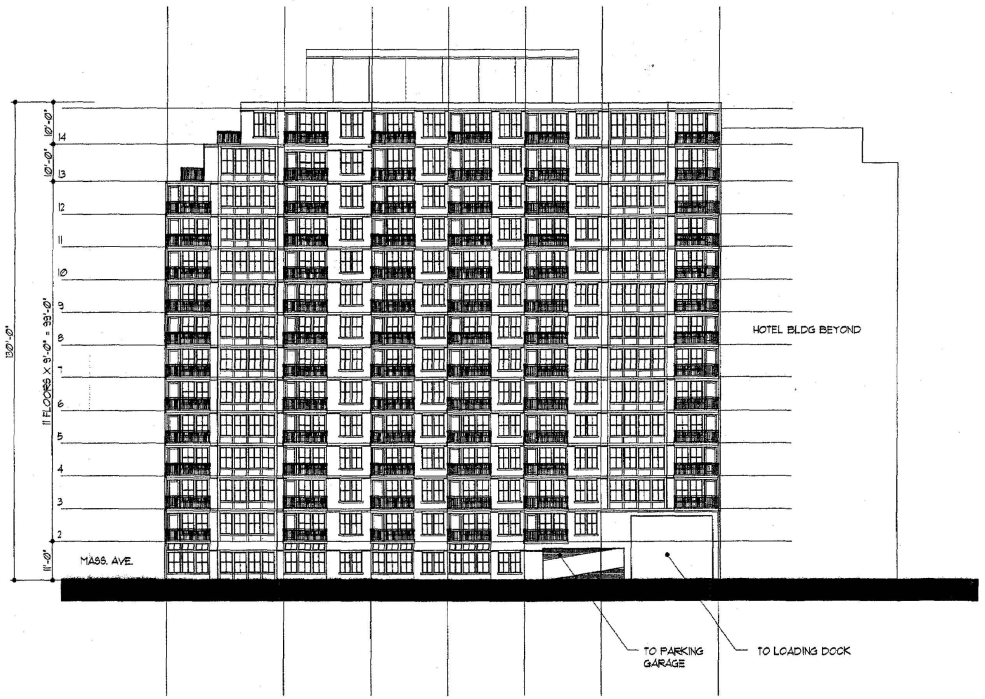
JUNE 18, 2001
WA01044
Scheme 1

A-3

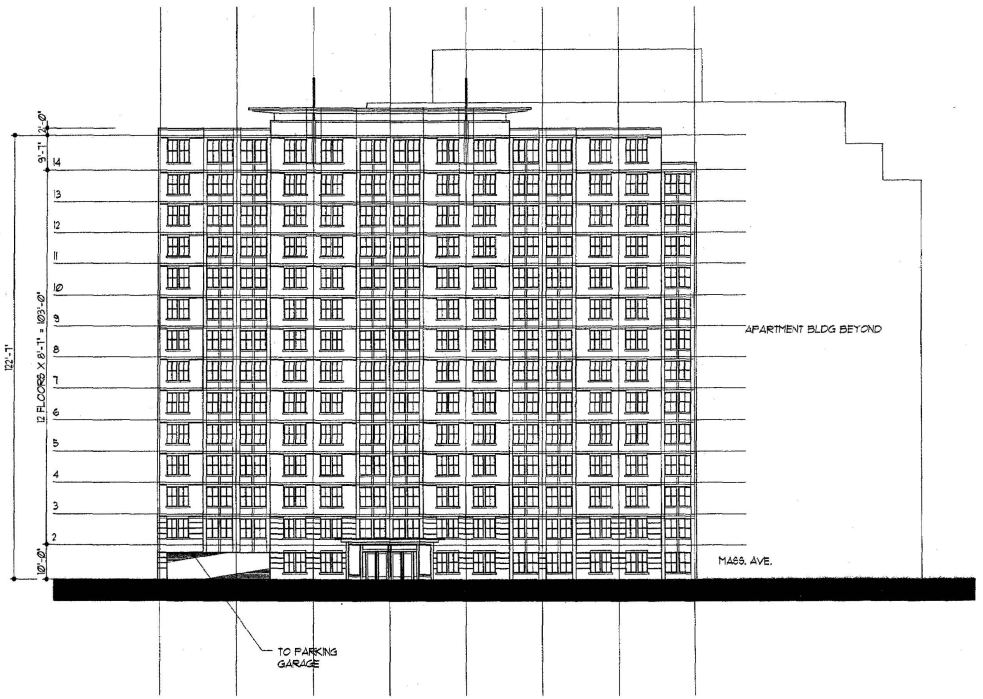
1"=16'

0 4' 8' 16'

WDG ARCHITECTURE PLANNING INTERIOR DESIGN
1025 Connecticut NW Suite 800 Washington DC 20036
tel 202.857.0300 fax 202.463.3198 wdg@wdgarchs.com



EAST ELEVATION (5TH ST. ELEVATION)



WEST ELEVATION (6TH ST. ELEVATION)

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525/575 MASSACHUSETTS AVENUE

WASHINGTON, DC

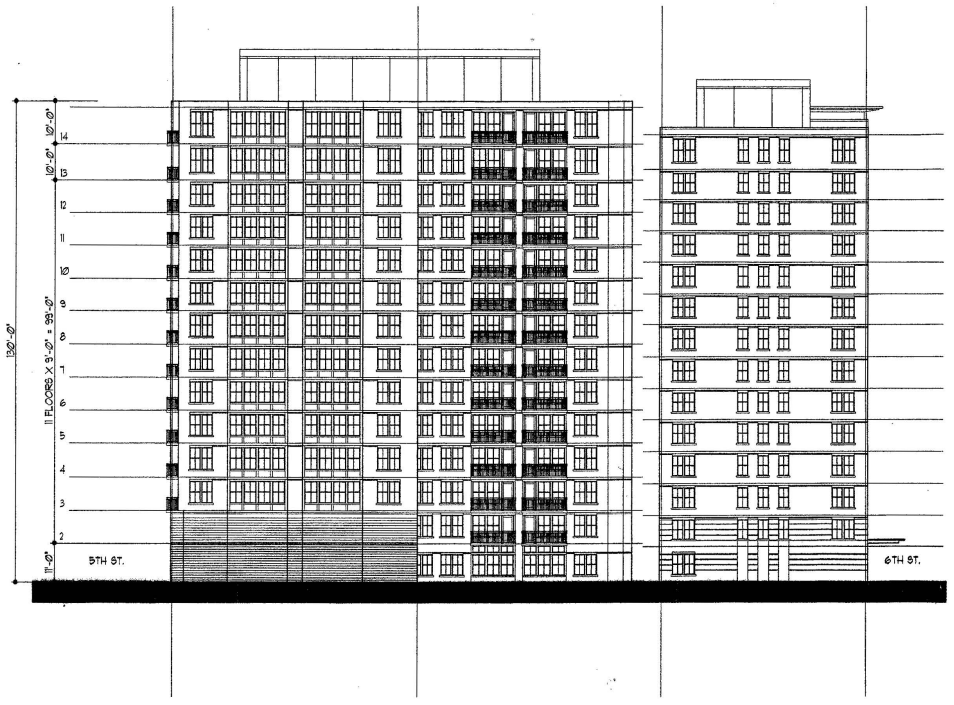
1"=16'

BUILDING ELEVATIONS

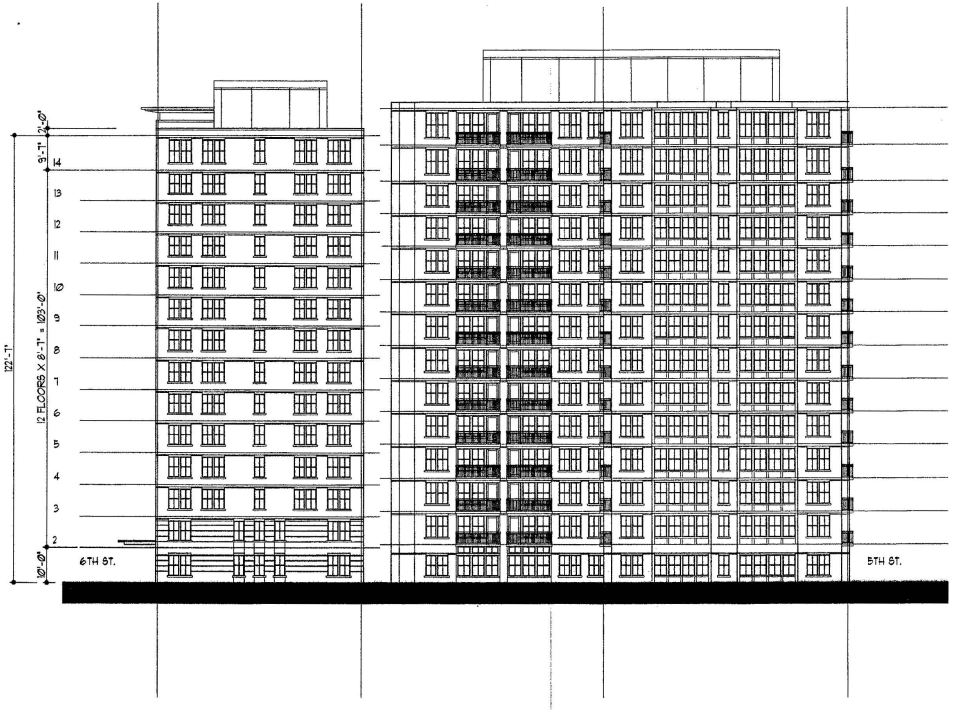
JUNE 18, 2001
WA01044
Schema 1

A-4

WDG ARCHITECTURE PLANNING INTERIOR DESIGN
1050 Connecticut Ave NW Suite 500 Washington DC 20036
tel 202.857.0500 fax 202.463.2198 web@wdgarc.com



SOUTH ELEVATION (ALLEY ELEVATION)



NORTH ELEVATION (MASS. AVE. ELEVATION)

C G INVESTMENTS, INC.

525/575 MASSACHUSETTS AVENUE

WASHINGTON, DC

1"=16'

BUILDING ELEVATIONS

JUNE 18, 2001
WA01044
Scheme 1

A-5

WDG ARCHITECTURE PLANNING INTERIOR DESIGN
1025 Conn. Ave. NW Suite 300 Washington DC 20036
tel 202.857.8300 fax 202.463.2199 wdg@wdgdc.com