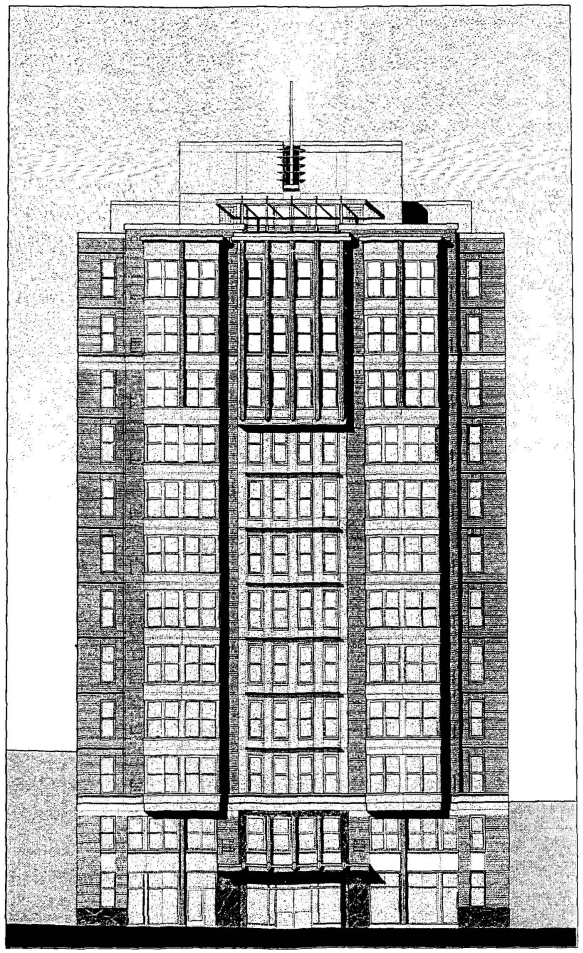
717 SIXTH STREET, NW

W A S H I N G T O N , D C

BID / PERMIT SET
3.22.02



RTKL

BZA
Case No. 16897
Exhibit No. 9

Owner
The JBG Companies
5301 Wisconsin Ave. N.W.
Suite 300
Washington, DC 20015
Tel- 202.777.7100
Fax- 202.777.7110

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RTKL Associates P.C.
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Weidlinger Associates, Inc.
1030 15th Street, NW Suite 950
Washington, DC 20005
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Fax- 202.326.9071

Code Consultant
KPT Engineering, Corp.
35 Oxford Way
Huntingtown, MD 20639
Tel- 301.855.5420
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Civil Engineer
Kamel & Associates
46780 Graham Cove Square
Potomac Falls, VA 20165
Tel- 703.450.1080
Fax- 703.450.1088

Board of Zoning Adjustment
District of Columbia
CASE NO.16897
EXHIBIT NO.9

717 Sixth Street

22-Mar-02

UNIT BREAK DOWN

NUMBER OF UNITS

Unit Type	Description	Unit Net SF	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total Units	Total Net SF	Total Gross SF
A1	2 Bedroom + Den	1,100	1	1	1	1	1	1	1	0	0	0	0	1	10.73	1,292	9,044
A1a	2 Bedroom + Den	1,100	0	0	0	0	0	0	0	1	1	1	1	1	1.85	1,268	1,268
A1-b	2 Bedroom + Den	1,100	0	0	0	0	0	0	0	0	1	1	1	1	3.45	1,307	3,921
A2	2 Bedroom + Den	1,100	1	1	1	1	1	1	1	1	0	0	0	0	7	13.73	1,325	9,265
A2a	2 Bedroom + Den	1,100	0	0	0	0	0	0	0	0	0	0	0	1	1.85	1,330	1,330
A2b	2 Bedroom + Den	1,100	0	0	0	0	0	0	0	0	1	1	1	1	3.45	1,433	4,342
B1	1 Bedroom	750	1	1	1	1	1	1	1	1	1	1	1	10	18.18	784	7,840
B1a	1 Bedroom	750	0	0	0	0	0	0	0	0	0	0	0	1	1.82	745	745
B2	1 Bedroom	1,100	1	1	1	1	1	1	1	1	1	1	1	11	20.00	748	8,228
C1	1 Bedroom +Den	1,100	1	1	1	1	1	1	1	1	1	1	1	12	18.18	1,267	15,690
C1a	1 Bedroom +Den	1,100	0	0	0	0	0	0	0	0	0	0	0	1	1.85	1,244	1,244
TOTAL:			5	5	5	5	5	5	5	5	5	5	5	55	100.00		60,180
Area/floor			5,355	5,466	5,466	5,466	5,466	5,466	5,466	5,466	5,521	5,521	5,521	60,180			

UNIT DATA	no. of units	% unit type
Total One Bedrooms + 1 Bath	22	40.0
Total One Bedrooms + 1 Bath +Den	11	20.0
Total Two Bedrooms + 2 Bath + Den	22	40.0
Total units	55	100

CONSTRUCTION PARAMETERS

Average unit size	1094
Typical floor efficiency	84.6
Building Efficiency	77.2

GROSS FLOOR AREA :

1ST Floor	6375
2ND Floor	6375
3RD Floor	6472
4TH Floor	6472
5TH Floor	6472
6TH Floor	6472
7TH Floor	6472
8TH Floor	6472
9TH Floor	6472
10TH Floor	6490
11TH Floor	6490
12TH Floor	6490
Penthouse	380
Subtotal Above Grade Building	77922
Parking Sub Level 1	6371
Total GSF	84296

PARKING SPACES	HC	Standard	Compact	Subtotal
Ground Level	1	1	0	2
Sub Level 1	0	7	5	12
Total	1	8	5	14
% of Spaces	7	57	36	100

NOTES

Floor Ht's = 560 sf

Any calculations of area by RTKL are approximate and are prepared for owner's planning purposes only.
RTKL shall have no responsibility to the owner or other parties for any loss resulting from changes or errors in such area calculations.
Calculations are based on the District of Columbia Municipal Regulations Title 11 Zoning, February 1994

Prepared by: Marc Fairbrother
Updated by: Tony D'Agostino
Date: 5/2/2002

ZONING EVALUATION

I. BUILDING PROJECT DATA: Job

A. Project Name: 717 Sixth Street

B. Legal Address: Parcel bounded by 6th Street NW on the west, a public alley on the east and north and pt. of lot 6 on the south (metal pinnacle).

C. Client/Owner: The JBG Companies

D. Owner's Project Rep.: +Chris Todd - The JBG Companies.

E. New Construction: Yes. S.F. Renovations: None

F. Gross Construction Area: 6,375 S.F. x 12 stories = 76,500 S.F.

G. No. Stories: 12 above grade, 1 parking level below grade.

H. Building Replacement Value:

II. ZONING DATA AND REQUIRMENTS:

A. Applicable Zoning Ordinances: District of Columbia Municipal Regulations

B. Date/Title of Zoning Map:

C. Applicable Zone: DD/C-2-C: General Commercial and the Downtown Development (DD) District overlay. DD overlay is Chinatown and Housing Priority Area B.

D. Zoning Requirements:

	Required	Actual
1. Min. Lot Area	None prescribed.	6,375 S.F.
2. Min. Lot Frontage	None prescribed.	
3. Front Yard Setback		None Provided.
4. Side Yard Setback	None required, but if provided, 2 in. wide for each foot of height of bldg., but not less than 6 ft. (Sect. 775.5).	None Provided.
5. Rear Yard Setback	Minimum 15 ft. required (Sect. 774.1).	None Provided.
6. Parking Setback		
7. Req'd Open Area	Maximum lot occupancy is 80% of total site area (Sect. 772.1).	100% lot occupancy.
8. Min. Distance Between Bldgs.	Regulated by Bldg. Code.	
9. Density Requirements	Multiply site area by FAR. No portion of the site shall be used more than once in computing permitted density.	
10. Max. Height (Ft./Stories)	120 ft. per the Height Act of 1910.	120 ft.
11. Floor Area Ratio	None prescribed.	
12. Parking Requirements	One space for every four dwelling units. (Sect. 2101.1)	55 dwelling units.
a. No. Cars	14.	
b. Size of Space	Full size 9 ft. wide x 19ft. deep (Sect. 2115). Compact (40% of total spaces) 8'-0" wide x 16'-0" deep. Must be 5 contiguous spaces min., visibly identified (Sect. 2115).	
c. Size of Aisles	20'-0" full size and 20'-0" compact (Sect. 2115).	
d. Off-Street Loading	One off-street loading berth (55 ft. deep by 12 ft. wide) and one service delivery loading space (20 ft. deep by 10 ft. wide) are required for an apartment building of fifty or more units (Sect. 2201.1).	

717 SIXTH STREET

The JBG Companies

No.	Date	Item

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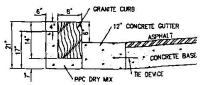
ZONING EVALUATIO AND UNIT MATRIX

Contract No.	20-00079.00
Date	3 / 22 / 02
Scale	NO SCALE

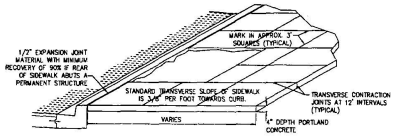
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GENERAL NOTES

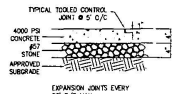
1. EXISTING CONDITIONS WERE TAKEN FROM A TOPOGRAPHIC SURVEY PREPARED BY WEIKI & ASSOCIATES, INC. DATED 11/03/01
2. WHERE NEW WORK MEETS EXISTING, FIELD CHECK LOCATION AND ELEVATION OF EXISTING FEATURES BEFORE BEGINNING CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
3. VERIFY LOCATION OF EXISTING UTILITIES BEFORE PROCEEDING WITH WORK. NOTIFY MR. JORDAN, D.C. DPW @ (202)645-6291 AND MISS UTILITY @ 1-800-257-7777 AT LEAST 48 HRS. BEFORE PROCEEDING WITH ANY EXCAVATIONS. HAND DIG TEST PITS AT ALL UTILITY CROSSINGS AND DETERMINE EXACT CLEARANCES OF ALL PROPOSED INSTALLATIONS WELL IN ADVANCE OF CONSTRUCTION. NOTIFY THE ENGINEER OF ANY CONFLICTS WITH PLAN ELEVATIONS.
4. WATER LINES TO BE A MINIMUM 4 FT. BELOW GRADE
5. ALL WORK AND MATERIALS SHALL CONFORM TO D.C. DPW AND WASA STANDARDS AND SPECIFICATIONS.
6. THE PROPERTY IS DESCRIBED AS LOTS 6, 7, & 8 SQUARE 486 WASHINGTON, D.C.



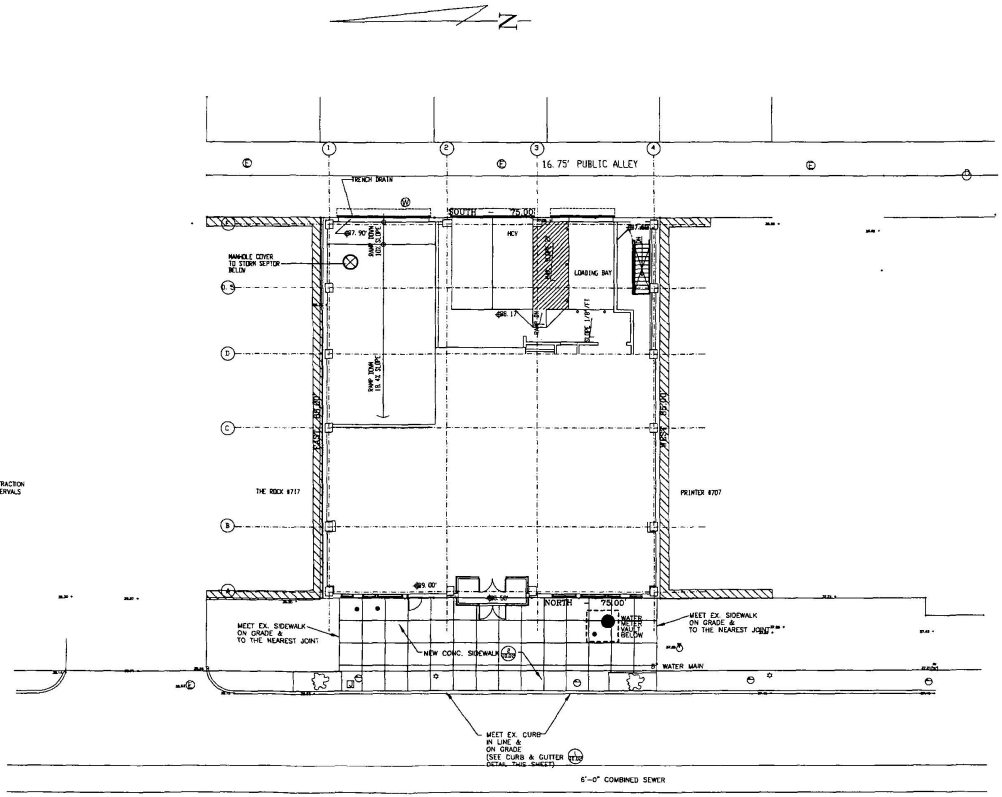
D.C. STANDARD GRANITE CURB AND CONCRETE GUTTER
(NOT TO SCALE)



TYPICAL SIDEWALK SECTION
(NOT TO SCALE)



TYPICAL CONCRETE SIDEWALK
(NOT TO SCALE)



6tH STREET, N.W.

LEGEND

xx.xx - EXISTING SPOT ELEVATION
488.52' PROPOSED SPOT ELEVATION

717 SIXTH STREET

The JBG Companies

No.	Date	Item

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CIVIL ENGINEER
KAMEL ENGINEERING

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22 MARCH 2002

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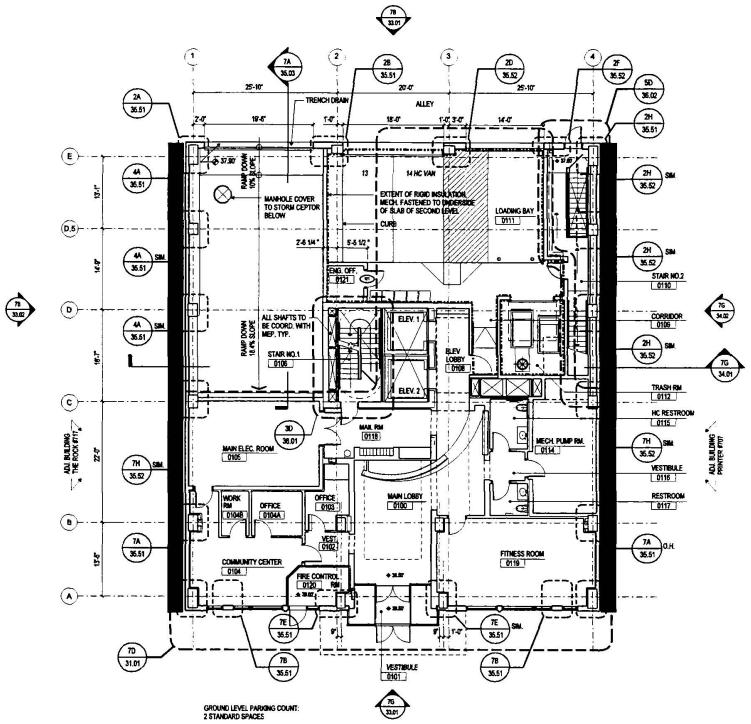
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SITE & GRADING PLAN

Contract No.	20-00079.00
Date	3 / 22 / 02
Scale	1" = 10'

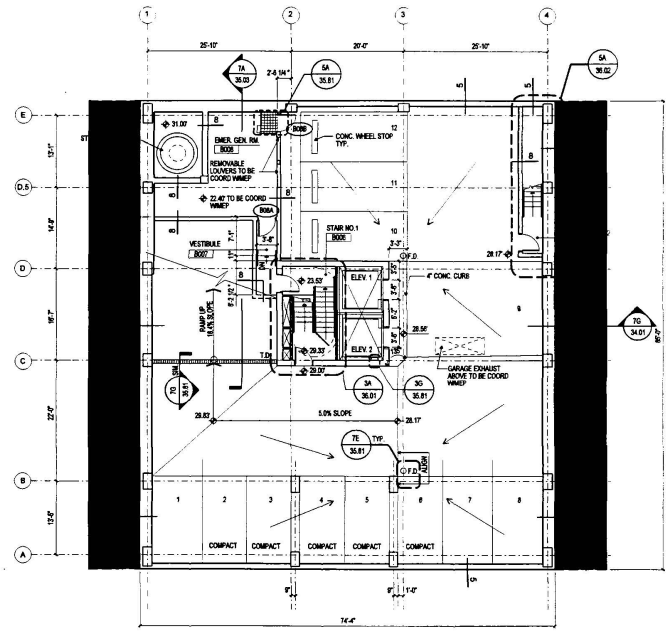
10.02



GROUND LEVEL PARKING COUNT:
2 STANDARD SPACES

6A GROUND LEVEL PLAN

SCALE: 1/8" = 1'-0"



BASEMENT LEVEL PARKING COUNT:
7 STANDARD SPACES
5 COMPACT SPACES

6F BASEMENT LEVEL PLAN

SCALE: 1/8" = 1'-0"

KEY NOTES:

1. INSTALL PIPE GUARD AT ALL PLUMBING PIPE AND CONDUIT LOCATIONS AS PER DETAIL 9/G35.81.
2. INSTALL CORNER GUARD AT COLUMN LOCATIONS ADJACENT TO TRAFFIC PATTERN AS PER TYPICAL GARAGE COLUMN CORNER DETAIL 5/G35.81.

GENERAL NOTES:

1. REFER TO PARTITION TYPE FOR FIRE RATING
2. GARAGE HEAD CLEARANCE SHALL BE 8'-8" MINIMUM AT DRIVE AISLES AND 6'-8" MIN. AT PARKING SPACES. AREAS ACCESSIBLE BY HC VAN SHALL BE 8'-2" MIN.
3. ALL DRIVE AISLES SHALL BE 20'-0" MINIMUM CLEAR.
4. SEE NOTE 8 FOR MINIMUM DIMENSIONS. AT COMPACT SPACES, PROVIDE PAINTED SIGNAGE CENTERED IN STALL WITH BOTTOM OF TEXT TOWARDS DRIVE AISLE. LETTER TO BE STENCILLED ARIAL FONT 12" TALL USING CAPITALS AND LOWER CASE LETTERS
5. "HC" DESIGNATES A HANDICAP ACCESSIBLE SPACE. PROVIDE UNIVERSAL HC ACCESSIBLE SYMBOL PAINTED IN CENTER OF STALL WITH BOTTOM OF SIGN TOWARDS DRIVE AISLE. REFER TO ADA GUIDELINES FOR SIGNAGE REQUIREMENTS. ADDITIONALLY, PROVIDE SIGNAGE PLAQUE MOUNTED IN FRONT OF STALL AT HEIGHT SPECIFIED IN ADA GUIDELINES. SIGNAGE TO BE MOUNTED TO WALL WHERE WALL OCCURS OR POLE MOUNTED OTHERWISE.
6. DIMENSIONS OF PARKING SPACES ARE AS FOLLOWING:
   STANDARD PERPENDICULAR: 8' x 18'
   COMPACT PERPENDICULAR: 8' x 16'
7. STANDARD HANDICAP ACCESS SPACES ARE INDICATED WITH "HC". PROVIDE A 5'-0" MIN. ACCESS AISLE ADJACENT TO STANDARD HANDICAP ACCESS SPACES. PROVIDE MARKING FOR ACCESS AISLES AS REQUIRED BY THE ADA GUIDELINE.
8. HANDICAP ACCESS VAN SPACES ARE INDICATED WITH "HC VAN". PROVIDE AN 8'-4" MIN. ACCESS AISLE ADJACENT TO HANDICAP ACCESS VAN SPACES. PROVIDE MARKING FOR ACCESS AISLES AS REQUIRED BY THE ADA GUIDELINE.
9. PARKING SPACES BETWEEN COLUMNS SHALL BE CENTERED WITHIN THE COLUMN CLEARANCE UNLESS OTHERWISE NOTED.
10. AREAS BETWEEN PARKING SPACES WITH GREATER THAN 8' DIMENSION SHALL BE MARKED WITH DIAGONAL LINES @ 2'-0" O.C.
11. 1/8" PER FOOT MINIMUM SLOPE TO DRAIN, TYPICAL
12. ELEVATION MARKERS DO NOT TAKE INTO ACCOUNT FLOOR SLOPES TO DRAIN.

717 SIXTH STREET

The JBG Companies

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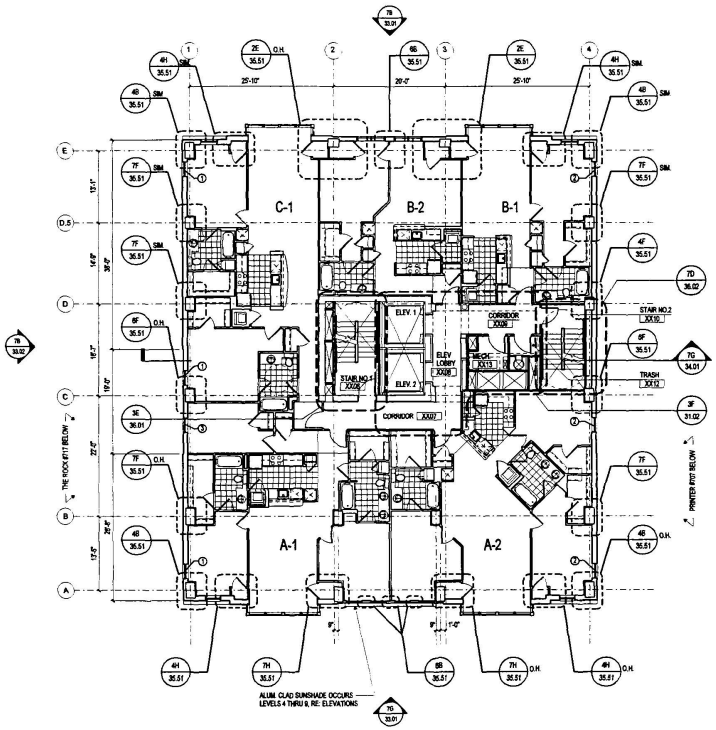
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GROUND AND BASEMENT LEVEL PLANS

Contract No.	20-00079.00
Date	3 / 22 / 02
Scale	1/8" = 1' - 0"

30.01



6A TYPICAL LEVEL PLAN

SCALE: 1/8" = 1'-0"

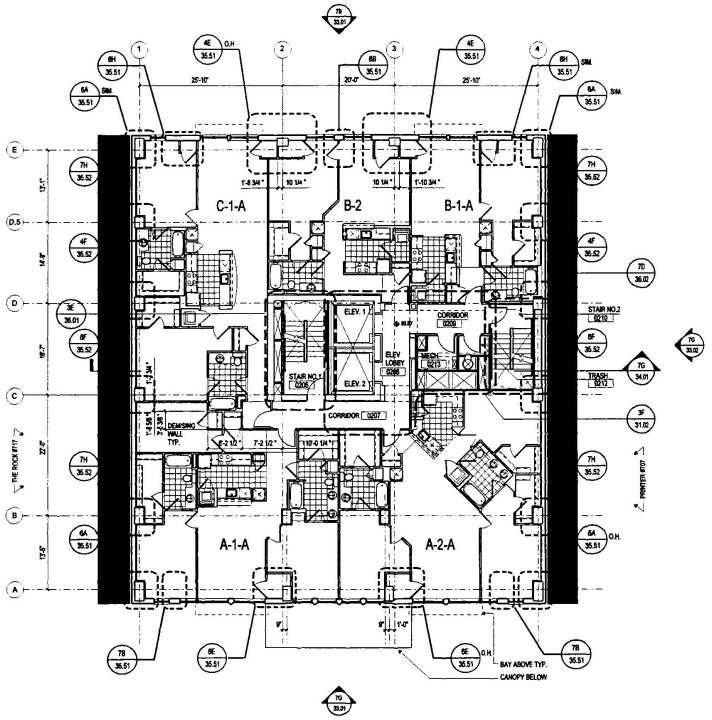
NOTES:

SEE 31.50 SERIES FOR UNIT PLANS/DIMENSIONS.
REFER TO 6F/30.02 FOR UNIT DEMISING WALL DIMENSIONS.

(1) THIS WINDOW OCCURS ONLY AT 6TH LEVEL AND ABOVE

(2) THIS WINDOW OCCURS ONLY AT 5TH LEVEL AND ABOVE. SEE 7G/33.02

(3) THIS WINDOW OCCURS ONLY AT 7TH LEVEL AND ABOVE



6F SECOND LEVEL PLAN

SCALE: 1/8" = 1'-0"

NOTE: SEE 31.50 SERIES FOR UNIT PLANS/DIMENSIONS. DIMENSIONS ARE TO CENTERLINE OF DEMISING WALLS.

717 SIXTH STREET

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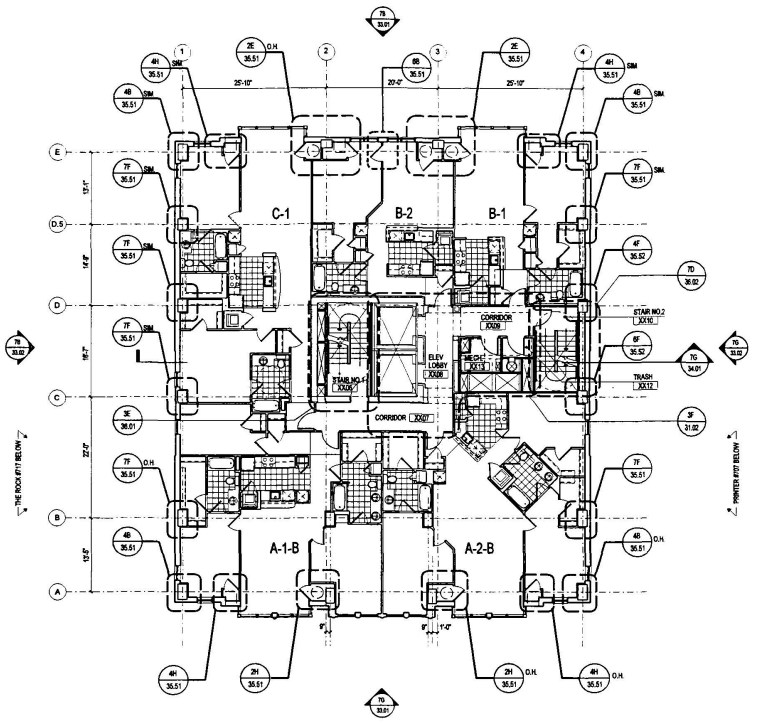
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SECOND AND TYPICAL LEVEL PLANS

Contract No.	20-00079.00
Date	3 / 22 / 02
Scale	1/8" = 1' - 0"

30.02



6F TENTH THRU TWELFTH LEVEL PLAN

SCALE: 1/8" = 1'-0"

NOTES:

SEE 31.50 SERIES FOR UNIT PLANS/DIMENSIONS.
REFER TO 8F/30.02 FOR UNIT DEMISING WALL DIMENSIONS.

717 SIXTH STREET

The JBG Companies

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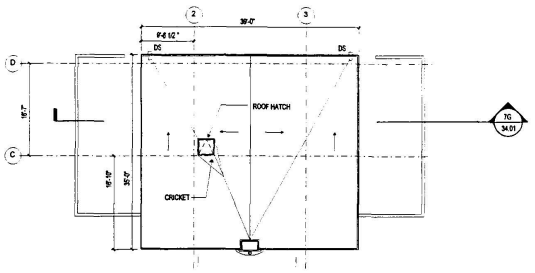
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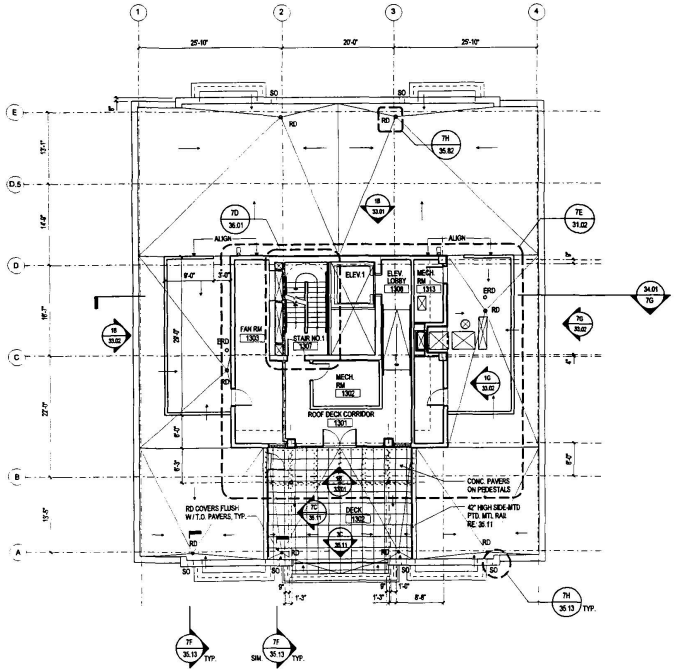
TENTH THRU TWELFTH LEVEL PLANS

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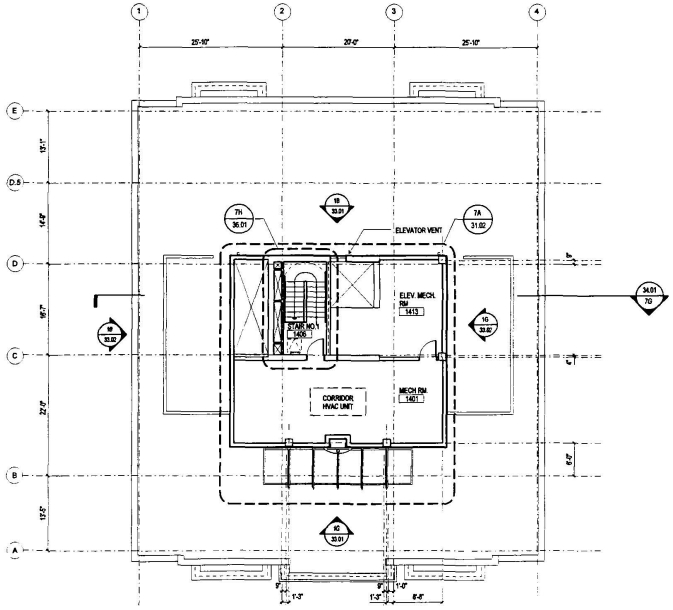
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2F ROOF PLAN
SCALE: 1/8" = 1'-0"



7A ROOF DECK LEVEL PLAN
SCALE: 1/8" = 1'-0"



7F UPPER PENTHOUSE LEVEL PLAN
SCALE: 1/8" = 1'-0"



717 SIXTH STREET

The JBG Companies

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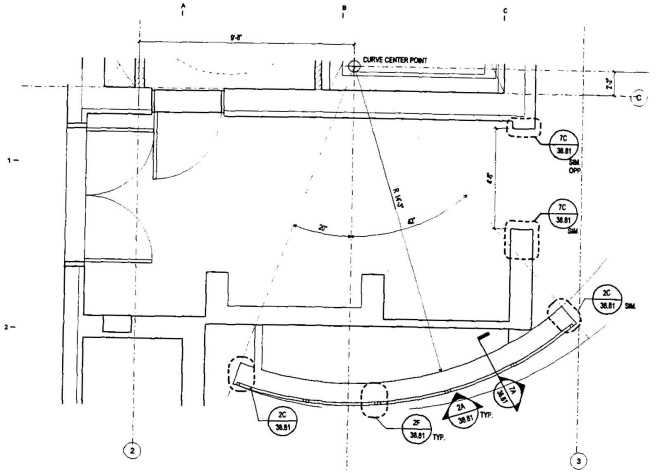
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PENTHOUSE LEVELS AND ROOF PLANS

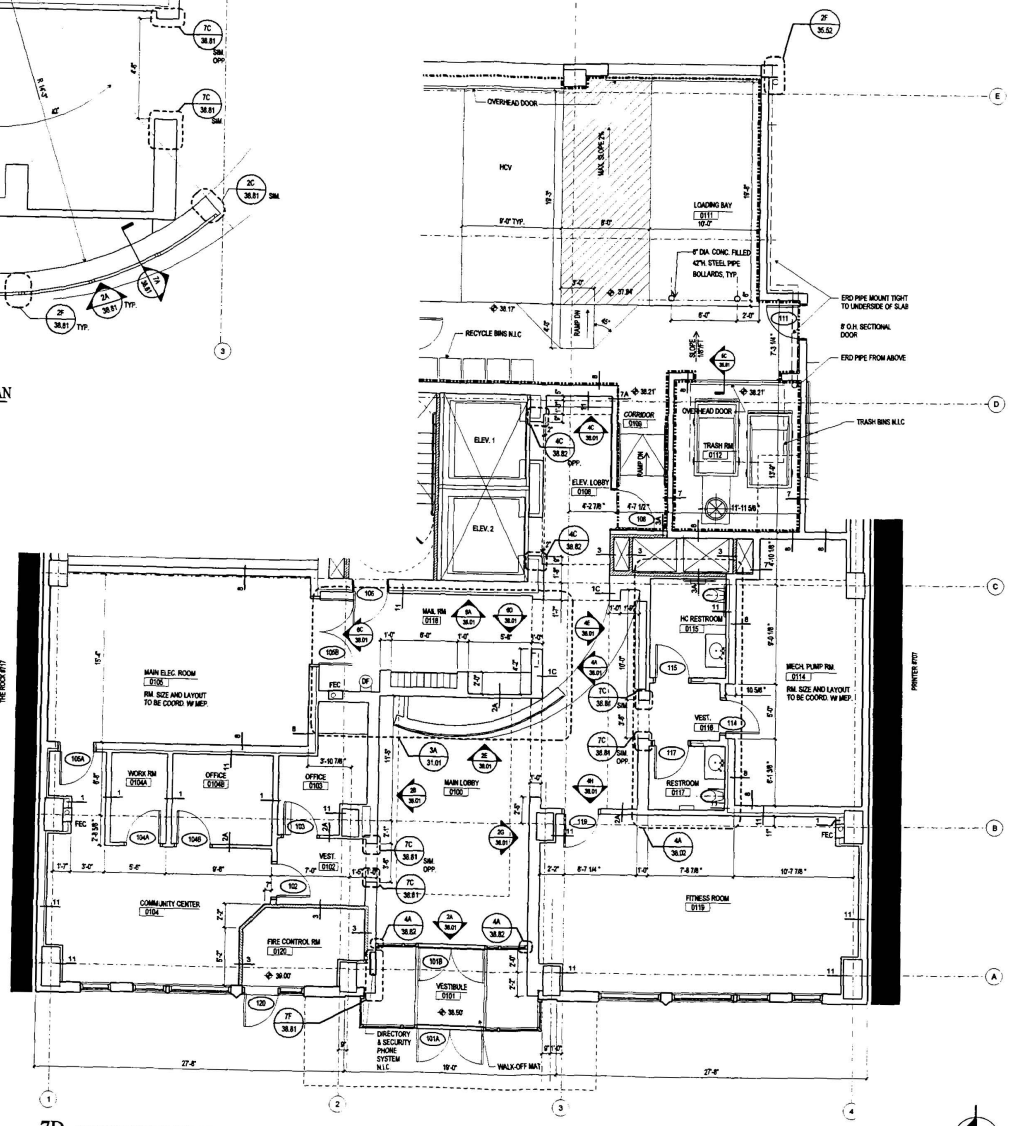
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Date	3 / 22 / 02
Scale	1/8" = 1'-0"

30.04



3A LOBBY CURVED WALL ENLARGED PLAN

SCALE: 1/2" = 1'-0"



7D GROUND LEVEL ENLARGED PLAN

SCALE: 1/4" = 1'-0"

717 SIXTH STREET

The JBG Companies

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No	Desc	Item

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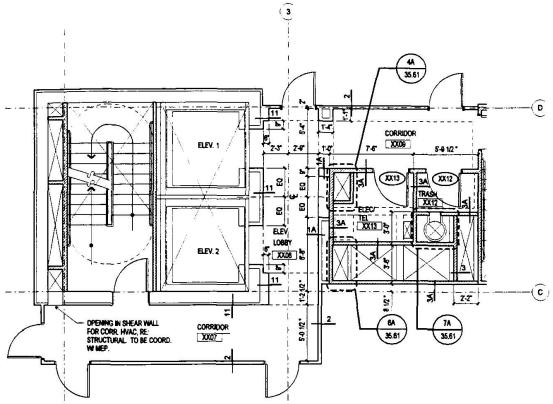
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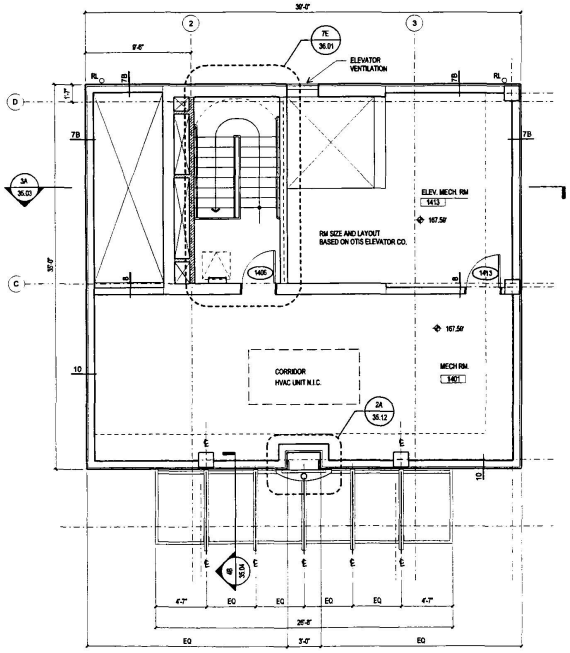
ENLARGED PLANS

Contract No.	20-00079.00
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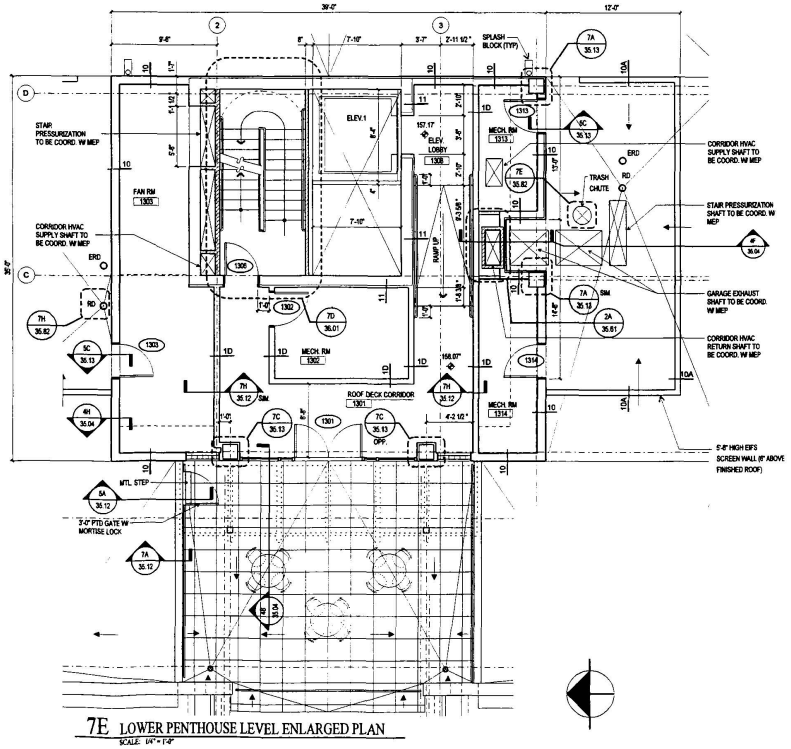
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3F TYPICAL LEVEL ENLARGED PLAN
SCALE: 1/4" = 1'-0"



7A UPPER PENTHOUSE LEVEL ENLARGED PLAN
SCALE: 1/4" = 1'-0"



7E LOWER PENTHOUSE LEVEL ENLARGED PLAN
SCALE: 1/4" = 1'-0"

717 SIXTH STREET

The JBG Companies

REVISIONS

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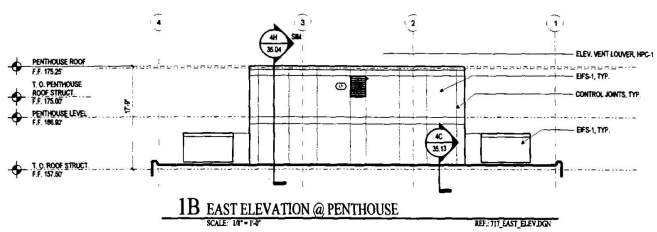
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ENLARGED PLANS

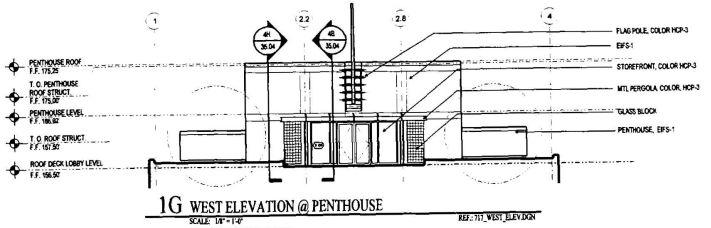
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Date	3 / 22 / 02
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31.02



1B EAST ELEVATION @ PENTHOUSE

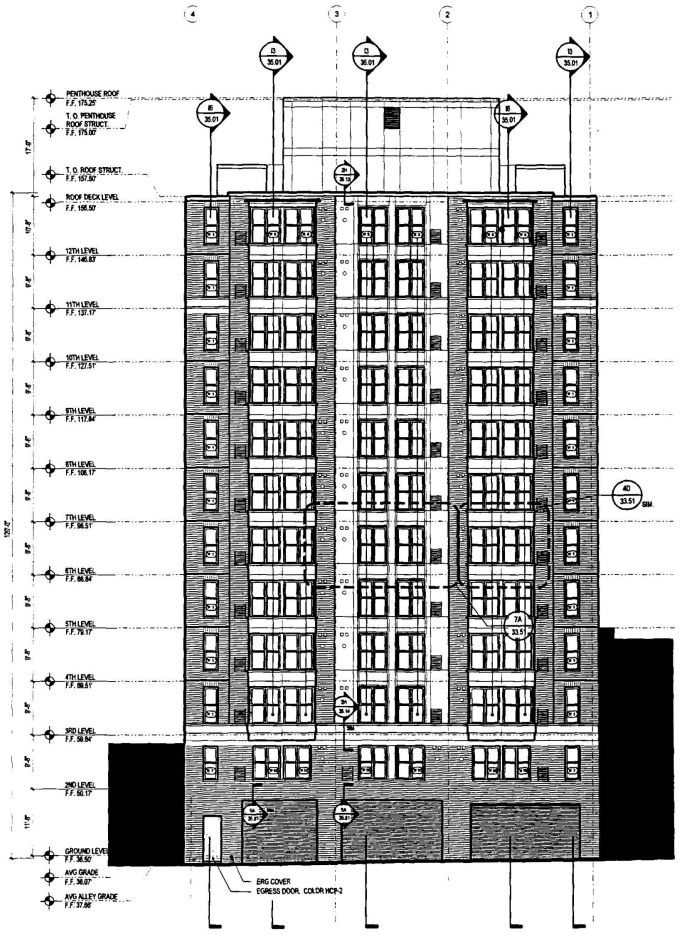
SCALE: 1/8" = 1'-0" REF.: 717_EAST_ELEV.DGN



1G WEST ELEVATION @ PENTHOUSE

SCALE: 1/8" = 1'-0" REF.: 717_WEST_ELEV.DGN

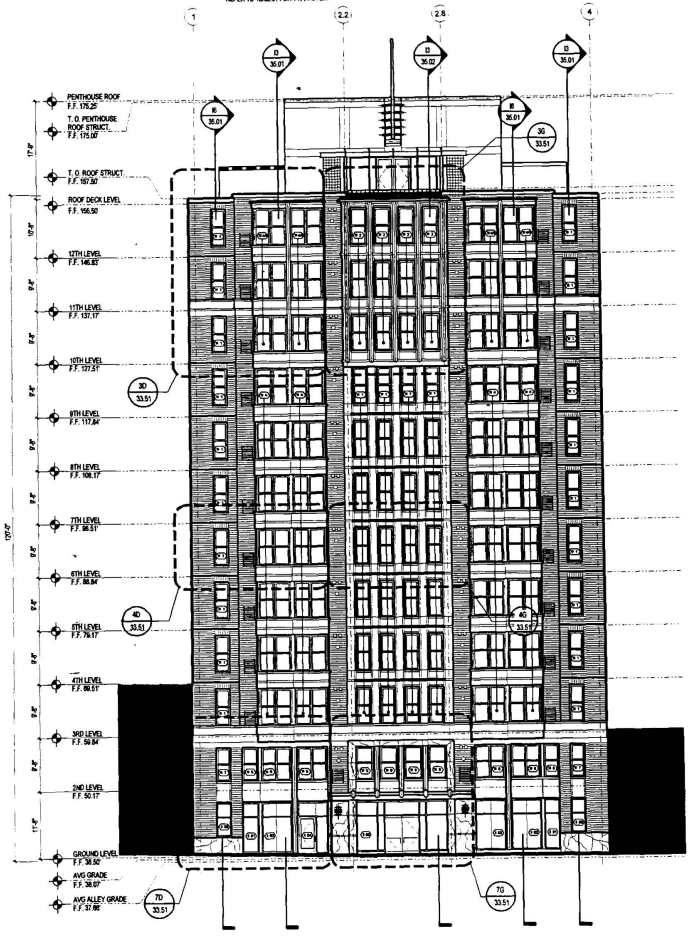
REFER TO 18/33.01 FOR TYP. NOTES.



7B EAST ELEVATION

SCALE: 1/8" = 1'-0" REF.: 717_EAST_ELEV.DGN

NOTE: REFER TO 7G/33.01 FOR TYPICAL NOTES



7G WEST ELEVATION

SCALE: 1/8" = 1'-0" REF.: 717_WEST_ELEV.DGN

717 SIXTH STREET

The JBG Companies

No. Date Item

REVISIONS

BID/PERMIT SET

22 MARCH 2002

AD Drawn

AD Checked

AD Approved

RTKL

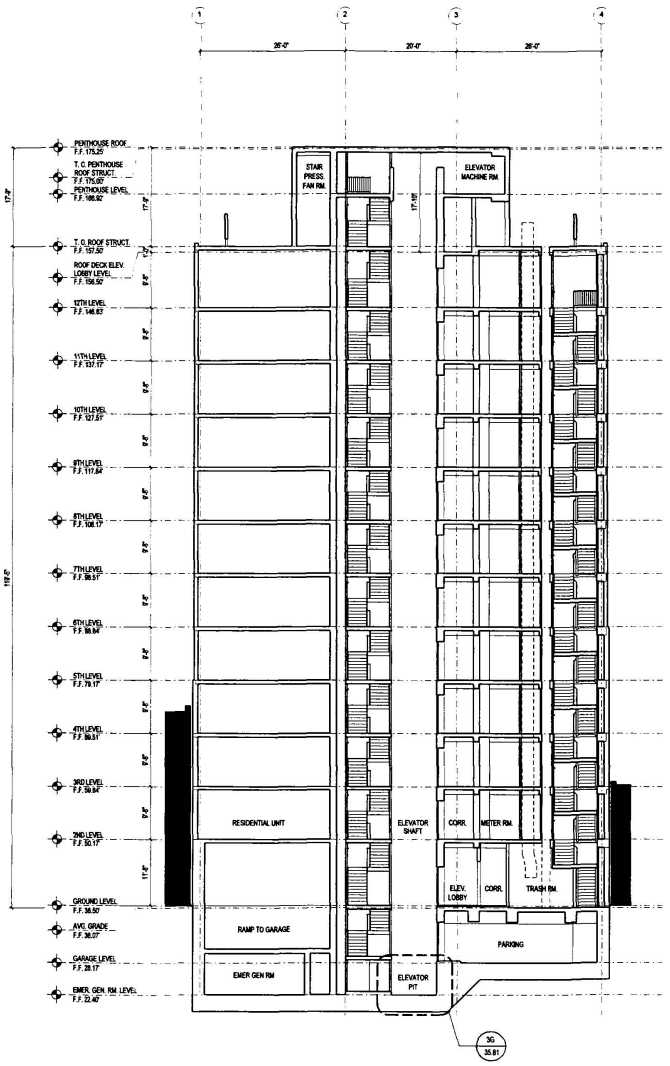
RTKL DC Associates PC
1250 Connecticut Ave. NW
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202 833-4400
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WEST - EAST ELEVATIONS

Contract No.	20-00079.00
Date	3 / 22 / 02
Scale	1/8" = 1' - 0"

33.01



7G BUILDING SECTION

SCALE: 1/8" = 1'-0"

REF.: 717_BLDGSEC.DGN

717 SIXTH STREET

The JBG Companies

No.	Date	Item

REVISIONS

BID/PERMIT SET

22 MARCH 2002

LE
Drawn

AD
Checked

AD
Approved

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BUILDING SECTION

Contract No.	20-00079.00
Date	3 / 22 / 02
Scale	1/8" = 1'- 0"

34.01