WDG 06/27/2002 16:53:15 #0009



M AND 24th STREET RESIDENTIAL

WASHINGTON D.C.

BZA APPROVALS SET

06.26.02

BZA
Case No. 16926
Exhibit No. 10

2002 JUL -1 AM 11:08
D.C. OFFICE OF ZONING

WDG

'M' & 24th Street Residential

JBO

Cover Sheet

A0.00

Board of Zoning Adjustment
District of Columbia
CASE NO.16926
EXHIBIT NO.10

M & 24th Street Residential

M Street & 24th Street
Washington D.C.

Project Data

Requirements

Part of Lot 31, Square 25, tLot No. 806
Lot Area = 53,439.0 sf
Zone: C-2-C
Allowable FAR: Residential C2C 53,439.0 sf x 6.0 = 320,634.0 sf (GFA)
Transfer FAR Unused from M x 25th= 52,340.4 sf
Total Allow. FAR: 52,340.4 + 320,634.T sf = 372,975.1 sf (GFA)
Total FAR Used: 372,975.1 sf (GFA)
(See detailed FAR calculation on drawing sheet No. A1.01A and A1.01B)
Max. Building Height: 90'-0"
Measuring Point: 6333' (24th Street)
Height of Bldg. Provided= 90'-0"
Allowable Lot Coverage on C2C - 80% of lot area = 80% of 53,439.0 sf= 42,751.296 sf
Total covered= 40,186.5 sf

No. of Handicap Dwelling Units: 5% of 334 units = 5.01 = 5 HC units

Use Groups (note addition is separate use)
Residential: R-2
Mercantile: M
Garages: S-2

Construction Type
1B Headlined to 2A per BOCA 1996 403.3.3.1

Applicable Codes
BOCA 1996 / DCMR CONSTRUCTION CODES SUPPLEMENT OF 1998
CABO/ANSI A117.1-1992
Fair Housing Accessibility Guidelines 1991
Fire Suppression = Fully Sprinklered
+ Standpipe System

OFF STREET LOADING REQUIREMENTS SUMMARY

USES AND DISTRICTS	APARTMENT BLDG. SPACE (APARTMENT HOUSE OR MULTIPLE DWELLING WITH 50 OR MORE DWELLING UNITS IN ALL DISTRICTS)	COMMERCIAL/RETAIL AREA (WITH MORE THAN 20,000 SF TO 100,000 SF OF GROSS FLOOR AREA)
MINIMUM NUMBER AND SIZE OF LOADING BERTHS REQUIRED	1 @ 55 FEET DEEP	1 @ 30 FEET DEEP 1 @ 55 FEET DEEP
MINIMUM NUMBER AND SIZE OF LOADING PLATFORMS REQUIRED	1 @ 200 SF	1 @ 100 SF 1 @ 200 SF
MINIMUM NUMBER AND SIZE OF SERVICE/DELIVERY SPACES REQUIRED	1 @ 20' FEET DEEP	1 @ 20' FEET DEEP

PHASE II: M ST. & 24TH STREET RESIDENTIAL RECREATION SPACE:

REQUIRED SPACE: 15% OF GROSS RESIDENTIAL AREA
50% MUST BE OUTDOORS
RECREATION AREA REQUIRED 362,381.4 SF x 15% =54,358 SF

GROUND FLOOR RECREATION AREA	
GYM (IN)	1,502 SF
PARTY RM (IN)	486 SF
LIBRARY (IN)	415 SF
LOBBY (IN)	2,083 SF
COURTYARD (OUT)	9,071.0 SF

ROOF RECREATION AREA	
POOL/GAZEBO(OUT)	5,413 SF
TRACK (OUT)	7,918 SF
AMENITIES	13,071 SF
TOTAL	38,917.0 SF

PHASE I + PHASE II RECREATION AREA	
PHASE I LEFTOVER	421 SF
PHASE II	38,917.0 SF
TOTAL:	39,358.0 SF

81% OUTDOOR AREA PROVIDED	34,488 SF
13 % INDOOR AREA PROVIDED	4,870.1 SF
10% TOTAL AREA PROVIDED	39,358 SF
APARTMENT UNIT: BALCONIES, PATIOS + TERRACES	4,822.5 SF

UNIT SUMMARY TABLE

	Subtotal	7	0	2	5	3	3	3	3	3	3	3	2	39	**	10,994 sf	2.67%
1 Bedroom																	
B1-A			3	3	3	3	3	3	3	3	3	3	3	30	751 sf	22,530 sf	5.96%
B1-B			2	2	2	2	2	2	2	2	2	2	2	20	730 sf	14,600 sf	3.97%
B2			1	0	0	0	0	0	0	0	0	0	0	1	773 sf	773 sf	0.30%
B3		1	1	0	0	0	0	0	0	0	0	0	0	1	839 sf	839 sf	0.30%
B4		1	0	1	0	0	0	0	0	0	0	0	0	1	891 sf	891 sf	0.30%
	Subtotal	3	7	6	5	5	5	5	5	5	5	5	5	53	**	39,803 sf	10.65%
1 Bedroom + Den																	
C1-A			0	0	2	6	6	6	6	6	6	6	6	38	843 sf	31,986 sf	11.54%
C1-A2		4	0	0	4	0	0	0	0	0	0	0	0	4	871 sf	3,484 sf	1.19%
C1-B		16	0	4	4	4	4	4	4	0	0	0	0	20	859 sf	17,180 sf	5.97%
C1-C		12	0	0	0	0	0	0	4	4	4	4	4	16	829 sf	13,264 sf	4.78%
C2-A			1	1	1	1	1	1	1	1	1	1	1	10	922 sf	9,220 sf	2.99%
C2-B			1	1	1	1	1	1	1	1	1	1	1	10	927 sf	9,270 sf	2.99%
C3			1	1	1	1	1	1	1	1	1	1	1	10	907 sf	9,070 sf	2.99%
C4			0	1	0	1	1	1	1	1	1	1	0	7	890 sf	6,230 sf	2.09%
C5-A			1	1	0	0	0	0	0	0	0	0	0	2	1,179 sf	2,358 sf	0.60%
C5-B			0	0	1	1	1	1	1	1	1	1	1	8	1,204 sf	9,632 sf	2.59%
C6		8	0	0	1	1	1	1	1	1	1	1	1	8	988 sf	7,904 sf	2.59%
C7-A		1	1	0	0	0	0	0	0	0	0	0	0	1	1,264 sf	1,264 sf	0.30%
C7-B		1	0	1	0	0	0	0	0	0	0	0	0	1	1,231 sf	1,231 sf	0.30%
C7-C		1	0	0	1	0	0	0	0	0	0	0	0	1	1,216 sf	1,216 sf	0.30%
C8-A			0	0	0	0	0	0	0	0	0	0	4	4	969 sf	3,876 sf	1.19%
C8-B			0	0	0	0	0	0	0	0	0	0	2	2	913 sf	1,826 sf	0.60%
C8-C			0	0	0	0	0	0	0	0	0	0	1	1	932 sf	932 sf	0.30%
C9-A			1	1	1	1	1	1	1	1	1	1	1	10	855 sf	8,550 sf	2.99%
C9-A2			1	1	1	1	1	1	1	1	1	1	1	10	837 sf	8,370 sf	2.99%
C9-B			0	1	1	1	1	1	1	1	1	1	0	9	833 sf	7,848 sf	2.69%
C10			0	1	1	1	1	1	1	1	1	1	1	9	827 sf	7,445 sf	2.69%
C11			0	1	0	0	0	0	0	0	0	0	0	1	1,138 sf	1,138 sf	0.30%
	SubTotal	43	7	15	28	30	30	30	29	30	28	26	16	303	**	243,203 sf	64.65%
1 Bedroom																	
D1			0	0	1	1	1	1	1	1	1	1	1	8	1,302 sf	12,016 sf	2.59%
D2			0	0	1	1	1	1	1	1	1	1	1	8	1,178 sf	9,408 sf	2.59%
D3		1	1	0	0	0	0	0	0	0	0	0	0	1	1,233 sf	1,233 sf	0.30%
D4			0	1	0	0	0	0	0	0	0	0	0	1	1,133 sf	1,133 sf	0.30%
D5		1	0	1	0	0	0	0	0	0	0	0	0	1	1,280 sf	1,280 sf	0.30%
D6			0	0	0	0	0	0	0	0	0	0	1	1	1,302 sf	1,302 sf	0.30%
	SubTotal	2	1	2	2	2	2	2	2	2	2	2	2	20	**	25,794 sf	5.27%
1 Bedroom + Den																	
D1			0	0	1	1	1	1	1	1	1	1	0	7	1,400 sf	9,800 sf	2.09%
D2-A			0	0	0	2	2	2	2	2	2	0	0	12	1,308 sf	15,696 sf	3.58%
D2-B			0	0	1	1	1	1	1	1	1	1	1	9	1,307 sf	11,763 sf	2.69%
D2-C			0	0	1	1	1	1	1	1	1	0	0	7	1,313 sf	9,205 sf	2.09%
D2-D		2	0	0	2	0	0	0	0	0	0	0	0	2	1,308 sf	2,616 sf	0.60%
D3			0	0	2	2	2	2	2	2	2	0	0	14	1,560 sf	21,840 sf	4.18%
D4			0	0	0	0	0	0	0	0	0	0	1	1	1,267 sf	1,267 sf	0.30%
D5			0	0	0	0	0	0	0	0	0	0	2	2	1,460 sf	2,920 sf	0.60%
	SubTotal	2	0	3	7	7	7	7	7	7	4	4	3	54	**	79,109 sf	16.33%
2 Bedroom																	
P1			1	0	0	1	1	1	1	1	1	1	1	7	1,387 sf	9,709 sf	2.09%
	SubTotal	1	0	0	0	1	1	1	1	1	1	1	1	7	**	9,709 sf	2.09%
	Total	56	15	26	28	37	37	37	37	37	34	32	23	502	**	483,889	100.00%
															Total SF	531,309 sf	**

A) MIN. RESIDENTIAL ZONE C2-C REQUIREMENTS: 1 PARKING SPACE PER 4 APARTMENTS; 334 APT. UNITS X.25 = 83.5 = 84 P.S.

1) MIN HANDICAPPED PARKING SPACES (DC CODE): 15 % OF PARKING SPACES = 84X.015= 12.6 = 13 P.S.
   a.) VAN HANDICAPPED SPACES (DC CODE) VAN SPACE PER 8 HANDICAPPED PARKING SPACES: 2 P.S.
   b.) STANDARD HANDICAPPED SPACES (DC CODE): 11 P.S.
2) MIN STANDARD PARKING SPACES = TOTAL PARKING SPACES - HANDICAPPED PARKING SPACES: 84-13 = 71 P.S.
3) MIN COMPACT PARKING SPACES (DC CODE): 40 % OF STANDARD PARKING SPACES = 71X.4= 28.4= 29 P.S.

SUBTOTAL MIN RESIDENTIAL REQ'D PARKING SPACES (DC CODE): 84 P.S.

B) MIN. COMMERCIAL ZONE C2-C RETAIL REQUIREMENTS IN EXCESS OF 3000 SF PROVIDE 1 SPACE FOR EACH 750 SF GROSS FLOOR AREA: (25,286 SF-3000 SF) /750 SF = 29.7: 30 P.S.

1) MIN HANDICAPPED PARKING SPACES (DC CODE): 15 % OF PARKING SPACES = 30X.015= 4.5 = 5 P.S.
   a.) VAN HANDICAPPED SPACES (DC CODE) VAN SPACE PER 8 HANDICAPPED PARKING SPACES: 1 P.S.
   b.) STANDARD HANDICAPPED SPACES (DC CODE): 4 P.S.
2) MIN STANDARD PARKING SPACES = TOTAL PARKING SPACES - HANDICAPPED PARKING SPACES: 30-5 = 25 P.S.
3) MIN COMPACT PARKING SPACES (DC CODE): 40 % OF STANDARD PARKING SPACES = 25X.04= 10 P.S.

SUBTOTAL MIN COMMERCIAL REQ'D PARKING SPACES: 30 P.S.

TOTAL REQ'D RESIDENTIAL AND COMMERCIAL PARKING SPACES: 114 P.S.

C) MIN REQUIRED PARKING LEVELS SUMMARY

LEVELS	LEVEL P3	LEVEL P2	LEVEL P1	TOTAL
REQ'D RESIDENTIAL/SHARED COMMERCIAL STANDARD PARKING SPACES 9'-0" X 19'-0"	0	0	11	10
REQ'D RESIDENTIAL/SHARED COMMERCIAL COMPACT PARKING SPACE 8'-0" X 16'-0"	0	0	6	1
REQ'D RESIDENTIAL STANDARD PARKING SPACES 9'-0" X 19'-0"	16	13	0	36
REQ'D RESIDENTIAL COMPACT PARKING SPACE 8'-0" X 16'-0"	11	8	0	18
COMMERCIAL STANDARD PARKING SPACE 9'-0" X 19'-0"	0	0	11	15
COMMERCIAL COMPACT PARKING SPACE 8'-0" X 16'-0"	0	0	8	10
REQ'D RESIDENTIAL/SHARED COMMERCIAL H.C. VAN PARKING SPACE 9'-0" X 19'-0" (AISLE 8'-0" WIDE)	0	0	1	1
REQ'D RESIDENTIAL/SHARED COMMERCIAL H.C. STANDARD PARKING SPACE 9'-0" X 19'-0" (AISLE 5'-0" WIDE)	0	0	2	2
REQ'D RESIDENTIAL H.C. VAN PARKING SPACE 9'-0" X 19'-0" (AISLE 8'-0" WIDE)	1	1	0	2
REQ'D RESIDENTIAL H.C. STANDARD PARKING SPACE 9'-0" X 19'-0" (AISLE 5'-0" WIDE)	4	4	0	8
COMMERCIAL H.C. VAN PARKING SPACE 9'-0" X 19'-0" (AISLE 8'-0" WIDE)	0	0	1	1
COMMERCIAL H.C. STANDARD PARKING SPACE 9'-0" X 19'-0" (AISLE 5'-0" WIDE)	0	0	4	4
TOTAL MIN. REQUIRED PARKING SPACES	32	32	50	114

D) EXTRA PARKING SPACES PROVIDED (SEE ARCHITECTURAL DRAWINGS): 129 P.S.

MIN HANDICAPPED PARKING SPACES (ADA CODE FROM 101-150 P.S.):
   a) VAN HANDICAPPED SPACES (ADA CODE) VAN SPACE PER 8 HANDICAPPED PARKING SPACES: 1 P.S.
   b) STANDARD HANDICAPPED SPACES (ADA CODE): 4 P.S.

LEVELS	LEVEL P3	LEVEL P2	LEVEL P1	TOTAL
EXTRA STANDARD PARKING SPACE 9'-0" X 19'-0"	48	17	0	65
EXTRA COMPACT PARKING SPACE 8'-0" X 16'-0"	45	19	2	66
EXTRA HANDICAPPED VAN PARKING SPACE 9'-0" X 19'-0" (AISLE 8'-0" WIDE)	1	1	0	2
EXTRA HANDICAPPED STANDARD PARKING SPACE 9'-0" X 19'-0" (AISLE 5'-0" WIDE)	3	1	0	4
TOTAL EXTRA PARKING SPACES	97	38	2	137

D) TOTAL PARKING SPACES PROVIDED

E) TOTAL MIN. REQUIRED AND EXTRA PARKING SPACES	129	70	52	251

WDG
Wells Design Group, PLLC
Architecture
Planning
Interior Design
1325 Connecticut Avenue, NW
Suite 300
Washington, DC 20036
tel 202.857.8300
fax 202.463.3186
e-mail info@wellsdg.com

Structural Engineer
Shlom Consulting Group, Eng., P.A.
1700 N. Moore, N.W.
Washington D.C. 20036-2801
tel 202-659-2520
fax 202-659-1987
e-mail www.shlomconsultants.com

Mechanical Engineer
Atlas Air Conditioning Co.
9128 Gerald Court
Manassas, VA 20110
tel 703-257-1384
fax 703-257-1871
e-mail www.atlas-air.com

Electrical Consultant
Cherry Lane Electrical Services, Inc.
8733-J Cherry Lane
Laurel, Maryland 20707
tel 301-470-7401
fax 301-470-3804
e-mail

'M' & 24th Street Residential

Washington D.C.

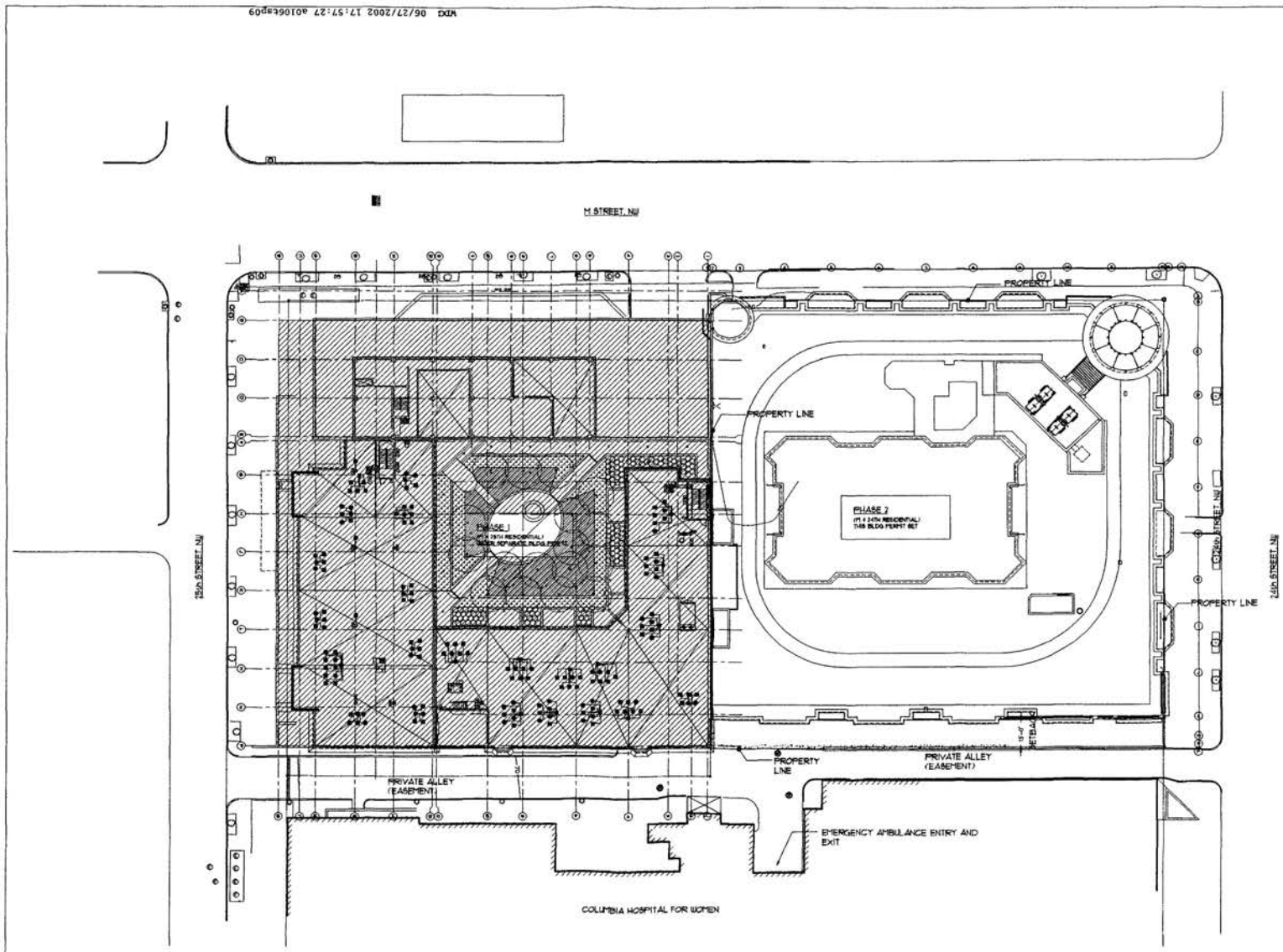
JBG

50% Progress Set	05-04-07
50% Progress Set	05-08-07
Permit Review Set	05-30-07
Pricing Set	06-07-07
BZA Approval Set	06-26-07
Zoning Permit Submission	08-21-07

Cover Sheet

As Noted

A1.01



WDG

'M' & 24th Street
Residential

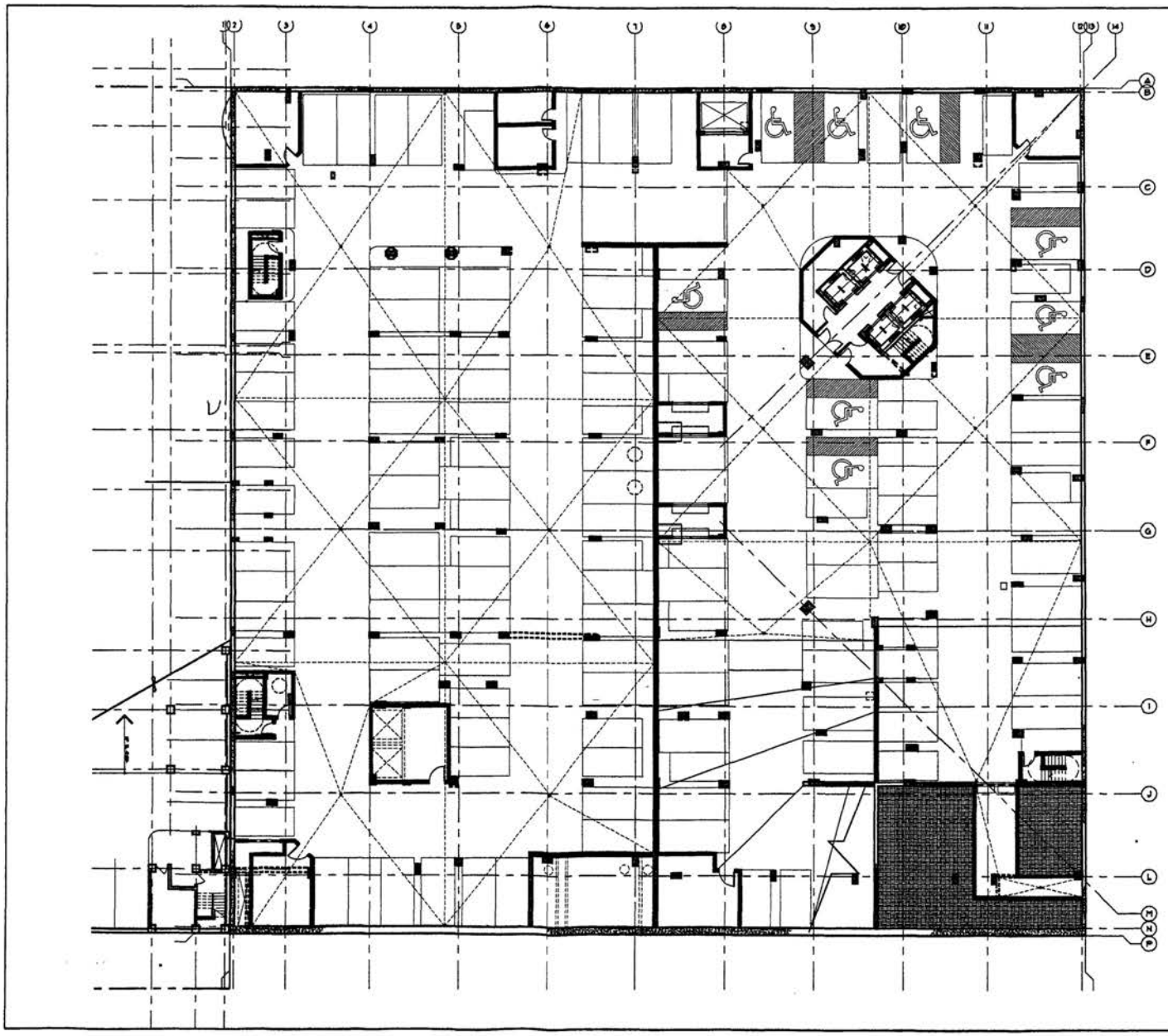
Washington D.C.

JBG

Illustrative Site Plan

A1.06

Illustrative Site Plan



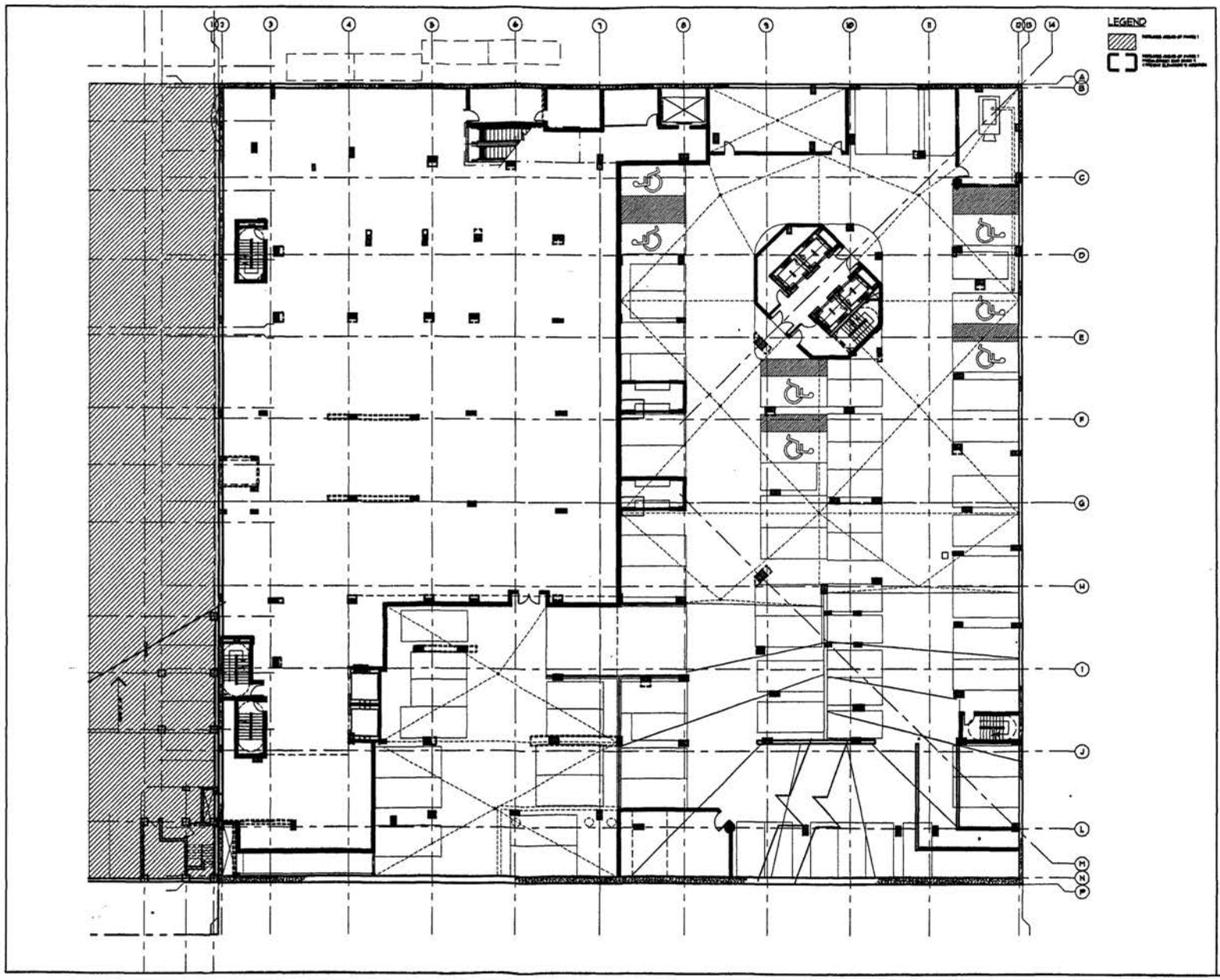
WDG

'M' & 24th Street
Residential

JBG

Parking Level P3

A2.01



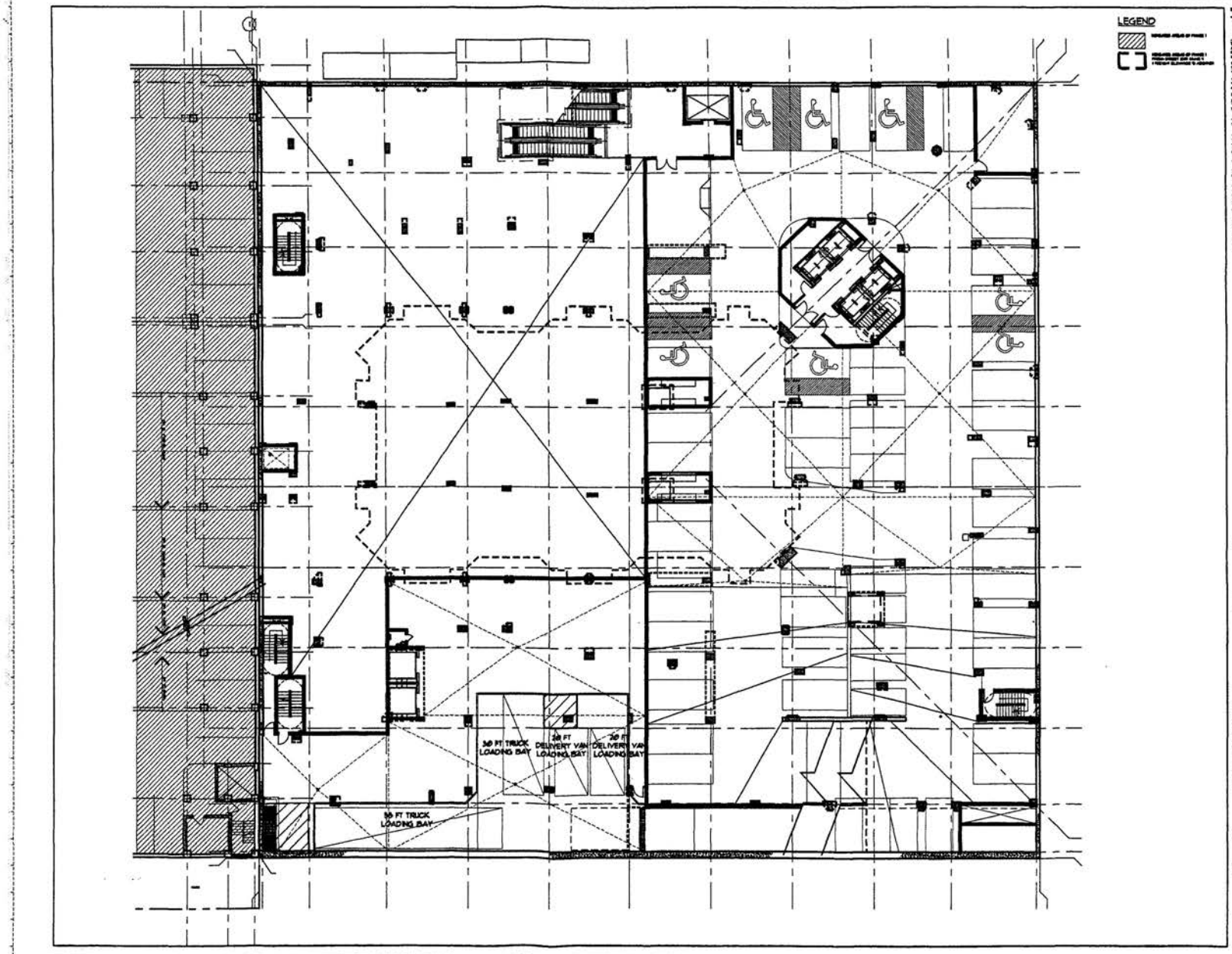
WDG

'M' & 24th Street
Residential

JBG

Parking Level P2

A2.02



WDG

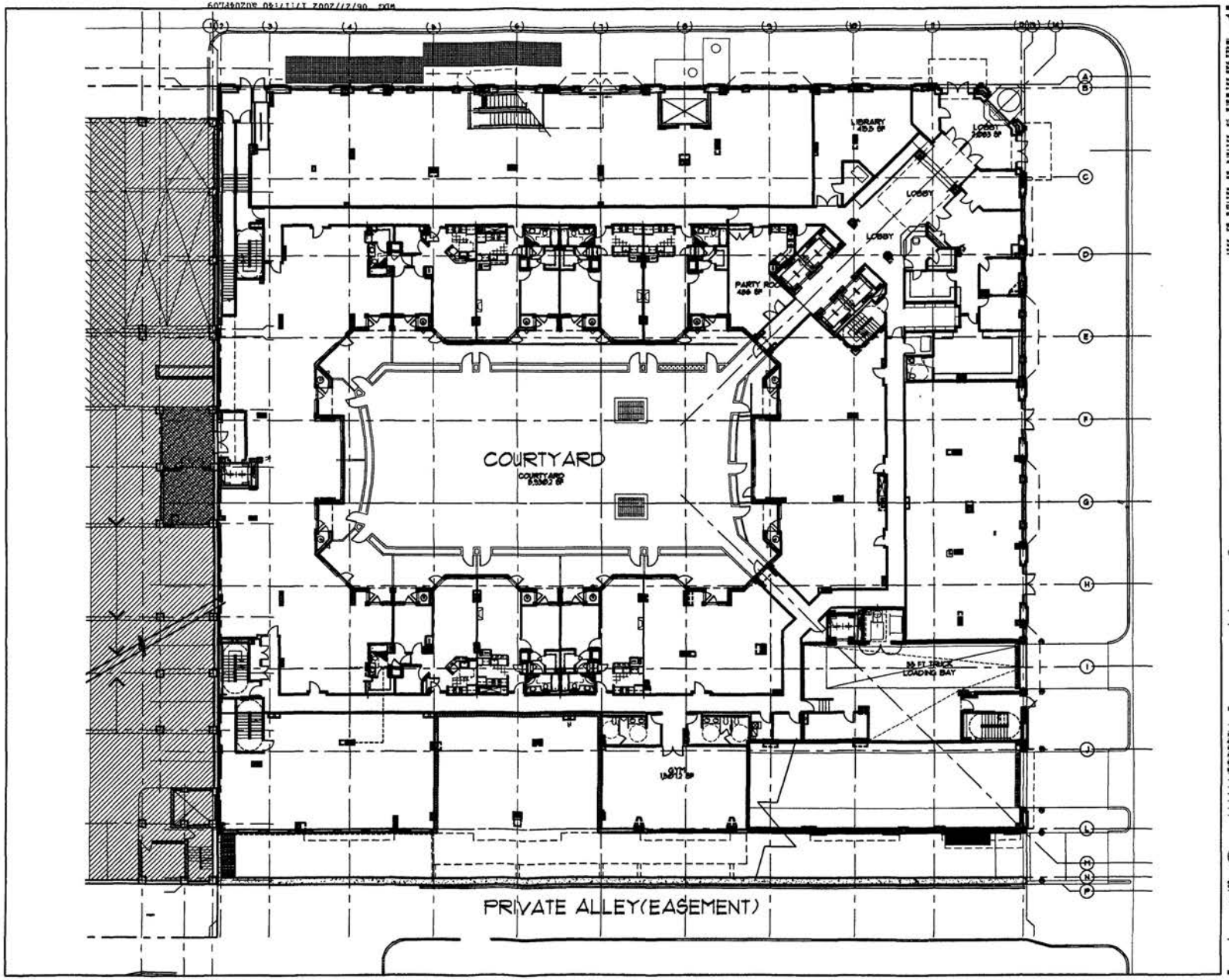
'M' & 24th Street

Residential

JBG

Parking Level P1

A2.03

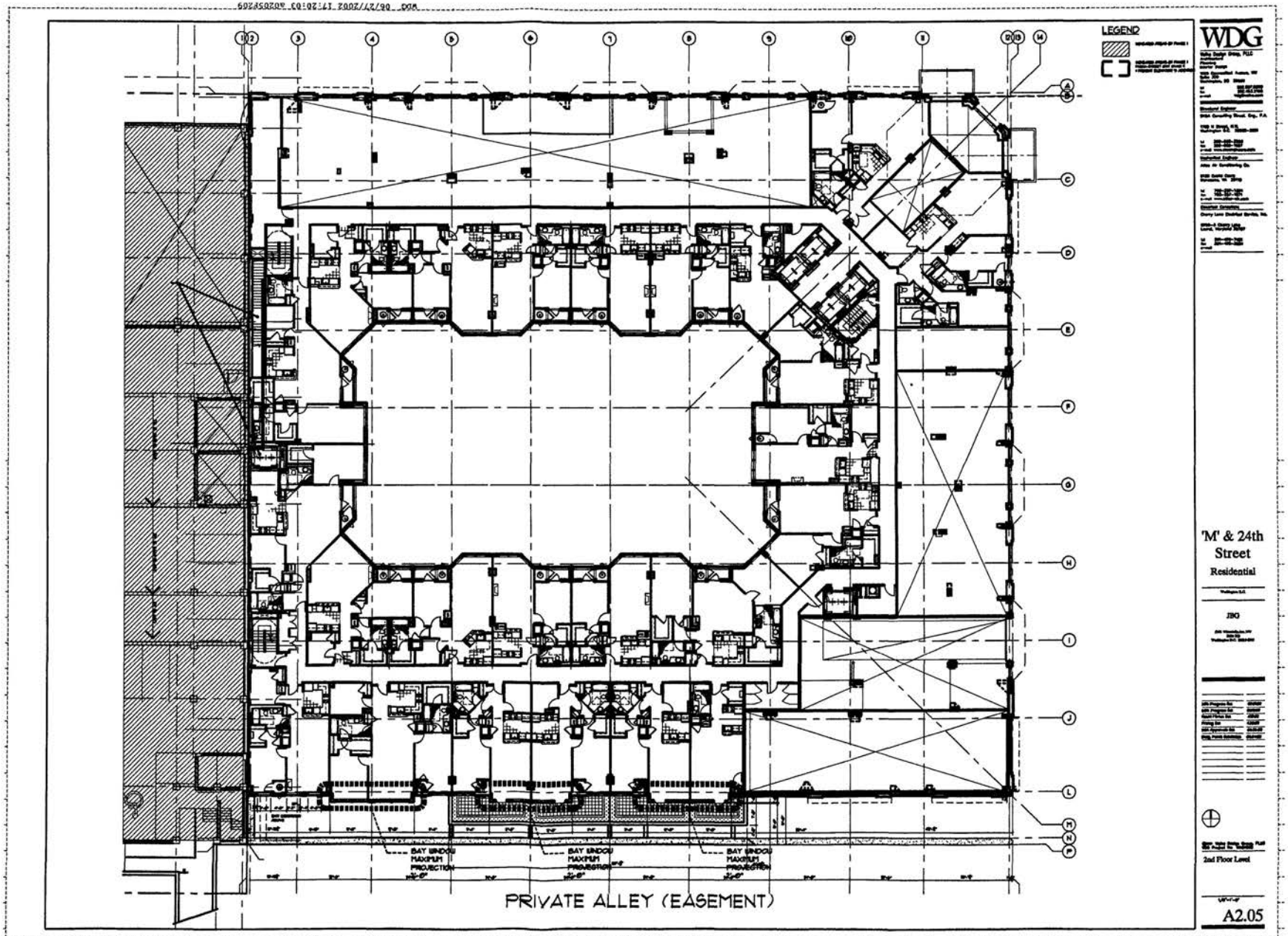


WDG

'M' & 24th Street
Residential

Lobby Level

A2.04



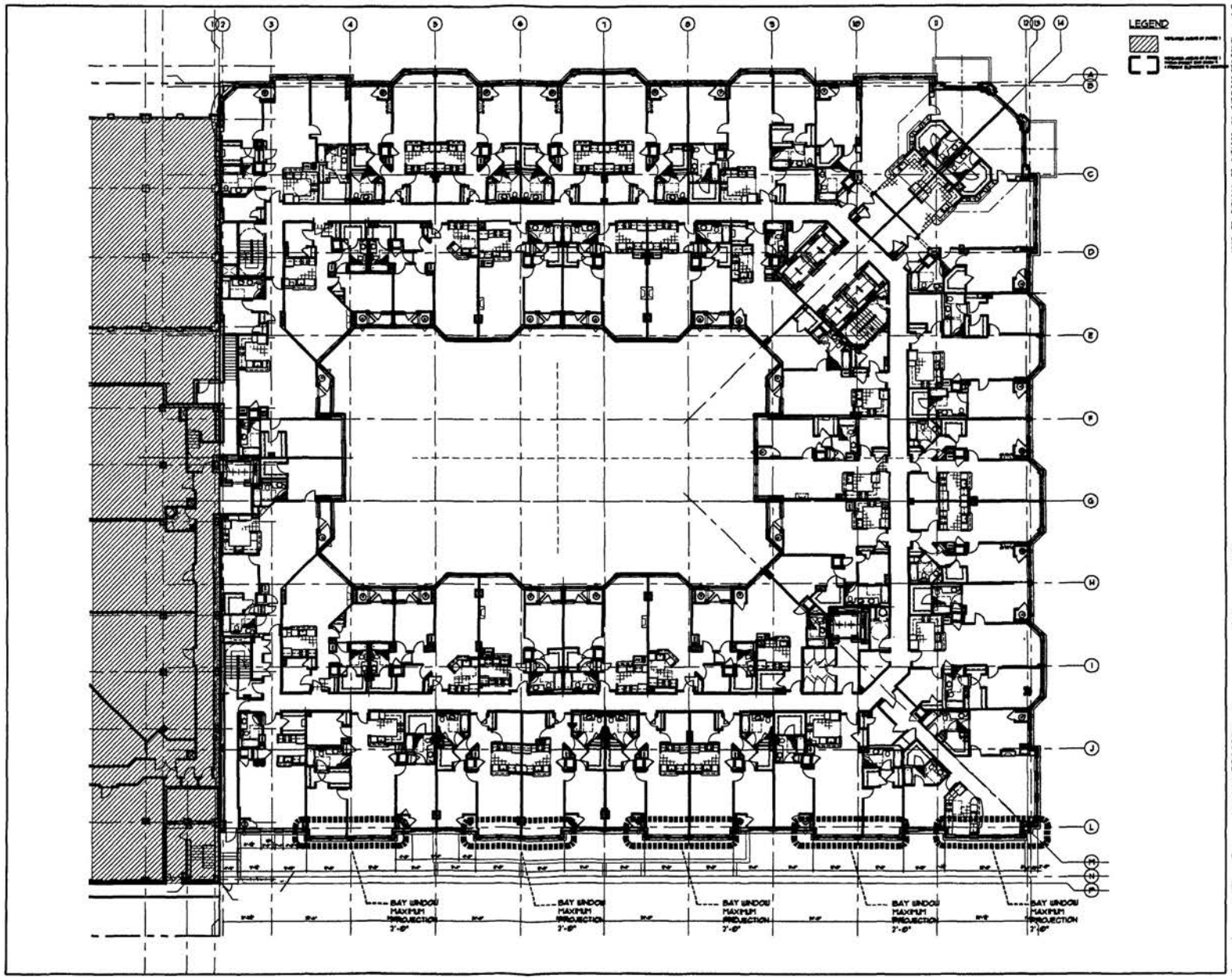
WDG

'M' & 24th Street
Residential

JBG

2nd Floor Level

A2.05



WDG

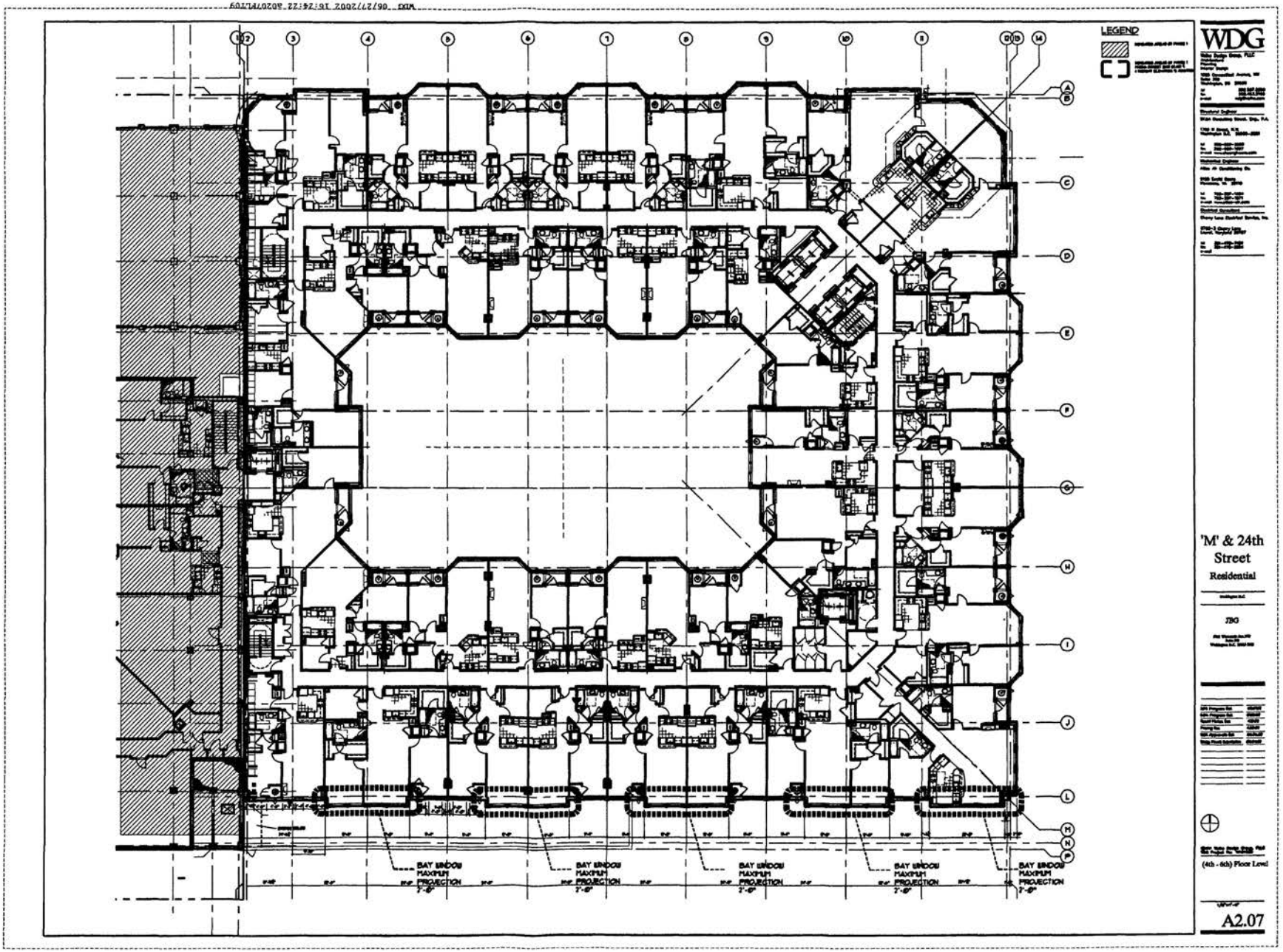
'M' & 24th Street

Residential

JBG

3rd Floor Level

A2.06



WDG

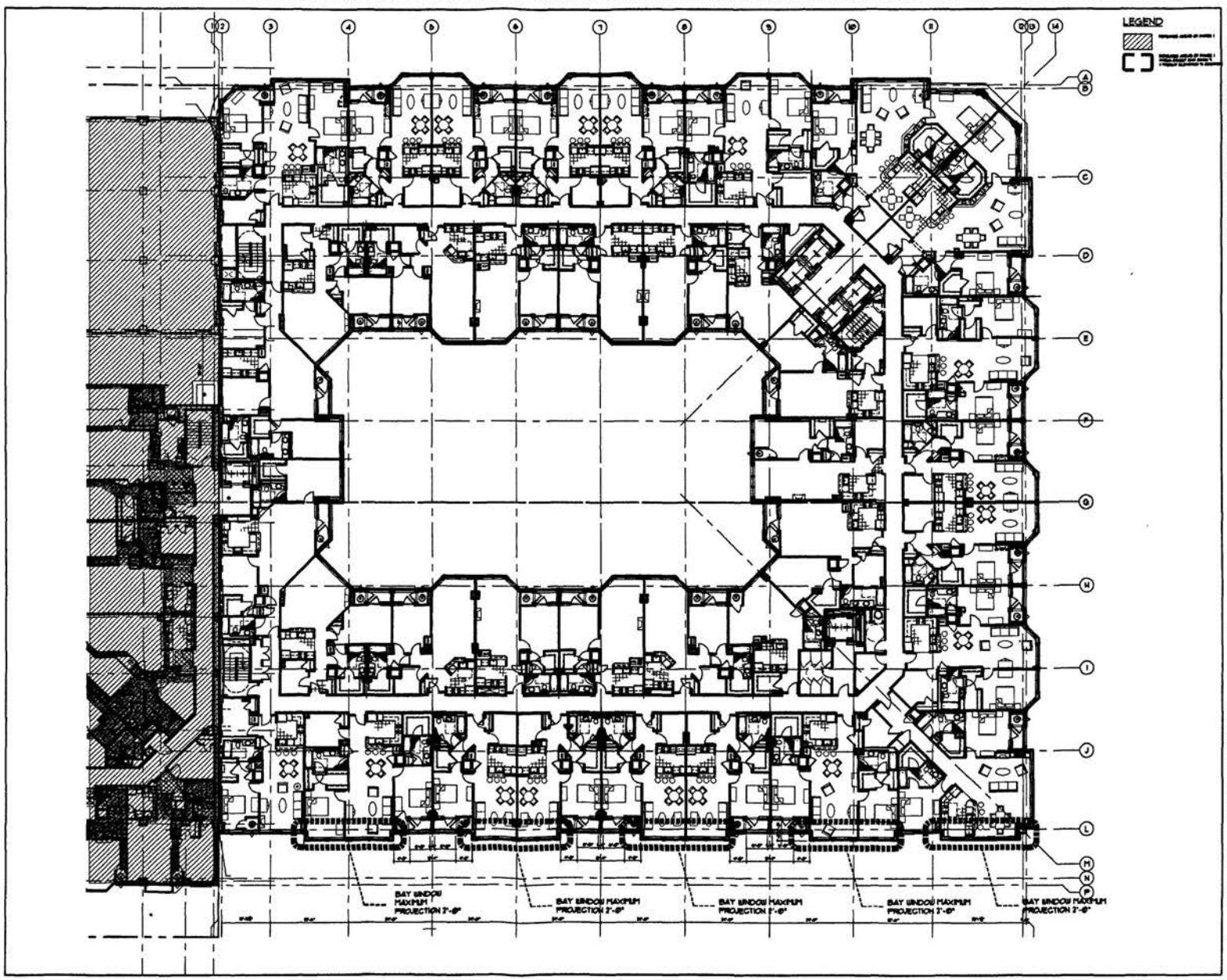
'M' & 24th Street

Residential

JBG

(4th - 6th) Floor Level

A2.07



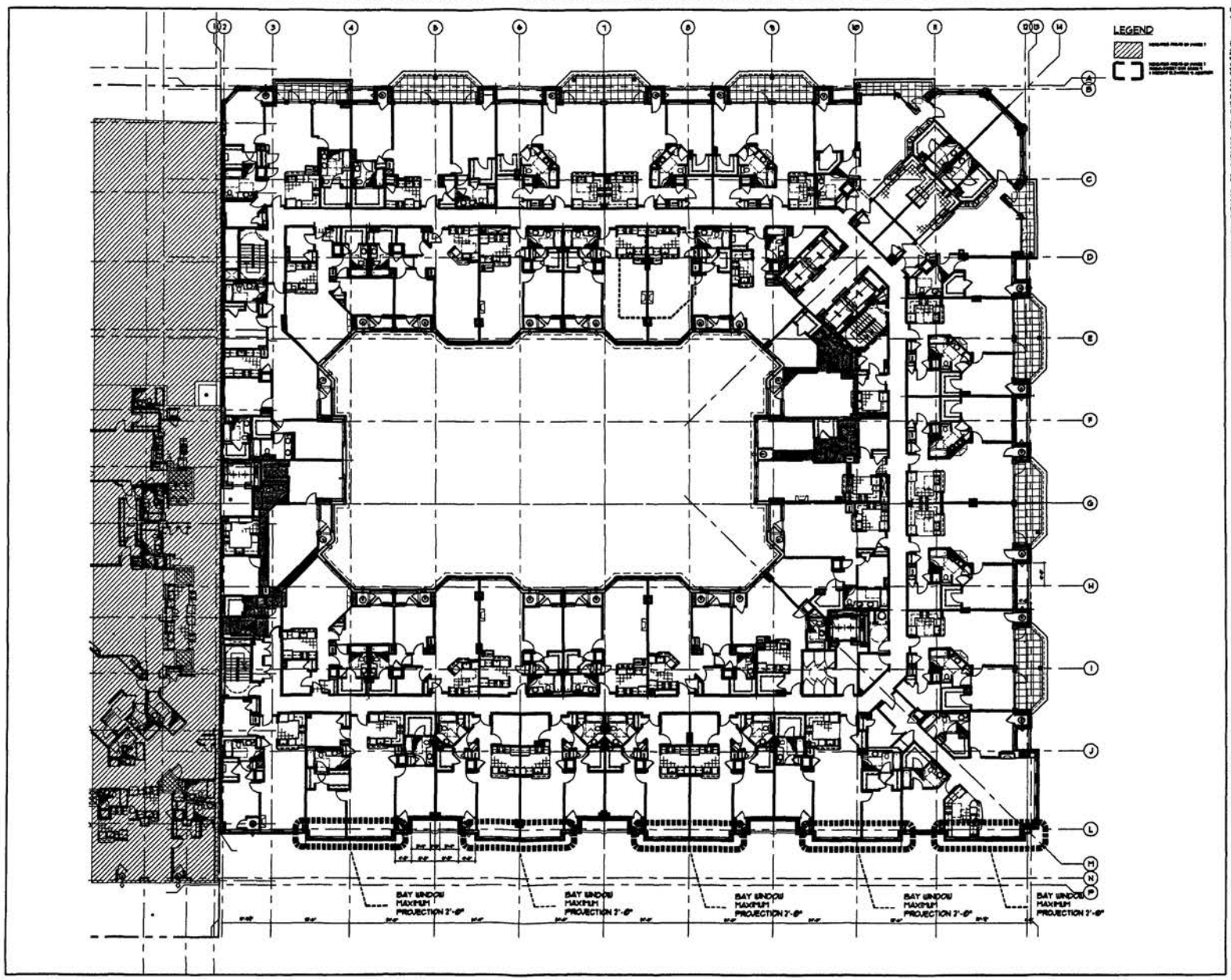
WDG

'M' & 24th Street
Residential

JBG

(7th - 9th) Floor Level

A2.08



WDG

'M' & 24th Street

Residential

JBG

10th Floor Level

A2.09

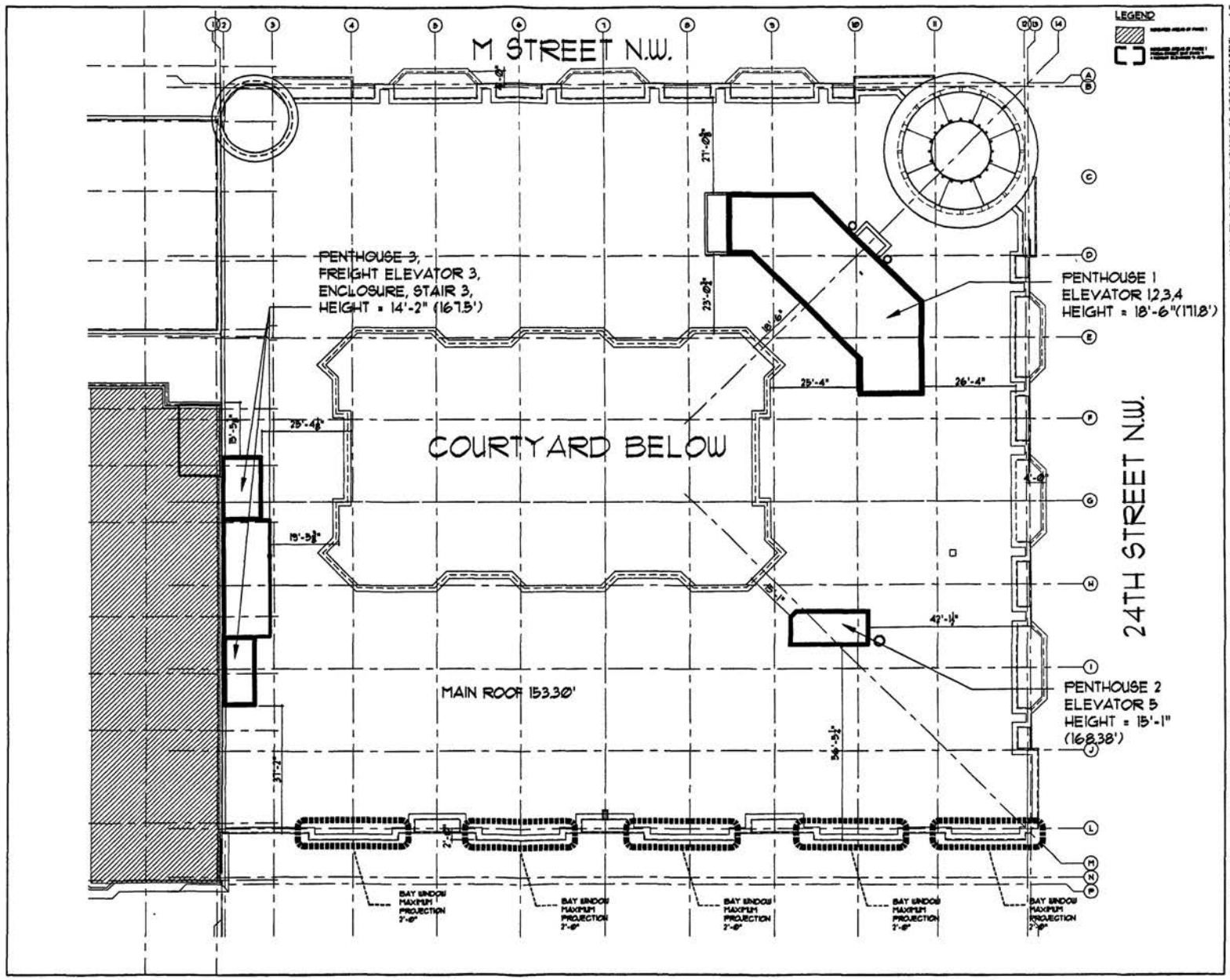
WDG

'M' & 24th Street Residential

JBG

Penthouse Level

A2.10



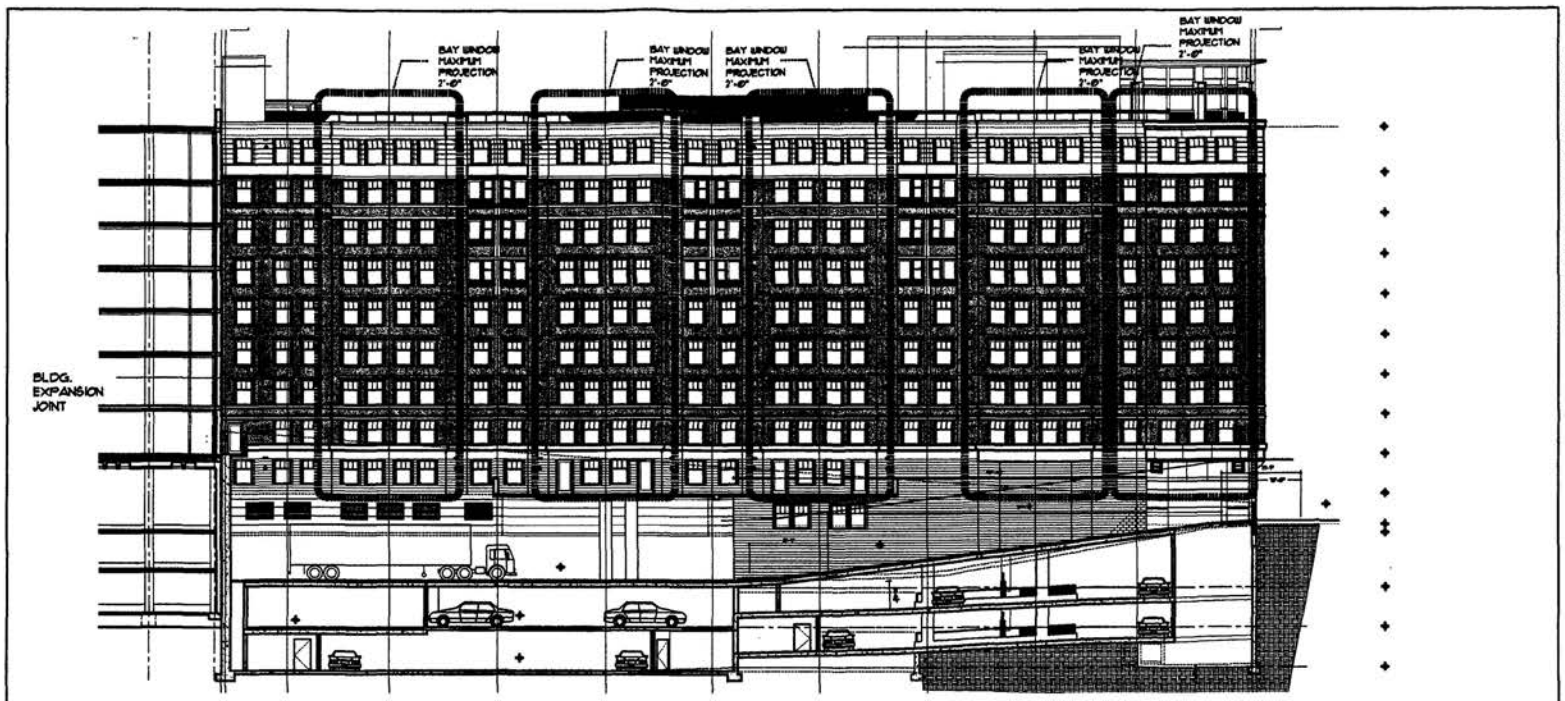
WDG

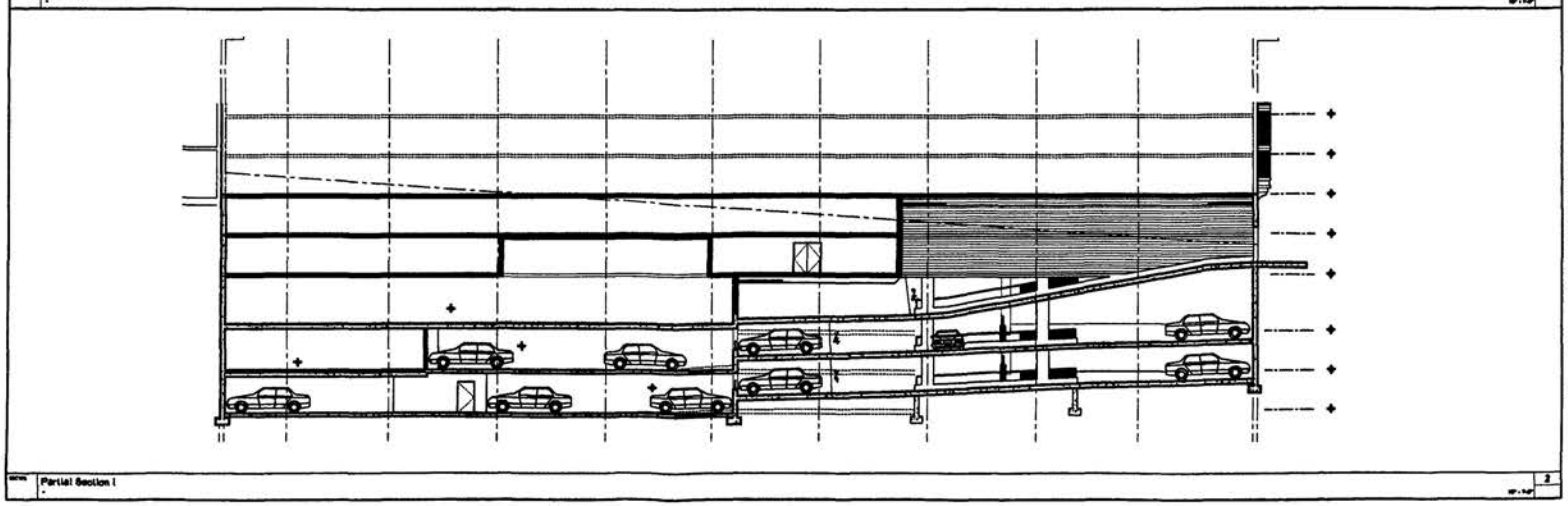
'M' & 24th Street Residential

JBG

Roof

A2.12





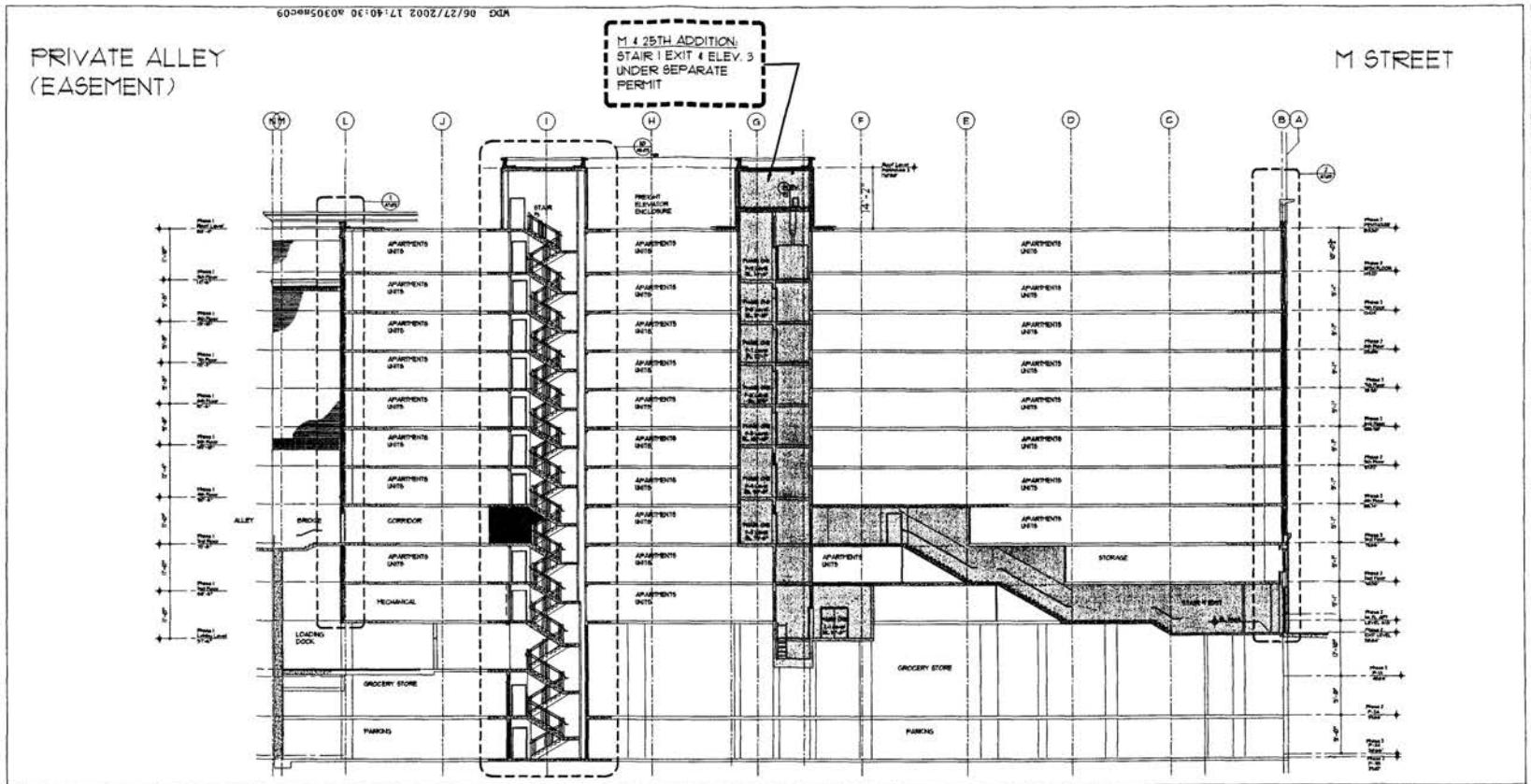
WDG

'M' & 24th Street
Residential

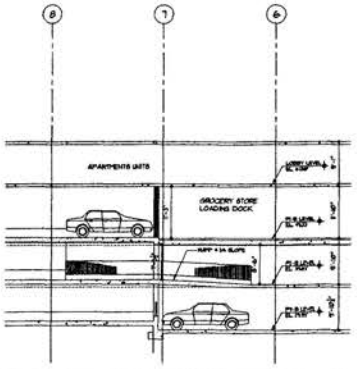
JBO

Alley (South) Elevation & Partial Section 1

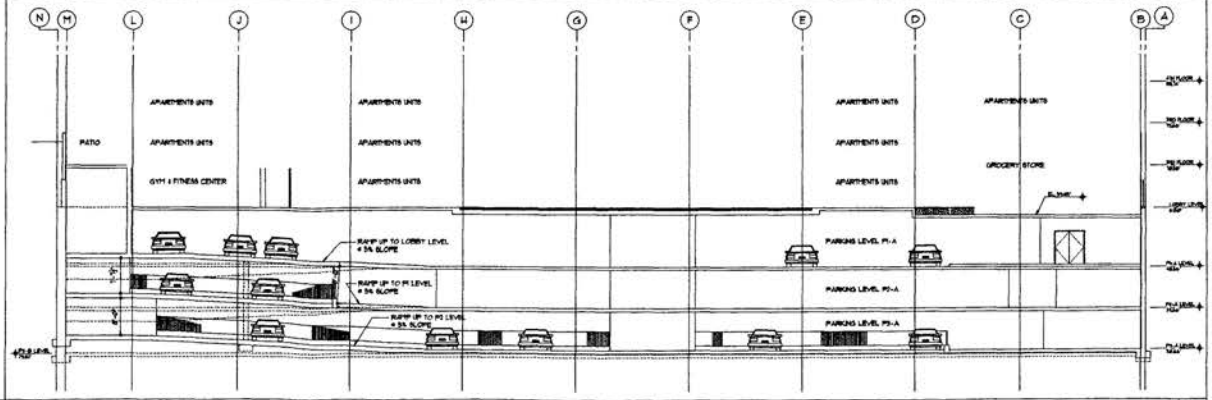
A3.02



Partial Section 6



Partial Section



Partial Section

WDG

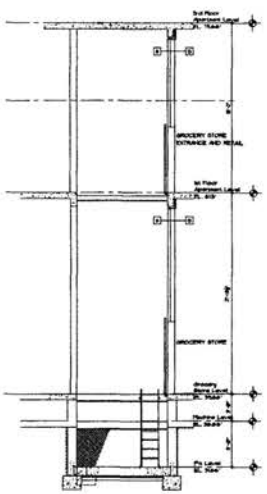
'M' & 24th Street Residential

JBG

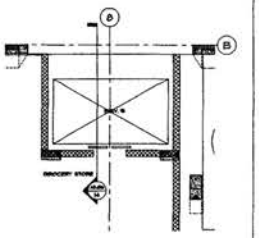
East Courtyard Elevation & Partial Section 6

A3.05

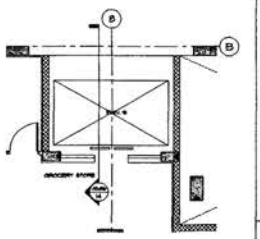
WMS 06/27/2002 17:43:30 A0506a09



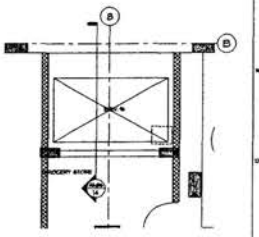
Elevator #5 Section — 14



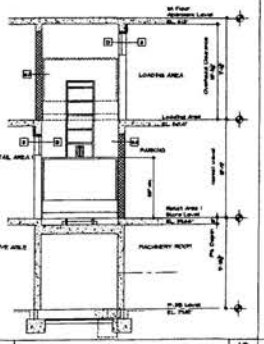
Elevator #5 Core • Lobby Level — 13



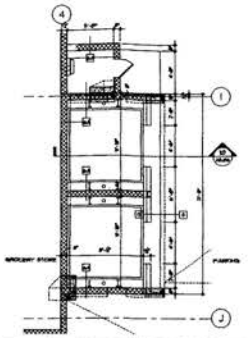
Elevator #5 Core • P2, P1-B Levels — 12



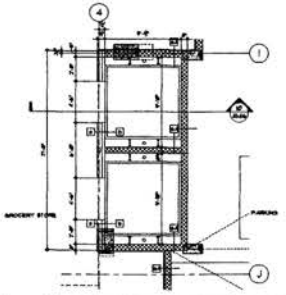
Elevator #5 Core • P3 Level (Pit) — 11



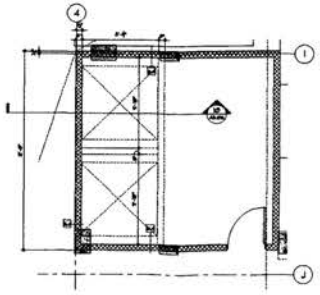
Freight Elevator Section — 10



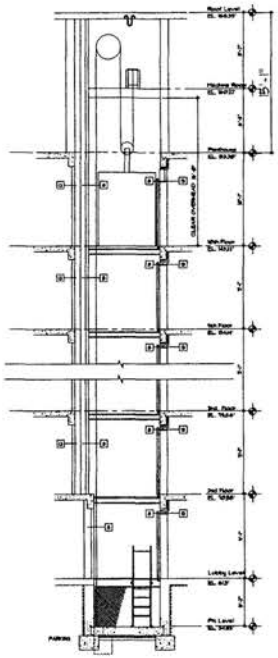
Freight Elevator • Loading Dock Level — 9



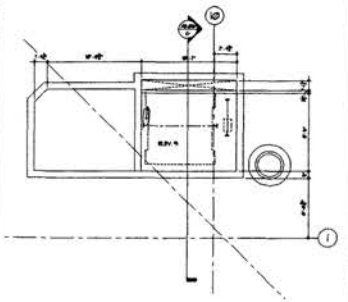
Freight Elevators • P2 Level — 8



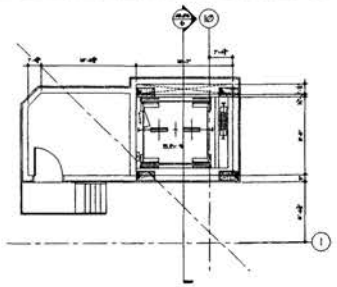
Freight Elevators • P3 Level (Pit) — 7



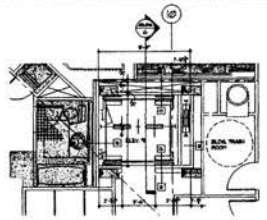
Elevator #5 Section — 6



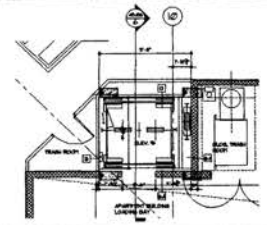
Elevator Core #5 • Upper Penthouse Floor Level (Machine Room) — 5



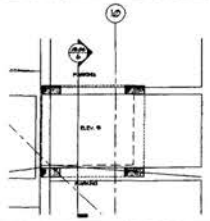
Elevator #5 Core • Penthouse Floor Level — 4



Elevator Core #5 • 2nd-10th Floors Levels — 2



Elevator #5 Core • Street Levels — 2



Elevator #5 Core • P1-A Level — 1

WDG

Washington Design Group, PLLC
Architecture
Planning
Interior Design

1025 Connecticut Avenue, NW
Suite 300
Washington, DC 20036

tel 202.857.8300
fax 202.463.2940
e-mail info@wdgarch.com

Structural Engineer
DRAK Consulting Struct. Eng., P.A.

1708 K Street, N.W.
Washington D.C. 20036-2801

tel 202-659-3520
fax 202-659-1987
e-mail www.drakengineers.com

Mechanical Engineer
Atlas Air Conditioning Co.

8128 Exotic Court
Manassas, VA 20110

tel 703-257-1394
fax 703-257-1871
e-mail mm.atlas-ac.com

Electrical Consultant
Cherry Lane Electrical Service, Inc.

8750-J Cherry Lane
Laurel, Maryland 20707

tel 301-470-7401
fax 301-470-3804
e-mail

'M' & 24th Street Residential

Washington D.C.

JBG

2201 Wisconsin Ave, NW
Suite 205
Washington D.C. 20007-4007

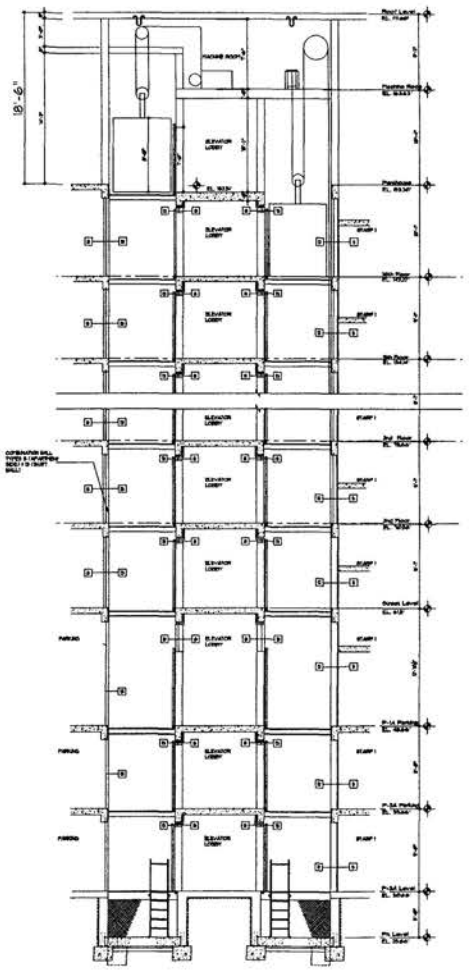
50% Progress Set	07.01.02
100% Progress Set	07.15.02
Permit Revision Set	12.20.02
Pricing Set	4.28.03
BZA Approval Set	09.30.03
Bldg. Permit Submission	05.21.04

Elevators #5 - 8 Core Plans & Sections

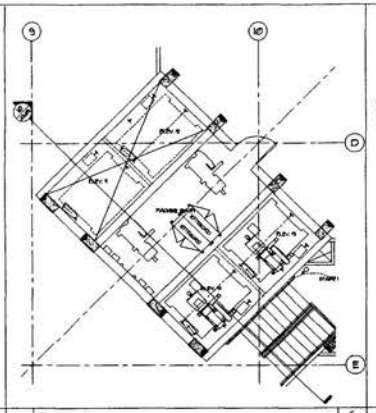
1/4" = 1'-0"

A5.06

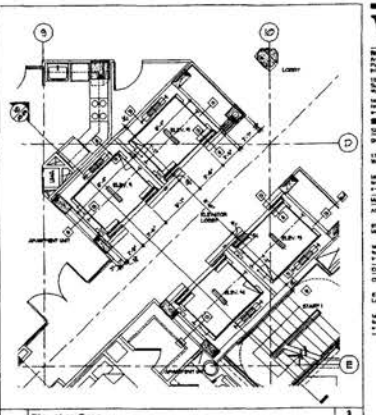
WDG 06/27/2002 17:41:54 A05D5&&09



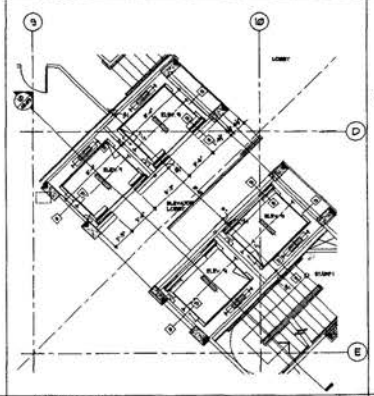
Elevator Section — 10



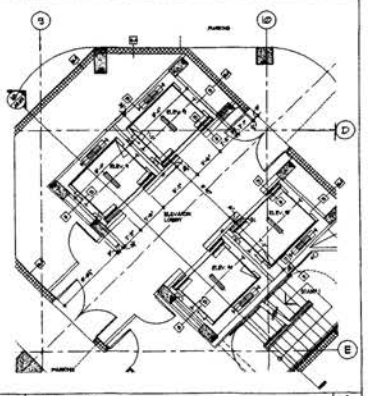
Elevator Core
• Upper Penthouse Floor Level (Machine Room) — 6



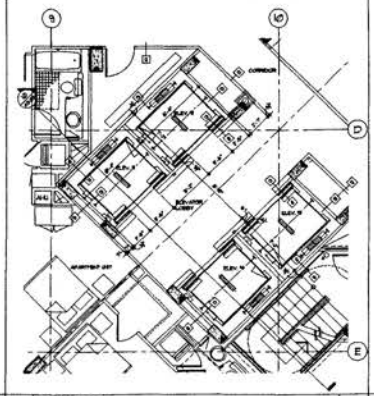
Elevator Core
• Lobby Levels — 3



Elevator Core
• Penthouse Floor Level — 5



Elevator Core
• P3, P2, P1-A Levels — 2



Stair 1
• Roof Level — 7

Elevator Core
• 2nd-10th Floors Levels — 4

1

WDG

Wade Design Group, PLLC
Architecture
Planning
Interior Design

1025 Connecticut Avenue, NW
Suite 300
Washington, DC 20036

tel 202.857.8300
fax 202.463.3188
e-mail info@wadedg.com

Structural Engineer
DKM Consulting Group, Eng. P.A.

1726 K Street, N.W.
Washington D.C. 20006-2801

tel 202-659-2520
fax 202-659-1087
e-mail mail.dkmengineers.com

Mechanical Engineer
Atlas Air Conditioning Co.

8128 Gatlin Court
Manassas, VA 20110

tel 703-257-1284
fax 703-257-1871
e-mail www.atlas-ac.com

Electrical Consultant
Cherry Lane Electrical Service, Inc.

8756-J Cherry Lane
Laurel, Maryland 20707

tel 301-470-7401
fax 301-470-3804
e-mail

'M' & 24th Street
Residential

Washington D.C.

JBG

1676 Wisconsin Ave. NW
Suite 200
Washington, D.C. 20007-2002

50% Progress Set	05.03.02
60% Progress Set	05.24.02
Permit Review Set	06.10.02
Pricing Set	6.28.02
DCRA Approved Set	09.26.02
Bldg. Permit Submission	09.30.02

Elevator Core Plans & Section

1/4" = 1'-0"

A5.05