915 E STREET

E Street
Washington DC

Project Data

Requirements

Lots 37, 42, 806 + 10000- Square 377
Site Area: 17,330 sf
Zone: DD/C-4
Allowable FAR: No limitation for residential uses
Allowable Penthouse FAR:

Max. Building Height: 130'-0"
Measuring Point: 13.15'
Parking (1 space per 4 apartment units) + 40 spaces
Allowable Lot Coverage: 100%
No. of Fully Accessible Units: 15% (24 Units)

Loading
1 at 12'-0"W X 55'-0"L Loading Birth
1 at 10'-0"W X 20'-0"L Service Birth
1,200 SF LOADING PLATFORM

Recreation Space
.05 x 139,400 sf = 6,771 sf
(5% of Gross Floor Area dedicated to residential use. No less than 50% of the total recreation space shall be outdoors)

Provided

Unit Type	Standard	Accessible	Total
Studios	4		34
1 Bedroom	19		86
1 Bedroom / Den	5		29
2 Bedroom	2		11
2 Bedroom / Den	-		5
3 Bedroom	-		1
Total Units	24		165

Total Roof Area of Building = 8, 383 SF
Roof Area covered by Roof Structure = 1261 SF
Penthouse Floor Area = 1632 SF
Height of Bldg. = 130'-0"
Lot Coverage = 100%
Fire Suppression = Fully Sprinklered

Loading
1 at 12'-0"W X 55'-0"L Loading Birth
1 at 10'-0"W X 20'-0"L Service Birth
No Platform is necessary pursuant to Section 2200.5

Recreation Space
Provided = 10,295 sf

PARKING TABULATION						
LEVEL	COMPACT	STANDARD	VAN	ACCESSIBLE STANDARD	ACCESSIBLE LIFT-EQUIP	TOTAL
B3	6	15	0	3	0	27
B2	6	11	0	2	0	25
B1	5	6	4	1	2	18
SUB TOTAL	-	-	-	6	2	70
TOTAL	17	41	4	8		

NOTE:
1. TOTAL PROVIDED COMPACT PARKING SPACES = 17

FLOOR LEVELS	GROSS FLOOR AREA (SF)	FAR ALLOWABLE DEDUCTIONS (SF)	FAR GROSS FLOOR AREA (SF) (GROSS MINUS DEDUCTIONS)
1ST FLOOR	14,665	181	0.994
2ND FLOOR	14,336	5,474	8,862
3RD FLOOR	11,868	527	11,341
4TH FLOOR	9,918	1,668	8,250
5TH FLOOR	10,281	1,050	14,951
TYP. FLRS (6-12) X 6	5,480ea = 32,106	566	14,585 X 6 = 87,510
13TH FLOOR	8,383	566	14,817
TOTAL	121,666	14,314	173,344

Area of Arts Related Space at First Floor = 8586 SF

PARKING REQUIREMENTS

PARKING SPACES		WIDTH	DEPTH	CLEAR HEIGHT	REMARKS
STANDARD SPACES		8'-0"	16'-0"	6'-6"	-
COMPACT SPACES		8'-0"	16'-0"	6'-6"	-
STANDARD ACCESSIBLE SPACES		8'-0"	16'-0"	7'-2"	5'-0" CLEAR SIDE AISLE
LIFT EQUIPPED ACCESSIBLE SPACES		8'-0"	16'-0"	7'-2"	5'-0" CLEAR SIDE AISLE
VAN SPACES		9'-0"	16'-0"	7'-2"	-
DRIVE AISLES TO ACCESS 90° PARKING SPACES		24'-0"	-	NOTE 1	TO ACCESS ALL SPACES
		24'-0"	-	NOTE 1	TO ACCESS COMPACT SPACES

NOTE:
1. A 9'-6" MIN. CLEAR HEIGHT IS REQUIRED FOR ACCESS AISLES SERVING 8'-6" MIN. CLEAR HEIGHT PARKING SPACES.
A 7'-2" MIN. CLEAR HEIGHT IS REQUIRED FOR ACCESS AISLES SERVING 7'-2" MIN. CLEAR HEIGHT PARKING SPACES.

GENERAL REQUIREMENTS

1. TOTAL ALLOWABLE COMPACT PARKING SPACES (40% OF TOTAL SPACES PROVIDED) = .40 x 161 = 79
2. TOTAL REQUIRED VAN PARKING SPACES (1% OF TOTAL SPACES PROVIDED) = .05 x 161 = 4
3. TOTAL REQUIRED PARKING SPACES FOR RESIDENTIAL USE (1 PER 4 RESIDENTIAL UNITS) = 165/4 = 40
   TOTAL PARKING SPACES PROVIDED FOR GENERAL USE (TOTAL SPACES - RESID. SPACES = 161 - 40) = 36
4. TOTAL REQUIRED ACCESSIBLE PARKING SPACES FOR RESIDENTIAL USE (5% OF RESID. SPACES PROVIDED = .05 x 40) = 6 SPACES
   TOTAL REQUIRED ACCESSIBLE PARKING SPACES FOR GENERAL USE (3 FOR 1ST 50 + 1 FOR EA ADD'L 75 = 3 SPACES
   TOTAL REQUIRED ACCESSIBLE PARKING SPACES (6 RESIDENTIAL + 2 GENERAL) = 8 SPACES
5. TOTAL REQ'D LIFT-EQUIPPED ACCESSIBLE SPACES FOR RESIDENTIAL USE (1 PER 8 RES. ACCESSIBLE SPACES PROVIDED) = 1 SPACES
   TOTAL REQ'D LIFT-EQUIPPED ACCESSIBLE SPACES FOR GENERAL USE (1 PER 8 GEN. ACCESSIBLE SPACES PROVIDED) = 1 SPACES
   TOTAL REQ'D LIFT EQUIPPED ACCESSIBLE PARKING SPACES (1 RESIDENTIAL + 1 GENERAL) = 2 SPACES

Apt. #	Type	HC Adapt Unit	Living sf	1st Flr	2nd Flr	3rd Flr	4th Flr	5th Flr	6th Flr	7th Flr	8th Flr	9th Flr	10th Flr	11th Flr	12th Flr	Total	Total Living sf	% of Type
A1	S	3	547			2	2	2	2	2	2	2	2	2	2	20	10,940	12.50%
A1h (Artist Live-Work Space)	S		633	1												1	633	0.63%
A1C (Artist Live- Work Space)	S	1	606	1												1	606	0.63%
A1D (Artist Live-Work Space)	S		633	1												1	633	0.63%
A1E (Artist Live-Work Space)	S		654	1												1	654	0.63%
Total Studio		4	3,073	4	0	3	2	2	2	2	2	2	2	2	2		13,466	
				2326	0	1094	1094	1094	1094	1094	1094	1094	1094	1094	1094			
B2	1 BR		722		1	2	2	2	2	2	2	2	2	2	2	21	15,162	13.13%
B2h	1 BR		740		1	1	1	1	1	1	1	1	1	1	1	11	8,140	6.88%
B2	1 BR	6	744			1	1	1	1	1	1	1	1	1	1	10	7,440	6.25%
B2h	1BR	7	769			1	1	1	1	1	1	1	1	1	1	10	7,690	6.25%
B3	1BR		769			1	1	1	1	1	1	1	1	1	1	10	7,690	6.25%
B4	1 BR		819				1	1	1	1	1	1	1	1	1	9	7,371	5.63%
B4s	1BR		836			1										1	836	0.63%
B4h	1BR		938				1									1	938	0.63%
B4c	1BR		819			1										1	819	0.63%
B5 (917 & 919 @ 3rd Fl.)	1 BR		923			2										2	1,846	1.25%
B6	1 BR		728				1	1	1	1	1	1	1	1		8	5,824	5.00%
B6a	1 BR		702			1										1	702	0.63%
B6c	1 BR		688												1	1	688	0.63%
Total 1 Bedroom		13	10,197	0	2	11	8	9	8	8	8	8	8	8	5		65,146	
				0	1462	8669	6013	6951	6013	6013	6013	6013	6013	6013	5973			
B1b/Den	1 BR/D		838			1	1	1	1	1	1	1	1	1	1	10	8,380	6.25%
B6b/Den	1 BR/D	5	851				1	1	1	1	1	1	1	1		9	5,957	4.38%
B6d/Den	1 BR/D		811												1	1	811	0.63%
B7/Den	1 BR/D		941			1	1	1	1	1	1	1	1	1	1	10	9,410	6.25%
B8/Den	1BR/D		943												1	1	943	0.63%
Total 1 Bedroom/Den		5	4,384	0	1	2	3	3	3	3	3	3	3	3	3		25,501	
				0	943	1779	1779	2650	2650	2650	2650	2650	2650	2650	2590			
C1	2 BR	2	1,178			1	1	1	1	1	1	1	1	1	1	10	11,780	6.25%
C5	2 BR		1,115					1								1	1,115	0.63%
Total 2 Bedroom		2	2,293	0	0	1	1	2	1	1	1	1	1	1	1		12,893	
				0	0	1178	1178	2290	1178	1178	1178	1178	1178	1178	1178			
C3/Den (915 @ 3rd Fl.)	2 BR/D		1,421			1										1	1,422	0.63%
C3/Den	2BR/D		1,493						1	1	1	1	1	1	1	7	10,451	4.38%
C4/Den (915 @ 4th Fl.)	2BR/D		1,729				1									1	1,729	0.63%
Total 2 Bedroom/Den			4,644	0	0	1	1	0	1	1	1	1	1	1	1		13,602	
				0	0	1422	1729	0	1493	1493	1493	1493	1493	1493	1493			
D1	3 BR		1852				1									1	1,852	0.63%
Total 3 Bedroom			1852	0	0	0	1	0	0	0	0	0	0	0	0		1,852	
				0	0	0	1852	0	0	0	0	0	0	0	0			

Symbols

COLUMN NUMBER
GRID LINE
DETAIL MARK
KEYED NOTE
DOOR TYPE
PARTITION TYPE
ELEVATION MARK
REVISION MARK
INTERIOR ELEVATION MARK
SECTION MARK
FINISH ELEVATION

BZA
Case No. 17030
Exhibit No. 10

Drawing List

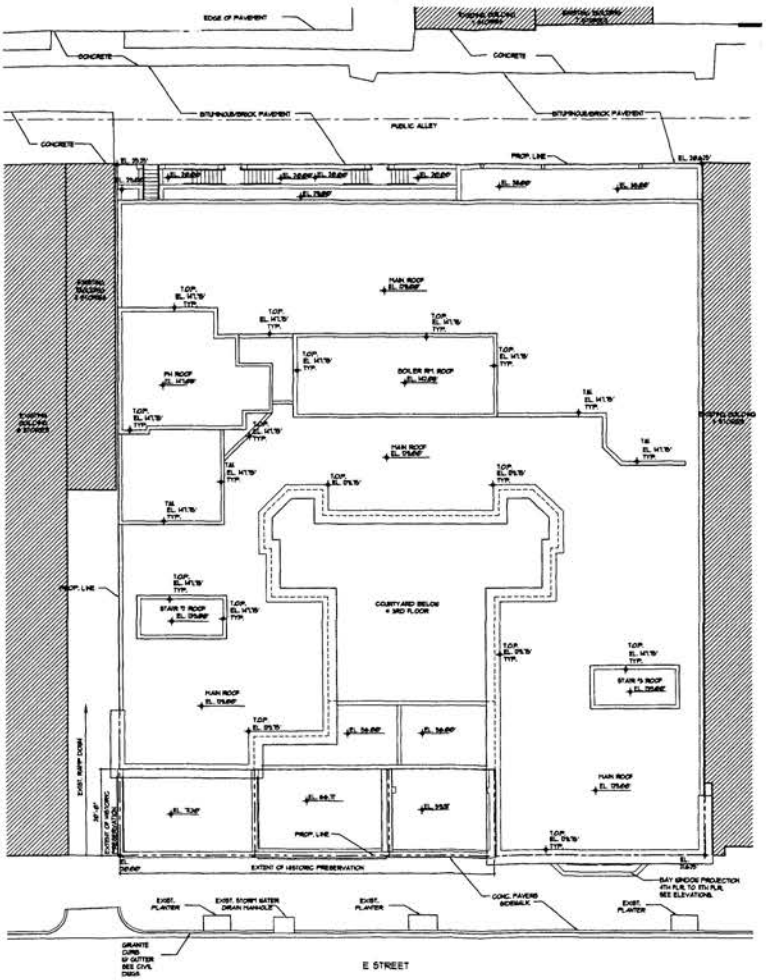
Architectural

A1.01	COVER SHEET
A1.02	SITE PLAN
A1.04	PARKING PLANS
A2.01	PARKING LEVEL B3
A2.02	PARKING LEVEL B2
A2.04	PARKING LEVEL B1
A2.05	FIRST FLOOR LEVEL
A2.06	SECOND FLOOR LEVEL
A2.07	THIRD FLOOR LEVEL
A2.08	FOURTH FLOOR LEVEL
A2.09	FIFTH FLOOR LEVEL
A2.10	TYPICAL FLOOR LEVEL
A2.11	TWELFTH FLOOR LEVEL
A2.12	PENTHOUSE LEVEL + ELEVATOR MACHINE ROOM PLAN
A2.13	ROOF PLAN
A3.01	SOUTH ELEVATION
A3.02	EAST COURTYARD SECTIONAL ELEVATION
A3.03	WEST COURTYARD SECTIONAL ELEVATION
A3.04	NORTH + SOUTH COURTYARD SECTIONAL ELEVATION
A3.05	EAST + WEST ELEVATIONS
A3.06	NORTH ELEVATION
A3.07	BUILDING SECTIONS
A3.08	BUILDING SECTION
A3.09	BUILDING SECTION

WDG
WDG Architecture, PLLC
Structural Engineer
Landscape
The Fish Studio

915 E Street
JBG Companies
Cover Sheet
SCALE: As Noted
A1.01

WDG 06/27/2008 13:54:58 01015



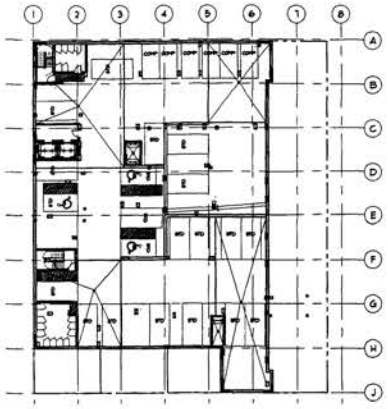
Illustrative Site Plan

915 E Street

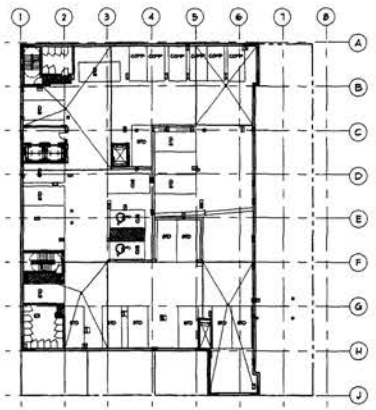
JBG Companies

A1.02

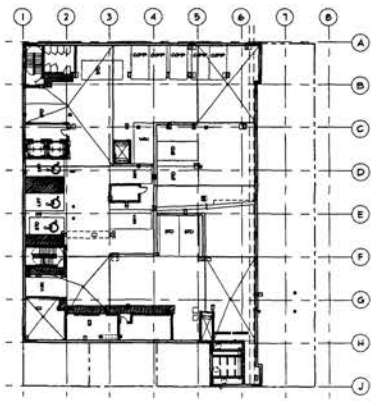
VP6 06/30/2000 19:11:57 D1028962



LEVEL B3
PARKING PLAN



LEVEL B2
PARKING PLAN



LEVEL B1
PARKING PLAN

PARKING REQUIREMENTS

PARKING SPACES

	WIDTH	DEPTH	CLEAR HEIGHT	REMARKS
STANDARD SPACES	8'-0"	19'-0"	8'-6"	-
COMPACT SPACES	8'-0"	16'-0"	8'-6"	-
STANDARD ACCESSIBLE SPACES	8'-0"	16'-0"	7'-7"	5'-0" CLEAR SIDE AISLE
LIFT EQUIPPED ACCESSIBLE SPACES	8'-0"	19'-0"	8'-6"	5'-0" CLEAR SIDE AISLE
VAN SPACES	8'-0"	19'-0"	7'-7"	-
DRIVE AISLES TO ACCESS 90° PARKING SPACES	26'-0"	-	NOTE 1	TO ACCESS FULL SPACES
	26'-0"	-	NOTE 1	TO ACCESS COMPACT SPACES

NOTE:
1. A 8'-6" MIN. CLEAR HEIGHT IS REQUIRED FOR ACCESS AISLES SERVING 8'-6" MIN. CLEAR HEIGHT PARKING SPACES. A 7'-7" MIN. CLEAR HEIGHT IS REQUIRED FOR ACCESS AISLES SERVING 7'-7" MIN. CLEAR HEIGHT PARKING SPACES.

GENERAL REQUIREMENTS

1. TOTAL ALLOWABLE COMPACT PARKING SPACES (40% OF TOTAL SPACES PROVIDED) = .40 x 160 = 75
2. TOTAL REQUIRED VAN PARKING SPACES (5% OF TOTAL SPACES PROVIDED) = .05 x 160 = 4
3. TOTAL REQUIRED PARKING SPACES FOR RESIDENTIAL USE (1 PER 4 RESIDENTIAL UNITS = 640/4) = 40
   TOTAL PARKING SPACES PROVIDED FOR GENERAL USE (TOTAL SPACES - RESID. SPACES = 160 - 40) = 91
4. TOTAL REQUIRED ACCESSIBLE PARKING SPACES FOR RESIDENTIAL USE (5% OF RESID. SPACES PROVIDED = .05 x 40) = 2 SPACES
   TOTAL REQUIRED ACCESSIBLE PARKING SPACES FOR GENERAL USE (3 FOR 87 TO 140 + 1 FOR EA ADD'L 25) = 3 SPACES
   TOTAL REQUIRED ACCESSIBLE PARKING SPACES (2 RESIDENTIAL + 3 GENERAL) = 5 SPACES
5. TOTAL RESID LIFT-EQUIPPED ACCESSIBLE SPACES FOR RESIDENTIAL USE (1 PER 8 RES. ACCESSIBLE SPACES PROVIDED) = 1 SPACES
   TOTAL RESID LIFT-EQUIPPED ACCESSIBLE SPACES FOR GENERAL USE (1 PER 8 GEN. ACCESSIBLE SPACES PROVIDED) = 1 SPACES
   TOTAL RESID LIFT EQUIPPED ACCESSIBLE PARKING SPACES (1 RESIDENTIAL +1 GENERAL) = 2 SPACES

PARKING TABULATION

LEVEL	COMPACT	STANDARD	VAN	ACCESSIBLE STANDARD	ACCESSIBLE LIFT-EQUIP.	TOTAL
B3	6	9	0	3	0	71
B2	6	11	0	1	0	79
B1	5	6	4	1	3	9
SUB TOTAL	-	-	-	5	3	
TOTAL	11	26	4	9		

NOTE:
1. TOTAL PROVIDED COMPACT PARKING SPACES = 11

PARKING REQUIREMENTS AND TABULATION

PARKING LEGEND

COMP — COMPACT PARKING SPACE

STD — STANDARD PARKING SPACE (FULL SIZE SPACE)

ACCESSIBLE PARKING
KEY
STD = STANDARD ACCESSIBLE SPACE
LIFT = LIFT-EQUIPPED ACCESSIBLE SPACE

VAN — VAN PARKING (MIN. 7'-7" VERTICAL CLEARANCE)

WDG
WDG Architecture, PLLC
Washington
Atlanta
Warner Bishop

Structural Engineers
Bill A. A. P.A. Consulting Structural Engineers

Landscape

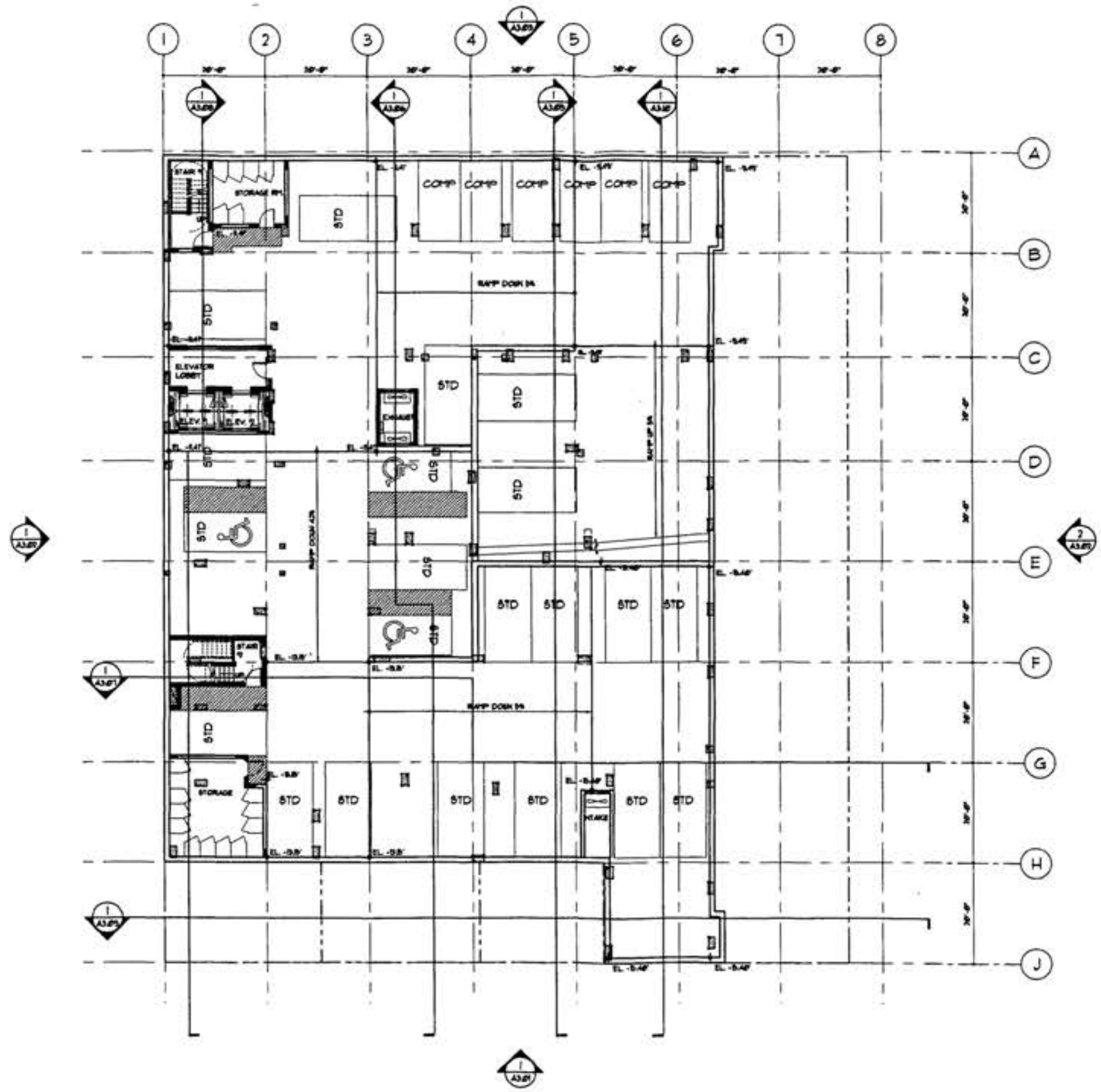
915
E Street

JBG Companies

Parking Plans

A1.06

wpa 06/27/2000 08:49:17 010dpp42



WDG

WDG Architecture, PLLC
Architecture
Planning
Interior Design

1025 Connecticut Avenue, NW
Washington, DC 20036

Structural Engineers

Landscape

The Fitch Studio

915 E Street

Washington DC

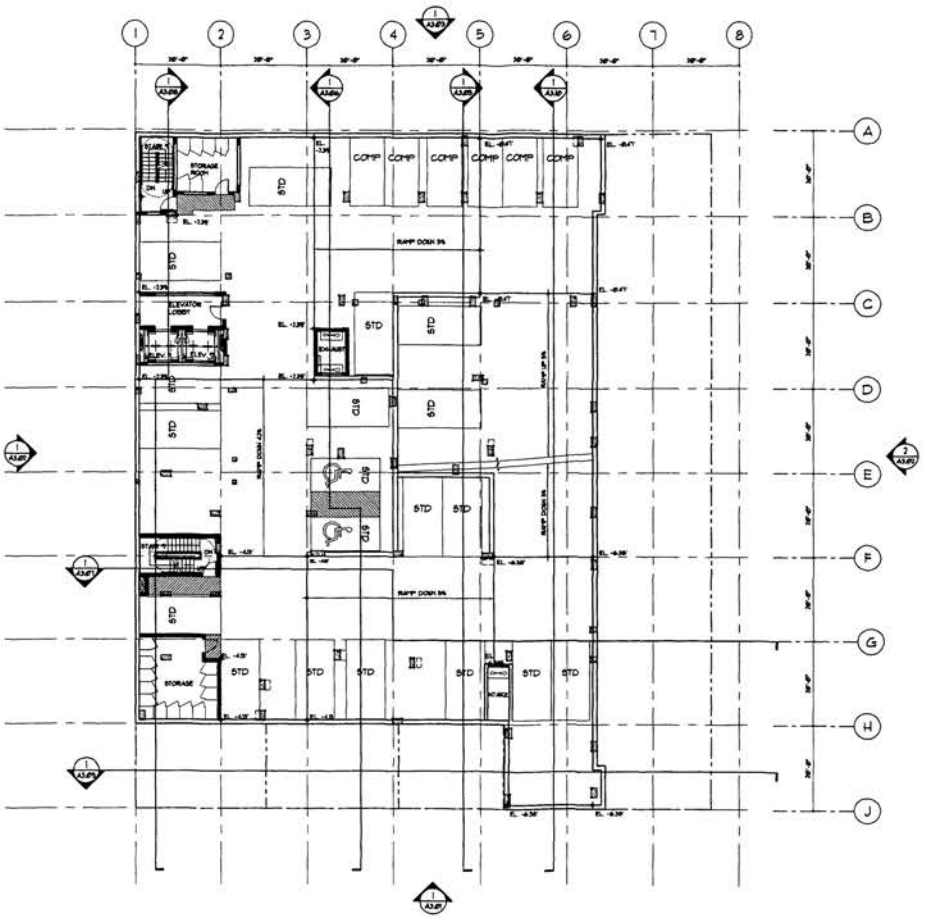
JBG Companies

Parking Level B3

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

A2.02

WDG 06/26/2000 14:08:20 0202b562



WDG

WDG Architecture, PLLC
Washington
Arlington
Denver Studio

1025 Connecticut Avenue, NW
Suite 300
Washington, DC 20036

t 202.457.8300
fx 202.463.7548
e-mail info@wdgarch.com

Structural Engineers
BF & S, P.A. Consulting Structural Engineers
410 Cameron Boulevard
Rockville, MD 20850-3867

t 301.987.7407
fax 301.987.8644
e-mail

Landscape
The Office Studio

1742 14th St, NW
Washington DC 20009

t 202.588.0149
fx 202.588.0149
e-mail landscape@theofficestudio.com

915
E Street

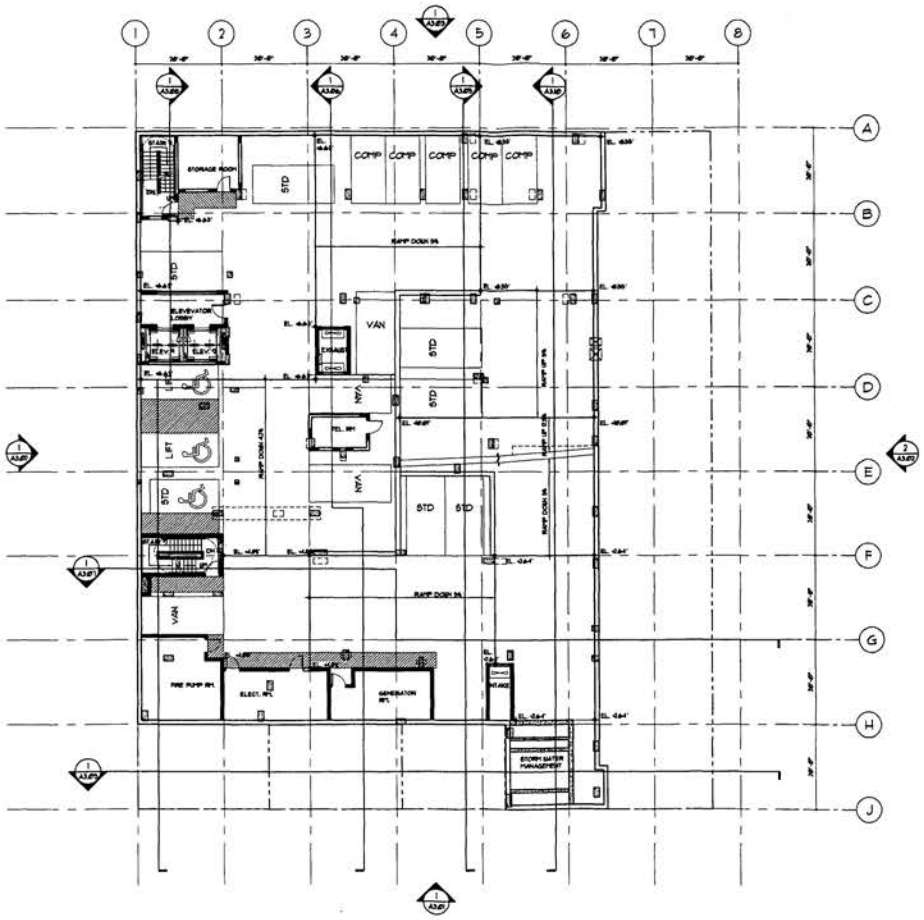
Washington DC

JBG Companies

Parking Level B2

A2.03

WDG 06/26/2008 14:09:24 02038262



WDG

WDG Architecture, PLLC
Architecture
Planning
Interior Design

1025 Connecticut Avenue, NW
Suite 300
Washington, DC 20036

t 202.857.6336
f 202.223.1850
e info@wdgarch.com

Structural Engineer
M. A. P. A. Consulting Structural Engineers
9101 Executive Boulevard
Rockville, MD 20850-3967

t 301.990.1441
f 301.990.2554
e mail@mapa.com

Landscape
Ira Fish Studio

1140 20th St. NW
Washington DC 20009

t 202.296.5140
f 202.296.5149
e ira@irafishstudio.com

915
E Street

Washington DC

JBG Companies

888 Wisconsin Ave, N.W.
Suite 700
Washington DC 20007

Bulk Program Est.	00.00.00
Program Est.	00.00.00
Program Est.	00.00.00

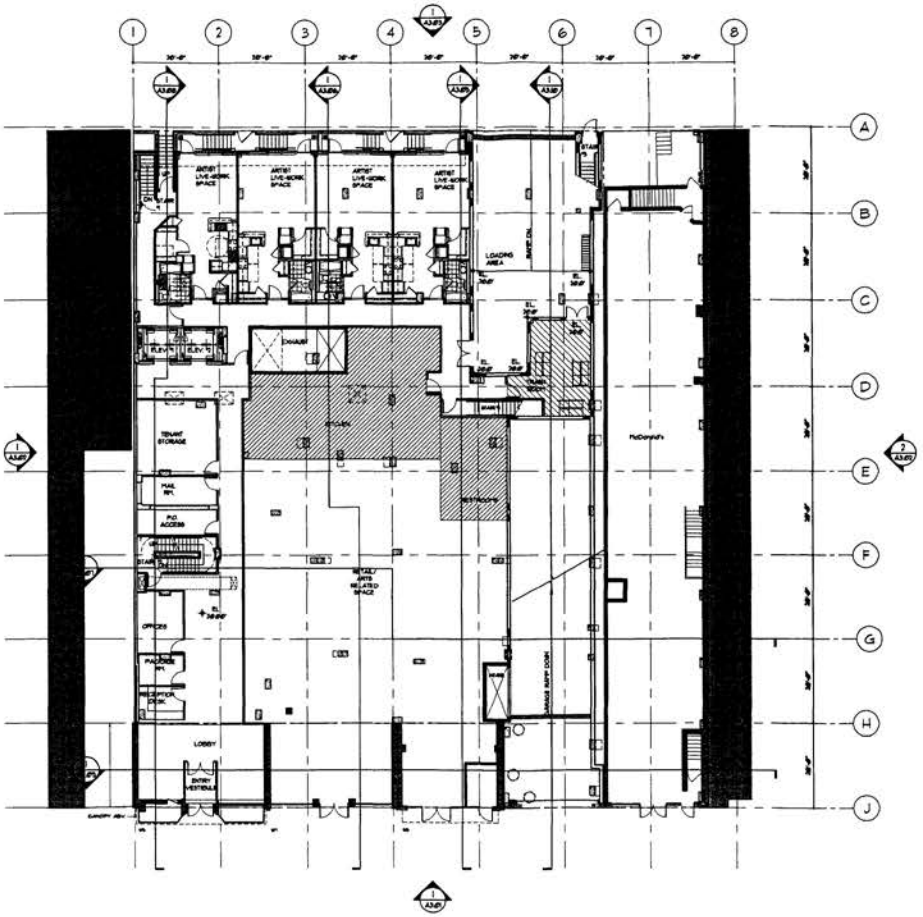
©2000 WDG Architecture, PLLC
WDG Project No. 99007

Parking Level B1

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

A2.04

WDG 06/26/2000 14:06:46 02045162



WDG

WDG Architecture, PLLC
Architecture
Planning
Interior Design

Structural Engineer

Landscape Architect

915 E Street

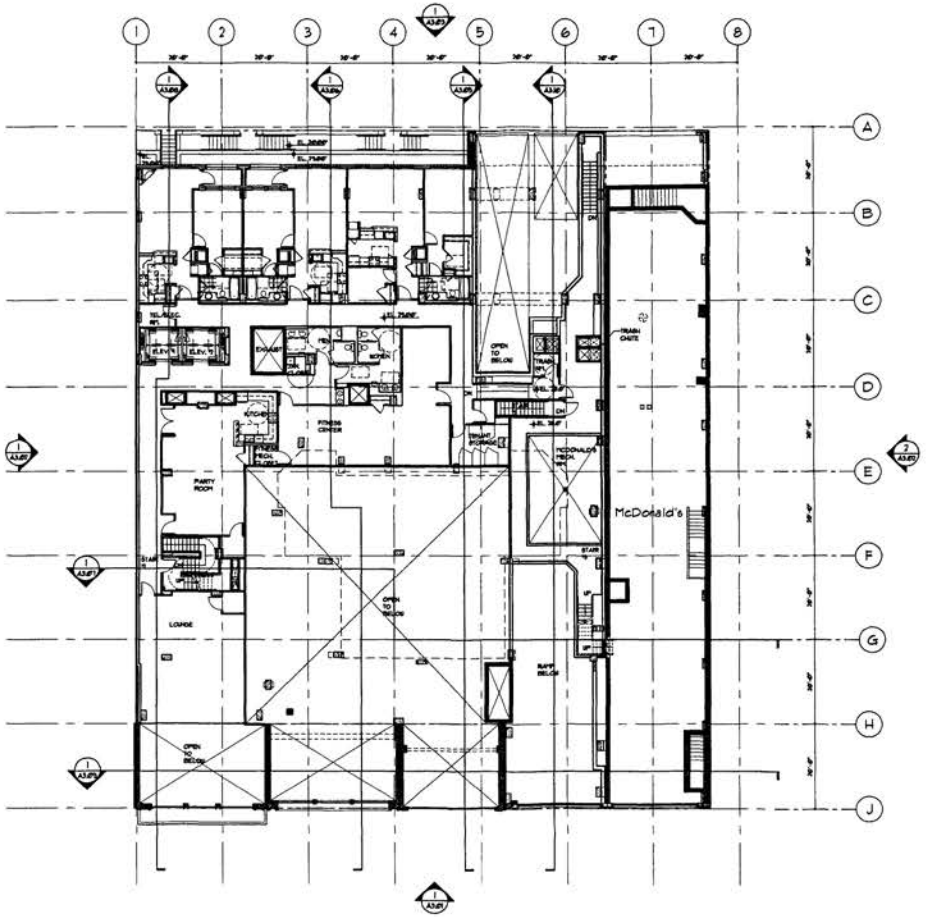
Washington DC

JBG Companies

First Floor Level

A2.05

WDG 06/26/2008 14:05:08 02059162



WDG

WDG Architecture, PLLC
Architecture
Planning
Interior Design

Washington, DC 20036

Structural Engineers

Landscape

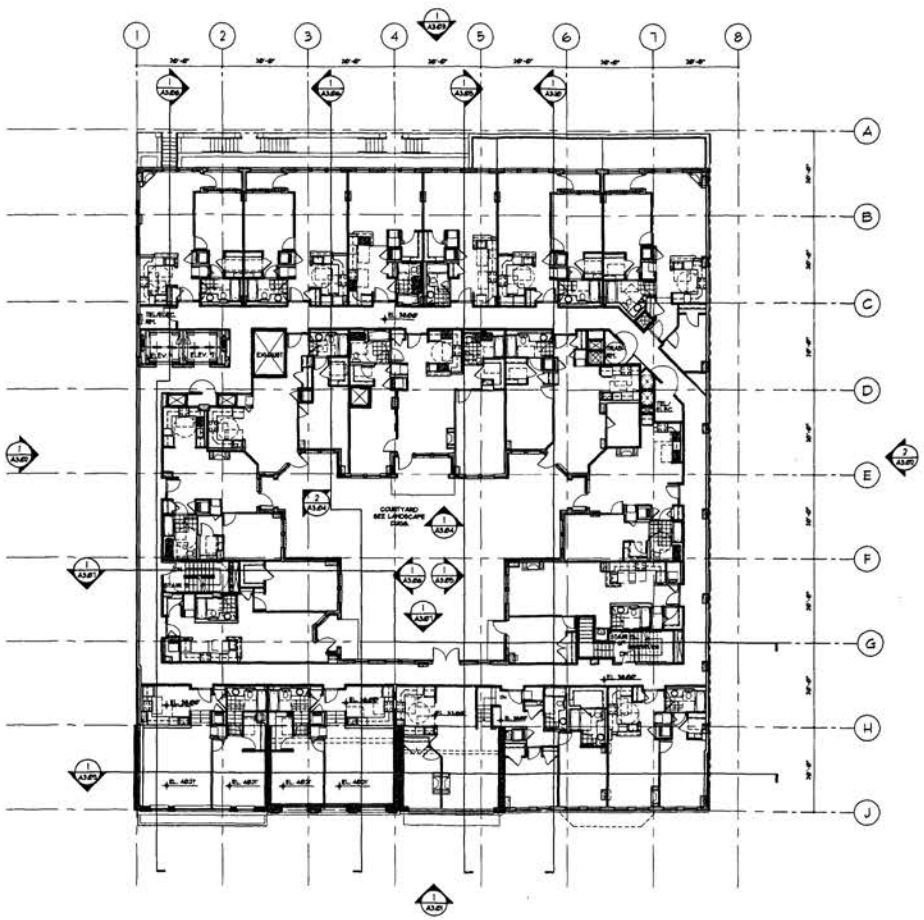
915
E Street

JBG Companies

2nd Floor Level

A2.06

WDG 06/26/2000 14:03:42 02062762



WDG

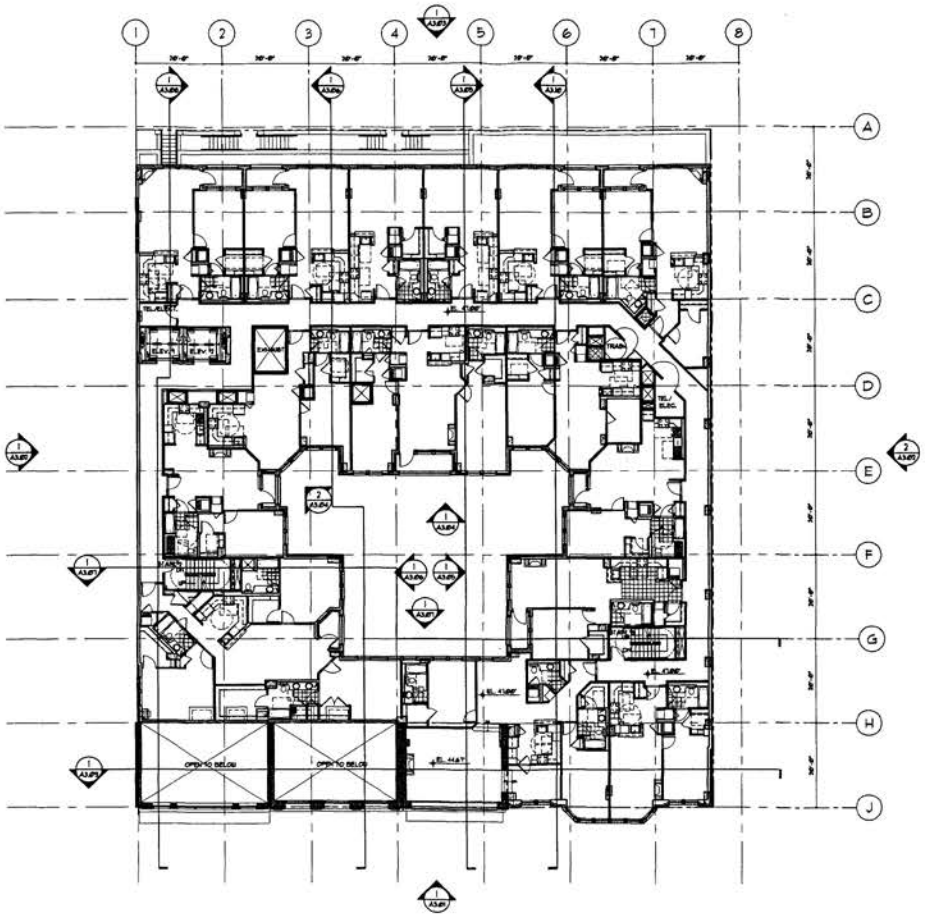
915
E Street

JBG Companies

3rd Floor Level

A2.07

V04 04/27/2000 10:23:27 02079342



WDG

WDG Architecture, PLLC

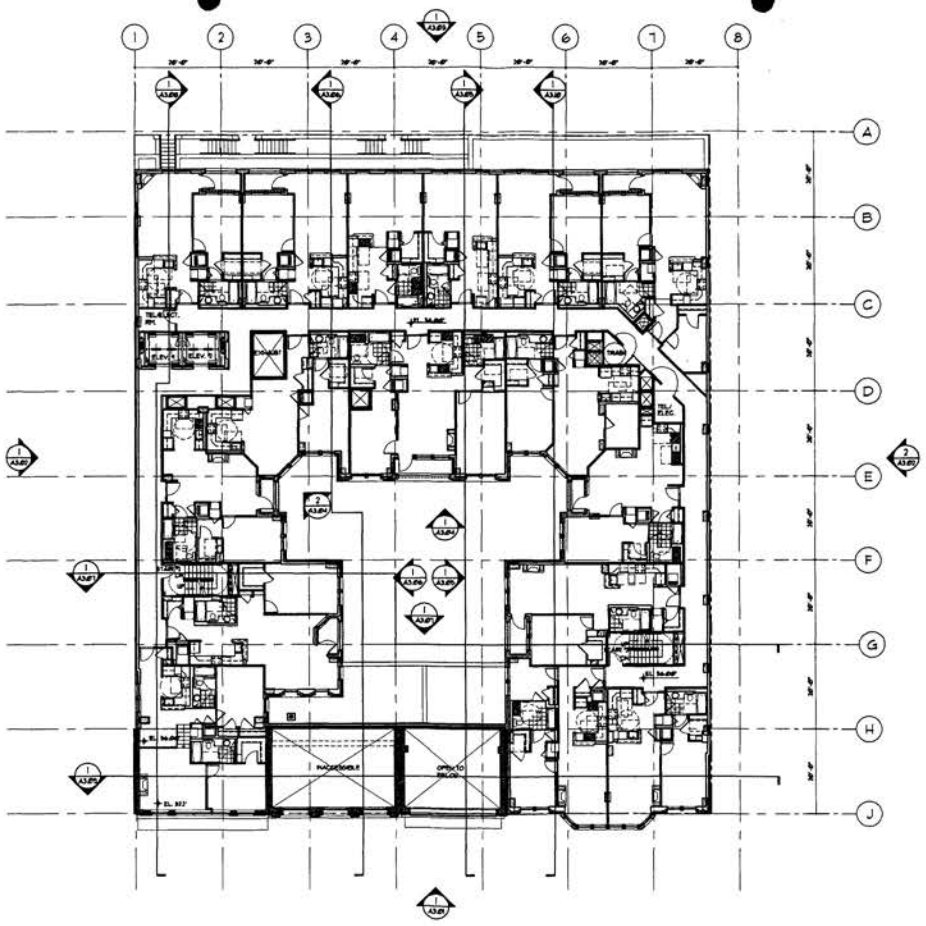
915 E Street

JBG Companies

4th Floor Level

A2.08

WDG 06/26/2000 13:03:05 D20BF462



WDG

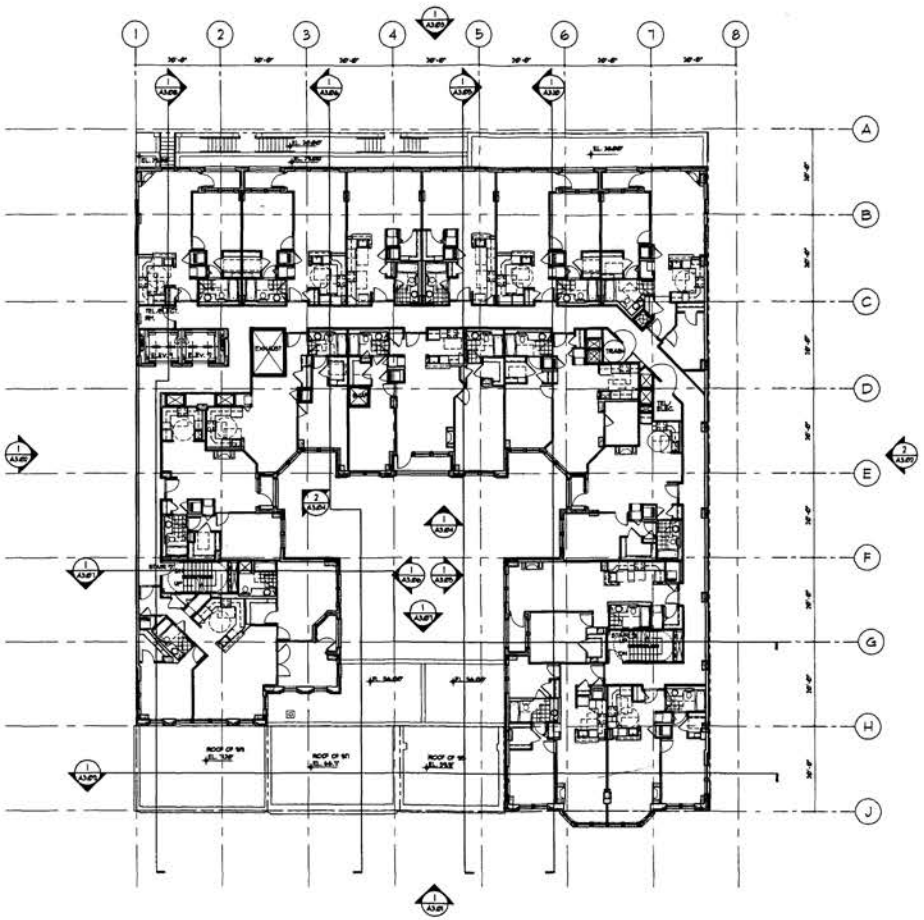
915
E Street

JBG Companies

5th Floor Level

A2.09

WDG 06/26/2000 14:11:50 02099562



WDG

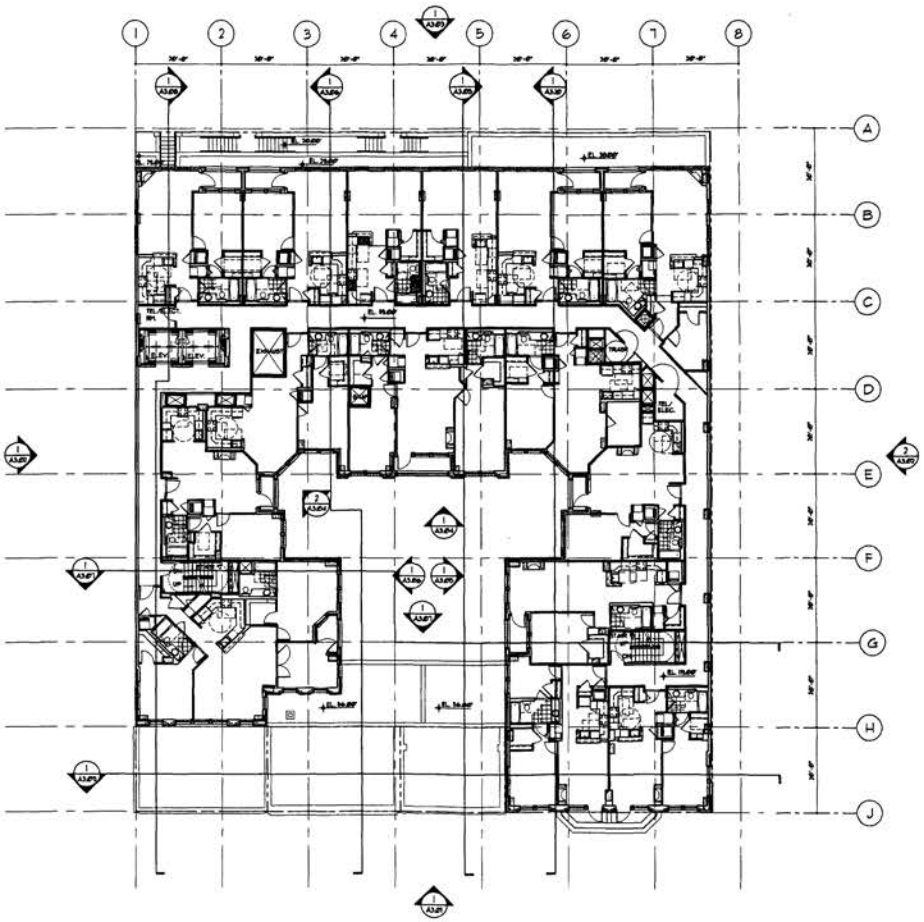
915 E Street

JBG Companies

Typical Floor Level

A2.10

WDG 06/26/2000 14:00:34 021017f62



WDG

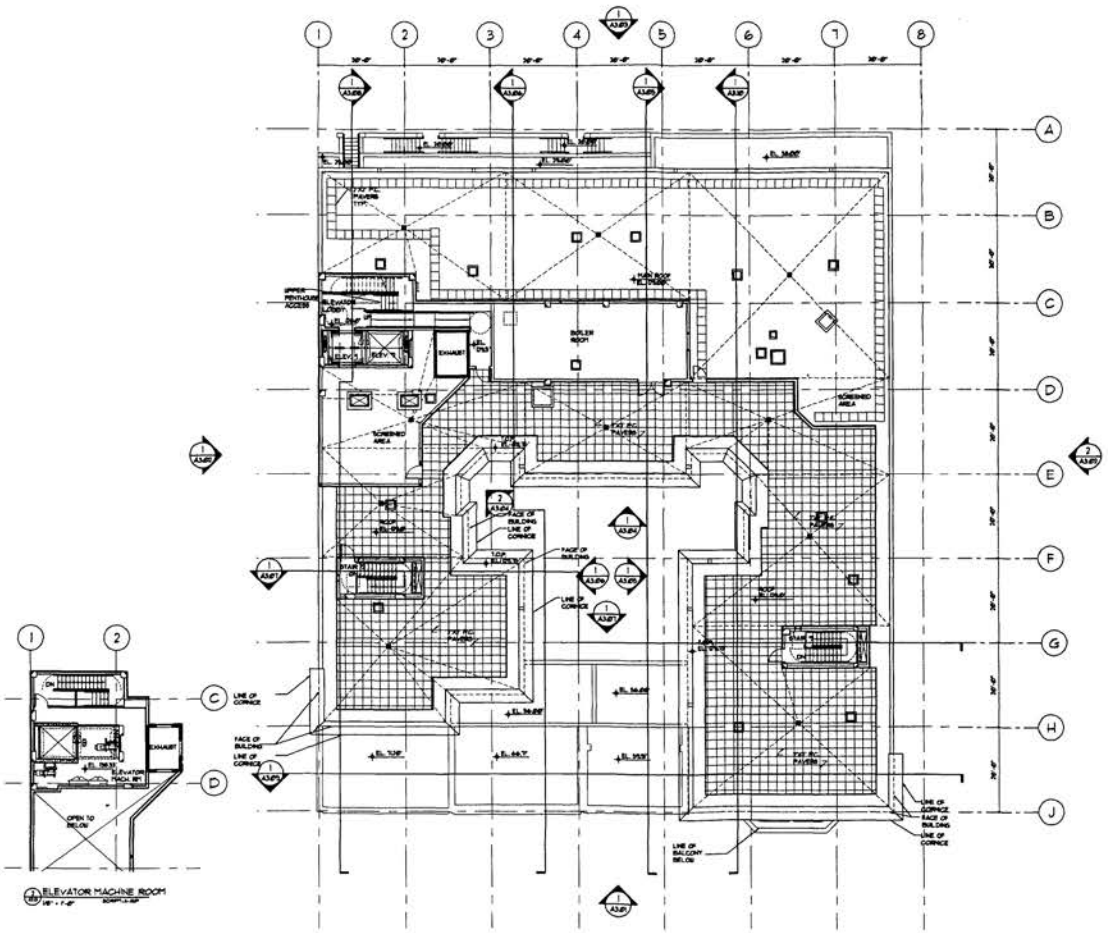
915
E Street

JBG Companies

12th Floor
Level

A2.11

V66 06/26/2000 14:23:03 02511262



WDG

WDG Architecture, PLLC
Architecture
Planning
Interior Design

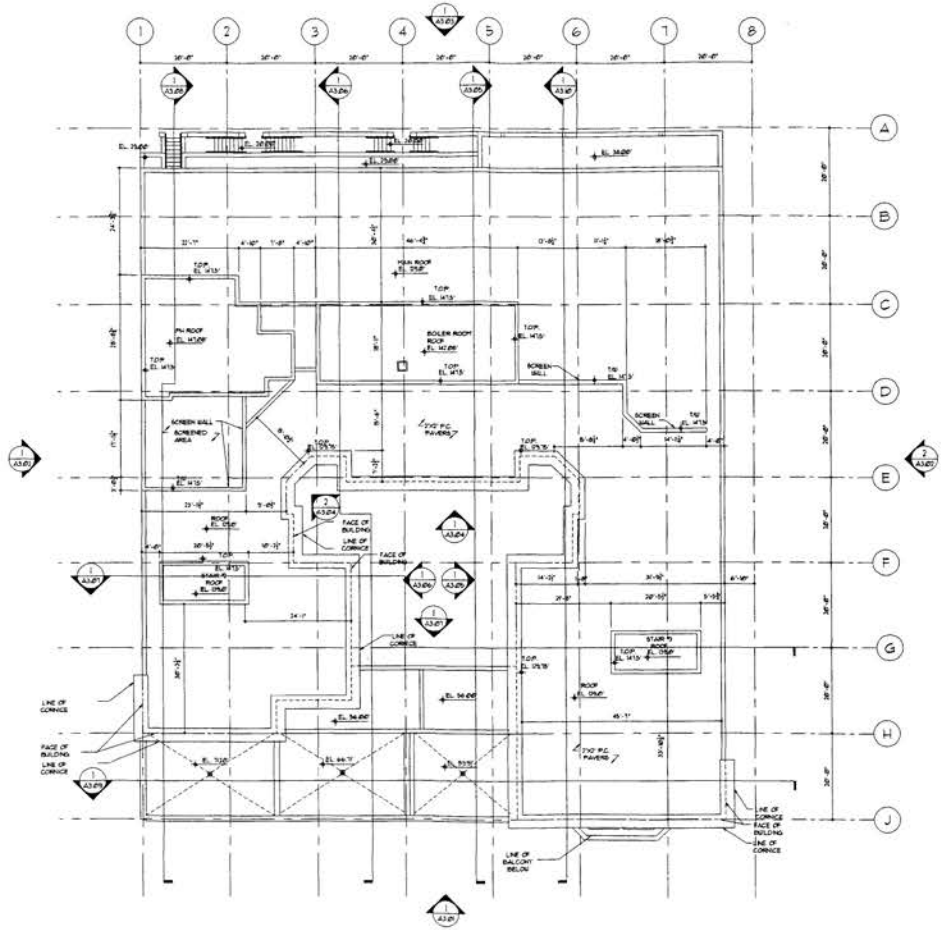
915 E Street

JBG Companies

Penthouse and Elevator Machine Room Plans

A2.12

WDG 06/30/2000 19:16:04 02129M62



WDG

WDG Architecture, PLLC
Architecture
Planning
Interior Design

1025 Connecticut Avenue, NW
Suite 300
Washington, DC 20036

tel 202.857.6300
fax 202.463.0796
e-mail info@wdgarch.com

Structural Engineer

Sk & A P.A. Consulting Structural Engineers
8101 Sunstone Boulevard
Rockville, MD 20850-2621

tel 301.881.1441
fax 301.881.8854
e-mail

Landscape Architect

The Fitch Studio

1740 20th St. NW
Washington DC 20009

tel 202.588.0168
fax 202.588.0140
e-mail lampkins@fitchstudio.com

915
E Street

Washington DC

JBG Companies

[illegible]

Progress Set 00.00.00
Progress Set 00.00.00
Progress Set 00.00.00

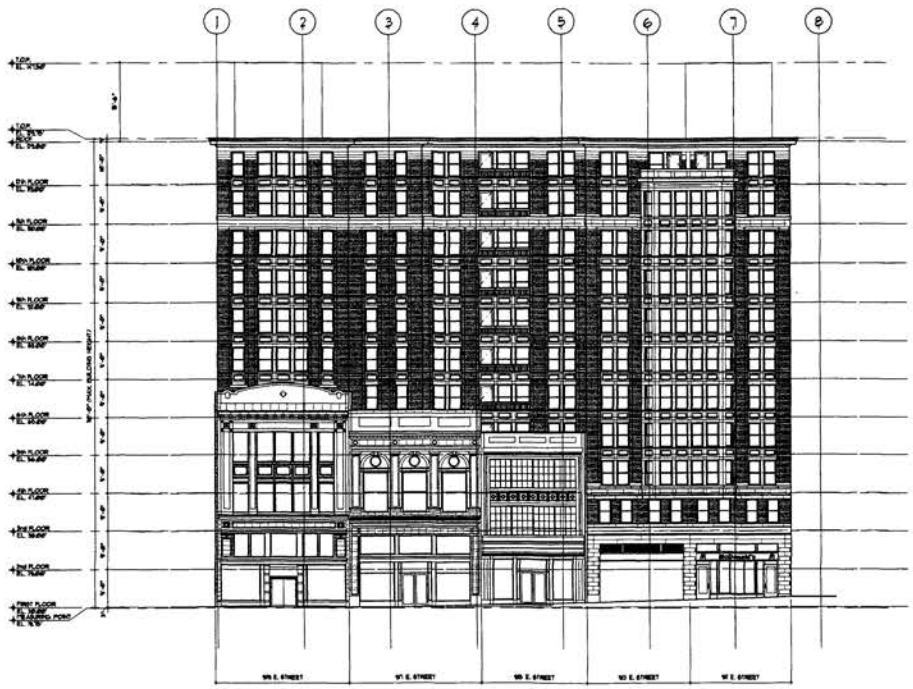
©2000 WDG Architecture, PLLC
WDG Project No. 99081

Roof Plan

SCALE: 1/16" = 1'-0"

A2.13

WDG 06/30/2000 19:28:25 02138f62



SOUTH ELEVATION

WDG

915
E Street

JBG Companies

South Elevation

A3.01

VPN 06/26/2000 15:02:58 D301EL62



WDG

915 E Street

IBG Companies

East & West Elevations

A3.02

wds 06/26/2000 15:16:58 0302EL62



NORTH ELEVATION

WDG

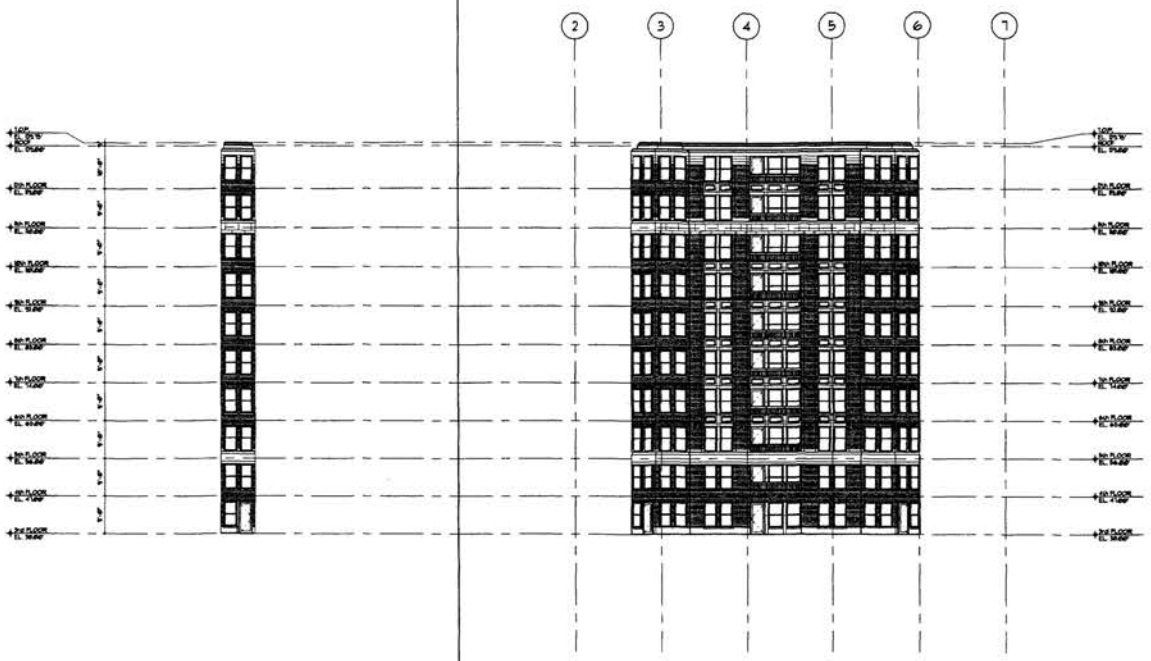
915
E Street

JBG Companies

North Elevation

A3.03

VDG 06/26/2000 15:51:55 03031L62



SOUTH COURTYARD ELEVATION
ANGLED WALL

SOUTH COURTYARD ELEVATION

WDG

915
E Street

JBG Companies

South Courtyard
Elevations

A3.04

W04 06/26/2006 15:36:05 03041L62



WEST COURTYARD SECTIONAL ELEVATION

WDG

915 E Street

JBG Companies

West Courtyard Sectional Elevation

A3.05

W04 06/26/2000 15:43:09 03551L62



EAST COURTYARD SECTIONAL ELEVATION

WDG

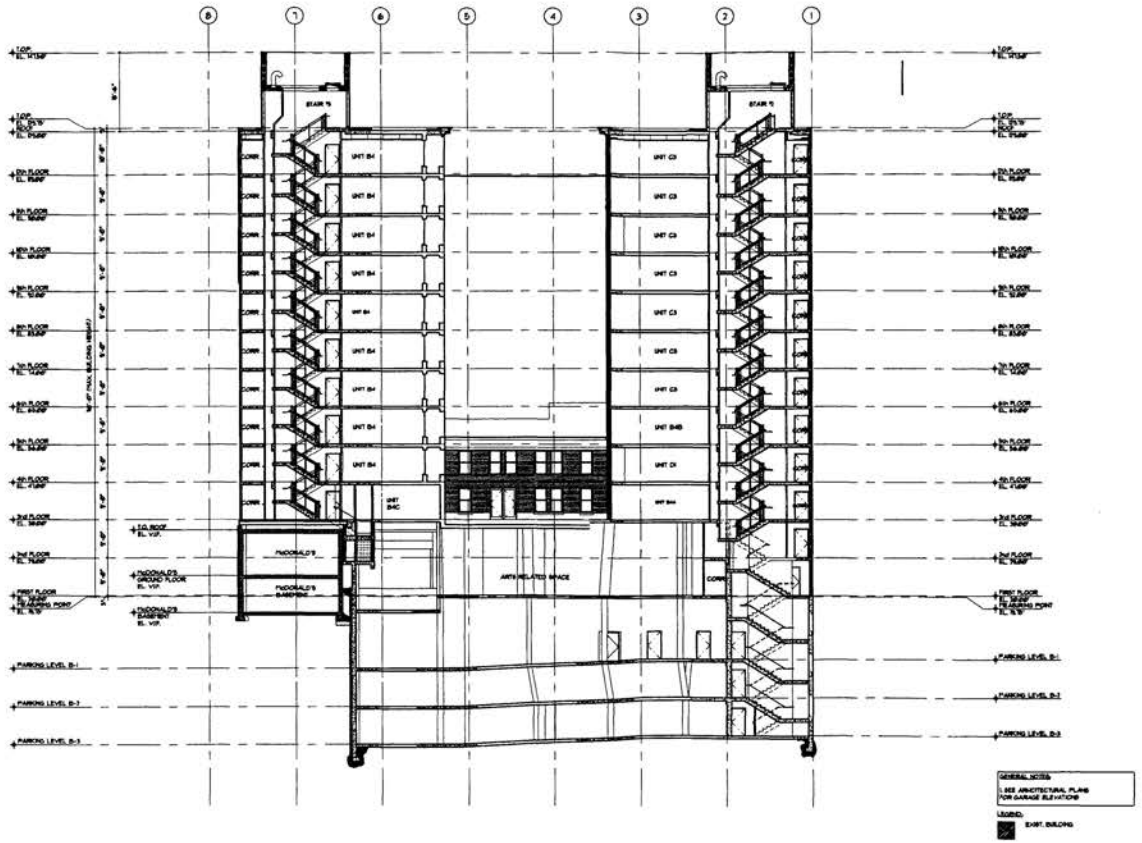
915 E Street

JBG Companies

East Courtyard Sectional Elevation

A3.06

VER: 06/26/2000 15:52:25 D3GEE142



NORTH COURTYARD SECTIONAL ELEVATION

WDG

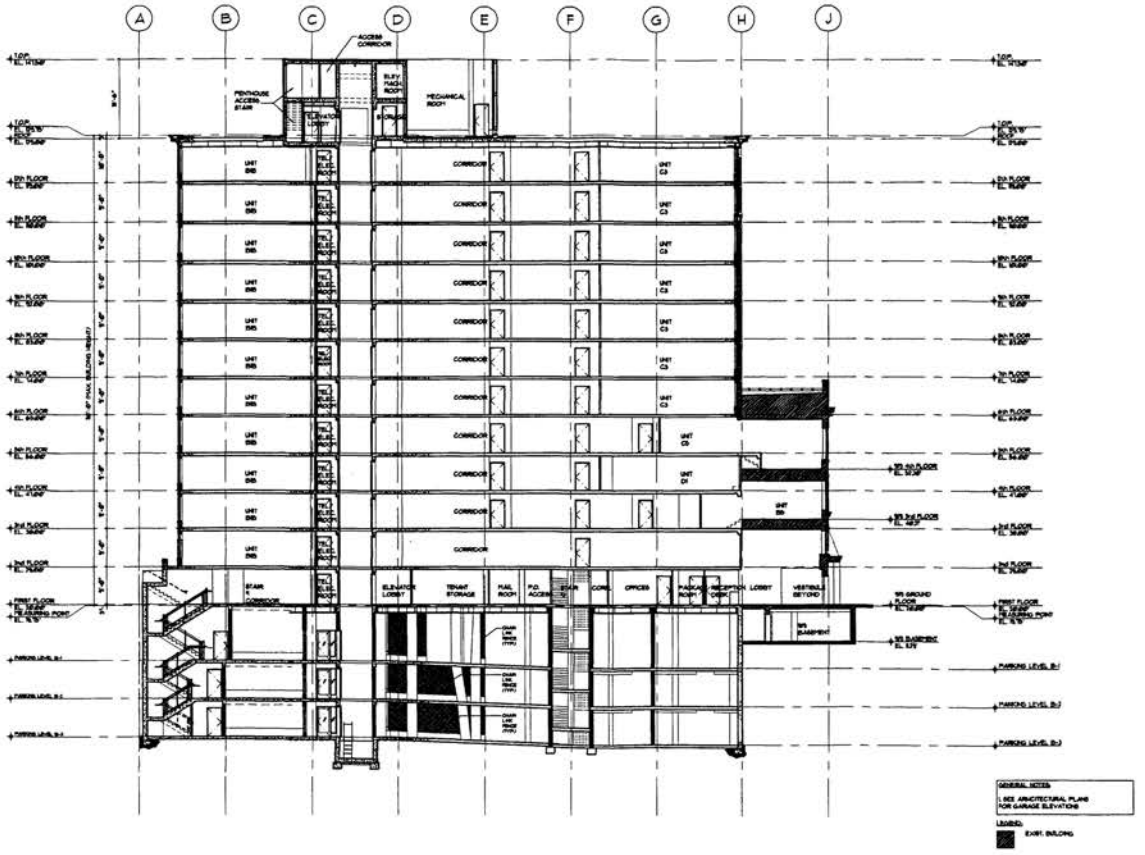
915 E Street

JBG Companies

North Courtyard Sectional Elevation

A3.07

V04 06/26/2000 16:04:47 03078562



BUILDING SECTION

1

WDG

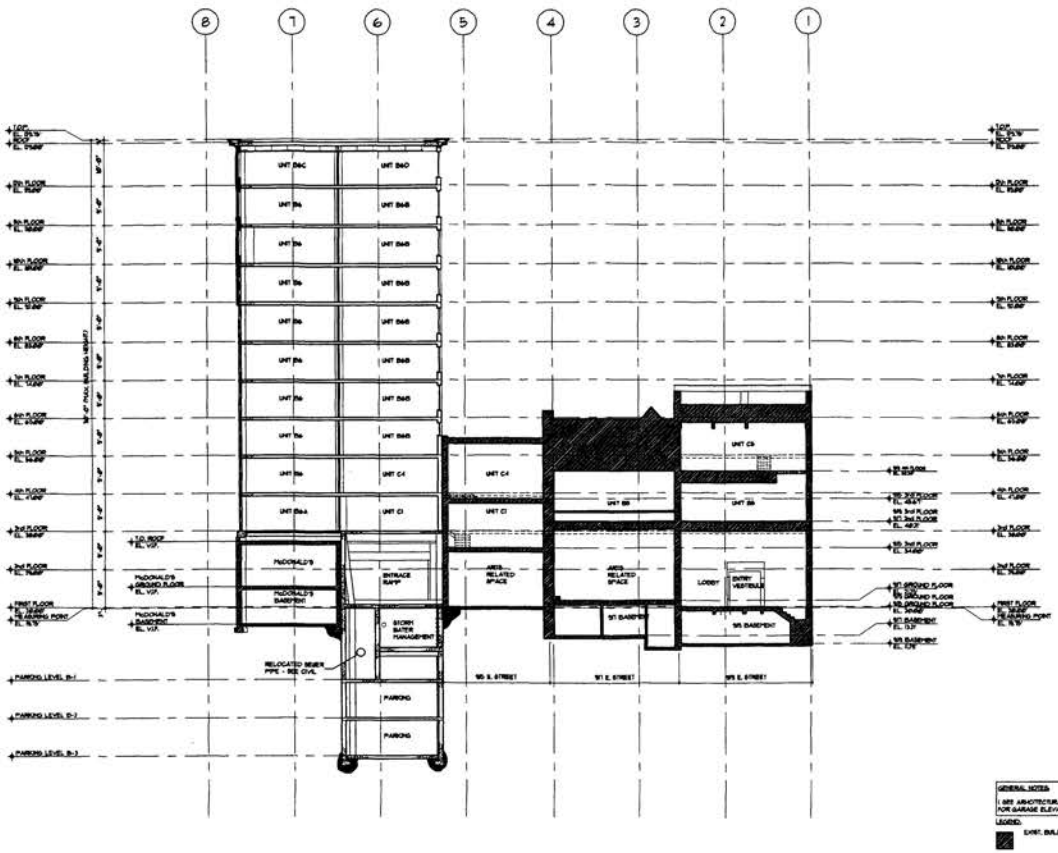
915 E Street

JBG Companies

Building Section

A3.08

W&S 06/26/2000 16:11:03 03088642



BUILDING SECTION

WDG

915 E Street

JBG Companies

Building Section

A3.09

06/26/2008 16:17:12 03098642