

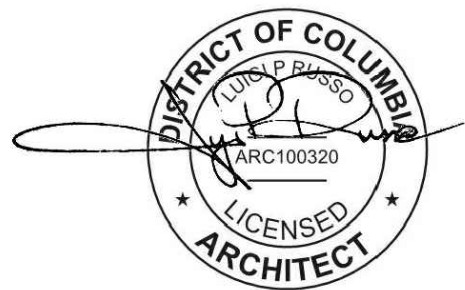
29TH STREET VIEW - OPEN PANELS



Artistic Associates

West Heating Plant, Washington D.C. 7 July 2019 DESIGN UPDATE

20



DRAWING LIST

- A-0 COVER SHEET
- A-1 LOCATION CONTEXT MAP
- A-2 EXISTING SITE PLAN - YARDS
- A-3 PROPOSED SITE PLAN - YARDS
- A-4 ZONING ANALYSIS
- A-5 GROSS AREA
- A-6 GROSS AREA
- A-7 LOADING DOCK DETAILS
- A-8 BICYCLE STORAGE DETAILS
- A-9 ELEVATION
- A-10 ELEVATION
- A-11 ELEVATION
- A-12 ELEVATION
- A-13 SITE ELEVATION
- A-14 SITE ELEVATION
- A-15 NOT USED
- A-16 RENDERING
- A-17 RENDERING
- A-18 SITE PHOTOS
- A-19 PARK-MECHANICAL PENTHOUSE

DRAWING TITLE:
COVER SHEET

SLCEArchitects

1359 BROADWAY, NEW YORK, NY 10018

PROJECT NAME:
FOUR SEASONS P.R.
1051-1055 29TH STREET NW WASHINGTON, DC

OWNER:
GEORGETOWN 29K ACQUISITION, LLC
500 PARK AVE. NEW YORK, NY 10022

PROJECT NUMBER:
2019-41

CADD FILE NUMBER:
101941-Four Seasons Residences-DC-Dwg-BDFPP_L2_Cover.dwg

DATE:
4.6.2021

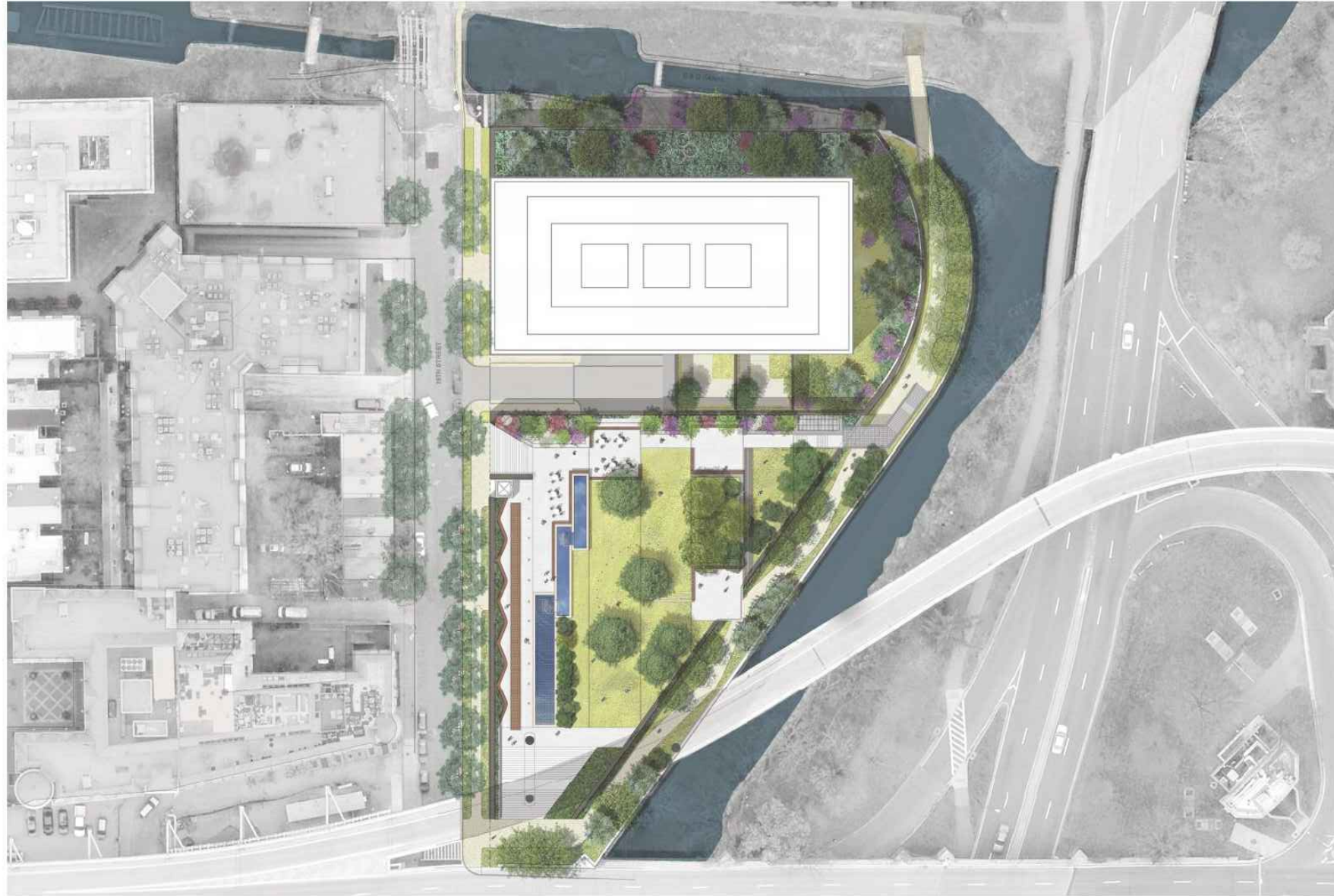
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DRAWN BY: SL

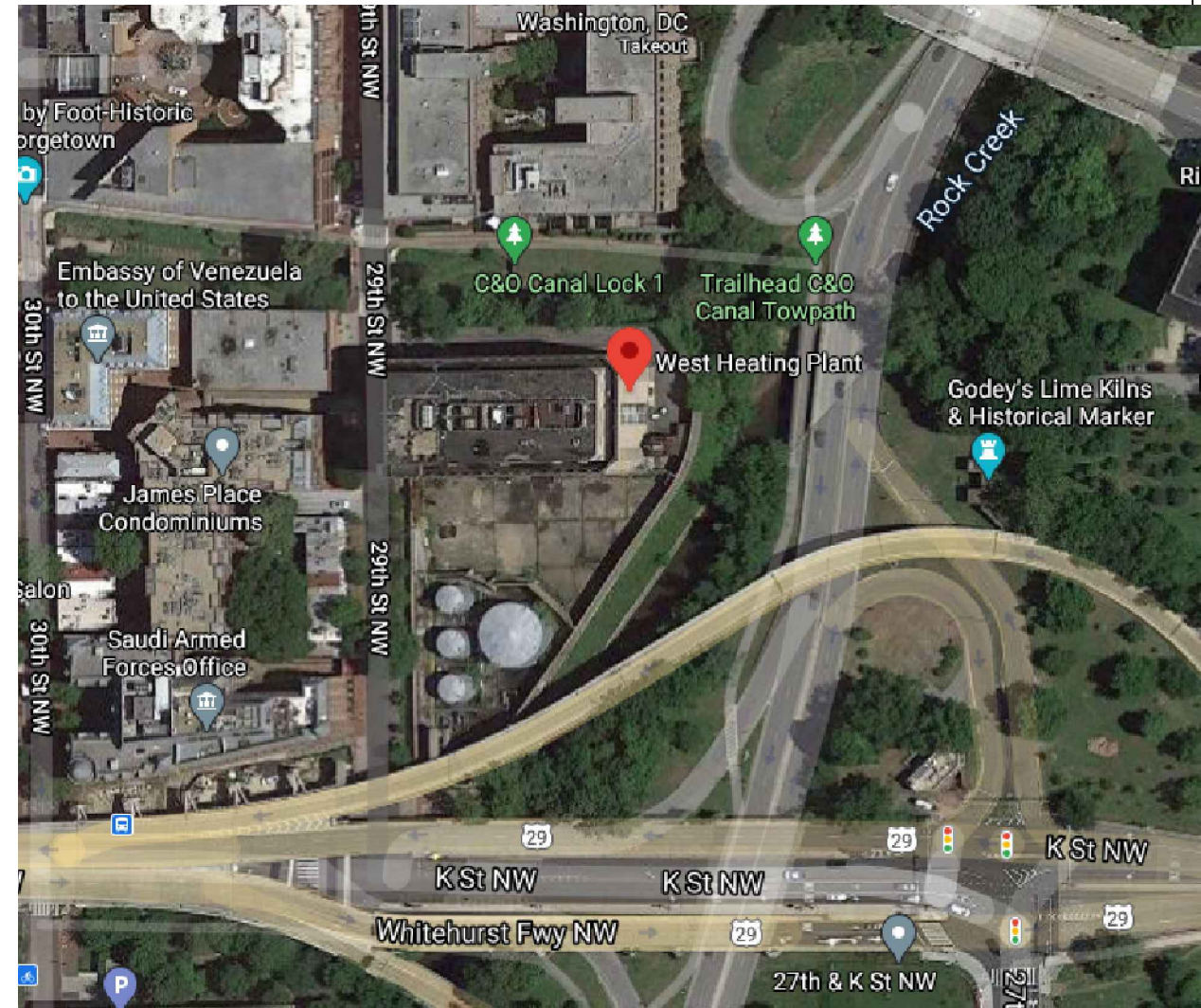
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REF. DWG.: District of Columbia
CASE NO. 20443

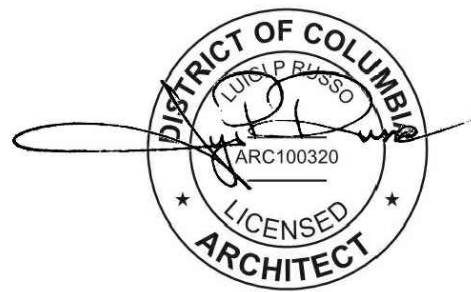
DRAWING NUMBER:
No. 2019-41
A-0



PROPOSED SITE CONTEXT



SATELLITE VIEW OF EXISTING



DRAWING TITLE:
SITE CONTEXT MAP

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PROJECT NAME:
FOUR SEASONS P.R.
1051-1055 29TH STREET NW WASHINGTON, DC

OWNER:
GEORGETOWN 29K ACQUISITION, LLC
500 PARK AVE. NEW YORK, NY 10022

PROJECT NUMBER:
2019-41

CADD FILE NUMBER:
101941_Four Seasons Residences-2020.dwg

DATE:
4.6.2021

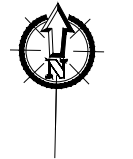
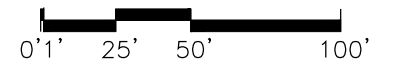
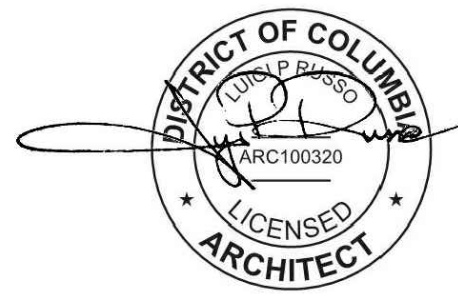
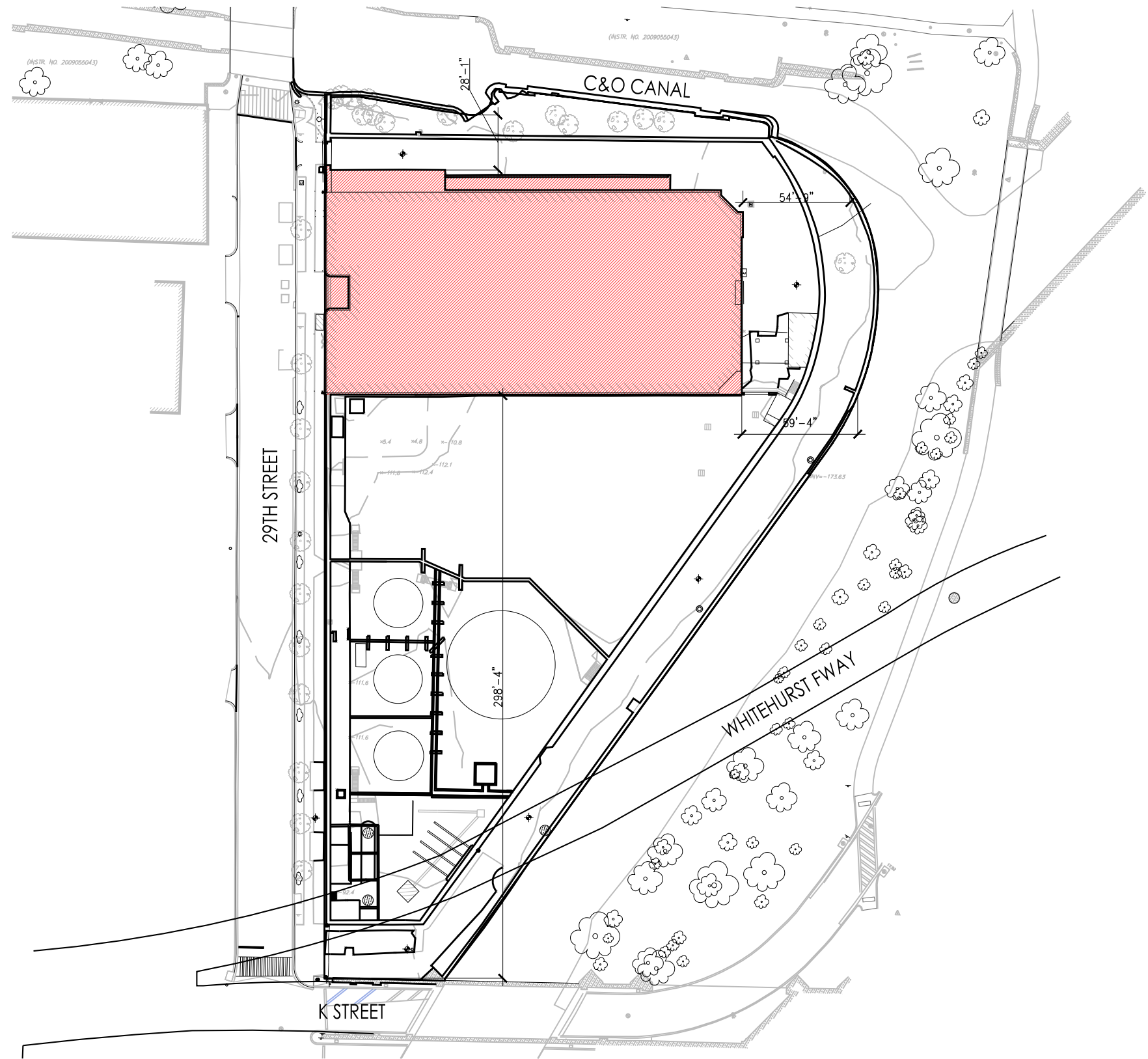
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N.T.S.

DRAWN BY:
SL

CHECKED BY:
CK

REF. DWG.:
-

DRAWING NUMBER:
A-1



DRAWING TITLE:
SITE PLAN - EXISTING WITH YARD DIM.

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 1359 BROADWAY, NEW YORK, NY 10018

PROJECT NAME:
FOUR SEASONS P.R.
 1051-1055 29TH STREET NW WASHINGTON, DC

OWNER:
 GEORGETOWN 29K ACQUISITION, LLC
 500 PARK AVE. NEW YORK, NY 10022

PROJECT NUMBER:
 2019-41

CADD FILE NUMBER:
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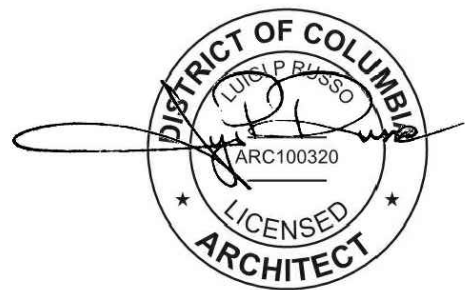
DATE:
 4.6.2021

SCALE: 1/64" = 1'-0"
 DRAWN BY: SL
 CHECKED BY: CK
 REF. DWG.: A-XXX
 DRAWING NUMBER:
A-2

ZONING DATA - MU13			
	REQUIRED/ALLOWED	PROVIDED	SEE SHEET
SITE AREA		87,120 SF (EXISTING NOT CHANGED)	A-3
F.A.R.: 210,201 SF OF GROSS FLR AREA / 87,120 SF SITE = 2.30	4.0	2.30	A-4
LOT OCCUPANCY	75%	61%	A-3
DWELLING UNITS		70-72	
GAR	.3	.438 (SUBMITTED SEPARATELY)	
HEIGHT	60' MAX.	111'-8 3/4" (EXISTING: 111'-8 3/4")	A-13
MECH. PENTHOUSE TOWER	18'-6"	10'-0" (EXISTING NOT CHANGED)	A-13
MECH. PENTHOUSE PARK	18'-6"	(RELIEF REQUIRED)	A-7/A-19
YARDS:			
	REAR YARD	12'	54'-9"
	SIDE (NORTH)	8' (IF PROVIDED)	38'-8" (EXISTING UNCHANGED)
	SIDE (SOUTH)	8' (IF PROVIDED)	298'-4" (EXISTING UNCHANGED)
PARKING	1 PER 3 UNITS =24	95 TO 105	
BICYCLE STORAGE LONG-TERM	1 PER 3 UNITS =24	48	A-8
BICYCLE STORAGE SHORT-TERM	1 PER 20 UNITS =4	4 PROVIDED ON SIDEWALK	
LOADING	1 BERTH AND 1 SERVICE/DELIVERY SPACE	RELIEF REQUIRED	A-8

FLOOR AREA		
	GROSS FLOOR AREA	ZONING GROSS FLOOR AREA
10TH FLOOR	14,410 SF	14,410 SF
9TH FLOOR	14,410 SF	14,410 SF
8TH FLOOR	19,245 SF	* 19,932 SF
7TH FLOOR	19,396 SF	* 20,083 SF
6TH FLOOR	19,396 SF	* 20,083 SF
5TH FLOOR	19,396 SF	* 20,083 SF
4TH FLOOR	19,396 SF	* 20,083 SF
3RD FLOOR	19,396 SF	* 20,083 SF
2ND FLOOR	18,853 SF	* 19,541 SF
1ST FLOOR	41,493 SF	41,493 SF
CELLAR	59,328 SF	0 SF
TOTAL	264,719 SF	210,201 SF

* INCLUDES BALCONIES



DRAWING TITLE:
ZONING ANALYSIS- GROSS FLOOR AREA

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PROJECT NAME:
FOUR SEASONS P.R.
1051-1055 29TH STREET NW WASHINGTON, DC

OWNER:
GEORGETOWN 29K ACQUISITION, LLC
500 PARK AVE. NEW YORK, NY 10022

PROJECT NUMBER:
2019-41

CADD FILE NUMBER:
1051-1055 29th Street-2019-41.dwg

DATE:
4.6.2021

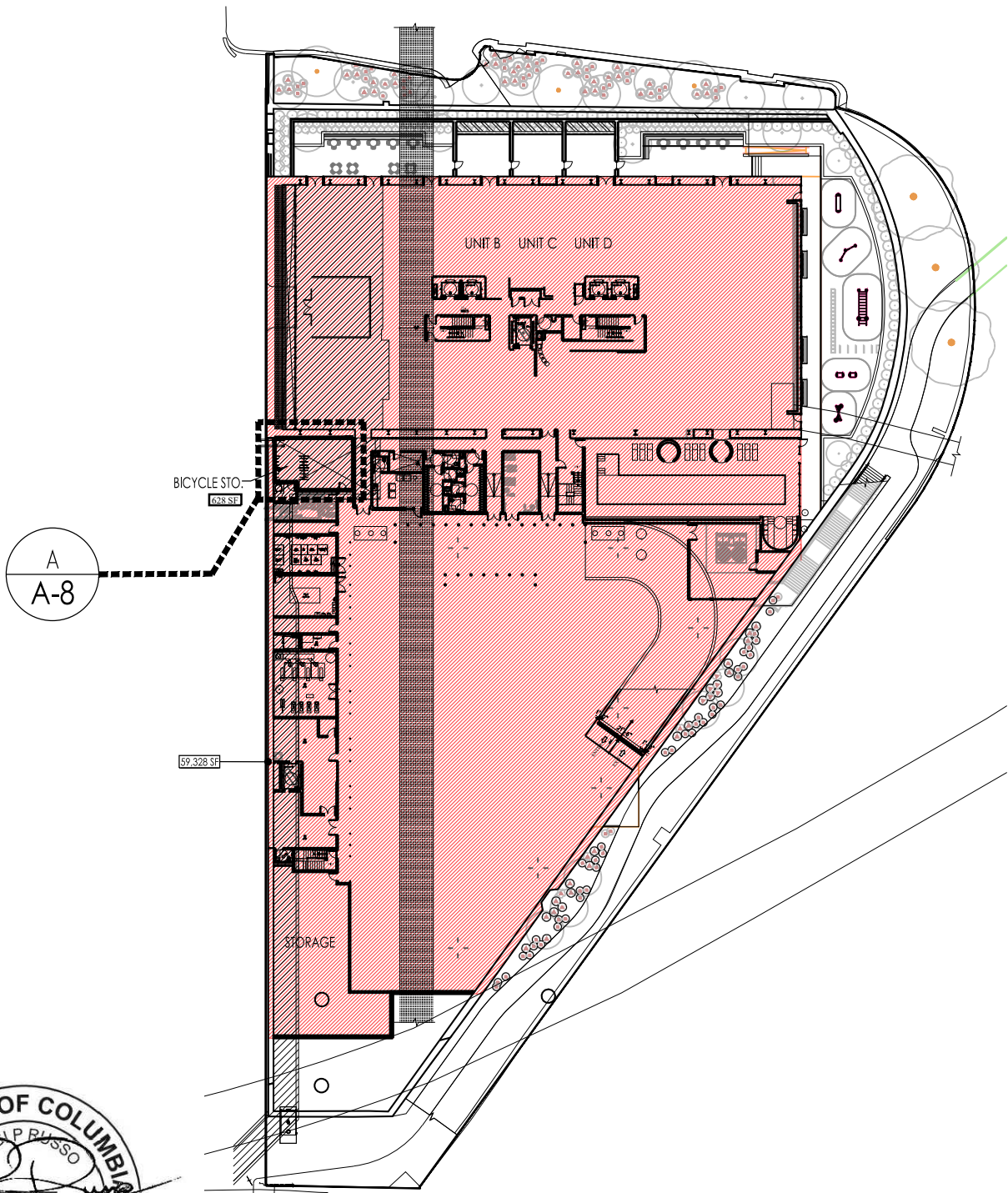
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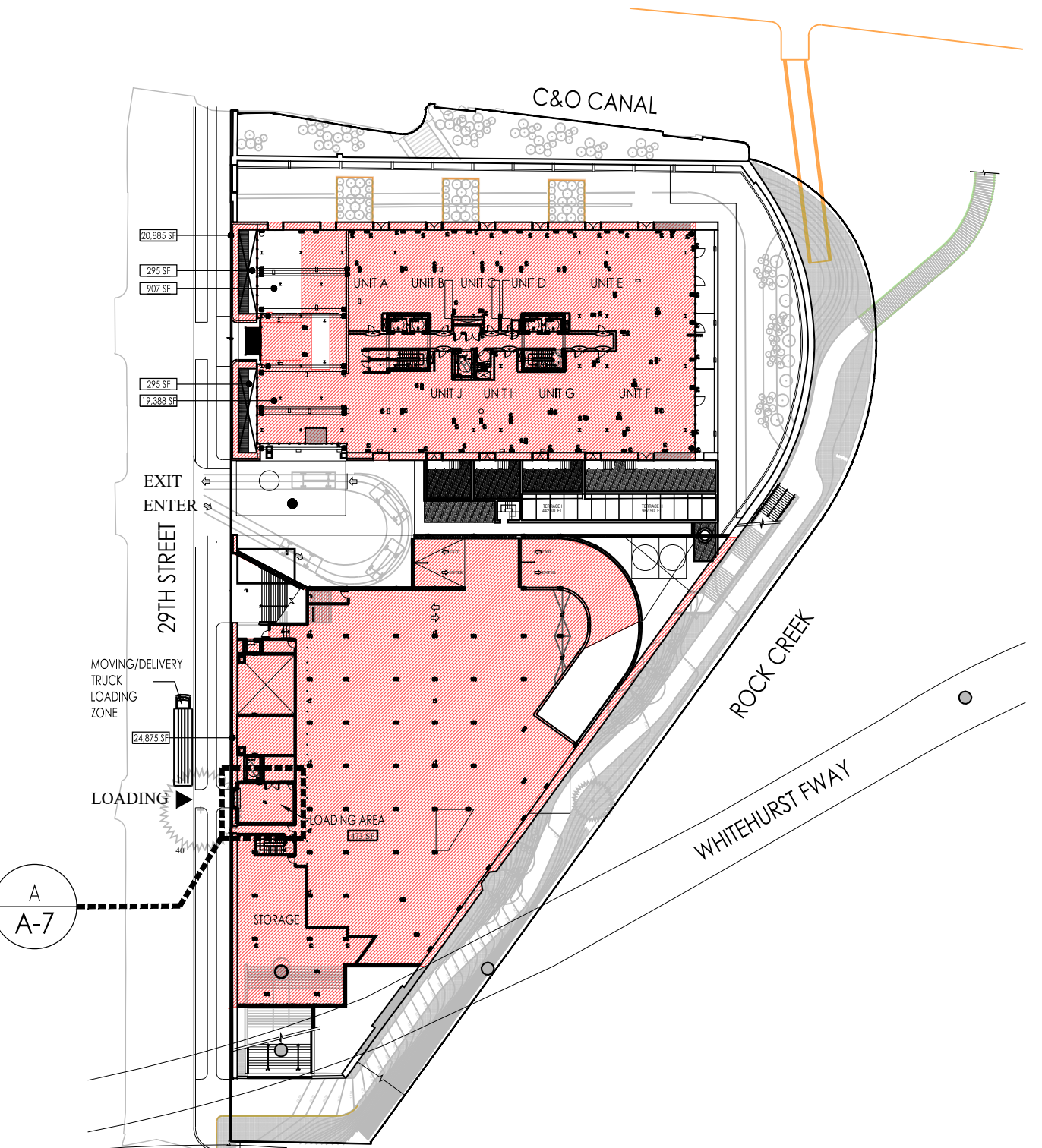
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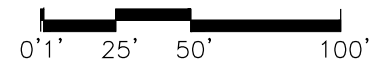
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A-4



CELLAR PLAN
GROSS AREA: 59,328 SF



GROUND FLOOR PLAN
GROSS AREA: 41,493 SF



DRAWING TITLE:
GROSS AREA CALCULATION

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PROJECT NAME:
FOUR SEASONS P.R.
1051-1055 29TH STREET NW WASHINGTON, DC

OWNER:
GEORGETOWN 29K ACQUISITION, LLC
500 PARK AVE. NEW YORK, NY 10022

PROJECT NUMBER:
2019-41

CADD FILE NUMBER:
1\2019-41\Four Seasons Residenc-20\Draw\BDFP\A-5.dwg

DATE:
4.6.2021

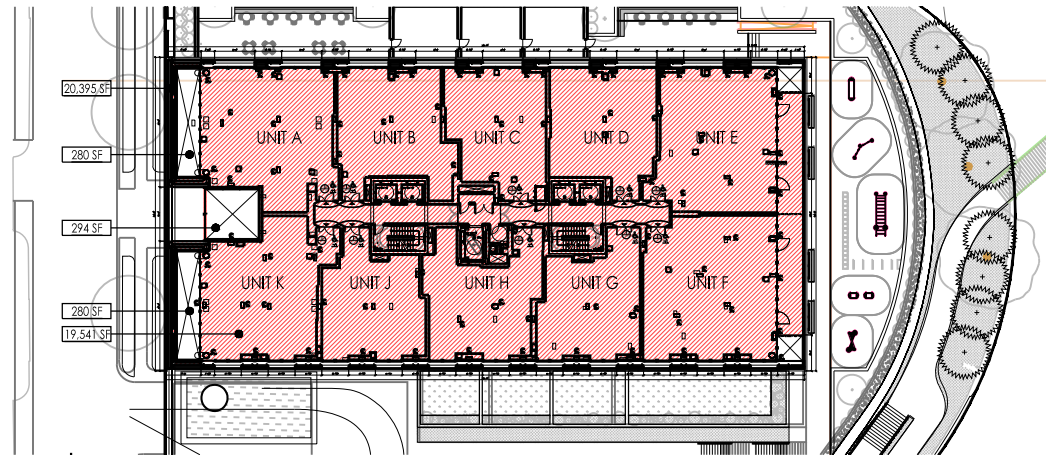
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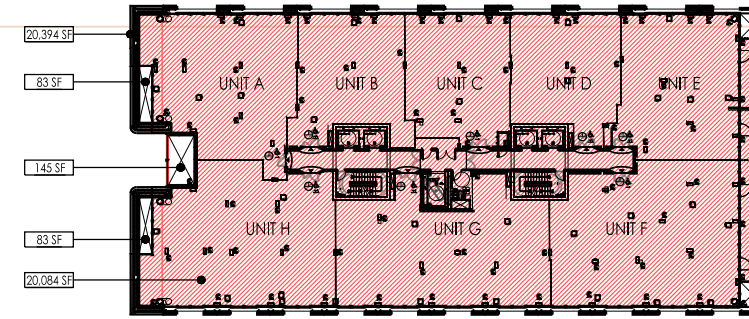
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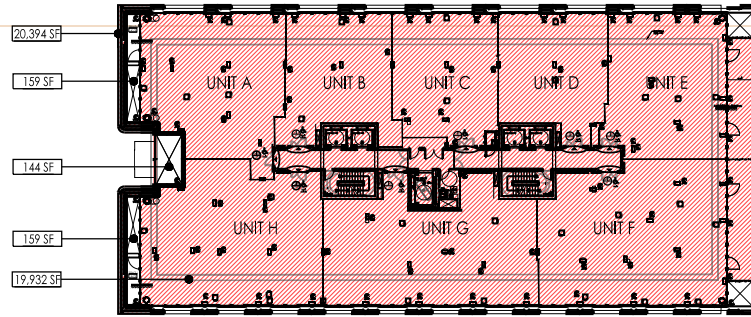
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A-5



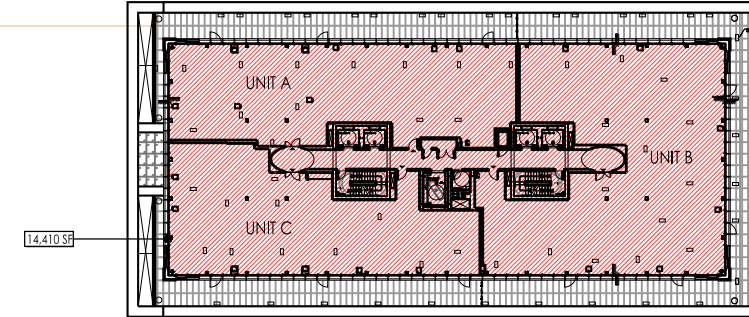
2ND FLOOR PLAN
GROSS AREA: 19,541 SF



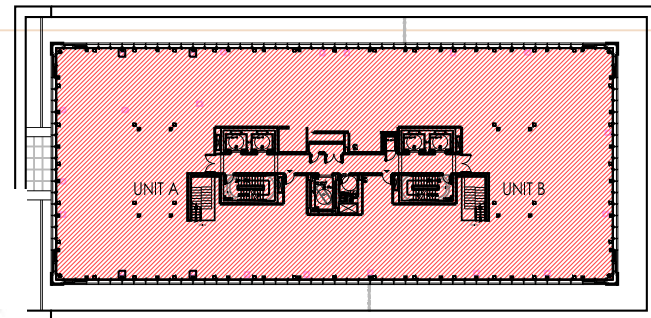
3RD - 7TH FLOORS PLAN
GROSS AREA: 20,083 SF



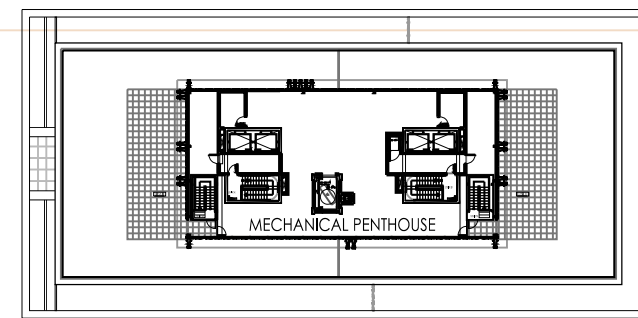
8TH FLOOR PLAN
GROSS AREA: 19,932 SF



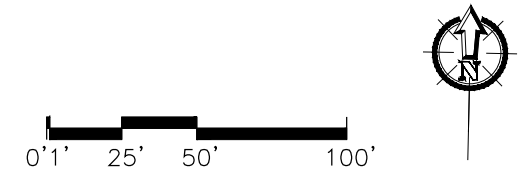
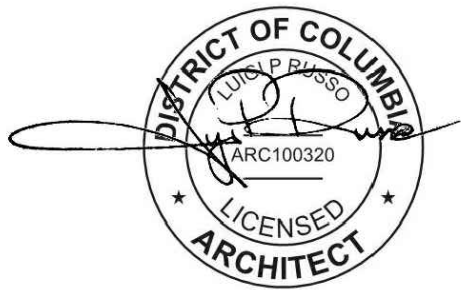
9TH FLOOR PLAN
GROSS AREA: 14,410 SF



10TH FLOOR PLAN
GROSS AREA: 14,410 SF



ROOF PLAN
GROSS AREA: 0 SF



DRAWING TITLE:
GROSS AREA CALCULATION

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PROJECT NAME:
FOUR SEASONS P.R.
1051-1055 29TH STREET NW WASHINGTON, DC

OWNER:
GEORGETOWN 29K ACQUISITION, LLC
500 PARK AVE. NEW YORK, NY 10022

PROJECT NUMBER:
2019-41

CADD FILE NUMBER:
101941-Four Seasons Residences-2D-Dwg-EDP-14_2019.dwg

DATE:
4.6.2021

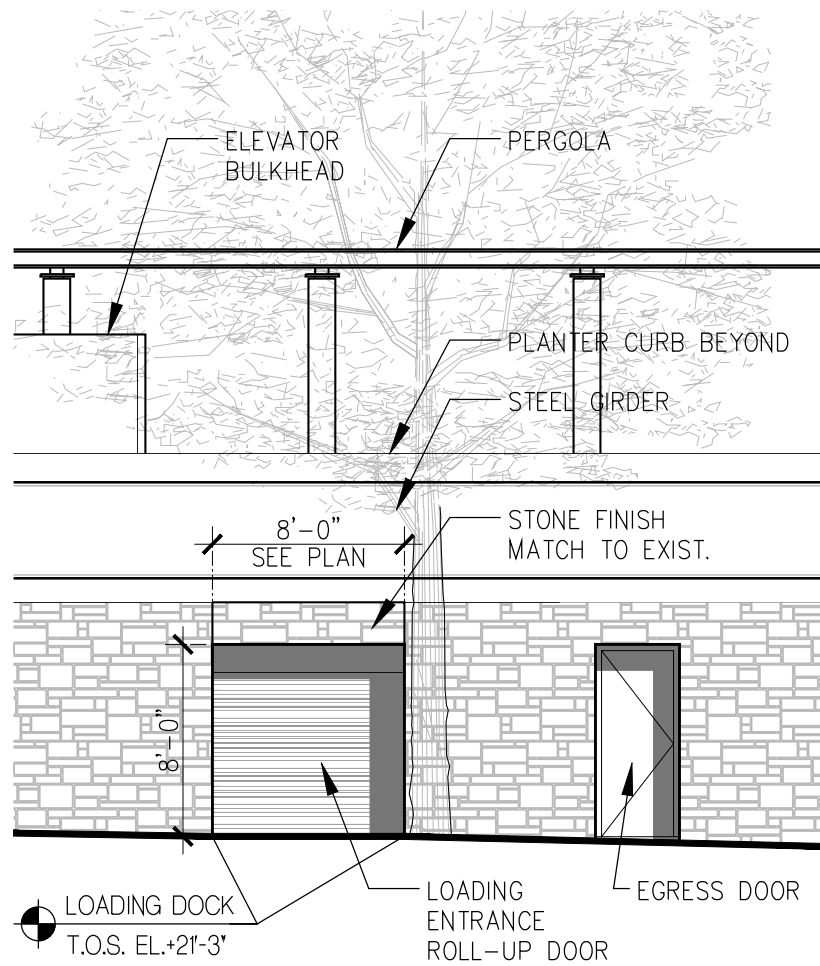
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SL

CHECKED BY:
CK

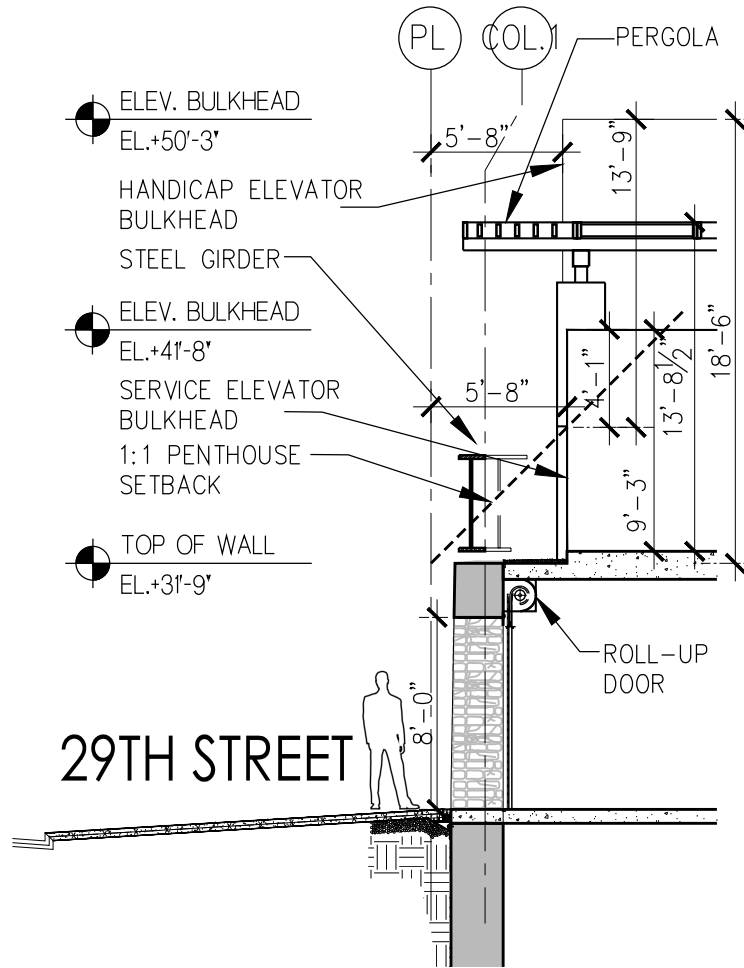
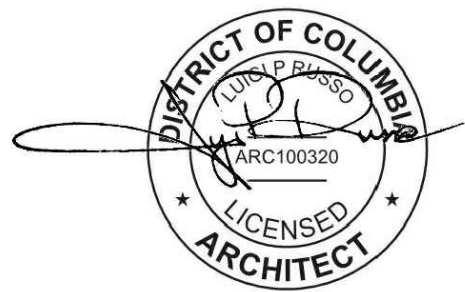
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A-125, A-128 & A-131

DRAWING NUMBER:
A-6



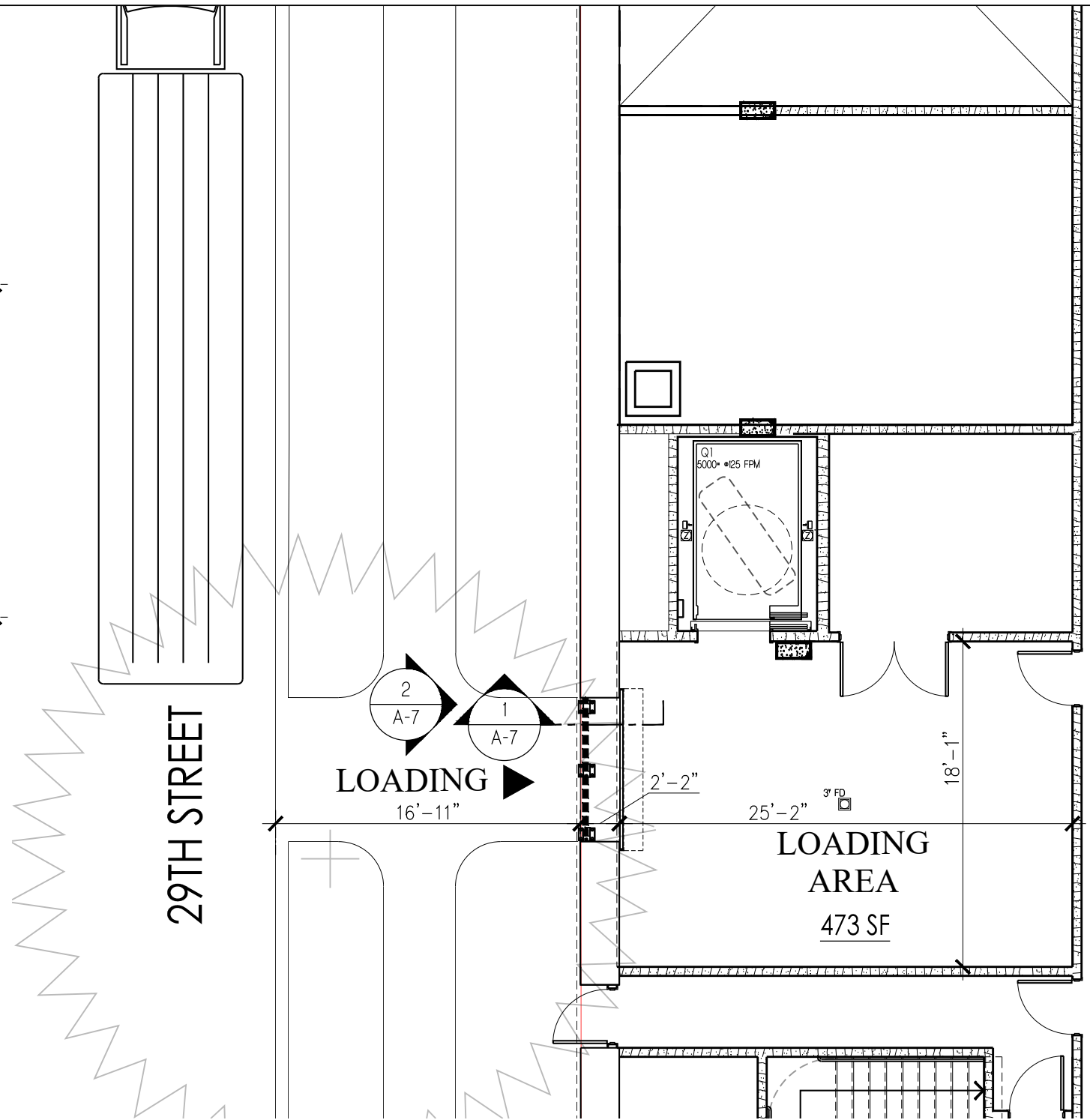
PART ELEVATION

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



PART SECTION

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



PART 1ST FLOOR PLAN

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

DRAWING TITLE:
LOADING DOCK DETAILS

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PROJECT NAME:
FOUR SEASONS P.R.
1051-1055 29TH STREET NW WASHINGTON, DC

OWNER:
GEORGETOWN 29K ACQUISITION, LLC
500 PARK AVE, NEW YORK, NY 10022

PROJECT NUMBER:
2019-41

CADD FILE NUMBER:
T:\2019\41\Four Seasons Resilver-20\Draw\2019\1051-1055 29th St and Bay 10A.dwg

DATE:
4.6.2021

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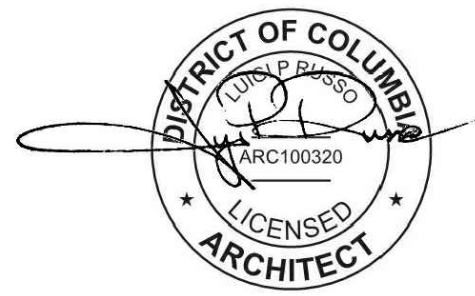
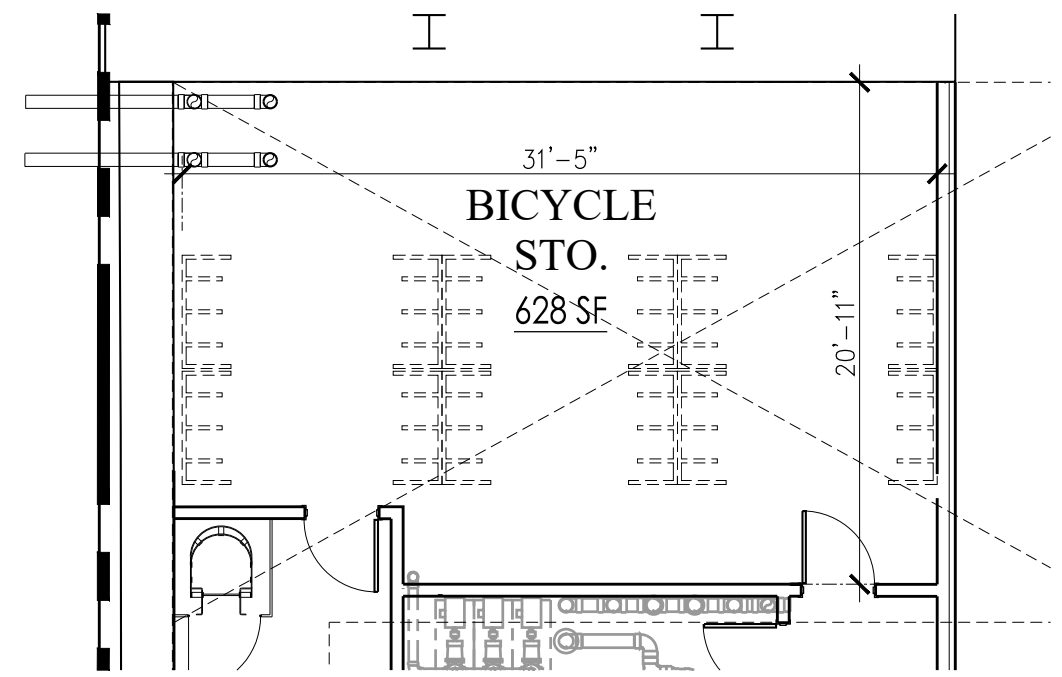
DRAWN BY:
SL

CHECKED BY:
CK

REF. DWG.: A-113

DRAWING NUMBER:
A-7

BICYCLE STORAGE
 LONG-TERM: 1 PER 3 UNITS = 3/72 = 24 BIKES
 PROVIDED: 48 BIKES



A PART CELLAR PLAN
 SCALE: 1/8" = 1'-0"

DRAWING TITLE: BICYCLE STORAGE DETAILS	PROJECT NAME: FOUR SEASONS P.R. 1051-1055 29TH STREET NW WASHINGTON, DC		SCALE: 1/8" = 1'-0"
	OWNER: GEORGETOWN 29K ACQUISITION, LLC 500 PARK AVE. NEW YORK, NY 10022		DRAWN BY: SL
SLCEArchitects 1359 BROADWAY, NEW YORK, NY 10018	PROJECT NUMBER: 2019-41	CADD FILE NUMBER: 1 021941 (Four Seasons Residenc-20)Dwg\BDFP\19_21M_LandBy Desk and Bay 19_21.dwg	CHECKED BY: CK
	DATE: 4.6.2021	DRAWING NUMBER: A-8	REF. DWG.: A-113