29TH STREET VIEW - OPEN PANELS

Adjaye Associates — West Heating Plant, Washington D.C. 2 July 2019 DESIGN UPDATE — 29

DISTRICT OF COLUMBIA
LUIGI P RUSSO
ARC100320
LICENSED
ARCHITECT

DRAWING LIST

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A-15	NOT USED
A-16	RENDERING
A-17	RENDERING
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DRAWING TITLE:
COVER SHEET

SLCE*Architects*
1359 BROADWAY, NEW YORK , NY 10018

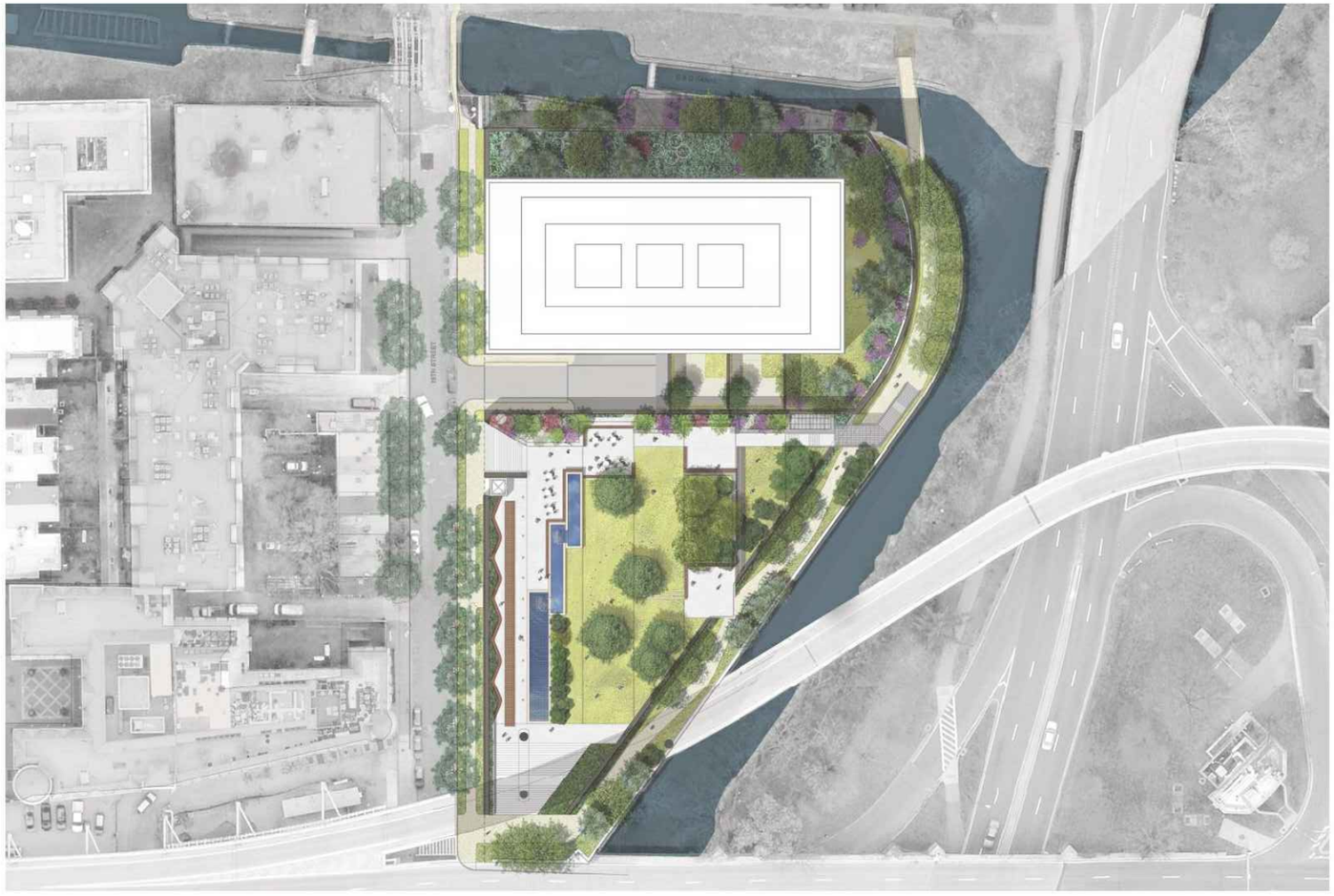
PROJECT NAME:
FOUR SEASONS P.R.
1051-1055 29TH STREET NW WASHINGRON, DC

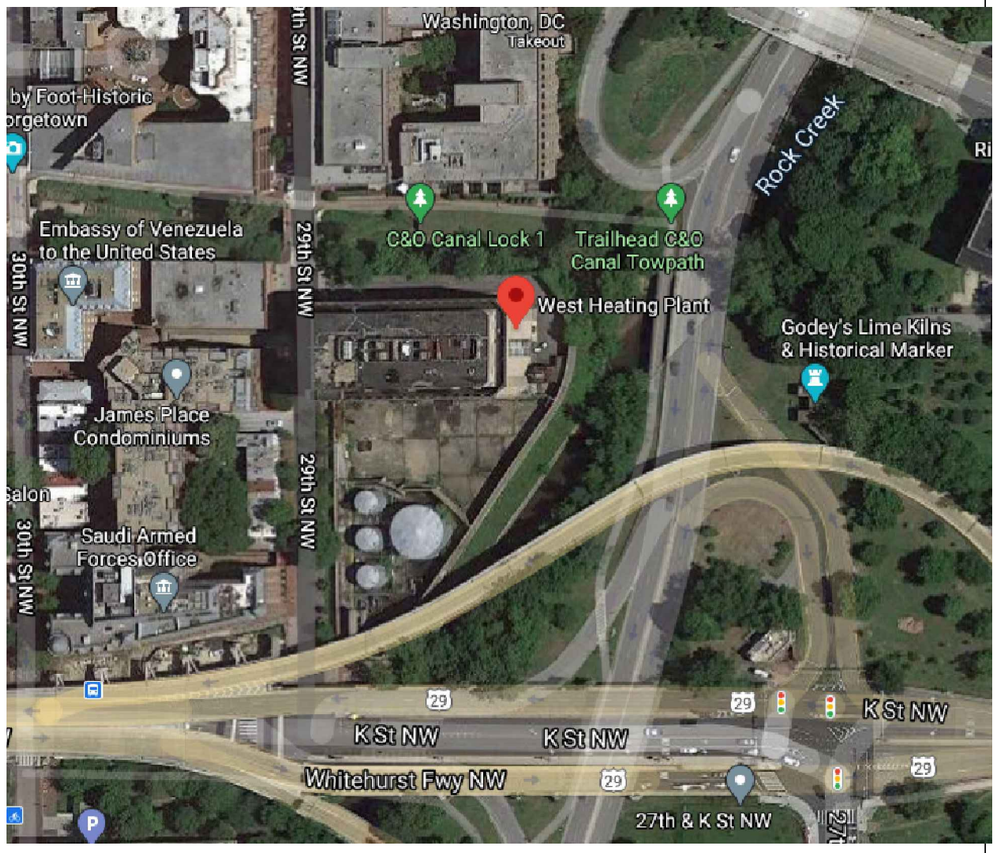
OWNER:
GEORGETOWN 29K ACQUISITION, LLC
500 PARK AVE. NEW YORK, NY 10022

PROJECT NUMBER: 2019-41
CADD FILE NUMBER: T:\2019\41 (Four Seasons Residence - DC)\Dwg\EXHIBIT\A0_Cover.dwg
DATE: 1.4.2021

SCALE: N.T.S.
DRAWN BY: SL
CHECKED BY: GK
REF. DWG.: -
DRAWING NUMBER: A-0

Board of Zoning Adjustment
District of Columbia
CASE NO.20443
EXHIBIT NO.





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PROPOSED SITE CONTEXT

SATELLITE VIEW OF EXISTING

DRAWING TITLE:
SITE CONTEXT MAP

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1359 BROADWAY, NEW YORK, NY 10018

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PROJECT NUMBER:	CADD FILE NUMBER:	DATE:
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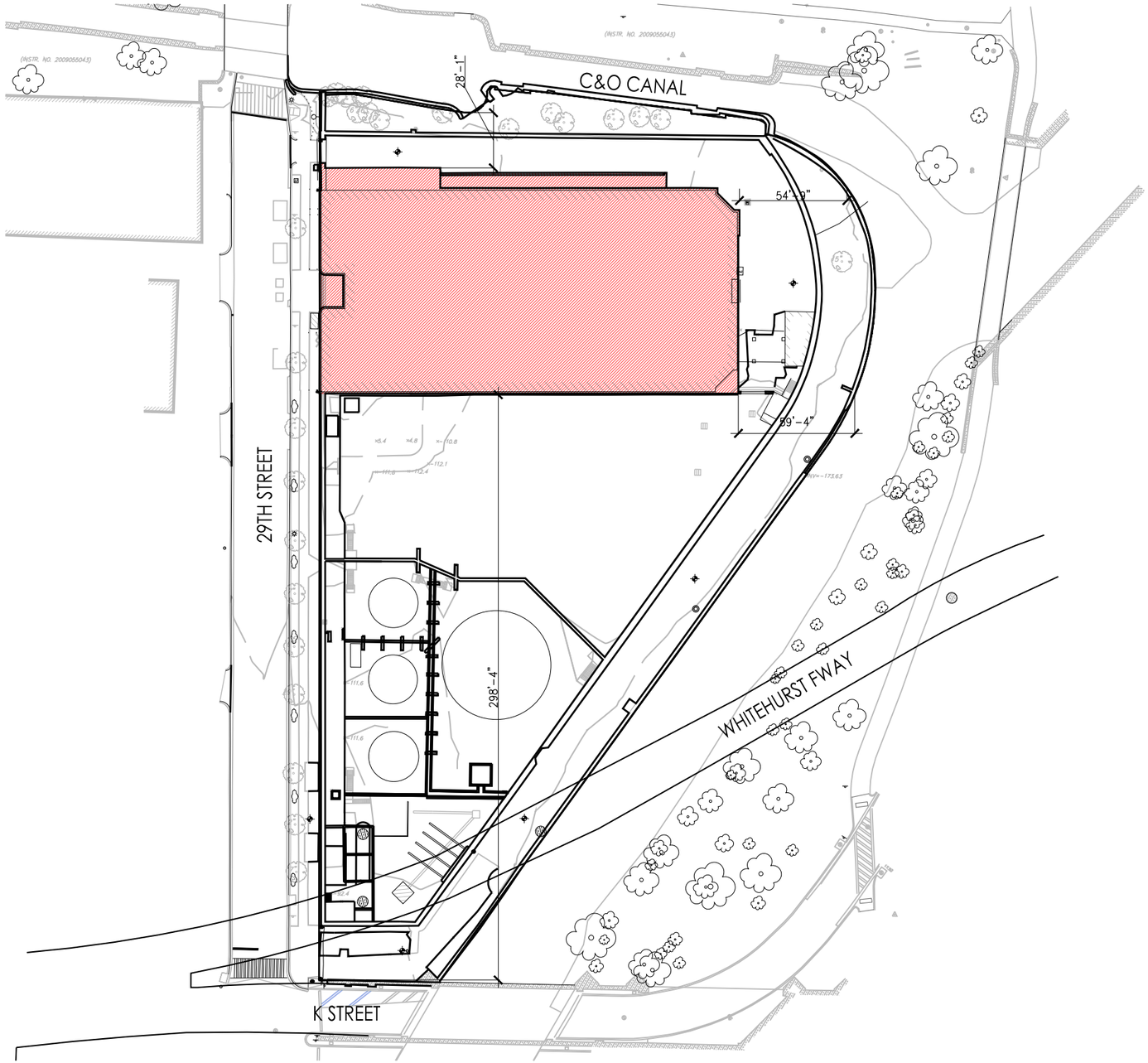

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DRAWING TITLE:
SITE PLAN - EXISTING WITH YARD DIM.

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PROJECT NUMBER:	CADD FILE NUMBER:	DATE:
2019-41	T:\2019-41 (Four Seasons Residence-DC)\dwg\EXHIBITS\A2_SITE PLAN_EXISTING.dwg	1.4.2021

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DRAWN BY:	SL
CHECKED BY:	CK
REF. DWG.:	A-XXX
DRAWING NUMBER:	A-2

LOT OCCUPANCY = 61%

SITE AREA = 87,120 SF
BLDG FOOTPRINT = 53,618

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0'1' 25' 50' 100'

DRAWING TITLE:
SITE PLAN - PROPOSED / LOT OCCUPANCY

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1359 BROADWAY, NEW YORK, NY 10018

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500 PARK AVE. NEW YORK, NY 10022

PROJECT NUMBER:	CADD FILE NUMBER:	DATE:
2019-41	T:\2019-41 Four Seasons Residence - DC\Dwgs\B2\SITE_A-0_Site Plan_Proposed.dwg	1.4.2021

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DRAWN BY:	SL
CHECKED BY:	CK
REF. DWG. :	A-113
DRAWING NUMBER:	A-3

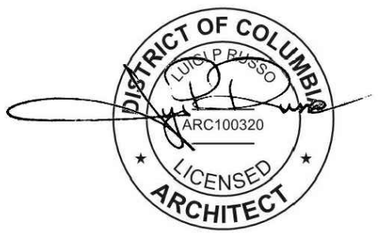
ZONING DATA - MU13

		REQUIRED/ALLOWED	PROVIDED	SEE SHEET
SITE AREA			87,120 SF (EXSITING 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.	135' (EXSITING NOT CHANGED)	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"	A-2 / A-3
	SIDE (NORTH)	8' (IF PROVIDED)	38'-8" (EXISTING UNCHANGED	A-2 / A-3
	SIDE (SOUTH)	8' (IF PROVIDED)	298'-4" (EXSITING UNCHANGED)	A-2 / A-3
PARKING		1 PER 3 UNITS =24	95 TO 105	
BICYCLE STORAGE	LONG-TERM	1 PER 3 UNITS =24	24	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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1359 BROADWAY, NEW YORK , NY 10018

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PROJECT NUMBER: 2019-41
CADD FILE NUMBER: T:\2019-41 Four Seasons Residence - DC\Dwgs\ES\ZNTR_A4_Zoning Anl.dwg
DATE: 1.4.2021

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CHECKED BY: CK
REF. DWG. : -
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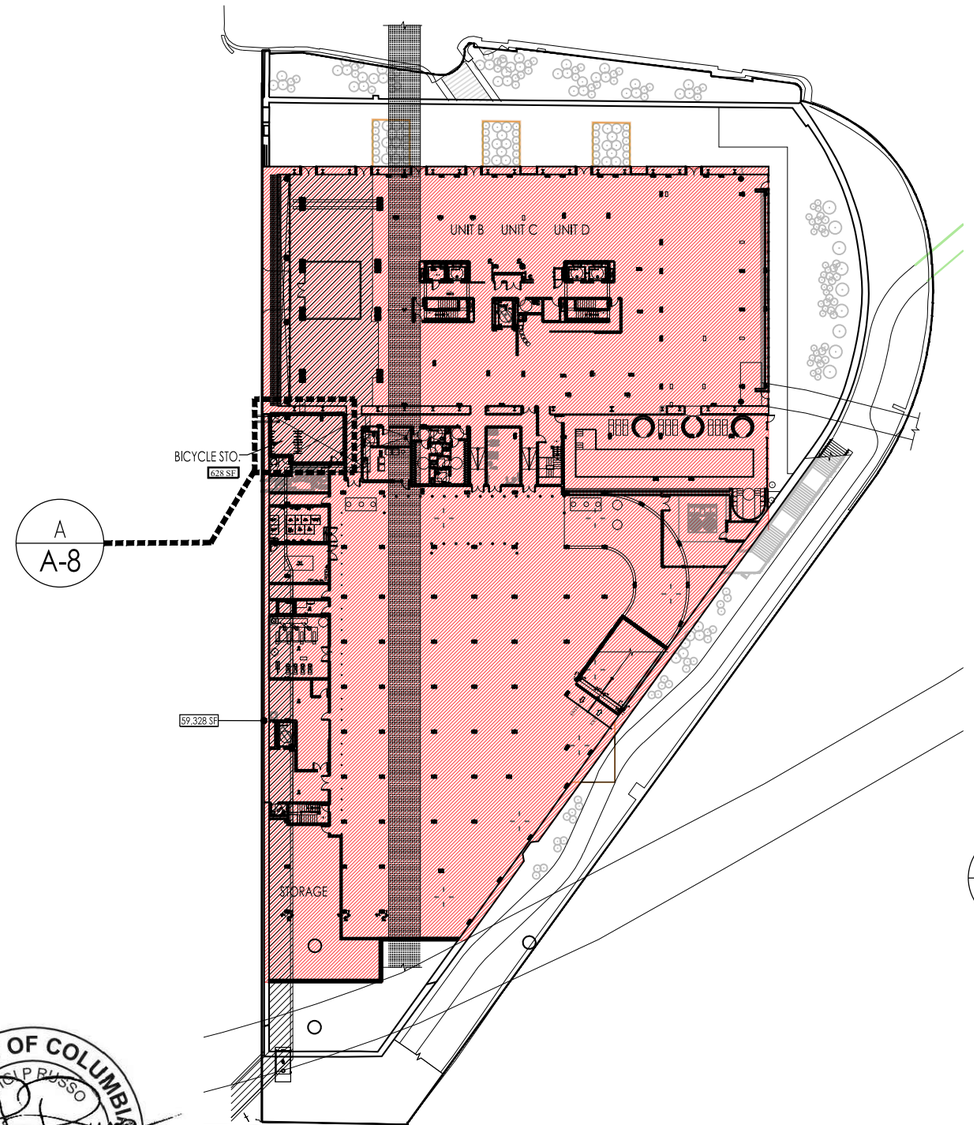
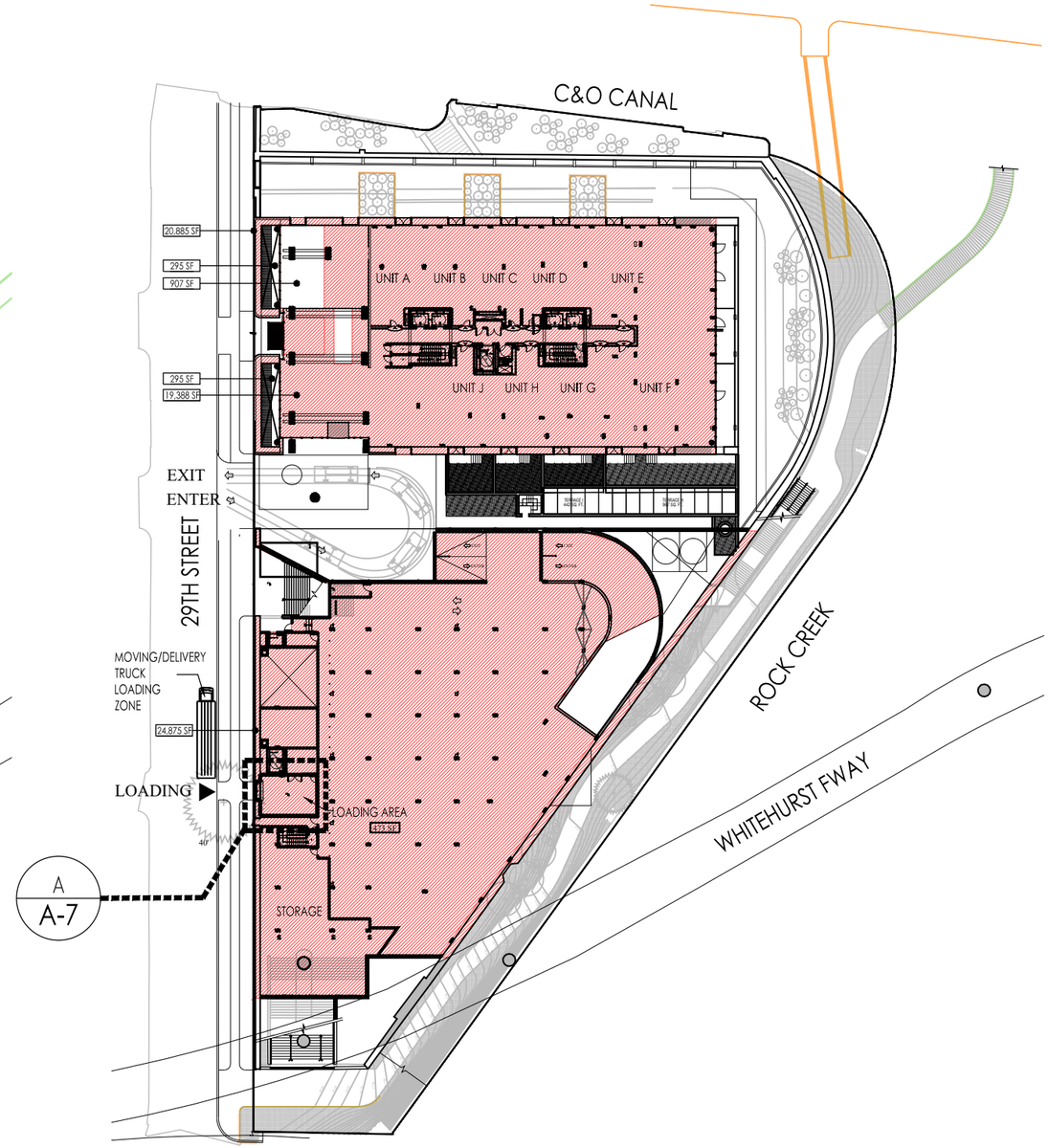


CELLAR PLAN

GROSS AREA: 59,328 SF



GROUND FLOOR PLAN

GROSS AREA: 41,493 SF

0'1' 25' 50' 100'

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ARC100320
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DRAWING TITLE:
GROSS AREA CALCULATION

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2019-41	T:\2019\41 Four Seasons Residence - DC\Dwg\EXHIBITS_A4_Gross Area.dwg	1.4.2021

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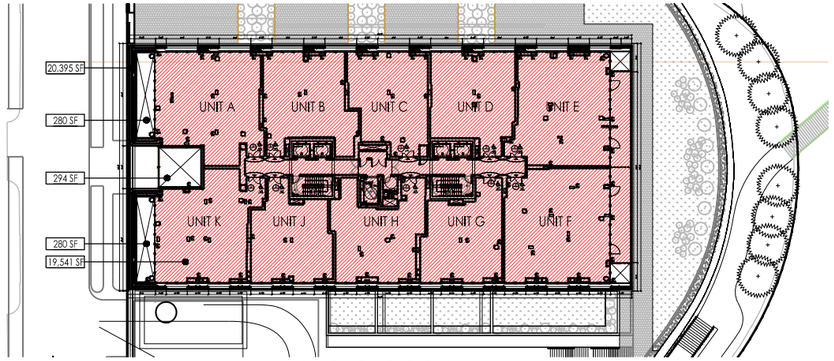
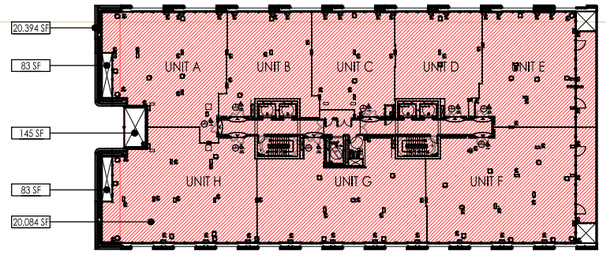


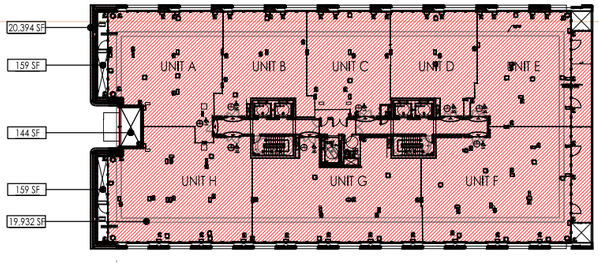
2ND FLOOR PLAN

GROSS AREA: 19,541 SF



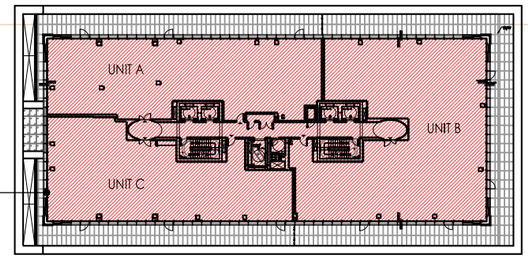
3RD - 7TH FLOORS PLAN

GROSS AREA: 20,083 SF



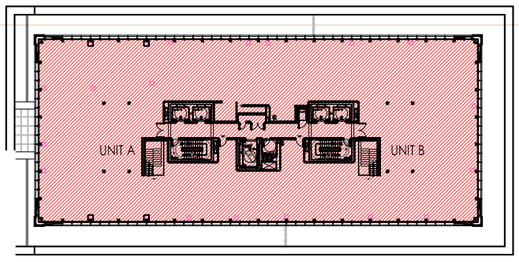
8TH FLOOR PLAN

GROSS AREA: 19,932 SF



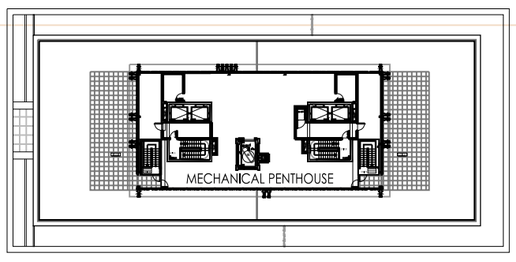
9TH FLOOR PLAN

GROSS AREA: 14,410 SF



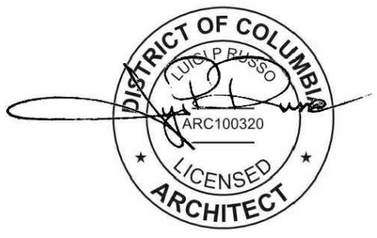
10TH FLOOR PLAN

GROSS AREA: 14,410 SF



ROOF PLAN

GROSS AREA: 0 SF



0'1' 25' 50' 100'

DRAWING TITLE:
GROSS AREA CALCULATION

SLCE*Architects*
1359 BROADWAY, NEW YORK, NY 10018

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

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

PROJECT NUMBER:	CADD FILE NUMBER:	DATE:
2019-41	T:\2019\41 Four Seasons Residence - DC\Dwg\B2\FSPR_A4_Gross Area.dwg	1.4.2021

SCALE:	1/64" = 1'-0"
DRAWN BY:	SL
CHECKED BY:	CK
REF. DWG.:	A-113, A-119, A-122 A-125, A-128 & A-131
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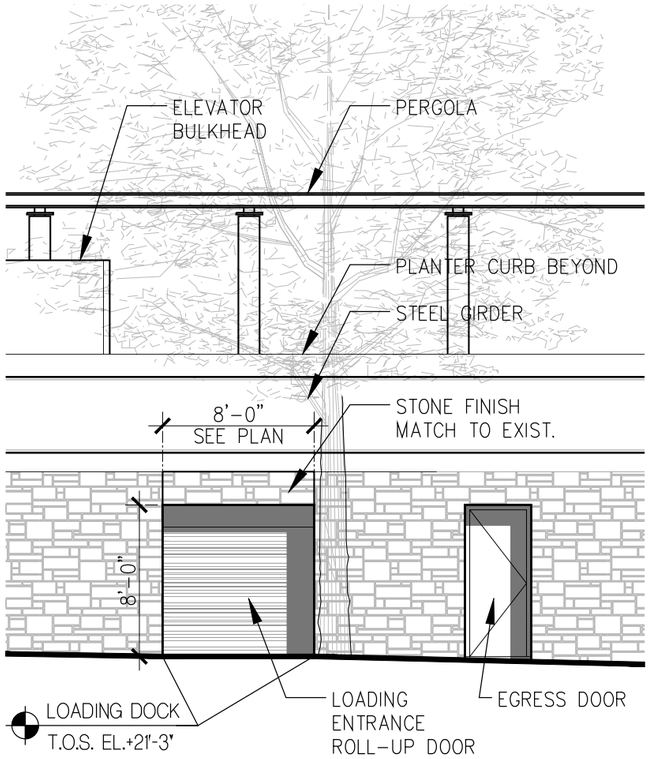
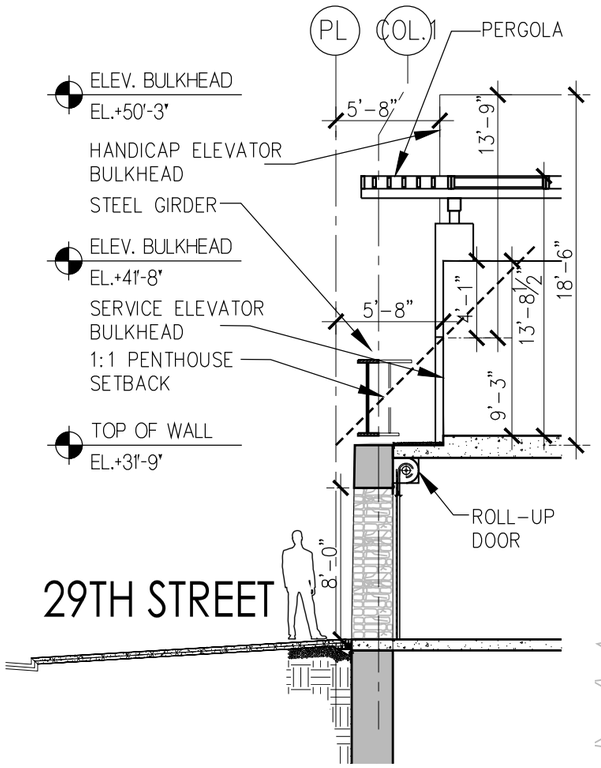


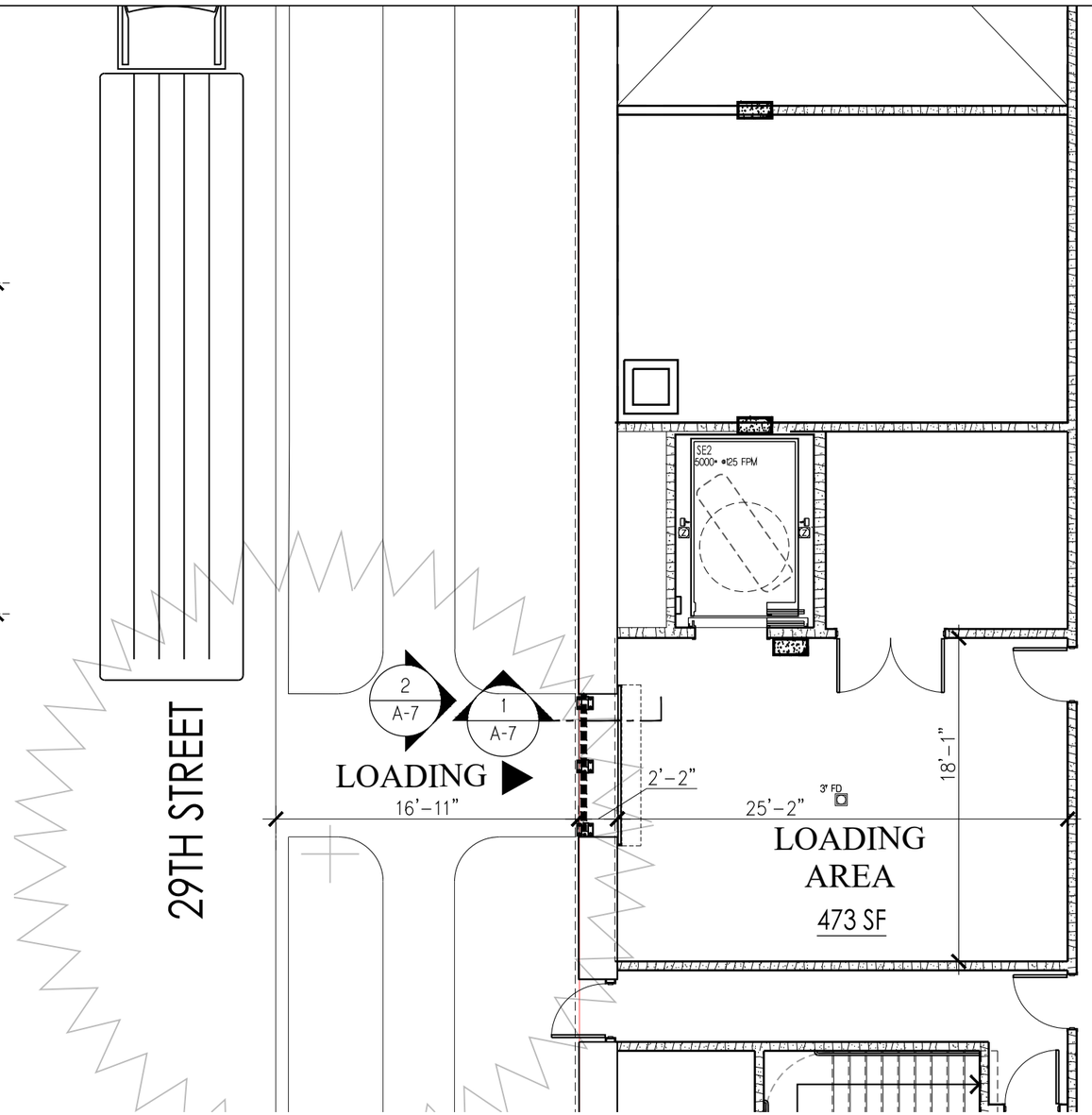
2 PART ELEVATION

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



1 PART SECTION

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



A PART 1ST FLOOR PLAN

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

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DRAWING TITLE:
LOADING DOCK DETAILS

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500 PARK AVE. NEW YORK, NY 10022

PROJECT NUMBER:	CADD FILE NUMBER:	DATE:
2019-41	T:\2019-41 (Four Seasons Residence - DC)\Dwgs\ID\DPT\PL_A-01d_Loading Dock and Bicycle Rk.dwg	1.4.2021

SCALE:	1/8" = 1'-0"
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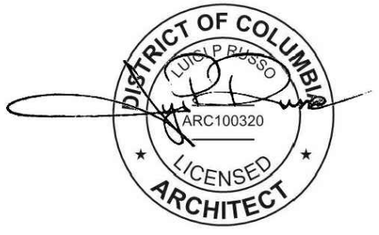
CHECKED BY:	CK
REF. DWG.:	A-113
DRAWING NUMBER:	A-7

BICYCLE STORAGE

LONG-TERM: 1 PER 3 UNITS = 3/72 = 24 BIKES



A PART CELLAR PLAN

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

DRAWING TITLE:
BICYCLE STORAGE DETAILS

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1359 BROADWAY, NEW YORK, NY 10018

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PROJECT NUMBER:	CADD FILE NUMBER:	DATE:
2019-41	T:\2019-41 Four Seasons Residence - DC\Dwgs\B2\FSPR_A-114_Loading Dock and Bicycle Str..dwg	1.4.2021

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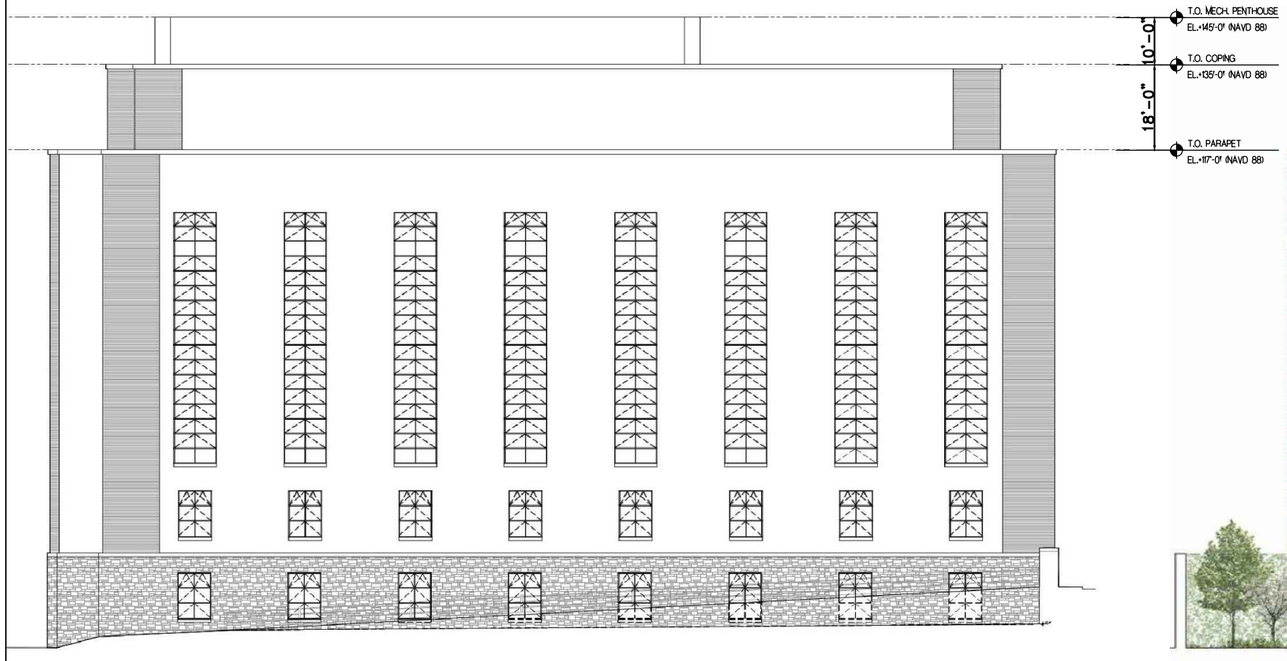

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1 NORTH ELEVATION - EXISTING

SCALE: 1/32" - 1'-0"

2 NORTH ELEVATION - PROPOSED

SCALE: 1/32" - 1'-0"

0'1' 8' 16' 32'

DRAWING TITLE:
SITE ELEVATION - WEST

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2019-41	T:\2019\41 Four Seasons Residence - DC\Dwg\BZA\PSTL_A4_11x8.5.dwg	1.4.2021

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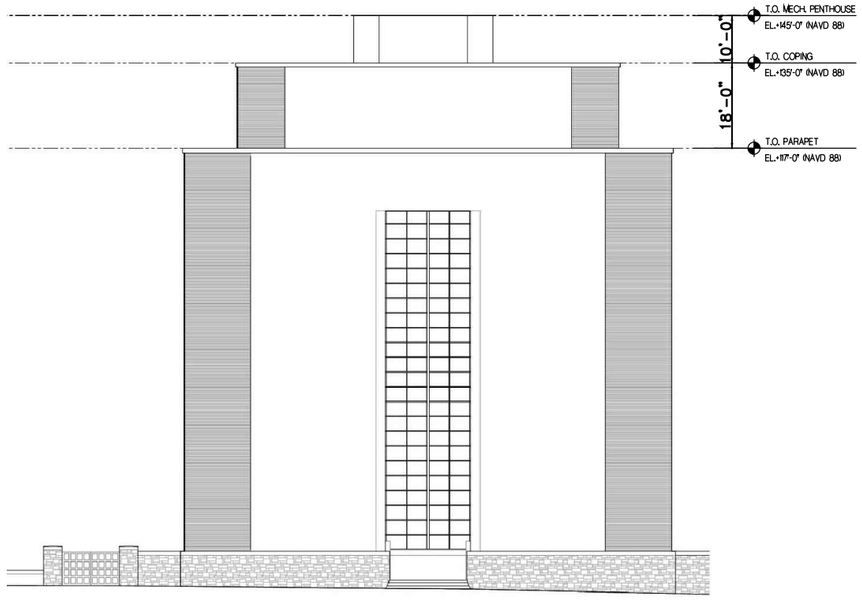

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1 WEST ELEVATION - EXISTING

SCALE: 1/32" - 1'-0"

2 WEST ELEVATION - PROPOSED

SCALE: 1/32" - 1'-0"

0'1' 8' 16' 32'

DRAWING TITLE:
SITE ELEVATION - WEST

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2019-41	T:\2019-41 (Four Seasons Residence - DC)\Dwgs\B2\PSPS_Arch_B\exterior.dwg	1.4.2021

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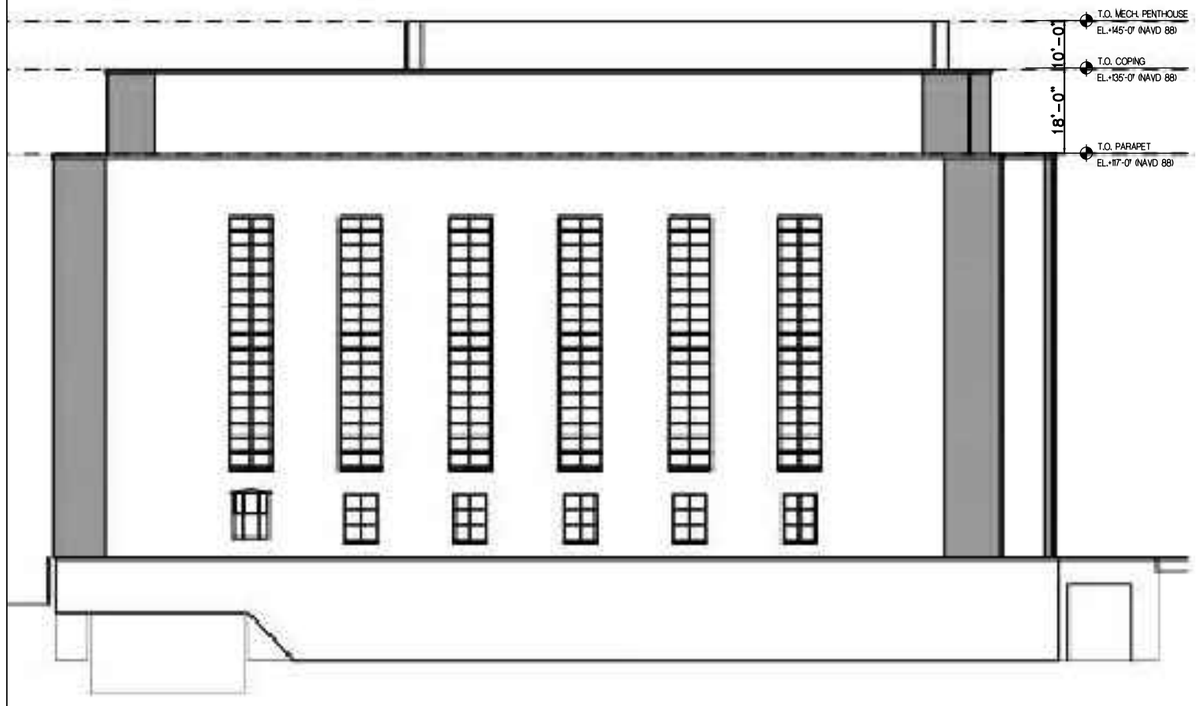

1 SOUTH ELEVATION - EXISTING

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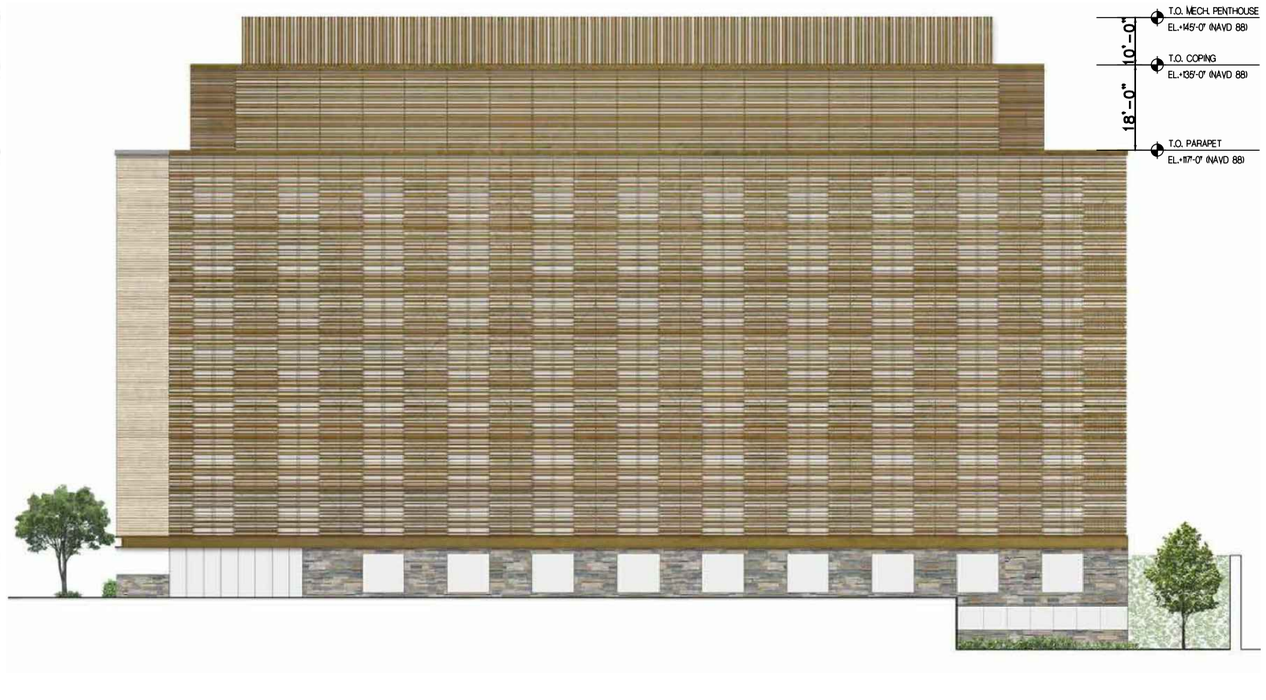

2 SOUTH ELEVATION - PROPOSED

SCALE: 1/32" - 1'-0"

0'1' 8' 16' 32'

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SITE ELEVATION - WEST

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CADD FILE NUMBER: T:\2019-41 (Four Seasons Residence - DC)\Dwgs\ISSUE\PERMIT_Set1_3\exterior.dwg

DATE: 1.4.2021

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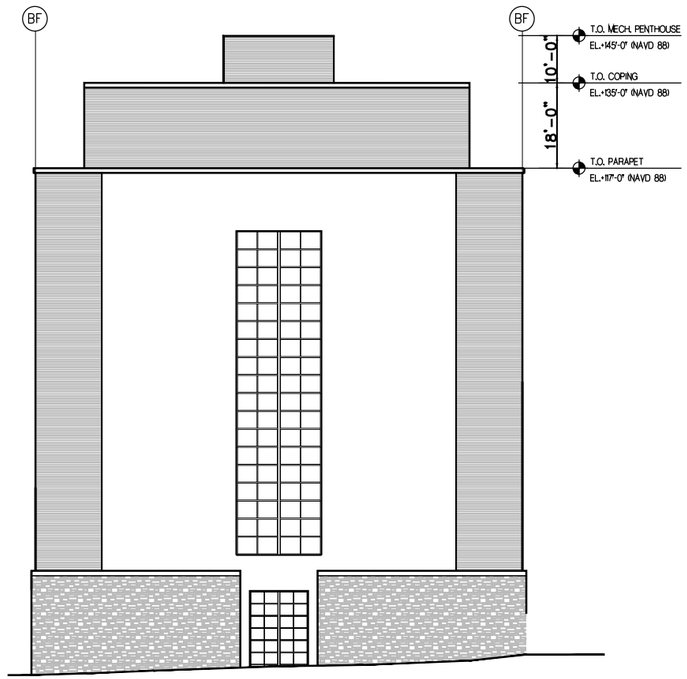

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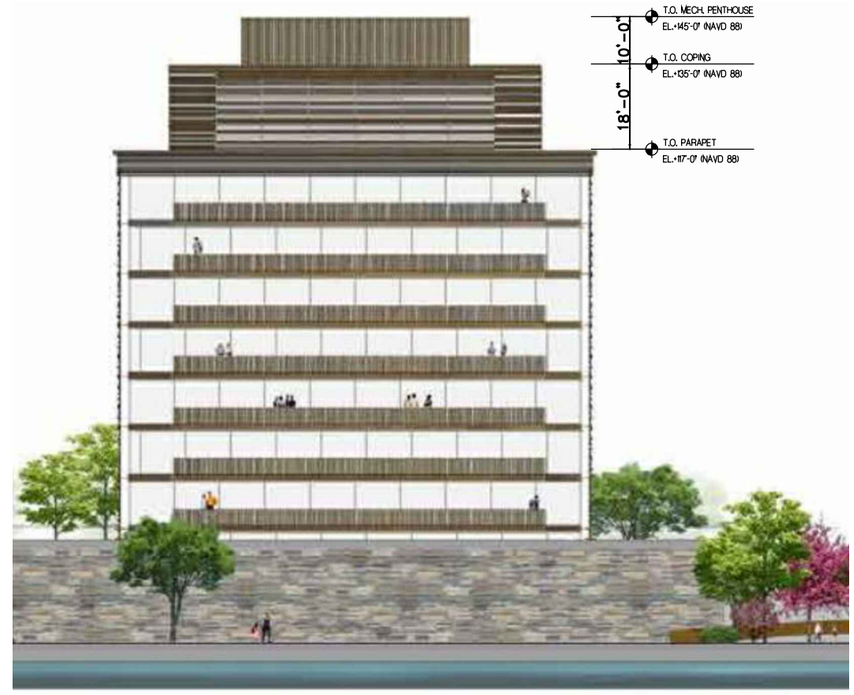
SCALE: 1/32" - 1'-0"



2 EAST ELEVATION - PROPOSED

SCALE: 1/32" - 1'-0"

0'1' 8' 16' 32'

DISTRICT OF COLUMBIA
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DATE: 1.4.2021

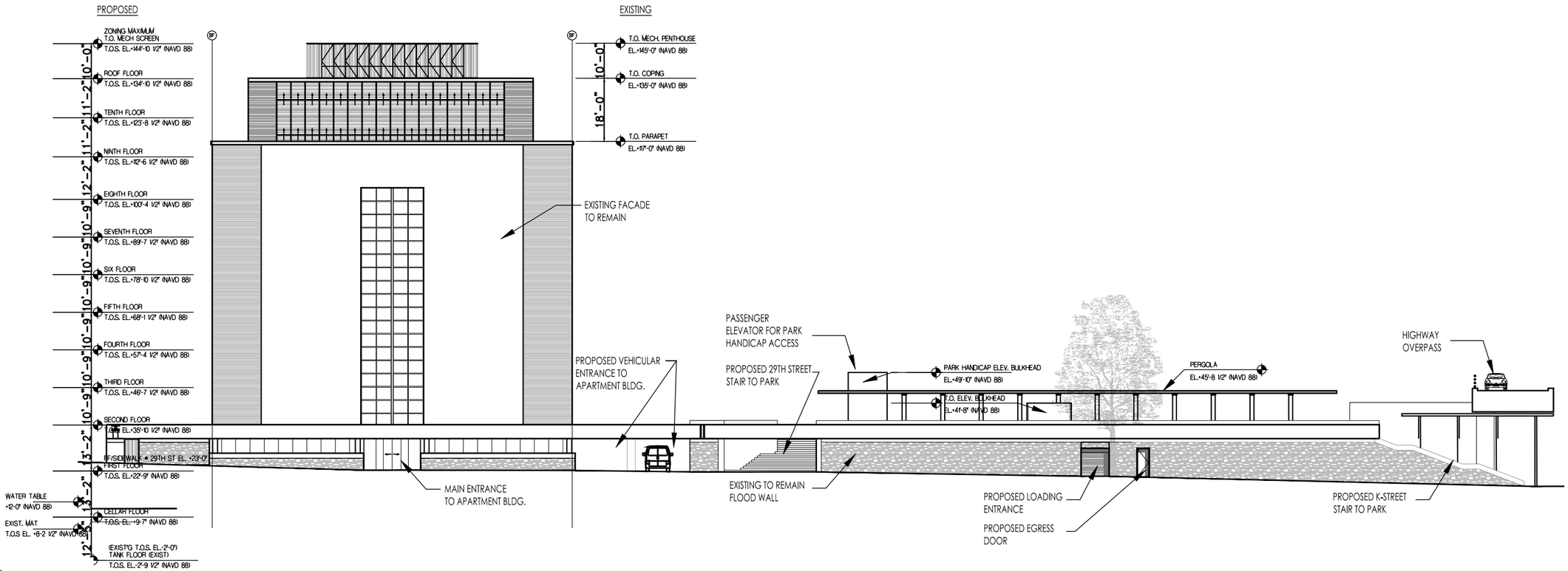
SCALE: 1/32" = 1'-0"

DRAWN BY: SL

CHECKED BY: CK

REF. DWG. : A-

DRAWING NUMBER: A-12



DISTRICT OF COLUMBIA
LUIGI P RUSSO
ARC100320
LICENSED
ARCHITECT

1 PROPOSED WEST ELEVATION W/ WALL & PARK

SCALE: 1/32" - 1'-0"

0'1' 8' 16' 32'

DRAWING TITLE:
SITE ELEVATION - PROPOSED

SLCE*Architects*
1359 BROADWAY, NEW YORK, NY 10018

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

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

SCALE:	1/32" = 1'-0"
DRAWN BY:	SL
CHECKED BY:	CK
REF. DWG. :	A-
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PROJECT NUMBER: 2019-41
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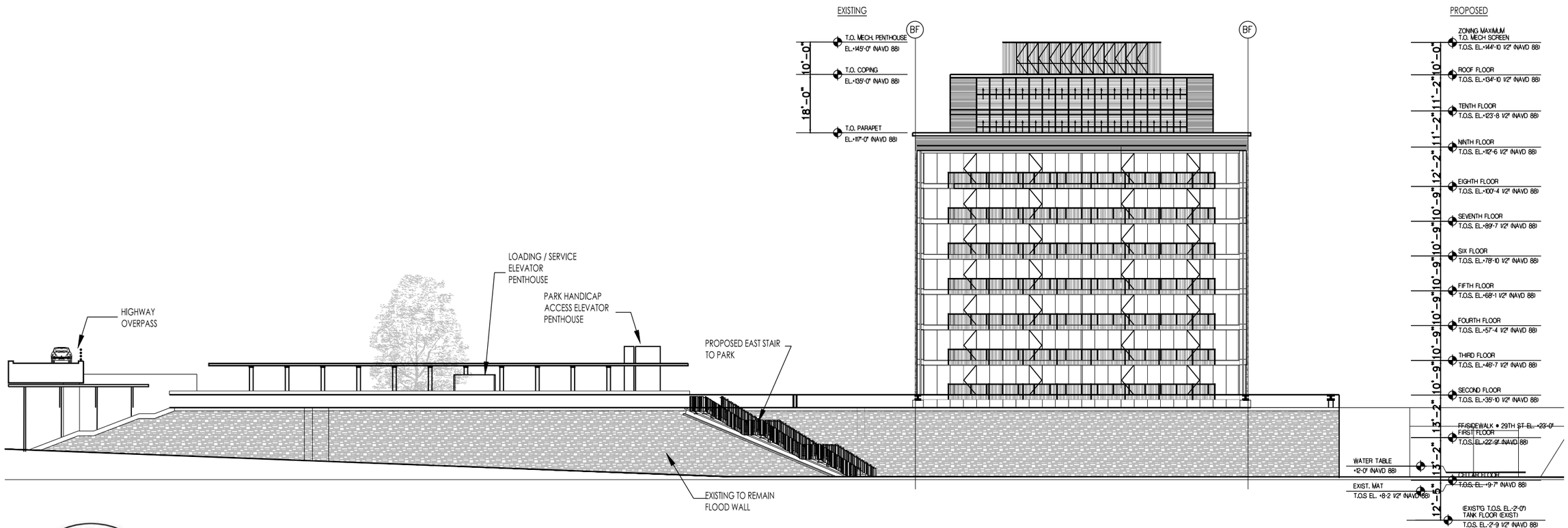
DATE: 1.4.2021



DISTRICT OF COLUMBIA
LUIGI P RUSSO
ARC100320
LICENSED
ARCHITECT

PROPOSED
EAST ELEVATION W/ WALL & PARK

1 SCALE: 1/32" - 1'-0"

0'1' 8' 16' 32'

DRAWING TITLE:
SITE ELEVATION - PROPOSED

SLCE*Architects*
1359 BROADWAY, NEW YORK, NY 10018

PROJECT NAME:
FOUR SEASONS P.R.
1051-1055 29TH STREET NW WASHINGRON, 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 Residence - DC\Dwg\ELEVATIONS_Arch_Site Elevation.dwg
DATE: 1.4.2021

SCALE: 1/32" = 1'-0"
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REF. DWG. : A-
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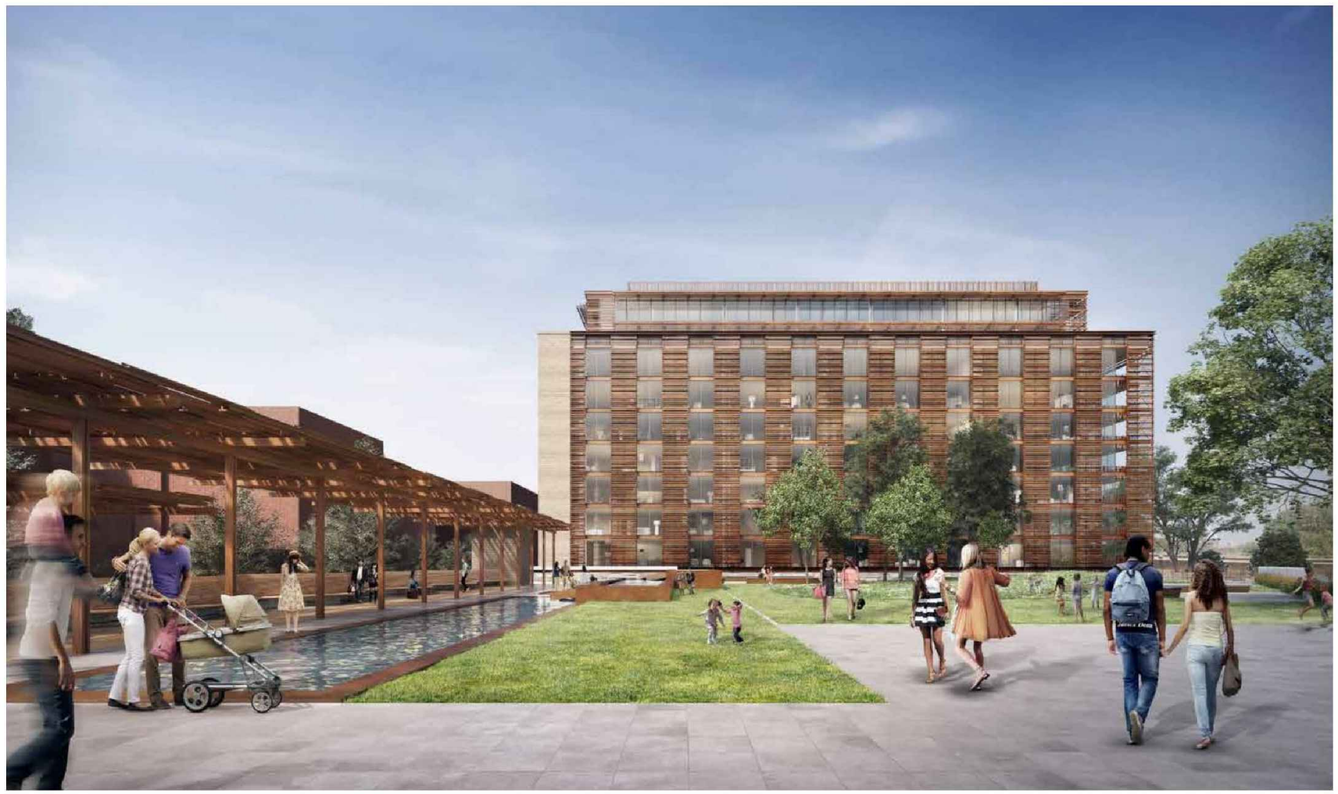

DISTRICT OF COLUMBIA
LUIGI P RUSSO
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ARCHITECT

1 RENDERING - SOUTH VIEW

SCALE: N.T.S.

DRAWING TITLE:
RENDERING

SLCE*Architects*
1359 BROADWAY, NEW YORK , NY 10018

PROJECT NAME:
FOUR SEASONS P.R.
1051-1055 29TH STREET NW WASHINGRON, 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 Residence - DC\Dwgs\B3\PSPE_Arch_Rendering_South View.dwg

DATE: 1.2.2021

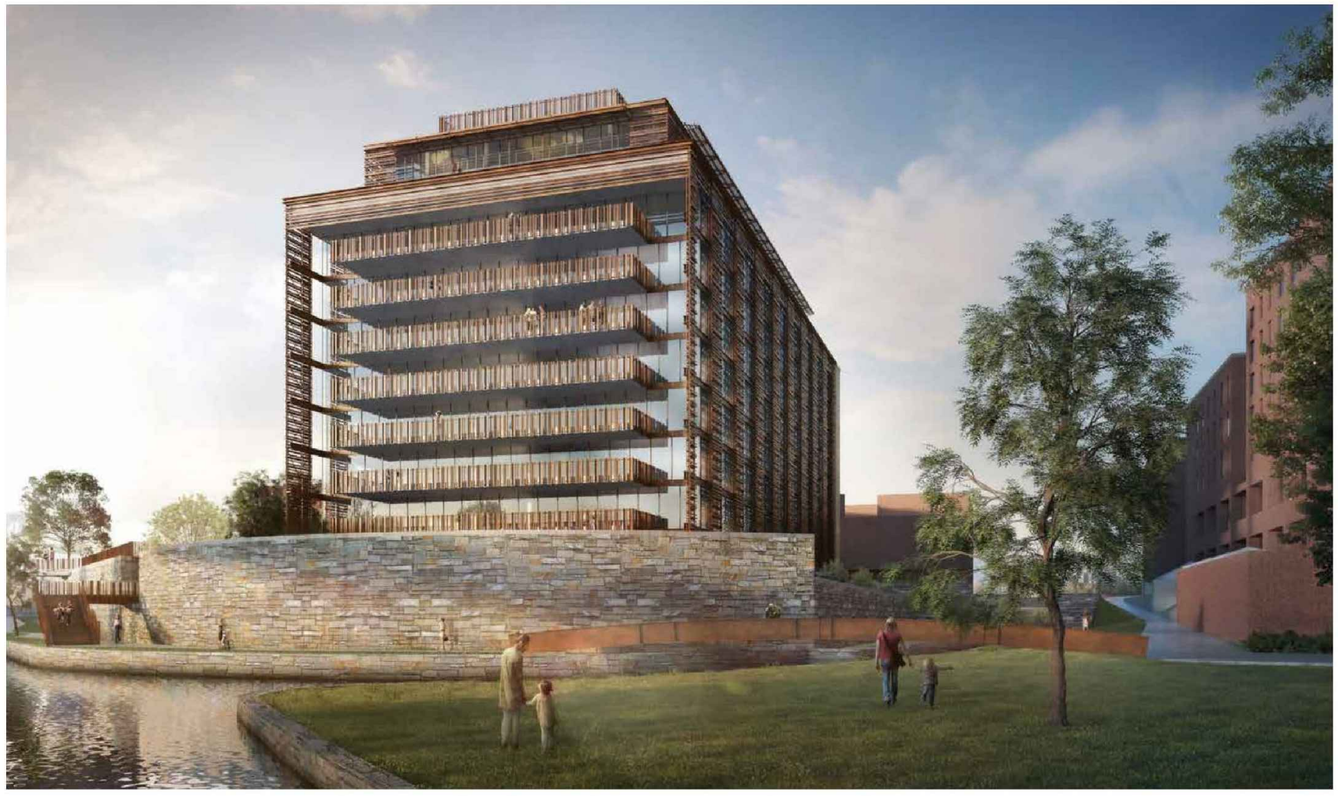
SCALE: N.T.S.

DRAWN BY: SL

CHECKED BY: CK

REF. DWG. : A-

DRAWING NUMBER: A-16



DISTRICT OF COLUMBIA
LUIGI P RUSSO
ARC100320
LICENSED
ARCHITECT

1 RENDERING - EAST VIEW

SCALE: N.T.S.

DRAWING TITLE:
RENDERING

SLCE*Architects*
1359 BROADWAY, NEW YORK , NY 10018

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

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

PROJECT NUMBER:	CADD FILE NUMBER:	DATE:
2019-41	T:\2019-41 (Four Seasons Residence - DC)\Design\RDR\PSET_Art7_Rendering_East View.dwg	1.4.2021

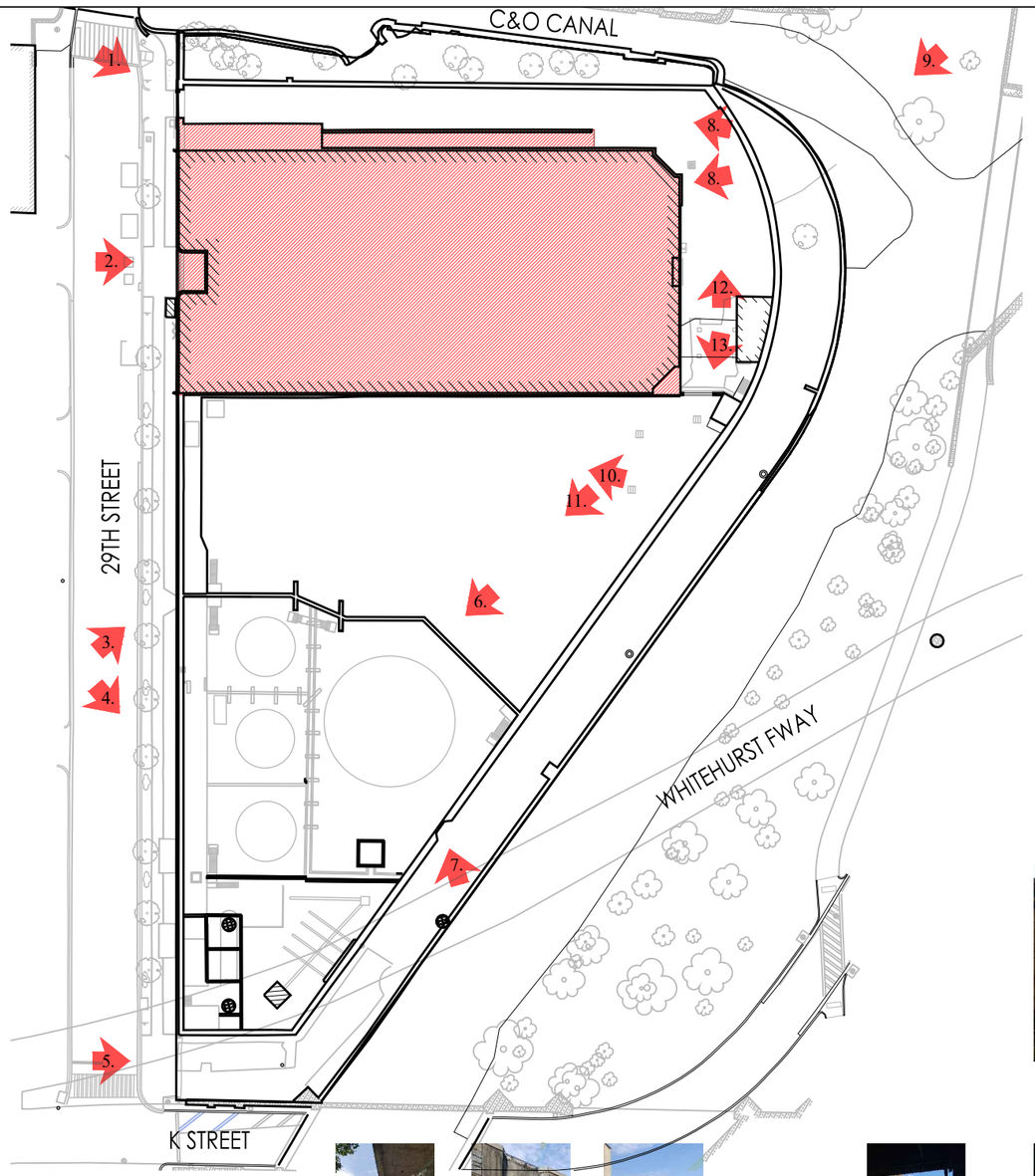
SCALE:	N.T.S.
DRAWN BY:	SL
CHECKED BY:	CK
REF. DWG. :	A-
DRAWING NUMBER:	A-17

1. 29th Street

2. 29th Street (West Entrance)

3. 29th Street (West Wall) - Looking North

4. 29th Street (West Wall) - Looking South



8. Tower East Wall

9. View from Highway (NE)

10. Tower East Wall

11. Exist. South Wall

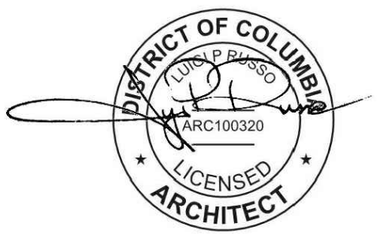
5. West Wall - South

6. Aerial View

7. Flood Wall

12. East Courtyard - Looking North

13. East Courtyard - Looking South



DRAWING TITLE:
SITE PHOTOS

SLCE*Architects*
1359 BROADWAY, NEW YORK, NY 10018

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

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

PROJECT NUMBER: 2019-41
CADD FILE NUMBER:
DATE: 1.4.2021

SCALE: N.T.S.
DRAWN BY: SL
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REF. DWG. : A-
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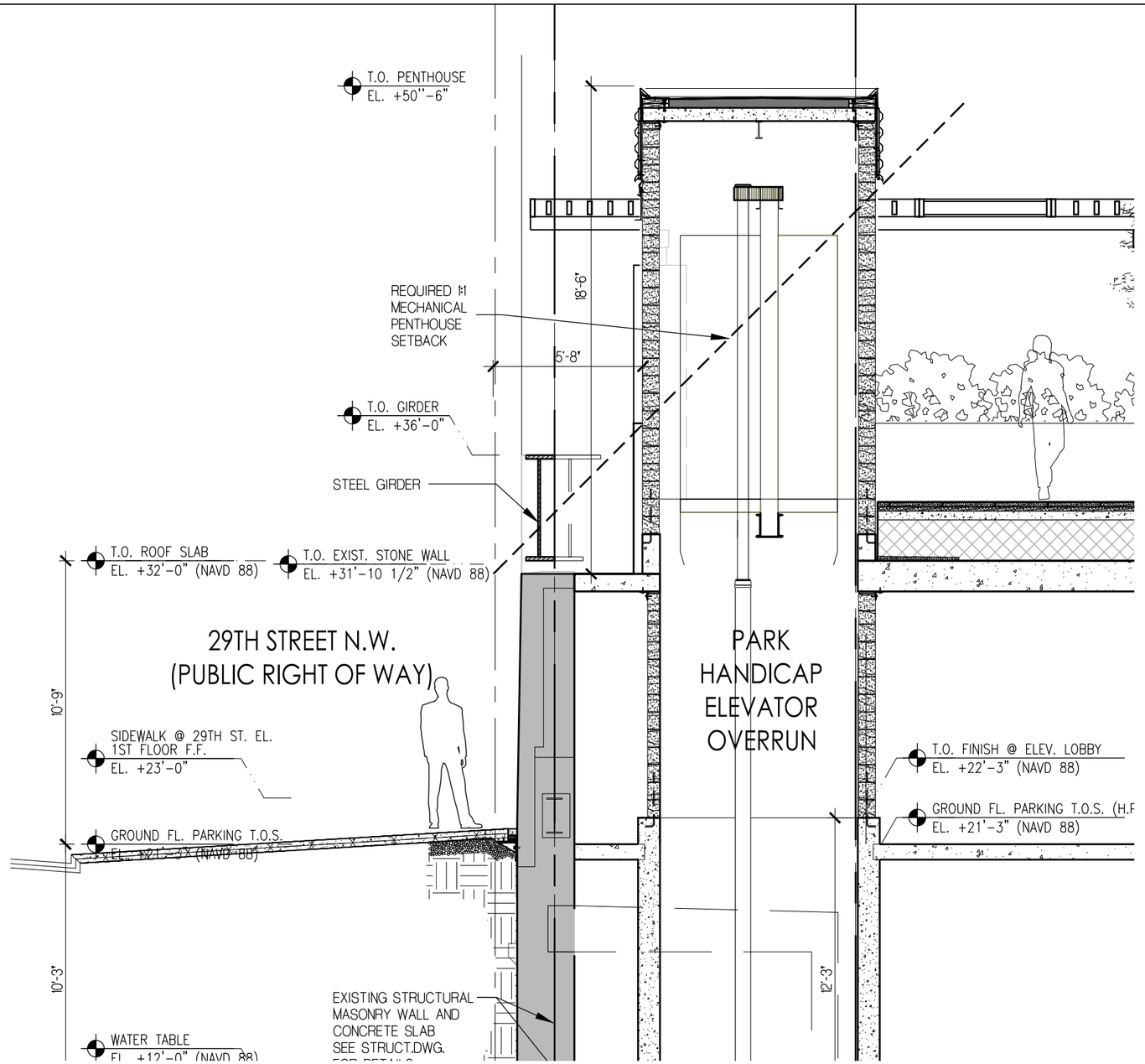

DISTRICT OF COLUMBIA
LUIGI P RUSSO
ARC100320
LICENSED
ARCHITECT

DRAWING TITLE:
PARK - MECHANICAL PENTHOUSE - HANDICAP ELEVATOR OVERRUN

SLCE*Architects*
1359 BROADWAY, NEW YORK, NY 10018

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

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

PROJECT NUMBER:	CADD FILE NUMBER:	DATE:
2019-41	T:\2019-41 (Four Seasons Residence - DC)\dwg\EXHIBITS_Art\1_PARK PENTHOUSE_3.dwg	1.4.2021

SCALE: NTS
DRAWN BY: SL
CHECKED BY: CK
REF. DWG. :
DRAWING NUMBER: A-19