



WESLEY HOUSING DEVELOPMENT CORPORATION
 5515 CHEROKEE AVE #40
 ALEXANDRIA, VA 2312

RATHGERBER/GOSS ASSOCIATES, P.C.
 15871 CRABBS BRANCH WAY
 ROCKVILLE, MD 20855
 301-590-0073

CAPITOL ENGINEERING GROUP
 1825 K STREET NW
 SUITE 375
 WASHINGTON, DC 20006
 202-216-0039

CLIENT
 STRUCTURAL ENG
 MEP ENGINEER

1 HAWAII AVENUE, NE
 1 HAWAII AVENUE, NE
 WASHINGTON, DC 20011

REVISIONS

DATE: 01/04/19
 PROJECT NO: 2018-014
 DRAWN BY: RM/JMRK
 CHECKED BY: DH/IRM

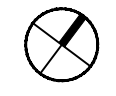
WESLEY HOUSING DEVELOPMENT CORPORATION

VIEW LOOKING DOWN ALLISON ST AND HAWAII AVE INTERSECTION

Bonstra | Haresign ARCHITECTS

RENDERINGS

© 2018 - Bonstra | Haresign ARCHITECTS



1728 Fourteenth Street, NW, Suite 300
 Washington, DC 20009-4309

www.bonstra.com 202 | 588 9373 T

A5.02



WESLEY HOUSING DEVELOPMENT CORPORATION
 5515 CHEROKEE AVE #40
 ALEXANDRIA, VA 2312

RATHGERBER/GOSS ASSOCIATES, P.C.
 15871 CRABBS BRANCH WAY
 ROCKVILLE, MD 20855
 301-690-0073

CAPITOL ENGINEERING GROUP
 1825 K STREET NW
 SUITE 375
 WASHINGTON, DC 20006
 202-216-0039

CLIENT
 STRUCTURAL ENG
 MEP ENGINEER

1 HAWAII AVENUE, NE
 1 HAWAII AVENUE, NE
 WASHINGTON, DC 20011

REVISIONS

DATE: 01/04/19
 PROJECT NO: 2018-014
 DRAWN BY: RM/JMRK
 CHECKED BY: DH/IRM

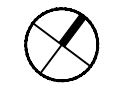
WESLEY HOUSING DEVELOPMENT CORPORATION

VIEW OF ROCK CREEK CHURCH ROAD ELEVATION

Bonstra | Haresign ARCHITECTS

RENDERINGS

© 2018 - Bonstra | Haresign ARCHITECTS



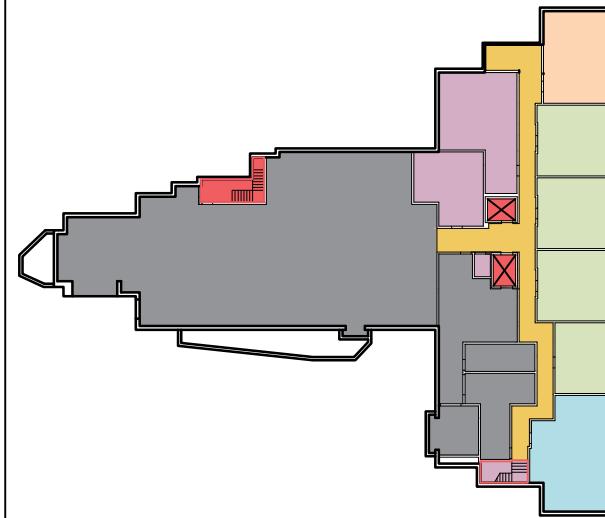
1728 Fourteenth Street, NW, Suite 300
 Washington, DC 20009-4309

www.bonstra.com 202 | 588 9373 T

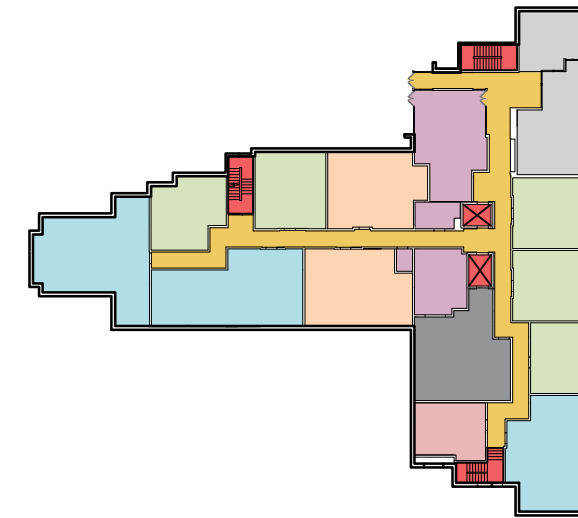
A5.04

SITE AREA	26,400
CURRENT ZONING	RA-1
PROPOSED ZONING	RA-2 (PUD)
ALLOWABLE HEIGHT	60'
ALLOWABLE FAR	1.8
IZ BONUS (20%)	0.36
PUD BONUS (20%)	0.43
TOTAL FAR	2.59
TOTAL FAR AREA	79,252
FAR	2.58
FAR AREA	68,238
PARKING	1 SPACE PER 6 UNITS

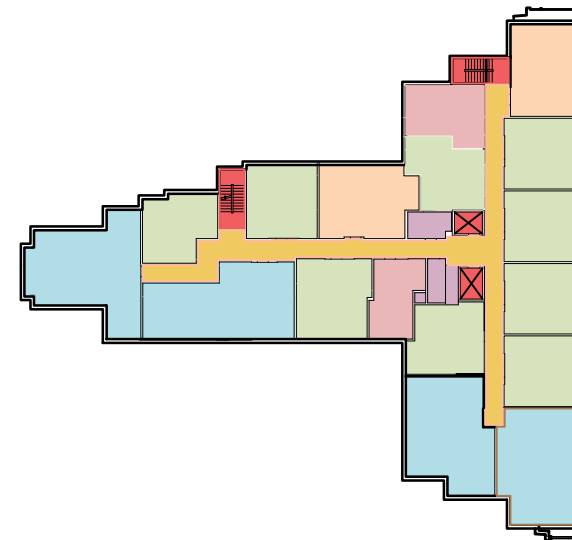
UNIT CALCULATIONS BASED ON DEMISING PLANS DRAWN January 4, 2019									
LEVEL	UNIT TYPE	CELLAR	1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	5TH FLOOR	TOTAL UNITS	AREA
GROSS AREA		14059	14059	14059	14059	14844	8172		79,252
FAR AREA		3830	14059	14059	14059	14059	8172		68,238
FAR		0.15	0.53	0.53	0.53	0.53	0.31		2.58
TOTAL UNITS		7	11	17	17	17	9		78
UNIT LL01	2 BR +1 BA	681						1	681
UNIT LL02-4	1 BR + 1 BA	535						1	535
UNIT LL02-4	1 BR + 1 BA	535						1	535
UNIT LL02-4	1 BR + 1 BA	535						1	535
UNIT LL05	1 BR + 1 BA	447						1	447
UNIT LL06	3 BR +2 BA	842						1	842
UNIT LL07	STUDIO	412						1	412
UNIT 105	1 BR + 1 BA		447					1	447
UNIT 106	3 BR +2 BA		914					1	914
UNIT 107	STUDIO		412					1	412
UNIT 110	2 BR +1 BA		774					1	774
UNIT 115	1 BR + 1 BA		640					1	640
UNIT X01	2 BR +1 BA			734	734	734		3	2,202
UNIT X02-5	1 BR + 1 BA			571	571	571		3	1,713
UNIT X02-5	1 BR + 1 BA		571	571	571	571		4	2,284
UNIT X02-5	1 BR + 1 BA		571	571	571	571		4	2,284
UNIT X02-5	1 BR + 1 BA		571	571	571	571		3	1,713
UNIT X06	3 BR +2 BA		973	973	973			3	2,919
UNIT X07	3 BR +2 BA		920	920	920			3	2,760
UNIT X08	1 BR + 1 BA		517	517	517			3	1,551
UNIT X09	STUDIO		361	361	361	361		4	1,444
UNIT X10	1 BR + 1 BA		565	565	565	565		4	2,260
UNIT X11	3 BR +2 BA		996	996	996	996		5	4,980
UNIT X12	3 BR +2 BA		1,000	1,000	1,000	1,000		5	5,000
UNIT X13	1 BR + 1 BA		483	483	483	483		5	2,415
UNIT X14	1 BR + 1 BA		535	535	535	535		5	2,675
UNIT X15	2 BR + 1 BA		702	702	702			3	2,106
UNIT X16	1 BR + 1 BA		497	497				2	994
UNIT X17	STUDIO		401	401	401			3	1,203
UNIT 416	1 BR + 1 BA					465		1	465
UNIT 510	2 BR +1 BA						909	1	909
UNIT 515	2 BR +1 BA						718	1	718
UNIT 516	1 BR + 1 BA						652	1	652
	STUDIO	1	1	2	2	2	1		9
	1BR	4	6	9	9	9	4		41
	2BR	1	1	2	2	2	2		10
	3BR	1	3	4	4	4	2		18
LOBBY		256							
AMENITY		779							
LEASING		1,400							
PARKING		14							14
NET RESIDENTIAL AREA		3,987	7,343	10,968	10,968	10,936	6,219		50,421
EFFICIENCY		28%	52%	78%	78%	74%	76%		71%
UNIT TYPE	NUMBER OF UNITS	TOTAL AREA	AVERAGE SF	% OF TOTAL					
STUDIO, 1BA	9	3,471	386	12%	IZ UNITS HIGHLIGHTED				
1BR, 1BA	41	22,145	540	53%					
2BR, 2 BA	10	7,390	739	13%					
3 BR + 2 BA	18	17,415	968	23%					
78		50,421	646	100%					



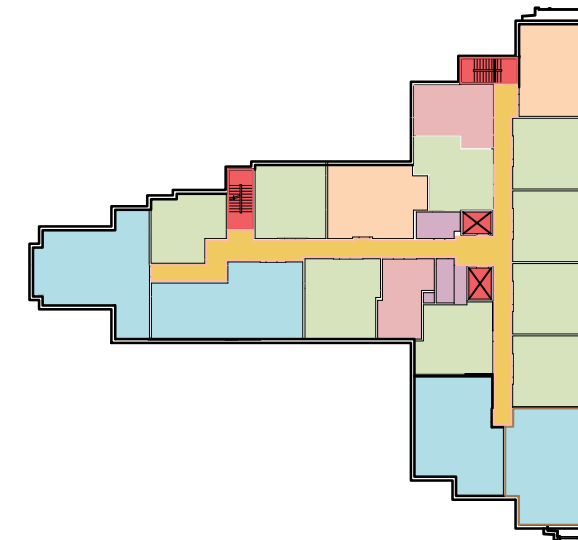
CELLAR FLOOR LEVEL



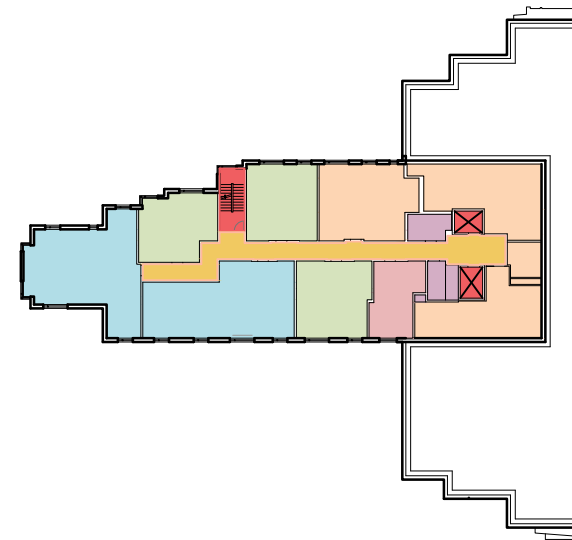
GROUND FLOOR LEVEL



2ND AND 3RD FLOOR LEVEL



4TH FLOOR LEVEL



5TH FLOOR LEVEL

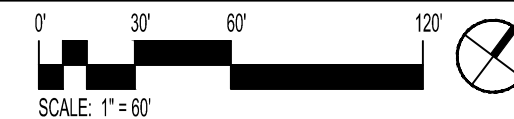
Notes:
The number, size, and location of units, stairs and elevators are preliminary and shown for illustrative purposes only. Final layouts may vary.
IZ set aside requirements apply following expiration of DHCD affordability covenant.

WESLEY HOUSING DEVELOPMENT CORPORATION

GROSS FLOOR AREA/UNIT TABULATIONS

Bonstra | Haresign ARCHITECTS

GROSS AREA TABULATIONS



1728 Fourteenth Street, NW, Suite 300
Washington, DC 20009-4309

www.bonstra.com 202 588 9373 T

WESLEY HOUSING DEVELOPMENT CORPORATION
5515 CHEROKEE AVE #240
ALEXANDRIA, VA 22312

RATHGERBER/GOSS ASSOCIATES, P.C.
15871 CRABBS BRANCH WAY
ROCKVILLE, MD 20855
301-590-0073

CAPITOL ENGINEERING GROUP
1825 K STREET NW
SUITE 375
WASHINGTON, DC 20006
202-216-0039

1 HAWAII AVENUE, NE
1 HAWAII AVENUE, NE
WASHINGTON, DC 20011

REVISIONS

DATE: 01/04/19
PROJECT NO: 2018-014
DRAWN BY: RM/AMRK
CHECKED BY: DH/RL

A6.01