

**MONUMENT BALLPARK
SQUARE 701, SE**

WASHINGTON, DC

ZONING COMMISSION REVIEW UNDER CG OVERLAY

DECEMBER 21, 2006

OWNER / DEVELOPER:
MASTER PLANNER
RESIDENTIAL AND HOTEL ARCHITECT:
OFFICE ARCHITECT:
LAND USE COUNSEL:
CIVIL ENGINEER:
TRAFFIC CONSULTANT:
STRUCTURAL ENGINEER:
LANDSCAPE ARCHITECT:
RETAIL ARCHITECT:
MECHANICAL/ELECTRICAL/PLUMBING:

MONUMENT REALTY
SHALOM BARANES ASSOCIATES
SHALOM BARANES ASSOCIATES
DAVIS, CARTER, SCOTT ASSOCIATES
HOLLAND & KNIGHT, LLP
BOHLER ENGINEERING
WELLS ASSOCIATES
SK&A STRUCTURAL ENGINEERS, PLLC
LANDSCAPE ARCHITECTURAL BUREAU
GENSLER
GIRARD ENGINEERING, PC

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2006 DEC 22 AM 11: 58

DRAWING INDEX

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SQUARE 701, SE** WASHINGTON, DC.

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ZONING COMMISSION
District of Columbia

CASE NO. 06-46

EXHIBIT NO. 17

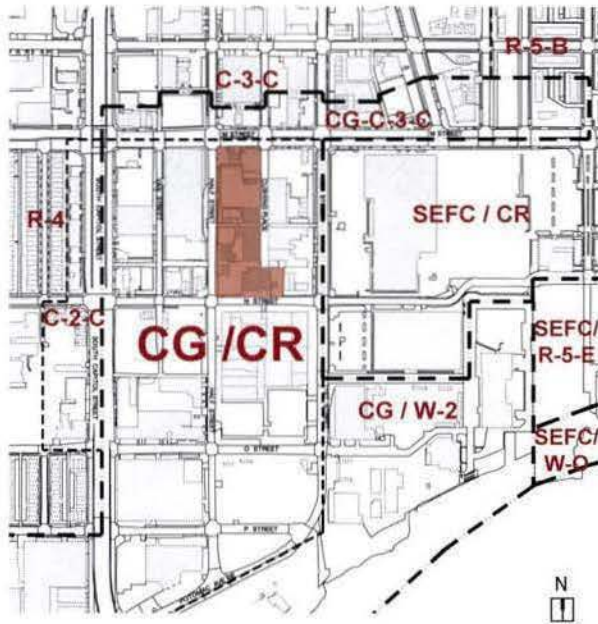
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ZONING COMMISSION

District of Columbia

CASE NO.06-46

EXHIBIT NO.17



Zone: CR/CG Overlay District	
Site Area- Combined Lot Development:	
Square 701	102,494.4
Square 700 (Lot# 43, 46, 45, 37, 38)	
39, 803, 33, 802, 868, 841& 850)	45,438
Total:	147,932.4

Program FAR:	
Building 1: Metro:	8,410
Office:	277,600
Retail:	12,420
Sub-total:	298,430
Building 2: Hotel:	108,000
Retail:	36,150
Residential:	320,100
Sub-total:	464,250
Lot: Tot Non-Res:	442,580
Lot: Tot Res:	320,100
Lot: TOTAL:	762,680

Zoning Regulation		
	Req'd/Allowed	Proposed
Height (1 Height act in Capitol Gateway Overlay district)	110'	110'
Total FAR Allowed	7.0 max	
FAR-Combined Lot Development		
Residential (10)	7.0 max	2.16
Office		1.88
Retail		0.33
Hotel		0.73
Total Non-Residential	7.5 min, 3.0 max	2.99
Total FAR	7.0	5.16
FAR- Square 701 Lot		
Residential	7.0 max	3.12
Office		2.71
Retail		0.47
Hotel		1.05
Total Non-Residential	7.5 min, 3.0 max	4.32
Total FAR	7.0	7.44
Max single lot FAR	8.00	7.44

Lot Occupancy %		
Building 1:	100% comm, 75% resid	varies by floor:
Building 2:		
Ground Level	100.0%	98.0%
Resid. Levels 2&3:	75.0%	92.0%
Resid. Levels 4-7:	75.0%	75.0%
Resid. Levels 8-10:	75.0%	67.0%
		60.0%

Required Public Space		
(open to sky or 10' vertical clearance)	not required (for preferred use retail)	not provided.
Rear yard		
Building 1, Non-Residential	none required	none provided
Building 2, Residential: 3"ft, 12' min.	23'	30'
Side Yard (3"ft or 8' min if provided)		
	none required	none provided

- ZONING NOTES:**
- ITEMS IN GRAY REQUIRE A VARIANCE OR SPECIAL EXCEPTION FROM ZONING.
 - FOR ZONING PURPOSES, BUILDING 1 AND BUILDING 2 ARE ON A SINGLE LOT OF RECORD FOR ZONING TABULATIONS. BUILDING 1 AND BUILDING 2 ARE ON SEPARATE THEORETICAL LOTS PER TITLE 11, CHAPTER 25.
 - BUILDING 1 HEIGHT IS BASED ON M STREET R.O.W., WHICH IS 90'. BUILDING 2 HEIGHT IS BASED ON N STREET R.O.W., WHICH IS 90'.
 - SEE SHEET A7 FOR BUILDING 1 AND BUILDING 2 MEASURING POINT LOCATIONS.
 - OVERALL GROUND FLOOR PREFERRED RETAIL USE % IS 62%. ON BUILDING 2, GROUND FLOOR PREFERRED RETAIL USE % IS 68.5%, WHILE ON BUILDING 1, GROUND FLOOR PREFERRED RETAIL IS 48%. METRO ENTRANCE ON GROUND FLOOR IS EXCLUDED.
 - FOR ZONING COURTS & ROOF STRUCTURES SETBACK DIMENSIONS SEE A7.
 - GROUND FLOOR RETAIL CEILING HEIGHT IS 14'-0" FOR ALL RETAIL SPACE EXCEPT FOR BACK OF HOUSE AND SERVICE AREAS WHICH TOTAL APPROXIMATELY 30% OF GROUND FLOOR RETAIL.
 - PREFERRED USE AT STREET FRONTAGE, PREFERRED RETAIL, STREETWALL, AND GROUND FLOOR PERCENTAGE CALCULATIONS INCLUDE METRO FLOOR AND FACADE AREAS.
 - THE RESIDENTIAL RECREATION SPACE, WHICH TOTALS 4,500 SF WILL BE PROVIDED AS FOLLOWS:
 - 2ND FLOOR LOBBY AREA: 1,000 SF
 - 2ND FLOOR COURTYARD AND MAIN ROOF TERRACES: 3,500 SF

Court -open(s) (Res:3"ft 10min):	see court tabulation on A7:	no relief required
(Non-Res: 2.5"ft 6min):		
Closed Court (S) (Res: 4"ft 15min):	see court tabulation on A7:	no relief required
(Non-Res: 2.5"ft 12' min):		

Recreation Space		15% of resid. Gross area	1.5%
Roof Structures			
Number (1 per core)	4		4
Setbacks	One to One		varies-see sheet A7

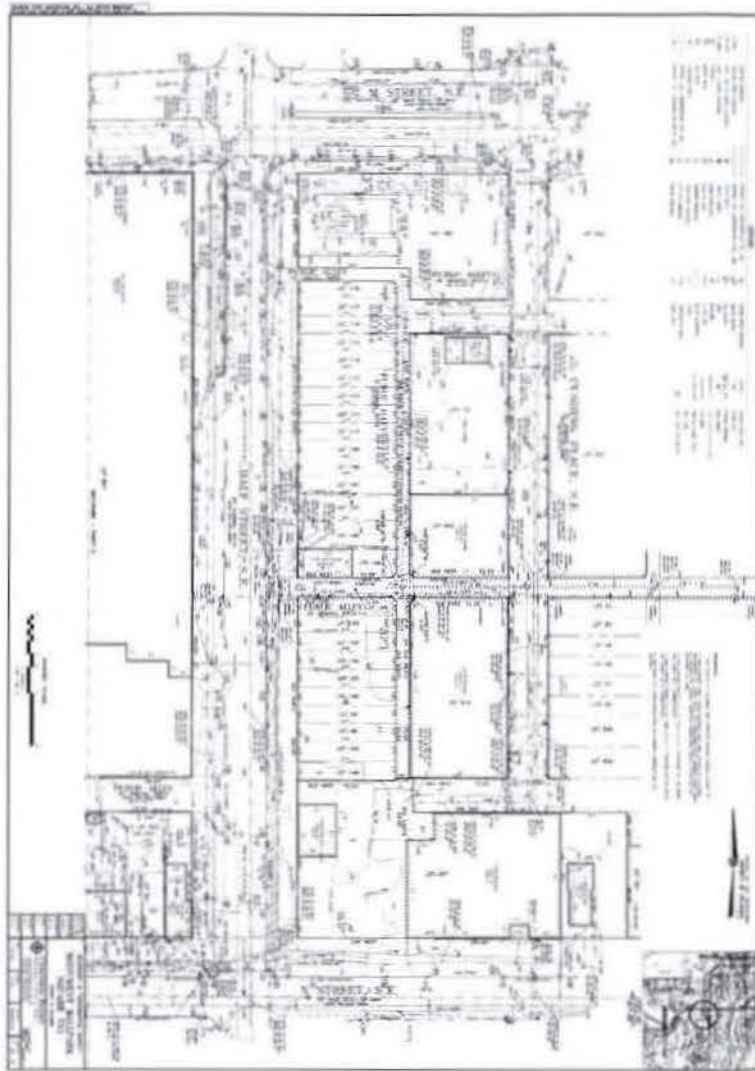
Parking		
	Req'd/Allowed	Proposed
Residential (1 per 3 units)	120	126
Office (1 per 1800 gsf)	154	154
Retail (1 per 750 gsf)	65	80
Hotel (1 per 4 rms & 1 per 300SF of function rms)	54	54
Total	393	414

Loading		
Residential:	1-55, 1-20 berth	1-55, 1-20
Office:	3-30', 1-20'	3-30'
Retail:	1-55', 1-30', 1-20'	2-30', 1-20'
Hotel:	1-30', 1-20'	1-30'
Total	2-55', 5-30', 4-20'	1-55', 6-30', 2-20'

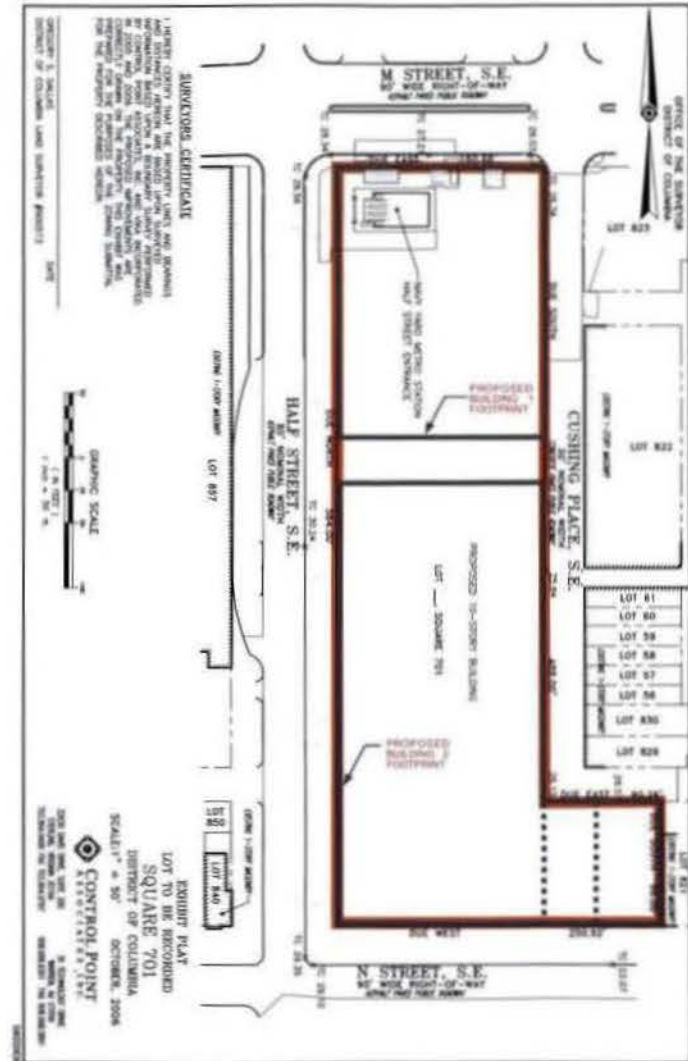
CG Overlay Issues		
Half Street		
Setback Height:	65'+15'	80'
Setback Width:	20'-8"	12'
Preferred Retail % (5)	75%	62%
Retail Ceiling Height		
Primary Retail Space	14'	14'
Back of House Retail Space (7)	14'	11'
Parking/Loading Driveways		
100% preferred use at street frontage (8)	None allowed	None provided
	100%	45%
M Street		
Preferred Retail %	30%	48%
15' setback from sidewalk	15'	15'
100% preferred use at street frontage (8)	100%	45%
50% of streetwall preferred retail (8)	50%	45%
Retail Ceiling Height (7)	14'	14'/11'

10. DOES NOT INCLUDE RESIDENTIAL TO BE CONSTRUCTED IN SQUARE 700. FAR MAY BE REALLOCATED AS PERMITTED BY ZONING REGULATIONS.

MONUMENT BALLPARK SQUARE 701, SE WASHINGTON, DC.



EXISTING CONDITIONS



PROPOSED PLAT

PROPOSED LOT TO BE RECORDED

MONUMENT BALLPARK SQUARE 701, SE WASHINGTON, DC.

MONUMENT REALTY | DEC 21, 2006 | xxxp198102000 v01, pg. |

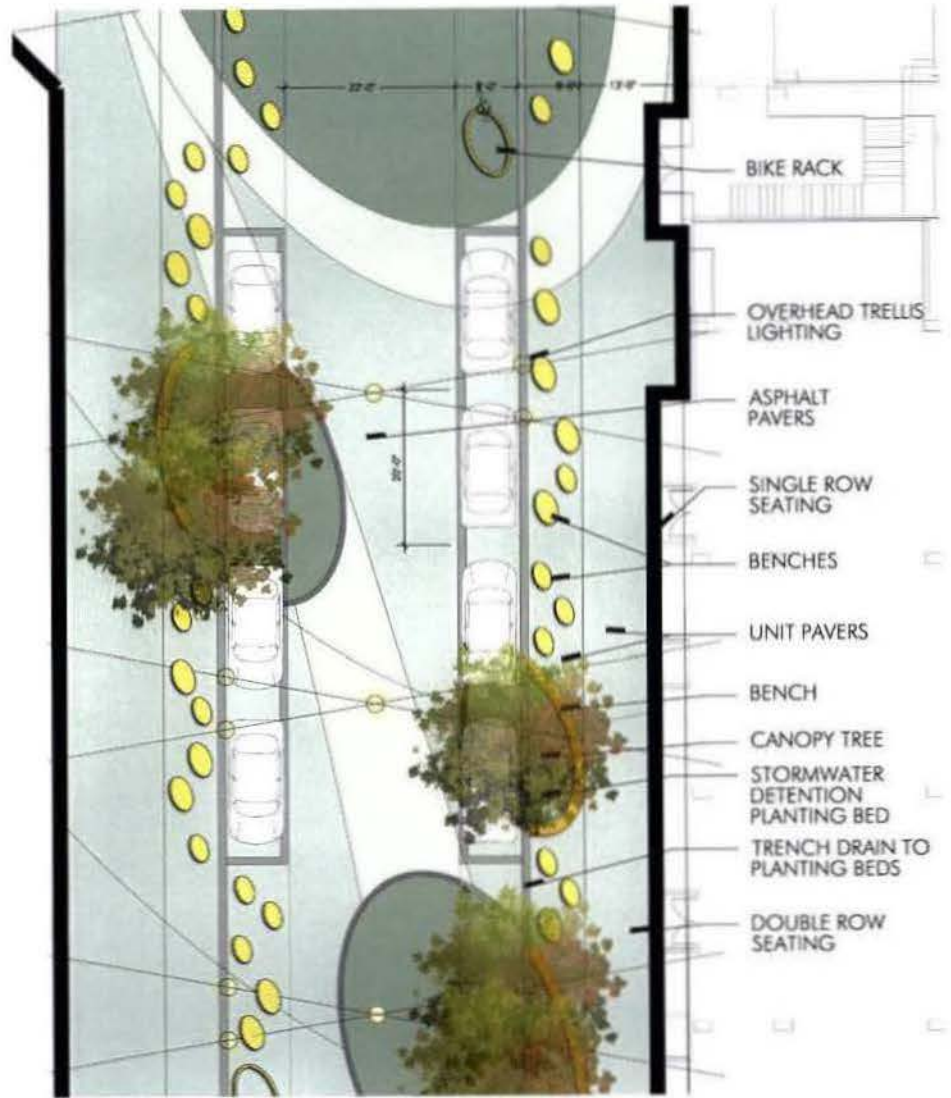
SURVEYOR'S EXISTING CONDITIONS & PROPOSED PLAT-LOT TO BE RECORDED

D2

control point associates, inc. | shalom baranes associates | architects



OVERVIEW PLAN - SCALE: 1'-0" = 80'-0"



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

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LANDSCAPE PLAN/ STREETScape L1

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HALF STREET TYPICAL SECTION - SCALE: 1/8" = 1'-0"



HALF STREET INTERSECTION SECTION - SCALE: 1/8" = 1'-0"

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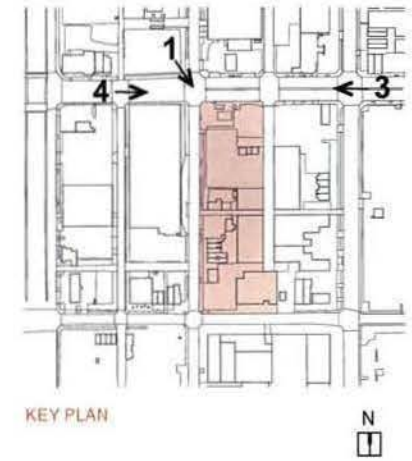
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LANDSCAPE SECTIONS | L2

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1. M & HALF STREETS INTERSECTION
LOOKING SOUTH



4. M STREET LOOKING EAST



3. M STREET LOOKING WEST

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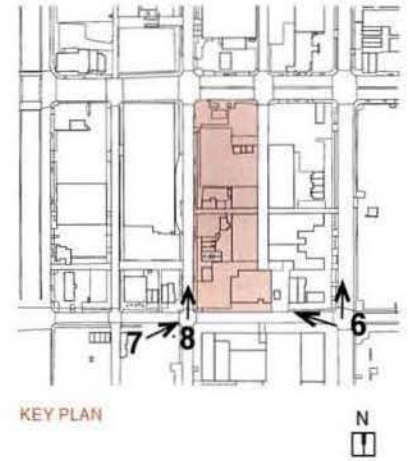
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SITE PHOTOS | S1

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6. N & FIRST STREETS INTERSECTION
LOOKING WEST



KEY PLAN



8. N STREET LOOKING NORTH



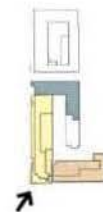
N & HALF STREETS INTERSECTION
LOOKING EAST

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SITE PHOTOS S2

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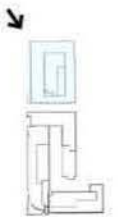


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RENDERING R1

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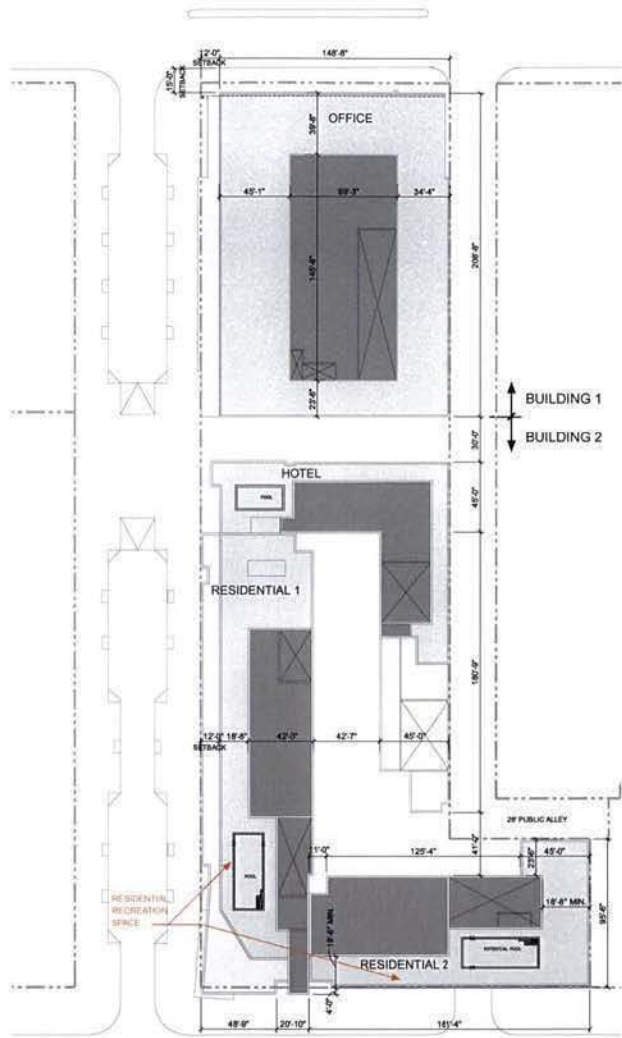


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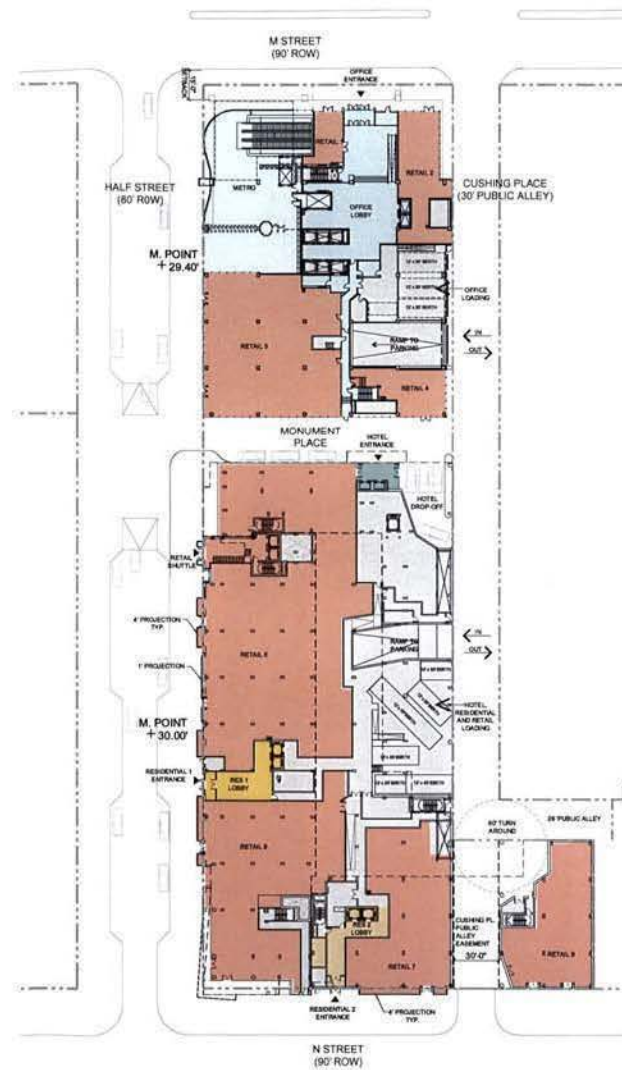
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RENDERING R2

dcsc architects



ROOF PLAN



GROUND LEVEL PLAN

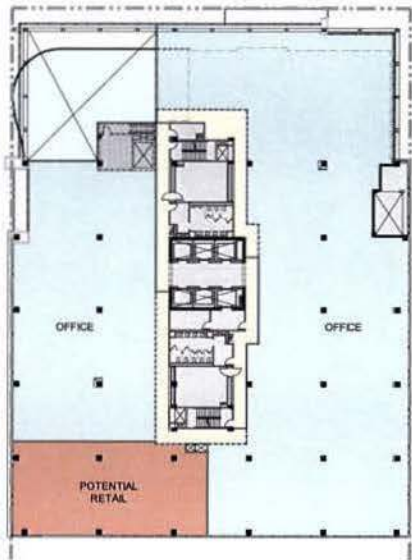
NOTES:
 1. THE EXTERIOR ELEVATIONS, INCLUDING DOOR AND WINDOW SIZES AND LOCATIONS, THE INTERIOR PARTITION LOCATIONS, THE NUMBER, SIZE, AND LOCATIONS OF RESIDENTIAL UNITS, STAIRS AND ELEVATORS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE PARKING SPACE LAYOUTS IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL LAYOUTS MAY VARY REFER TO ROOF PLAN A1 FOR OVERALL BUILDING DIMENSIONS



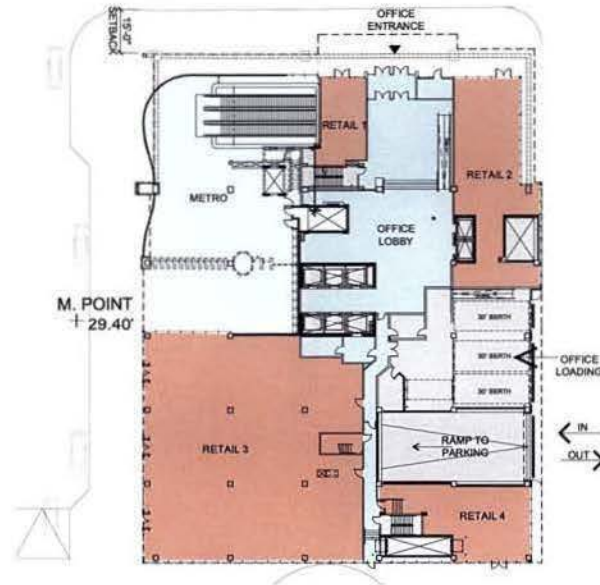
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OVERALL GROUND LEVEL & ROOF PLANS

A1



LEVEL 2 PLAN



GROUND LEVEL PLAN

NOTES:

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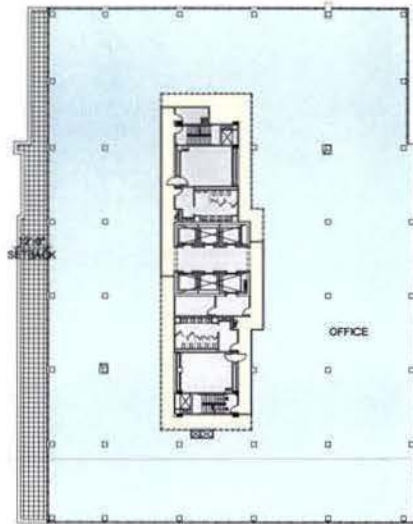
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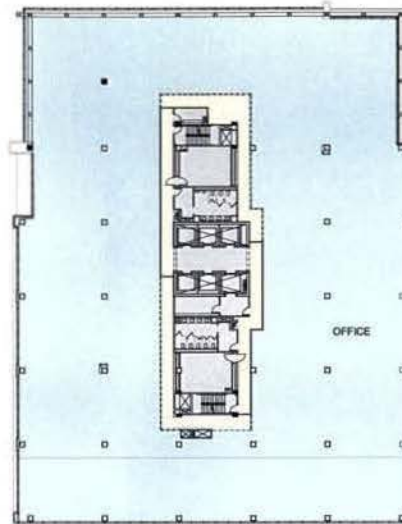
GROUND LEVEL & LEVEL 2 PLANS - OFFICE BUILDING

A2

DCS architects



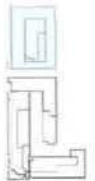
LEVELS 7, 8 & 9 PLANS



LEVELS 3 TO 6 PLANS

NOTES:

1. THE EXTERIOR ELEVATIONS, INCLUDING DOOR AND WINDOW SIZES AND LOCATIONS, THE INTERIOR PARTITION LOCATIONS, THE NUMBER, SIZE, AND LOCATIONS OF RESIDENTIAL UNITS, STAIRS AND ELEVATORS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE PARKING SPACE LAYOUTS IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL LAYOUTS MAY VARY. REFER TO ROOF PLAN A1 FOR OVERALL BUILDING DIMENSIONS.



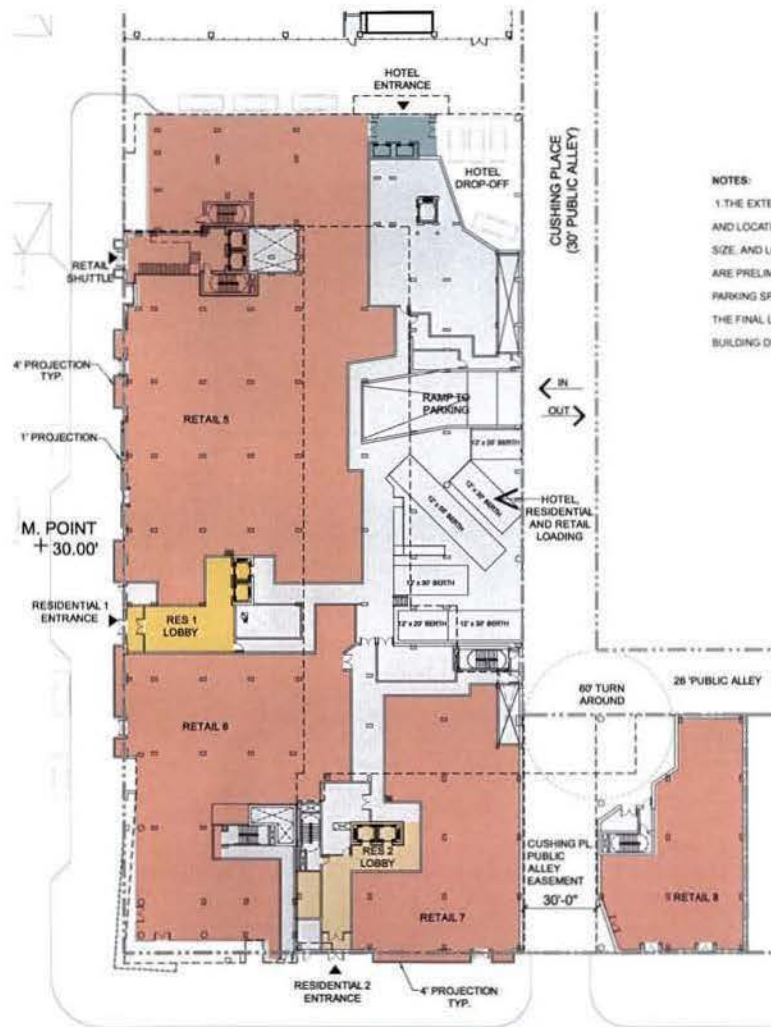
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LEVELS 3 TO 6 & LEVELS 7 TO 9 PLANS - OFFICE BUILDING

A3



LEVEL 2 PLAN



GROUND LEVEL PLAN

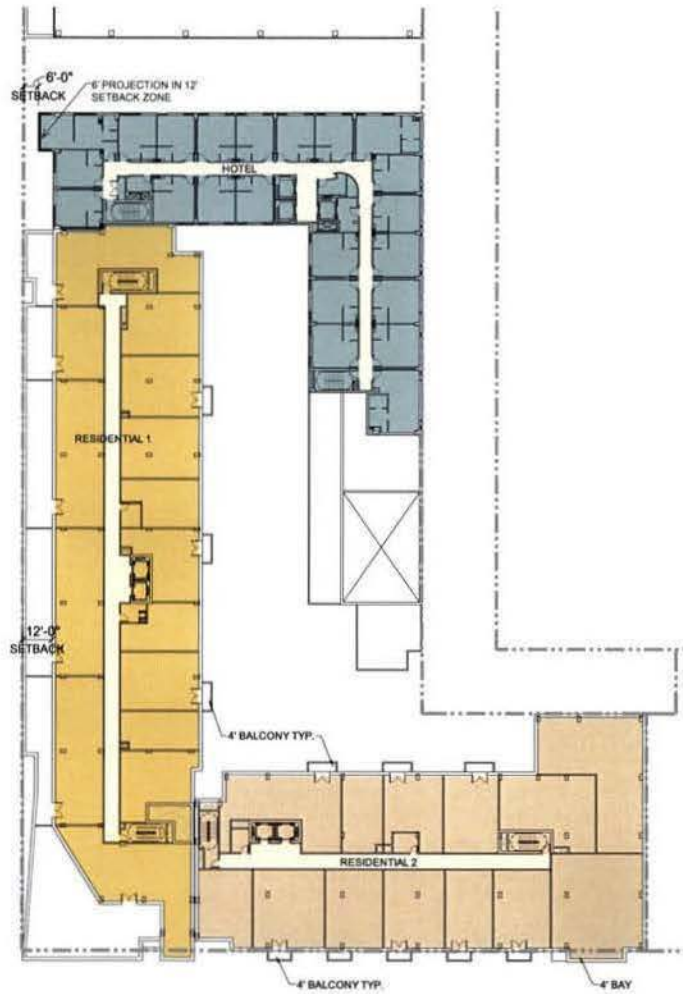
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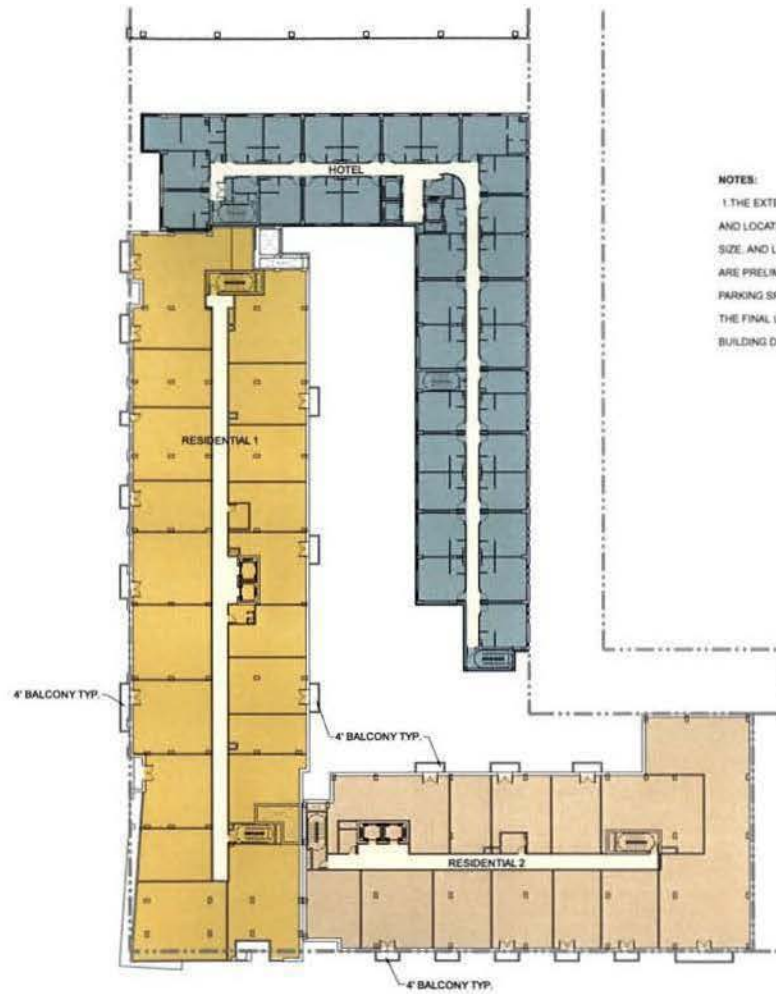
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GROUND LEVEL & LEVEL 2 - RESIDENTIAL-HOTEL BUILDING

A4

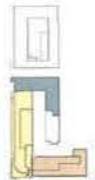


LEVELS 8 PLAN
 (HOTEL LEVELS 4-10 SIMILAR
 RESIDENTIAL 1 LEVELS 8-10 SIMILAR
 RESIDENTIAL 2 LEVELS 8-11 SIMILAR)



LEVELS 3 PLAN
 (RESIDENTIAL 1&2 LEVELS 4-7 SIMILAR)

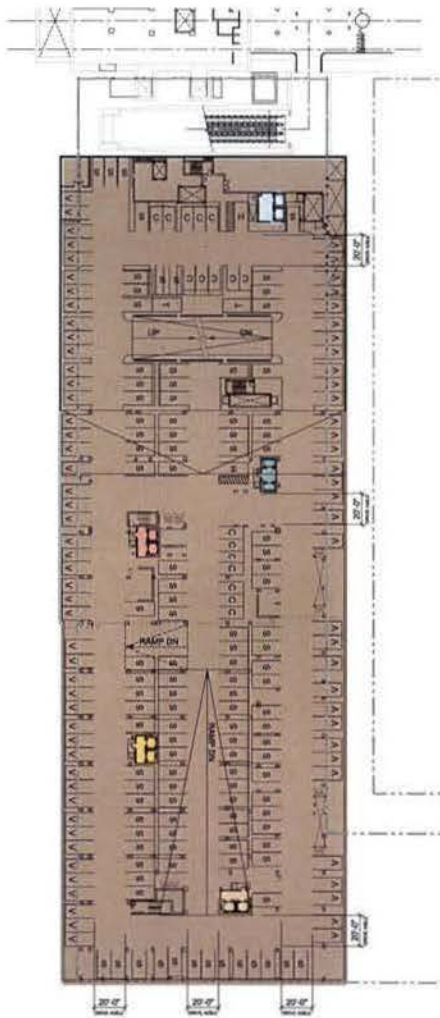
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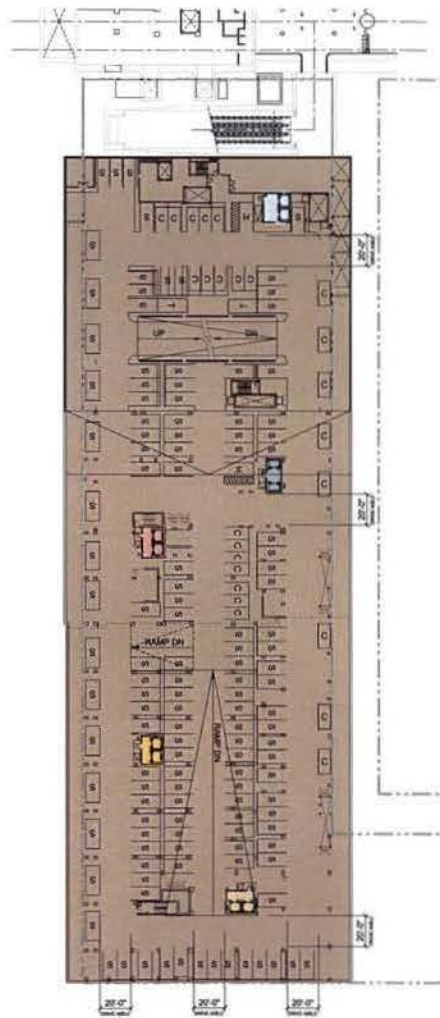
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UPPER LEVEL PLANS-RESIDENTIAL-HOTEL BUILDING

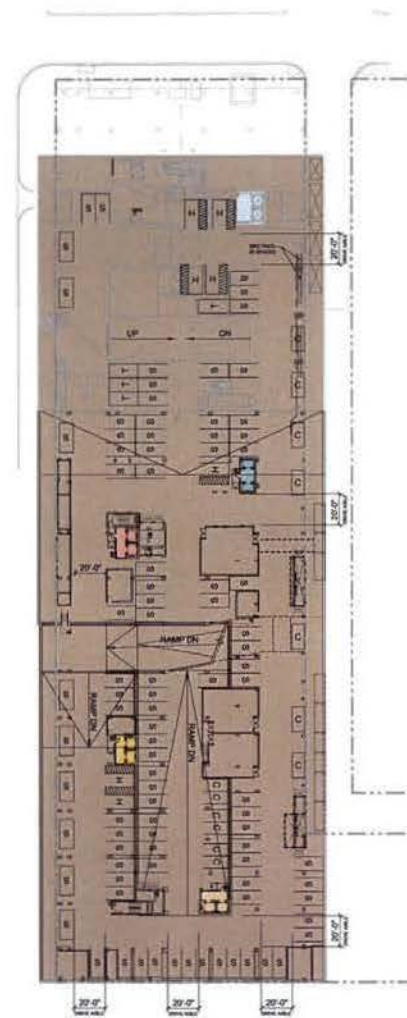
A5



PARKING LEVEL P2 (P3 SIMILAR)
WITH VAULT SPACES



PARKING LEVEL P2 (P3 SIMILAR)
w/o VAULT SPACES



PARKING LEVEL P1 PLAN
w/o VAULT SPACES

PARKING TABULATIONS & NOTES

LEVEL	STANDARD 9' x 19' (S)	COMPACT 8' x 16' (C)	ACCESSIBLE 12' x 19' (H)	TOTAL
P1	89	13	10	116
P2	131	25	7	161
P3	113	24	2	137
TOTAL	333	62	19	414

PARKING SPACES NOT INCLUDING VAULT (V) SPACES

PARKING SPACES INCLUDING VAULT (V) SPACES

NOTES:

1. THE EXTERIOR ELEVATIONS, INCLUDING DOOR AND WINDOW SIZES AND LOCATIONS, THE INTERIOR PARTITION LOCATIONS, THE NUMBER, SIZE, AND LOCATIONS OF RESIDENTIAL UNITS, STAIRS AND ELEVATORS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE PARKING SPACE LAYOUTS ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL LAYOUTS MAY VARY.
2. TANDEM (T) PARKING SPACES ARE NOT INCLUDED IN THE TOTALS INDICATED.



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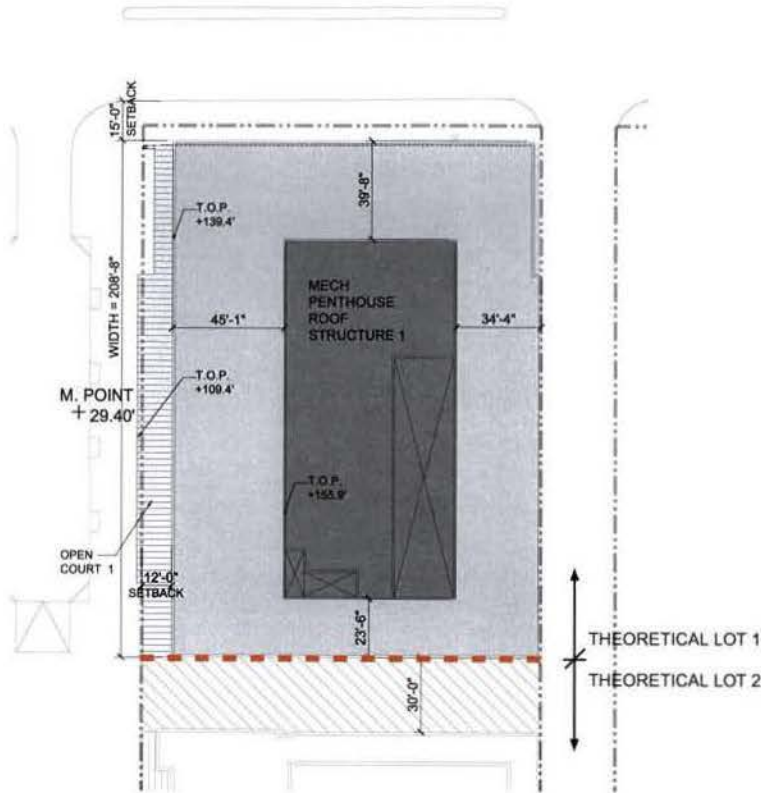
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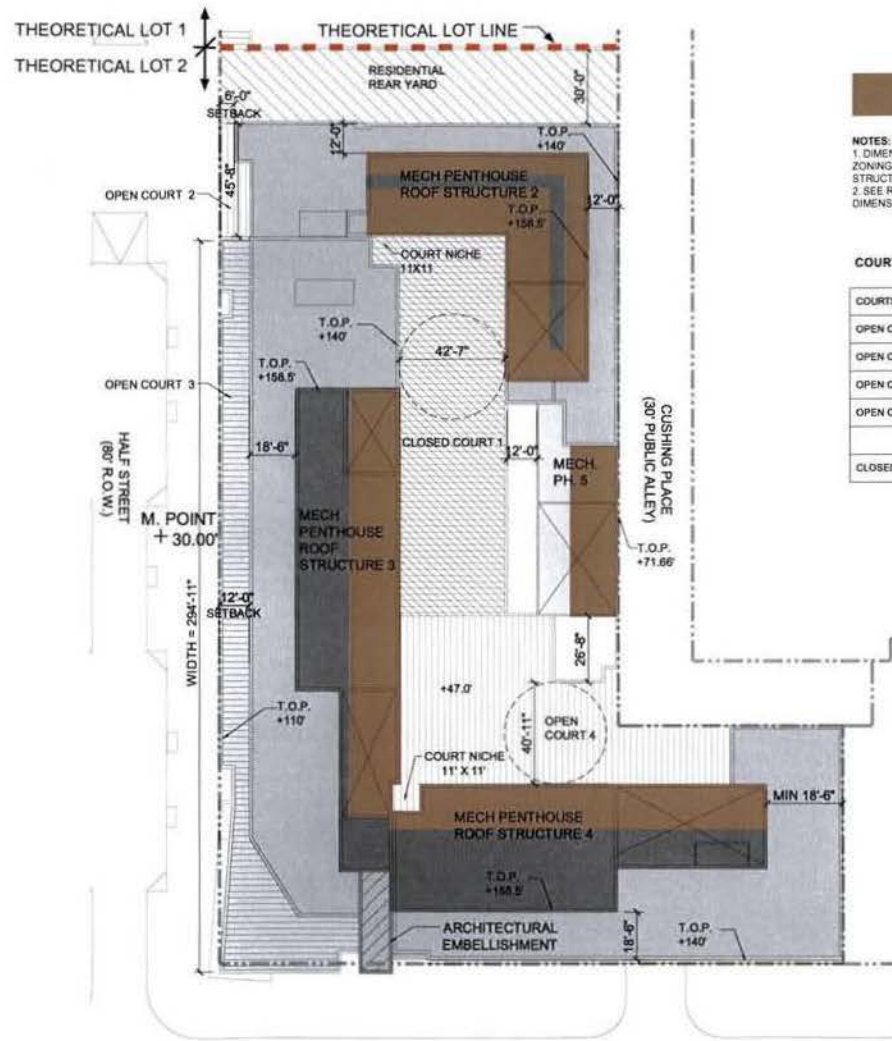
PARKING LEVELS P1 & P2 PLANS

A6

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BUILDING 1- OFFICE



BUILDING 2- HOTEL/RESIDENTIAL

NON COMPLIANT ROOF STRUCTURE SETBACK

NOTES:
 1. DIMENSIONS ON THIS SHEET ILLUSTRATE ZONING YARDS, COURTS, COURT NICHE AND ROOF STRUCTURES SETBACK
 2. SEE ROOF PLAN A1 FOR OVERALL BUILDING DIMENSIONS.

COURTS SUMMARY :

COURTS	REQUIRED	PROVIDED
OPEN COURT 1	10'	208'-8"
OPEN COURT 2	23'-6"	45'-8"
OPEN COURT 3	10'	290'-0"
OPEN COURT 4	20'	40'-11"
CLOSED COURT 1	36'-6"	42'-7"

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NORTH, SOUTH & WEST ELEVATIONS **A8**

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OFFICE
D-OFFICE SOUTH ELEVATION (MONUMENT PLACE)



HOTEL
E-HOTEL NORTH ELEVATION (MONUMENT PLACE)

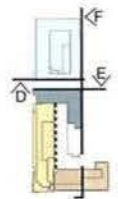


RESIDENTIAL 1 BEYOND

HOTEL

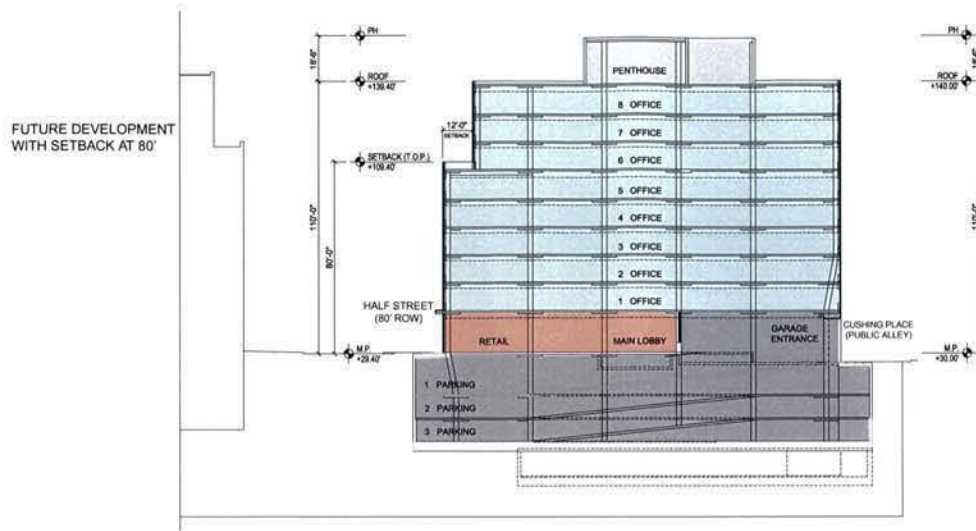


OFFICE
F-EAST ELEVATION (CUSHING PLACE)

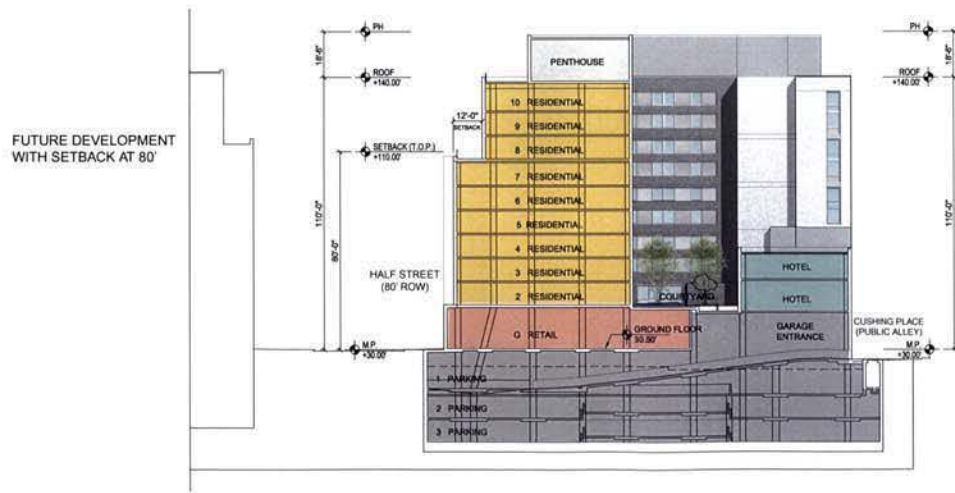


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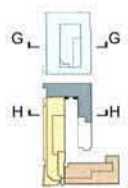
EAST ELEVATIONS & MONUMENT PLACE ELEVATIONS



SECTION GG



HH- SECTION/COURTYARD ELEVATION SOUTH

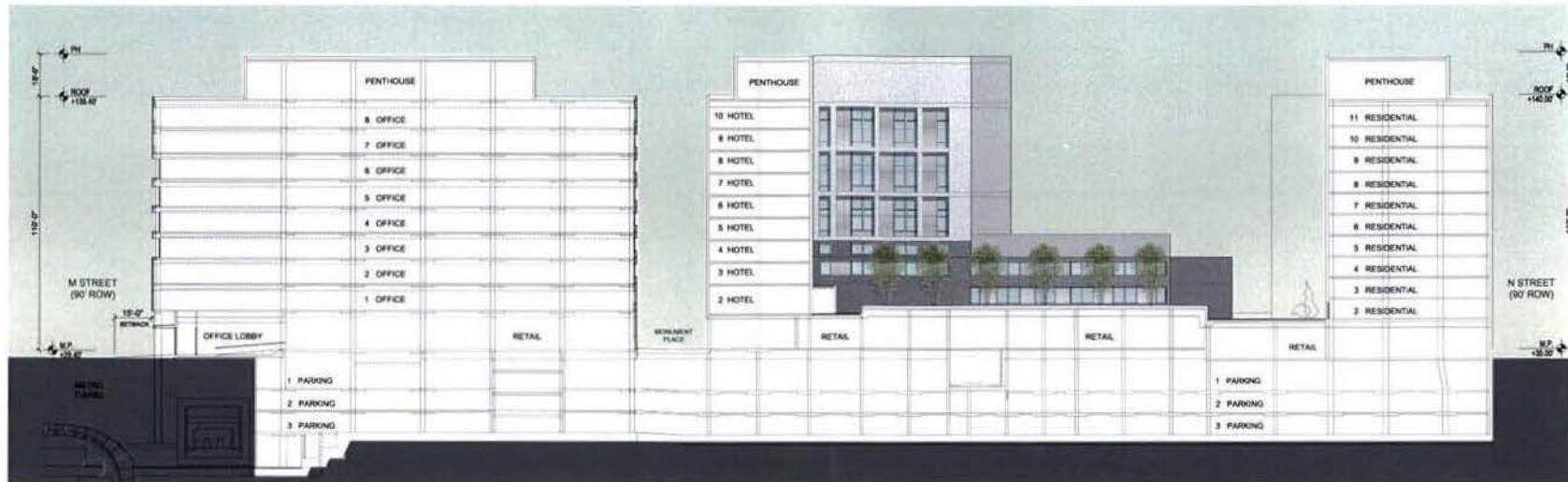


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BUILDING SECTIONS / ELEVATIONS A10

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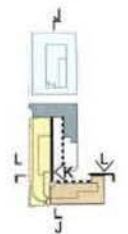
SECTION JJ



K- RESIDENTIAL 1 WEST (COURTYARD)



L-RESIDENTIAL 2 NORTH (COURTYARD SECTION)



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BUILDING SECTION/ ELEVATIONS

A11

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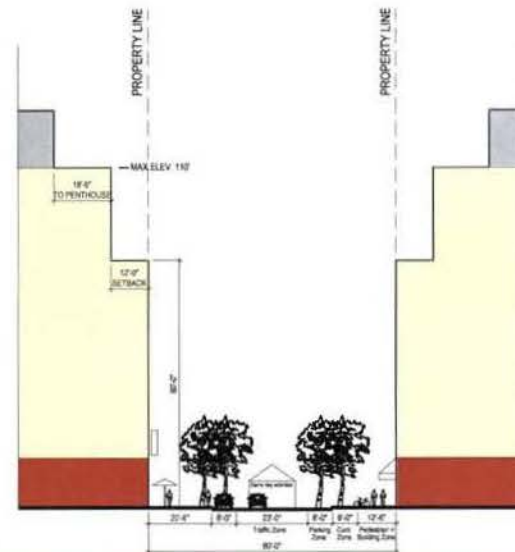
- WHITE METAL PANEL
PROTRUDES 4" FROM BUILDING FACADE
- PERFORATED, SEE-THRU VINYL GRAPHIC
- TERRACOTTA CLADDING
PROTRUDES 4" FROM BUILDING FACADE
- HALO-LIT DIMENSIONAL LETTERING
- BACKLIT LOGO
- LIFESTYLE IMAGERY AT GLASS PLANE
- CLEAR GLASS STOREFRONT
PROTRUDES 4" FROM BUILDING FACADE
- COLORED GLASS

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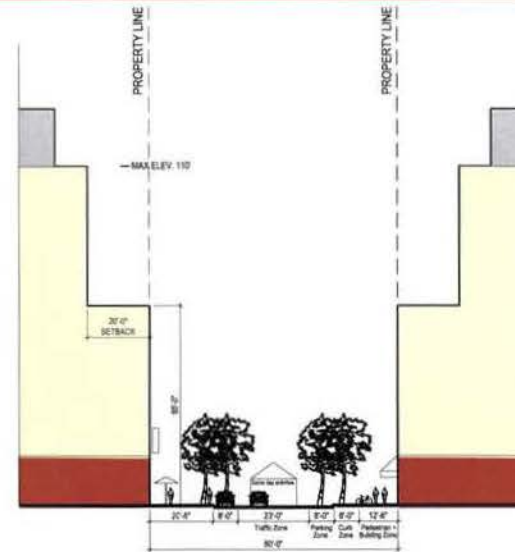
PROPOSED MASSING - 12'-0" SETBACK



HALF STREET SECTION



COMPARATIVE MASSING WITH 20' SETBACK



HALF STREET SECTION

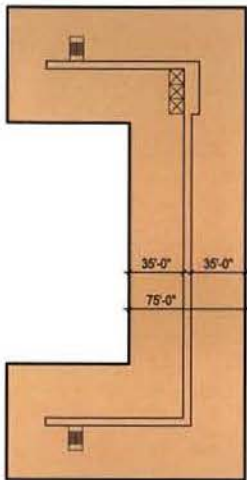
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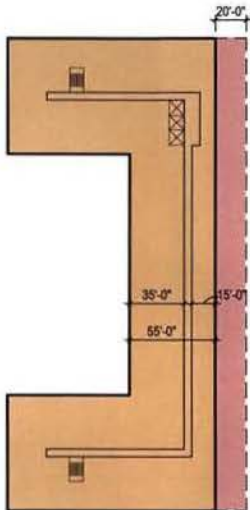
SETBACK COMPARISON DIAGRAM - SECTION

V1

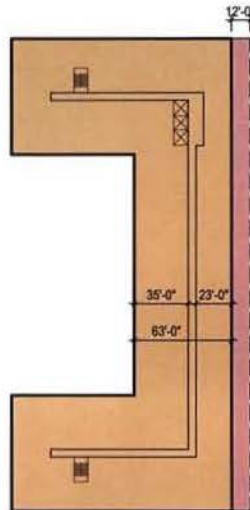
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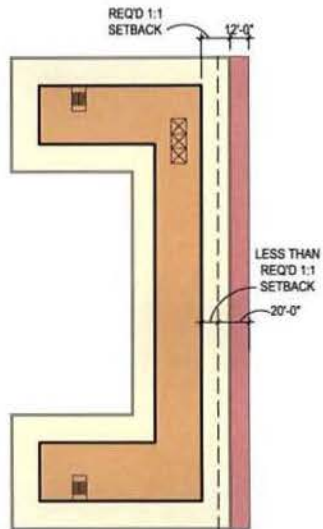
75' Residential Bar
TYPICAL FLOOR



20' Setback
UPPER FLOOR



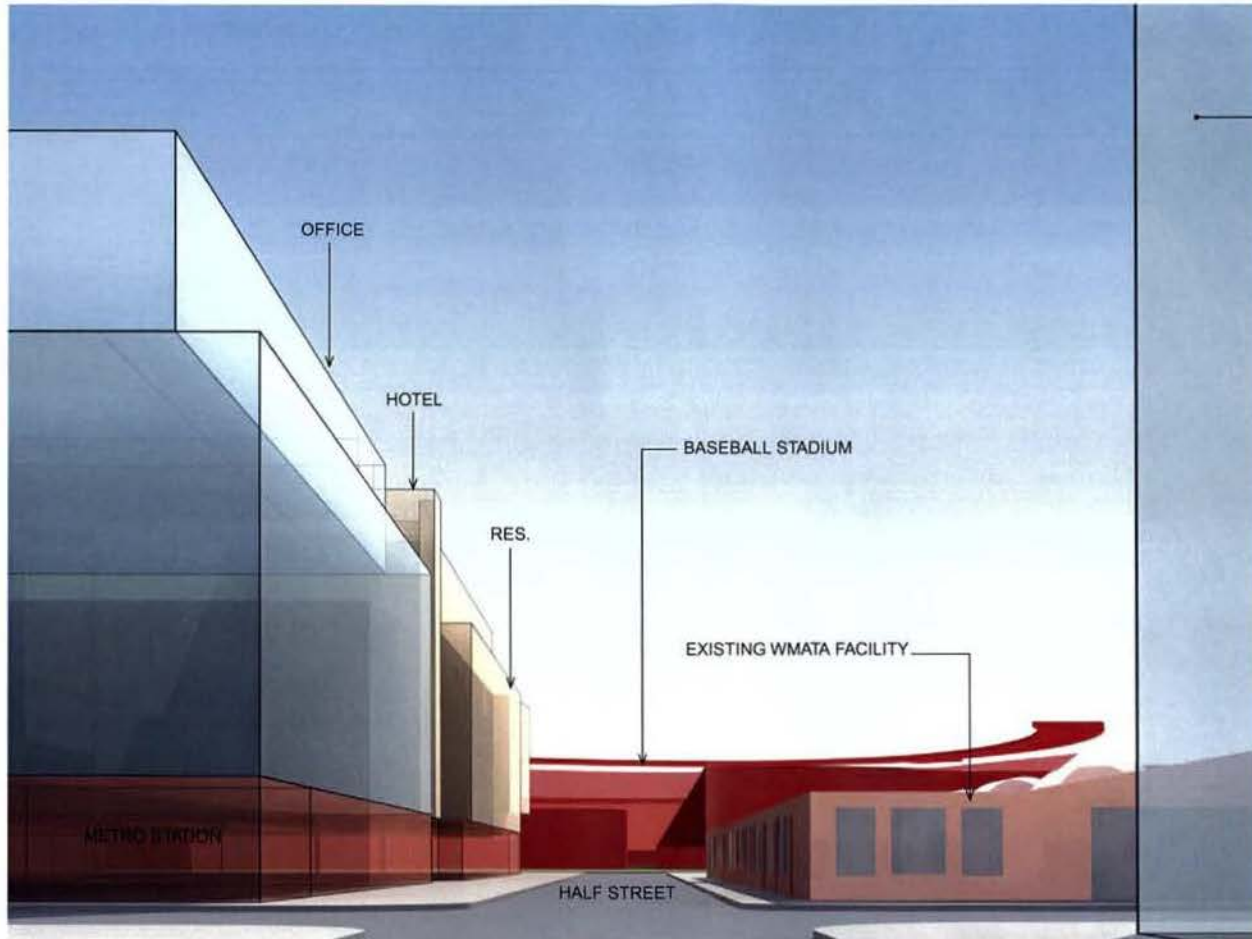
12' Setback
UPPER FLOOR



18'-6" Setback
PENTHOUSE

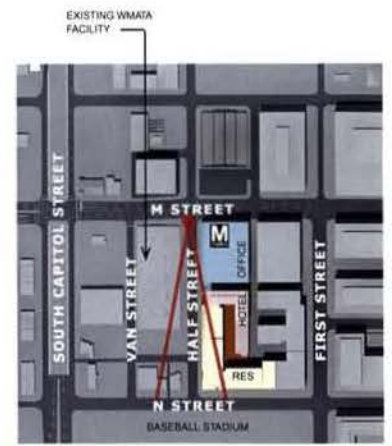
Impact of Typical Upper Floor Setback on Residential Bar

Impact of Penthouse Setback on Residential Bar



VIEW SOUTH OF HALF STREET, TOWARDS NEW BASEBALL STADIUM AS FOCAL POINT.

EXISTING OFFICE BUILDING UNDER CONSTRUCTION



KEY PLAN

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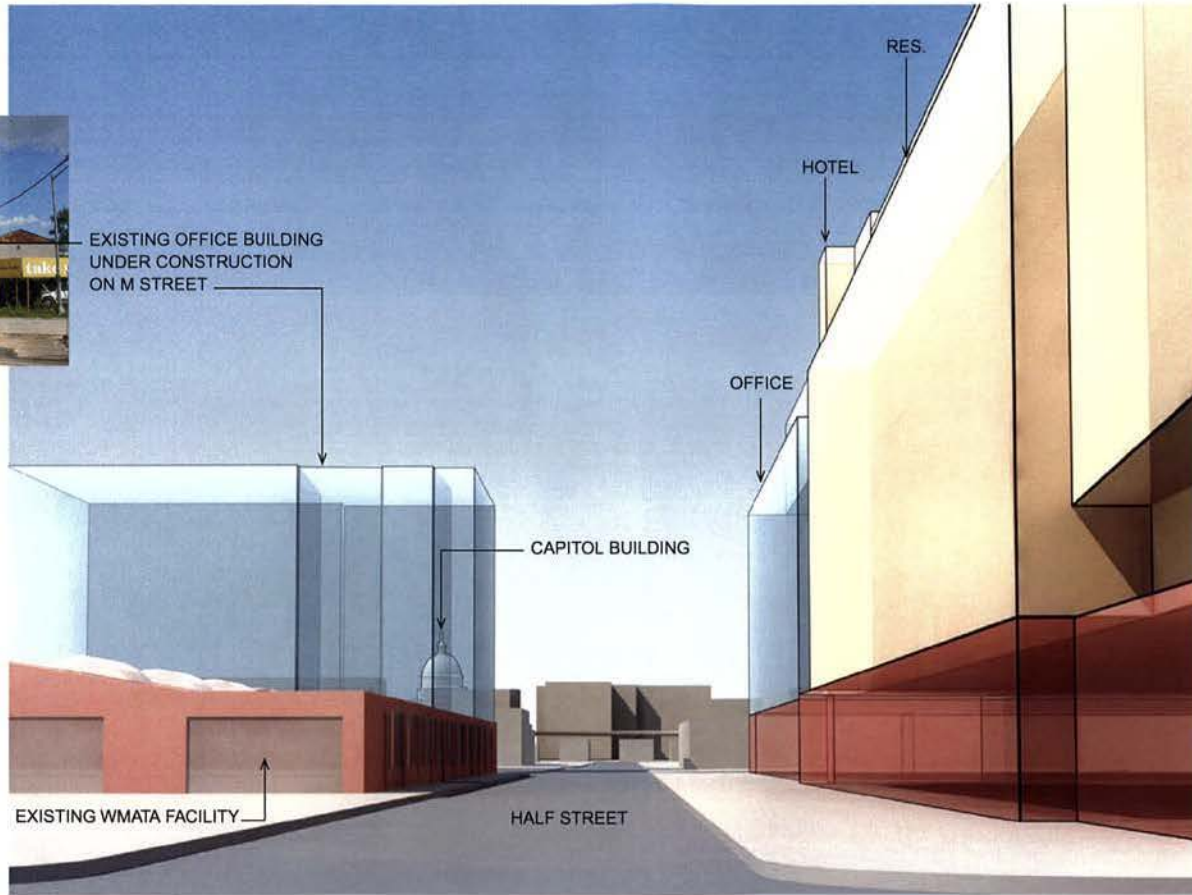
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VIEW ANALYSIS V3

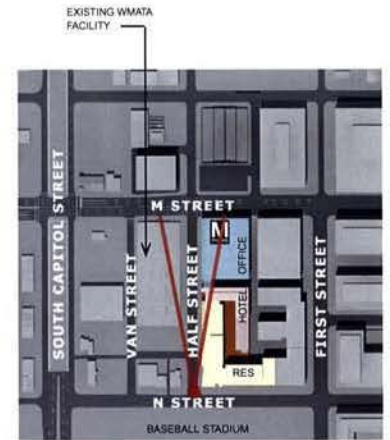
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EXISTING OFFICE BUILDING
UNDER CONSTRUCTION
ON M STREET



VIEW NORTH OF HALF STREET TOWARDS CAPITOL BUILDING (NOT VISIBLE)



KEY PLAN

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VIEW ANALYSIS V4

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BUILDING 1

BUILDING 2

OFFICE

HOTEL

RESIDENTIAL 1

RESIDENTIAL 2

METAL PANELS:

MTL-1



MTL-2



TERRACOTTA :



PRAIRIE STONE :



METAL PANELS:

MTL-1



MTL-2



MTL-3



PRODEMA WOOD PANELS:



CMU BLOCKS:

SPLIT FACE



TERRACOTTA :

TC-1



TC-2



METAL PANELS:

MTL-1



MTL-2



CMU BLOCKS:

SPLIT FACE



GROUND FACE



TERRACOTTA :

TC-2



METAL PANELS:

MTL-1



MTL-2



CMU BLOCKS:

SPLIT FACE



GROUND FACE



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PROPOSED BUILDING MATERIALS M1



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PROPOSED BUILDING MATERIALS / TERRACOTTA

M2

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