

**MONUMENT BALLPARK
 SQUARE 701, SE**
 WASHINGTON, DC
 ZONING COMMISSION REVIEW UNDER CG OVERLAY
 OCTOBER 25TH, 2006

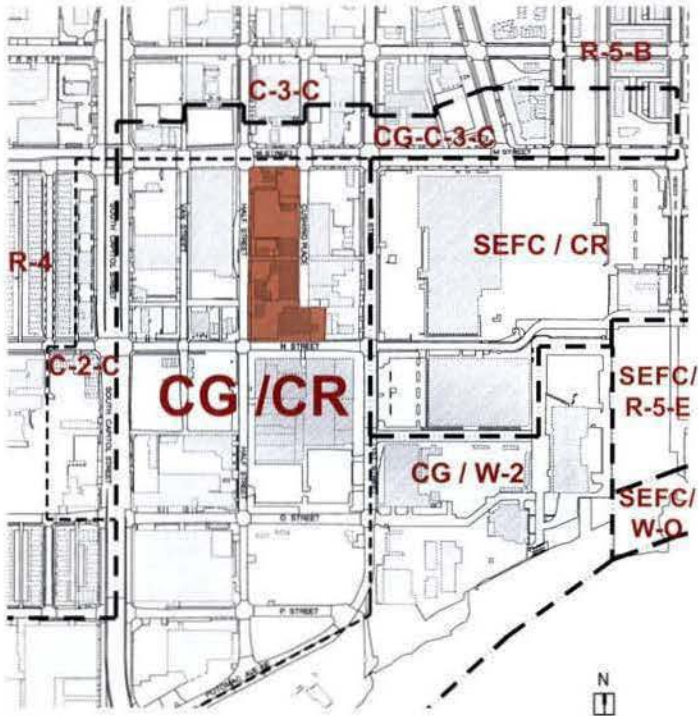
OWNER / DEVELOPER:
 ARCHITECT: MASTER PLAN, RESIDENTIAL & HOTEL
 OFFICE BUILDING ARCHITECT:
 LAND USE COUNSEL:
 CIVIL ENGINEER:
 TRAFFIC CONSULTANT:
 STRUCTURAL ENGINEER:

MONUMENT REALTY
 SHALOM BARANES ASSOCIATES
 DAVIS, CARTER, SCOTT
 HOLLAND & KNIGHT, LLP
 BOHLER ENGINEERING
 WELLS & ASSOCIATES
 SK & A

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 SQUARE 701, SE** WASHINGTON, DC.

RECEIVED
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ZONING COMMISSION
 District of Columbia
 CASE NO. 06-46
 EXHIBIT NO. 7



Zone: CR/CO - Overlay District	Program:
Phase 1 Site Area: Combined Lot Development	Office: 215,000 SF
Square 701: 102,494 SF	Retail: 53,650 SF
Square 703 (5,698 SF, R1, R2, R3, R4)	Hotel: 100,000 SF
Square 700 (2,643 & 48)	Total Non-Res: 428,650 SF
Total: 147,824 SF	Residential: 200,000 SF
	Total: 148,650 SF

Zoning Regulation	CR/CO Overlay	
	Reg/Allowed	Proposed
Height (Height act in Capital Gateway Overlay District)	110	110
Total FAR Allowed	7.0 max	
FAR-Combined Lot Development		
Residential	7.0 max	2.16
Office		1.85
Retail		0.36
Hotel		0.67
Total Non-Residential	7.0 max, 3.0 max	2.89
Total FAR	7.0	3.93
FAR: Square 701 Lot		
Residential	7.0 max	3.09
Office		2.60
Retail		0.52
Hotel		0.97
Total Non-Residential	7.0 max, 3.0 max	2.13
Total FAR	7.0	7.24
Max angle of FAR	8.00	7.24

Lot Occupancy %	100% comm, 75% resid	varies by floor
Ground Level	75.0%	83.0%
Retail Levels 2-5	75.0%	80.0%
Retail Levels 6-7	75.0%	73.0%
Retail Levels 8-10	75.0%	63.0%

Required Public Space
(open to sky or 10' vertical clearance)

Near yard
Residential (through or 3-sided none required)
Non-Residential

Side Yard (7'8" or 8' min if provided)

Court - open (8' min, 3'8" 12' min)
Non-Res: 2' 0" 8' 10' min

Closed Court (8' min, 4'8" 10' min)
Non-Res: 2' 0" 8" 12' min

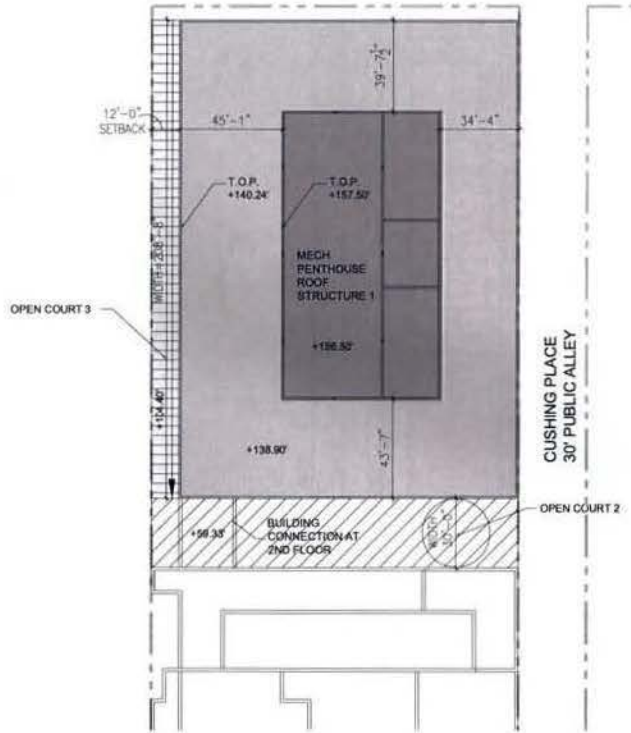
Recreation Space	15% of total Gross area	1.6%
Roof Structures		
Number (1 per zone)	3	3
Setbacks	One to One	varies-see sheet D-2
Parking	Req/Allowed	Proposed
Residential (1 per 3 units)	120	63
Office (1 per 1000 gal)	150	152
Retail (1 per 750 gal)	88	80
Hotel (1 per 4 rms & 1 per 200SF of function rms)	15	55
Total	395	450
Loading		
Residential	1-05, 1-20 berth	1-55, 1-20
Office	3-30, 1-20	3-30
Retail	1-00, 1-30, 1-20	1-30, 1-20
Hotel	1-30, 1-20	1-30
Total	2-00, 5-30, 4-20	1-50, 5-30, 2-20

CG Overlay Issues		
Hill Street		
Setback Height	85'+10'	90'
Setback Width	20' 4"	12'
Preferred Retail % (R)	75%	85%
Retail Ceiling Height		
Planning Retail Space	14'	14'
Back of House Retail Space(B)	14'	11'
Parking/Loading Driveways	None allowed	None provided
100% preferred use at street frontage (F)	100%	100%
M Street		
Preferred Retail %	50%	58%
15' setback from sidewalk	10'	10'
100% preferred use at street frontage (F)	100%	100%
50% of streetwall preferred retail (F)	50%	100%
Retail Ceiling Height (R)	14'	14'/17'

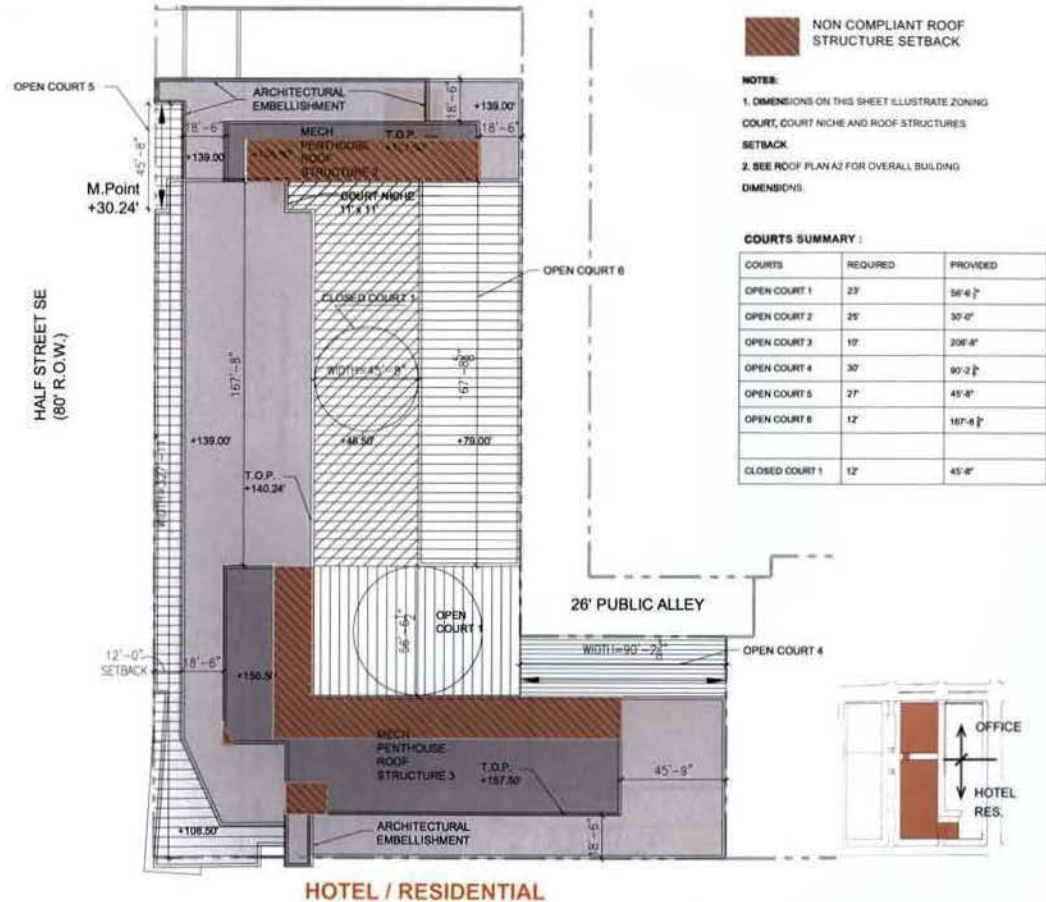
- ZONING NOTES:**
- ITEMS IN GRAY REQUIRE A VARIANCE OR SPECIAL EXCEPTION FROM ZONING.
 - BUILDING HEIGHT IS BASED ON M STREET R.O.W., WHICH IS 90'.
 - MEASURING POINT IS ON HALF STREET AT ELEVATION 30.24'. SEE A8.
 - OVERALL GROUND FLOOR PREFERRED RETAIL USE IS 68%. ON HOTEL/ RESIDENTIAL GROUND FLOOR PREFERRED RETAIL USE IS 73%, WHILE ON OFFICE GROUND FLOOR PREFERRED RETAIL IS 56%. METRO ENTRANCE ON GROUND FLOOR IS EXCLUDED.
 - FOR ZONING COURTS & ROOF STRUCTURES SETBACK DIMENSIONS SEE D2.
 - GROUND FLOOR RETAIL CEILING HEIGHT IS 14'-0" FOR ALL RETAIL SPACE EXCEPT FOR BACK OF HOUSE AND SERVICE AREAS WHICH TOTAL APPROXIMATELY 25% OF GROUND FLOOR RETAIL. RETAIL FACING N STREET HAS A CEILING HEIGHT OF 13'.
 - PREFERRED USE AT STREET FRONTAGE, PREFERRED RETAIL, STREETWALL, AND GROUND FLOOR PERCENTAGE CALCULATIONS DO NOT 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

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M STREET SE
(90' R.O.W.)



OFFICE



HOTEL / RESIDENTIAL

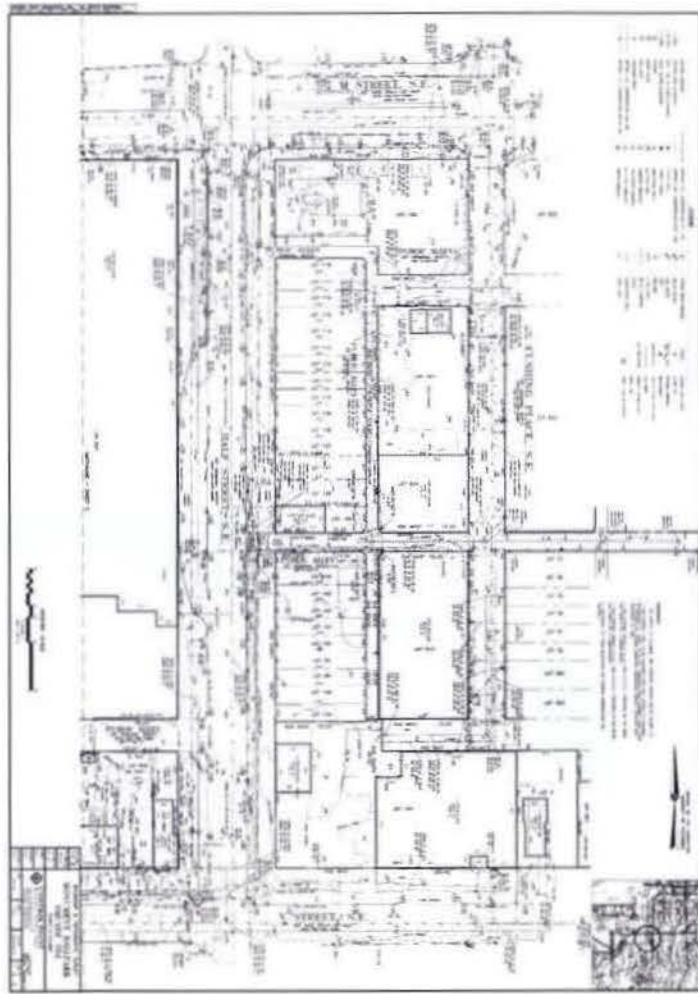
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WASHINGTON, DC.

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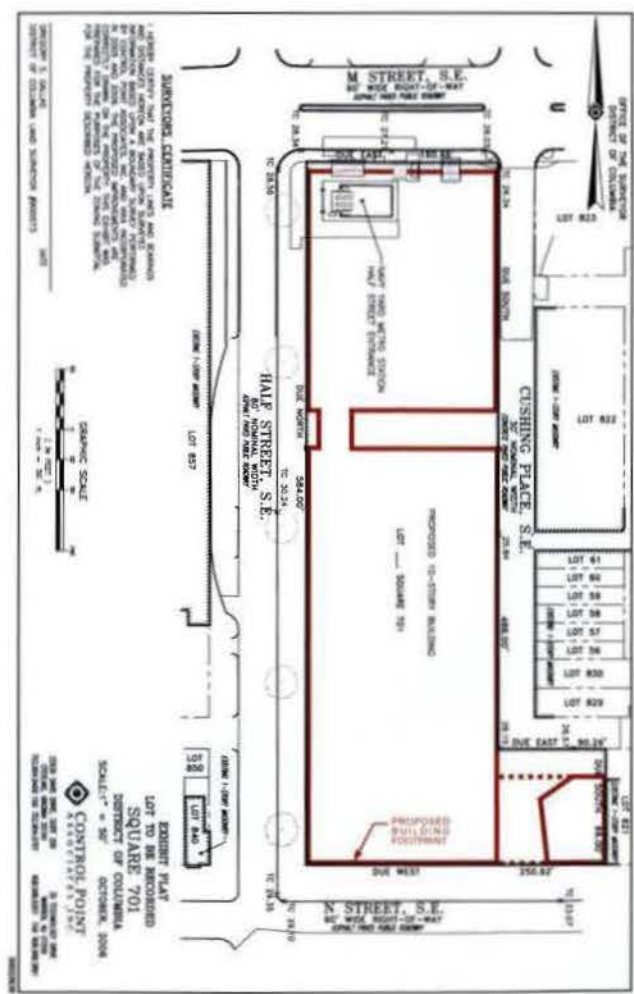


ZONING ROOF PLAN D2



EXISTING CONDITIONS

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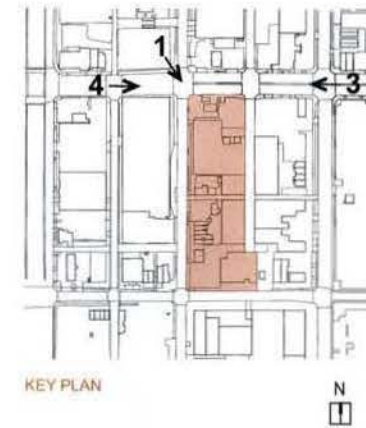


PROPOSED PLAT

SURVEYOR'S EXISTING CONDITIONS & PROPOSED PLAT-LOT TO BE RECORDED C1



1. M & HALF STREETS INTERSECTION
LOOKING SOUTH



4. M STREET LOOKING EAST



3. M STREET LOOKING WEST

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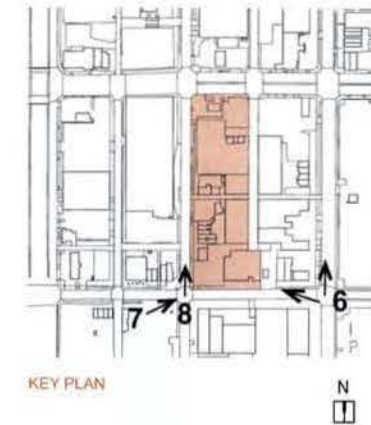
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SITE PHOTOS | S1

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6. N & FIRST STREETS INTERSECTION
LOOKING WEST



8. N STREET LOOKING NORTH



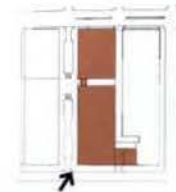
N & HALF STREETS INTERSECTION
LOOKING EAST

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SITE PHOTOS | S2

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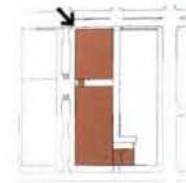


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RENDERING R1

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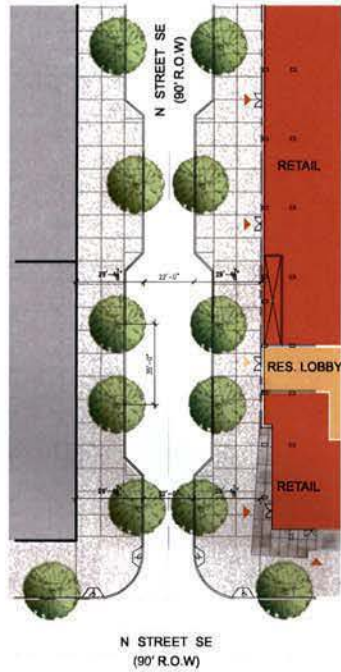


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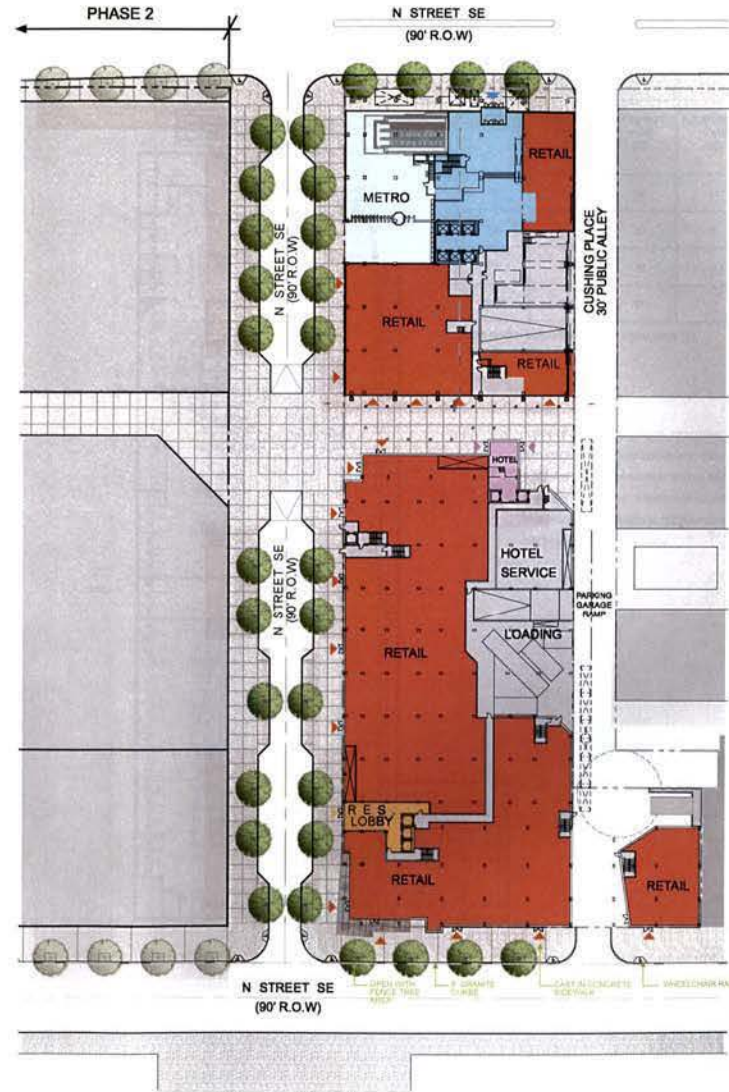
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RENDERING R2

dcsc architects



ENLARGED LANDSCAPE PLAN

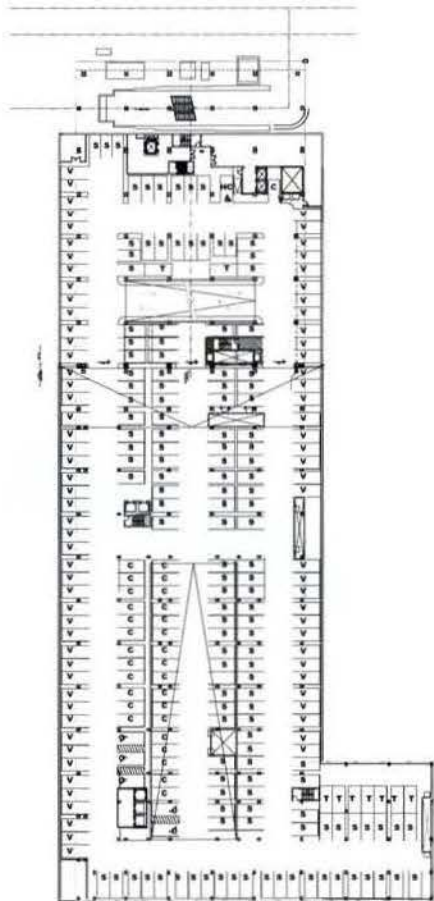


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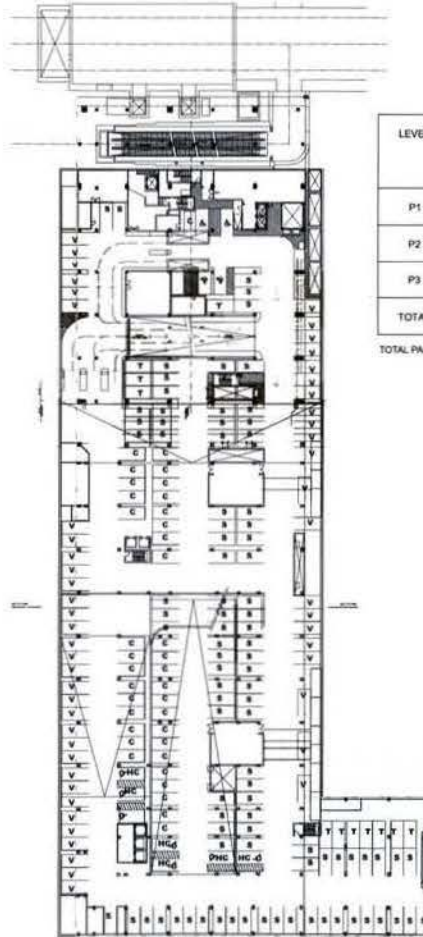
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LANDSCAPE PLAN L1

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PARKING LEVEL P2 PLAN
(P3 SIMILAR)



PARKING LEVEL P1 PLAN

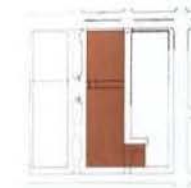
PARKING TABULATIONS & NOTES

LEVEL	STANDARD 9x19' (S)	COMPACT 8x16' (C)	ACCESSIBLE 12x19' (HC)	TOTAL	TANDEM 9x19' (T)	VAULT 9x19' (V)
P1	91	37	11	139	8	52
P2	133	30	6	169	9	82
P3	112	30	0	142	9	83
TOTAL	336	97	17	450	26	217

TOTAL PARKING COUNT WITH VAULT SPACES IS 725

NOTES:

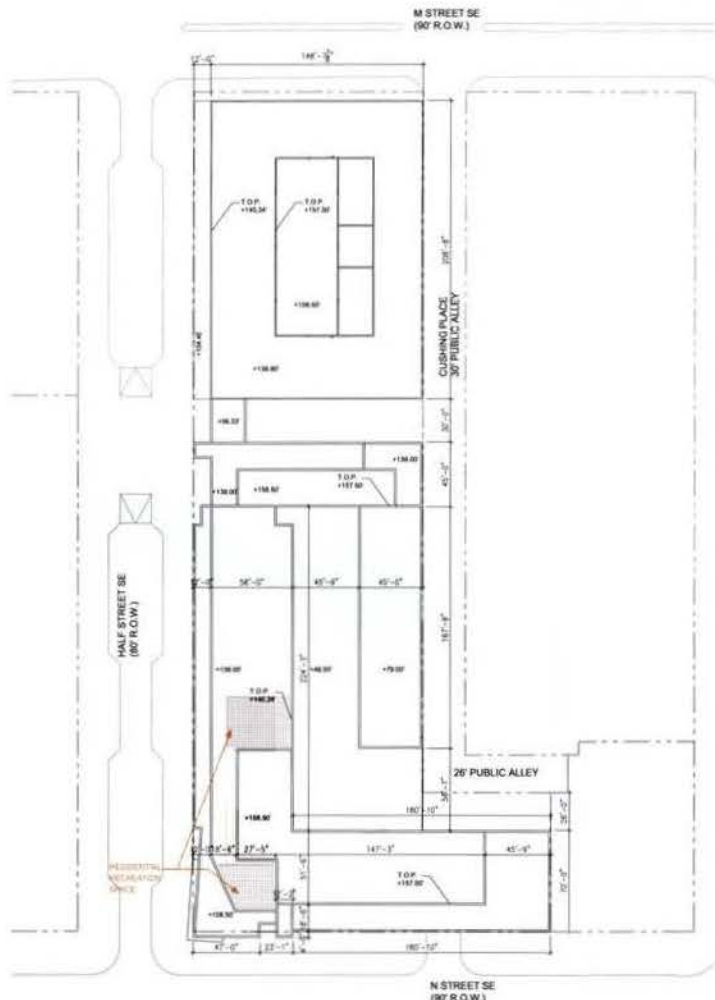
1 THE EXTERIOR ELEVATIONS, INCLUDING DOOR AND WINDOW SIZES AND LOCATIONS, THE INTERIOR PARTITION LOCATIONS, THE NUMBER, SIZE, AND LOCATIONS OF RESIDENTIAL UNITS, STAIRS AND ELEVATORS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE PARKING SPACE LAYOUTS IS SHOWN FOR ILLUSTRATIVE PURPOSES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



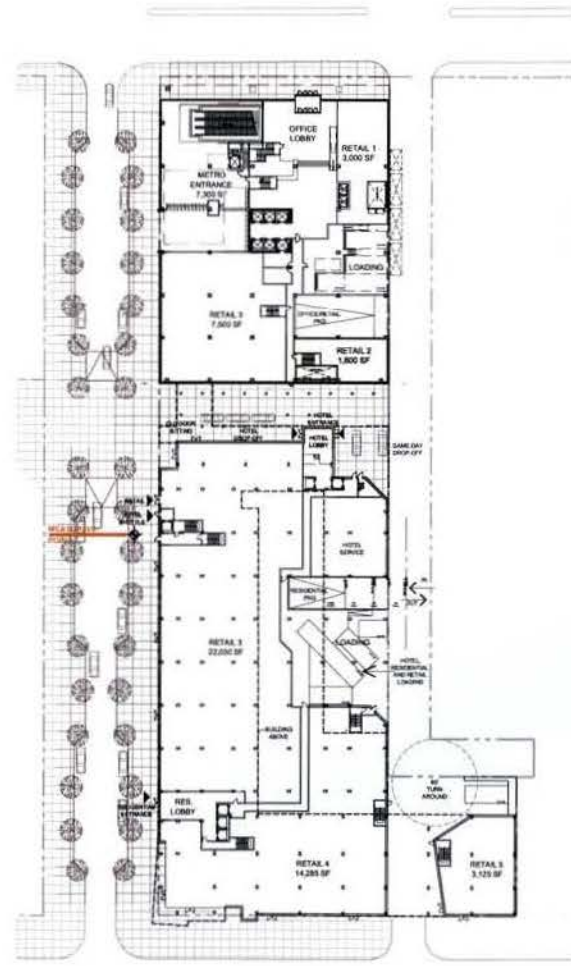
PARKING LEVELS 1 & 2 PLANS

A1

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ROOF PLAN

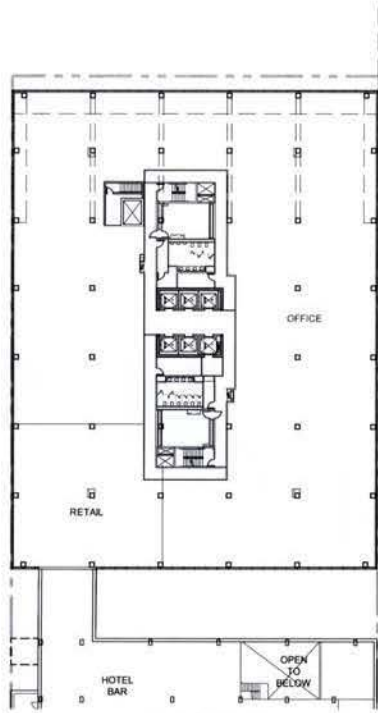


GROUND LEVEL PLAN

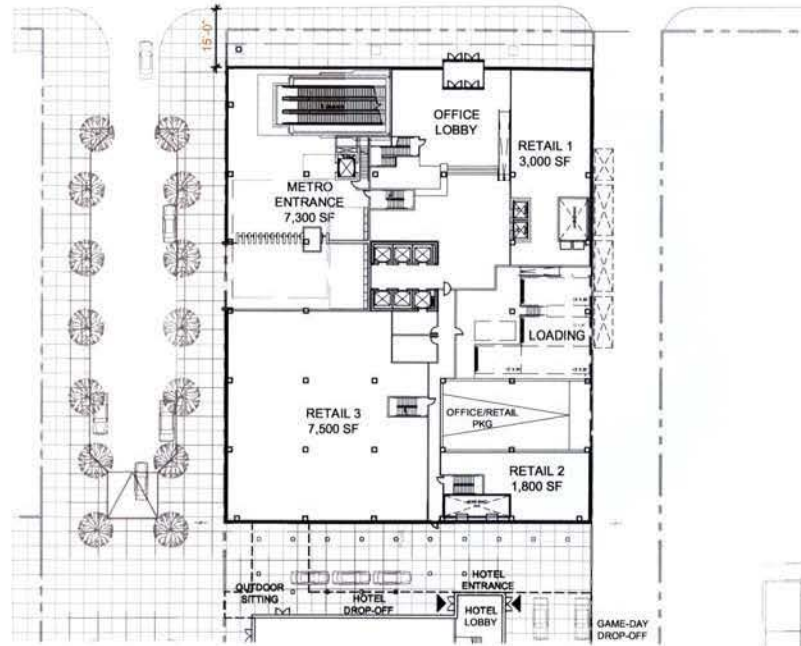
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LEVEL 2 PLAN

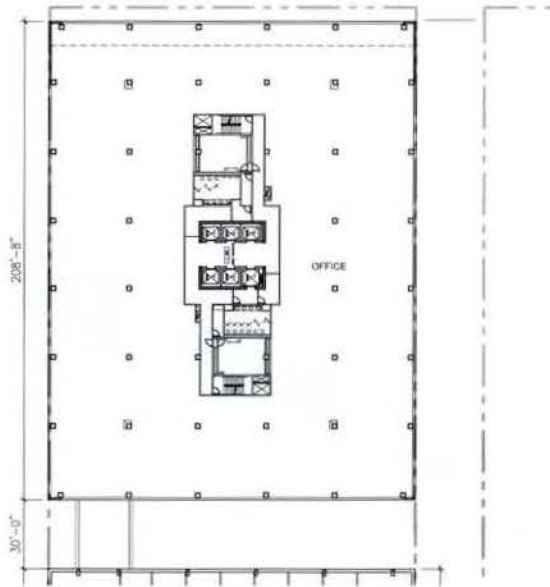


GROUND LEVEL PLAN

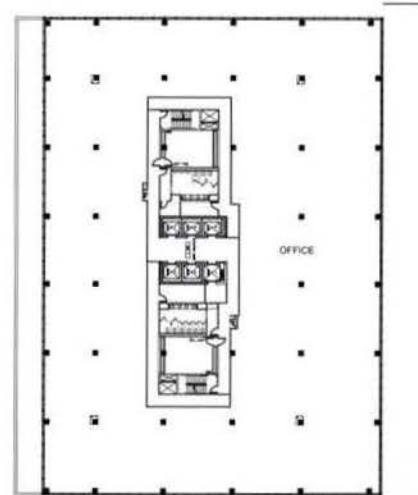
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LEVELS 3 TO 6 PLANS



LEVELS 7, 8 & 9 PLANS

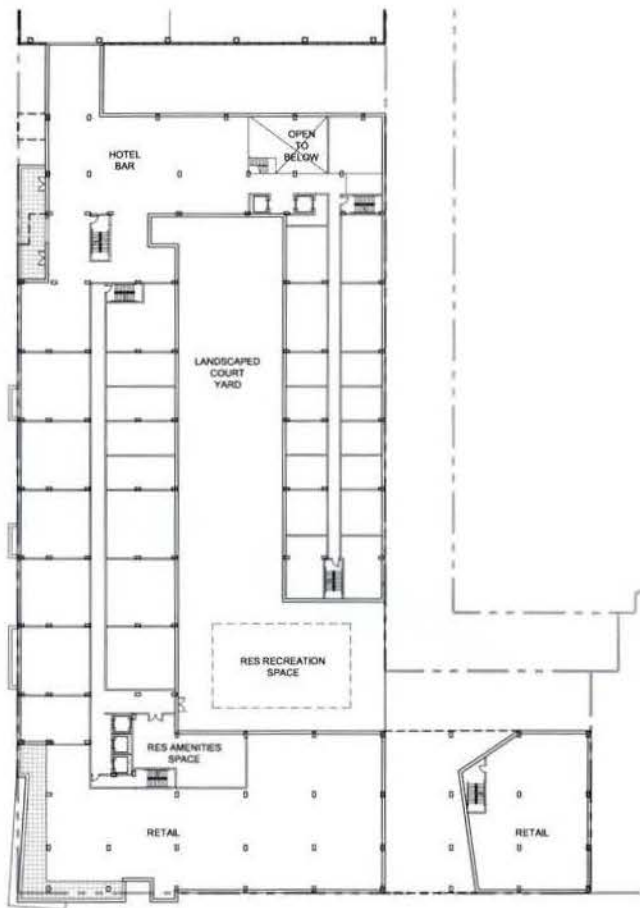
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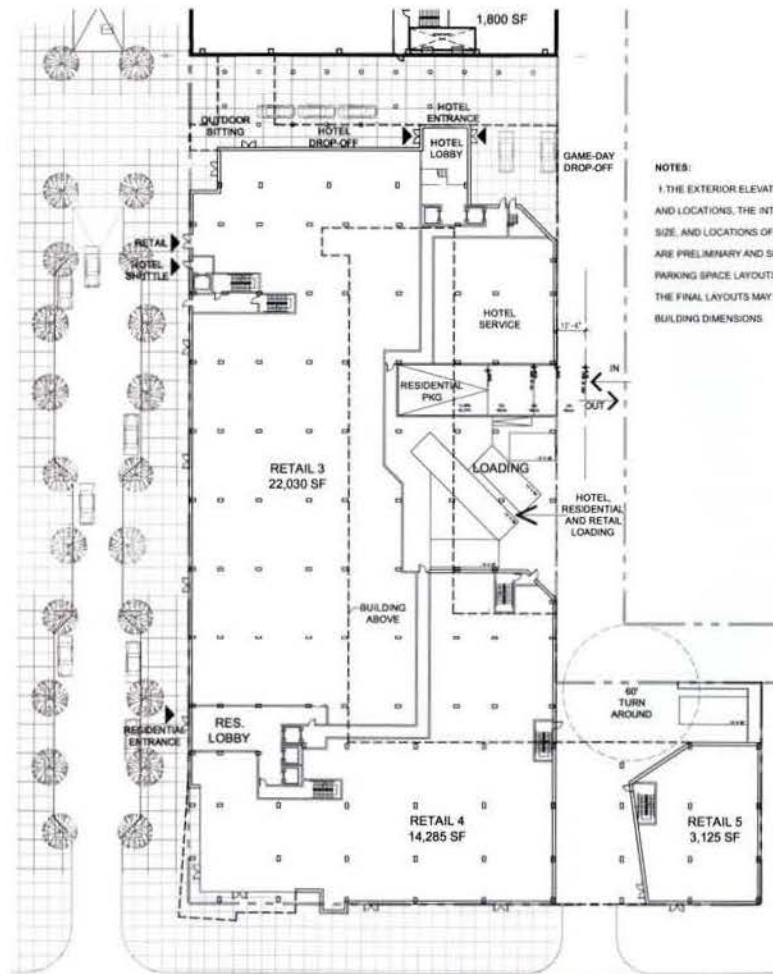


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LEVELS 3 TO 6 & LEVELS 7, 8, 9 PLANS - OFFICE BUILDING A4



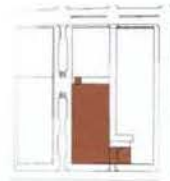
LEVEL 2 PLAN



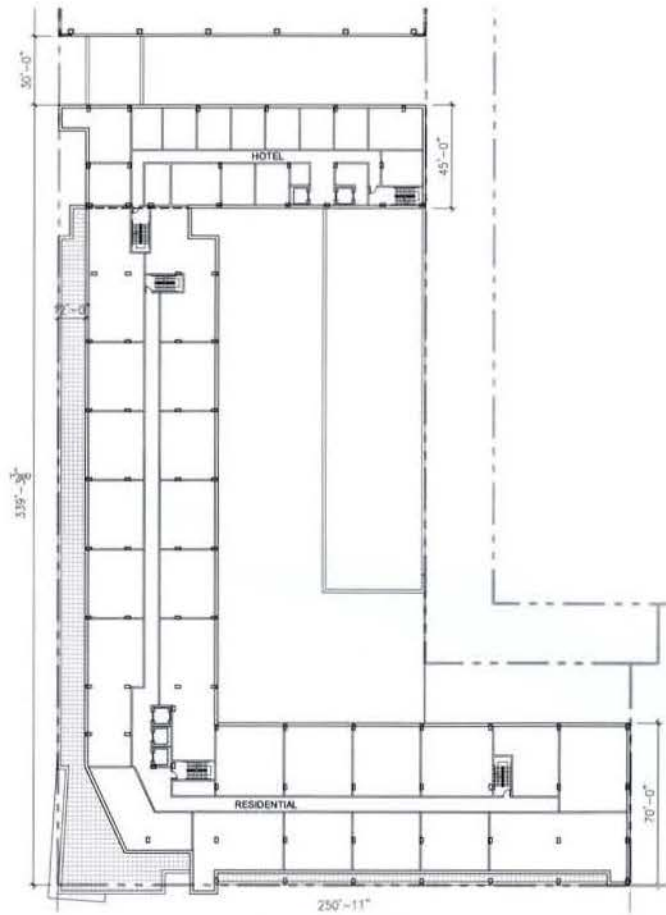
GROUND LEVEL PLAN

NOTES:

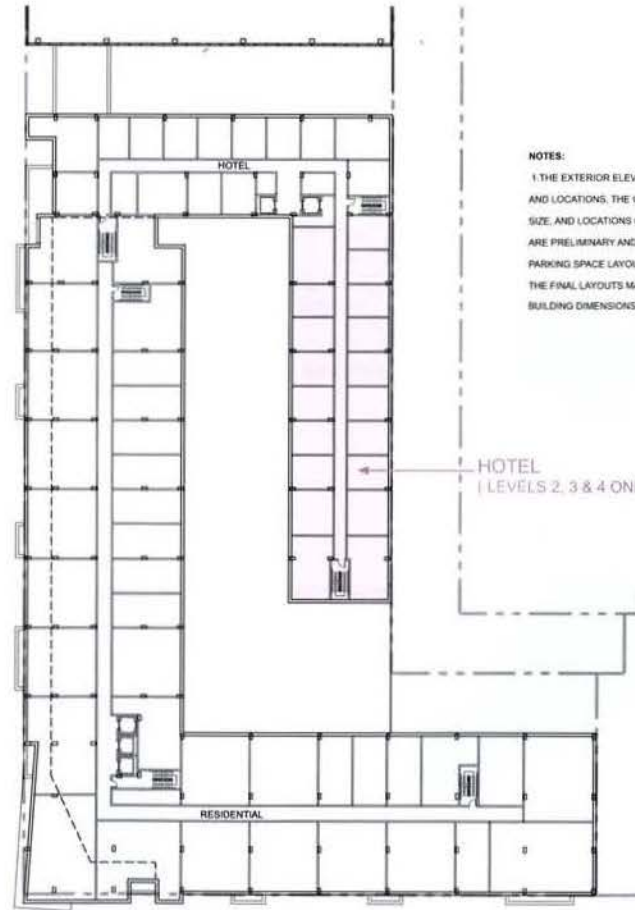
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LEVELS 8, 9 & 10 PLANS

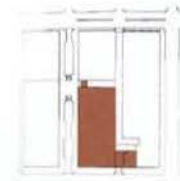


LEVELS 3 & 4 PLANS
(LEVELS 5 TO 7 SIMILAR W/O HOTEL LEG ON CUSHING PLACE)

NOTES:

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HOTEL
(LEVELS 2, 3 & 4 ONLY)



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LEVELS 3, 4, 5 TO 8 SIM, LEVELS 9, 10 PLANS-RESIDENTIAL & HOTEL BUILDINGS

A6



OFFICE

NORTH ELEVATION



RESIDENTIAL

SOUTH ELEVATION

TOP OF STREET →

FINISH TOP OF STREET →

FINISH GRADE → M.P. EL. +30.24



OFFICE

HOTEL

RESIDENTIAL

WEST ELEVATION

TOP OF STREET →

FINISH TOP OF STREET →

FINISH GRADE → M.P. EL. +30.24

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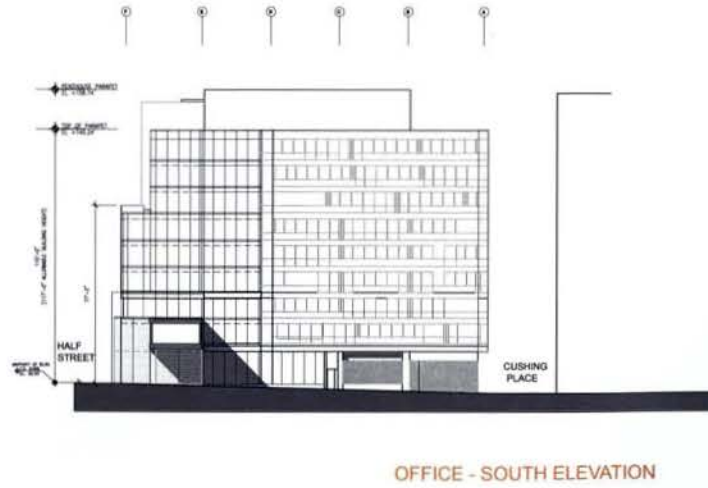
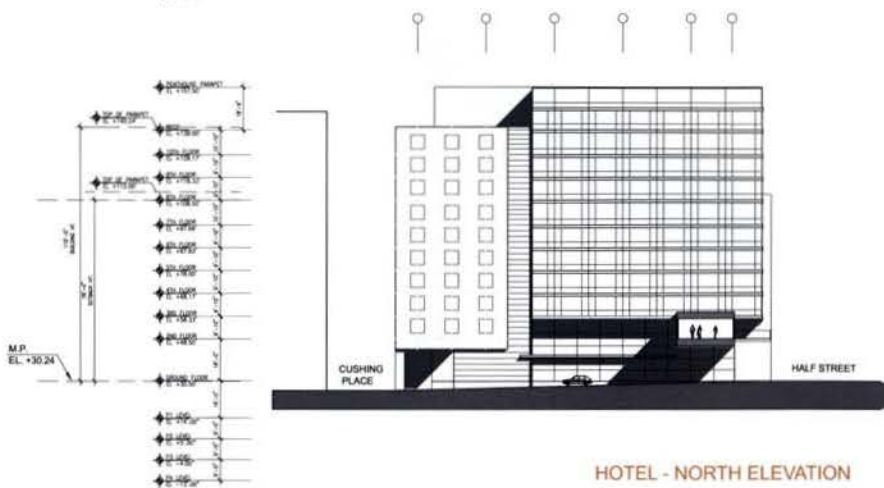
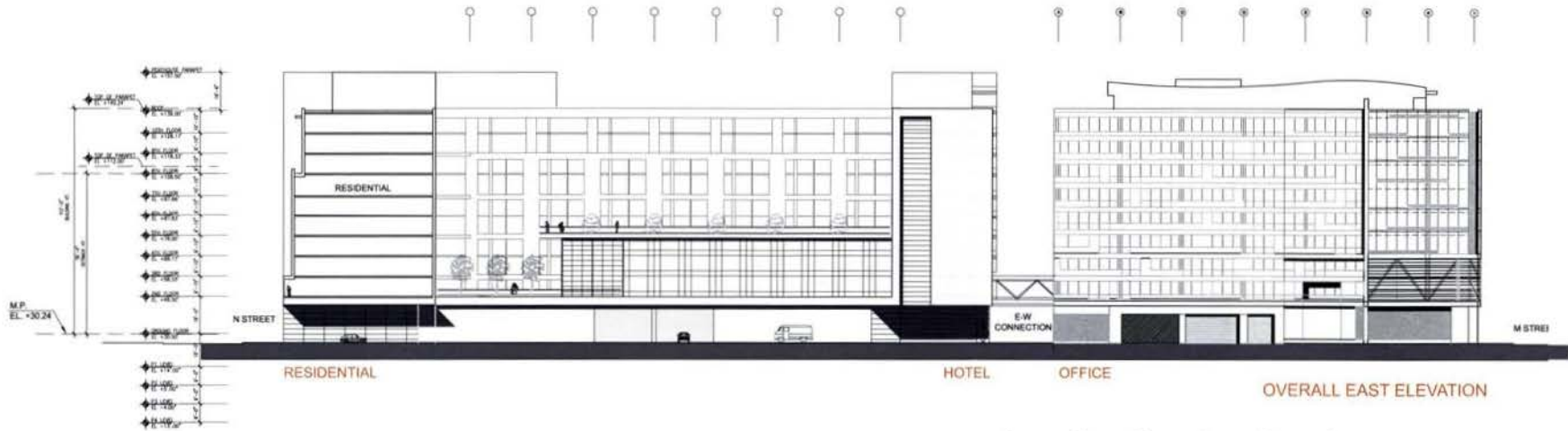
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NORTH, SOUTH & WEST ELEVATIONS

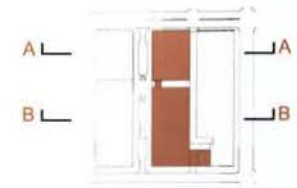
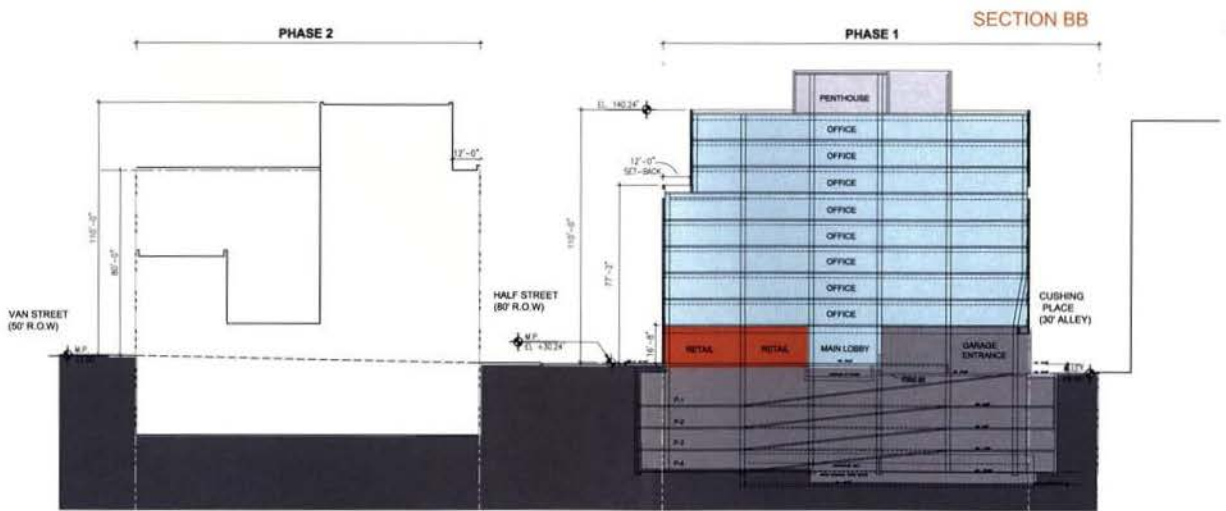
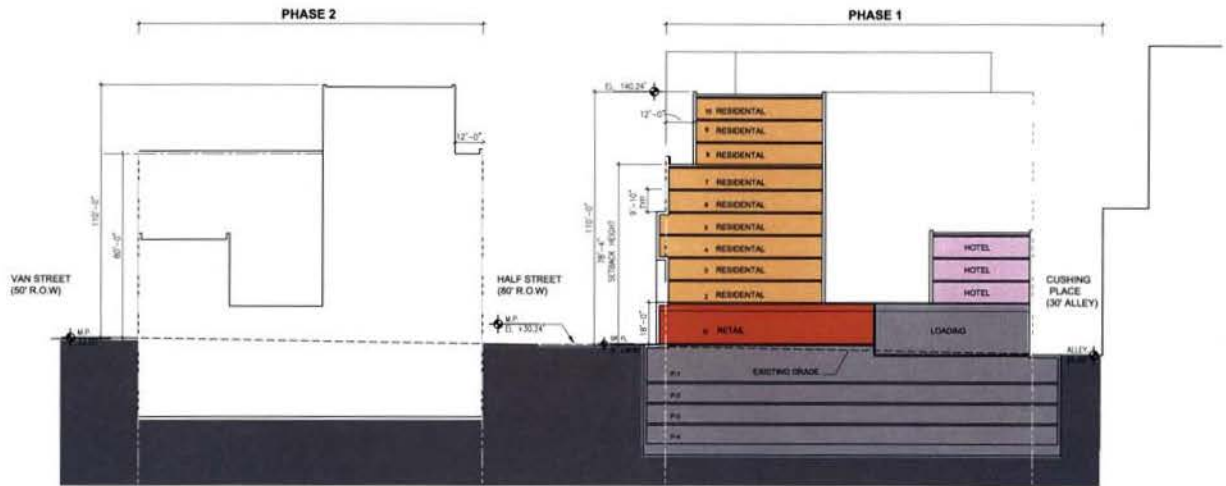
A7

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SECTION AA