

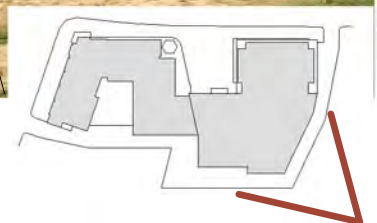


View from Southeast (Malcolm X)

Congress Heights

Square 5914, LLC

EXISTING
CONDITIONS



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ZONING COMMISSION

District of Columbia
CASE NO. 16-08
EXHIBIT NO. 15A3



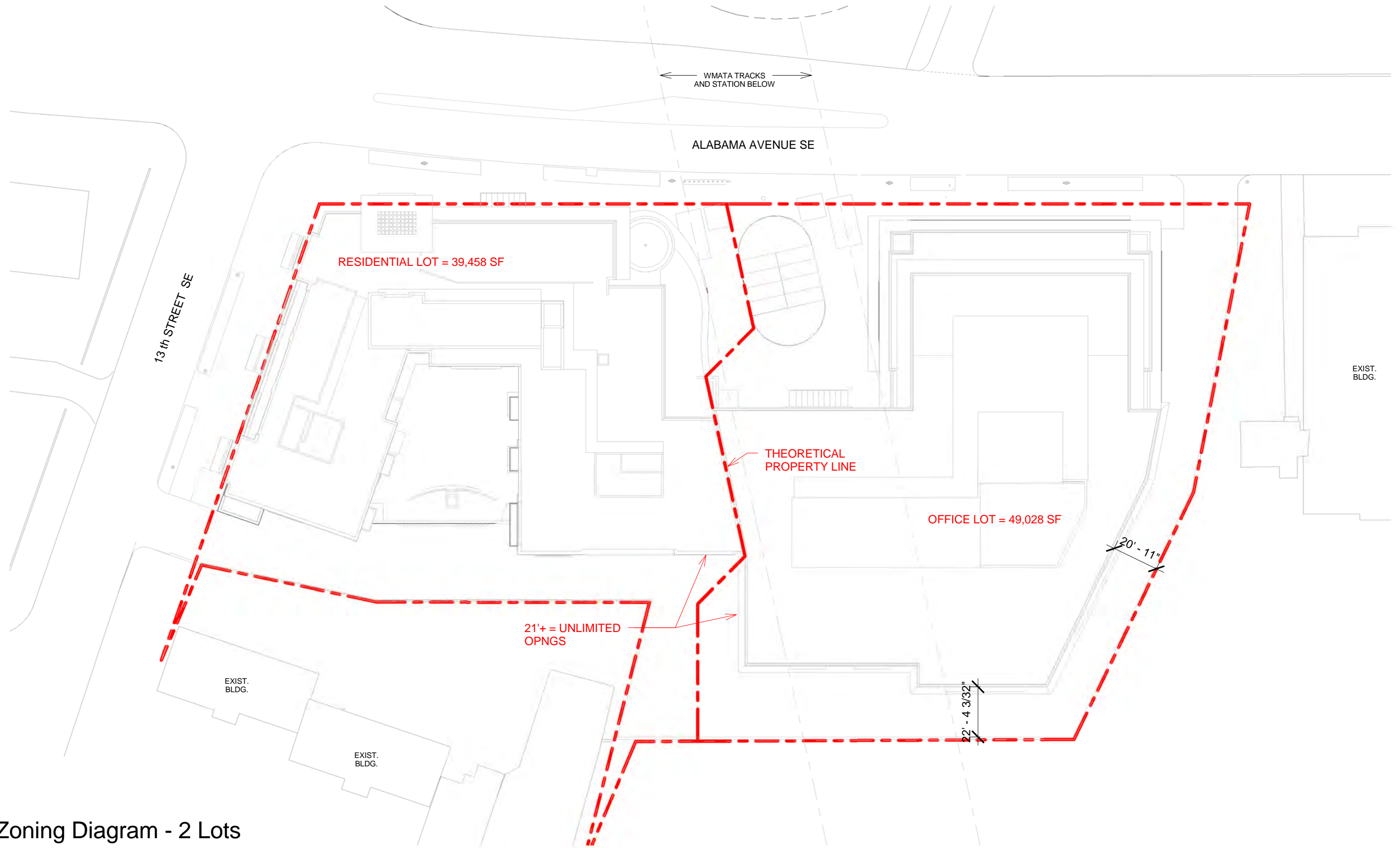
Perspective View - Residential Courtyard

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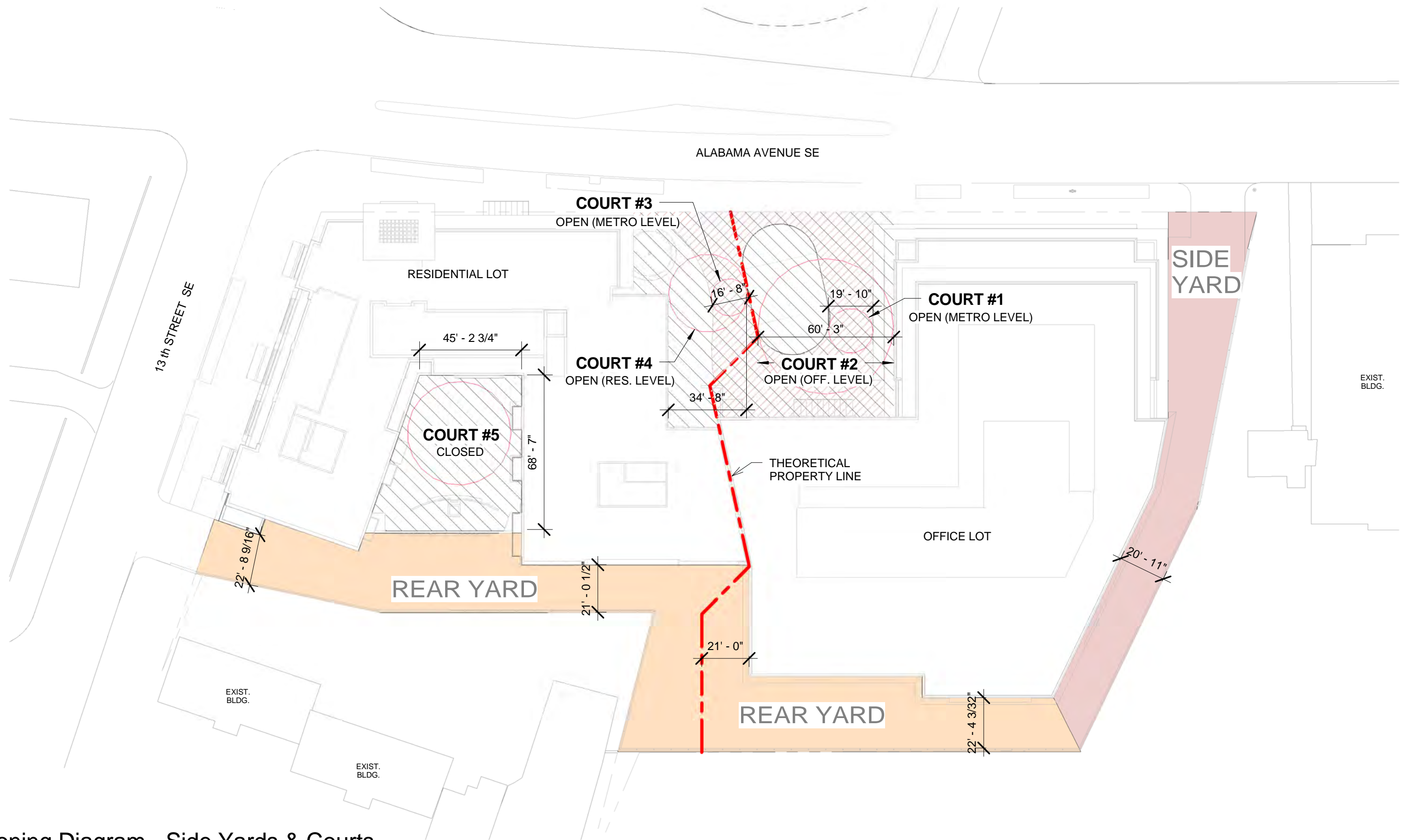


Zoning Diagram - 2 Lots

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Zoning Diagram - Side Yards & Courts

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Allowable	Proposed Zoning (C-3-B) PUD	Provided	General Note	
Courtyards	Office	Width of Open Court at Metro Pedestrian Level: 3 inches wide per ft of height but no less than 12 ft per 11 DCMR (776.1) CRT #1 : 3" x 16'-0" = 4'-0" (min. 12'-0" required); Area = 250 sf minimum	CRT #1: Width of 19'-10" provided Area of 3,836 sf provided	*See diagram attached
	Open	Width of Open Court at North at Second Floor Office Level 4 inches wide per ft of height but no less than 15 ft per 11 DCMR (776.3) CRT #2 : 4" x 66'-0" = 22'-0" width required; Area = 2 x (15 x 15) = 968 sf required	CRT #2: Width of 60'-3" provided (width measured at tightest point) Area of 6,318 sf provided	
Residential	Open	Width of Open Court at Metro Pedestrian Level: 3 inches wide per ft of height but no less than 12 ft per 11 DCMR (776.1) CRT #3 : 3" x 16'-0" = 4'-0" (min. 12'-0" required); Area = 250 sf minimum	CRT #3: Width of 16'-8" provided Area of 1,401 sf provided	*See diagram attached
	Open	Width of Open Court at North at Second Floor Office Level 4 inches wide per ft of height but no less than 15 ft per 11 DCMR (776.3) CRT #4 : 4" x 79'-0" = 26'-4" width required; Area = 2 x (26.33 x 26.33) = 1,387 sf required	CRT #4: Width of 34'-8" provided (width measured using a circle as court is irregular) Area of 3,436 sf provided	
	Closed	Width of Closed Court at Residential Building 4 inches wide per ft of height but no less than 15 ft per 11 DCMR (776.3) Area: twice square of req'd width per 11 DCMR (776.4) CRT#5 : 4" x 80'-0" = 26'-8" required width; Area: = (26.66 x 26.66) x 2 = 1,422 sf	CRT #5: Width = 45'-2", 46'-0" dia circle fits in irregular courtyard 3,690 sf provided	
Parking Requirements				
Office Lot	Office	1 sp/1800 sf, over 2,000 sf per 11 DCMR (2101.1) (218,561 sf - 2000 sf) = 216,561 / 1800 sf = 120 required spaces	120 Office Spaces provided in Office garage 120 full size spaces (100%)	
	Retail	1 space for each add'l 750 sf over 3000 sf retail per 11 DCMR (2101.1) ((9973 sf + 609 sf) - 3000 sf) = 7582 sf / 750 = 10 required spaces	12 Retail Spaces provided in Office garage & alley 12 full size spaces (100%)	
Res. Lot	Office	1 sp/1800 sf, over 2,000 sf per 11 DCMR (2101.1) ((963 sf + 923 sf) - 2000 sf) / 1800 sf = 0 required spaces	14 Office & Retail Spaces provided on Res. Ground Flr 10 full size spaces (71%) 4 compact spaces (29%)	
	Retail	1 space for each add'l 750 sf over 3000 sf retail per 11 DCMR (2101.1) (8870 sf - 3000 sf) = 5870 / 750 sf = 8 required spaces		
	Residential	0.25 space per dwelling unit per 11 DCMR (2101.1) 206 / 4 = 52 req'd Min. 60% of required to be full size per 11 DCMR (2115.2) 52 x .6 = 32 full size required	72 Res. Spaces provided @ 0.35 per dwelling unit on Res. Ground Floor and G1 46 full size spaces (64%) 26 compact spaces (36%)	
Bicycles				
		11 DCMR (2119.2) - 5% of required parking spaces DC 'Bicycle Commuter and Parking Expansion Act of 2007' - 1 per 3 du		
	Office	Retail: 10 spaces x .05 = 1 space Office: 120 spaces x .05 = 6 spaces	Office - 77 Interior provided	
	Residential	Res: no DCMR requirement Retail: 8 spaces x .05 = 0 spaces Office: 0 space x .05 = 0 spaces 206 units / 3 = 69 spaces	Residential - 64 Interior provided, 5 on outside bike racks Retail & Office - outside bike racks	
Loading				
Office	Greater than 200k s.f. per 11 DCMR (2201.1)			
Office Retail (9,177 sf)	3 berths @ 30 ft deep; 3 platforms @ 100 sf 1 service delivery @ 20 ft deep 1 berth @ 30' deep; 1 platform @ 100 sf	3 berths @ 30 ft deep; 3 platforms @ 100 sf 2 service delivery @ 20 ft x 10 ft 1 berth @ 30' deep; 1 platform @ 100 sf	Located on Residential Lot	
Residential	1 berth @ 55' deep 1 platform @ 200 sf 1 service delivery @ 20' deep	1 berth @ 30' deep 1 platform @ 200 sf 1 service delivery @ 20 ft x 10 ft	RELIEF REQUESTED. 30 ft loading berth provided in lieu of 55 ft	
Res. Retail (8,870 sf)	no requirements	none		
Res. Office (less than 30k)	no requirements	none		

Zoning Analysis - 2 Lots

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Congress Heights Building - Eight Story Office and Nine Story Residential Building

Preliminary Tabulations (Note areas are preliminary, approximate and subject to change)

3/6/2014

Office Building - Eight Stories									
Floor	Zoning Height ft. @ MP	Grade Level Spaces	Garage Spaces	Bike Spaces	Zon. Gross g.s.f.	Ret. Net n.s.f.	Gym/Amen. n.s.f.	Parking g.s.f.	WMATA Canopy g.s.f.
8	11.583				27,129				
7	11.291				29,442				
6	11.041				30,257				
5	11.041				30,257				
4	11.041				30,257				
3	11.041				30,254				
2	10.541				28,985				
1 / Ret	12.421	2			29,762	9,177	3,159	0	1,238
G1			61	37				33,964	
G2			69	40				33,964	
Totals *	90.000	2	130	77	236,343	9,177	3,159	67,928	1,238

Typical Office Floor 17.5" plenum, 7" PT slab with 3 1/2" drops, 9' ceilings = 11.041' flr / flr

*Note the Total height is listed twice, at the Measuring Point and at Lobby.

Residential Building - Nine Stories									
Floor	Zoning Height ft. @ MP	Grade Level Spaces	Garage Spaces	Bike Spaces	Zon. Gross g.s.f.	Ret. Net n.s.f.	Office Net n.s.f.	Parking g.s.f.	Units GSF 925
9	10.58				21,563				25
8	9.25				21,875				25
7	9.25				22,106				26
6	9.25				22,454				26
5	9.25				22,564				26
4	9.25				22,740				26
3	9.25				23,380				27
2	9.25				23,003				25
1 / Ret.	14.67	24		24	27,442	6,557	1,694		
G1			62	40				33,104	
Totals	90.00	24	62	64	207,127	6,557	1,694	33,104	206

Typical Residential Floor 8'-8" ceiling and 7" PT slab, with some drops in bathrooms and kitchens = 9'-3" Flr/Flr

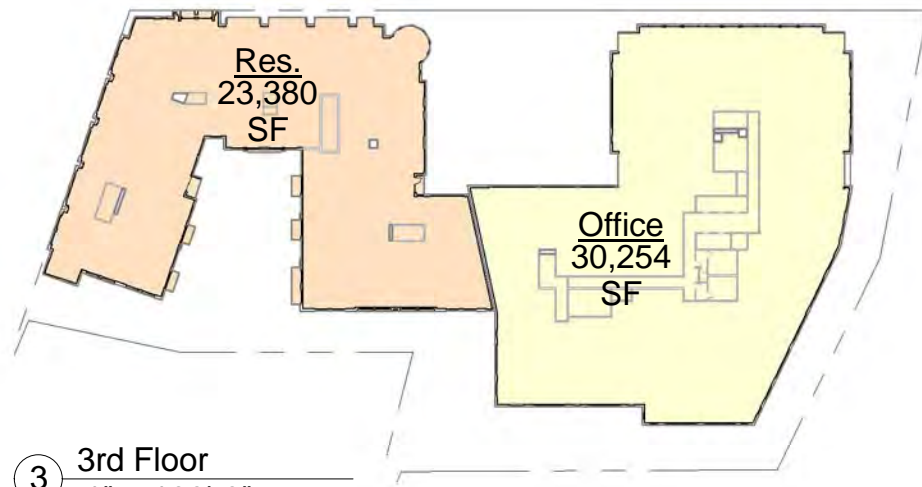
*Note the Total height is listed twice, at the Measuring Point and at Lobby.

Project Tabulation Summary

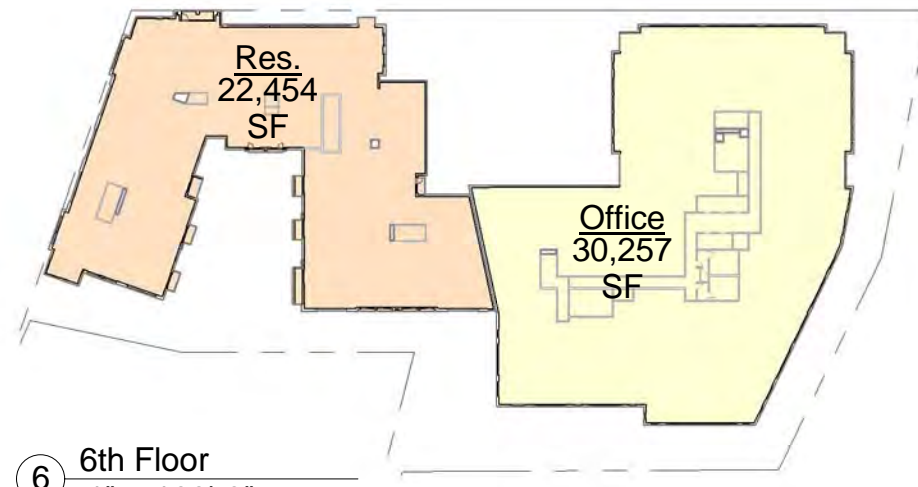
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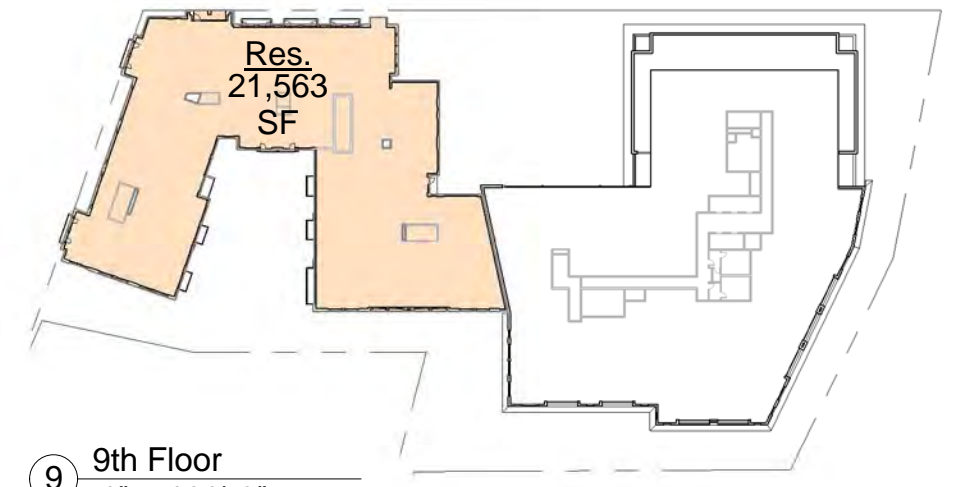
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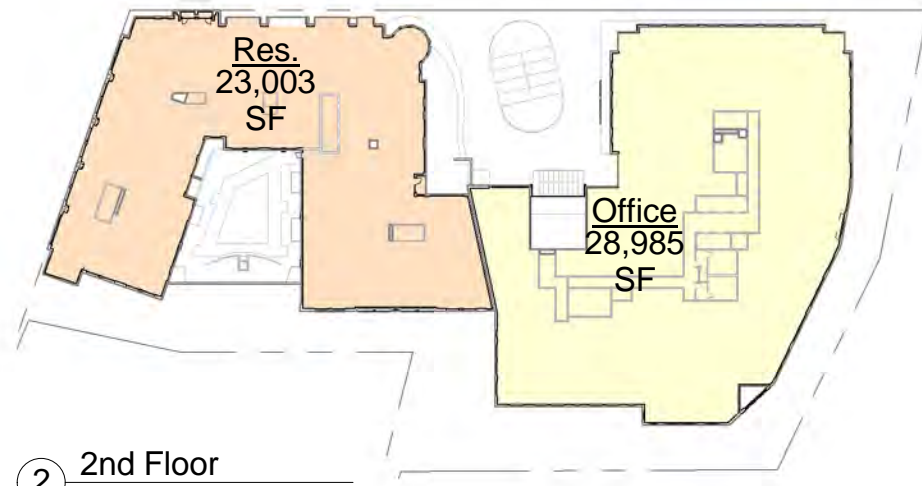
③ 3rd Floor
1" = 100'-0"



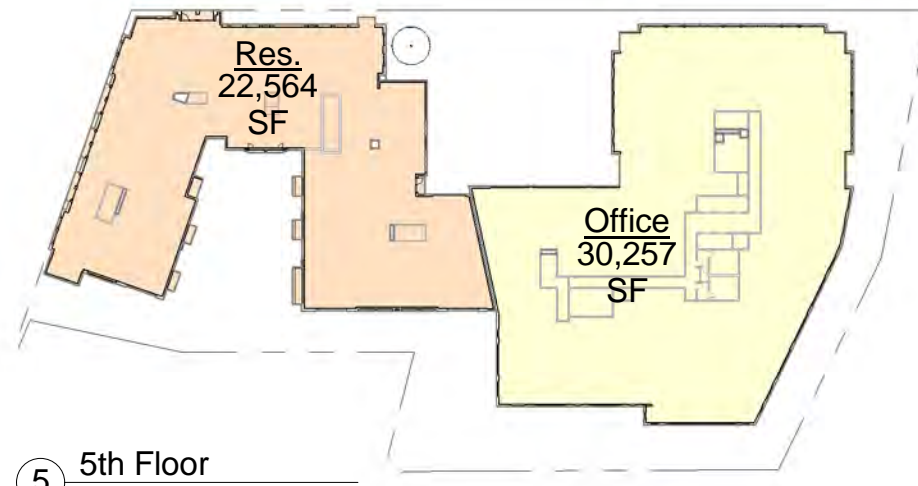
⑥ 6th Floor
1" = 100'-0"



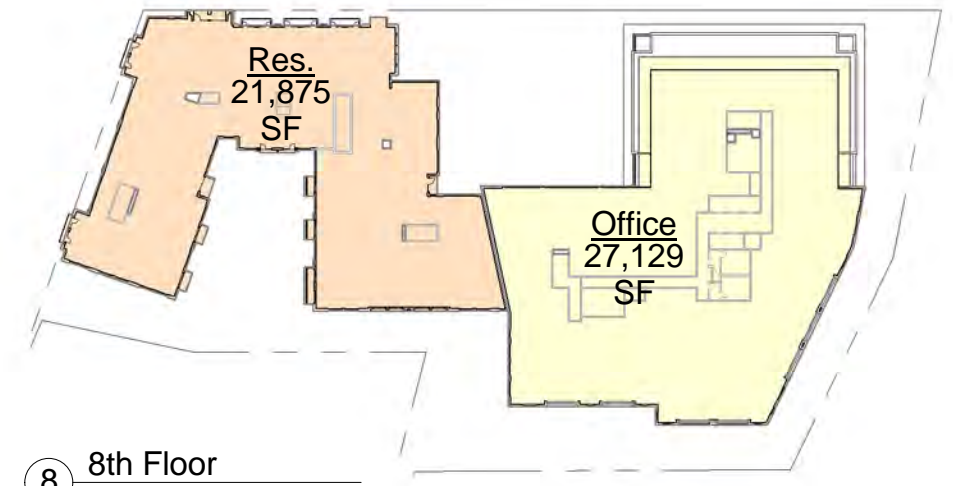
⑨ 9th Floor
1" = 100'-0"



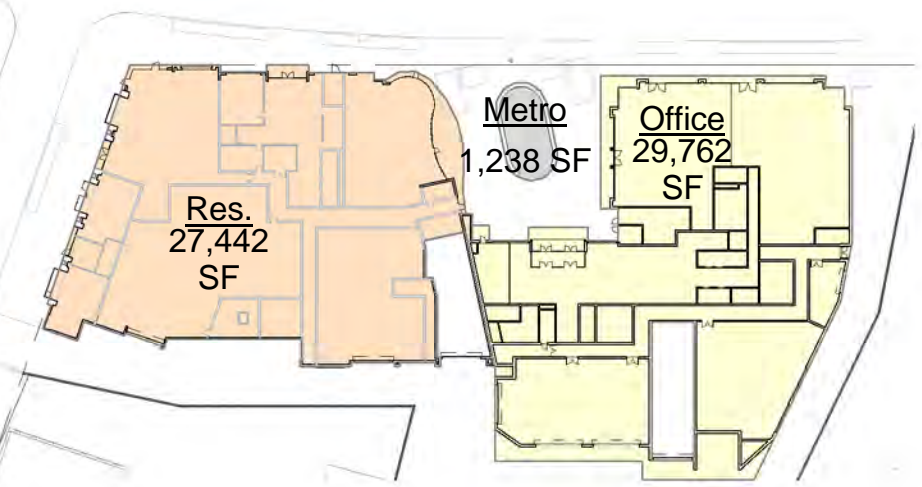
② 2nd Floor
1" = 100'-0"



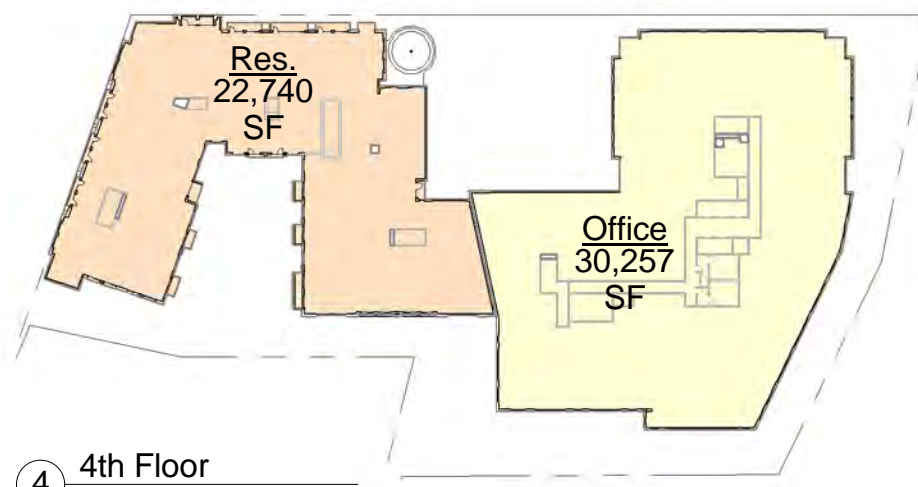
⑤ 5th Floor
1" = 100'-0"



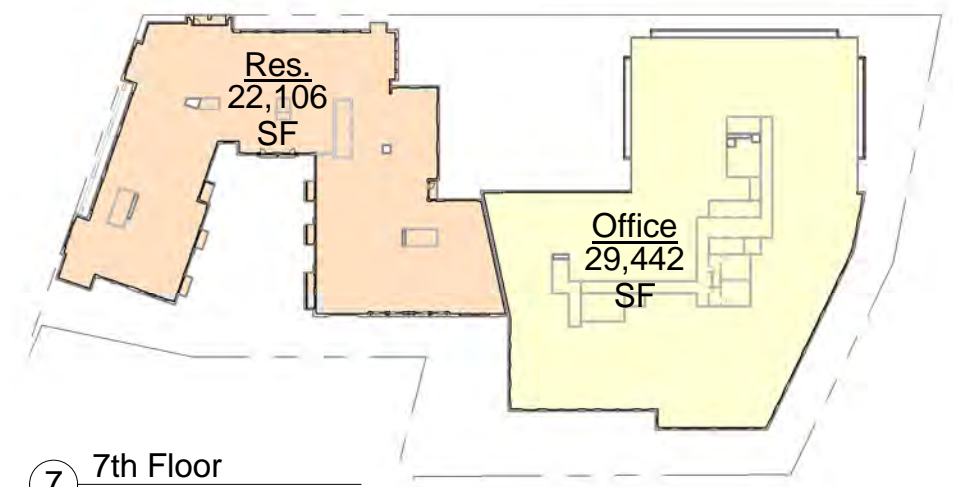
⑧ 8th Floor
1" = 100'-0"



① 1st Floor
1" = 100'-0"



④ 4th Floor
1" = 100'-0"

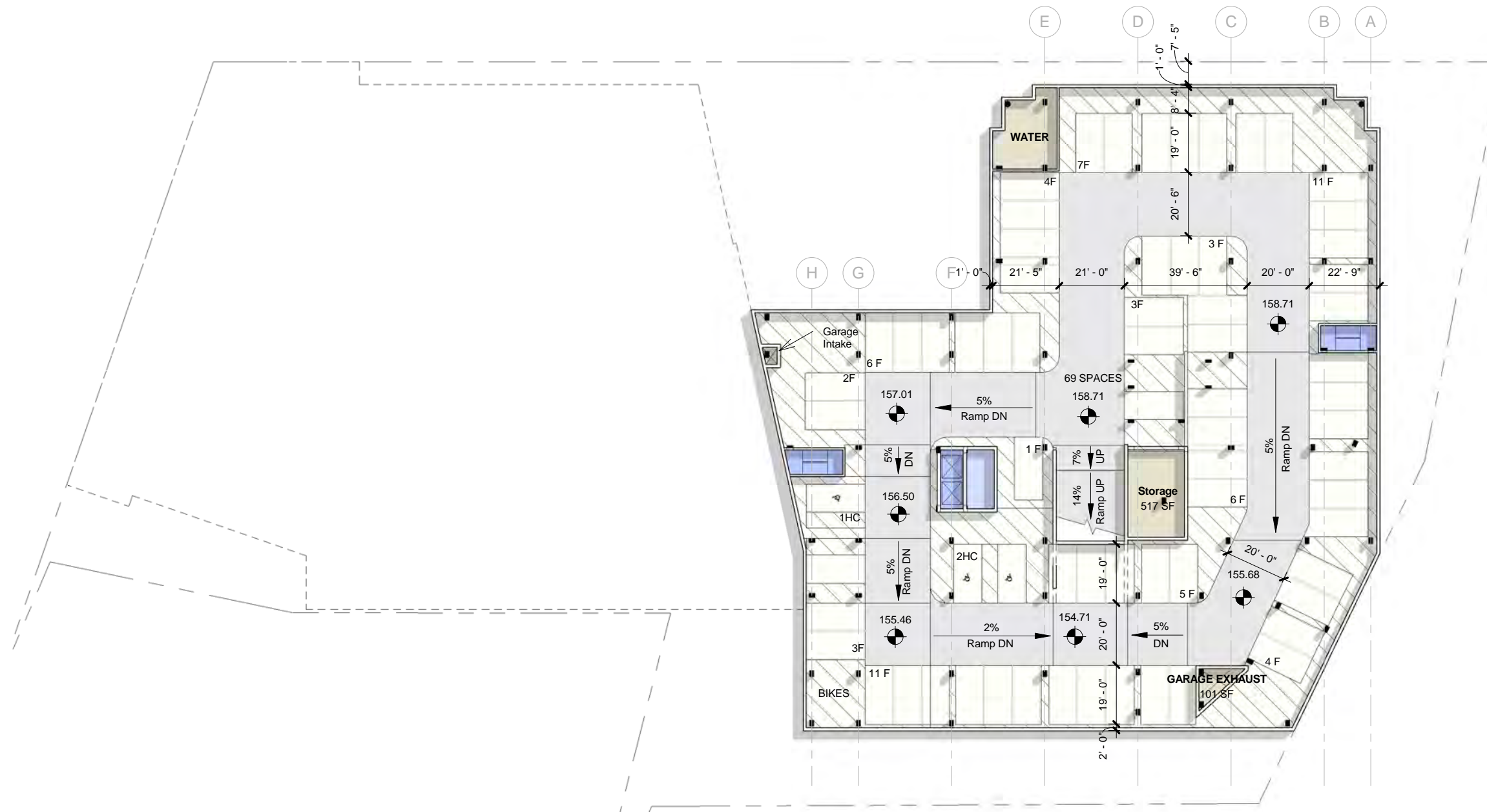


⑦ 7th Floor
1" = 100'-0"

FAR Area Plans

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① Garage 2
1" = 40'-0"

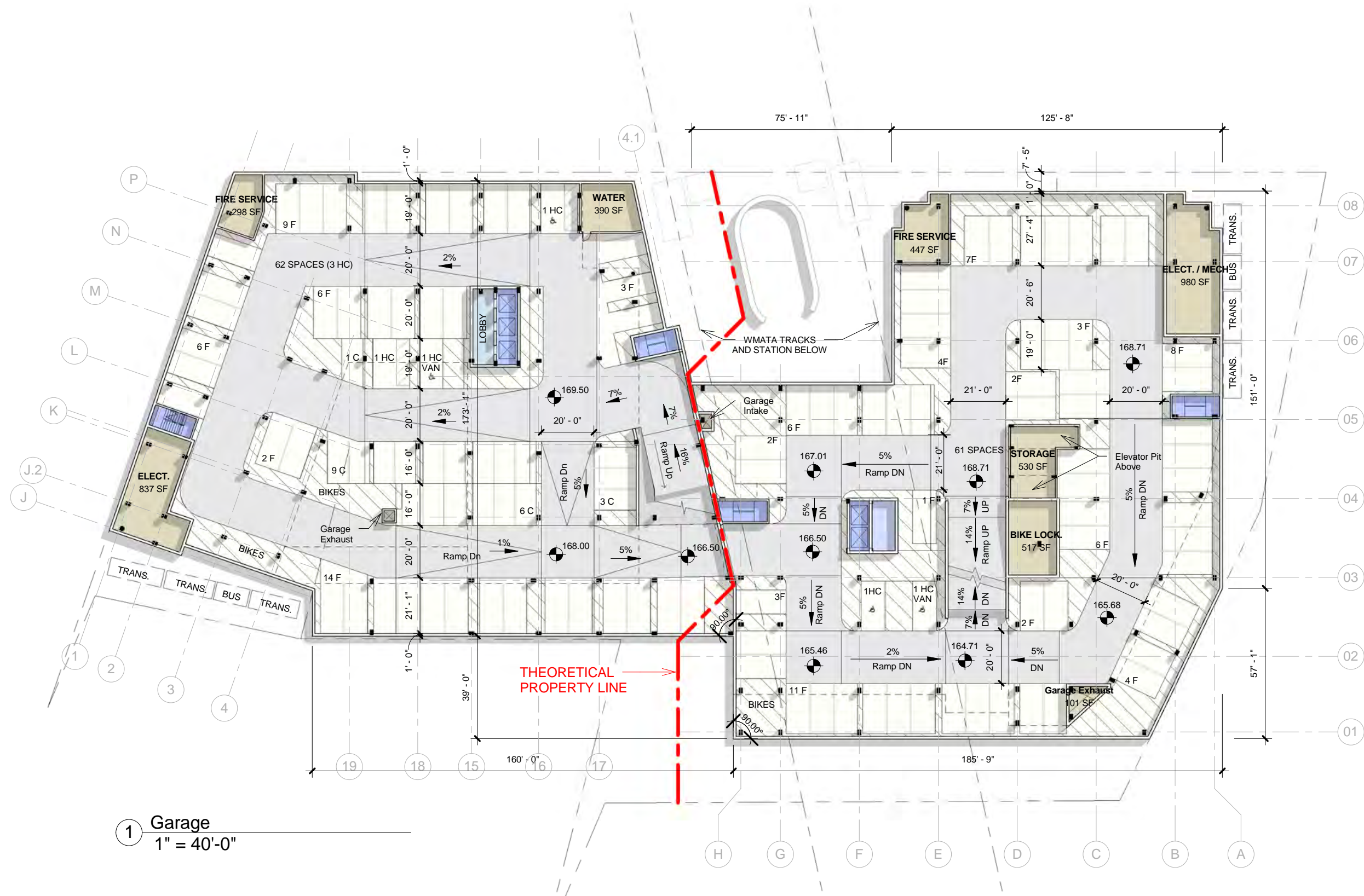


G2 Garage Plan

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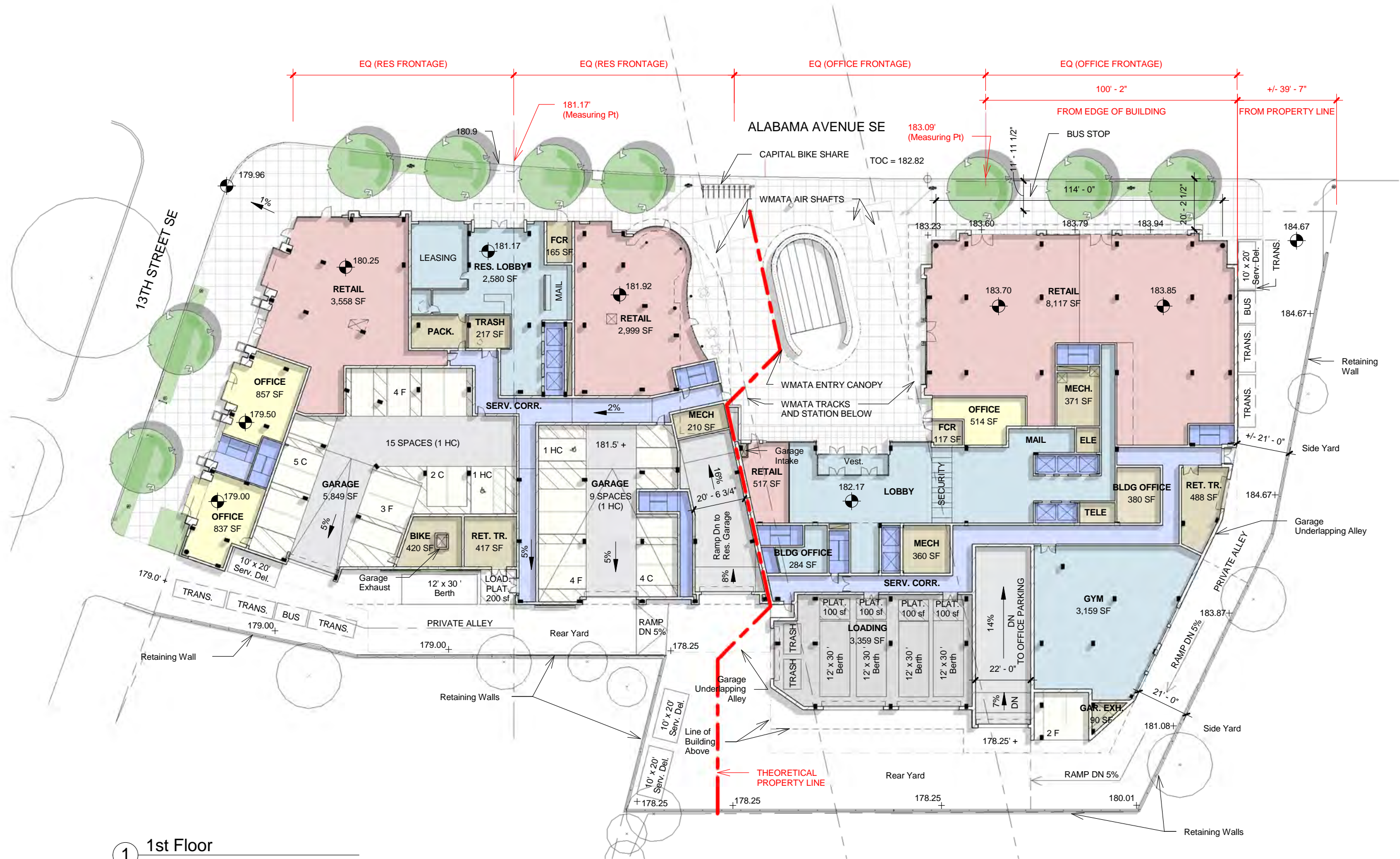
1 Garage
1" = 40'-0"

G1 Garage Plan

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1 1st Floor
1" = 40'-0"

1st Floor Plan

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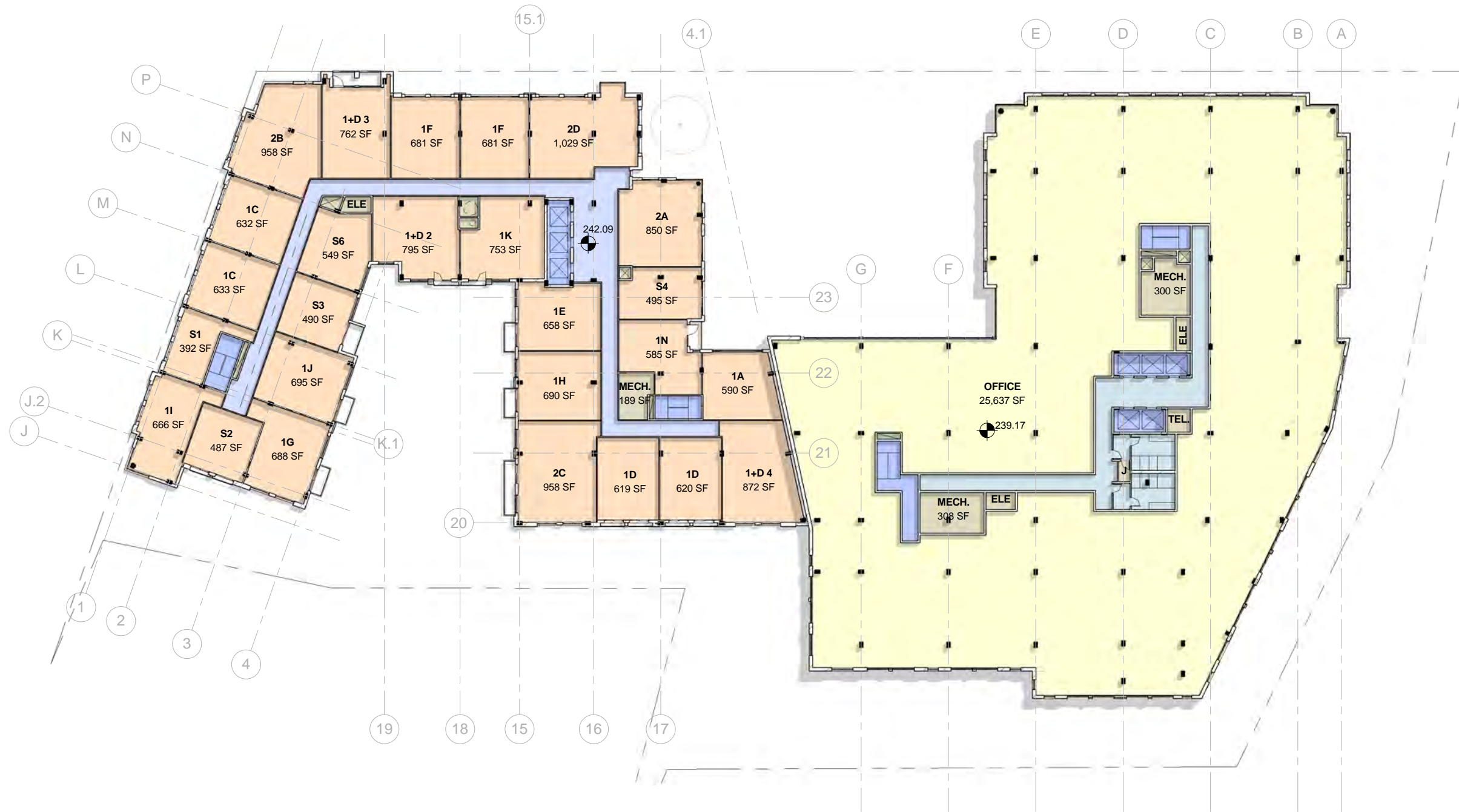
① Office 2nd Floor
1" = 40'-0"

2nd Floor Plan

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① Typical Floor Plan
1" = 40'-0"

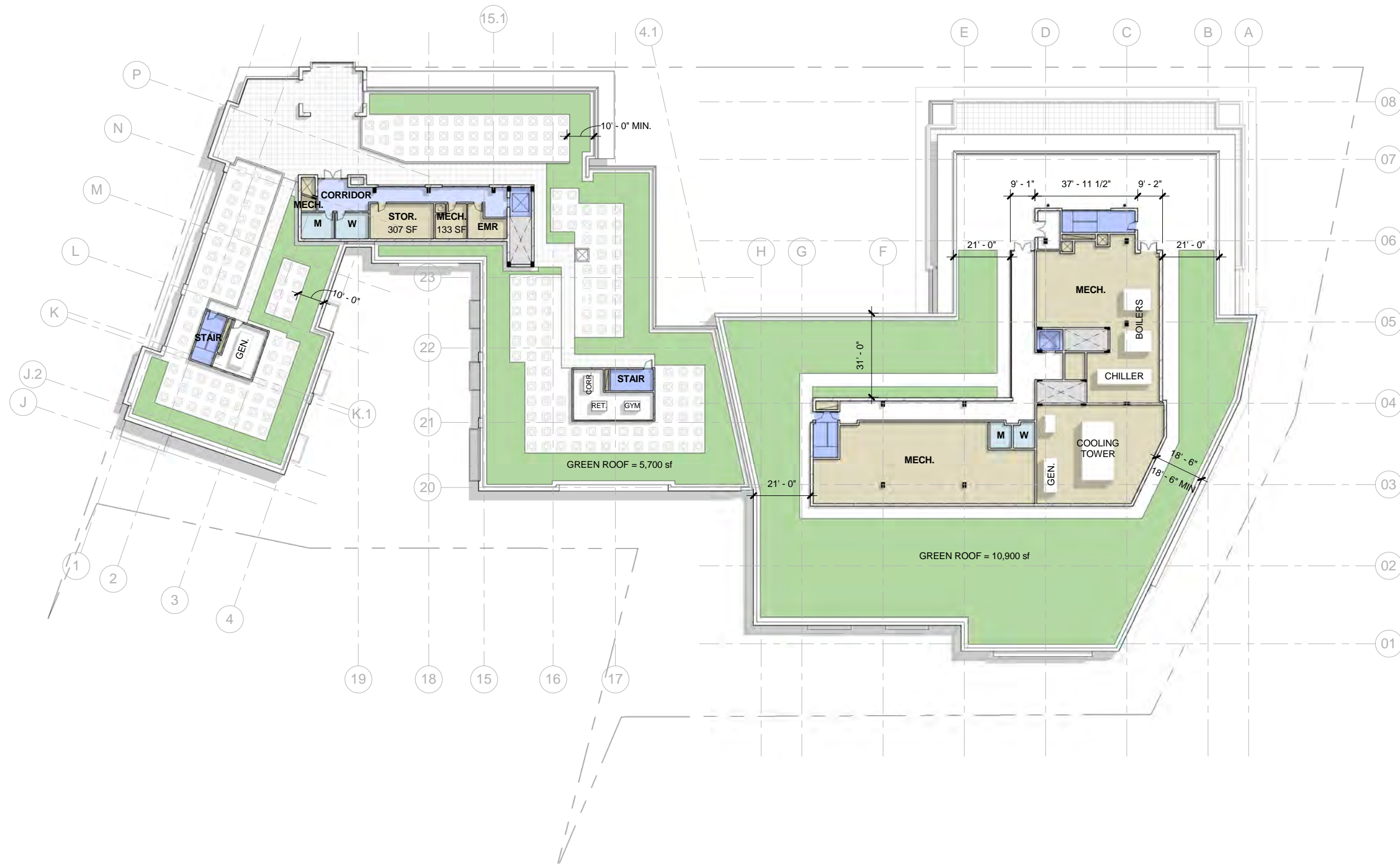


Typical Floor

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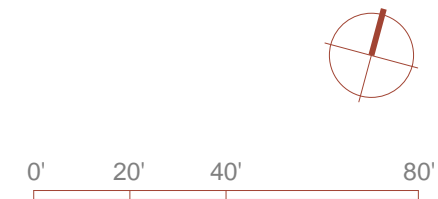
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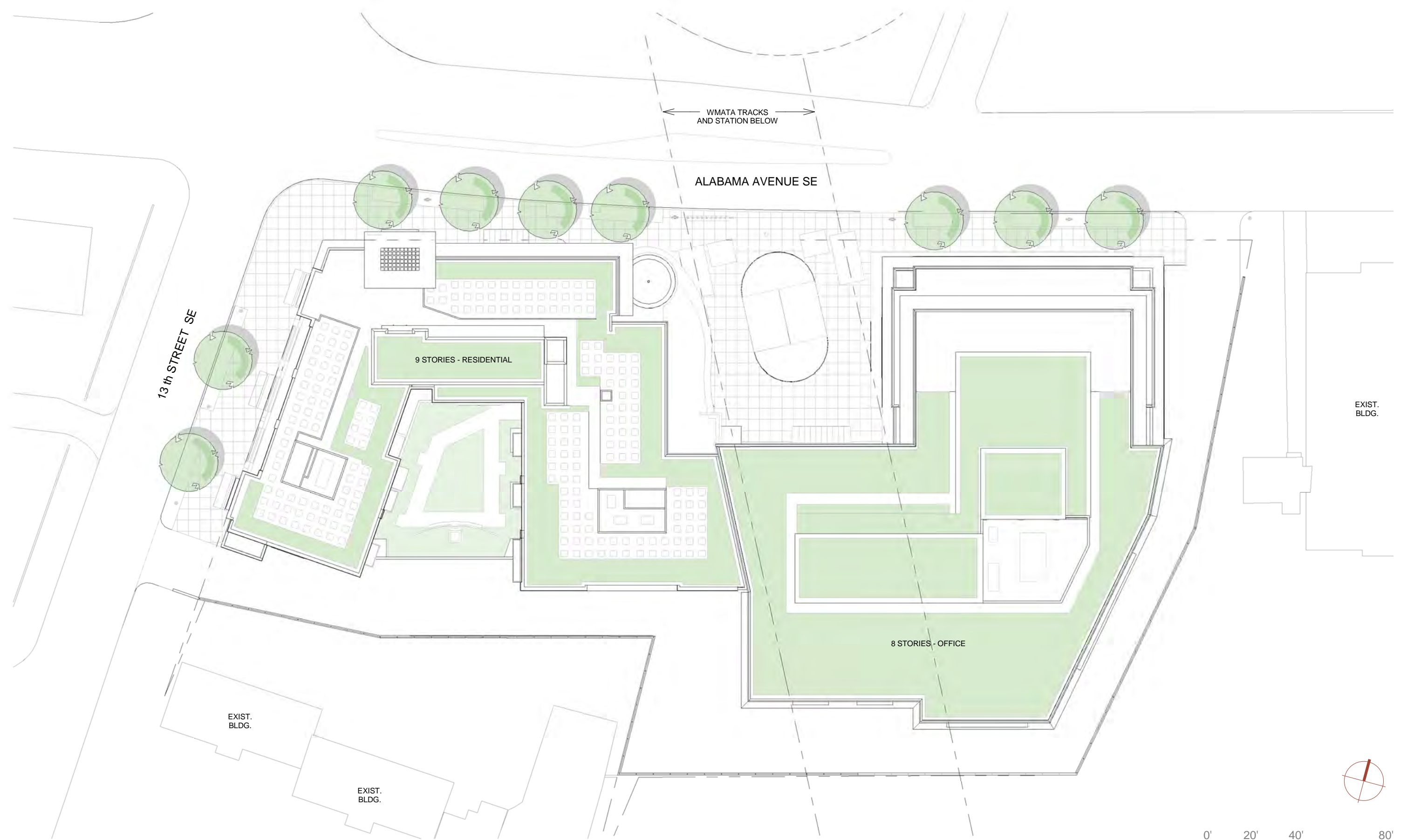


Roof Plan

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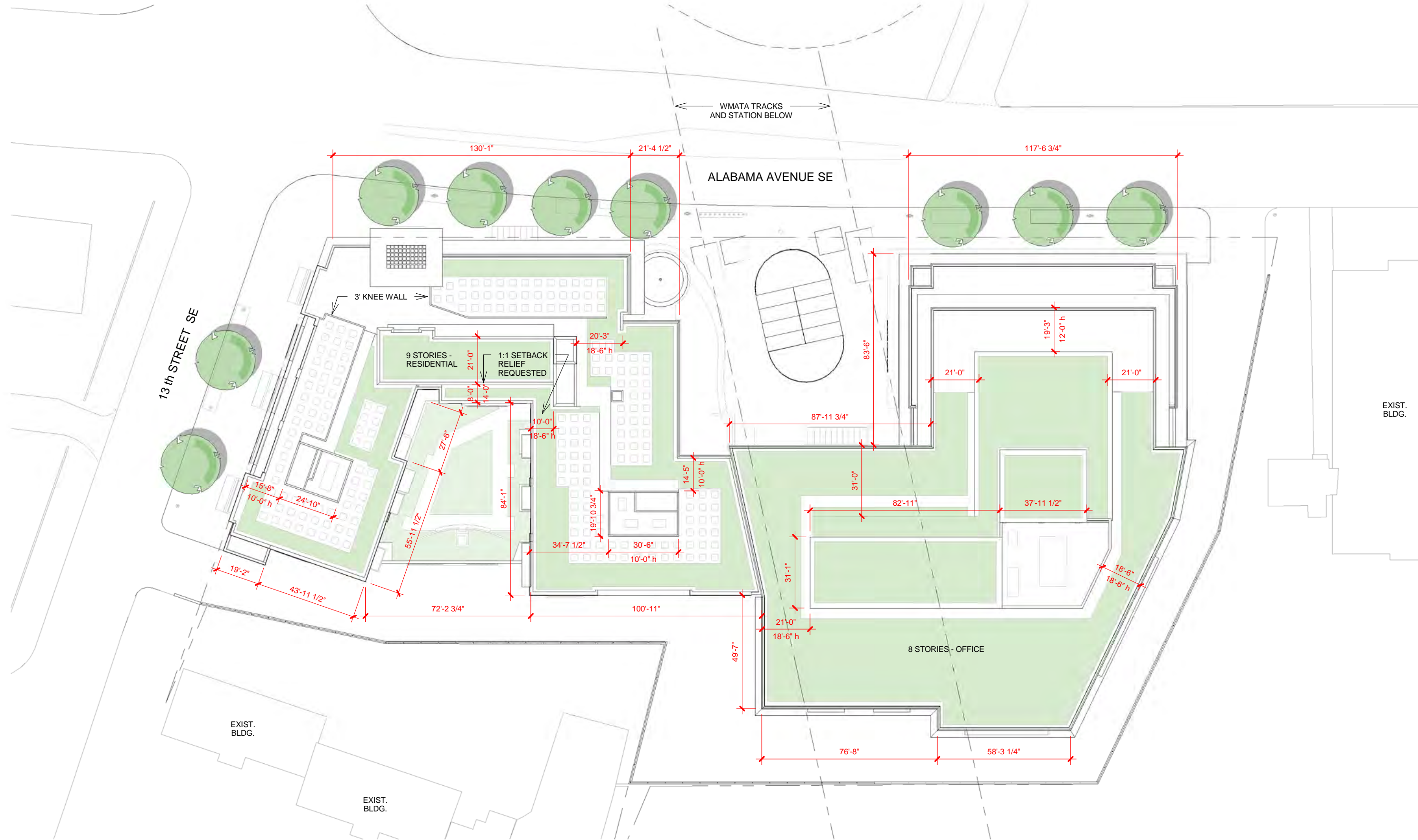


Site Plan

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Site Plan - Dimensioned
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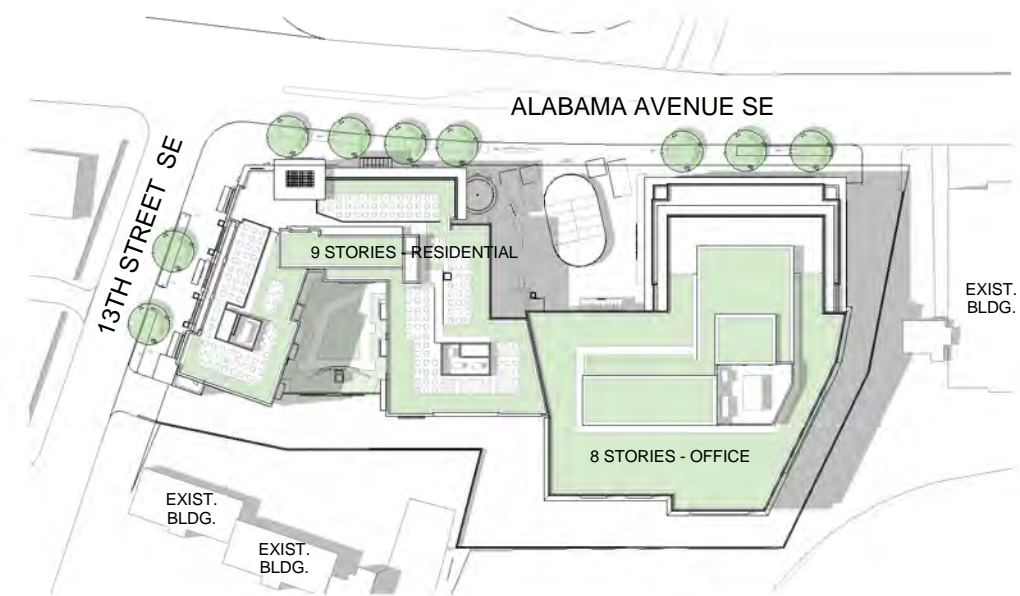
① Shadow Study - June (11 AM)



② Shadow Study - March (11 AM)



③ Shadow Study - December (11 AM)



④ Shadow Study - June (2 PM)



⑤ Shadow Study - March (2 PM)



⑥ Shadow Study - December (2 PM)

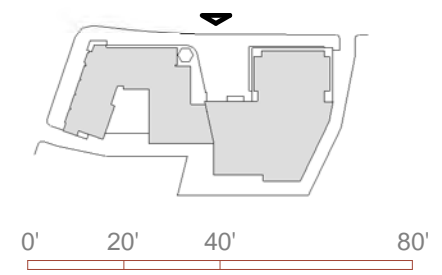
Shadow Studies

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① North Elevation
1" = 40'-0"



North Elevation - Overall

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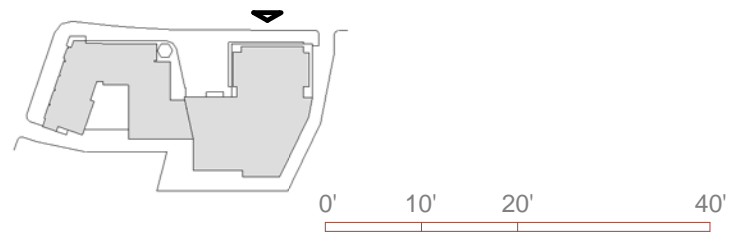
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- T.O. Penthouse
291' - 7 3/32"
- T.O. Parapet
276' - 7 3/32"
- Office Roof
273' - 1 3/32"
- Office 8th Floor
261' - 6 3/32"
- Office 7th Floor
250' - 2 19/32"
- Office 6th Floor
239' - 2 3/32"
- Office 5th Floor
228' - 1 19/32"
- Office 4th Floor
217' - 1 3/32"
- Office 3rd Floor
206' - 0 19/32"
- Office 2nd Floor
195' - 6 3/32"
- Office 1st Floor
183' - 3 1/4"
- Meas. Pt. (Office)
183' - 1 3/32"
- Garage
169' - 6"



① North Elevation - Office
1" = 20'-0"



North Elevation - Office
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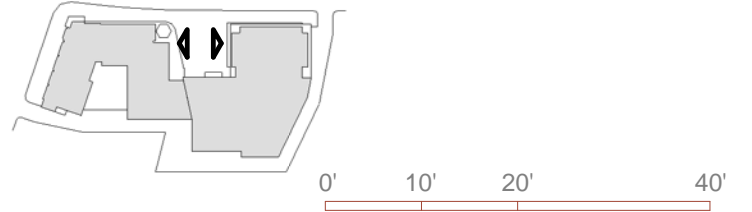
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① Front Court East Elevation
1" = 20'-0"



② Front Court West Elevation
1" = 20'-0"



Courtyard Elevations

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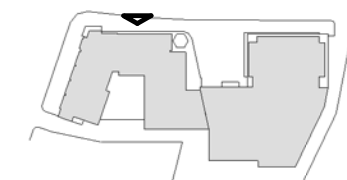
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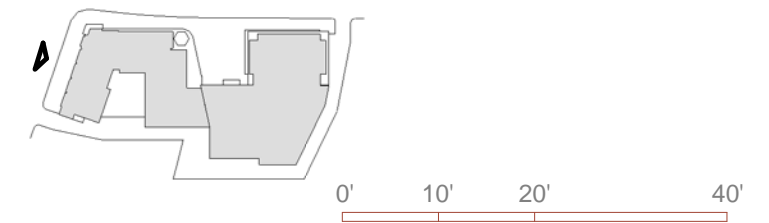
North Elevation - Residential

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West Elevation

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