WESLEY HOUSING DEVELOPMENT CORPORATION

VIEW LOOKING DOWN ALLISON ST AND HAWAII AVE INTERSECTION

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CLIENT
WESLEY HOUSING DEVELOPMENT CORPORATION
515 CHERIDGE AVE. #240
ALEXANDRIA, VA 22312

STRUCTURAL ENG
RATHGERBER|GOSS ASSOCIATES, P.C.
15871 CRABBS BRANCH WAY
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301-590-0073

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

1 HAWAII AVE NE

1 HAWAII AVENUE, NE
WASHINGTON, DC 20011

REVISIONS

1	PRE-HEARING SUBMISSION	8/27/19

DATE:	8/27/19
PROJECT NO:	2016-014
DRAWN BY:	RM/JM/SS
CHECKED BY:	DH/RM

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RENDERINGS

A5.02

ZONING COMMISSION
District of Columbia
CASE NO.19-01
EXHIBIT NO.26A3

WESLEY HOUSING DEVELOPMENT CORPORATION

VIEW LOOKING EAST INTO AMENITY TERRACE

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RENDERINGS

A5.03

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VIEW OF ROCK CREEK CHURCH ROAD ELEVATION

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RENDERINGS

A5.04

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VIEW LOOKING EAST AT ROCK CREEK CHURCH ROAD

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RENDERINGS

A5.05

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	70,379
FAR	2.24
FAR AREA	59,070
PARKING	1 SPACE PER 6 UNITS

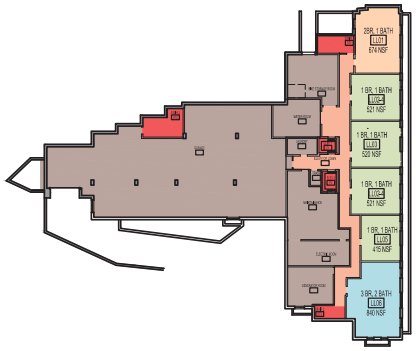
UNIT CALCULATIONS BASED ON DEMISING PLANS DRAWN August 27, 2019

LEVEL	UNIT TYPE	CELLAR	1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	TOTAL UNITS	AREA
GROSS AREA		14,059	14,080	14,080	14,080	14,080		70,379
FAR AREA		3,830	13,810	13,810	13,810	13,810		59,070
FAR		0.15	0.52	0.52	0.52	0.52		2.24
GROSS RESIDENTIAL AREA		7,025	13,810	13,810	13,810	13,810		62,265
GROSS AREA PUBLIC SPACE PROJECTIONS			270	270	270	270		1,080
GROSS RESIDENTIAL AREA		7,025	14,080	14,080	14,080	14,080		63,345
TOTAL UNITS		6	13	17	17	17		70
UNIT LL01	2 BR +1 1A	674					1	674
UNIT LL02-4	1 BR + 1BA	521					1	521
UNIT LL02-4	1 BR + 1BA	521					1	521
UNIT LL02-4	1 BR + 1BA	521					1	521
UNIT LL05	1 BR + 1BA	415					1	415
UNIT LL06	3 BR +2 1A	840					1	840
UNIT 105	1 BR + 1BA		456				1	456
UNIT 106	3 BR +2 1A		919				1	919
UNIT 107	STUDIO		412				1	412
UNIT 109	STUDIO		410				1	410
UNIT 110	STUDIO		412				1	412
UNIT 111	1 BR + 1BA		522				1	522
UNIT 118	STUDIO		415				1	415
UNIT 115	1 BR + 1BA		595				1	595
UNIT X01	2 BR +1 1A			728	728	728	3	2,184
UNIT X02-5	1 BR + 1BA			557	557	557	3	1,671
UNIT X02-5	1 BR + 1BA		557	557	557	557	4	2,228
UNIT X02-5	1 BR + 1BA		557	557	557	557	4	2,228
UNIT X02-5	1 BR + 1BA			557	557	557	3	1,671
UNIT X06	3 BR +2 1A			962	962	962	3	2,886
UNIT X07	3 BR +2 1A			897	897	897	3	2,691
UNIT X08	1 BR + 1BA			504	504	504	3	1,512
UNIT X09	STUDIO			402	402	402	3	1,206
UNIT X10	1 BR + 1BA			542	542	542	3	1,626
UNIT X11	3 BR +2 1A			930	930	930	3	2,790
UNIT X12	3 BR +2 1A		987	987	987	987	4	3,948
UNIT X13	1 BR + 1BA		503	503	503	503	4	2,012
UNIT X14	1 BR + 1BA		528	528	528	528	4	2,112
UNIT X15	2 BR + 1BA			688	688	688	3	2,064
UNIT X16	1 BR + 1BA			480	480	480	3	1,440
UNIT X17	STUDIO			404	404	404	3	1,212
							70	
	STUDIO	1	2	2	2	3		10
	1BR	4	4	4	4	4		18
	2BR	1	1	2	2	2		8
	3BR	1	3	4	4	3		15
								0
LOBBY	256							
AMENITY	779							
LEASING	1,400							
PARKING	14							14
NET RESIDENTIAL AREA		3,492	7,123	10,633	10,633	10,633		43,116
NET RESIDENTIAL AREA - PROJECTIONS IN PUBLIC SPACE			150	150	150	150		600
TOTAL NET RESIDENTIAL AREA		3,492	7,273	10,783	10,783	10,783		43,716
EFFICIENCY		25%	51%	76%	76%	76%		70%

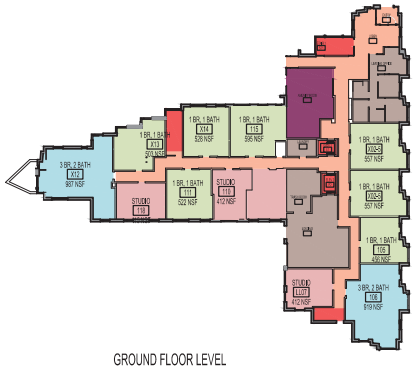
UNIT TYPE	NUMBER OF UNITS	TOTAL AREA	AVERAGE SF	% OF TOTAL
STUDIO, 1BA	10	4,069	407	14%
1BR, 1BA	38	20,466	539	54%
2BR, 2 BA	7	5,334	762	10%
3 BR + 2 BA	15	14,074	938	21%
	70	43,943	628	100%

IZ UNITS HIGHLIGHTED

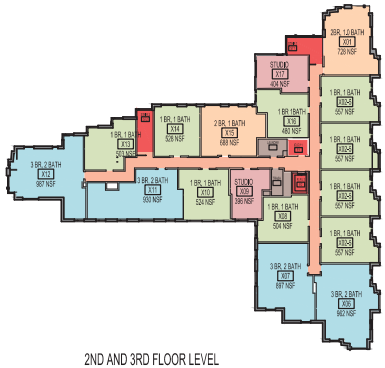
Notes:
The number, size, and location of units, stairs, and elevators are preliminary and shown for illustrative purposes only. Final layouts may vary.
IZ set aside requirements apply following expiration of DHCD affordability covenant.



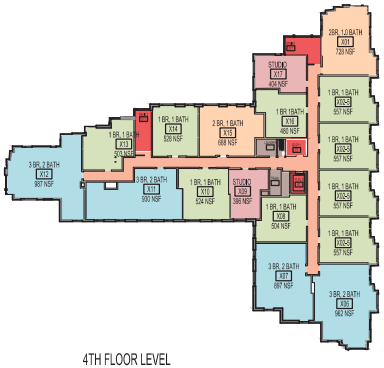
CELLAR FLOOR LEVEL



GROUND FLOOR LEVEL



2ND AND 3RD FLOOR LEVEL



4TH FLOOR LEVEL

KEY
- 3 BEDROOM
- 2 BEDROOM
- 1 BEDROOM
- STUDIO
- VERTICAL CIRCULATION
- CORRIDOR
- AMENITIES
- SERVICE

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GROSS FLOOR AREA / UNIT TABULATIONS

WESLEY HOUSING DEVELOPMENT CORPORATION

SCALE: 1" = 60'

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GROSS AREA TABULATIONS

A6.01

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TOTAL NET RESIDENTIAL IZ REQUIRED:

10% OF GROSS RESIDENTIAL FLOOR AREA					
63,345	GSF x	0.1	=	6,335	GSF
50% OF ACHIEVABLE BONUS DENSITY					
0.2	FAR x	26,400 SF	=	5,280	GSF
5280	GSF x	75%	=	3,960	GSF
IZ GROSS RESIDENTIAL FLOOR AREA REQUIRED				6,335	GSF

TOTAL RESIDENTIAL GROSS FLOOR AREA	63,345	GSF
TOTAL NET RESIDENTIAL FLOOR AREA	43,716	NSF
RATIO OF GROSS AREA TO NET	69.01%	
TOTAL NET IZ RESIDENTIAL AREA REQUIRED	4,372	NSF
TOTAL NET IZ RESIDENTIAL AREA PROVIDED	4,576	NSF

MINIMUM NET UNIT SIZE (14 DCMR 2202.4f)			AVERAGE MARKET RATE NSF UNIT SIZE				
STUDIO	400	NSF	STUDIO	9	3,665	407	NSF
1BR	550	NSF	1BR	35	18,882	539	NSF
2BR	850	NSF	2BR	6	4,606	768	NSF
3BR	1000	NSF	3 BR	13	12,214	940	NSF
				63			

NOTE: IZ UNITS SHALL NOT BE LESS THAN 98% OF THE AVERAGE SIZE OF THE SAME TYPE OF MARKET RATE UNITS OR REQUIREMENTS IN ZONING CODE, WHICHEVER IS LESSER

IZ UNITS	UNIT TYPE	UNIT SF	% OF AVERAGE MR UNIT SIZE
UNIT 114	1 BR + 1 BA	528	98%
UNIT 201	2 BR +1 BA	728	95%
UNIT 211	3 BR +2 BA	930	99%
UNIT 311	3 BR +2 BA	930	99%
UNIT 314	1 BR + 1 BA	528	98%
UNIT 414	1 BR + 1 BA	528	98%
UNIT 417	STUDIO	404	99%
	TOTAL SF	4,576	

IZ UNITS		
UNIT TYPE	# OF UNITS	% OF TOTAL
STUDIO	1	14.3%
1BR, 1BA	3	42.9%
2BR, 2 BA	1	14.3%
3 BR + 2 BA	2	28.6%
	7	100%

AFFORDABLE NON-IZ UNITS		
UNIT TYPE	# OF UNITS	% OF TOTAL
STUDIO	9	12.9%
1BR, 1BA	35	50.0%
2BR, 2 BA	6	8.6%
3 BR + 2 BA	13	18.6%
	63	90%

Note:
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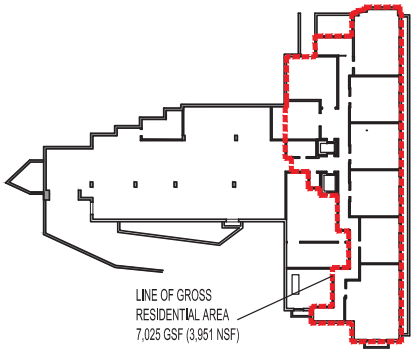
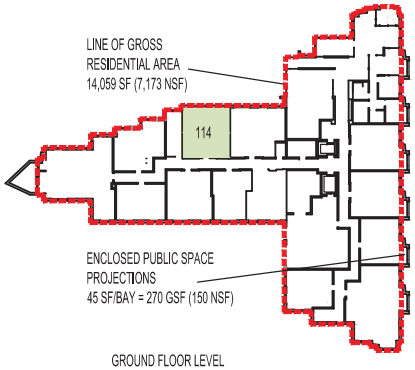
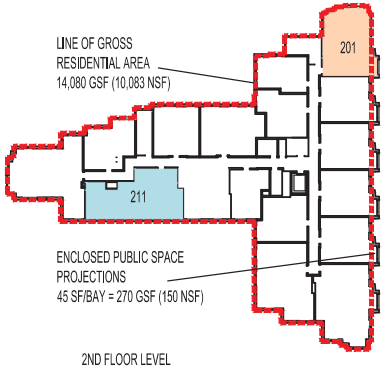


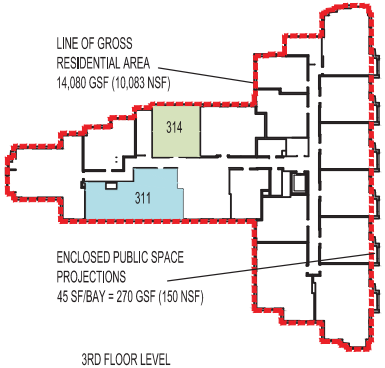
CELLAR FLOOR LEVEL



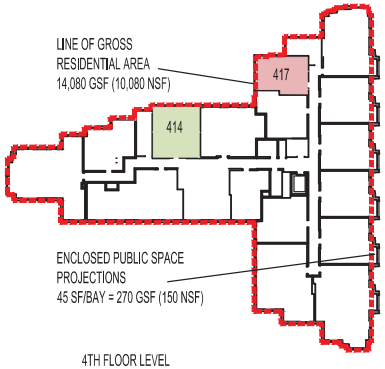
GROUND FLOOR LEVEL



2ND FLOOR LEVEL



3RD FLOOR LEVEL



4TH FLOOR LEVEL

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WESLEY HOUSING DEVELOPMENT CORPORATION

INCLUSIONARY ZONING TABULATIONS

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0' 30' 60' 120'
SCALE: 1" = 60'

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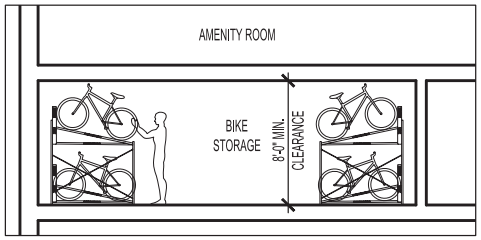
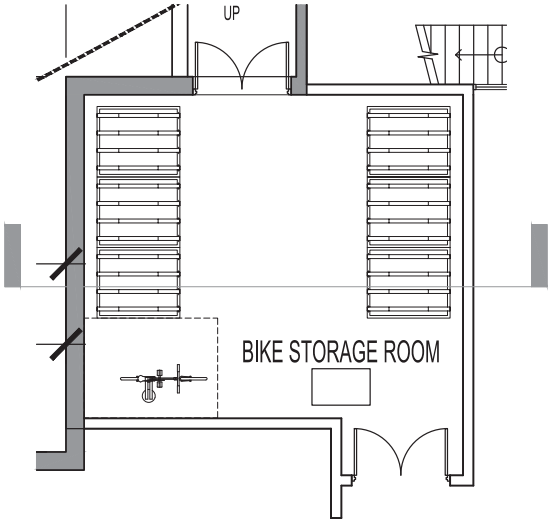
INCLUSIONARY ZONING TABULATIONS

A6.02

BICYCLE PARKING REQUIREMENTS:	LONG TERM	SHORT TERM
PARKING REQUIREMENTS:	1 SPACE PER 3 UNITS	1 SPACE PER 20 UNITS
UNIT COUNT:	70 UNITS	
REQUIRED SPACES:	70 / 3 = 24 SPACES	70 / 20 = 4 SPACES
PROVIDED SPACES:	48 SPACES	12 SPACES

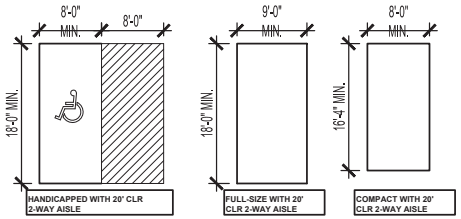


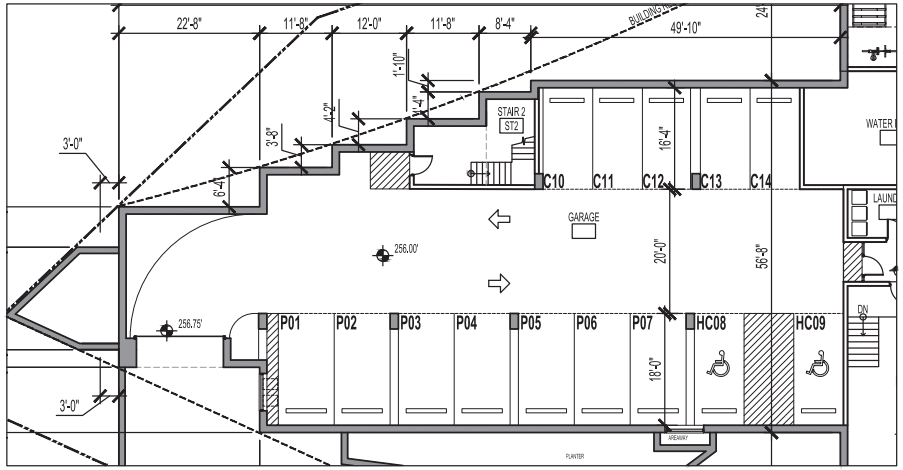
SECTION THRU BIKE STORAGE ROOM



BIKE STORAGE ROOM PLAN

PARKING REQUIREMENTS:	1 SPACE PER 3 UNITS IN EXCESS OF 4 UNITS X 50% REDUCTION
UNIT COUNT:	70 UNITS
REQUIRED SPACES:	11 SPACES
PROVIDED SPACES:	14 SPACES
	2 HANDICAPPED SPACES 5 COMPACT SPACES 7 STANDARD SPACES





GARAGE PLAN

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PARKING AND BIKE STORAGE

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FAR PERIMETER CALCULATIONS:	
BUILDING PERIMETER:	685.7 FT
PERIMETER ABOVE 5':	186.8 FT
PERCENTAGE PERIMETER:	27.24%
CELLAR FOOTPRINT AREA:	14,059 SF
CELLAR AREA COUNTING TOWARDS FAR:	3,830 SF

FLOOR HEIGHT AT 262.5'

FLOOR HEIGHT AT 264.0'

FLOOR HEIGHT AT 267.0'

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CELLAR PERIMETER FAR CALCULATIONS

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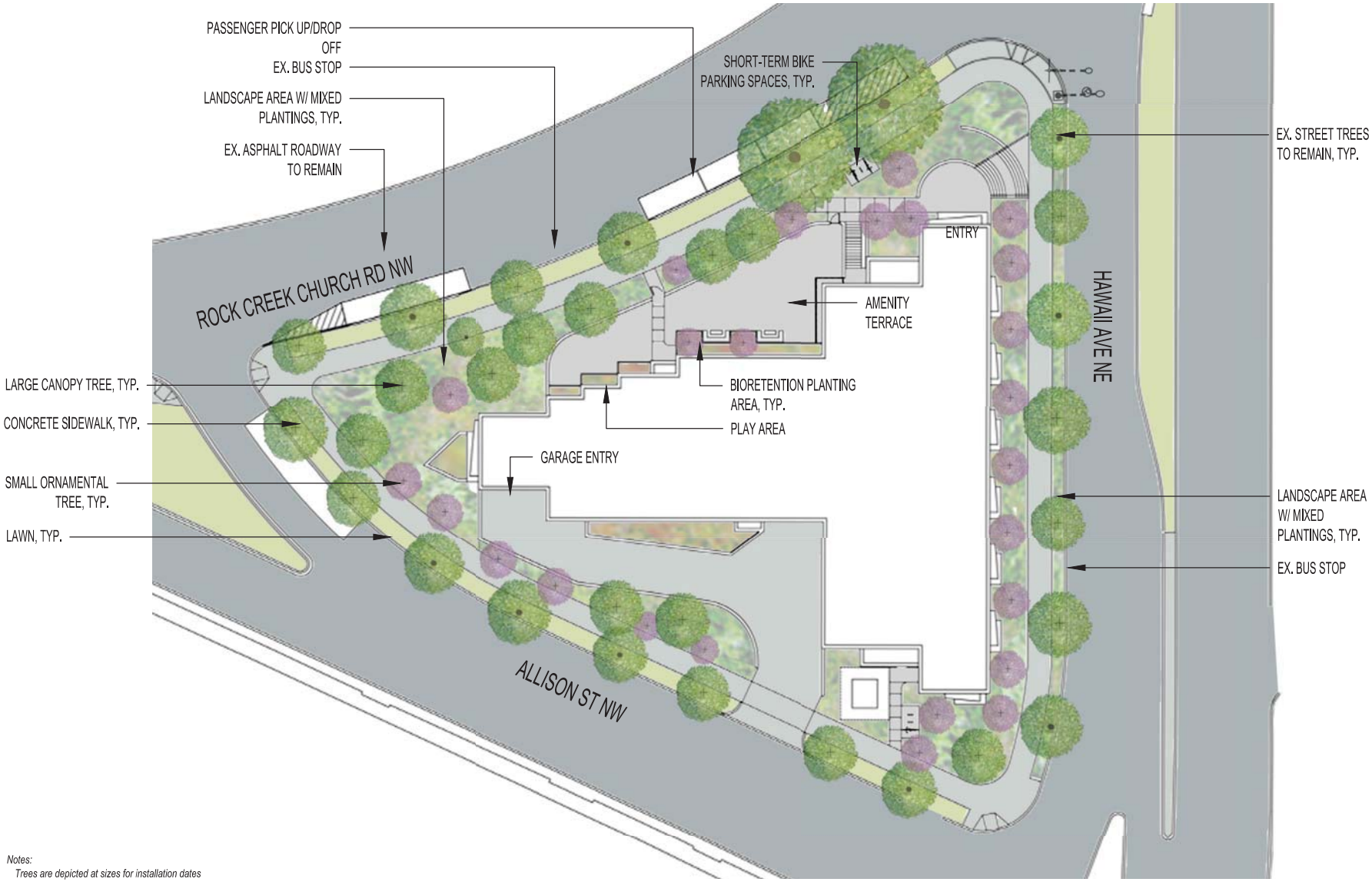
CELLAR PERIMETER FAR CALCULATIONS

A6.04



Notes:
Trees are depicted at sizes for installation dates
Site elements subject to change

WESLEY HOUSING DEVELOPMENT CORPORATION

LANDSCAPE SITE PLAN

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0' 16' 32' 64'
SCALE: 1/32" = 1'-0"

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LANDSCAPE SITE PLAN

L1.01