

CEDAR TREE ACADEMY PUBLIC CHARTER SCHOOL
701 HOWARD ROAD SE, WASHINGTON DC 20020

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703.448.6700

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510 8th Street SE, Washington, DC 20003
202.552.0248

Symmetra Design
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202.370.6000

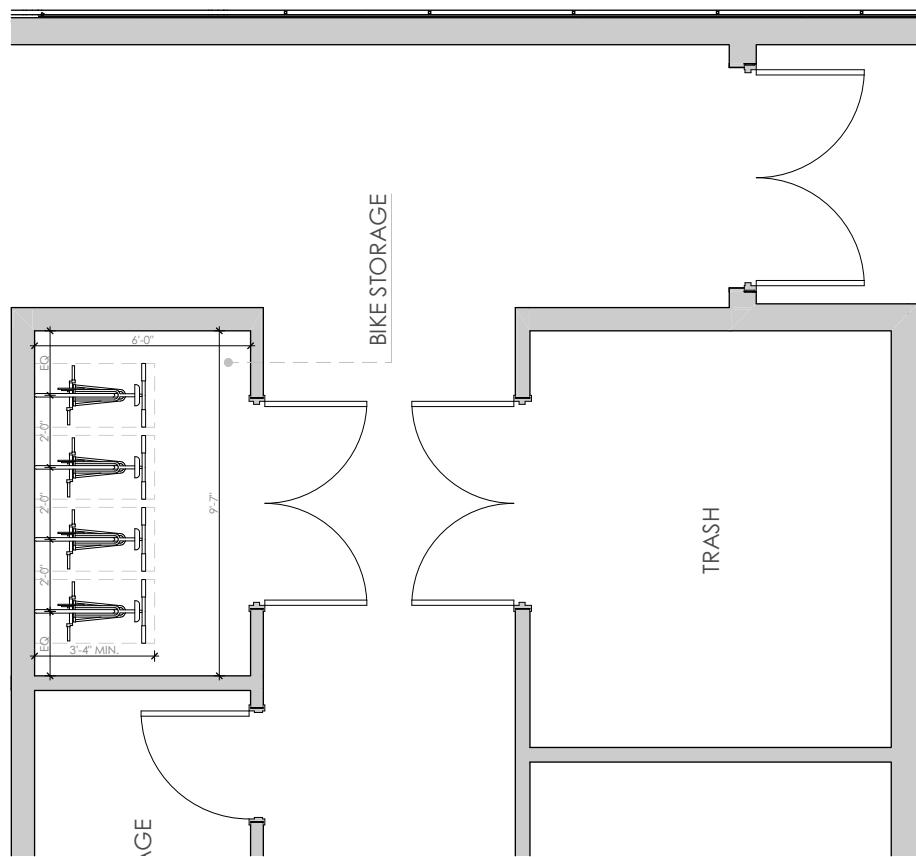
Cozen O'Conor
2001 M Street NW, Ste 500, Washington DC 20036
202.747.0769

PROPOSED CIRCULATION PLAN

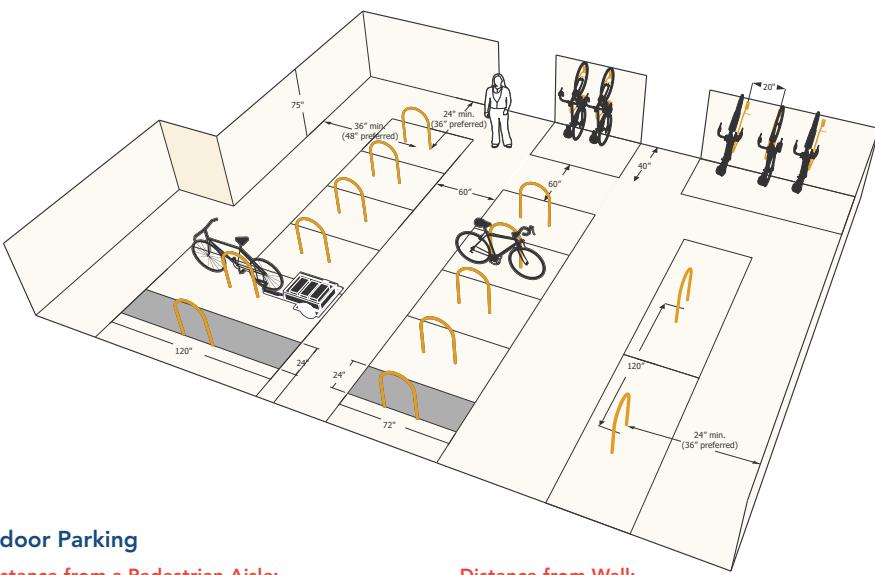
scale:

ZONING COMMISSION
District of Columbia
CASE NO. 24-23A
EXHIBIT NO. 3G3

A-011



1 ENLARGED LONG TERM BICYCLE PARKING



Indoor Parking

Distance from a Pedestrian Aisle:

For long-term parking, a 60 inch wide pedestrian aisle must be provided, measured from the perimeter of the 72-inch bike parking space.

Where 20 or more bicycle parking spaces are required, at least 5 percent of the spaces should be 120 inches long to allow space for tandems and trailers.

Distance from Wall:

• Rack units placed perpendicular to a wall should be at least 48 inches from the wall to the center of the rack; 36 inches is the minimum required.

• Rack units parallel to a wall should be at least 36 inches from the rack to the wall; 24 inches is the minimum required.

BICYCLE PARKING REQUIREMENTS | 15

2 INDOOR BICYCLE PARKING



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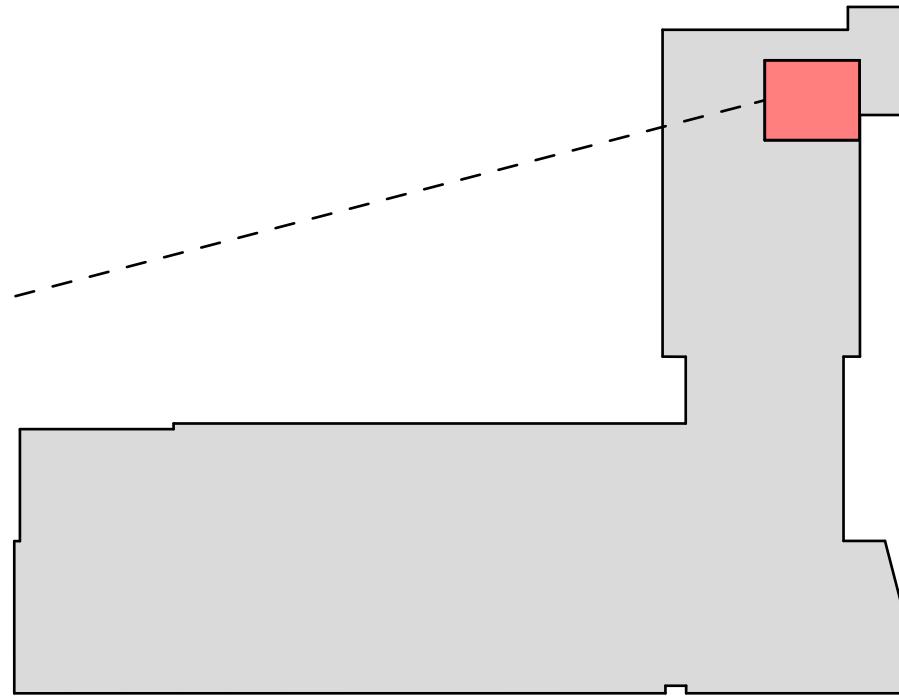
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Symmetra Design

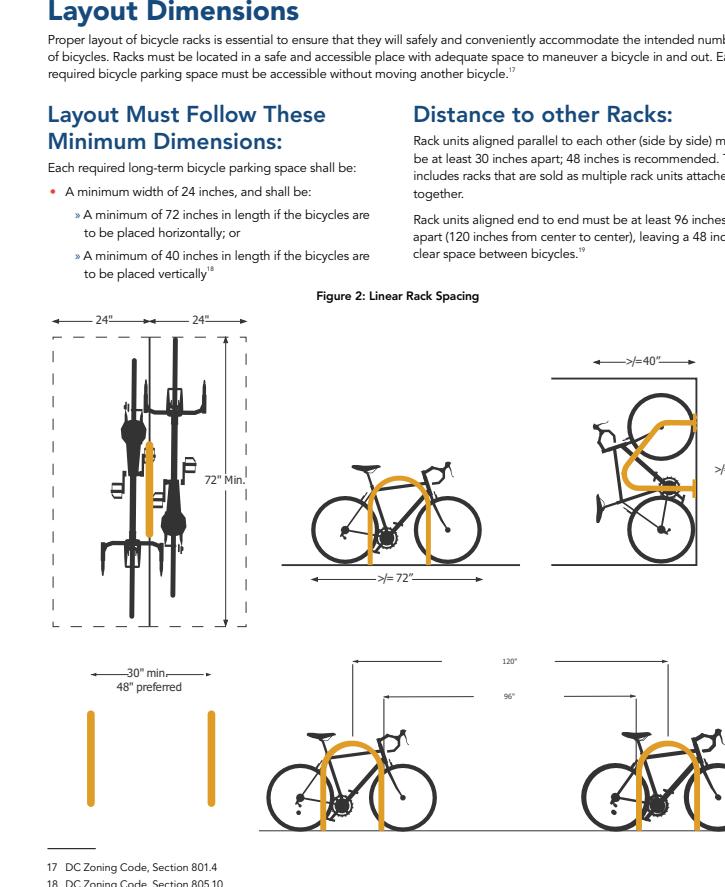
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3 LAYOUT DIMENSIONS



14 | BICYCLE PARKING REQUIREMENTS

4 LONG-TERM BICYCLE PARKING



Long-term Bicycle Parking

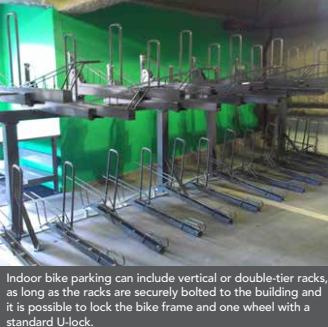
Long-term parking is intended for people making longer stays at a location, and shall be available for employees, residents, and other building occupants.⁹

Location and Level

Bicycle parking must be designed for convenient daily use, not simply for short-term storage of bicycles. All required long-term bicycle parking spaces must be located within the building for which they are required.

Required long-term bicycle parking must be no lower than the first cellar level or the first complete parking level below ground, and no higher than the first above-ground level.

Access may be provided by an elevator with interior dimensions of 80 inches by 54 inches.



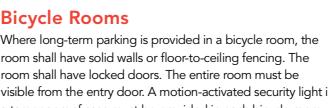
Long-term Bicycle Parking Types

All residential buildings must provide long-term parking in the form of acceptable bicycle racks or lockers.¹⁰ In new and substantially renovated buildings, the zoning requires that all required long-term spaces must be provided indoors (in a parking garage or a bicycle storage room). A minimum of 50 percent of required long-term bicycle parking spaces shall allow the bicycles to be placed horizontally on the floor or ground, without the bicycle being suspended.¹¹ For older buildings, indoor parking is preferred but may not always be feasible. In these cases, if bicycle parking spaces must be located outside of the building, the spaces shall be secure, covered, and adjacent to the building.¹²

Parking Garages

Bicycle parking in parking garages must be clearly marked and separated from motor vehicle parking by a physical barrier, such as a wheel stop or bollards.¹³ Bicycle racks inside parking garages must meet the security standards of short-term racks or lockers.

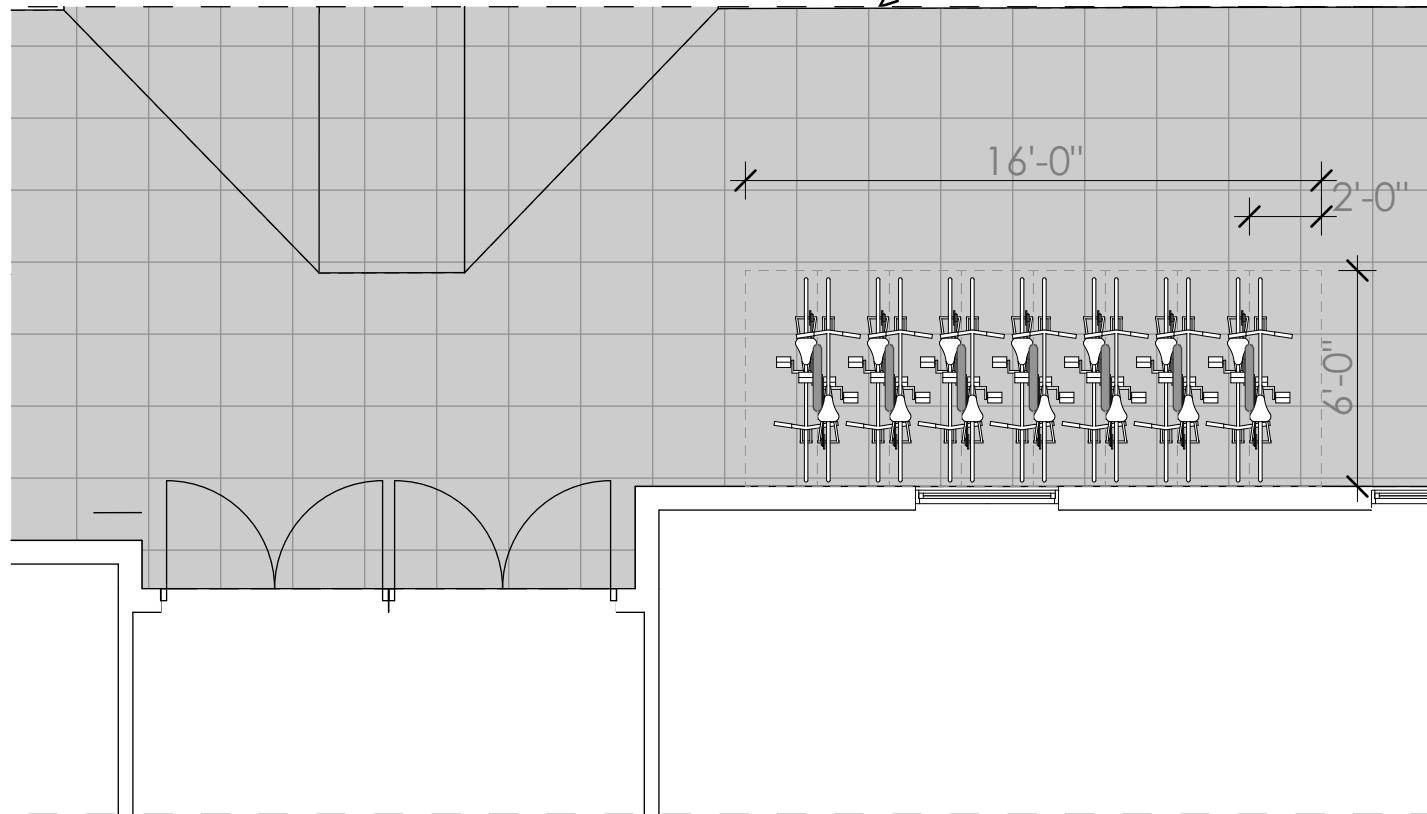
9 DC Regs, Section 1215.4
10 DC Zoning Code, Section 805.3
11 DC Zoning Code, Section 805.9
12 DC Regs, Section 1215.1
13 DC Zoning Code, Section 805.4 and DC Regs, Section 1215.7



Bicycle Rooms
Where long-term parking is provided in a bicycle room, the room shall have solid walls or floor-to-ceiling fencing. The room shall have locked doors. The entire room must be visible from the entry door. A motion-activated security light in a tamper-proof case must be provided in each bicycle room.

A-012.1
scale:

PROPOSED SHORT TERM BICYCLE PARKING



1 ENLARGED LONG TERM BICYCLE PARKING



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3 BICYCLE RACK DESIGNS

4 SHORT-TERM BICYCLE PARKING



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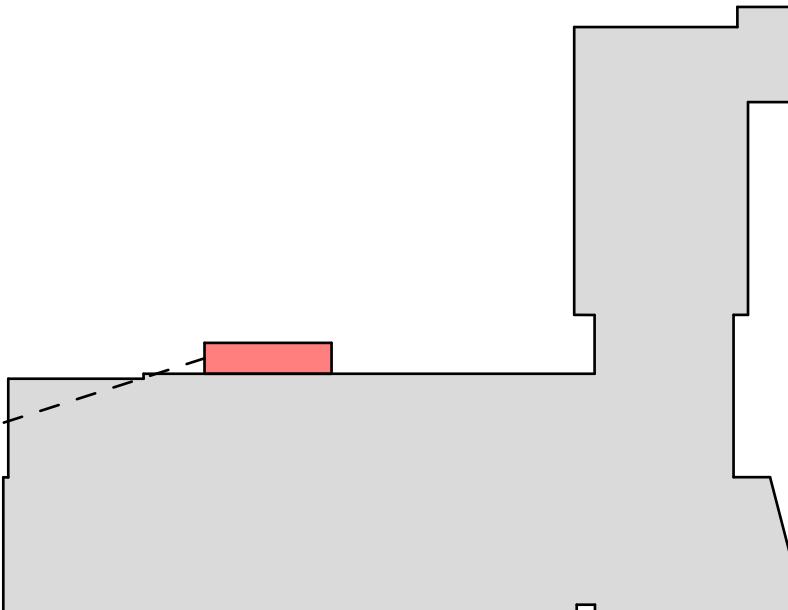
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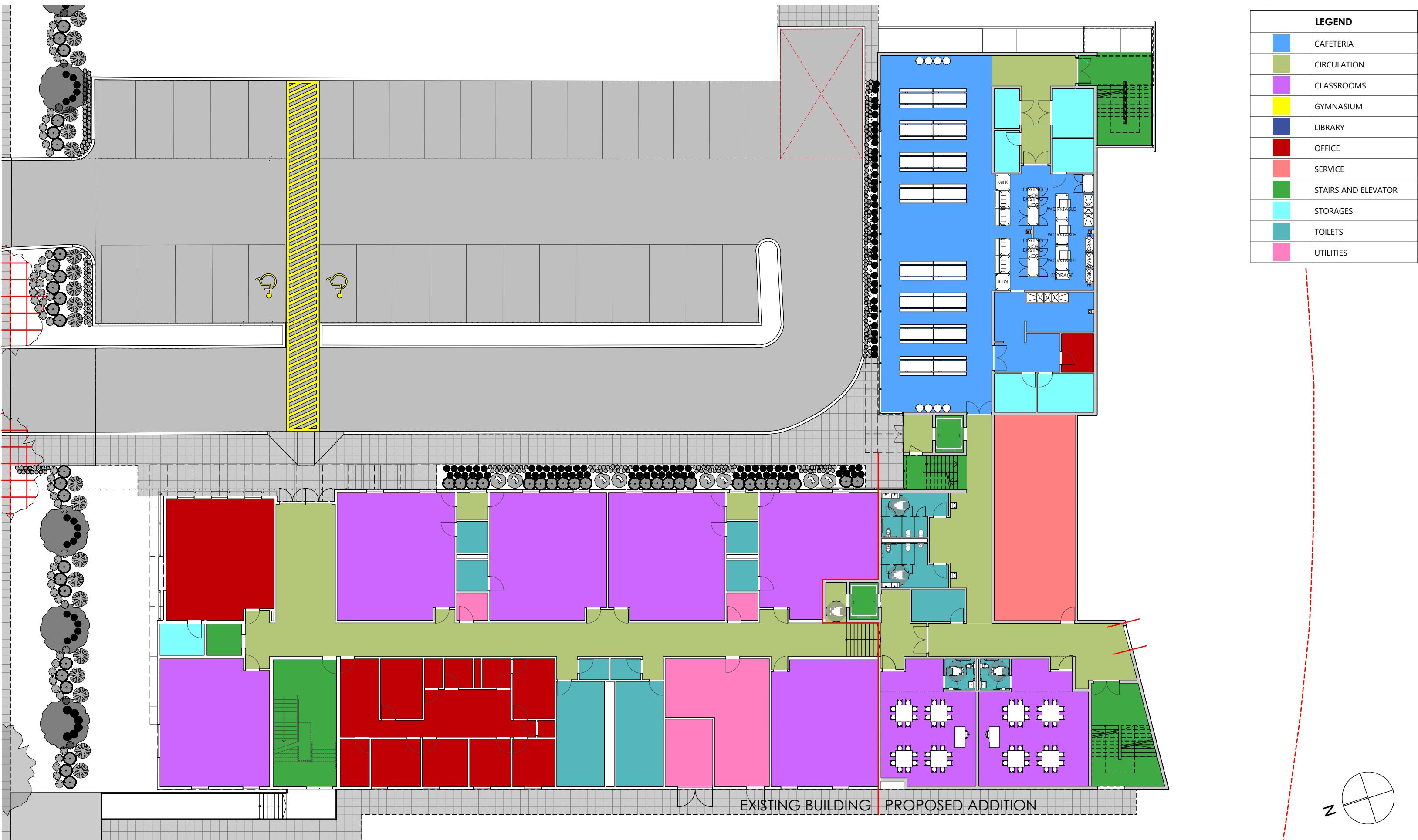
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PROPOSED LONG TERM BICYCLE PARKING

scale: A-012.2



BICYCLE PARKING REQUIREMENTS | 9



A2

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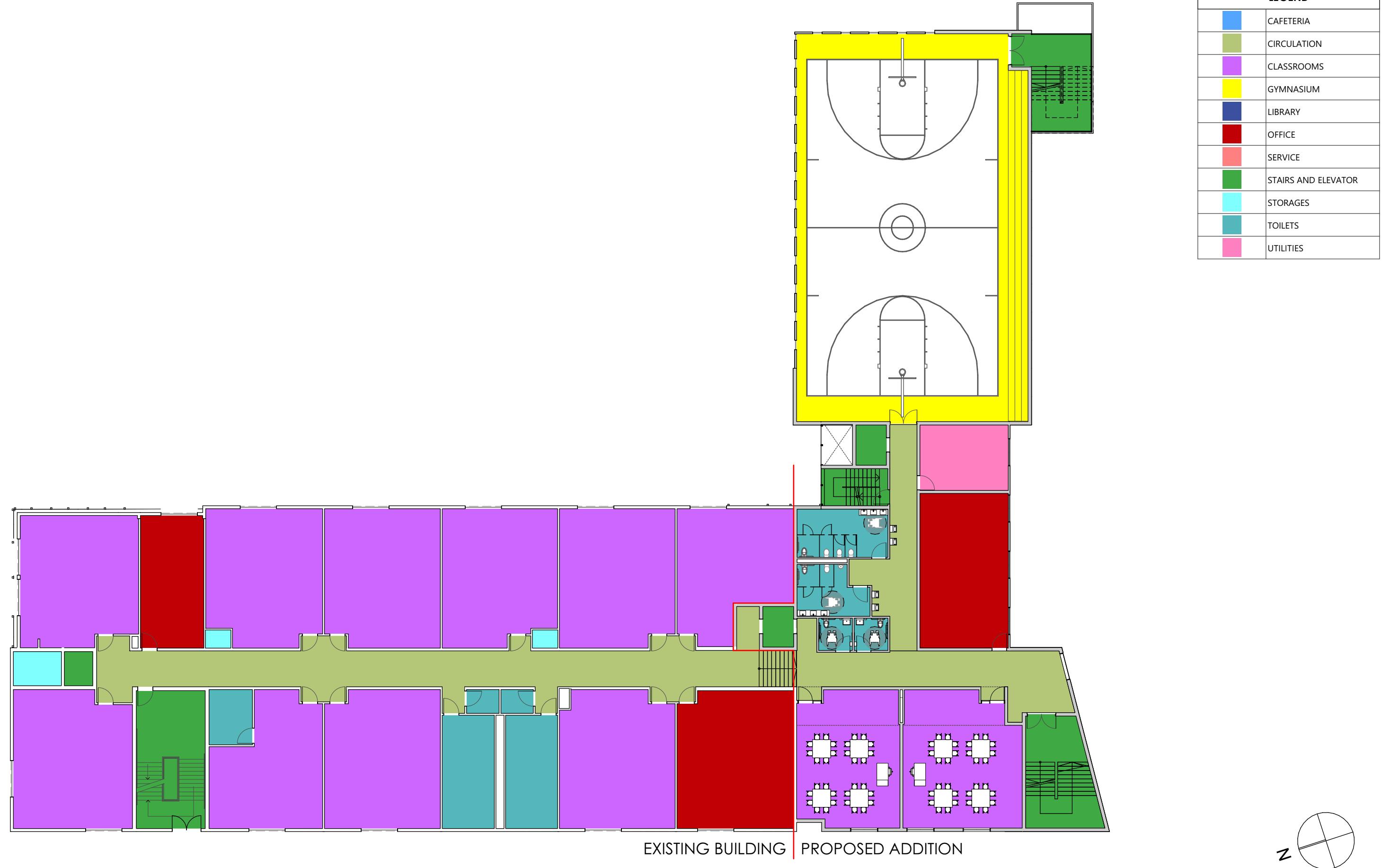
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FIRST FLOOR PLAN
scale: 1" = 20'

A-013



A2

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SECOND FLOOR PLAN
scale: 1" = 20'

A-014



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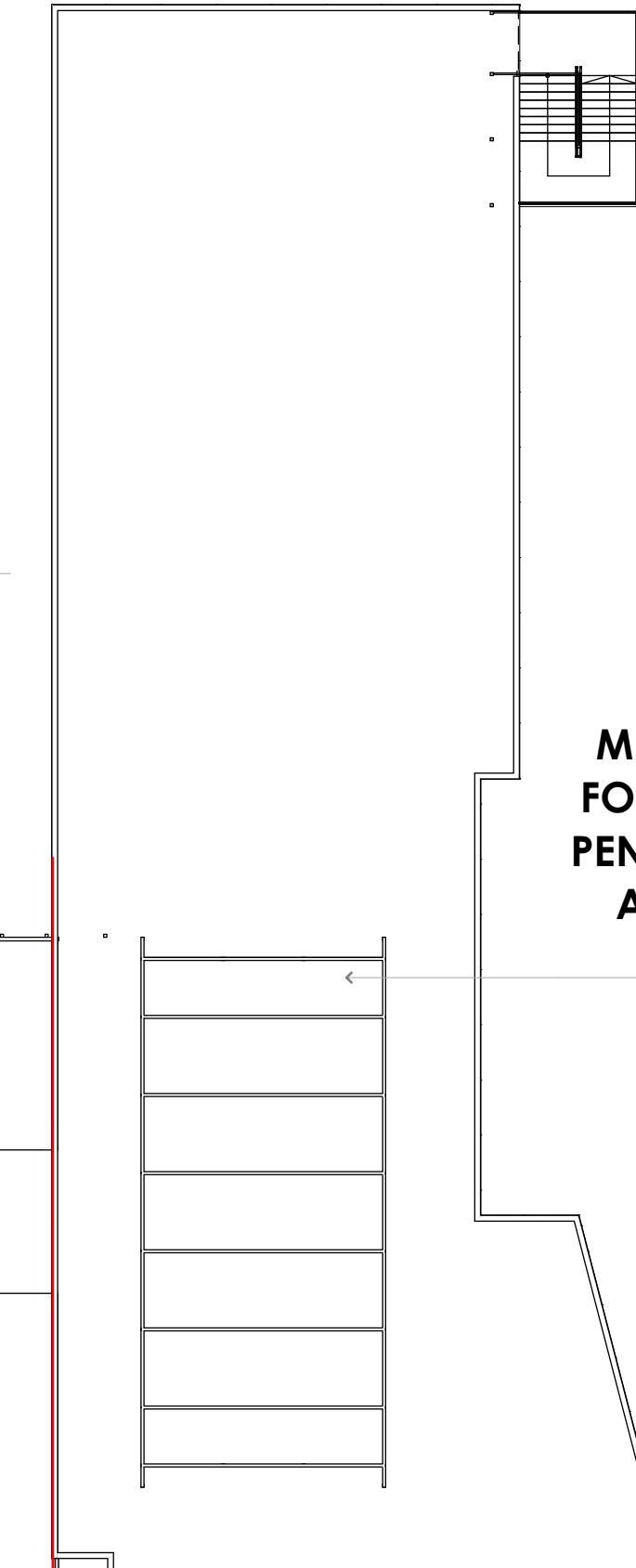
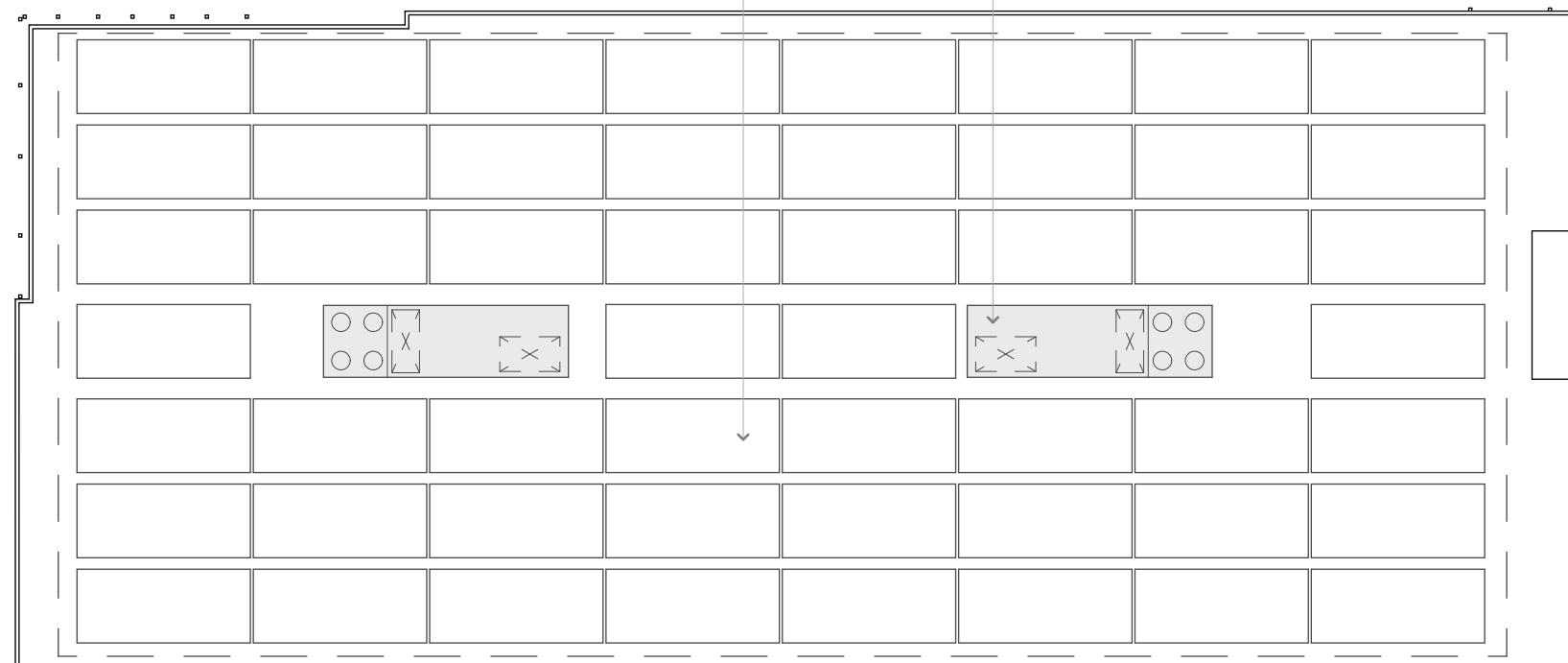
THIRD FLOOR PLAN
scale: 1" = 20'

A-015

PHOTOVOLTAIC PANELS (QTY. TBD)

NOTE:
THE APPLICANT WILL PROVIDE SOLAR PANELS SUFFICIENT TO MEET THE SUSTAINABILITY REQUIREMENTS OF SUBTITLE K § 1008.2 HOWEVER THE FINAL AMOUNT OF SOLAR PANELS IS SUBJECT TO AVAILABILITY AND PROPER FUNDING MECHANISMS.
THE PLAN SHOWN ON THIS PAGE IS DIAGRAMMATIC AND THE TOTAL NUMBER OF SOLAR PANELS IS SUBJECT TO CHANGE BUT WILL CONFORM TO THE SUSTAINABILITY REQUIREMENTS OF SUBTITLE K § 1008.2

EXISTING ROOFTOP HVAC UNITS



**MECHANICAL PENTHOUSE
FOR ROOFTOP HVAC UNITS.
PENTHOUSE IS SCREENED ON
ALL SIDES AND OPEN TO
ABOVE.**



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ROOF TOP FLOOR PLAN
scale:1" = 20'

A-016