

CEDAR TREE ACADEMY PUBLIC CHARTER SCHOOL

701 HOWARD ROAD SE, WASHINGTON DC 20020

A2 Design Inc
1440 N. Edgewood Street, Arlington, VA 22101
703.448.6700

Wiles Mensch
510 8th Street SE, Washington, DC 20003
202.552.0248

Symmetra Design
727 15th Street, NW 12th Fl Washington DC 20005
202.370.6000

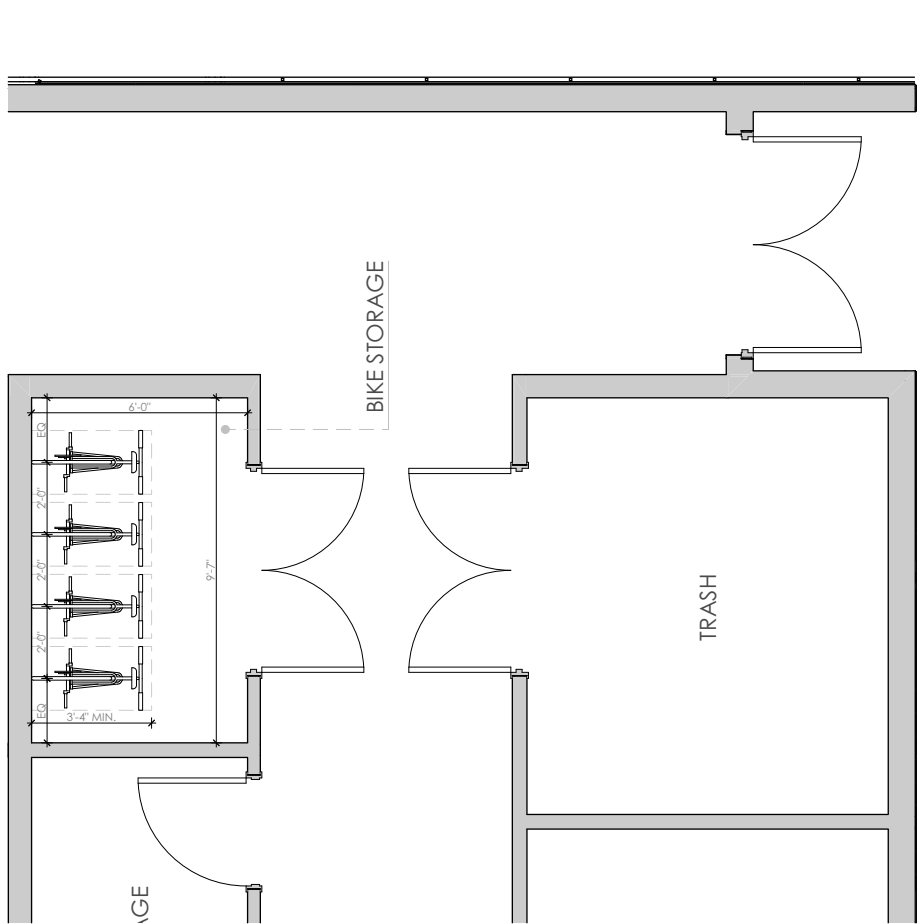
Cozen O'Connor
2001 M Street NW, Ste 500, Washington DC 20036
202.747.0769

PROPOSED CIRCULATION PLAN

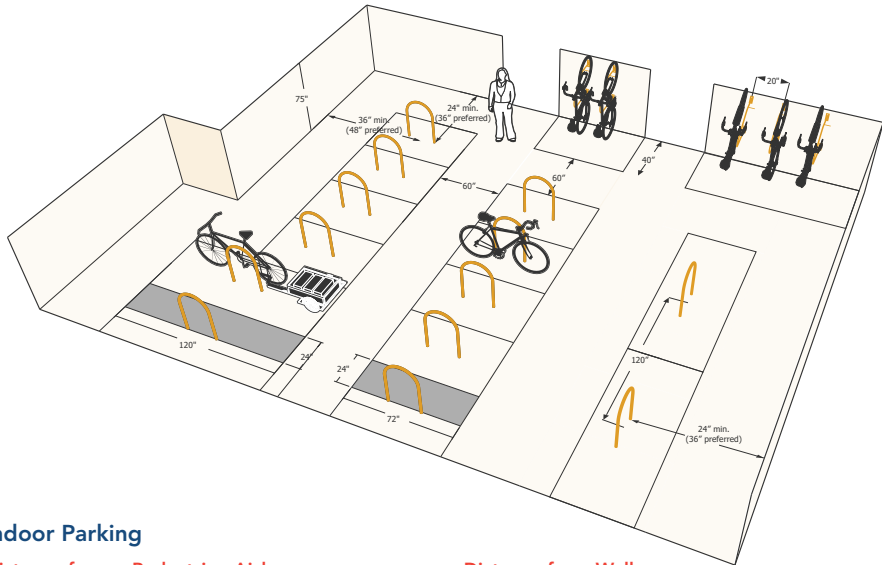
scale:

A-011

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



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.

2 INDOOR BICYCLE PARKING



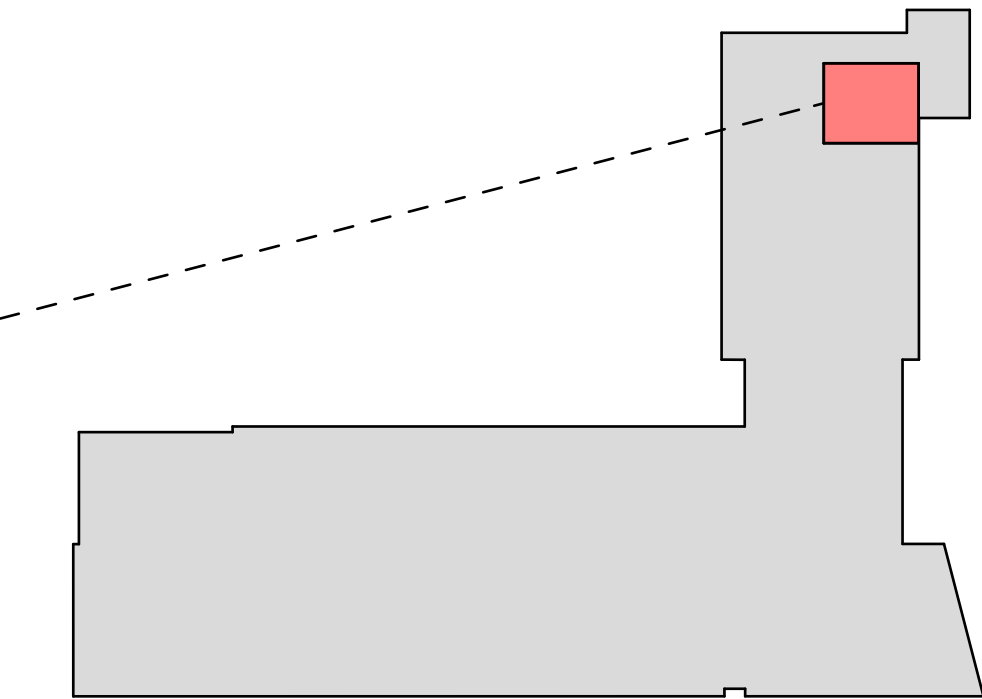
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Layout Dimensions

Proper layout of bicycle racks is essential to ensure that they will safely and conveniently accommodate the intended number of bicycles. Racks must be located in a safe and accessible place with adequate space to maneuver a bicycle in and out. Each required bicycle parking space must be accessible without moving another bicycle.¹⁷

Layout Must Follow These Minimum Dimensions:

Each required long-term bicycle parking space shall be:

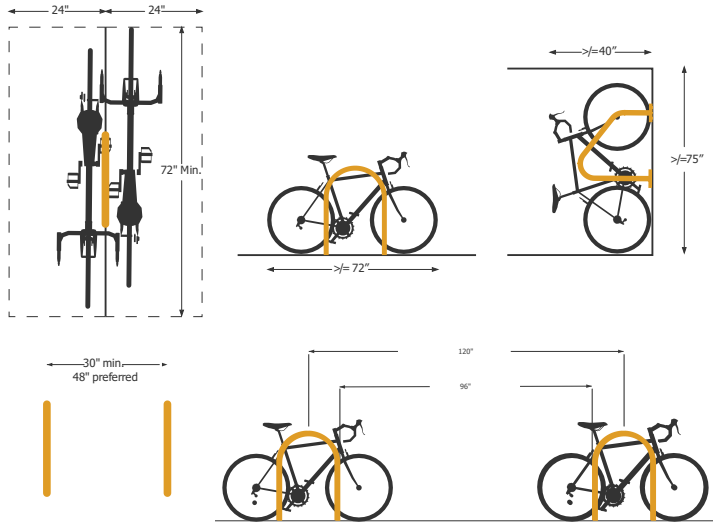
- A minimum width of 24 inches, and shall be:
 - » A minimum of 72 inches in length if the bicycles are to be placed horizontally; or
 - » A minimum of 40 inches in length if the bicycles are to be placed vertically¹⁸

Distance to other Racks:

Rack units aligned parallel to each other (side by side) must be at least 30 inches apart; 48 inches is recommended. This includes racks that are sold as multiple rack units attached together.

Rack units aligned end to end must be at least 96 inches apart (120 inches from center to center), leaving a 48 inch clear space between bicycles.¹⁹

Figure 2: Linear Rack Spacing



17 DC Zoning Code, Section 801.4
18 DC Zoning Code, Section 805.10
19 DC Zoning Code, Section 801.3

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.

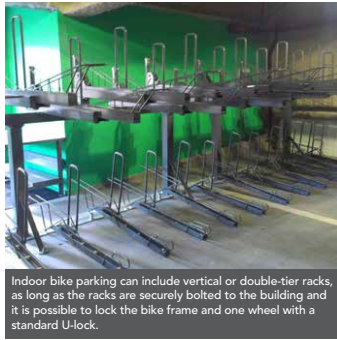
Long-term Bicycle Parking Types

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 for 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



Indoor bike parking can include vertical or double-tier racks, as long as the racks are securely bolted to the building and it is possible to lock the bike frame and one wheel with a standard U-lock.

Bicycle Rooms

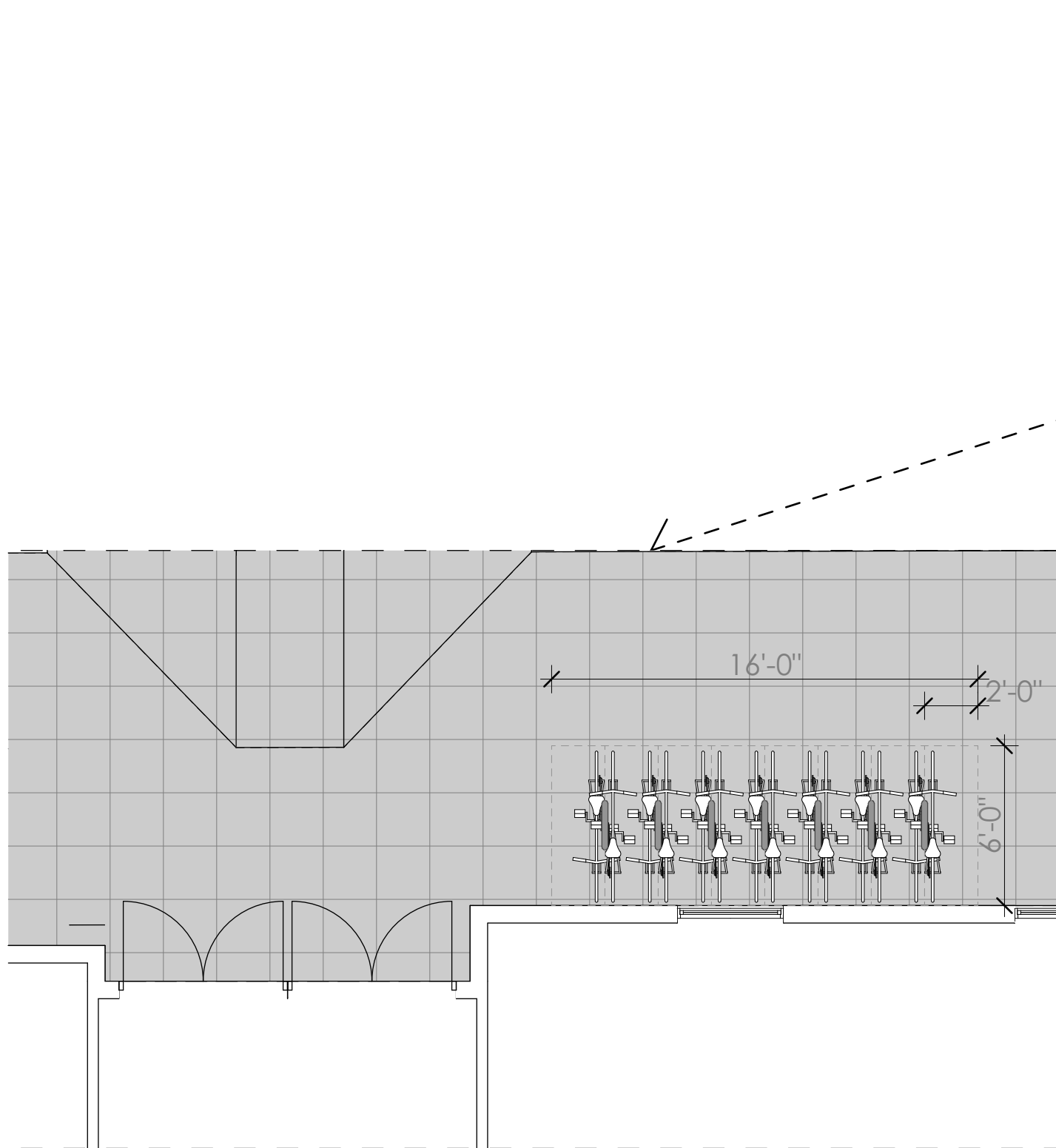
Where long-term parking is provided in a bicycle room, the room shall have solid walls or floor-to-ceiling fencing. The room shall have locked doors. The entire room must be visible from the entry door. A motion-activated security light in a tamper-proof case must be provided in each bicycle room.

3 LAYOUT DIMENSIONS

4 LONG-TERM BICYCLE PARKING

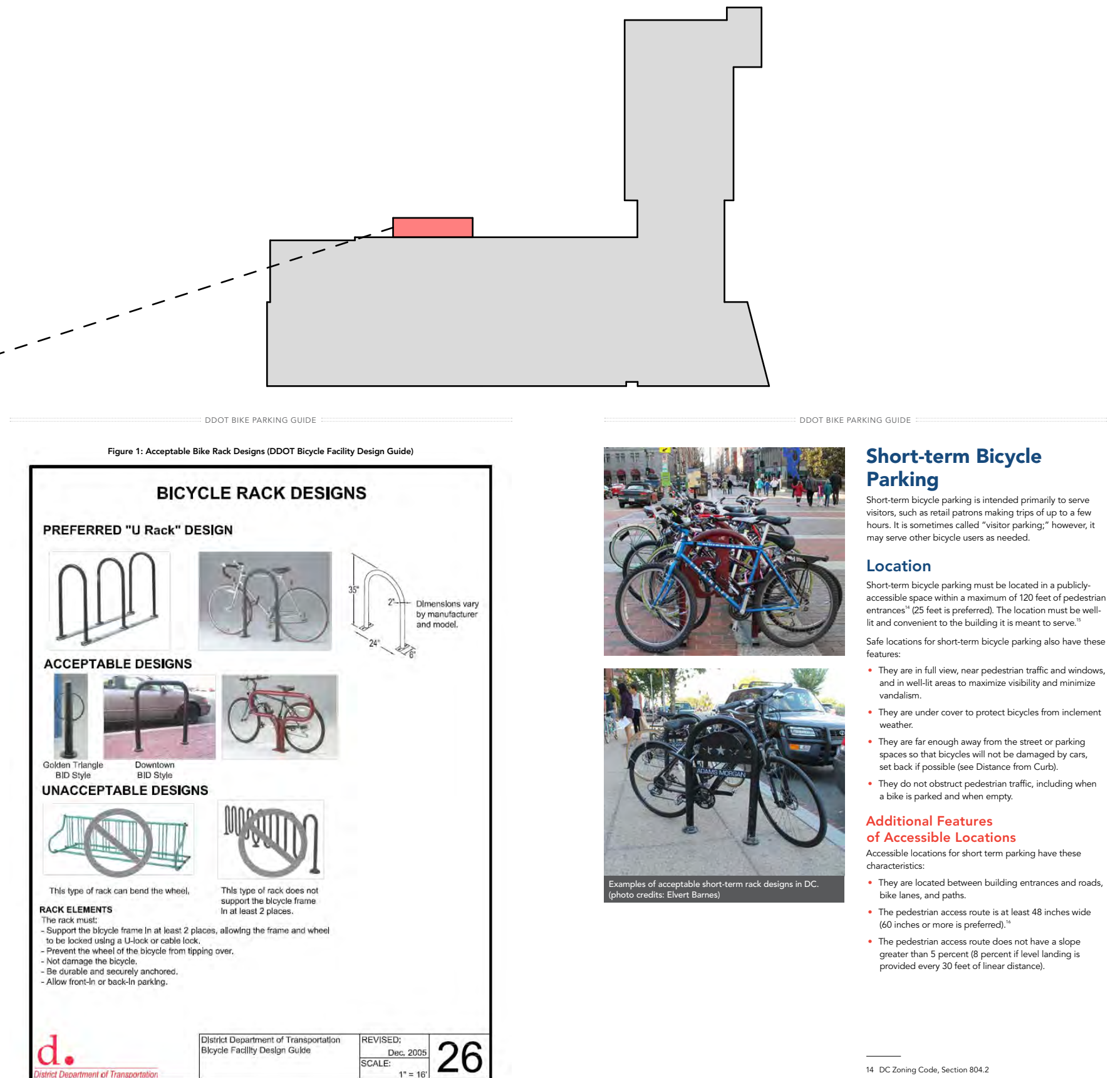
PROPOSED SHORT TERM BICYCLE PARKING
scale:

A-012.1



1

ENLARGED LONG TERM BICYCLE PARKING

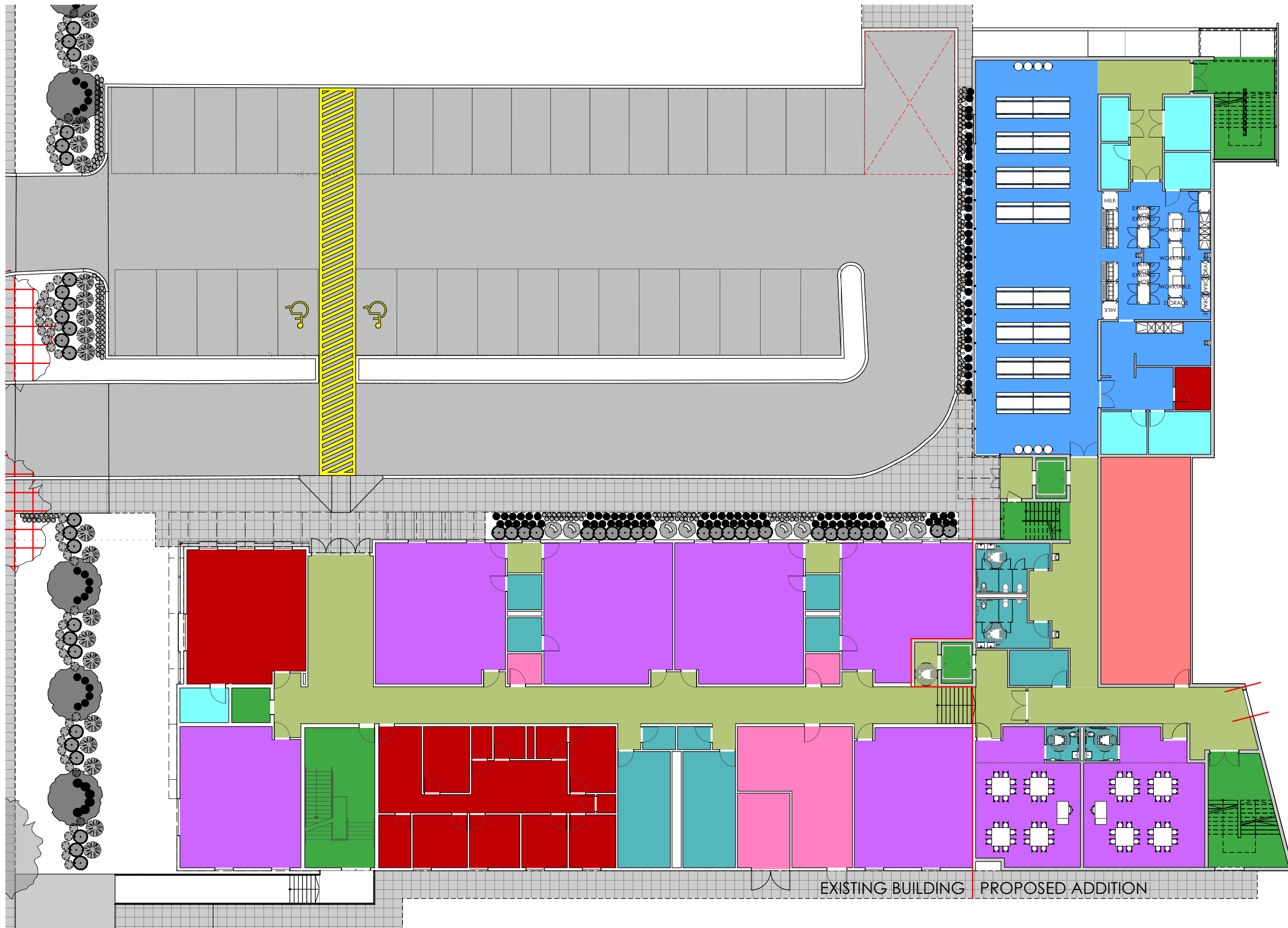


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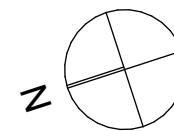
BICYCLE RACK DESIGNS

4

SHORT-TERM BICYCLE PARKING



LEGEND	
■	CAFETERIA
■	CIRCULATION
■	CLASSROOMS
■	GYMNASIUM
■	LIBRARY
■	OFFICE
■	SERVICE
■	STAIRS AND ELEVATOR
■	STORAGES
■	TOILETS
■	UTILITIES



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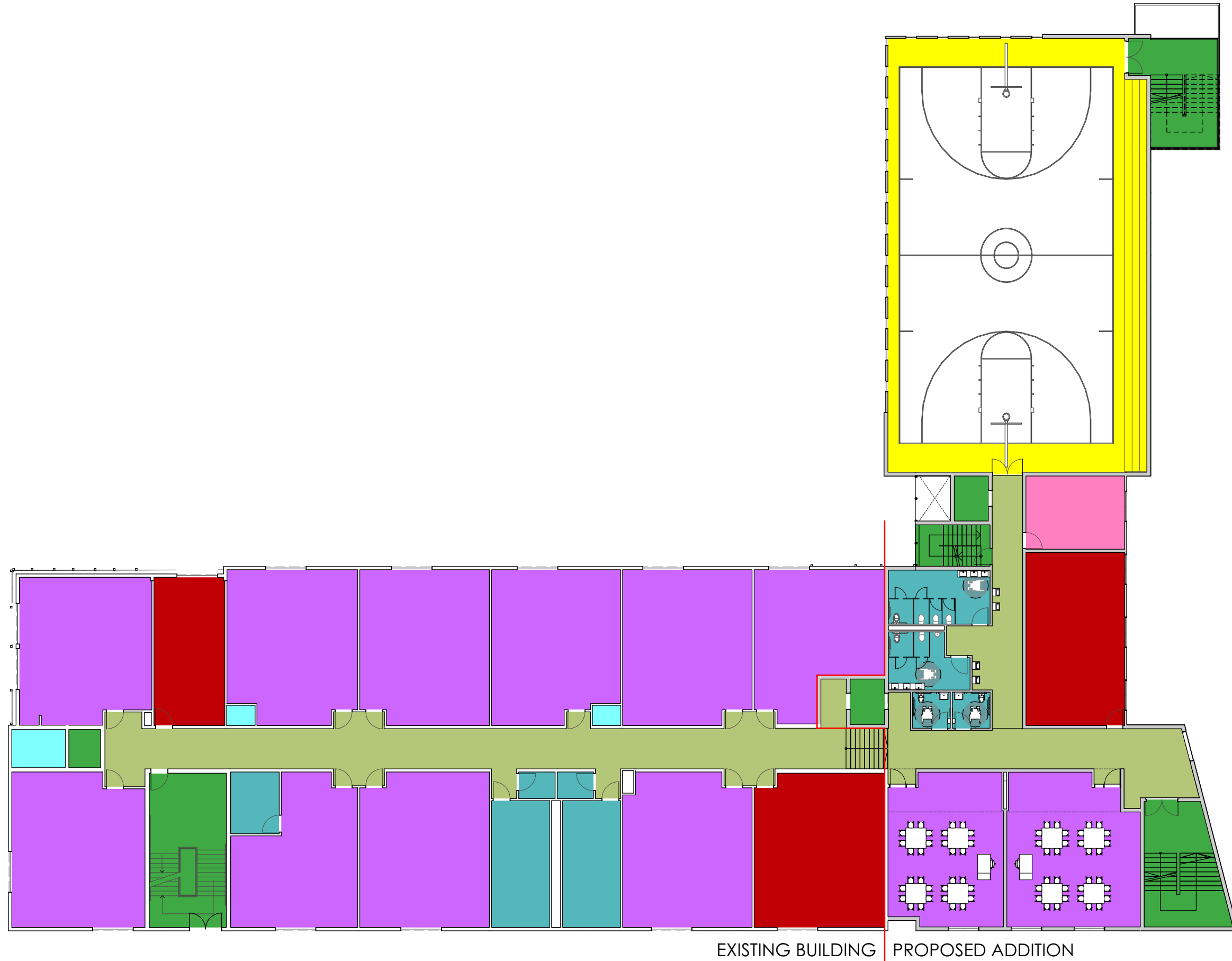
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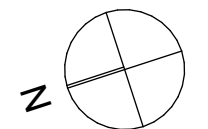
FIRST FLOOR PLAN
scale: 1" = 20'

A-013



LEGEND	
■	CAFETERIA
■	CIRCULATION
■	CLASSROOMS
■	GYMNASIUM
■	LIBRARY
■	OFFICE
■	SERVICE
■	STAIRS AND ELEVATOR
■	STORAGES
■	TOILETS
■	UTILITIES

EXISTING BUILDING | PROPOSED ADDITION



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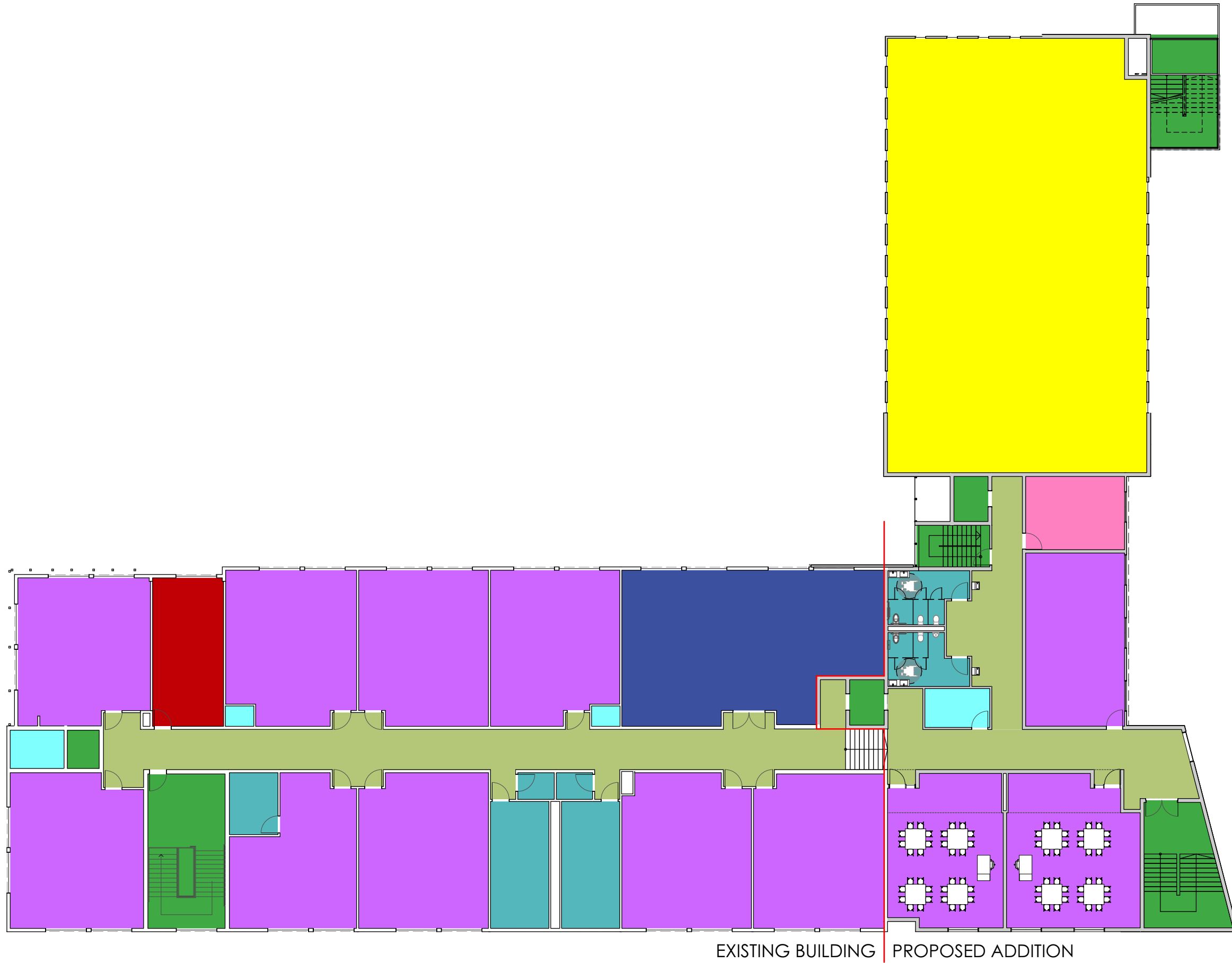
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SECOND FLOOR PLAN
scale: 1" = 20'

A-014



LEGEND	
■	CAFETERIA
■	CIRCULATION
■	CLASSROOMS
■	GYMNASIUM
■	LIBRARY
■	OFFICE
■	SERVICE
■	STAIRS AND ELEVATOR
■	STORAGES
■	TOILETS
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THIRD FLOOR PLAN
scale: 1" = 20'

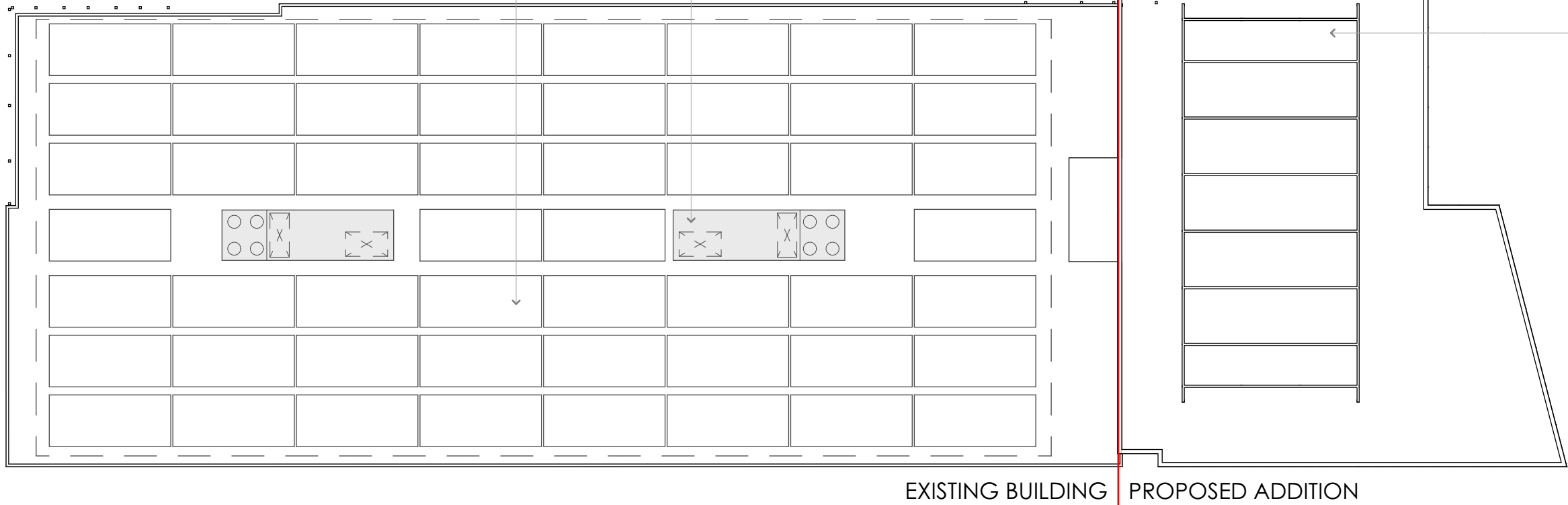
A-015

**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