

Holland & Knight

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February 24, 2017

VIA IZIS

D.C. Board of Zoning Adjustment
441 4th Street, N.W. - Suite 210
Washington, DC 20001

**Re: BZA Case No. 19451
Additional Support for Opposition to Party Status Request
850 Delaware Avenue, SW (Square 590E, Lot 800)**

Dear Members of the Board:

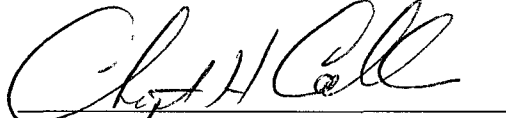
This letter is a supplement to the Applicant's February 22, 2017 submission (Exs. 50, 50A and 50B) in opposition to the request by Square 643 Associates LLC ("Square 643"), for opposition party status. In its February 22nd letter, the Applicant provided evidence that Square 643 had previously proposed to locate the Ward 6 emergency shelter facility on its own property at 700 Delaware Avenue, SW. The Applicant attached "test-fit" plans, dated March 16, 2016 (Ex. 50A) (the "Test-Fit Plans"), that were submitted to the District for development of 700 Delaware with an emergency shelter.

Attached to this letter are Square 643's proposed HPRB plans, dated April 17, 2016, for the emergency shelter at 700 Delaware Avenue, SW. These plans, dated one month later than the Test-Fit Plans, show the same number of emergency shelter units (50) and beds (158) as the Test-Fit Plans. They also show the same general layout, and the same height and massing, as the Test-Fit Plans. The proposed HPRB submission includes (i) the application form; (ii) a project description, including estimated gross floor areas by use, preservation scope of work, and a description of LEED compliance; (iii) a description of the zoning relief needed and an associated zoning tabulation chart; and (iv) 26 pages of architectural plans and elevations, dated April 17, 2016. To the extent that a waiver of the Board's rules is required to submit this supplemental information, the Applicant respectfully requests such a waiver.

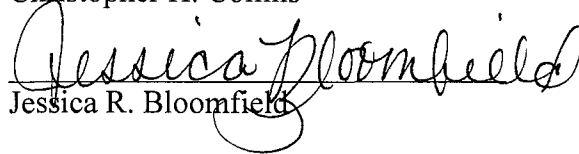
Thank you for your attention to these matters. We look forward to the Board's consideration of this application at its March 1, 2017, public hearing.

Sincerely,

HOLLAND & KNIGHT LLP



Christopher H. Collins



Jessica R. Bloomfield

Enclosures

cc: Maxine Brown-Roberts, D.C. Office of Planning (w/ enclosures via Hand Delivery)
Evelyn Israel, DDOT (w/ enclosures via Hand Delivery)
Advisory Neighborhood Commission 6D (w/ enclosures via U.S. Mail)
Andy Litsky, Chairman ANC 6D (w/enclosures via U.S. Mail)
Cara Shockley, ANC 6D02 (w/ enclosures via U.S. Mail)
Lloyd Jordan, Lloyd Jordan & Motley Waller, LLP (w/enclosures via email & U.S. Mail)

APPLICATION AND REFERRAL TO THE HISTORIC PRESERVATION REVIEW BOARD

HPA

The DC Historic Landmark and Historic District Protection Act of 1978 requires the Mayor to refer construction plans to the Historic Preservation Review Board (HPRB) for consideration before issuing a building permit affecting a designated historic landmark or property within a historic district. To initiate a historic preservation review with HPRB, please submit this form with all required attachments as directed below.

THIS IS A REQUEST FOR THE FOLLOWING REVIEW BY THE HISTORIC PRESERVATION REVIEW BOARD:

- CONCEPTUAL REVIEW** to receive HPRB guidance at the early stages of design and to enable delegation of final permit review to the Historic Preservation Office (HPO)
- PERMIT REVIEW** to receive final historic preservation review of the building permit plans for a project
I have confirmed with the HPO staff that the proposed work needs to be submitted for HPRB review

1. OWNER, APPLICANT, AND PROPERTY INFORMATION

Property Owner's Name: Square 643 LLC

Applicant's Name (if different from owner): 700 Delaware LLC

Project Address: 700 Delaware Ave SW

Square: 0643 Lot: 0830 Historic District: _____

To find your square, lot and historic district, see www.propertyquest.dc.gov

- I am currently the owner of the property
- I am a homeowner currently receiving the DC homestead deduction for this property
- I am an authorized representative of the property owner
- I am or represent a potential purchaser of the property

2. SUBMISSION MATERIALS FOR HPRB

Please provide an electronic version (3MB maximum size, by email or flash drive) and two print copies of the following (11" x 17" preferred):

- Comprehensive exterior photographs of the building, site and its context showing adjacent buildings, immediate surroundings, and the areas of proposed work
- Site plan showing the existing footprint of the property and all other buildings on the block or square
- Building plans, elevations, and site plans sufficient to illustrate the footprint, height, massing, design, and materials of the proposed work and its surrounding context

3. PROJECT DESCRIPTION (CHECK ALL THAT APPLY)

- Addition Exterior Alteration New Construction Subdivision Other

Briefly describe the nature of the project: See attached narrative description of project.

	YES	NO	UNSURE
Is the proposed work visible from a public street?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Will there be work on the front of the building or in the front yard?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the project include work in public space?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the project include removal of roof or floor framing or bearing walls?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Is this a Fair Housing Act request for "reasonable accommodation"?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

(over)

4. ADDITIONAL INFORMATION FOR LARGER PROJECTS

For renovation or new construction projects exceeding 20,000 square feet, attach a full narrative description indicating the general nature of the project, program of uses, estimated gross floor area by use, number of residential units, scope of preservation work, and any other pertinent features or benefits, including aspects of sustainability. *Homeowners proposing work on their own house do not need to provide this information.*

5. EASEMENTS

YES NO UNSURE

Is there a conservation easement on the property?

If yes, have you discussed the project with the easement holder?

6. COMMUNITY CONSULTATION

YES NO UNSURE

Have you shared project information with abutting neighbors?

Have you contacted the affected Advisory Neighborhood Commission (ANC)?

Have you contacted any neighborhood community organizations?

To locate your ANC, see www.anc.dc.gov/anc/site

7. ZONING REGULATIONS AND CONSTRUCTION CODE

YES NO UNSURE

Will the project cause a change in building footprint or lot occupancy?

Are any zoning variances or special exceptions required for the project?

If yes, have you discussed the project with the Zoning Administrator?

If yes, have you discussed the project with the Office of Planning?

Is any building code relief required for the project?

Briefly describe the nature of any zoning variances or code relief being sought: _____

Project will submit a PUD application. See attached zoning summary.

8. CONTACT INFORMATION

Owner Address (if different from project address): 11 D Street SE

Owner Phone: _____ Owner Email: _____

Agent's Capacity: Tenant Architect Contractor Contract Purchaser Expediter Other

Agent Name (if different from owner): Joe Ijjas

Agent Phone: 727-518-4788 Agent Email: joe@sotopllc.com

9. CERTIFICATION

I hereby certify that the information given in this application is true and accurate. If applying as an agent of the owner, I certify that I have the owner's permission to make this application.

Signature: _____ Date: _____

When completed, submit this form with all plans, photographs, and other attachments to the Historic Preservation Office desk at the DC Permit Center, Department of Consumer and Regulatory Affairs, 1100 4th Street SW, 2nd floor. Upon review of this submission, HPO staff may contact the owner or agent for consultation, and may request additional information if determined necessary to review the project.

Referral to HPRB may be deferred if information is not received within sufficient time to allow staff evaluation and preparation for review. All application materials are part of the public record and are made available to the public for inspection. For more information, see www.preservation.dc.gov.



Historic Preservation Office
DC Office of Planning
(202) 442-8800
historic.preservation@dc.gov



April 22, 2016
Re: 700 Delaware Avenue SW
Washington, D.C. 20024

Project Description:

The development site is located on the northern frontage of H street SW, just east of the traffic circle at the terminus of Delaware Ave SW, located at 700 Delaware Avenue S.W. (Square 643, Lot 830). The site is generally rectangular in shape, contains 16,644 SF of land area and is improved with a historic church and accessory buildings. The church was designated historic in May 2005 in anticipation of a PUD application. The church and the accessory building currently house the operations for Blind Whino, a non-profit arts club and event space.

The new building design will maintain and renovate the existing church and replace the accessory buildings with an L-shaped building to the North and East. There will be two main user groups at the site. A museum, private residence and artist housing will inhabit the existing church and portions of the new construction. The remaining portion of the building will provide fifty sleeping rooms, common area space, services and administrative space for short term family housing. One level of an underground garage will be provided beneath the new construction to serve staffing for the short term family housing. The project will target LEED for Homes: Multifamily Mid Rise at the Silver level.

Estimated Gross Floor Areas:

Museum -	12,814 SF
Artist Housing -	2,958 SF
Short Term Family Housing -	32,856 SF

Scope of Preservation Work:

As noted in the National Register of Historic Places, "The original 1886 structure of the Virginia Avenue Baptist Church (Friendship Baptist Church/Redeemed Temple) is one of few remaining examples of pre-urban renewal architecture in Southwest, and is a crucial link to the history of the community."

The original church was constructed in 1886, with a plain addition to the rear in 1930 and a one story addition to the north 1952. Blind Whino, a 501(c)(3) Non-Profit Arts Club and Event Space currently occupies the space, repairing and bringing back to life a building that sat vacant and deteriorating for almost 20 years. In 2012 muralist HENSE was commissioned to complete a full exterior building wrap, bringing immediate notoriety to the church while preserving the architectural tectonics of the building.

This development proposal would retain the original 1886 structure while removing the subsequent additions. New construction will wrap the church on the North and South facade, taking the place of the removed additions. The interior of the church will be repurposed as the Museum of Alternative Arts, connecting both the new and the old. The church would be nestled by the L-shaped building with the west facade of new construction built in plane with the existing church facade. This will maintain visibility of the church's dominant position fronting the circle at the termination of Delaware Avenue.

Please contact me with questions at (727) 518-4788

Thanks,

A handwritten signature in black ink, appearing to read "Joe Ijjas". The signature is fluid and cursive, with a prominent loop at the end.

Joe Ijjas
Project Architect
Soto Architecture & Urban Design, pllc

April 22, 2016
Re: 700 Delaware Avenue SW
Washington, D.C. 20024

Zoning Relief Requested:

The development site is located on the northern frontage of H street SW, just East of the traffic circle at the terminus of Delaware Ave SW, located at 700 Delaware Avenue S.W. (Square 643, Lot 830). The site is generally rectangular in shape, contains 16,644 SF of land area and is improved with a historic church and accessory buildings. The church was designated historic in May 2005 in anticipation of the initial PUD application. The church and the accessory building currently house the operations for Blind Whino, a non-profit arts club and event space.

The current building design will maintain and renovate the existing church and replace the accessory buildings with an L-shaped building to the North and East. The new construction will included an expanded event space, museum, and private residence and artist housing. The remaining portion of the building will provide sleeping rooms, common area space, service, and administration space for short term family housing.

In 2004, the Zoning Commission approved the property for a PUD, changing it from an R-4 to an R-5-C, as noted in Z.C. order no 03-30 and subsequently extended in Z.C. order no. 03-30A and 03-30B. Due to time that reclassification lapsed. We will ask the Zoning Commission (in a PUD) to change the property's zoning to an R-5-D, as it did similarly in 2004 to an R-5-C.

The use of R-5-D is in respect to the need to create a building of seventy five feet of height in order to meet the programmatic goals of both tenants, help offset the development constraint presented by the preservation of the church and by the fact that the church is sited generally in the middle of the lot. The seventy five foot portion of the building will only occur to the East, or rear of the church and the North portion of the building will top out at fifty four feet high.

As noted before, the building site area is 16,644 SF. The proposed new building will have a lot occupancy of 61%, falling under the allowed 75% maximum. In addition the building will have an estimated FAR of 2.88, well below the 3.5 allowed.

There is no side yard setback requirements for the building, unless provided. The new portion of the building abuts the East lot line, therefore no set back is required. The West face of building is held in plane with the front facade of the church and will provide a setback of forty feet, well beyond the calculated requirement of thirteen

feet and six inches.

The rear yard setback requirement for the building will require relief. At seventy five feet the required rear yard setback would be calculated at twenty five feet. This setback would severely limit the developable portion of the site. Using the calculated mean rear yard setback, the current setback is eight feet and eight inches.

Due to the sitting of the building, and a two story limit on the connections to the historic church, there is a void created between the two buildings starting at the third floor. This void occurs between the rear of the church and the West face of the new building and will create open court width requirements. These requirements will request relief.

Total parking required for the site has been calculated at 63 spaces. 10 spaces are being provided below grade beneath the new construction. Parking possibilities are severely limited on the site.

The site contains 50 or more sleeping rooms and therefore requires one loading berth at 55' deep, one loading platform at 200 SF, and one service delivery space at 20' deep. The service delivery space, the Loading bay and loading platform will require relief.

Lastly, the site will contain the uses noted below:

Community Based Residential Facility; Emergency Shelter: Special exception.

Museum: Permitted in an R-5 zone via R-4 per 330.5 (h).

Event Space: Permitted

Personal Residence (Flat): Permitted in an R-4 zone.

Please see the following charts for a summary.

Please contact me with questions at (727) 518-4788

Thanks,



Joe Ijjas
Project Architect
Soto Architecture & Urban Design, pllc



	700 DELAWARE AVE SW		
	ALLOWED/ REQUIRED	PROVIDED	COMPLIANT PER R-5-D?
ZONING	R-5-D	R-5-D	-
SITE AREA	16,644	16,644	-
BUILDING FOOTPRINT	12,483	10,329	YES
LOT OCCUPANCY	75%	62%	YES
MAX HEIGHT (FT)	90'-0"	75'	YES
MAX STORIES	UNLIMITED	7 (5 ON LOWER BLDG)	YES
FAR	3.50	2.90	YES
BUILDABLE SF (FAR)	58,254	48,324	YES
SIDE YARD	IF PROVIDED, 3"/FT OF HEIGHT (8' MIN.)	40'-0" (WEST)	YES
REAR YARD	4"/FT OF HEIGHT (15' MIN.)	8'-8" (NORTH)*	NO
OPEN COURT (WIDTH)	3"/FT OF HEIGHT (10' MIN.)	5'-8 5/8" & 8'-0" @ REAR CHURCH WALL**	NO
CLOSED COURT (WIDTH)	4"/FT OF HEIGHT (15' MIN.)	N/A	
CLOSED COURT (AREA)	2 X MIN. WIDTH SQUARED (NOT LESS THAN 350 SF)	N/A	
* Calculated mean rear yard setback			
PARKING	33	10	NO
BOARDING HOUSE or EMERGENCY SHELTER	11 PER BZA	10	
MULTIPLE DWELLING UNITS	1	0	
MUSEUM	21	0	
LOADING AREA	REQUIRED	NO	NO
LOADING PLATFORM	REQUIRED	NO	NO
SERVICE DELIVERY AREA	REQUIRED	NO	NO
USE			
COMMUNITY BASED RESIDENTIAL FACILITY: EMERGENCY SHELTER	SPECIAL EXCEPTION		NO
MUSEUM			YES

HISTORIC PRESERVATION REVIEW BOARD SUBMISSION
700 DELAWARE AVENUE SW
WASHINGTON, D.C. 20024



HPRB DRAWING LIST

ARCHITECTURAL

H-00	COVER SHEET
H-A01	BUILDING DATA AND UNIT MIX
H-A02	SITE CONTEXT IMAGES
H-A03	SITE CONTEXT IMAGES
H-A04	SITE CONTEXT IMAGES
H-A05	EXISTING SITE CONDITIONS
H-A06	SITE ACCESS AND CIRCULATION DIAGRAMS
H-A10	GARAGE PLAN
H-A11	GROUND FLOOR PLAN
H-A12	SECOND FLOOR PLAN
H-A13	THIRD FLOOR PLAN
H-A14	FOURTH FLOOR PLAN
H-A15	FIFTH FLOOR PLAN
H-A16	SIXTH FLOOR PLAN
H-A17	SEVENTH FLOOR PLAN
H-A18	ROOF PLAN
H-A20	SOUTH ELEVATION
H-A21	WEST ELEVATION
H-A22	NORTH ELEVATION
H-A23	EAST ELEVATION
H-A24	PERSPECTIVE VIEWS
H-A25	PERSPECTIVE VIEWS
H-A30	BUILDING MATERIAL DETAILS
H-A31	BUILDING MATERIAL DETAILS
H-A40	BUILDING SECTION
H-A41	BUILDING SECTION

GROSS BUILDING AREA		
LEVEL	Name	GROSS BUILDING AREA

Level -1	P1-GARAGE	5,954 SF
Level -1		5,954 SF

Level 1	01-FAMILY HOUSING	3,221 SF
Level 1	01-GARAGE RAMP	590 SF
Level 1	01-MOAA	6,375 SF
Level 1		10,186 SF

Level 2	02-FAMILY HOUSING	3,733 SF
Level 2	02-MOAA	6,439 SF
Level 2		10,172 SF

Level 3	03-FAMILY HOUSING	4,058 SF
Level 3	03-ARTIST HOUSING	2,958 SF
Level 3		7,016 SF

Level 4	04-FAMILY HOUSING	6,930 SF
Level 4		6,930 SF

Level 5	05-FAMILY HOUSING	6,798 SF
Level 5		6,798 SF

Level 6	06-FAMILY HOUSING	4,058 SF
Level 6		4,058 SF

Level 7	07-FAMILY HOUSING	4,058 SF
Level 7		4,058 SF
TOTAL GROSS BUILDING AREA		55,172 SF

SITE FAR	
LEVEL	GROSS FLOOR AREA

Level 1	9,576 SF
Level 2	10,153 SF
Level 3	6,963 SF
Level 4	6,877 SF
Level 5	6,745 SF
Level 6	4,005 SF
Level 7	4,005 SF

TOTAL GROSS FLOOR AREA	48,324 SF
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700 DELAWARE AVE SW

DATE: 04/17/16

BUILDING DATA AND UNIT MIX

SCALE:

H-A01



4. ATTACHED ROWHOMES



3. HIGH RISE RESIDENTIAL BUILDING



1. DELAWARE AVE CIRCLE



2. BLIND WHINO COMMUNITY ARTS CENTER



5. FORMER RANDALL JR. HIGH BUILDING



6. EXISTING GRAVEL LOT



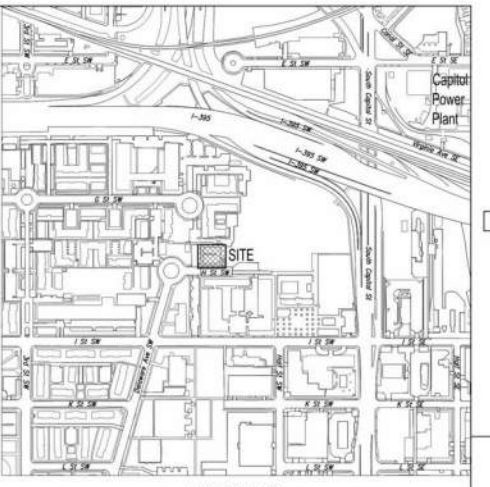
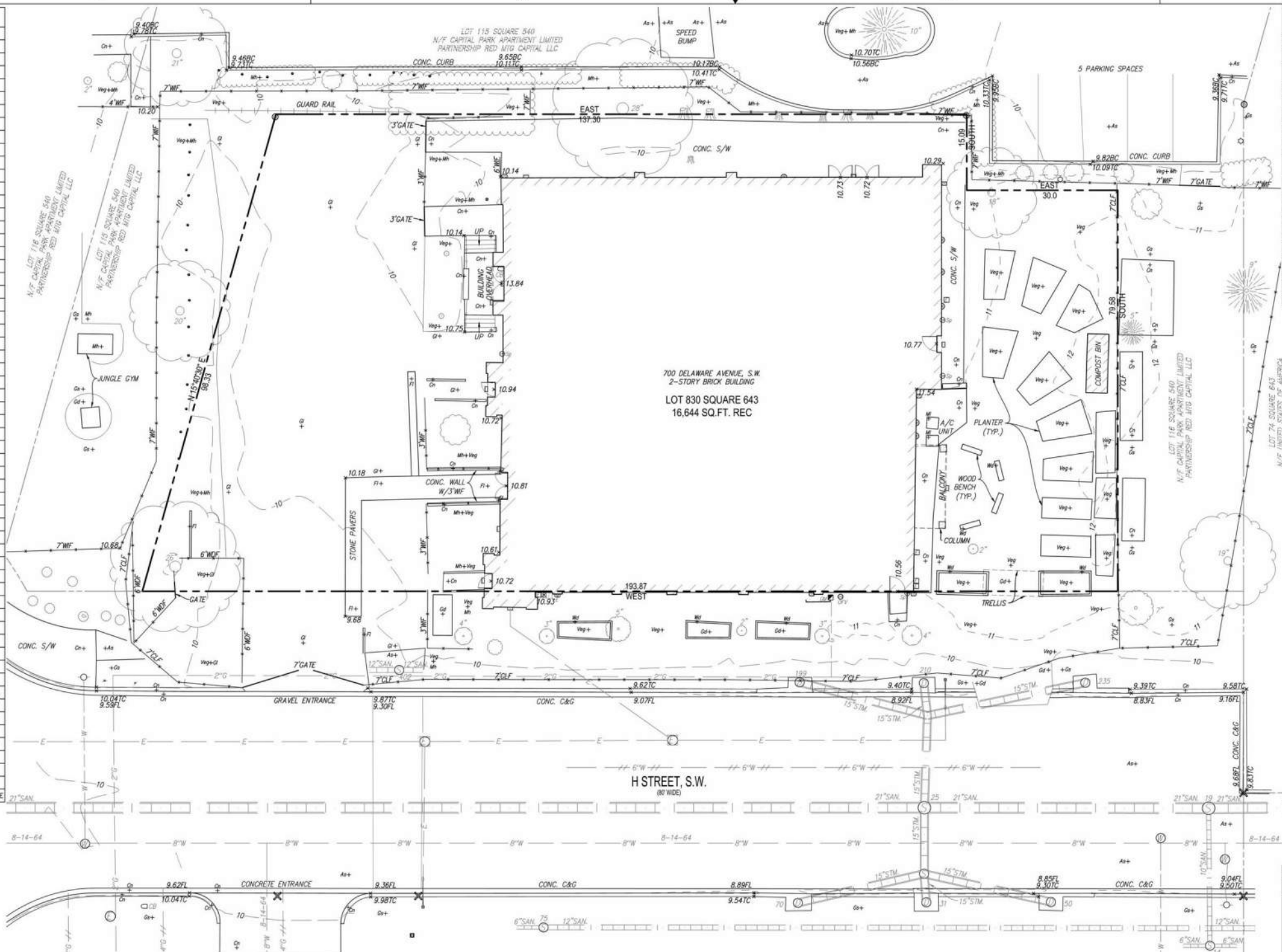
7. H STREET



8. UNITY HEALTH CLINIC



LEGEND	
As	Asphalt
C	Concrete
F	Flagstone
G	Gravel
Gr	Grass
M	Mulch
Met	Metal
St	Stone
V	Vegetation
W	Wood
DM	DRAINAGE MANHOLE
SM	Sanitary Manhole
WM	Water Manhole
EM	Electric Manhole
ES	Electric STRUCTURE
TS	Telephone STRUCTURE
EM	Electric Meter
WL	Wall Light
CLP	COBRA LIGHT POLE
FH	Fire Hydrant
WSV	Water Spigot Valve
DS	Downspout
DR	Drain Round
GM	GAS METER
OV	Oil/Gas Fill Valve
DD	DOUBLE DOOR
D	DOOR
SI	Shrub Individual
TD	Tree Deciduous
B	BOLLARD
MFC	Mon. Found Chiseled X
MFDH	Mon. Found Drill Hole
MFI	Mon. Found Iron Rod
TC	TOP OF CURB
BC	BOTTOM OF CURB
FL	FLOWLINE
S/W	S/W SIDEWALK
N/F	N/F NOW AND/OR FORMERLY
FF	FINISHED FLOOR
C&G	C&G CURB AND GUTTER
CC	CONC. CONCRETE
TYP.	TYPICAL
SS	SAN. SANITARY SEWER
SSM	STM. STORM SEWER
WDF	WDF WOOD FENCE
CLF	CLF CHAIN LINK FENCE
WIF	WIF WROUGHT IRON FENCE
REC	REC RECORD
MSM	MSM MEASUREMENT
C	UNDERGROUND COMMUNICATION
E	UNDERGROUND ELECTRIC
G	UNDERGROUND GAS
W	UNDERGROUND WATER
SSM	UNDERGROUND STORM SEWER
SSS	UNDERGROUND SANITARY SEWER
F	FENCE LINE
GR	GUARD RAIL
H	HAND RAIL
P	PROPERTY LINE



MANHOLE TABLE

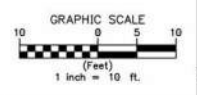
14	SANITARY MANHOLE	TOP=9.82
6"	INV.=2.47 (W)	
6"	INV.=2.32 (E)	
10"	INV.=1.50 (N)	
19	SANITARY MANHOLE	TOP=9.51
	INACCESSIBLE	
25	SANITARY MANHOLE	TOP=9.38
15"	INV.=4.94 (S)	
15"	INV.=3.88 (N)	
21"	INV.=0.55 (W)	
21"	INV.=0.49 (E)	
31	DRAINAGE MANHOLE	TOP=9.50
	BOTTOM=6.20	
	FULL OF DEBRIS	
50	DRAINAGE MANHOLE	TOP=9.48
	BOTTOM=8.48	
	FULL OF DEBRIS	
70	DRAINAGE MANHOLE	TOP=9.52
	BOTTOM=7.82	
	FULL OF DEBRIS	
75	SANITARY MANHOLE	TOP=9.91
6"	INV.=4.56 (W)	
12"	INV.=4.20 (E)	
199	DRAINAGE MANHOLE	TOP=9.37
	INACCESSIBLE	
210	DRAINAGE MANHOLE	TOP=9.40
	15" INV.=5.95 (S)	
230	DRAINAGE MANHOLE	TOP=9.30
	15" INV.=7.79 (SW)	
402	SANITARY MANHOLE	TOP=9.96
	12" INV.=0.09 (W)	
	12" INV.=0.30 (E)	



- GENERAL NOTES:**
- THE INFORMATION SHOWN RESULTS FROM A FIELD SURVEY BY THIS FIRM, LAST DATE OF FIELD SURVEY APRIL 20, 2016.
 - NO TITLE REPORT FURNISHED, EASEMENTS AND/OR OTHER ENCUMBRANCES OF RECORD MAY EXIST AND ARE NOT SHOWN HEREON.
 - BOUNDARY INFORMATION SHOWN HEREON WAS OBTAINED FROM OFFICIAL CITY RECORDS, AND VERIFIED IN THE FIELD INsofar AS POSSIBLE. PROPERTY LINE DIMENSIONS FROM OFFICIAL RECORDS MAY NOT NECESSARILY AGREE WITH ACTUAL MEASURED DIMENSIONS. ALL PROPERTY LINES IN THE DISTRICT OF COLUMBIA ARE SUBJECT TO CHANGE BY THE OFFICE OF THE SURVEYOR, D.C.
 - ELEVATIONS SHOWN ARE REFERENCED TO DDPM DATUM (BM 9-9 & F-9), MERIDIAN REFERENCED TO DCSD NORTH, BY HOLDING H STREET, SW AS E-W.
 - VISIBLY ABOVE GROUND UTILITIES HAVE BEEN SHOWN. SUBSURFACE UTILITIES, WHERE SHOWN, FOLLOW ASCE 38-02 QUALITY LEVELS A-D. A VISUALLY VERIFIED VIA TEST HOLES; B: DESIGNATED AND SURVEYED; C: RECORD INFORMATION CORRELATED WITH SURVEYED SURFACE FEATURES; D: RECORD INFORMATION ONLY. WHERE SUBSURFACE UTILITIES HAVE BEEN APPARENTLY DESIGNATED BY OTHERS ON SITE, THOSE LOCATIONS WILL BE SHOWN AS QUALITY LEVEL C. UTILITIES MAY EXIST THAT ARE NOT SHOWN. UNLESS OTHERWISE LABELED AS ABOVE, THIS SURVEY REPRESENTS QUALITY LEVEL C.
 - PROPERTY IS IDENTIFIED AS ZONE A - AREAS DETERMINED TO BE A SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, NO BASE FLOOD ELEVATIONS DETERMINED AS IDENTIFIED ON FIRM COMMUNITY PANEL 11000100 19C, EFFECTIVE DATE SEPTEMBER 27, 2010.
 - AS OF APRIL 8, 2016, THE PROPERTY IS ZONED R-4 AS DELINEATED ON THE ZONING MAP FROM DISTRICT OF COLUMBIA'S OFFICE OF ZONING (<http://zmap.dcoz.dc.gov/>); MINIMUM BUILDING SETBACK, MAXIMUM PERMITTED FLOOR AREA RATIOS, AND MAXIMUM BUILDING HEIGHTS ARE BASED UPON INTERPRETATIONS OF THE PROPOSED USE BY THE DISTRICT OF COLUMBIA ZONING OFFICE.

UNDERGROUND UTILITY RECORDS SHOWN:

UTILITY	SOURCE	DATE:
SEWER: WASA PANEL:	A-4-SW	11-01-1962
WATER: WASA PANEL:	A-4-SW	08-14-1964
ELECTRIC: PEPCO	PEPCO	04-14-2016
GAS: WASHINGTON GAS	WG-481	04-12-2016
COMMUNICATION: VERIZON	NONE RECEIVED AS OF	04-20-2016
COMMUNICATION: MCI	REPORTED NONE	04-12-2016
COMMUNICATION: COMCAST	NONE RECEIVED AS OF	04-20-2016



WMC DC
WILES MENSCH CORPORATION-DC
Planning, Engineering, Surveying & Landscape Architecture
739 8th Street, SE 2nd Floor Washington, DC 20003
(703) 391-7600 (F) 703-264-0959 www.wilesmensch.com

CLIENT: POTOMAC HOLDINGS
REVIEW COPY - 2016-04-21

DRAWING TITLE: BOUNDARY, TOPOGRAPHIC AND UTILITY SURVEY
JOB NO. 16-036

LOT 830 SQUARE 643
700 DELAWARE AVENUE, S.W.
WASHINGTON, DC

SCALE: 1" = 10' DATE: 2016-04-08 SHEET: 1 OF 1



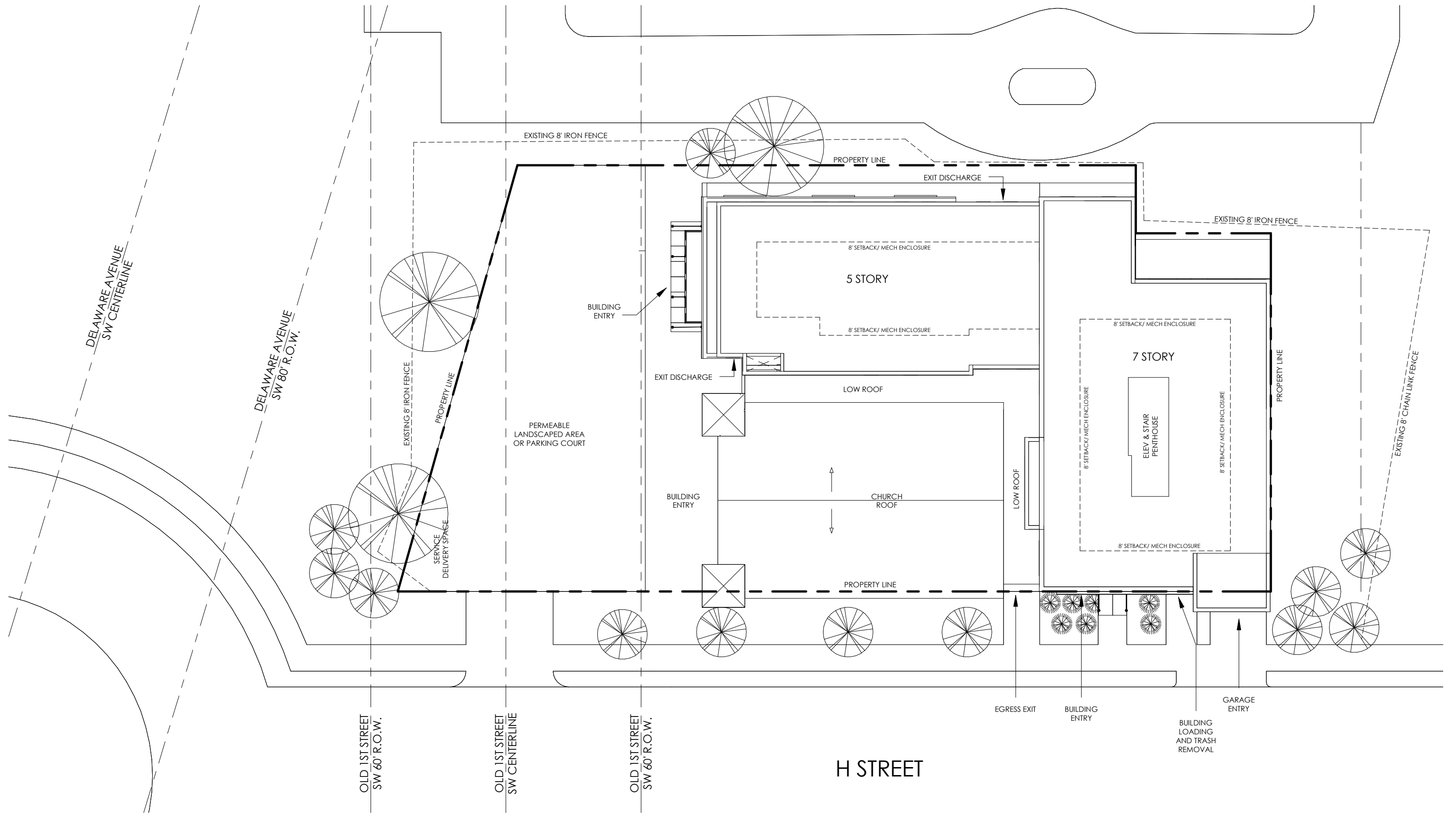
700 DELAWARE AVE SW

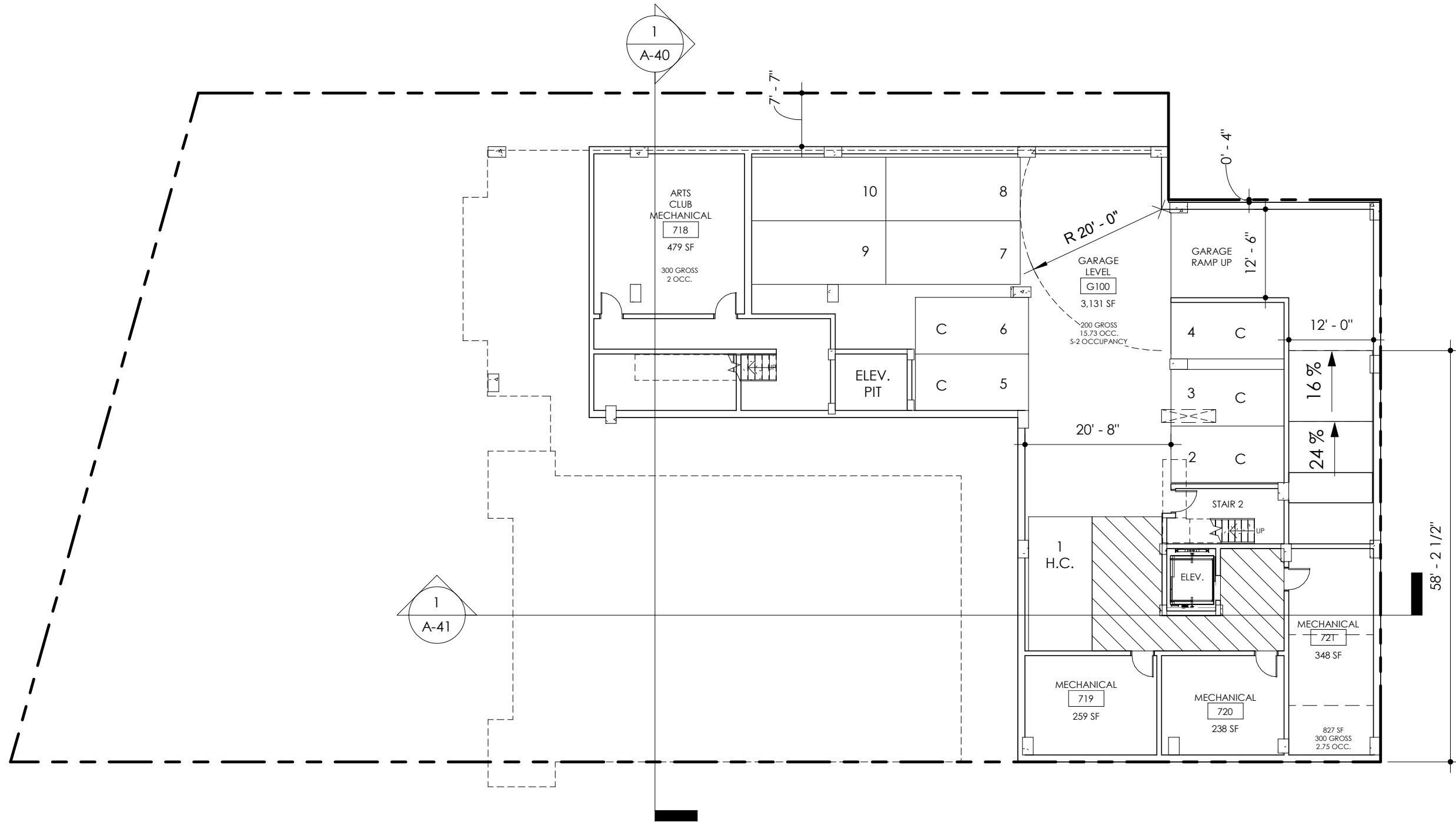
DATE: 04/17/16

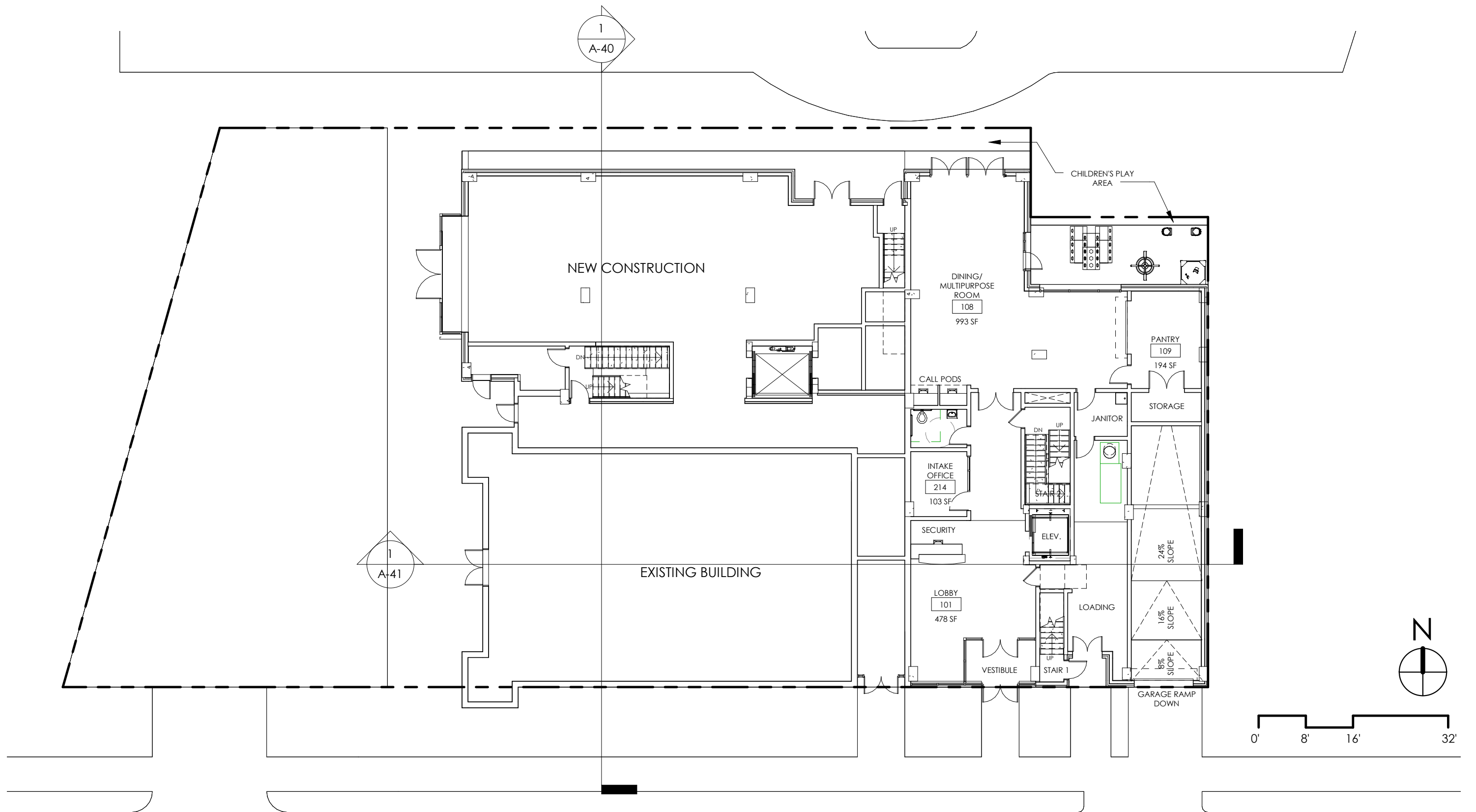
EXISTING SITE CONDITIONS

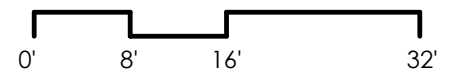
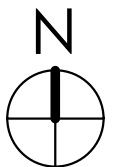
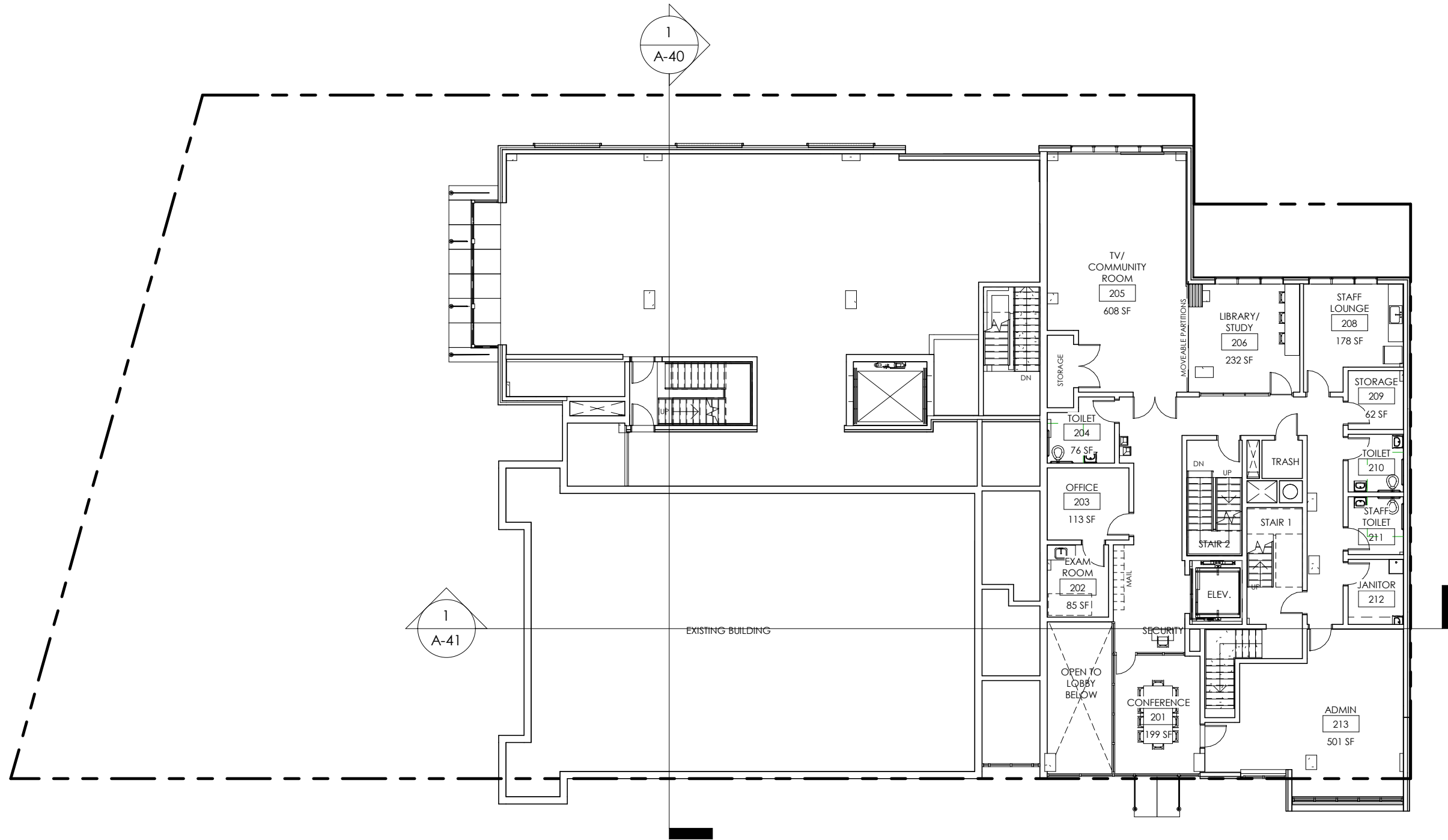
H-A05

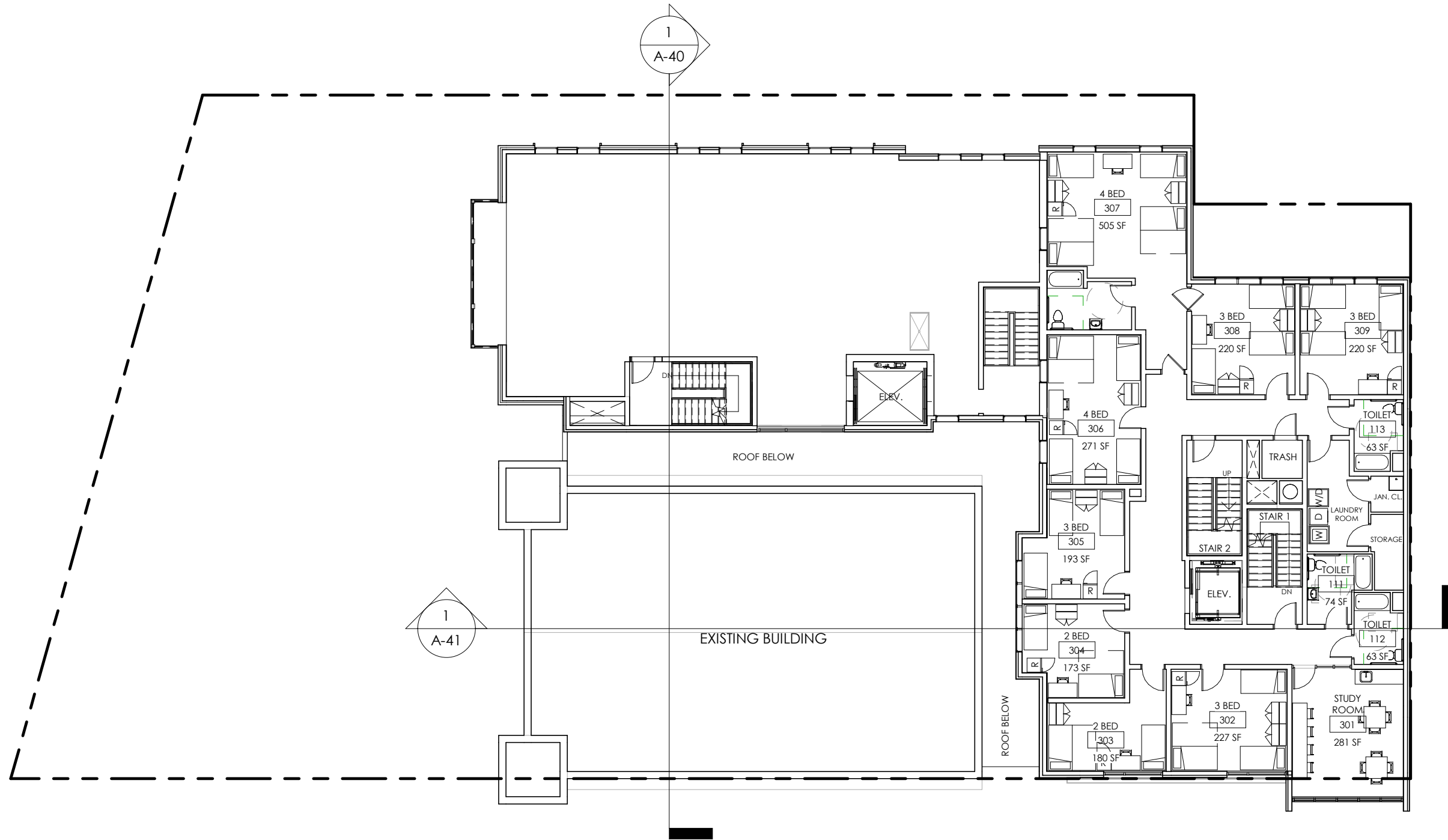
SCALE:

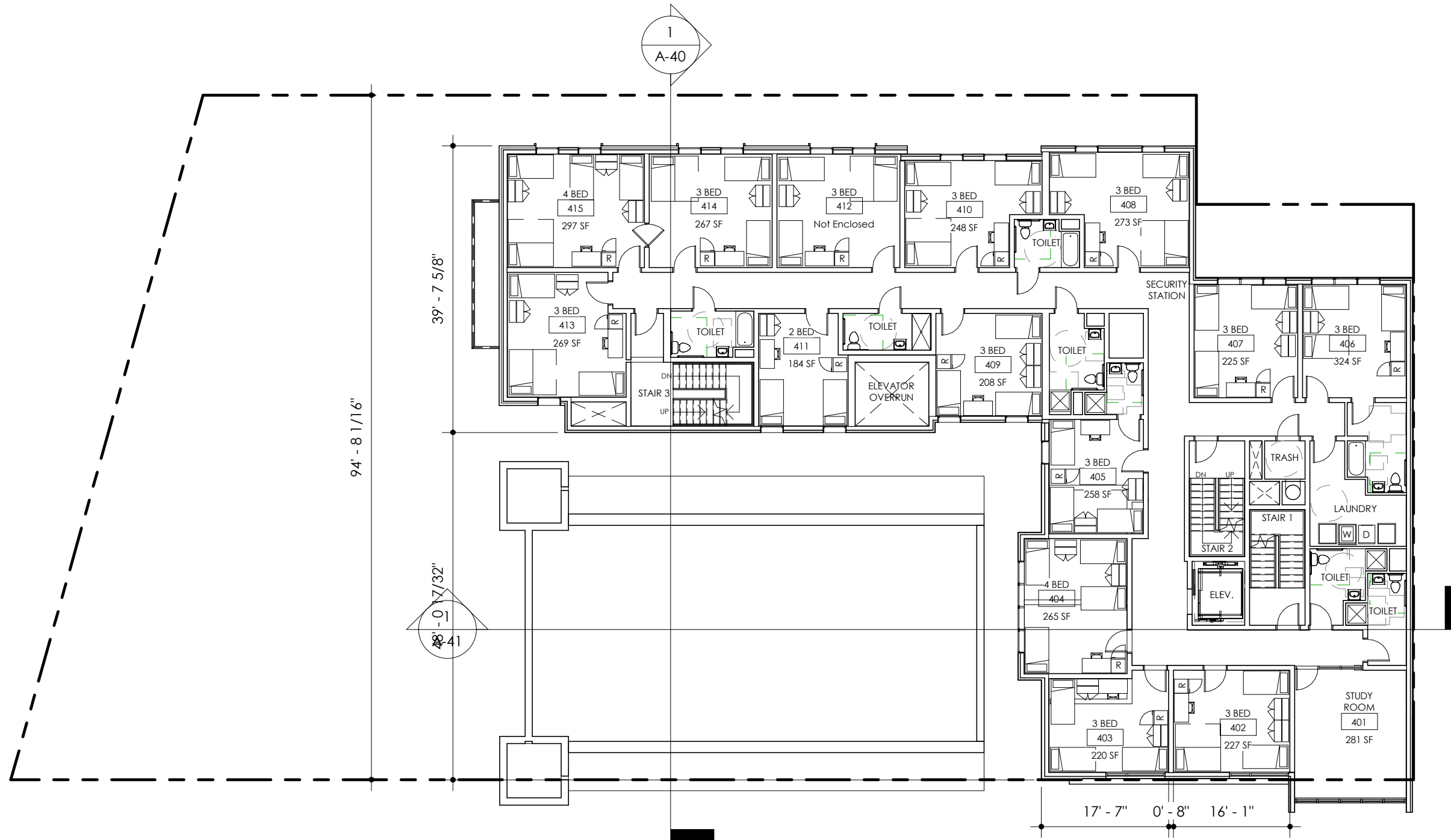


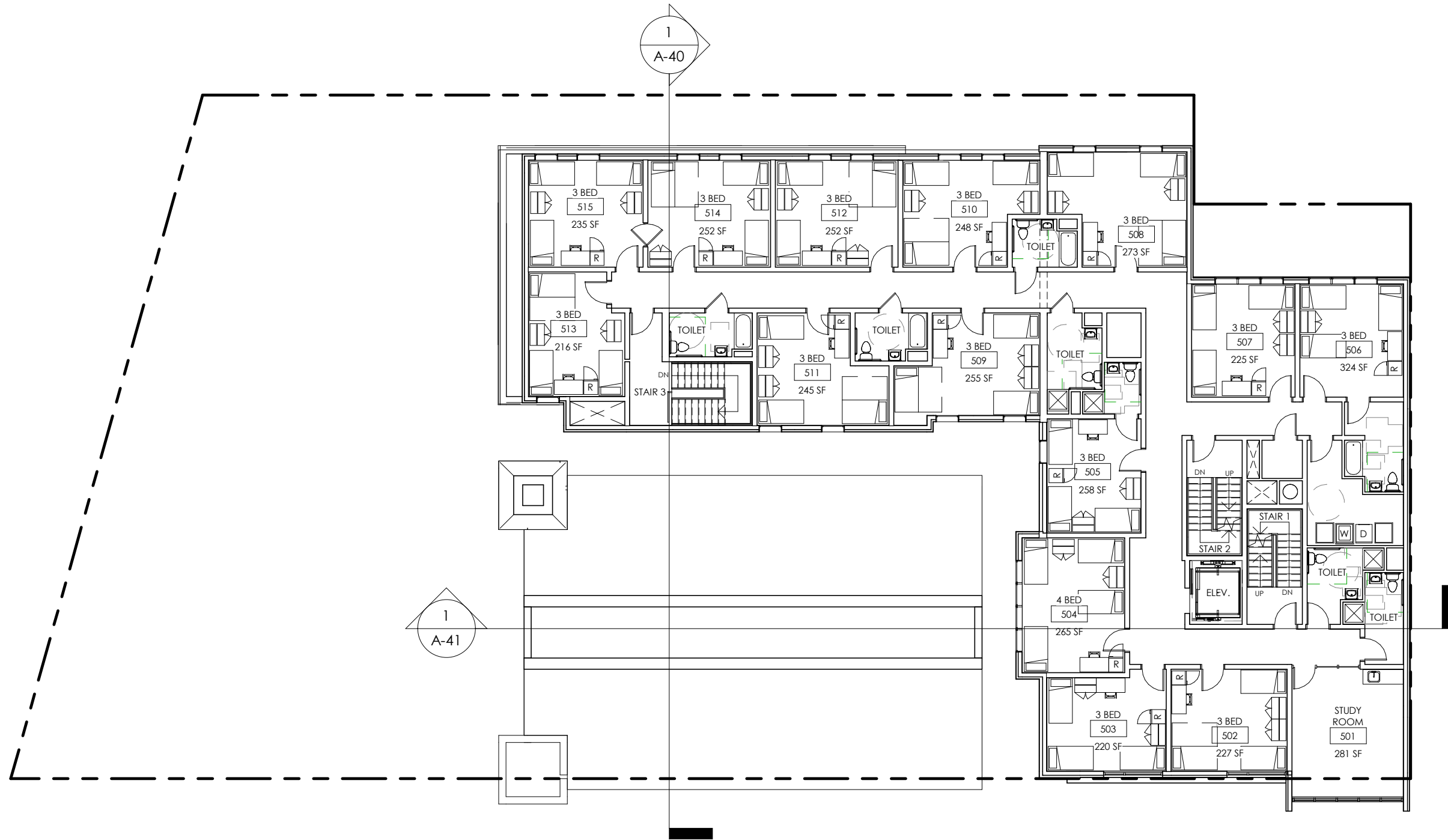


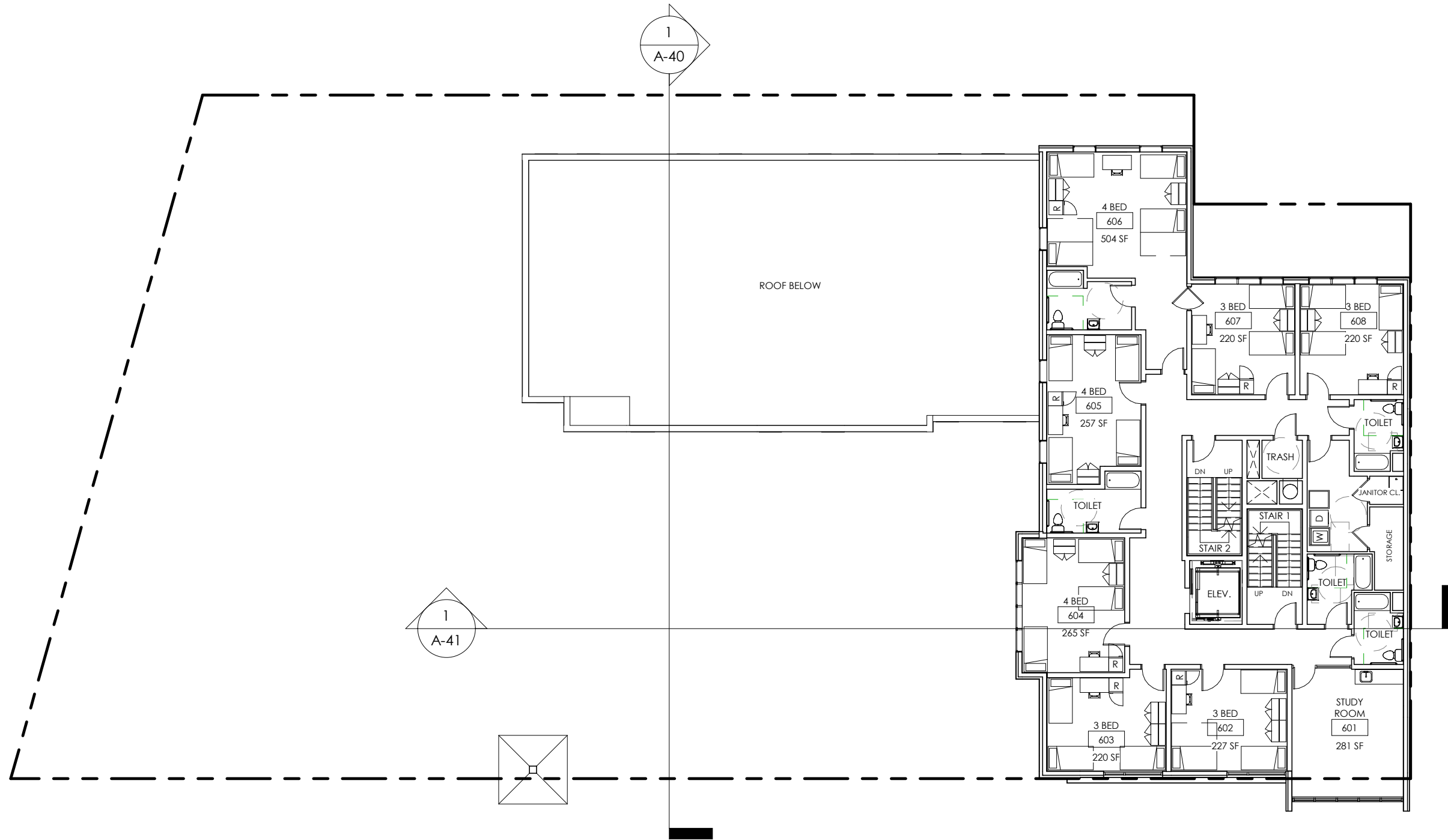


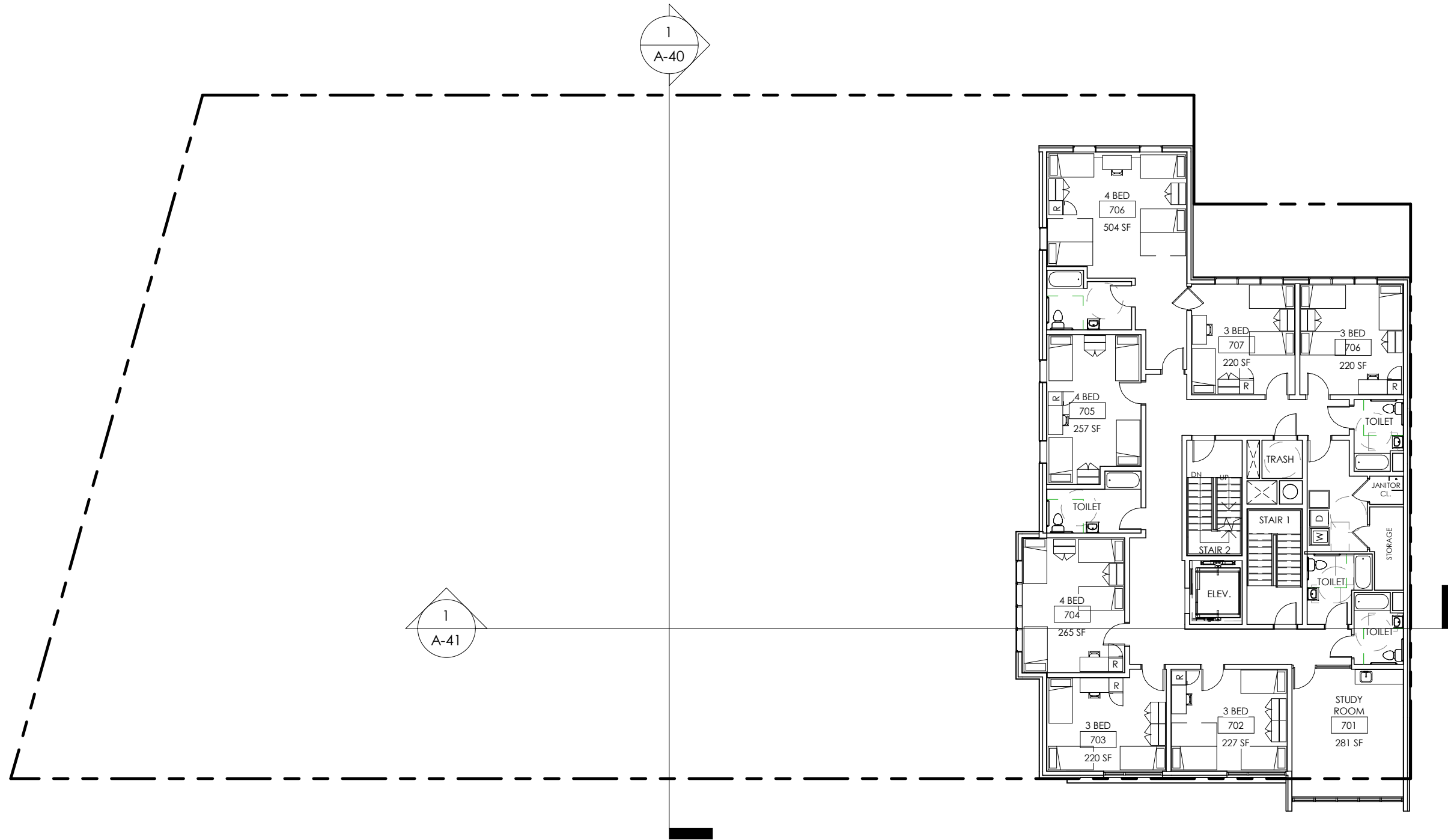


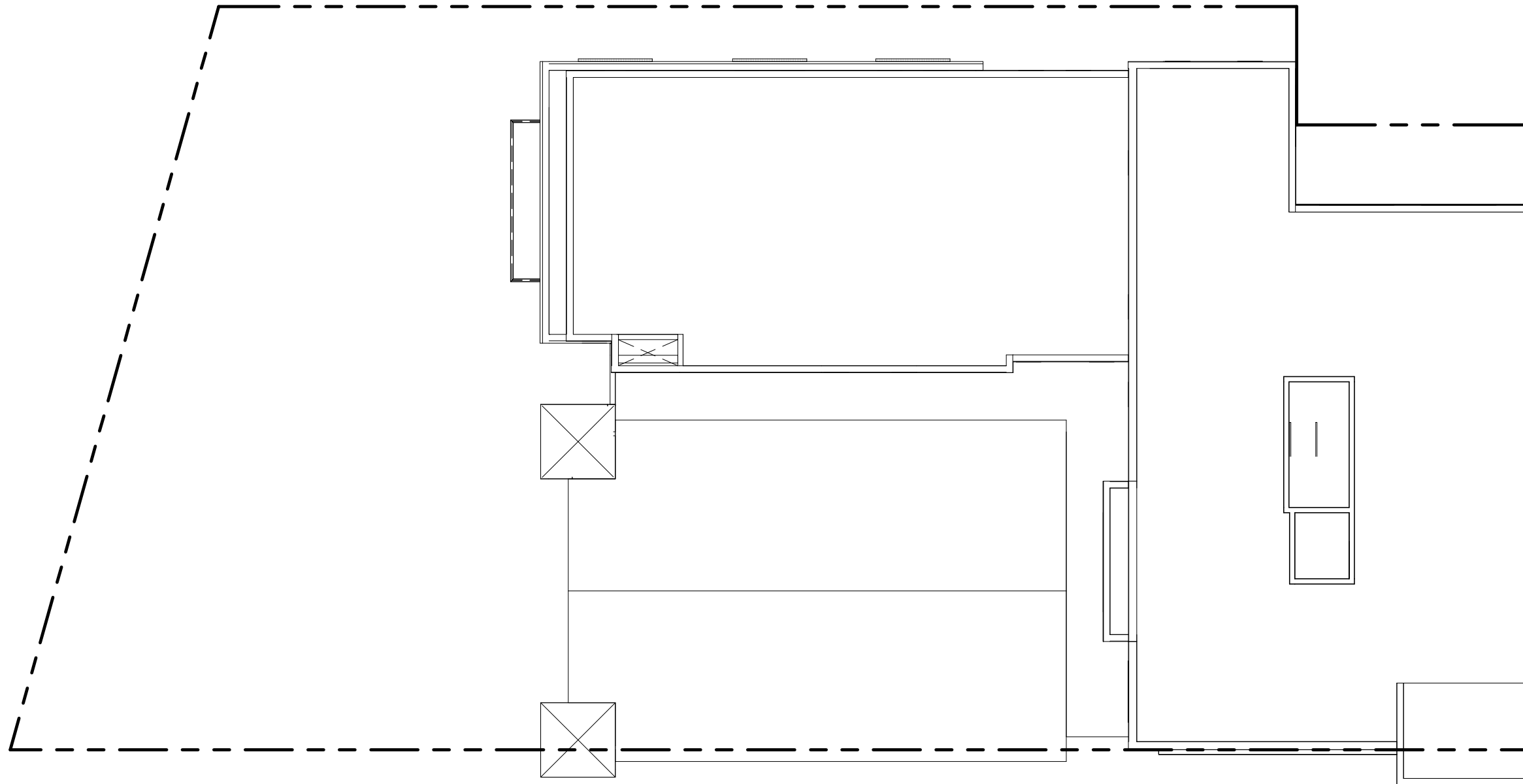








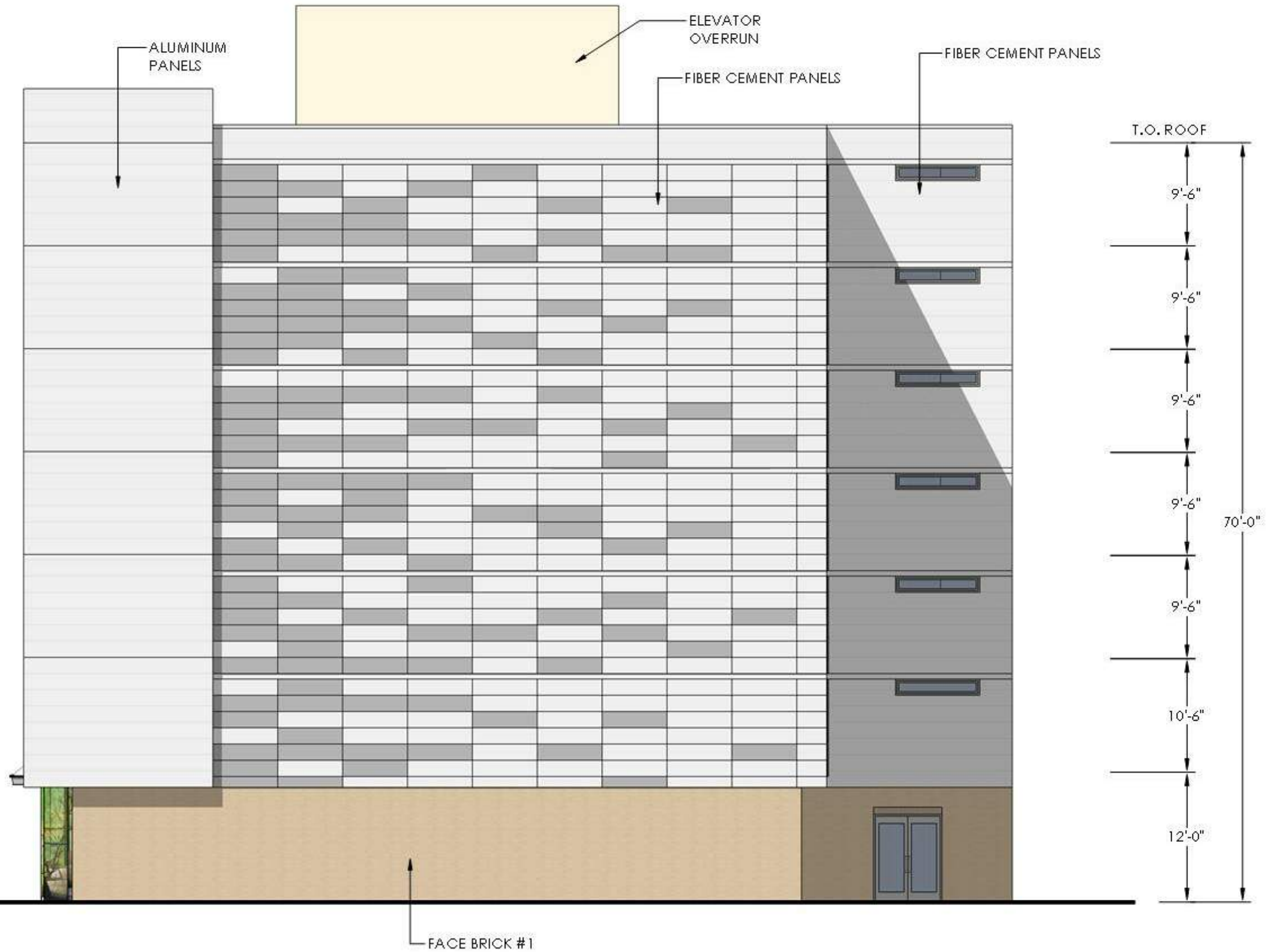














Soto
architecture & urban design

BLUE SKYE
DEVELOPMENT

Varsity

700 DELAWARE AVE SW

DATE: 04/17/16

PERSPECTIVE VIEWS

SCALE:

H-A24



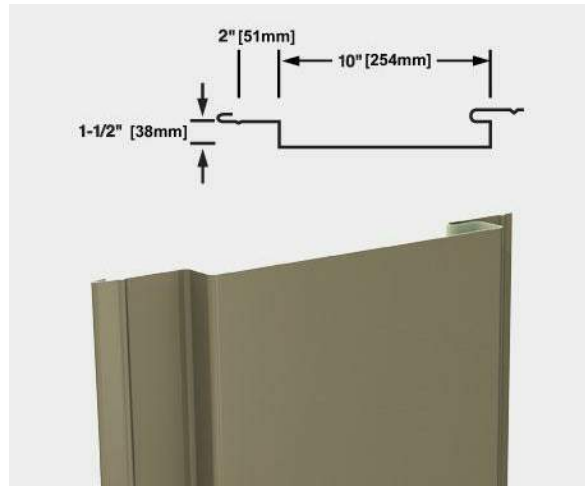
700 DELAWARE AVE SW

DATE: 04/17/16

PERSPECTIVE VIEWS

SCALE:

H-A25



FACE BRICK, MODULAR AND TITAN SIZE

METAL PANEL



700 DELAWARE AVE SW

DATE: 04/17/16

BUILDING MATERIAL DETAILS

H-A30

SCALE: 12" = 1'-0"



ARCHITECTURAL WALL PANELS



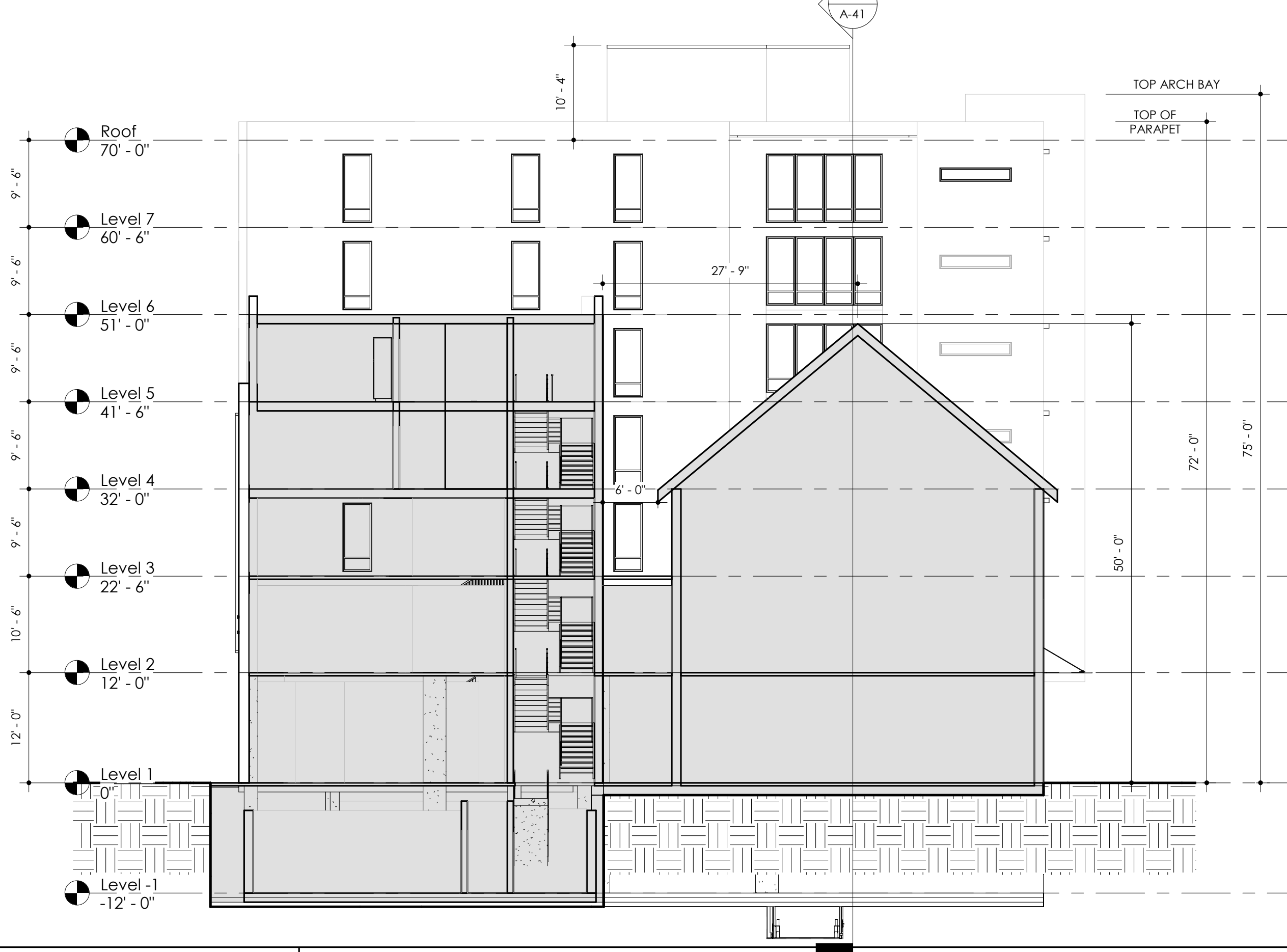
METAL AND GLASS CANOPY



FIBER CEMENT LAP SIDING



ALUMINUM STOREFRONT ENTRY



1
H-A41

Roof
70' - 0"

Level 7
60' - 6"

Level 6
51' - 0"

Level 5
41' - 6"

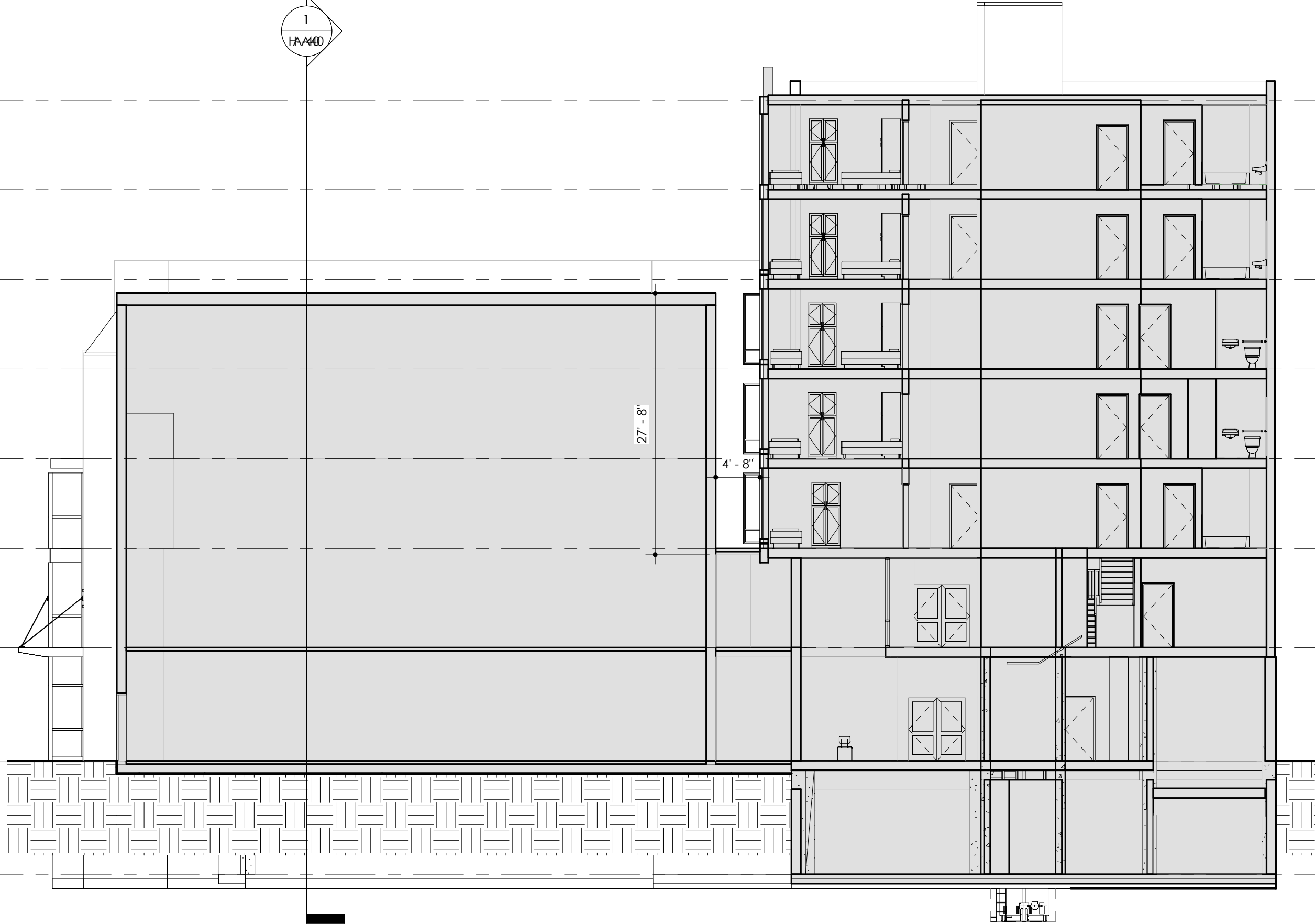
Level 4
32' - 0"

Level 3
22' - 6"

Level 2
12' - 0"

Level 1
0"

Level -1
-12' - 0"



700 DELAWARE AVE SW

DATE: 04/17/16

BUILDING SECTION

H-A41

SCALE: 3/32" = 1'-0"