



9th & G Streets, NW

Board of Zoning
Adjustment Exhibits

July 28, 2011

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BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18277

EXHIBIT NO. 9

MRP | REALTY | **Gensler**

Board of Zoning Adjustment

District of Columbia

CASE NO.18277

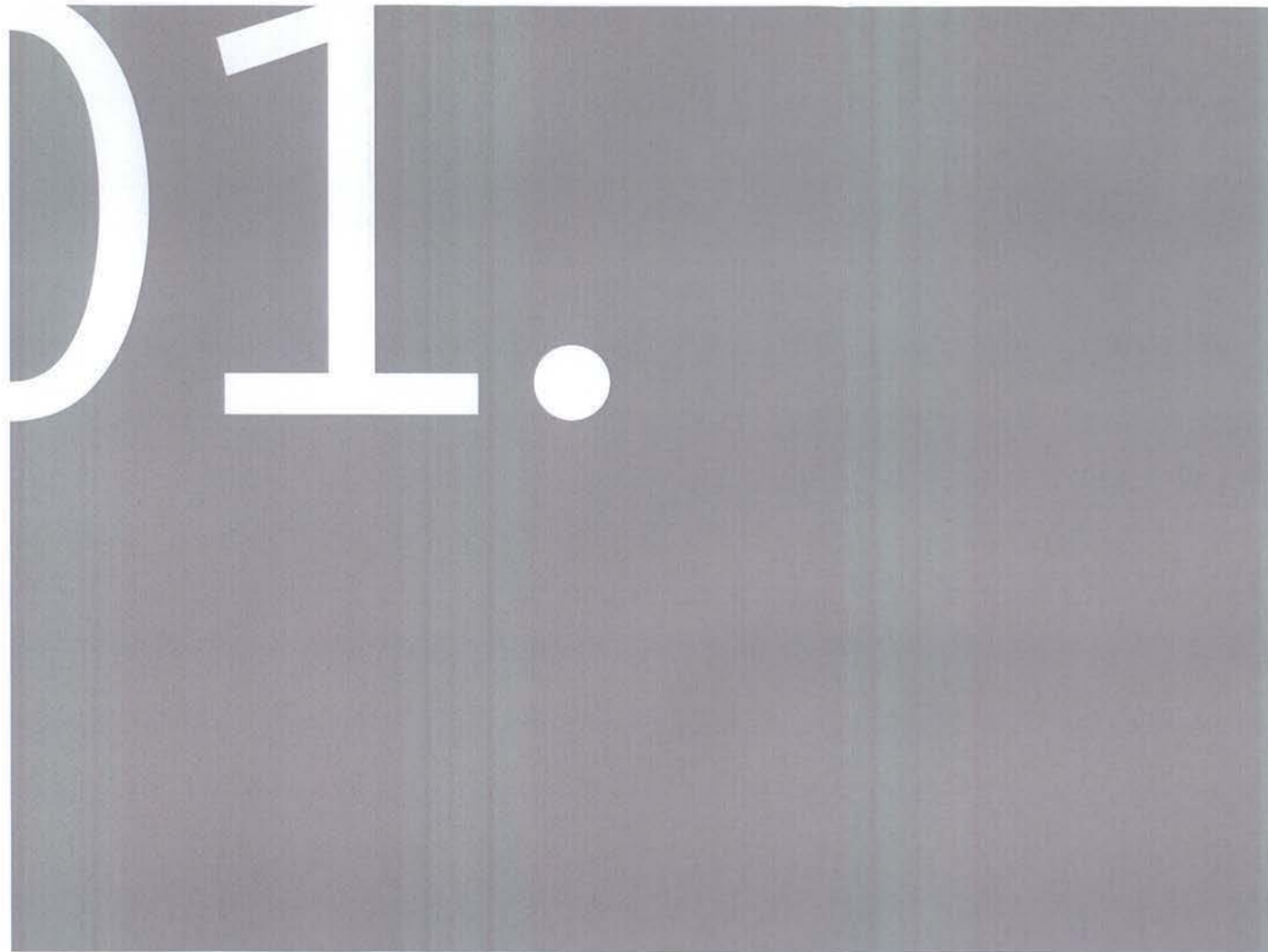
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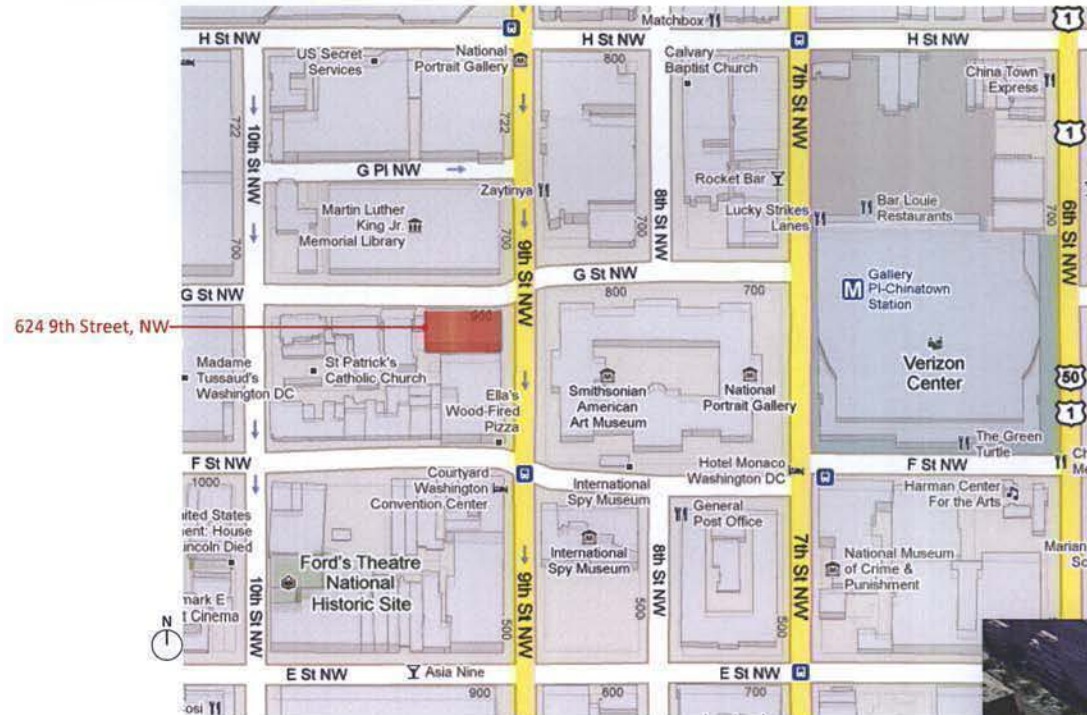


Existing Building Context

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Project Location Map and Aerial Perspective

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624 9th Street, NW

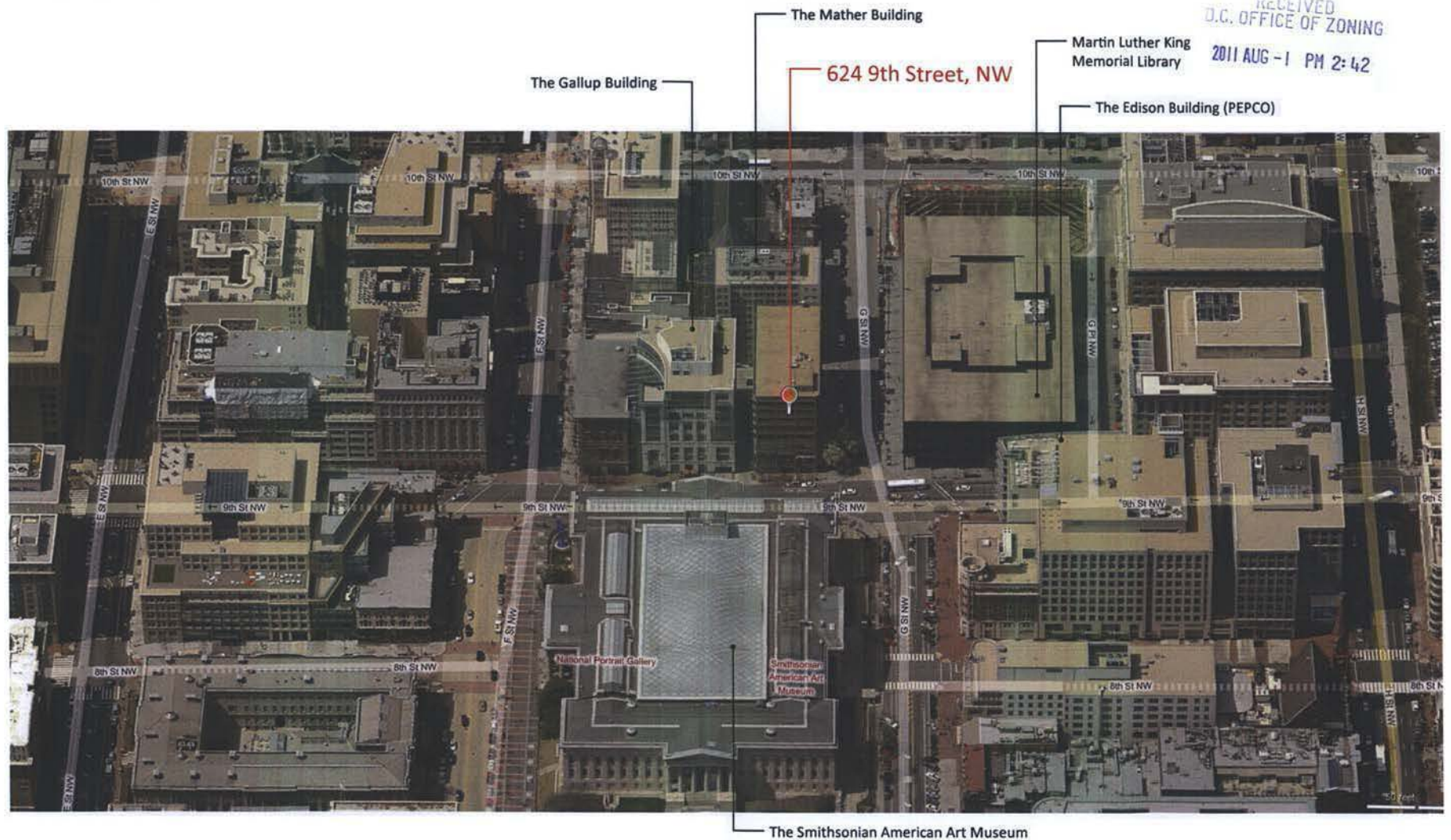
624 9th Street, NW

The Gallup Building
The Mather Building
Martin Luther King Memorial Library

Smithsonian American Art Museum
Metro Gallery Place - Chinatown Station
The Edison Building (PEPCO)



Aerial Perspective: 9th Street Elevation





The Edison
Building
(PEPCO)



Martin Luther
King Memorial
Library

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Martin Luther
King Memorial
Library

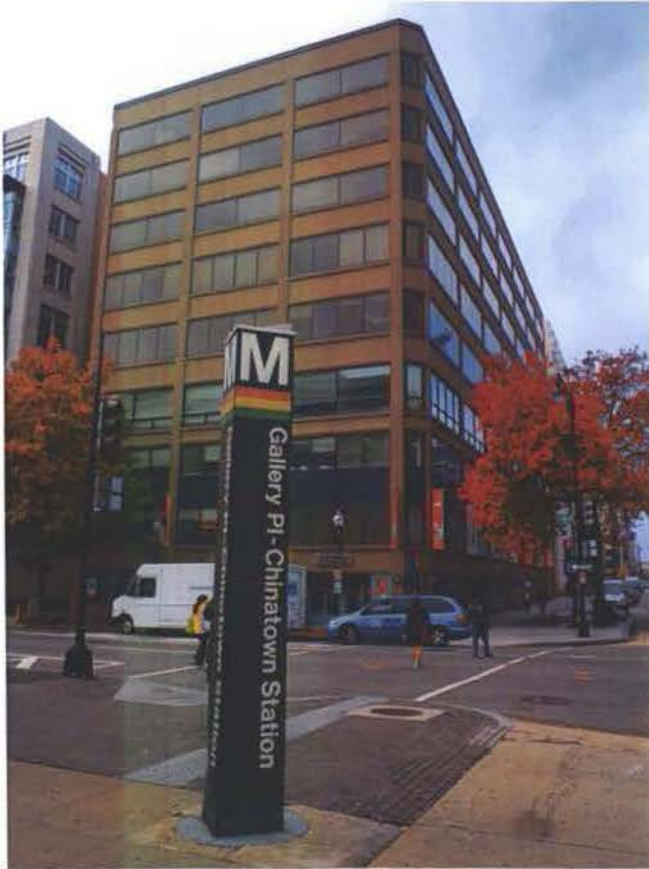


The Mather
Building

St. Patrick's
Catholic Church

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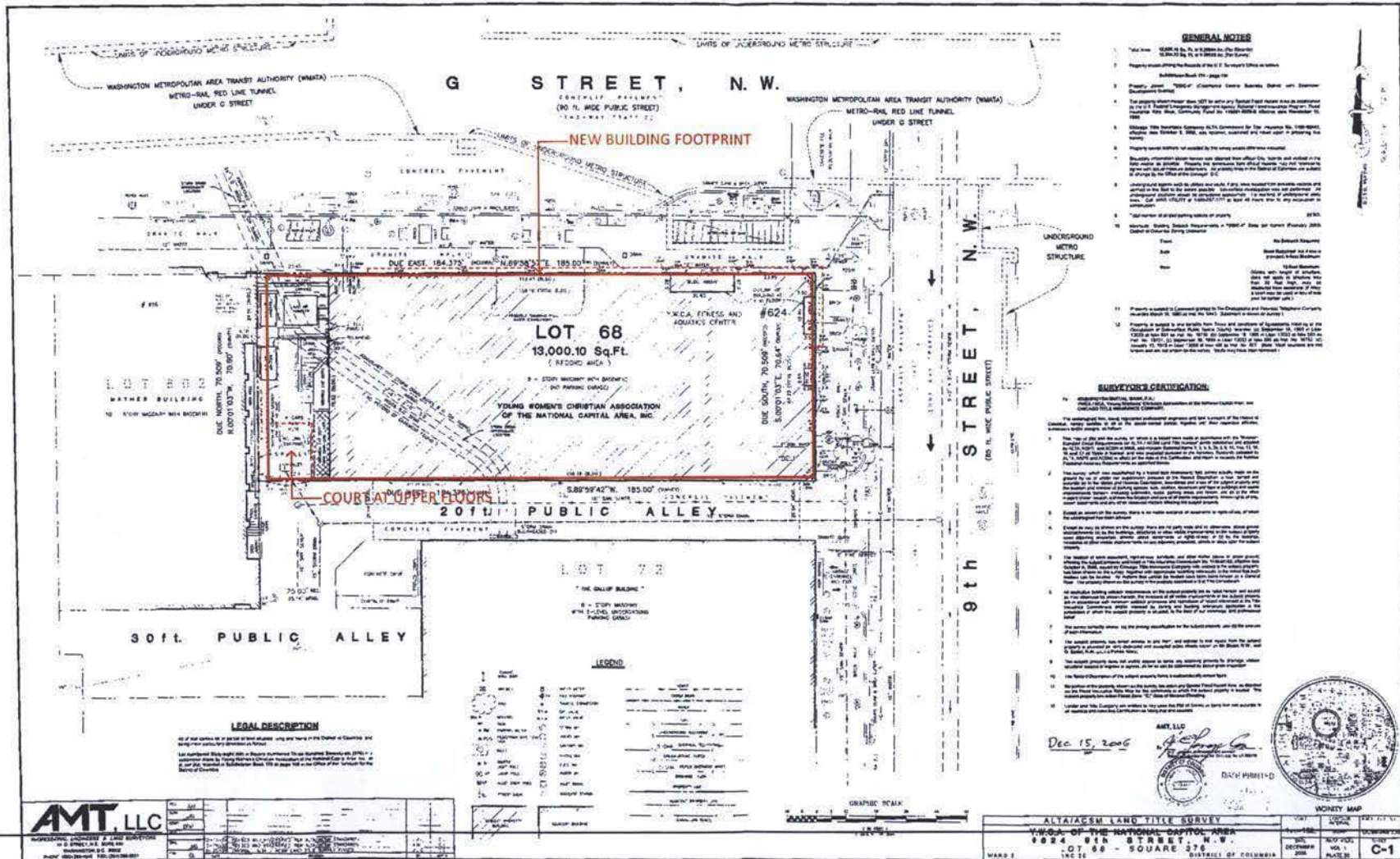
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B: Metro Entrance



A: MLK Arcade



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02.

Proposed Floor Plans

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Data Sheet: New Building

Board of Zoning Adjustment Application

Project No: 09.7081.00

15-Jul-2011

Building Lot Area

	Total
Proposed Lot Area (GSF)	13,000

Building FAR Calculations

	Proposed	Allowable
	8.30	8.50
Proposed FAR Usage (SF)	107,949	110,501

Gross Floor Area Calculations

	Proposed Renovation
Gross Measured Floor Area	
Parking Level P3*	12,716
Parking Level P2*	12,716
Parking Level P1*	12,716
Ground Floor**	10,976
Second Floor***	11,566
Third Floor	12,356
Fourth Floor	12,356
Fifth Floor	12,356
Sixth Floor	12,356
Seventh Floor	12,356
Eighth Floor	12,356
Ninth Floor	12,356
TOTAL	109,037
Estimated Area of Shafts (As Shown)	1,088
ESTIMATED TOTAL	107,949

* All cellar area is exempt from FAR by definition

** 1,517 SF taken out of Gross Number for Parking Garage Entrance / Ramp

*** 574 SF taken out of Gross Number for 2-Story Lobby Atrium

Penthouse Level	4,465
-----------------	-------

Penthouse FAR Calculations

	Proposed	Allowable
	0.34	0.37
Proposed FAR Usage (SF)	4,465	4,810

New Building Height Calculations

	New Slab	New Elevation
Building Elevations (FT)		
Parking Level P3	-29'-0"	7.50
Parking Level P2	-20'-0"	16.50
Parking Level P1	-11'-0"	25.50
Ground Floor	0'-0"	36.50
Second Floor	14'-6"	51.00
Third Floor	26'-0"	62.50
Fourth Floor	37'-6"	74.00
Fifth Floor	49'-0"	85.50
Sixth Floor	60'-6"	97.00
Seventh Floor	72'-0"	108.50
Eighth Floor	83'-6"	120.00
Ninth Floor	96'-0"	132.50
Main Roof	109'-6"	146.00
Parapet*	111'-0"	147.50
Penthouse Roof	129'-6"	166.00

* Building Height with Proposed Measuring Point

Height Elevation	Measuring Point	Building Height
147.50	37.52	109.98
		Allowable
		110.00

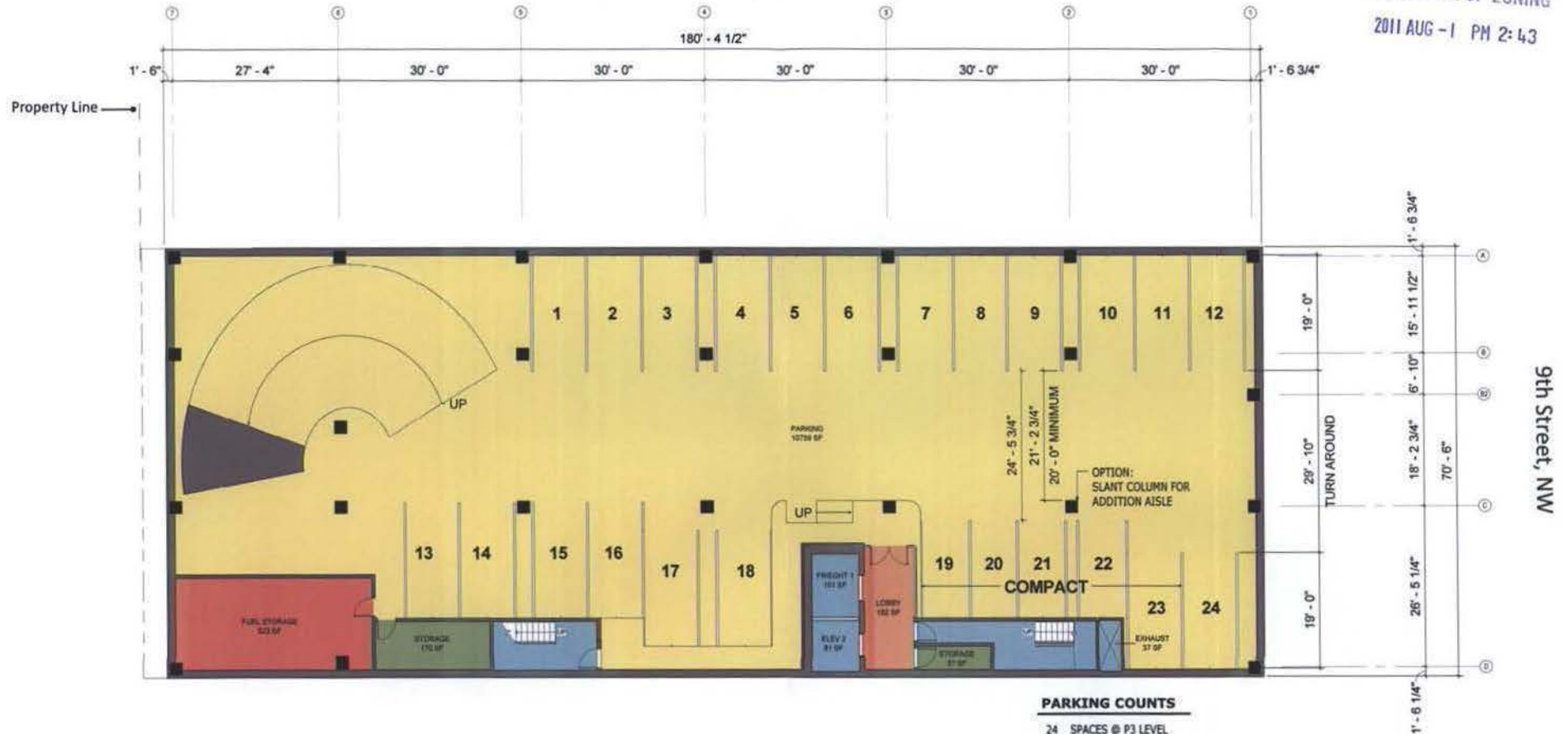
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Plan: Parking Level P3

SCALE: 1/8" = 1'-0" (Halfsize @ 11 x 17)

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PARKING COUNTS

- 24 SPACES @ P3 LEVEL
- 22 SPACES @ P2 LEVEL
- 11 SPACES @ P1 LEVEL

57 TOTAL SPACES

NOTE:
3 ACCESSIBLE SPACES @ P1 LEVEL
10 COMPACT SPACES (22 ALLOWABLE)

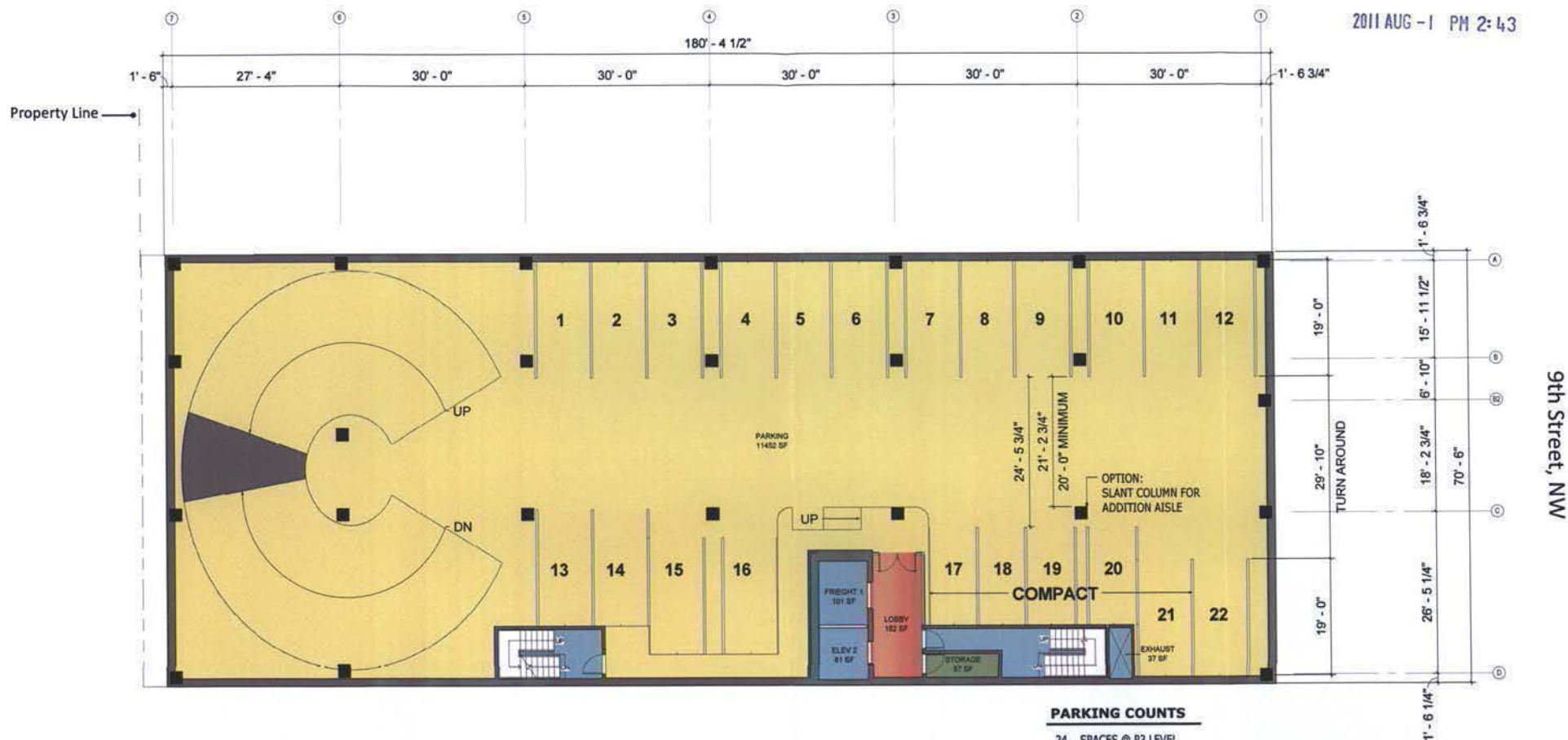
Plan: Parking Level P2

SCALE: 1/8" = 1'-0" (Halfsize @ 11 x 17)

G Street, NW

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PARKING COUNTS

24 SPACES @ P3 LEVEL
22 SPACES @ P2 LEVEL
11 SPACES @ P1 LEVEL

57 TOTAL SPACES

NOTE:
3 ACCESSIBLE SPACES @ P1 LEVEL
10 COMPACT SPACES (22 ALLOWABLE)

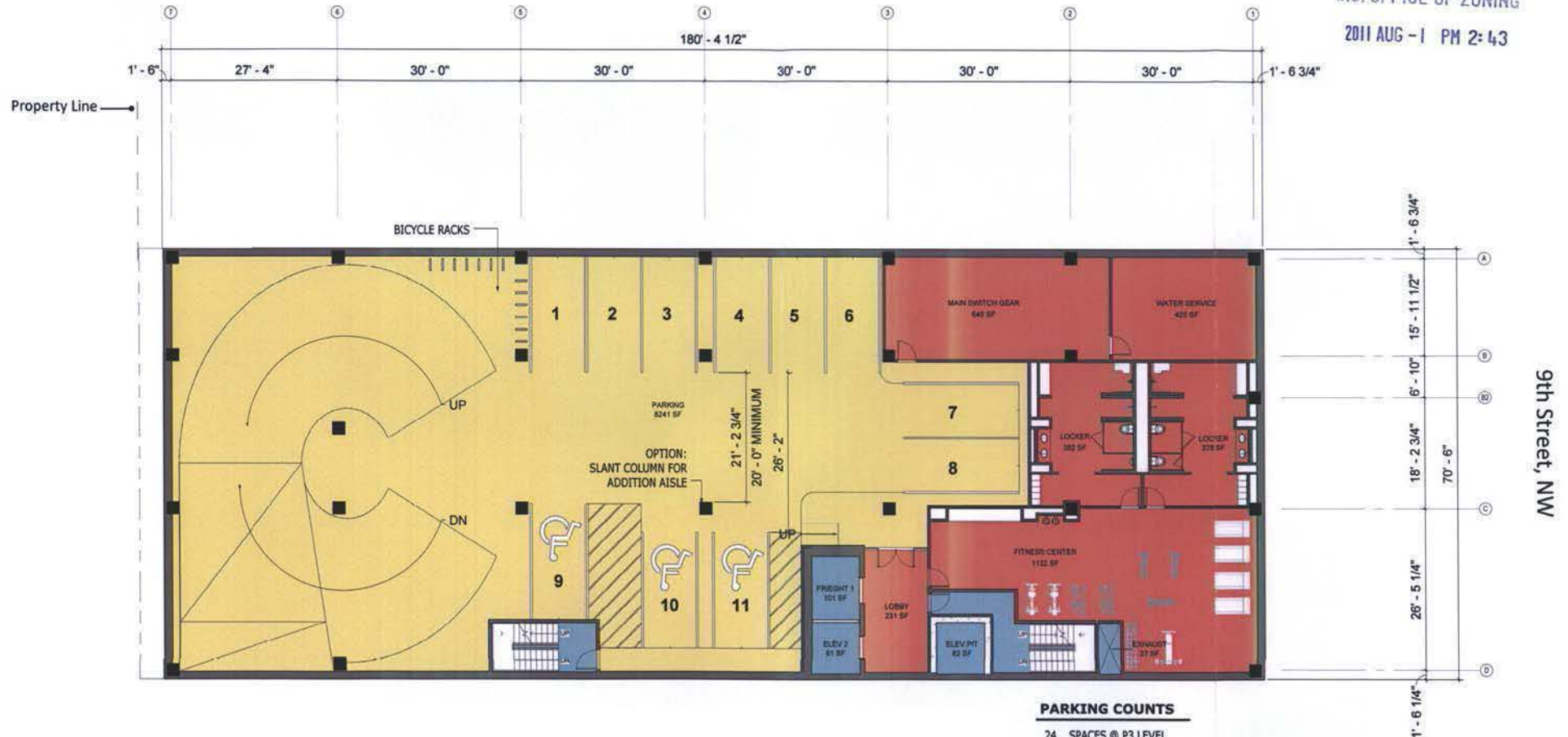


Plan: Parking Level P1

SCALE: 1/8" = 1'-0" (Halfsize @ 11x17)

G Street, NW

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PARKING COUNTS

- 24 SPACES @ P3 LEVEL
- 22 SPACES @ P2 LEVEL
- 11 SPACES @ P1 LEVEL

57 TOTAL SPACES

NOTE:
3 ACCESSIBLE SPACES @ P1 LEVEL
10 COMPACT SPACES (22 ALLOWABLE)

Area Plan: Garage Level P1

MRP REALTY | 9TH AND G STREET, NW

Washington, DC | 28 July 2011 | 16 | ©2011 Gensler. All rights reserved.

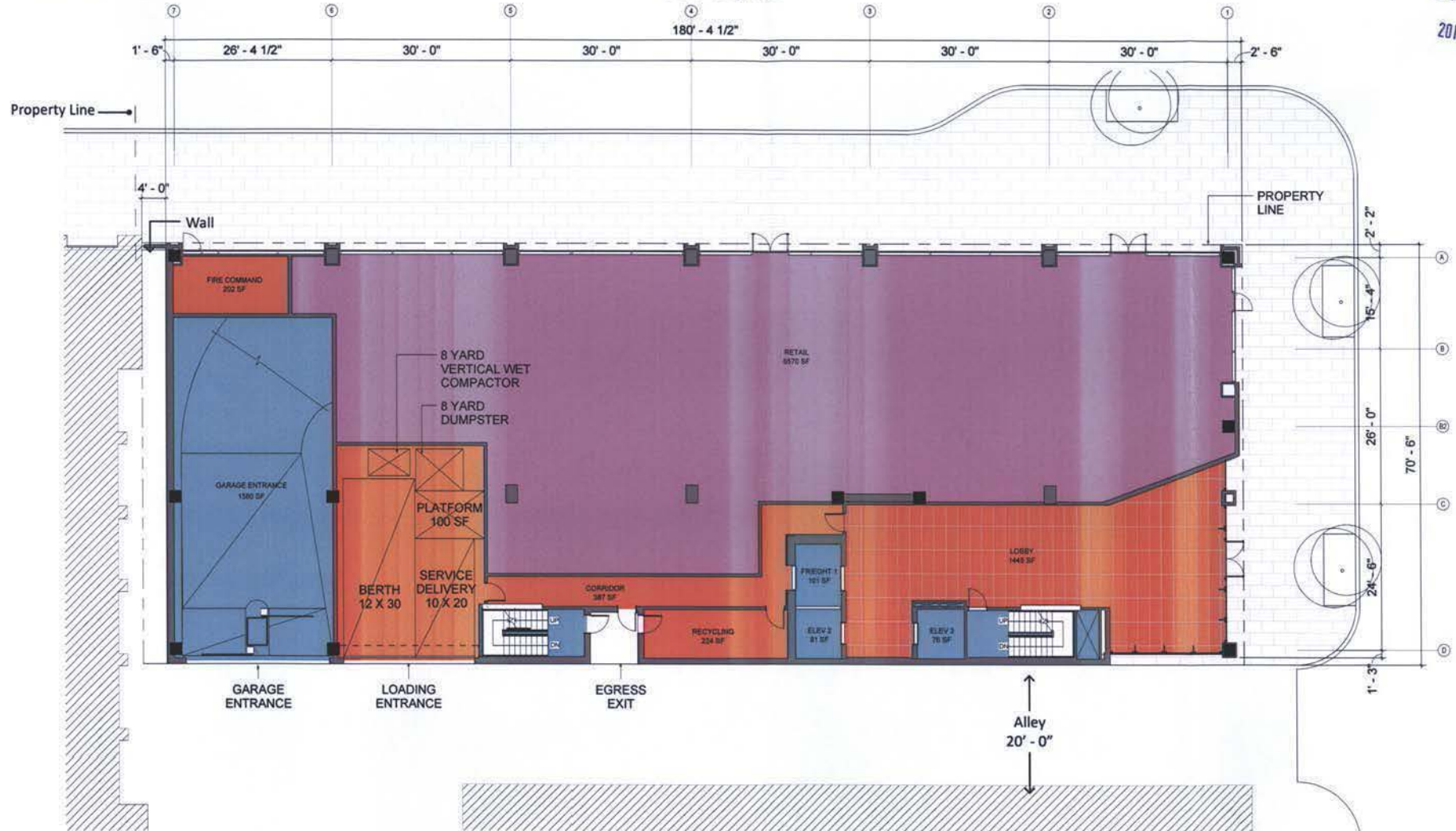
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Plan: Ground Floor (Level 01)

SCALE: 1/8" = 1'-0" (Halfsize @ 11 x 17)

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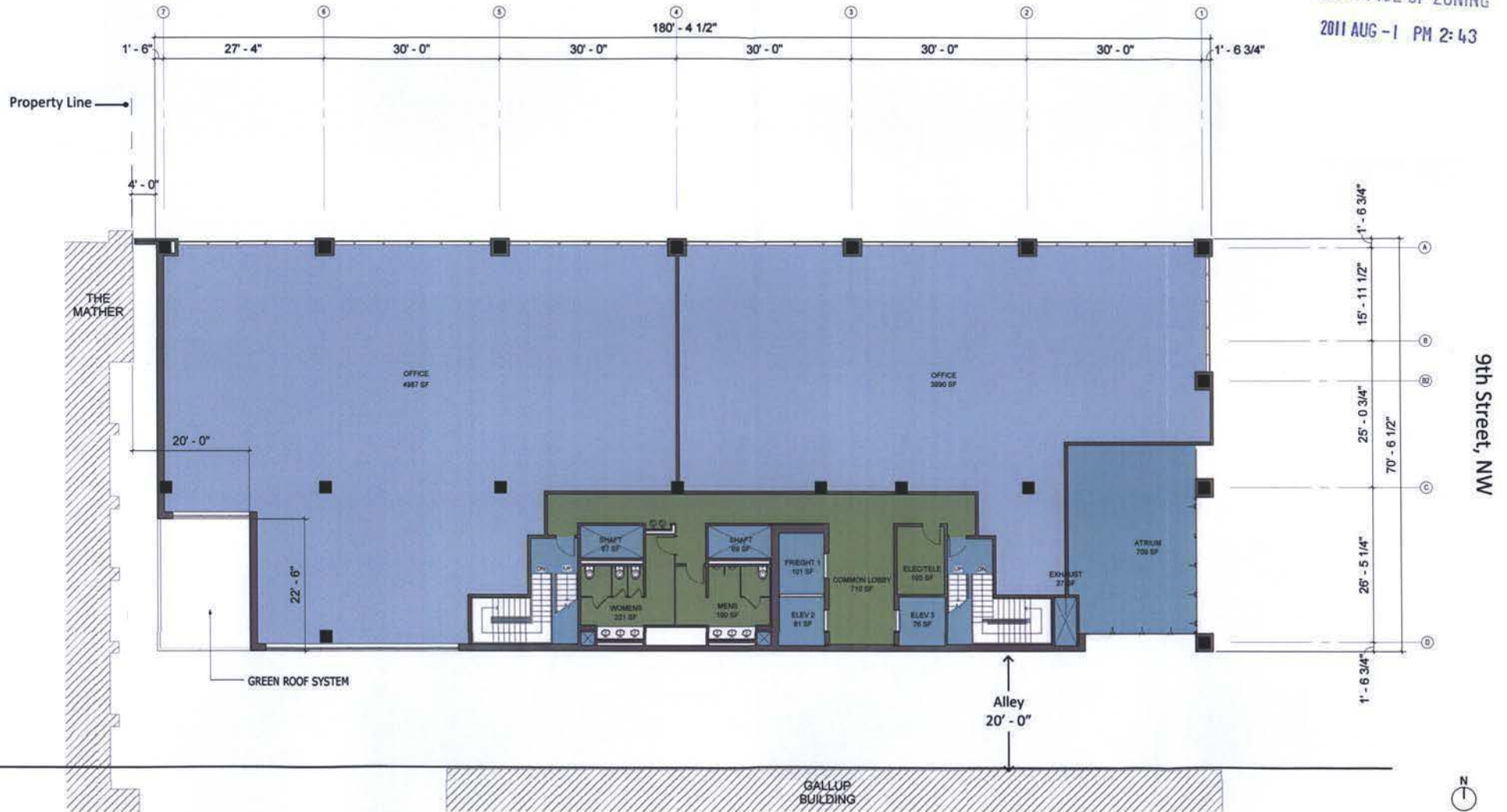
9th Street, NW

Plan: Second Floor (Level 02)

SCALE: 1/8" = 1'-0" (Halfsize @ 11 x 17)

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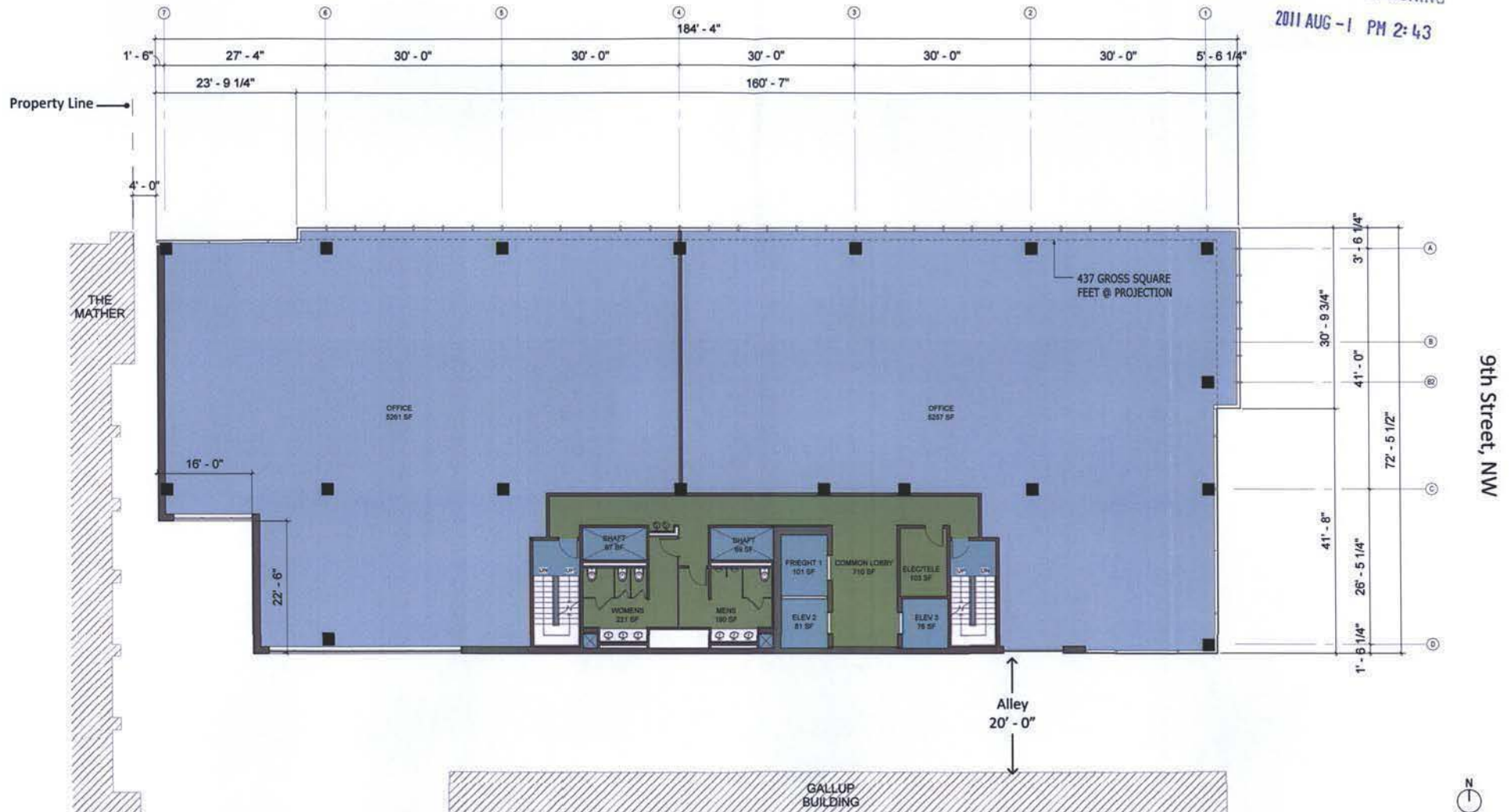


Plan: Typical Floor (Levels 03 through 09)

SCALE: 1/8" = 1'-0" (Halfsize @ 11 x 17)

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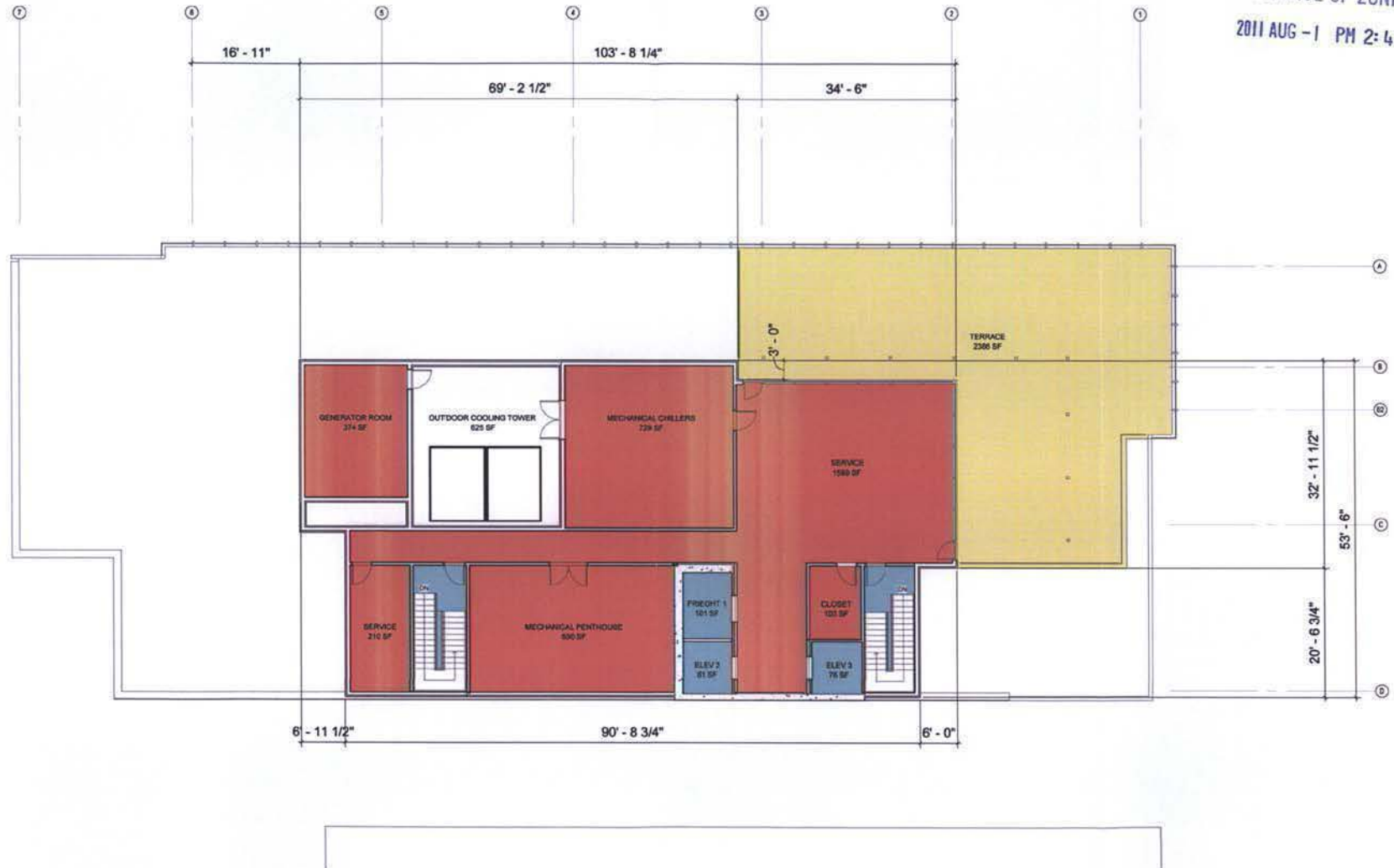
Plan: Roof and Penthouse Floor

SCALE: 1/8" = 1'-0" (Halfsize @ 11 x 17)

G Street, NW

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Property Line



9th Street, NW



Perspective: Street Level at the Intersection of 9th and G Streets
Not to Scale

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Elevation: G Street Facade
Scale: 1/16" = 1'-0"

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2011 AUG -1 PM 2:43 T.G. Penderhouse 100 - 0'

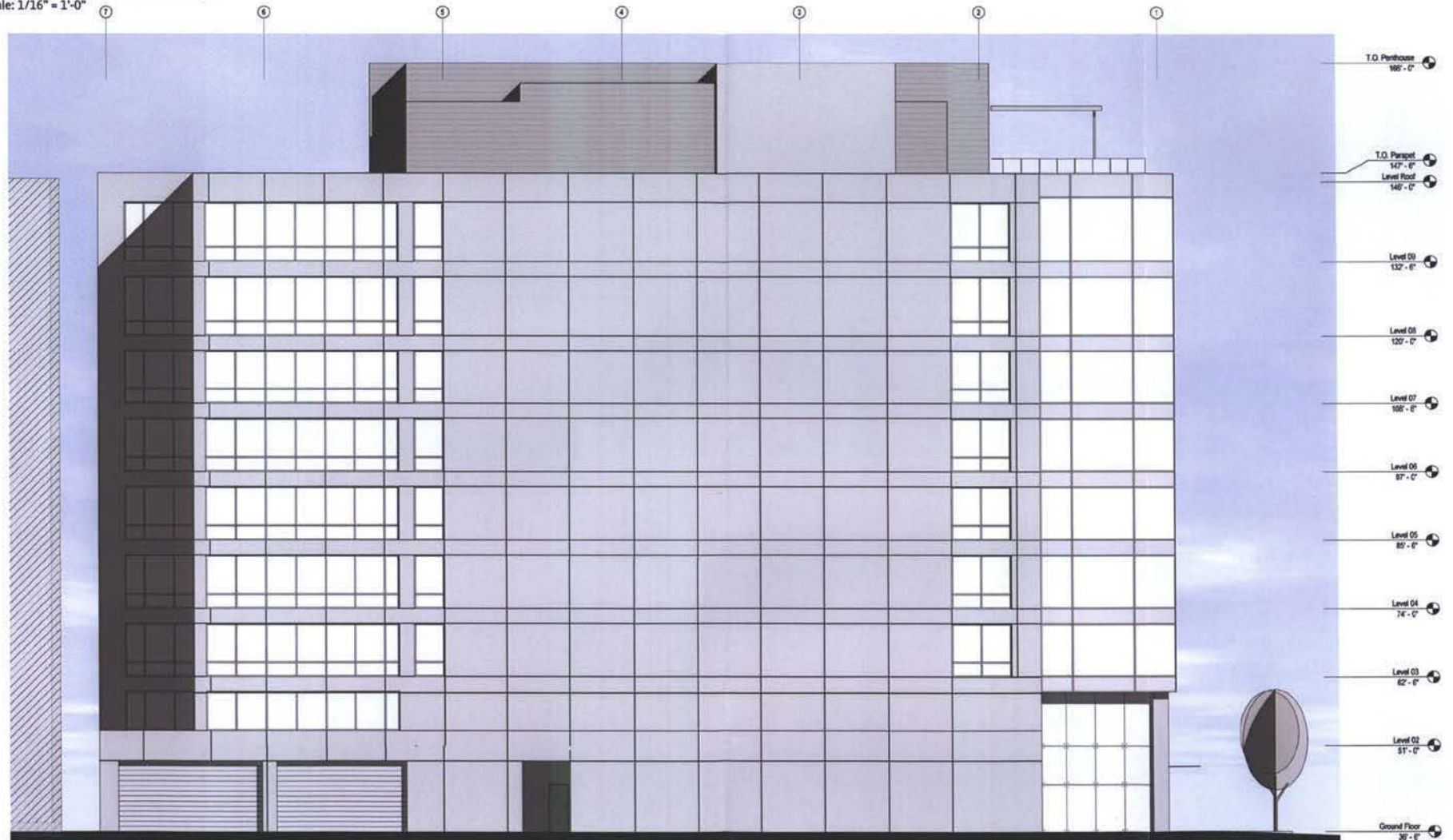


Elevation: 9th Street Facade
 Scale: 1/16"=1'-0"
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Elevation: South Facade (Alley)

Scale: 1/16" = 1'-0"



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03.

Court Diagrams

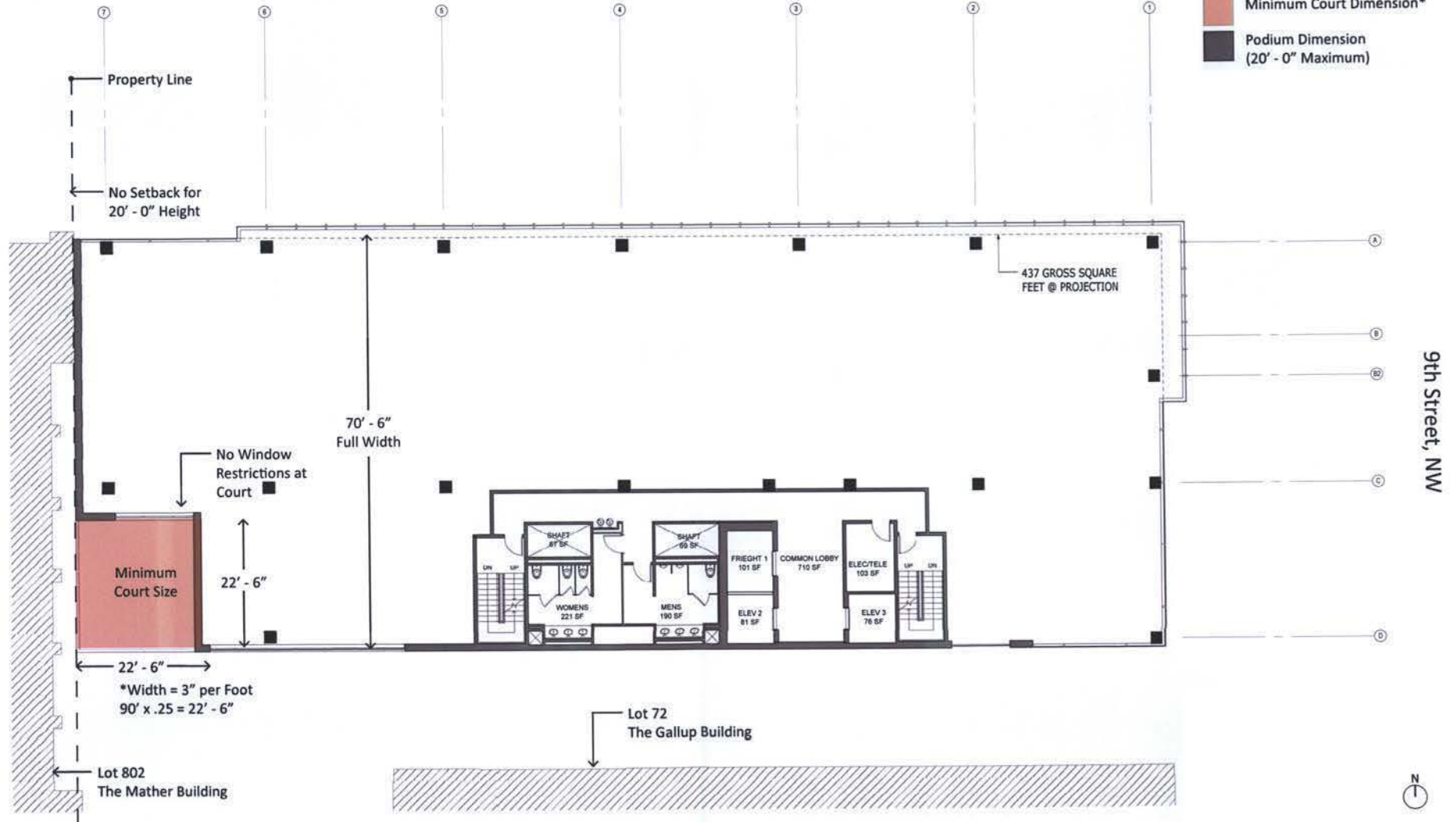
Plan: Compliant Court

SCALE: 1/8" = 1'-0" (Halfsize @ 11 x 17)

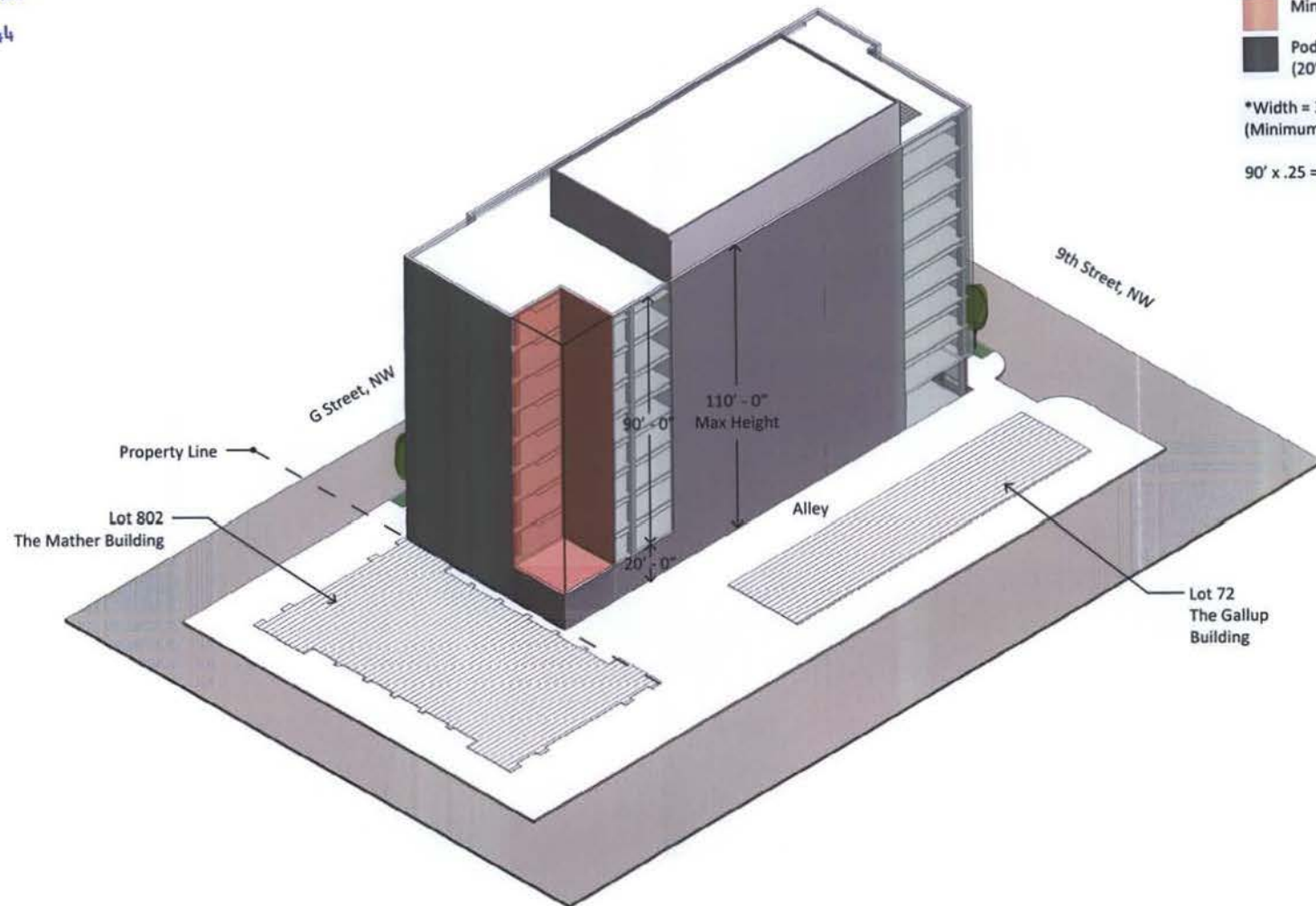
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Legend:

- Minimum Court Dimension*
- Podium Dimension (20' - 0" Maximum)



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Legend:

- Minimum Court Dimension*
- Podium Dimension (20' - 0" Maximum)

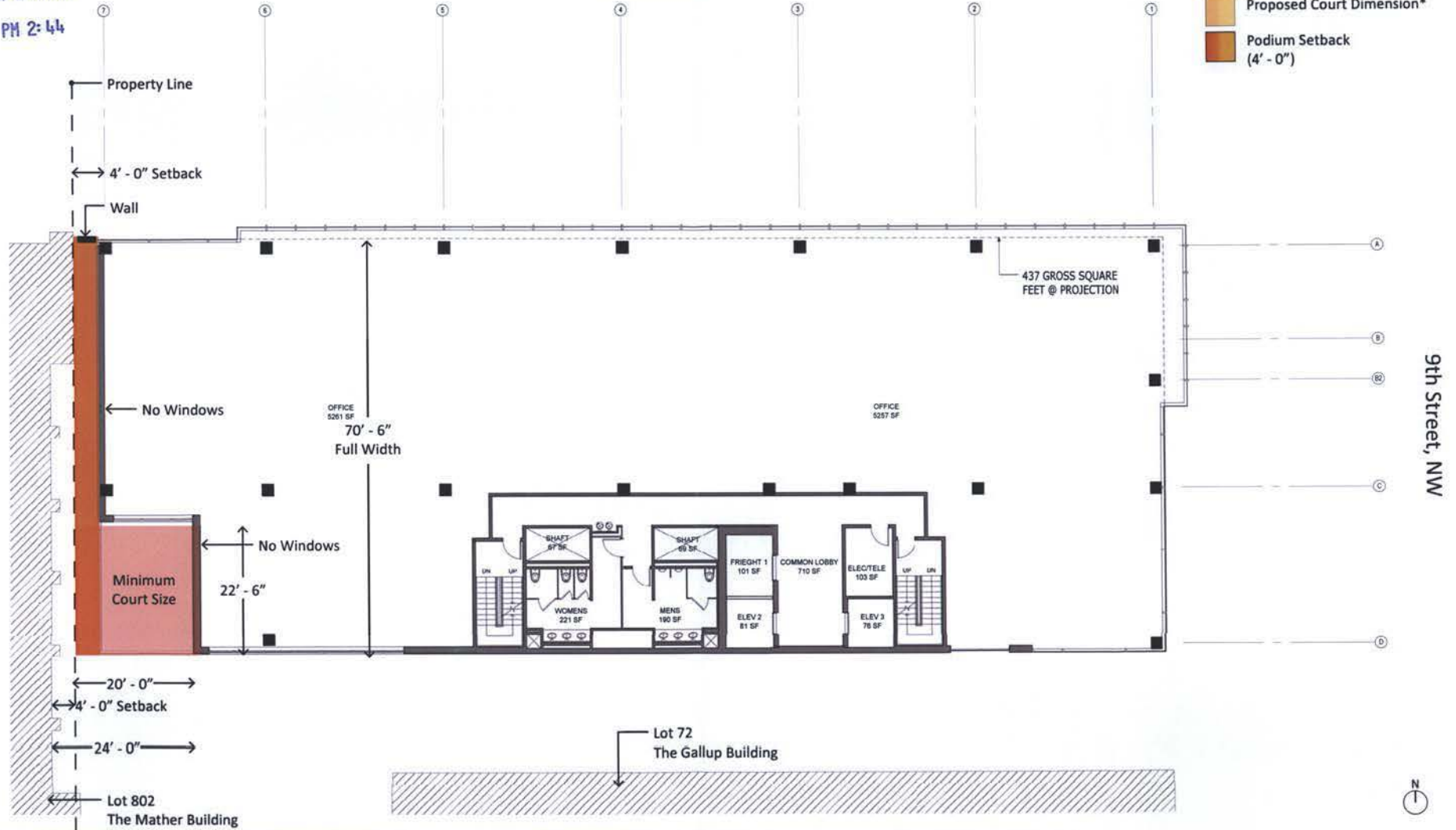
*Width = 3" per Foot
(Minimum of 12' - 0")

$90' \times .25 = 22' - 6"$

G Street, NW

Legend:

- Proposed Court Dimension*
- Podium Setback (4' - 0")



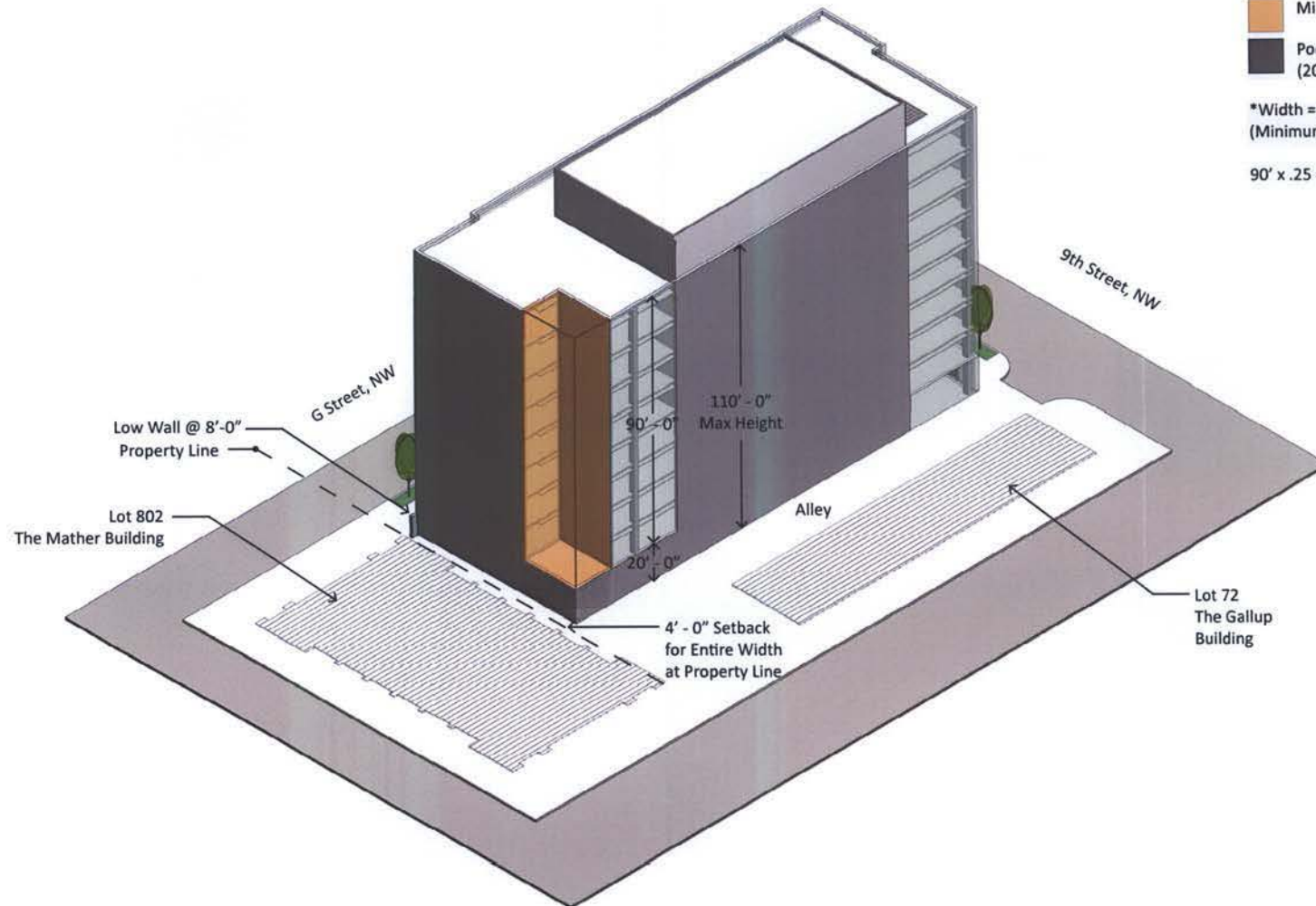
Legend:

Minimum Court Dimension*

Podium Dimension
(20' - 0" Maximum)

*Width = 3" per Foot
(Minimum of 12' - 0")

$90' \times .25 = 22' - 6"$



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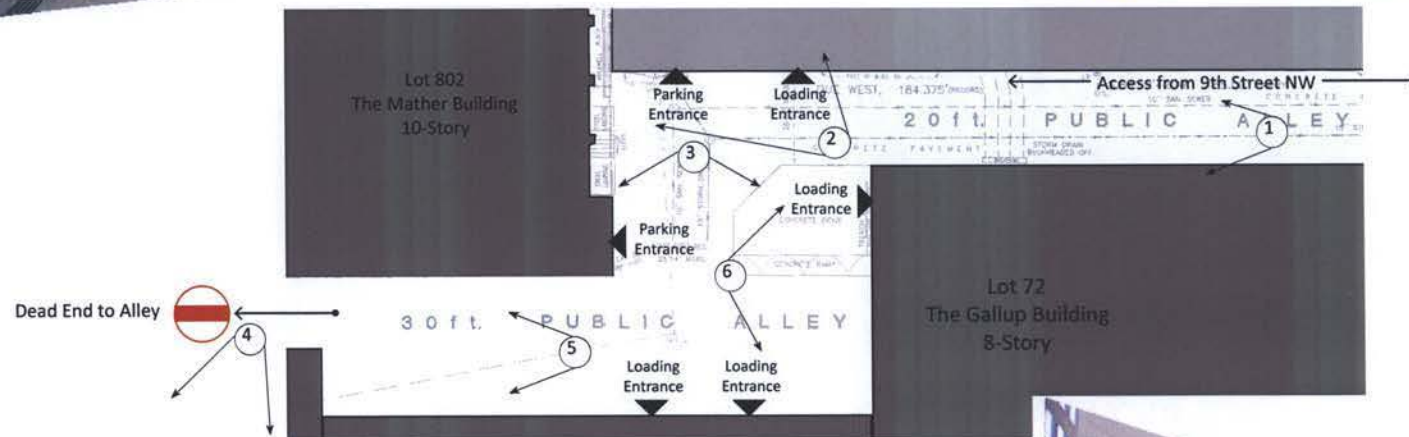
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Building
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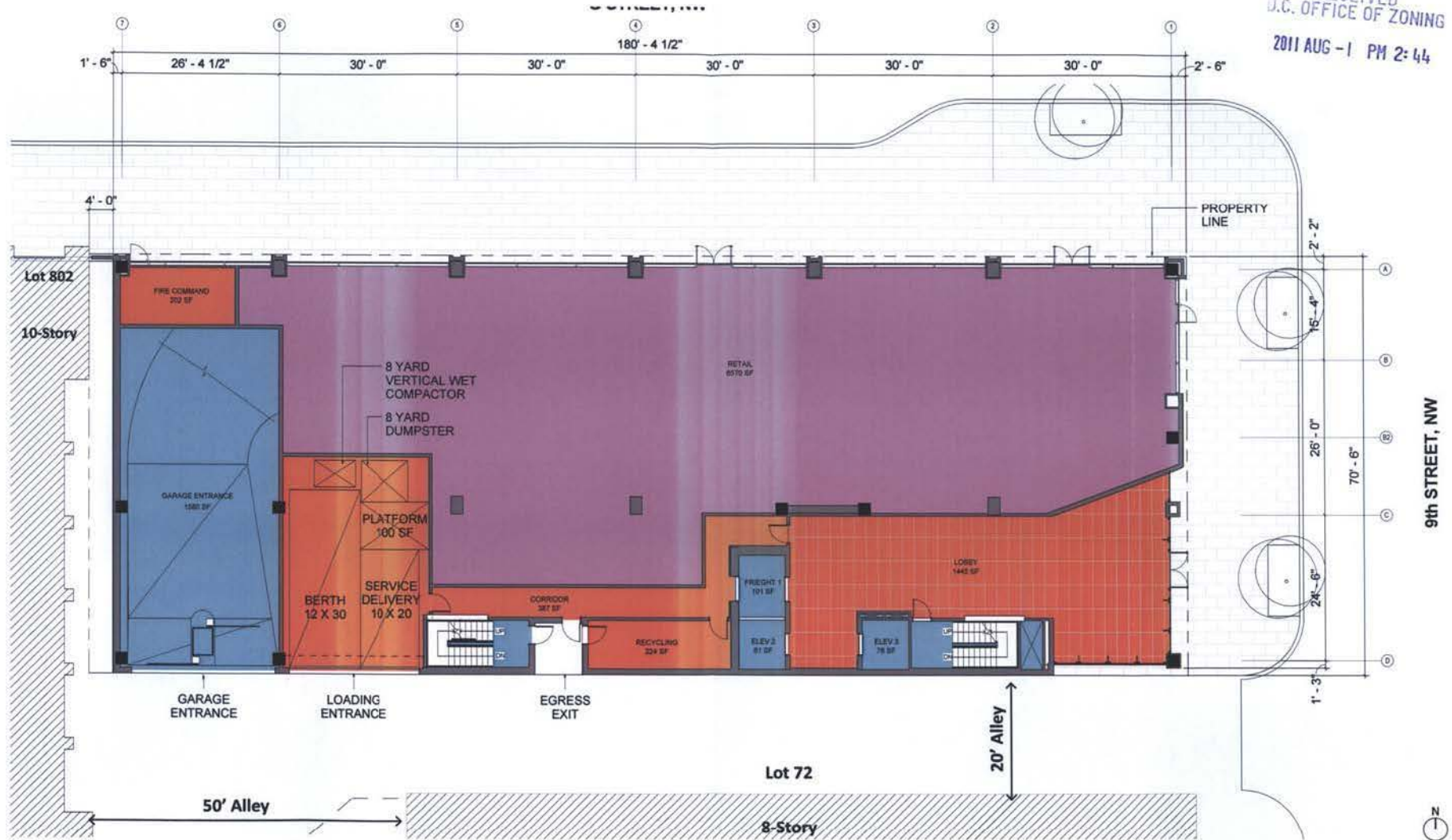


Diagram: Alley Use and Photographs



Plan: Ground Floor Services

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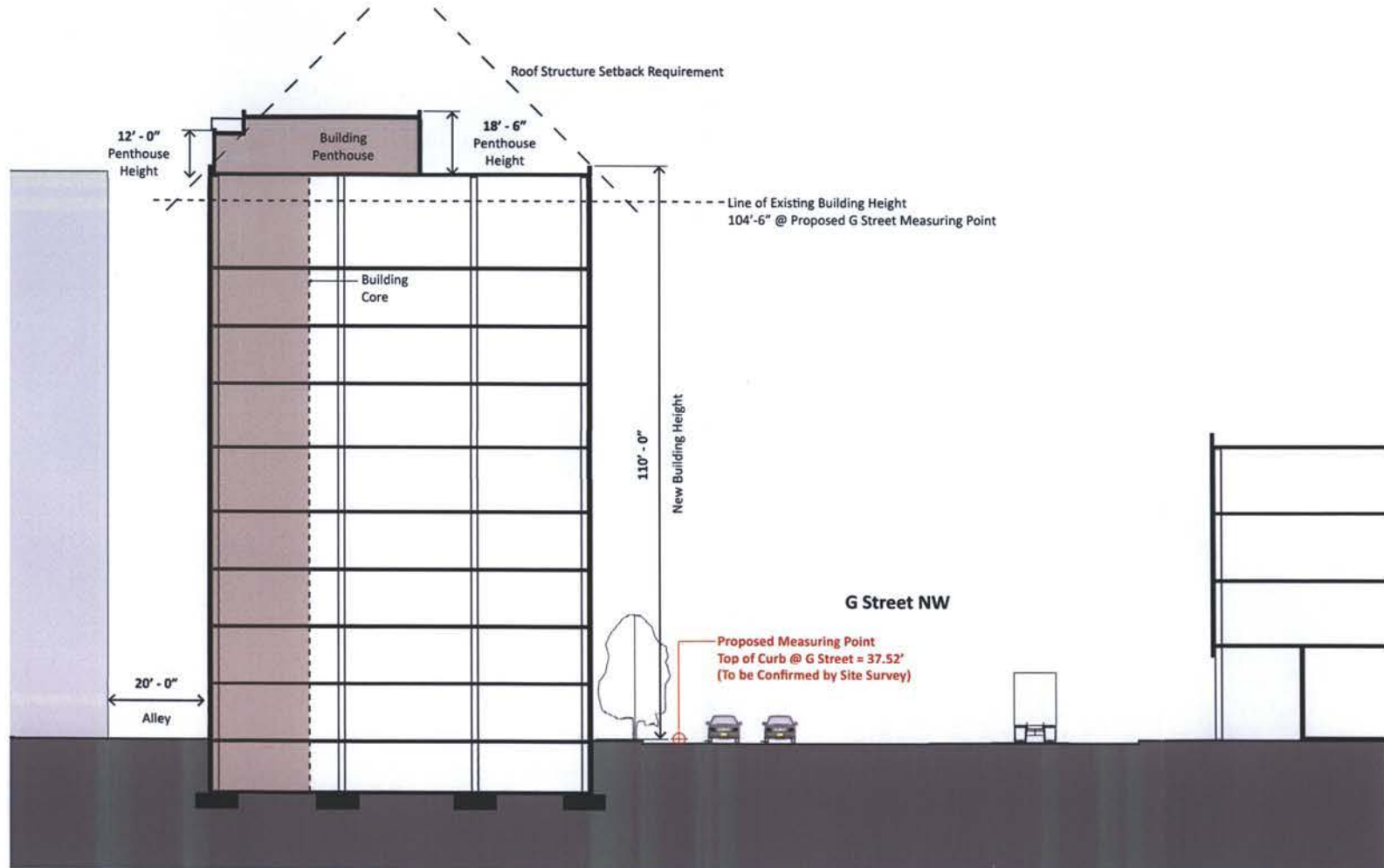


05.

Building Height and Penthouse Setback

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Diagram: Building Height Section

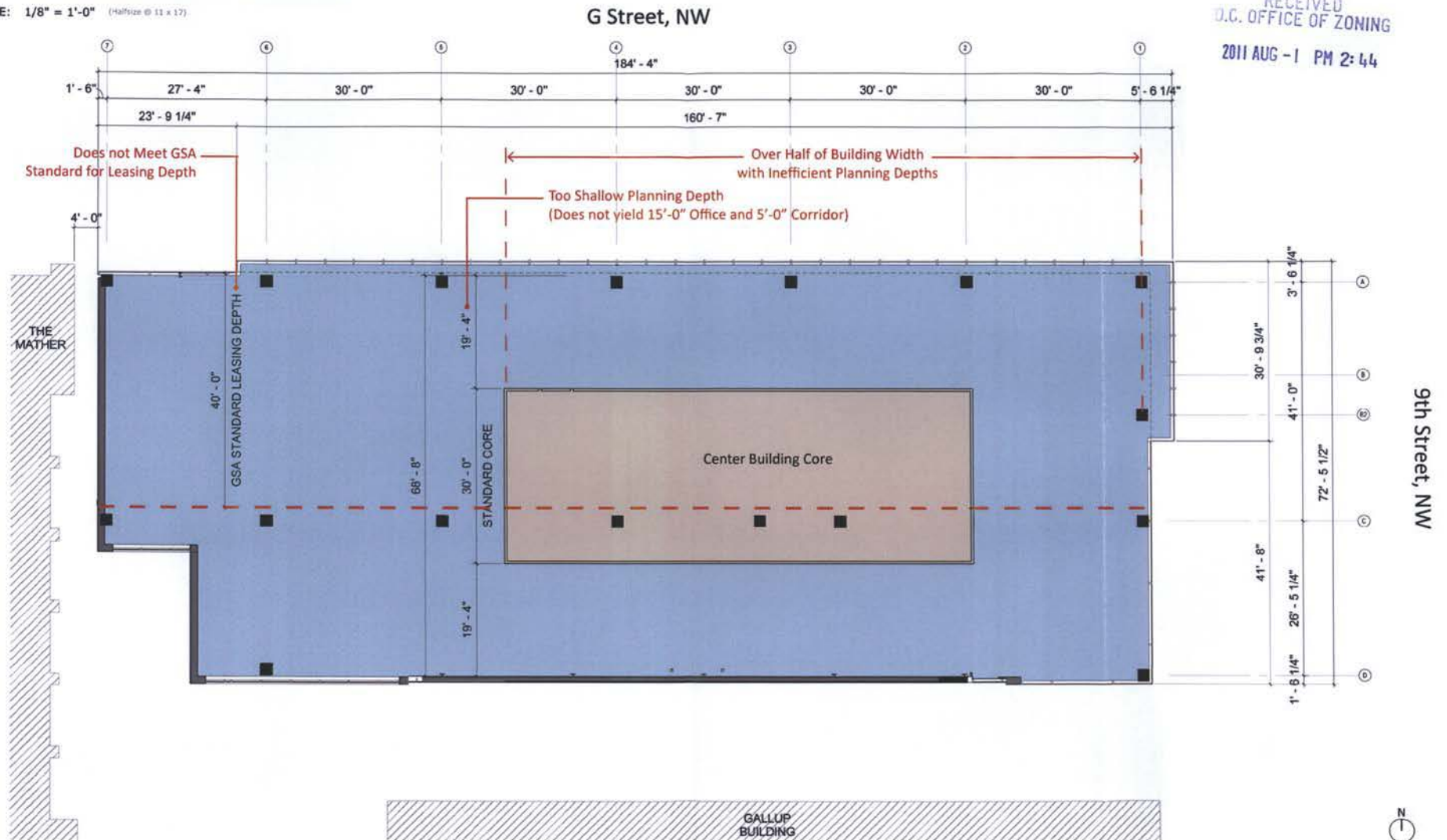


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Diagram; Central Core Placement and Inefficiencies

SCALE: 1/8" = 1'-0" (Halfsize @ 11 x 17)

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Plan: Ground Floor Services

SCALE: 1/8" = 1'-0" (Halfsize @ 11 x 17)

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Note:
Allowable Penthouse FAR
13,000 Site Area
.37
= 4,810 GSF

