

2055 L STREET, NW

WASHINGTON, DC

OWNER/DEVELOPER
AGMR 2055 L OWNER LLC
c/o MONUMENT REALTY

NELSON • ARCHITECTS

1003 K Street, NW

Suite 835

OWNER & 301 NELSON ARCHITECTS, PC

Washington, DC 20001

BZA SUBMITTAL
AUGUST 4, 2011

DRAWING INDEX NO.	TITLE
S1	SITE PHOTOS
S2	SITE PHOTOS
S3	SITE PHOTOS
A1	EXISTING CONDITION & ZONING PLAN
A2	SUB-BASIMENT PLAN
A3	BASIMENT PLAN
A4	1ST FLOOR PLAN
A5	2ND FLOOR PLAN
A6	3RD FLOOR PLAN
A7	4TH FLOOR PLAN
A8	5TH FLOOR PLAN
A9	6TH FLOOR PLAN
A10	7TH FLOOR PLAN
A11	8TH FLOOR PLAN
A12	ROOF PLAN
A13	SOUTH ELEVATION
A14	EAST ELEVATION
A15	WEST ELEVATION
A16	BUILDING SECTION
A17	BUILDING SECTION

USE SUMMARY				
1963 PLANS	OFFICE GSF	SWITCH GEAR EQUIP. GSF (A RELATED USES)		TOTAL FAR GSF
1ST FLOOR	12,711	20,448		33,159
2ND FLOOR	0	32,648		32,648
3RD FLOOR	32,637	0		32,637
4TH FLOOR	32,589	0		32,589
5TH FLOOR	32,475	0		32,475
6TH FLOOR	32,456	0		32,456
7TH FLOOR	32,378	0		32,378
TOTAL FAR	175,244	53,096		228,340

PROPOSED PLANS	OFFICE GSF	SWITCH GEAR EQUIP. GSF (A RELATED USES)	EXIST. MECH. EQUIP. INCL. IN FAR	TOTAL FAR GSF
1ST FLOOR	13,828	18,531	0	33,159
2ND FLOOR	0	32,648	0	32,648
3RD FLOOR	0	32,637	0	32,637
4TH FLOOR	23,212	9,377	0	32,589
5TH FLOOR	32,578	0	0	32,578
6TH FLOOR	32,503	0	0	32,503
7TH FLOOR	32,512	0	0	32,512
8TH FLOOR	23,652	0	5,183	28,835
TOTAL FAR	158,283	54,153	5,183	257,620

ZONING DATA		
PROJECT:	2055 L STREET, NW WASHINGTON, DC	
OWNER:	AGMR 2055 L OWNER LLC c/o MONUMENT REALTY 1700 K STREET, NW, SUITE 600 WASHINGTON, DC 20008 202.777.2000	
ARCHITECT:	NELSON ARCHITECTS, PC 1003 K STREET, NW, SUITE 835 WASHINGTON, DC 20001 202.737.4800	
SQUARE / LOT:	SQUARE 100 / LOT 121	
ZONE:	C-3-C	
USE:	OFFICE / OPTICAL TRANSMISSION NODE	
LOT AREA:	36,002 SF	
	<u>PERMITTED / REQD.</u>	<u>PROPOSED</u>
HEIGHT/STORIES:	110 FT / NO LIMIT	10F - 4' / 8
FLOOR AREA RATIO:	9.0 (324,018 SF)	7.16 (257,620 SF)
LOT OCCUPANCY:	100% (36,002 SF)	98% (NO CHANGE)
REAR YARD:	22.7	18.75 - SPECIAL EXCEPTION REQUESTED
SIDE YARD:	NONE REQD	NONE
PENTHOUSE:	0.37 (11,784 SF)	0.01 (375 SF)

PARKING:
REQUIRED:
158,283 SF OF OFFICE USE - 2,000 = 156,283/1,800 = 87 SPACES
54,183 SF OF OPTICAL TRANSMISSION NODE USE/3,000 = 31 SPACES
TOTAL SPACES REQUIRED = 118 SPACES

PROVIDED / EXISTING:
STANDARD SIZE = 79 SPACES
COMPACT SIZE = 32 SPACES
TOTAL SPACES = 101 SPACES - VARIANCE REQUESTED

LOADING:
EXISTING:
1 BERTH @ 12' X 64'
1 BERTH @ 12' X 44'
1 PLATFORM @ 720 SF



BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18284

EXHIBIT NO. 12

Board of Zoning Adjustment
District of Columbia
CASE NO.18284
EXHIBIT NO.12

RECEIVED
D.C. OFFICE OF ZONING
2011 AUG -5 PM 1:35



E



C



A



D



B

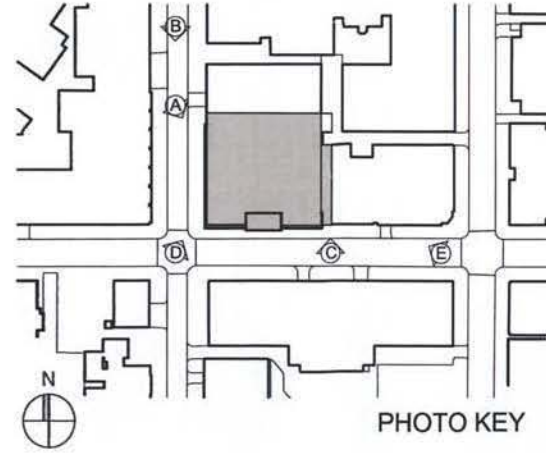


PHOTO KEY

SITE PHOTOS

2055 L STREET, NW
SITE PHOTOS
SCALE: N.T.S.

AGMR 2055 L OWNER LLC
c/o MONUMENT REALTY

NELSON-ARCHITECTS, PC
1003 K STREET, NW
WASHINGTON, DC 20001
TEL: 202.737.4800
FAX: 202.737.4888

DATE: 08.04.11

BZA SUBMITTAL

RECEIVED
D.C. OFFICE OF ZONING
2011 AUG 5 PM 1:35

S-1



E



C



A



D



B

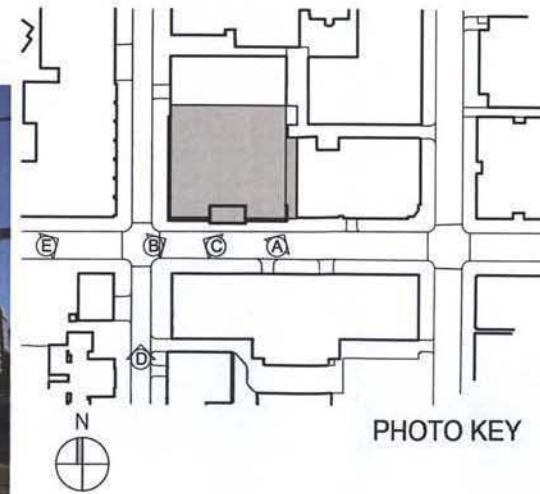


PHOTO KEY

SITE PHOTOS

2055 L STREET, NW
SITE PHOTOS
SCALE: N.T.S.

AGMR 2055 L OWNER LLC
c/o MONUMENT REALTY

NELSON+ARCHITECTS, PC
1003 K STREET, NW
WASHINGTON, DC 20001
TEL: 202.737.4800
FAX: 202.737.4888

DATE: 08.04.11

TALLMUS VZB

2011 AUG -5 PM 1:35

RECEIVED
D.C. OFFICE OF ZONING

S-2



B



D



C



A

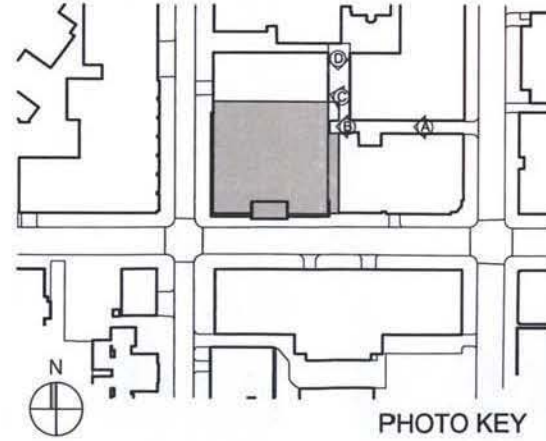


PHOTO KEY

SITE PHOTOS

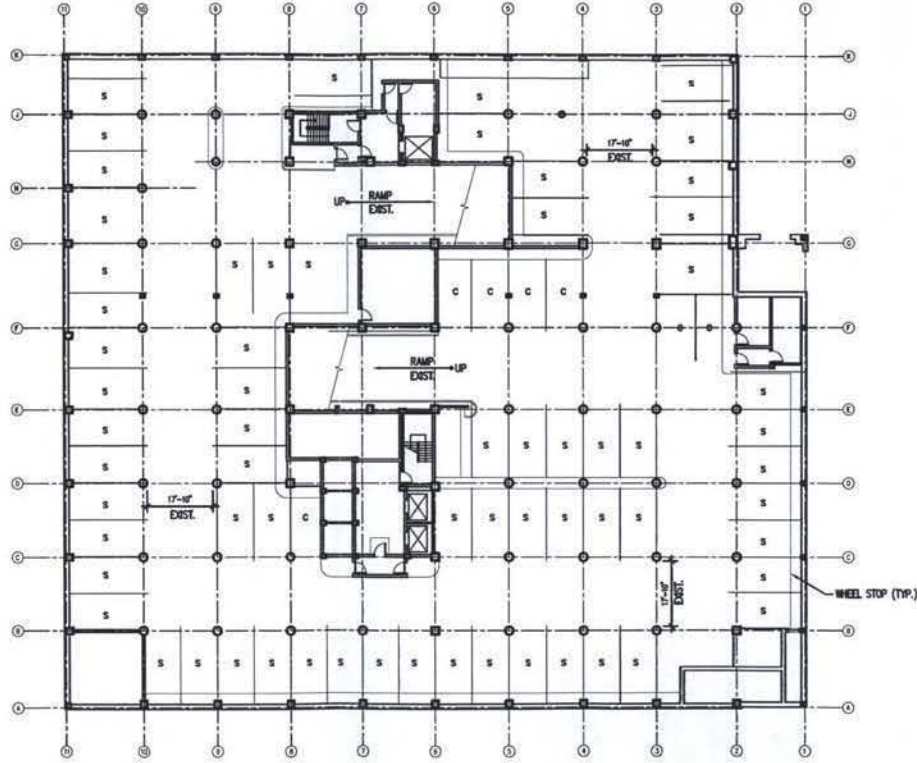
2055 L STREET, NW
SITE PHOTOS
SCALE: N.T.S.
DATE: 08.04.11

AGMR 2055 L OWNER LLC
c/o MONUMENT REALTY

NELSON-ARCHITECTS, PC
1003 K STREET, NW
WASHINGTON, DC 20001
TEL 202.737.4800
FAX 202.737.4888

RECEIVED
D.C. OFFICE OF ZONING
2011 AUG 5 PM 1:05

BZA SUBMITTAL



EXISTING SUB-BASEMENT PLAN



2055 L STREET, NW
EXISTING SUB-BASEMENT PLAN
SCALE: 1/32"=1'-0"

DATE: 08.04.11

AGMR 2055 L OWNER LLC

c/o MONUMENT REALTY

BZA SUBMITTAL

2011 AUG -5 PM 1:35

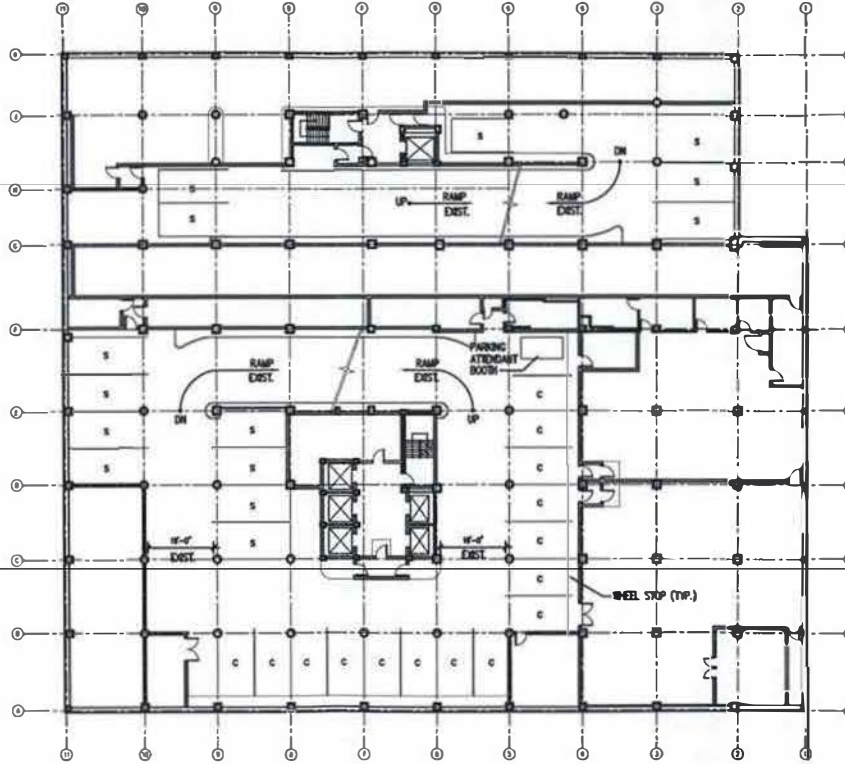
RECEIVED
D.C. OFFICE OF ZONING

NELSON+ARCHITECTS, PC

1003 K STREET, NW
WASHINGTON, DC 20001

TEL 202.737.4880
FAX 202.737.4888

A-2



EXISTING BASEMENT PLAN



2055 L STREET, NW
EXISTING BASEMENT PLAN
SCALE:
1/32"=1'-0"

DATE: 08.04.11

AGMR 2055 L OWNER LLC
c/o MONUMENT REALTY

BZA SUBMITTAL

NELSON-ARCHITECTS, PC
1003 K STREET, NW
WASHINGTON, DC 20001
TEL 202.737.4800
FAX 202.737.4888

RECEIVED
D.C. OFFICE OF ZONING

PROPOSED FIRST FLOOR PLAN



2055 L STREET, NW
PROPOSED FIRST FLOOR PLAN
SCALE: 1/32"=1'-0"

DATE: 08.04.11

AGMR 2055 L OWNER LLC
c/o MONUMENT REALTY

BZA SUBMITTAL

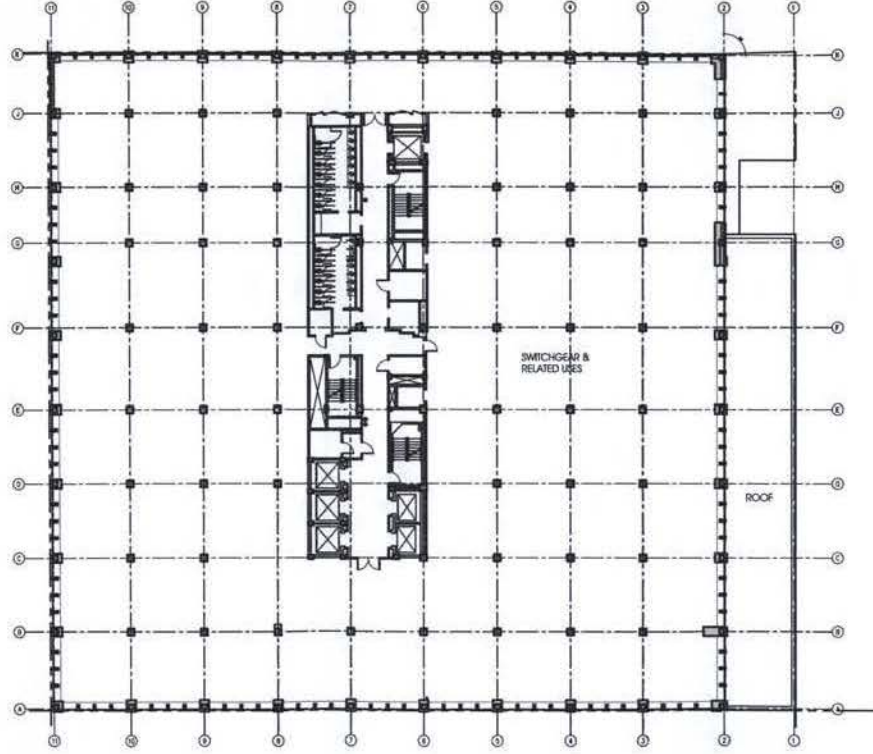
NELSON • ARCHITECTS, PC

1003 K STREET, NW
WASHINGTON, DC 20001

TEL 202.737.4800
FAX 202.737.4888

RECEIVED
D.C. OFFICE OF ZONING
2011 AUG -5 PM 1:35

A-4



EXISTING SECOND FLOOR PLAN



2055 L STREET, NW
EXISTING SECOND FLOOR PLAN
SCALE: 1/32"=1'-0"

DATE: 08.04.11

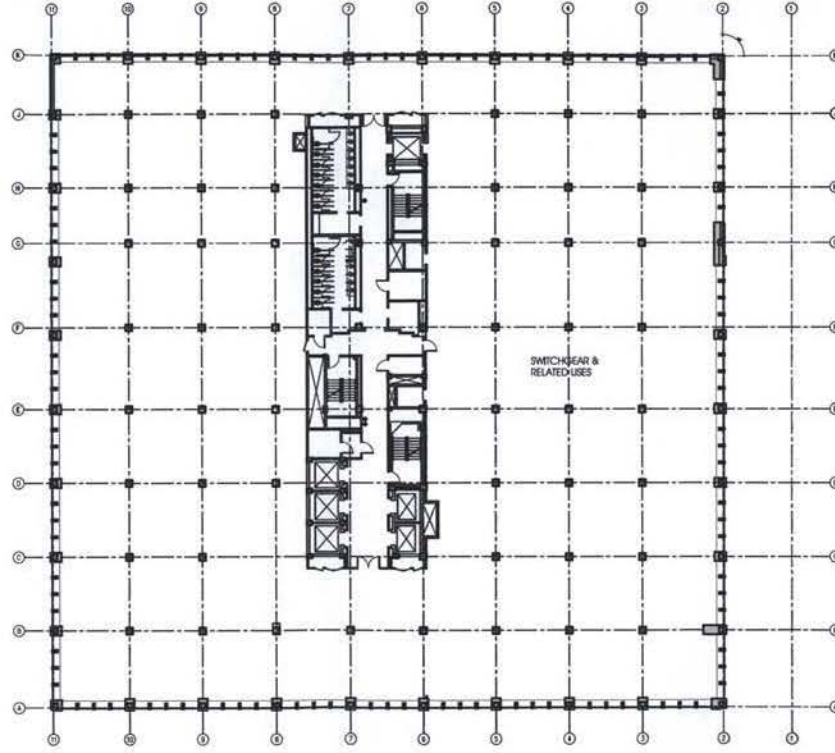
AGMR 2055 L OWNER LLC
c/o MONUMENT REALTY

BZA SUBMITTAL

NELSON+ARCHITECTS, PC
1003 K STREET, NW
WASHINGTON, DC 20001
2011 AUG -3 PM 1:33

RECEIVED
D.C. OFFICE OF ZONING

TEL: 202.737.4800
FAX: 202.737.4888



EXISTING THIRD FLOOR PLAN



2055 L STREET, NW
EXISTING THIRD FLOOR PLAN
SCALE: 1/32"=1'-0"

DATE: 08.04.11

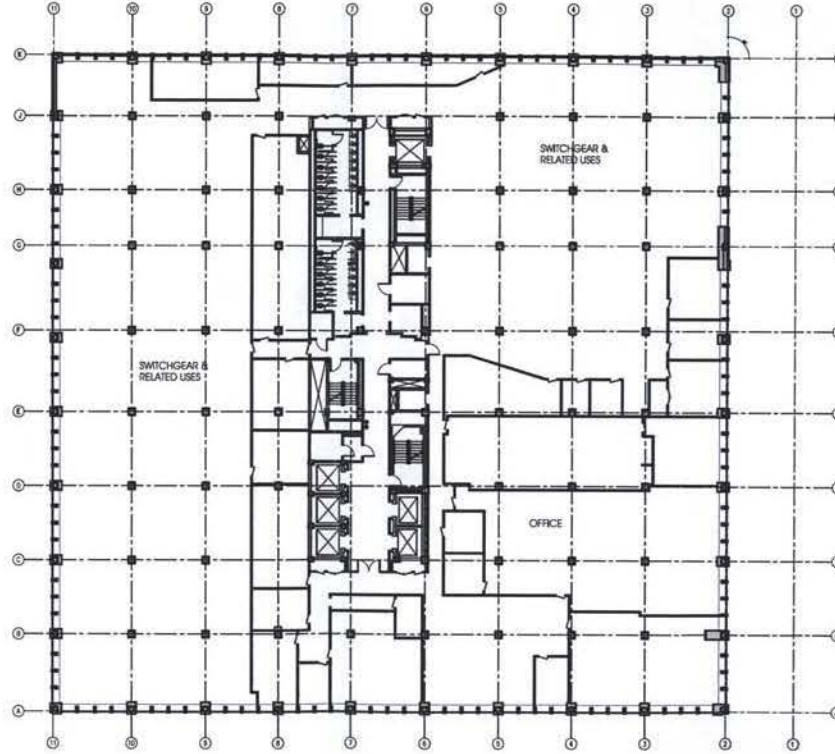
AGMR 2055 L OWNER LLC
c/o MONUMENT REALTY

BZA SUBMITTAL

NELSON-ARCHITECTS, PC
1003 K STREET, NW
WASHINGTON, DC 20001

TEL 202.737.4800
FAX 202.737.4888

RECEIVED
D.C. OFFICE OF ZONING



EXISTING FOURTH FLOOR PLAN



2055 L STREET, NW
EXISTING FOURTH FLOOR PLAN
SCALE: 1/32"=1'-0"

DATE: 08.04.11

AGMR 2055 L OWNER LLC

c/o MONUMENT REALTY

BZA SUBMITTAL

NELSON-ARCHITECTS, PC

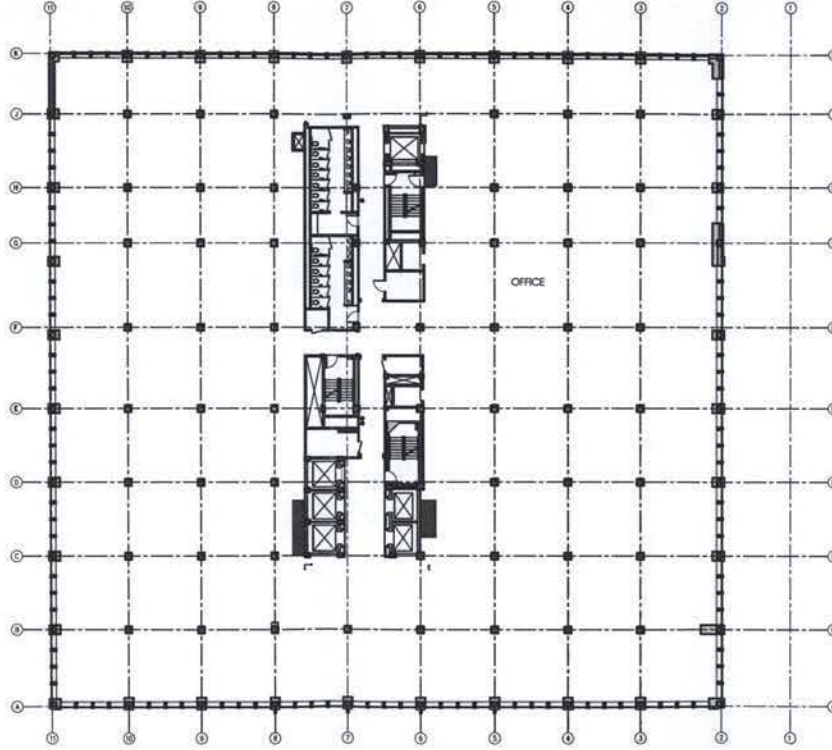
1003 K STREET, NW
WASHINGTON, DC 20001

TEL 202.737.4800
FAX 202.737.4888

2011 AUG 3 11 13 AM

RECEIVED
D.C. OFFICE OF ZONING

A-7



EXISTING FIFTH FLOOR PLAN



2055 L STREET, NW
PROPOSED FIFTH FLOOR PLAN
SCALE: 1/32"=1'-0"

DATE: 08.04.11

AGMR 2055 L OWNER LLC

c/o MONUMENT REALTY

BZA SUBMITTAL

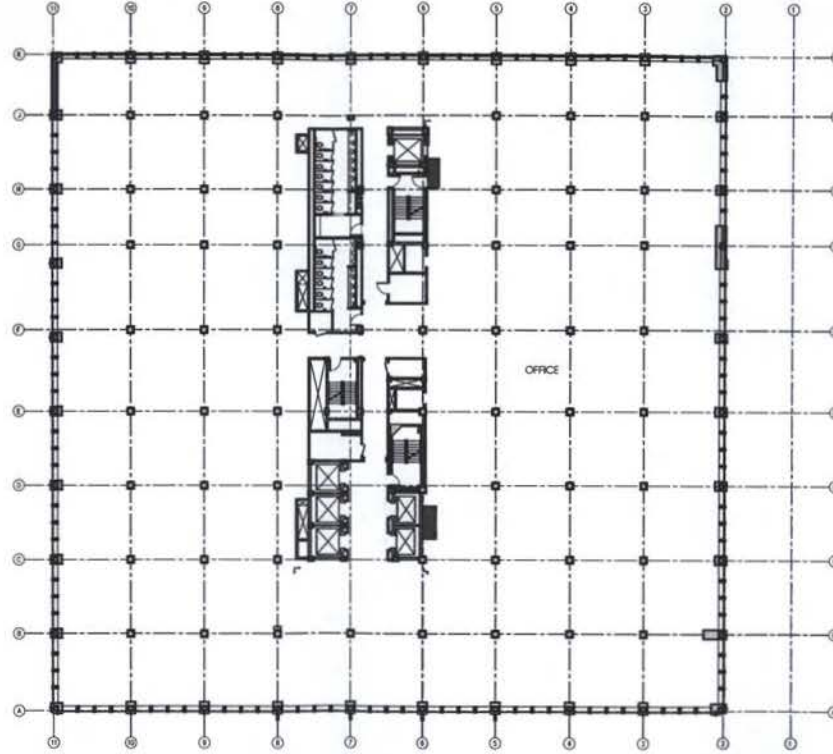
NELSON-ARCHITECTS, PC

1003 K STREET, NW
WASHINGTON, DC 20001

TEL 202.737.4800
FAX 202.737.4888

2011-006-03 PH 1:35

RECEIVED
D.C. OFFICE OF ZONING



EXISTING SIXTH FLOOR PLAN



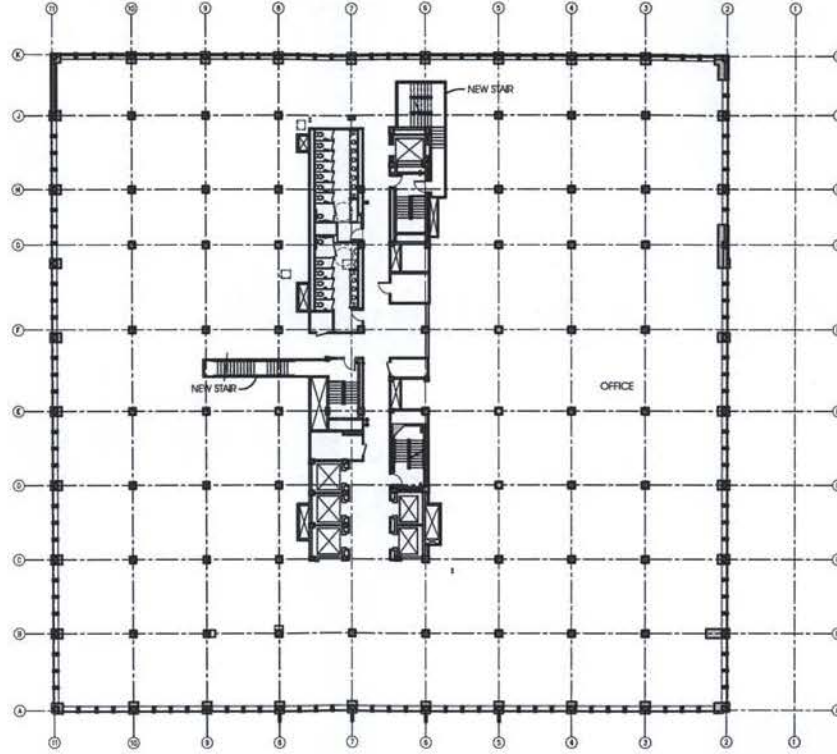
2055 L STREET, NW
PROPOSED SIXTH FLOOR PLAN
SCALE: 1/32"=1'-0"

DATE: 08.09.11

AGMR 2055 L OWNER LLC
c/o MONUMENT REALTY

BZA SUBMITTAL

RECEIVED
D.C. OFFICE OF ZONING
2011 AUG -5 PM 1:35
NELSON+ARCHITECTS, PC
1003 K STREET, NW
WASHINGTON, DC 20001
TEL 202.737.4800
FAX 202.737.4888



EXISTING SEVENTH FLOOR PLAN



2055 L STREET, NW
PROPOSED SEVENTH FLOOR PLAN
SCALE: 1/32"=1'-0"

DATE: 08.04.11

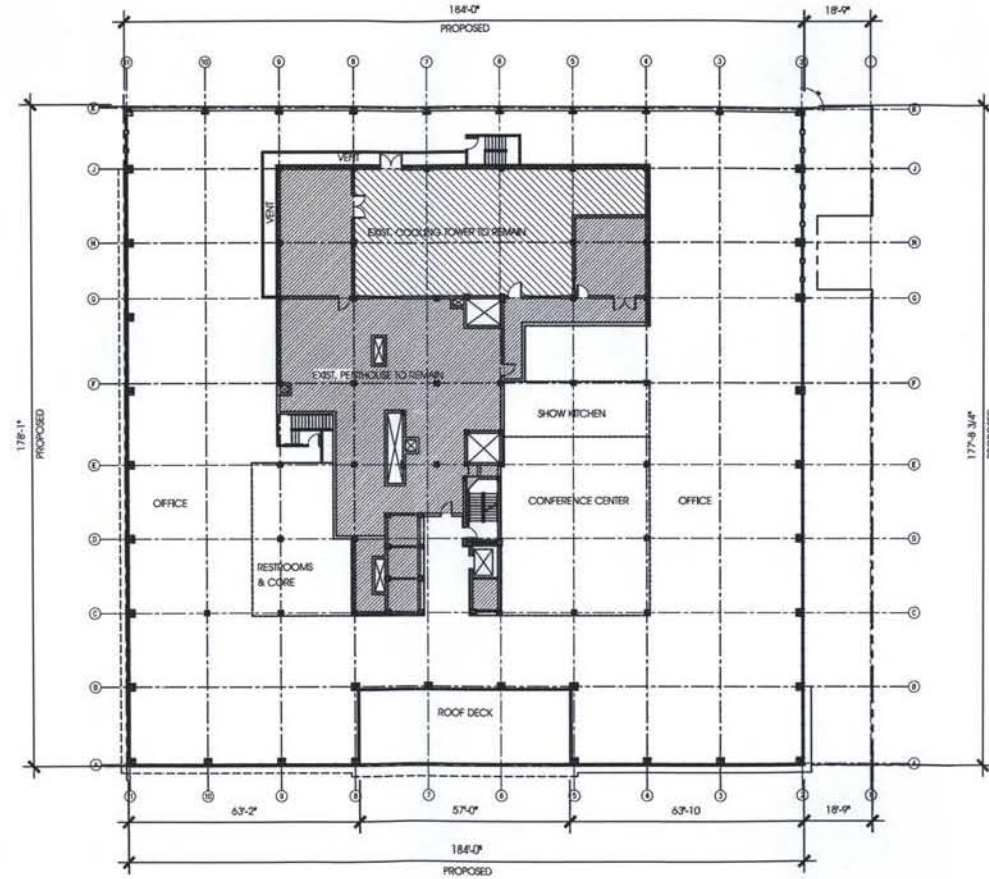
AGMR 2055 L OWNER LLC
c/o MONUMENT REALTY

BZA SUBMITTAL

NELSON+ARCHITECTS, PC
1003 K STREET, NW
WASHINGTON, DC 20001
TEL 202.737.4800
FAX 202.737.4888

RECEIVED
D.C. OFFICE OF ZONING

A-10



8TH FLOOR F&I

OFFICE	23,852
PENTHOUSE TO REMAIN (ROOFED)	5,163
TOTAL GSF	29,015

COOLING TOWER TO REMAIN (NON-ROOFED)= 2,298
ROOF DECK (52% OPEN)= 1,140 SF

PROPOSED EIGHTH FLOOR PLAN



2055 L STREET, NW
PROPOSED EIGHTH FLOOR PLAN
SCALE: 1/32"=1'-0"

DATE: 08.04.11

AGMR 2055 L OWNER LLC
c/o MONUMENT REALTY

BZA SUBMITTAL

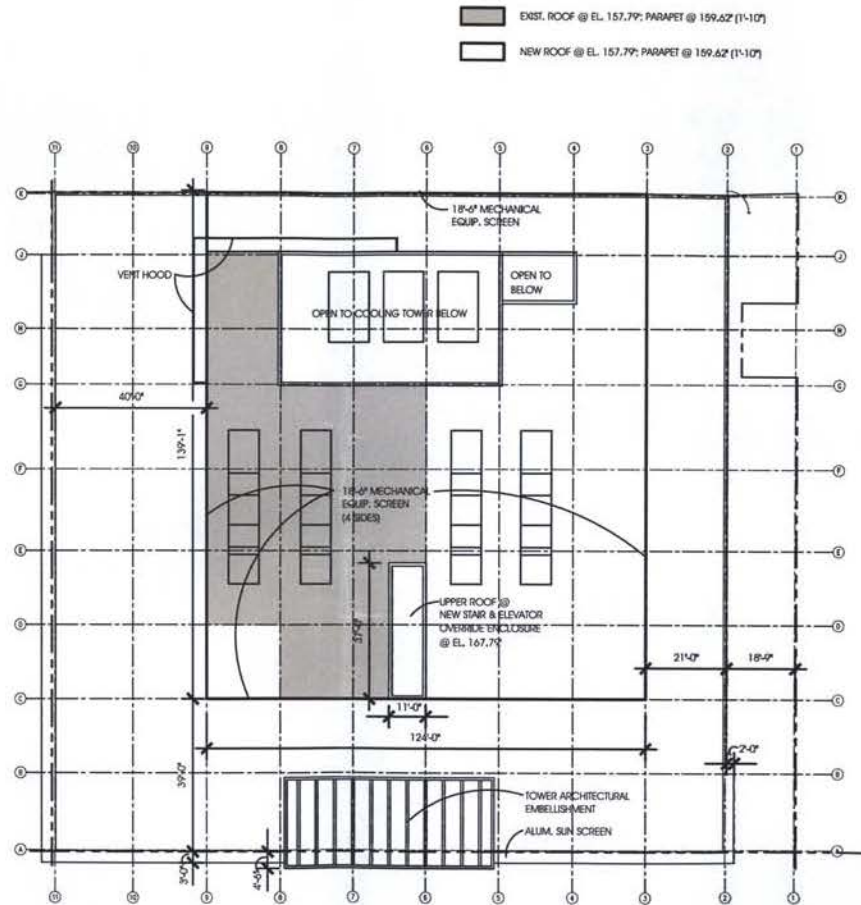
NELSON-ARCHITECTS, PC

1003 K STREET, NW
WASHINGTON, DC 20001

TEL 202.737.4800
FAX 202.737.4888

RECEIVED
D.C. OFFICE OF ZONING

A-11



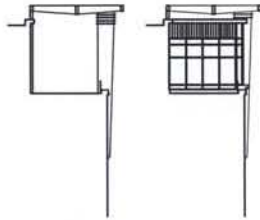
PROPOSED ROOF PLAN

2055 L STREET, NW
 PROPOSED ROOF PLAN
 SCALE: 1/32"=1'-0"
 DATE: 08.04.11

AGMR 2055 L OWNER LLC
 c/o MONUMENT REALTY
 BZA SUBMITTAL

RECEIVED
 D.C. OFFICE OF ZONING
 2011 AUG - 3 PM 1:30
 1003 K STREET, NW
 WASHINGTON, DC 20001
 TEL 202.737.4800
 FAX 202.737.4888

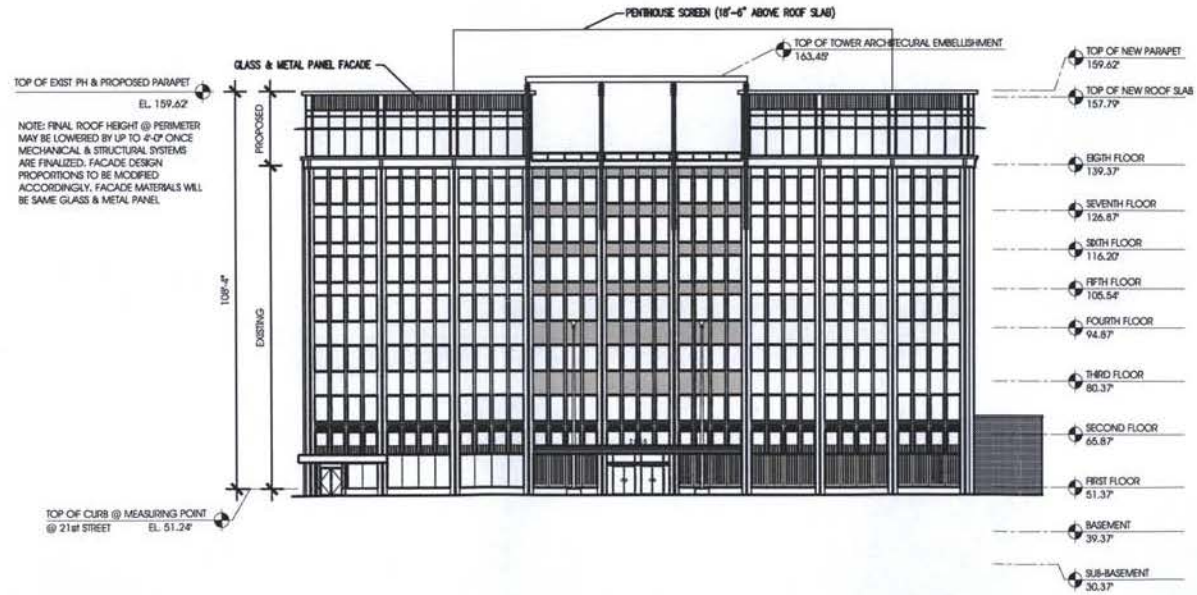
NELSON-ARCHITECTS, PC
 1003 K STREET, NW
 WASHINGTON, DC 20001
 TEL 202.737.4800
 FAX 202.737.4888



TERRACE LOOKING EAST



TERRACE LOOKING NORTH

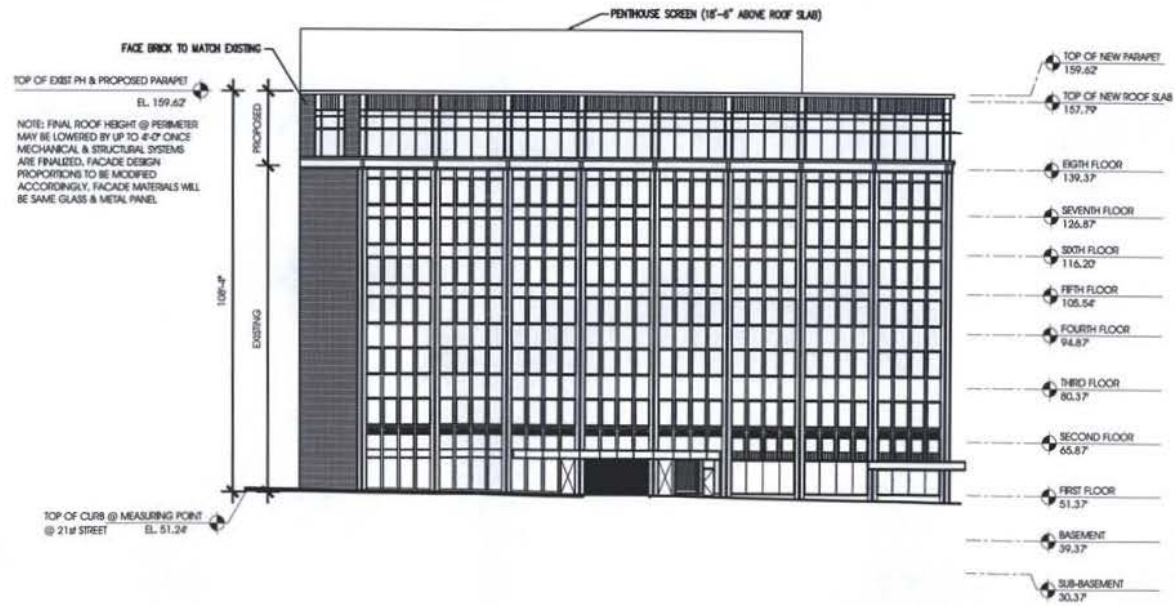


NELSON-ARCHITECTS, PC
1003 K STREET, NW
WASHINGTON, DC 20001
TEL 202.737.4800
FAX 202.737.4888

AGMR 2055 L OWNER LLC
c/o MONUMENT REALTY
901 15th St NW
7th Floor
Washington, DC 20005
RECEIVED
D.C. OFFICE OF ZONING
BZA SUBMITTAL
08.04.11

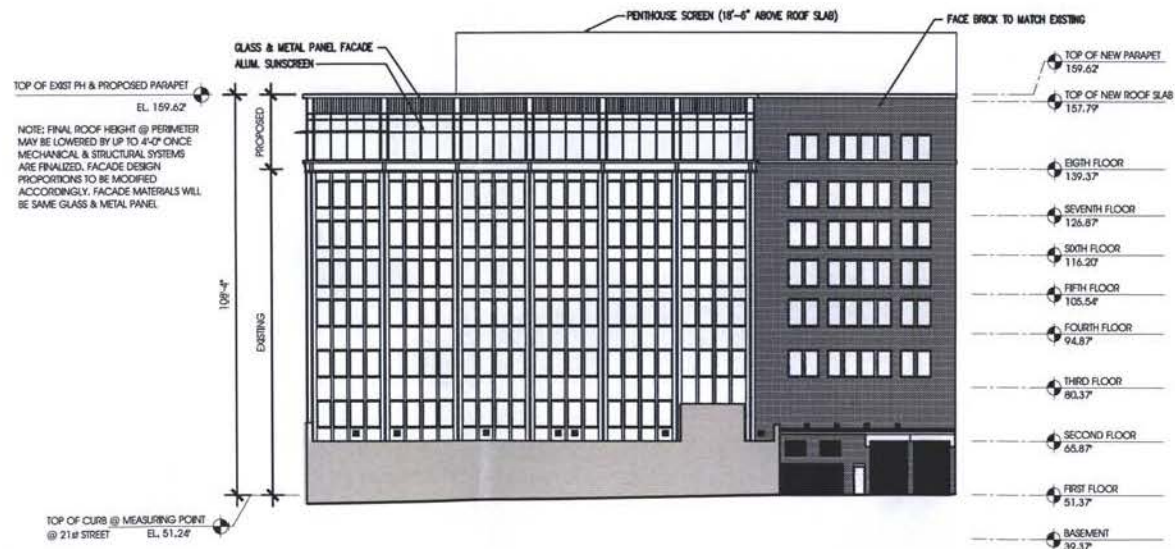
2055 L STREET, NW
PROPOSED SOUTH ELEVATION
SCALE: 1/32"=1'-0"
DATE: 08.04.11

A-13

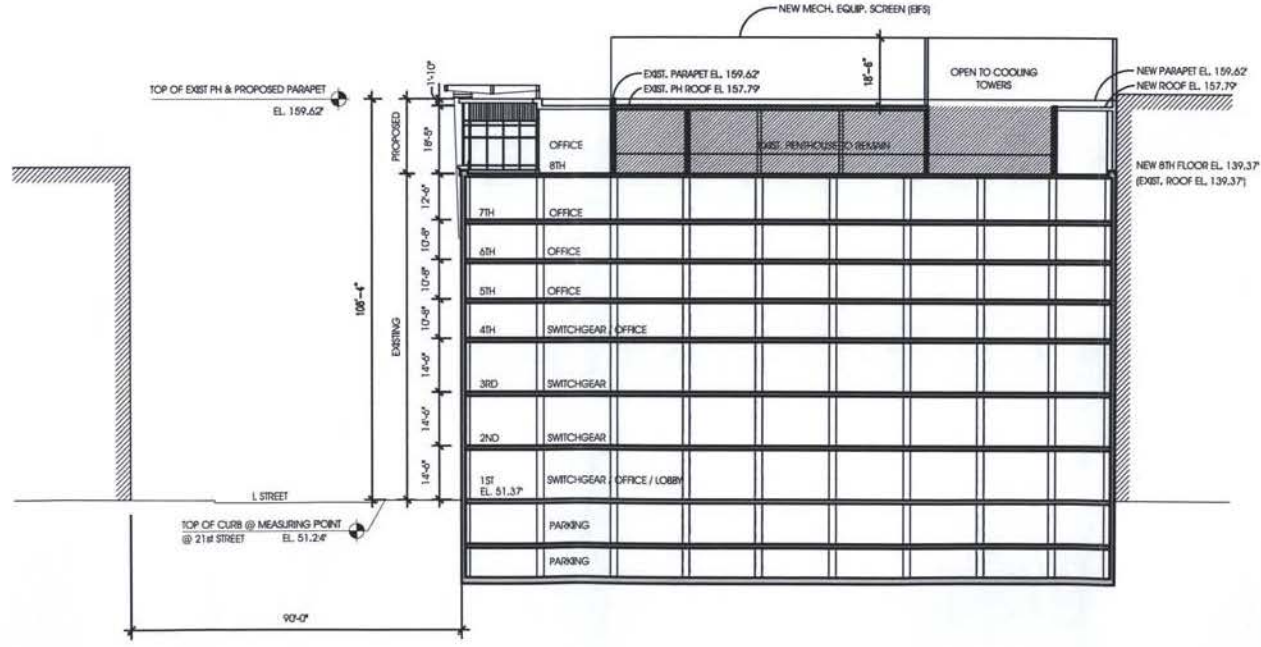


1

PROPOSED WEST ELEVATION



1 PROPOSED EAST ELEVATION



2055 L STREET, NW
PLANS
SCALE: 1/32"=1'-0"
DATE: 08.04.11

AGMR 2055 L OWNER LLC
c/o MONUMENT REALTY
BZA SUBMITTAL

RECEIVED
D.C. OFFICE OF ZONING
1003 K STREET, NW
WASHINGTON, DC 20001
TEL 202.737.4800
FAX 202.737.4888
2011 AUG 5 PM 1:36
NELSON+ARCHITECTS, PC

BUILDING SECTION



2055 L STREET, NW
BUILDING SECTION
SCALE: 1/32"=1'-0"

AGMR 2055 L OWNER LLC

NELSON-ARCHITECTS, PC

1003 K STREET, NW
WASHINGTON, DC 20001

TEL 202.737.4800
FAX 202.737.4888

RECEIVED
OFFICE OF ZONING

BZA SUBMITTAL

A-17