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View from Northeast

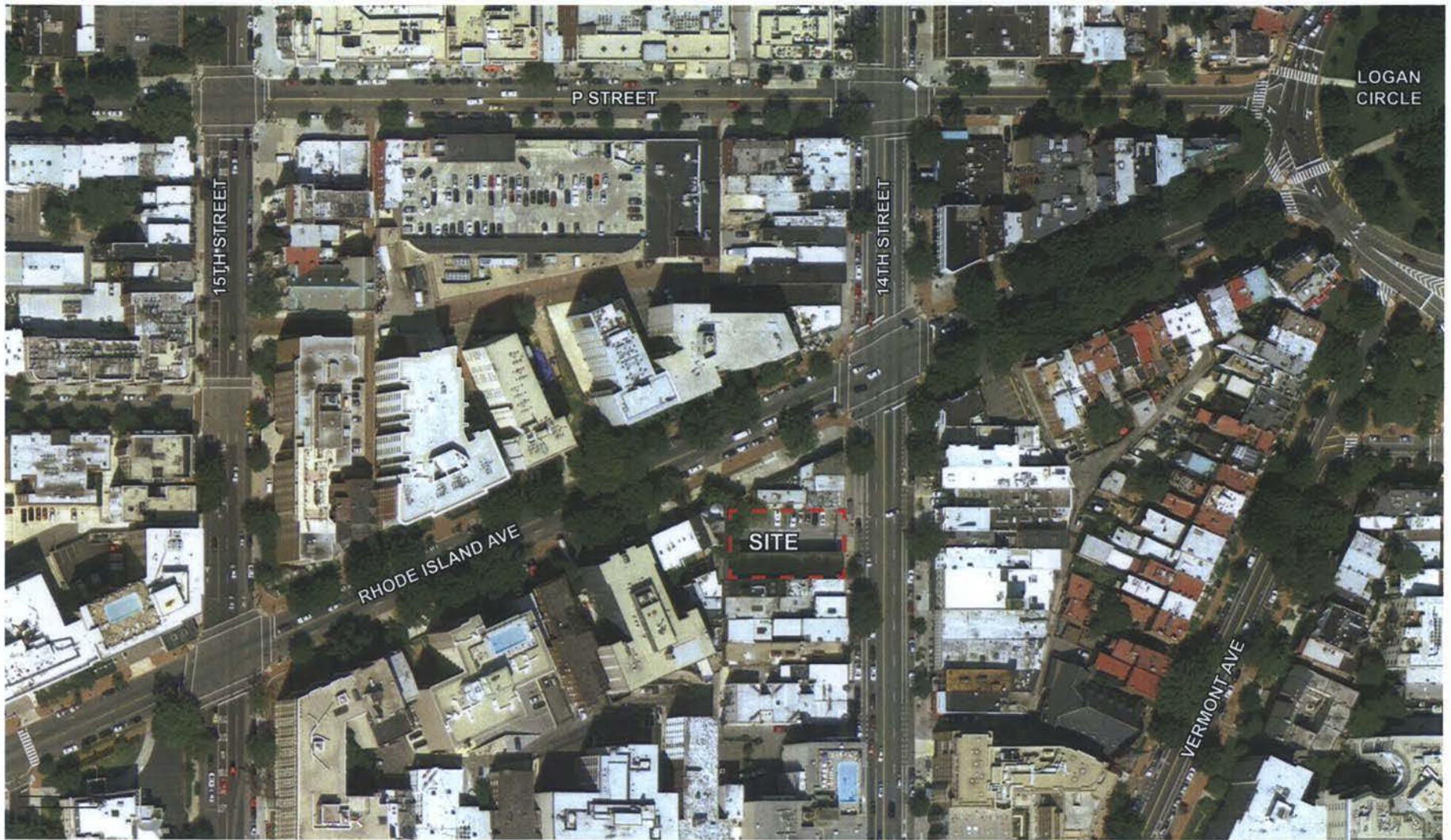
THE DUBIN EDLAVITCH, LLC.
TORTI GALLAS AND PARTNERS, INC.

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 18313
EXHIBIT NO. 32

MAR 20

THE IRWIN • 1328 14TH STREET, NW

Board of Zoning Adjustment
District of Columbia
CASE NO.18313
EXHIBIT NO.32



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Site Aerial



G01

January 9, 2012

 THE DUBIN EDLAVITCH, LLC.
 TORTI GALLAS AND PARTNERS, INC.

THE IRWIN • 1328 14TH STREET, NW



View South on 14th Street



View of existing building on site



View North on 14th Street



View East on Rhode Island Avenue

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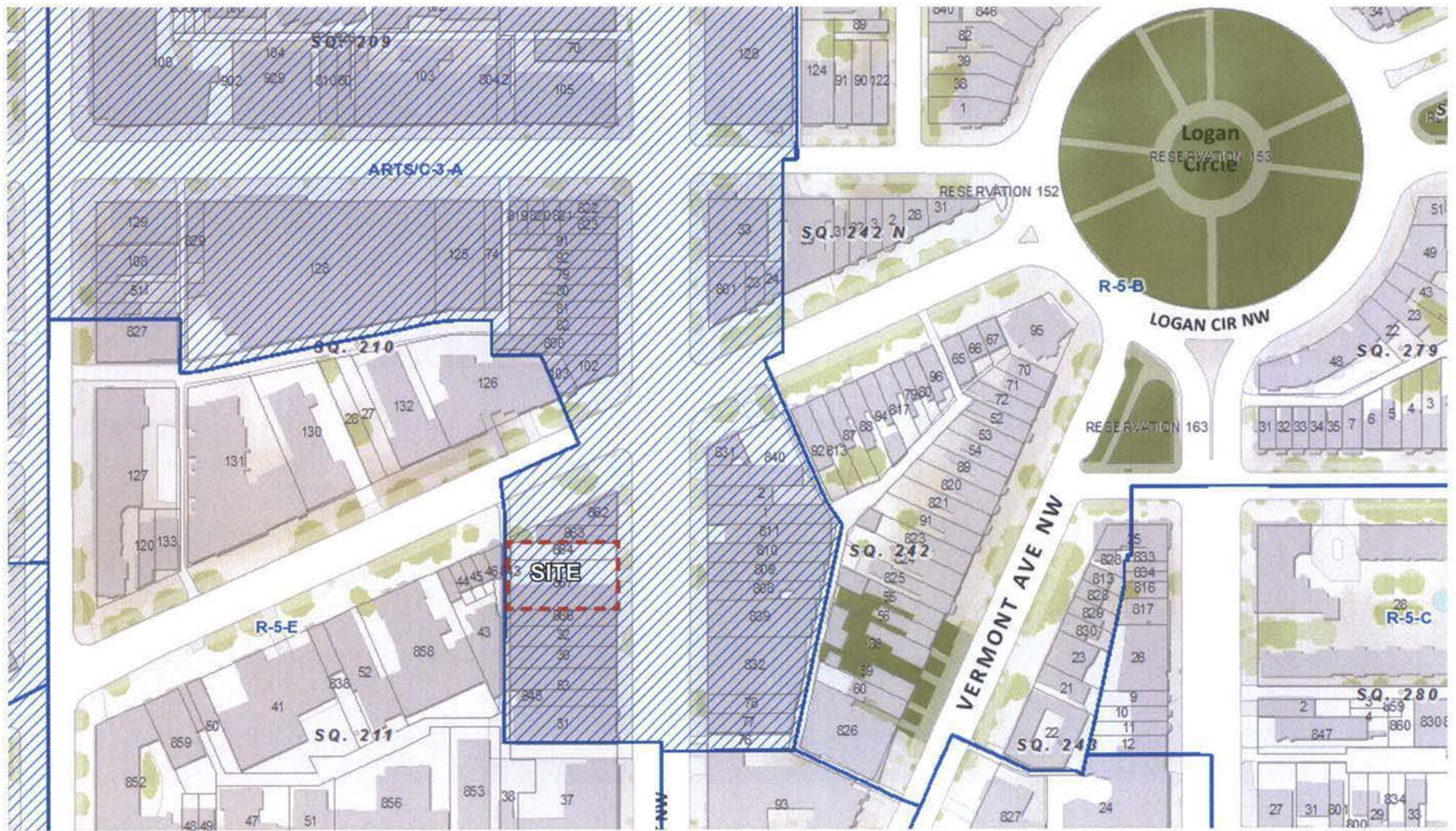
Site Photos

THE DUBIN EDLAVITCH, LLC.
TORTI GALLAS AND PARTNERS, INC.

G02

January 9, 2012

THE IRWIN • 1328 14TH STREET, NW



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DC Zoning Map

THE DUBIN EDLAVITCH, LLC.
TORTI GALLAS AND PARTNERS, INC.

G05

January 9, 2012

THE IRWIN • 1328 14TH STREET, NW

1328 14th Street NW

Square: 211 Lot: 864, 867 Lot Area: 10,423 sf

	Allowable by Zoning (C-3-A)	Proposed																				
FAR	2.5 Commercial 4.0 Residential 4.0 + 20% IZ Bonus Density = 4.8 + .5 FAR Residential Bonus Density (Arts Overlay) = 5.3	0.40 Commercial 4.27 Residential 4.66 Total FAR <table><tr><th>Level</th><th>Building Area</th></tr><tr><td>Level 1</td><td>8,250</td></tr><tr><td>Level 2</td><td>8,275</td></tr><tr><td>Level 3</td><td>8,275</td></tr><tr><td>Level 4</td><td>8,275</td></tr><tr><td>Level 5</td><td>8,275</td></tr><tr><td>Level 6</td><td>7,250</td></tr><tr><td>Total</td><td>48,600</td></tr></table> <table><tr><td>Commercial Area</td><td>4,135</td></tr><tr><td>Res Area</td><td>44,465</td></tr></table>	Level	Building Area	Level 1	8,250	Level 2	8,275	Level 3	8,275	Level 4	8,275	Level 5	8,275	Level 6	7,250	Total	48,600	Commercial Area	4,135	Res Area	44,465
Level	Building Area																					
Level 1	8,250																					
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Level 4	8,275																					
Level 5	8,275																					
Level 6	7,250																					
Total	48,600																					
Commercial Area	4,135																					
Res Area	44,465																					
Roof Structures	37 x 10,423= 3,857	Will Comply																				
Penthouse	One continuous structure at one height 1:1 Setback	Relief Requested																				
Lot Occupancy	80% (allowed per IZ) for residential use (at lowest residential level) 100% for commercial uses	79.4% at 2nd Floor																				
Building Height	65' stories-no limit 75' Allowed per C-3-A Arts overlay 1:1 setback above 50' at alley PL	65'-0" to top of roof Measured from 1.o. curb @ center of 14th Street NW building frontage 6 stories, Req'd setback provided																				
Dwelling Units	N/A	53 Units (+/-)																				
IZ	8% Base Bldg (Res only) or 50% of bonus density, whichever > (Base bldg = 4.5 x site area) = 46,904 (Bonus Density = Total Bldg Area - Base Building) = 1,697	8% Base Bldg (Res) = 3,421 50% Bonus density= 848 Project to provide 3,421 gsf for IZ																				
Rear Yard	2.5" per foot of height at mean finished grade at rear of bldg (12 ft minimum)	0-20' 18'-10" Provided per 11 DCMR 774.7a >20' 13'-10" Provided per 11 DCMR 774.7b (66'-6"x2.5"=13'-10" Req'd)																				
Side Yard	None required; If provided 2 inches per foot of height not < 6 feet	None provided																				
Courtyards	Open Min. Width: 3" per ft of height (non-res) Min. Width: 4" per ft of height not < 15' (res) Closed Area: Twice square of req'd width not < 250 sf (non-res) Area: Twice square of req'd width not < 350 sf (res)	Provided as required Provided as required (Court 50' tall) Req'd width = 16'-8", Total Ct area = 1050 sf																				
<u>Parking Requirement</u>																						
Residential	0.5 space per D.U.	53/2=27 spaces required 20 spaces provided (85% compact) Relief Requested for # and size (compact)																				
Retail	1 space for each add'l 300 sf over 3000 sf of Retail	4135-3000=1135/300 = 4 spaces required None Provided Relief Requested																				
Bicycles	5% of required retail spaces per 11 DCMR (2119.2)	2 Retail Bike spaces provided on site 40 Res. Bike spaces provided on P1																				
<u>Loading</u>																						
Residential	1 loading berth @ 12' x 55' 1 platform @ 200 sf 1 service/delivery @ 10' x 20'	1 loading berth @ 12' x 30' 1 platform @ 100 sf No service/delivery Relief Requested																				
Retail	<5000 None Required	None Provided																				

14th St. NW Uptown Arts-Mixed Use (ARTS) Overlay District

	Allowable by Zoning (C-3-A)	Proposed
Use Provisions	No less than 50% of ground level shall be occupied by retail and service uses and arts and arts-related uses as listed in 11 DCMR 1907-1908 per 11 DCMR 1901.1	8,250/2=4,125 4,135 gsf Retail=4,125 Project Complies
Shared Parking	Required parking spaces may be shared by time of day with other uses specified per 11 DCMR 1901.4	No shared Parking
Additional Building Height	Building height may exceed height limit of 65', up to a maximum height of 75'; provided no roof structure exceeds 83-1/2' above measuring point for the building, and if the lot abuts a Residence District or an alley serving as zone district boundary line of an adjacent Residence District, no part of the building shall project above a plane drawn at a 45° angle from a line located 50' directly above the property line that abuts the RD or alley per 11 DCMR 1902.1	Building Height=65' Penthouse Height=83.5' Building complies w/ setback requirements
Street Frontage Design Requirements	No driveway that provides access from a pedestrian street to required parking or loading shall be permitted per 11 DCMR 1903.2	Parking and Loading access off of alley
Display Window Requirement	75% of Streetwall built-to R.O.W. Property Line, to a Height of 15'-0" per 11 DCMR 1903.3	Project Complies
Entry Location	50% of Ground Level Wall Surface devoted to display windows and entrances per 11 DCMR 1324.8 (as amended in CNRM 4-27)	Project Complies
Entry Spacing	Maximum separation of building entrances on 14th St. NW not to exceed 40'-0" on average per 11 DCMR 1903.4	Min of 2 entrances provided (2 Required)
Bonus Density	3.0 or greater residential FAR entitled to bonus of 0.5 FAR, per 11 DCMR 1904	Project Res FAR > 3.0

Zoning Analysis

THE DUBIN EDLAVITCH, LLC.
TORTI GALLAS AND PARTNERS, INC.

THE IRWIN • 1328 14TH STREET, NW

G06

January 9, 2012

	Allowable by Zoning (C-3-A)	Proposed
Penthouse	One continuous structure at one height 1:1 Setback	Relief Requested

14th St. NW Uptown Arts-Mixed Use (ARTS) Overlay District

	Allowable by Zoning (C-3-A)	Proposed
Additional Building Height	Building height may exceed height limit of 65', up to a maximum height of 75', provided <u>no roof structure exceeds 83-1/2' above measuring point for the building</u> , and if the lot abuts a Residence District or an alley serving as zone district boundary line of an adjacent Residence District, no part of the building shall project above a plane drawn at a 45° angle from a line located 50' directly above the property line that abuts the RD or alley per 11 DCMR 1902.1	Building Height=65' <u>Penthouse Height=83.5'</u> Building complies w/ setback requirements



ROOF PLAN

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Note:
The interior layouts shown on the building plans are schematic.
Changes to the layouts not affecting the exterior envelope or square footage distribution, may occur.

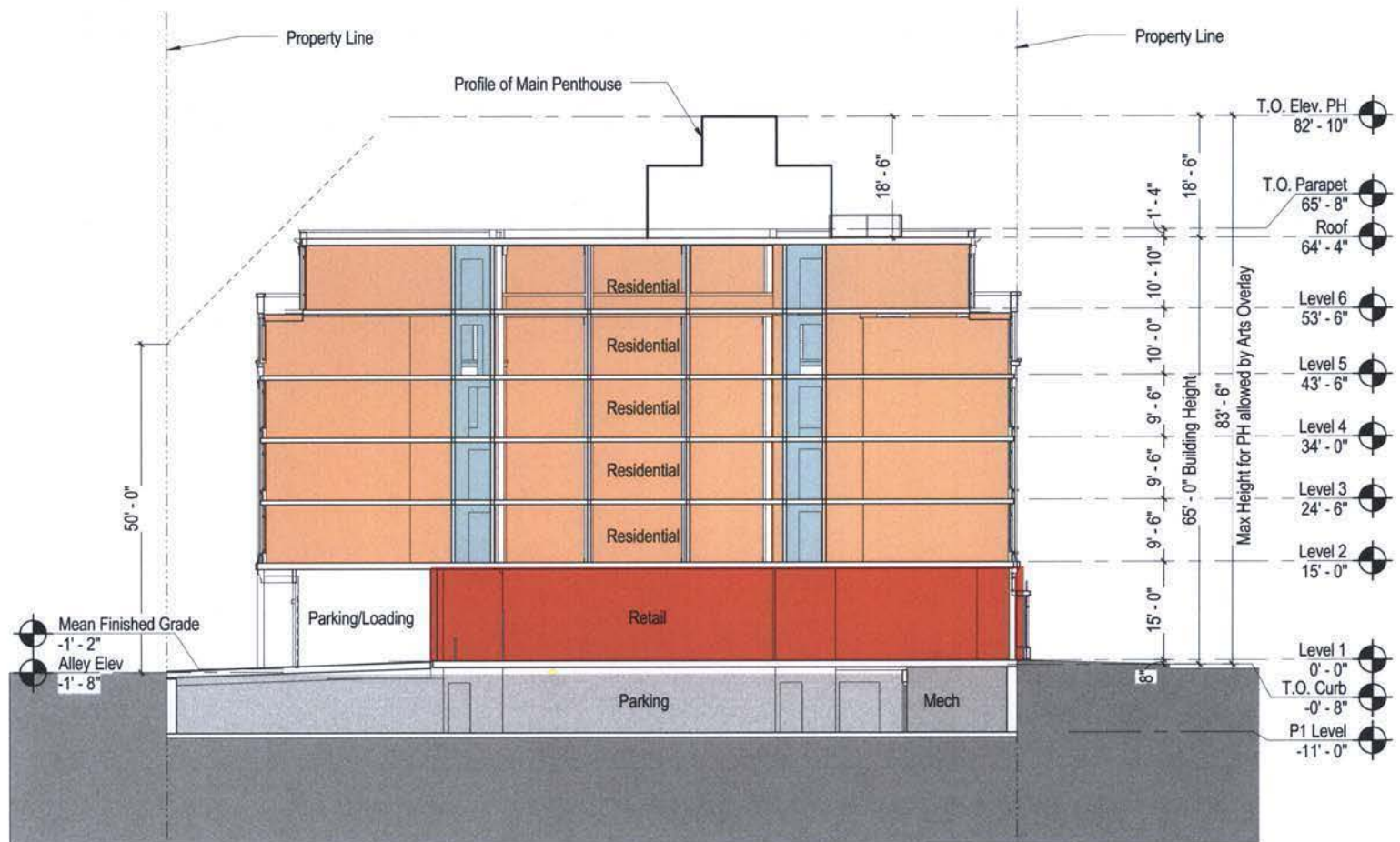
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A05

March 5, 2012

THE IRWIN - 1328 14TH STREET, NW



BUILDING SECTION

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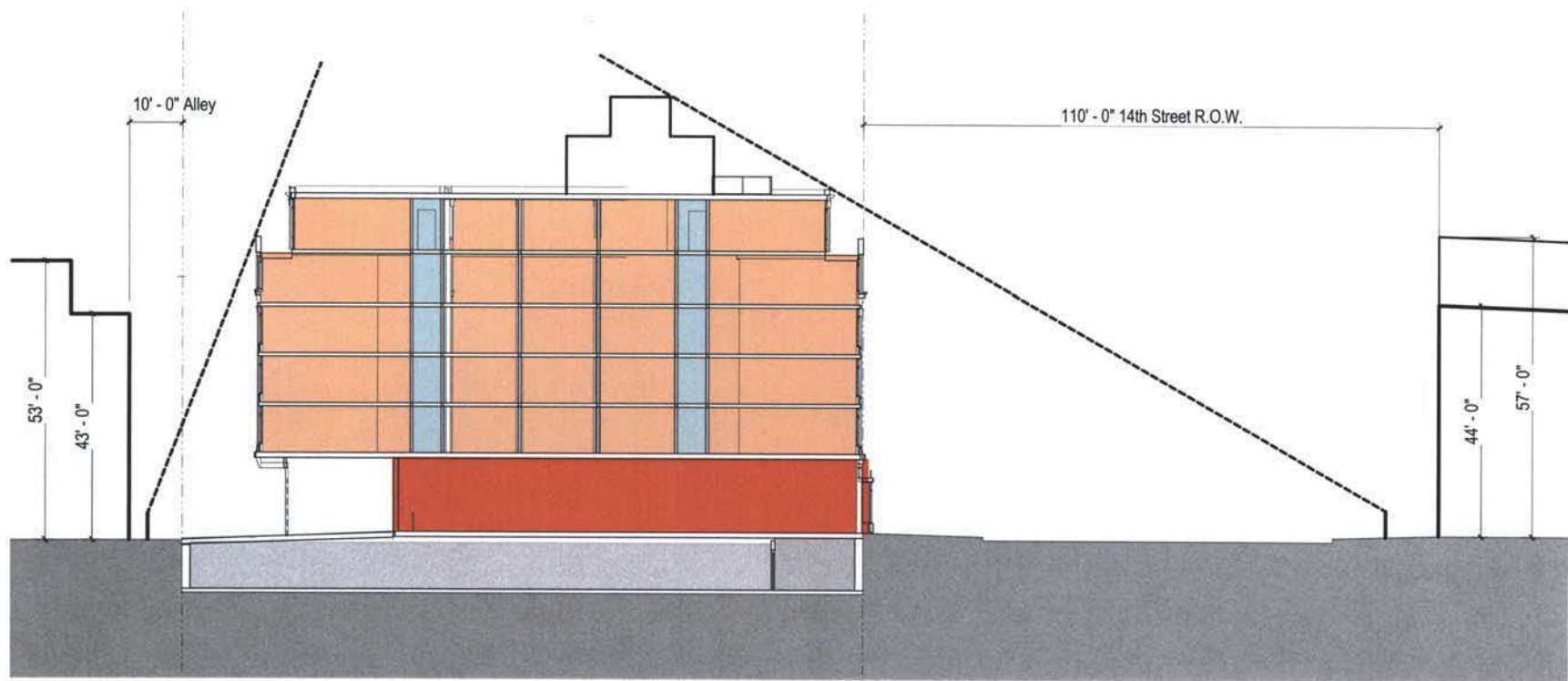
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A07

JANUARY 9, 2012

THE IRWIN - 1328 14TH STREET, NW



Street Section

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A08

JANUARY 9, 2012

THE IRWIN - 1328 14TH STREET, NW



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View from Northeast

 THE DUBIN EDLAVITCH, LLC.
 TORTI GALLAS AND PARTNERS, INC.

THE IRWIN • 1328 14TH STREET, NW



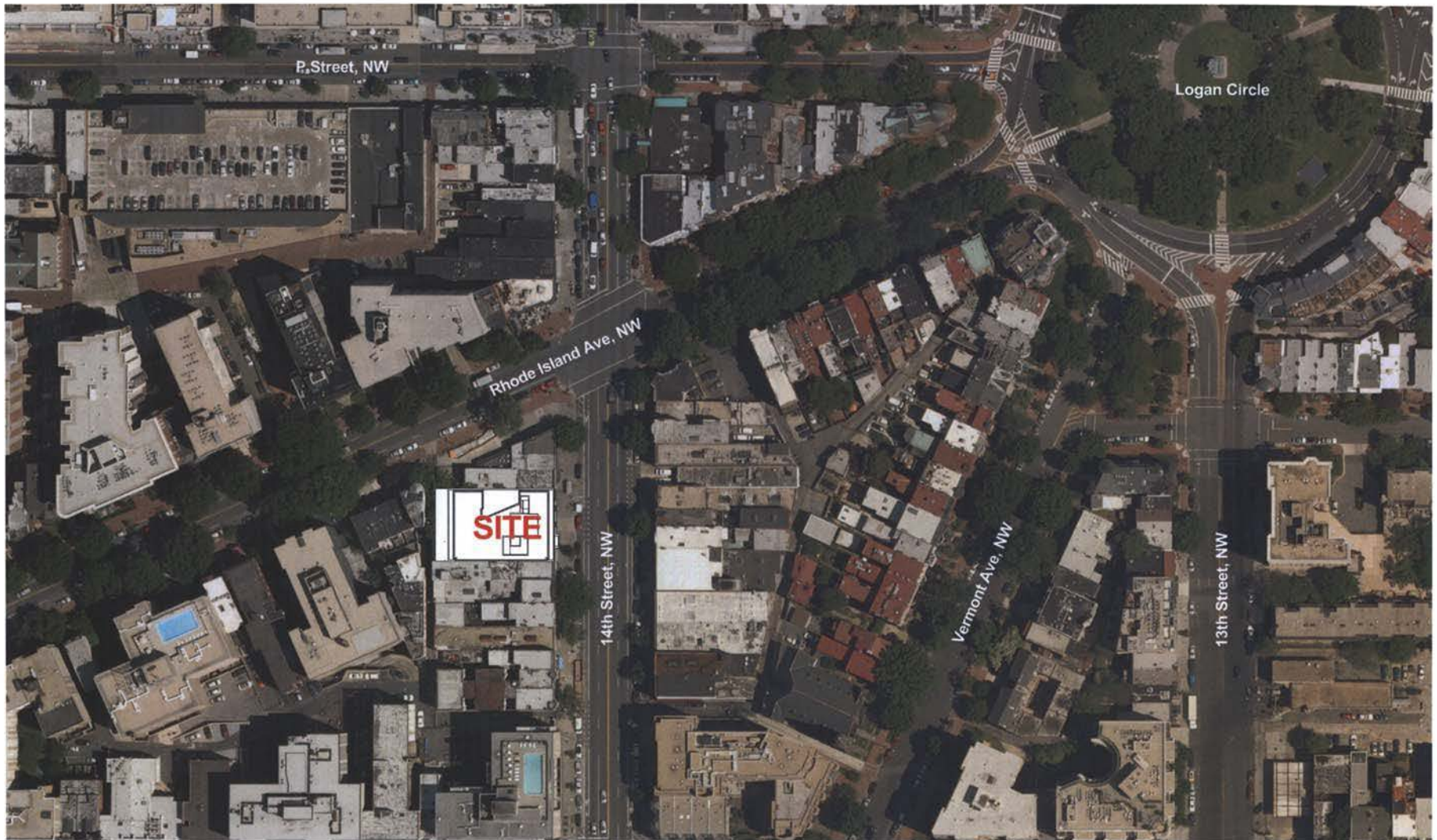
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View from South on 14th Street NW

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 TORTI GALLAS AND PARTNERS, INC.

THE IRWIN • 1328 14TH STREET, NW

	Allowable by Zoning (C-3-A)	Proposed
<u>Loading</u>		
Residential	1 loading berth @ 12' x 55' 1 platform @ 200 sf 1 service/delivery @ 10' x 20'	1 loading berth @ 12' x 30' 1 platform @ 100 sf No service/delivery Relief Requested
Retail	<5000 None Required	None Provided



SITE PLAN

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THE DUBIN EDLAVITCH, LLC.
TORTI GALLAS AND PARTNERS, INC.



A01

JANUARY 9, 2012

THE IRWIN - 1328 14TH STREET, NW



GROUND FLOOR PLAN

Note:
The interior layouts shown on the building plans are schematic.
Changes to the layouts not affecting the exterior envelope or square footage distribution, may occur.

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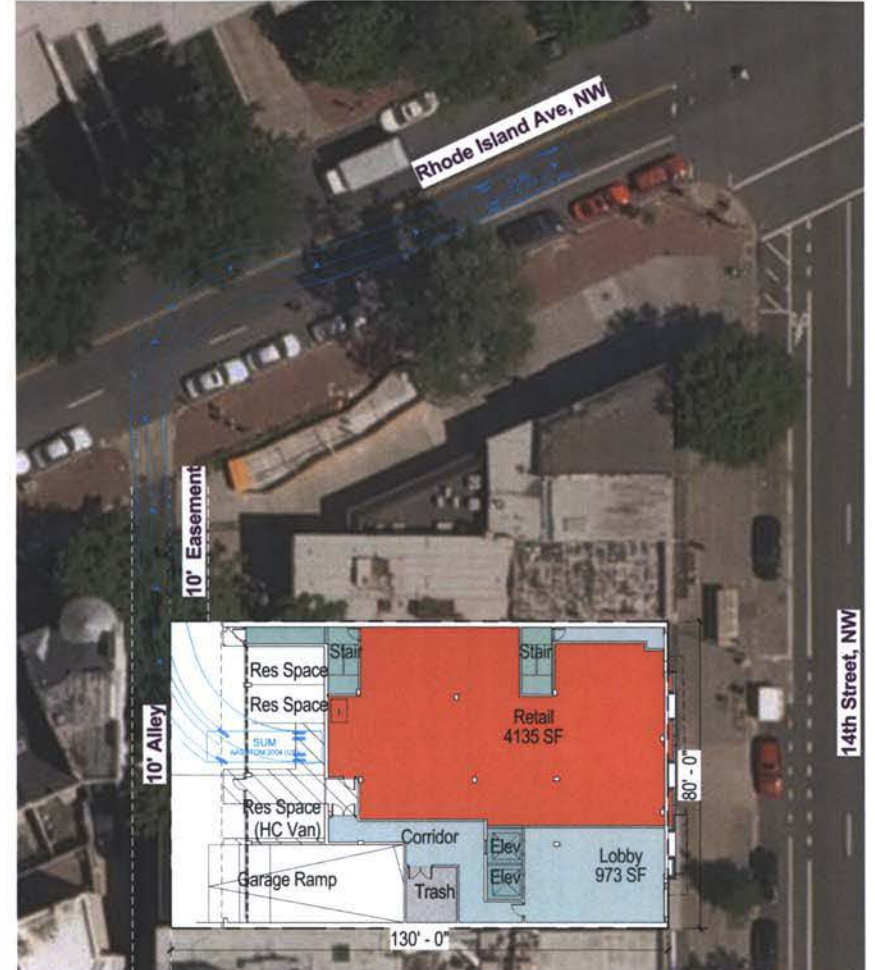
A02

JANUARY 9, 2012

THE IRWIN - 1328 14TH STREET, NW



30' Truck Entry to Site



30' Truck Exit from Site

Truck Turning Diagram

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THE DUBIN EDLAVITCH, LLC.
TORTI GALLAS URBAN, INC.

T01

JANUARY 9, 2012

THE IRWIN - 1328 14TH STREET, NW

	Allowable by Zoning (C-3-A)	Proposed
<u>Parking Requirement</u>		
Residential	0.5 space per D.U.	$53/2=27$ spaces required 20 spaces provided (85% compact) Relief Requested for # and size (compact)
Retail	1 space for each add'l 300 sf over 3000 sf of Retail	$4135-3000=1135/300 = 4$ spaces required None Provided Relief Requested
Bicycles	5% of required retail spaces per 11 DCMR (2119.2)	2 Retail Bike spaces provided on site 40 Res. Bike spaces provided on P1



GROUND FLOOR PLAN

Notes:
The interior layouts shown on the building plans are schematic.
Changes to the layouts not affecting the exterior envelope or square footage distribution, may occur.

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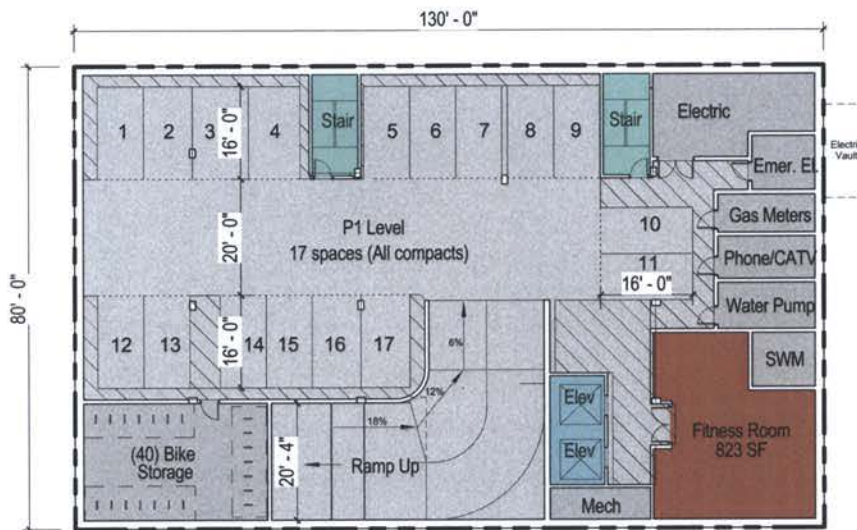


A02

JANUARY 9, 2012

THE DUBIN EDLAVITCH, LLC.
TORTI GALLAS AND PARTNERS, INC.

THE IRWIN - 1328 14TH STREET, NW



Parking Count:

Alley 3 (All full size)

P1 Level 17 (All compact)

Total 20 (3 full size, 17 compact)

GARAGE FLOOR PLAN

NOTE:
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Changes to the layouts not affecting the exterior envelope or square footage distribution, may occur.

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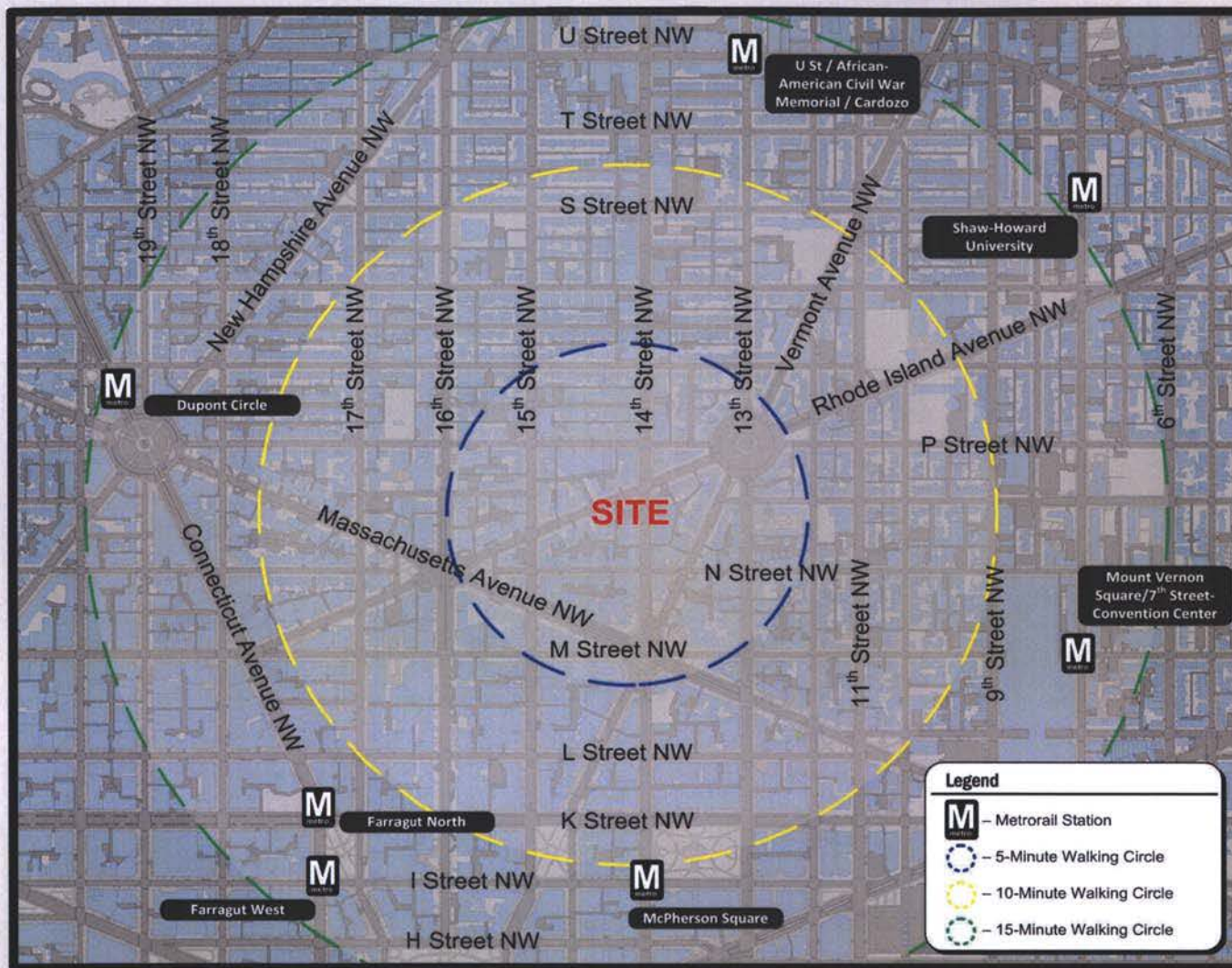
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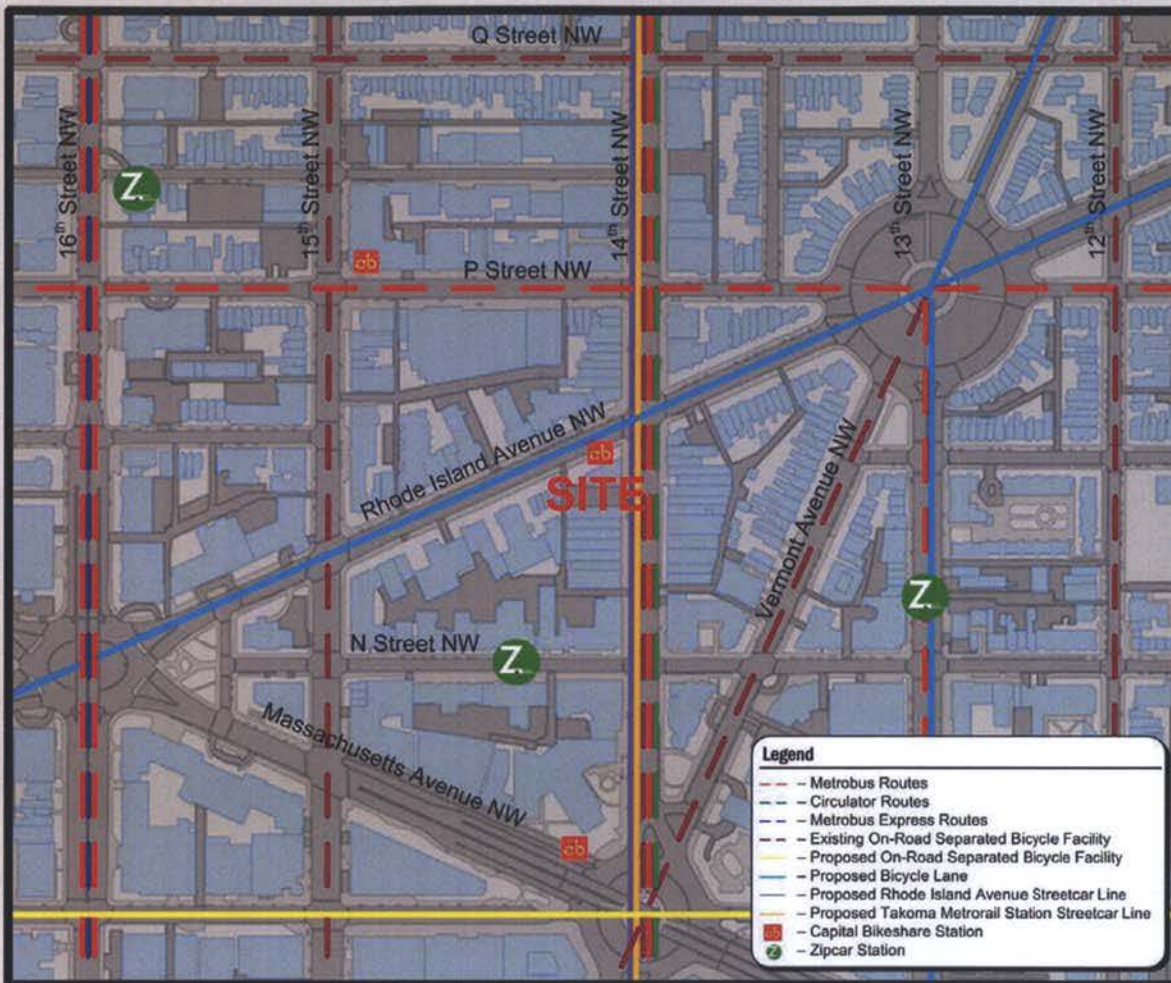


A06

JANUARY 9, 2012

THE IRWIN - 1328 14TH STREET, NW





Existing Options:

- Metrobus (directly in front of site)
- Circulator (directly in front of site)
- Capital Bikeshare (adjacent at corner)
- On-Road Bicycle Facilities (adjacent)
- Zipcar (One block away at 15th and N Streets)
- Metrobus Express (1,200 feet)
- 2 Metrorail Stations (0.5 mi)
- 5 Additional Metrorail Stations (< 0.7 miles)

Future Options:

- Bicycle Lanes
- Streetcar



Parking

- More and more District residents going “car free”
- Average unit size of approximately 600 SF
- Well situated to be served by multiple transportation options
- Extensive bicycle parking to be provided on site
- Capital Bikeshare growing transportation option
- Zipcar will be located on site



Loading

- No need for 55' truck to service building
- Tenant move ins/outs will be scheduled
- Tenants will be made aware of 30' truck or less
- Turning movements for 30' truck accommodated

