

FLORIDA AVENUE

8TH & 9TH ST NW

EAST BUILDING BZA APPLICATION

MAR. 09, 2012

RECEIVED
D.C. OFFICE OF ZONING
2012 MAR 13 PM 2:57

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 18375
EXHIBIT NO. 10

BKV
GROUP

The Miller|Hull Partnership, LLP
POLSON BUILDING 71 COLUMBIA - SIXTH FLOOR SEATTLE, WA 98104

Board of Zoning Adjustment
District of Columbia

CASE NO.18375
EXHIBIT NO.10

ZONING TABULATIONS - EAST SITE

DCRM, TITLE 11 ZONING CLASSIFICATION	ARTS/C-2-B	
ALLOWABLE FAR	C-2-B	3.5
	Inclusionary Zoning	0.7
	Bonus Retail Density	0.3
	Separate Ret'l Bonus	0.5
	Total	5.0
FAR CALCULATIONS	LEVEL P-3	0
	LEVEL 1	14,434
	LEVEL 2	15,723
	LEVEL 3	13,466
	LEVEL 4	13,344
	LEVEL 5	12,058
	LEVEL 6	12,058
	ROOF	683
GROSS FLOOR AREA		79,748
LOT AREA		15,943
FAR PROVIDED		5.00
LOT OCCUPANCY ALLOWABLE		80%
LOT OCCUPANCY PROVIDED		90%
BUILDING HEIGHT ALLOWABLE		70'
BUILDING HEIGHT PROVIDED		70'
PENTHOUSE HEIGHT ALLOWABLE		18'-6"
PENTHOUSE HEIGHT PROVIDED		18'-6"
PENTHOUSE AREA ALLOWABLE (.37 FAR)		5,898
PENTHOUSE AREA PROVIDED		400
ROOF STRUCTURES		
REAR YARD ALLOWABLE		15'
REAR YARD PROVIDED		0'
SIDE YARD ALLOWABLE		N.A.
SIDE YARD PROVIDED		N.A.
OPEN COURTS ALLOWABLE (4" per FOOT)		35' MINIMUM
OPEN COURTS PROVIDED		37.5'
CLOSED COURTS ALLOWABLE		N.A.
CLOSED COURTS PROVIDED		N.A.
PARKING		
RETAIL (IN EXCESS OF 3000 SF, 1 SPACE PER 750 SF)		9229
RESIDENTIAL (1 per 3 UNITS)		33
	REQUIRED:	41
	PROVIDED:	29
LOADING		
RETAIL REQUIRED:	(1) 30' DEEP LOADING BERTH	
	(1) 100 SF PLATFORM	
RESIDENTIAL REQUIRED:	(1) 55' DEEP LOADING BERTH	
	(1) 200 SF PLATFORM	
	(1) 20' DEEP LOADING SPACE	
PROVIDED:	(1) 30' DEEP LOADING BERTH	
	(1) 200 SF PLATFORM	
	(1) 20' DEEP LOADING SPACE	
STREET FRONTAGE DESIGN REQUIREMENTS	2903.9 - LESS THAN 75% OF STREET WALLS ARE CONSTRUCTED TO PROPERTY LINE	RELIEF REQUESTED AS LESS THAN 75% OF WALLS ARE CONSTRUCTED TO PROPERTY LINE

RELIEF REQUESTED TO INCREASE LOT OCCUPANCY TO 90%

RELIEF REQUESTED

RELIEF REQUESTED

RELIEF REQUESTED FOR 12 SPACES

RELIEF REQUESTED TO ELIMINATE (1) 100 SF PLATFORM

RELIEF REQUESTED TO ELIMINATE (1) 55' DEEP LOADING BERTH



LOCATION MAP
150'

FLORIDA AVENUE
OCT 26, 2011

SHEET INDEX

GENERAL	COVER SHEET
G-001	LOCATION MAP, INDEX, & ZONING TABLE
G-002	ARCHITECTURAL SITE PLAN
ARCHITECTURAL	
A-100	LEVEL 0 - PARKING FLOOR PLAN
A-101	LEVEL 1 - GROUND FLOOR
A-102	LEVEL 2 - FLOOR PLAN
A-103	LEVEL 3 - FLOOR PLAN
A-104	LEVEL 4 - FLOOR PLAN
A-105	LEVEL 5 - FLOOR PLAN
A-106	LEVEL 6 - FLOOR PLAN
A-107	ROOF PLAN
A-202	BUILDING ELEVATIONS
A-203	BUILDING ELEVATIONS
Grand total:	13

BKV
GROUP

Architecture
Interior Design
Landscape Architecture
Engineering

Boorman
Kroos
Vogel
Group
Inc.

1054 31st Street NW
Canal Square, Suite #204
Washington, DC 20007
Telephone: 202-595-3173
www.bkvgroup.com

MILLER HULL

Miller Hull Partnership, LLC
Polson Building
71 Columbia - Sixth Floor
Seattle, Washington 98104
Telephone: 206-682-6837
www.millerhull.com
CONSULTANTS

PROJECT TITLE AND PHASE

FLORIDA AVENUE

EAST BUILDING
BZA APPLICATION

REVISIONS	No.	DATE

DATE	NOV 08, 2012
DRAWN BY	ADP
CHECKED BY	CHD
COMMISSION NO.	2008

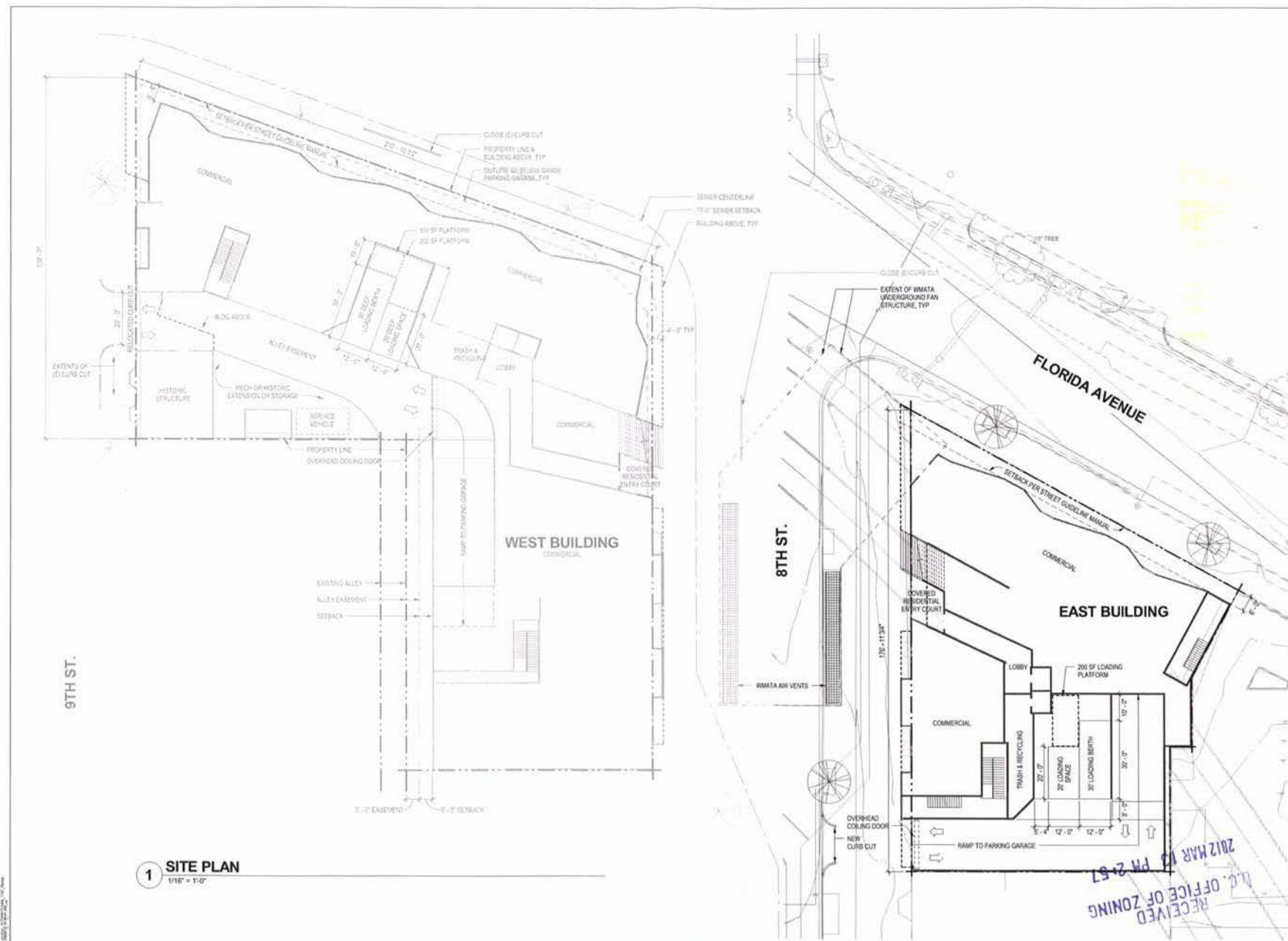
SHEET TITLE

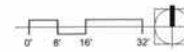
LOCATION MAP,
INDEX, & ZONING
TABLE

SHEET NUMBER

G-001

RECEIVED
D.C. OFFICE OF ZONING
2012 MAR 13 PM 2:57



[illegible]

-  COMMERCIAL
 RESIDENTIAL
 SERVICE
 COURTYARD
 EXTERIOR
 RESIDENTIAL BALCONIES

- C** COMPACT SPACE (8x10)
S STANDARD SPACE (9x10)
ST STANDARD TANDIEM SPACE (7x10)
HC ACCESSIBLE SPACE (7x10)

1 LEVEL 0 - PARKING PLAN
1/16" = 1'-0"

RECEIVED
C. OFFICE OF ZONING
2012 MAR 13 PM 2:57

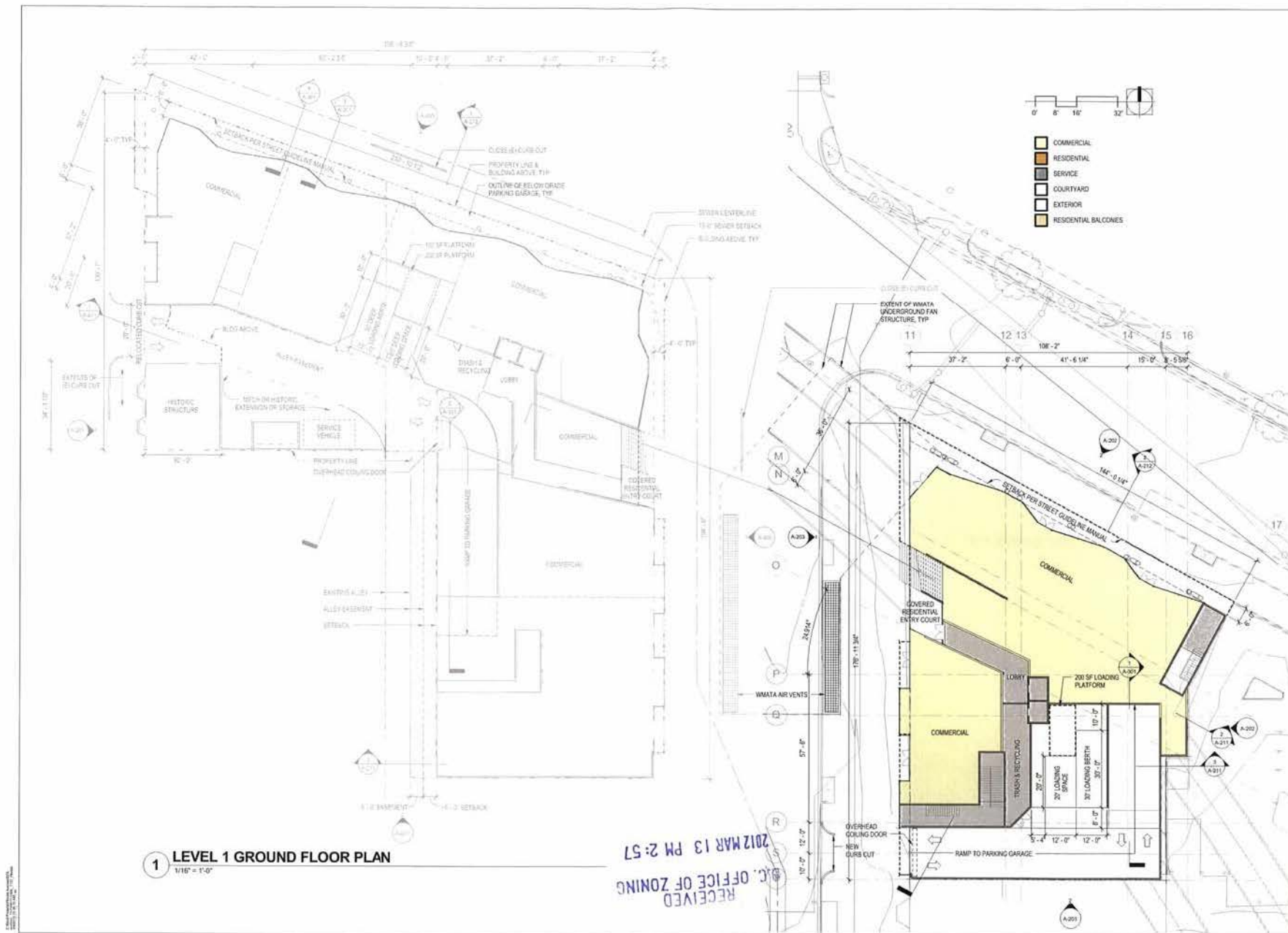
EAST BUILDING
BZA APPLICATION[illegible]

LEVEL 1 -
GROUND FLOOR

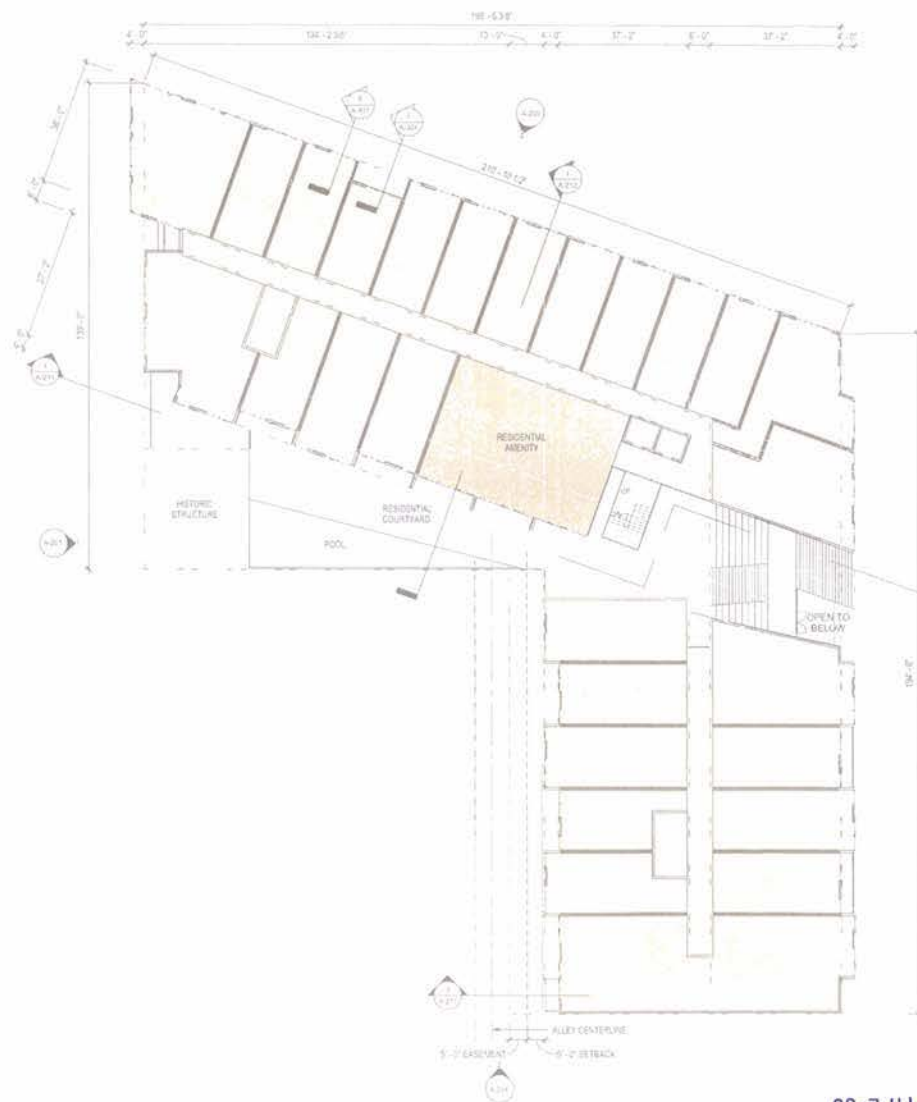
SHEET NUMBER

A-101

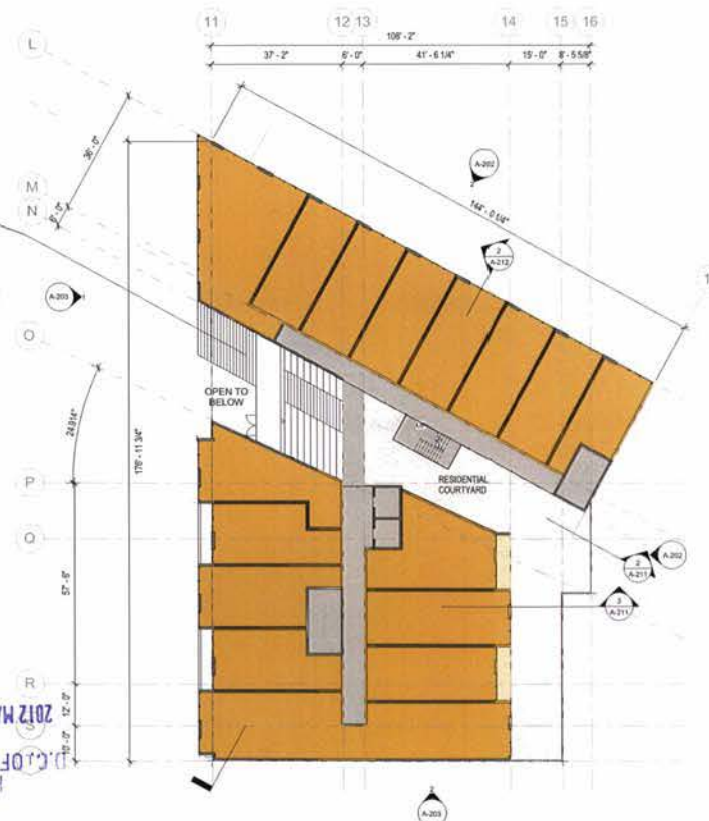
© 2005 BKV Group, Inc. EOE



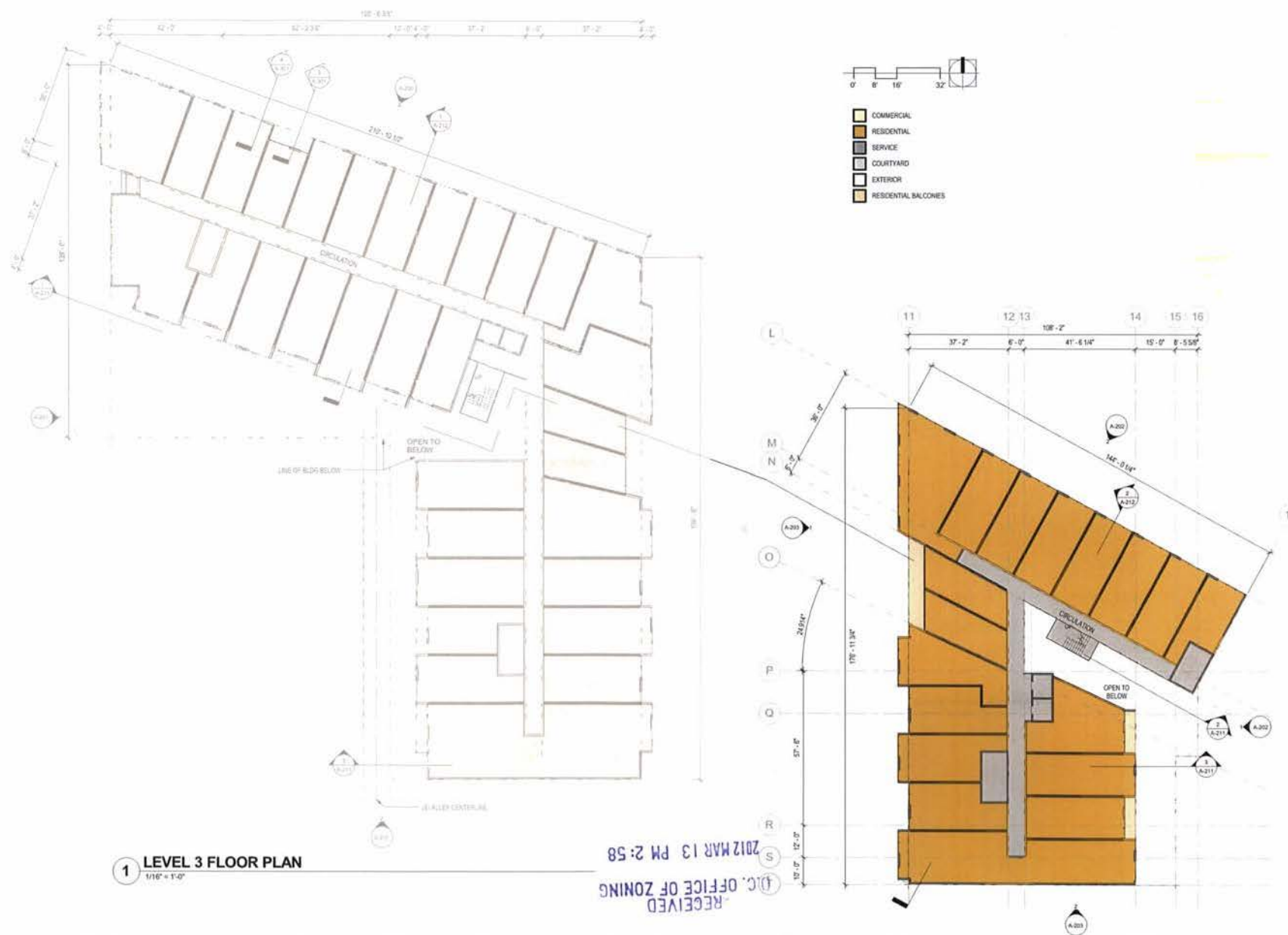
© 2008 BKV Group, Inc. EOE



1 LEVEL 2 COURTYARD PLAN
1/16" = 1'-0"



RECEIVED
CITY OFFICE OF ZONING
2012 MAR 13 PM 2:58

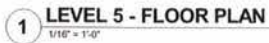
[illegible]

REVISIONS	No.	DATE
DATE	MAR 09, 2012	
DRAWN BY	Aulna	
CHECKED BY	Chackal	
COMMISSION NO.	0800	
SHEET TITLE		

A-104



1 LEVEL 4 FLOOR PLAN
1/16" = 1'-0"



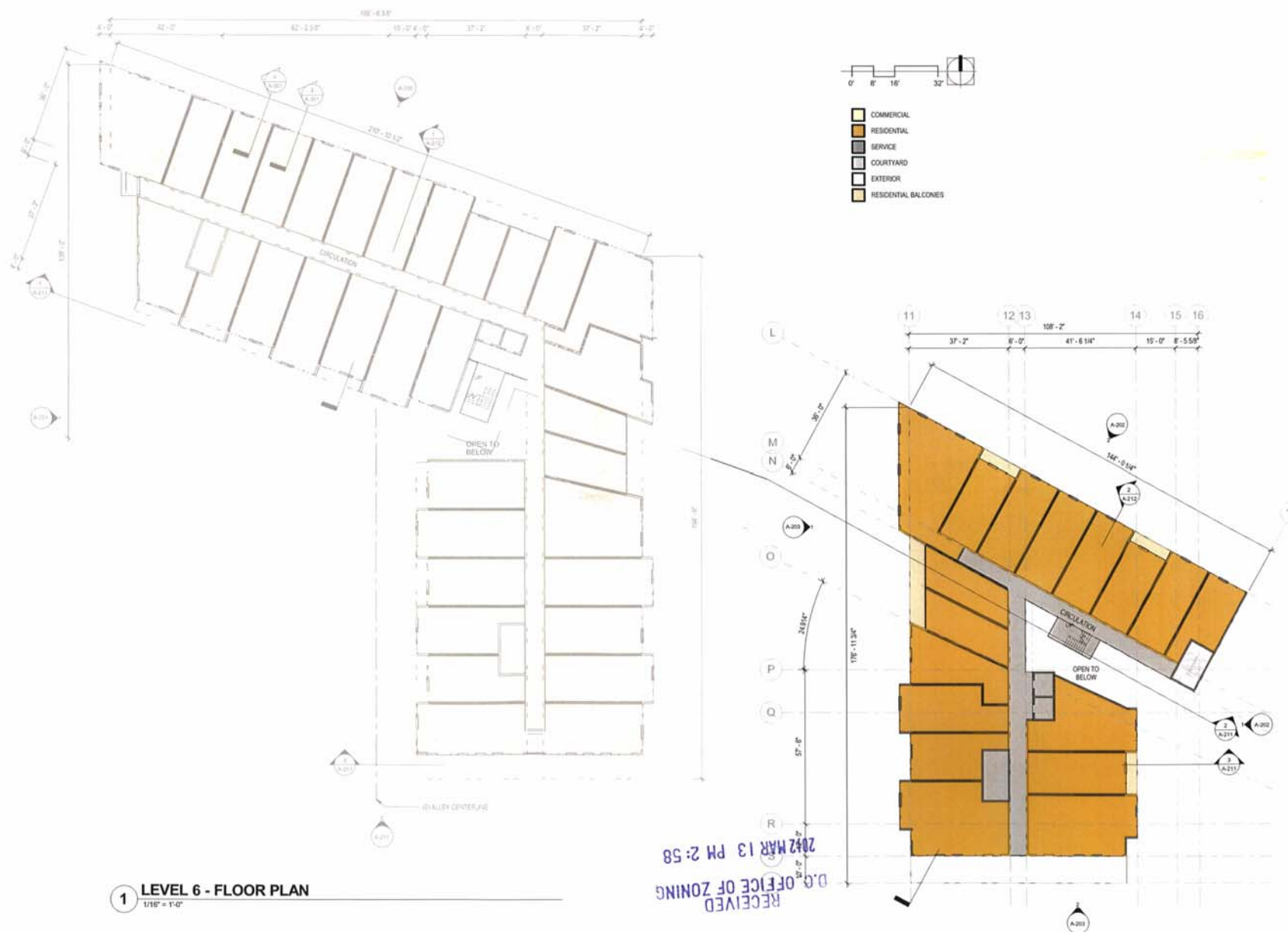
EAST BUILDING
BZA APPLICATION

REVISIONS	No.	DATE
DATE	MAR. 08, 2011	
DRAWN BY	Author	
CHECKED BY	Checker	
COMMISSION NO.	0800	
SHEET TITLE		

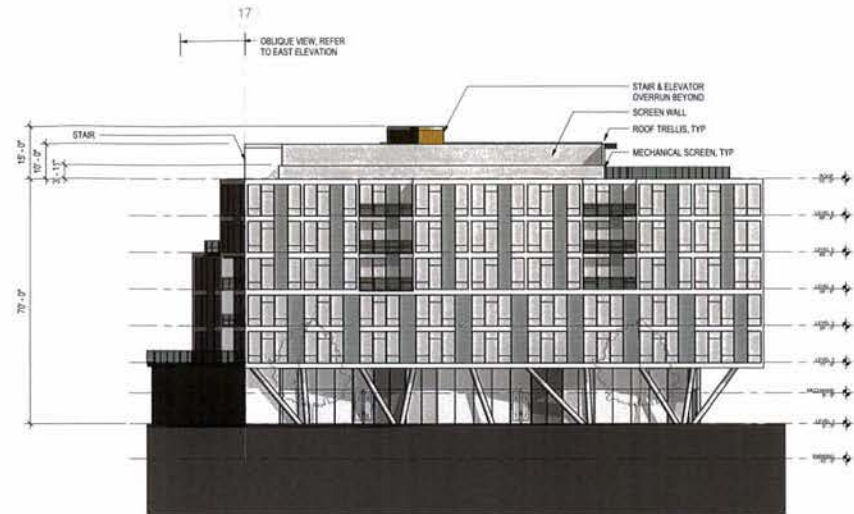
SHEET NUMBER

A-106

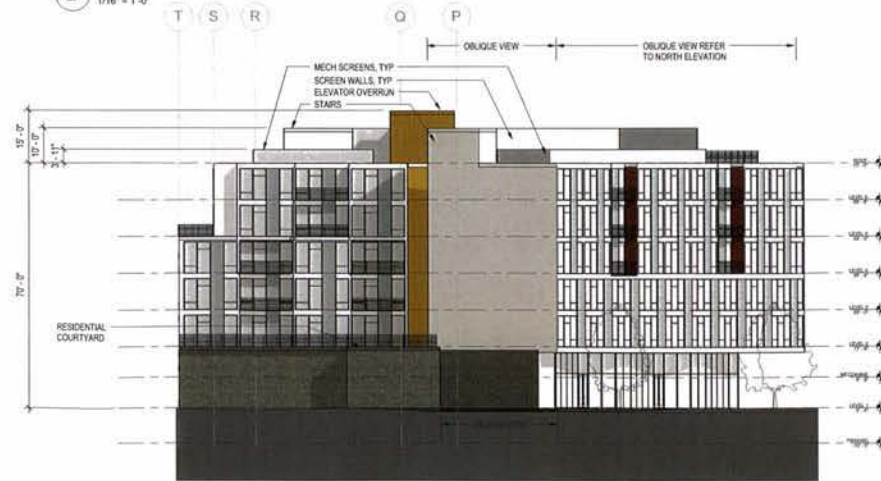
© 2008 BKV Group, Inc. EOE



BAKV/TB-24x3M



2 NORTH ELEVATION (FLORIDA AVE.) - EAST BLDG
1/16" = 1'-0"



1 EAST ELEVATION - EAST BLDG
1/16" = 1'-0"

RECEIVED
D.C. OFFICE OF ZONING
2012 MAR 13 PM 2:58

PROJECT TITLE AND PHASE

FLORIDA AVENUE

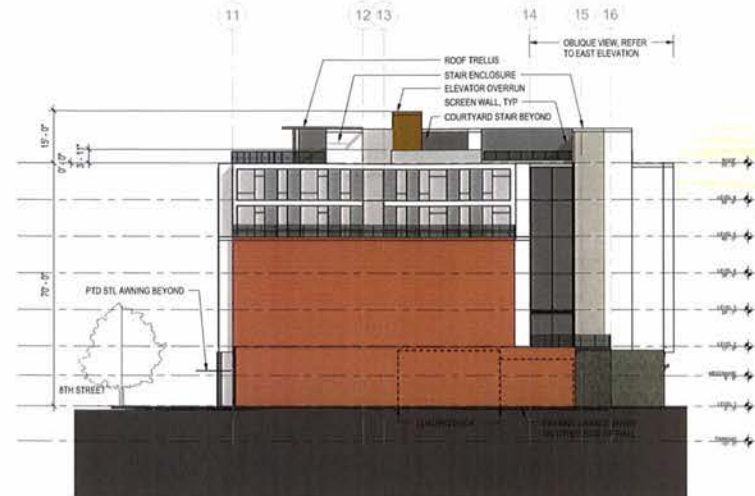
EAST BUILDING
BZA APPLICATION

REVISIONS	No.	DATE
DATE	MAR. 05, 2012	
DRAWN BY	Author	
CHECKED BY	Checker	
COMMISSION NO.	9800	
SHEET TITLE		

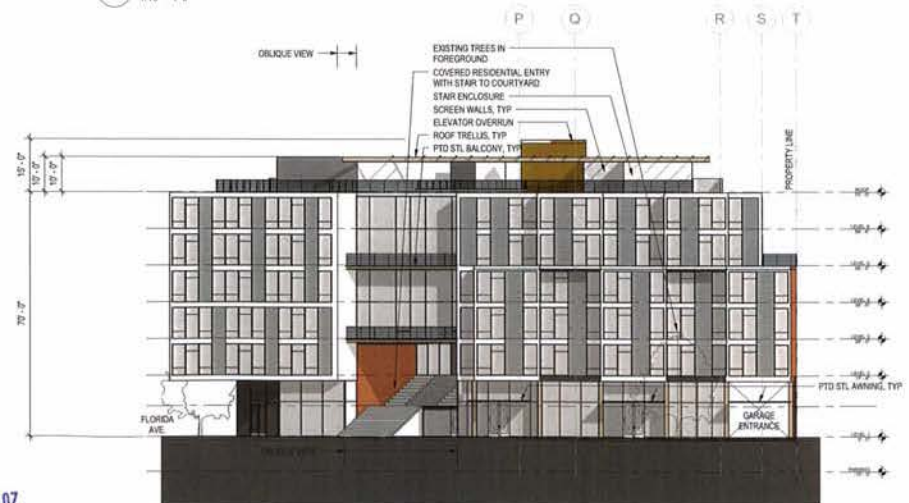
BUILDING ELEVATIONS

SHEET NUMBER

A-202



2 SOUTH ELEVATION - EAST BLDG
1/16" = 1'-0"



1 WEST ELEVATION (8TH ST.) - EAST BLDG
1/16" = 1'-0"

[illegible]

BUILDING ELEVATIONS

SHEET NUMBER

A-203