

FLORIDA AVENUE

8TH ST NW

EAST BUILDING BZA APPLICATION

JUNE 26, 2012



THE JBG COMPANIES

BKV
GROUP

Board of Zoning Adjustment

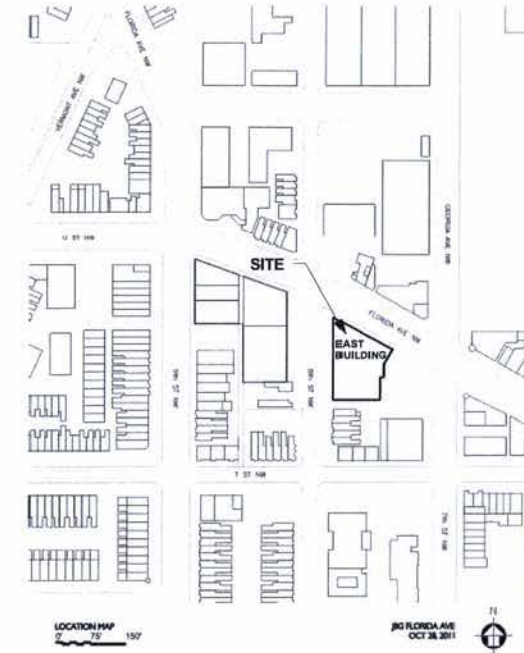
MILLER HULL

CASE NO.18375

EXHIBIT NO.25B

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 Retail Bonus	0.5	
	Total	5.0	
FAR CALCULATIONS	LEVEL P-3	0	
	LEVEL 1	11,759	
	LEVEL 2	14,118	
	LEVEL 3	14,118	
	LEVEL 4	14,118	
	LEVEL 5	12,893	
	LEVEL 6	12,686	
	ROOF	0	
GROSS FLOOR AREA		79,732	
LOT AREA		15,956	
FAR PROVIDED		5.00	
LOT OCCUPANCY ALLOWABLE		80%	
LOT OCCUPANCY PROVIDED		90%	RELIEF REQUESTED TO INCREASE LOT OCCUPANCY TO 90%
BUILDING HEIGHT ALLOWABLE		70'	
BUILDING HEIGHT PROVIDED		70'	
PENTHOUSE HEIGHT ALLOWABLE		16'-8"	
PENTHOUSE HEIGHT PROVIDED		12'-0"	
PENTHOUSE AREA ALLOWABLE (1.37 FAR)		5,898	
PENTHOUSE AREA PROVIDED		400	
ROOF STRUCTURES			RELIEF REQUESTED
REAR YARD ALLOWABLE		15'	
REAR YARD PROVIDED		0'	RELIEF REQUESTED
SIDE YARD ALLOWABLE		N.A.	
SIDE YARD PROVIDED		N.A.	
OPEN COURTS ALLOWABLE (4" per FOOT)		N.A.	
OPEN COURTS PROVIDED		N.A.	
CLOSED COURTS ALLOWABLE		17'-8" MINIMUM	
CLOSED COURTS PROVIDED		18'	
PARKING			
RETAIL (IN EXCESS OF 3000 SF, 1 SPACE PER 750 SF)	8421	8	
RESIDENTIAL (1 per 3 UNITS)	95	32	
	REQUIRED:	40	
	PROVIDED:	29	RELIEF REQUESTED FOR 11 SPACES
LOADING			
RETAIL REQUIRED:	(1) 30' DEEP LOADING BERTH		
	(1) 100 sf PLATFORM		RELIEF REQUESTED TO ELIMINATE (1) 100 SF PLATFORM
RESIDENTIAL REQUIRED:	(1) 55' DEEP LOADING BERTH		
	(1) 200 sf PLATFORM		RELIEF REQUESTED TO ELIMINATE (1) 55' DEEP LOADING BERTH
	(1) 20' DEEP LOADING SPACE		
PROVIDED:	(1) 30' DEEP LOADING BERTH		
	(1) 200 SF PLATFORM		
	(1) 20' DEEP LOADING SPACE		
STREET FRONTAGE DESIGN REQUIREMENTS	1903.3: LESS THAN 75% OF STREETWALLS ARE CONSTRUCTED TO PROPERTY LINE		RELIEF REQUESTED AS LESS THAN 75% OF WALLS ARE CONSTRUCTED TO PROPERTY LINE



SHEET INDEX

GENERAL

G-000	COVER SHEET
G-001	LOCATION MAP, INDEX, & ZONING TABLE
G-002	FAR & LOT COVERAGE ANALYSIS
G-003	ARCHITECTURAL SITE PLAN
G-004	TRUCK TURNING DIAGRAM

ARCHITECTURAL

A-100	LEVEL 0 - PARKING LEVEL
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-500e	EAST BUILDING ELEVATIONS
A-501e	EAST BUILDING ELEVATIONS
A-502e	EAST BUILDING ELEVATIONS
A-503e	EAST BUILDING ELEVATIONS

FLORIDA AVENUE -- EAST BUILDING FAR & LOT COVERAGE ANALYSIS

	PARKING	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	LEVEL 5	LEVEL 6	Total
TOTAL BUILDING GROSS	15,694	14,816	14,663	14,663	14,663	13,191	12,879	100,569

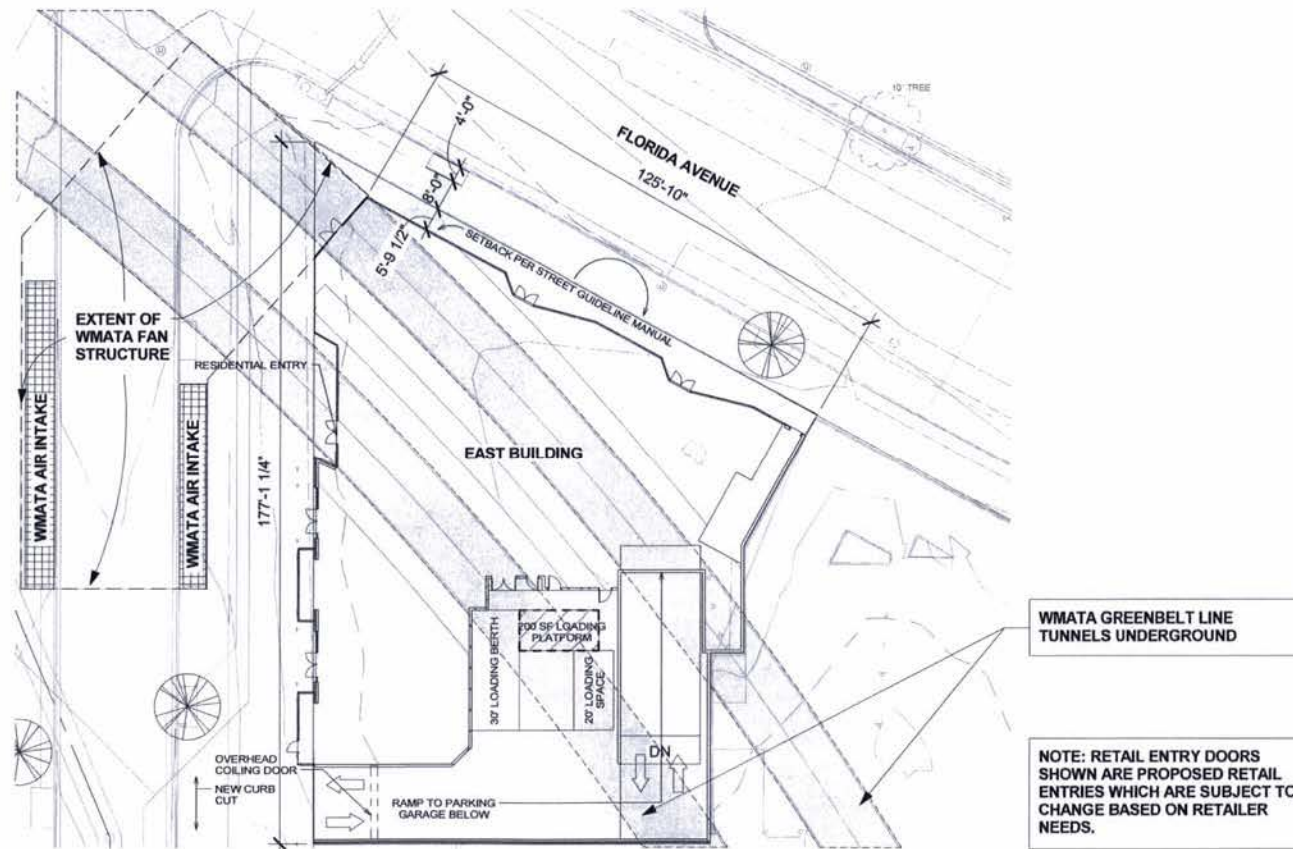
LOT AREA								15,956
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LOT COVERAGE ANALYSIS								
Overhead building projections within property lines	0	1,292	174	0	174	0	0	
FAR-excludable balconies	0	0	0	174	0	174	0	
Retail bays over property lines	0	152	0	0	0	0	0	
Residential bays over property lines	0	0	480	480	480	193	193	
Total area over property lines	0	152	480	480	480	193	193	
Total area attributable to Lot Coverage	15,694	15,956	14,357	14,357	14,357	13,172	12,686	
LOT COVERAGE PER FLOOR	98.4%	100.0%	90.0%	90.0%	90.0%	82.6%	79.5%	

	PARKING	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	LEVEL 5	LEVEL 6	Total
TOTAL BUILDING GROSS	15,694	14,816	14,663	14,663	14,663	13,191	12,879	100,569

LOT AREA								15,956
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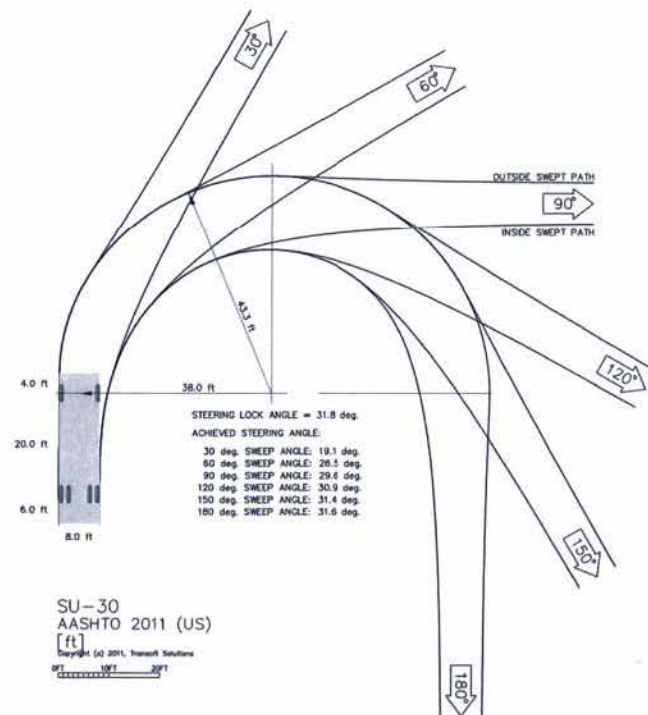
FAR ANALYSIS								
Cellar	15694		0	0	0	0	0	
Garage Ramp	0	2860	0	0	0	0	0	
Roof structures	0	0	0	0	0	0	0	
Vertical Shafts	0	45	65	65	65	65	0	
Retail bays over property lines	0	152	0	0	0	0	0	
Residential bays over property lines	0	0	480	480	480	193	193	
Total areas not included in FAR	15694	3057	545	545	545	258	193	
Areas attributable to FAR	0	11,759	14,118	14,118	14,118	12,933	12,686	79,732
FAR	0	0.74	0.88	0.88	0.88	0.81	0.80	5.00



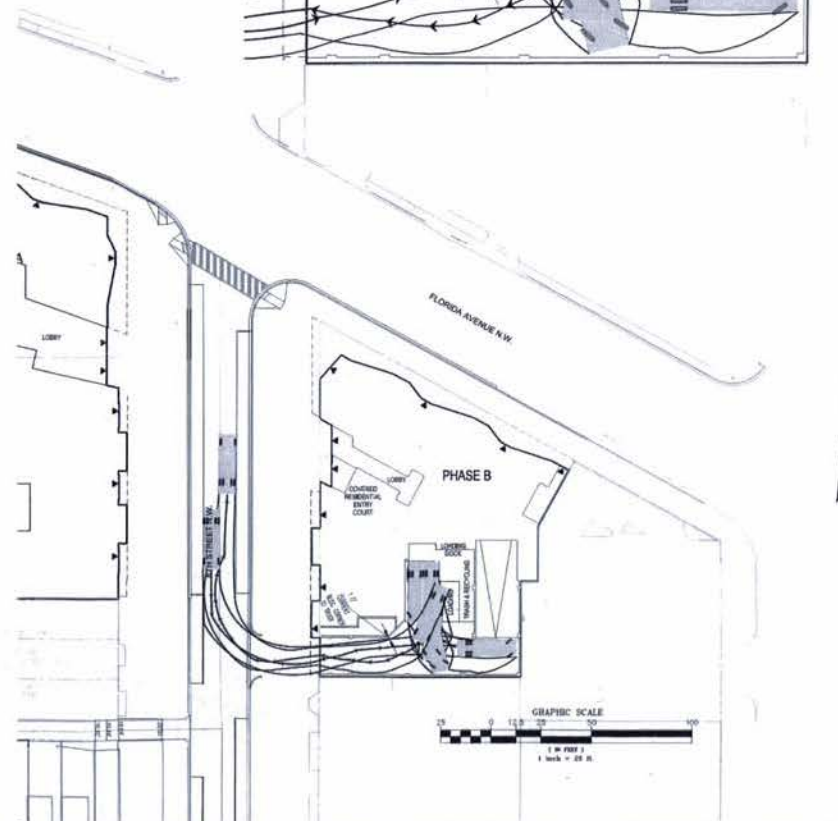
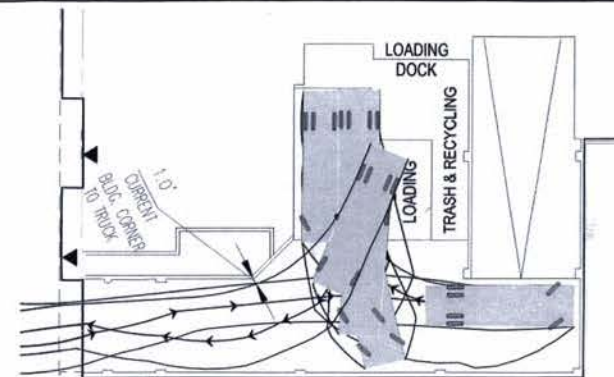
1 BZA Site Plan East
G-003 1" = 30'-0"



SU-30 feet
 Width : 8.00
 Track : 8.00
 Lock to Lock Time : 6.0
 Steering Angle : 31.8



SU-30
 AASHTO 2011 (US)
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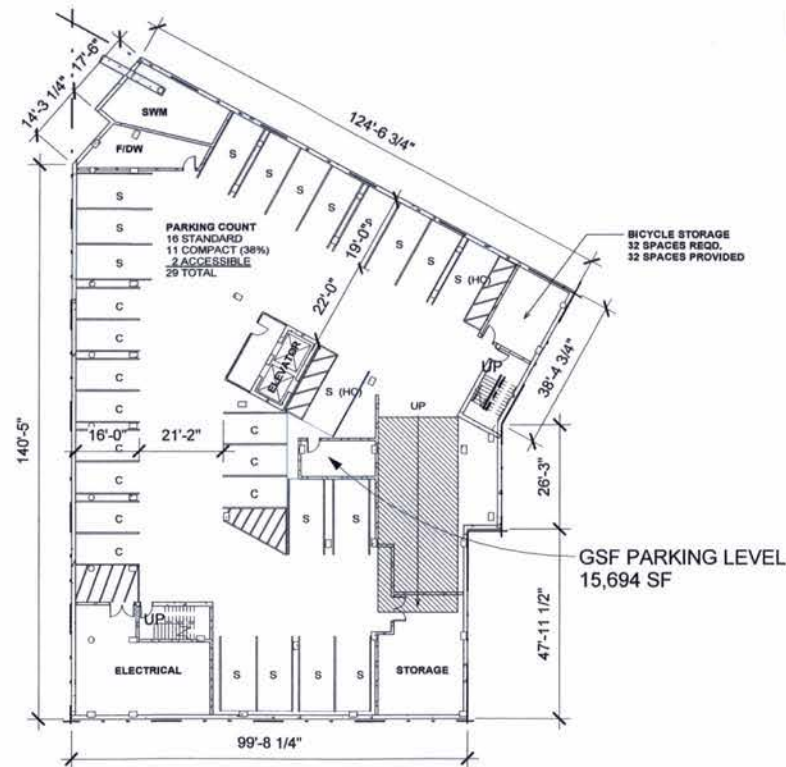
THE JBG COMPANIES

Florida Ave East Building BZA Application

TRUCK TURNING
 DIAGRAM

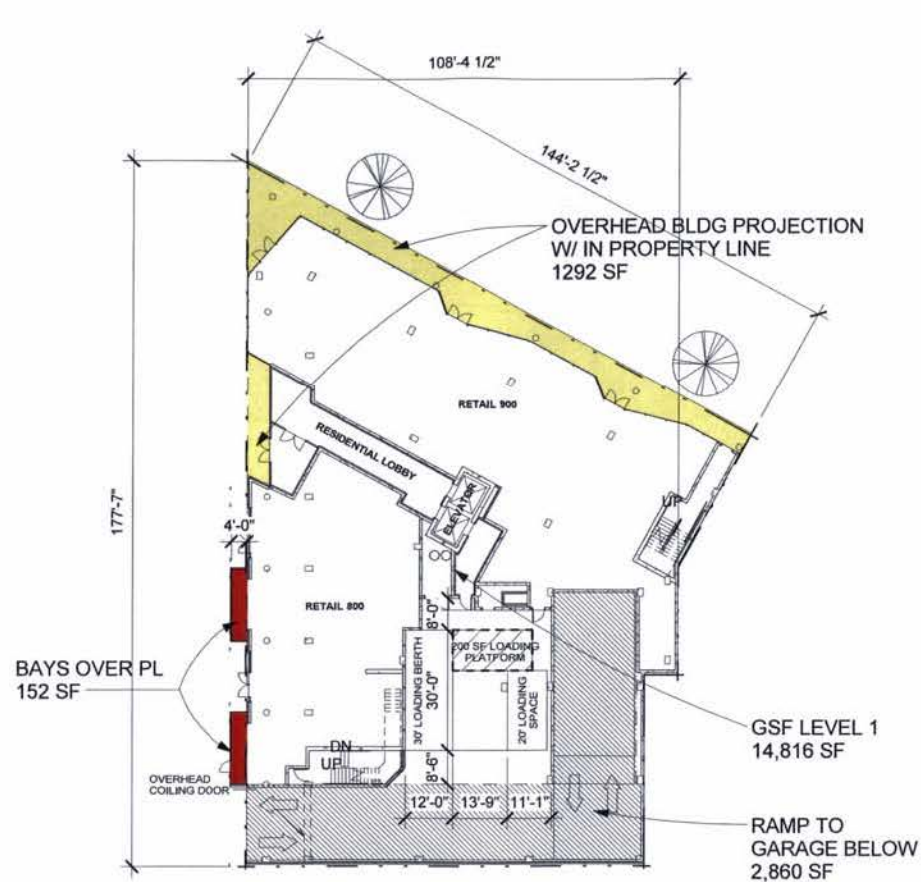
G-004

- OVERHEAD BUILDING PROJECTIONS
WITHIN PROPERTY LINES
- BAYS OVER PROPERTY LINES
- TERRACE / ROOF SPACES
- GARAGE RAMP



NOTE: ACTUAL FLOOR
LAYOUTS SUBJECT TO
REFINEMENTS

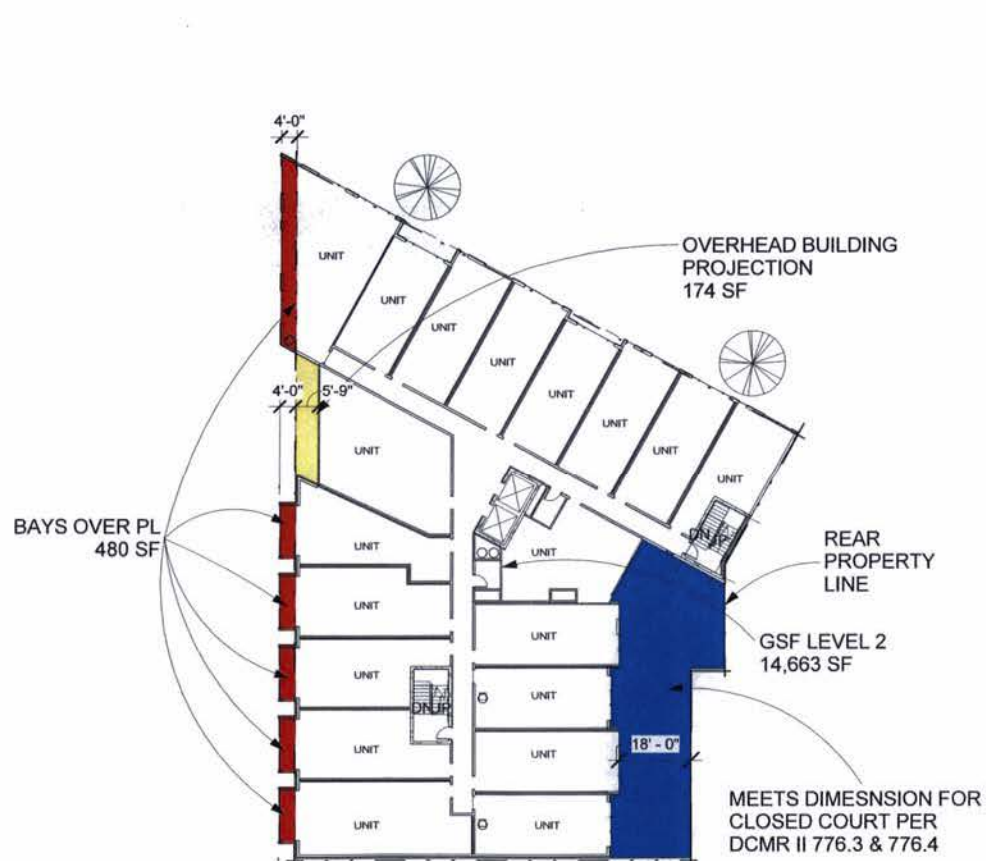
1
A-100
BZA Plan Parking Level East
1" = 30'-0"



- OVERHEAD BUILDING PROJECTIONS WITHIN PROPERTY LINES
- BAYS OVER PROPERTY LINES
- TERRACE / ROOF SPACES
- GARAGE RAMP

NOTE: ACTUAL FLOOR LAYOUTS SUBJECT TO REFINEMENTS

1 BZA Plan Level 1 East
A-101 1" = 30'-0"

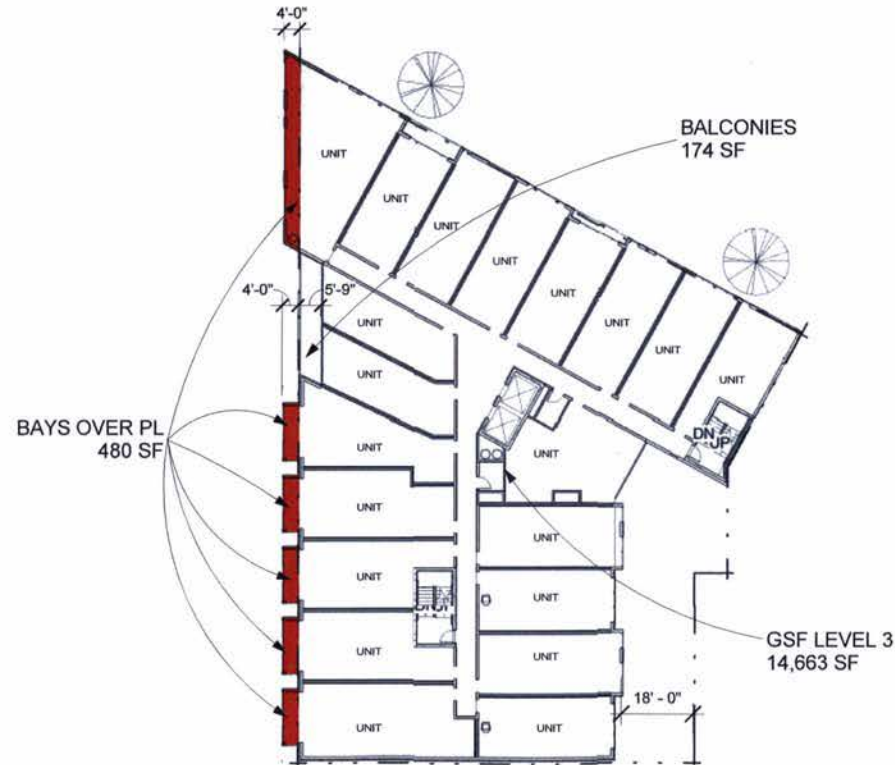


- OVERHEAD BUILDING PROJECTIONS WITHIN PROPERTY LINES
- BAYS OVER PROPERTY LINES
- TERRACE / ROOF SPACES
- GARAGE RAMP

NOTE: ACTUAL FLOOR LAYOUTS SUBJECT TO REFINEMENTS

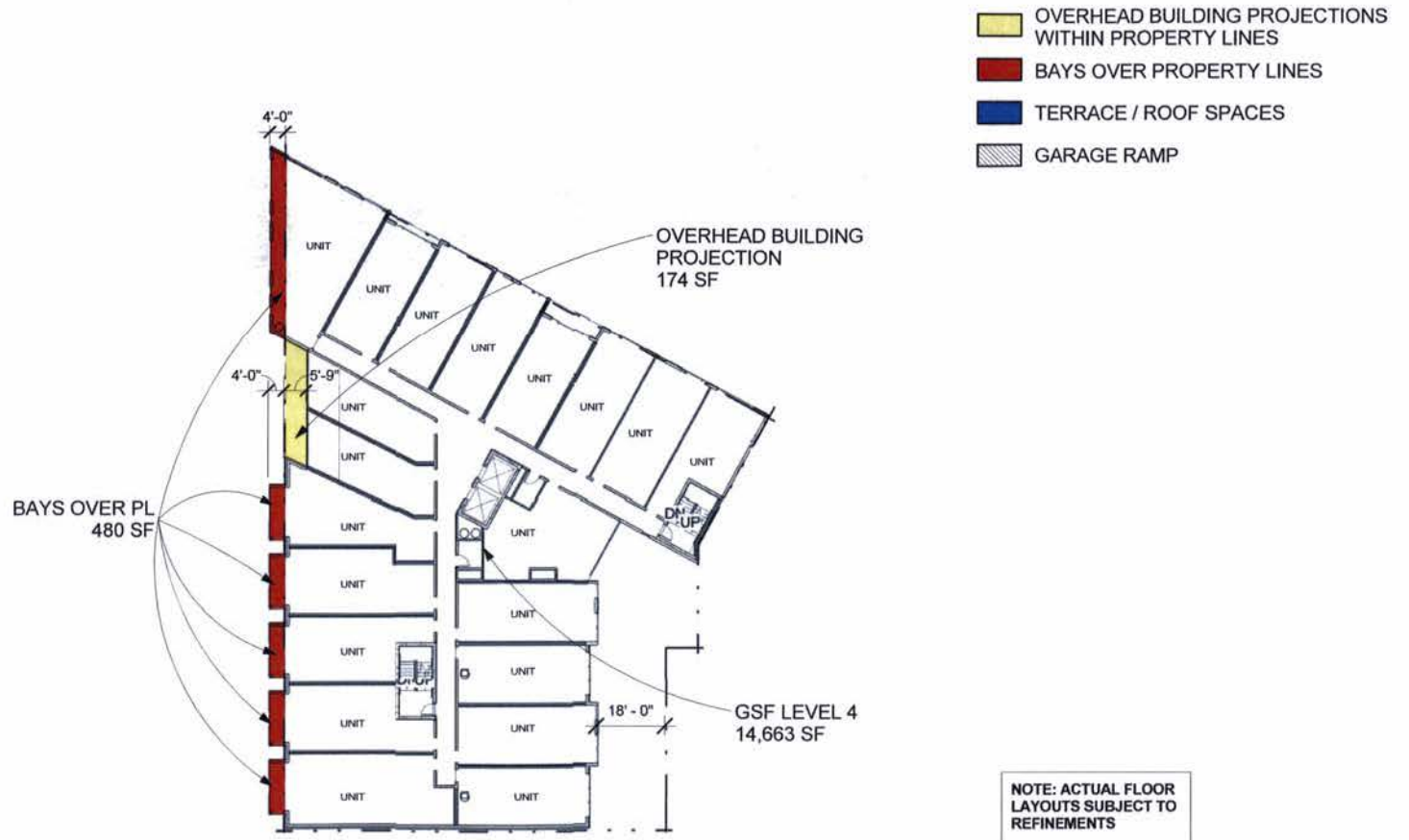
1 BZA Plan Level 2 East
A-102 1" = 30'-0"

- OVERHEAD BUILDING PROJECTIONS
WITHIN PROPERTY LINES
- BAYS OVER PROPERTY LINES
- TERRACE / ROOF SPACES
- GARAGE RAMP



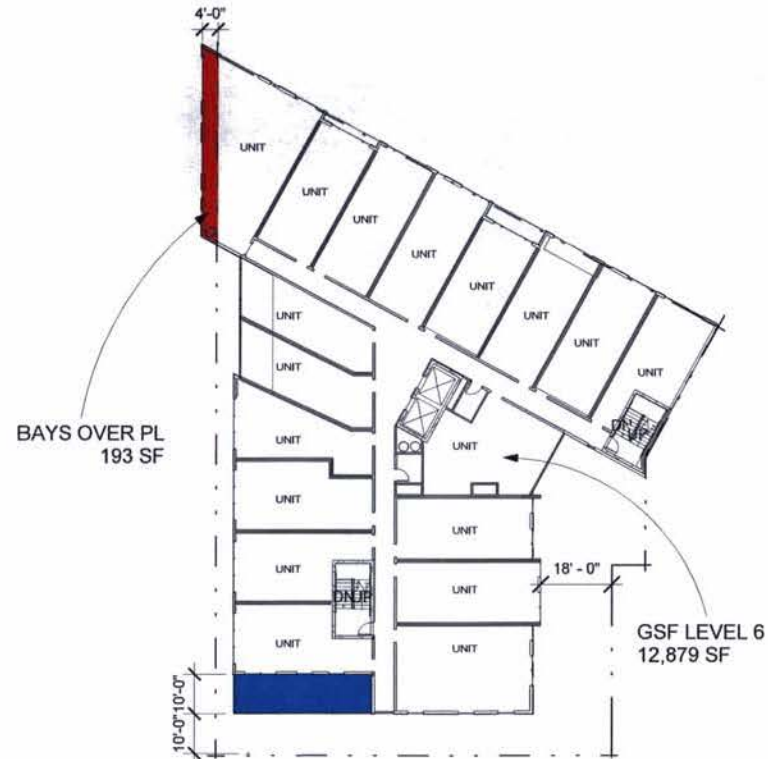
NOTE: ACTUAL FLOOR
LAYOUTS SUBJECT TO
REFINEMENTS

1 BZA Plan Level 3 East
A-103 1" = 30'-0"



1 BZA Plan Level 4 East
A-104 1" = 30'-0"

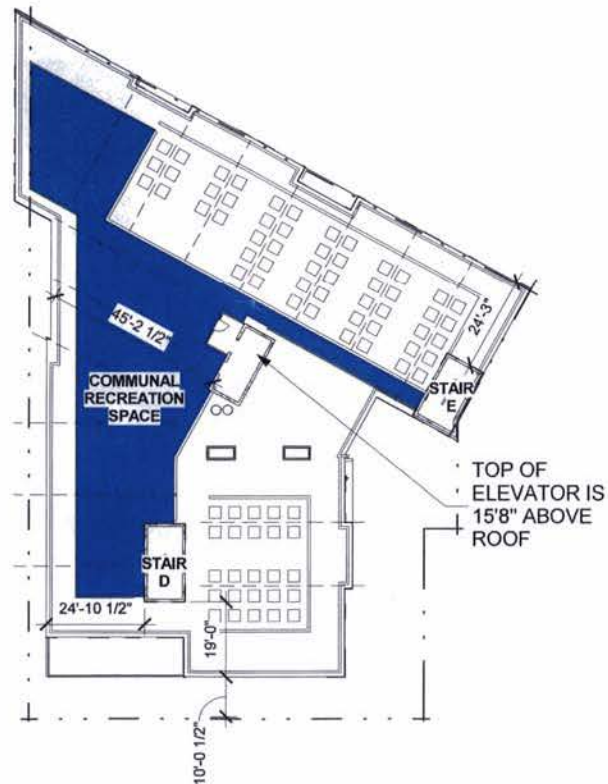
- OVERHEAD BUILDING PROJECTIONS WITHIN PROPERTY LINES
- BAYS OVER PROPERTY LINES
- TERRACE / ROOF SPACES
- GARAGE RAMP



NOTE: ACTUAL FLOOR LAYOUTS SUBJECT TO REFINEMENTS

1 BZA Plan Level 6 East
A-106 1" = 30'-0"

- OVERHEAD BUILDING PROJECTIONS
WITHIN PROPERTY LINES
- BAYS OVER PROPERTY LINES
- TERRACE / ROOF SPACES
- GARAGE RAMP

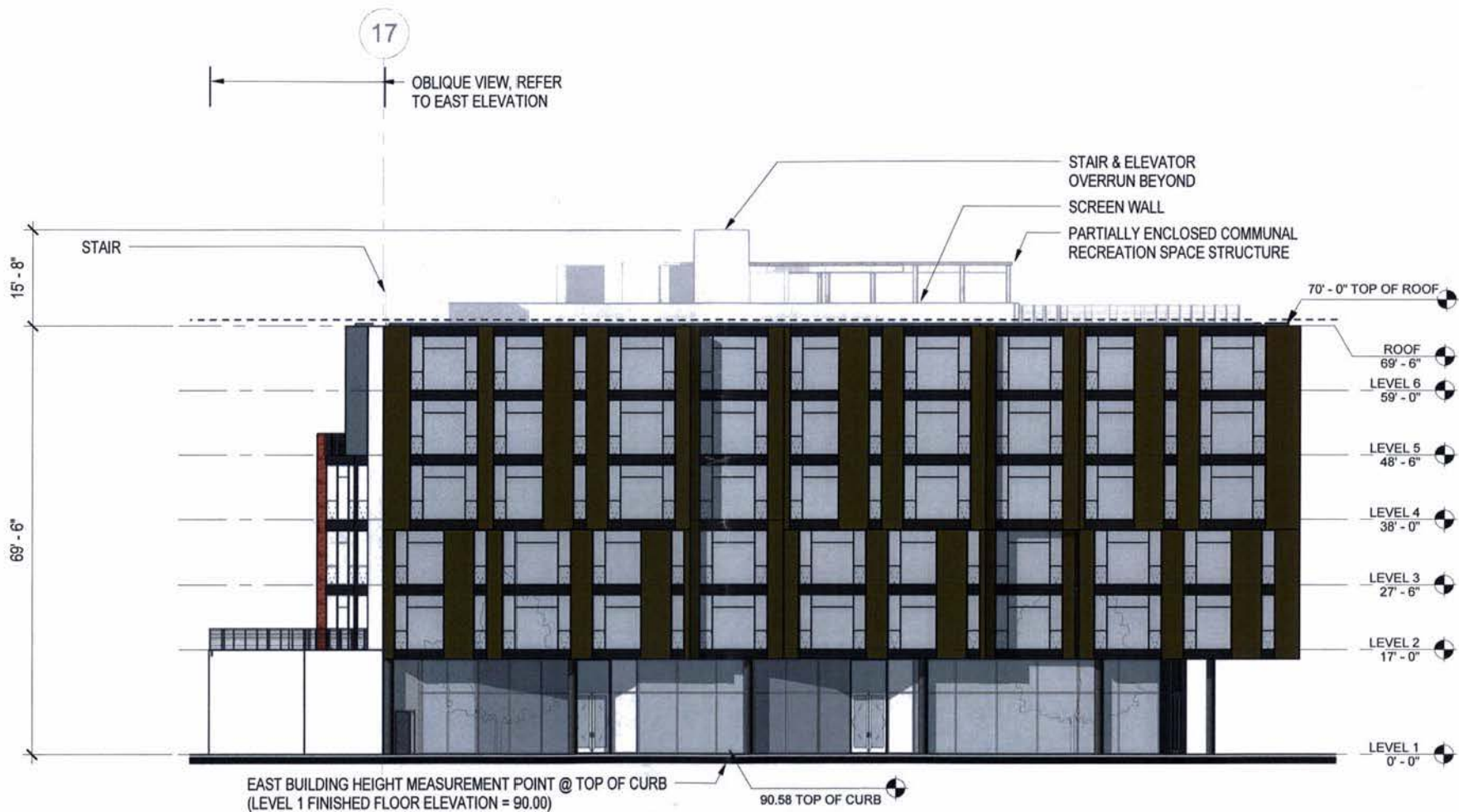


NOTE: ACTUAL FLOOR
LAYOUTS SUBJECT TO
REFINEMENTS

1 BZA Plan Roof Level East
A-107 1" = 30'-0"



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



1 NORTH ELEVATION (FLORIDA AVE.) - EAST BLDG

1/16" = 1'-0"

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EAST BUILDING
ELEVATIONS

A-501e

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