

2012 MAR 16 PM 1:53

GEORGETOWN POST OFFICE

1215 31st Street, NW
Washington, DC 20007

BZA SET

January 09, 2012

Drawing Index	
A.1	Site Map
A.2	Survey
A.3	Context Photographs
A.4	Area Key
A.5	Existing Main Level/Site Plan
A.6	Existing Garden Level Plan
A.7	Existing Upper Level Plan
A.8	Existing Roof Plan
A.9	Existing Elevations
A.10	Existing Elevations
A.11	Proposed Main Level/Site Plan
A.12	Proposed Garden Level
A.13	Proposed Upper Level Plan
A.14	Proposed Elevations
A.15	Proposed Elevations
A.16	Proposed Section
A.17	Proposed Section
A.18	Proposed Section/Elevations
R.1	Proposed Rendering
R.2	Proposed Rendering
R.3	Proposed Rendering
R.4	Proposed Rendering



1010 wisconsin ave nw suite 405
washington, dc 20007

T 202.466.6116
F 202.466.6235
www.coredc.com



3307 m street nw suite 400
washington, dc 20007

T 202.737.1000
F 202.737.1001
www.eastbanc.com

BOARD OF ZONING ADJUSTMENT

District of Columbia

CASE NO. 18382

EXHIBIT NO. 8

Board of Zoning Adjustment
District of Columbia
CASE NO.18382
EXHIBIT NO.8

RECEIVED
D.C. OFFICE OF ZONING
2012 MAR 16 PM 1:53



CORE

1010 wisconsin ave. nw suite 405
washington, dc 20007

T 202.466.8116
F 202.466.6235
www.coredc.com

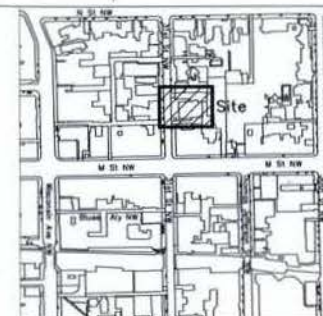
Georgetown Post Office

A.1

Site Map

Project Number 10027.00
Printed 1/10/12
© core group, pc 2010

2012 MAR 16 PM 1:54



WILES MENSCH CORPORATION Planning, Engineering, Surveying & Landscape Architecture 1100 Rittenhouse Valley Drive Suite 500, Arlington, Virginia 22201 (703) 841-1800 (F) 703-261-0268 www.wmarchitect.com	
Client:	EastDane Review Copy 10-11-2011
Drawing Title:	Boundary, Topographic and Utility Survey 1215 31st Street NW Lot 825 Square 1209 Washington, DC
Scale:	1" = 30'
Date:	10-6-2011
Sheet:	1 of 1

LEGEND	
(S)	Drainage Manhole
(E)	Electric Manhole
(W)	Sewer Manhole
(T)	Telephone Manhole
(U)	Utility Manhole
(V)	Water Manhole
(G)	Gas Valve
(C)	Check Out
(H)	Hand Hole
(D)	Deciduous Tree
(L)	Light Pole
(B)	Blue Rock
(M)	Mail Box
(S)	Sign
(R)	Round Drain
(C)	Cable TV Pedestal
(M)	Water Meter
(T)	Two Globe Light Pole
(T)	Traffic Light Pole
(B)	Belief
(M)	Monument Found - PK Nail
(M)	Monument Found - Chisel & Nail
(W)	Way Wire
(S)	Closest Open Spout
(S)	Square Drain
(L)	Wall Light
(S)	Down Spout
(W)	Well
(C)	Confinement Line
(S)	Sanitary Hydrant
(M)	Parking Meter
(A)	Asphalt
(B)	Brick
(C)	Concrete
(F)	Flagstone
(G)	Granite
(G)	Grass
(S)	Stone
(S)	Stone
(S)	Overhead Electric
(S)	Underground Communication
(S)	Underground Electric
(S)	Underground Gas
(S)	Underground Water
(S)	Property Line
(S)	Hand Rail
(T)	Top of Valve
(T)	Top of Water
(T)	Top of Gurb
(T)	Free Line
(A/C)	Air Condition Unit

Manhole Table	
71 Sewer Manhole	Top=68.24
18" Dia=60.74(S)	Bottom=63.79
73 Electric Manhole	Top=72.71
Bottom=63.79	
89 Electric Manhole	Top=74.54
Bottom=69.92	
194 Water Manhole	Top=68.36
Bottom=68.36	
186 Telephone Manhole	Top=68.81
Bottom=66.86	
215 Water Manhole	Top=74.13
Bottom=69.82	
381 Electric Manhole	Top=68.41
Bottom=63.80	
398 Telephone Manhole	Top=78.21
Not Accessible During Survey	
399 Electric Manhole	Top=75.04
Not Accessible During Survey	
518 Utility Manhole	Top=67.44
Bottom=64.26	
517 Sewer Manhole	Top=73.83
8" Dia=65.14(S)	
8" Dia=65.15(S)	
Bottom=63.66	For

Underground Utility Records Shown:
Utility Source: 5-1-1995
Sewer: NAGA panel: 5-1-1995
Water: NAGA panel: 5-1-1995
Electric: Paper: 4-8-1958
Gas: Washington Gas: 8-10-2011
Communication: Verizon: 7-20-2005

Lot 80 Square 1209
N/T Gas Station
KAR 1218 REC 130-21 MET

United States Post Office
1215 31st Street NW
2-story Stone Building
Lot 825 Square 1209
14,300 sq. ft. net
10,200 sq. ft. net

Lot 81 Square 1208
N/T 2007 M Street LLC Eastern Inc

Lot 36 Square 1209
N/T 2003 M Street
Partners East, Inc.

Lot 289 Square 1209
N/T Lot 289 Project

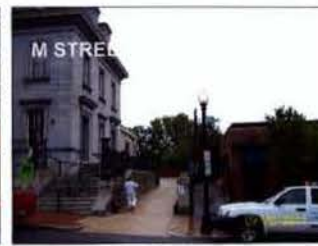
Lot 288 Square 1209
N/T Square 1209



Site Photo #1



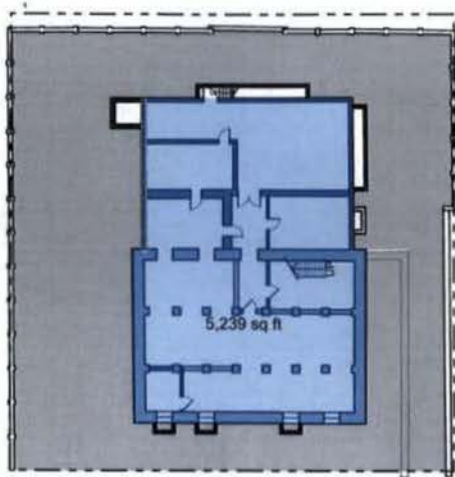
Site Photo #2



Site Photo #3

General Notes:
1) The data on this survey are the result of a field survey by this firm, last date of field survey October 6, 2011.
2) Contour elevations shown are referenced to DODW datum (DM 9-00).
3) Boundary information shown herein was obtained from official city records, and verified in the field insofar as possible. Property line dimensions from official records may not necessarily agree with actual measured dimensions. All property lines in the District of Columbia are subject to change by the Office of the Surveyor, D.C.
4) Visible above ground utilities have been shown. Subsurface utilities, where shown, follow ASCE 38-02 quality levels A-D. Lines are labeled as follows: A. Visually verified via test holes; B. Designated and surveyed; C. Record information correlated with surveyed surface features; D. Record information only. Where subsurface utilities have been shown, they are shown as quality level C. Utilities may exist that are not shown. Unless otherwise indicated as shown, this survey represents quality level C.
5) Property is identified as Flood Zone X-1 - areas determined to be subject to the 0.2% annual chance floodplain, as identified on FEMA Community Panel 110001 D018 C, effective date September 27, 2012.

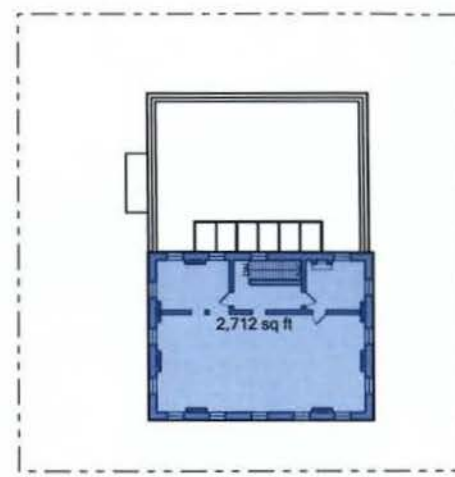




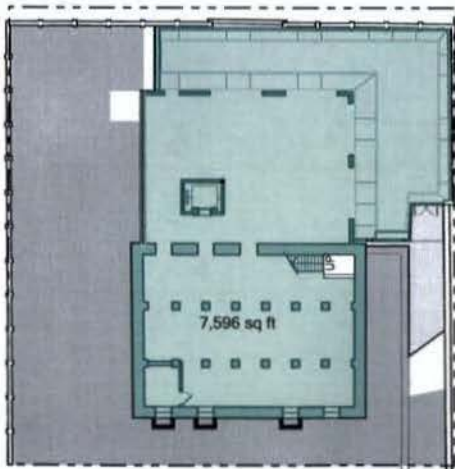
1 Existing Floor Area - Cellar



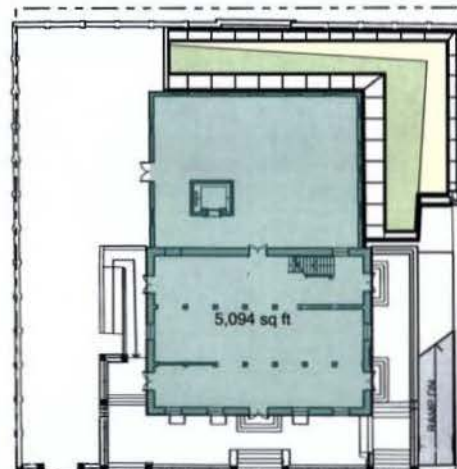
2 Existing Floor Area - Main



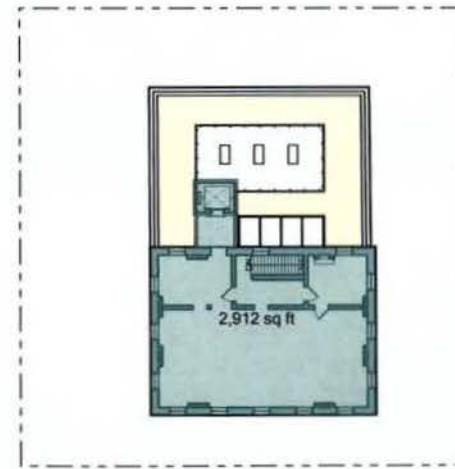
3 Existing Floor Area - Second



4 Prop Floor Area - Cellar



5 Prop Floor Area - Main



6 Prop Floor Area - Second

RECEIVED
D.C. OFFICE OF ZONING
2012 MAR 16 PM 1:54



1010 Wisconsin Ave NW Suite 405
Washington, DC 20007

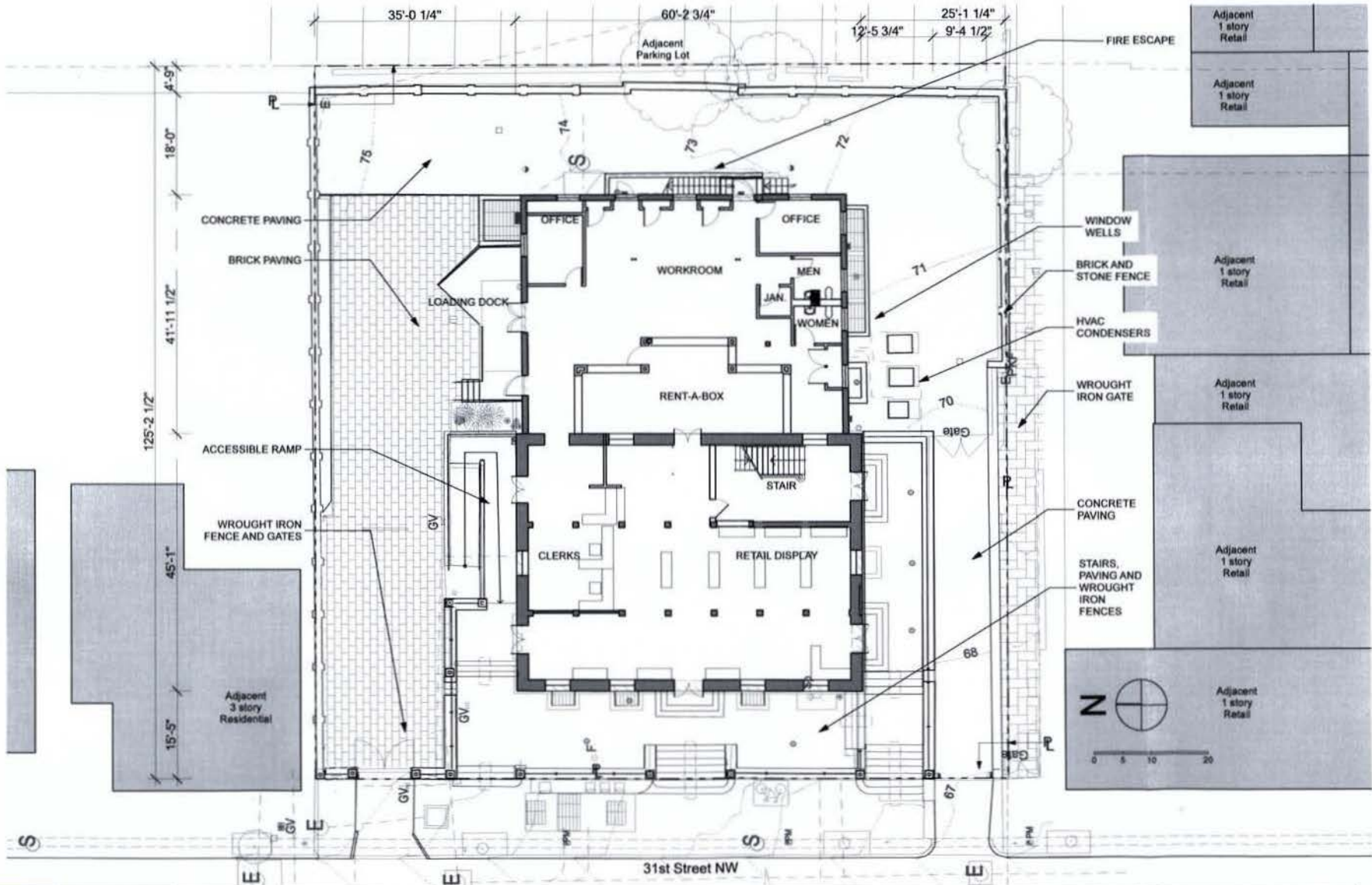
T 202 466 6116
F 202 466 6235
www.coredc.com

Georgetown Post Office

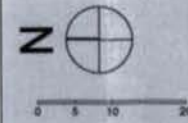
A.4

Area Key

Project Number 10027.00
Printed 1/10/12
© core group, pc 2010

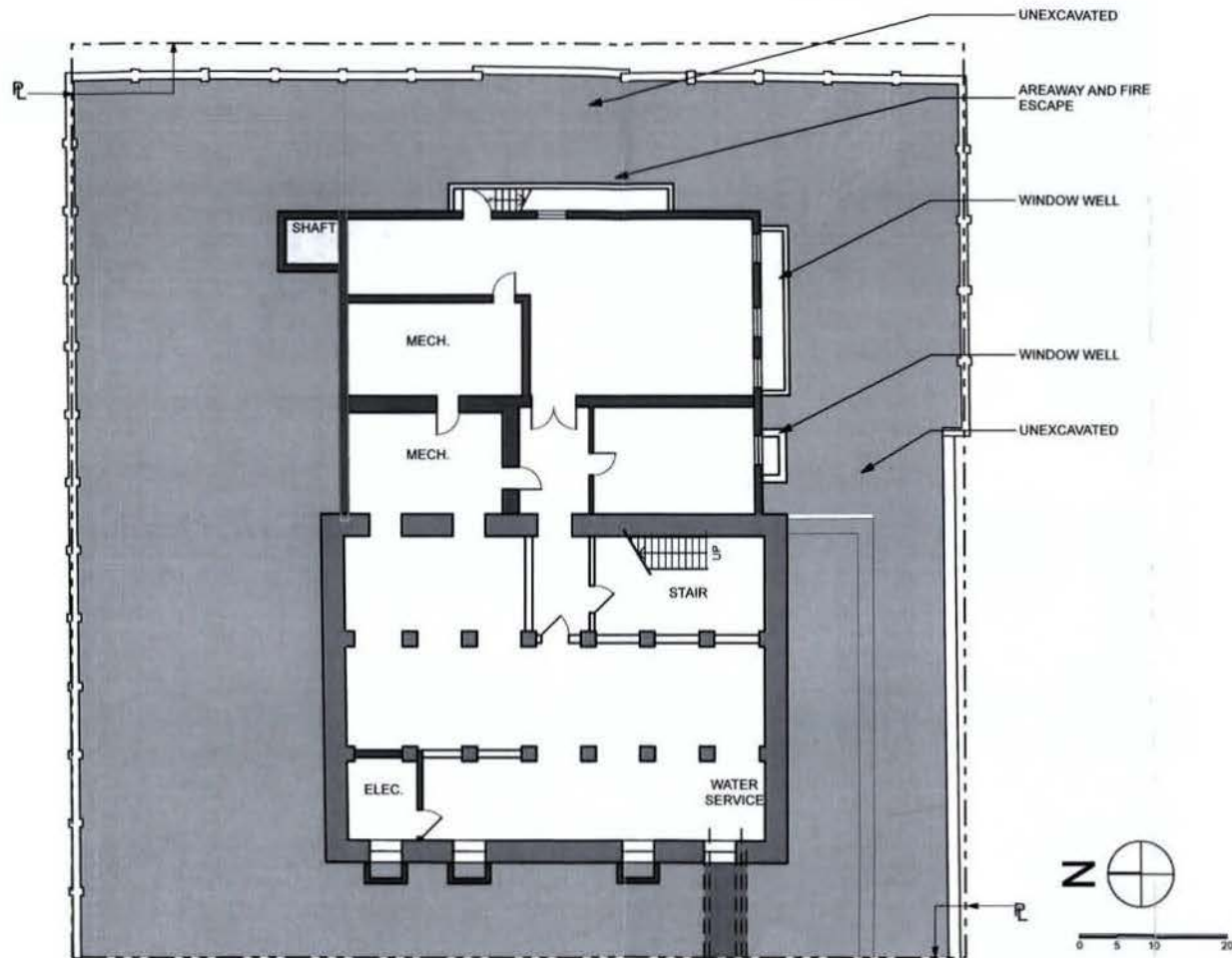


RECEIVED
D.C. OFFICE OF ZONING
2012 MAR 16 PM 1:54



1010 Wisconsin Ave NW Suite 405
Washington, DC 20007
T 202.466.6116
F 202.466.6235
www.coredc.com

Georgetown Post Office **A.5**
Existing Main Level/Site Plan
Project Number 10027.00
Printed 1/10/12
© core group, pc 2010



RECEIVED
D.C. OFFICE OF ZONING
2012 MAR 16 PM 1:54

CORE

architecture design

1010 wisconsin ave nw suite 405
washington, dc 20007

T 202 466 6116
F 202 466 6235
www.coredc.com

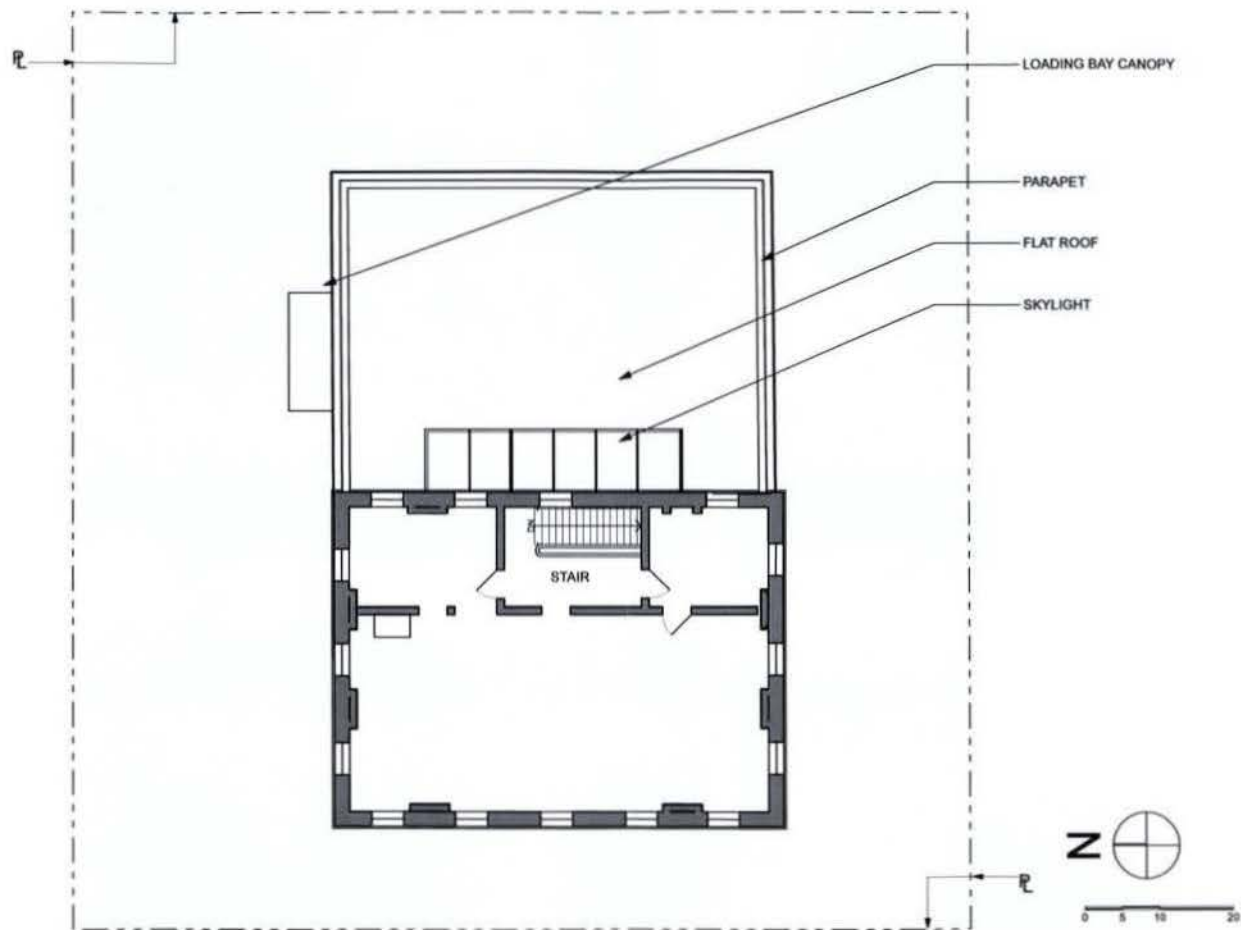
Georgetown Post Office

Existing Cellar Level Plan

A.6

Project Number 10027.00
Printed 1/10/12
© core group, pc 2010

RECEIVED
D.C. OFFICE OF ZONING
2012 MAR 16 PM 1:54



CORE

architectural group

1010 wisconsin ave. nw suite 405
washington, dc 20007

T: 202.466.6116
F: 202.466.6235
www.coredc.com

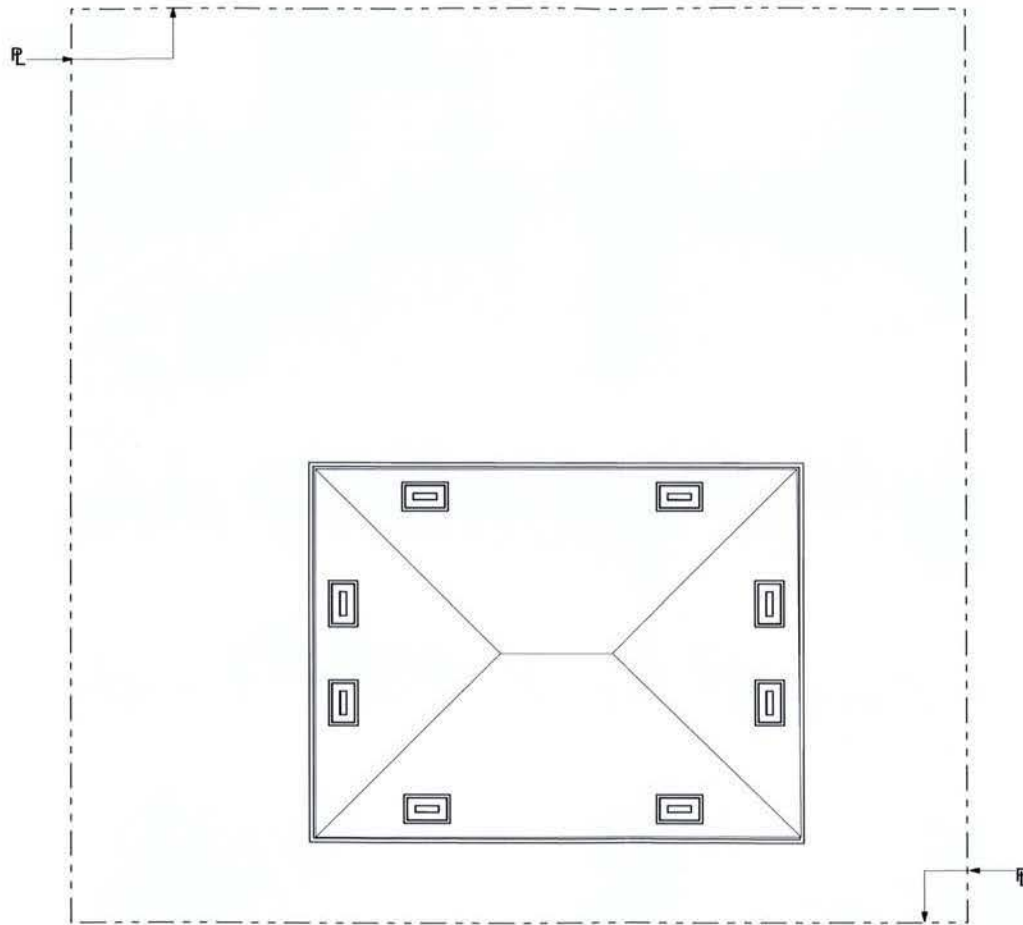
Georgetown Post Office

A.7

Existing Upper Level Plan

Project Number 10027.00
Printed 1/10/12
© core group, pc 2010

RECEIVED
D.C. OFFICE OF ZONING
2012 MAR 16 PM 1:54



1010 wisconsin ave nw suite 405
washington, dc 20007

T 202.466.8116
F 202.466.8235
www.coredc.com

Georgetown Post Office

A.8

Existing Roof Plan

Project Number 10027.00
Printed 1/10/12
© core group, pc 2010



1

West Elevation

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



2

South Elevation

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

RECEIVED
D.C. OFFICE OF ZONING
2012 MAR 16 PM 1:54

CORE

architecture + design

1010 wisconsin ave nw suite 405
washington, dc 20007

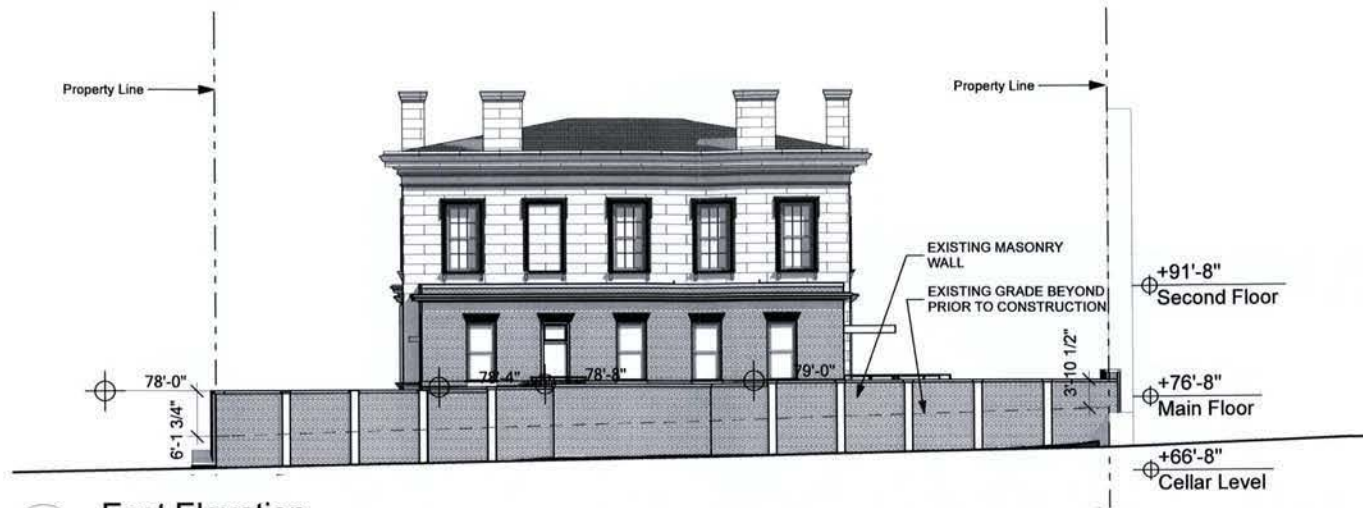
T 202 466 6116
F 202 466 6235
www.coredc.com

Georgetown Post Office

A.9

Existing Elevations

Project Number 10027.00
Printed 1/10/12
© core group, pc 2010



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



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

RECEIVED
D.C. OFFICE OF ZONING
2012 MAR 16 PM 1:54

CORE

architecture + design

1010 Wisconsin Ave. NW Suite 405
Washington, DC 20007

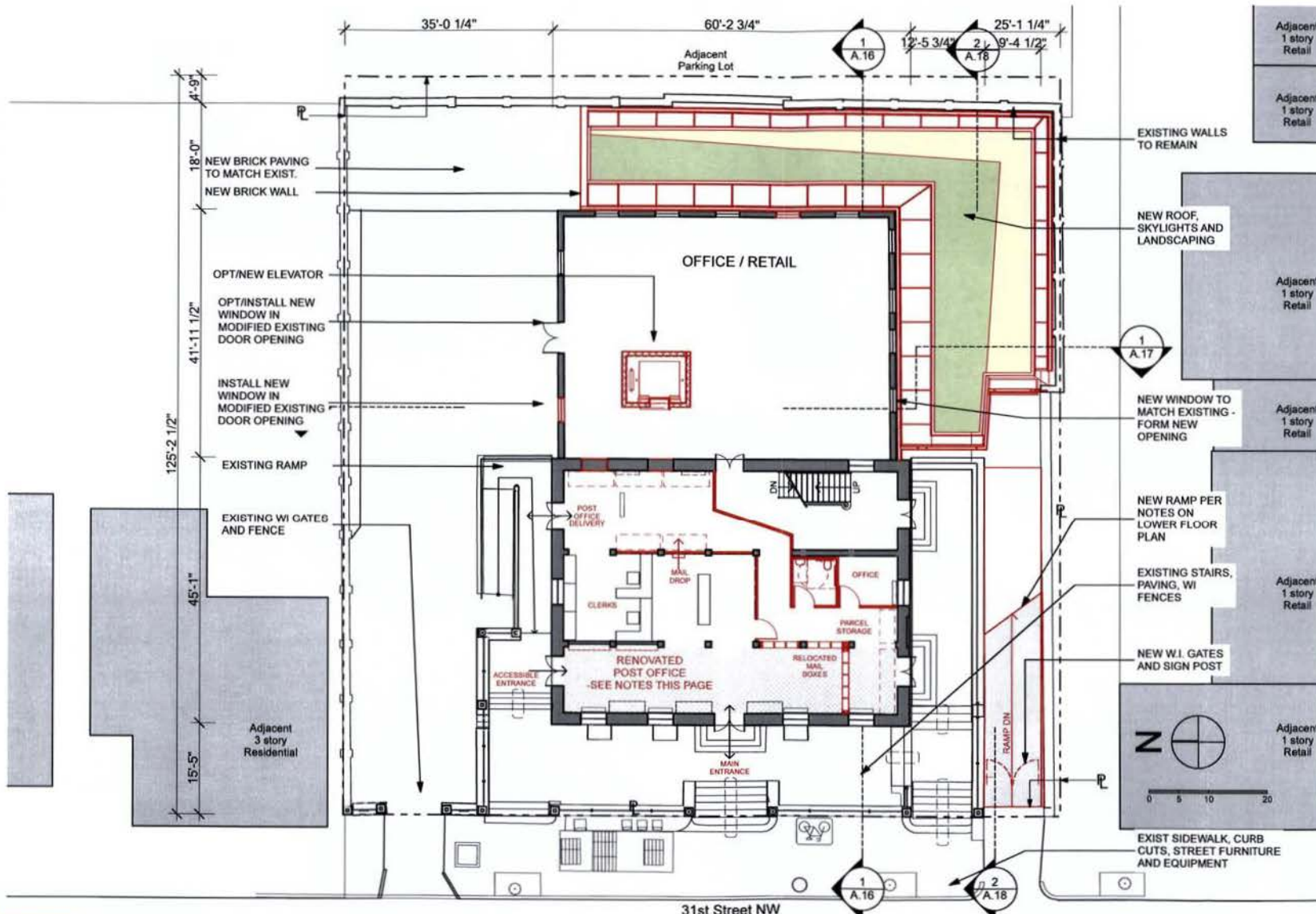
T 202 466 6116
F 202 466 6235
www.coredc.com

Georgetown Post Office

A.10

Existing Elevations

Project Number 10027.00
Printed 1/10/12
© core group, pc 2010



RECEIVED
D.C. OFFICE OF ZONING
2012 MAR 16 PM 1:55

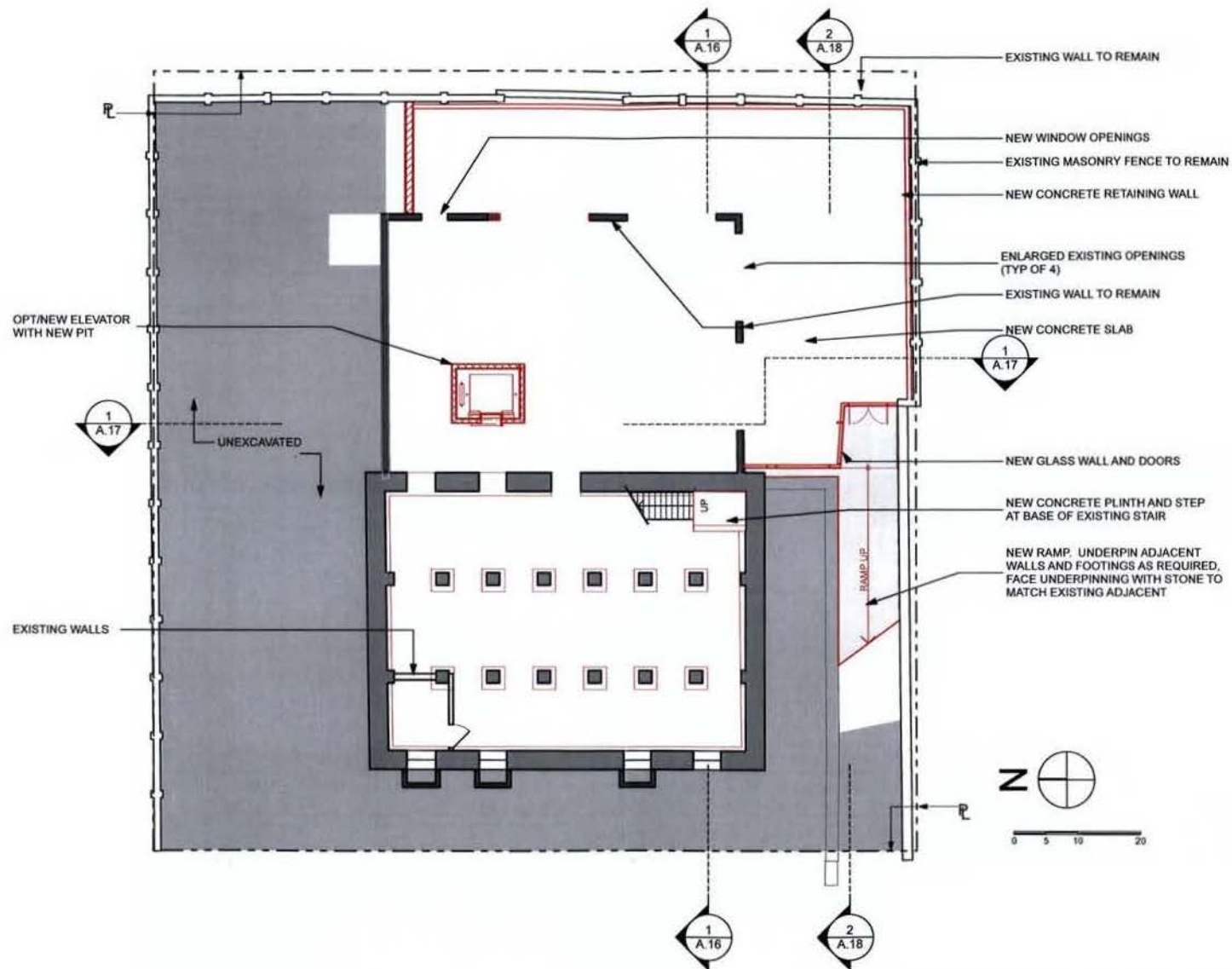


1010 wisconsin ave. nw suite 405
washington, dc 20007

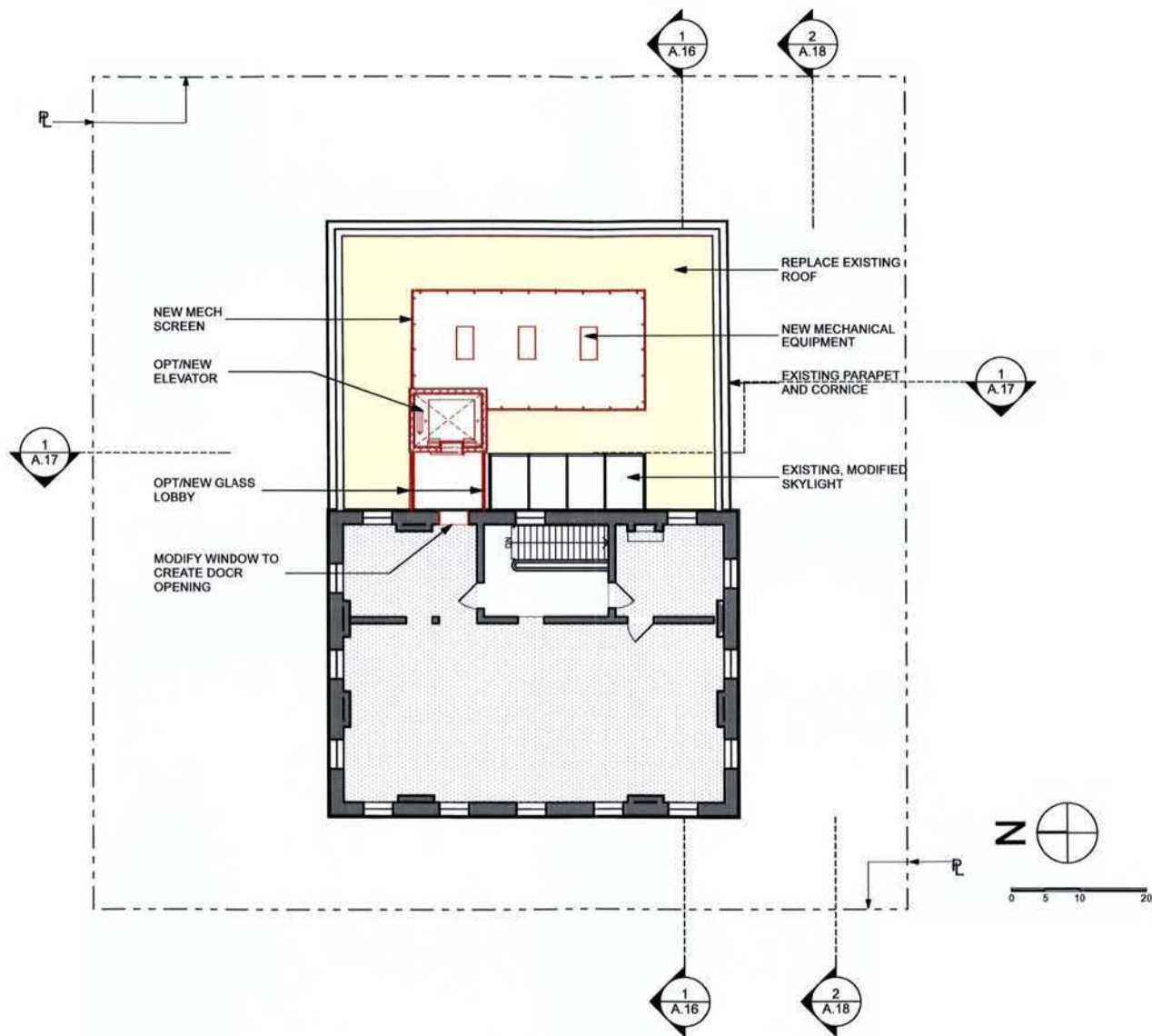
T 202 466 6116
F 202 466 6235
www.coredc.com

Georgetown Post Office A.11
Proposed Main Level/Site Plan
Project Number 10027.00
Printed 1/10/12
© core group, pc 2010

RECEIVED
D.C. OFFICE OF ZONING
2012 MAR 16 PM 1:55



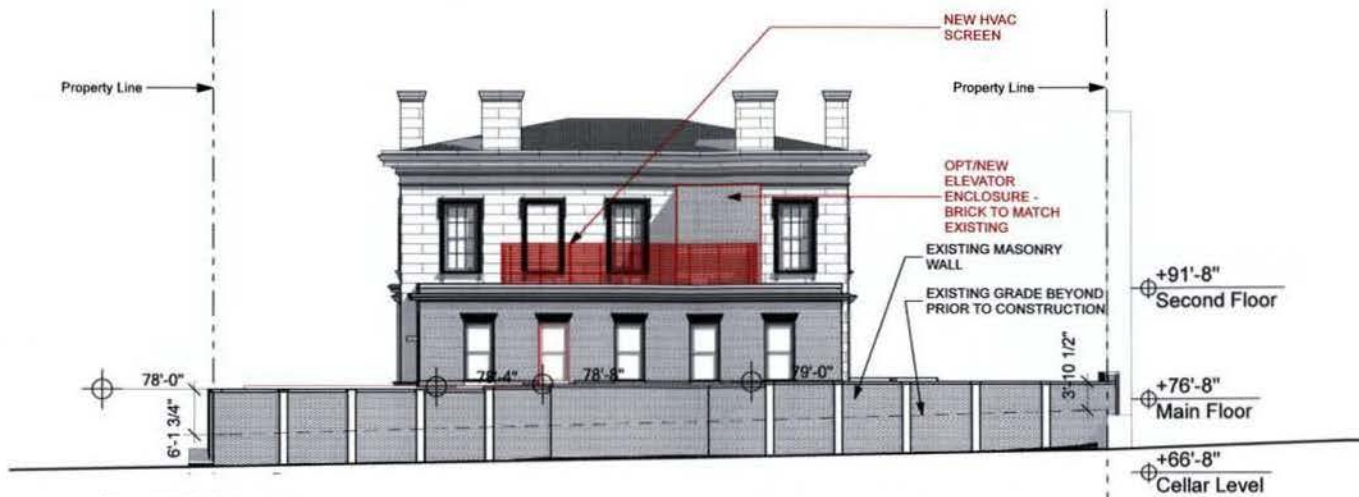
RECEIVED
D.C. OFFICE OF ZONING
2012 MAR 16 PM 1:55



1010 wisconsin ave. nw suite 405
washington, dc 20007
T 202.466.6116
F 202.466.6235
www.coredc.com

Georgetown Post Office
Proposed Upper Level Plan

A.13
Project Number 10027.00
Printed 1/10/12
© core group, pc 2010



1 East Elevation

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



2 North Elevation

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

RECEIVED
D.C. OFFICE OF ZONING
2012 MAR 16 PM 1:56

CORE

architectural studio

1010 wisconsin ave. nw suite 405
washington, dc 20007

T 202 466 6116
F 202 466 6235
www.coredc.com

Georgetown Post Office

A.14

Proposed Elevations

Project Number 10027.00
Printed 1/10/12
© core group, pc 2010



1

West Elevation

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



2

South Elevation

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

RECEIVED
D.C. OFFICE OF ZONING
2012 MAR 16 PM 1:56

Georgetown Post Office

Proposed Elevations

A.15

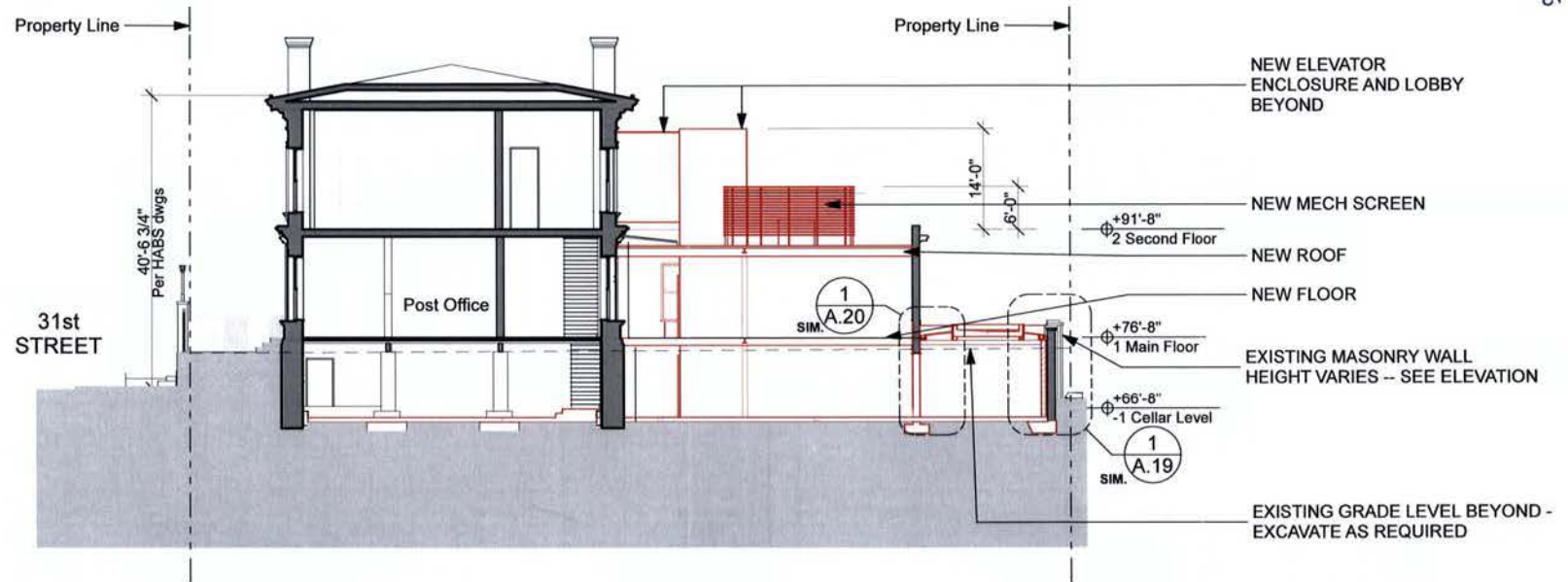
Project Number 10027.00
Printed 1/10/12
© core group, pc 2010

CORE

ARCHITECT

1010 Wisconsin Ave. NW Suite 405
Washington, DC 20007

T 202.466.6116
F 202.466.6235
www.coredc.com



1

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

CORE

architecture + design

1010 wisconsin ave. nw suite 405
washington, dc 20007

T 202.466.6116
F 202.466.6235
www.coredc.com

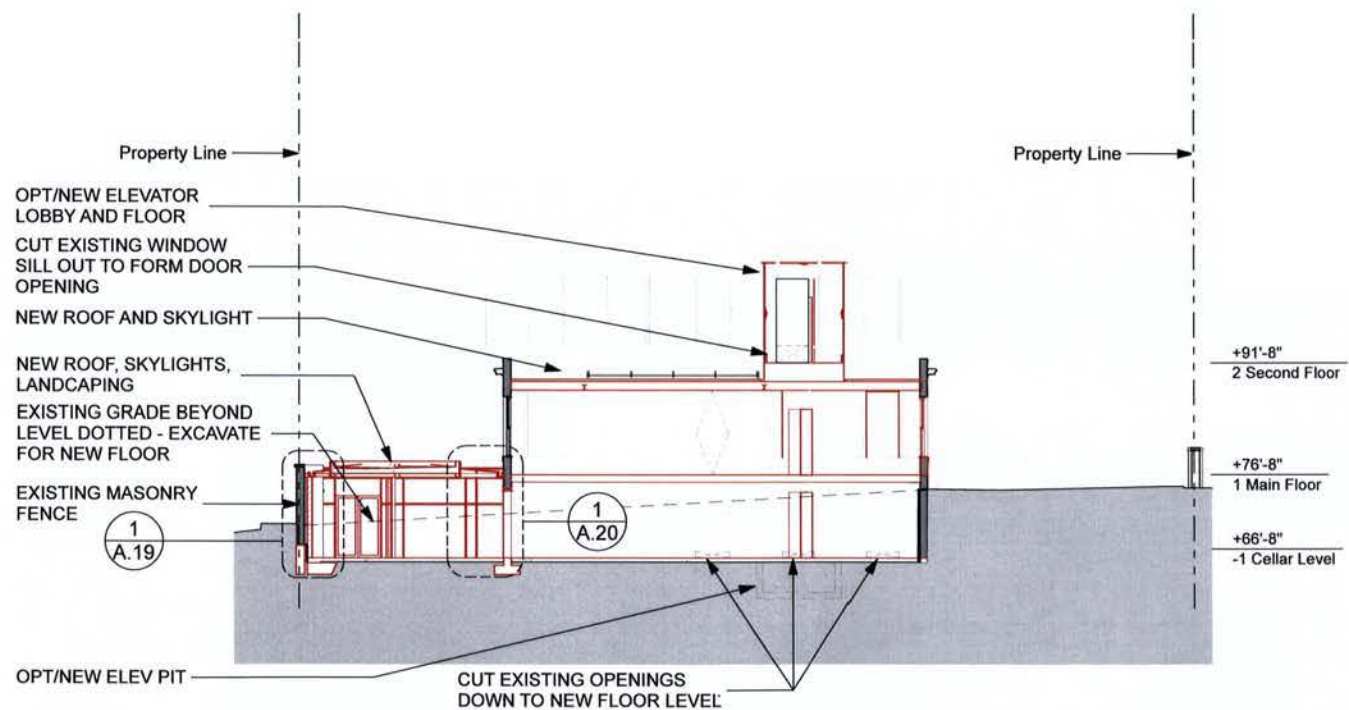
Georgetown Post Office

A.16

Proposed Section

Project Number 10027.00
Printed 1/10/12
© core group, pc 2010

RECEIVED
D.C. OFFICE OF ZONING
2012 MAR 16 PM 1:57



1

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

CORE

architecture design

1010 wisconsin ave nw suite 405
washington, dc 20007

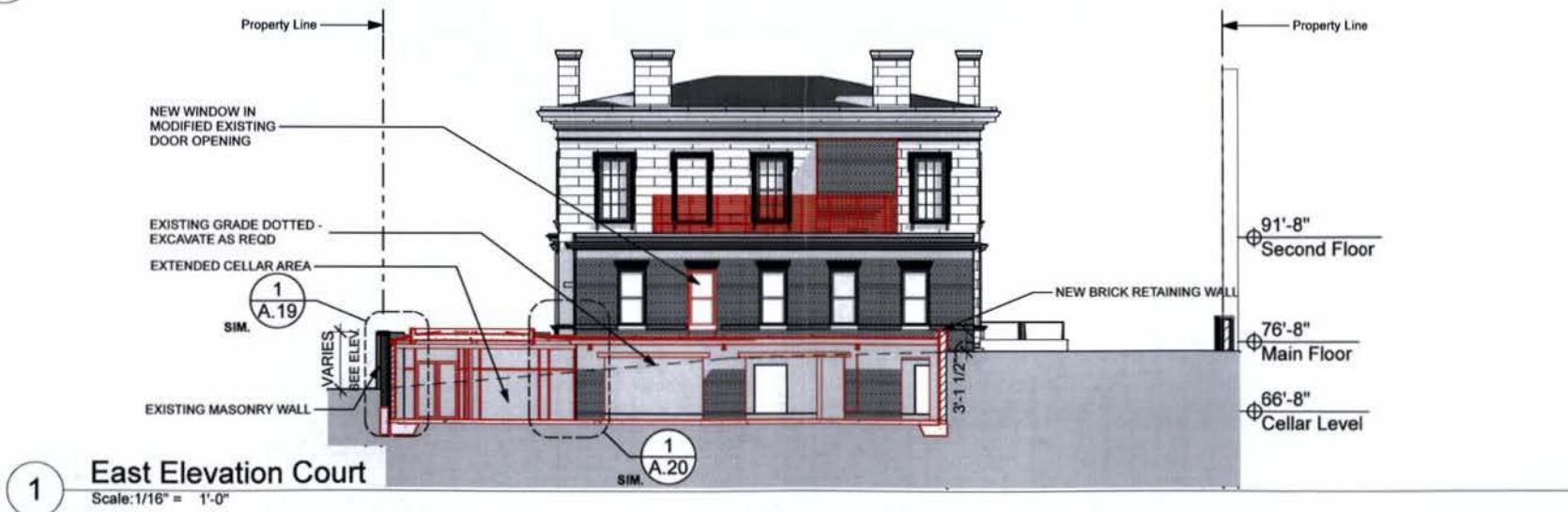
T 202.466.6116
F 202.466.6235
www.coredc.com

Georgetown Post Office

A.17

Proposed Section

Project Number 10027.00
Printed 1/10/12
© core group, pc 2010





RECEIVED
D.C. OFFICE OF ZONING
2012 MAR 16 PM 1:57

CORE

architecture + design

1010 wisconsin ave. nw suite 405
washington, dc 20007

T 202.466.6116
F 202.466.6235
www.coredc.com

Georgetown Post Office

R.1

Proposed Rendering

Project Number 10027.00
Printed 1/10/12
© core group, pc 2010



RECEIVED
D.C. OFFICE OF ZONING
2012 MAR 16 PM 1:57

CORE

architecture + design

1010 Wisconsin Ave NW Suite 405
Washington, DC 20007

T 202.466.6116
F 202.466.6235
www.coredc.com

Georgetown Post Office

R.2

Proposed Rendering

Project Number 10027.00
Printed 1/10/12
© core group, pc 2010



RECEIVED
D.C. OFFICE OF ZONING
2012 MAR 16 PM 1:57

CORE

architecture design

1010 wisconsin ave nw suite 405
washington, dc 20007

T 202 466 6116
F 202 466 6236
www.coredc.com

Georgetown Post Office

R.3

Proposed Rendering

Project Number 10027.00
Printed 1/10/12
© core group, pc 2010



RECEIVED
D.C. OFFICE OF ZONING
2012 MAR 16 PM 1:57

CORE

architecture design

1010 Wisconsin Ave NW Suite 405
Washington, DC 20007

T 202.466.6116
F 202.466.6235
www.coredc.com

Georgetown Post Office

R.4

Proposed Rendering

Project Number 10027.00
Printed 1/10/12
© core group, pc 2010