

Exhibit I

Architectural Drawings Submitted Separately

800 FLORIDA AVENUE

8TH STREET NW

WEST BUILDING BZA APPLICATION

BZA CASE #18397

September 4, 2012

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BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 1839

EXHIBIT NO. 28



THE JBG COMPANIES

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MILLER HULL

FLORIDA AVENUE – WEST BUILDING FAR & LOT COVERAGE ANALYSIS

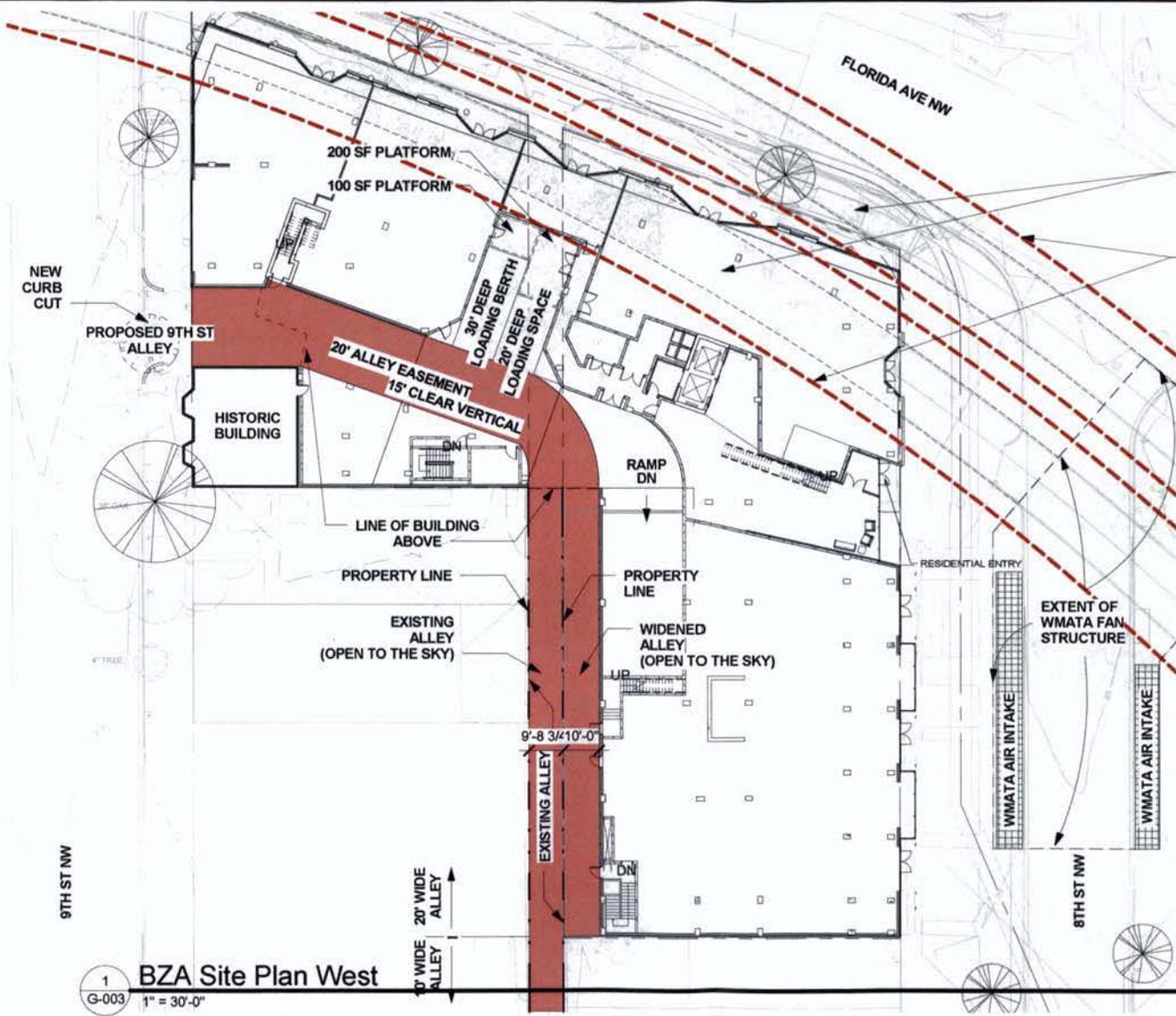
	PARKING	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	LEVEL 5	LEVEL 6	Total
TOTAL BUILDING GROSS	31,096	28,171	26,436	26,591	27,151	25,362	24,745	189,552
LOT AREA								32,494

LOT COVERAGE ANALYSIS								
Historic Building	0	1,064	1,064	0	0	0	0	0
Overhead building projections within property lines	0	1,892	1,457	652	196	0	0	0
FAR-excludable balconies	0	0	70	611	503	661	503	
Retail bays over property lines	0	157	0	0	0	0	0	0
Residential bays over property lines	0	0	668	668	638	345	345	
Total area over property lines	0	157	668	668	638	345	345	
Total area attributable to Lot Coverage	31,096	30,970	28,359	27,186	27,212	25,678	24,903	
LOT COVERAGE PER FLOOR	95.7%	95.3%	87.3%	83.7%	83.7%	79.0%	76.6%	

	PARKING	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	LEVEL 5	LEVEL 6	Total
TOTAL BUILDING GROSS	31,096	28,171	26,436	26,591	27,151	25,362	24,745	189,552
LOT AREA								32,494

FAR ANALYSIS								
Historic Building	0	1,064	1,064	0	0	0	0	0
Cellar	31,096	0	0	0	0	0	0	0
Garage Ramp	0	3,586	0	0	0	0	0	0
Roof structures	0	0	0	0	0	0	0	0
Vertical Shafts	0	30	65	65	65	65	65	65
Retail bays over property lines	0	157	0	0	0	0	0	0
Residential bays over property lines	0	0	668	668	638	345	345	
Total areas not included in FAR	31,096	3,773	733	733	703	410	410	
Areas attributable to FAR	0	25,462	26,767	25,858	26,448	24,952	24,335	153,822
FAR	0.00	0.78	0.82	0.80	0.81	0.77	0.75	4.73

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NOTE: RETAIL ENTRY DOORS SHOWN ARE PROPOSED RETAIL ENTRIES WHICH ARE SUBJECT TO CHANGE BASED ON RETAILER NEEDS.

WMATA GREENBELT LINE TUNNELS UNDERGROUND

EXTENT OF WMATA NO-BUILD LIMITS

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1
G-003

BZA Site Plan West

1" = 30'-0"

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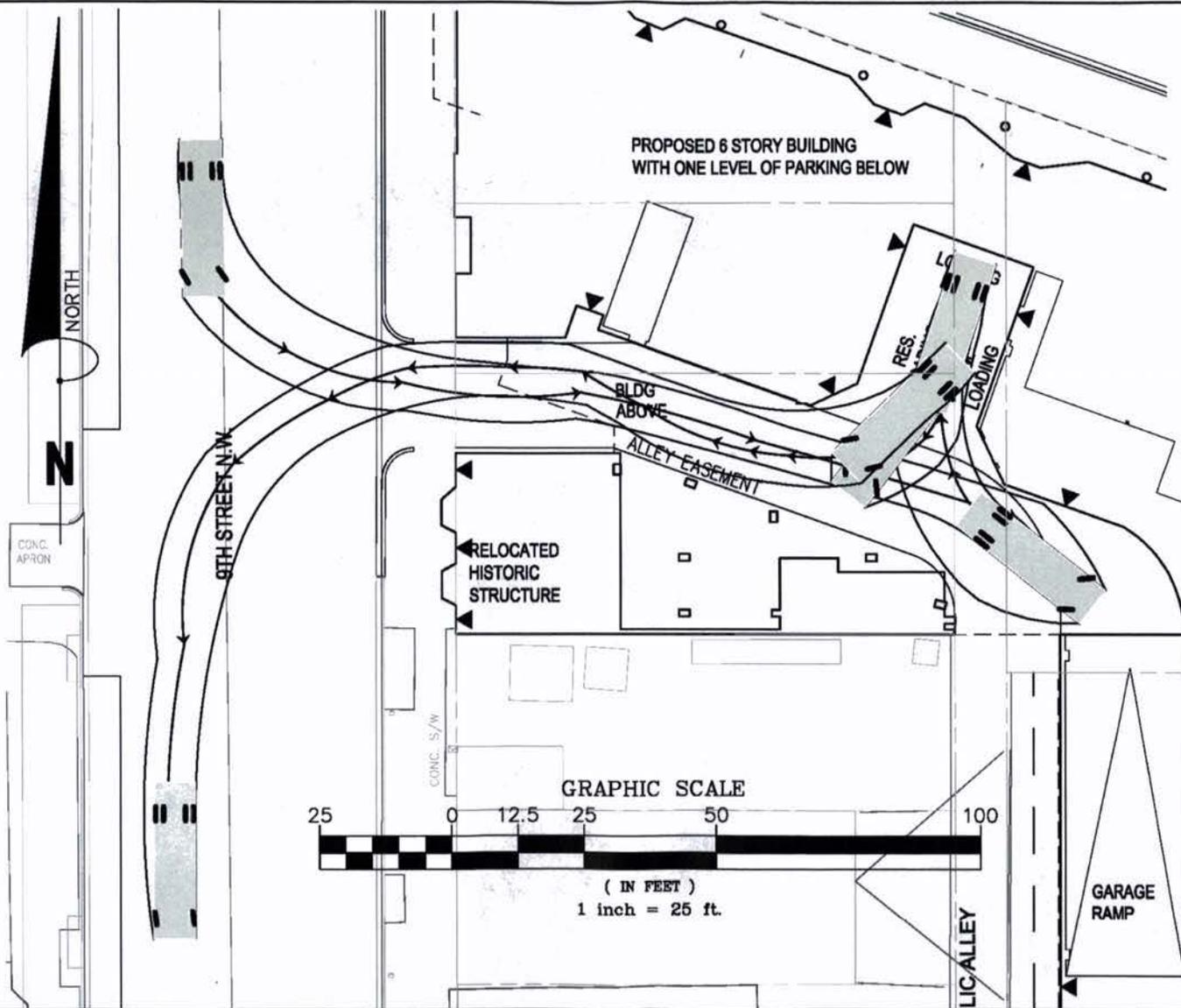
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ARCHITECTURAL SITE PLAN

G-003



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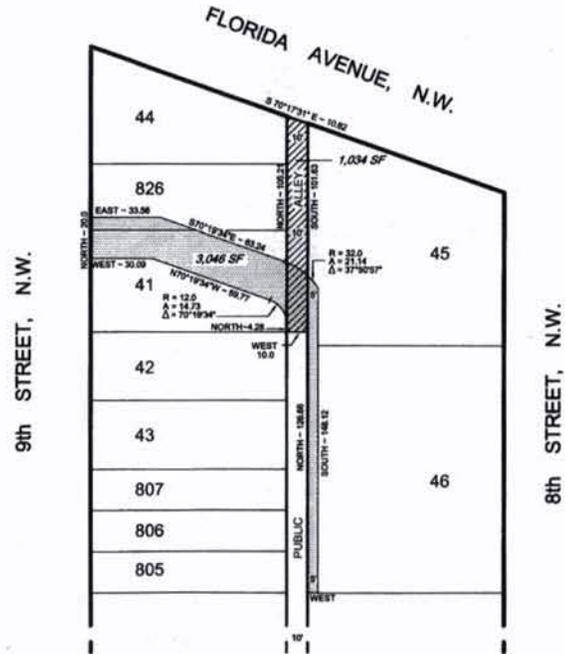
PUBLIC ALLEY CLOSED AND PUBLIC ALLEY EASEMENTS ESTABLISHED SQUARE 393

THE ALLEY SHOWN THUS: IS CLOSED AND TITLE VESTS AS SHOWN UPON RECORDATION OF THIS PLAT.
ALLEY EASEMENTS SHOWN THUS: ARE ALSO ESTABLISHED.

OFFICE OF THE SURVEYOR, D.C.
_____, 2012

I CERTIFY THAT THIS PLAT IS CORRECT AND IS RECORDED.

SURVEYOR, D.C.



SURVEYOR'S OFFICE, D.C.

Made for: JBG COMPANIES
 Drawn by: L.E.S. Checked by: _____
 Record and computations by: B. MYERS
 Recorded at: _____
 Recorded in Book _____ Page _____ SR-12-00800
 Scale: 1 inch = 30 feet File No. 11-08780

2011 ALLEY CLOSING(SR-12-00800(C))-40.393
REVISED 7/11/11

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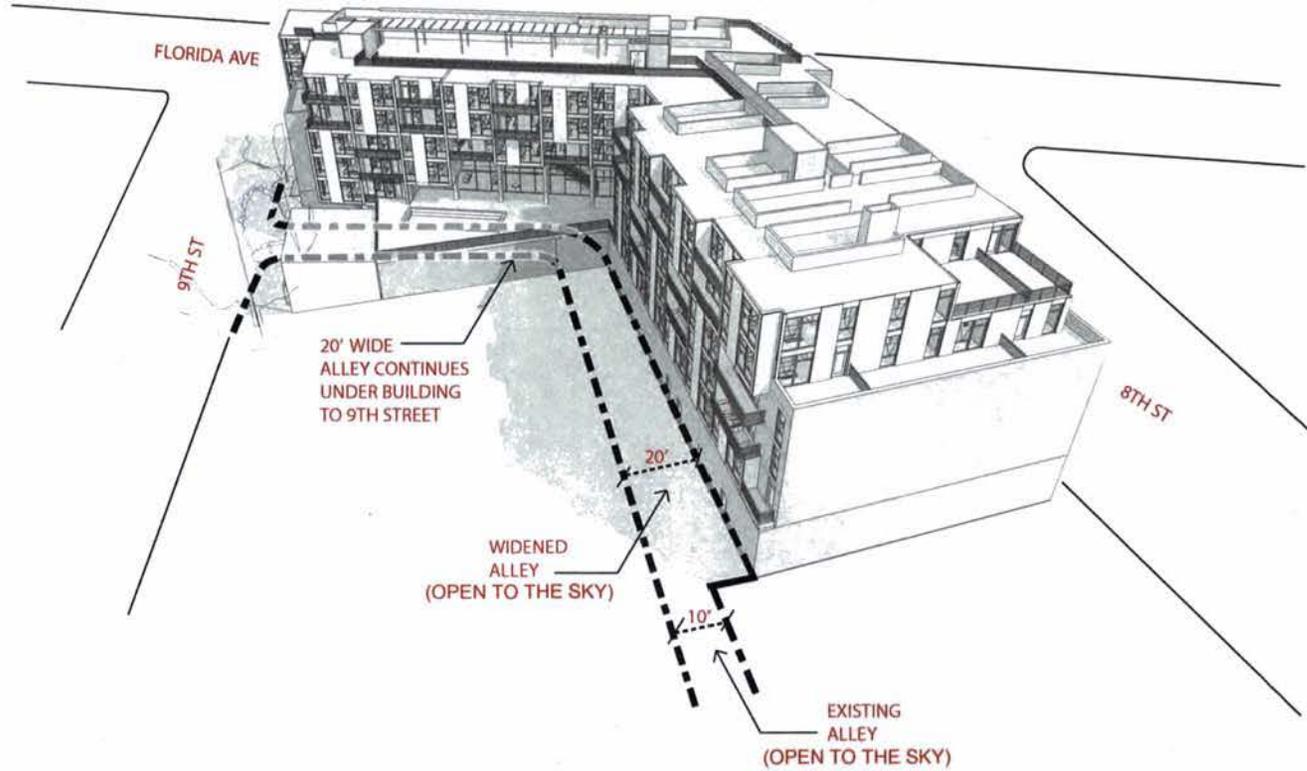


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ALLEY VACATION PLAT

G-005

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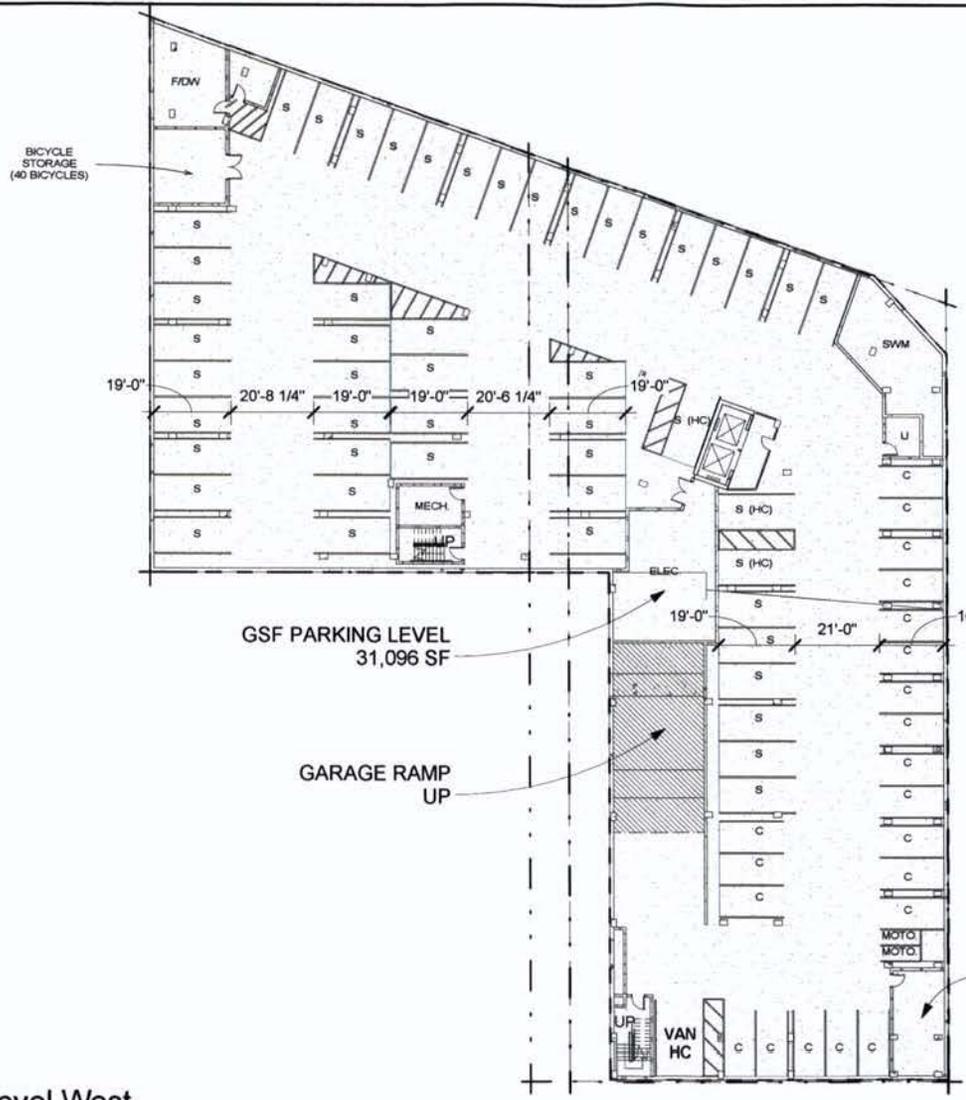
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ALLEY PERSPECTIVE

G-006



- BAYS OVER PROPERTY LINES
- TERRACE / ROOF SPACES
- OVERHEAD PROJECTIONS
- EXCLUDABLE BALCONIES
- HISTORICAL BUILDING
- GROUND FLOOR AREA
- GARAGE RAMP

NOTE: ACTUAL FLOOR LAYOUTS SUBJECT TO REFINEMENTS

PARKING COUNT:
 47 STANDARD
 21 COMPACT
 1 VAN ACCESSIBLE
 3 ACCESSIBLE
 72 TOTAL

2 MOTORCYCLE SPACES
 60 BICYCLE SPACES

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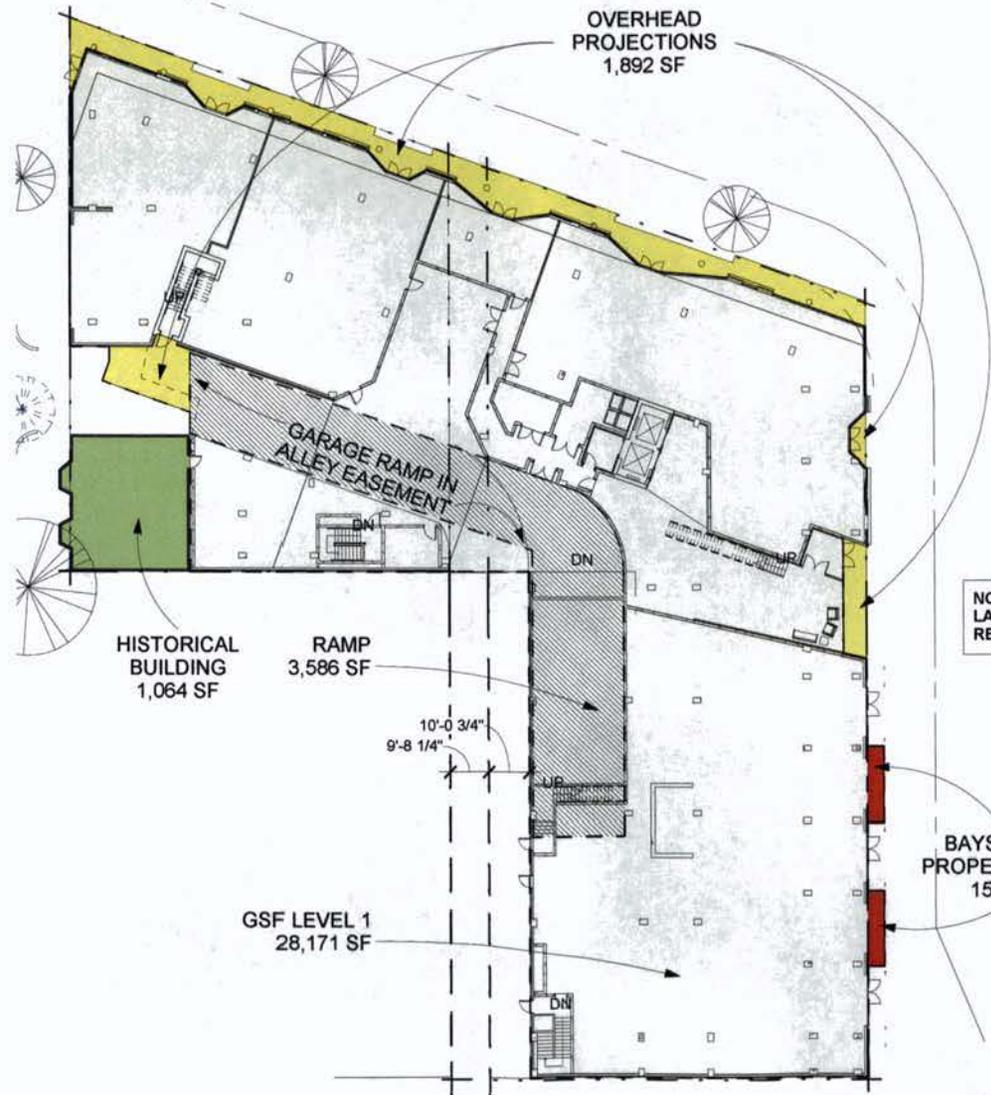
1 BZA Plan Parking Level West
 A-100 1" = 30'-0"



Florida Ave West Building BZA Application

LEVEL 0 - PARKING LEVEL

A-100



- BAYS OVER PROPERTY LINES
- TERRACE / ROOF SPACES
- OVERHEAD PROJECTIONS
- EXCLUDABLE BALCONIES
- HISTORICAL BUILDING
- GROUND FLOOR AREA
- GARAGE RAMP

NOTE: ACTUAL FLOOR LAYOUTS SUBJECT TO REFINEMENTS

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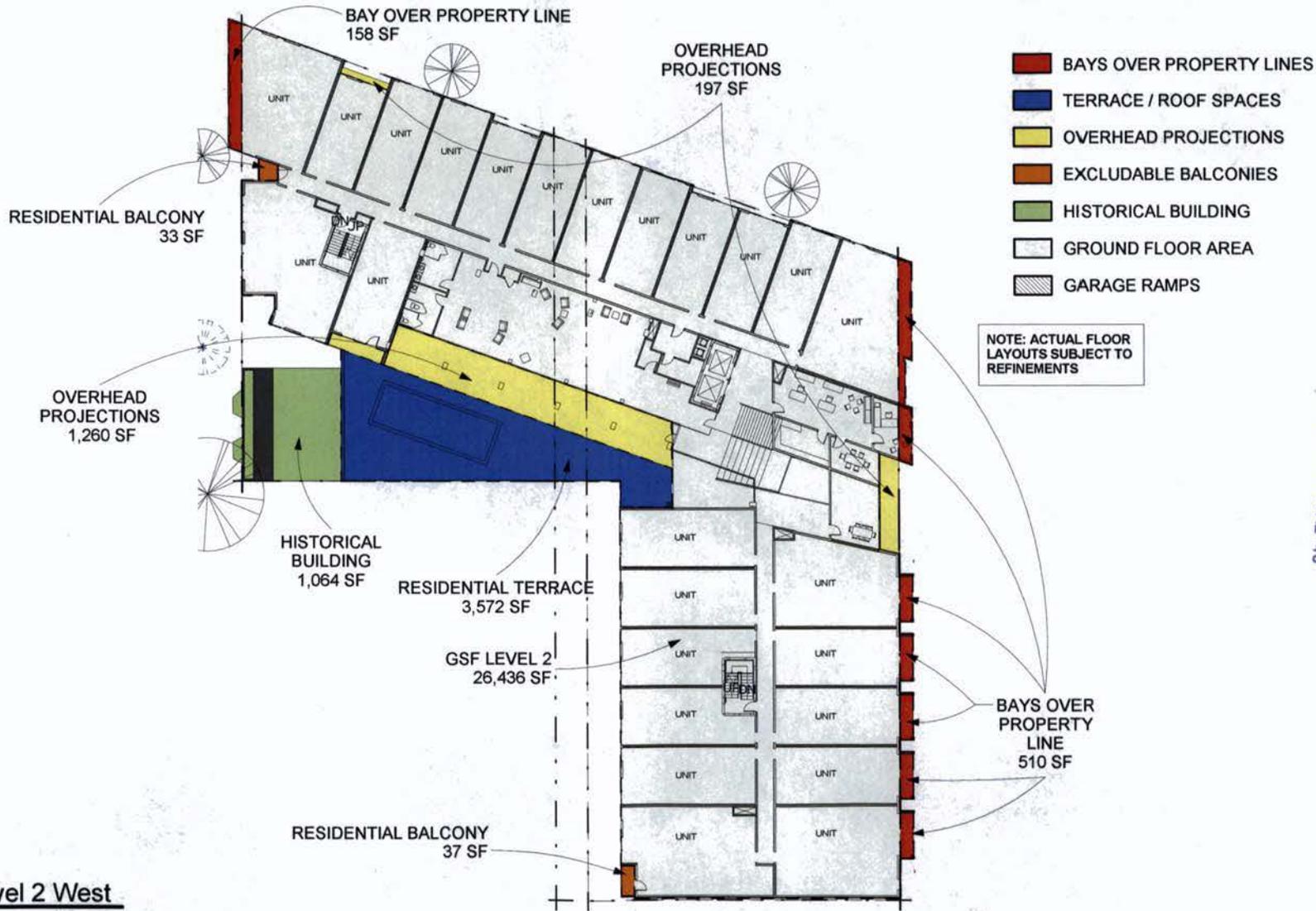
1 BZA Plan Level 1 West
 A-101 1" = 30'-0"



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LEVEL 1 - GROUND FLOOR

A-101



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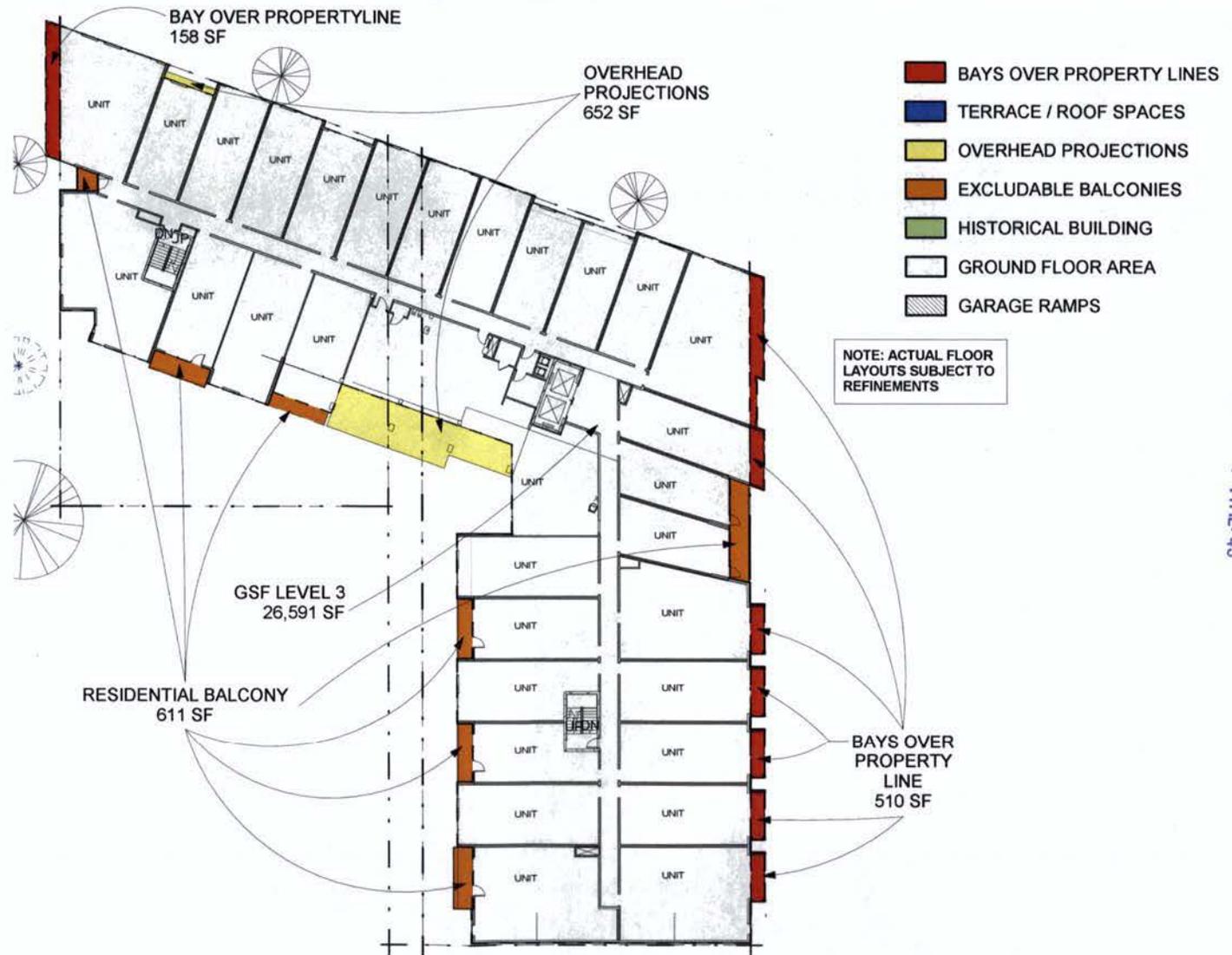
1
 A-102
BZA Plan Level 2 West
 1" = 30'-0"



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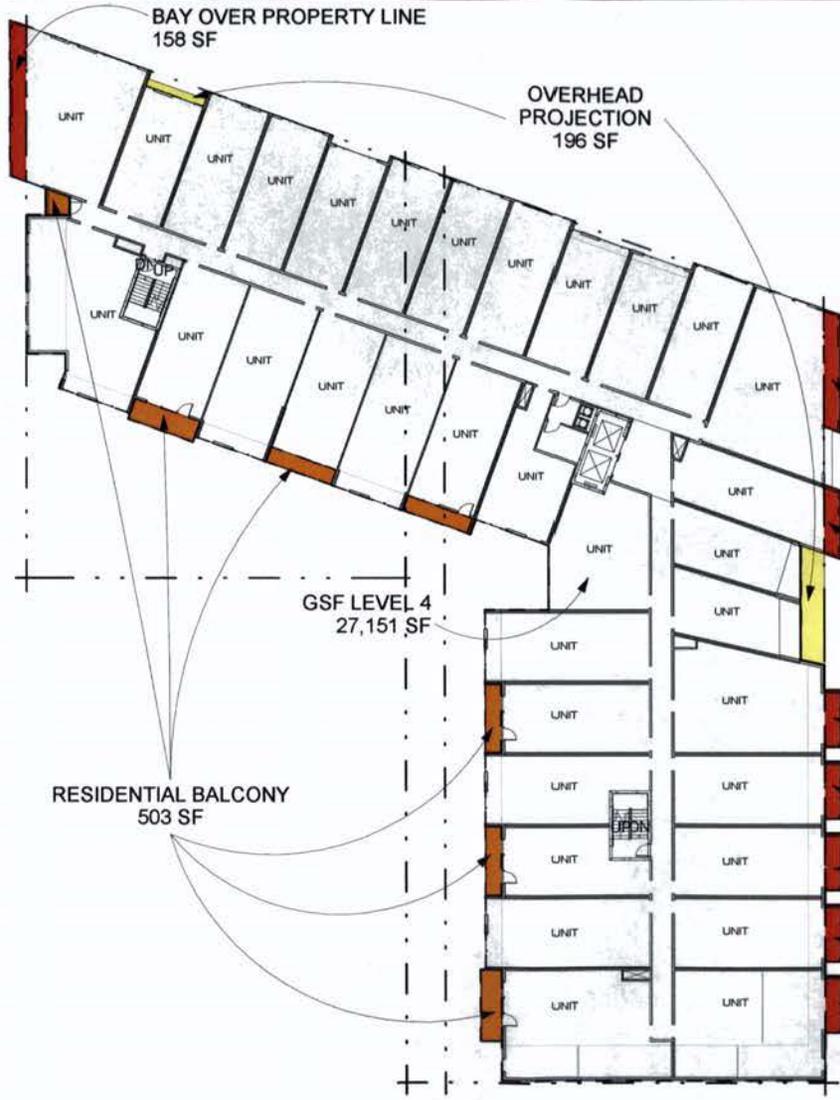
LEVEL 2 - FLOOR PLAN

A-102



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

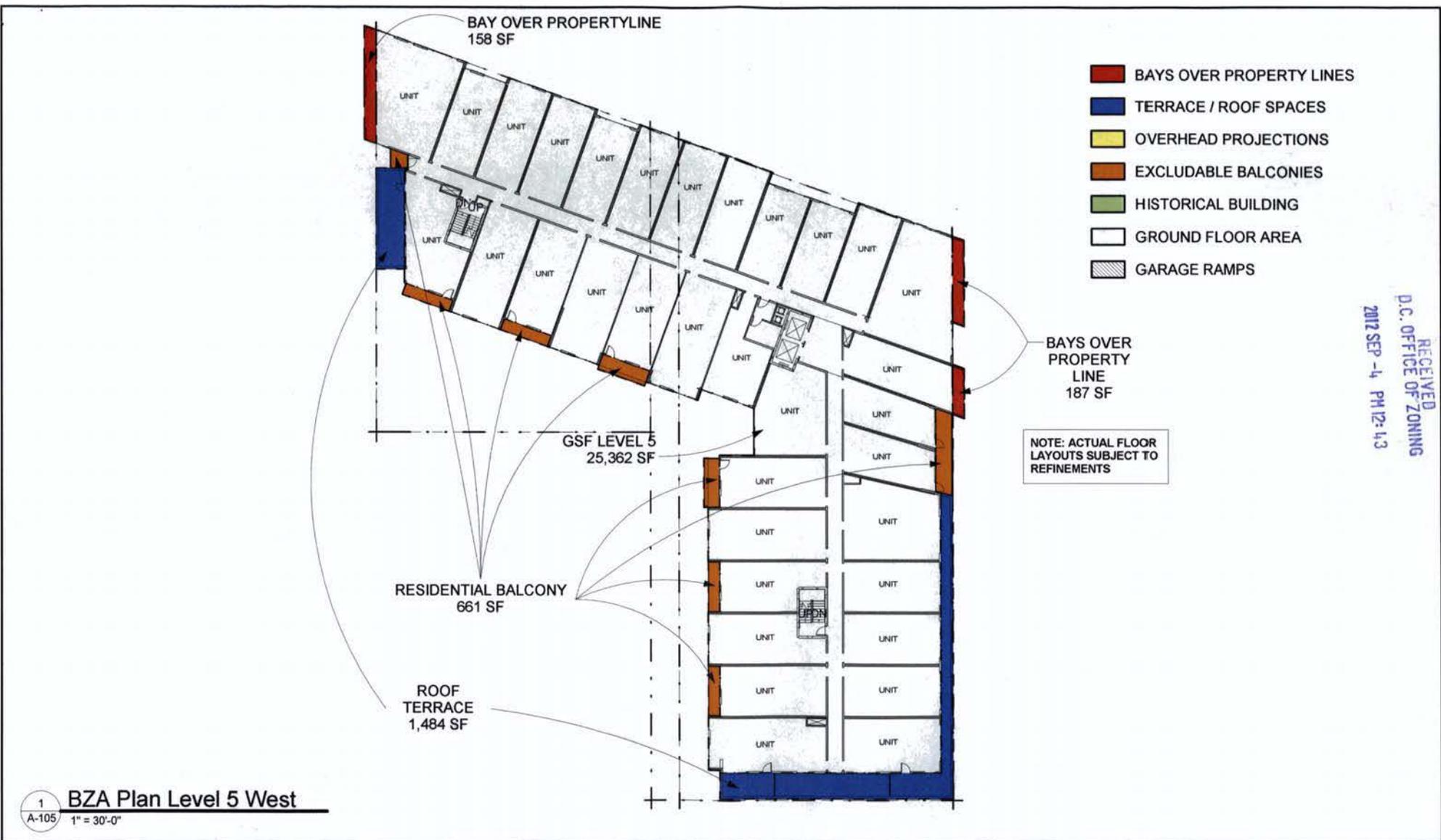


- BAYS OVER PROPERTY LINES
- TERRACE / ROOF SPACES
- OVERHEAD PROJECTIONS
- EXCLUDABLE BALCONIES
- HISTORICAL BUILDING
- GROUND FLOOR AREA
- GARAGE RAMP

NOTE: ACTUAL FLOOR LAYOUTS SUBJECT TO REFINEMENTS

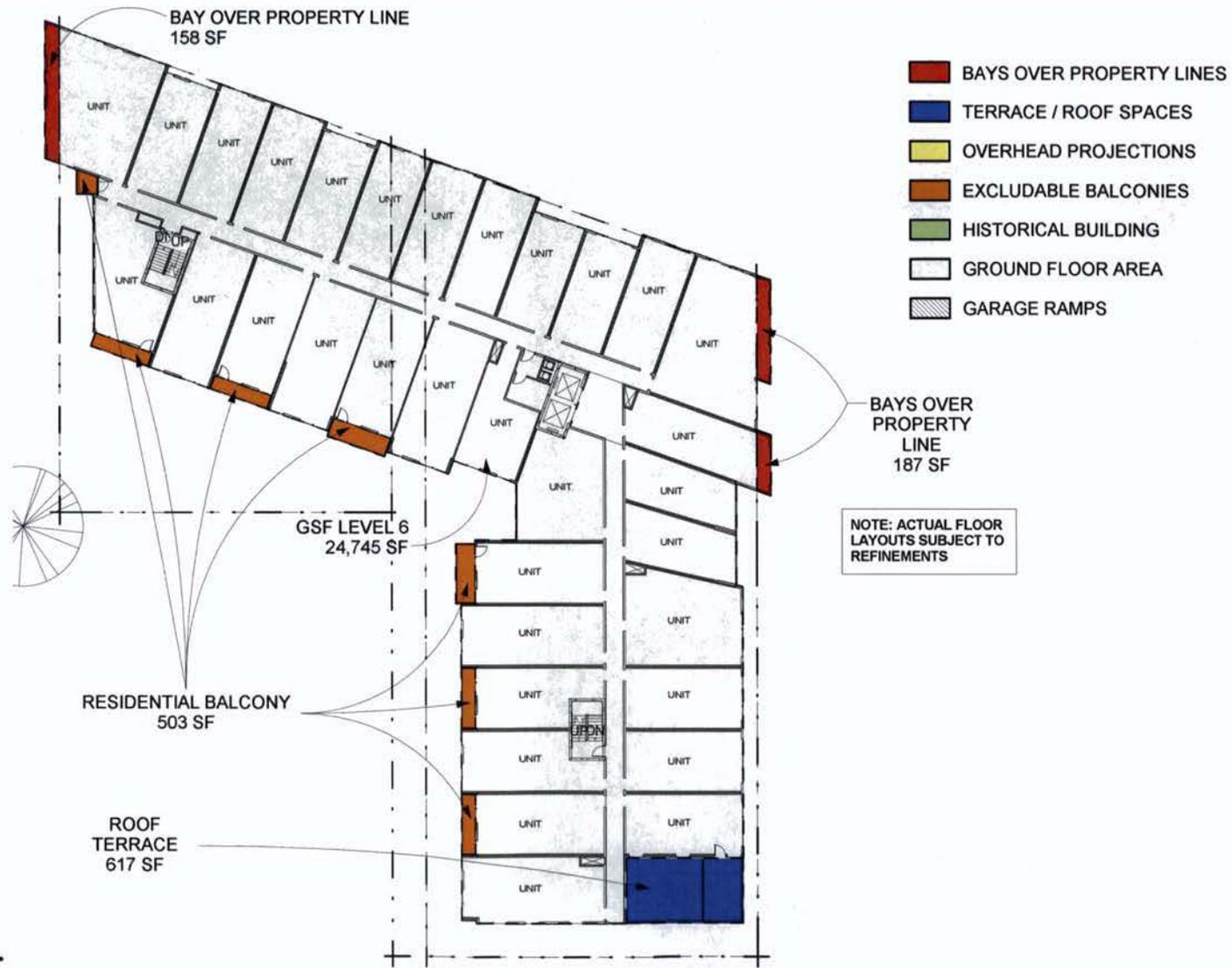
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1 BZA Plan Level 4 West
 A-104 1" = 30'-0"



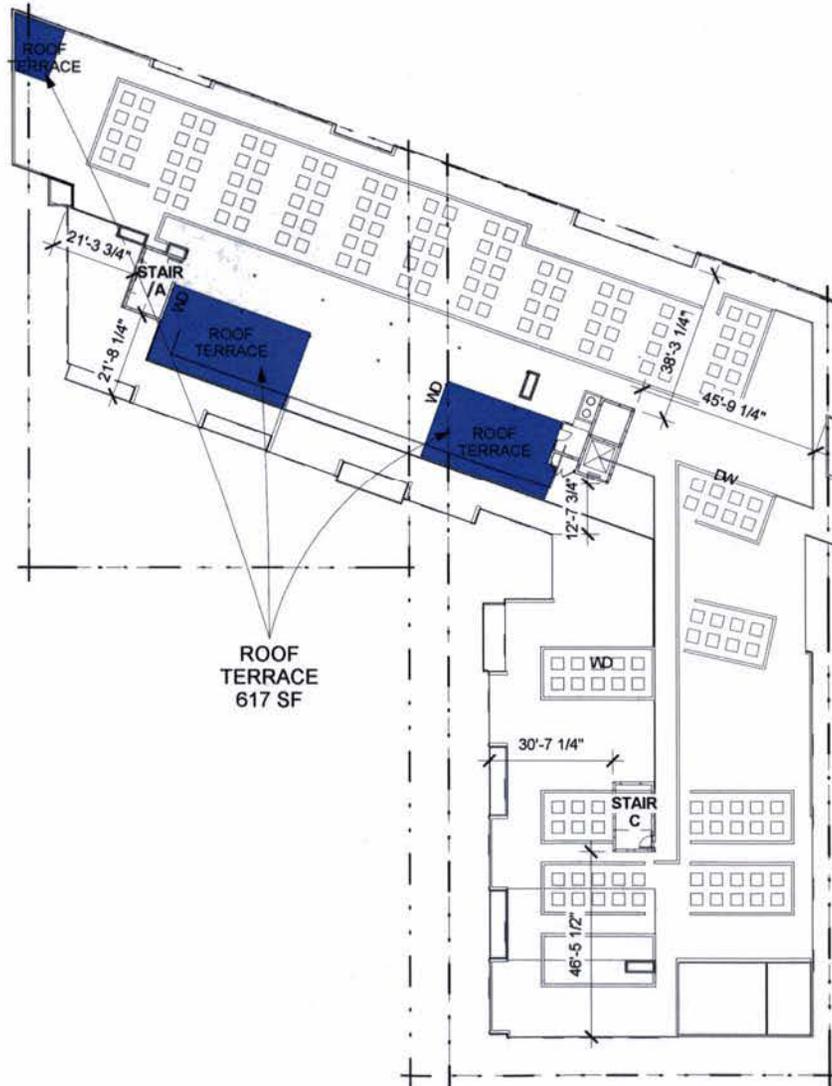
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1 **BZA Plan Level 5 West**
 A-105 1" = 30'-0"



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



- BAYS OVER PROPERTY LINES
- TERRACE / ROOF SPACES
- OVERHEAD PROJECTIONS
- EXCLUDABLE BALCONIES
- HISTORICAL BUILDING
- GROUND FLOOR AREA
- GARAGE RAMPS

NOTE: ACTUAL FLOOR LAYOUTS SUBJECT TO REFINEMENTS

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

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

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WEST BUILDING
ELEVATIONS

A-500w



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OBLIQUE VIEW, REFER TO EAST ELEVATION

STAIR & ELEVATOR
 OVERRUN BEYOND
 PARTIALLY ENCLOSED COMMUNAL
 RECREATION SPACE STRUCTURE

SCREEN WALL, TYP

15'-8"

BUILDING HEIGHT LIMIT
 OF 70' SHOWN DASHED

- ROOF 69'-6"
- LEVEL 6 59'-0"
- LEVEL 5 48'-6"
- LEVEL 4 38'-0"
- LEVEL 3 27'-6"
- LEVEL 2 17'-0"
- LEVEL 1 0'-0"

WEST BUILDING HEIGHT MEASUREMENT POINT @ TOP OF CURB
 (LEVEL 1 FINISHED FLOOR ELEVATION = 90.00)

1 NORTH ELEVATION (FLORIDA AVE.) - WEST BUILDING

1/16" = 1'-0"

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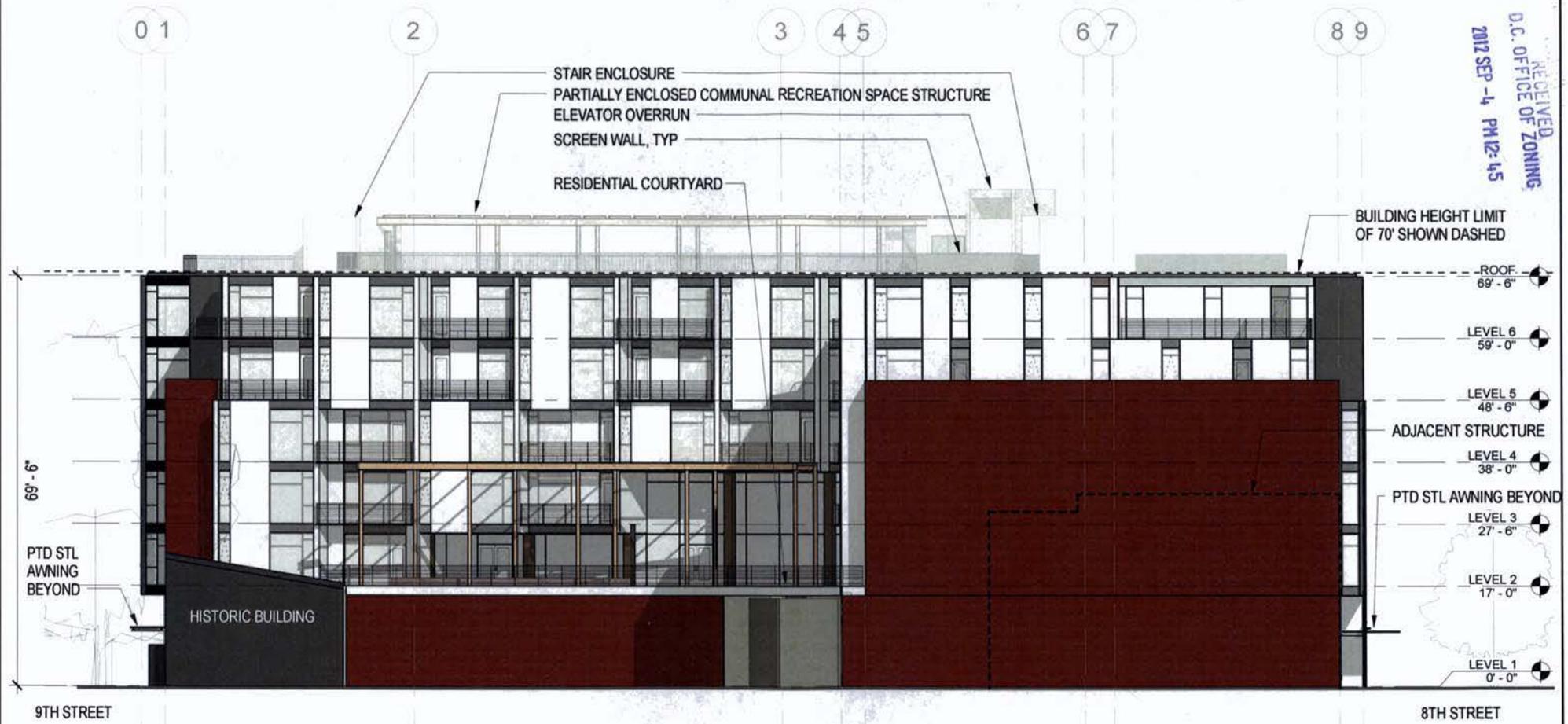
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WEST BUILDING
ELEVATIONS

A-501w

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1 SOUTH ELEVATION - WEST BUILDING
1/16" = 1'-0"

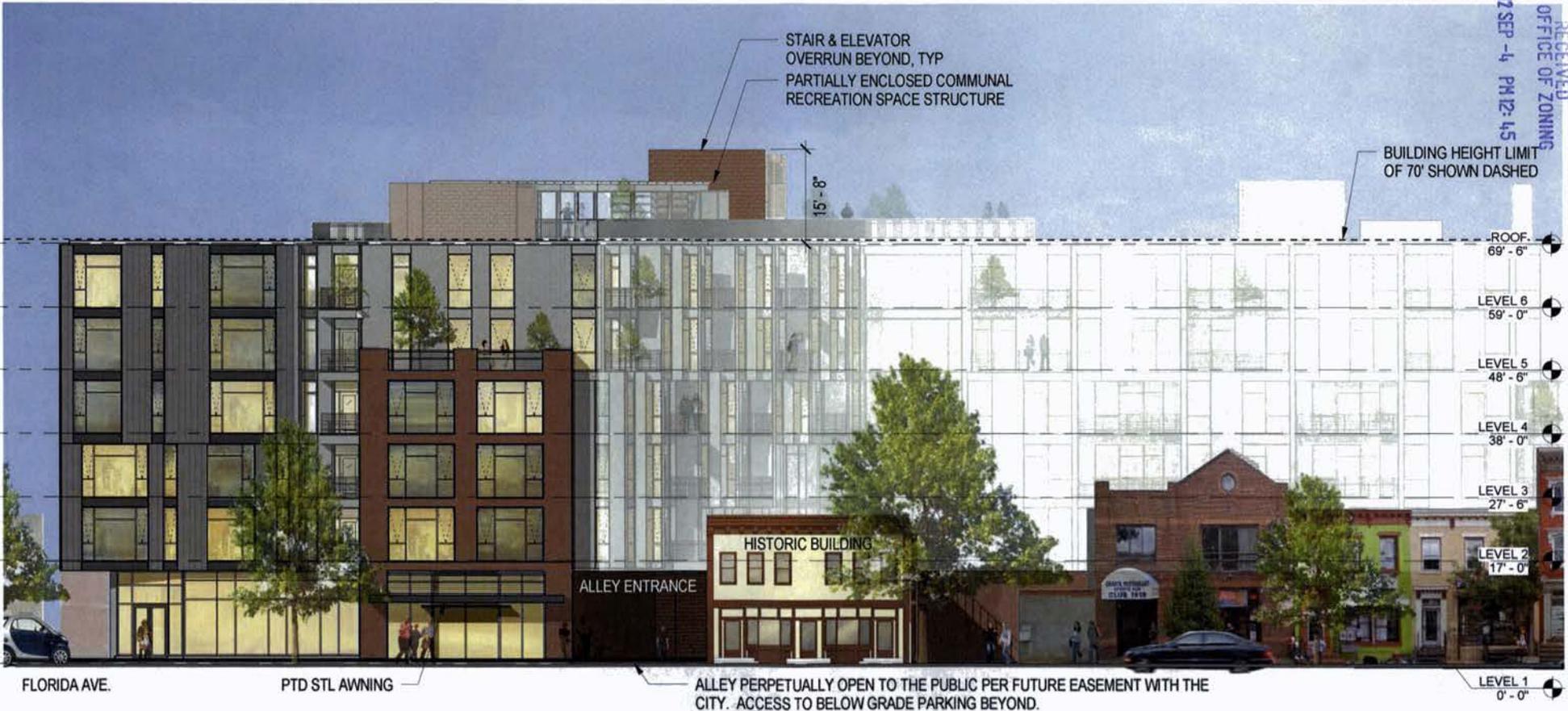


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WEST BUILDING ELEVATIONS

A-502w

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FLORIDA AVE.

PTD STL AWNING

ALLEY PERPETUALLY OPEN TO THE PUBLIC PER FUTURE EASEMENT WITH THE CITY. ACCESS TO BELOW GRADE PARKING BEYOND.

LEVEL 1
0' - 0"

1

WEST ELEVATION (9TH ST.) PART 1 - WEST BUILDING

1/16" = 1'-0"

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MILLER HULL

THE JBG COMPANIES

Florida Ave West Building BZA Application

WEST BUILDING
ELEVATIONS

A-503w



ALLEY PERPETUALLY OPEN TO THE PUBLIC PER FUTURE EASEMENT WITH THE CITY.
ACCESS TO BELOW GRADE PARKING BEYOND.

1

WEST ELEVATION (9TH ST.) PART 2 - WEST BUILDING

1/16" = 1'-0"

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MILLER HULL

THE JBG COMPANIES

Florida Ave West Building BZA Application

WEST BUILDING
ELEVATIONS

A-504w