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1400-1404 14TH ST NW

NORTHWEST, WASHINGTON, DC

BOARD OF ZONING ADJUSTMENT SUBMISSION

DEVELOPER
ABDO 14TH STREET, LLC

LAND USE COUNSEL
GOULSTON & STORRS, LLP

ARCHITECT
MAURICE WALTERS ARCHITECT, PC

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BZA SUBMISSION

JULY 30, 2012

BOARD OF ZONING ADJUSTMENT

District of Columbia

CASE NO. 18477

EXHIBIT NO. 10

Board of Zoning Adjustment
District of Columbia
CASE NO.18477
EXHIBIT NO.10



RENDERING VIEW FROM INTERSECTION OF 14TH ST & RHODE ISLAND AVE

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A0



AERIAL VIEW



EXISTING VIEW FROM CORNER OF 14TH ST AND RHODE ISLAND AVE



EXISTING STREETScape ALONG 14TH STREET

CONTEXT

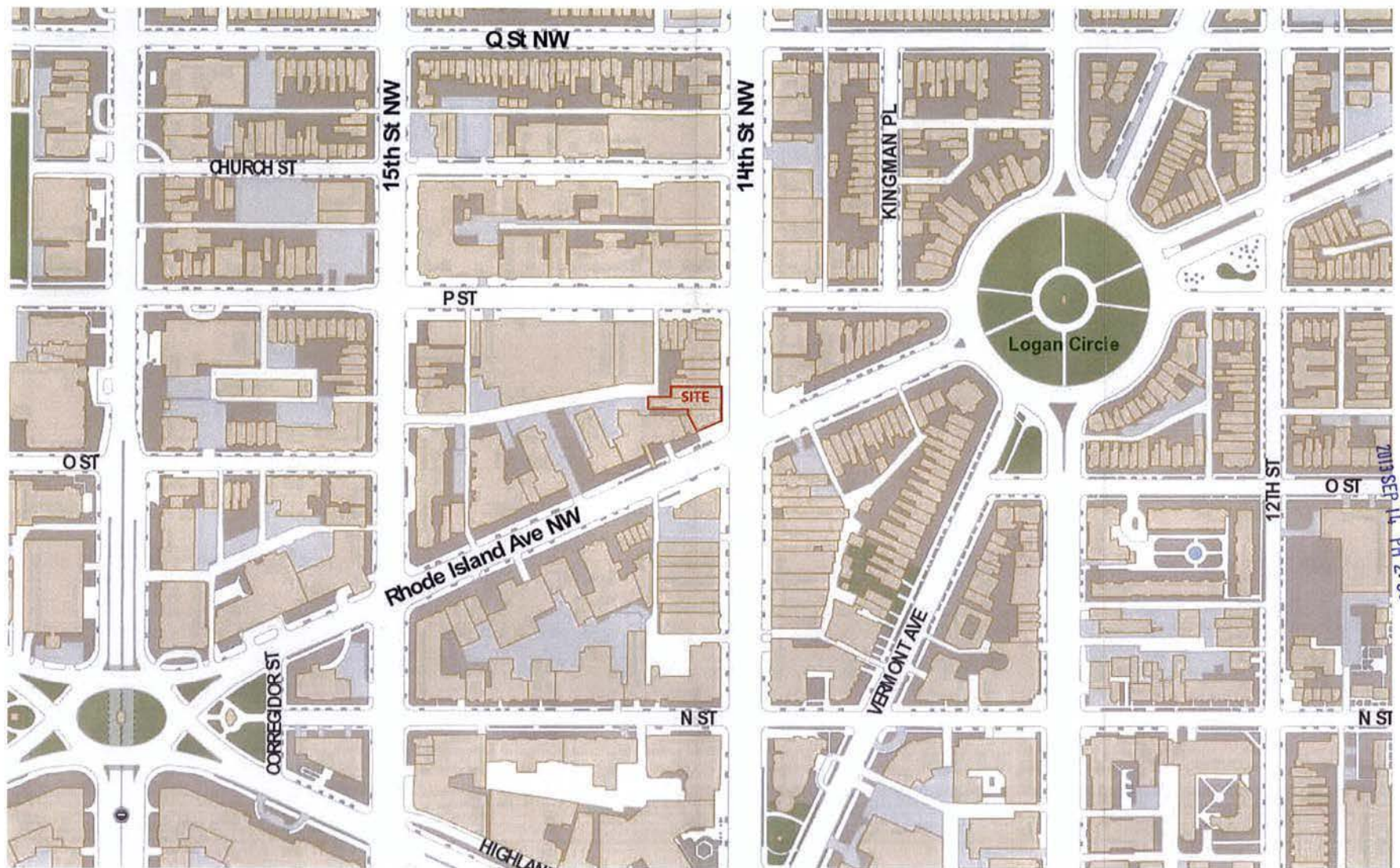
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Site Plan

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MODEL PERSPECTIVE FROM INTERSECTION OF 14TH ST & RHODE ISLAND AVE

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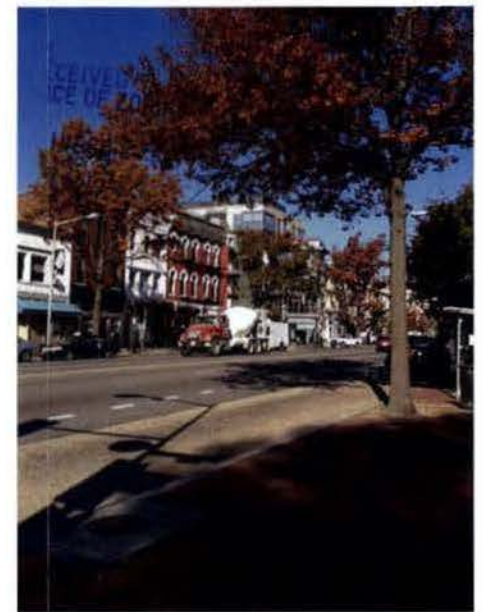
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ADJACENT BUILDINGS ALONG RHODE ISLAND AVE



NORTHEAST CORNER OF 14TH ST & RHODE ISLAND AVE



ADJACENT BUILDINGS ALONG 14TH ST



VIEW LOOKING SOUTH TOWARDS SITE ALONG 14TH ST



SOUTHWEST CORNER OF 14TH ST & RHODE ISLAND AVE



VIEW IN ADJACENT ALLEY LOOKING NORTH TO P STREET

CONTEXT

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AXONOMETRIC VIEW FROM NORTHEAST

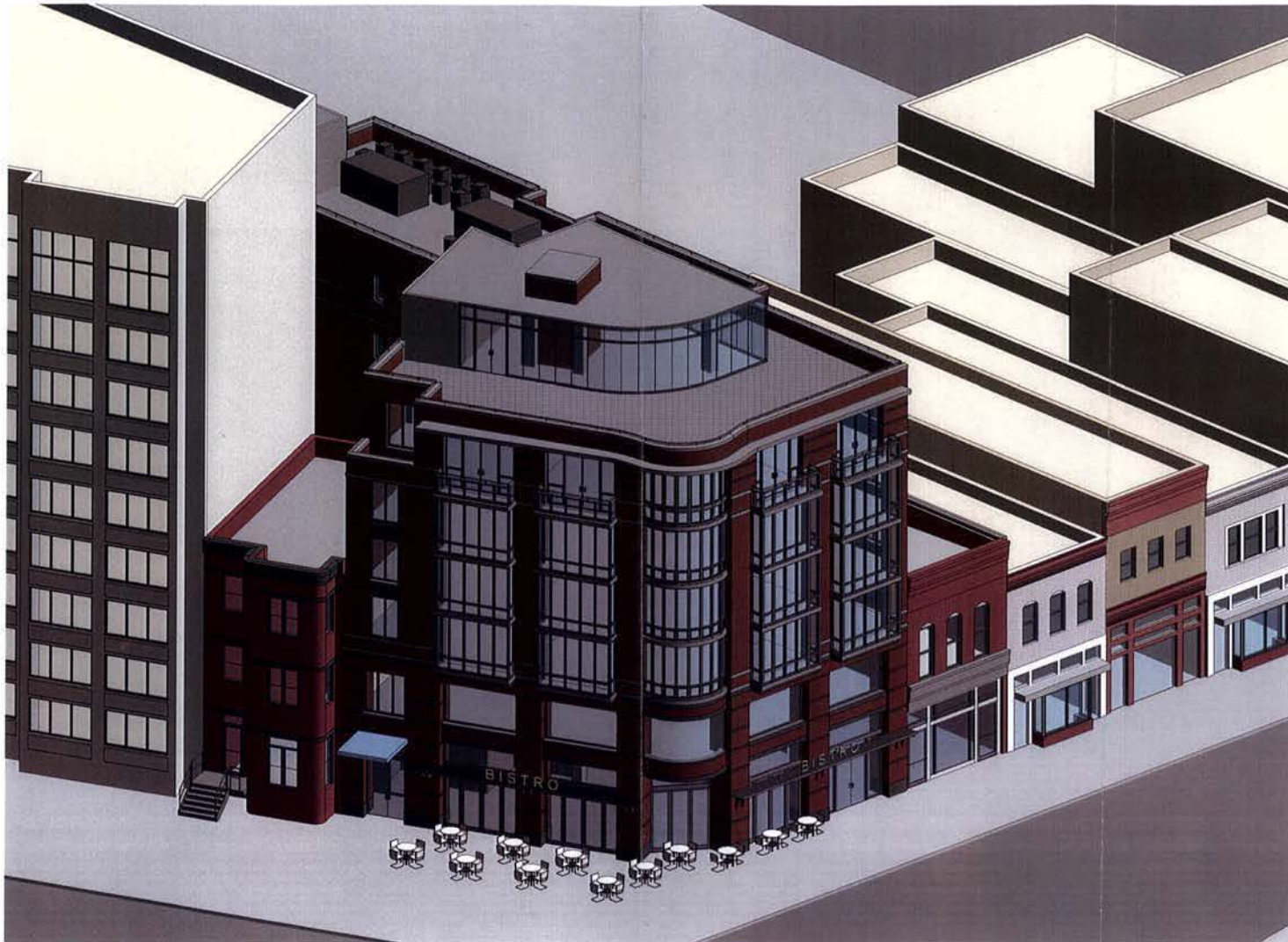
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AXONOMETRIC VIEW FROM SOUTHEAST

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PERSPECTIVE ALONG 14TH ST LOOKING SOUTH



PERSPECTIVE FROM NORTHWEST CORNER

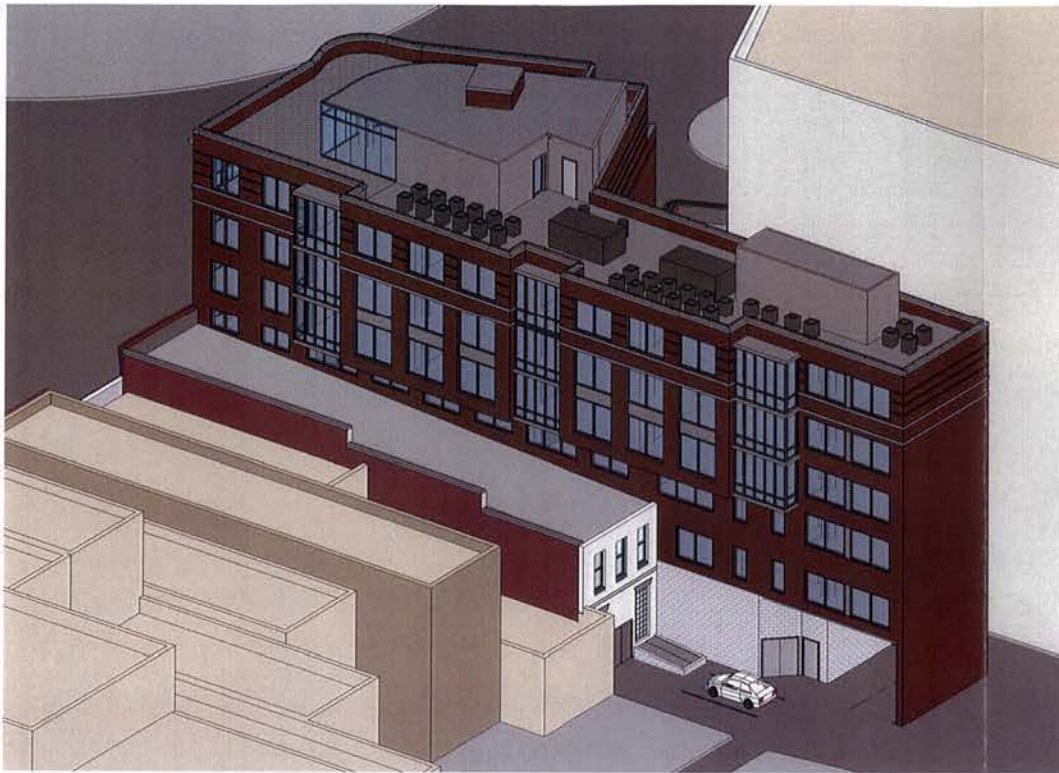
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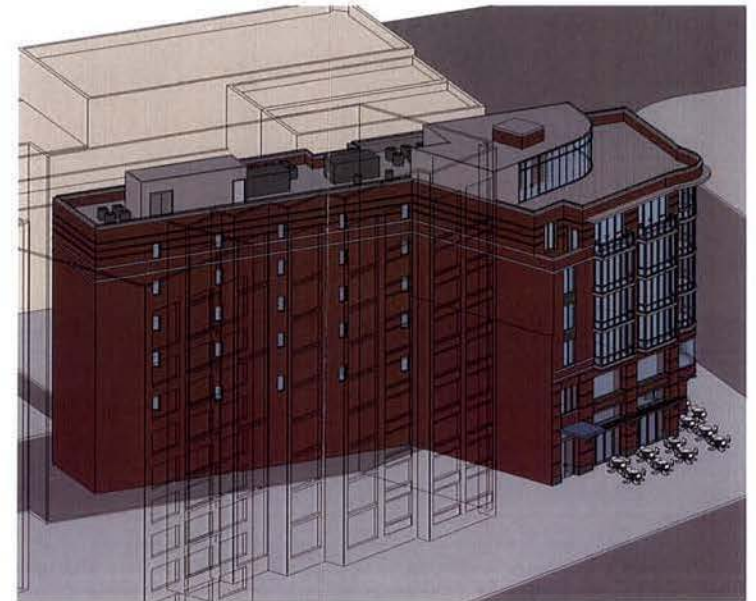
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AXONOMETRIC VIEW FROM ALLEY LOOKING SOUTH EAST

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AXONOMETRIC VIEW FROM RHODE ISLAND AVE LOOKING NORTH EAST

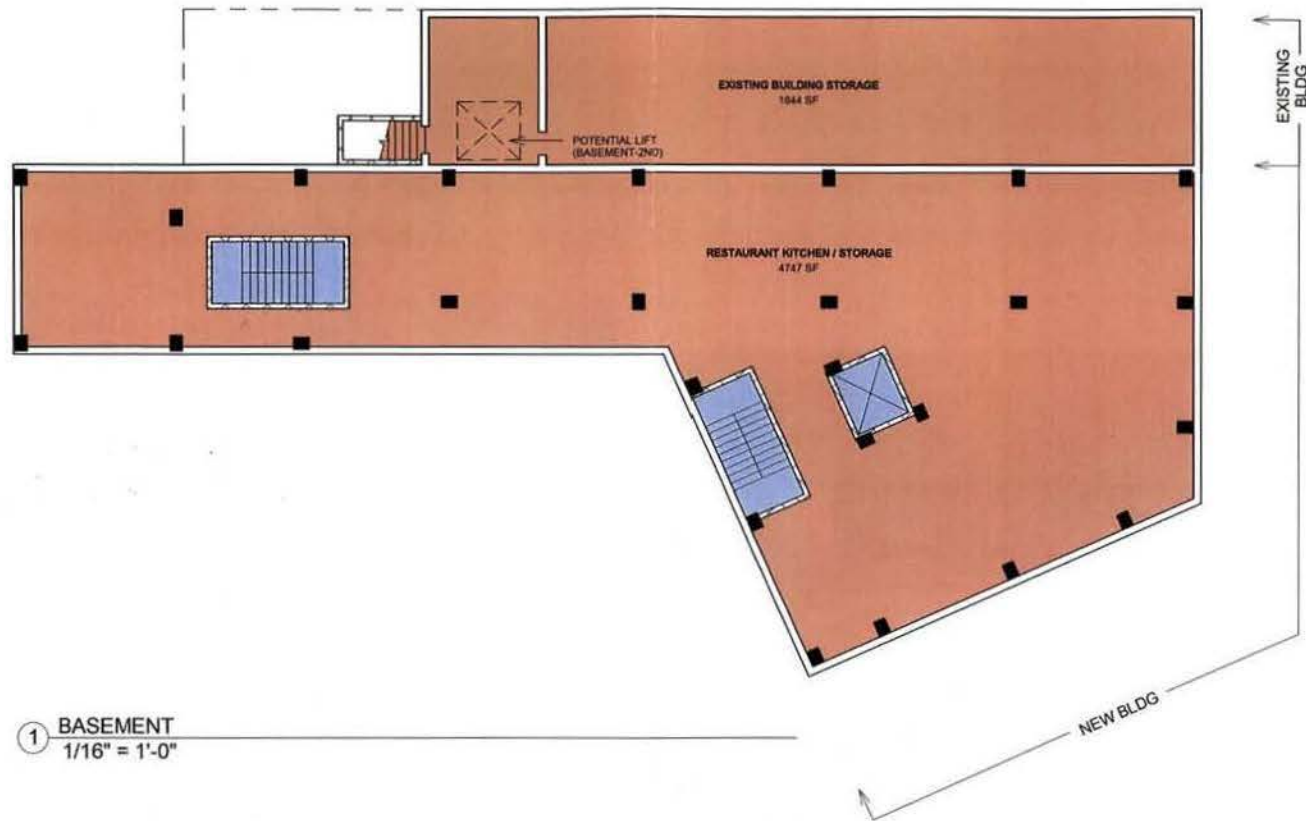
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PERSPECTIVE ALONG RHODE ISLAND LOOKING EAST

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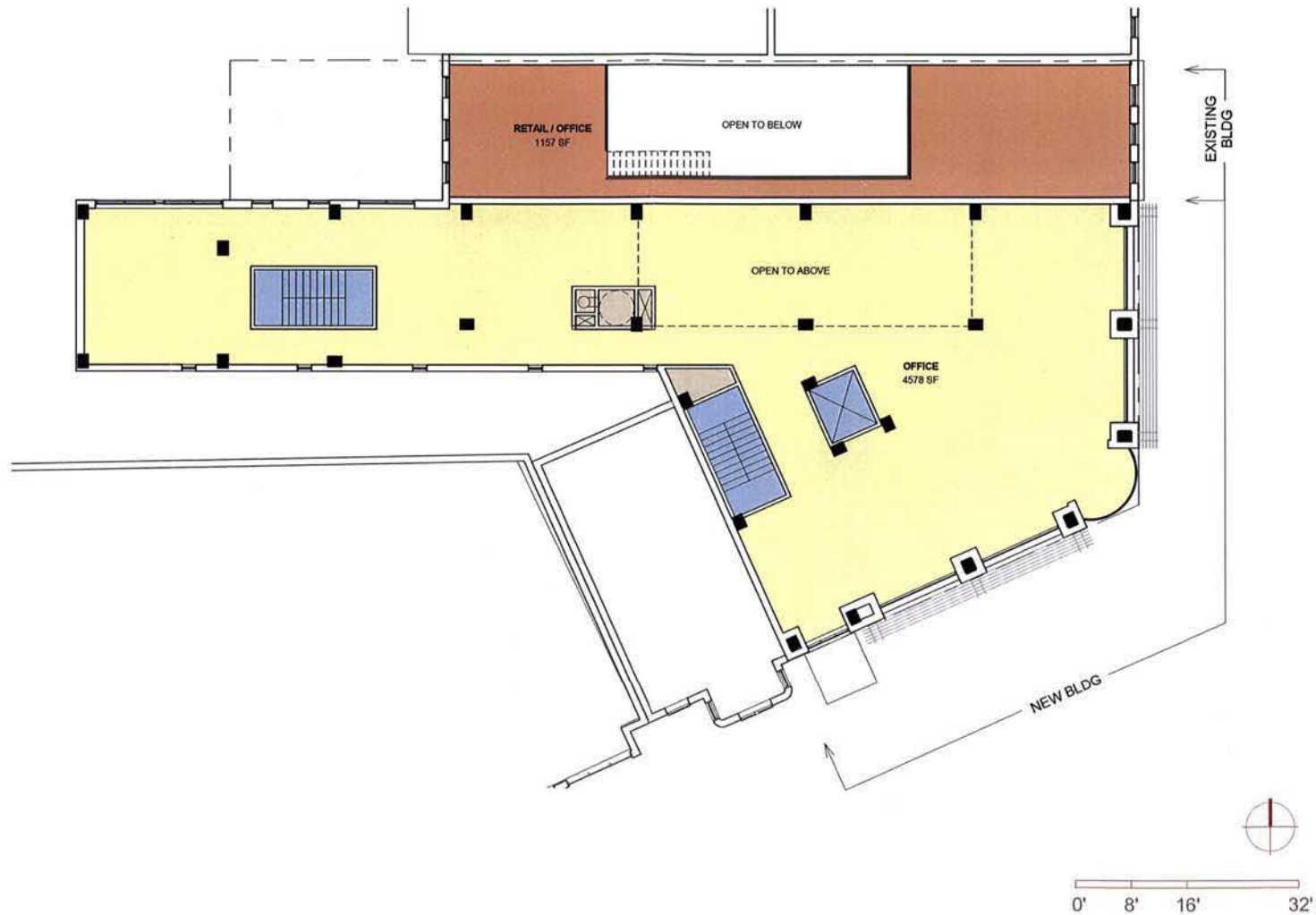


PERSPECTIVE FROM ACROSS 14TH ST LOOKING SOUTHWEST

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2nd Floor Plan

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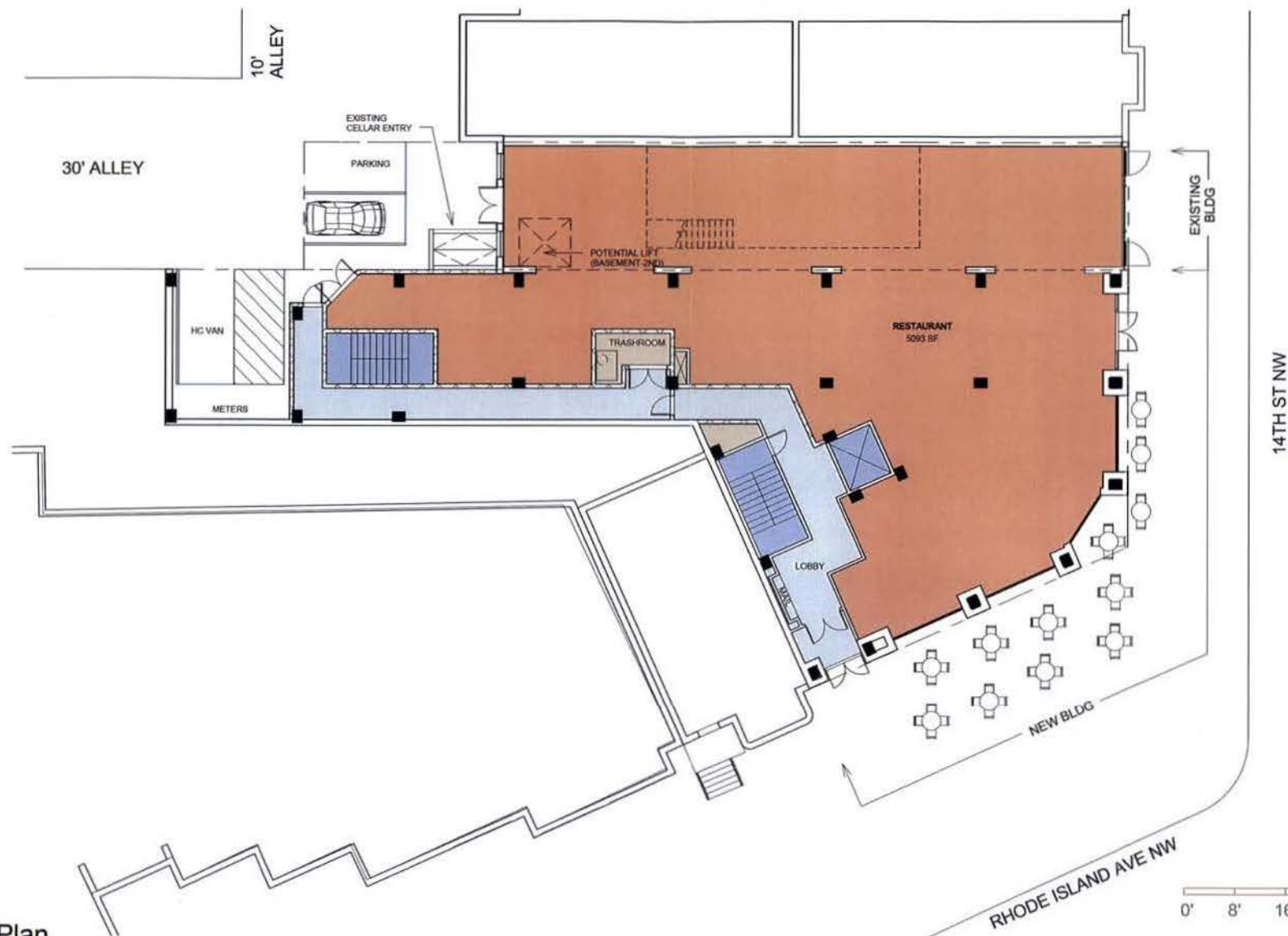
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1st Floor Plan

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4th - 5th Floor Plans

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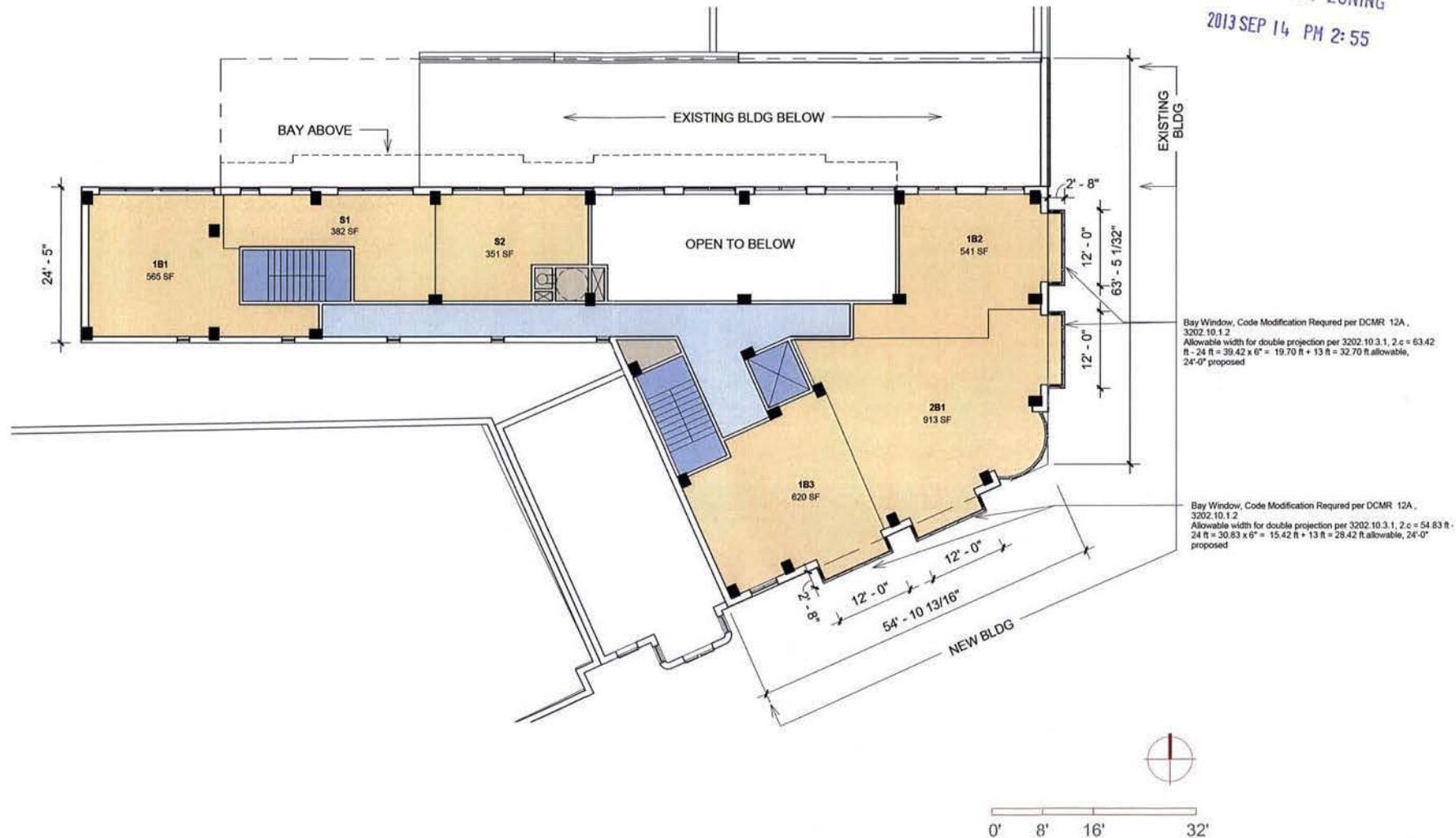
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3rd Floor Plan

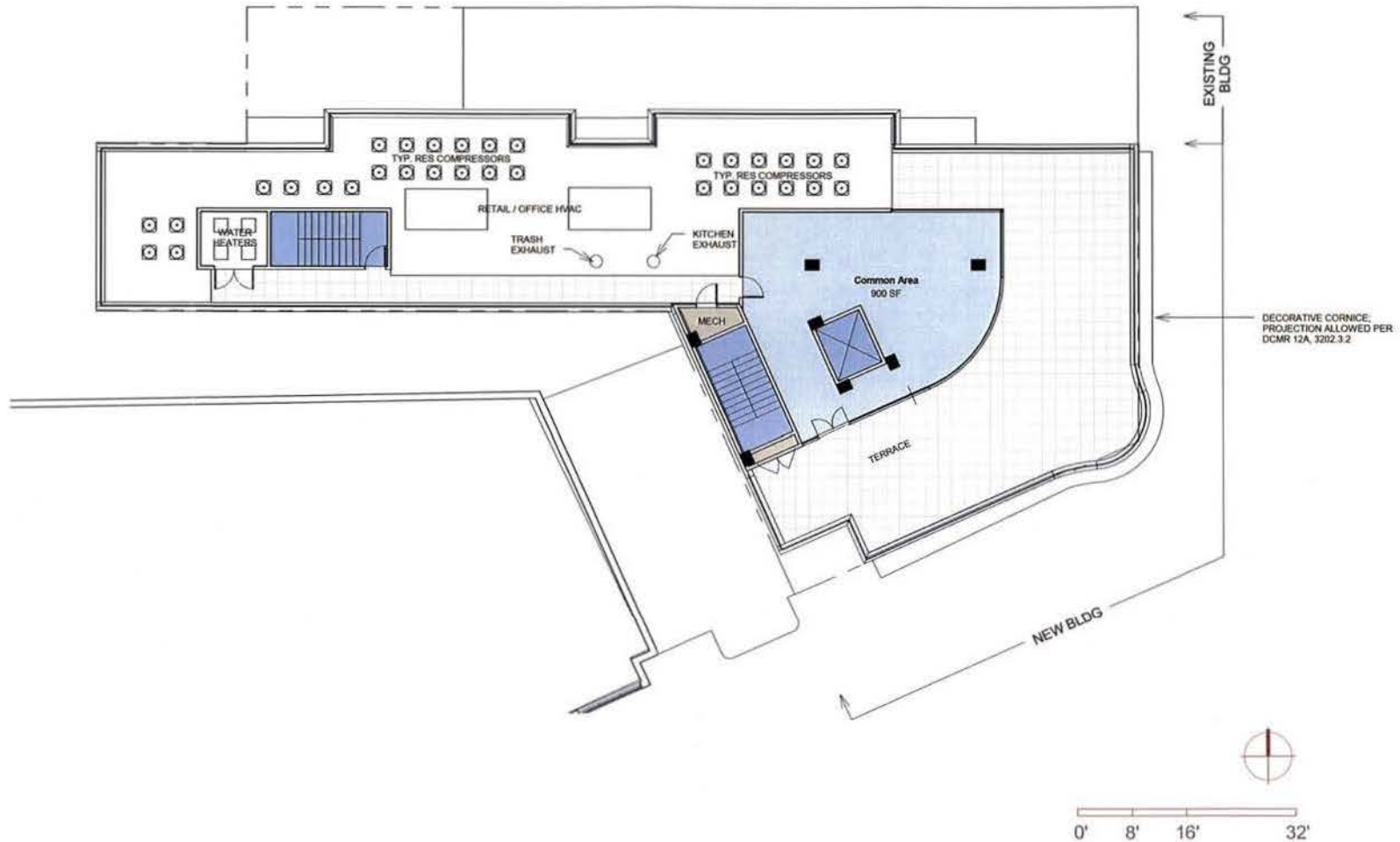
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7th Floor Plan

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6th Floor Plan

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South Elevation

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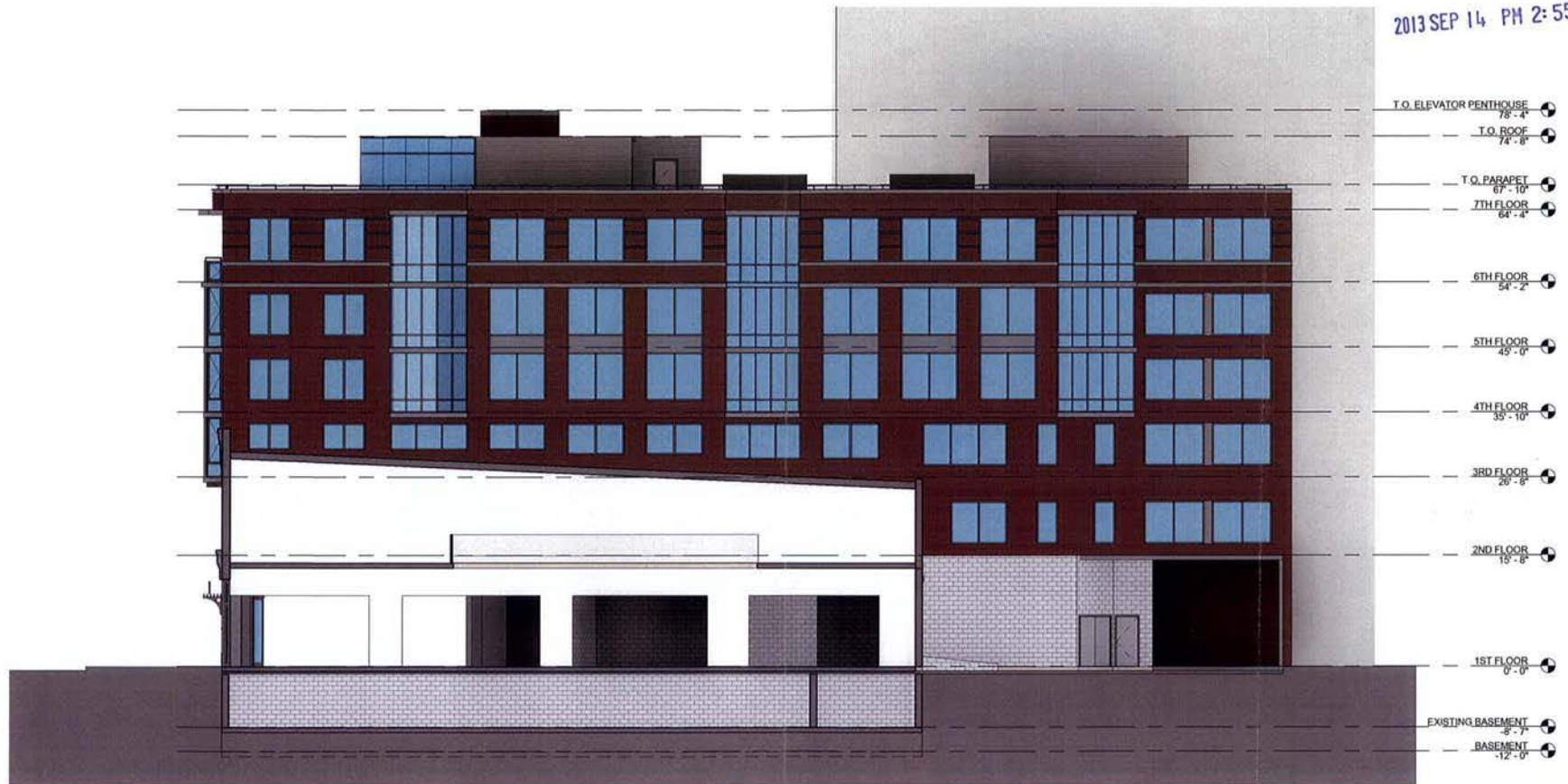
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① Section - North
1/16" = 1'-0"

North Elevation

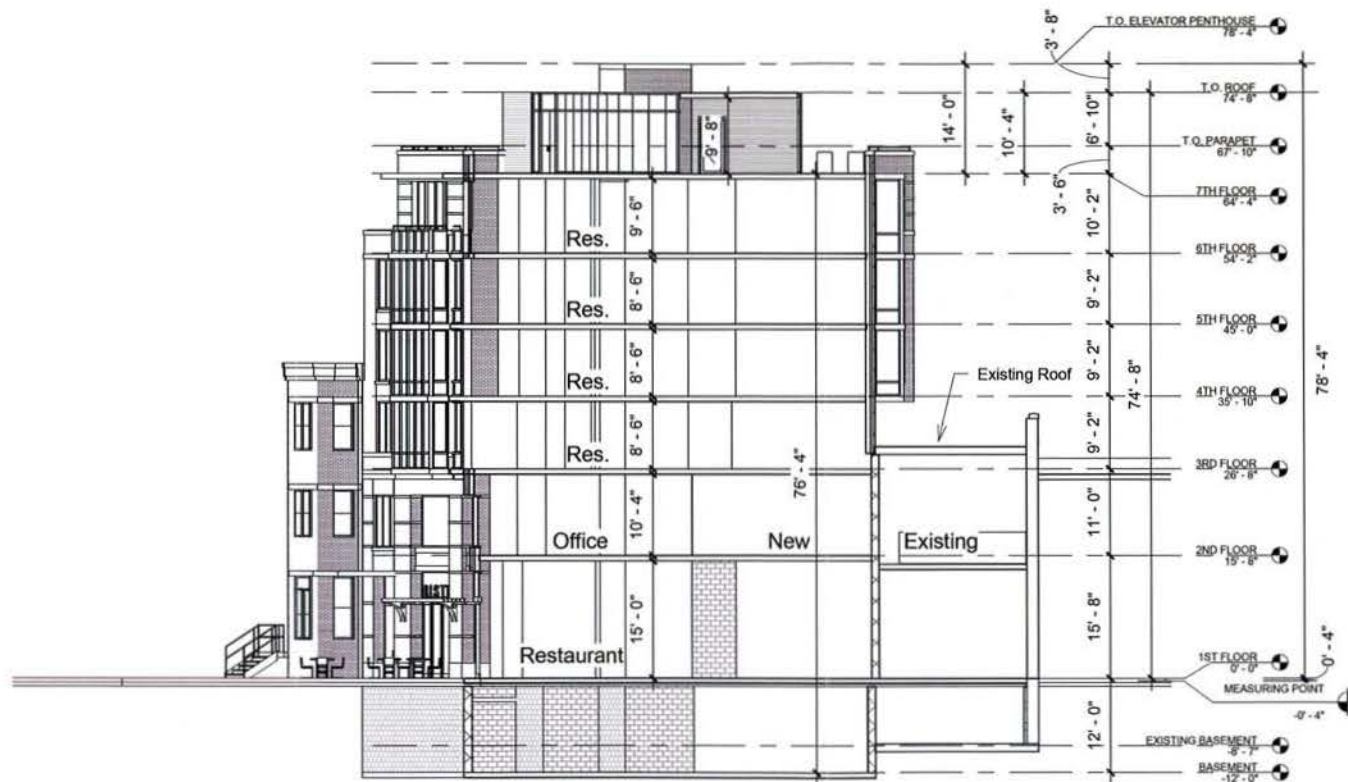
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0' 8' 16' 32'

Building Section

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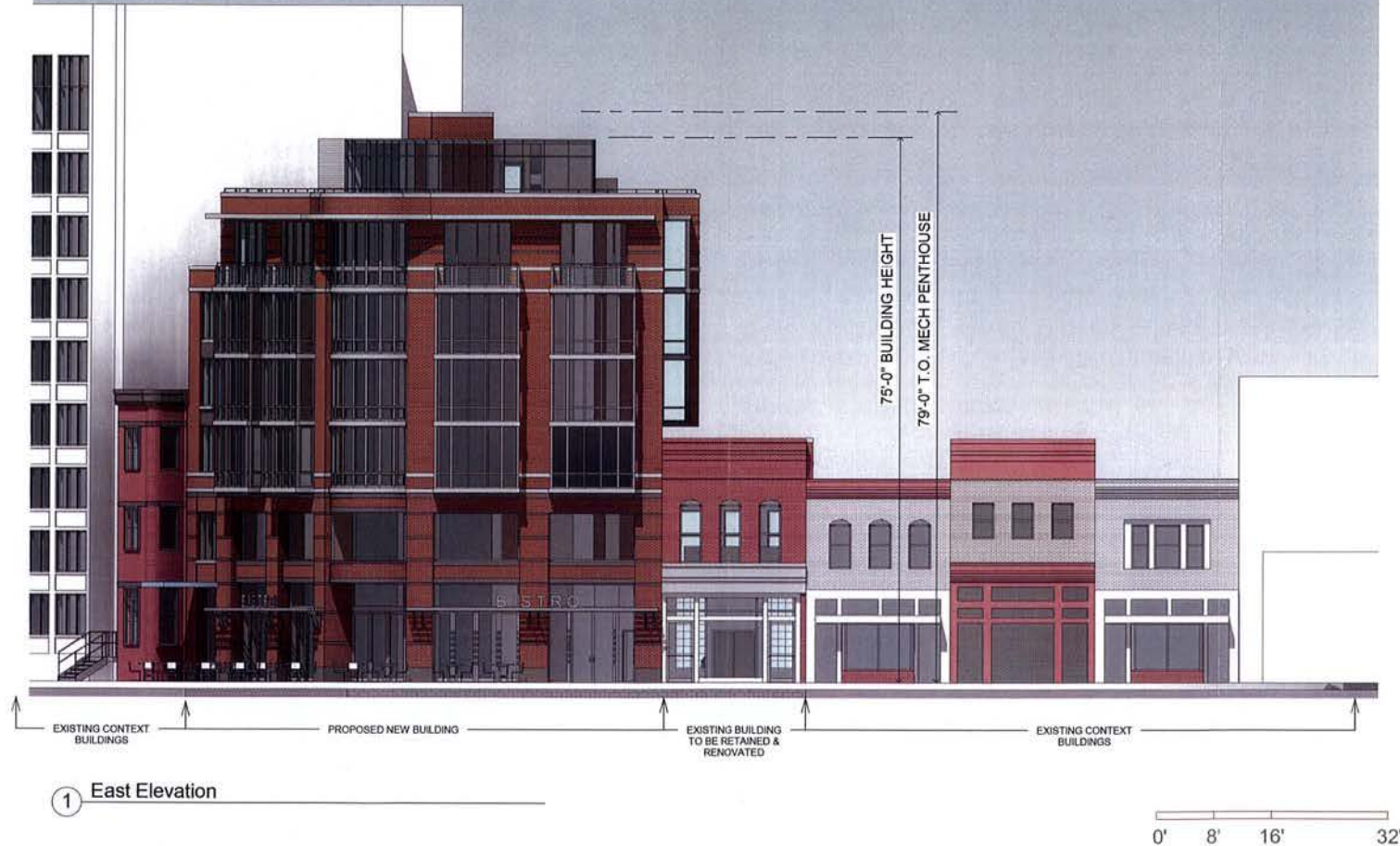
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East Elevation

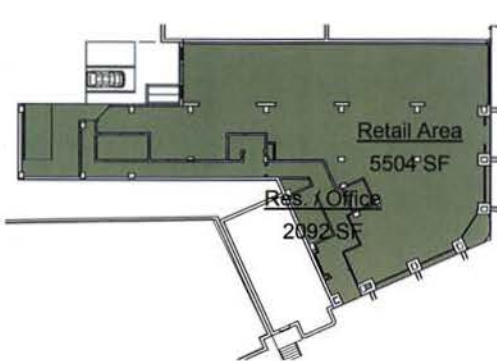
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① 1ST FLOOR
1" = 40'-0"



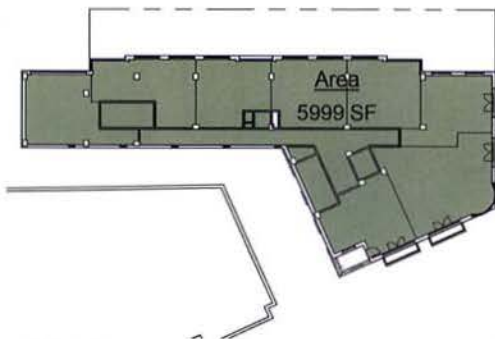
② 2ND FLOOR
1" = 40'-0"



③ 3RD FLOOR
1" = 40'-0"



④ 4TH - 5TH FLOORS
1" = 40'-0"



⑤ 6TH FLOOR
1" = 40'-0"



⑥ 7TH FLOOR
1" = 40'-0"

14th & Rhode Island
Abdo Development, LLC
Preliminary Tabulations

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7/30/2012

New Construction plus Existing 1404 14th Street						
Floor	New Const. Height ft.	Existing 1404 14th ft.	Parking Spaces	Zon. Gross g.s.f.	Retail Gross g.s.f.	Office Gross g.s.f.
Penthouse				1,506		1506
7	10.334			5,999		5,999
6	10.167			6,061		6,061
5	9.167			6,061		6,061
4	9.167			5,293		5,293
3	9.167			6,876	1,236	5,640
2	11	14		7,596	5,504	2,092
1	15.667	15.667		12	7,596	
Basement	12	10	4			
Totals	75	30	4	39,392	14,336	27,012
	75					30

1. Areas and dimensions are preliminary, approximate and subject to change.

Zoning	C-3-A Arts Overlay	
Site Area	8,207 sf	
Building Height	Allowable	Proposed
FAR	75 ft, 83.5 ft Mech.	65 ft main roof, 75 ft 7th / Penthouse, 79.0 Elevator Override
	4.0 / 4.8 w/ IZ	4.8
Allow. / Prop. Bldg Area w/ IZ	39,394 sf	39,392
Allowable Bldg Area w/ out IZ	32,828 sf	6,566
Lot Occupancy	75%	74%

1. Areas and dimensions are preliminary, approximate and subject to change.

Area Plans

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