

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 HEARING JANUARY 8, 2013

JAN 8 1
BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 18477
EXHIBIT NO. 32
Board of Zoning Adjustment
District of Columbia
CASE NO.18477
EXHIBIT NO.32



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

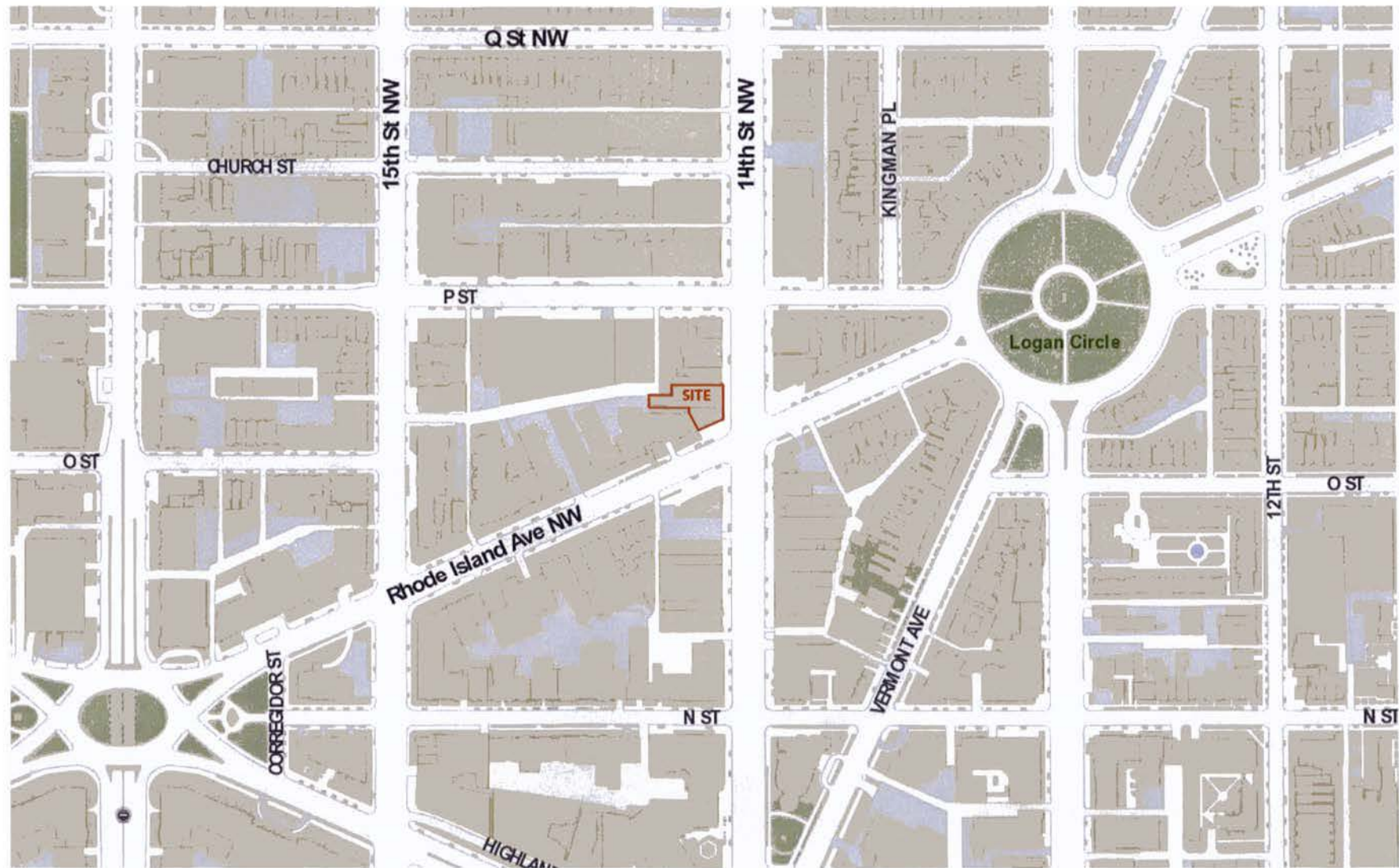
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Site Plan

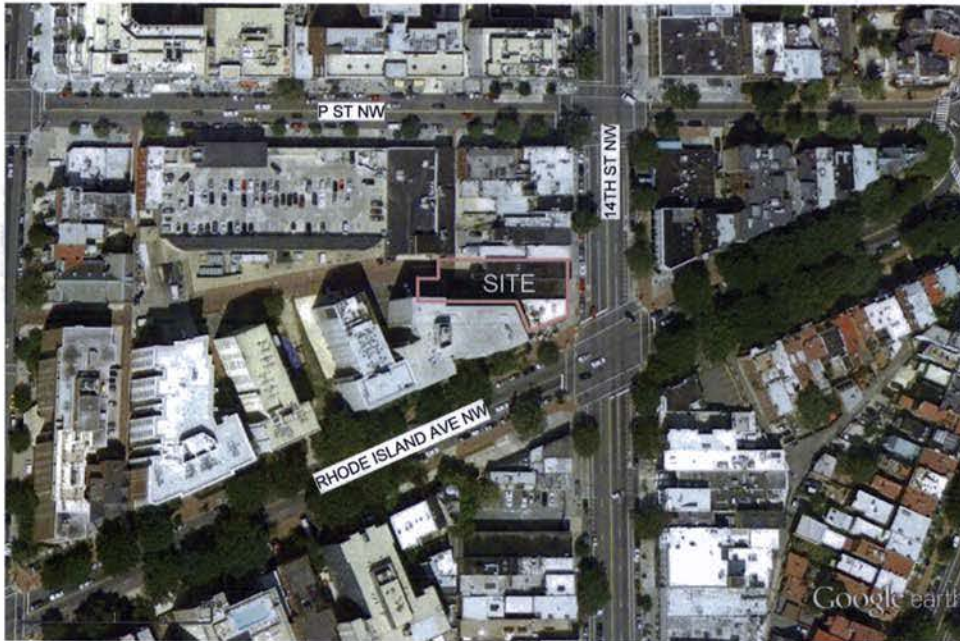
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AERIAL VIEW



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



EXISTING STREETSCAPE ALONG 14TH STREET

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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

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VIEW IN ADJACENT ALLEY LOOKING WEST TO 15TH STREET



VIEW IN ADJACENT ALLEY LOOKING NORTH TO P STREET



VIEW IN ADJACENT ALLEY LOOKING EAST TOWARDS SITE



VIEW IN ADJACENT ALLEY LOOKING SOUTH TOWARDS SITE

CONTEXT (ALLEY)

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EXISTING SOUTHEAST CORNER OF 14TH ST NW AND Q ST NW



"THE BENTLEY", APPROVED PROJECT SOUTH OF 14TH ST NW AND RHODE ISLAND AVE NW



EXISTING NORTHWEST CORNER OF 14TH ST NW AND P ST NW



EXISTING NORTHWEST CORNER OF Q ST NW

CONTEXT

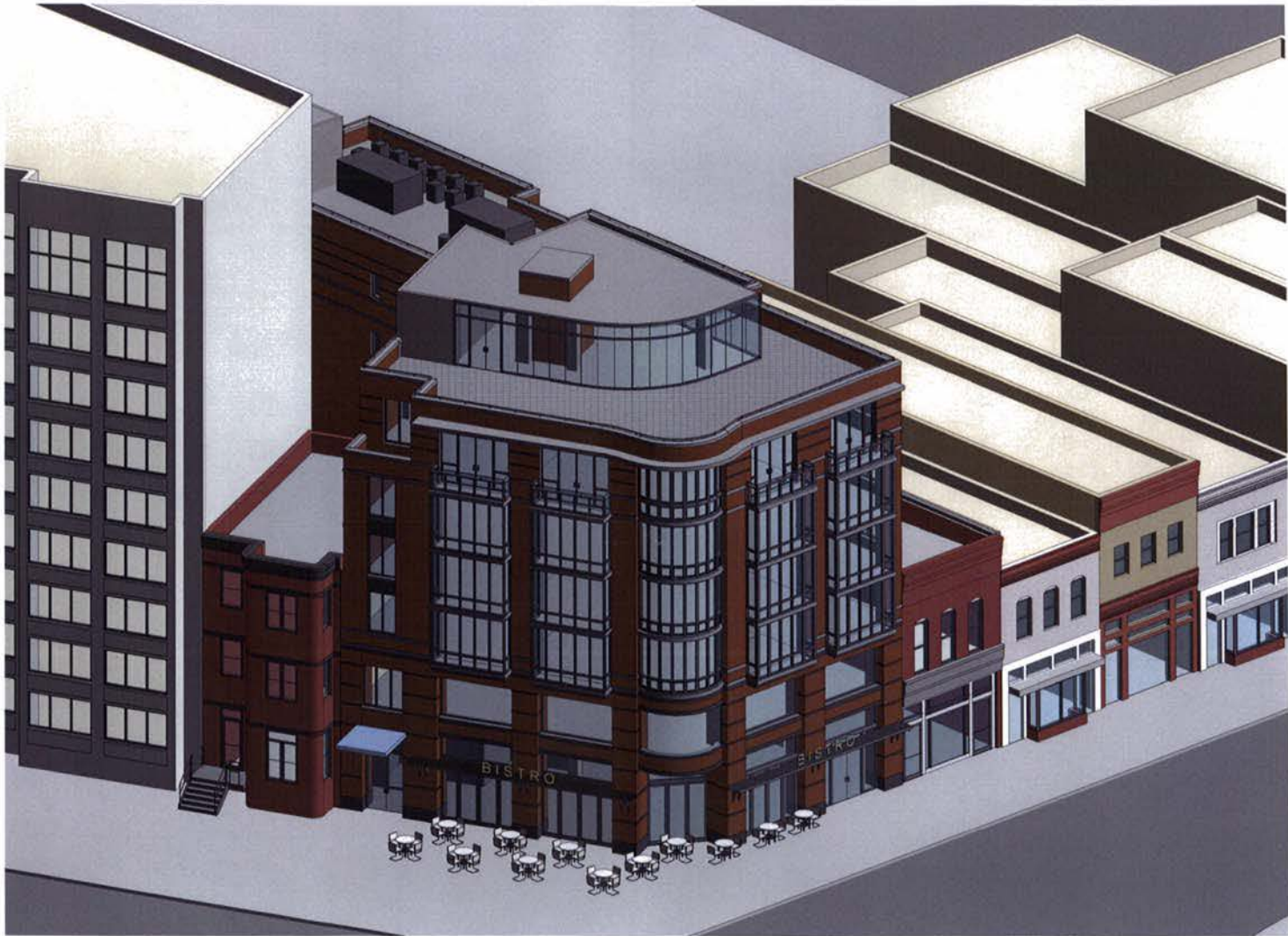
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AXONOMETRIC VIEW FROM SOUTHEAST

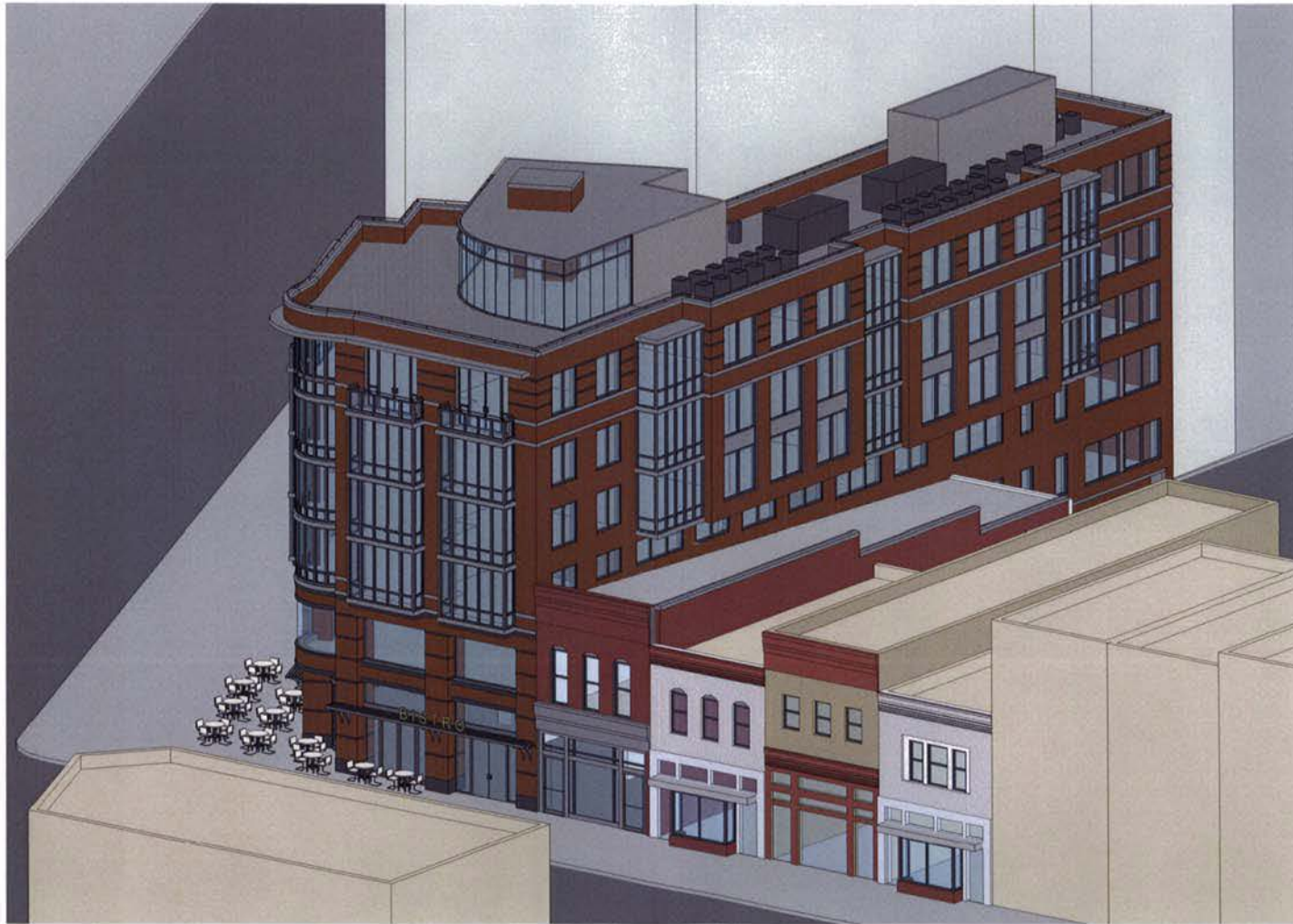
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AXONOMETRIC VIEW FROM NORTHEAST

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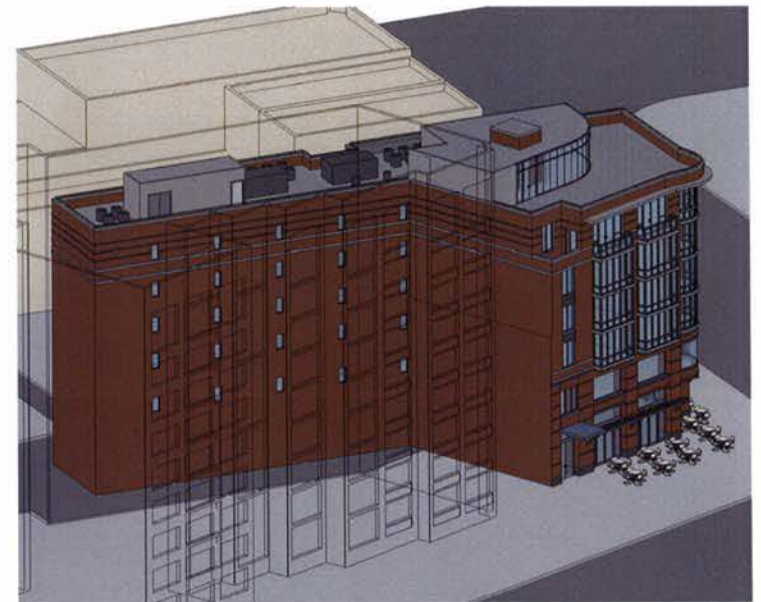
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AXONOMETRIC VIEW FROM ALLEY LOOKING SOUTH EAST



AXONOMETRIC VIEW FROM RHODE ISLAND AVE LOOKING NORTH EAST

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PERSPECTIVE ALONG 14TH ST LOOKING SOUTH



PERSPECTIVE FROM NORTHWEST CORNER

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PERSPECTIVE ALONG RHODE ISLAND LOOKING EAST



PERSPECTIVE FROM ACROSS 14TH ST LOOKING SOUTHWEST

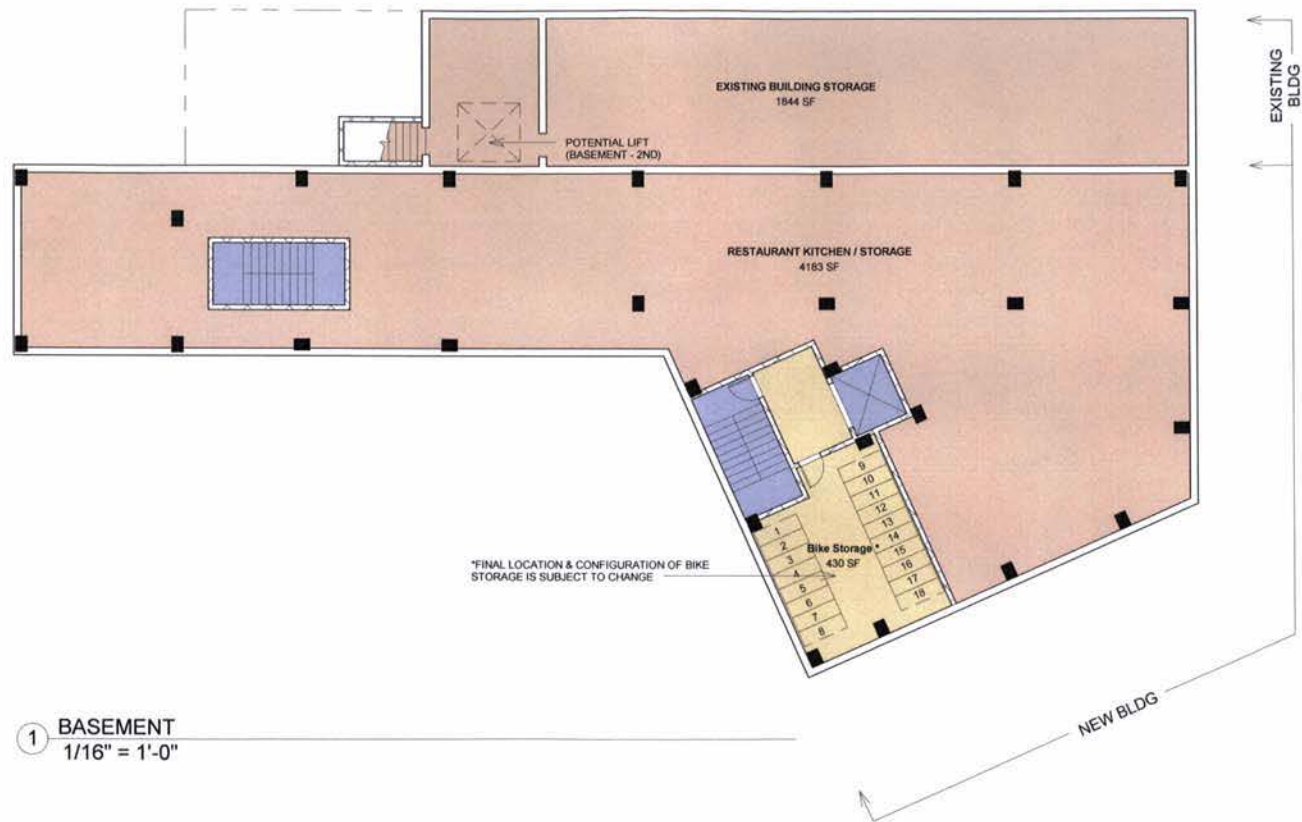
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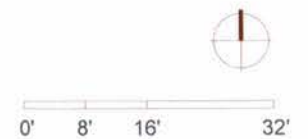


① BASEMENT
1/16" = 1'-0"

Basement Plan

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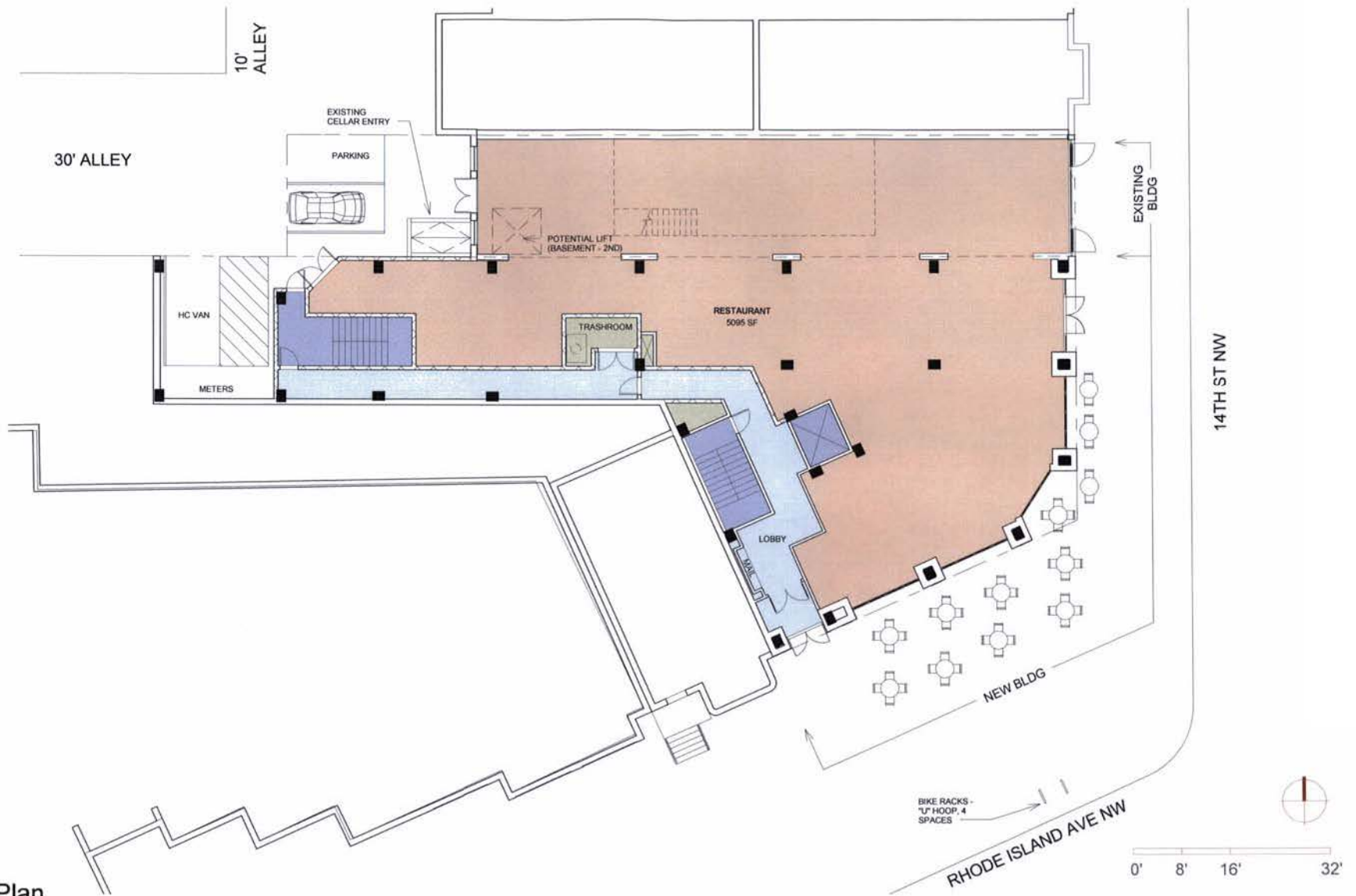
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1st Floor Plan

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3rd Floor Plan

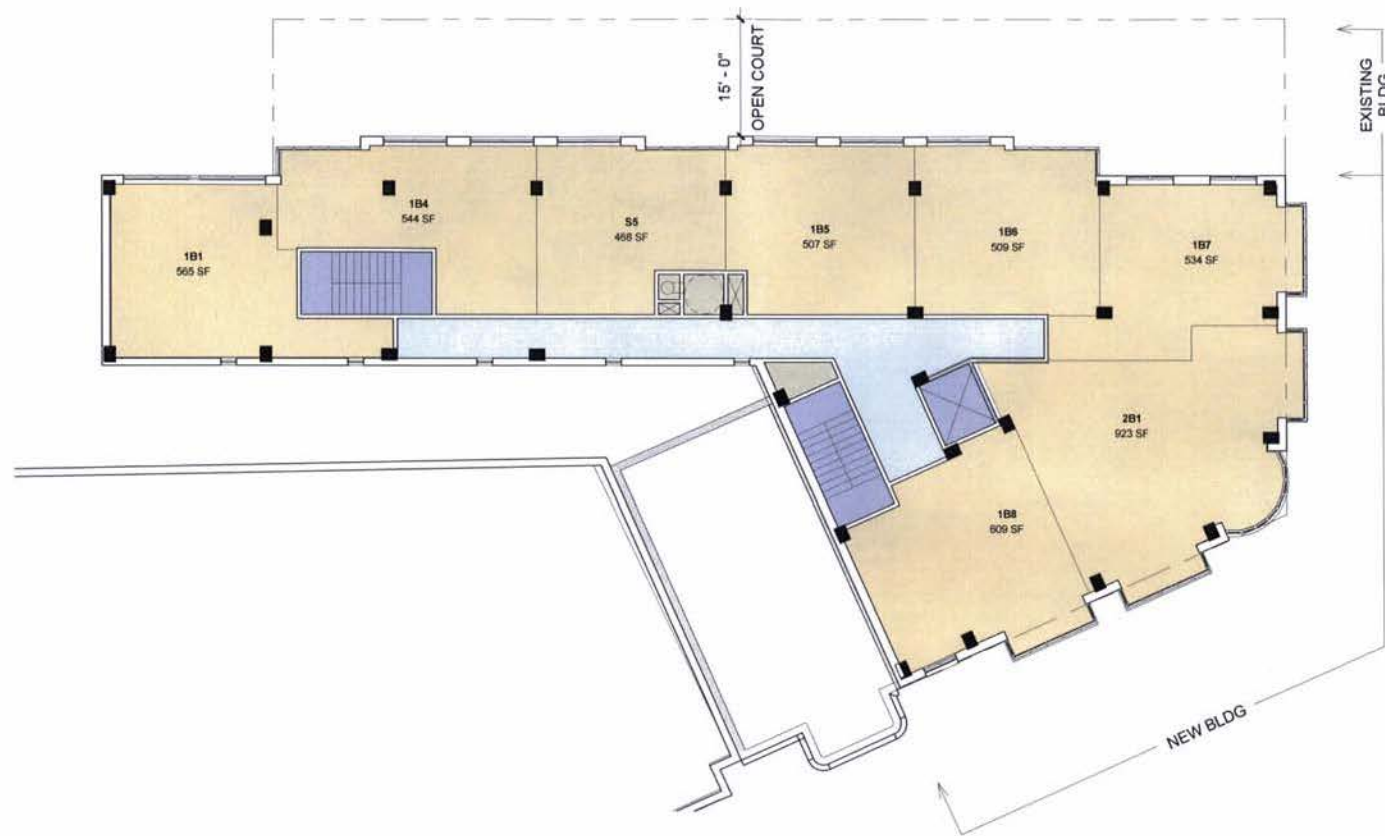
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*UNIT LAYOUTS SHOWN ARE PRELIMINARY. FINAL UNIT LAYOUT AND SIZES ARE SUBJECT TO CHANGE



0' 8' 16' 32'

4th - 5th Floor Plans

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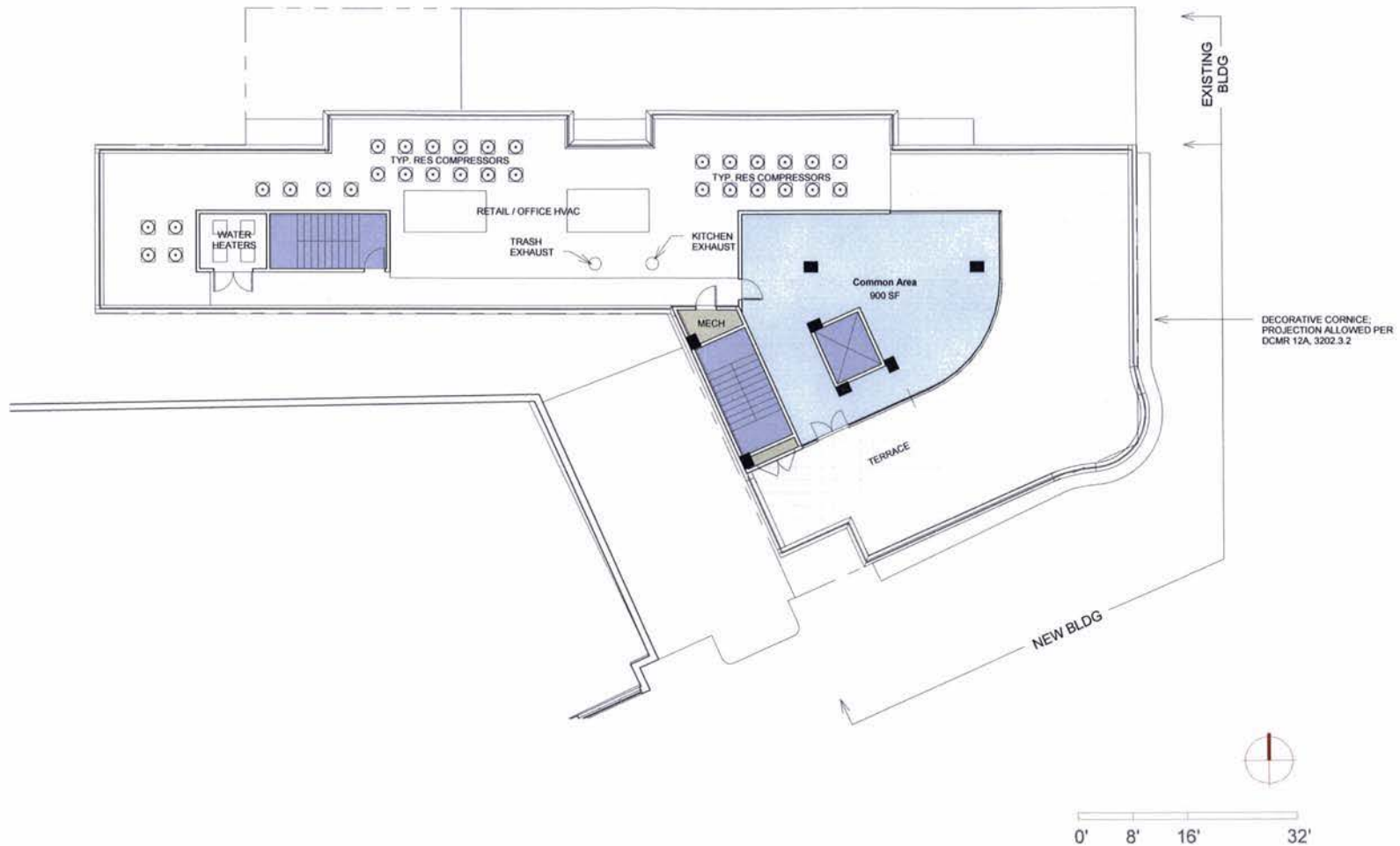
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① Section - North
1/16" = 1'-0"

0' 8' 16' 32'

North Elevation

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South Elevation

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East Elevation

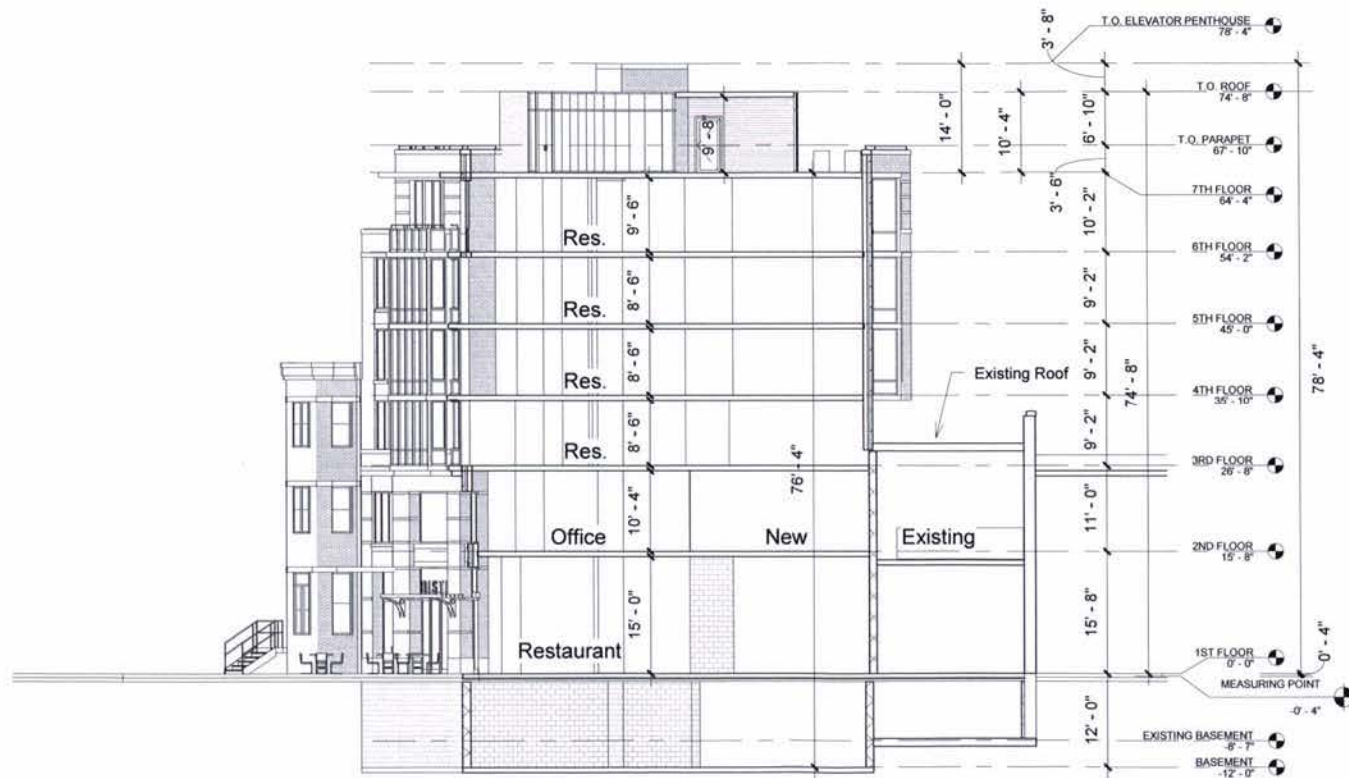
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0' 8' 16' 32'

Building Section

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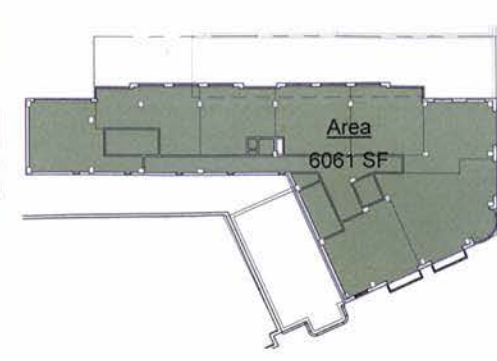
1 1ST FLOOR
1" = 40'-0"



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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7/00/2012

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.	Res. Gross g.s.f.	Dwell Units
Penthouse								
7	10.334			1,506			1,506	
6	10.167			5,999			5,999	8
5	9.167			6,061			6,061	8
4	9.167			6,061			6,061	8
3	9.167			5,293			5,293	6
2	11	14		6,876	1,236	5,640		
1	15.667	15.667		7,596	5,504		2,092	
Basement	12	10	4		7,596			
Totals	75	30	4	39,392	14,336	5,640	27,012	30
	75							

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 75 ft, 83.5 ft Mech.
FAR	4.0 / 4.8 w/ IZ
Allow. / Prop. Bldg Area w/ IZ	39,394 sf
Allowable Bldg Area w/ out IZ	32,828 sf
Lot Occupancy	75%
	Proposed 65 ft main roof, 75 ft 7th / Penthouse, 79.0 Elevator Override
	4.8
	39,392
	6,566
	74%

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

Area Plans

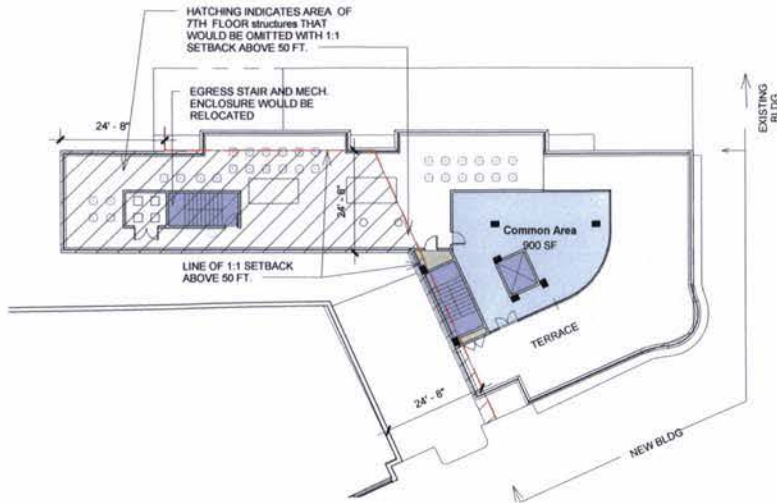
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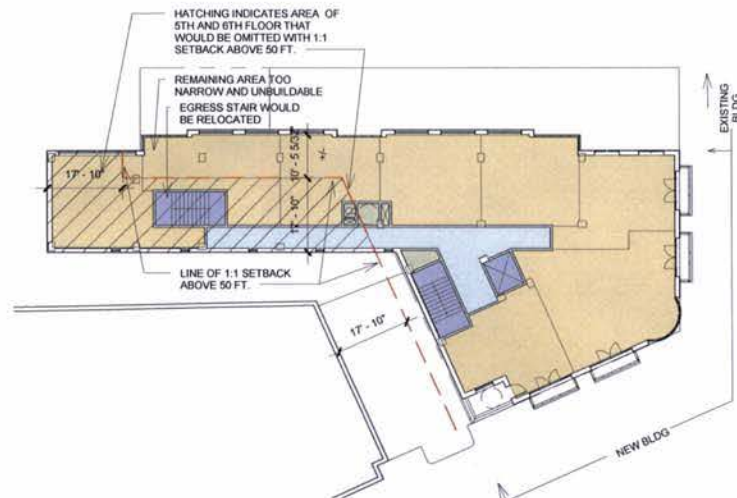
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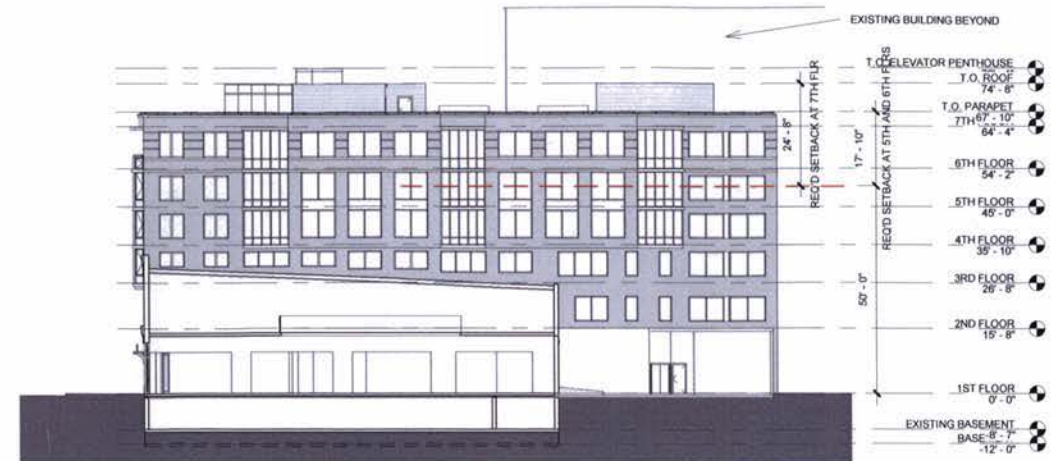
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② 7TH FLOOR - BZA SETBACK EXHIBIT
1" = 30'-0"



③ 6TH FLOOR - BZA SETBACK EXHIBIT
1" = 30'-0"



① SECTION - NORTH - BZA SETACK EXHIBIT
1" = 30'-0"

BZA Setback Exhibit

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