



1700 COLUMBIA RD, NW

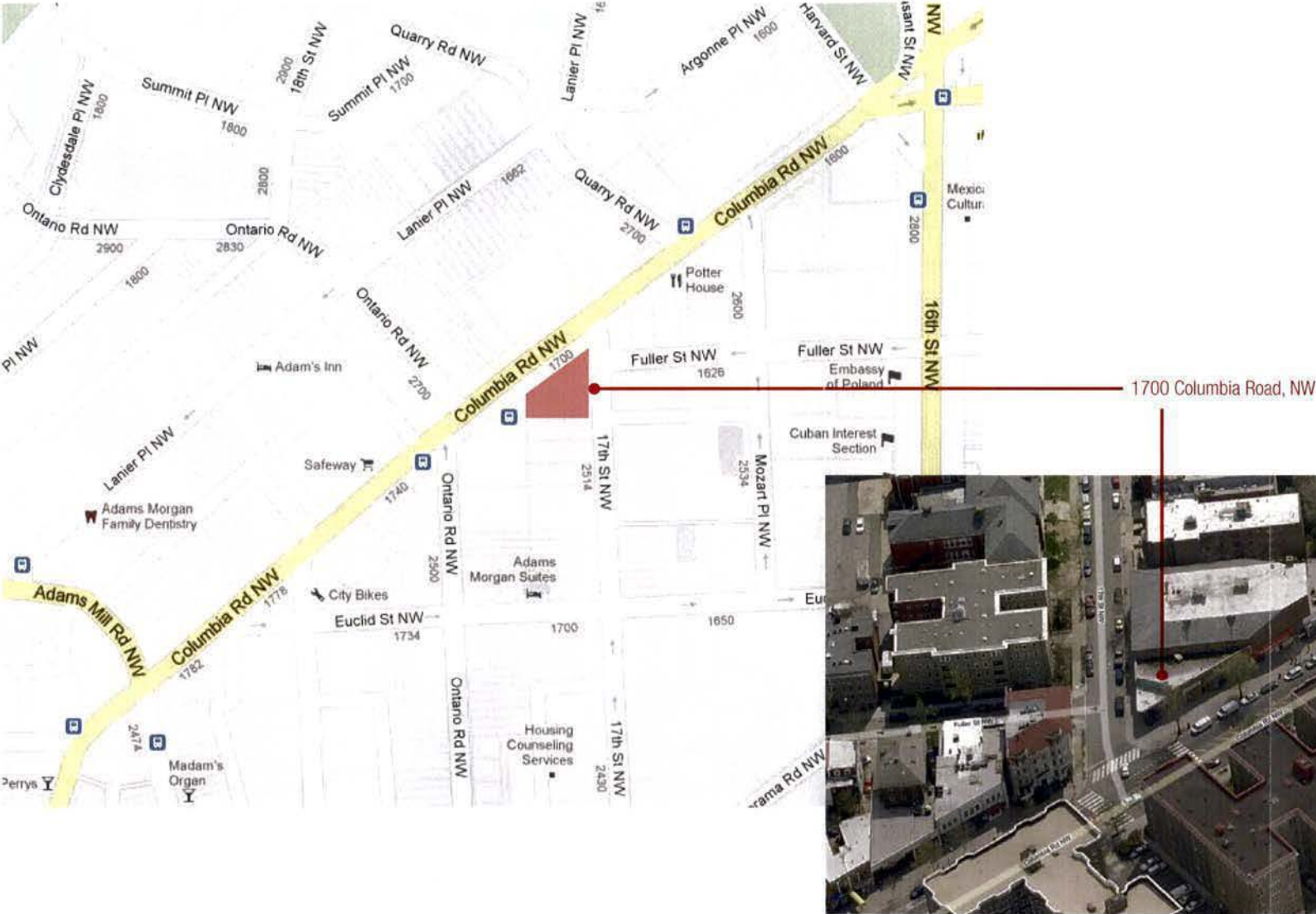
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Board of Zoning Adjustment Exhibits

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BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 1504
EXHIBIT NO. 8

SITE CONTEXT: PROJECT LOCATION MAP AND AERIAL PERSPECTIVE



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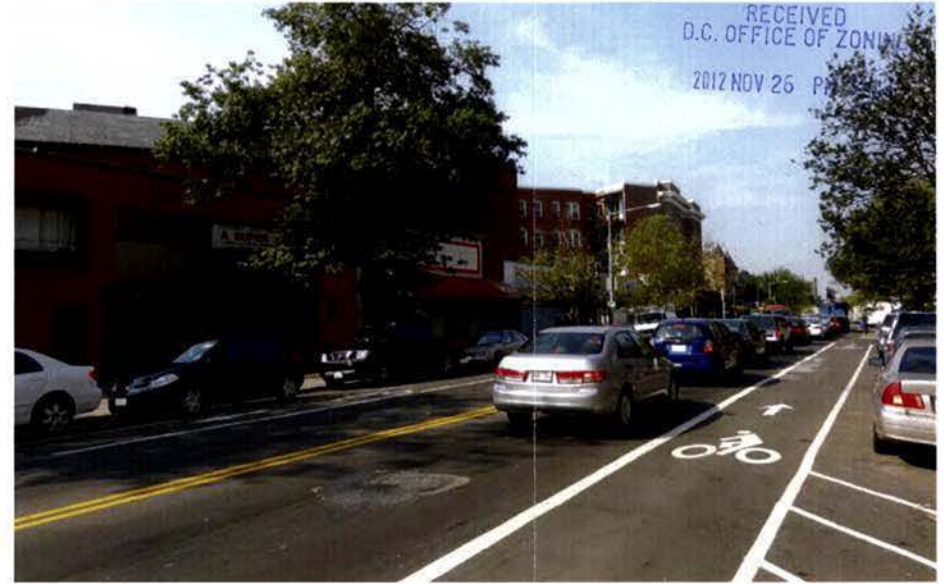
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SITE CONTEXT: EXISTING PHOTOS



1700 Columbia Road, NW

17th STREET



COLUMBIA ROAD



INTERSECTION OF 17th STREET AND COLUMBIA ROAD

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CORNER OF 17TH STREET AND COLUMBIA ROAD

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SITE CONTEXT: 17TH STREET, NW PHOTOS



1



2

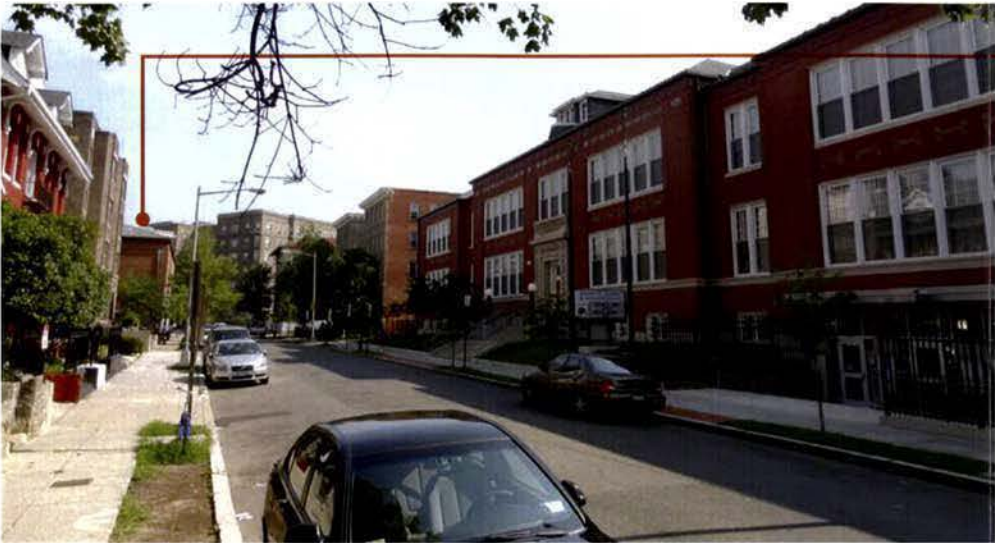
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SITE CONTEXT: 17TH STREET, NW PHOTOS



3



4

1700 COLUMBIA RD, NW

1700 Columbia Road, NW



SITE CONTEXT: COLUMBIA ROAD, NW PHOTOS



1



2



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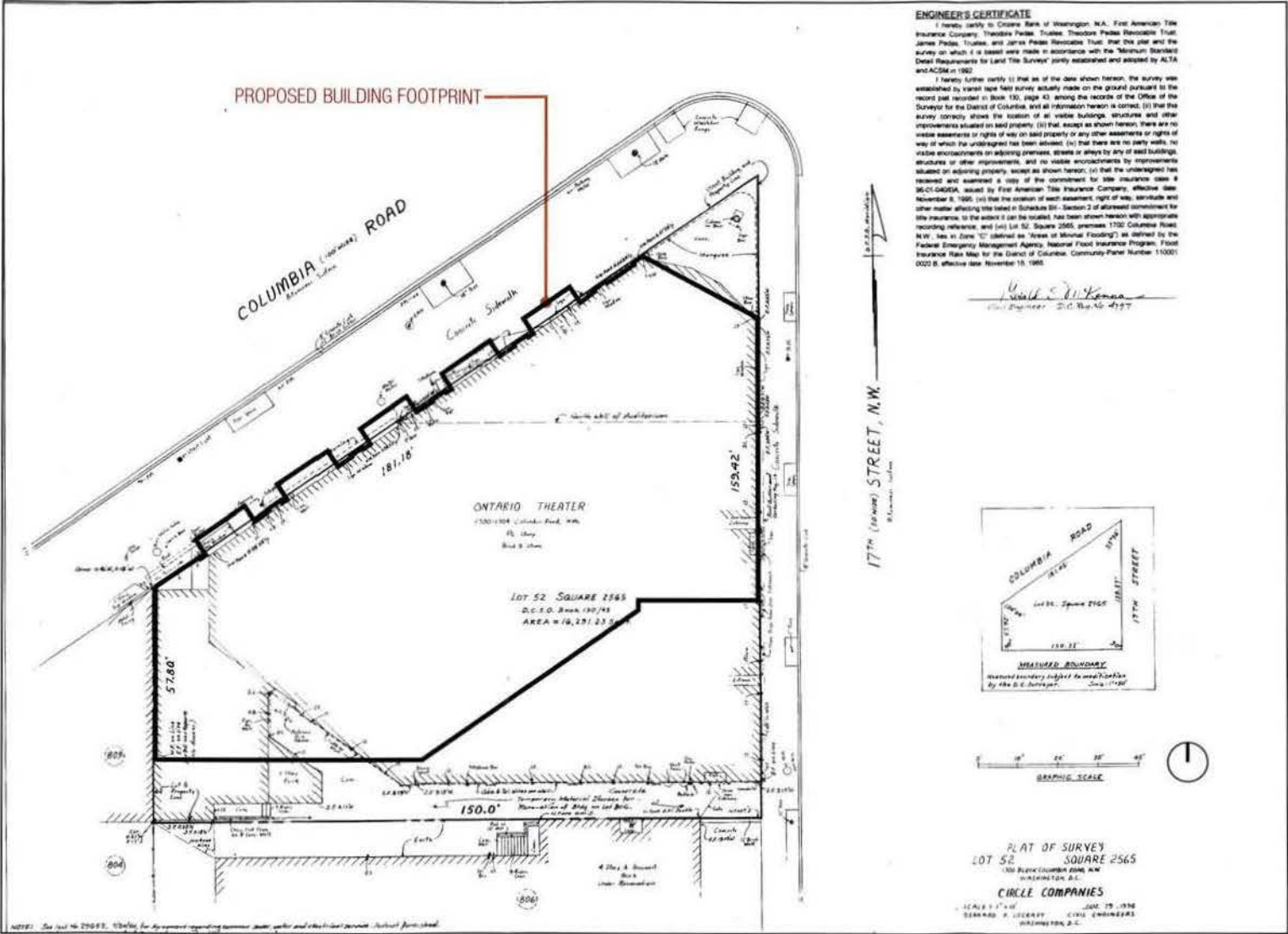
3



4



1700 COLUMBIA RD, NW



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PROPOSED BUILDING DESIGN: DATA SHEET

Board of Zoning Adjustment Application

Building Lot Area

	Total
Proposed Lot Area (GSF)	16,348

Building FAR Calculations

	Proposed	Allowable
	4.2	4.2
Proposed FAR Usage (SF)	68,623	68,662

Gross Floor Area Calculations

	Proposed Renovation
Gross Measured Floor Area	
Parking Level P1	16,348
Ground Floor	11,780
Mezzanine	496
Second Floor	11,448
Third Floor	10,555
Fourth Floor	11,448
Fifth Floor	11,448
Sixth Floor	11,448
TOTAL	84,971
Penthouse	11,550

Penthouse FAR Calculations

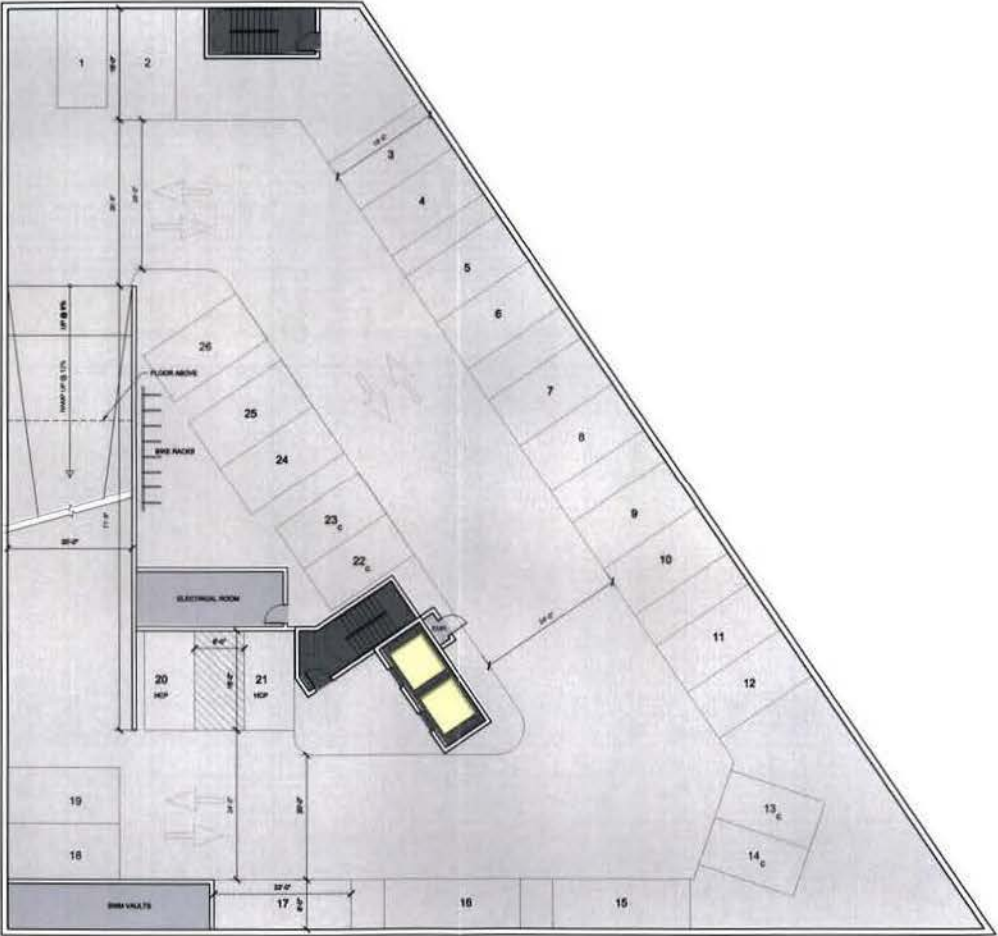
	Proposed	Allowable
	0.23	0.37
Proposed FAR Usage (SF)	2,633	4,274

New Building Height Calculations

	New Slab	New Elevation
Building Elevations (FT)		
Parking Level P1	-10'-0"	184.5
Ground Floor	0'-0"	194.5
Second Floor	18'-0"	212.5
Third Floor	28'-0"	222.5
Fourth Floor	38'-0"	232.5
Fifth Floor	48'-0"	242.5
Sixth Floor	58'-0"	252.5
Roof	68'-0"	262.5
Parapet	70'-0"	264.5
Penthouse (Mechanical)	80'-0"	274.5
Penthouse (Elevator overrun)	88'-0"	282.5

Height Elevation	Measuring Point	Building Height
264.5	194.5	70.00
		Allowable
		70.00

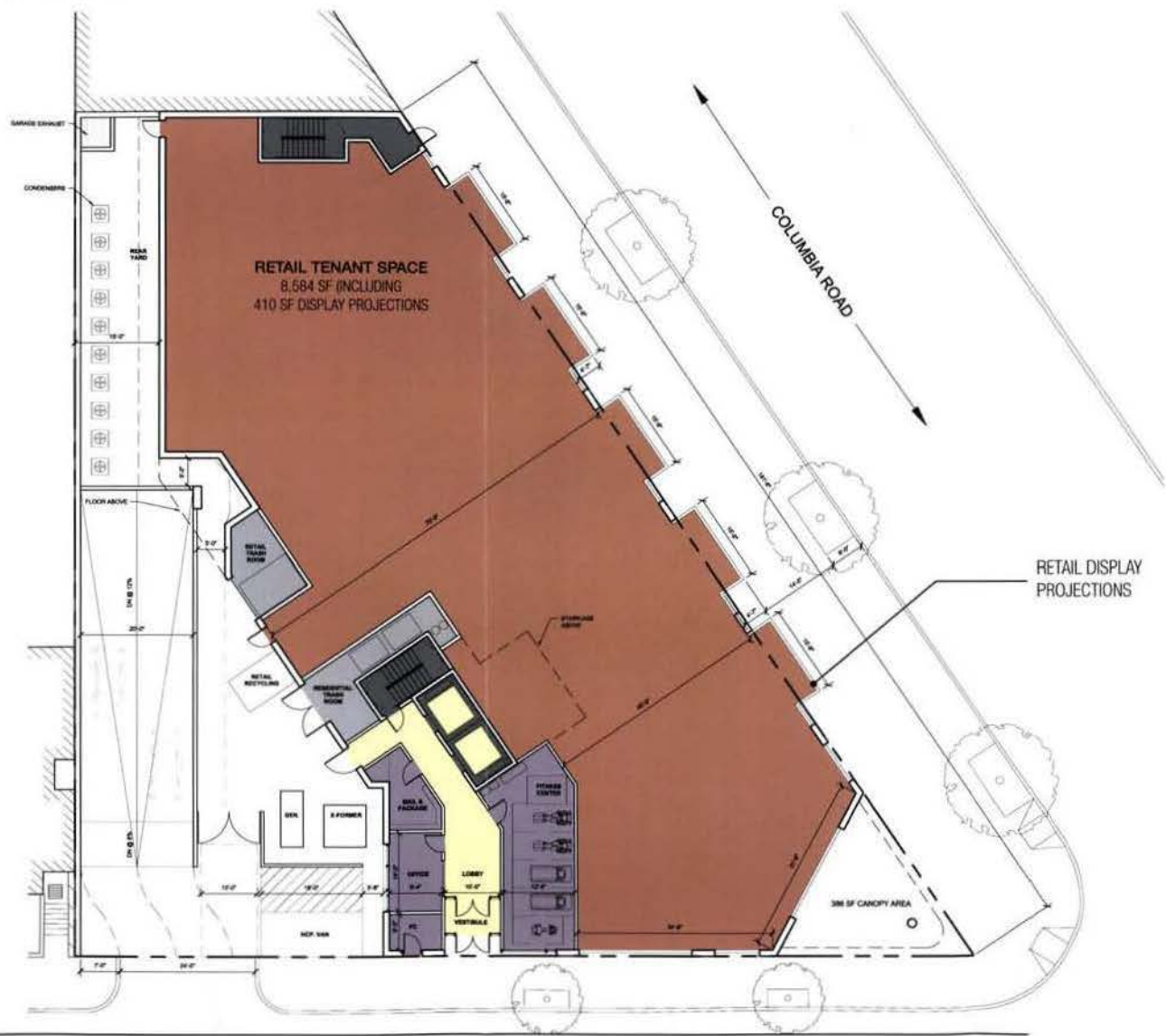
PROPOSED BUILDING DESIGN: GARAGE P1 LEVEL PLAN



PARKING TABULATION
26 SPACES @ P1 LEVEL 1 HCP VAN @ GROUND LEVEL
TOTAL 27 SPACES


SC: 1"=20'-0"

PROPOSED BUILDING DESIGN: GROUND LEVEL PLAN



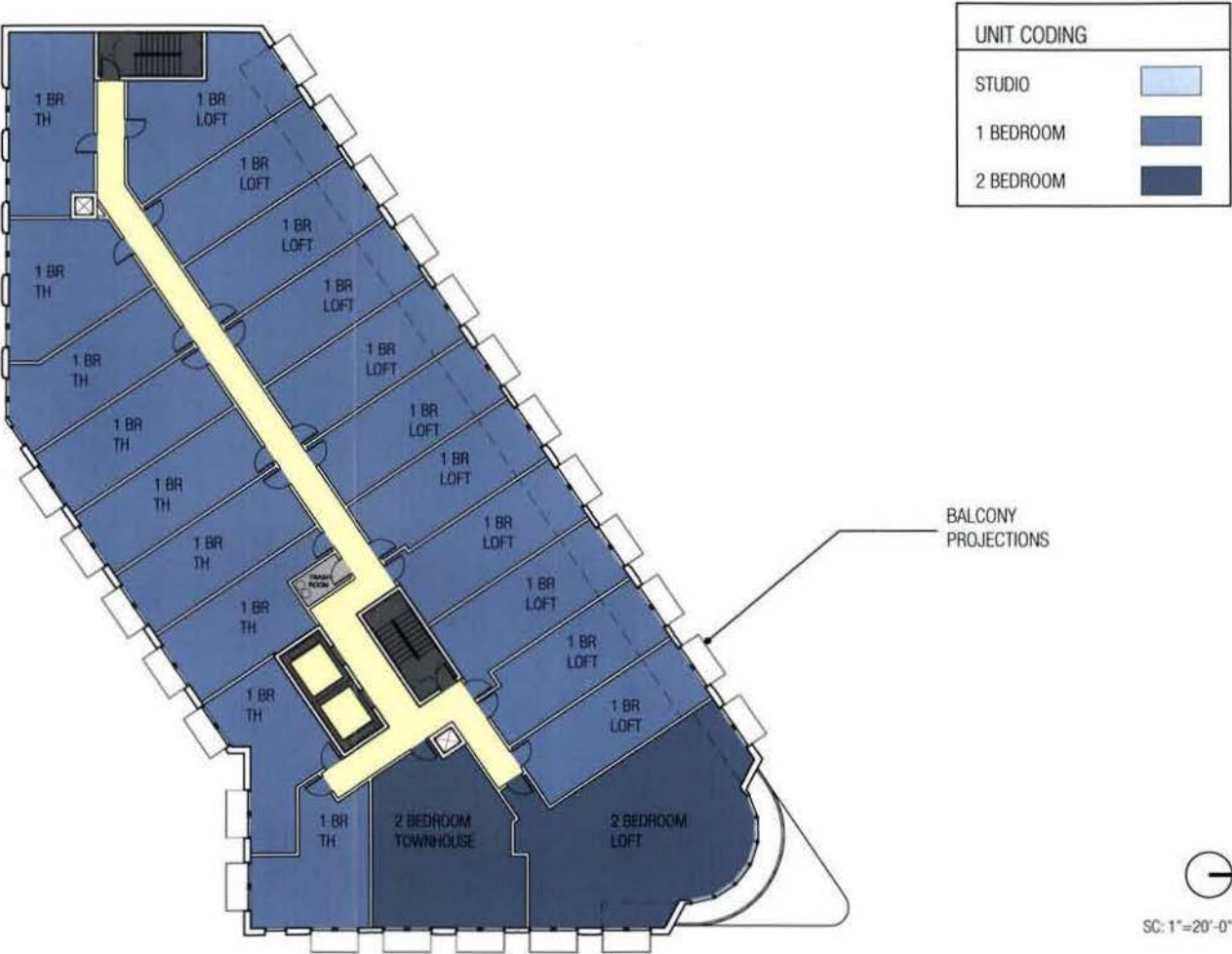
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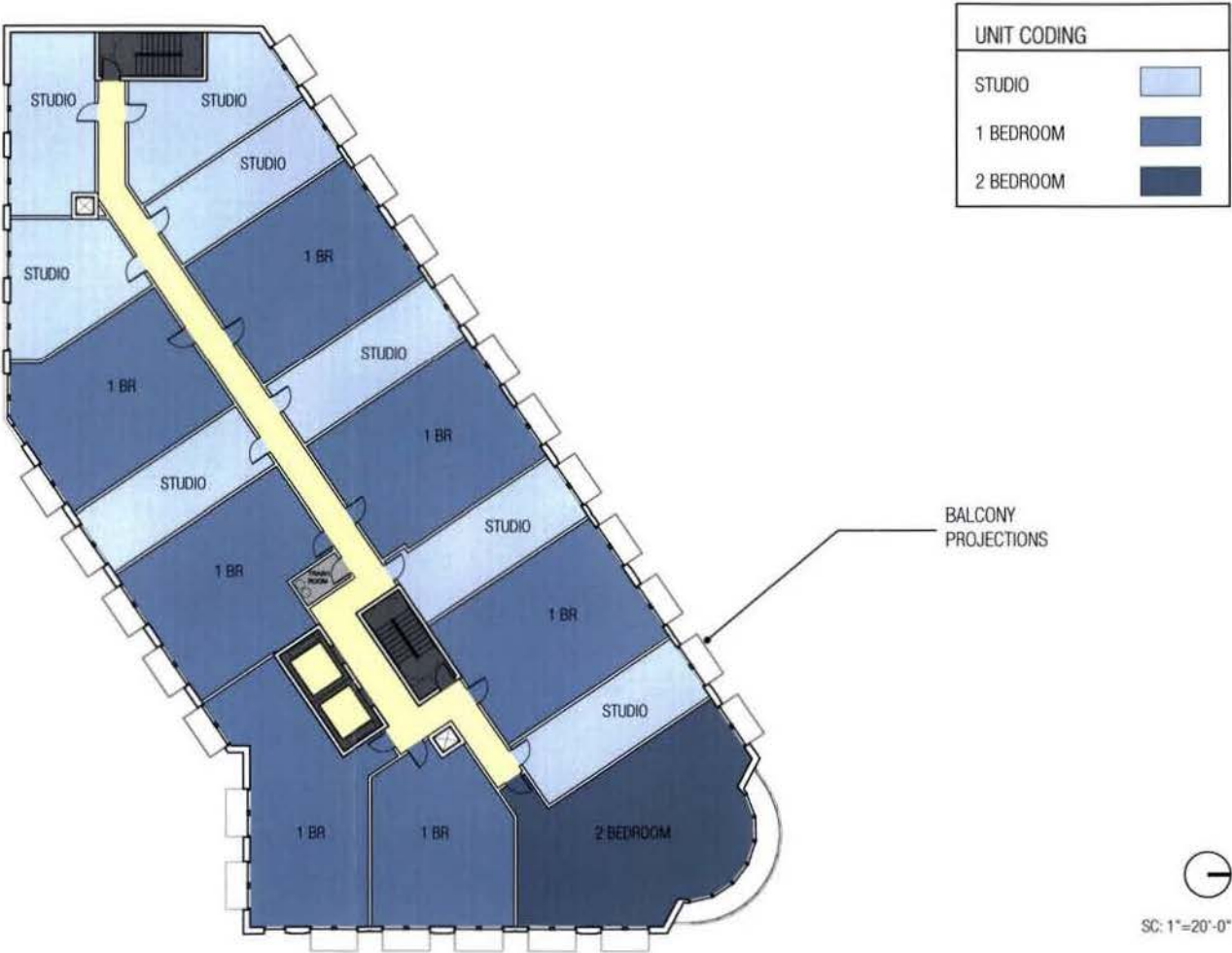
PROPOSED BUILDING DESIGN: 2ND LEVEL PLAN



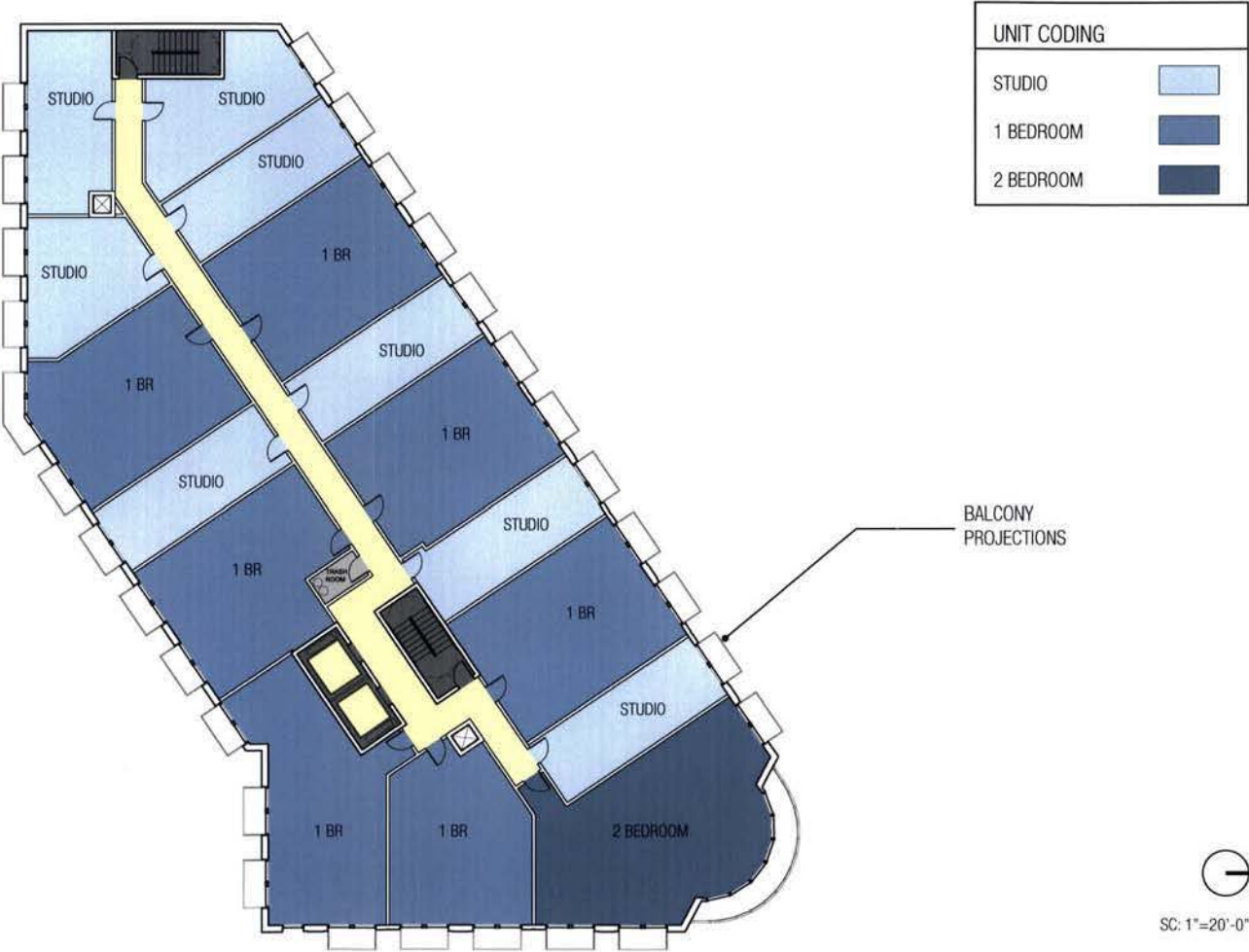
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PROPOSED BUILDING DESIGN: 5TH LEVEL PLAN



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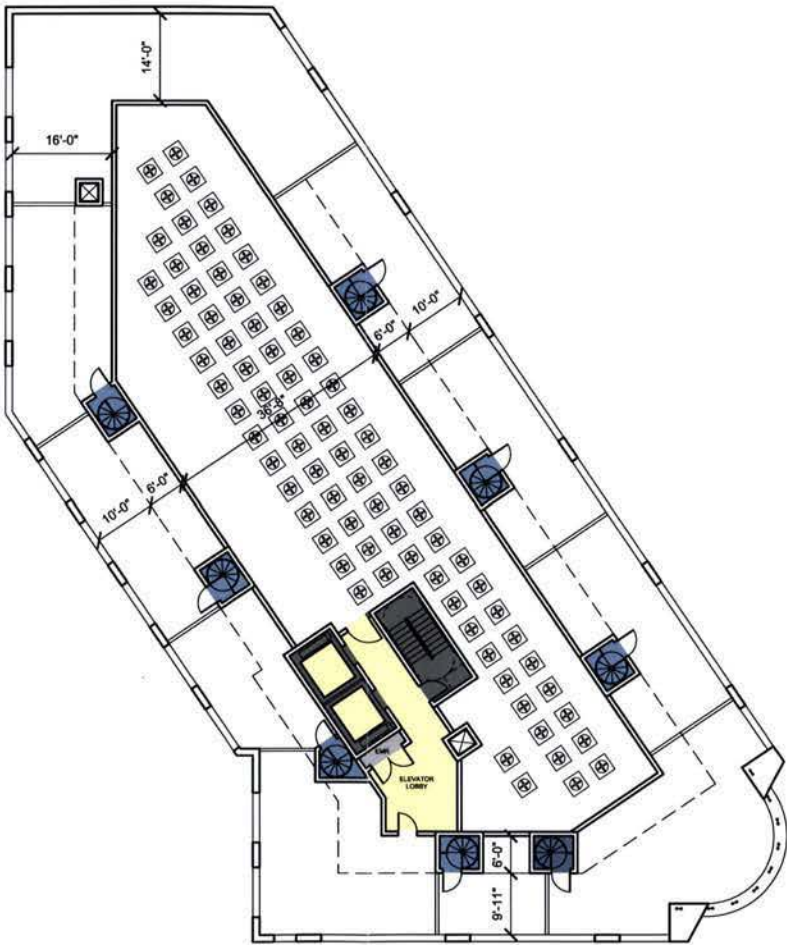
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PROPOSED BUILDING DESIGN: 6TH LEVEL PLAN



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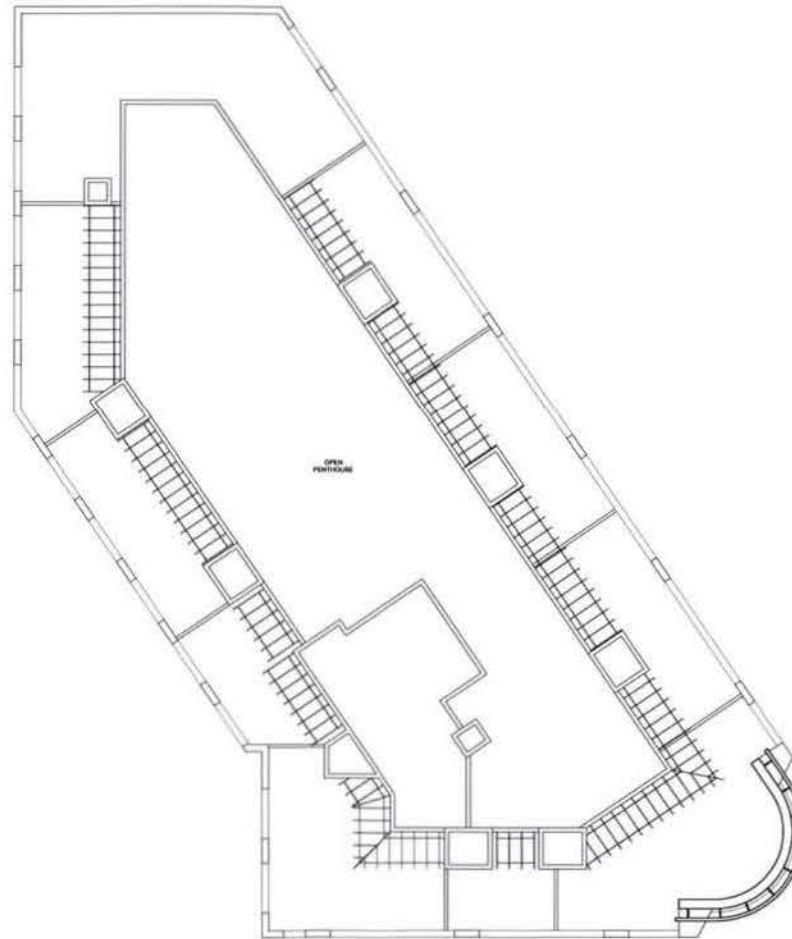


FLOOR AREA RATIO
TOTAL ROOF AREA: 11,500 SF
PROPOSED PH AREA: 2,633 SF
PROPOSED PENTHOUSE FAR: 0.23
ALLOWABLE PH AREA: 4,274 SF
ALLOWABLE PH FAR: 0.37



SC: 1"=20'-0"

PROPOSED BUILDING DESIGN: ROOF LEVEL PLAN



SC: 1"=20'-0"

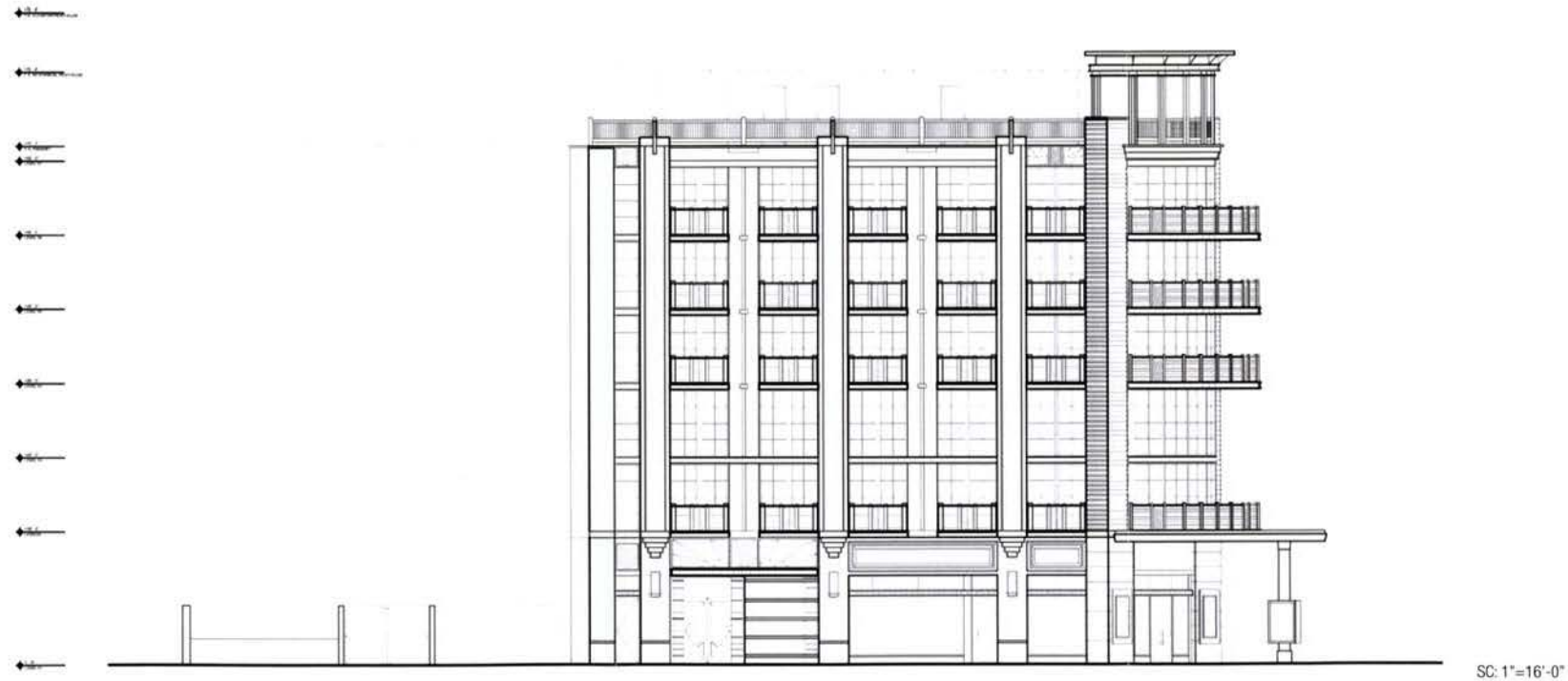
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PROPOSED BUILDING DESIGN: COLUMBIA ROAD ELEVATION



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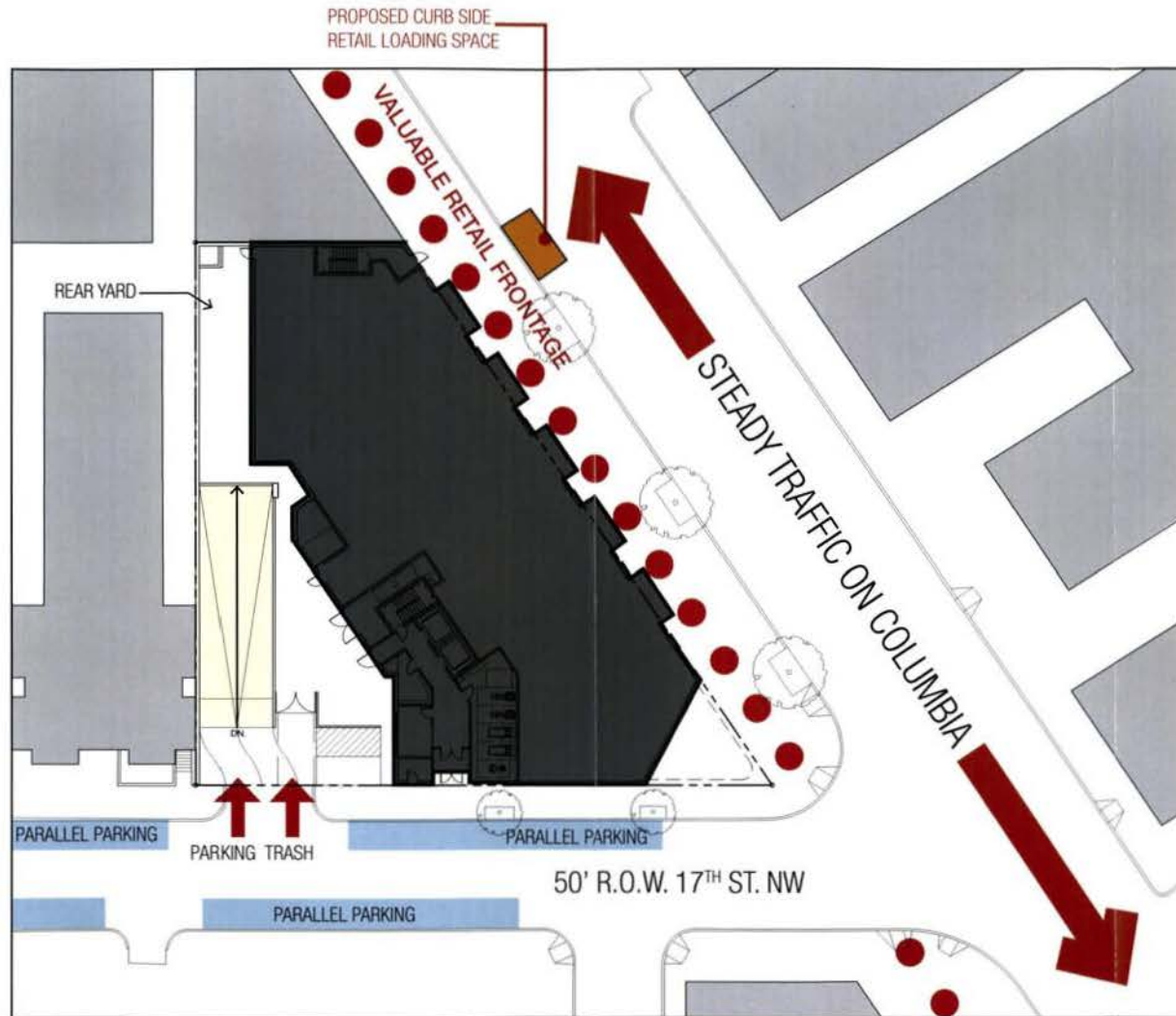
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PROPOSED LOADING: SITE PLAN DIAGRAM

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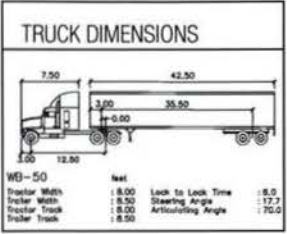
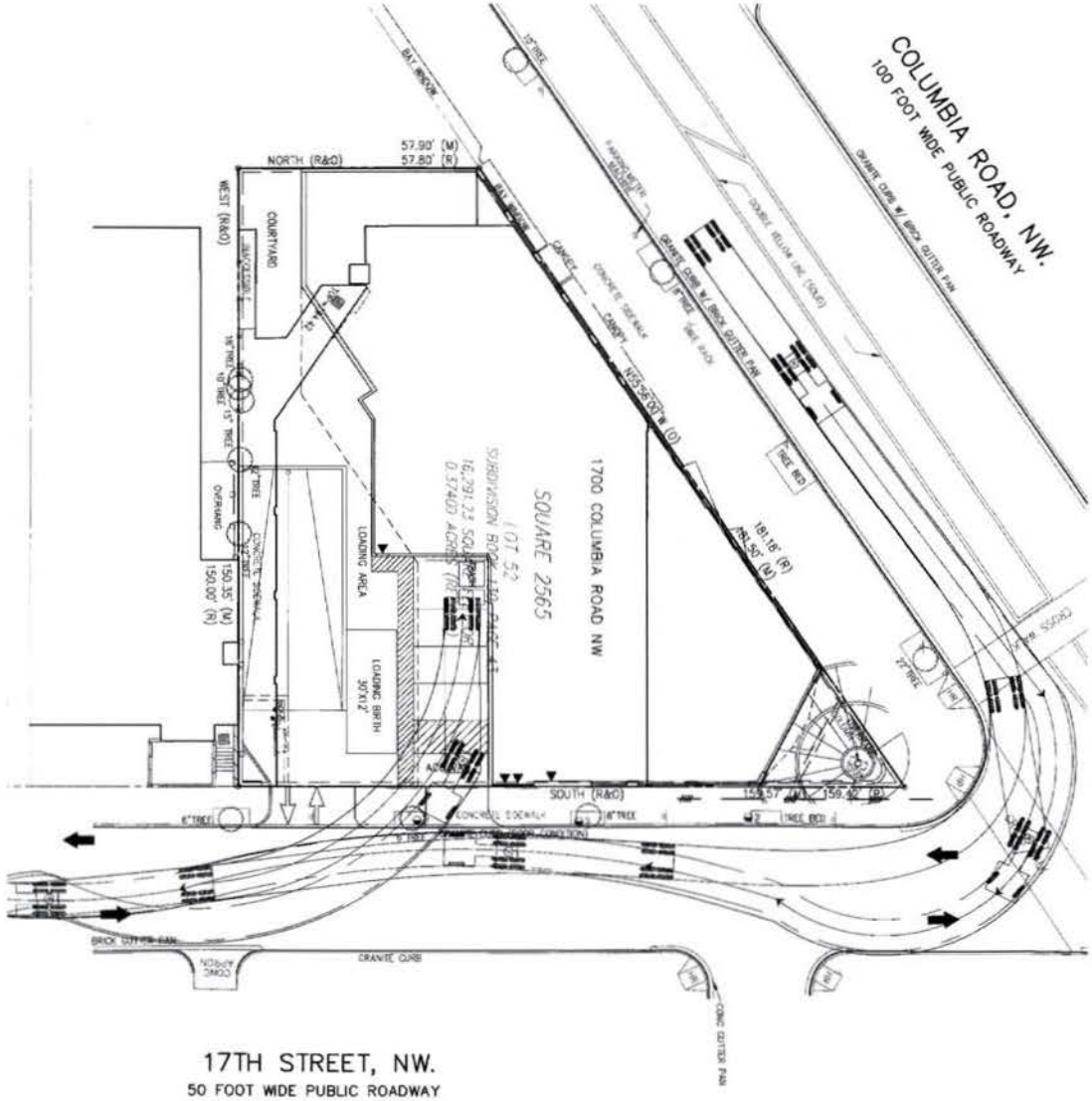
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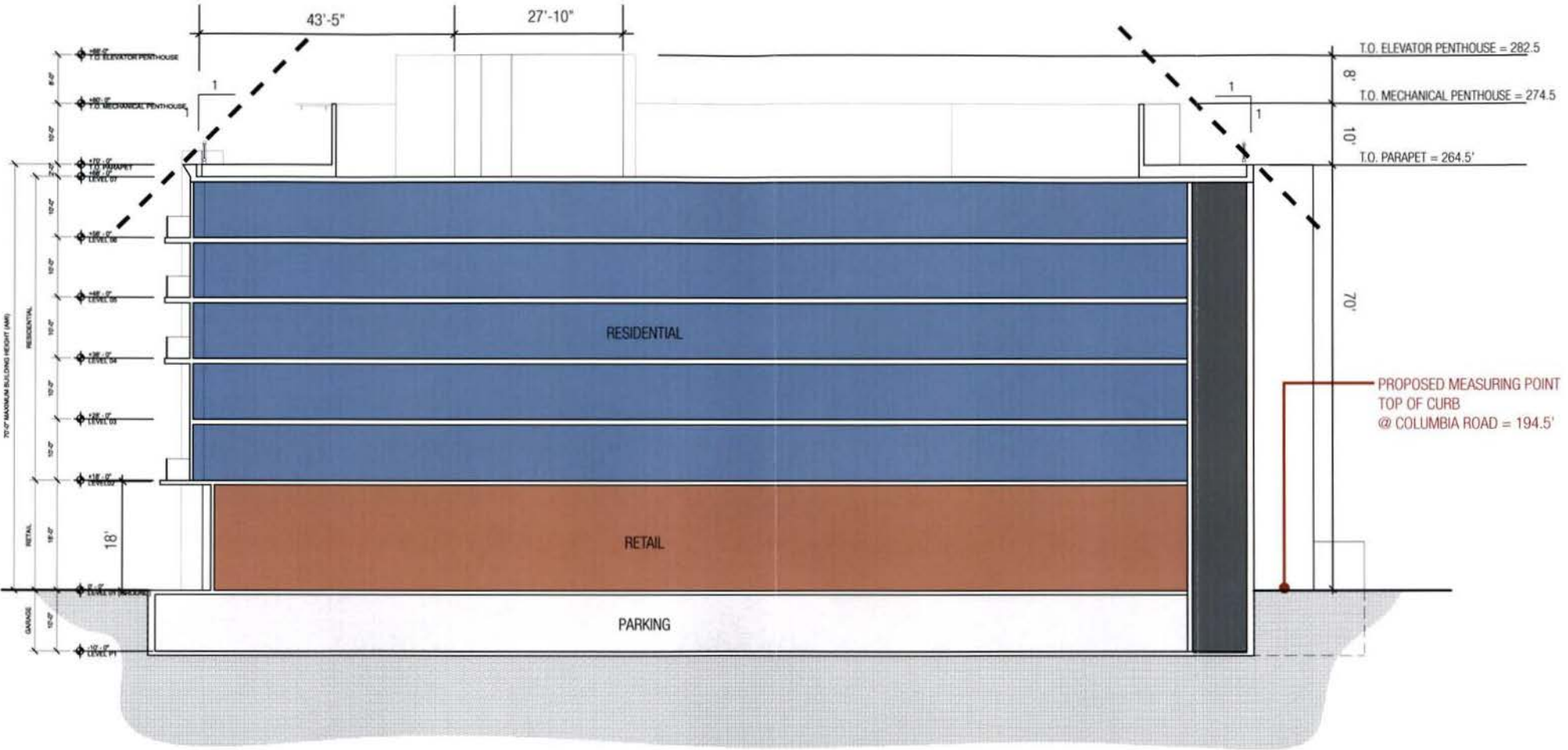


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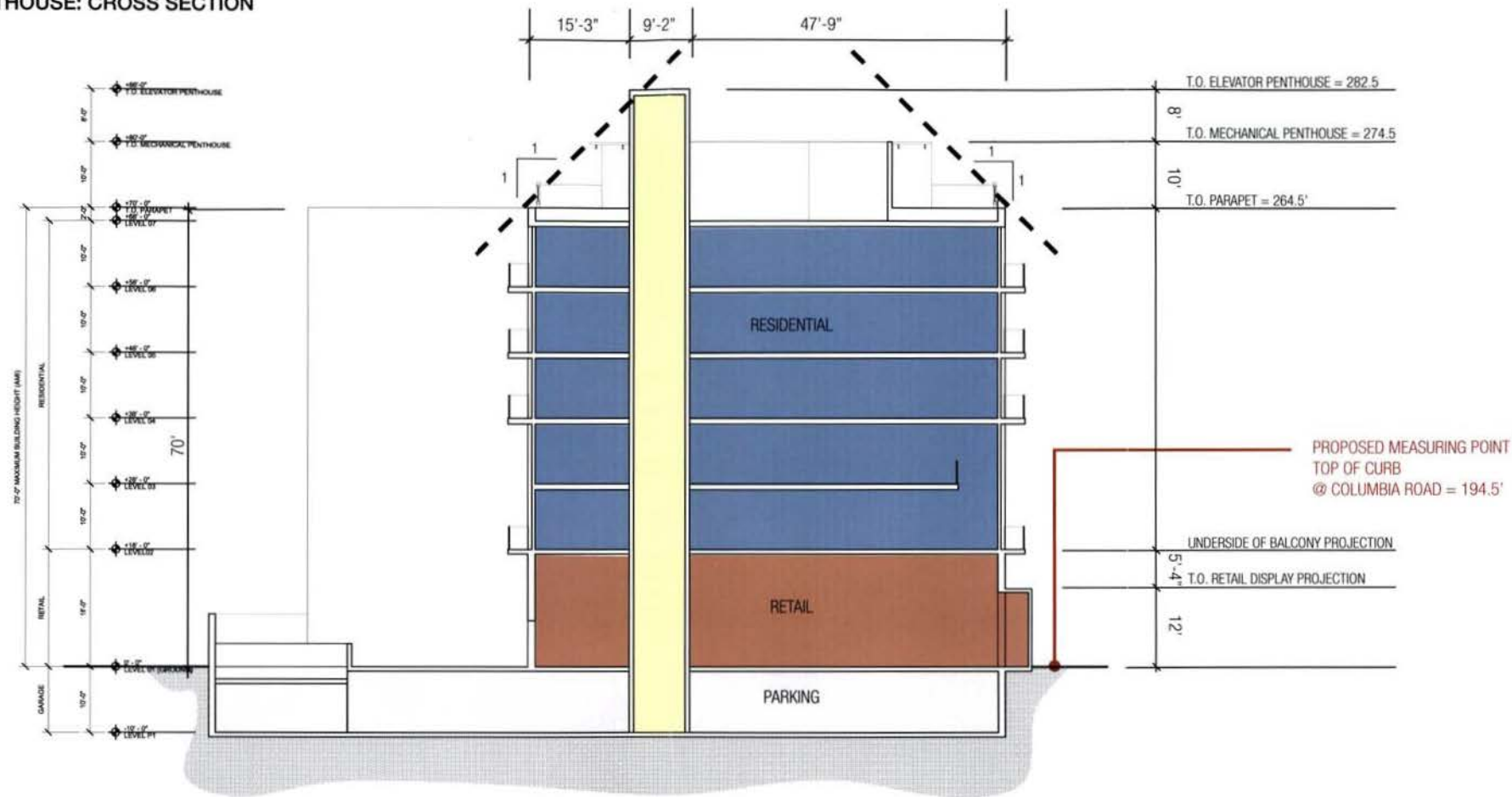
PROPOSED PENTHOUSE: LONGITUDINAL SECTION



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PROPOSED PENTHOUSE: CROSS SECTION



SC: 1"=16'-0"

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