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LABORERS INTERNATIONAL UNION OF NORTH AMERICA

905 16TH STREET NW, WASHINGTON DC 20006

BZA SUBMISSION 06.07.2013

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 18621
EXHIBIT NO. 10

Gensler

Board of Zoning Adjustment
District of Columbia
CASE NO.18621
EXHIBIT NO.10



1) VIEW FROM 16TH AND EYE STREET NW LOOKING NORTH-EAST



2) VIEW FROM 16TH STREET NW LOOKING EAST



3) VIEW FROM EYE STREET NW LOOKING WEST



4) VIEW FROM 16TH STREET NW LOOKING SOUTH



5) VIEW FROM 16TH STREET NW LOOKING NORTH



PHOTO KEY

CONTEXT PHOTOS



1) VIEW OF LOWER PENTHOUSE WEST ELEVATION



2) VIEW OF LOWER PENTHOUSE SOUTH ELEVATION



3) VIEW FROM EYE STREET NW LOOKING EAST



4) VIEW OF LOWER PENTHOUSE EAST ELEVATION

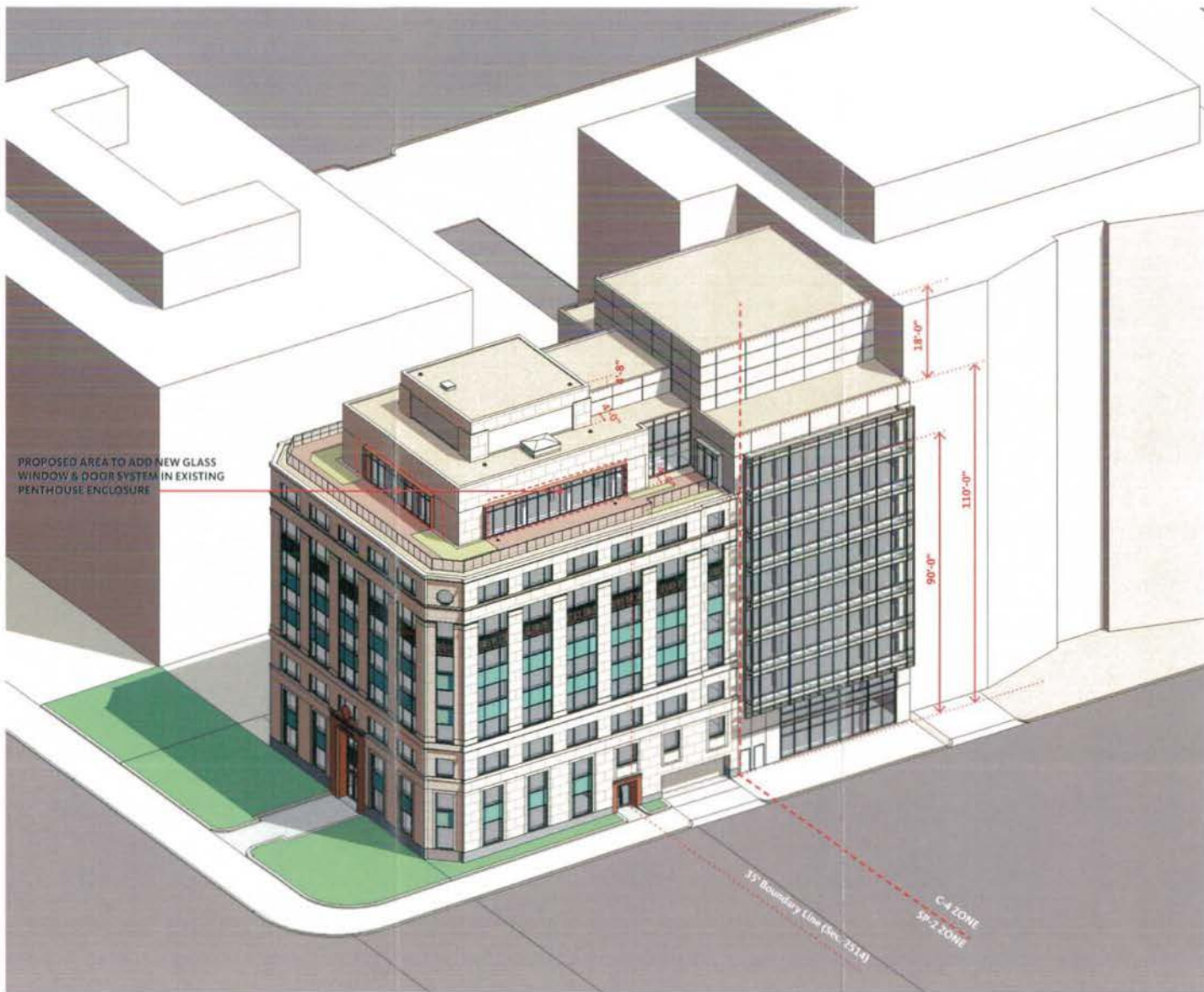


5) VIEW OF LOWER PENTHOUSE NORTH ELEVATION



PHOTO KEY

CONTEXT PHOTOS



Zoning Analysis

	Existing:	Addition:	Total:
Zone:	SP-2	C-4	
FAR:	3.5 (Built at 7.3)	10.0	
Land Area:	10,400 SF	5,421 SF	15,821 SF
Max FAR (Grandfathered):	49,348 GSF	90,610 GSF	139,958 GSF
Max. Bldg. Height:	90'-0"	130'-0"	130'-0"
Parking Req.:	1:2400 SF over 2000 SF (25% Reduction for Metro Proximity)	1:2400 SF over 2000 SF (25% Reduction for Metro Proximity)	1:2400 SF over 2000 SF (25% Reduction for Metro Proximity)
Loading Req.:			None - Waiver per Historic District

Proposed Building

	Existing:	Addition:	Total:
FAR:	80,455 GSF	49,551 GSF	130,007 GSF
Bldg. Height:	110'-0"	110'-0"	110'-0"
Parking:			54
Zoning Required:			67
Provided:			

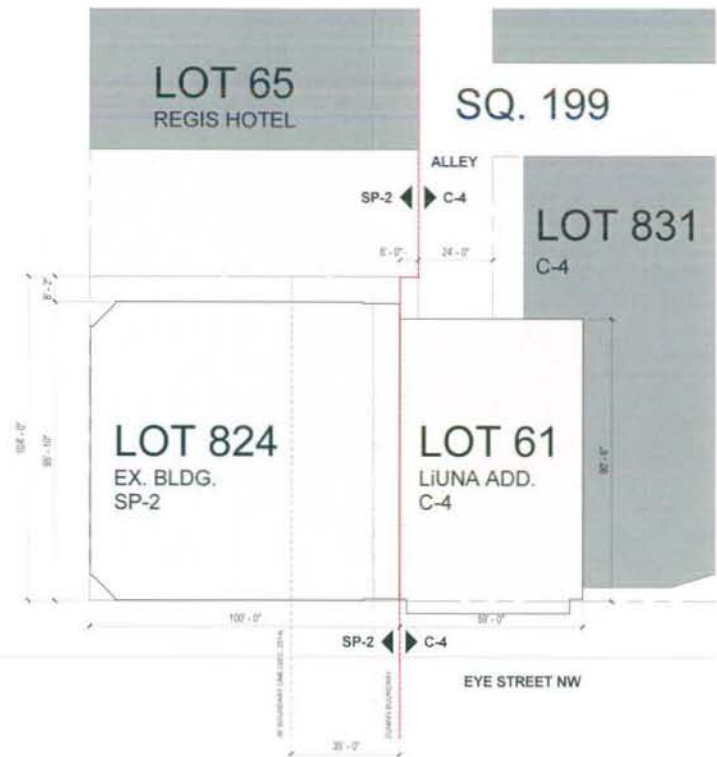
Mass Floor Schedule - FAR			
Mass. Type	Level	Usage	Floor Area
Addition	Level 01	Office	5,315 SF
Addition	Level 02	Office	5,315 SF
Addition	Level 03	Office	5,560 SF
Addition	Level 04	Office	5,560 SF
Addition	Level 05	Office	5,560 SF
Addition	Level 06	Office	5,560 SF
Addition	Level 07	Office	5,560 SF
Addition	Level 08	Office	5,560 SF
Addition	Level 09	Office	5,560 SF
			49,551 SF
Existing Building	Level 01	Office	9,483 SF
Existing Building	Level 02	Office	9,483 SF
Existing Building	Level 03	Office	9,483 SF
Existing Building	Level 04	Office	9,448 SF
Existing Building	Level 05	Office	9,448 SF
Existing Building	Level 06	Office	9,448 SF
Existing Building	Level 07	Office	9,448 SF
Existing Building	Level 08	Office	9,448 SF
			79,688 SF
Existing Building Penthouse	Level 09	Office	4,767 SF
			4,767 SF
			130,007 SF

Parking Schedule		
Level	Count	Comments
Level P1	32	
Level P2	35	
	97	

PROPOSED MASSING



16TH STREET NW



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PROPOSED MASSING



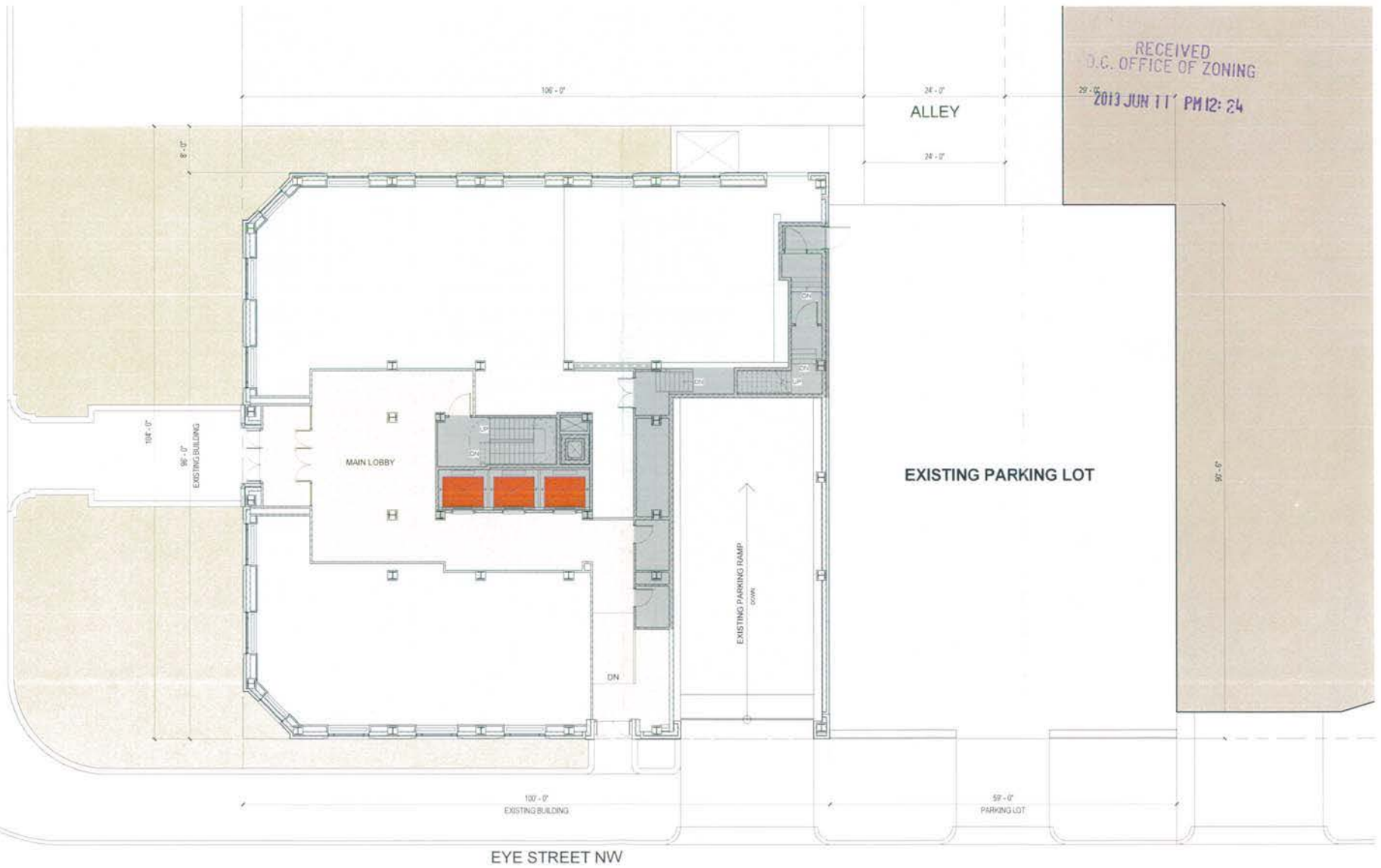
VIEW FROM 16TH AND EYE STREET NW LOOKING NORTH-EAST



VIEW FROM 16TH AND K STREET NW LOOKING SOUTH-EAST

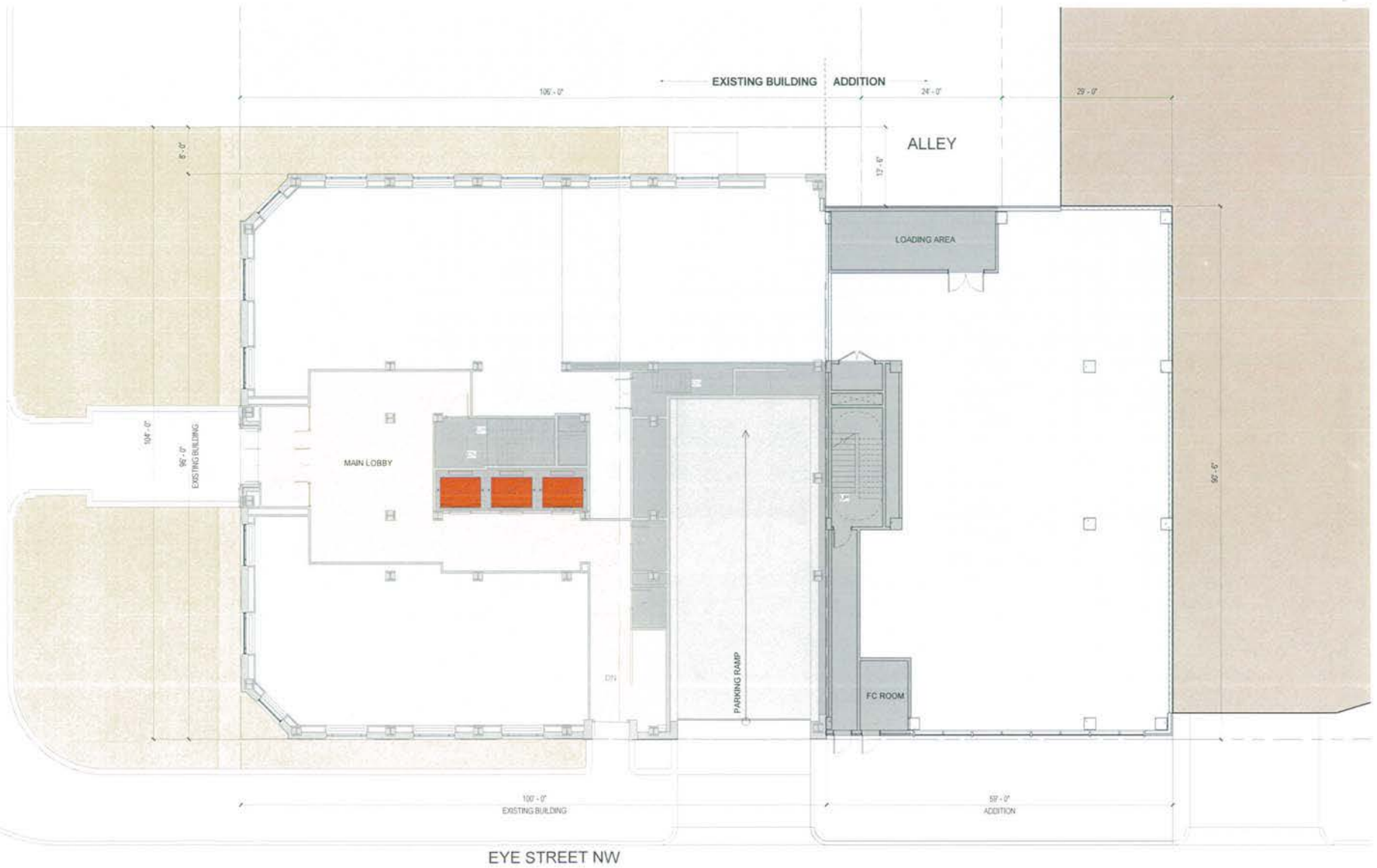
PROPOSED MASSING - PERSPECTIVE VIEWS

16TH STREET NW



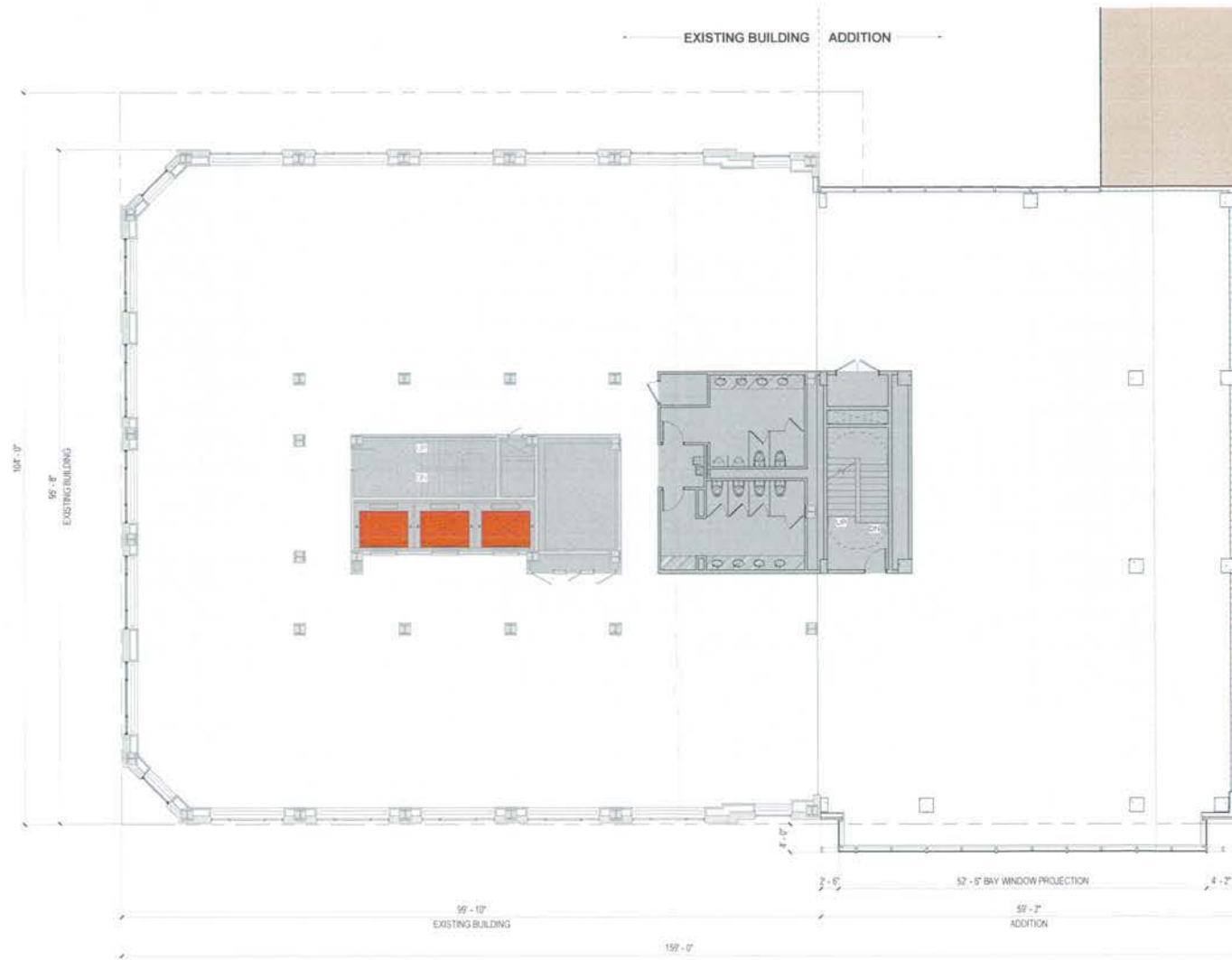
EXISTING SITE PLAN/GROUND FLOOR PLAN

16TH STREET NW



PROPOSED GROUND FLOOR PLAN

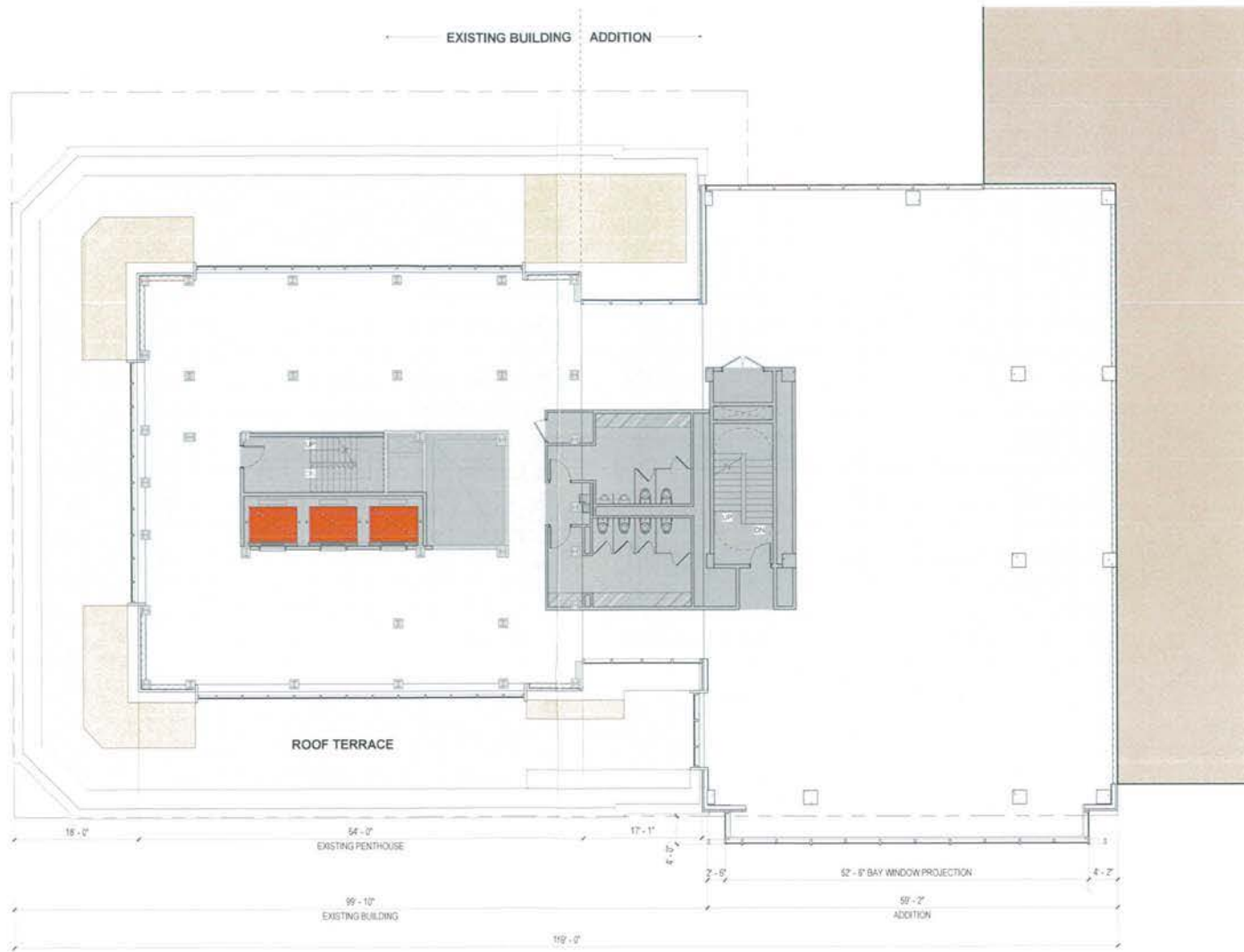
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Bay Projection:
Width Calculation (DCMR 12A - 3202.13.3.1 Width)

Total Building Width:	159'-0"
Bay Width Allowable:	35'-6"
Bay Width Provided:	52'-6"

PROPOSED TYPICAL FLOOR PLAN



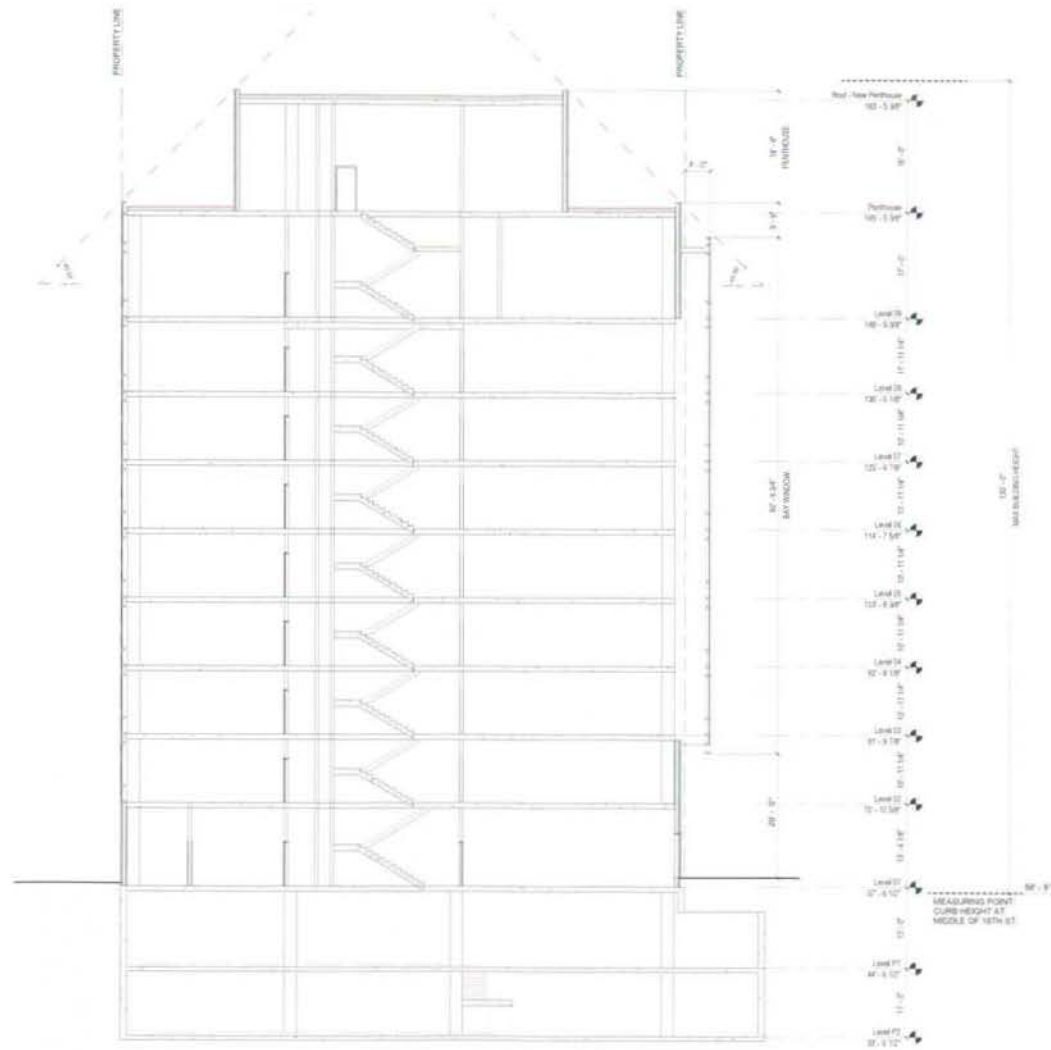
PROPOSED NINTH FLOOR PLAN

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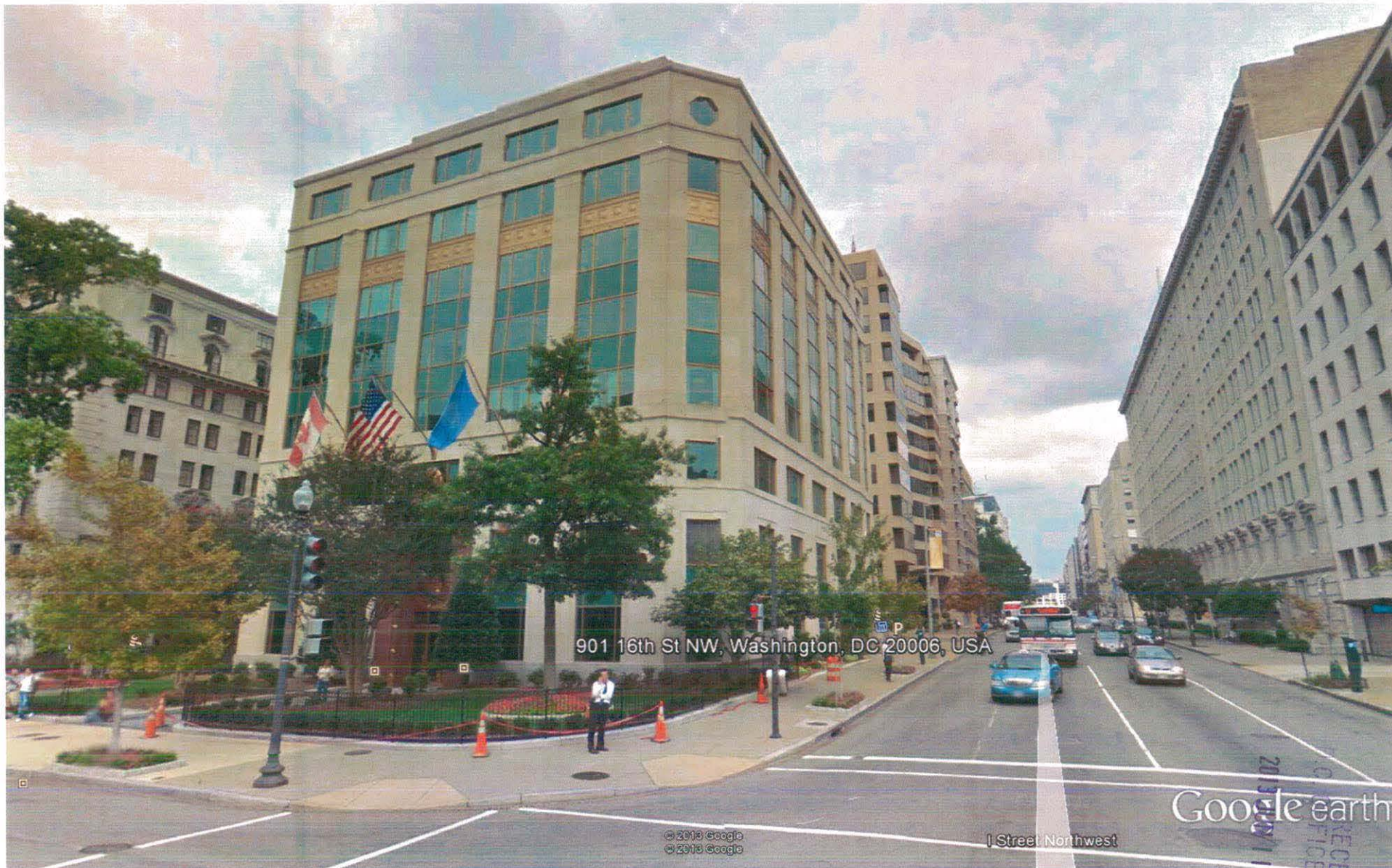
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PROPOSED SOUTH ELEVATION (EYE STREET NW)



PROPOSED NORTH/SOUTH SECTION THRU THE ADDITION



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