

LABORERS INTERNATIONAL UNION OF NORTH AMERICA

905 16TH STREET NW, WASHINGTON DC 20006

BZA SUBMISSION

09.17.2013

Gensler

Board of Zoning Adjustment
District of Columbia
CASE NO. 18821
EXHIBIT NO.23A



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 (Combined):	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 (20% Reduction for Metro Proximity)	1:2400 SF over 2000 SF (20% Reduction for Metro Proximity)	1:2400 SF over 2000 SF (20% 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"	130'-0"	130'-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
			75,888 SF
Existing Building Penthouse	Level 09	Office	927 SF
Existing Building Penthouse	Level 10	Office	3,940 SF
			4,767 SF
			130,007 SF

Parking Schedule		
Level	Count	Comments
Level P1	32	
Level P2	30	
	67	

PROPOSED 09 STORY





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



VIEW FROM EYE STREET NW LOOKING WEST



1) VIEW FROM 16TH STREET NW LOOKING NORTH



2) VIEW FROM 16TH STREET NW LOOKING SOUTH



3) VIEW FROM EYE STREET NW LOOKING EAST



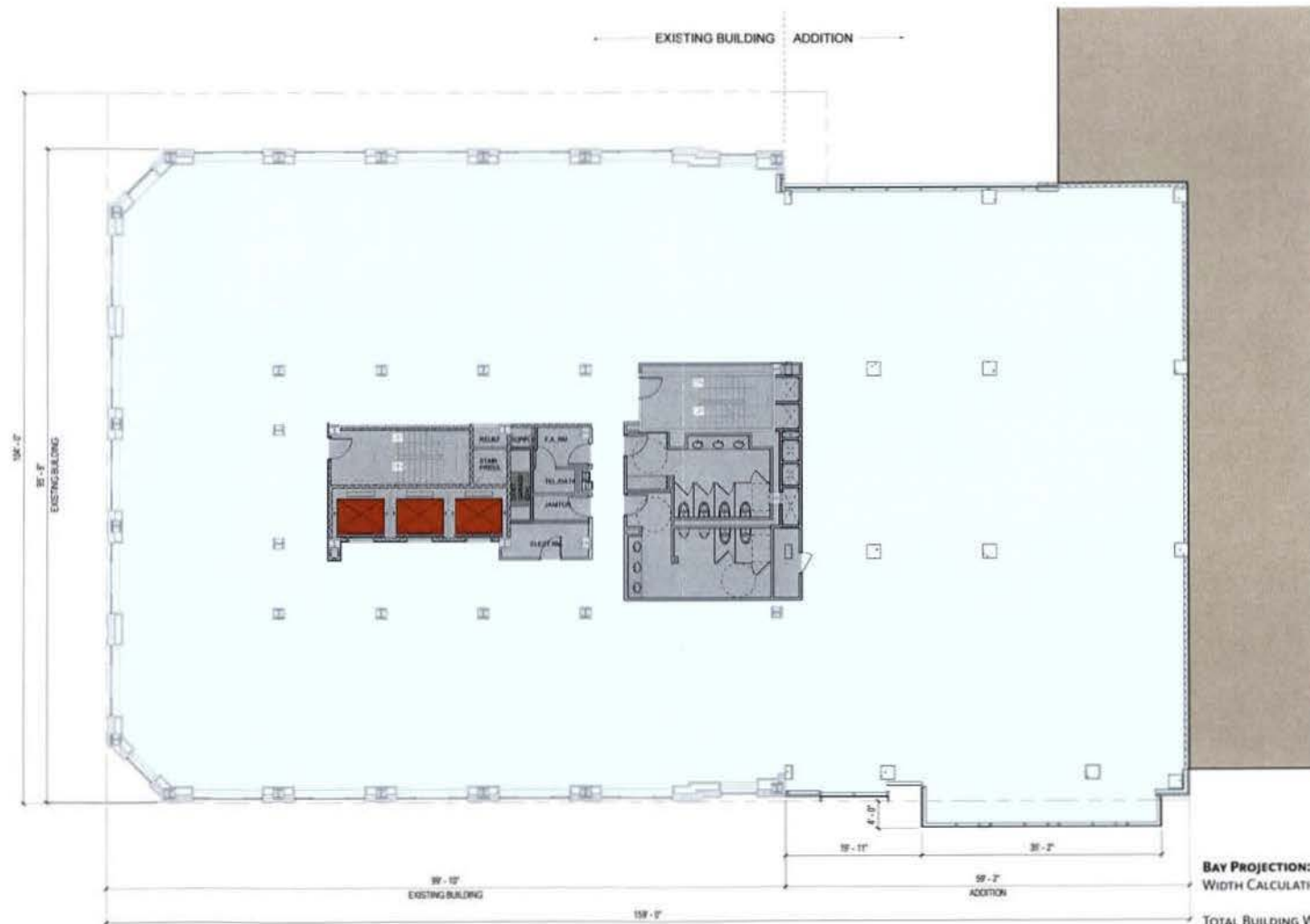
PHOTO KEY

16TH STREET NW



EYE STREET NW

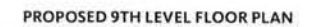
EXISTING SITE PLAN/GROUND FLOOR PLAN

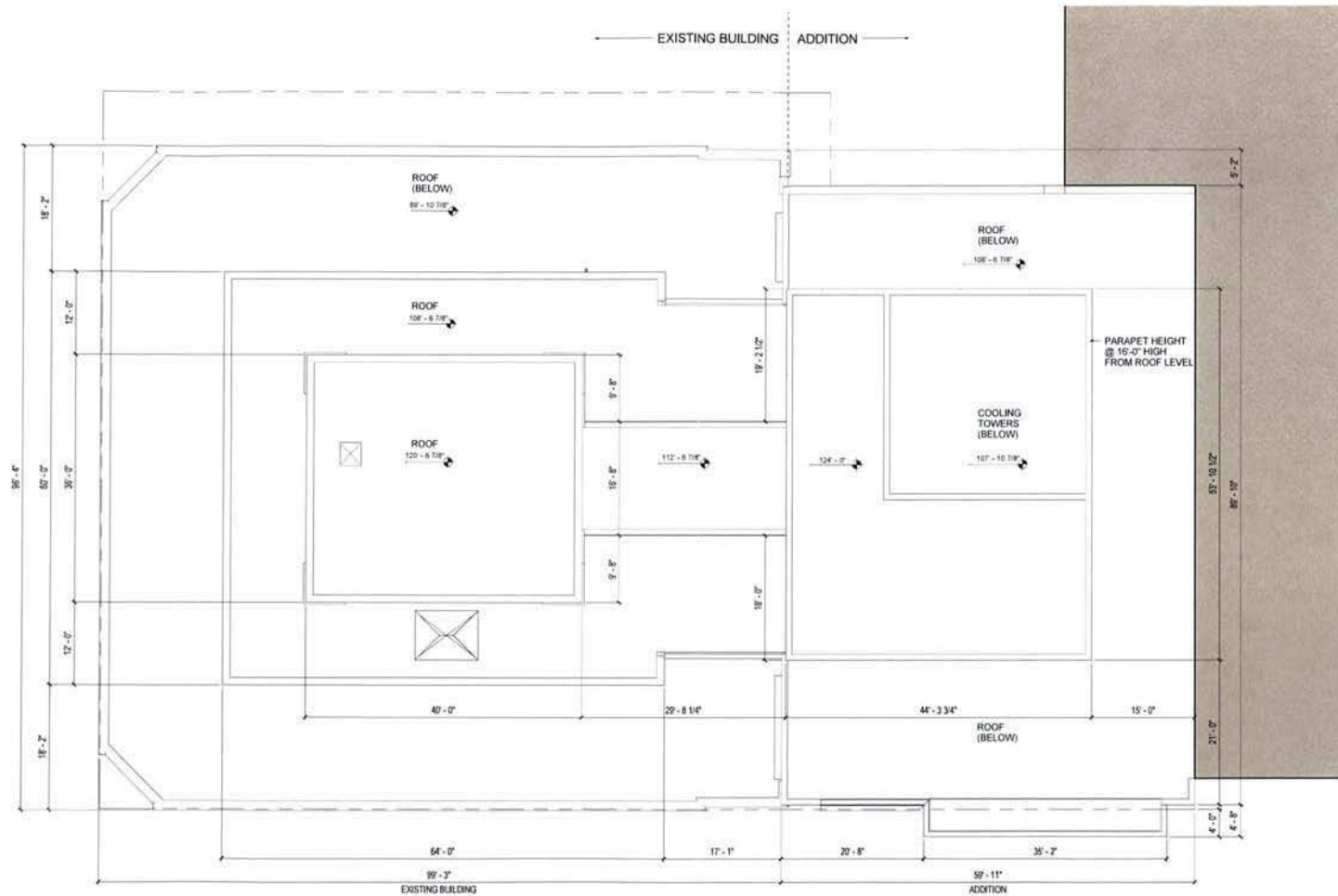


BAY PROJECTION:
 WIDTH CALCULATION (DCMR 12A - 3202.13.3.1 WIDTH)

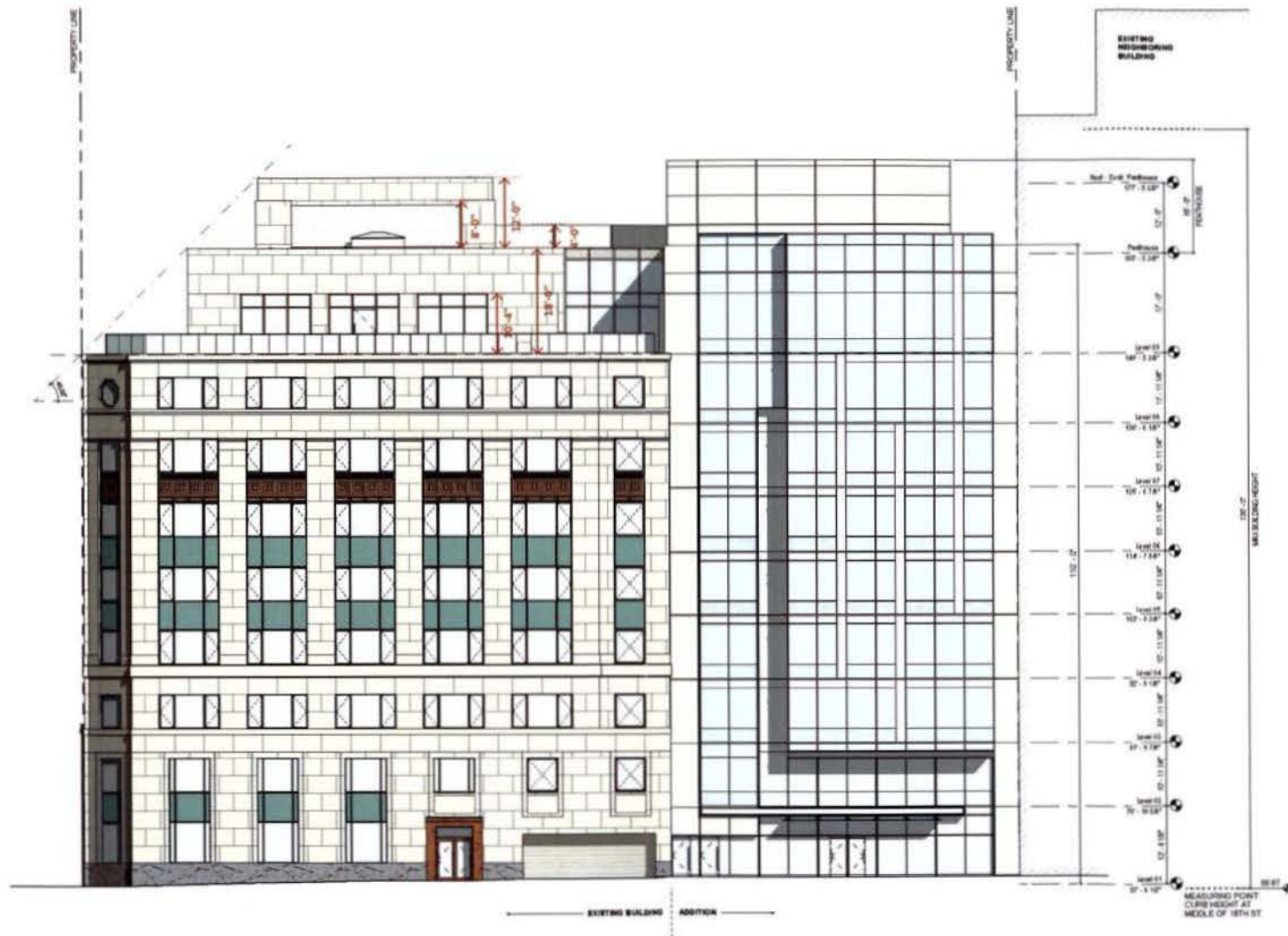
TOTAL BUILDING WIDTH : 159'-0"
 BAY WIDTH ALLOWABLE: 35'-6"
 BAY WIDTH PROVIDED: 35'-2"

PROPOSED TYPICAL FLOOR PLAN





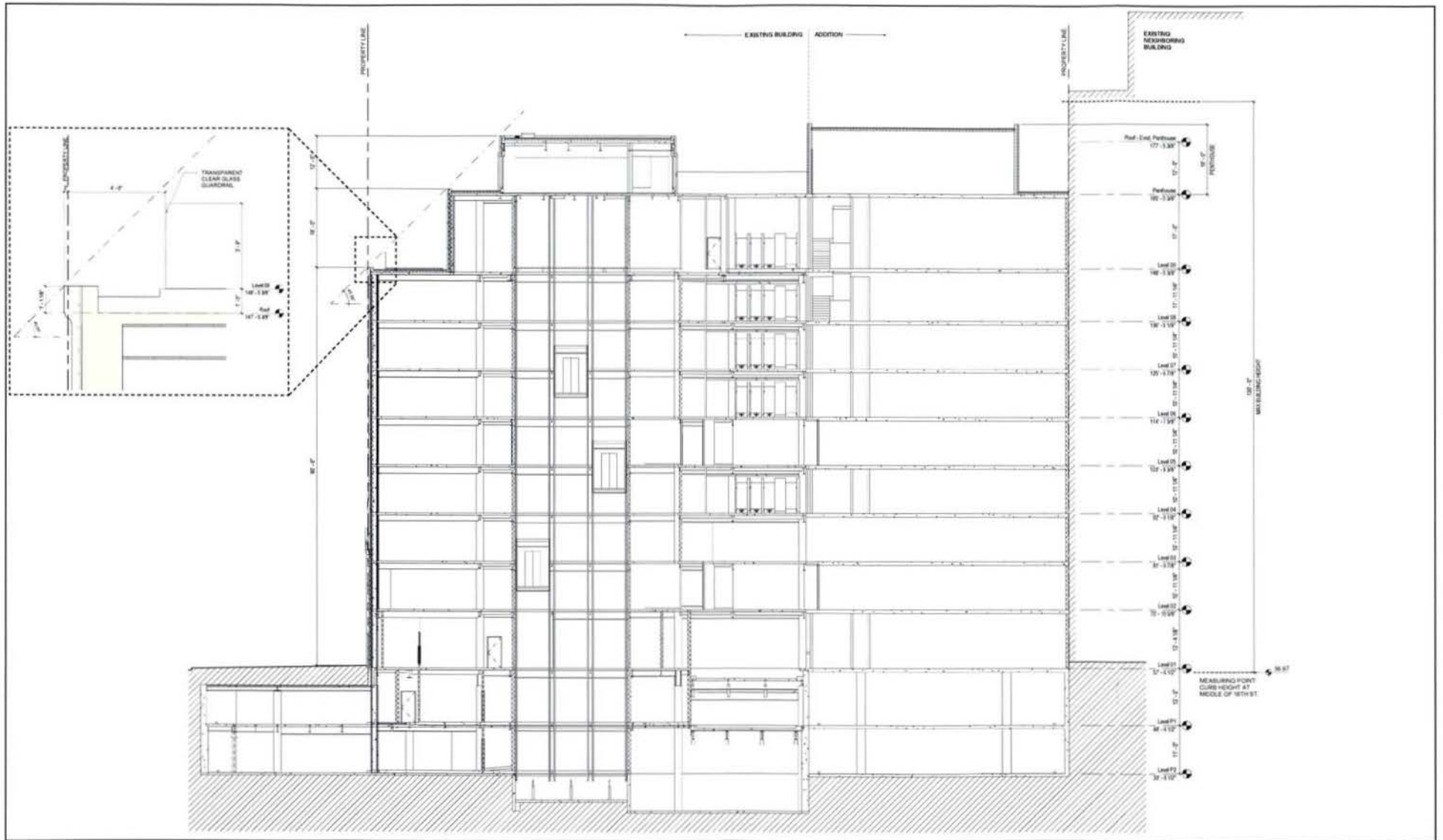
PROPOSED ROOF PLAN



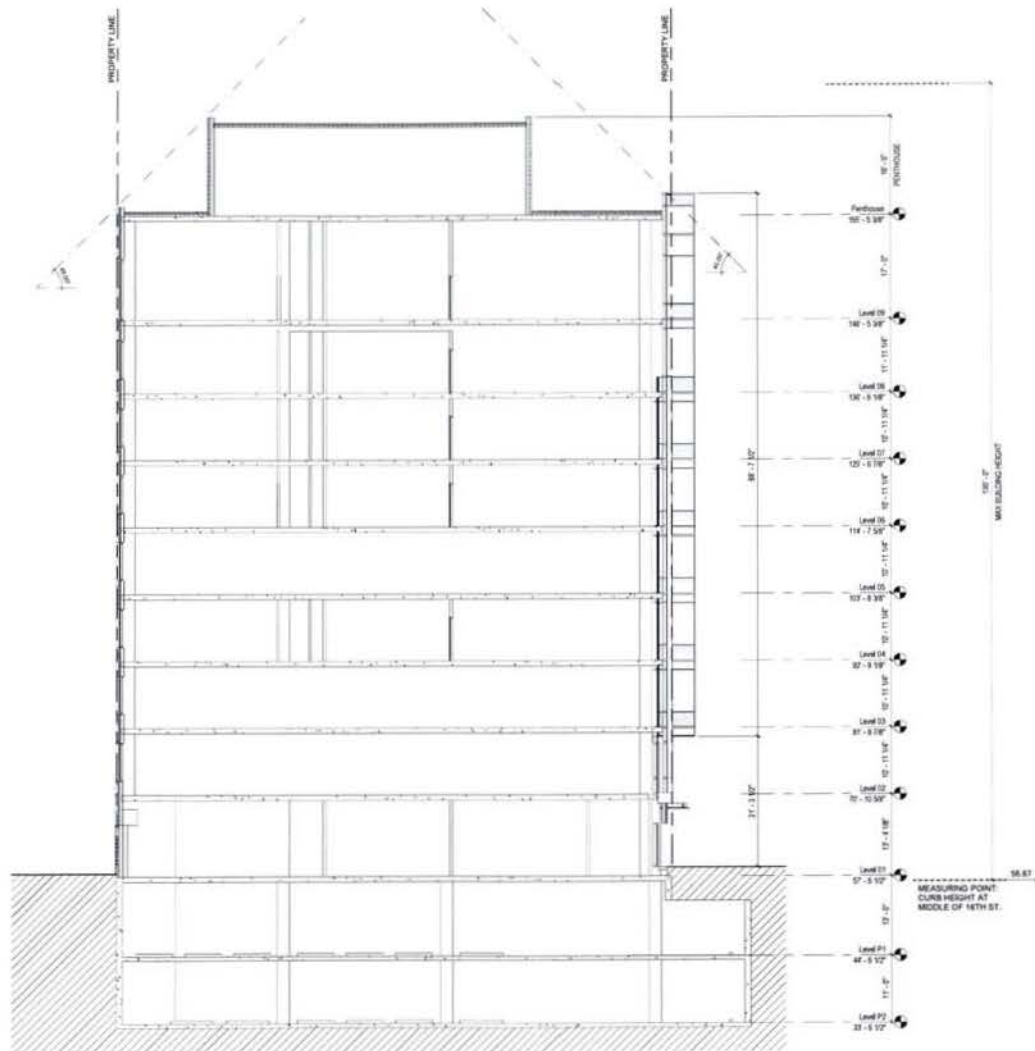
PROPOSED SOUTH ELEVATION



PROPOSED WEST ELEVATION



PROPOSED EAST/WEST SECTION



PROPOSED NORTH/SOUTH SECTION

DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., May 3, 2013

Plat for Building Permit of: SQUARE 199 LOTS 61 & 824

Scale: 1 inch = 20 feet Recorded in Book 167 Page 45 (LOT 61)
Book A & T Page 3434 - M(LOT 824)

Receipt No. 13-04103

Furnished to: G & S

I hereby certify that all existing improvements shown hereon, are completely dimensioned, and are correctly platted; that all proposed buildings or construction, or parts thereof, including covered porches, are correctly dimensioned and platted and agree with plans accompanying the application; that the foundation plans as shown hereon is drawn, and dimensioned accurately to the same scale as the property lines shown on this plat; and that by reason of the proposed improvements to be erected as shown hereon the size of any adjoining lot or premises is not decreased to an area less than is required by the Zoning Regulations for light and ventilation; and it is further certified and agreed that accessible parking area where required by the Zoning Regulations will be reserved in accordance with the Zoning Regulations, and that this area has been correctly drawn and dimensioned hereon. It is further agreed that the elevation of the accessible parking area with respect to the Highway Department approved curb and alley grade will not result in a rate of grade along centerline of driveway at any point on private property in excess of 20% for single-family dwellings or flats, or in excess of 12% at any point for other buildings. (The policy of the Highway Department permits a maximum driveway grade of 12% across the public parking and the private restricted property.)

Date: _____

B.L. My
K Surveyor D.C.

By: A.S. *[Signature]*

(Signature of owner or his authorized agent)

NOTE: Data shown for Assessment and Taxation Lots or Parcels are in accordance with the records of the Department of Finance and Revenue, Assessment Administration, and do not necessarily agree with deed description.

