

33 N STREET NE BOARD OF ZONING ADJUSTMENT APPLICATION

JULY 17, 2013
THE JBG COMPANIES



FOR ILLUSTRATIVE PURPOSES ONLY

DRAWING LIST

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BZA A-20 BZA A-21 BZA A-22 BZA A-23 BZA A-24 BZA A-25	NORTH ELEVATION SOUTH ELEVATION EAST AND WEST ELEVATIONS WEST COURT ELEVATIONS CENTER COURT ELEVATIONS EAST COURT ELEVATIONS
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BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18636

EXHIBIT NO. 9

LOADING (DCMR TITLE 11 CHAPTER 22)

LOADING REQUIREMENTS FOR APARTMENT HOUSE OR MULTIPLE DWELLING WITH 50 OR MORE DWELLING UNITS IN ALL DISTRICTS:

- (1) SERVICE SPACE @ 20 FEET DEEP
- (1) LOADING BERTH @ 55 FEET DEEP
- (1) LOADING PLATFORM @ 200SF

PROVIDED:

- (1) SERVICE SPACE @ MINIMUM 10' WIDE X 20' DEEP
- (1) LOADING BERTH @ MINIMUM 12' WIDE X 30' DEEP
- (1) LOADING PLATFORM @ MINIMUM 100SF

LOADING REQUIREMENTS FOR RETAIL LESS THAN 8,000 SF IN ZONE C-3-C:

NO REQUIREMENTS

PARKING (DCMR TITLE 11 CHAPTER 21)

PARKING REQUIREMENTS FOR RETAIL IN ZONE C-3-C:

- 1 FOR EACH 750 SF AFTER THE FIRST 3000 SF REQUIRED: 3
- (5066 TOTAL RETAIL SF - 3000 = 2066 SF REMAINING
- 2066 SF / 750 SF = 2.75 SPOTS)

PROVIDED: 3

PARKING REQUIREMENTS FOR APARTMENT HOUSE OR MULTIPLE DWELLING IN ZONE C-3-C:

- 1 REQUIRED SPACE FOR EACH 4 DWELLING UNITS
- REQUIRED: 86
- (343 UNITS / 4 = 85.75)

PROVIDED: 207

(210 TOTAL SPOTS - 3 SPOTS RESERVED FOR RETAIL = 207)

- 40% OF SPACES MAY BE COMPACT SPACES (8 FT X 16 FT)
- ALLOWED: 40% PROVIDED: 36.1%
- (76 COMPACT SPOTS / 210 TOTAL SPOTS = 36.1%)

ACCESSIBLE PARKING SPACES (IBC 1106):

- GROUP R-2 - AT LEAST 2% (1106.2)
- REQUIRED: 5 PROVIDED: 5
- (210 X .02 = 4.2 SPACES REQ'D) (4 + 1 VAN SPACE)

VAN SPACES (IBC 1106):

- FOR EVERY 6 OR FRACTION OF 6 ACCESSIBLE PARKING SPACES, PROVIDE 1 VAN SPACE.
- REQUIRED: 1 PROVIDED: 1

BICYCLE PARKING

- DCMR 11-2910.1:
- ONE BICYCLE PARKING SPACE FOR EVERY THREE UNITS
- REQUIRED: 115 PROVIDED: 115
- (343 UNITS / 3 = 114.3)

MAXIMUM BUILDING HEIGHT

	LOT 254	OVERALL LOT
ALLOWED	130'-0" MAX	130'-0" MAX
PROPOSED	130'-0" MAX	130'-0" MAX

COURTS

	CONFIGURATION	MIN WIDTH & AREA COMPLY?
EAST	CLOSED	YES
CENTER	CLOSED	YES
WEST	OPEN	YES

PARKING

PARKING SCHEDULE BY LEVEL	
TYPE	COUNT

LEVEL 01

RETAIL	3
STANDARD	1
	4

LEVEL P1

COMPACT (8' WIDTH)	26
HC	4
HC VAN	1
STANDARD	31
	62

LEVEL P2

COMPACT (8' WIDTH)	38
STANDARD	43
	81

LEVEL P3

COMPACT (8' WIDTH)	18
STANDARD	45
	63

GRAND TOTAL: 210

PARKING MIX - ALL LEVELS		
TYPE	QUANTITY	PERCENTAGE
COMPACT	82	39.0%
HC	4	1.9%
HC VAN	1	0.5%
RETAIL	3	1.4%
STANDARD	120	57.1%
	210	100.0%

LOT OCCUPANCY

	LOT 254	OVERALL LOT
ALLOWED	100% MAX*	100% MAX*
PROPOSED	90%**	68%***

*DCMR 772.1

**29,567 SF / 32,793 SITE AREA SF = 90%

***ESTIMATED LOT OCCUPANCY OF THE INTERIM CONDITION THAT INCLUDES THE PROPOSED RESIDENTIAL PROJECT AND THE EXISTING OFFICE BUILDING (62,860 SF / 92,068 SITE AREA SF = 68%)

SIDE YARD

	LOT 254	OVERALL LOT
REQUIRED	NOT REQ.*	NOT REQ.*
PROPOSED	N/A	21'-8" MIN

*IF PROVIDED, MUST BE 2 INCHES WIDE FOR EACH FOOT OF BUILDING HEIGHT (DCMR 775.5) - 2' x 130'-0" = 21'-8"

REAR YARD

	LOT 254	OVERALL LOT
REQUIRED	27'-6" MIN*	27'-6" MIN*
PROPOSED	--	27'-6" MIN

*2.5 INCHES PER FOOT OF BUILDING HEIGHT (DCMR 774.1) - 2.5' x 132'-0" AT PATTERSON = 27'-6"

FLOOR AREA RATIO

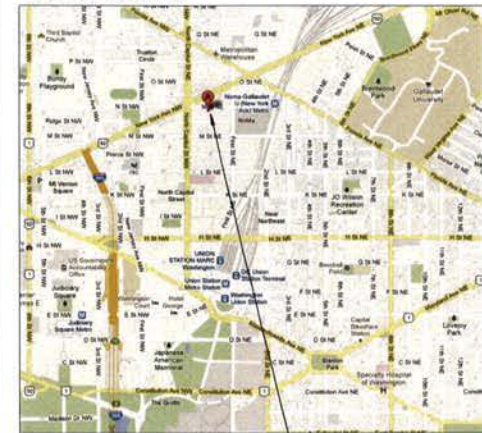
	LOT 254	OVERALL LOT
ALLOWED	10 MAX*	10 MAX*
PROPOSED	9.65**	5.63***

*6.5 FAR IS PERMITTED AS A MATTER OF RIGHT & AN ADDITIONAL 3.5 FAR IS PERMITTED WITH TRANSFERRABLE DEVELOPMENT RIGHTS

**316,553 BUILDING GSF / 32,793 SITE AREA SF = 9.65

***ESTIMATED FAR OF THE INTERIM CONDITION THAT INCLUDES THE PROPOSED RESIDENTIAL PROJECT AND THE EXISTING OFFICE BUILDING (518,453 BUILDING GSF / 92,068 SITE AREA SF = 5.63)

SITE LOCATION

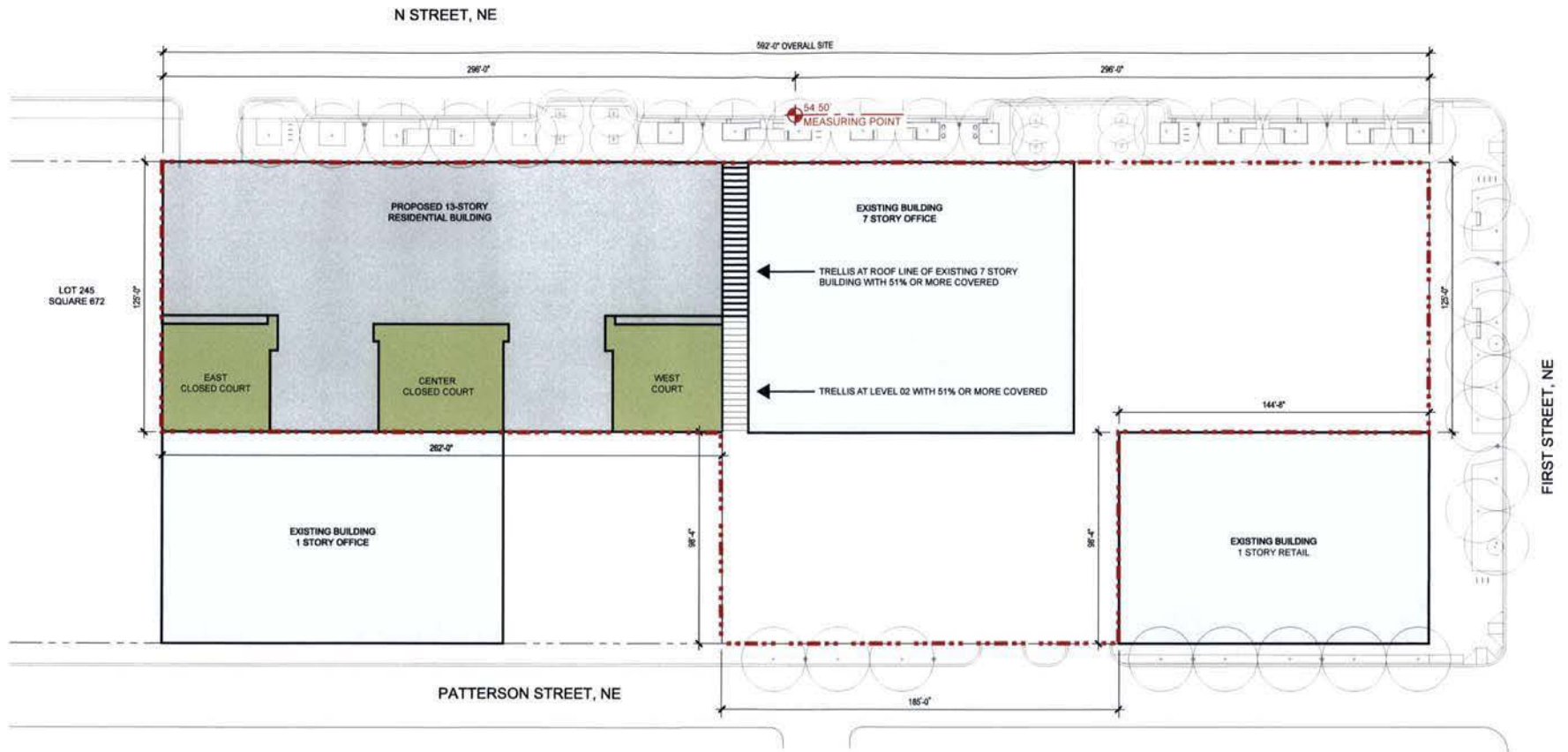


33 N STREET, NE
SQUARE 672 / LOT 254
WARD 6 / ANC 8C
ZONE DISTRICT C-3-C / NORTH CAPITOL TDR RECEIVING ZONE
LOT 254 IS CURRENTLY BEING SUBDIVIDED WITH LOTS 247, 847, AND 848

TOTAL SITE: 32,793 SF
ALLOWED GFA AT 10.0: 327,930 SF

FAR CALCULATION				
LEVEL	RESIDENTIAL AREA	RETAIL AREA	LOADING AREA	AREA TOTALS
LEVEL 01	17,271 SF	5,066 SF	1,514 SF	23,851 SF
LEVEL 02	23,455 SF			23,455 SF
LEVEL 03	25,139 SF			25,139 SF
LEVEL 04	24,691 SF			24,691 SF
LEVEL 05	23,850 SF			23,850 SF
LEVEL 06	24,691 SF			24,691 SF
LEVEL 07	23,850 SF			23,850 SF
LEVEL 08	24,605 SF			24,605 SF
LEVEL 09	24,331 SF			24,331 SF
LEVEL 10	24,616 SF			24,616 SF
LEVEL 11	24,420 SF			24,420 SF
LEVEL 12	24,363 SF			24,363 SF
LEVEL 13	24,691 SF			24,691 SF
	309,974 SF			316,553 SF
NOTES: 1. PENTHOUSE NOT INCLUDED IN ANALYSIS. ZONING ALLOWS UP TO AN ADDITIONAL .37 FAR FOR PENTHOUSE HOUSING MECHANICAL AND ELEVATORS.				FAR TOTAL 9.65

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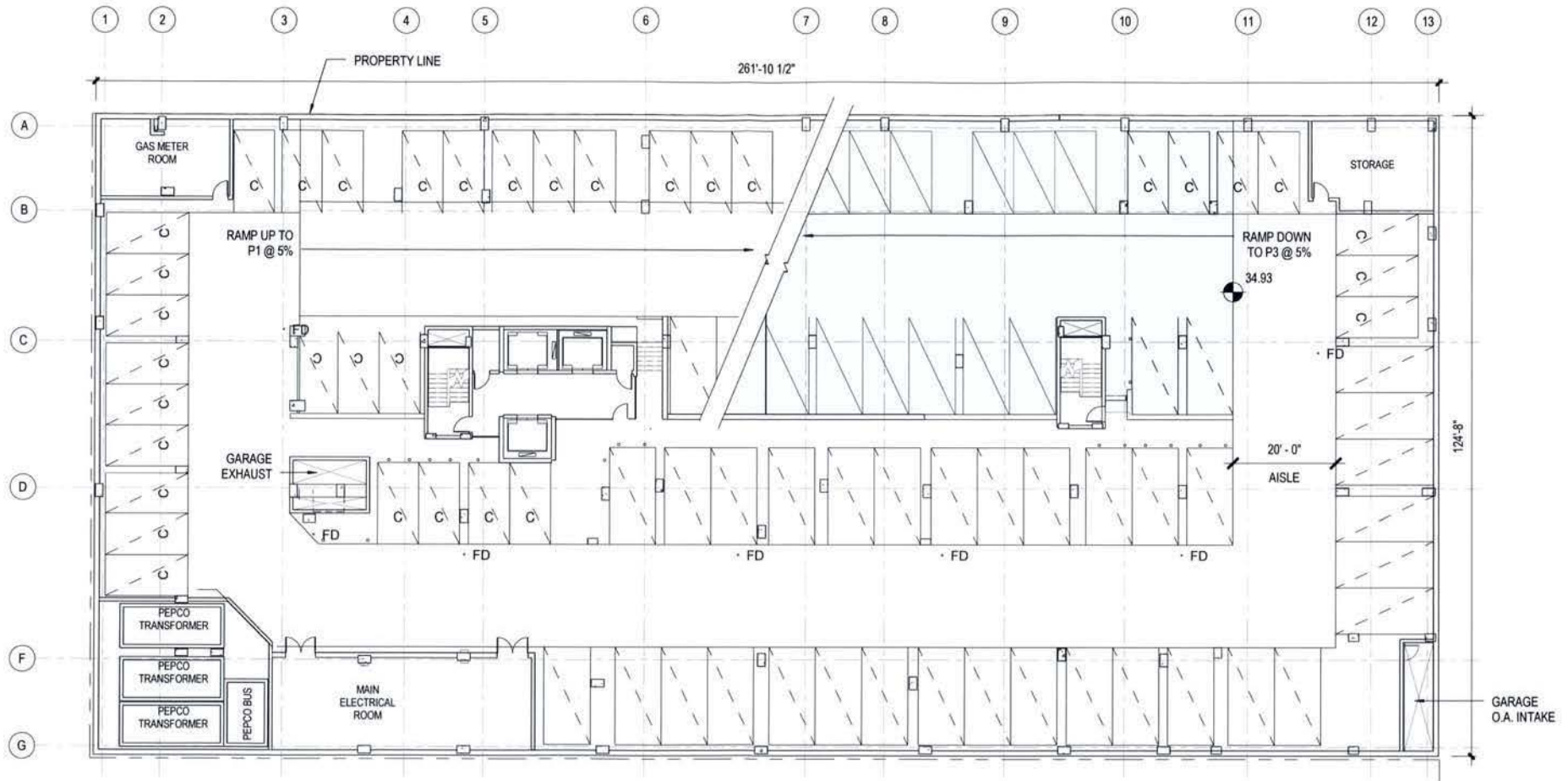


1 SITE PLAN

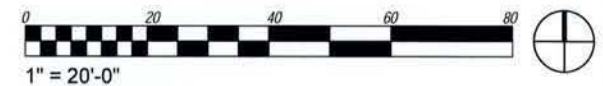
NOT TO SCALE

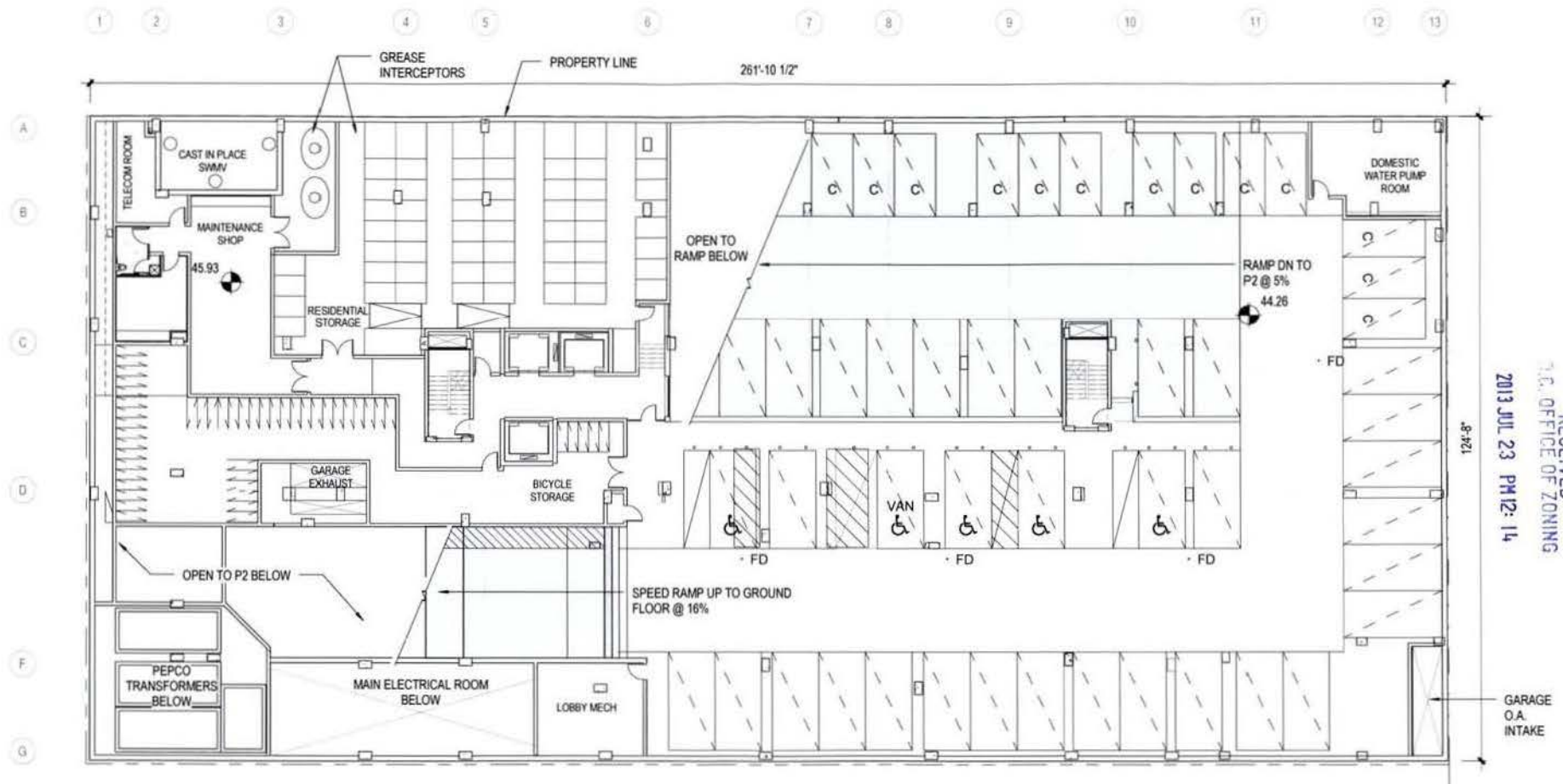
- BUILDINGS - PROPOSED
- BUILDINGS - EXISTING
- COURTS
- PROPERTY LINE





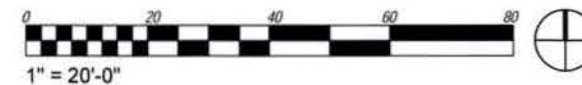
1 **P2 LEVEL PLAN**
1" = 20'-0"

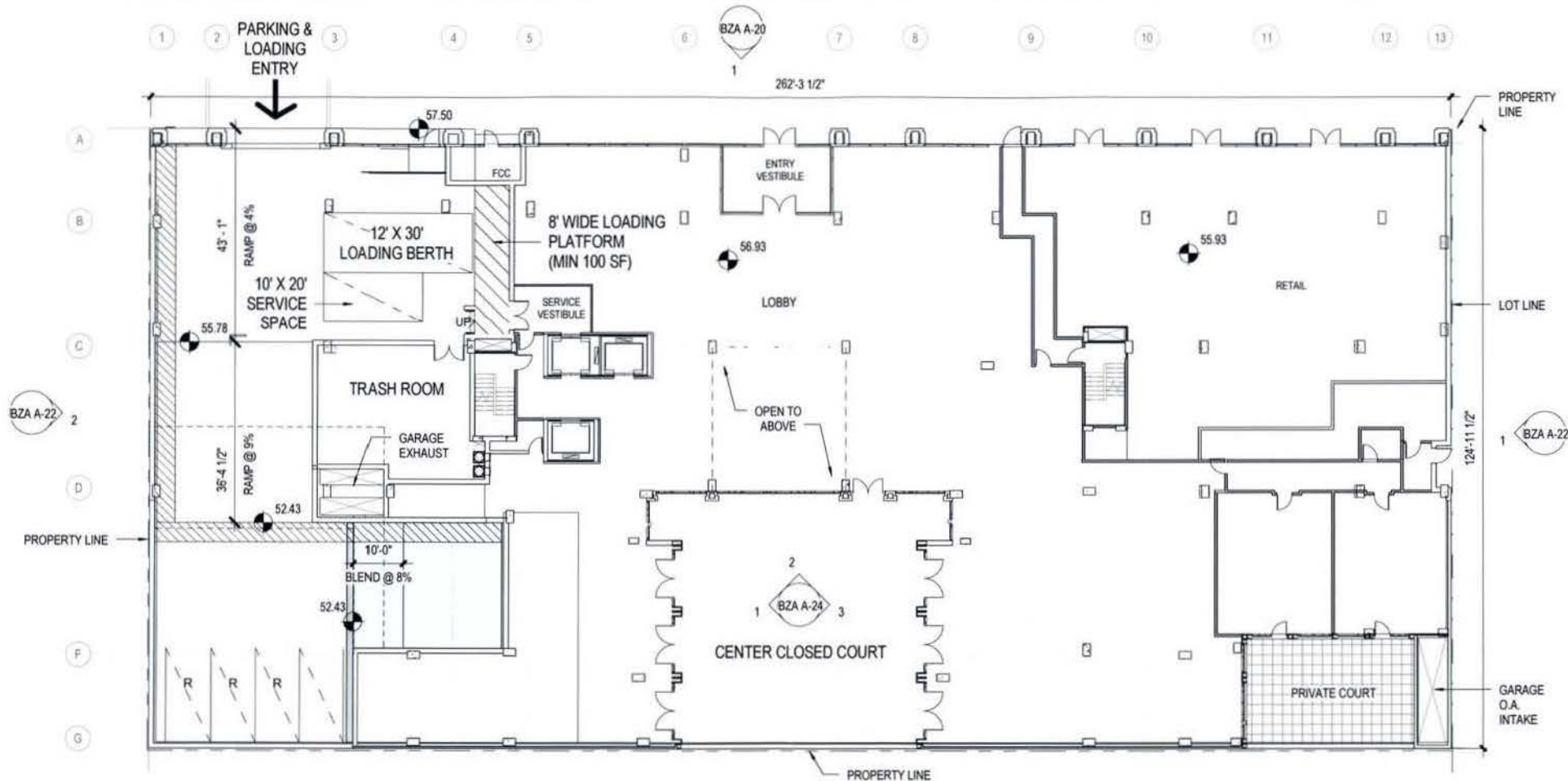




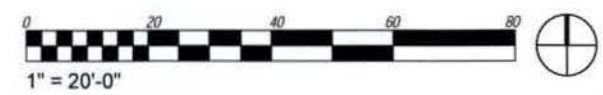
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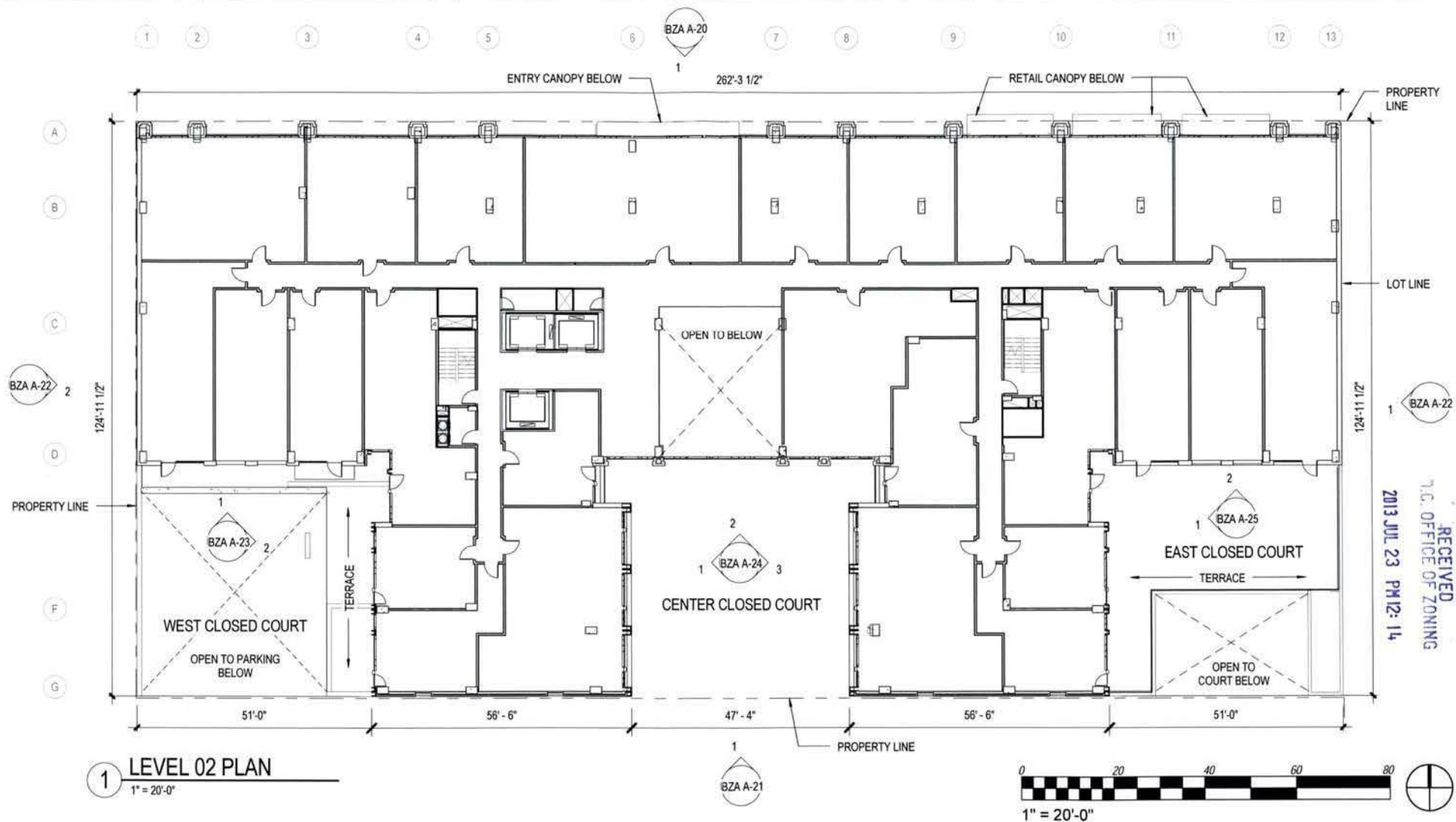
1 BZA PLAN - LEVEL P1
1" = 20'-0"

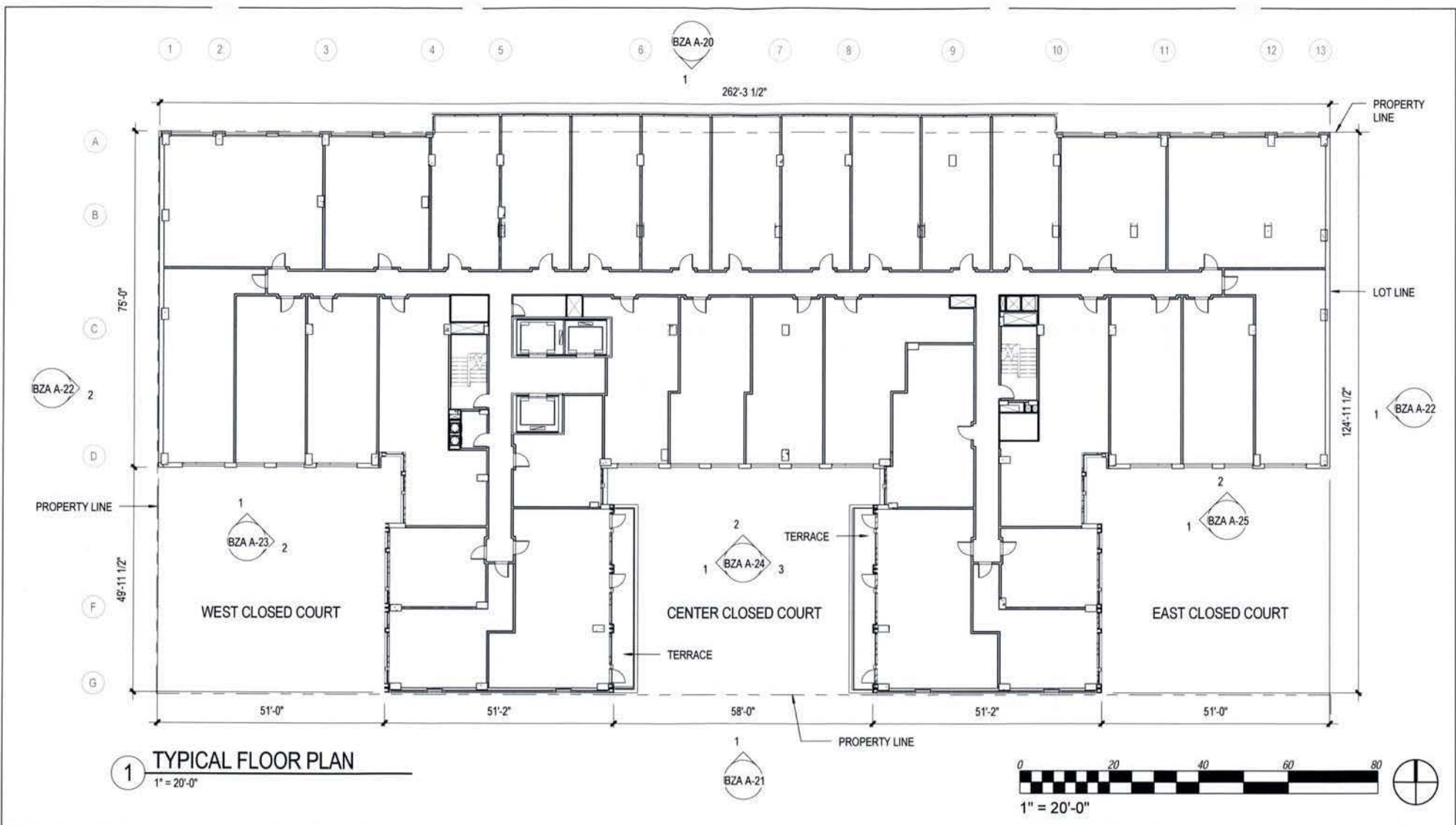


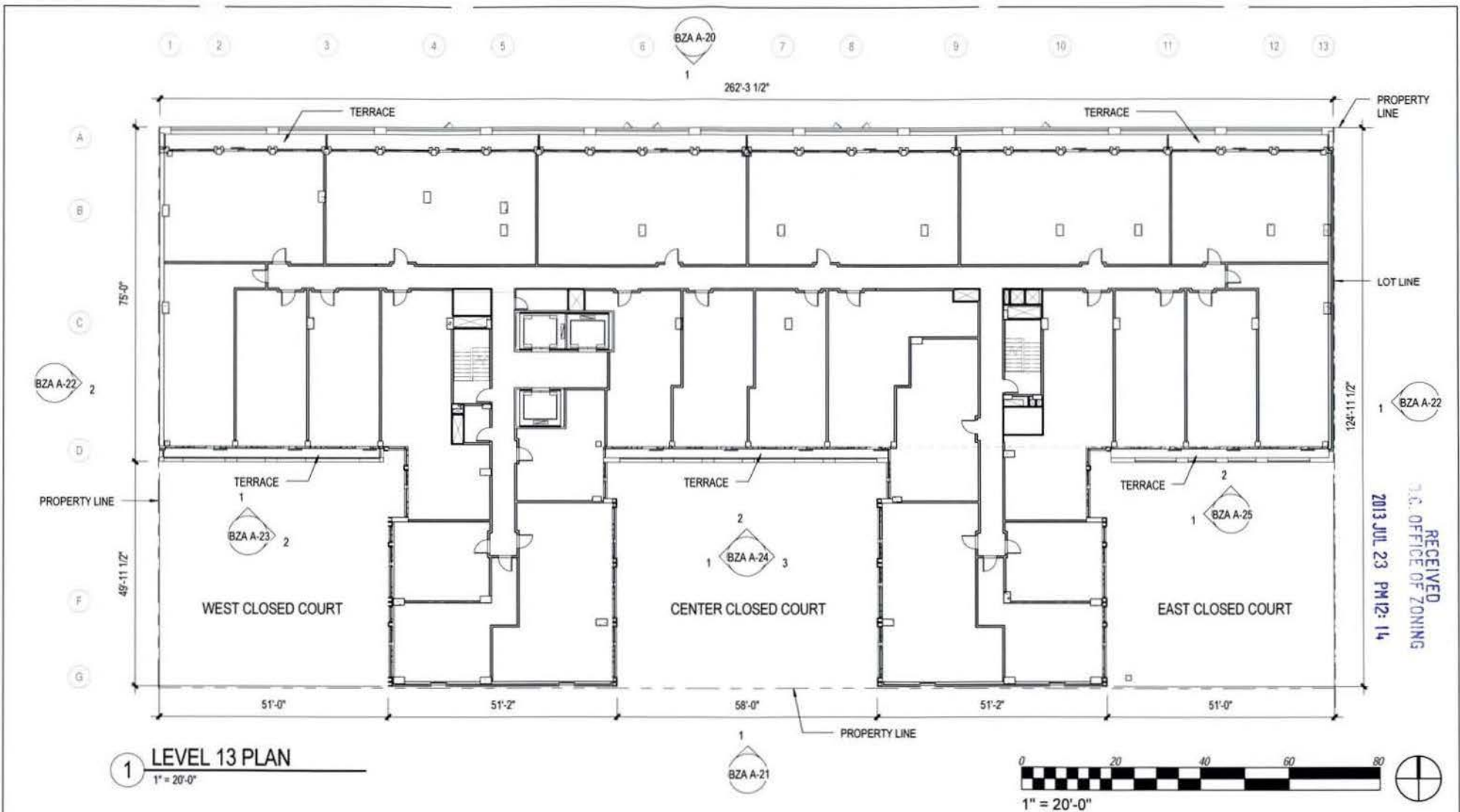


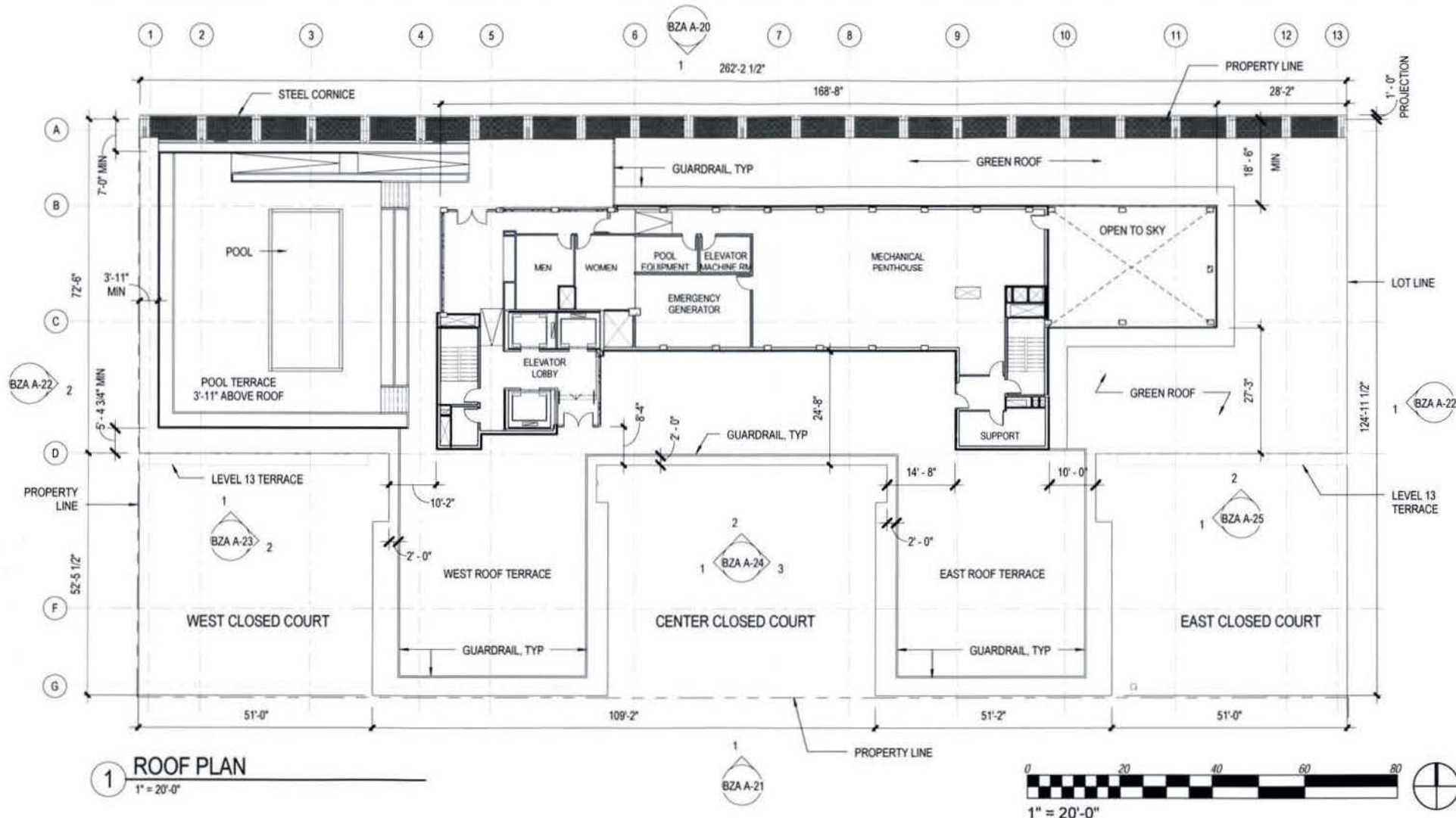
1 GROUND FLOOR PLAN
1" = 20'-0"



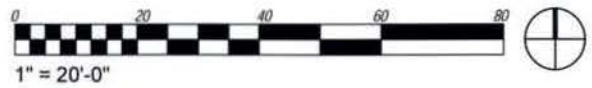


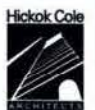


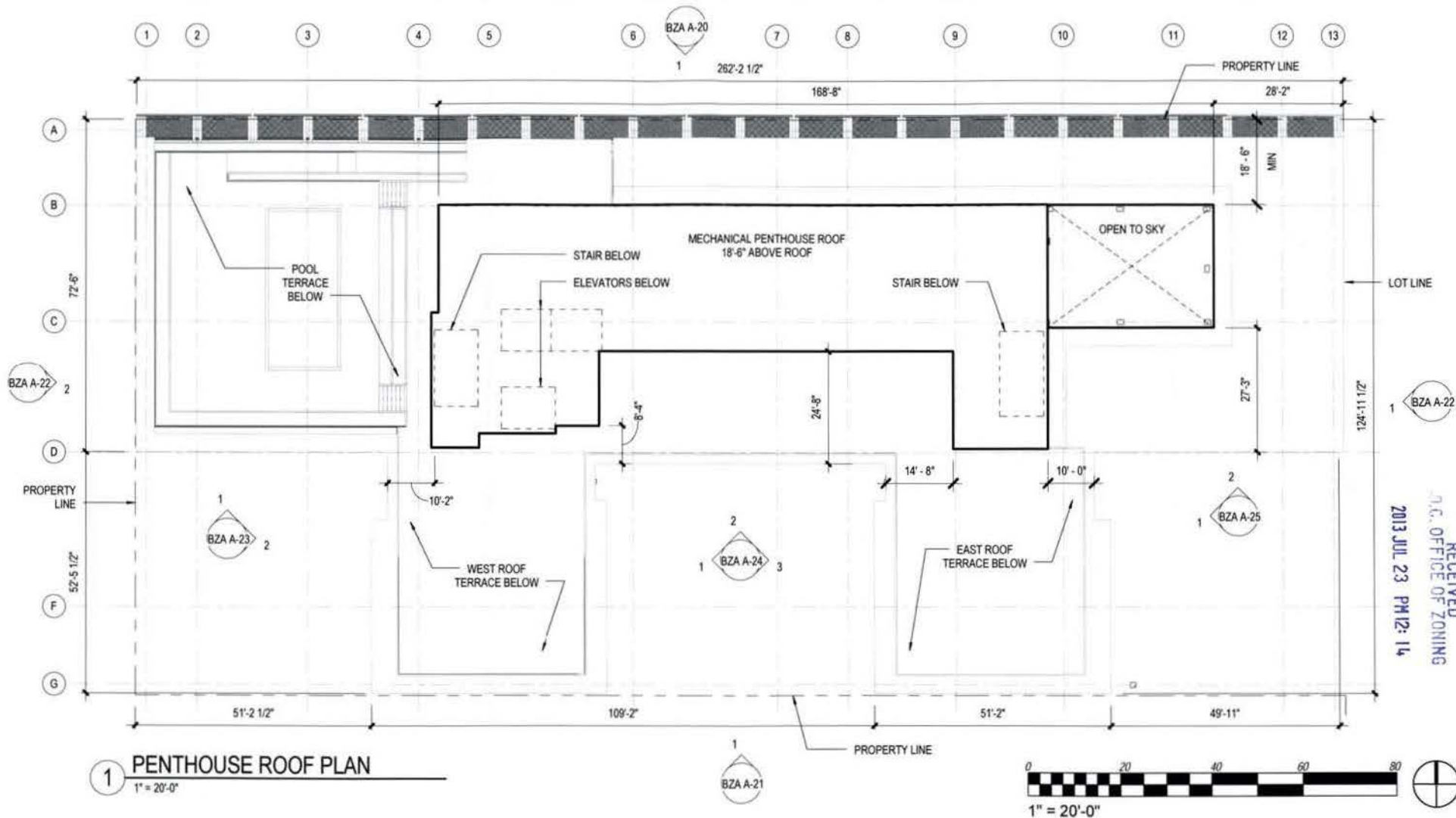


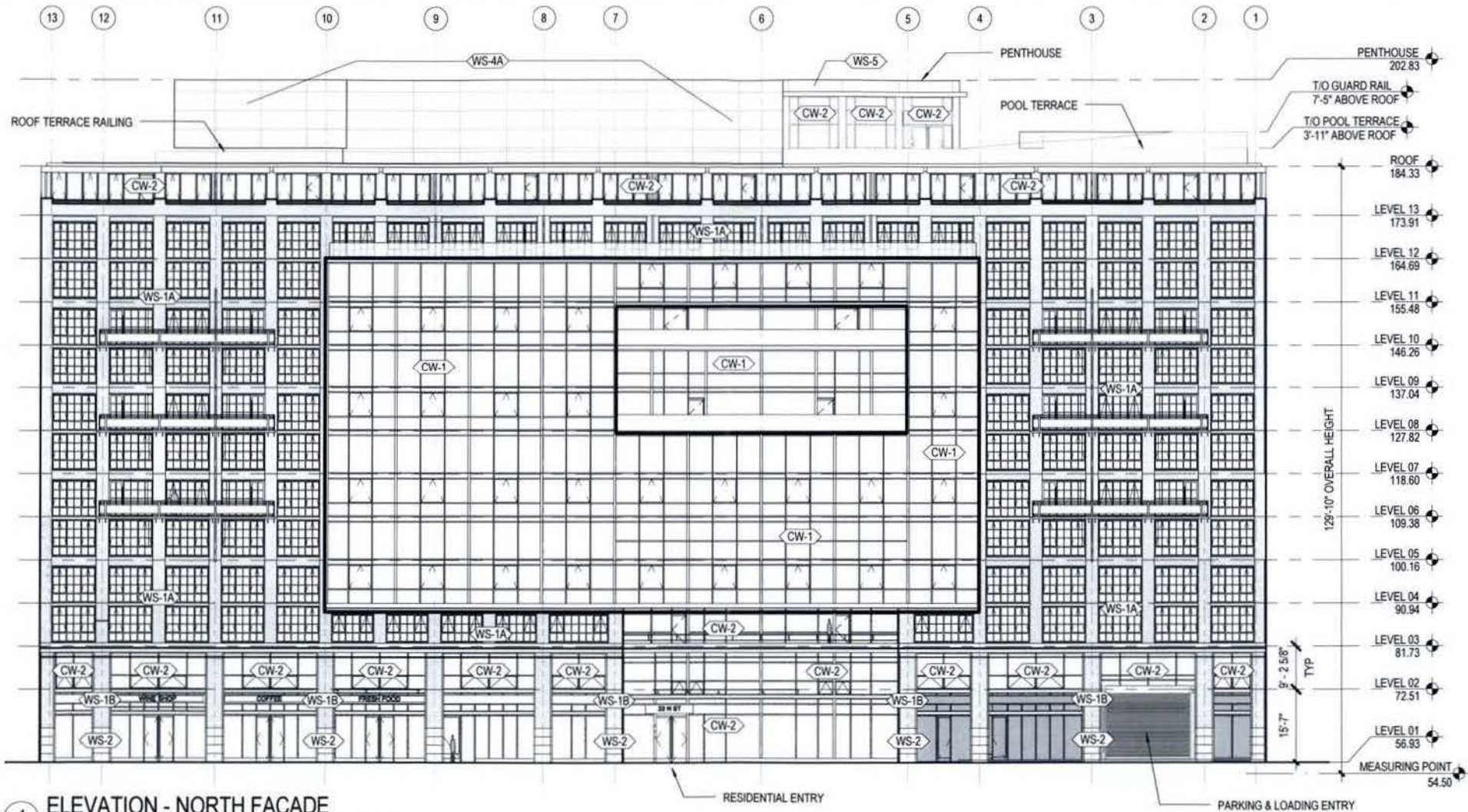


1 ROOF PLAN
1" = 20'-0"

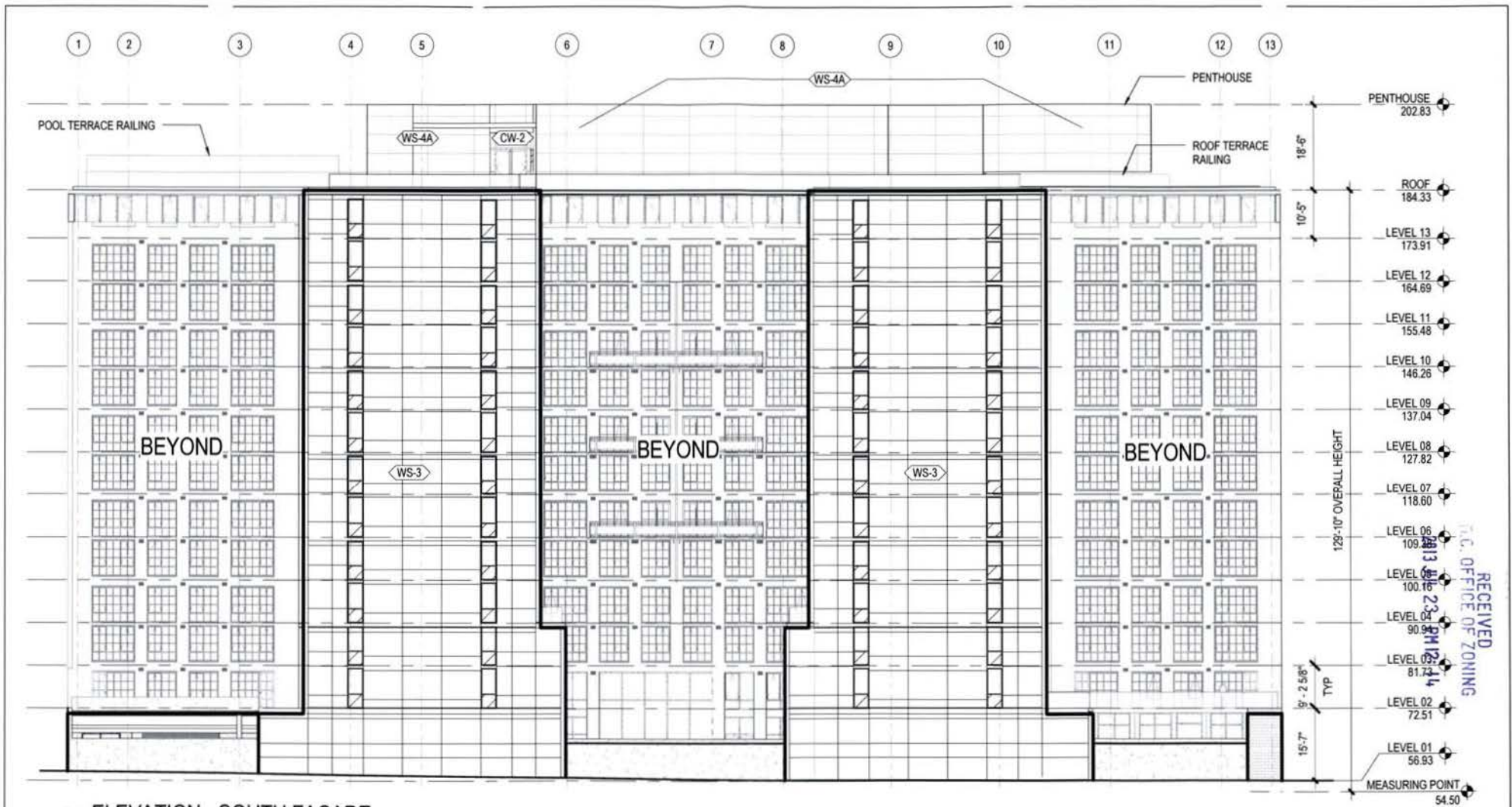


 THE JBG COMPANIES	TITLE: ROOF PLAN	PROJECT NUMBER: 12045.00	DATE: 07/15/2013	
		PROJECT NAME: 33 N Street NE Washington, DC Square 672 / Lot 254	NUMBER: BZA A-18	





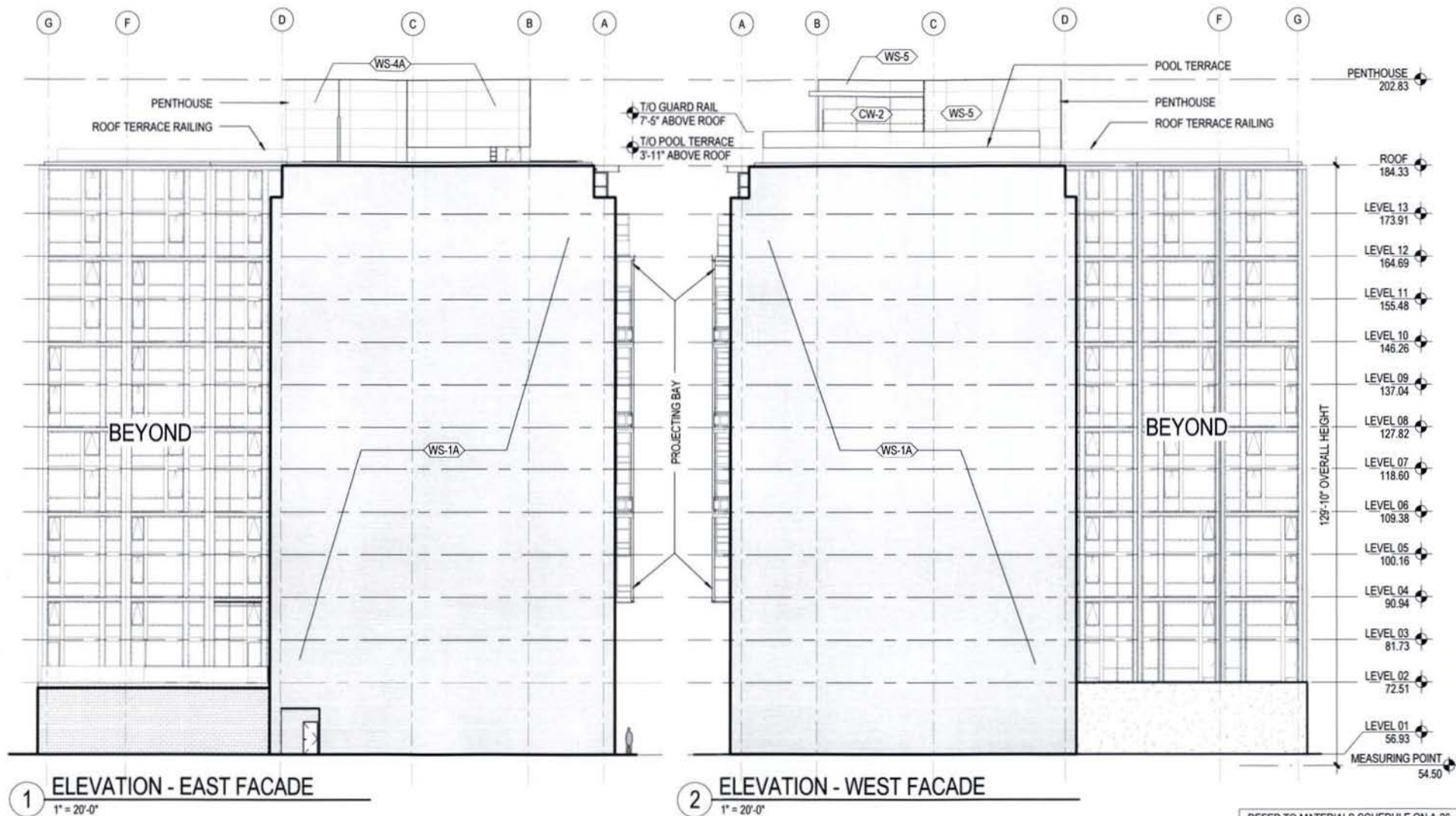
1 ELEVATION - NORTH FACADE
1" = 20'-0"



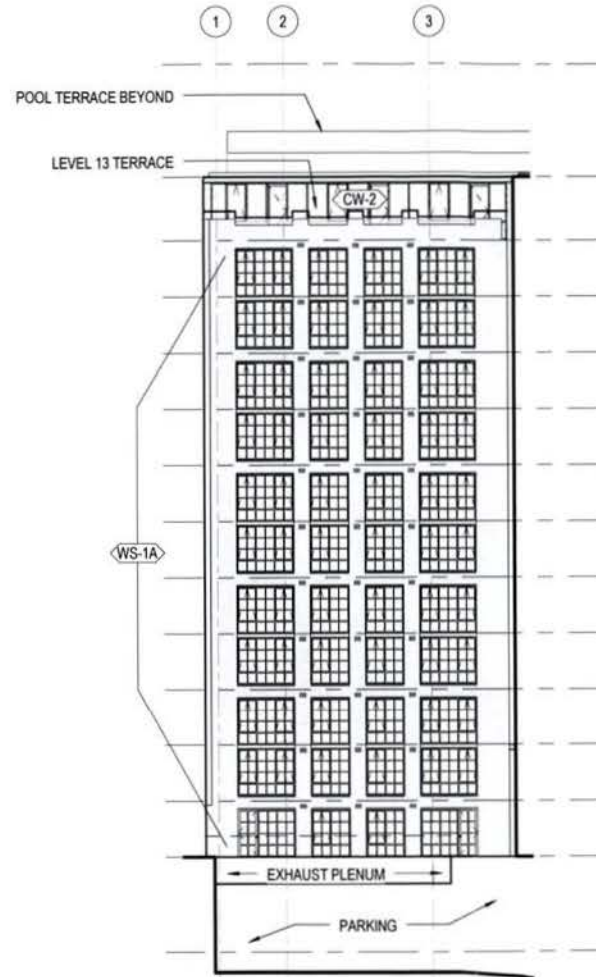
1 ELEVATION - SOUTH FACADE
1" = 20'-0"

 THE JBG COMPANIES	TITLE: SOUTH ELEVATION	PROJECT NUMBER: 12045.00 PROJECT NAME: 33 N Street NE Washington, DC Square 672 / Lot 254	DATE: 07/15/2013 NUMBER: BZA A-21	RECEIVED D.C. OFFICE OF ZONING JUL 23 PM 12:14 Hickok Cole ARCHITECTS
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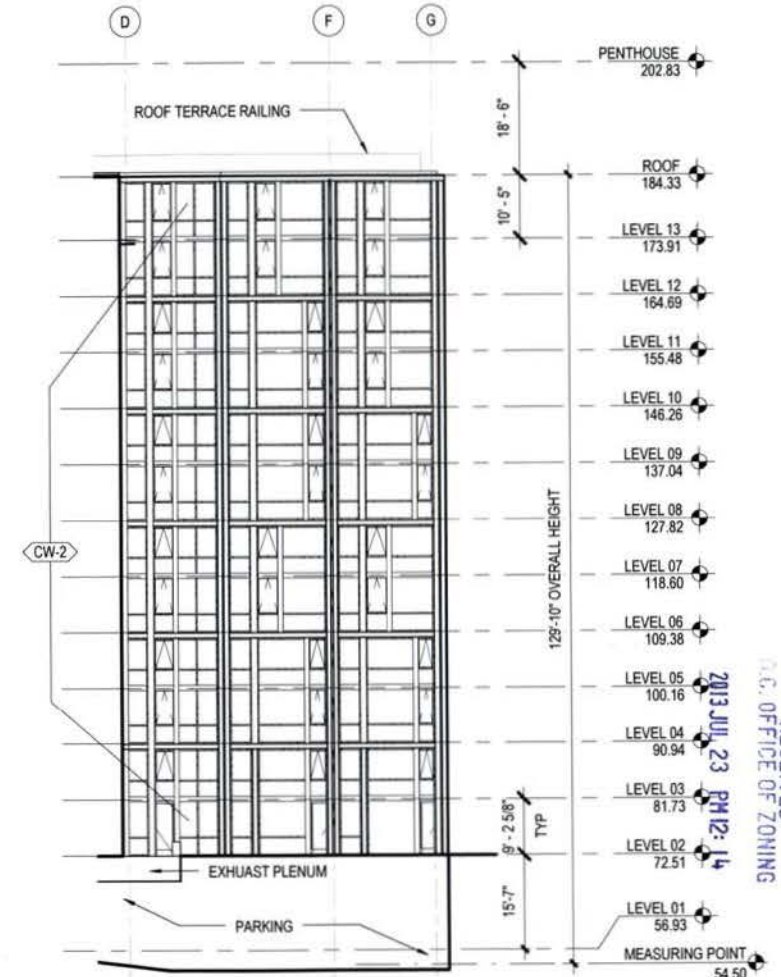
REFER TO MATERIALS SCHEDULE ON A-26



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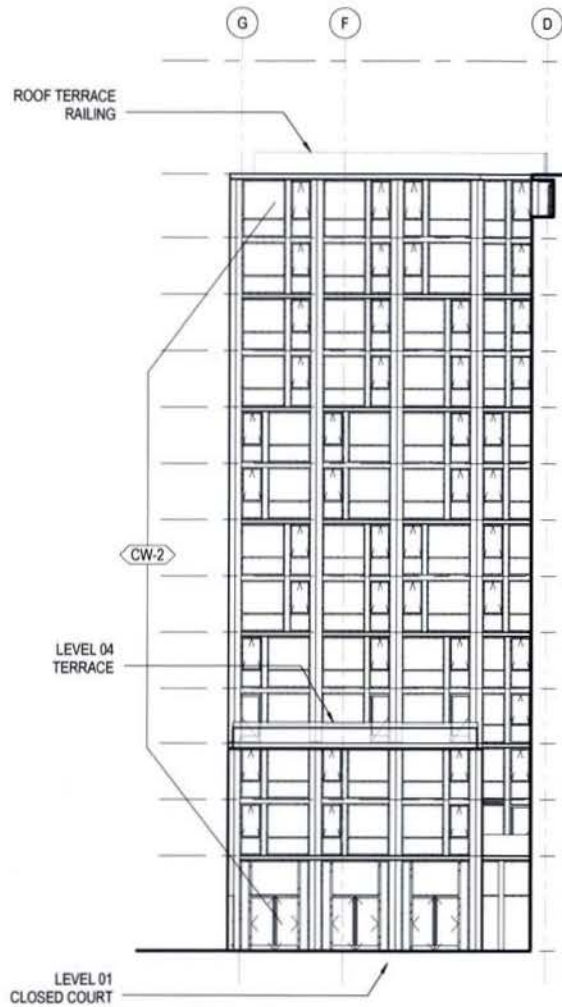


1 WEST COURT - LOOKING NORTH
1" = 20'-0"

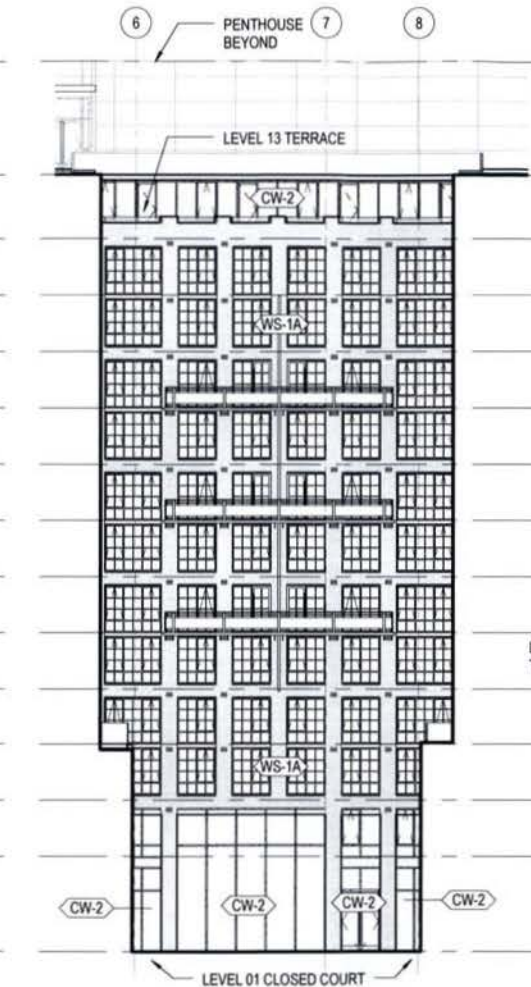


2 WEST COURT - LOOKING EAST
1" = 20'-0"

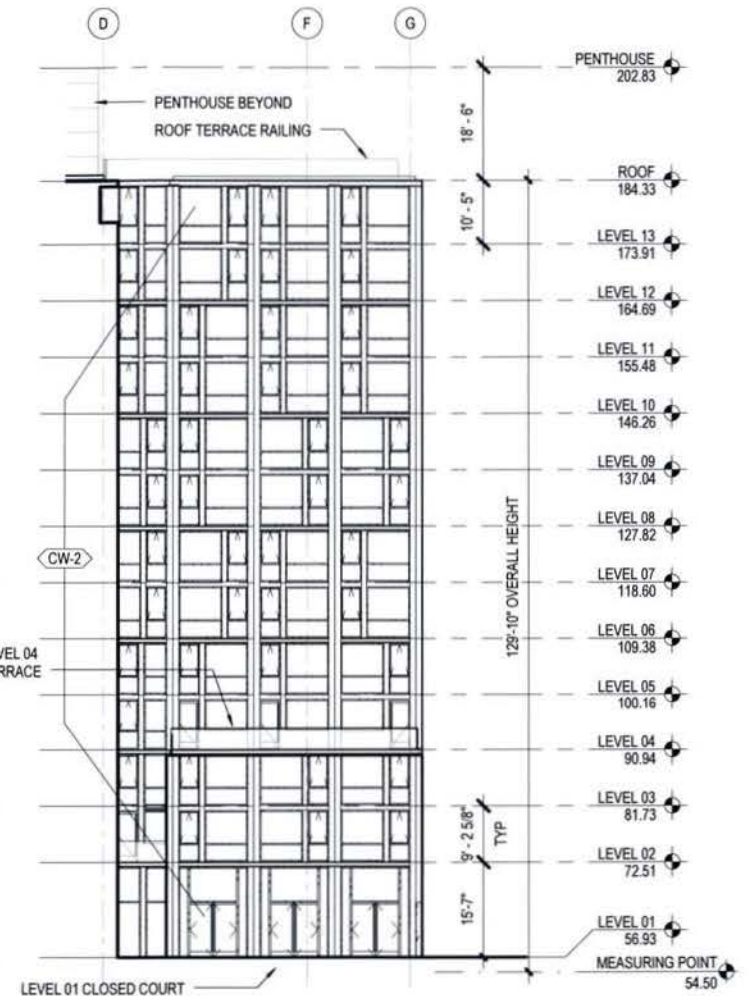
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1 CENTER COURT - LOOKING WEST
1" = 20'-0"

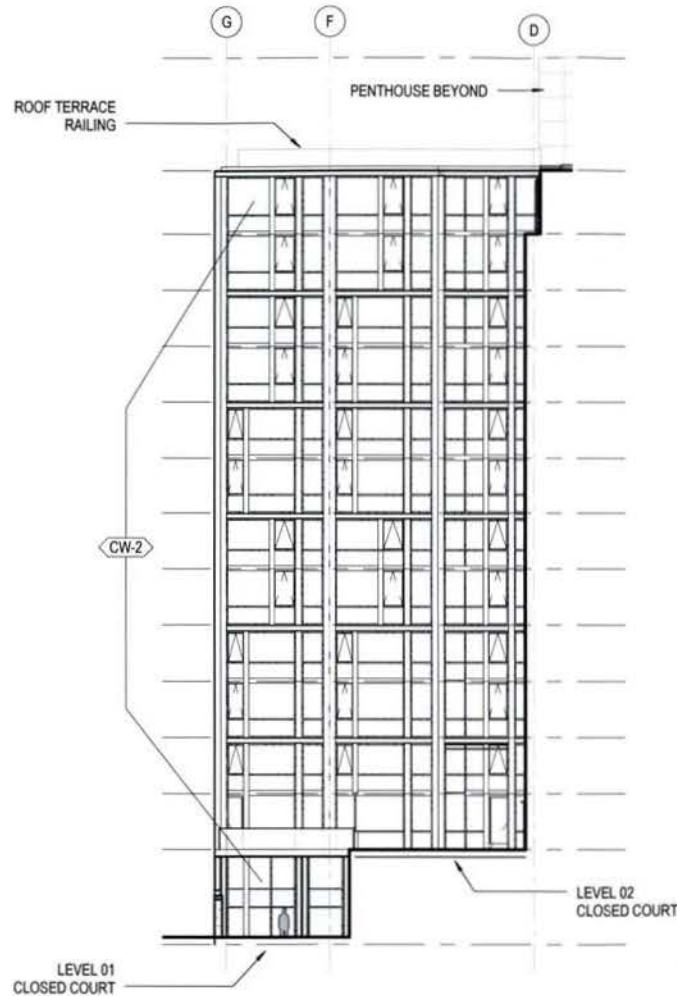


2 CENTER COURT - LOOKING NORTH
1" = 20'-0"

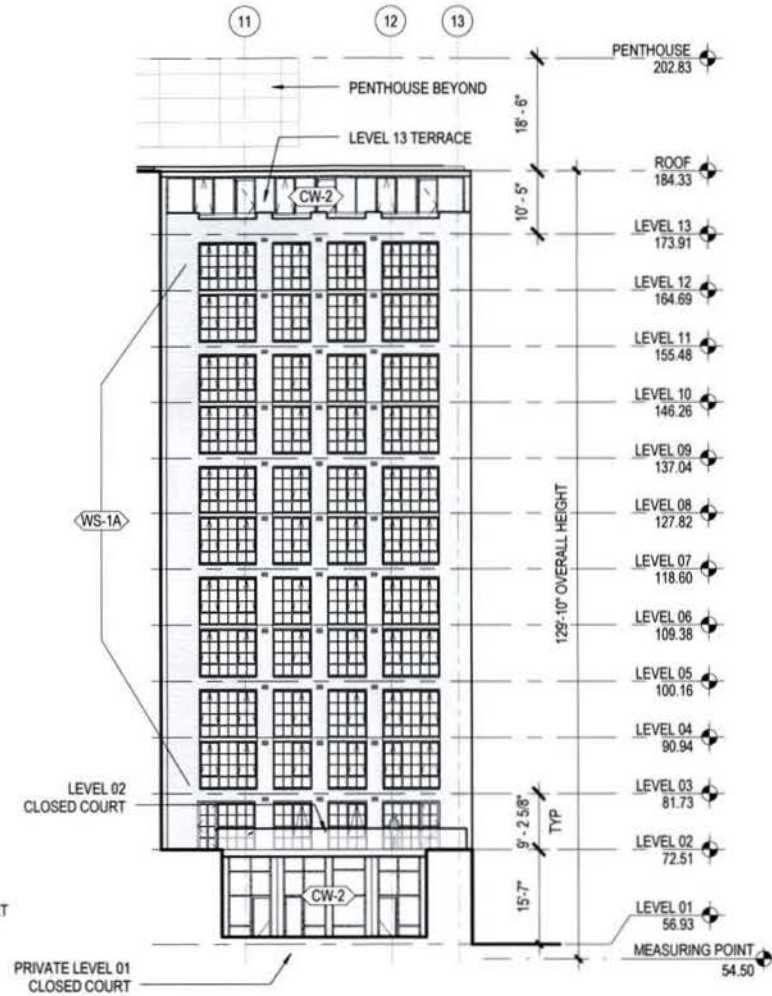


3 CENTER COURT - LOOKING EAST
1" = 20'-0"

REFER TO MATERIALS SCHEDULE ON A-26



1 EAST COURT - LOOKING WEST
1" = 20'-0"



2 EAST COURT - LOOKING NORTH
1" = 20'-0"

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REFER TO MATERIALS SCHEDULE ON A-26



NORTH FACADE RENDERING; FOR ILLUSTRATIVE PURPOSES ONLY

MATERIALS SCHEDULE

CW-1	CURTAIN WALL AT NORTH FACADE
CW-2	CURTAIN WALL / WINDOW WALL W/ SUPPLEMENTAL REINFORCING AS REQUIRED; CONCEALED W/ IN FRAME
WS-1A	BRICK CAVITY WALL WITH PUNCHED WINDOW OPENINGS OPENING: OUTSWINGING CASEMENTS
WS-1B	BRICK CAVITY WALL AND/OR BRICK PIER @ GROUND FLOOR
WS-2	STONE VENEER @ GROUND FLOOR
WS-3	ULTRA HIGH PERFORMANCE CONCRETE PANELS
WS-4A	METAL PANEL - AT PENTHOUSE