

1101 RHODE ISLAND AVENUE BZA PACKAGE

SEPTEMBER 13, 2013



BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 18668
EXHIBIT NO. 9

PROJECT TEAM:

DEVELOPER / OWNER:
CAS Riegler Companies

ARCHITECT:
HICKOK COLE ARCHITECTS
1023 31ST STREET, NW
WASHINGTON DC 20007
(202) 667-9776

BUILDING DATA:

LOCATION: 1101 RHODE ISLAND AVENUE, NW
INTERSECTIONS OF RHODE ISLAND AVENUE,
11TH STREET, AND Q STREET, NW

SQUARE: 0310
LOT: 0033 AND 0807
ANC: 2F
OVERLAY: NONE

DRAWING LIST:

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Board of Zoning Adjustment
District of Columbia
CASE NO.18668
EXHIBIT NO.9

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SITE PLAN



ZONING ANALYSIS

ZONING ANALYSIS:		1101 RHODE ISLAND AVENUE, NW	
Ward:	2		
SMD:	2704		
ANC:	2F		
Landmark Designation:	None		
Neighborhood Overlay:	None		
Historic Overlay:	None		
Historic District:	None		
Square:	310		
Lot(s):	0033 and 0807		
LOT AREA (SF):	11,172 GSF		
ZONE:	C-2-A (with IZ)		

Updated: 09.12.2013

ZONING CATEGORY:	ALLOWABLE:		PROPOSED:		RELIEF?:
HEIGHT:	50'-0" (no limit on stories)		50'-0" (4 stories)		No
FLOOR AREA RATIO (F.A.R.):	Residential = 3.0 (w/ IZ BONUS)	33,516 GSF	Residential = 2.77	30,966 GSF	Yes
(Site Density)	Commercial = 1.5	16,758 GSF	Commercial = 0.23	2,550 GSF	
	TOTAL = 3.0 (w/ IZ BONUS)	33,516 GSF	BUILDING TOTAL = 3.0	33,516 GSF	
			Green Courtyard over Parking = 0.15	1,671 GSF	
			GRAND TOTAL = 3.15	35,187 GSF	
LOT OCCUPANCY:	100% Commercial	11,172 GSF	100% Commercial	N/A	Yes
	75% Residential (with IZ BONUS)	8,179 GSF	90% Residential	10,050 GSF	
REAR YARD:	15'-0"		15'-0"		No
	Exception - Through-lot: measure from Street Centerline				
SIDE YARD(S):	None		None		No
COURT(S):	4" width per foot of height in residential building and width >15' / for closed court twice the square of the width, but not <350sf		Main Courtyard > 350SF / min. dimension = 36'-1"		No
GREEN AREA RATIO:	GAR = 0.30	3,352 GSF	GAR = 0.30	3,352 GSF	No
	Landscape Elements / Lot Area = or > 3,352 GSF		Landscape Elements / Lot Area = or > 3,352 GSF		
ROOF STRUCTURE(S):	One structure, 1:1 setback, 18'-6" MAX Penthouse Height		One structure, 1:1 setback at Rhode Island Ave, Q Street, and 11th Street, Set back <1:1 at Alley and Courtyard, 10'-6" Penthouse Height, 18'-6" Elevator Overrun Height		Yes
OFF-STREET PARKING:			Retail Parking = 0 Residential Parking = 5 full size / 8 compact TOTAL = 13 spaces		Yes
Retail Parking:	>3,000 sf 1 per 300 sf		< 3,000 sf = N/A		
Residential Parking:	(40 Units) 1 space per 2 DU's		20 spaces		
RESIDENTIAL LOADING:	<50 Units = N/A				
Loading Berth	N/A				No
Platform	N/A				
Delivery Space	N/A				
RETAIL LOADING:	<5,000 SF = N/A				
Loading Berth	N/A				No
Platform	N/A				
Delivery Space	N/A				

Q STREET NW



* BAY PROJECTIONS & AREAWAYS
FOR DEMONSTRATIVE
PURPOSE ONLY

SITE PLAN

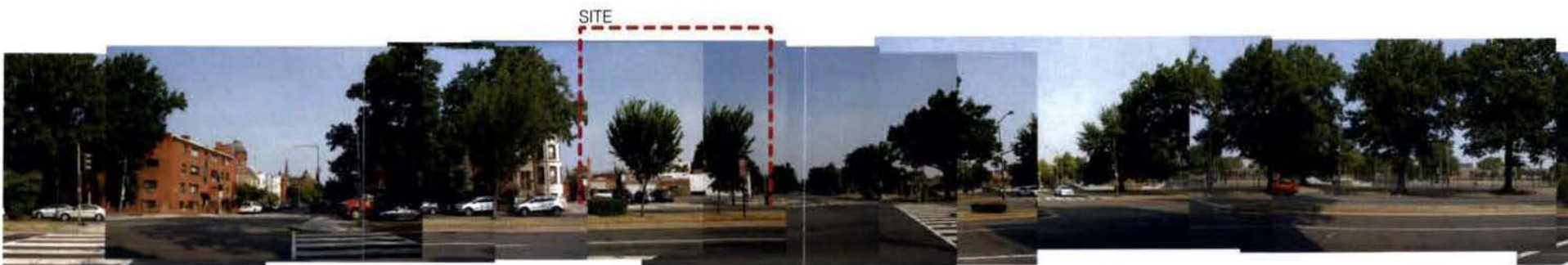




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RHODE ISLAND AVENUE STREETSCAPE - FACING SOUTH



RHODE ISLAND AVENUE STREETSCAPE - FACING NORTH

SITE CONTEXT



Project
1101 Rhode Island Avenue, NW
Washington, DC

Client
CAS Riegler Companies

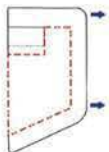
Project Phase
BZA - Preliminary Submission

Scale
N/A

Date
September 13, 2013

A-4

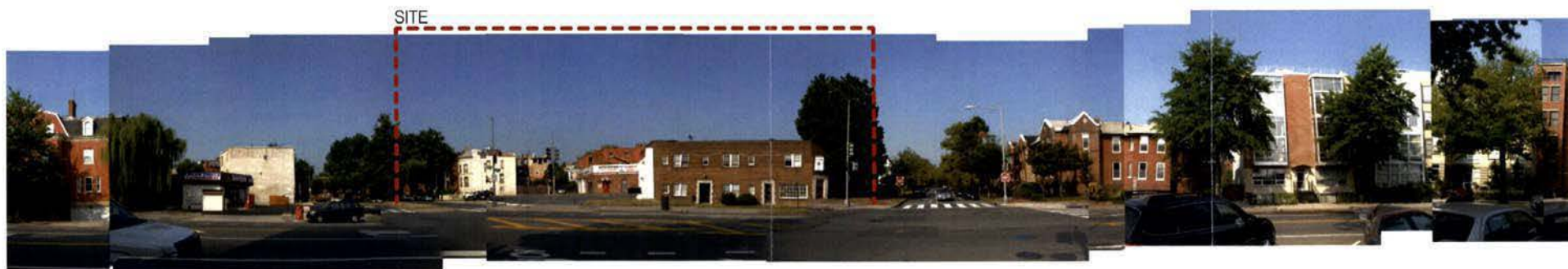




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11TH STREET STREETScape - FACING EAST



11TH STREET STREETScape - FACING WEST

SITE CONTEXT



Project
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Washington, DC

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CAS Riegler Companies

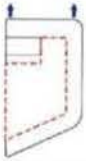
Project Phase
BZA - Preliminary Submission

Scale
N/A

Date
September 13, 2013

A-5

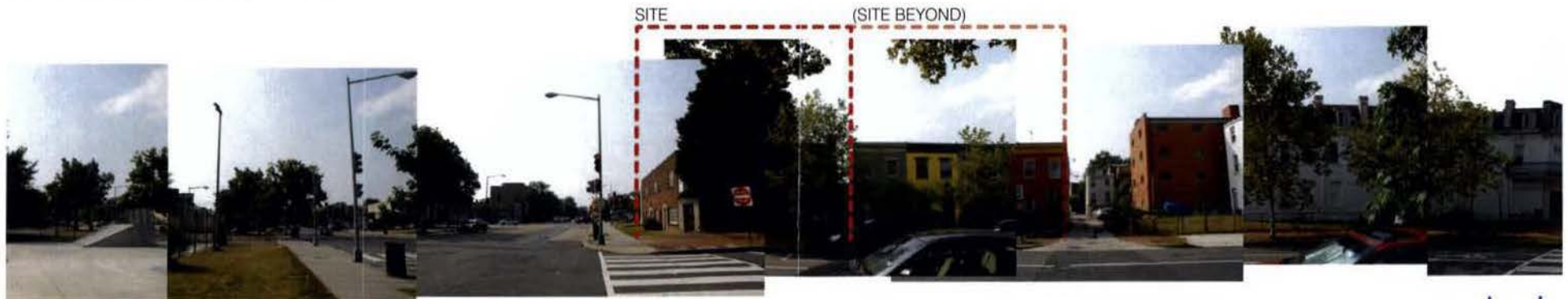




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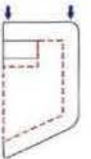


Q STREET STREETScape - FACING NORTH



Q STREET STREETScape - FACING SOUTH

SITE CONTEXT



Project
1101 Rhode Island Avenue, NW
Washington, DC

Client
CAS Riegler Companies

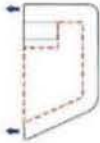
Project Phase
BZA - Preliminary Submission

Scale
1/16" = 1'-0"

Date
September 13, 2013

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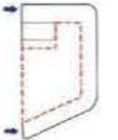
PUBLIC ALLEY - FACING WEST

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PUBLIC ALLEY - FACING EAST

SITE CONTEXT



Project
1101 Rhode Island Avenue, NW
Washington, DC

Client
CAS Riegler Companies

Project Phase
BZA - Preliminary Submission

Scale
1/16" = 1'-0"

Date
September 13, 2013

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FLOOR PLAN BASEMENT/PARKING LEVEL

Project
1101 Rhode Island Avenue, NW
Washington, DC

Client
CAS Riegler Companies

Project Phase
BZA - Preliminary Submission

Scale
1/16" = 1'-0"

Date
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FLOOR PLAN GROUND/FIRST LEVEL

Project
1101 Rhode Island Avenue, NW
Washington, DC

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Project Phase
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Scale
1/16" = 1'-0"

Date
September 13, 2013

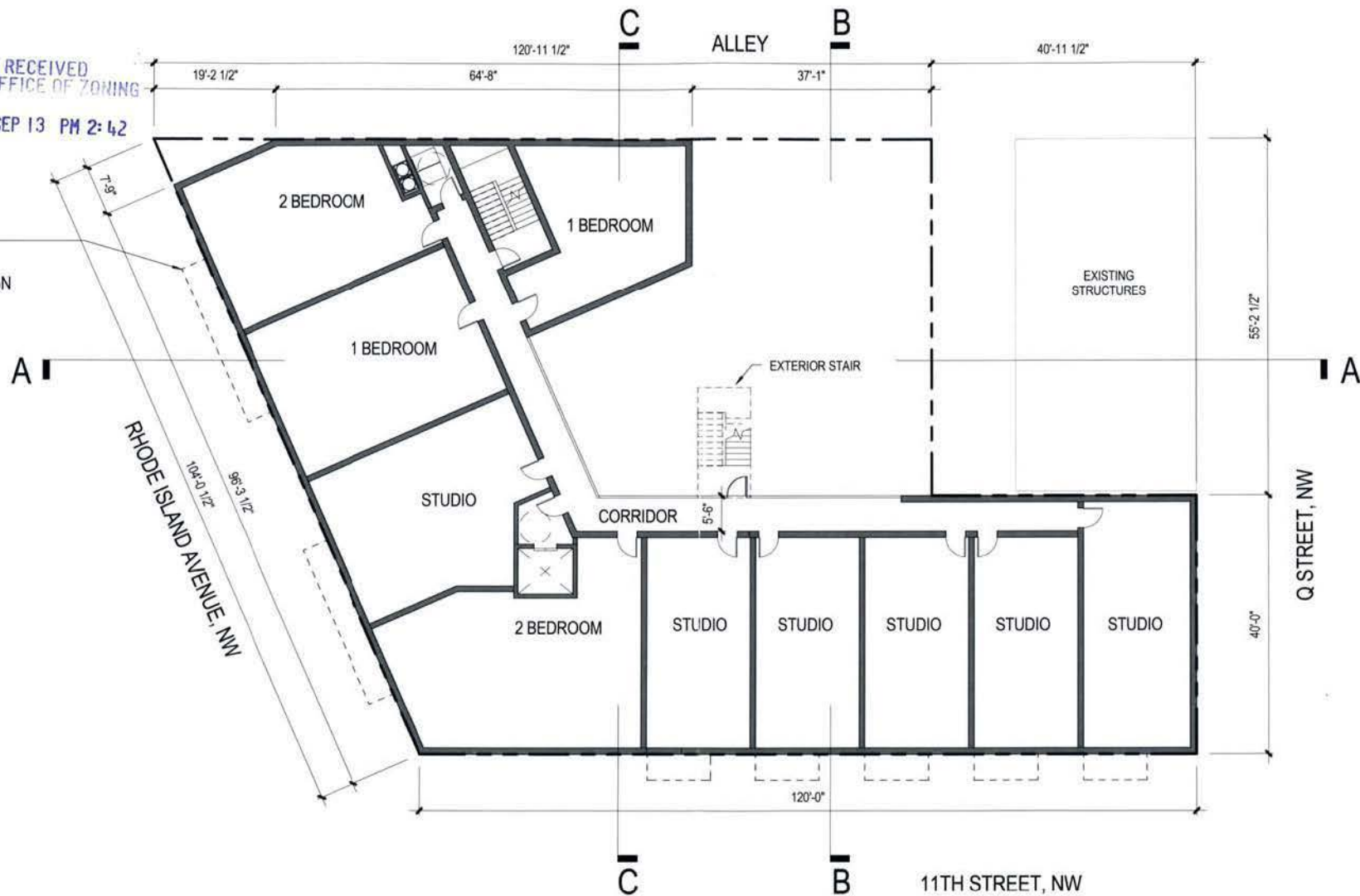
A-9



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ESTIMATED BAY
PROJECTION,
(SUBJECT TO DESIGN
DEVELOPMENT)



FLOOR PLAN SECOND LEVEL



Project
1101 Rhode Island Avenue, NW
Washington, DC

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CAS Riegler Companies

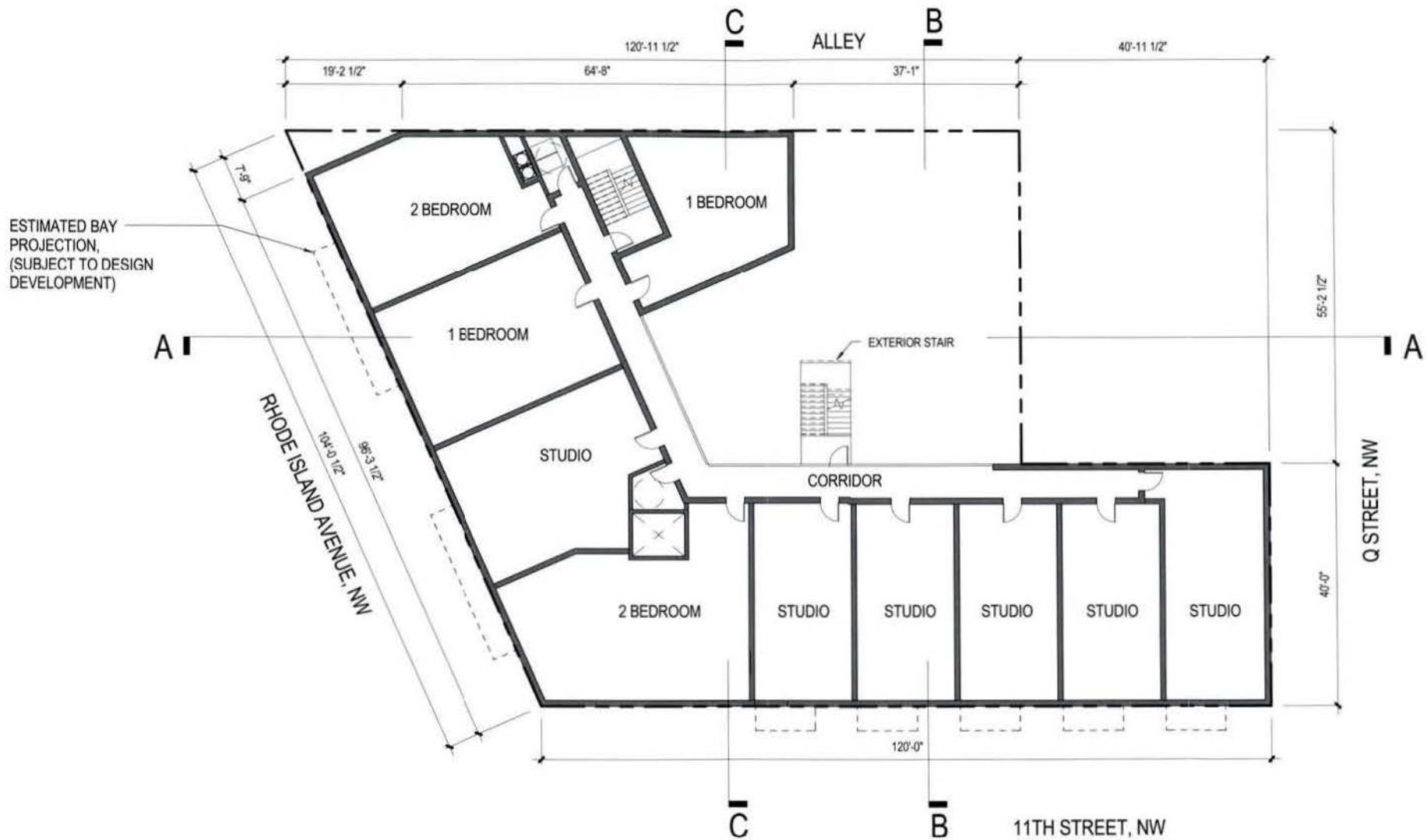
Project Phase
BZA - Preliminary Submission

Scale
1/16" = 1'-0"

Date
September 13, 2013

A-10



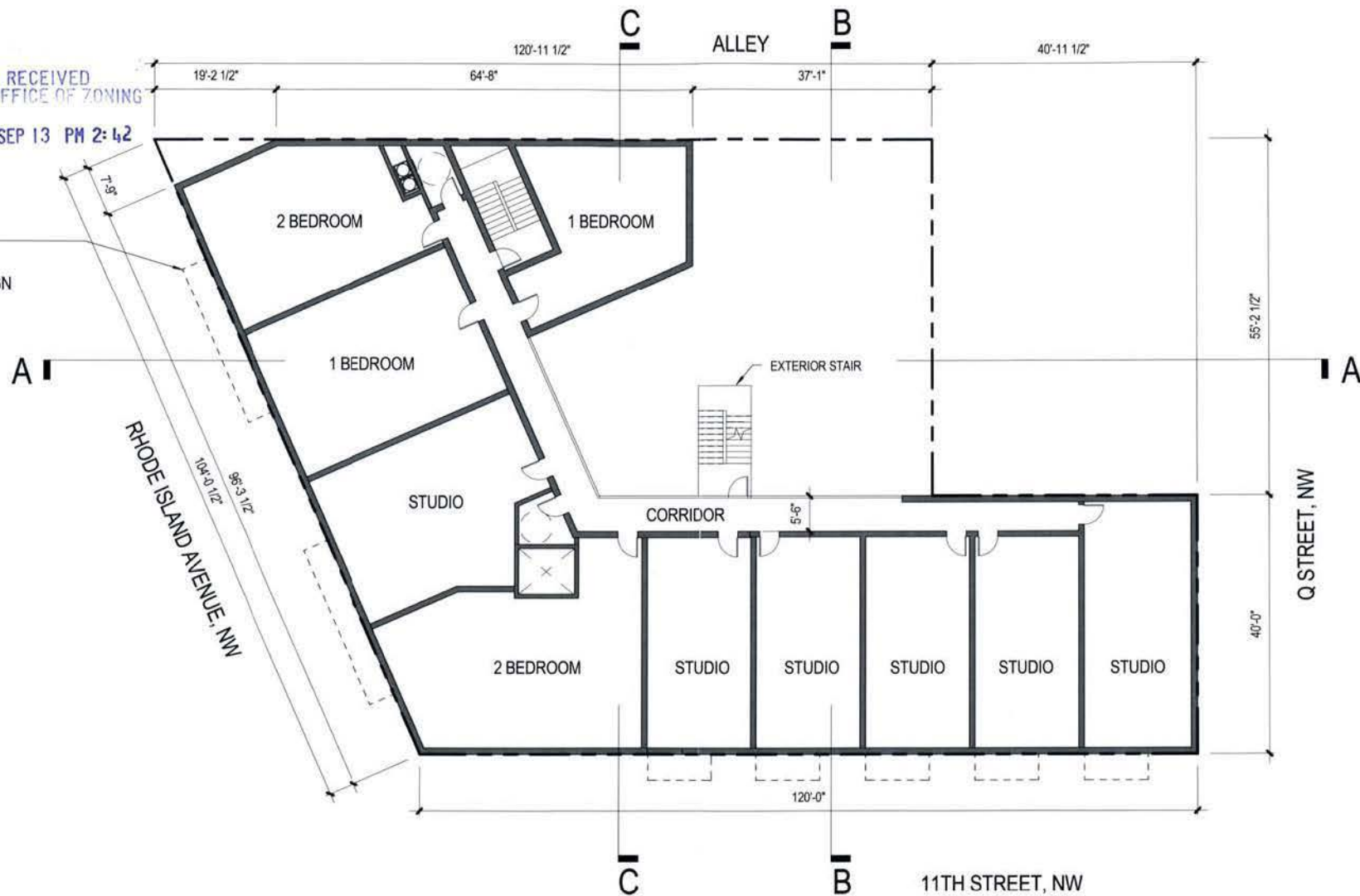


FLOOR PLAN THIRD LEVEL



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ESTIMATED BAY
PROJECTION,
(SUBJECT TO DESIGN
DEVELOPMENT)



FLOOR PLAN FOURTH LEVEL



Project
1101 Rhode Island Avenue, NW
Washington, DC

Client
CAS Riegler Companies

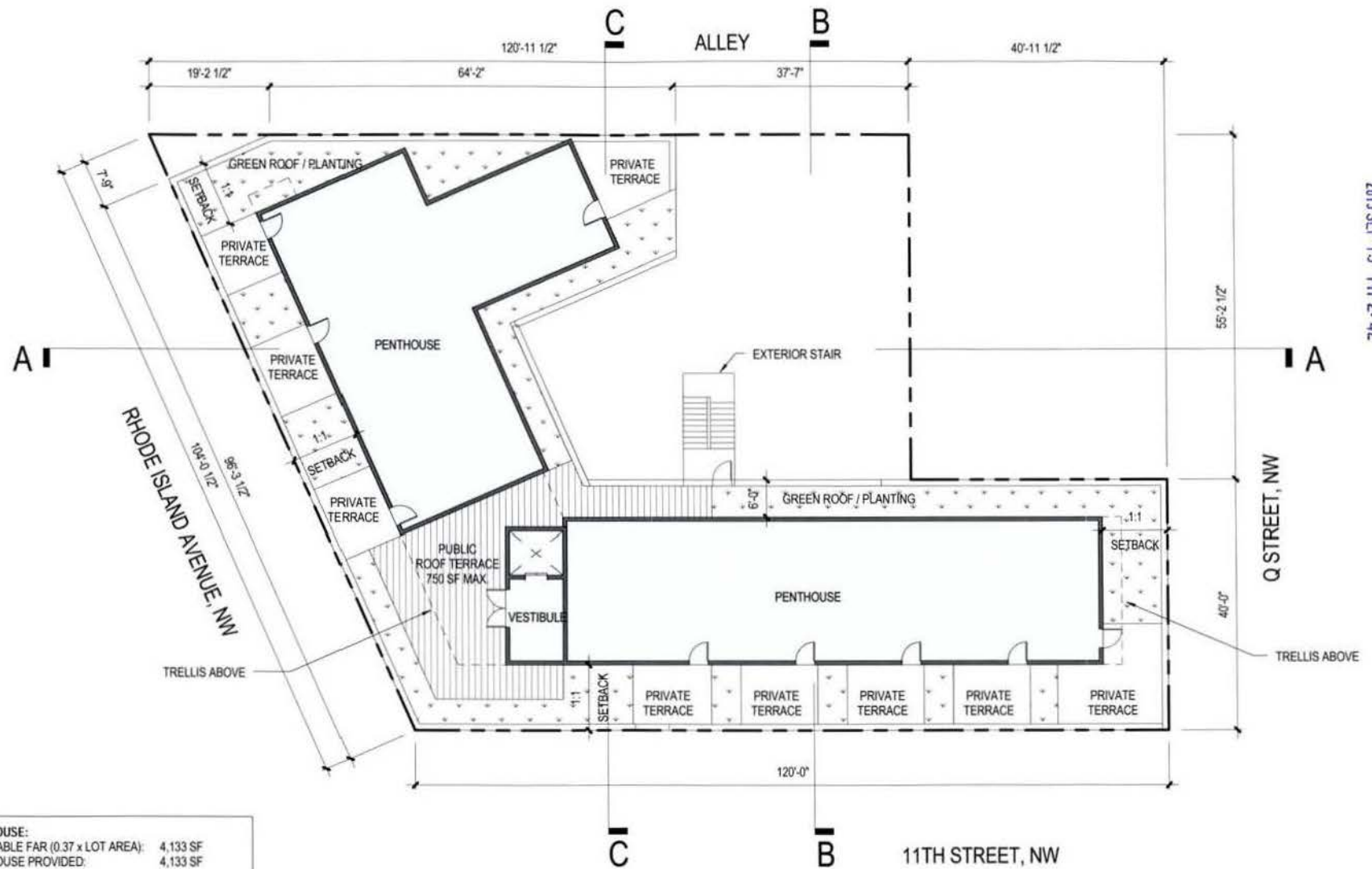
Project Phase
BZA - Preliminary Submission

Scale
1/16" = 1'-0"

Date
September 13, 2013

A-12

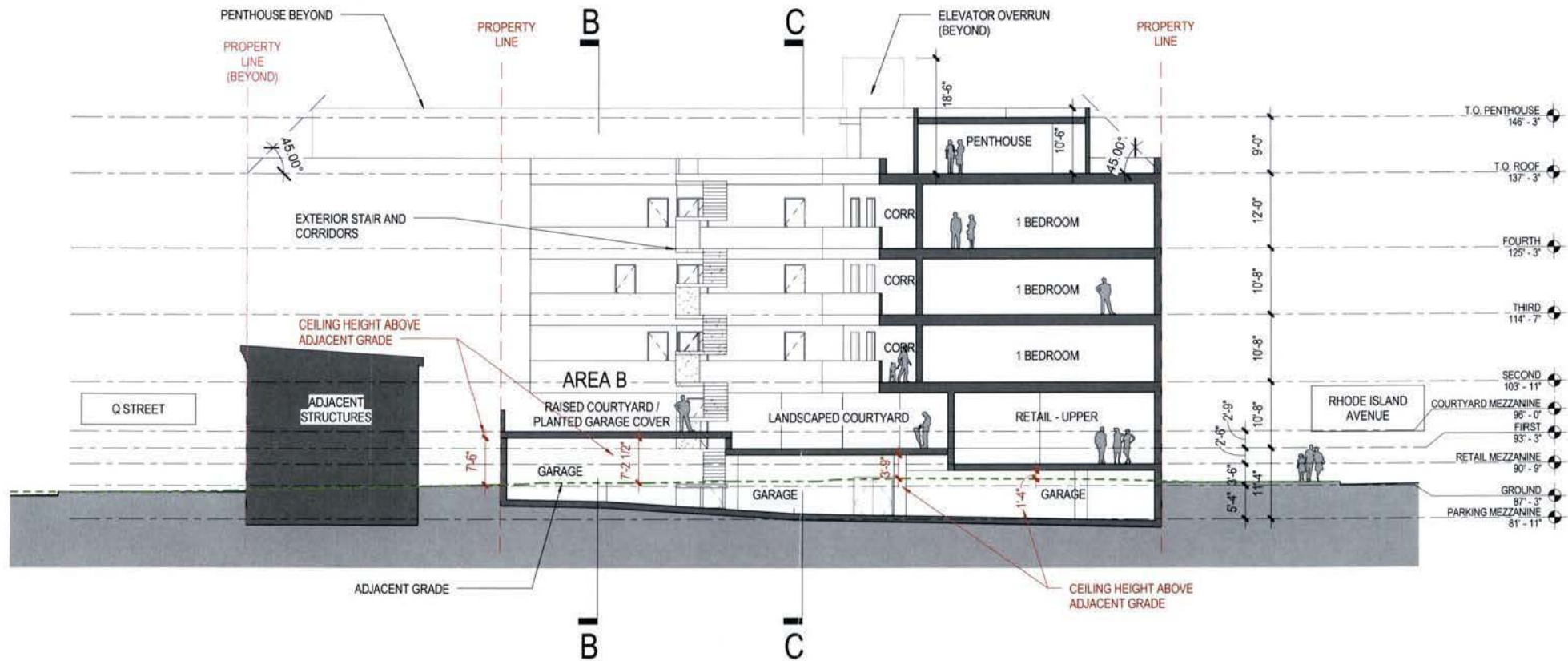




FLOOR PLAN ROOF LEVEL



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BUILDING SECTION LONG SECTION A

Project
1101 Rhode Island Avenue, NW
Washington, DC

Client
CAS Riegler Companies

Project Phase
BZA - Preliminary Submission

Scale
1/16" = 1'-0"

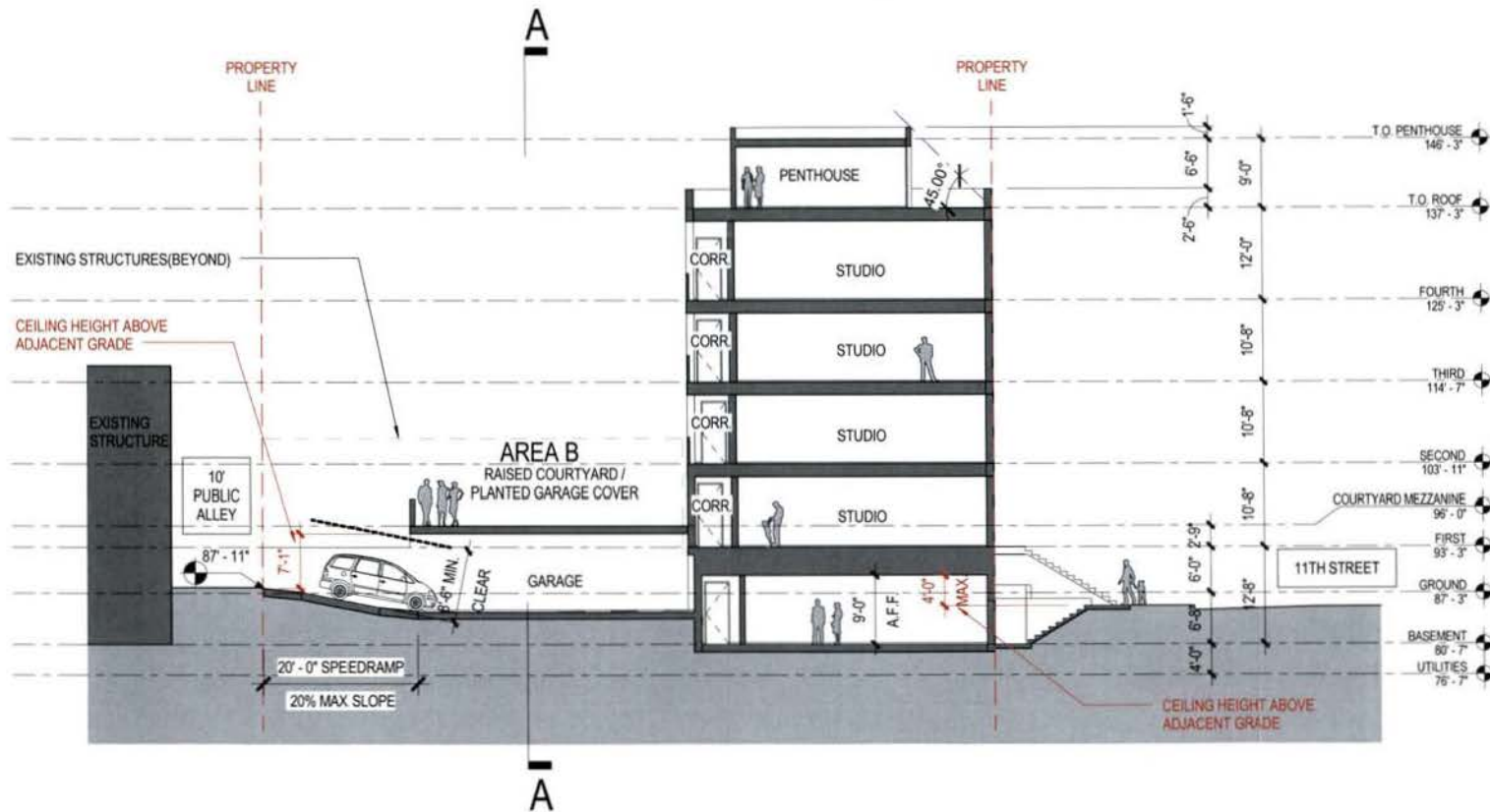
Date
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BUILDING SECTION CROSS SECTION B

Project
1101 Rhode Island Avenue, NW
Washington, DC

Client
CAS Riegler Companies

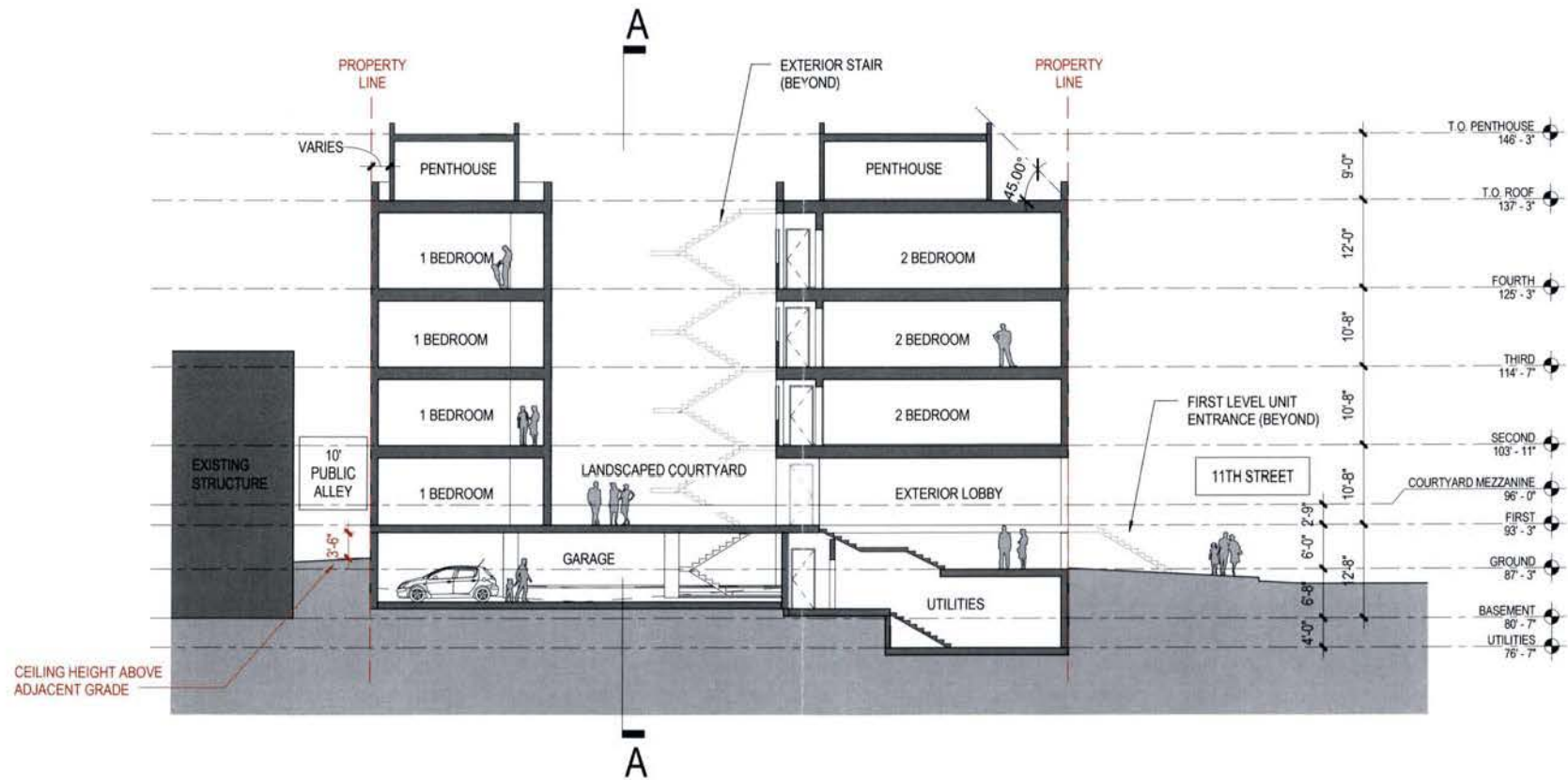
Project Phase
BZA - Preliminary Submission

Scale
1/16" = 1'-0"

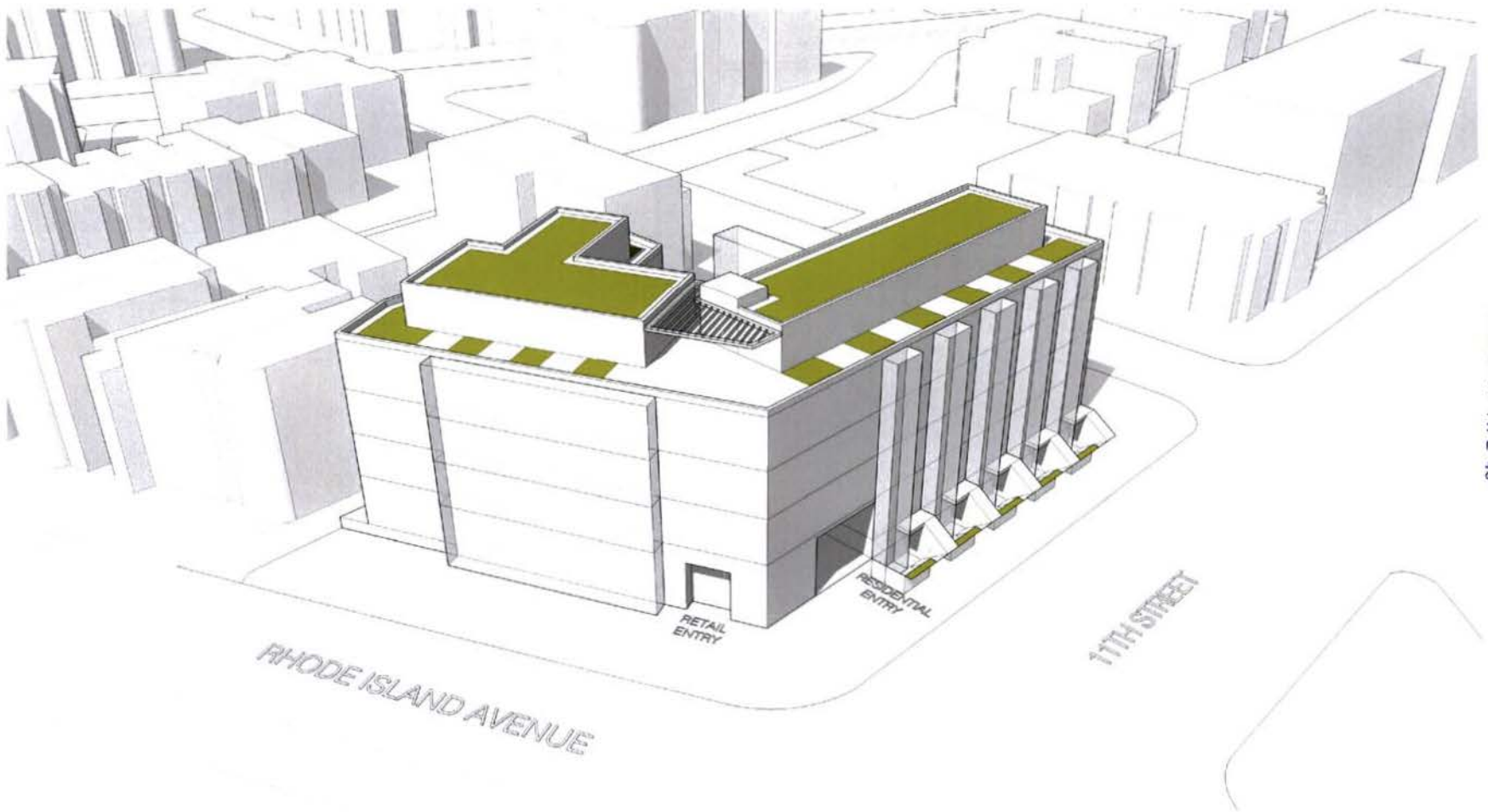
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BUILDING SECTION CROSS SECTION C



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BUILDING MASSING AT SE LOT CORNER

Project
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Washington, DC

Client
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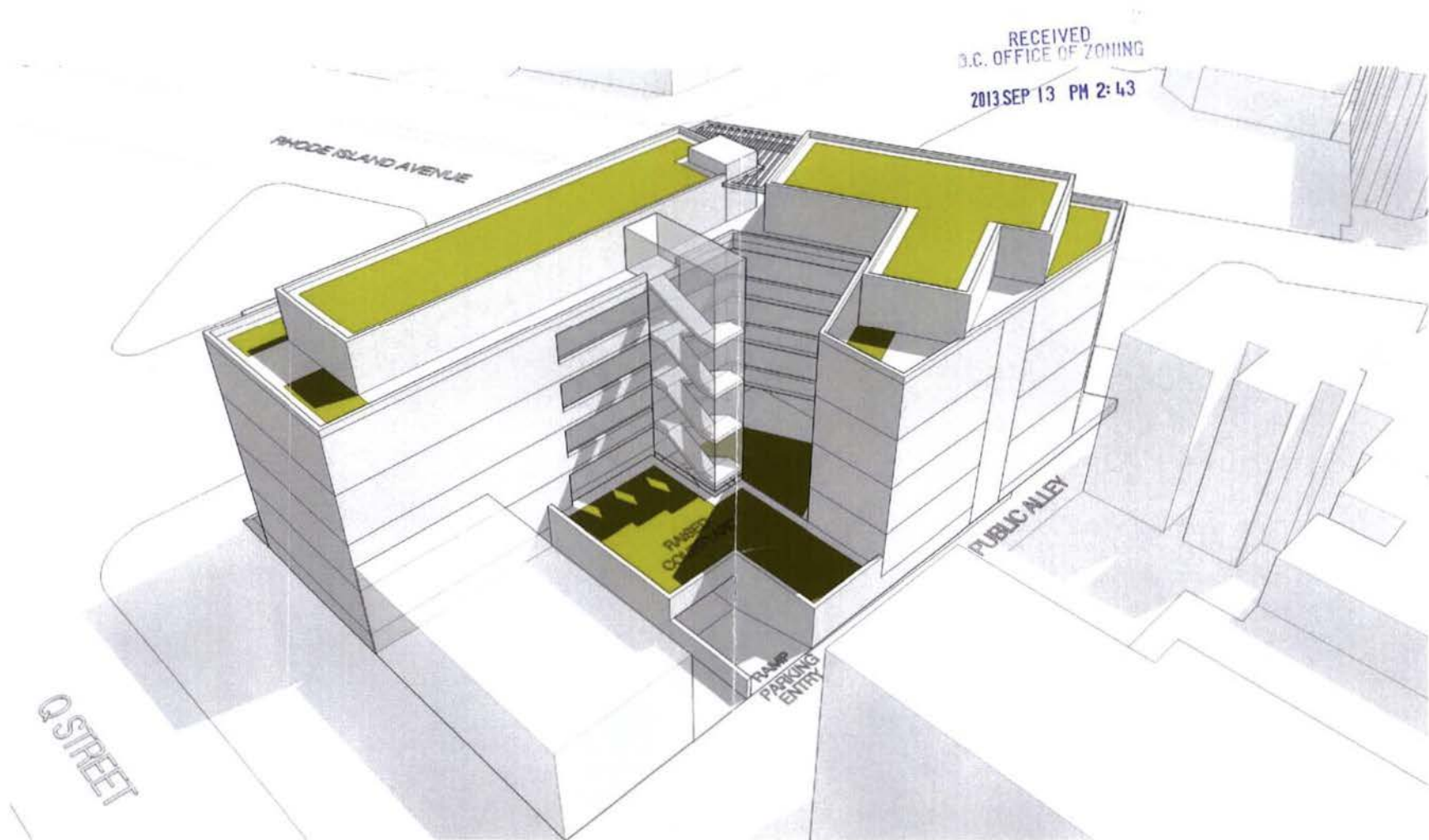
Project Phase
BZA - Preliminary Submission

Scale
1/16" = 1'-0"

Date
September 13, 2013

A-17





BUILDING MASSING AT NW LOT CORNER

Project
1101 Rhode Island Avenue, NW
Washington, DC

Client
CAS Riegler Companies

Project Phase
BZA - Preliminary Submission

Scale
 $1/16" = 1'-0"$

Date
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A-18

