



1301 Pennsylvania Avenue, SE

OWNER / DEVELOPER:
DOUGLAS DEVELOPMENT CORPORATION

BZA APPLICATION NO. 18813

INDEX	
01	ZONING TABULATION
02	EXISTING SITE PHOTOS
03	PROPOSED/EXISTING RES. DEVELOPMENT MAP
04	EXISTING SITE PLAN
05	PROPOSED SITE PLAN
06	PERMITTED FLOOR PLANS
07	THIRD FLOOR PLAN COMPARISON
08	BUILDING RENDERING
09	PROPOSED ELEVATIONS
10	EXISTING ELEVATIONS

1301 PENNSYLVANIA AVENUE SE, WASHINGTON, DC 20003

ZONING TABULATIONS

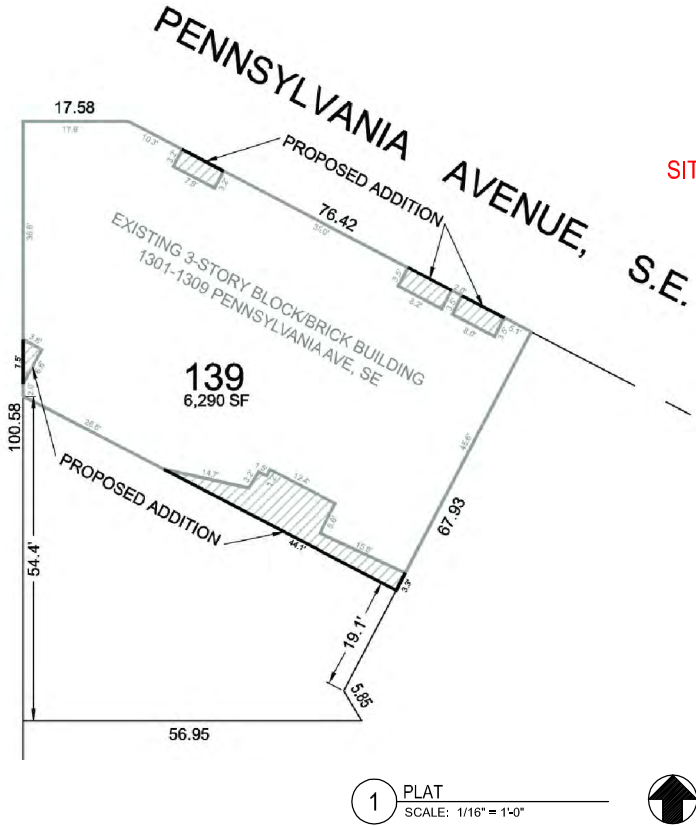
ZONE:	C-2-A				
LOT :	139				
SQUARE:	1045				
SITE AREA:	6,239 sf				
	EXISTING	ALLOWED/ REQUIRED	AS PERMITTED	PROPOSED	RELIEF REQUIRED (Yes/No)
GROSS FLOOR AREA:	8,016 sf	9,359 sf	*9,302 sf	*11,035 sf	Y (+0.27)
FAR (TOTAL):	1.28	1.50	***1.49	**1.77	
RESIDENTIAL:	0.68	2.50	---	---	
OTHER:	0.60	1.50	***1.49	**1.77	
BUILDING HEIGHT: Measuring point to top of roof	+/- 37'-3"	50'-0"	+/- 38'-11"	+/- 38'-11"	N
REAR YARD:	25'-0"	15'-0"	no change	no change	N
SIDE YARD:	NONE	none required	no change	no change	N
ROOF STRUCTURES:					
Height:	NONE	18'-6"	5'-4"	5'-4"	N
Setback:	N/A	1 continuous structure w/ 1:1 setback	complies	complies	N
LOADING BERTH:	NONE	Office: <20,000 sf - None req'd	no change	no change	N
	NONE	Retail: 5,000 to 20,000 sf of gross area and cellar floor area - 1 required @ 30' deep with 100sf loading platform	no change	no change	N
DELIVERY SPACES:	NONE	None required	no change	no change	N
COURTS:	NONE	None required	no change	no change	N
PARKING:	4 spaces	None required (pre-1958 building construction)	4 spaces	4 spaces	N

* CELLAR FLOOR AREA IS NOT INCLUDED FOR PURPOSES OF COUNTING F.A.R.

** THE ROOFTOP PATIO WILL NOT BE ENCLOSED AND IS NOT INCLUDED FOR PURPOSES OF COUNTING F.A.R.
TERRACE AREA = 150 sf

*** F.A.R. REFLECTS WHAT IS PERMITTED UNDER THE BUILDING PERMIT (PERMIT NO. B1311149)

13th STREET, S.E.



2 CONTEXT MAP
SCALE: NOT TO SCALE

1301 PENNSYLVANIA AVENUE SE, WASHINGTON, DC 20003





PENNSYLVANIA AVENUE LOOKING WEST 1



PENNSYLVANIA AVENUE LOOKING SOUTHWEST 2



PENNSYLVANIA AVENUE LOOKING SOUTH 3



CORNER OF 13TH STREET & PENNSYLVANIA AVENUE 4



13TH STREET LOOKING EAST 5



13TH STREET LOOKING NORTHEAST 6



VIEW FROM ALLEY LOOKING NORTH 7



VIEW FROM BUILDING LOOKING SOUTHWEST OF SITE 8



1 CONTEXT MAP
SCALE: NOT TO SCALE

1301 PENNSYLVANIA AVENUE SE, WASHINGTON, DC 20003 - EXISTING SITE PHOTOS

THE IRIDIUM (1306 PENNSYLVANIA AVENUE, SE)
 5-STORY CONDO BUILDING WITH 10 UNITS INCLUDING
 A COMMON ROOF DECK. COMPLETED IN 2008.



732 15TH STREET, SE
 6-UNIT CONDOMINIUM BUILDING BEING DEVELOPED
 BY WILCO. EXPECTED COMPLETION IN FALL 2014.



SITE

1311 PENNSYLVANIA AVENUE, SE
 3 CONDO UNITS CURRENTLY UNDER
 CONSTRUCTION



1 CONTEXT MAP
 SCALE: NOT TO SCALE



1600 PENNSYLVANIA AVENUE, SE
 77 RENTAL UNITS BEING BUILT BY NOVO PROPERTIES.
 EXPECTED COMPLETION IN 2015.

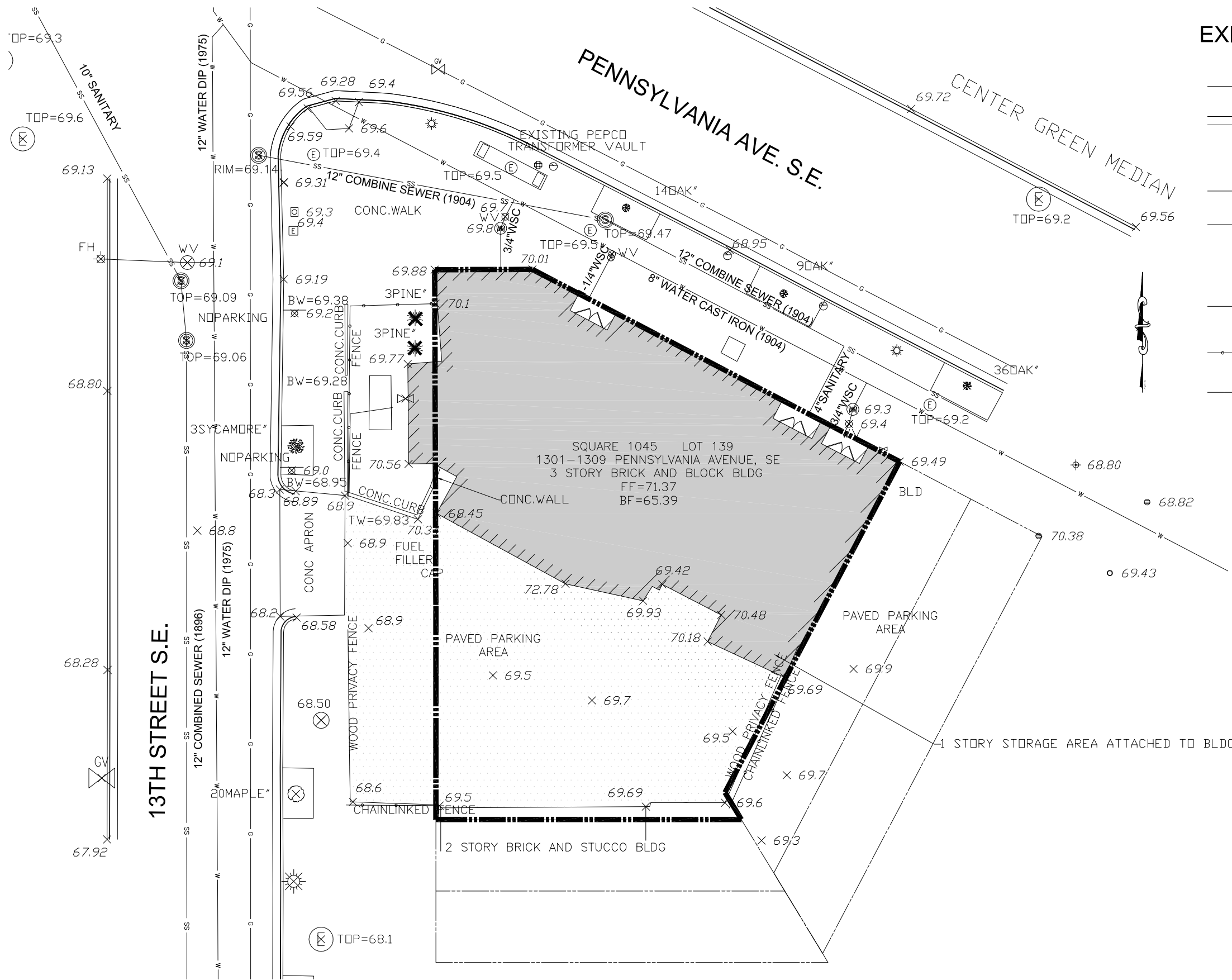


JENKINS ROW (1391 PENNSYLVANIA AVENUE, SE)
 4-STORY CONDOMINIUM COMMUNITY WITH 247 UNITS. COMPLETED IN
 2007, THE PROPERTY INCLUDES ROOF DECKS, A FITNESS CENTER, A
 GROUND-FLOOR HARRIS TEETER, AND MUCH MORE.



1500 PENNSYLVANIA AVENUE, SE
 41 CONDO UNITS BEING BUILT BY GOLDSTAR
 COMPLETE WITH MULTIPLE OUTDOOR AREAS AND
 UNDERGROUND PARKING.

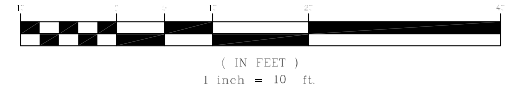
1301 PENNSYLVANIA AVENUE SE, WASHINGTON, DC 20003 - PROPOSED/EXISTING RES. DEV. MAP



EXISTING LEGEND:

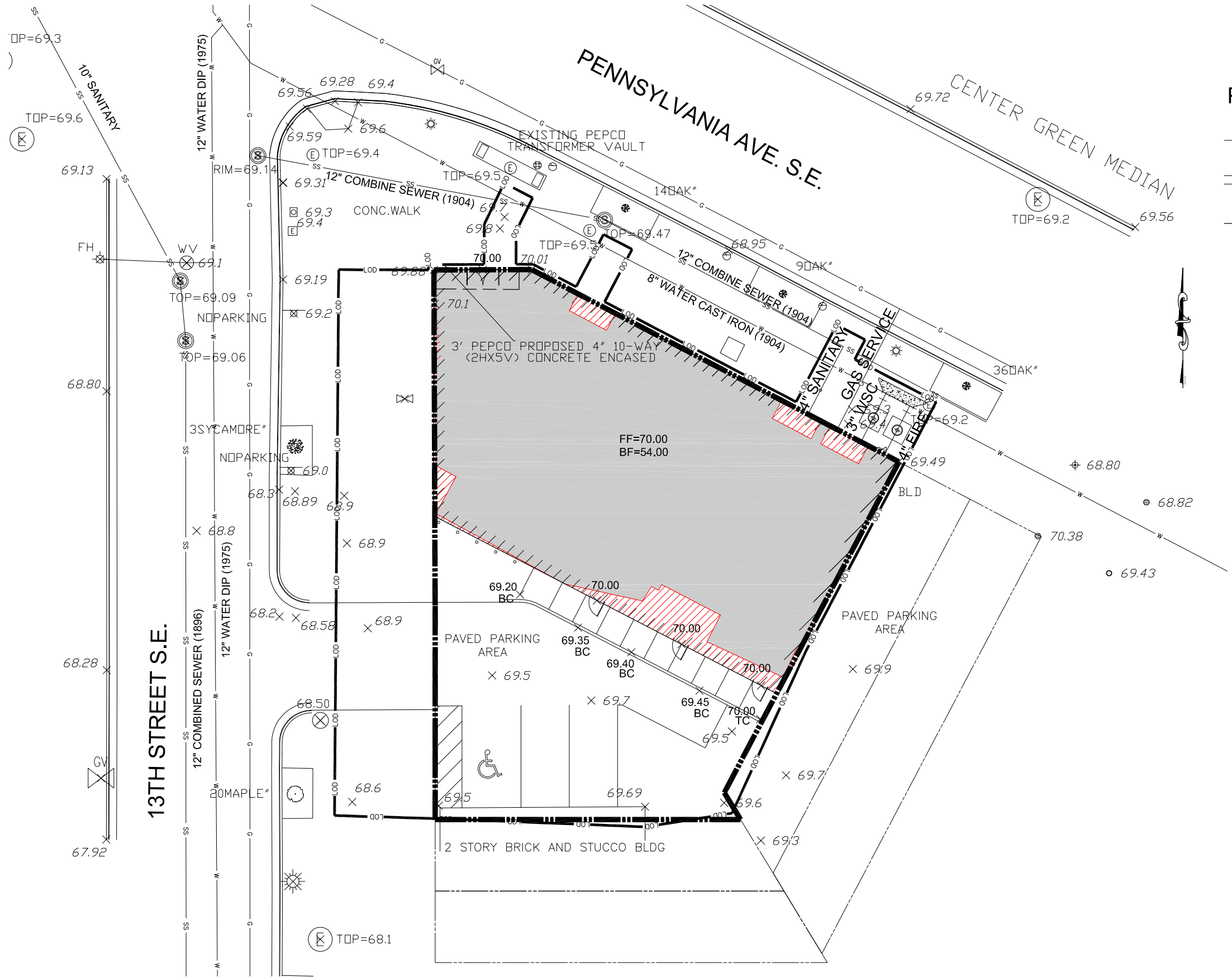
	PROPERTY BOUNDARY
	EXISTING CURB
	EXISTING LIGHT POST
	EXISTING SANITARY & MANHOLE
	EXISTING WATERLINE
	EXISTING TREE
	EXISTING STORM INLET
	CHAINLINKED FENCE
	WOOD FENCE
	EXISTING BUILDING

GRAPHIC SCALE

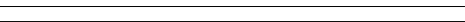


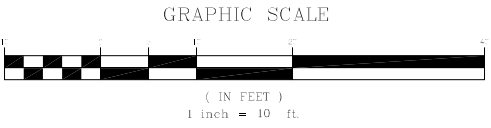
1301 PENNSYLVANIA AVENUE SE, WASHINGTON, DC 20003 - EXISTING SITE PLAN

GTM ARCHITECTS



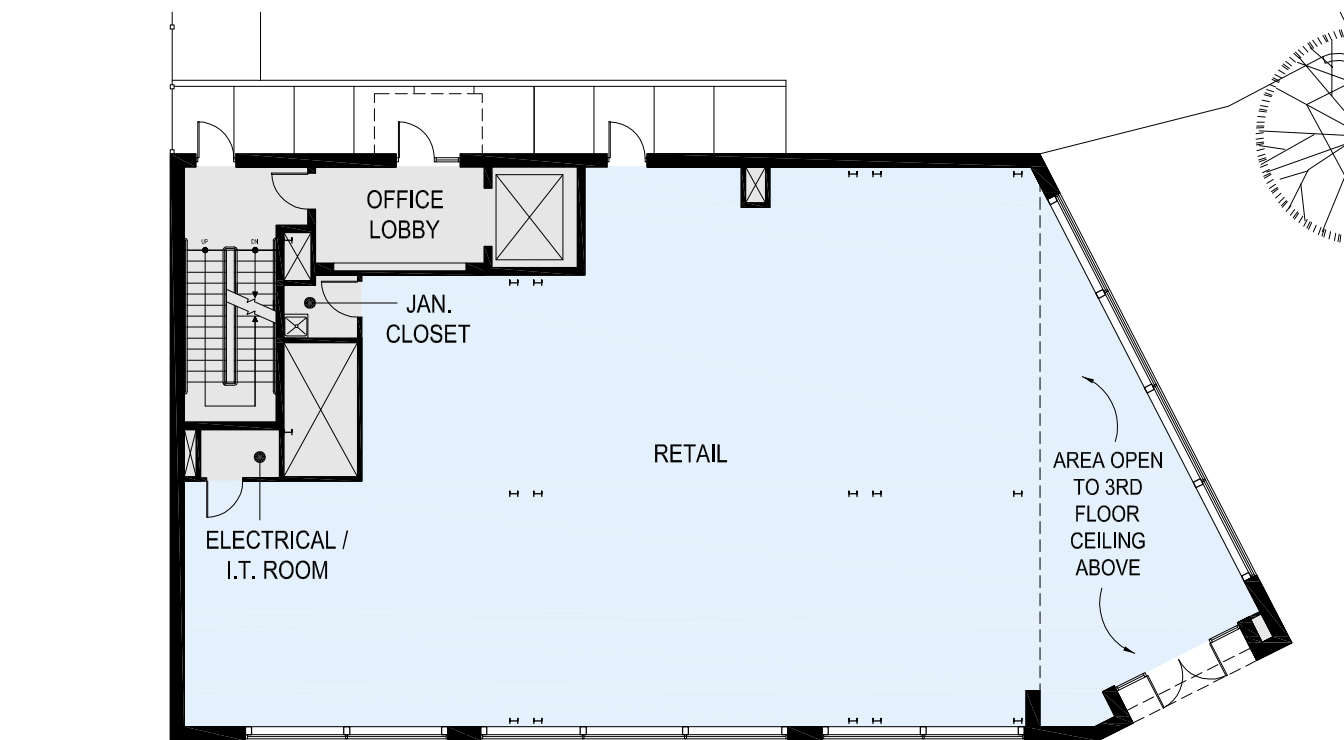
PROPOSED LEGEND:

-  PROPOSED PARKING
-  PROPOSED CURB
-  PROPOSED BUILDING FOOTPRINT
-  PROPOSED ADDITION TO BUILDING
-  EXISTING BUILDING TO REMAIN



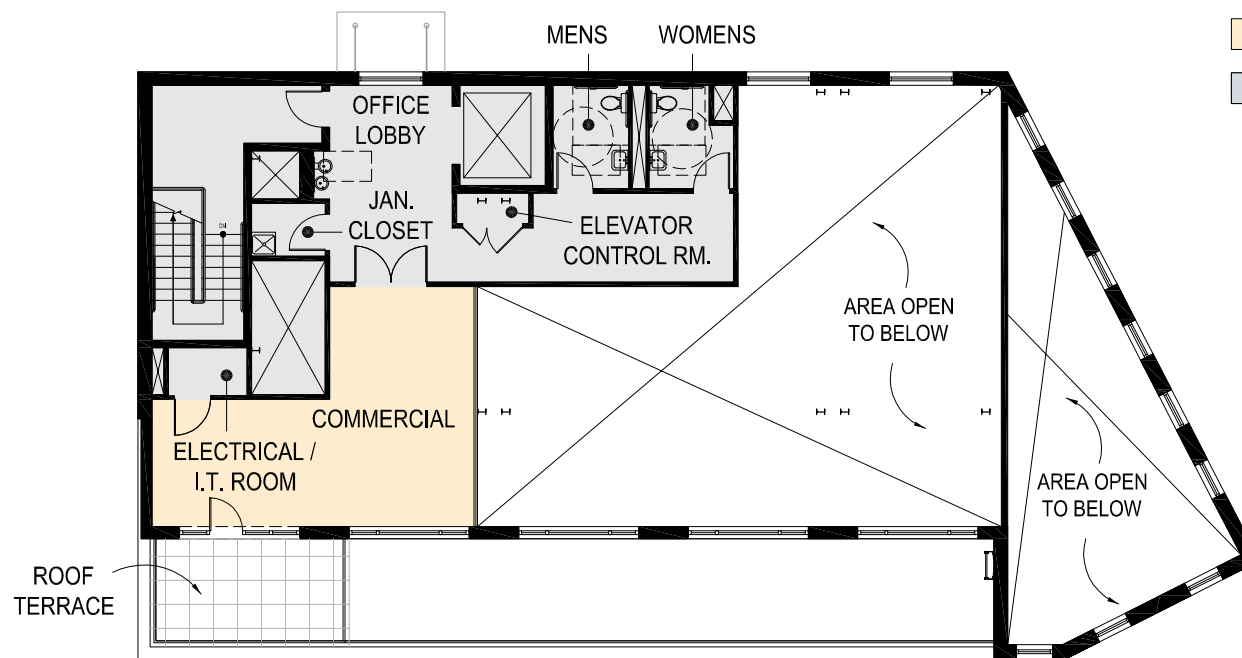
1301 PENNSYLVANIA AVENUE SE, WASHINGTON, DC 20003 - PROPOSED SITE PLAN

GTM ARCHITECTS



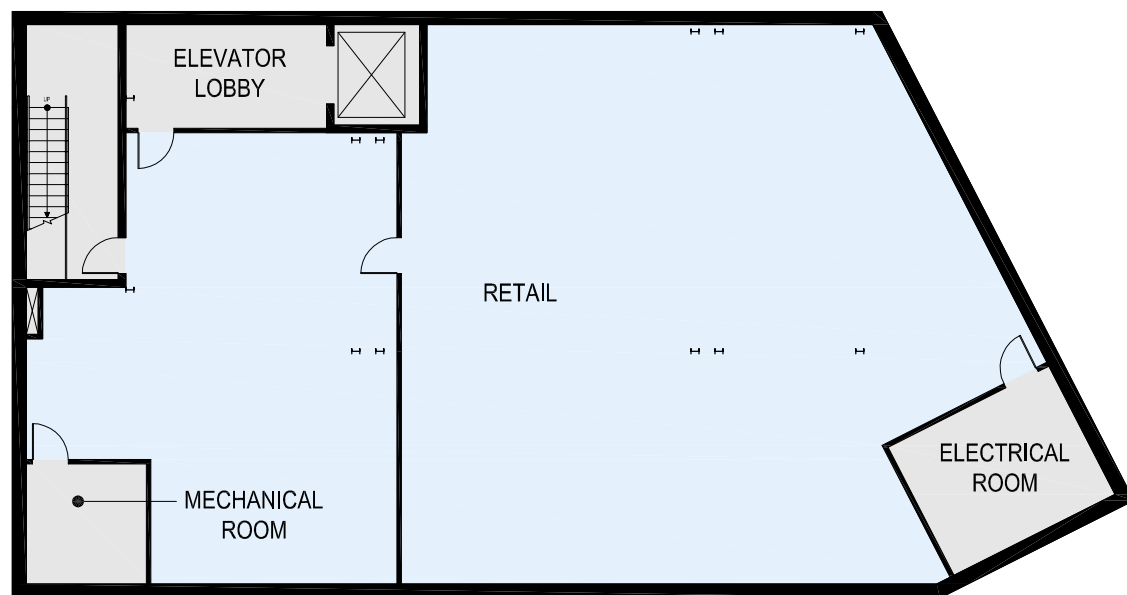
GSF = 4,059

2 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



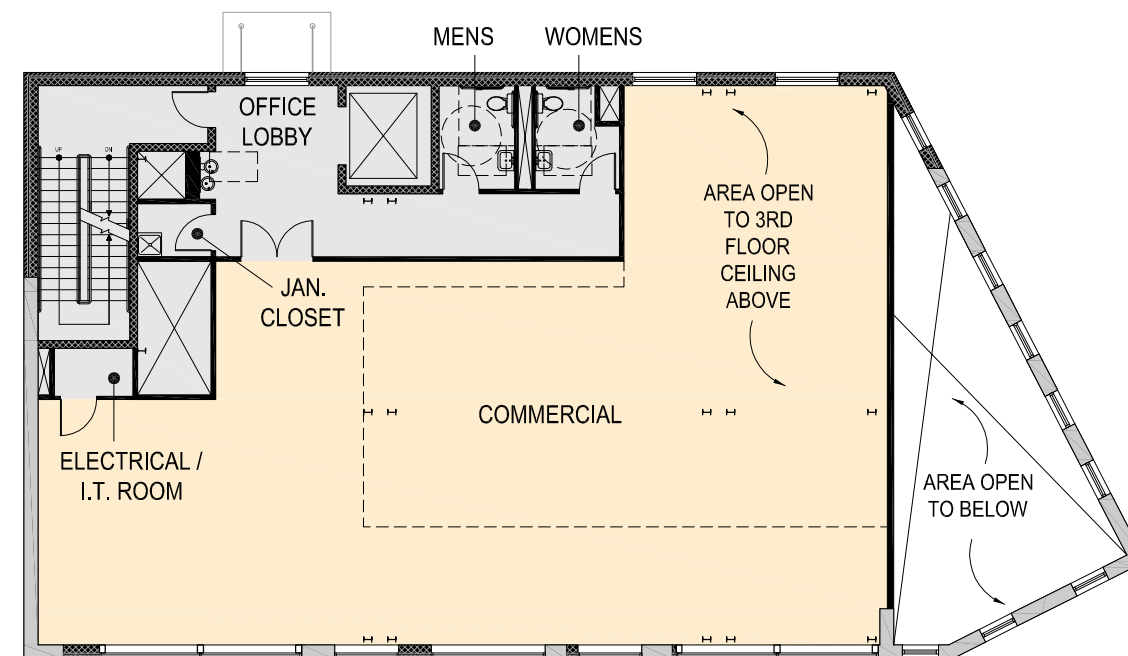
GSF = 1,628

4 THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"



GSF = 4,059

1 CELLAR FLOOR PLAN
SCALE: 1/8" = 1'-0"



GSF = 3,615

3 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

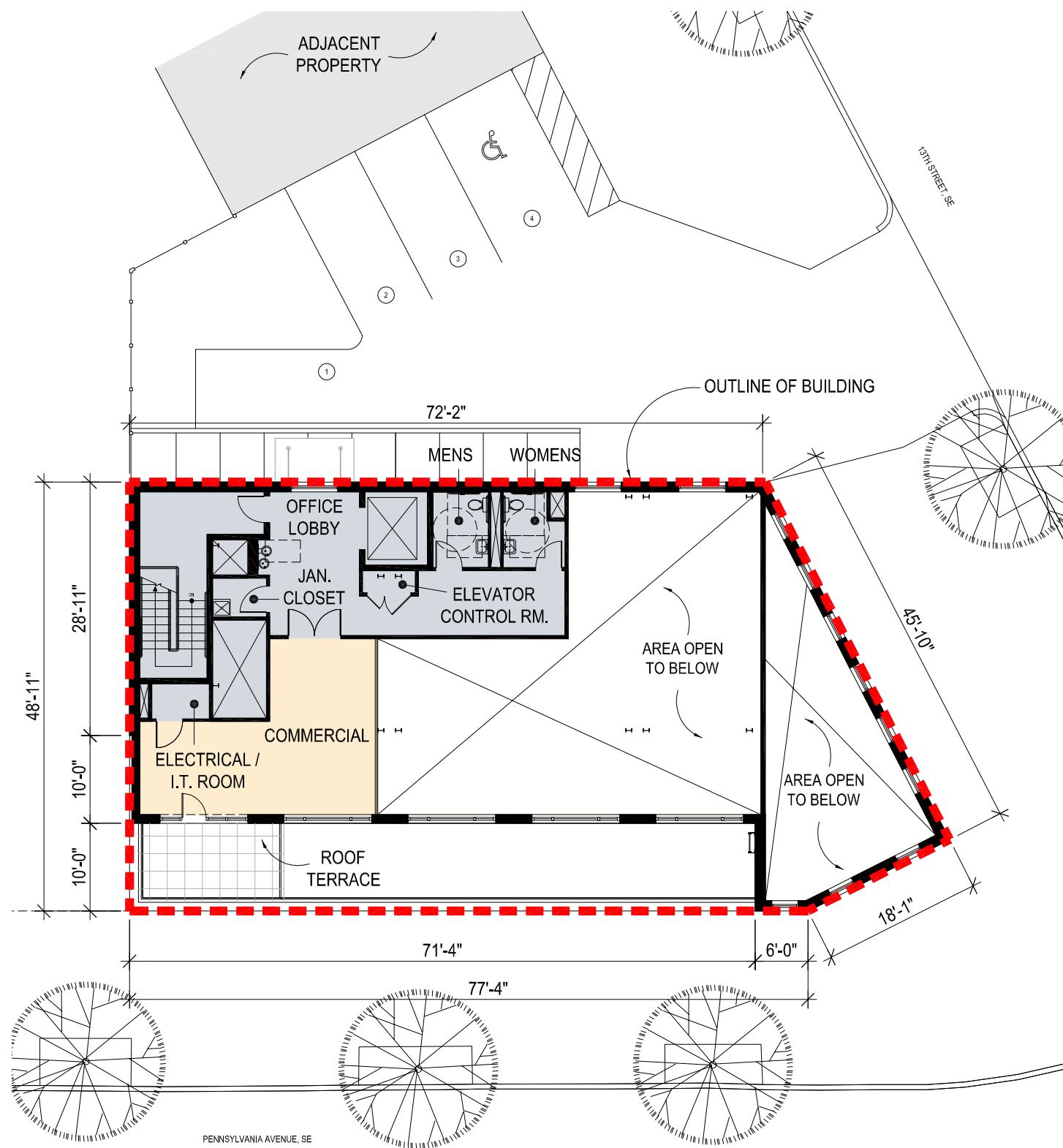


PERMIT NO. B1311149

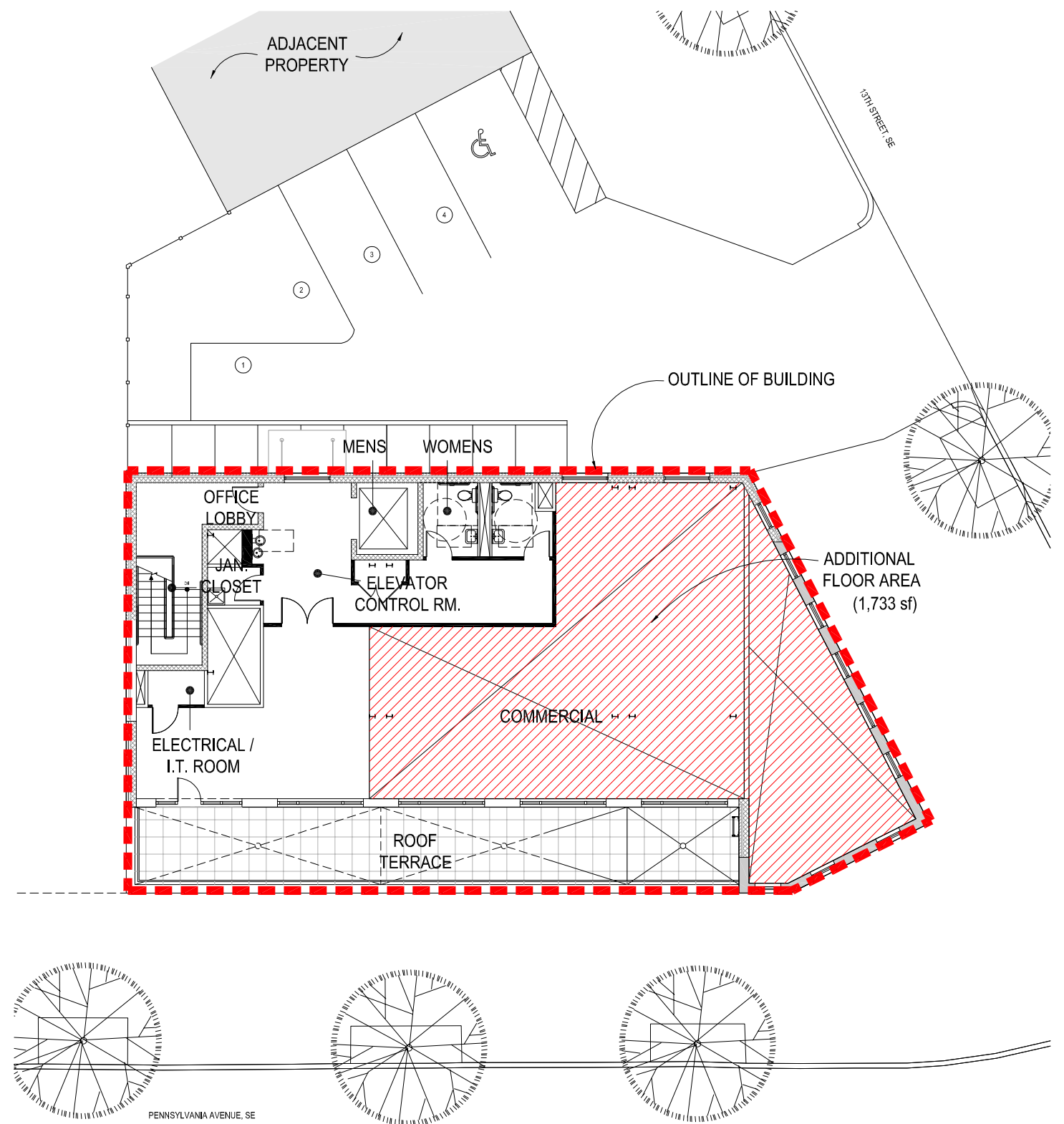


1301 PENNSYLVANIA AVENUE SE, WASHINGTON, DC 20003 - PERMITTED FLOOR PLANS

GTM ARCHITECTS



1 THIRD FLOOR PLAN (PERMITTED)
SCALE: 1/16" = 1'-0"
GSF = 1,628



1 THIRD FLOOR PLAN (PROPOSED)
SCALE: 1/16" = 1'-0"
GSF = 3,361



1301 PENNSYLVANIA AVENUE SE, WASHINGTON, DC 20003 - THIRD FLOOR PLAN COMPARISON

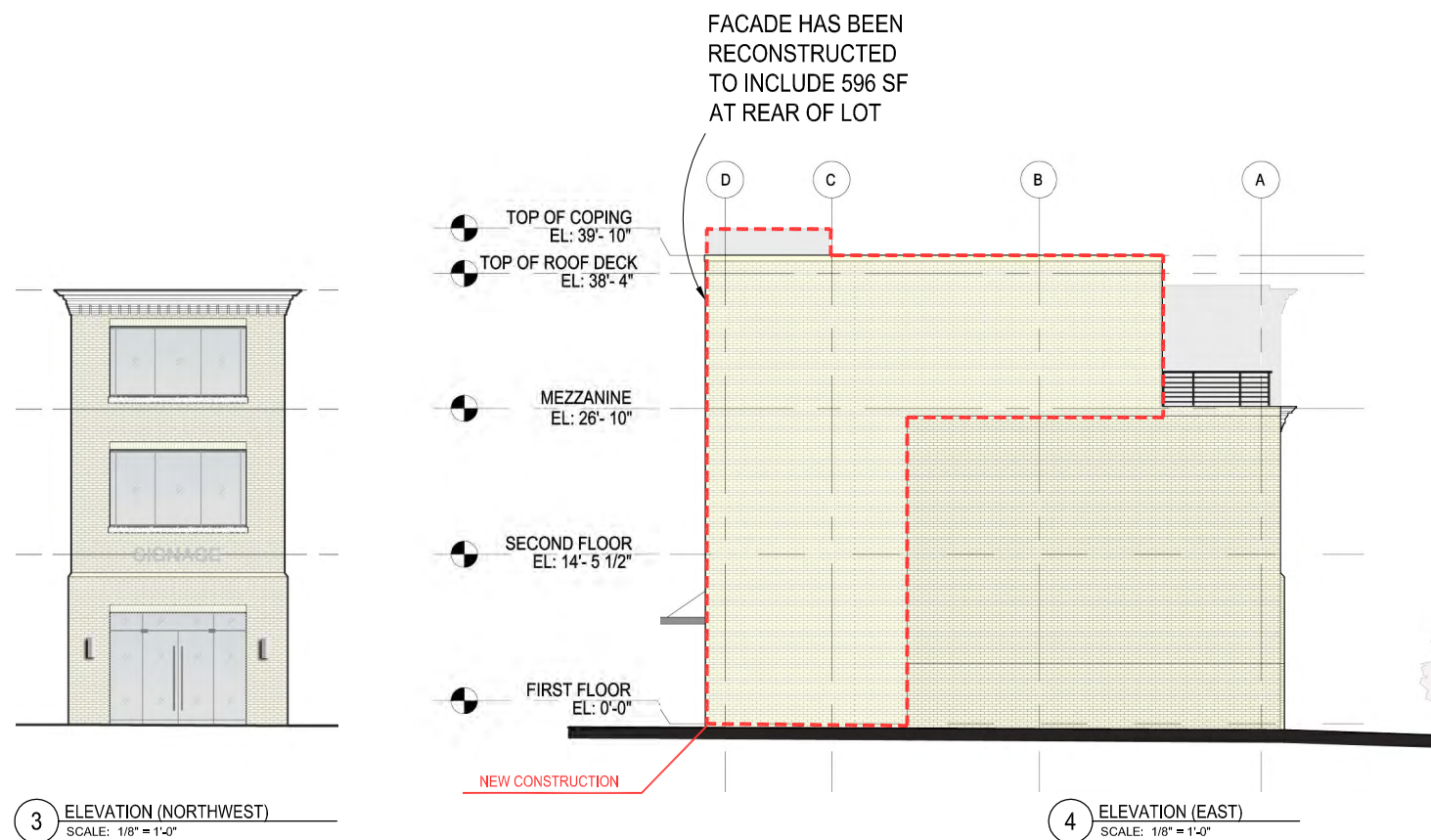
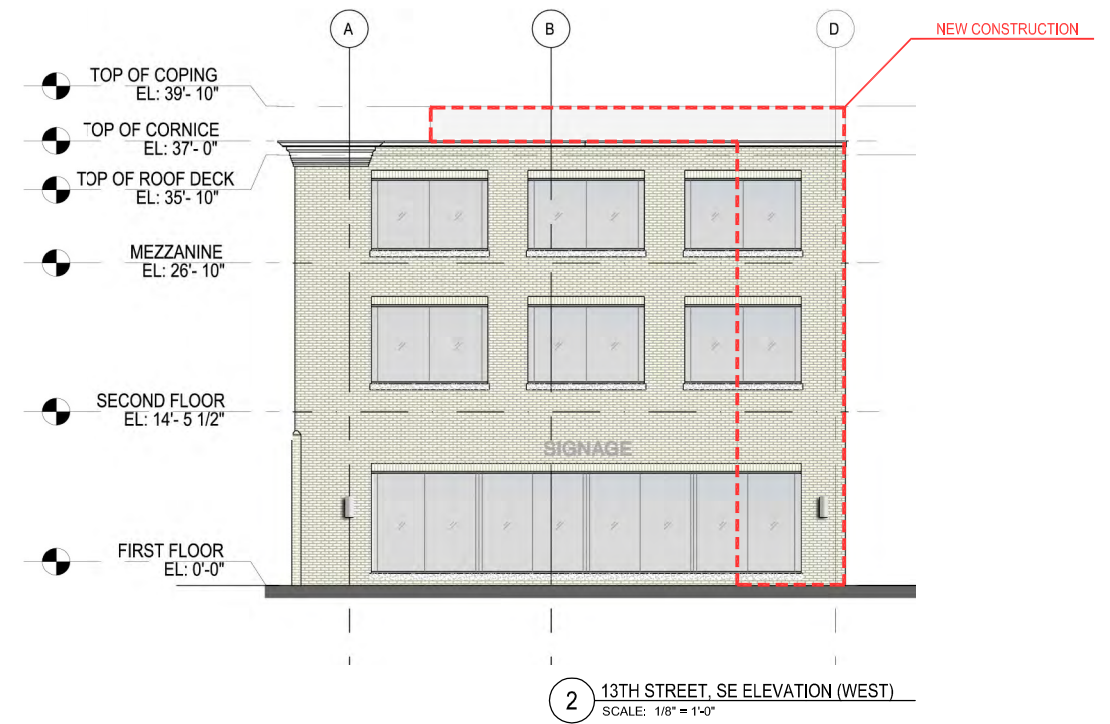
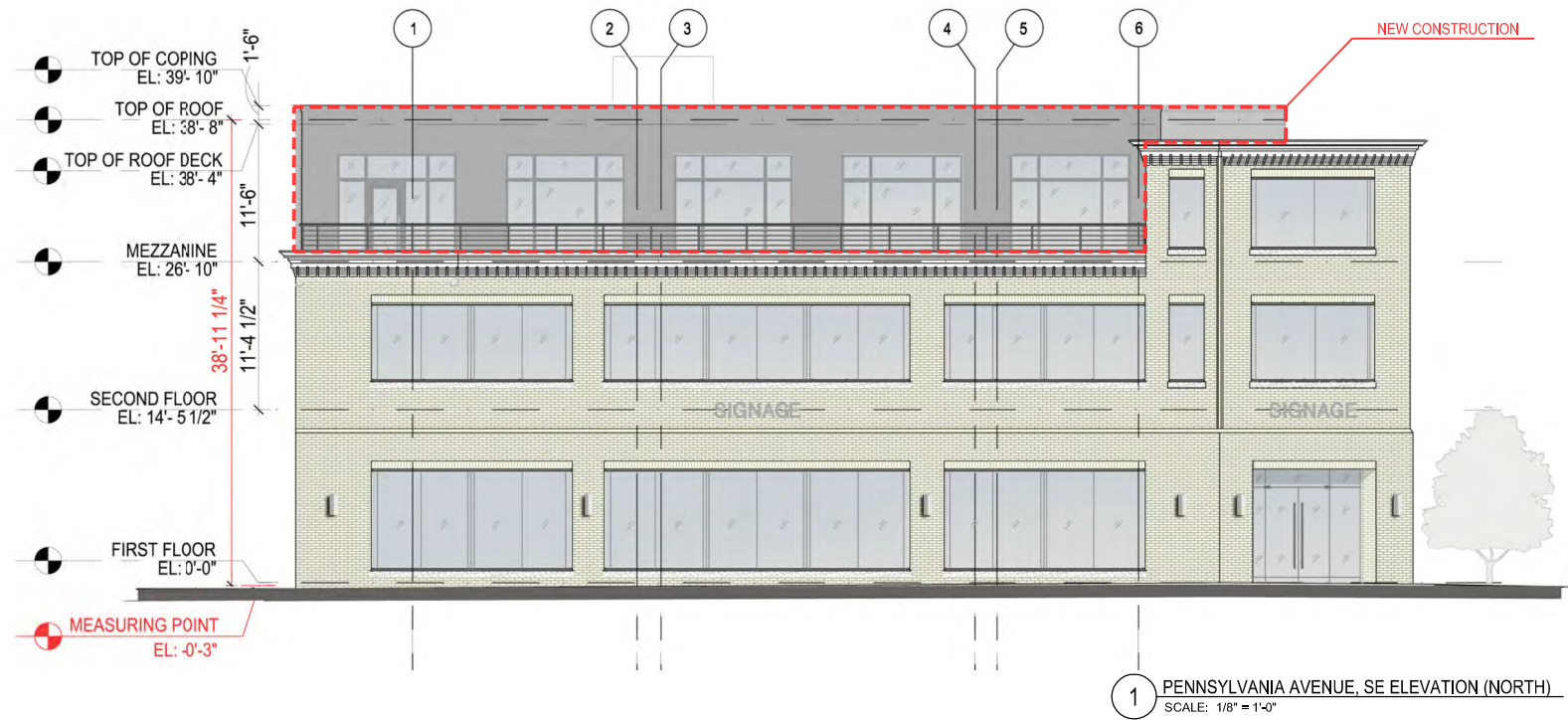
GTM ARCHITECTS



1 PERSPECTIVE VIEW FROM PENNSYLVANIA AVENUE
SCALE: NOT TO SCALE

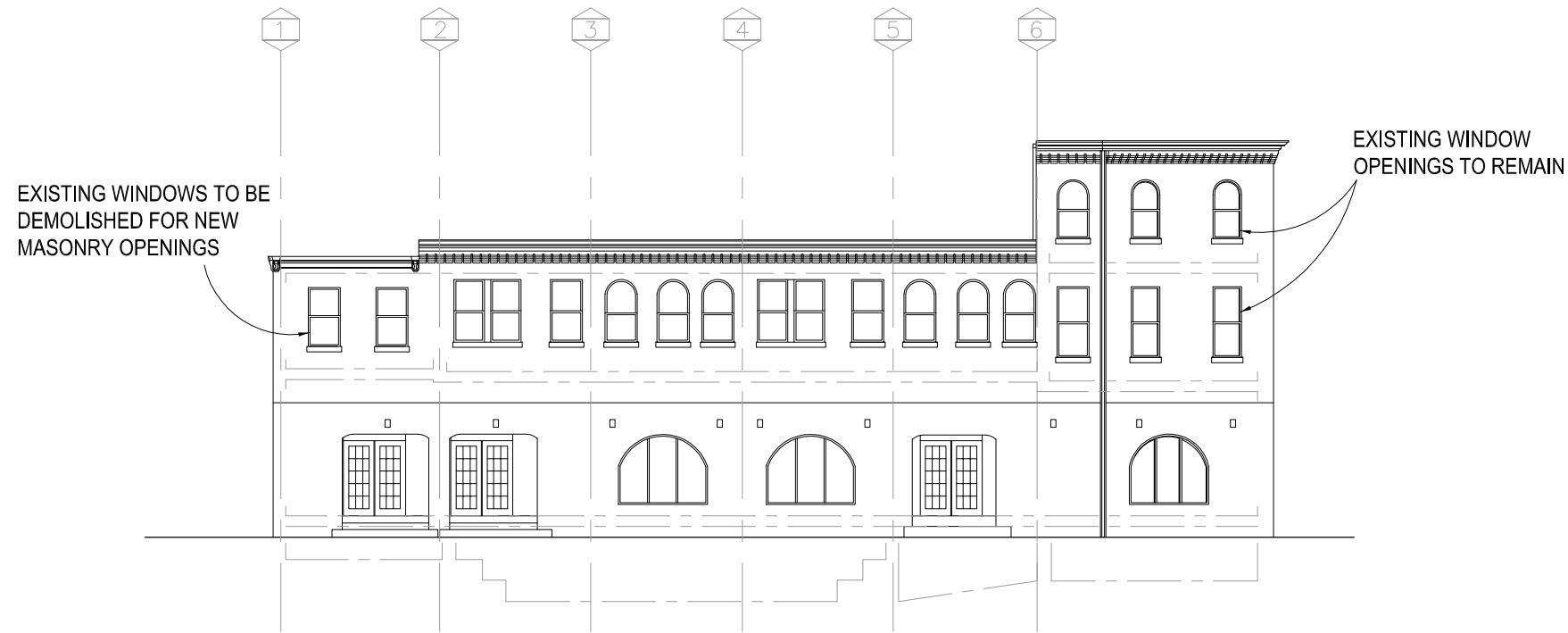
1301 PENNSYLVANIA AVENUE SE, WASHINGTON, DC 20003 - BUILDING RENDERING





1301 PENNSYLVANIA AVENUE SE, WASHINGTON, DC 20003 - PROPOSED ELEVATIONS

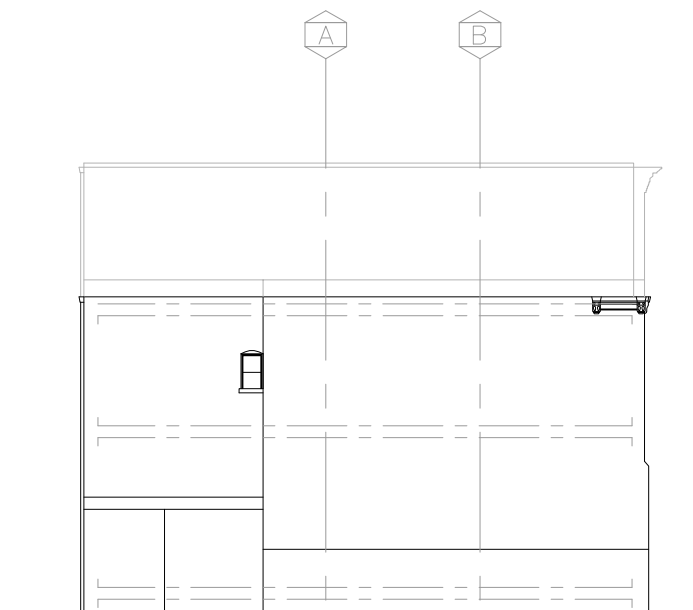
GTM ARCHITECTS



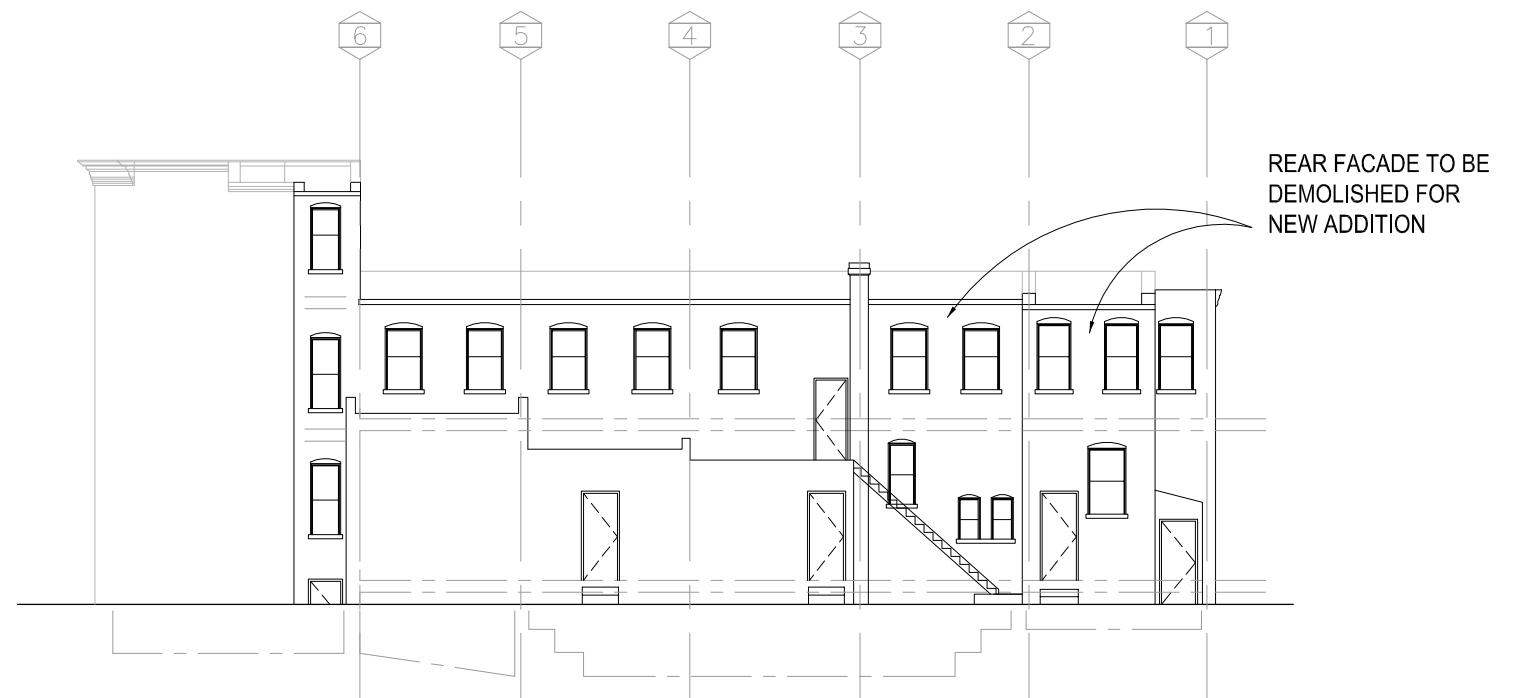
1 PENNSYLVANIA AVENUE, SE ELEVATION (NORTH)
SCALE: 1/8" = 1'-0"



2 13TH STREET, SE ELEVATION (WEST)
SCALE: 1/8" = 1'-0"



3 ELEVATION (EAST)
SCALE: 1/8" = 1'-0"



4 REAR ELEVATION (SOUTH)
SCALE: 1/8" = 1'-0"

1301 PENNSYLVANIA AVENUE SE, WASHINGTON, DC 20003 - EXISTING ELEVATIONS

GTM ARCHITECTS