



1301 Pennsylvania Avenue, SE

OWNER / DEVELOPER:
DOUGLAS DEVELOPMENT CORPORATION

INDEX	
G100	ZONING TABULATION
G101	EXISTING SITE PHOTOS
G102	PROPOSED/EXISTING RES. DEVELOPMENT MAP
C100	EXISTING SITE PLAN
C101	PROPOSED SITE PLAN
A100	FLOOR AREA DIAGRAMS
A100a	PERMITTED FLOOR PLANS
A101	CELLAR FLOOR PLAN
A102	FIRST FLOOR PLAN
A103	SECOND FLOOR PLAN
A104	THIRD FLOOR PLAN
A200	EXISTING ELEVATIONS
A201	PROPOSED ELEVATIONS
A300	BUILDING RENDERING

1301 PENNSYLVANIA AVENUE SE, WASHINGTON, DC 20003

GTM

Board of Zoning Adjustment
District of Columbia
CASE NO. 18813
GT M A R C H I T E C T S

ZONING TABULATIONS

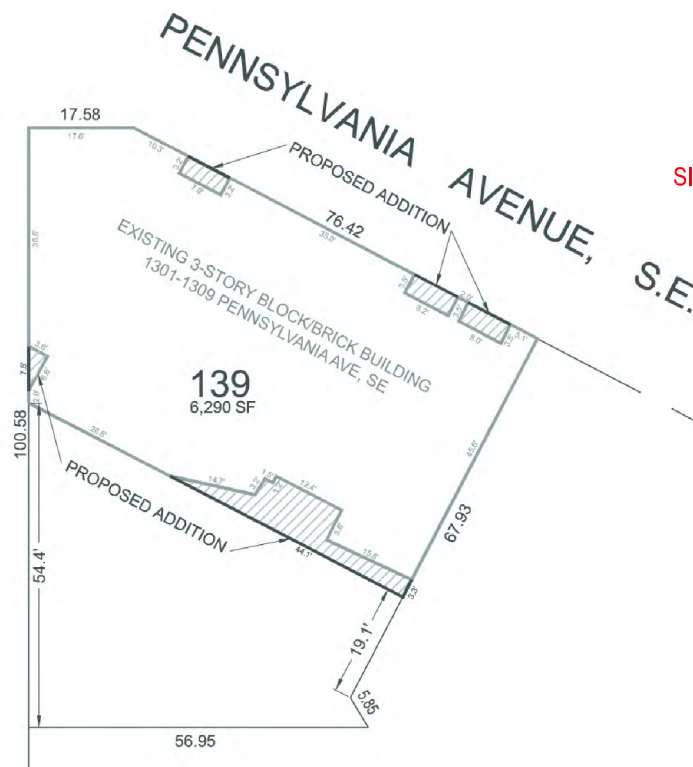
ZONE:	C-2-A				
LOT :	139				
SQUARE:	1045				
SITE AREA:	6,290 sf				
	EXISTING	ALLOWED/ REQUIRED	AS PERMITTED	PROPOSED	RELIEF REQUIRED (Yes/No)
GROSS FLOOR AREA:	7,922 sf	9,435 sf	*9,358 sf	*11,052 sf	Y (+0.26)
FAR (TOTAL):	1.26	1.50	***1.49	**1.76	
RESIDENTIAL:	0.66	2.50	- - -	- - -	
OTHER:	0.60	1.50	***1.49	**1.76	
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)





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.



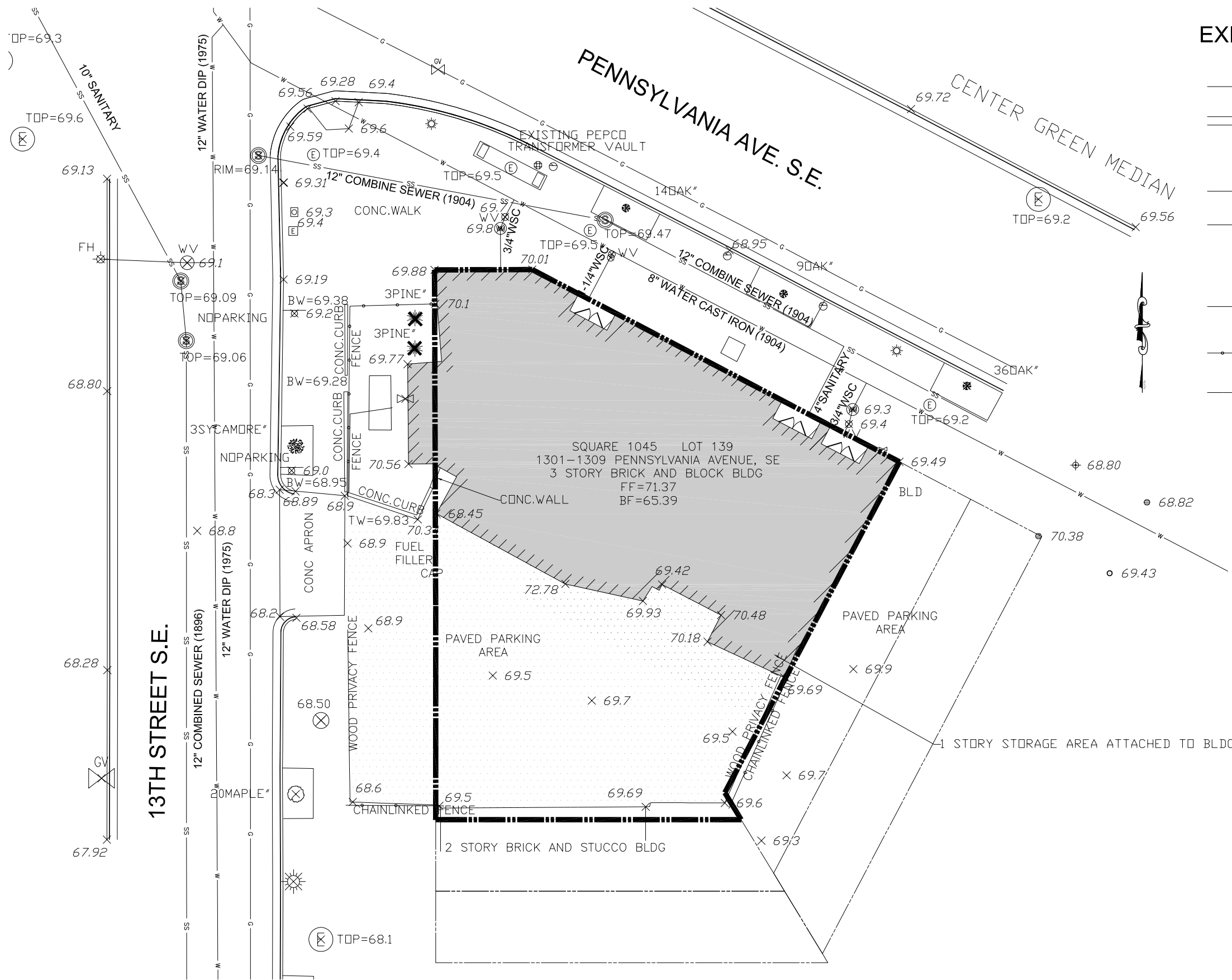
JENKINS ROW (1391 PENNSYLVANIA AVENUE, SE)
 4-STORY CONDOMINIUM COMMUNITY WITH 247 UNITS. COMPLETED IN
 2007, THE PROPERTY INCLUDES ROOF DECKS, A FITNESS CENTER, A
 GROUND-FLOOR HARRIS TEETER, AND MUCH MORE.



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

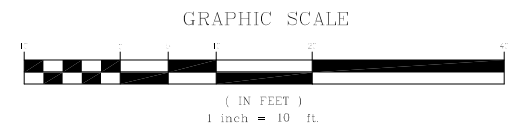
1301 PENNSYLVANIA AVENUE SE, WASHINGTON, DC 20003 - PROPOSED/EXISTING RES. DEV. MAP





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



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

GTM ARCHITECTS

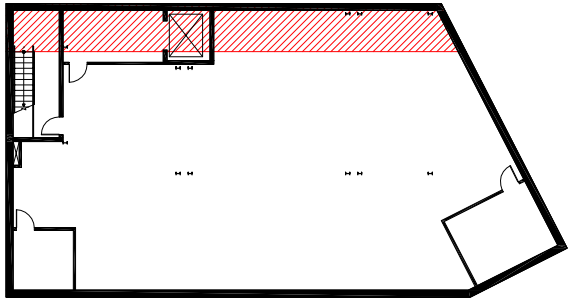
LEGEND:

NEW

AREA OF DEMOLITION

EXISTING

FLOOR AREAS				
	EXISTING	DEMO	NEW	TOTAL PROPOSED
CELLAR	3,478	---	596	4,074 GSF
1ST FLOOR	3,796	---	278	4,074 GSF
2ND FLOOR	3,562	448	505	3,619 GSF
3RD FLOOR	564	---	2,795	3,359 GSF
TOTAL	11,400	448	4,174	15,126 GSF

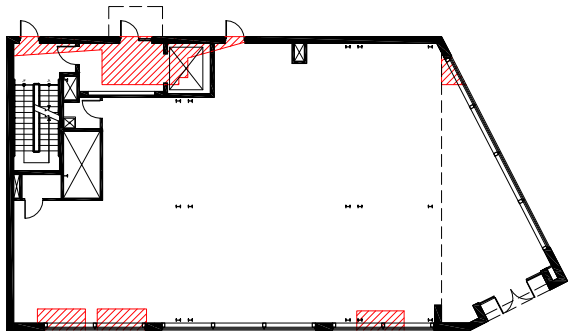


1

CELLAR FLOOR PLAN

SCALE: 1/32" = 1'-0"

EXISTING	3,478 GSF
NEW	+ 596 GSF
TOTAL FLOOR	= 4,074 GSF

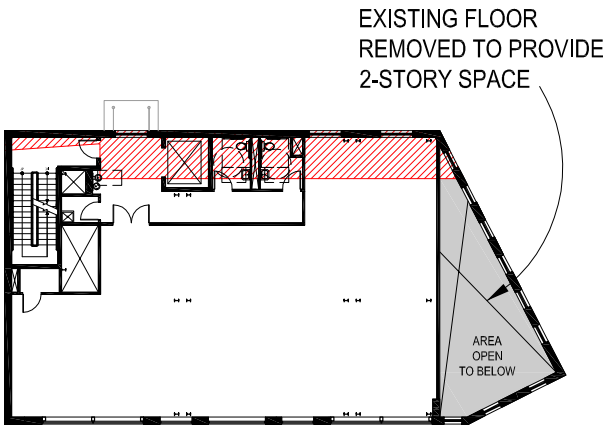


2

FIRST FLOOR PLAN

SCALE: 1/32" = 1'-0"

EXISTING	3,796 GSF
NEW	+ 278 GSF
TOTAL FLOOR	= 4,074 GSF



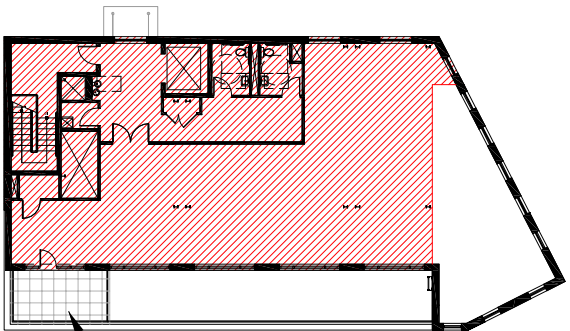
3

SECOND FLOOR PLAN

SCALE: 1/32" = 1'-0"

EXISTING	3,562 GSF
DEMO	- 448 GSF *
NEW	+ 505 GSF
TOTAL FLOOR	= 3,619 GSF

* AREA LOST BY CREATION OF 2-STORY SPACE



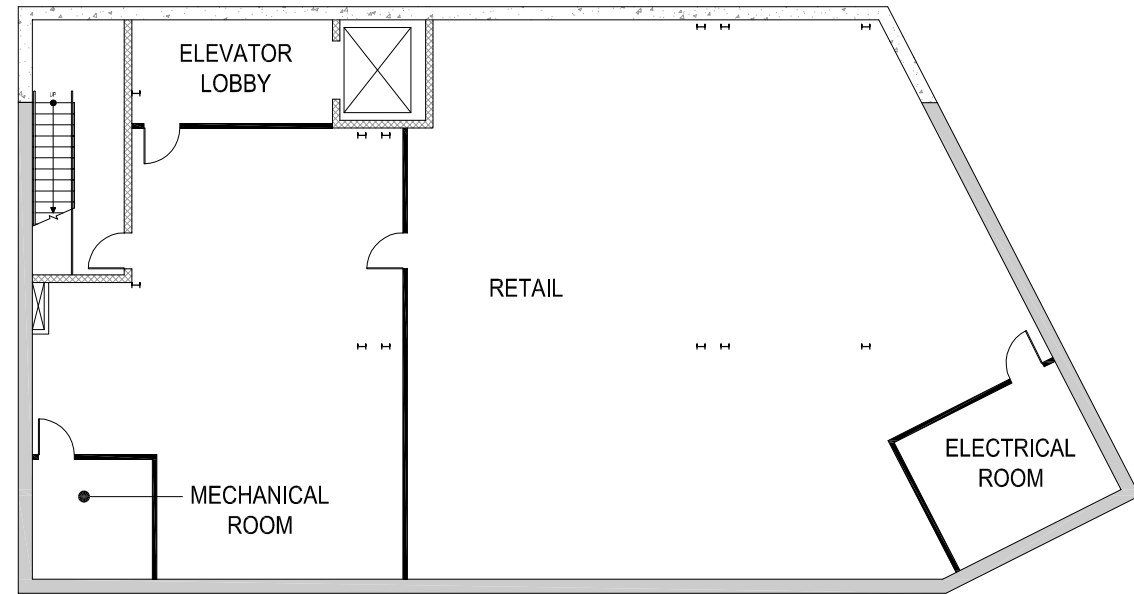
4

THIRD FLOOR PLAN

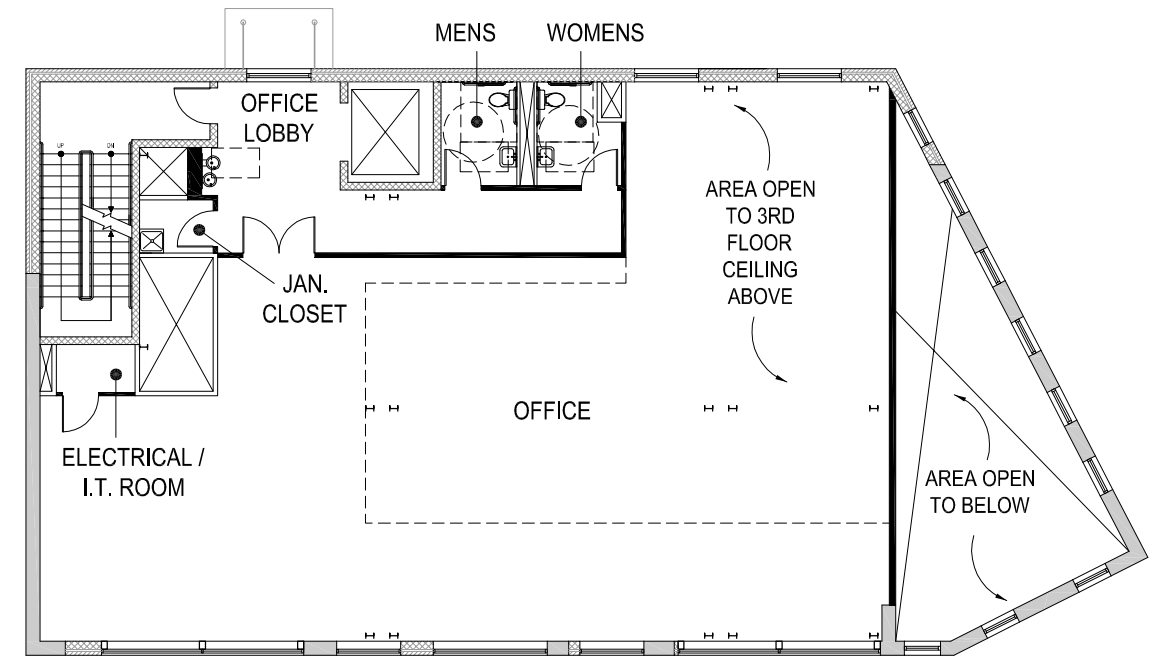
SCALE: 1/32" = 1'-0"

EXISTING	564 GSF
NEW	+ 2,795 GSF
TOTAL FLOOR	= 3,359 GSF

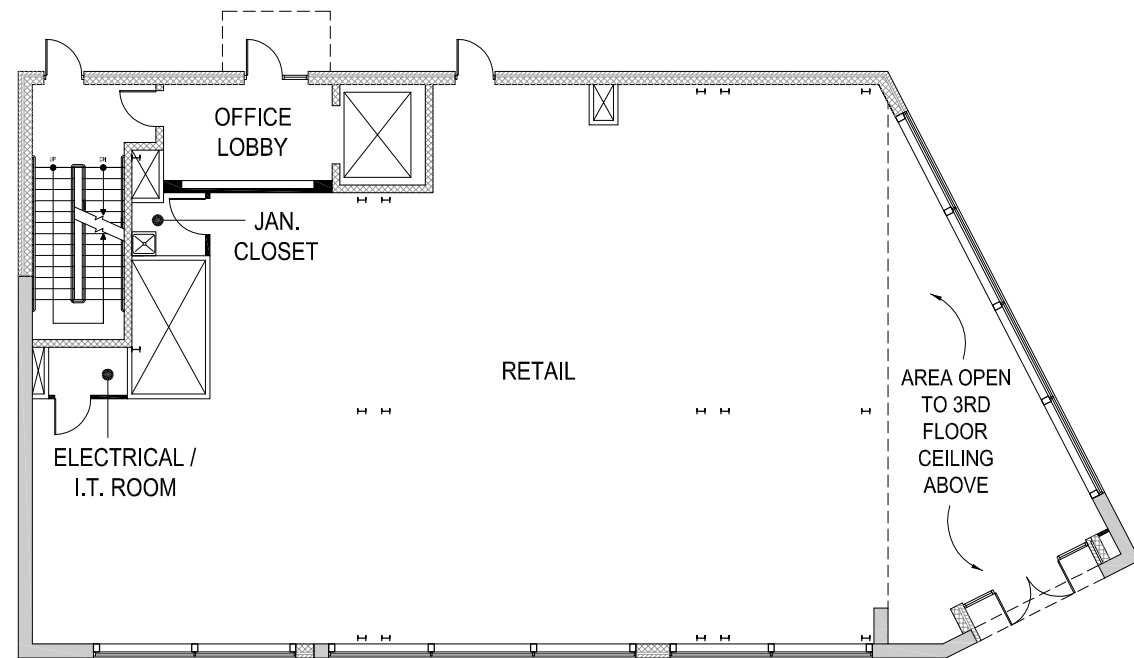
1301 PENNSYLVANIA AVENUE SE, WASHINGTON, DC 20003 - FLOOR AREA DIAGRAMS



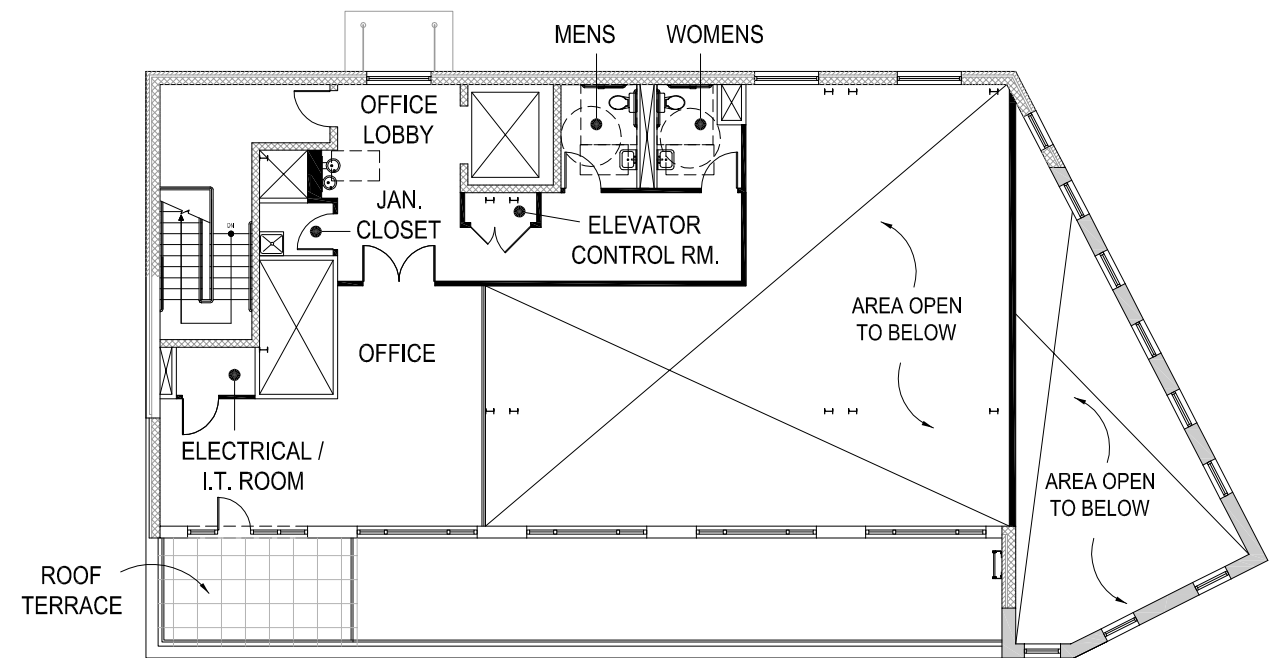
1 CELLAR FLOOR PLAN
SCALE: 1/8" = 1'-0"



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



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



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

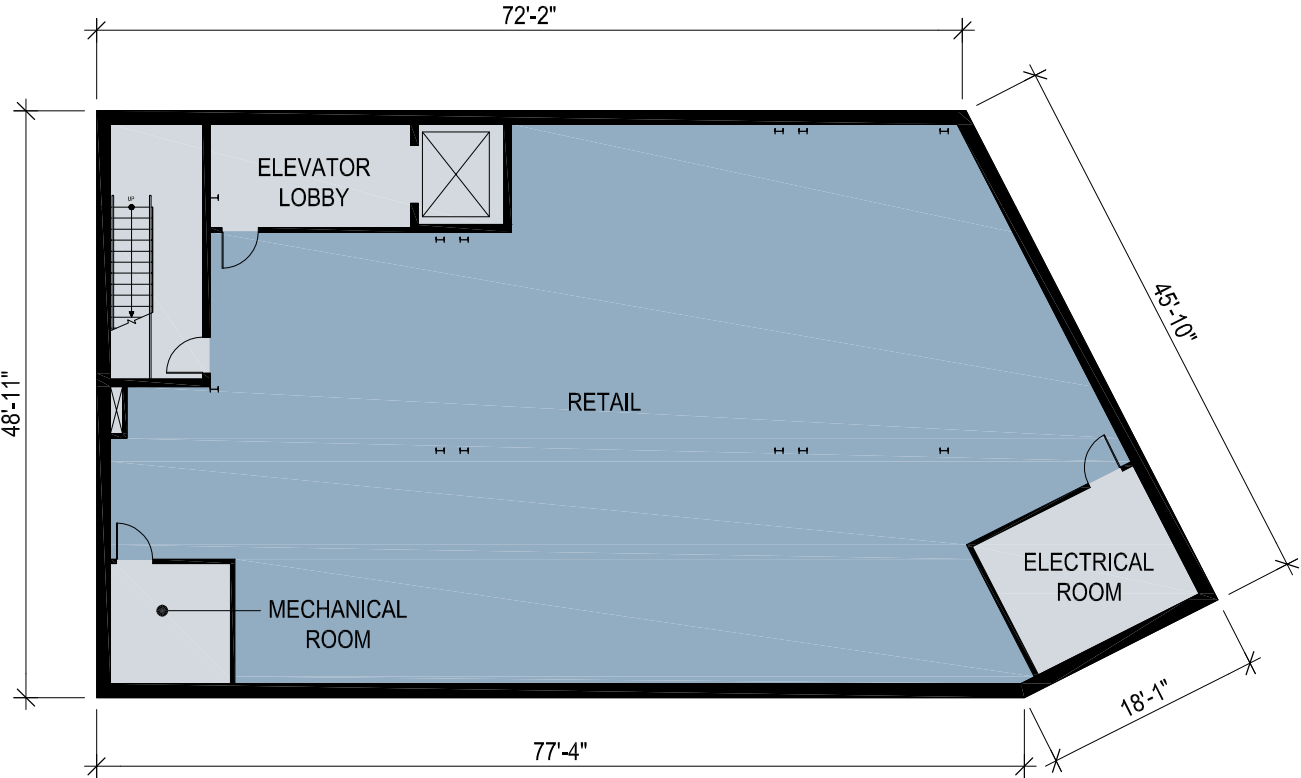
PERMIT NO. B1311149



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

GTM ARCHITECTS

USE	GSF
RETAIL	3,067
BUILDING COMMON	+ 1,007
TOTAL	= 4,074

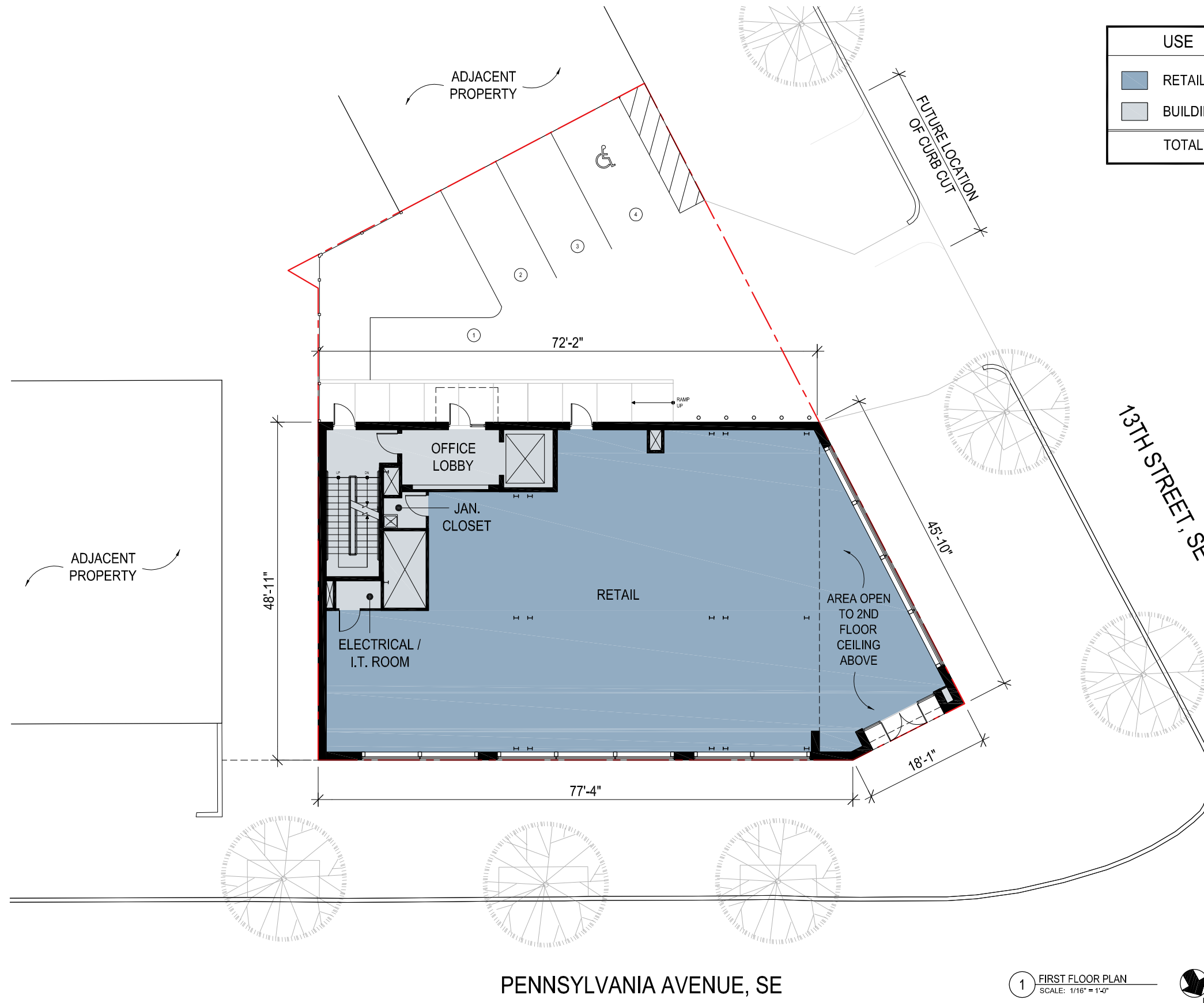


1 CELLAR FLOOR PLAN
SCALE: 1/16" = 1'-0"



1301 PENNSYLVANIA AVENUE SE, WASHINGTON, DC 20003 - CELLAR FLOOR PLAN



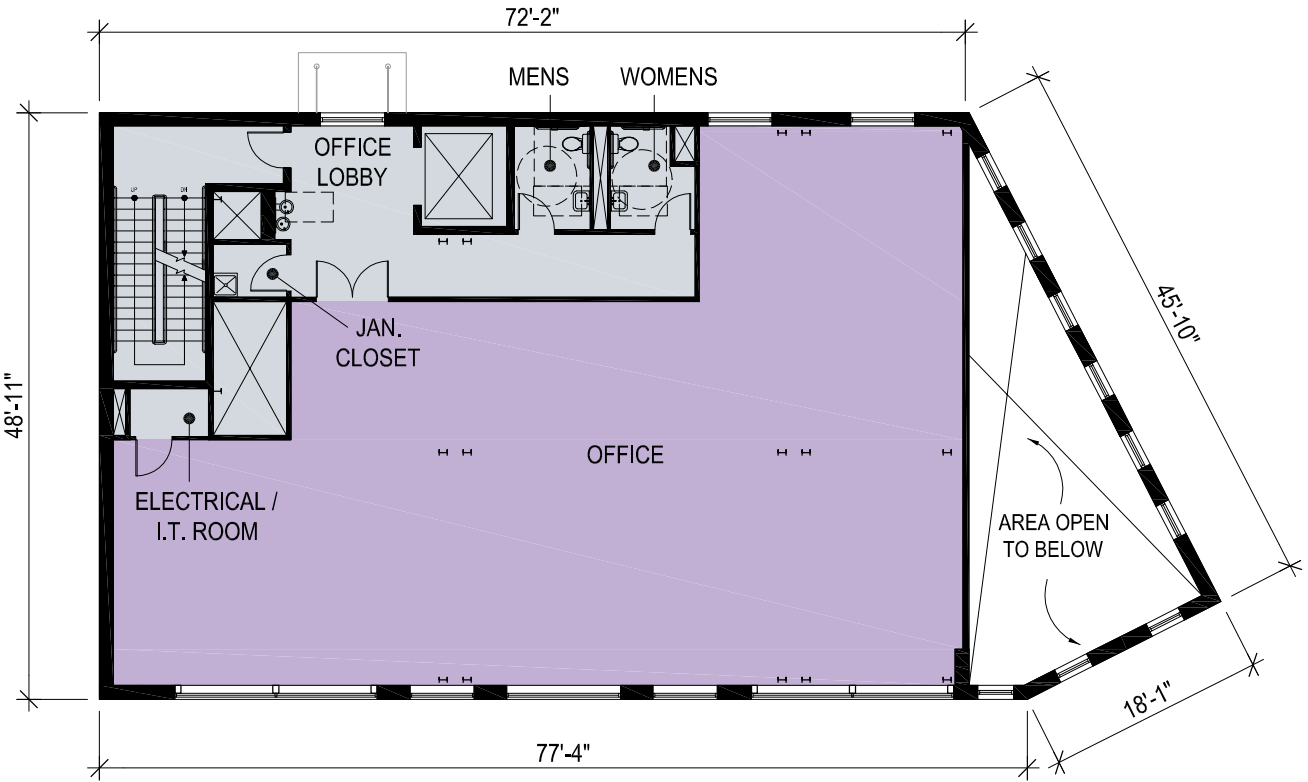


USE	GSF
RETAIL	3,179
BUILDING COMMON	+ 895
TOTAL	= 4,074

1301 PENNSYLVANIA AVENUE SE, WASHINGTON, DC 20003 - FIRST FLOOR PLAN

GTM ARCHITECTS

USE	GSF
OFFICE	2,411
BUILDING COMMON	+ 1,208
TOTAL	= 3,619



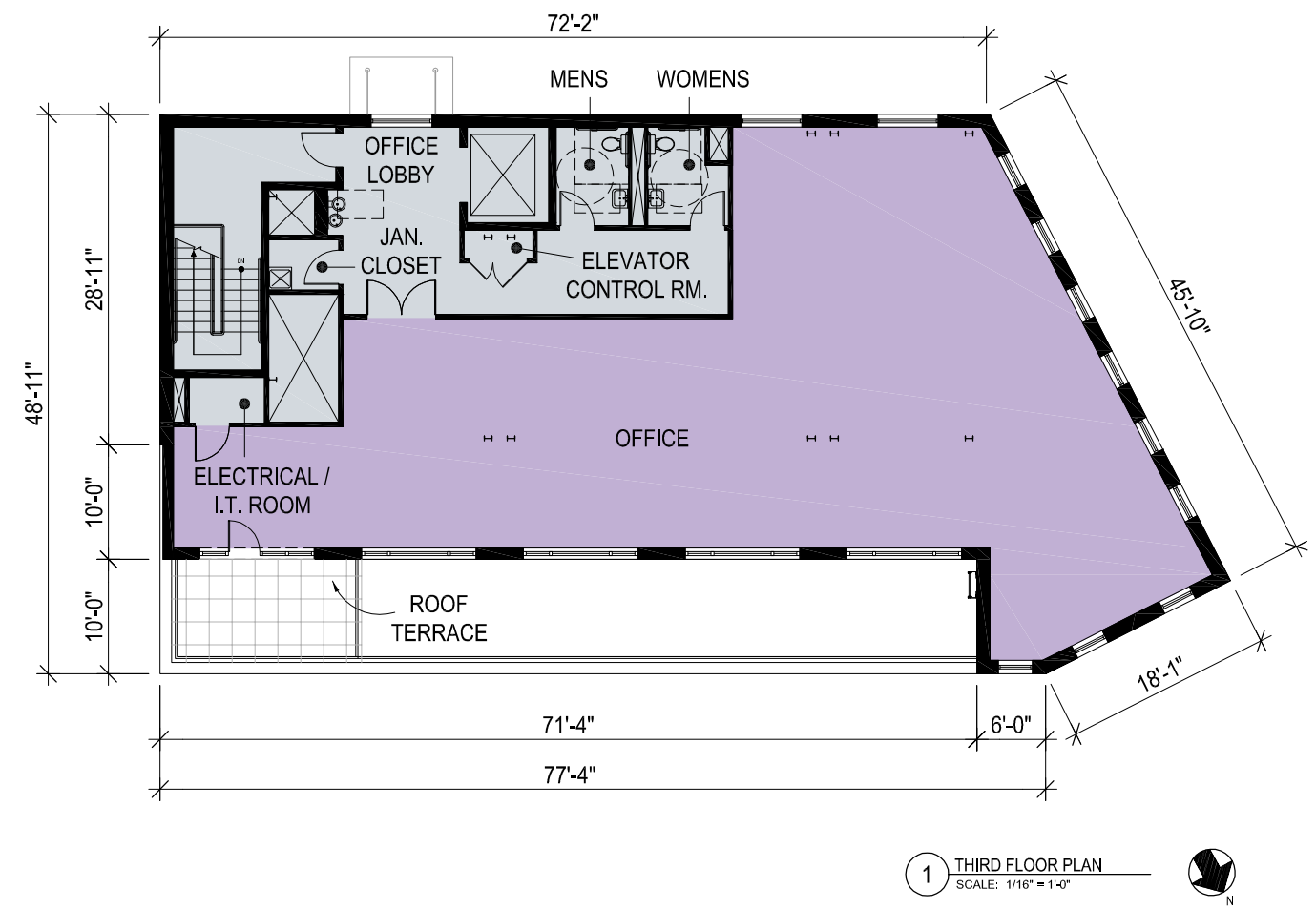
1 SECOND FLOOR PLAN
SCALE: 1/16" = 1'-0"



1301 PENNSYLVANIA AVENUE SE, WASHINGTON, DC 20003 - SECOND FLOOR PLAN

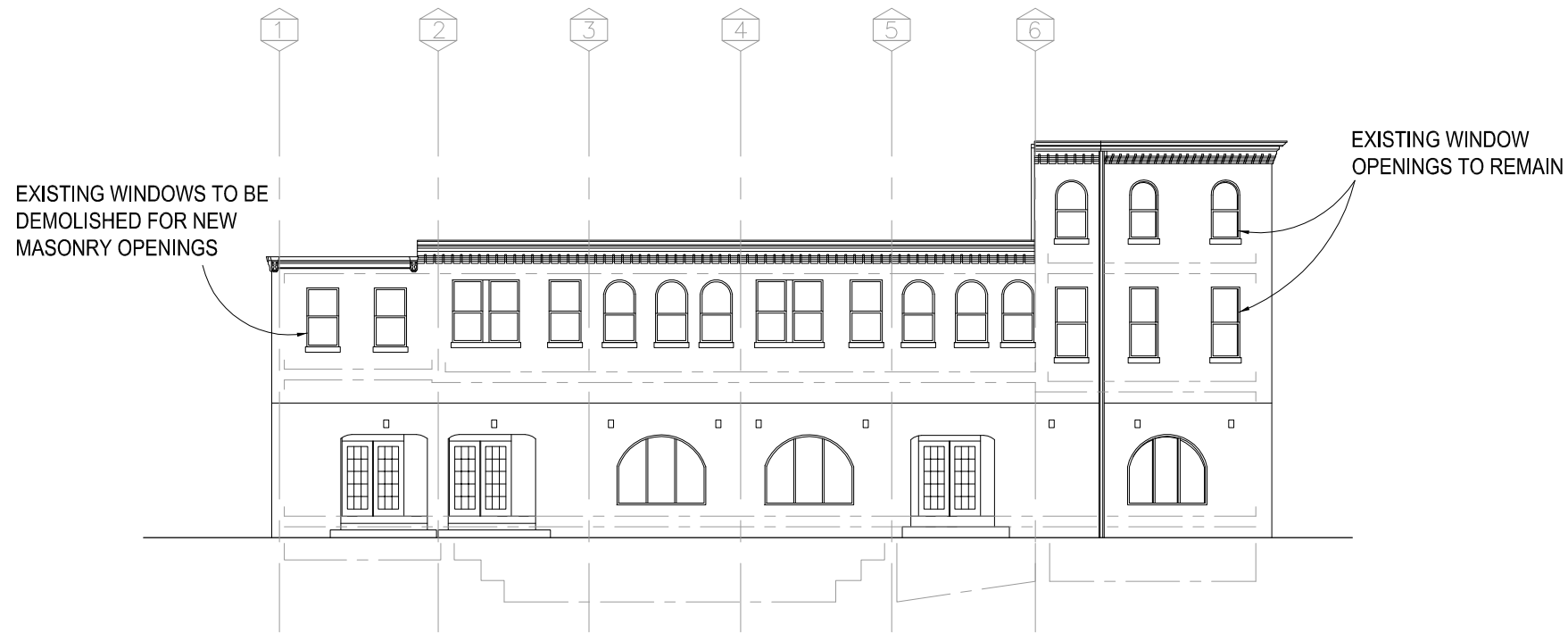


USE	GSF
OFFICE	2,119
BUILDING COMMON	+ 1,240
TOTAL	= 3,359



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

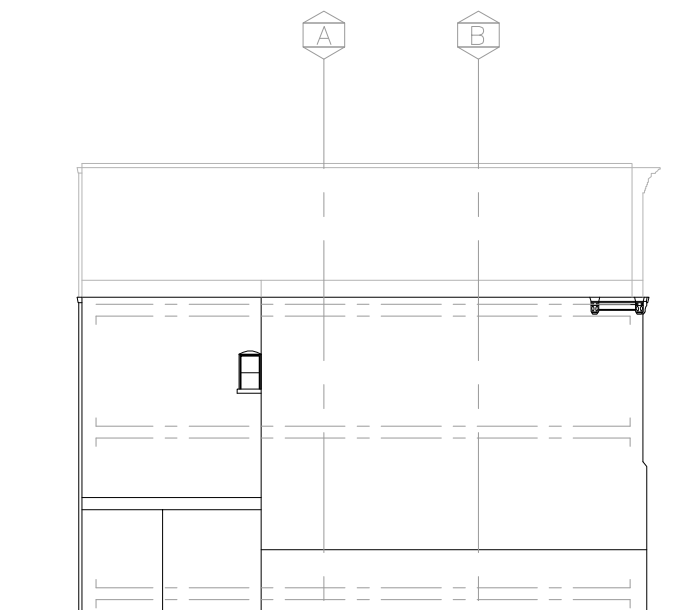




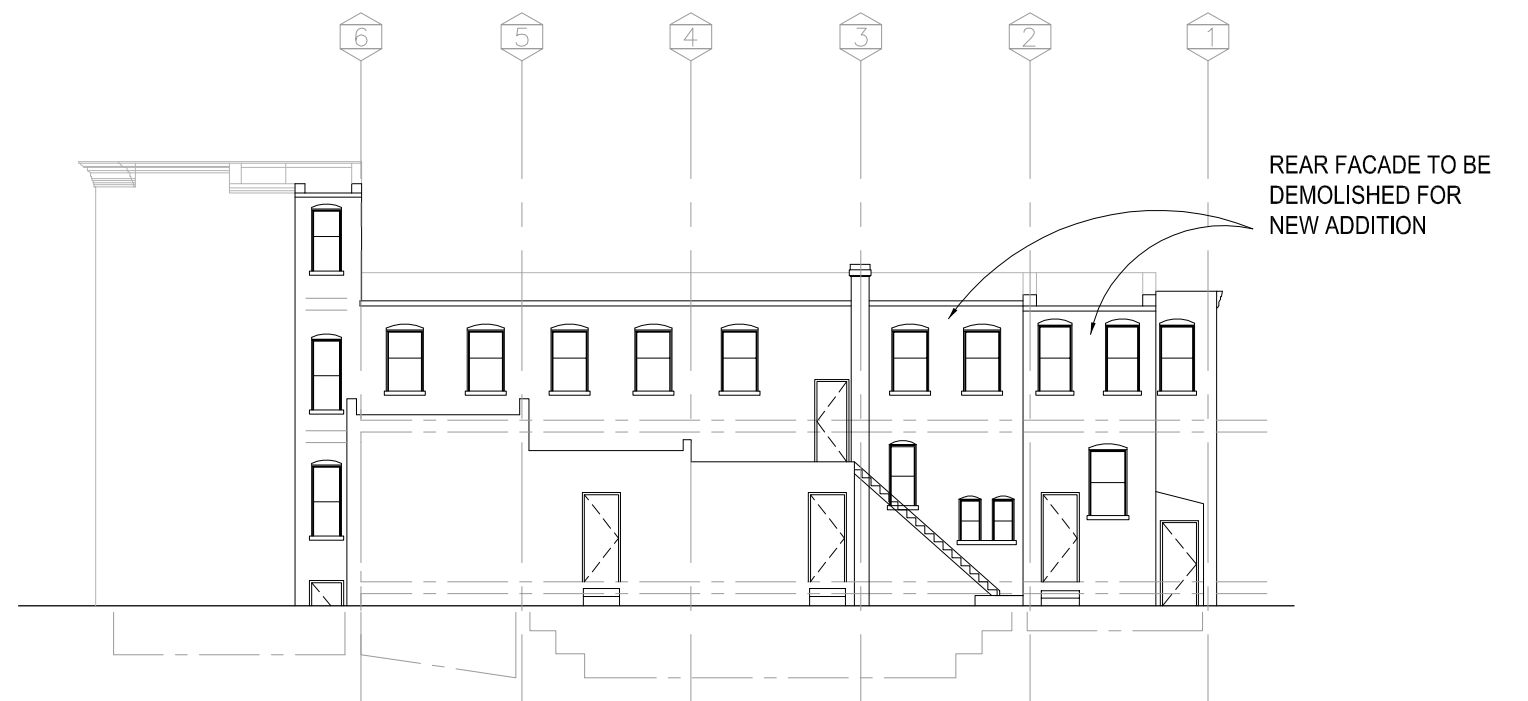
1 PENNSYLVANIA AVENUE, SE ELEVATION (NORTH)
SCALE: 1/8" = 1'-0"



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

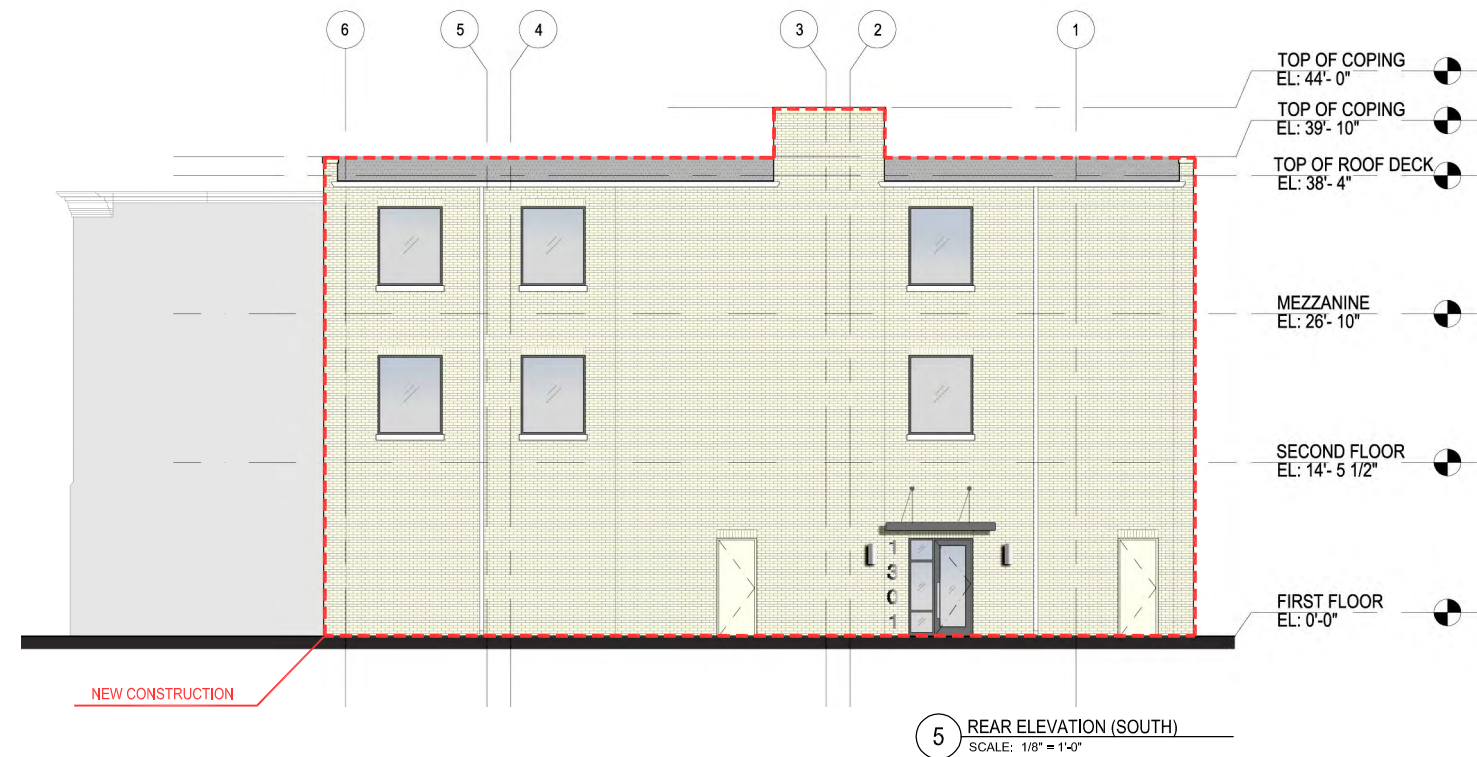
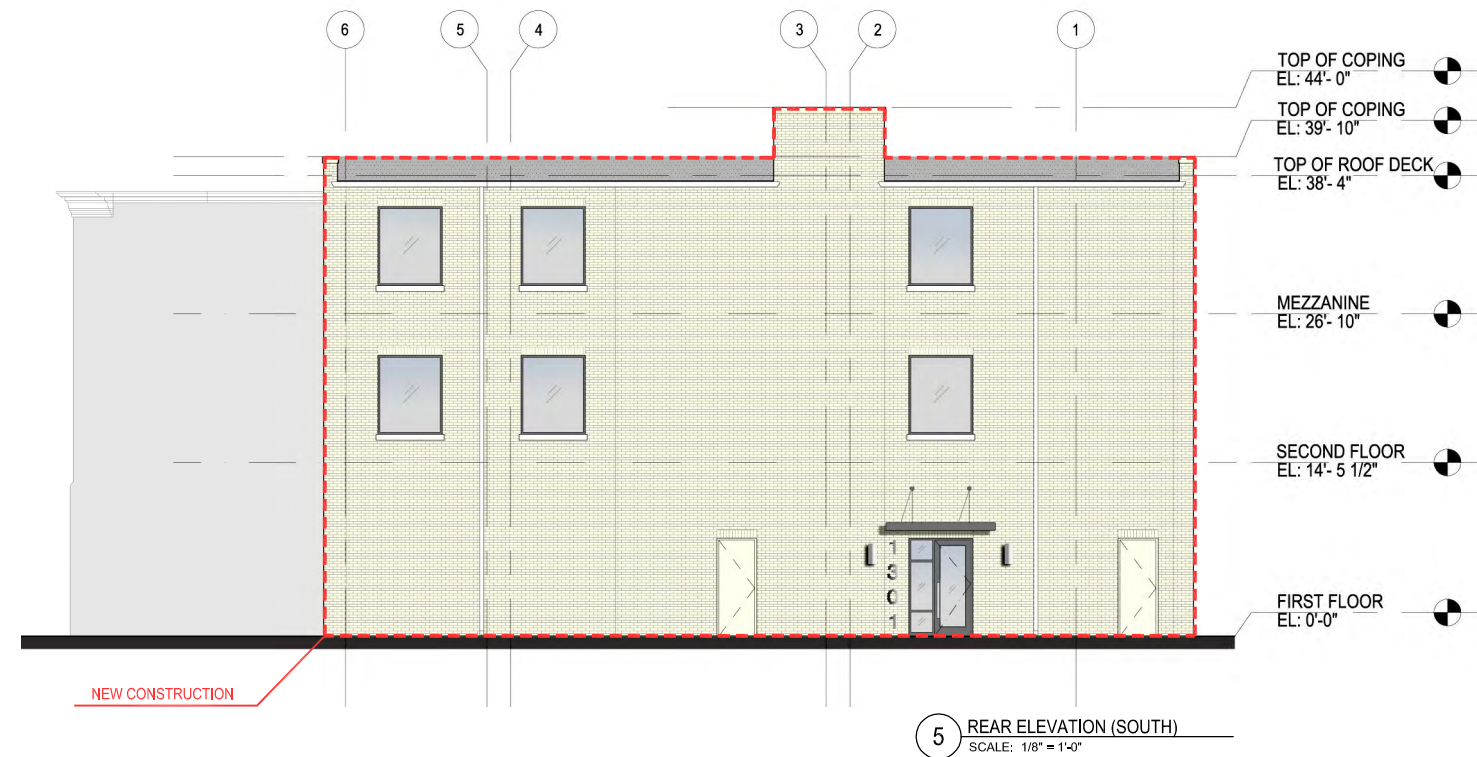
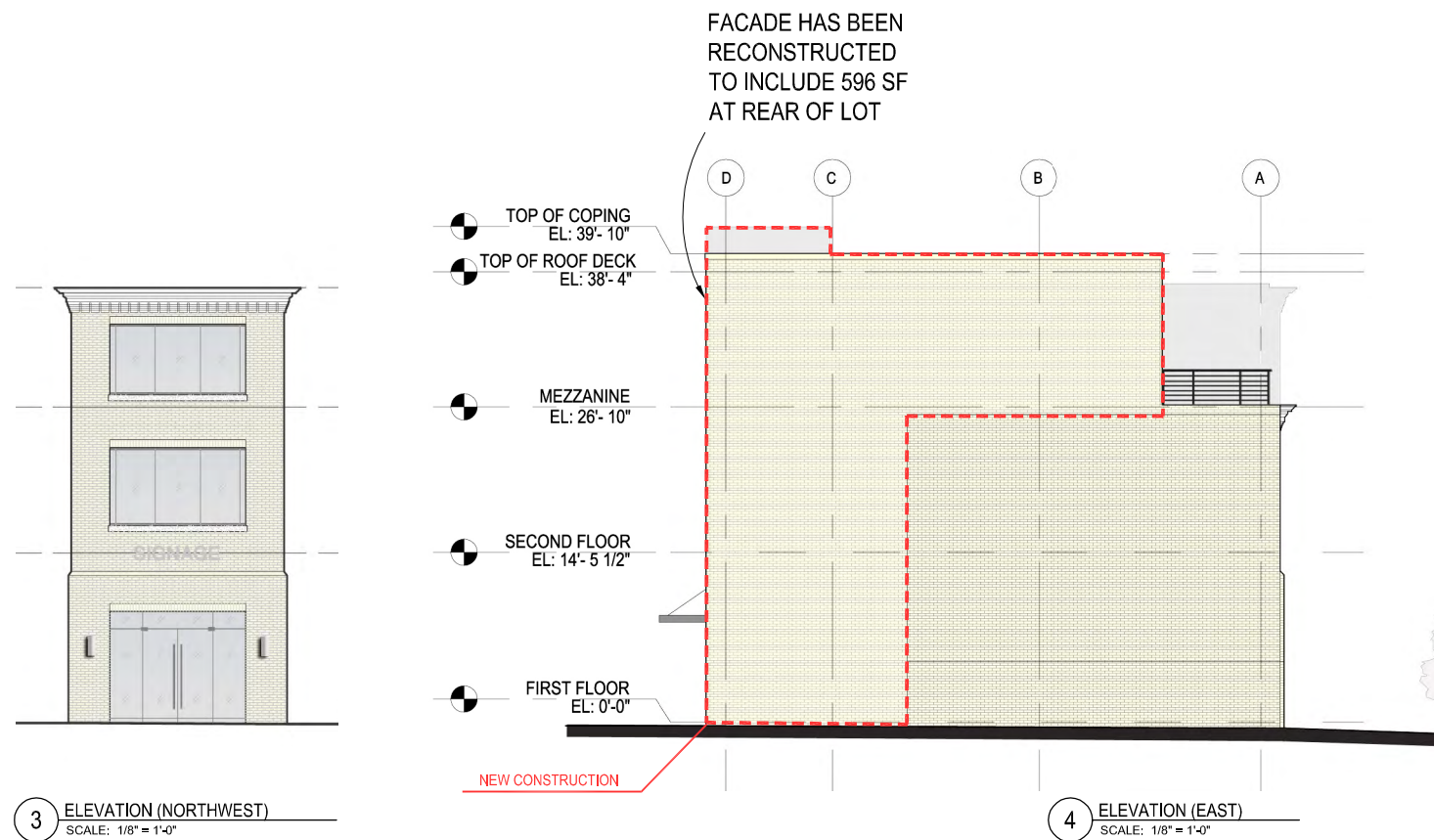
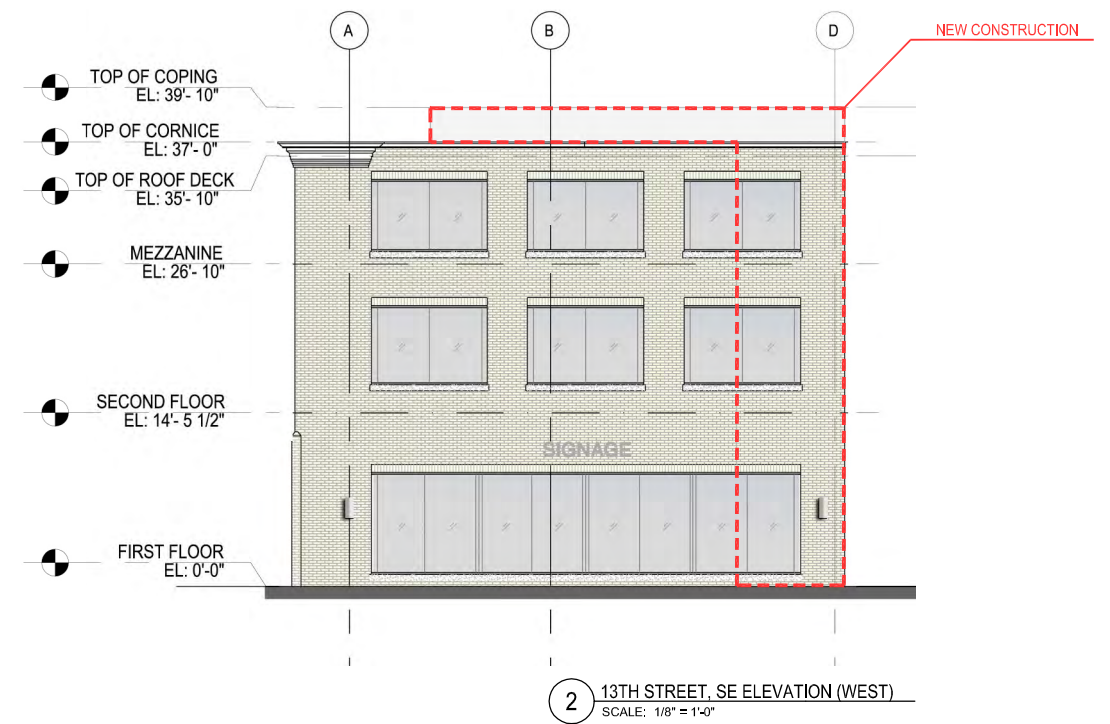
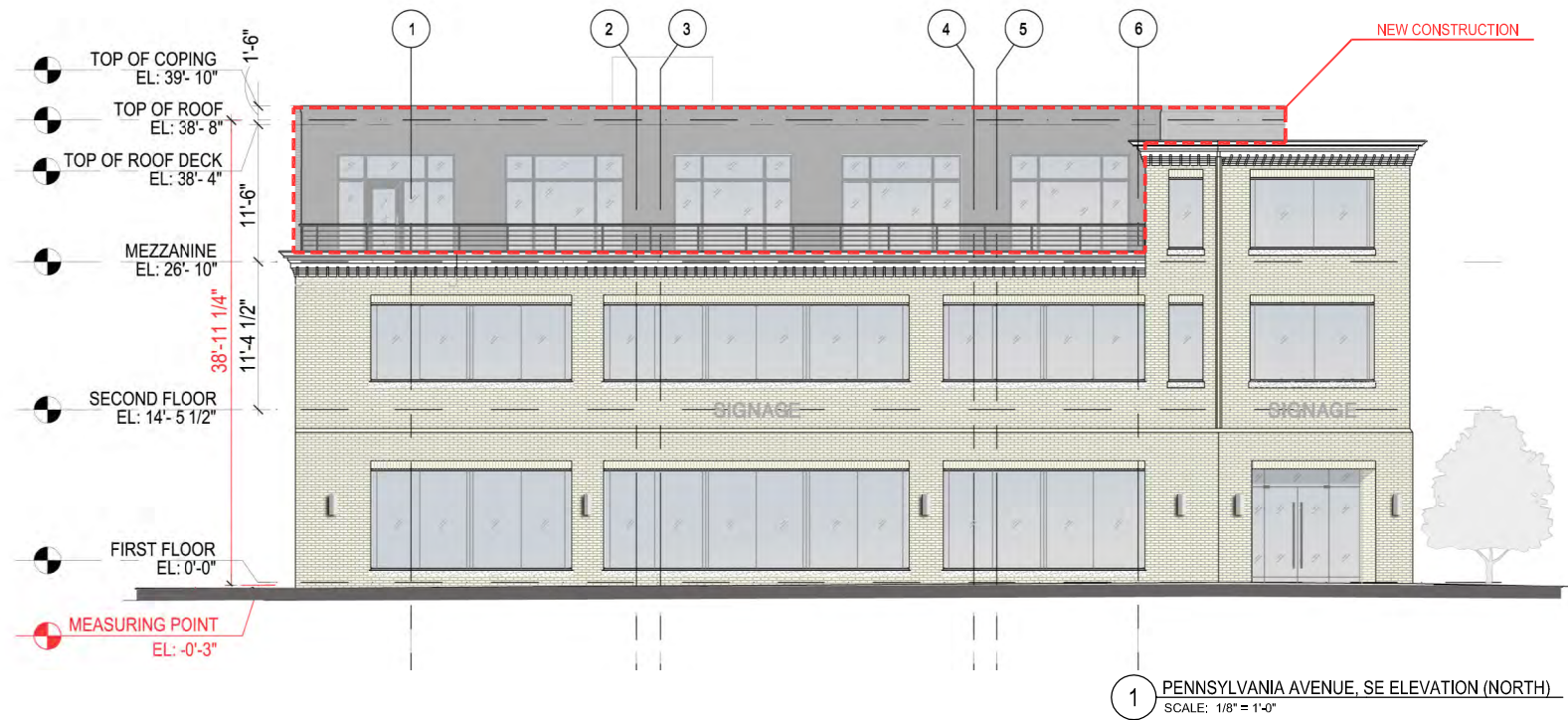


3 ELEVATION (EAST)
SCALE: 1/8" = 1'-0"



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

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



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

GTM ARCHITECTS



1 PERSPECTIVE VIEW FROM PENNSYLVANIA AVENUE
SCALE: NOT TO SCALE

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

BZA SUBMITTAL 6-5-14

JOB NO. 13.0127

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A300