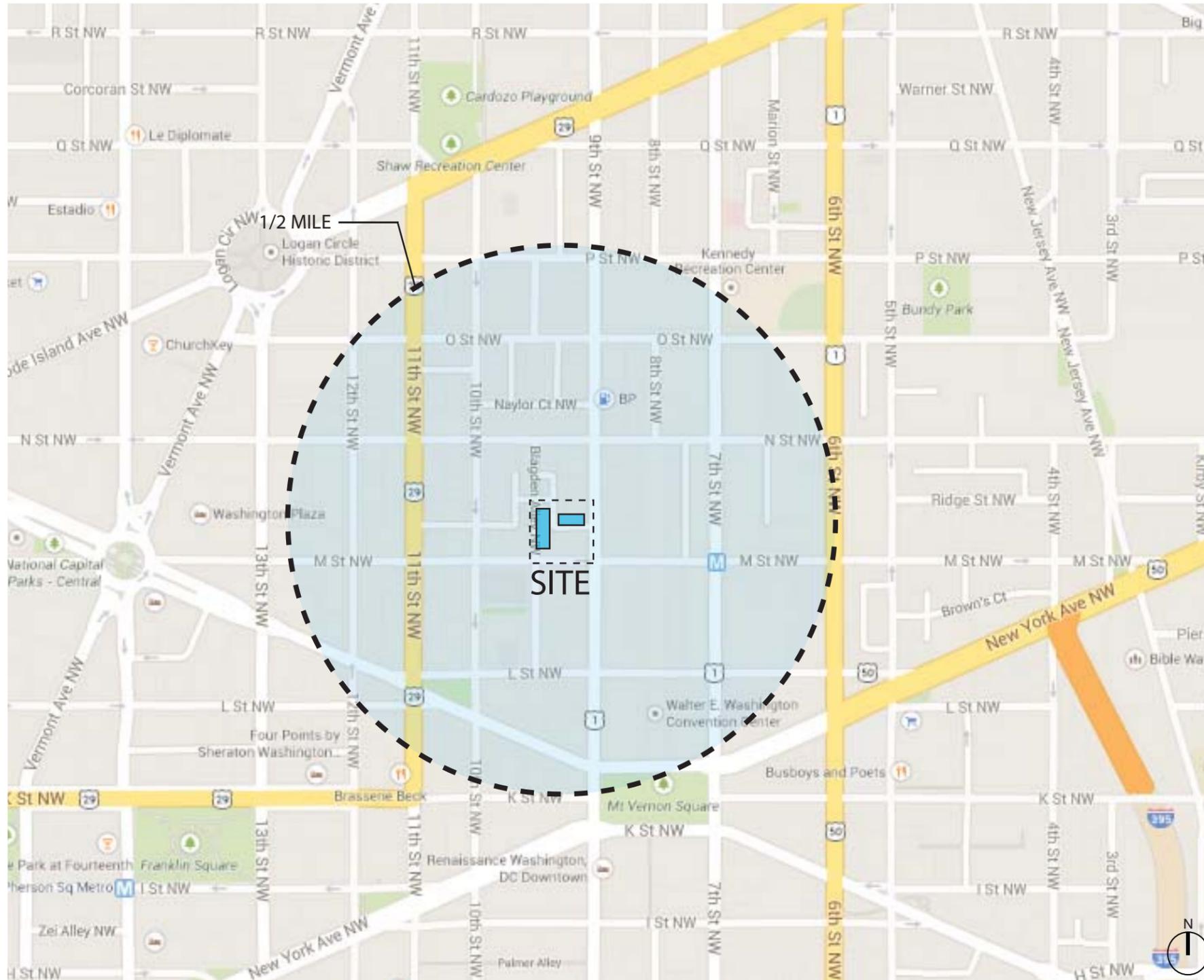


90 AND 91 BLAGDEN ALLEY NW BZA PACKAGE

NOVEMBER 18, 2014



PROJECT TEAM:

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BUILDING DATA:

LOCATION: 90 BLAGDEN ALLEY & 91 BLAGDEN ALLEY
SQUARE: 368
LOT: 0164 & 0165
ANC: 2F

DRAWING LIST:

- A-1 COVER SHEET / VICINITY MAP
- A-2 SITE PLAN
- A-3 ZONING SUMMARY - SPREADSHEET
- A-4 COURTS & SETBACKS DIAGRAM
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- A-13 - 19 BUILDING ELEVATIONS
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LOT 0164 - 91 BLAGDEN

	Required/Allowed	Provided	Requirement status
Item			
Building Size			
Lot Area	8,303	8,303	
First Floor Area	6,139	6,139	
Lot Occupancy	65%		
Lot Occupancy Max w/IZ	75%	74%	C
FAR			
Residential	2.5		
Non-residential	1.5 MAX		
total	2.5		
FAR Max w/IZ	3.0		C
Height	50'-0"	50'-0"	
Stories	No Limit	4 + Basement	C
Rear Yard	15'-0"	15'-0"	C
Side Yard	2" per foot; 6' min 8'-4"	6'-0"	NC
Courts - Open			
Off-Street Parking Requirements			
Residential - 44 units	1 for 2 units 22	0	NC
Off-Street Loading Facility Requirements - Retail	Not Required	Non Provided	
Delivery - Residential	Not Required	Non Provided	
Building elements			
Roof structures	1	2	NC

LOT 0165 - 90 BLAGDEN

	Required	Provided	Requirement status
Item			
Building Size			
Lot Area	15,976		
First Floor Area	14,143		
Lot Occupancy	65%		
Lot Occupancy with IZ	75%	91%	NC
Maximum for Floors 2-4		73.5%	
FAR			
Residential	2.5		
Non-residential	1.5 MAX		
total	2.5		
Max w/IZ	3.0		C
Height	50'-0"	50'-0"	
Stories	No Limit	4 + Basement	C
Rear Yard	15'-0"	15'-0"	C
Side Yard	NA	NA	
Courts - Open	4"/ft; 15' min	16'-8" per height	
Off-Street Parking Requirements			
Residential - 79 units	1 for 2 units 39	0	NC
Off-Street Loading Facility Requirements	Exempt	Exempt	
Delivery - Residential	Exempt	Exempt	
Building elements			
Roof structures	1	2	NC

ZONING SUMMARY - SPREADSHEET



COURTS and SETBACKS

OPEN COURT A - Provides space between residential units
 Note: Court A is considered an open court since it is opening on to public alley

Width = 25'-1 1/2" Height = 50'-0"

AREA PROVIDED = 783 sf
 WIDTH REQUIRED = 16'-8" (4" per foot x 50') MIN 15'
 WIDTH PROVIDED = 25'-1 1/2"

NON-COMPLIANT

SIDE YARD SETBACK B - Provides additional width along public alley

Height = 50'-0"
 AREA PROVIDED = 698 sf
 SETBACK REQUIRED = 8'-4"
 SETBACK PROVIDED = 6'-0", along public alley

REAR YARD SETBACK C - Provides additional width along public alley

Height = 50'-0"
 AREA PROVIDED = 802 sf
 SETBACK REQUIRED = 15'-0" @ 20' above grade
 SETBACK PROVIDED = 12'-0"+1/2 width of alley (30')=27'-0" up to 12'-0" above grade; 17'-1 1/2" from 12'-0"-50'-0" above grade

NON-COMPLIANT

OPEN IRREGULAR COURT D - Provides space between residential units and property line
 Note: Court D is considered an open court since it is opening on to public alley

Width = 7'-4" Height = 50'-0"

AREA PROVIDED = 1,054 sf
 WIDTH REQUIRED = 16'-8" (4" per foot x 50') MIN 15'
 WIDTH PROVIDED = 7'-4"

NON-COMPLIANT

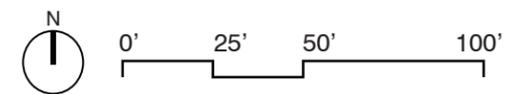
OPEN COURT E - Provides space between residential units and alley
 Note: Court F is considered an open court since it is opening on to public alley

Width = 5'-0" Height = 50'-0"

AREA PROVIDED = 518 sf
 WIDTH REQUIRED = 16'-8" (4" per foot x 50') MIN 15'
 WIDTH PROVIDED = 5'-0"

COURTS & SETBACKS DIAGRAM

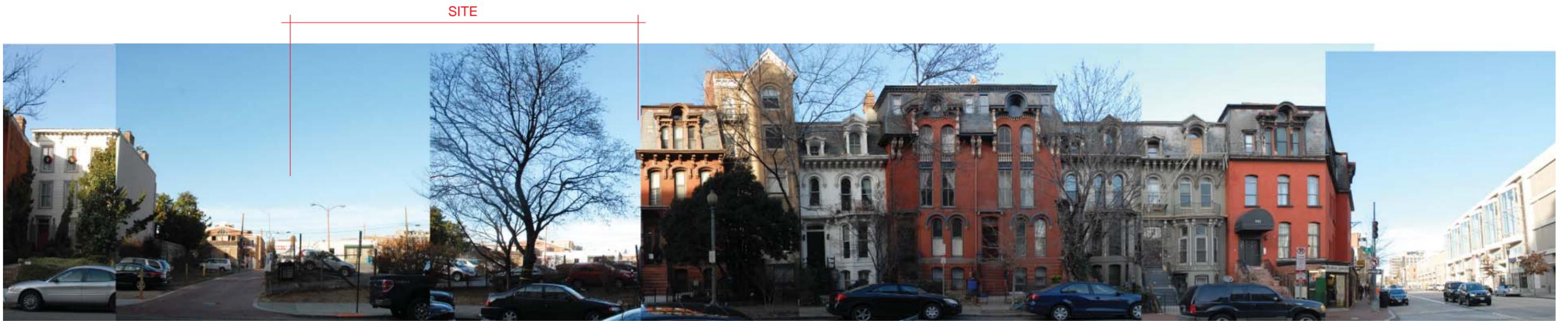
Scale: 1" =30'



SITE CONTEXT PLAN



9TH STREET NW ELEVATION



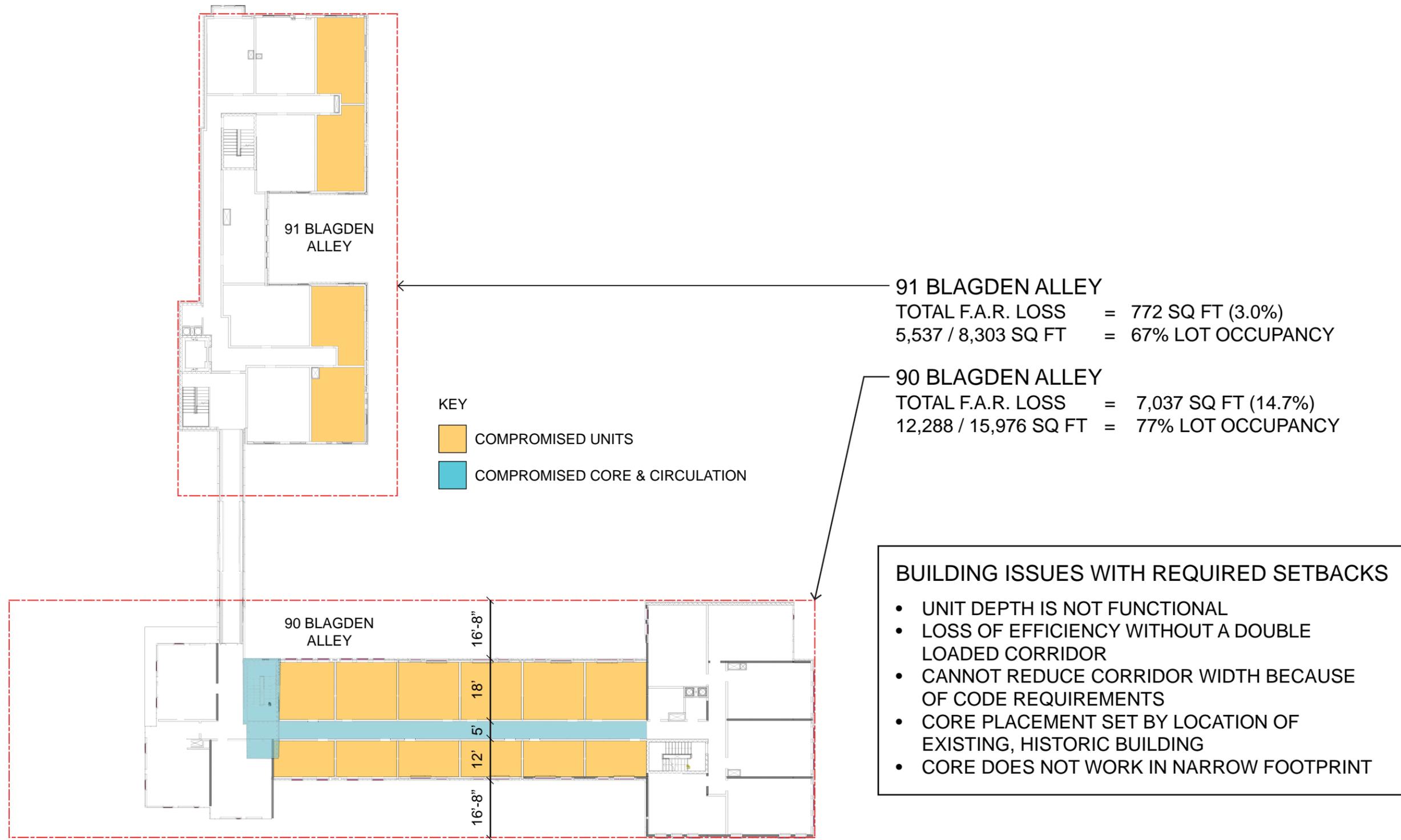
M STREET NW ELEVATION

EXISTING SITE IMAGES

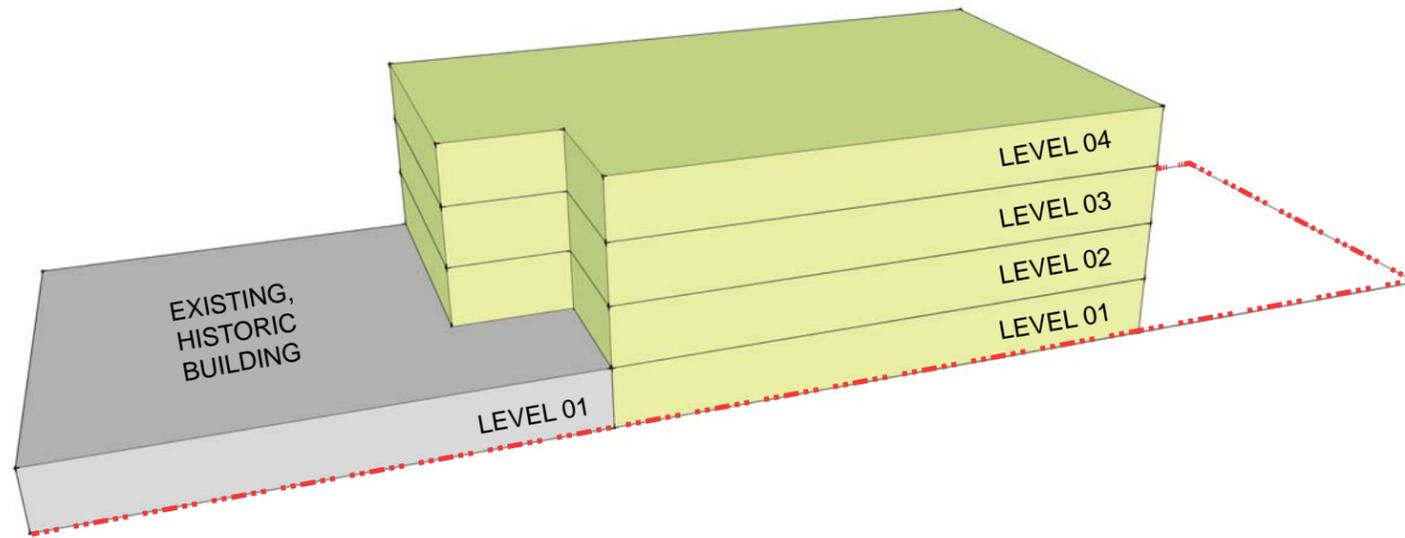


FLOOR 01 (GROUND FLOOR)

M STREET NW



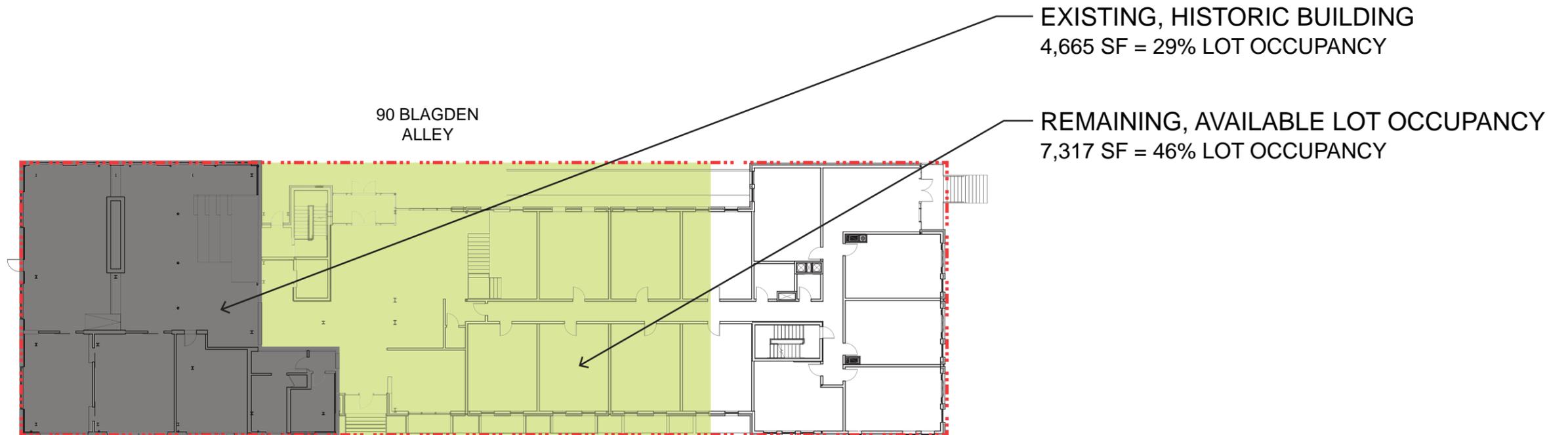
THEORETICAL CONFORMING COURTS DIAGRAM (EXHIBIT A)
 TYPICAL FLOOR PLAN



FAR STUDY

LEVEL 01	=	11,982 SF
LEVEL 02	=	7,317 SF
LEVEL 03	=	7,317 SF
LEVEL 04	=	7,317 SF
TOTAL	=	33,933 SF

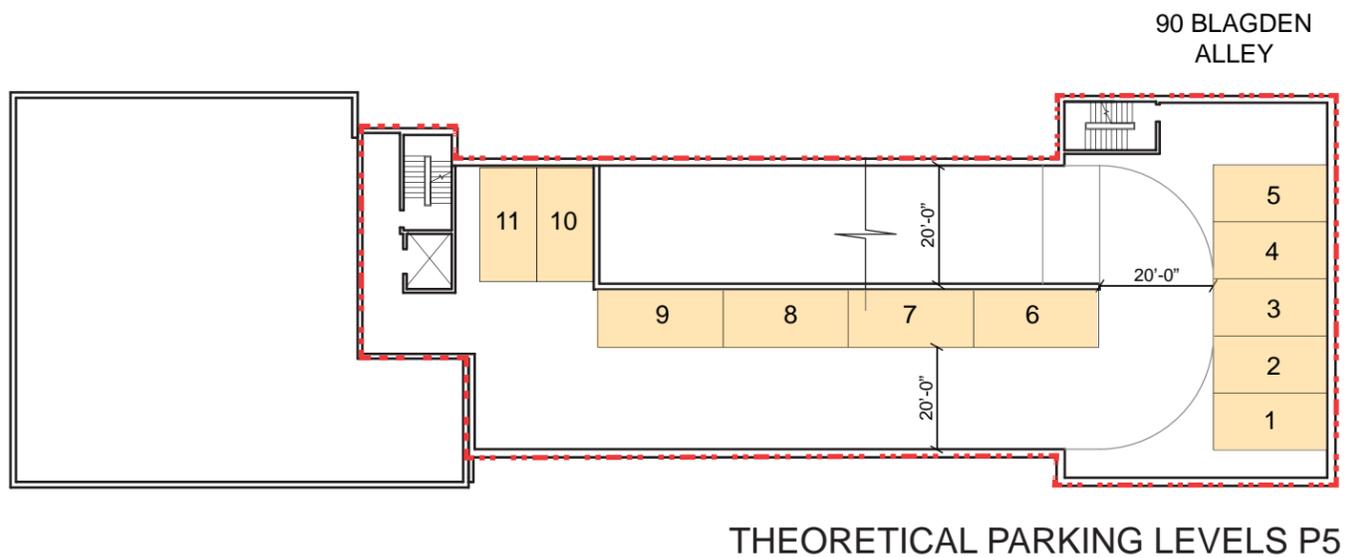
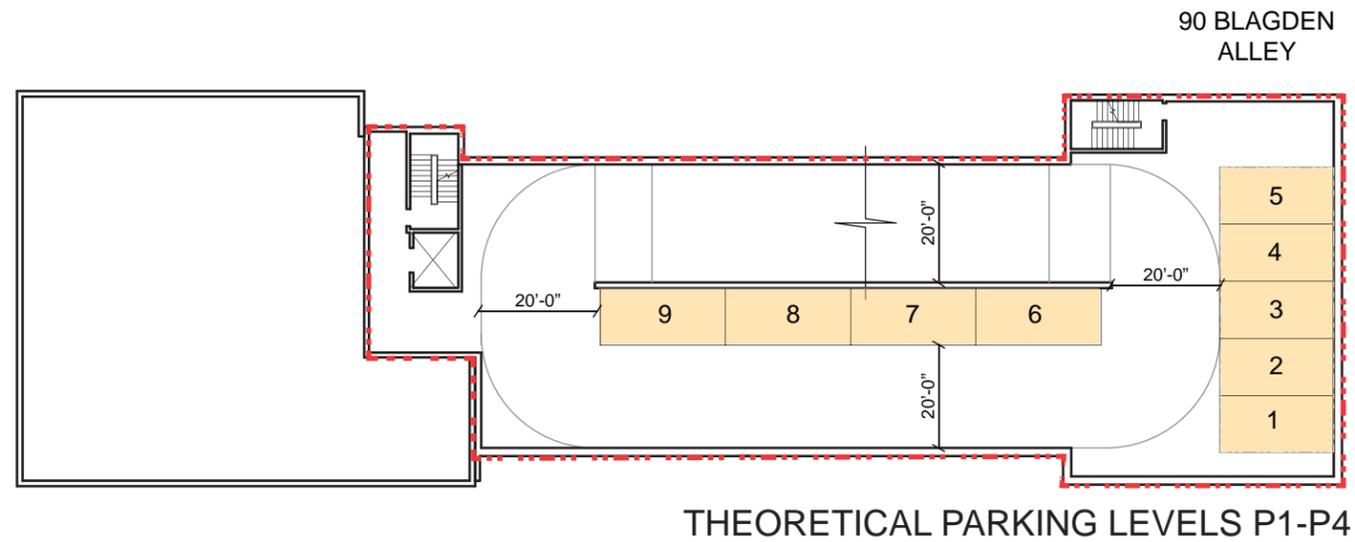
SITE AREA = 15,976 SF
 FAR = (33,933 SF / 15,976 SF) = 2.12
 FAR LEFT ON THE TABLE = 0.88



EXISTING, HISTORIC BUILDING
 4,665 SF = 29% LOT OCCUPANCY

REMAINING, AVAILABLE LOT OCCUPANCY
 7,317 SF = 46% LOT OCCUPANCY

LOT OCCUPANCY DIAGRAM (EXHIBIT B)



THEORETICAL REQUIRED PARKING

TOTAL RESIDENTIAL UNITS	=	79 UNITS
REQUIRED PARKING	=	40 SPACES
(@ 0.5 SPACES PER UNIT)		

THEORETICAL PROVIDED PARKING

PARKING LEVEL P1	=	9 SPACES
PARKING LEVEL P2	=	9 SPACES
PARKING LEVEL P3	=	9 SPACES
PARKING LEVEL P4	=	9 SPACES
PARKING LEVEL P5	=	11 SPACES
TOTAL PARKING SPACES	=	47 SPACES

KEY

- AREA FOR PARKING
- CIRCULATION SPACE

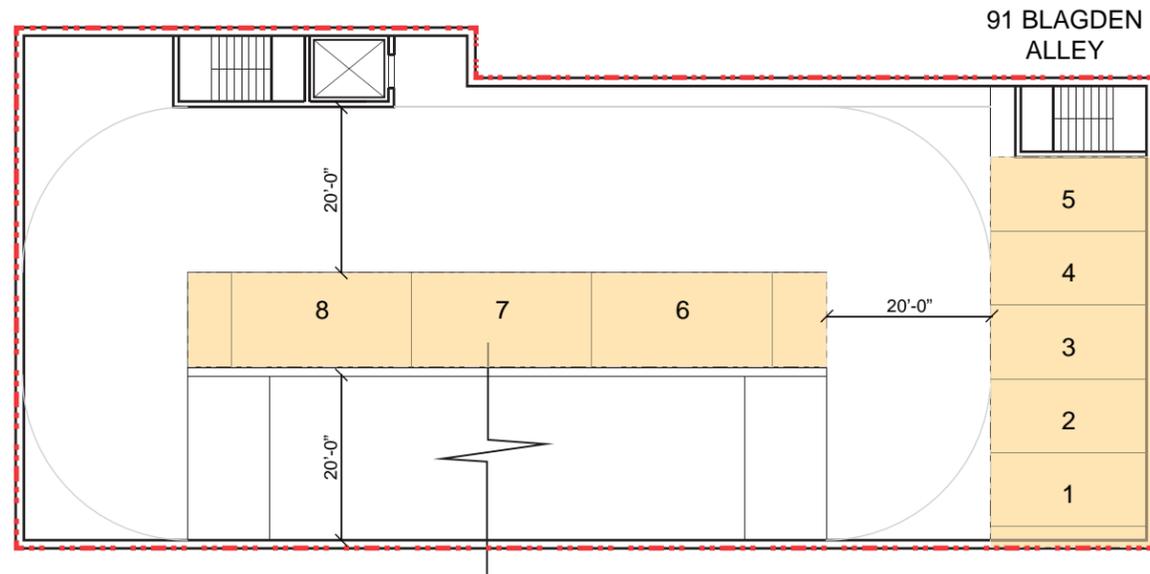
PERCENT CIRCULATION PER FLOOR

PARKING LEVEL P1	(7,013 SF / 8,893 SF) = 79%
PARKING LEVEL P2	(7,013 SF / 8,893 SF) = 79%
PARKING LEVEL P3	(7,013 SF / 8,893 SF) = 79%
PARKING LEVEL P3	(7,013 SF / 8,925 SF) = 79%
PARKING LEVEL P4	(6,613 SF / 8,893 SF) = 74%

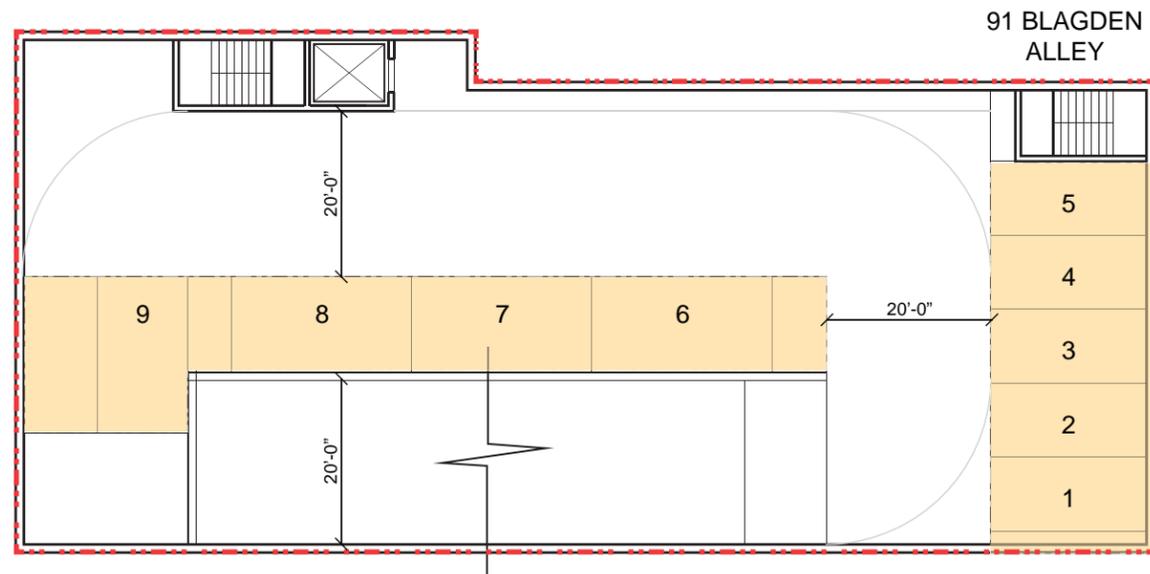
NOTE:

TYPICAL PERCENT CIRCULATION PER FLOOR = 50%

PARKING DIAGRAM (EXHIBIT I)



THEORETICAL PARKING LEVELS P1 & P2



THEORETICAL PARKING LEVEL P3

THEORETICAL REQUIRED PARKING

TOTAL RESIDENTIAL UNITS	=	44 UNITS
REQUIRED PARKING	=	22 SPACES
(@ 0.5 SPACES PER UNIT)		

THEORETICAL PROVIDED PARKING

PARKING LEVEL P1	=	8 SPACES
PARKING LEVEL P2	=	8 SPACES
PARKING LEVEL P3	=	9 SPACES
TOTAL PARKING SPACES	=	25 SPACES

KEY

- AREA FOR PARKING
- CIRCULATION SPACE

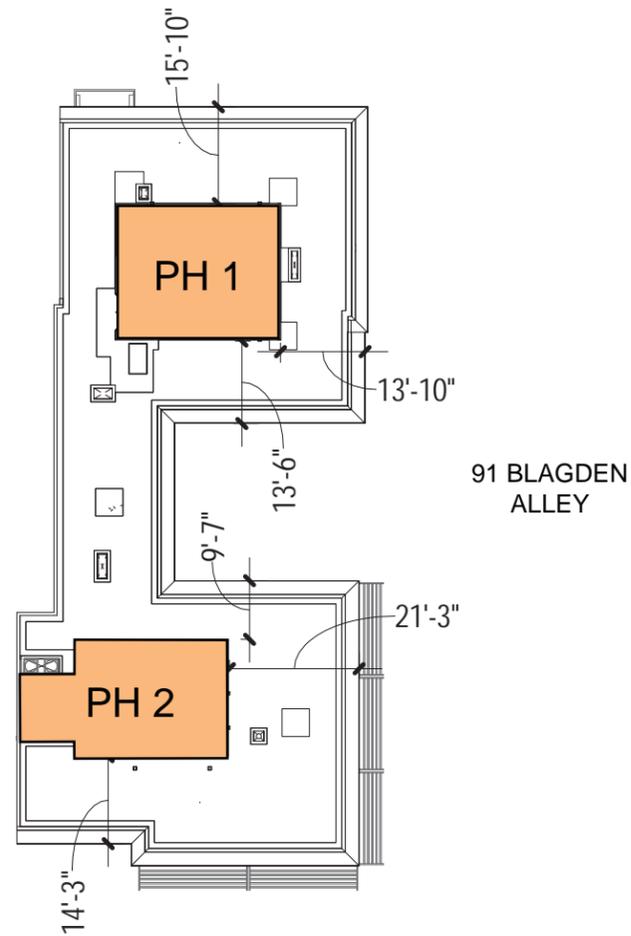
PERCENT CIRCULATION PER FLOOR

PARKING LEVEL P1	(6,459 SF / 8,303 SF) = 78%
PARKING LEVEL P2	(6,459 SF / 8,303 SF) = 78%
PARKING LEVEL P3	(6,047 SF / 8,303 SF) = 73%

NOTE:

TYPICAL PERCENT CIRCULATION PER FLOOR = 50%

PARKING DIAGRAM (EXHIBIT C)



91 BLAGDEN ALLEY

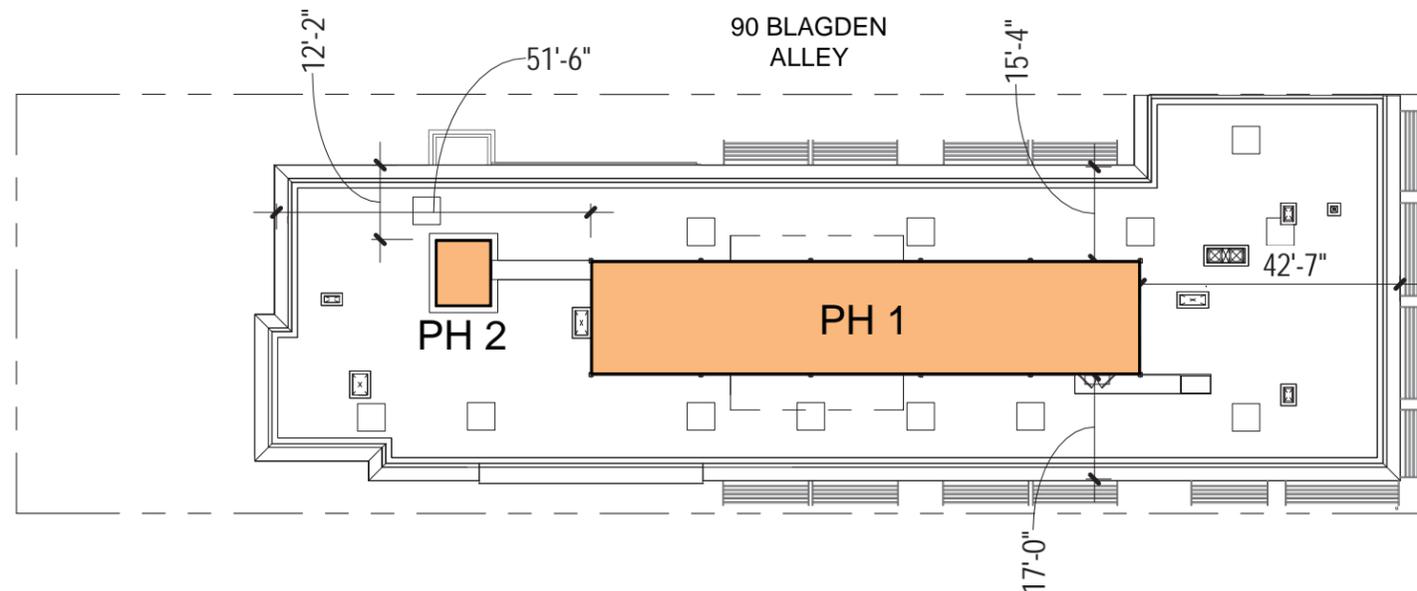
PENTHOUSE 1 = 13'-6" TALL
 1:1 SETBACK REQUIREMENT = MET

PENTHOUSE 2 = 13'-6" TALL
 1:1 SETBACK REQUIREMENT = NOT MET

90 BLAGDEN ALLEY

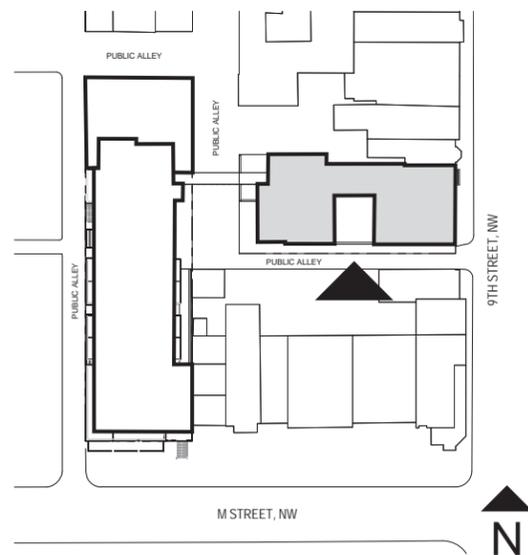
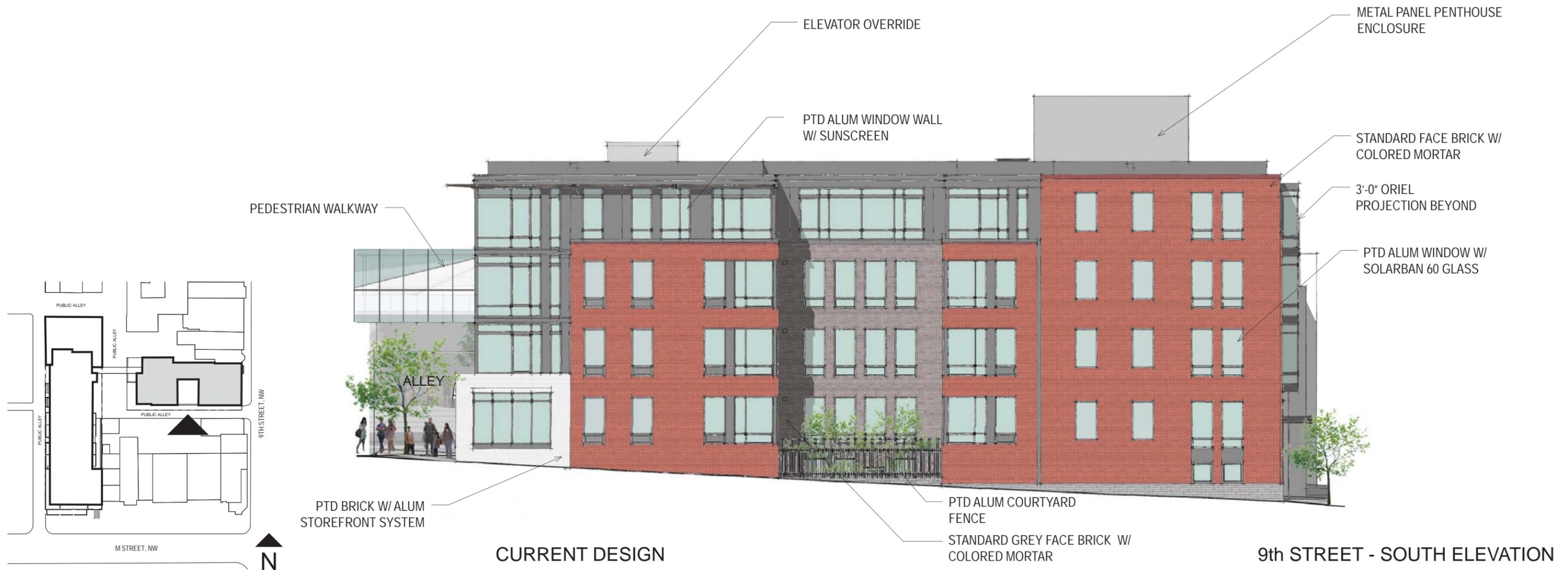
PENTHOUSE 1 = 13'-6" TALL
 1:1 SETBACK REQUIREMENT = MET

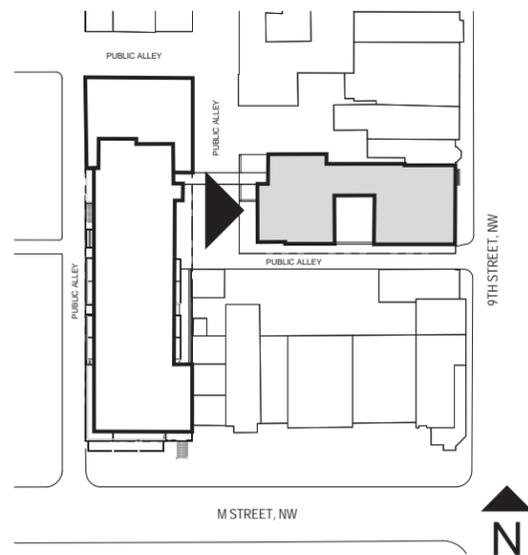
PENTHOUSE 2 = 5'-0" TALL
 1:1 SETBACK REQUIREMENT = MET
 (IF COMBINED WITH PENTHOUSE 1 THE
 SETBACK REQUIREMENT WOULD NOT BE
 MET)



* NOTE: BOTH BUILDINGS HAVE TWO SEPARATED
 PENTHOUSES WHICH DOES NOT CONFORM TO
 ZONING REQUIREMENTS

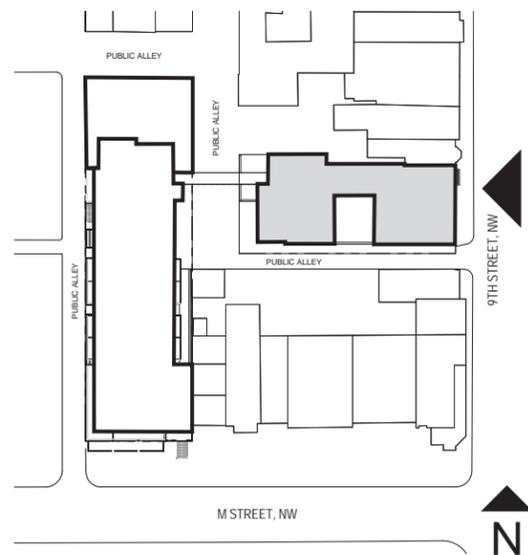
ROOF DIAGRAM





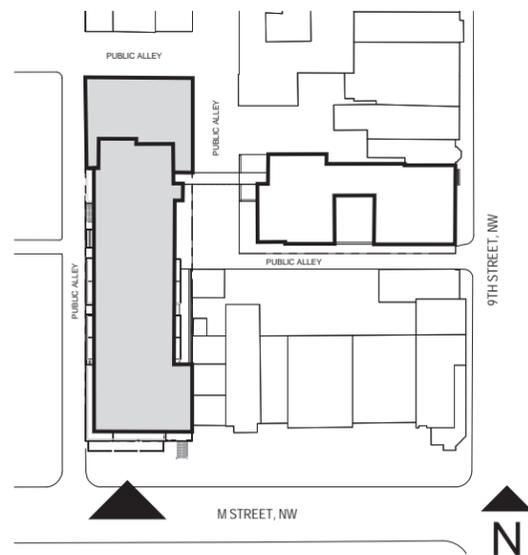


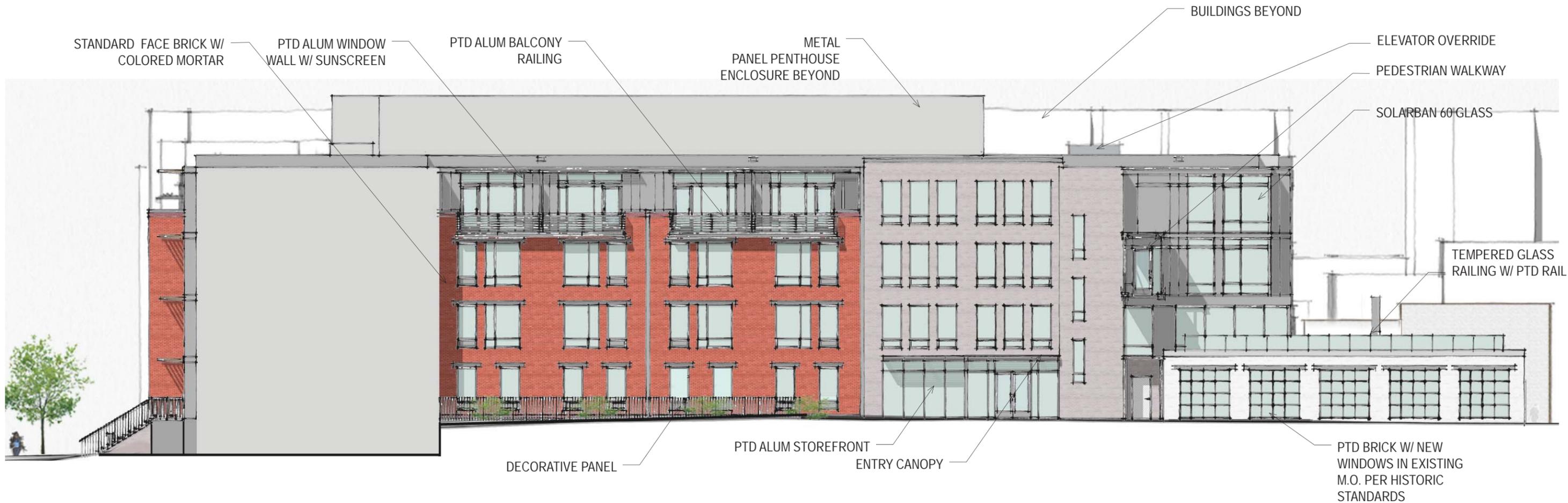
- BUILDINGS BEYOND
- METAL PANEL PENTHOUSE ENCLOSURE
- ELEVATOR OVERRIDE
- PTD ALUM. WINDOW WALL BAY
- STANDARD FACE BRICK W/ COLORED MORTAR
- PTD ALUM WINDOWS W/ SOLARBAN 60 GLASS
- STONE BASE + ENTRY SURROUND



CURRENT DESIGN

9th STREET - EAST ELEVATION

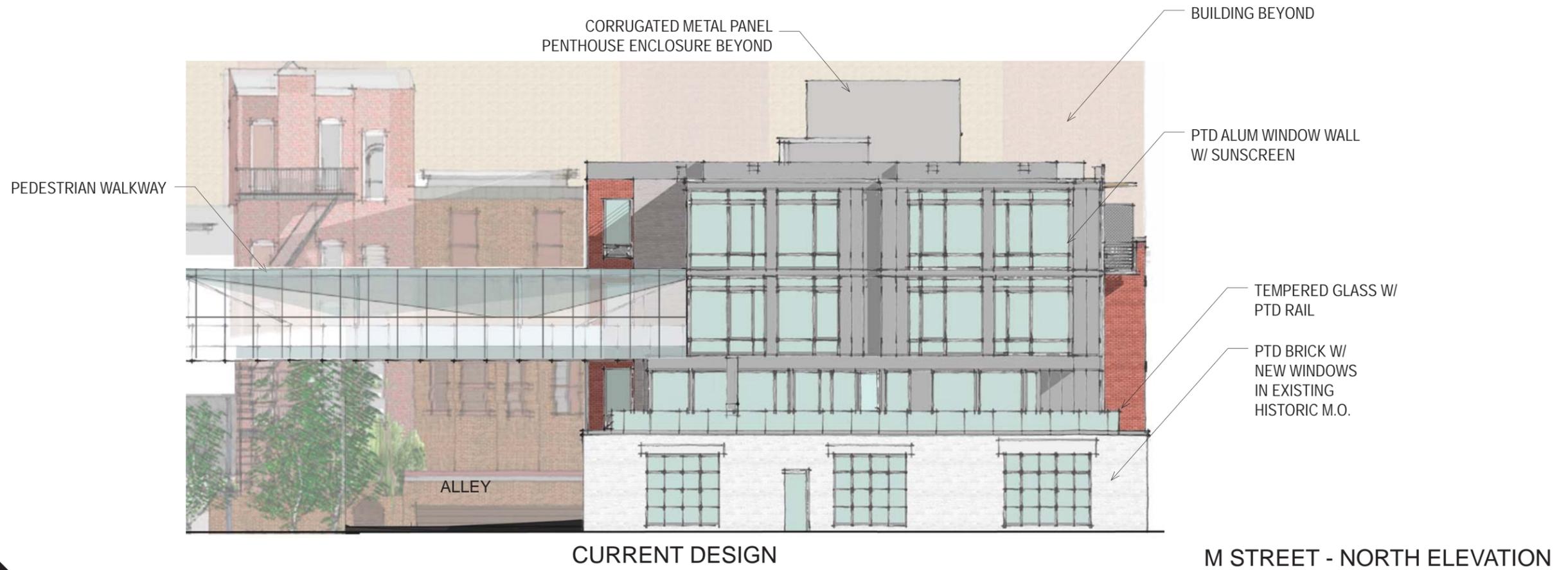
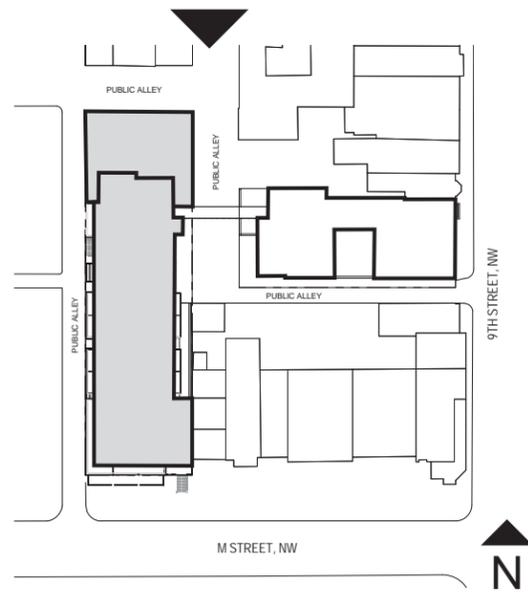


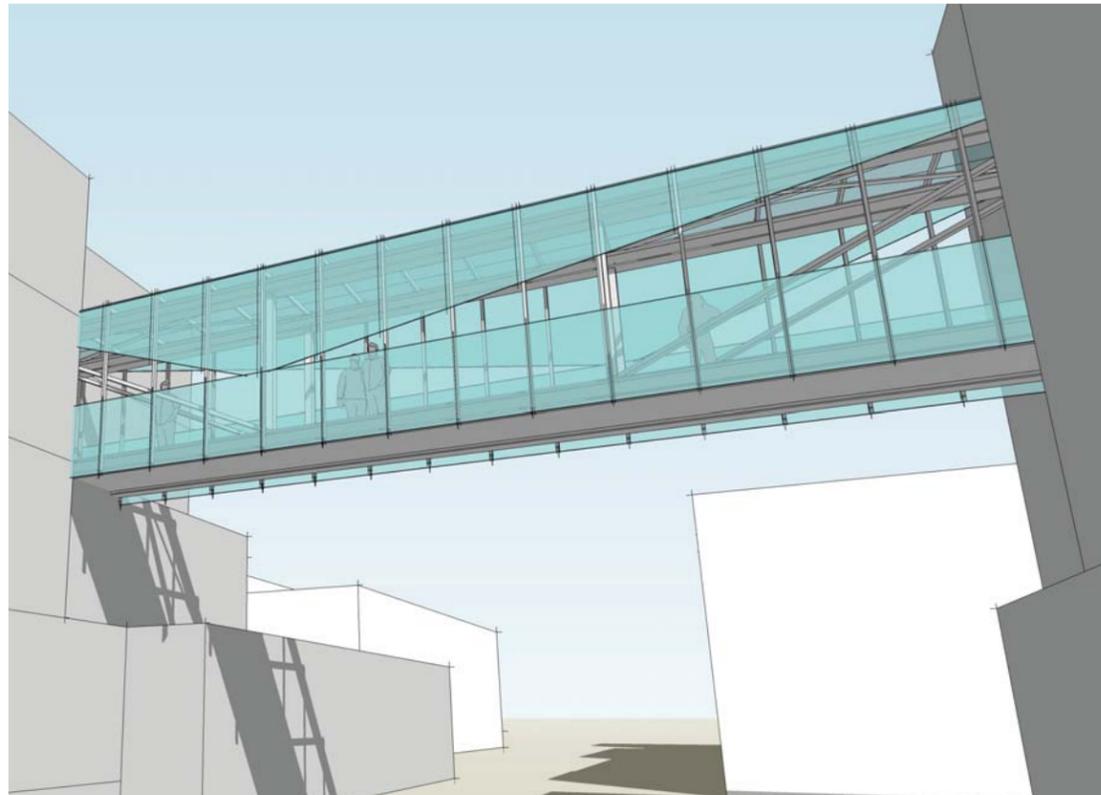


CURRENT DESIGN

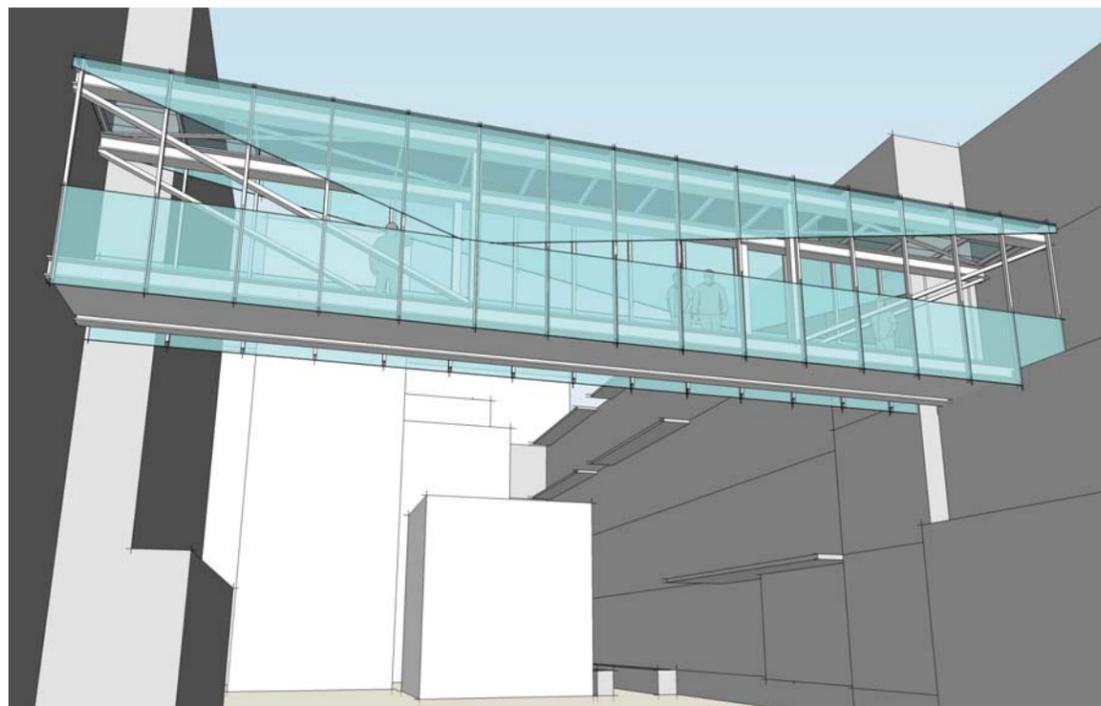
M STREET - EAST ELEVATION







PERSPECTIVE - LOOKING NORTH



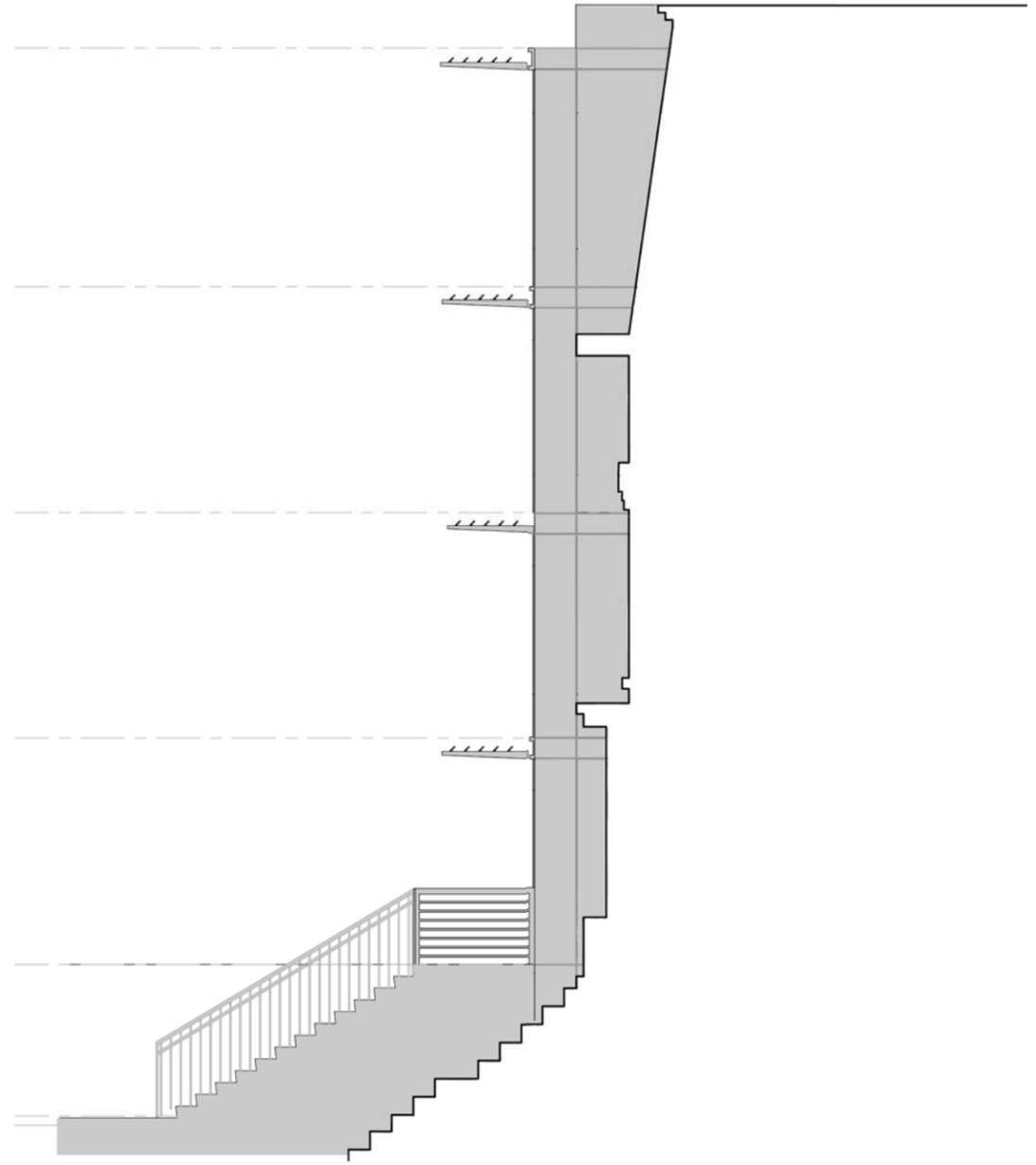
PERSPECTIVE - LOOKING SOUTH



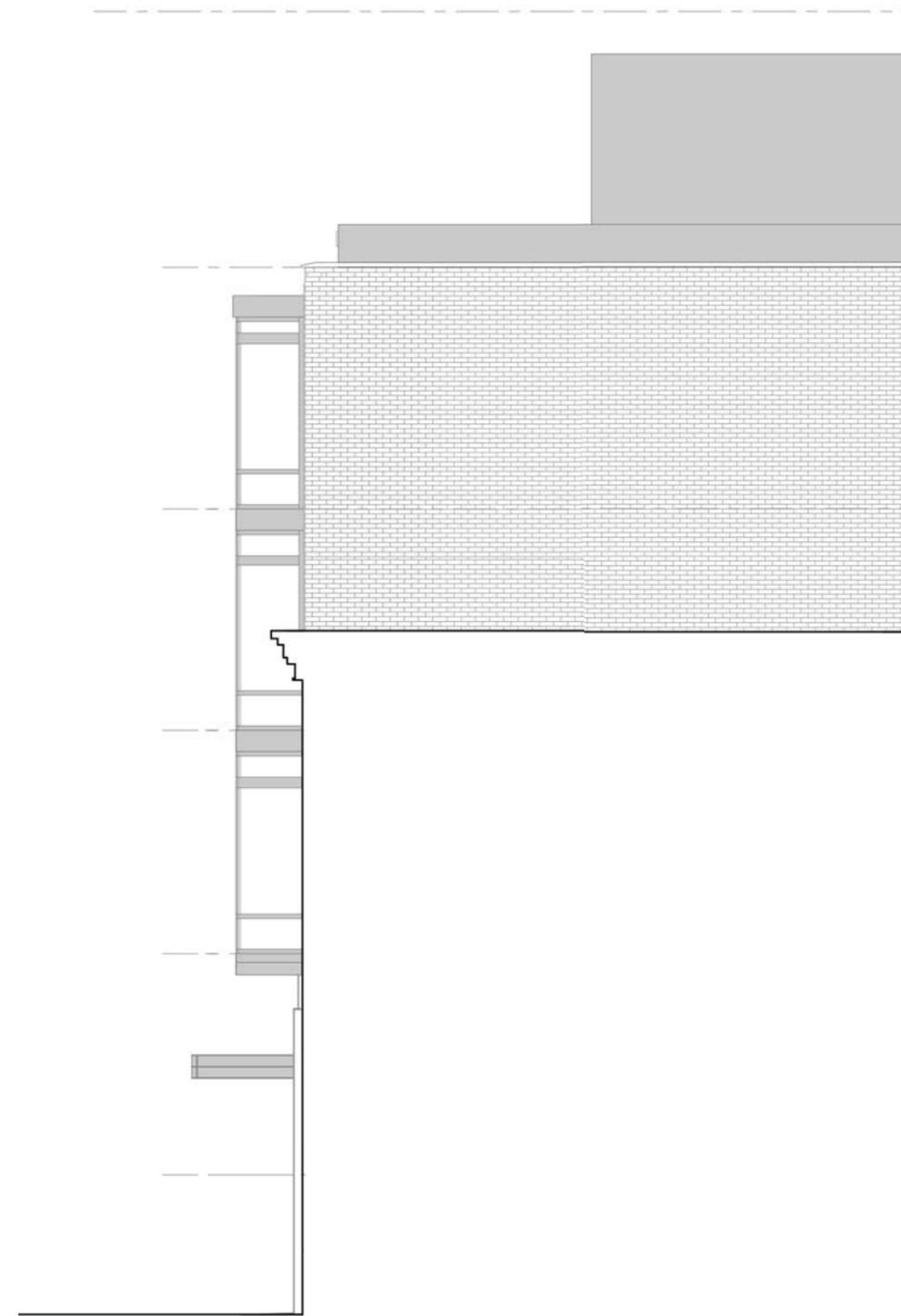
NORTH ELEVATION

DESIGN CONCEPTS:
 SIMPLICITY OF GLASS MEMBRANE
 ROOF STRUCTURE CONCEALED
 STREAMLINED APPEARANCE

PEDESTRIAN BRIDGE



M STREET
BUILDING ADJACENCIES



9th STREET
BUILDING ADJACENCIES