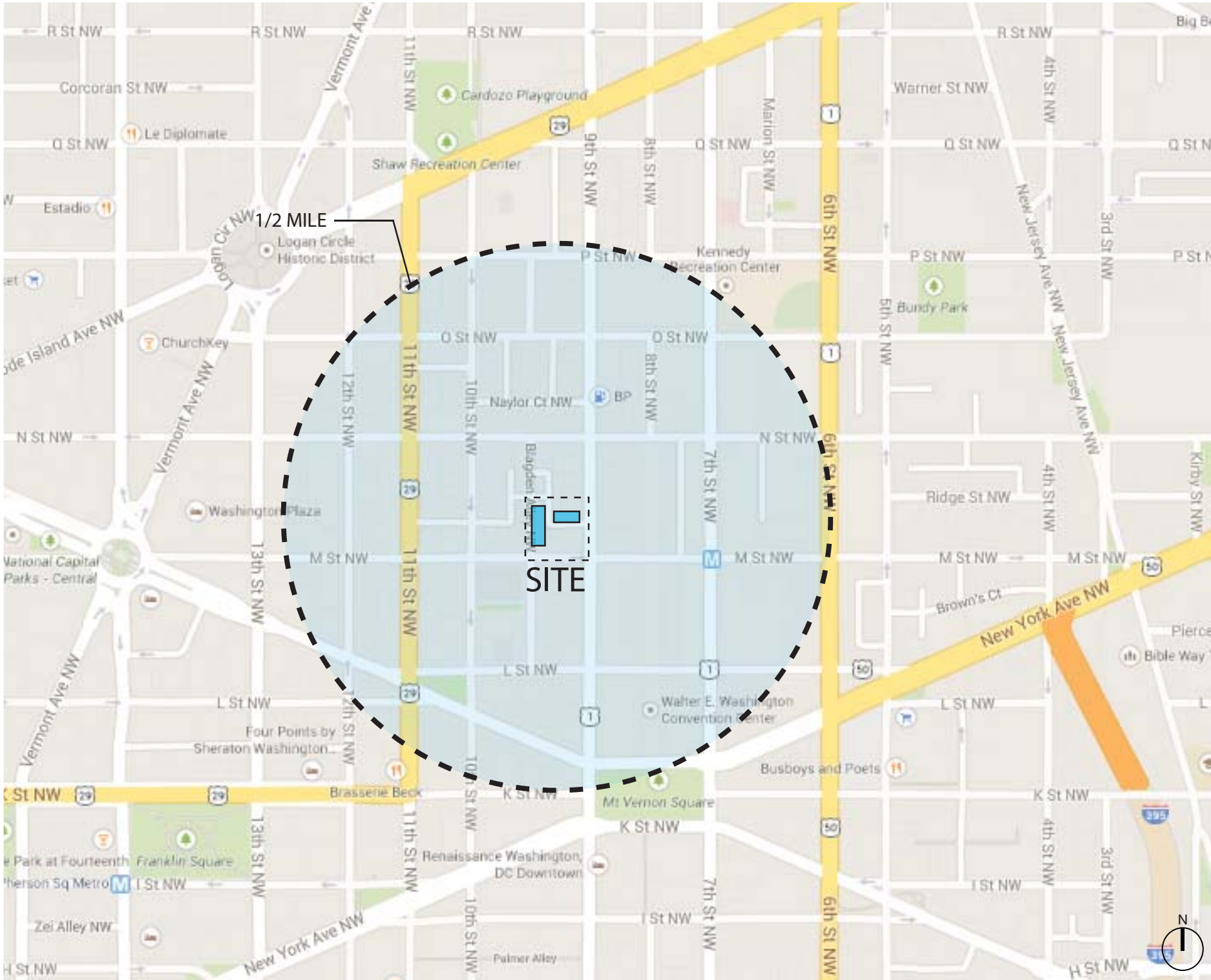


90 AND 91 BLAGDEN ALLEY NW

BZA PACKAGE



PROJECT TEAM:

DEVELOPER/OWNER
SB URBAN LLC
7700 OLD GEORGETOWN ROAD, SUITE 700
BETHESDA, MD 20814
(301) 986-6128

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

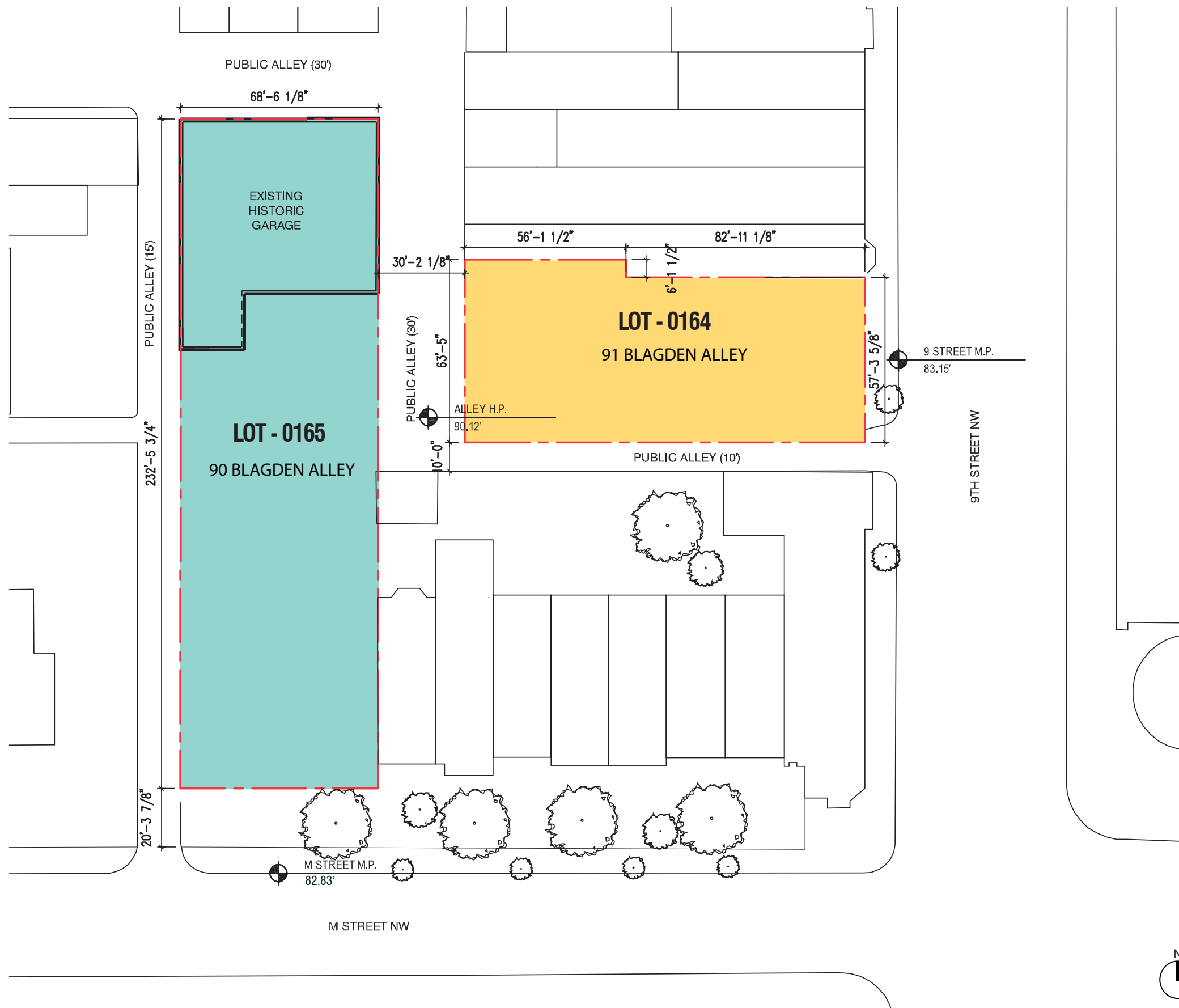
ATTORNEY:
GOULSTON & STORRS PC
1999 K STREET NW, SUITE 500
WASHINGTON, DC 20006
(202) 721-0011

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 |
| A-5 | SITE CONTEXT PLAN |
| A-6 | EXISTING SITE IMAGES |
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| A-8 | THEORETICAL CONFORMING COURTS DIAGRAM (EXHIBIT A) |
| A-9 | LOT OCCUPANCY DIAGRAM (EXHIBIT B) |
| A-10 | PARKING DIAGRAM 90 BLAGDEN (EXHIBIT I) |
| A-11 | PARKING DIAGRAM 91 BLAGDEN (EXHIBIT C) |
| A-12 | ROOF DIAGRAM |
| A-13 - 19 | BUILDING ELEVATIONS |
| A-20 | PEDESTRIAN BRIDGE |
| A-21 | M ST BUILDING ADJACENCIES |
| A-22 | 9TH ST BUILDING ADJACENCISE |



SITE PLAN

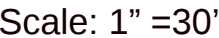
LOT 0164 - 91 BLAGDEN

	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-residentail	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-residentail	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



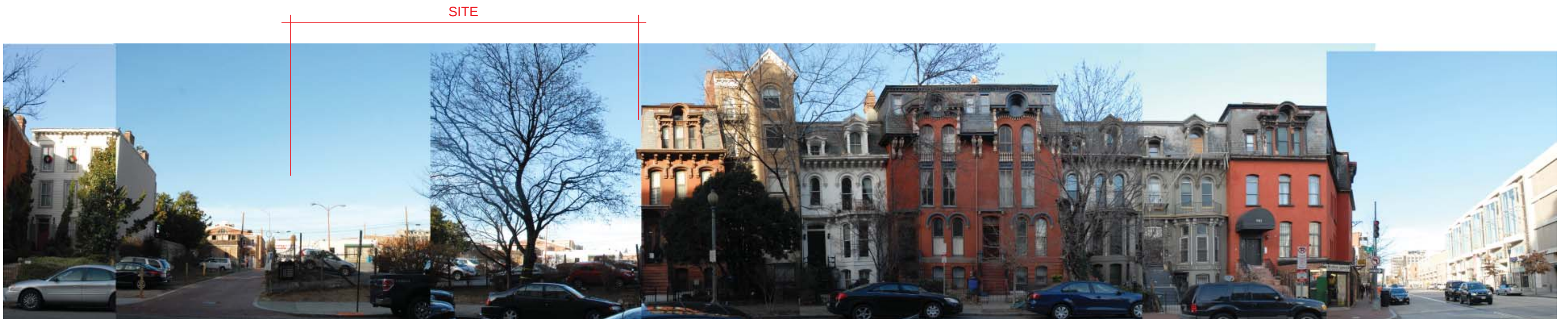


0' 25' 50' 100'

SITE CONTEXT PLAN



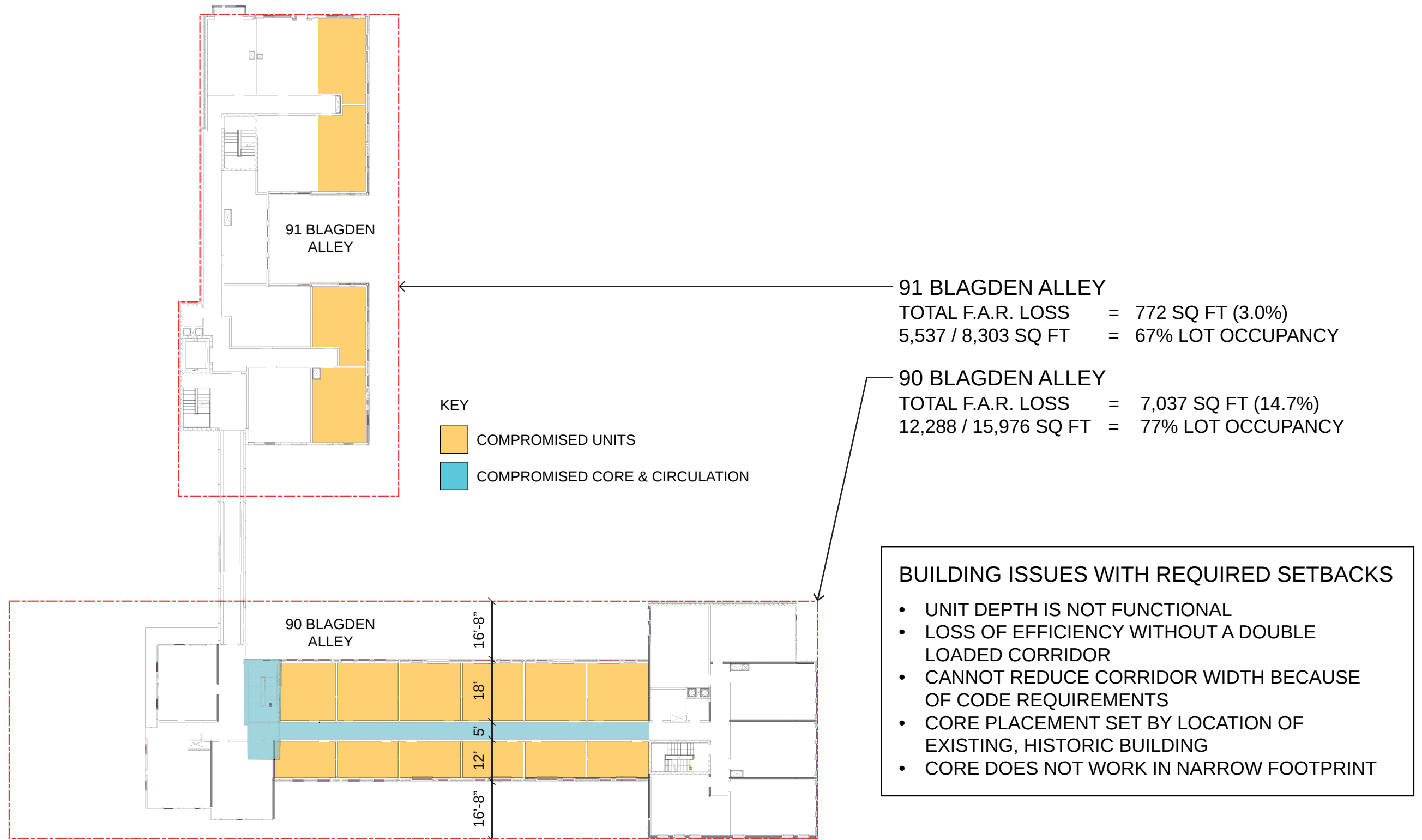
9TH STREET NW ELEVATION



M STREET NW ELEVATION

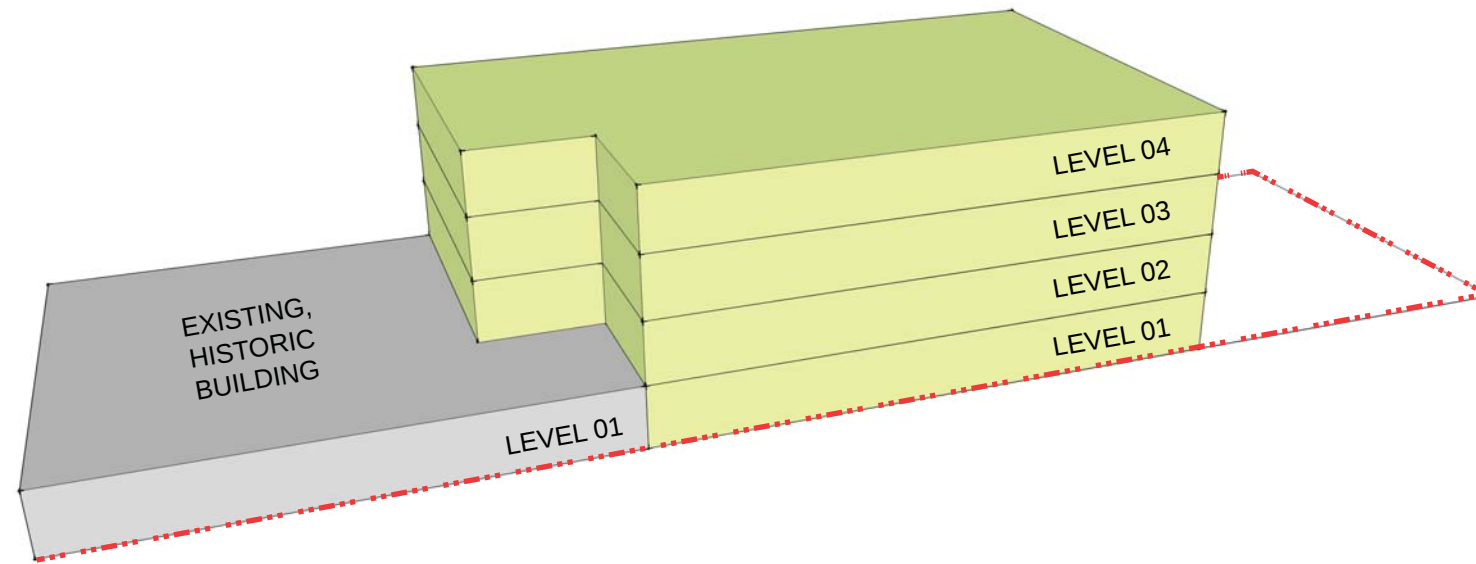
EXISTING SITE IMAGES





THEORETICAL CONFORMING COURTS DIAGRAM (EXHIBIT A)

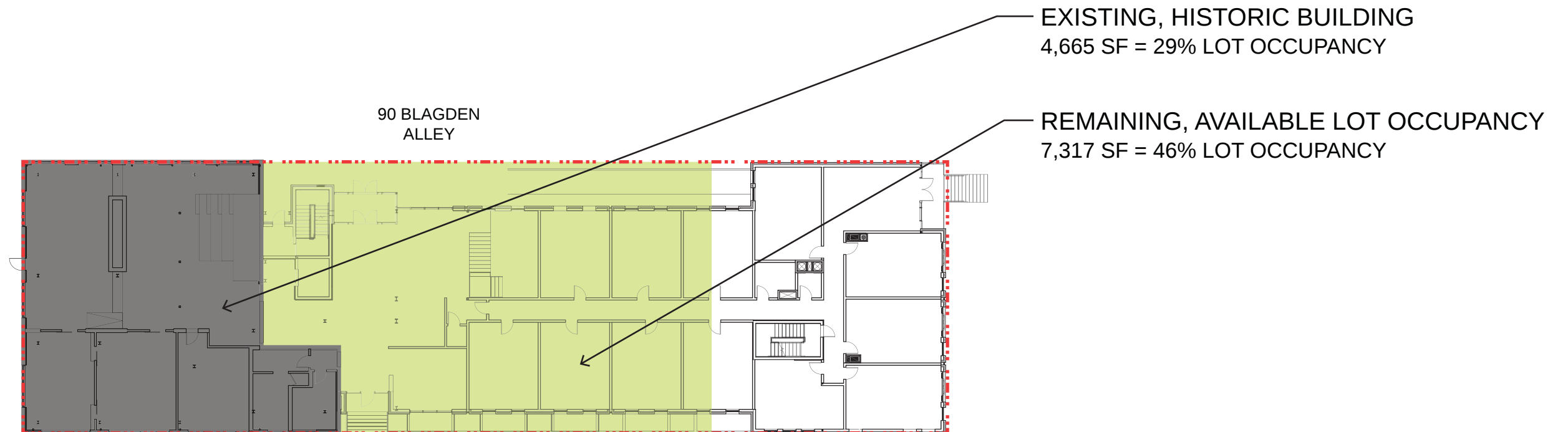
TYPICAL FLOOR PLAN



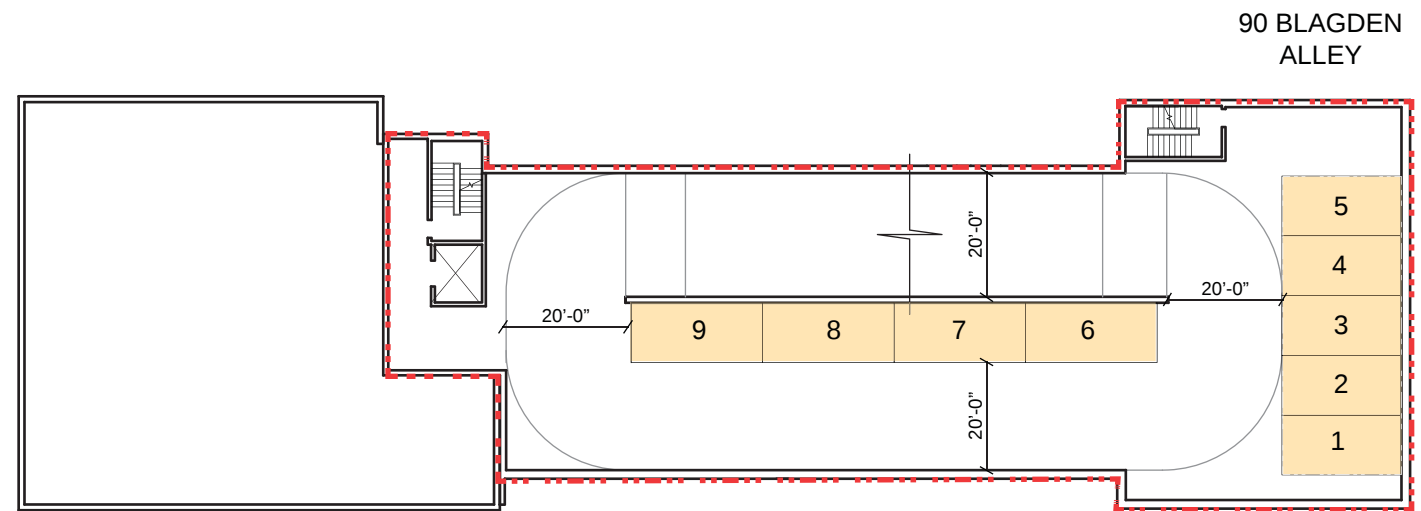
FAR STUDY

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

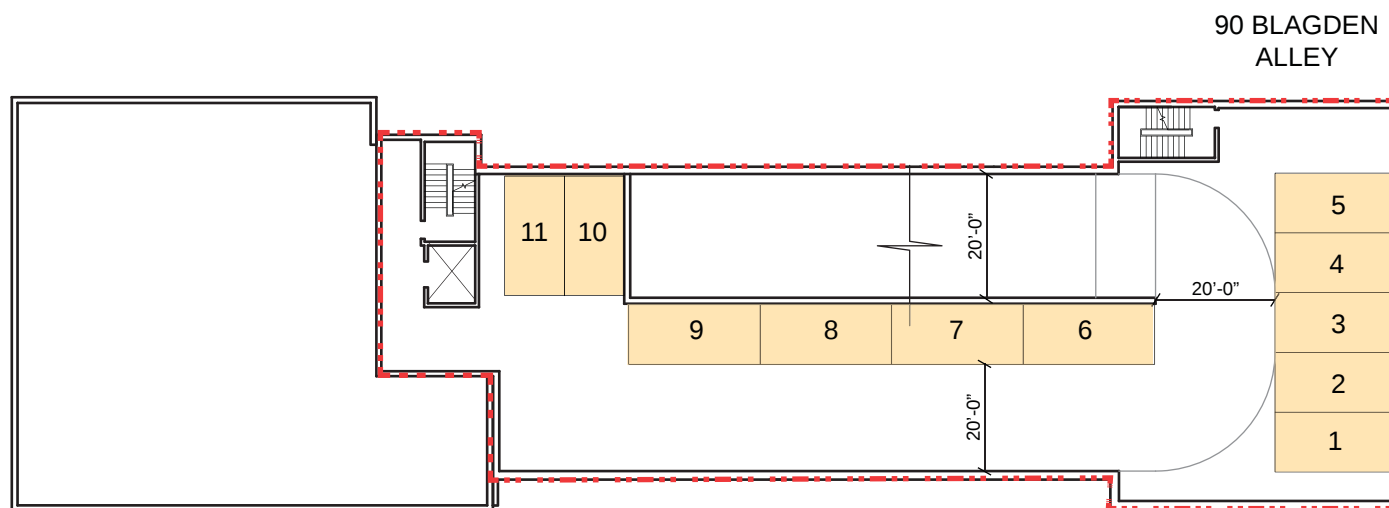
SITE AREA = 15,976 SF
 FAR = (33,933 SF / 15,976 SF) = 2.12
 FAR LEFT ON THE TABLE = 0.88



LOT OCCUPANCY DIAGRAM (EXHIBIT B)



THEORETICAL PARKING LEVELS P1-P4



THEORETICAL PARKING LEVELS P5

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

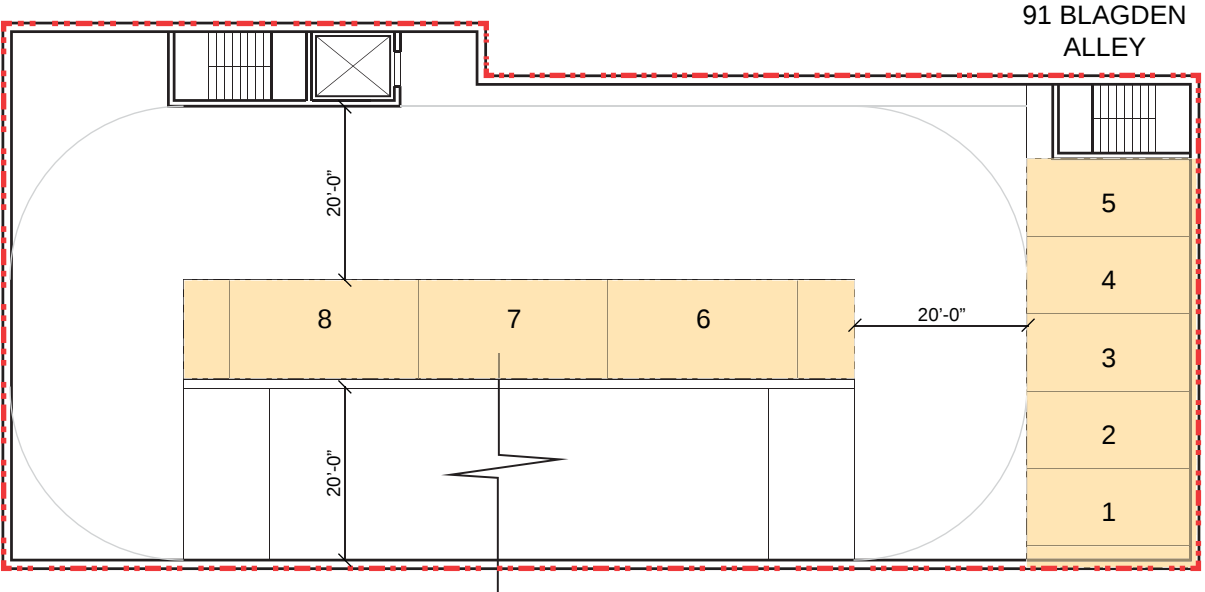
PERCENT CIRCULATION PER FLOOR

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%

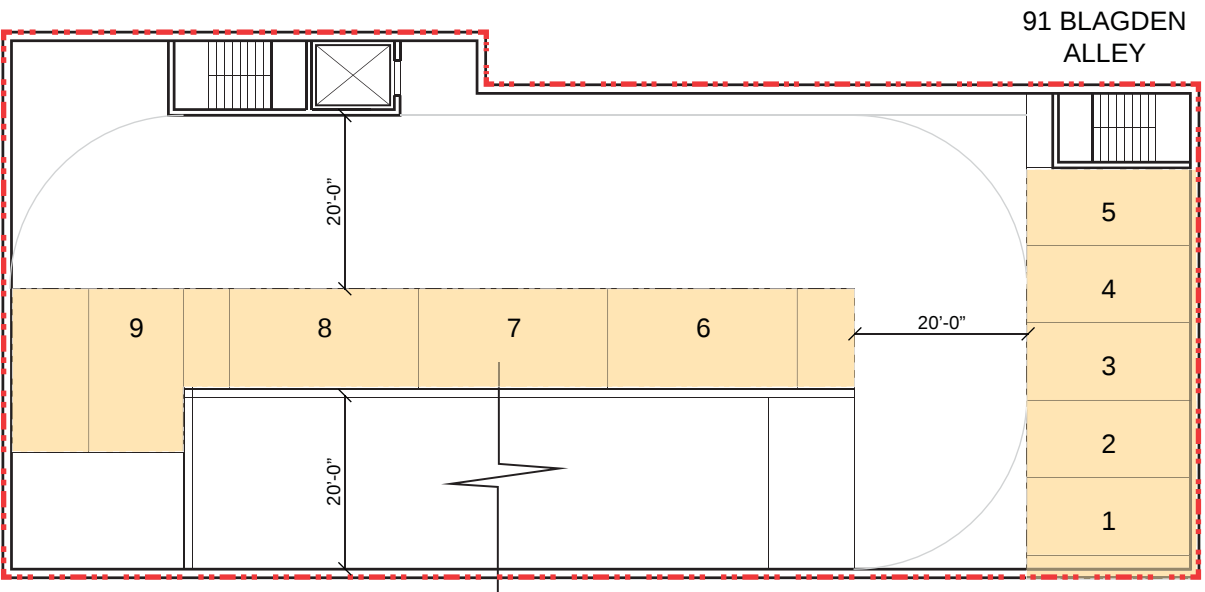
NOTE:

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

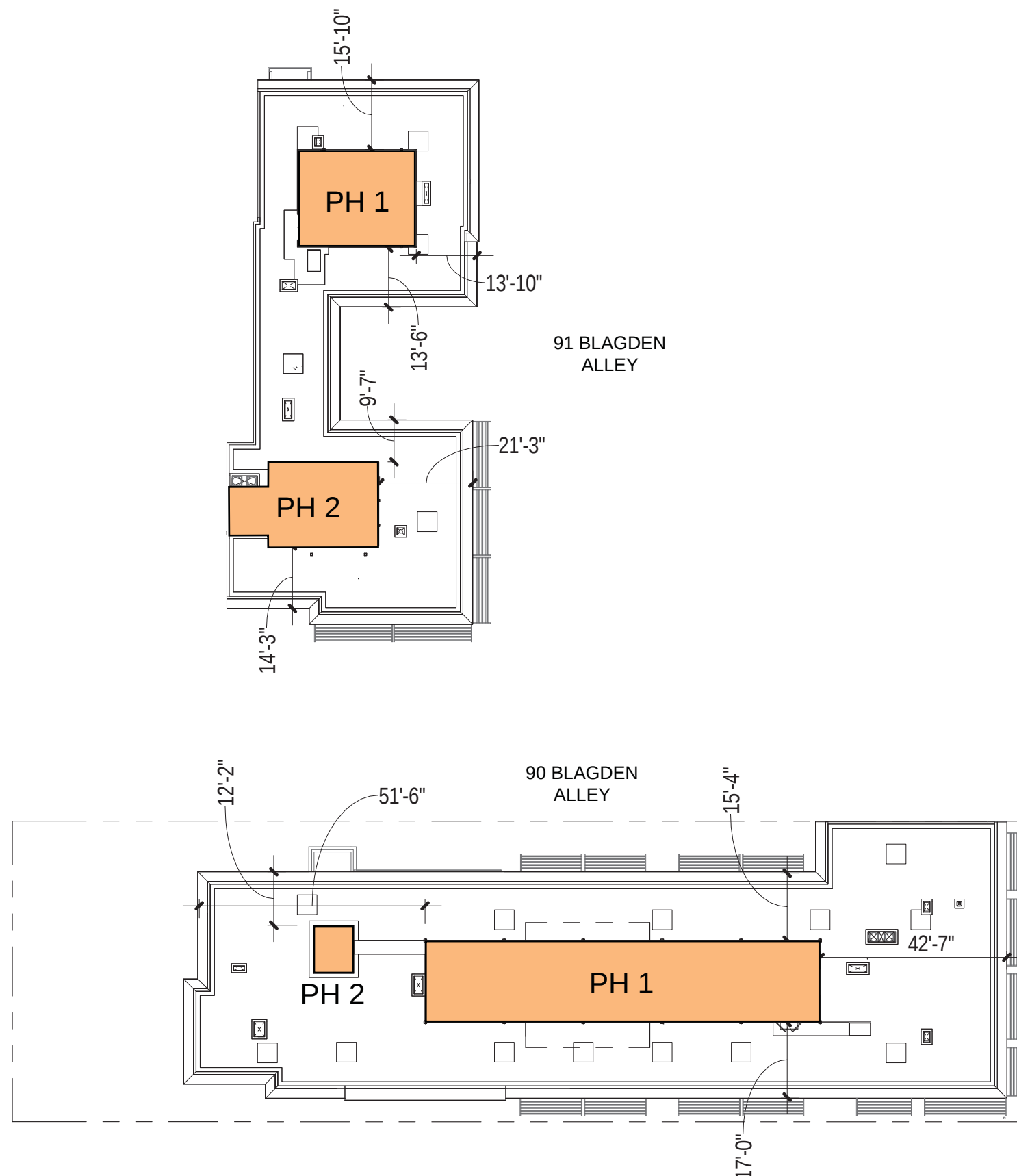
- AREA FOR PARKING
- CIRCULATION SPACE

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

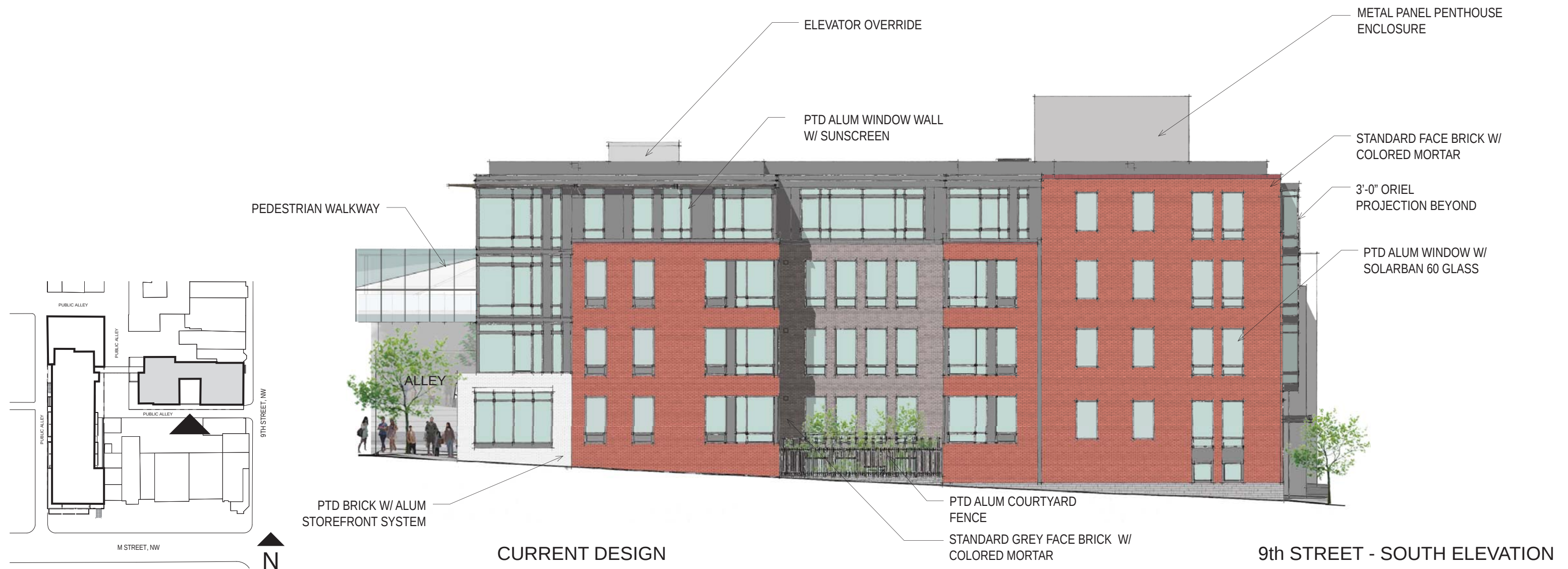
90 BLAGDEN ALLEY

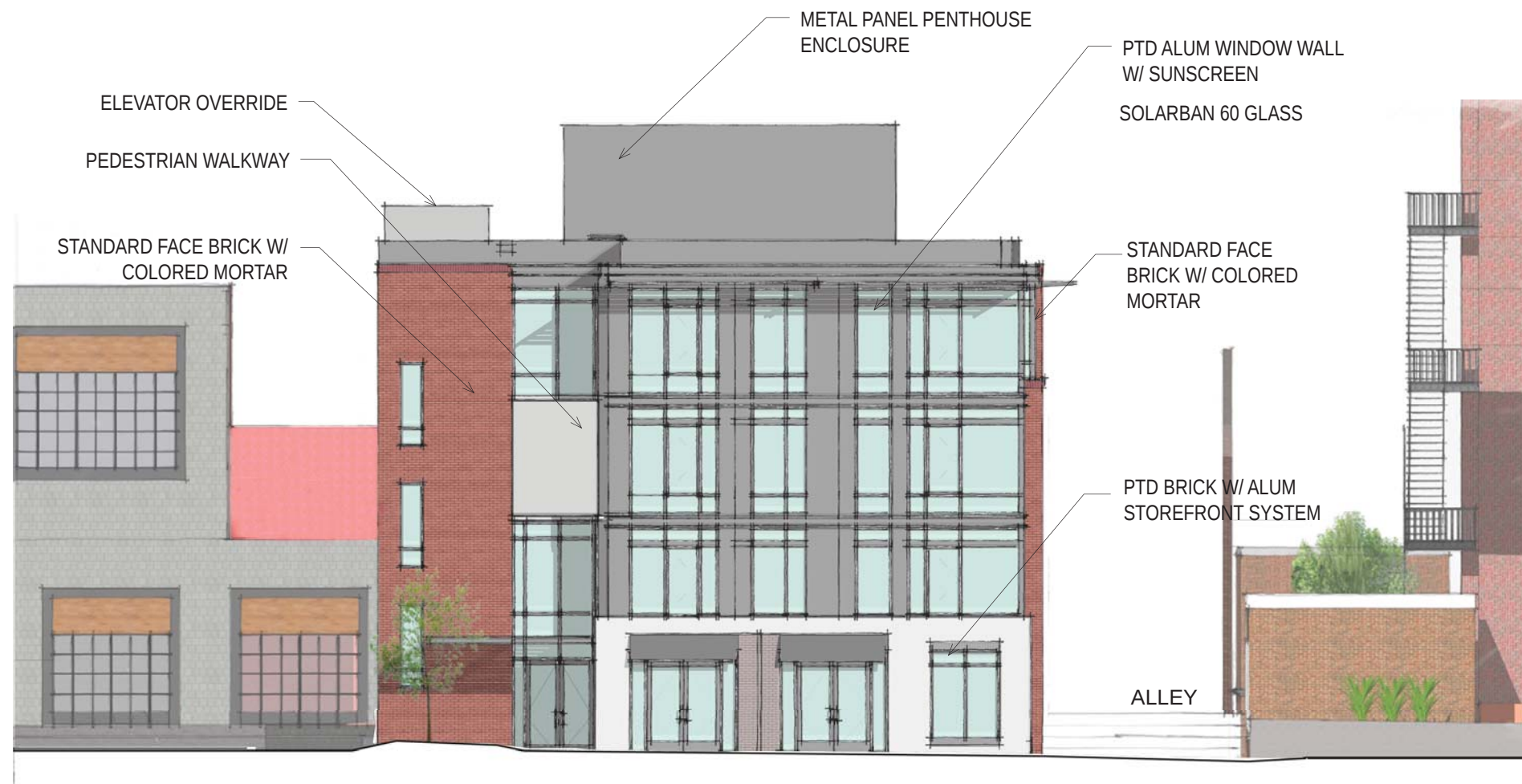
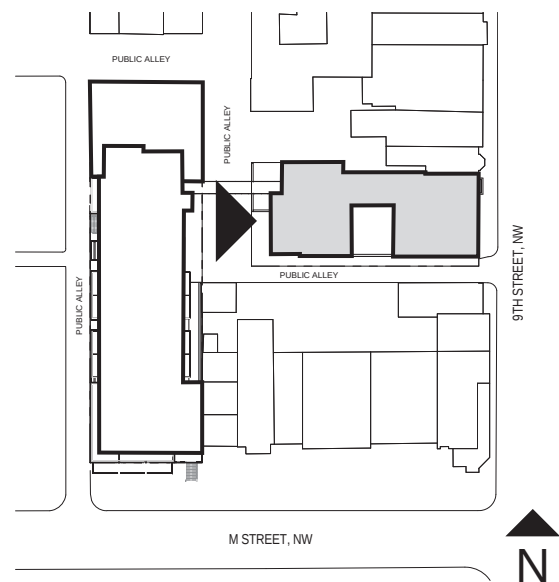
PENTHOUSE 1 = 13'-6" TALL
1:1 SETBACK REQUIREMENT = MET

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

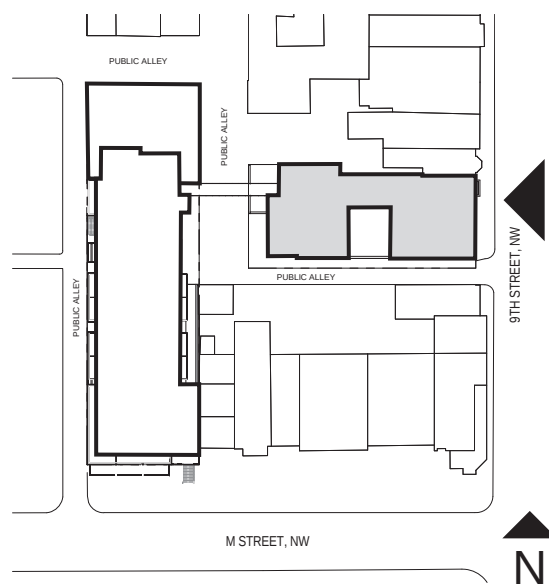
ROOF DIAGRAM





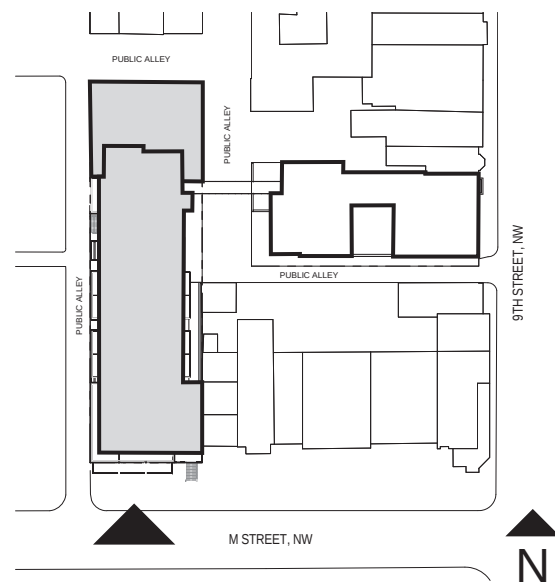
CURRENT DESIGN

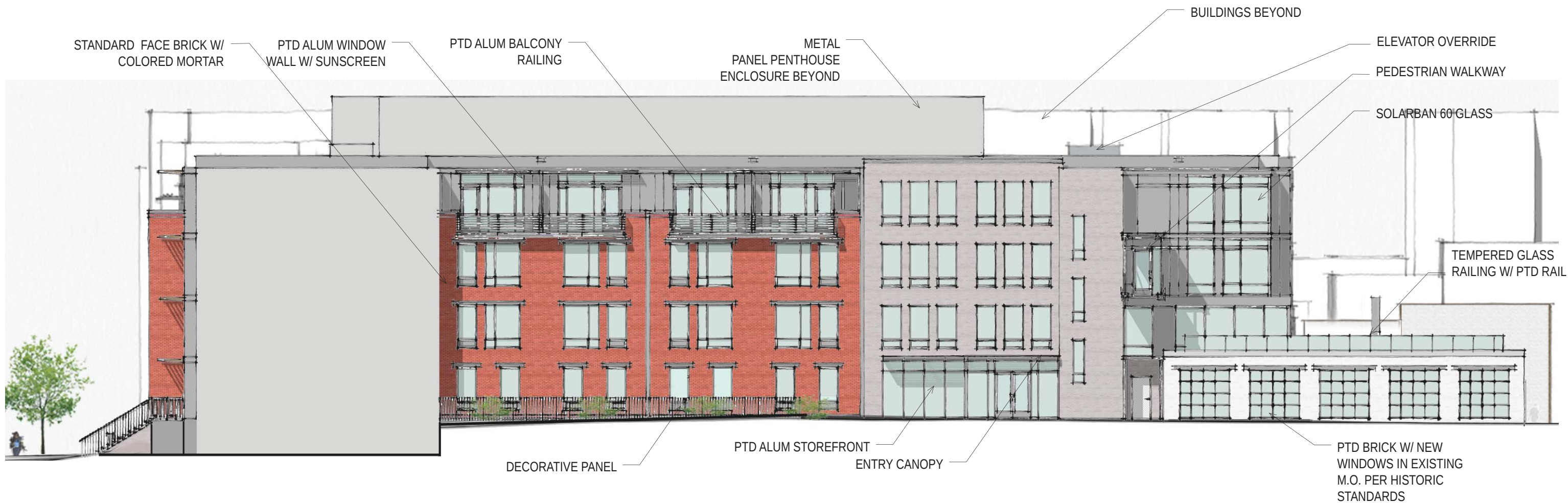
9th STREET - WEST ELEVATION



CURRENT DESIGN

9th STREET - EAST ELEVATION





CURRENT DESIGN

M STREET - EAST ELEVATION



CURRENT DESIGN

M STREET - WEST ELEVATION

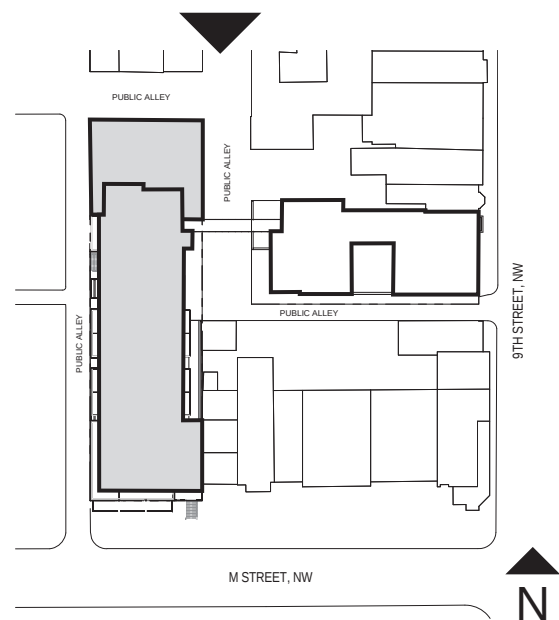
18 NOVEMBER 2014

BLAGDEN ALLEY
BZA SUBMISSION
90 BLAGDEN ALLEY & 91 BLAGDEN ALLEY
Washington, DC

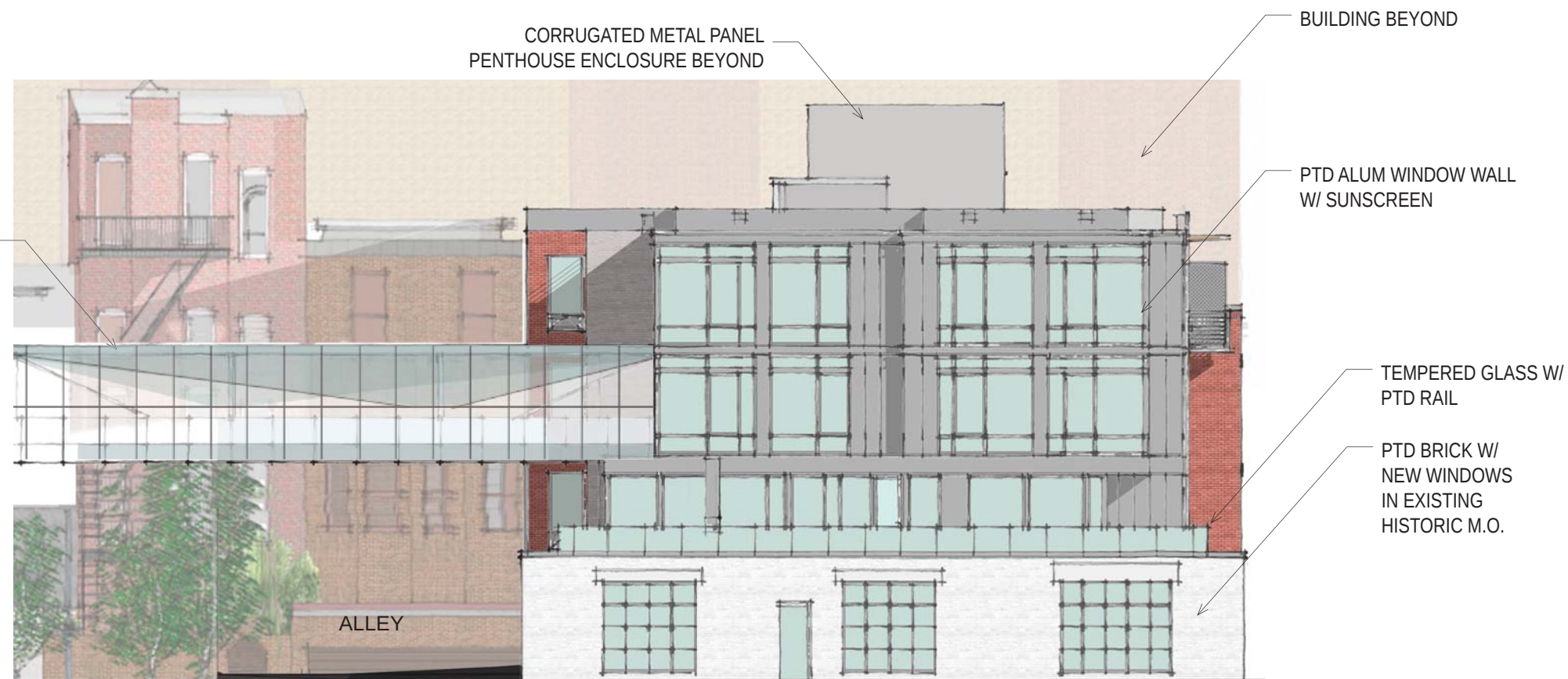
A-18

SB-Urban
Rooney Properties



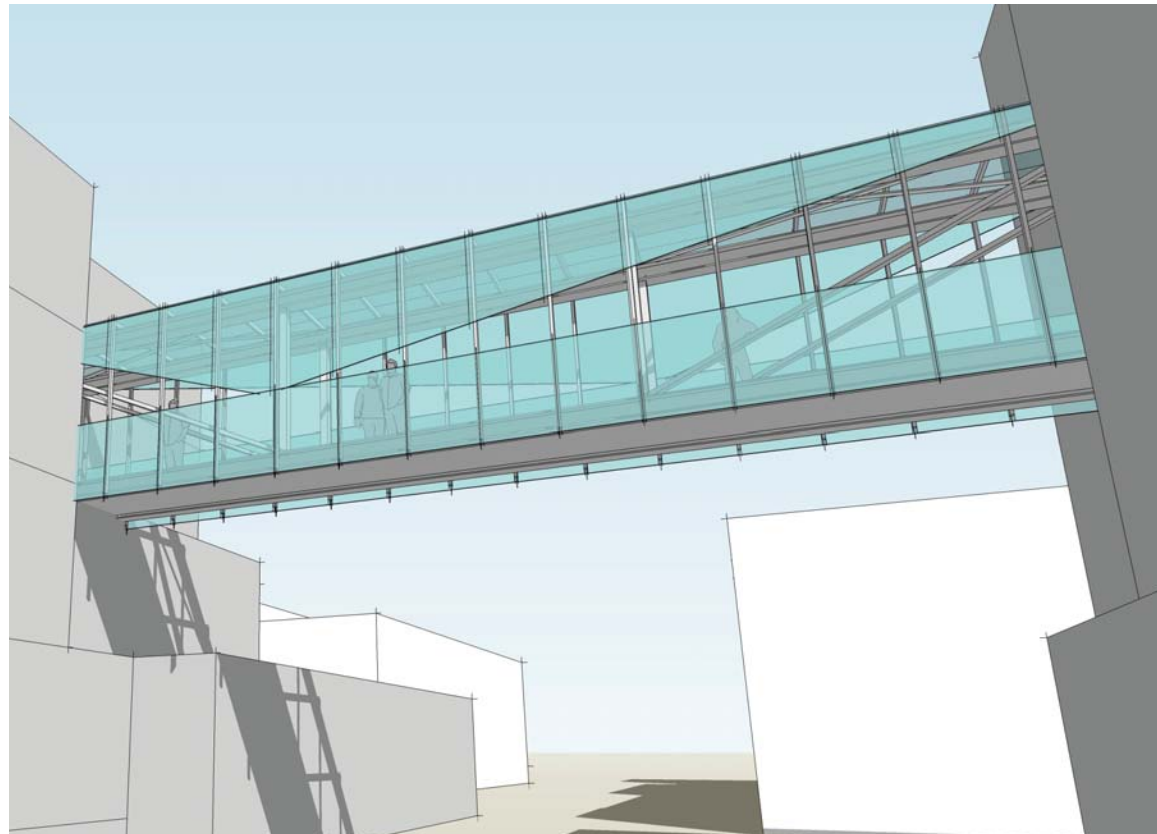


PEDESTRIAN WALKWAY

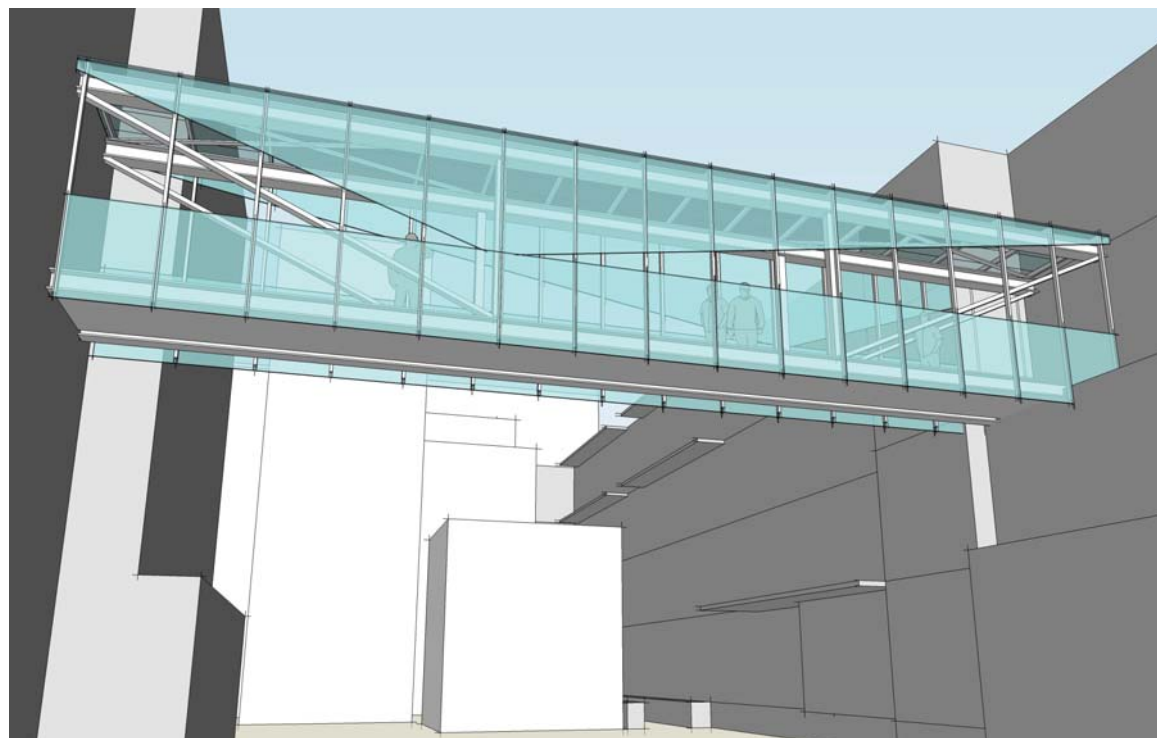


CURRENT DESIGN

M STREET - NORTH ELEVATION



PERSPECTIVE - LOOKING NORTH



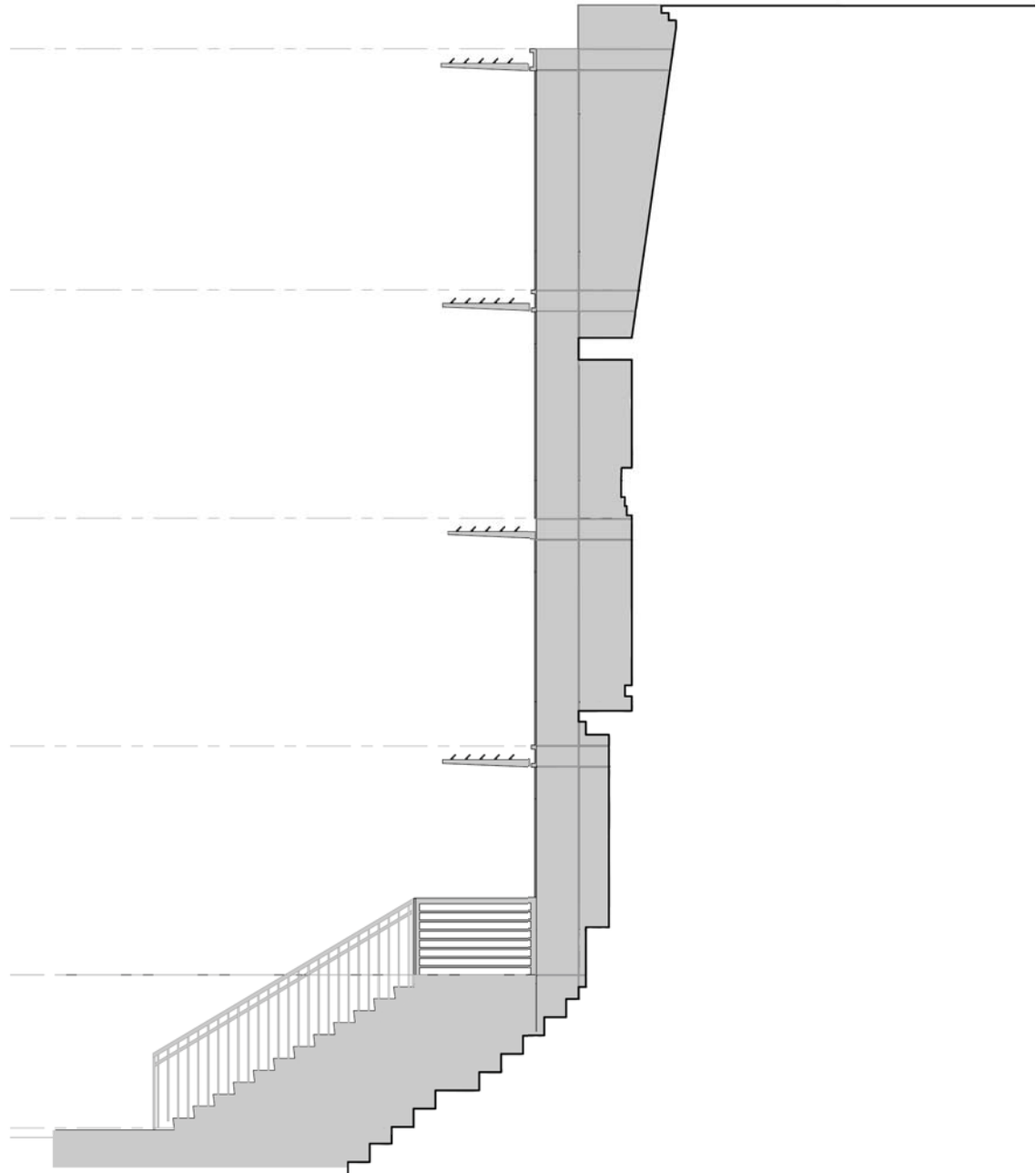
PERSPECTIVE - LOOKING SOUTH



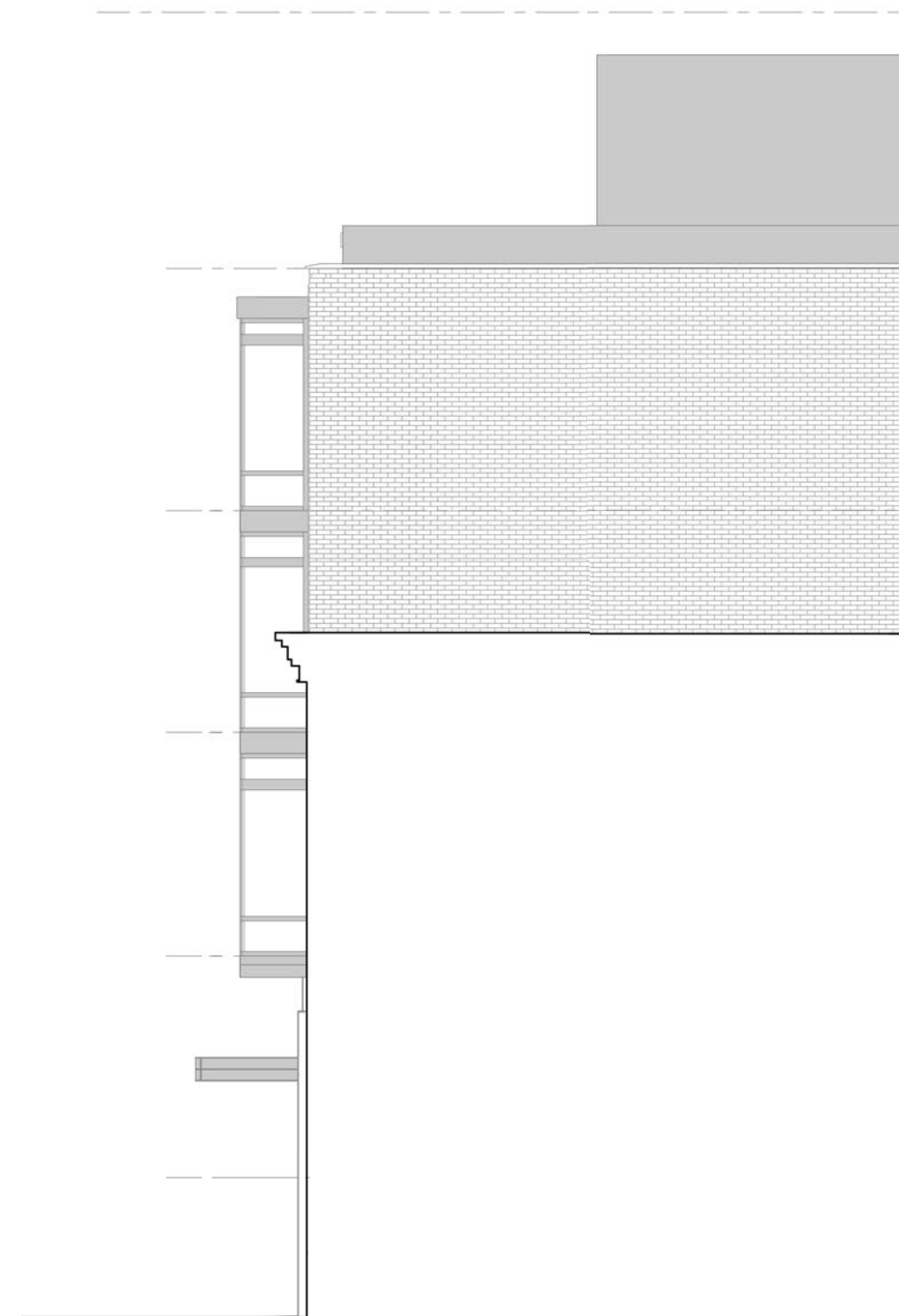
NORTH ELEVATION

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

PEDESTRIAN BRIDGE



M STREET
BUILDING ADJACENCIES



9th STREET
BUILDING ADJACENCIES

18 NOVEMBER 2014

BLAGDEN ALLEY
BZA SUBMISSION
90 BLAGDEN ALLEY & 91 BLAGDEN ALLEY
Washington, DC

A-22

SB-Urban
Rooney Properties

