



OWNER

CARR PROPERTIES

1776 EYE STREET, NW SUITE 500
WASHINGTON, DC 20006

tel 202.303.3080

DESIGN ARCHITECT

SHoP ARCHITECTS, P.C.

11 PARK PLACE, PENTHOUSE
NEW YORK, NY 10007

tel 212.889.9005

ARCHITECT OF RECORD

WDG ARCHITECTURE

1025 CONNECTICUT AVE., NW,
STE. 300
WASHINGTON, DC 20036

tel 202.857.8300

STRUCTURAL ENGINEER

SK&A MARYLAND

12505 PARK POTOMAC AVE.,
SUITE 200
POTOMAC, MD 20854

tel 240.205.0658

MEP ENGINEER

GIRARD ENGINEERING, PC

7600 LEESBURG PIKE
WEST BUILDING, SUITE 310
FALLS CHURCH, VA 22043

tel 703.4428787

LANDSCAPE ARCHITECT

SCAPE / LANDSCAPE ARCHITECTURE PLLC

277 BROADWAY SUITE 1606
NEW YORK, NY 10007

tel 212.462.2628

CIVIL ENGINEER

WILES MENSCH CORPORATION

11860 SUNRISE VALLEY DRIVE,
SUITE 200

RESTON, VA 20191
tel 703.391.7600

LIGHTING CONSULTANT

MCLA ARCHITECTURAL LIGHTING DESIGN

1000 POTOMAC STREET, SUITE 121
WASHINGTON, DC 20007

tel 202.298.8062



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NEW YORK, NY 10279
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COVER SHEET

1100 15th Street NW

Addition to Columbia Center 1152 15th
Street NW Washington, DC 20005

DATE: 10.12.15

BZA APPLICATION

Board of Zoning Adjustment
District of Columbia

CASE NO.19095

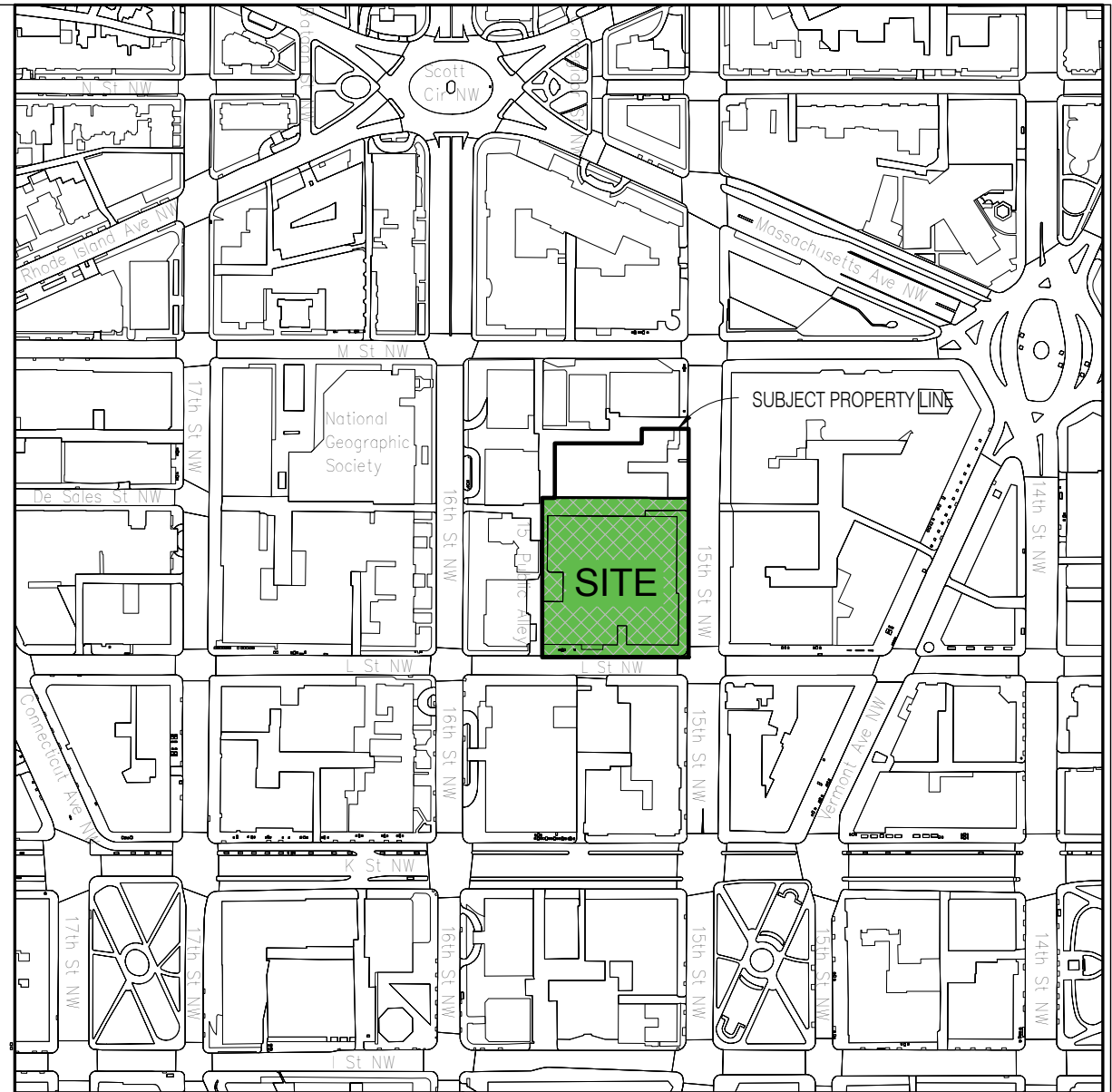
EXHIBIT NO.30D

BZA - 01

● NOT FOR CONSTRUCTION

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VICINITY MAP



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ZONING DATA

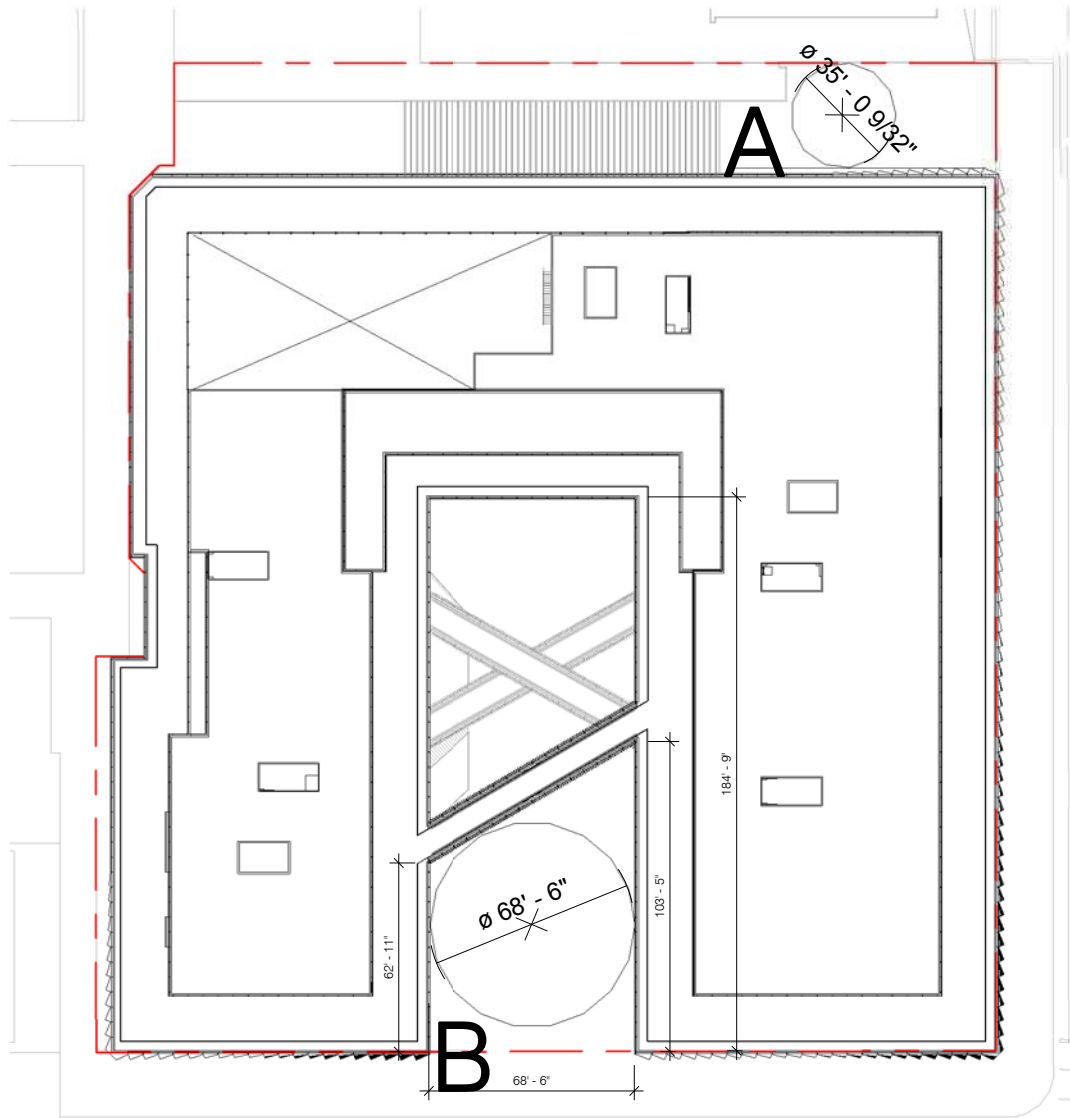
1100 15th Street NW
Addition to Columbia Center 1152 15th
Street NW Washington, DC 20005
DATE: 10.12.15

BZA APPLICATION

1/32" = 1'-0"

● NOT FOR CONSTRUCTION

BZA - 02



OPEN COURT A: 130' HEIGHT X 3' / FOOT = 32.5' WIDTH REQ'D < 35.28' WIDTH PROVIDED
 OPEN COURT B: 134.17' HEIGHT X 3' / FOOT = 33.5' WIDTH REQ'D < 68.50' WIDTH PROVIDED

Zoning Summary - DCMR Title 11

1100 15th Street, NW (Addition to 1152 15th Street NW, Washington, DC 20005)

Zone: C-4

Square: 197

Lots: Existing (855, 857), Proposed (81, 812, 858, 859) + Alley Closing

Total Site Area: 131,399 sf

Maximum FAR: 10 (1,313,990 sf GFA)

Proposed FAR: 9.5 (1,243,891 sf GFA)

Floor Area Recorded	Floor Area Proposed	Project Total Floor Area
	Penthouse	2,878
	13th Floor	71,701
	12th Floor	71,701
	11th Floor	71,701
	10th Floor	71,701
	9th Floor	71,701
	8th Floor	71,701
	7th Floor	71,701
	6th Floor	71,699
	5th Floor	71,709
	4th Floor	71,957
	3rd Floor	33,262
	2nd Floor	26,291
	1st Floor	50,917
Total	Total	Total GFA
413,580	830,820	1,244,200
		Total FAR
		9.5

Roof Structure Calculation

Permitted @ 0.37 FAR	48,618
Less Existing (Columbia Center)	12,549
Remaining Allowance	36,069
Proposed (Habitable)	36,069
	33,950

Lot Occupancy Allowed: 100%

Lot Occupancy Proposed: 83%

Zoning Tabulations (Proposed Addition)				
	Minimum Required	Maximum Permitted	Proposed	Note
Building Height		130'	130'	
Roof structure height		18'-6"	18'-6" / 13'-7" / 14'-0"	Relief requested
Rear yard	2.5' / ft (12' min)		Court in-lieu of rear yard provided per Section 774.9(c)	
Side yard	2' / ft (6' min)		N/A	
Court A (Open)	32'-6" / 2,113 sf		35'-1" / 7,390 sf	Non-rectangular court measured according to Section 199.1
Court B (Open)	32'-6" / 2,113 sf		68'-6" / 12,619 sf	Court provided in-lieu of rear yard
Parking	428 (424 office / 4 retail)		500 (+70 tandem)	
Bicycle	5% Parking = 21		59 Bicycles	
Loading	3 berths @ 30' 1 delivery space @ 20' 3 loading platforms @ 100 sf		3 berths @ 30' 1 delivery space @ 20' 3 loading platforms @ 100 sf	Required loading calculated based on 100% office use per Section 2201.2
Green Area Ratio (GAR)	0.2		0.2 minimum	



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ZONING DATA II

1100 15th Street NW
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DATE: 10.12.15

BZA APPLICATION

1/64" = 1'-0"

● NOT FOR CONSTRUCTION

BZA - 03



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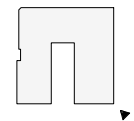
SOUTHEAST CORNER PERSPECTIVE

1100 15th Street NW
Addition to Columbia Center 1152 15th
Street NW Washington, DC 20005
DATE: 10.12.15

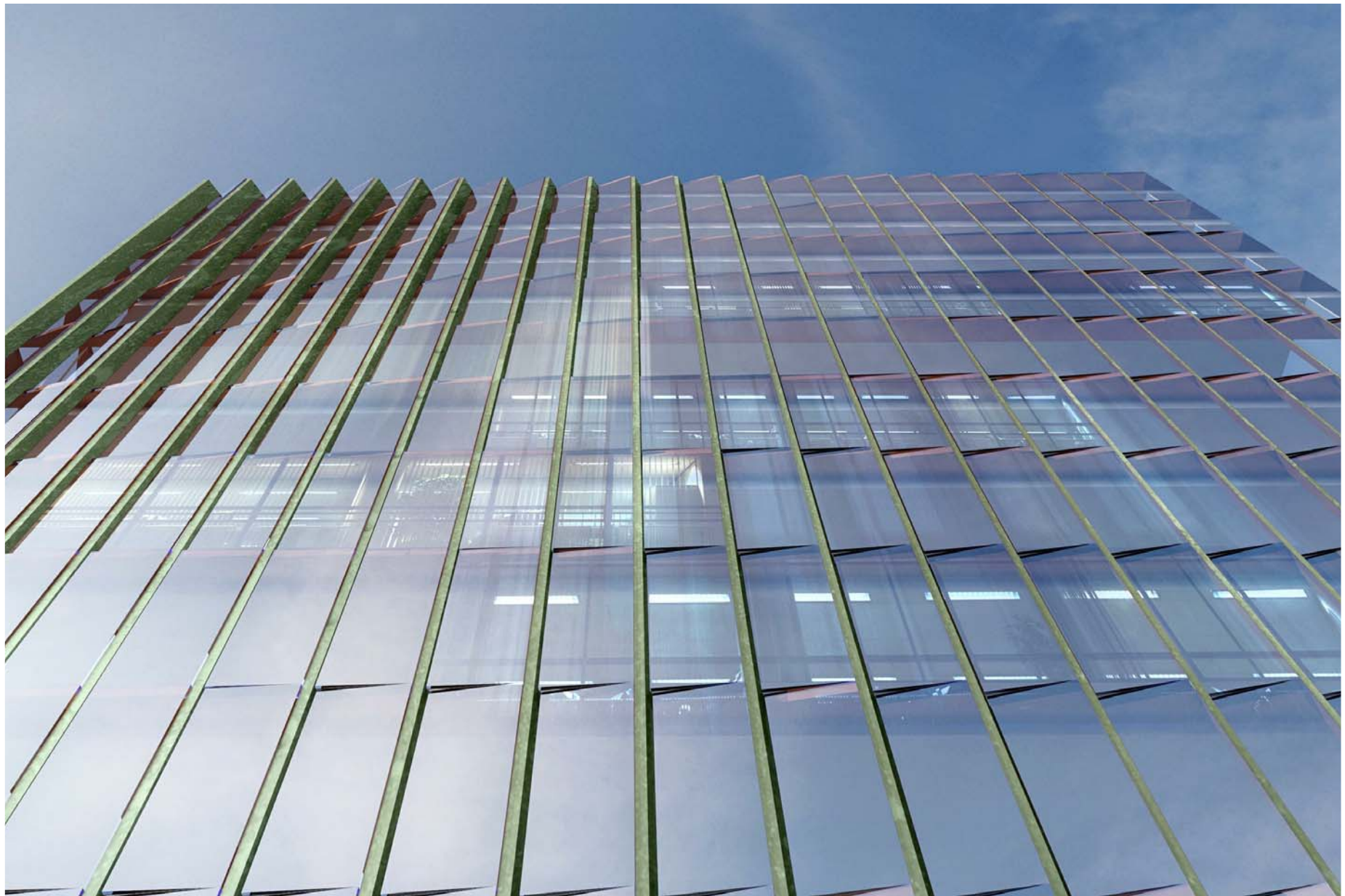
BZA APPLICATION

As indicated

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BZA - 04



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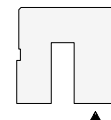
FACADE DETAIL

1100 15th Street NW
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BZA APPLICATION

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BZA - 05



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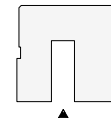
L STREET PERSPECTIVE

1100 15th Street NW
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Street NW Washington, DC 20005
DATE: 10.12.15

BZA APPLICATION

As indicated

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BZA - 06



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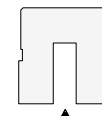
COUTYARD

1100 15th Street NW
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BZA APPLICATION

As indicated

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BZA - 07



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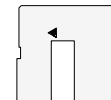
PENTHOUSE

1100 15th Street NW
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BZA APPLICATION

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BZA - 08



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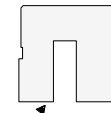
CARR PROPERTIES
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WEST LOBBY ENTRANCE

1100 15th Street NW
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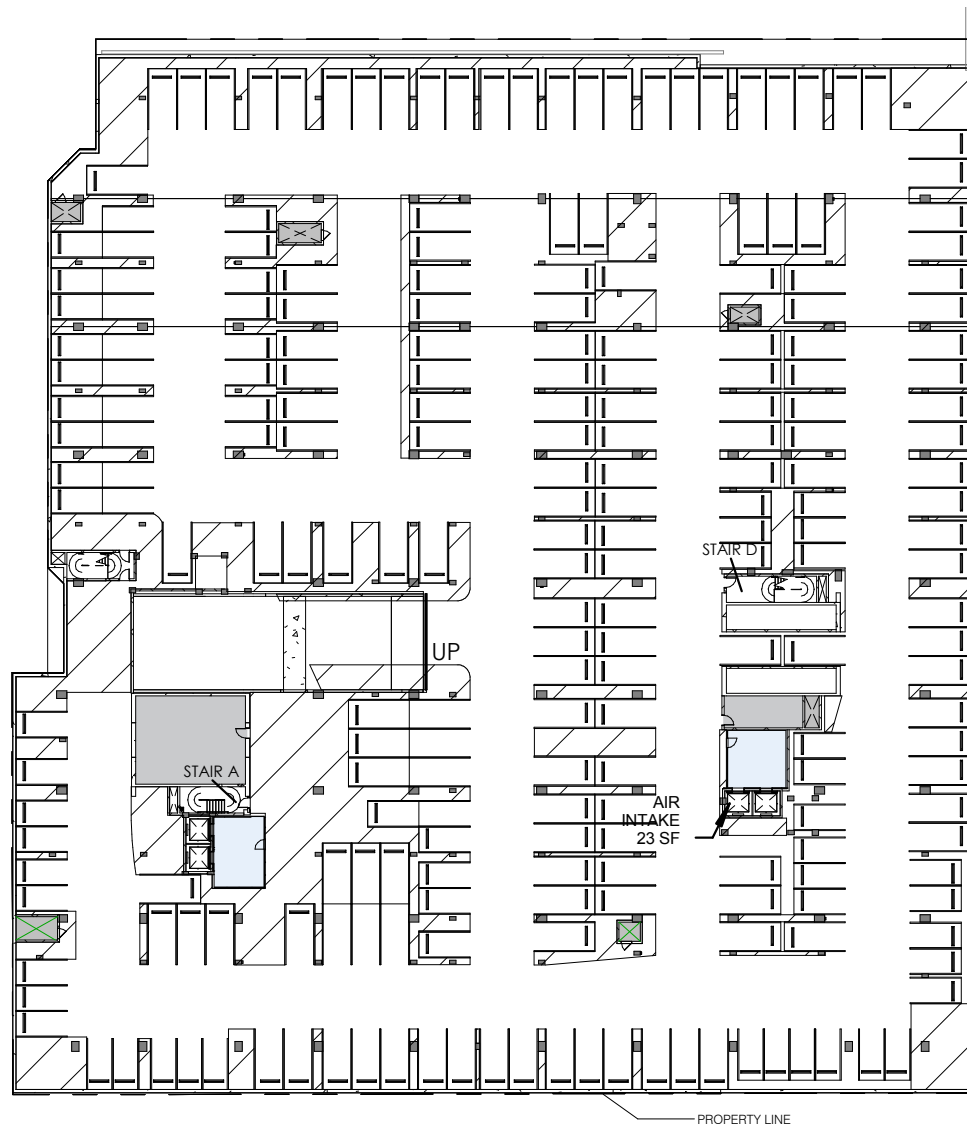
BZA APPLICATION

As indicated



● NOT FOR CONSTRUCTION

BZA - 09



STANDARD PARKING SPACE 9' x 19'
 COMPACT PARKING SPACE 8' x 16'

TOTAL PARKING SPACES: 570 CARS APPROX
 (500 ZONING COMPLIANT)



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PARKING LEVEL P03

1100 15TH STREET
 ADDITION TO 1152 15TH STREET NW
 WASHINGTON, DC 20005
 DATE: 10.12.15

BZA APPLICATION

1" = 60'-0"



● NOT FOR CONSTRUCTION

BZA - 010



STANDARD PARKING SPACE 9' x 19'
 COMPACT PARKING SPACE 8' x 16'

TOTAL PARKING SPACES: 570 CARS APPROX
 (500 ZONING COMPLIANT)



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PARKING LEVEL P02

1100 15TH STREET
 ADDITION TO 1152 15TH STREET NW
 WASHINGTON, DC 20005
 DATE: 10.12.15

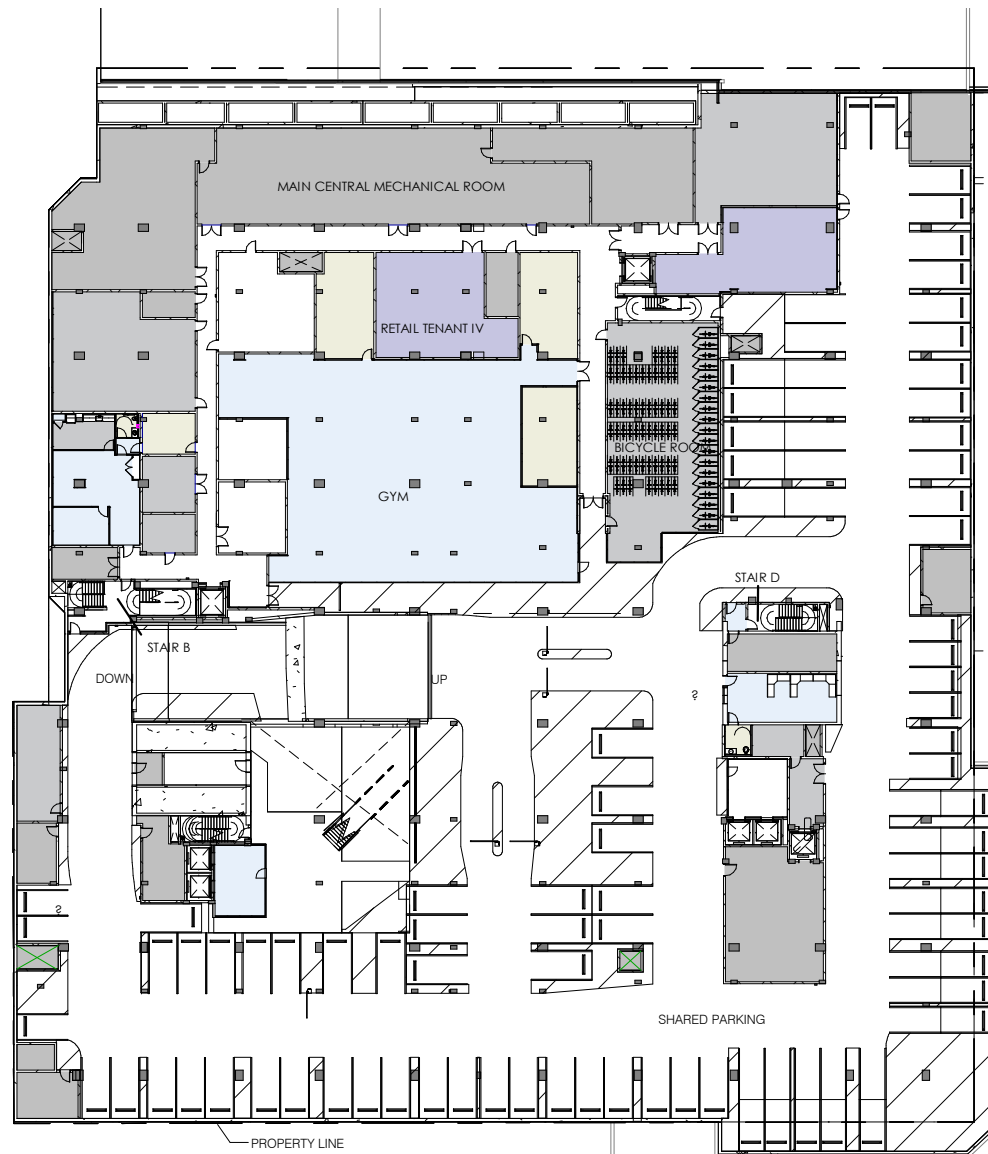
BZA APPLICATION

1" = 60'-0"



● NOT FOR CONSTRUCTION

BZA - 011



STANDARD PARKING SPACE 9' x 19'
COMPACT PARKING SPACE 8' x 16'

TOTAL PARKING SPACES: 570 CARS APPROX
(500 ZONING COMPLIANT)

BICYCLE SPACES PROVIDED = 59

(NOTE: REQUIRED BICYCLE SPACES = 21 EQUATING TO
5% OF TOTAL AUTOMOBILE PARKING SPACES, PER
ZONING SECTION 2119.2)



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PARKING LEVEL P01

1100 15TH STREET
ADDITION TO 1152 15TH STREET NW
WASHINGTON, DC 20005
DATE: 10.12.15

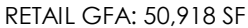
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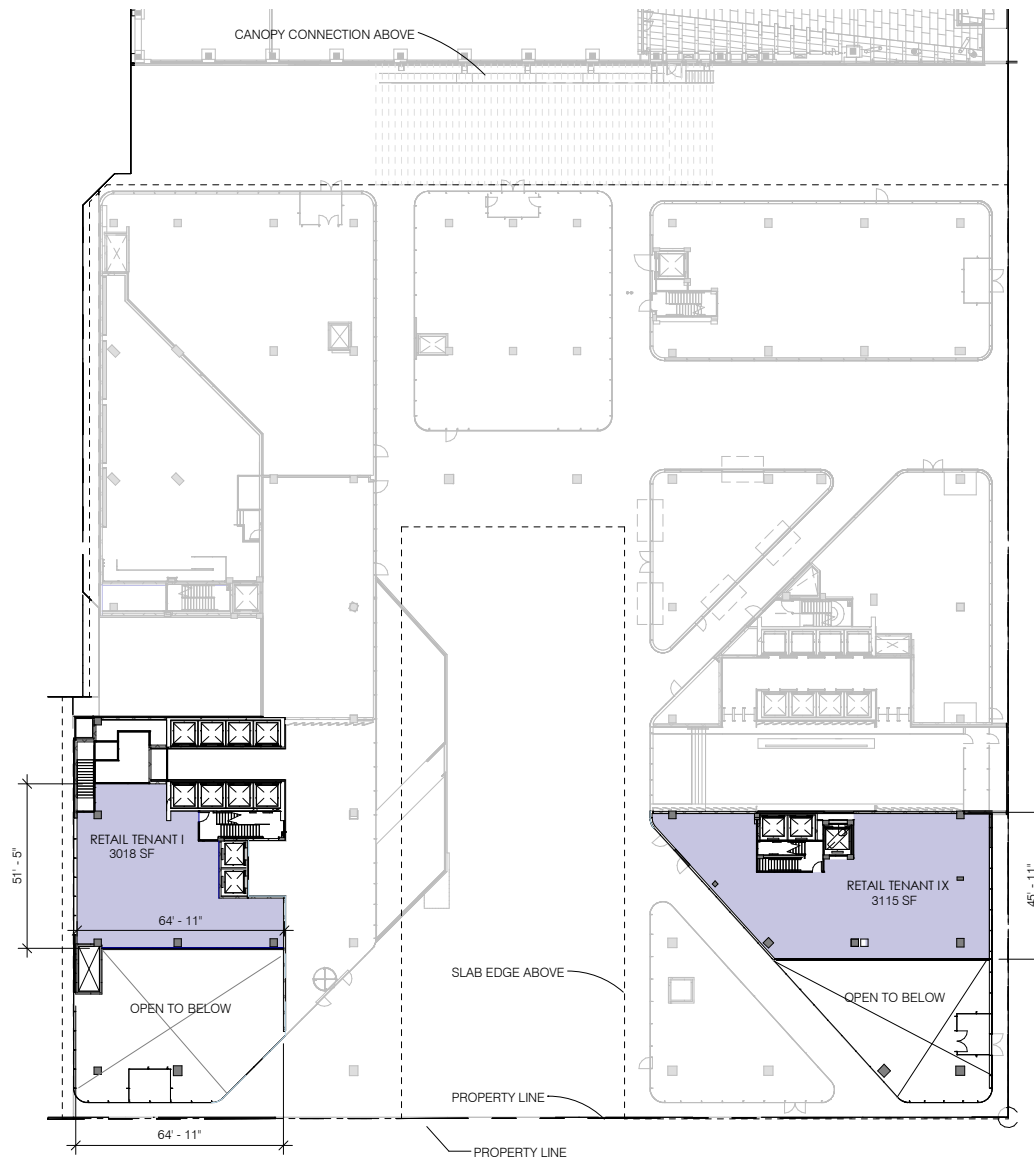
1" = 60'-0"



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BZA - 012





RETAIL GFA: 6,133 SF



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LEVEL 02

1100 15TH STREET
ADDITION TO 1152 15TH STREET NW
WASHINGTON, DC 20005
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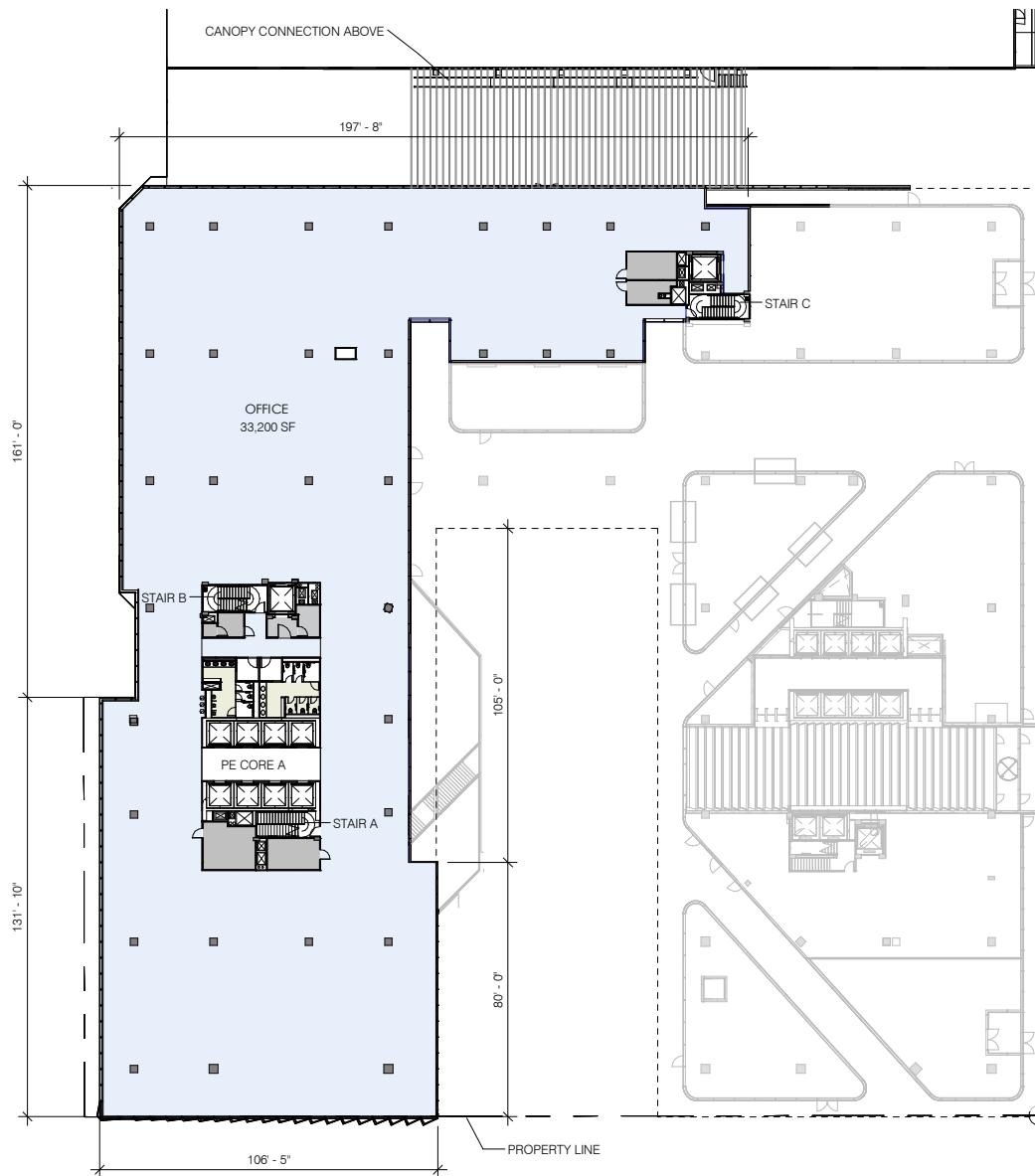
BZA APPLICATION

1" = 60'-0"



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BZA - 014



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LEVEL 03

1100 15TH STREET
ADDITION TO 1152 15TH STREET NW
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DATE: 10.12.15

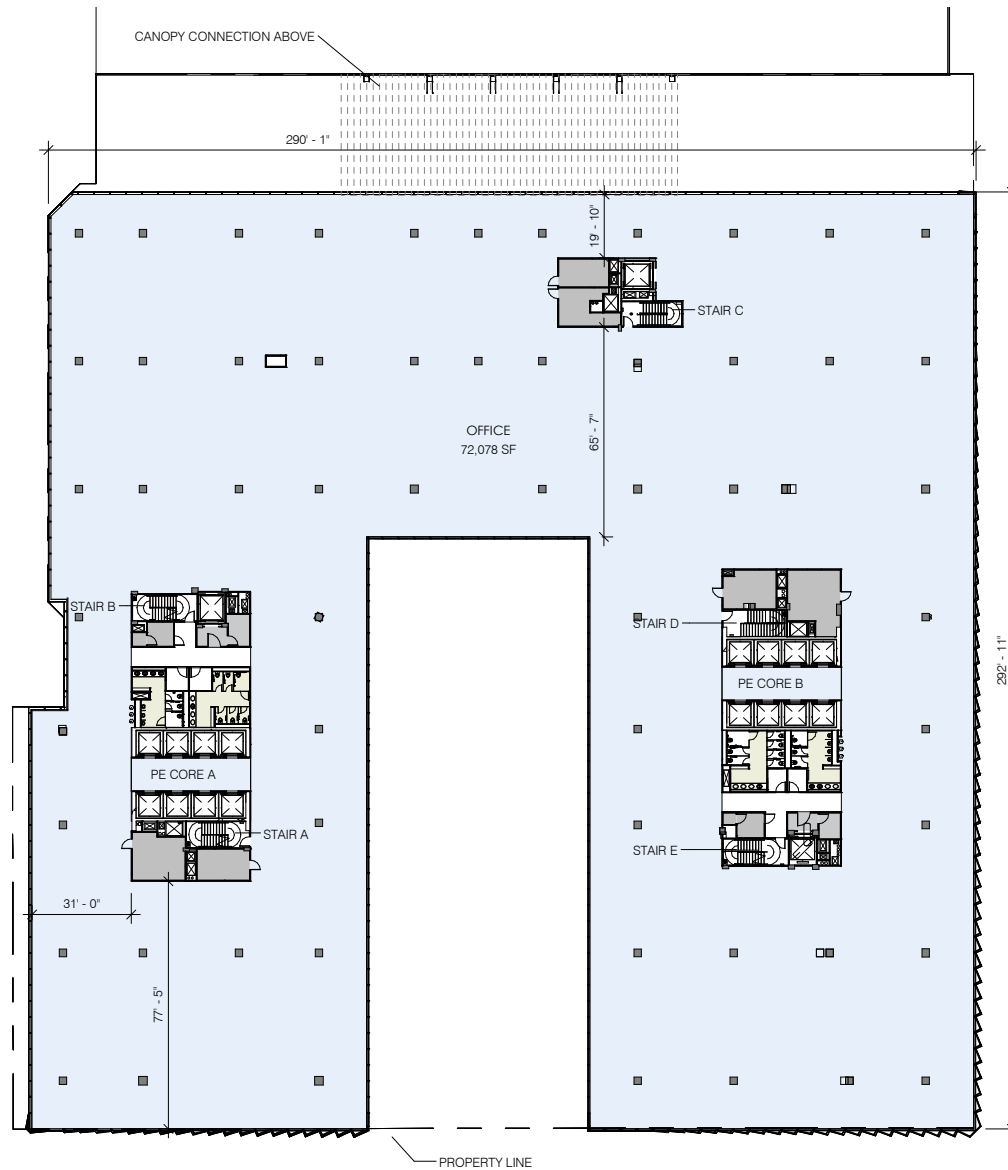
BZA APPLICATION

1" = 60'-0"



● NOT FOR CONSTRUCTION

BZA - 015



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TYPICAL OFFICE FLOOR - LEVEL 04-13

1100 15TH STREET
ADDITION TO 1152 15TH STREET NW
WASHINGTON, DC 20005
DATE: 10.12.15

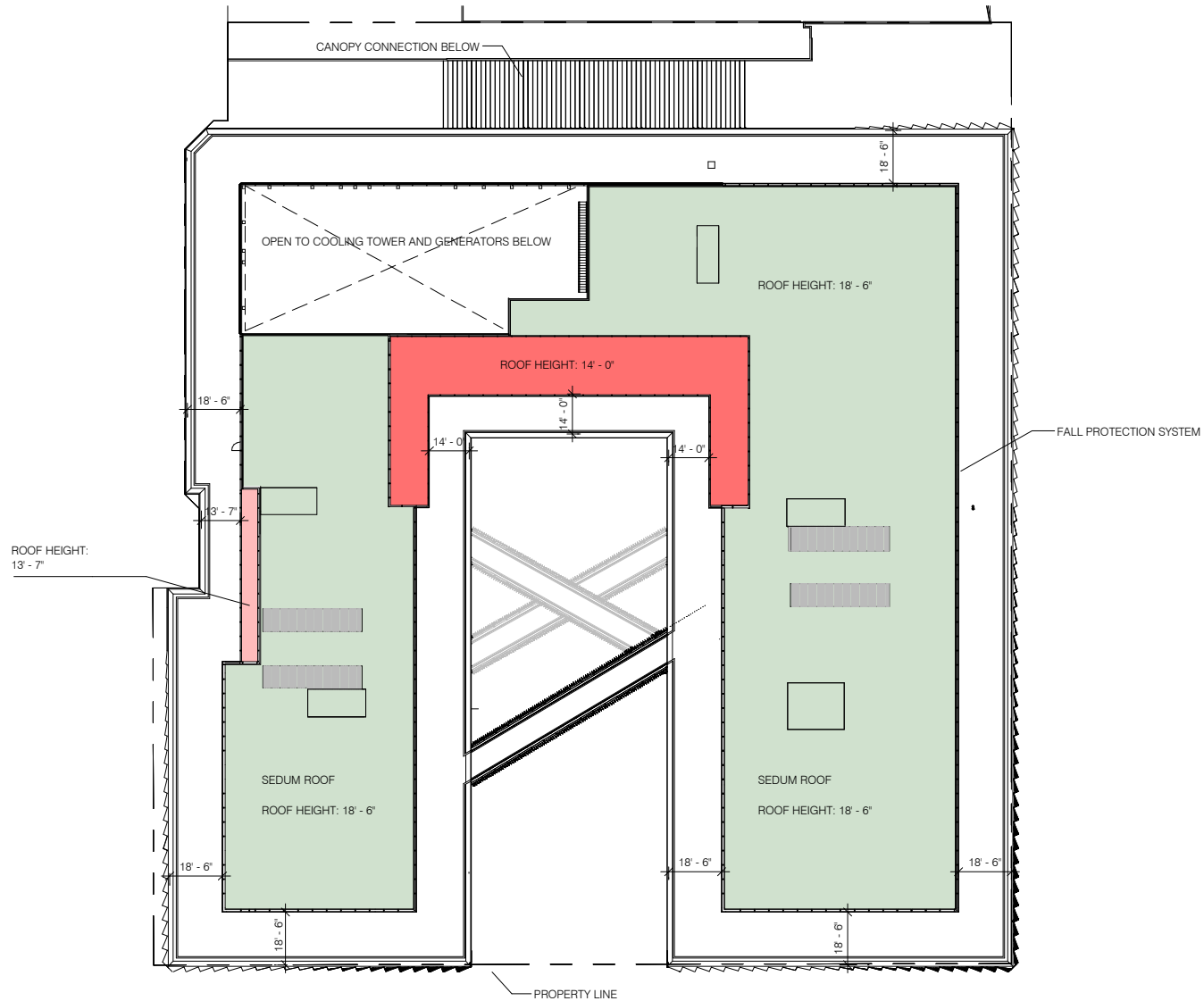
BZA APPLICATION

1" = 60'-0"



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BZA - 016



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ROOF PLAN

1100 15TH STREET
ADDITION TO 1152 15TH STREET NW
WASHINGTON, DC 20005
DATE: 10.12.15

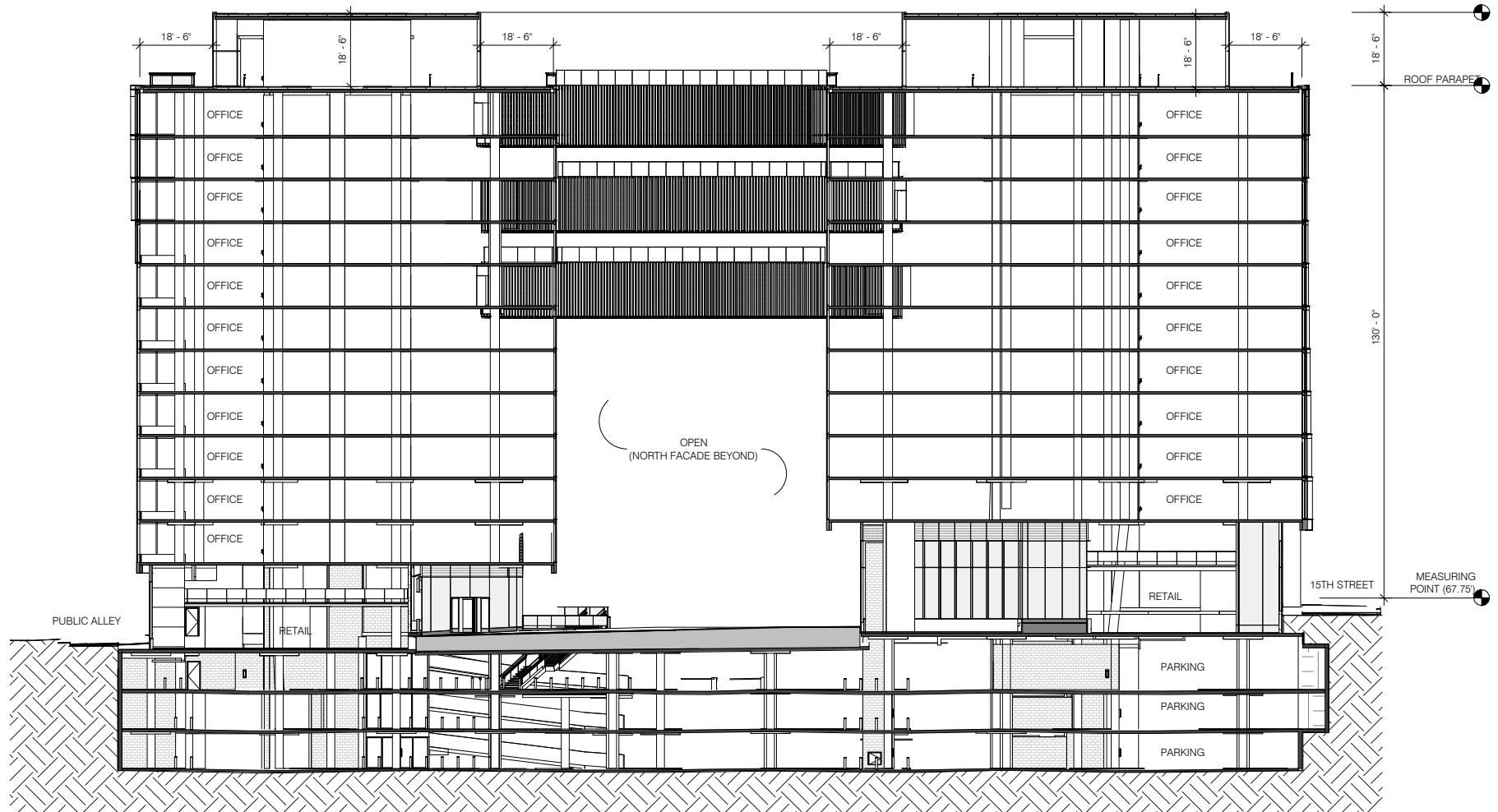
BZA APPLICATION

1" = 60'-0"



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BZA - 018



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BUILDING SECTION EAST/WEST

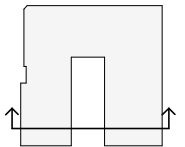
1100 15TH STREET
ADDITION TO 1152 15TH STREET NW
WASHINGTON, DC 20005
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BZA APPLICATION

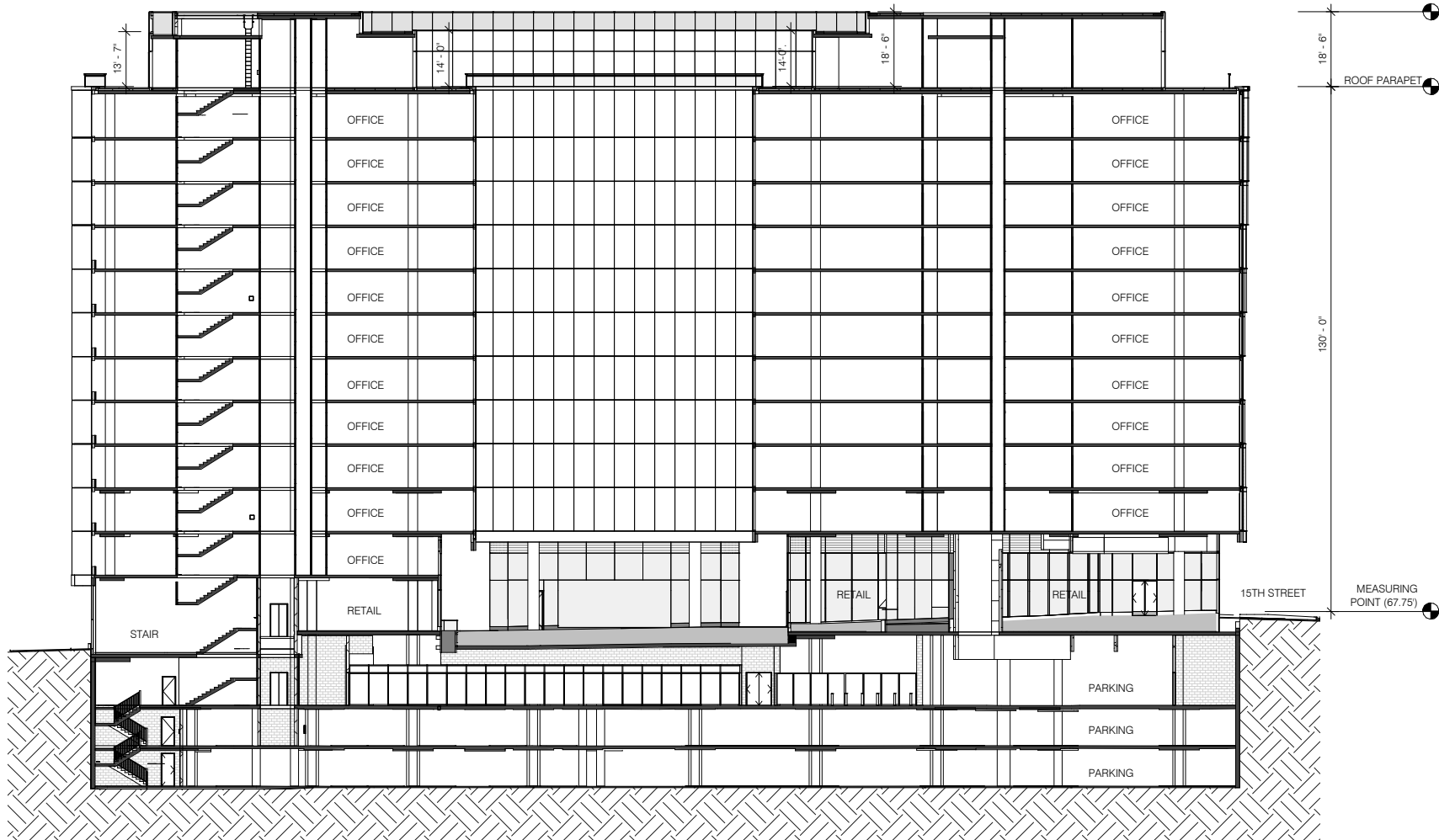
As indicated

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SECTION KEY



BZA - 019



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BUILDING SECTION EAST/WEST II

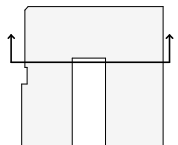
1100 15TH STREET
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BZA APPLICATION

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SECTION KEY



BZA - 020



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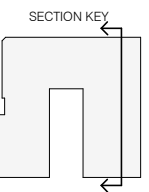
BUILDING SECTION NORTH/SOUTH

1100 15TH STREET
ADDITION TO 1152 15TH STREET NW
WASHINGTON, DC 20005
DATE: 10.12.15

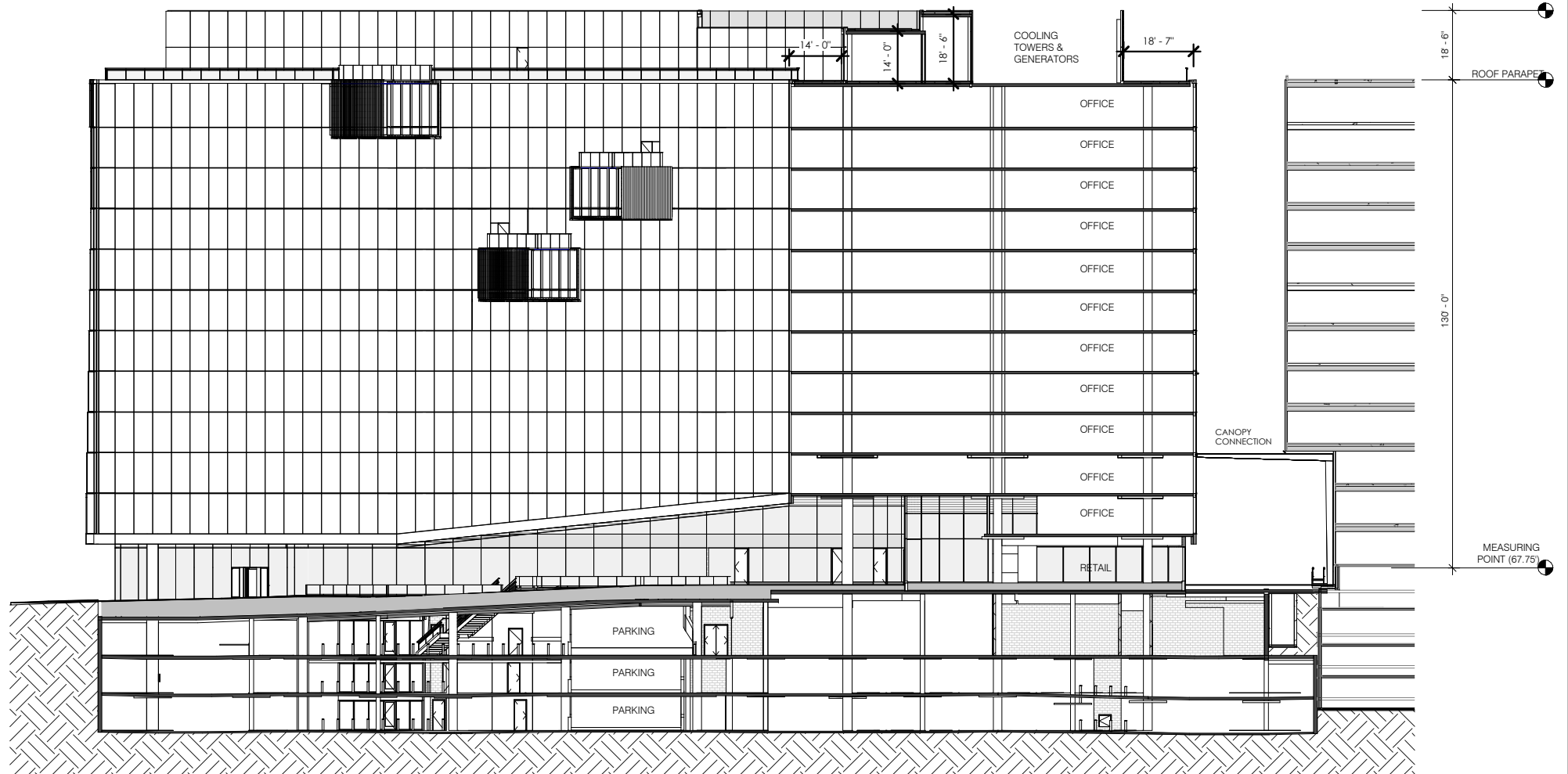
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BZA - 021



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CARR
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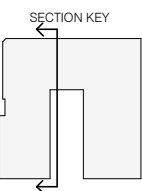
BUILDING SECTION NORTH/SOUTH II

1100 15TH STREET
ADDITION TO 1152 15TH STREET NW
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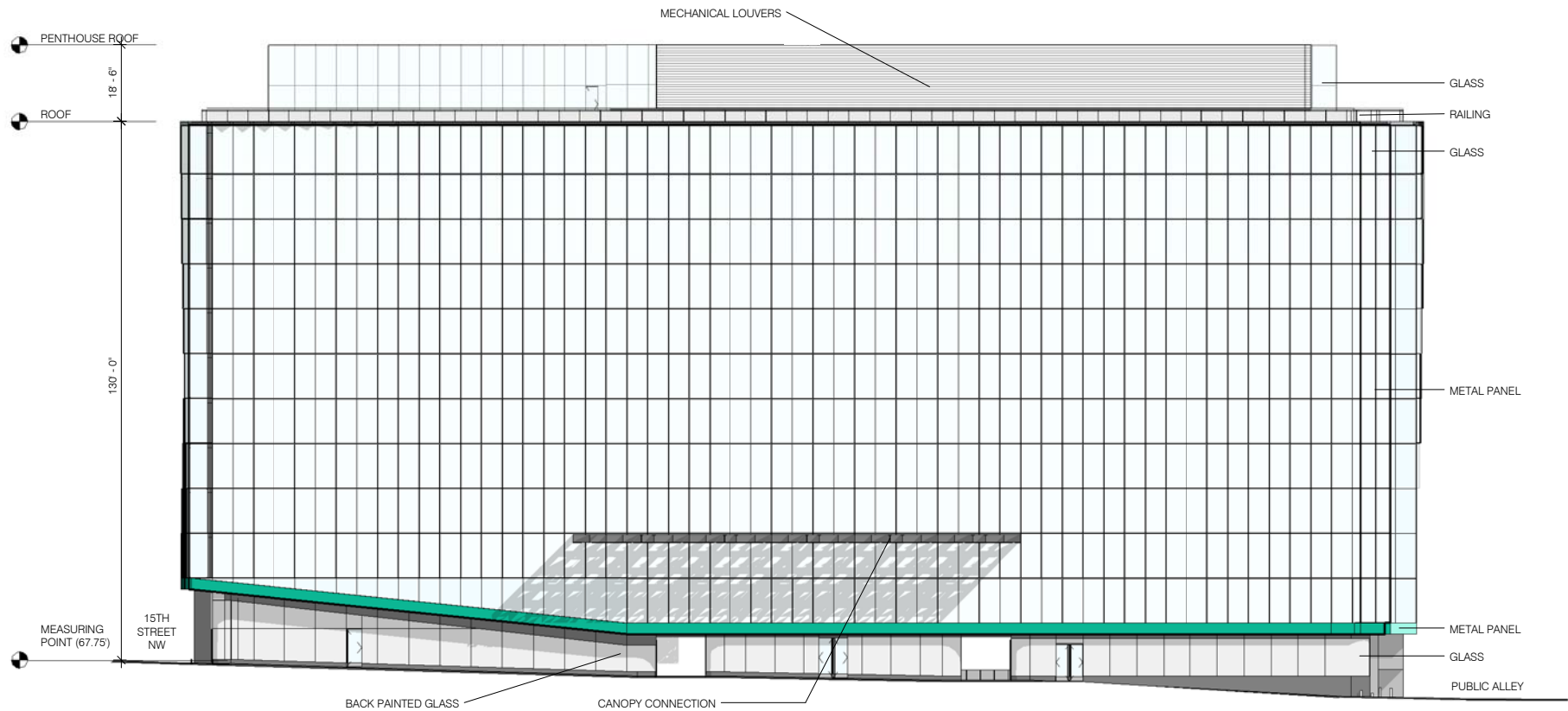
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BZA - 022



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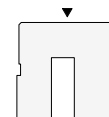
NORTH ELEVATION

1100 15th Street NW
Addition to Columbia Center 1152 15th
Street NW Washington, DC 20005
DATE: 10.12.15

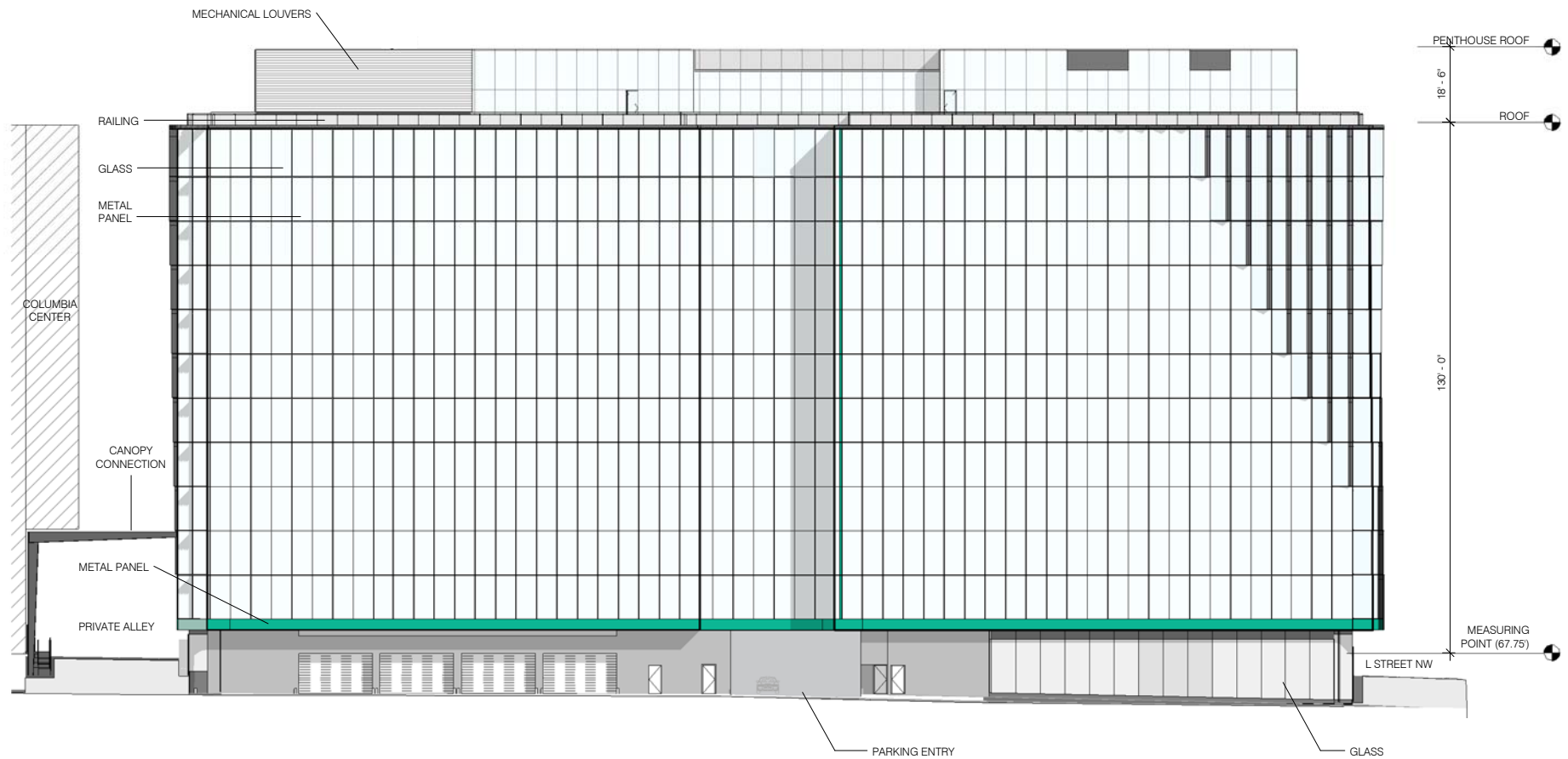
BZA APPLICATION

As indicated

● NOT FOR CONSTRUCTION



BZA - 23



WDG ARCHITECTURE
1025 CONNECTICUT AVE., NW, STE. 300
WASHINGTON, DC 20036
tel 202.857.8300



SHoP ARCHITECTS, P.C.
233 BROADWAY 11TH FLOOR
NEW YORK, NY 10279
tel 212.889.9005



CARR PROPERTIES
1776 EYE STREET, NW SUITE 500
WASHINGTON, DC 20006
tel 202.303.3080

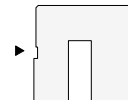
WEST ELEVATION

1100 15th Street NW
Addition to Columbia Center 1152 15th
Street NW Washington, DC 20005
DATE: 10.12.15

BZA APPLICATION

As indicated

● NOT FOR CONSTRUCTION



BZA - 24



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CARR PROPERTIES
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WASHINGTON, DC 20006
tel 202.303.3080

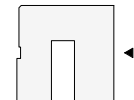
EAST ELEVATION

1100 15th Street NW
Addition to Columbia Center 1152 15th
Street NW Washington, DC 20005
DATE: 10.12.15

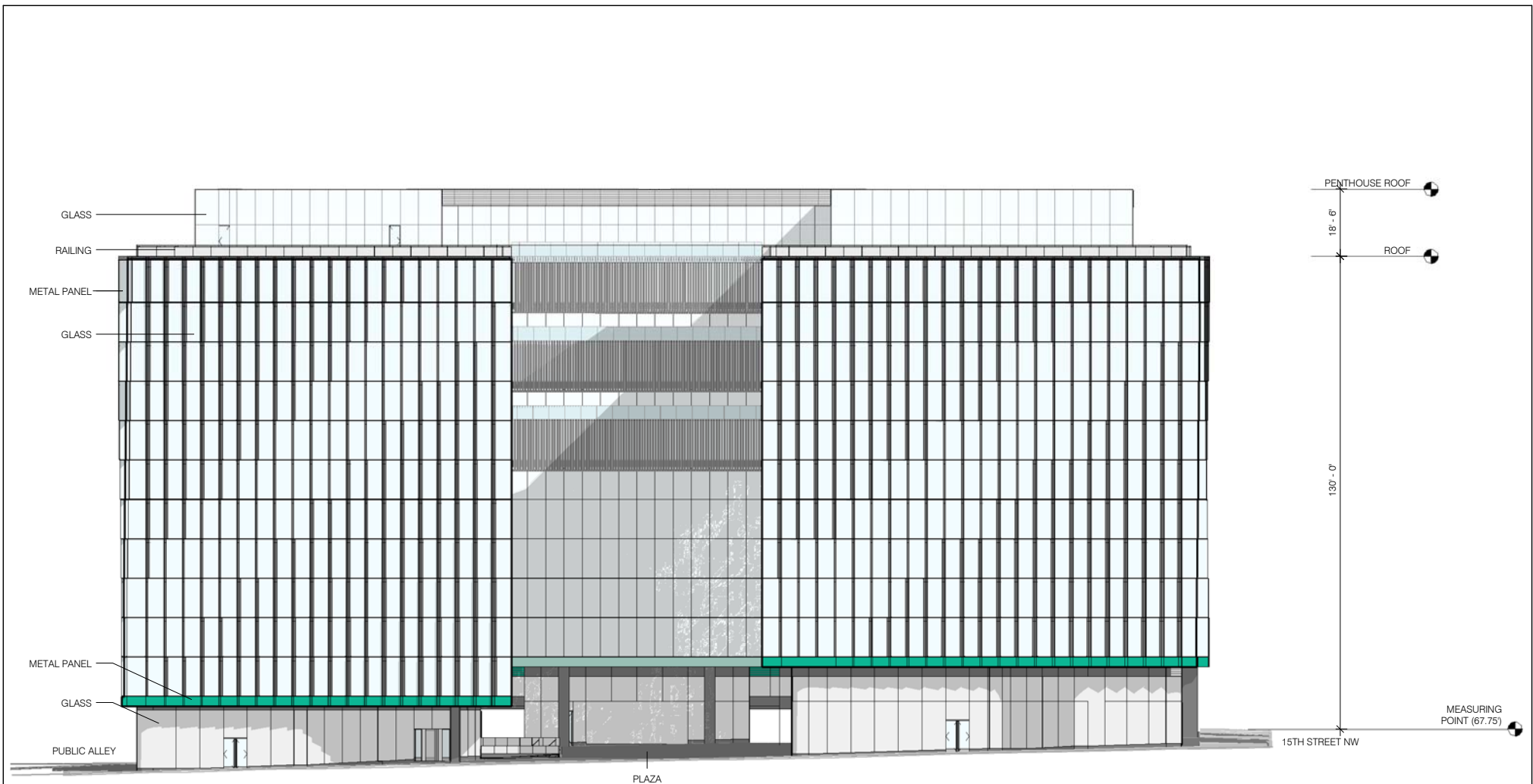
BZA APPLICATION

As indicated

● NOT FOR CONSTRUCTION



BZA - 25



WDG ARCHITECTURE
1025 CONNECTICUT AVE., NW, STE. 300
WASHINGTON, DC 20036
tel 202.857.8300



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NEW YORK, NY 10279
tel 212.889.9005



CARR PROPERTIES
1776 EYE STREET, NW SUITE 500
WASHINGTON, DC 20006
tel 202.303.3080

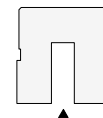
SOUTH ELEVATION

1100 15th Street NW
Addition to Columbia Center 1152 15th
Street NW Washington, DC 20005
DATE: 10.12.15

BZA APPLICATION

As indicated

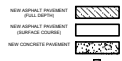
● NOT FOR CONSTRUCTION



BZA - 26



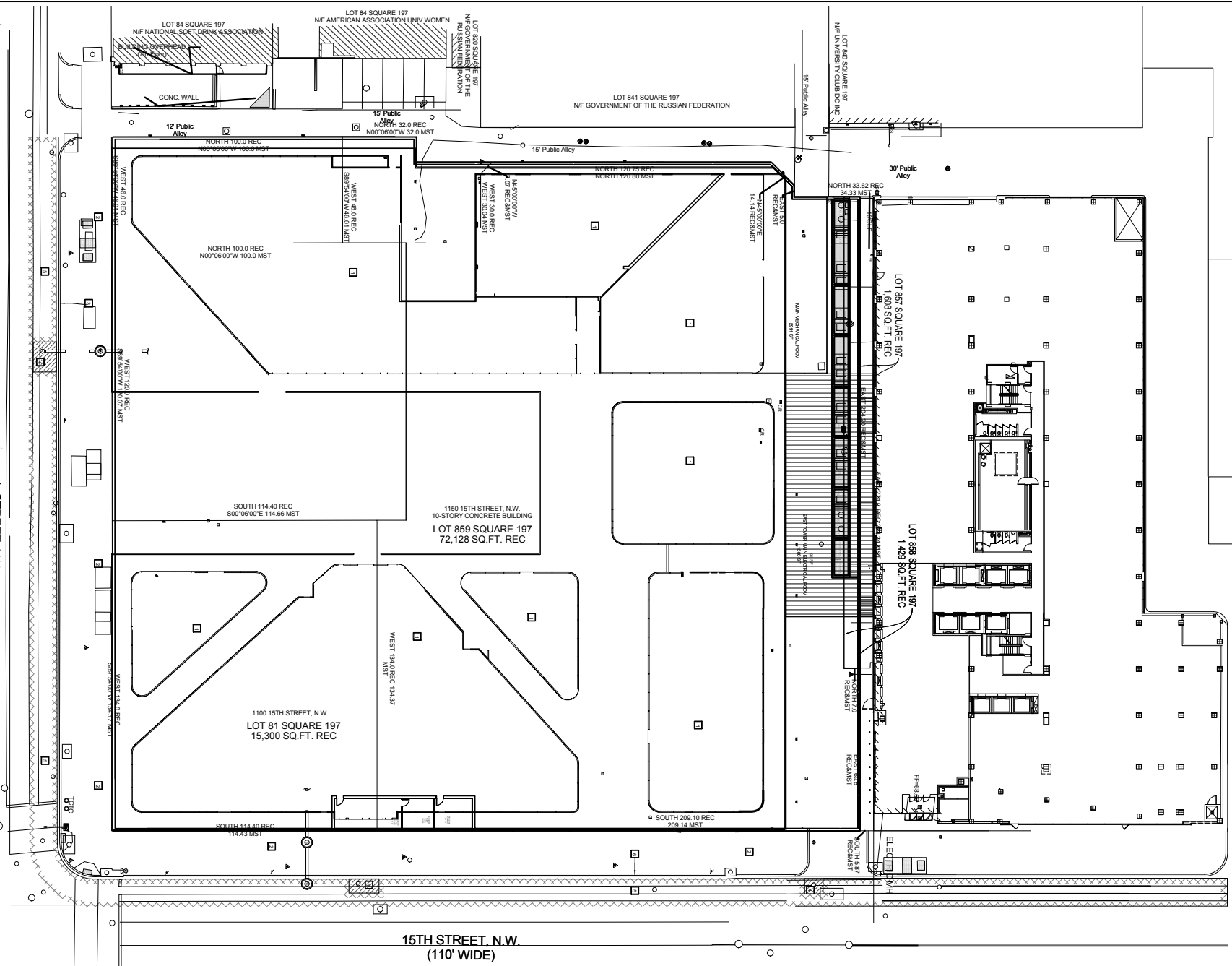
PAVEMENT LEGEND:



SITE KEYNOTES:

- NEW BUILDING REFER TO ARCHITECTURAL DRAWINGS FOR DETAILS.
- NEW CONCRETE SIDEWALK AND DRIVE DRIVEWAYS.
- PROPOSED REFER TO DETAIL ON SHEET C-01 FOR DETAILS.
- NEW DRIVE CURB PROFILE, REFER TO DETAIL ON SHEET C-01.
- NEW FULL DEPTH ASPHALT PAVEMENT, REFER TO DETAIL ON SHEET C-01.
- NEW SURFACE COURSE ASPHALT PAVEMENT, REFER TO DETAIL ON SHEET C-01.
- NEW DRIVE CURB PROFILE, REFER TO DETAIL ON SHEET C-01.

L STREET, N.W.
(90' WIDE)



WDG ARCHITECTURE
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WASHINGTON, DC 20036
tel 202.857.8300



SHoP ARCHITECTS, P.C.
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NEW YORK, NY 10279
tel 212.889.9005



CARR PROPERTIES
1776 EYE STREET, NW SUITE 500
WASHINGTON, DC 20006
tel 202.303.3080

CIVIL SITE PLAN

1100 15th Street NW
Addition to Columbia Center 1152 15th
Street NW Washington, DC 20005
DATE: 10.12.15

BZA APPLICATION

1" = 60'-0"

● NOT FOR CONSTRUCTION

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