



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



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SHoP ARCHITECTS, P.C.

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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: 07/24/15

BZA APPLICATION

Board of Zoning Adjustment
District of Columbia

CASE NO.19095

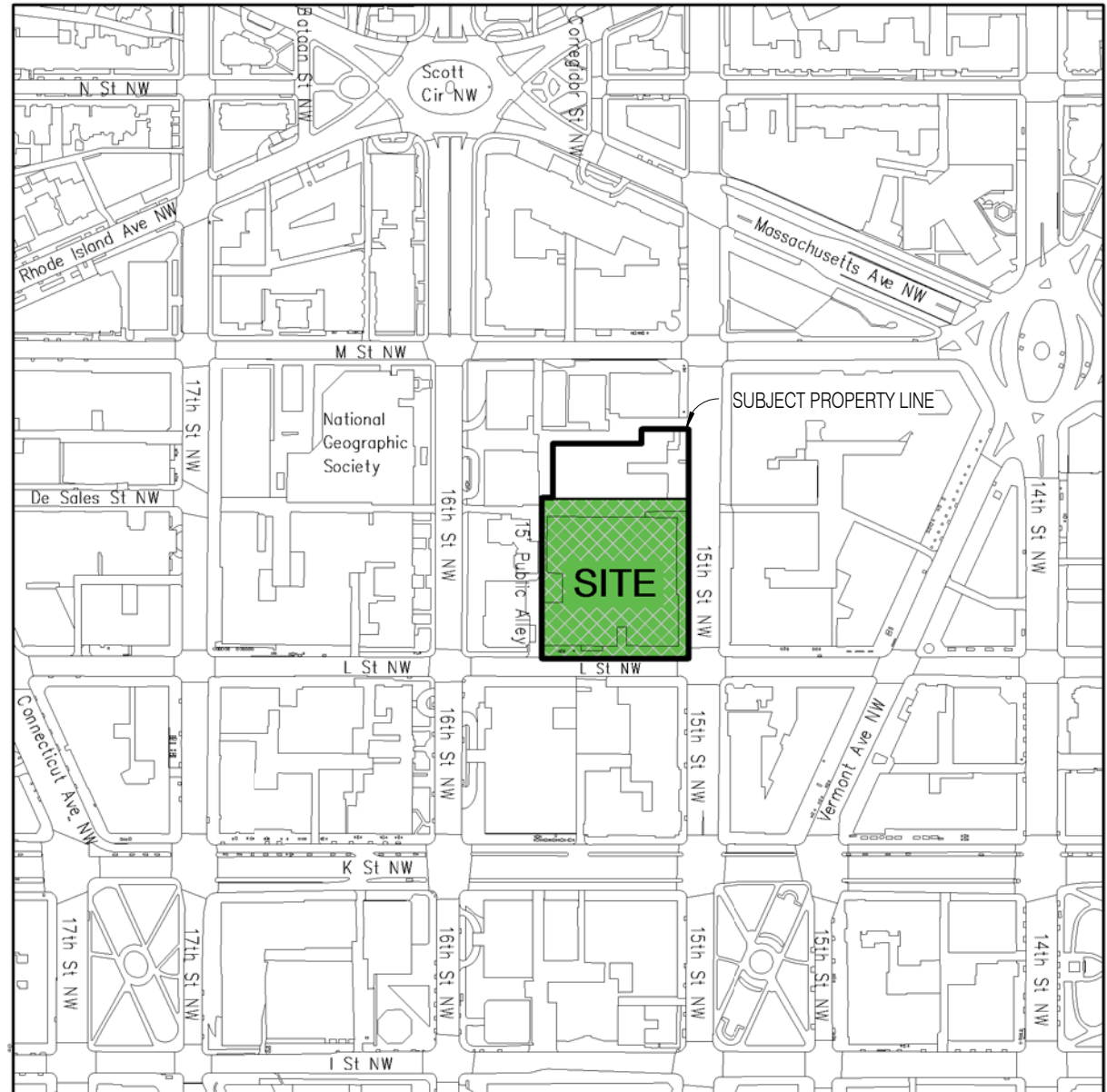
EXHIBIT NO.7

BZA - 01

● NOT FOR CONSTRUCTION

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ZONING DATA

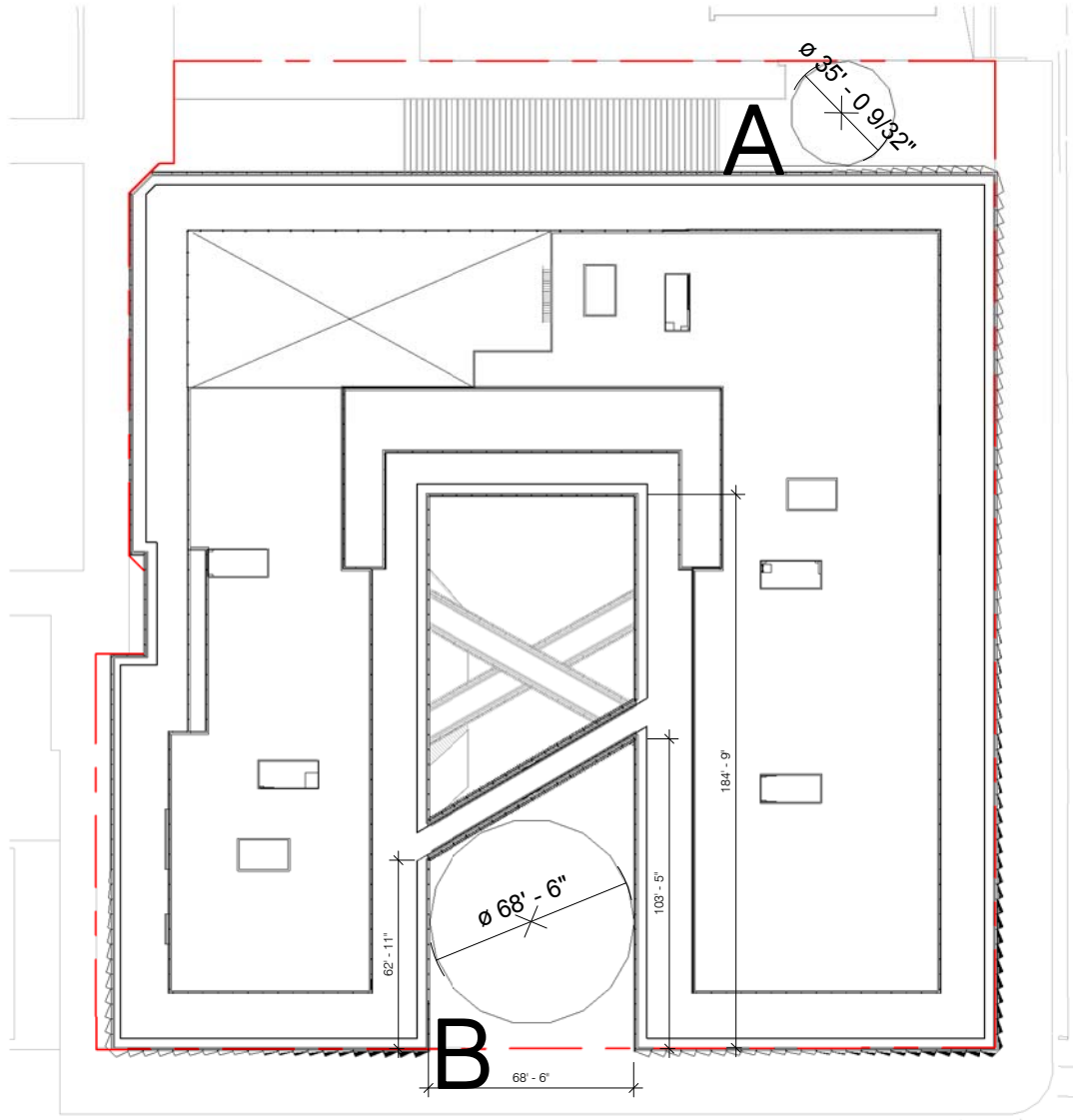
1100 15th Street NW
Addition to Columbia Center 1152 15th
Street NW Washington, DC 20005
DATE: 07/24/15

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: 131,399sf

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

Proposed FAR: 9.5 (1,250,313 sf GFA)

Floor Area Recorded	Floor Area Proposed	Project Total Floor Area
	Penthouse 2,920	
	13th Floor 73,044	
	12th Floor 72,141	
	11th Floor 73,010	
	10th Floor 72,122	
	9th Floor 72,983	
	8th Floor 72,106	
	7th Floor 72,090	
	6th Floor 72,093	
	5th Floor 72,089	
	4th Floor 72,085	
	3rd Floor 32,880	
	2nd Floor 26,758	
	1st Floor 50,412	
Total 413,580 *	Total 836,733	Total GFA 1,250,313 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)	33,980

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 (Open)	3' / ft (12' min)		N/A	
Court A (Closed)	32'-6" / 2,113 sf		35'-1" / 7,390 sf	Non-rectangular court measured according to Section 159.1
Court B (Closed)	32'-6" / 2,113 sf		68'-6" / 12,616 sf	Court provided in-lieu of rear yard
Parking	433 (429 office / 4 retail)		511 (+69 tandem)	
Loading	3 bays @ 30' 1 delivery space @ 20' 3 loading platforms @ 100 sf		3 bays @ 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

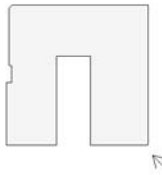
1100 15th Street NW
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BZA APPLICATION

1/64" = 1'-0"

● NOT FOR CONSTRUCTION

BZA - 03



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SOUTH EAST CORNER PERSPECTIVE

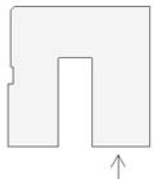
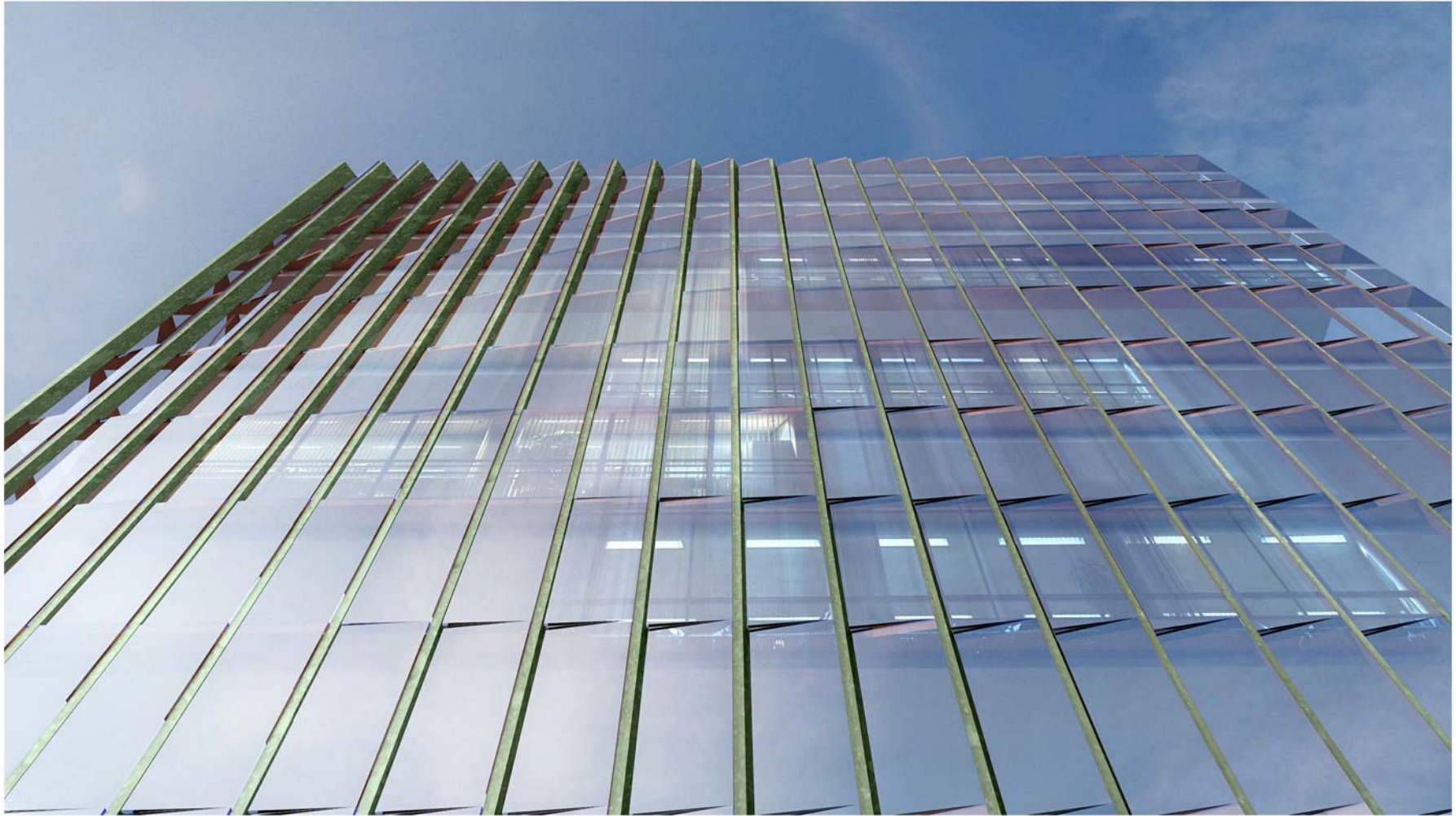
1100 15th Street NW
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BZA APPLICATION

1" = 400'-0"

● NOT FOR CONSTRUCTION

BZA - 04



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FACADE DETAIL

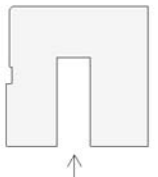
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BZA APPLICATION

1" = 400'-0"

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BZA - 05



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L STREET PERSPECTIVE

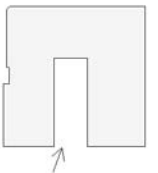
1100 15th Street NW
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DATE: 07/24/15

BZA APPLICATION

1" = 400'-0"

● NOT FOR CONSTRUCTION

BZA - 06



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COURTYARD

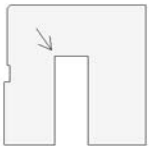
1100 15th Street NW
Addition to Columbia Center 1152 15th
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DATE: 07/24/15

BZA APPLICATION

1" = 400'-0"

● NOT FOR CONSTRUCTION

BZA - 07



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PENTHOUSE

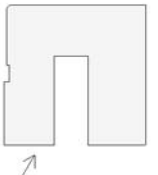
1100 15th Street NW
Addition to Columbia Center 1152 15th
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DATE: 07/24/15

BZA APPLICATION

1" = 400'-0"

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BZA - 08



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WEST LOBBY ENTRANCE

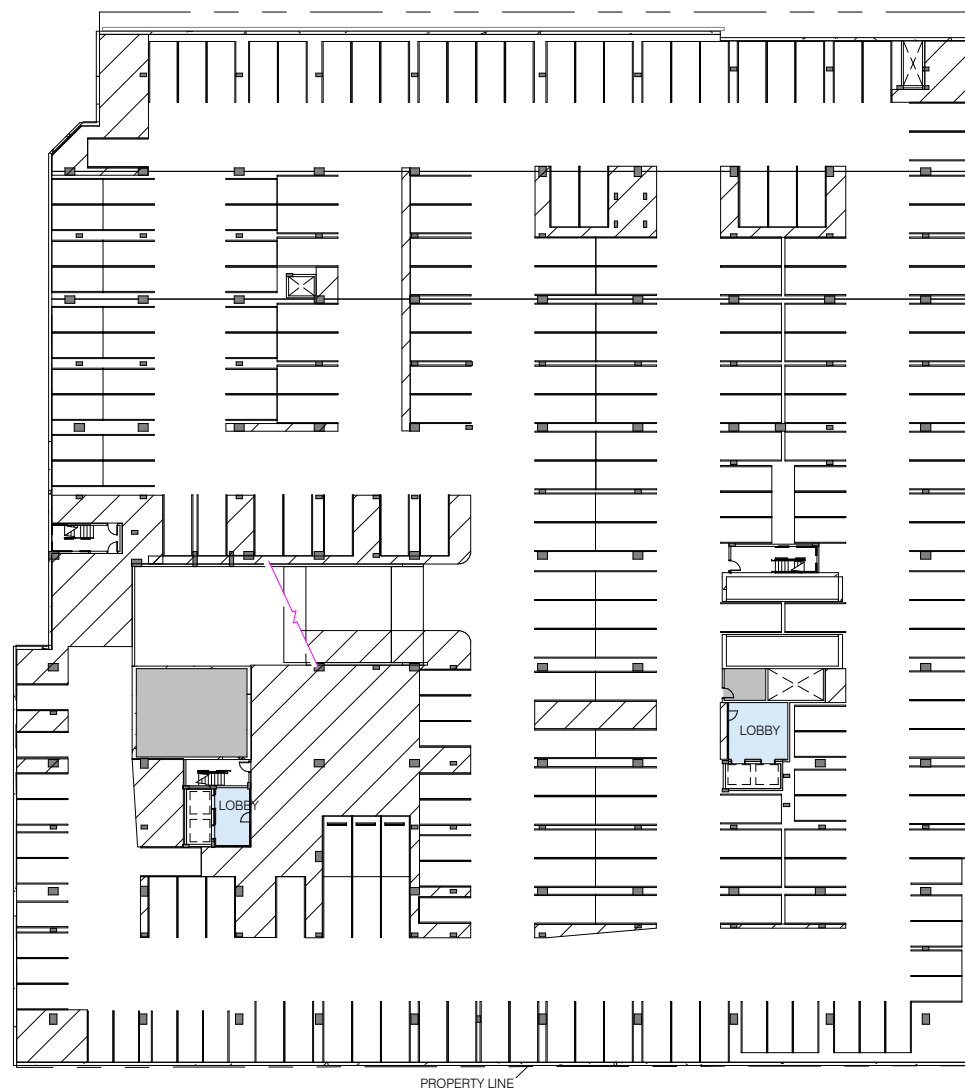
1100 15th Street NW
Addition to Columbia Center 1152 15th
Street NW Washington, DC 20005
DATE: 07/24/15

BZA APPLICATION

1" = 400'-0"

● NOT FOR CONSTRUCTION

BZA - 09



STANDARD PARKING SPACE: 9' X 19'
 COMPACT PARKING SPACE: 8' X 16'
 TOTAL PARKING SPACES: 550 CARS APPROX.
 (511 ZONING COMPLIANT)



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PARKING LEVEL P03

1100 15th Street NW
 Addition to Columbia Center 1152 15th
 Street NW Washington, DC 20005
 DATE: 07/24/15

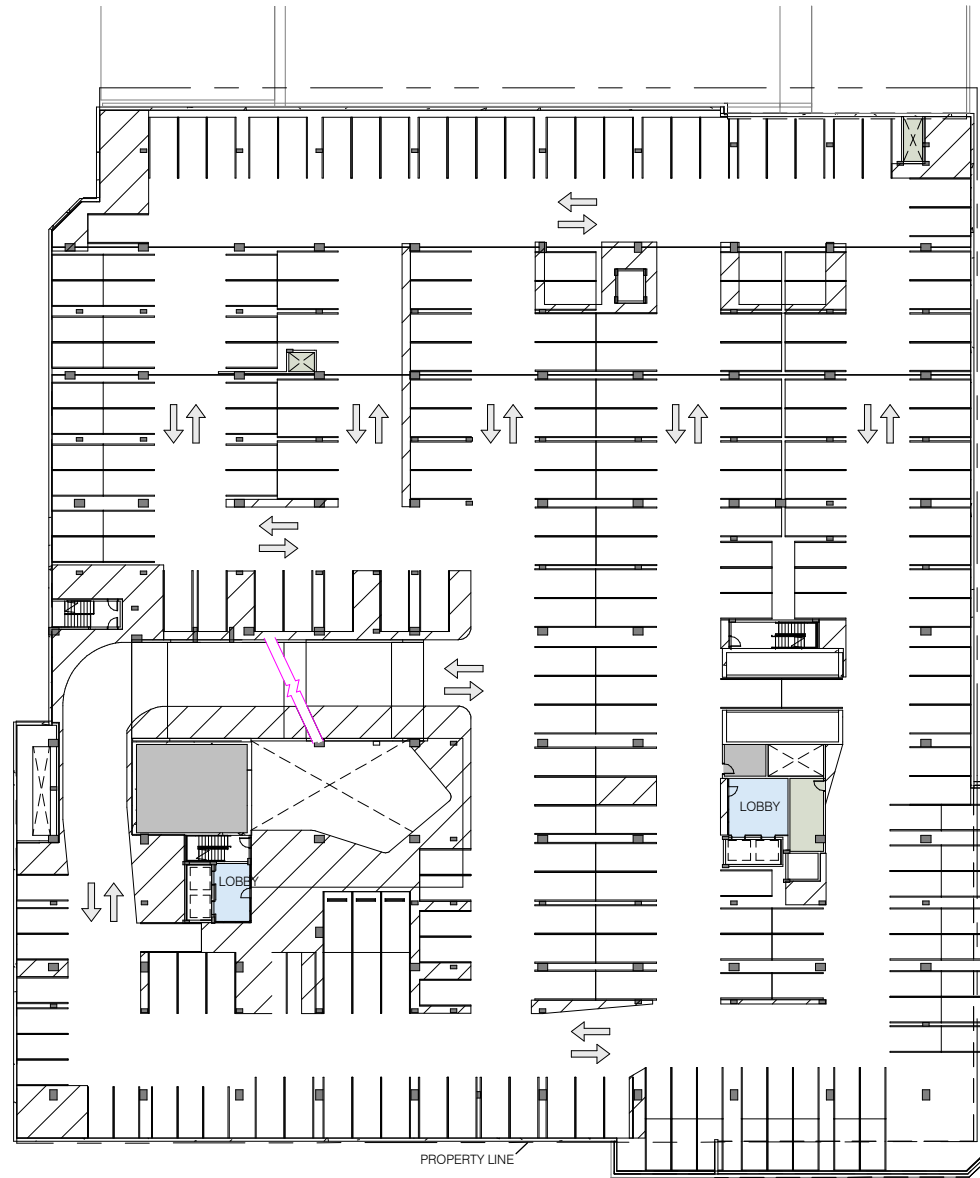
BZA APPLICATION

1" = 60'-0"



● NOT FOR CONSTRUCTION

BZA - 10



STANDARD PARKING SPACE: 9' X 19'
 COMPACT PARKING SPACE: 8' X 16'
 TOTAL PARKING SPACES: 550 CARS APPROX.
 (511 ZONING COMPLIANT)



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 WASHINGTON, DC 20006
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PARKING LEVEL P02

1100 15th Street NW
 Addition to Columbia Center 1152 15th
 Street NW Washington, DC 20005
 DATE: 07/24/15

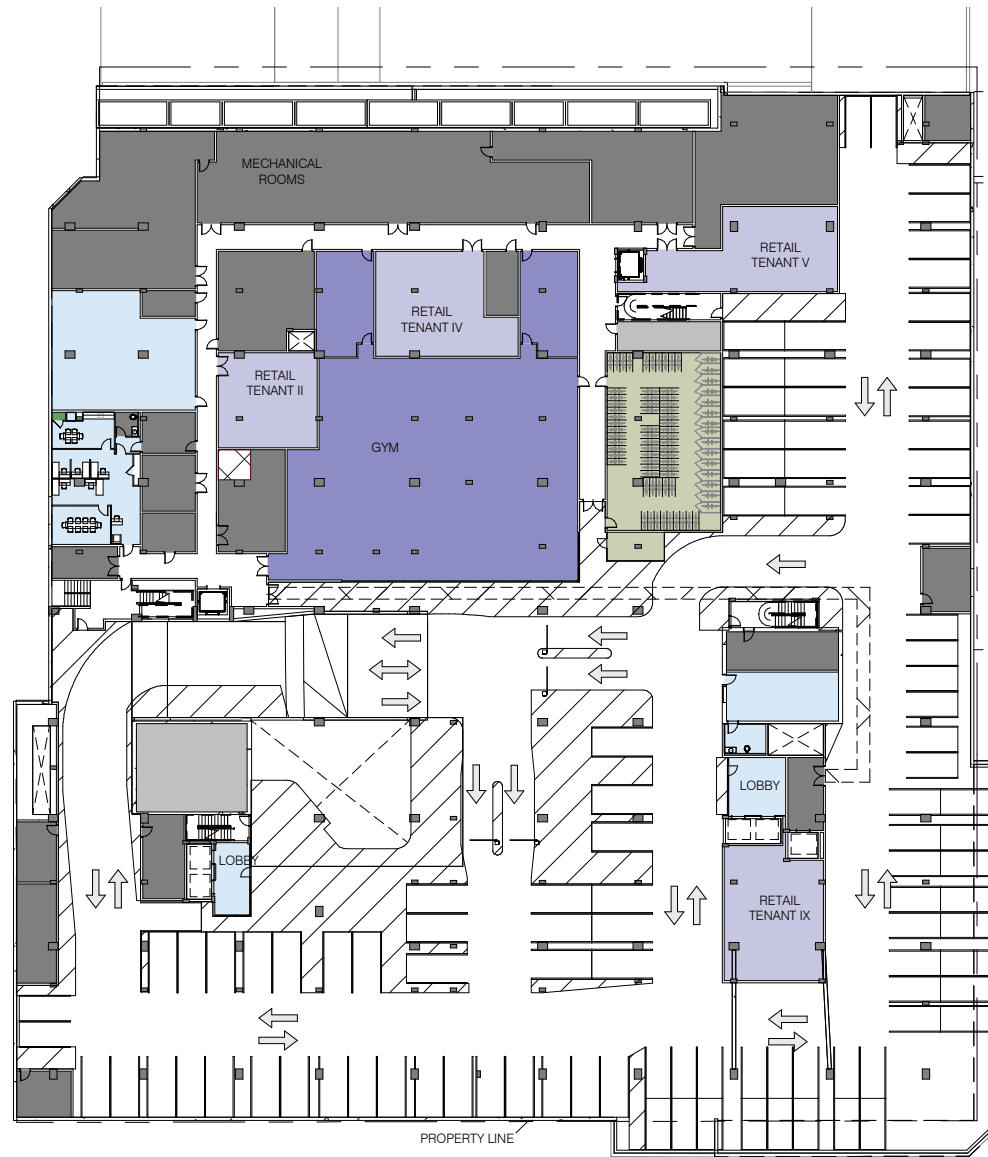
BZA APPLICATION

1" = 60'-0"



● NOT FOR CONSTRUCTION

BZA - 11



STANDARD PARKING SPACE: 9' X 19'
 COMPACT PARKING SPACE: 8' X 16'
 TOTAL PARKING SPACES: 550 CARS APPROX.
 (511 ZONING COMPLIANT)



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PARKING LEVEL P01

1100 15th Street NW
 Addition to Columbia Center 1152 15th
 Street NW Washington, DC 20005
 DATE: 07/24/15

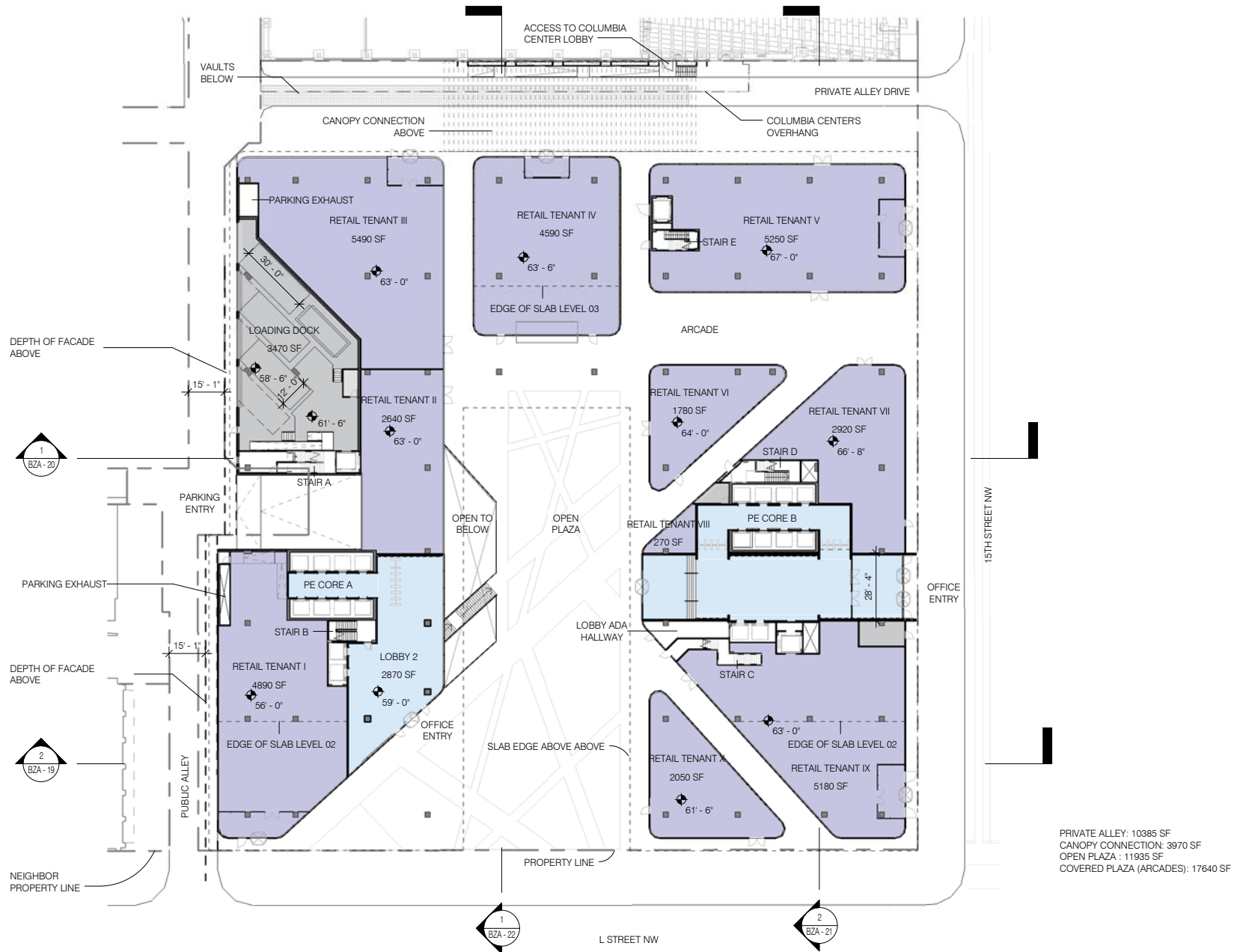
BZA APPLICATION

1" = 60'-0"



● NOT FOR CONSTRUCTION

BZA - 12



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LEVEL 01

1100 15th Street NW
Addition to Columbia Center 1152 15th
Street NW Washington, DC 20005
DATE: 07/24/15

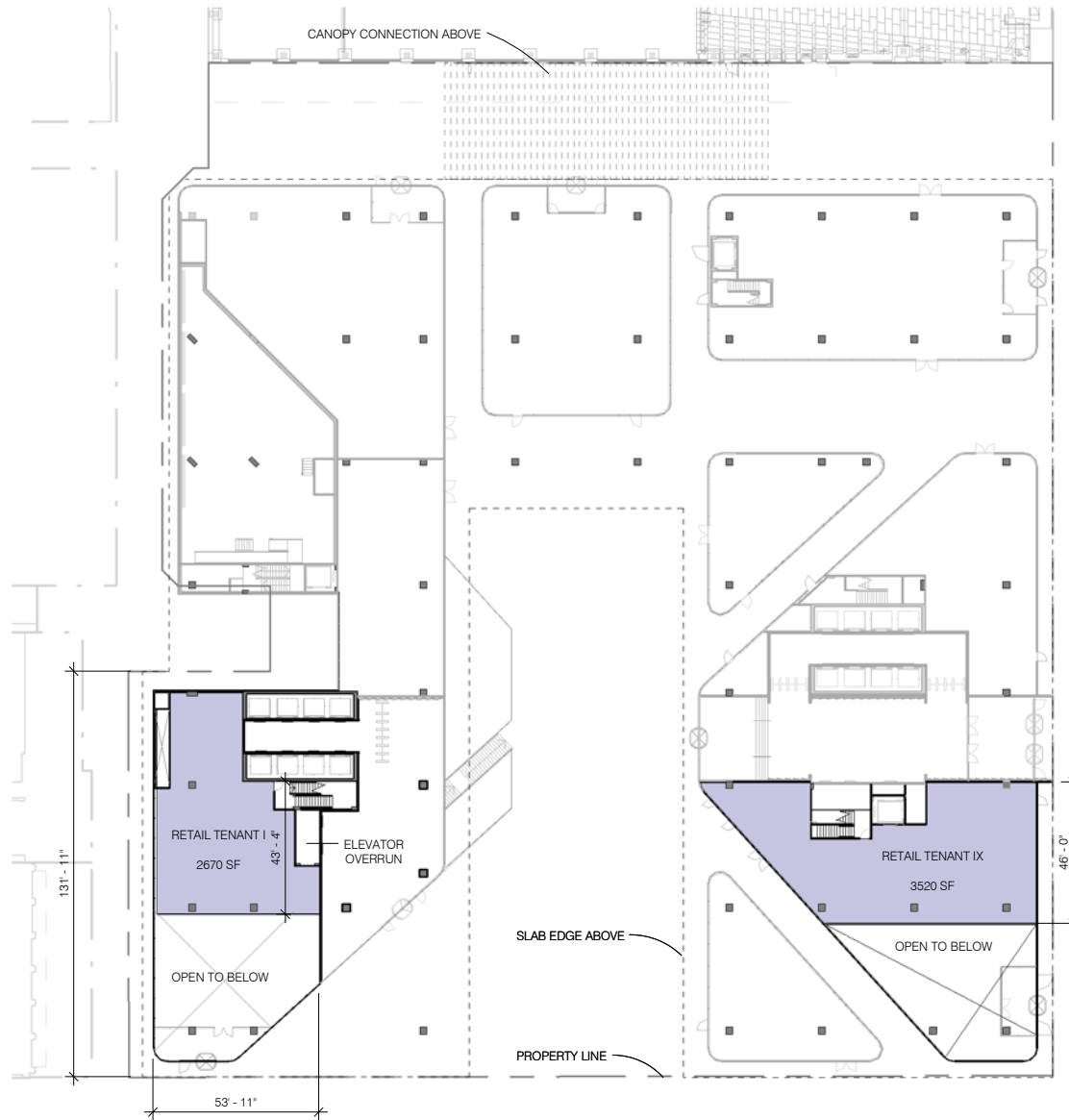
BZA APPLICATION

1" = 60'-0"



● NOT FOR CONSTRUCTION

BZA - 13



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LEVEL 02

1100 15th Street NW
Addition to Columbia Center 1152 15th
Street NW Washington, DC 20005
DATE: 07/24/15

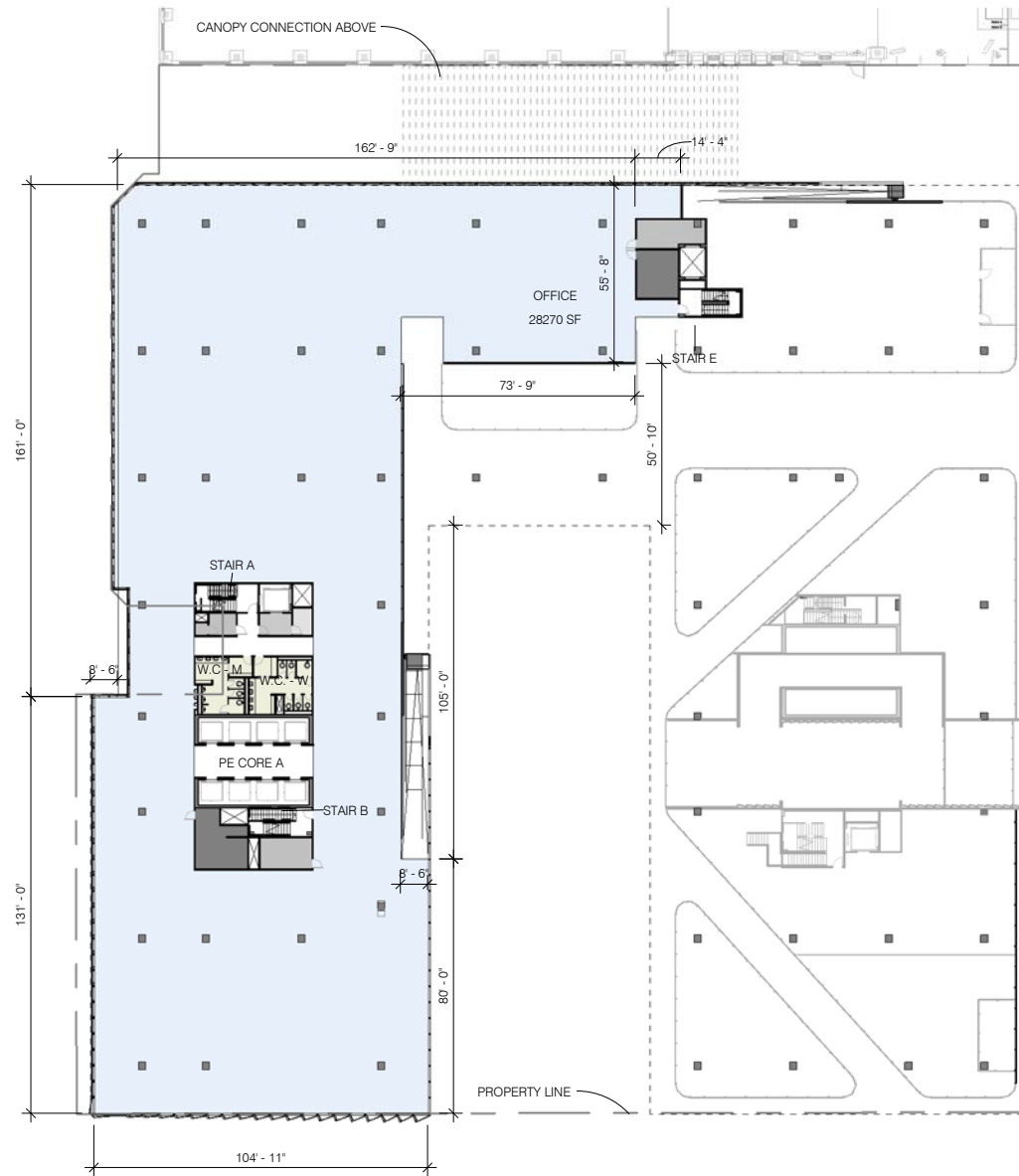
BZA APPLICATION

1" = 60'-0"



● NOT FOR CONSTRUCTION

BZA - 14



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LEVEL 03

1100 15th Street NW
Addition to Columbia Center 1152 15th
Street NW Washington, DC 20005
DATE: 07/24/15

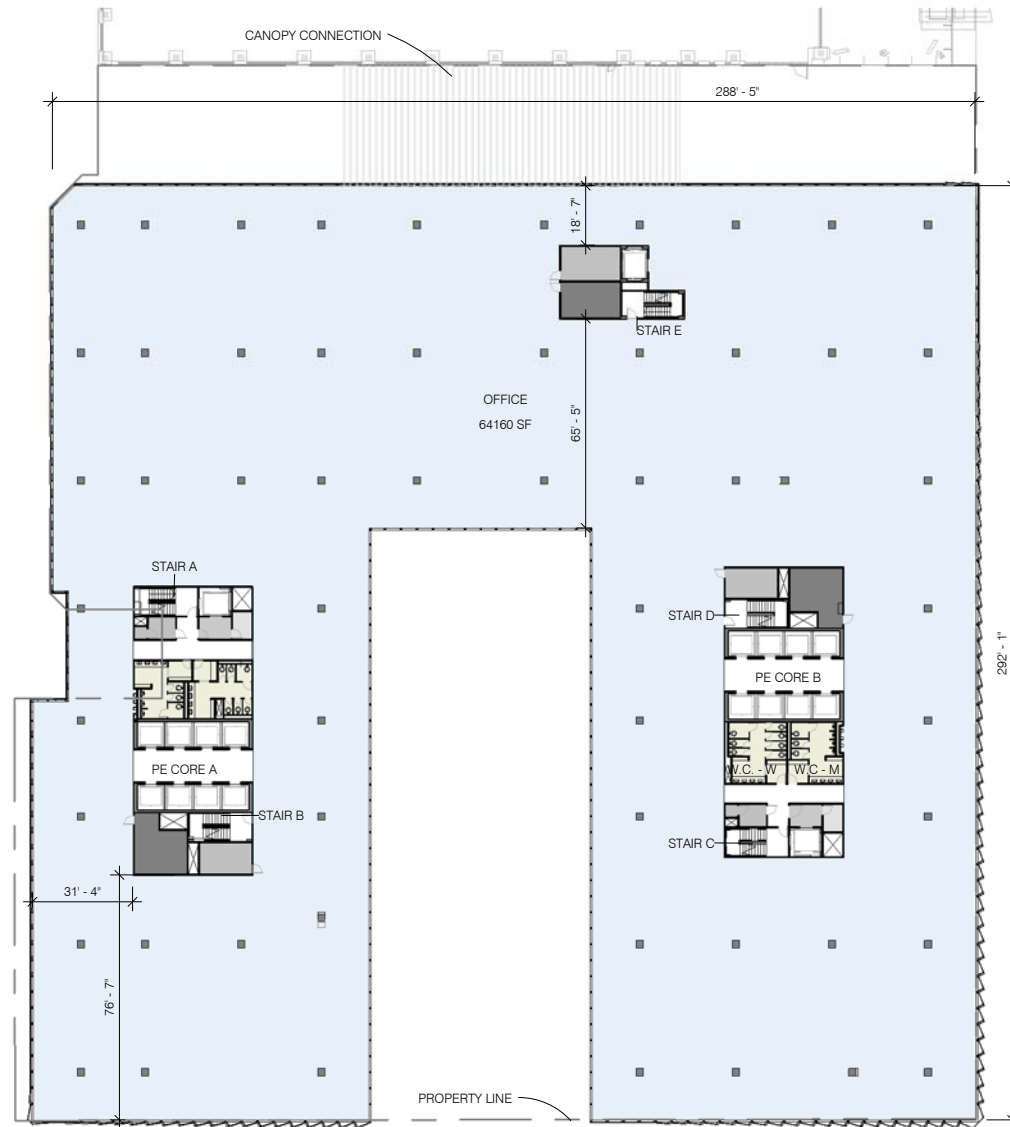
BZA APPLICATION

1" = 60'-0"



● NOT FOR CONSTRUCTION

BZA - 15



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TYPICAL OFFICE FLOOR - LEVEL 04-13

1100 15th Street NW
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DATE: 07/24/15

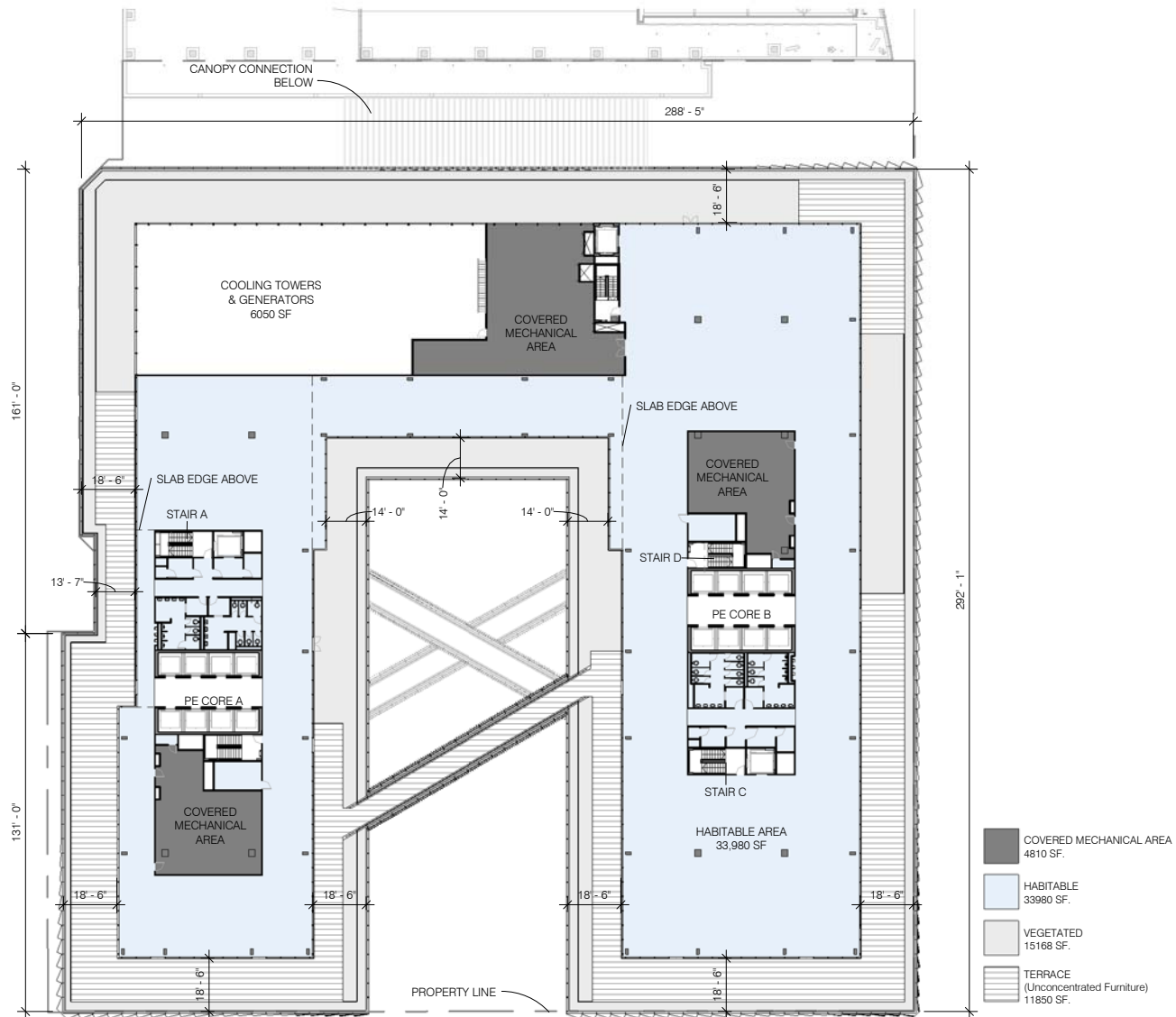
BZA APPLICATION

1" = 60'-0"



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BZA - 16



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LEVEL 14

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

DATE: 07/24/15

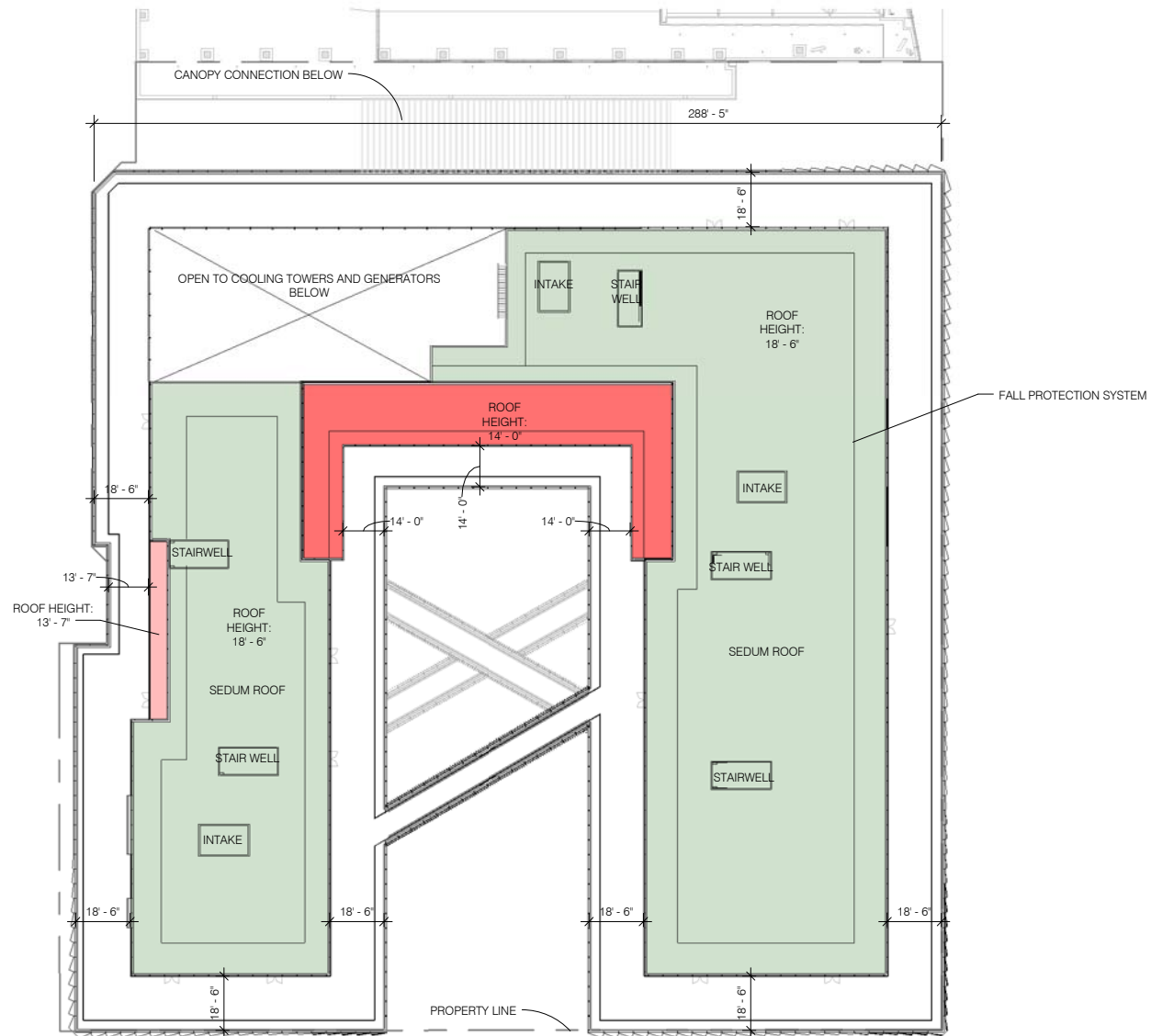
BZA APPLICATION

1" = 60'-0"



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BZA - 17



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ROOF PLAN

1100 15th Street NW
Addition to Columbia Center 1152 15th
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DATE: 07/24/15

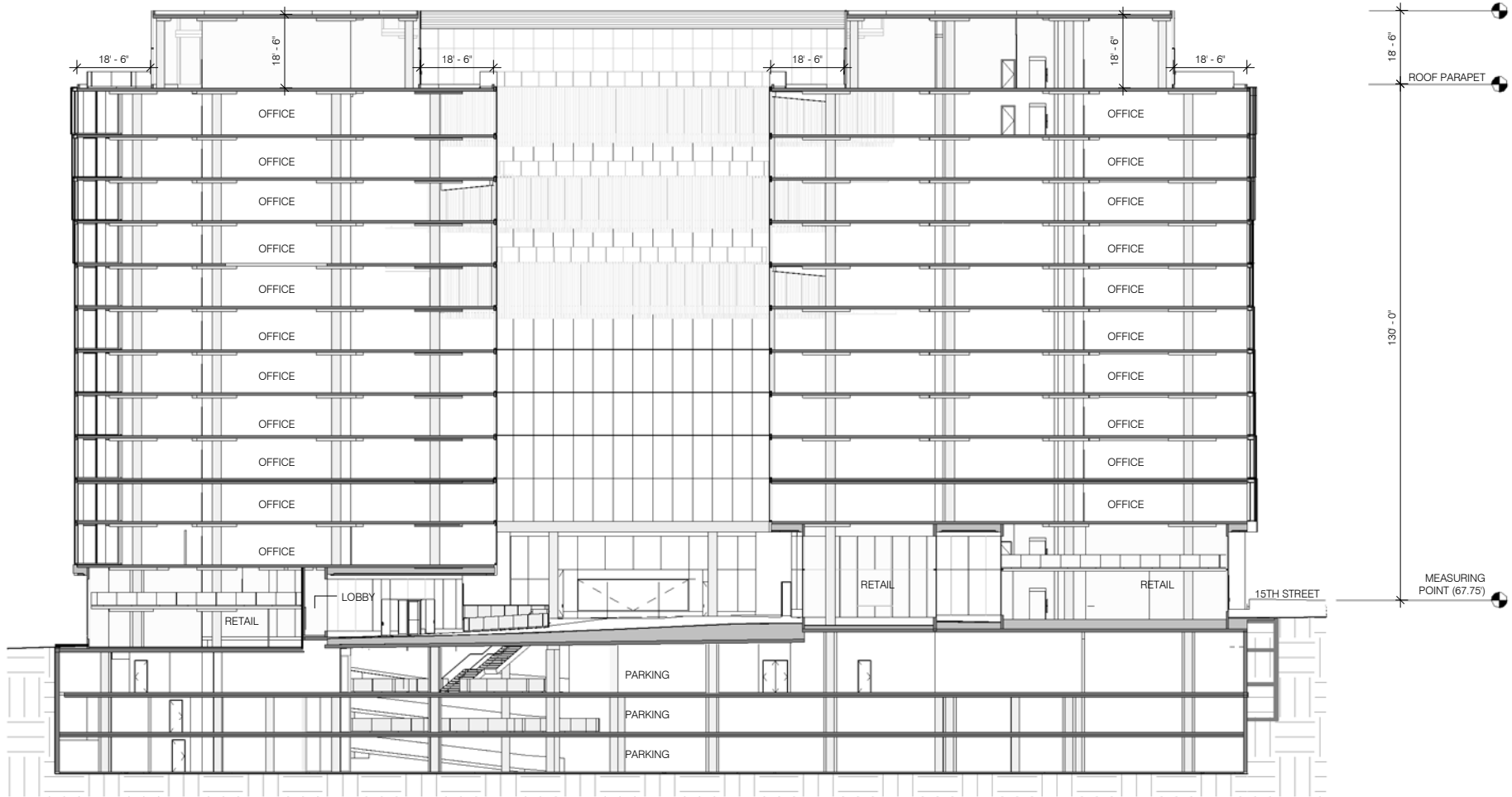
BZA APPLICATION

1" = 60'-0"

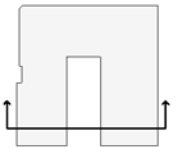


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BZA - 18



SECTION KEY



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BUILDING SECTION EAST/WEST

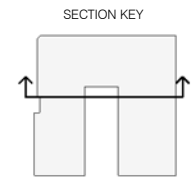
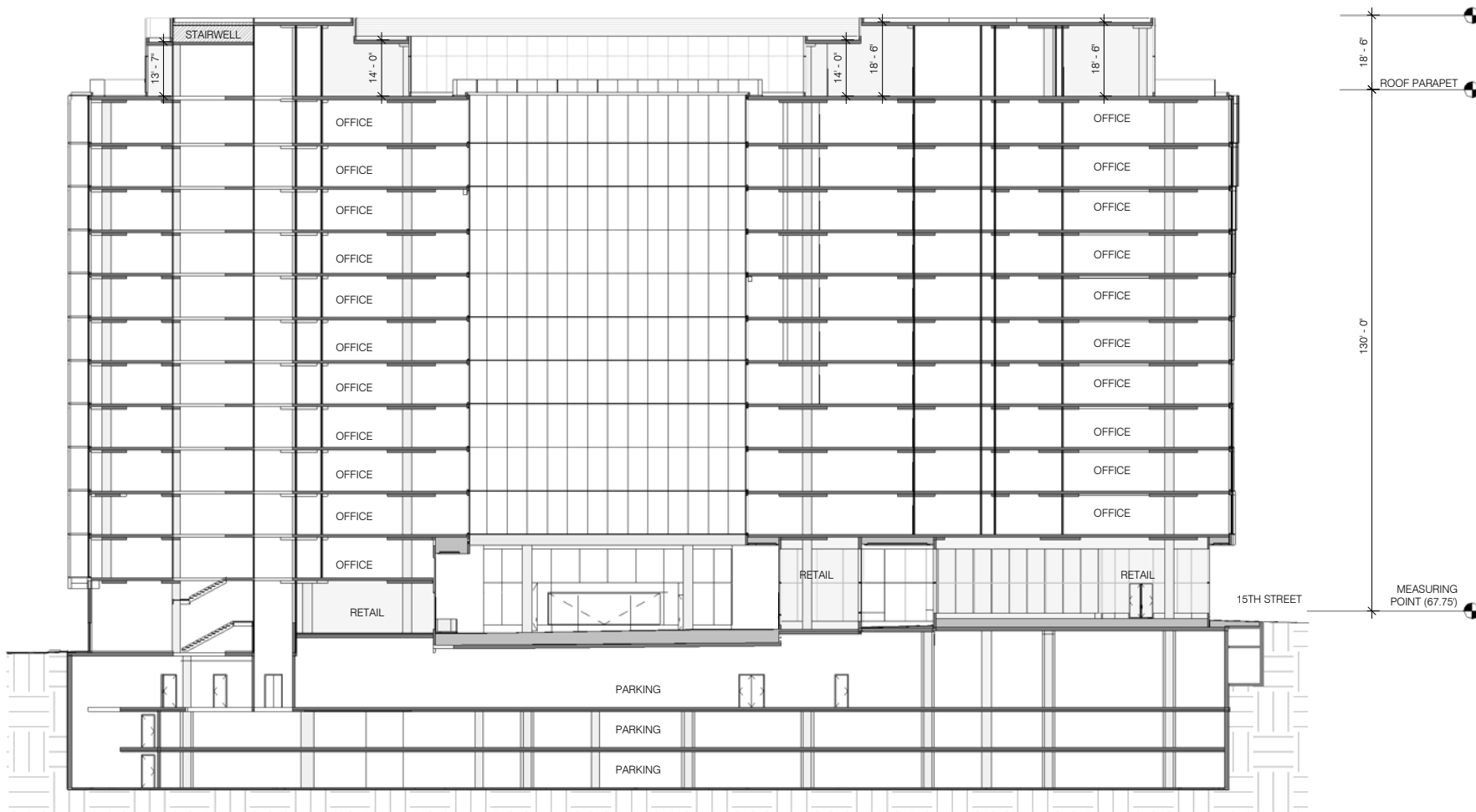
1100 15th Street NW
Addition to Columbia Center 1152 15th
Street NW Washington, DC 20005
DATE: 07/24/15

BZA APPLICATION

As indicated

● NOT FOR CONSTRUCTION

BZA - 19



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BUILDING SECTION EAST/WEST II

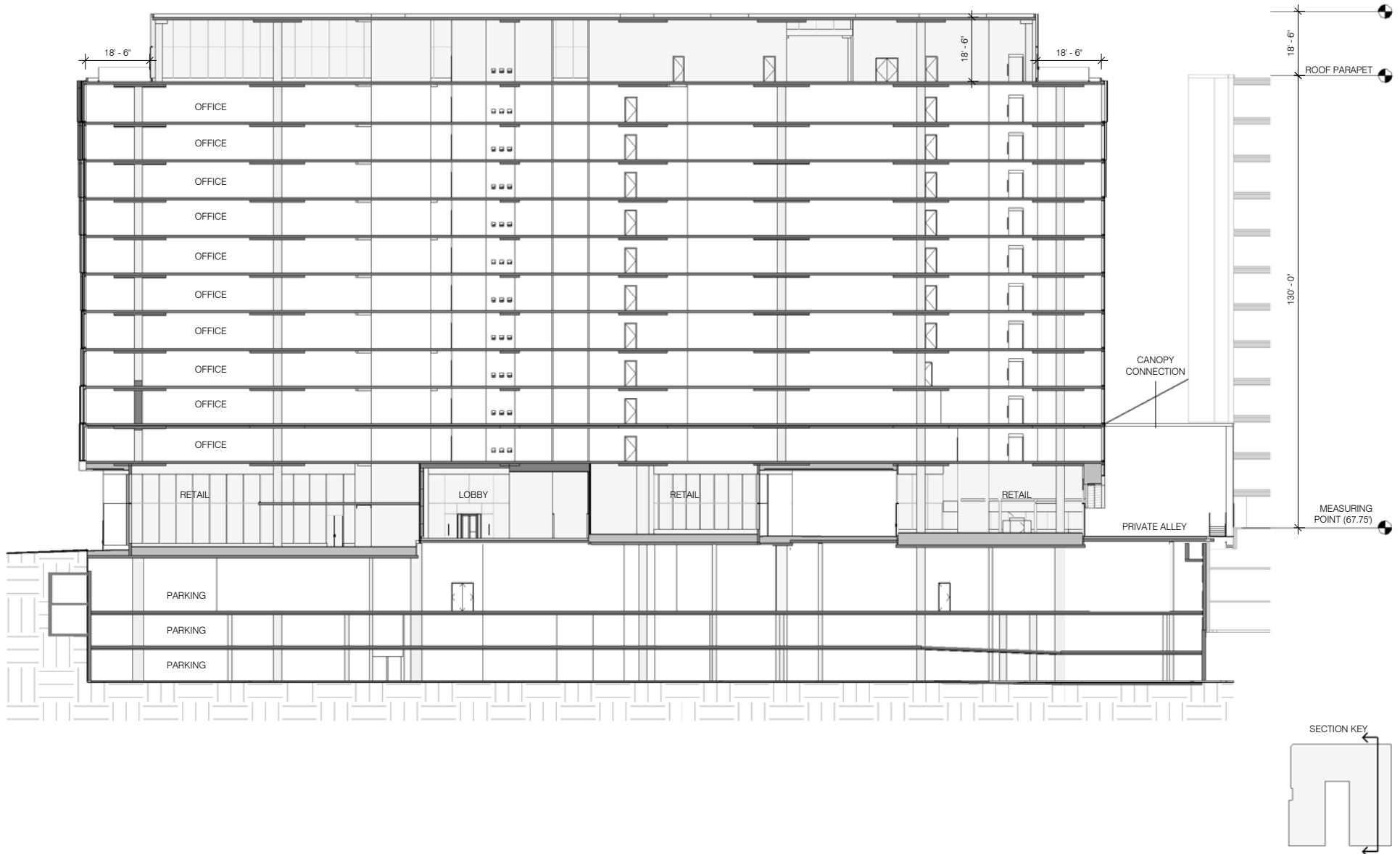
1100 15th Street NW
Addition to Columbia Center 1152 15th
Street NW Washington, DC 20005
DATE: 07/24/15

BZA APPLICATION

As indicated

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BZA - 20



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BUILDING SECTION NORTH/SOUTH

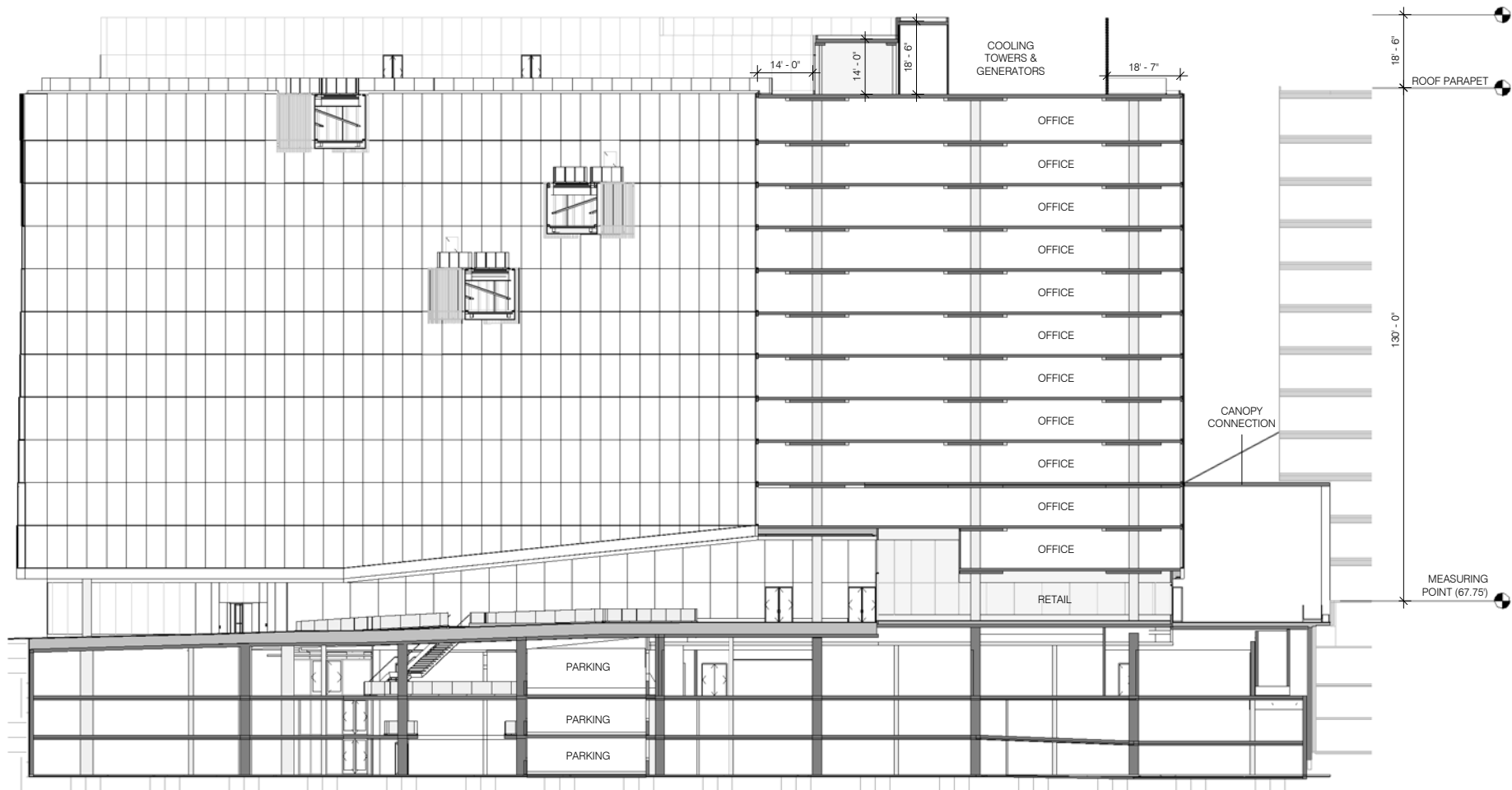
1100 15th Street NW
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DATE: 07/24/15

BZA APPLICATION

As indicated

● NOT FOR CONSTRUCTION

BZA - 21



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tel 202.303.3080

BUILDING SECTION NORTH/SOUTH II

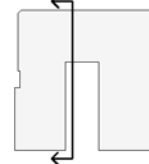
1100 15th Street NW
Addition to Columbia Center 1152 15th
Street NW Washington, DC 20005
DATE: 07/24/15

BZA APPLICATION

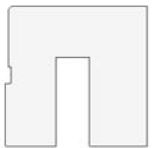
As indicated

● NOT FOR CONSTRUCTION

SECTION KEY



BZA - 22



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



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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

VIEW OF CANOPY FROM 15TH STREET

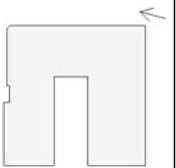
1100 15th Street NW
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Street NW Washington, DC 20005
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1" = 400'-0"

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BZA - 23



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PROPERTIES

CARR PROPERTIES
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CLOSE UP VIEW OF CANOPY

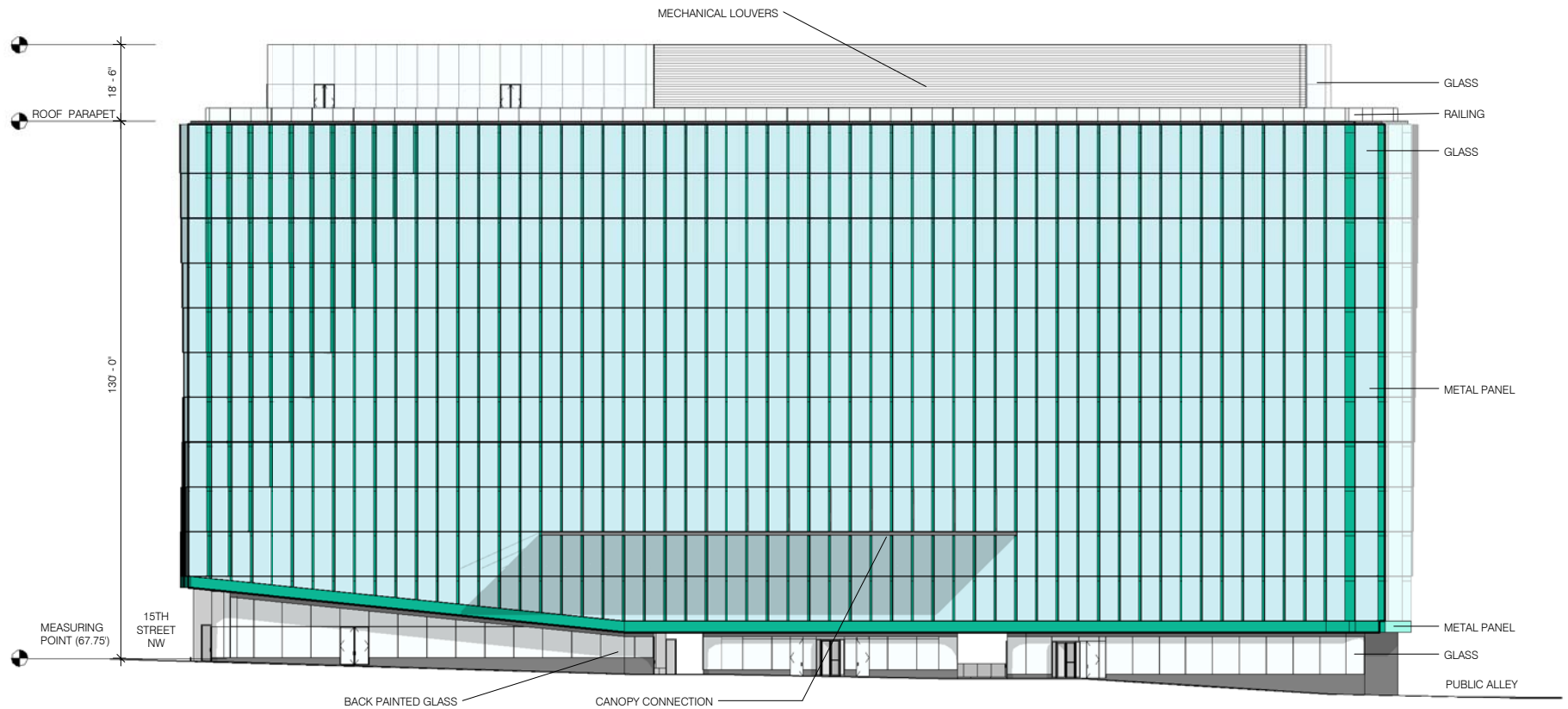
1100 15th Street NW
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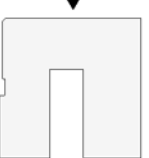
1" = 400'-0"

● NOT FOR CONSTRUCTION

BZA - 24



ELEVATION KEY



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WASHINGTON, DC 20036
tel 202.857.8300

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CARR
PROPERTIES

CARR PROPERTIES
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NORTH ELEVATION

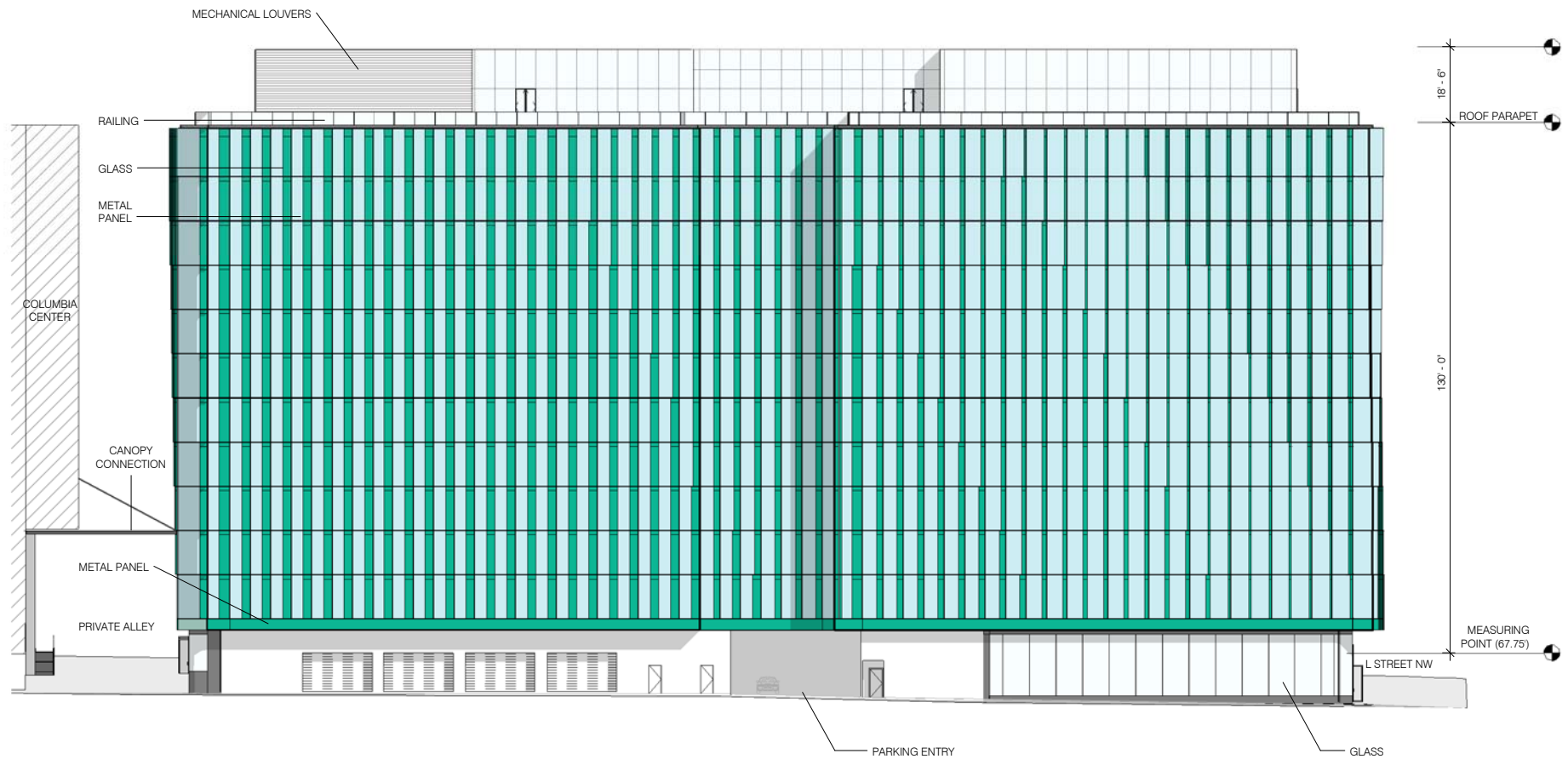
1100 15th Street NW
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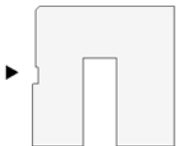
As indicated

● NOT FOR CONSTRUCTION

BZA - 25



ELEVATION KEY



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WEST ELEVATION

1100 15th Street NW
Addition to Columbia Center 1152 15th
Street NW Washington, DC 20005
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BZA APPLICATION

As indicated

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BZA - 26



ELEVATION KEY



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tel 212.889.9005



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EAST ELEVATION

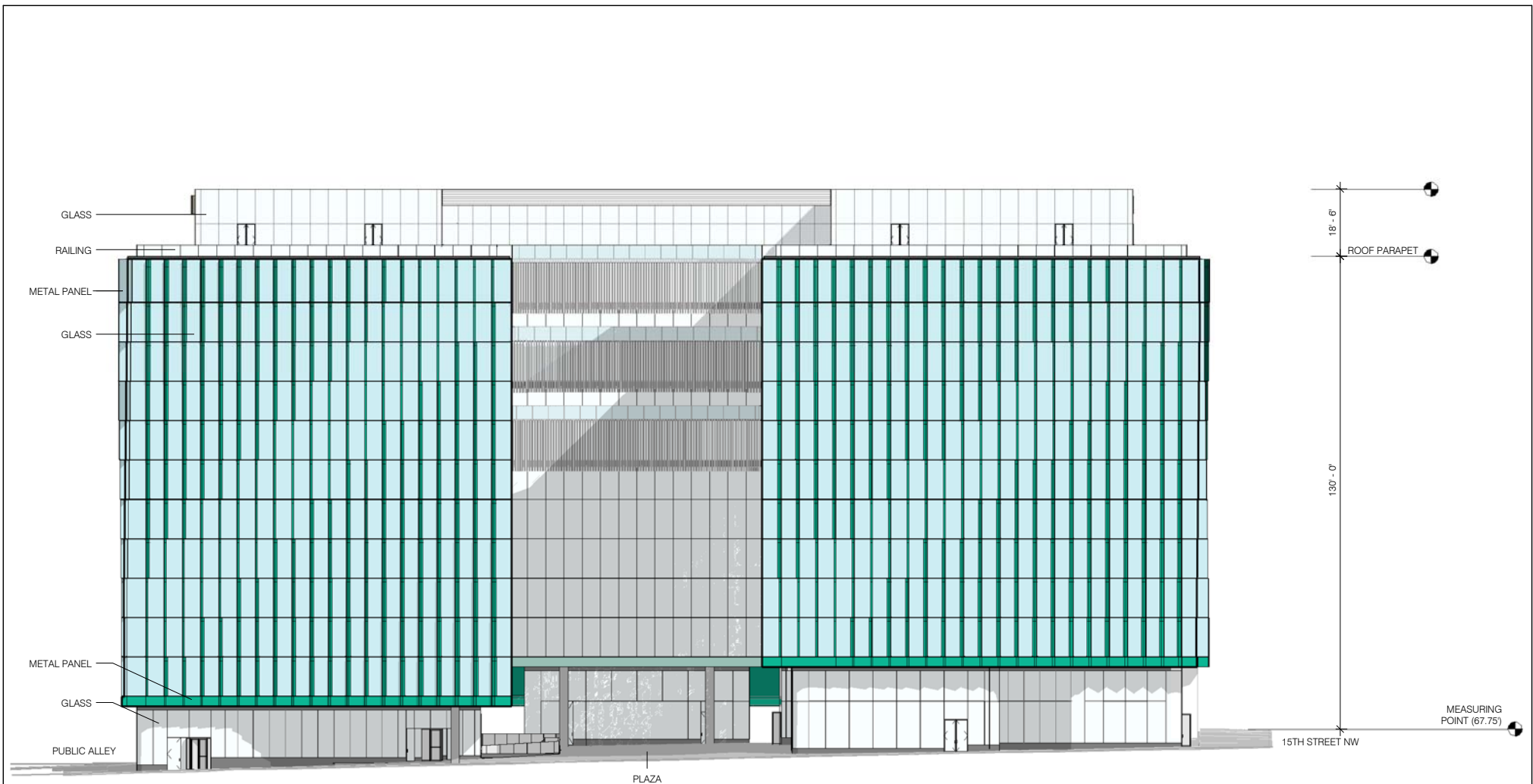
1100 15th Street NW
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Street NW Washington, DC 20005
DATE: 07/24/15

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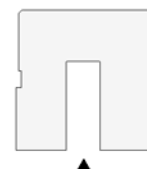
As indicated

● NOT FOR CONSTRUCTION

BZA - 27



ELEVATION KEY



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SOUTH ELEVATION

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DATE: 07/24/15

BZA APPLICATION

As indicated

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BZA - 28

