

EXISTING BUILDING PHOTOS

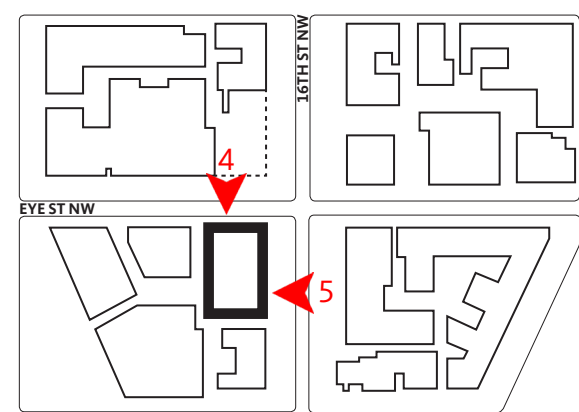


View from intersection of 16th St NW and Eye Street NW looking southwest.



View from Eye St NW looking east towards 16th Street NW.

EXISTING BUILDING ENTRANCES



View of main building lobby on 16th St NW.



View of MPAA lobby on Eye St NW.



Architectural Design



ZONING TABULATION - SUMMARY

Zoning Summary - DCMR Title 11

1600 I Street NW

Zone:

Square:

Lot:

SP-2

0186

0039

Total Site Area:

Maximum FAR:

Proposed FAR:

22,308

6.0 / 3.5 (non-residential)

5.99 (non-residential)

Floor Area Recorded		Floor Area Proposed		Project Total Floor Area	
Lot 0039 Existing to remain 1600 I Street NW		Level 08	1,618		
		Level 07	1,618		
		Level 06	1,618		
		Level 05	1,618		
		Level 04	1,618		
		Level 03	1,618		
		Level 02	83		
		Level 01	1,064		
Total		Total		Total GFA	133,549
122,694		10,855		Total FAR	5.99

Roof Structure Calculation

Permitted @ 0.37 FAR

Proposed

8,254

8,083

Lot Occupancy

Lot Occupancy Allowed:

Lot Occupancy Proposed:

100%

79%

Zoning Tabulations (Proposed)				
	Minimum Required	Maximum Permitted	Proposed	Note
Building Height	N/A	90' - 0"	90' - 0"	
Roof Structure Height	N/A	18' - 6"	22' - 1"	Relief granted per BZA Appeal 9085
Rear Yard	18' - 0"	N/A	4' - 0"	Relief granted per BZA Appeal 9085
Side Yard	N/A	N/A	N/A	
Court (Open)	N/A	N/A	N/A	
Court (Closed)	N/A	N/A	N/A	
Parking	73	N/A	143 - 161	
Loading	2 @ 30'	N/A	2 @ 30'	