16757

BZA
Case No. 16757
Exhibit No. 1



910 – 916 F STREET N.W.
WASHINGTON, DC

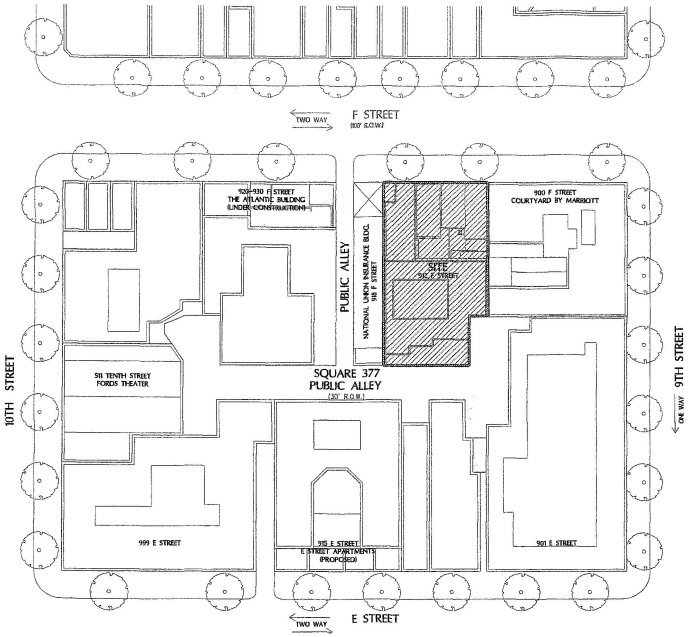
MAY 25, 2001
BZA Submittal

Developer:
Douglas Development Corp.

Architect:
Shalom Baranes Associates

Architectural Historian:
EHT Traceries Inc.

BZA
Case No. 16757
Exhibit No. 1



SITE PLAN

ZONING INFORMATION

ZONE: DD/C-4, SHOPPING DISTRICT OVERLAY, DOWNTOWN HISTORIC DISTRICT
SQUARE: 377 (LOTS 828, 829, 847, 848)
TOTAL SITE AREA: 13,332 sf

ZONING REGULATION	ALLOWED / REQUIRED	PROVIDED
HEIGHT	120'	120'
FAR 1707.4 HISTORIC PRESERVATION OVERLAY	6.0	8.3 ** (7.48) RESIDENTIAL (.82) COMMERCIAL
LOT OCCUPANCY % RESIDENTIAL USE COMMERCIAL USE	 100 % 100 %	 65 % 92 %
REAR YARD	NONE REQD. (1707.6)	9'-2"
SIDE YARD	NONE REQUIRED	NONE PROVIDED
COURT 1* - CLOSED AREA WIDTH	 450 SF 15'-0"	 1008 SF 17'-2"
COURT 2* - OPEN WIDTH	 26'-9"	 61'-1"
COURT 3* - OPEN WIDTH	 40'-0"	 50'-0"
1702.1-DD DEVELOPMENT DISTRICT - 50% OF GROUND FLOOR GSF SHALL BE PREFERRED USES PER 1710, 1711.	50%	70%
1703.3 100% GROUND FLOOR LEASABLE SHALL BE PER 1710, 1711.	100%	70% **
RESIDENTIAL RECREATION SPACE (5% GROSS RESIDENTIAL) OUTDOOR RESIDENTIAL RECREATION SPACE - 50%	4,962 SF 2,482 SF	1,200 SF ** 0 SF **
PENTHOUSE SETBACK	12'-0"	5'-0" (1)
PARKING RESIDENTIAL RETAIL	 NONE REQD. (2100.5) NONE REQD. (2100.5)	 20 SPACES 0 SPACES
LOADING RESIDENTIAL RETAIL	 NONE REQD. (2200.5) NONE REQD. (2200.5)	 NONE PROVIDED NONE PROVIDED

NOTES:
* SEE ROOF PLAN FOR COURT LOCATIONS.
** ITEMS IN "PROVIDED" COLUMN WHICH ARE IN BOLD TEXT REQUIRE A VARIANCE.
1. REQUIRES SPECIAL EXCEPTION PER PARAGRAPH 411.11.
2. THE RESIDENTIAL RECREATION SPACE CONSISTS OF 400 SF IN LOBBY AND 800 SF IN 2ND FLOOR RECREATION ROOM.

FAR CALCULATIONS

FLOOR	TOTAL GSF	TOTAL FAR
LEVEL -1	13,694	6,591
LEVEL +1 (GROUND) LEVEL +2	12,305 3,503	12,121 3,503
LEVEL +3 LEVEL +4	9,536 8,057	9,536 8,041
LEVEL +5 LEVEL +6	8,335 6,593	8,094 6,593
LEVEL +7 LEVEL +8	8,335 6,593	8,094 6,593
LEVEL +9 LEVEL +10	8,335 6,593	8,094 6,593
LEVEL +11 LEVEL +12	8,197 6,186	7,888 6,186
LEVEL +13 LEVEL +14	7,759 4,943	7,629 4,943
MECH. PENTHOUSE	0	0
TOTAL	116,267	110,599

DRAWING INDEX

A00 COVER SHEET
A01 DRAWING INDEX, ZONING INFORMATION AND SITE PLANS
A02 FLOOR PLANS
A03 FLOOR PLANS
A04 BUILDING ELEVATIONS
A05 BUILDING SECTION

910-916 F STREET N.W.

W A S H I N G T O N, D C

DOUGLAS DEVELOPMENT CORPORATION

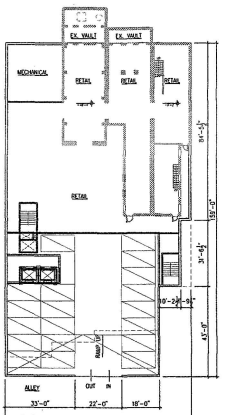
SHALOM BARANES ASSOCIATES

BZA SUBMISSION, MAY 25, 2001

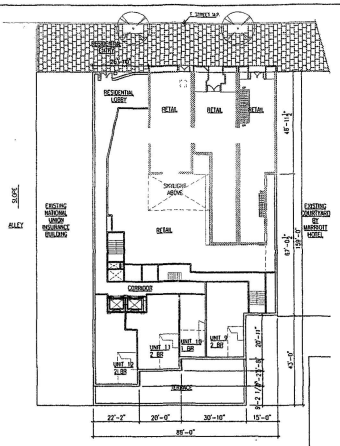
A-01

1"=30'

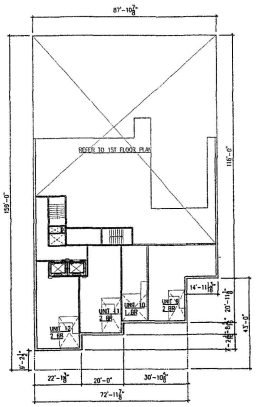
N



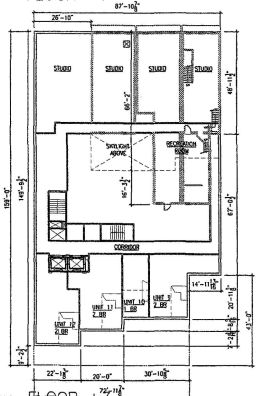
FLOOR -1



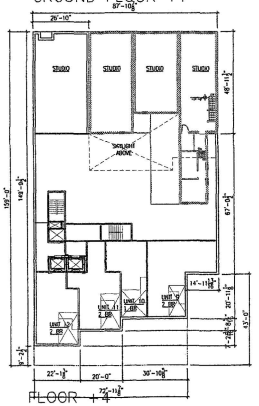
GROUND FLOOR +1



FLOOR +2



FLOOR +3



FLOOR +4

NOTE:
THE EXTERIOR ELEVATIONS, INCLUDING DOOR AND WINDOW SIZES AND LOCATIONS, THE INTERIOR PARTITION LOCATIONS, THE NUMBER AND LOCATION OF UNITS, STAIRS AND ELEVATORS, THE NUMBER, SIZE AND LOCATION OF PARKING SPACES, AND FLOOR ELEVATIONS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THEY WILL CHANGE WITH PROJECT DEVELOPMENT.

N

910-916 F STREET N.W.

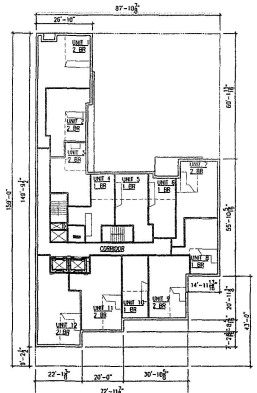
W A S H I N G T O N, D C

DOUGLAS DEVELOPMENT CORPORATION

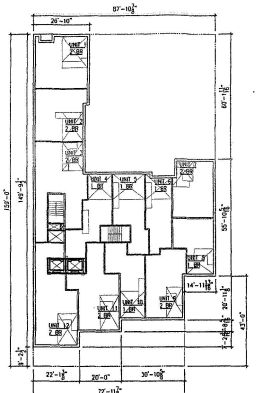
FLOOR PLANS

SHALOM BARANES ASSOCIATES | A-02

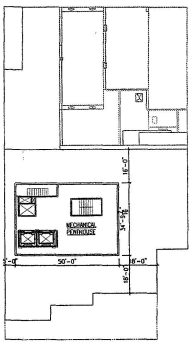
BZA SUBMISSION, MAY 25, 2001 | 1" = 16'



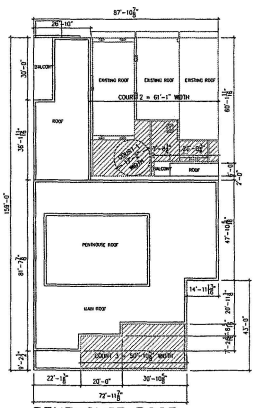
FLOORS +5, +7, +9, +11, +13



FLOORS +6, +8, +10, +12, +14



PENTHOUSE FLOOR



PENTHOUSE ROOF

NOTE:
THE EXTERIOR ELEVATIONS, INCLUDING DOOR AND WINDOW SIZES AND LOCATIONS, THE INTERIOR PARTITION LOCATIONS, THE NUMBER AND LOCATION OF UNITS, STAIRS AND ELEVATORS, THE NUMBER, SIZE AND LOCATION OF PARKING SPACES, AND FLOOR ELEVATIONS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THEY WILL CHANGE WITH PROJECT DEVELOPMENT.

N

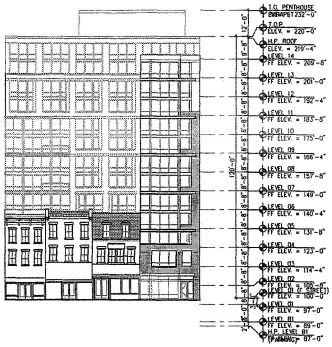
910-916 F STREET N.W.

W A S H I N G T O N, D C

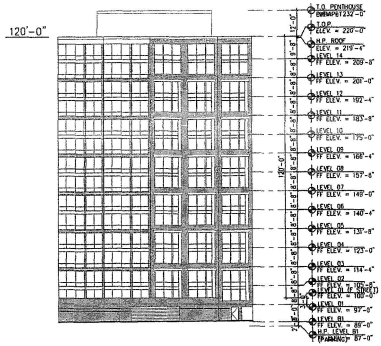
DOUGLAS DEVELOPMENT CORPORATION

FLOOR PLANS
SHALOM BARANES ASSOCIATES
A-03
1"=16'

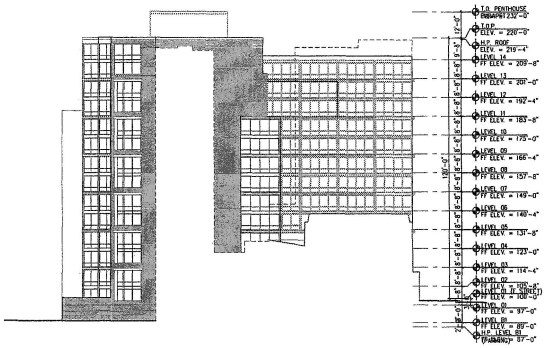
BZA SUBMISSION, MAY 25, 2001



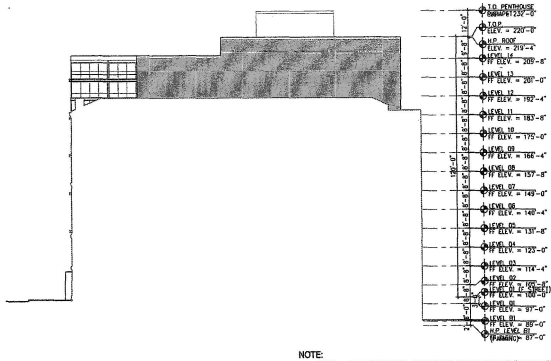
F STREET – NORTH ELEVATION



ALLEY – SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION

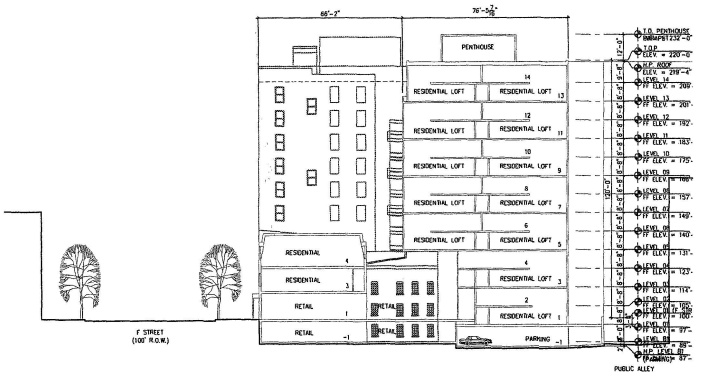
NOTE:
THE EXTERIOR ELEVATIONS, INCLUDING DOOR AND WINDOW SIZES AND LOCATIONS, THE INTERIOR PARTITION LOCATIONS, THE NUMBER AND LOCATION OF UNITS, STAIRS AND ELEVATORS, THE NUMBER, SIZE AND LOCATION OF PARKING SPACES, AND FLOOR ELEVATIONS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THEY WILL CHANGE WITH PROJECT DEVELOPMENT.

910-916 F STREET N.W.

W A S H I N G T O N, D C

DOUGLAS DEVELOPMENT CORPORATION

ELEVATIONS
SHALOM BARANES ASSOCIATES
A–04
BZA SUBMISSION, MAY 25, 2001
1"=16'



NOTE:
THE EXTERIOR ELEVATIONS, INCLUDING DOOR AND WINDOW SIZES AND LOCATIONS, THE INTERIOR PARTITION LOCATIONS, THE NUMBER AND LOCATION OF UNITS, STAIRS AND ELEVATORS, THE NUMBER, SIZE AND LOCATION OF PARKING SPACES, AND FLOOR ELEVATIONS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THEY WILL CHANGE WITH PROJECT DEVELOPMENT.

910-916 F STREET N.W.

W A S H I N G T O N, D C

DOUGLAS DEVELOPMENT CORPORATION

BUILDING SECTION
SHALOM BARANES ASSOCIATES A-05

BZA SUBMISSION, MAY 25, 2001 1" =16'