FLOOR AREAS OF USES

Floor	Parking	Theaters	Retail	Bowling	Health Club	Total	Zoning FA
P3	146,300	–	–	–	–	153,800	–
P2	166,500	–	–	–	–	170,100	–
P1	203,400	–	–	–	–	207,200	–
1	–	2,950	160,500	2,950	1,800	168,200	168,200
M1	–	1,300	1,300	–	–	2,600	2,600
2	–	1,550	191,500	1,350	1,000	195,400	195,400
3	–	84,900	–	42,650	38,050	165,600	165,600
M3	–	8,000	–	–	–	8,000	5,000
Roof	–	–	–	–	–	11,650	–
Total	516,200	95,700	353,300	46,950	40,850	1,077,550	539,800

SITE AREA 215,940 SF

215,940(2.5)=539,850 SF MAX. FA

RECEIVED
D.C. OFFICE OF ZONING
2012 FEB -5 PM 3:43

SITE INFORMATION BASED ON:
1. LOCATION OF IMPROVEMENTS LOTS 720 AND 832 – SQUARE 2674 BY A. MORTON THOMAS AND ASSOCIATES, INC.
2. PLAT OF SURVEY BY SURVEYOR'S OFFICE, D.C.
3. ELEVATIONS FROM A. MORTON THOMAS AND ASSOCIATES, INC. CONSULTING ENGINEERS

PARK ROAD

81'-0 17/16"

54'-8 1/16"

TRUCK ENTRY & EXIT
CAR ENTRY & EXIT

226'-8 13/16"

192.78 TC

226.56'
(32')

191.06 TC

191.68' TC

285.56'
(84')
OPEN DRUM ROOF

BELL SCHOOL

363'-6 5/8"

268.56'
(74') T.O.P.

267.07'
(72.5')

257.06'
(62.5')

257.06'
(62.5')

258.56'
(64') T.O.P.

STRICKEN ALLEY– ADJUST PROPERTY LINES TO CENTER OF STRICKEN ALLEY. WALL AND TREES FOR VISUAL AND ACOUSTICAL SCREENING

TRUCK DRIVE BELOW AT GRADE

241'-3"

216'-8"

14TH STREET

501'-0 7/8"

268.56'
(74') T.O.P.

193.06' TC

203'-7 7/16"

SCREENED COOLING TOWERS

ELEVATOR MACHINE ROOM

CAR ENTRY & EXIT

OUT

IN

257.06'
(62.5')

63'-2"

MECH ROOM

267.06'
(72.5')

263.06'
(78.5')
ROOF PEAK

268.56'
(74') T.O.P.

88'-9"

65'-0"

243'-5 3/8"

257.06'
(62.5')

226.56'
(32')

257.06'
(62.5')

DC USA

285.56'
(84')
OPEN DRUM ROOF

194.56' TC
(0'-0")
CONTROL ELEVATION

196.25' TC

501'-9 13/16"

192.00' TC

IRVING STREET

SUBWAY ENTRANCE

SUBWAY ENTRANCE

0 10' 25' 50' 80' 100'

Case No. 16858
Exhibit No. 9
BZA

1 Z101 SITE PLAN
1" = 80'-0"

Board of Zoning Adjustment
District of Columbia
CASE NO.16858
EXHIBIT NO.9

BOWER LEWIS THROWER ARCHITECTS

ARCHITECTS:
BOWER LEWIS THROWER ARCHITECTS
1216 ARCH STREET PHILADELPHIA PA 19107
TEL: (215) 563 3900 FAX: (215) 563 3036

REVISIONS:

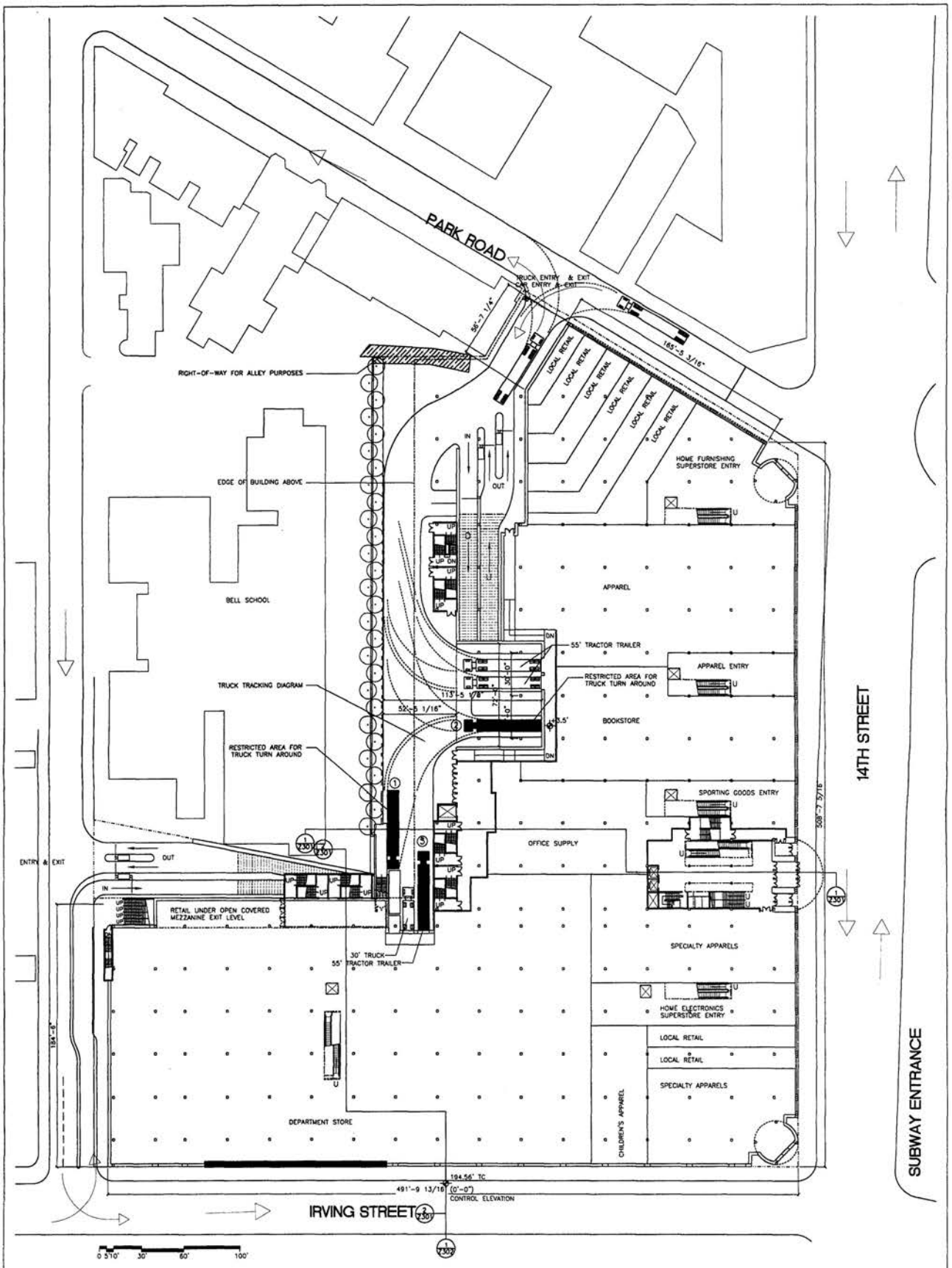
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GRID PROPERTIES 599 LEXINGTON AVENUE NEW YORK, NY 10022 212-935-0740

PROJECT NO: 756100
DATE: 01-30-02
DRAWN BY: DWS
CHECKED BY: JAB
SCALE: AS NOTED
ACAD FILE: 756IZMA

DRAWING TITLE: ZONING SUBMITTAL

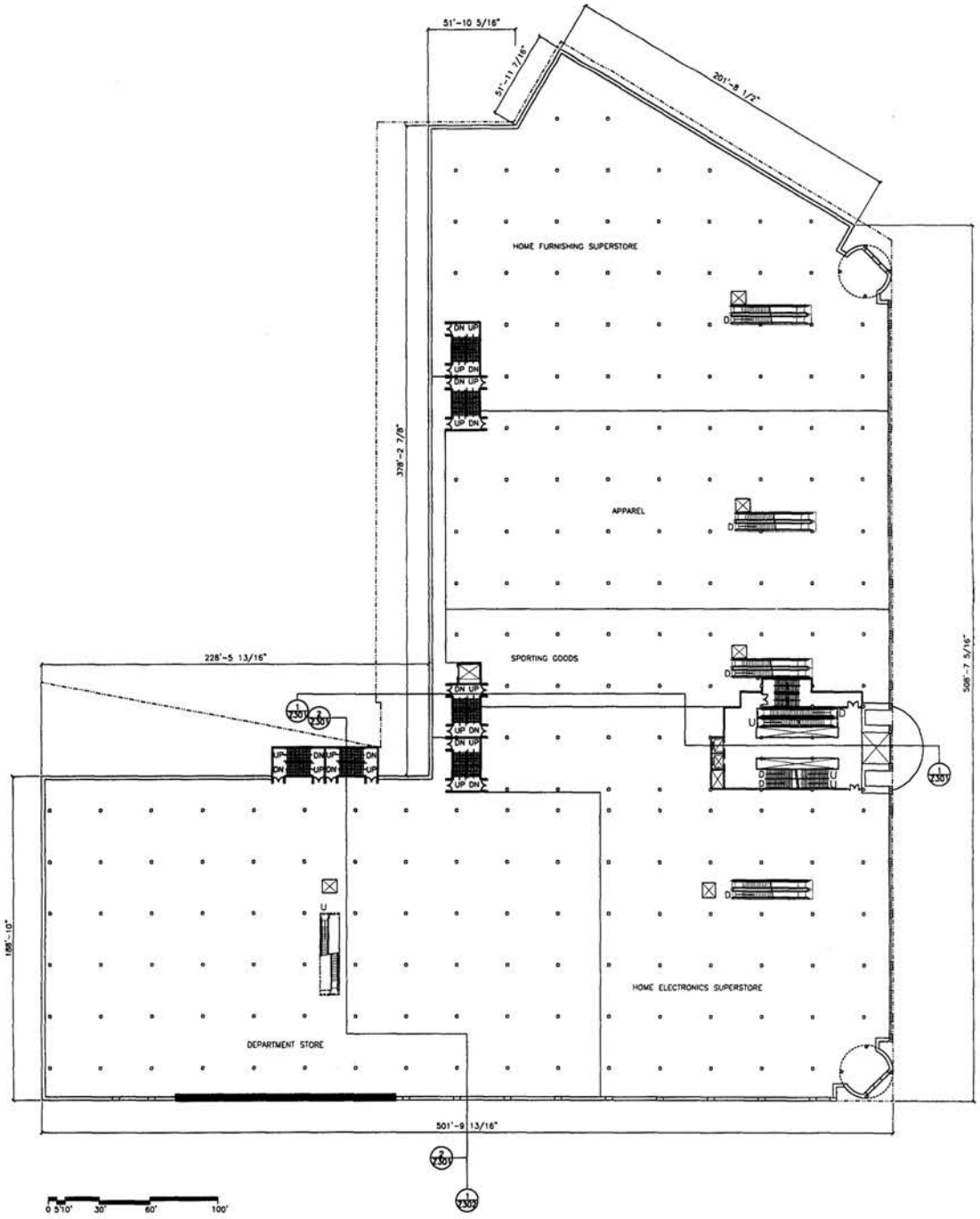
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1 / Z102 GROUND FLOOR PLAN

1" = 60'-0"

GROUND FLOOR 0'-0" ELEVATION = 194.56'



1 / Z103 **SECOND FLOOR PLAN**

1" = 60'-0"

GROUND FLOOR 16'-0" ELEVATION = 210.56'

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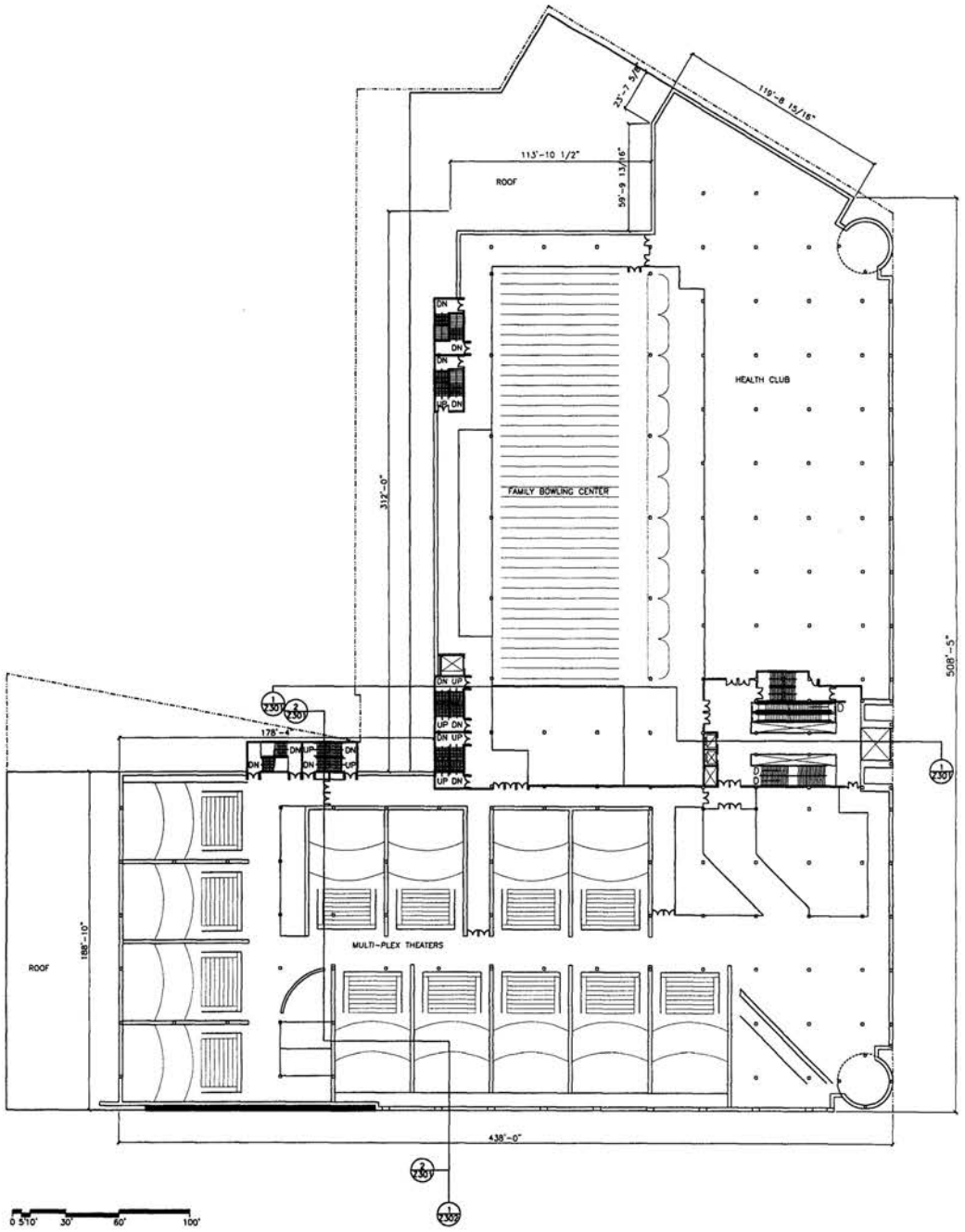
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DRAWING TITLE: ZONING SUBMITTAL

DRAWING NO: Z103



1 / Z104 THIRD FLOOR PLAN

1" = 60'-0"

GROUND FLOOR 32'-0" ELEVATION = 226.56'

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ARCHITECTS:
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1216 ARCH STREET PHILADELPHIA, PA 19107
TEL: (215) 563 3900 FAX: (215) 563 3036

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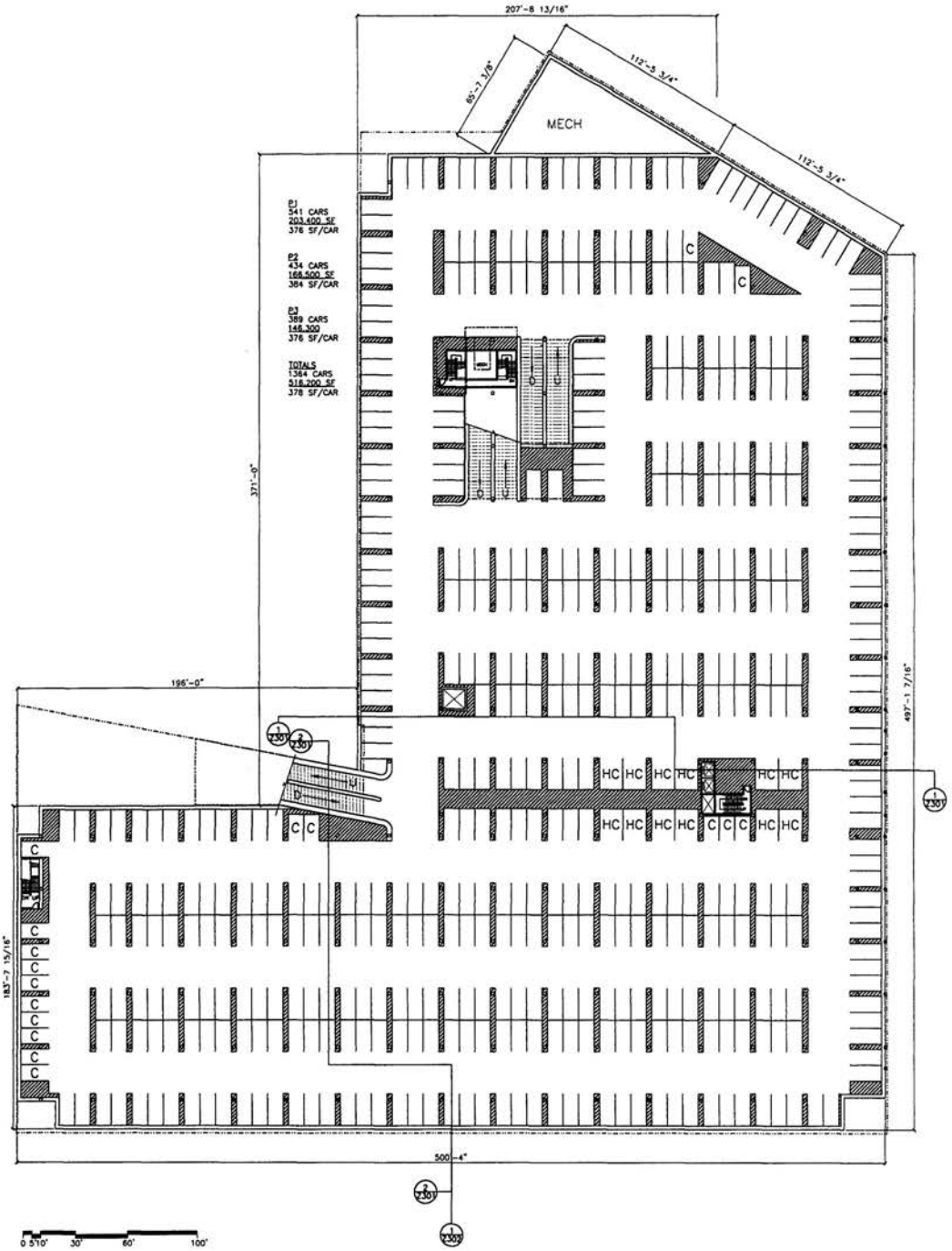
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PROJECT NO: 756100
DATE: 01-30-02
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ACAD FILE: 7561Zplm

DRAWING TITLE: ZONING SUBMITTAL

DRAWING NO: Z104



1 / Z105 **PARKING LEVEL P1**

1" = 60'-0"

PARKING LEVEL P1 −13'−0" ELEVATION = 181.56'

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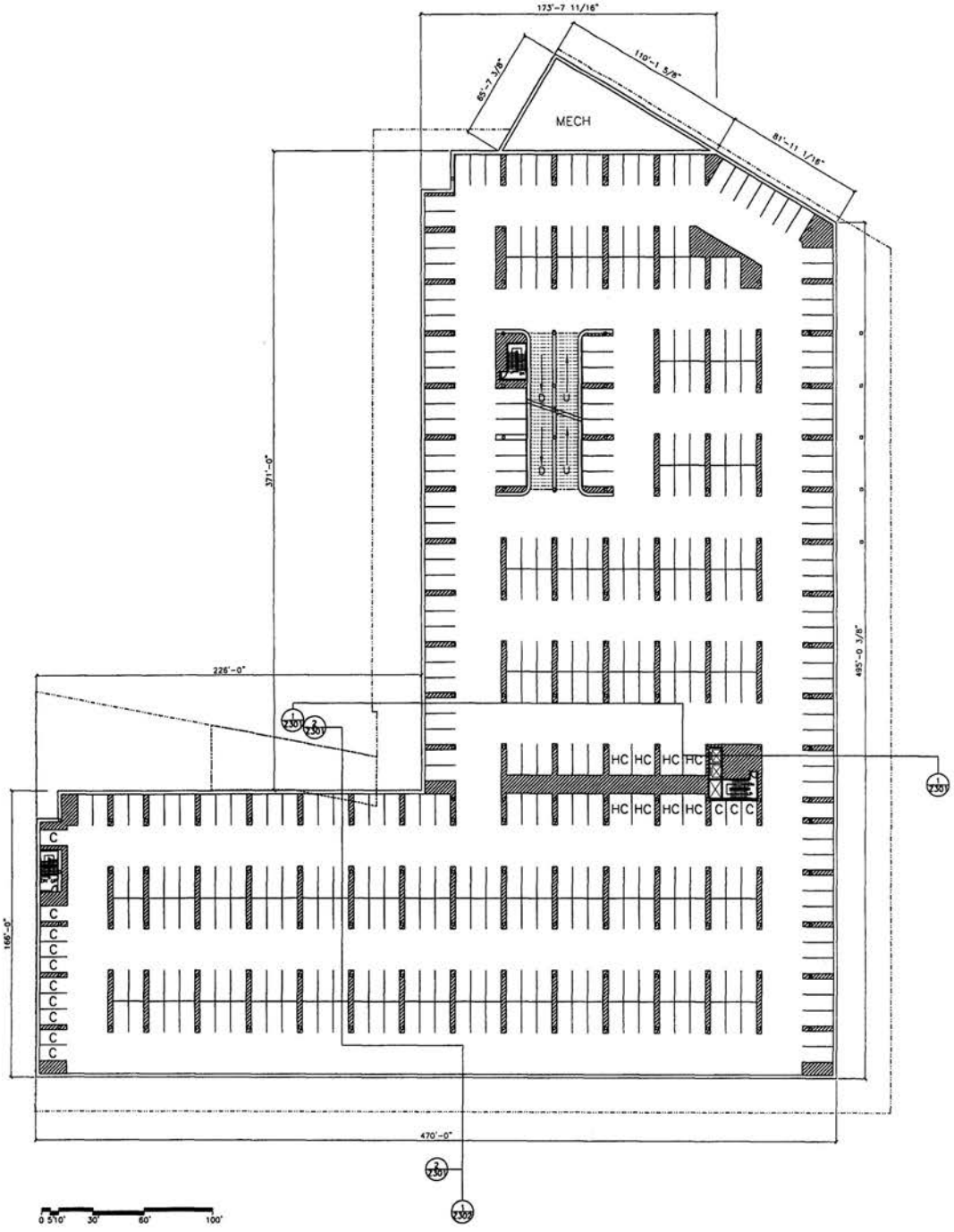
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SCALE: AS NOTED
ACAD FILE: 756127z(n)

DRAWING TITLE: ZONING SUBMITTAL

DRAWING NO: Z105



1 / Z106 **PARKING LEVEL P2**

1" = 60'-0"

PARKING LEVEL P2 −25'-0" ELEVATION = 169.56'

BOWER LEWIS THROWER ARCHITECTS

ARCHITECTS:
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TEL: (215) 563 3900 FAX: (215) 563 3036

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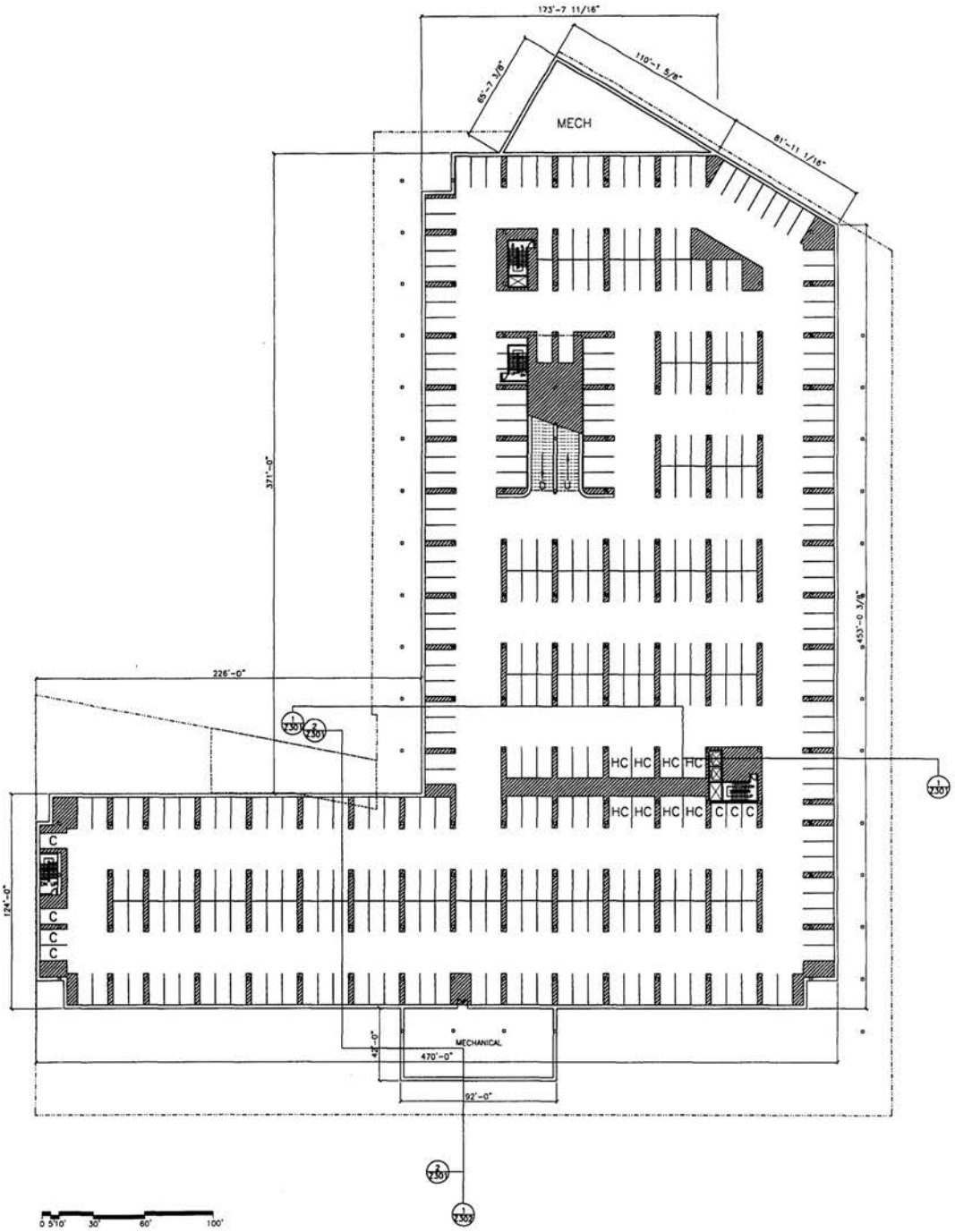
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PROJECT NO: 756100
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ACAD FILE: 756122pln

DRAWING TITLE: ZONING SUBMITTAL

DRAWING NO: Z106

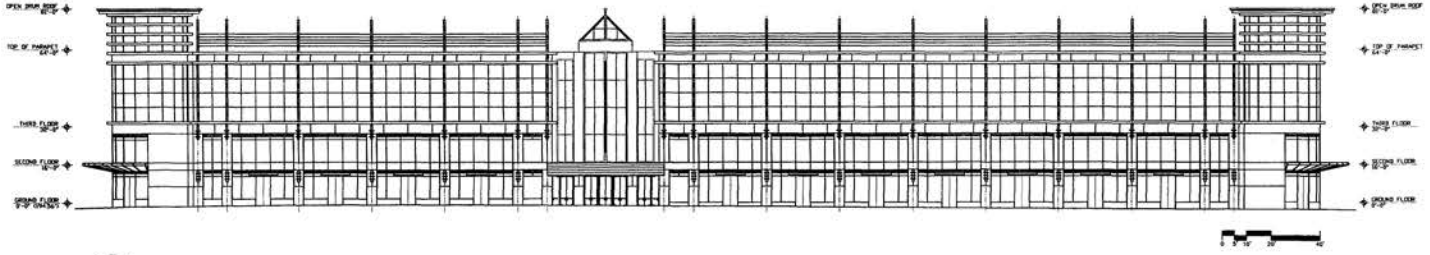


1 / Z107 **PARKING LEVEL P3**

1" = 60'-0"

PARKING LEVEL P3 −37'−0" ELEVATION = 157.56'

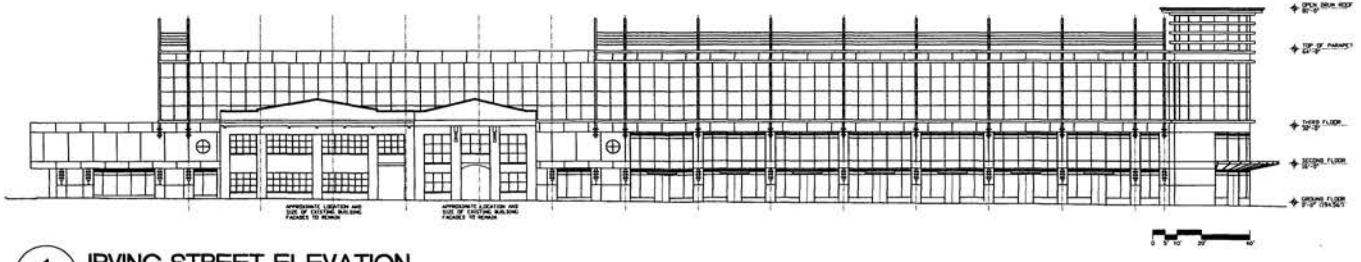
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2 / Z201 **14TH STREET ELEVATION**

1" = 40'-0"

PROJECT 0'-0" ELEVATION = 194.56'



1 / A201 **IRVING STREET ELEVATION**

1" = 40'-0"

PROJECT 0'-0" ELEVATION = 194.56'

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ARCHITECTS:
BOWER LEWIS THROWER ARCHITECTS
[illegible]

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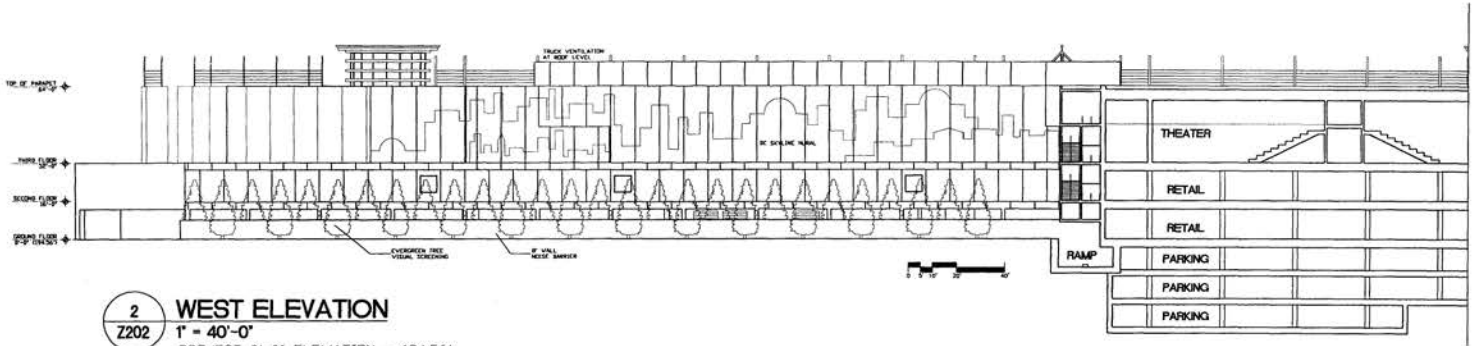
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PROJECT NO: 754100
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ACAD FILE: 754121m

DRAWING TITLE:
ZONING SUBMITTAL

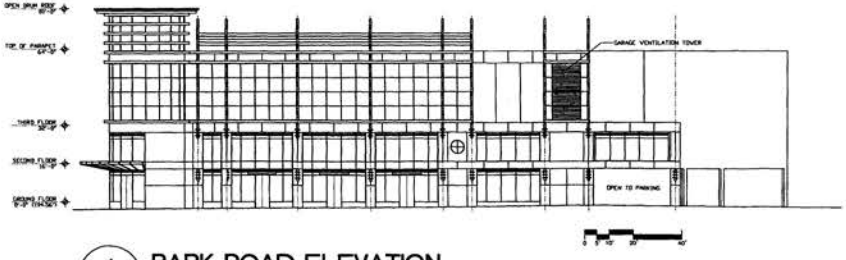
DRAWING NO.
Z201



2 / Z202 **WEST ELEVATION**

1" = 40'-0"

PROJECT 0'-0" ELEVATION = 194.56'



1 / Z202 **PARK ROAD ELEVATION**

1" = 40'-0"

PROJECT 0'-0" ELEVATION = 194.56'

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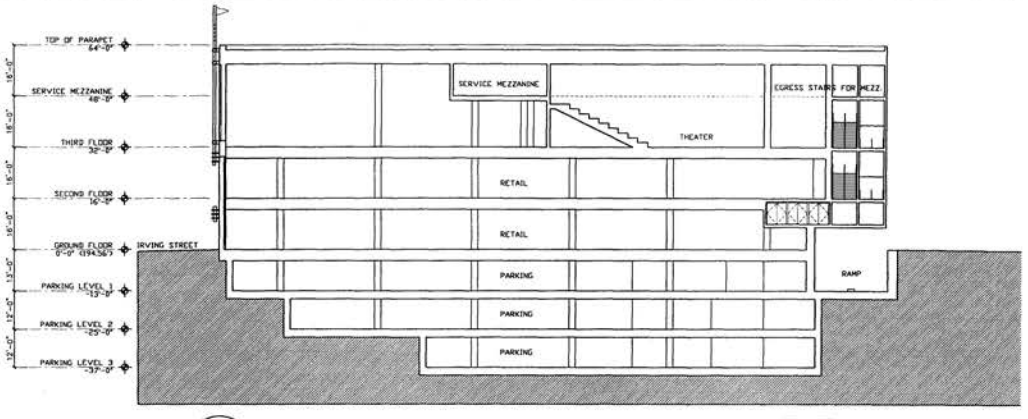
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REVISIONS

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DATE: 01-30-03
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CHECKED BY: JAB
SCALE: AS NOTED
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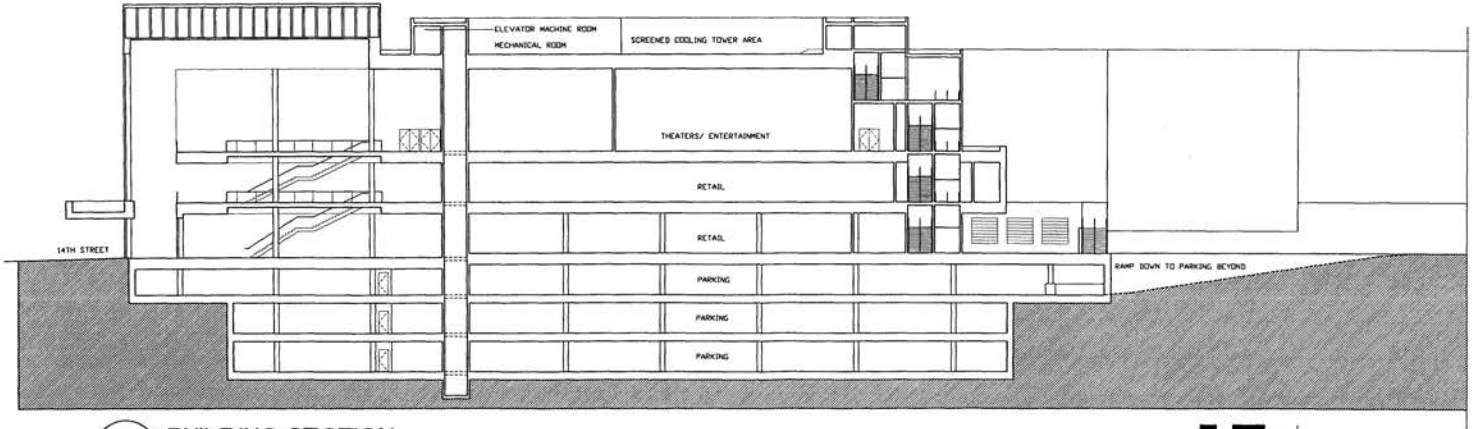
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ZONING SUBMITTAL

DRAWING NO:
Z202



2 / Z301 **BUILDING SECTION**
1" = 30'-0"
PROJECT 0'-0" ELEVATION = 194.56'

0 5' 10' 20' 30'



1 / Z301 **BUILDING SECTION**
1" = 30'-0"
PROJECT 0'-0" ELEVATION = 194.56'

0 5' 10' 20' 30'

BOWER LEWIS THROWER ARCHITECTS

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(215) 563-2666

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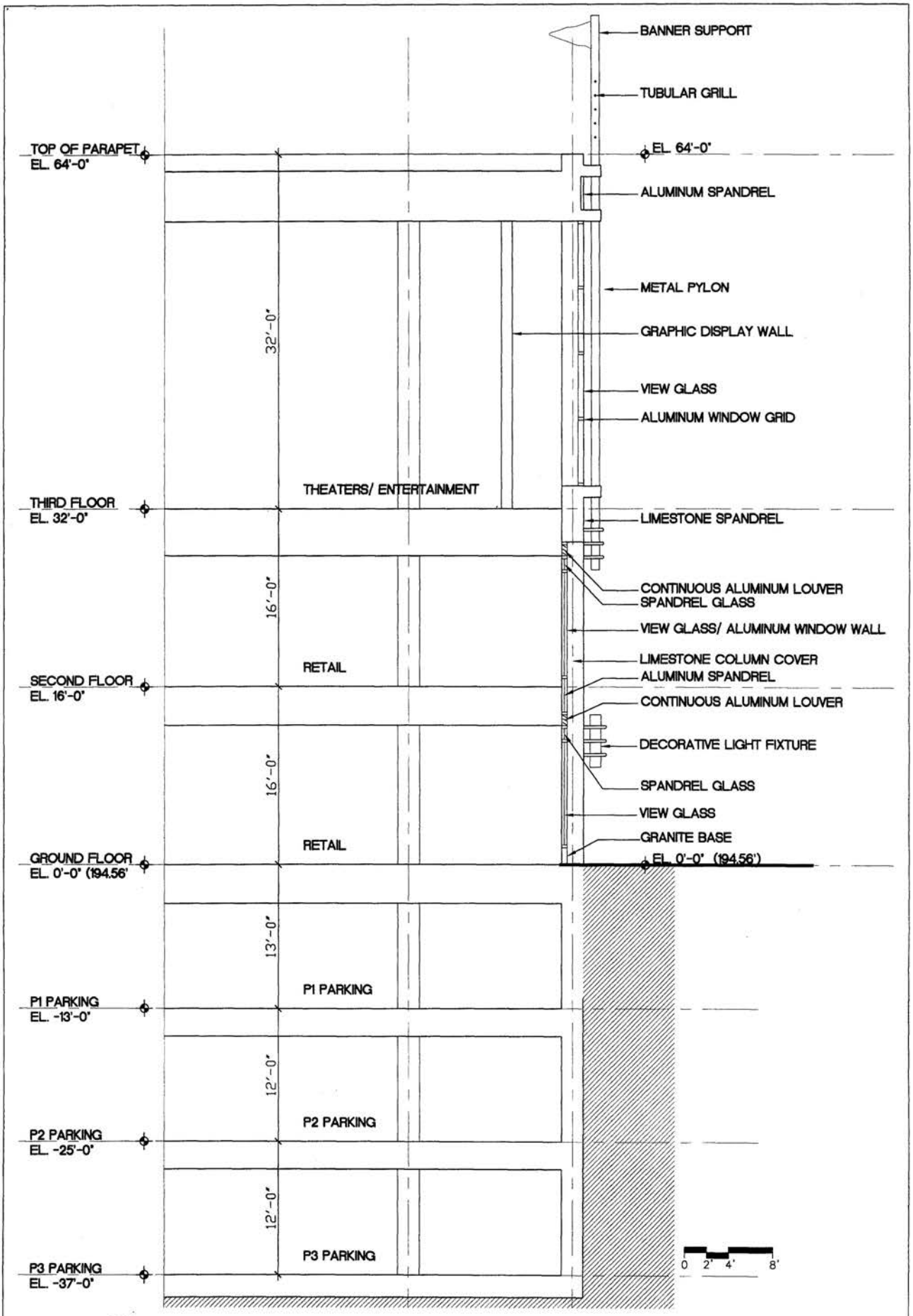
DRID PROPERTIES
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NEW YORK, NY 10022
212-935-0740

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PROJECT NO. 756100
DATE: 07-30-07
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CHECKED BY: JMB
SCALE: AS NOTED
ACAD FILE: 756100.dwg

DRAWING TITLE:
ZONING SUBMITTAL

DRAWING NO.
Z301



1 / Z302 **WALL SECTION @ CONTROL POINT**

1/8" = 1'-0"

PROJECT 0'-0" ELEVATION = 194.56'

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REVISIONS:

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PROJECT NO: 754100
DATE: 01-30-07
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CHECKED BY: JAB
SCALE: AS NOTED
ACAD FILE: 7541Zsec

DRAWING TITLE: ZONING SUBMITTAL

DRAWING NO: Z302