

PROJECT: CONDOMINIUMS AT 14TH STREET - PARCEL A

DEVELOPER: MID CITY DEVELOPMENT, LLC

ARCHITECT: RTKL DC ASSOCIATES P.C.

BZA SET - MAY 16, 2002

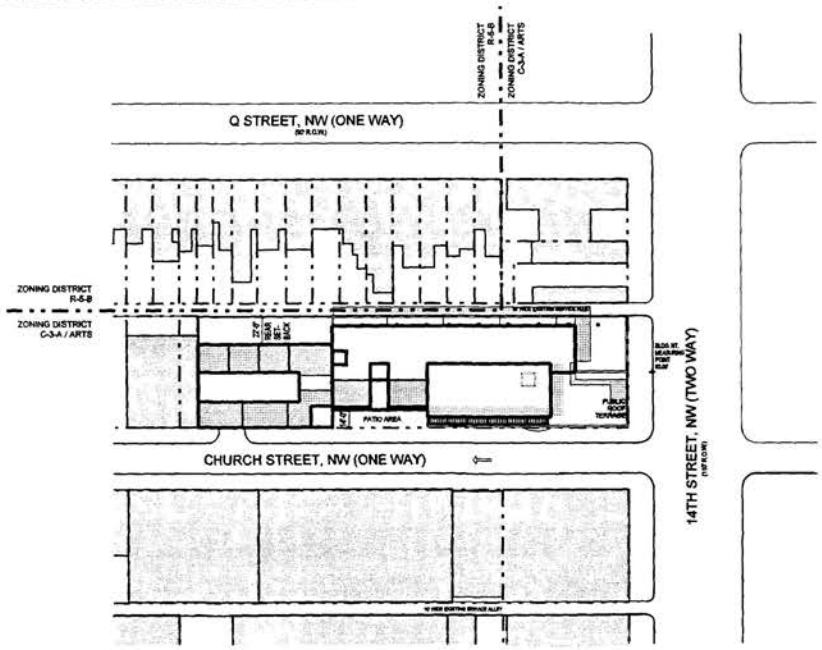
Case No. 16799
Exhibit No. 4

Case No. 16907
Exhibit No. 4

Board of Zoning Adjustment
District of Columbia
CASE NO.16907
EXHIBIT NO.4

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SITE PLAN

GENERAL NOTES

1. ITEMS MARKETED WITH ★ INDICATE ISSUES REQUIRING RELIEF TO BE SEEKED FROM THE BZA.
2. AREA TABULATIONS ARE APPROXIMATE CALCULATIONS BASED ON SCHEMATIC DESIGN PLANS AND ARE SUBJECT TO CHANGE PENDING ON FINAL DESIGN.
3. NUMBER OF UNITS AND PARKING SPACES PROVIDED ARE SUBJECT TO CHANGE PENDING ON FINAL LAYOUT.

PROJECT INFORMATION

ZONING DISTRICT:	C-3-A / ARTS, GREATER 14TH STREET HISTORIC DISTRICT
SQUARE:	209
LOT:	98
SITE AREA:	30,870 SF
PARKING SPACES TOTAL:	79
STANDARD:	27
COMPACT:	52
RESIDENTIAL UNITS TOTAL:	86
UNITS IN EXISTING BUILDINGS:	48
UNITS IN ADDITIONS:	38

AREA TABULATION

	LEVEL	RESIDENTIAL	RETAIL	PARKING	OTHER	TOTAL	
ABOVE GRADE	TOWER/ ROOF ACCESS	1,704 SF				1,704 SF	
	5	20,468 SF				20,628 SF	
	4	27,484 SF				27,644 SF	
	3	27,484 SF				27,644 SF	
	2	13,098 SF				13,258 SF	
	1	8,637 SF	12,182 SF	2,427 SF	2,289 SF	25,535 SF	115,773 SF
BELOW GRADE	P1			9,900 SF		9,900 SF	
	P2			9,900 SF		9,900 SF	
	P3			9,900 SF		9,900 SF	29,700 SF
		98,875 SF	12,182 SF	32,127 SF	2,289 SF	146,113 SF	145,473 SF

ZONING INFORMATION

SECTION NO.	ZONING REGULATIONS	REQUIREMENT	PROVIDED	NOTE
770.1 & 1902.1	BUILDING HEIGHT	75'-0" MAX.	54'-0" TO HIGH POINT OF ROOF PER AGREEMENT WITH HPRB & COMMUNITY	REFER TO SHEET 34.01 PARAPETS OF BUILDING MAY BE HIGHER
770.6	PENTHOUSE HEIGHT	18'-6" MAX.	9'-0" AT NEW WING	REFER TO SHEET 34.01
771 & 1904.3	FAR RESIDENTIAL OTHER TOTAL	 4.5 2.5 4.5	 3.20 0.47 3.67	
772	LOT OCCUPANCY	75%	ENTIRE SITE TYPICAL LEVELS: 90% ★ 5TH LEVEL: 67% NEW WING ALL LEVELS: 75%	SUBMISSION TO BZA FOR VARIANCE LOT OCCUPANCY OF EXISTING BUILDINGS IS 65%
773	RESIDENTIAL RECREATION SPACE	15% OF GFA	0.3% OUTDOOR (PUBLIC ROOF TERRACE) 1.0% INDOOR (LOBBY) 1.3% TOTAL ★	SUBMISSION TO BZA FOR VARIANCE
774	REAR YARD	12'-0"	22'-6"	
775	SIDE YARD	NOT REQUIRED	NONE PROVIDED	
776	COURT	18'-6" (4" PER FT IN HEIGHT)	14'-0" AT CENTER PATIO	EXISTING CONDITION AT BUILDING. PATIOS ARE FOR PRIVATE USES. ENCLOSURE WALLS PROVIDED AS PART OF NEW CONSTRUCTION.
1901	GROUND LEVEL RETAIL	50% MIN.	47.7% ★	SUBMISSION TO BZA FOR SPECIAL EXCEPTION
2100.5	OFF-STREET PARKING	NO REQUIREMENT	79	PROJECT IS ADDITION TO CONTRIBUTING BUILDINGS IN A HISTORIC DISTRICT; NO REQUIREMENTS APPLY.
2115	COMPACT PARKING SPACES	NO REQUIREMENT	66% (52 SPACES)	
2301.2	GARAGE ENTRANCE	40'-0" MIN. FROM INTERSECTION	320'-0"	
2200.5	LOADING BERTHS	NO REQUIREMENT	NONE PROVIDED	PROJECT IS ADDITION TO CONTRIBUTING BUILDINGS IN A HISTORIC DISTRICT; NO REQUIREMENTS APPLY.
	SET BACK REQUIREMENT FOR ADDITION ABOVE EXISTING BUILDINGS ON 14TH STREET		+/- 61'-0" ABOVE 1522 14TH STREET +/- 42'-0" ABOVE 1526 14TH STREET	

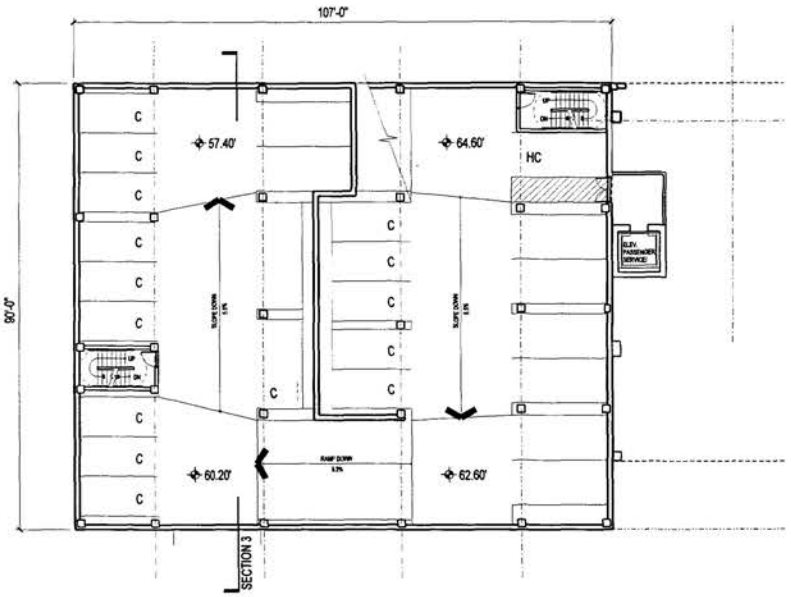
CONDOMINIUMS AT 14th STREET
PARCEL A

SITE PLAN, INDEX, ZONING NOTES

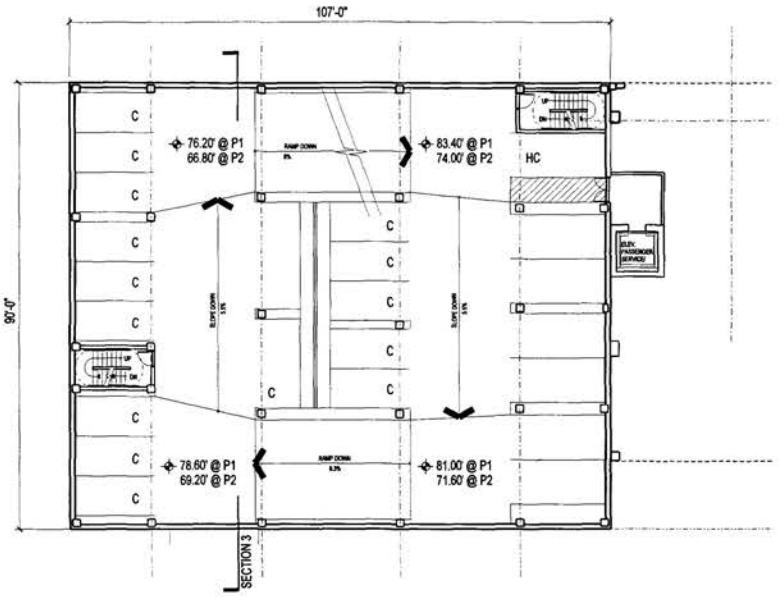
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00.11



P3 LEVEL PARKING



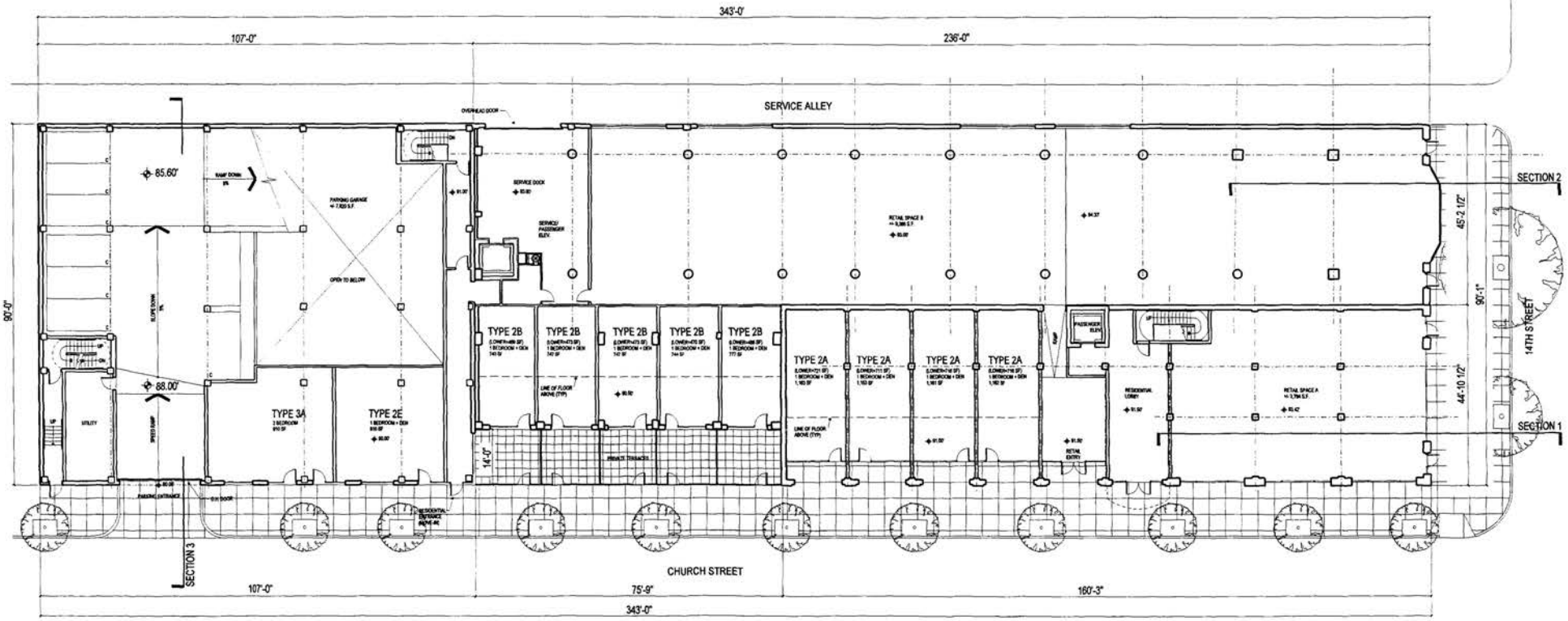
P1 & P2 LEVEL PARKING

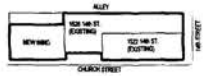
CONDOMINIUMS AT 14th STREET
PARCEL A

GARAGE LEVEL PLANS

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KEY PLAN

NO SCALE

CONDOMINIUMS AT 14th STREET
PARCEL A

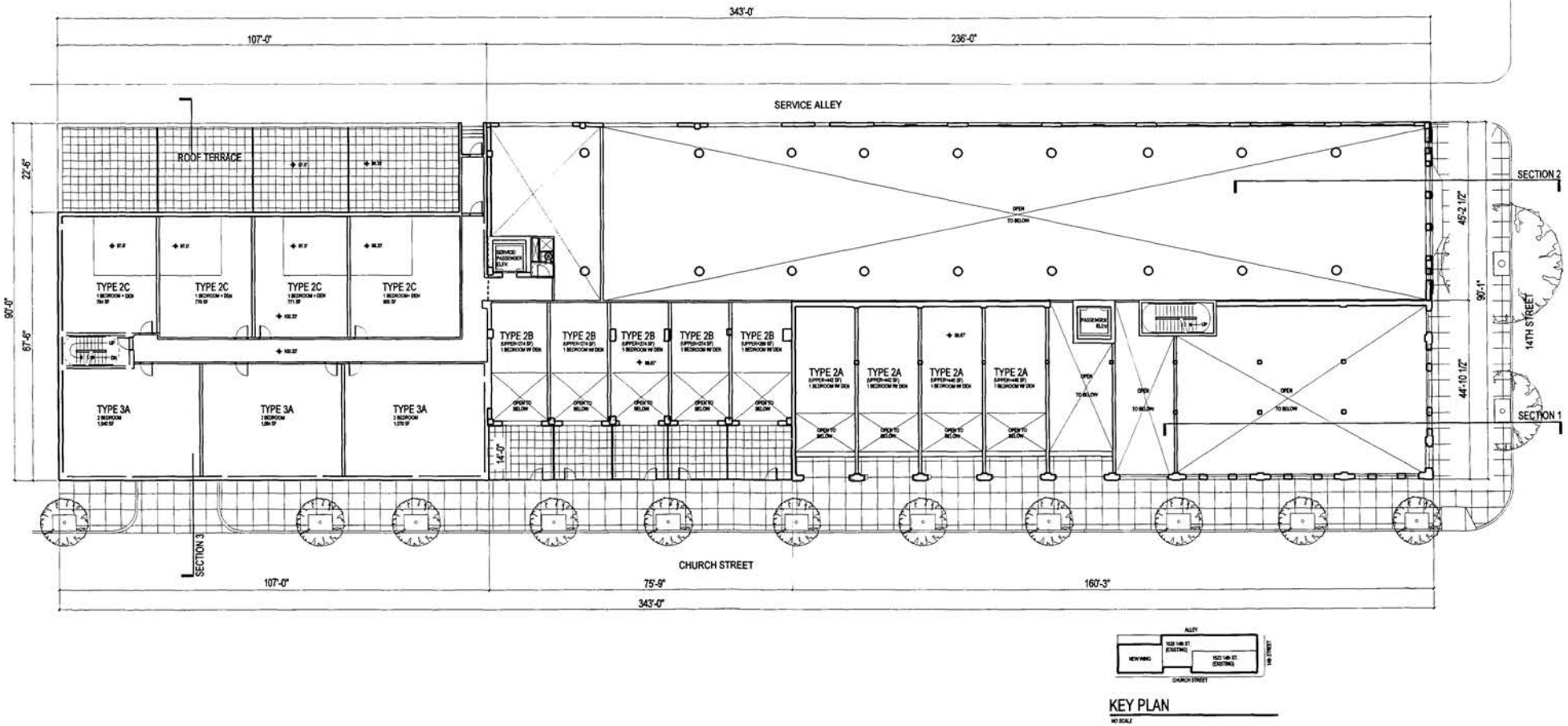
GROUND LEVEL PLAN

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0 2 4 8 16

30.01



KEY PLAN

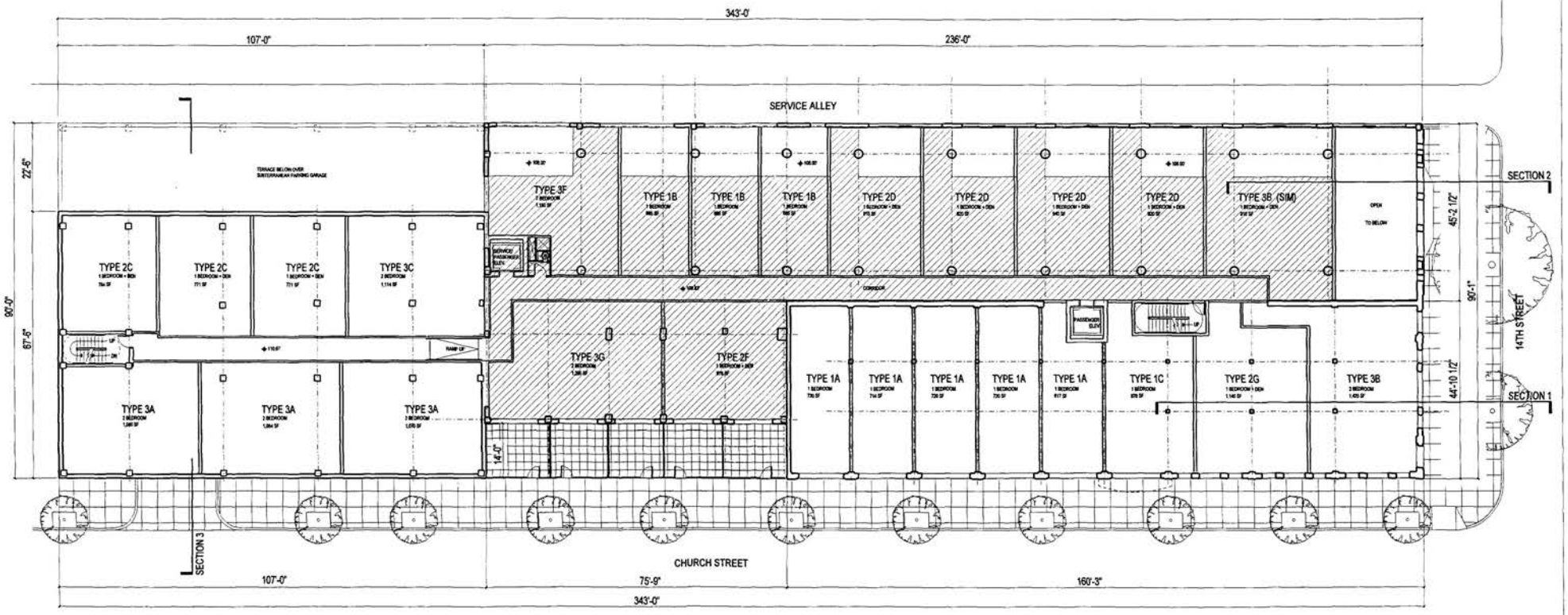
CONDOMINIUMS AT 14th STREET
PARCEL A

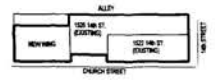
SECOND LEVEL PLAN

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30.02





KEY PLAN
NO SCALE

GENERAL NOTES:
1. HATCHED AREAS INDICATE AREAS OF BUILD UP FLOOR ABOVE EXISTING SLAB. REFER TO BUILDING SECTIONS ON SHEET 34.01 FOR APPROXIMATE HEIGHT.

CONDOMINIUMS AT 14th STREET
PARCEL A

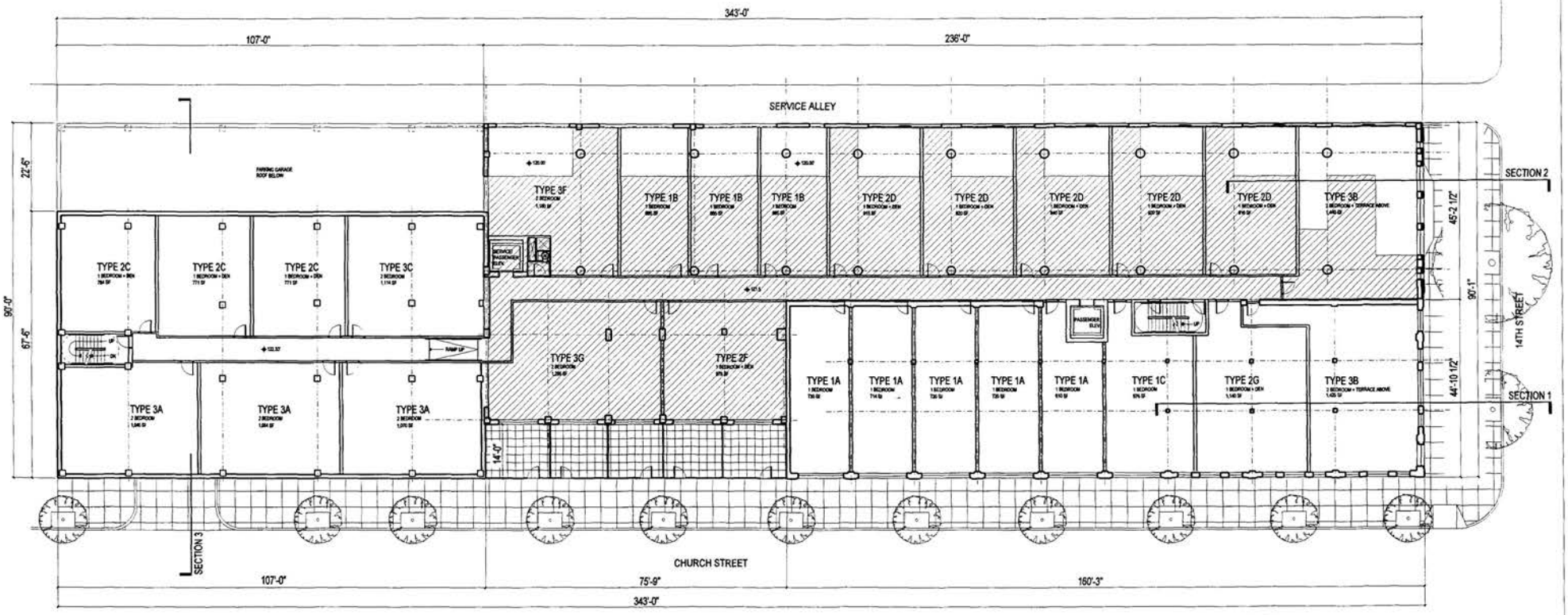
THIRD LEVEL PLAN

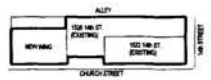
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0 2 4 8 16

30.03





KEY PLAN
NO SCALE

GENERAL NOTE:
1. HATCHED AREAS INDICATE AREAS OF BUILD UP FLOOR ABOVE EXISTING SLAB. REFER TO BUILDING SECTIONS ON SHEET 3A.01 FOR APPROPRIATE HEIGHT.

CONDOMINIUMS AT 14th STREET
PARCEL A

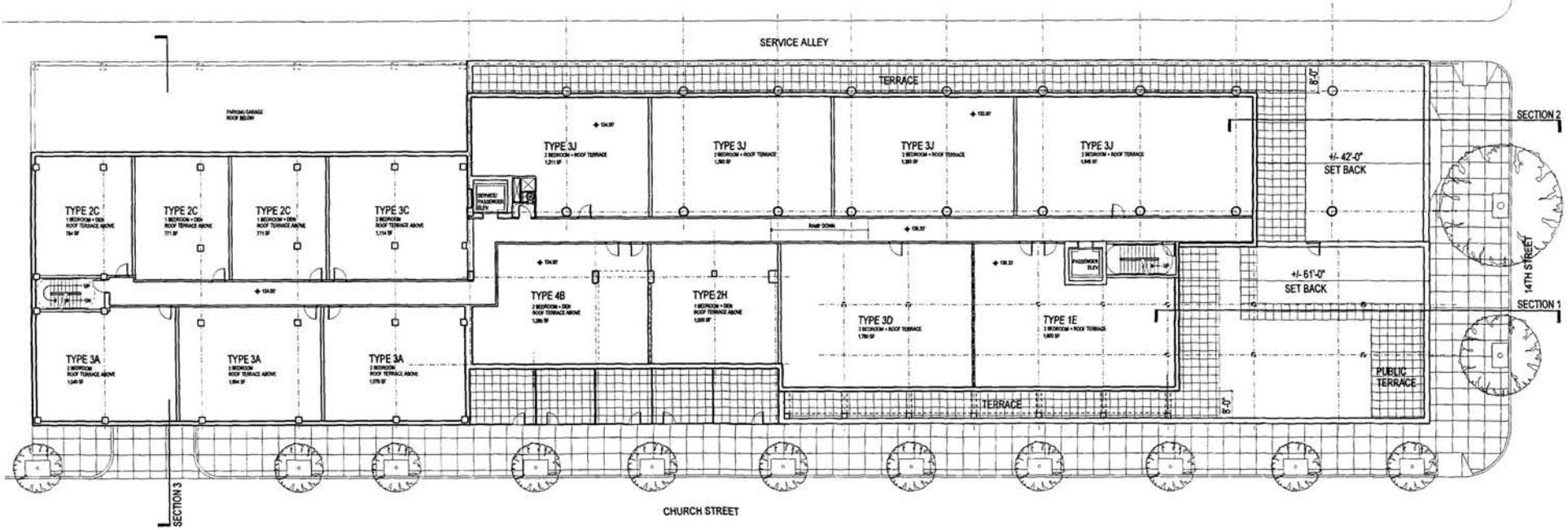
FOURTH LEVEL PLAN

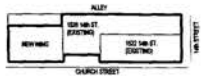
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0 2' 5' 10'

30.04





KEY PLAN

NO SCALE

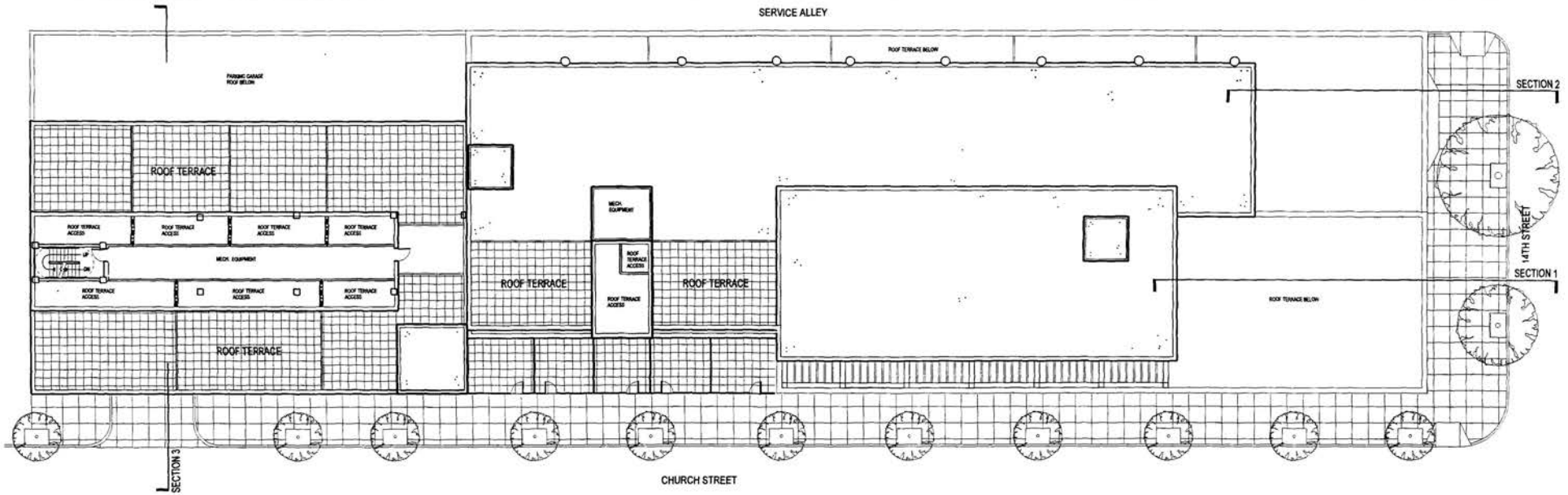
CONDOMINIUMS AT 14th STREET
PARCEL A

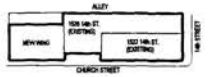
FIFTH LEVEL PLAN

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30.05





KEY PLAN

NO SCALE

CONDOMINIUMS AT 14th STREET
PARCEL A

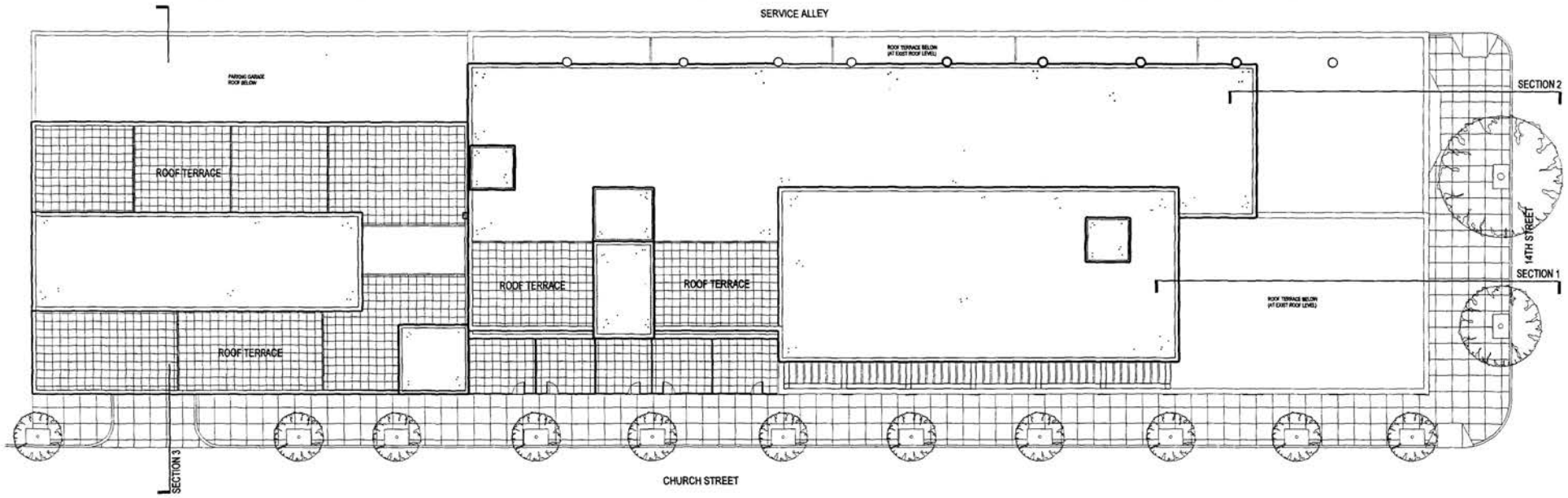
ROOF ACCESS/TOWER PLAN

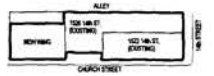
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RTKL DC Associates PC

0 2' 4' 8' 16'

30.06





KEY PLAN

NO SCALE

CONDOMINIUMS AT 14th STREET
PARCEL A

ROOF LEVEL PLAN

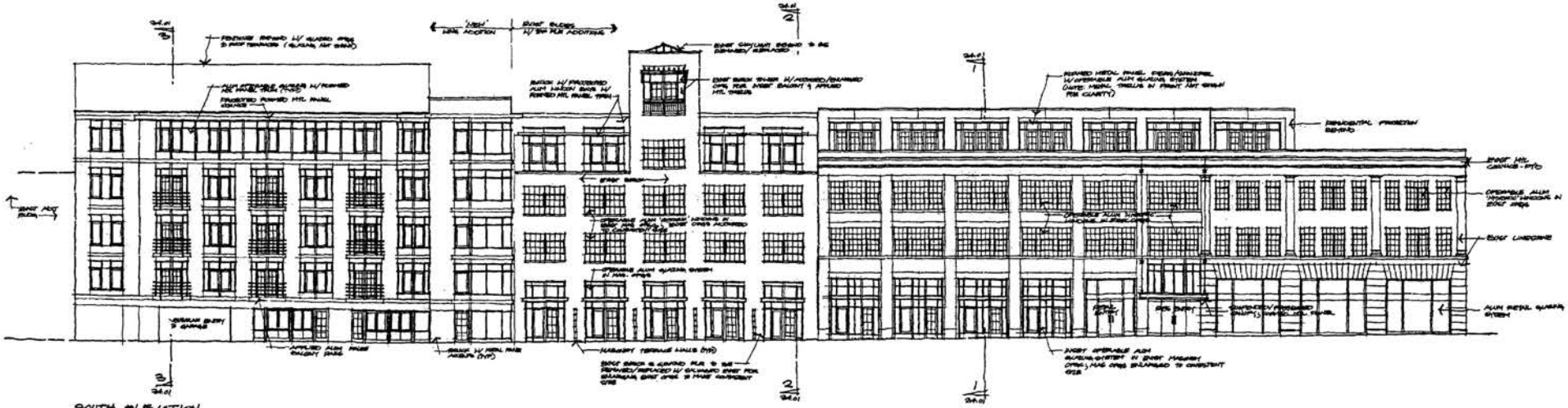
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EAST ELEVATION



SOUTH ELEVATION

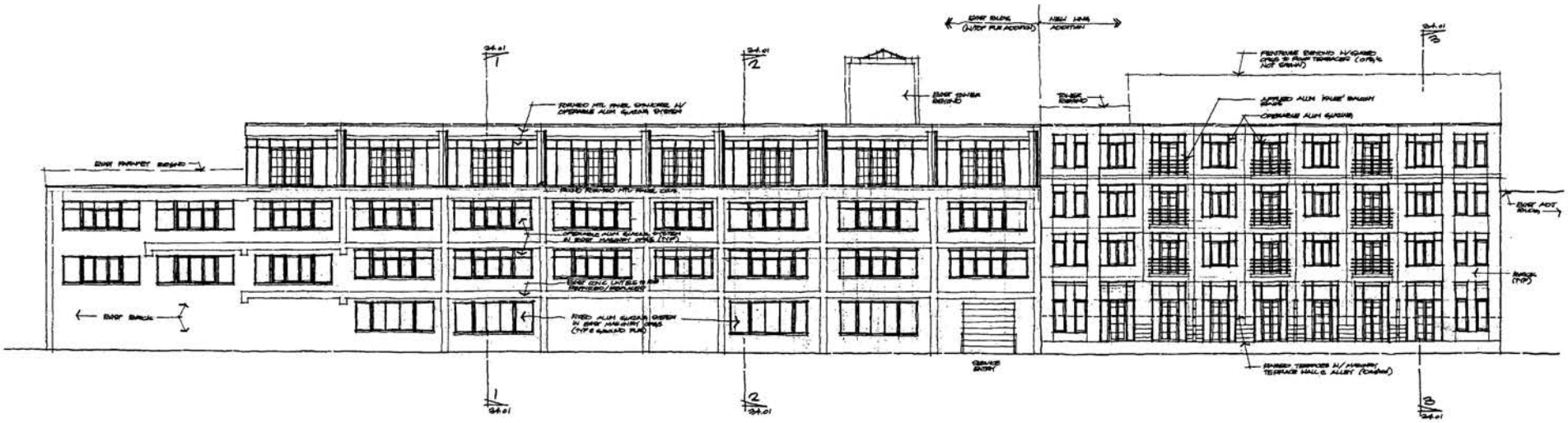
CONDOMINIUMS AT 14th STREET
PARCEL A

ELEVATIONS

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33.01



NORTH ELEVATION

0 4 8 16 32

NOTE:

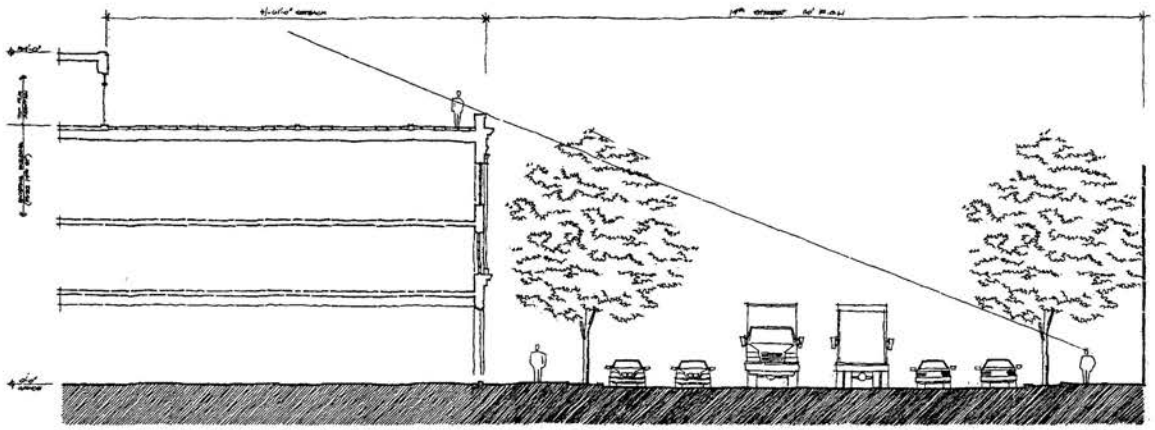
CONDOMINIUMS AT 14th STREET
PARCEL A

ELEVATIONS

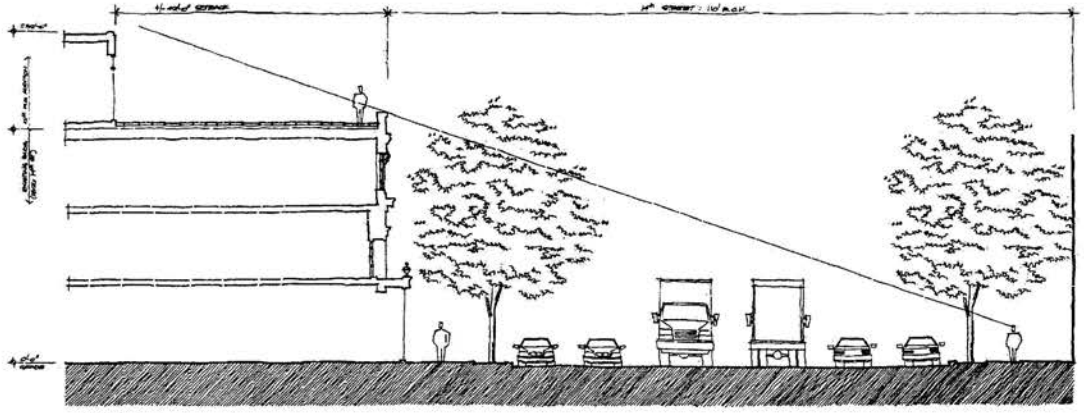
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SITE SECTION 1

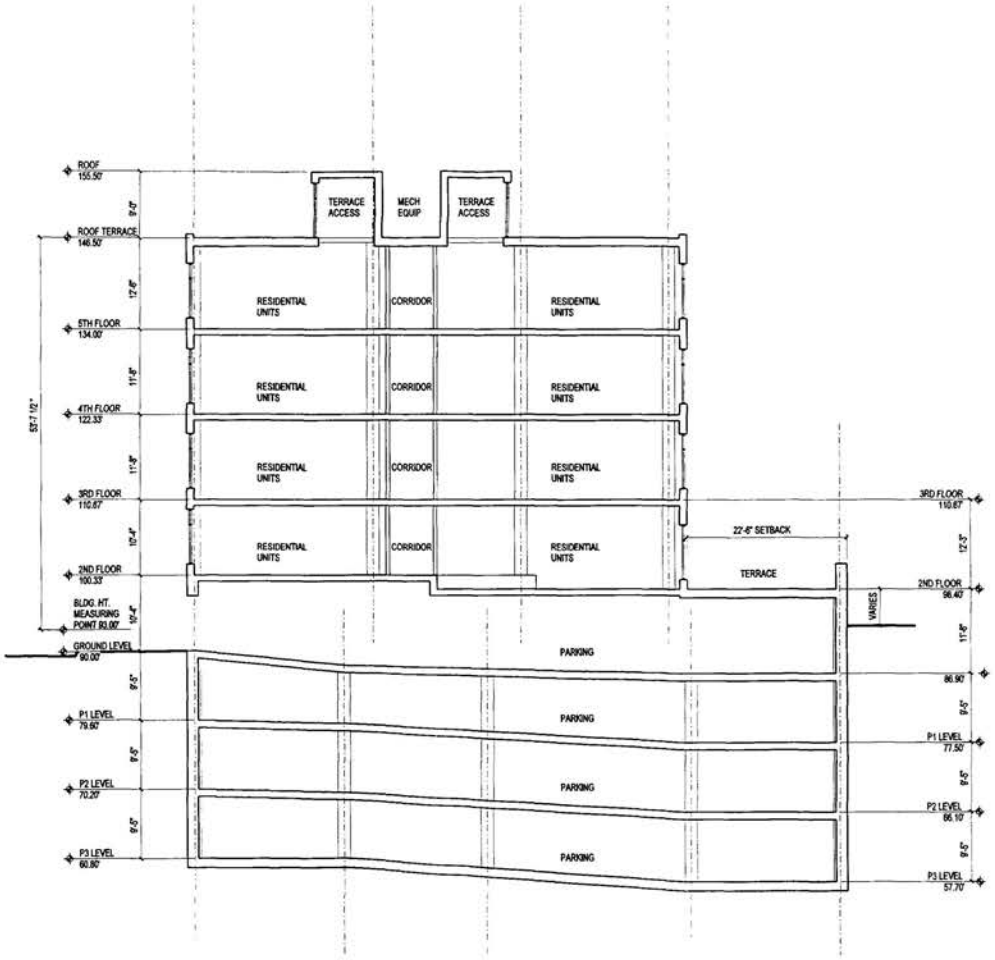


SITE SECTION 2

CONDOMINIUMS AT 14th STREET
PARCEL A

BUILDING SECTIONS

BZA SET MAY 16, 2002



SECTION 3

CONDOMINIUMS AT 14th STREET
PARCEL A

BUILDING SECTIONS

BZA SET MAY 16, 2002

RTKL DC Associates PC

0 2' 4' 8' 16'

34.02