GENERAL ZONING INFO

1529 14th Street, NW
Washington DC 20005
Square 241
Lots 803-807 & 848, total 13,125 sf

Zone: ARTS/C-3-A

category	req'd/allowed	provided
Height	75' (ARTS)	64'-11" (t.o. parapet high pt)
FAR	4.5 (ARTS, includes 0.5 bonus for more than 3.0 residential)	3.97
Lot Occup.	75% max (C-3-A)	74.5%
Side yard	None req'd (C-3-A)	None provided
Rear yard	2.5"/ft ht (=13'-4") or 15' min (C-3-A)	22'-4"
Open court	4"/ft ht (=7'-8", 20'-10", and 21'-4") or 15' min (C-3-A)	3 courts: 49'w X 21'd X 23' tall 25'w X 6.5'd X 62.6' tall 50'w X 6.5'd X 64' tall
Street level retail	Min 50% of ground flr (ARTS)	89%
Street wall	Min 75% of frontage to 15' ht (ARTS)	100% frontage to 40'-64' ht
Parking	5 spaces (historic waiver)	14 spaces

BZA
Case No. 17183
Exhibit No. 10

ZONING INFO REGARDING RELIEF SOUGHT

RESIDENTIAL RECREATION SPACE

Requirement

15% OF GFA 'DEVOTED TO RESIDENTIAL'
15% X 43,465* = 6,356.25 SF Required

*GROSS FLOOR AREA RESIDENTIAL IS CALCULATED AS THE ENTIRETY OF FLOORS 2, 3, 4, 5, & 6 PLUS CONDO LOBBY, ELEVATOR, AND EXIT STAIRS OF 1st FLOOR. SEE SHEET CS-2 OF THIS SET.

Proposed/relief sought (see Sheet A-1.7, this set)

2,256 SF AT ROOF - ROOF TERRACE
= 2,256 SF TOTAL COMPLIANT 'RES. REC. SPACE'
= 5.19% OF 43,465 GSF

ROOF STRUCTURES

Requirement

All roof structures shall be: in one enclosure; have only one enclosing wall height; and be set back from roof edges at 1:1.

Proposed/Relief sought (see Sheet A-1.8, this set)

3 roof structure enclosures
2 different enclosing wall heights
Stair towers have less than required setback

ZONING INFORMATION FOR BZA CASE

1529 14TH STREET, NW

APRIL 4, 2004

DRAWING INDEX

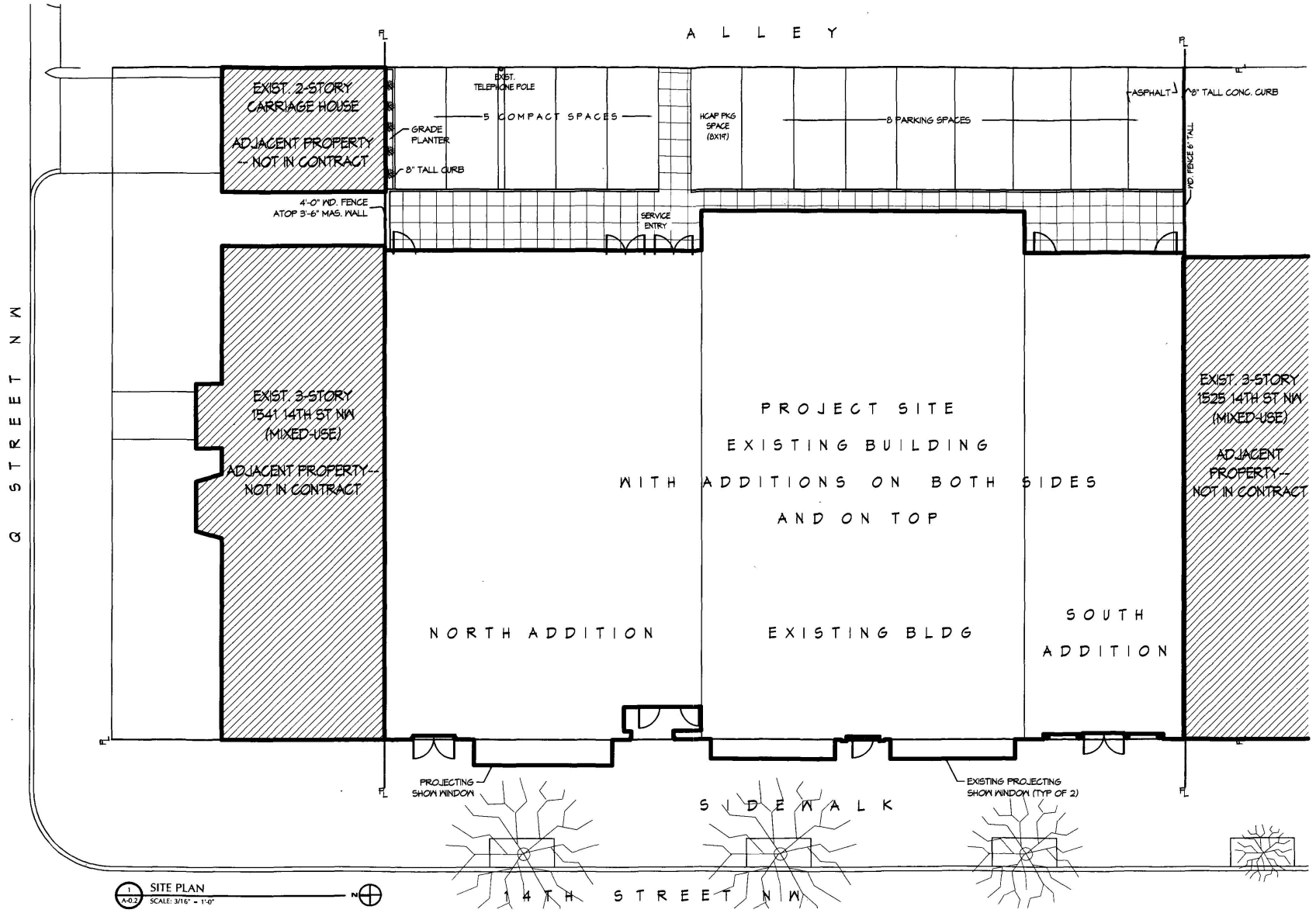
CS-1 General Info
CS-2 Flr GSF Info
A-0.1 Site Plan
A-1.7 Roof Plan
A-1.8 Penthouse Roof Plan
A-3.1 Elevations
A-3.2 Elevations

ARCHITECT: ERIC COLBERT & ASSOCIATES
717 5th. STREET N. W.
WASHINGTON, D.C. 20001

DEVELOPER: GEORGETOWN RESTORATION INC.
1054 31st. STREET N. W. # 340
WASHINGTON, D.C. 20007

PROJECT: PHAETON ON 14th
1529 14th. STREET N. W.
WASHINGTON, D.C. 20005

Board of Zoning Adjustment
District of Columbia
CASE NO. 17183
EXHIBIT NO. 10



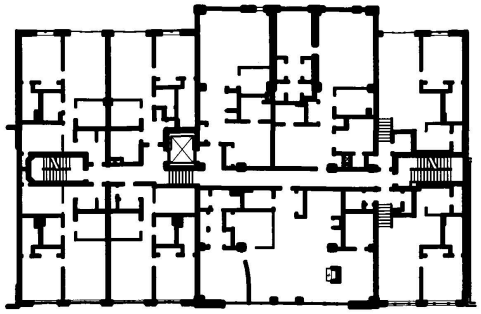
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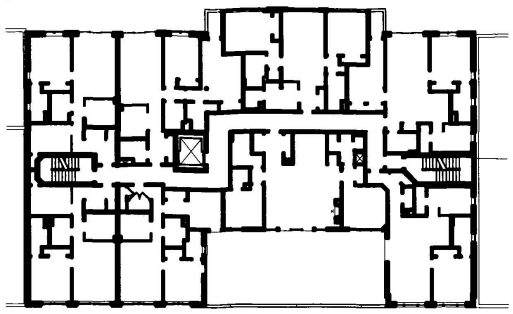
BZA 4.08.04

A-0.2



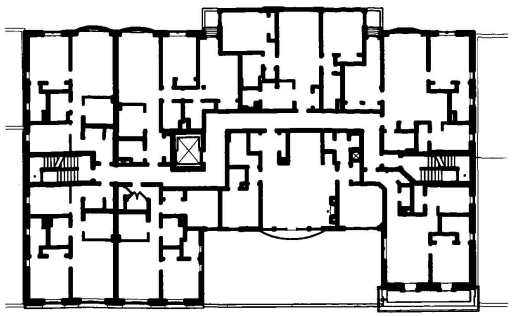
ENTIRE FLOOR (9,783 GFA) DEVOTED TO RESIDENTIAL USE

4 / A-5.5 4TH FLOOR PLAN
SCALE: 1/16" = 1'-0"



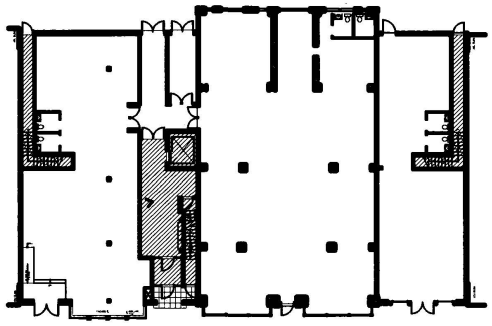
ENTIRE FLOOR (8,760 GFA) DEVOTED TO RESIDENTIAL USE

5 / A-5.5 5TH FLOOR PLAN
SCALE: 1/16" = 1'-0"



ENTIRE FLOOR (8,601 GFA) DEVOTED TO RESIDENTIAL USE

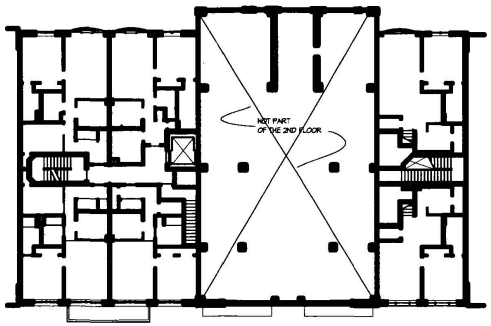
6 / A-5.5 6TH FLOOR PLAN
SCALE: 1/16" = 1'-0"



1,090 GFA OF THIS FLOOR DEVOTED TO RESIDENTIAL USE
(9,783 GFA TOTAL FOR THE FLOOR)

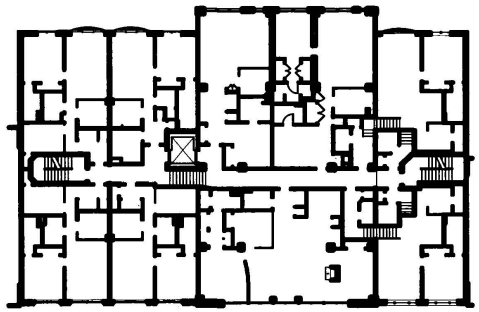
1 / A-5.5 1ST FLOOR PLAN
SCALE: 1/16" = 1'-0"

▨ AREAS DEVOTED TO RESIDENTIAL USE



ENTIRE FLOOR (5,448 GFA) DEVOTED TO RESIDENTIAL USE

2 / A-5.5 2ND FLOOR PLAN
SCALE: 1/16" = 1'-0"



ENTIRE FLOOR (9,783 GFA) DEVOTED TO RESIDENTIAL USE

3 / A-5.5 3RD FLOOR PLAN
SCALE: 1/16" = 1'-0"

FLOOR PLANS INDICATE GROSS SQUARE FOOTAGE 'DEVOTED TO RESIDENTIAL' FOR THE PURPOSE OF CALCULATING REQUIRED 'RESIDENTIAL RECREATION SPACE'

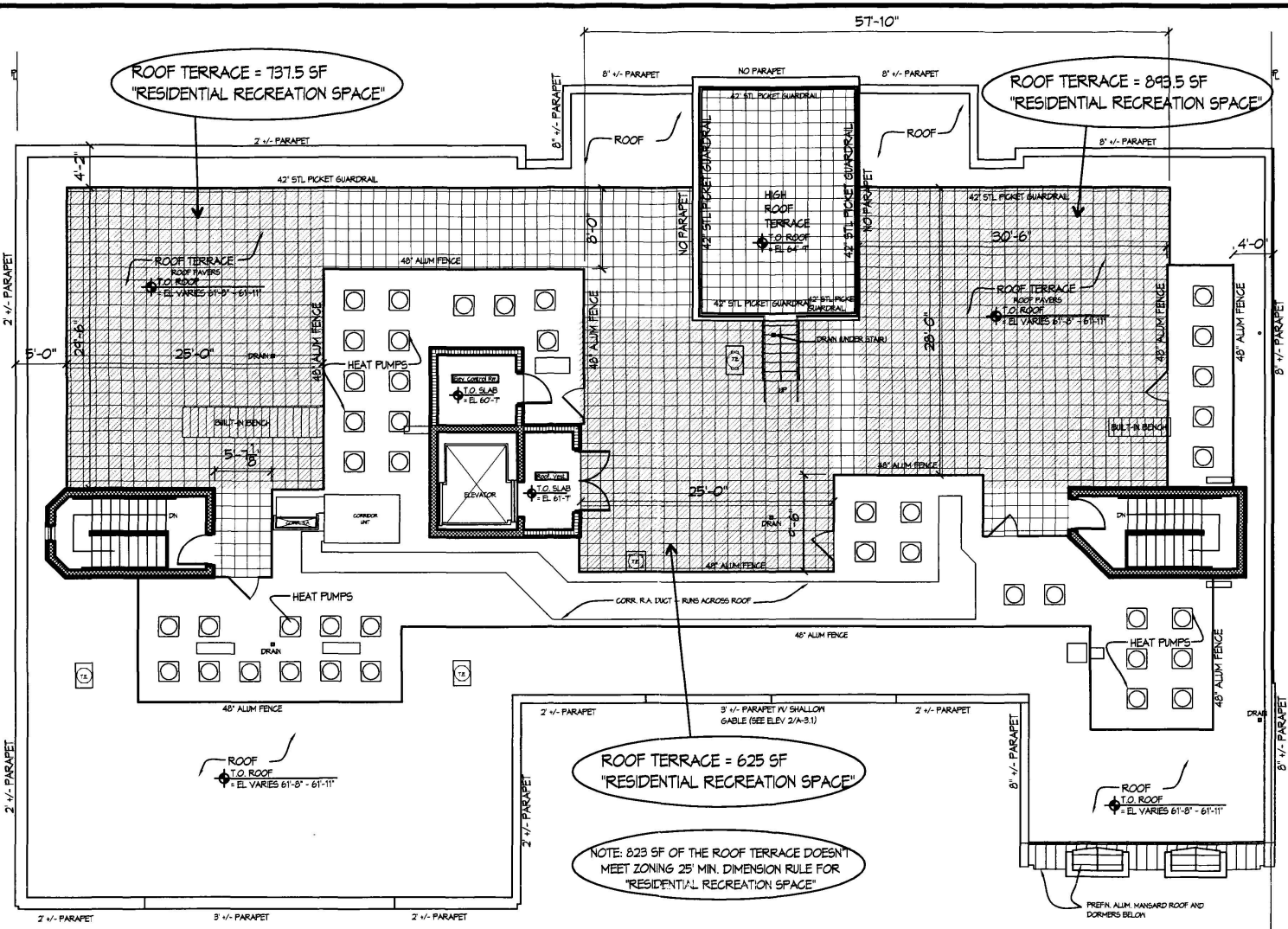
TABULATION: GFA 'DEVOTED TO RESIDENTIAL'

BASEMENT	0	GFA (NONE)
FIRST	1,090	GFA (11% OF THE FLOOR)
SECOND	5,448	GFA (ENTIRE FLOOR)
3RD & 3-MEZZ	9,783	GFA (ENTIRE FLOOR)
4TH & 4-MEZZ	9,783	GFA (ENTIRE FLOOR)
FIFTH	8,760	GFA (ENTIRE FLOOR)
SIXTH	8,601	GFA (ENTIRE FLOOR)
TOTAL	43,465	GFA 'DEVOTED TO RESIDENTIAL'

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PROJECT: PHAETON ON 14th
1529 14th. STREET N. W.
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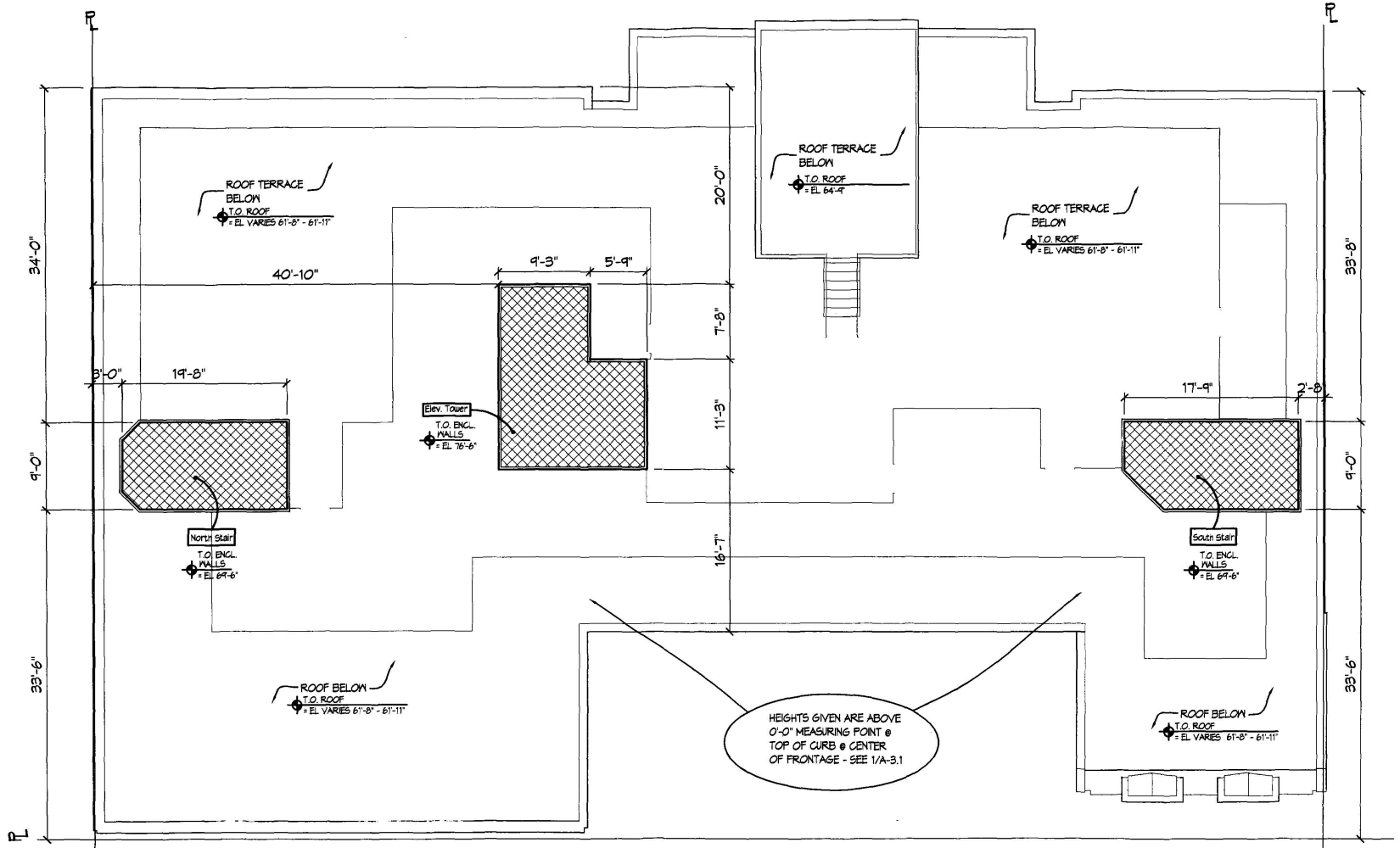


1 / A-1.7

ROOF PLAN

SCALE: 3/32" = 1'-0"

ARCHITECT: ERIC COLBERT & ASSOCIATES	DEVELOPER: GEORGETOWN RESTORATION INC.	PROJECT: PHAETON ON 14th	BZA 4.08.04	A-1.7
717 5th. STREET N. W. WASHINGTON, D.C. 20001	1054 31st. STREET N. W. # 340 WASHINGTON, D.C. 20007	1529 14th. STREET N. W. WASHINGTON, D.C. 20005		



1 / A-1.8

ROOF OF PENTHOUSE STRUCTURES PLAN

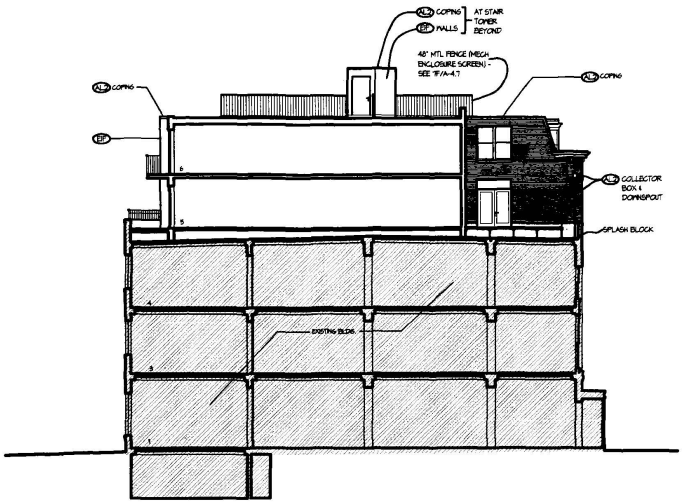
SCALE: 3/32" = 1'-0"

ARCHITECT: ERIC COLBERT & ASSOCIATES
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WASHINGTON, D.C. 20001

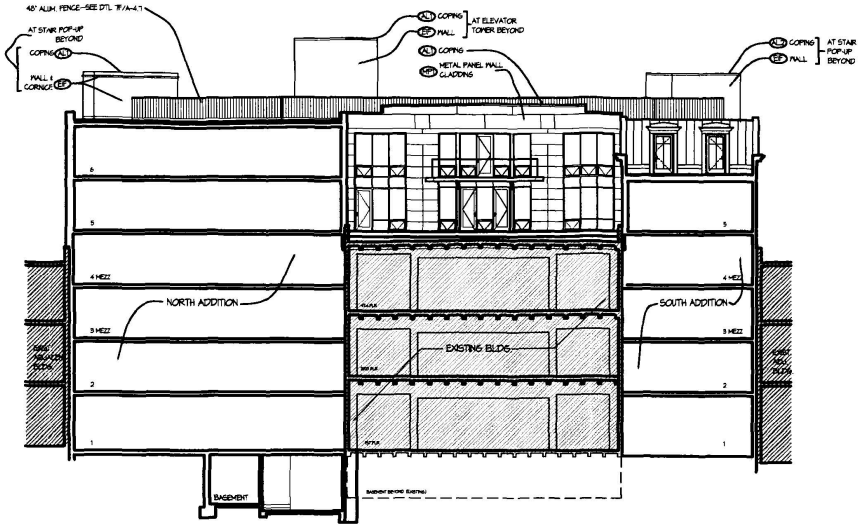
DEVELOPER: GEORGETOWN RESTORATION INC.
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WASHINGTON, D.C. 20007

PROJECT: PHAETON ON 14th
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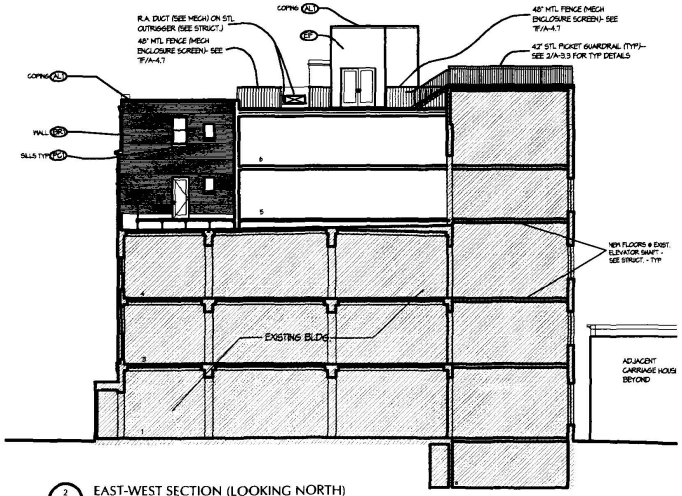
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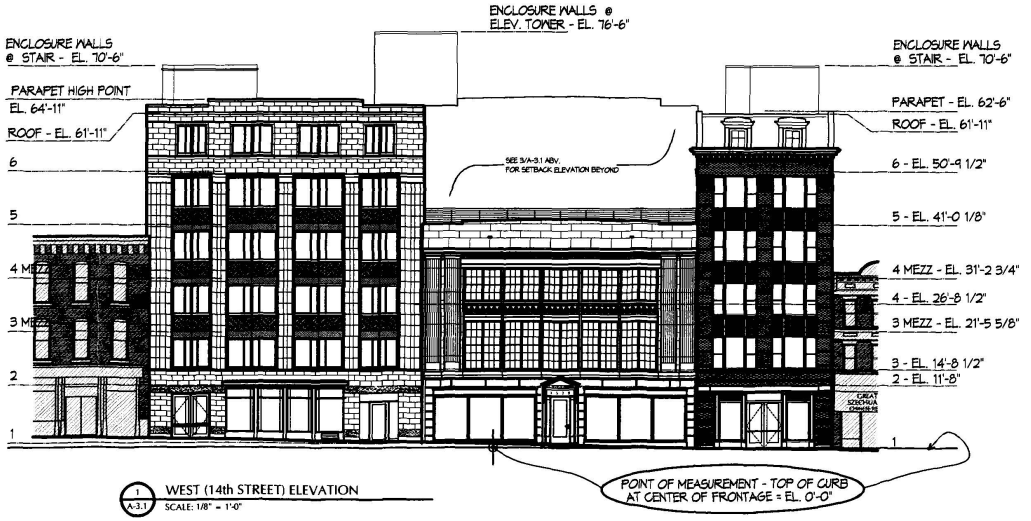
4 A-3.1 EAST-WEST SECTION (LOOKING SOUTH)
SCALE: 1/8" = 1'-0"



3 A-3.1 WEST SETBACK ELEVATIONS & N-S BLDG SECTION
SCALE: 1/8" = 1'-0"



2 A-3.1 EAST-WEST SECTION (LOOKING NORTH)
SCALE: 1/8" = 1'-0"



1 A-3.1 WEST (14th STREET) ELEVATION
SCALE: 1/8" = 1'-0"

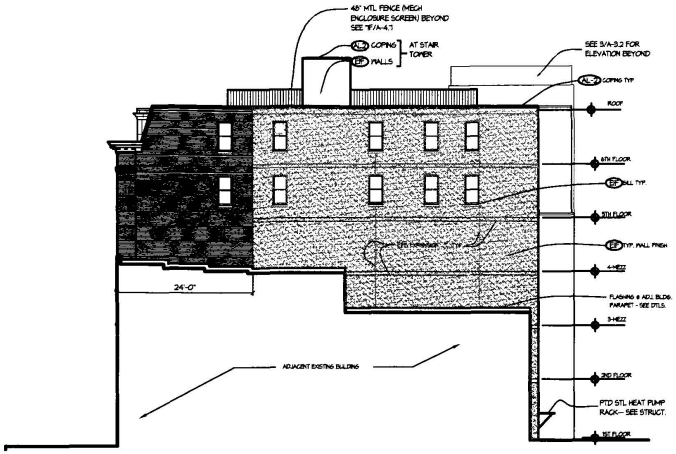
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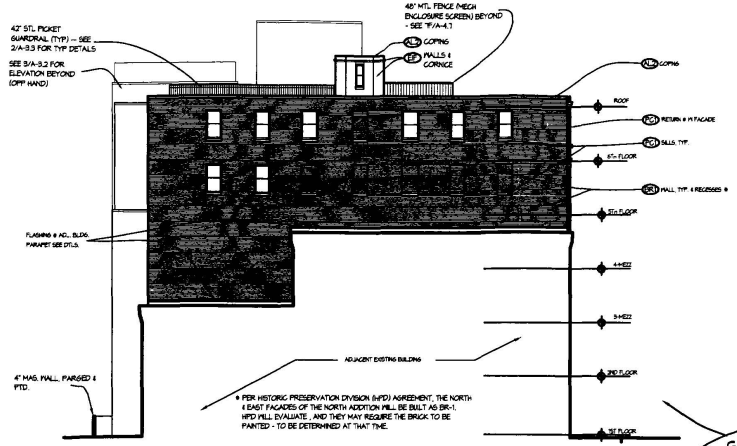
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A-3.1

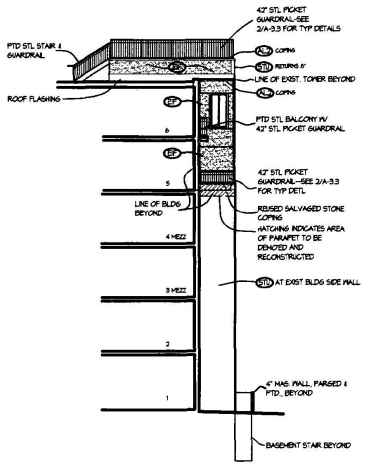


4 A-3.2 SOUTH PARTY WALL ELEVATION
SCALE: 1/8" = 1'-0"

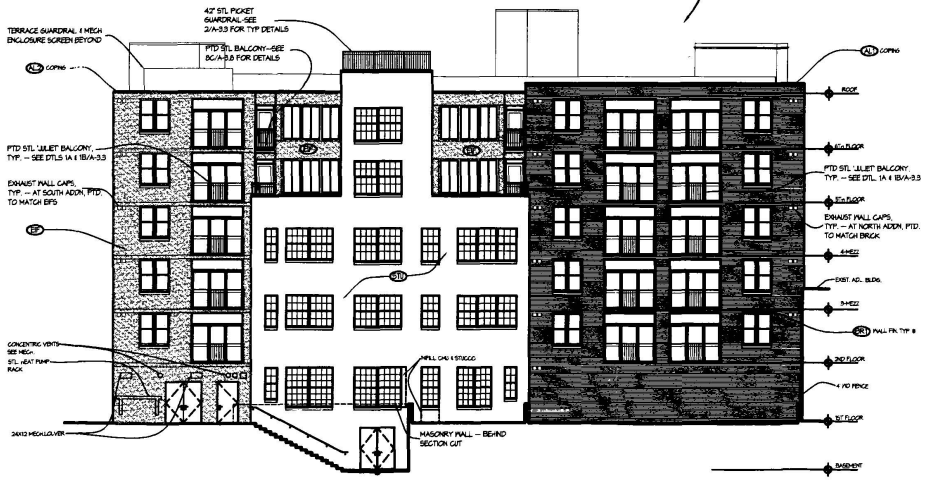


2 A-3.2 NORTH PARTY WALL ELEVATION
SCALE: 1/8" = 1'-0"

SEE 1/A-3.1 FOR HEIGHTS OF FLOORS, ROOF STRUCTURE ENCLOSURE WALLS



3 A-3.2 SOUTH ELEVATION @ REAR RETURN WALL (NORTH RETURN OPP HAND SIM)
SCALE: 1/8" = 1'-0"



1 A-3.2 EAST (ALLEY) ELEVATION
SCALE: 1/8" = 1'-0"

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