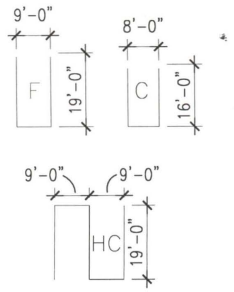
17232

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 17232
EXHIBIT NO. 4

Board of Zoning Adjustment
District of Columbia
CASE NO. 17232
EXHIBIT NO. 4

August 06, 2004 4:34:09 p.m. DMS
Drawing: R:\PROJECTS\756100\ZONING 07.19.04\7561Z101.DWG, LAYOUT NAME: P2
Xrefs: TSK11_17.DWG TSK30_42.DWG
©BOWER LEWIS THROWER ARCHITECTS



2 Z101A PARKING TYPE
1/32" = 1'-0"

1 Z101A PARKING LEVEL P1 PLAN
1" = 60'-0"

ZONING MEASURING POINT: 194.56'
PROJECT F.F POINT: 194.00' = 0'-0"
P1 F.F ELEVATION: 181.0' = -13'-0"

PARKING COUNT				
	FULL SIZE	COMPACT	HANDICAP	TOTAL
P1	431	45	8	484
P2	464	44	8	516
TOTAL	895	89	16	1000

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

SEAL:

REVISIONS:

DC USA

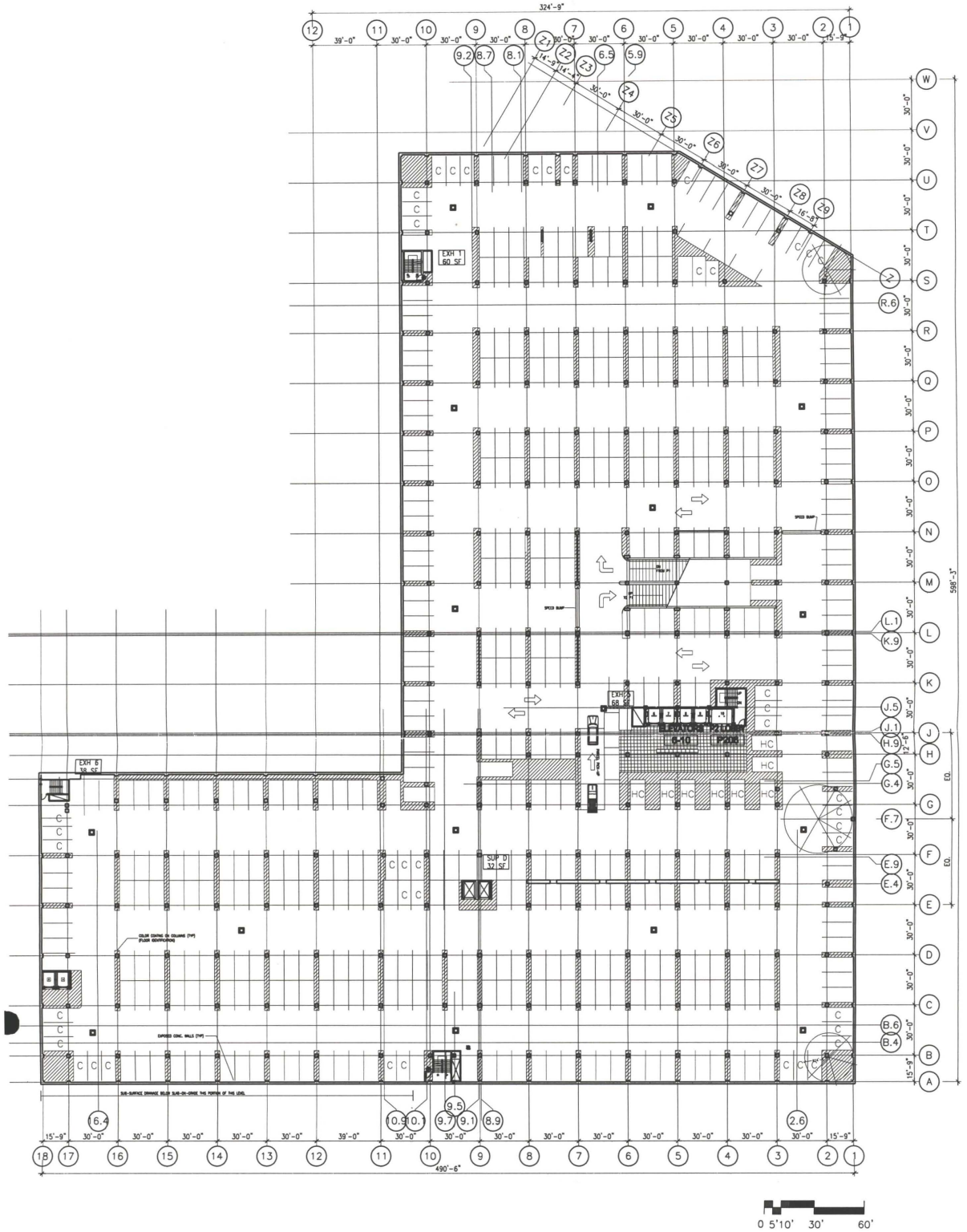
Washington DC Columbia Heights Park Road and Irving Street 14th Street and Hiatt Place

PROJECT NO: 756100
DATE: 08/04/04
DRAWN BY: DMS/JRM
CHECKED BY: JAB
SCALE: AS NOTED
ACAD FILE: 7561Z101

DRAWING TITLE: ZONING SUBMITTAL

DRAWING NO: Z101A

August 06, 2004 4:34:09 p.m. DMS
Drawing: R:\PROJECTS\756100\ZONING 07.19.04\7561Z101.DWG, LAYOUT NAME: P2
Xrefs: TBK11_17.DWG TBK3D_42.DWG
© BOWER LEWIS THROWER ARCHITECTS



1 / Z101B PARKING LEVEL P2 PLAN

1" = 60'-0"

ZONING MEASURING POINT: 194.56'

PROJECT F.F POINT: 194.00' = 0'-0"

P2 F.F ELEVATION: 170.5' = -23'-6"

PARKING COUNT				
	FULL SIZE	COMPACT	HANDICAP	TOTAL
P1	431	45	8	484
P2	464	44	8	516
TOTAL	895	89	16	1000

BOWER LEWIS THROWER ARCHITECTS

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

SEAL:

REVISIONS:

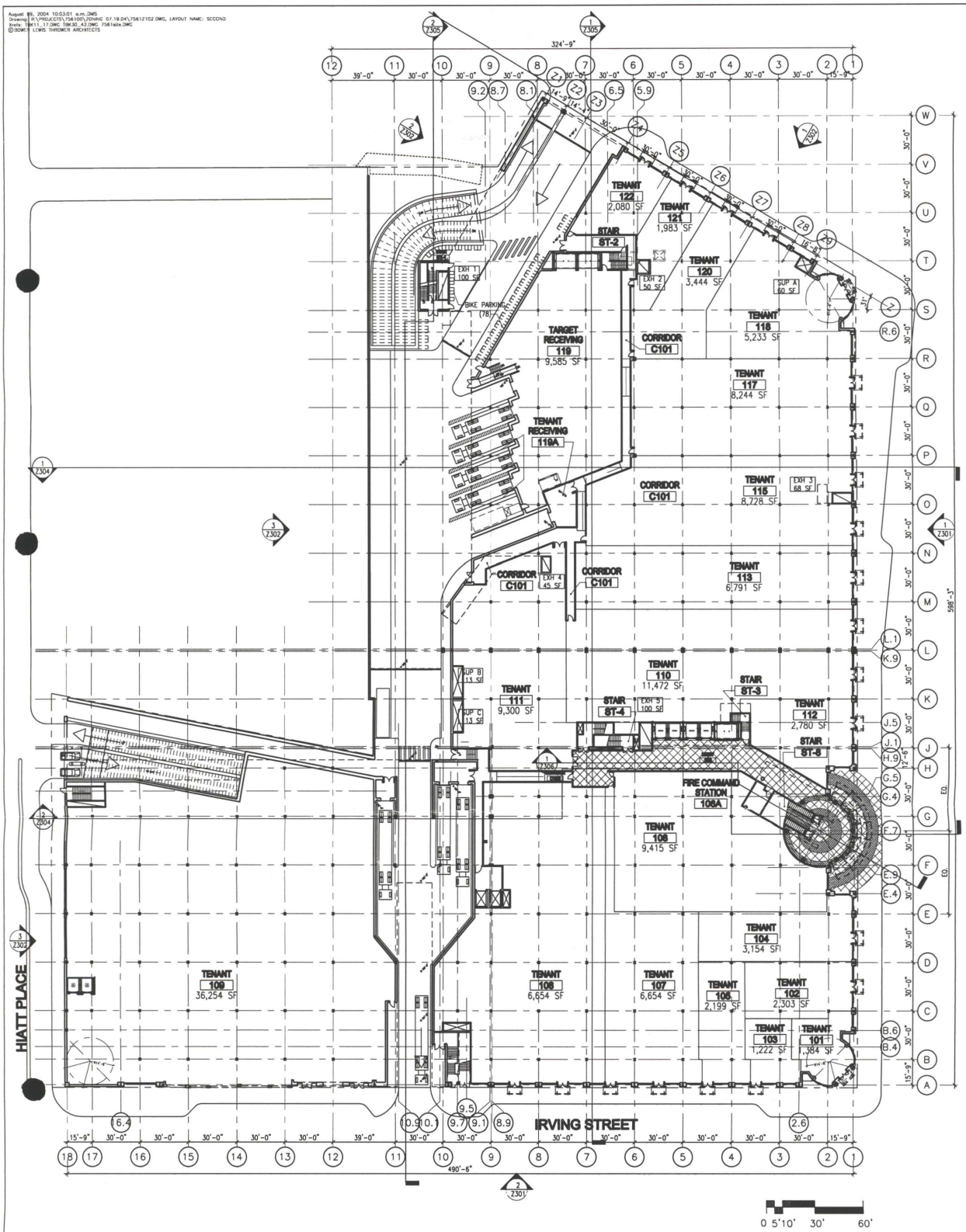
DC USA

Washington DC Columbia Heights Park Road and Irving Street 14th Street and Hiatt Place

PROJECT NO: 756100
DATE: 08/04/04
DRAWN BY: DMS/JRM
CHECKED BY: JAB
SCALE: AS NOTED
ACAD FILE: 7561Z101

DRAWING TITLE: ZONING SUBMITTAL

DRAWING NO: Z101B



0 5'10' 30' 60'

1 / Z102A GROUND FLOOR PLAN

1" = 60'-0"

ZONING MEASURING POINT: 194.56'
PROJECT F.F POINT: 194.00' = 0'-0"

FLOOR AREA SUMMARY CHART							
FLOOR	PARKING	RETAIL	HEALTH CLUB	SERVICE	TOTAL	CLOSED COURT	ZONING FA
ROOF				7,085 SF			7,085 SF
3RD FL		96,416 SF	36,084 SF	14,789 SF	147,289 SF		147,289 SF
2ND FL		131,899 SF		15,390 SF	147,289 SF		147,289 SF
GROUND		146,259 SF		16,972 SF	163,231 SF	21,835 SF	185,066 SF
P1	199,307 SF				199,307 SF		
P2	190,355 SF				190,355 SF		
TOTAL	389,662 SF	374,574 SF	36,084 SF	54,236 SF	847,471 SF	21,835 SF	486,729 SF

SITE AREA 213,288 SF + (1/2 ALLEY) 2583 SF = 215,871 SF
ZONING FAR 2.5 X 215,871 SF = 539,678 SF

BOWER LEWIS THROWER ARCHITECTS

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

SEAL:

REVISIONS:

DC USA

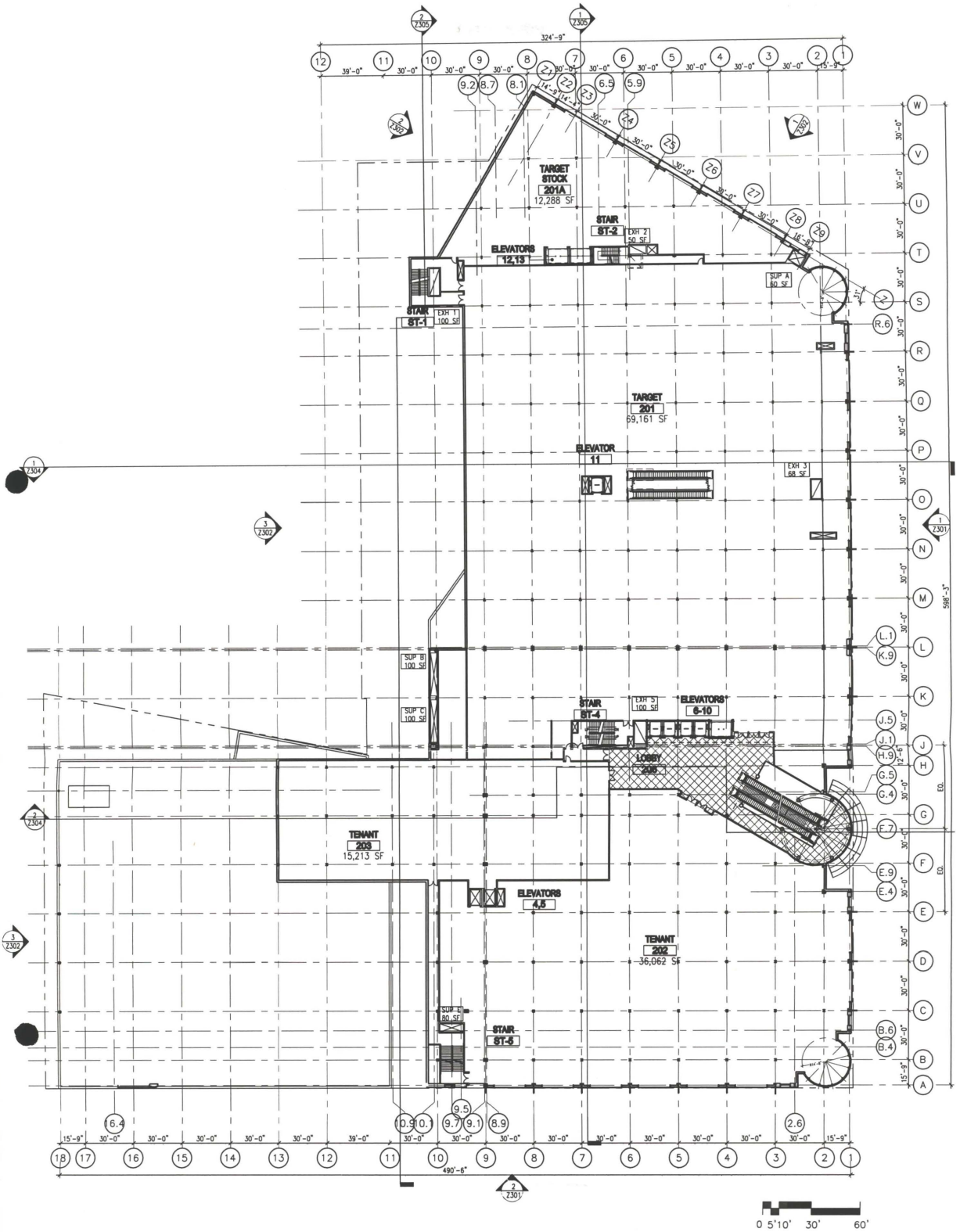
Washington DC Columbia Heights Park Road and Irving Street 14th Street and Hiatt Place

PROJECT NO:	756100
DATE:	08/04/04
DRAWN BY:	DMS/JRM
CHECKED BY:	JAB
SCALE:	AS NOTED
ACAD FILE:	756121Z102

DRAWING TITLE: ZONING SUBMITTAL

DRAWING NO: Z102A

August 09, 2004 10:03:01 a.m. DMS
Drawing: R:\PROJECTS\756100\ZONING 07.19.04\7561Z102.DWG, LAYOUT NAME: SECOND
Xrefs: 10X11_17.DWG 10X30_42.DWG 7561xbks.DWG
© BOWER LEWIS THROWER ARCHITECTS



1 / Z102B SECOND FLOOR PLAN

1" = 60'-0"

ZONING MEASURING POINT: 194.56'

PROJECT F.F POINT: 194.00' = 0'-0"

2ND F.F. ELEVATION: 214.0' = +20'-0"

BOWER LEWIS THROWER ARCHITECTS

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

SEAL:

REVISIONS:

DC USA

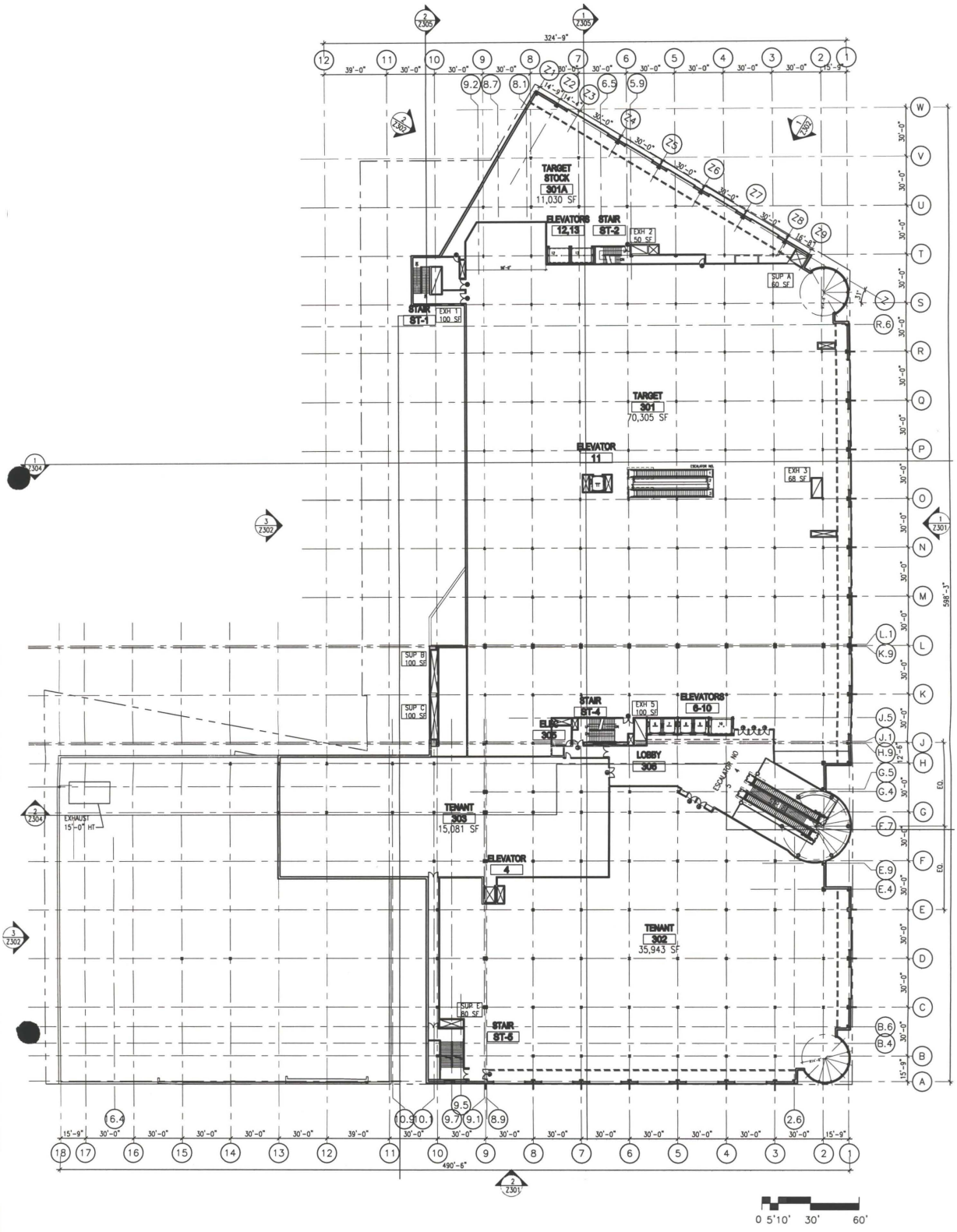
Washington DC Columbia Heights Park Road and Irving Street 14th Street and Hiatt Place

PROJECT NO:	756100
DATE:	08/04/04
DRAWN BY:	DMS/JRM
CHECKED BY:	JAB
SCALE:	AS NOTED
ACAD FILE:	7561Z102

DRAWING TITLE: ZONING SUBMITTAL

DRAWING NO: Z102B

August 09, 2004 10:57:12 a.m. DMS
Drawing: R:\PROJECTS\756100\ZONING 07.19.04\7561Z103.DWG, LAYOUT NAME: ROOF
Xrefs: 19x11_17.DWG T8K30_42.DWG
© BOWER LEWIS THROWER ARCHITECTS



1 / Z103A THIRD FLOOR PLAN

1" = 60'-0"

ZONING MEASURING POINT: 194.56'
PROJECT F.F POINT: 194.00' = 0'-0"
3RD F.F. ELEVATION: 235.0' = +41'-0"

BOWER LEWIS THROWER ARCHITECTS

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

SEAL:

REVISIONS:

DC USA

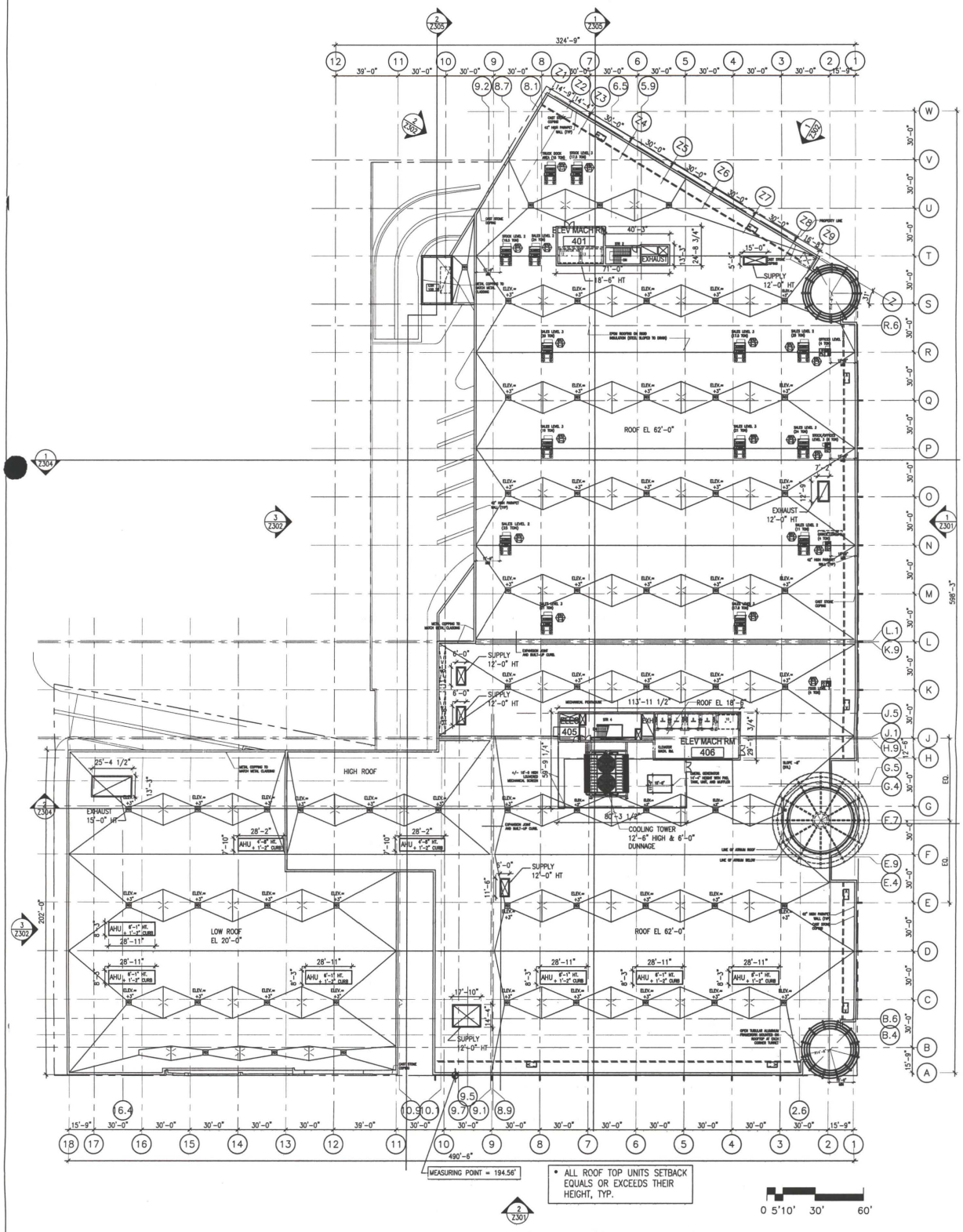
Washington DC Columbia Heights Park Road and Irving Street 14th Street and Hiatt Place

PROJECT NO:	756100
DATE:	08/04/04
DRAWN BY:	DMS/JRM
CHECKED BY:	JAB
SCALE:	AS NOTED
ACAD FILE:	7561Z103

DRAWING TITLE: ZONING SUBMITTAL

DRAWING NO: Z103A

August 09, 2004 10:57:12 a.m. DMS
Drawing: R:\PROJECTS\756100\DRAWING 07.19.04\75612103.DWG, LAYOUT NAME: ROOF
Xrefs: TBK11_17.DWG TBK30_42.DWG
©BOWER LEWIS THROWER ARCHITECTS



1 / Z103B ROOF PLAN

1" = 60'-0"

ZONING MEASURING POINT: 194.56'
PROJECT F.F POINT: 194.00' = 0'-0"
ROOF H.P. ELEV.: 256.0' = +62'-0"
T.O. PARAPET ELEV.: 259.0' = +65'-0"

ZONING MEASURING POINT (M.P.): 194.56'
ROOF H.P. ELEV.: +61.44' ABOVE M.P.
T.O. PARAPET ELEV.: +64.44' ABOVE M.P.

BOWER LEWIS THROWER ARCHITECTS

ARCHITECTS:
BOWER LEWIS THROWER ARCHITECTS
1216 ARCH STREET PHILADELPHIA PA 19107
TEL: (215) 563 3900 FAX: (215) 563 3038

SEAL:

REVISIONS:

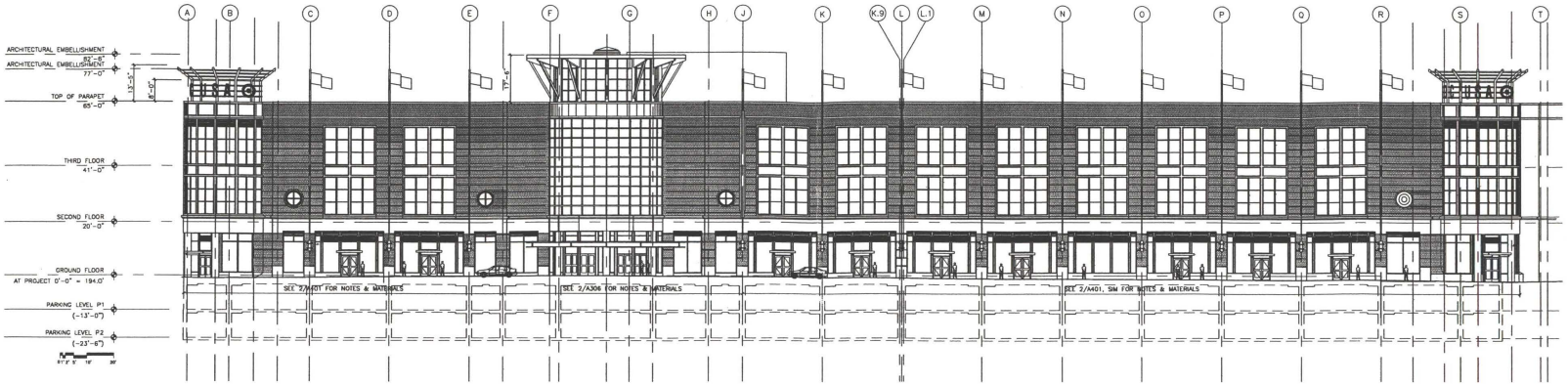
DC USA

Washington DC Columbia Heights Park Road and Irving Street 14th Street and Hiatt Place

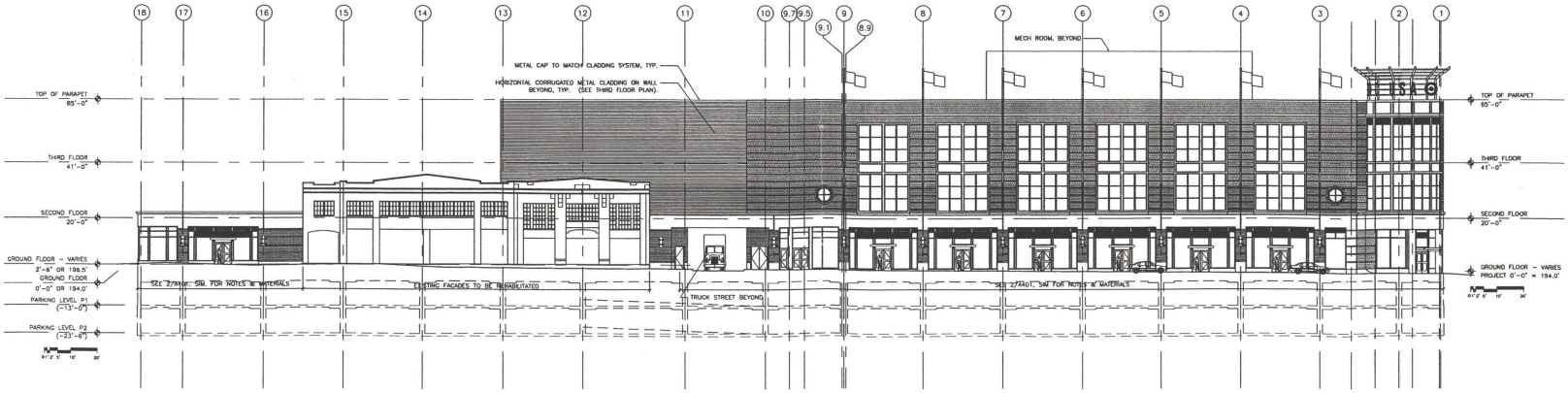
PROJECT NO: 756100
DATE: 08/04/04
DRAWN BY: DMS/JRM
CHECKED BY: JAB
SCALE: AS NOTED
ACAD FILE: 75612103

DRAWING TITLE: ZONING SUBMITTAL

DRAWING NO: Z103B



1 / Z301 **14th STREET ELEVATION**
1/16" = 1'-0"
PROJECT 0'-0" = 194'-0"
ZONING MEASURING POINT = 194.56'



2 / A201 **IRVING STREET ELEVATION**
1/16" = 1'-0"
PROJECT 0'-0" = 194'-0"
ZONING MEASURING POINT = 194.56'

BOWER LEWIS THROWER ARCHITECTS

ARCHITECT
BOWER LEWIS THROWER ARCHITECTS
1216 Arch Street
Philadelphia, PA 19107
(215) 563-3900

ASSOCIATE ARCHITECT
AUSTIN L. SPRIGGS ARCHITECTS
433 Massachusetts Ave. NW
Washington D.C. 20001
(202) 659-8448

MEP/FIRE ENGINEERING
COSENTINI ASSOCIATES
Two Pennsylvania Plaza
New York, NY 10121
(212) 615-3600

STRUCTURAL/CIVIL ENGINEER
DELON HAMPTON & ASSOCIATES
8403 Colesville Road
Suite 920
Silver Spring, MD 20910
(301) 585-0100

PARKING CONSULTANT
GOROVE/SLADE ASSOCIATES, INC.
1140 Connecticut Avenue NW
Washington, D.C. 20036
(202) 296-8825

DC USA

Washington DC Columbia Heights Park Road and Irving Street 14th Street and Hiatt Place

KEYPLAN

SEAL:

PROJECT NO: 756102
ISSUE: ZONING SET
DATE: AUGUST 4, 2004
DRAWN BY: JRM/DMS
CHECKED BY: JAB
SCALE: AS NOTED
ACAD FILE: 75612301

REVISIONS:

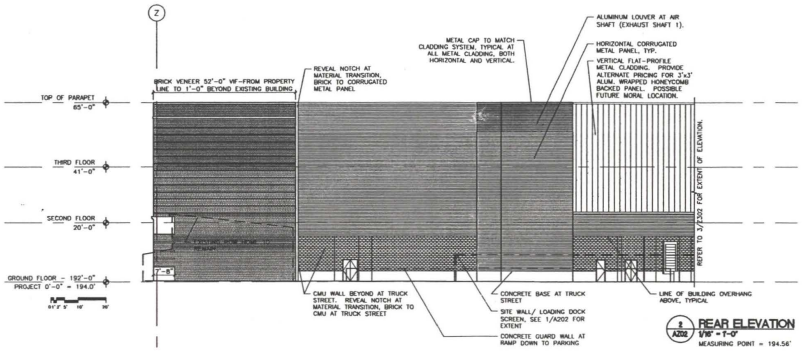
DRAWING TITLE:
BUILDING ELEVATIONS

DRAWING NO:
Z301

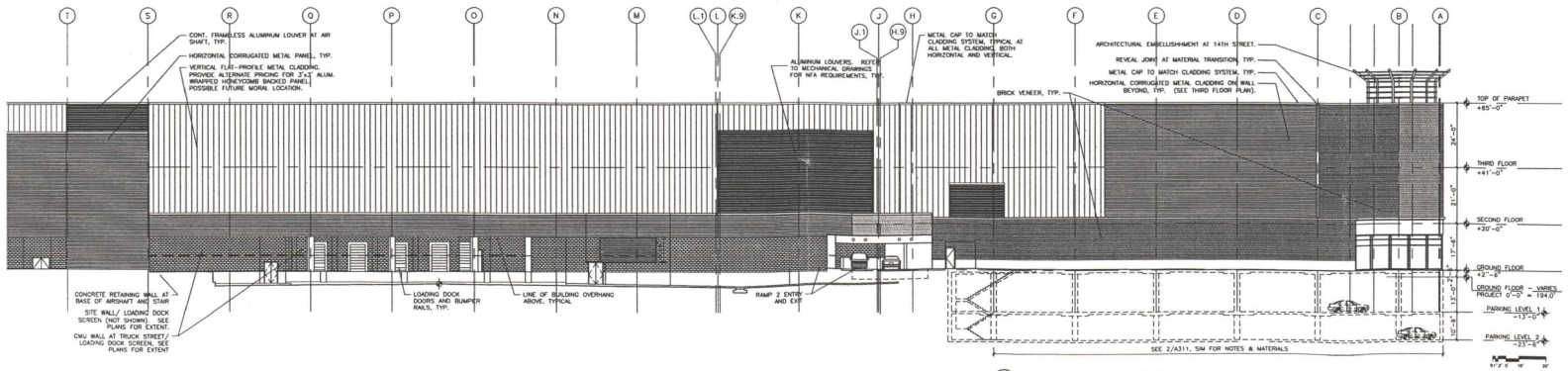
July 23, 2004, 4:40:49 pm, DMS
Drawing: R:\PROJECTS\756102\ZONING 07.19.04\756123013.DWG, LAYOUT NAME: Z301
Xrefs: A1-SITE.DWG, A1-SITE-XREF.DWG
©BOWER LEWIS THROWER ARCHITECTS



1 A202 **PARK ROAD ELEVATION**
1/16" = 1'-0"
MEASURING POINT = 194.56'



2 A202 **REAR ELEVATION**
1/16" = 1'-0"
MEASURING POINT = 194.56'



3 Z302 **HIATT PLACE ELEVATION**
1/16" = 1'-0"
MEASURING POINT = 194.56'

BOWER LEWIS THROWER ARCHITECTS

ARCHITECT
BOWER LEWIS THROWER ARCHITECTS
1216 Arch Street
Philadelphia, PA 19107
(215) 563-3900

ASSOCIATE ARCHITECT
AUSTIN L. SPRIGGS ARCHITECTS
433 Massachusetts Ave. NW
Washington, D.C. 20001
(202) 806-8696

MCP/TMC ENGINEERING
COSENTINI ASSOCIATES
Two Penn Plaza East
Newark, NJ 07101
(212) 615-3600

STRUCTURAL/CIVIL ENGINEER
DELON HAMPTON & ASSOCIATES
8403 Colesville Road
Suite 600
Silver Spring, MD 20910
(301) 585-3100

PARKING CONSULTANT
GOROVE/SLADE ASSOCIATES, INC.
1140 Connecticut Avenue NW
Washington, D.C. 20036
(202) 296-8625

DC USA

Washington DC Columbia Heights Park Road and Irving Street 14th Street and Hiatt Place

KEYPLAN

SEAL:

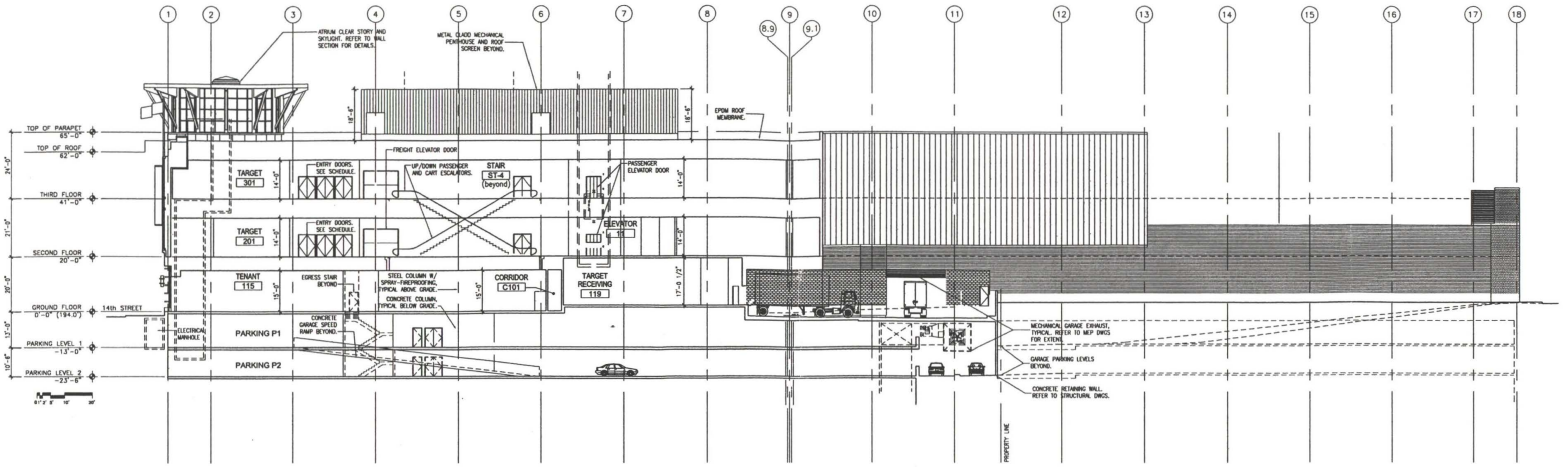
PROJECT NO:	756102
ISSUE:	ZONING SET
DATE:	AUGUST 4, 2004
DRAWN BY:	JRM/DMS
CHECKED BY:	JAB
SCALE:	AS NOTED
ACAD FILE:	75612302

REVISIONS:

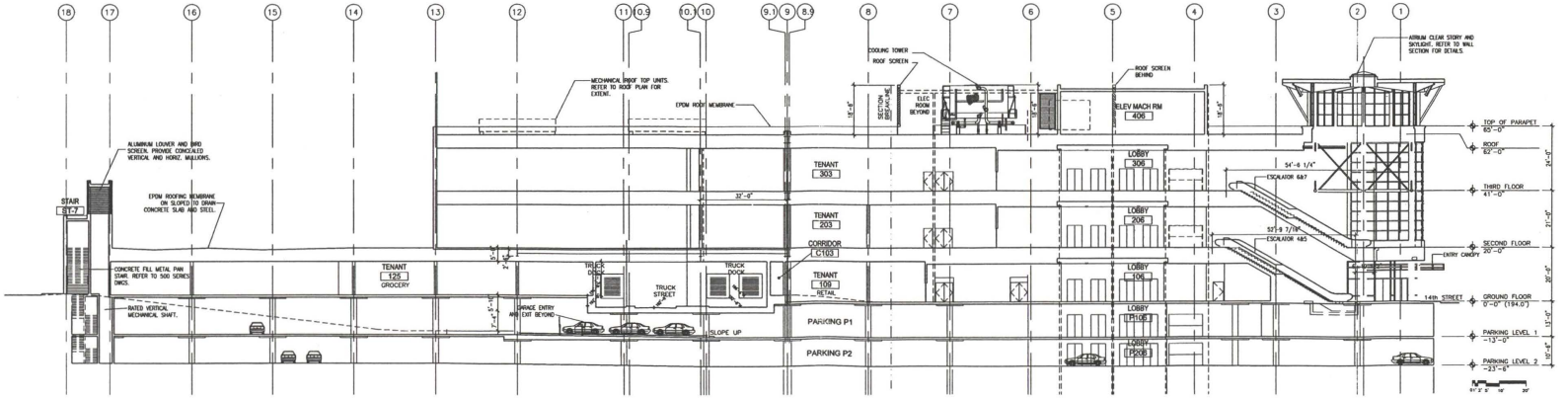
DRAWING TITLE:
BUILDING ELEVATIONS

DRAWING NO:
Z302

Jun 22, 2004-4:40:05 p.m. (JRM)
G:\Projects\756102 DC USA\ZONING 07.19.04\756102302.DWG, LAYOUT NAME: Z302
Xrefs: TRUCK_42.DWG
@ BOWER LEWIS THROWER ARCHITECTS



1 / Z304 **BUILDING SECTION LOOKING SOUTH**
1/16" = 1'-0"



2 / Z304 **BUILDING SECTION LOOKING NORTH**
1/16" = 1'-0"

BOWER LEWIS THROWER ARCHITECTS

ARCHITECT
BOWER LEWIS THROWER ARCHITECTS
1216 Arch Street
Philadelphia, PA 19107
(215) 563-3900

ASSOCIATE ARCHITECT
AUSTIN L. SPRIGGS ARCHITECTS
424 Hudson Massachusetts Ave. NW
Washington, D.C. 20001
(202) 659-8666

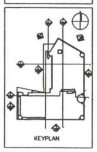
MEP/FIRE ENGINEERING
COSENTINI ASSOCIATES
Two Pennsylvania Plaza
New York, NY 10121
(212) 615-3400

STRUCTURAL/CIVIL ENGINEER
DEVON KNAPTON & ASSOCIATES
6400 Crotonville Road
Suite 600
Silver Spring, MD 20910
(301) 585-3100

PARKING CONSULTANT
GORDON/SLADE
Associates, Inc.
1140 Connecticut Avenue NW
Washington, D.C. 20036
(202) 296-8625

DC USA

Washington DC Columbia Heights Park Road and Irving Street 14th Street and Holt Place



SEAL:

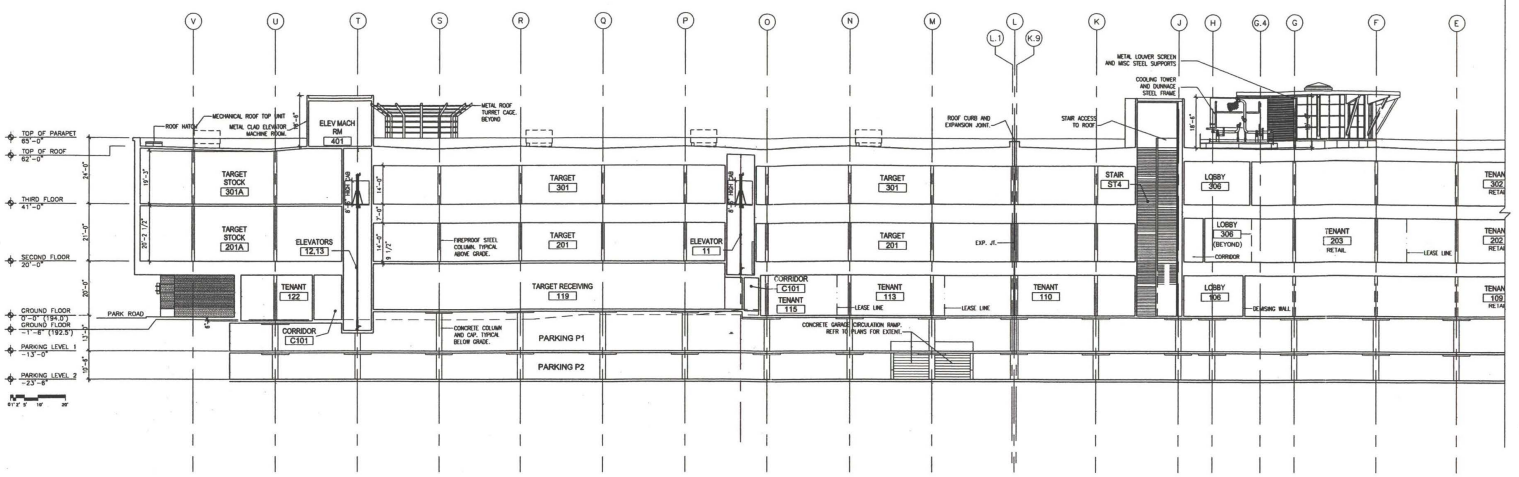
PROJECT NO:	756102
ISSUE:	ZONING SET
DATE:	AUGUST 4, 2004
DRAWN BY:	JRM/DMS
CHECKED BY:	JAB
SCALE:	AS NOTED
ACAD FILE:	

REVISIONS:

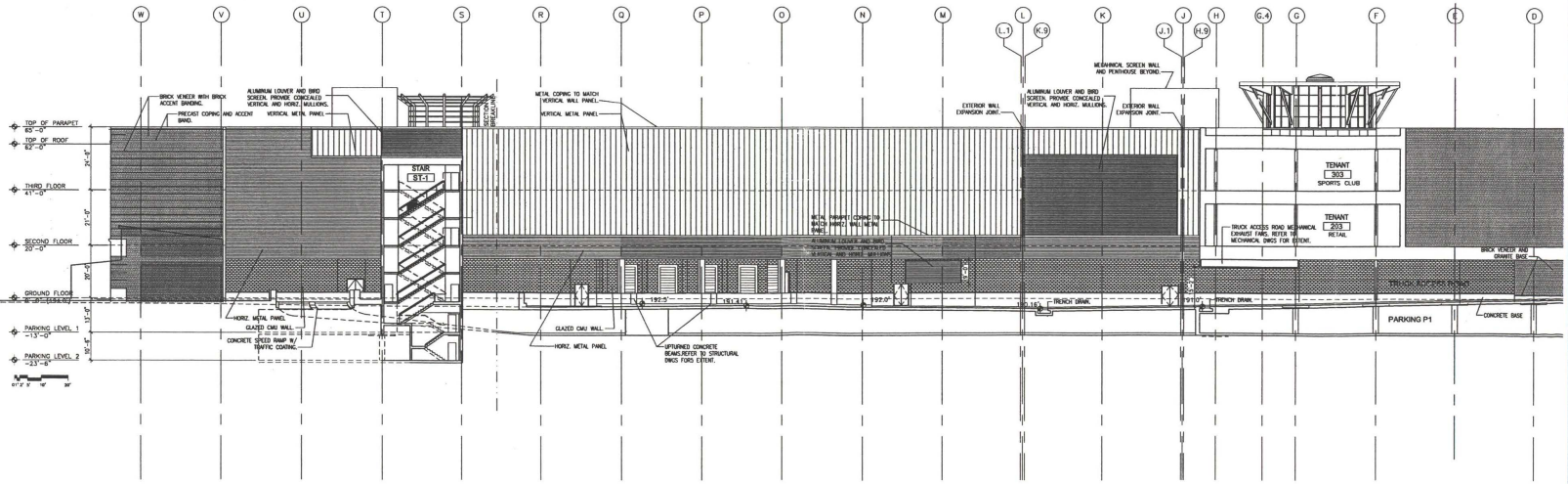
DRAWING TITLE:
BUILDING SECTIONS

DRAWING NO:
Z304

July 22, 2004 4:37:47 p.m. DMS
Drawing: K:\PROJECTS\756102\DWG\ARCH\ 07/19/04\756123A4.DWG, LAYOUT NAME: Z304
Xrefs: BLOCK, K2-DWG
©BOWER LEWIS THROWER ARCHITECTS



1 Z305 BUILDING SECTION LOOKING EAST
1/16" = 1'-0"



2 Z305 BUILDING SECTION LOOKING EAST
1/16" = 1'-0"

BOWER LEWIS THROWER ARCHITECTS

ARCHITECT
BOWER LEWIS THROWER ARCHITECTS
1216 Arch Street
Philadelphia, PA 19107
(215) 563-7600

ASSOCIATE ARCHITECT
AUSTIN L. SPRIGGS ARCHITECTS
433 Massachusetts Ave, NW
Washington D.C. 20001
(202) 659-0666

MEP/FIRE ENGINEERING
Cosentini Associates
Two Penn Plaza East
New York, NY 10121
(212) 615-3600

STRUCTURAL/CIVIL ENGINEER
DELON HAMPTON & ASSOCIATES
8455 Colesville Road
Suite 945
Silver Spring, MD 20910
(301) 565-0100

PARKING CONSULTANT
GOROVE/SLADE ASSOCIATES, INC.
1140 Connecticut Avenue NW
Washington, D.C. 20036
(202) 296-8625

DC USA
Washington DC: Columbia Heights Park Road and Irving Street 14th Street and Hiatt Place

KEYPLAN

SEAL:

PROJECT NO: 756102
ISSUE: ZONING SET
DATE: AUGUST 4, 2004
DRAWN BY: JRM/DMS
CHECKED BY: JMB
SCALE: AS NOTED
ACAD FILE:

REVISIONS:

DRAWING TITLE:
BUILDING SECTIONS

DRAWING NO:
Z305

July 22, 2004 4:34:27 p.m. DMS
Drawing: R:\PROJECTS\756100\ZONING 07.19.04\756123SD.DWG, LAYOUT NAME: A305
Xrefs: ROOT A1.DWG
©BOWER LEWIS THROWER ARCHITECTS