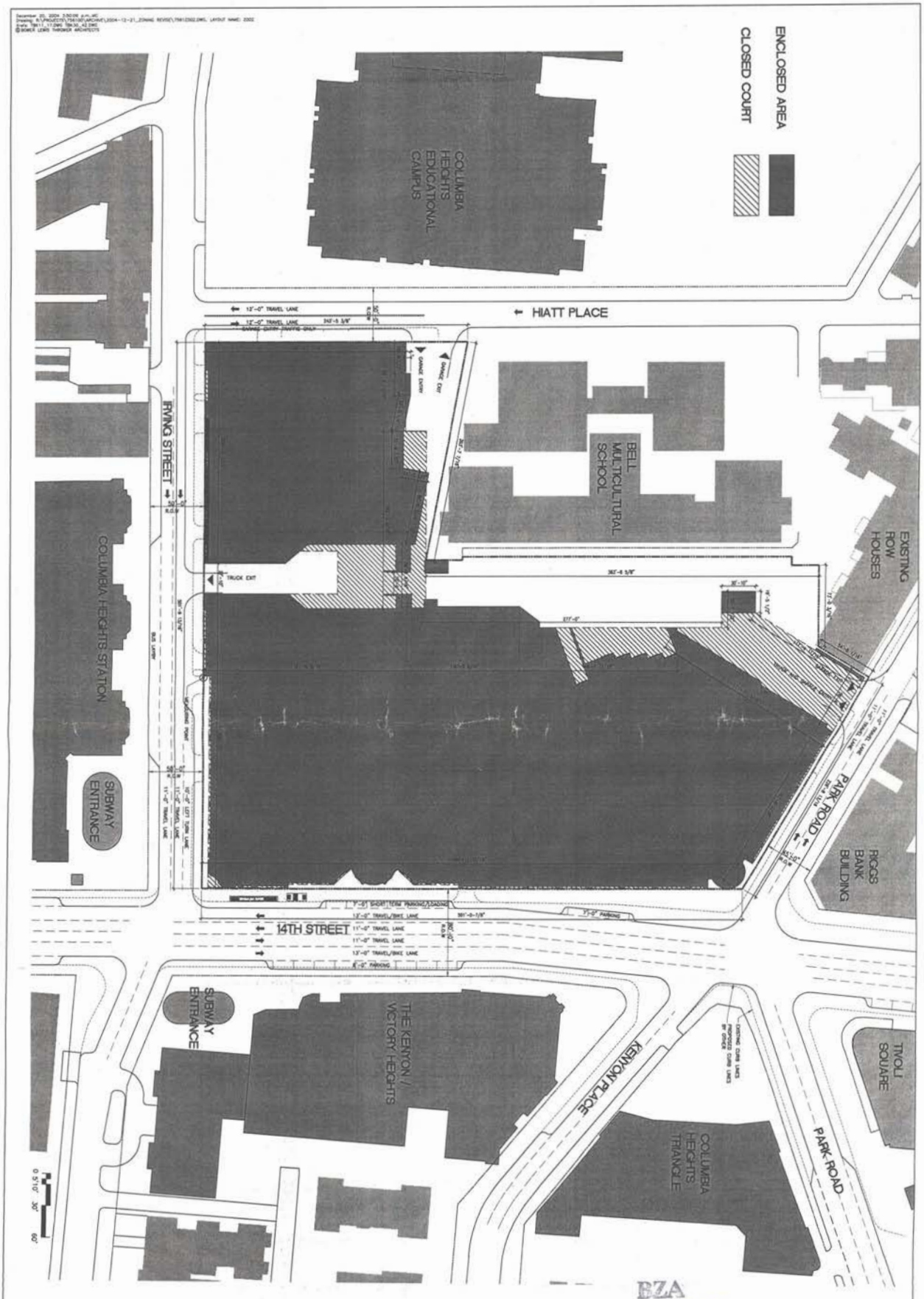


1 Z002 **SITE PLAN**
1/32" = 1'-0"

BZA
Case No. 17232
Exhibit No. 46

BOWER LEWIS THROWER ARCHITECTS

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

REVISIONS:
12/01/04 UPDATED
12/02/04 UPDATED
12/08/04 UPDATED
12/21/04 UPDATED

DC USA

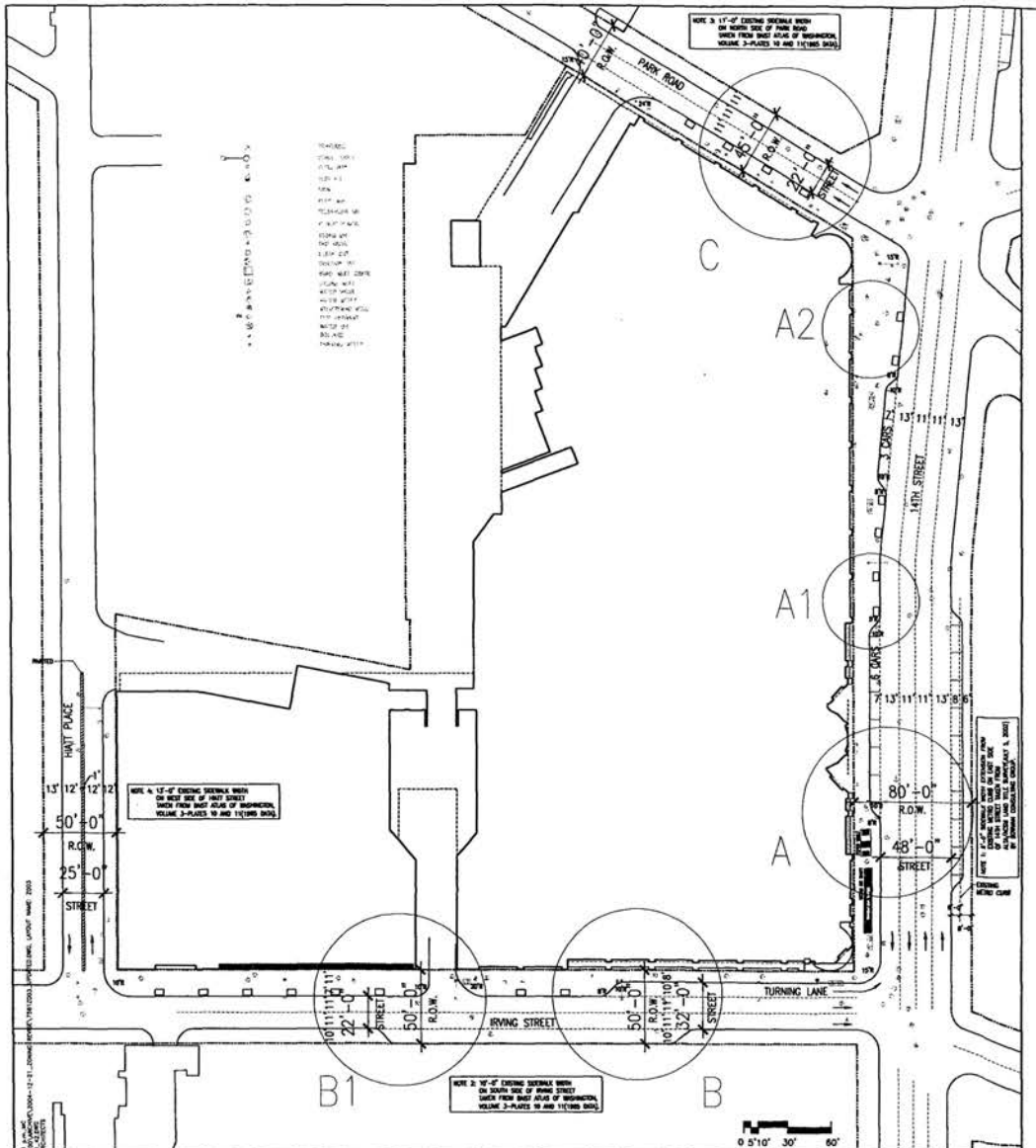
Washington DC Columbia Heights Park Road and Irving Street 14th Street and Hiatt Place

PROJECT NO: 7961.02
DATE: 12/07/04
DRAWN BY: MC
CHECKED BY: BJ
SCALE: AS NOTED
ACAD FILE: 7961Z002

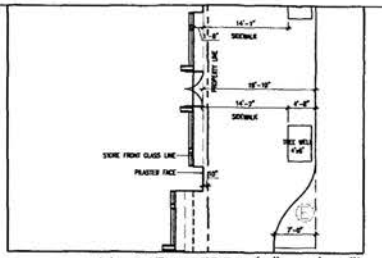
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DRAWING NO: Z002

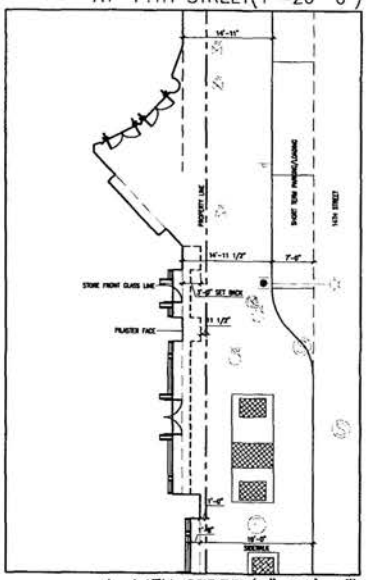
Board of Zoning Adjustment
District of Columbia
CASE NO. 17232



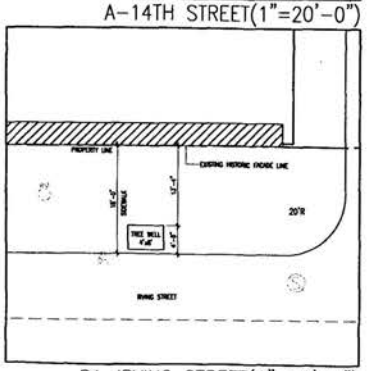
PUBLIC SPACE PLAN
1"=80'-0"



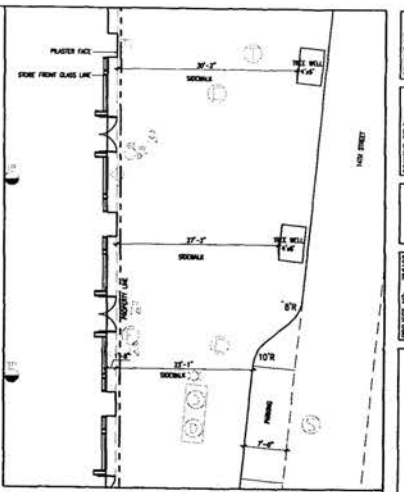
A1-14TH STREET(1"=20'-0")



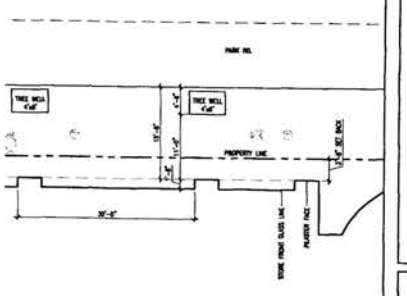
A-14TH STREET(1"=20'-0")



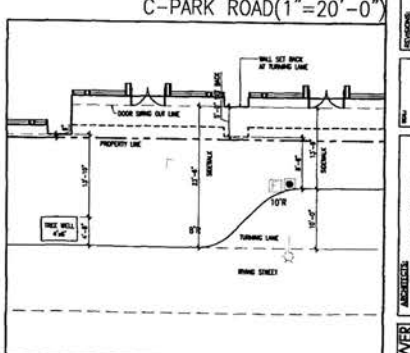
B1-IRVING STREET(1"=20'-0")



A2-14TH STREET(1"=20'-0")



C-PARK ROAD(1"=20'-0")



B-IRVING STREET(1"=20'-0")

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DRAWING NO. Z003

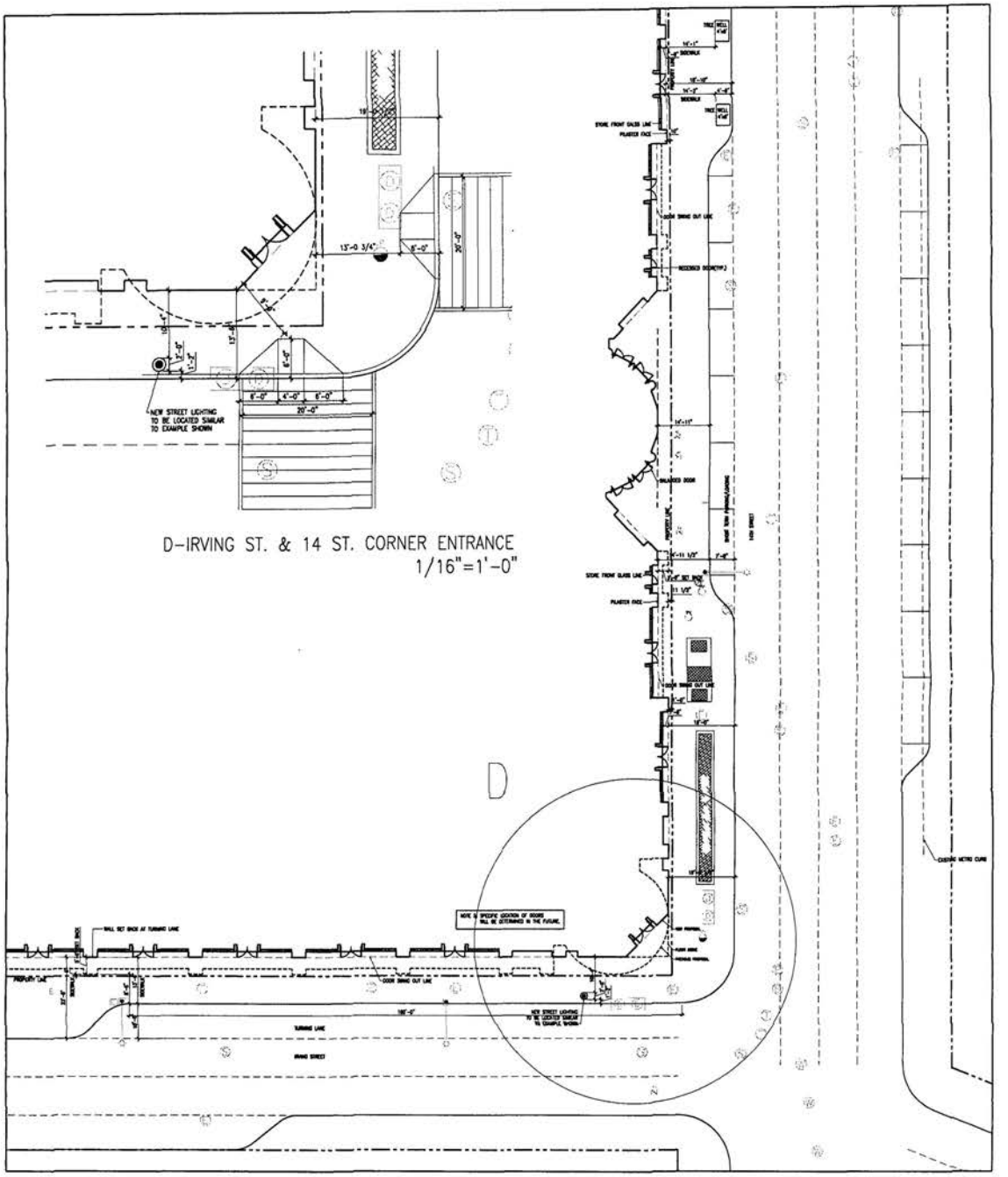
DRAWING TITLE: ZONING SUBMITTAL PUBLIC SPACE PLAN

PROJECT NO. 234102
DATE: 12/07/04
DRAWN BY: MC
CHECKED BY: BJ
SCALE: AS NOTED
HOK FILE: 7561000

REVISIONS:
12/01/04 UPDATED
12/07/04 UPDATED
12/08/04 UPDATED
12/21/04 UPDATED

ARCHITECTS:
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1828 L. STREET, N.W., SUITE 1050
WASHINGTON, D.C. 20036
TEL (202) 833-1826 FAX (202) 833-1829

BOWER LEWIS THROWER ARCHITECTS



D–IRVING ST. & 14 ST. CORNER ENTRANCE
1/16"=1'–0"

ENLARGED PUBLIC SPACE PLAN
1"=30'–0"

BOWER LEWIS THROWER ARCHITECTS

ARCHITECTS:
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1216 ARCH STREET PHILADELPHIA PA 19107
TEL: (215) 563 2900 FAX: (215) 563 3038

REVISIONS:
12/01/04 UPDATED
12/02/04 UPDATED
12/06/04 UPDATED
12/21/04 UPDATED

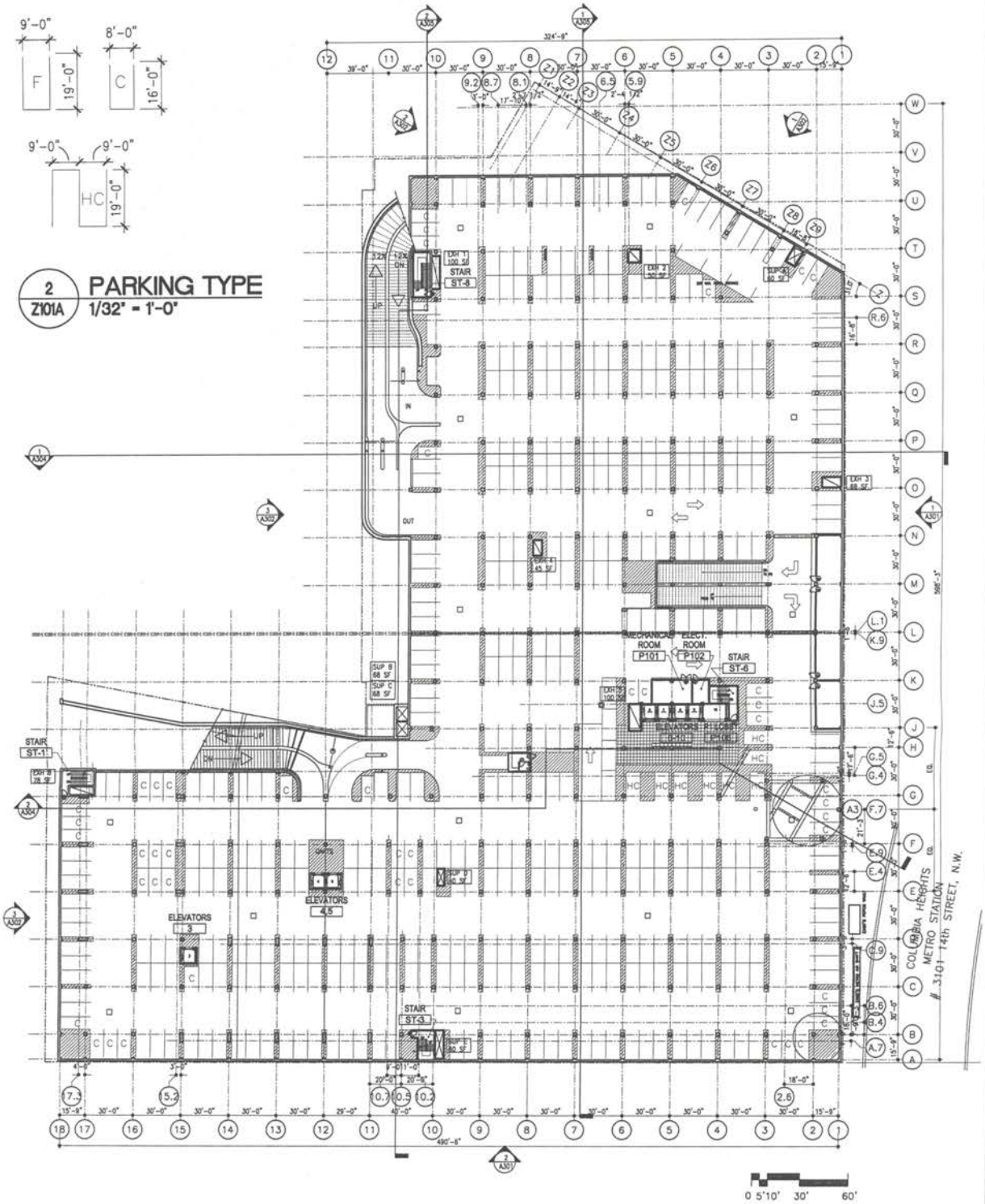
DC USA

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

PROJECT NO: 754103
DATE: 12/07/04
DRAWN BY: MC
CHECKED BY: RJ
SCALE: AS NOTED
ACAD FILE: 754102004

DRAWING TITLE:
ZONING SUBMITTAL
PUBLIC SPACE ENLARGED PLAN

DRAWING NO:
Z004



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:
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TEL: (215) 563 3800 FAX: (215) 563 3038

REVISIONS:
12/01/04 UPDATED
12/02/04 UPDATED
12/06/04 UPDATED
12/21/04 UPDATED

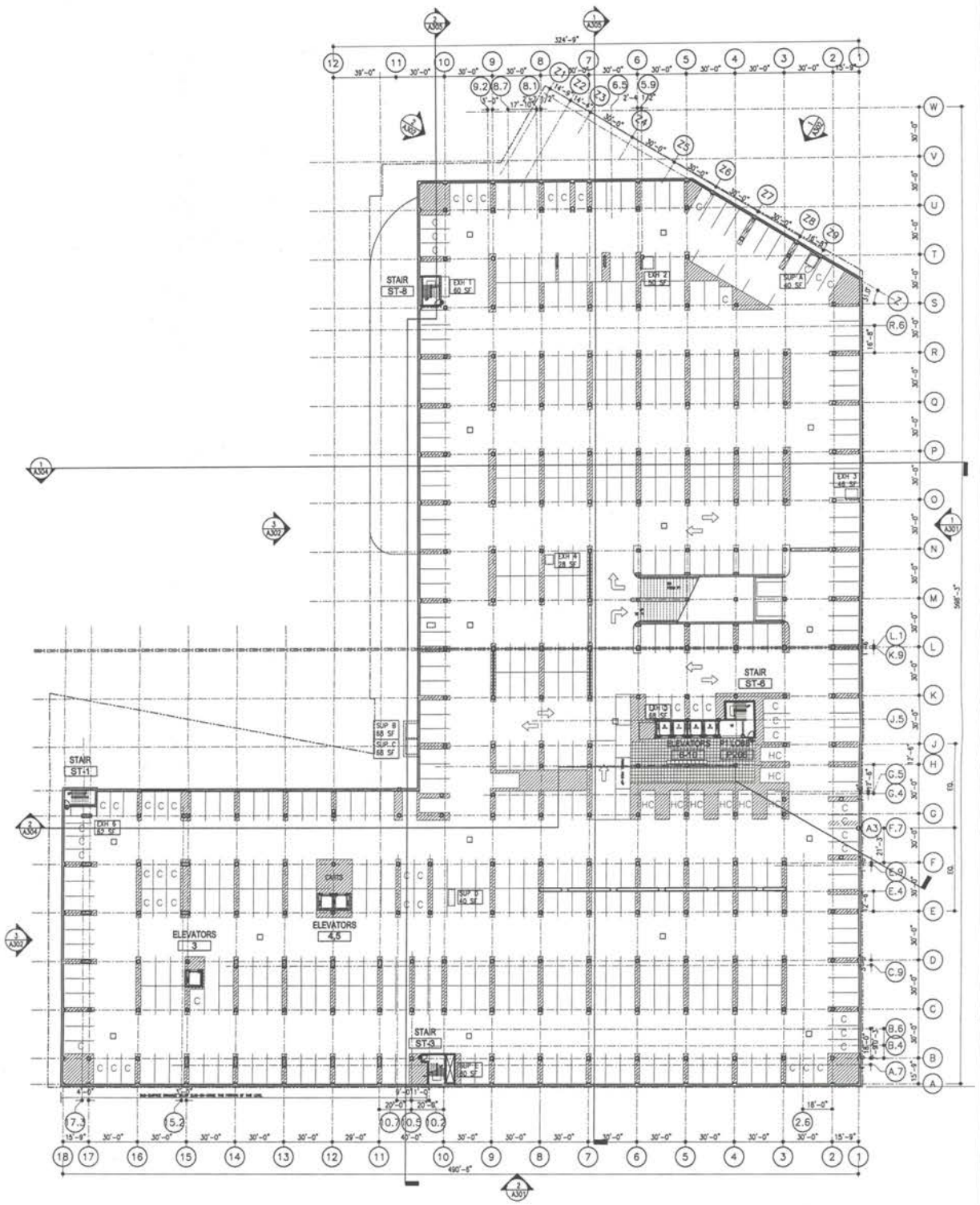
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PROJECT NO: 7941.02
DATE: 12/27/04
DRAWN BY: MC
CHECKED BY: BJ
SCALE: AS NOTED
ACAD FILE: 7941Z101

DRAWING TITLE: ZONING SUBMITTAL

DRAWING NO: Z101A



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

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REVISIONS:
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- 12/02/04 UPDATED
- 12/06/04 UPDATED
- 12/21/04 UPDATED

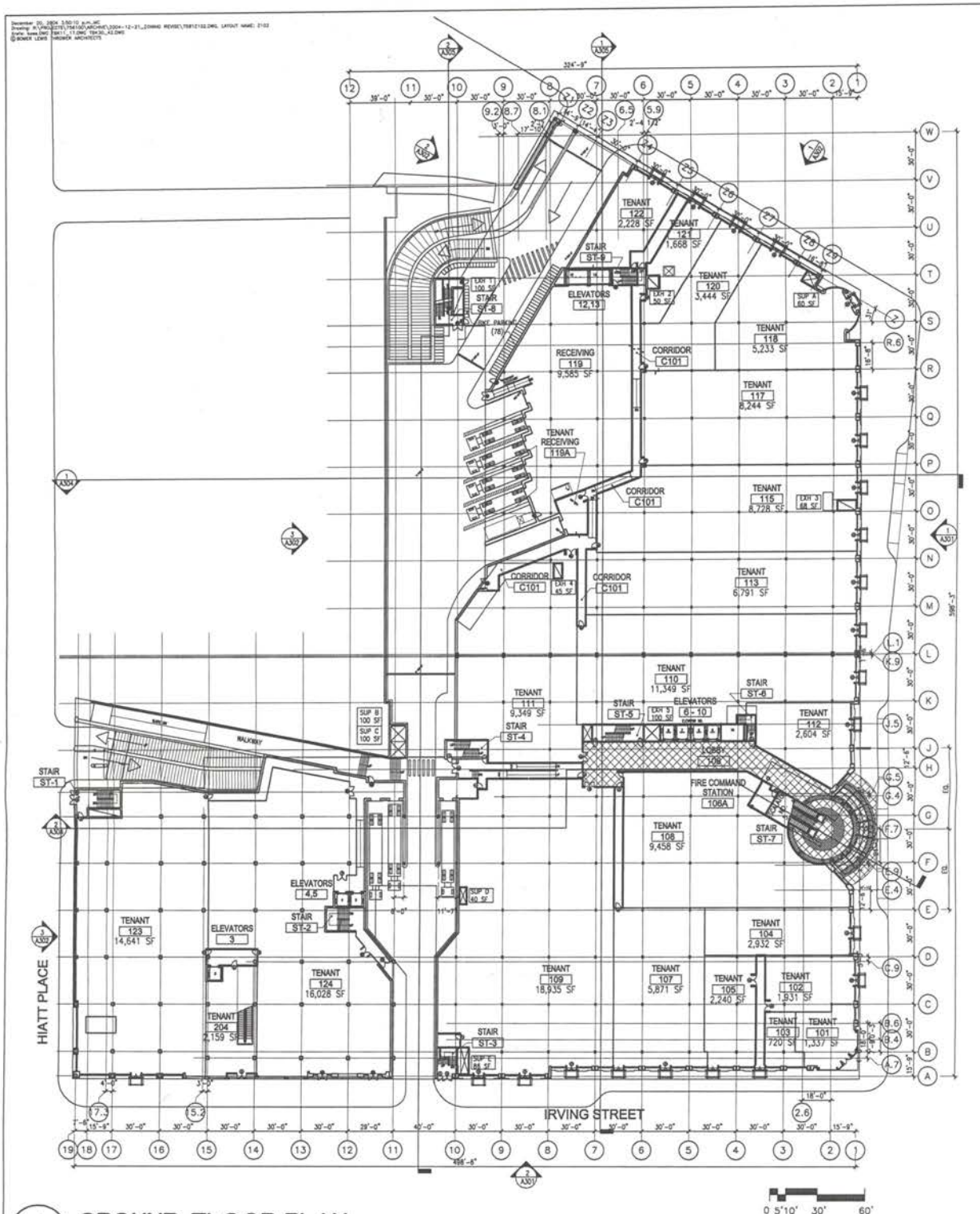
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PROJECT NO: 754102
DATE: 12/07/04
DRAWN BY: MC
CHECKED BY: RJ
SCALE: AS NOTED
ACAD FILE: 72812101

DRAWING TITLE: ZONING SUBMITTAL

DRAWING NO: Z101B



1 / Z102A GROUND FLOOR PLAN

1" = 60'-0"

FLOOR AREA SUMMARY CHART								
FLOOR	PARKING	RETAIL	HEALTH CLUB	SERVICE	BUILDING TOTAL	CLOSED COURT	ZONING FA	PARKING CAL. FA
ROOF				8,370 SF	8,370 SF		8,370 SF	
3RD FL		87,772 SF	40,000 SF	13,554 SF	141,326 SF		141,326 SF	138,073 SF
2ND FL		166,360 SF		15,954 SF	182,314 SF		182,314 SF	179,615 SF
GROUND		144,342 SF		20,601 SF	164,943 SF	19,558 SF	184,501 SF	164,943 SF
P1	199,307 SF				199,307 SF			
P2	190,355 SF				190,355 SF			
TOTAL	389,662 SF	398,474 SF	40,000 SF	58,479 SF	886,615 SF	19,558 SF	516,511 SF	482,631 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:
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REVISIONS:
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12/06/04 UPDATED
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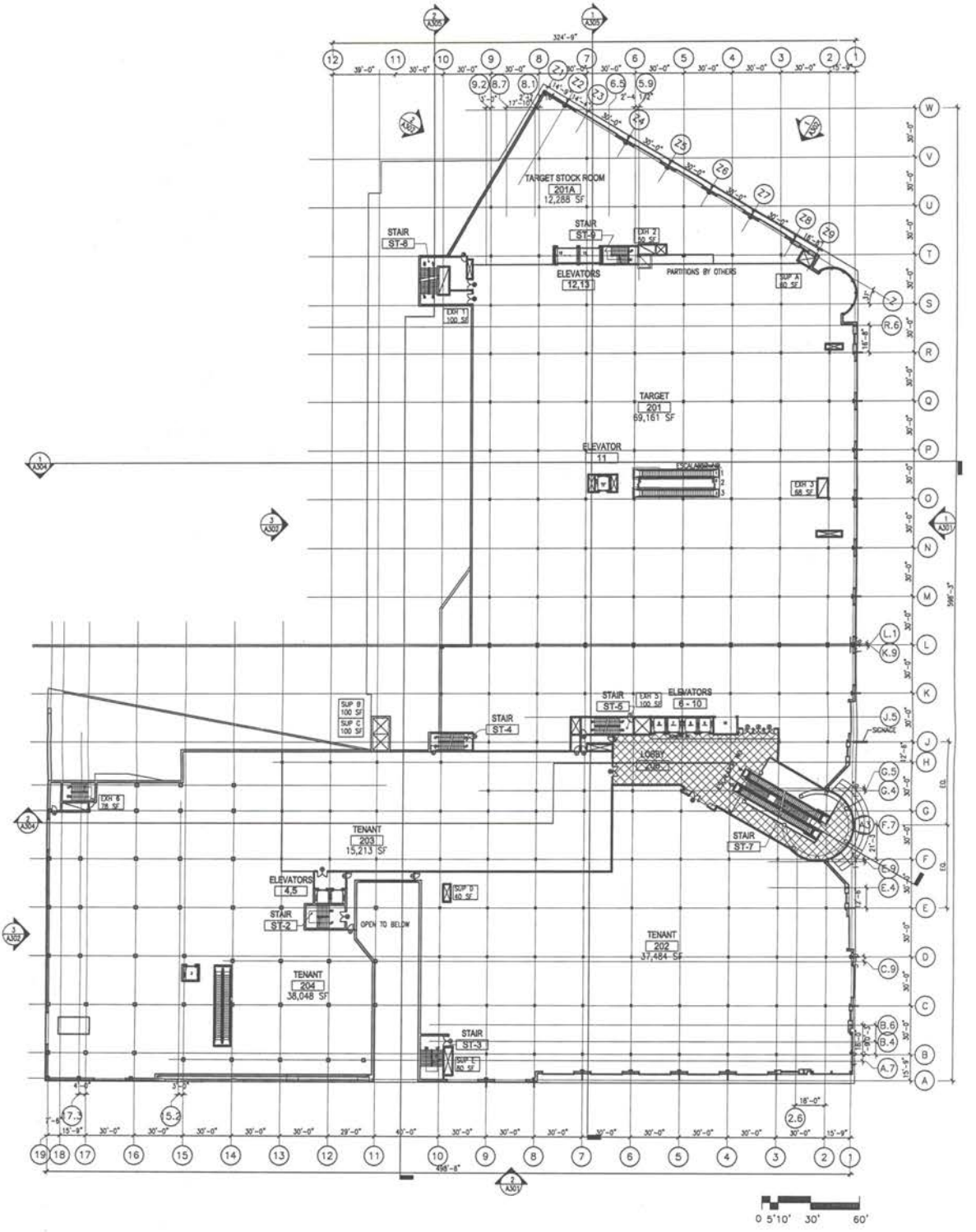
DC USA

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

PROJECT NO: 756102
DATE: 12/07/04
DRAWN BY: MC
CHECKED BY: BJ
SCALE: AS NOTED
ACAD FILE: 756121102

DRAWING TITLE: ZONING SUBMITTAL

DRAWING NO: Z102A



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:
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1216 ARCH STREET PHILADELPHIA, PA 19107
TEL: (215) 563 3600 FAX: (215) 563 3036

REVISIONS:
12/01/04 UPDATED
12/02/04 UPDATED
12/06/04 UPDATED
12/21/04 UPDATED

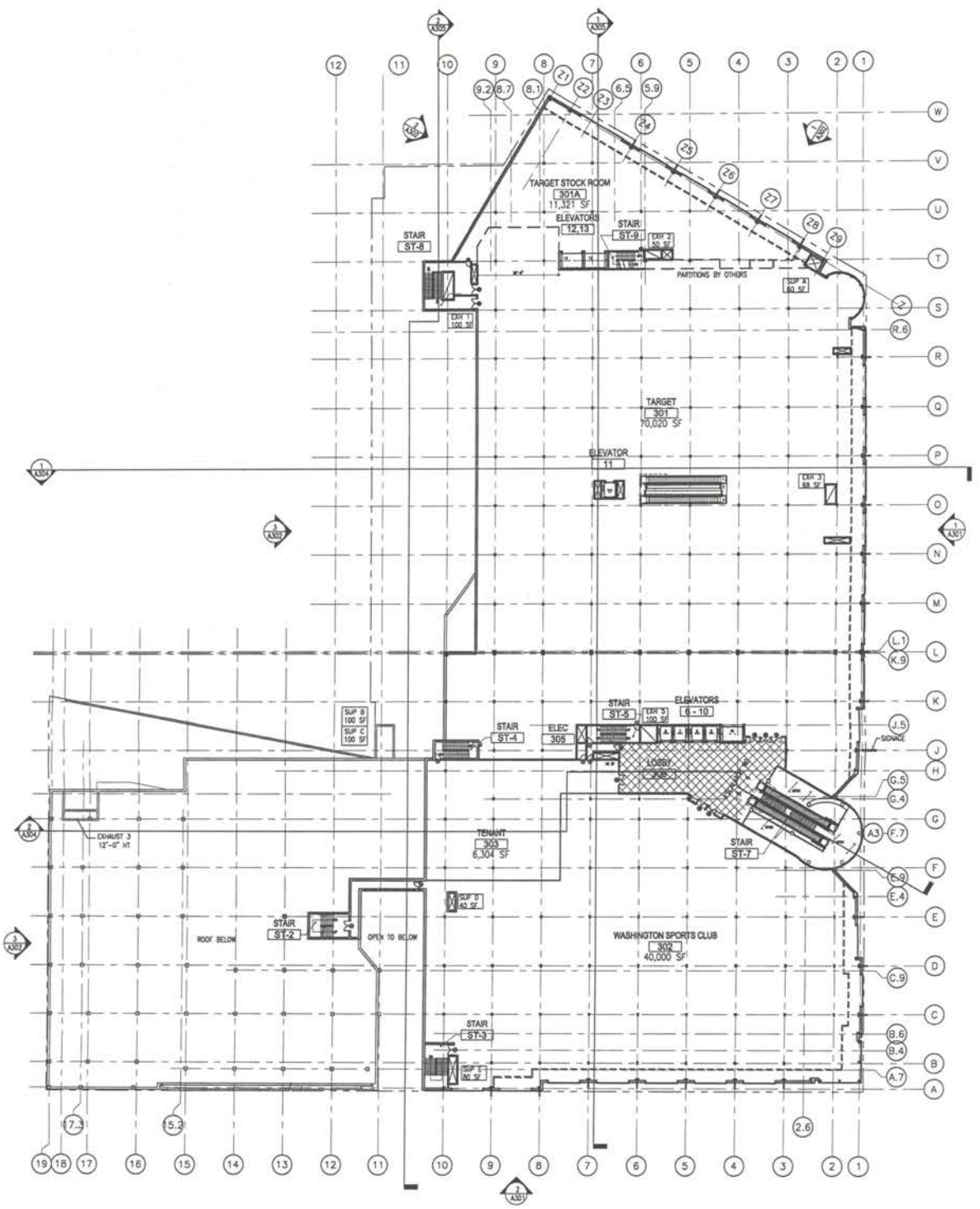
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PROJECT NO: 756102
DATE: 12/07/04
DRAWN BY: MC
CHECKED BY: SJ
SCALE: AS NOTED
ACAD FILE: 756102

DRAWING TITLE: ZONING SUBMITTAL

DRAWING NO: Z102B



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
1218 ARCH STREET PHILADELPHIA PA 19107
TEL: (215) 563 3600 FAX: (215) 563 3034

REVISIONS:
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12/02/04 UPDATED
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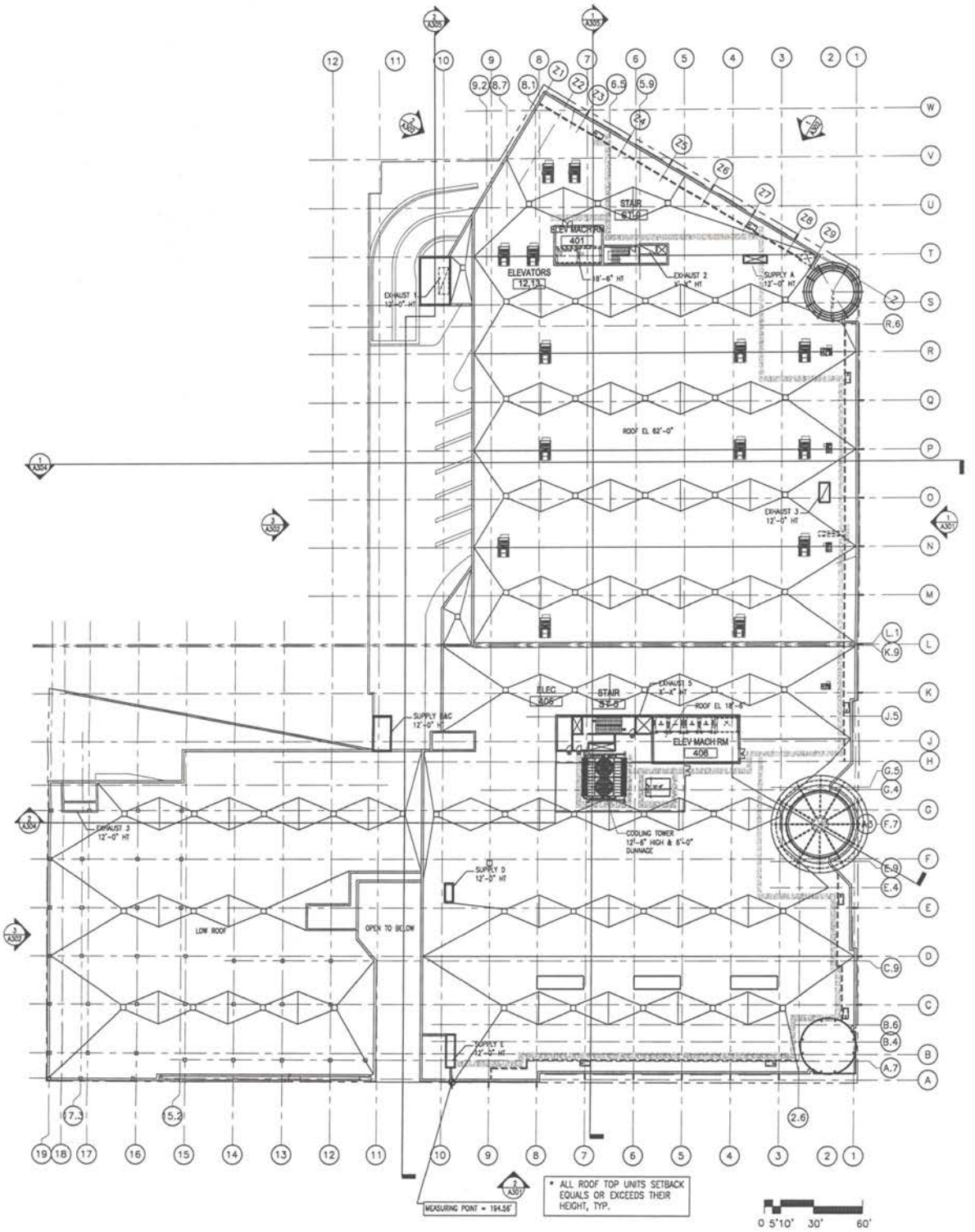
DC USA

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

PROJECT NO: 754102
DATE: 12/07/04
DRAWN BY: MC
CHECKED BY: BJ
SCALE: AS NOTED
ADD FILE: 75812103

DRAWING TITLE: ZONING SUBMITTAL

DRAWING NO: Z103A



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 3600 FAX: (215) 563 2038

REVISIONS:
12/01/04 UPDATED
12/02/04 UPDATED
12/08/04 UPDATED
12/21/04 UPDATED

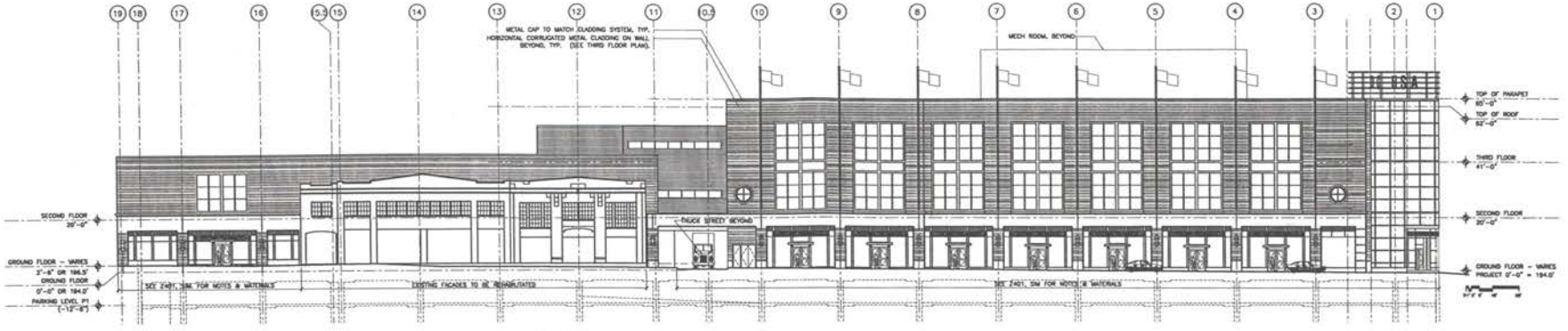
DC USA

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

PROJECT NO:	754102
DATE:	12/07/04
DRAWN BY:	MC
CHECKED BY:	BJ
SCALE:	AS NOTED
ACAD FILE:	75812103

DRAWING TITLE: ZONING SUBMITTAL

DRAWING NO: Z103B

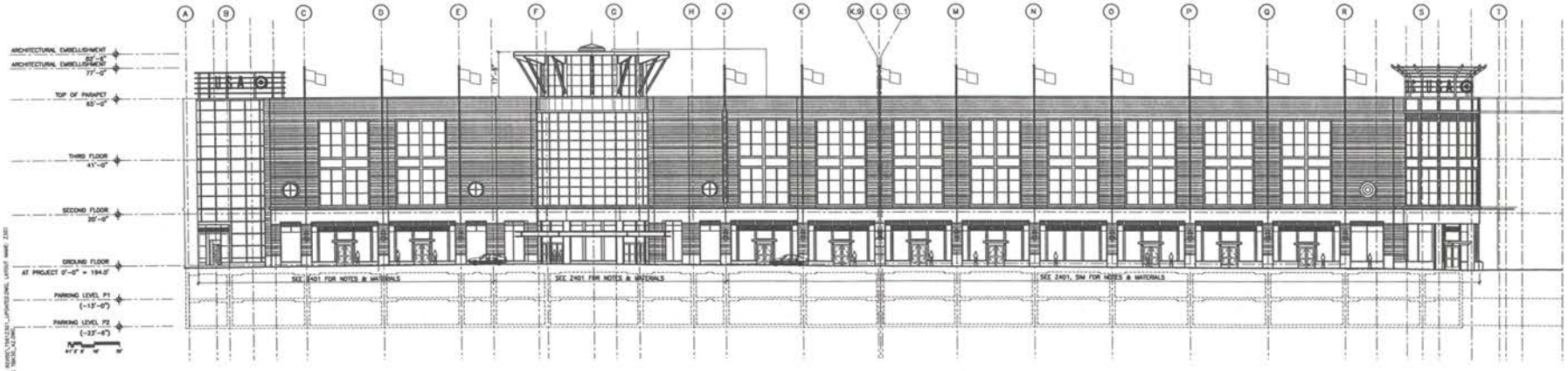


2 / Z301 IRVING STREET ELEVATION

1" = 40'-0"

PROJECT 0'-0" = 194'-0"

ZONING MEASURING POINT = 194.56'



1 / Z301 14th STREET ELEVATION

1" = 40'-0"

PROJECT 0'-0" = 194'-0"

ZONING MEASURING POINT = 194.56'

DC USA

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

DRAWING TITLE: ZONING SUBMITTAL BUILDING ELEVATIONS

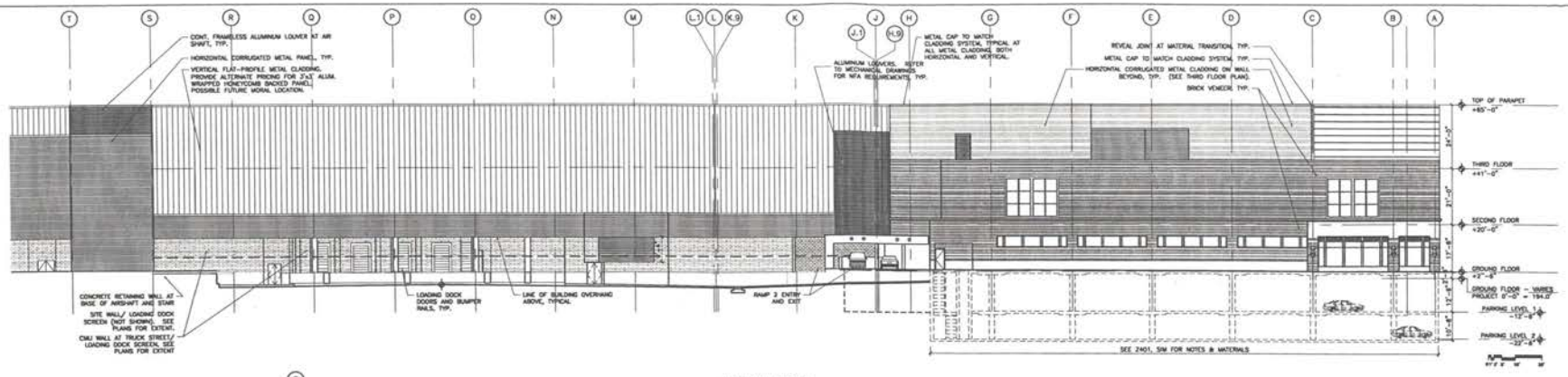
DRAWING NO. Z301

PROJECT NO. 754102
DATE: 12/07/04
DRAWN BY: MC
CHECKED BY: RJ
SCALE: AS NOTED

REVISIONS:
12/01/04 UPDATED
12/02/04 UPDATED
12/08/04 UPDATED
12/21/04 UPDATED

ARCHITECTS:
BOWER LEWIS THROWER ARCHITECTS
1233 20th STREET, N.W., SUITE 800, WASHINGTON, D.C. 20036
TEL: (202) 463 2900 FAX: (202) 463 2934

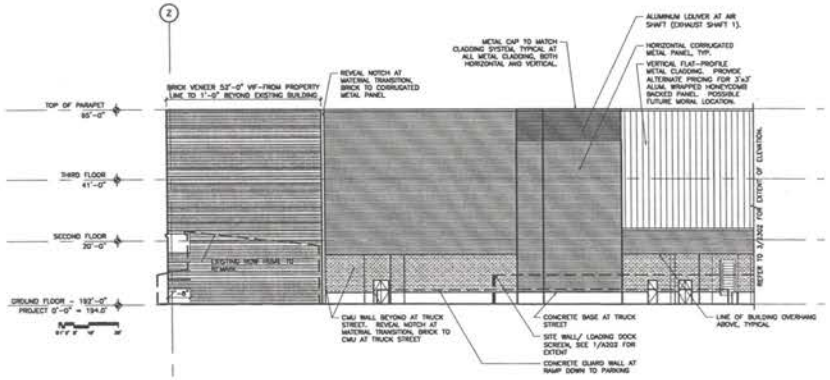
BOWER LEWIS THROWER ARCHITECTS



3 / Z302 HIATT PLACE ELEVATION

1" = 40'-0"

MEASURING POINT = 194.56'



2 / Z302 REAR ELEVATION

1" = 40'-0"

MEASURING POINT = 194.56'



1 / Z302 PARK ROAD ELEVATION

1" = 40'-0"

MEASURING POINT = 194.56'

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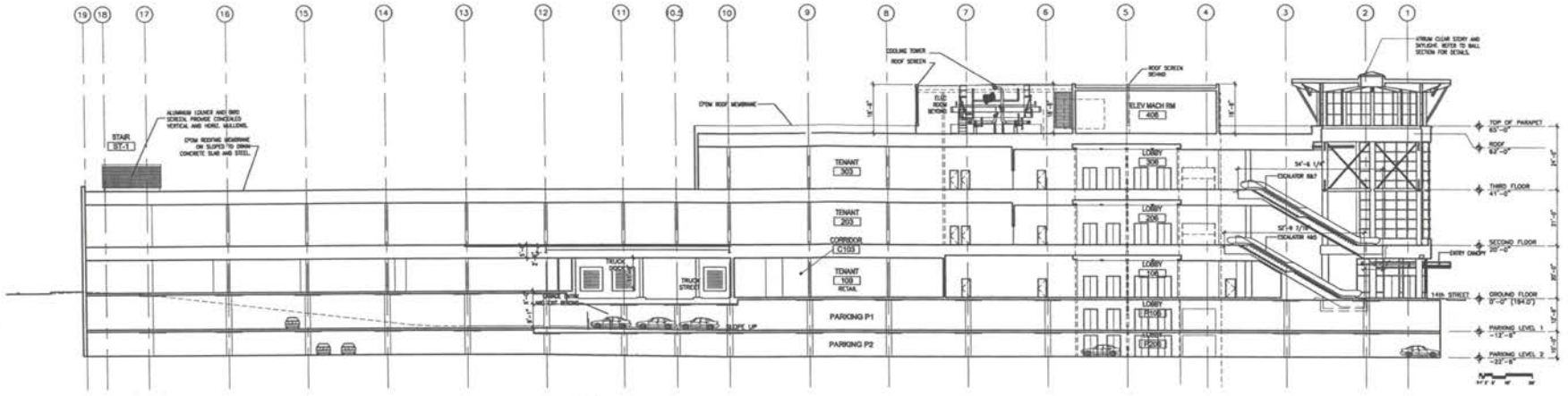
DRAWING NO. Z302

DRAWING TITLE: ZONING SUBMITTAL BUILDING ELEVATIONS

PROJECT NO: 7581102
DATE: 12/07/04
DRAWN BY: MC
CHECKED BY: AJ
SCALE: AS NOTED
CAD FILE: 7581102

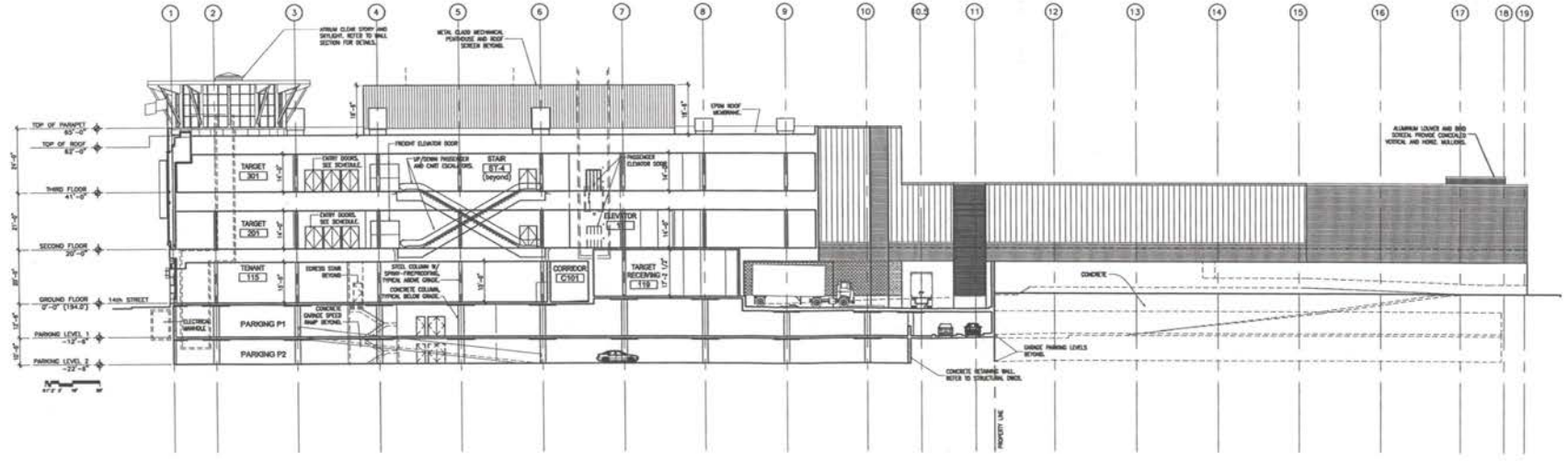
REVISIONS:
12/07/04 UPDATED
12/09/04 UPDATED
12/08/04 UPDATED
12/27/04 UPDATED

BOWER LEWIS THROWER ARCHITECTS
ARCHITECTS
BOWER LEWIS THROWER ARCHITECTS
8757 GEORGIA AVENUE, SILVER SPRING, MARYLAND 20910
TEL: (301) 563-9600 FAX: (301) 563-3556



2 / Z304 BUILDING SECTION LOOKING NORTH

1" = 40'-0"



1 / Z304 BUILDING SECTION LOOKING SOUTH

1" = 40'-0"

Drawing: C:\2004 FILES\...\Z304.dwg
Drawing Name: Z304
Last Saved By: ...
Plotted: ...
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BOWER LEWIS THROWER ARCHITECTS

ARCHITECTS
1909 K STREET, N.W. WASHINGTON, D.C. 20006-1157
TEL: (202) 463-2500 FAX: (202) 463-2506

REVISIONS:
12/01/04	UPDATED
12/02/04	UPDATED
12/06/04	UPDATED
12/21/04	UPDATED

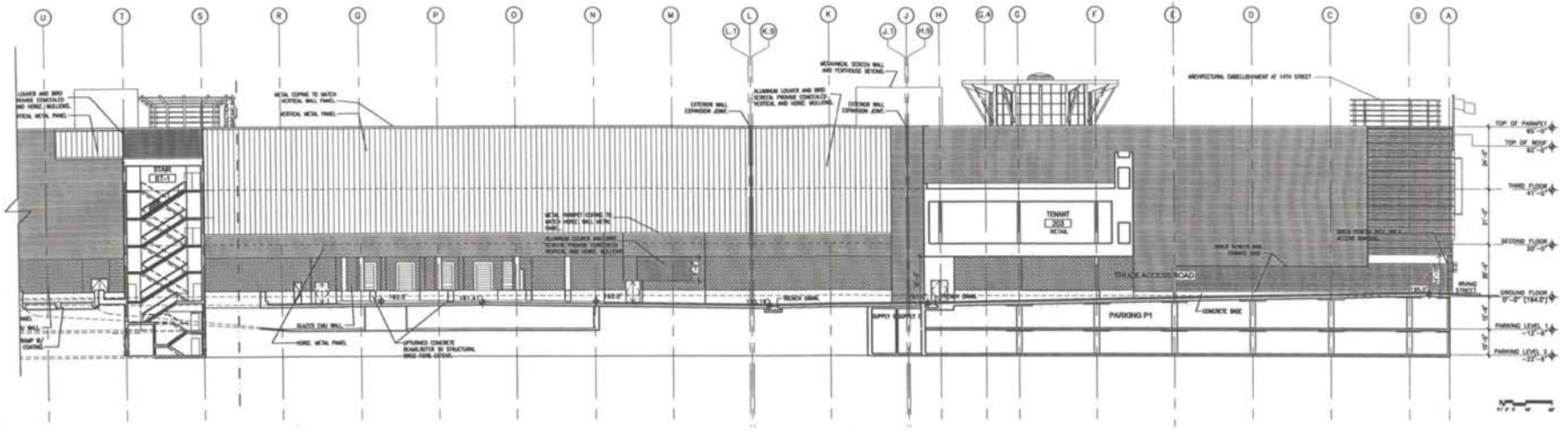
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Washington DC Columbia Heights Park Road and Irving Street 14th Street and Hiatt Place

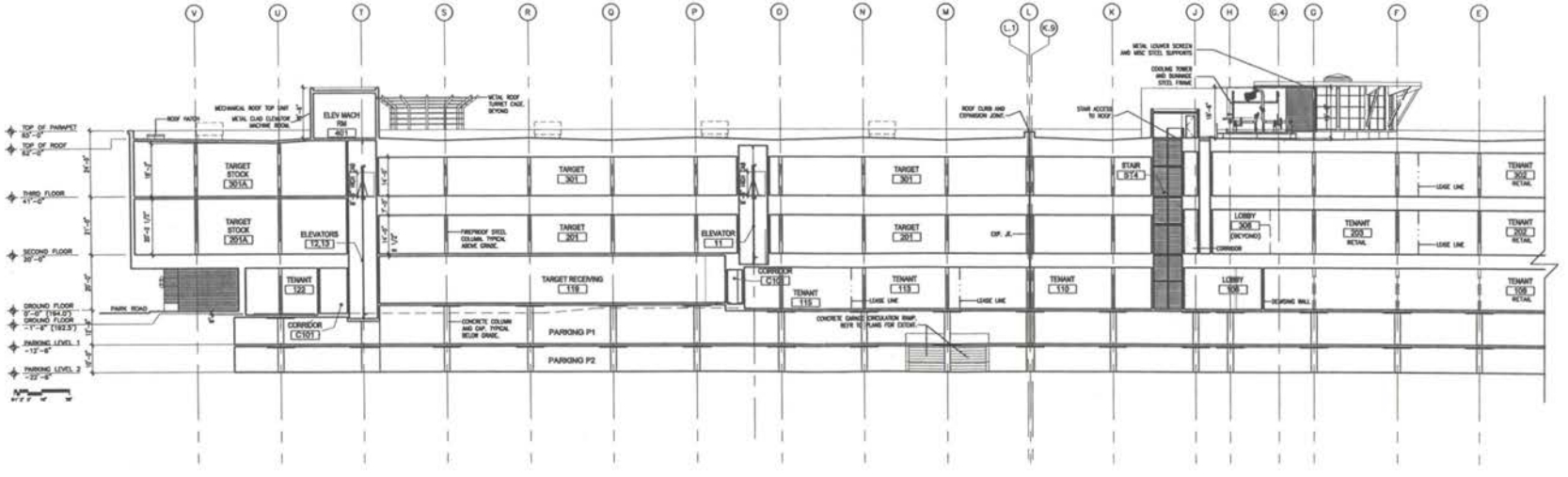
PROJECT NO. 298.1182
DATE 12/27/04
DRAWN BY: MC
CHECKED BY: AJ
SCALE: AS NOTED
MODEL FILE: 298.1182M

DRAWING TITLE: ZONING SUBMITTAL BUILDING SECTIONS

DRAWING NO. Z304



2 / Z305 **BUILDING SECTION LOOKING EAST**
1" = 40'-0"



1 / Z305 **BUILDING SECTION LOOKING EAST**
1" = 40'-0"

DRAWING NO. Z305

DRAWING TITLE: ZONING SUBMITTAL BUILDING ELEVATIONS

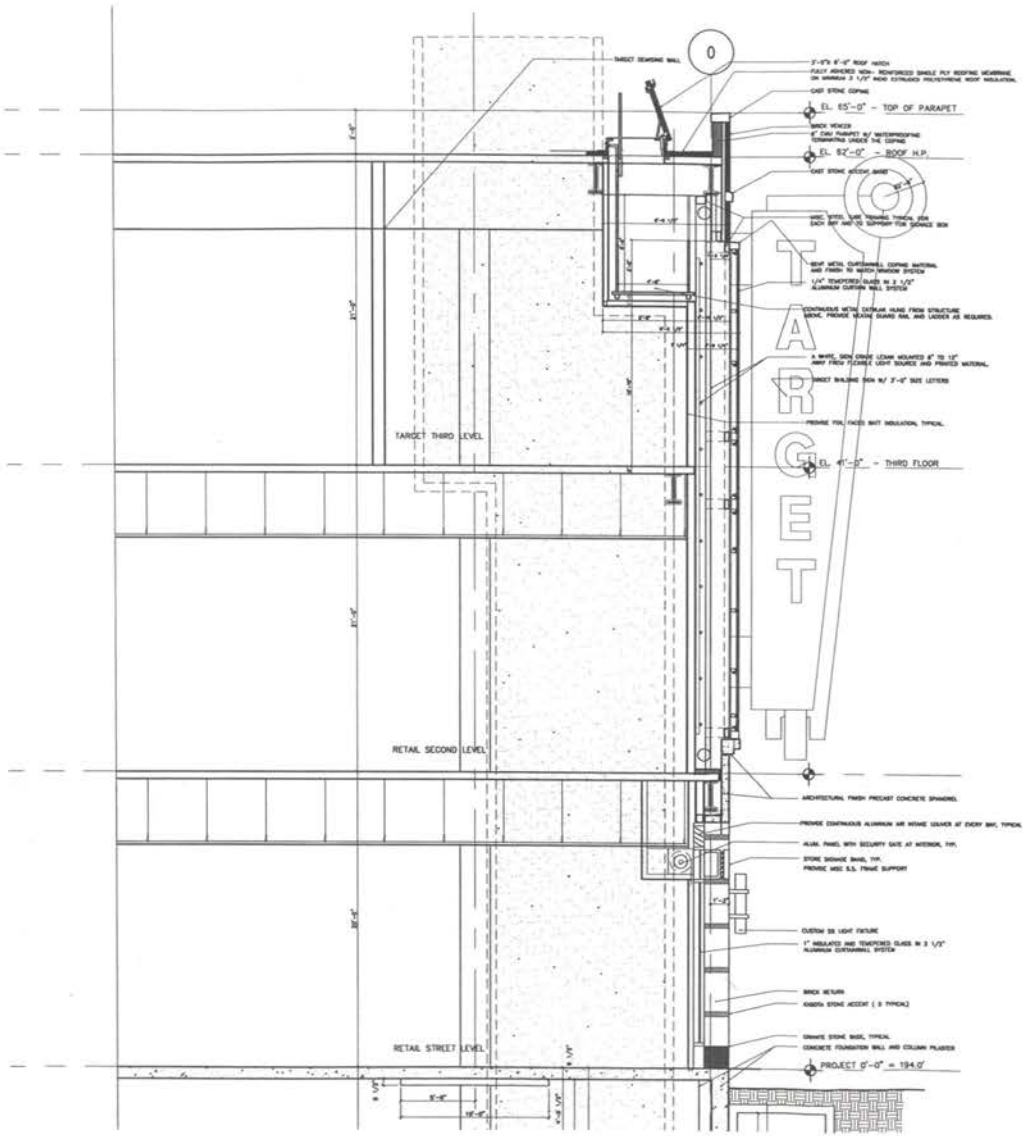
PROJECT NO. 7561.02
DATE: 12/07/04
DRAWN BY: MC
CHECKED BY: RJ
SCALE: AS NOTED

DC USA

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

REVISIONS:
12/07/04 UPDATED
12/02/04 UPDATED
12/08/04 UPDATED
12/21/04 UPDATED

ARCHITECTS
BOWER LEWIS THROWER ARCHITECTS
STEP LEFT THROWER, ARCHITECT
1140 3rd Street, NW Washington, DC 20001
TEL: (202) 842 3600 FAX: (202) 842 3636



1 / Z401 TYP. EXTERIOR WALL SECTION

1/8" = 1'-0"

BOWER LEWIS THROWER ARCHITECTS

ARCHITECTS
BOWER LEWIS THROWER ARCHITECTS
1134 14th STREET, N.W. WASHINGTON, D.C. 20005
TEL: (202) 842 2600 FAX: (202) 842 2034

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12/01/04 UPDATED
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12/21/04 UPDATED

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

PROJECT NO. 7561.02
DATE: 12/01/04
DRAWN BY: MC
CHECKED BY: RJ
SCALE: AS NOTED
MOE FILE: 7561X01

DRAWING TITLE
ZONING SUBMITTAL
WALL SECTIONS

DRAWING NO.
Z401