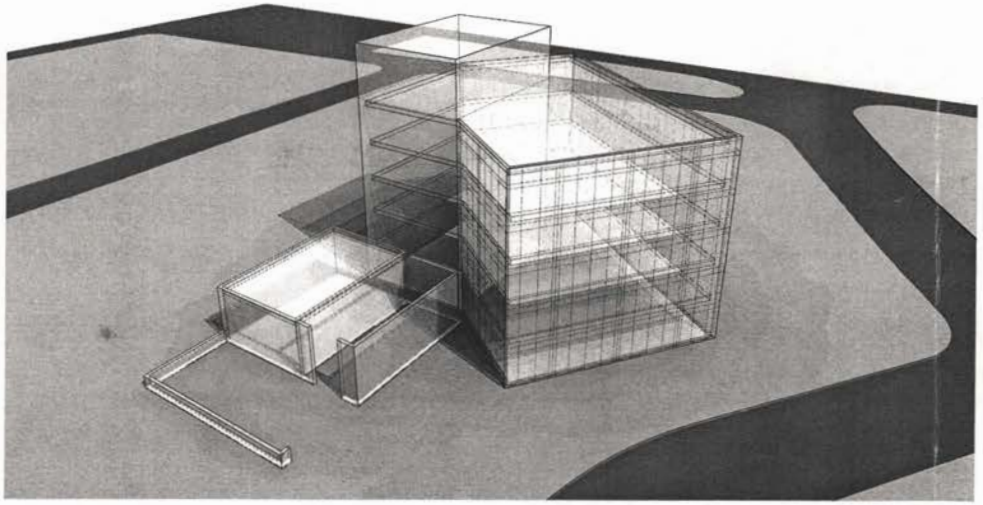
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FEBRUARY 04, 2005
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Developer:
Benning 45 LLC

Architect:
Shalom Baranes Associates

Drawing Index

A0–0	Cover Sheet
A0–1	Zoning and Site Context
A0–2	Property Lines, Easements and Site Qualifications
A0–3	Circulation Plan
A0–4	Landscape Plan
A0–5	Building Plans
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A0–11	Building Modeling

BZA
Case No. 17304
Exhibit No. 12

Board of Zoning Adjustment
District of Columbia
CASE NO. 17304
EXHIBIT NO. 12

ZONING INFORMATION

SQUARE:	5138
PARCEL ONE:	ZONE: C-3-A LOTS: PART OF 84, 85, 86, 87; 140, 829, 45TH STREET REALIGNMENT SITE AREA: 33,924 SF
PARCEL TWO:	ZONE: R-2 LOTS: 83,126 SITE AREA: 5,523 SF
SQUARE:	5139
PARCEL ONE:	ZONE: C-3-A LOT: PART OF 806 SITE AREA: 129 SF

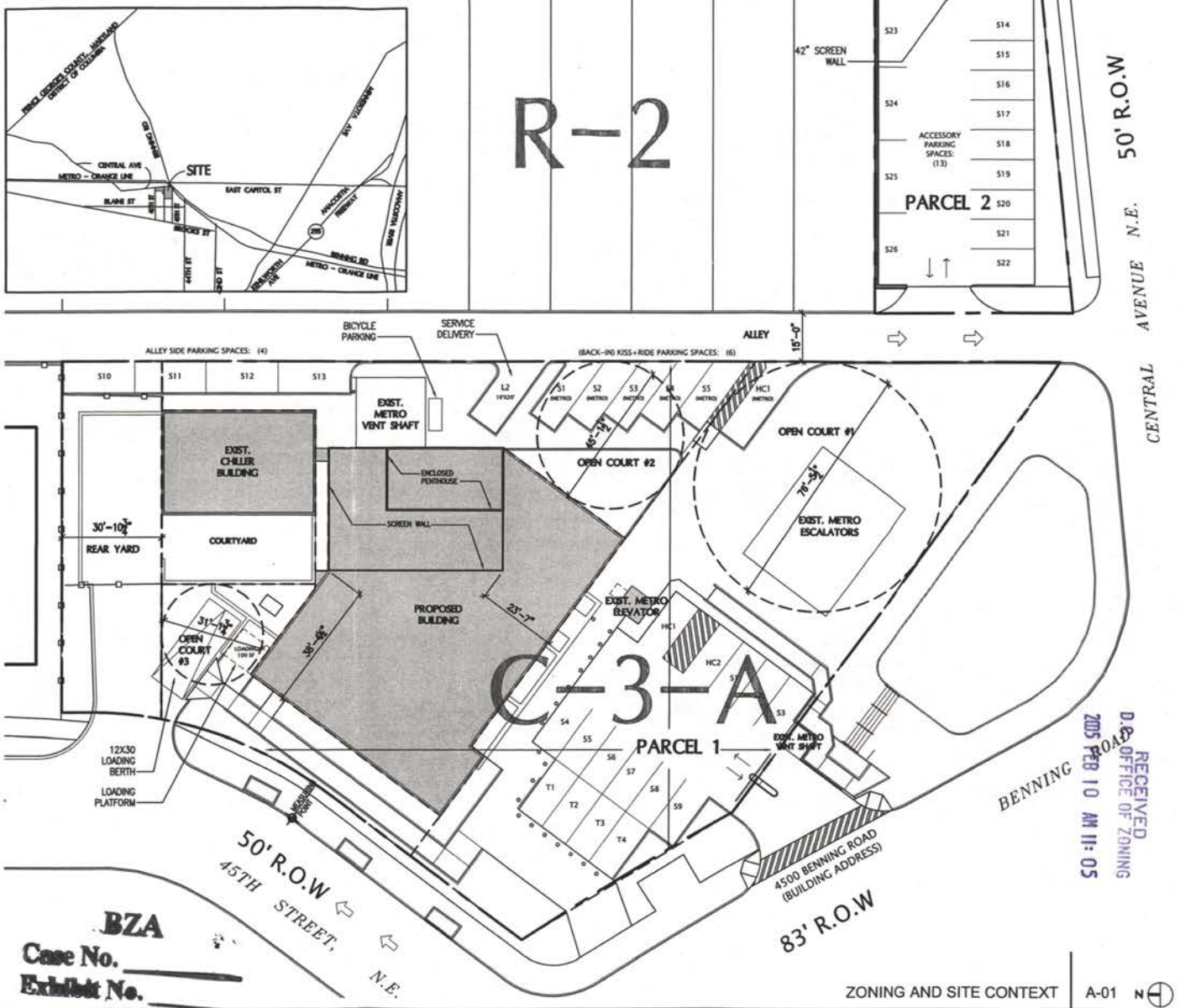
C-3-A ZONING REGULATION	ALLOWED / REQUIRED	PROVIDED
HEIGHT	65' (NO LIMIT TO NUMBER OF STORIES)	65'
FAR	2.5 (COMMERCIAL) OR 85,132 SF	1.11 or 37,806 SF
LOT OCCUPANCY	75%	26 %
REAR YARD (H = 62' - 8 1/2")	13' - 0 3/4" (1)	30' - 10 3/4"
SIDE YARD	NONE	NONE
OPEN COURT 1 - WIDTH (H = 64' - 9")	16' - 2 1/4" (2, 3)	76' - 5 1/2"
OPEN COURT 2 - WIDTH (H = 63' - 4")	15' - 10" (2, 3)	45' - 1 1/2"
OPEN COURT 3 - OPEN (H = 64' - 9")	16' - 2 1/4" (2, 3)	31' - 1 3/4"
PENTHOUSE		
HEIGHT	18' - 6"	18' - 6"
SETBACK (4)	18' - 6"	NONE ON TWO SIDES, 23' - 7" and 38' - 4 1/2" ON REMAINING SIDES
PARKING	61 SPACES (5)	28 SPACES (6)
LOADING	1 BERTH @ 12 X 30 FT 1 PLATFORM @ 100 SF 1 SERVICE/DELIVERY @ 10 X 20 FT	1 BERTH @ 12 X 30 FT 1 PLATFORM @ 100 SF 1 SERVICE/DELIVERY @ 10 X 20 FT

NOTES:
(1) SEC. 774.1 — 2 1/2 INCHES PER FOOT OF HEIGHT (12 FT. MIN.)
(2) SEC. 776.1 — 3 INCHES PER FOOT OF HEIGHT (12 FT. MIN.)
(3) SEC. 199.1 — DEFINITIONS; WIDTH OF COURT; IN THE CASE OF A NON-RECTANGULAR COURT, THE DIAMETER OF THE LARGEST CIRCLE THAT MAY BE INSCRIBED IN A HORIZONTAL PLANE WITHIN THE COURT
(4) SEC. 411.1 — BZA SPECIAL EXCEPTION
(5) SEC. 2101.1 — IN EXCESS OF 2,000 SF, 1 FOR EACH 600 GSF
(6) SEC. 214 — ACCESSORY PARKING SPACES
SEC. 301.1, SEC. 302.1 — 15 SPACES ARE PROVIDED ON PARCEL 1. 13 SPACES ARE PROVIDED ON PARCEL 2 AS AN ACCESSORY USE SUBJECT TO BZA APPROVAL
SEC. 2107.1 — BZA EXCEPTION TO REDUCE AMOUNT OF REQUIRED PARKING PROVIDED THAT THE BUILDING IS PROVIDED WITH A DIRECT CONNECTION TO A METRORAIL STATION
SEC. 2116.5 — LOCATION BASED ON BZA APPROVAL
SEC. 2116.7 — LOCATED ELSEWHERE THAN ON LOT INTENDED TO SERVE
SEC. 2116.8 — SCREENING REQUIREMENTS
SEC. 2117.11 — LANDSCAPING REQUIREMENTS
SEC. 2117.12 — SCREENING FROM CONTIGUOUS RESIDENTIAL PROPERTY
SEC. 2117.13 — LIGHTING REQUIREMENTS
SEC. 2117.14 — SUBMITTAL TO DC DEPARTMENT OF PUBLIC WORKS

FAR CALCULATIONS

FLOOR	TOTAL GSF	TOTAL FAR
LEVEL 1 (GROUND)	8,964 (1)	8,850 (2)
LEVEL 2	7,384	7,239
LEVEL 3	7,384	7,239
LEVEL 4	7,384	7,239
LEVEL 5	7,384	7,239
TOTAL	38,500	37,806
MECH. PENTHOUSE	692 GSF	692 SF (.02 FAR) (3)

NOTES: (1) 7,384 GSF NEW + 1,580 GSF EXISTING STRUCTURE
(2) 7,239 SF NEW FAR +1,611 SF EXISTING FAR
(3) SEC. 411.7 ALLOWABLE PENTHOUSE FAR OF .37 OR 12, 600 SF



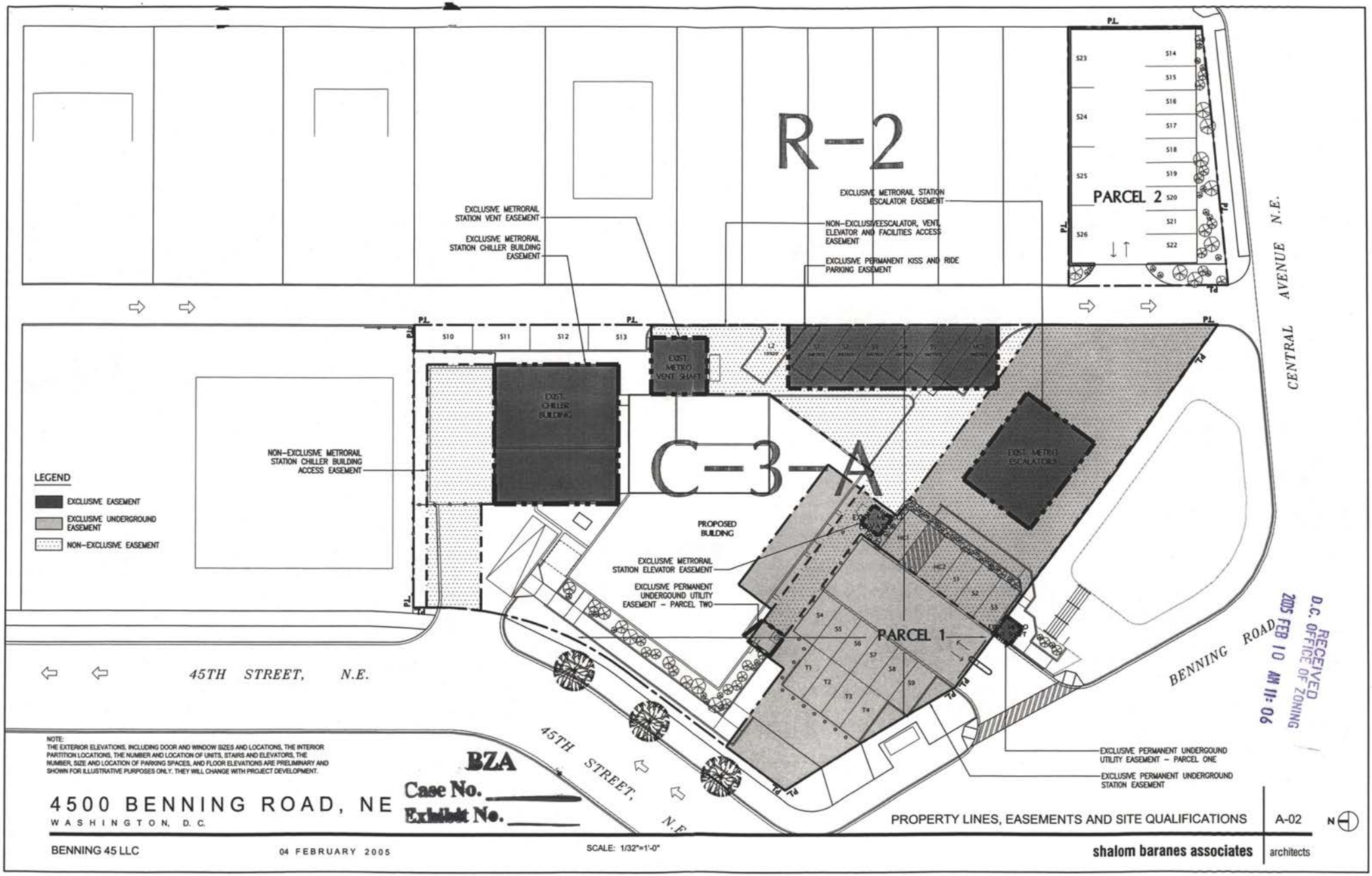
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ZONING AND SITE CONTEXT | A-01

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NOTE:
THE EXTERIOR ELEVATIONS, INCLUDING DOOR AND WINDOW SIZES AND LOCATIONS, THE INTERIOR PARTITION LOCATIONS, THE NUMBER AND LOCATION OF UNITS, STAIRS AND ELEVATORS, THE NUMBER, SIZE AND LOCATION OF PARKING SPACES, AND FLOOR ELEVATIONS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THEY WILL CHANGE WITH PROJECT DEVELOPMENT.

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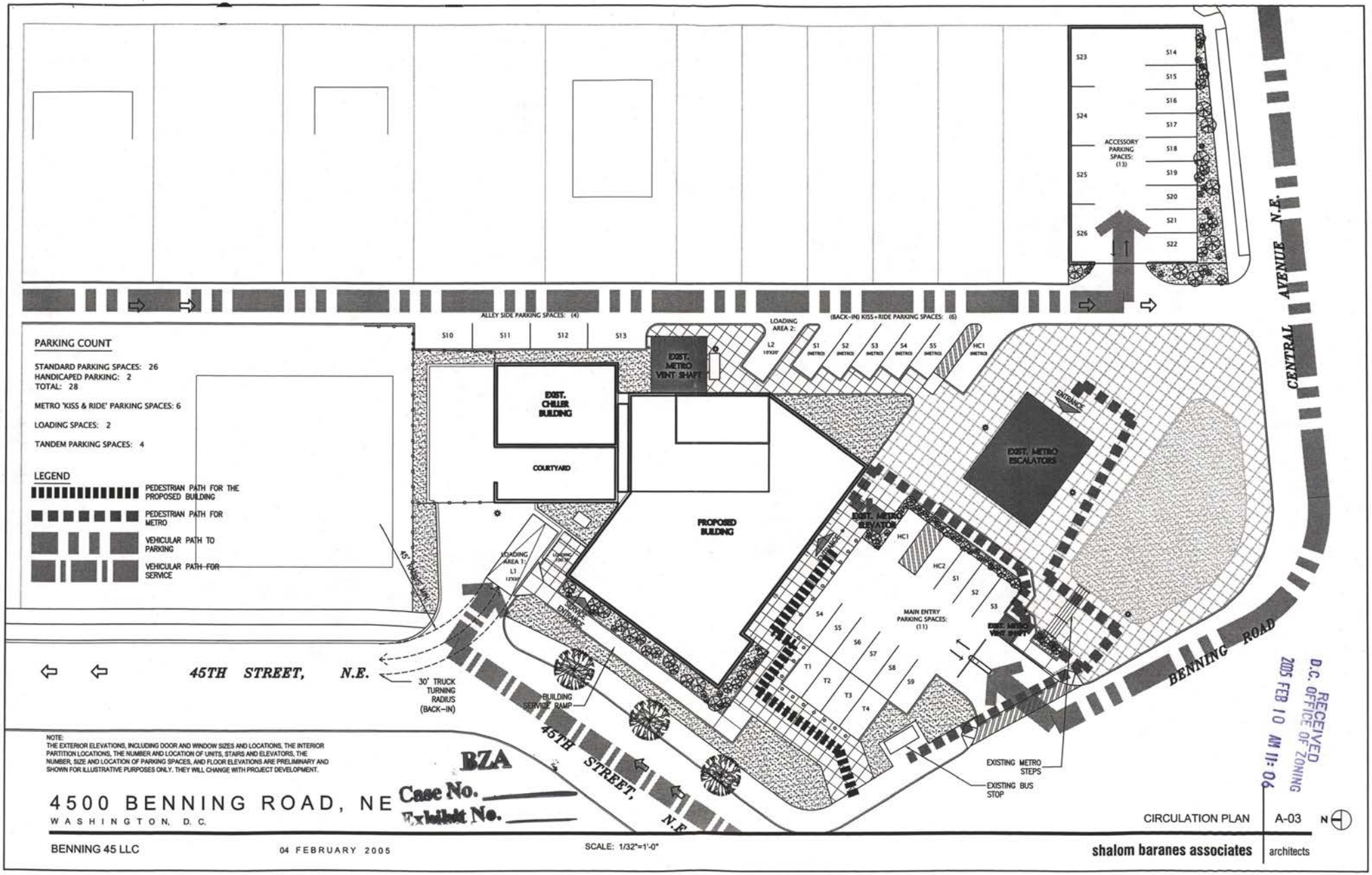
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PROPERTY LINES, EASEMENTS AND SITE QUALIFICATIONS | A-02

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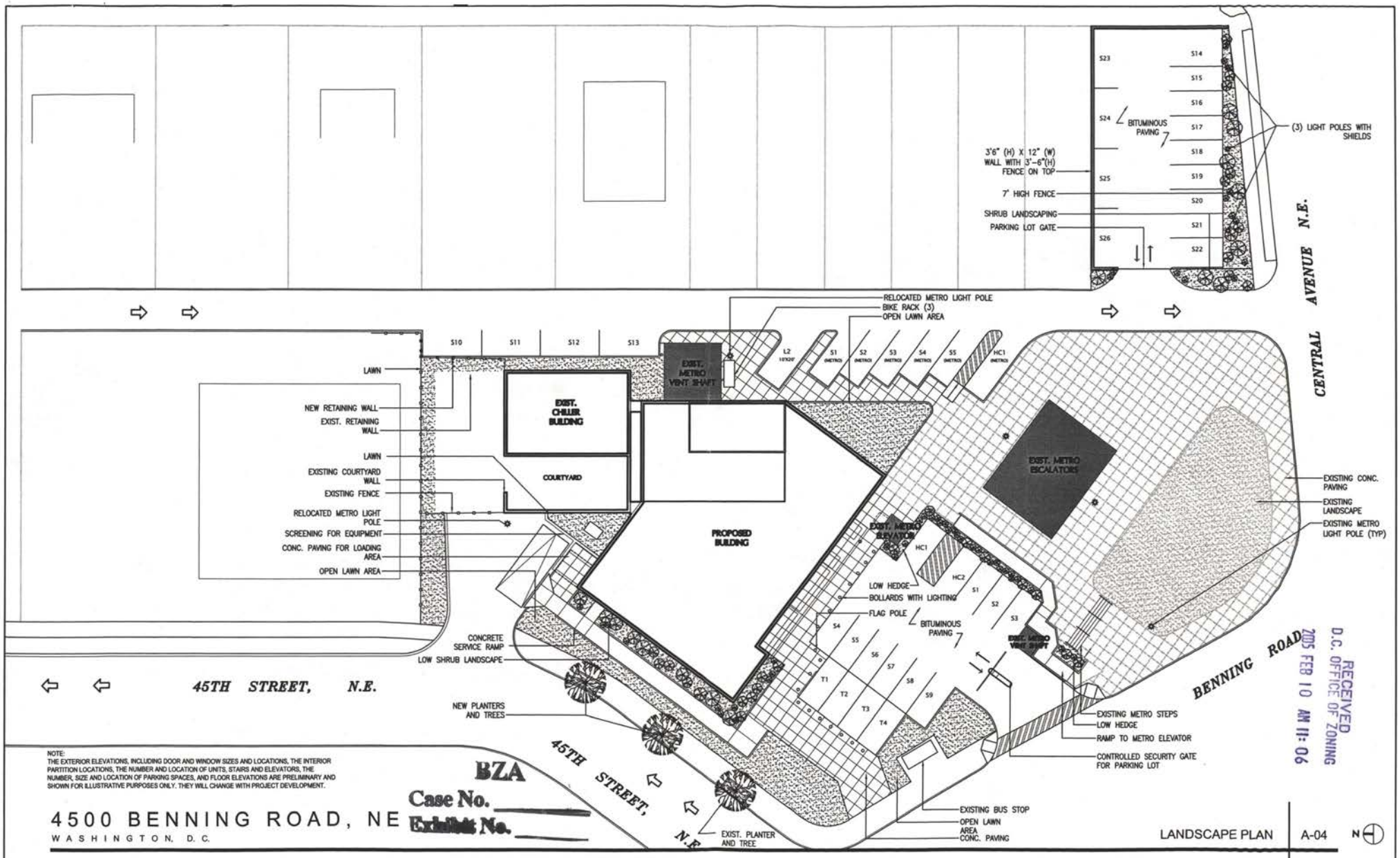
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CIRCULATION PLAN | A-03 | N

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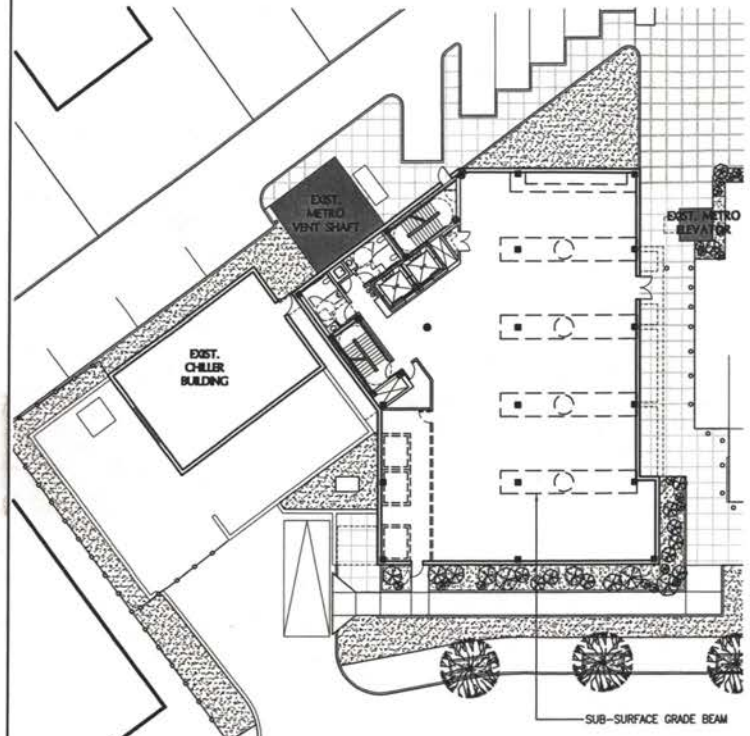
LANDSCAPE PLAN | A-04

BENNING 45 LLC

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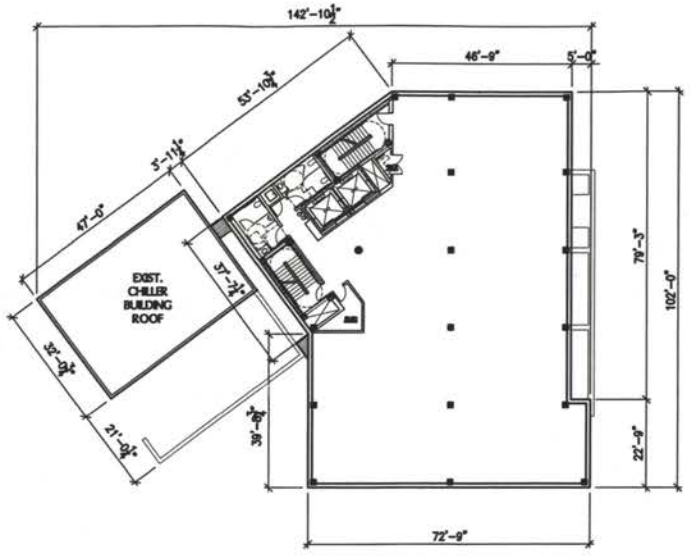
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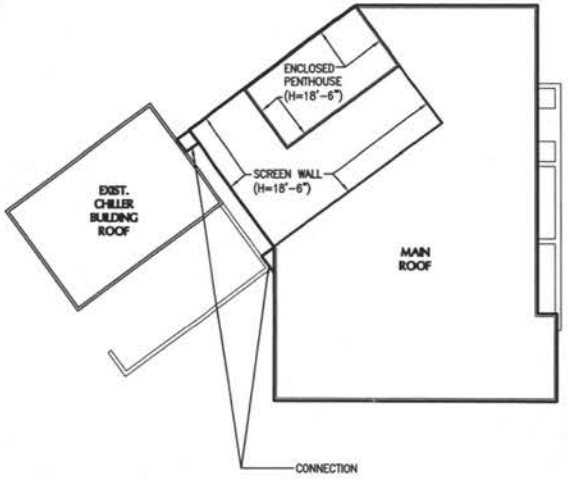
GROUND FLOOR

7,384 GSF (NEW) + 1,580 GSF EXISTING STRUCTURE
7,239 SF FAR (NEW) + 1,611 SF EXISTING STRUCTURE



2nd - 5th FLOORS

7,384 GSF
7,239 SF FAR



ROOF

433 GSF
433 SF FAR

NOTE:
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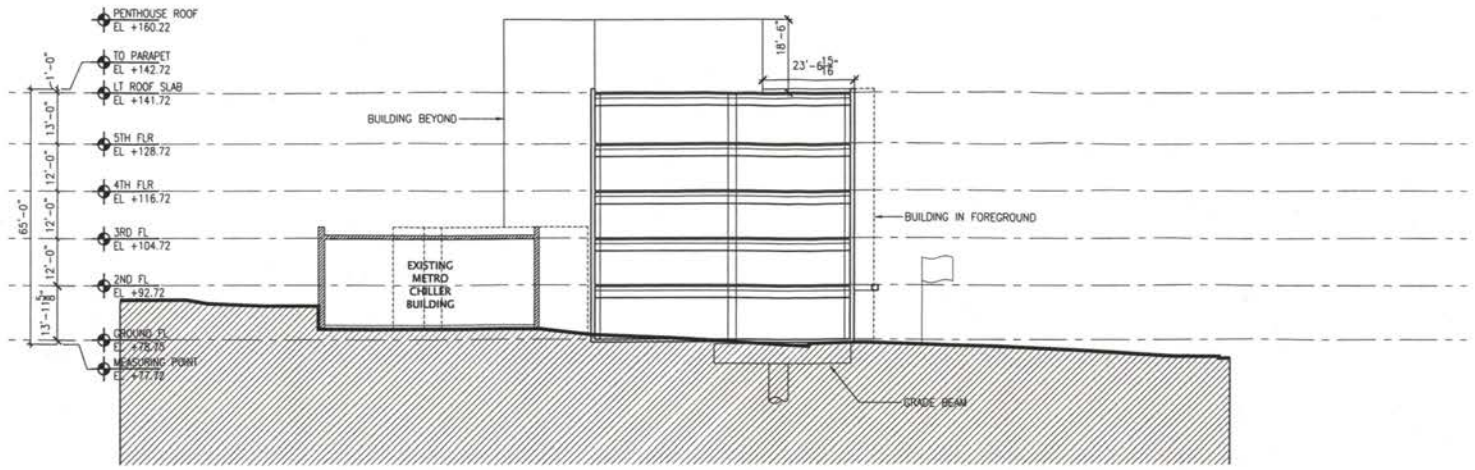
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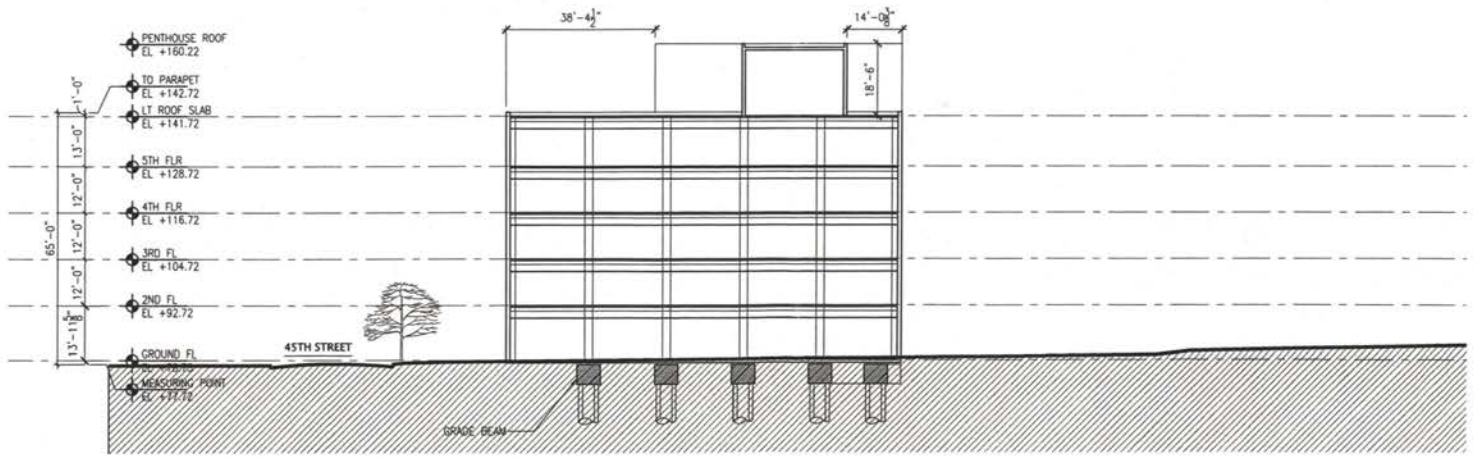
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BUILDING PLANS | A-05

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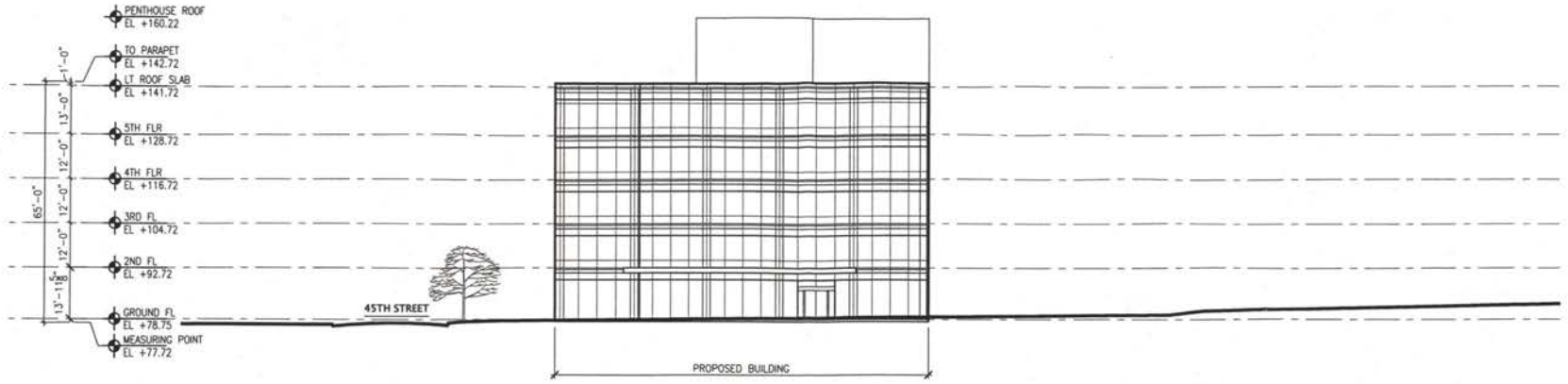
BUILDING SECTIONS | A-06

BENNING 45 LLC

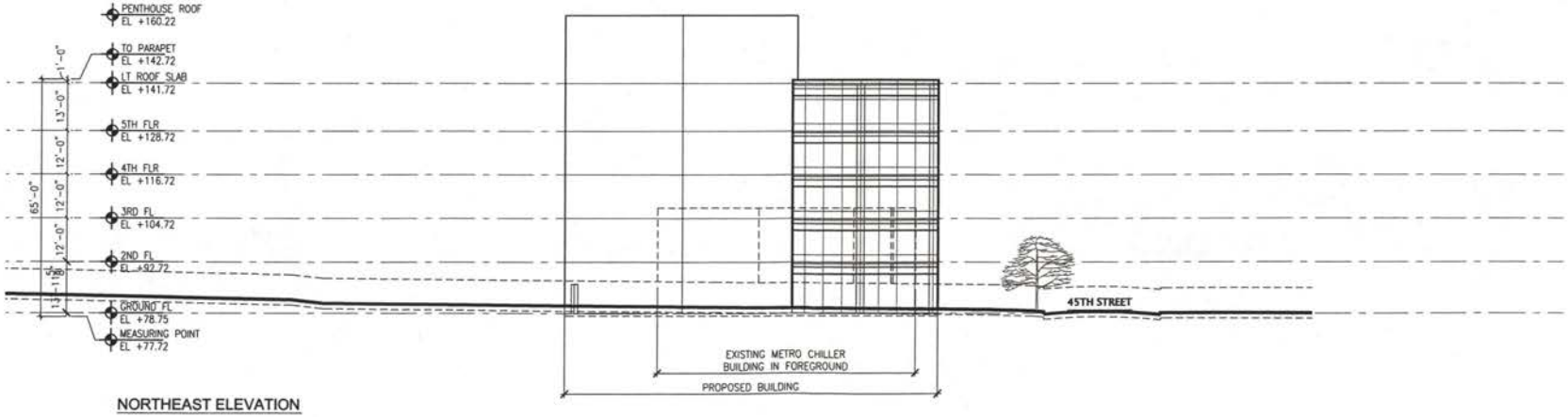
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SOUTHWEST ELEVATION



NORTHEAST ELEVATION

NOTE:
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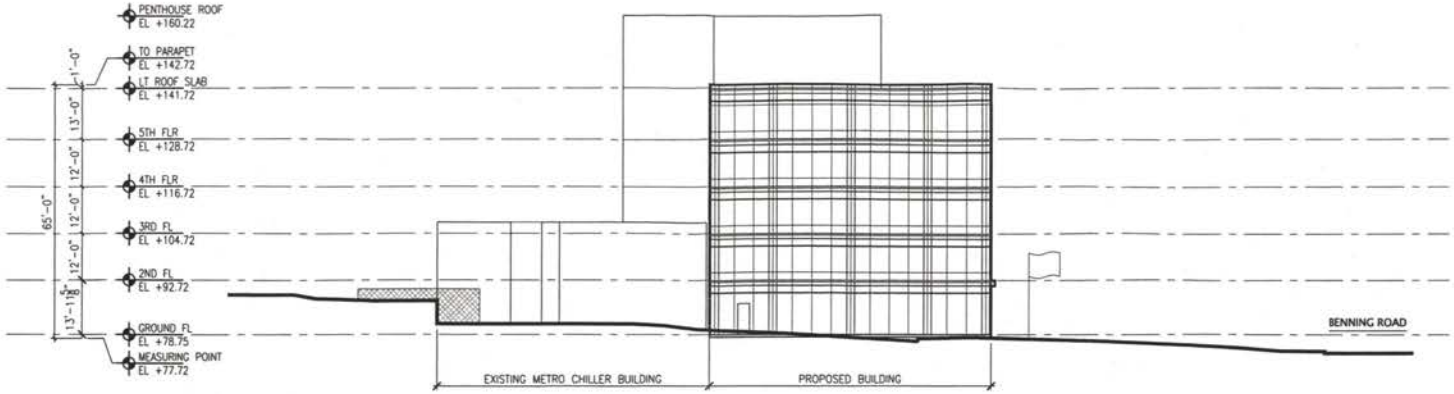
BUILDING ELEVATIONS | A-07

BENNING 45 LLC

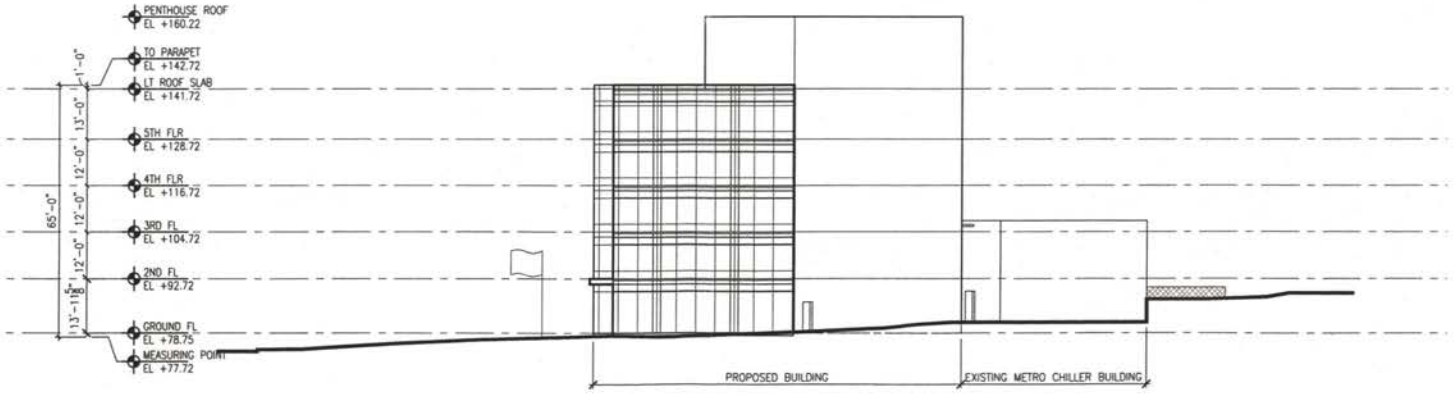
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NORTHWEST ELEVATION



SOUTHEAST ELEVATION

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BUILDING ELEVATIONS | A-08

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VIEW FROM 45TH STREET AND BENNING ROAD



VIEW OF EXISTING CHILLER BUILDING

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SITE CONTEXT PHOTOGRAPHS | A-09

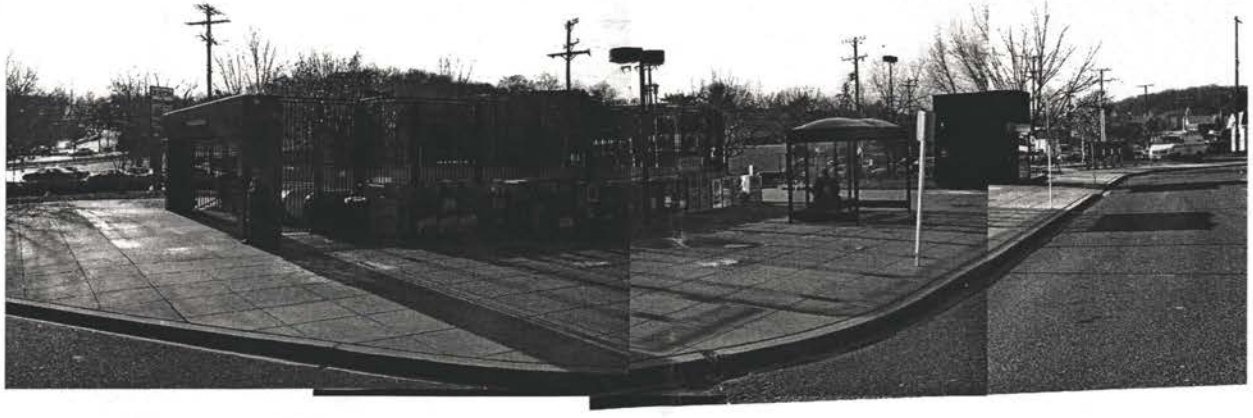
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VIEW OF EXISTING CHILLER BUILDING LOADING DOCK



VIEW OF EXISTING BENNING ROAD METRO STATION

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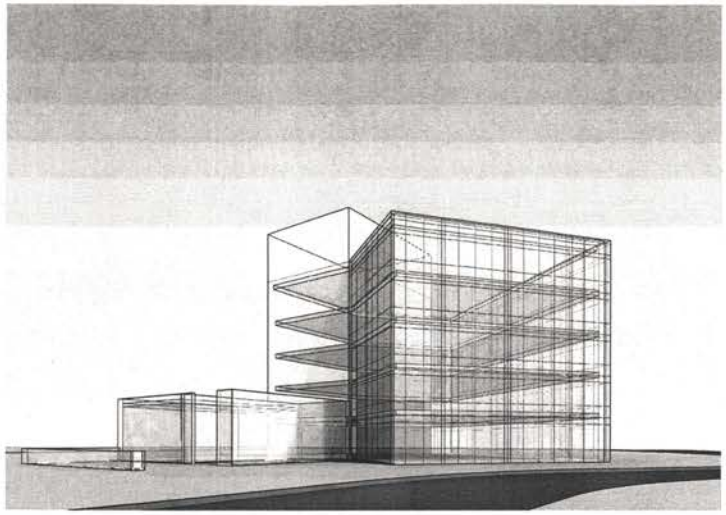
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SITE CONTEXT PHOTOGRAPHS | A-10

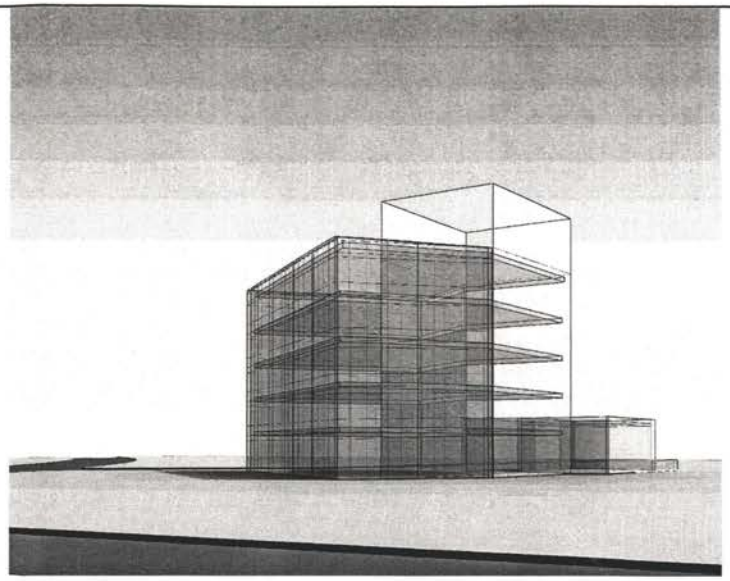
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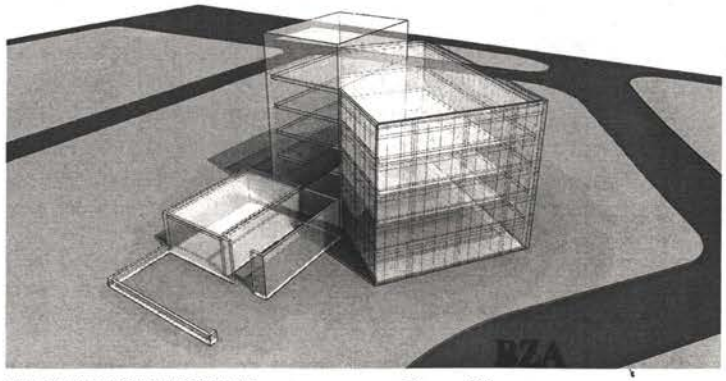
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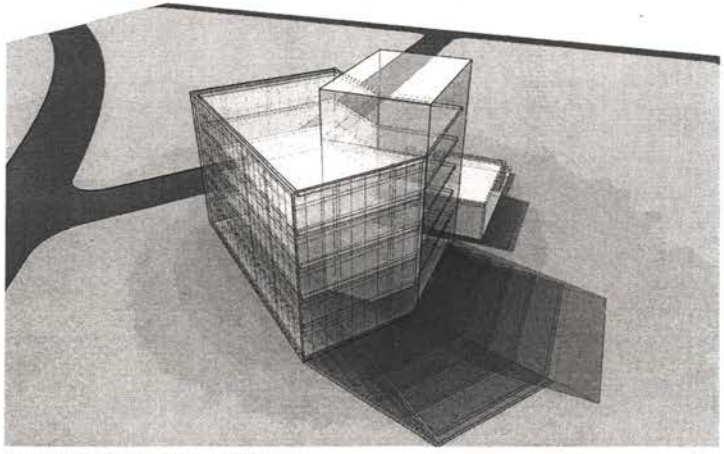
VIEW FROM 45TH STREET, N.E.



VIEW FROM ALLEY



BIRDS EYE VIEW FROM 45TH STREET, N.E.



BIRDS EYE VIEW FROM CENTRAL AVENUE, N.E.

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BUILDING MODELING | A-11

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