

646-654 H STREET, NE

Square: 858 Lot: 65



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646 - 654 H STREET, NE

646-654 H Street, NE
 Washington, DC
 Square: 858 Lot No: 65 Zone: HS-H / C-2-B

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COVER SHEET | A0.0

Board of Zoning Adjustment
 District of Columbia
 CASE NO. 18890
 EXHIBIT NO. 40A
 05/26/16



646 - 654 H STREET, NE

646-654 H Street, NE
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RENDERING | A0.1

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Sq. 858, Lots 1, 2, 800, 801, 802

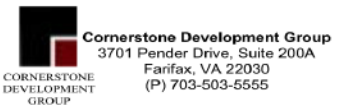
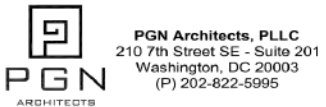
ZONING REQUIREMENTS	REQUIRED		BZA APPROVED	
Zoning District	HS-H / C-2-B		HS-H / C-2-B	
Lot Area	6,970		6,970	
Lot Occupancy Ground Floor	100%	6,970	78%	5,441
Lot Occupancy Floors Residential	80% w/IZ	5,576	78%	5,441
Total FAR	4.7		4.7	32,848
Total Permitted FAR Retail	1.5		1.27	8,878
Height	75'-0"		75'-0"	
Courts	Ground floor retail- width 3" per foot, not less than 12'-0". Req'd- 17'-6". Typical floor residential- 4" per foot, not less than 15'-0". Retail/res. computed at each floor.		None provided.	
Side Yard Setback	None required. If provided 2" per 1'-0" of height, not less than 6'-0"		None provided.	
Rear Yard Setback	15'-0". Structure below horizontal plane of 20' above grade, center line of alley can be used.		22'-0"	
Penthouse Height	18'-6"		9'-0"	
Residential Parking	26 Units 1 space per 3 units= 9		0 Relief needed for 9 spaces	
Retail Parking	In excess of 3,000 SF, 1 for each 750 SF of GFA. (8,878-3000= 5,878/750) Req'd 8.		5 Relief Needed for 3 spaces	
Parking Size	9'-0" x 19'-0"		5 compact spaces (8'-0" x 16'-0") Relief needed for minimum parking space size	
Retail Loading Berth	1 @ 30'-0" deep		Relief Needed	
Residential Loading Berth	1 @ 55'-0" deep. None- Less than 50 units		Not required	
Retail Loading Platform	1 @ 100 SF		Relief Needed	
Residential Loading Platform	1 @ 200 SF. None- Less than 50 units		Not required	
Retail Loading Space	None		Not required	
Residential Loading Space	None- Less than 50 units		Not required	
Residential Bikes	1 space per 3 units. 26 Units/3 Req'd 9.		15	
Retail Bikes	5% of required parking spaces. 20 x 5% Req'd 1.		1	

Building GSF	
	Zoning (FAR) GSF- Bays & Basement Excluded
FAR GSF (Not including bays)	n/a
Basement	n/a
First	5,441
Second	5,441
Third	5,441
Fourth	5,441
Fifth	5,441
Sixth	5,441
Total	32,848

Retail GSF	
	Zoning (FAR) GSF- Bays & Basement Excluded
Retail (Including Bays)	
Basement Retail	0
Ground Retail 1	1,574
Ground Retail 2	1,323
Ground Retail 3	960
Ground Retail 4	0
Second Floor Retail	5,021
Total	8,878

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Sq. 858, Lot 65

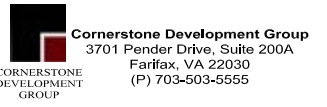
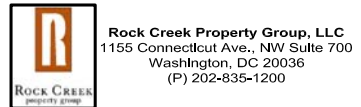
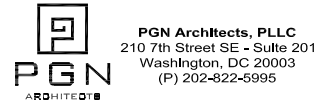
ZONING REQUIREMENTS	REQUIRED	PROPOSED PER MODIF.
Zoning District	HS-H / C-2-B	HS-H / C-2-B
Lot Area	6,970	6,970
Lot Occupancy Ground Floor	100%	76%
Lot Occupancy Floors Residential	80% w/IZ	77%
Total FAR (Excluding PH FAR)	4.7	4.6
PH FAR	0.4	0.3
Total Permitted FAR Retail	1.5	1.3
Penthouse Height	18'-6"	18'-6"
Building Height	75'-0"	75'-0"
Courts	Ground floor retail- width 3" per foot, not less than 12'-0". Req'd- 17'-6", Typical floor residential- 4" per foot, not less than 15'-0". Retail/res. computed at each floor.	None provided.
Side Yard Setback	None required. If provided 2" per 1'-0" of height, not less than 6'-0"	None provided.
Rear Yard Setback	15'-0". Structure below horizontal plane of 20' above grade, center line of alley can be used.	22'-0"
Residential Parking	23 Units 1 space per 3 units= 8	0 per BZA Order 18890
Retail Parking	In excess of 3,000 SF, 1 for each 750 SF of GFA. (8,945-3000= 5,945/750) Req'd 8	5 Per BZA Order 18890
Parking Size	9'-0" x 19'-0"	5 compact spaces (8'-0" x 16'-0") Per BZA Order 18890
Retail Loading Berth	1 @ 30'-0" deep	0 Per BZA Order 18890
Residential Loading Berth	1 @ 55'-0" deep, None- Less than 50 units	Not required
Retail Loading Platform	1 @ 100 SF	0 Per BZA Order 18890
Residential Loading Platform	1 @ 200 SF, None- Less than 50 units	Not required
Retail Loading Space	None	Not required
Residential Loading Space	None- Less than 50 units	Not required
Residential Bikes	1 space per 3 units. 23 Units/3 Req'd 8.	15
Retail Bikes	5% of required parking spaces. 8 x 5% Req'd 1.	1
Green Area Ratio	0.3	0.3

Building GFA	
FAR GSF (Not including bays)	FAR GFA Excludes Bays and Shafts
Basement	n/a
First	5,290
Second	5,363
Third	5,339
Fourth	5,339
Fifth	5,339
Sixth	5,339
Total	32,009
PH	2,086

Retail GFA	
FAR GSF (Not including bays)	FAR GFA Excludes Bays and Shafts
Basement	n/a
First	4,124
Second	4,821
Total	8,945

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Total Net Residential Area		
Floor	Residential Net SF Per IZ (Excludes Exterior Walls and Demising Walls)	
Third		
	301	505
	302	669
	303	865
	304	817
	305	711
	306	734
Fourth		
	401	505
	402	669
	403	865
	404	817
	405	711
	406	734
Fifth		
	501	505
	502	669
	503	865
	504	817
	505	711
	506	734
Sixth		
	601	875
	602	1,151
	603	817
	604	711
	605	760
Total Net Residential Area		17,217

Building GFA	
FAR GSF (Not including bays)	FAR GFA Excludes Bays and Shafts
Basement	n/a
First	5,290
Second	5,363
Third	5,339
Fourth	5,339
Fifth	5,339
Sixth	5,339
Total	32,009
PH	2,086

Penthouse GFA	2,123	
Penthouse GFA minus shafts	1,908	
8%		
50% AMI IZ for Penthouse	153	
Total IZ Required Floors 1-6(80% AMI)	1,486	
Total IZ Required Penthouse for Housing Trust Fund	153	smaller than smallest unit
Total Residential IZ Set Aside - 80% AMI	1,486	
Total Penthouse IZ Housing Trust Fund Contribution In Lieu of Set Aside - 50% AMI	153	

Penthouse Residential Area	Residential Net SF Per IZ (Includes Exterior Walls and Demising Walls)
601 PH	386
602 PH	357
603 PH	438
604 PH	328
605 PH	399
Total Net PH Residential Area	1,908

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MINOR MODIFICATION IZ DATA & GSF

A0.3

05/26/16



1 VIEW FROM THE SOUTH
SCALE: NTS

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646-654 H Street, NE
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AERIAL VIEWS | A0.4

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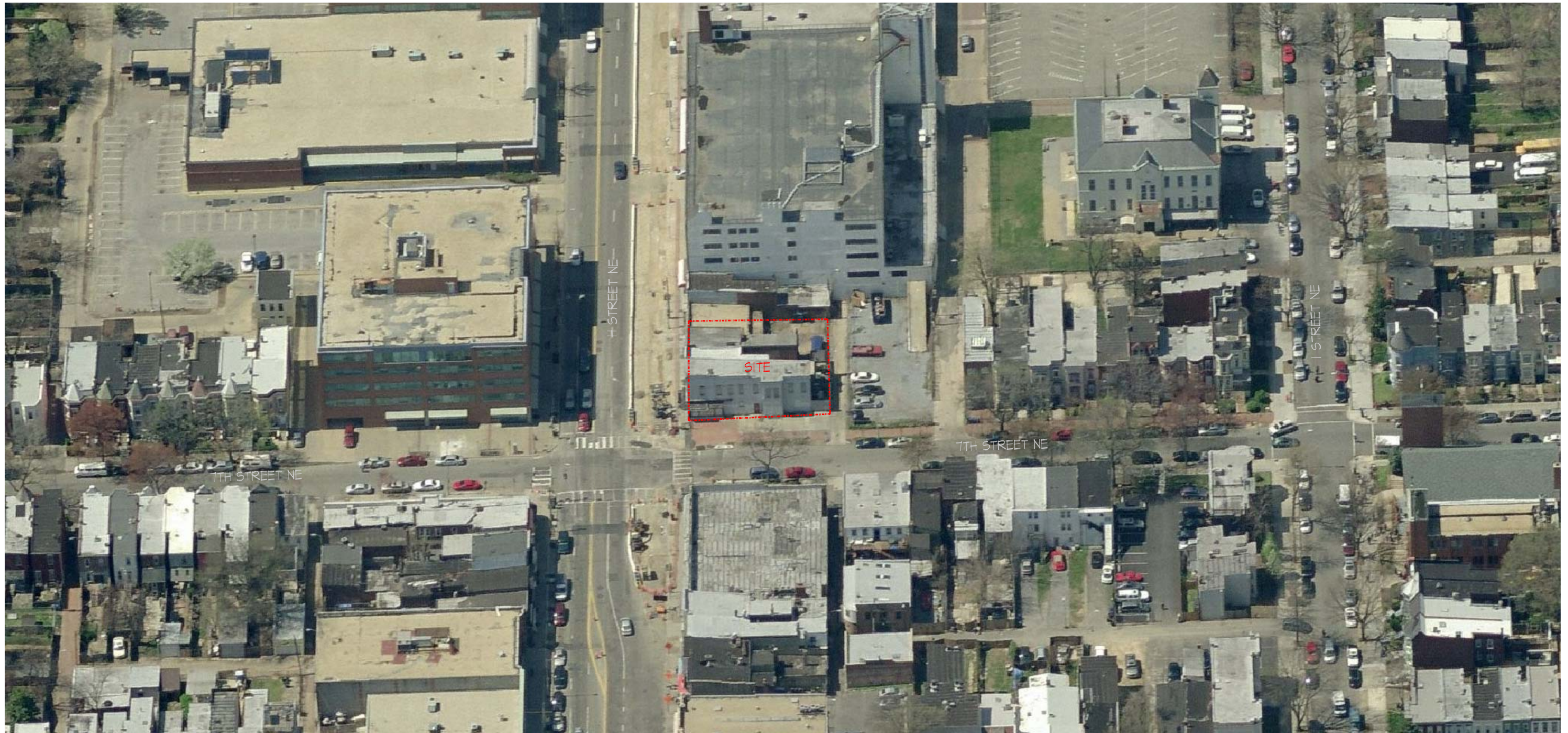
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1 VIEW FROM THE EAST
SCALE: NTS

646 - 654 H STREET, NE

646-654 H Street, NE
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AERIAL VIEWS | A0.5

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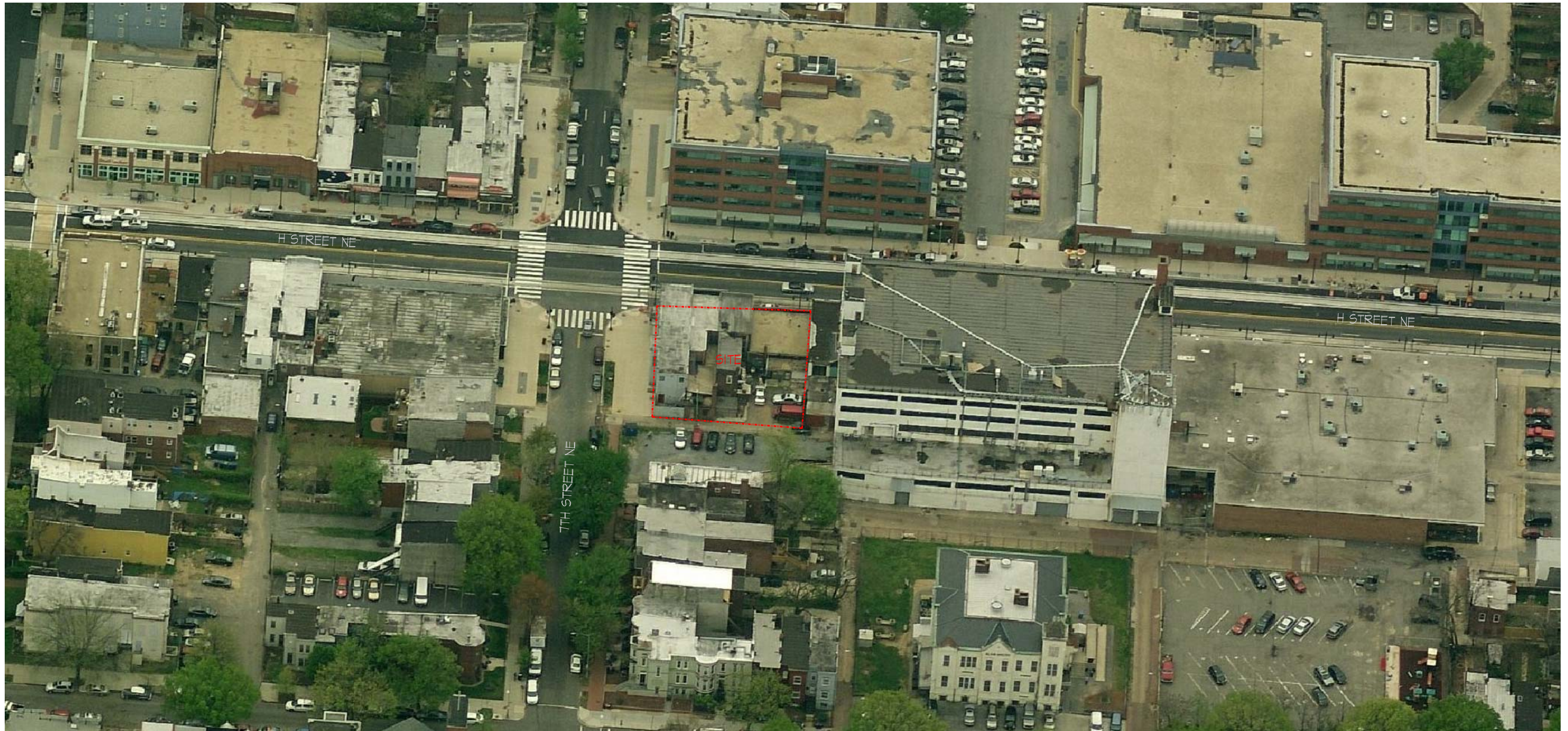
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1 VIEW FROM THE NORTH
SCALE: NTS

646 - 654 H STREET, NE

646-654 H Street, NE
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Square: 858 Lot No: 65 Zone: HS-H / C-2-B

AERIAL VIEWS | A0.6

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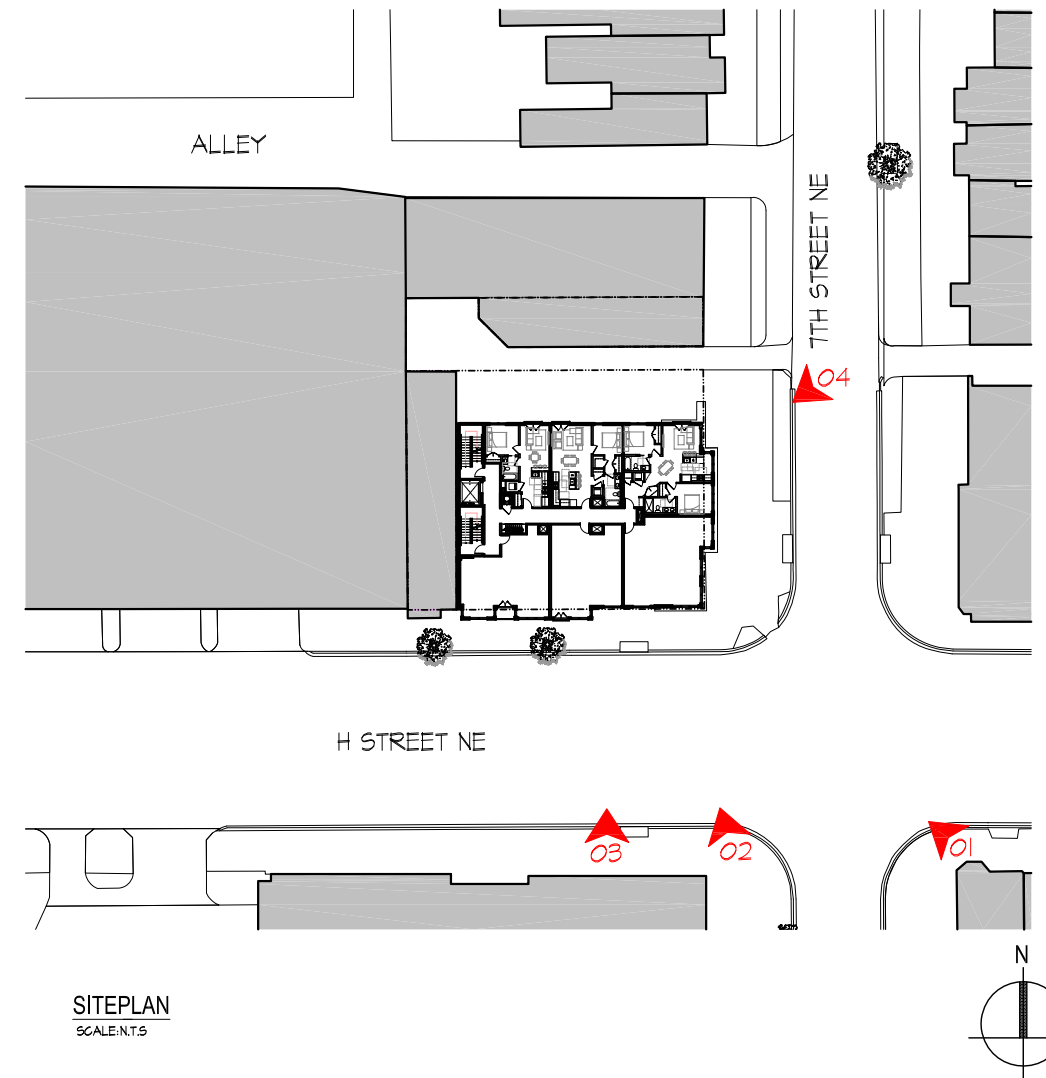
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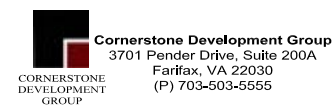
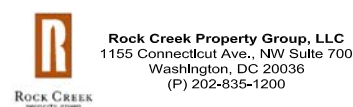
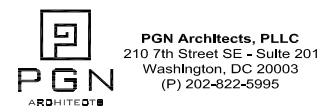


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Square: 858 Lot No: 65 Zone: HS-H / C-2-B

CONTEXT PHOTOS | A0.7

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05.



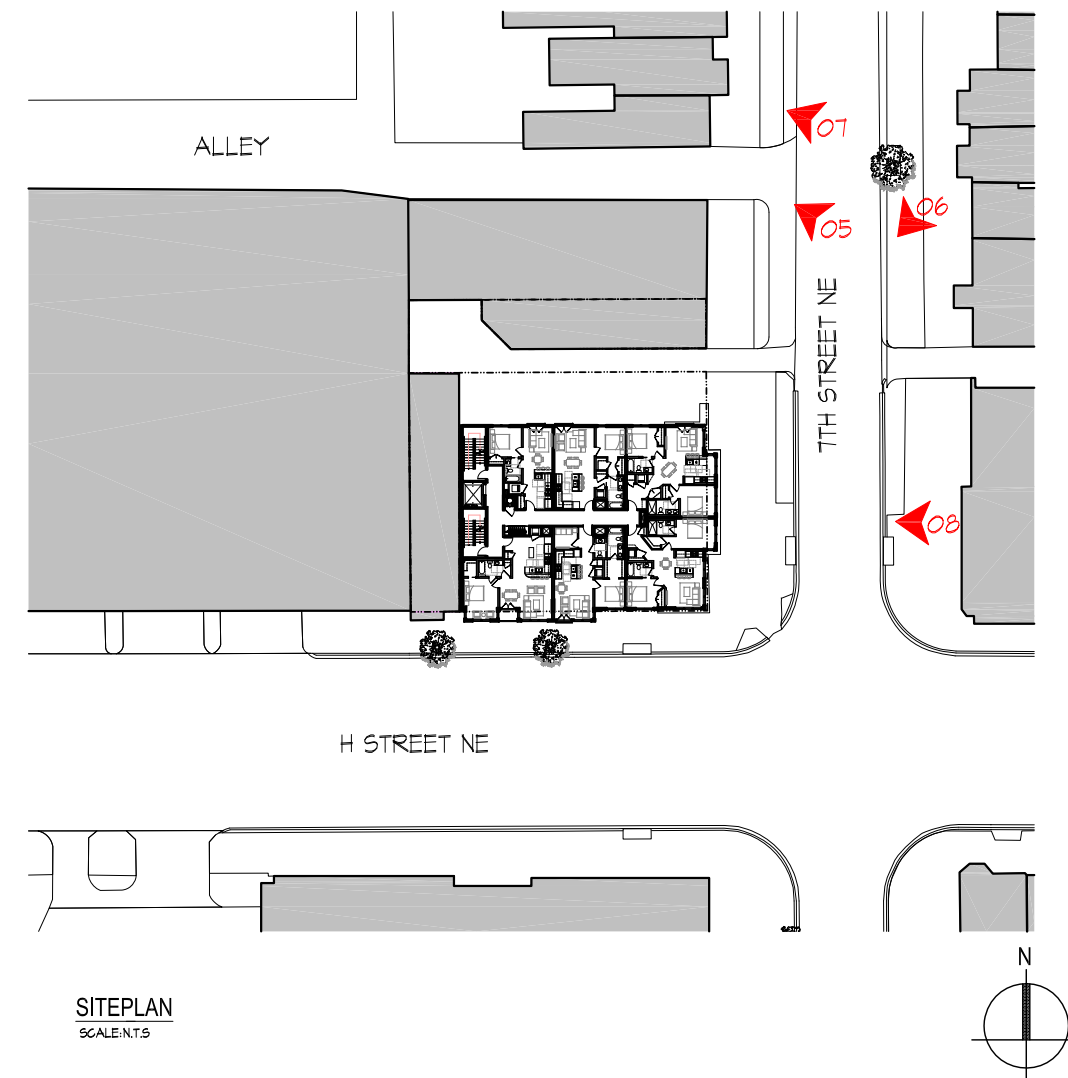
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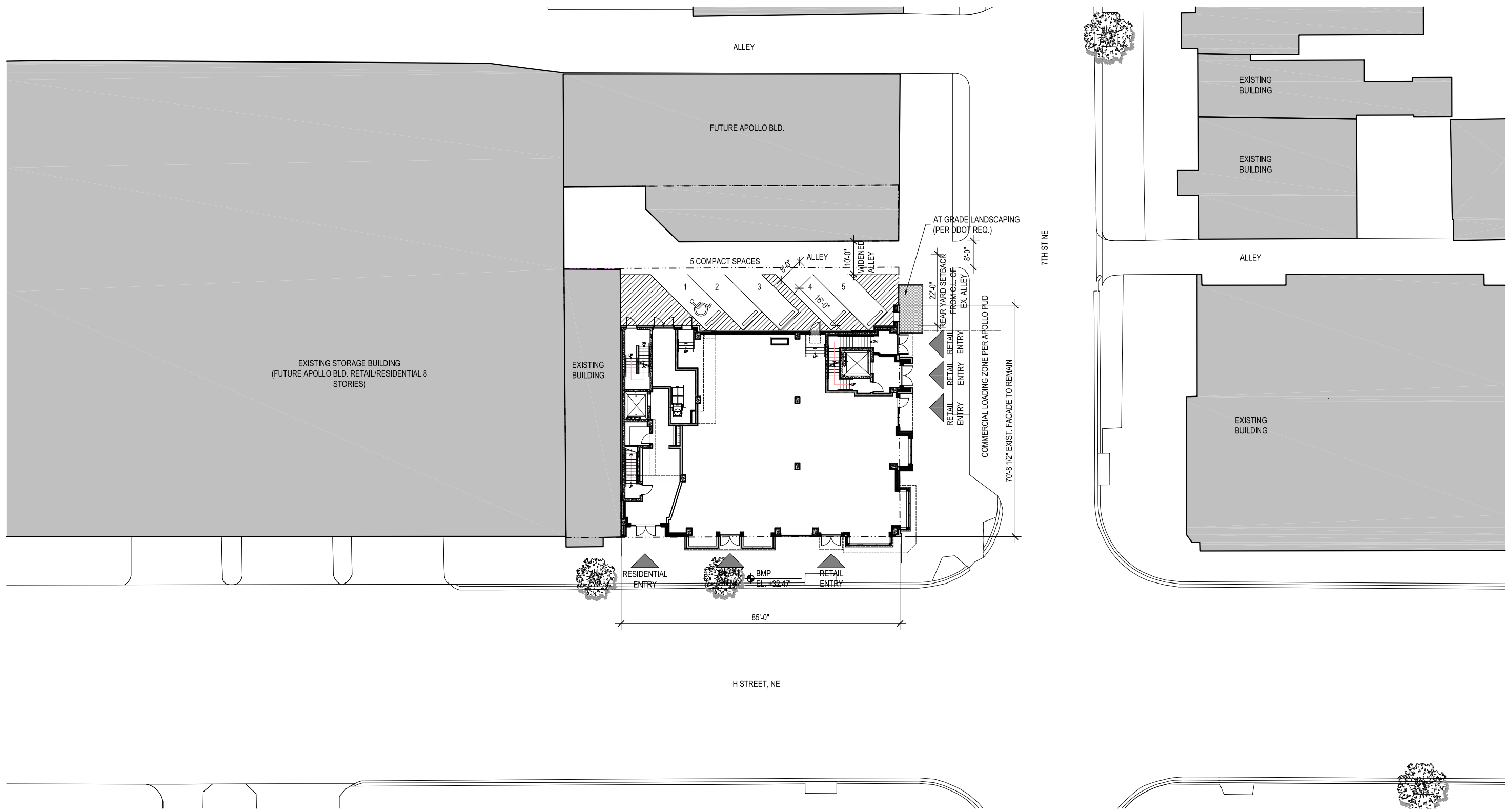
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646-654 H Street, NE
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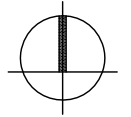
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1 SITE PLAN
SCALE: 1" = 30'-0"



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SITE PLAN | A0.9

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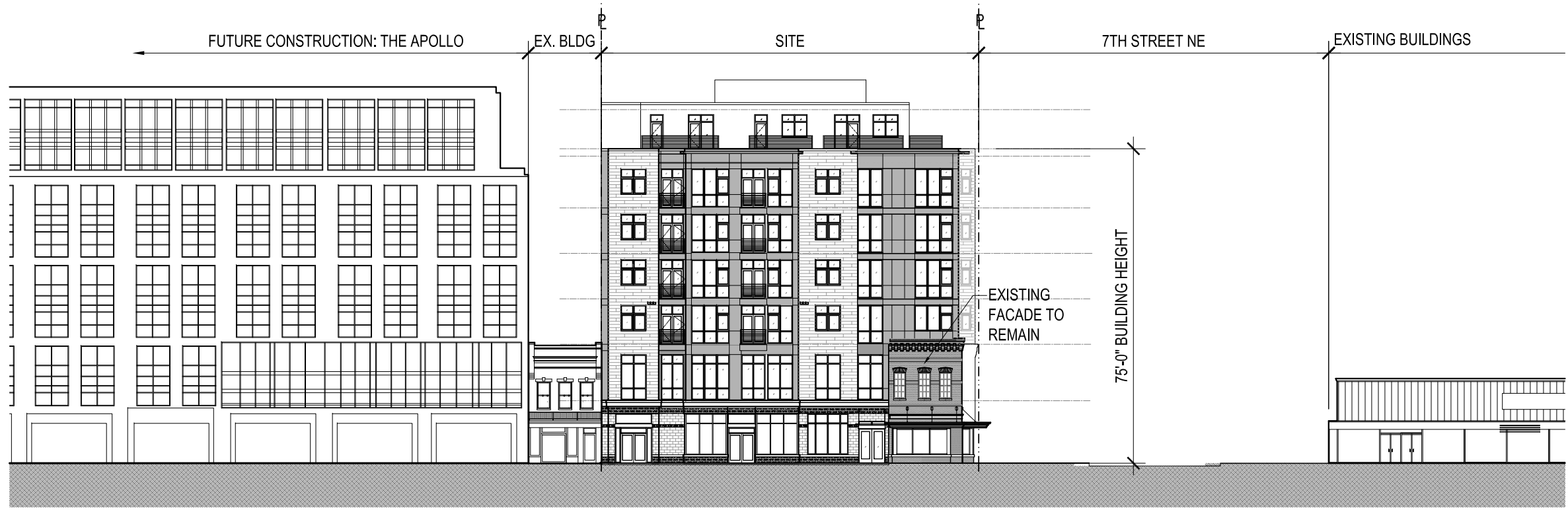


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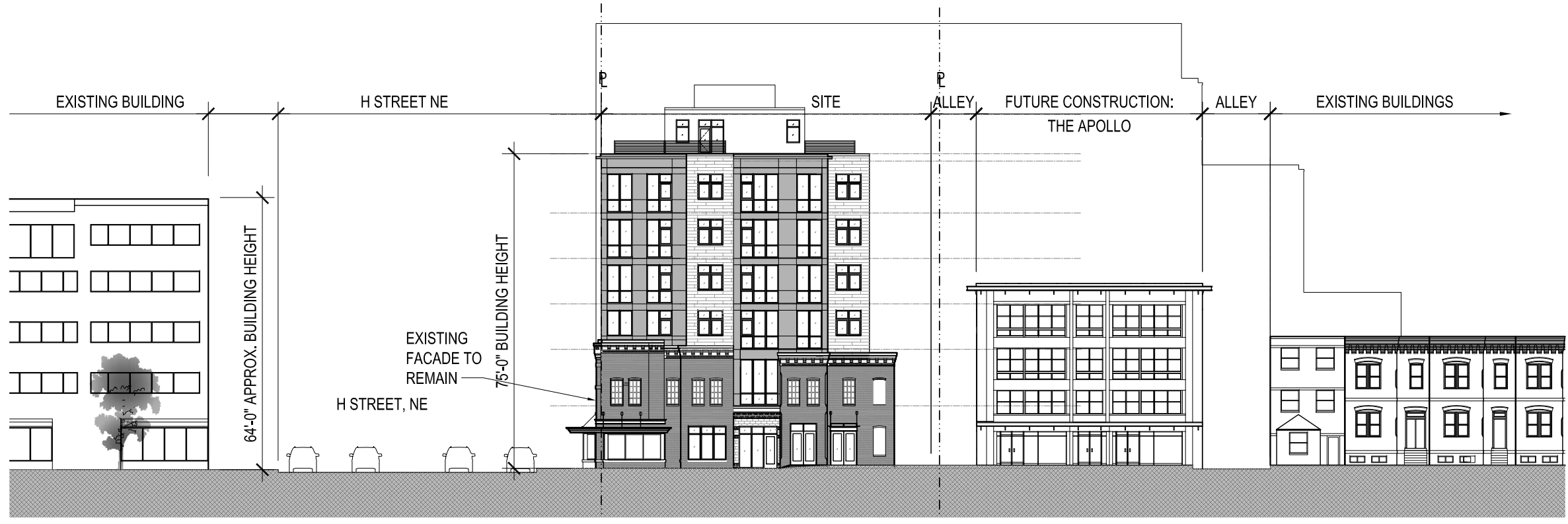


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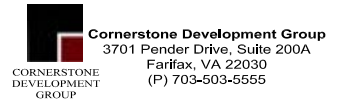
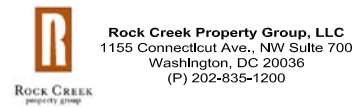
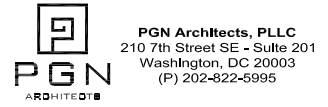
1 SOUTH (H STREET) ELEVATION
SCALE: 1"=30'-0"



2 EAST (7TH STREET) ELEVATION
SCALE: 1"=30'-0"

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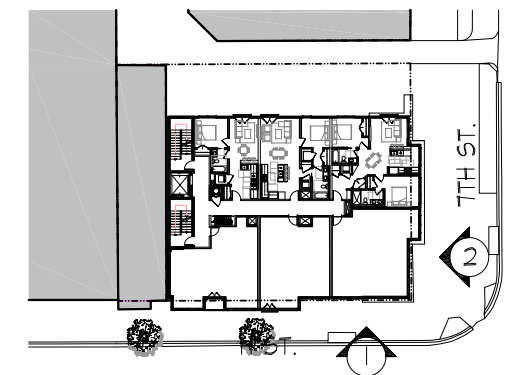




1 SOUTH (H STREET) RENDERED ELEVATION
SCALE: 1"=30'-0"



2 EAST (7TH STREET) RENDERED ELEVATION
SCALE: 1"=30'-0"



646 - 654 H STREET, NE

UPDATED RENDERED STREET ELEVATIONS | A0.11B

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1 SOUTH (H STREET) RENDERED ELEVATION
SCALE: 1"=30'-0"



2 EAST (7TH STREET) RENDERED ELEVATION
SCALE: 1"=30'-0"

646 - 654 H STREET, NE

PREVIOUS RENDERED STREET ELEVATIONS | A0.11A

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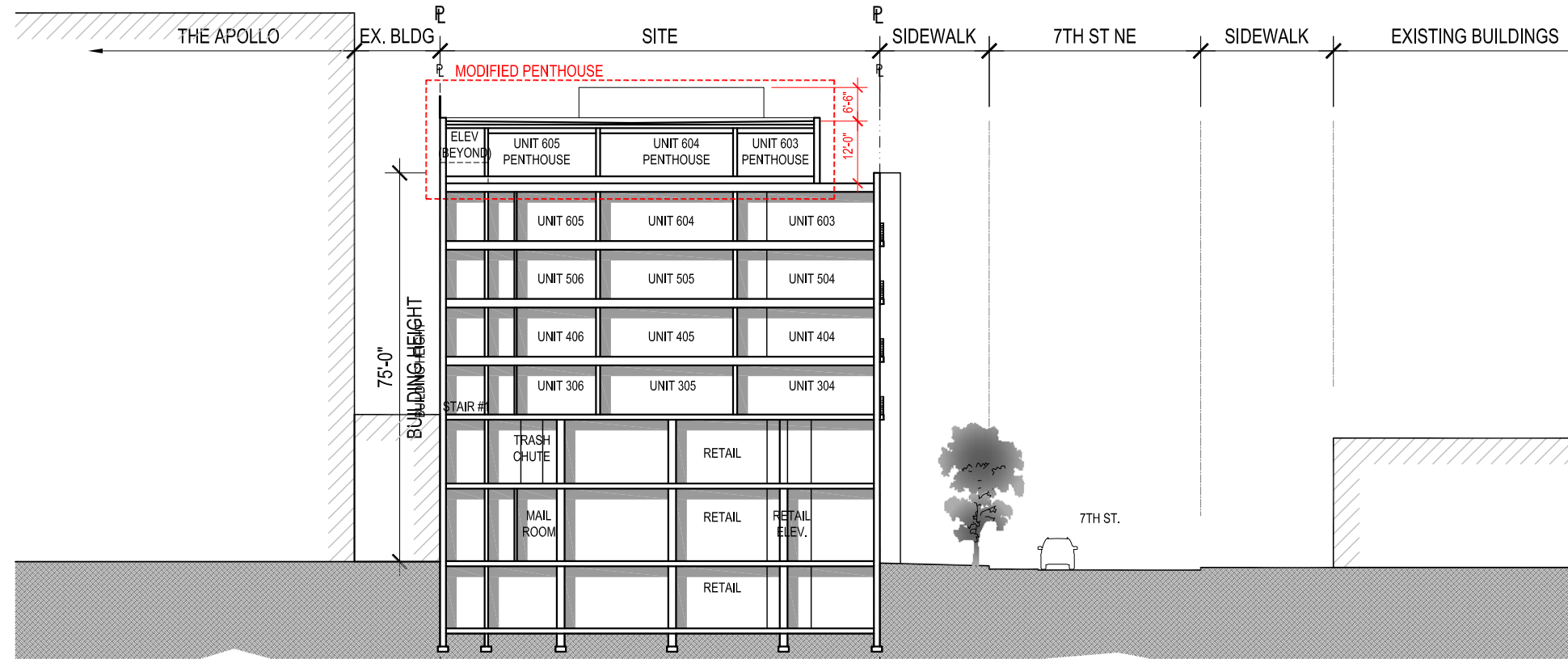


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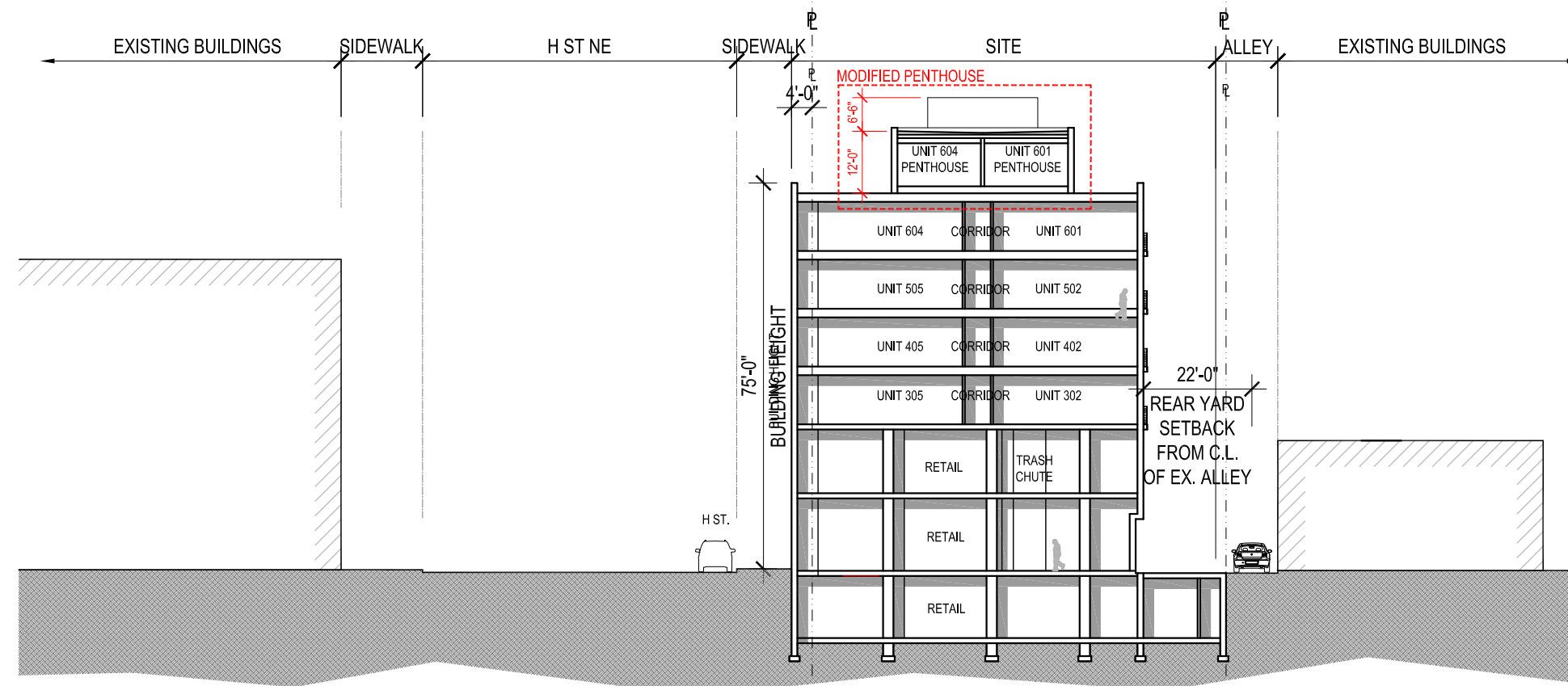


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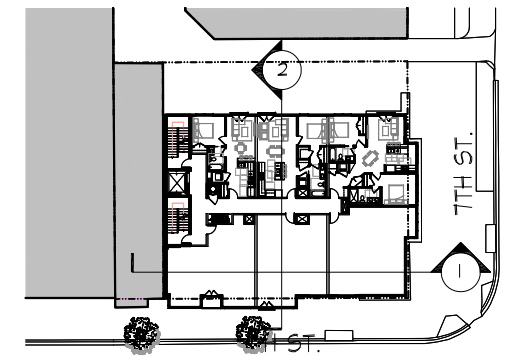
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2 BUILDING SECTION
SCALE: 1"=30'-0"



1 BUILDING SECTION
SCALE: 1"=30'-0"



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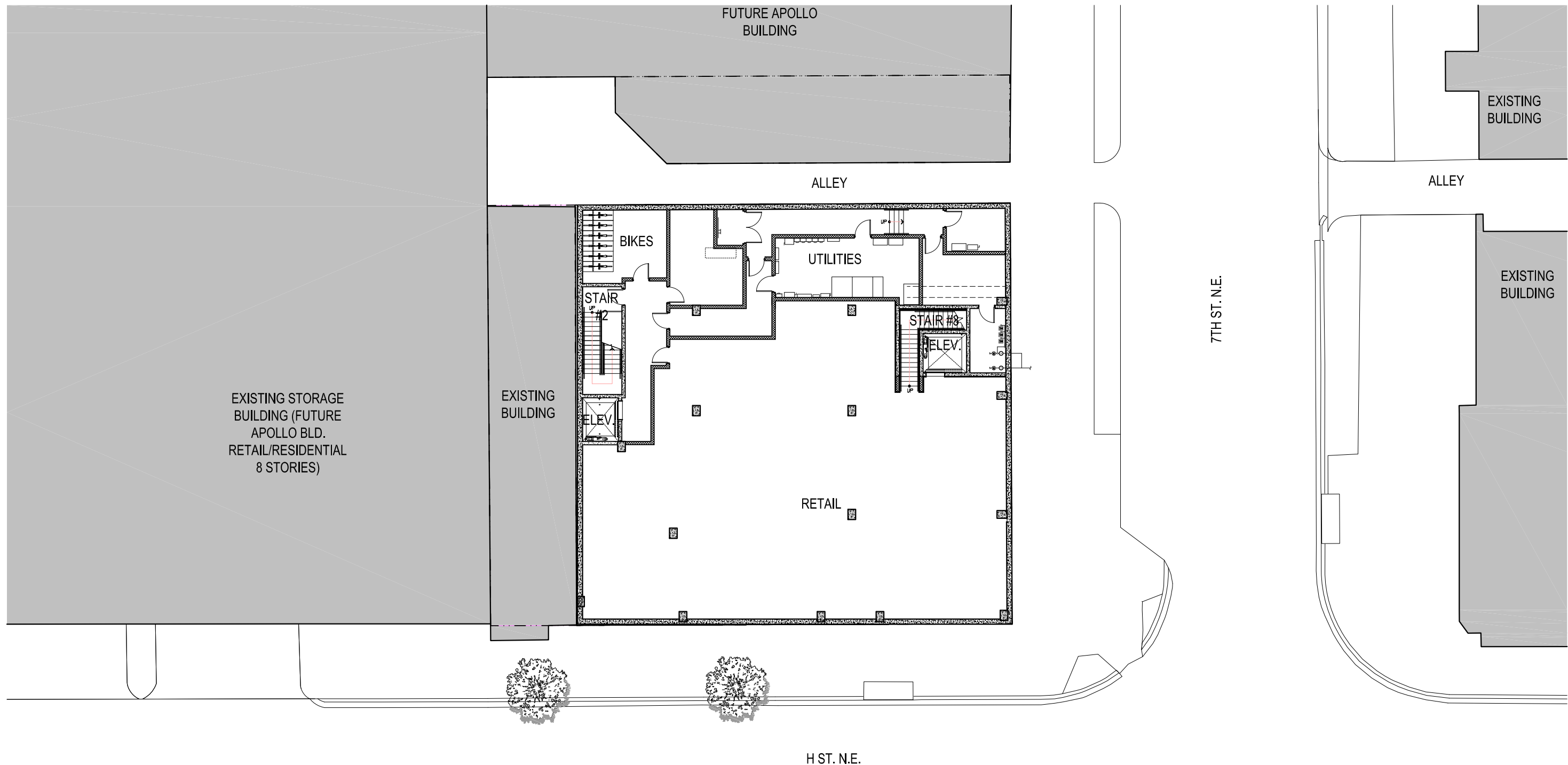
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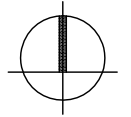
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1 LOWER LEVEL FLOOR PLAN
SCALE: 1" = 20'-0"



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