

1701 RHODE ISLAND AVENUE

BZA PREHEARING SUBMISSION
BZA CASE NO. 19267



AKRIDGE
Invested.

PARKER RODRIGUEZ
Planning | Landscape Architecture | Urban Design

1701 RHODE ISLAND AVENUE | 03 MAY 2016

Board of Zoning Adjustment
District of Columbia
CASE NO.19267
EXHIBIT NO.37E1

PROJECT TEAM

OWNER

1711 RHODE ISLAND OWNER LLC
AKRIDGE
601 THIRTEENTH ST., NW SUITE 300 NORTH
WASHINGTON, DC 20005

ARCHITECT

HICKOK COLE ARCHITECTS
1023 31 ST. NW
WASHINGTON, DC 20007

LANDSCAPE ARCHITECT

PARKER RODRIGUEZ
101 NORTH UNION STREET, SUITE 320
ALEXANDRIA, VA 22314

LAND USE COUNSEL

HOLLAND & KNIGHT
800 17TH STREET NW, SUITE 1100
WASHINGTON, DC 20006

CIVIL

WILES MENSCH CORP
11860 SUNRISE VALLEY DRIVE, SUITE 200
RESTON, VA 20191

STRUCTURAL

SK&A DC
1155 CONNECTICUT AVENUE, SUITE 800
WASHINGTON, DC 20036

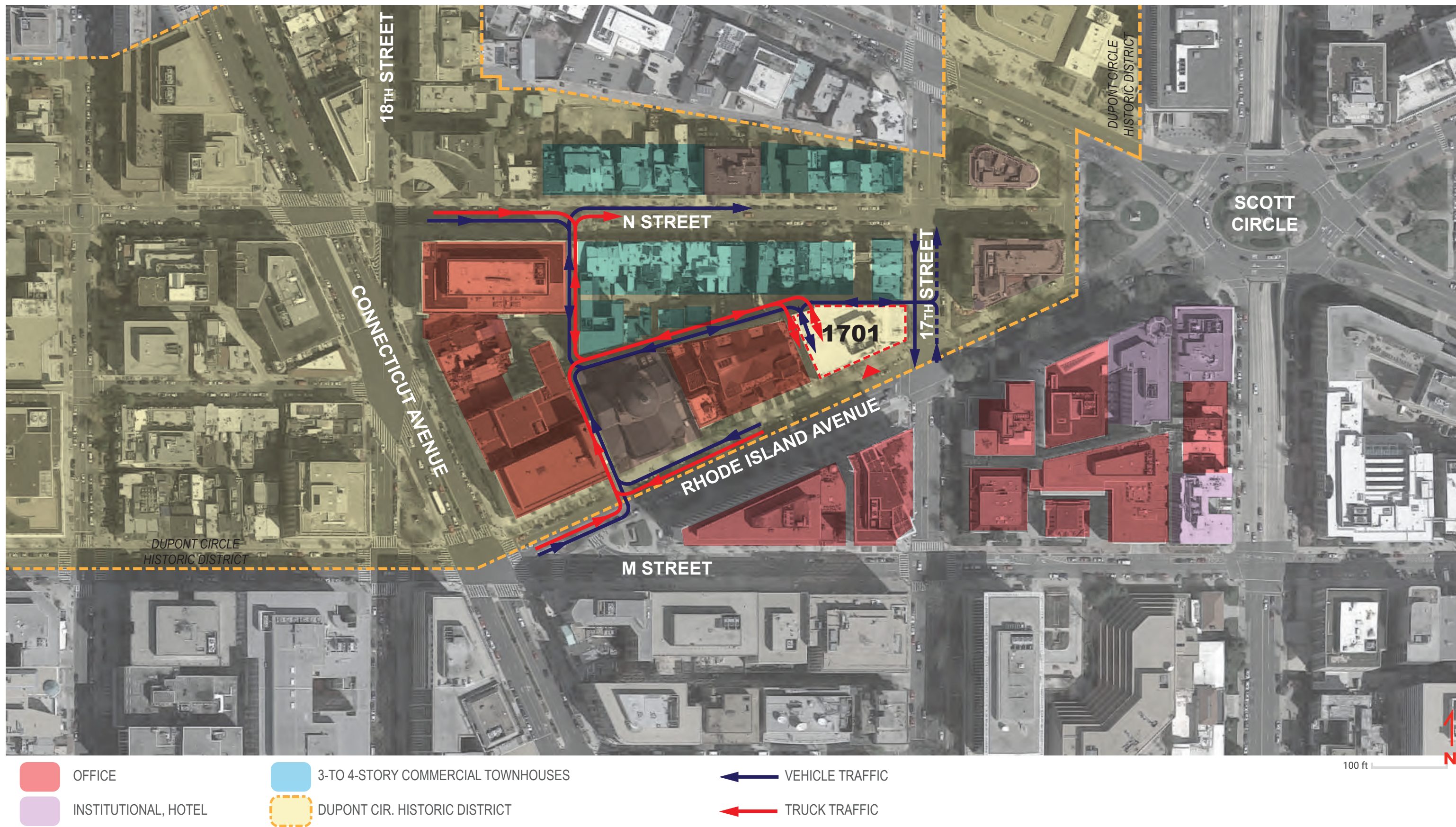
MECHANICAL, ELECTRICAL & PLUMBING

GHT CHARTERED
1110 N. GLEBE ROAD, SUITE 300
ARLINGTON, VA 22201

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SQUARE 0159 LOT 0087

TOTAL LOT AREA:	17,935
EXISTING GROSS FLR. AREA	98,565 GSF

ZONING SUMMARY

ZONING DISTRICT:	SP-1
OVERLAY:	DUPONT CIRCLE
HISTORIC DISTRICT:	DUPONT CIRCLE
WARD:	2
SQUARE:	159
LOT	87

	EXISTING	PROPOSED
USE:	PRIVATE CLUB	OFFICE (B)
FAR :	5.5	NO CHANGE
BLDG HEIGHT PERMITTED:	81'-6"	NO CHANGE

SIDE YARD:	NONE	NONE
REAR YARD:	17.12'	NO CHANGE

LOT OCCUPANCY:	89%	83%
PARKING:	NONE	48 (36 COMPLIANT, 12 NONCOMPLIANT)
LOADING:	NONE	1@30', 1@20'
G.A.R.:	NONE	0.3

NOTE: EXISTING BUILDING CONSTRUCTED PURSUANT TO BZA APPLICATION NO. 12045, DATED MAY 4, 1976, WHICH GRANTED SPECIAL EXCEPTION RELIEF FOR ROOF STRUCTURES AND A VARIANCE FROM REQUIRED PARKING. AT THAT TIME THE PROPERTY WAS ZONED "SP" AND PERMITTED A 5.5 FAR FOR NONRESIDENTIAL USES, AND A MAXIMUM BUILDING HEIGHT OF 90 FEET.

LOT AREA, EXISTING GROSS FLOOR AREA, FAR, REAR YARD AND BUILDING HEIGHT TAKEN FROM ZONING COMPUTATION SHEET (ZA-76-41 1) PREPARED AT THE TIME THE EXISTING BUILDING WAS CONSTRUCTED.



1. VIEW LOOKING EAST, DOWN RHODE ISLAND AVE



2. VIEW LOOKING WEST, DOWN RHODE ISLAND AVE



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3. VIEW LOOKING NORTH, UP 17TH ST. NW



4. VIEW LOOKING SOUTH, DOWN 17TH ST. NW



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5. SOUTH ELEVATION, VIEW ALONG RHODE ISLAND AVE. NW



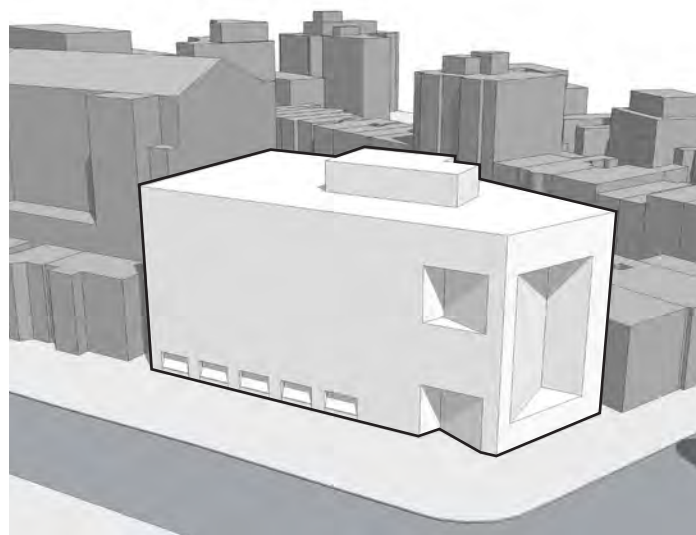
6. EAST ELEVATION, VIEW ALONG 17TH ST. NW



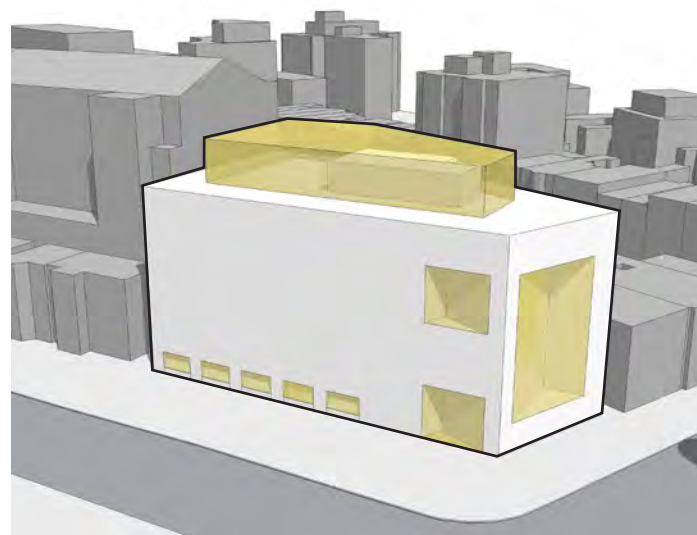
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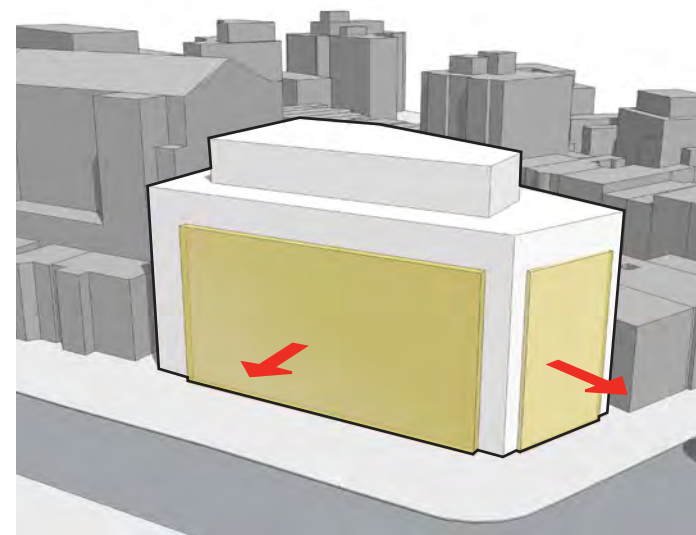
EXISTING BUILDING IMAGES
BZA PREHEARING SUBMISSION A₇



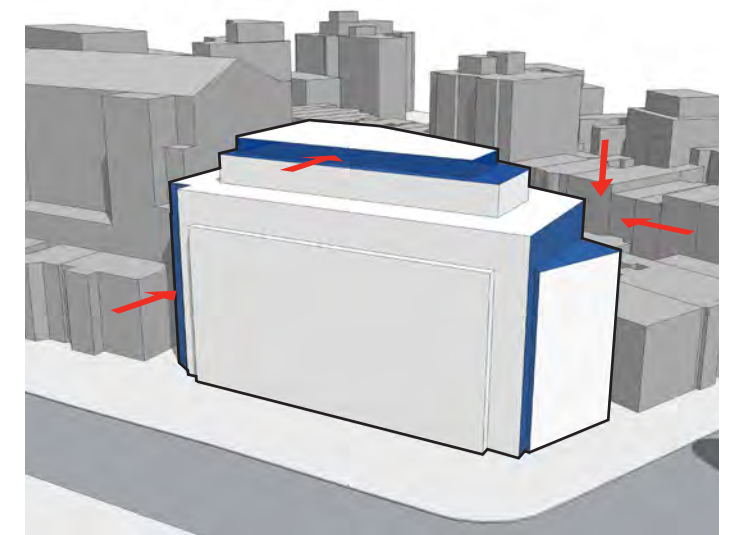
1. EXISTING BUILDING MASSING



2. INFILL FACADE TO IMPROVE STREET WALL



3. EXTEND ARCHITECTURAL FEATURES
TO BREAK DOWN BUILDING SCALE



4. CUT AWAY AND SET BACK
TO ACCENTUATE CORNERS



AERIAL VIEW OF EXISTING BUILDING



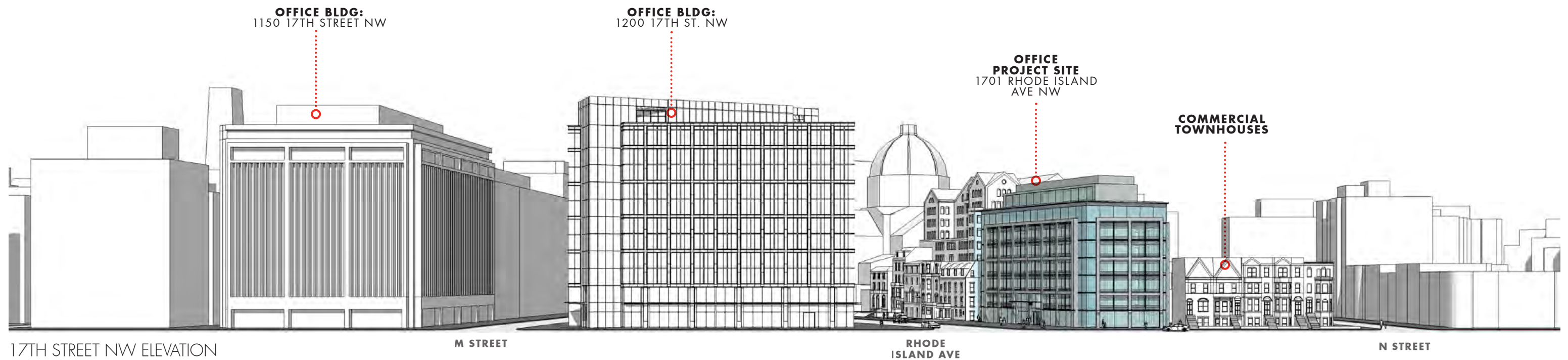
5. LIFT AND PROVIDE CANOPY TO HIGHLIGHT BASE

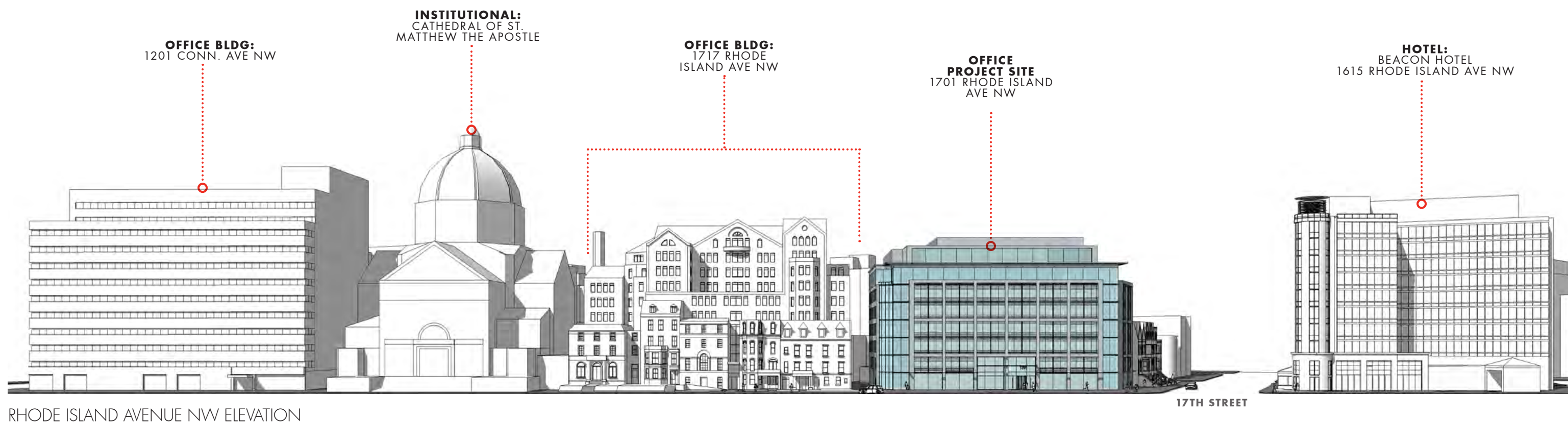


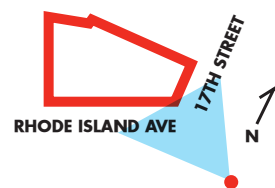
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MASSING CONCEPT
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VIEW LOOKING NORTHWEST AT 17TH ST. & RHODE ISLAND AVE.

BUILDING PERSPECTIVES
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VIEW LOOKING NORTHEAST ON RHODE ISLAND AVE.



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BUILDING PERSPECTIVES
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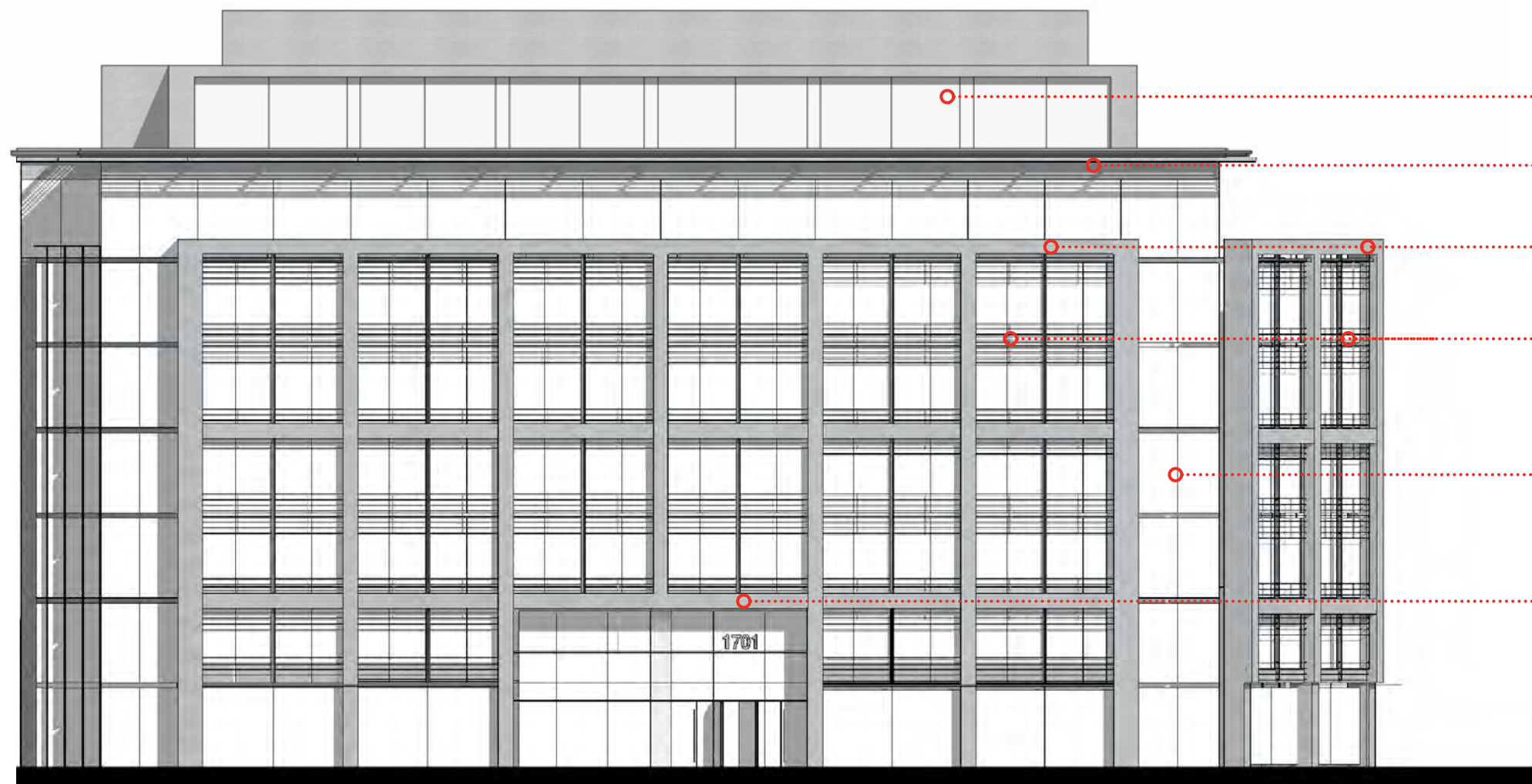
VARIEGATED METAL



DECORATIVE METAL
SCREEN



CURTAIN WALL,
CLEAR GLASS



SOUTH ELEVATION, ALONG RHODE ISLAND AVENUE NW

PENTHOUSE, RAINSCREEN CLADDING
& GLASS CURTAIN WALL

CORNICE & SUNSHADE, PAINTED METAL

FRAME, VARIEGATED METAL

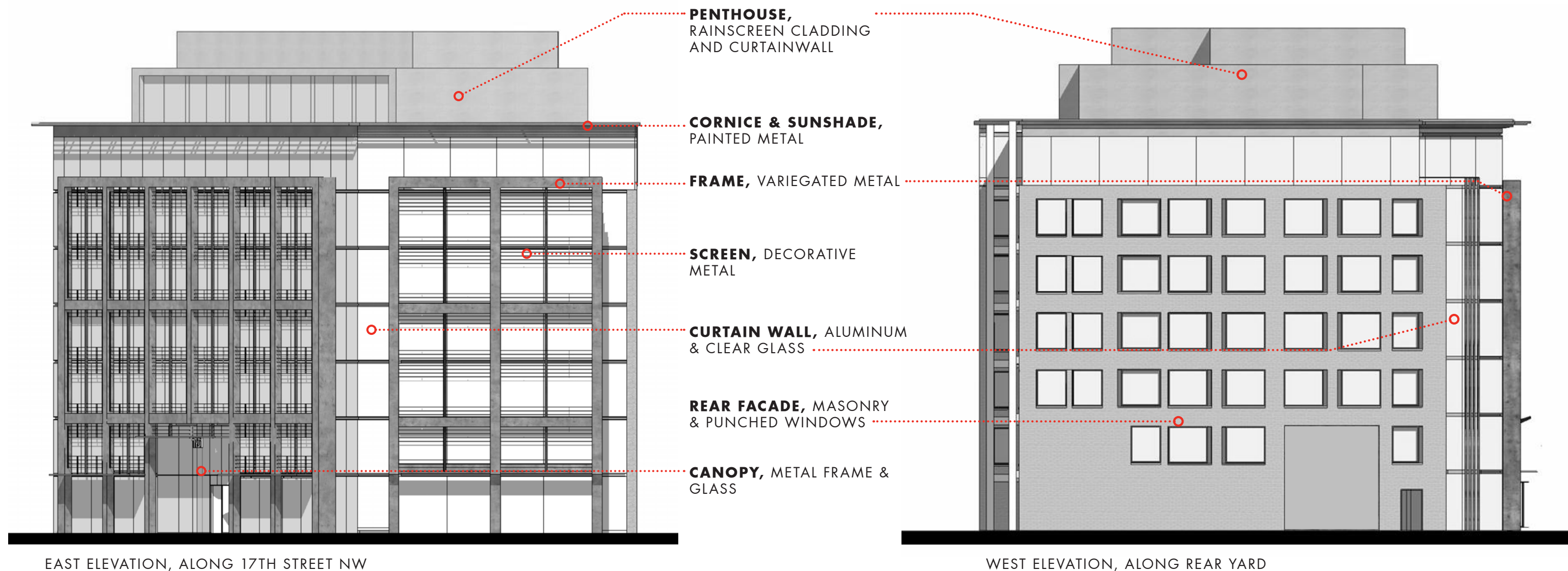
SCREEN, DECORATIVE METAL

CURTAIN WALL, ALUMINUM & CLEAR GLASS

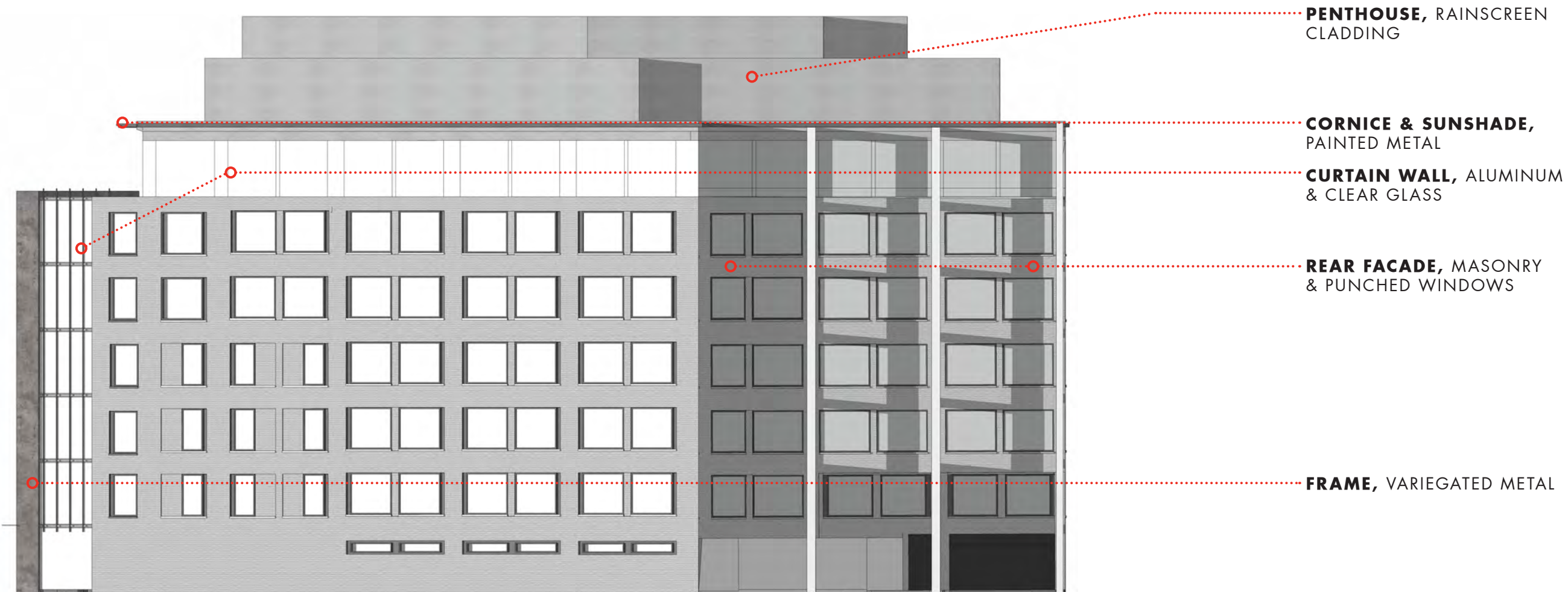
CANOPY, METAL FRAME & GLASS



NOTE: DESIGN OF CORNICE AND SUNSHADE DEPICTED IS PRELIMINARY. DESIGN OF THIS BUILDING ELEMENT, ALONG WITH REQUIRED GUARDRAILS, WILL BE FINALIZED AS PART OF FINAL DESIGN DEVELOPMENT OF THE BUILDING. ALL REQUIRED GUARDRAILS WILL BE DESIGNED IN ACCORDANCE WITH ALL APPLICABLE ZONING REGULATIONS AND DC BUILDING CODES.



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NORTH ELEVATION, ALONG PUBLIC ALLEY

NORTH ELEVATION, AT LOADING



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