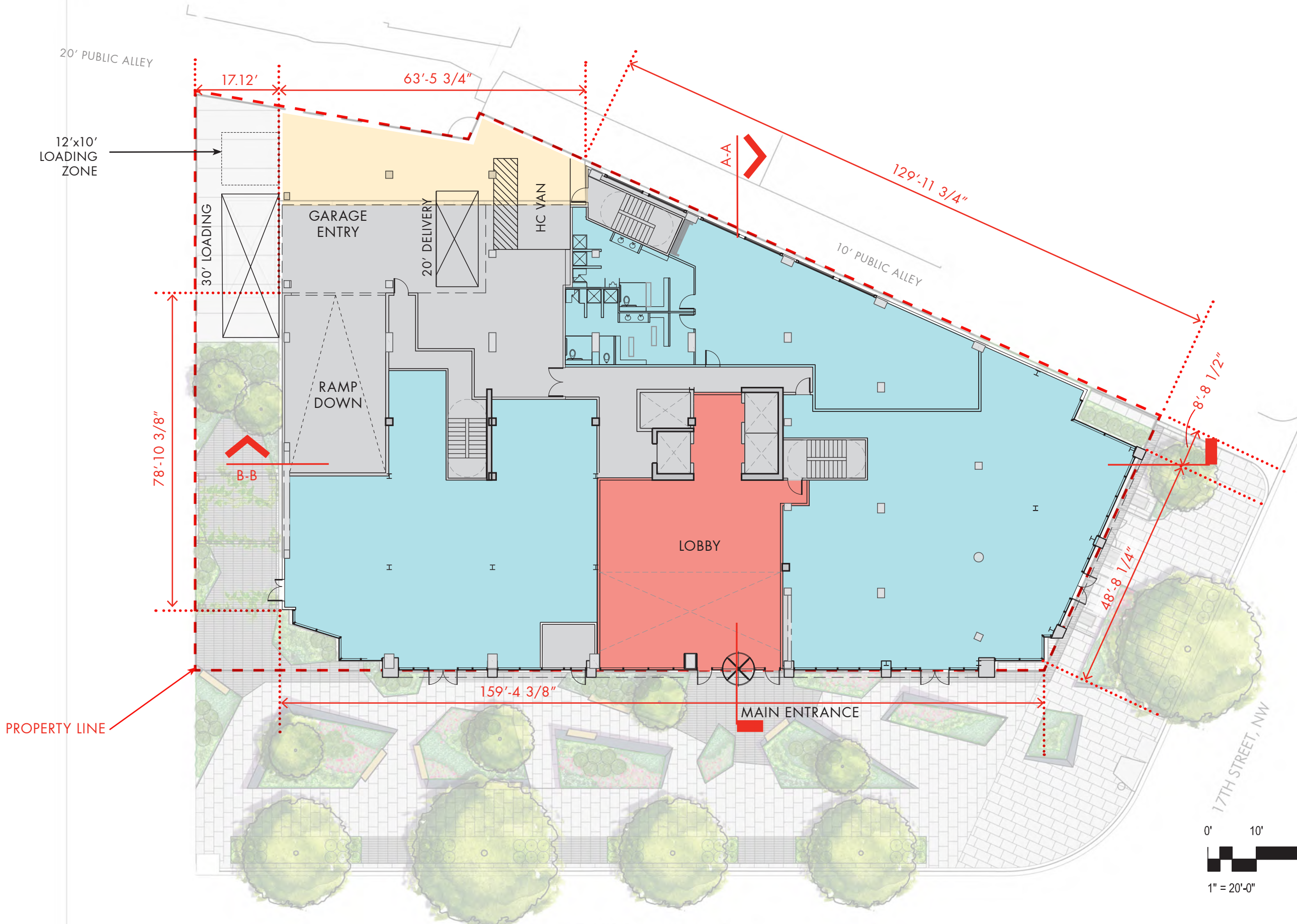
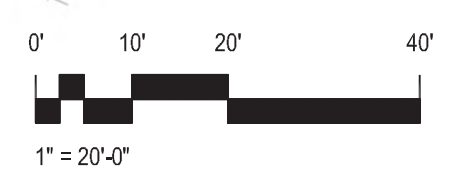
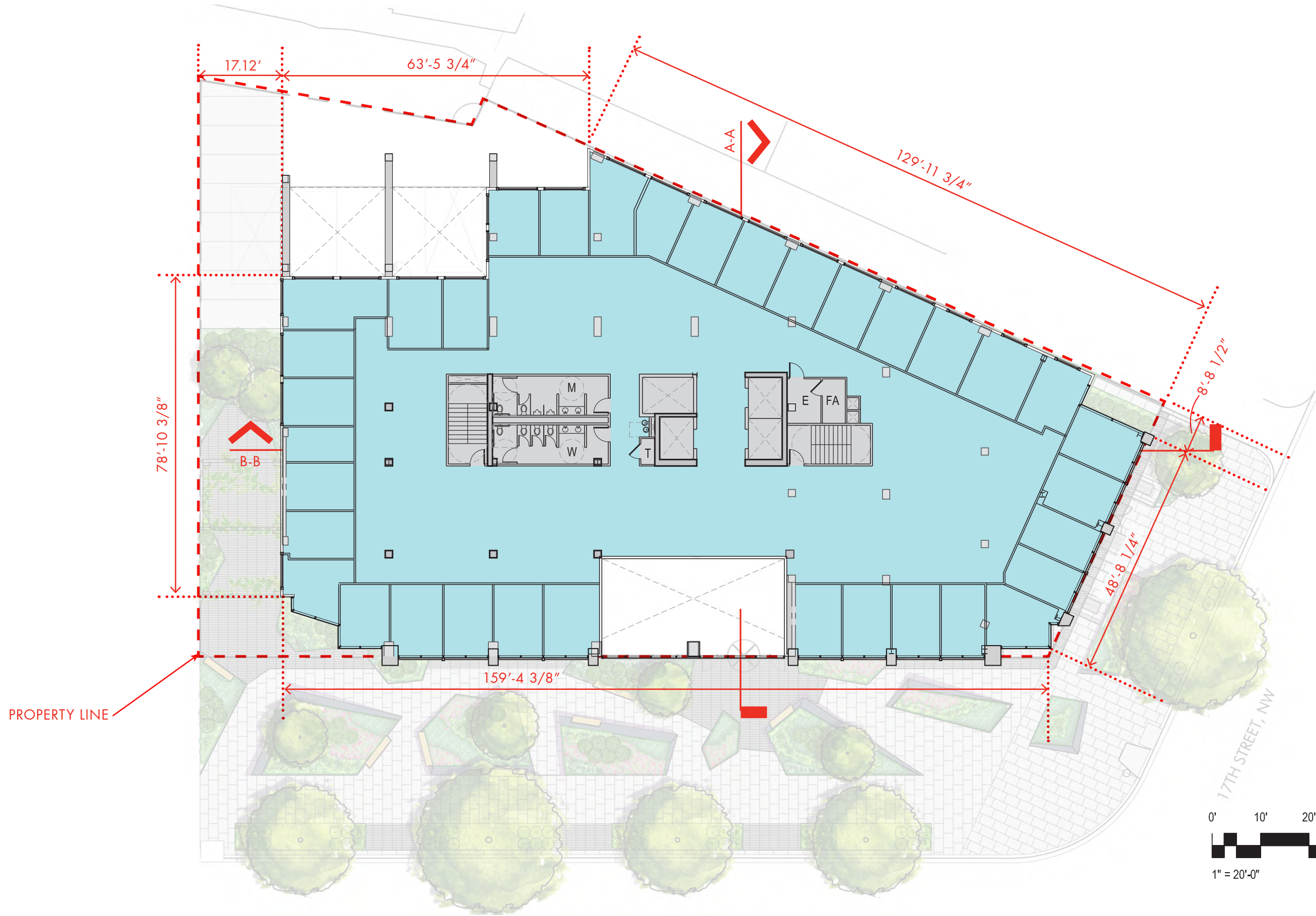




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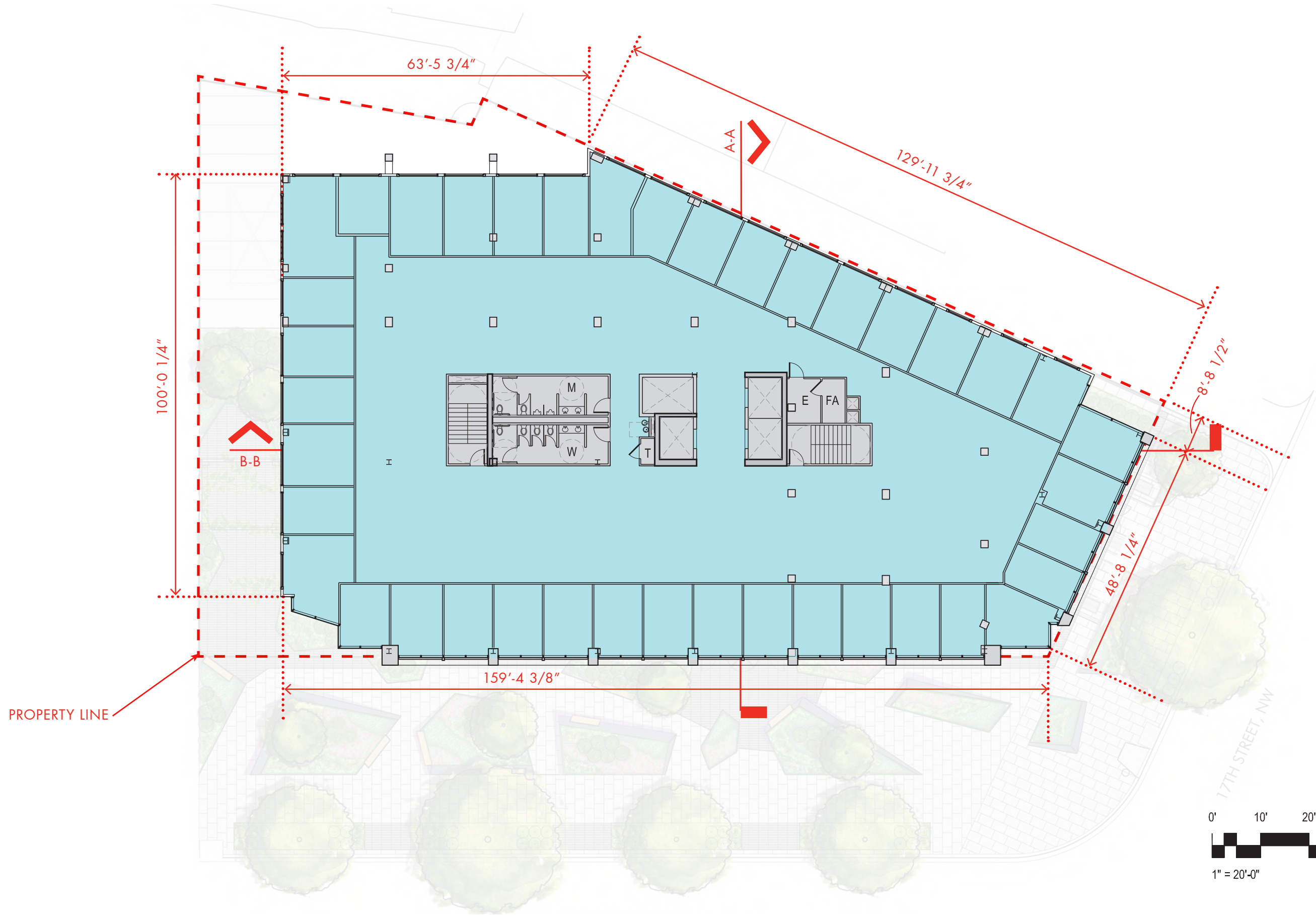
Board of Zoning Adjustment
District of Columbia
CASE NO. 19-067
SUBMIT NO. STE2
FLOOR PLAN LEVEL 0
BZA PREHEARING SUBMISSION A16



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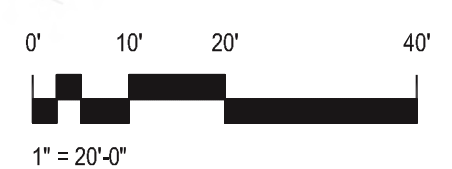
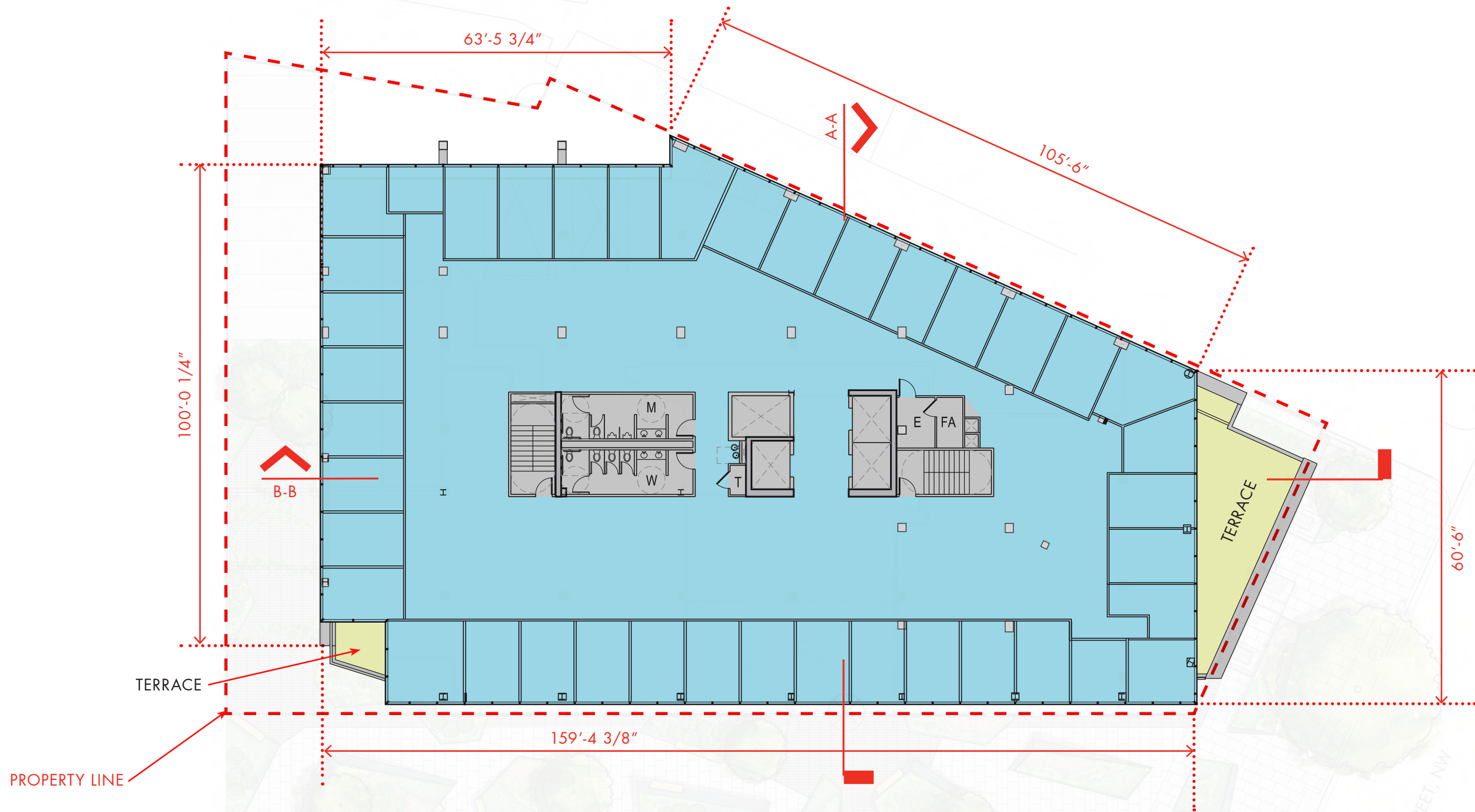
FLOOR PLAN LEVEL 02
BZA PREHEARING SUBMISSION A₁₇



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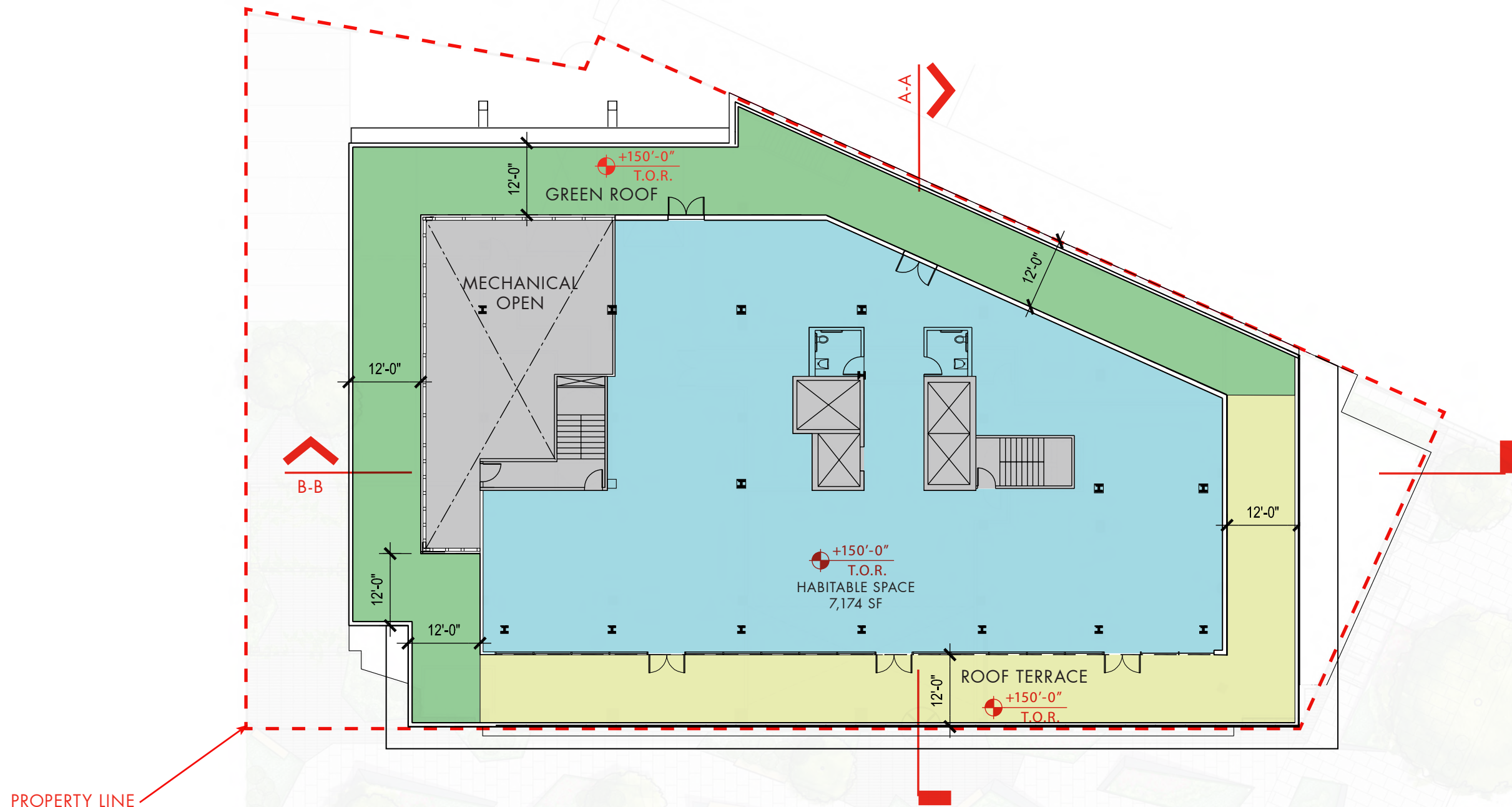
FLOOR PLAN LEVELS 03 - 06
BZA PREHEARING SUBMISSION **A₁₈**



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FLOOR PLAN LEVEL 07
BZA PREHEARING SUBMISSION **A₁₉**



PROPERTY LINE

NOTE: MAXIMUM PENTHOUSE FOOTPRINT SIZE SHOWN. PENTHOUSE MAY REDUCE IN SIZE WITH GREATER SETBACKS UPON FINAL DESIGN OF BUILDING



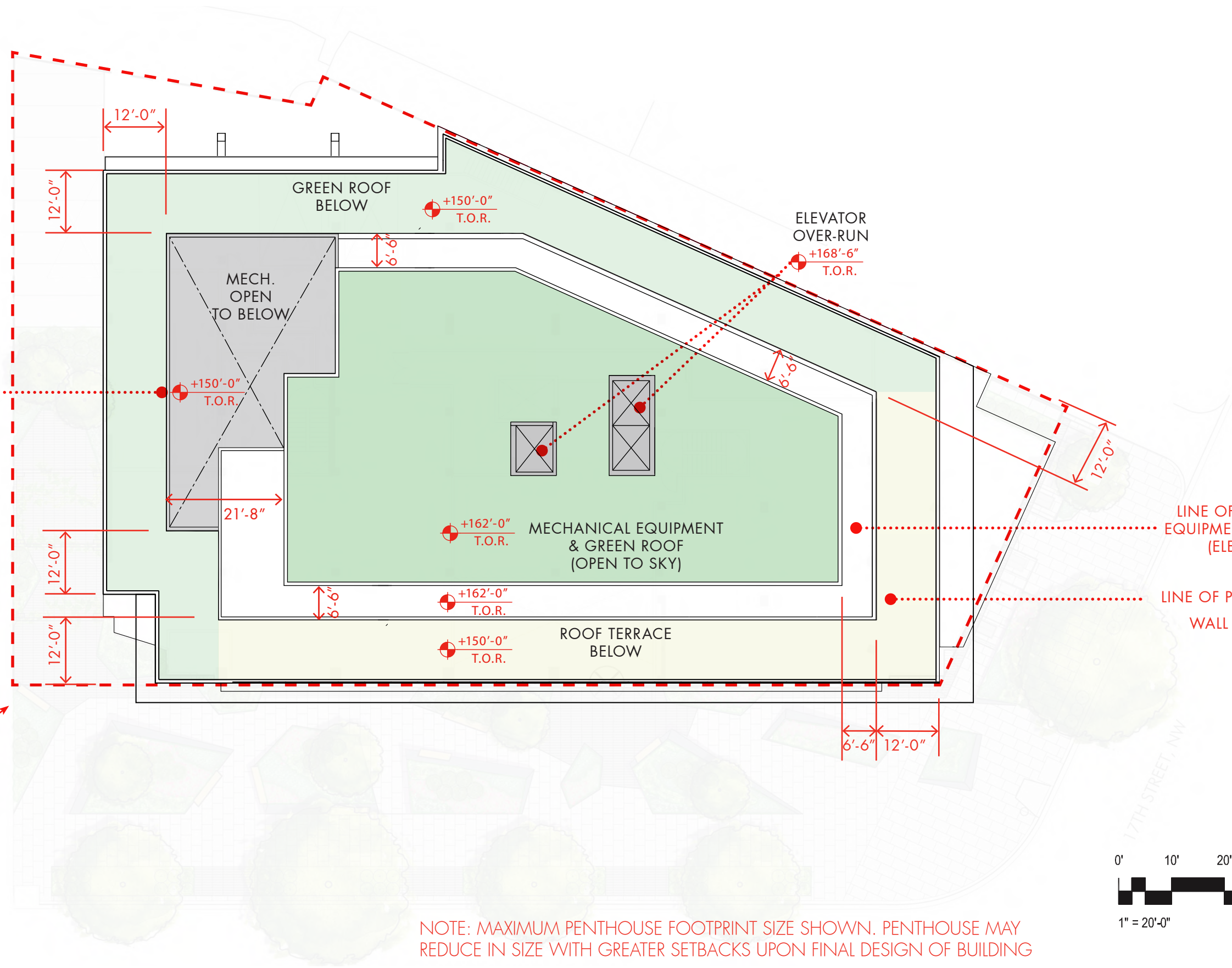
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PENTHOUSE PLAN
BZA PREHEARING SUBMISSION A₂₀

LINE OF LOWER
MECHANICAL
EQUIPMENT SCREENWALL
(ELEV. 162'-0")

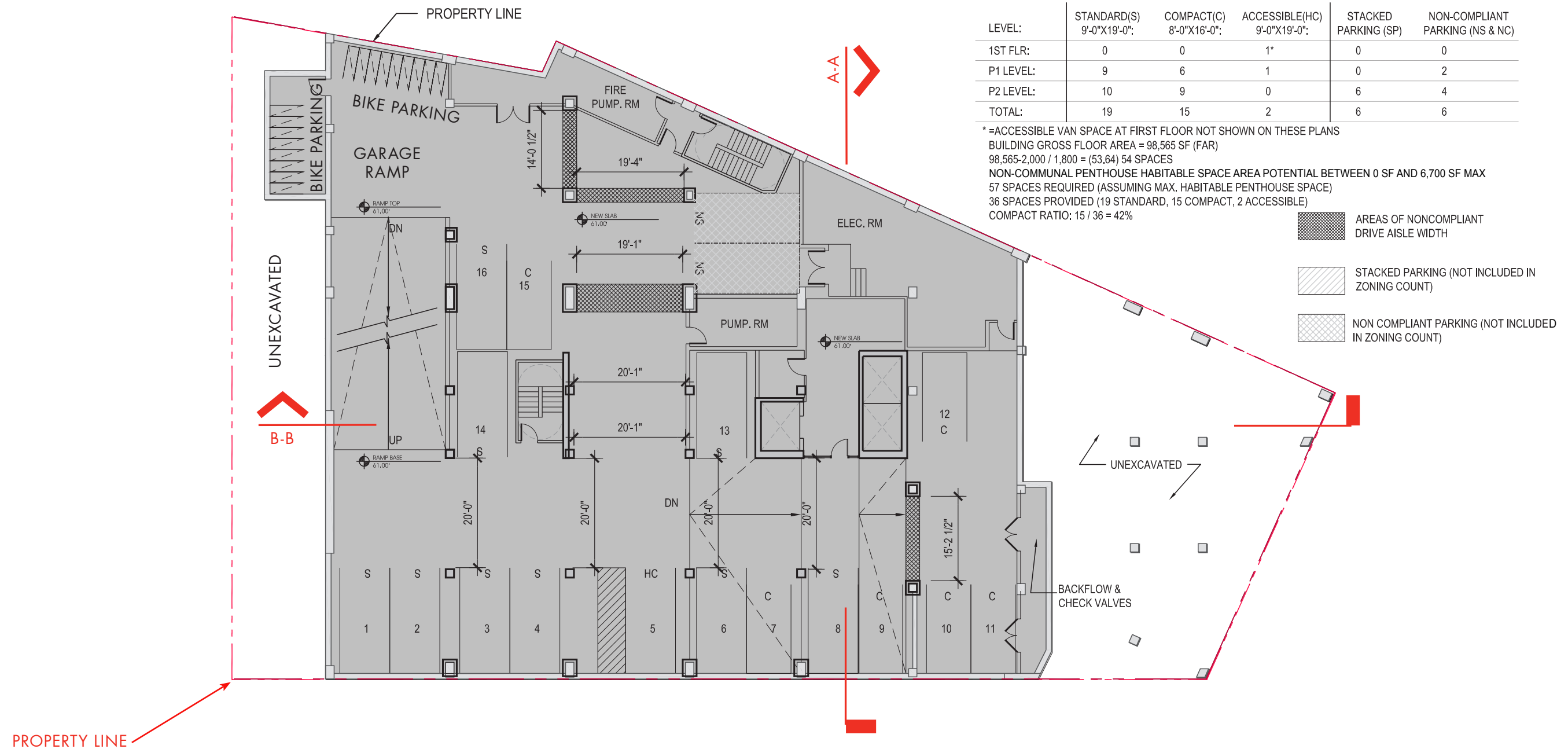
PROPERTY LINE



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PENTHOUSE ROOF PLAN
BZA PREHEARING SUBMISSION **A₂₁**



LEVEL:	STANDARD(S) 9'-0"X19'-0"	COMPACT(C) 8'-0"X16'-0"	ACCESSIBLE(HC) 9'-0"X19'-0"	STACKED PARKING (SP)	NON-COMPLIANT PARKING (NS & NC)
1ST FLR:	0	0	1*	0	0
P1 LEVEL:	9	6	1	0	2
P2 LEVEL:	10	9	0	6	4
TOTAL:	19	15	2	6	6

*=ACCESSIBLE VAN SPACE AT FIRST FLOOR NOT SHOWN ON THESE PLANS
 BUILDING GROSS FLOOR AREA = 98,565 SF (FAR)
 $98,565 - 2,000 / 1,800 = (53.64) 54$ SPACES
 NON-COMMUNAL PENTHOUSE HABITABLE SPACE AREA POTENTIAL BETWEEN 0 SF AND 6,700 SF MAX
 57 SPACES REQUIRED (ASSUMING MAX. HABITABLE PENTHOUSE SPACE)
 36 SPACES PROVIDED (19 STANDARD, 15 COMPACT, 2 ACCESSIBLE)
 COMPACT RATIO: $15 / 36 = 42\%$

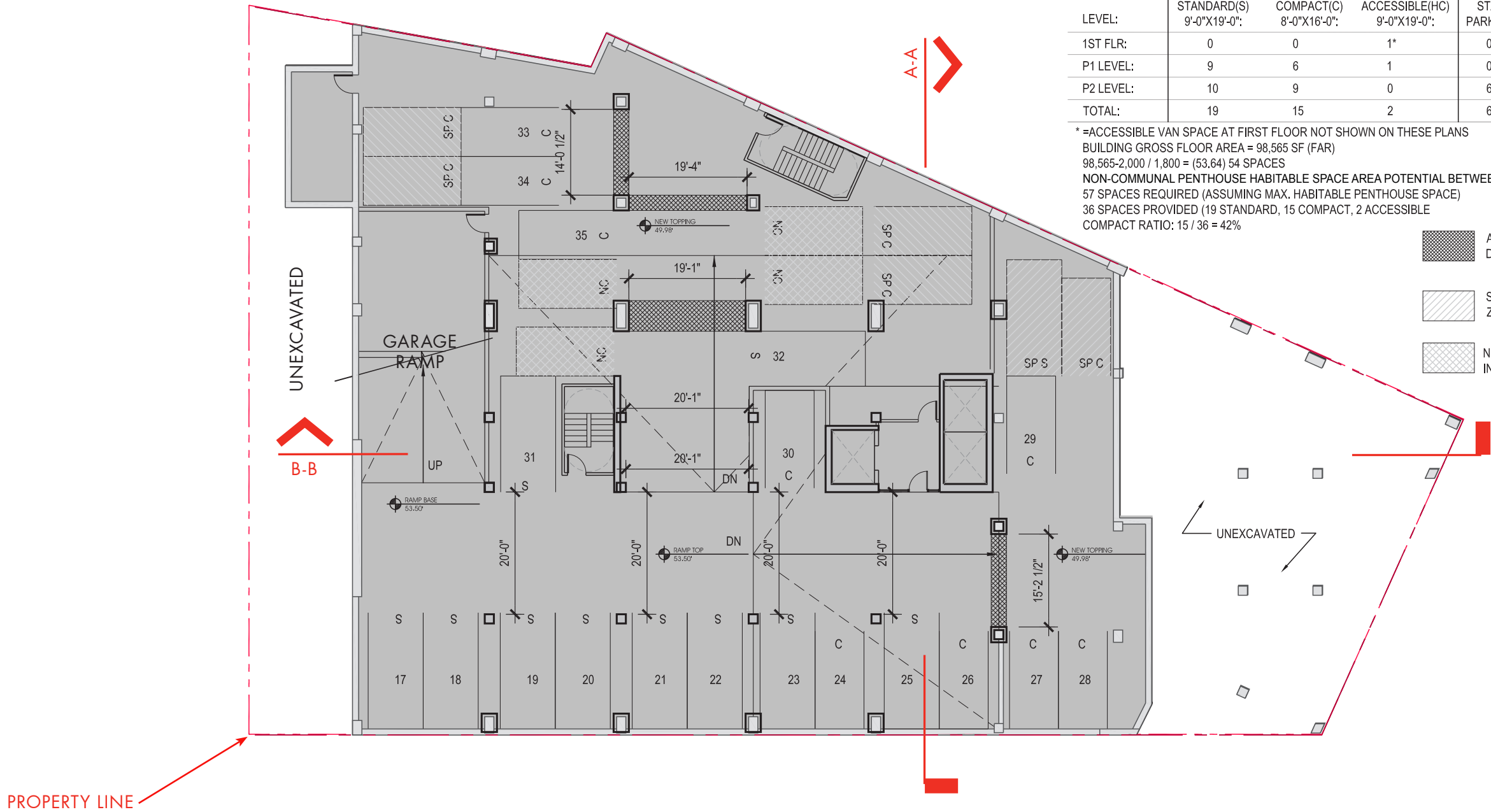
- AREAS OF NONCOMPLIANT DRIVE AISLE WIDTH
- STACKED PARKING (NOT INCLUDED IN ZONING COUNT)
- NON COMPLIANT PARKING (NOT INCLUDED IN ZONING COUNT)



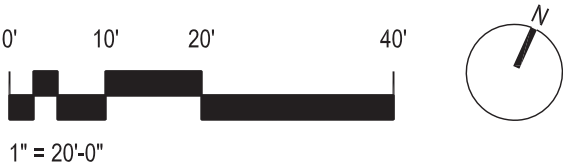
LEVEL:	STANDARD(S) 9'-0"X19'-0":	COMPACT(C) 8'-0"X16'-0":	ACCESSIBLE(HC) 9'-0"X19'-0":	STACKED PARKING (SP)	NON-COMPLIANT PARKING (NS & NC)
1ST FLR:	0	0	1*	0	0
P1 LEVEL:	9	6	1	0	2
P2 LEVEL:	10	9	0	6	4
TOTAL:	19	15	2	6	6

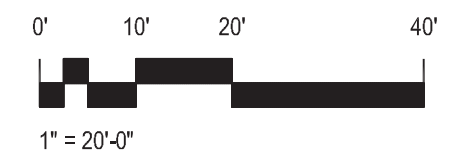
*=ACCESSIBLE VAN SPACE AT FIRST FLOOR NOT SHOWN ON THESE PLANS
 BUILDING GROSS FLOOR AREA = 98,565 SF (FAR)
 98,565-2,000 / 1,800 = (53.64) 54 SPACES
 NON-COMMUNAL PENTHOUSE HABITABLE SPACE AREA POTENTIAL BETWEEN 0 SF AND 6,700 SF MAX
 57 SPACES REQUIRED (ASSUMING MAX. HABITABLE PENTHOUSE SPACE)
 36 SPACES PROVIDED (19 STANDARD, 15 COMPACT, 2 ACCESSIBLE)
 COMPACT RATIO: 15 / 36 = 42%

- AREAS OF NONCOMPLIANT DRIVE AISLE WIDTH
- STACKED PARKING (NOT INCLUDED IN ZONING COUNT)
- NON COMPLIANT PARKING (NOT INCLUDED IN ZONING COUNT)

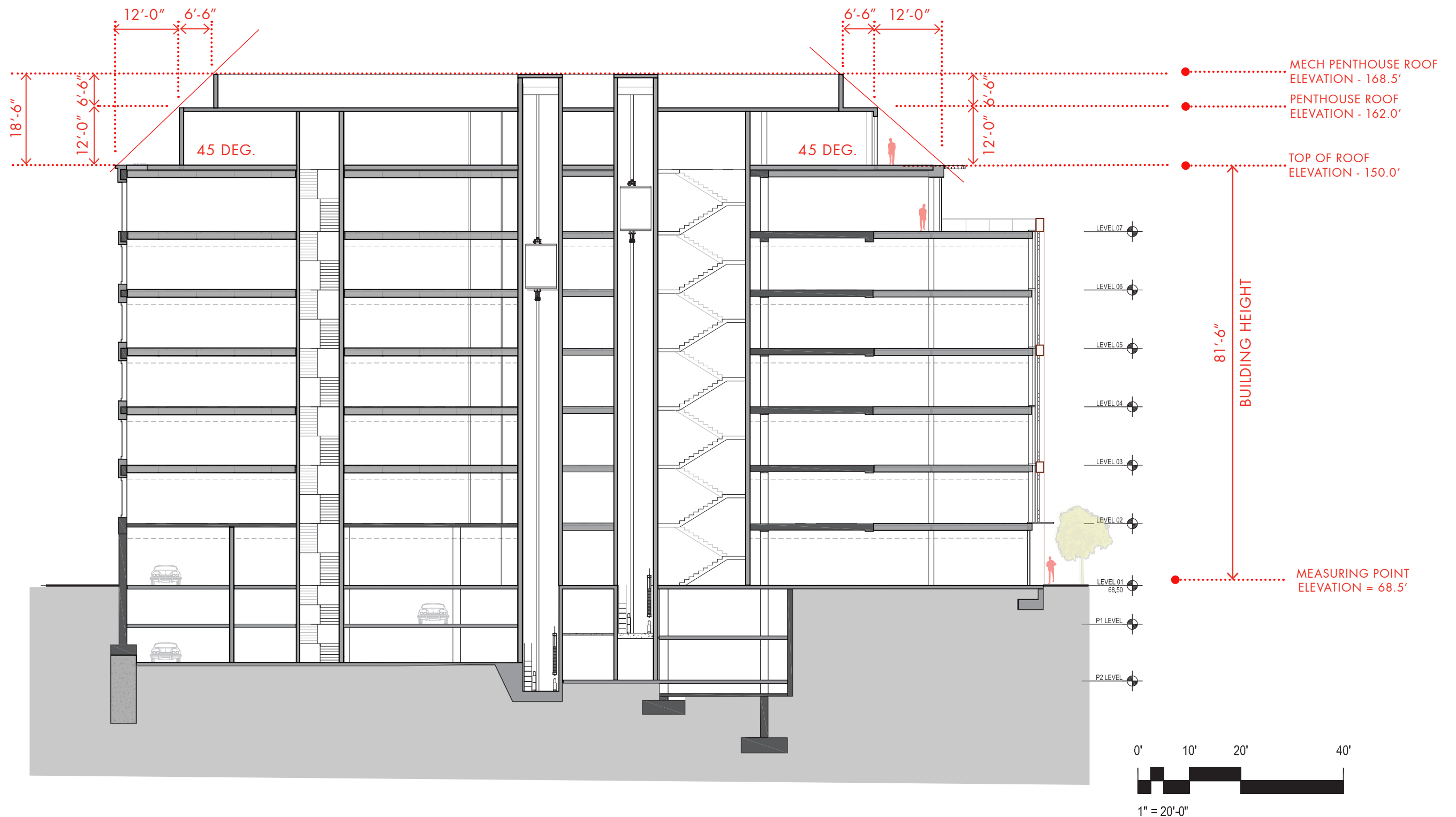


NOTE: STACK SPACES NOT COUNTED TOWARD NUMBER OF REQUIRED SPACES PROVIDED



[illegible]

TRANSVERSE SECTION A-A
BZA PREHEARING SUBMISSION A₂₄



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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LONGITUDINAL SECTION B-B
BZA PREHEARING SUBMISSION A₂₅





EXISTING STREETScape



KEY PLAN





KEY PLAN





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LANDSCAPE ELEMENT CONCEPTS
BZA PREHEARING SUBMISSION **A₂₉**



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TRELLIS CONCEPTS
BZA PREHEARING SUBMISSION A₃₀