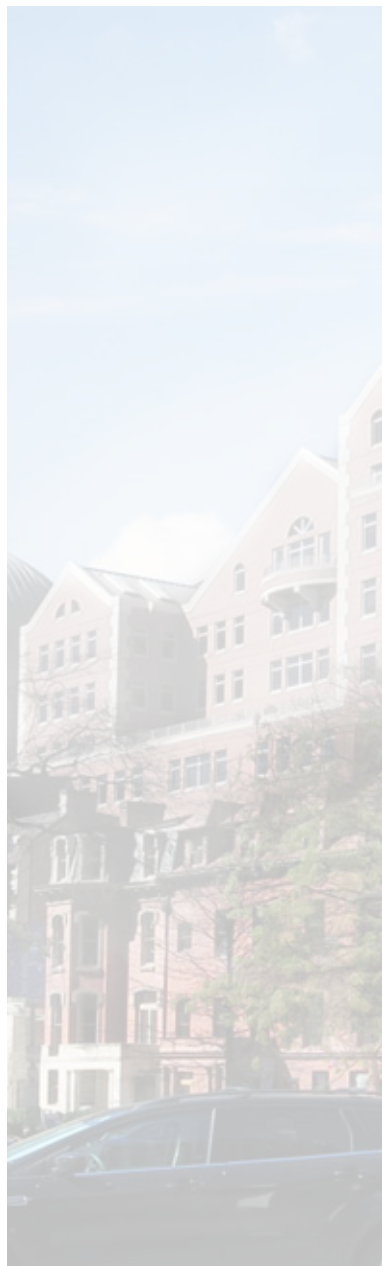




1701 RHODE ISLAND AVENUE

BZA FILING SUBMISSION



AKRIDGE
Invested.

PARKER RODRIGUEZ
Planning | Landscape Architecture | Urban Design

1701 RHODE ISLAND AVENUE | 18 MARCH 2016

Board of Zoning Adjustment
District of Columbia
CASE NO.19267
EXHIBIT NO.9A

A₁

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
11860 SUNRISE VALLEY DRIVE, SUITE 200
RESTON, VA 20191

STRUCTURAL

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

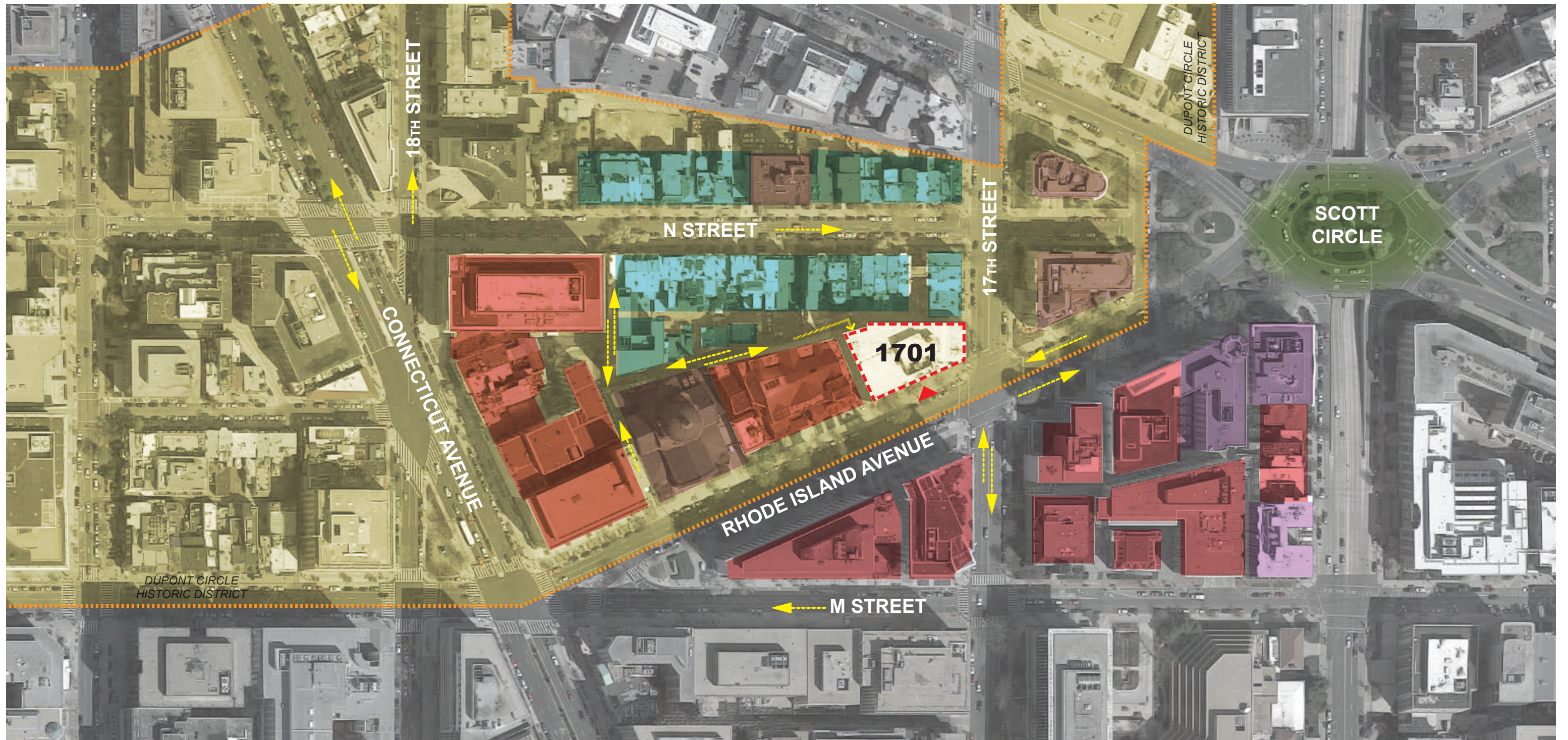
MECHANICAL, ELECTRICAL & PLUMBING

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

DRAWING INDEX

NEIGHBORHOOD CONTEXT	A3
ZONING SUMMARY	A4
BUILDING FOOTPRINT	A5
BUILDING APPROACH	A6-A7
EXISTING BUILDING IMAGES	A8
MASSING CONCEPT	A9
STREET ELEVATIONS	A10-A11
BUILDING PERSPECTIVES	A12-A14
BUILDING ELEVATIONS	A15-17
BUILDING PLANS	A18-23
PARKING PLANS	A24-25
BUILDING SECTIONS	A26-27
STREETSCAPE CONCEPTS	A28-32





OFFICE

2 TO 4-STORY HISTORIC TOWNHOMES/
COMMERCIAL

VEHICLE TRAFFIC

INSTITUTIONAL, HOTEL

DUPONT CIR. HISTORIC DISTRICT

1
N



AKRIDGE
Invested.

1701 RHODE ISLAND AVENUE | 18 MARCH 2016

NEIGHBORHOOD CONTEXT
BZA FILING SUBMISSION A₃



SQUARE 0159 LOT 0087

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

ZONING SUMMARY

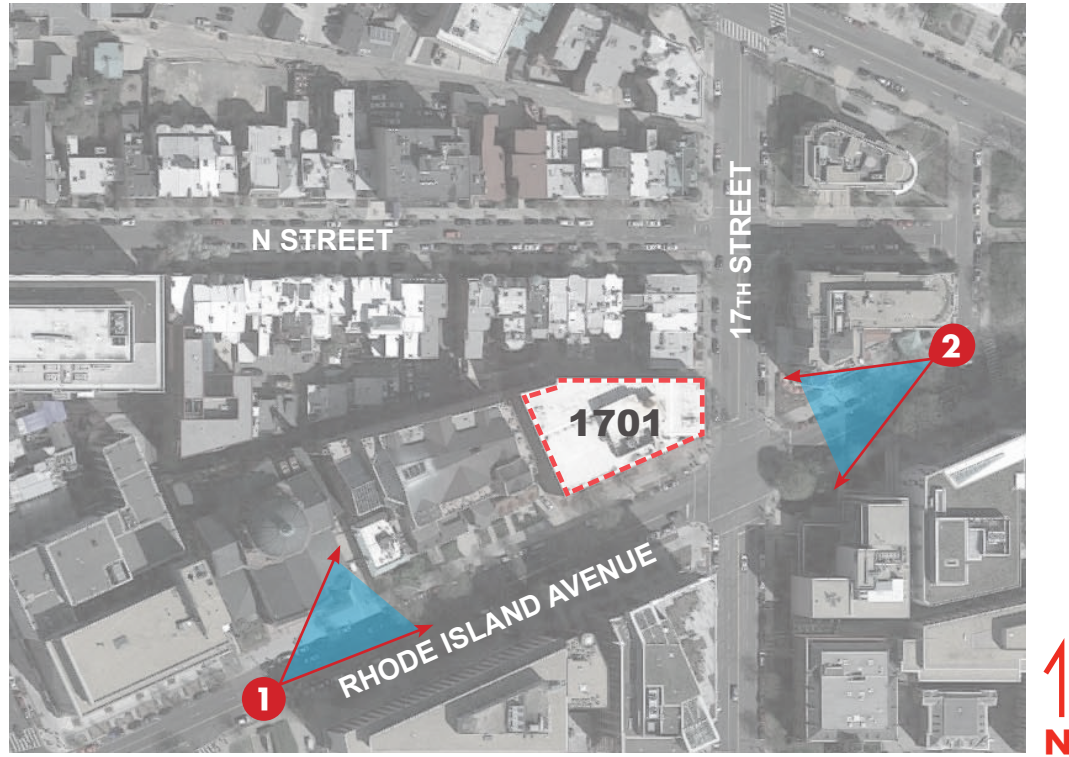
ZONING DISTRICT:	SP-1
OVERLAY:	DUPONT CIRCLE
HISTORIC DISTRICT:	DUPONT CIRCLE
WARD:	2
SQUARE:	159
LOT	87

	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	45
LOADING:	NONE	1@30', 1@20'
G.A.R.:	NONE	0.3

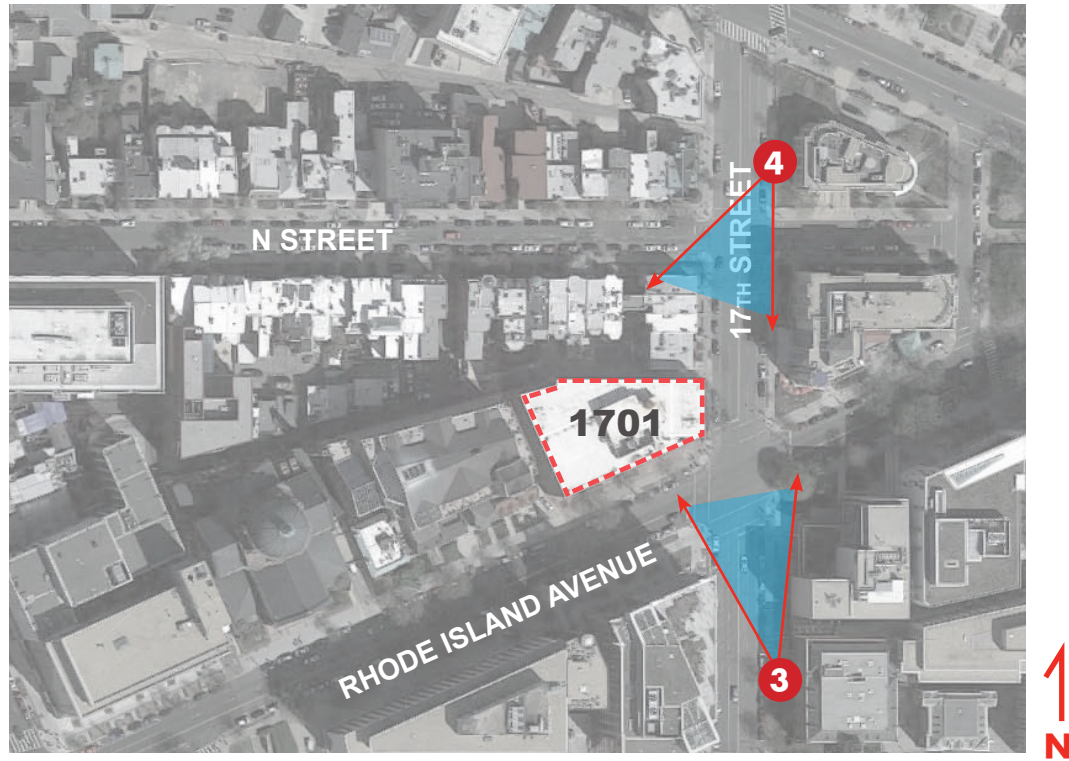
NOTE; EXISTING BUILDING CONSTRUCTED PURSUANT TO BZA APPLICATION NO. 12045, DATED MAY 4, 1976, WHICH GRANTED A VARIANCE FROM REQUIRED PARKING. AT THAT TIME THE PROPERTY WAS ZONE "SP" AND PERMITTED A 5.5 FAR FOR NONRESIDENTIAL USES, AND A MAXIMUM BUILDING HEIGHT OF 90 FEET.



1. VIEW LOOKING EAST, DOWN RHODE ISLAND AVE



2. VIEW LOOKING WEST, DOWN RHODE ISLAND AVE



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



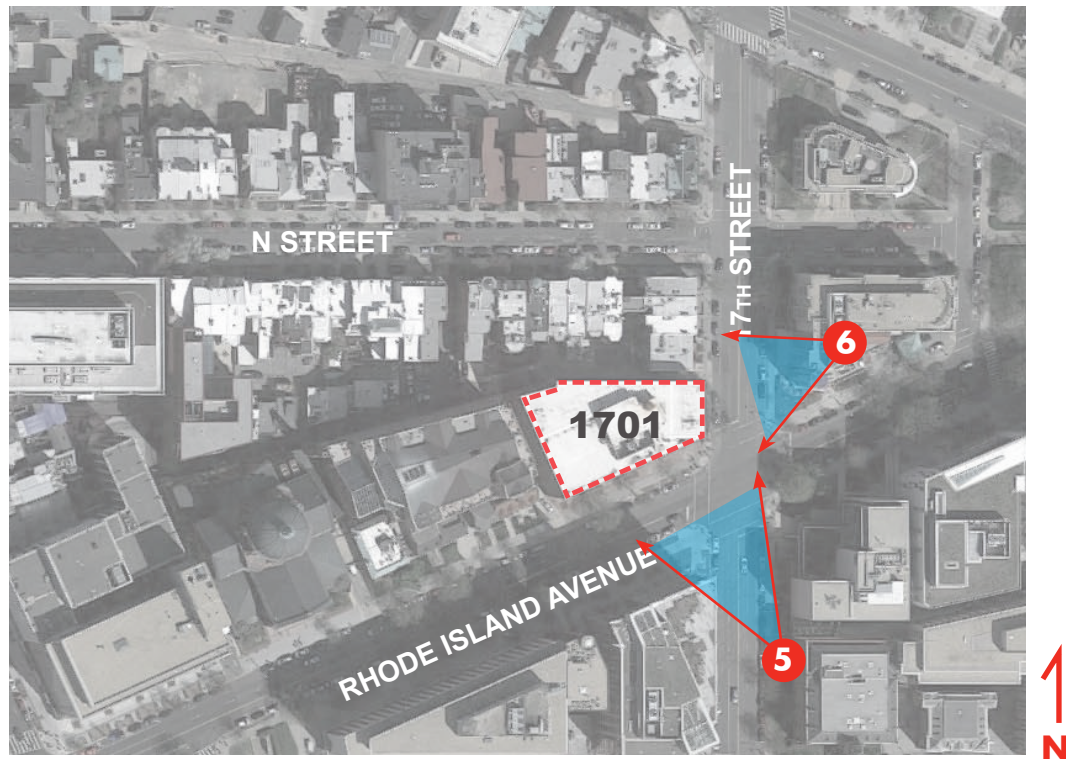
4. VIEW LOOKING SOUTH, DOWN 17TH ST. NW



AKRIDGE
Invested.

1701 RHODE ISLAND AVENUE | 18 MARCH 2016

BUILDING APPROACH
BZA FILING SUBMISSION A₇



1
N



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



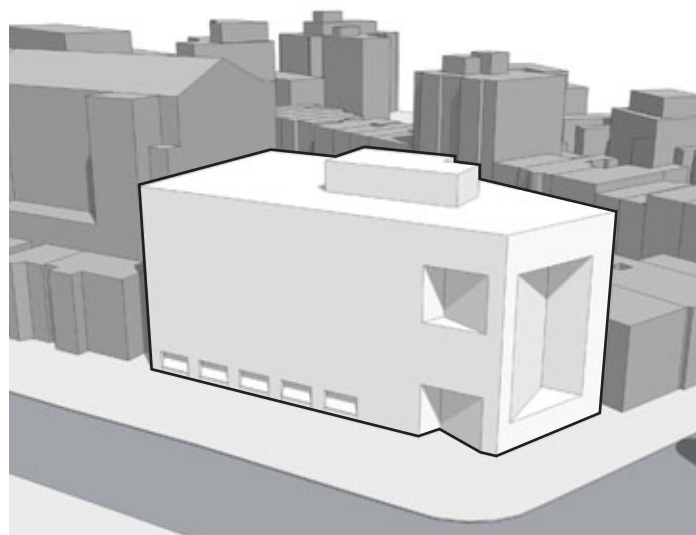
6. EAST ELEVATION, VIEW ALONG 17TH ST. NW



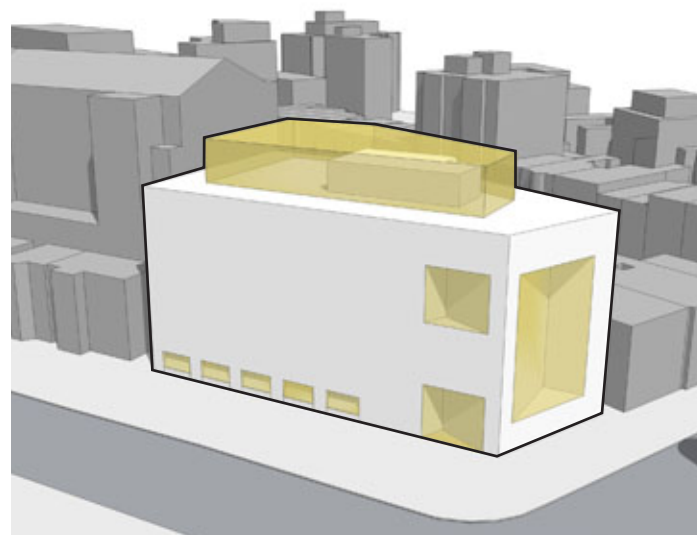
AKRIDGE
Invested.

1701 RHODE ISLAND AVENUE | 18 MARCH 2016

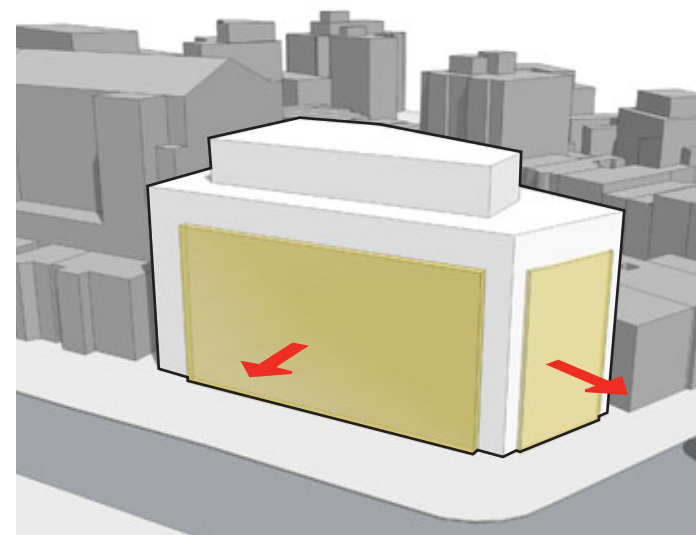
EXISTING BUILDING IMAGES
BZA FILING SUBMISSION A₈



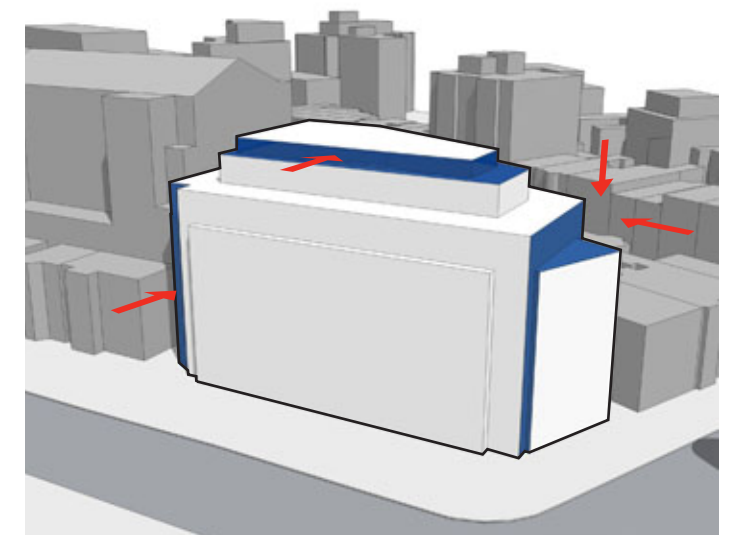
1. EXISTING BUILDING MASSING



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



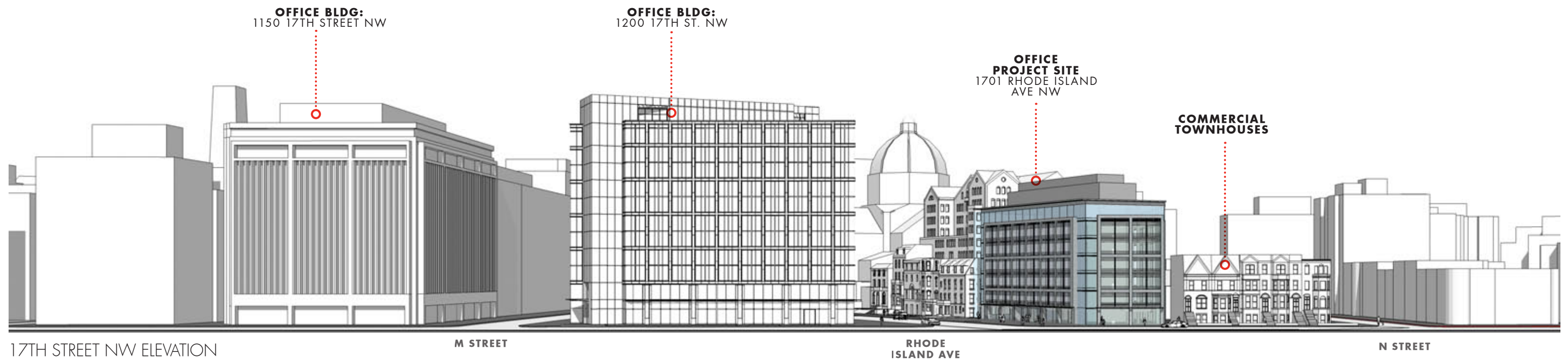
5. LIFT AND PROVIDE CANOPY TO HIGHLIGHT BASE



AKRIDGE
Invested.

1701 RHODE ISLAND AVENUE | 18 MARCH 2016

MASSING CONCEPT
BZA FILING SUBMISSION A₉



AKRIDGE
Invested.

1701 RHODE ISLAND AVENUE | 18 MARCH 2016

ELEVATION 17TH STREET NW
BZA FILING SUBMISSION **A₁₀**