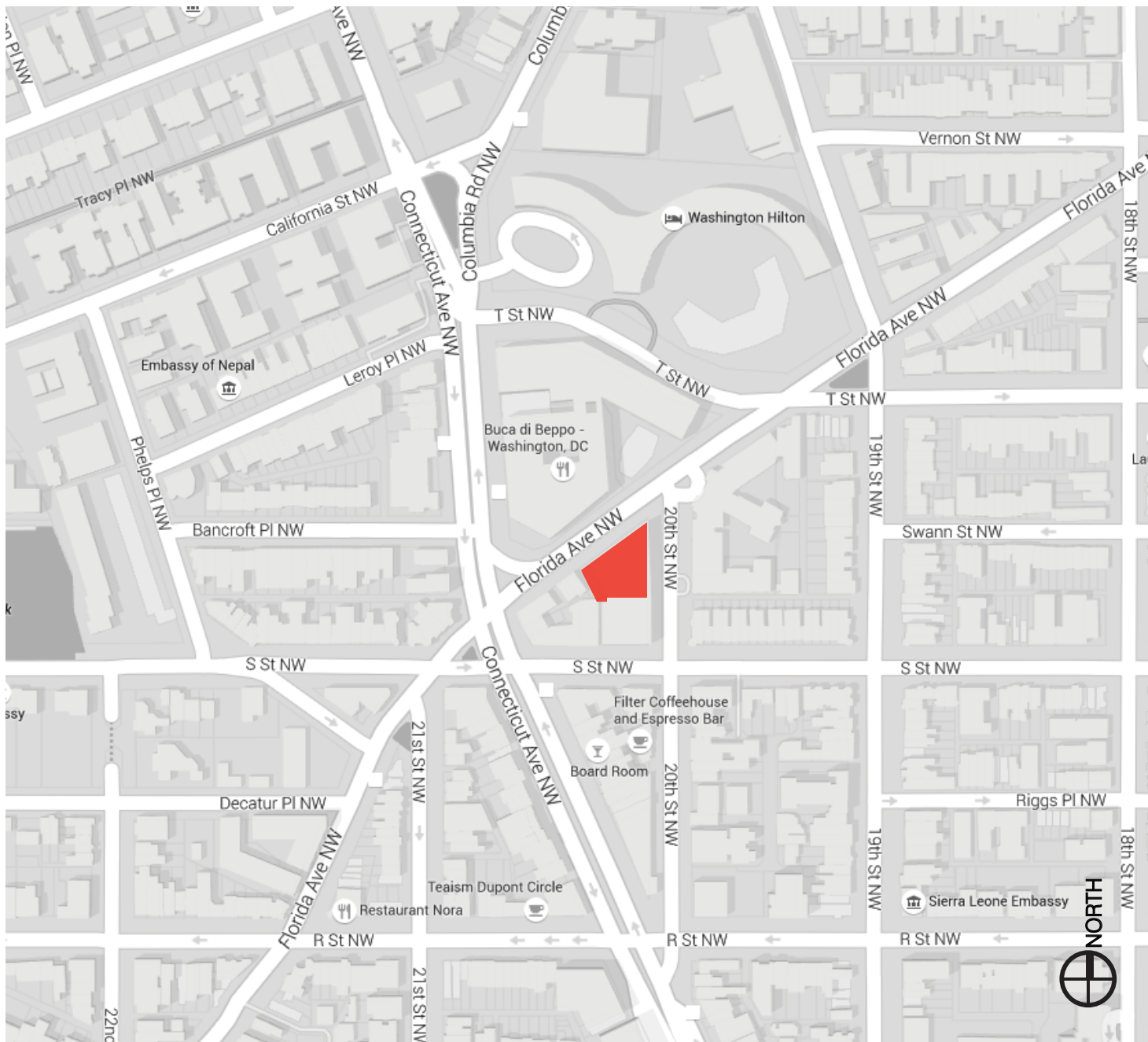


AMERICAN GEOPHYSICAL UNION BZA PACKAGE

APRIL 29, 2016



PROJECT TEAM:

OWNER:

AMERICAN GEOPHYSICAL UNION

ARCHITECT:

HICKOK COLE ARCHITECTS
1023 31ST STREET, NW
WASHINGTON DC 20007
(202) 667-9776

BUILDING DATA:

LOCATION: 2000 FLORIDA AVENUE, NW
SQUARE: 0090
LOT: 0033
ANC: 2B

DRAWING LIST:

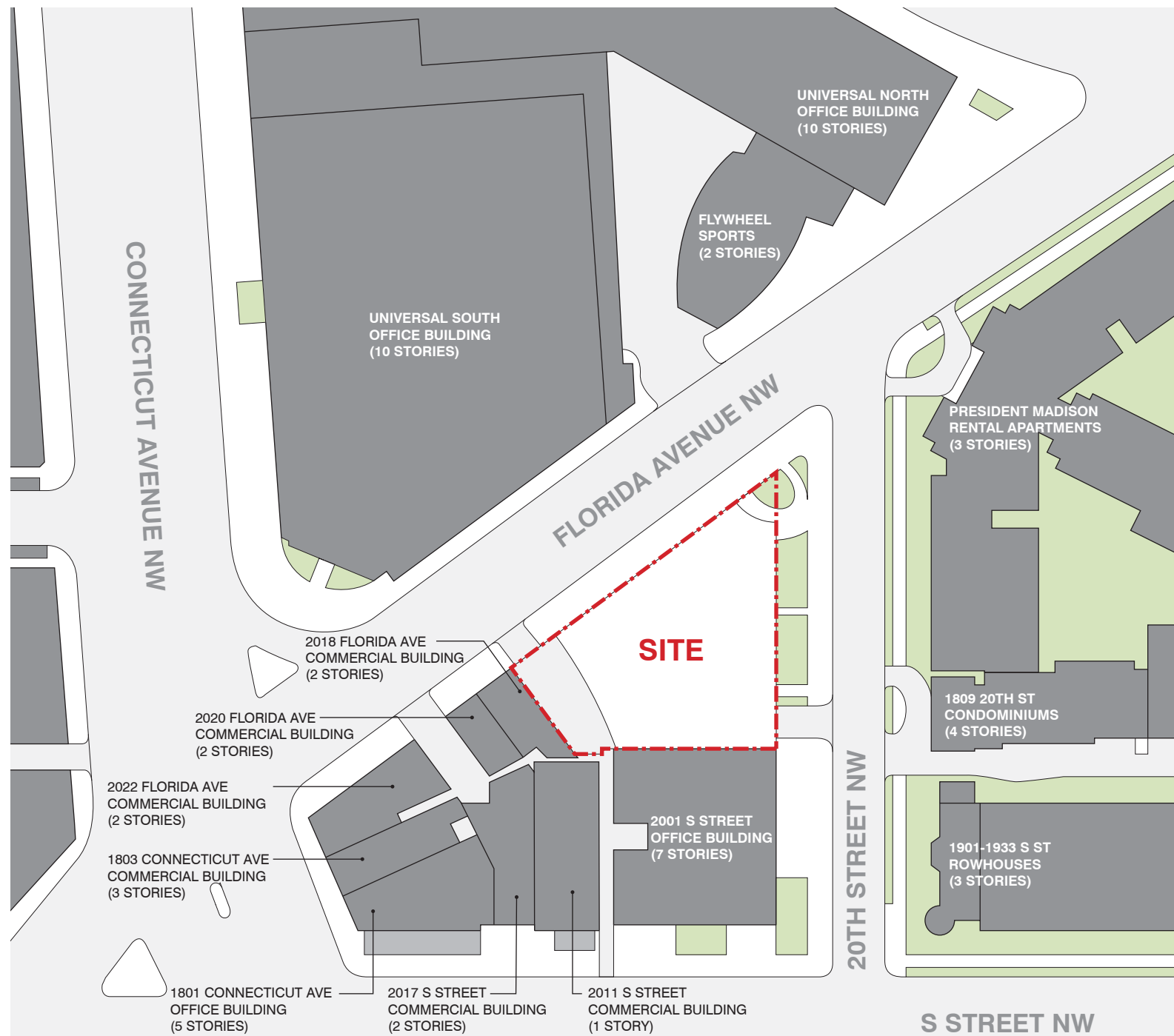
A-1	COVER SHEET / VICINITY MAP
A-2	ZONING ANALYSIS
A-3	SITE PLAN
A-4 TO A-6	SITE CONTEXT - STREETSCAPE VIEWS
A-7	EXISTING BUILDING PHOTOS
A-8	PROPOSED BUILDING ELEVATIONS
A-9	PROPOSED PENTHOUSE ELEVATIONS
A-10	EXISTING AND PROPOSED PARKING PLANS
A-11	PENTHOUSE REQUIREMENTS - ROOF PLAN
A-12	PENTHOUSE REQUIREMENTS - BUILDING SECTION
A-13 TO A-16	RENDERINGS

2000 FLORIDA AVENUE, NW

ZONE: C-3-B
SQUARE: 0090
LOT: 0033
WARD: 2
ANC: 2B
SITE AREA: 14,240

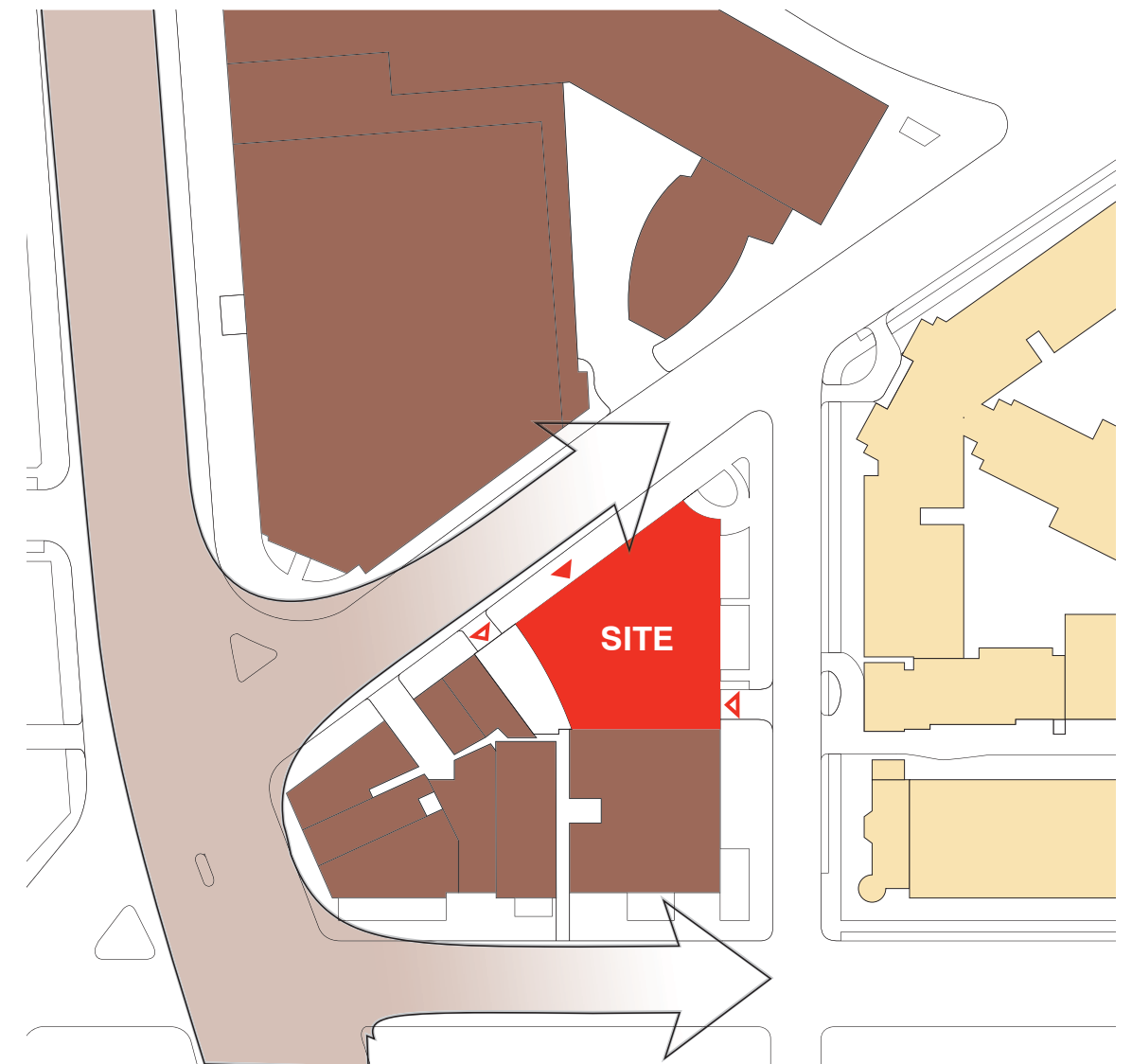
	REQUIRED / ALLOWED	PROVIDED	COMPLIANT?
Lot Occupancy	100%	86%	COMPLIANT
FAR			COMPLIANT
Residential	5.0	NA	
Non-Residential	4.0	4.00	
Total	56,960 GSF	56,951 GSF	
Building Height	70'-0"	70'-0"	COMPLIANT
Roof Structure			
Height	88'-6"	82'-0"	COMPLIANT
Setback (Enclosed Penthouse)	12'-0"	20'-0" Minimum	COMPLIANT
Setback (PV Array)	Florida Ave: 12'-0"	None	NON-COMPLIANT
	20th Street: 12'-0"		
	Property Line / Court: 12'-0"		
	Property Line / Side Yard: None required	None	COMPLIANT
Stories	6 stories	5 stories + 2 below grade	COMPLIANT
Rear Yard	None Required	Court in lieu of rear yard	COMPLIANT
Side Yard	None Required	None Required	
Courts - Open - Width	18'-3"	23'-0" min	COMPLIANT
Courts - Open - Area	866 sf	1,861 sf	
Off-Street Parking Requirements	31 Spaces	16 Full Size	NON-COMPLIANT
		7 Compact	
		2 HC	
		25 Spaces total	
Off Street Loading Requirements	1 Berth 12 x 30	1 Berth 12 x 30	COMPLIANT
	1 Service 10 x 20	1 Service 10 x 20	
	1 Platform 100 sf	1 Platform 100 sf	

ZONING ANALYSIS



BUILDING CONTEXT

SITE PLAN



- COMMERCIAL BUILDINGS
- RESIDENTIAL BUILDINGS
- STOREFRONT STREETS
- PEDESTRIAN ACCESS (EXISTING TO REMAIN)
- VEHICULAR ACCESS (EXISTING TO REMAIN)

LAND USE/CIRCULATION

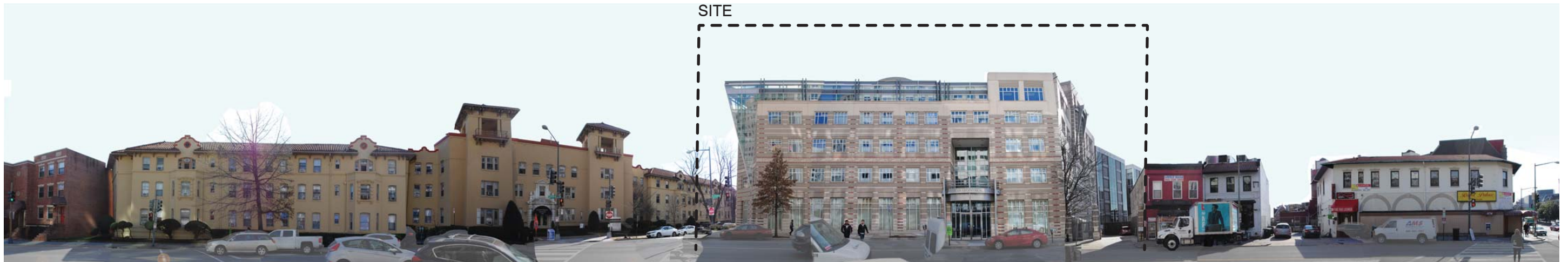


20TH STREET LOOKING EAST



20TH STREET LOOKING WEST

SITE CONTEXT 20TH STREET



FLORIDA AVENUE LOOKING SOUTH



FLORIDA AVENUE LOOKING NORTH

SITE CONTEXT FLORIDA AVENUE

Project
2000 FLORIDA AVENUE NW

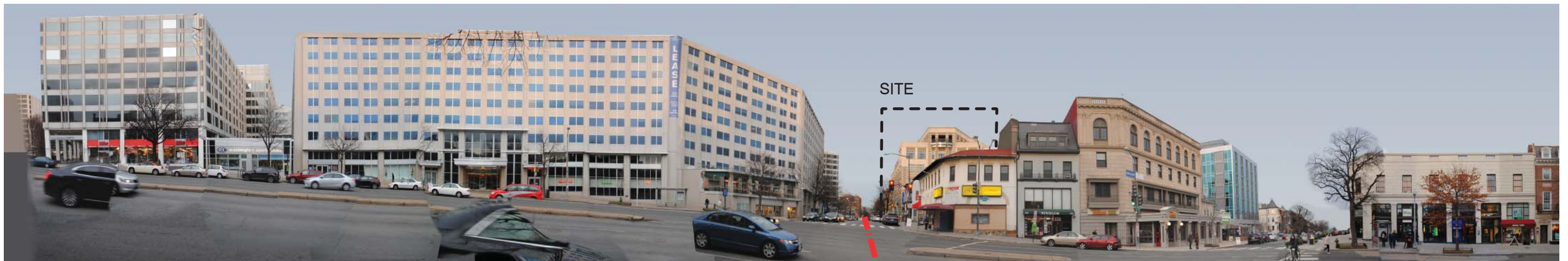
Client
AMERICAN GEOPHYSICAL UNION

Project Phase
BZA

Date
APRIL 29, 2016

Scale
N/A

A-5



CONNECTICUT AVENUE LOOKING EAST

DUPONT CIRCLE HISTORIC DISTRICT

SITE CONTEXT

Project
2000 FLORIDA AVENUE NW

Client
AMERICAN GEOPHYSICAL UNION

Project Phase
BZA

Date
APRIL 29, 2016

Scale
N/A

A-6



LOOKING WEST ON FLORIDA AVENUE



CORNER OF 20TH STREET AND FLORIDA AVENUE

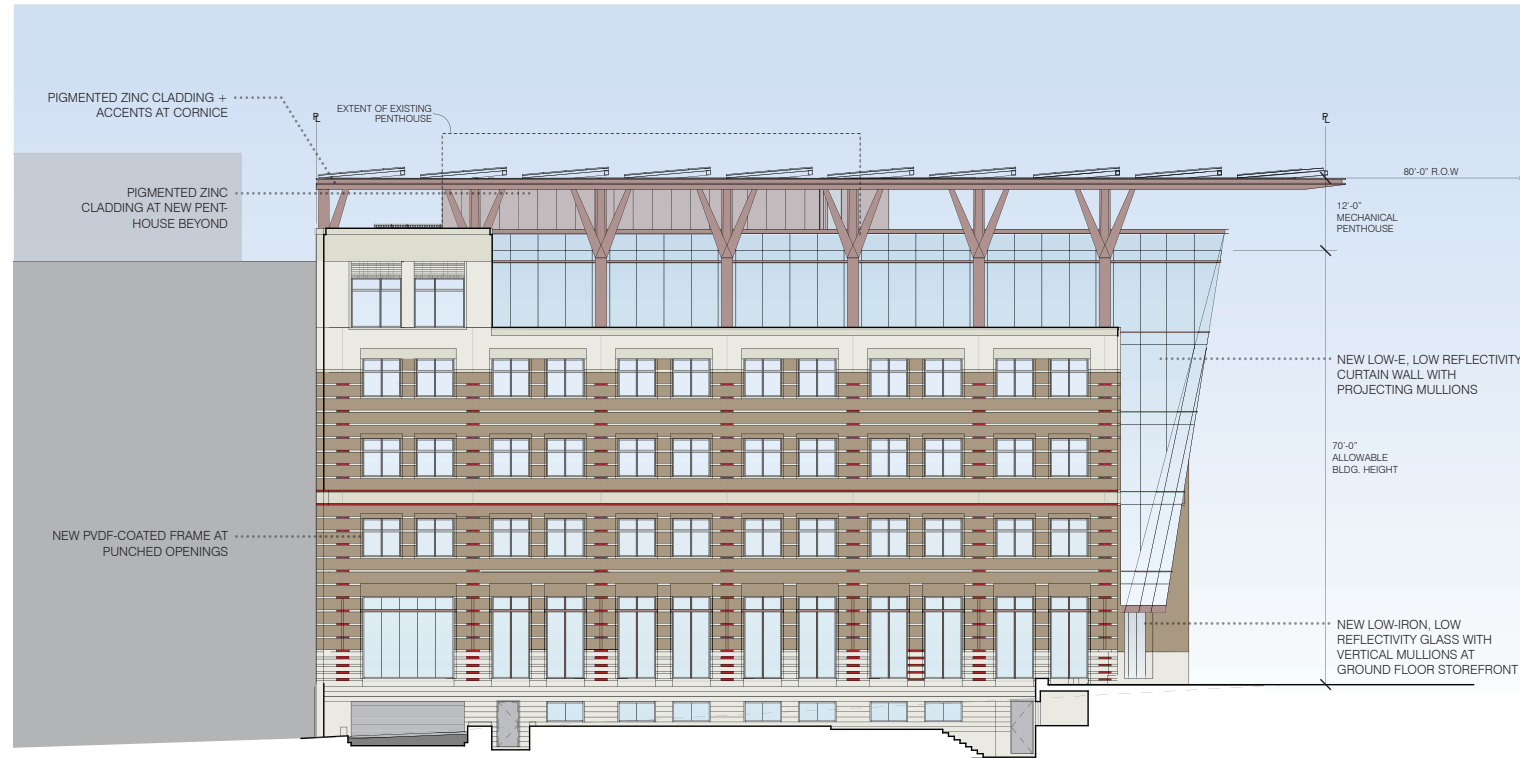


LOOKING NORTH UP 20TH STREET



LOOKING EAST ON FLORIDA AVENUE

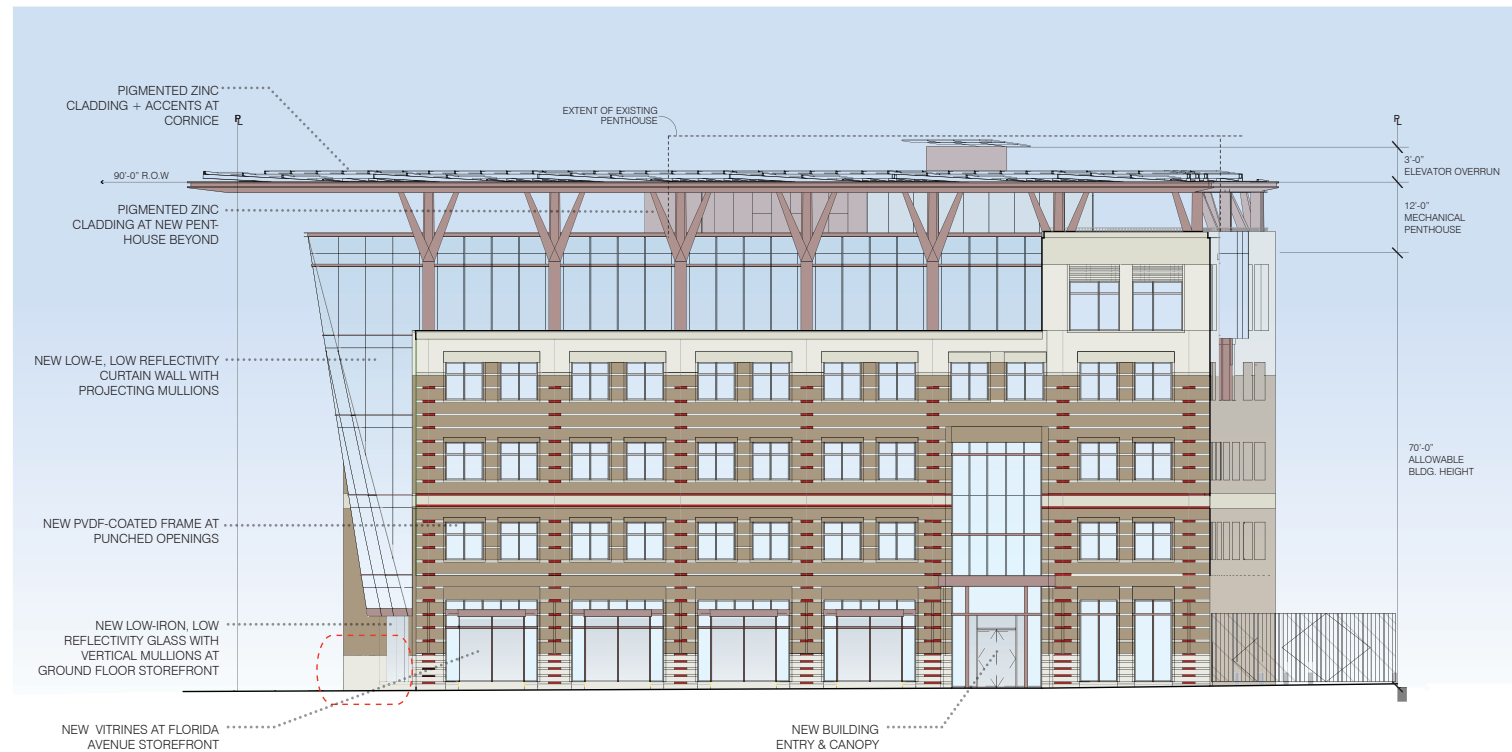
EXISTING BUILDING PHOTOS



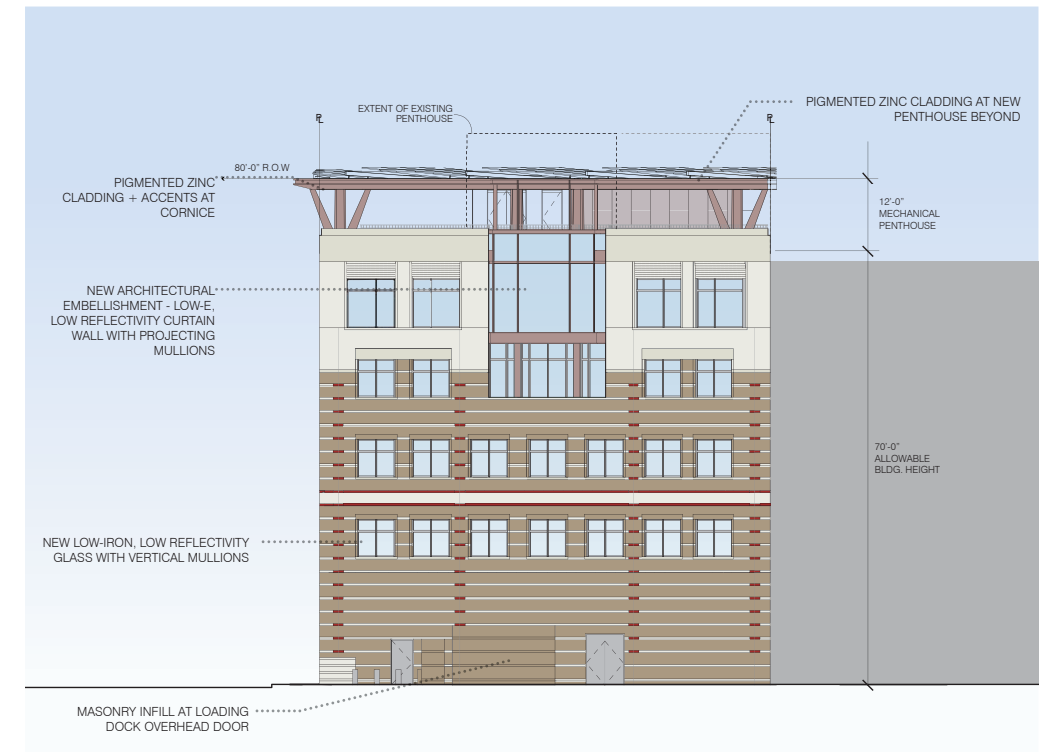
PROPOSED ELEVATION 20TH STREET



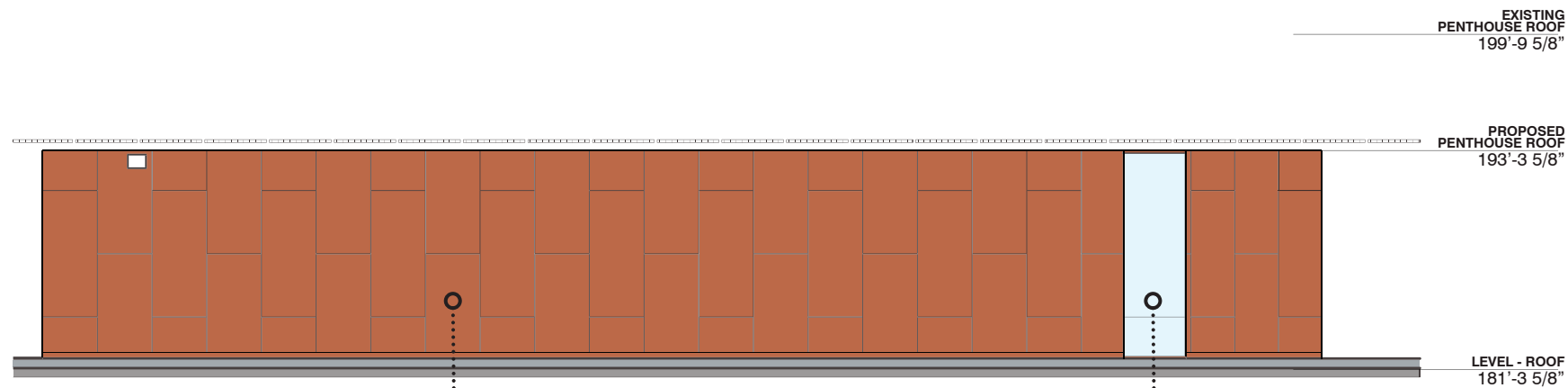
VIEW FROM NORTHEAST



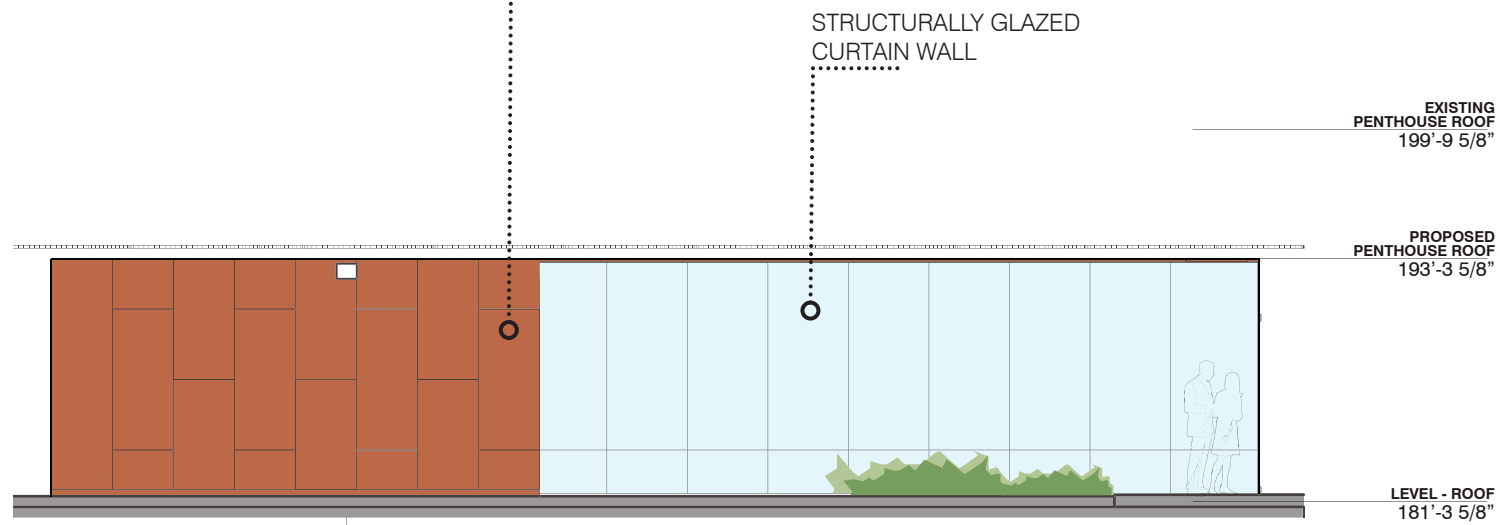
PROPOSED ELEVATION FLORIDA AVENUE



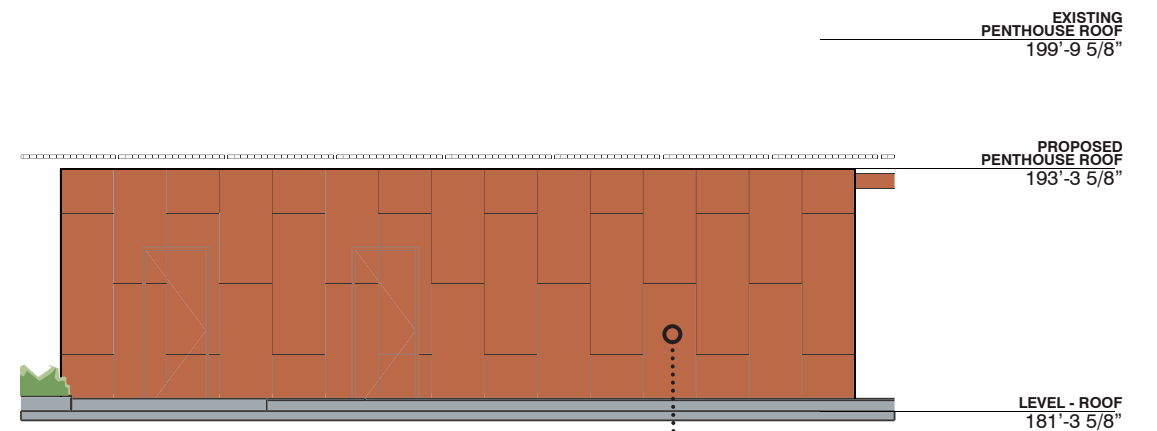
PROPOSED ELEVATION WEST FAÇADE



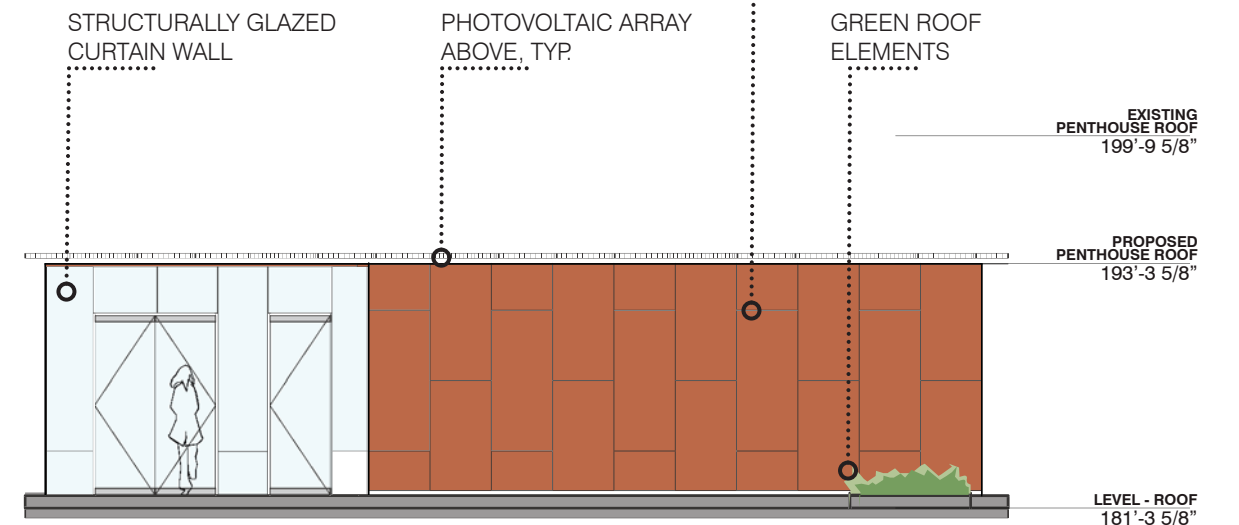
EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION

ENLARGED ELEVATION PENTHOUSE



EXISTING PLAN

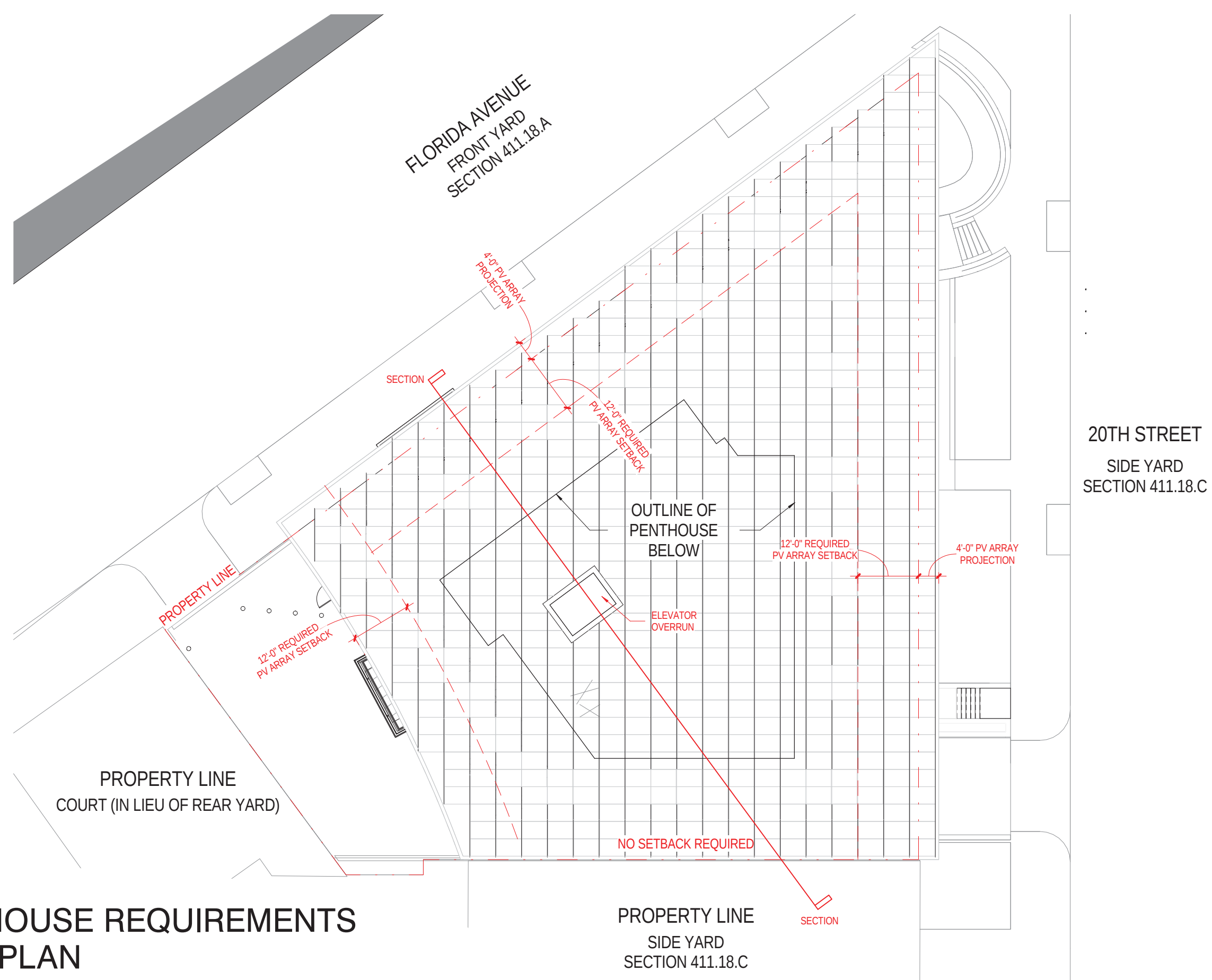
31 PARKING SPACES REQUIRED
32 PARKING SPACES PROVIDED

PROPOSED PLAN

31 PARKING SPACES REQUIRED
25 PARKING SPACES PROVIDED

PARKING PLANS

PENTHOUSE REQUIREMENTS ROOF PLAN



Project
2000 FLORIDA AVENUE NW

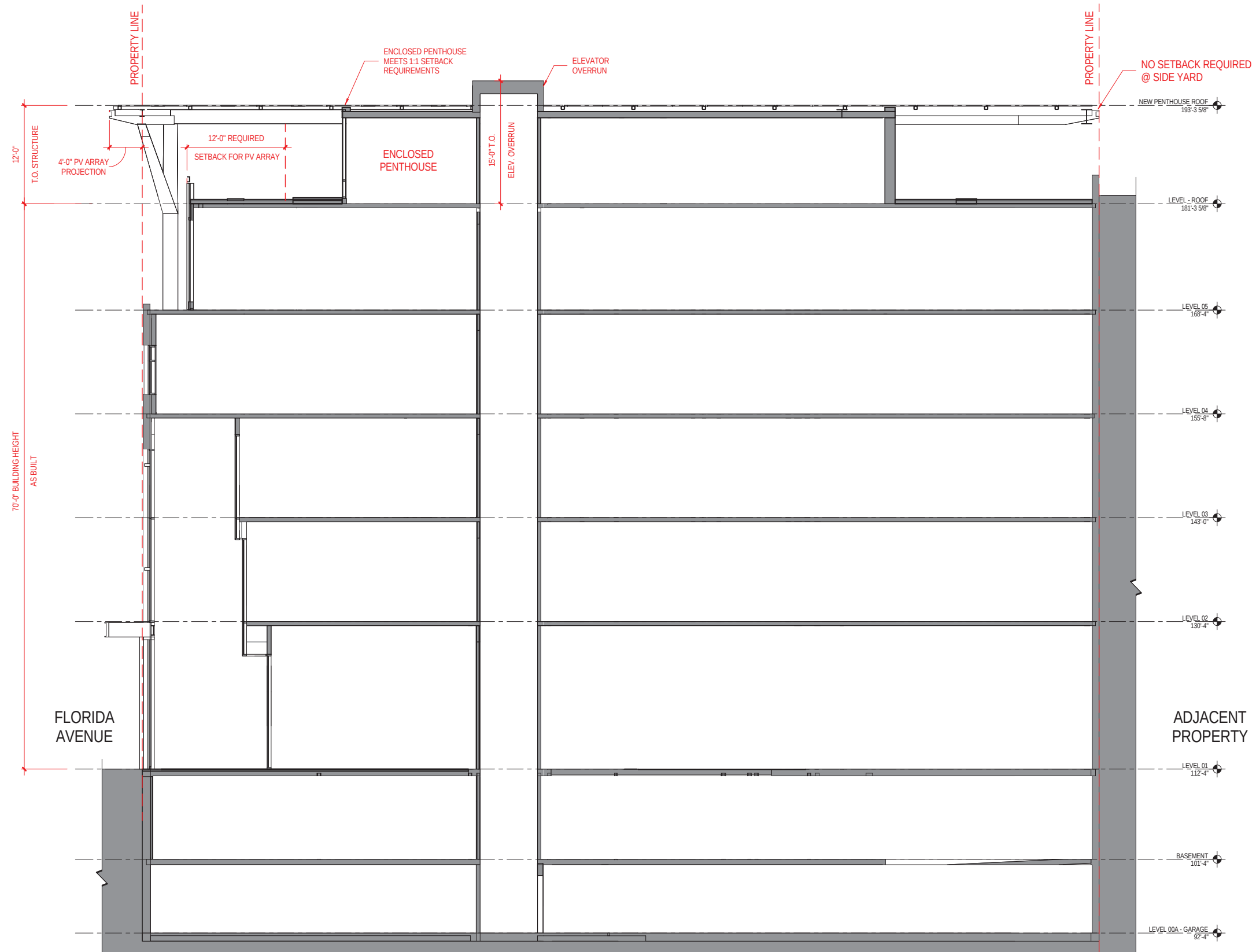
Client
AMERICAN GEOPHYSICAL UNION

Project Phase
BZA

Date
APRIL 29, 2016

Scale
N/A

A-11



PENTHOUSE REQUIREMENTS BUILDING SECTION

Project
2000 FLORIDA AVENUE NW

Client
AMERICAN GEOPHYSICAL UNION

Project Phase
BZA

Date
APRIL 29, 2016

Scale
N/A

A-12



VIEW FROM INTERSECTION OF
FLORIDA AVE & 20TH STREET

RENDERINGS

Project
2000 FLORIDA AVENUE NW

Client
AMERICAN GEOPHYSICAL UNION

Project Phase
BZA

Date
APRIL 29, 2016

Scale
N/A

A-13



VIEW FROM INTERSECTION OF
CONN. & FLORIDA AVENUES

RENDERINGS

Project
2000 FLORIDA AVENUE NW

Client
AMERICAN GEOPHYSICAL UNION

Project Phase
BZA

Date
APRIL 29, 2016

Scale
N/A

A-14





VIEW FROM INTERSECTION
OF 20TH & S STREETS NW

RENDERINGS

Project
2000 FLORIDA AVENUE NW

Client
AMERICAN GEOPHYSICAL UNION

Project Phase
BZA

Date
APRIL 29, 2016

Scale
N/A

A-15





VIEW FROM INTERSECTION
OF FLORIDA AVE & T STREET

RENDERINGS

Project
2000 FLORIDA AVENUE NW

Client
AMERICAN GEOPHYSICAL UNION

Project Phase
BZA

Date
APRIL 29, 2016

Scale
N/A

A-16