

# 7 NEW YORK AVENUE, NE

LOTS 0014 IN SQUARE 0671

DEVELOPERS	RISHI BHATNAGAR
ARCHITECTS	ERIC COLBERT & ASSOCIATES
LAND USE COUNSEL	GOULSTON & STORRS

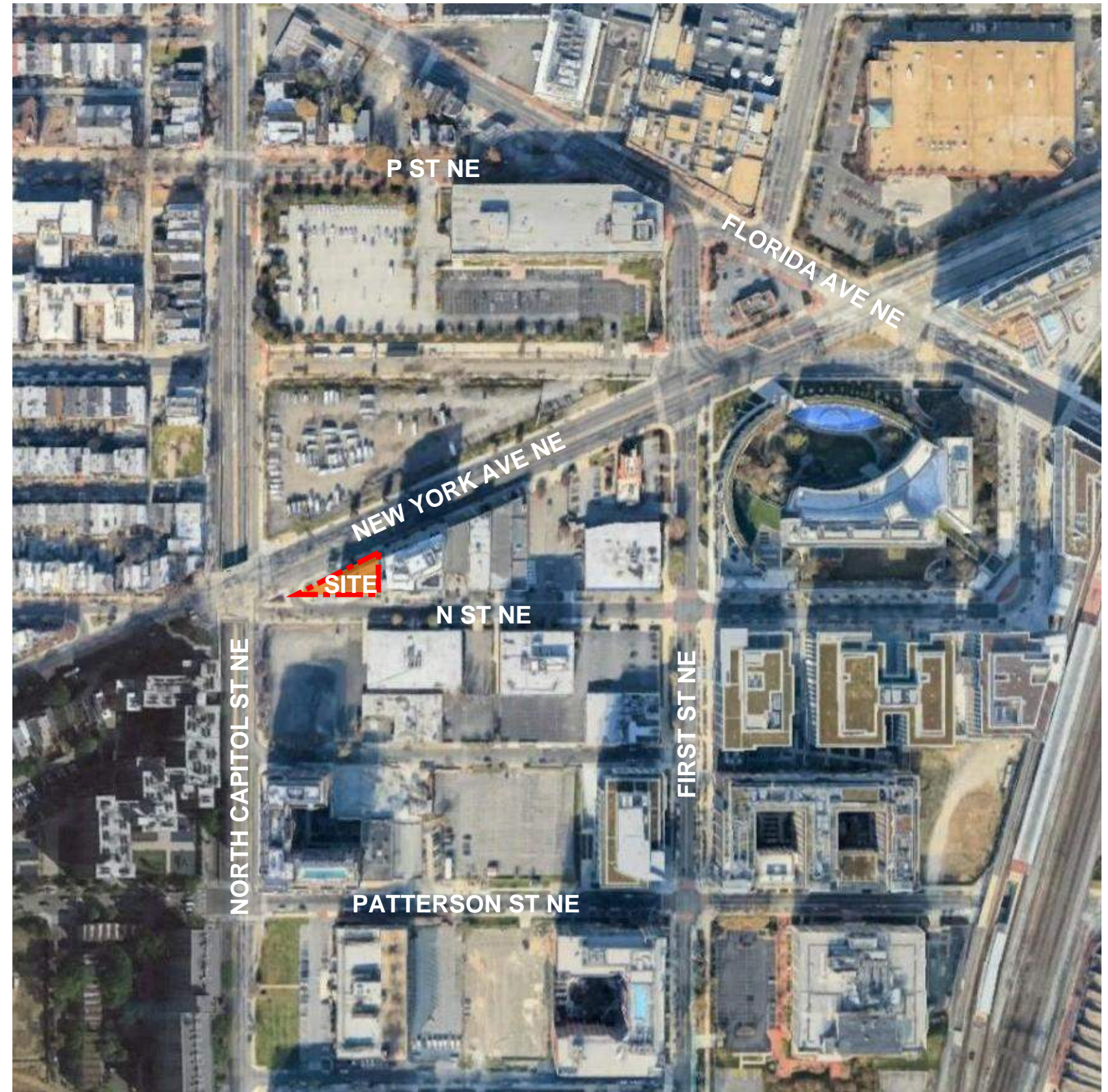


BZA APPLICATION | 09.01.2021

Board of Zoning Adjustment  
District of Columbia  
CASE NO. 20508  
EXHIBIT NO. 30A

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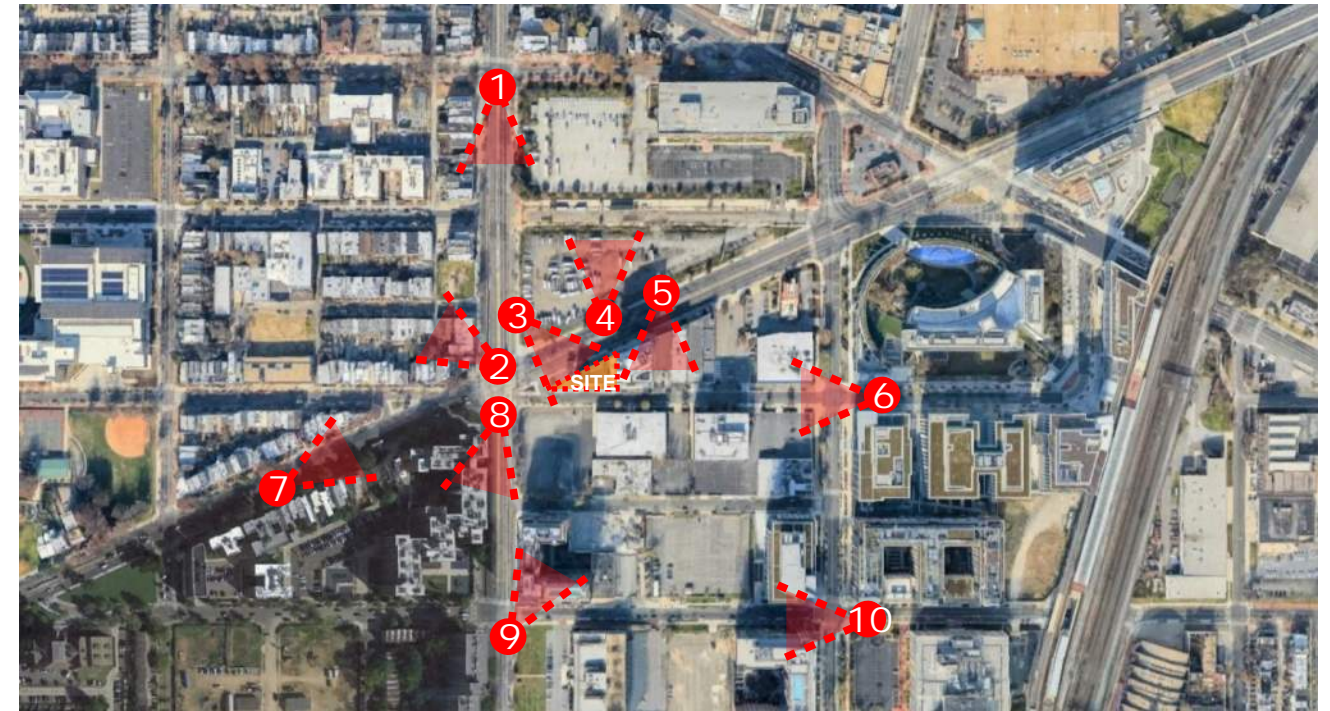
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# ZONING DATA

ZONING REGULATION	ZONING RESTRICTION	PROPOSED	COMMENTS	
DCMR11, I539.1	Density / FAR	No maximum for residential use	13.73	COMPLY
DCMR11, I540.1	Height	130'	130'	COMPLY
DCMR11, I202	Lot Occupancy	100%	100%	COMPLY
DCMR11, I207.1	Courts	4 in./ft. of height of court/10 ft.min. :	Not provided	COMPLY
DCMR11, I205.2	Rear Yard	Through lot: Not required	Not provided	COMPLY
DCMR11, I206.1	Side Yard	Not req'd but if provided no less than 4ft	Not provided	COMPLY
DCMR11, I208.1	Green Area Ratio	0.20	0.20	COMPLY
DCMR11, I540	Penthouse Height	20 ft.	Habitable PH: 12 ft and 20 ft.	COMPLY
DCMR11, C1502.1	Penthouse Setback	1:1 Setback required	1:1 Setback provided	COMPLY
DCMR11, I212.1	Vehicle Parking	Not required	Not provided	COMPLY
DCMR11, C802.1	Bicycle Parking	Short term: 1 per 20 units = 6	6 Short term spaces provided	COMPLY
		Long term: 1 per 3 units / .5 ratio after 50 = 39	39 Long term spaces provided	
DCMR11, C901	Loading	1 loading berth @ 12' x 30' deep and 1 service / delivery space @ 10' x 20' deep	Not provided	FLEXIBILITY REQUESTED

# UNIT MIX

	Micro	URBAN 1BR	1BR	1BR+D	
1st Floor	0	0	0	0	0
2nd Floor	6	0	2	0	8
3rd Floor	5	1	2	1	9
4th Floor	5	1	2	1	9
5th Floor	5	1	2	1	9
6th Floor	5	1	2	1	9
7th Floor	5	1	2	1	9
8th Floor	5	1	2	1	9
9th Floor	5	1	2	1	9
10th Floor	5	1	2	1	9
11th Floor	5	1	2	1	9
12th Floor	5	1	2	1	9
13th Floor	5	1	2	1	9
14th Floor	5	1	2	1	9
PH	0	0	0	0	0
<b>TOTAL</b>	<b>66</b>	<b>12</b>	<b>26</b>	<b>12</b>	<b>116</b>
<b>Current %</b>	<b>57%</b>	<b>10%</b>	<b>22%</b>	<b>10%</b>	AVG unit area
<b>Current Average Area</b>	<b>410</b>	<b>519</b>	<b>506</b>	<b>768</b>	<b>480</b>
<b>Rentable SF</b>	<b>27,029</b>	<b>6,228</b>	<b>13,156</b>	<b>9,216</b>	<b>55,629</b>
Target ANSI A (15%)	10	2	4	2	17

Units type designation per 2012 INTERNATIONAL BUILDING CODE regulations

# DEVELOPMENT DATA

Zoning FAR	13.73															
Level	1	2	3	4	5	6	7	8	9	10	11	12	13	14	PH	
Lot Occupancy	99%	89%	99%	99%	99%	99%	99%	99%	99%	99%	99%	99%	99%	98.8%		
Gross Construction Area	5,556	4,962	5,556	5,556	5,556	5,556	5,556	5,556	5,556	5,556	5,556	5,556	5,556	5,556	1,805	Total Gross Cons. Area (w/ PH) 78,995
Gross area toward FAR	4,947	4,460	4,947	4,947	4,947	4,947	4,947	4,947	4,947	4,947	4,947	4,947	4,947	4,947	0	Total FAR Area (w/o PH) 68,771
Residential units per floor	0	8	9	9	9	9	9	9	9	9	9	9	9	9	0	Total Units 116
Net residential area	0	3,501	4,344	4,344	4,344	4,344	4,344	4,344	4,344	4,344	4,344	4,344	4,344	4,344	0	Total Net Res. Area 55,629
Core Factor	0.0%	70.6%	78.2%	78.2%	78.2%	78.2%	78.2%	78.2%	78.2%	78.2%	78.2%	78.2%	78.2%	78.2%		
Amenities / Lobby / Leasing	2,447	0	0	0	0	0	0	0	0	0	0	0	0	0	955	Total Amenities Area 3,402

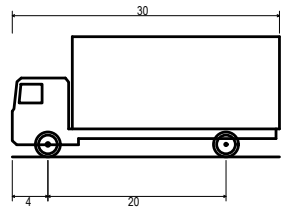
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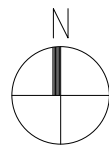
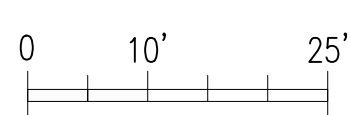
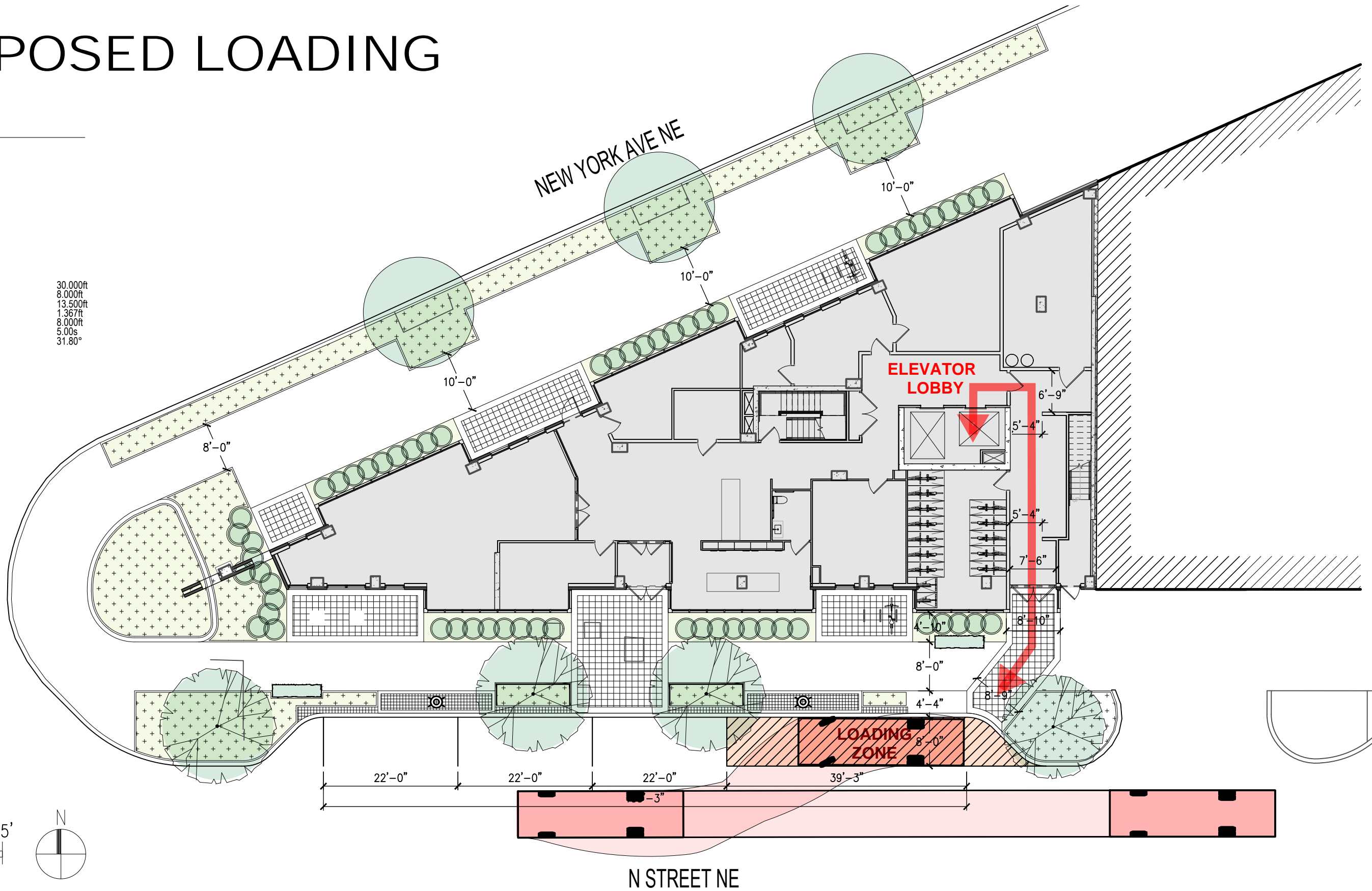
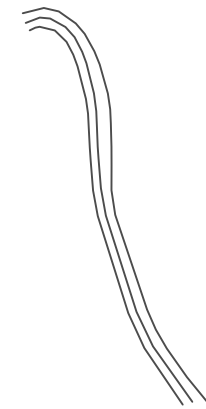
# PROPOSED LOADING

## TRUCK PROFILE



SU-30 - Single Unit Truck  
 Overall Length 30.000ft  
 Overall Width 8.000ft  
 Overall Body Height 13.500ft  
 Min Body Ground Clearance 1.367ft  
 Track Width 8.000ft  
 Lock-to-lock time 5.00s  
 Max Steering Angle (Virtual) 31.80°

30.000ft  
 8.000ft  
 13.500ft  
 1.367ft  
 8.000ft  
 5.00s  
 31.80°



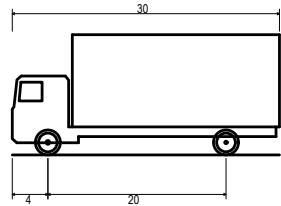
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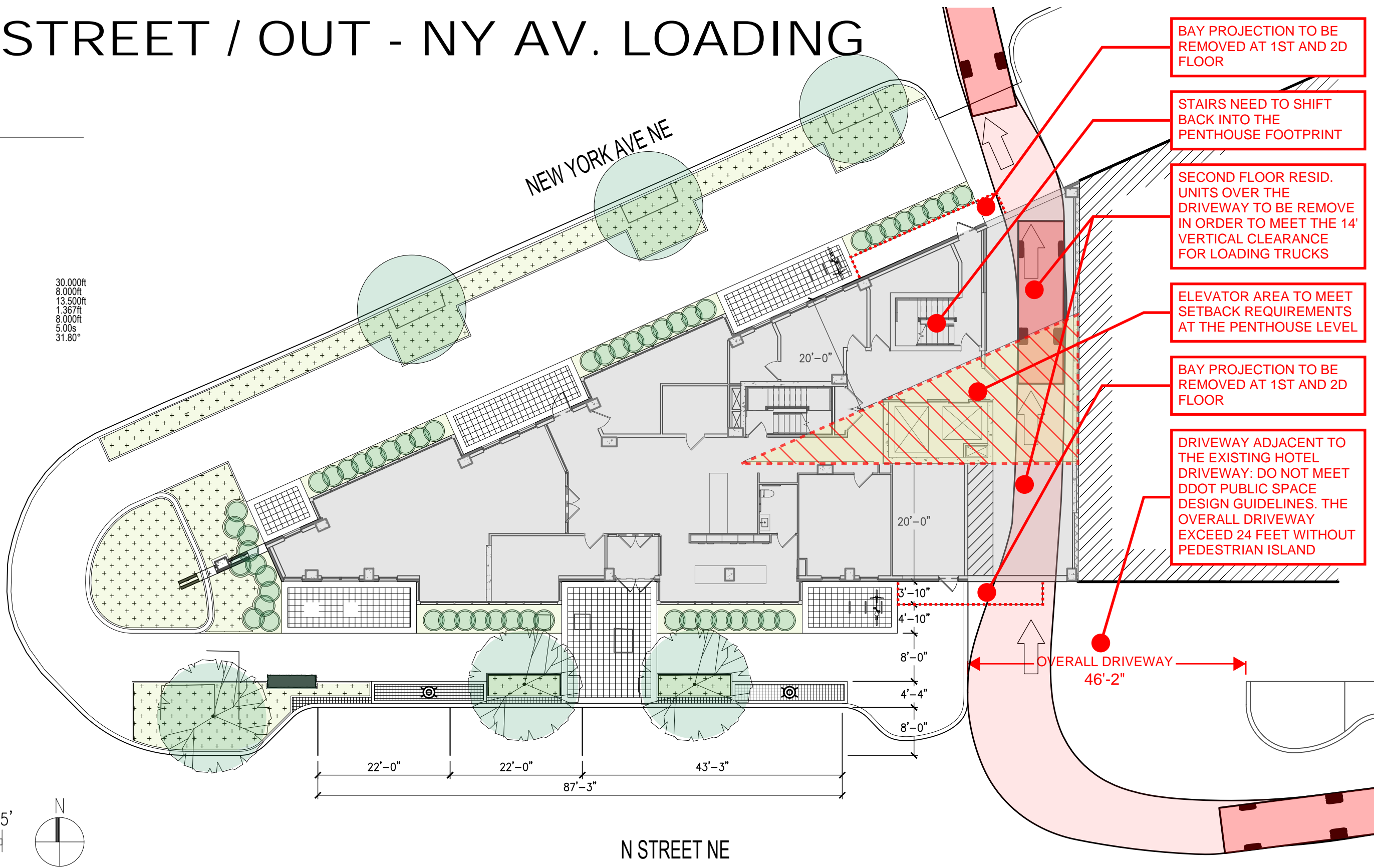
# IN - N STREET / OUT - NY AV. LOADING

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30.000ft  
 8.000ft  
 13.500ft  
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 5.00s  
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BAY PROJECTION TO BE REMOVED AT 1ST AND 2D FLOOR

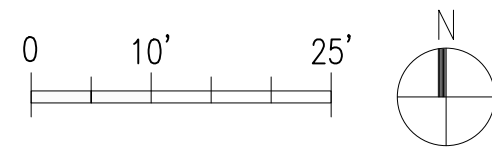
STAIRS NEED TO SHIFT BACK INTO THE PENTHOUSE FOOTPRINT

SECOND FLOOR RESID. UNITS OVER THE DRIVEWAY TO BE REMOVE IN ORDER TO MEET THE 14' VERTICAL CLEARANCE FOR LOADING TRUCKS

ELEVATOR AREA TO MEET SETBACK REQUIREMENTS AT THE PENTHOUSE LEVEL

BAY PROJECTION TO BE REMOVED AT 1ST AND 2D FLOOR

DRIVEWAY ADJACENT TO THE EXISTING HOTEL DRIVEWAY: DO NOT MEET DDOT PUBLIC SPACE DESIGN GUIDELINES. THE OVERALL DRIVEWAY EXCEED 24 FEET WITHOUT PEDESTRIAN ISLAND



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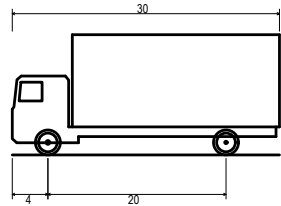
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LOADING SCENARIO 01 (ANC REQUEST)

A-04

# BACK-IN / BACK-OUT LOADING

## TRUCK PROFILE



SU-30 - Single Unit Truck  
 Overall Length 30.000ft  
 Overall Width 8.000ft  
 Overall Body Height 13.500ft  
 Min Body Ground Clearance 1.367ft  
 Track Width 8.000ft  
 Lock-to-lock time 5.00s  
 Max Steering Angle (Virtual) 31.80°

30.000ft  
 8.000ft  
 13.500ft  
 1.367ft  
 8.000ft  
 5.00s  
 31.80°

NEW YORK AVE NE

N STREET NE

SECOND FLOOR RESID. UNITS OVER THE DRIVEWAY TO BE REMOVE IN ORDER TO MEET THE 14' VERTICAL CLEARANCE FOR LOADING TRUCKS

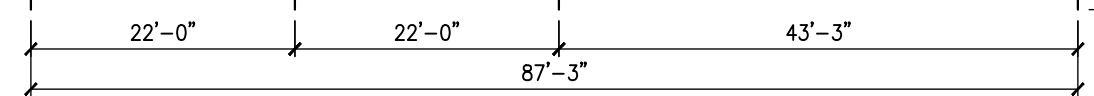
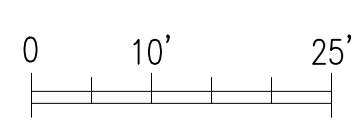
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OVERALL DRIVEWAY 46'-2"





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/ PERSPECTIVE LOOKING SOUTH A-06



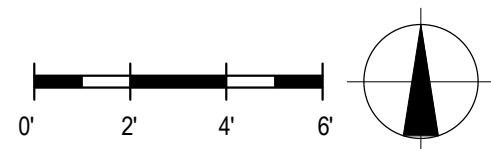


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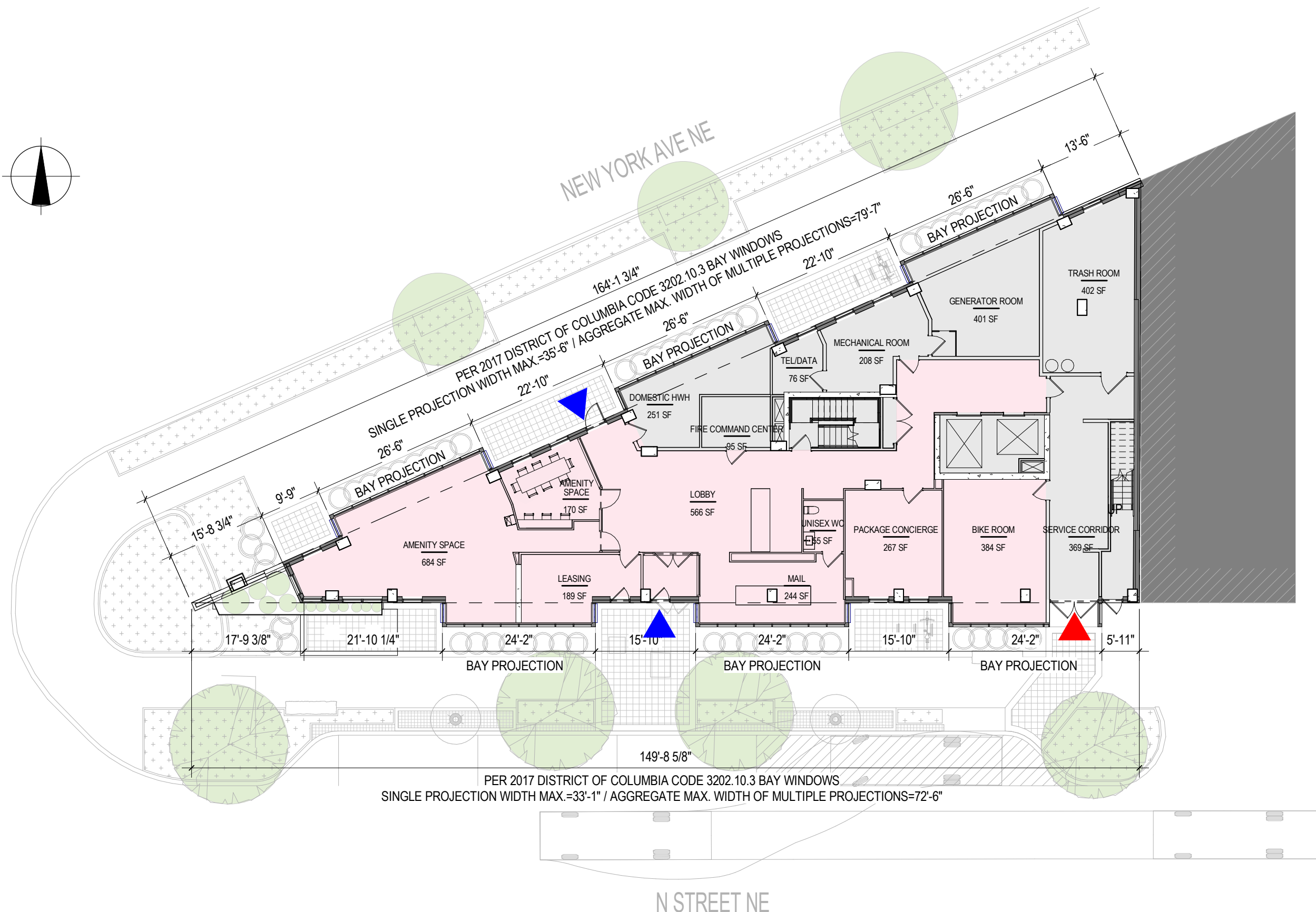
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/ PERSPECTIVE LOOKING NORTH A-07



- LEGEND**
- CORE/SERVICE
  - RESIDENTIAL
  - AMENITY
  - RESIDENTIAL ENTRANCE/EXIT
  - SERVICE ENTRANCE/EXIT

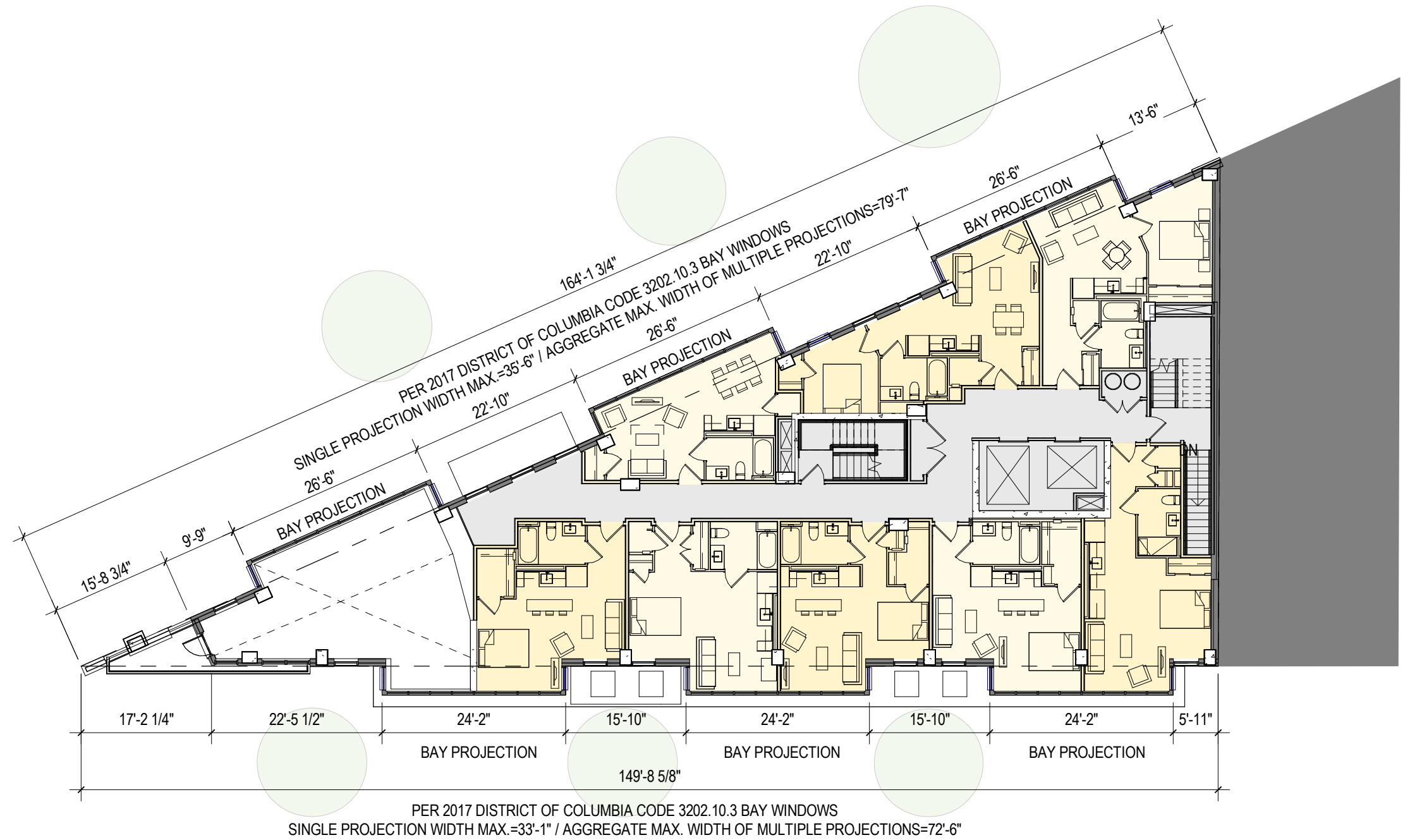
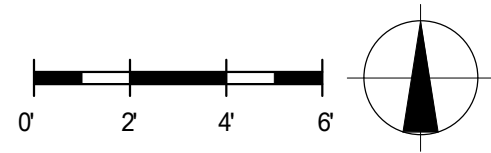


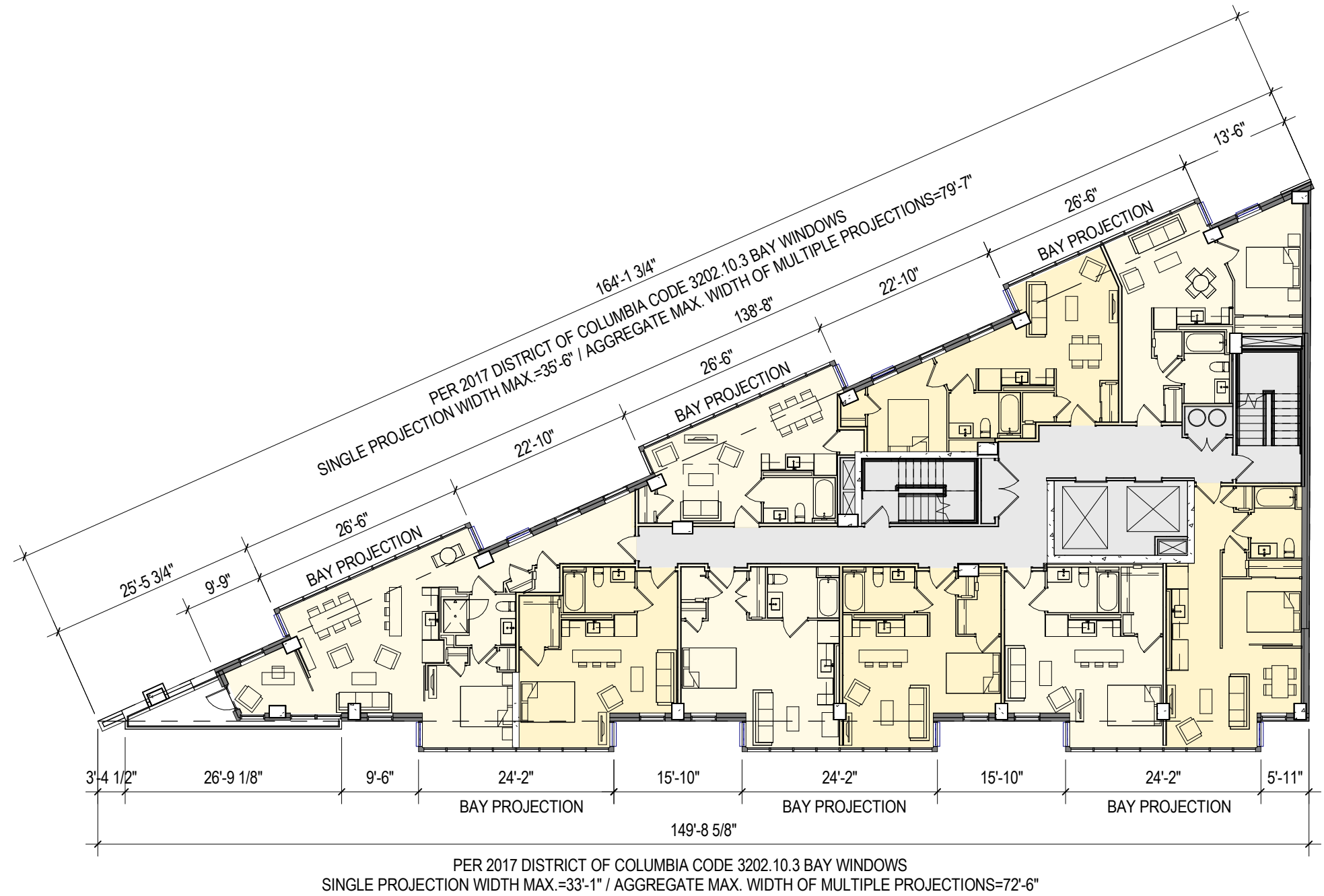
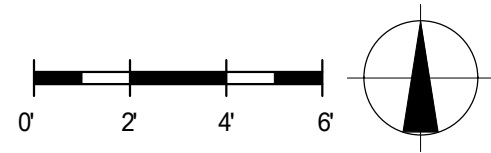
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**FIRST FLOOR PLAN A-08**

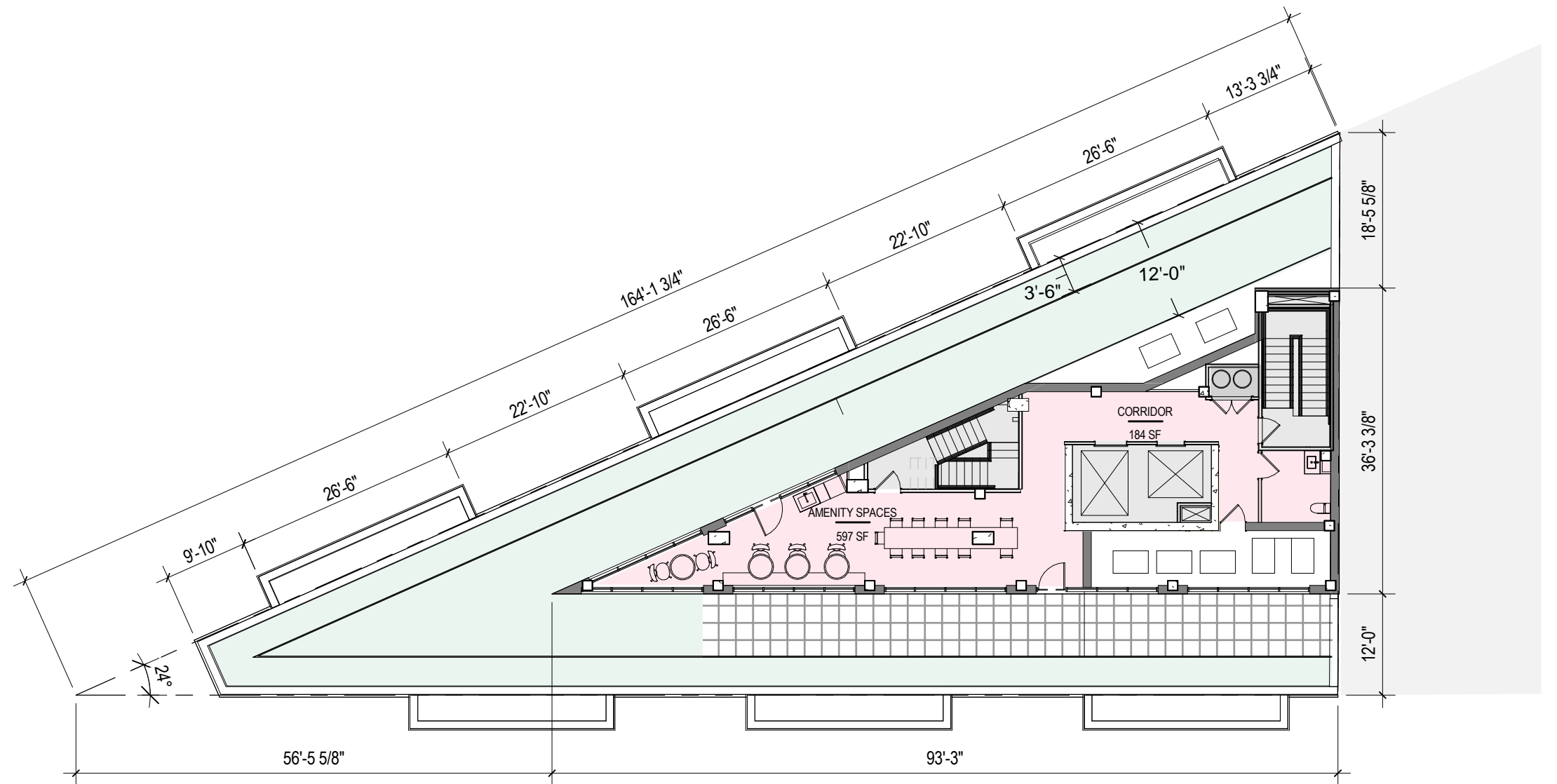
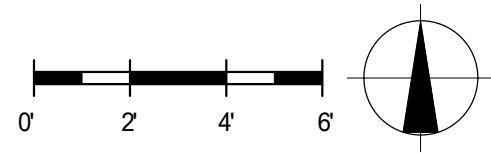


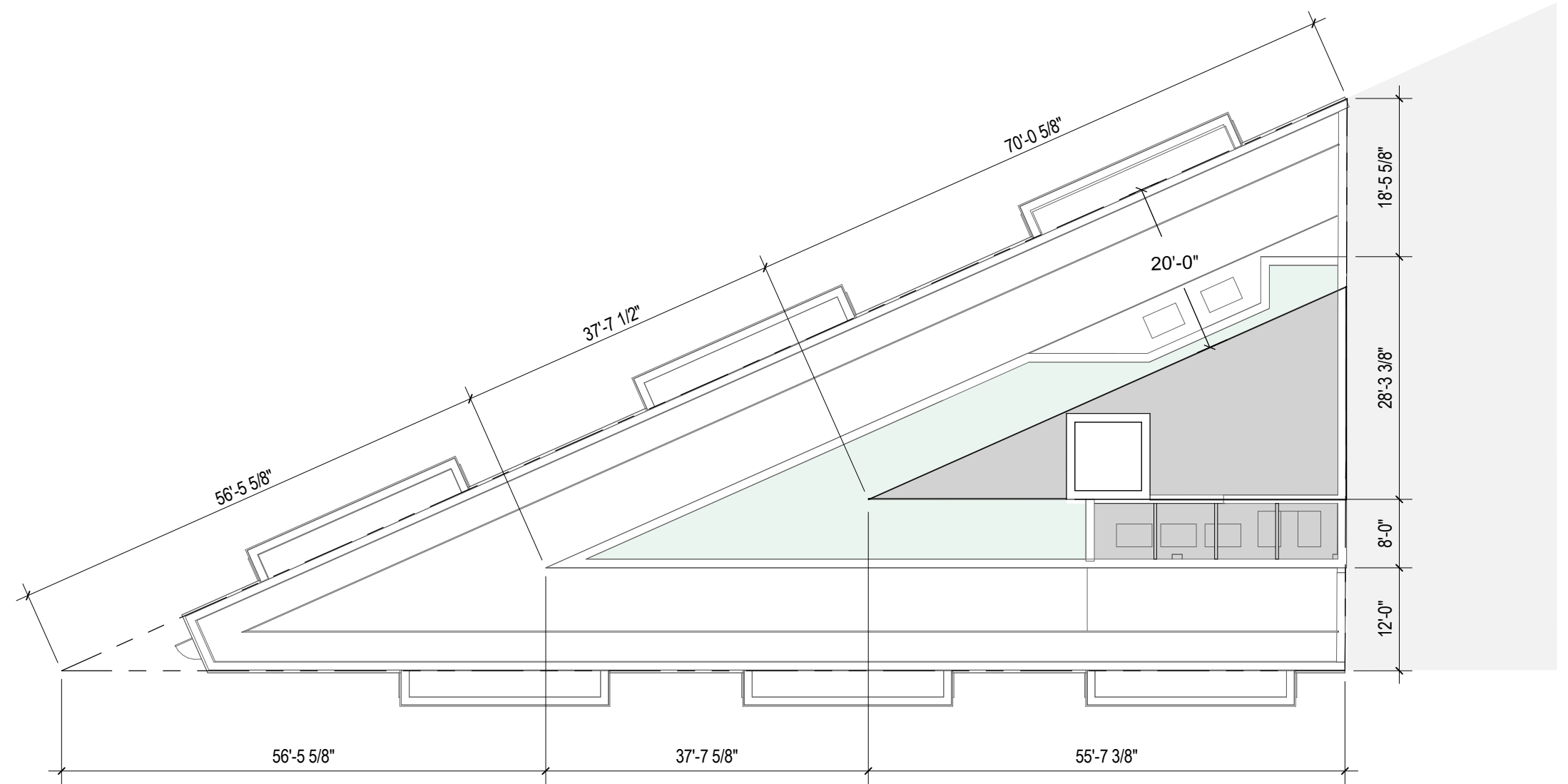
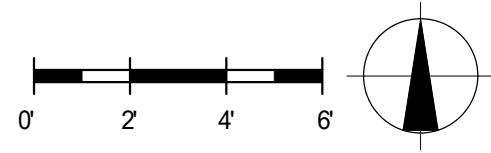


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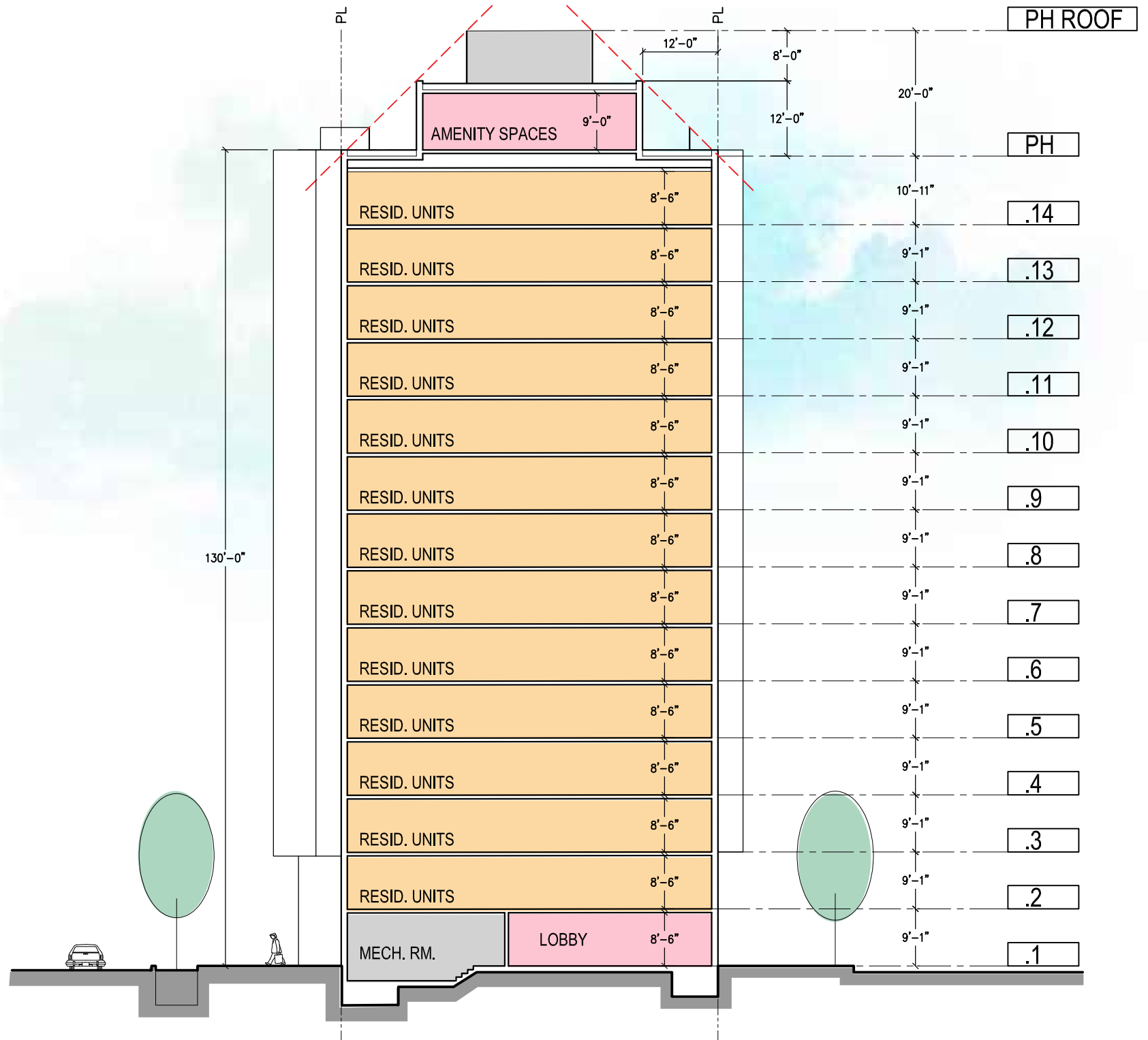
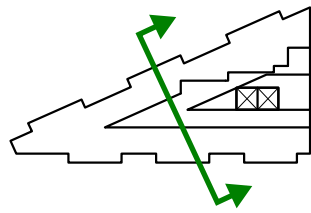
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LEGEND

- CORE/SERVICE
- RESIDENTIAL
- AMENITY
- RESIDENTIAL ENTRANCE/EXIT





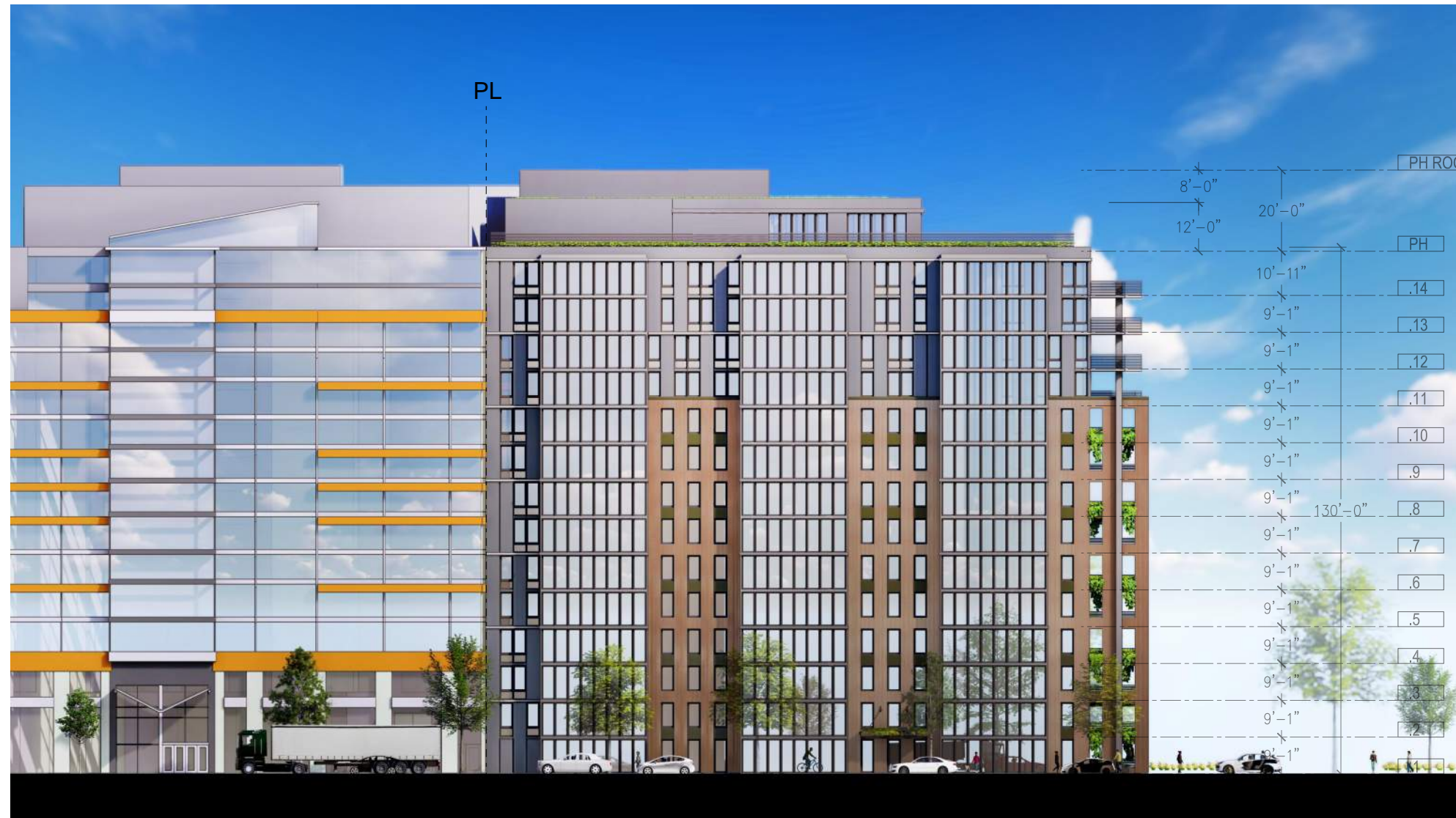
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/ SOUTH ELEVATION A-14





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**NORTH ELEVATION** A-15