

# 1313 L STREET, NW BZA PACKAGE

MARCH 04, 2020



VIEW FROM L STREET

## PROJECT TEAM:

**DEVELOPER / OWNER:**  
MQMF 1313 L STREET LLC

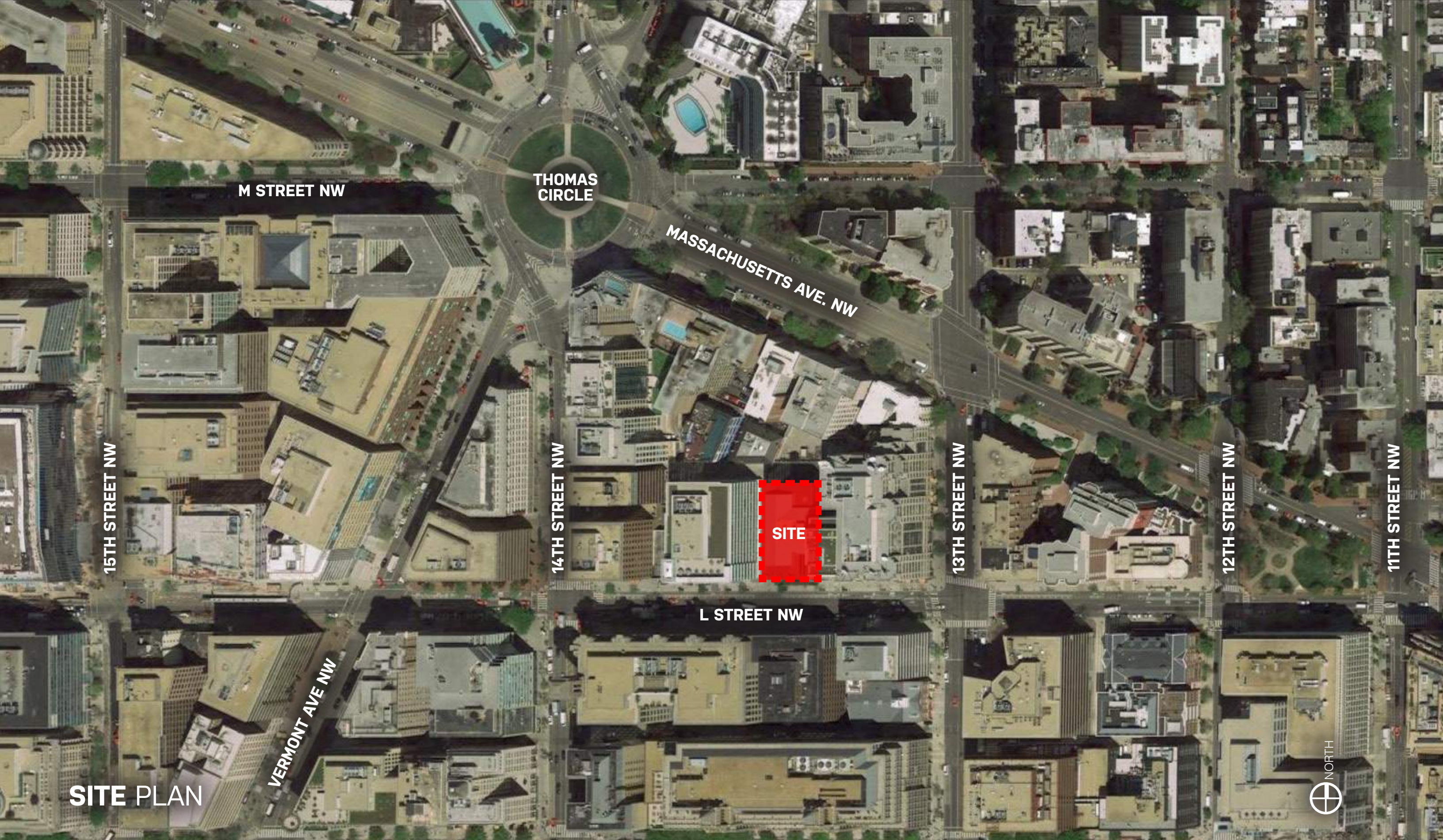
**ARCHITECT:**  
HICKOK COLE  
1023 31ST STREET, NW  
WASHINGTON DC 20007  
(202) 667-9776

## BUILDING DATA:

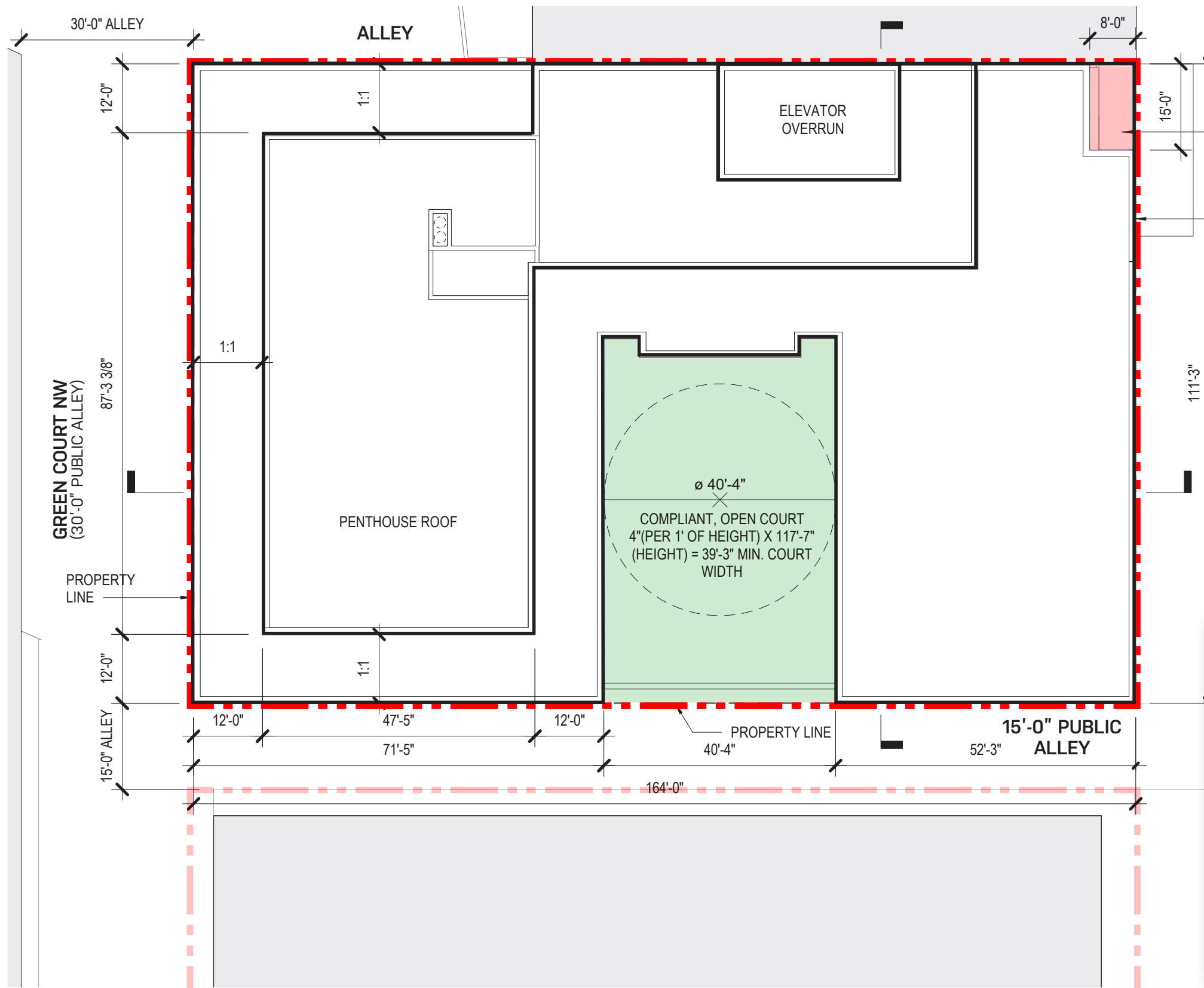
LOCATION: 1313 L STREET, NW  
SQUARE: 0247  
LOT: 0094  
ANC: 2F

## DRAWING LIST:

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**SITE PLAN**



NON-COMPLIANT, OPEN COURT  
4"(PER 1' OF HEIGHT) X 110'-0"  
(HEIGHT) = 36'-8" MIN. COURT  
WIDTH

PROPERTY LINE

**ZONING SUMMARY** Zone = D-4-R

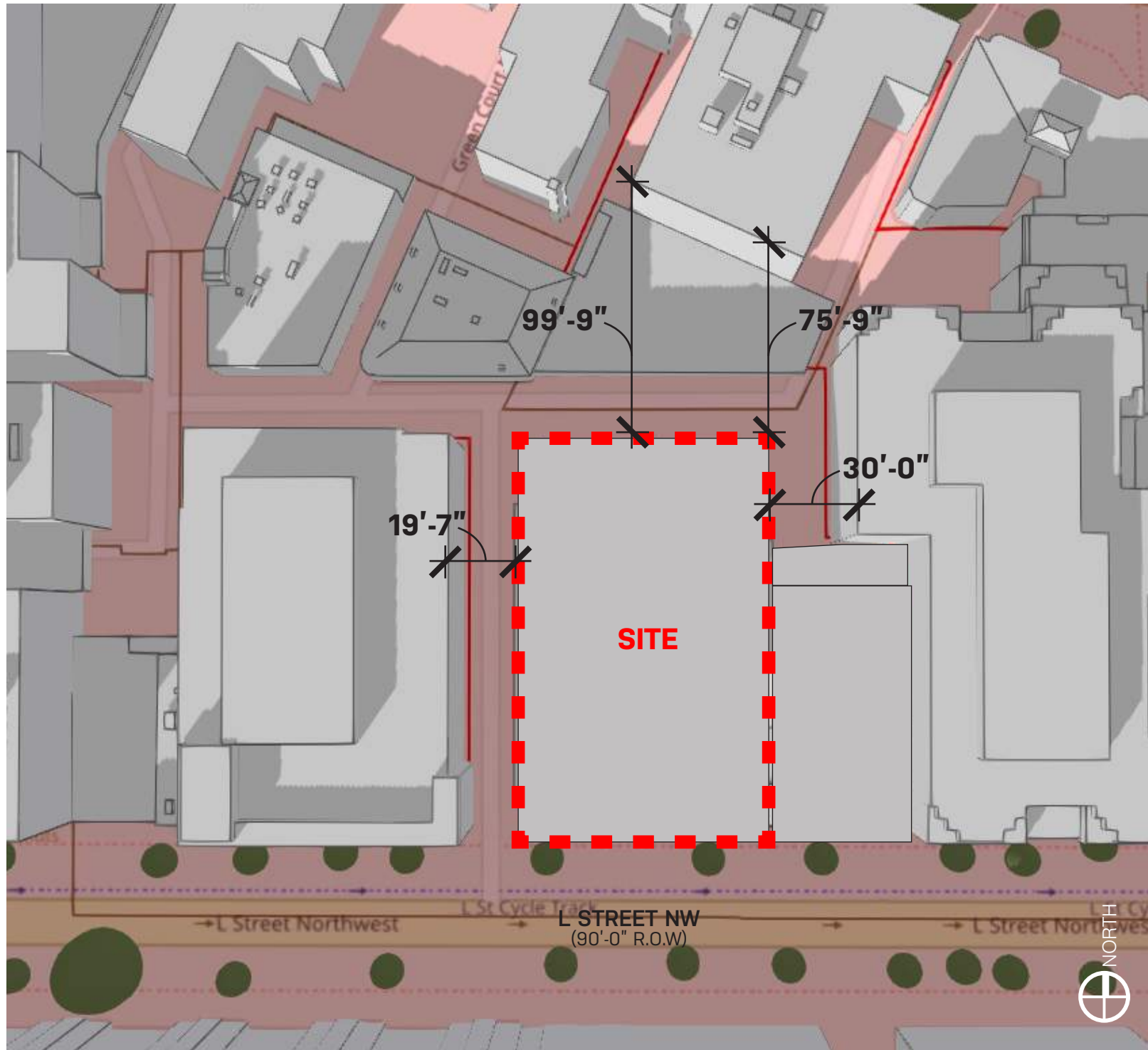
Lot size: 18,245 SF

	EXISTING	REQUIRED/ ALLOWABLE	PROVIDED
Lot occupancy:	69%	100%	71%
GFA:	72,297.8 GSF	-	175,583 GSF **
FAR:	3.96	4.5 minimum req. Unlimited Residential	9.62
Rear Yard:	18'-6" *to CL of alley	22'-11" to CL of alley	15'-0" to CL of alley
LT Bicycle spaces:	N/A	74	74
ST Bicycle spaces:	N/A	11	11
Parking:	61	None	61 spaces
Loading:	(1) 12'x28' Berth	(1) 12'x30' Berth	(1) 12'x30' Berth
Height:	89'-10"	110'-0"	110'-0"
GAR:	N/A	0.2	0.2

\* As-built condition  
\*\*Permitted FAR is maximum achievable for residential use per Section I-531.1(a)



# ZONING ANALYSIS



ALLEY LOOKING SOUTH



GREEN CT LOOKING WEST



GREEN CT LOOKING EAST



ALLEY LOOKING SOUTH

# SITE ANALYSIS



**ALLEY ELEVATION**



**L STREET ELEVATION**



**BUILDING ENTRY ON L STREET**

## **EXISTING BUILDING IMAGES**



AT RISK WINDOWS ON NYU DC BUILDING



ENTRANCE OF NYU DC BUILDING



L STREET LOOKING WEST



L STREET LOOKING EAST

## CONTEXT IMAGES

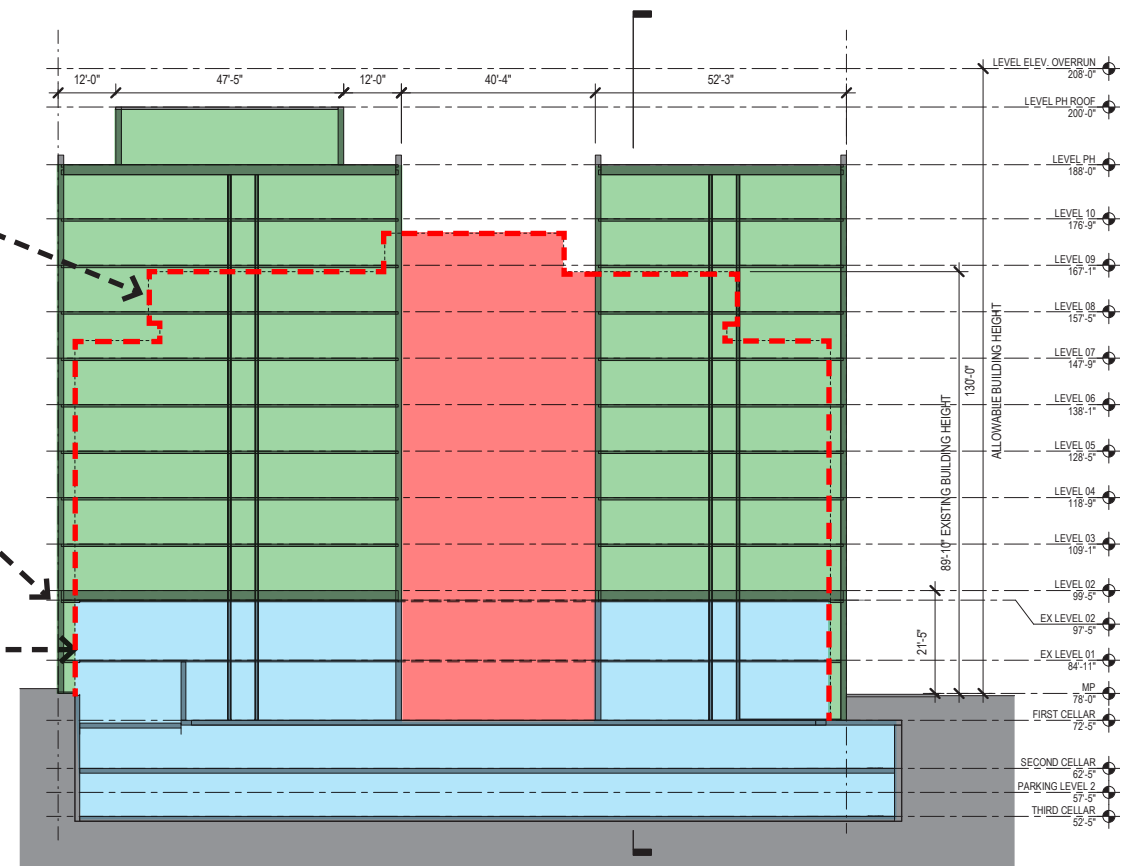


FLOOR PLAN - LEVEL 01

EXTENT OF EXISTING BUILDING

NEW TRANSFER SLAB

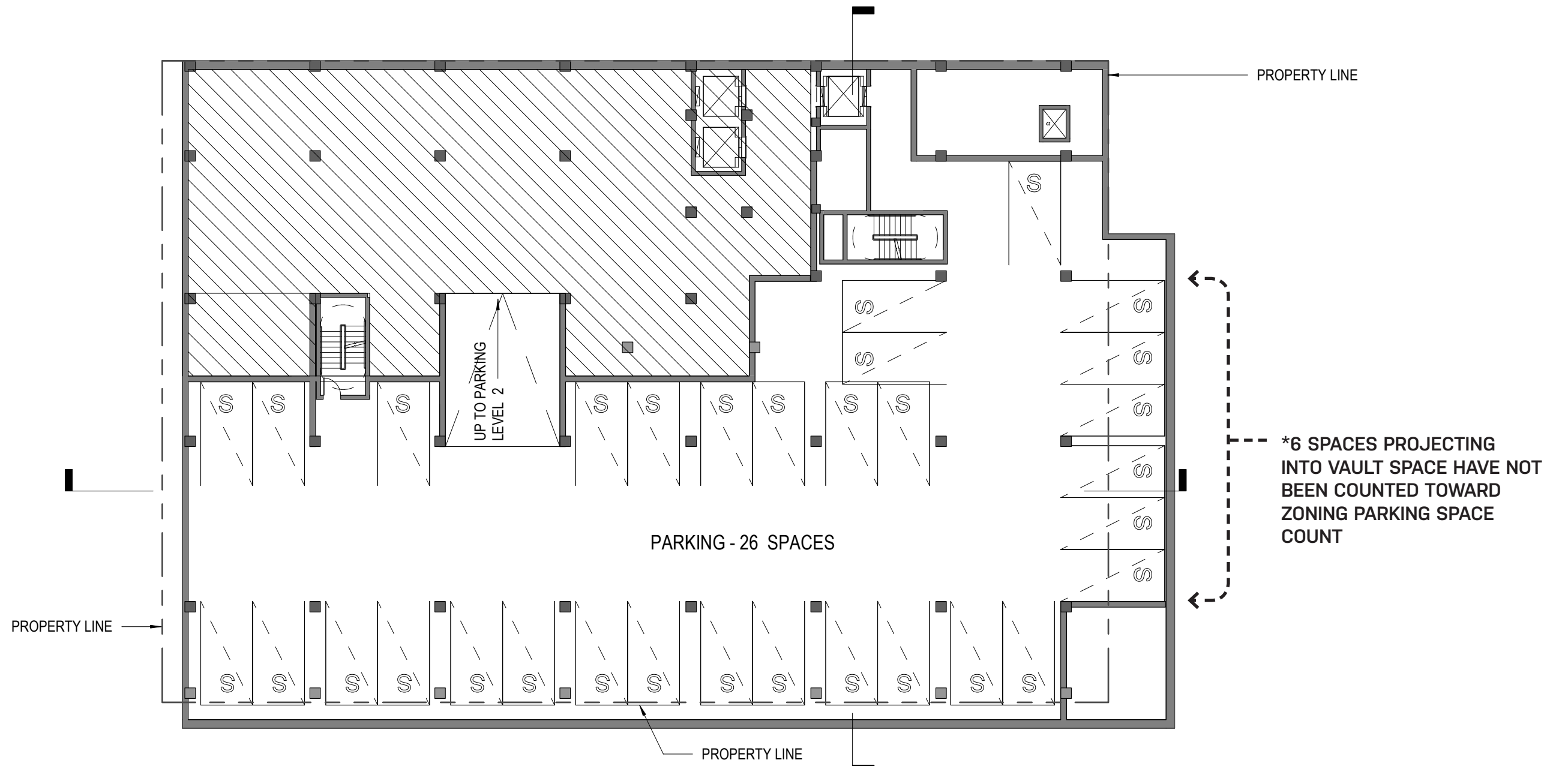
BLUE HATCH DENOTES EXTENT OF EXISTING STRUCTURE TO REMAIN



SECTION - NORTH / SOUTH

- NEW STRUCTURE
- DEMO OF EXISTING STRUCTURE
- MAINTAIN EXISTING STRUCTURE

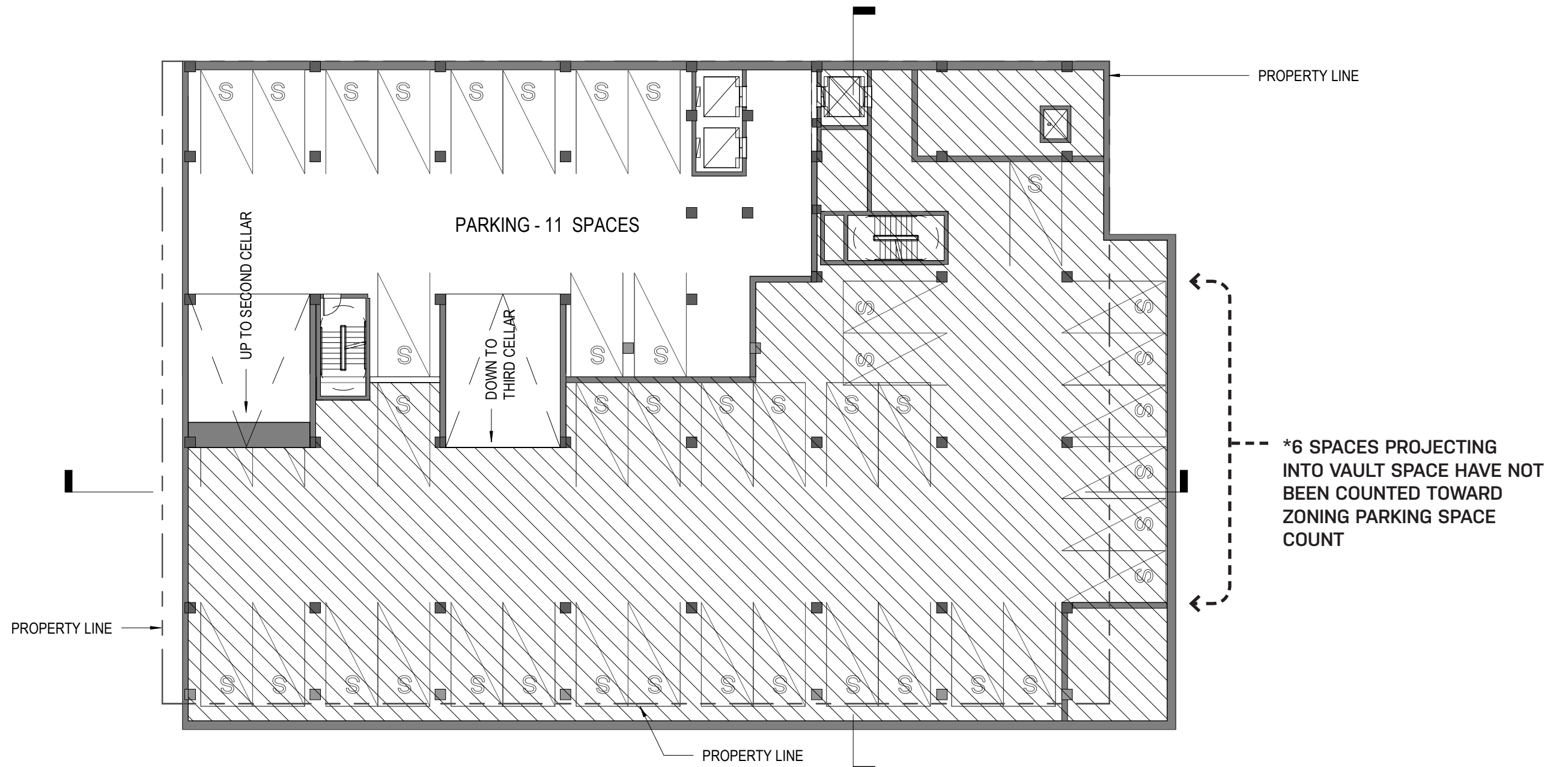
# STRUCTURE RE-USE DIAGRAMS



# FLOOR PLAN THIRD CELLAR

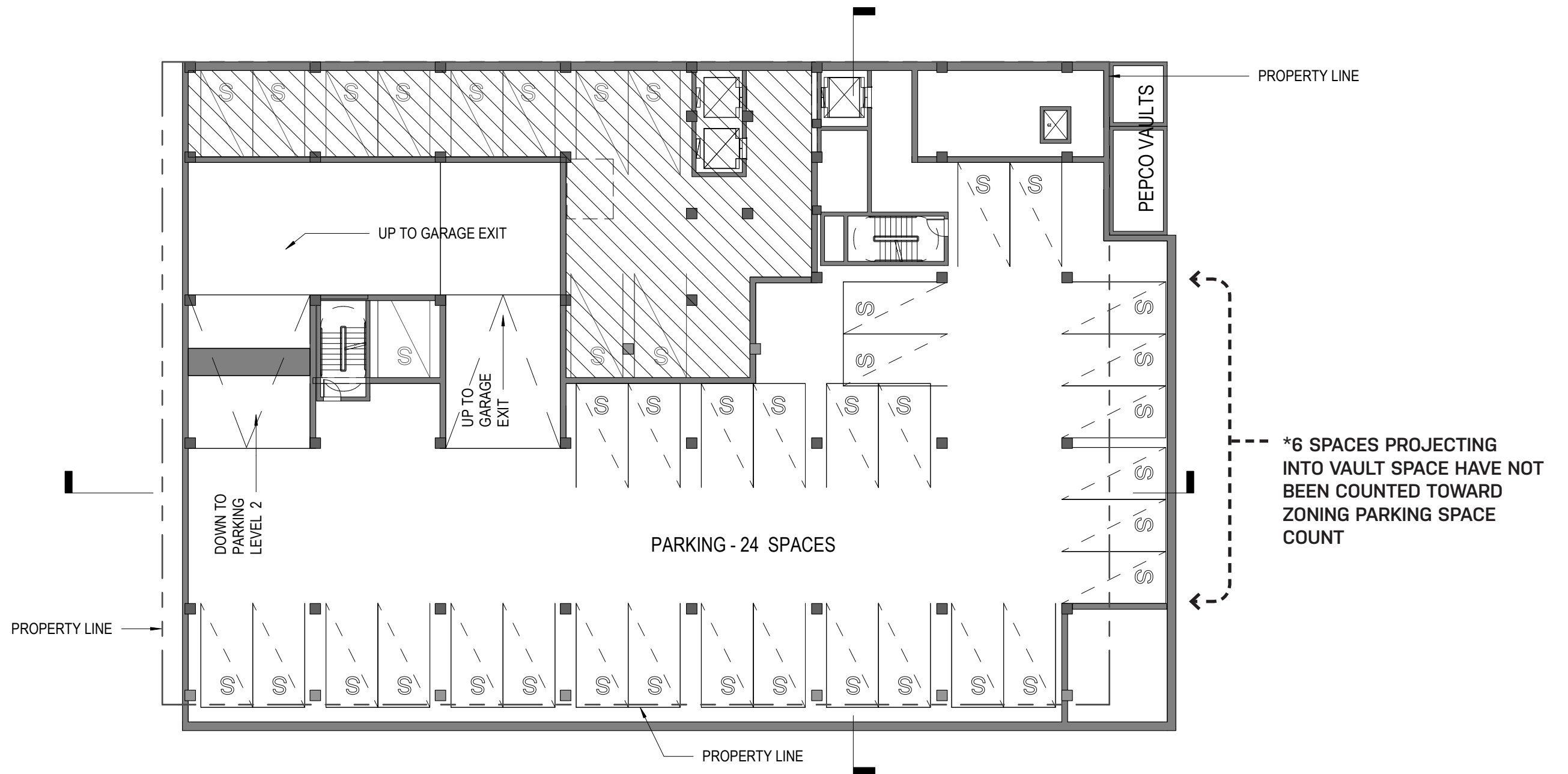






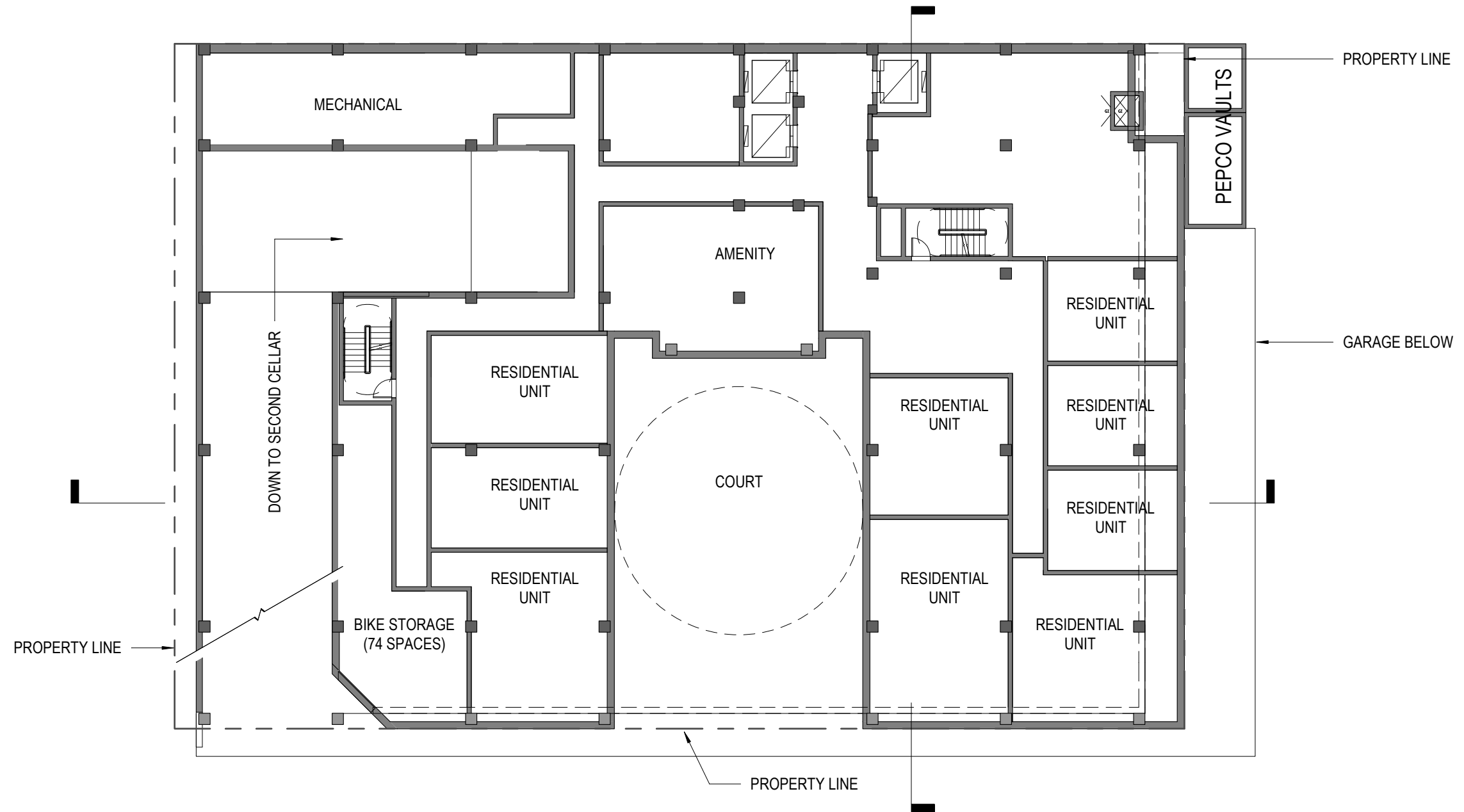
# FLOOR PLAN PARKING LEVEL 2





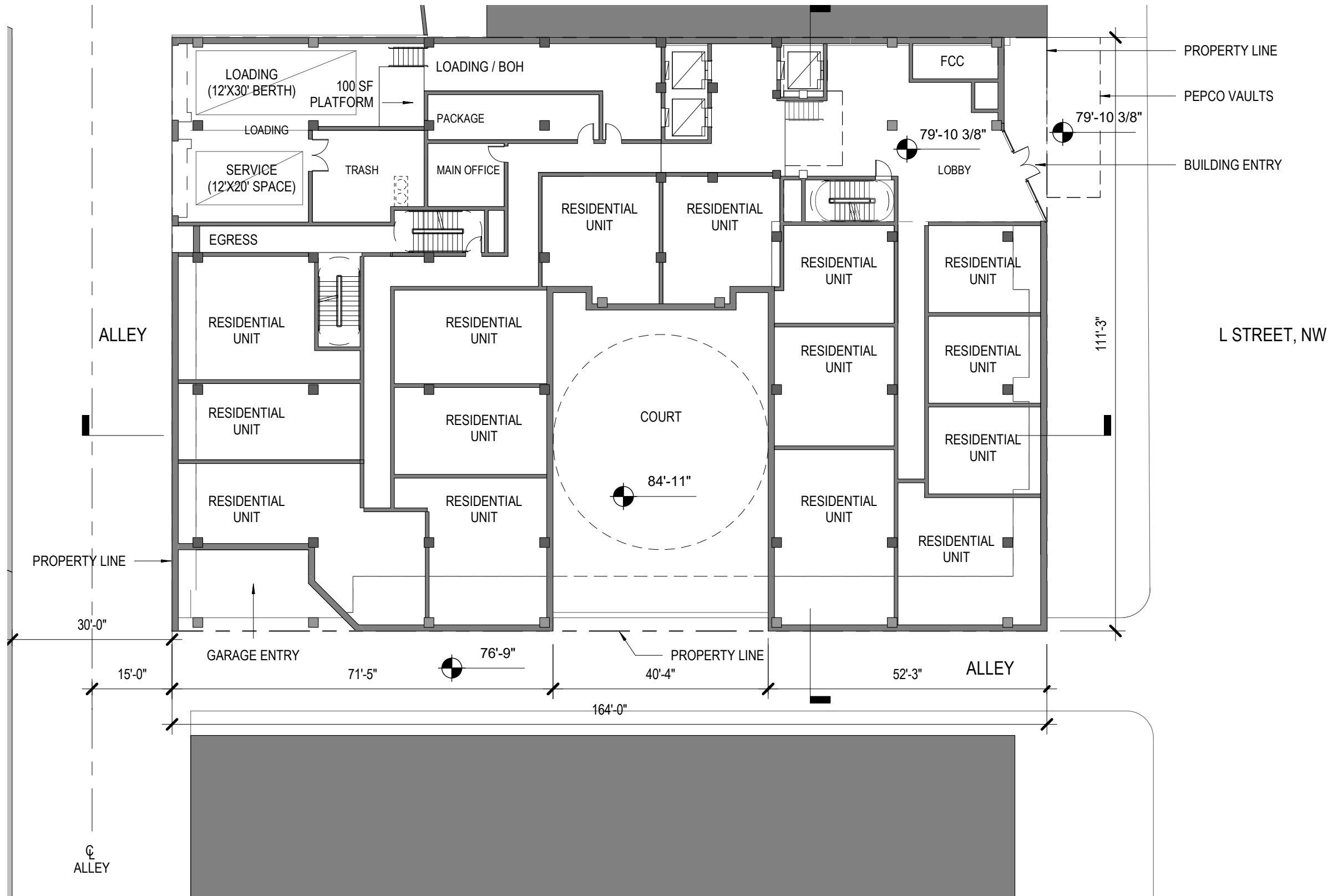
# FLOOR PLAN SECOND CELLAR





# FLOOR PLAN FIRST CELLAR

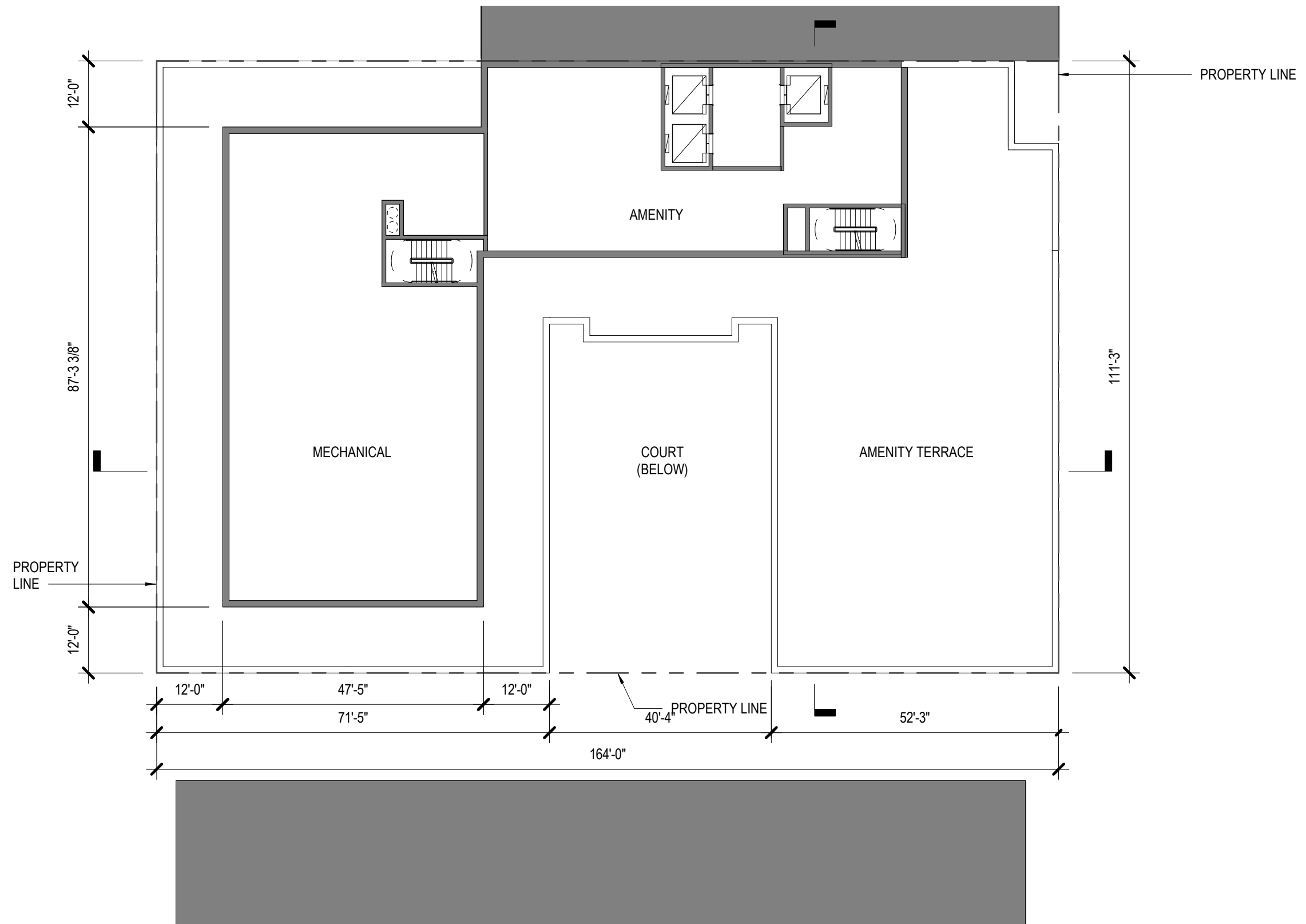




# FLOOR PLAN LEVEL 01

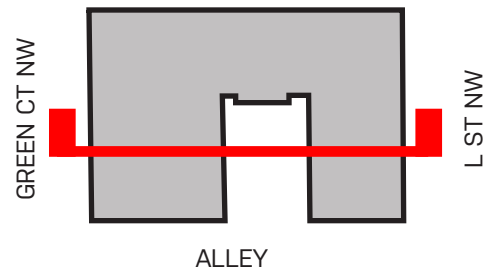




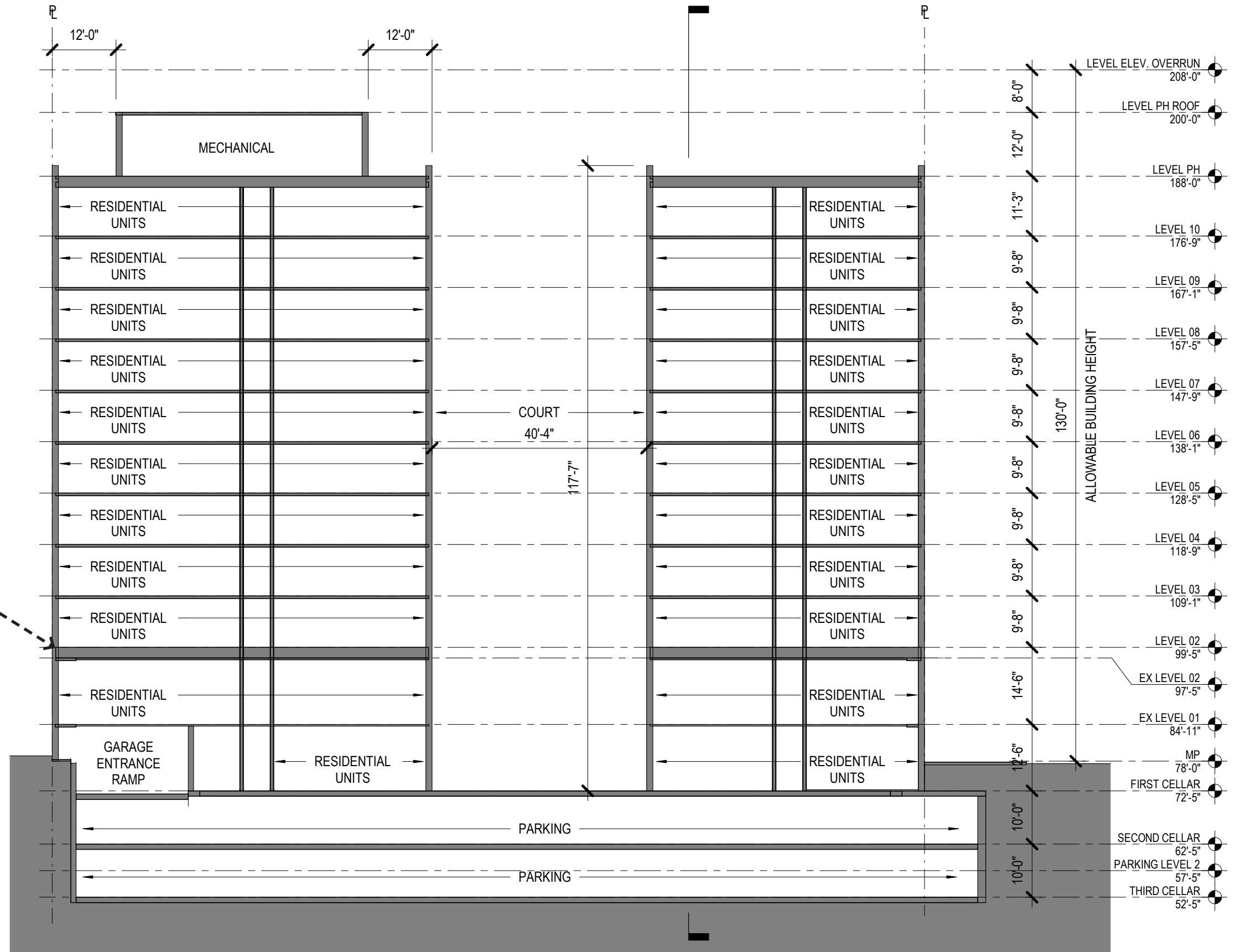


# FLOOR PLAN ROOF LEVEL

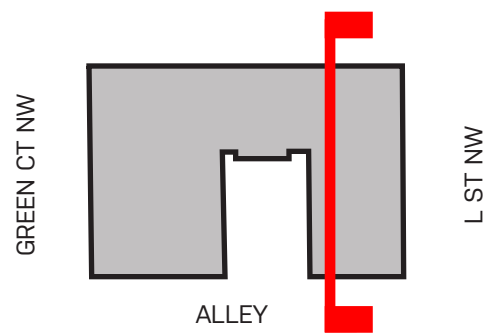




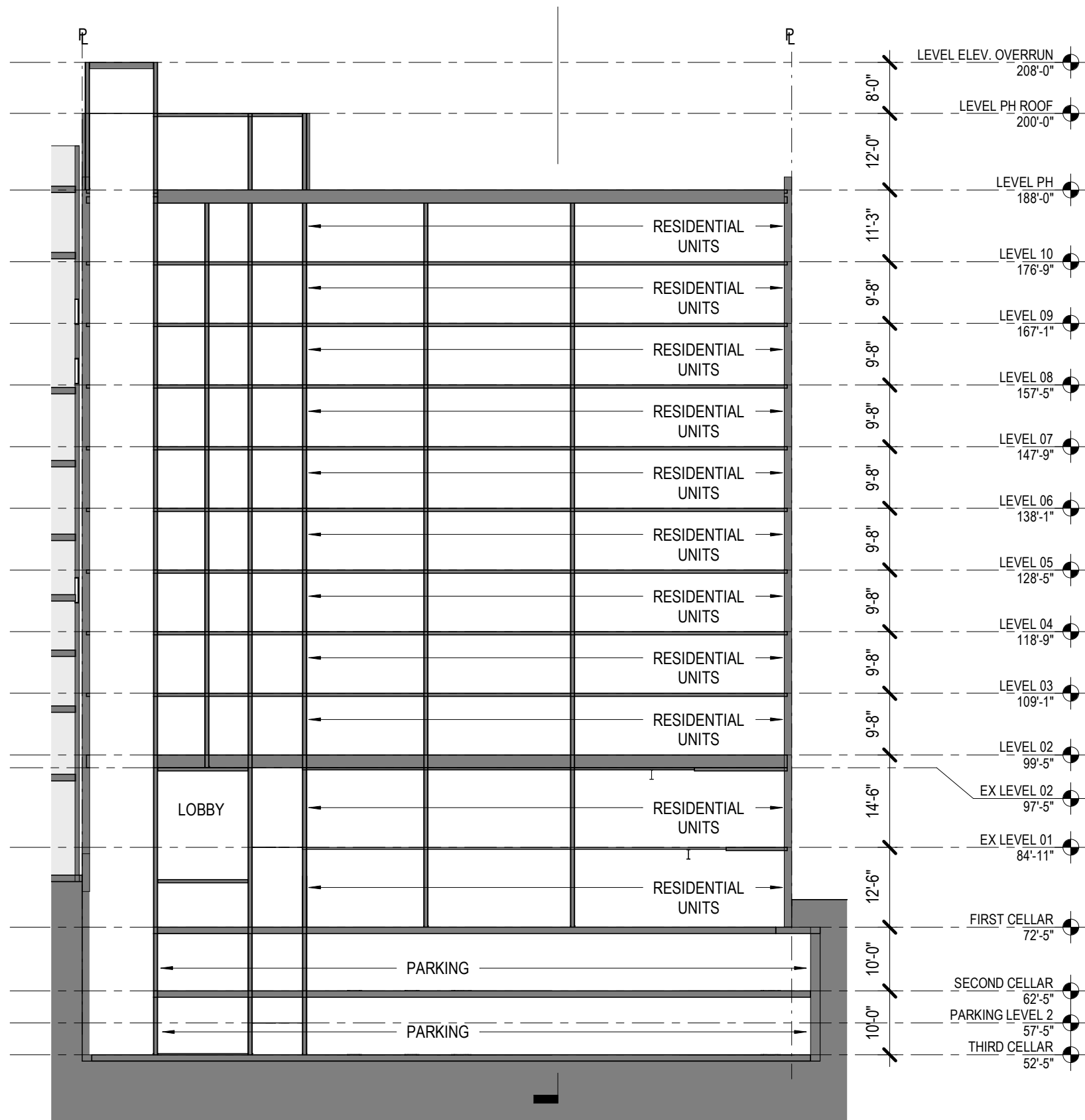
**KEY PLAN**



**BUILDING SECTION N/S**



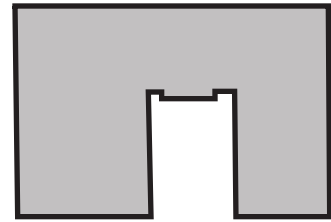
**KEY PLAN**



**BUILDING SECTION E/W**



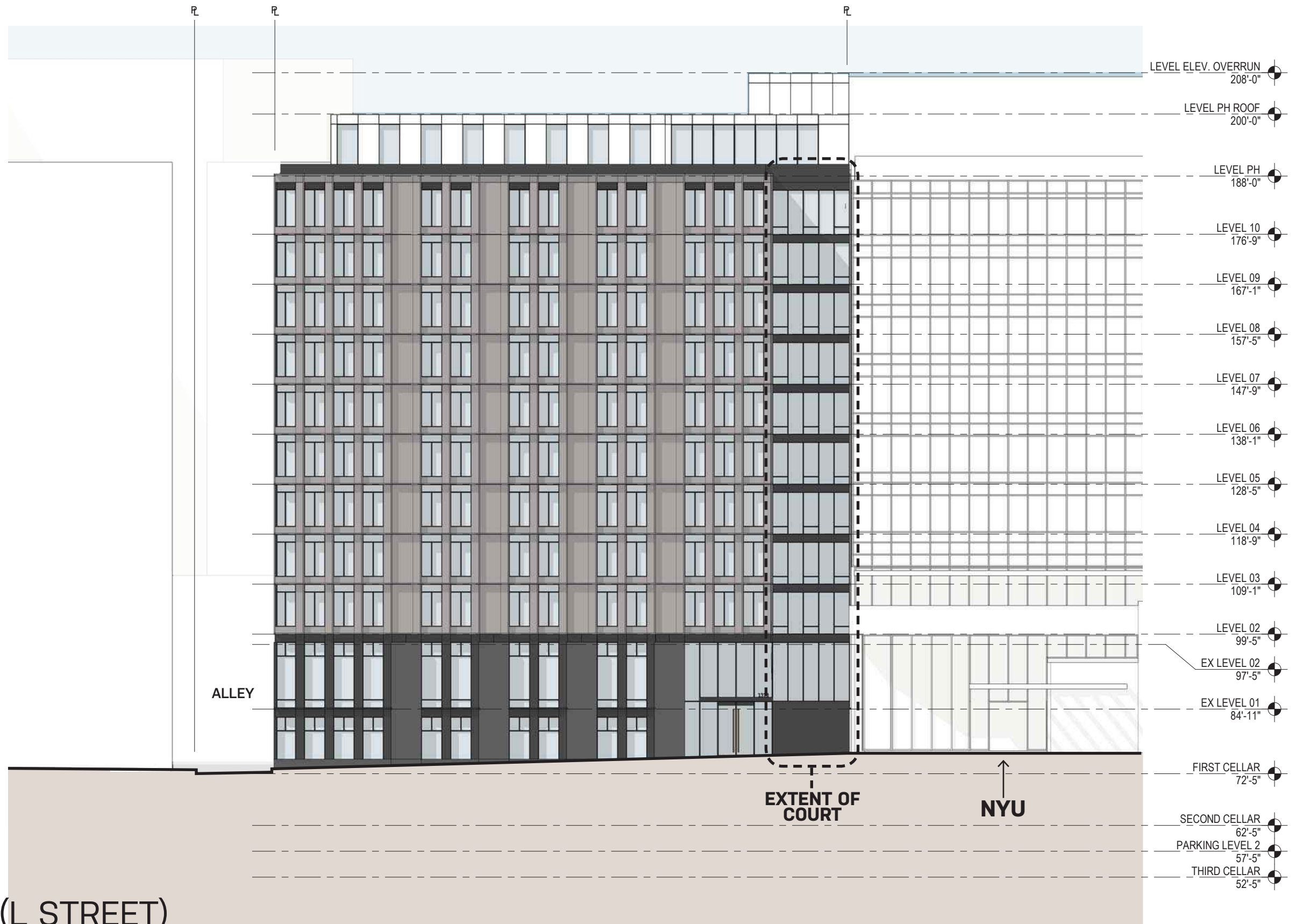
GREEN CT NW



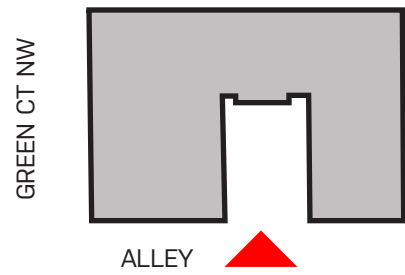
ALLEY

L ST NW

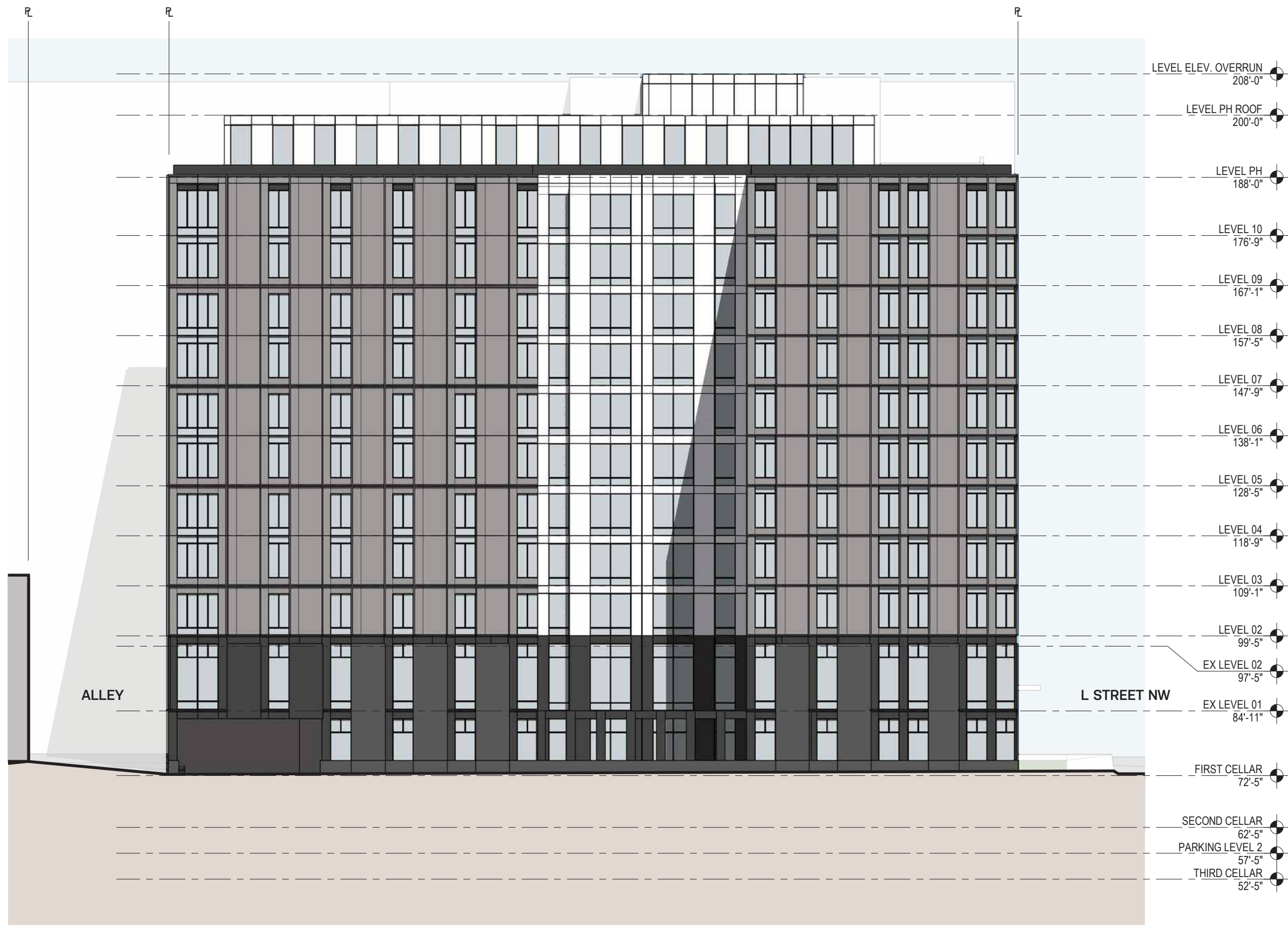
### KEY PLAN



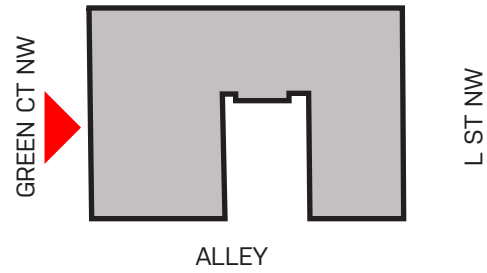
## ELEVATION SOUTH (L STREET)



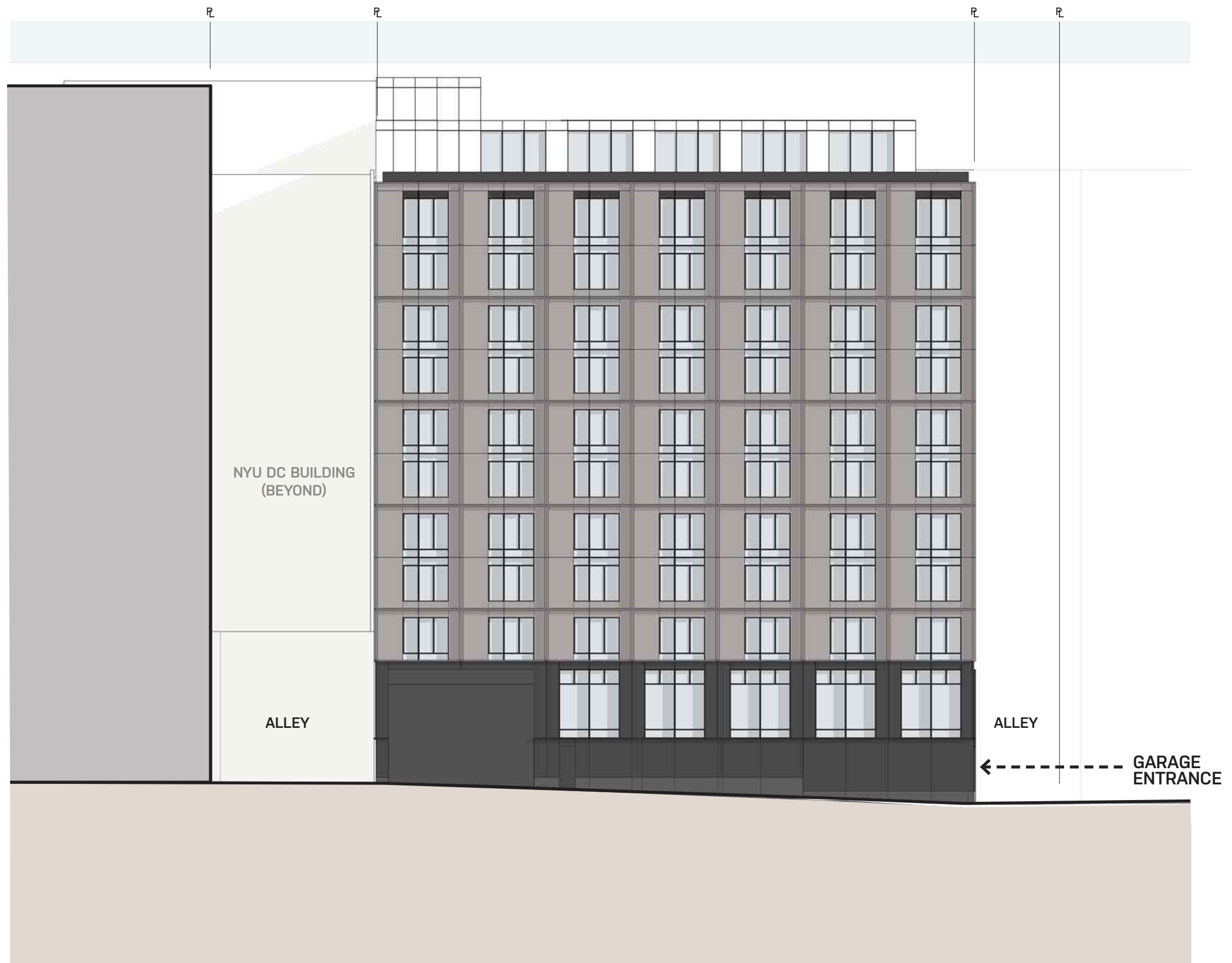
**KEY PLAN**



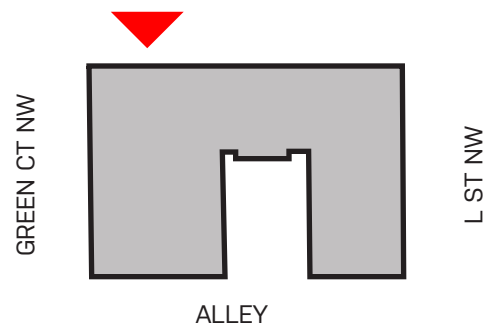
**ELEVATION WEST**



**KEY PLAN**



**ELEVATION NORTH**



**KEY PLAN**



**ELEVATION EAST**

GFA - GROSS FLOOR AREA (SF)						
	LEVEL	# of Units	Gross Unit Area	Lobby/Amenity	CORE/BOH	TOTAL
EXISTING PARKING						GROSS FLOOR AREA
	3RD CELLAR	0	0	0	14060	14060
	PARKING LEVEL 2	0	0	0	5776	5776
	2ND CELLAR	0	0	0	13787	13787
		0	0	0	33623	33623

GFA - GROSS FLOOR AREA (SF)						
	LEVEL	# of Units	Gross Unit Area	Lobby/Amenity	CORE/BOH	TOTAL
EXISTING STR	1ST CELLAR	9	5111		7,205	12,316
	1	15	8866	1371	4,904	15,141
NEW MTL BEARING WALL	2	22	12,874		2,789	15,663
	3	22	12,874		2,789	15,663
	4	22	12,874		2,789	15,663
	5	22	12,874		2,789	15,663
	6	22	12,874		2,789	15,663
	7	22	12,874		2,789	15,663
	8	22	12,874		2,789	15,663
	9	22	12,874		2,789	15,663
	10	22	12,874		2,789	15,663
	PH			0	3,000	4,159
<b>TOTALS</b>		<b>222</b>	<b>129,843</b>	<b>4,371</b>	<b>41,369</b>	<b>175,583</b>

\*SQUARE FOOTAGE EXCLUDES BAY PROJECTIONS

## GFA & UNIT MATRIX

Parking Spaces	73	(INCLUDING VAULT SPACES)
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