

NATIONAL ASSOCIATION OF REALTORS

500 NEW JERSEY AVE NW, WASHINGTON DC

BZA EXHIBITS | NOVEMBER 25, 2024

ZDS

Board of Zoning Adjustment
District of Columbia
CASE NO. 16930A
EXHIBIT NO. 6A1



DRAWING LIST

CS.1 - COVER SHEET
G1.0 - ZONING DATA
G1.1 - EXISTING SITE PHOTOS
C1.0 - EXISTING SITE SURVEY
C2.0 - PROPOSED SITE PLAN
C3.0 - PERVIOUS SURFACE AREA EXHIBIT
L1.0 - PROPOSED LANDSCAPE PLAN
A1.0 - EXISTING GROUND FLOOR PLAN
A1.1 - EXISTING ELEVATIONS
A2.0 - PROPOSED GROUND FLOOR PLAN
A2.1 - PROPOSED ELEVATIONS - NEW JERSEY AVE.
A2.2 - PROPOSED ELEVATIONS - FIRST STREET
A3.0 - PROPOSED RENDERING - MAIN ENTRANCE
A3.1 - PROPOSED RENDERING - NEW JERSEY AVE.
A3.2 - PROPOSED RENDERING - SERVICE AREA
A3.3 - PROPOSED RENDERING - AERIAL PERSPECTIVE

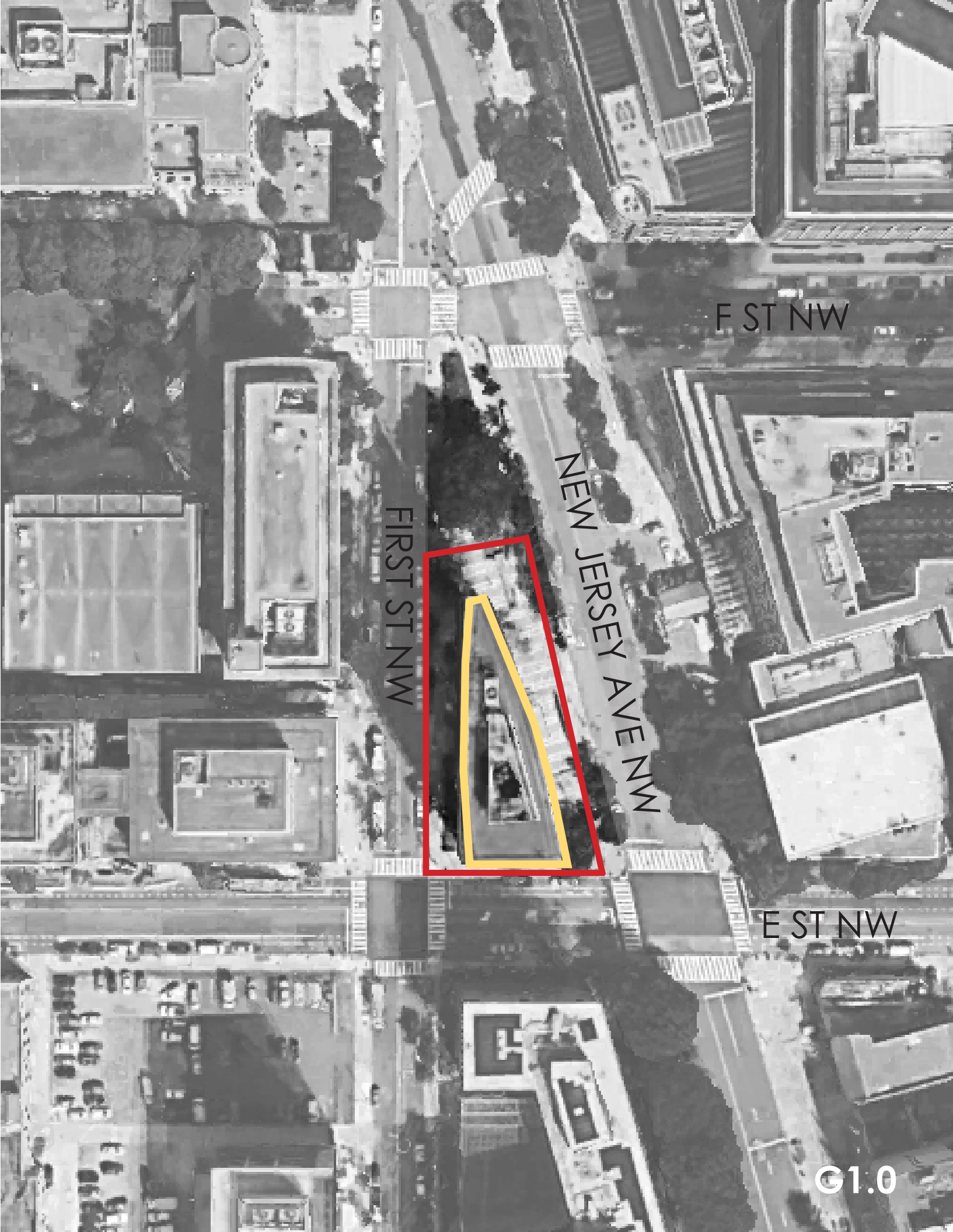
PROJECT TEAM

OWNER: NATIONAL ASSOCIATION OF REALTORS (NAR)
OWNER'S REPRESENTATIVE: CUSHMAN WAKEFIELD
ARCHITECTURE & INTERIORS: ZDS ARCHITECTURE & INTERIORS
CIVIL ENGINEER: CAS ENGINEERING
LANDSCAPE ARCHITECT: HORN & CO.
LANDUSE ATTORNEY: GOULSTON STORS
MEP ENGINEER: BECHT ENGINEERING
STRUCTURAL ENGINEER: BECHT ENGINEERING
TRAFFIC CONSULTANT: GOROVE SLADE

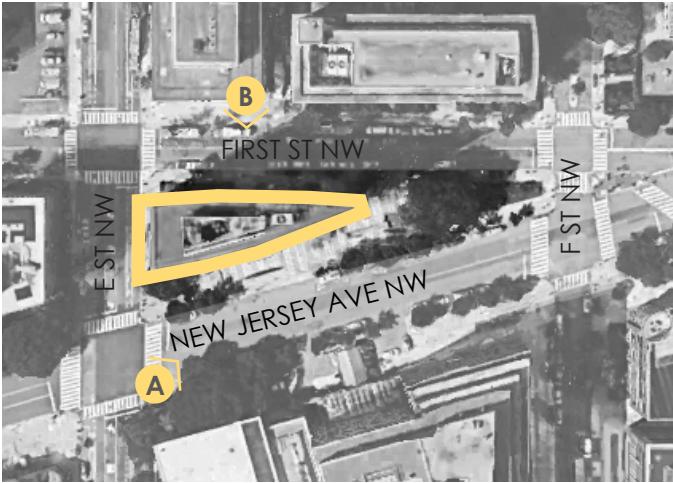
ZONING DATA

ZONING DATA			
SQUARE/SUFFIX/LOT	0627 / / 0013		
PREMISE ADDRESS	500 NEW JERSEY AVE. NW		
ZONING DISTRICT	D-3		
OVERLAY DISTRICT	CREDIT TRADE AREA 3		
HISTORIC DISTRICT	N/A		
USE(S)	MIXED: OFFICE/RETAIL/RESTAURANT		
NOTES:	PROPOSED WORK MAY BE PHASED UNDER ONE OR MORE BUILDING PERMITS AND RELATED PUBLIC SPACE PERMITS		

FAR CALCULATIONS (NET CHANGE)			
LEVEL	ROOM	FAR AREA (SF)	NOTES
1ST FLOOR	LOBBY	178	CURTAIN WALL BUMP OUT
1ST FLOOR	BOH - MECH ROOM	-43	CEILING HEIGHT 6'-6" MAX. (AREA EXCLUDED)
1ST FLOOR	SHAFT	-15	PIPE SHAFT (AREA EXCLUDED)
SUBTOTAL		120	
2ND FLOOR	OFFICE	86	CURTAIN WALL BUMP OUT
2ND FLOOR	MECH ROOM	-211	CEILING HEIGHT 6'-6" MAX. (AREA EXCLUDED)
SUBTOTAL		-125	
TOTAL FAR AREA INCREASE:		-5	



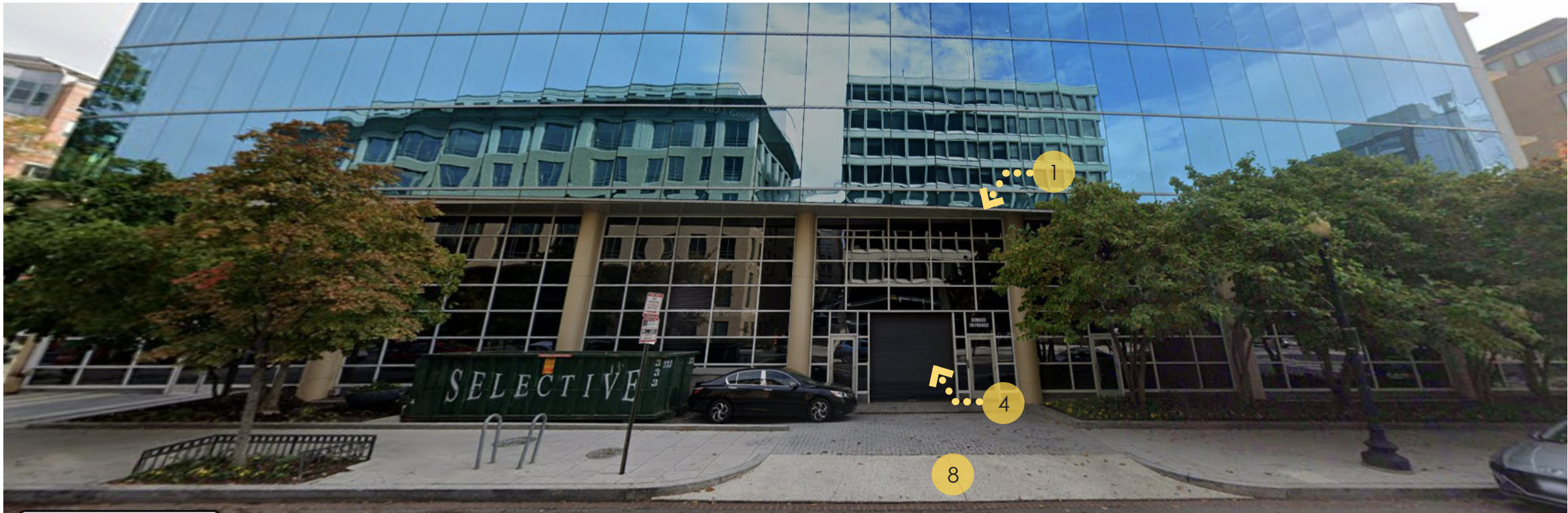
EXISTING
SITE PHOTOS



- KEYNOTES:
- 1. BOTTOM OF EXIST BUILDING PROJECTION @ 3RD FLOOR
 - 2. ENTRY CANOPY
 - 3. LOBBY
 - 4. SERVICE BAY
 - 5. BOH
 - 6. STEEL SCULPTURE
 - 7. BOLLARDS
 - 8. CURB CUT
 - 9. FOOD & BEVERAGE TENANT (NOT IN SCOPE)
 - 10. FOUNTAIN
 - 11. GARAGE ENTRY



A VIEW LOOKING NORTH ON NEW JERSEY AVE. NW



B VIEW LOOKING AT BUILDING FROM FIRST ST. NW