

1750 NEW YORK AVENUE NW
UNITED UNIONS INC.
PENTHOUSE RENOVATION

BZA SUBMISSION
APRIL 2025

KDR.10 ARCHITECTURE

SITE MAP

PROJECT SITE
UNITED UNIONS, INC.
1750 NEW YORK AVE NW
DC 20006

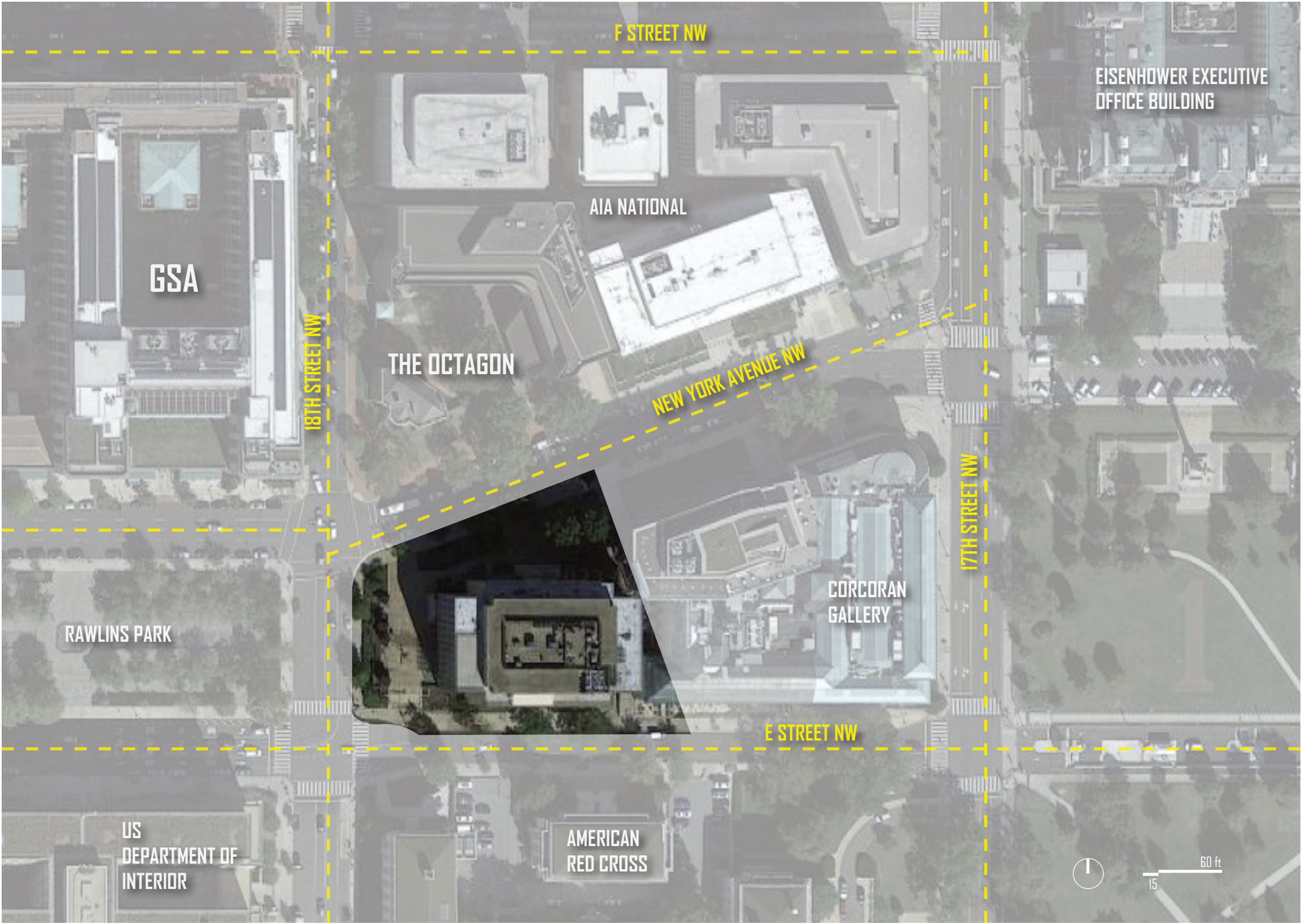


SURROUNDING CONTEXT AND ZONING DATA

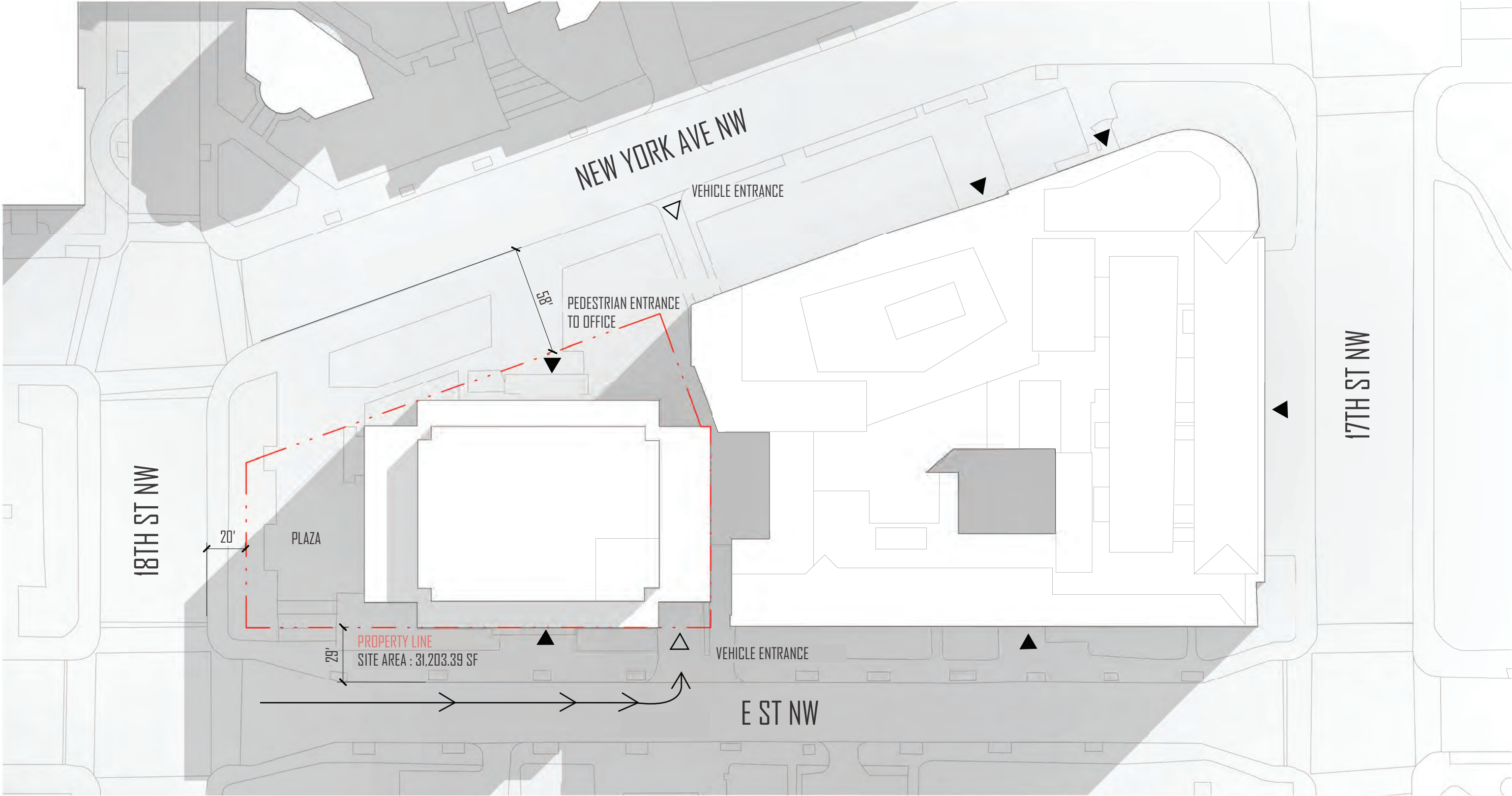
PROJECT INFORMATION		EXISTING BUILDING	PROPOSED
ADDRESS		1750 NEW YORK AVE NW DC 20006	
LOT		33	
SQUARE		171	
ZONING DISTRICT		D-2	
LOT AREA		31,195 SF	NO CHANGE
GROSS FLOOR AREA		168,119 SF	NO CHANGE +1,665 SF PENT- HOUSE EXP.
HEIGHT		88.87'	NO CHANGE
PENTHOUSE HEIGHT		16.2' *	NO CHANGE
FAR		5.29	NO CHANGE FROM EARLIER BZA CASE 18028
LOT OCCUPANCY			NO CHANGE
SETBACKS	FRONT	NONE	
	SIDE	NONE	
	REAR	20' REQUIRED**	
		45' EXISTING	
GAR		N/A	EXEMPT PER C-601.3
PARKING		N/R	NO CHANGE
LOADING			NO CHANGE
BICYCLE PARKING			NO CHANGE

*CURB CLOSE TO MIDDLE OF FRONT IS +39.8 (BHMP)
TOP OF ELEVATOR POP AND ROOF SCREEN= +149.16 = 20.49' HEIGHT FROM ROOF

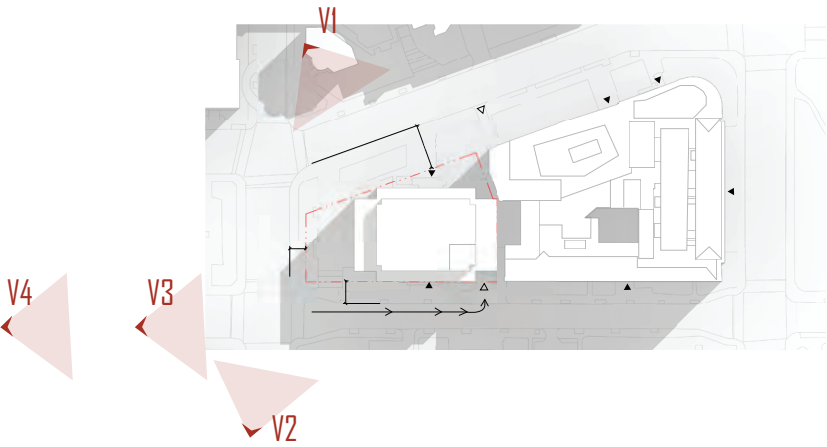
**MID OF REAR OF BUILDING ELEVATION =+32.5
SET BACK FROM CL = (128.67-32.5) X 2.5" = 20.04'



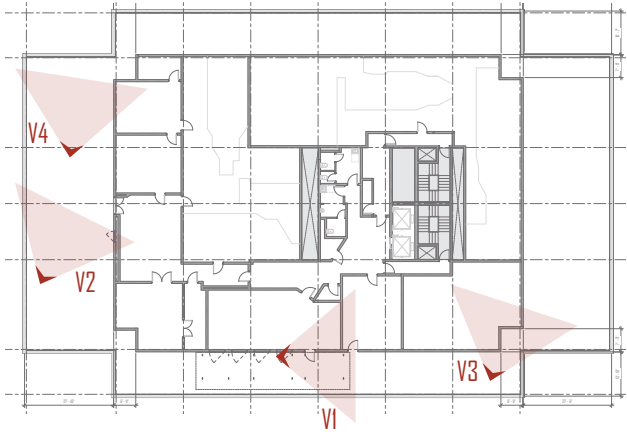
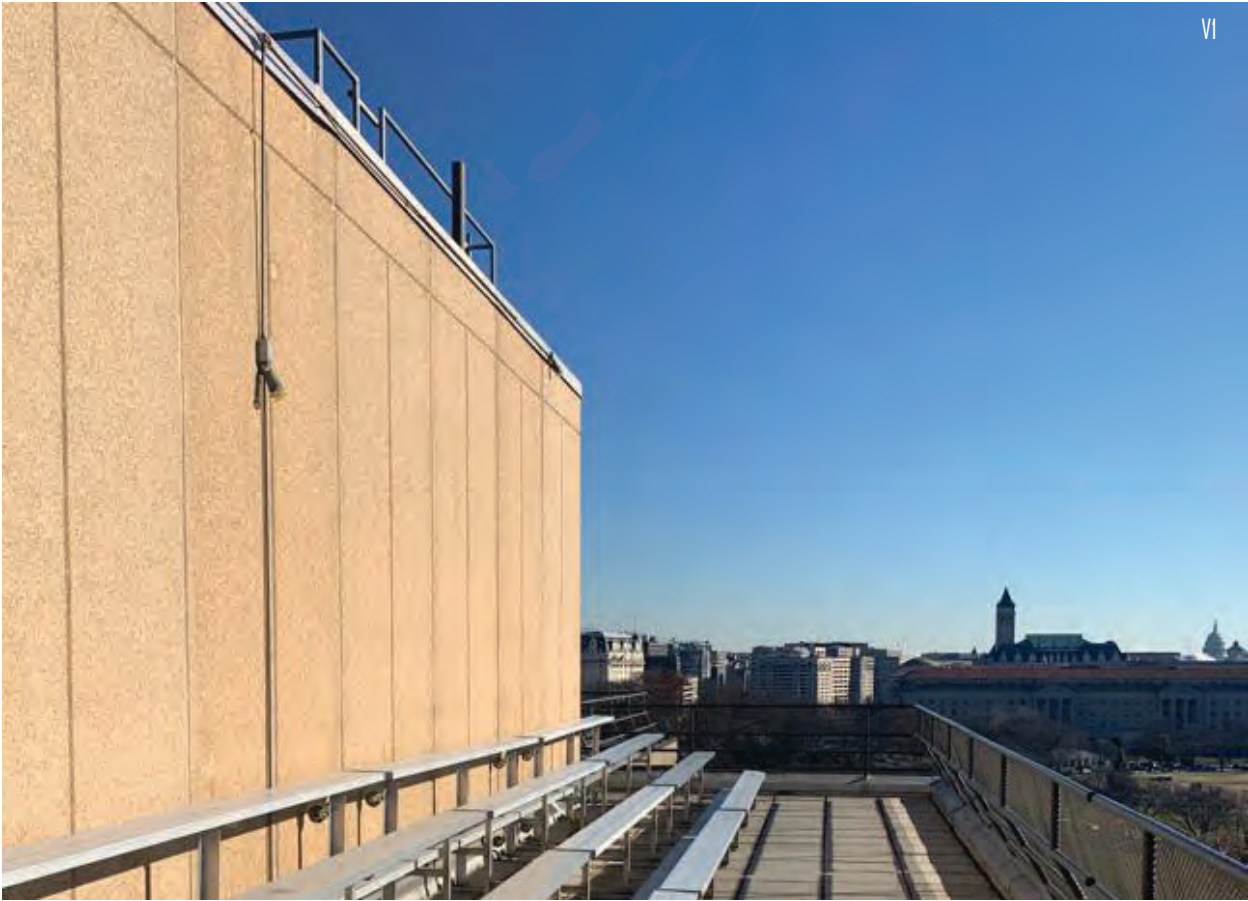
EXISTING SITE PLAN



STREET VIEWS



PENTHOUSE VIEWS



PENTHOUSE EXISTING FLOOR PLAN

EXISTING NONCONFORMING SETBACKS
AT PENTHOUSE CORNERS



EXISTING FLOOR PLAN



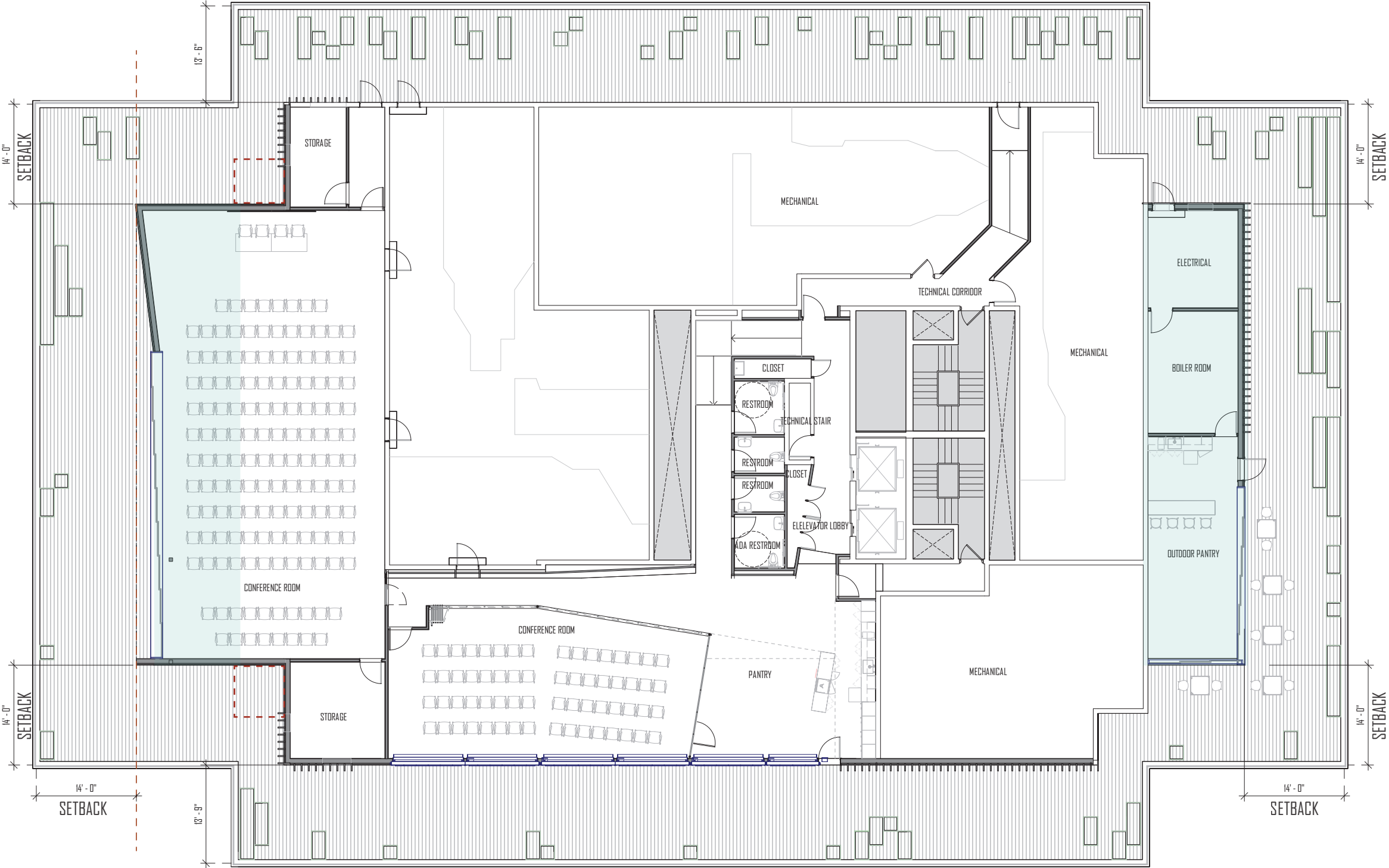
PENTHOUSE PROPOSED FLOOR PLAN

ADDED
1,760 SF

SUBTRACTED
95 SF

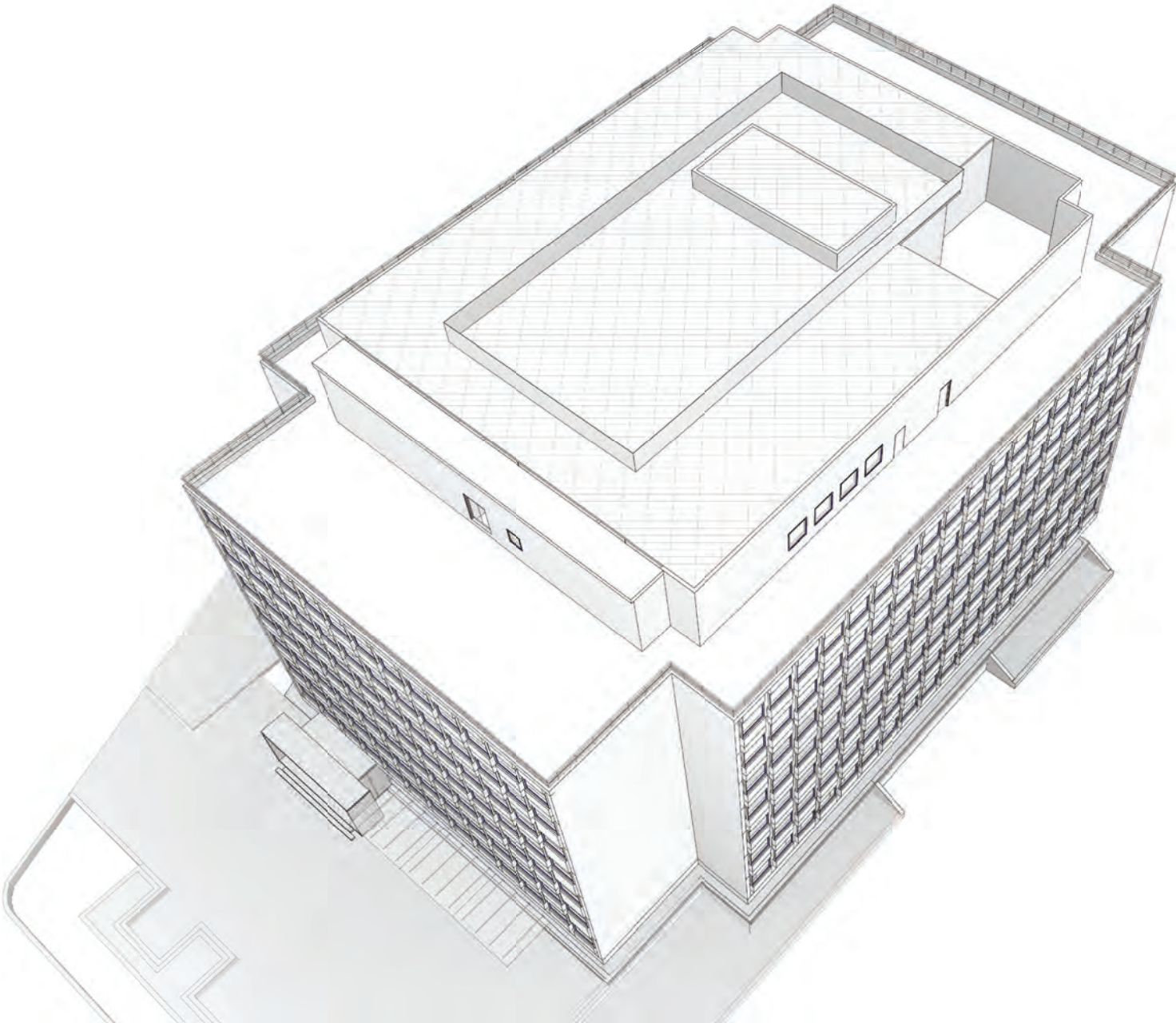
TOTAL AREA ADDED
1,665 SF

TOTAL EXISTING PENTHOUSE 10,844 SF
TOTAL PROPOSED PENTHOUSE 12,509 SF

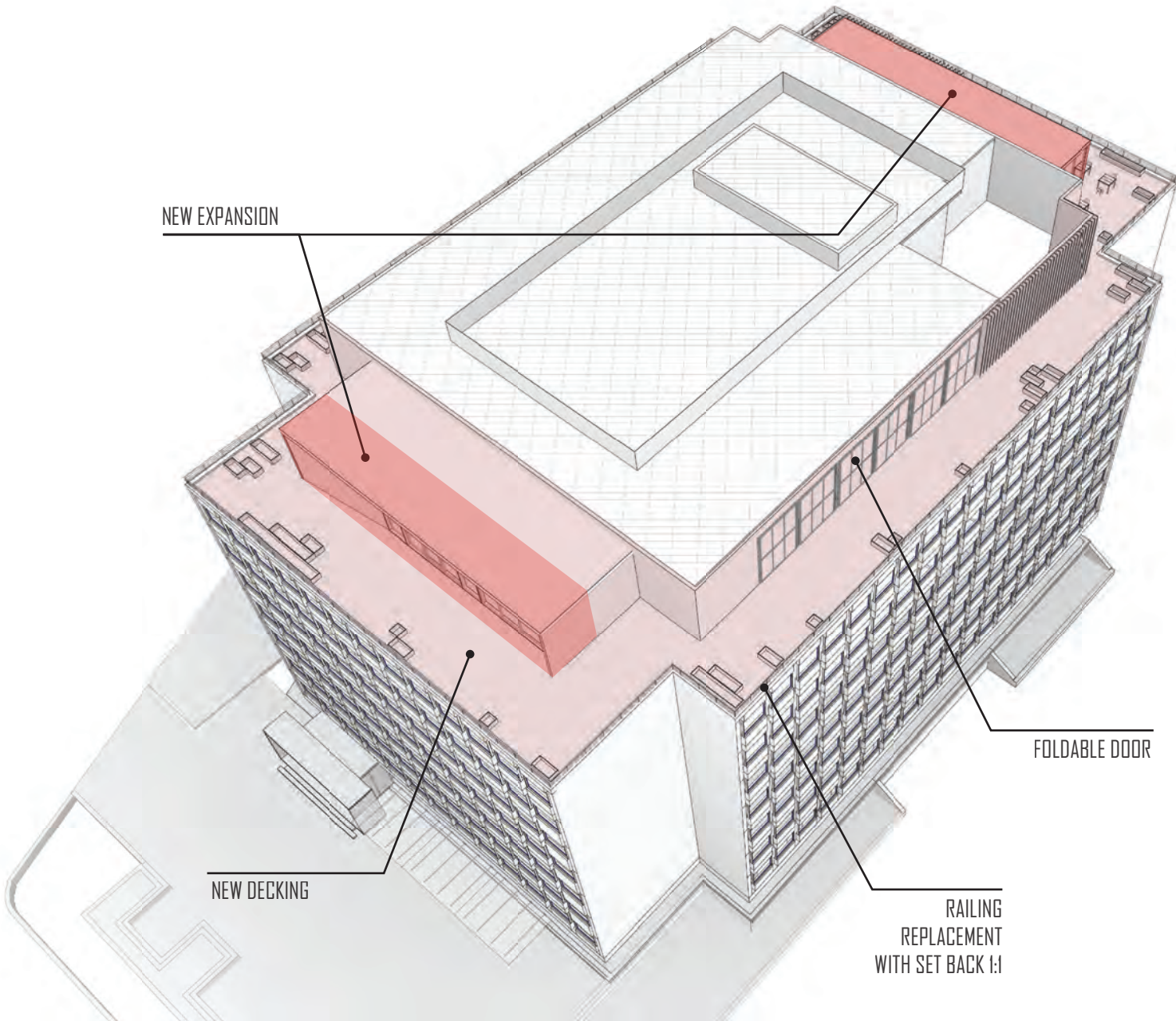


PROPOSED FLOOR PLAN

PENTHOUSE AXONOMETRIC VIEWS

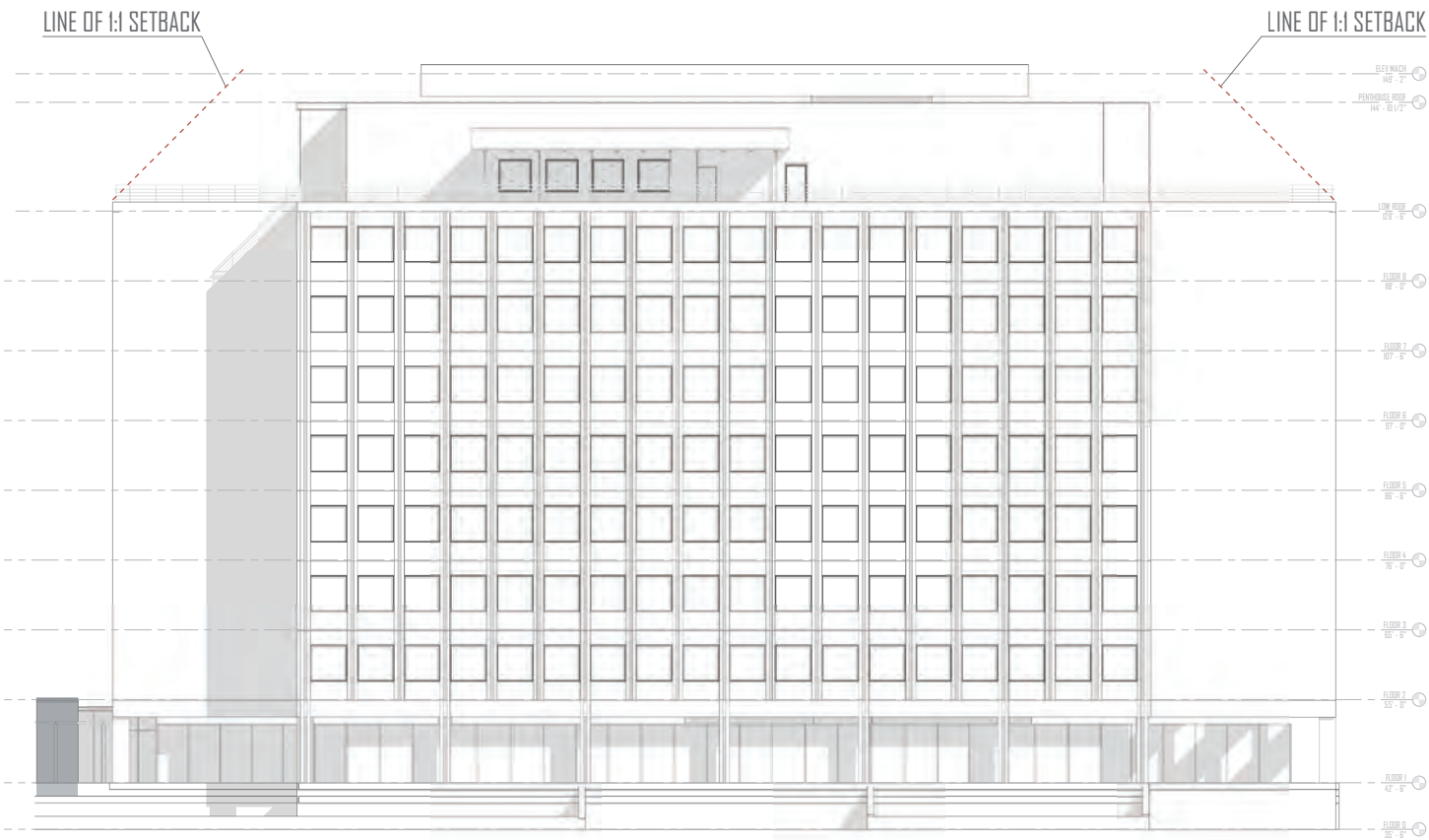


AXON SHOWING EXISTING PENTHOUSE

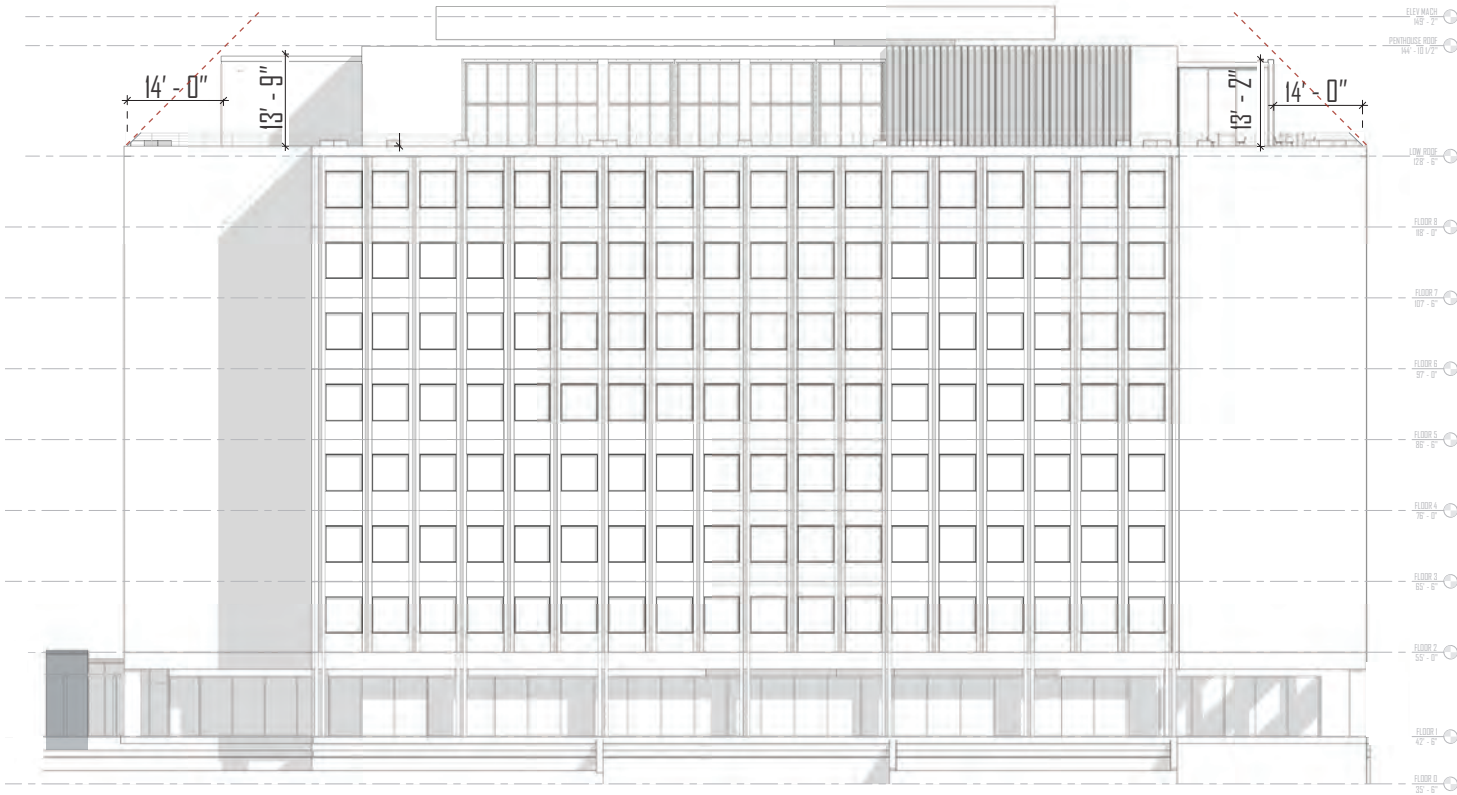


AXON SHOWING PROPOSED PENTHOUSE WITH EXPANSION

ELEVATIONS



EXISTING SOUTH FACADE

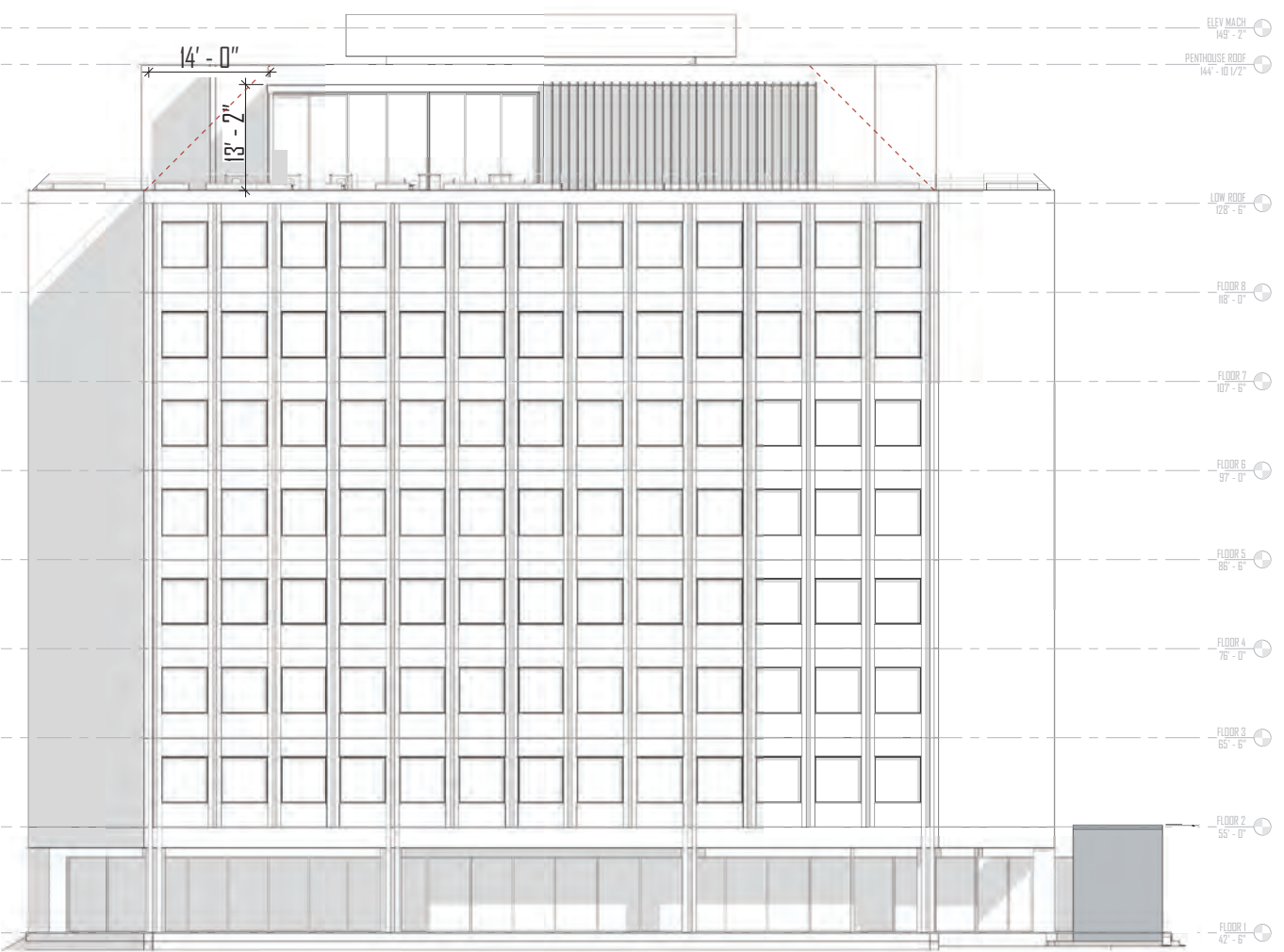


PROPOSED SOUTH FACADE

ELEVATIONS

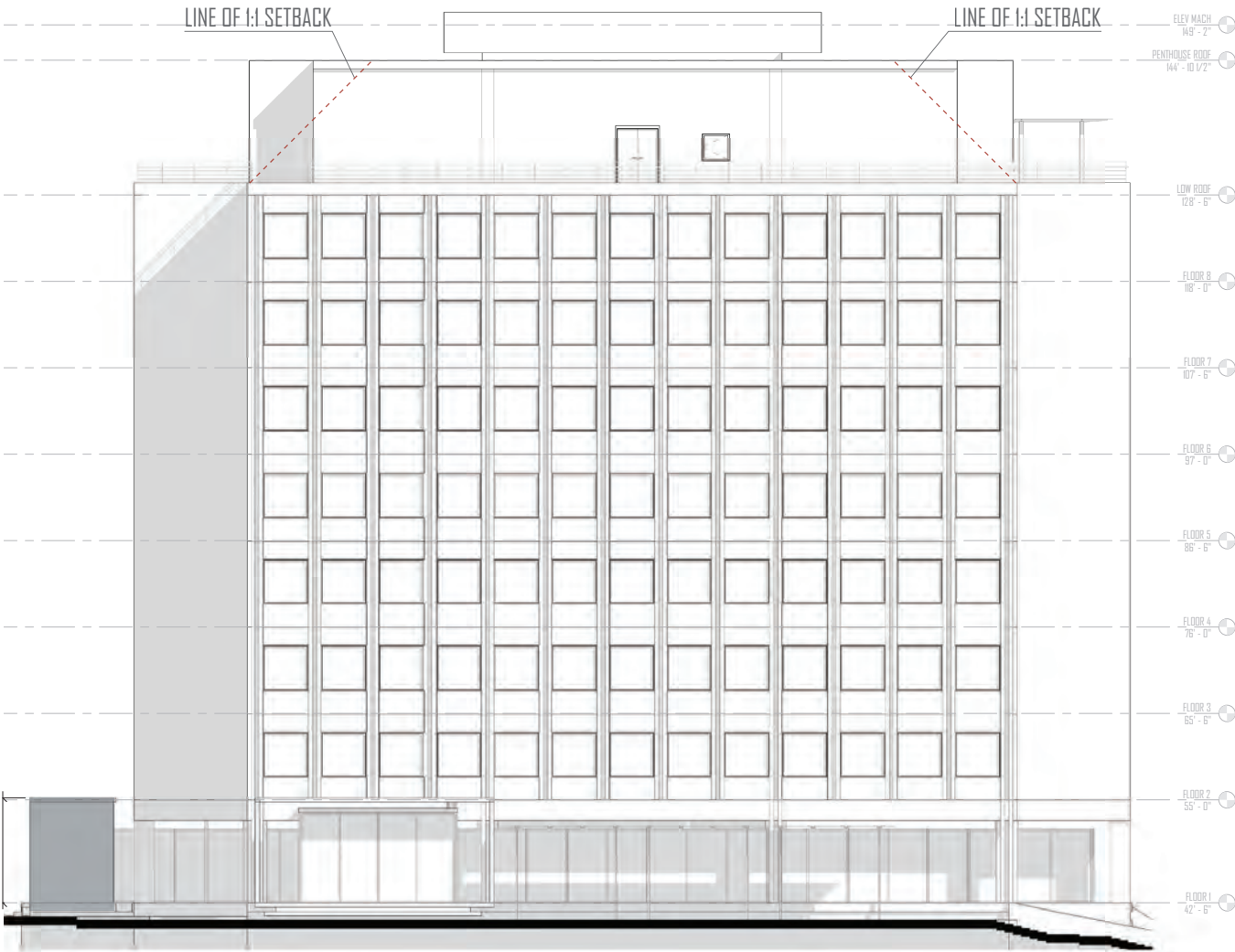


EXISTING EAST FACADE
EXISTING NONCONFORMING SETBACKS ON NORTH AND SOUTH SIDE OF PENTHOUSE

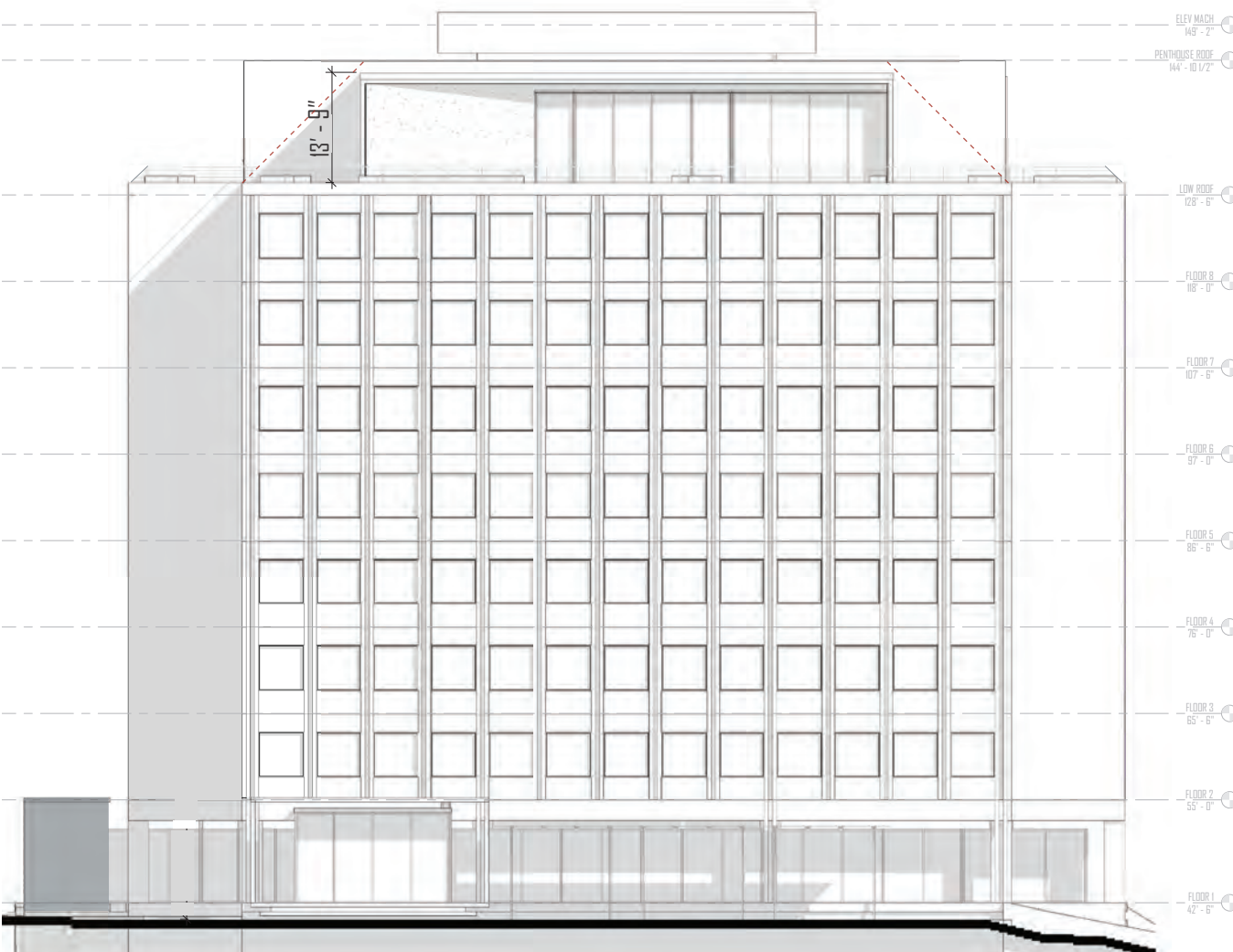


PROPOSED EAST FACADE

ELEVATIONS

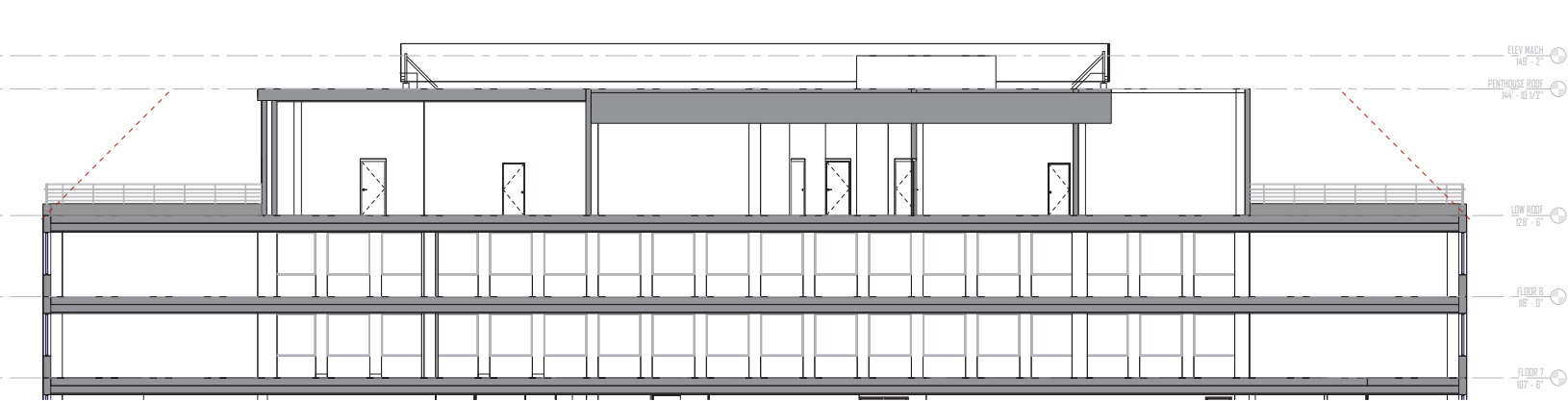


EXISTING WEST FACADE
EXISTING NONCONFORMING SETBACKS ON NORTH AND SOUTH SIDE OF PENTHOUSE

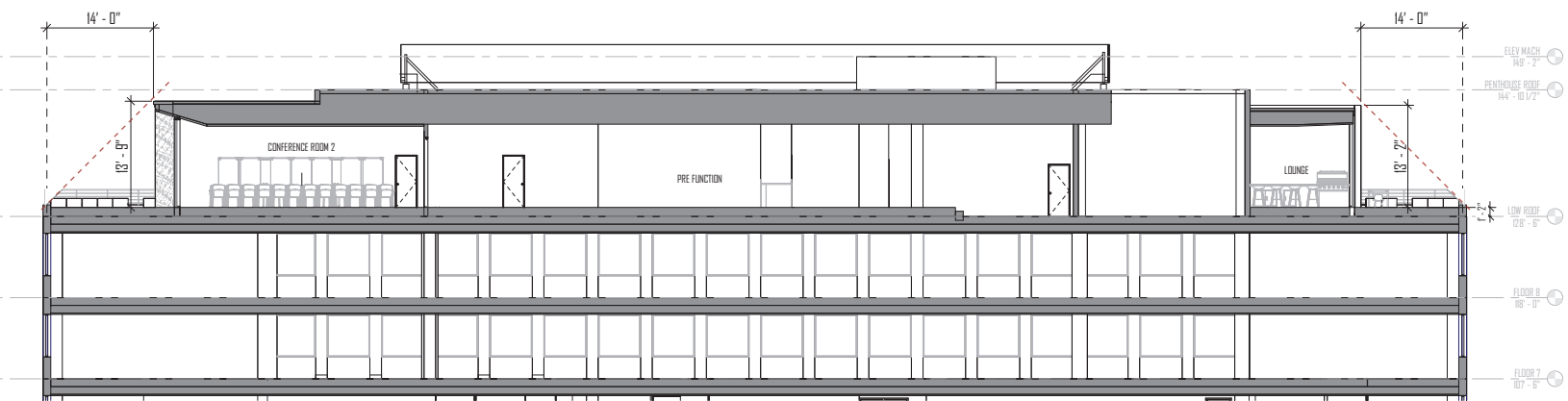


PROPOSED WEST FACADE

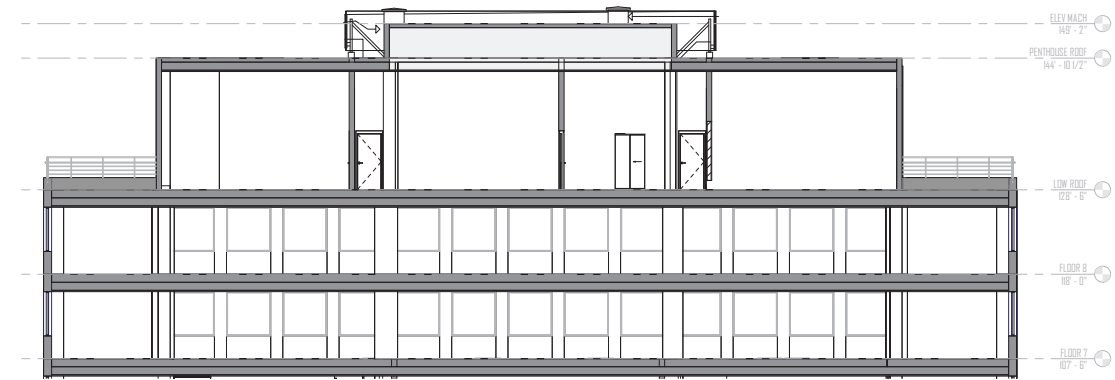
SECTIONS AT PENTHOUSE



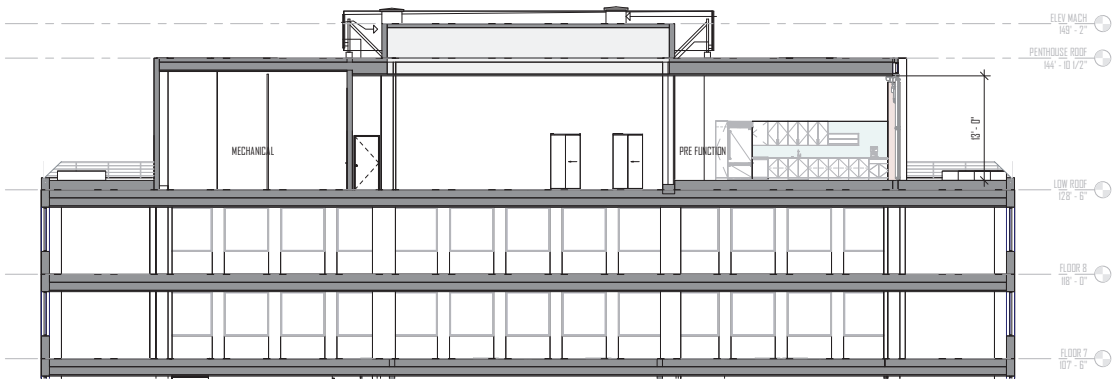
EXISTING LONGITUDINAL SECTION



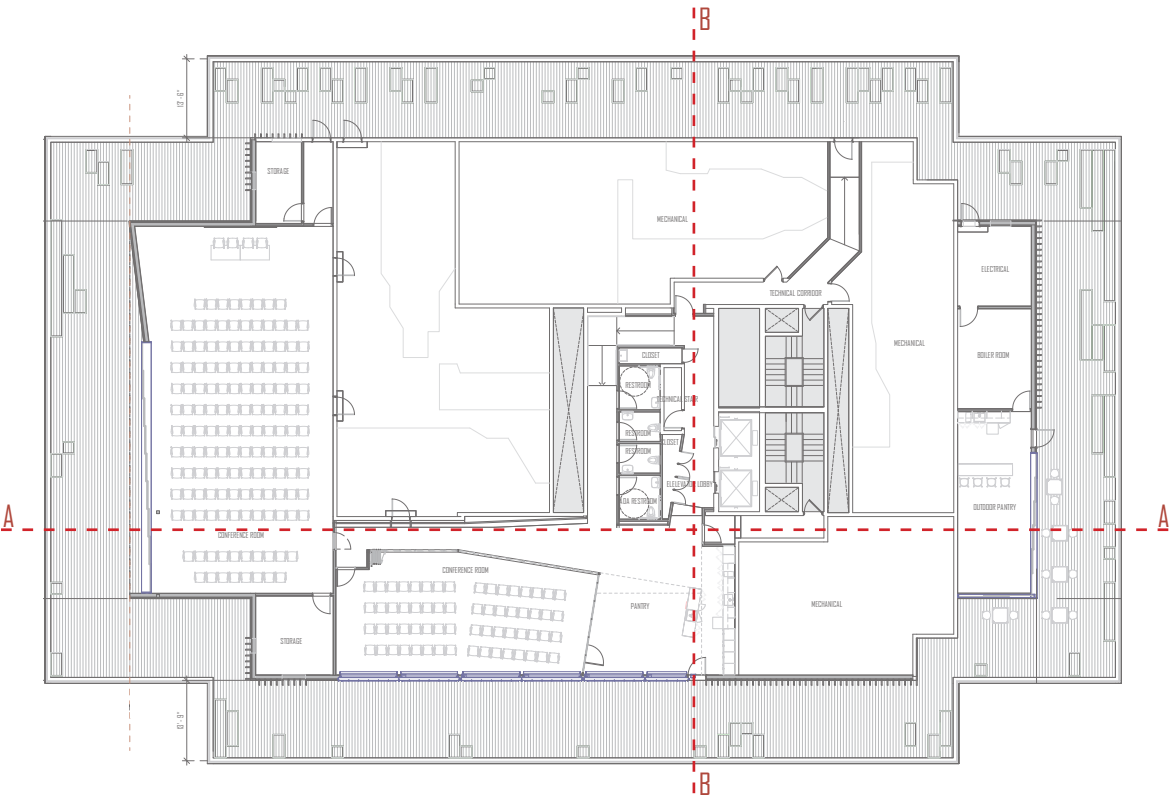
PROPOSED LONGITUDINAL SECTION AA



EXISTING TRANSVERSAL SECTION



PROPOSED TRANSVERSAL SECTION BB



PROPOSED KEY PLAN

3D VIEWS



EAST PERSPECTIVE ELEVATION



WEST PERSPECTIVE ELEVATION

3D VIEWS

PERSPECTIVE VIEW FROM SW



3D VIEWS

SOUTH PERSPECTIVE ELEVATION

