

1313 L STREET, NW BZA PACKAGE

SEPTEMBER 02, 2020



PROJECT TEAM:

DEVELOPER / OWNER:
MQMF 1313 L STREET LLC

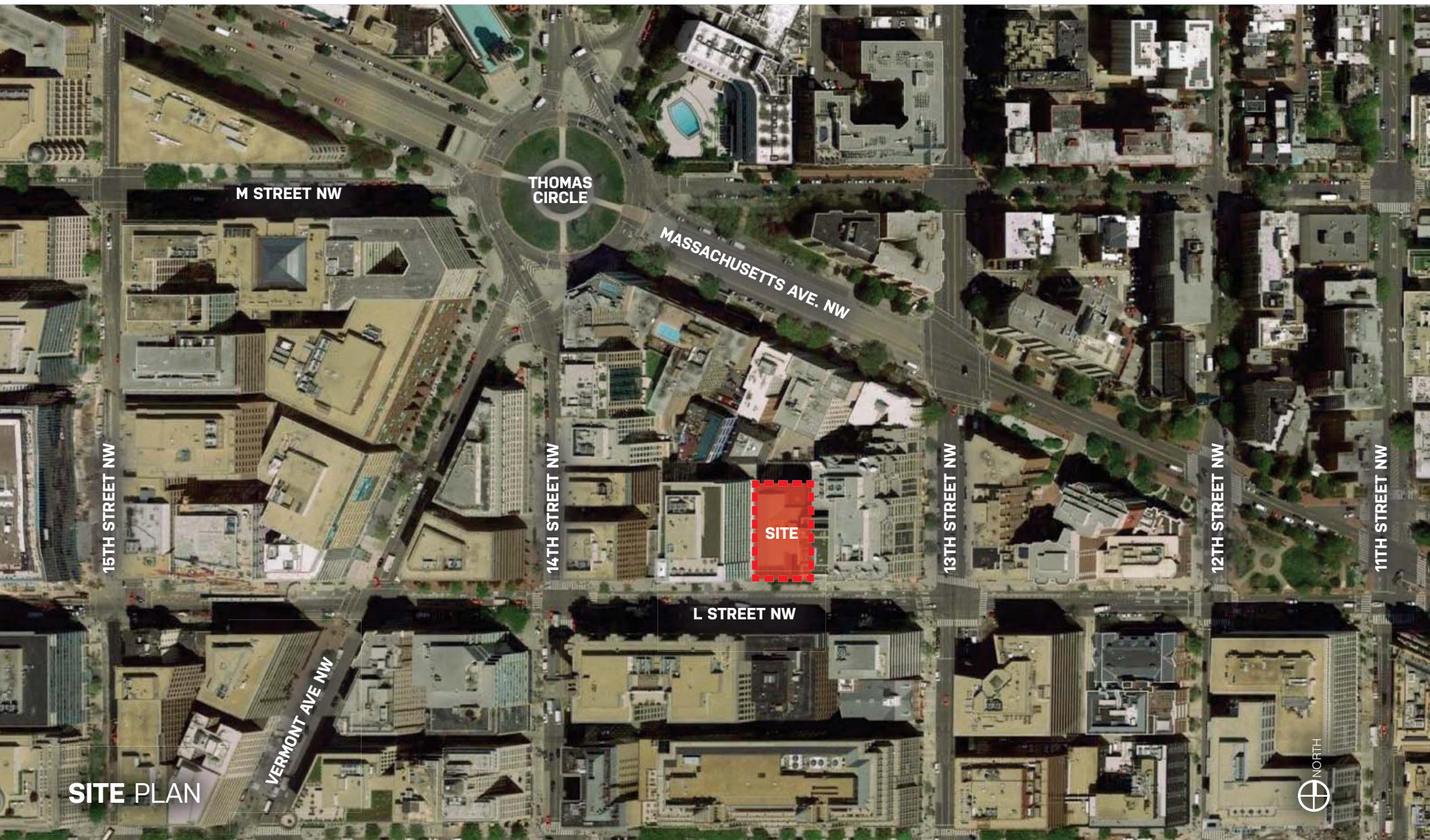
ARCHITECT:
HICKOK COLE
1023 31ST STREET, NW
WASHINGTON DC 20007
(202) 667-9776

BUILDING DATA:

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

DRAWING LIST:

A-1	COVER SHEET / VICINITY MAP
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SITE PLAN

Project
1313 L Street NW
Washington, DC

Client
MQMF 1313 L STREET LLC

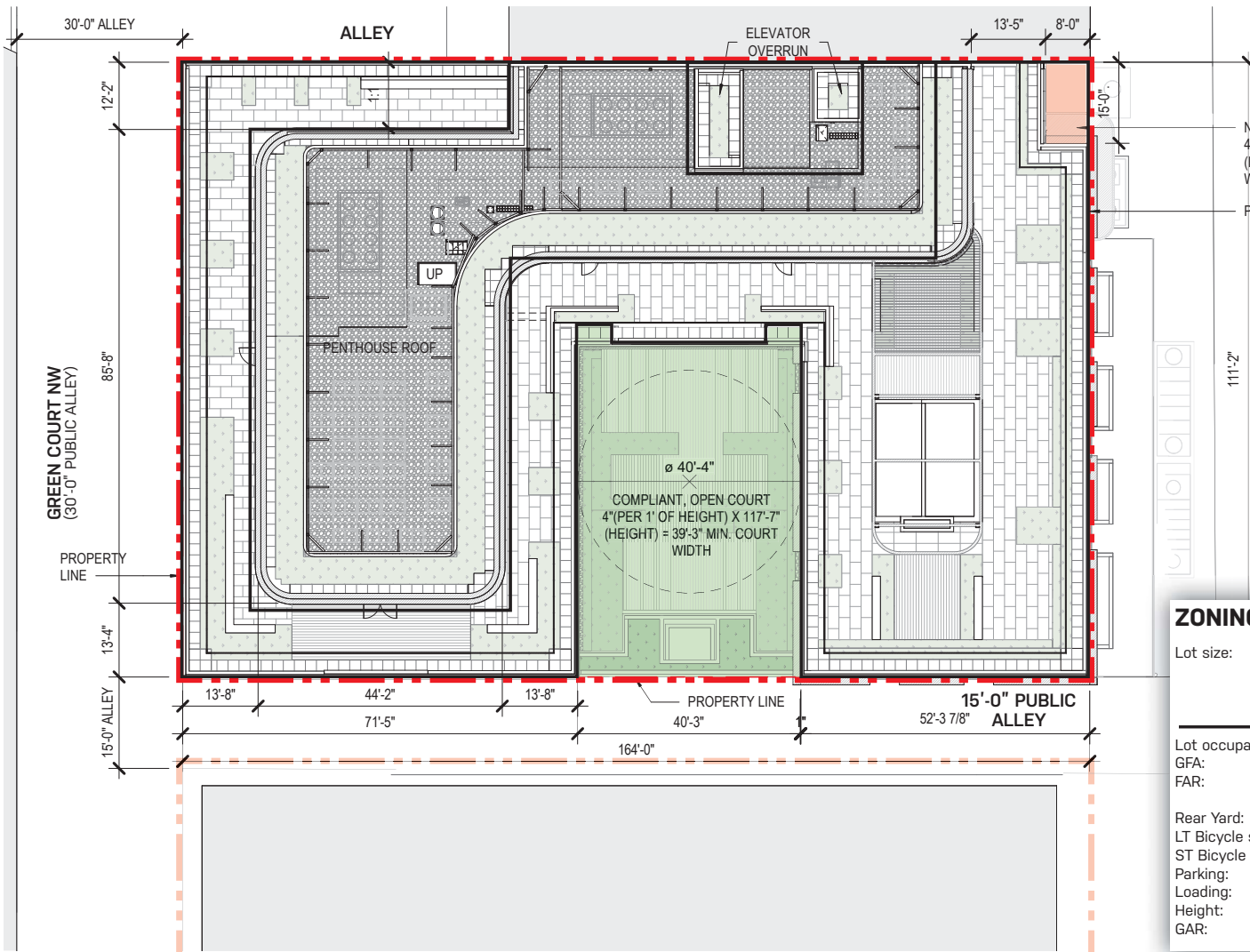
Project Phase
BZA

Scale
1'-0" = 20'-0"

Date
September 02, 2020

A-2

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ROOF LAYOUT AND EQUIPMENT LOCATION ARE ILLUSTRATIVE AND SHOWN FOR ILLUSTRATIVE PURPOSES. FINAL LAYOUT AND DESIGN TO BE DETERMINED PRIOR TO PERMITTING.

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	-	166,633 GSF **
FAR:	3.96	4.5 minimum req.	9.13
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	62 ***	62 ***
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

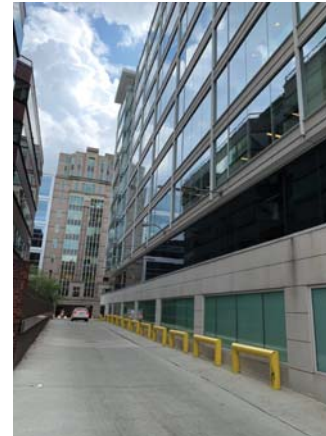
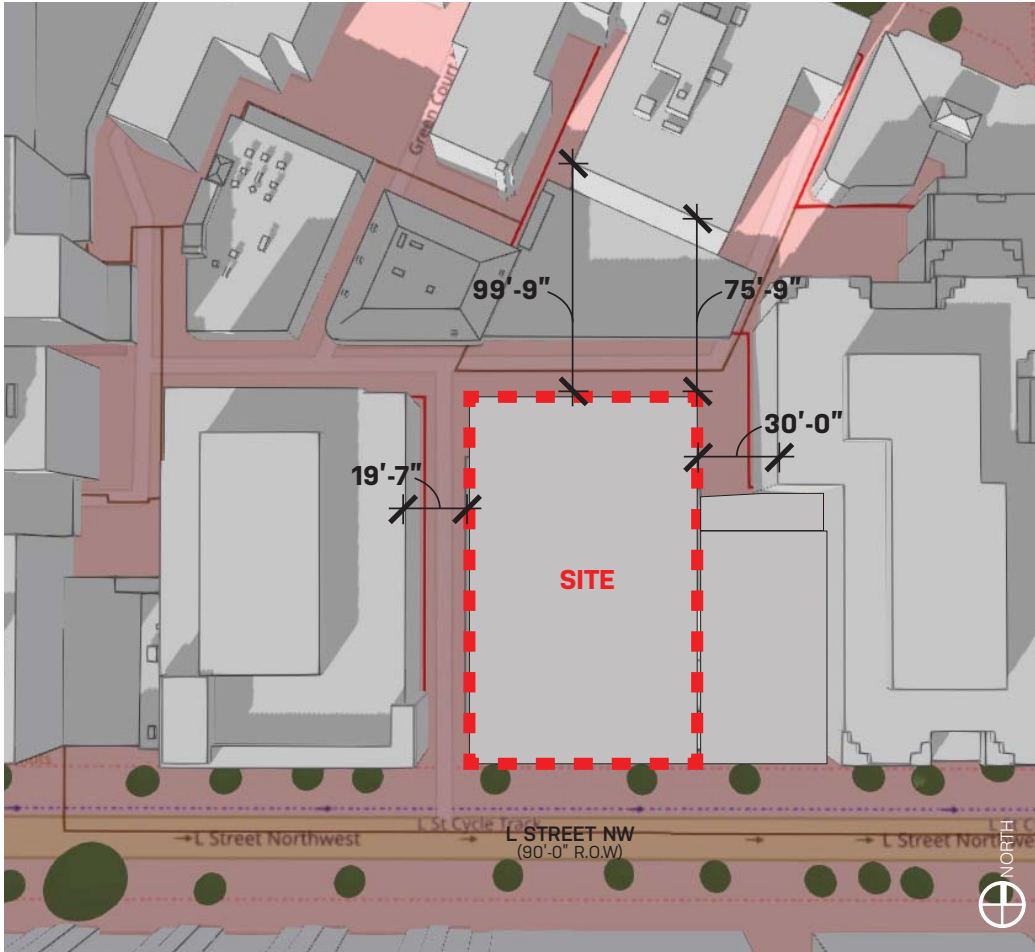
ZONING ANALYSIS

* As-built condition

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

*** Bicycle parking spaces above 50 required at 50% rate per Section C-802.2.





ALLEY LOOKING SOUTH



GREEN CT LOOKING WEST



GREEN CT LOOKING EAST



ALLEY LOOKING SOUTH

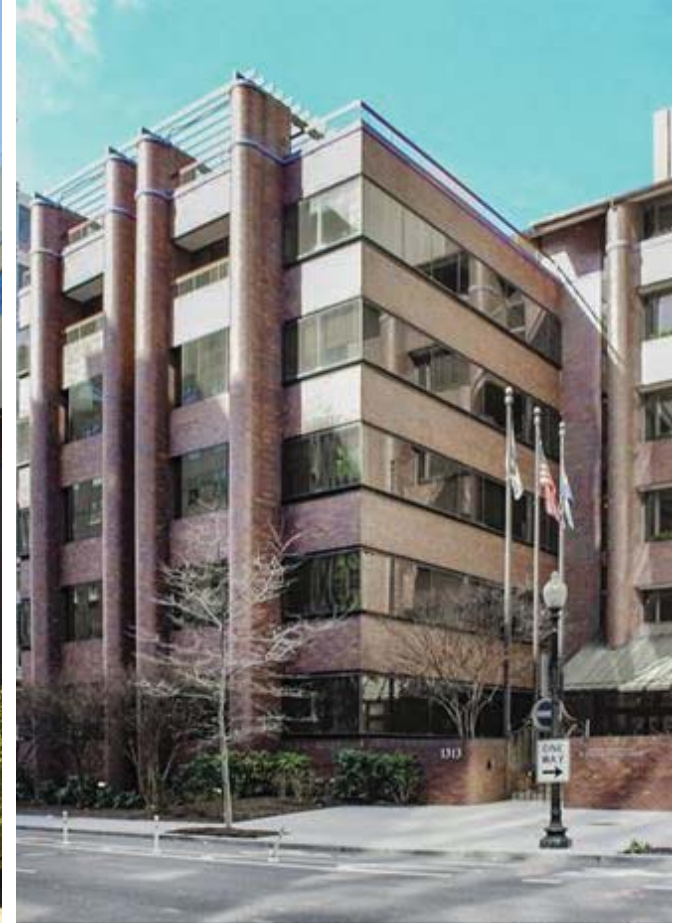
SITE ANALYSIS



ALLEY ELEVATION



L STREET ELEVATION



BUILDING ENTRY ON L STREET

EXISTING BUILDING IMAGES

Project
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Scale
N/A

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A-5

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AT RISK WINDOWS ON NYU DC BUILDING



ENTRANCE OF NYU DC BUILDING



L STREET LOOKING WEST



L STREET LOOKING EAST

CONTEXT IMAGES

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N/A

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A-6

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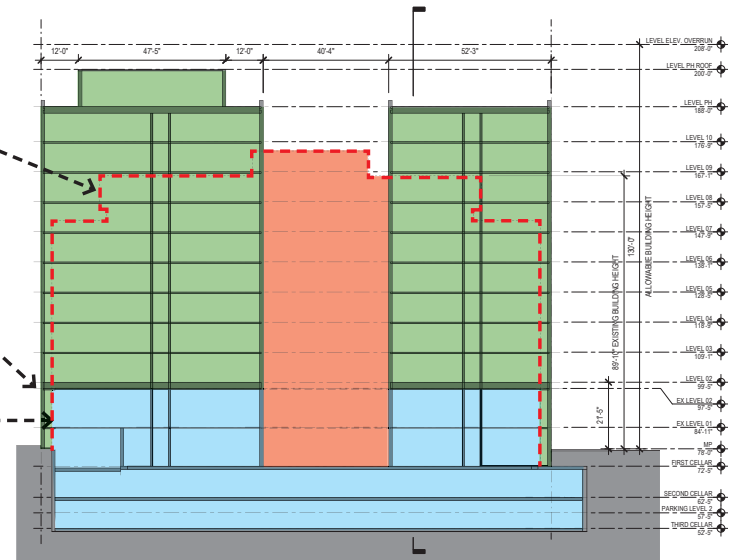


FLOOR PLAN - LEVEL 01

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