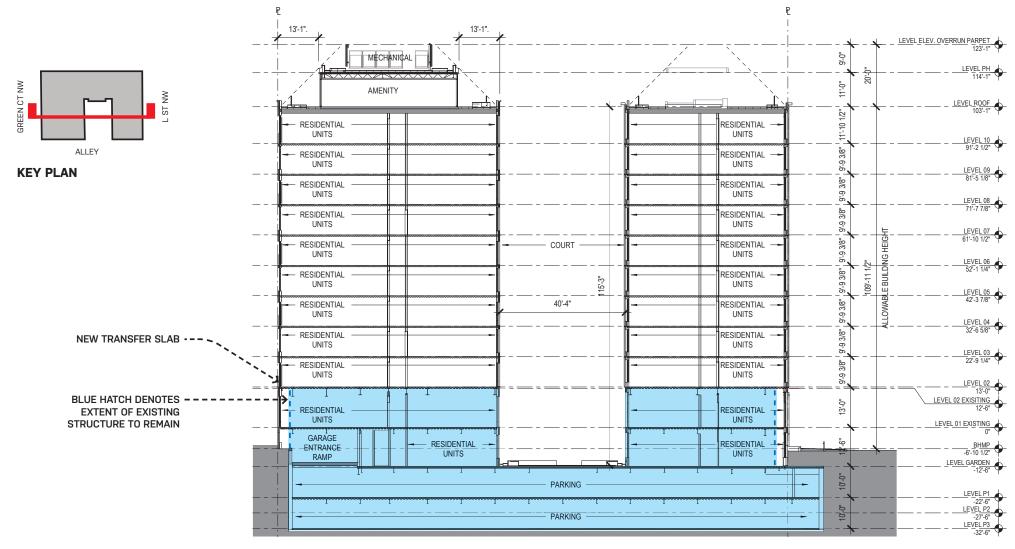


**RE-USE STUDY: PROPOSED FLOOR PLAN LEVEL 01** 





**RE-USE STUDY: PROPOSED BUILDING SECTION N/S** 

Project Client MQMF 1313 L STREET LLC Washington, DC

Client MQMF 1313 L STREET LLC BZA

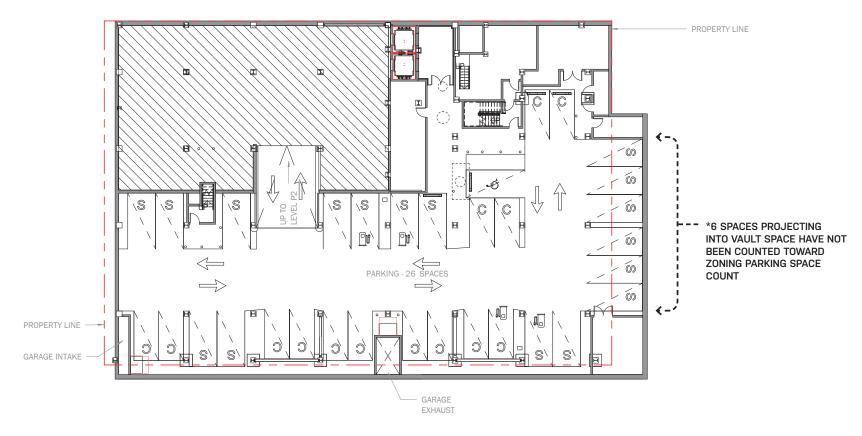
Project Phase BZA

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

September 02, 2020

A-9

hickok cole



VAULT SPACES ARE SUBJECT TO PUBLIC SPACE REVIEW AND THE APPLICANT RETAINS FLEXIBILITY TO REMOVE PRIOR TO PERMITTING.

INTERIOR LAYOUT AND UNIT CONFIGURATIONS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES. FINAL LAYOUT AND DESIGN TO BE DETERMINED PRIOR TO PERMITTING.

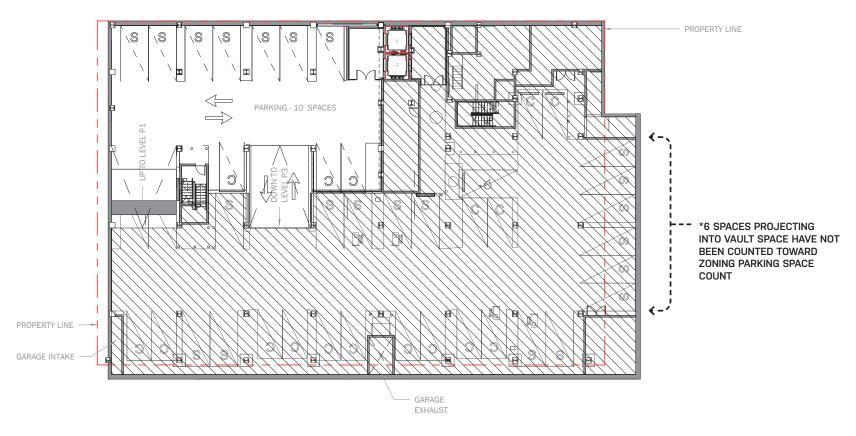
## FLOOR PLAN P3 LEVEL



Project C 1313 L Street NW Mashington, DC

Client MQMF 1313 L STREET LLC Project Phase BZA **Scale** 1'-0" = 20'-0"

Date September 02, 2020 A-10

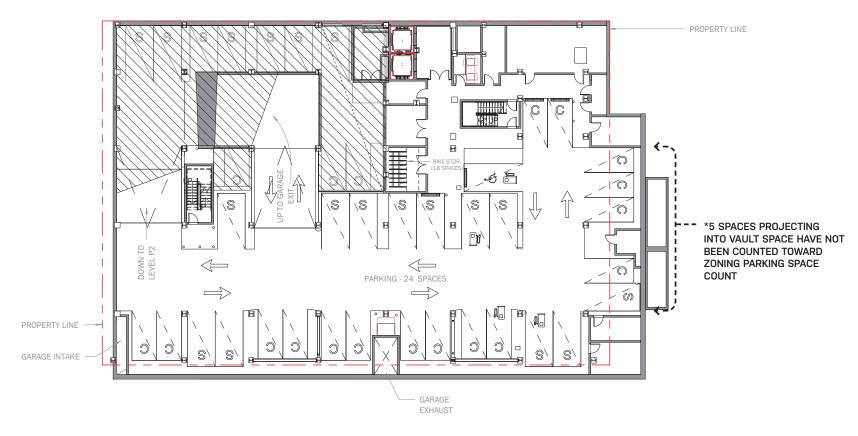


VAULT SPACES ARE SUBJECT TO PUBLIC SPACE REVIEW AND THE APPLICANT RETAINS FLEXIBILITY TO REMOVE PRIOR TO PERMITTING.

INTERIOR LAYOUT AND UNIT CONFIGURATIONS
ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE
PURPOSES. FINAL LAYOUT AND DESIGN TO BE
DETERMINED PRIOR TO PERMITTING.

## **FLOOR PLAN P2 LEVEL**

NORTH



VAULT SPACES ARE SUBJECT TO PUBLIC SPACE REVIEW AND THE APPLICANT RETAINS FLEXIBILITY TO REMOVE PRIOR TO PERMITTING.

INTERIOR LAYOUT AND UNIT CONFIGURATIONS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES. FINAL LAYOUT AND DESIGN TO BE DETERMINED PRIOR TO PERMITTING.

## FLOOR PLAN P1 LEVEL



**Project** 1313 L Street NW Washington, DC

Project Phase BZA

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

Date September 02, 2020

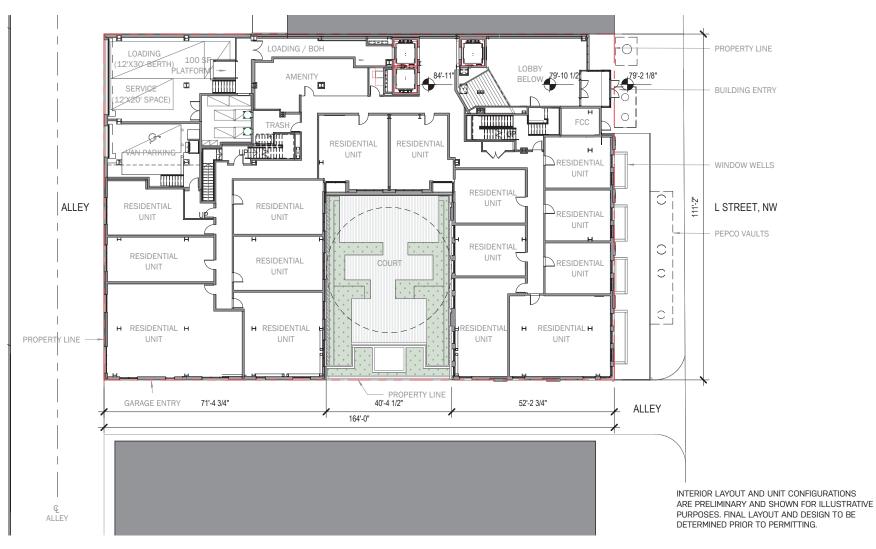
A-12



INTERIOR LAYOUT AND UNIT CONFIGURATIONS
ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE
PURPOSES. FINAL LAYOUT AND DESIGN TO BE
DETERMINED PRIOR TO PERMITTING.

## FLOOR PLAN GARDEN LEVEL





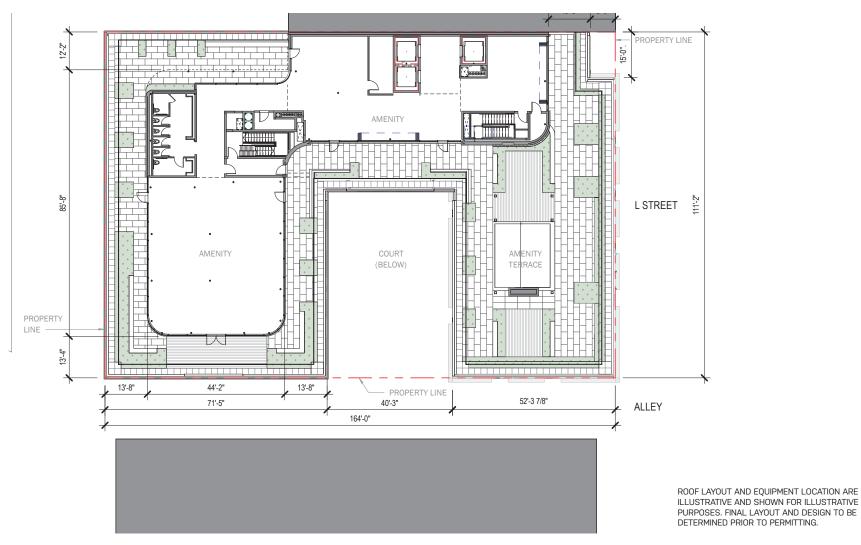
**FLOOR PLAN** LEVEL 01





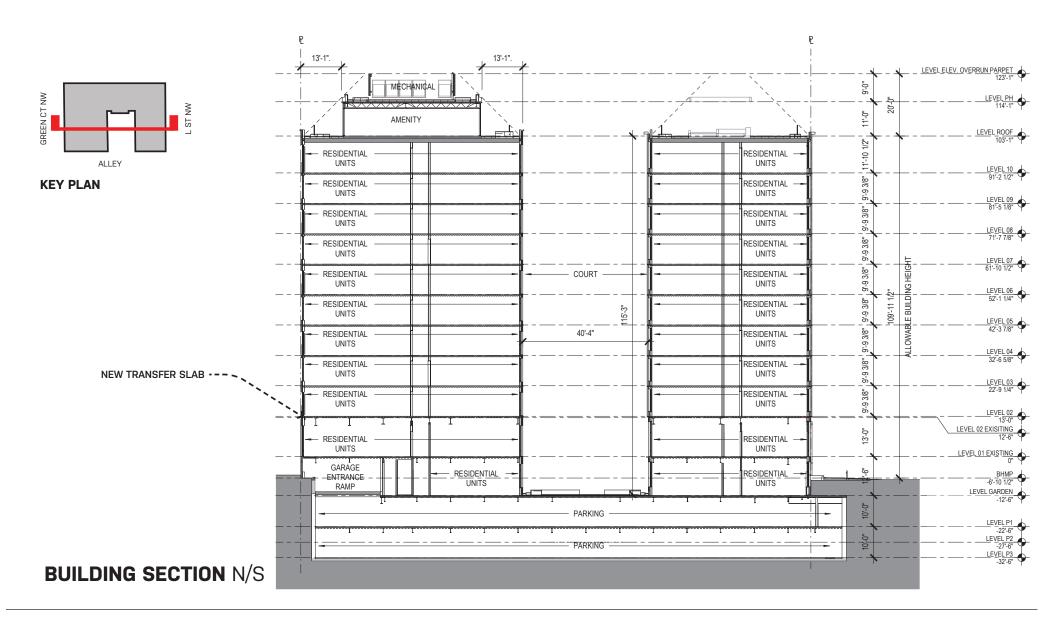
FLOOR PLAN LEVEL 02-10 (TYPICAL)

NORTH



**FLOOR PLAN ROOF LEVEL** 

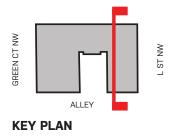


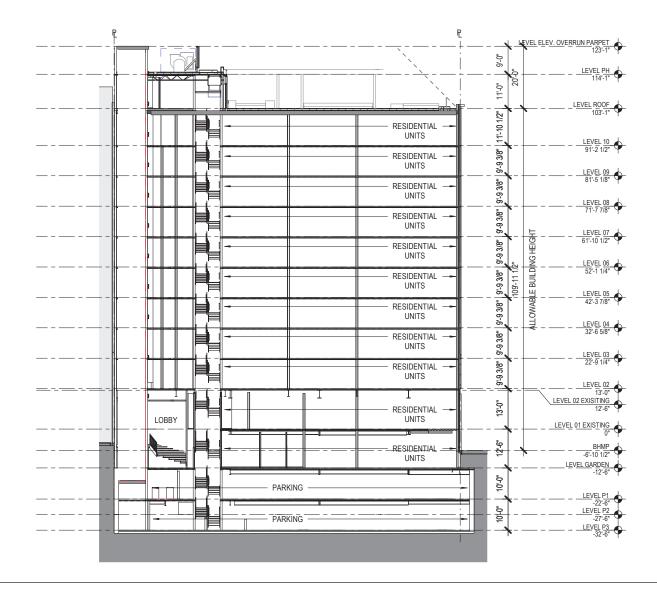


**Project** 1313 L Street NW Washington, DC

Client MQMF 1313 L STREET LLC Project Phase BZA **Scale** 1'-0" = 20'-0"

Date September 02, 2020 A-17





# **BUILDING SECTION** E/W

Project 1313 L Street NW Washington, DC

Client MQMF 1313 L STREET LLC

MQMF 1313 L STREET LLC

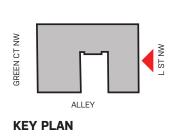
Project Phase BZA

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

September 02, 2020

A-18

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**ELEVATION** SOUTH (L STREET)

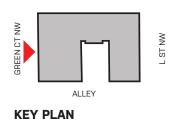
**Project** 1313 L Street NW Washington, DC Client MQMF 1313 L STREET LLC Project Phase BZA **Scale** 1'-0" = 20'-0"

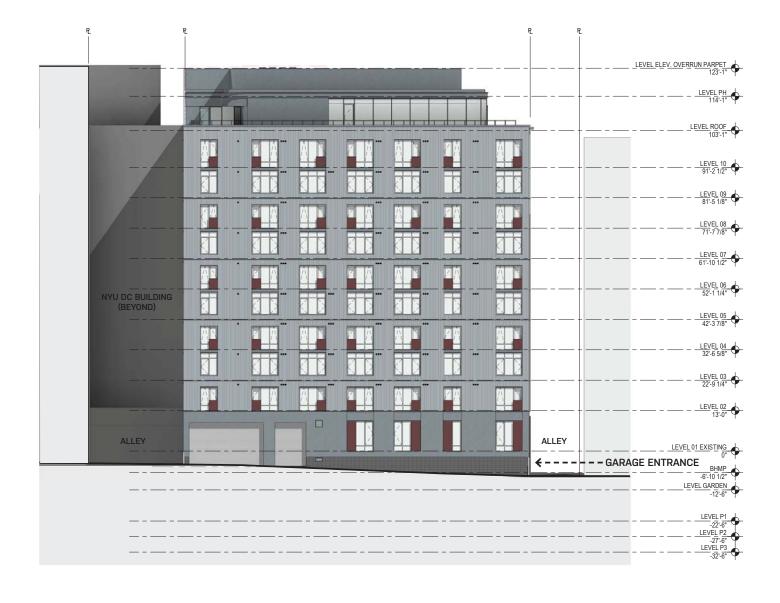
**Date** September 02, 2020 A-19



**Project** 1313 L Street NW Washington, DC Client MQMF 1313 L STREET LLC Project Phase BZA **Scale** 1'-0" = 20'-0"

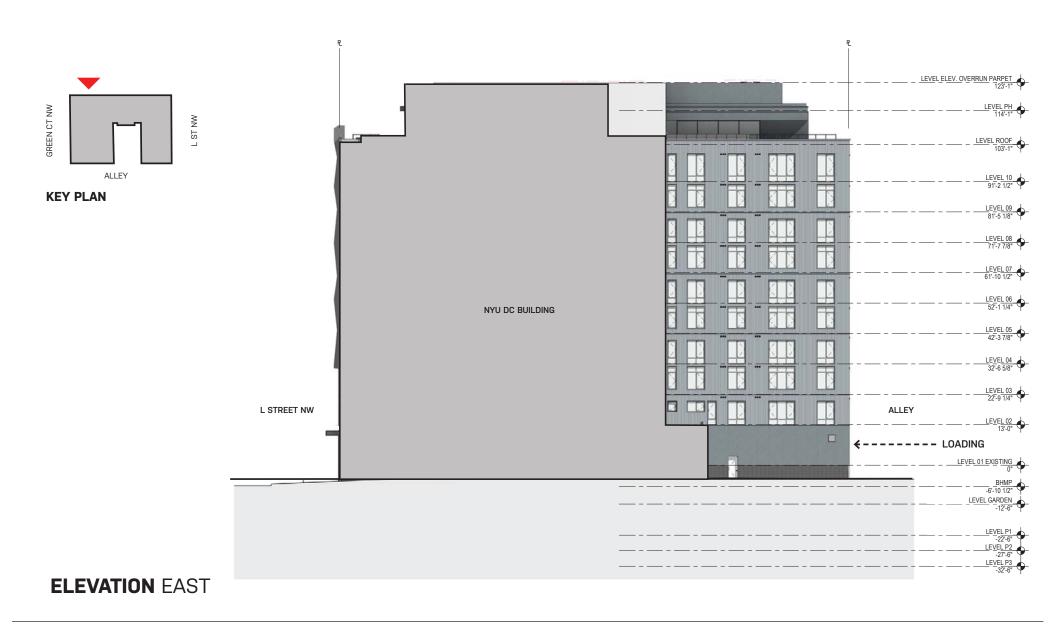
Date September 02, 2020 A-20





## **ELEVATION NORTH**

Project 1313 L Street NW Washington, DC Client MQMF 1313 L STREET LLC BZA Scale 1'-0" = 20'-0" September 02, 2020 A-21 hickok cole



**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-22

|          |              | GSF - BELOW-GRADE GARAGE (GSF) (NON-FAR) |            |                 |               |          |                          |  |  |
|----------|--------------|--|------------|-----------------|---------------|----------|--------------------------|--|--|
|          |              | LEVEL                                    | # of Units | Gross Unit Area | Lobby/Amenity | CORE/BOH | TOTAL                    |  |  |
|          |              |  |            |                 |               |          | GROSS                    |  |  |
| <u>©</u> | ш            |  |            |                 |               |          | SQUARE FOOT <sup>3</sup> |  |  |
| $\equiv$ | δ            | P3                                       | 0          | 0               | 0             | 13,235   | 13,235                   |  |  |
| <u>S</u> | <del>ا</del> | P2                                       | 0          | 0               | 0             | 4,809    | 4,809                    |  |  |
| EX       | Ö            | P1                                       | 0          | 0               | 0             | 12,961   | 12,961                   |  |  |
|          |              | SUBTOTAL:                                | 0          | 0               | 0             | 31,005   | 31,005                   |  |  |

|                      | GFA - GROSS FLOOR AREA (SF) |            |                 |               |          |                          |
|----------------------|-----------------------------|------------|-----------------|---------------|----------|--------------------------|
|                      | LEVEL                       | # of Units | Gross Unit Area | Lobby/Amenity | CORE/BOH | TOTAL                    |
|                      |                             |            |                 |               |          | GROSS FLOOR<br>AREA      |
| EXISTING             | GARDEN                      | 9          | 4,997           | 3,305         | 2,795    | 11,097                   |
| STR                  | 1                           | 15         | 8,863           | 1,245         | 5,517    | 15,625                   |
|                      | 2                           | 22         | 13,117          | 0             | 2,423    | 15,540                   |
|                      | 3                           | 22         | 13,117          | 0             | 2,434    | 15,551                   |
| 亅                    | 4                           | 22         | 13,117          | 0             | 2,434    | 15,551                   |
| NEW MTL BEARING WALL | 5                           | 22         | 13,117          | 0             | 2,434    | 15,551                   |
| NG<br>NG             | 6                           | 22         | 13,117          | 0             | 2,433    | 15,550                   |
| AR                   | 7                           | 22         | 13,117          | 0             | 2,433    | 15,550                   |
| В.                   | 8                           | 22         | 13,117          | 0             | 2,432    | 15,549                   |
| Ę                    | 9                           | 22         | 13,117          | 0             | 2,449    | 15,566                   |
| ×                    | 10                          | 22         | 13,117          | 0             | 2,386    | 15,503                   |
| Z                    | GFA TOTAL:                  | 222        | 131,913         | 4,550         | 30,170   | 166,633                  |
|                      | GIA TOTAL.                  | 222        | 131,913         | 4,550         | 30,170   | (9.13 FAR <sup>1</sup> ) |
|                      | PENTHOUSE <sup>2</sup>      | 0          | 0               | 5,131         | 1,397    | 6,528                    |

| PARKING SPACES: | 61 | (COUNT DOES NOT INCLUDE 11 SPACES IN VAULTED AREAS.) |
|-----------------|----|--|
|-----------------|----|--|

#### NOTES:

- Square footage excludes bay projections, vent shafts and pipe chases above the Ground Floor, parking ramp area, etc. per Section B-304.8.
- 2. Penthouse consists exclusively of communal amenity and mechanical space.
- 3. Existing vaulted parking area not included in the square footage listed.

# **GFA & UNIT MATRIX**

Project 1313 L Street NW Washington, DC Client MQMF 1313 L STREET LLC BZA Scale N/A September 02, 2020 A-23 hickok cole