

# 1313 L STREET, NW

## BZA PACKAGE (BZA HEARING)

SEPTEMBER 23, 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

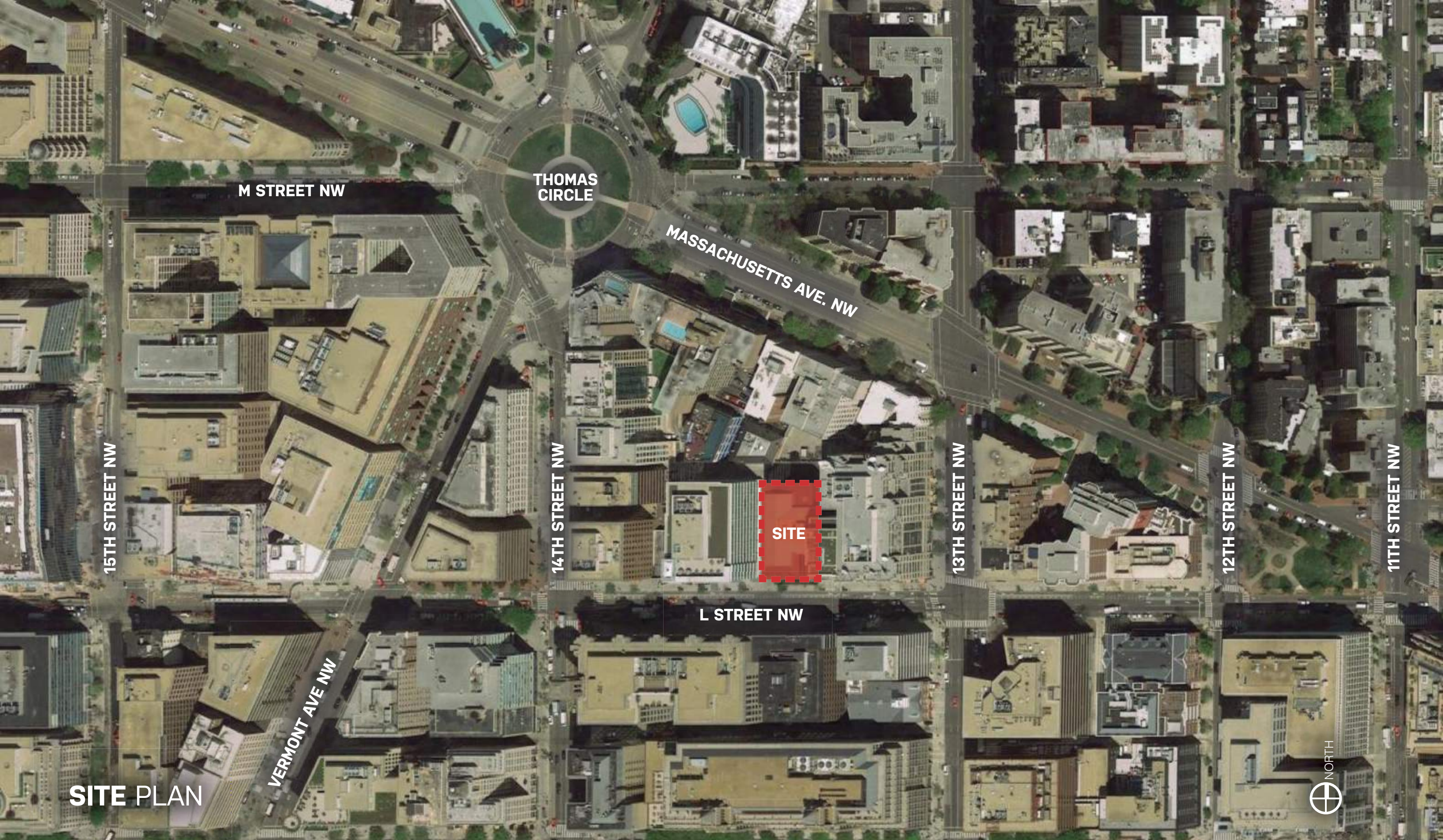
### BUILDING DATA:

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

### DRAWING LIST:

- |              |                                     |
|--------------|-------------------------------------|
| A-1          | COVER SHEET / VICINITY MAP          |
| A-2          | SITE PLAN                           |
| A-3          | ZONING ANALYSIS                     |
| A-4          | SITE ANALYSIS                       |
| A-5          | EXISTING BUILDING IMAGES            |
| A-6          | CONTEXTIMAGES                       |
| A-7-9        | STRUCTURE RE-USE DIAGRAMS           |
| A-10         | GROUND FLOOR PLAN                   |
| A-11 to A-16 | PARKING & RESIDENTIAL LEVEL - PLANS |
| A-17 to A-18 | BUILDING SECTIONS                   |
| A-19 to A-22 | BUILDING ELEVATIONS                 |
| A-23         | GFA & UNIT MATRIX                   |
| A-24         | PERSPECTIVE VIEW                    |

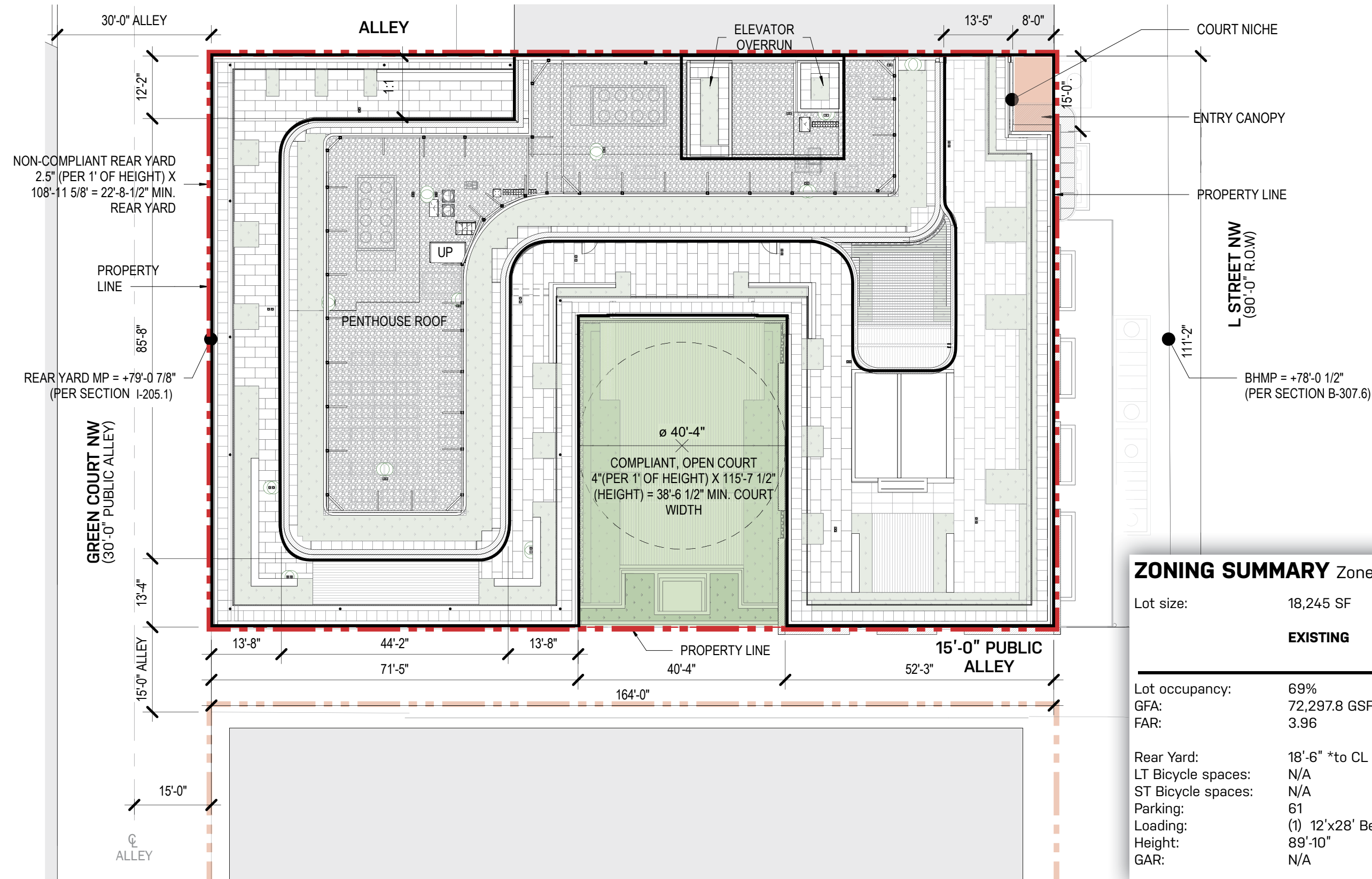




**SITE PLAN**



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



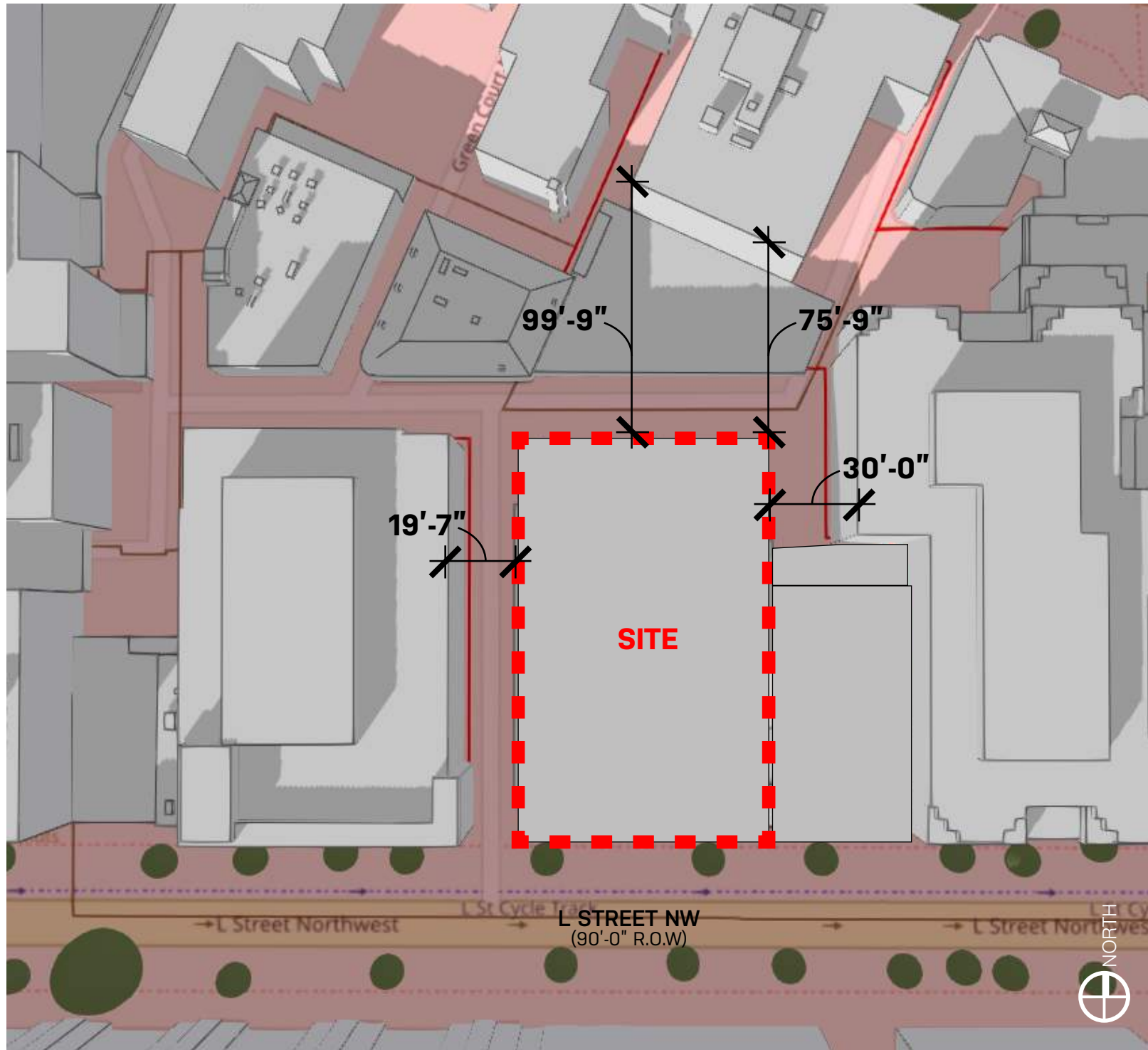
**ZONING SUMMARY** Zone = D-4-R

Lot size:	18,245 SF		
	<b>EXISTING</b>	<b>REQUIRED/ ALLOWABLE</b>	<b>PROVIDED</b>
Lot occupancy:	69%	100%	86%
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'-8.5" to CL of alley	15'-0" to CL of alley
LT Bicycle spaces:	N/A	62 ***	62 ***
ST Bicycle spaces:	N/A	11	12
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**





**AT RISK WINDOWS ON NYU DC BUILDING**



**ENTRANCE OF NYU DC BUILDING**



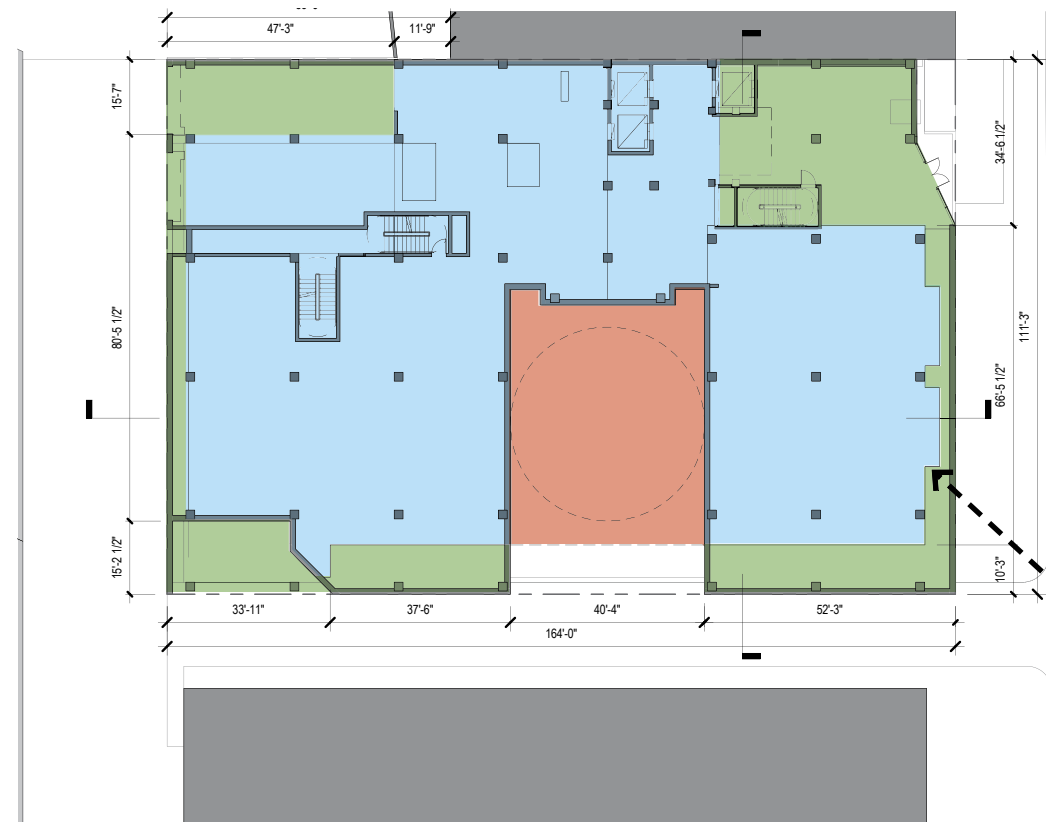
**L STREET LOOKING WEST**



**L STREET LOOKING EAST**

## CONTEXT IMAGES



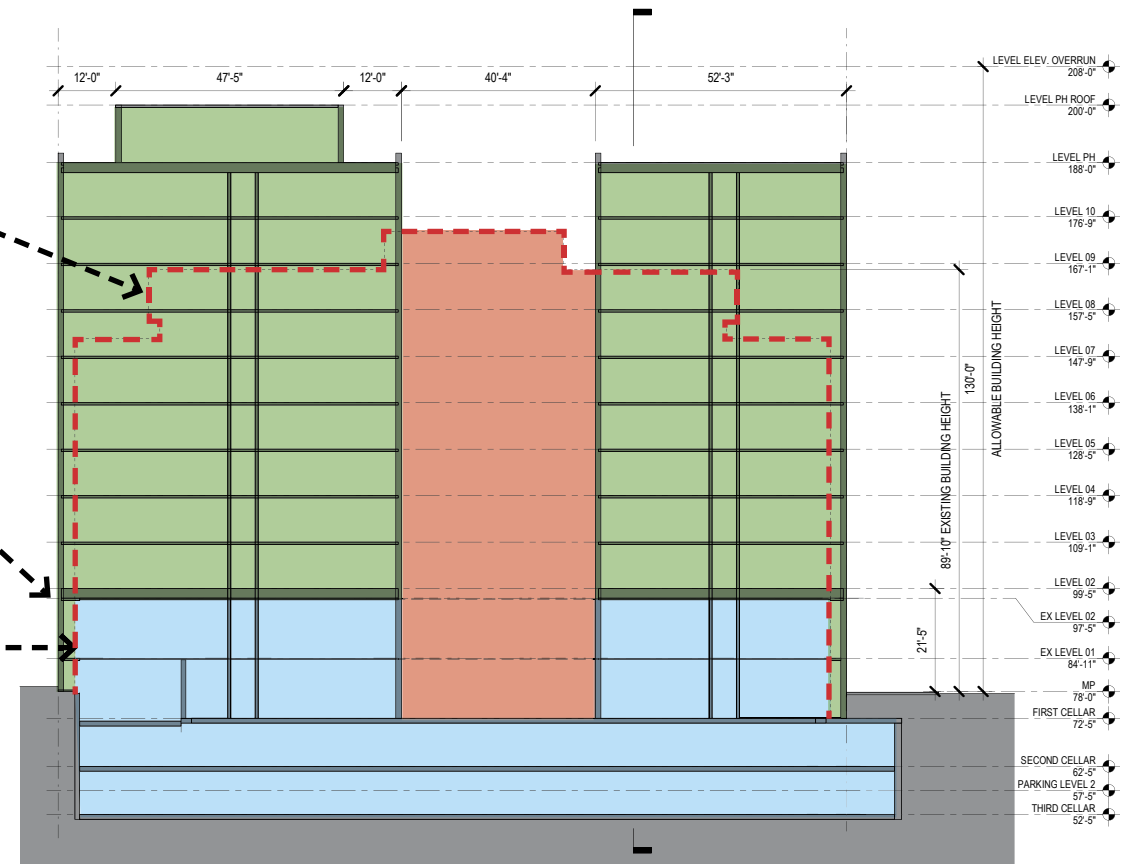


FLOOR PLAN - LEVEL 01

EXTENT OF EXISTING BUILDING

NEW TRANSFER SLAB

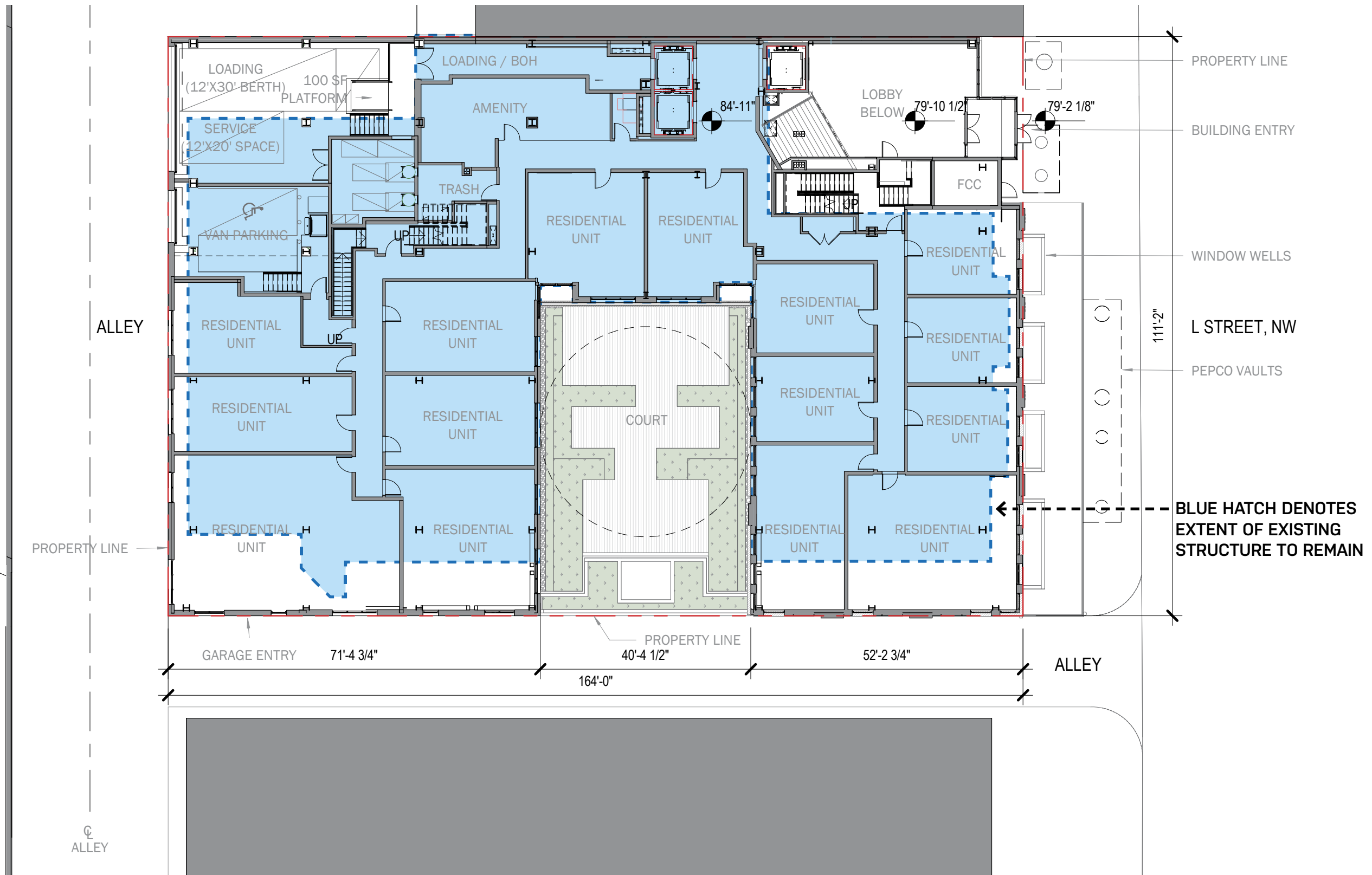
BLUE HATCH DENOTES EXTENT OF EXISTING STRUCTURE TO REMAIN



SECTION - NORTH / SOUTH

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

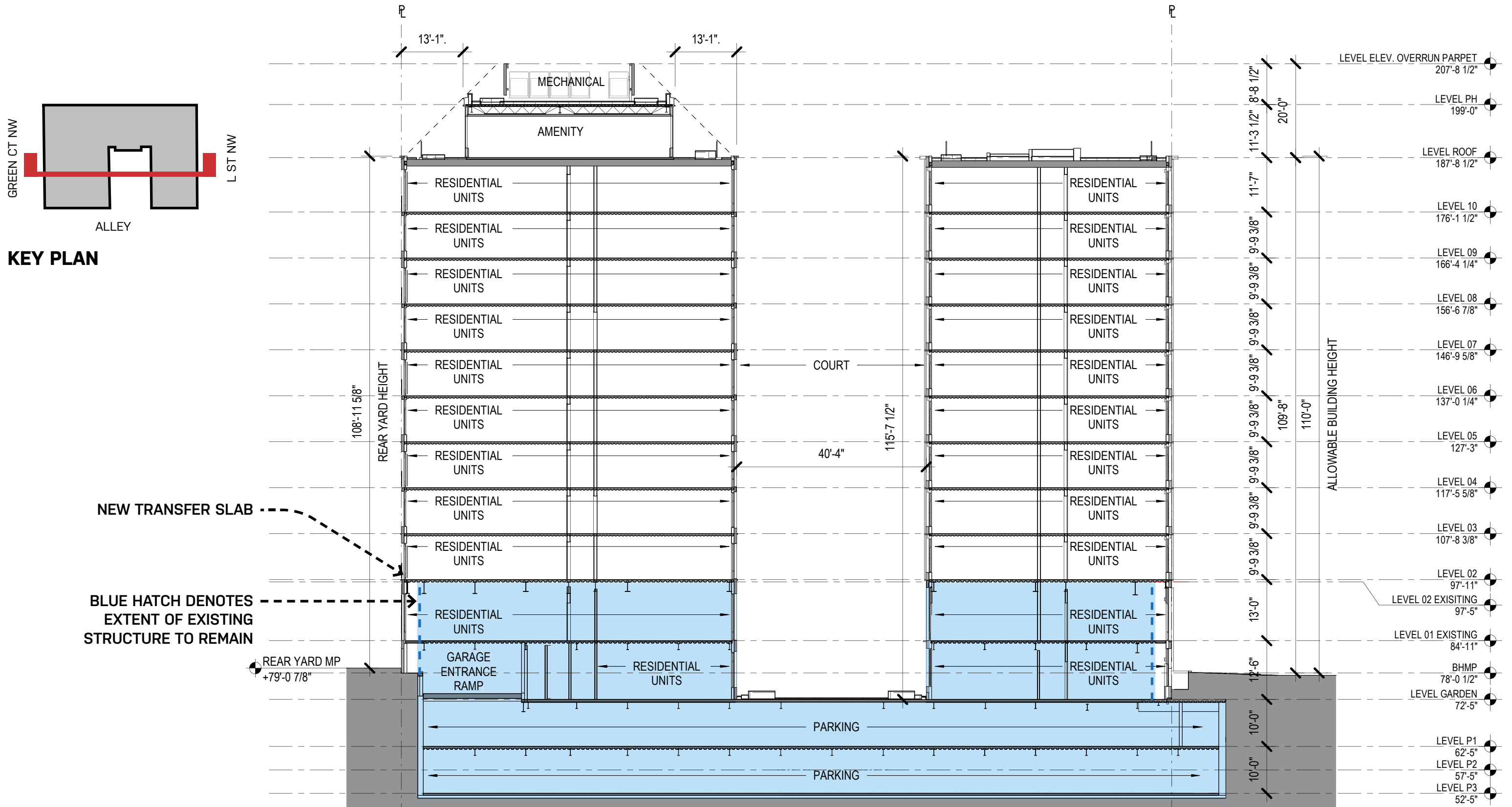
# STRUCTURE RE-USE DIAGRAMS



# RE-USE STUDY: PROPOSED FLOOR PLAN LEVEL 01

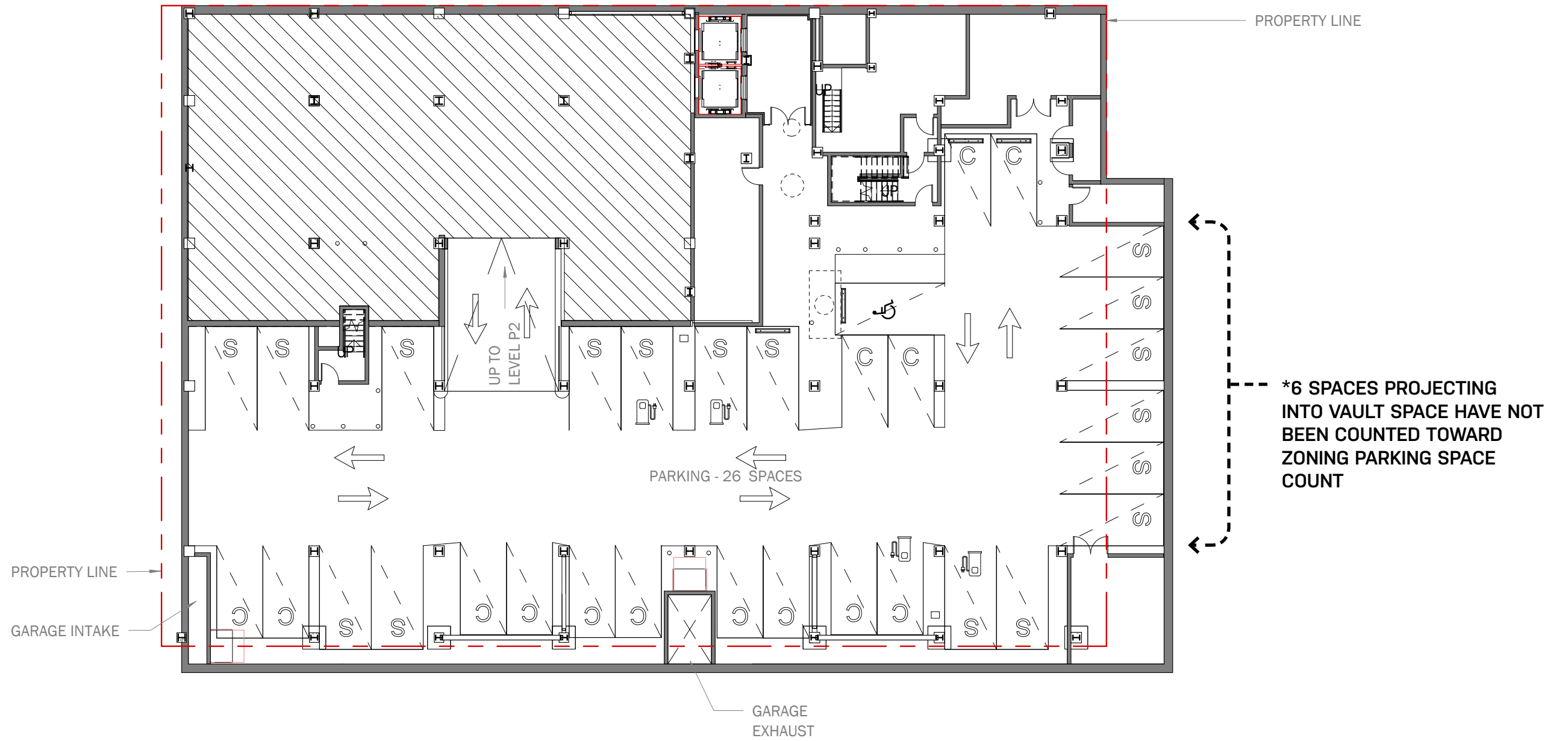






## RE-USE STUDY: PROPOSED BUILDING SECTION N/S





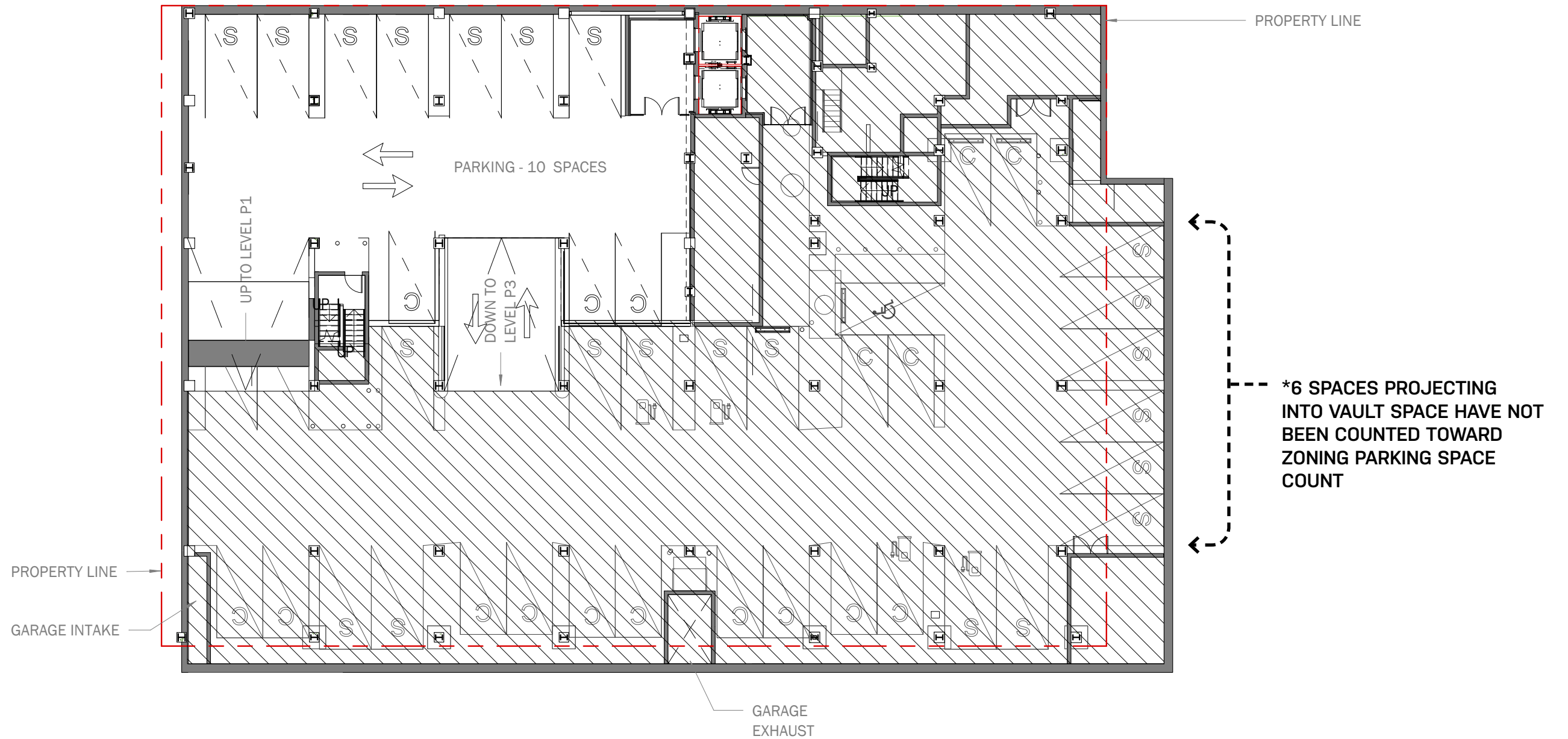
VAULT SPACES ARE SUBJECT TO PUBLIC SPACE REVIEW AND THE APPLICANT RETAINS FLEXIBILITY TO REMOVE PRIOR TO PERMITTING.

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







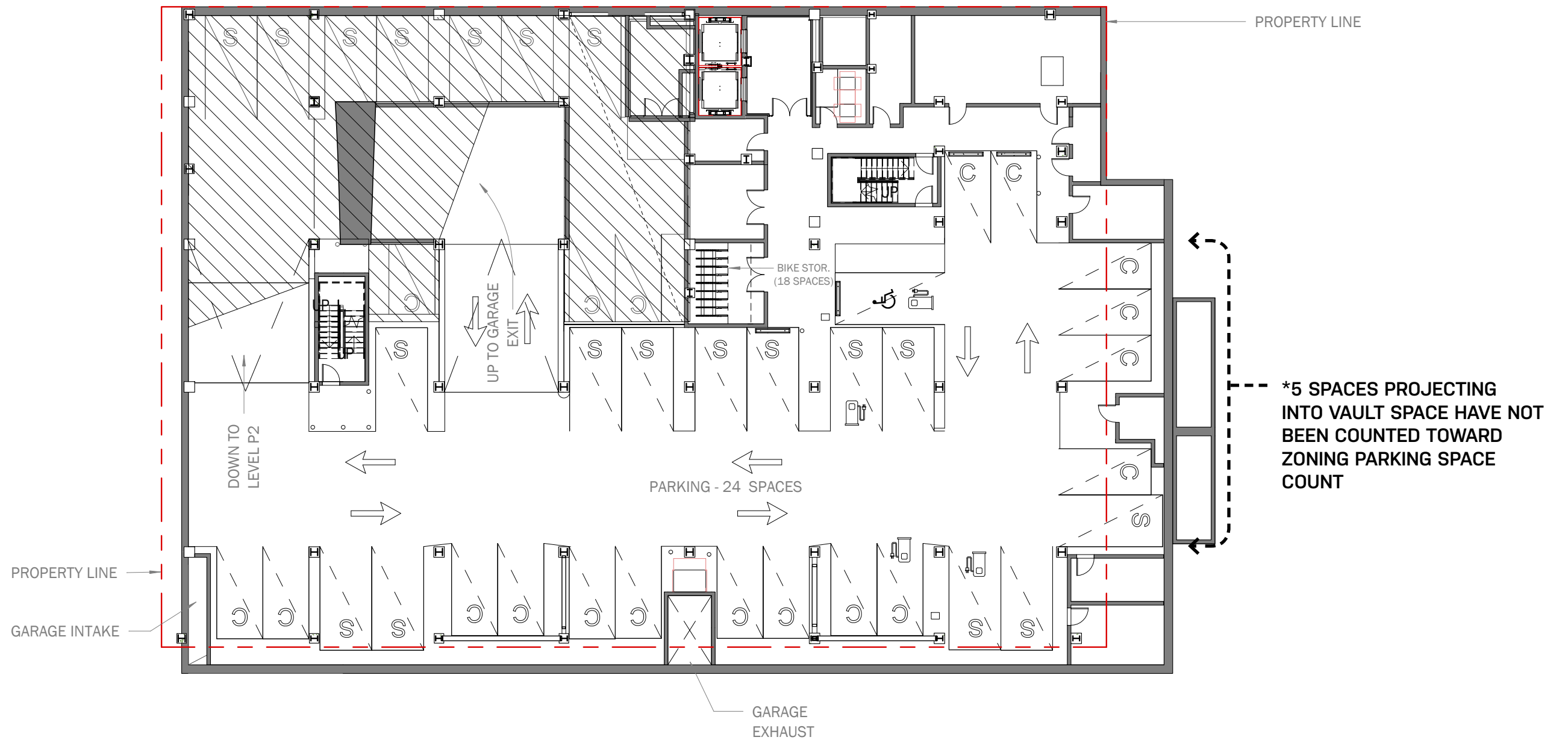
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# FLOOR PLAN P2 LEVEL





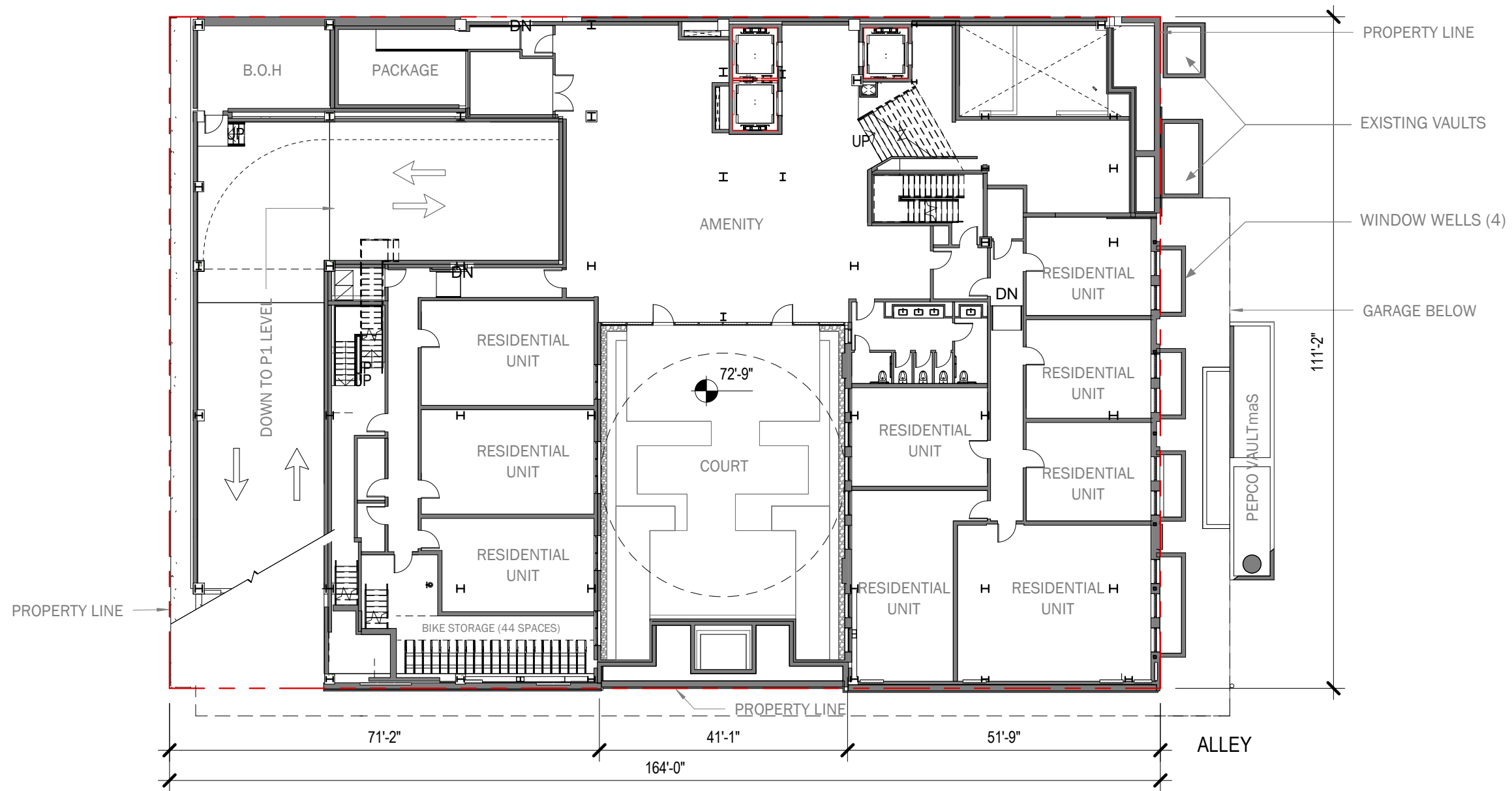


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# FLOOR PLAN P1 LEVEL



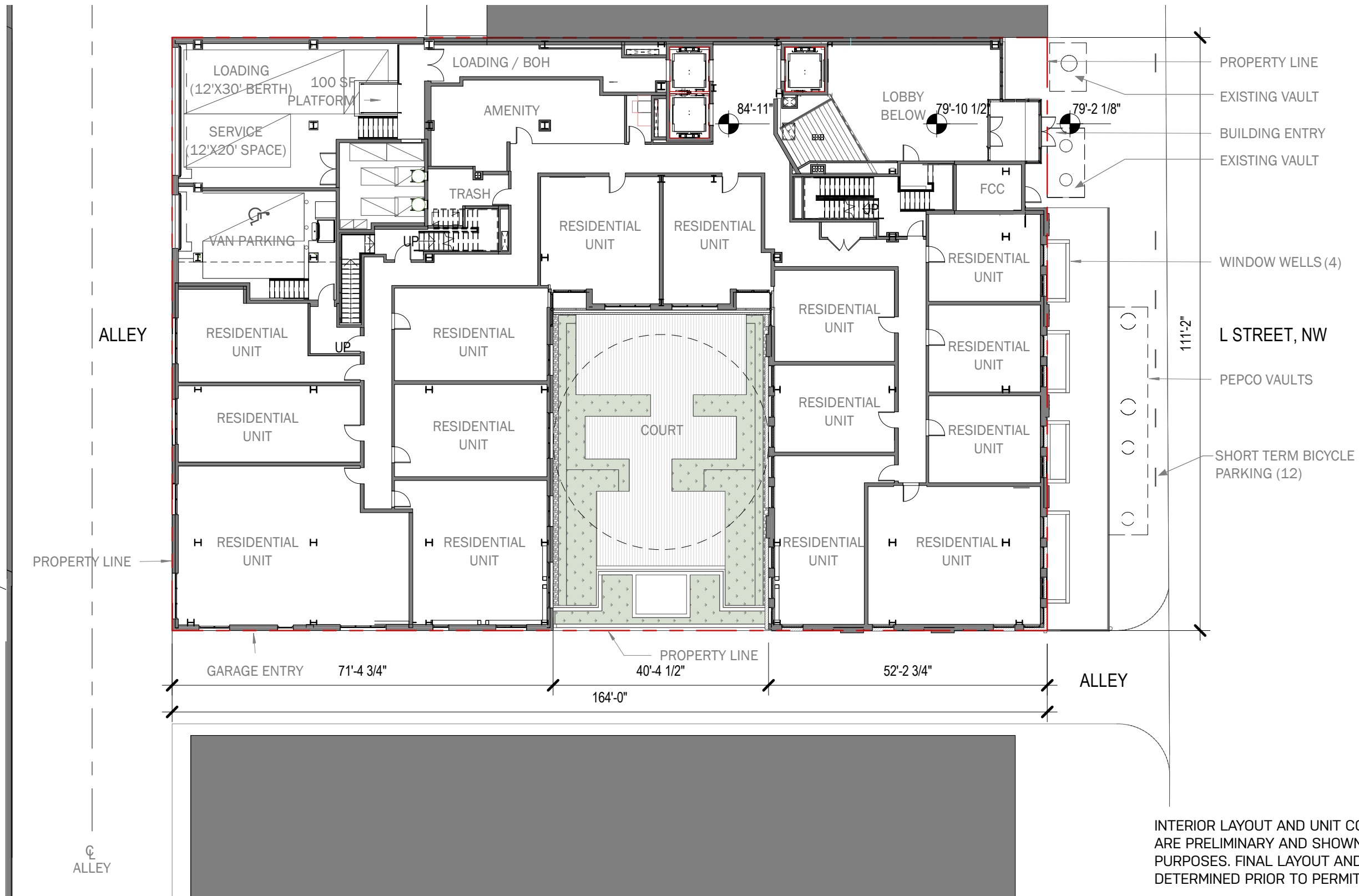


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# FLOOR PLAN GARDEN LEVEL







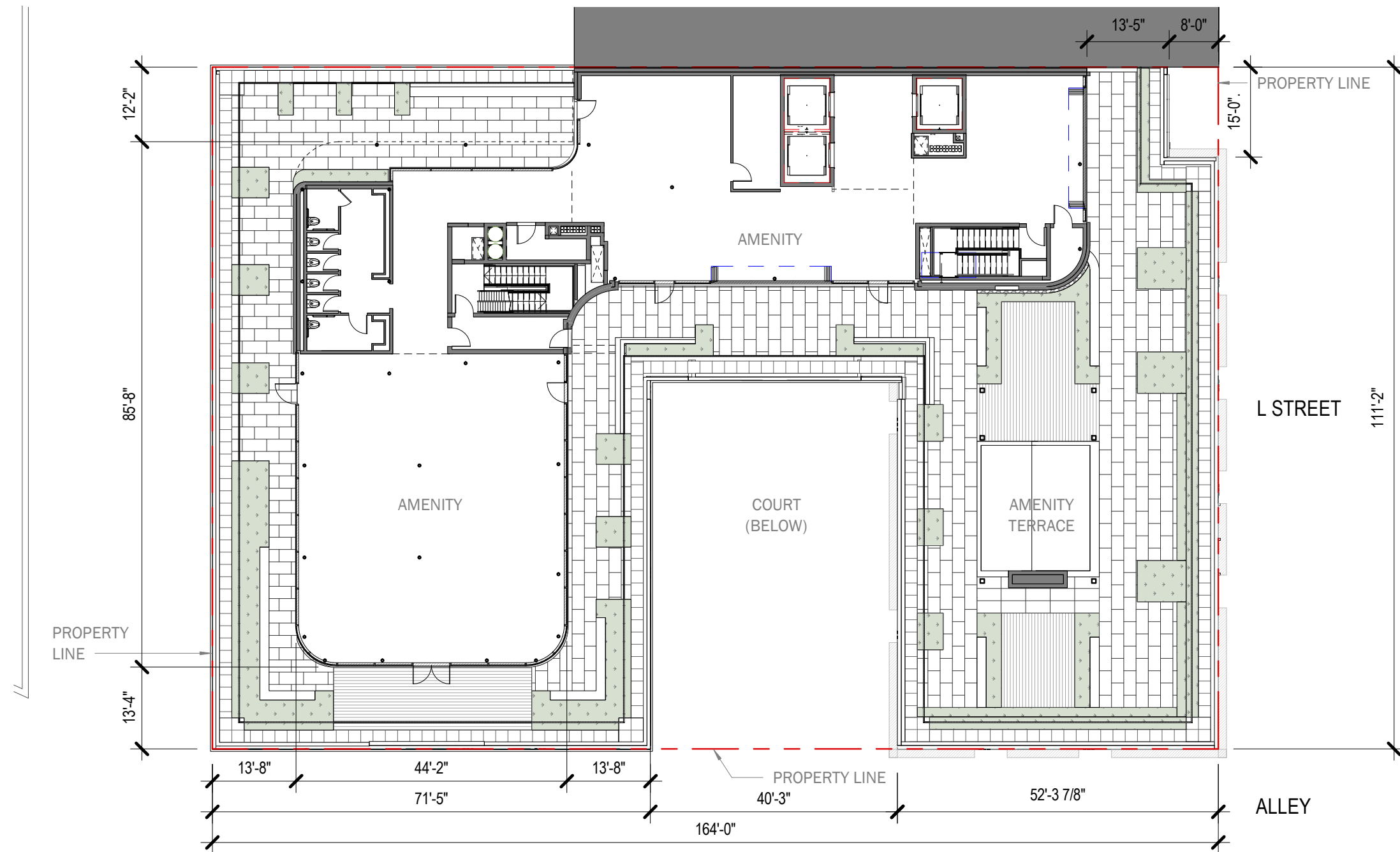
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# FLOOR PLAN LEVEL 01





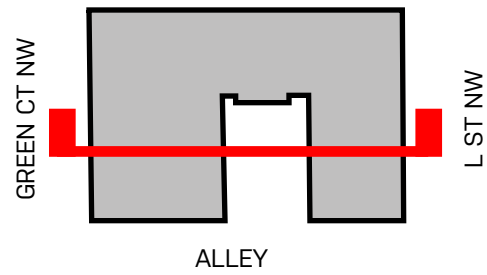




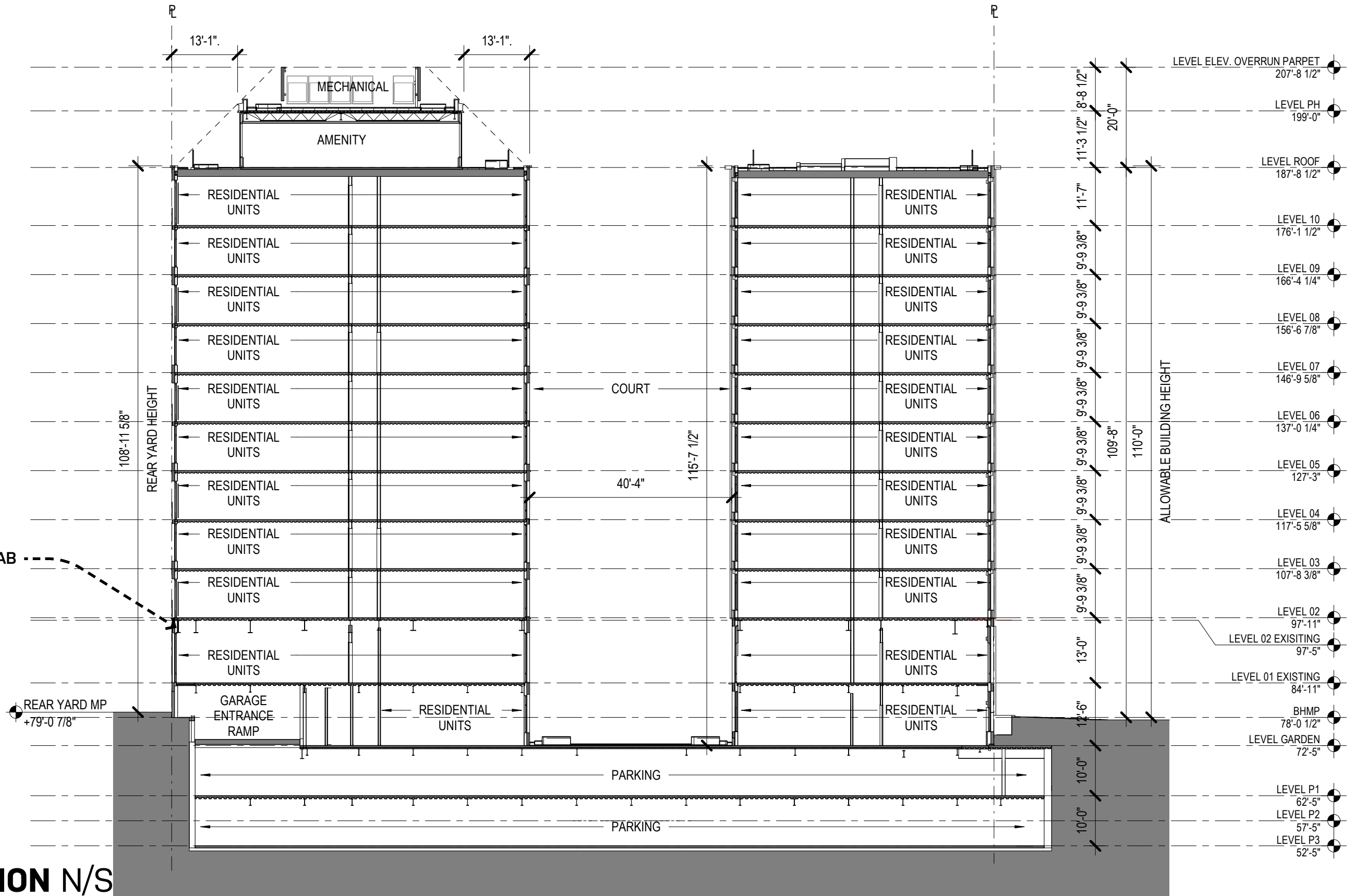
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# FLOOR PLAN ROOF LEVEL

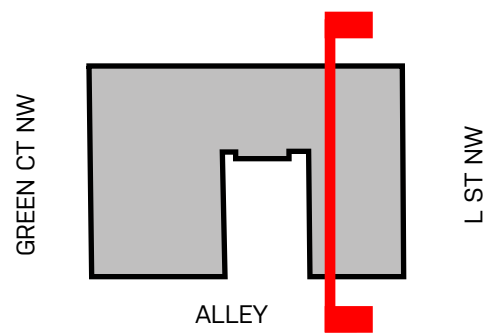




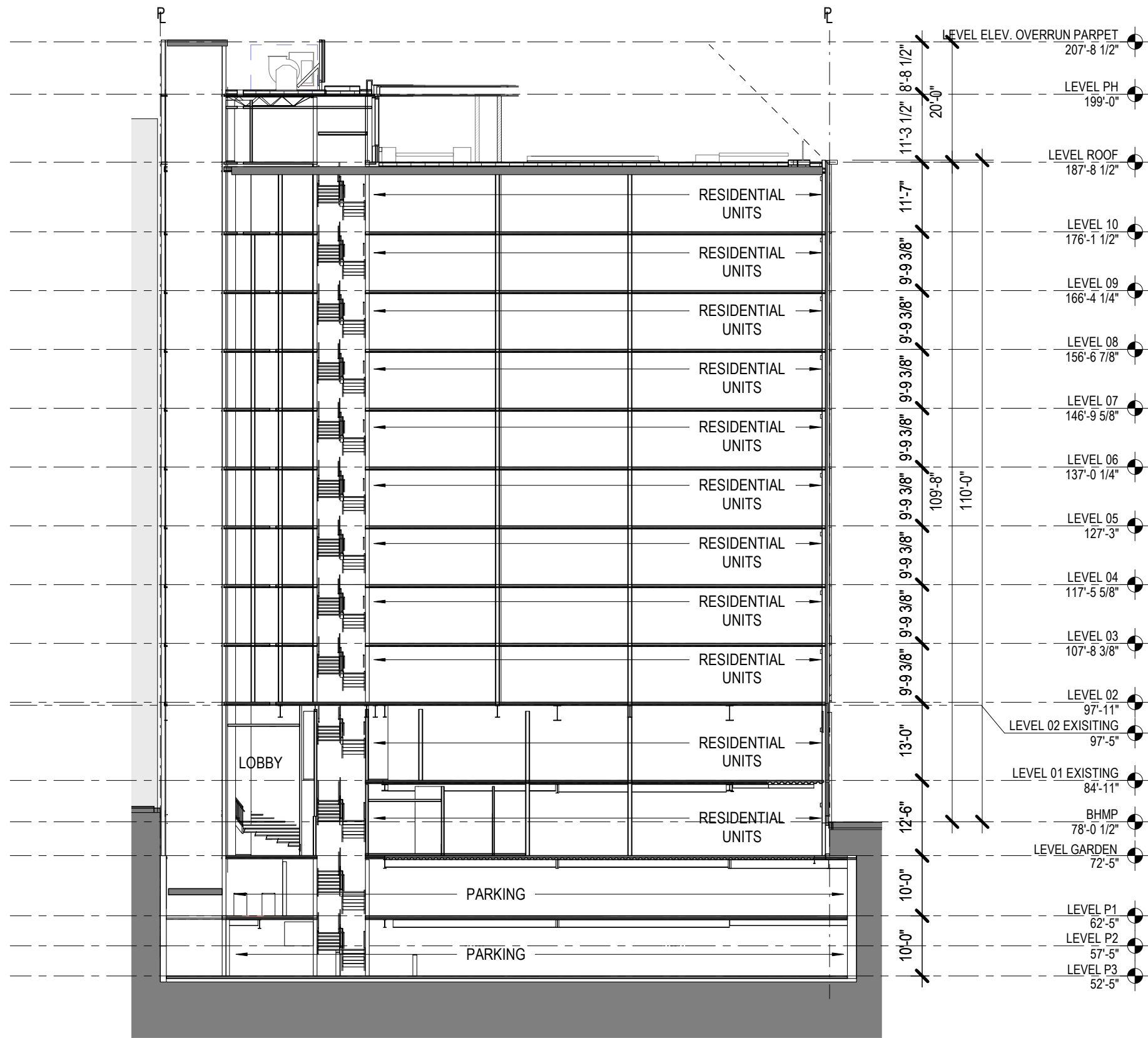
**KEY PLAN**





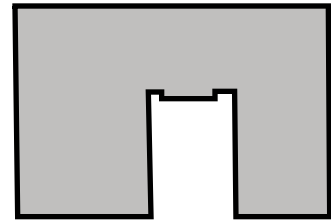


**KEY PLAN**



**BUILDING SECTION E/W**

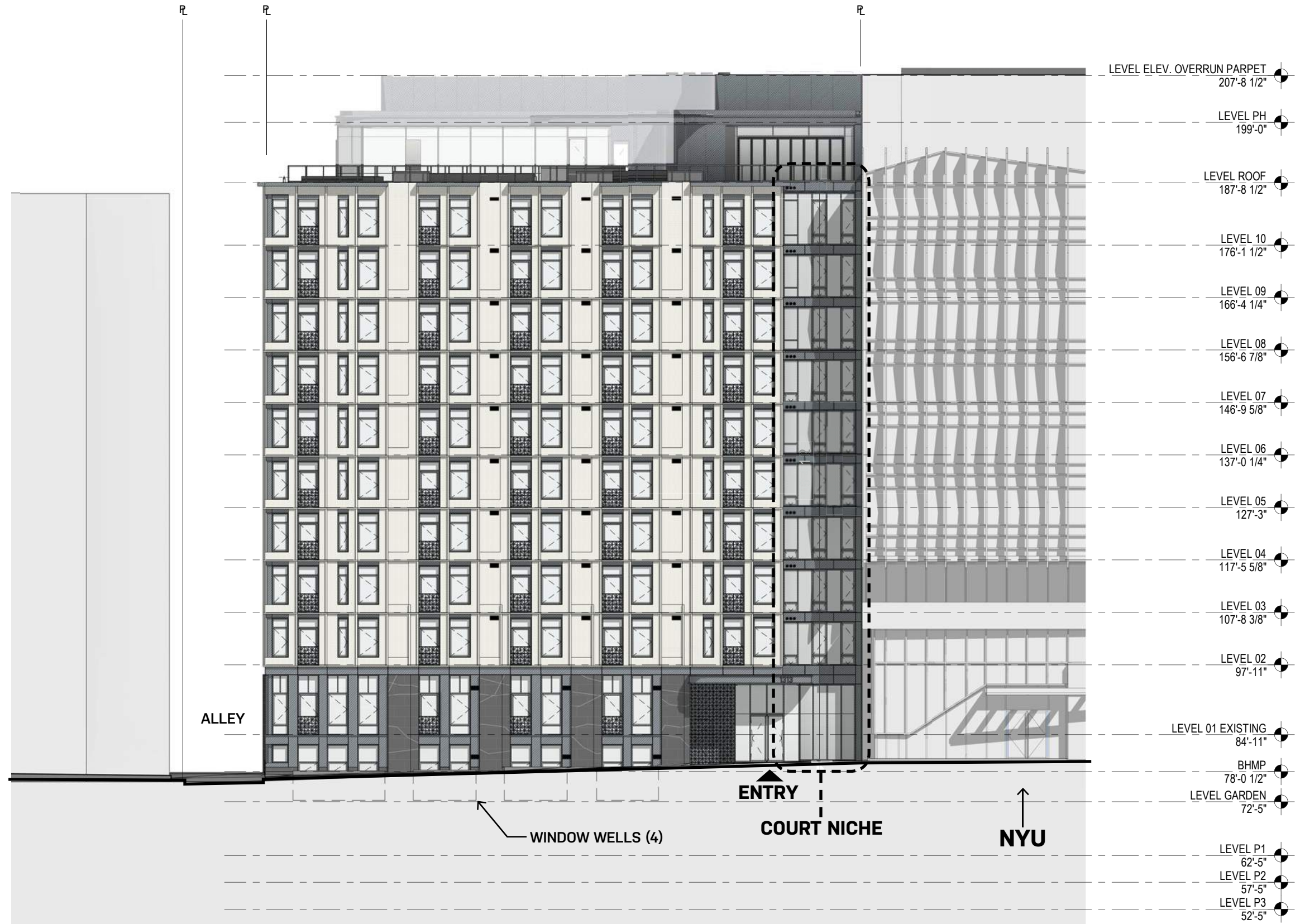
GREEN CT NW



ALLEY

L ST NW

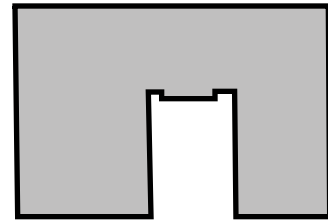
### KEY PLAN



## ELEVATION SOUTH (L STREET)



GREEN CT NW



ALLEY

L ST NW

### KEY PLAN



- LEVEL ELEV. OVERRUN PARPET 207'-8 1/2"
- LEVEL PH 199'-0"
- LEVEL ROOF 187'-8 1/2"
- LEVEL 10 176'-1 1/2"
- LEVEL 09 166'-4 1/4"
- LEVEL 08 156'-6 7/8"
- LEVEL 07 146'-9 5/8"
- LEVEL 06 137'-0 1/4"
- LEVEL 05 127'-3"
- LEVEL 04 117'-5 5/8"
- LEVEL 03 107'-8 3/8"
- LEVEL 02 97'-11"
- LEVEL 01 EXISTING 84'-11"
- BHMP 78'-0 1/2"
- LEVEL GARDEN 72'-5"
- LEVEL P1 62'-5"
- LEVEL P2 57'-5"
- LEVEL P3 52'-5"

COURT

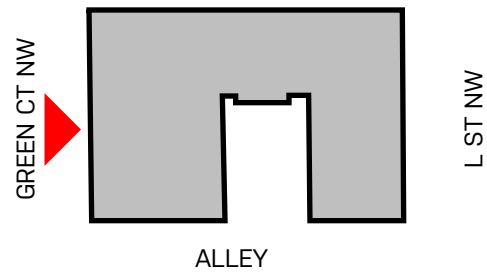
ALLEY

L STREET NW

GARAGE ENTRY

BICYCLE ROOM ENTRY

## ELEVATION WEST

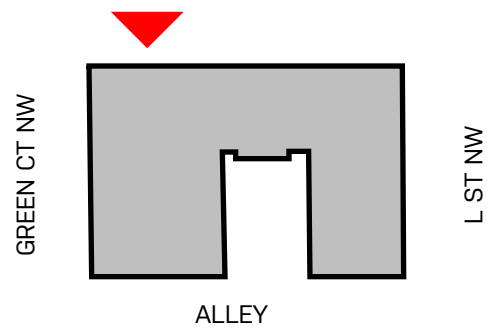


**KEY PLAN**

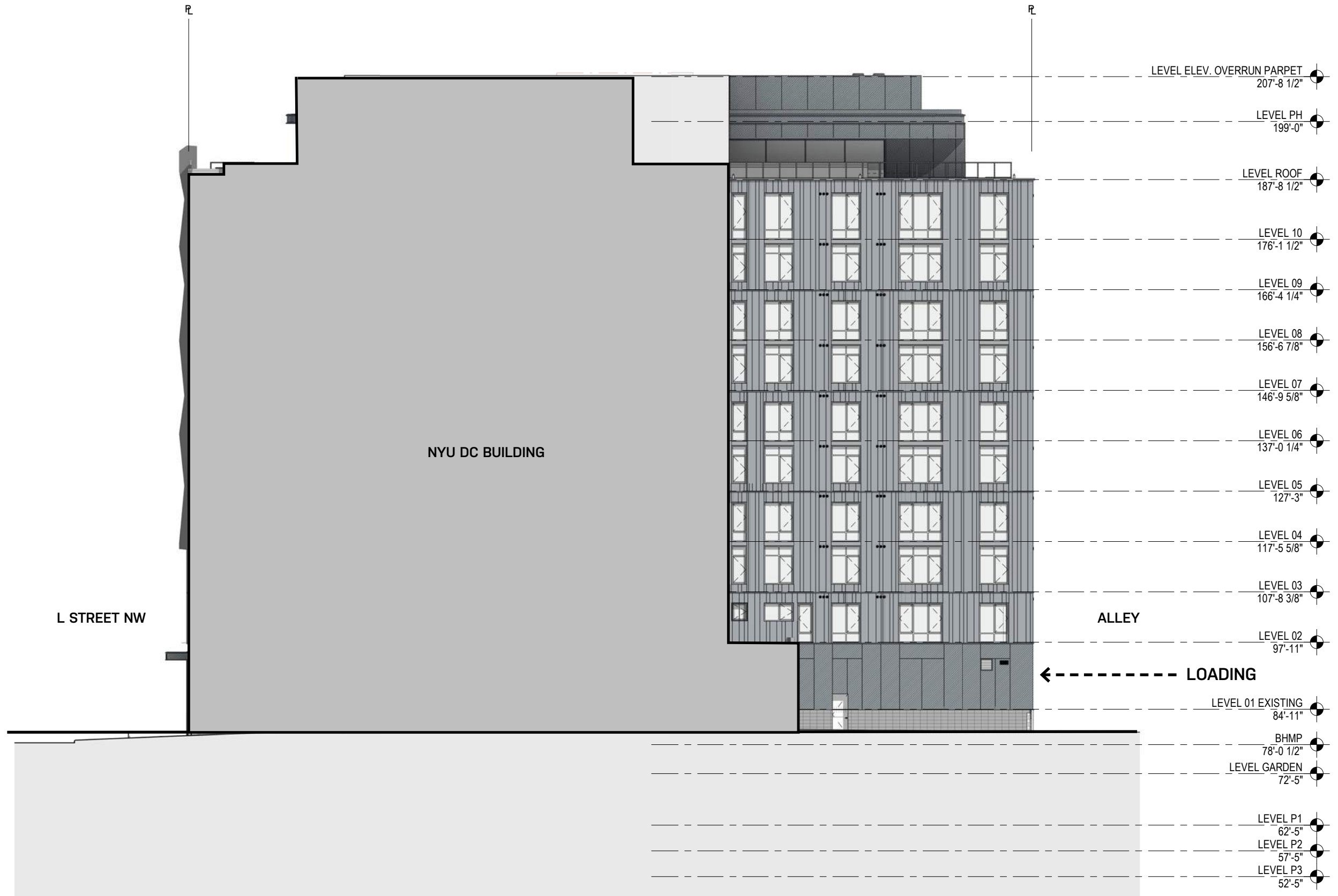


**ELEVATION NORTH**





**KEY PLAN**



**ELEVATION EAST**

GSF - BELOW-GRADE GARAGE (GSF) (NON-FAR)					
LEVEL	# of Units	Gross Unit Area	Lobby/Amenity	CORE/BOH	TOTAL
					GROSS SQUARE FOOT <sup>3</sup>
P3	0	0	0	13,235	13,235
P2	0	0	0	4,809	4,809
P1	0	0	0	12,961	12,961
<b>SUBTOTAL:</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>31,005</b>	<b>31,005</b>

EXISTING GARAGE

GFA - GROSS FLOOR AREA (SF)					
LEVEL	# of Units	Gross Unit Area	Lobby/Amenity	CORE/BOH	TOTAL
					GROSS FLOOR AREA
GARDEN	9	4,997	3,305	2,795	11,097
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
4	22	13,117	0	2,434	15,551
5	22	13,117	0	2,434	15,551
6	22	13,117	0	2,433	15,550
7	22	13,117	0	2,433	15,550
8	22	13,117	0	2,432	15,549
9	22	13,117	0	2,449	15,566
10	22	13,117	0	2,386	15,503
<b>GFA TOTAL:</b>	<b>222</b>	<b>131,913</b>	<b>4,550</b>	<b>30,170</b>	<b>166,633</b> <b>(9.13 FAR<sup>1</sup>)</b>
PENTHOUSE <sup>2</sup>	0	0	5,131	1,397	6,528

EXISTING STR

NEW MTL BEARING WALL

<b>PARKING SPACES:</b>	<b>61</b>	(COUNT DOES NOT INCLUDE 11 SPACES IN VAULTED AREAS.)
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NOTES:

1. 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





**PERSPECTIVE VIEW**  
L STREET NW