1313 L STREET, NW BZA PACKAGE

MARCH 04, 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 / VICI
A-2	SITE PLAN
A-3	ZONING ANALYSIS
A-4	SITE ANALYSIS
A-5	EXISTING BUILDING
A-6	CONTEXTIMAGES
A-7	STRUCTURE RE-USE
A-8	GROUND FLOOR PLA
A-9 to A-14	
	BUILDING SECTIONS
	BUILDING ELEVATION
A-21	GFA & UNIT MATRIX

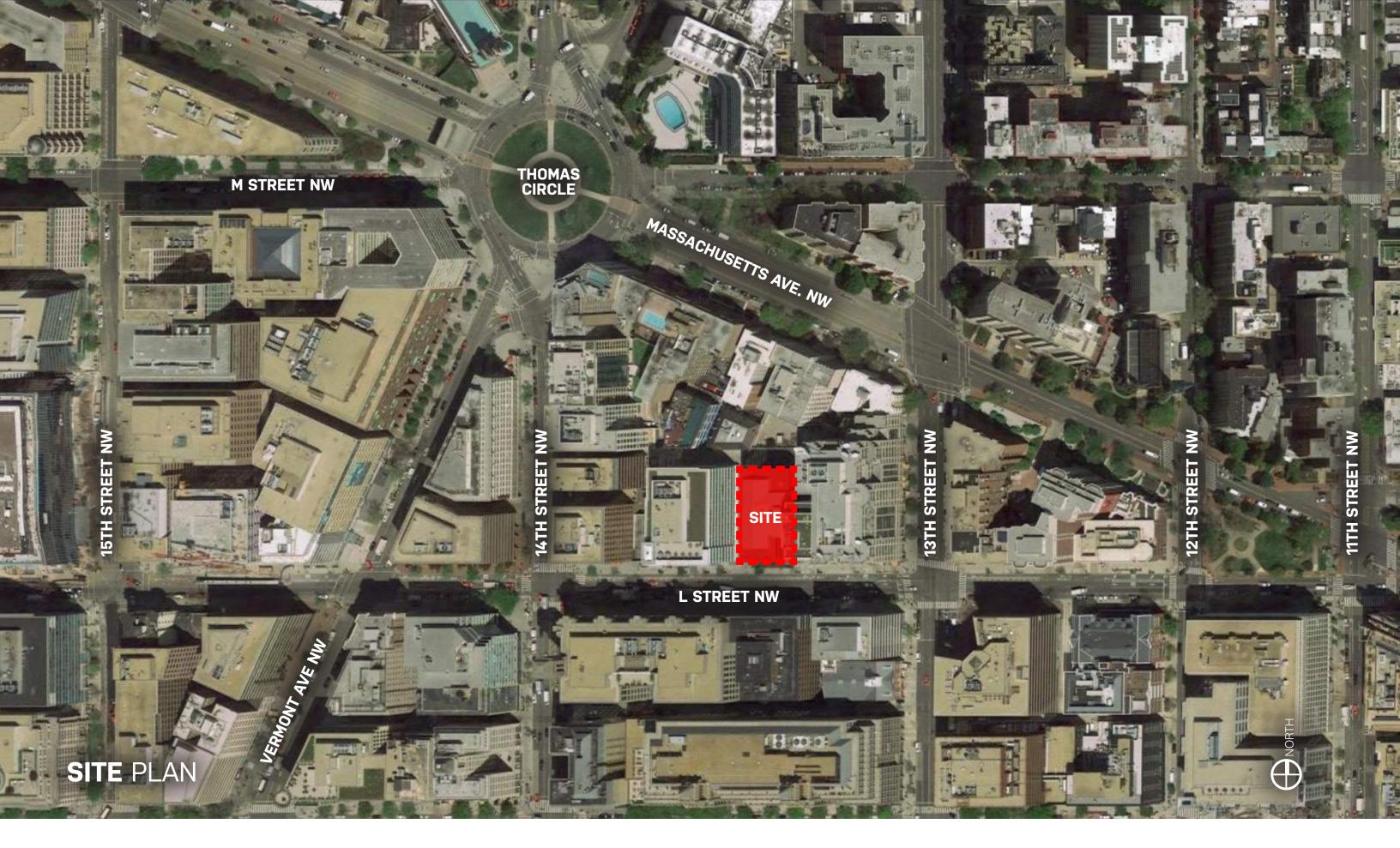
Board of Zoning Adjustment **District of Columbia** CASE NO.20274 EXHIBIT NO.6

E DIAGRAMS AN. NTIAL LEVEL - PLANS S NS

IMAGES

CINITY MAP

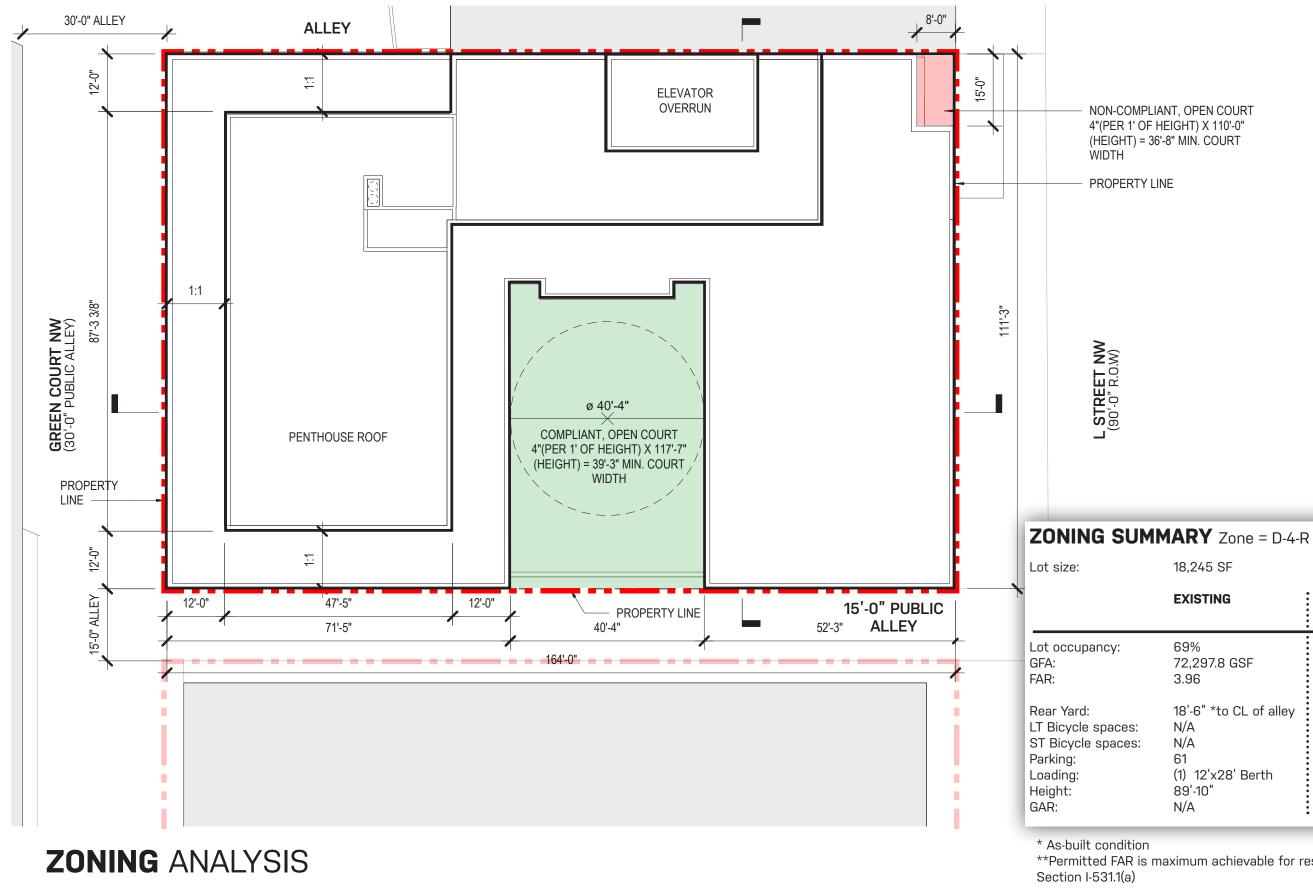




Project 1313 L Street NW Washington, DC

Client MQMF 1313 L STREET LLC **Project Phase** BZA hickok cole

A-2



Client MQMF 1313 L STREET LLC

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NON-COMPLIANT, OPEN COURT

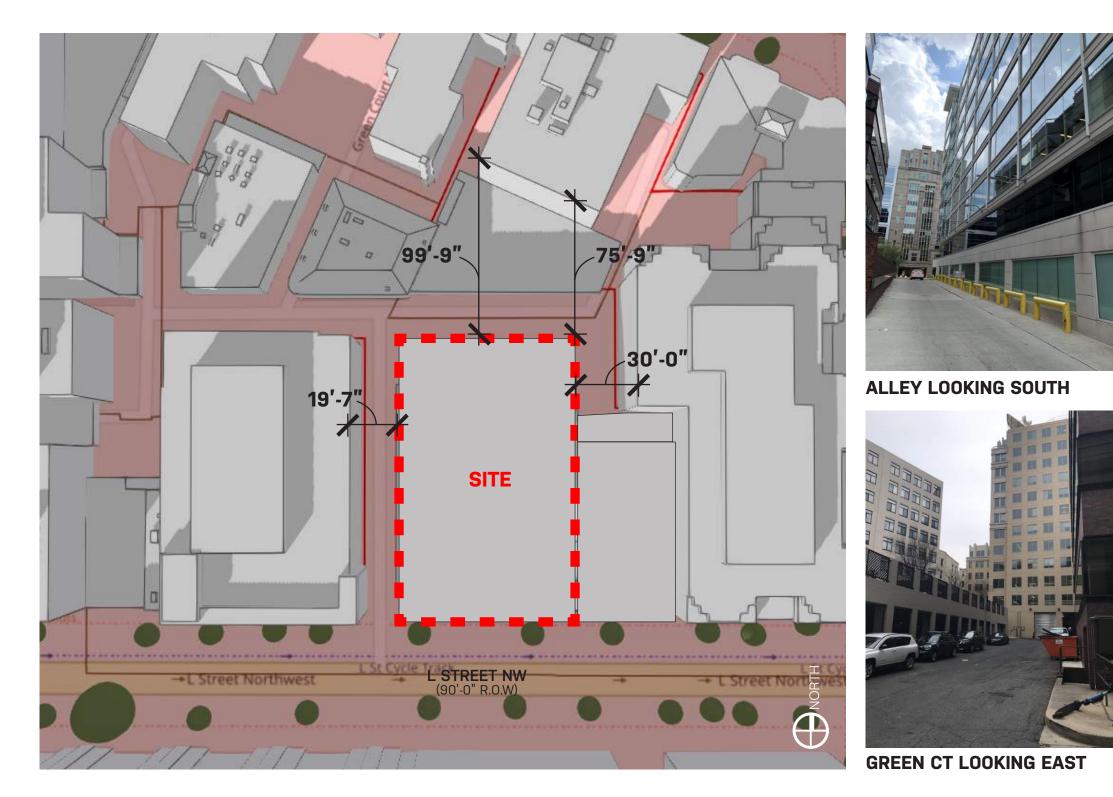
18,245 SF

EXISTING	REQUIRED/ Allowable	PROVIDED
69%	100%	71%
72,297.8 GSF	-	175,583 GSF **
3.96	4.5 minimum req.	9.62
	Unlimited Residential	
18'-6" *to CL of alley	22'-11" to CL of alley	15'-0" to CL of alley
N/A	74	74
N/A	11	11
61	None	61 spaces
(1) 12'x28' Berth	(1) 12'x30' Berth	(1) 12'x30' Berth
89'-10"	110'-0"	110'-0"
N/A	0.2	0.2

**Permitted FAR is maximum achievable for residential use per

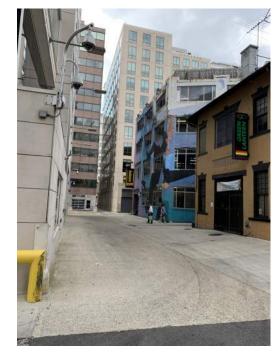






SITE ANALYSIS

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GREEN CT LOOKING WEST



ALLEY LOOKING SOUTH





ALLEY ELEVATION

L STREET ELEVATION

EXISTING BUILDING IMAGES

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BUILDING ENTRY ON L STREET





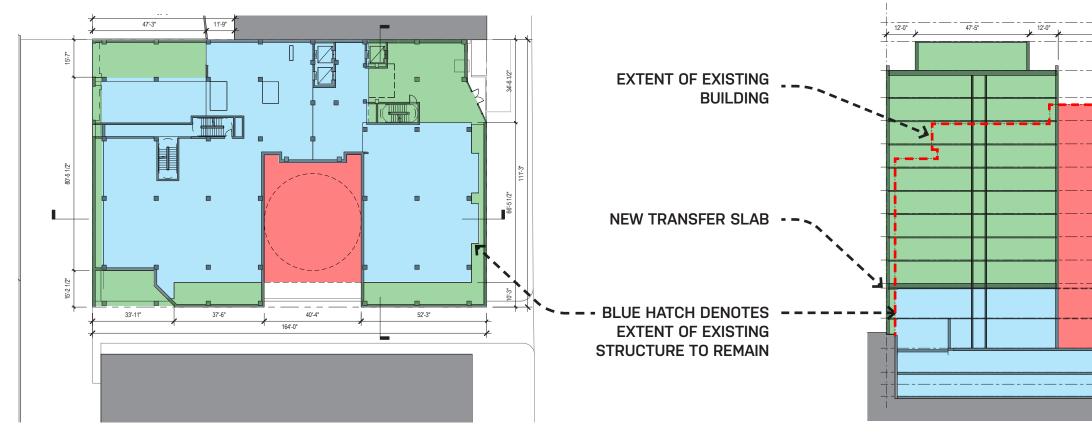
AT RISK WINDOWS ON NYU DC BUILDING

ENTRANCE OF NYU DC BUILDING

L STREET LOOKING EAST

CONTEXT IMAGES





FLOOR PLAN - LEVEL 01

SECTION - NORTH / SOUTH

STRUCTURE RE-USE DIAGRAMS

Project Phase BZA

EVEL ELEV. OVERRUN 52'-3 EVEL PH ROOF LEVEL PH 188'-0" LEVEL 10 0 LEVEL 09 LEVEL 08 157'-5" LEVEL 07 LEVEL 06 128'-5" LEVEL 04 118'-9" LEVEL 03 LEVEL 02 99'-5" EX LEVEL 02 97'-5" EX LEVEL 01 84'-11" SECOND CELLAR 62'-5" PARKING LEVEL 2 57'-5" THIRD CELLAR 52'-5"

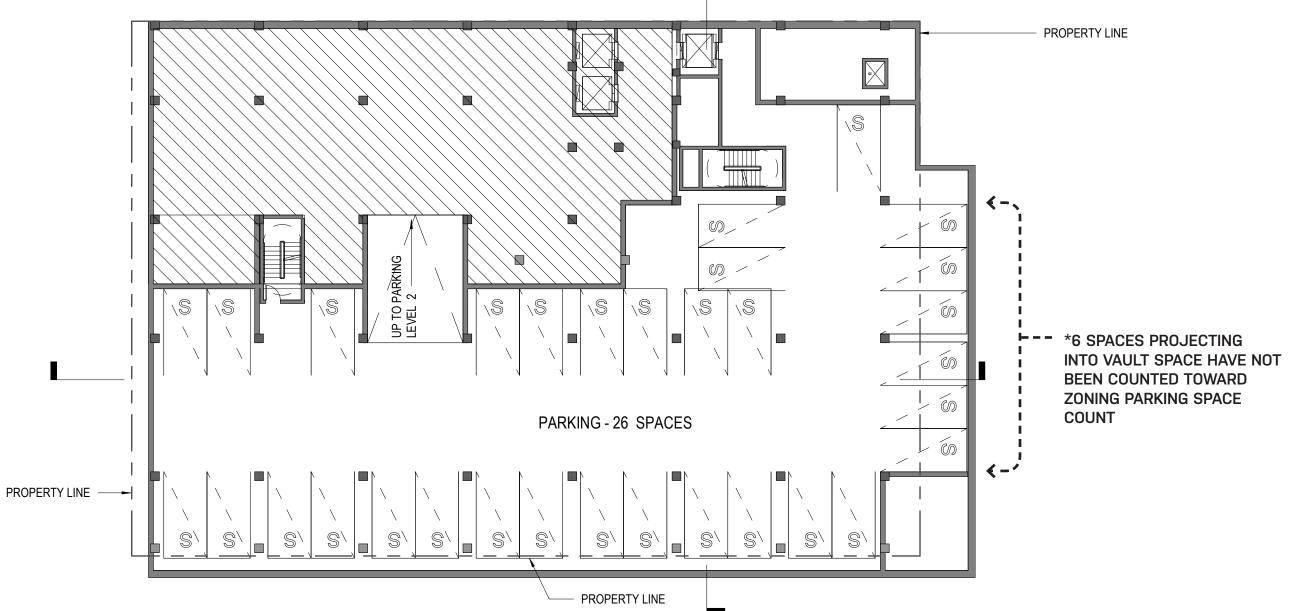
NEW STRUCTURE

A-7

DEMO OF EXISTING STRUCTURE

MAINTAIN EXISTING STRUCTURE

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FLOOR PLAN THIRD CELLAR

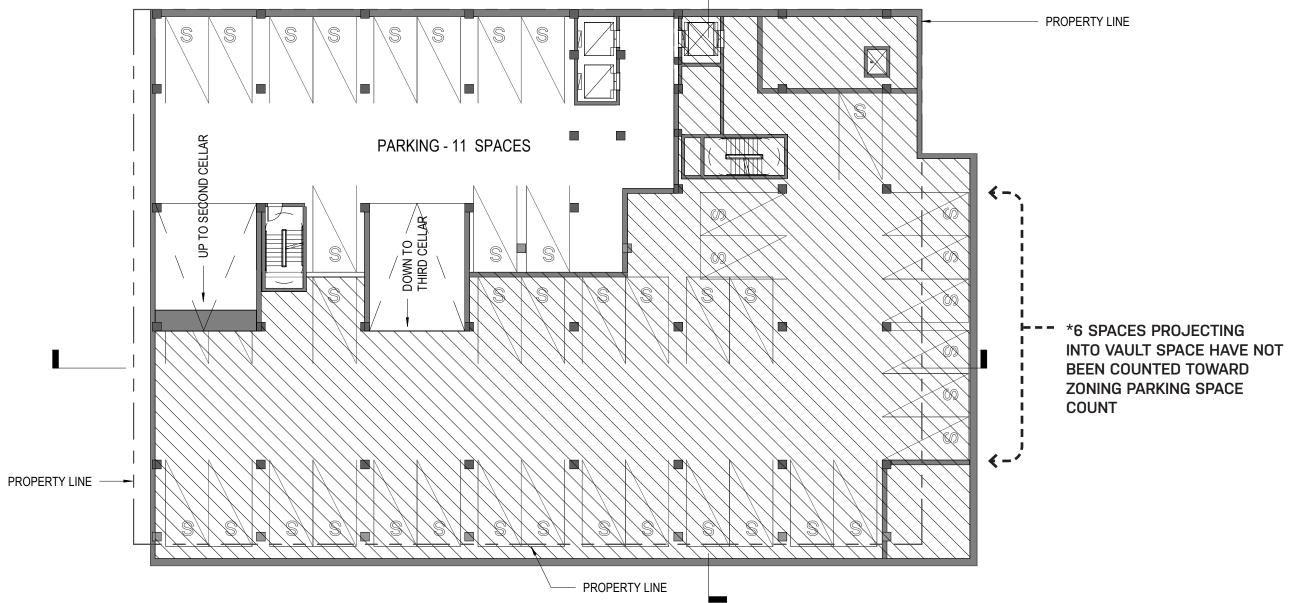
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Scale 1'-0" = 20'-0"





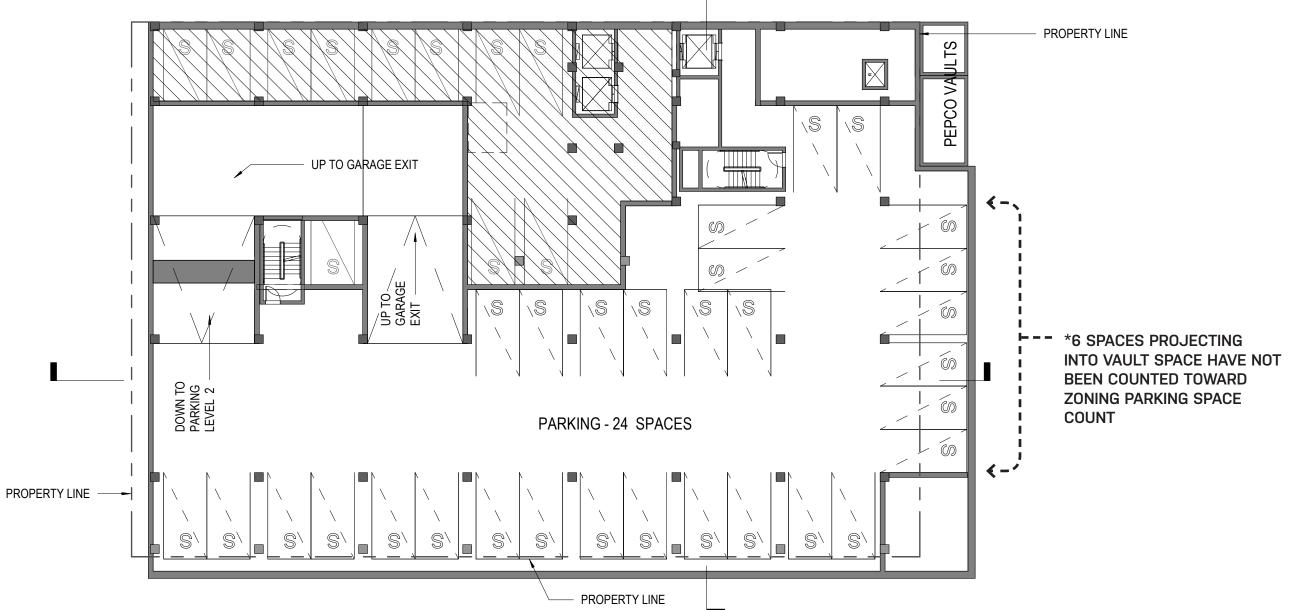


FLOOR PLAN PARKING LEVEL 2

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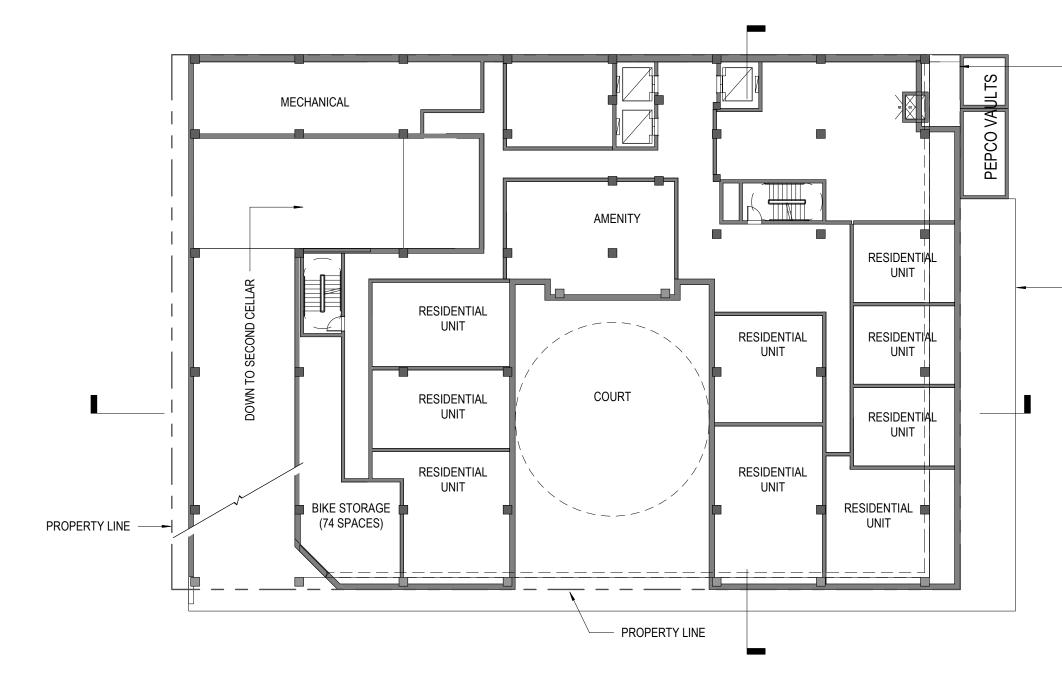
FLOOR PLAN SECOND CELLAR

Project Phase BZA

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







FLOOR PLAN FIRST CELLAR

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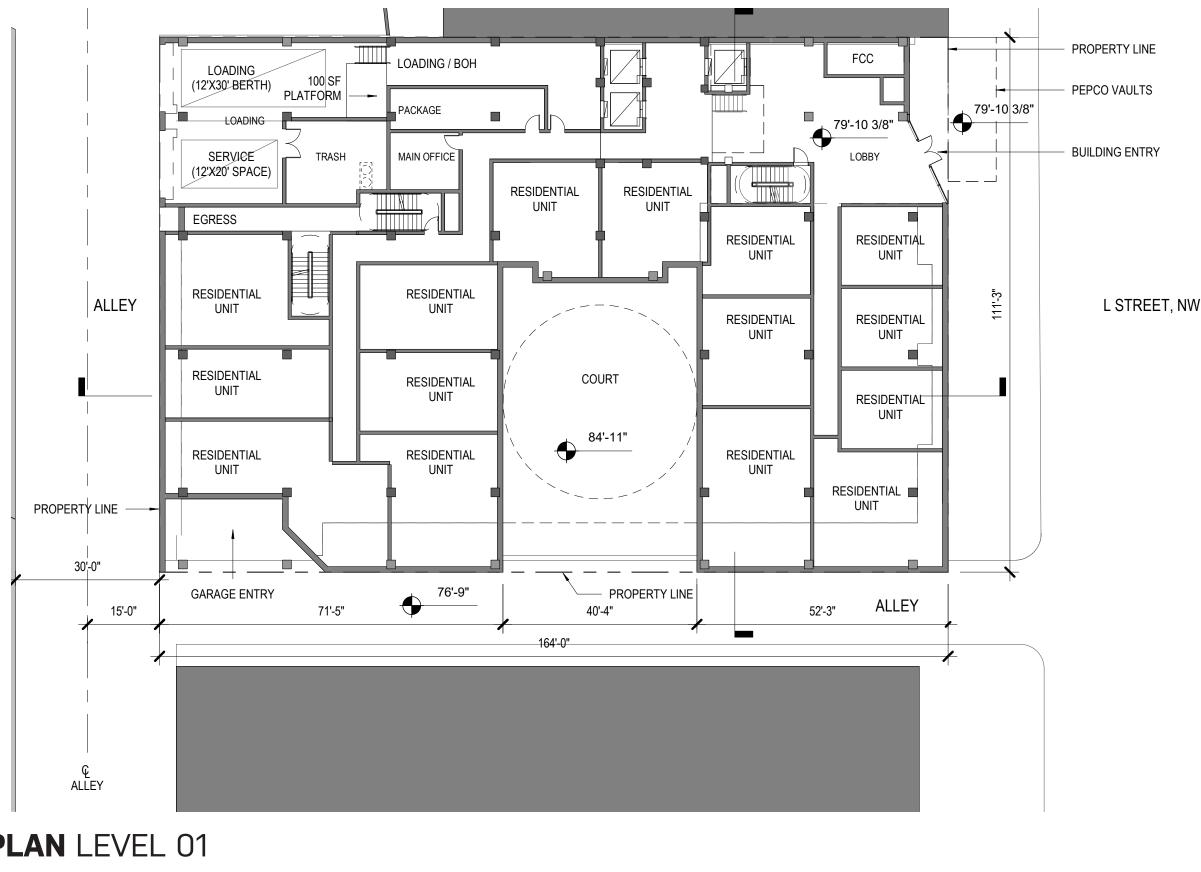
Project Phase BZA **Scale** 1'-0" = 20'-0" PROPERTY LINE

GARAGE BELOW







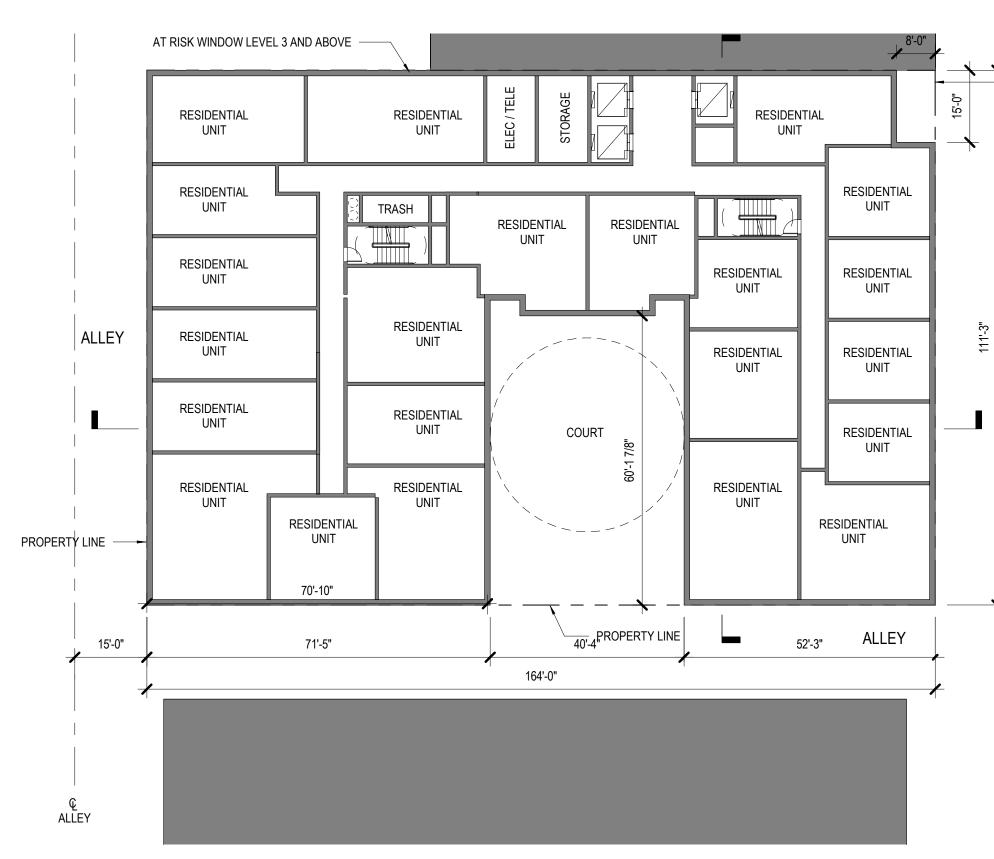


FLOOR PLAN LEVEL 01

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FLOOR PLAN LEVEL 02-10 (TYPICAL)

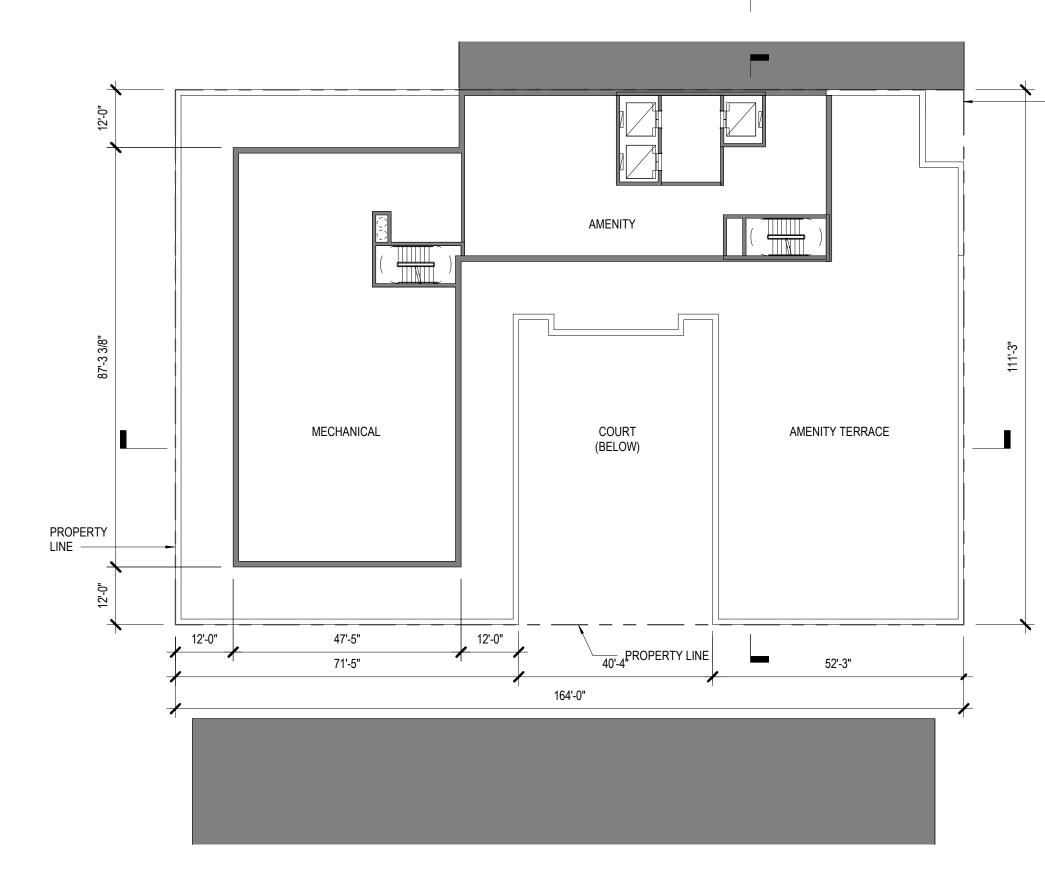
Project 1313 L Street NW Washington, DC **Client** MQMF 1313 L STREET LLC **Project Phase** BZA **Scale** 1'-0" = 20'-0"

PROPERTY LINE

L STREET



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FLOOR PLAN ROOF LEVEL

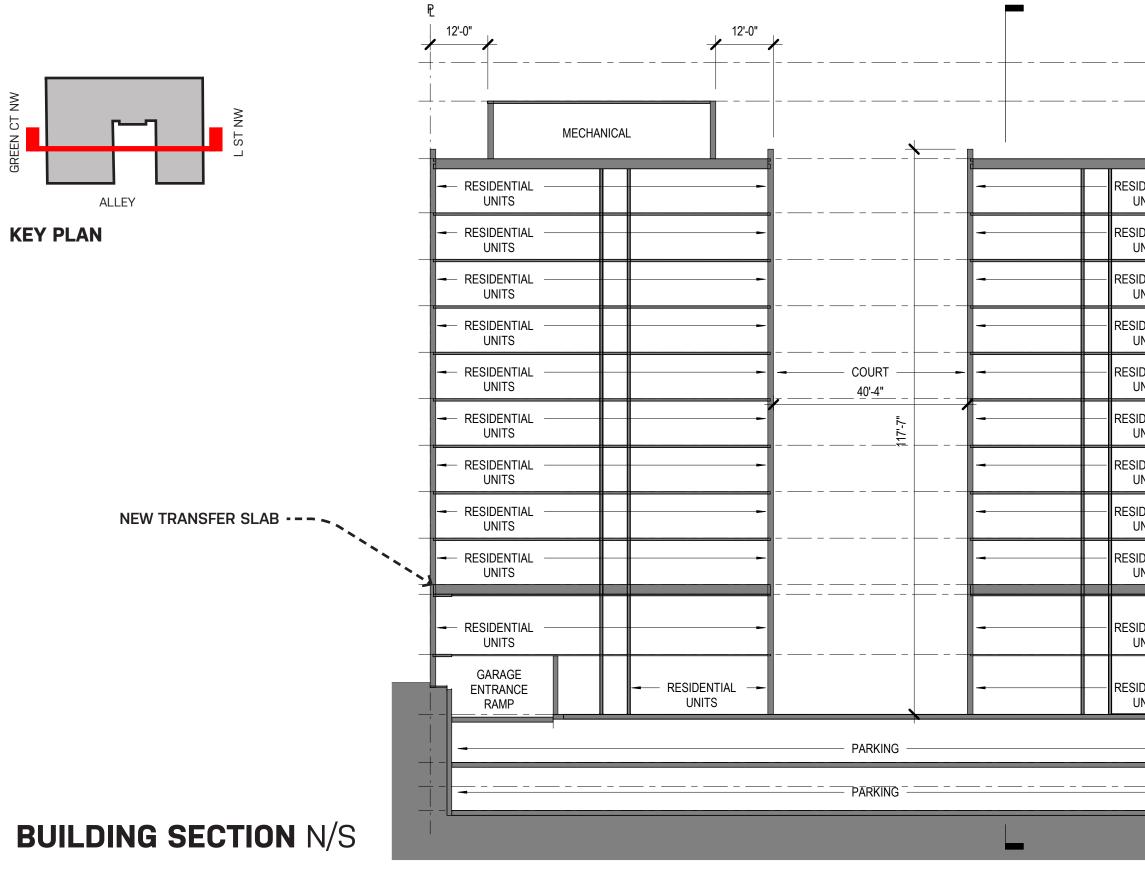
Project Phase BZA

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









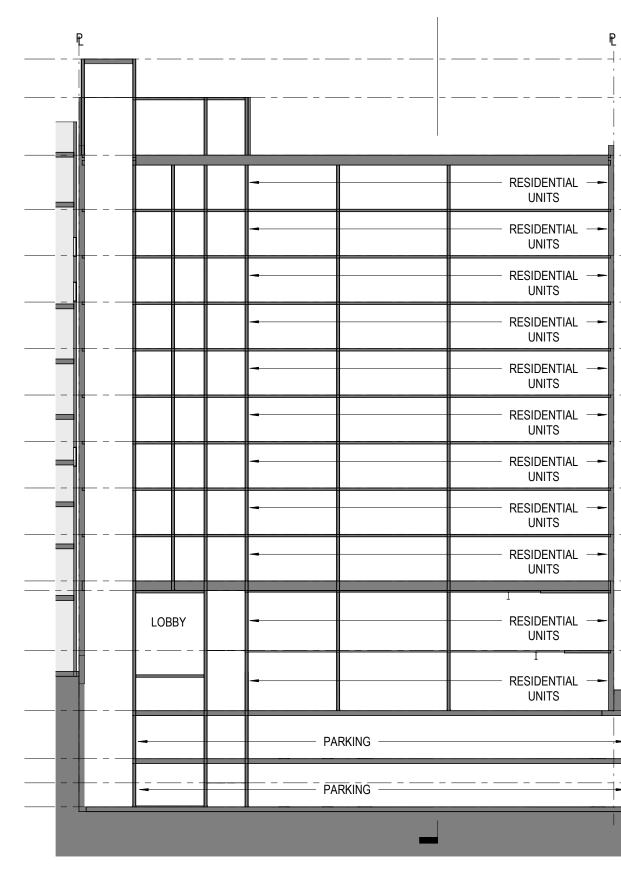
Project 1313 L Street NW Washington, DC

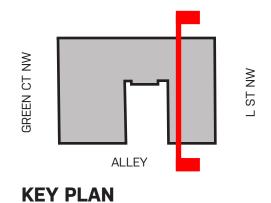
Client MQMF 1313 L STREET LLC **Project Phase** BZA

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	' 	-0- 8			LEVEL PH	ROOF	т Ь_
		12'-0"	•			200'-0"	P
	· 				LE`	VEL PH 188'-0"	\$ -
idential — - Jnits		11'-3"			LE	VEL 10	
IDENTIAL —— JNITS		9-8"	-			176'-9"	₽ -
IDENTIAL		9-8 -			LL	VEL 09 167'-1"	₽-
JNITS		-		GHT-	LE	VEL 08 157'-5"	\$ -
IDENTIAL — — JNITS		9'-8"		NG HEI	LE	VEL 07	6
idential — - Jnits		9'-8"	130'-0"			147'-9"	┦
IDENTIAL -		9'-8"		NABLE	LE	<u>EVEL 06</u> 138'-1"	₽-
JNITS		-		ALLO	<u>_ LE</u>	VEL 05 128'-5"	•
idential — - Jnits		-9 9			LE	VEL 04	6_
idential — - Jnits		9-8"			IF	118'-9"	┦
IDENTIAL		9-8"				109'-1"	₽-
					<u>_ Le</u> 	EVEL 02 99'-5"	
IDENTIAL —— JNITS		14'-6"				<u>VEL 02</u> 97'-5"	\$ -
		_			E <u>X LE</u>	<u>VEL</u> 0 <u>1</u> 84'-11"	
idential — - Jnits		12'-6"		-	F <u>IRST (</u>	- <u>MP</u> 78'-0" CELLAR	
		10'-0"				72'-5"	Y
		\rightarrow			SECOND C	62'-5"	•
		10-0"				EVEL 2 57'-5"	
					T <u>HIRD C</u>	52'-5"	₽

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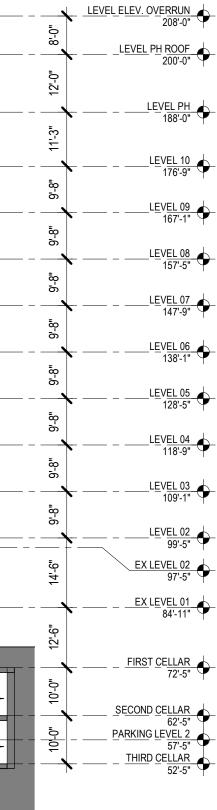
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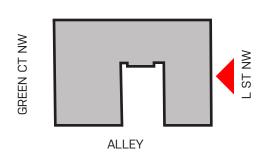


BUILDING SECTION E/W

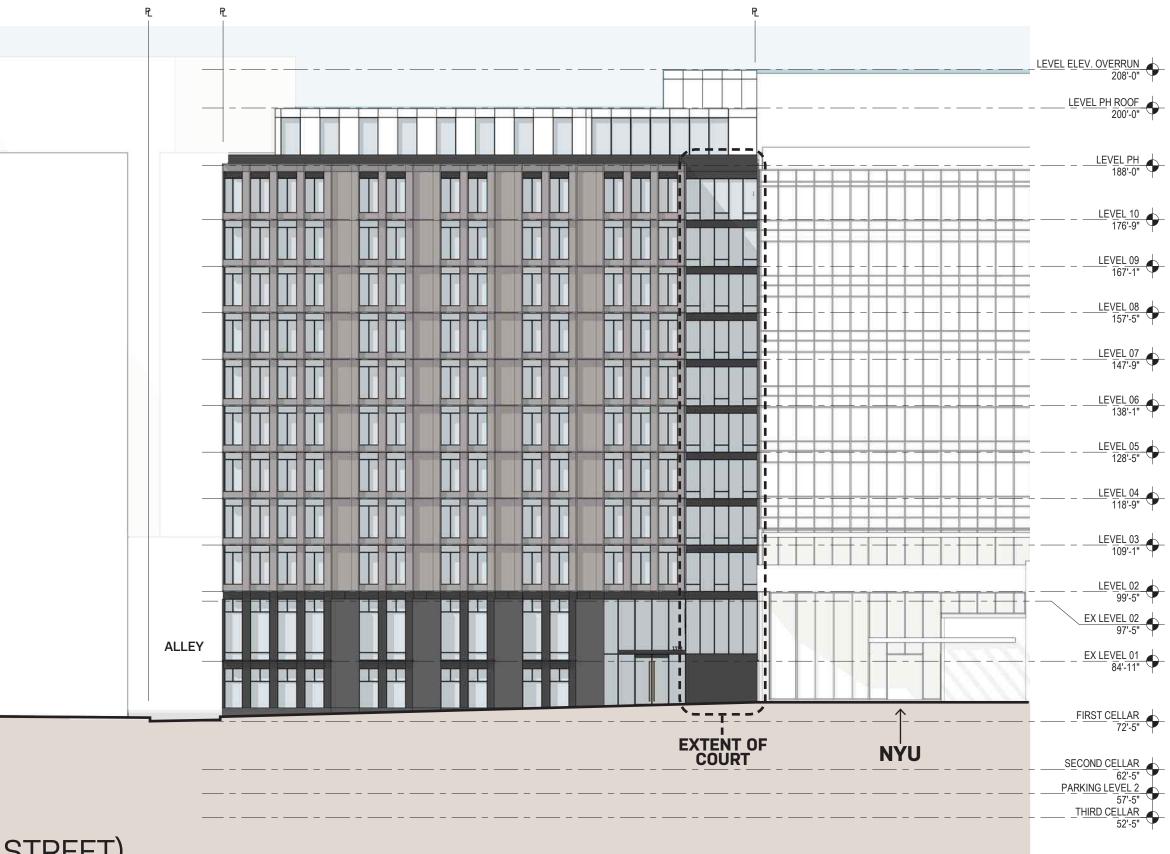
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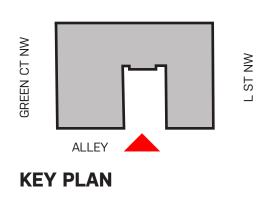


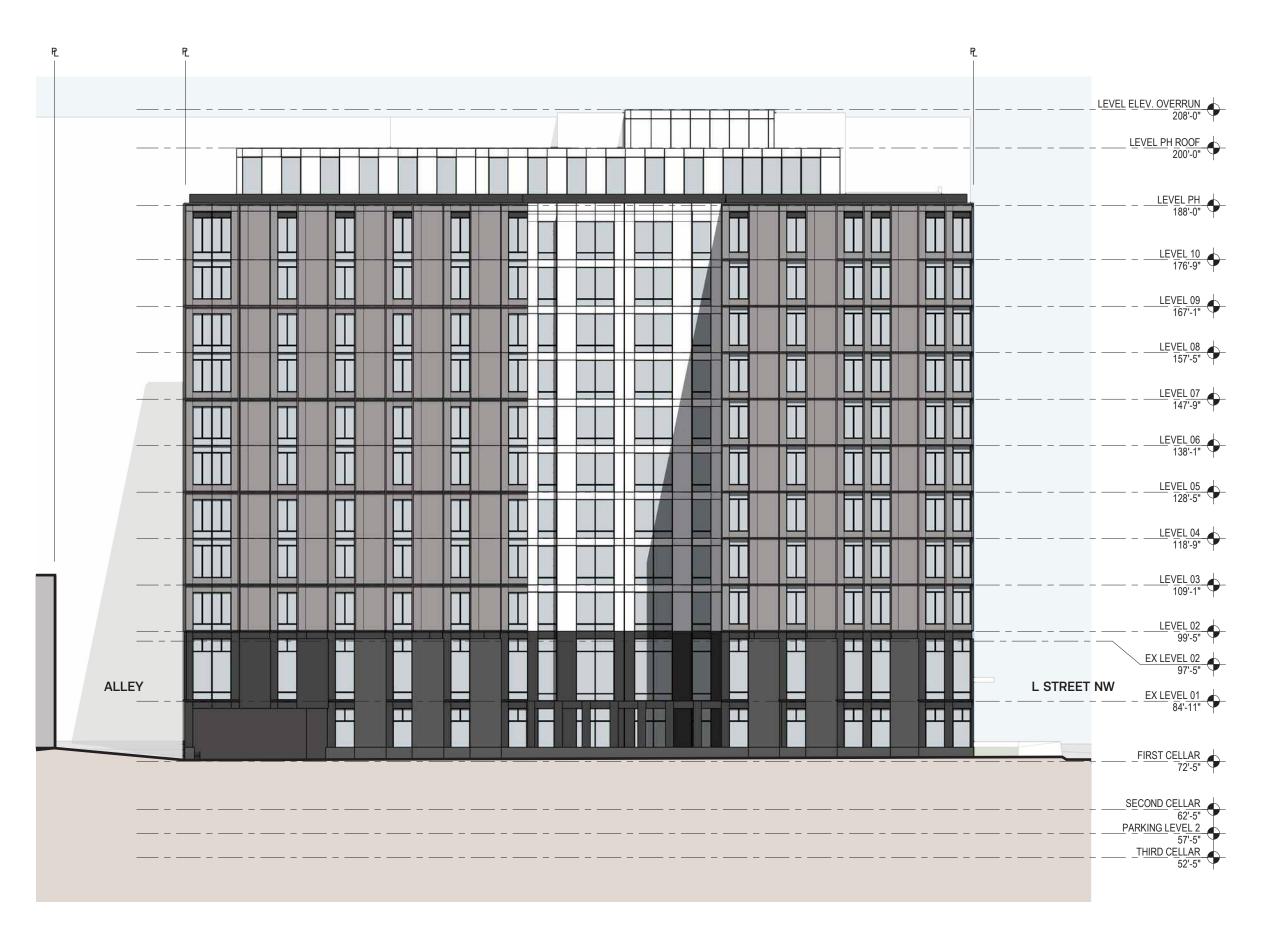


ELEVATION SOUTH (L STREET)

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



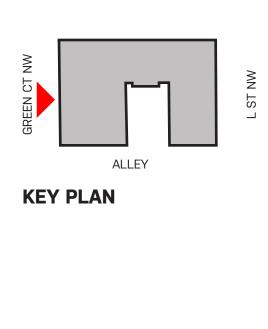


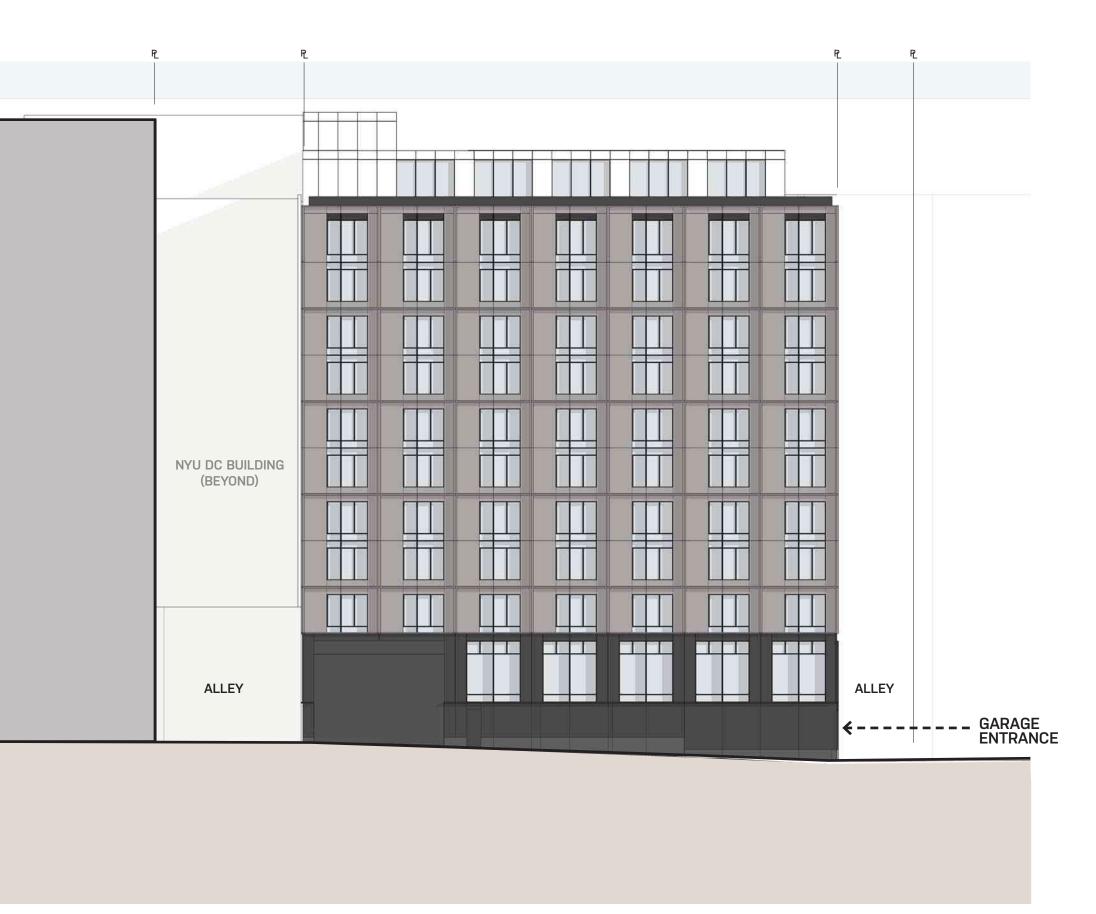


ELEVATION WEST

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







ELEVATION NORTH

Project Phase BZA





ELEVATION EAST

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	GFA - GROSS FLOOR AREA (SF)					
	LEVEL	# of Units	Gross Unit Area	Lobby/Amenity	CORE/BOH	TOTAL
ი ი						GROSS FLOOR AREA
7 7	3RD CELLAR	0	0	0	14060	14060
EXISTIN PARKIN	PARKING LEVEL 2	0	0	0	5776	5776
шС	2ND CELLAR	0	0	0	13787	13787
		0	0	0	33623	33623

	GFA - GROSS FLOOR AREA (SF)							
	LEVEL	# of Units	Gross Unit Area	Lobby/Amenity	CORE/BOH	TOTAL		
						AREA		
XISTING	1ST CELLAR	9	5111		7,205	12,316		
STR	1	15	8866	1371	4,904	15,141		
	2	22	12,874		2,789	15,663		
	3	22	12,874		2,789	15,663		
/ALL	4	22	12,874		2,789	15,663		
NEW MTL BEARING WALL	5	22	12,874		2,789	15,663		
ARIN	6	22	12,874		2,789	15,663		
L BE	7	22	12,874		2,789	15,663		
μT	8	22	12,874		2,789	15,663		
NEV	9	22	12,874		2,789	15,663		
2	10	22	12,874		2,789	15,663		
	PH		0	3,000	4,159	7,159		
	TOTALS	222	129,843	4,371	41,369	175,583		

GFA & UNIT MATRIX

 Parking Spaces
 73
 (INCLUDING VAULT SPACES)

Project 1313 L Street NW Washington, DC

Project Phase BZA