

# 4618 14TH STREET, NW

## Architectural Design Package

### SUBMISSION TO ZONING COMMISSION

#### OCTOBER, 2021



### DRAWING INDEX

SHEET #	SHEET NAME
A.00.0	COVER SHEET
A.00.1	CONTEXT - ADJACENT NEIGHBORHOODS
A.00.2	VICINITY MAP
A.01	ZONING
A.01.1	COURTS
A.01.2	COMPREHENSIVE PLAN MAPS
A.01.3	EXISTING ZONING VS PROPOSED AMENDMENT
A.02.1	CONTEXT - NEIGHBORING USES
A.02.2	CONTEXT PHOTOS - 14TH ST
A.02.3	CONTEXT PHOTOS - ALLEYS
A.02.4	CONTEXT PHOTOS - 15TH ST
A.02.5	CONTEXT - PRECEDENT ALONG 14TH ST
A.03	TOPOGRAPHY DIAGRAM
A.04	DESIGN CONSIDERATIONS

SHEET #	SHEET NAME
A.05	EXISTING VS PROPOSED
A.06	14TH STREET VIEW
A.07	REAR ALLEY VIEW
A.08	DANCE STUDIO AT 14TH STREET
A.09	SITE PLAN
A.10	FIRST FLOOR PLAN
A.11	DANCE MEZZANINE
A.12	SECOND FLOOR PLAN
A.13	TYPICAL FLOOR PLAN (3-5)
A.14	PENTHOUSE FLOOR PLAN
A.15	ROOF PLAN
A.20	SITE SECTION
A.21	BUILDING SECTION
A.22.1	PENTHOUSE

SHEET #	SHEET NAME
A.22.2	PENTHOUSE
A.23	ALLEYS SECTIONS
A.24	14TH STREET ELEVATION
A.25	NORTH & SOUTH ELEVATION
A.26	EAST & WEST ELEVATION
A.27	NORTH ELEVATION
A.28	SOUTH ELEVATION
A.29.1	PARTIAL SOUTH ELEVATION - MATERIALS
A.29.2	PARTIAL 14TH STREET ELEVATION - MATERIALS
A.30	PERSPECTIVE VIEW - 14TH STREET
A.31	PERSPECTIVE VIEW - 14TH STREET
A.32	PERSPECTIVE VIEW - ALLEYS
A.33	PERSPECTIVE VIEW - ALLEYS
A.34	PERSPECTIVE VIEW - ALLEYS

SHEET #	SHEET NAME
A.35	PERSPECTIVE VIEWS - ALLEYS
A.36	PERSPECTIVE VIEW
A.37	PERSPECTIVE VIEW
A.38	PERSPECTIVE VIEW
A.39.1	SHADOW STUDIES
A.39.2	SHADOW STUDIES
A.39.3	SHADOW STUDIES
A.39.4	SHADOWS OVERLAP
A.40	LEED CHECKLIST
A.41	VEHICULAR CIRCULATION

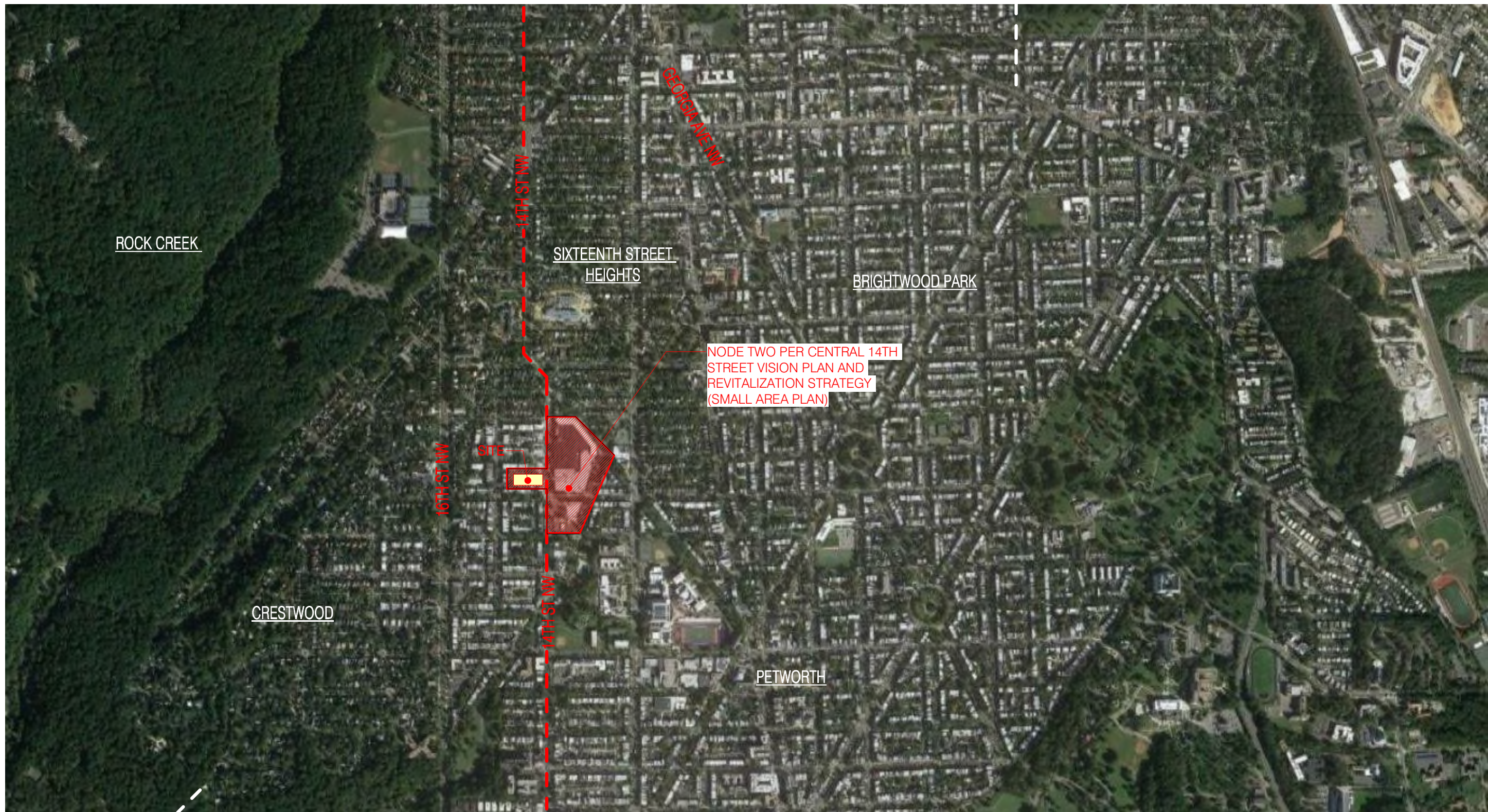
4618 14TH STREET, NW

COPYRIGHT © 2017 PGN ARCHITECTS, PLLC

COVER SHEET | A.00.0

10/20/2021

ZONING COMMISSION  
District of Columbia  
CASE NO.21-18  
PGN ARCHITECTS

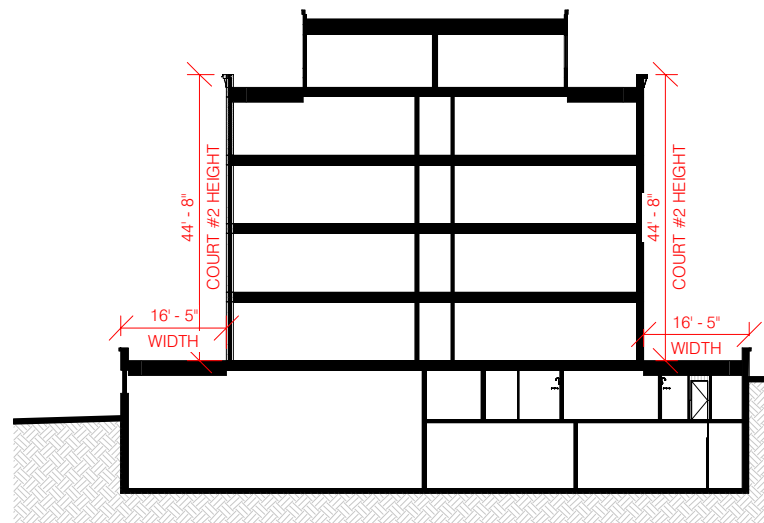




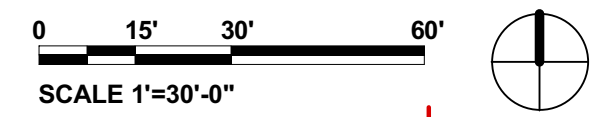
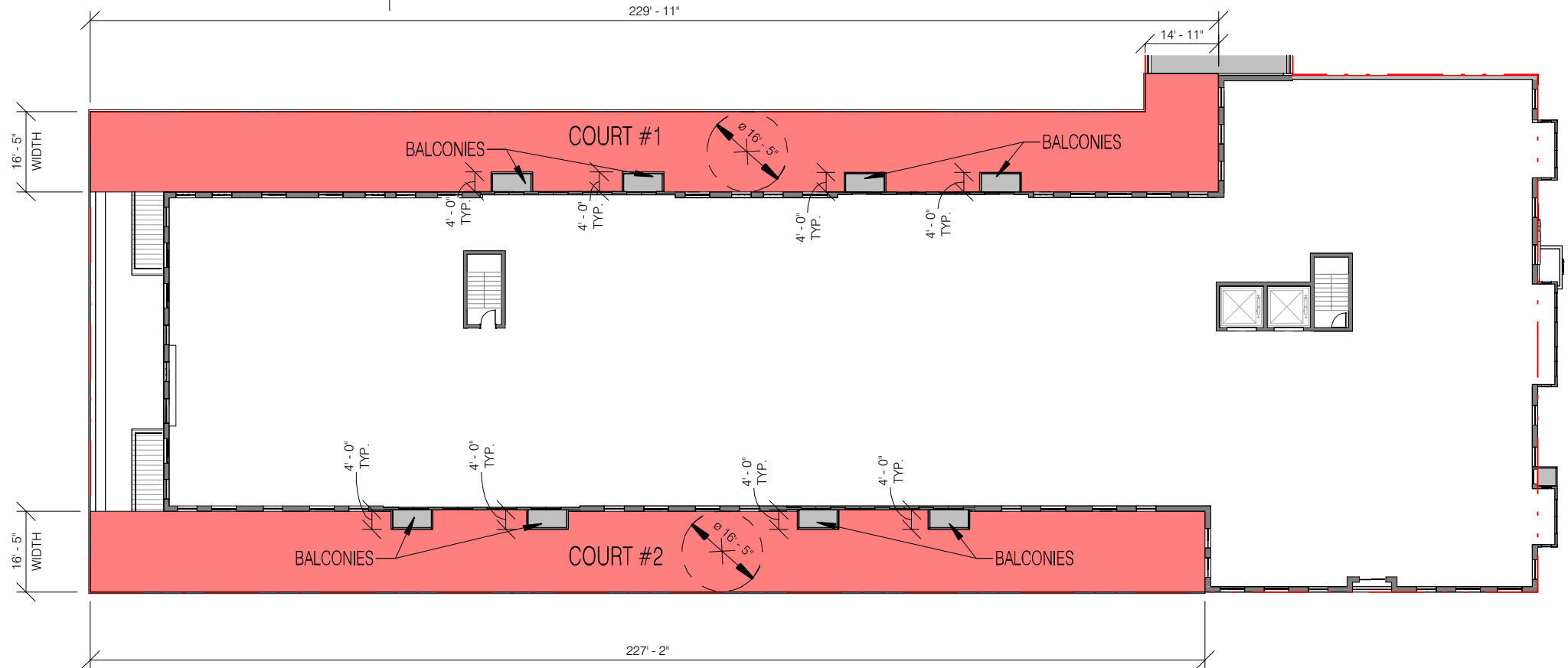
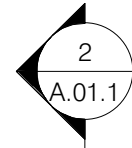
4618 14th Street NW, Washington DC,			Project Name 4618 14th Street NW				
Date: Wednesday, October 20, 2021			Studio	1BD/1BA	2BD/2BA	3BD/2BA	# of units
LEVEL	USE	FAR SF					
1st Floor	Parking/ Non Resid./Residential	20,869	0	0	0	0	0
Dance Mezzanine	Res. Amenity/ Non Residential	10,073	0	0	0	0	0
2nd Floor	Residential	20,651	4	9	3	6	22
3rd Floor	Residential	20,651	4	9	3	6	22
4th Floor	Residential	20,651	4	9	3	6	22
5th Floor	Residential	20,651	4	9	3	6	22
Penthouse	Residential/Amenity		0	9	4	0	13
<b>Total Unit Count</b>			<b>16</b>	<b>45</b>	<b>16</b>	<b>24</b>	<b>101</b>
<b>Totals</b>		<b>113,546</b>					
<b>Percentage Totals</b>			<b>16%</b>	<b>45%</b>	<b>16%</b>	<b>24%</b>	

TOTAL GFA PER USE		
Retail		1,888
Residential		91,909
Dance Loft		11,277
Parking		8472
<b>Total</b>		<b>113,546</b>

1. Zoning DATA						
Date: Wednesday, October 20, 2021						
Square No.:		2704	Lot No.:		64,815,819,821,823,828,830,831,832,833	
Zoning District:		MU-5A PUD				
Lot Area:		29,960				
Building Details		Section	MU-5A PUD Allowed/ Required		Proposed	Relief required
FAR		G-402	5.04	150,998	3.79	113,546
Building Height		G-403.1	90'-0"		66'-8"	
Lot Occupancy		G-404	80%	23,968	70%	20,876
Rear Yard		G-405.4	15'-0"		15'-0"	
Side Yard		G-406	Not Required		N/A	
Open court		G-202.1	14'-11"		16'-5"	
Penthouse Details						
Penthouse	FAR	C-1503	0.40	11,984	0.34	10,276
	Height	C-403.1	12'-0" See sheet A.01.2 & A.01.3		12'-0" See sheet A.01.2 & A.01.3	
	Mechanical PH height	C-403.1	18'-6" See sheet A.01.2 & A.01.3		18'-6" See sheet A.01.2 & A.01.3	
	Setback	C-1502	1:1		12'-0"	
Parking/Loading Regulations						
Dwelling Units			N/A		101	
Dance Studio (Arts)			N/A		20,306	
Vehicle Parking			# per Unit/SF	Spaces	Spaces	
	Residential - Multifamily	C-701.5	6	17		
	Entertainment, Assembly & Performing Arts	C-701.5	500	20	40	Relief required from Section 702.1(c). See Exhibit A, page 12.
	Retail	C-701.5	Not Required	0		
	<b>Total</b>			<b>37</b>		
Bicycle Parking						
	Long-Term (Resid)	C-802.1	3	34	34	
	Short-Term (Resid)	C-802.1	20	5	5	
	Long-Term (Arts)	C-802.1	10000	2	2	
	Short-Term (Arts)	C-802.1	10000	2	2	
	Long-Term (Retail)	C-802.1	3500	0	0	
	Short-Term (Retail)	C-802.1	10000	0	0	
	<b>Long Term (Total)</b>			<b>36</b>	<b>36</b>	
	<b>Short-Term (Total)</b>			<b>7</b>	<b>8</b>	
Loading						
	Berth	C-905.2	1	12x30	1	12X30
	Height	C-905.2	14'-0"		14'-0"	
	Platform	C-905.4	1	100 SF	1	100 SF
Delivery Space						
	Quantity/Size	C-901.1	1	10x20	1	10X20
	Height	C-905.2	10'-0"		14'-0"	
Bay Calculations (DCMR 12 Chapter 32)						
Multiple Bay Projection Calculation		ROW Dimension	Façade Length	First 24'	6"/Foot	Total Allowed
		110'-0"	105			50
Street 1 (14th Street)		Depth Allowed	4'-0"			4'-0"



**MINIMUM OPEN COURT WIDTH CALCULATION:**  
 = 4" WIDTH PER 1FT HEIGHT = 4" X 44.66 = 14'-11"  
 PROVIDED: 16'-5"



4618 14TH STREET, NW

COPYRIGHT © 2017 PGN ARCHITECTS, PLLC

COURTS A.01.1

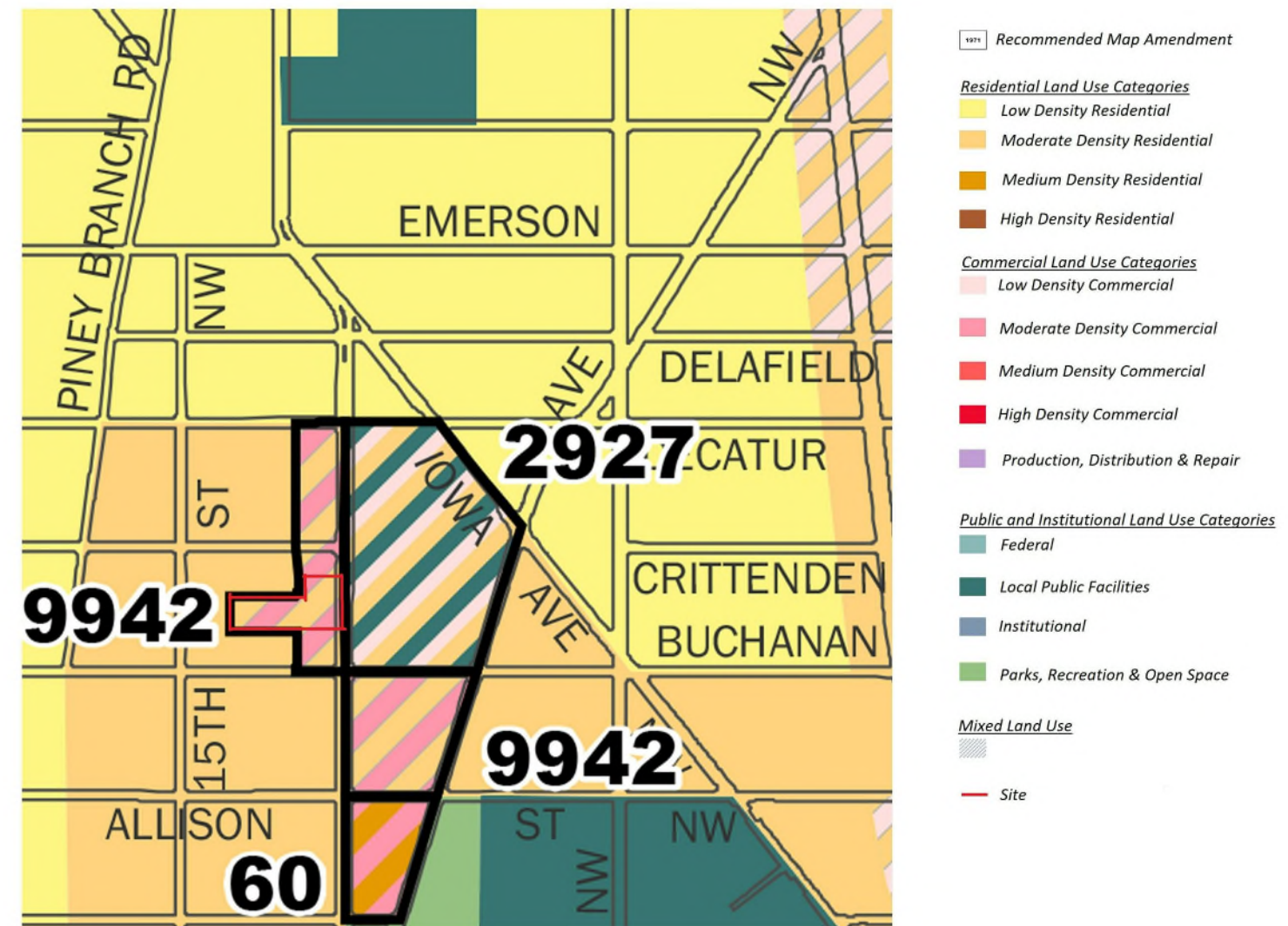
10/20/2021



# COMPREHENSIVE PLAN GENERALIZED POLICY MAP



# COMPREHENSIVE PLAN FUTURE LAND USE MAP AS AMENDED



AMENDMENT EFFECTIVE AS OF AUGUST 2021

4618 14TH STREET, NW

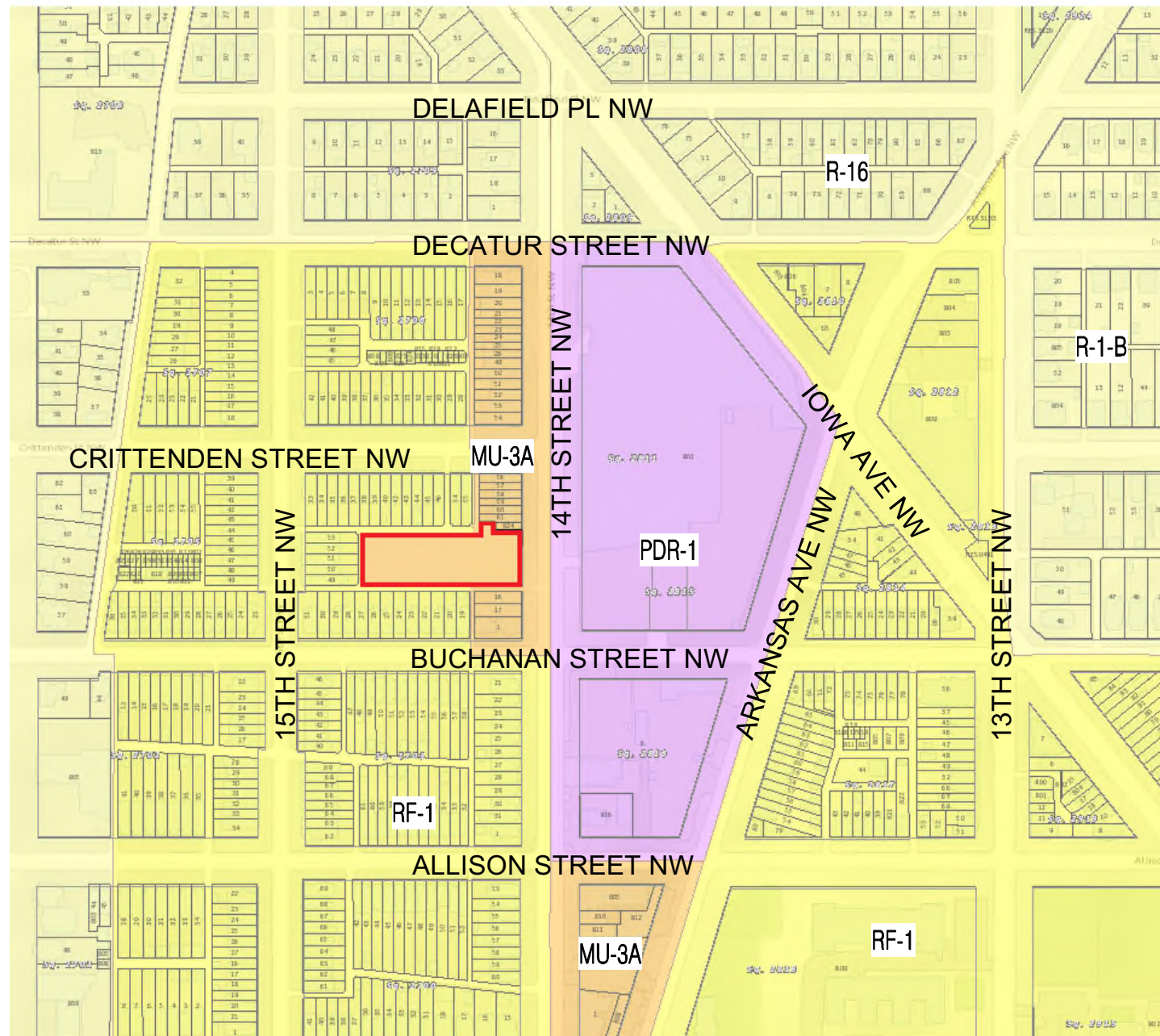
COPYRIGHT © 2017 PGN ARCHITECTS, PLLC

COMPREHENSIVE PLAN MAPS | A.01.2

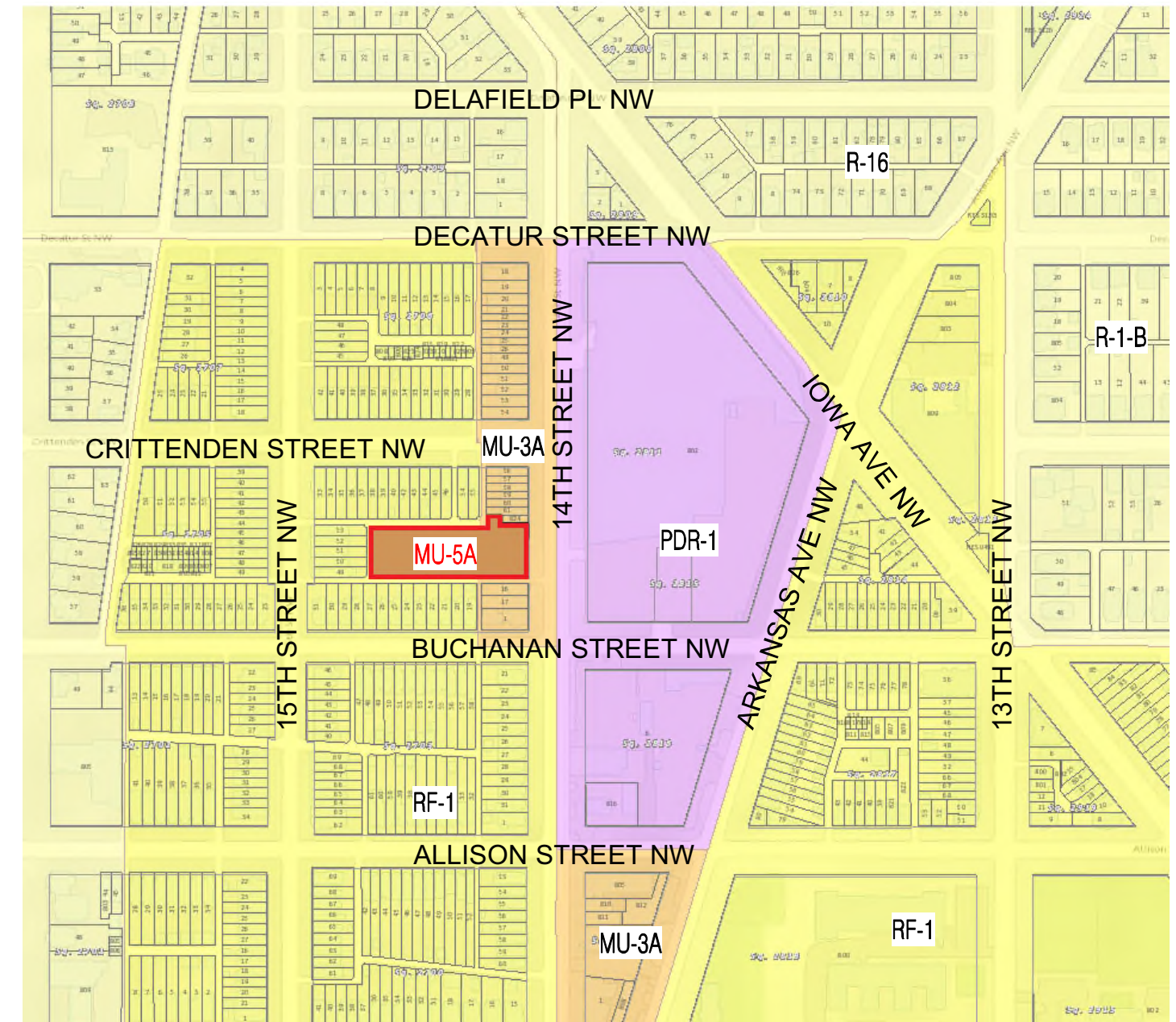
10/20/2021



# CURRENT ZONING MAP

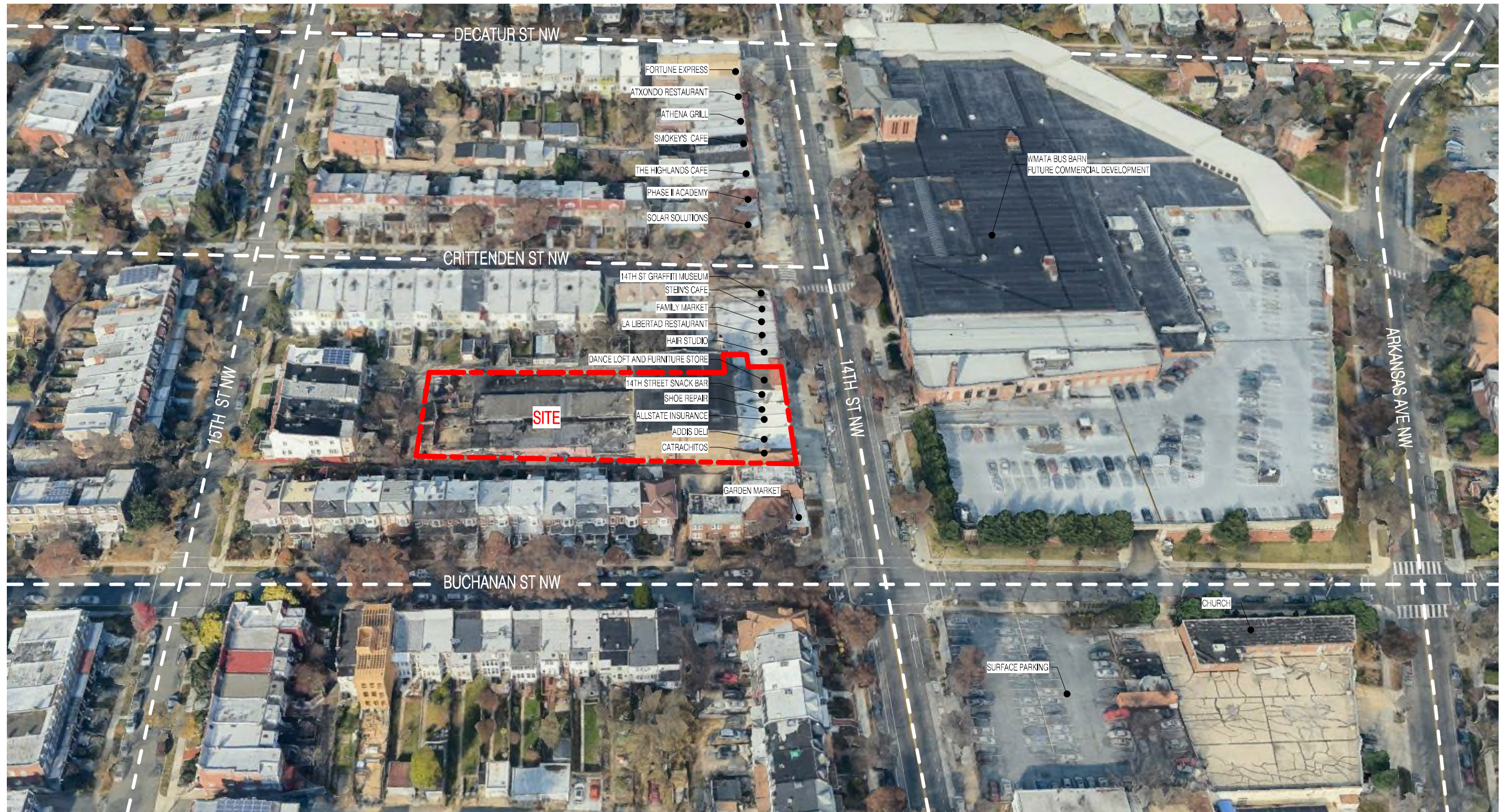


# PROPOSED MAP AMENDMENT



4618 14TH STREET, NW

EXISTING ZONING VS PROPOSED AMENDMENT | A.01.3



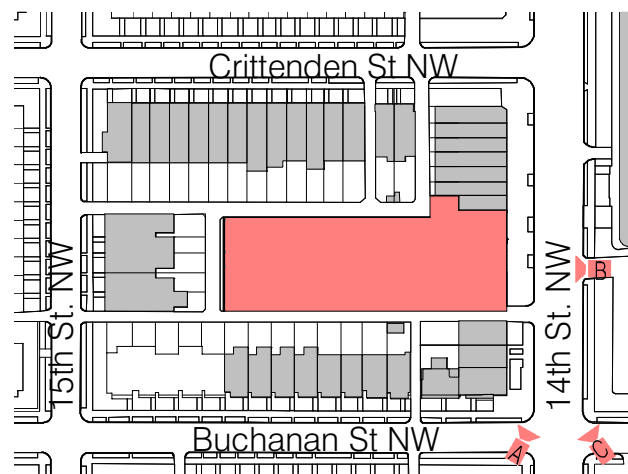




A. 14TH ST - NE BOUND



B. FURNITURE STORE FACADE



C. 14TH ST - NW BOUND

4618 14TH STREET, NW

COPYRIGHT © 2017 PGN ARCHITECTS, PLLC

CONTEXT PHOTOS - 14TH ST | A.02.2

10/20/2021





A. ALLEY



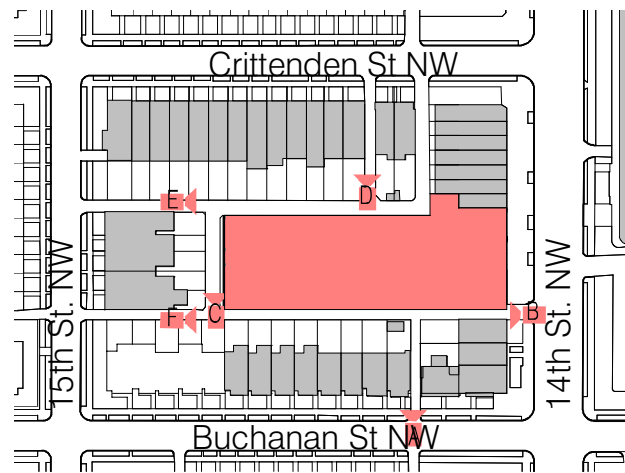
B. ALLEY



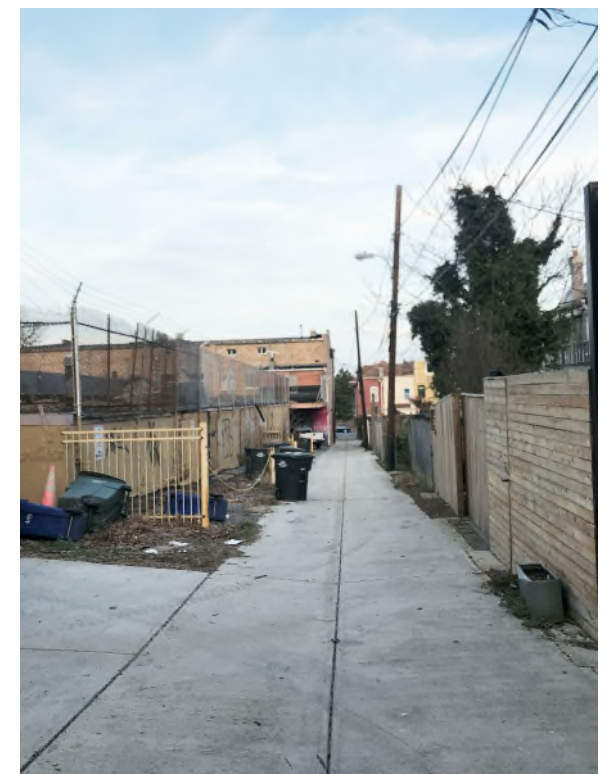
C. ALLEY



D. ALLEY



E. ALLEY



F. ALLEY

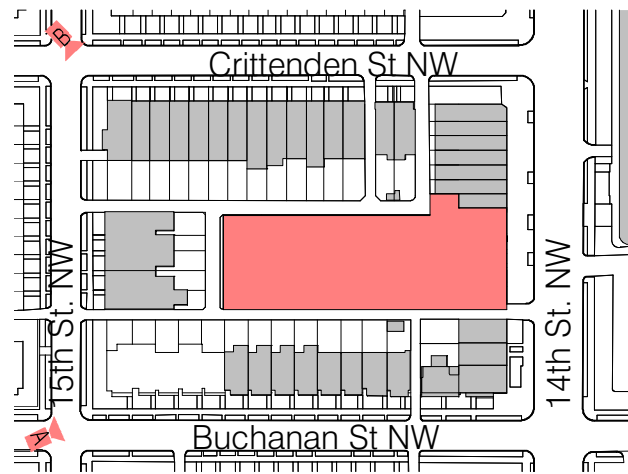
4618 14TH STREET, NW

COPYRIGHT © 2017 PGN ARCHITECTS, PLLC

CONTEXT PHOTOS - ALLEYS | A.02.3

10/20/2021





A. 15 ST AND BUCHANAN



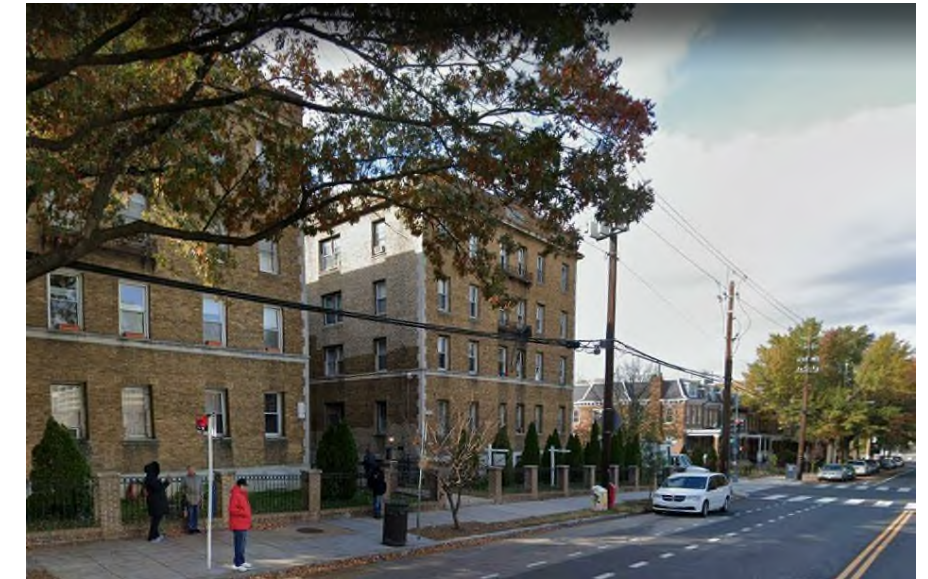
B. 15 ST AND CRITTENDEN



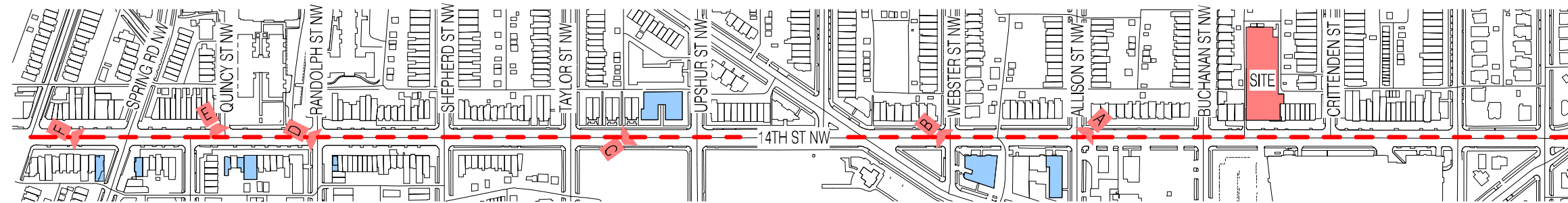
A. THE INTERSECTION OF 14TH AND ALLISON



B. THE INTERSECTION OF 14TH AND WEBSTER



C. THE INTERSECTION OF 14TH AND UPSHUR



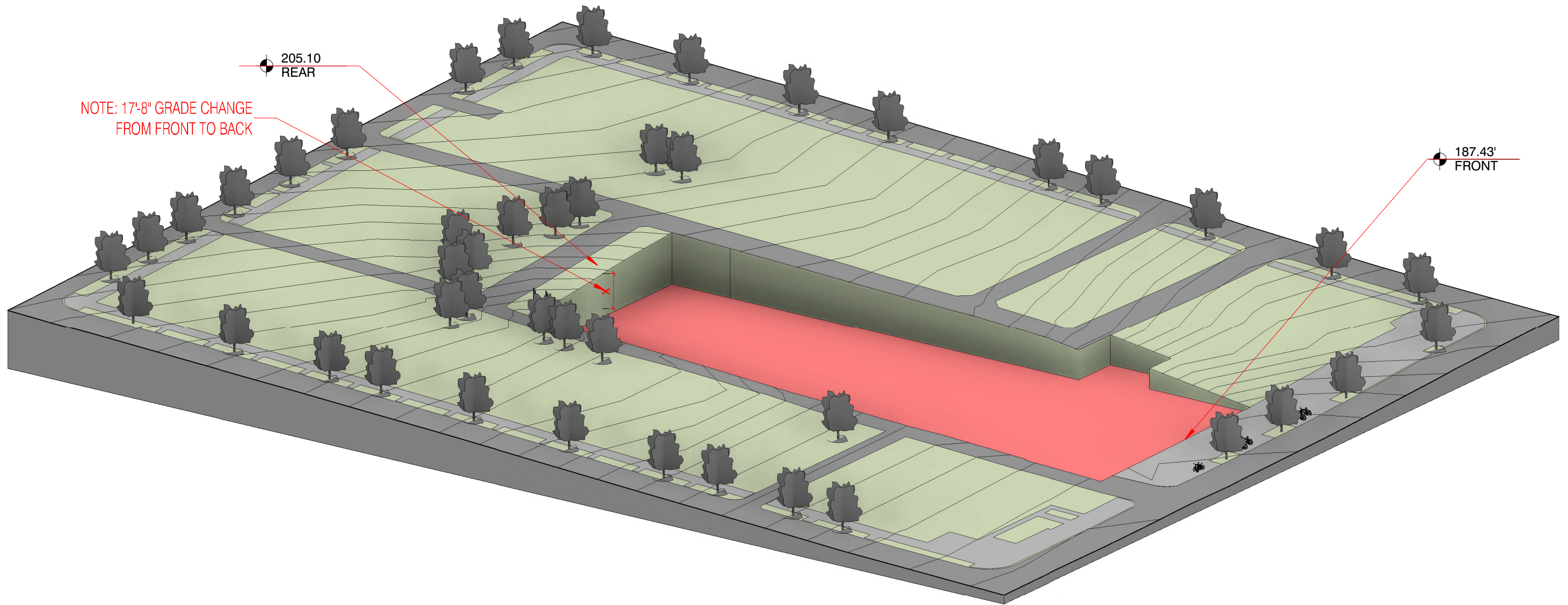
D. THE INTERSECTION OF 14TH AND RANDOLPH



E. THE INTERSECTION OF 14TH AND QUINCY



F. THE INTERSECTION OF 14TH AND SPRING



NOTE: 17'-8" GRADE CHANGE FROM FRONT TO BACK

205.10  
REAR

187.43'  
FRONT

EXPLODED TOPO DIAGRAM

4618 14TH STREET, NW

COPYRIGHT © 2017 PGN ARCHITECTS, PLLC

TOPOGRAPHY DIAGRAM | A.03

10/20/2021

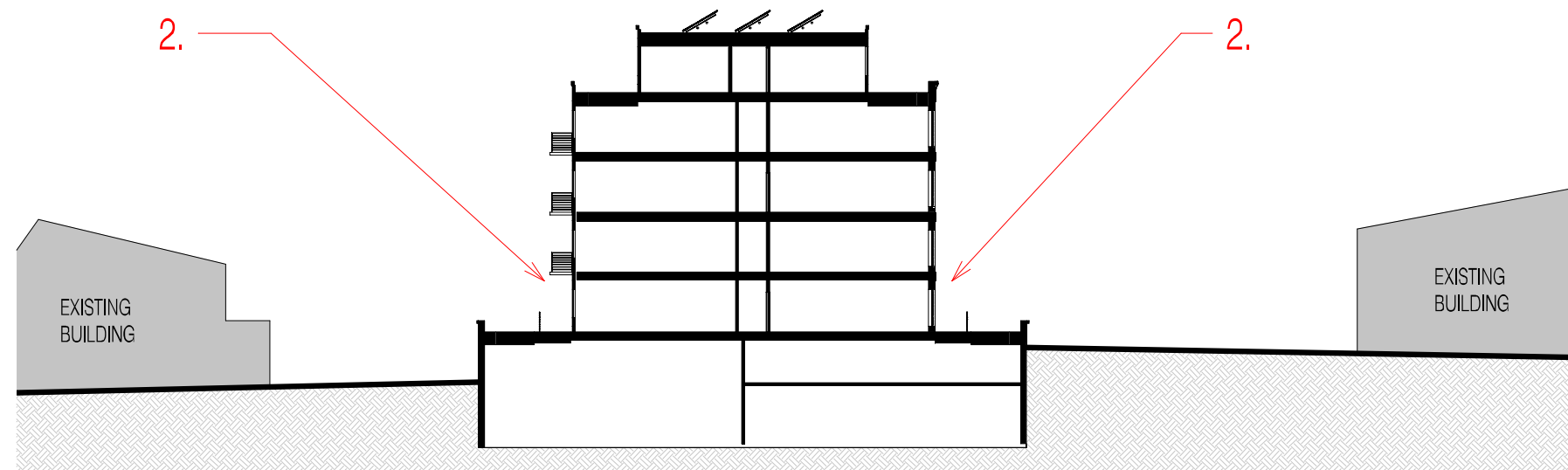




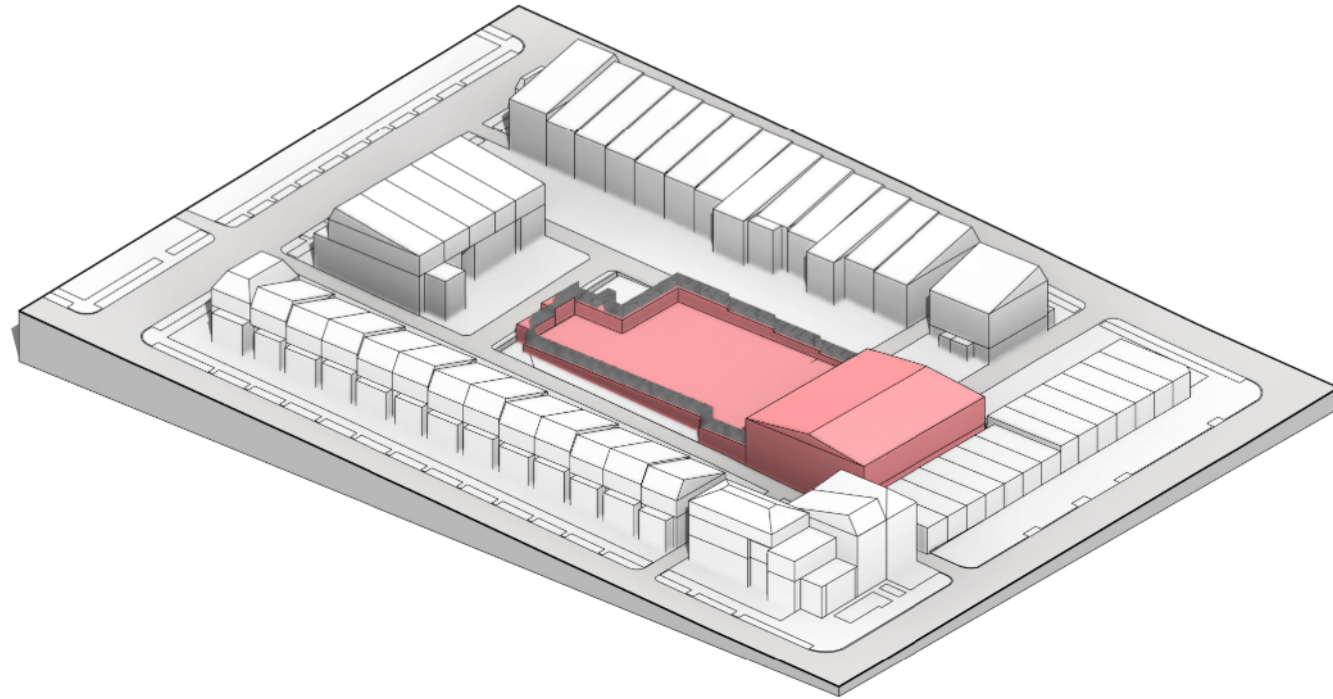
PROPOSED DEVELOPMENT



PROPOSED GUIDELINES ILLUSTRATED (EXTRACTED FROM SMALL AREA PLAN)



KEYPLAN
1. RESIDENTIAL AT THE TOP WITH GROUND FLOOR COMMERCIAL BELOW
2. STEPS AWAY FROM EXISTING RESIDENTIAL USES (SEE DISTANCES DIMENSIONED IN SHEET A.13)
3. STOREFRONTS CONSISTENT WITH EXISTING RETAIL CHARACTER
4. CONTINUOUS STREET FRONTAGE FOR PEDESTRIAN FRIENDLY PUBLIC SPACE
5. PARKING ACCESSED FROM ALLEY ONLY



EXISTING

FRONT 2 STORIES - 35'-0"H

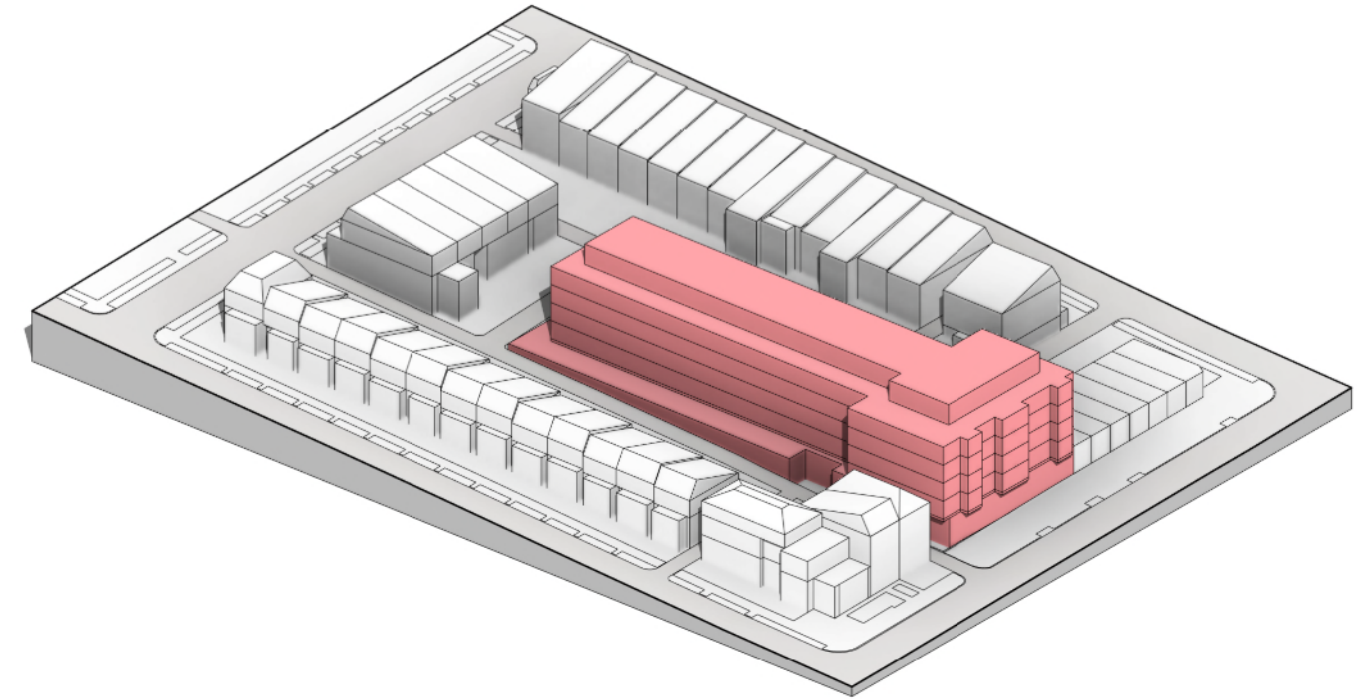
REAR 1 STORY 6'-8"

"SIDE YARD" SETBACK 1 - 0'-0"

"SIDE YARD" SETBACK 2 - 10'-0"

REAR YARD SETBACK - 0'-0"

TYPICAL FLOOR - 32,992 GFA



PROPOSED DESIGN

FRONT- 5 STORIES - 66'-8"H

REAR - 4 STORIES - 48'-4"

COURTS SETBACK - 16'-3" to 16'-5"

REAR YARD SETBACK - 15'-0"

TYPICAL FLOOR - 20,651 GFA

RESIDENTIAL 91,153 GFA