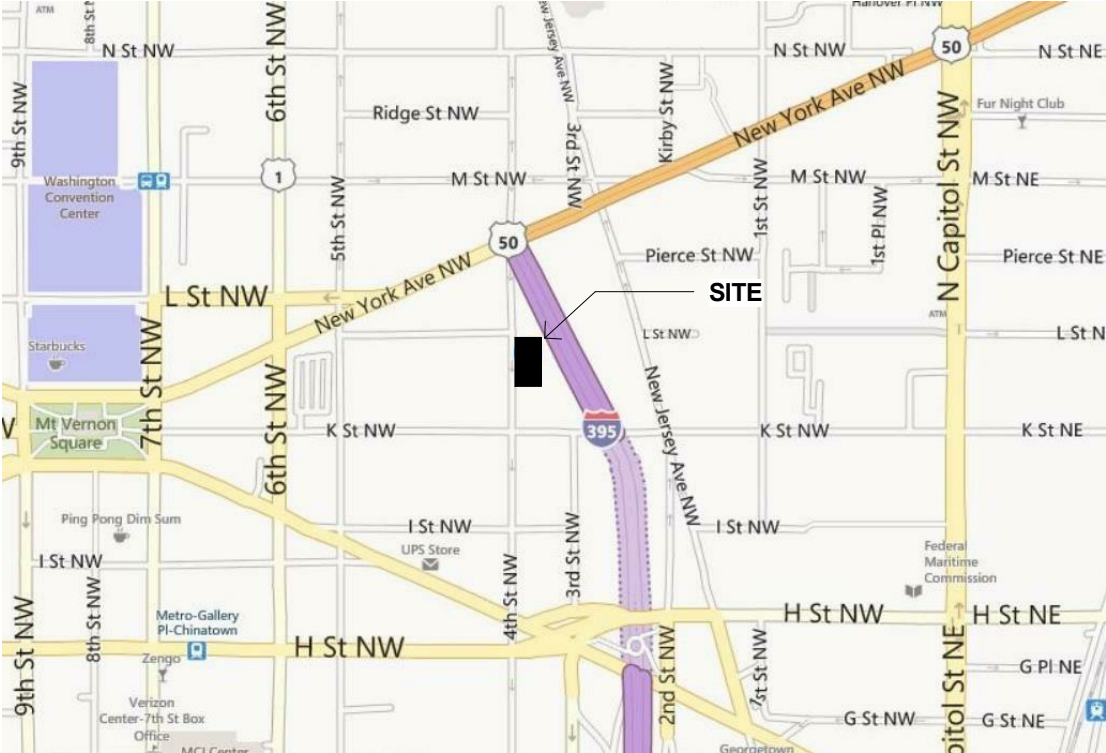




LOCATION MAP

DEVELOPER:
ELLISDALE CONSTRUCTION & DEVELOPMENT

LAND USE COUNSEL:
HOLLAND & KNIGHT

ARCHITECT:
BKV GROUP

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A-402	BUILDING ELEVATIONS
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A-404	BUILDING ELEVATIONS

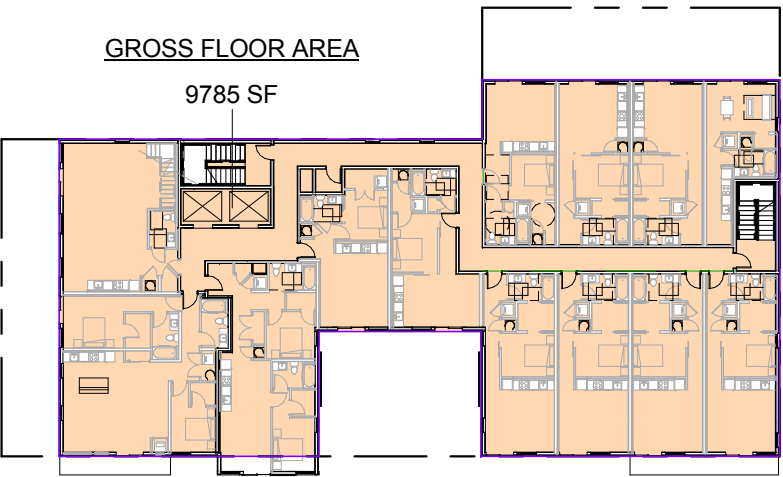
1031 4TH STREET NW

BZA APPLICATION
FEBRUARY 19, 2014

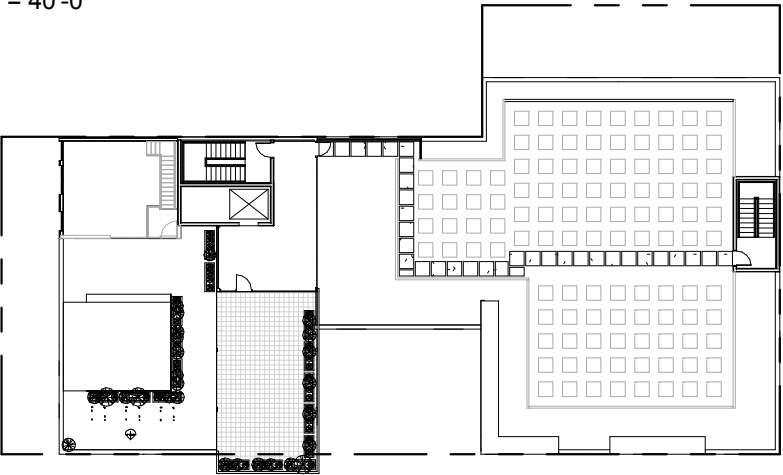
ZONING TABULATIONS			
Revised 2/19/18			
DCRM, TITLE 11 ZONING CLASSIFICATION	DD/C-2-C		
ALLOWABLE FAR	C-2-C	6.0	
	DD Overlay	8.0	
	Total	8.0	
FAR CALCULATIONS	LEVEL P-1	0	
	LEVEL 1	10,581	
	LEVEL 2	9,785	
	LEVEL 3	9,785	
	LEVEL 4	9,785	
	LEVEL 5	9,785	
	LEVEL 6	9,785	
	LEVEL 7	9,785	
	LEVEL 8	9,785	
	LEVEL 9	9,785	
	LEVEL 10	9,785	
	ROOF	0	
GROSS FLOOR AREA		98,646	
LOT AREA		12,379	
FAR PROVIDED		7.97	UNLIMITED FAR PER 1706.7 9 (b)
LOT OCCUPANCY ALLOWABLE		80%	
LOT OCCUPANCY PROVIDED		80%	
BUILDING HEIGHT ALLOWABLE		100'	
BUILDING HEIGHT PROVIDED		100'	
PENTHOUSE HEIGHT ALLOWABLE		18'-6"	
PENTHOUSE HEIGHT PROVIDED		15'-0" & 9'-6"	
PENTHOUSE AREA ALLOWABLE (.37 FAR)		4,580	
PENTHOUSE AREA PROVIDED		1,062	
ROOF STRUCTURES		(2) ROOF STRUCTURES	
		1:1 SETBACK	RELIEF REQUESTED FOR 1:1 SETBACK OF ROOF STRUCTURES
REAR YARD ALLOWABLE		15' min.	
REAR YARD PROVIDED		0'	RELIEF REQUESTED FOR REAR YARD SETBACK
SIDE YARD ALLOWABLE		2" per 1' height @ 16'-8"	
SIDE YARD PROVIDED		12'	RELIEF REQUESTED FOR SIDE YARD REQUIREMENT
OPEN COURTS ALLOWABLE		N.A.	
OPEN COURTS PROVIDED		(1) @ WEST ELEVATION	
CLOSED COURTS ALLOWABLE		N.A.	
CLOSED COURTS PROVIDED		N.A.	
PARKING			
RETAIL (IN EXCESS OF 3,000 SF, 1 SPACE PER 750 SF)	6,052	4	
RESIDENTIAL (1 per 4 UNITS)	124	31	
	REQUIRED:	35	
	PROVIDED:	25	RELIEF REQUESTED FOR 10 SPACES
LOADING			
RETAIL REQUIRED:	0		
RESIDENTIAL REQUIRED:	(1) 55' DEEP LOADING BERTH		RELIEF REQUESTED TO ELIMINATE (1) 55' DEEP LOADING BERTH
	(1) 200 SF PLATFORM		RELIEF REQUESTED TO ELIMINATE (1) 200 SF PLATFORM
	(1) 20' DEEP SERVICE DELIVERY SPACE		RELIEF REQUESTED TO ELIMINATE (1) 20' DEEP LOADING SPACE

Area Summary Schedule (Gross Floor Area)	
Level	Area
Level 01	10581 SF
Level 02	9785 SF
Level 03	9785 SF
Level 04	9785 SF
Level 05	9785 SF
Level 06	9785 SF
Level 07	9785 SF
Level 08	9785 SF
Level 09	9785 SF
Level 10	9785 SF

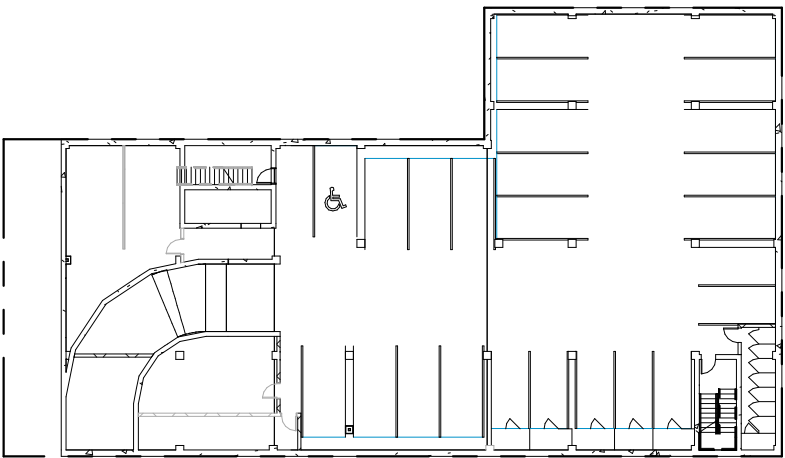
TOTAL: 98,646 SF



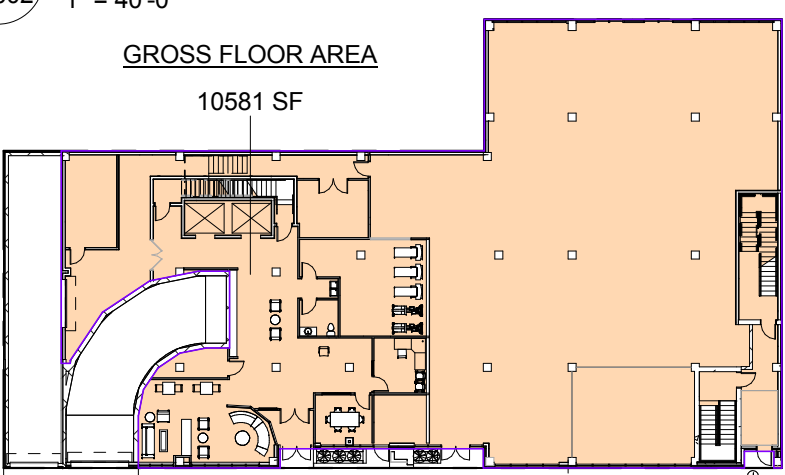
4 Level 10
G-002 1" = 40'-0"



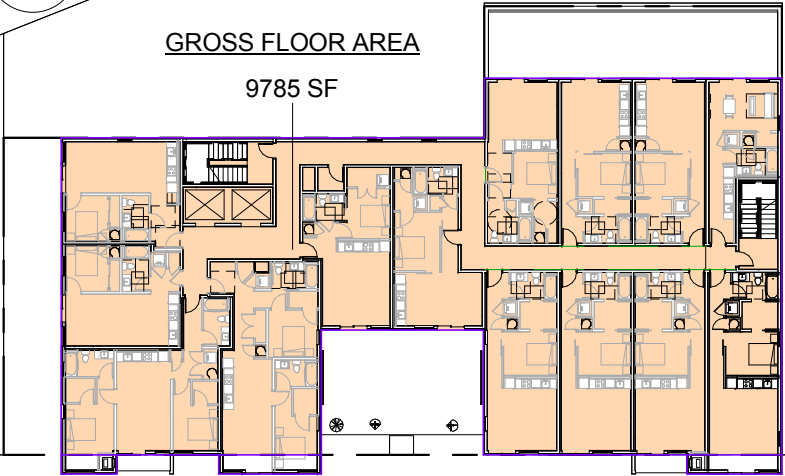
5 Roof Level
G-002 1" = 40'-0"



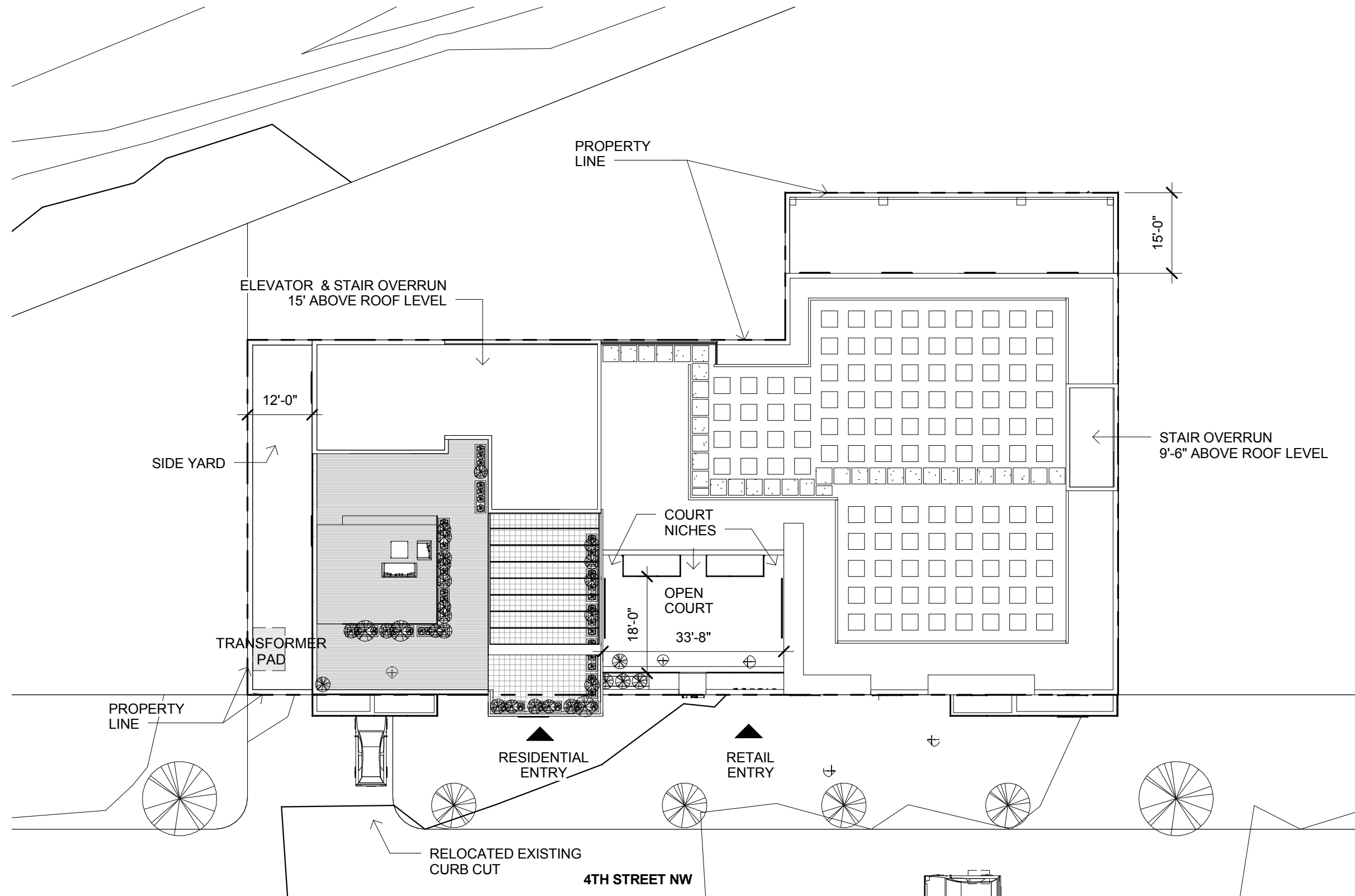
1 Level P1
G-002 1" = 40'-0"



2 Level 01
G-002 1" = 40'-0"



3 Level 02-09
G-002 1" = 40'-0"



1
G-003

BZA ARCHITECTURAL SITE PLAN

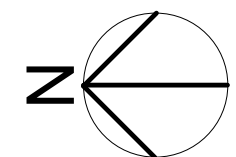
1" = 20'-0"

4th & L Street NW

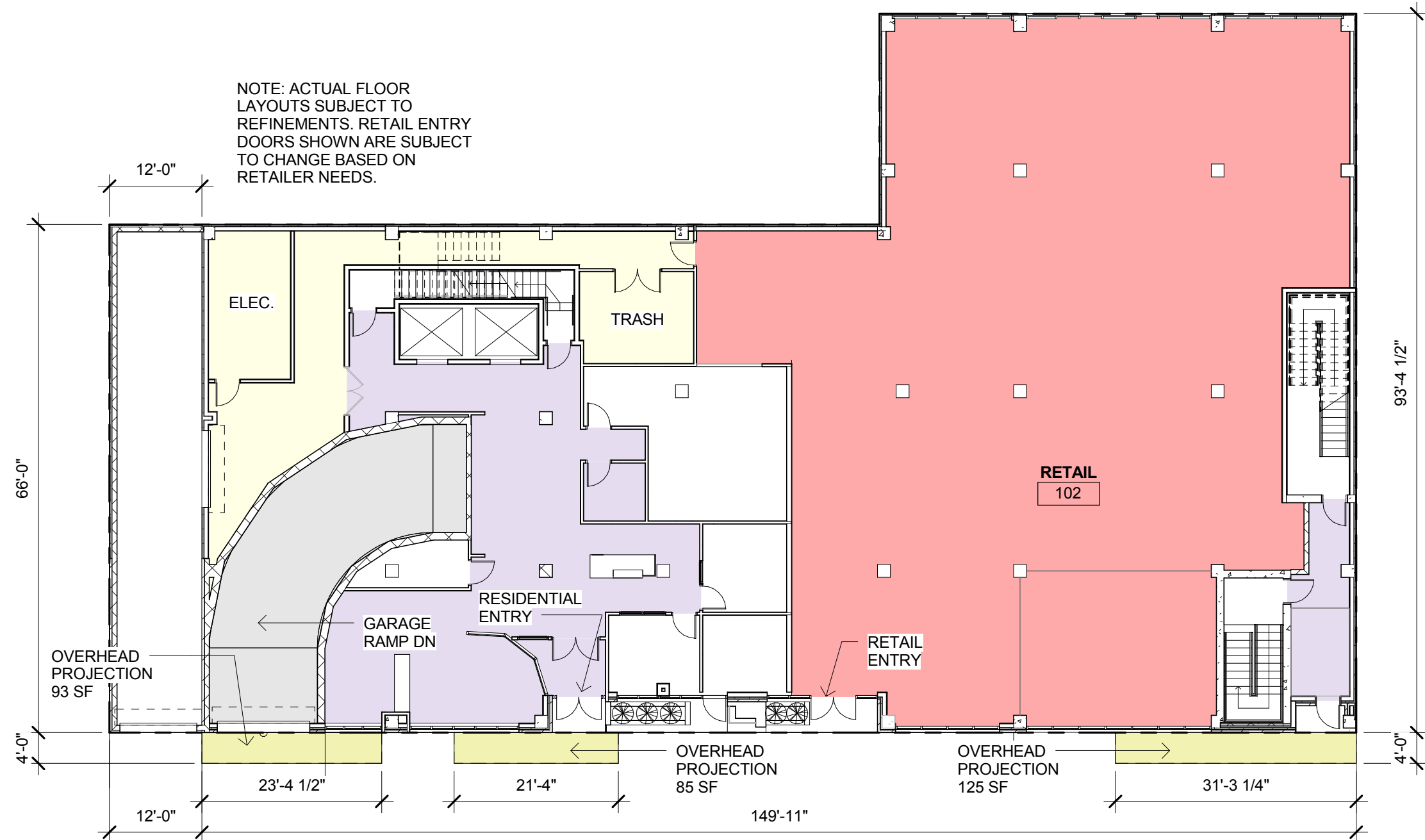
02/19/2014

Scale 1" = 20'-0"

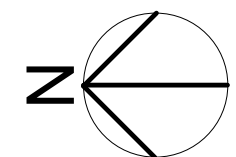
G003 - SITE PLAN

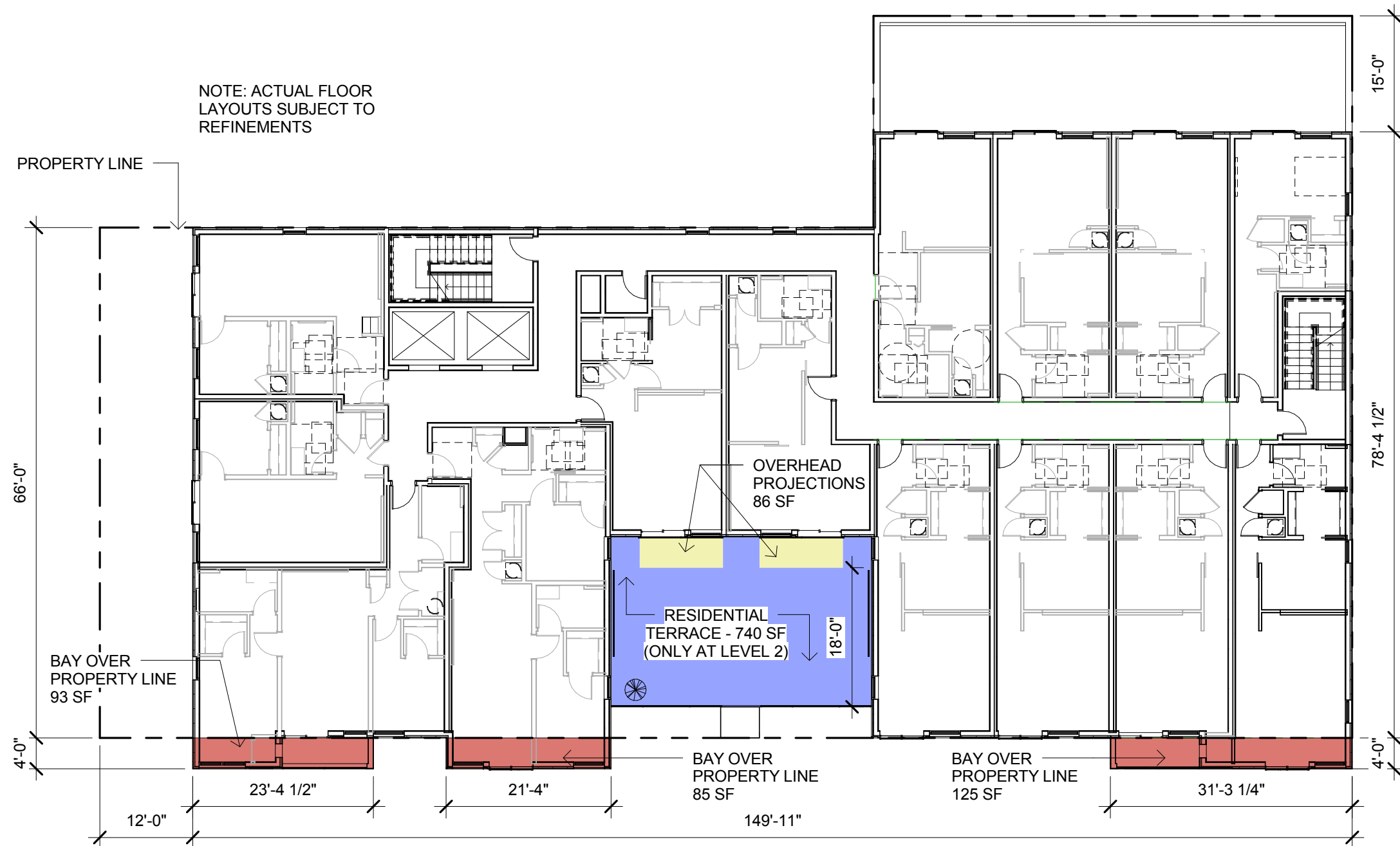


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GROUP

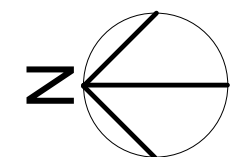


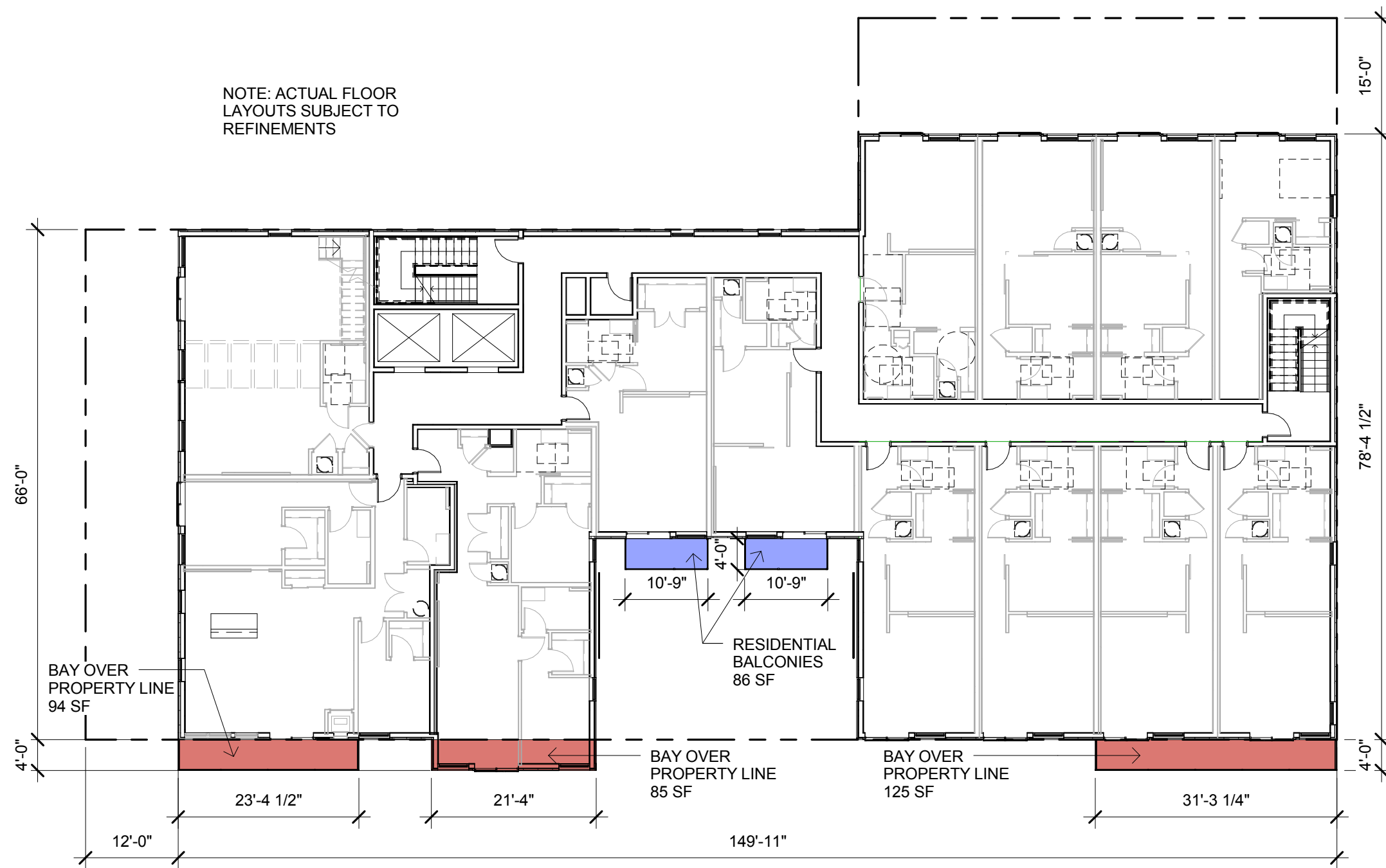
1
A-101
BZA PLAN LEVEL 1
1/16" = 1'-0"





1 BZA PLAN LEVEL 2 THRU 9
A-102 1/16" = 1'-0"

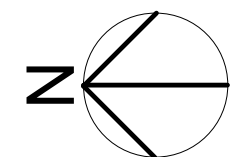




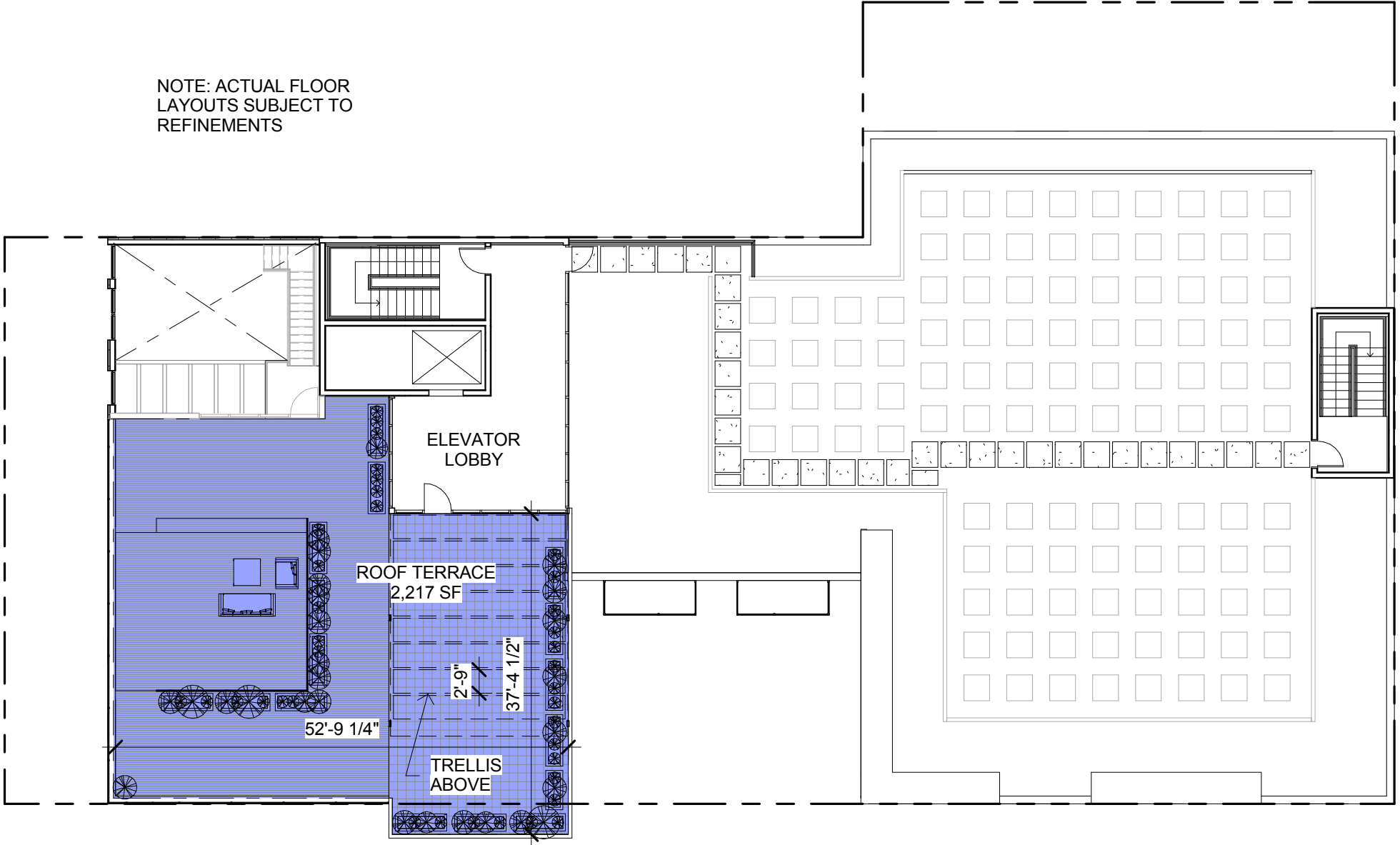
1
A-103

BZA PLAN LEVEL 10

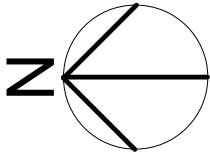
1/16" = 1'-0"



NOTE: ACTUAL FLOOR
LAYOUTS SUBJECT TO
REFINEMENTS



1 BZA PLAN ROOF LEVEL
A-104 1/16" = 1'-0"





1 BZA WEST ELEVATION
A-401 1/16" = 1'-0"

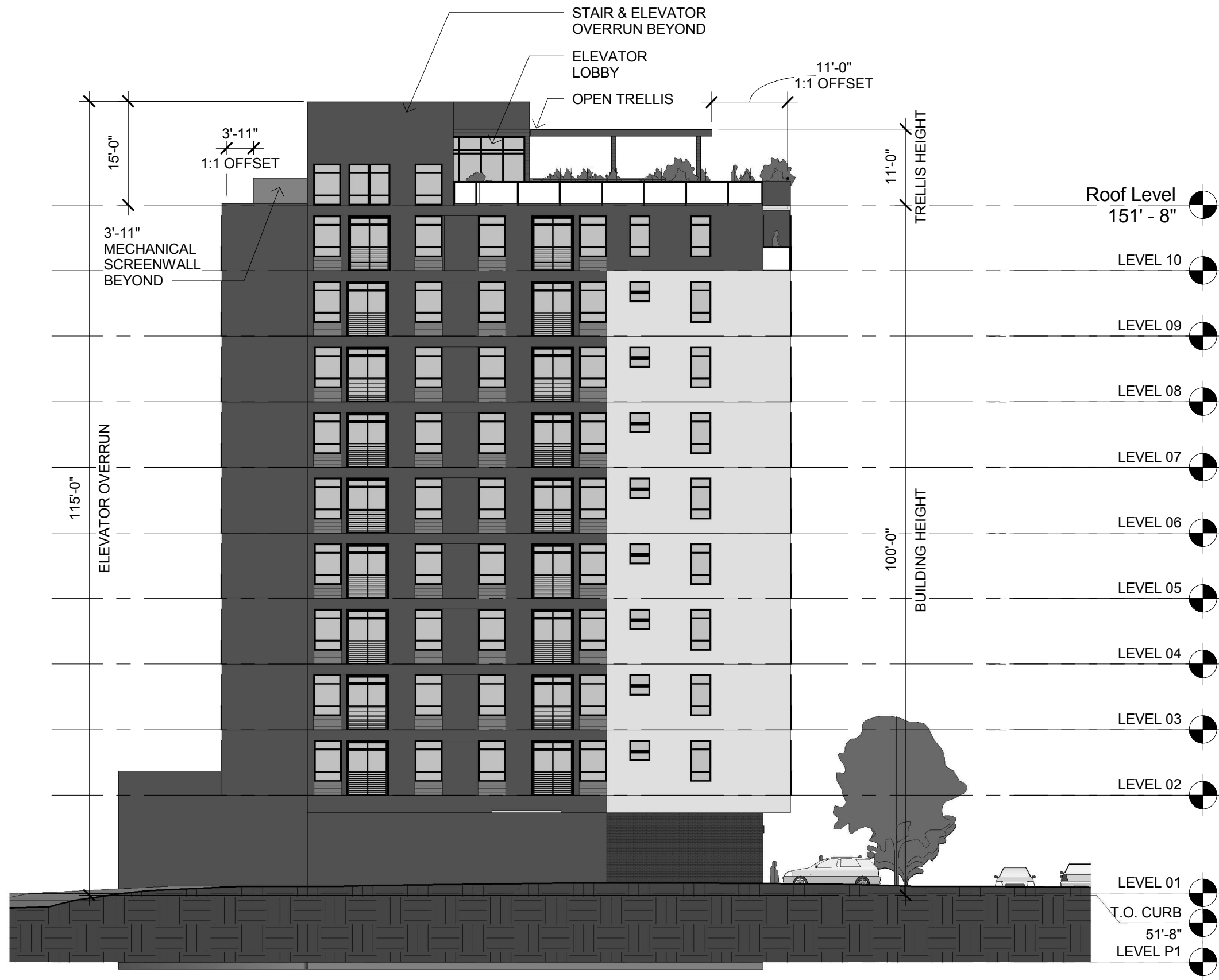
4th & L Street NW

A401 - BUILDING ELEVATION

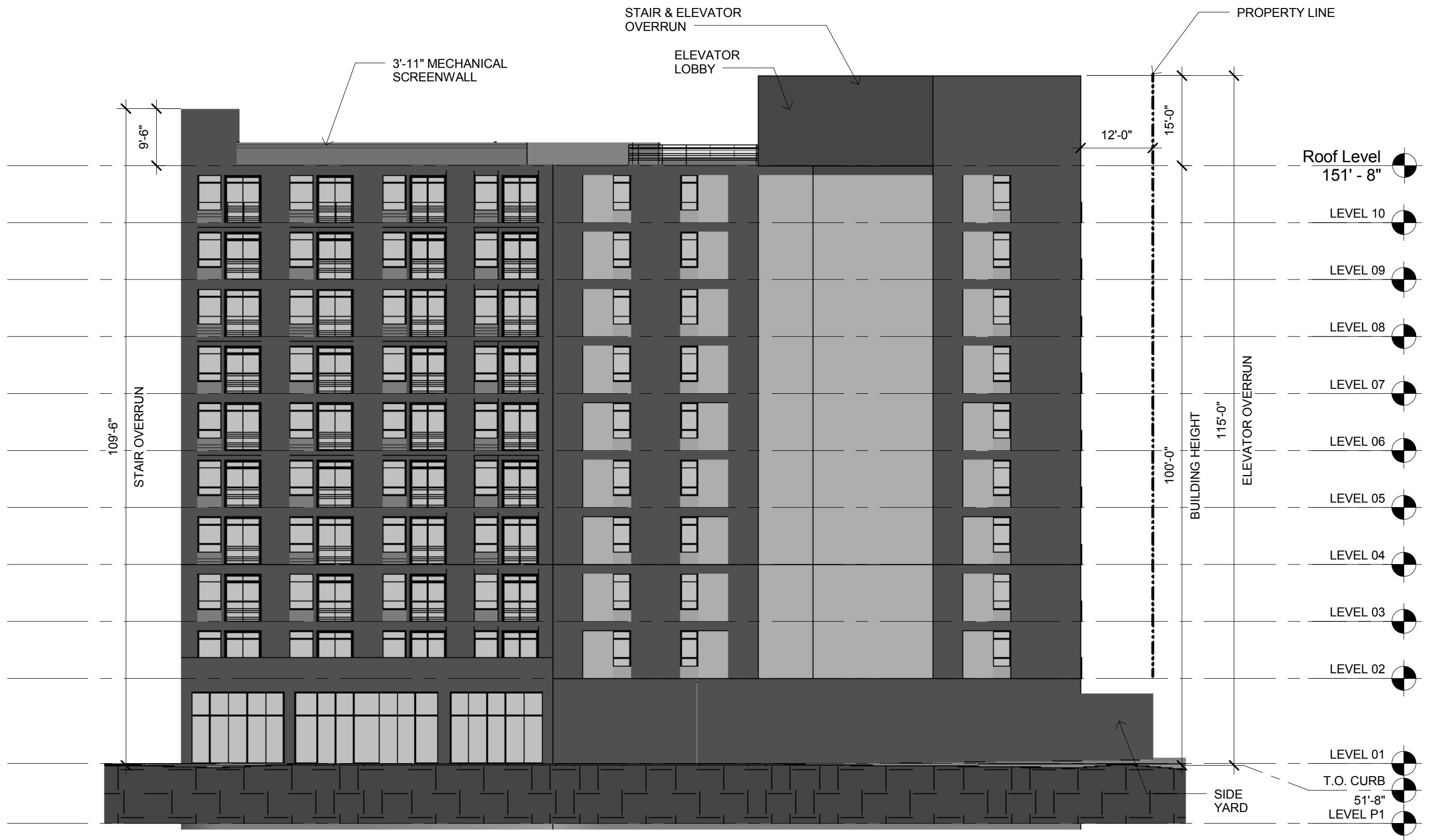
02/19/2014

Scale 1/16" = 1'-0"

BKV
GROUP



1
A-402 BZA NORTH ELEVATION



1
A-403

BZA EAST ELEVATION

1/16" = 1'-0"

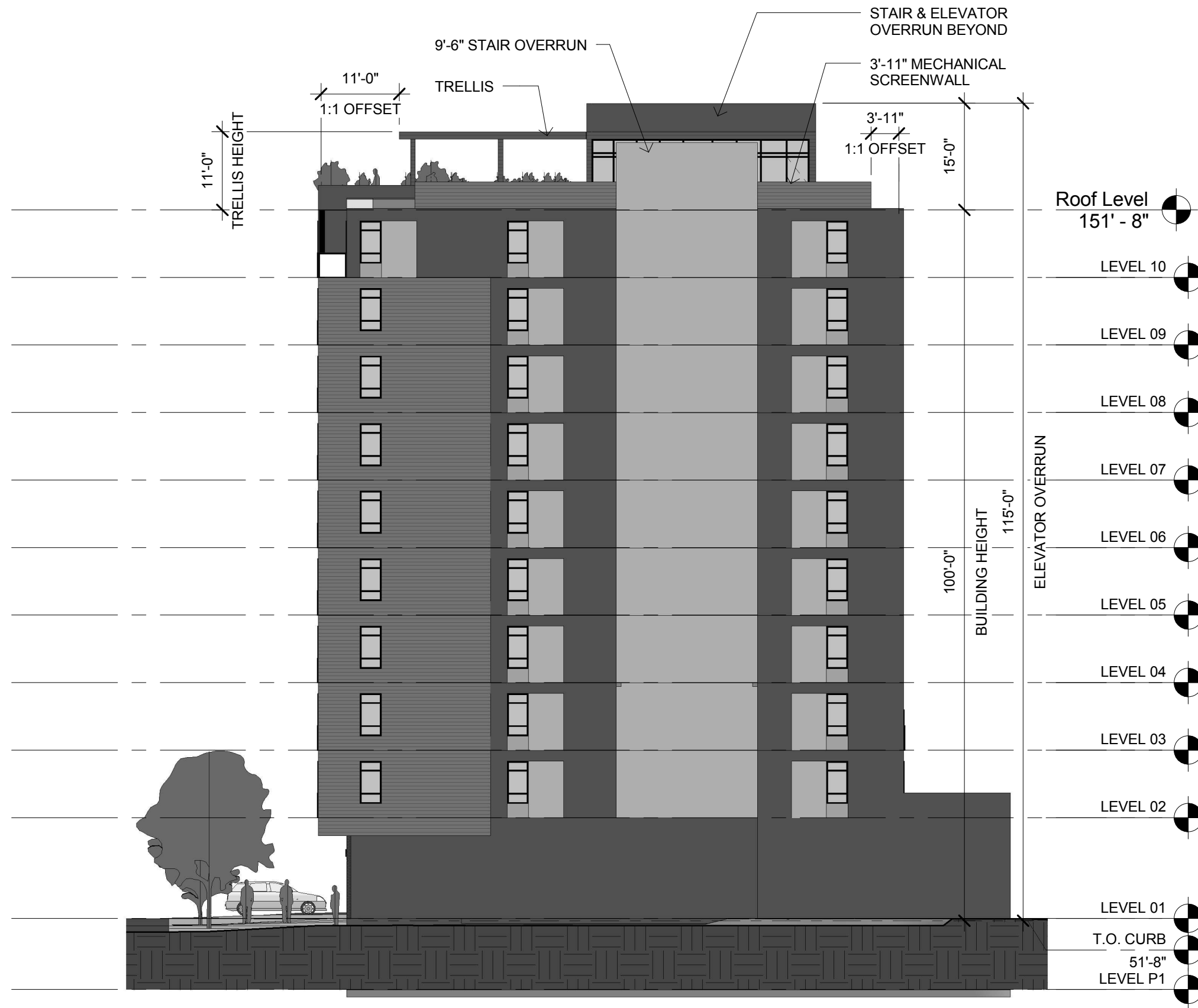
4th & L Street NW

A403 - BUILDING ELEVATION

02/19/2014

Scale 1/16" = 1'-0"

BKV
GROUP



1 BZA SOUTH ELEVATION
A-404 1/16" = 1'-0"