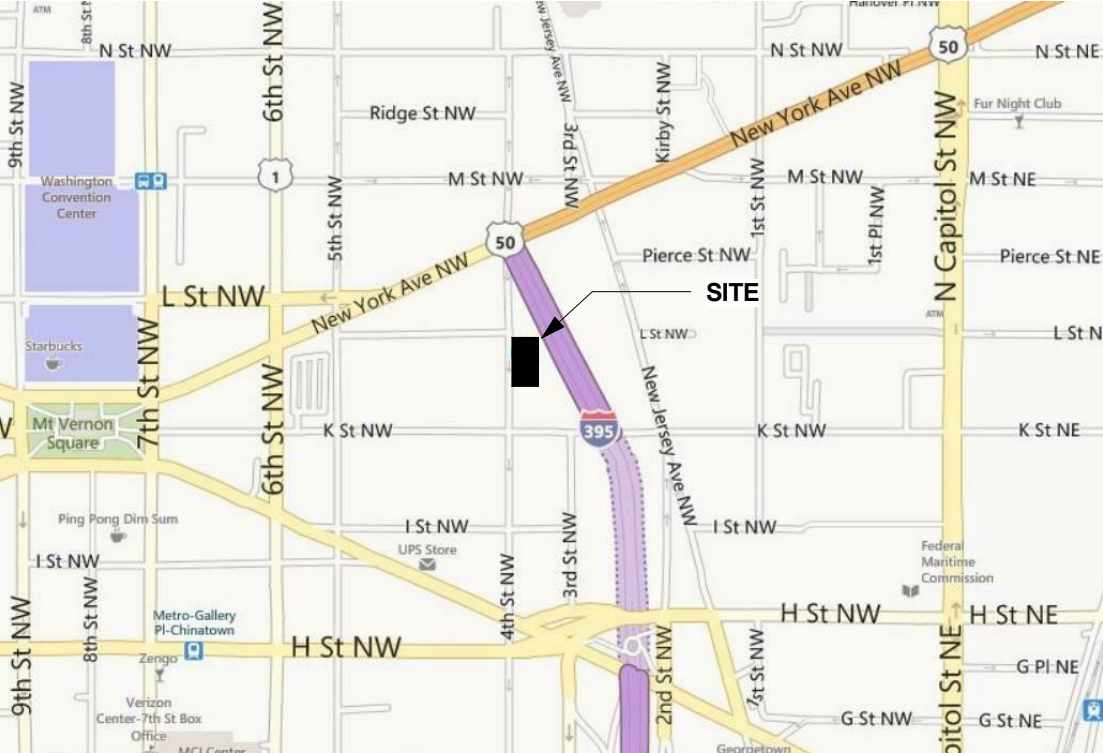




LOCATION MAP



DEVELOPER:
ELLISDALE CONSTRUCTION & DEVELOPMENT

LAND USE COUNSEL:
HOLLAND & KNIGHT

ARCHITECT:
BKV GROUP

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1031 4TH STREET NW

BZA APPLICATION
JULY 8, 2014

4th & L Street NW

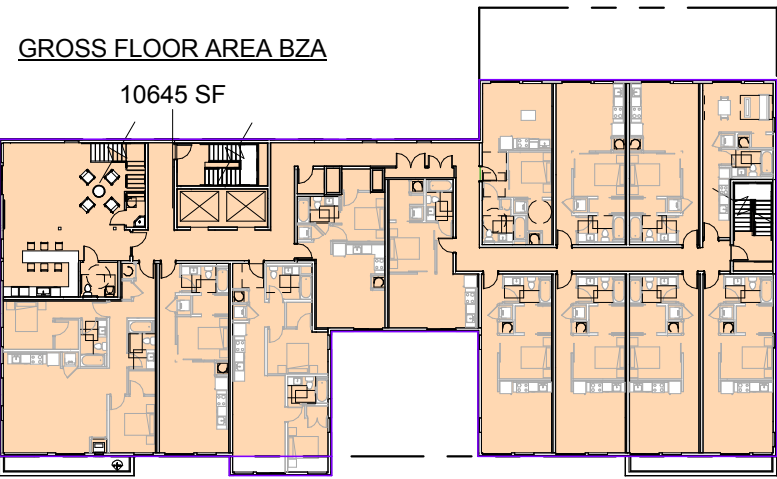
07/08/2014 Scale 1" = 20'-0"

G000 - COVER SHEET

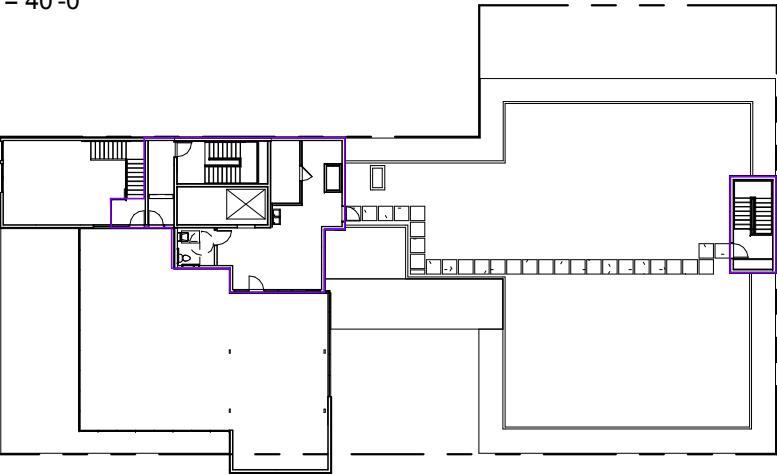
ZONING TABULATIONS			
Revised 6/24/14			
DCRM, TITLE 11 ZONING CLASSIFICATION	DD/C-2-C		
ALLOWABLE FAR	C-2-C	6.0	
	DD Overlay	8.0	
	Total	8.0	
FAR CALCULATIONS	LEVEL P-1	0	
	LEVEL 1	11,308	
	LEVEL 2	10,645	
	LEVEL 3	10,645	
	LEVEL 4	10,645	
	LEVEL 5	10,645	
	LEVEL 6	10,645	
	LEVEL 7	10,645	
	LEVEL 8	10,645	
	LEVEL 9	10,645	
	LEVEL 10	10,645	
	ROOF	0	
GROSS FLOOR AREA		107,113	
LOT AREA		12,380	
FAR PROVIDED		8.65	UNLIMITED FAR PER 1706.7 9 (b)
LOT OCCUPANCY ALLOWABLE		80%	
LOT OCCUPANCY PROVIDED		86%	RELIEF REQUESTED
BUILDING HEIGHT ALLOWABLE		100'	
BUILDING HEIGHT PROVIDED		100'	
PENTHOUSE HEIGHT ALLOWABLE		18'-6"	
PENTHOUSE HEIGHT PROVIDED		15', 18', 12', & 9'-6"	RELIEF REQUESTED FOR ROOF STRUCTURES OF UNEQUAL HEIGHT
PENTHOUSE AREA ALLOWABLE (.37 FAR)		4,581	
PENTHOUSE AREA PROVIDED		1,078	
ROOF STRUCTURES		(2) ROOF STRUCTURES	RELIEF REQUESTED FOR MULTIPLE ROOF STRUCTURES
		1:1 SETBACK	RELIEF REQUESTED FOR 1:1 SETBACK OF ROOF STRUCTURES
REAR YARD REQUIRED		15' min.	
REAR YARD PROVIDED		0'	RELIEF REQUESTED FOR REAR YARD SETBACK
SIDE YARD REQUIRED		N.A.	
SIDE YARD PROVIDED		N.A.	
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)	5,890	4	
RESIDENTIAL (1 per 4 UNITS)	133	33	
	REQUIRED:	37	
	PROVIDED:	22	RELIEF REQUESTED FOR 15 SPACES
COMPACT PARKING SPACES			
2115.2: MAY DESIGNATE UP TO 40% OF PARKING SPACES AS COMPACT IF HAVE 25 TOTAL SPACES OR MORE			VARIANCE NEEDED BY ONLY PROVIDING 22 SPACES
2115.4: COMPACT SPACES MUST BE IN GROUPINGS OF 5 OR MORE			VARIANCE NEEDED BY ONLY PROVIDING 4 COMPACT SPACES TOTAL
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	Name
Level 01	11308 SF	GROSS FLOOR AREA BZA
Level 02	10645 SF	GROSS FLOOR AREA BZA
Level 03	10645 SF	GROSS FLOOR AREA BZA
Level 04	10645 SF	GROSS FLOOR AREA BZA
Level 05	10645 SF	GROSS FLOOR AREA BZA
Level 06	10645 SF	GROSS FLOOR AREA BZA
Level 07	10645 SF	GROSS FLOOR AREA BZA
Level 08	10645 SF	GROSS FLOOR AREA BZA
Level 09	10645 SF	GROSS FLOOR AREA BZA
Level 10	10645 SF	GROSS FLOOR AREA BZA

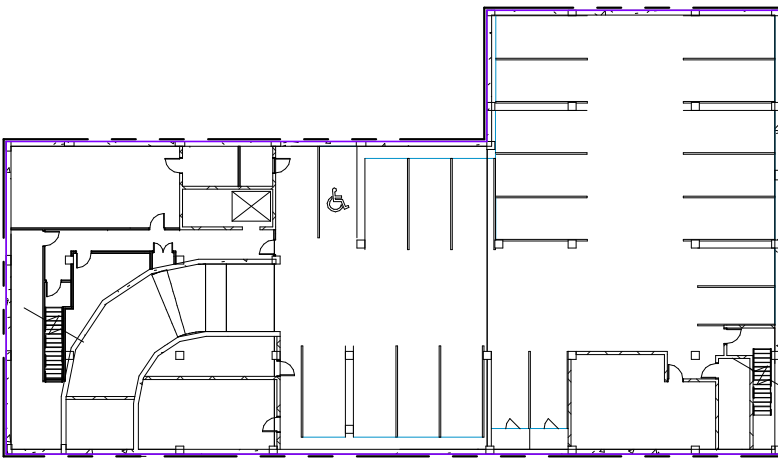
TOTAL: 107,113 SF



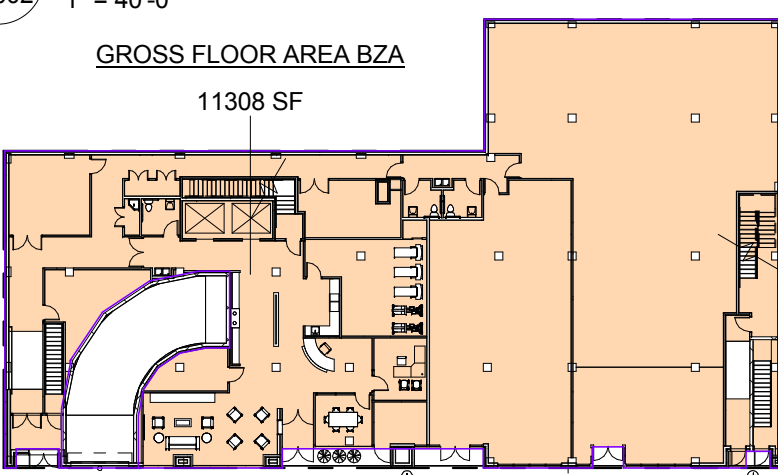
4
G-002
BZA Level 10
1" = 40'-0"



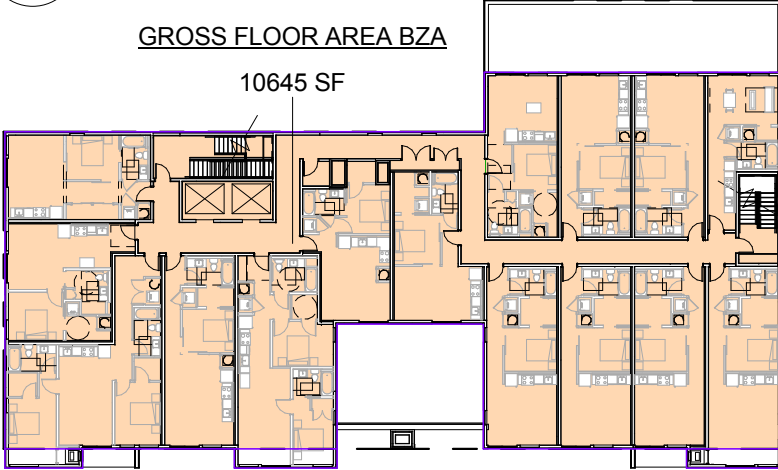
5
G-002
BZA Roof Level
1" = 40'-0"



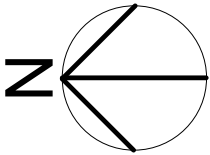
1
G-002
BZA Level P1
1" = 40'-0"

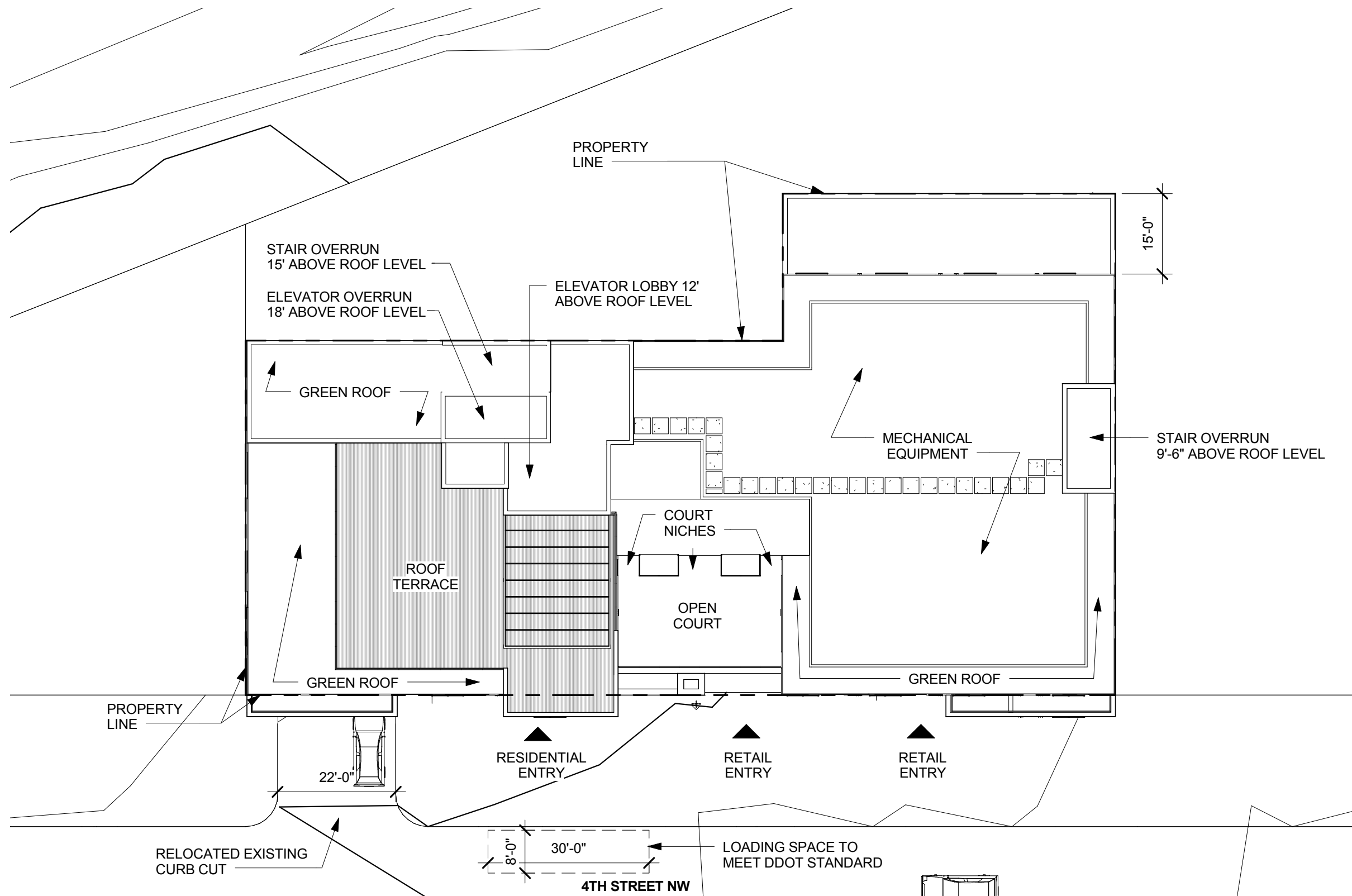


2
G-002
BZA Level 01
1" = 40'-0"



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





1
G-003

BZA ARCHITECTURAL SITE PLAN

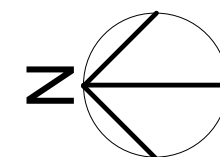
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4th & L Street NW

07/08/2014

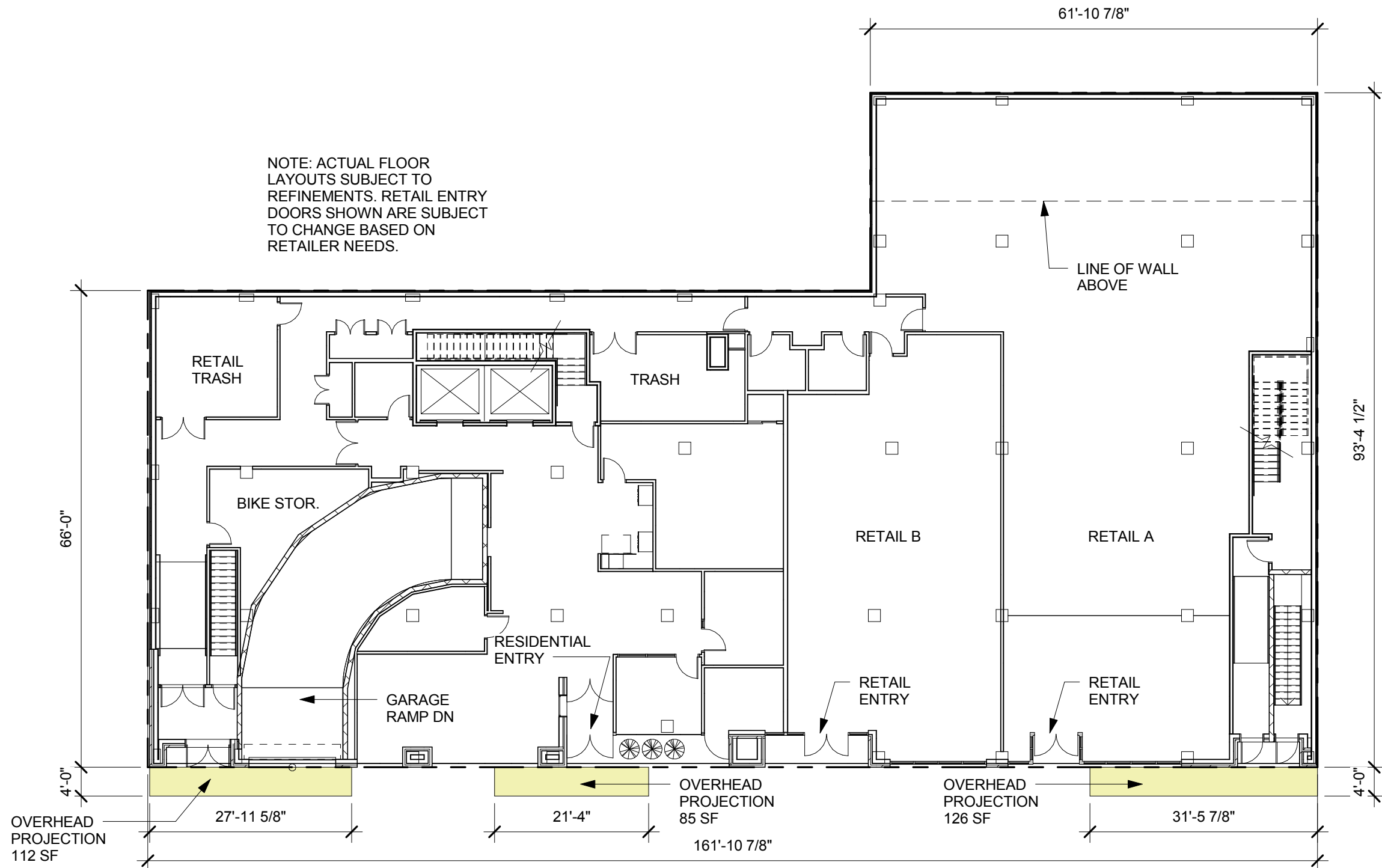
Scale 1" = 20'-0"

G003 - SITE PLAN

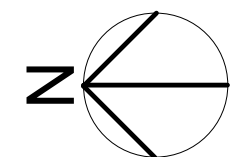


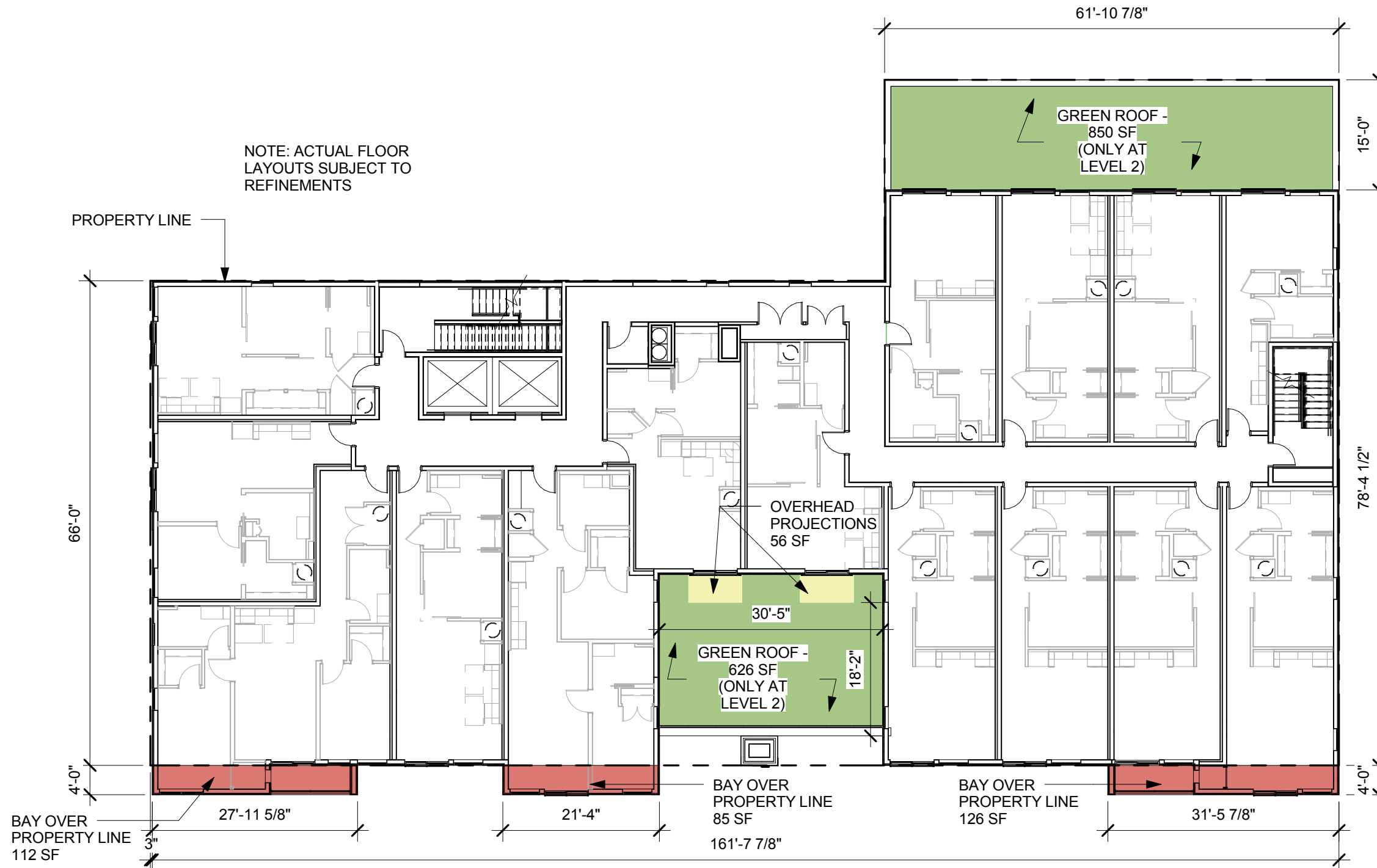
BKV
GROUP



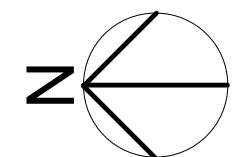


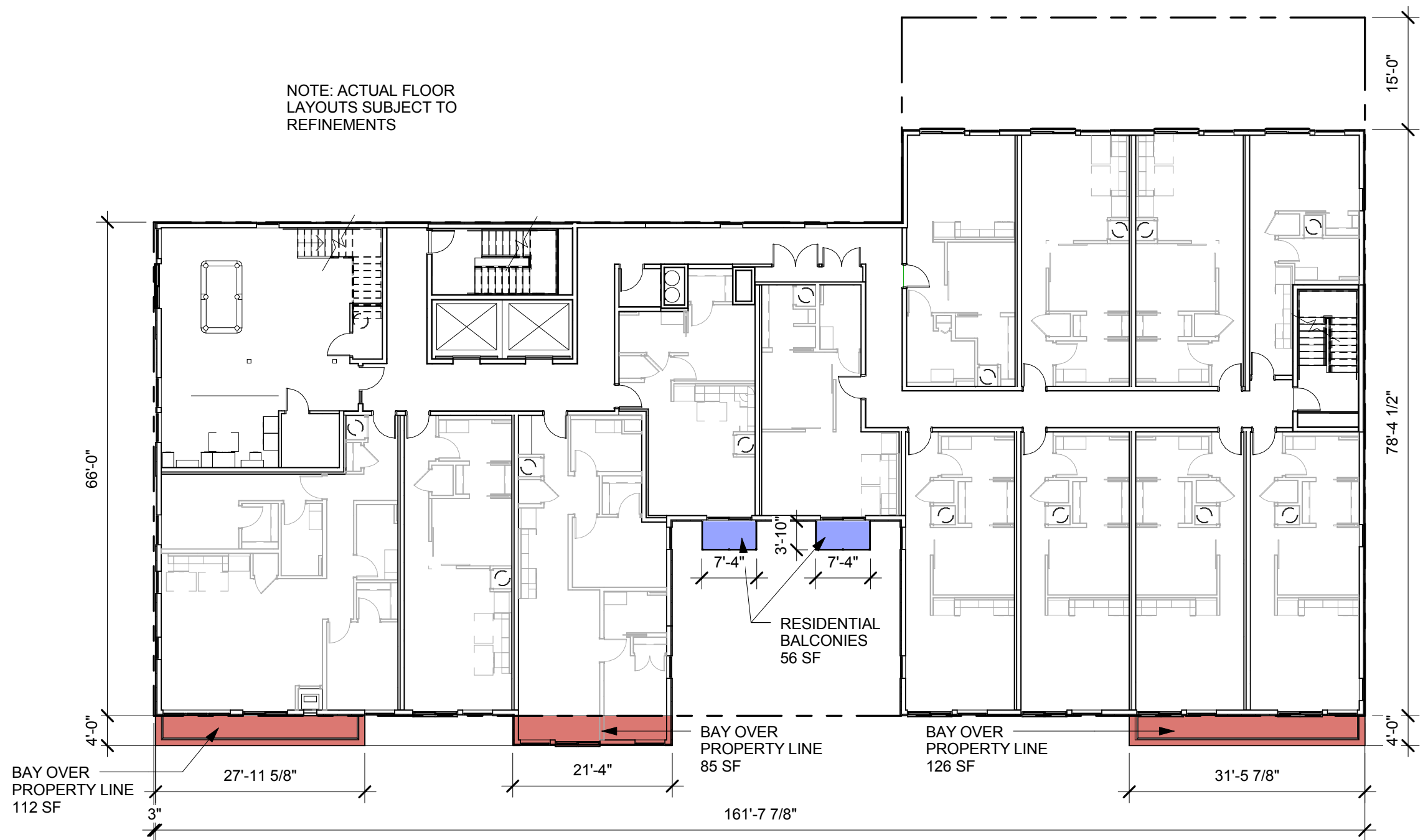
1
A-101 BZA PLAN LEVEL 1
1/16" = 1'-0"



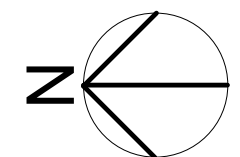


1 BZA PLAN LEVEL 2 THRU 9
A-102 1/16" = 1'-0"

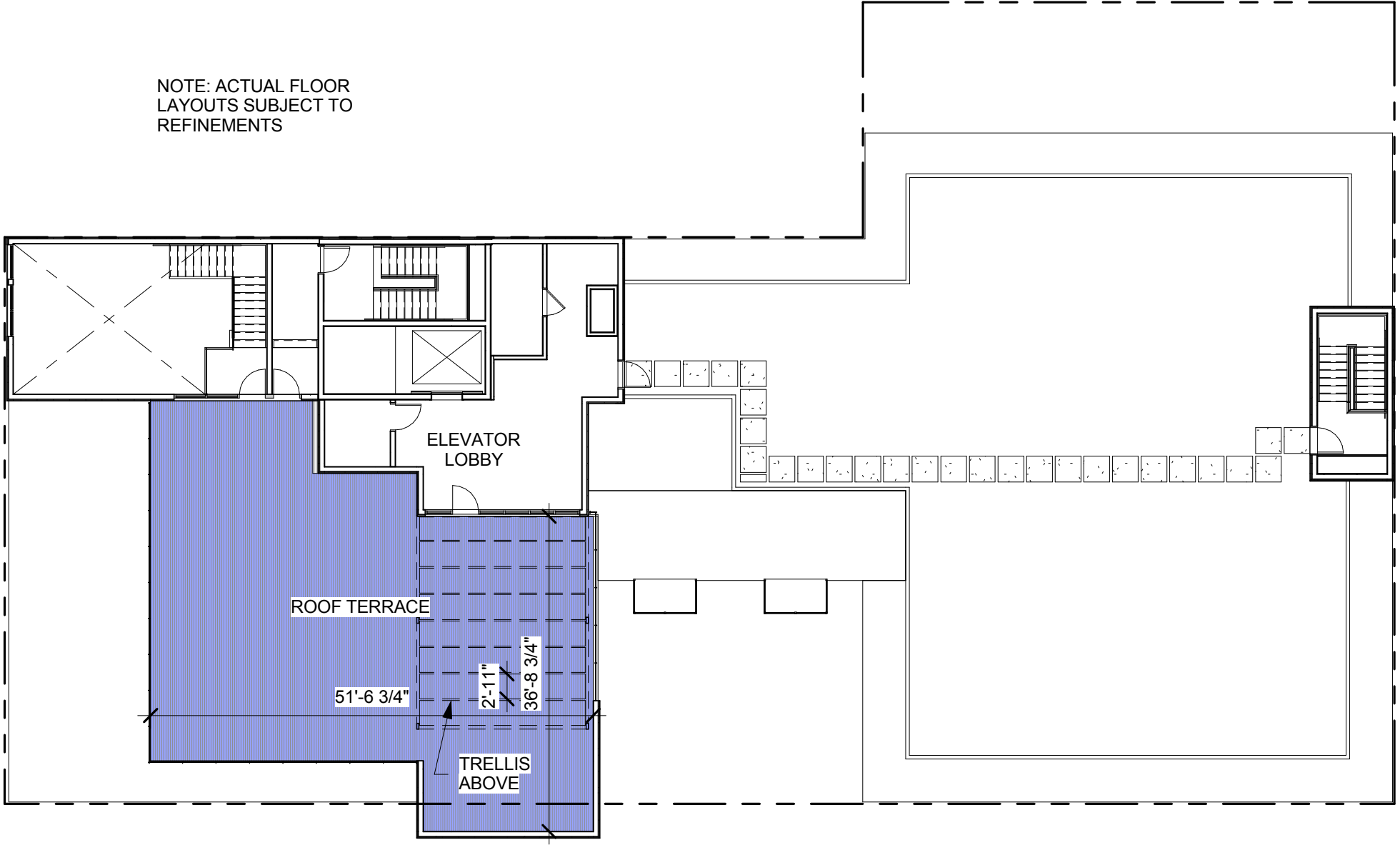




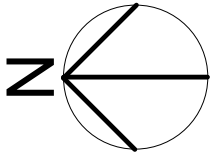
1
A-103 BZA PLAN LEVEL 10
1/16" = 1'-0"



NOTE: ACTUAL FLOOR
LAYOUTS SUBJECT TO
REFINEMENTS



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





1
A-401

BZA WEST ELEVATION

1/16" = 1'-0"

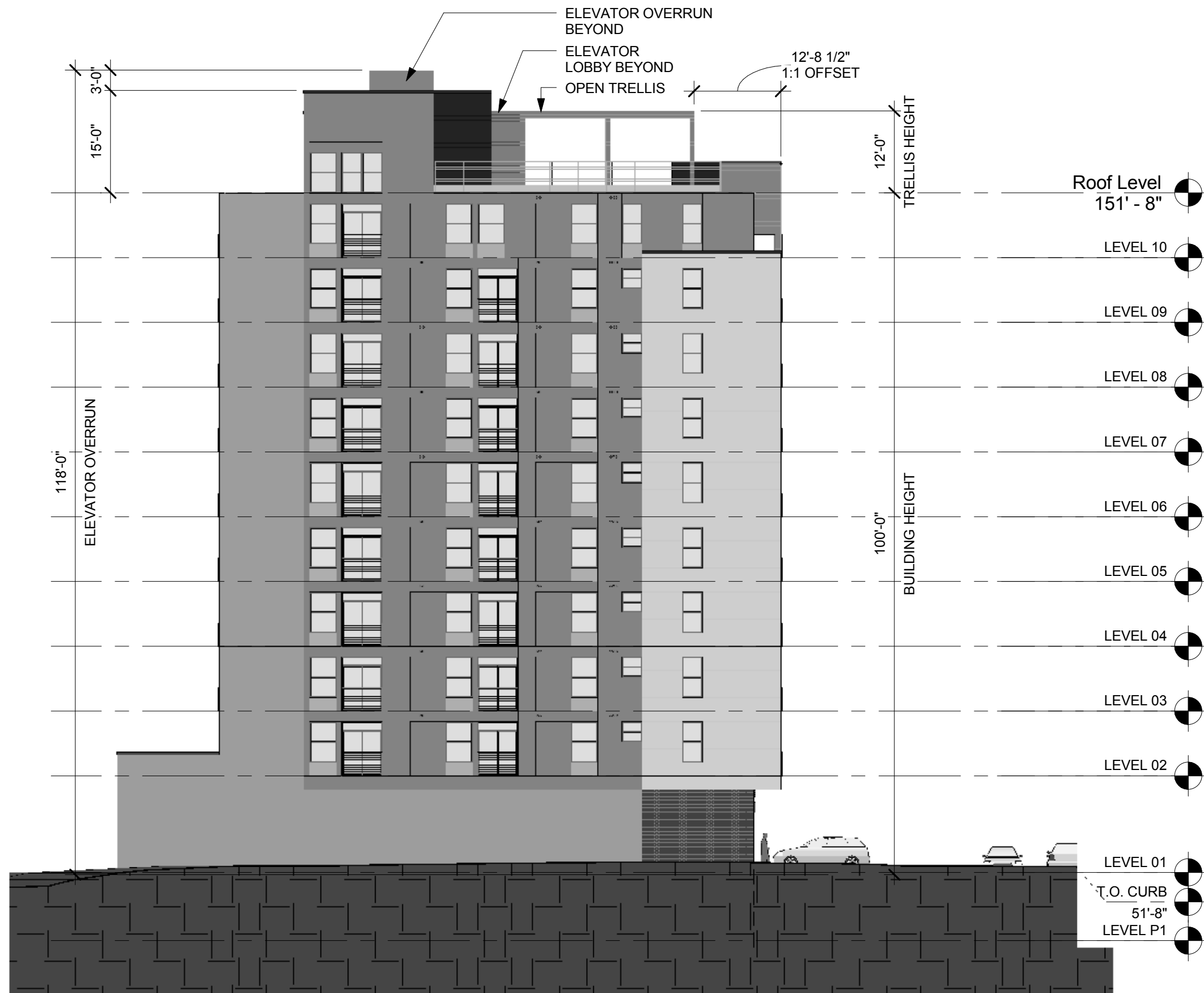
4th & L Street NW

07/08/2014

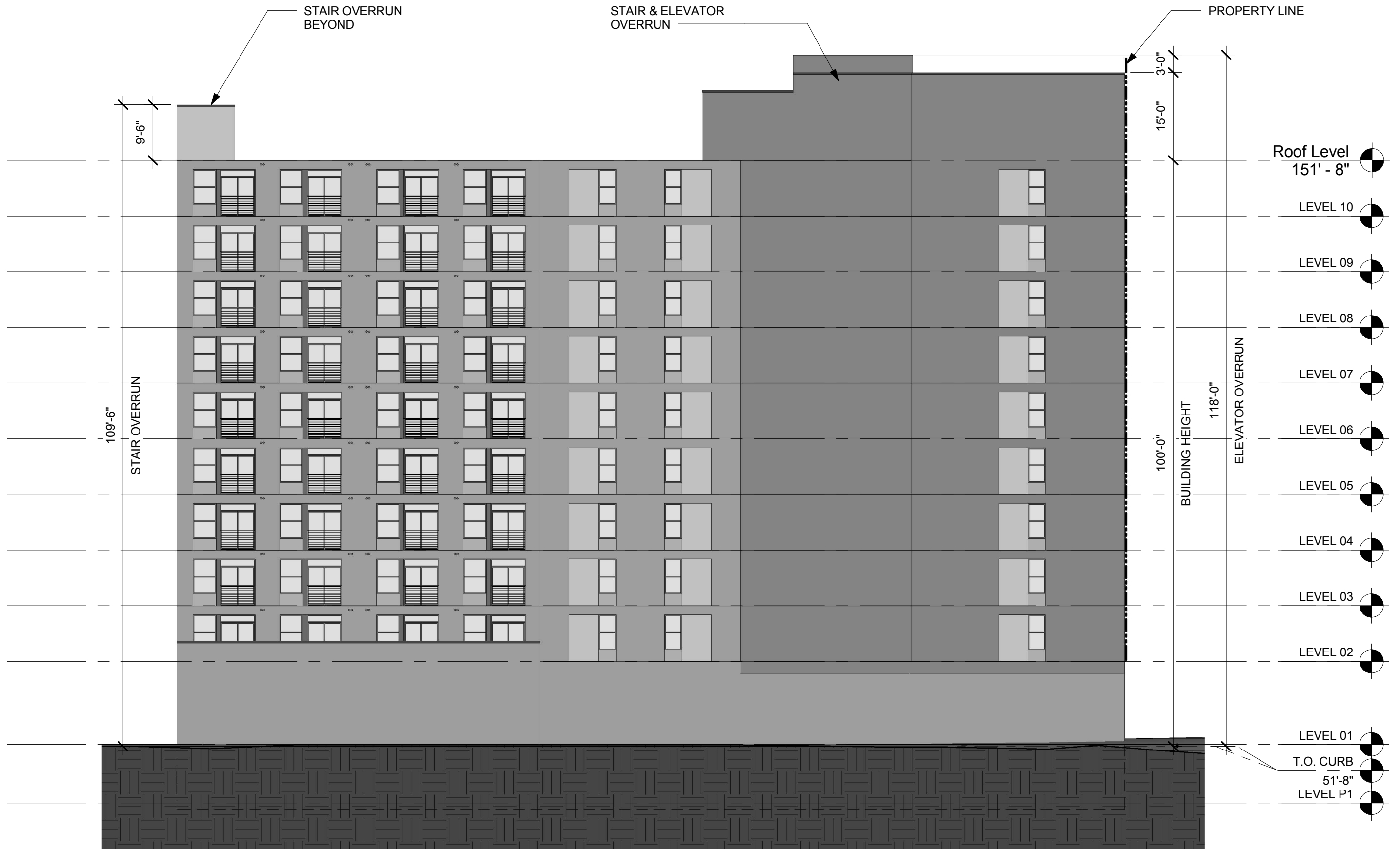
Scale 1/16" = 1'-0"

A401 - BUILDING ELEVATION

BKV
GROUP



1
A-402
BZA NORTH ELEVATION
1/16" = 1'-0"



1
A-403

BZA EAST ELEVATION

1/16" = 1'-0"

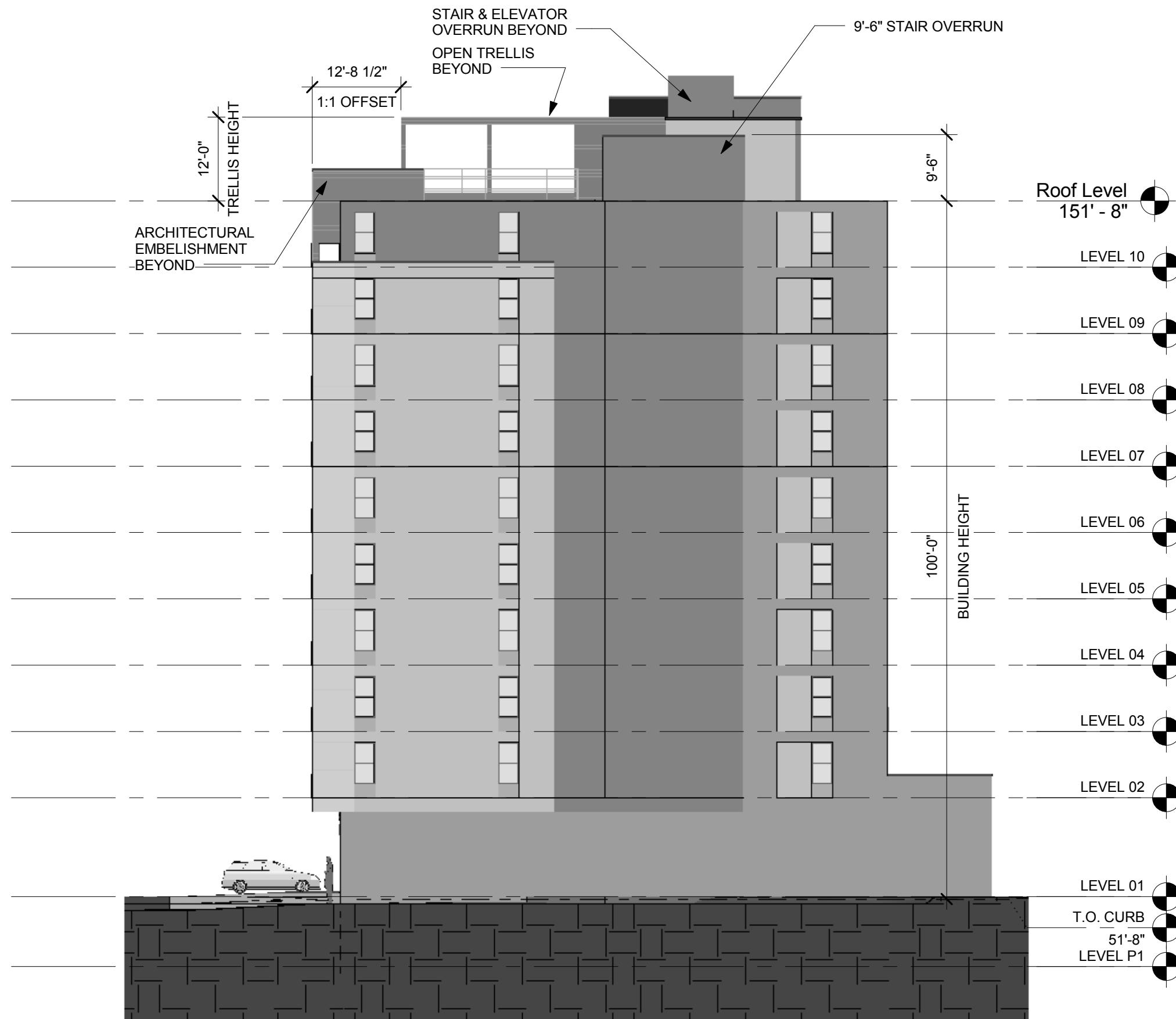
4th & L Street NW

A403 - BUILDING ELEVATION

07/08/2014

Scale 1/16" = 1'-0"

BKV
GROUP



1
A-404

BZA SOUTH ELEVATION

1/16" = 1'-0"