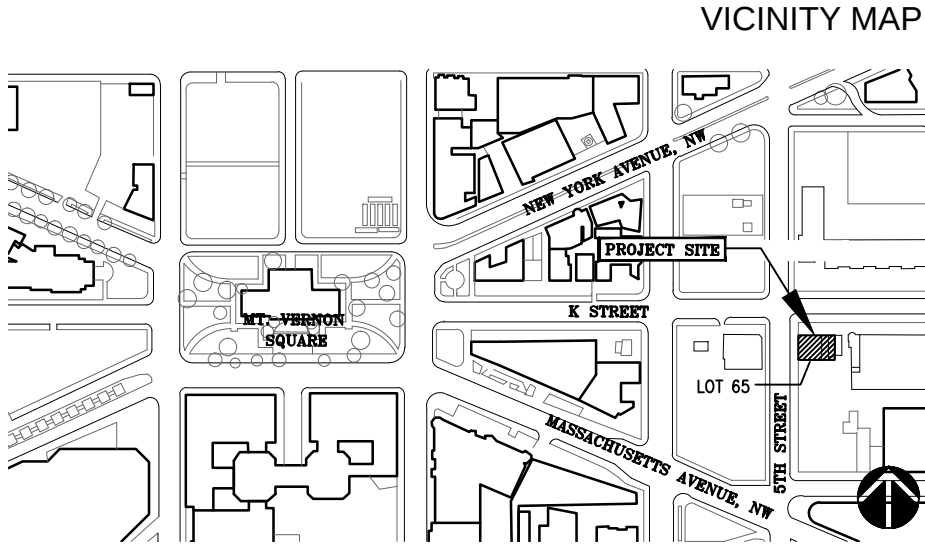




- SHEET LIST
- 1 – COVER SHEET, ZONING
 - 2 – PHOTOGRAPHS
 - 3 – SITE PLAN
 - 4 – ROOF PLAN
 - 5 – NORTH ELEVATION
 - 6 – WEST ELEVATION
 - 7 – SOUTH ELEVATION
 - 8 – EAST ELEVATION

ZONING SUMMARY		
SQUARE: 516		
LOT: 65 (RENOVATION & RECONSTRUCTION, NEW WORK)		
SITE AREA: 4,683 SF		
PROPOSED GFA: 8,027 (EXIST. to REMAIN) + 4,460 (RECONSTRUCTION) + 662 (NEW) SF= 13,149		
ZONE: DD/C-2-C (MVT, HOUSING PRIORITY AREA A)		
ZONING DATA	ALLOWABLE	PROVIDED
BUILDING HEIGHT:	90 FEET, LIMITED BY PIA	38'-6"
PENTHOUSE HEIGHT:	18 FEET 6 INCHES MAXIMUM	15'-8 1/2"
FAR ALLOWABLE:	2.0 (NON-RESIDENTIAL USE)	
	6.0 (RESIDENTIAL)	
	6.0 TOTAL ALLOWABLE (1707.4)	2.81 (1706.20)
LOT OCCUPANCY:	80% (RESIDENTIAL USE ONLY)	100%
REAR YARD:	NR (SEE 1707.6)	0'
SIDE YARD:	NR	NONE
OPEN COURT:	3 INCHES PER FOOT OF HEIGHT OF COURT, BUT NOT LESS THAN 12 FEET	NONE
CLOSED COURT:	IN ADDITION TO THE ABOVE, AREA OF TWICE THE REQUIRED WIDTH OF COURT DIMENSION BASED ON HEIGHT, BUT NOT LESS THAN 250 S.F.	
PARKING REQUIRED:	NR (SEE 2120.3)	NONE
LOADING REQUIRED:	NR (SEE 2200.5)	NONE
GAR:	NA (SEE 3401.7)	NONE

470-476 K STREET, NW
WASHINGTON, DC

BZA Submission

NOVEMBER 5, 2015

HARTMAN-COX ARCHITECTS
1074 THOMAS JEFFERSON ST, NW
WASHINGTON, DC 20007
202-333-6446

KCE STRUCTURAL ENGINEERS, P.C.
1818 JEFFERSON PL., NW
WASHINGTON, DC 20036
202-833-8622

CAPITOL ENGINEERING GROUP
1825 K ST. NW
WASHINGTON, DC 20006
202-216-0039

VICA CAPITOL, L.L.C.
4910 MASSACHUSETTS AVE. NW
WASHINGTON, DC 20016
202-244-4190

GRUPO7 ARCHITECTURE + INTERIORS
1322 14TH STREET NW
WASHINGTON, DC 20005
202-342-0890

DONOHUE CONSTRUCTION COMPANY
2101 WISCONSIN AVENUE NW
WASHINGTON, DC 20007
202-333-0880

NO.	REVISION	DATE
	BZA SUBMISSION	11/5/2015

470-476 K
STREET NW
Washington, DC

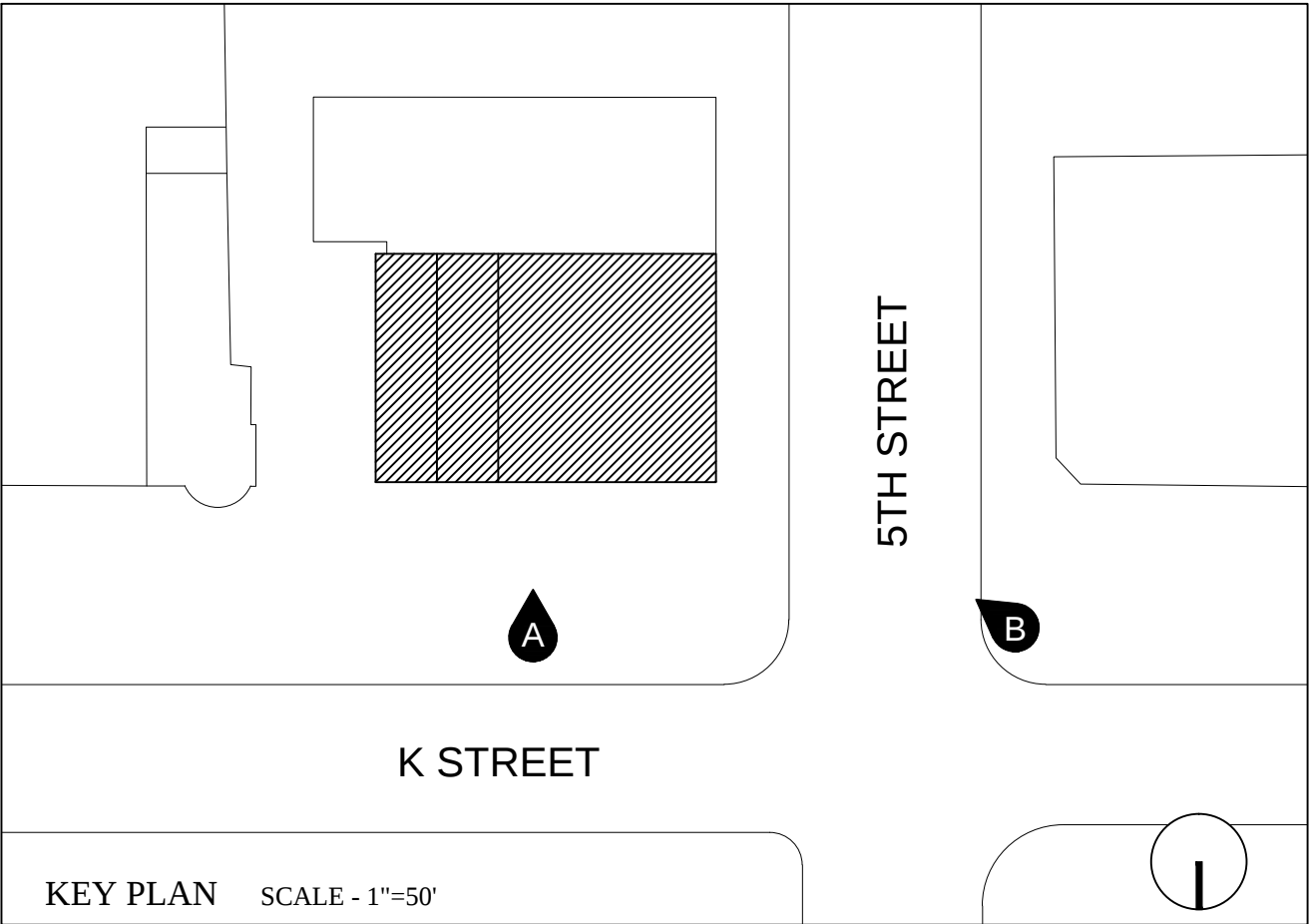
COVER SHEET



B - VIEW FROM NORTHWEST



A - VIEW FROM K STREET



HARTMAN-COX ARCHITECTS
1074 THOMAS JEFFERSON ST. NW
WASHINGTON, DC 20007
202-333-6446

KCE STRUCTURAL ENGINEERS, P.C.
1818 JEFFERSON PL., NW
WASHINGTON, DC 20036
202-833-8622

CAPITOL ENGINEERING GROUP
1825 K ST. NW
WASHINGTON, DC 20006
202-216-0039

VKA CAPITOL, L.L.C.
4910 MASSACHUSETTS AVE. NW
WASHINGTON, DC 20016
202-244-4190

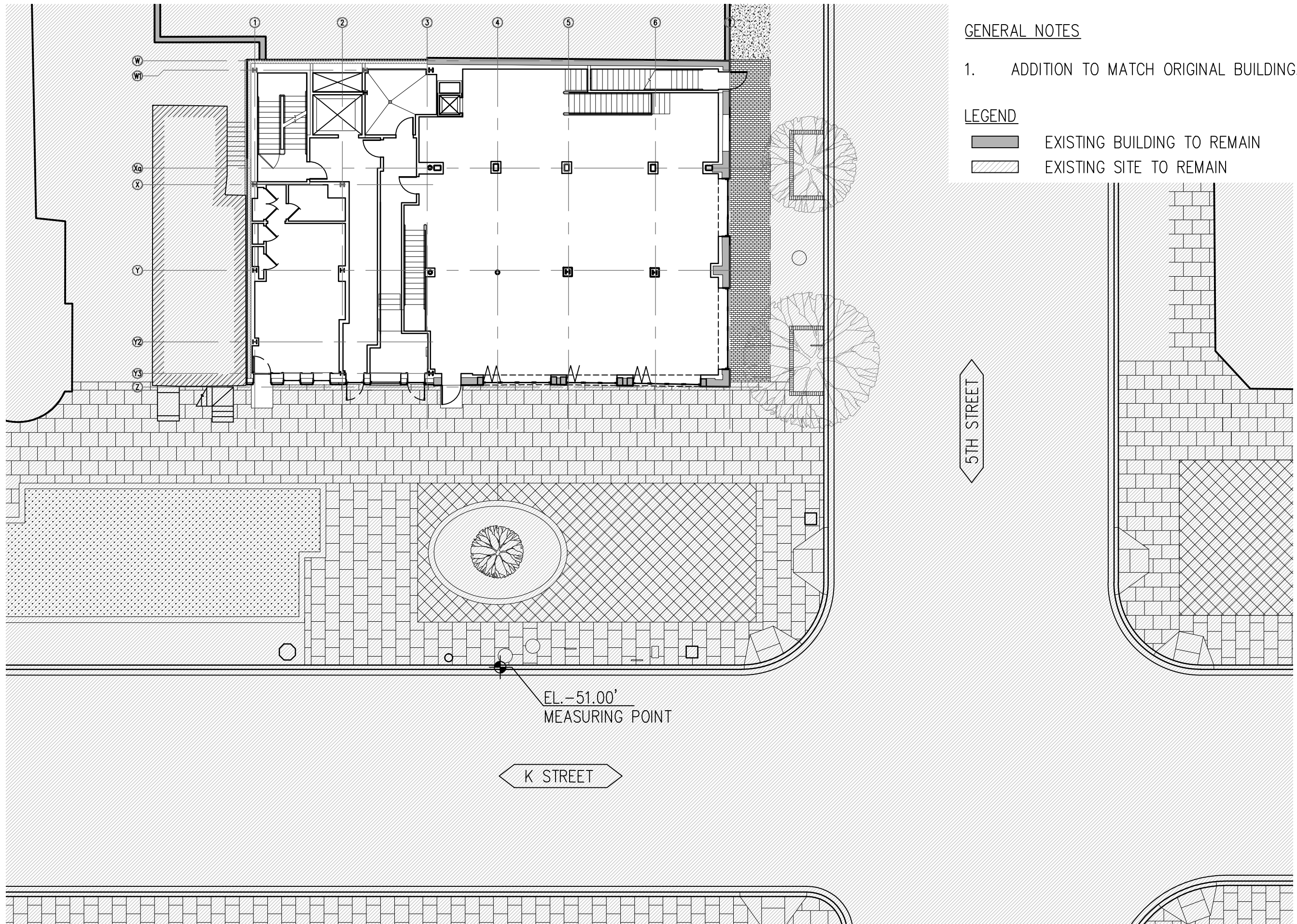
GRUPO7 ARCHITECTURE + INTERIORS
1322 14TH STREET NW
WASHINGTON, DC 20005
202-342-0890

DONOHUE CONSTRUCTION COMPANY
2101 WISCONSIN AVENUE NW
WASHINGTON, DC 20007
202-333-0880

NO.	REVISION	DATE
	BZA SUBMISSION	11/5/2015

470-476 K
STREET NW
Washington, DC

PHOTOGRAPHS



GENERAL NOTES

1. ADDITION TO MATCH ORIGINAL BUILDING.

LEGEND

- EXISTING BUILDING TO REMAIN
EXISTING SITE TO REMAIN

HARTMAN-COX ARCHITECTS
1074 THOMAS JEFFERSON ST. NW
WASHINGTON, DC 20007
202-333-6446

KCE STRUCTURAL ENGINEERS, P.C.
1818 JEFFERSON PL., NW
WASHINGTON, DC 20036
202-833-8622

CAPITOL ENGINEERING GROUP
1825 K ST. NW
WASHINGTON, DC 20006
202-216-0039

VIKA CAPITOL, L.L.C.
4910 MASSACHUSETTS AVE. NW
WASHINGTON, DC 20016
202-244-4190

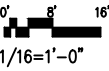
GRUPO7 ARCHITECTURE + INTERIORS
1322 14TH STREET NW
WASHINGTON, DC 20005
202-342-0890

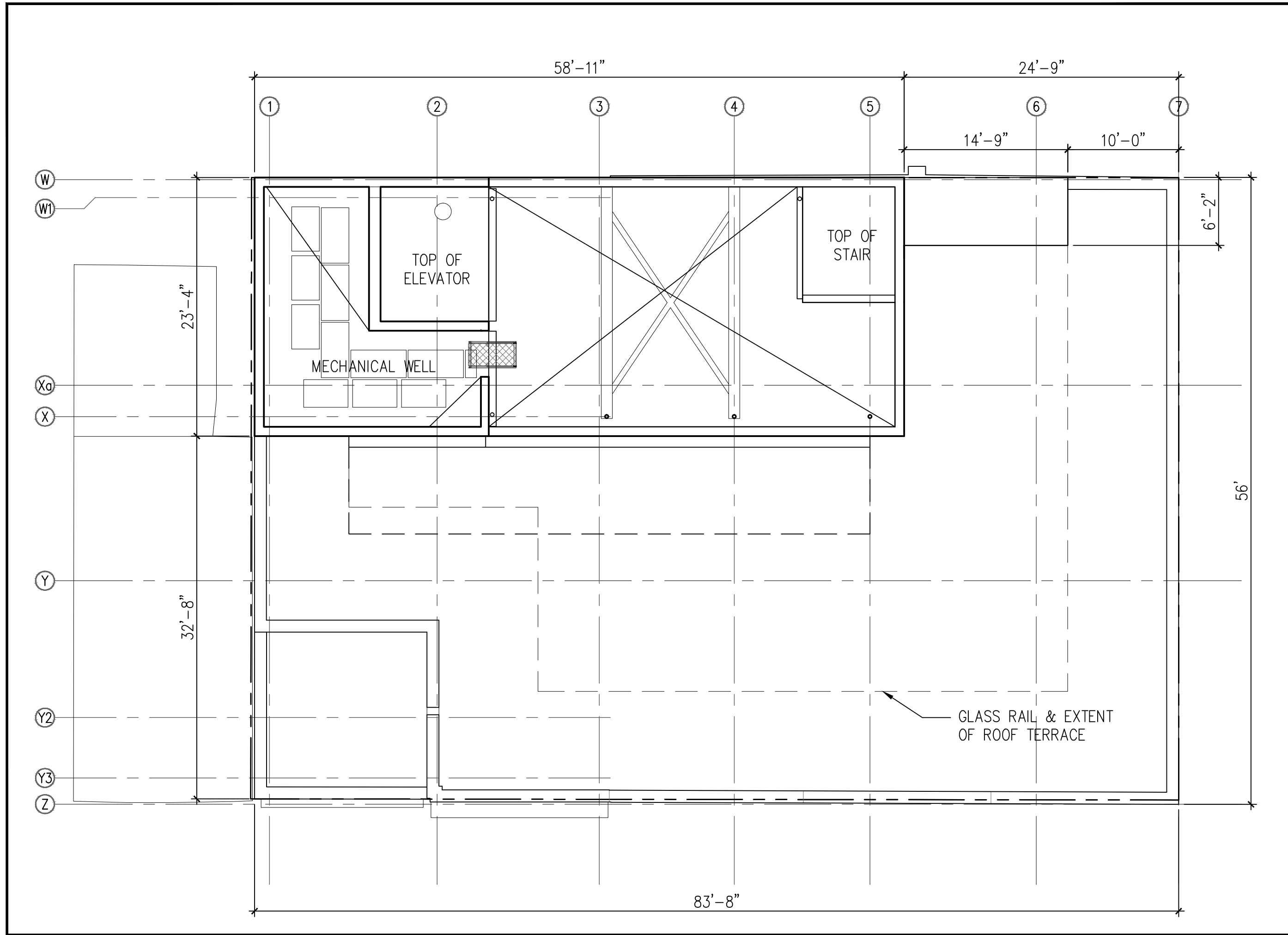
DONOHUE CONSTRUCTION COMPANY
2101 WISCONSIN AVENUE NW
WASHINGTON, DC 20007
202-333-0880

NO.	REVISION	DATE
	BZA SUBMISSION	11/5/2015

470-476 K
STREET NW
Washington, DC

SITE PLAN





HARTMAN-COX ARCHITECTS
1074 THOMAS JEFFERSON ST. NW
WASHINGTON, DC 20007
202-333-6446

KCE STRUCTURAL ENGINEERS, P.C.
1818 JEFFERSON PL., NW
WASHINGTON, DC 20036
202-833-8622

CAPITOL ENGINEERING GROUP
1825 K ST. NW
WASHINGTON, DC 20006
202-216-0039

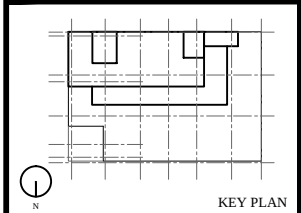
VIKA CAPITOL, L.L.C.
4910 MASSACHUSETTS AVE. NW
WASHINGTON, DC 20016
202-244-4190

GRUPO7 ARCHITECTURE + INTERIORS
1322 14TH STREET NW
WASHINGTON, DC 20005
202-342-0890

DONOHUE CONSTRUCTION COMPANY
2101 WISCONSIN AVENUE NW
WASHINGTON, DC 20007
202-333-0880

NO.	REVISION	DATE
	BZA SUBMISSION	11/5/2015

470-476 K
STREET NW
Washington, DC



ROOF PLAN





HARTMAN-COX ARCHITECTS
1074 THOMAS JEFFERSON ST. NW
WASHINGTON, DC 20007
202-333-6446

KCE STRUCTURAL ENGINEERS, P.C.
1818 JEFFERSON PL., NW
WASHINGTON, DC 20036
202-833-8622

CAPITOL ENGINEERING GROUP
1825 K ST. NW
WASHINGTON, DC 20006
202-216-0039

VIKA CAPITOL, L.L.C.
4910 MASSACHUSETTS AVE. NW
WASHINGTON, DC 20016
202-244-4190

GRUPO7 ARCHITECTURE + INTERIORS
1322 14TH STREET NW
WASHINGTON, DC 20005
202-342-0890

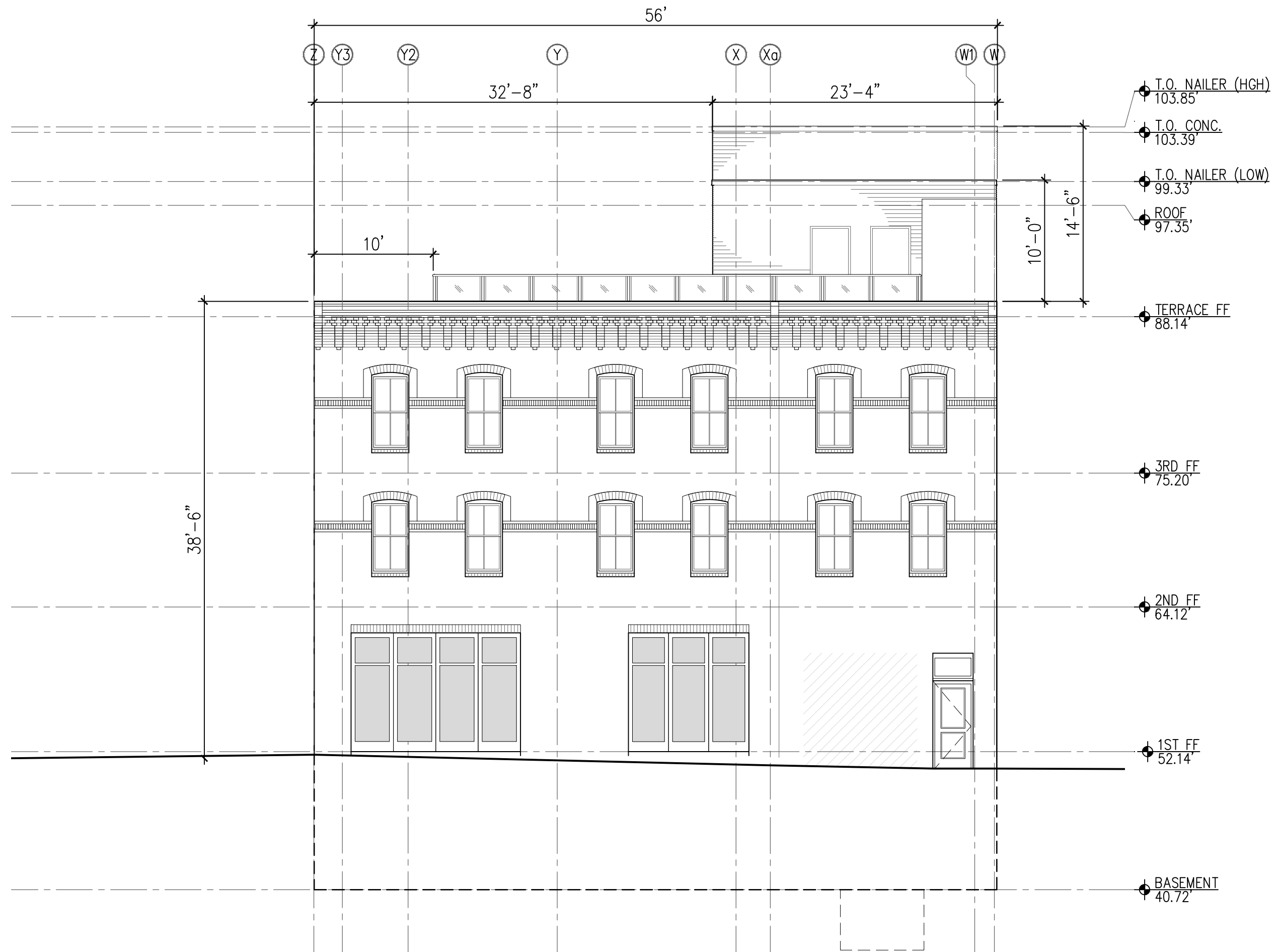
DONOHUE CONSTRUCTION COMPANY
2101 WISCONSIN AVENUE NW
WASHINGTON, DC 20007
202-333-0880

NO.	REVISION	DATE
	BZA SUBMISSION	11/5/2015

470-476 K
STREET NW
Washington, DC

Ⓜ
N KEY PLAN

NORTH ELEVATION



HARTMAN-COX ARCHITECTS
1074 THOMAS JEFFERSON ST. NW
WASHINGTON, DC 20007
202-333-6446

KCE STRUCTURAL ENGINEERS, P.C.
1818 JEFFERSON PL., NW
WASHINGTON, DC 20036
202-833-8622

CAPITOL ENGINEERING GROUP
1825 K ST. NW
WASHINGTON, DC 20006
202-216-0039

VIKA CAPITOL, L.L.C.
4910 MASSACHUSETTS AVE. NW
WASHINGTON, DC 20016
202-244-4190

GRUPO7 ARCHITECTURE + INTERIORS
1322 14TH STREET NW
WASHINGTON, DC 20005
202-342-0890

DONOHUE CONSTRUCTION COMPANY
2101 WISCONSIN AVENUE NW
WASHINGTON, DC 20007
202-333-0880

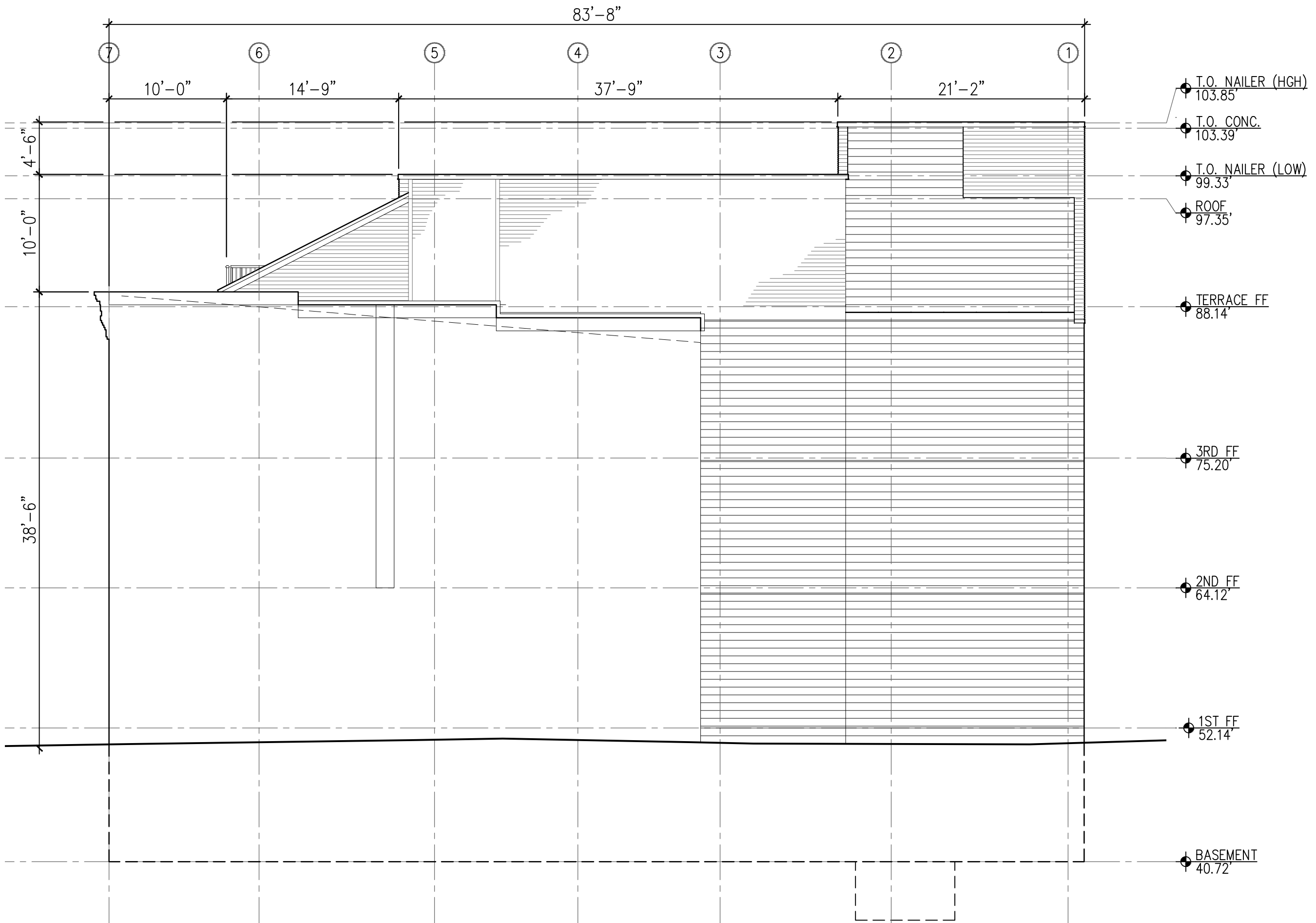
NO.	REVISION	DATE
	BZA SUBMISSION	11/5/2015

470-476 K
STREET NW
Washington, DC



WEST ELEVATION





HARTMAN-COX ARCHITECTS
1074 THOMAS JEFFERSON ST. NW
WASHINGTON, DC 20007
202-333-6446

KCE STRUCTURAL ENGINEERS, P.C.
1818 JEFFERSON PL., NW
WASHINGTON, DC 20036
202-833-8622

CAPITOL ENGINEERING GROUP
1825 K ST. NW
WASHINGTON, DC 20006
202-216-0039

VIKA CAPITOL, L.L.C.
4910 MASSACHUSETTS AVE. NW
WASHINGTON, DC 20016
202-244-4190

GRUPO7 ARCHITECTURE + INTERIORS
1322 14TH STREET NW
WASHINGTON, DC 20005
202-342-0890

DONOHUE CONSTRUCTION COMPANY
2101 WISCONSIN AVENUE NW
WASHINGTON, DC 20007
202-333-0880

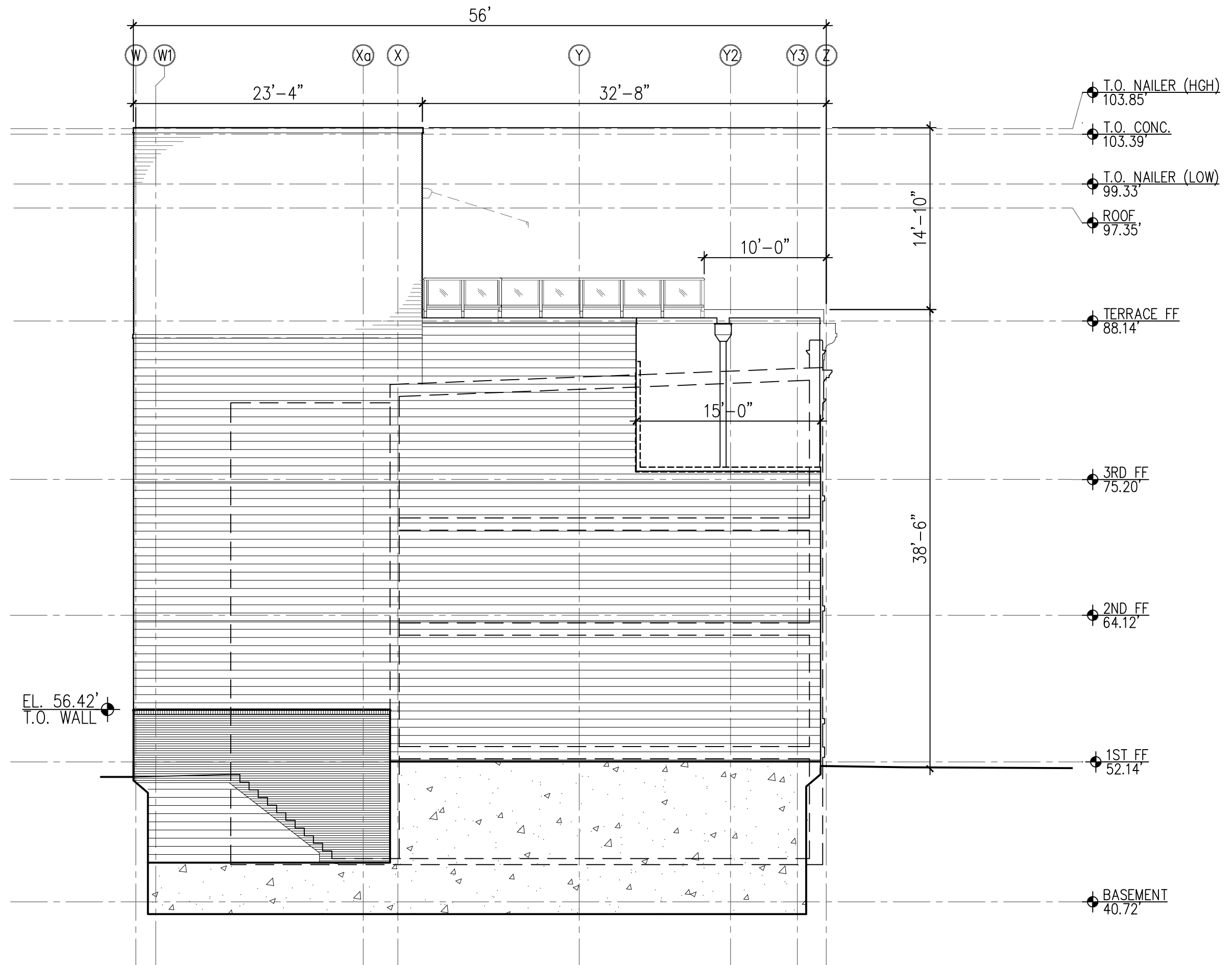
NO.	REVISION	DATE
	BZA SUBMISSION	11/5/2015

470-476 K
STREET NW
Washington, DC



SOUTH ELEVATION





HARTMAN-COX ARCHITECTS
1074 THOMAS JEFFERSON ST. NW
WASHINGTON, DC 20007
202-333-6446

KCE STRUCTURAL ENGINEERS, P.C.
1818 JEFFERSON PL., NW
WASHINGTON, DC 20036
202-833-8622

CAPITOL ENGINEERING GROUP
1825 K ST. NW
WASHINGTON, DC 20006
202-216-0039

VIKA CAPITOL, L.L.C.
4910 MASSACHUSETTS AVE. NW
WASHINGTON, DC 20016
202-244-4190

GRUPO7 ARCHITECTURE + INTERIORS
1322 14TH STREET NW
WASHINGTON, DC 20005
202-342-0890

DONOHUE CONSTRUCTION COMPANY
2101 WISCONSIN AVENUE NW
WASHINGTON, DC 20007
202-333-0880

NO.	REVISION	DATE
	BZA SUBMISSION	11/5/2015

470-476 K
STREET NW
Washington, DC



EAST ELEVATION

0' 4' 8'
1/8"=1'-0"