1430 K STREET NW

ZONING ANALYSIS

D.C. Municipal Zoning Regulations
DCMR, Title 11 July 1995

Board of Zoning Adjustment Hearing No.

Zone: C-4 Commercial Office
LOTS: 808, 803
SQUARE: 219
SITE AREA: 7196.4 Sq.Ft.

SECTION		PERMITTED/REQD.	PROVIDED
770.4	Height	130 Ft.	130 Ft.
	Stories	No Limit	12
770.6	Penthouse Setback:		
	North	18.5 Ft. Min.	30.00 Ft.
	East	18.5 Ft. Min.	20.00 Ft.
	South	18.5 Ft. Min.	5.00 Ft.
	West	18.5 Ft. Min.	20.00 Ft.

SECTION		PERMITTED/REQD.	PROVIDED
771.5	F.A.R.		
	Building	10.0	10.4
	Penthouse	.37(2662)	.23(1627)
	GROSS FLOOR AREA:		
	1st Floor		6,987 SF
	2nd Floor		6,139 SF
	3rd Floor		6,259 SF
	4th Floor		6,259 SF
	5th Floor		6,259 SF
	6th Floor		6,259 SF
	7th Floor		6,259 SF
	8th Floor		6,259 SF
	9th Floor		6,259 SF
	10th Floor		6,259 SF
	11th Floor		6,021 SF
	12th Floor		5,798 SF
	Building	71,964 SF	74,849 SF
	Penthouse	2,682 SF	1,627 SF

SECTION		PERMITTED/REQD.	PROVIDED
772.1	LOT OCCUPANCY	100%	96%
774.1	REAR YARD	27.08 Ft	16.23 Ft
775.5	SIDE YARD	None	None
2101.1	PARKING SPACES	None	36 Sp.
2201.1	LOADING BERTHS	1@30 Ft	1@30 Ft
	SERVICE BERTHS	1@ 20 Ft	1@20 Ft
	PLATFORMS	1@100 SF	1@100 SF

CODE ANALYSIS

1996 BOCA
DCMR '12, Construction Codes, 1999

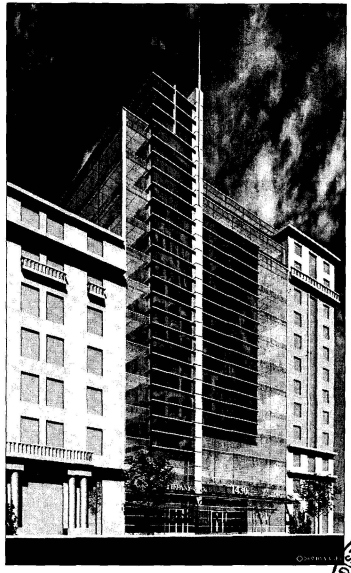
302.1 USE GROUP:
B Floors 2-12
M First Floor
S-2: 2 Basement Parking Levels.

302.1.1 FIRE GRADING OF BUILDINGS:
B 2 hours
M 2 hours
S-2: 2 hours

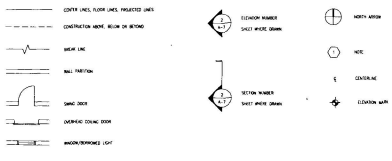
313.0 MIXED USE AND GROUPS:
Construction Type 1B, Fully Sprinkled

503.0 GENERAL HEIGHT AND AREA LIMITATIONS:
B, M, S-2: Const. Type 1B, not limited.

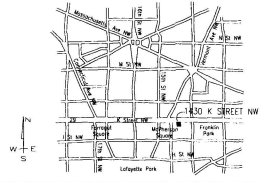
SECTION		ALLOWED	PROVIDED
BOCA 3303.1.2	VAULTS:	3 Ft From Curb	12'-10" From Curb
DCMR 3202.9.2	VAULTS:	Subject To Approval	
DCMR 3203.10.3.1	BAY WINDOWS: (Width)	22'-4"	50 Ft
3203.10.3.3	BAY WINDOWS: (Projection)	4 Ft	3'-3" to 4 Ft
DCMR 3203.10.6.1	COLONNADES: (Height)	Two Stories	Two Stories
3203.10.6.2	COLONNADES: (Projection)	6 Ft	4 Ft
DCMR 3202.12.1.1	CANOPIES: (Width)	WIDTH OF DISPLAY WINDOW OR SPACE AND A REASONABLE DISTANCE ON EITHER SIDE	65 Ft
3202.12.1.2	CANOPIES: (Height)	Min. 8 Ft	11 Ft
3202.12.1.3	CANOPIES: (Projection)	8 Ft	8 Ft
DCMR 3116.4	SIGNS ON AWNINGS OR SIMILAR PROJECTIONS:	12 IN HEIGHT	12 IN HEIGHT



GRAPHIC SYMBOLS



VICINITY MAP



DRAWING INDEX

CS-1 COVER SHEET
C-101 SITE PLAN
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A-103 THIRD & FOURTH TO 9TH FLOOR PLANS
A-104 10TH & 11TH FLOOR PLANS
A-105 12TH & PENTHOUSE PLANS
A-301 NORTH & SOUTH BUILDING ELEVATIONS
A-302 BUILDING SECTION & EAST ELEVATION

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301-948-0606 • Fax 301-309-8204 • EMAIL: DVA-ARCH1@AOL.COM

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NEST A NATIONAL PARTNERSHIP, L.L.C.
600 JEFFERSON PLAZA, SUITE 406 ROCKVILL, MD 20852

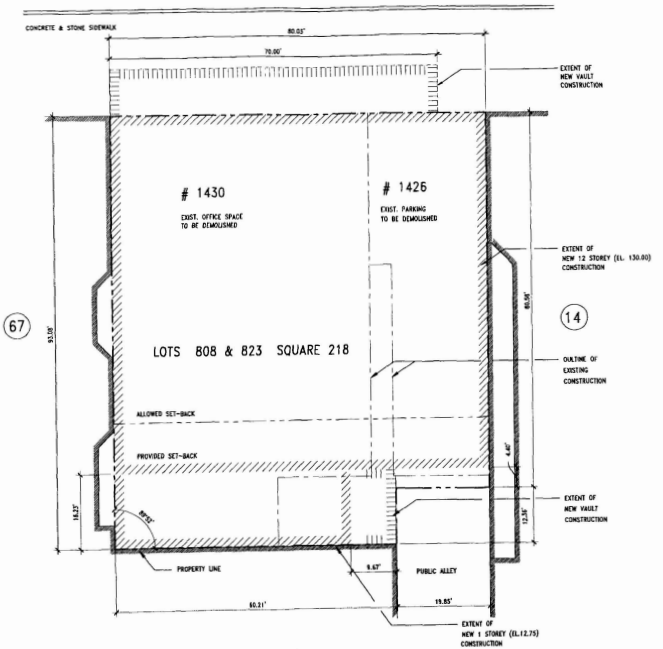
COVER SHEET

DISTRICT OF COLUMBIA
BOGDAN VUJICIC
No.4782
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CS-1

BZA Case No. 16966 Exhibit No. 10

C.O. [illegible] 2:11



SITE PLAN

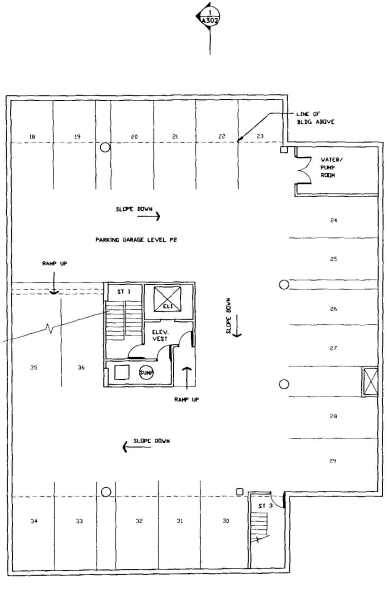
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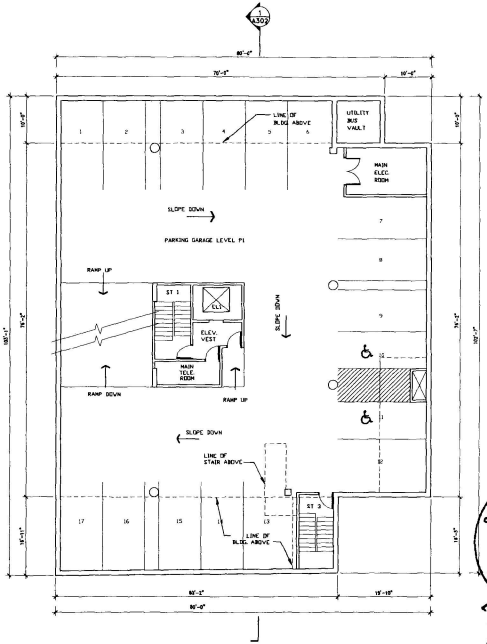
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SITE PLAN

C-101



1/A101 PARKING GARAGE LEVEL P2 NORTH



2/A101 PARKING GARAGE LEVEL P1 NORTH



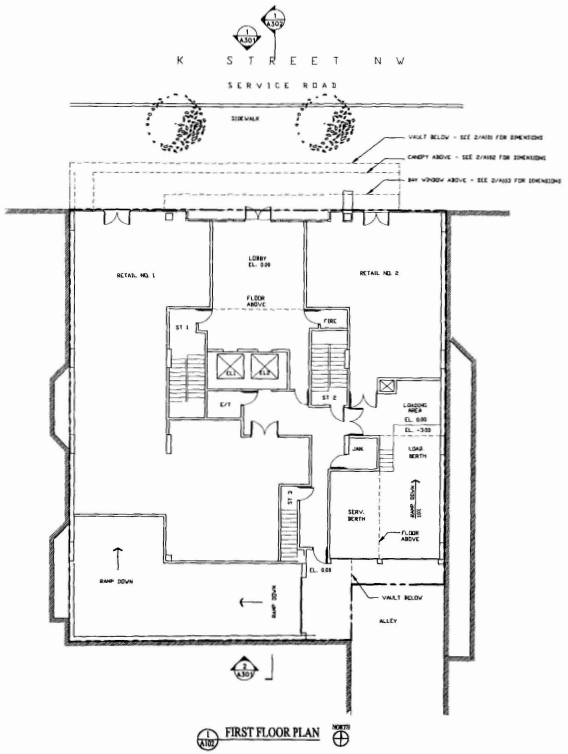
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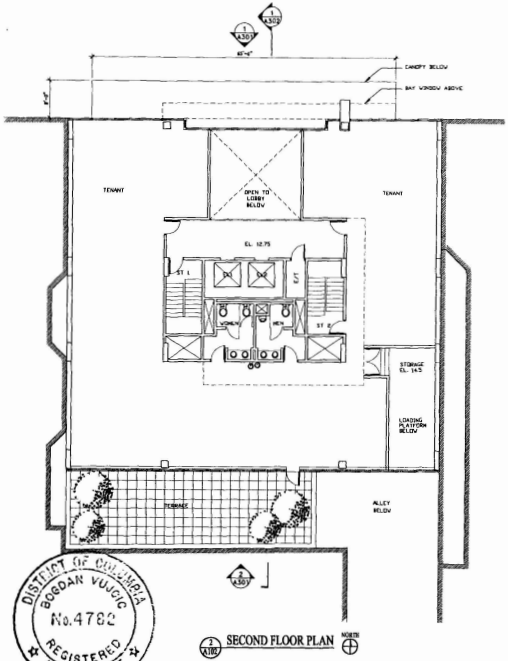
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PARKING GARAGE LEVELS P1 & P2

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A-101



1/A102 FIRST FLOOR PLAN NORTH



2/A102 SECOND FLOOR PLAN NORTH

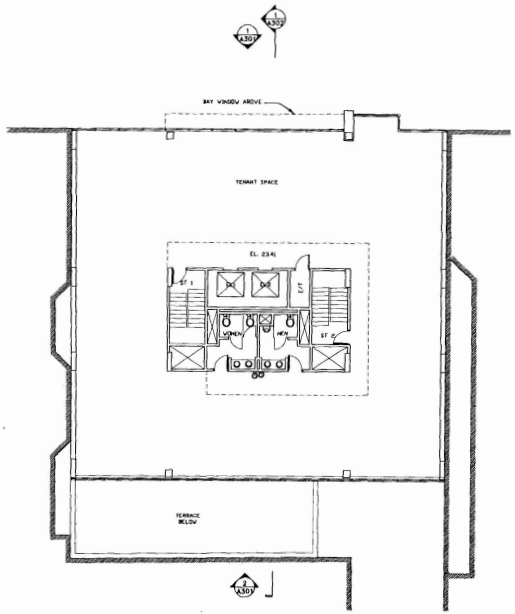
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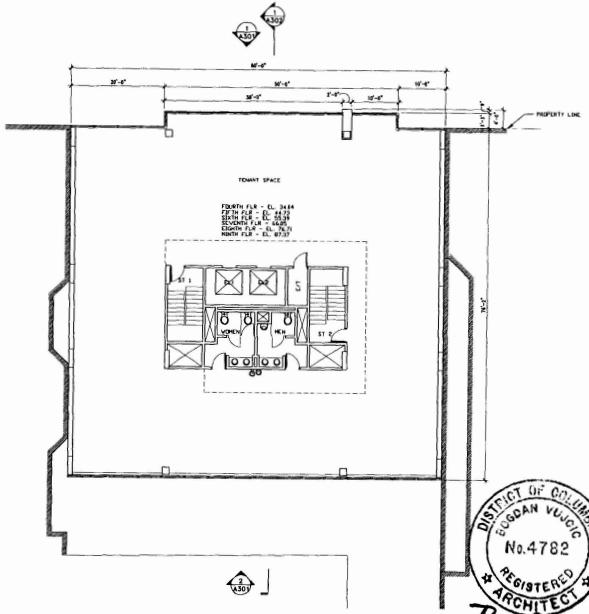
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FIRST & SECOND FLOOR PLANS

A-102



THIRD FLOOR PLAN



FOURTH TO 9TH FLOOR PLAN

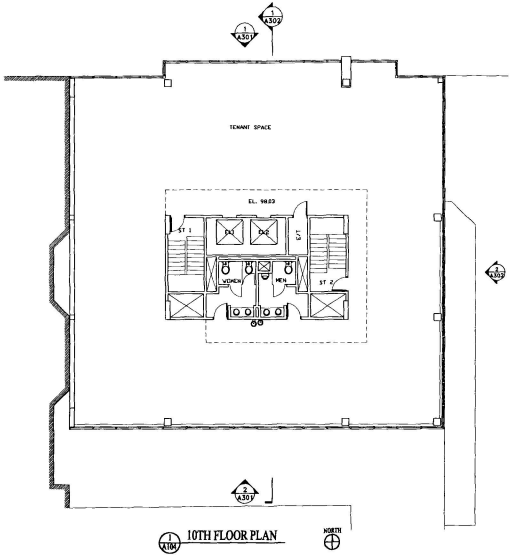
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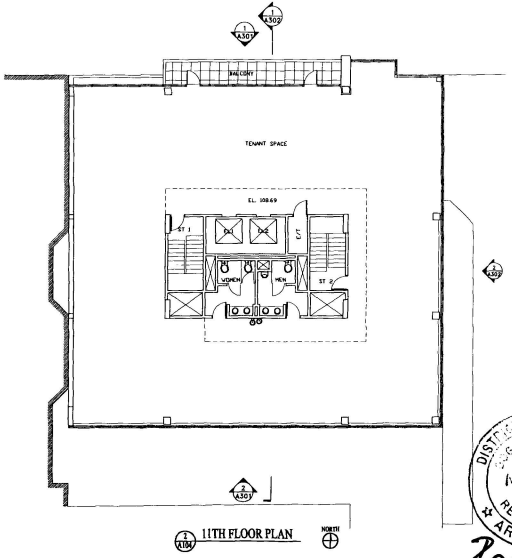
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THIRD & FOURTH TO 9TH FLOOR PLANS

A-103



10TH FLOOR PLAN



11TH FLOOR PLAN

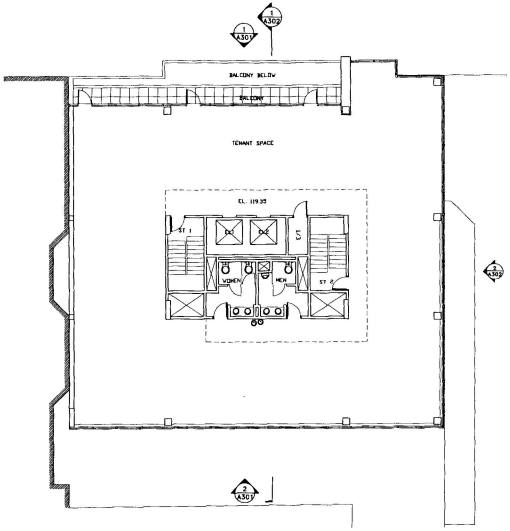
DISTRICT OF COLUMBIA
BOGDAN YUCIC
No 4702
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ARCHITECT

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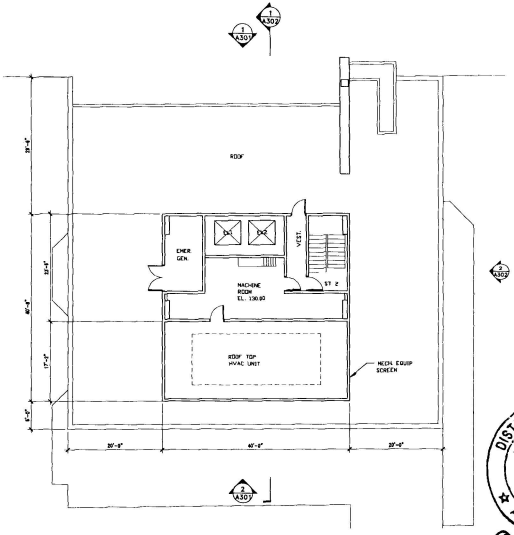
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10TH & 11TH FLOOR PLANS

A-104



1/A105 12TH FLOOR PLAN NORTH



2/A105 PENTHOUSE FLOOR PLAN NORTH

0 5' 10' 15' 20' 30'

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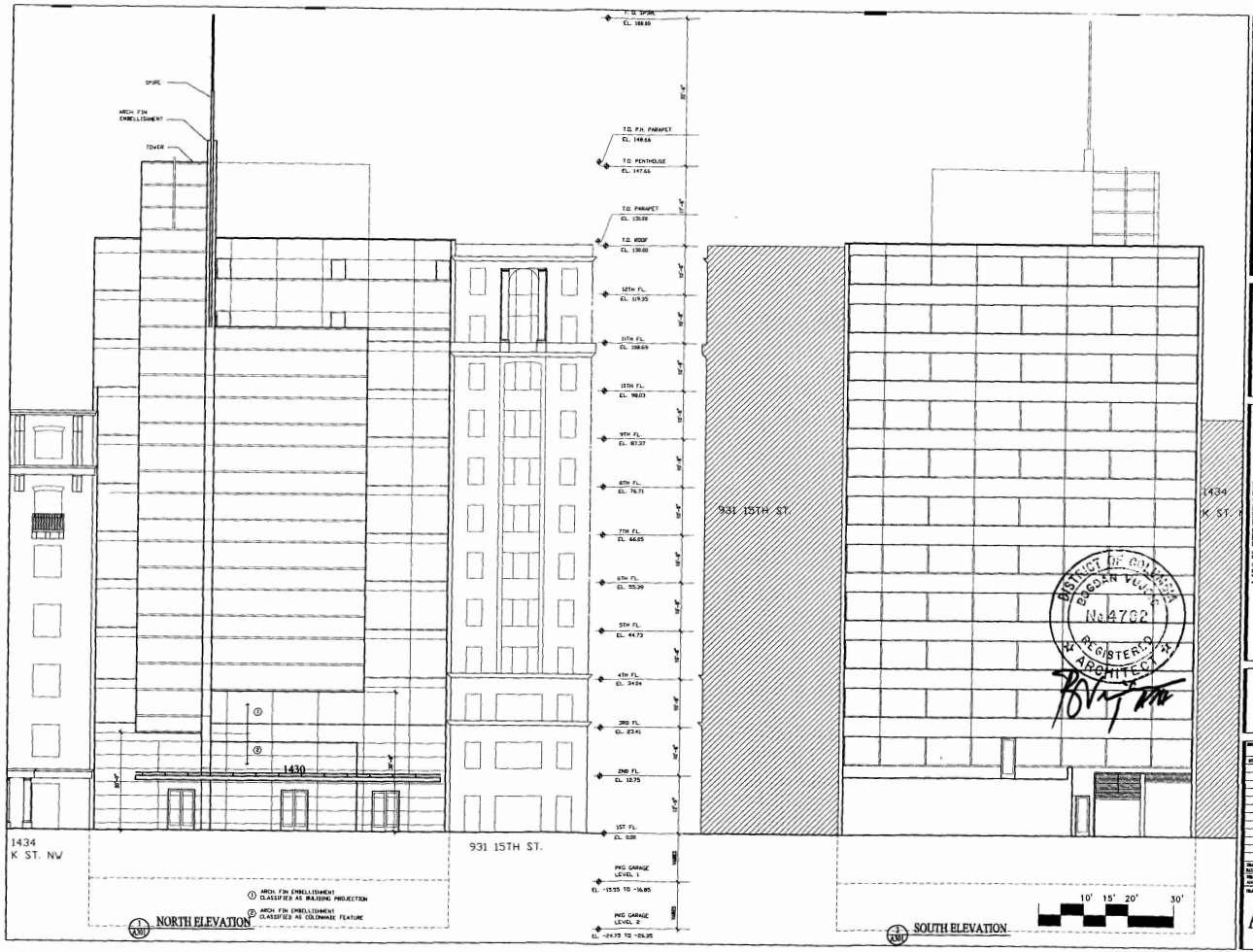
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10TH & PENTHOUSE FLOOR PLAN

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A-105

SHEET 1 OF 1

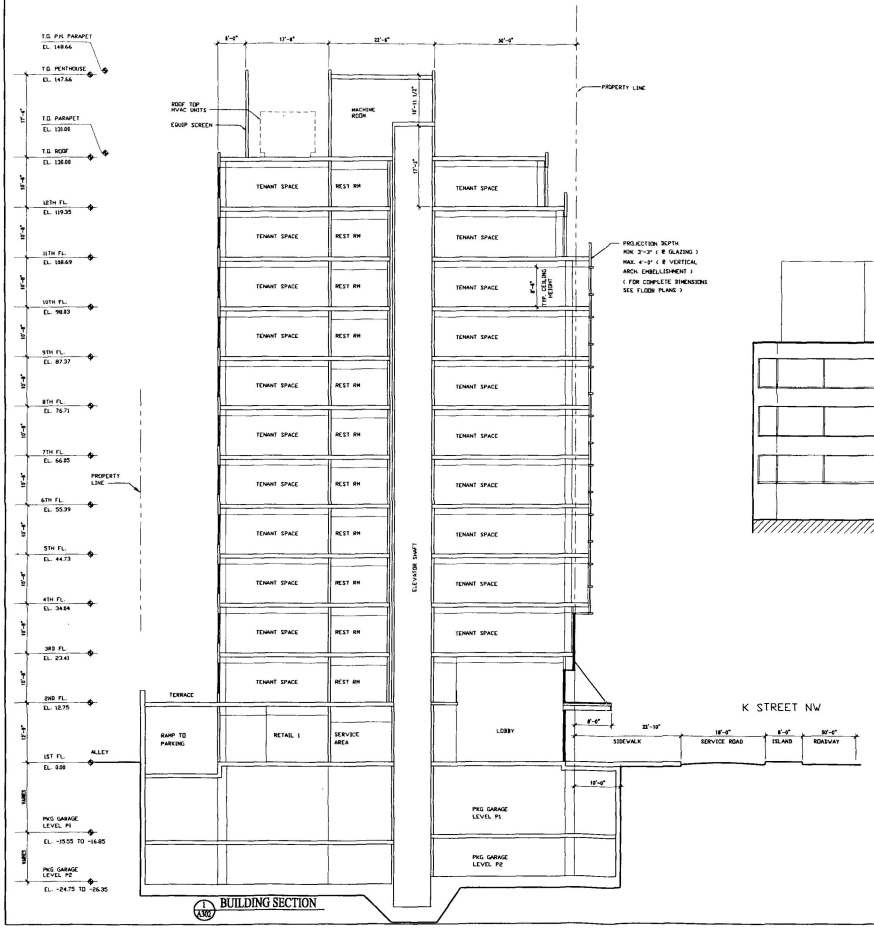


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NORTH & SOUTH BUILDING ELEVATIONS

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A-301



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BUILDING SECTION & EAST ELEVATION

DISTRICT OF COLUMBIA
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No. 4782
REGISTERED ARCHITECT

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NO. DATE ISSUE/SUBMISSION

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A-302

SHEET # OF #