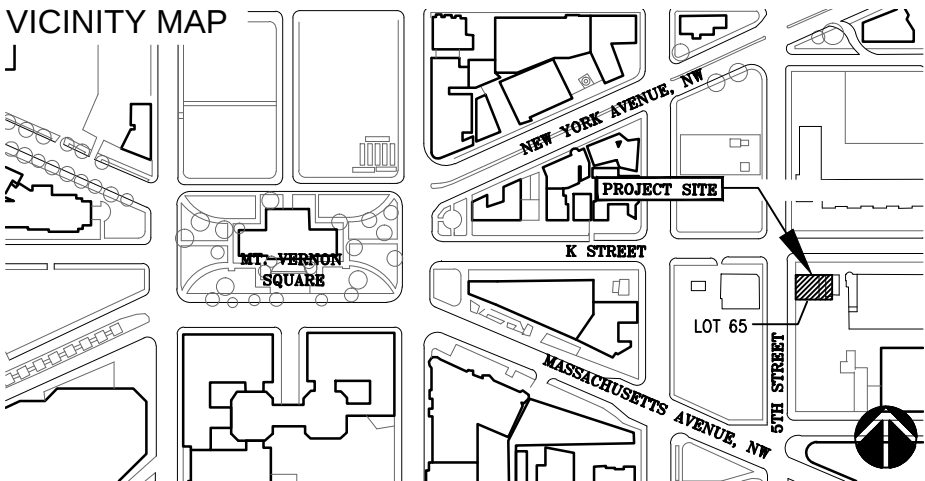


ZONING SUMMARY

SQUARE:	516	
LOT:	65 (RENOVATION & RECONSTRUCTION)	
SITE AREA:	4,683 SF	
ZONE:	DD/C-2-C (MVT, HOUSING PRIORITY AREA A)	
USE, EXISTING:	BAR (FLOORS 1, 2 & 3))	
USE, PROPOSED:	RESTAURANT (FLOOR 1) BAR (FLOORS 2 & 3)	
ZONING DATA	ALLOWABLE	PROVIDED/PROPOSED
BUILDING HEIGHT:	90 FEET, LIMITED BY PIA	37'-2"
PENTHOUSE HEIGHT:	20 FEET MAXIMUM	15'-8"
FAR ALLOWABLE:	6.0 (SECTION 1707.4, 1706.18, 1706.20)	2.81
HOUSING REQUIREMENT	NR (SECTION 1707.4, 1706.18, 1706.20)	NONE
ORIGINAL BLDG AREA:	OLD LOT 44/470 K: 1,810 SF OLD LOT 43/472 K: 2,712 SF OLD LOT 830-831/476 K: 8,082 SF TOTAL ORIGINAL= 12,604 SF (ALL COMMERCIAL)	- - - -
PROPOSED BLDG AREA:	-	13,181 SF
LOT OCCUPANCY:	100%	100%
REAR YARD:	NR (SEE 1707.6)	NONE
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.	NONE
PARKING REQUIRED:	NR (SEE 2001.9 AND 2120.3)	NONE
LOADING REQUIRED:	NR (SEE 2001.9 AND 2200.5)	NONE
GAR:	NA (SEE 2001.9 AND 3401.7)	NONE

SHEET LIST

1. COVER SHEET, ZONING
2. PHOTOGRAPHS
3. NW PEDESTRIAN VIEW
4. EXTENT OF RECONSTRUCTION
5. SITEPLAN
6. FIRST FLOOR PLAN
7. SECOND FLOOR PLAN
8. THIRD FLOOR PLAN
9. TERRACE FLOOR PLAN
10. ROOF PLAN
11. NORTH ELEVATION
12. WEST ELEVATION
13. SOUTH ELEVATION
14. EAST ELEVATION



470-476 K STREET, NW

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BZA Case No. 19215 Pre-Hearing Submission

MARCH 1, 2016

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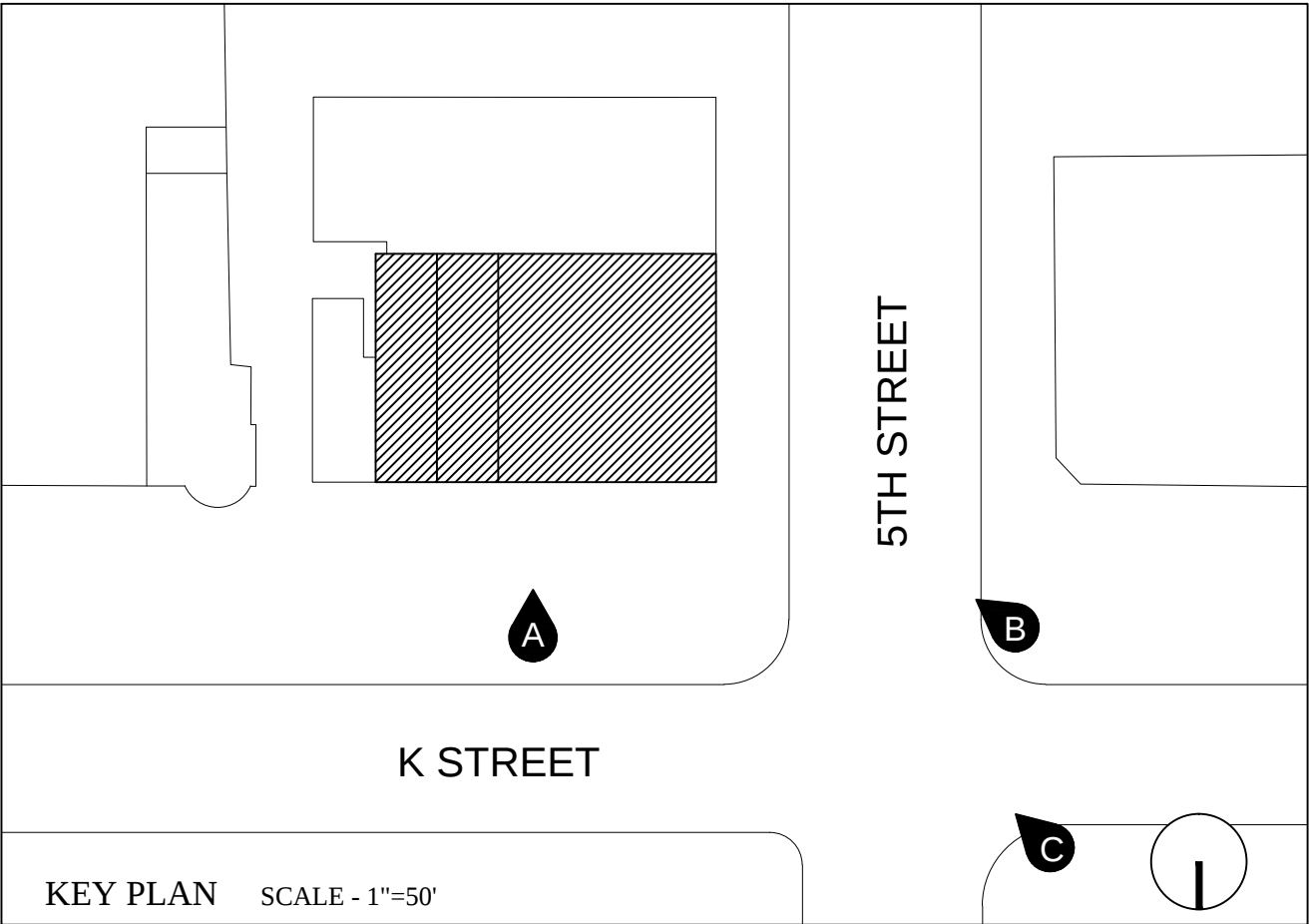
COVER SHEET



B - VIEW FROM NORTHWEST OF BUILDINGS PRE-COLLAPSE



A - VIEW FROM K STREET OF BUILDING PRE-COLLAPSE



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PHOTOGRAPHS



C - NORTHWEST PEDESTRIAN VIEW

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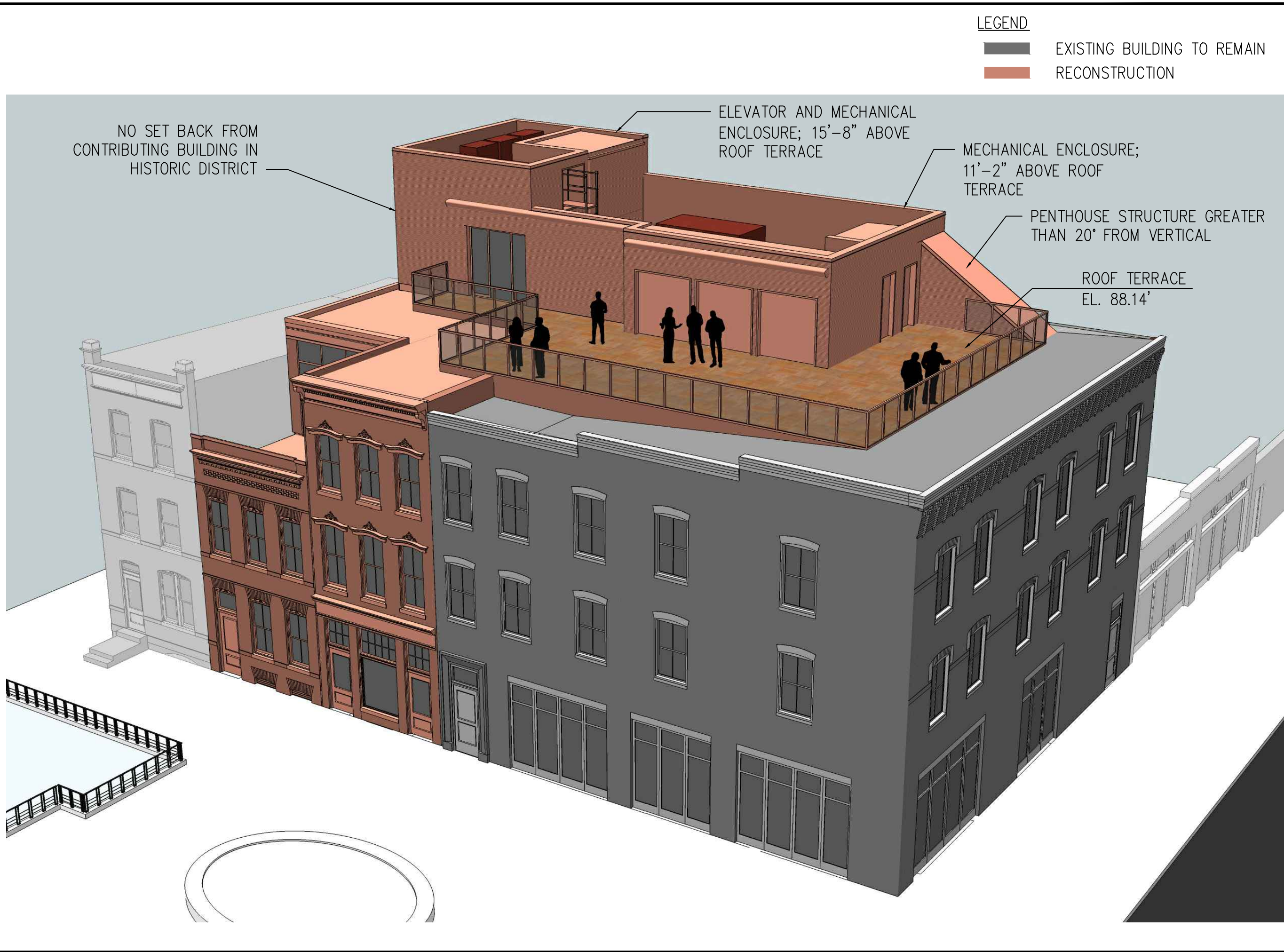
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NORTHWEST
PEDESTRIAN VIEW



LEGEND

- EXISTING BUILDING TO REMAIN
- RECONSTRUCTION

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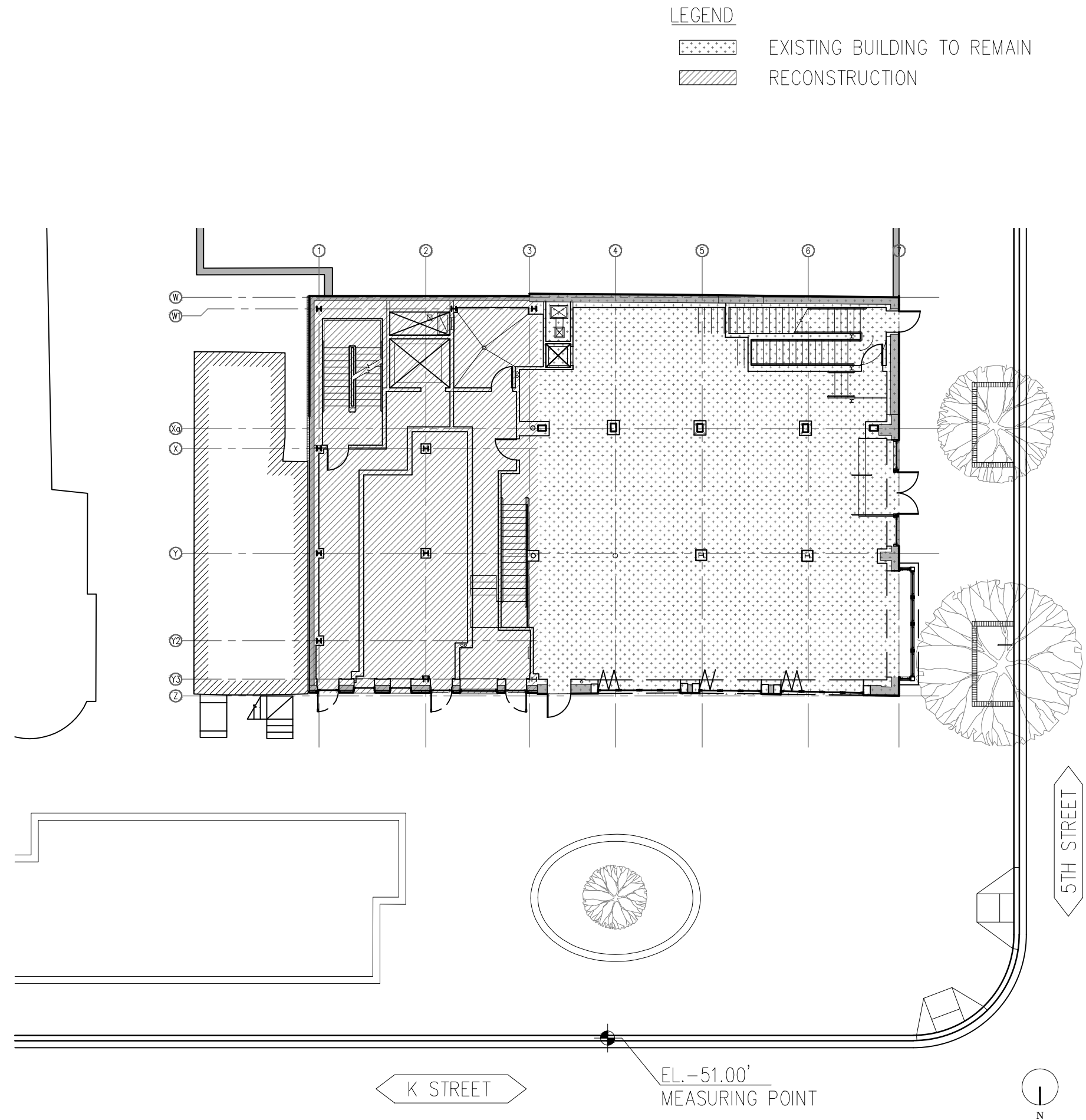
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EXTENT OF RECONSTRUCTION



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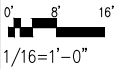
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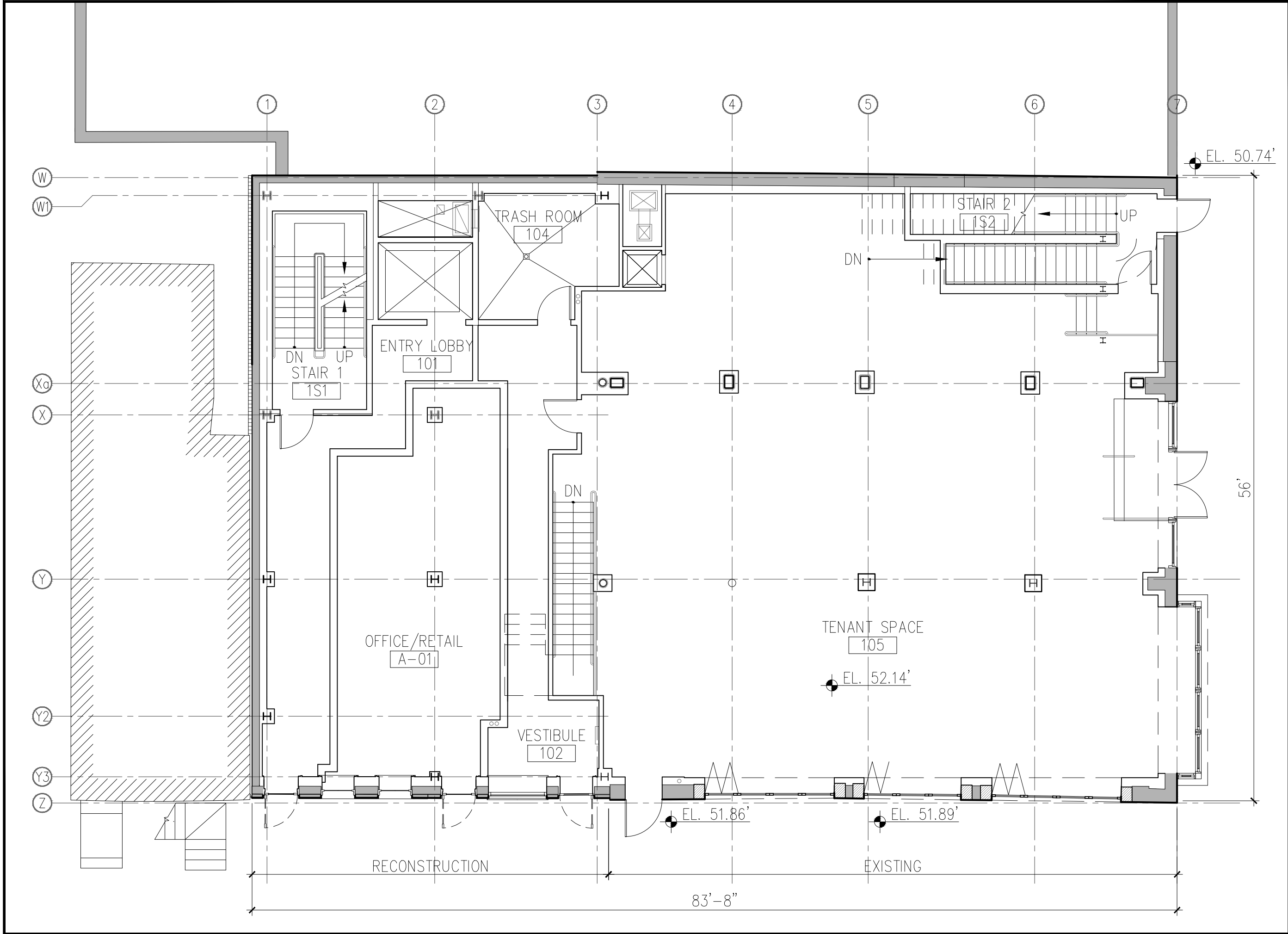
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SITE PLAN





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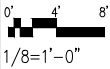
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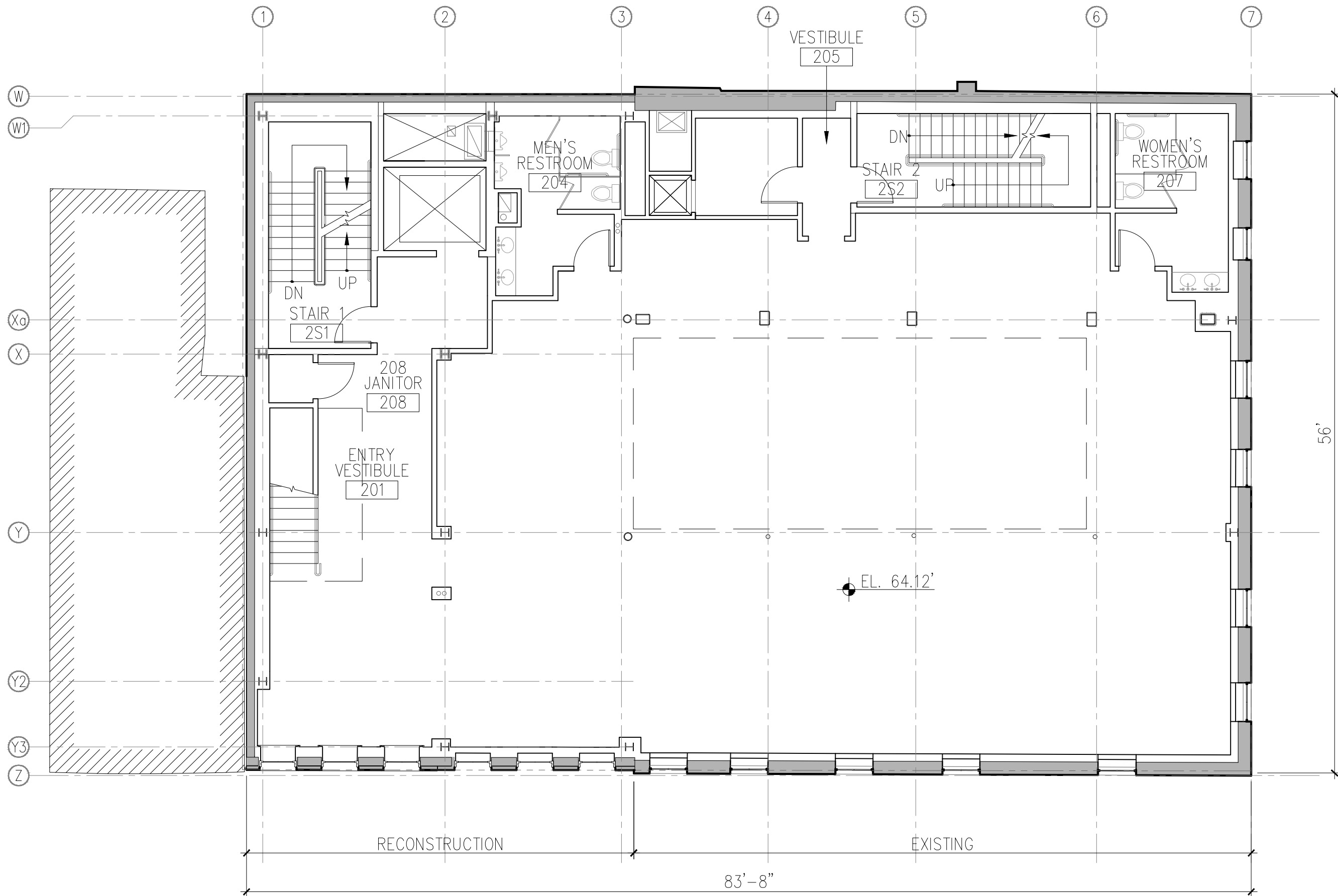
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FIRST FLOOR PLAN





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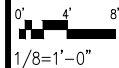
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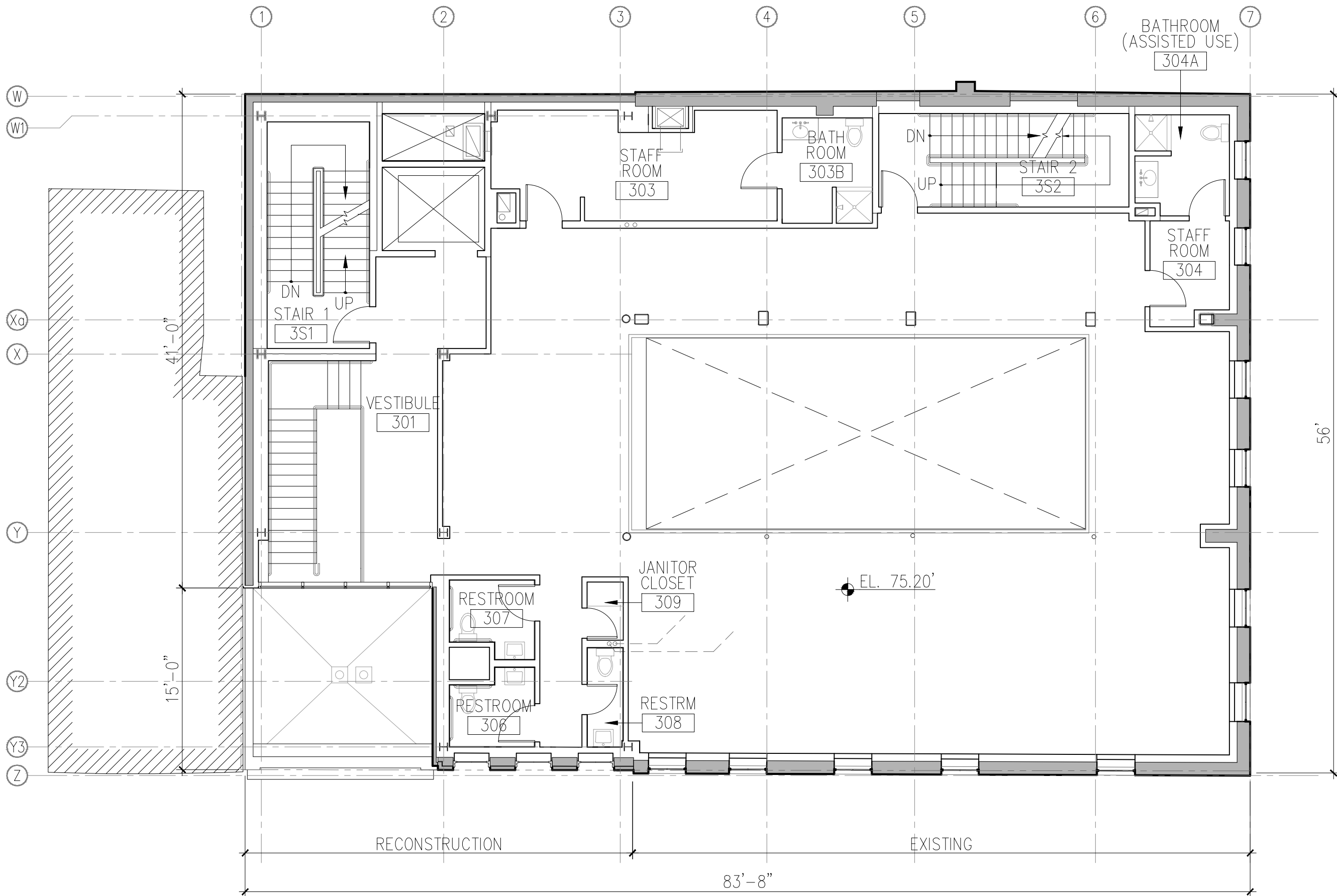
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SECOND FLOOR PLAN





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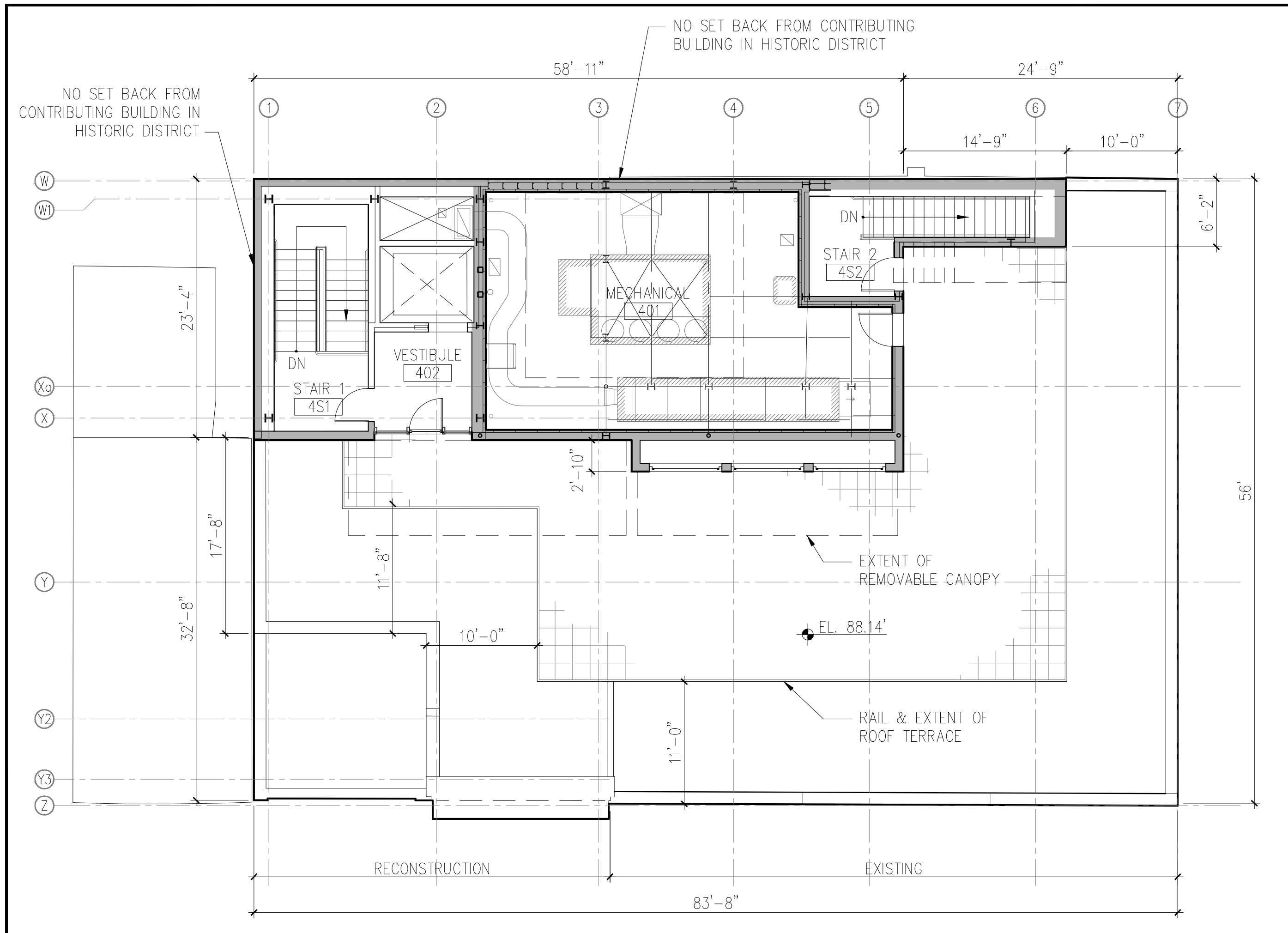
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THIRD FLOOR PLAN

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



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TERRACE
FLOOR PLAN

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



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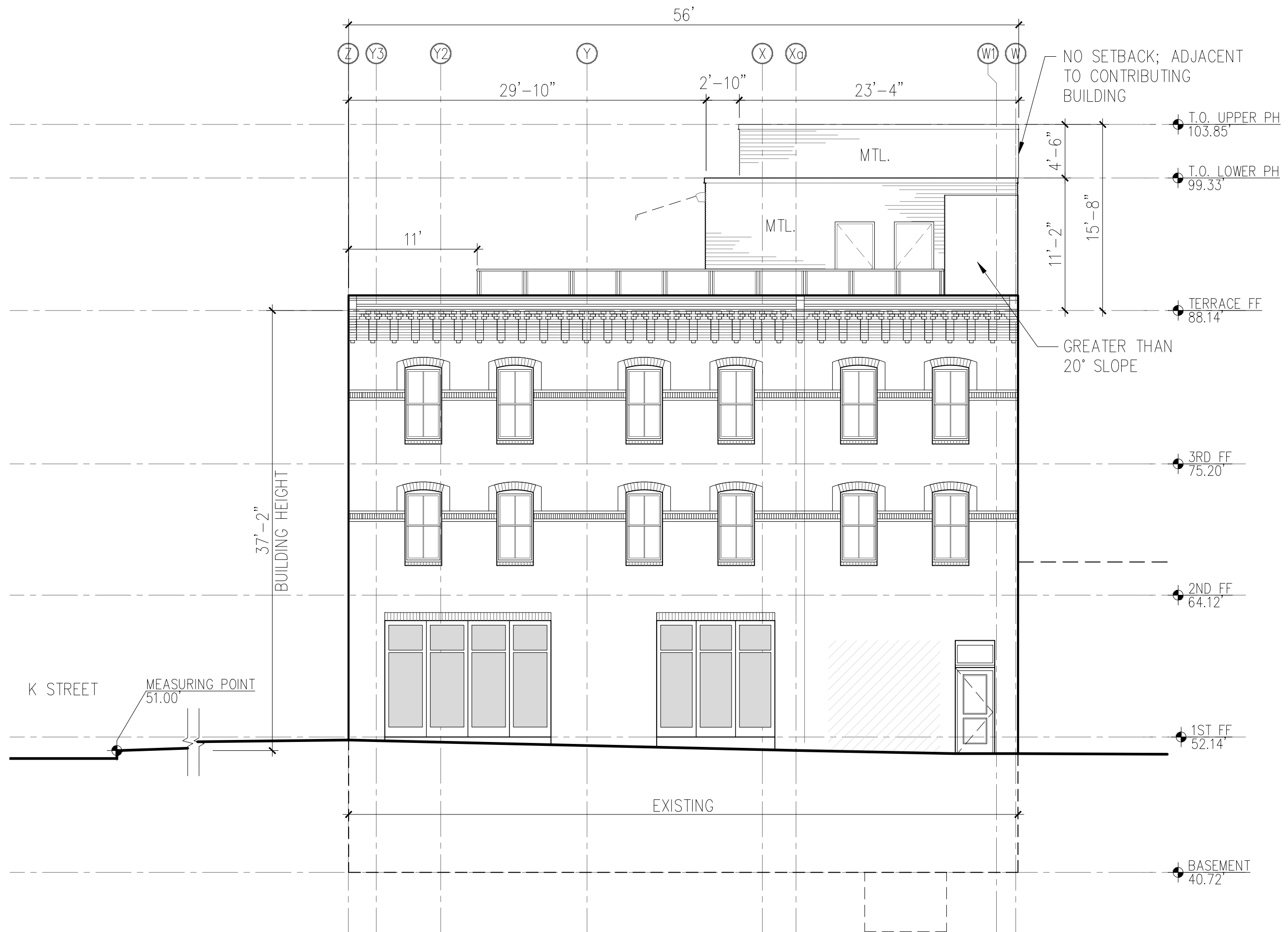
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NORTH ELEVATION

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



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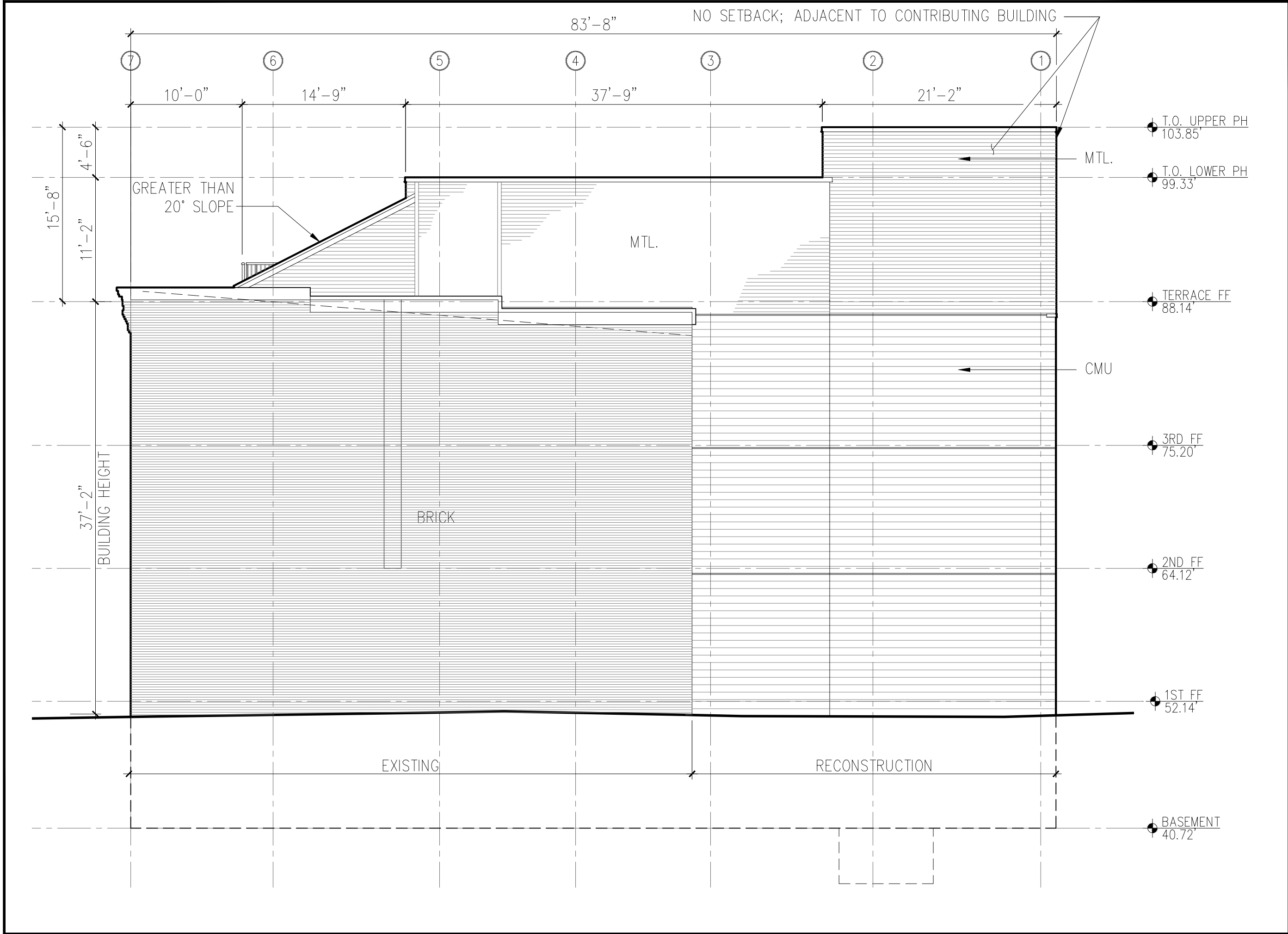
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WEST ELEVATION

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



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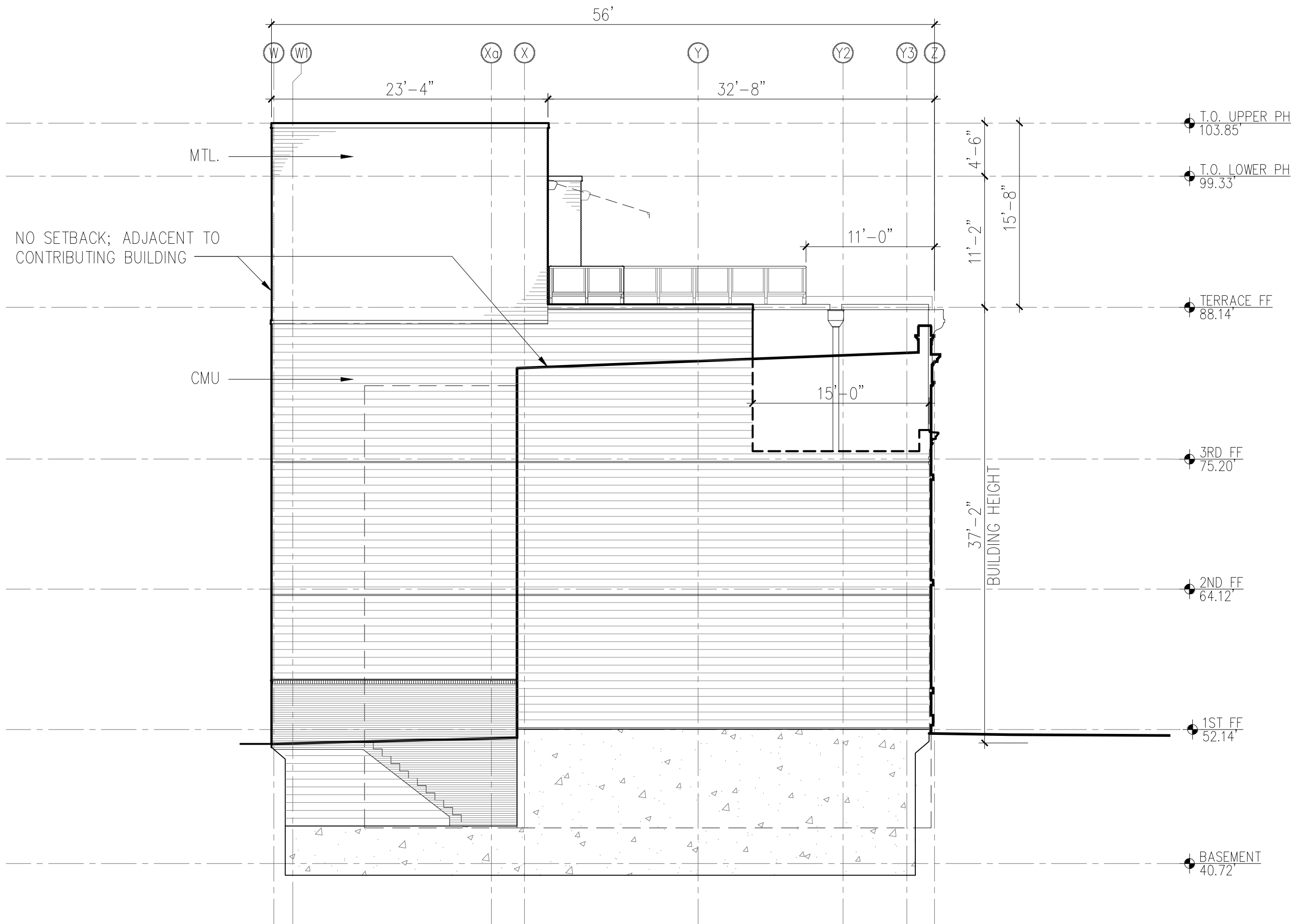
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SOUTH ELEVATION





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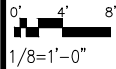
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EAST ELEVATION



1/8"=1'-0"