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**NORTH CAPITOL COMMONS
NORTH CAPITOL STREET - WASHINGTON DC**

APRIL 26, 2012

PREPARED BY

STREET
ARCHITECTS

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18412
EXHIBIT NO. 10

Board of Zoning Adjustment
District of Columbia
CASE NO.18412
EXHIBIT NO.10

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G0.1

AERIAL PHOTO

NORTH CAPITOL COMMONS

APRIL 26, 2012

Address 1005 N. Capitol St. NE
(Assumed) Washington, DC 20001

Ward/ANC 6/6C04

Site Square 674
Lot 439

Lot Size (Recorded) 8,925 sf (105' X 85')

Existing Zoning C-3-C (North Capitol TDR receiving zone)

Use Groups R-2, B, M, S-2

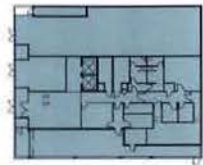
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Site Zoning Regulations	Allowed/Req'd	Proposed	Notes
Lot Occupancy:	100%	100.0%	
FAR (w/TDR):	10.0	9.38	6.5 max., base zoning; 10.0 w/ TDR
Parking Spaces:	<i>BZA relief sought</i>		
Residential:	31	0	1 space : 4 residential units (122 units / 4 = 30.5)
Retail:	0	0	1 space : 750 sf in excess of 3,000 sf (3,060 sf retail)
Office:	Not req'd	Not provided	Not req'd on lots < 10,000 sf
Loading:	<i>Residential loading req'd; Office not req'd</i>		
Berths:	1 @ 55' d	1 @ 30' d	BZA relief required
Platforms:	1 @ 200 sf	1 @ 200 sf	
Delivery Pkg:	1 @ 20' d	Not provided	BZA relief required
Side Yard:	Not req'd	Not provided	If provided, 2":1'-0", min. 6'
Rear Yard:	27'-1" min.	23'-11" min.	2.5":1'-0", min. 12'; Not req'd below 20'; BZA relief req'd
Height:	130'	130'	90' limit, base zoning; 130' on N. Cap. St. w/ TDR

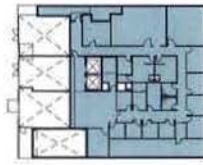


G0.2
ZONING ANALYSIS

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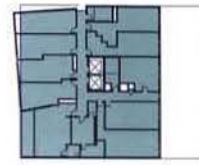
GROUND



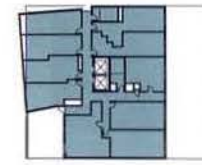
2ND



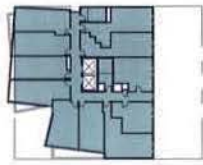
3RD



4TH



5TH



6TH



7TH



8TH



9TH



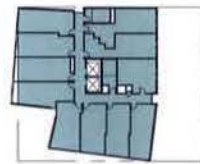
10TH



11TH



12TH



13TH



14TH



PENTHOUSE

FAR BY FLOOR	
FLOOR	GSF
GROUND	8,869 SF
2ND	6,272 SF
3RD	6,313 SF
4TH	6,300 SF
5TH	5,710 SF
6TH	5,650 SF
7TH	5,650 SF
8TH	5,650 SF
9TH	5,570 SF
10TH	5,570 SF
11TH	5,570 SF
12TH	5,535 SF
13TH	5,535 SF
14TH	5,535 SF
TOTAL	83,730 SF

FAR BY USE	
USE	GSF
RESIDENTIAL	75,555 SF
OFFICE	5,113 SF
RETAIL	3,062 SF
TOTAL	83,730 SF

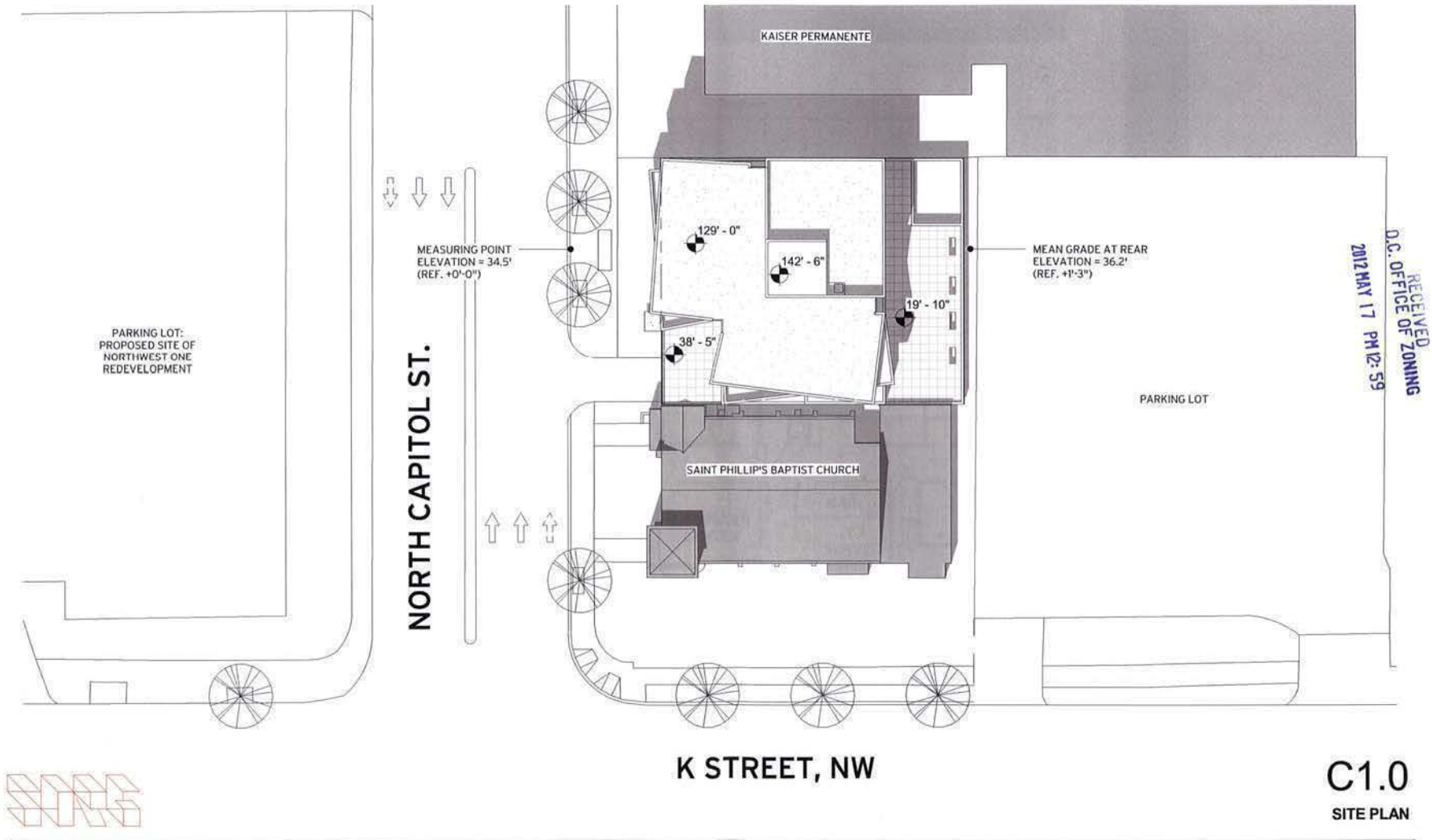
122 TOTAL RESIDENTIAL UNITS

PENTHOUSE AREA = 380 GSF
0.043 FAR



G0.3
FLOOR AREA RATIO

1/64" = 1'-0"



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C1.0
SITE PLAN

1/32" = 1'-0"



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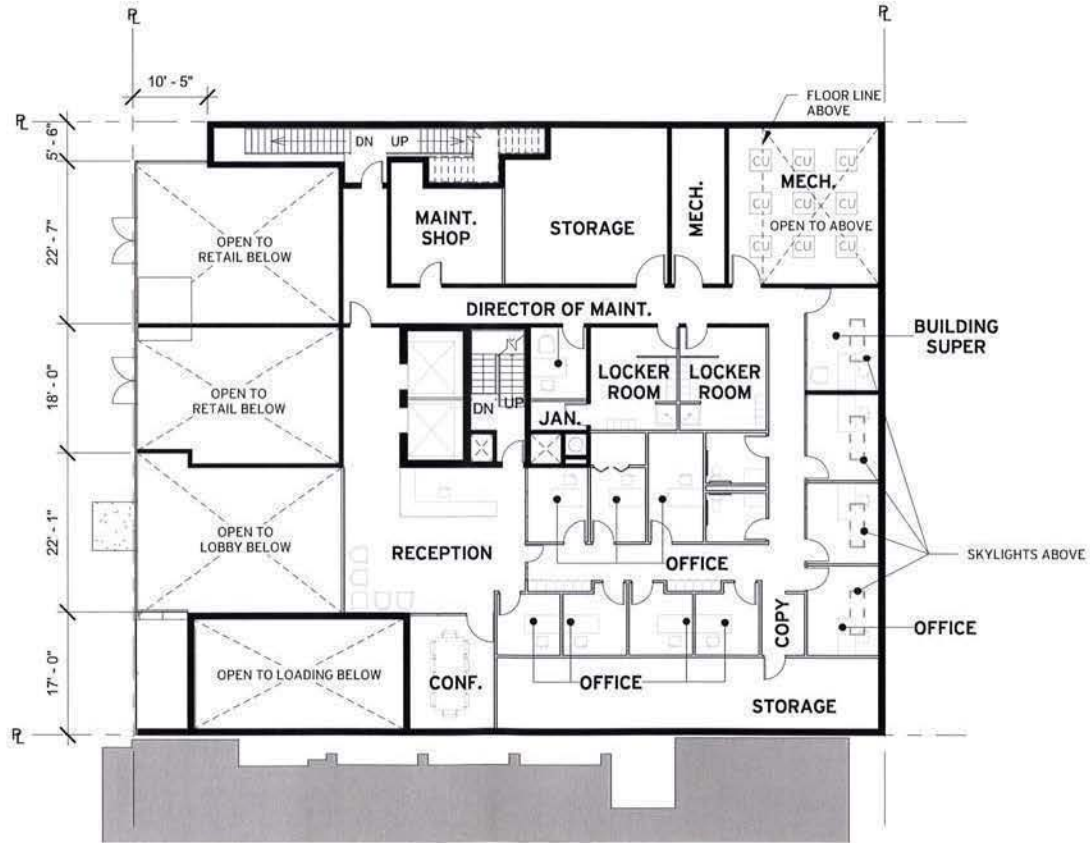
A1.1

GROUND FLOOR PLAN

1/16" = 1'-0"



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A1.2

SECOND FLOOR PLAN

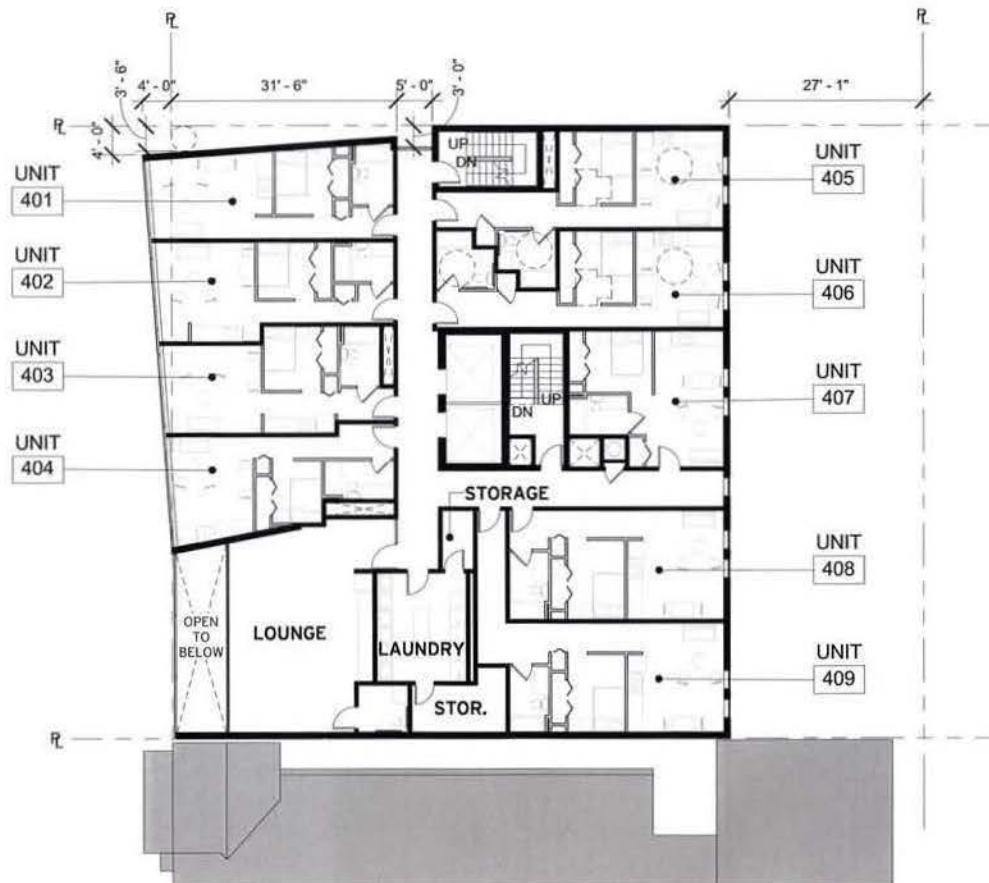
1/16" = 1'-0"



1/16" = 1'-0"



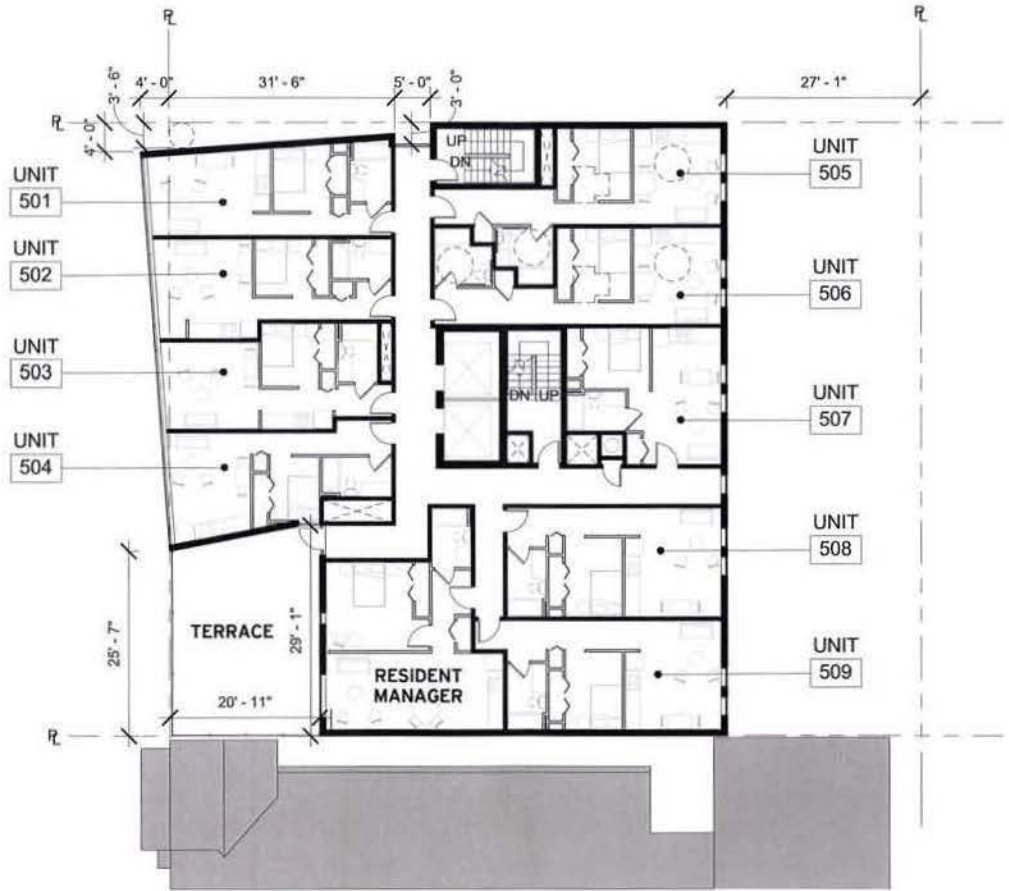
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A1.4
FOURTH FLOOR PLAN

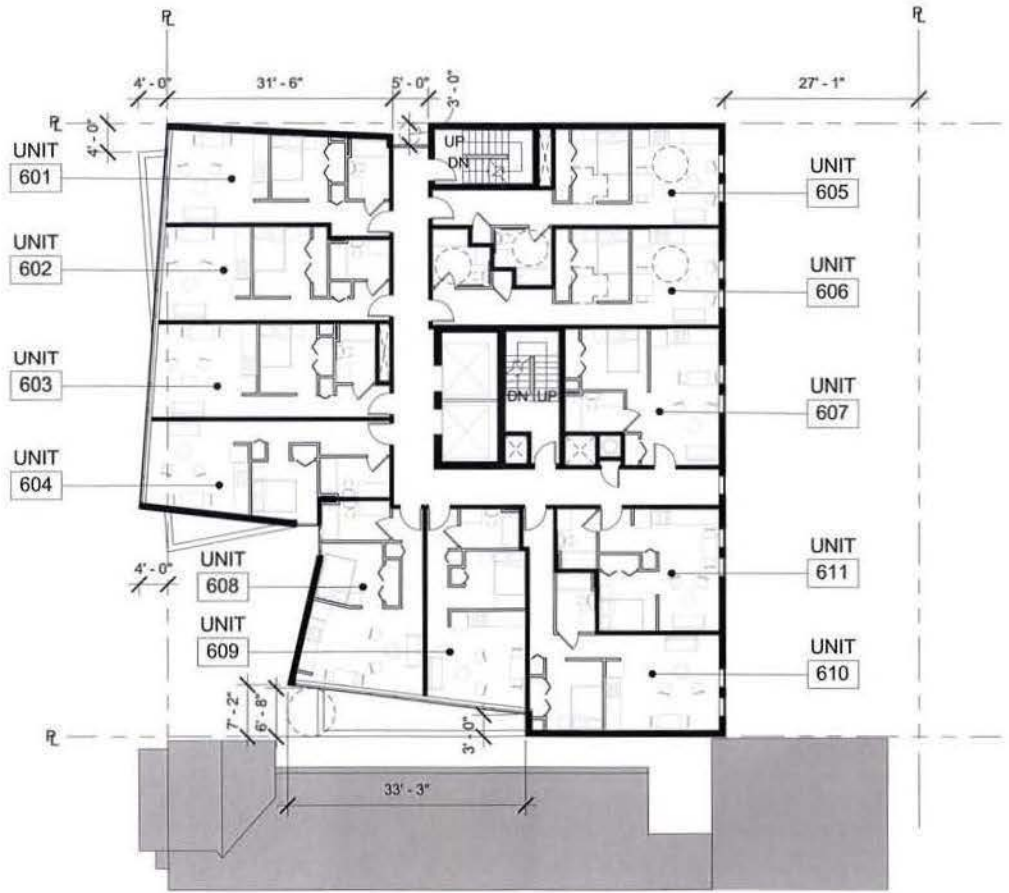


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A1.5
FIFTH FLOOR PLAN

1/16" = 1'-0"

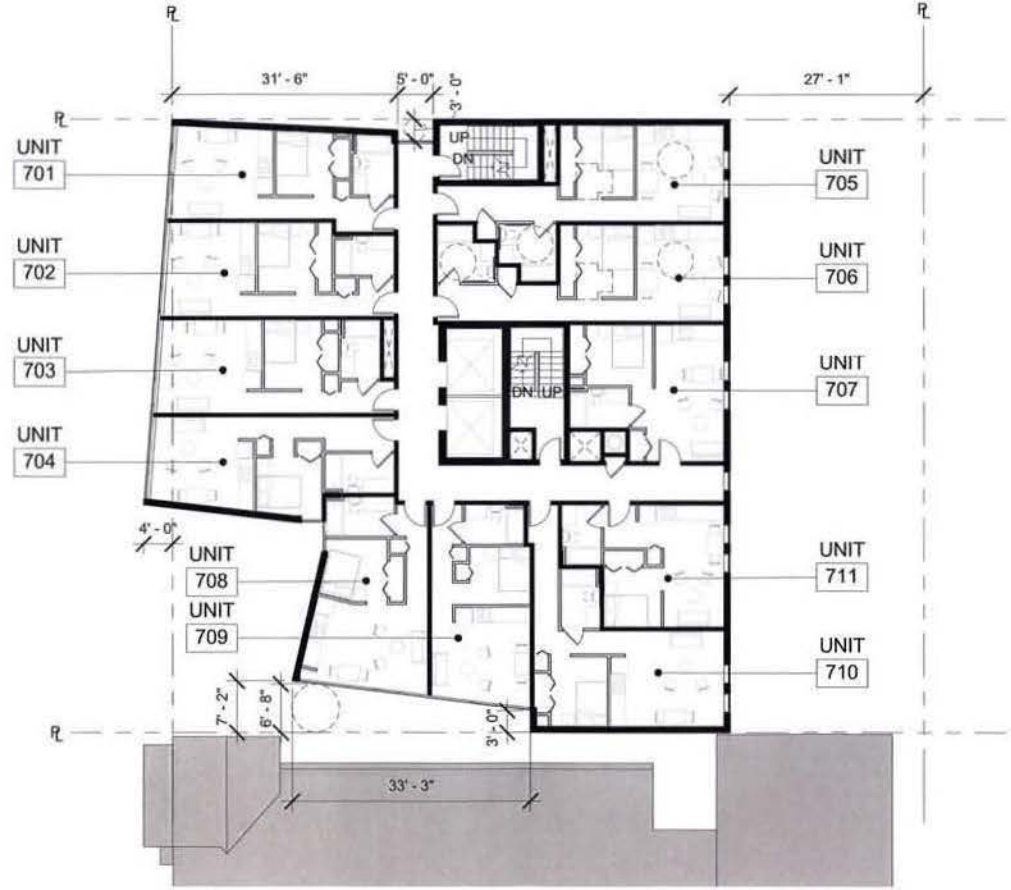


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A1.6

SIXTH FLOOR PLAN

1/16" = 1'-0"

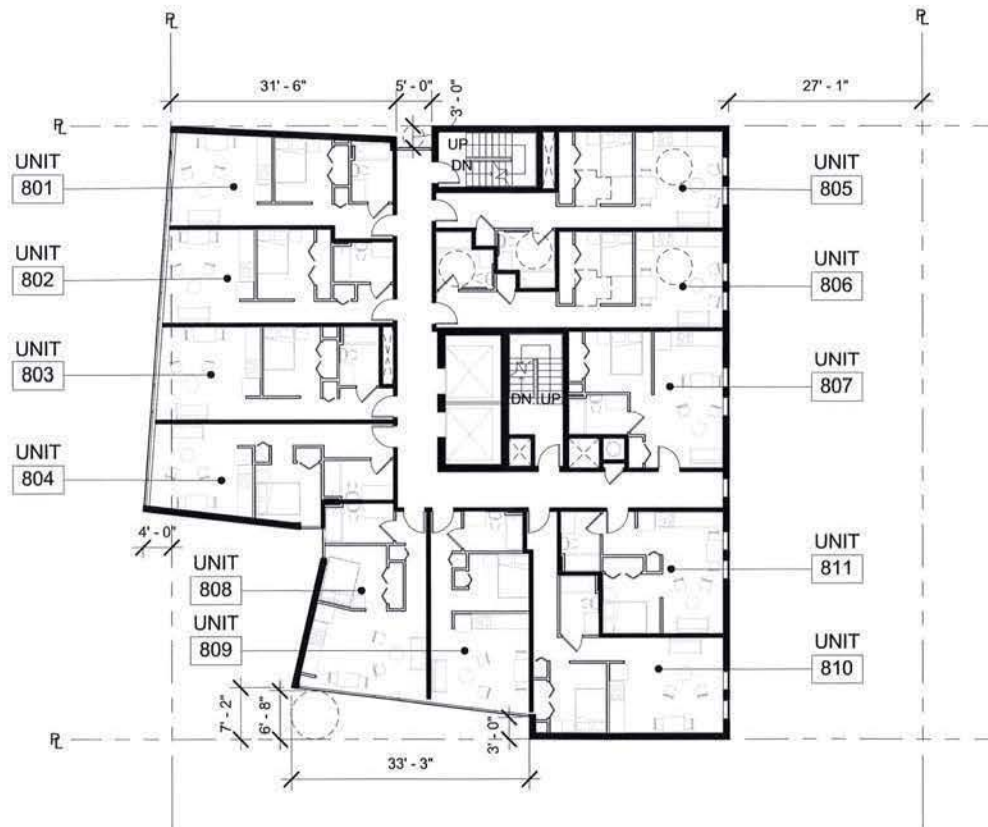


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A1.7
SEVENTH FLOOR PLAN

1/16" = 1'-0"



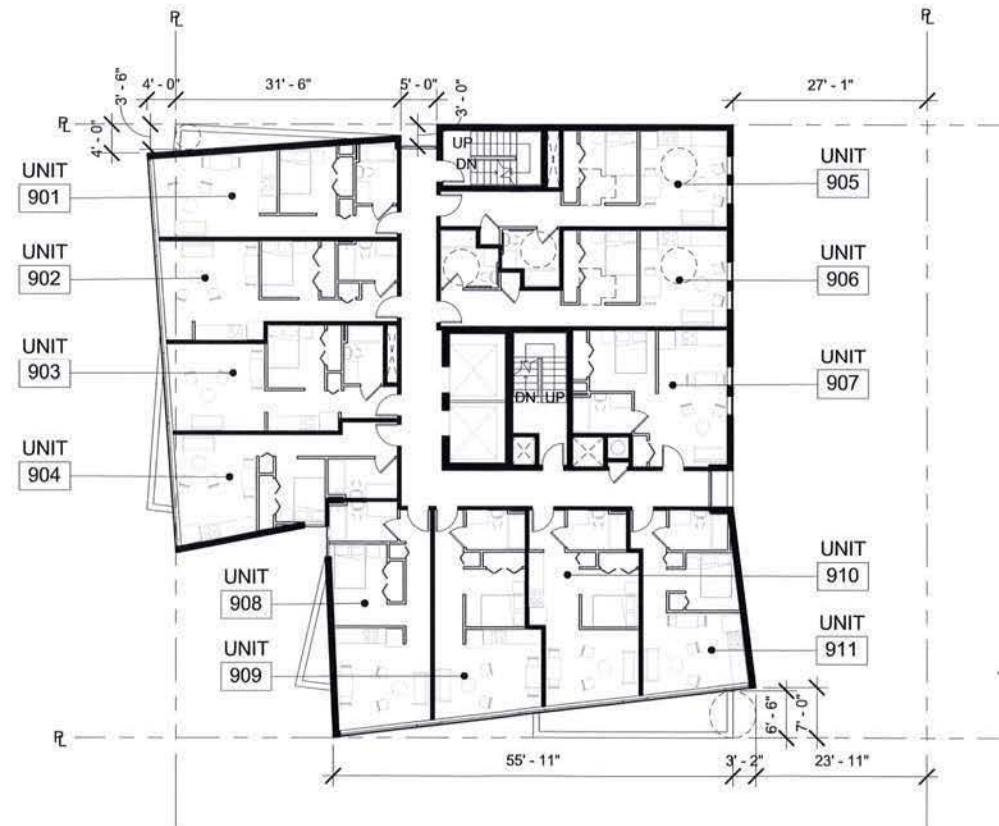
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A1.8

EIGHTH FLOOR PLAN

1/16" = 1'-0"



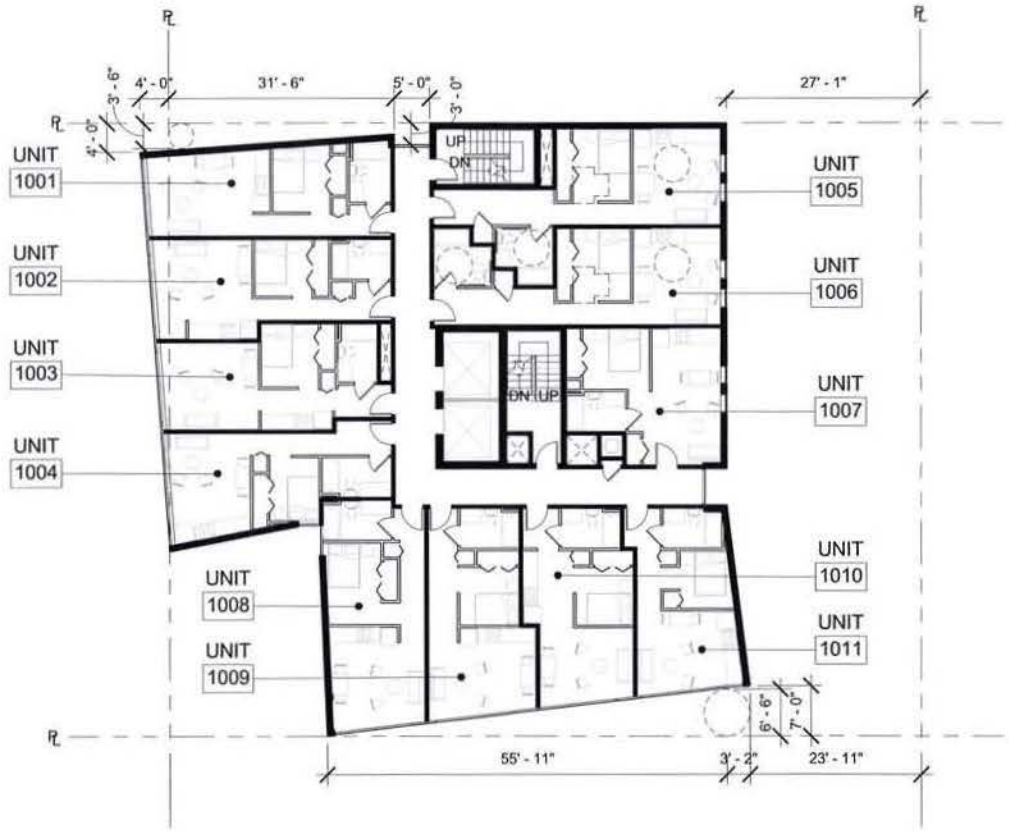
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A1.9

NINTH FLOOR PLAN

1/16" = 1'-0"



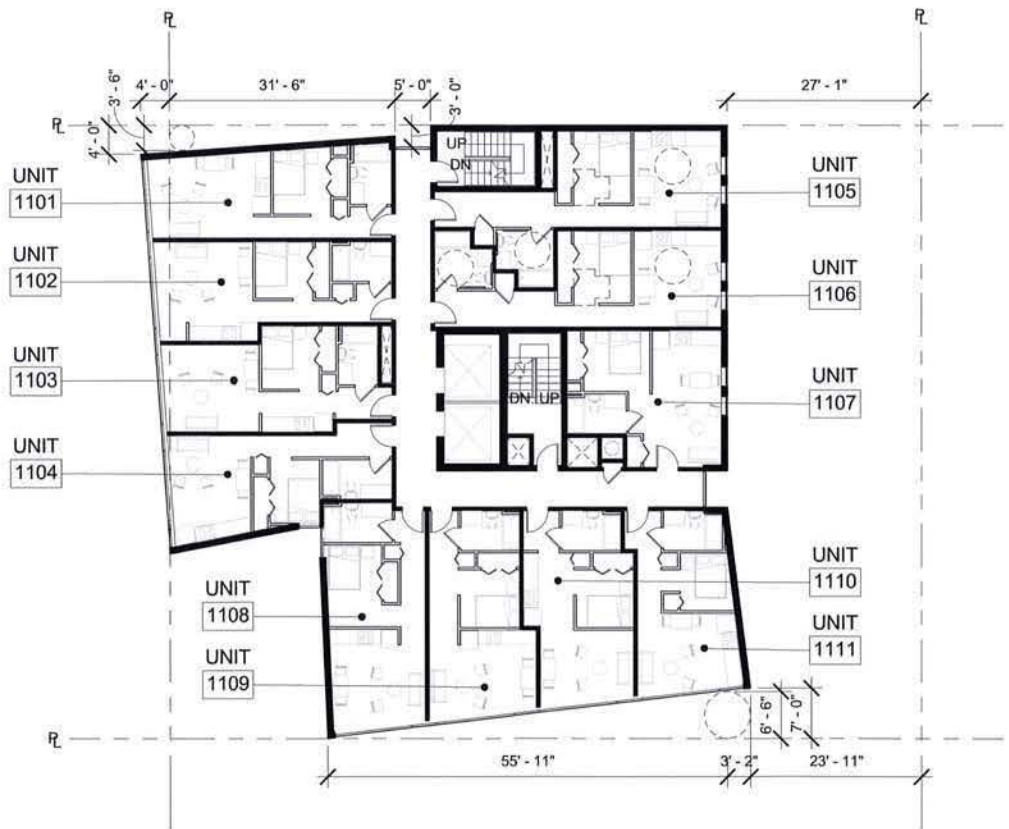
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A1.10

TENTH FLOOR PLAN

1/16" = 1'-0"

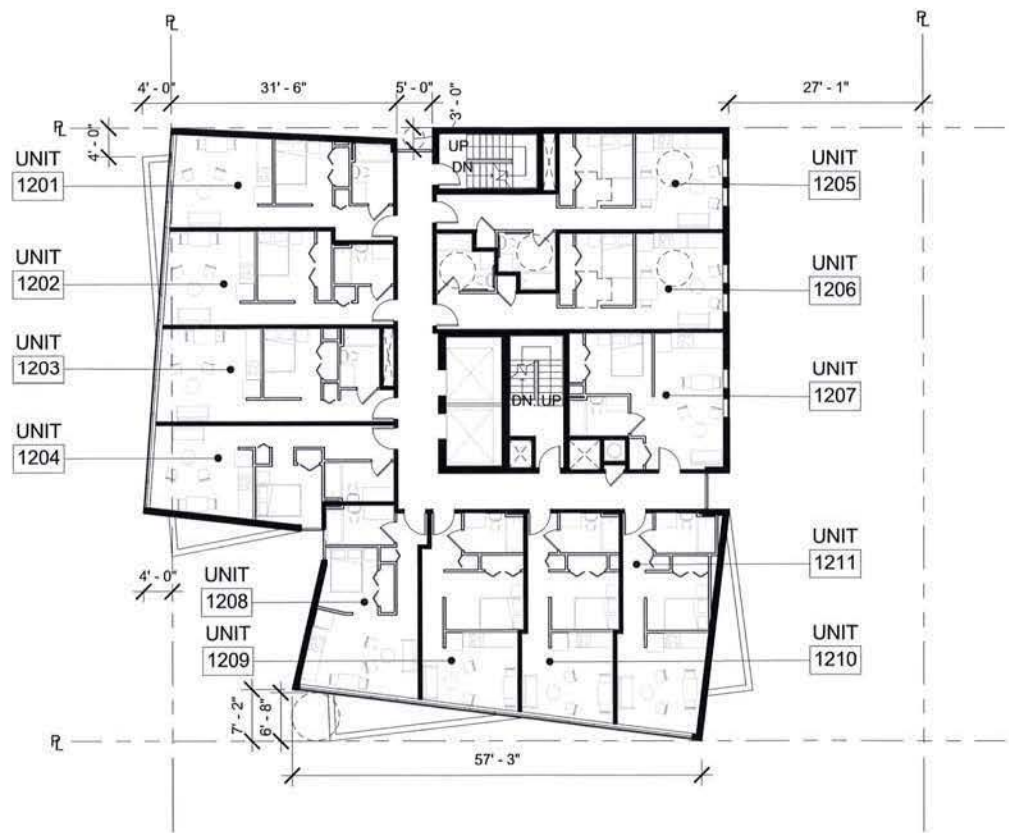


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A1.11
ELEVENTH FLOOR PLAN

1/16" = 1'-0"

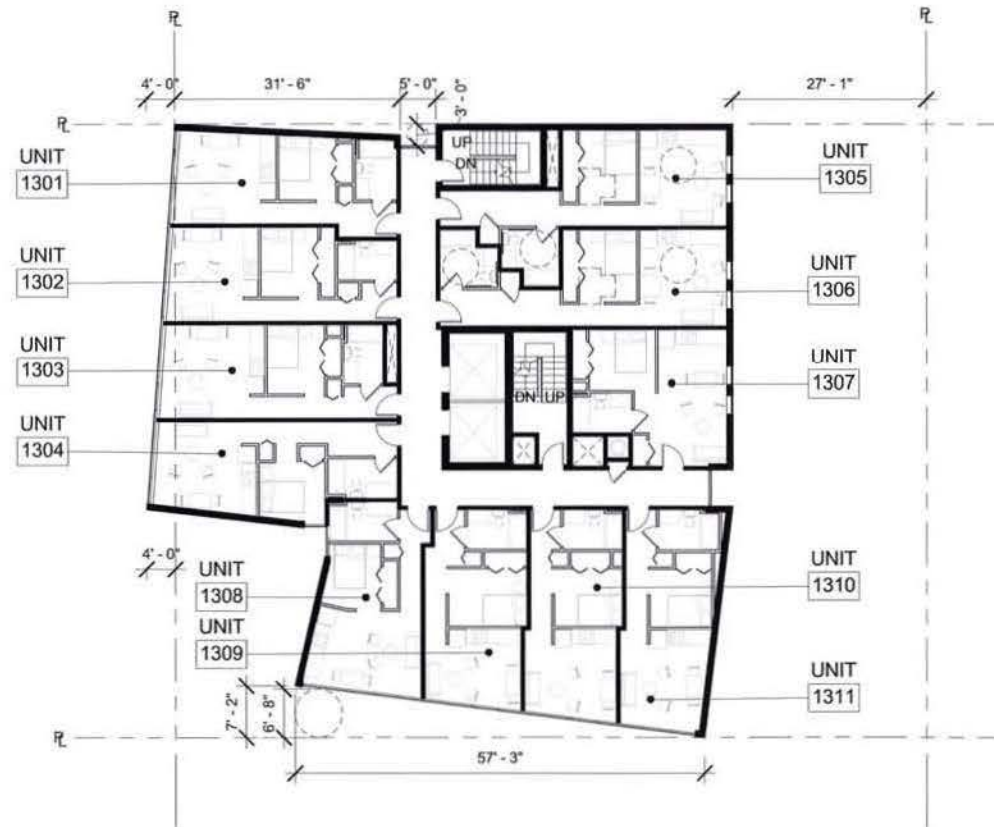


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A1.12
TWELFTH FLOOR PLAN

1/16" = 1'-0"



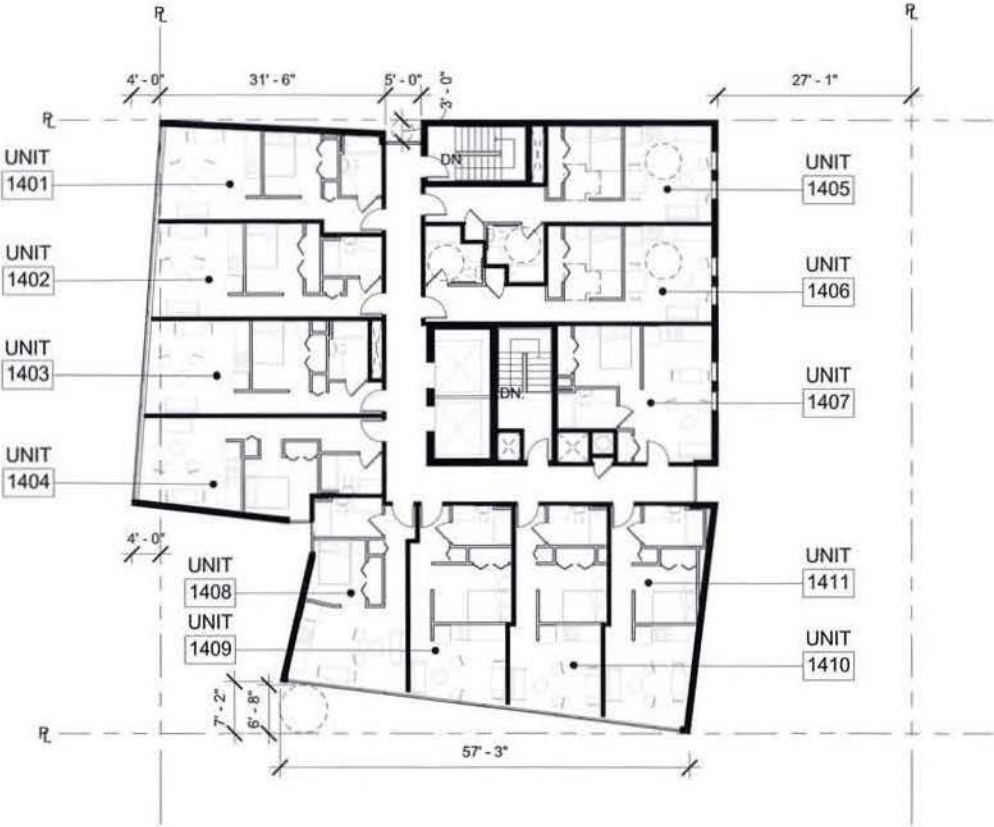
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A1.13

THIRTEENTH FLOOR PLAN

1/16" = 1'-0"

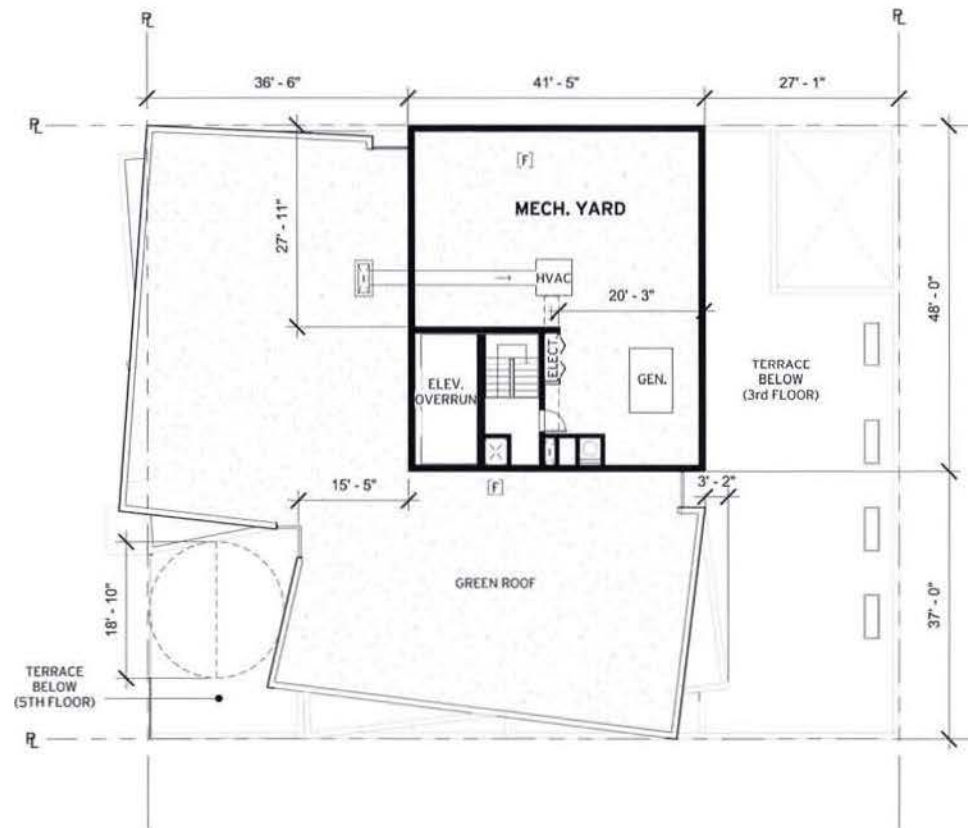


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A1.14
FOURTEENTH FLOOR PLAN

1/16" = 1'-0"



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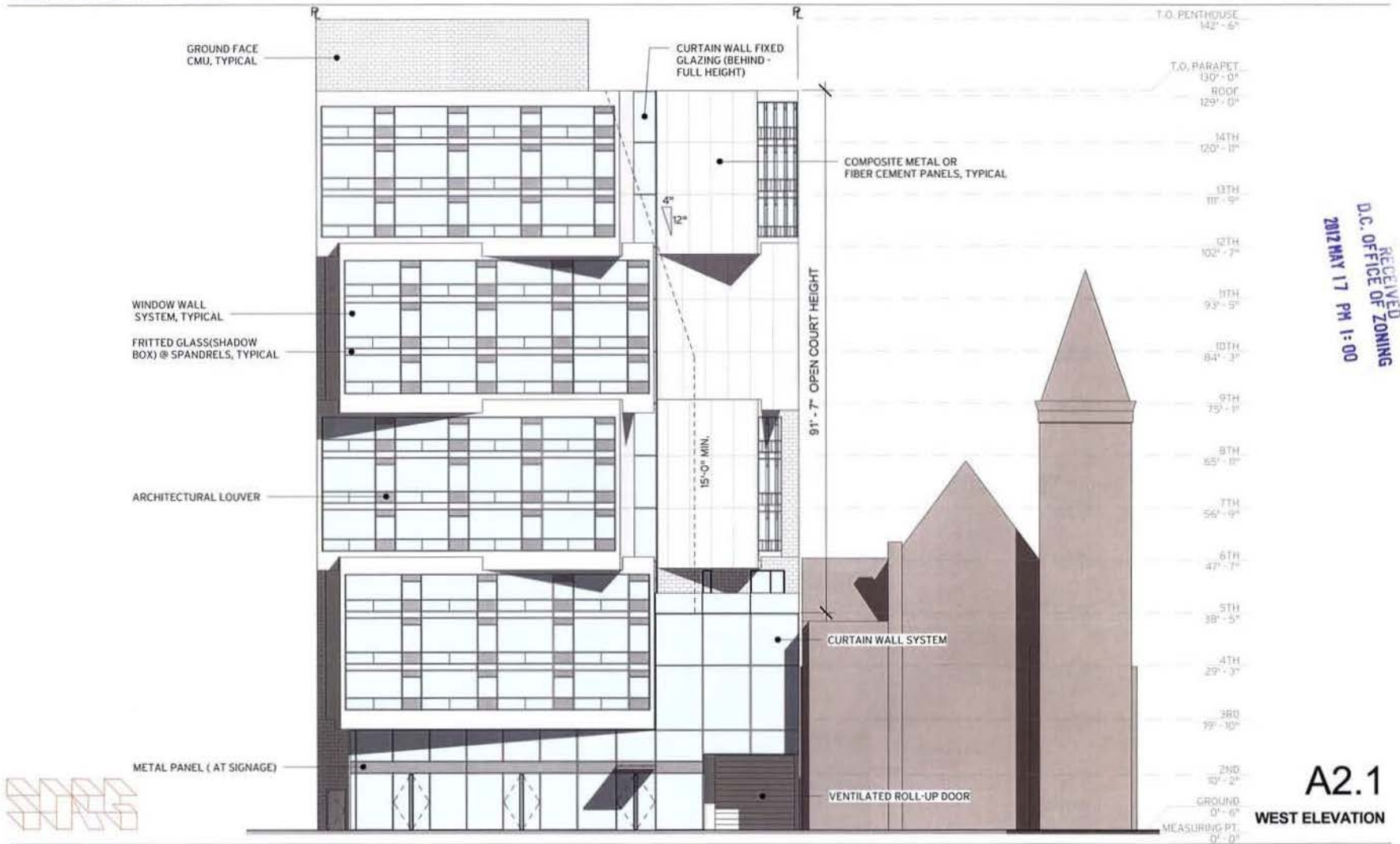


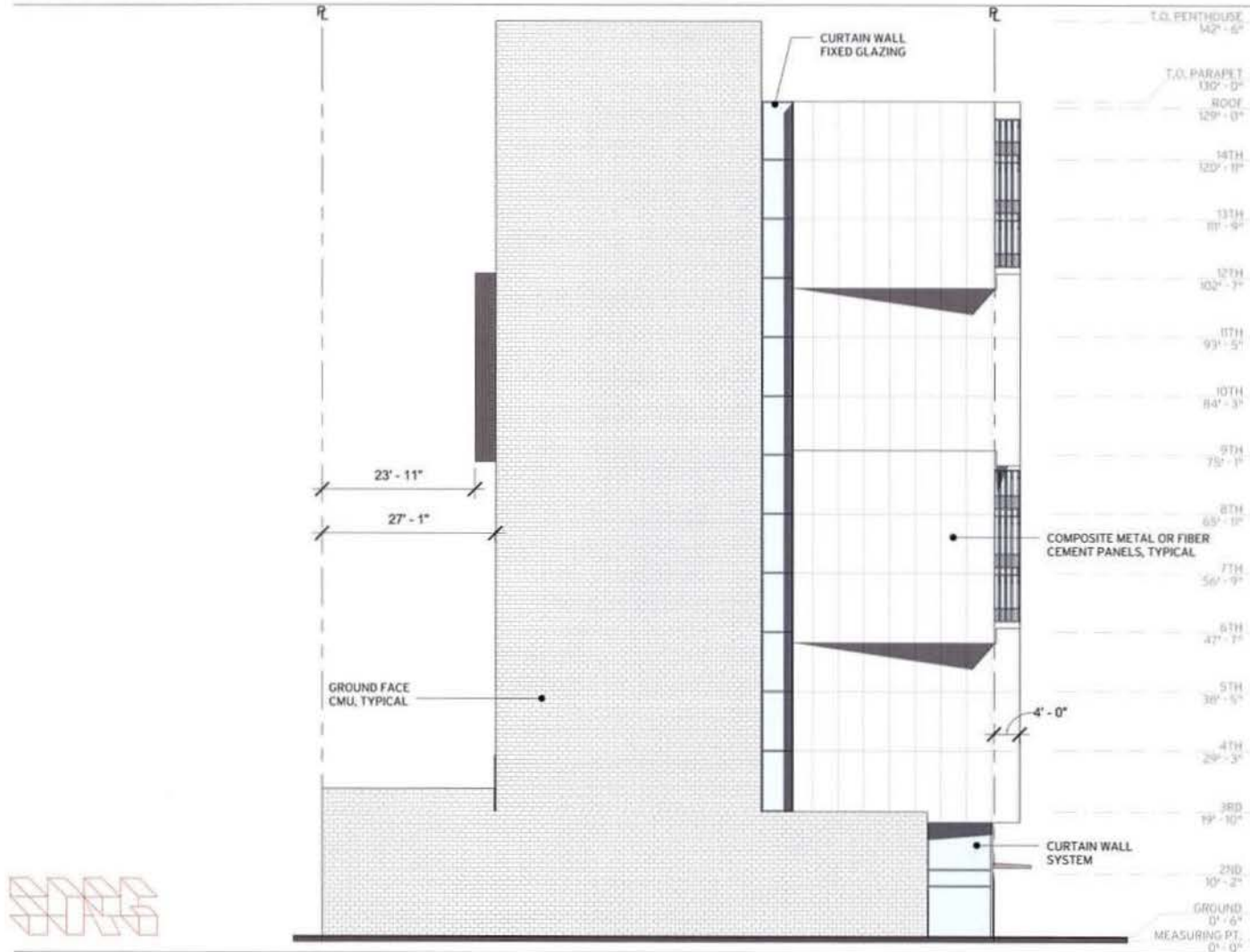
A1.15
PENTHOUSE FLOOR PLAN

1/16" = 1'-0"

NORTH CAPITOL COMMONS

APRIL 26, 2012



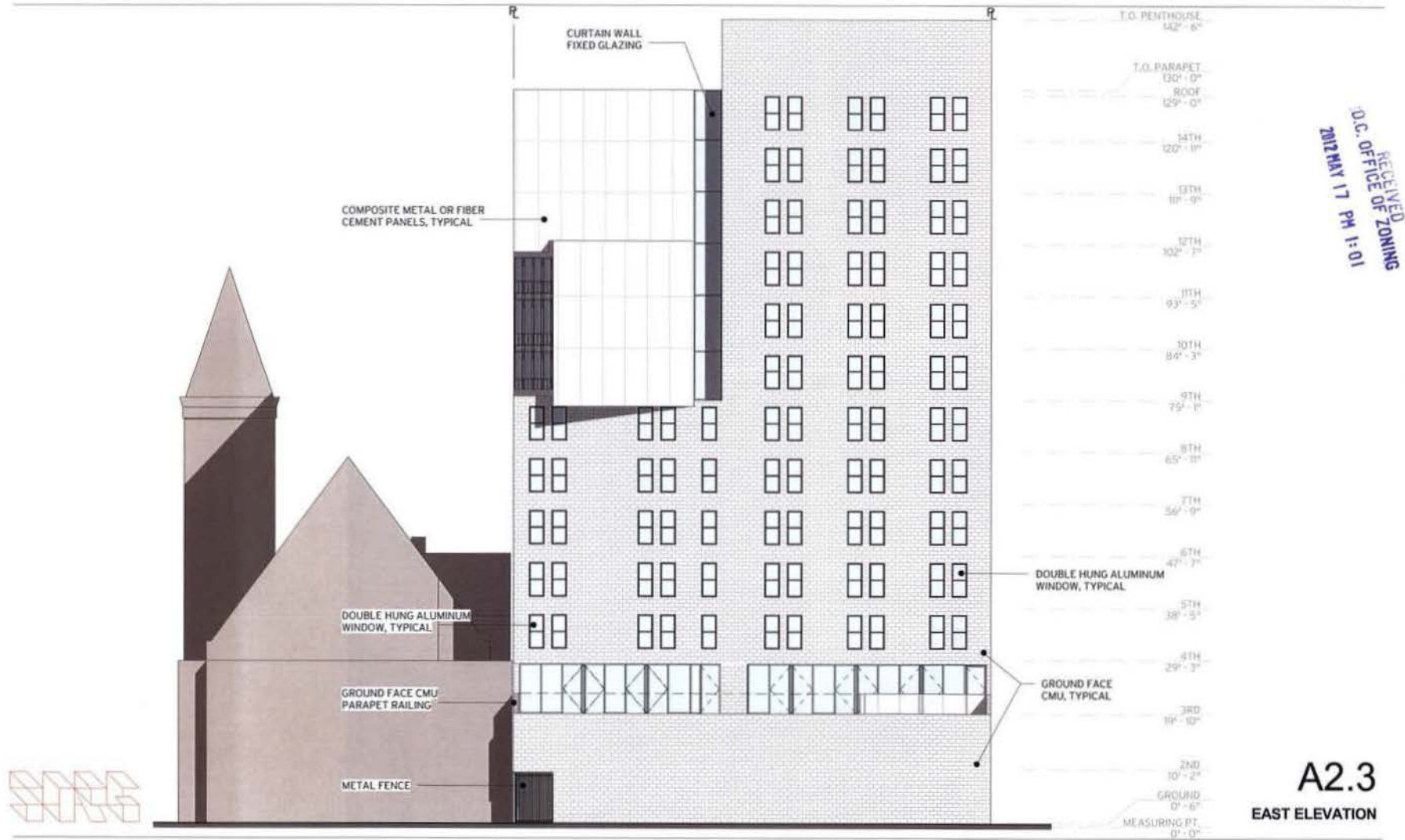


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A2.2

NORTH ELEVATION

1/16" = 1'-0"



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A2.3

EAST ELEVATION

1/16" = 1'-0"



A2.4

SOUTH ELEVATION

$$1/16'' = 1'-0''$$




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A7.1

WEST PERSPECTIVE