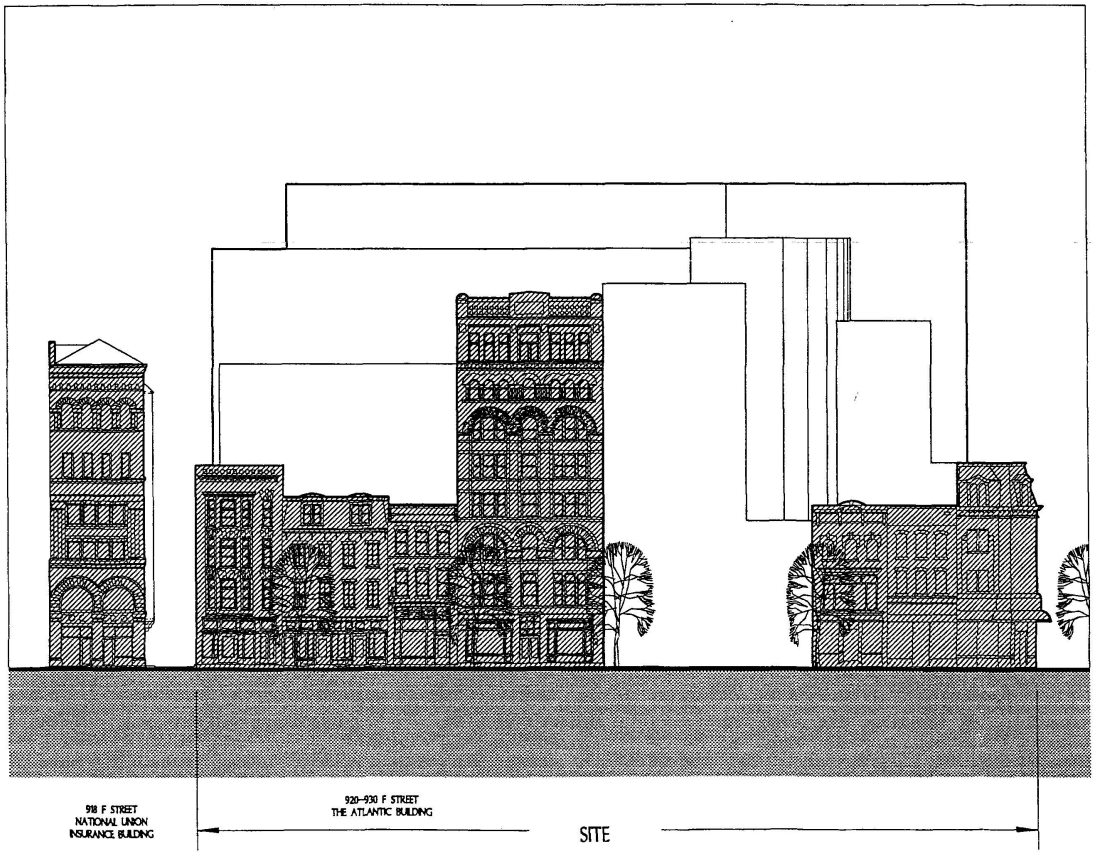


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WASHINGTON, DC

APRIL 12, 2002
BZA Submittal

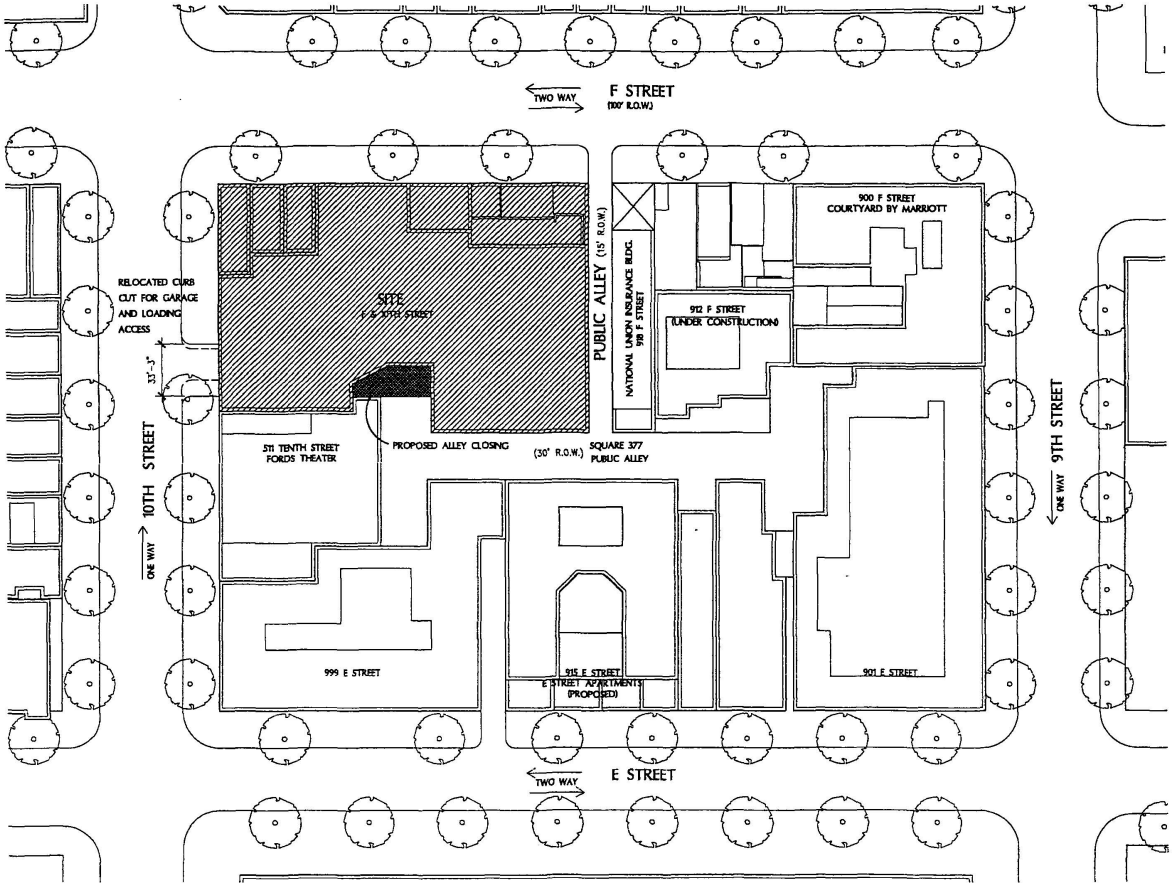
RECEIVED
D.C. OFFICE OF ZONING
2002 APR 22 PM 2:32

Developer:
Douglas Development Corp.

Architect:
Shalom Baranes Associates

Architectural Historian:
EHT Traceries Inc.

Board of Zoning Adjustment
District of Columbia
CASE NO.16892
EXHIBIT NO.9



SITE PLAN

ZONING INFORMATION

ZONE: DD/C-4, SHOPPING DISTRICT OVERLAY, DOWNTOWN HISTORIC DISTRICT
SQUARE: 377 (LOTS 35, 819-21, 852, 853)
TOTAL SITE AREA: 35,288 sf

ZONING REGULATION	ALLOWED / REQUIRED	PROVIDED
HEIGHT	120'	120'
FAR 1707.4 HISTORIC PRESERVATION OVERLAY	8.0 (Lots 35, 819-21) 8.5 (Lots 852, 853)	8.5 COMBINED (0.23) RESIDENTIAL (8.27) COMMERCIAL
LOT OCCUPANCY % RESIDENTIAL USE COMMERCIAL USE	 100 % 100 %	 3 % 97 %
REAR YARD	NONE REQD. (1707.5)	15'-0"
SIDE YARD	NONE REQUIRED	NONE PROVIDED
COURT 1* - OPEN WIDTH	2(4-1 1/2" (3" PER FOOT, 12' MIN.)	27'-5 1/2"
COURT 2* - OPEN WIDTH	32'-2" (4" PER FOOT, 15' MIN.)	32'-2"
COURT 3* - OPEN WIDTH	19'-6" (3" PER FOOT, 12' MIN.)	22'-0"
COURT NICHE* WIDTH	3'	5'
1702.1-DD DEVELOPMENT DISTRICT - 50% OF GROUND FLOOR GSF SHALL BE PREFERRED USES PER 1710, 1711.	50%	50%
1703.3 100% GROUND FLOOR LEASABLE SHALL BE PER 1710, 1711.	100%	100%
RESIDENTIAL RECREATION SPACE (5% GROSS RESIDENTIAL) OUTDOOR RESIDENTIAL RECREATION SPACE - 50%	414 SF 207 SF	414 SF 207 SF
PENTHOUSE SETBACK	18'-6"	VARIES, LESS THAN 18'-6" (1)
PARKING RESIDENTIAL RETAIL OFFICE	 NONE REQD. (2100.5) NONE REQD. (2100.5) NONE REQD. (2100.5)	180 SPACES MINIMUM
LOADING RESIDENTIAL RETAIL OFFICE	 NONE REQD. (2200.5) NONE REQD. (2200.5) NONE REQD. (2200.5)	 2 BERTHS @ 12X30 1 SERVICE DELIVERY @ 10X20

NOTES:
* SEE FLOOR PLANS FOR COURT LOCATIONS.
1. REQUIRES SPECIAL EXCEPTION PER PARAGRAPH 411.11.

FAR CALCULATIONS

FLOOR	TOTAL GSF	TOTAL FAR
LEVEL -1	35,288	6,091
LEVEL +1 (GROUND)	34,578	32,750
LEVEL +2	34,578	34,330
LEVEL +3	34,578	34,330
LEVEL +4	31,720	31,179
LEVEL +5	29,356	28,644
LEVEL +6	29,356	28,644
LEVEL +7	29,356	28,644
LEVEL +8	28,080	27,378
LEVEL +9	26,416	25,704
LEVEL +10	22,966	22,274
TOTAL	336,602	299,948
MECH. PENTHOUSE	12,844	12,844

DRAWING INDEX

A00 COVER SHEET
A01 DRAWING INDEX, ZONING INFORMATION, SITE PLAN
A02 FLOOR PLANS
A03 FLOOR PLANS
A04 FLOOR PLANS
A05 BUILDING ELEVATIONS
A06 SITE PHOTOS
A07 MODEL PHOTOS

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DOUGLAS DEVELOPMENT CORPORATION

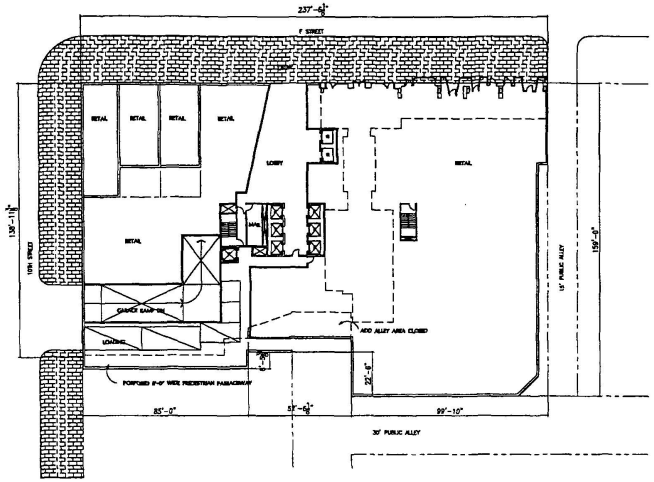
SHALOM BARANES ASSOCIATES

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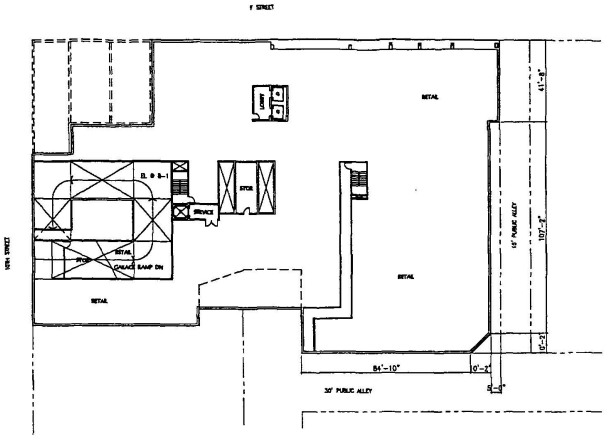
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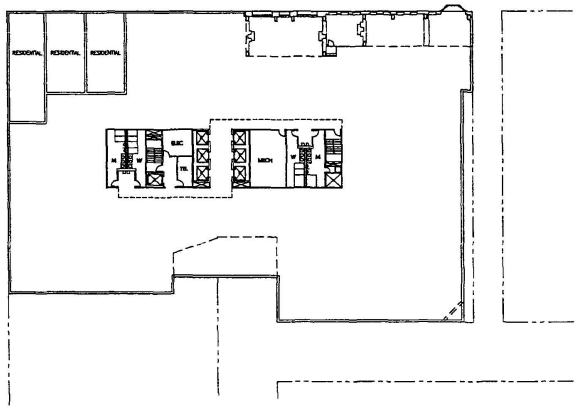
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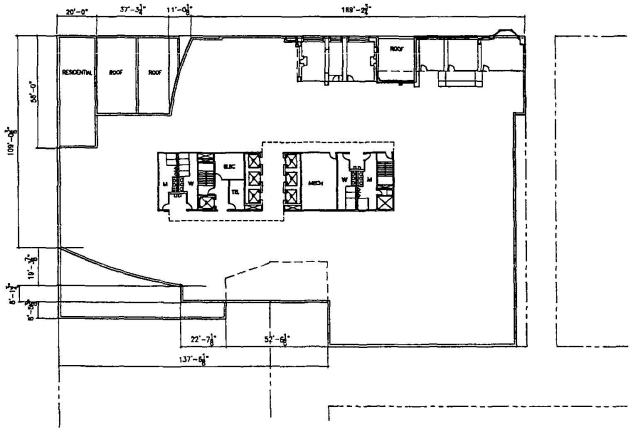
1ST FLOOR PLAN



B1 FLOOR PLAN



2ND–3RD FLOOR PLAN



4TH FLOOR PLAN

NOTE:
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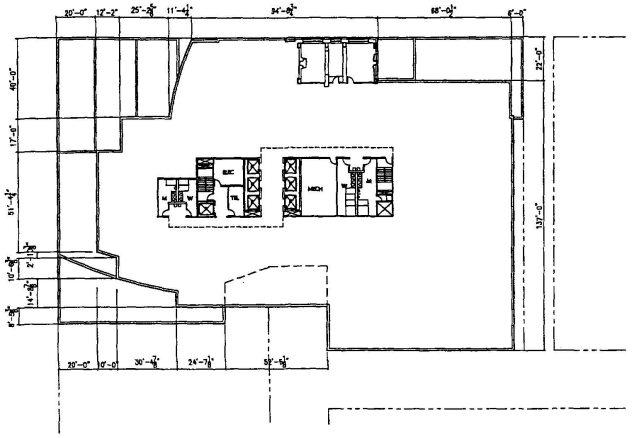
SHALOM BARANES ASSOCIATES

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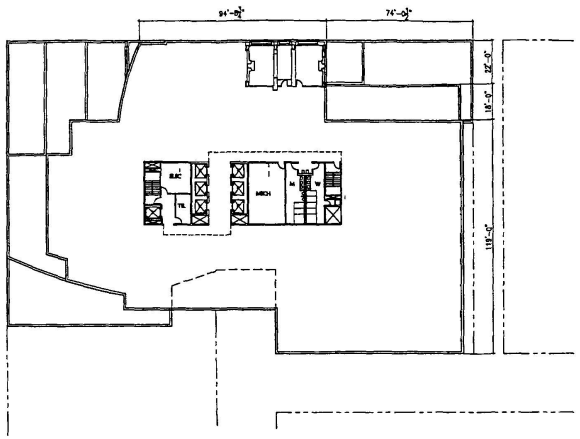
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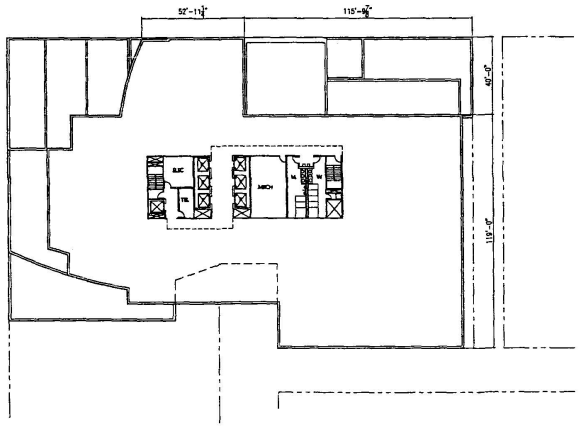
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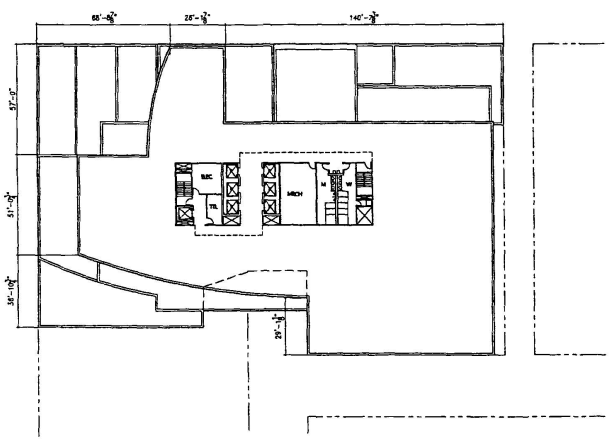
5-7TH FLOOR PLAN



8TH FLOOR PLAN



9TH FLOOR PLAN



10TH FLOOR PLAN

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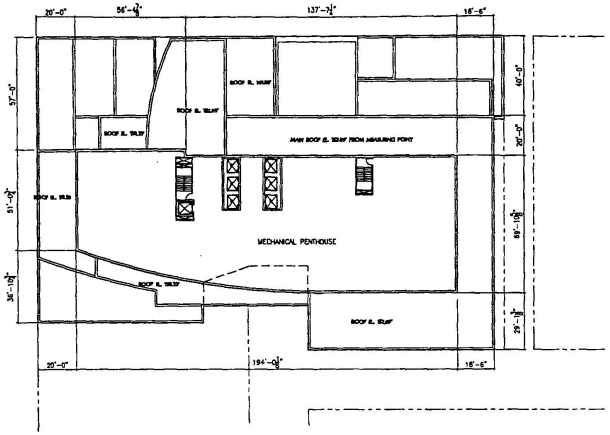
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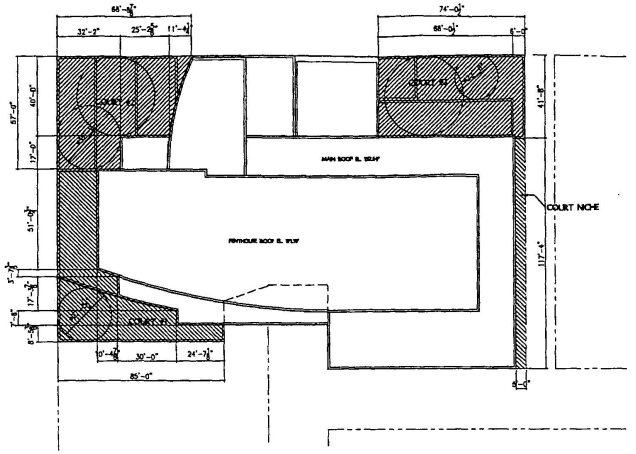
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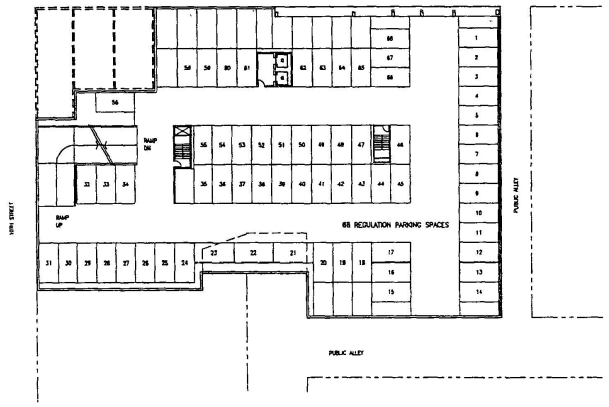
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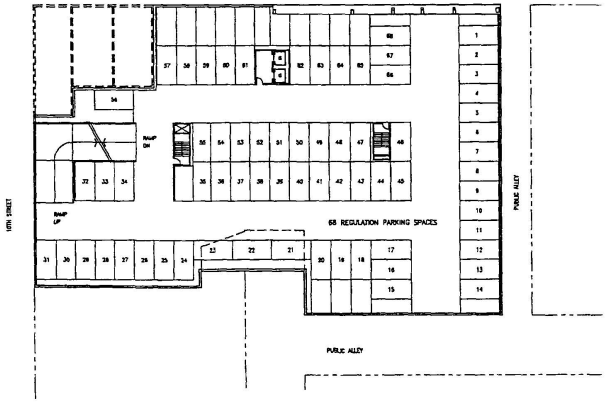
PENTHOUSE FLOOR PLAN



ROOF PLAN



B2 FLOOR PLAN



B3-B4 FLOOR PLAN

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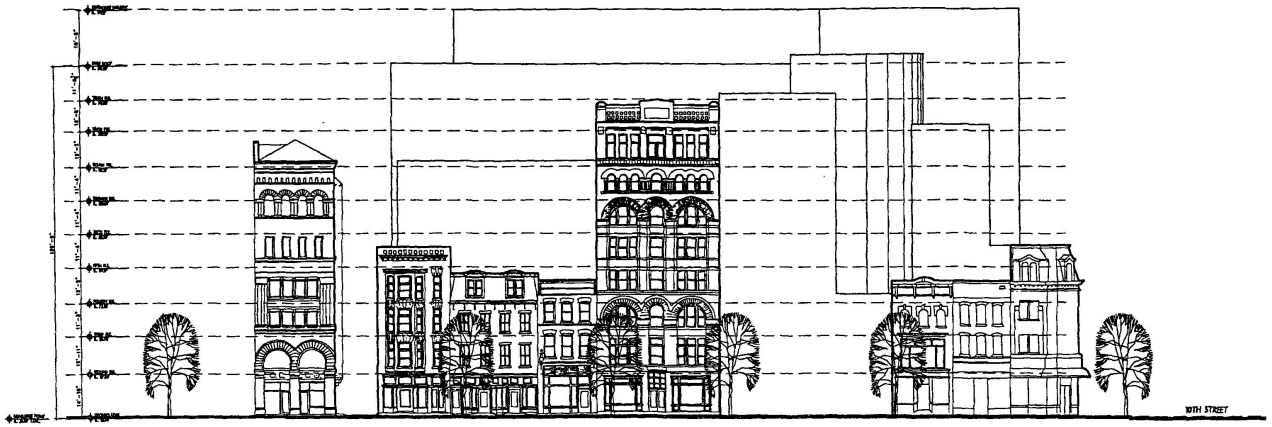
SHALOM BARANES ASSOCIATES

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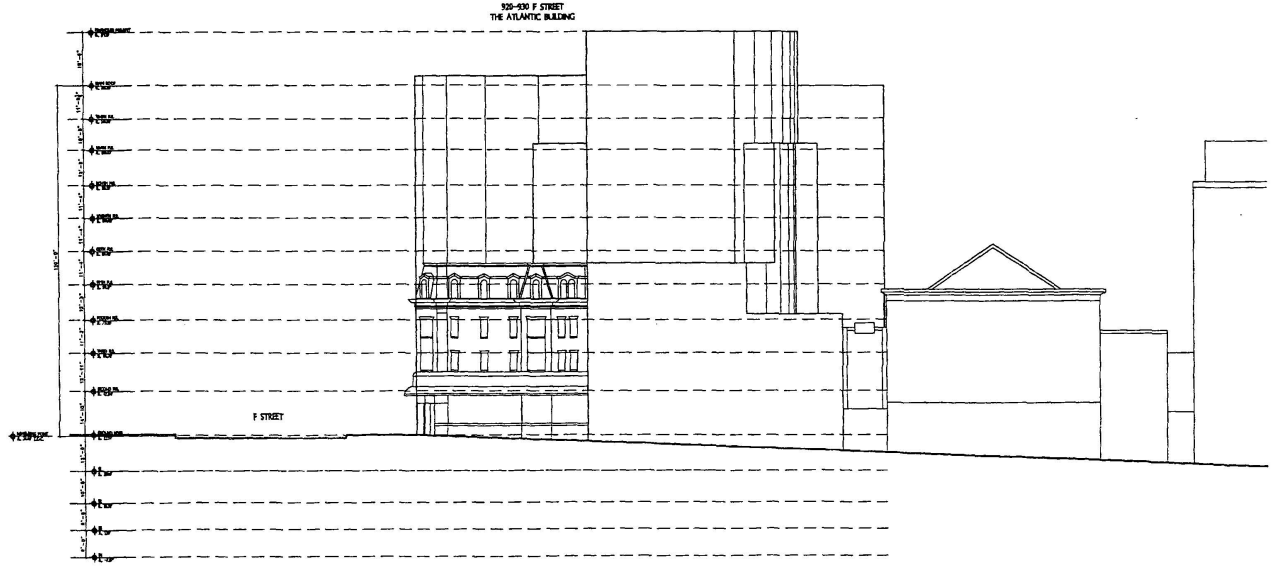
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N



F STREET ELEVATION



10TH STREET ELEVATION

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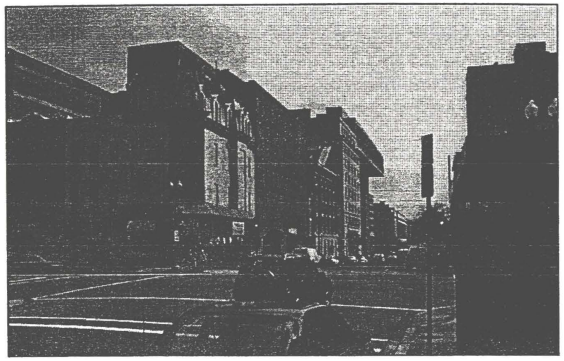
DOUGLAS DEVELOPMENT CORPORATION

SHALOM BARANES ASSOCIATES

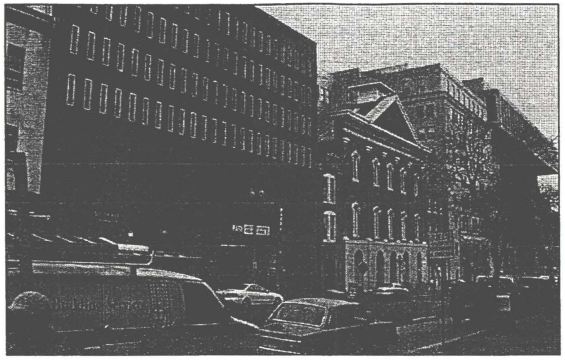
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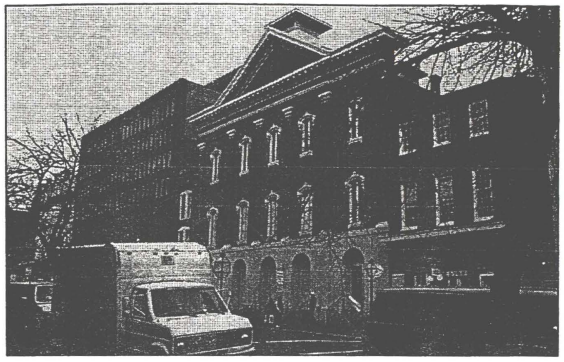
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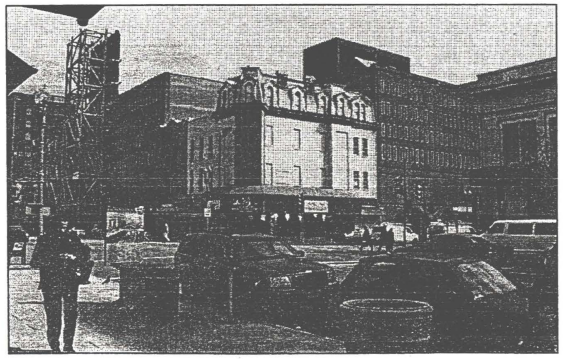
VIEW FROM 10TH & F STREET INTERSECTION



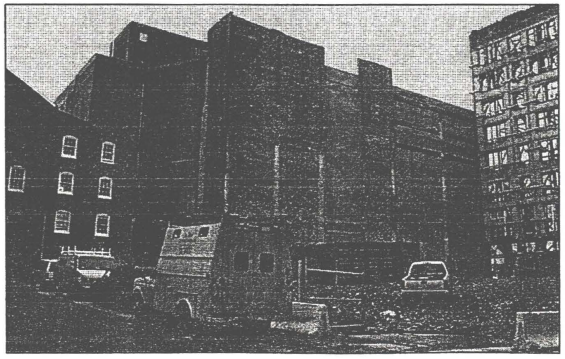
VIEW FROM NORTH – 10TH STREET



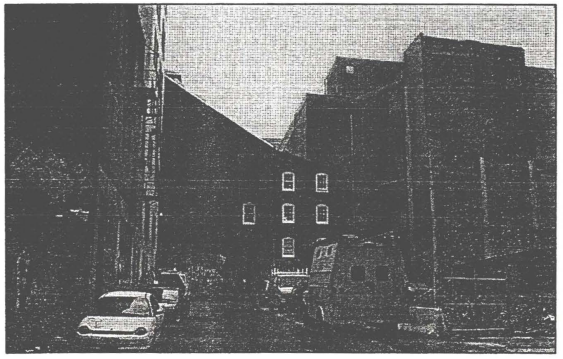
VIEW FROM SOUTH – 10TH STREET



VIEW FROM WEST – F STREET



VIEW FROM ALLEY



VIEW FROM ALLEY

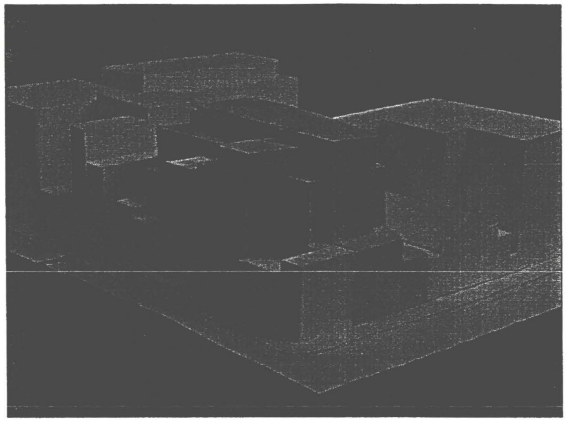
SITE PHOTOS

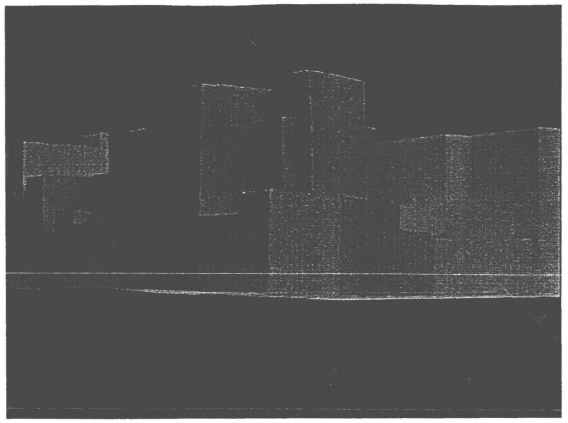
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DOUGLAS DEVELOPMENT CORPORATION

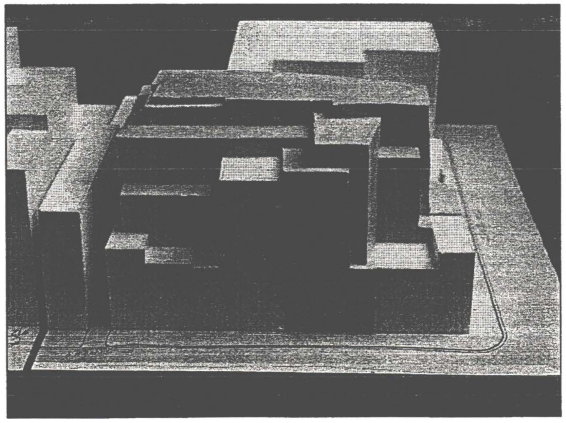
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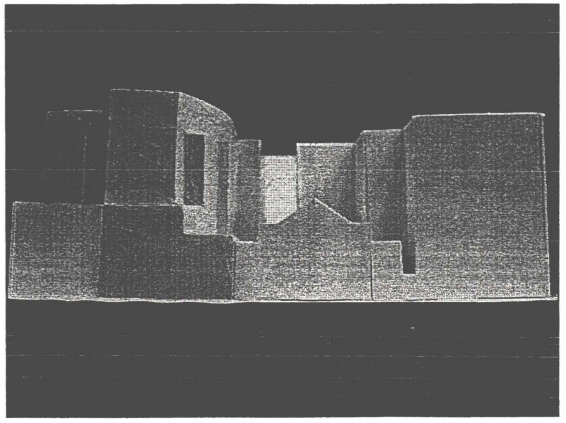
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MODEL PHOTOS

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