Tab C

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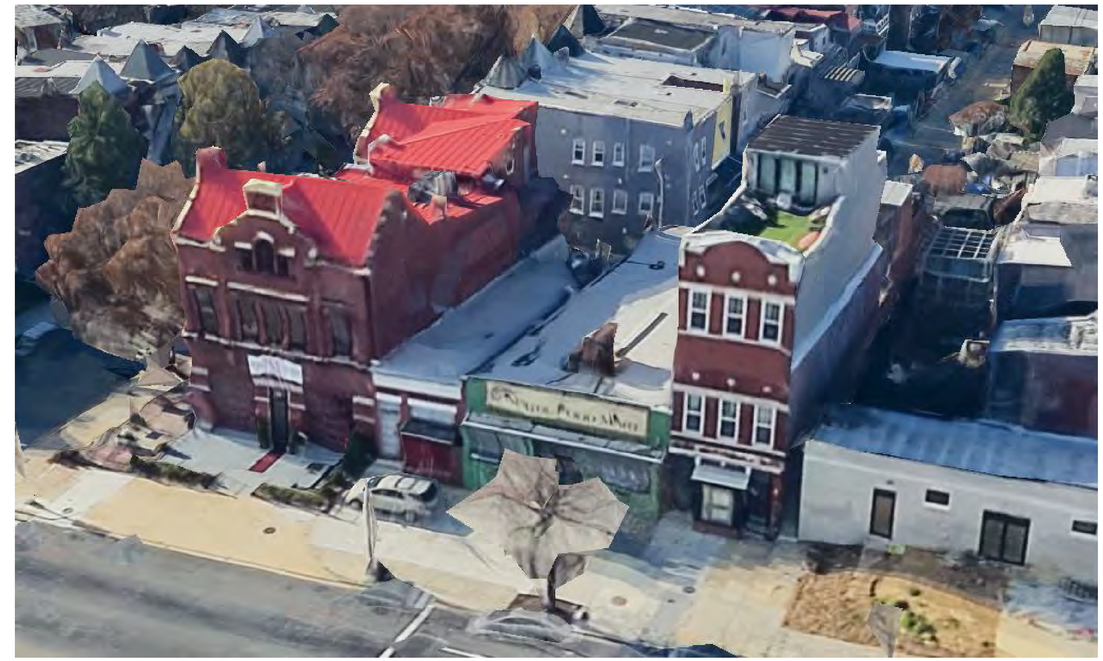
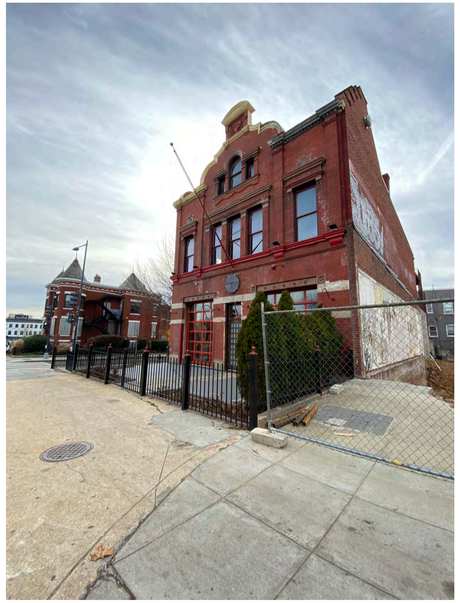
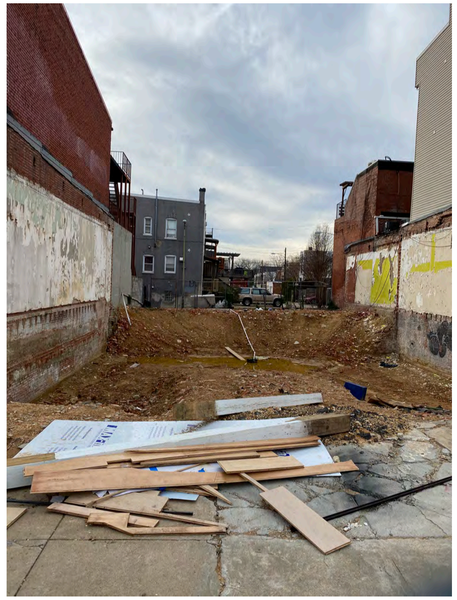
1626-1644 NORTH CAPITOL ST NW

ZONING PACKAGE

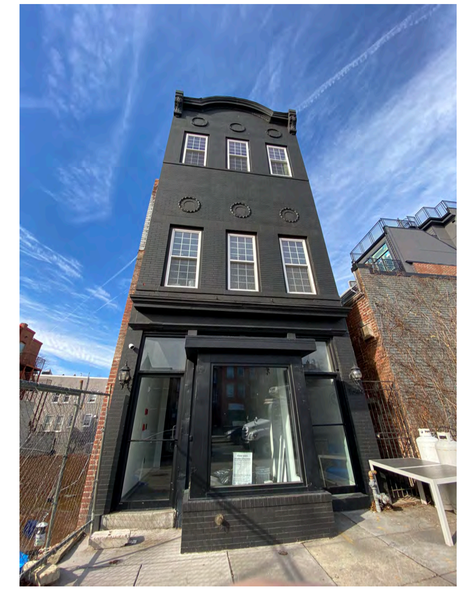
March 26th, 2020







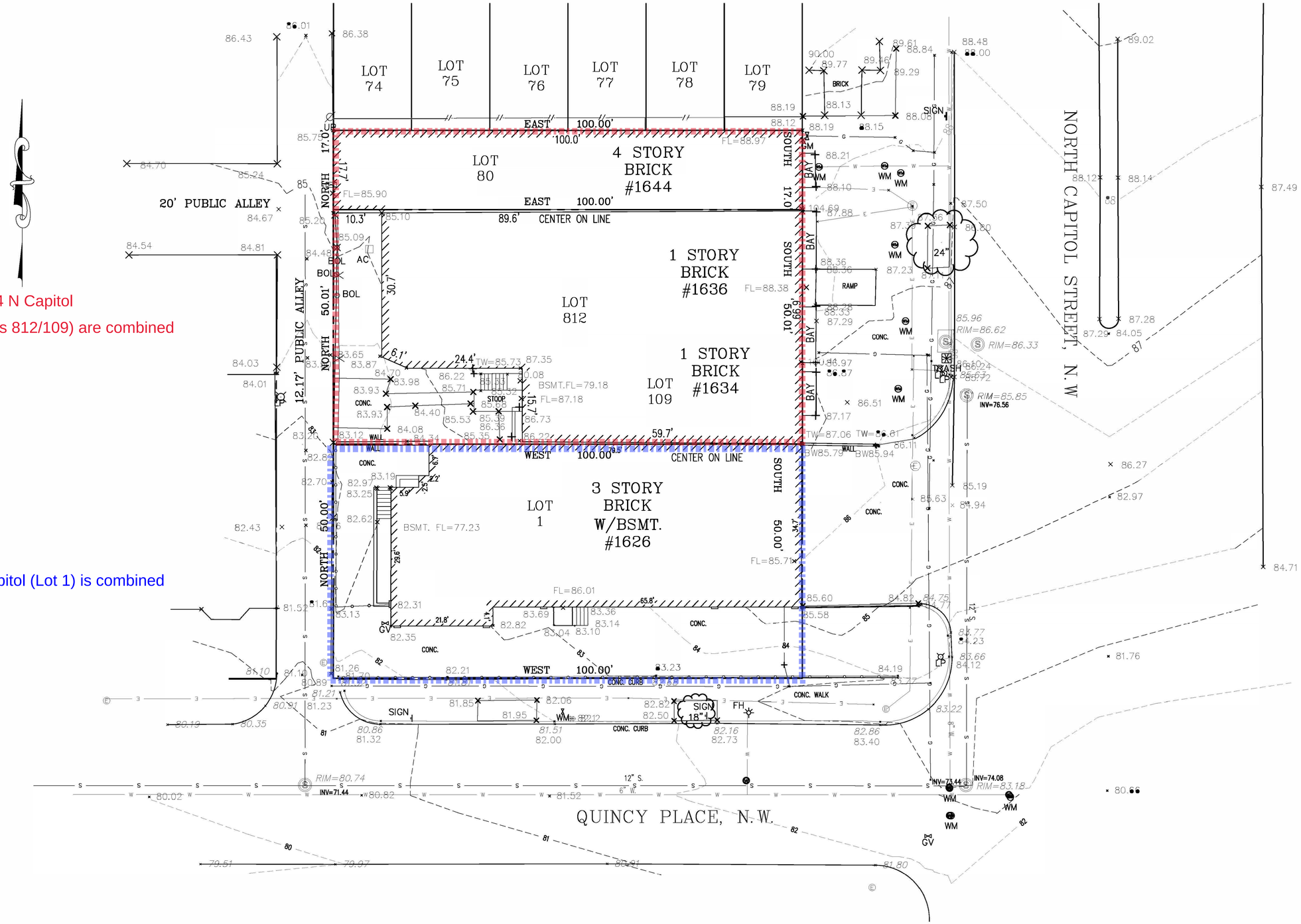
DABS
LONG FENCE
CAPITAL BANK



1634 and 1644 N Capitol

(Lot 80 and lots 812/109) are combined

1626 N Capitol (Lot 1) is combined



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EXISTING SITE PLAN

1626, 1634 & 1644 North Capitol St NE (Lot 1, lot 80 and lots 812/109) are combined		
Zone	MU-4	
Lot Size	11,723.00	sf

	Permitted / Required	Proposed	Existing
Lot Occupancy Percentage	100%	65.4%	n/a
Lot Occupancy	11,723	7671 SF	**n/a**
Max Height	50'	49' to top of main parapet, 59' to penthouse roof	~45'
Rear Yard	15' Min (from centerline of 12' alley)	14'-9" to egress stair, 20'-8" to new building	**3'-4" to rear egress stair**
FAR	2.5 (=29,307.5 sf) Max	**(2.43 FAR)** **28488 GSF**	
	Cellar (excluded)	***6283 GSF***	
	Floor 1	7671 GSF	
	Floor 2	8514 GSF	
	Floor 3	7416 GSF	
	Floor 4	4887 GSF	
	Penthouse (excluded)	***2507 GSF***	
	Center Courtyard (excluded)	*466 GSF*	
Gross Square Footage			
	Cellar - Shared	4009 GSF	
	Cellar - Hotel	1382 GSF	
	Cellar - Restaurant	892 GSF	
	Floor 1 - Shared	2506 GSF	
	Floor 1 - Hotel	2307 GSF	
	Floor 1 -Restaurant	2858 GSF	
	Floor 2 - Hotel	8514 GSF	
	Floor 3 - Hotel	7416 GSF	
	Floor 4 - Hotel	4887 GSF	
	Penthouse - Shared	667 GSF	
	Penthouse - Hotel	632 GSF	
	Penthouse - Restaurant	1208 GSF	
Penthouse setbacks			
Front	ht of penthouse (= 12'-0" above roof)	12'-0"	
Rear	ht of penthouse (= 12'-0" above roof)	12'-0"	
Side	1/2 ht of penthouse (= 12'-0" above roof)	6'-0"	
Public space projections	2 Bay windows and foundations	4'x13' - quantity 2	
	Light well	4'x13' - quantity 1	
Parking	**Lodging:** .5 spaces / 1000sf over 3000sf = (26k gsf-3k)/1k /2 = 11.5 spaces. Reduce by 50% per Section 702 for metro/N Capitol Priority Corridor bus; Spaces to be carsharing, so each space counts as 3 (2 max) per Section 708 = **2 spaces required** (excludes the shared spaces)	2 spaces provided	
	Restaurant: covered by previous credits		none
Bicycle Parking	**Lodging:** Long Term = **3 spaces** ·Short Term = **0 spaces**	Long Term (interior) = 3 spaces	none
			none
GAR	0.3 for new addition only, excludes historic firehouse	0.3	
Loading Berth & Platform	30'x12' for berth; 8'x12' for platform	30'x12' for berth; 8'x12' for platform	none
Closed court		18' x 23'-3" (area=540sf)	

North Capitol | Room Matrix

	Small (100-129 sf)	Medium (130-149sf)	Large (150-179sf)	Extra large (180sf+)	Accessible	Total
Cellar		4		1		5
1st Floor	1	1	4	2	1	9
2nd Floor	8	19	4		2	33
2nd & 3rd Floor					2	2
3rd Floor	2	15	4	4	1	26
4th Floor	2	12	2	3	1	20
Penthouse			1	1		2
					Total	**97**

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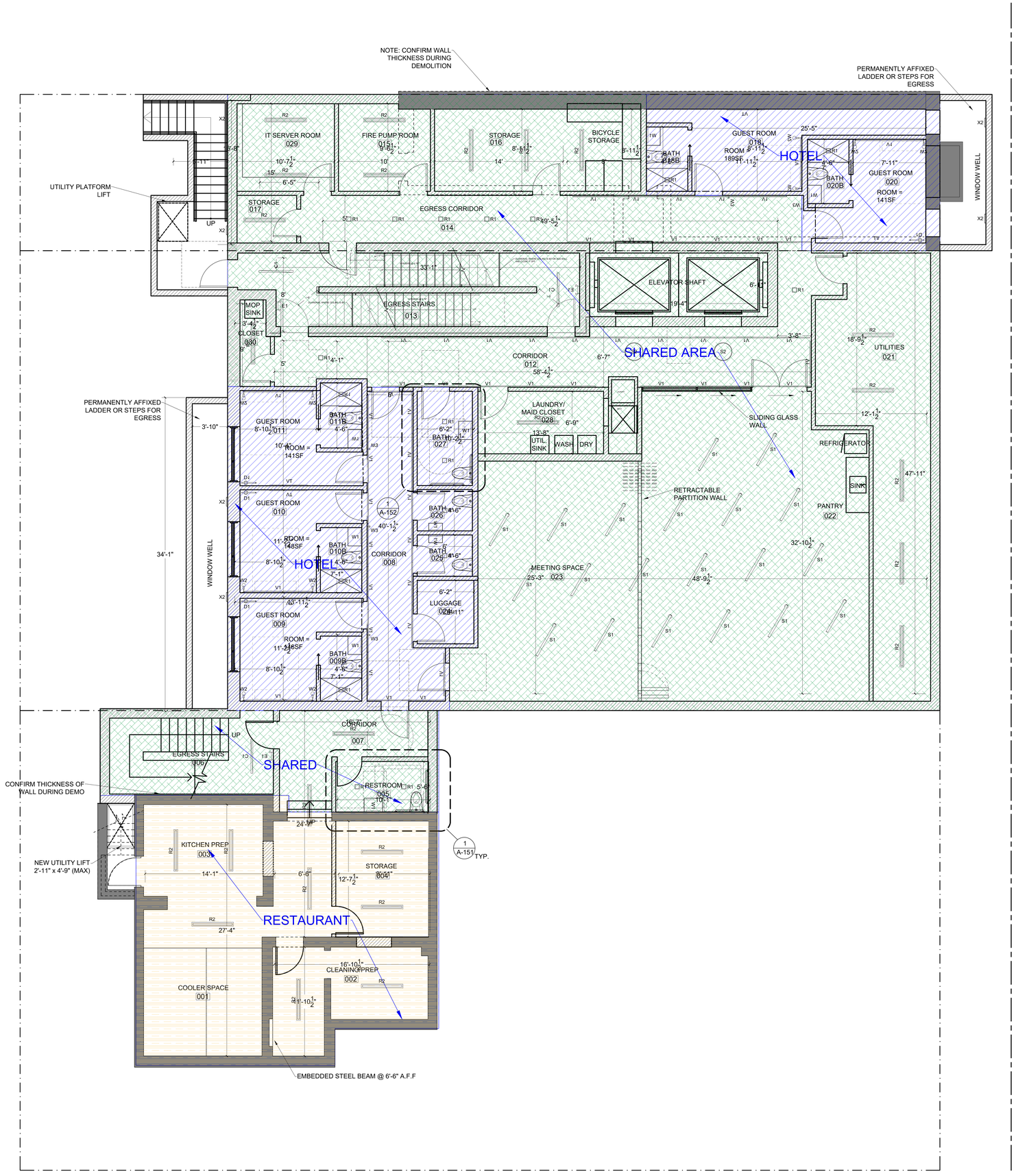
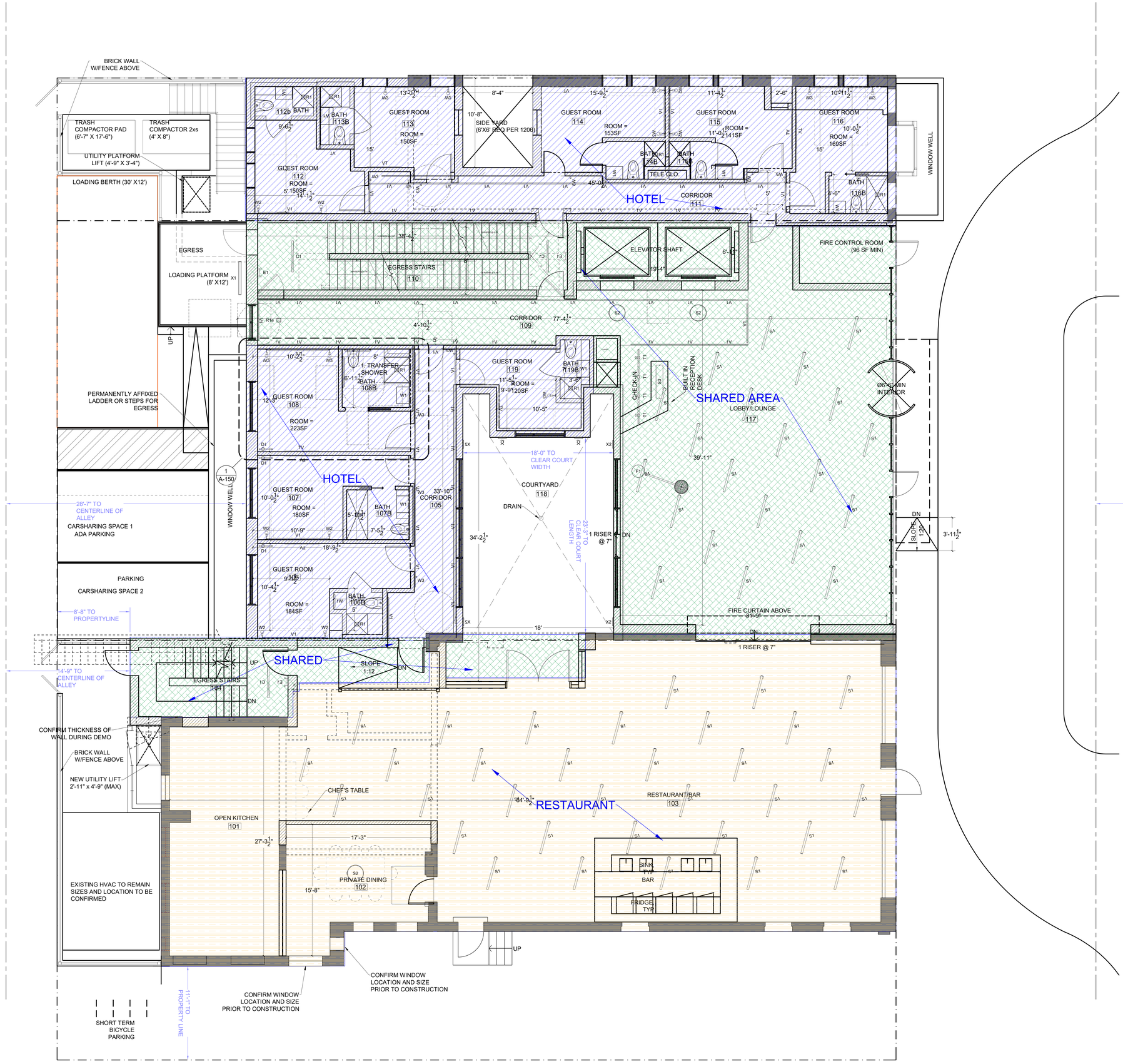
ZONING ANAYLSIS AND MATRIX



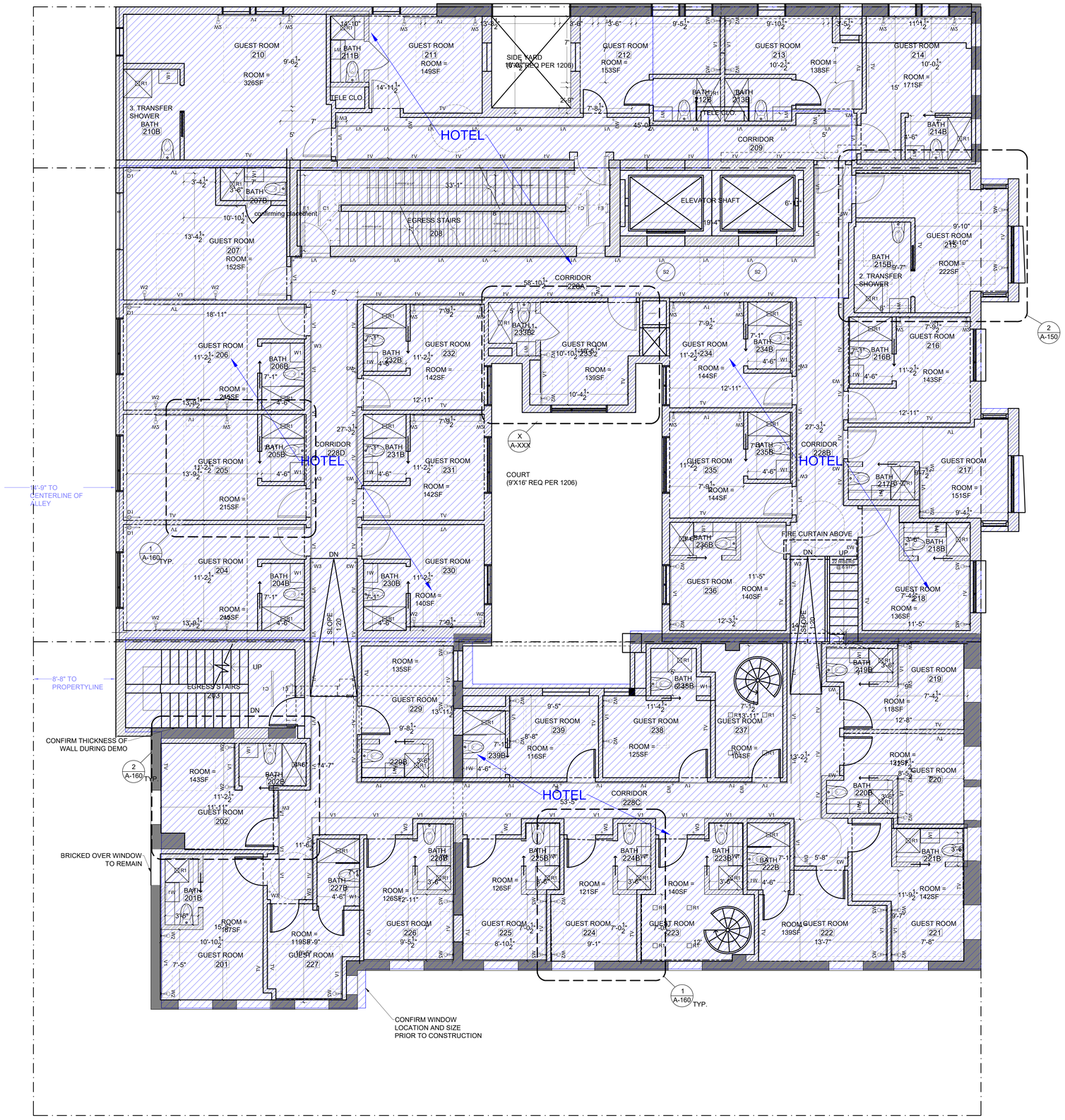
1 PROPOSED CELLAR FLOOR PLAN
SCALE: 1/4"= 1' - 0"

1626 -1644 | PROPOSED CELLAR PLAN



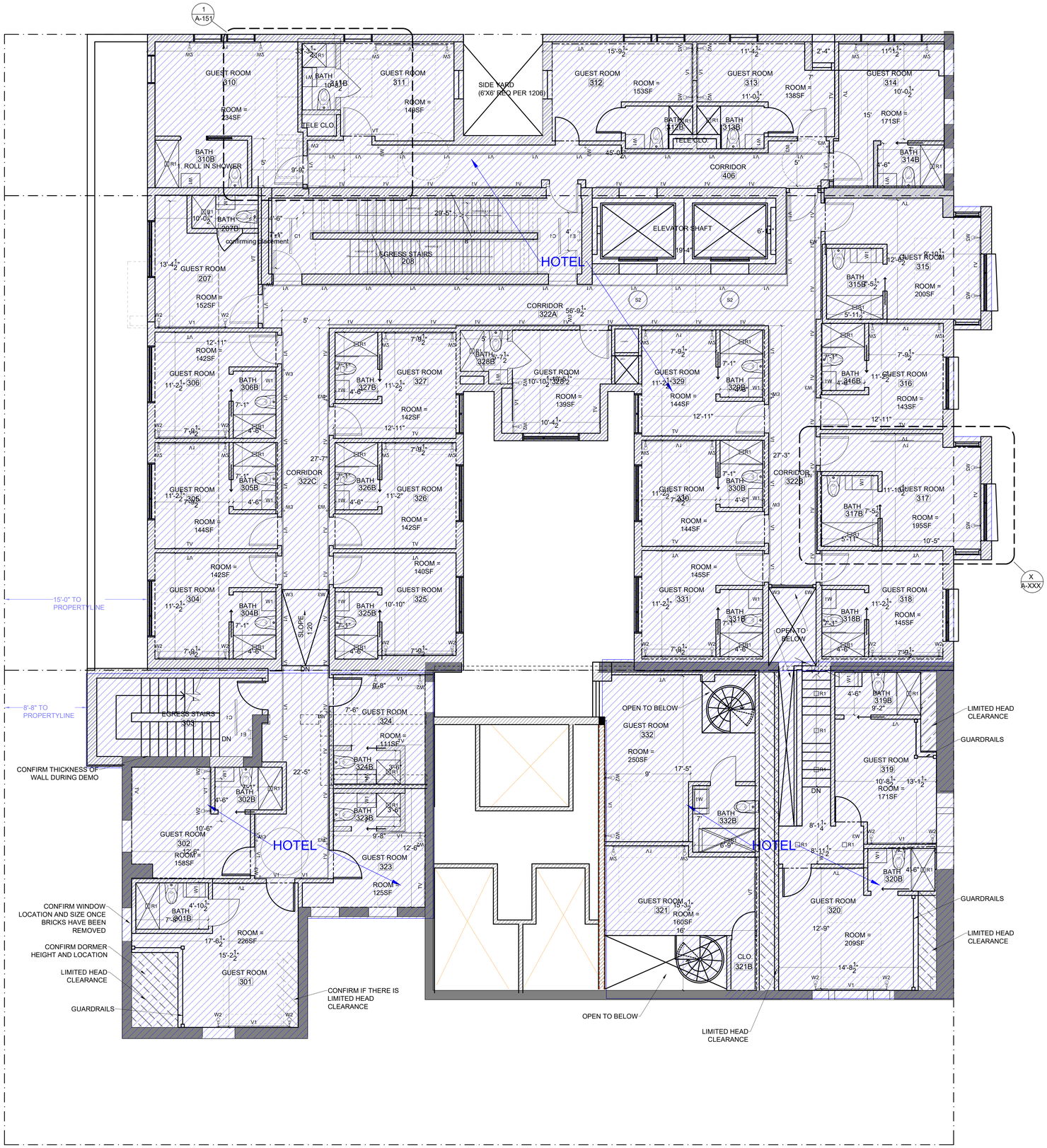
1 PROPOSED FIRST FLOOR PLAN
SCALE: 1/4"= 1' - 0"

1626 -1644 | PROPOSED FIRST FLOOR



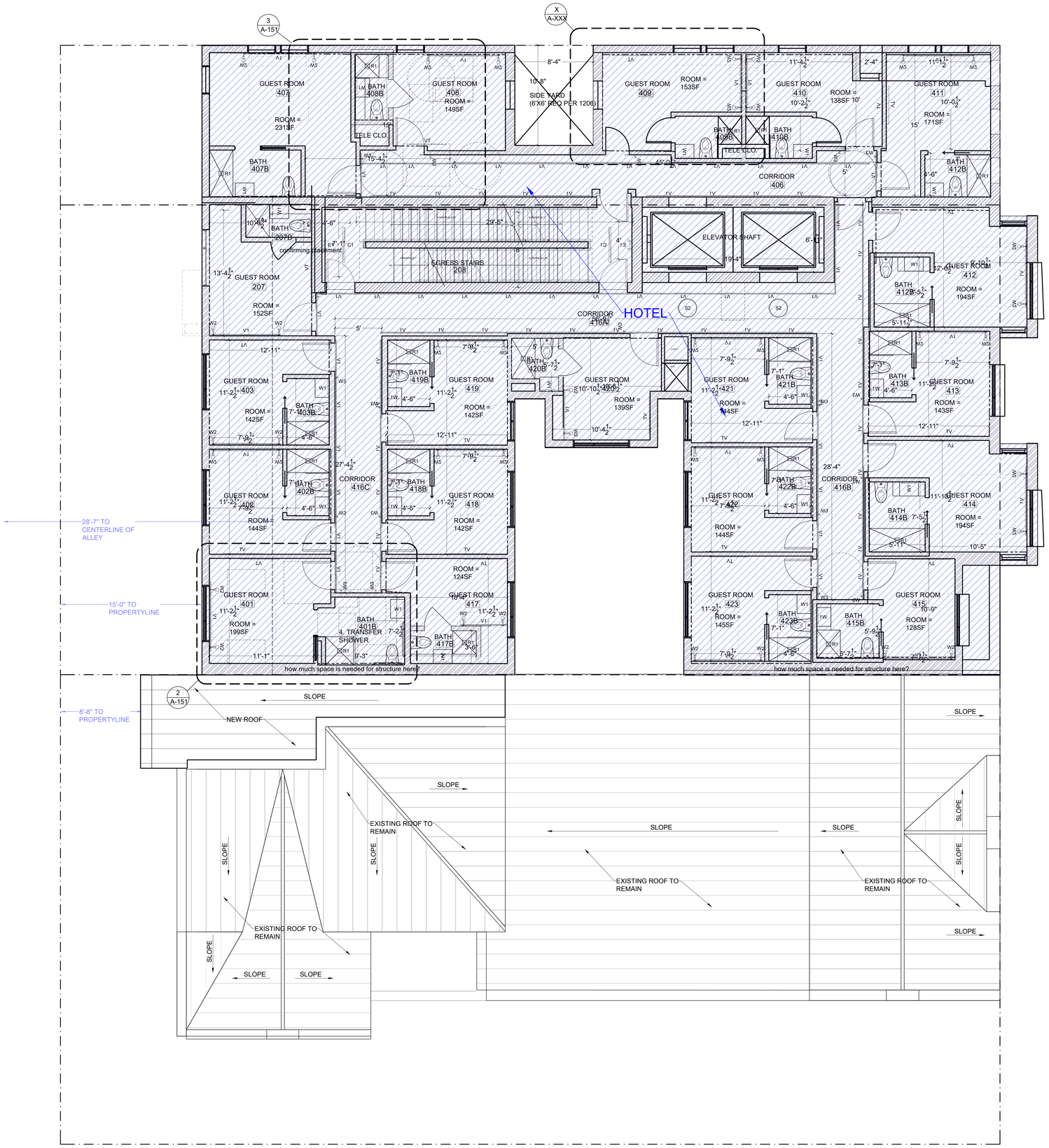
1 PROPOSED SECOND FLOOR PLAN
SCALE: 1/4"= 1' - 0"

1626 -1644 | PROPOSED SECOND FLOOR



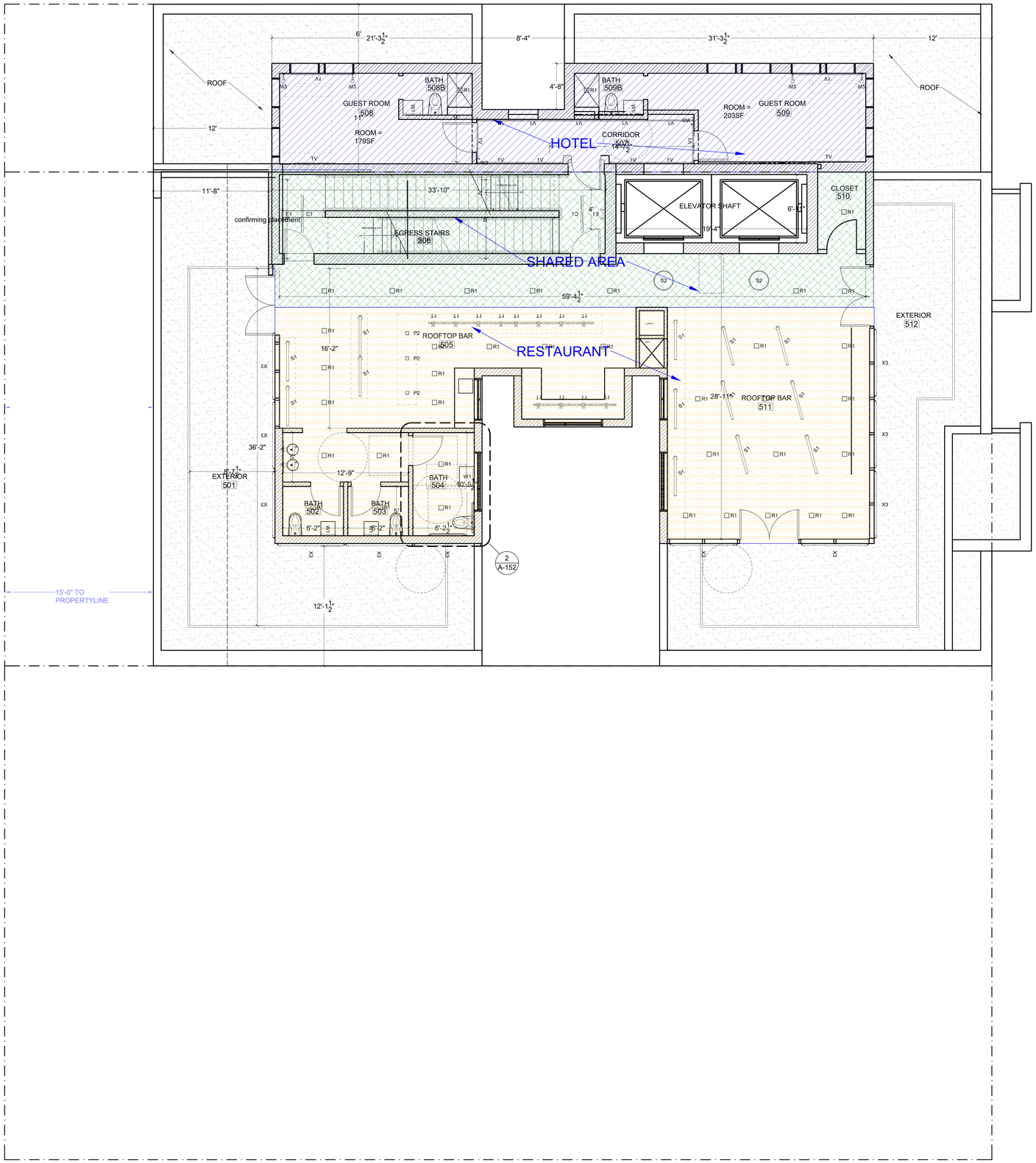
1 PROPOSED THIRD FLOOR PLAN
SCALE: 1/4"= 1' - 0"

1626 -1644 | PROPOSED THIRD FLOOR



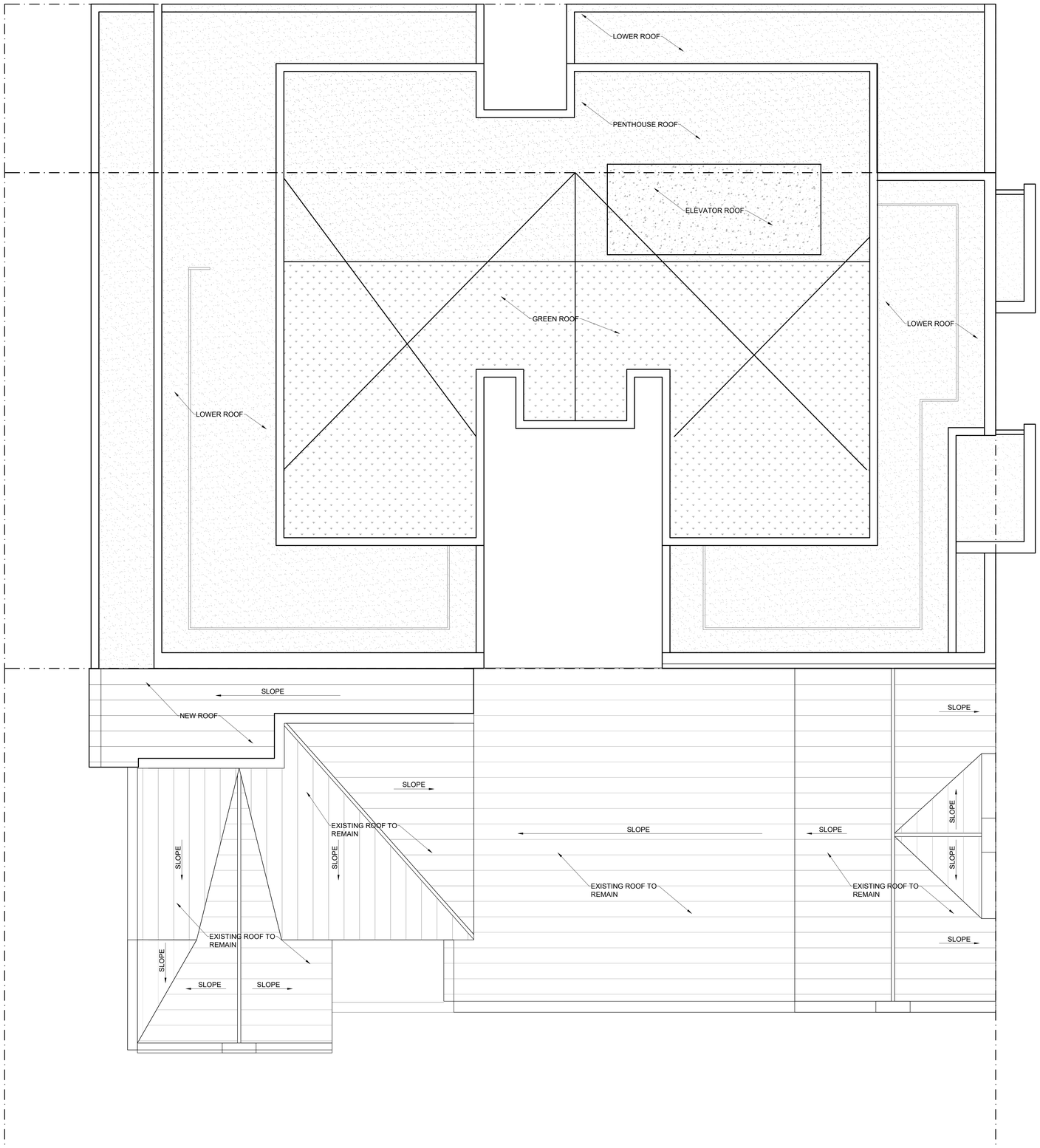
1 PROPOSED FOURTH FLOOR PLAN
SCALE: 1/4"= 1' - 0"

1626 -1644 | PROPOSED FOURTH FLOOR



1 PROPOSED PENTHOUSE FLOOR PLAN
SCALE: 1/4"= 1' - 0"

1626 -1644 | PROPOSED PENTHOUSE



1 PROPOSED ROOF PLAN
SCALE: 1/4"= 1' - 0"

1626 -1644 | PROPOSED ROOF PLAN

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1626 - 1644 | PROPOSED ELEVATION

1 PROPOSED FRONT ELEVATION
SCALE: 1/4"= 1' - 0"