



BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 16283
EXHIBIT NO. 10

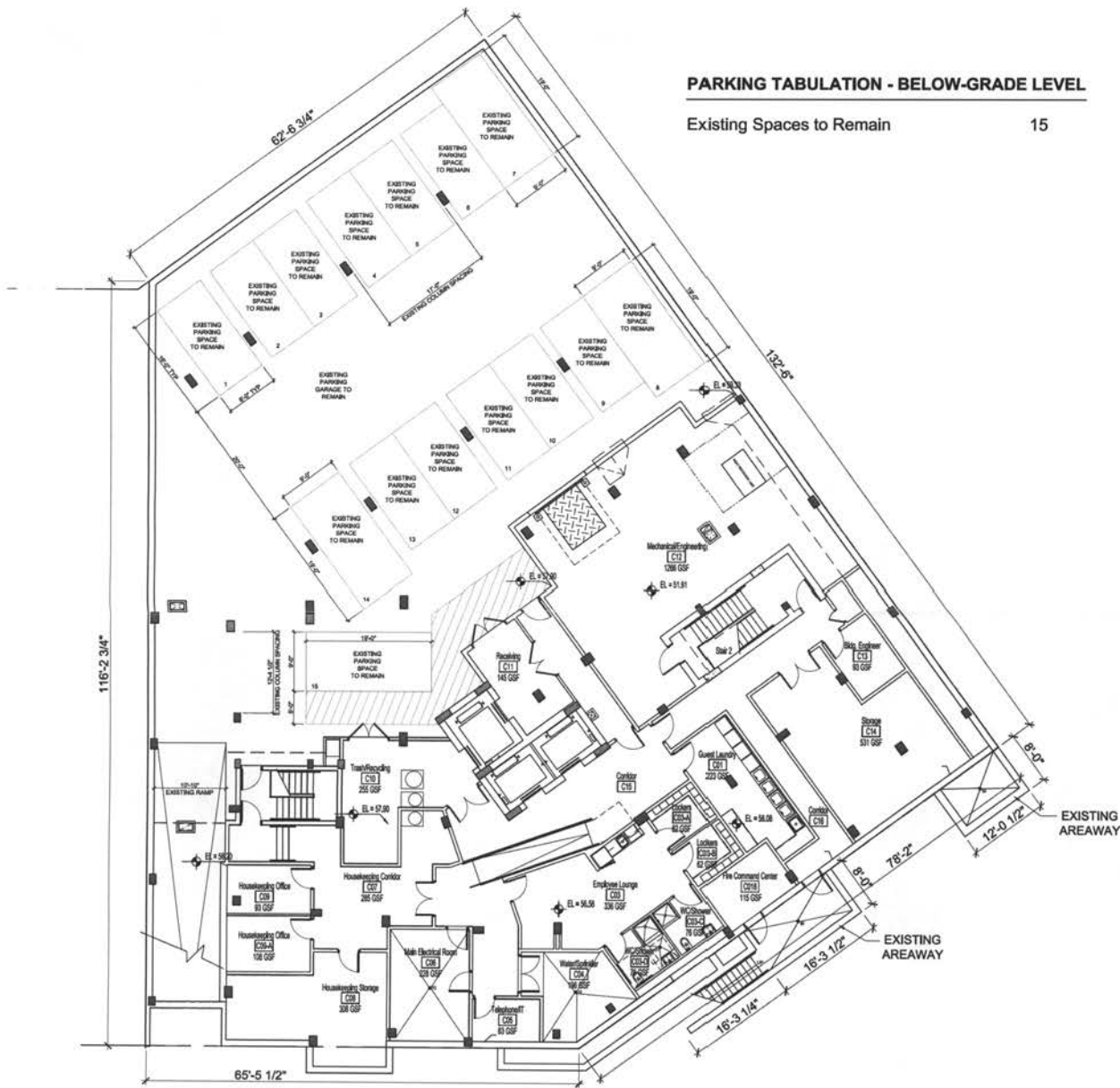
The Concordia		
1250 New Hampshire Ave. NW, Washington, DC		
Square 0070 Lot 186 (Subdivision pending) Zoning District DC / R-5-E		
Lot Area: 13,142.6 SF		
	Existing	Proposed
Lot Occupancy	62 %	62 %
Maximum permitted	75 %	75 %
Gross Floor Area per DCMR 11 (excludes parking ramp at 1st floor, cellar space, shafts, etc.)		
1 st floor	7,645 SF	7,645 SF
Typical floor (x8)	7,913 SF	7,913 SF
10 th floor	6,645 SF	6,645 SF
Total	77,594 SF	77,594 SF
Floor Area Ratio	5.98	5.98
Maximum permitted	6.00	6.00
Building Height	89.90 ft	89.90 ft
Maximum permitted	90.00 ft	90.00 ft
Mechanical Penthouse Height	11 ft	11 ft plus 16.5 ft elevator overrun*
Rear Yard	58.40 ft	58.40 ft
Minimum required	22.50 ft	22.50 ft
Dwelling Units	105	121
Parking Spaces	26	26 *
Spaces required	26	30
Loading	1 berth @ 12'x45' **	1 berth @ 12'x45' **
* Relief requested		
** Existing condition allowed per 5/23/2011 letter from Zoning Administrator		

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PARKING TABULATION - BELOW-GRADE LEVEL

Existing Spaces to Remain

15



I.M.F.

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BELOW-GRADE LEVEL PLAN

1/16" = 1'-0"



A-1.01

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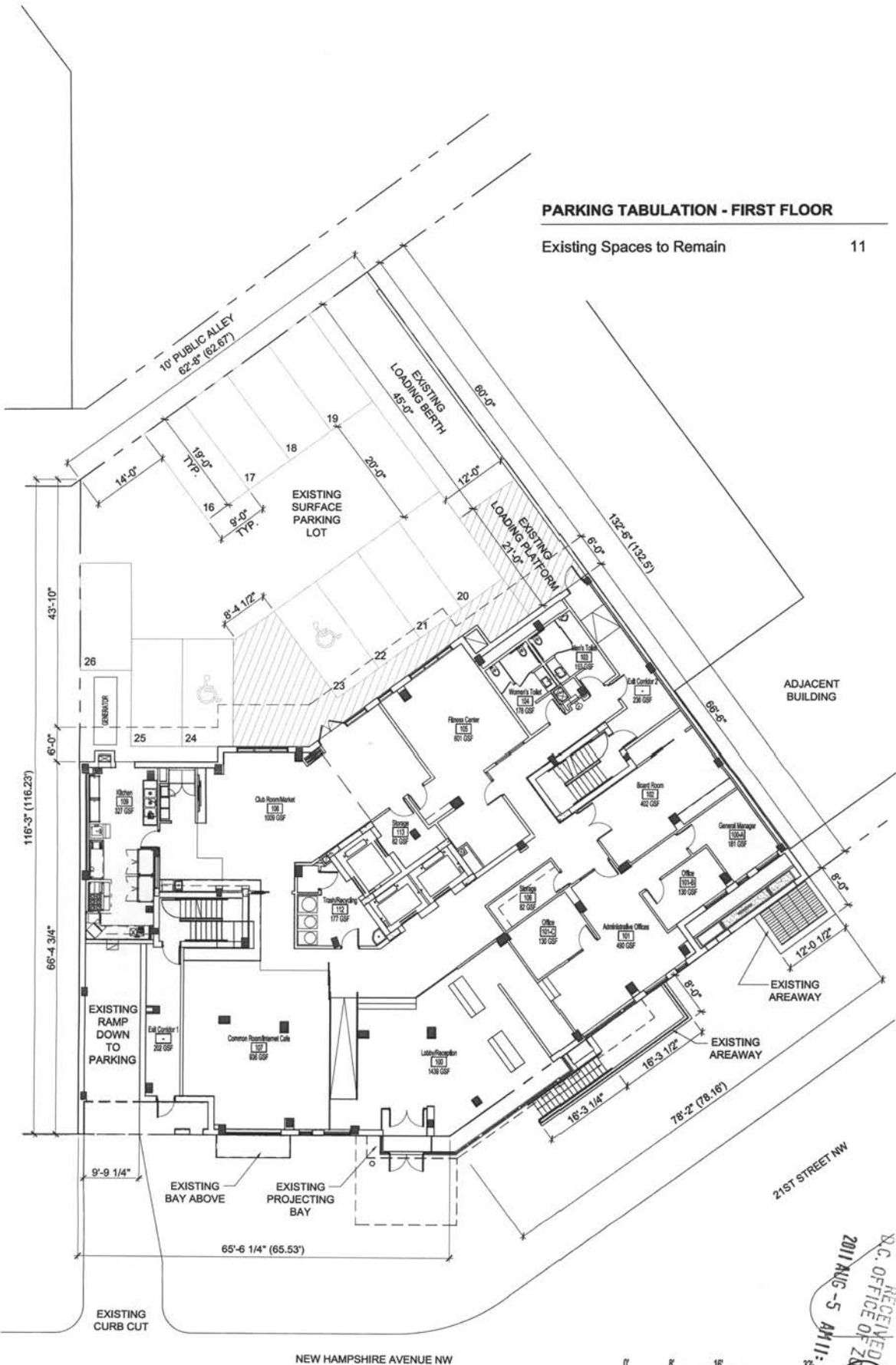
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PARKING TABULATION - FIRST FLOOR

Existing Spaces to Remain

11



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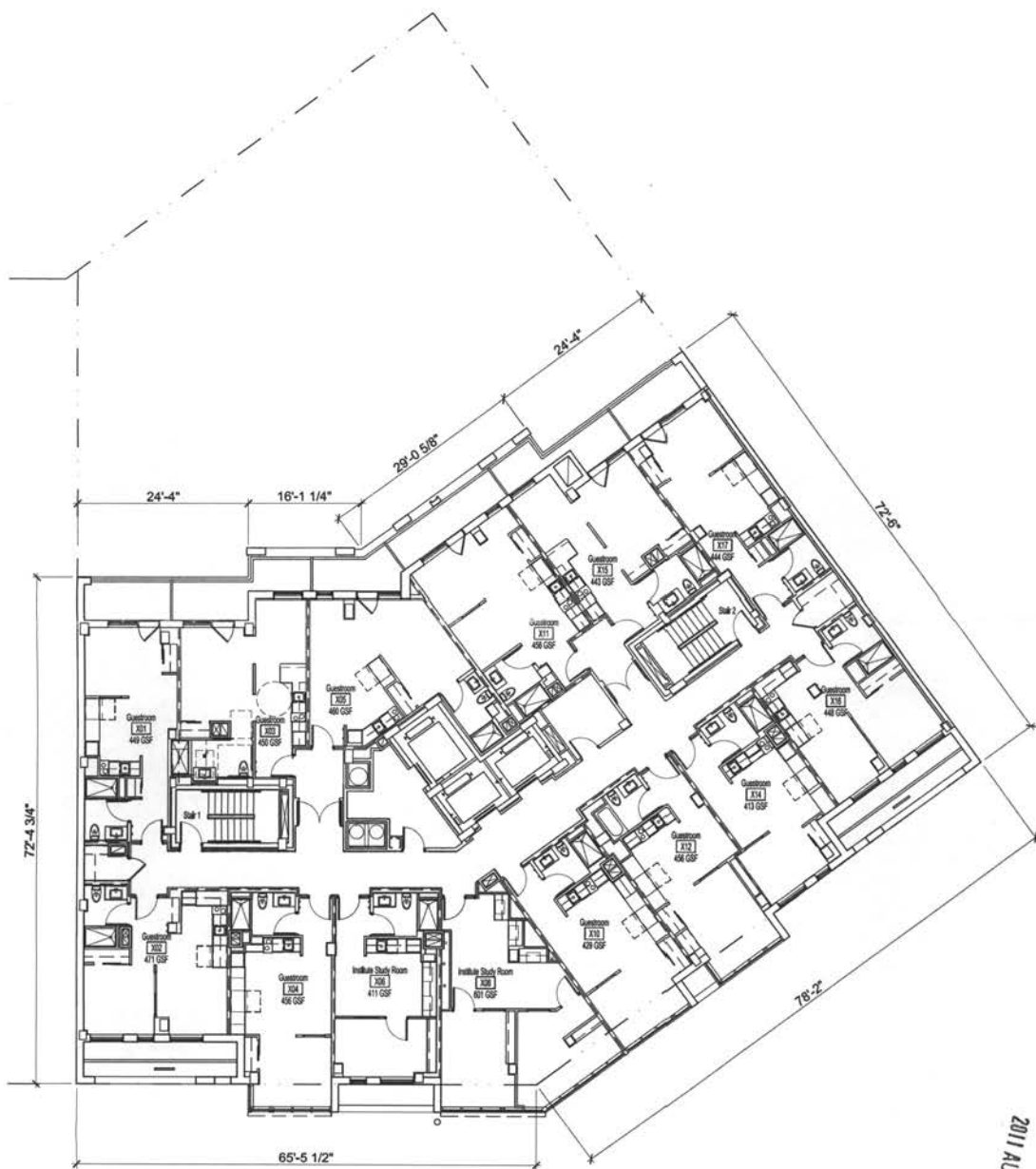
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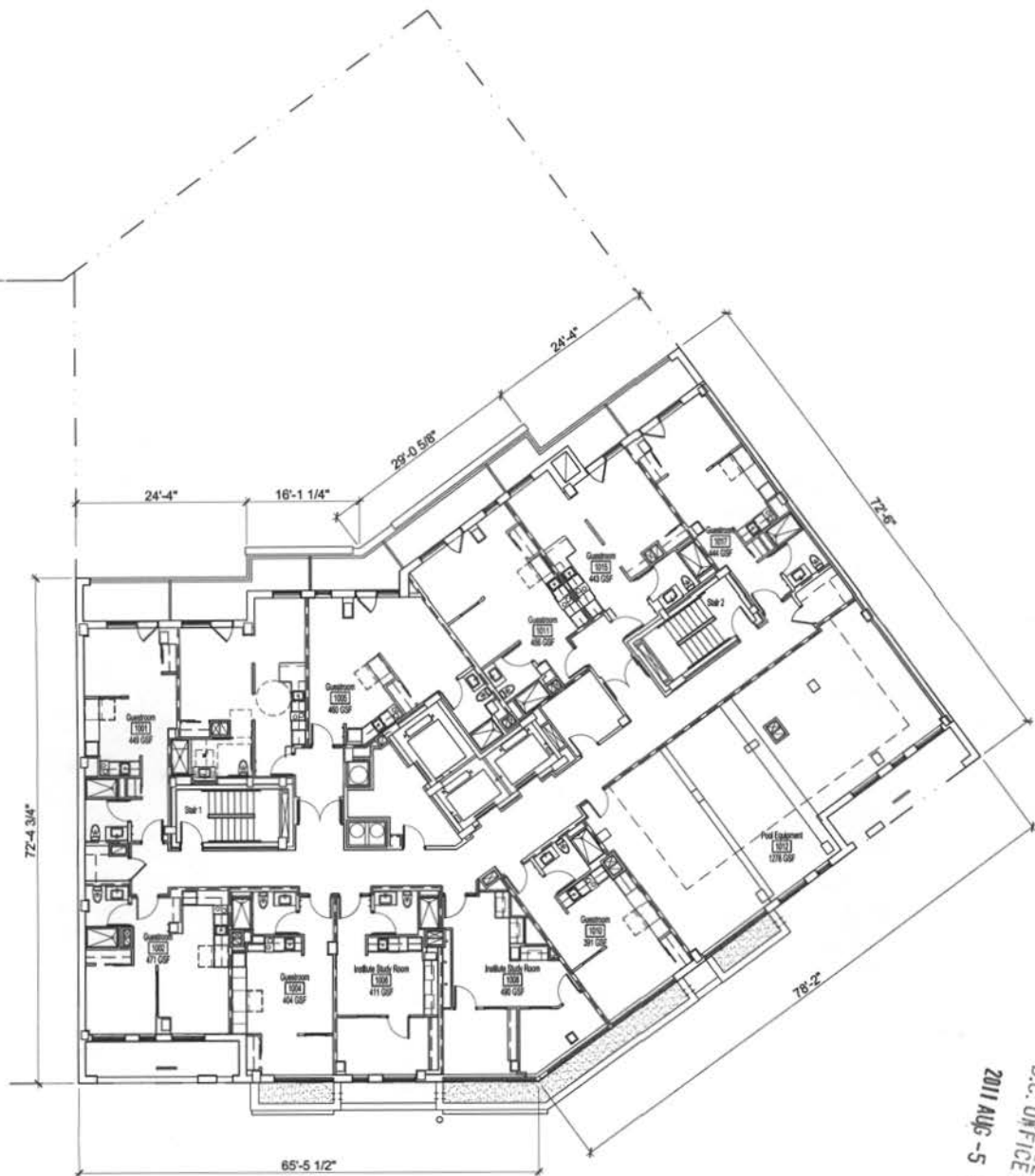
FIRST FLOOR PLAN

1/16" = 1'-0"

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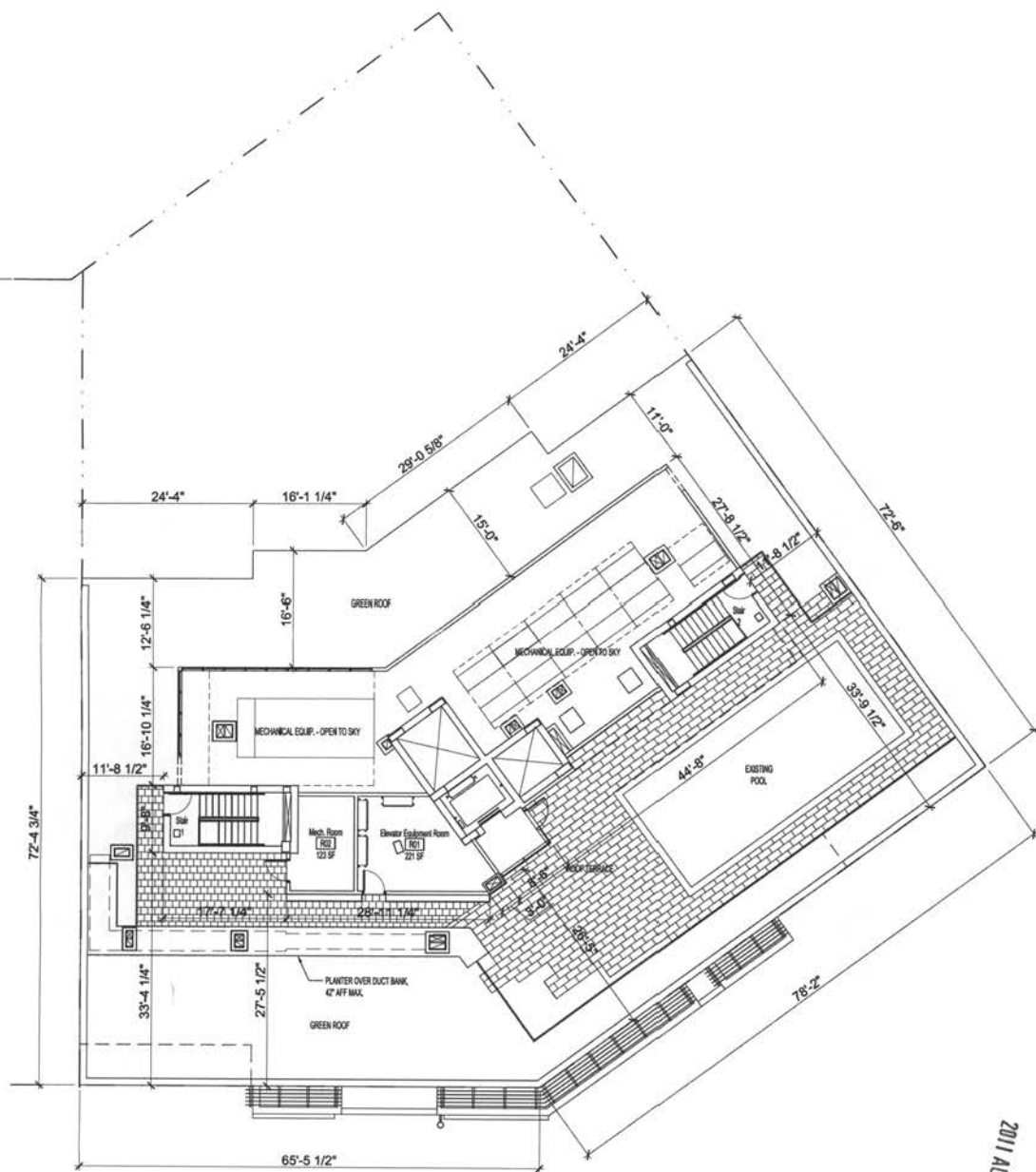
TENTH FLOOR PLAN

1/16" = 1'-0"

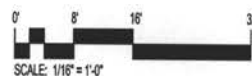
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ROOF PLAN

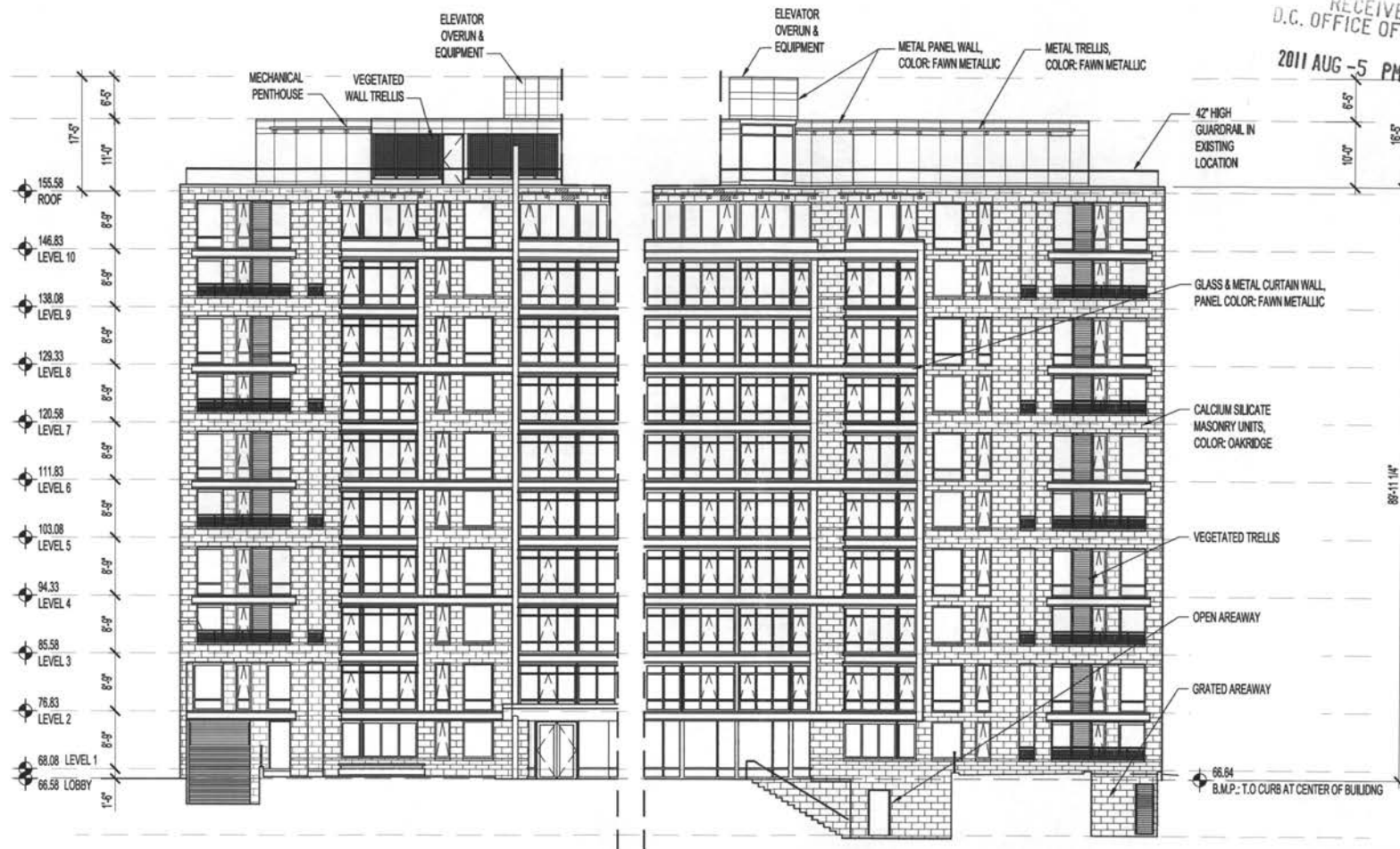
1/16" = 1'-0"

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INTERNATIONAL MONETARY FUND

FRONT ELEVATION (NEW HAMPSHIRE AVE. & 21ST ST. NW)

July 2011

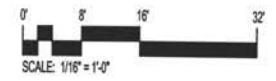
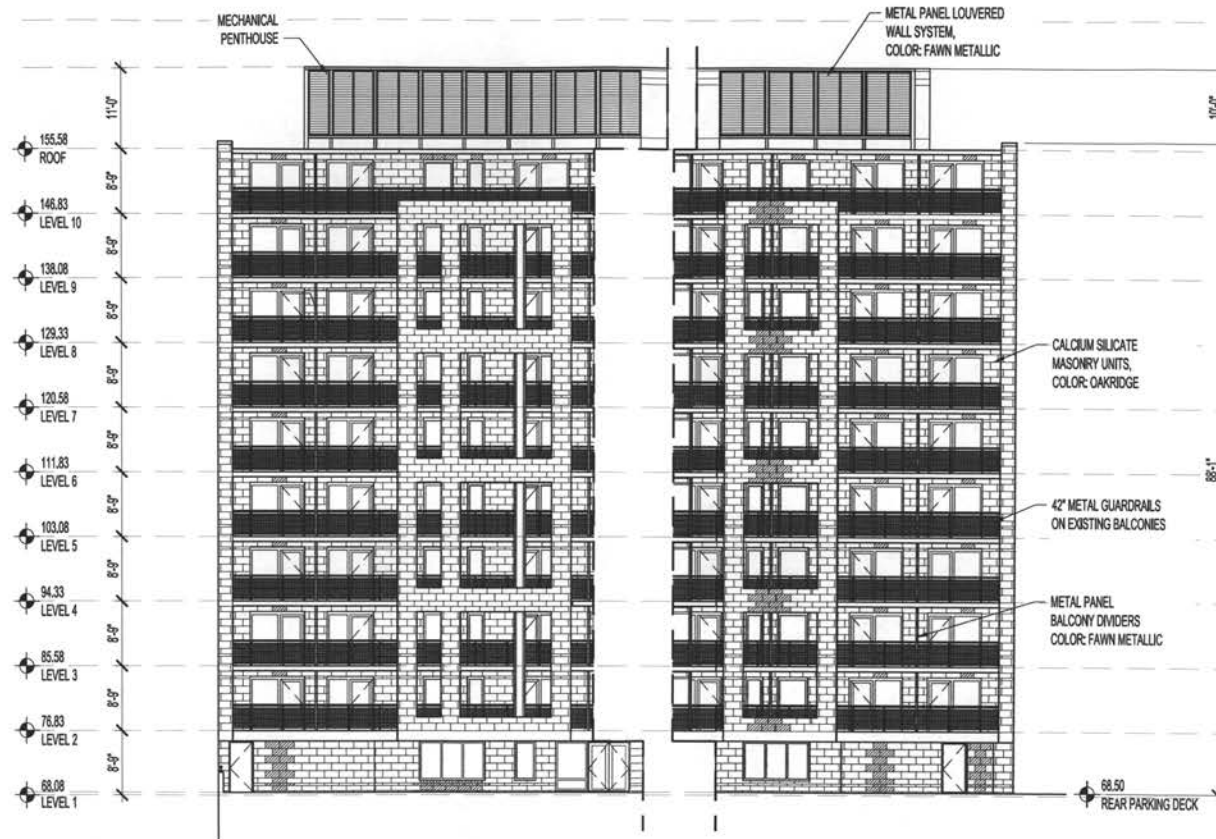
1/16" = 1' - 0"

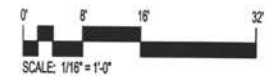
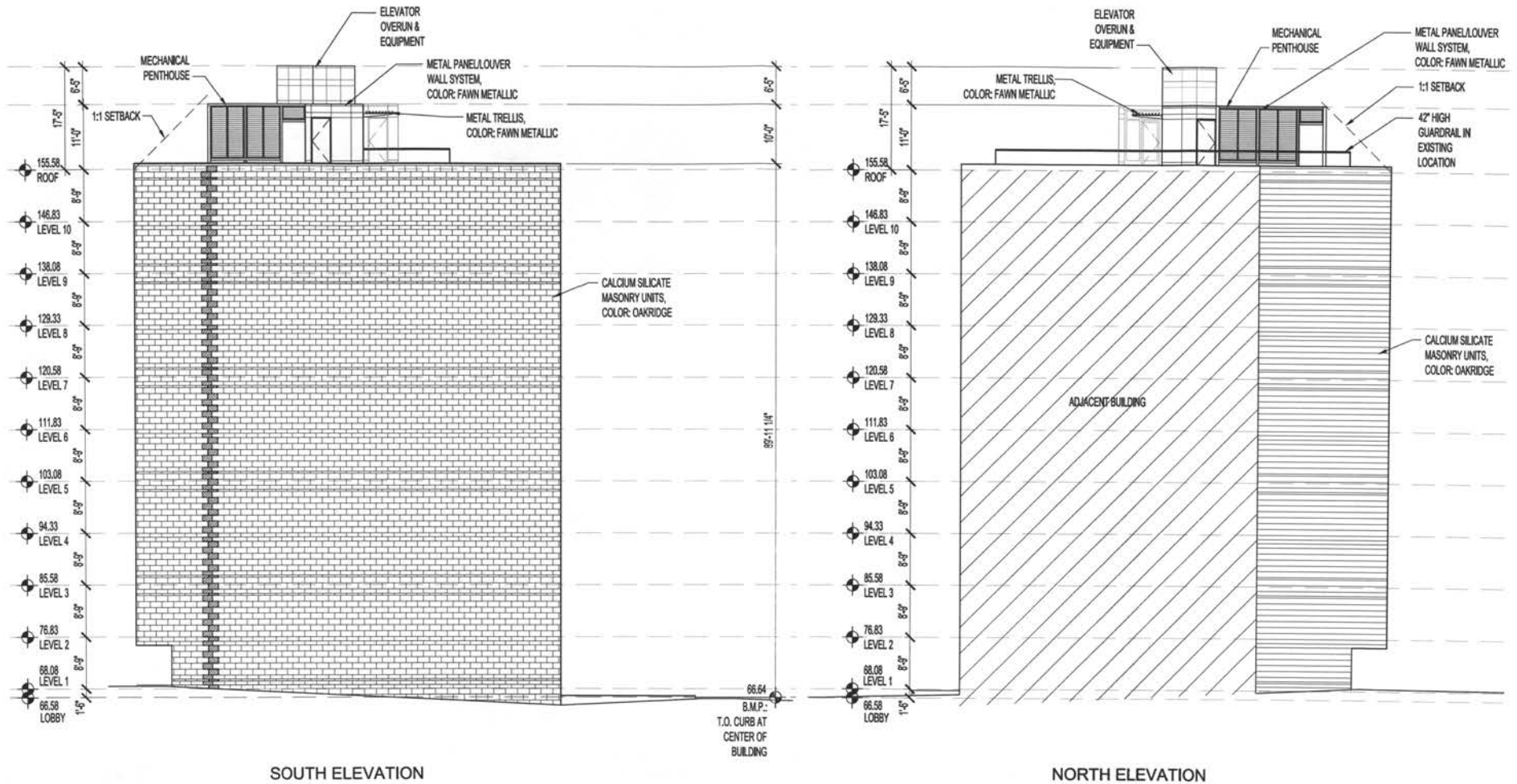
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VIEW LOOKING NORTH ACROSS 21ST STREET NW



VIEW LOOKING ACROSS NEW HAMPSHIRE AVENUE NW