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BOARD OF ZONING ADJUSTMENT  
District of Columbia  
CASE NO. 18419  
EXHIBIT NO. 11



2221 14th Street NW

ANC 1B 05.21.2012

**R2L:ARCHITECTS**

Board of Zoning Adjustment  
District of Columbia  
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## Project Overview

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Florida Ave NW

Project Site

W Street NW



14th Street NW

2221 14th Street NW

Aerial Photo 1.1

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View of Alley



View from North

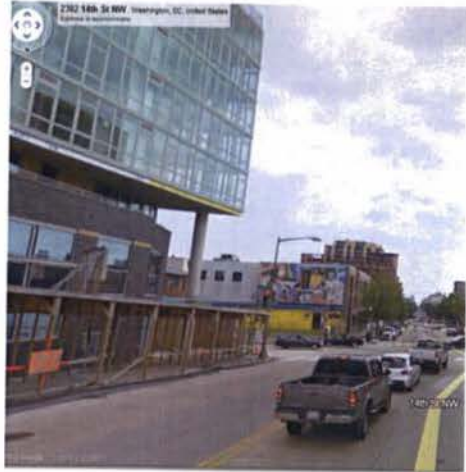


View from Corner 14 & FL

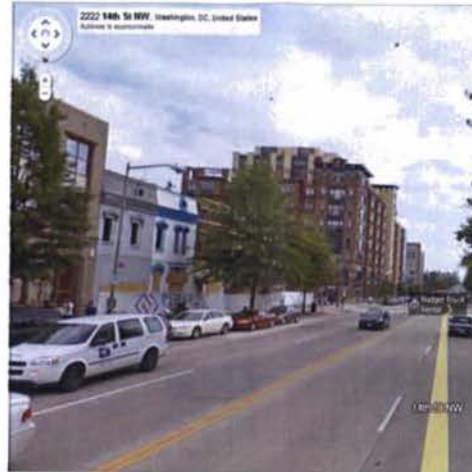
2221 14th Street NW

Existing Site Views 1.2

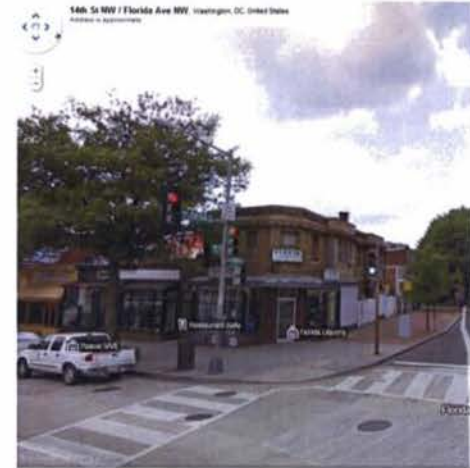
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View from 14th Street



View down 14th Street



SW Corner of 14th & FL



View up FL Ave



NW Corner of 14th & FL

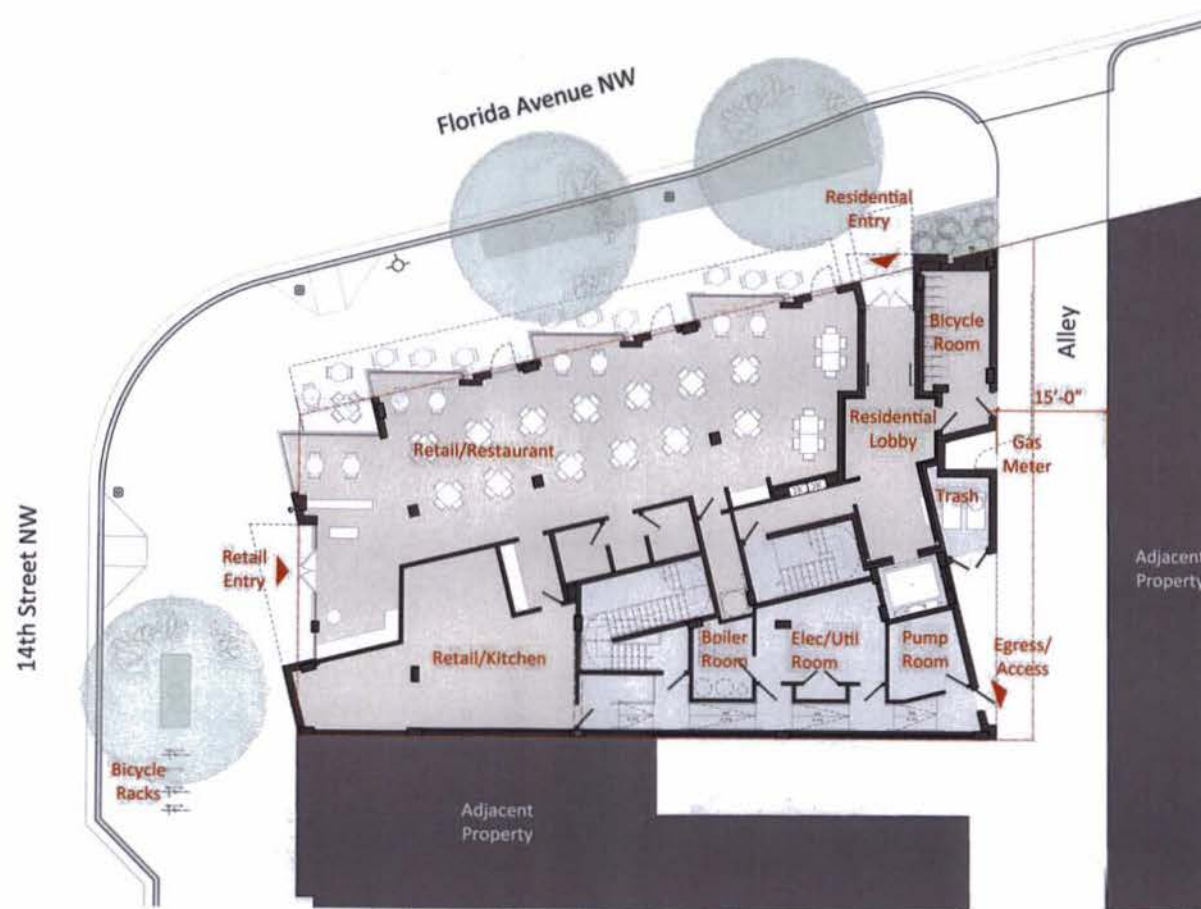


NE Corner of 14th & FL

2221 14th Street NW

Context Views 1.3

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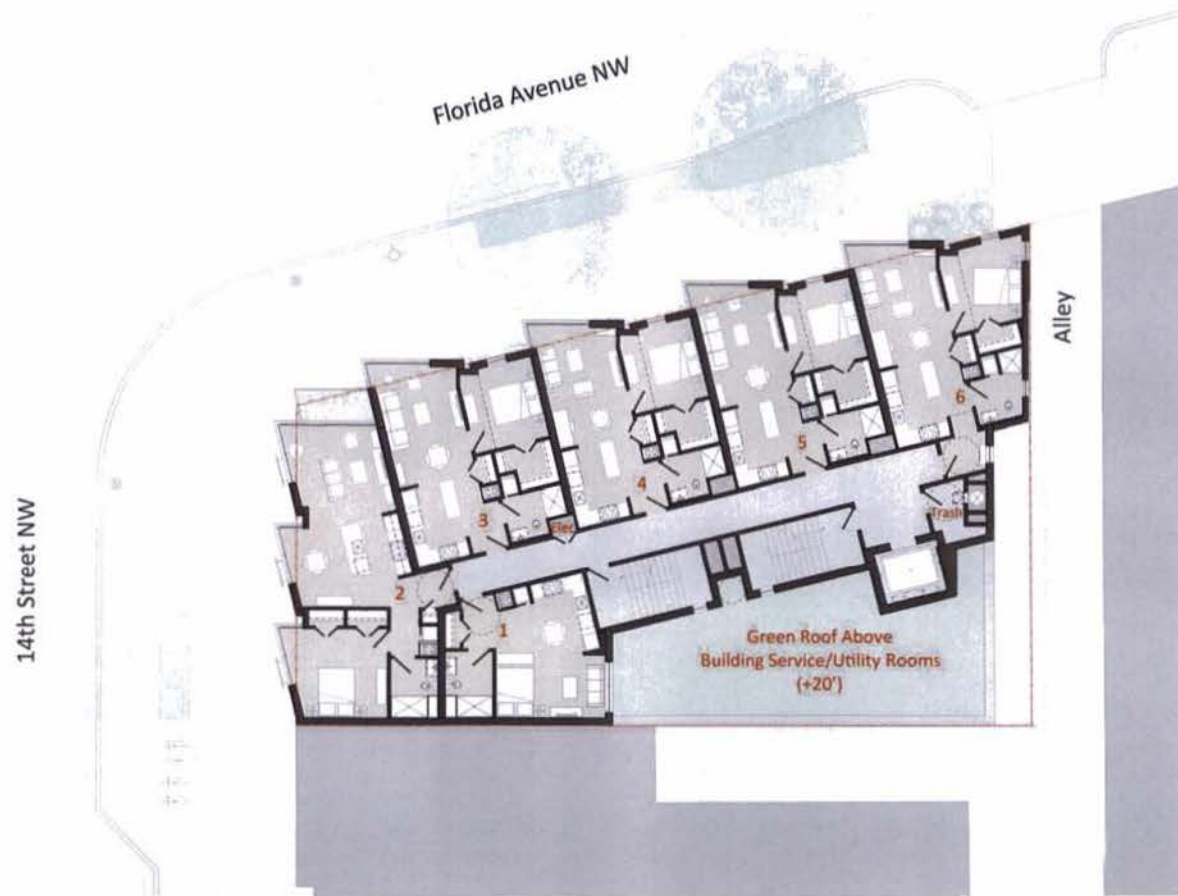
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Ground Floor Plan 1.4

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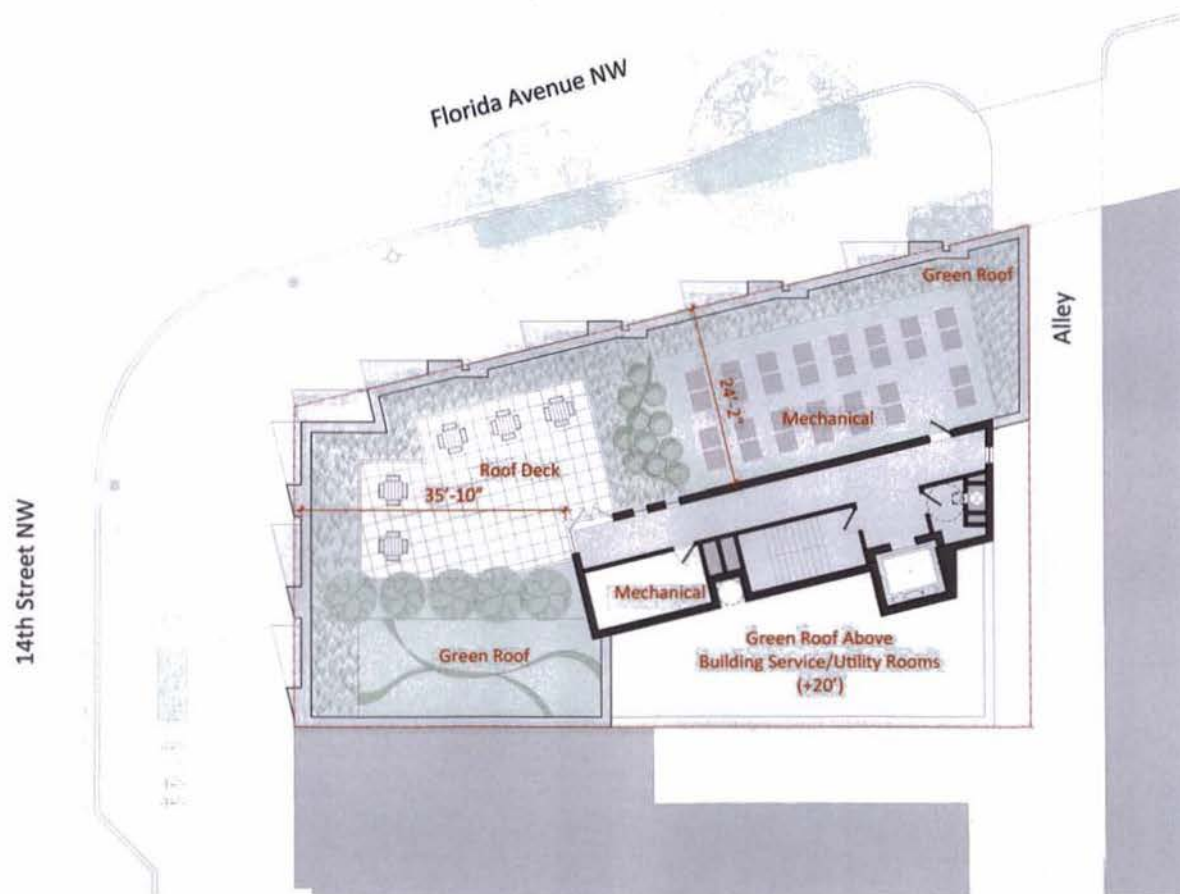


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Typical Floor Plan 1.5

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Roof Deck Plan 1.6

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14th Street NW

Florida Avenue NW

Alley

Upper Roof

2221 14th Street NW

Roof Plan 1.7

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View From Northwest 1.8

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View from North 1.09

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2221 14th Street NW

View from Northeast 1.10

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Streetscape from Northeast 1.11

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View from Southwest 1.12

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West Elevation 1.13

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North Elevation 1.14

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0' 2' 4' 8' 16'



2221 14th Street NW

East Elevation 1.15

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0' 2' 4' 8' 16'

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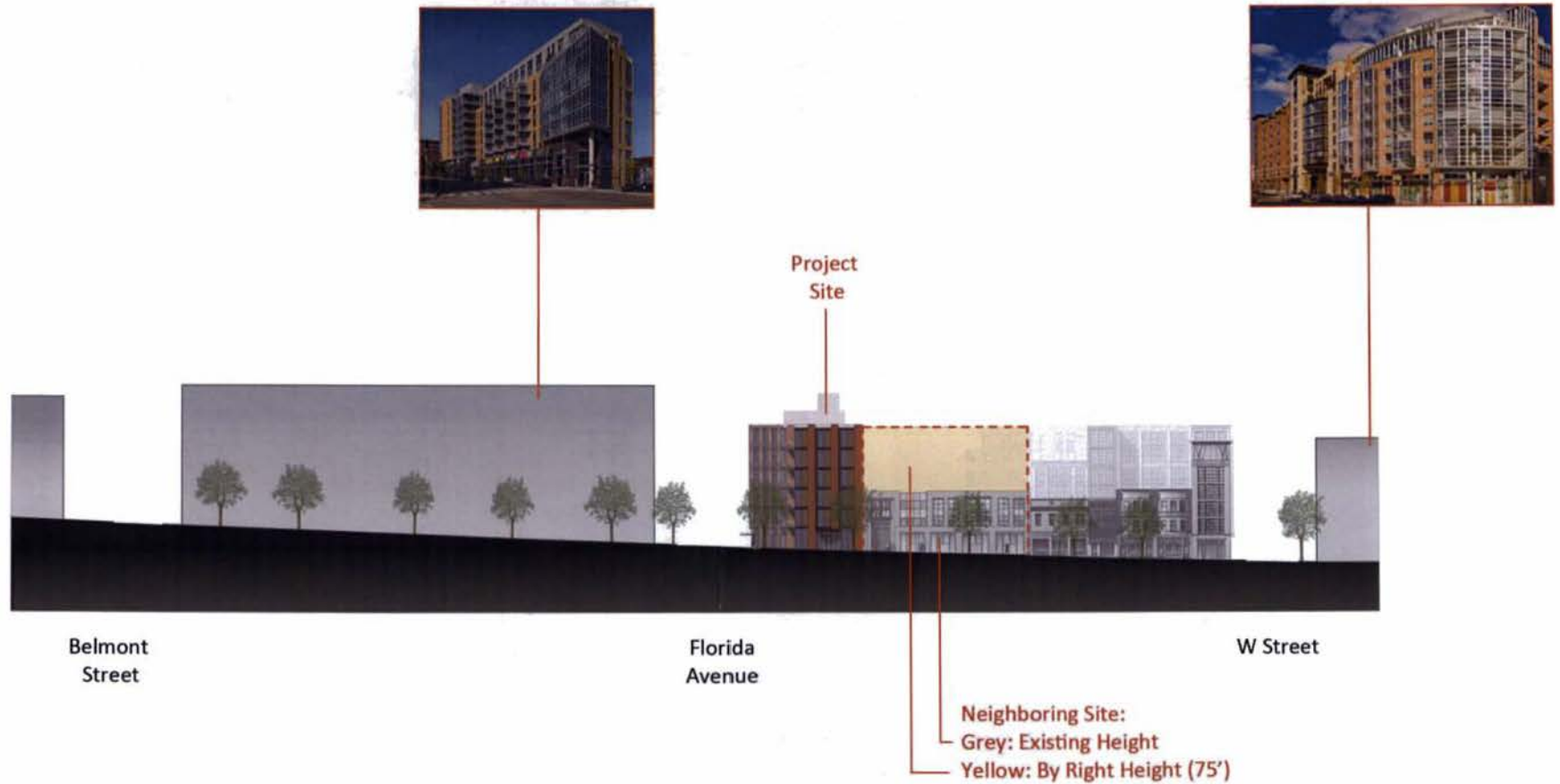
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South Elevation 1.16

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0 2' 4' 8' 16'

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14th Street Elevation 1.17