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BOARD OF ZONING ADJUSTMENT
District of Columbia

District of Columbia
CASE NO. 18660

EXHIBIT NO. 10

1628 11TH STREET NW

0.0	COVER SHEET
0.1	ZONING INFORMATION
0.2	VICINITY PLAN
0.3	PROPERTY PHOTOS
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E2.2	EXISTING GROUND FLOOR PLAN
E2.3	EXISTING FIRST FLOOR PLAN
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E2.5	EXISTING ROOF PLAN
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FORTIS

1300 19th Street NW
Ste 725
Washington, DC 20036

OWNER

SQUARE 0309, LOT 0051

1628 11th Street NW
Washington, DC

PROJECT



PLAN NORTH

GRAPHIC SCALE

COVER

TITLE	
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DEVELOPMENT DENSITY

SECTION	DESCRIPTION	PERMITTED	PROPOSED
771.2	FLOOR AREA RATIO (C-2-A)	2.5 FAR APARTMENT HOUSE 1.5 FAR OTHER USE 2.5 FAR MAXIMUM	
2604.1	BONUS DENSITY (INCLUSIONARY ZONING)	20% BONUS 0.5 FAR 3.0 FAR MAXIMUM W/BONUS	3 FAR

USE BY AREA

	EXISTING COMMERCIAL	PROPOSED RESIDENTIAL
CELLAR 2	10000	10000
CELLAR 1	10000	10000
TOTAL BELOW GRADE	20000SF	20000SF
FIRST FLOOR	7650	7650
SECOND FLOOR	7650	7650
THIRD FLOOR	7650	7650
FOURTH FLOOR	7650	7650
TOTAL ABOVE GRADE	15300 SF	30600 SF

BUILDING HEIGHT

SECTION	DESCRIPTION	PERMITTED	EXISTING	PROPOSED
770.1	BUILDING HEIGHT	50 FEET	30.5 FEET	50 FEET

LOT OCCUPANCY

SECTION	DESCRIPTION	PERMITTED	EXISTING	PROPOSED
772.1	LOT OCCUPANCY (C-2-A)	60%		
2604.2	INCREASED LOT OCCUPANCY (INCLUSIONARY ZONING)	75%	74.6%	74.6%

REAR YARD

SECTION	DESCRIPTION	REQUIRED	EXISTING	PROPOSED
774.1	REAR YARD (C-2-A)	15 FEET	22.25'	22.25'

SIDE YARD

SECTION	DESCRIPTION	REQUIRED	EXISTING	PROPOSED
775.5	SIDE YARD	NONE	1.55'	1.55'

PROPERTY DESCRIPTION

STREET ADDRESS	1628 11TH ST, NW
SQUARE AND LOT	0309 / 0051
ZONING CLASSIFICATION	C-2-A
OVERLAY DISTRICT	NONE
HISTORIC DISTRICT	NONE
TYPE OF LOT	COMMERCIAL
LOT SIZE	10200 SF

PROPERTY USE	EXISTING: COMMERCIAL PROPOSED: APARTMENT HOUSE (33 DWELLING UNITS)
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OFF-STREET PARKING

SECTION	DESCRIPTION	REQUIRED	EXISTING	PROPOSED
2101.1	OFF-STREET PARKING (C-2-A)	1 PER 2 DWELLING UNITS 33 UNITS = 17 REQ. SPACES	20 SPACES	18 SPACES

OFF-STREET LOADING

SECTION	DESCRIPTION	REQUIRED	EXISTING	PROPOSED
2101.1	OFF-STREET LOADING (APARTMENT HOUSE <50 UNITS)	NONE	NONE	NONE

INCLUSIONARY ZONING

SECTION	DESCRIPTION	PERMITTED	PROPOSED
	I2 MODIFICATIONS	3.0 FAR 75% LOT OCCUPANCY	3 FAR 74.6%
2602.1	I2 APPLICABILITY	REQUIREMENTS APPLY	REQUIREMENTS TO BE MET
2603.1	I2 SET-ASIDE	75% OF BONUS GFA	4111 SF (ESTIMATED)

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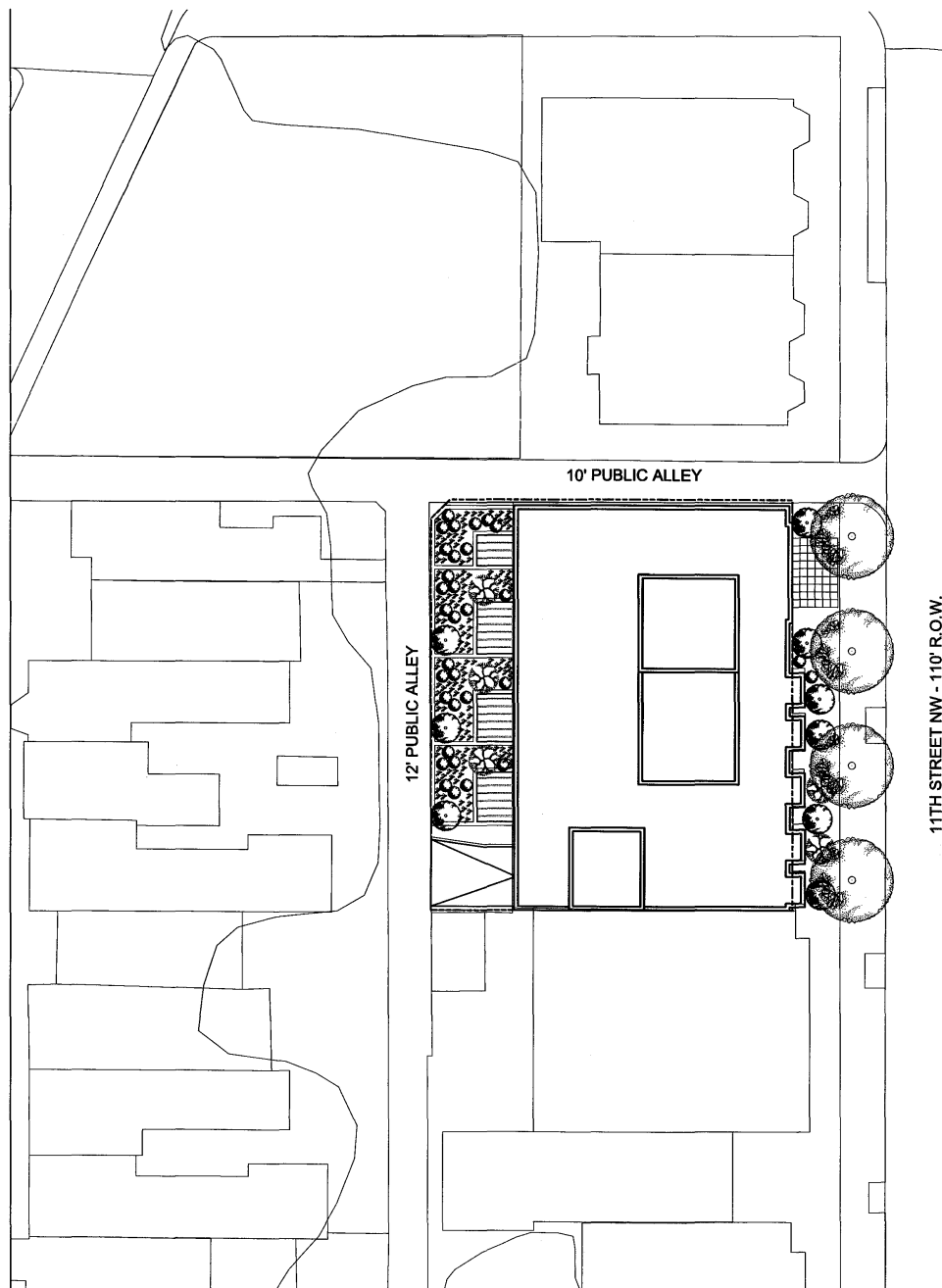
GRAPHIC SCALE

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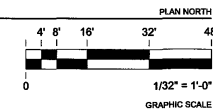
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VICINITY PLAN

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PLAN NORTH:



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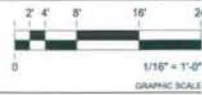
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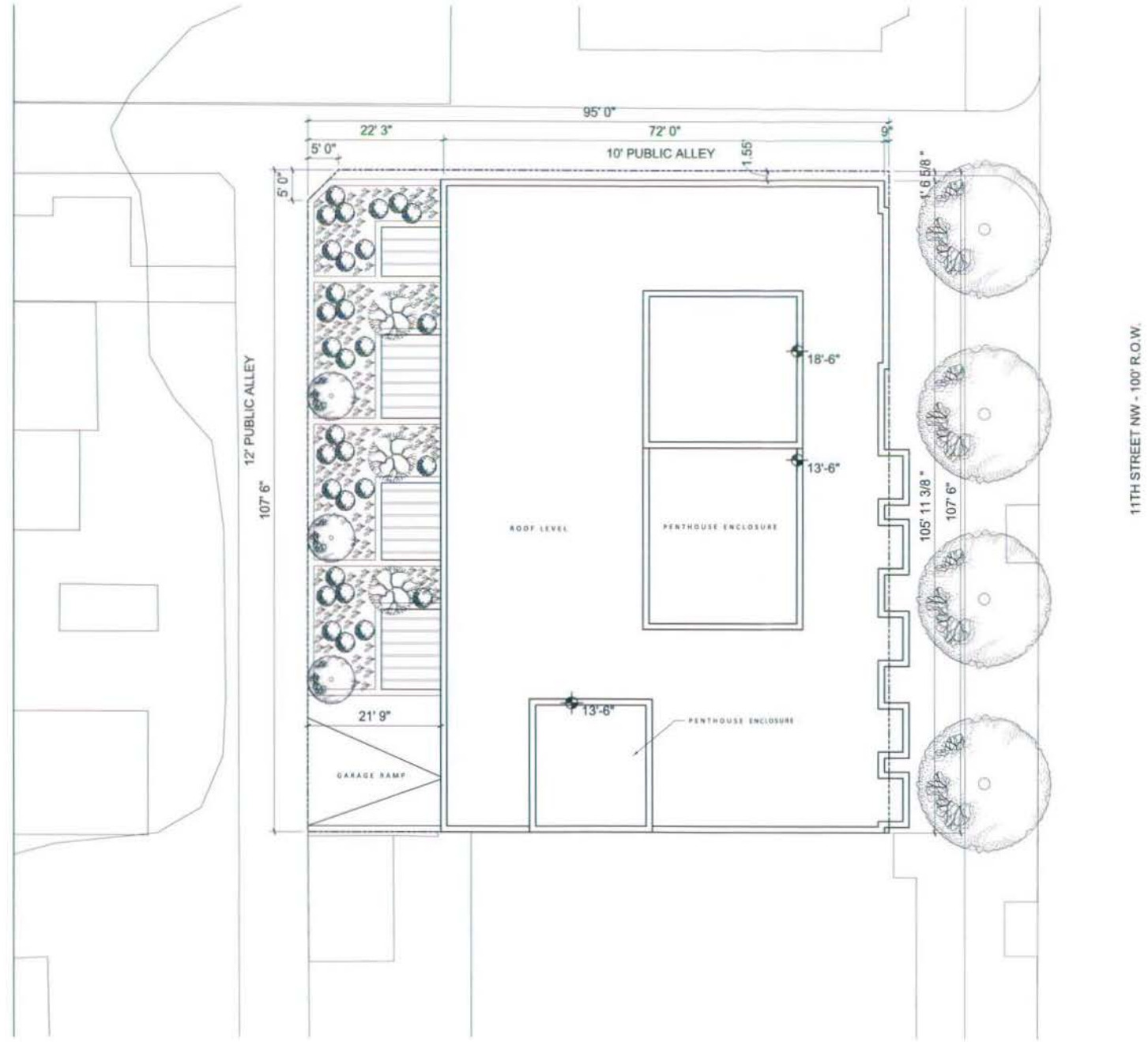


PROPOSED SITE PLAN

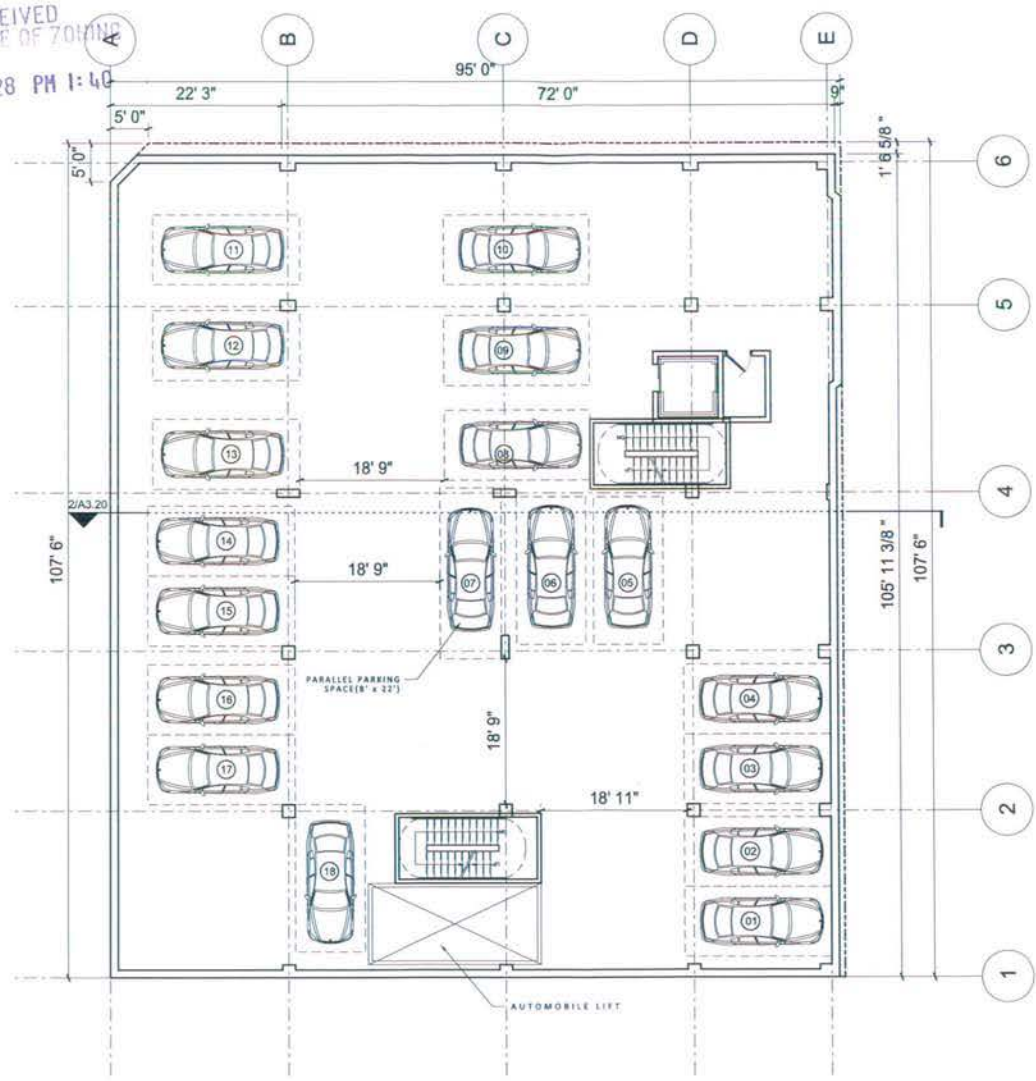
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PLAN NORTH

0 2' 4' 8' 16' 24'
 1/16" = 1'-0"
GRAPHIC SCALE

CELLAR LEVEL 2 PLAN
TITLE

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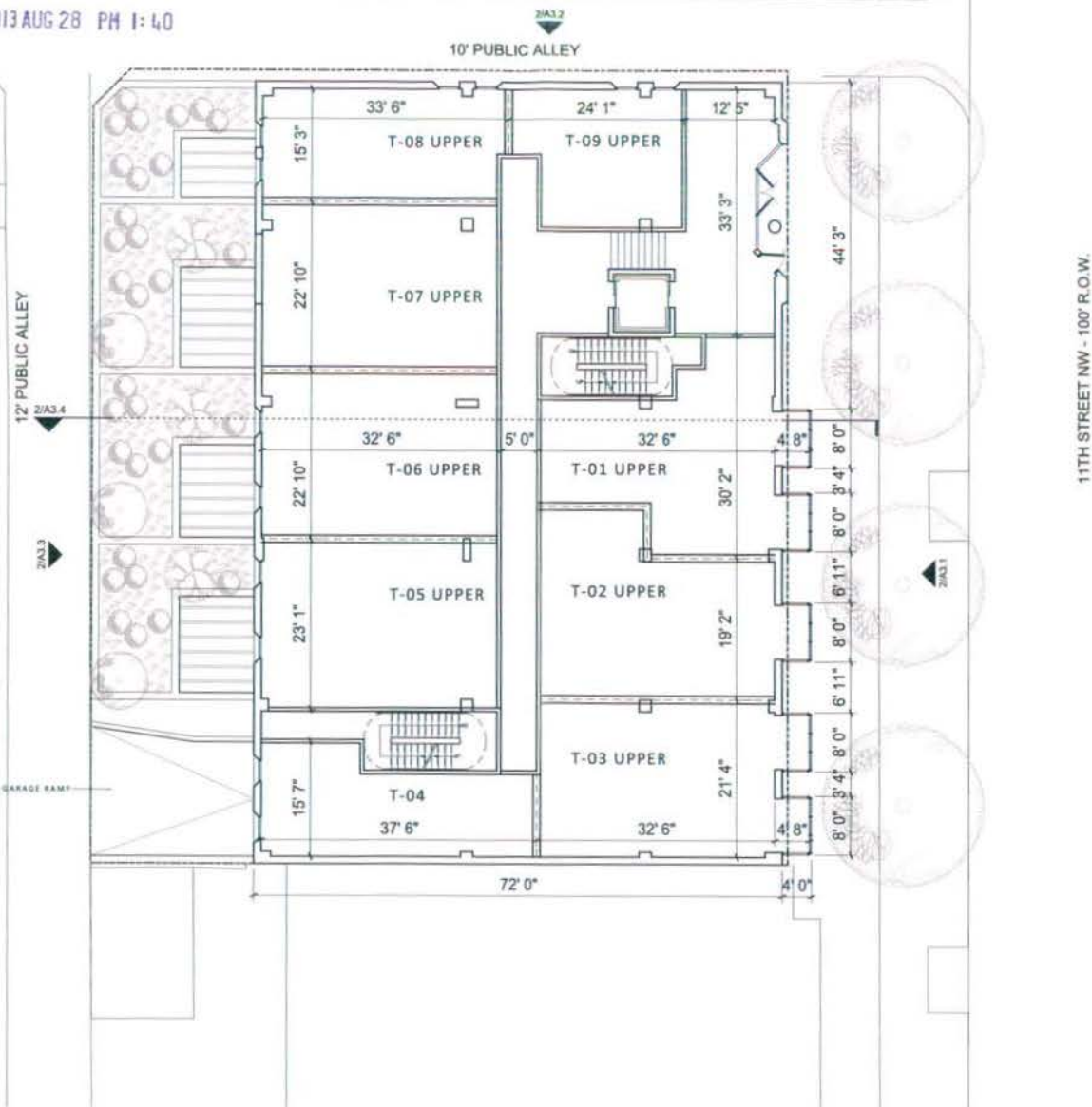
CELLAR LEVEL 1 PLAN

STYLE

A2.1

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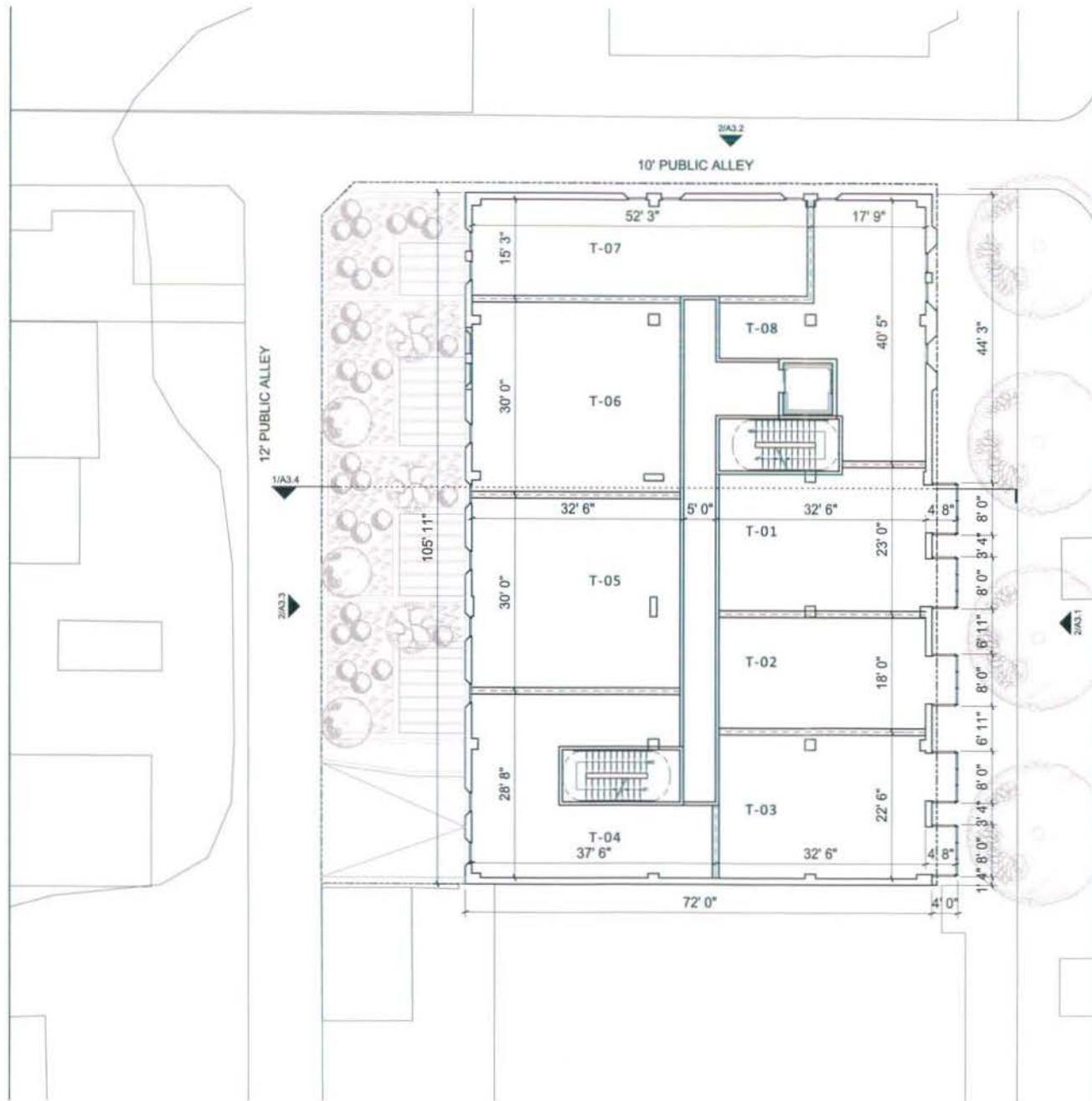


FIRST FLOOR PLAN

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PLAN NORTH

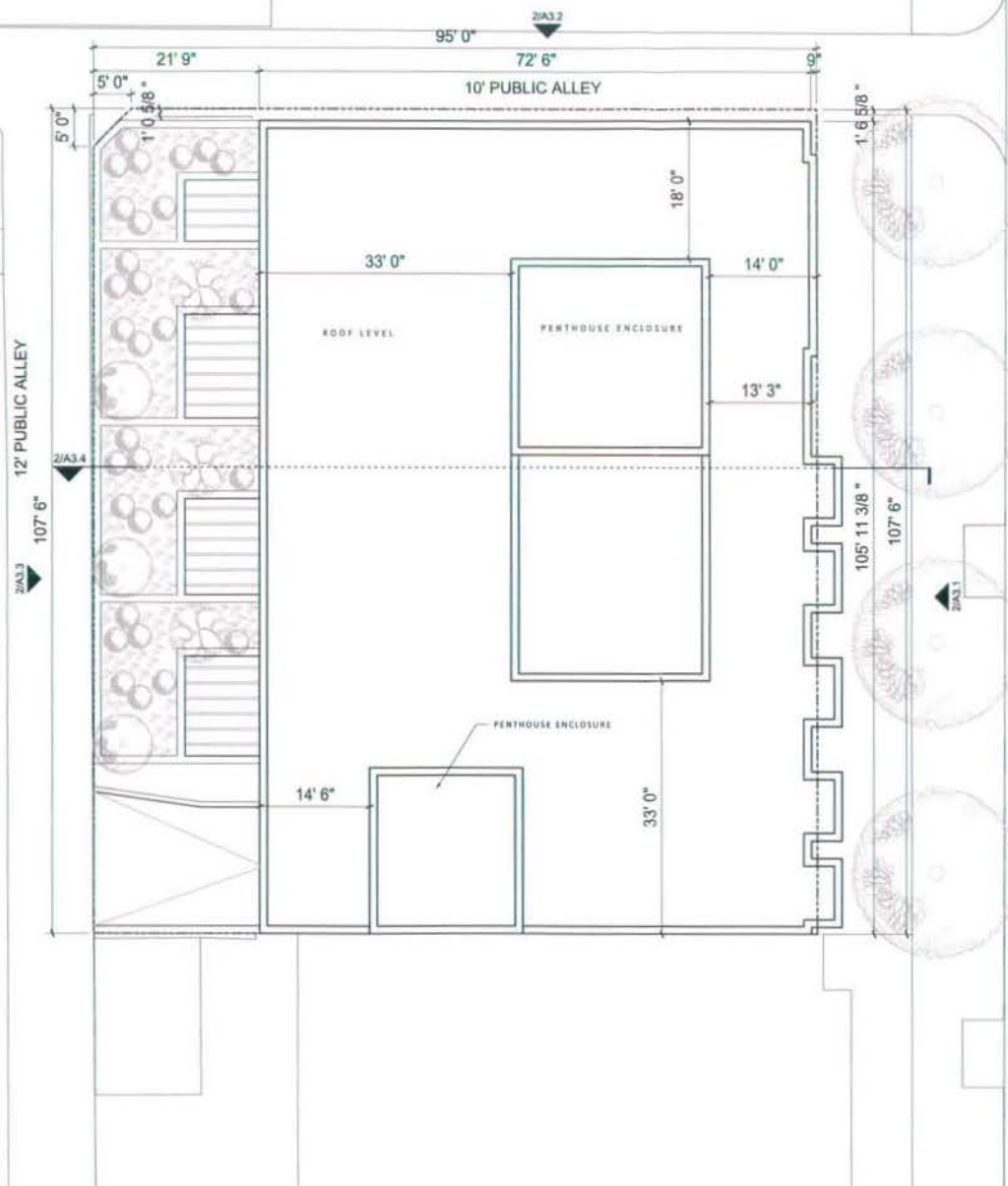
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 1/16" = 1'-0"
 GRAPHIC SCALE

TYPICAL (2ND - 4TH)
FLOOR PLAN
TITLE

A2.3
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11TH STREET NW - 100' R.O.W.



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PLANS NORTH



UPPER ROOF PLAN

TITLE

A2.5

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2 PROPOSED EAST ELEVATION
SCALE: 1/16" = 1'-0"



1 EXISTING EAST ELEVATION
SCALE: 1/16" = 1'-0"

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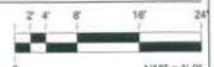
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PLAN NORTH



ELEVATIONS

TITLE

A3.1

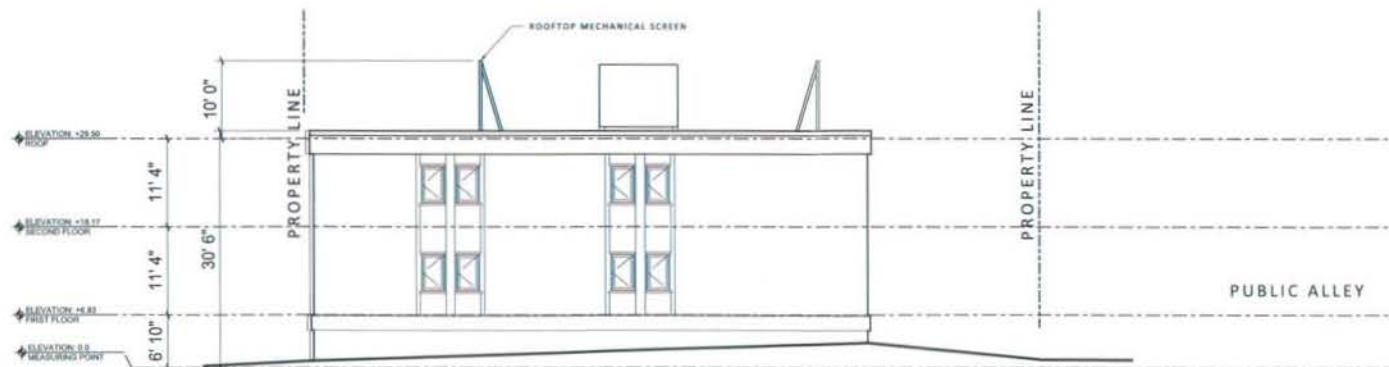
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2 PROPOSED NORTH ELEVATION

SCALE: 1/16" = 1'-0"



1 EXISTING NORTH ELEVATION

SCALE: 1/16" = 1'-0"

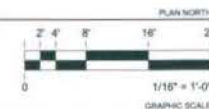
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ELEVATIONS

TITLE

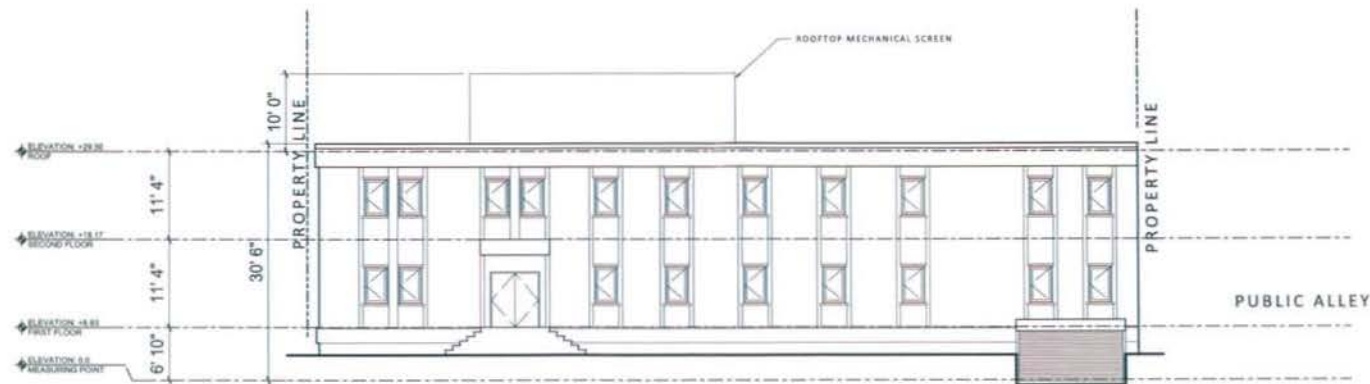
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2 PROPOSED NORTH ELEVATION
SCALE: 1/16" = 1'-0"



1 EXISTING NORTH ELEVATION
SCALE: 1/16" = 1'-0"

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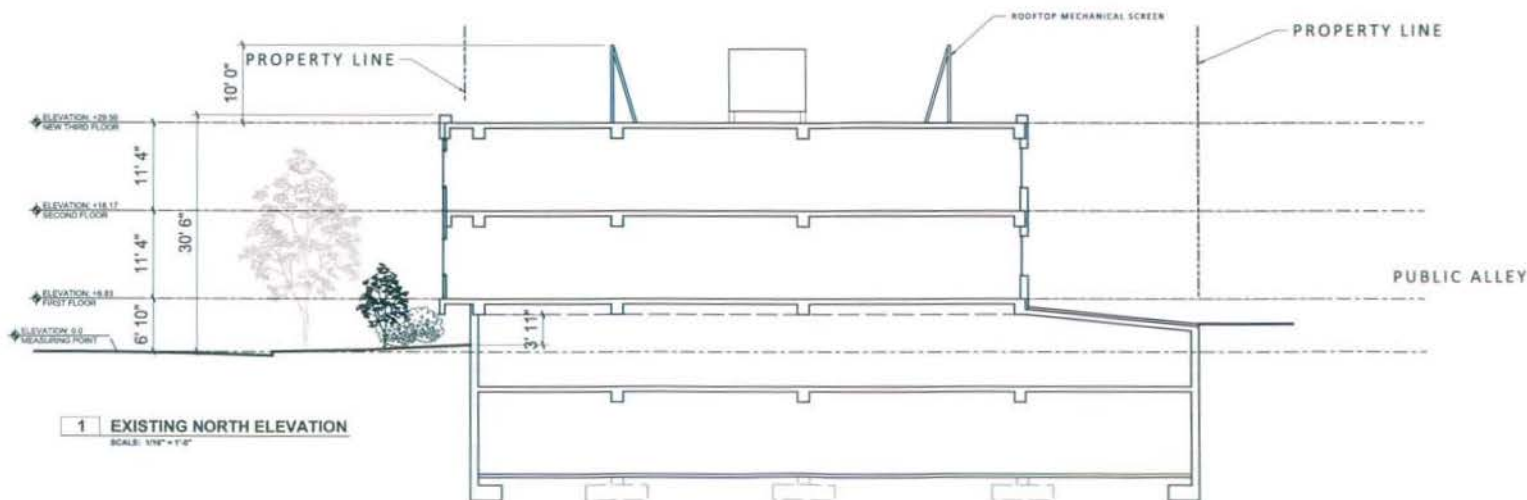
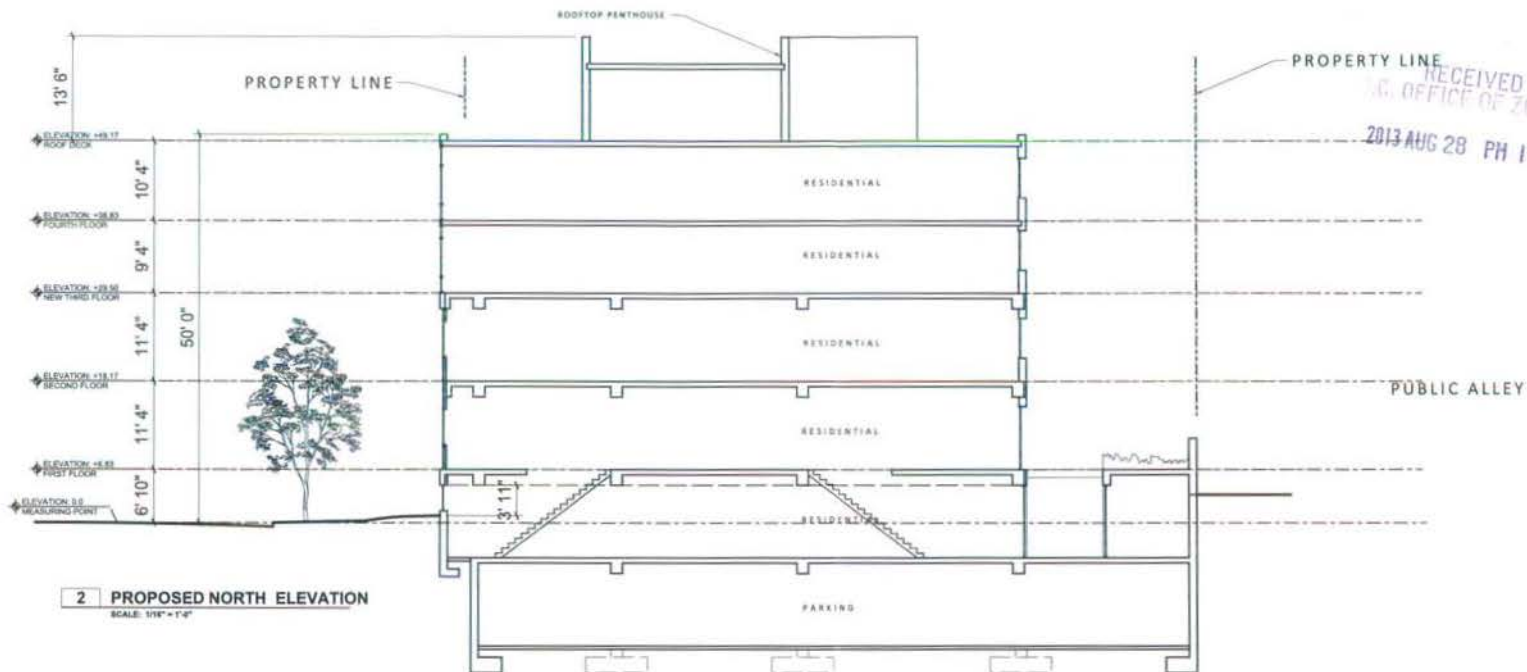
1/16" = 1'-0"
GRAPHIC SCALE

ELEVATIONS

TITLE

A3.3

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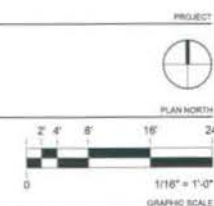


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SECTIONS

TITLE

A3.4

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