

NUMBER	ISSUE	DATE
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WINNER

OBJECT

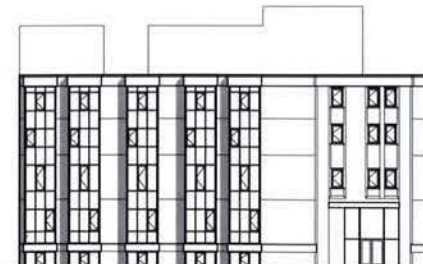


COVER	TITLE
1	1. The first book in the series, <i>The Hobbit</i> , is a classic fantasy novel.
2	2. The second book, <i>The Descent of Dragons</i> , is a classic fantasy novel.
3	3. The third book, <i>The Hobbit</i> , is a classic fantasy novel.
4	4. The fourth book, <i>The Descent of Dragons</i> , is a classic fantasy novel.
5	5. The fifth book, <i>The Hobbit</i> , is a classic fantasy novel.
6	6. The sixth book, <i>The Descent of Dragons</i> , is a classic fantasy novel.
7	7. The seventh book, <i>The Hobbit</i> , is a classic fantasy novel.
8	8. The eighth book, <i>The Descent of Dragons</i> , is a classic fantasy novel.
9	9. The ninth book, <i>The Hobbit</i> , is a classic fantasy novel.
10	10. The tenth book, <i>The Descent of Dragons</i> , is a classic fantasy novel.

0.0

DRAWING NUMBER

- 0.0 COVER SHEET
- 0.1 ZONING INFORMATION
- 0.2 VICINITY PLAN
- 0.3 PROPERTY PHOTOS
- A1.0 PROPOSED SITE PLAN
- A2.0 CELLAR LEVEL 2 PLAN
- A2.1 CELLAR LEVEL 1 PLAN
- A2.2 FIRST FLOOR PLAN
- A2.3 TYPICAL [2-4] FLOOR PLAN
- A2.4 ROOF DECK PLAN
- A2.5 UPPER ROOF PLAN
- A3.1 ELEVATIONS
- A3.2 ELEVATIONS
- A3.3 ELEVATIONS
- A3.4 SECTIONS



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
FOURTH FLOOR		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)

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	21 SPACES - 13 FULL - 8 COMPACT (38%)

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

GREEN AREA RATIO

SECTION	DESCRIPTION	REQUIRED	PROPOSED
3401.2	GREEN AREA RATIO	0.30	REQUIREMENTS TO BE MET BY COMBINATION OF GREEN ROOF, TREES, AND SHRUBS WITHIN SITE BOUNDARIES

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1628 11th Street NW
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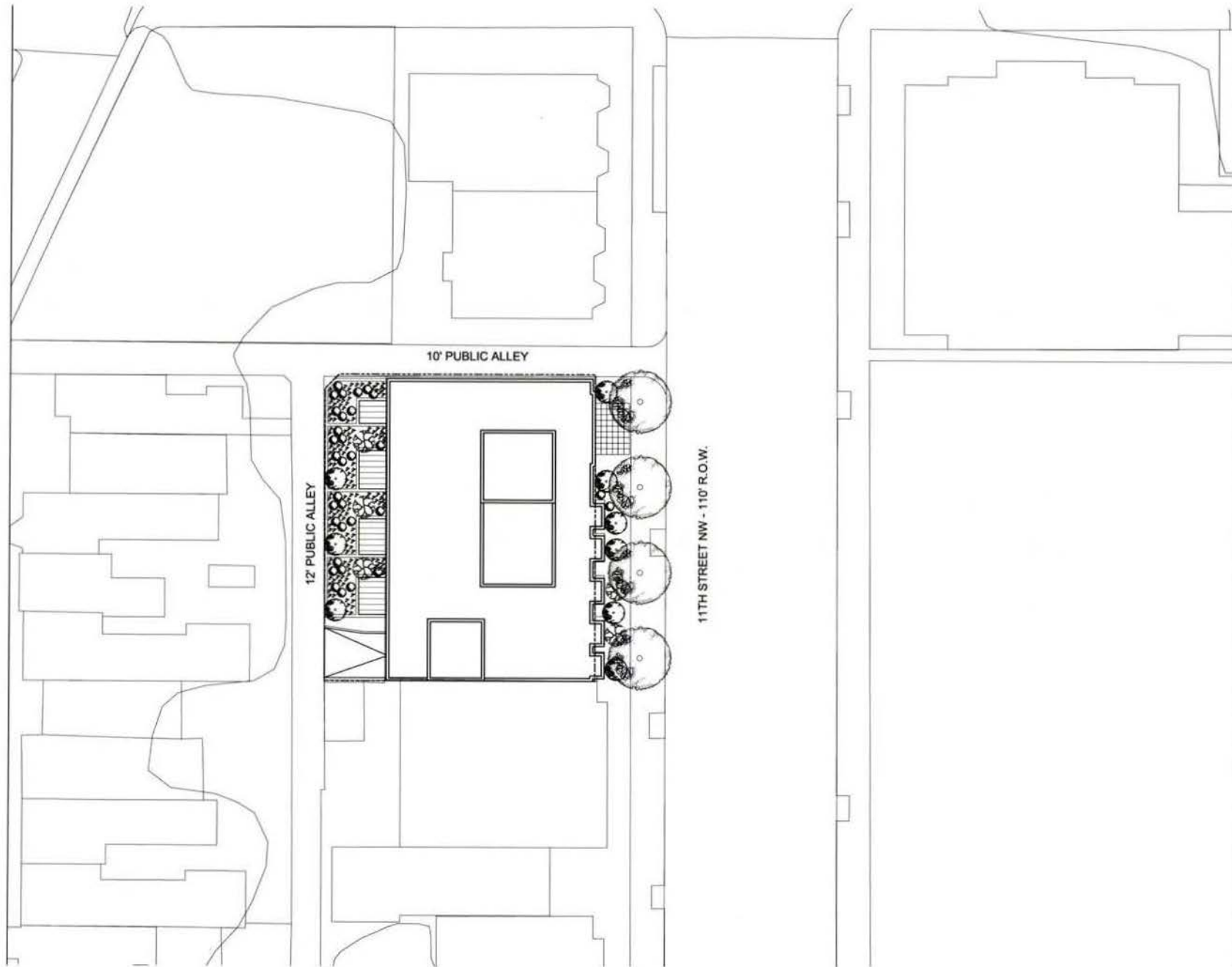
PLAN NORTH

GRAPHIC SCALE

ZONING INFORMATION
TITLE

0.1

DRAWING NUMBER



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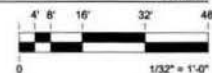
OWNER

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1/32" = 1'-0"

GRAPHIC SCALE

VICINITY PLAN
TITLE

0.2

DRAWING NUMBER



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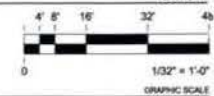
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PLAN NORTH

**PROPERTY PHOTOS**

TITLE

0.3

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WINTER

DIRECT



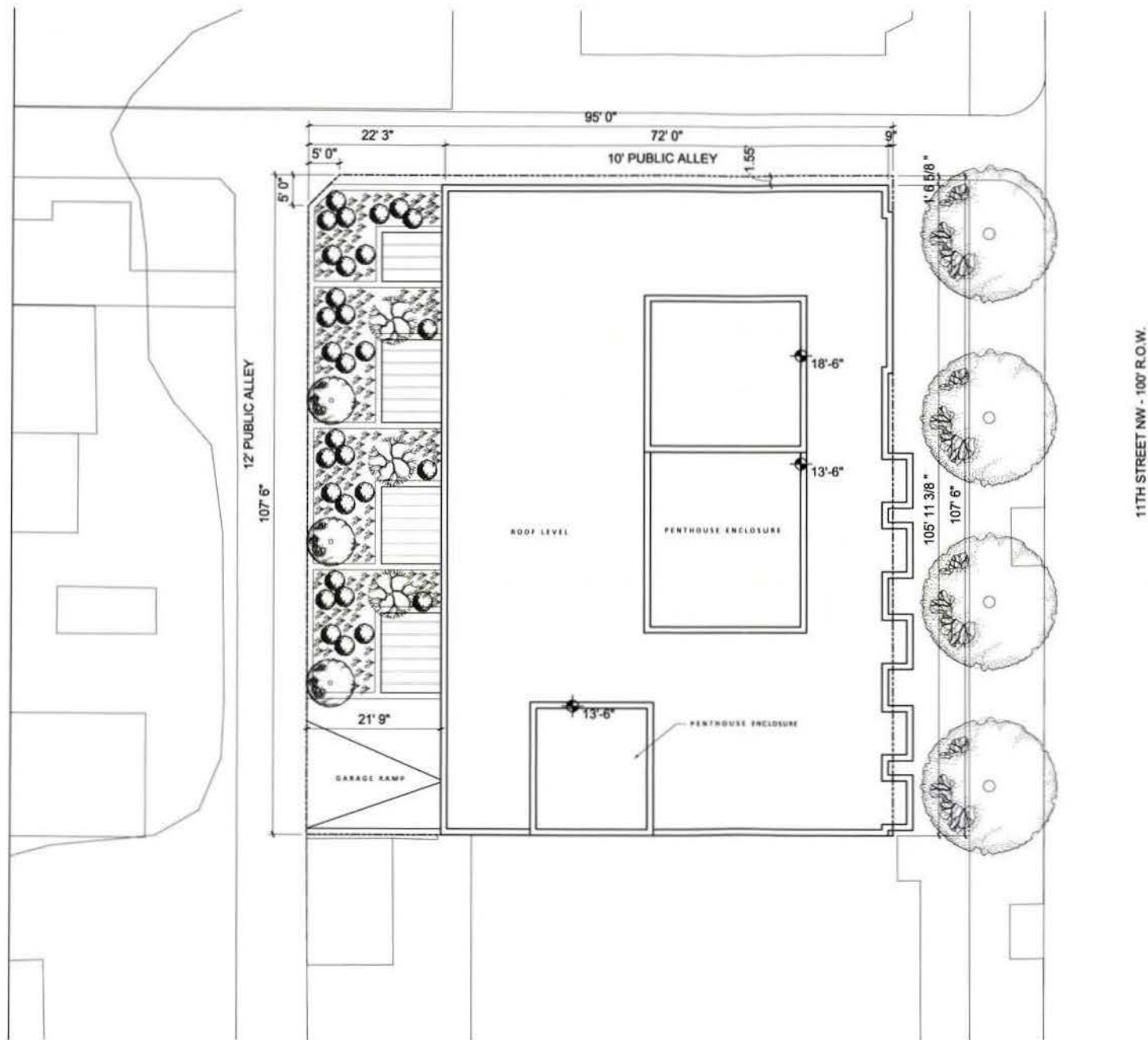
FLADA NORTHWICK

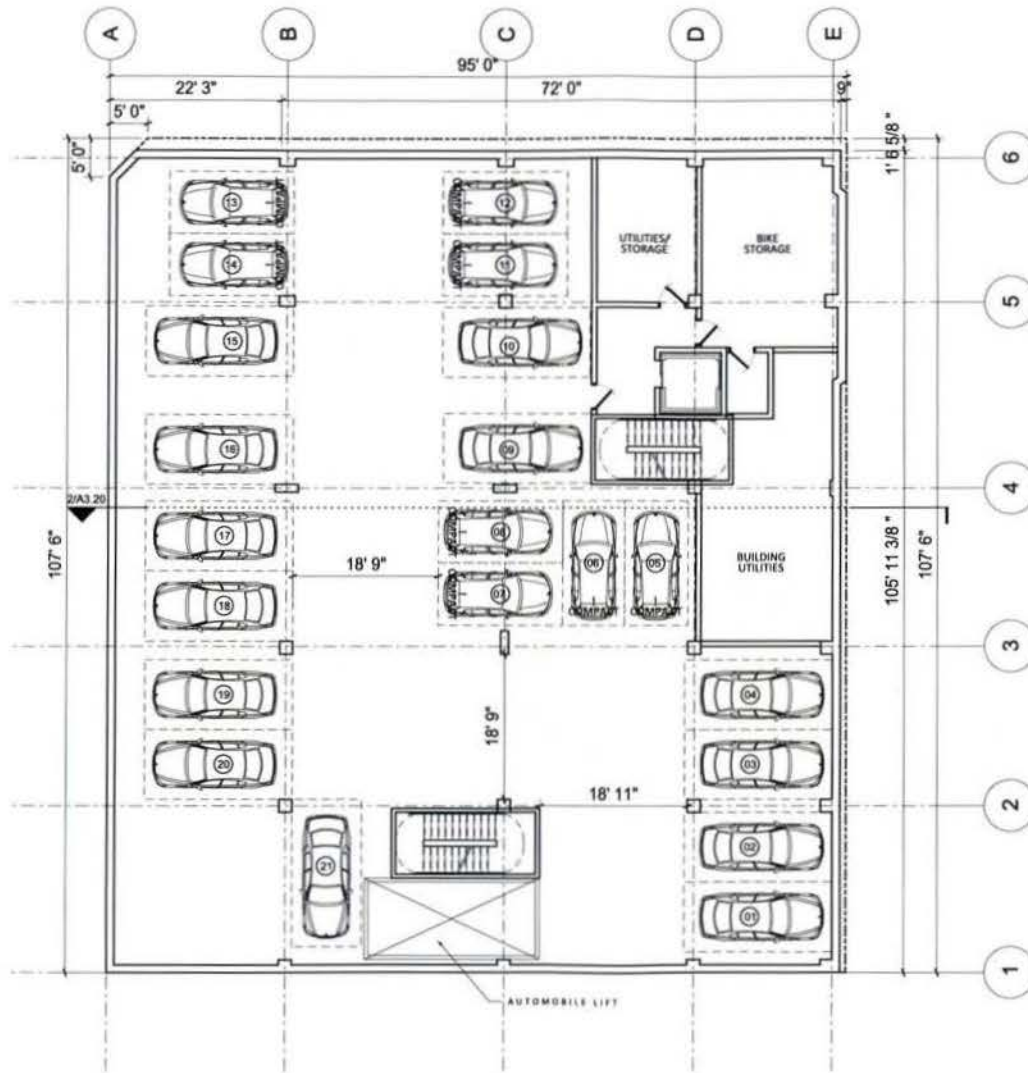


TITLE _____

A1.0

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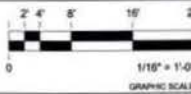
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CELLAR LEVEL 2 PLAN

TITLE

A2.0

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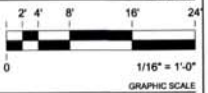
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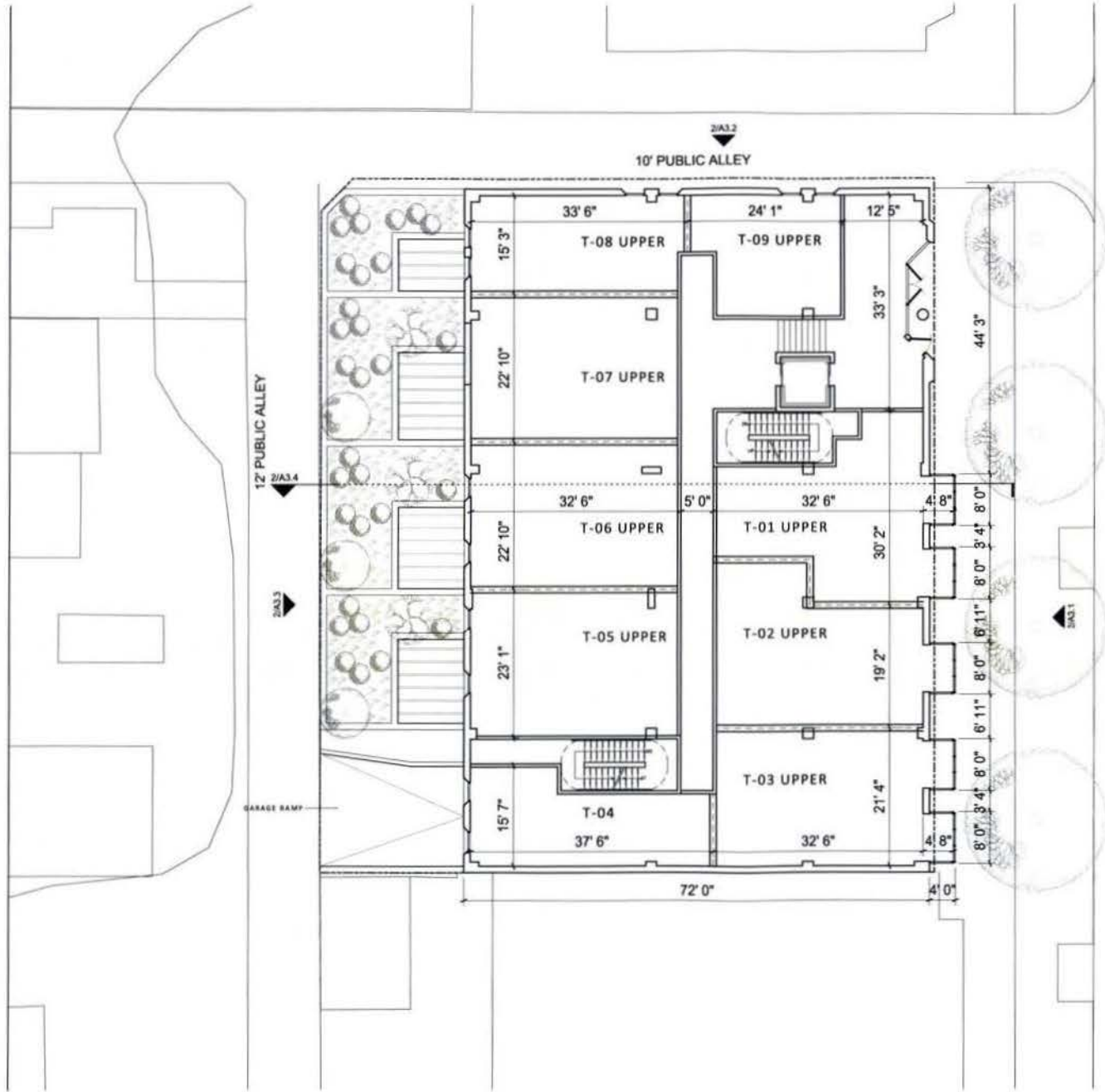
LAN NORTH

**CELLAR LEVEL 1 PLAN**

TITLE

A2.1

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PROJECT



PLAN NORTH



1/16" = 1'-0"

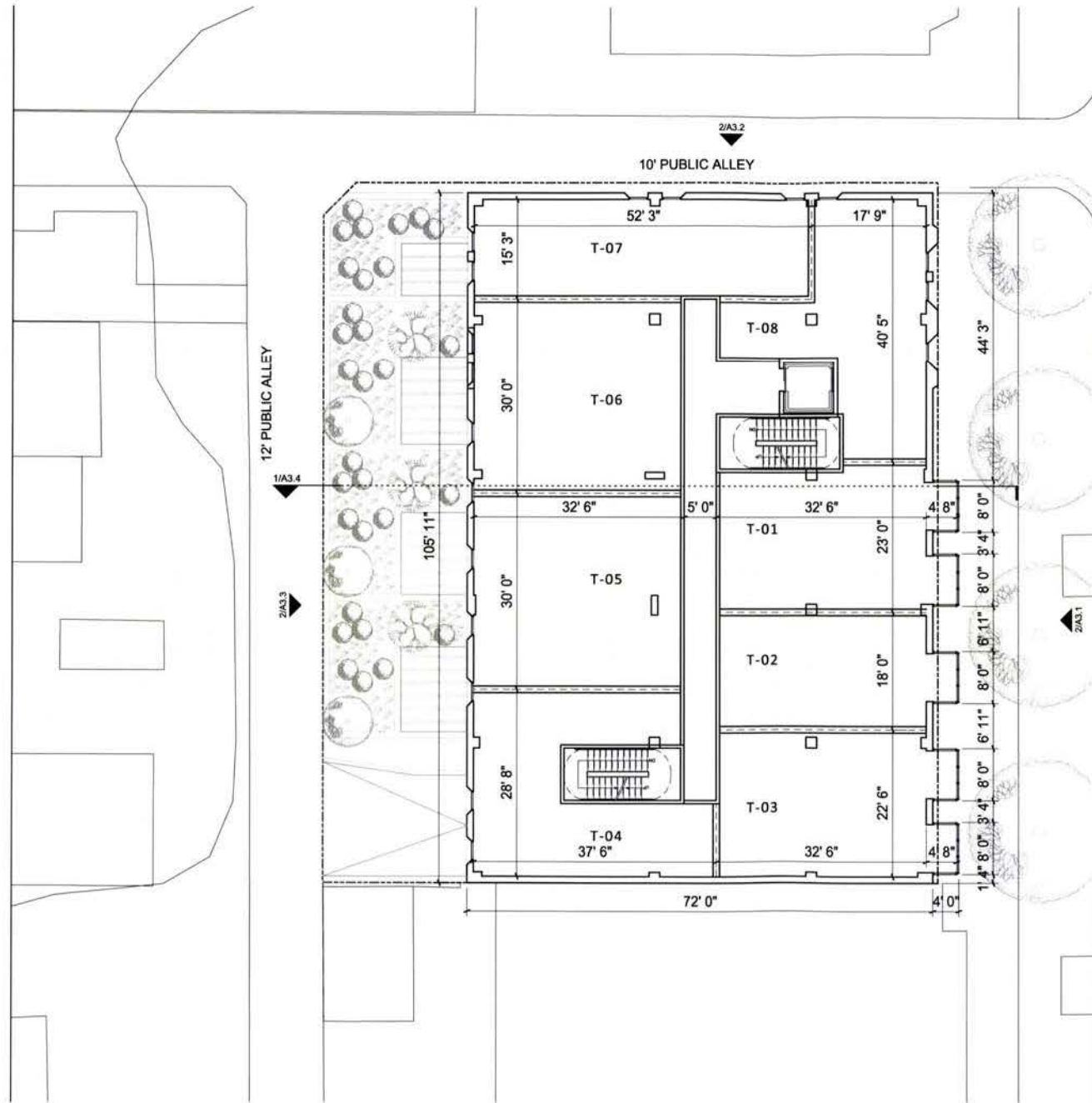
GRAPHIC SCALE

FIRST FLOOR PLAN

TITLE

A2.2

DRAWING NUMBER



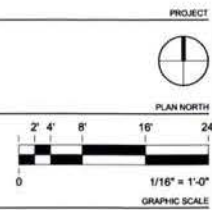
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**TYPICAL (2ND - 4TH)
FLOOR PLAN**

TITLE

A2.3

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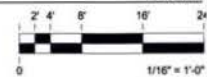
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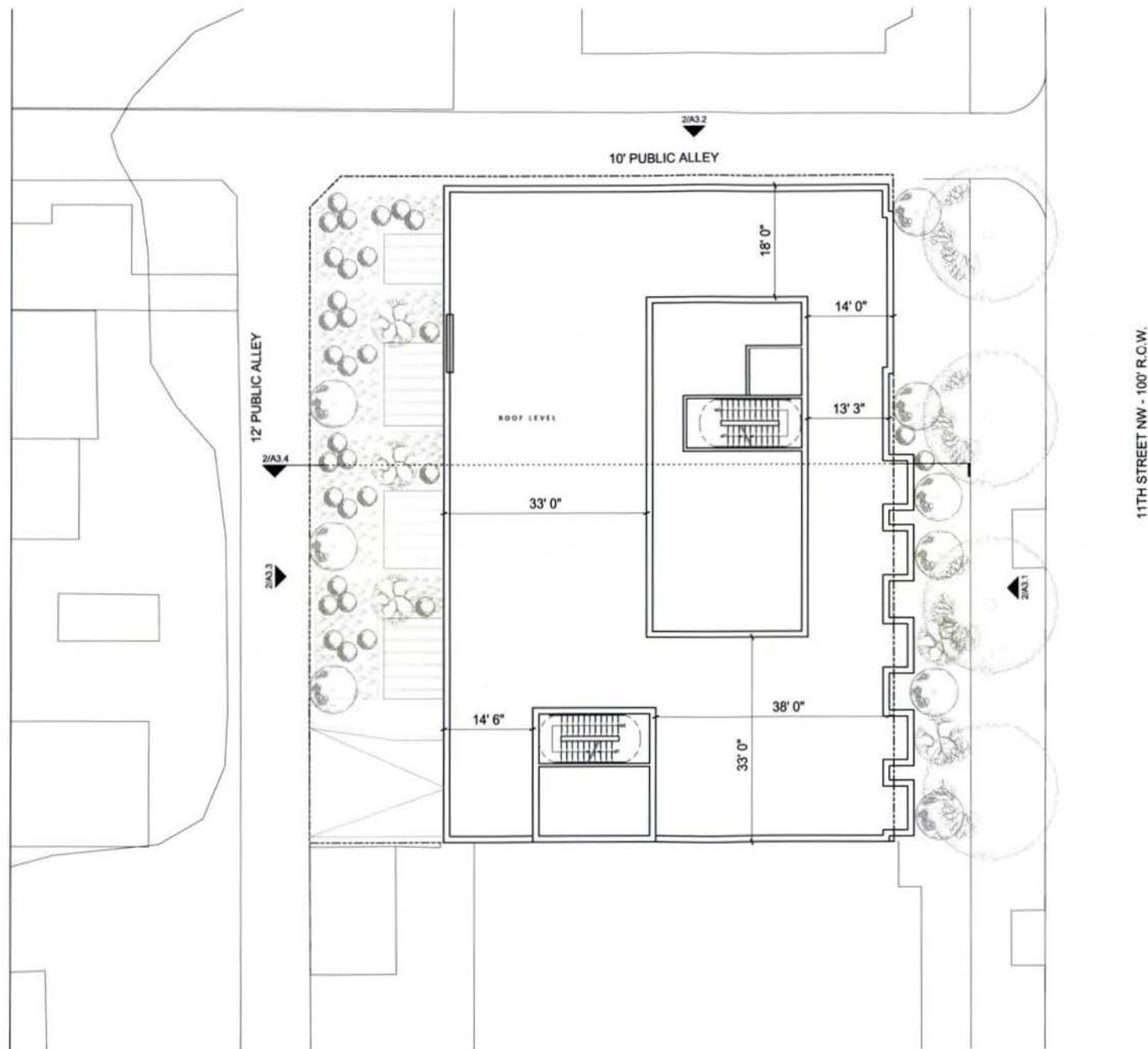
PLAN NORTH

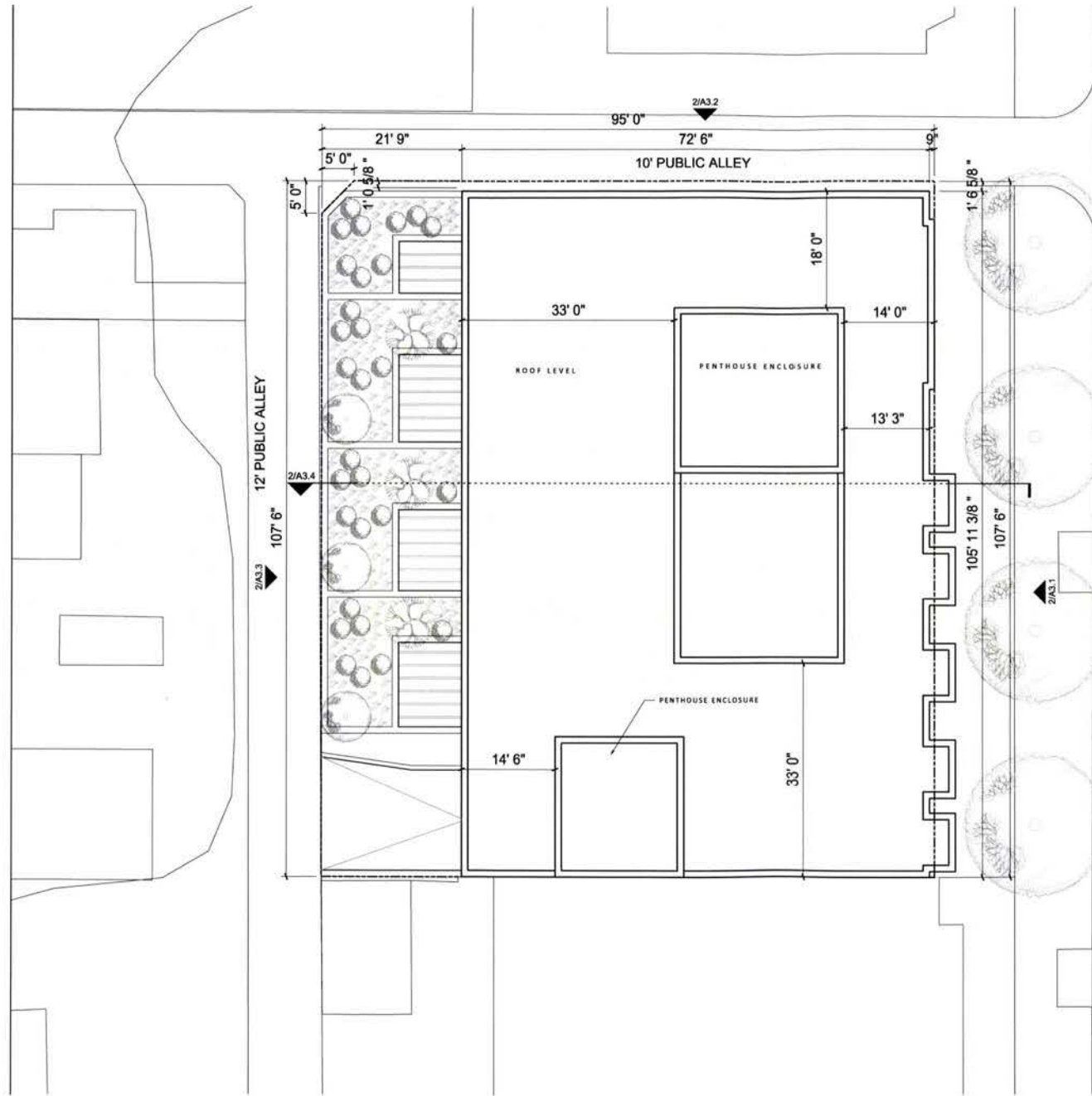


ROOF DECK PLAN

A2.4

DRAWING NUMBER





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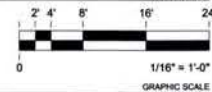
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PLAN NORTH

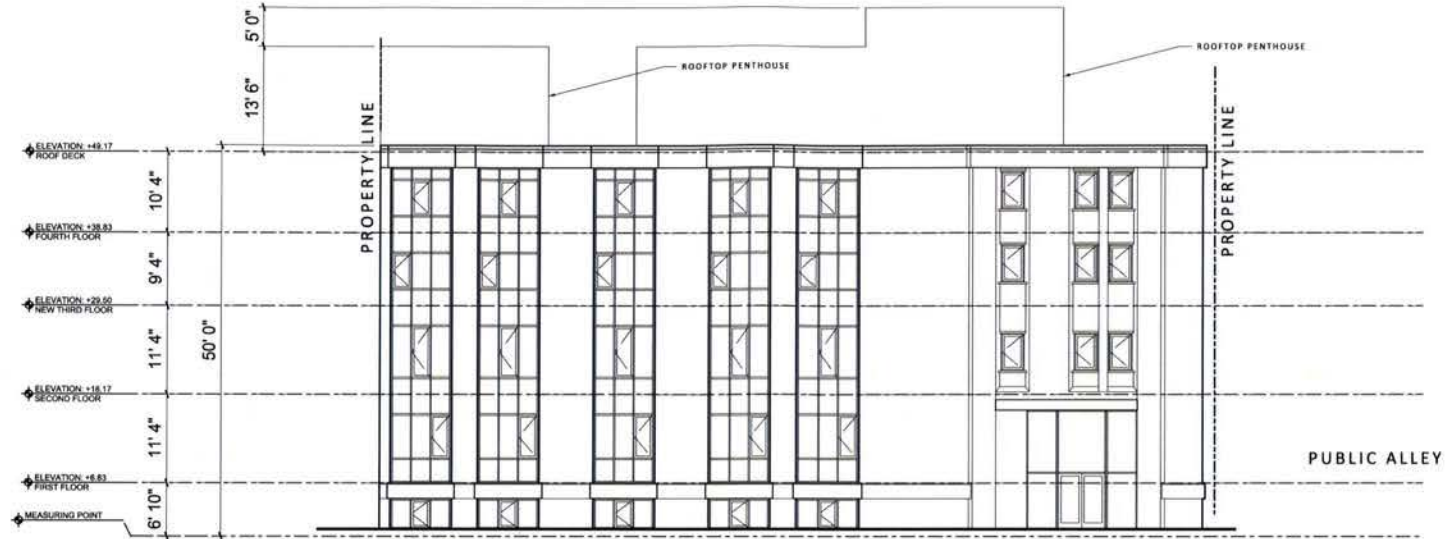


UPPER ROOF PLAN

TITLE

A2.5

DRAWING NUMBER



2 PROPOSED EAST ELEVATION

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



1 EXISTING EAST ELEVATION

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

NUMBER	ISSUE	DATE
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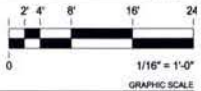
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PLAN NORTH

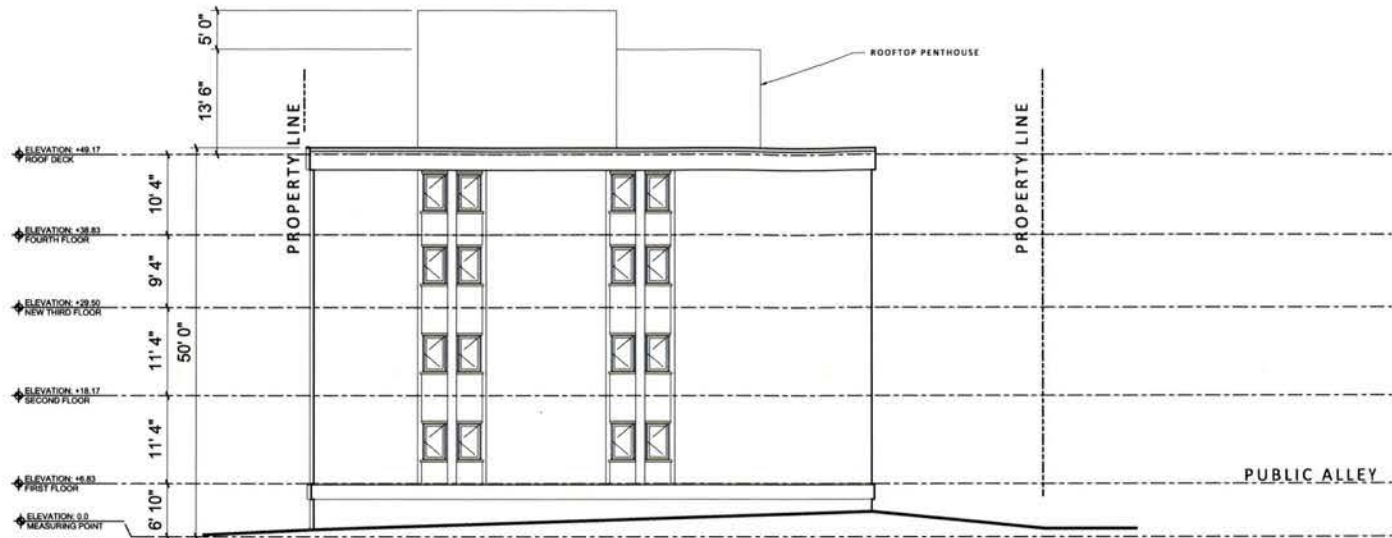


ELEVATIONS

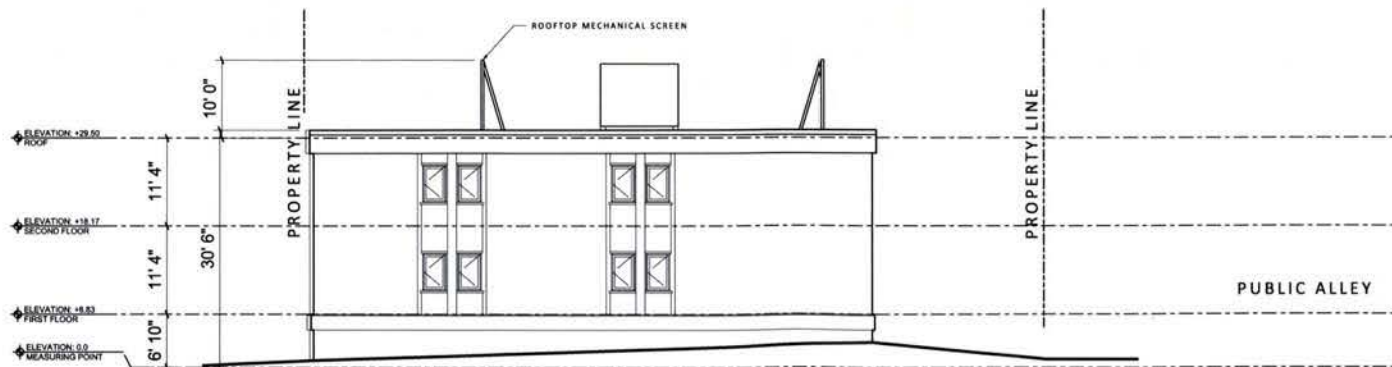
TITLE

A3.

DRAWING NUMBER



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



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

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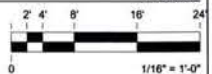
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PLAN NORTH



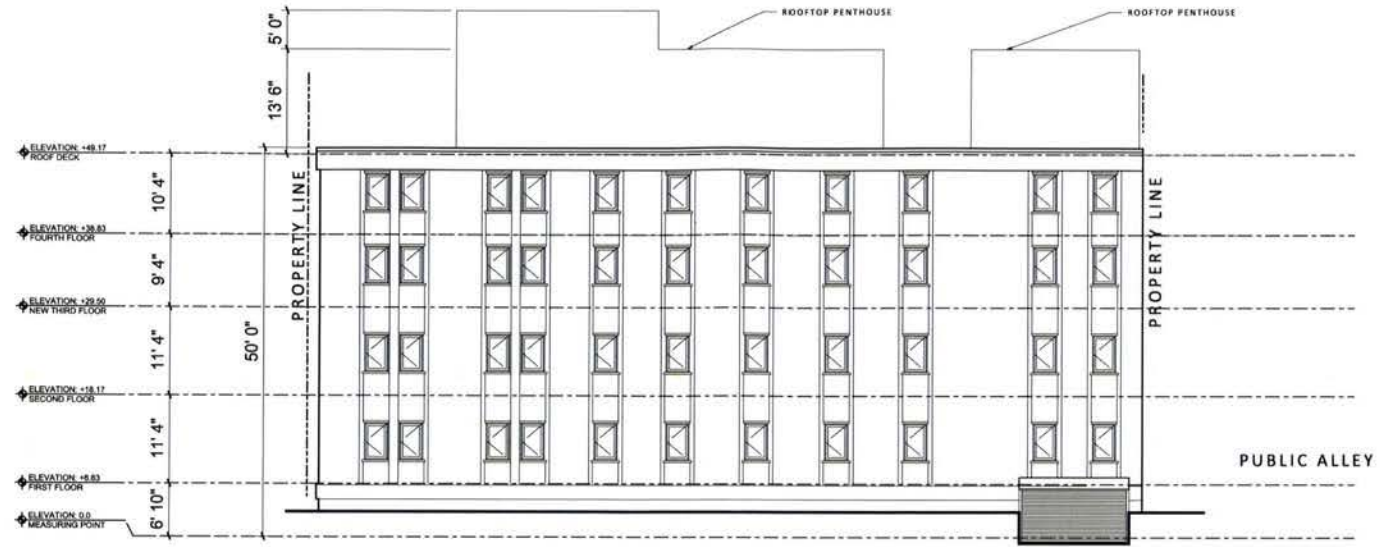
1/16" = 1'-0"
GRAPHIC SCALE

ELEVATIONS

TITLE

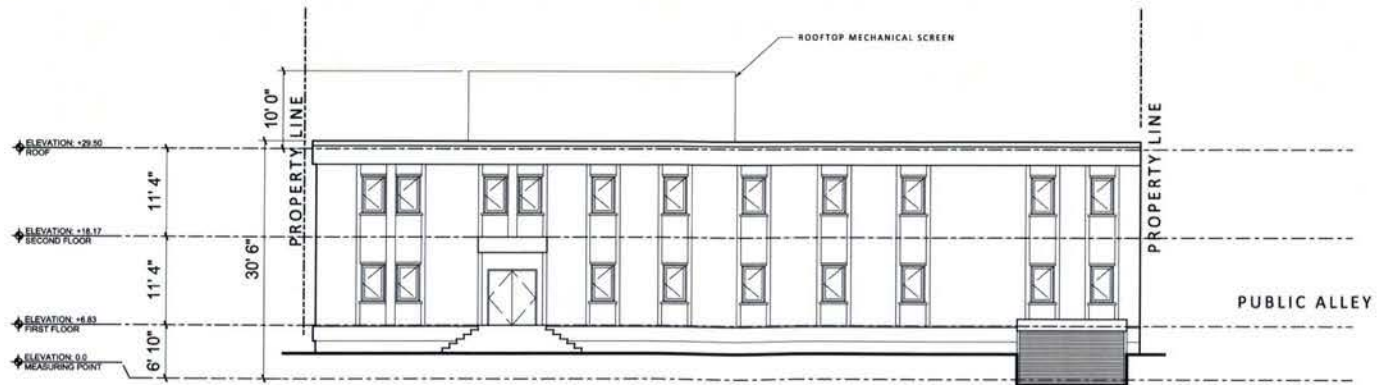
A3.2

DRAWING NUMBER



2 PROPOSED NORTH ELEVATION

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



1 EXISTING NORTH ELEVATION

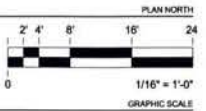
SCALE: 1/16" = 1'-0"

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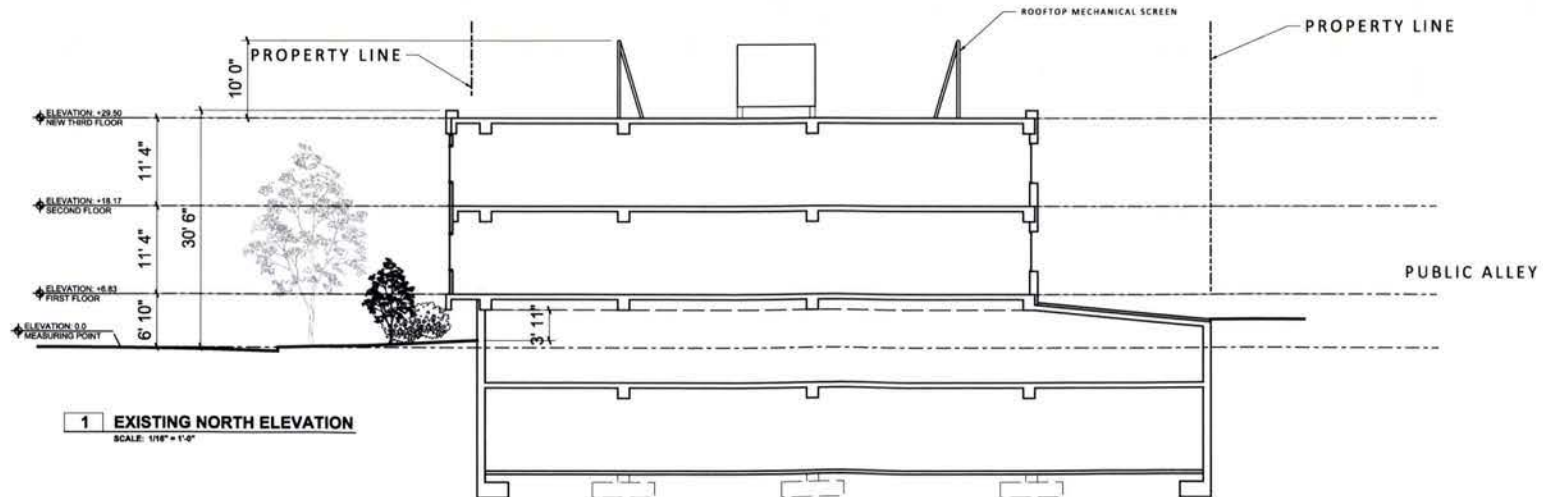
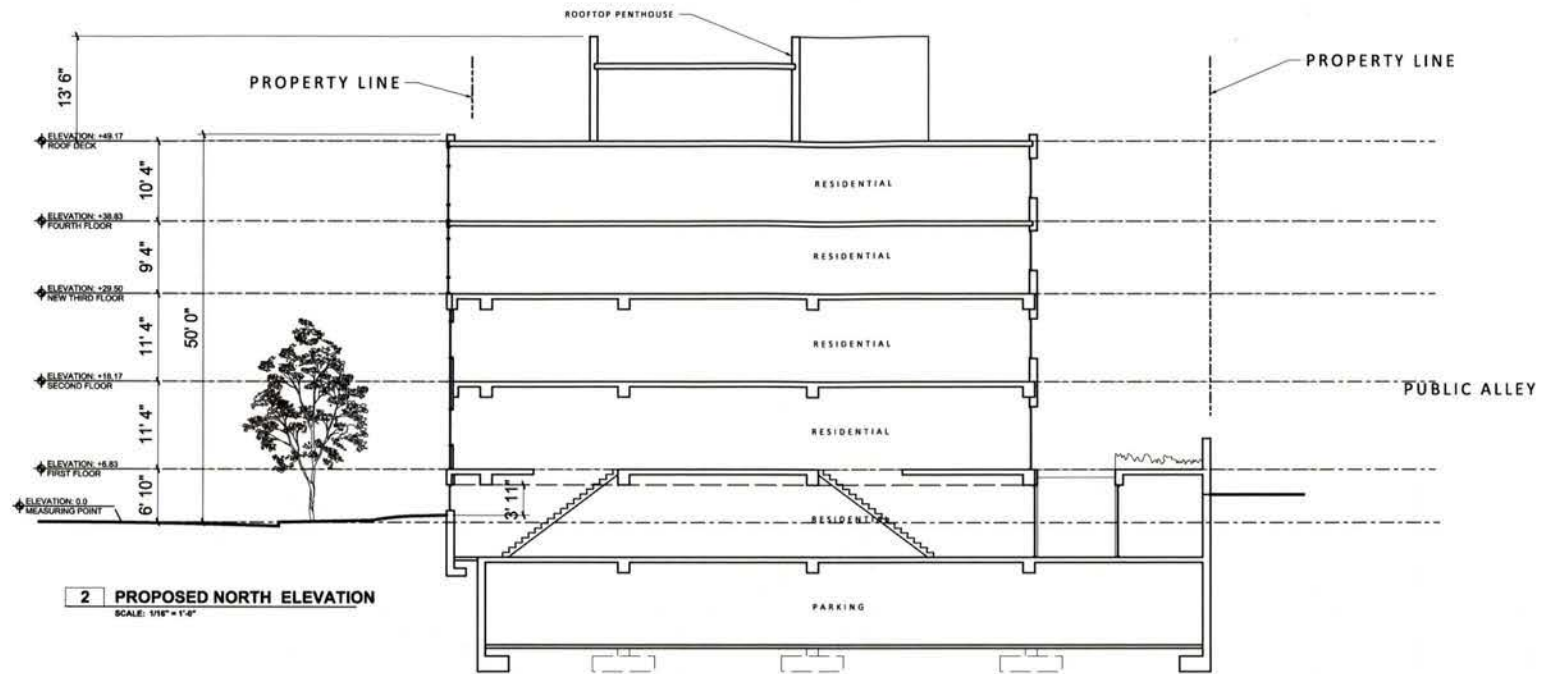


ELEVATIONS

TITLE

A3.3

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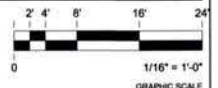
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PLAN NORTH



SECTIONS

TITLE

A3.4

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