Building Renovation and Addition to 2501 PENNSYLVANIA AVENUE NW Washington, DC

Intrepid 2501 Aquisition, LLC
1720 Eye St, NW Washington DC 20006

ZONING ANALYSIS

SITE DATA

ZONES: C-2-C & R-5-B
LOT: 73
SQUARE: 14
LOT AREA: 10,187 SQ.FT. (MEASURED)
C-2-C 9402.6
R-5-B 784.4

GROSS FLOOR AREA (F.A.R.) TABULATION

LEVEL	COMMERCIAL GFA	RESIDENTIAL GFA	TOTAL GFA
1 (GROUND)	4,287	4,621 (2 UNITS)	8,908
2	–	9,177 (3 UNITS)	9,177
3	–	9,362 (3 UNITS)	9,362
4	–	9,362 (3 UNITS)	9,362
5	–	9,362 (3 UNITS)	9,362
6	–	6,540 (2 UNITS)	6,540
7	–	6,198 (1 UNIT)	6,198
8	–	2,295 (1 UNIT)	2,295
TOTALS	4,287 SQ.FT.	56,917 SQ.FT. (18 UNITS)	61,204 SQ.FT.
	.42 FAR	5.58 FAR	6.00 FAR
PENTHOUSE			1494 SQ.FT. .14 FAR

PARKING* TABULATION

LEVEL	ACCESSIBLE	FULL SIZE	COMPACT	TOTAL
P-1	1	11	0	12
P-2	0	14	0	14
TOTALS	1	26	0	26

OFF STREET LOADING*:	REQUIRED	PROVIDED
LOADING BERTHS	0	0
LOADING PLATFORMS	0	1

*PARKING AND LOADING REQUIRED: THE LUZON APARTMENT BUILDING ON THE SUBJECT SITE HAS BEEN DESIGNATED AS AN HISTORIC LANDMARK. NO PARKING REQUIRED PURSUANT TO SECTION 2100.5. NO LOADING REQUIRED PURSUANT TO SECTION 2200.5.

ZONING ANALYSIS

REFERENCE	ALLOWED/REQUIRED	PROVIDED
HEIGHT:	90'-0" – C-2-C 50'-0" – R-5-B	90'-0"
STORIES:	NO LIMIT	8
ROOF STRUCTURE:		
HEIGHT:	18'-6" MAX	8'-0"
SETBACKS:		
NORTH:	8'-0" MIN.	–
NORTH (FROM ALLEY):	8'-0"	1'-0"
SOUTH	8'-0"	32'-4"
EAST	8'-0"	2'-0"
WEST	8'-0"	1'-0"
FAR:		
(COMBINED C-2-C & R-5-B)		
RESIDENTIAL	5.68 MAX	5.58
NON-RESIDENTIAL	1.85 MAX	.42
LOT OCCUPANCY:	80% C-2-C 60% R-5-B	95%
OPEN COURT @ C-2-C:		
COURT #1	28'-0" WIDTH	17'-10" WIDTH
COURT #2	15'-0" WIDTH	38'-1" WIDTH
RESIDENTIAL RECREATION SPACE:	7,763 SF	450 SF
REAR YARD:	15'	NONE
SIDE YARD:	NONE	NONE
ROOF STRUCTURE F.A.R.:	0.37	0.14

NOTES:
1. PLAN DIMENSIONS ARE SUBJECT TO SITE CONDITIONS.
2. FINAL EXTERIOR DESIGN DETAILS ARE SUBJECT TO FINAL HISTORICAL PRESERVATION APPROVAL.
3. LOCATION OF INTERIOR NON-STRUCTURAL PARTITION WALLS ARE SUBJECT TO CODE REQUIREMENTS AND TENANT LAYOUTS.
4. PLAN LAYOUT AND NUMBER OF RESIDENTIAL UNITS MAY VARY, AS DETERMINED BY FINAL ENGINEERING, BUILDING CODE AND TENANT DEMAND REQUIREMENTS.

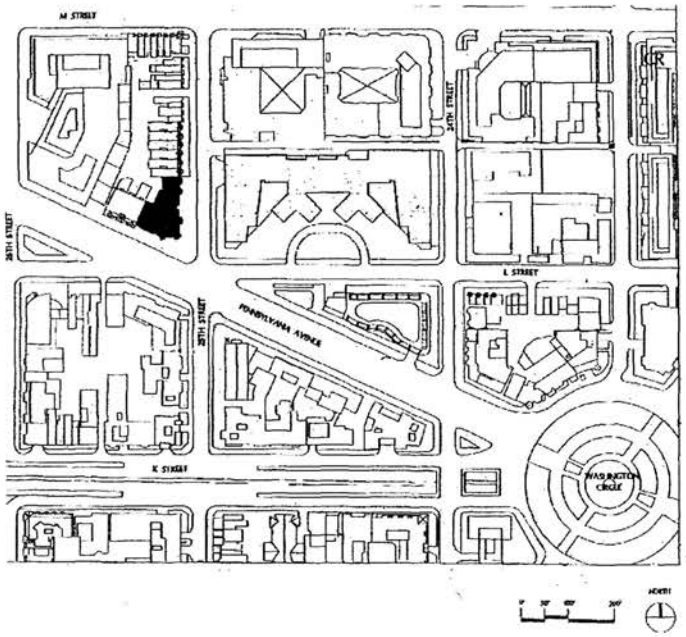
Brennan Beer Gorman Monk Architects and Interiors
1030 15th Street NW, Washington DC, 20005 (202) 452-1644
Cagley + Associates
6141 Executive Boulevard, Rockville, MD 20852
GHT Limited
1010 N. Glebe Road, Suite 200, Arlington, VA 22201 (703) 243-1200
Wiles Mensch Corp.
11860 Sunrise Valley Drive, Suite 200, Reston, VA 20191 (703) 391-7600

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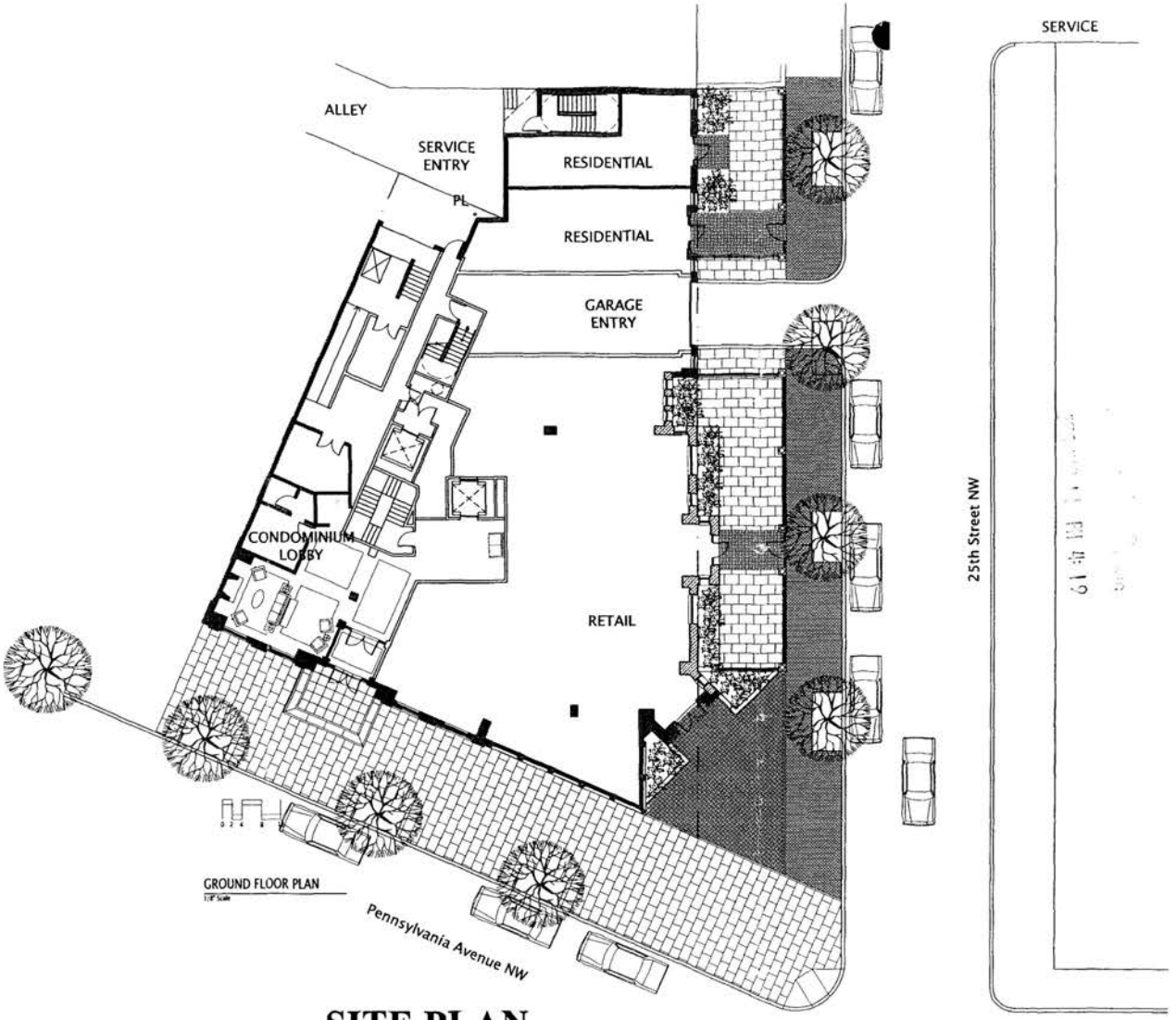
Board of Zoning Adjustment
District of Columbia
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IMAGE OF ORIGINAL CUPOLA



AREA MAP



SITE PLAN

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BRENNAN BEER GORMAN ARCHITECTS
BRENNAN BEER GORMAN/MONK INTERIORS

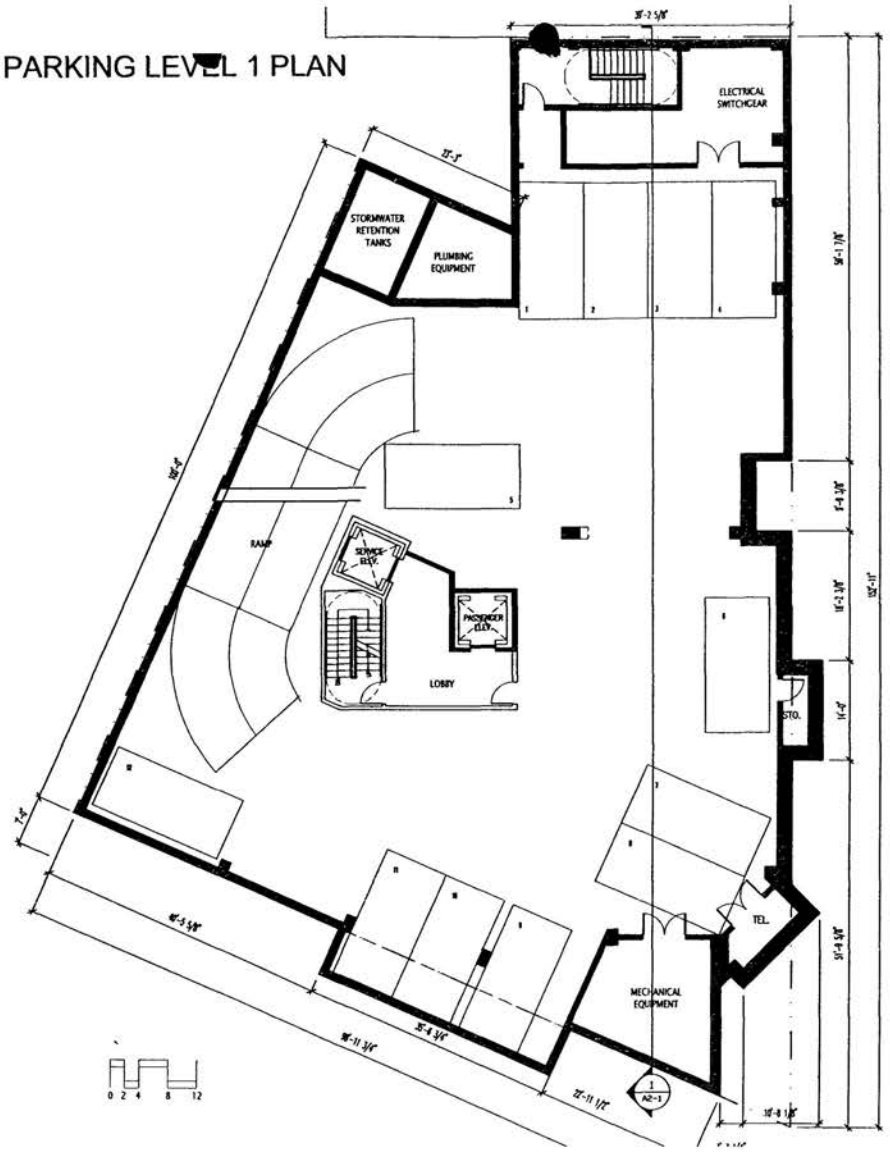
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SITE PLAN
2501 PENNSYLVANIA AVENUE NORTHWEST
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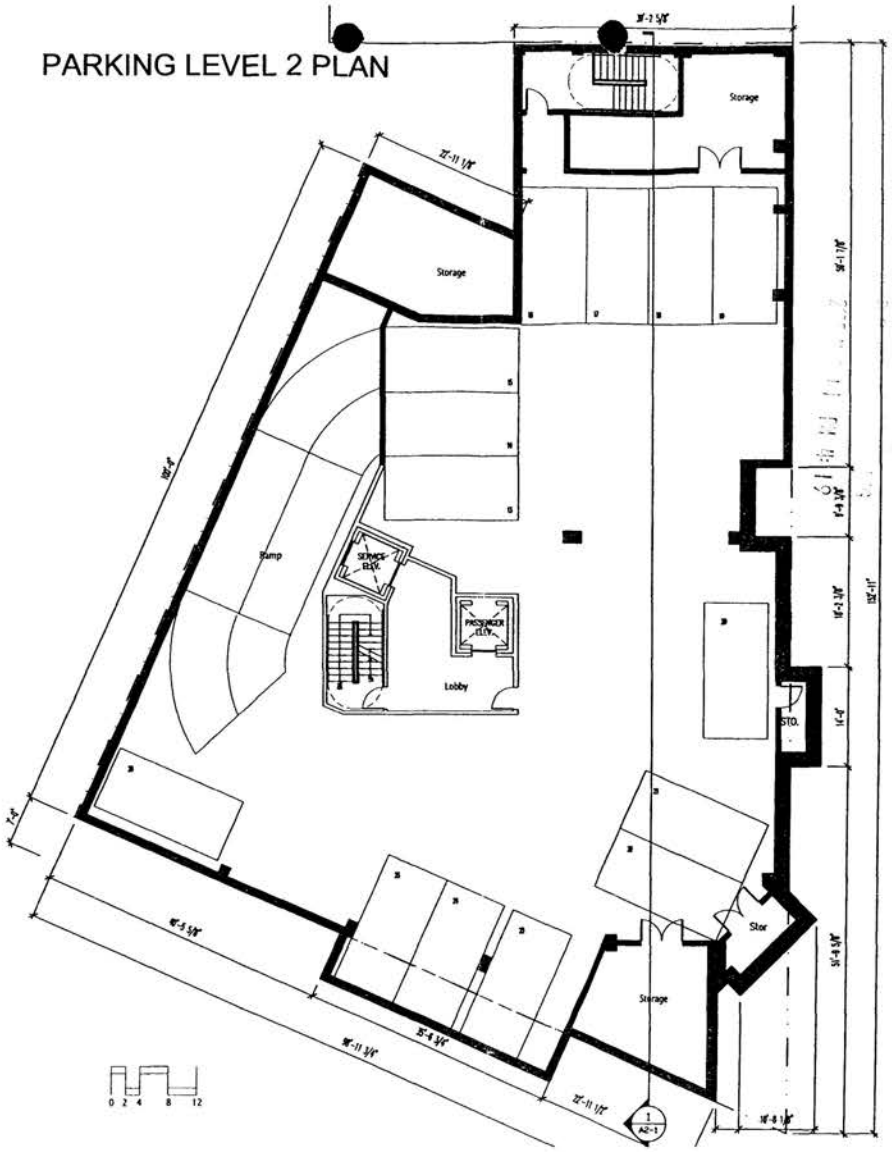
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PARKING LEVEL 1 PLAN



PARKING LEVEL 2 PLAN



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BRENNAN BEER GORMAN MONK INTERIORS

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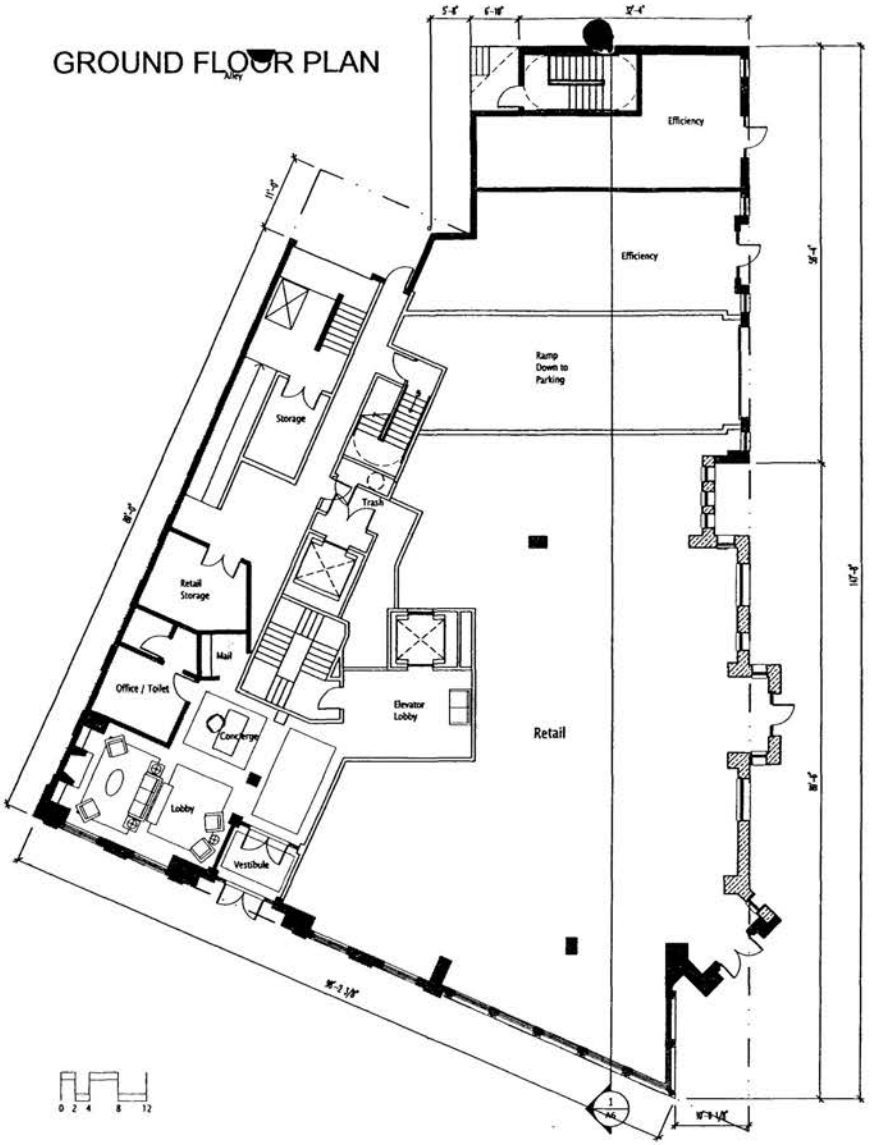
PARKING LEVELS 1 & 2 PLANS

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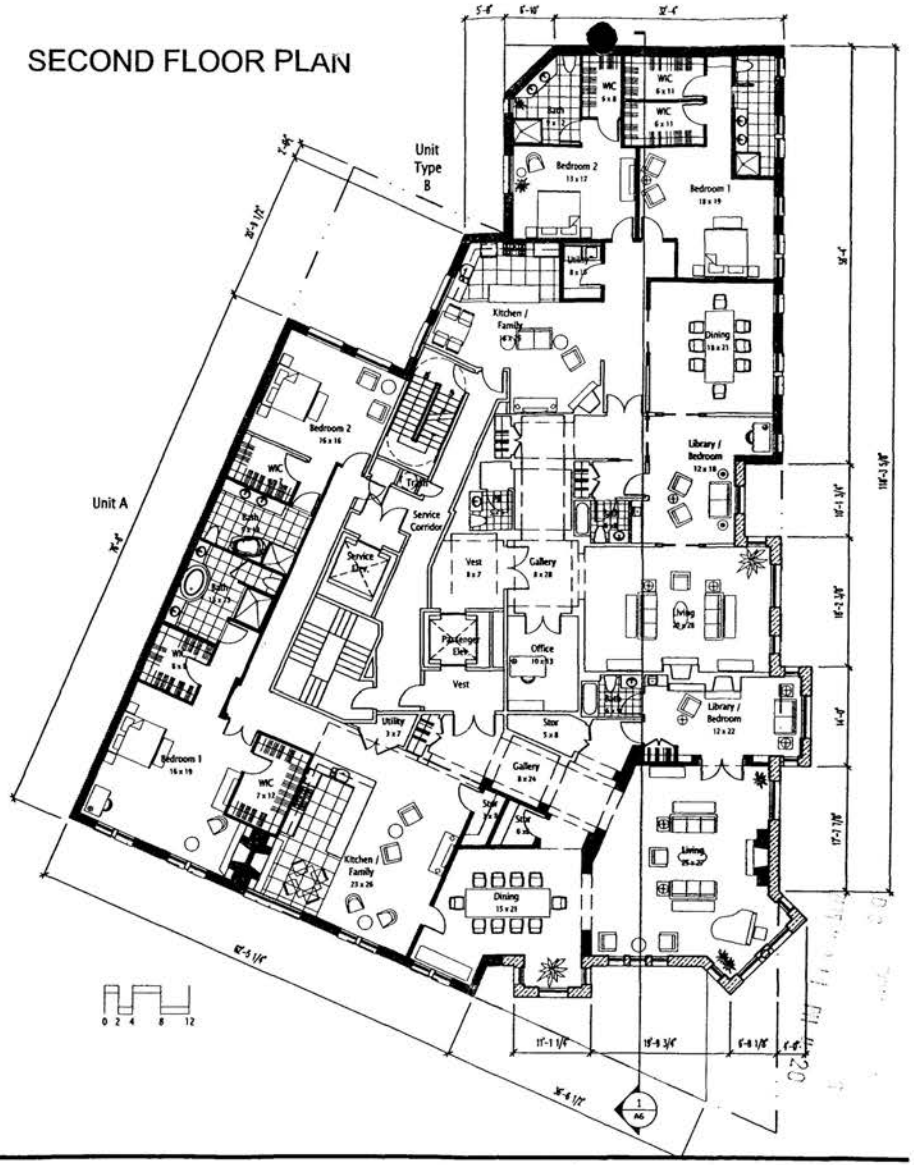
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GROUND FLOOR PLAN



SECOND FLOOR PLAN



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GROUND & SECOND FLOOR PLAN

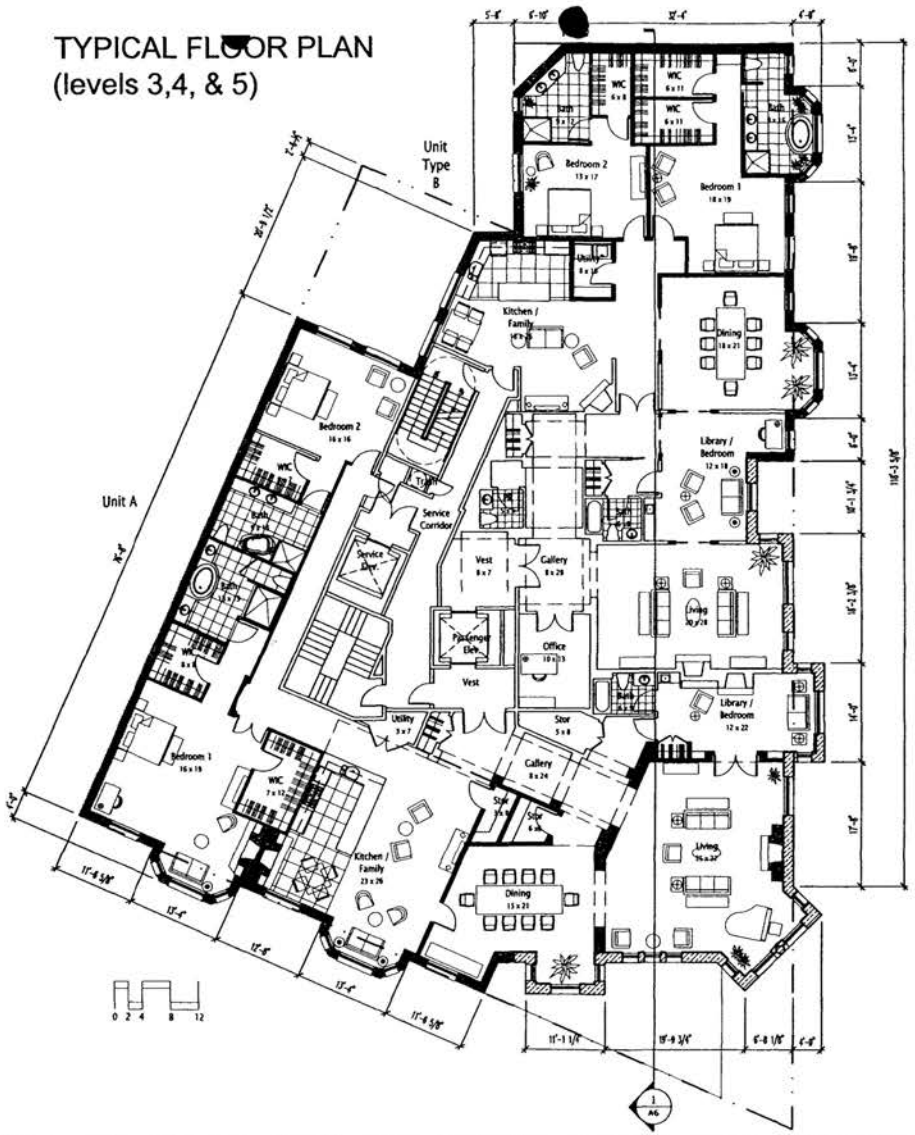
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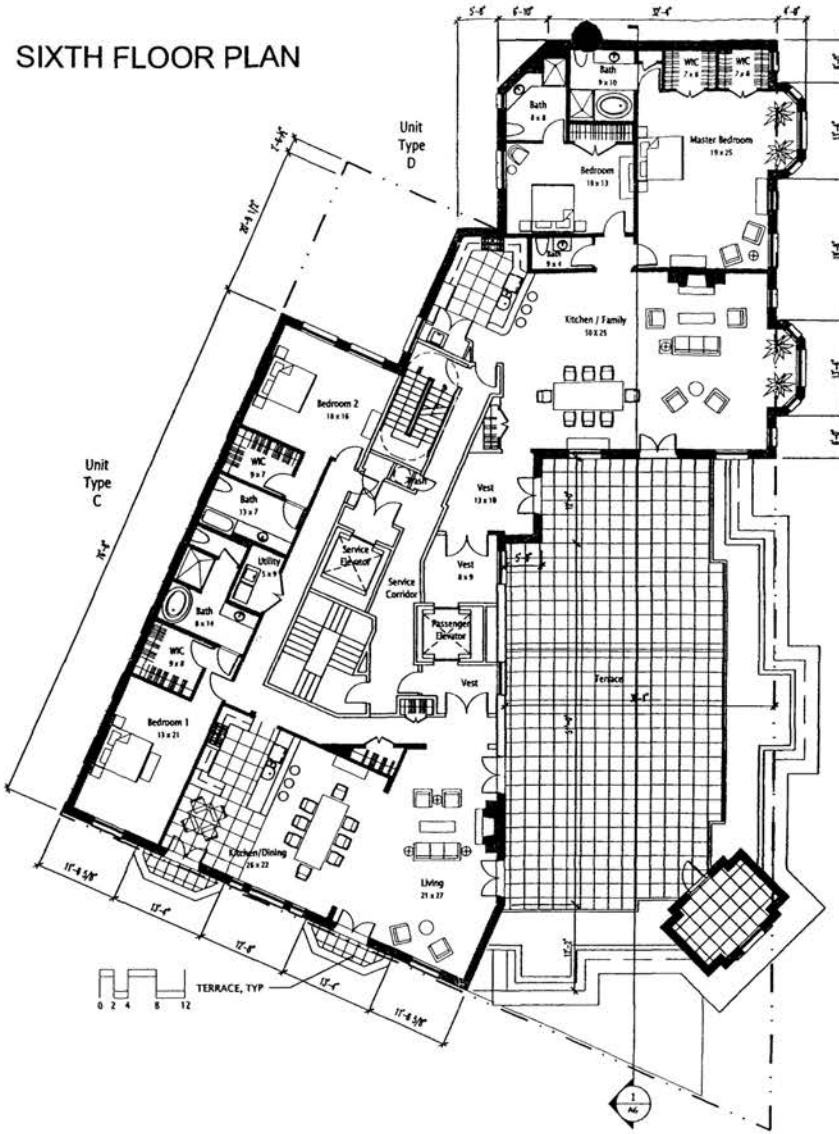
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TYPICAL FLOOR PLAN
(levels 3,4, & 5)



SIXTH FLOOR PLAN



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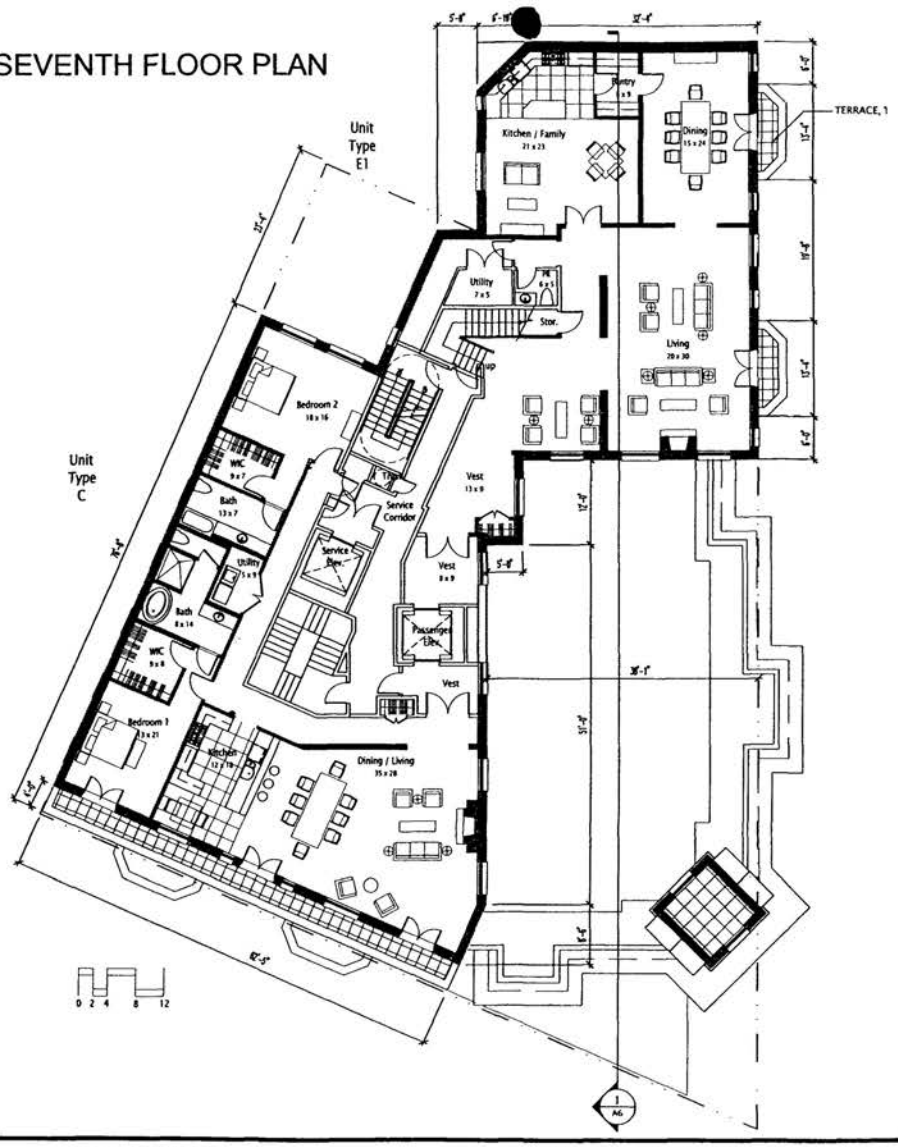
TYPICAL & SIXTH FLOOR PLAN

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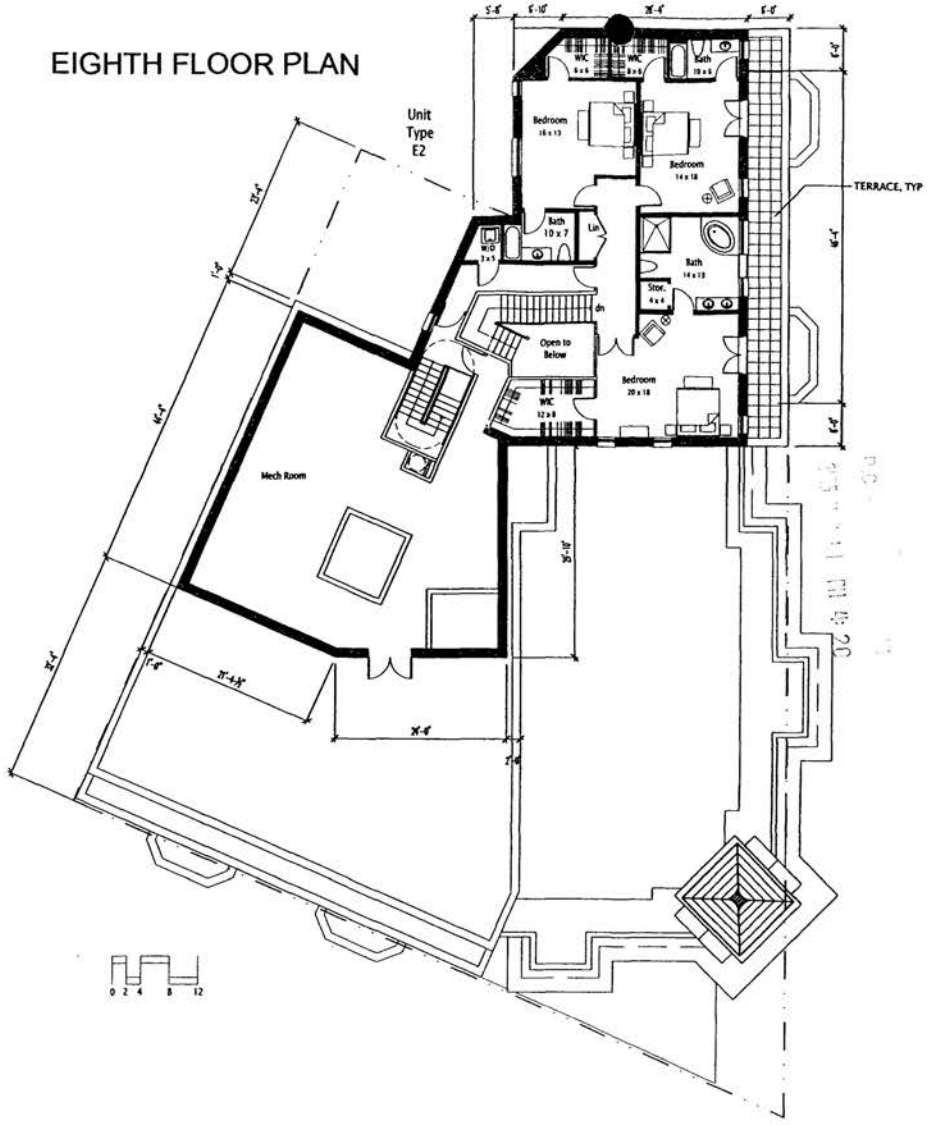
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SEVENTH FLOOR PLAN



EIGHTH FLOOR PLAN



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SEVENTH & EIGHTH FLOOR PLANS

2501 PENNSYLVANIA AVENUE NORTHWEST

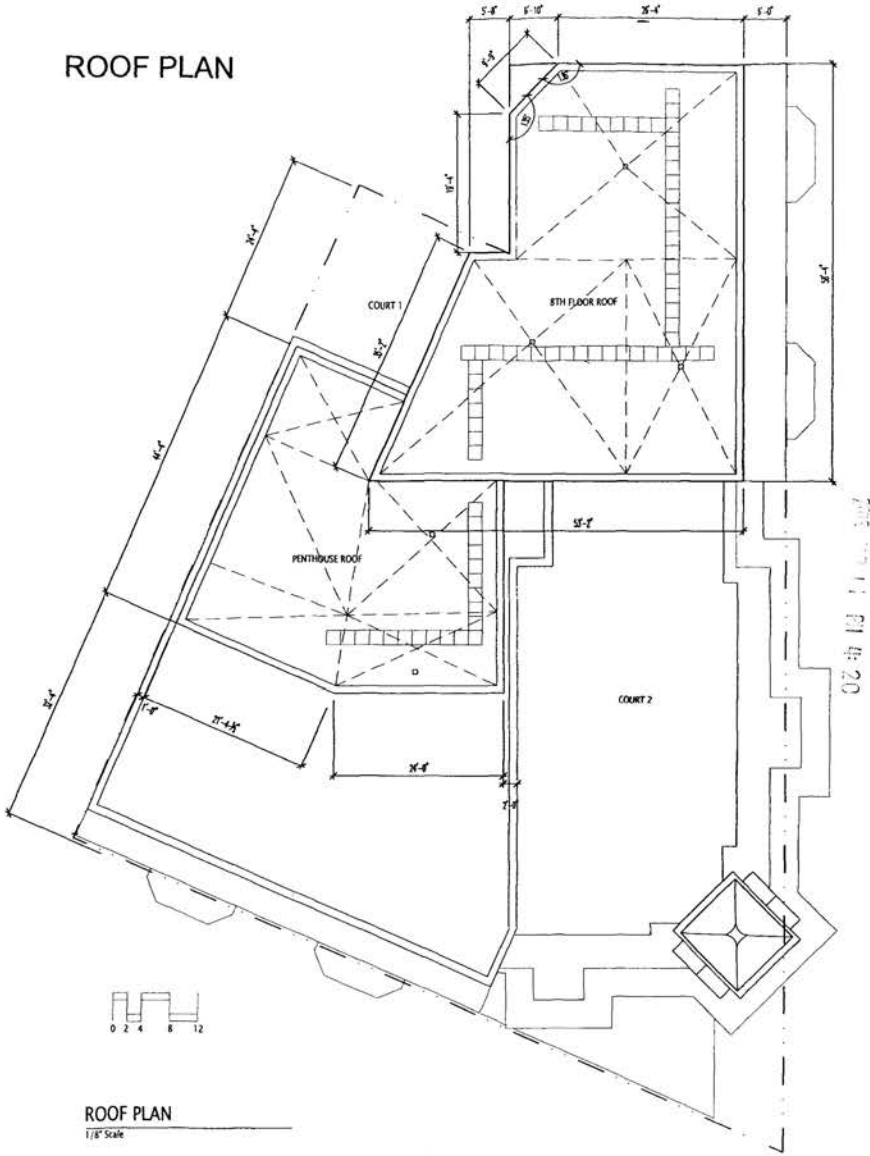
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ROOF PLAN



ROOF PLAN
1/8" Scale

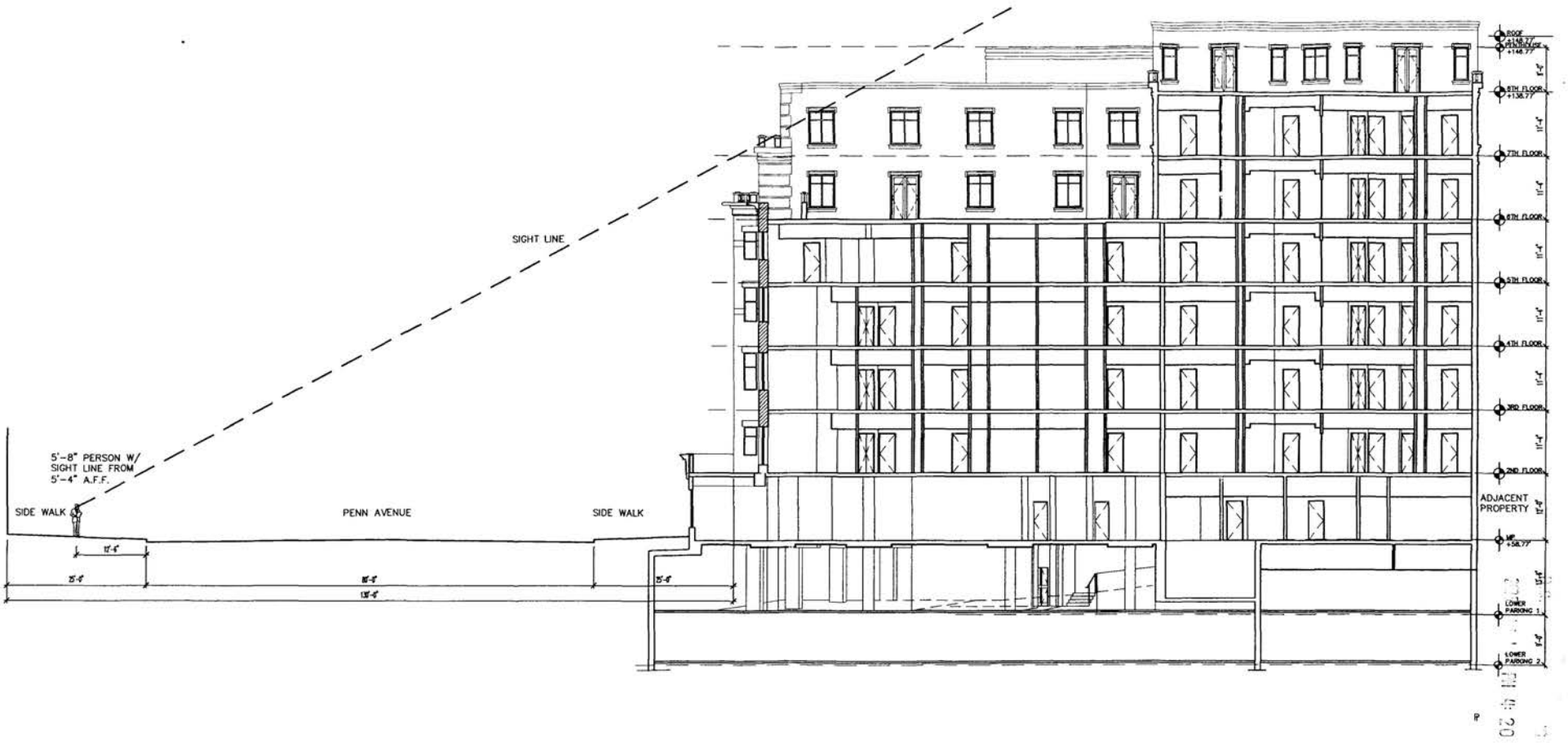
BBG BBGM
BRENNAN BEER GORMAN ARCHITECTS
BRENNAN BEER GORMAN MONK INTERIORS

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ROOF PLAN
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BRENNAN BEER GORMAN ARCHITECTS
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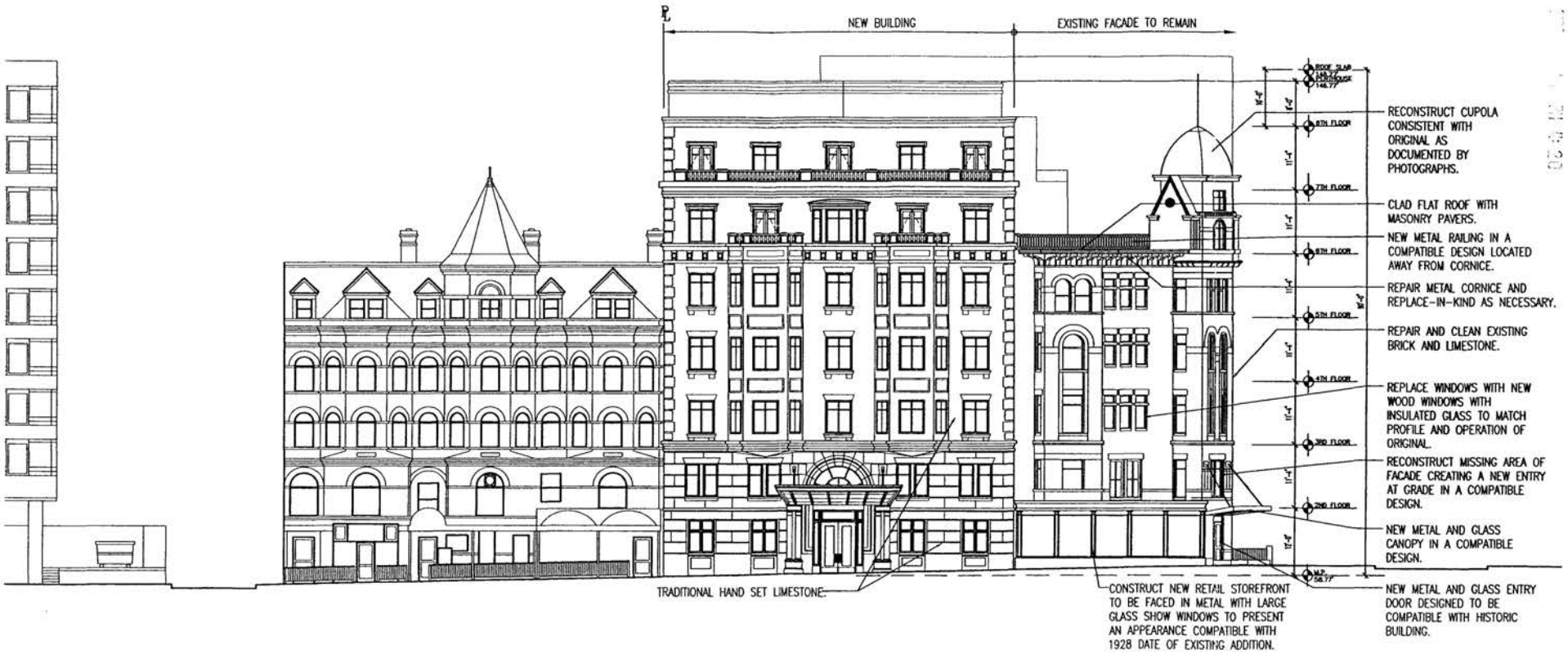
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PROPOSED PRESERVATION WORK:

ALL WORK ON THE HISTORIC BUILDING TO COMPLY WITH "SECRETARY OF INTERIOR STANDARDS FOR REHABILITATION".



BRENNAN BEER GORMAN ARCHITECTS
BRENNAN BEER GORMAN MONK INTERIORS

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PENNSYLVANIA AVENUE ELEVATION

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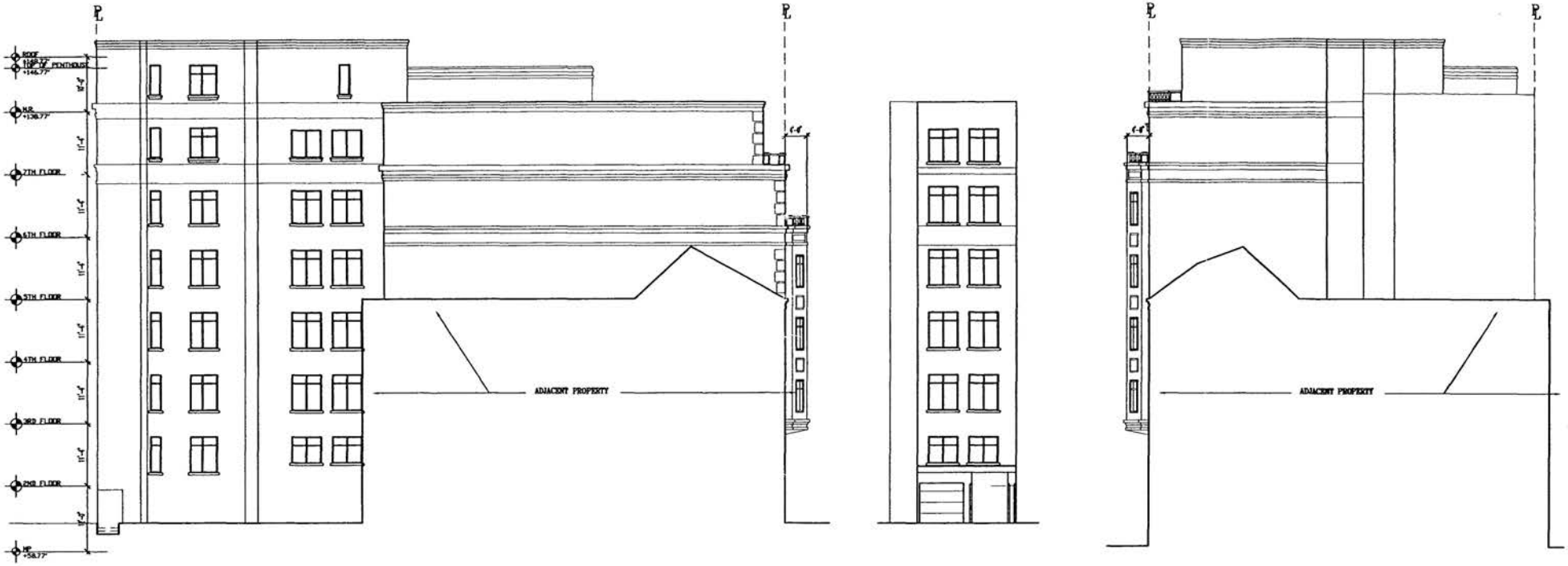
25th STREET ELEVATION

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WEST ELEVATION

NORTHWEST ELEVATION

NORTH ELEVATION

BBG BBGM

BRENNAN BEER GORMAN ARCHITECTS
BRENNAN BEER GORMAN MONK INTERIORS

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Exhibit No. 11

ELEVATIONS

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