

11TH & PARK RD. NW



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11th STREET & PARK RD.

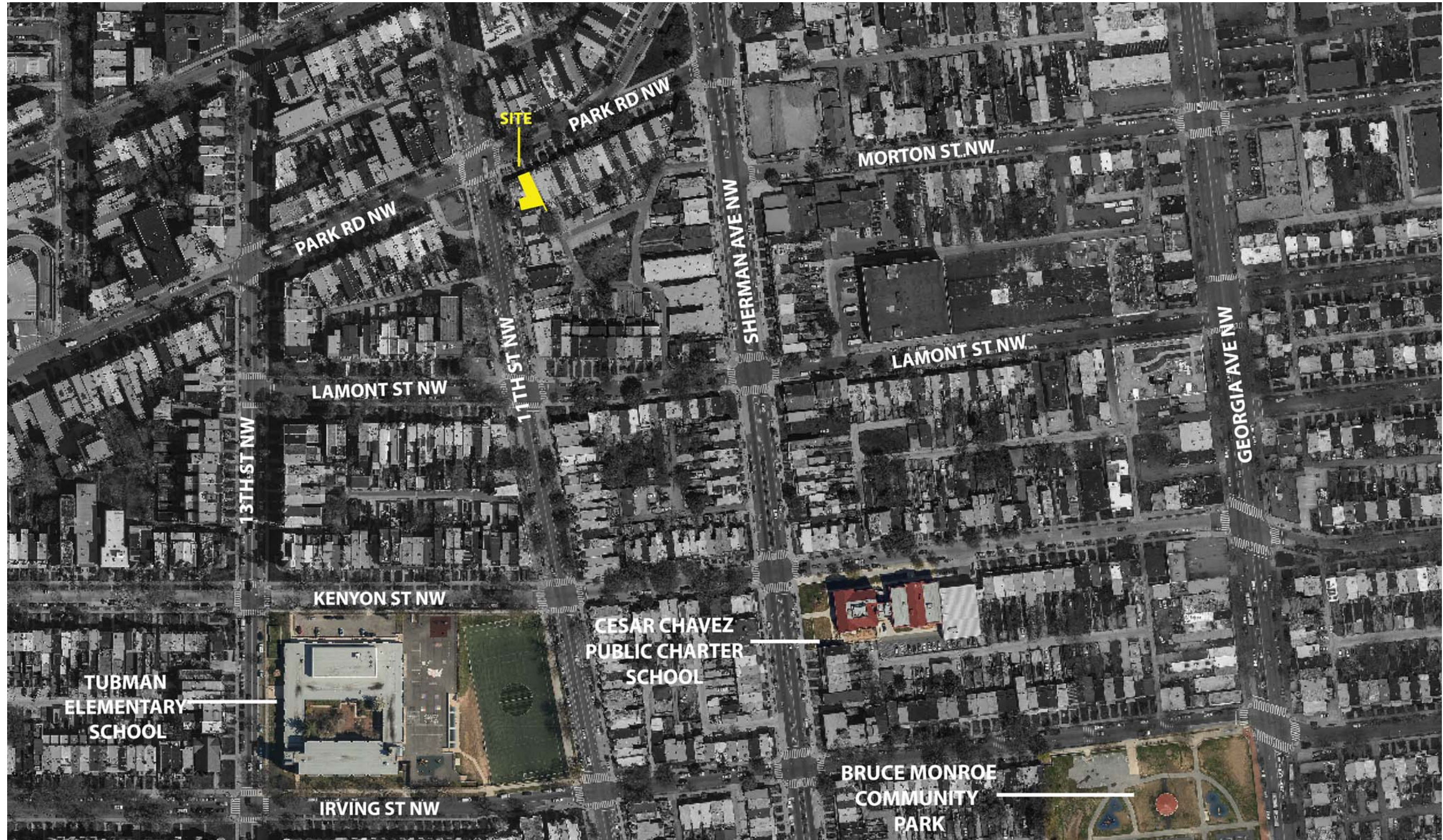
11th and Park Road NW
 Washington DC 20010
 Square: 2841 Lot No: 95,96,98 & 99 Zone: MU-4



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COVER SHEET | A-00

Board of Zoning Adjustment
 District of Columbia
 CASE NO. 19862
 EXHIBIT NO. 6
 09/10/18

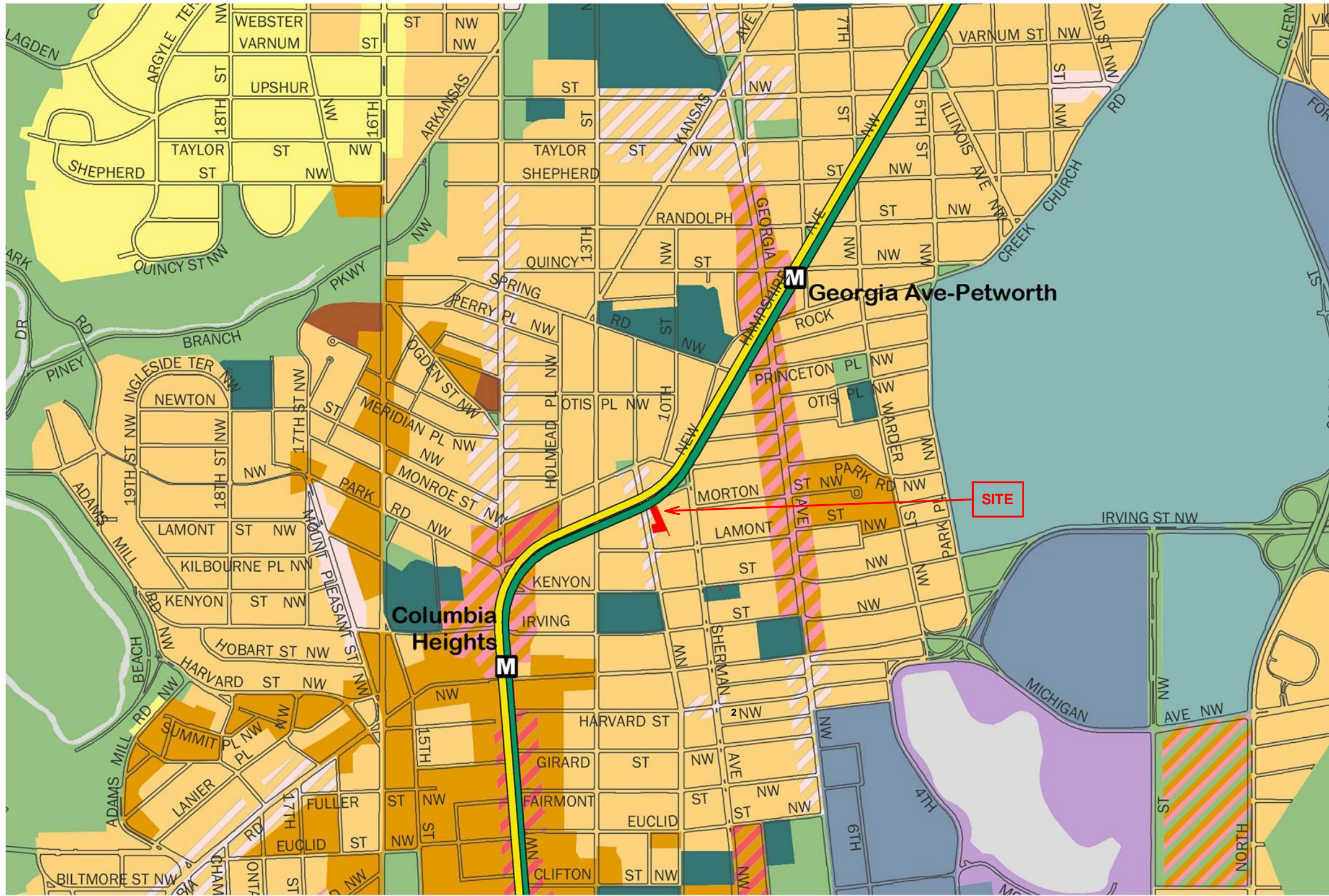


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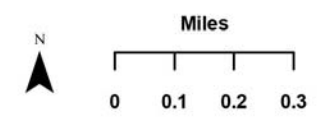


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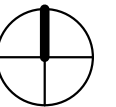
**Comprehensive Plan
Future Land Use
Map 4**

- Low Density Residential
- Moderate Density Residential
- Medium Density Residential
- High Density Residential
- Low Density Commercial
- Moderate Density Commercial
- Medium Density Commercial
- High Density Commercial
- Production, Distribution, and Repair
- Federal
- Local Public Facilities
- Institutional
- Parks, Recreation, and Open Space
- Mixed Land Use
- WATER



Government of the District of Columbia
Office of Planning ~ January 2013

This map was created for planning purposes from a variety of sources. It is neither a survey nor a legal document. Information provided by other agencies should be verified with them where appropriate.



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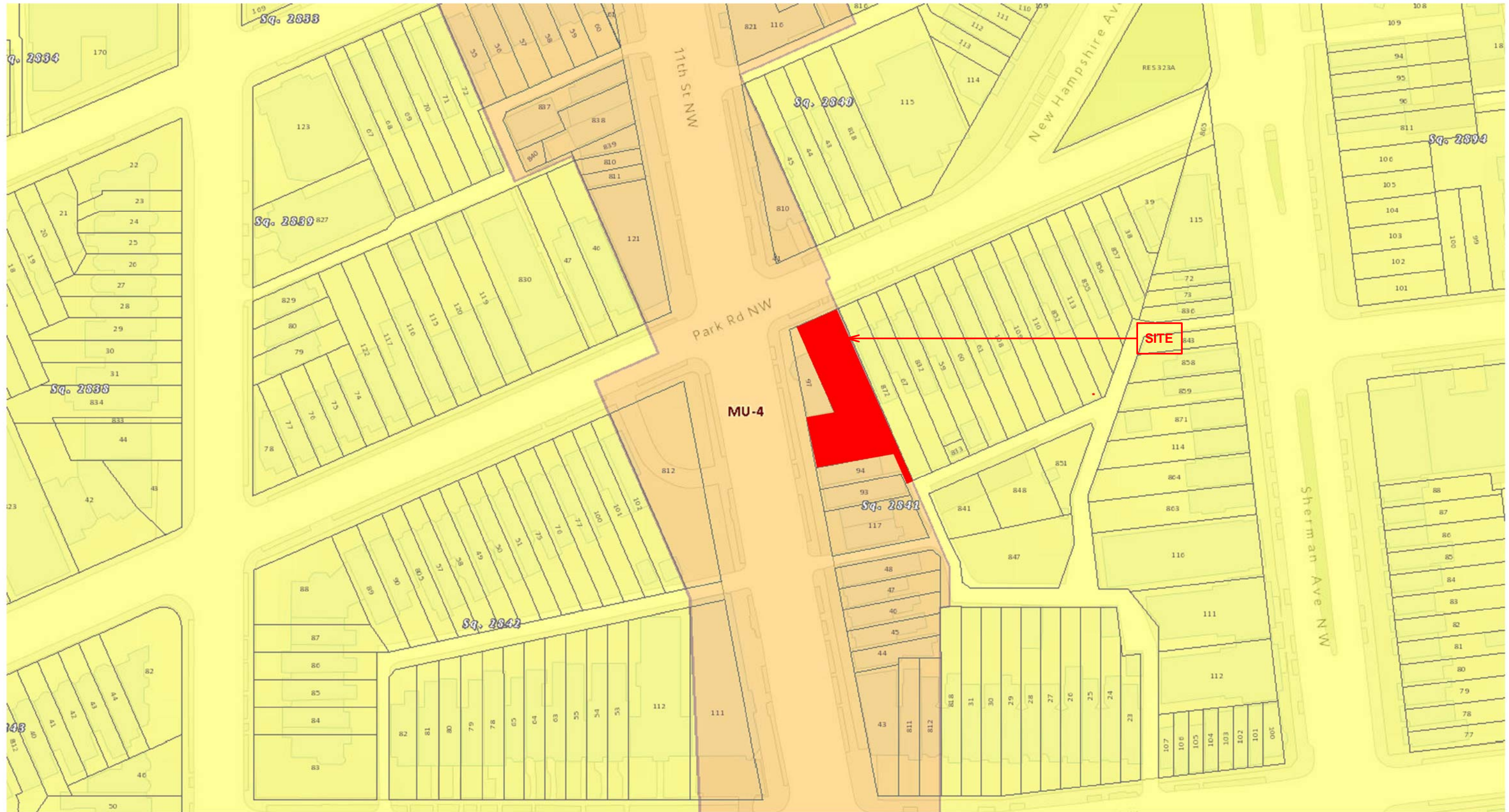
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COMPREHENSIVE PLAN | A-02

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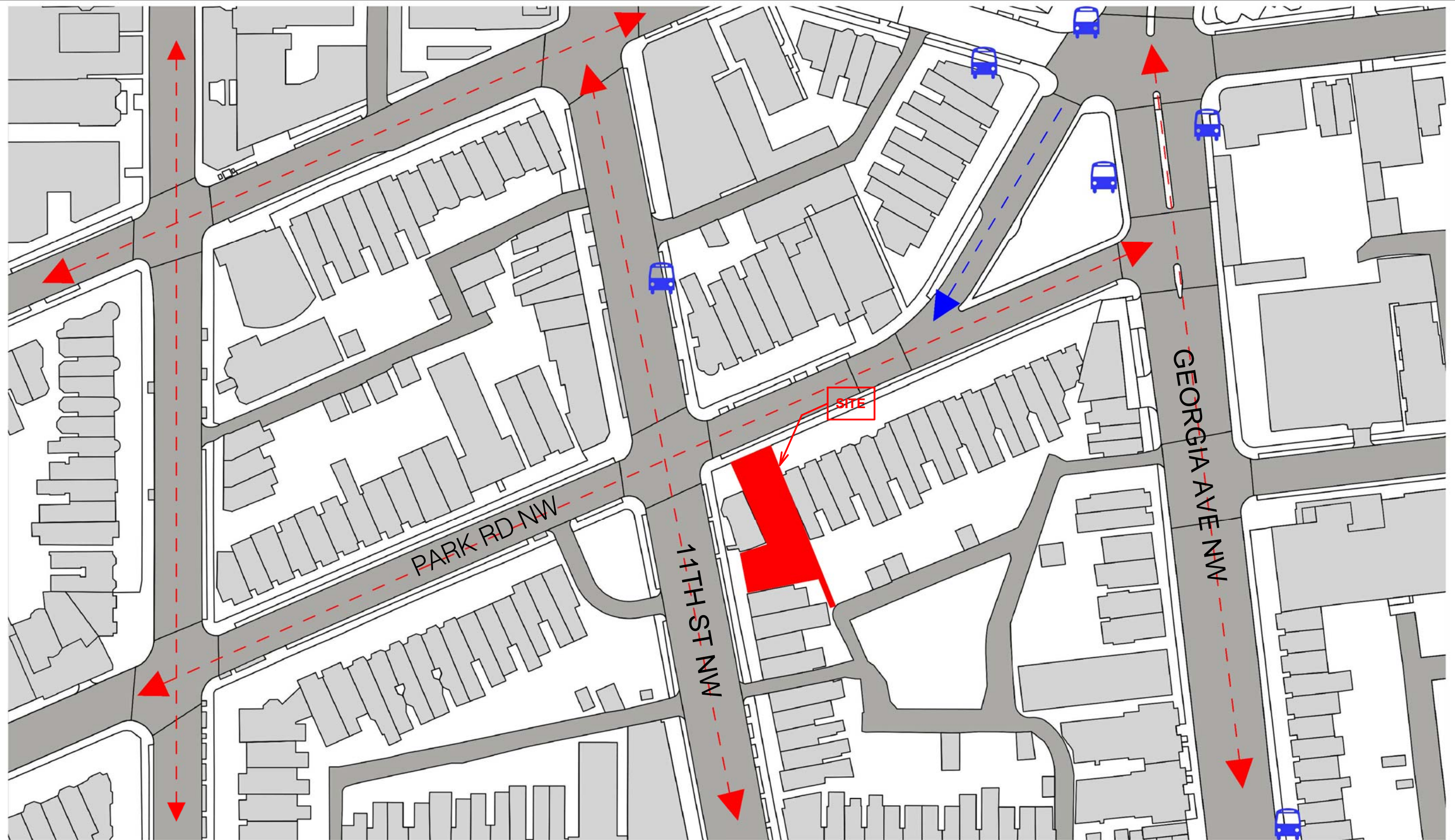
ZONING BOUNDARY MAP | A-03

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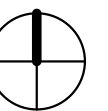
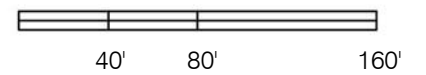
BUS STOP



2 WAY STREET



1 WAY STREET



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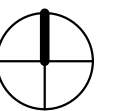
VEHICULAR CIRCULATION | A-04

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AERIAL VIEW | A-05

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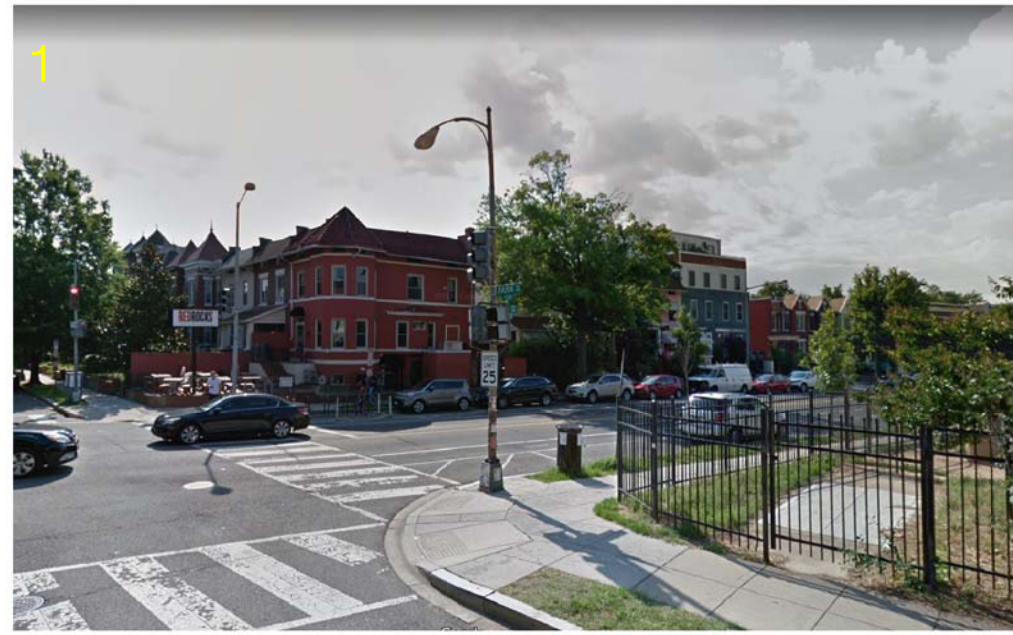
PERSPECTIVE AERIAL VIEWS | A-06

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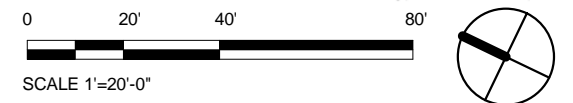
PERSPECTIVE AERIAL VIEWS | A-07

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KEYPLAN

- 1BD
- MECH.
- BIKE
- Calculating...



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CELLAR FLOOR PLAN | A-08

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KEYPLAN

1BD

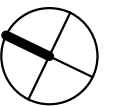
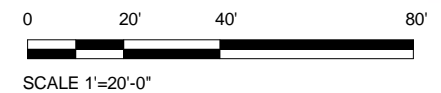
Calculating...

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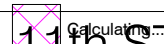


FIRST FLOOR PLAN | A-09

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KEYPLAN



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SECOND - THIRD FLOOR PLAN | A-10

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FOURTH FLOOR PLAN | A-11

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PENTHOUSE FLOOR PLAN | A-12

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PERSPECTIVE - AERIAL VIEW | A-13

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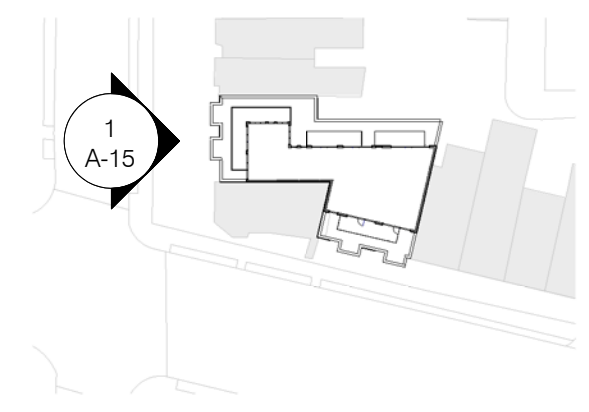
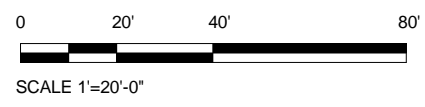
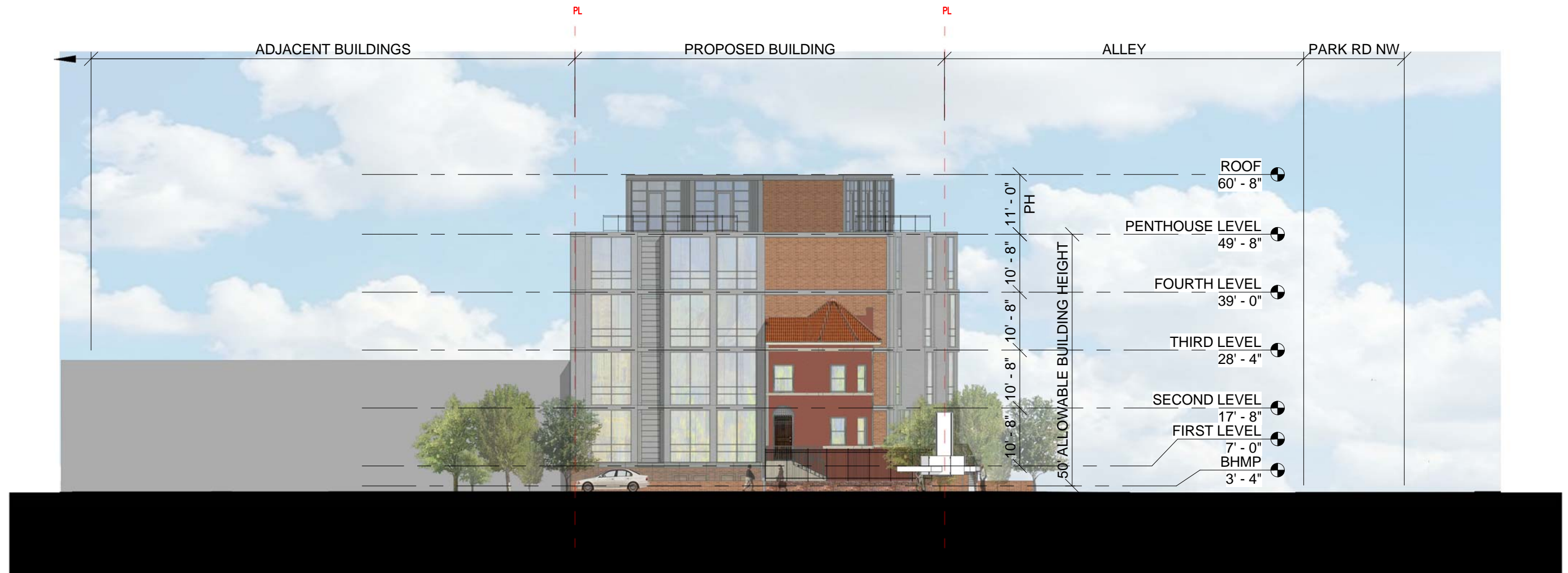
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PERSPECTIVE - STREET VIEW | A-14

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KEYPLAN

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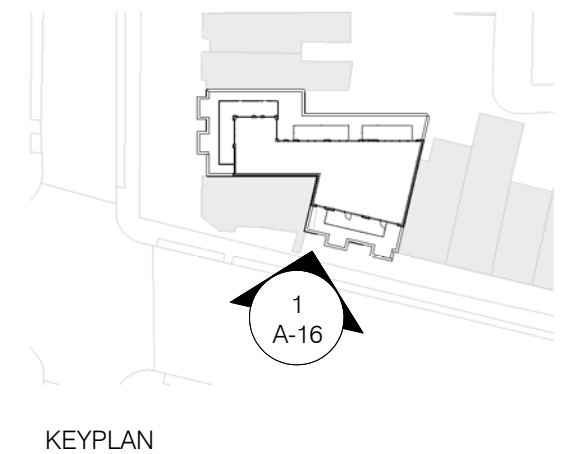
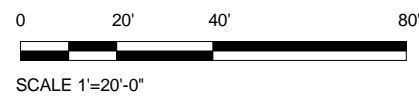
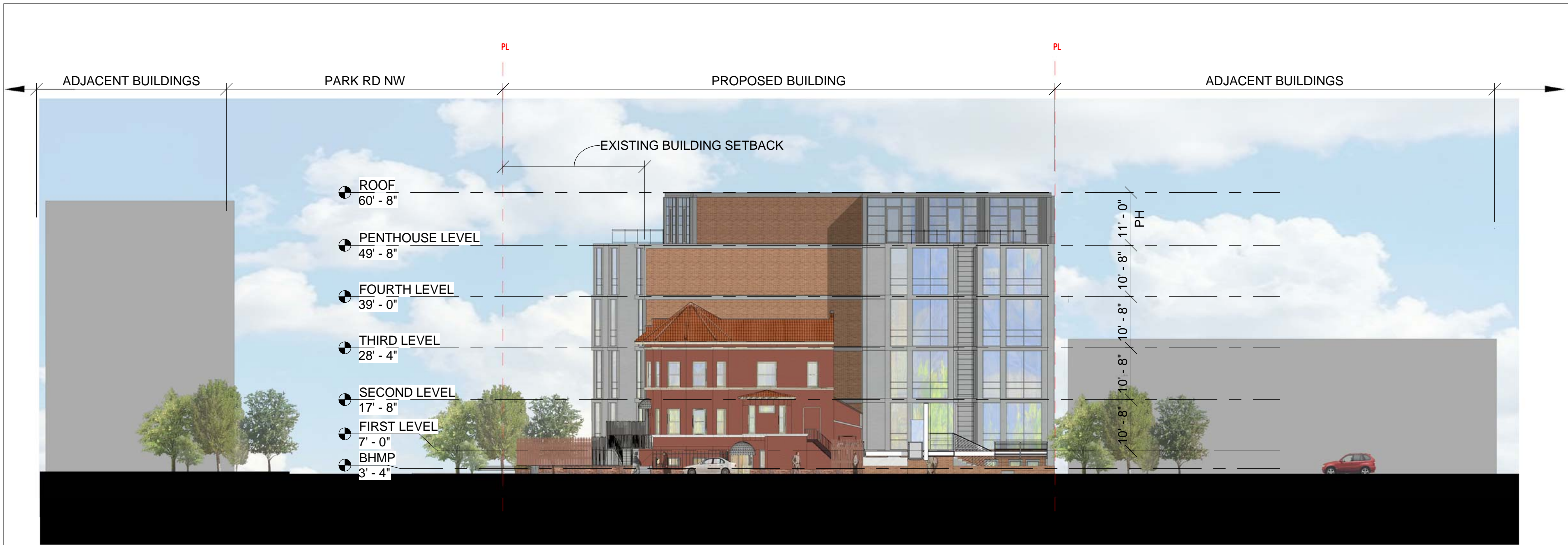
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NORTH RENDERED ELEVATION | A-15

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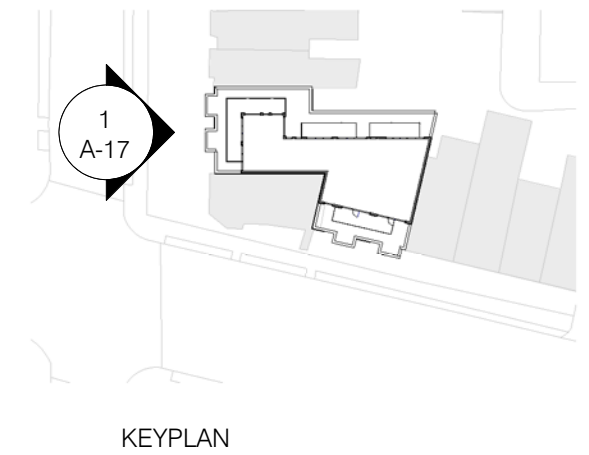
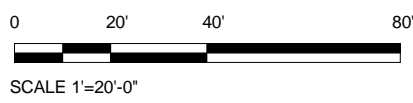
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WEST RENDERED ELEVATION | A-16

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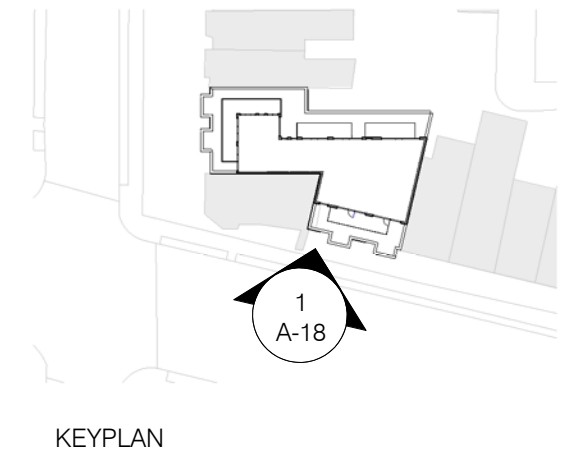
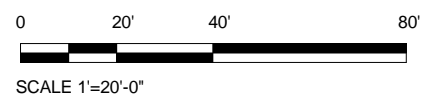
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NORTH ELEVATION | A-17

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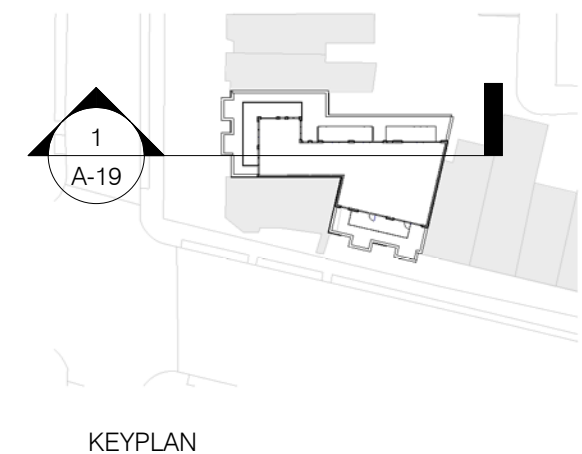
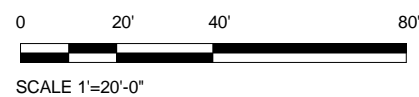
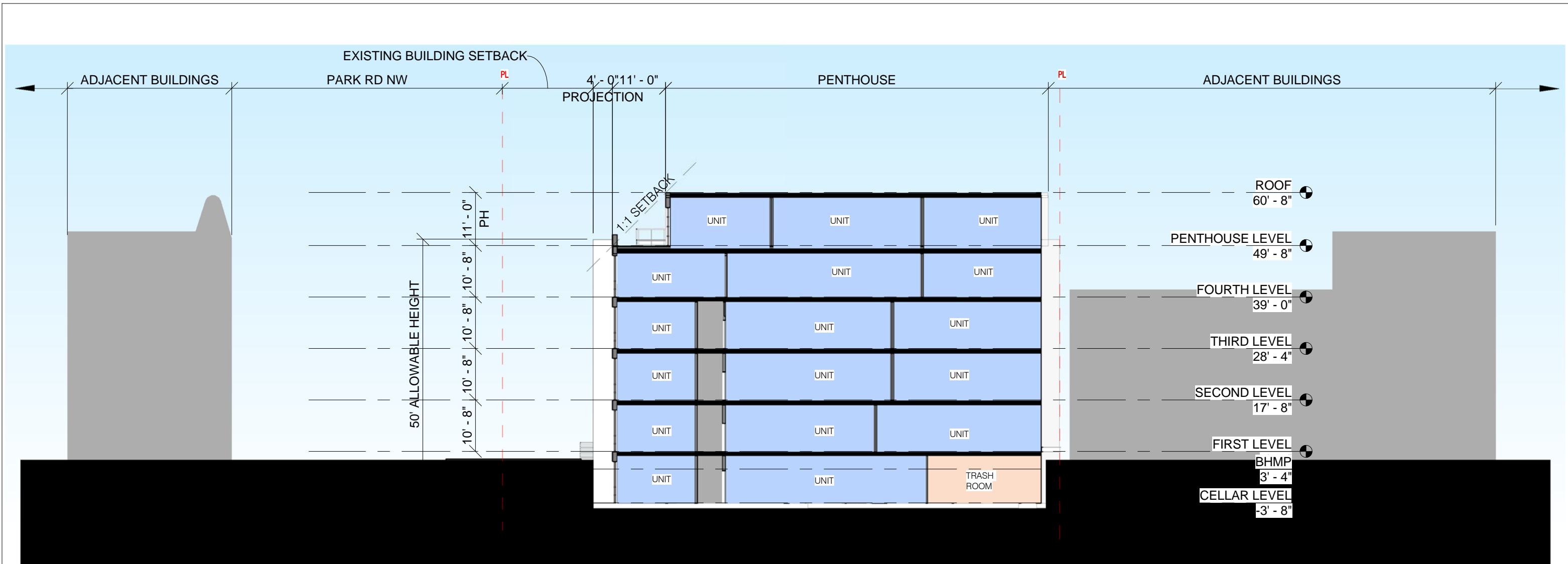
WEST ELEVATION | A-18

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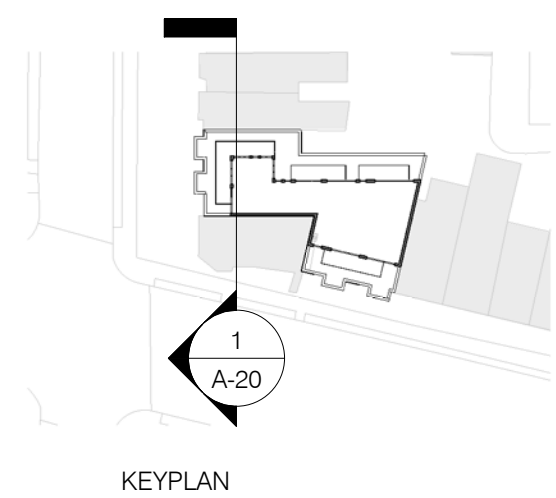
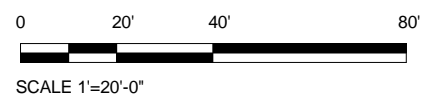
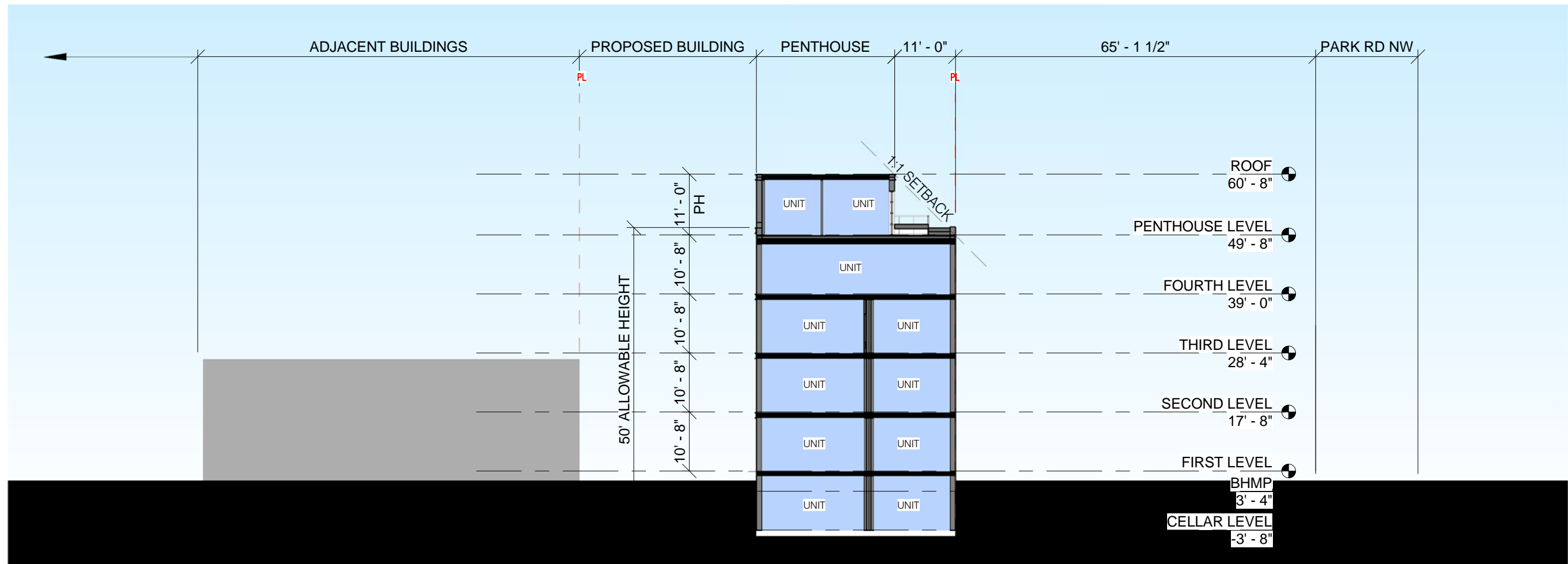
BUILDING SECTION | A-19

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BUILDING SECTION | A-20

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Park Road NW

*SF measured from outside of exterior wall, center line of demising walls, inside face of corridor walls. Does not include balconies.

Building B	Unit 1	Unit 2	Unit 3	Unit 4	Unit 5	Unit 6	# of Units	Floor Net SF *Amenity and retail sf not
Floor	SF	SF	SF	SF	SF	SF		
Cellar	484	605	446	N/A	542	461	5	2,538
First	497	606	451	528	694	N/A	5	2,776
Second	497	612	475	601	546	456	6	3,187
Third	497	612	475	601	546	456	6	3,187
Fourth	1107	623	515	1014	N/A	N/A	4	3,259
Penthouse	515	458	470	511	N/A	N/A		1,954
Total # Of Units							26	
Total Building Net SF								16,901

*Amenities and retail square footage not included, GSF calc does NOT include bays

Building SF	Building GSF	Building Net SF	EFF	Unit Mix	1BR	2 BR	3 BR	TOTAL
Cellar	3,935	2,538	64%	Cellar	5	N/A	N/A	5
First	3,935	2,776	71%	First	5	N/A	N/A	5
Second	4,034	3,187	79%	Second	6	N/A	N/A	6
Third	4,034	3,187	79%	Third	6	N/A	N/A	6
Fourth	4,034	3,259	81%	Fourth (Duplex)	1	2	1	4
Penthouse	2,037	1,954	96%	Total	23	2	1	26
Building Total SF (w/ PH)	22,009	16,901		Single Occupancy		88%		23
Efficiency			78%	Double/Triple Occupancy		12%		3
Building Total SF w/o PH	16,037							