



436 11TH STREET NW
WASHINGTON, DC 20004

HOTEL HARRINGTON

09/30/26

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RENDERINGS

Board of Zoning Adjustment
District of Columbia
CASE NO. 21550
EXHIBIT NO. 10
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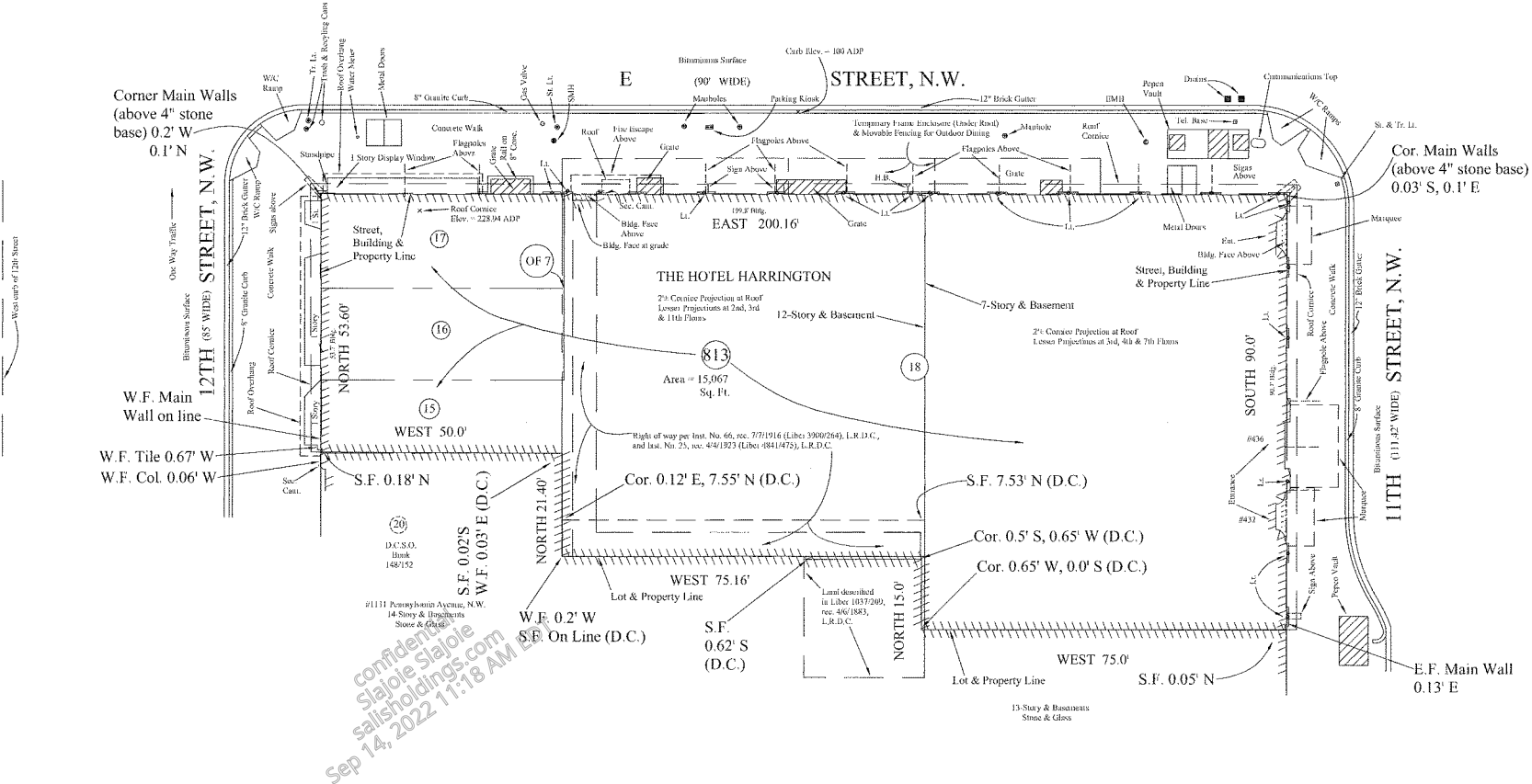
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RENDERINGS

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GENERAL DEVELOPMENT STANDARDS	
Zone District	Downtown Zone
Zone	D-7
Building Category	Non- Residential (Mixed use)
FAR	10.0 if fronting a street wider than 110 ft, 8.5 otherwise. 6.0 for Historic buidlings and/or as built (8.30)
Lot Occupancy	100%
Bicycle Parking	Not required on Historic Buildings. 7 long-term and 6 short-term spaces will be provided as required by LEED
Vehicle Parking	Not required
Loading Berths	Not required for Historic Buildings. 1 existing street loading zone will be retained.
Height (ft)	130 ft
Penthouse Height (ft)	20'
Penthouse Setback (ft)	Equal to its own height
Green Area Ratio	Exempt



ZONING MAP



DOWNTOWN SUB AREA - PENNSYVANNIA AVE

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ZONING MAP AND DATA

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11TH ST & E NW ST

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12TH ST & E NW ST

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EXISTING CONDITIONS

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8TH FLOOR ROOF - LOOKING NORTH ON 11TH ST



8TH FLOOR ROOF - LOOKING WEST ON E NW ST

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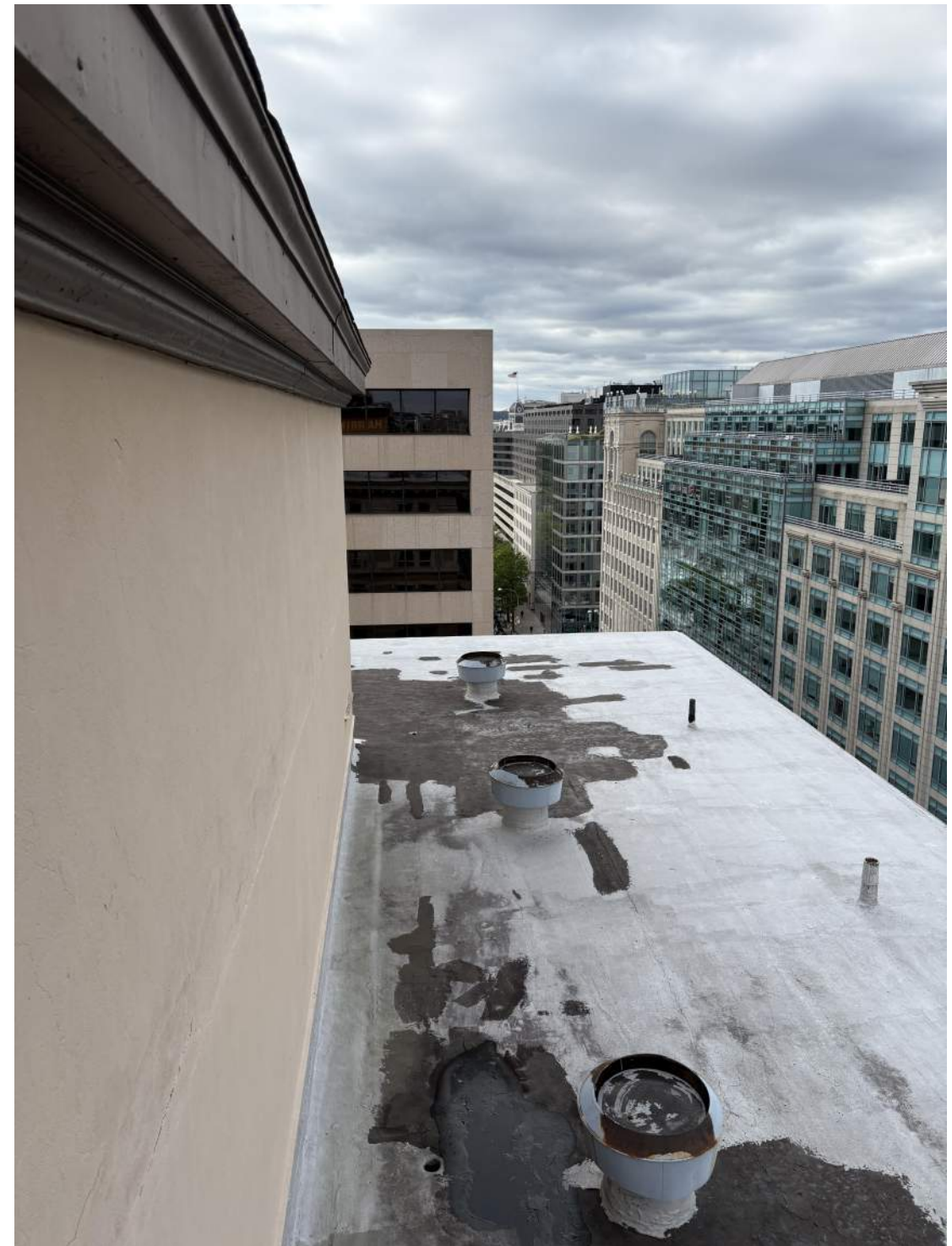
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EXISTING CONDITIONS

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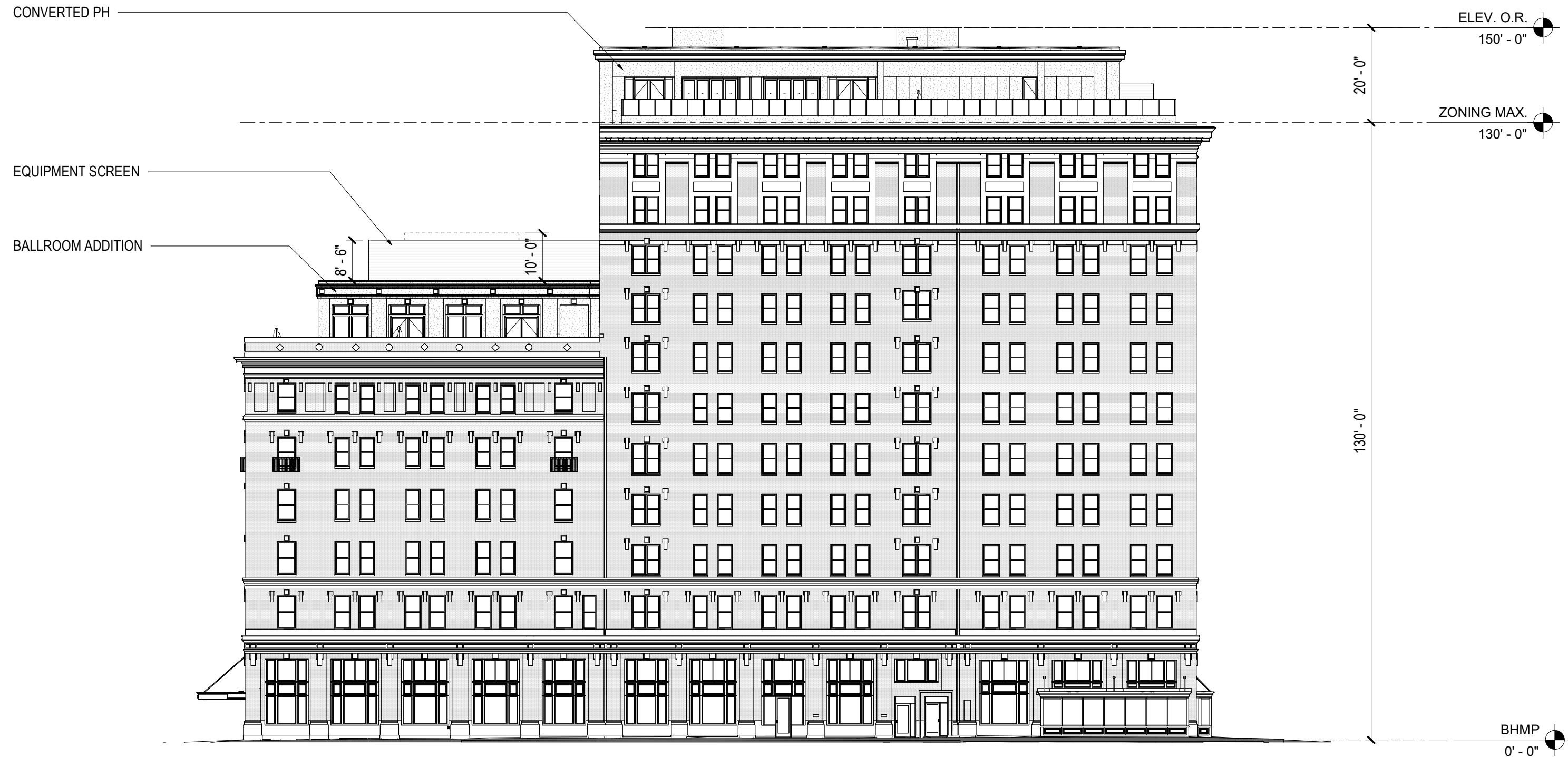
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PENTHOUSE - LOOKING EAST ON E NW ST



PENTHOUSE - LOOKING WEST ON E NW ST



1 EXTERIOR ELEVATION - NORTH (E STREET NW)
3/64" = 1'-0"

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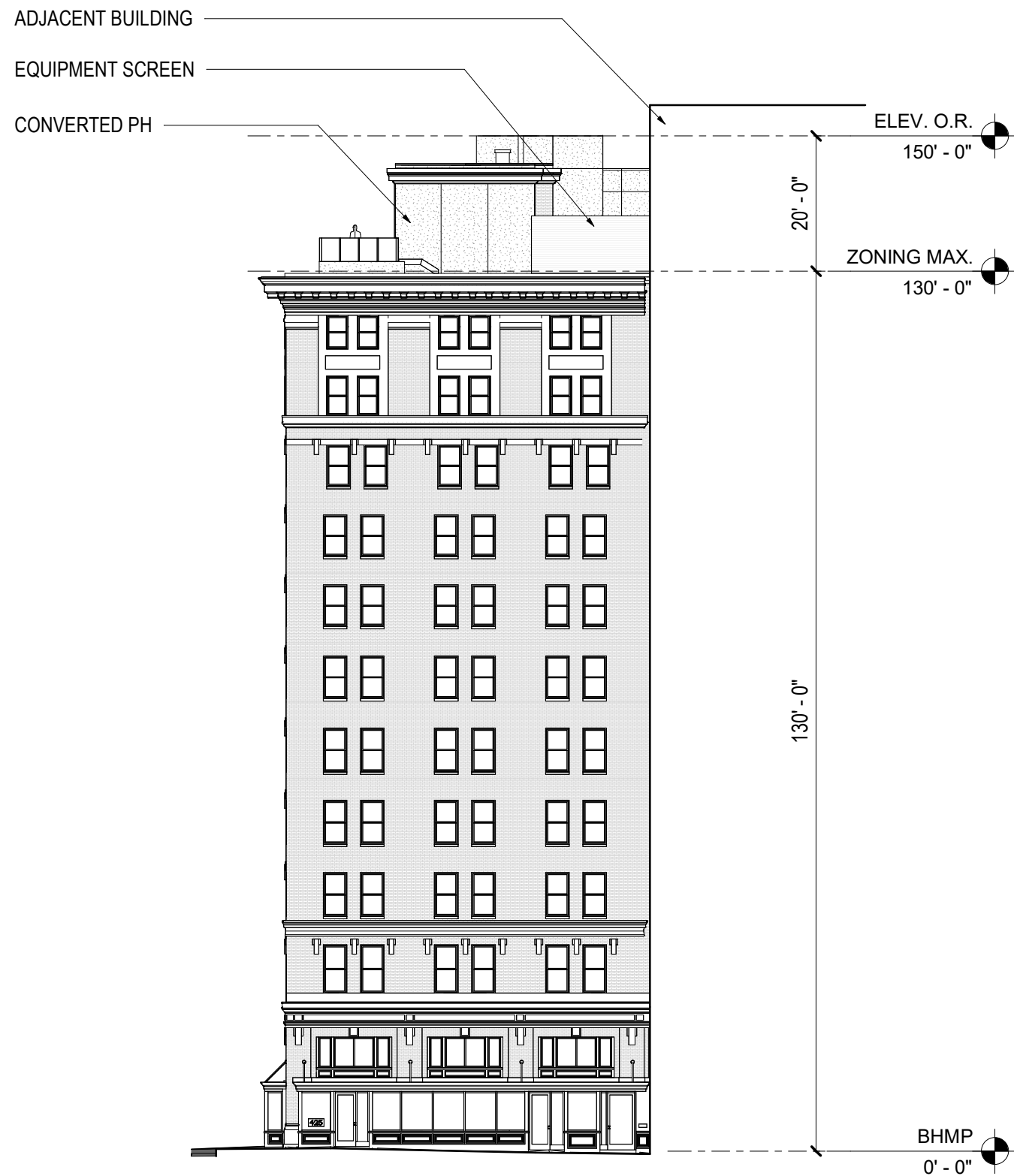
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PROPOSED ELEVATIONS

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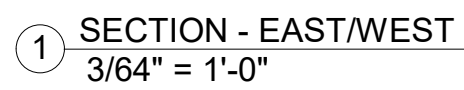
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② EXTERIOR ELEVATION - WEST (12TH STREET)
3/64" = 1'-0"

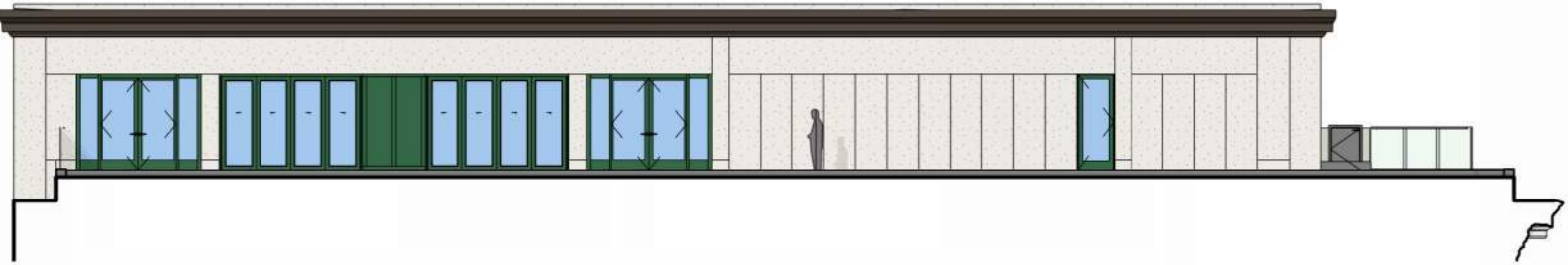


① EXTERIOR ELEVATION - EAST (11TH STREET)
3/64" = 1'-0"





ROOFTOP LOUNGE AXONOMETRIC



ROOFTOP LOUNGE ELEVATION



MATERIALS PALETTE

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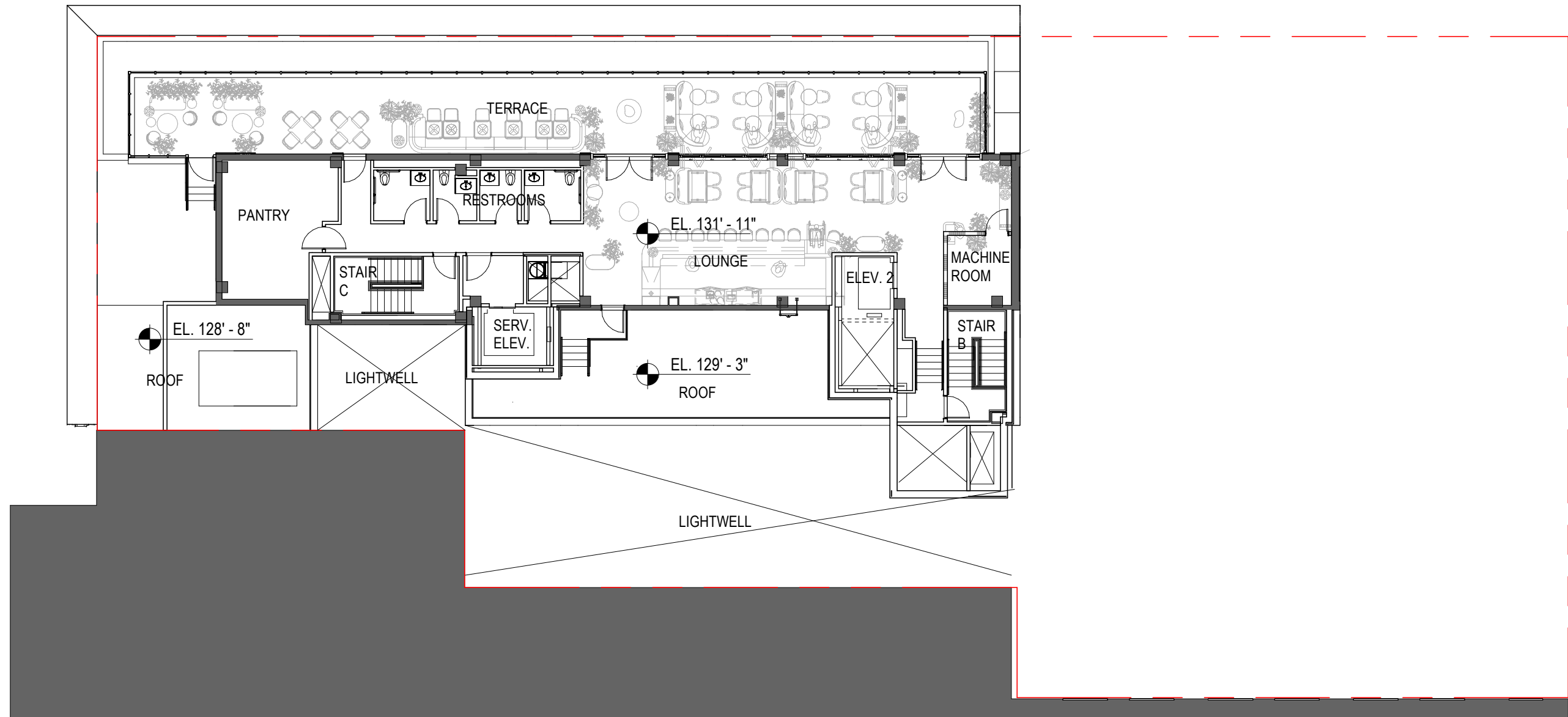
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PROPOSED RENDERINGS AND
MATERIALS

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① PENTHOUSE LEVEL FLOOR PLAN
1/16" = 1'-0"

