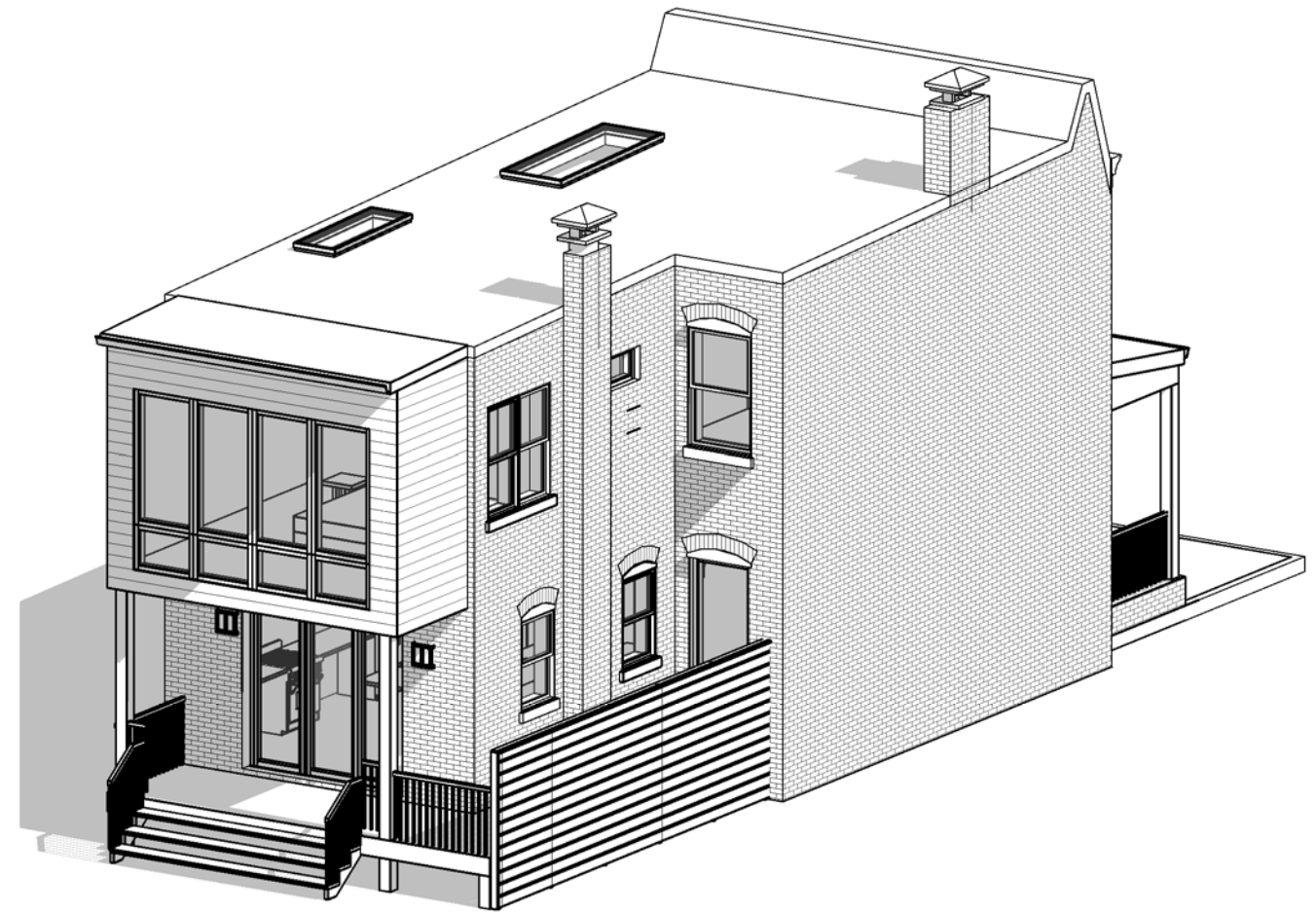
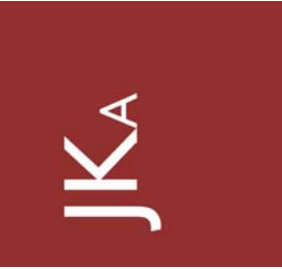


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Washington DC 20001



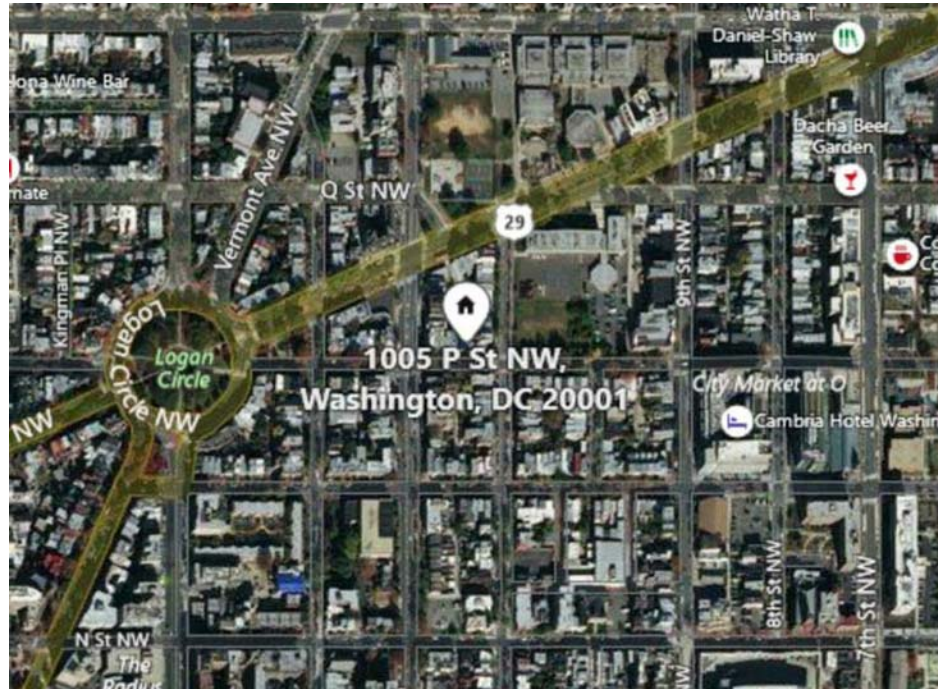
1005 P ST NW
Washington DC 20001

Board of Zoning Adjustment
District of Columbia
CASE NO.20023
EXHIBIT NO.11



JONATHAN KUHN ARCHITECT
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VICINITY MAP



DRAWING INDEX

- A000 COVER SHEET
- A001 PROJECT INFO
- A002 EXISTING PHOTOGRAPHS
- A100 EXISTING + PROPOSED SITE PLANS

- D101 EXISTING FIRST FLOOR PLAN
- D102 EXISTING SECOND FLOOR PLAN
- D103 EXISTING ROOF PLAN
- D201 EXISTING FRONT ELEVATION
- D202 EXISTING REAR ELEVATION
- D203 EXISTING SIDE ELEVATION
- D301 EXISTING BUILDING SECTION

- A101 PROPOSED FIRST FLOOR PLAN
- A102 PROPOSED SECOND FLOOR PLAN
- A103 PROPOSED ROOF PLAN
- A201 PROPOSED FRONT ELEVATION
- A202 PROPOSED REAR ELEVATION
- A203 PROPOSED SIDE ELEVATION
- A301 PROPOSED BUILDING SECTION

PROJECT TEAM

OWNER:
 Warmington Oppenheim Development
 1342 Florida Ave NW
 Washington, D.C. 20009

ARCHITECT:
 Jonathan Kuhn Architect
 One P Street NW
 Washington, D.C. 20001

Contact: Matt Oppenheim
 T: 240.620.2546

Contact: Jonathan Kuhn
 T: 202.494.5061

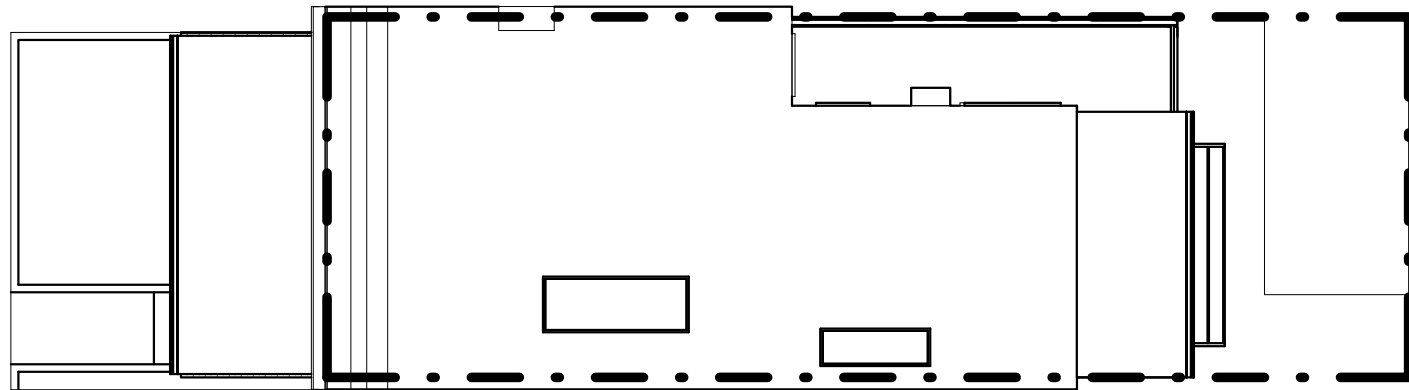
PROJECT INFORMATION

Address: 1005 P St. NW
 SSL: 0337 0030
 Neighborhood: Old City II Sub Neighborhood: C
 Class 3 Exception: No
 Tax Class: 001 - Residential
 Ward: 6

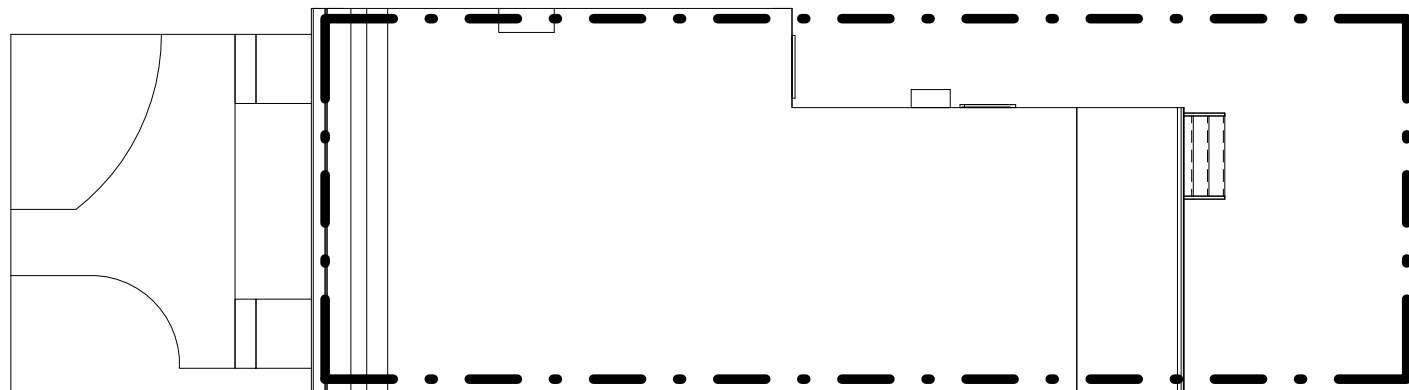
ZONING - Title II DCMR

Zoning: RF-1
 Uses: RESIDENTIAL

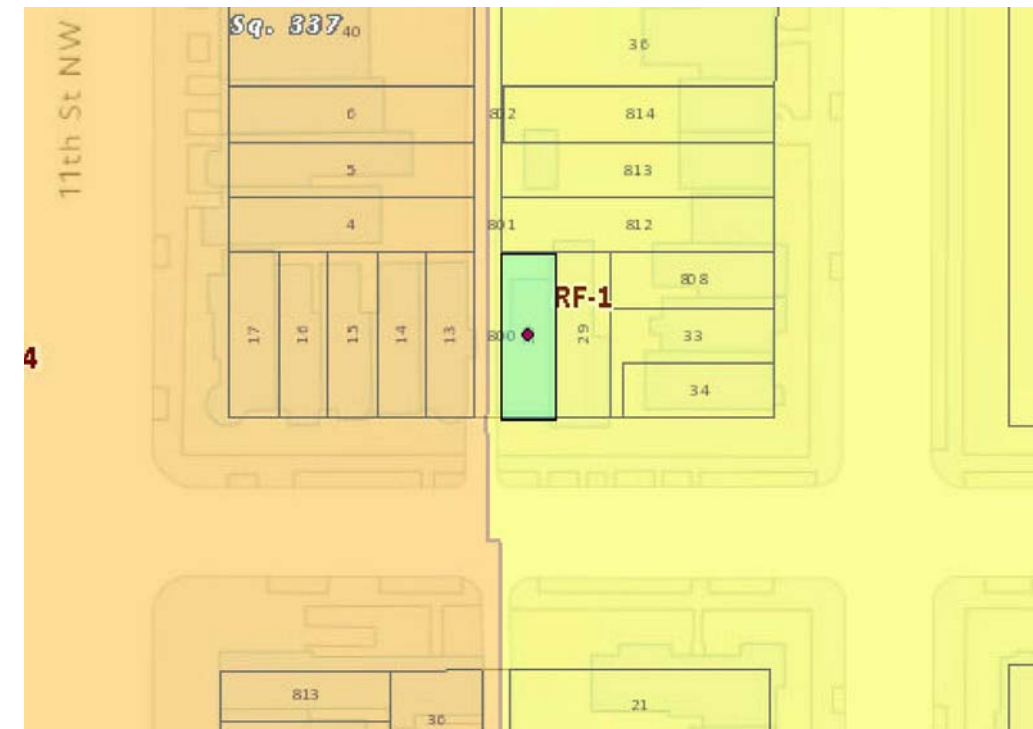
	ALLOWED	EXISTING	PROPOSED
FRONT YARD: -		9' - 5"	17' - 5"
SIDE YARD:	-	-	NO CHANGE
REAR YARD:	20' MIN.	12' - 10"	NO CHANGE
HEIGHT:	35' MAX.	21' - 0"	NO CHANGE
LOT OCC.:	60% 720 SF MAX.	840 SF OR 70%	NO CHANGE
FAR:	-	-	-



2 PROPOSED SITE PLAN.



1 EXISTING SITE PLAN.



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ISSUE RECORD
 15.MAR.2019

PERMIT SET

SEAL

SHEET NAME
 PROJECT INFO

A001



FRONT OF 1005 P ST. NW



REAR OF 1005 P ST. NW



REAR OF 1003 P ST. NW

1005 P ST NW
Washington DC 20001

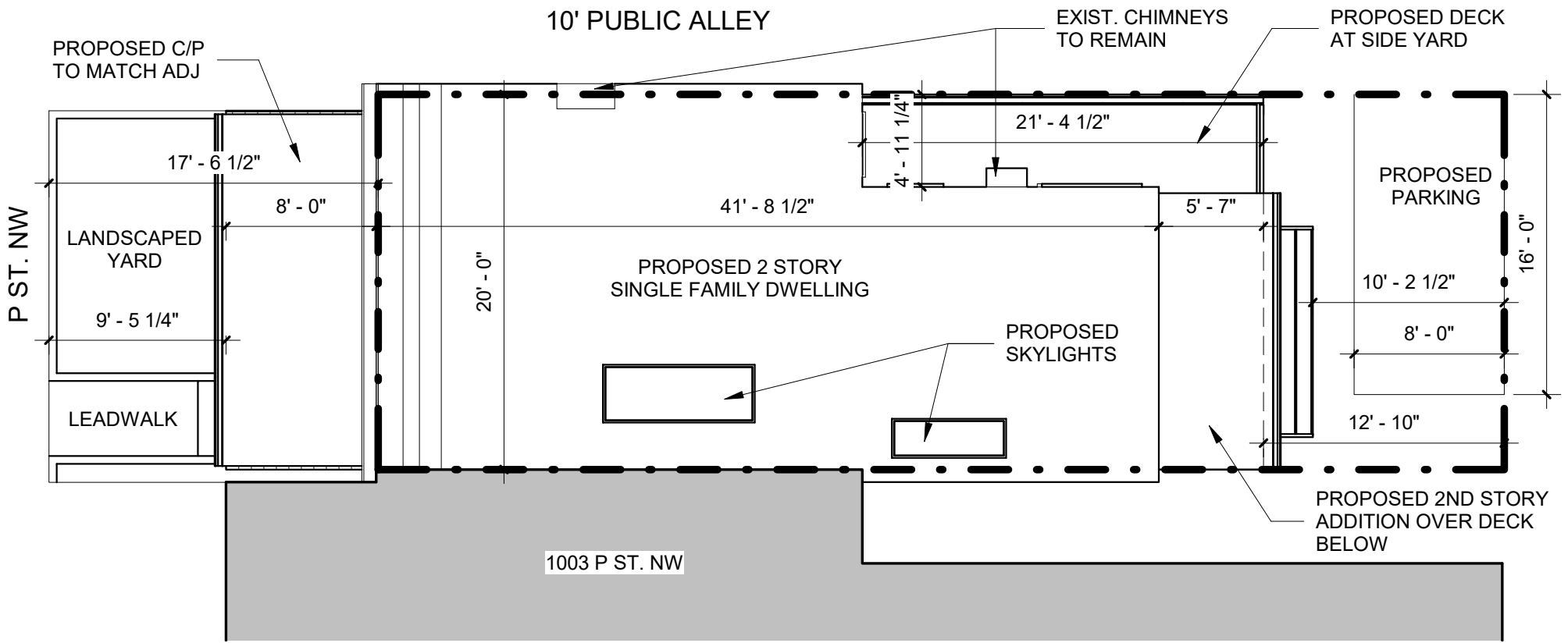
ISSUE RECORD
15.MAR.2019

PERMIT SET

SEAL

SHEET NAME
EXISTING PHOTOGRAPHS

A002



ZONING + BUILDING INFORMATION

ADDRESS: 1005 P ST NW
WASHINGTON, D.C. 20001

SQUARE/LOT: 0337/0030

EXISTING LOT AREA: 1,200 SF
 ALLOWABLE LOT COVERAGE: 60%
 MAXIMUM LOT COVERAGE: 720 SF
 PROPOSED LOT OCCUPANCY: 840 SF OR 70%

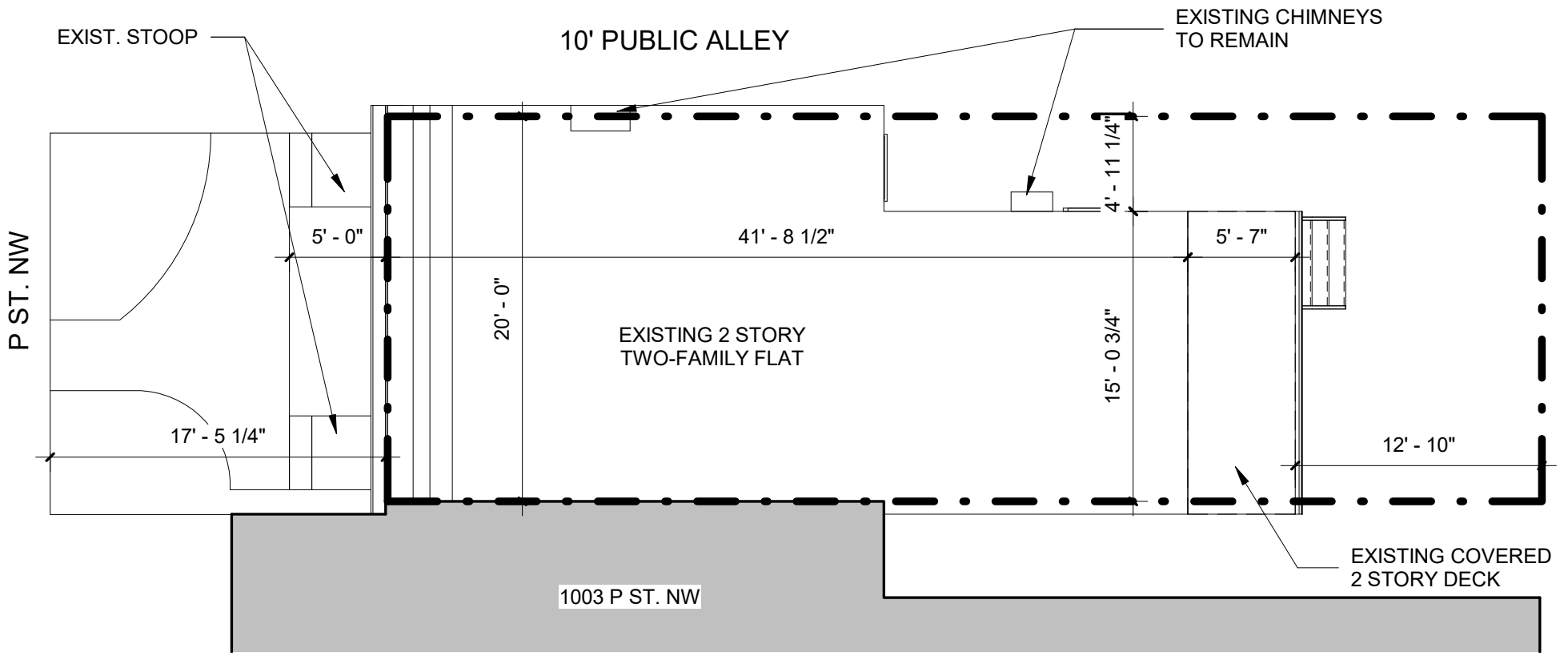
ALLOWABLE FAR RATIO: N/A
 GROSS FLOOR AREA: 1,680 SF

ZONING - Title 11 DCMR

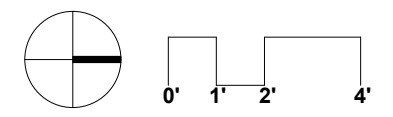
Zoning: RF-1
 Uses: RESIDENTIAL

	EXISTING	PROPOSED
FRONT YARD: -	0'-0"	NO CHANGE
SIDE YARD:	0'-0"	NO CHANGE
REAR YARD:	12'-10"	12'- 10"
HEIGHT:	21'-0"	NO CHANGE
LOT OCC.:	840SF OR 70%	840 SF OR 70%

2 PROPOSED SITE PLAN



1 EXISTING SITE PLAN



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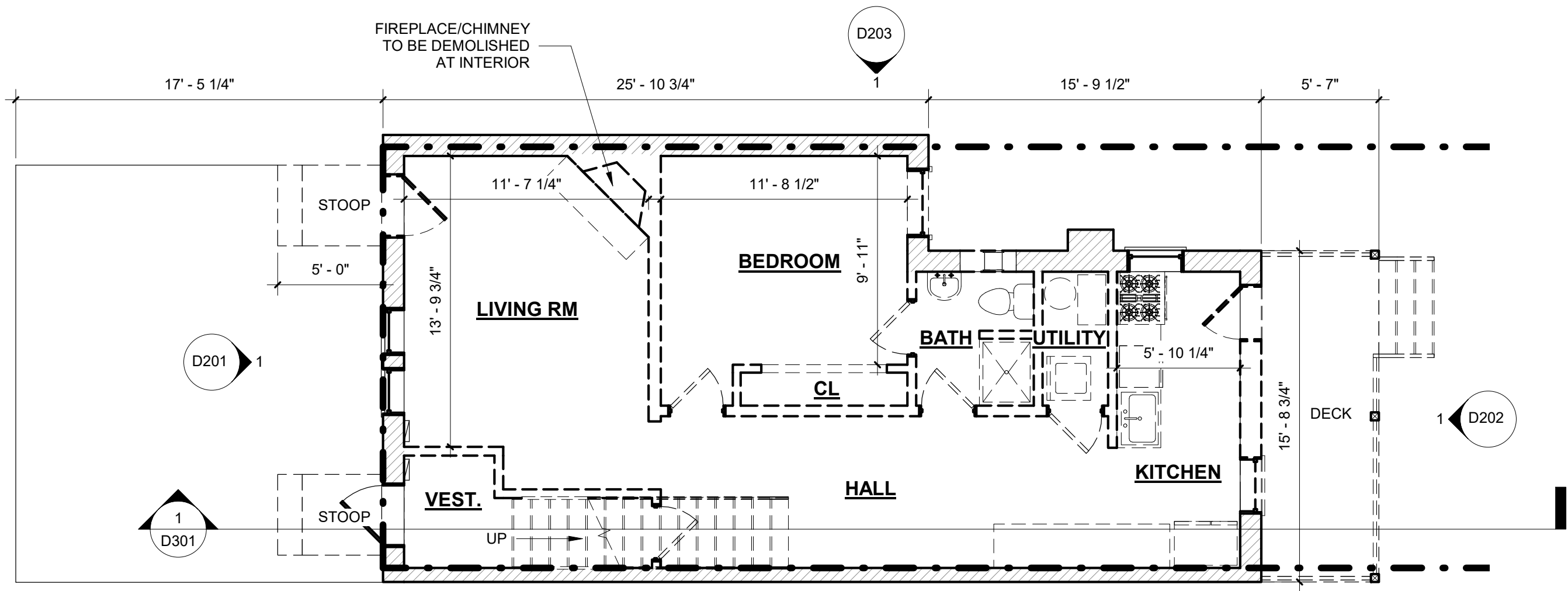
ISSUE RECORD
 15.MAR.2019

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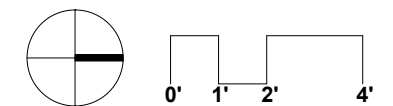
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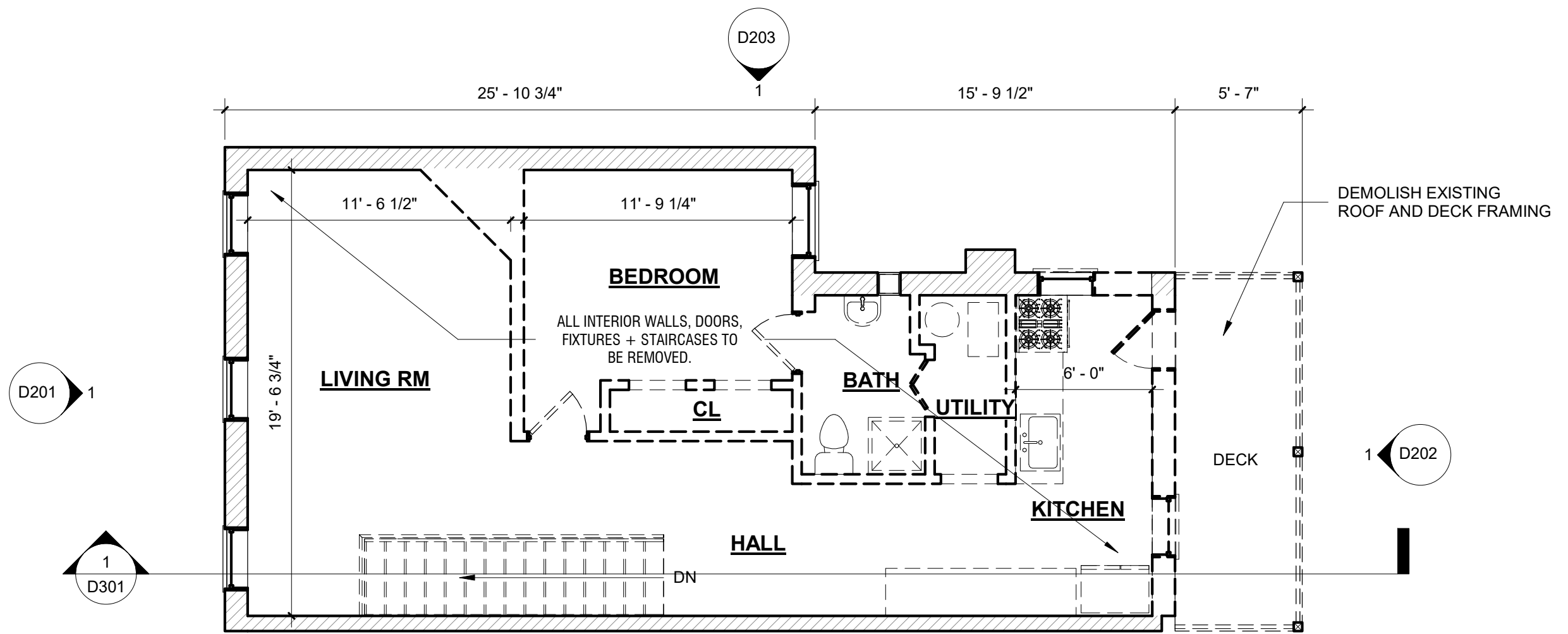
SHEET NAME
 EXISTING + PROPOSED SITE
 PLANS

A100

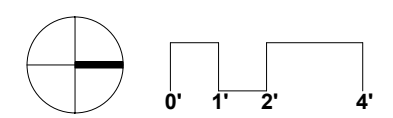


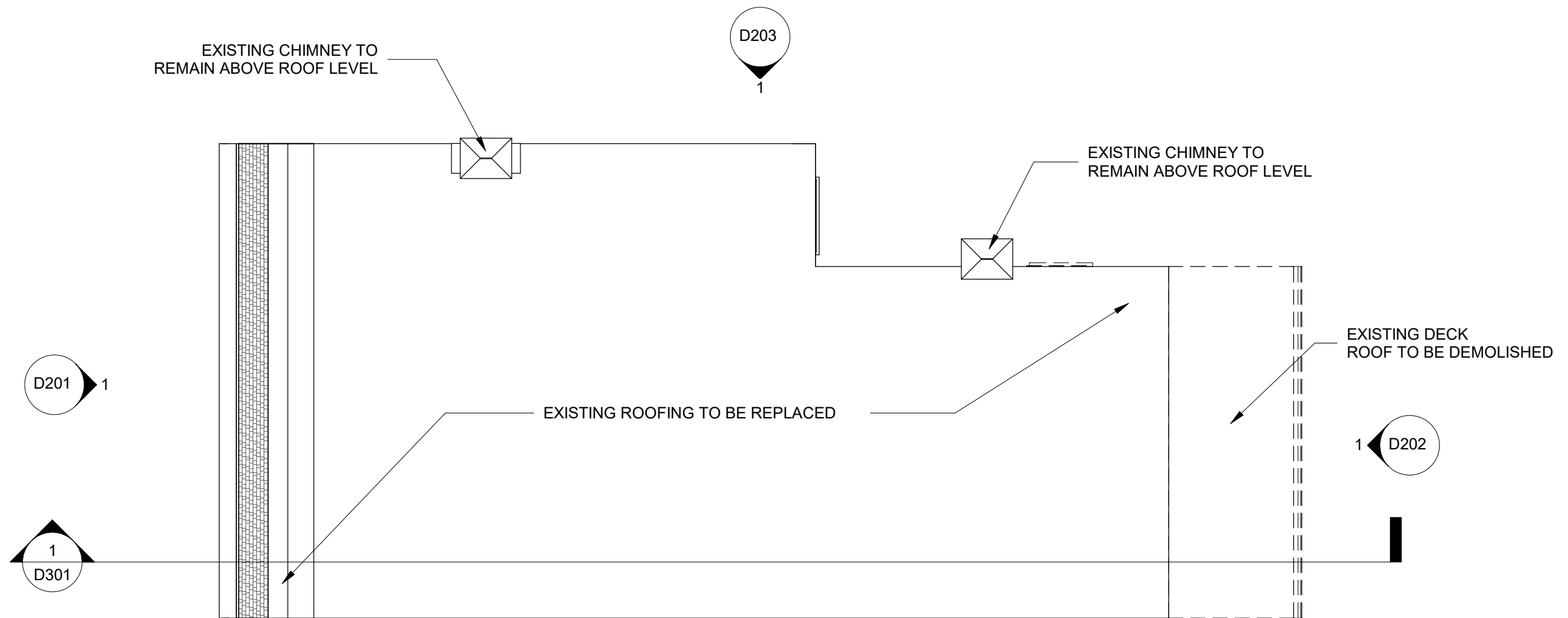
1 EXISTING PLAN - LEVEL 1



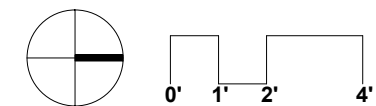


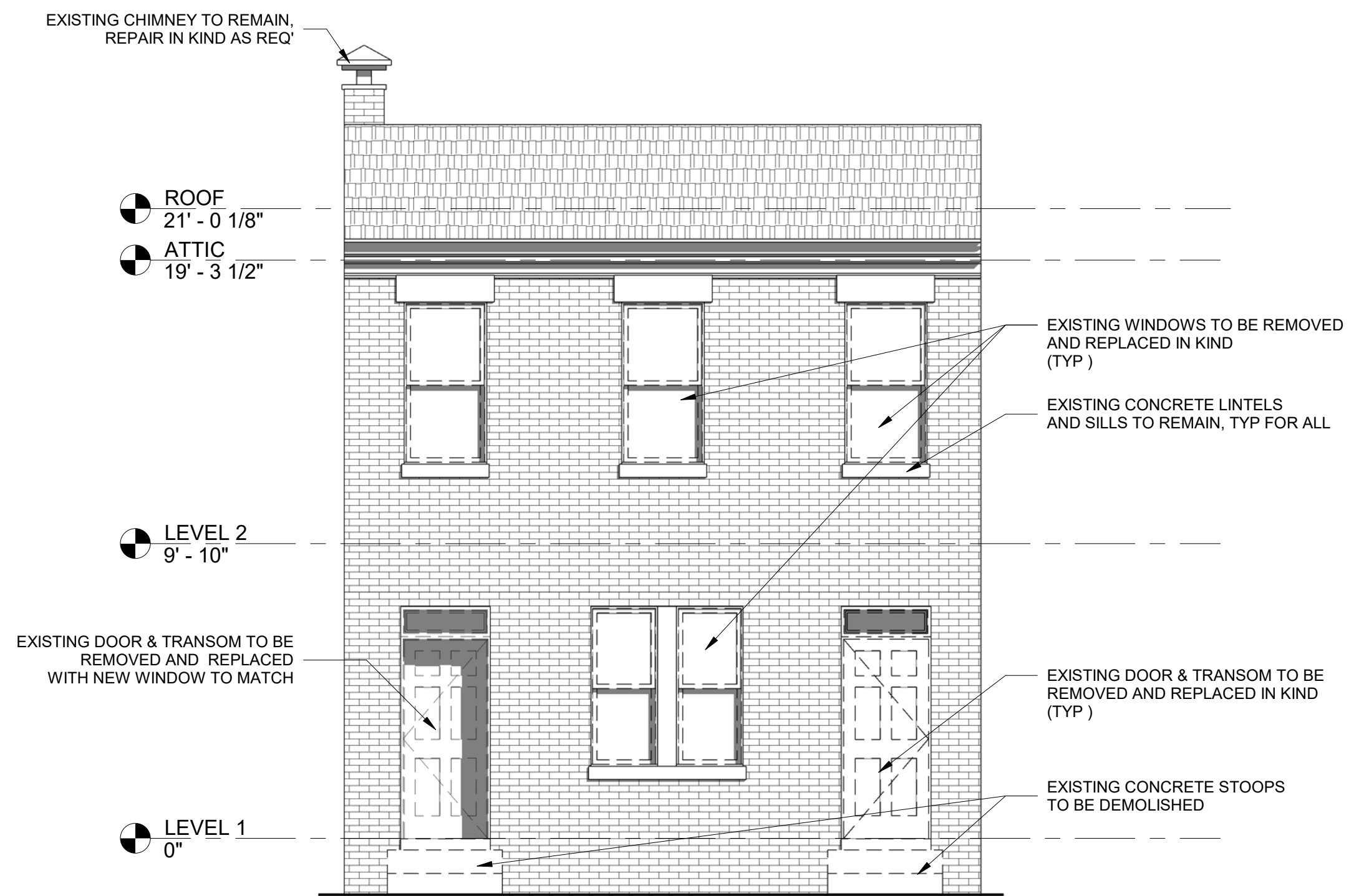
1 EXISTING PLAN - LEVEL 2





1 EXISTING ROOF PLAN





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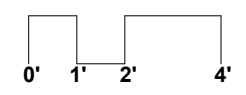
PERMIT SET

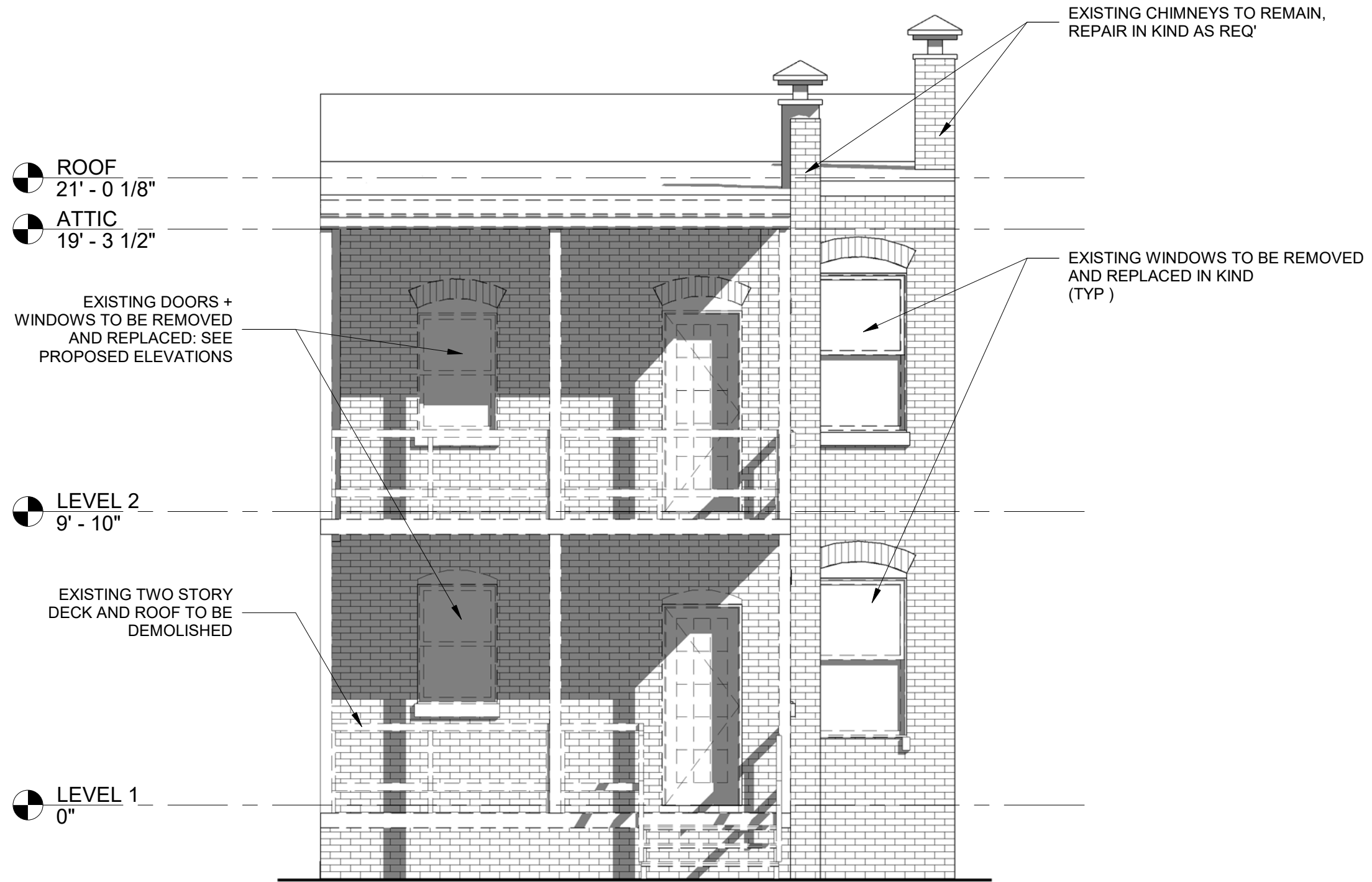
SEAL

SHEET NAME
 EXISTING ELEVATIONS

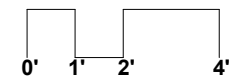
D201

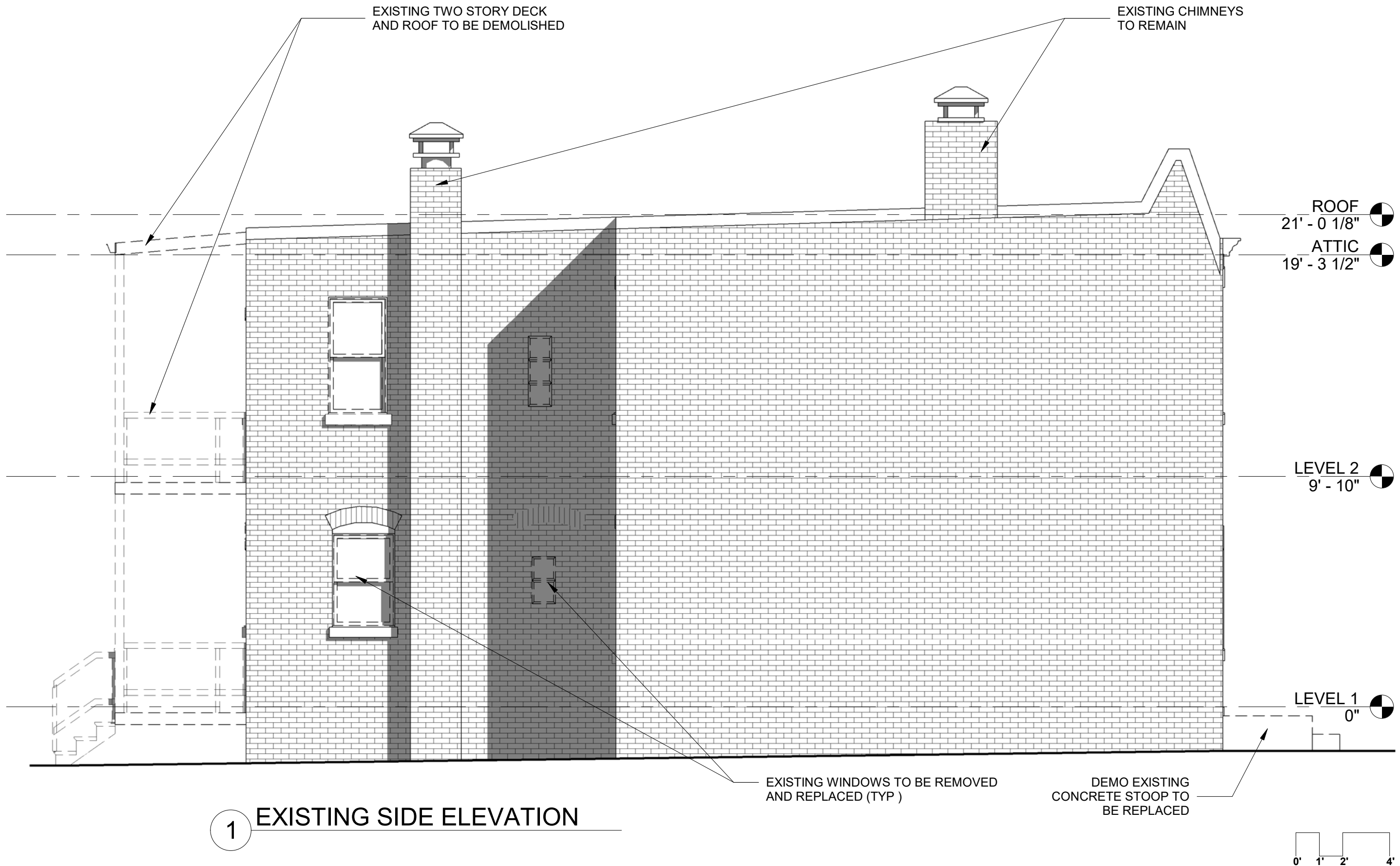
1 EXISTING FRONT ELEVATION

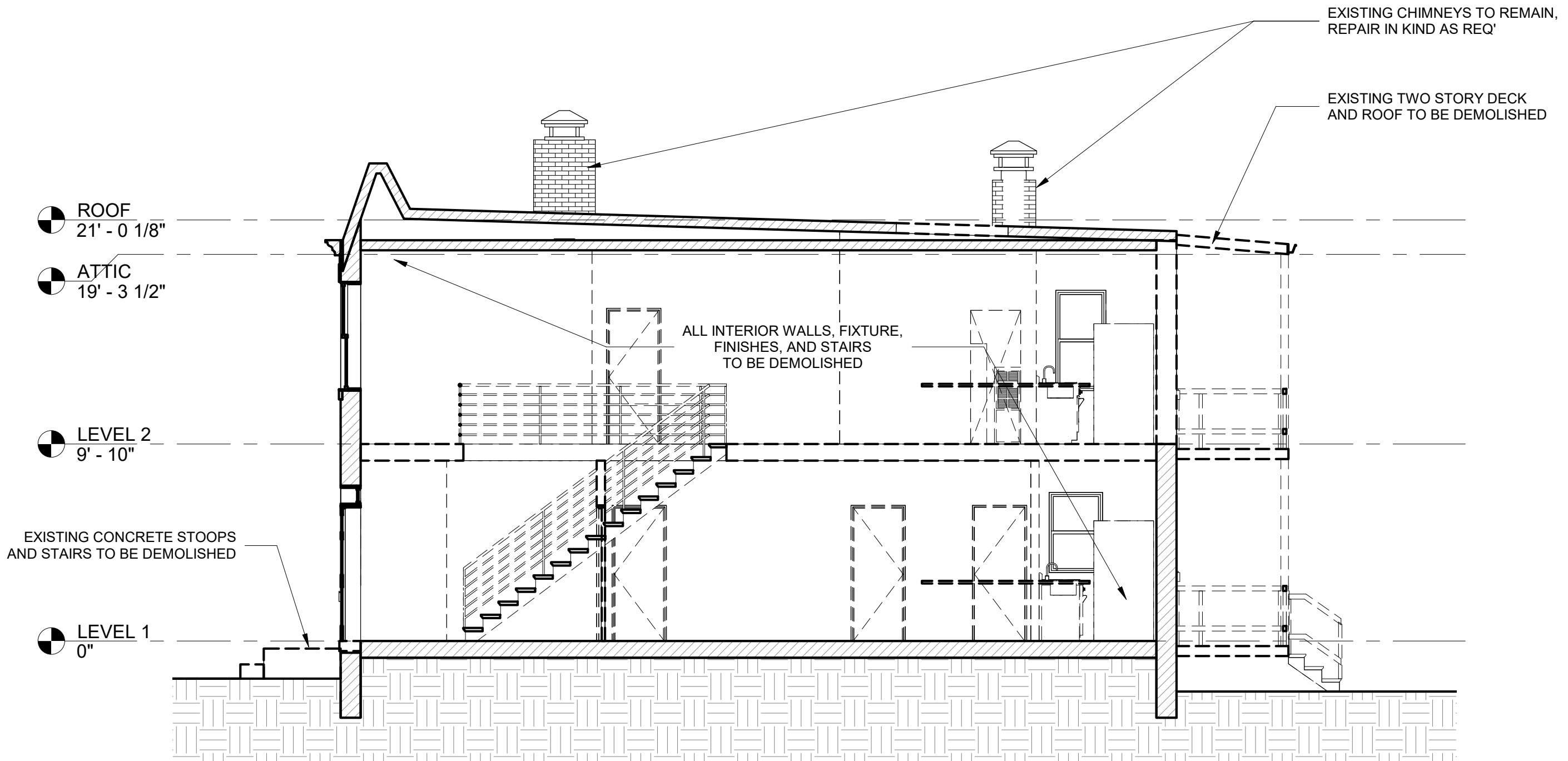




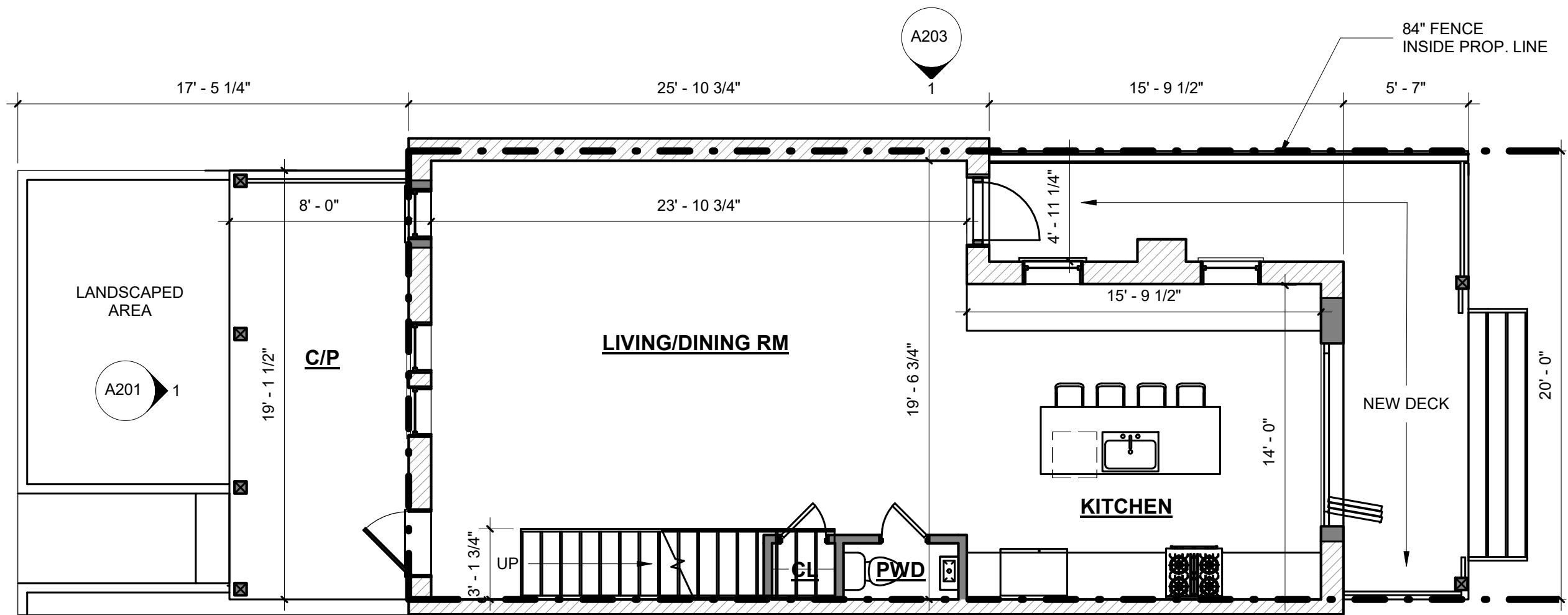
1 EXISTING REAR ELEVATION



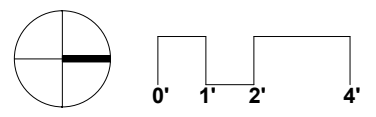


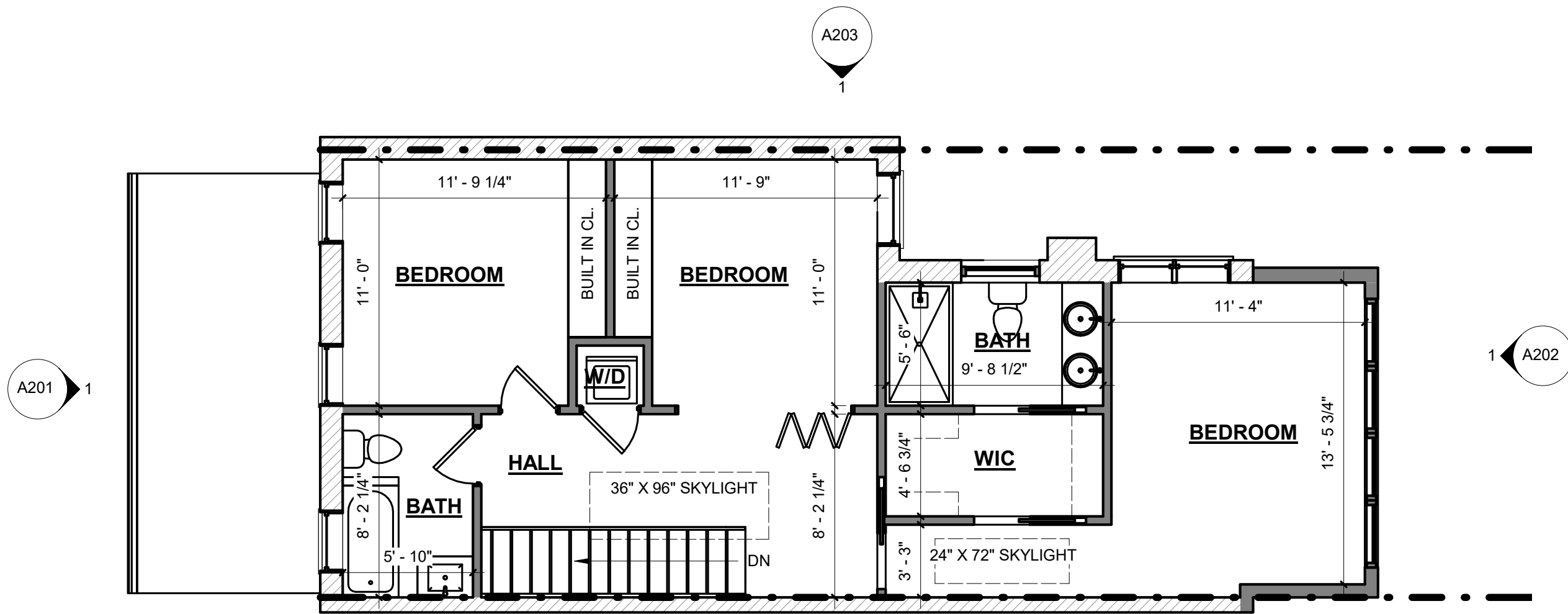


1 EXISTING BUILDING SECTION

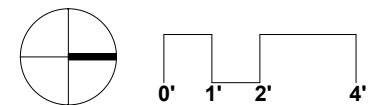


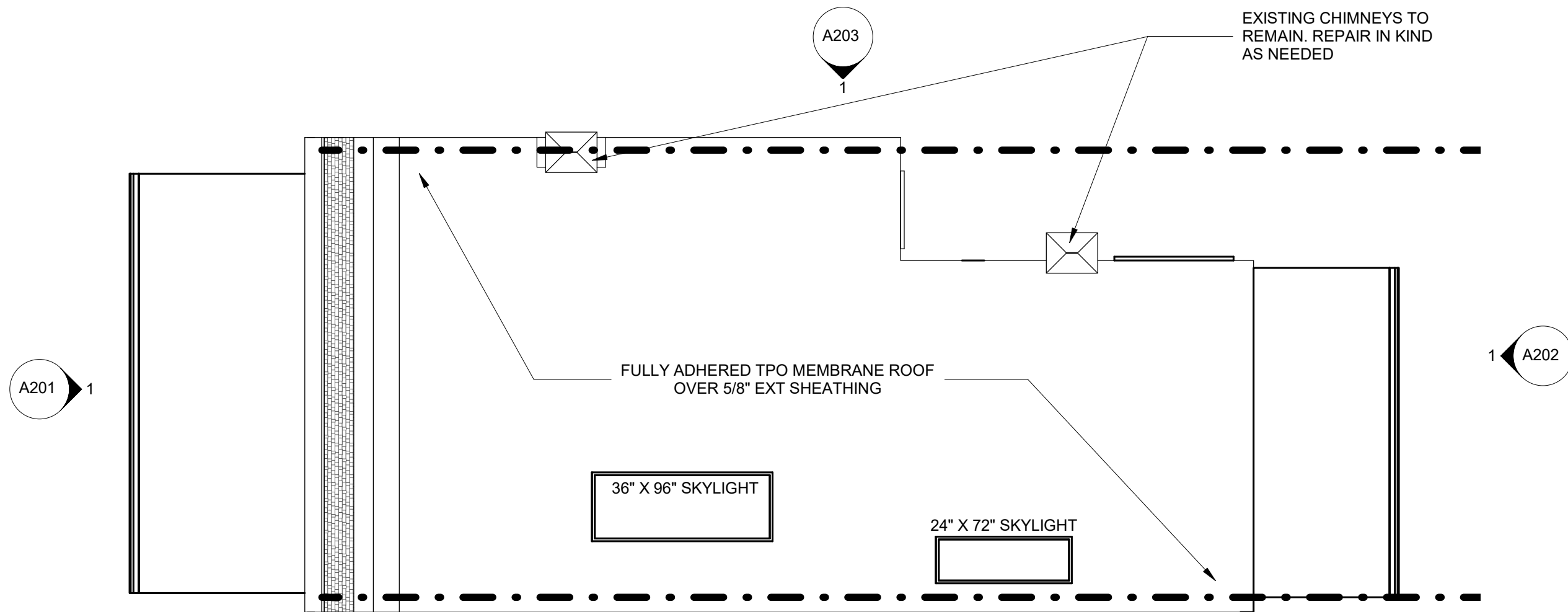
1 PROPOSED PLAN @ LEVEL 1



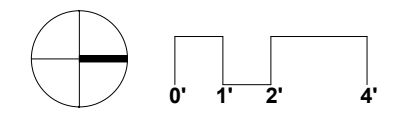


1 PROPOSED PLAN - LEVEL 2





1 PROPOSED ROOF PLAN





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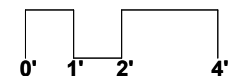
PERMIT SET

SEAL

SHEET NAME
 PROPOSED FRONT
 ELEVATION

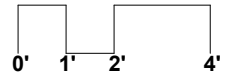
A201

1 PROPOSED FRONT ELEVATION





1 PROPOSED REAR ELEVATION



1005 P ST NW
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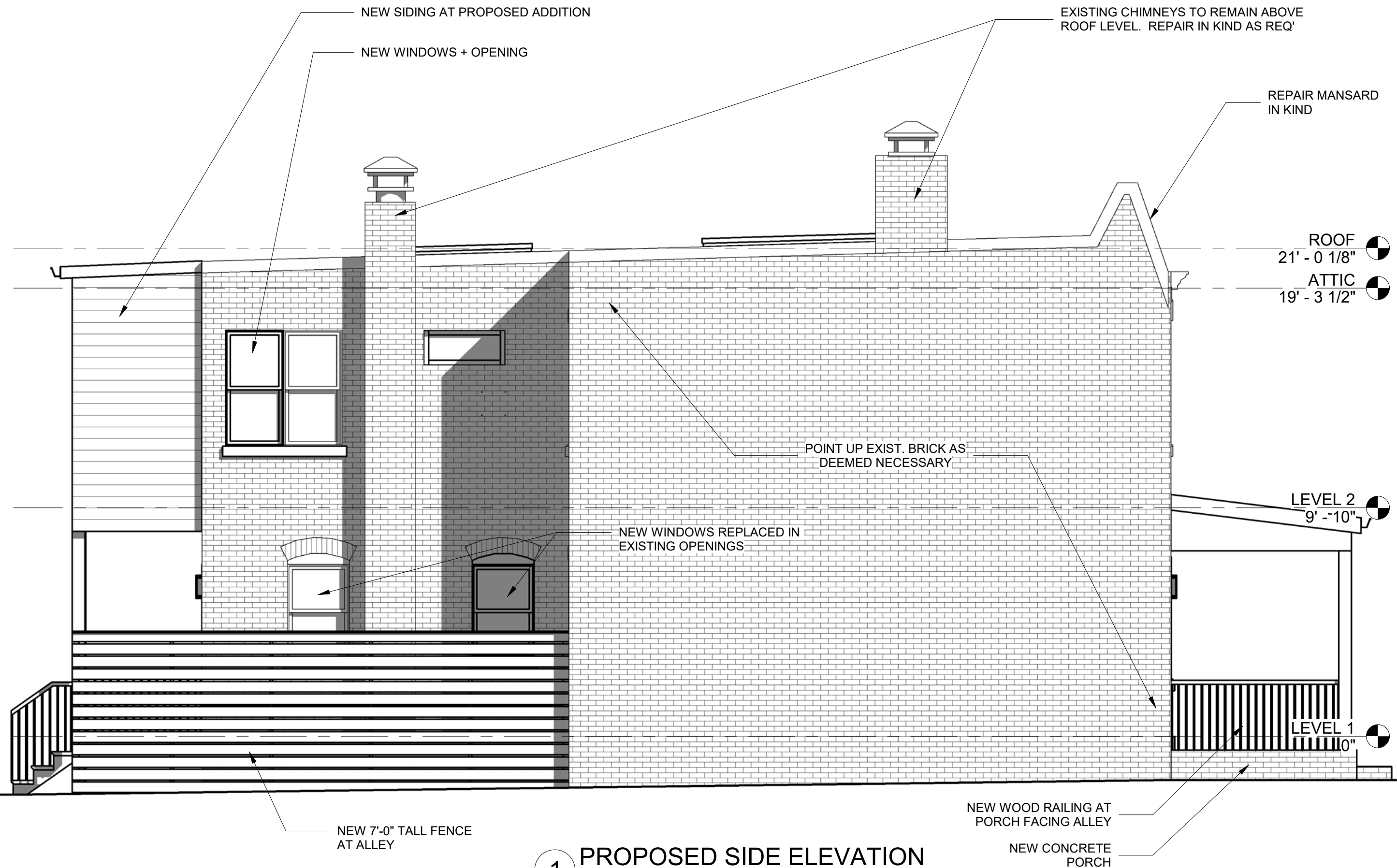
ISSUE RECORD
 15.MAR.2019

PERMIT SET

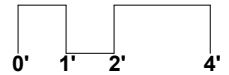
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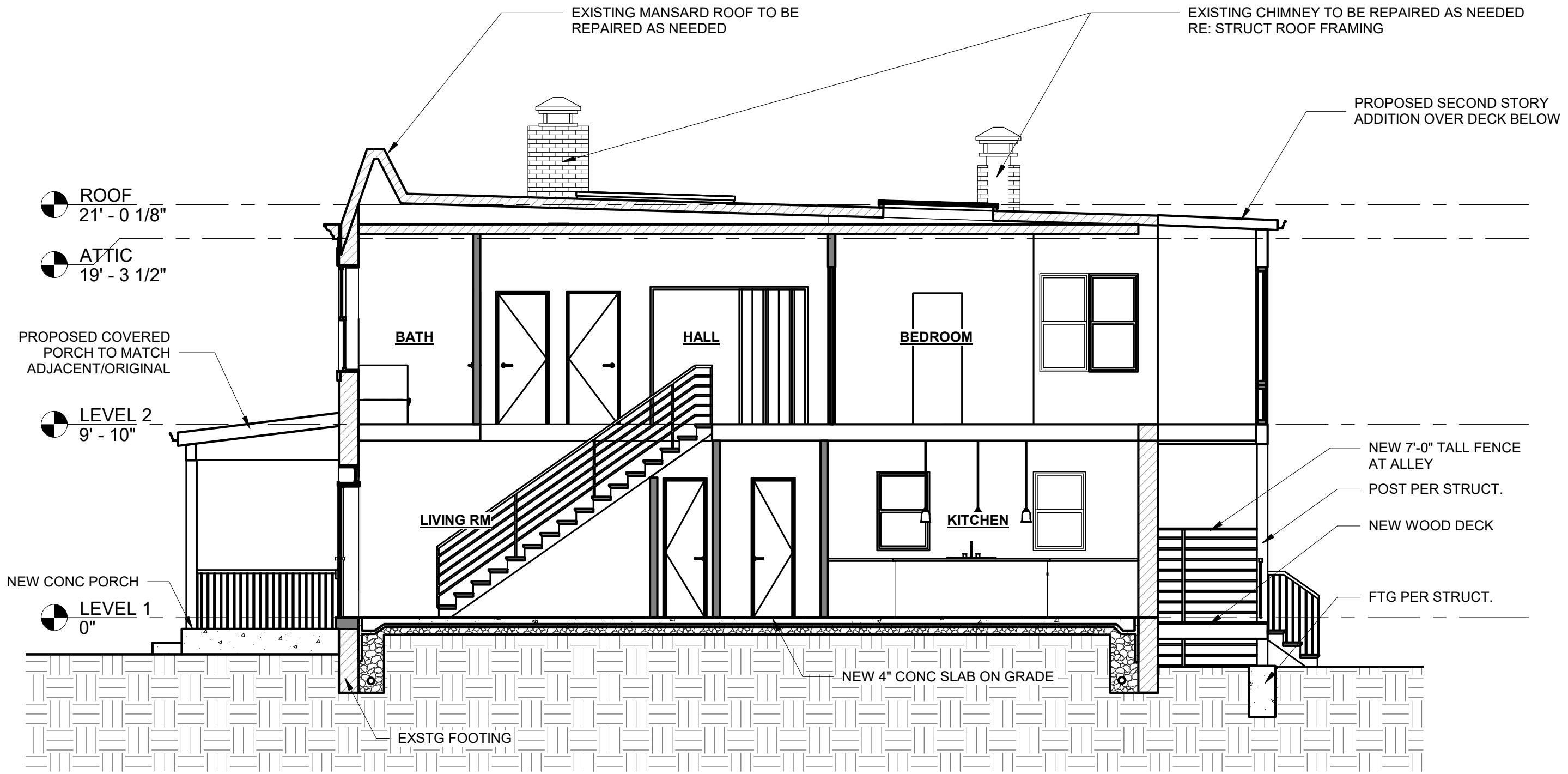
SHEET NAME
 PROPOSED REAR ELEVATION

A202



1 PROPOSED SIDE ELEVATION





1 PROPOSED BUILDING SECTION

