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BLOCK 19 RESIDENTIAL
CONCEPTUAL DESIGN SET

	S	1B	1BD	2B	Total Unit Count	GFA	Deductions (SF)						AGFA
							Trash Room	Loading Dock	Garage Ramp	Stair/Elevator	Mechanical	Total	
20th Floor	3	3	0	4	10	14,714	51	0	0	765	379	1,195	13,519
19th Floor	3	12	0	5	20	20,129	51	0	0	765	469	1,285	18,844
18th Floor	3	12	0	5	20	20,129	51	0	0	765	469	1,285	18,844
17th Floor	3	12	0	5	20	20,129	51	0	0	765	469	1,285	18,844
16th Floor	3	12	0	5	20	20,129	51	0	0	765	469	1,285	18,844
15th Floor	3	12	0	5	20	20,129	51	0	0	765	469	1,285	18,844
14th Floor	3	12	0	5	20	20,129	51	0	0	765	469	1,285	18,844
13th Floor	3	12	0	5	20	20,129	51	0	0	765	469	1,285	18,844
12th Floor	3	12	0	5	20	20,129	51	0	0	765	469	1,285	18,844
11th Floor	3	12	0	5	20	20,129	51	0	0	765	469	1,285	18,844
10th Floor	3	12	0	5	20	20,129	51	0	0	765	469	1,285	18,844
9th Floor	3	18	1	9	31	32,138	51	0	0	925	586	1,562	30,576
8th Floor	3	18	1	9	31	32,138	51	0	0	925	586	1,562	30,576
7th Floor	3	18	1	9	31	32,138	51	0	0	925	586	1,562	30,576
6th Floor	3	18	1	9	31	32,138	51	0	0	925	586	1,562	30,576
5th Floor	3	19	1	9	32	32,840	51	0	0	925	595	1,571	31,269
4th Floor	3	19	1	9	32	32,840	51	0	0	925	595	1,571	31,269
3rd Floor	3	19	1	9	32	32,840	51	0	0	925	595	1,571	31,269
2nd Floor	3	19	1	9	32	32,840	51	0	0	925	595	1,571	31,269
1st Floor / Lobby*	1	7	2	5	15	32,840	1,567	3,680	1,565	925	442	8,179	24,661
Unit Type Total	58	278	10	131	477	508,756	2,536	3,680	1,565	16,740	10,235	34,756	474,000
Unit Type %	12.2%	58.3%	2.1%	27.5%									

ZONING TABULATION	
ZONING OF THE SITE	CDD#2
EXISTING USES ON THE SITE	VACANT
PROPOSED USES FOR THE SITE	RESIDENTIAL MULTI FAMILY
LOT AREA	129,383 SF OF 2.97 ACRE
NUMBER OF DWELLING UNITS	477 UNITS
UNITS PER ACRE	164.5 UNITS / ACRE
GROSS SQUARE FEET OF BUILDING AREA	SEE TABULATION ABOVE
NET SQUARE FEET OF FLOOR AREA (AGFA)	SEE TABULATION ABOVE
EXISTING FLOOR AREA RATIO	VACANT
PROPOSED FLOOR AREA RATIO	3.66
OPEN SPACE PROVIDED (INCLUDING DROP OFF AREA)	APP. 85,000
AVERAGE FINISH GRADE	118
HEIGHT	215
HEIGHT WITH PENTHOUSE	250
PARKING SPACES:	
COMPACT PARKING SPACES	160
STANDARD PARKING SPACES	290
TOTAL PARKING SPACE	450
LOADING SPACE REQUIRED	5
LOADING SPACE PROVIDED	4

BLOCK 19 RESIDENTIAL

1ST FLOOR PLAN

PARADIGM DEVELOPMENT CO.

Scale: 1/40"=1'-0" 0 20' 40' 80' 09.06.12

ARCHITECTS COLLABORATIVE, INC.
9400 Old Georgetown Road Bethesda, MD 20814 Phone: 301.897.9000 Fax: 301.897.9223 acico@aol.com

A1.1

BLOCK 19 RESIDENTIAL

2ND THRU 5TH FLOOR PLAN

PARADIGM DEVELOPMENT CO.

Scale: 1/40"=1'-0" 0 20' 40' 80' 09.06.12

ARCHITECTS COLLABORATIVE, INC.
9400 Old Georgetown Road Bethesda, MD 20814 Phone: 301.897.9000 Fax: 301.897.9223 acico@aol.com

A1.2

BLOCK 19 RESIDENTIAL

6TH THRU 9TH FLOORS PLAN

PARADIGM DEVELOPMENT CO.

Scale: 1/40"=1'-0" 0 20' 40' 80' 09.06.12

ARCHITECTS COLLABORATIVE, INC.
9400 Old Georgetown Road Bethesda, MD 20814 Phone: 301.897.9000 Fax: 301.897.9223 acico@aol.com

A1.3

BLOCK 19 RESIDENTIAL

6TH THRU 9TH FLOORS PLAN

PARADIGM DEVELOPMENT CO.

Scale: 1/16"=1'-0" 0 8' 16' 32' 09.06.12

ARCHITECTS COLLABORATIVE, INC.
9400 Old Georgetown Road Bethesda, MD 20814 Phone: 301.897.9000 Fax: 301.897.9223 acico@aol.com

A2.3

BLOCK 19 RESIDENTIAL

10TH THRU 19TH FLOORS PLAN

PARADIGM DEVELOPMENT CO.

Scale: 1/40"=1'-0" 0 20' 40' 80' 09.06.12

ARCHITECTS COLLABORATIVE, INC.
9400 Old Georgetown Road Bethesda, MD 20814 Phone: 301.897.9000 Fax: 301.897.9223 acico@aol.com

A1.4

BLOCK 19 RESIDENTIAL

20TH FLOOR PLAN

PARADIGM DEVELOPMENT CO.

Scale: 1/40"=1'-0" 0 20' 40' 80' 09.06.12

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A1.5

BLOCK 19 RESIDENTIAL

ROOF PLAN

PARADIGM DEVELOPMENT CO.

Scale: 1/40"=1'-0" 0 20' 40' 80' 09.06.12

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A1.6

BLOCK 19 RESIDENTIAL

BASEMENT PLAN

PARADIGM DEVELOPMENT CO.

Scale: 1/40"=1'-0" 0 20' 40' 80' 09.06.12

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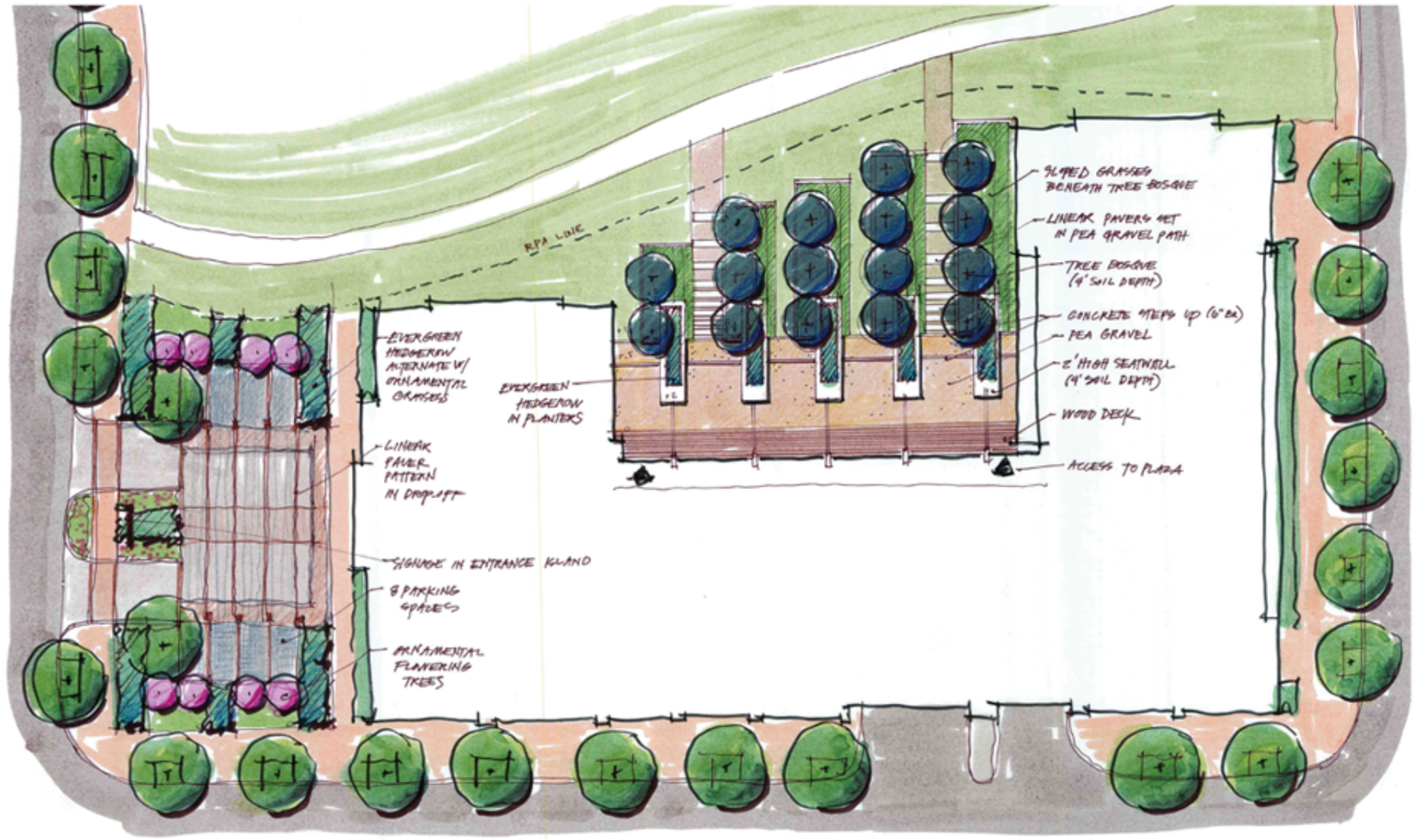
A1.7



STUDIO39

BLOCK 19

LANDSCAPE CONCEPT PLAN

PROJECT #: 12057

Scale: 1" = 20'-0"
0 5' 10' 20'

NORTH

BLOCK 19 RESIDENTIAL

8TH THRU 19TH FLOORS PLAN

1ST FLOOR PLAN

PARADIGM DEVELOPMENT CO.

Scale: 1/16"=1'-0" 0 8' 16' 32' 09.06.12

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A2.1

BLOCK 19 RESIDENTIAL

2ND THRU 5TH FLOOR PLAN

PARADIGM DEVELOPMENT CO.

Scale: 1/16"=1'-0" 0 8' 16' 32' 09.06.12

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A2.2

BLOCK 19 RESIDENTIAL

10TH THRU 19TH FLOORS PLAN

PARADIGM DEVELOPMENT CO.

Scale: 1/16"=1'-0" 0 8' 16' 32' 09.06.12

ARCHITECTS COLLABORATIVE, INC.
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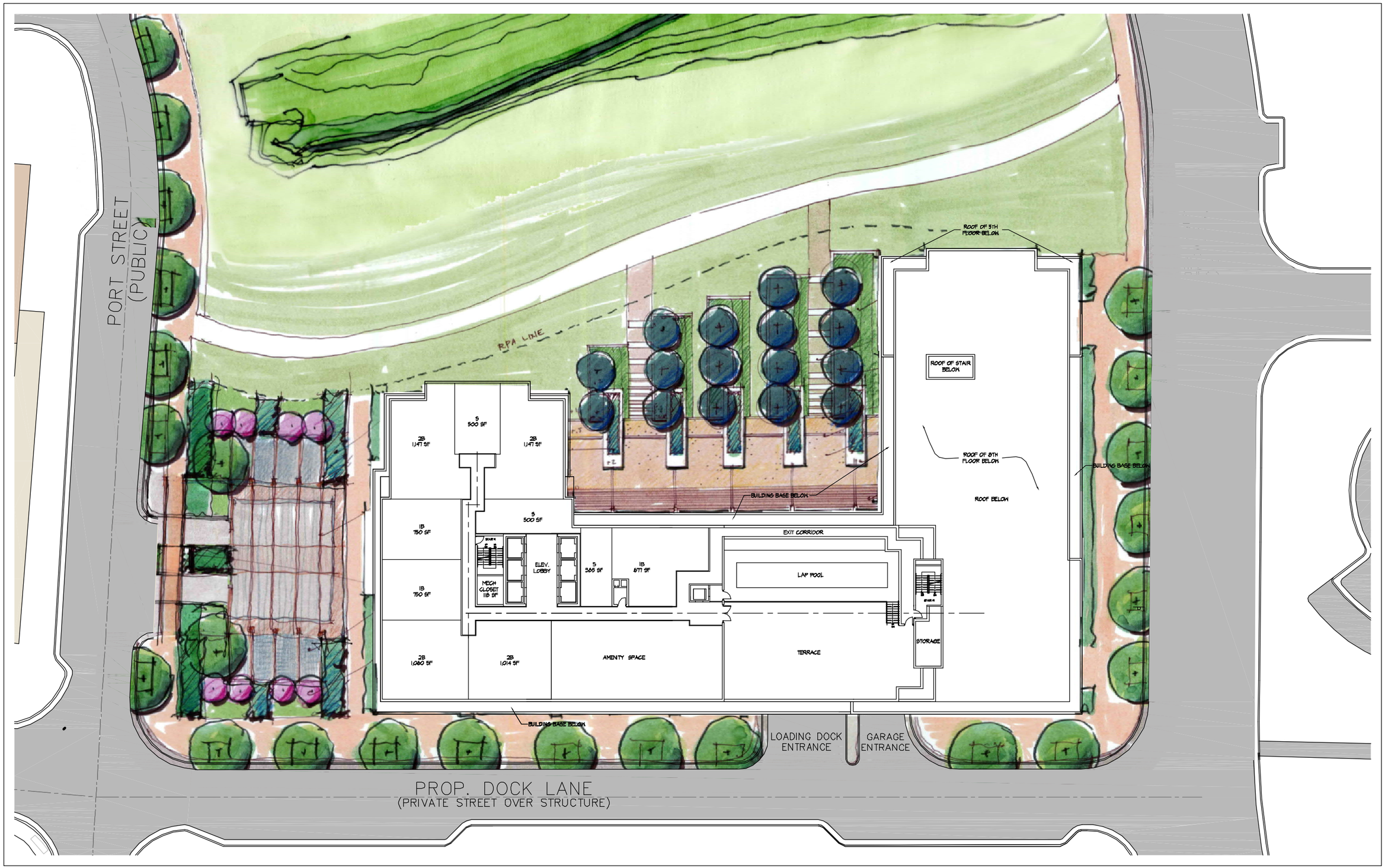
A2.4



BLOCK 19 RESIDENTIAL

20TH FLOOR PLAN

PARADIGM DEVELOPMENT CO.

Scale: 1/16"=1'-0" 0 8' 16' 32' 09.06.12

ARCHITECTS COLLABORATIVE, INC.
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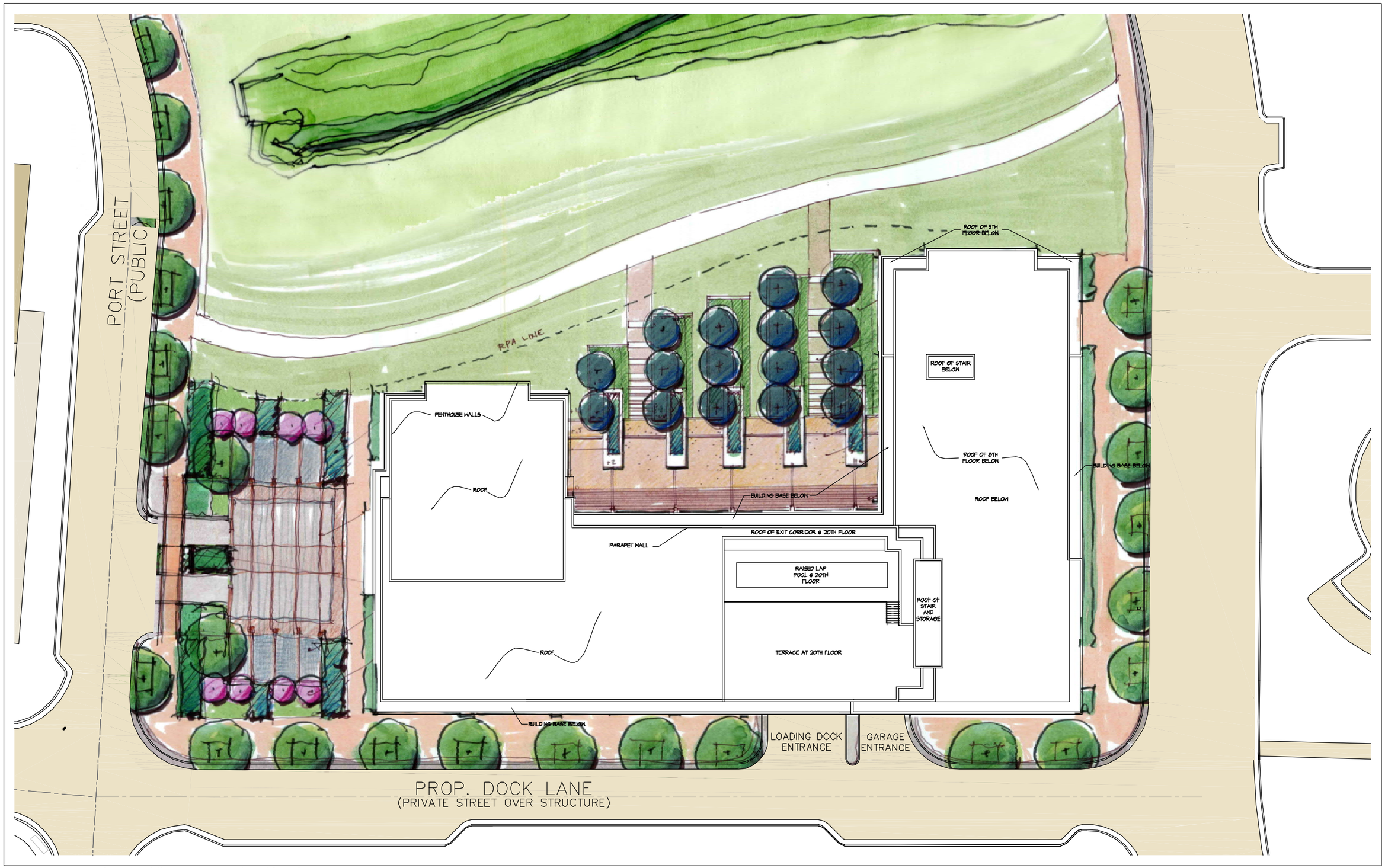
A2.5



BLOCK 19 RESIDENTIAL

ROOF PLAN

PARADIGM DEVELOPMENT CO.

Scale: 1/16"=1'-0" 0 8' 16' 32' 09.06.12

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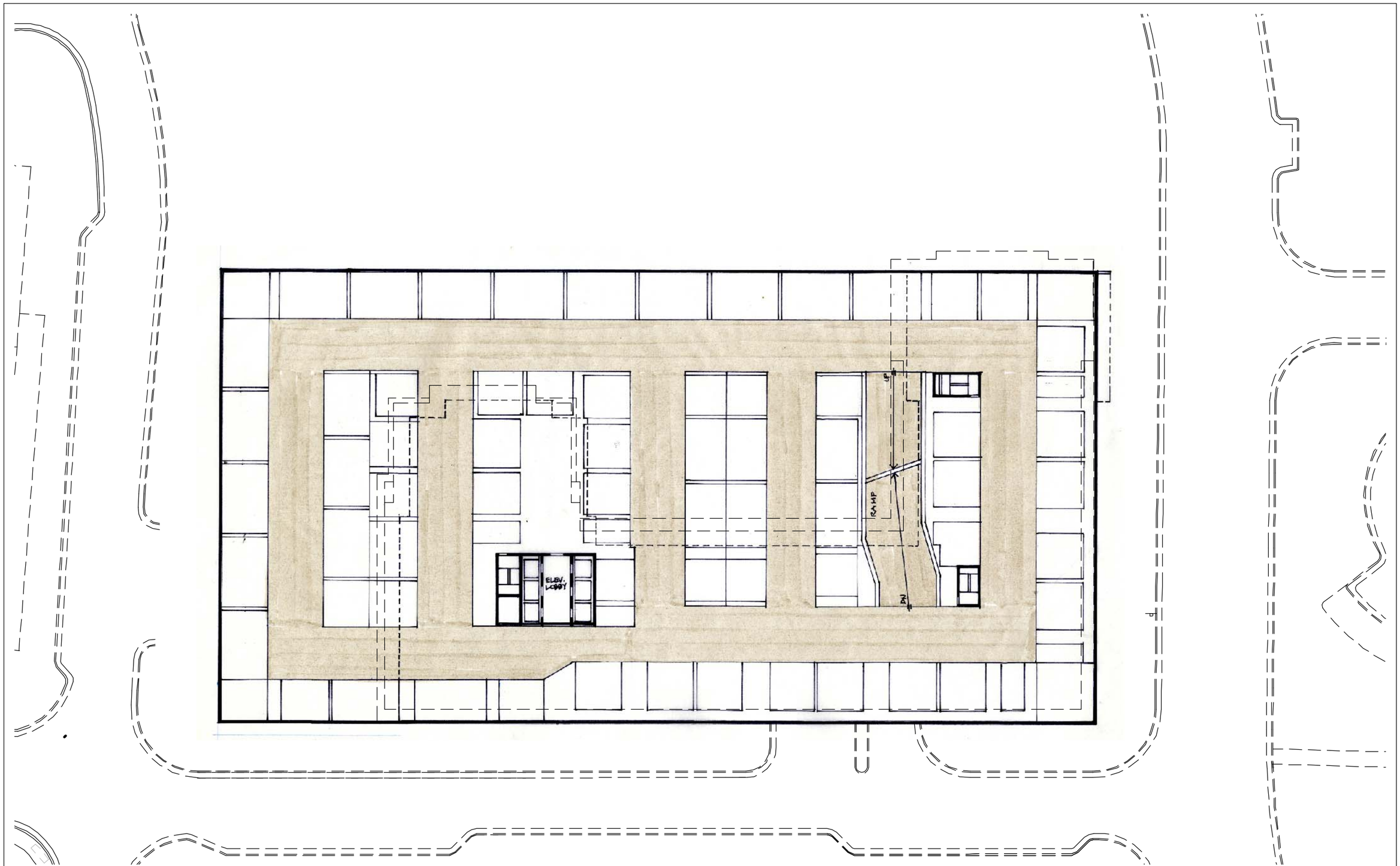
A2.6



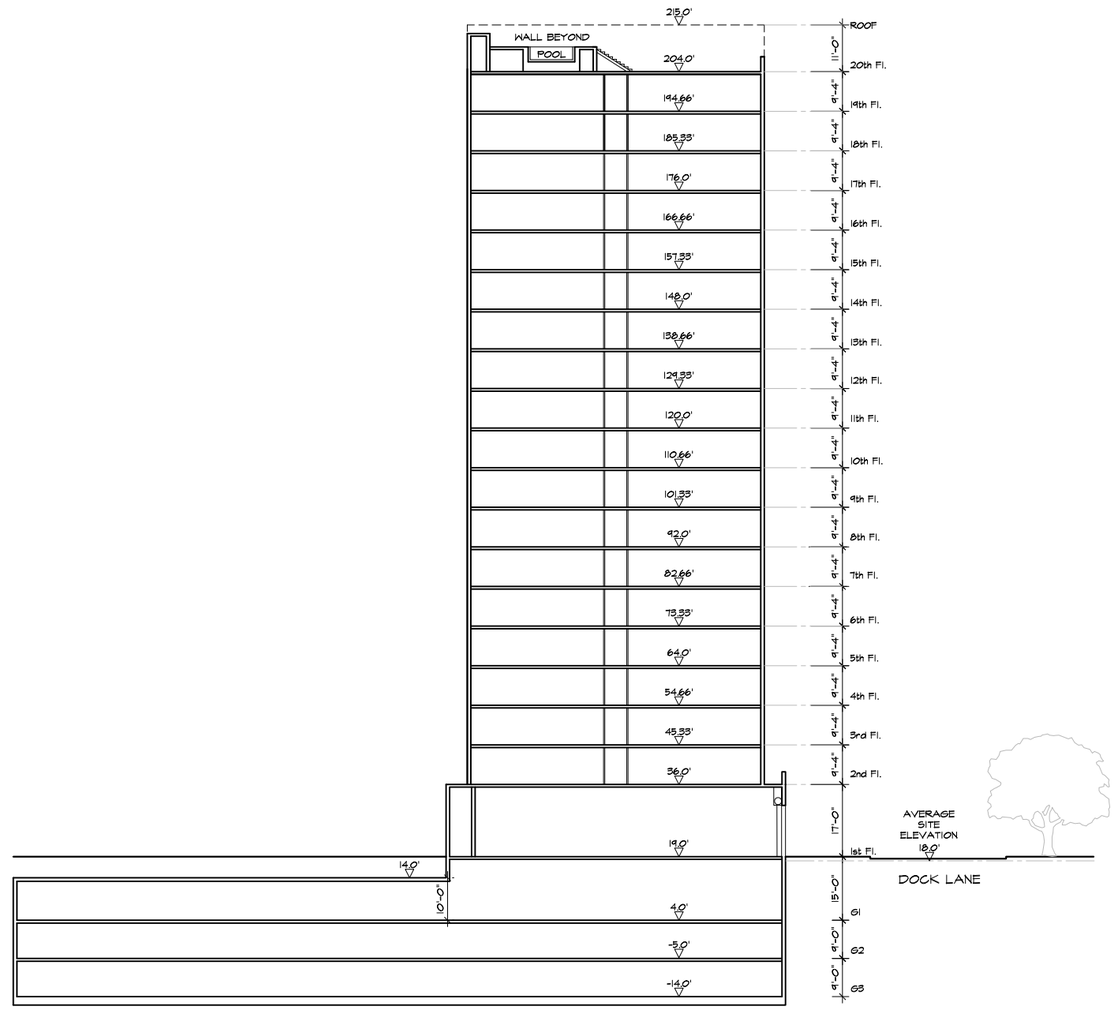
BLOCK 19 RESIDENTIAL

BASEMENT PLAN

PARADIGM DEVELOPMENT CO.
ARCHITECTS COLLABORATIVE, INC.
9400 Old Georgetown Road Bethesda, MD 20814 Phone: 301.897.9000 Fax: 301.897.9223 acico@aol.com

Scale: 1/16"=1'-0" 0 8' 16' 32' 09.06.12

A2.7



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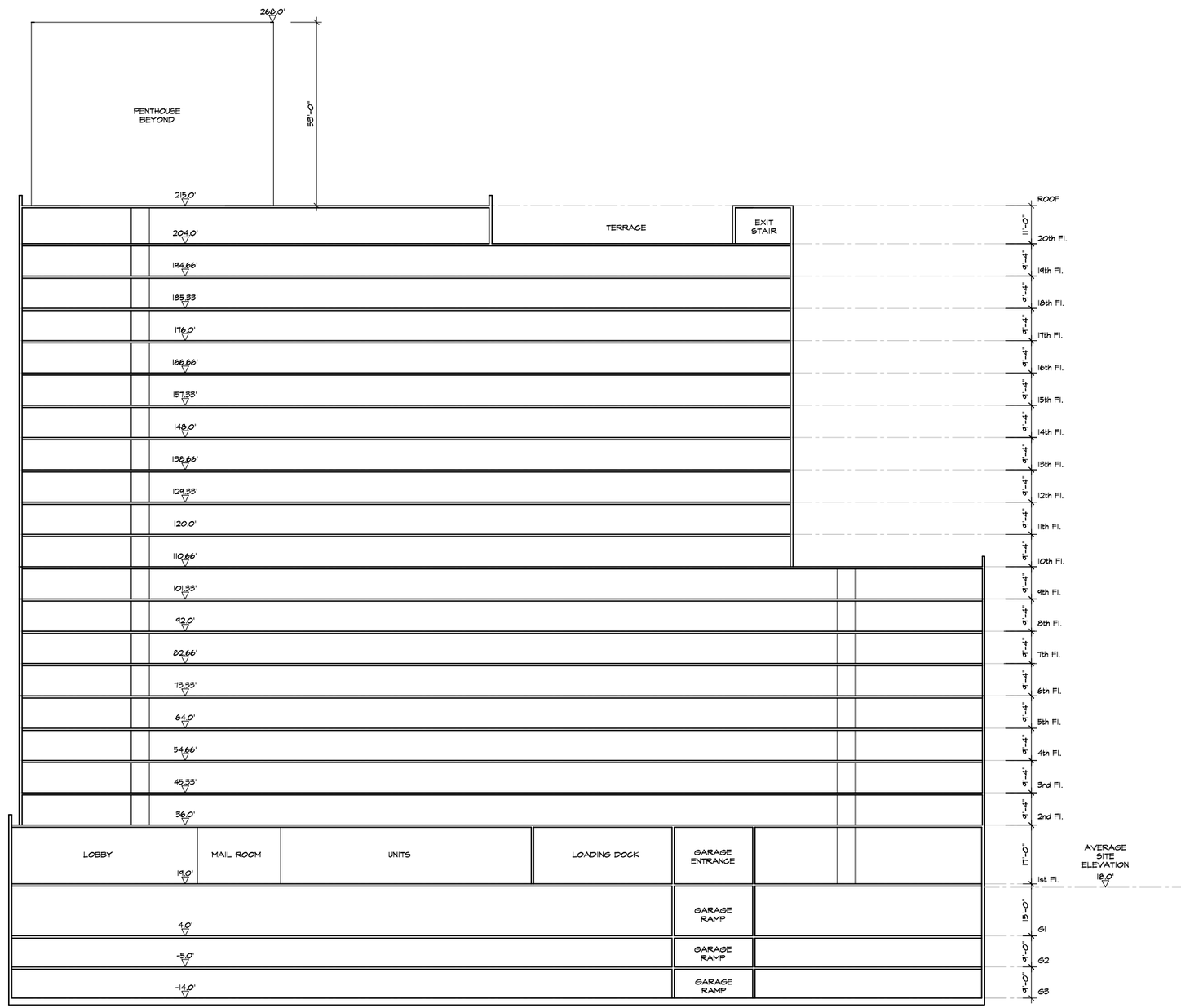
BUILDING SECTION A

PARADIGM DEVELOPMENT CO.
ARCHITECTS COLLABORATIVE, INC.
9400 Old Georgetown Road Bethesda, MD 20814 Phone: 301.897.9000 Fax: 301.897.9223 acico@aol.com

Scale: 1/16"=1'-0" 0 8' 16' 32' 09.06.12

A3.1



BLOCK 19 RESIDENTIAL

BUILDING SECTION B

PARADIGM DEVELOPMENT CO.

Scale: 1/16"=1'-0" 0 8' 16' 32' 09.06.12

ARCHITECTS COLLABORATIVE, INC.
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A3.2

BLOCK 19 RESIDENTIAL

PERSPECTIVE VIEW FROM CORNER OF DOCK LANE AND PORT STREET

PARADIGM DEVELOPMENT CO.
ARCHITECTS COLLABORATIVE, INC.
9400 Old Georgetown Road Bethesda, MD 20814 Phone: 301.897.9000 Fax: 301.897.9223 acico@aol.com

09.06.12

A4.1

BLOCK 19 RESIDENTIAL

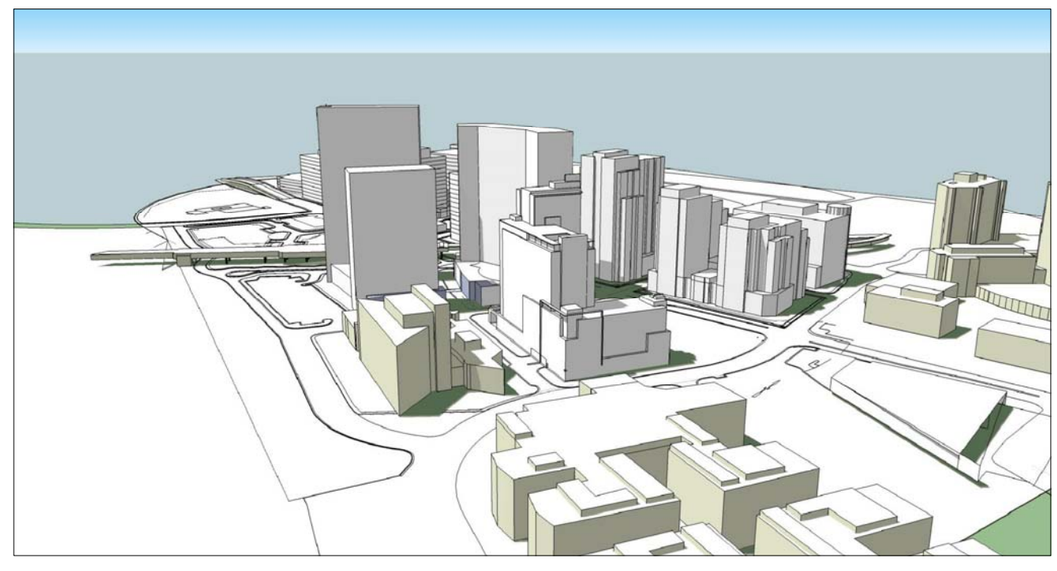
PERSPECTIVE VIEW FROM MILL ROAD

PARADIGM DEVELOPMENT CO.

09.06.12

ARCHITECTS COLLABORATIVE, INC.
9400 Old Georgetown Road Bethesda, MD 20814 Phone: 301.897.9000 Fax: 301.897.9223 acico@aol.com

A4.1B



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MODEL VIEWS

PARADIGM DEVELOPMENT CO.

09.06.12

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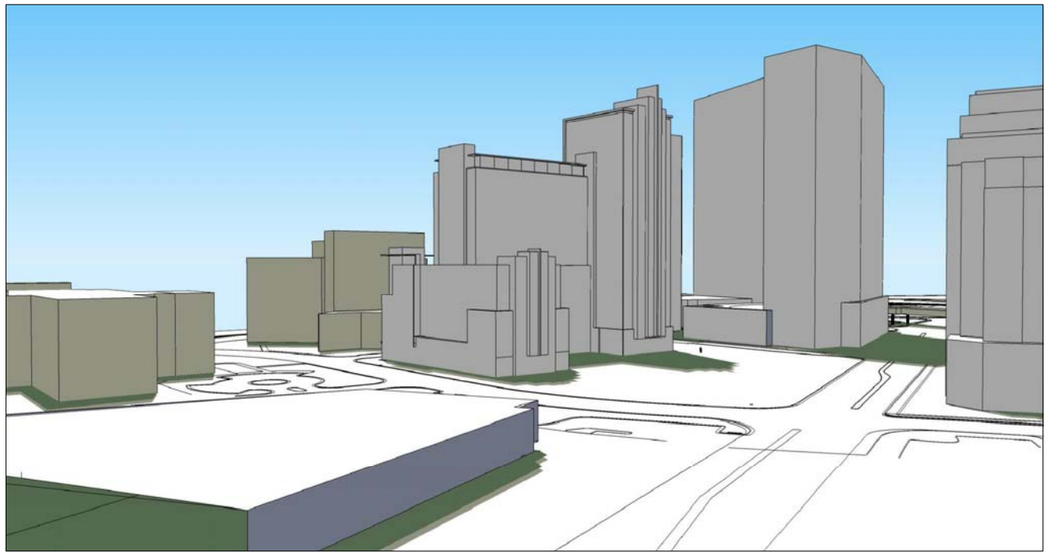
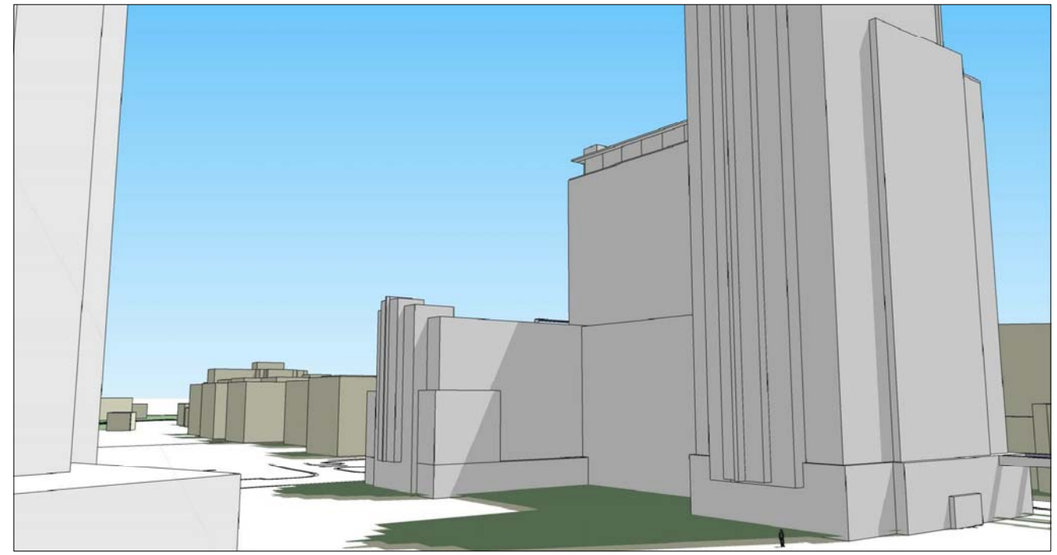
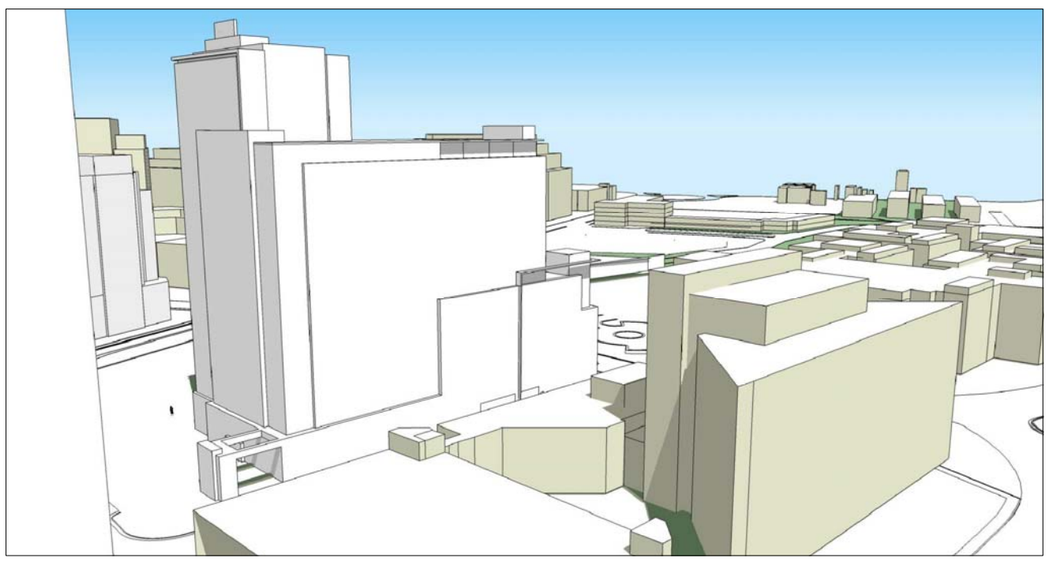
A4.2







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MODEL VIEWS

PARADIGM DEVELOPMENT CO.

09.06.12

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A4.3