14th STREET RESIDENCES
1322-1324 14th Street NW
Washington, DC 20005

RECEIVED
D.C. OFFICE OF ZONING
2011 AUG -9 PM 1:50

DRAWING INDEX

SHEET NO.	SHEET TITLE	SHEET NO.	SHEET TITLE	SHEET NO.	SHEET TITLE
A0.0	COVER SHEET		EXISTING ELEVATIONS / SECTIONS		PROPOSED ELEVATIONS / SECTIONS
A1.1	ZONING BOUNDARY PLAN	A3.1	EXISTING STREET ELEVATION - 14TH St.	A5.1	PROPOSED STREET ELEVATION - 14TH St.
A1.2	AERIAL PHOTOGRAPH	A3.2	EXISTING ELEVATIONS	A5.2	PROPOSED ELEVATIONS
A1.3	SITE PHOTOGRAPHS -1	A3.3	EXISTING SITE SECTIONS	A5.3	PROPOSED SITE SECTION
A1.4	SITE PHOTOGRAPHS -2			A5.4	PROPOSED BUILDING SECTION
A1.5	SITE PLAN				
	EXISTING PLANS		PROPOSED PLANS		3D RENDERINGS
A2.1	EXISTING BASEMENT FLOOR PLAN	A4.1	PROPOSED BASEMENT FLOOR PLAN		
A2.2	EXISTING GROUND FLOOR PLAN	A4.2	PROPOSED GROUND FLOOR PLAN		
A2.3	EXISTING SECOND FLOOR PLAN	A4.3	PROPOSED SECOND FLOOR PLAN		
A2.4	EXISTING THIRD FLOOR PLAN	A4.4	PROPOSED THIRD FLOOR PLAN		
A2.5	EXISTING ROOF PLAN	A4.5	PROPOSED FOURTH PLAN		
		A4.6	PROPOSED ROOF PLAN		

OWNER/DEVELOPER: CAS Reigler Companies
2125 14th Street NW, Suite 614
Washington, DC 20009
p. 202- 369- 5820

ARCHITECT: PGN Architects, PLLC
210 7th Street, SE - Suite 201
Washington, DC 20003
ph. 202- 822- 5995
fax 202- 822- 0908

LAND USE COUNSEL: Goulston & Storrs
1999 K Street NW, Suite 500
Washington, DC 20006- 1101
ph. 202- 721- 0011
fax 202- 721- 1111

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 18287
EXHIBIT NO. 9

14th Street Residences

PROPERTY ADDRESS: 1322-1324 14th Street NW
Washington DC 20005
SQUARE NO. 0211
LOT NO. 30, 32
ZONE: ARTS/C-3-A

PGN ARCHITECTS, PLLC
210 7th Street, SE - Suite 201
Washington, DC 20003
ph. 202-822-5995 fax 202-822-0908

CASRiegler

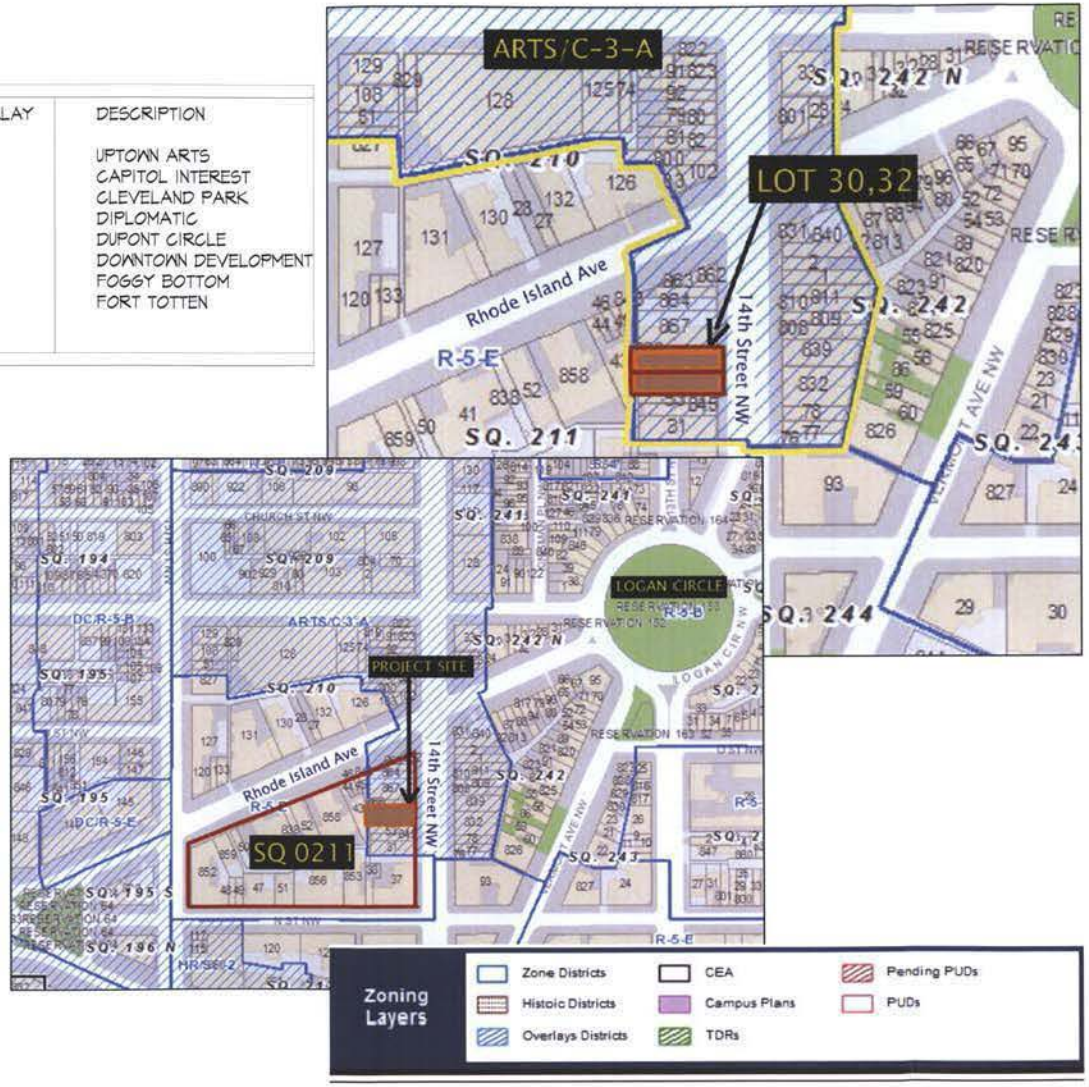
AUGUST 18, 2011

COVER SHEET A0.0

COPYRIGHT © 2010 PGN ARCHITECTS, PLLC

Board of Zoning Adjustment
District of Columbia
CASE NO.18287
EXHIBIT NO.9

OVERLAY	DESCRIPTION
ARTS	UPTOWN ARTS
CAP	CAPITOL INTEREST
CP	CLEVELAND PARK
D	DIPLOMATIC
DC	DUPONT CIRCLE
DD	DOWNTOWN DEVELOPMENT
FB	FOGGY BOTTOM
FT	FORT TOTTEN



ZONING TABULATIONS

SQUARE: 0211
LOT: 30, 32
ZONE: ARTS/ C-3-A REQUIRED/ ALLOWED
SITE AREA: 3,268 SF

	C-2-B/ PUD REQUIRED/ALLOWED	PROVIDED
FAR:	Total Bldg GSF - 14, 625l (4.5 FAR) (MAXIMUM)	Ground Floor - 3,240 sf Second Floor - 2,900 sf Third Floor - 2,900 sf Fourth Floor - 814 sf Total GSF - 3,714 FAR - 3.0
LOT OCCUPANCY:	80% (RESIDENTIAL, M.O.R.) 100% OTHER USES	89% (typical floor)
BUILDING HEIGHT:	65 ft (MAXIMUM)	45'-0" ft 4 STORIES
PARKING:	1 PER 3 DWELLING UNITS = 2 SPACES 1 PER RETAIL= 1 SPACE	2 PARKING SPACES TOTAL UNITS: 6 1 BEDROOM - 2 BEDROOM -
REAR YARD:	15 ft	ZERO
CLOSED COURT REQUIREMENT:	15 ft x 15 ft (350 sf)	12'-8½" X 16'-2½"
LOADING:	IF LESS THAN 50 DWELLING UNITS, THEN NONE REQUIRED.	N/A

RECEIVED
D.C. OFFICE OF ZONING
2011 AUG -9 PM 1:30

14th Street Residences

PROPERTY ADDRESS: 1322-1324 14th Street NW
Washington DC 20005

SQUARE NO. 0211
LOT NO. 30, 32
ZONE: ARTS/C-3-A

PGN ARCHITECTS, PLLC
210 7th Street, SE - Suite 201
Washington, DC 20003
ph. 202-822-5445 fax 202-822-0408

CASRiegler

AUGUST 18, 2011

ZONING BOUNDARY PLAN & DEVELOPMENT DATA

A1.1

COPYRIGHT © 2010 PGN ARCHITECTS, PLLC

RECEIVED
D.C. OFFICE OF ZONING
2011 AUG -9 PM 1:50

14th Street Residences

PROPERTY ADDRESS: 1322-1324 14th Street NW
Washington DC 20005
SQUARE NO. 0211
LOT NO. 30, 32
ZONE: ARTS/C-3-A

PGN ARCHITECTS, PLLC
210 7th Street, SE - Suite 201
Washington, DC 20003
ph. 202-822-5995 fax 202-822-0408

CASRiegler

AUGUST 18, 2011

AERIAL PHOTOGRAPH 1

A1.2

COPYRIGHT © 2010 PGN ARCHITECTS, PLLC

EXISTING WEST ELEVATION
(MAIN ENTRY)

EXISTING WEST STREET ELEVATION

EXISTING EAST STREET ELEVATION

RECEIVED
D.C. OFFICE OF ZONING
2011 AUG -9 PM 1:50

14th Street Residences

PROPERTY ADDRESS: 1322-1324 14th Street NW
Washington DC 20005
SQUARE NO. 0211
LOT NO. 30, 32
ZONE: ARTS/C-3-A

PGN Architects, Plic

PGN ARCHITECTS, PLLC
210 7th Street, SE - Suite 201
Washington, DC 20003
ph. 202-822-5995 fax 202-822-0908

CASRiegler

AUGUST 18, 2011

SITE PHOTOGRAPHS

A1.3

COPYRIGHT © 2010 PGN ARCHITECTS, PLLC

ADJACENT BUILDINGS IN LOCATED IN REAR OF PROJECT SITE

ALLEY (10' WIDE) ALONG REAR OF PROJECT SITE

REAR ALLEY (10' WIDE) VIEW TOWARD PROJECT SITE.

REAR OF EXISTING PROJECT SITE

VIEW OF EXISTING ADJACENT BUILDINGS FROM REAR ALLEY

RECEIVED
D.C. OFFICE OF ZONING
2011 AUG -9 PM 1:51

14th Street Residences

PROPERTY ADDRESS: 1322-1324 14th Street NW
Washington DC 20005
SQUARE NO. 0211
LOT NO. 30, 32
ZONE: ARTS/C-3-A

PGN Architects, Pllc
PGN ARCHITECTS, PLLC
210 7th Street, SE - Suite 201
Washington, DC 20003
ph. 202-822-5995 fax 202-822-0408

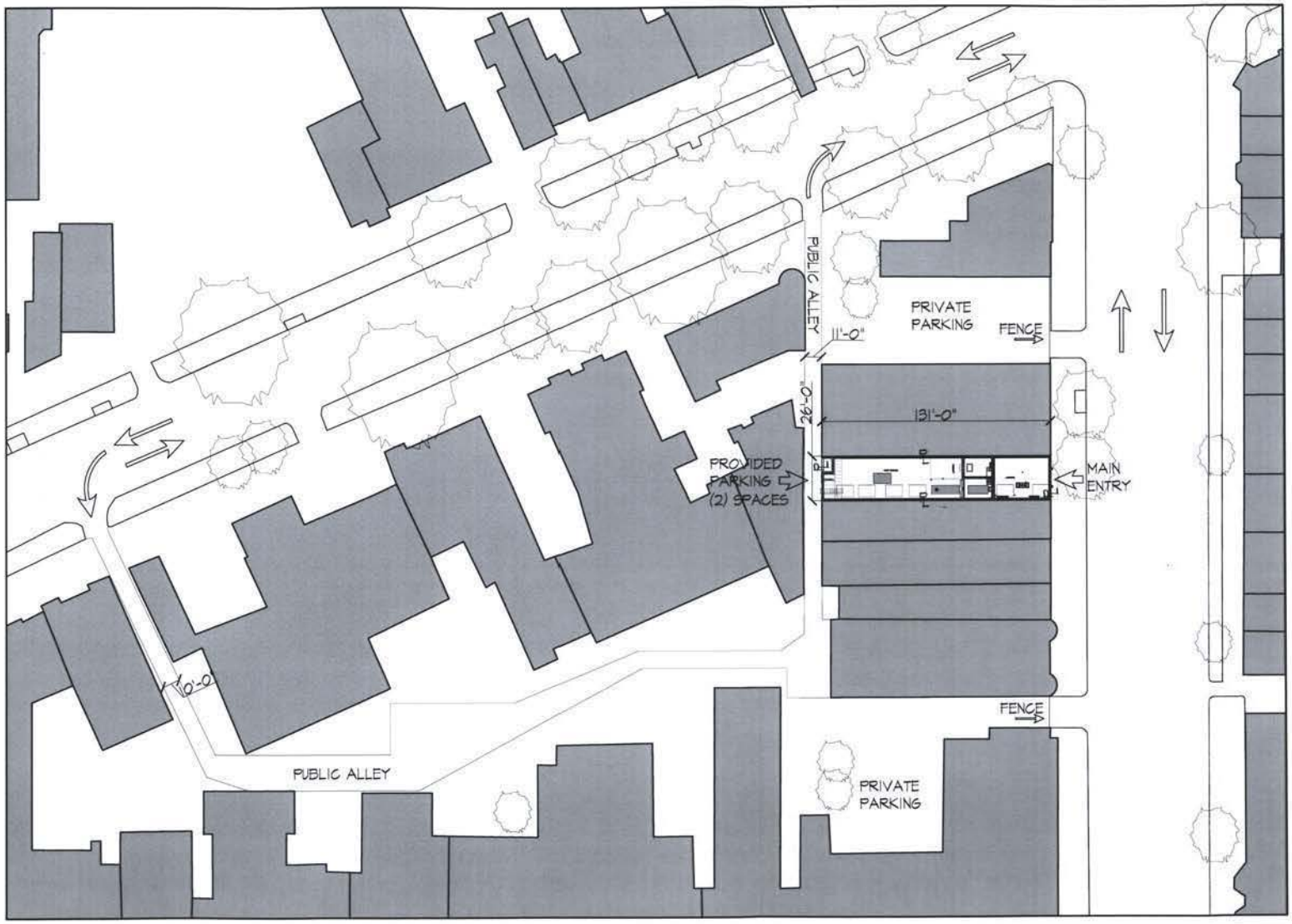
CASRiegler

AUGUST 18, 2011

SITE PHOTOGRAPHS

A1.4

COPYRIGHT © 2010 PGN ARCHITECTS, PLLC



RECEIVED
D.C. OFFICE OF ZONING
2011 AUG -9 PM 1:51

0 30' 60'

SCALE: 1"=60'

14th Street Residences

PROPERTY ADDRESS: 1322-1324 14th Street NW
Washington DC 20005
SQUARE NO. 0211
LOT NO. 30, 32
ZONE: ARTS/C-3-A

PGN Architects, Plic

PGN ARCHITECTS, PLLC
210 7th Street, SE - Suite 201
Washington, DC 20003
ph. 202-822-5445 fax 202-822-0908

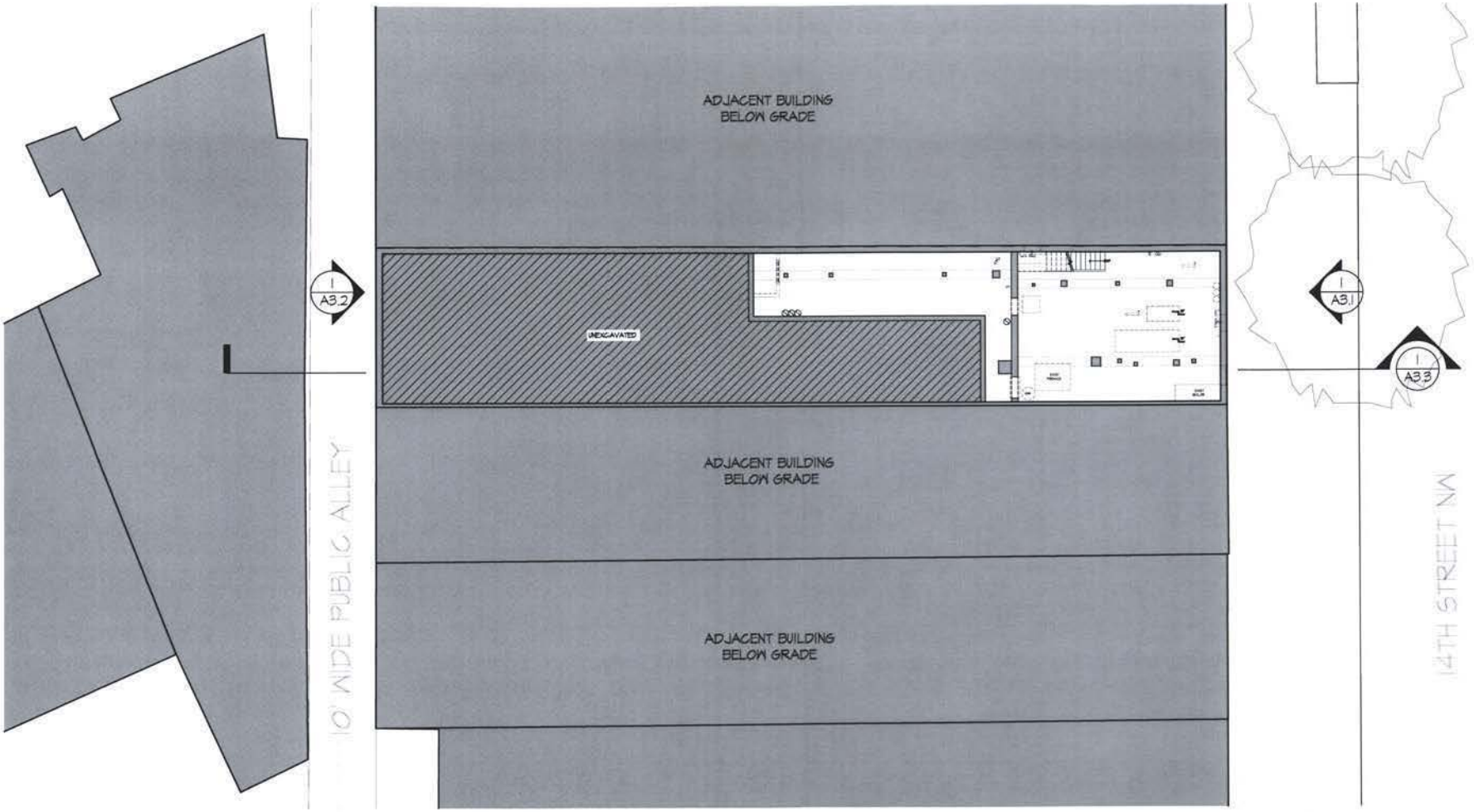
CASRiegler

AUGUST 18, 2011

SITE PLAN

A1.5

COPYRIGHT © 2010 PGN ARCHITECTS, PLLC



RECEIVED
D.C. OFFICE OF ZONING
2011 AUG -9 PM 1:51

14th Street Residences

PROPERTY ADDRESS: 1322-1324 14th Street NW
Washington DC 20005
SQUARE NO. 0211
LOT NO. 30, 32
ZONE: ARTS/C-3-A

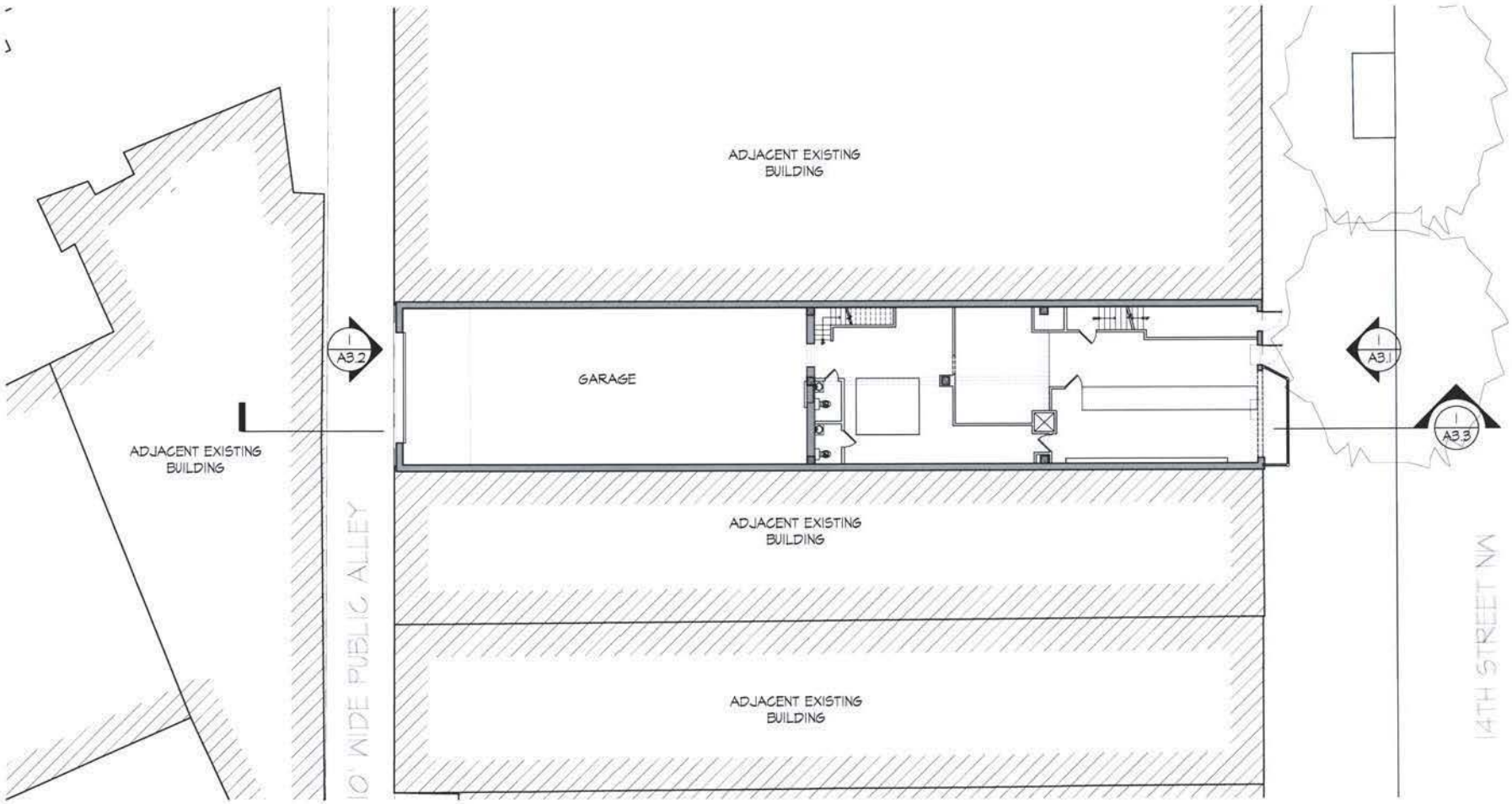
PGN Architects, Pllc
PGN ARCHITECTS, PLLC
210 7th Street, SE - Suite 201
Washington, DC 20003
ph. 202-822-5445 fax 202-822-0408
CASRiegler

AUGUST 18, 2011

EXISTING BASEMENT FLOOR PLAN

A2.1

COPYRIGHT © 2010 PGN ARCHITECTS, PLLC



RECEIVED
D.C. OFFICE OF ZONING
2011 AUG -9 PM 1:52

0 8" 16'

SCALE: 1"=16'

14th Street Residences

PROPERTY ADDRESS: 1322-1324 14th Street NW
Washington DC 20005
SQUARE NO. 0211
LOT NO. 30, 32
ZONE: ARTS/C-3-A

PGN Architects, Pllc
PGN ARCHITECTS, PLLC
210 7th Street, SE - Suite 201
Washington, DC 20003
ph. 202-822-5495 fax 202-822-0908

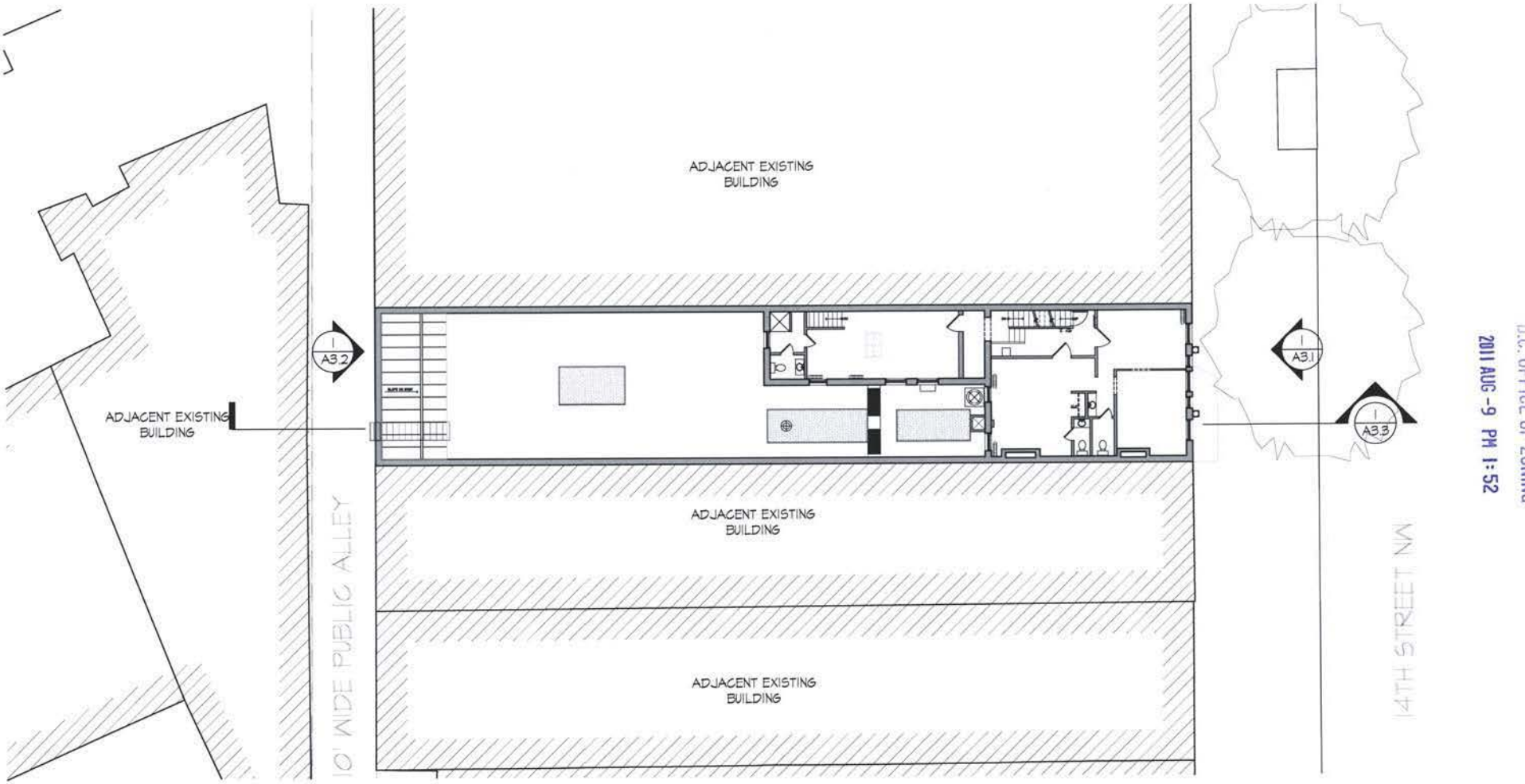
CASRiegler

AUGUST 18, 2011

EXISTING GROUND FLOOR PLAN

A2.2

COPYRIGHT © 2010 PGN ARCHITECTS, PLLC



RECEIVED
D.C. OFFICE OF ZONING
2011 AUG -9 PM 1:52

14th Street Residences

PROPERTY ADDRESS: 1322-1324 14th Street NW
Washington DC 20005
SQUARE NO. 0211
LOT NO. 30, 32
ZONE: ARTS/C-3-A

PGN ARCHITECTS, PLLC
210 7th Street, SE - Suite 201
Washington, DC 20003
ph. 202-822-5445 fax 202-822-0408

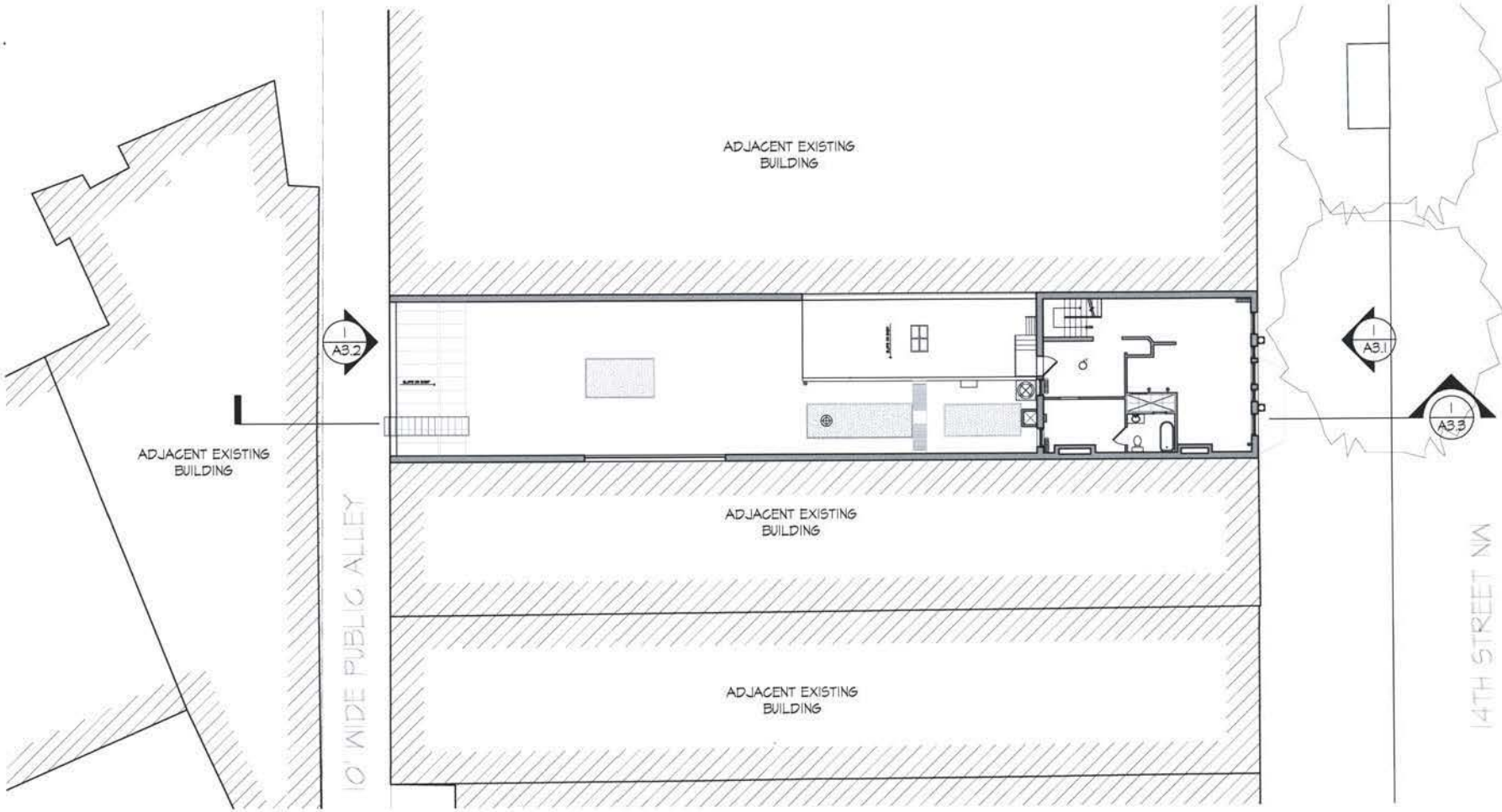
CASRiegler

AUGUST 18, 2011

EXISTING SECOND FLOOR PLAN

A2.3

COPYRIGHT © 2010 PGN ARCHITECTS, PLLC



RECEIVED
D.C. OFFICE OF ZONING
2011 AUG -9 PM 1:52

0 8" 16'

SCALE: 1"=16'

14th Street Residences

PROPERTY ADDRESS: 1322-1324 14th Street NW
Washington DC 20005

SQUARE NO. 0211
LOT NO. 30, 32
ZONE: ART5/C-3-A

PGN Architects, Pllc

PGN ARCHITECTS, PLLC
210 7th Street, SE - Suite 201
Washington, DC 20003
ph. 202-822-5445 fax 202-822-0908

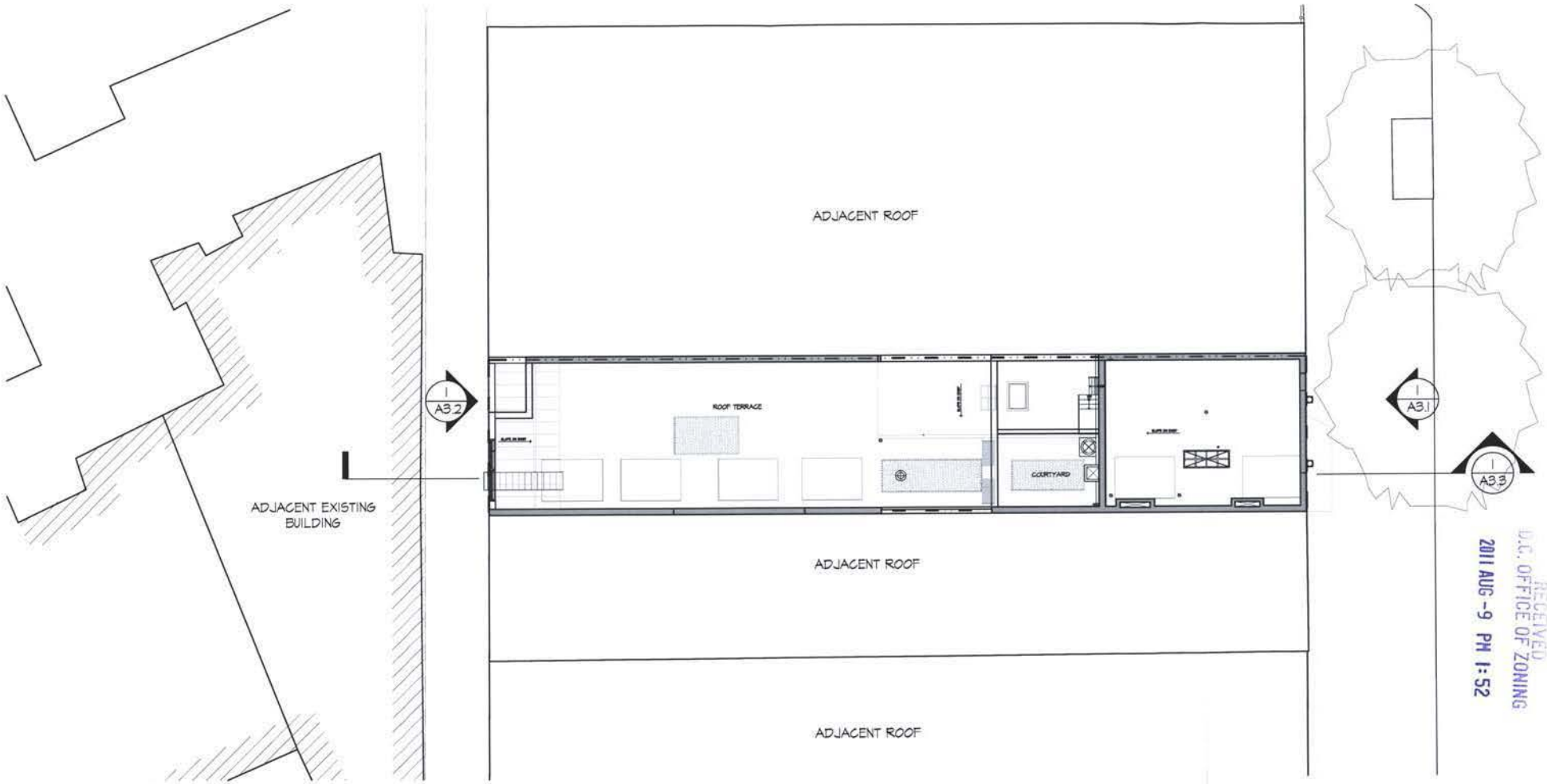
CASRiegler

AUGUST 18, 2011

EXISTING THIRD FLOOR PLAN

A2.4

COPYRIGHT © 2010 PGN ARCHITECTS, PLLC



RECEIVED
D.C. OFFICE OF ZONING
2011 AUG -9 PM 1:52

14th Street Residences

PROPERTY ADDRESS: 1322-1324 14th Street NW
Washington DC 20005
SQUARE NO. 0211
LOT NO. 30, 32
ZONE: ARTS/C-3-A

PGN Architects, Pllc
PGN ARCHITECTS, PLLC
210 7th Street, SE - Suite 201
Washington, DC 20003
ph. 202-822-5495 fax 202-822-0908
CASRiegler

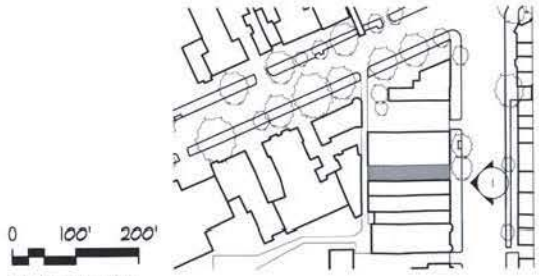
AUGUST 18, 2011

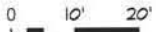
EXISTING ROOF PLAN

A2.5

COPYRIGHT © 2010 PGN ARCHITECTS, PLLC

RECEIVED
D.C. OFFICE OF ZONING
2011 AUG -9 PM 1:52





14th Street Residences

PROPERTY ADDRESS: 1322-1324 14th Street NW
Washington DC 20005
SQUARE NO. 0211
LOT NO. 30, 32
ZONE: ARTS/C-3-A

PGN Architects, Pllc
PGN ARCHITECTS, PLLC
210 7th Street, SE - Suite 201
Washington, DC 20003
ph. 202-822-5445 fax 202-822-0908

CASRiegler

AUGUST 18, 2011

EXISTING STREET ELEVATION (EAST)

A3.1

COPYRIGHT © 2010 PGN ARCHITECTS, PLLC

RECEIVED
D.C. OFFICE OF ZONING
2011 AUG -9 PM 1:52

2. EXISTING WEST ELEVATION
SCALE: 1"=16'

1. EXISTING EAST ELEVATION
SCALE: 1"=16'

0 8' 16'
SCALE: 1"=16'

14th Street Residences

PROPERTY ADDRESS: 1322-1324 14th Street NW
Washington DC 20005
SQUARE NO. 0211
LOT NO. 50, 52
ZONE: ARTS/C-3-A

PGN ARCHITECTS, PLLC
210 7th Street, SE - Suite 201
Washington, DC 20003
ph. 202-822-5495 fax 202-822-0908

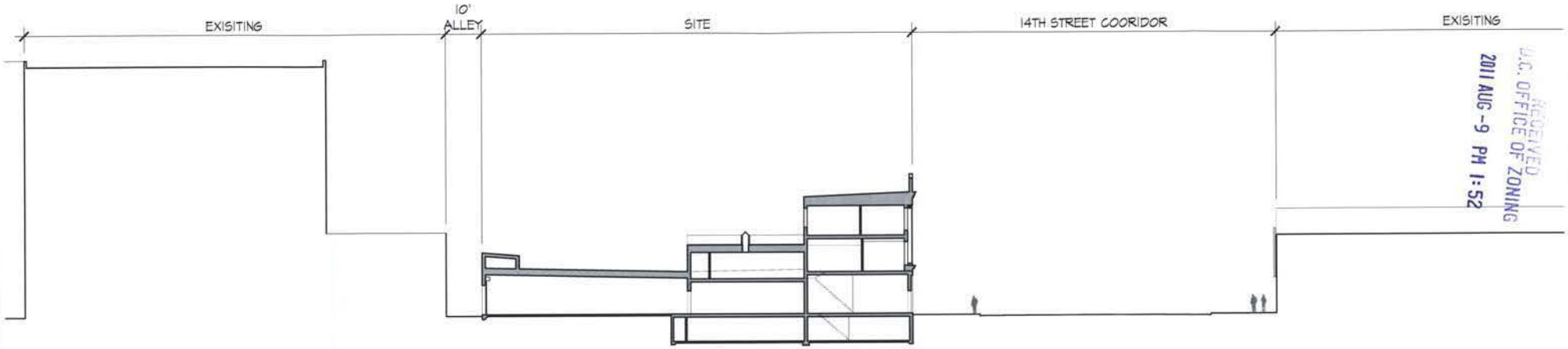
CASRiegler

AUGUST 18, 2011

EXISTING ELEVATIONS

A3.2

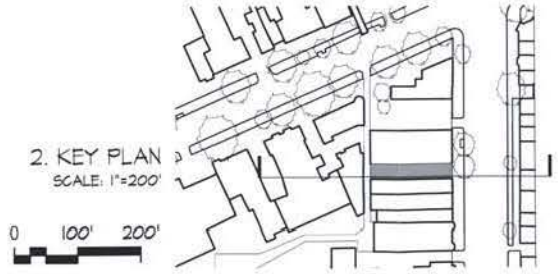
COPYRIGHT © 2010 PGN ARCHITECTS, PLLC



1. SITE SECTION
SCALE: 1"=30'

0 15' 30'
SCALE: 1"=30'

RECEIVED
D.C. OFFICE OF ZONING
2011 AUG -9 PM 1:52



2. KEY PLAN
SCALE: 1"=200'

0 100' 200'
SCALE: 1"=200'

14th Street Residences

PROPERTY ADDRESS: 1322-1324 14th Street NW
Washington DC 20005
SQUARE NO. 0211
LOT NO. 30, 32
ZONE: ARTS/C-3-A

Architects, Plic
PGN ARCHITECTS, PLLC
210 7th Street, SE - Suite 201
Washington, DC 20003
ph. 202-822-5445 fax 202-822-0408

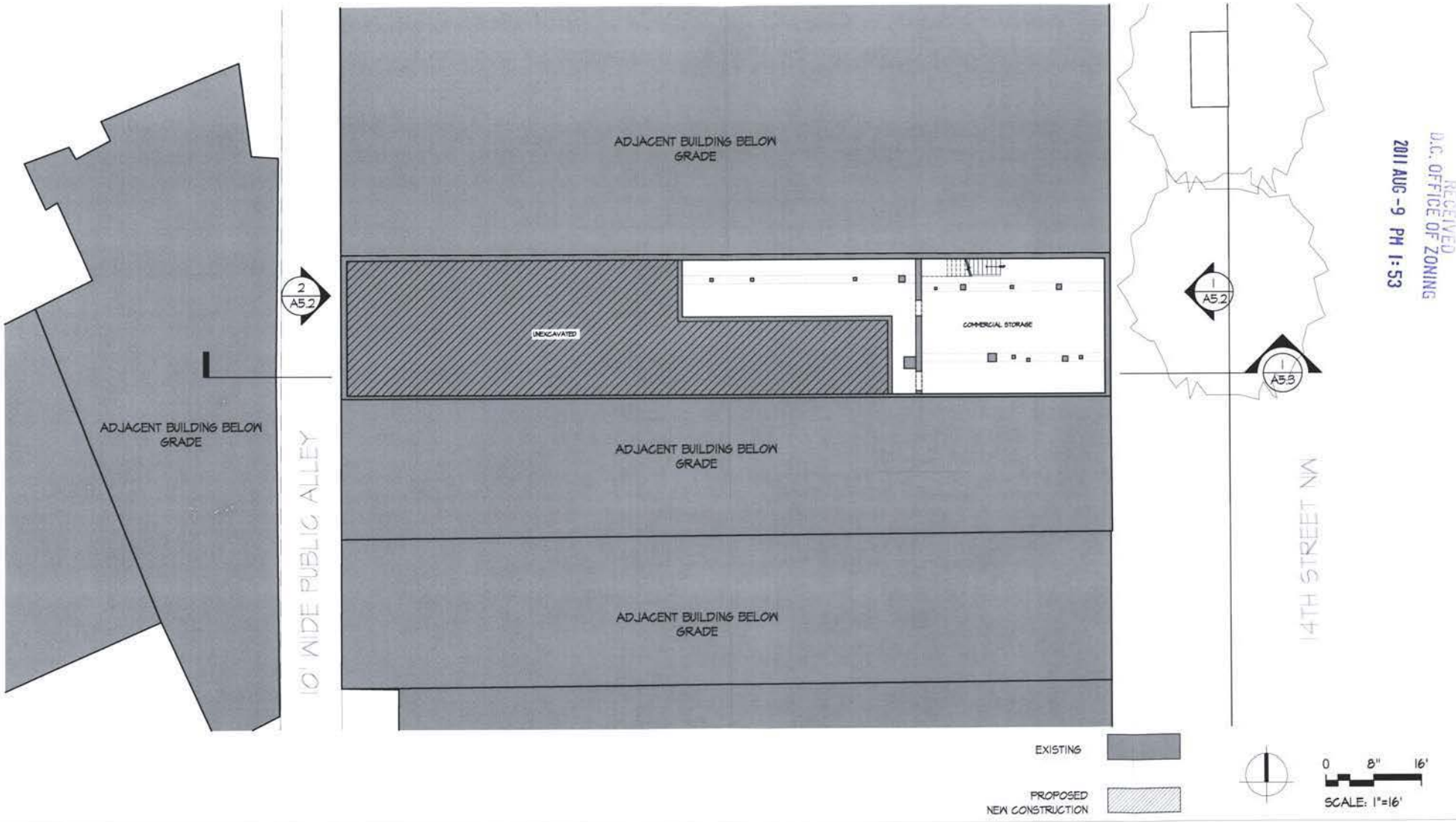
CASRiegler
New Urban Development

AUGUST 18, 2011

EXISTING SITE SECTION

A3.3

COPYRIGHT © 2010 PGN ARCHITECTS, PLLC



RECEIVED
D.C. OFFICE OF ZONING
2011 AUG -9 PM 1:53

14th Street Residences

PROPERTY ADDRESS: 1322-1324 14th Street NW
Washington DC 20005
SQUARE NO. 0211
LOT NO. 30, 32
ZONE: ARTS/C-3-A

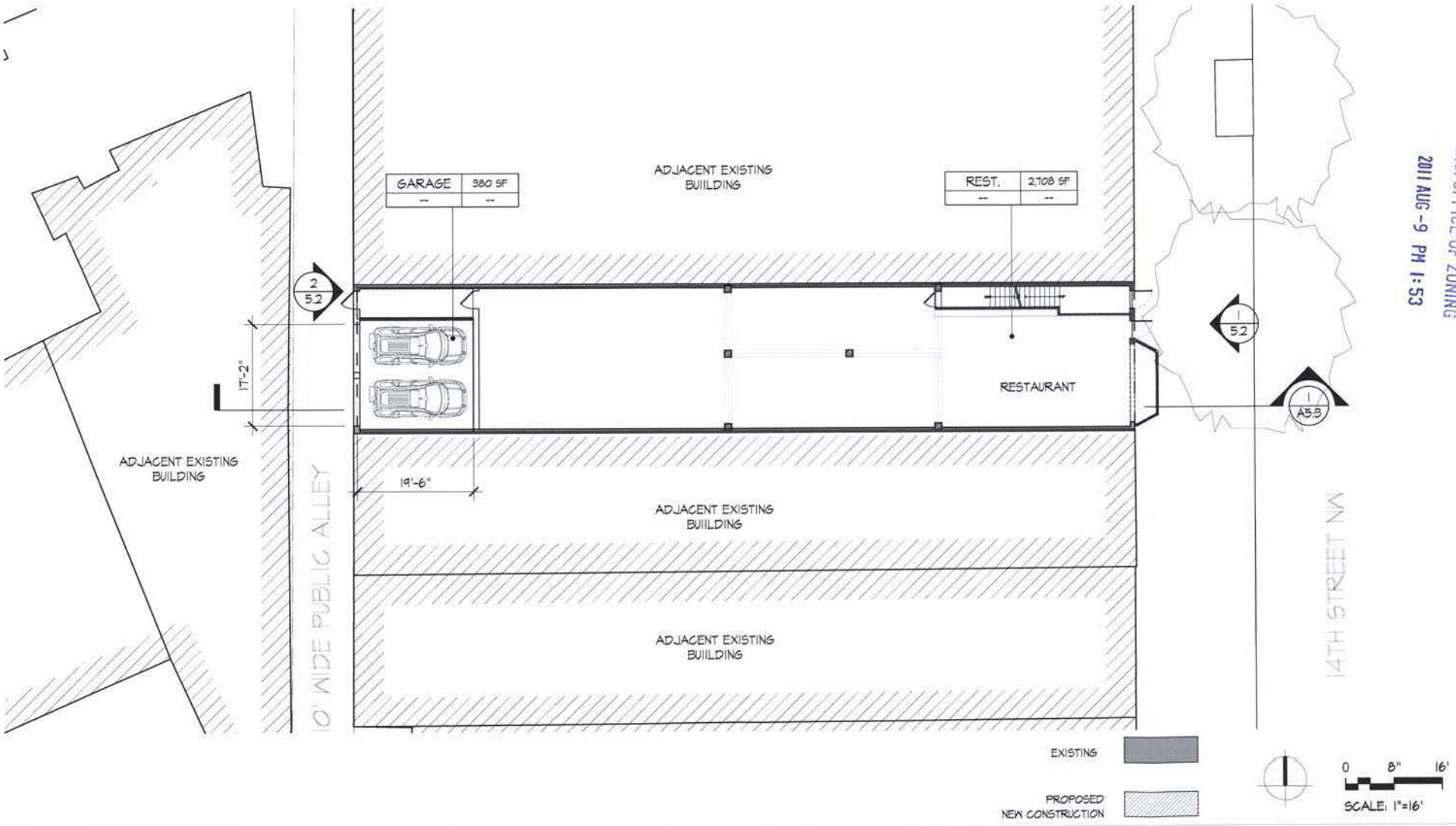
PGN Architects, Pllc
PGN ARCHITECTS, PLLC
210 7th Street, SE - Suite 201
Washington, DC 20003
ph. 202-822-5445 fax 202-822-0908
CASRiegler

AUGUST 18, 2011

PROPOSED BASEMENT FLOOR PLAN

A4.1

COPYRIGHT © 2010 PGN ARCHITECTS, PLLC



RECEIVED
D.C. OFFICE OF ZONING
2011 AUG -9 PM 1:53

14th Street Residences

PROPERTY ADDRESS: 1322-1324 14th Street NW
Washington DC 20005
SQUARE NO. 0211
LOT NO. 30, 32
ZONE: ARTS/C-3-A

PGN Architects, PLLC
PGN ARCHITECTS, PLLC
210 7th Street, SE - Suite 201
Washington, DC 20003
ph. 202-822-5445 fax 202-822-0908

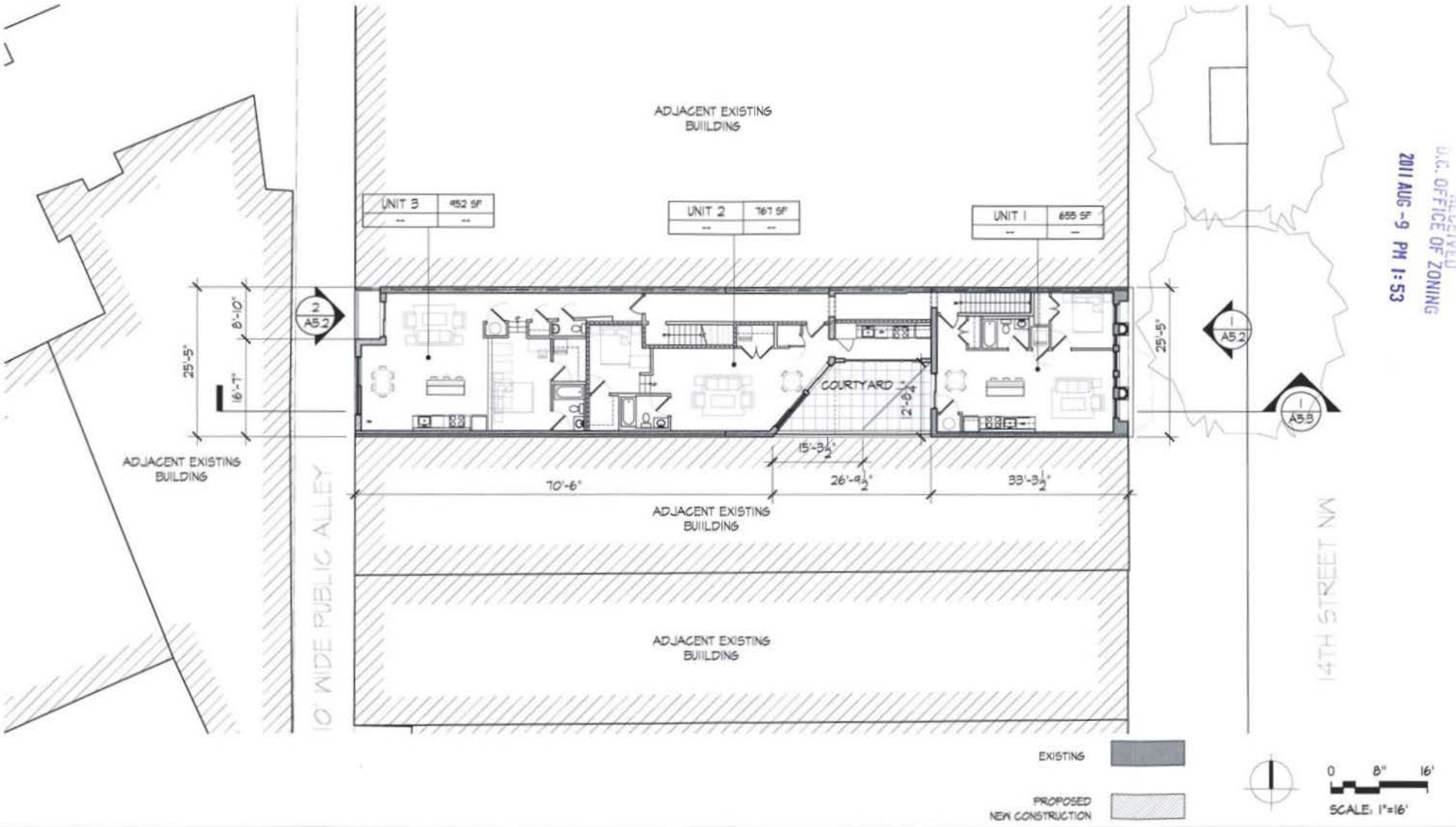
CASRiegler

AUGUST 18, 2011

PROPOSED GROUND FLOOR PLAN

A4.2

COPYRIGHT © 2010 PGN ARCHITECTS, PLLC



RECEIVED
D.C. OFFICE OF ZONING
2011 AUG -9 PM 1:53

14th Street Residences

PROPERTY ADDRESS: 1322-1324 14th Street NW
Washington DC 20005
SQUARE NO. 0211
LOT NO. 80, 82
ZONE: ARTS/C-3-A

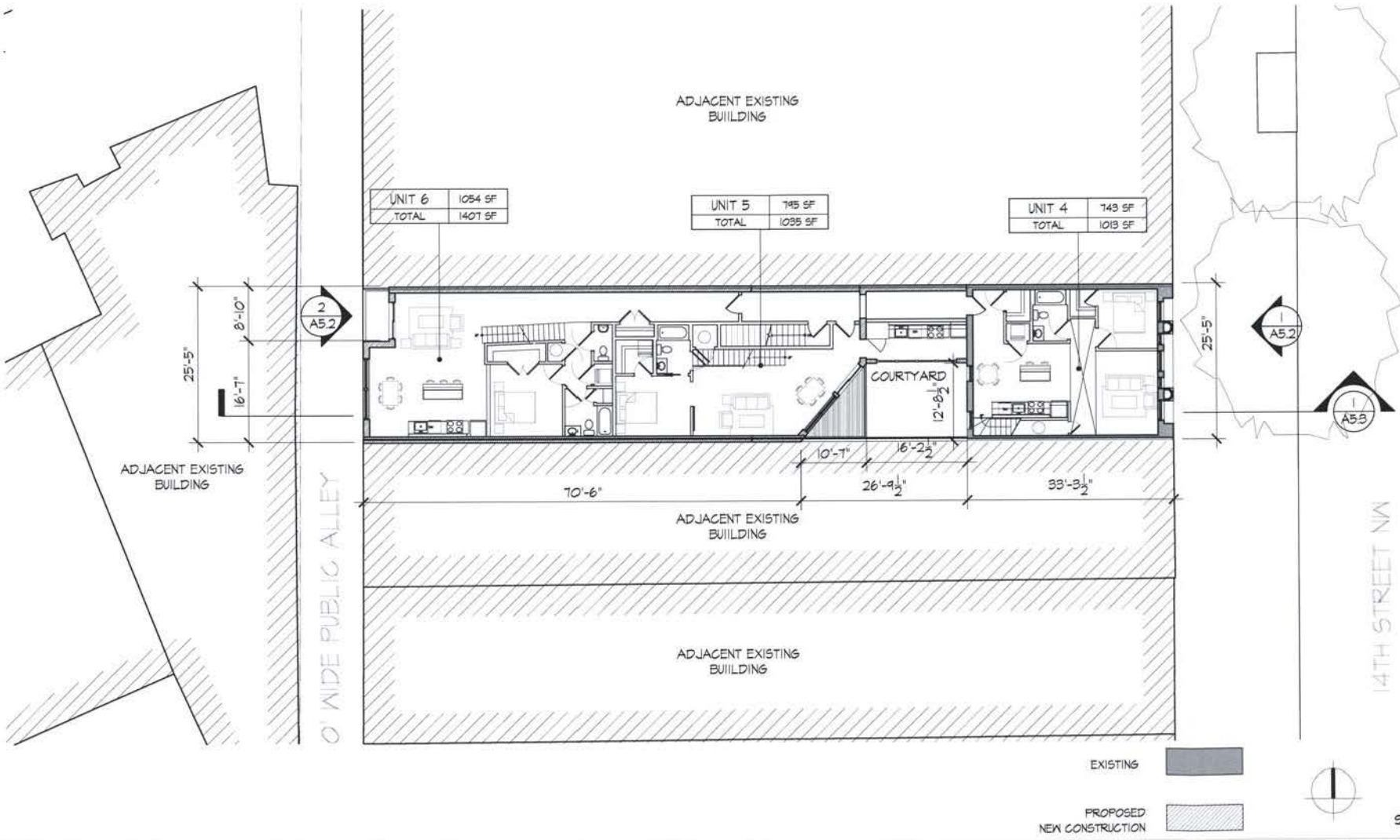
PGN Architects, Pllc
PGN ARCHITECTS, PLLC
210 7th Street, SE - Suite 201
Washington, DC 20003
ph. 202-822-9445 fax 202-822-0908
CASRiegler

AUGUST 18, 2011

PROPOSED SECOND FLOOR PLAN

A4.3

COPYRIGHT © 2010 PGN ARCHITECTS, PLLC



RECEIVED
D.C. OFFICE OF ZONING
2011 AUG -9 PM 1:53

14th Street Residences

PROPERTY ADDRESS: 1922-1924 14th Street NW
Washington DC 20005
SQUARE NO. 0211
LOT NO. 30, 32
ZONE: ARTS/C-3-A

PGN Architects, Pllc
PGN ARCHITECTS, PLLC
210 7th Street, SE - Suite 201
Washington, DC 20003
ph. 202-822-5495 fax 202-822-0408

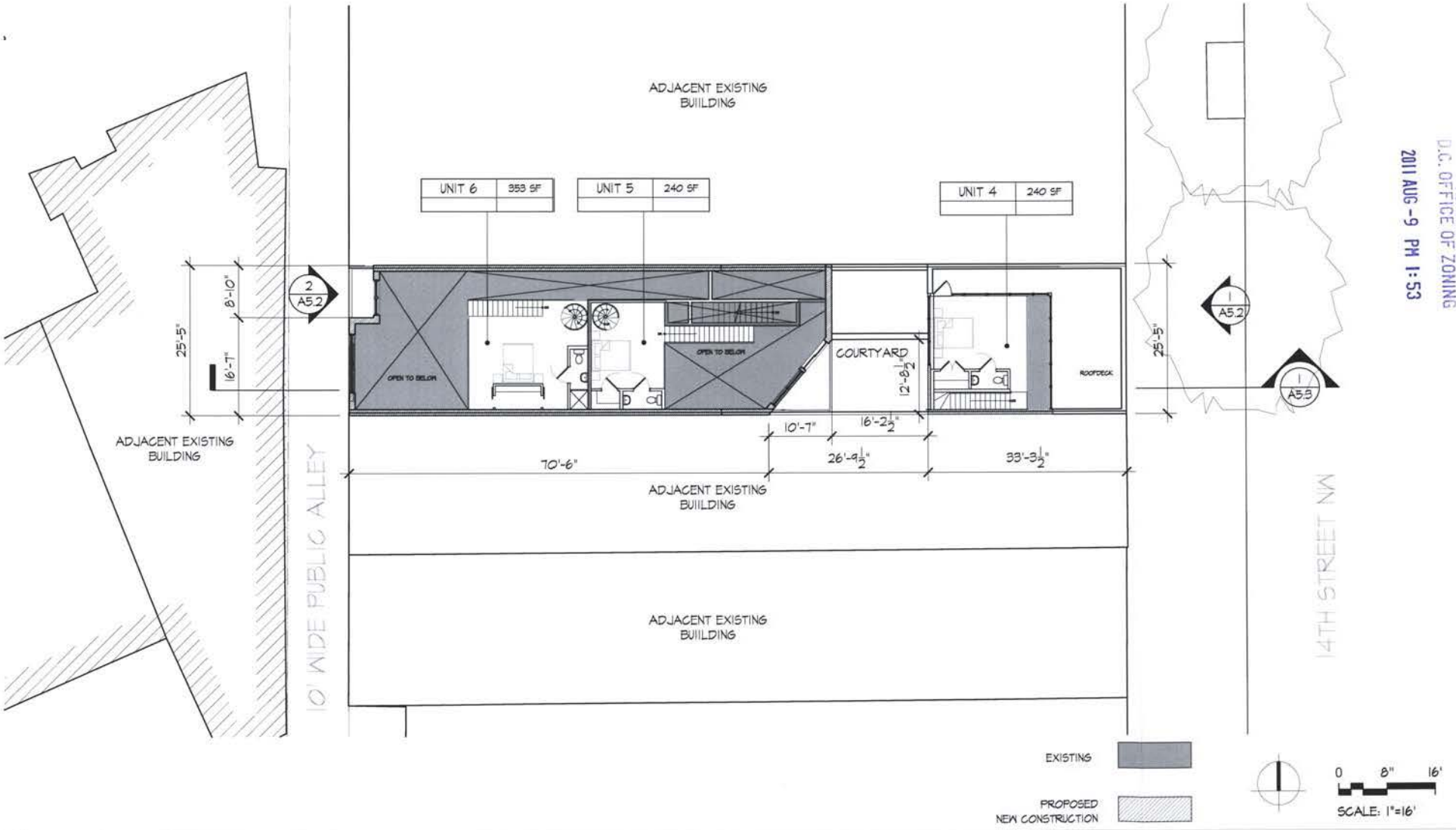
CASRiegler

AUGUST 18, 2011

PROPOSED THIRD FLOOR PLAN

A4.4

COPYRIGHT © 2010 PGN ARCHITECTS, PLLC



RECEIVED
D.C. OFFICE OF ZONING
2011 AUG -9 PM 1:53

14th Street Residences

PROPERTY ADDRESS: 1322-1324 14th Street NW
Washington DC 20005
SQUARE NO. 0211
LOT NO. 30, 32
ZONE: ARTS/C-3-A

PGN Architects, Pllc

PGN ARCHITECTS, PLLC
210 7th Street, SE - Suite 201
Washington, DC 20003
ph. 202-822-5995 fax 202-822-0908

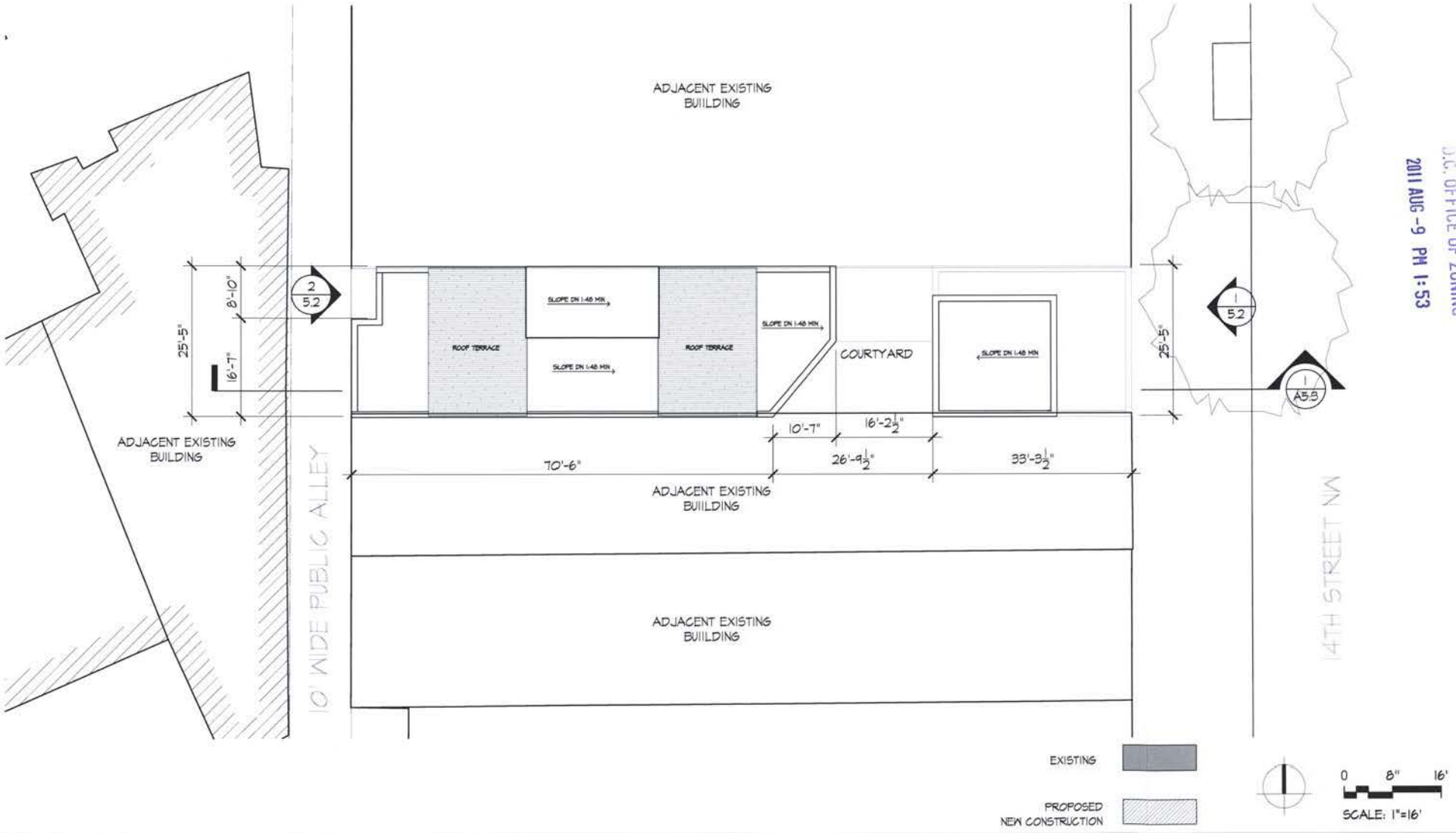
CASRiegler

AUGUST 18, 2011

PROPOSED FOURTH FLOOR PLAN

A4.5

COPYRIGHT © 2010 PGN ARCHITECTS, PLLC



RECEIVED
D.C. OFFICE OF ZONING
2011 AUG -9 PM 1:53

14th Street Residences

PROPERTY ADDRESS: 1822-1824 14th Street NW
Washington DC 20005
SQUARE NO. 0211
LOT NO. 30, 32
ZONE: ARTS/C-3-A

PGN Architects, PLLC
Architects, Plic
210 7th Street, SE - Suite 201
Washington, DC 20003
ph. 202-822-5495 fax 202-822-0908

CASRiegler

AUGUST 18, 2011

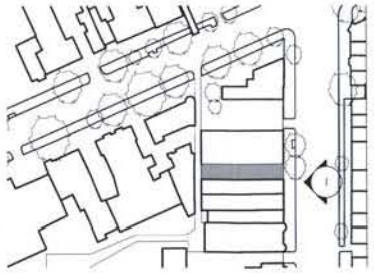
PROPOSED MEZZANINE FLOOR PLAN

A4.6

COPYRIGHT © 2010 PGN ARCHITECTS, PLLC

RECEIVED
D.C. OFFICE OF ZONING
2011 AUG -9 PM 1:53

0 10' 20'
SCALE: 1"=20'



0 100' 200'
SCALE: 1"=200'

14th Street Residences

PROPERTY ADDRESS: 1322-1324 14th Street NW
Washington DC 20005
SQUARE NO. 0211
LOT NO. 30, 32
ZONE: ARTS/C-3-A

PGN ARCHITECTS, PLLC
210 7th Street, SE - Suite 201
Washington, DC 20003
ph. 202-822-5445 fax 202-822-0908

CASRiegler

AUGUST 18, 2011

PROPOSED STREET ELEVATION (EAST)

A5.1

COPYRIGHT © 2010 PGN ARCHITECTS, PLLC

RECEIVED
D.C. OFFICE OF ZONING
2011 AUG -9 PM 1:53

2. PROPOSED WEST ELEVATION
SCALE: 1"=16'

1. PROPOSED EAST ELEVATION
SCALE: 1"=16'

0 8' 16'
SCALE: 1"=16'

14th Street Residences

PROPERTY ADDRESS: 1322-1324 14th Street NW
Washington DC 20005
SQUARE NO. 0211
LOT NO. 30, 32
ZONE: ARTS/C-3-A

PGN Architects, PLLC
PGN ARCHITECTS, PLLC
210 7th Street, SE - Suite 201
Washington, DC 20003
ph. 202-822-5495 fax 202-822-0408

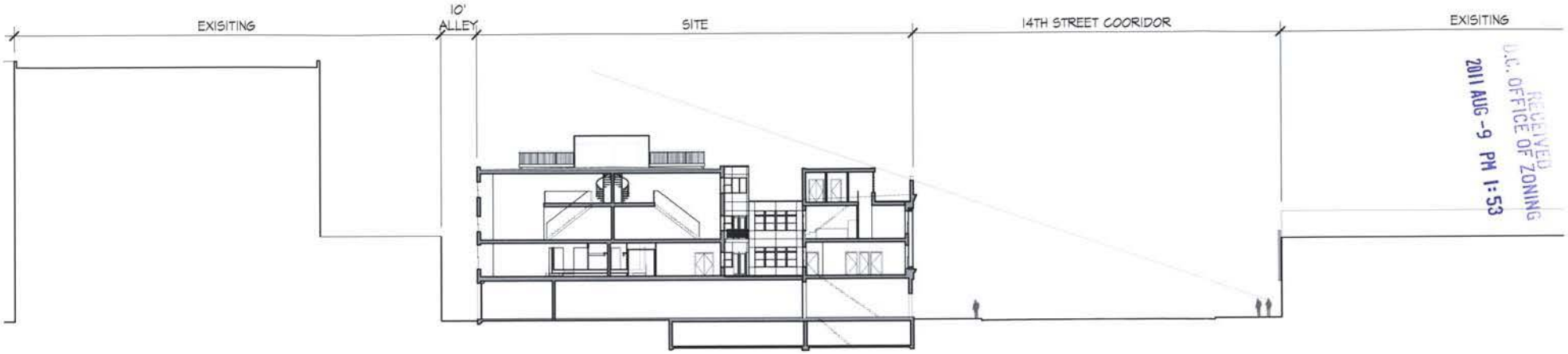
CASRiegler

AUGUST 18, 2011

PROPOSED ELEVATIONS

A5.2

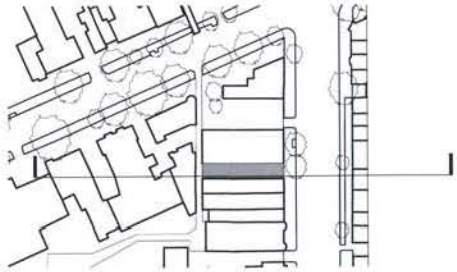
COPYRIGHT © 2010 PGN ARCHITECTS, PLLC



RECEIVED
D.C. OFFICE OF ZONING
2011 AUG -9 PM 1:53

1. SITE SECTION
SCALE: 1"=30'

0 15' 30'
SCALE: 1"=30'



2. KEY PLAN
SCALE: 1"=200'

0 100' 200'
SCALE: 1"=200'

14th Street Residences

PROPERTY ADDRESS: 1322-1324 14th Street NW
Washington DC 20005
SQUARE NO. 0211
LOT NO. 30, 32
ZONE: ARTS/C-3-A

PGN Architects, Pllc

PGN ARCHITECTS, PLLC
210 7th Street, SE - Suite 201
Washington, DC 20003
ph. 202-822-5495 fax 202-822-0408

CASRiegler

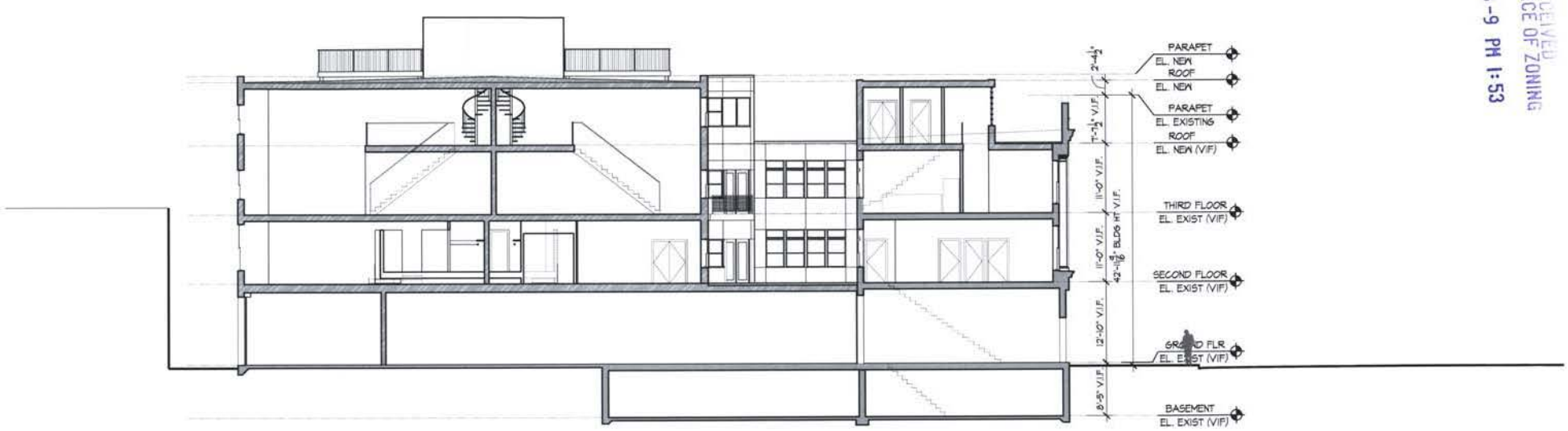
AUGUST 18, 2011

PROPOSED SITE SECTION

A5.3

COPYRIGHT © 2010 PGN ARCHITECTS, PLLC

RECEIVED
D.C. OFFICE OF ZONING
2011 AUG -9 PM 1:53



1. BUILDING SECTION
SCALE: 1"=16'

EXISTING

PROPOSED
NEW CONSTRUCTION

0 8" 16'
SCALE: 1"=16'

14th Street Residences

PROPERTY ADDRESS: 1522-1524 14th Street NW
Washington DC 20005
SQUARE NO. 0211
LOT NO. 30, 32
ZONE: ARTS/C-3-A

PGN Architects, Pllc
PGN ARCHITECTS, PLLC
210 7th Street, SE - Suite 201
Washington, DC 20003
ph. 202-822-5445 fax 202-822-0408

CASRiegler
REAL ESTATE DEVELOPMENT

AUGUST 18, 2011

PROPOSED BUILDING SECTION

A5.4

COPYRIGHT © 2010 PGN ARCHITECTS, PLLC