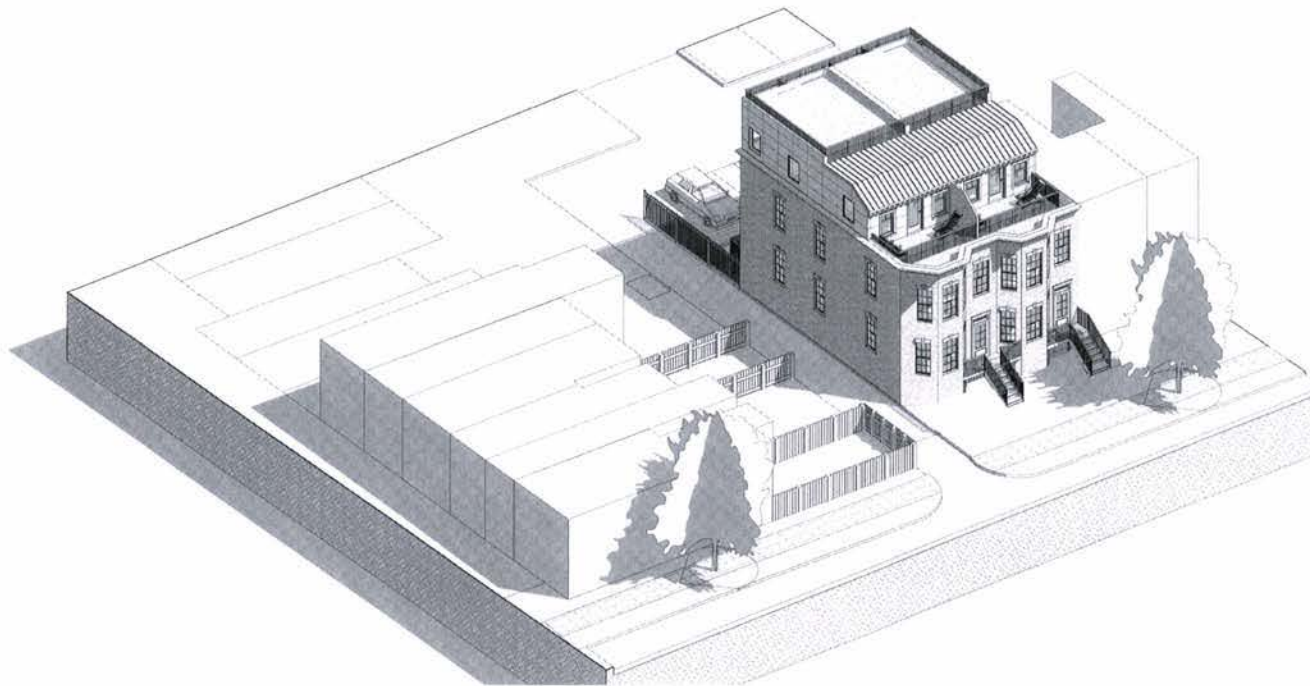


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2012 OCT -4 PM 1:44



WARREN STREET ROW HOUSES

DRAWING INDEX

A0.0 - COVER SHEET
A0.1 - SITE PLAN
A0.2 - SITE ANALYSIS
A1.0 - SITE PLAN
A1.1 - BASEMENT AND 1ST FLOOR PLAN
A1.2 - 2ND AND 3RD FLOOR PLAN
A1.3 - ROOF AND PENTHOUSE PLAN
A3.1 - BUILDING SECTION
A3.2 - BUILDING SECTION
A4.1 - PERSPECTIVE VIEW
A4.2 - PERSPECTIVE VIEW
A4.3 - PERSPECTIVE VIEW

PROJECT INFORMATION

SQUARE - 1033
EXISTING LOTS - 135, 136, 137
SUBDIVIDED TO LOTS - 135 & 137
ZONE - R-4

LOT 135
LOT AREA - 1,425 SF
GROSS SQUARE FEET - 838 SF
NET SQUARE FEET - 732 SF
LOT 137
LOT AREA - 1,409 SF
GROSS SQUARE FEET - 813 SF
NET SQUARE FEET - 732 SF

OF UNITS - 4
OF PARKING SPACES - 2
60% LOT OCCUPANCY

TOTAL NET SF
BASEMENT UNIT - 732 SF
MULTI-LEVEL UNIT - 1,688 SF
1ST FLOOR - 656 SF
2ND FLOOR - 656 SF
3RD FLOOR - 376 SF

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18413
EXHIBIT NO. 26

WARREN STREET ROW HOUSES

257-261 Warren St NE
Washington, DC 20003
Square: 1033 Lot Nos: 135, 136, 137 Zone: R-4



1501 14th Street NW
Washington, DC 20005
Tel: 202-522-0995 Fax: 202-522-0996

COVER | A0.0

05/17/12

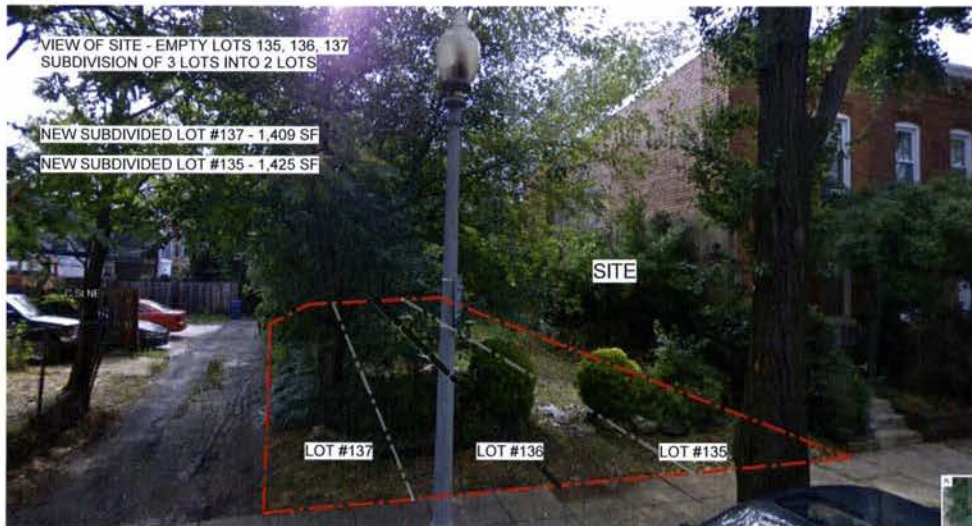
Board of Zoning Adjustment

District of Columbia

CASE NO. 18413

EXHIBIT NO. 26

18413



WARREN STREET ROW HOUSES

257-261 Warren St NE
Washington, DC 20003
Square: 1033 Lot Nos: 135, 136, 137 Zone: R-4



R&H ARCHITECTS, PLLC
210 1st Street SE - Suite 201
Washington, DC 20003
PH: 202-622-5495 FAX: 202-622-0408

AERIAL VIEWS A0.1

05/17/12



FRONT VIEW SITE AND NORTHERN ADJACENT PROPERTY



FRONT VIEW OF SITE - LOTS 135, 136, & 137



FRONT VIEW OF SITE AND ADJACENT PROPERTIES



SIDE VIEW OF SITE & PUBLIC ALLEY



VIEW OF REAR & PUBLIC ALLEY



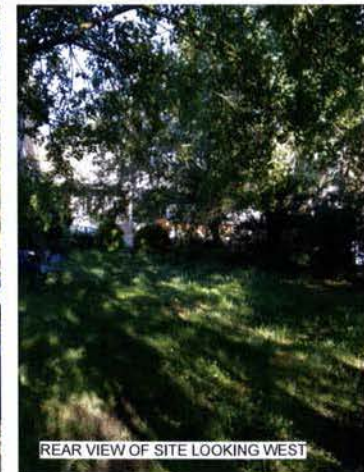
VIEW OF REAR & PUBLIC ALLEY



VIEW OF SITE LOOKING EAST



REAR VIEW OF SITE LOOKING WEST



REAR VIEW OF SITE LOOKING WEST

WARREN STREET ROW HOUSES

257-261 Warren St NE
Washington, DC 20003
Square: 1033 Lot Nos: 135, 136, 137 Zone: R-4



R&A ARCHITECTS, PLLC
310 1st Street, SE - Suite 201
Washington, DC 20003
ph: 202-822-9885 fax: 202-822-0906

SITE PHOTOS | A0.2

05/17/12



WARREN STREET ROW HOUSES

257-261 Warren St NE
 Washington, DC 20003
 Square: 1033 Lot Nos: 135, 136, 137 Zone: R-4

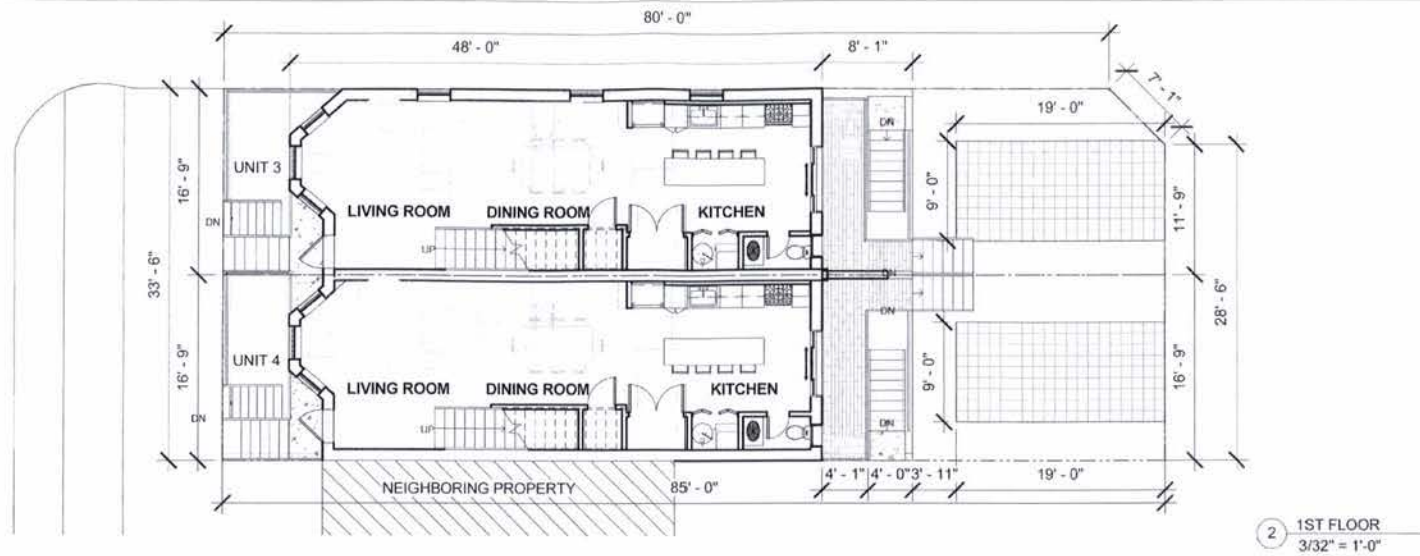


RGA ARCHITECTS, PLLC
 210 1st Street SE - Suite 200
 Washington, DC 20003
 ph: 202-822-5495 fax: 202-822-0406



SITE PLAN A1.0

1/32" = 1'-0" 05/17/12



WARREN STREET ROW HOUSES

257-261 Warren St NE
Washington, DC 20003
Square: 1033 Lot Nos: 135, 136, 137 Zone: R-4



PG ARCHITECTS, P.C.
210 7th Street NE - Suite 20
Washington, DC 20003
PH: 202-922-0449 FAX: 202-922-0428

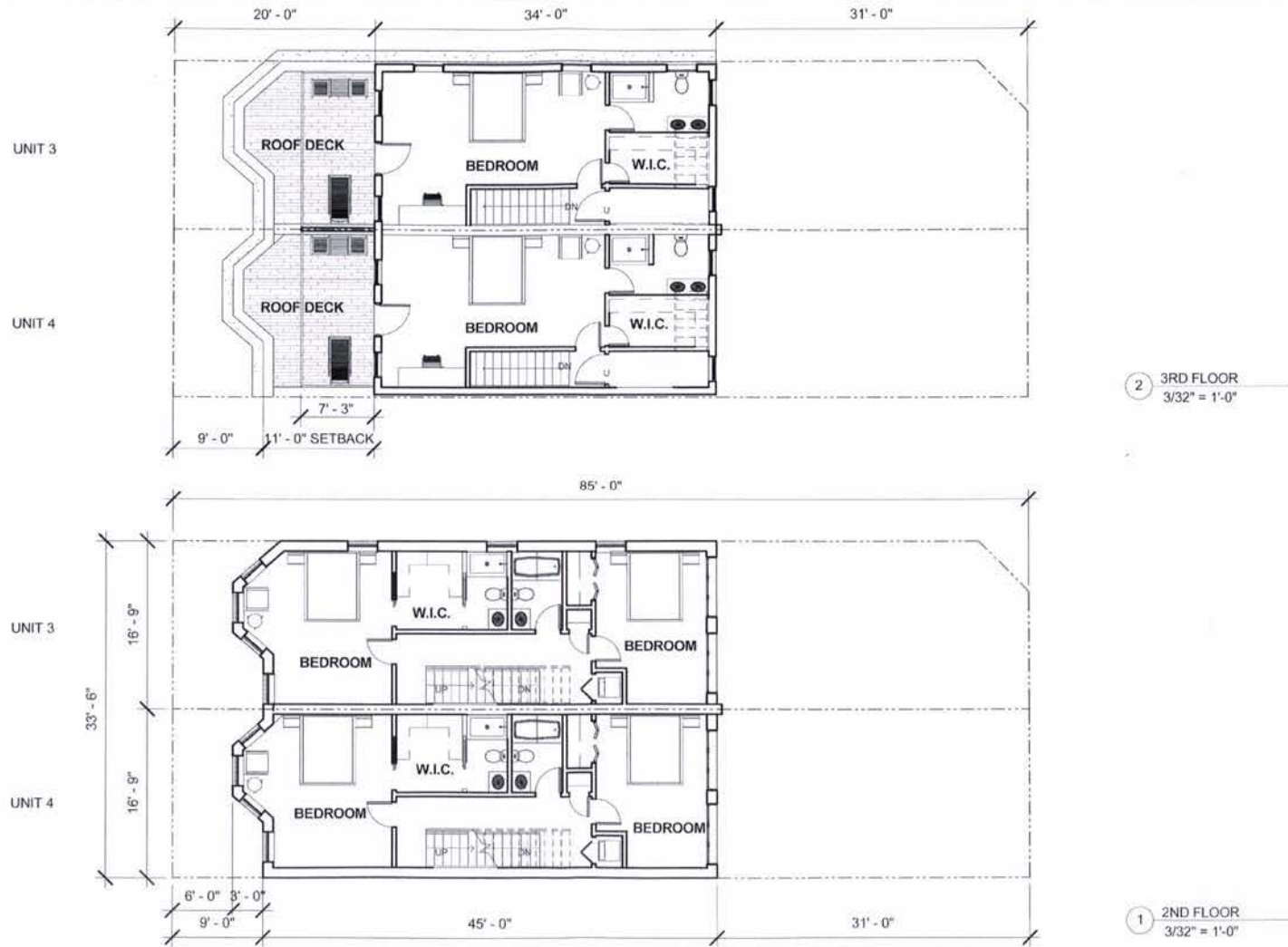


3/32" = 1'-0"

1ST FLOOR PLAN

A1.1

05/17/12



WARREN STREET ROW HOUSES

257-261 Warren St NE
Washington, DC 20003
Square: 1033 Lot Nos: 135, 136, 137 Zone: R-4



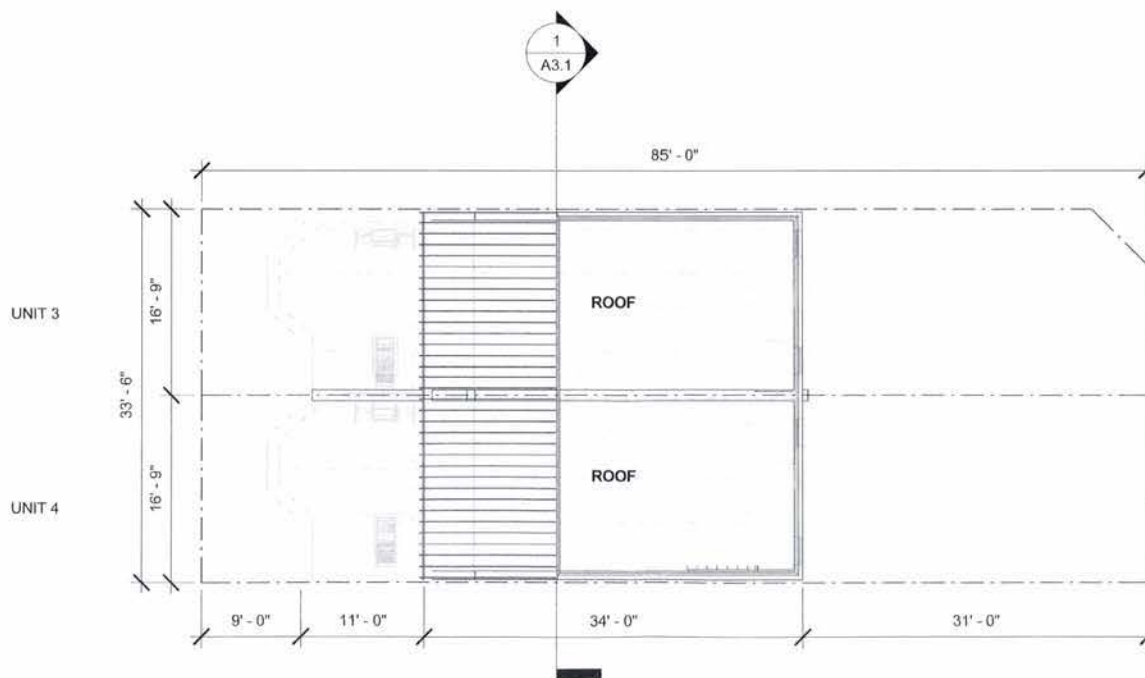
PG ARCHITECTS PLLC
200 7th Street NW Suite 200
Washington, DC 20003
PH: 202-922-5995 FAX: 202-922-0922



3/32" = 1'-0"

A1.2

05/17/12



1 ROOF DECK
3/32" = 1'-0"

WARREN STREET ROW HOUSES

257-261 Warren St NE
Washington, DC 20003
Square: 1033 Lot Nos: 135, 136, 137 Zone: R-4



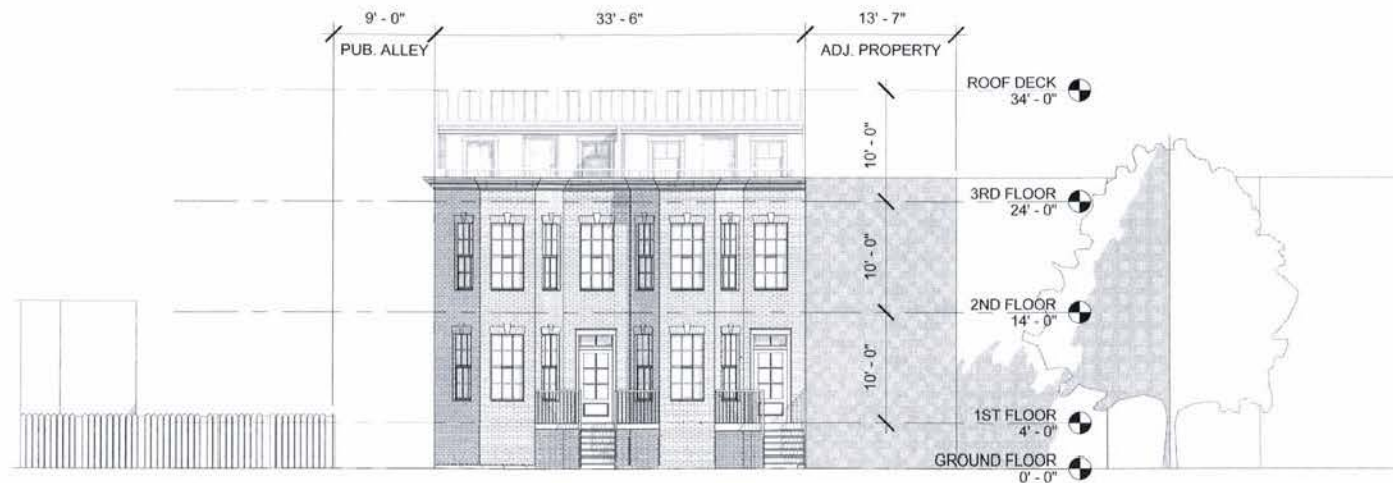
Architect, P.C.

PGN ARCHITECTS PLLC
300 7th Street SE - Suite 205
Washington, DC 20003
ph: 202-822-8899 fax: 202-822-8899



ROOF PLAN | A1.3

3/32" = 1'-0" | 05/17/12



1 WEST ELEVATION
3/32" = 1'-0"

WARREN STREET ROW HOUSES

257-261 Warren St NE
Washington, DC 20003
Square: 1033 Lot Nos: 135, 136, 137 Zone: R-4

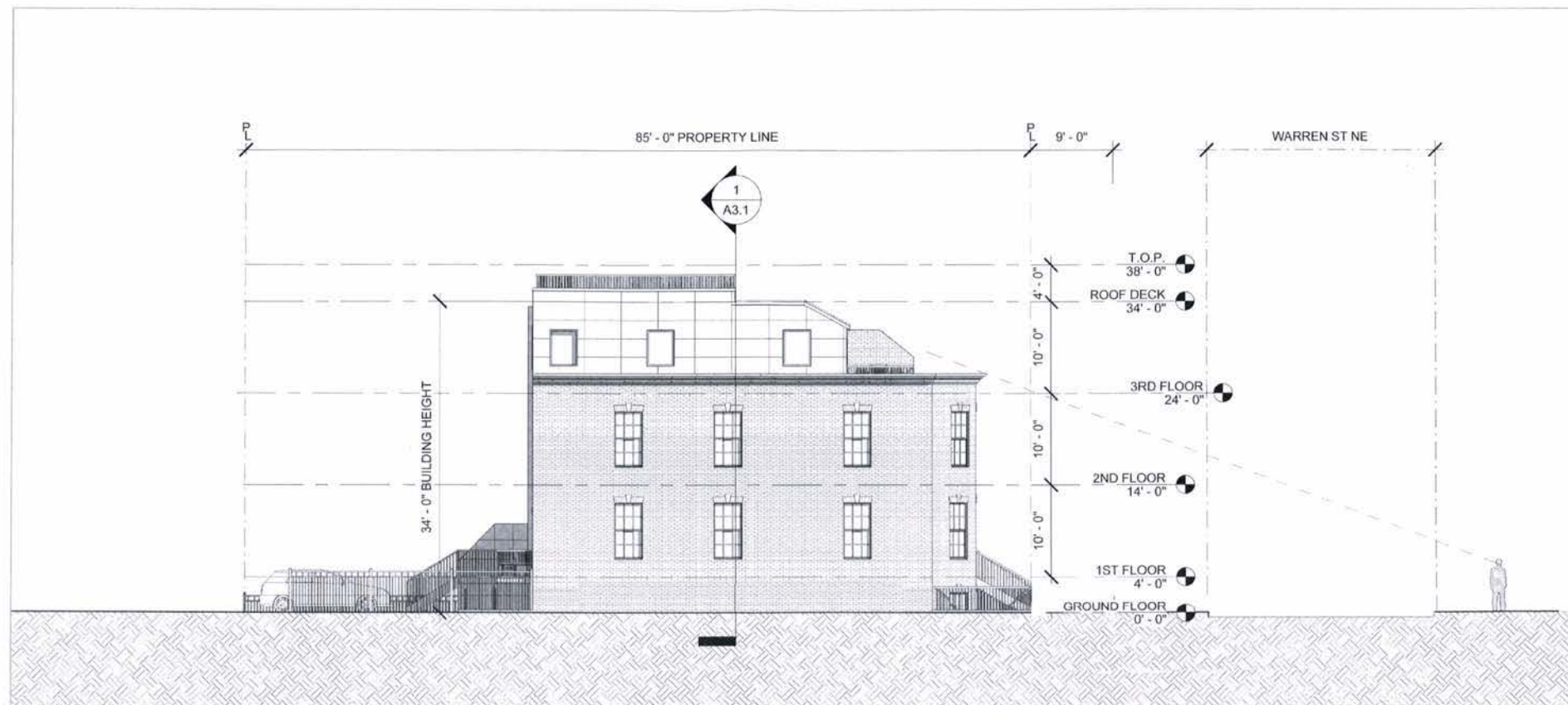


PG ARCHITECTS P.L.L.C.
250 14th Street, SE - Suite 300
Washington, DC 20003
Tel: 202/332-0445 Fax: 202/832-0428



PROPOSED ELEVATION A2.1

3/32" = 1'-0" 03/02/12



WARREN STREET ROW HOUSES

257-261 Warren St NE
Washington, DC 20003
Square: 1033 Lot Nos: 135, 136, 137 Zone: R-4



PG ARCHITECTS, PLLC
250 7th Street SE - Suite 20
Washington, DC 20003
PH: 202-922-9949 FAX: 202-922-9949

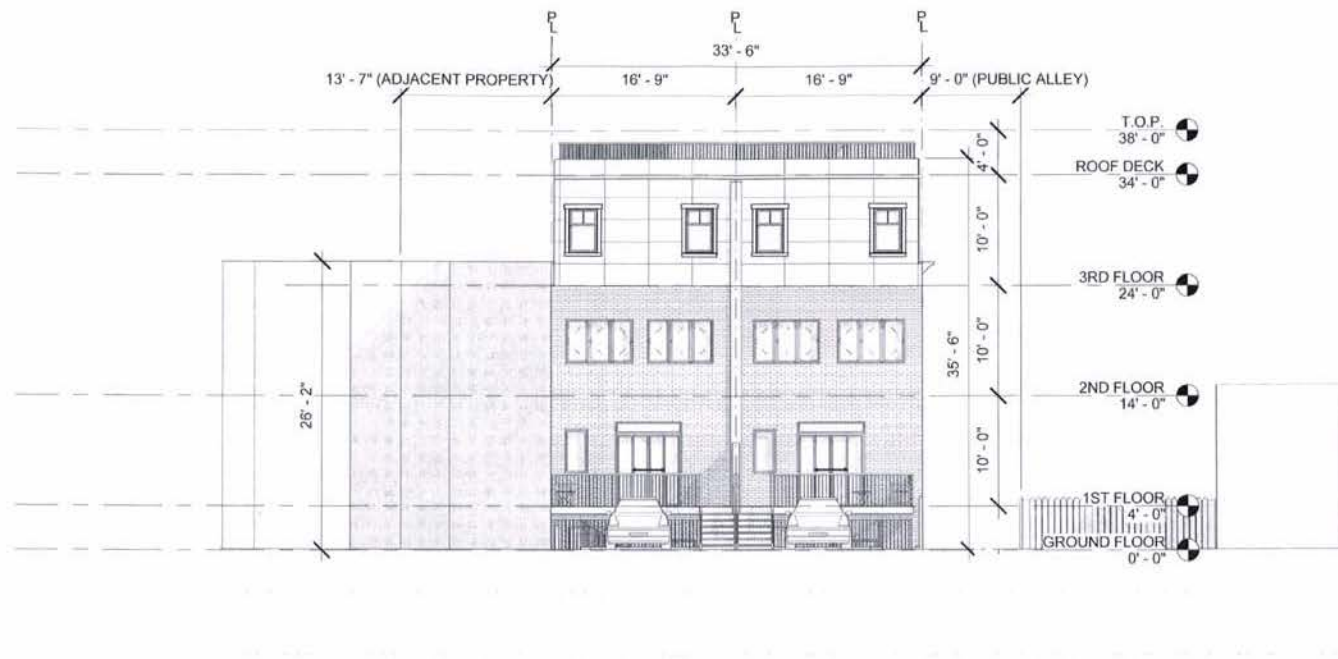


PROPOSED ELEVATION

A2.2

3/32" = 1'-0"

03/02/12



1 EAST ELEVATION
3/32" = 1'-0"

WARREN STREET ROW HOUSES

257-261 Warren St NE
Washington, DC 20003
Square: 1033 Lot Nos: 135, 136, 137 Zone: R-4



P&G ARCHITECTS, P.C.
210 1st Street SE - Suite 20
Washington, DC 20003
202-832-0885 Fax 202-832-0888



PROPOSED ELEVATION

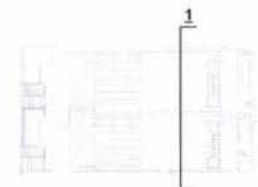
A2.3

3/32" = 1'-0"

03/02/12



1 Section 1
3/32" = 1'-0"



WARREN STREET ROW HOUSES

257-261 Warren St NE
Washington, DC 20003
Square: 1033 Lot Nos: 135, 136, 137 Zone: R-4

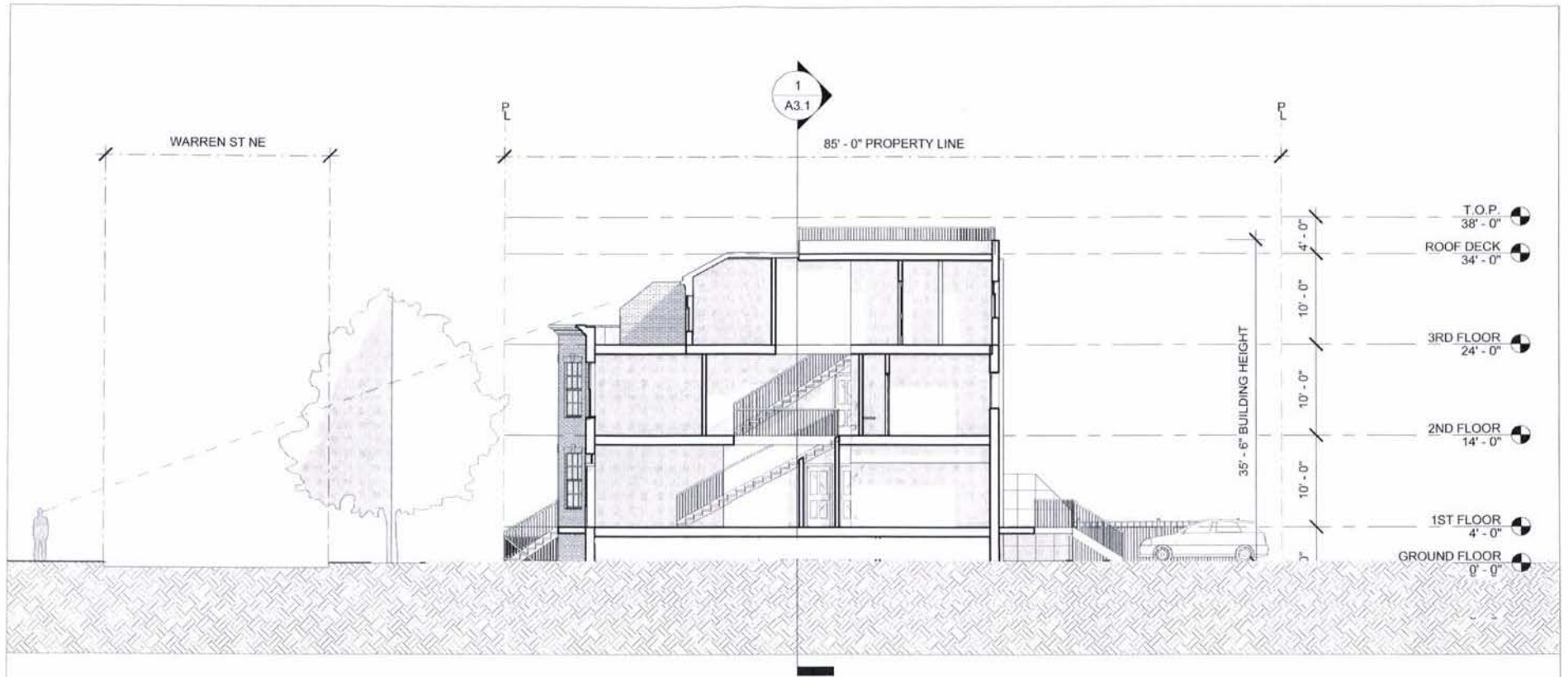


R&G ARCHITECTS, PLLC
310 7th Street, NE Suite 20
Washington, DC 20003
PH: 202-622-0779 FAX: 202-622-0742



BUILDING SECTION | A3.1

As indicated | 05/07/2012



WARREN STREET ROW HOUSES

257-261 Warren St NE
Washington, DC 20003
Square: 1033 Lot Nos: 135, 136, 137 Zone: R-4

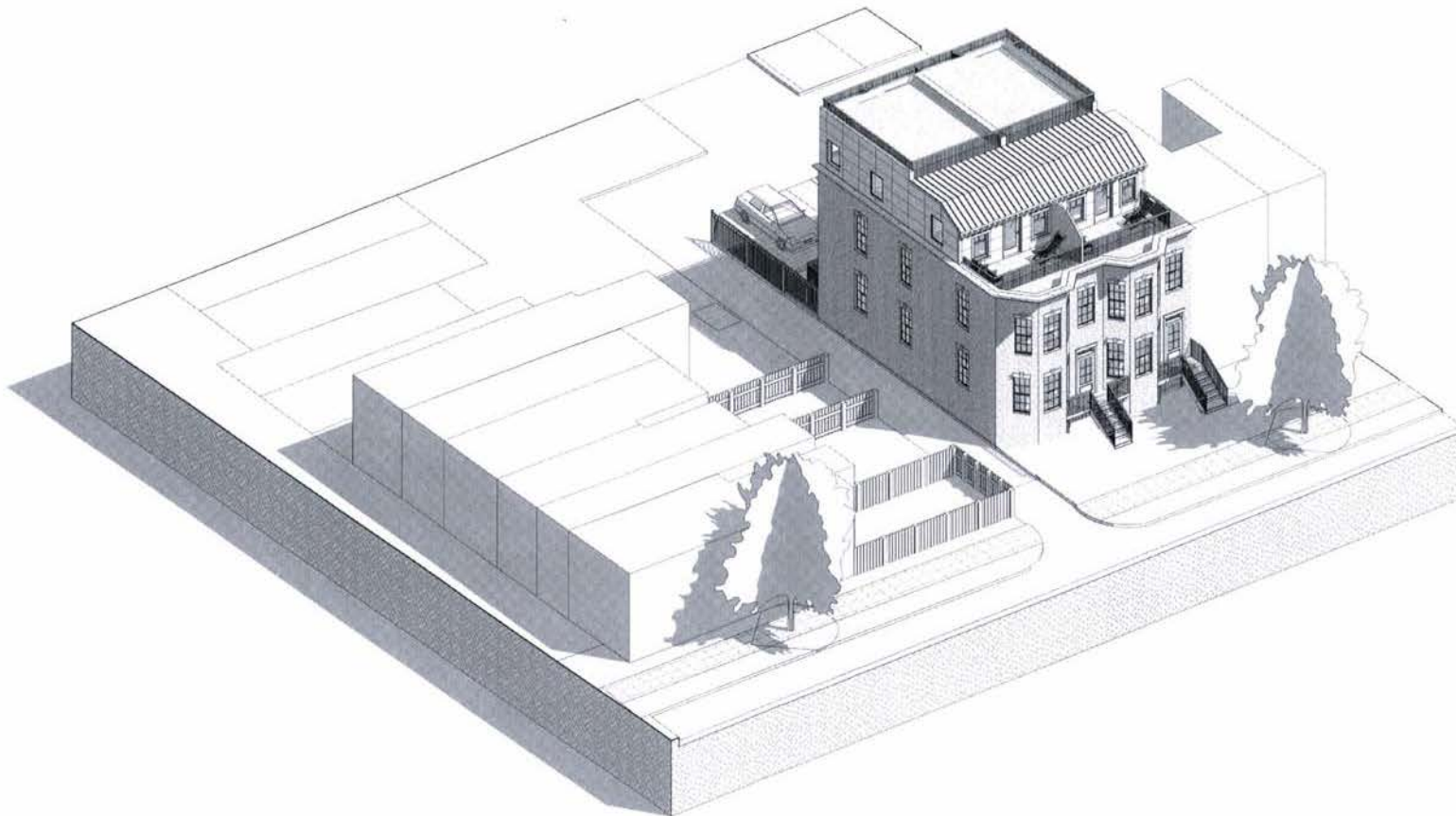


PG ARCHITECTS, P.C.
210 17th Street NW, Suite 200
Washington, DC 20036
Tel: 202-833-0999 Fax: 202-833-0905



BUILDING SECTION A3.2

As indicated 05/07/2012



WARREN STREET ROW HOUSES

257-261 Warren St NE
 Washington, DC 20003
 Square: 1033 Lot Nos: 135, 136, 137 Zone: R-4



POK ARCHITECTS PLLC
 310 1/2 Street NE - Suite 200
 Arlington, DC 20002
 202-822-6773 fax 202-822-6728

PERSPECTIVE VIEW

A4.1

05/07/2012



WARREN STREET ROW HOUSES

257-261 Warren St NE
 Washington, DC 20003
 Square: 1033 Lot Nos: 135, 136, 137 Zone: R-4



RON ARCAUTECIO, P.L.L.C.
 200 N. Street, NE, Suite 200
 Washington, DC 20003
 PH: 202-822-5495 FAX: 202-822-0908

PERSPECTIVE VIEW

A4.3

05/17/12