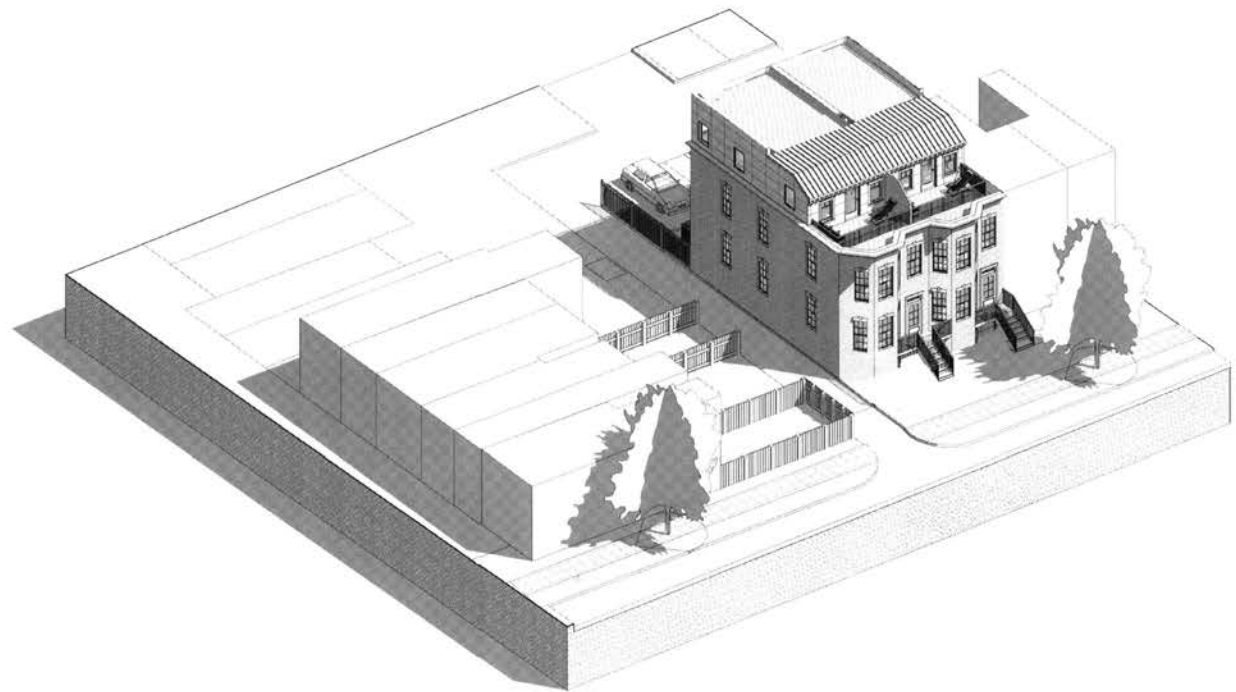


18413

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2012 NOV 24 AM 12:06



**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. 32

WARREN STREET ROW HOUSES

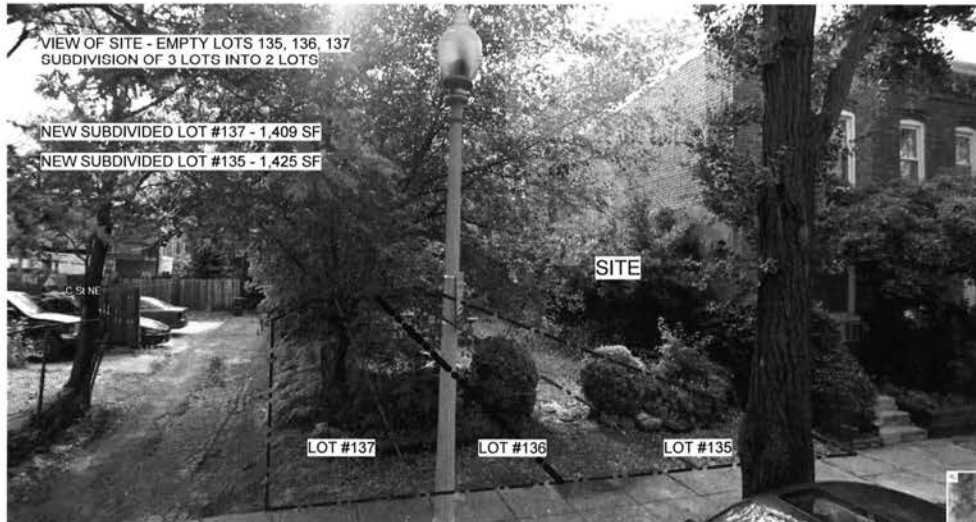
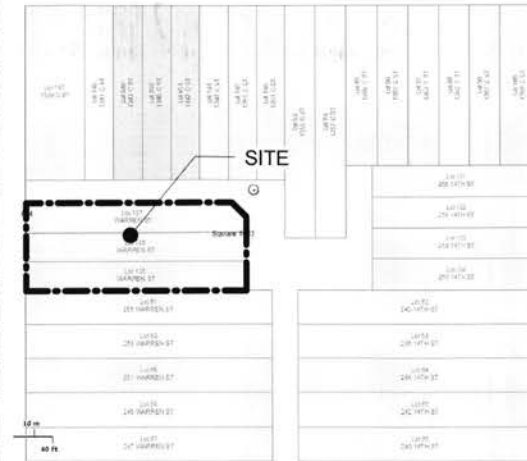
257-261 Warren St NE
Washington, DC 20003
Square: 1033 Lot Nos: 135, 136, 137 Zone: R-4



R&G ARCHITECTS, P.C.
210 N. Street SE - Suite 201
Nashville, TN 37203
615-259-0945 fax 615-259-0946

COVER	A0.0
	11/09/12

Board of Zoning Adjustment
District of Columbia
CASE NO. 18413
EXHIBIT NO. 32



WARREN STREET ROW HOUSES

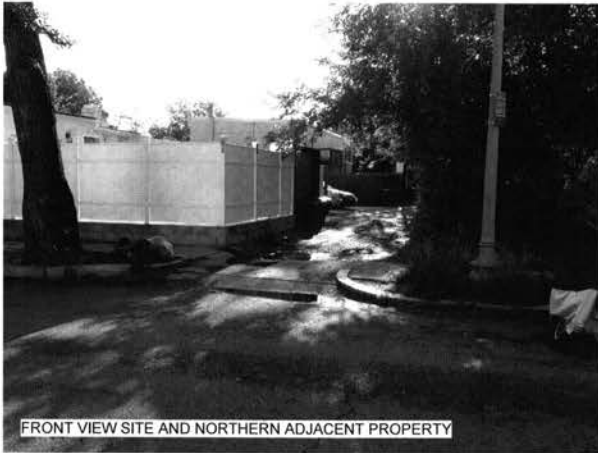
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R&A ARCHITECTS P.C.
210 1st Street, SE - Suite 201
Washington, DC 20003
PH 202-822-9999 FAX 202-822-0908

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

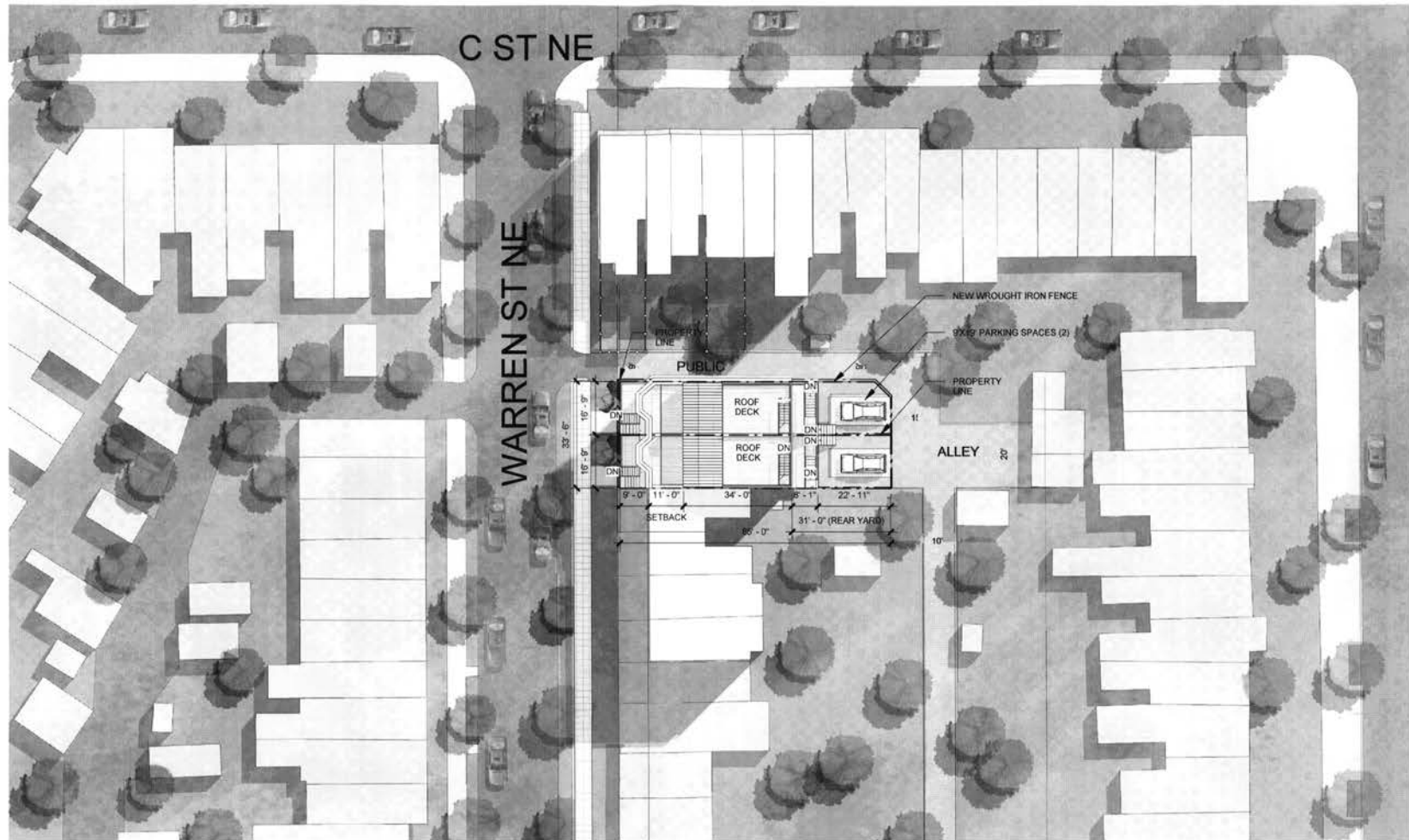


PG ARCHITECTS PLLC
210 1st Street, SE - Suite 201
Washington, DC 20003
ph: 202-822-8445 fax: 202-822-0408

SITE PHOTOS

A0.2

05/17/12

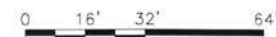


WARREN STREET ROW HOUSES

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

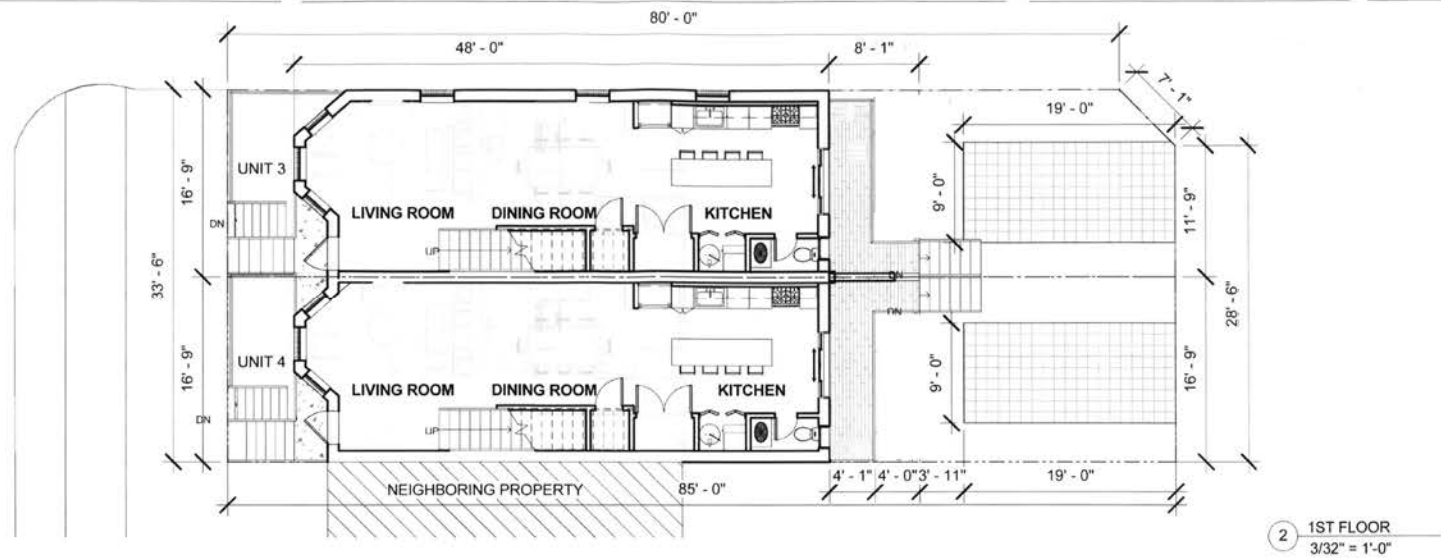


RGA ARCHITECTS PLLC
 310 1st Street SE - Suite 201
 Arlington, VA 22202
 PH 202-822-6949 FAX 202-822-0908



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

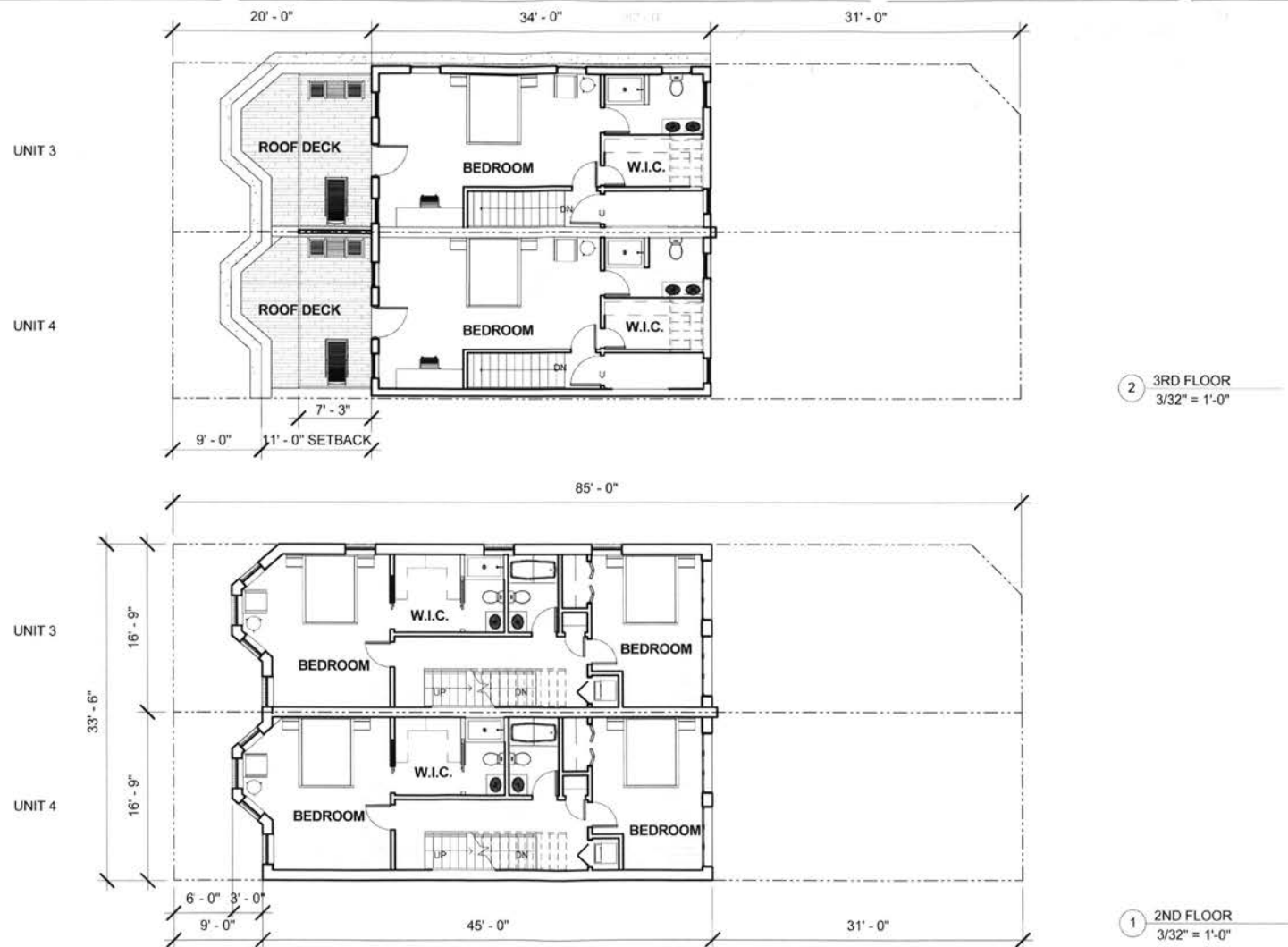


P&A ARCHITECTS, P.C.
2000 1st Street NE - 5th Floor
Washington, DC 20003
PH: 202-522-5440 FAX: 202-522-0158



3/32" = 1'-0" 11/09/12

1ST FLOOR PLAN A1.1



WARREN STREET ROW HOUSES

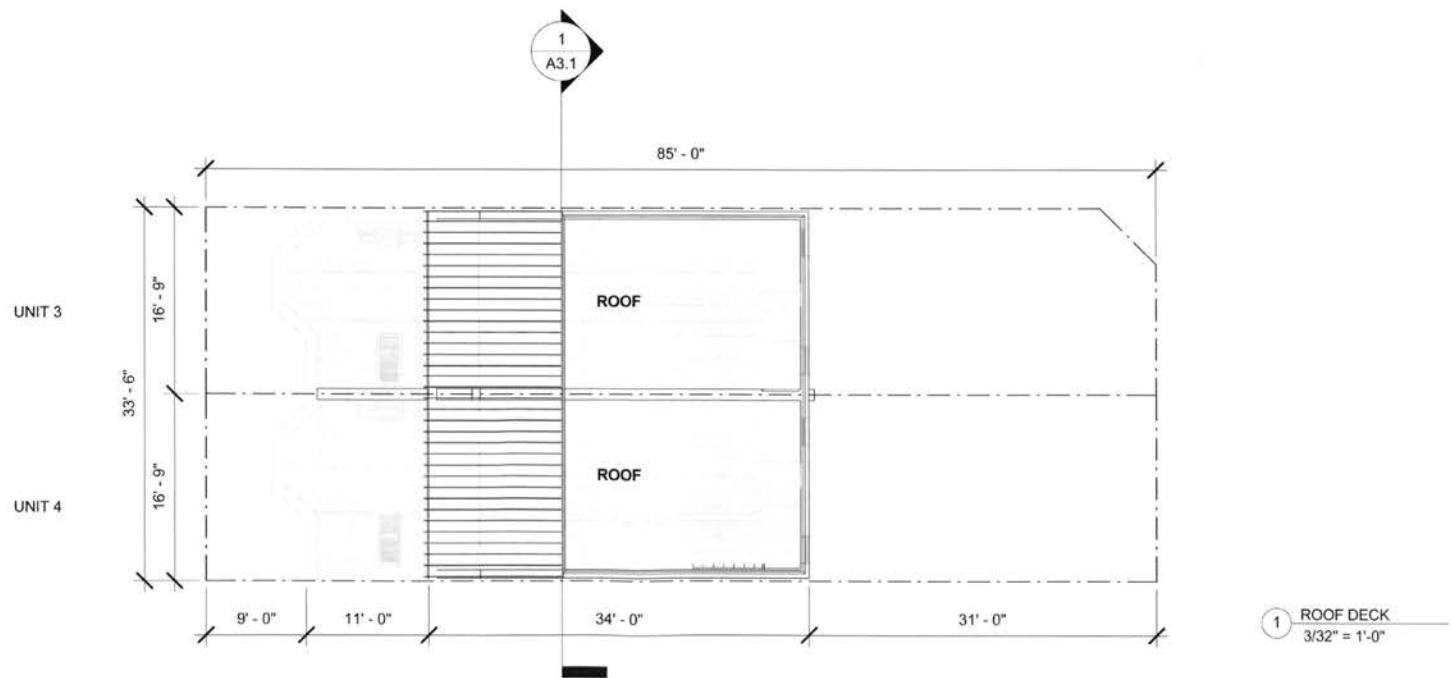
257-261 Warren St NE
Washington, DC 20003
Square: 1033 Lot Nos: 135, 136, 137 Zone: R-4



PG ARCHITECTS, PLLC
200 1st Street SE - Suite 200
Arlington, VA 22202
PH: 202-822-5444 FAX: 202-822-5445



3/32" = 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

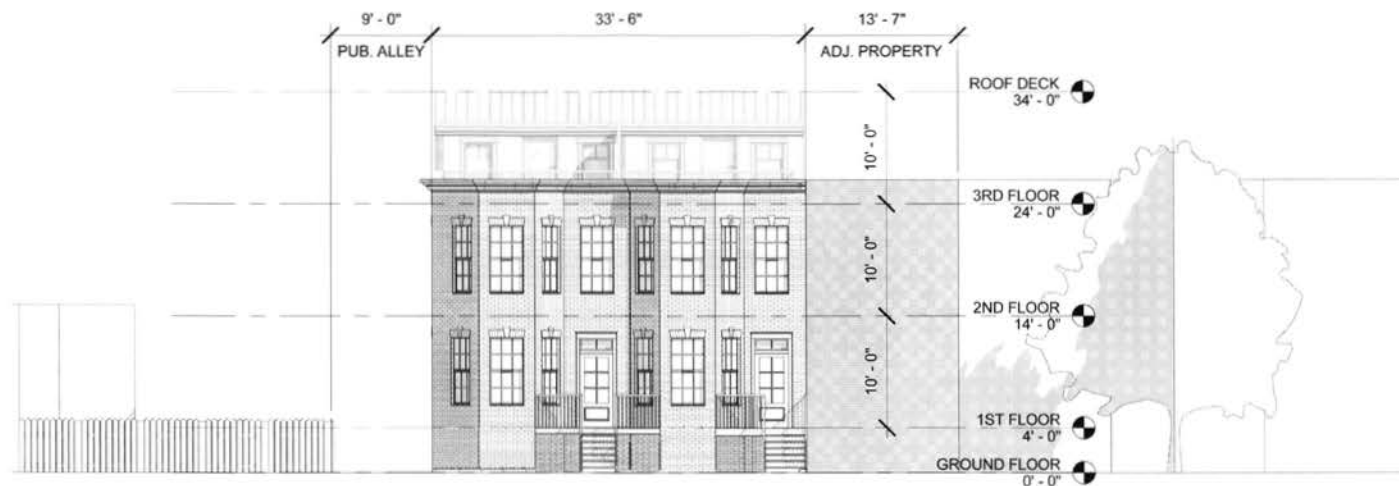


R&G ARCHITECTS, P.C.
 210 7th Street, SE - Suite 200
 Washington, DC 20003
 Tel: 202-822-6445 Fax: 202-822-6446



ROOF PLAN | A1.3

3/32" = 1'-0" | 11/09/12



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



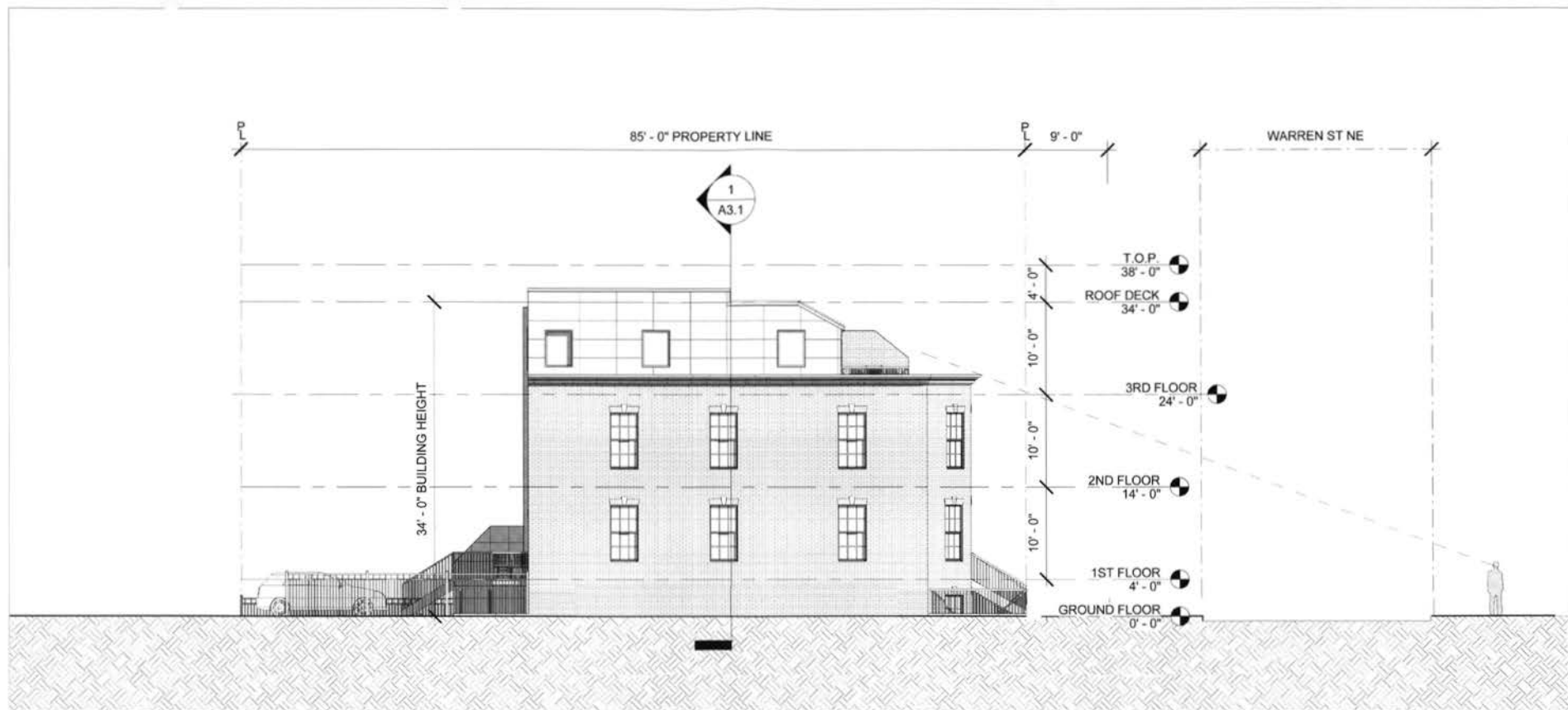
RGH ARCHITECTS, PLLC
210 1st Street SE - Suite 200
Washington, DC 20003
PH: 202-832-5449 FAX: 202-832-0408



PROPOSED ELEVATION

A2.1

3/32" = 1'-0" 11/09/12



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

WARREN STREET ROW HOUSES

PROPOSED ELEVATION

A2.2

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

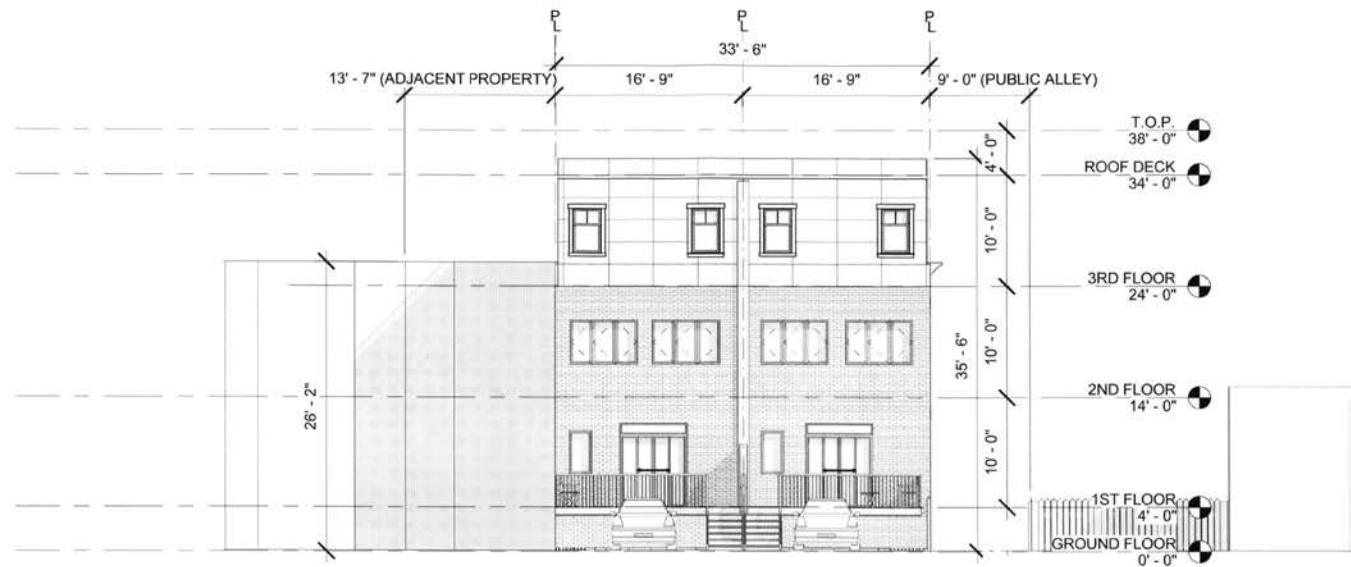


PG ARCHITECTS P.C.
300 1st Street SE - Suite 205
Annapolis, MD 21403
PH: 202-822-0449 FAX: 202-822-0428



3/32" = 1'-0"

11/09/12



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

WARREN STREET ROW HOUSES

PROPOSED ELEVATION A2.3

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



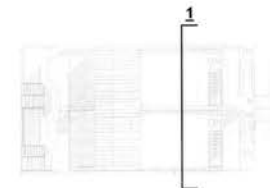
R&G ARCHITECTS PLLC
210 7th Street SE - Suite 200
Washington, DC 20003
ph 202-822-9449 fax 202-822-9428



3/32" = 1'-0" 11/09/12



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



WARREN STREET ROW HOUSES

257-261 Warren St NE
Washington, DC 20003
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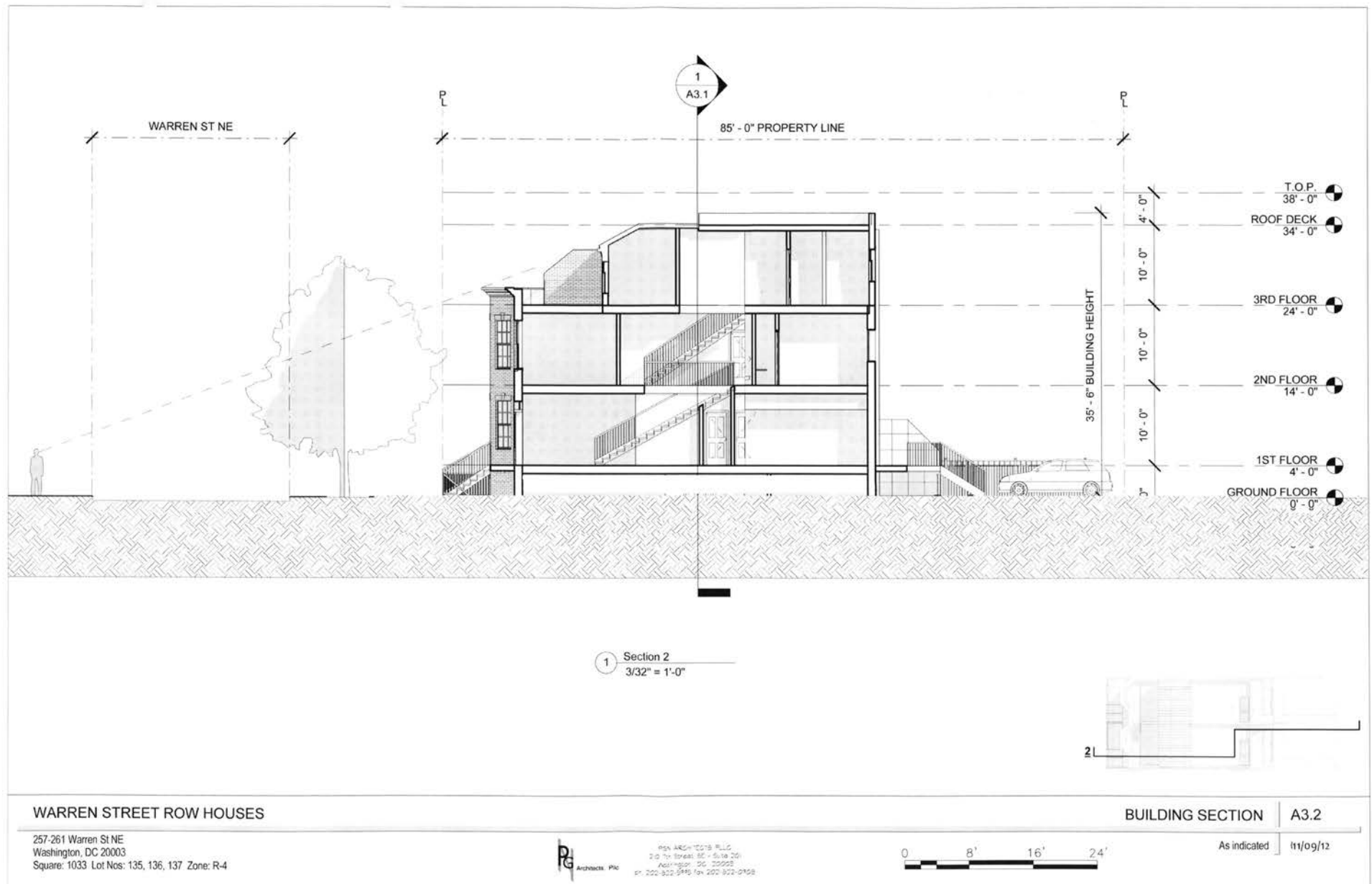
R&A ARCHITECTS P.C.
200 1st Street SE - Suite 200
Washington, DC 20003
PH: 202-822-8449 FAX: 202-822-0408

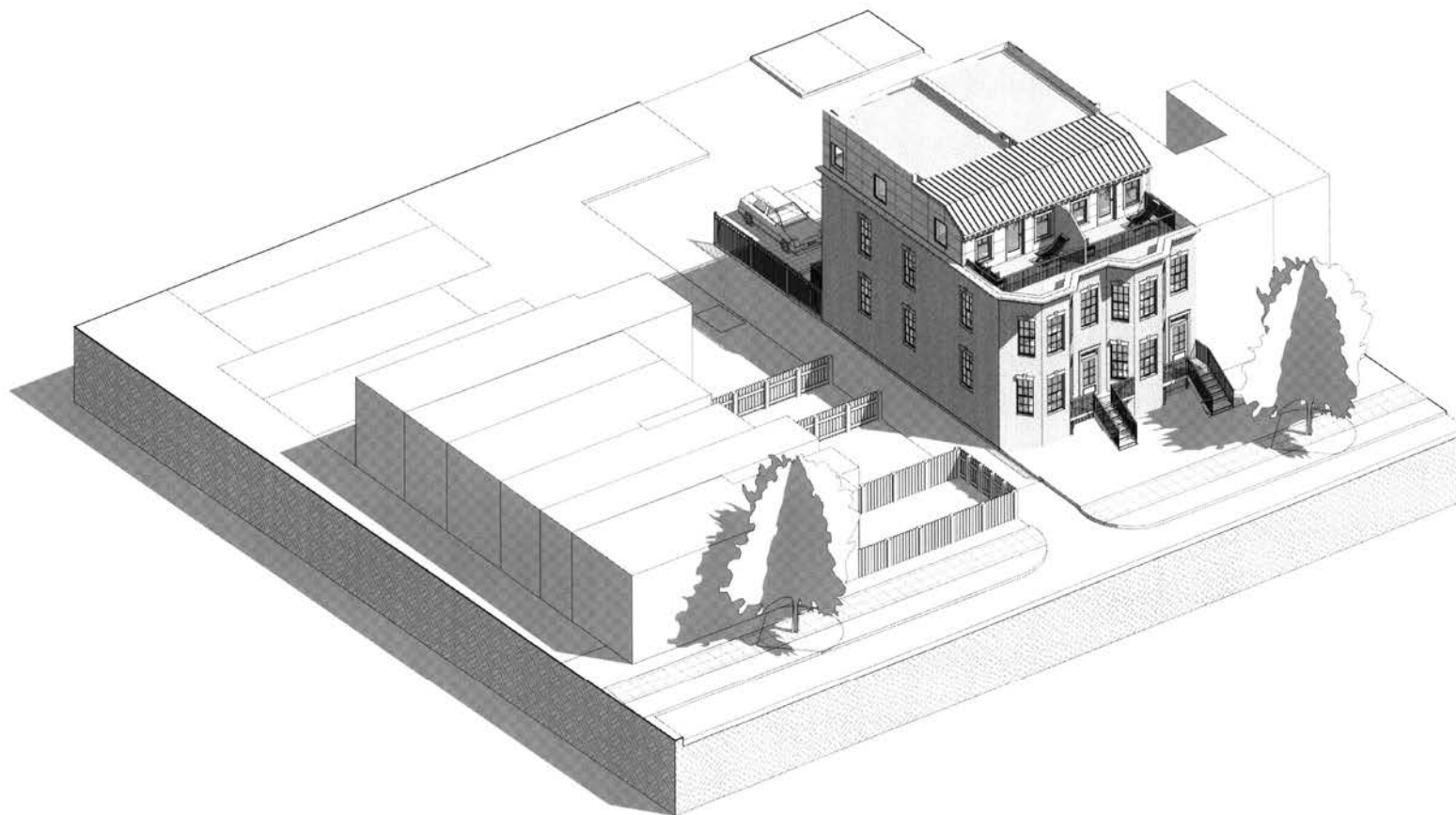


BUILDING SECTION

A3.1

As indicated 05/07/2012





WARREN STREET ROW HOUSES

257-261 Warren St NE
Washington, DC 20003
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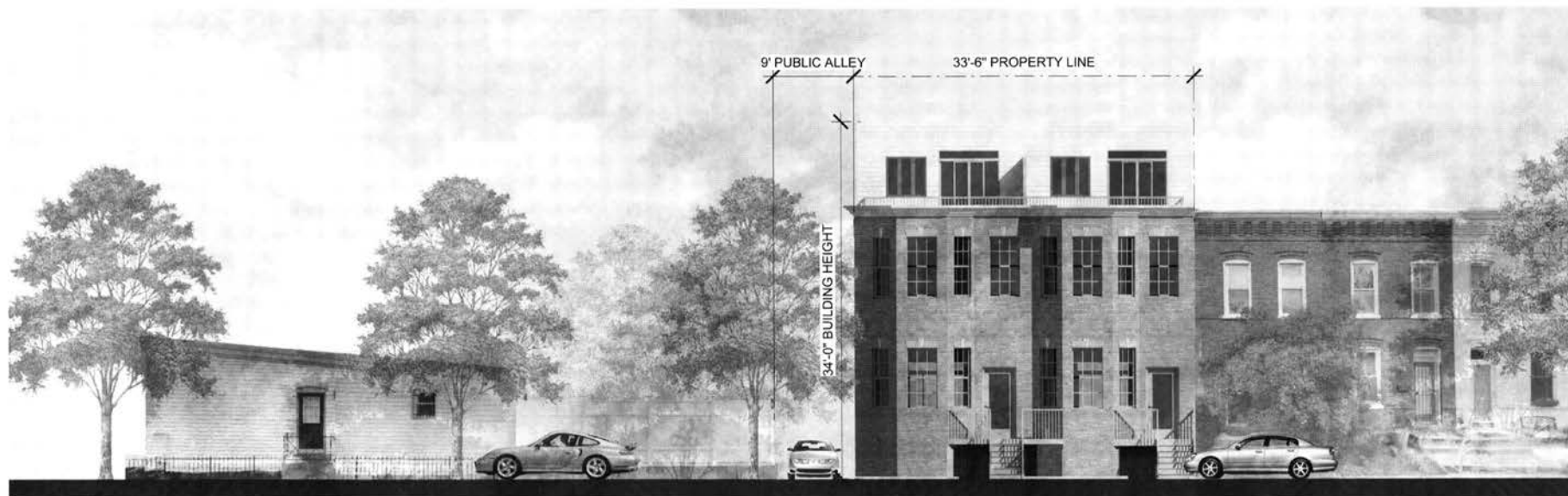
ARCHITECTS, P.C.

P&A ARCHITECTS, P.C.
210 T St. SE - Suite 201
Washington, DC 20003
PH: 202-522-6945 FAX: 202-522-6906

PERSPECTIVE VIEW

A4.1

11/09/12



WARREN STREET ROW HOUSES

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



REGAN ARCHITECTS PBC
 210 7th Street SE - Suite 201
 Washington, DC 20003
 PH: 202-322-5445 FAX: 202-322-0408

PERSPECTIVE VIEW | A4.3

11/09/12