

1500 PENNSYLVANIA AVENUE, SE



PROJECT TEAM:

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ARCHITECT

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CELEBRITY ENGINEER

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MEP ENGINEER

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SPECIFICATIONS CONSULTANT

GEORGETOWN SPECIFICATIONS CONSULTING
Washington, DC
202-462-5621

CONTRACTOR

Moseley Construction Group, Inc.
44750 Cape Court Unit 150 B
Arlington, VA 22204
703-847-1920

1500 PENNSYLVANIA AVENUE, SE
WASHINGTON, DC 20003

REVISION	DATE	BY
1	11/10/2017	

DATE	11/10/2017
PROJECT	1500 PENNSYLVANIA AVENUE, SE
DATE	11/10/2017



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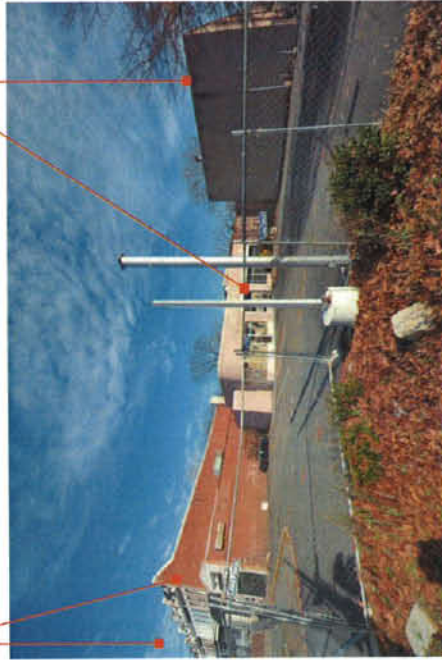
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EXHIBIT C

Board of Zoning Adjustment
District of Columbia
CASE NO.18713
EXHIBIT NO.10



EXISTING ROWHOMES ON PENNSYLVANIA AVENUE, SE
EXISTING, ONE STORY RETAIL BUILDING AND PARKING AREA TO BE REMOVED
ONE STORY RETAIL BUILDING UNDER CONSTRUCTION ACROSS 15TH ST.



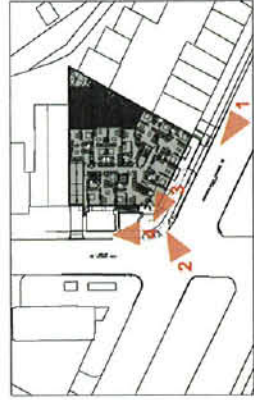
2: VIEW OF SITE FROM NE CORNER OF 15TH STREET SE AND PENNSYLVANIA AVENUE
EXISTING, ONE STORY RETAIL BUILDING UNDER CONSTRUCTION ACROSS 15TH STREET, SE
EXISTING, ONE STORY RETAIL BUILDING AND PARKING AREA TO BE REMOVED



3: VIEW FROM SITE LOOKING NW ALONG PENNSYLVANIA AVENUE



4: VIEW FROM SITE LOOKING NORTH ALONG 15TH STREET SE



1500 PENNSYLVANIA AVENUE, SE
WASHINGTON, DC 20003



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EXISTING ROWHOMES ON FREEDOM WAY
REAR ELEVATIONS OF EXISTING ROWHOMES ON 15TH STREET, SE



1: VIEW OF REAR CORNER OF SITE FROM FREEDOM WAY LOOKING SW

EXISTING ROWHOMES ON 15TH STREET, SE
EXISTING ONE STORY RETAIL BUILDING ON 15TH STREET, SE



3: VIEW TOWARDS SITE LOOKING SOUTH ALONG 15TH STREET SE.

EXISTING ROWHOMES ON 15TH STREET, SE
EXISTING ROWHOMES ON PENNSYLVANIA AVENUE, SE
EXISTING, ONE STORY RETAIL BUILDING AND PARKING AREA TO BE REMOVED
EXISTING ONE STORY RETAIL BUILDING 15TH STREET, SE

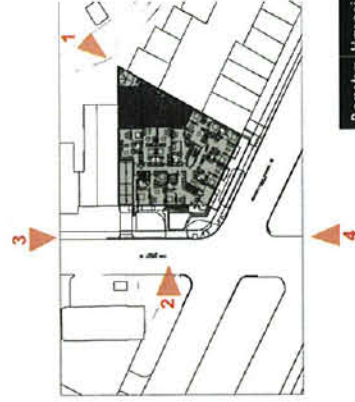


2: VIEW OF PENNSYLVANIA AVENUE FRONTAGE FROM SE CORNER OF 15TH STREET SE AND PENNSYLVANIA AVENUE

EXISTING ROWHOMES ON 15TH STREET, SE
EXISTING ROWHOMES ON PENNSYLVANIA AVENUE, SE
EXISTING, ONE STORY RETAIL BUILDING AND PARKING AREA TO BE REMOVED
EXISTING ONE STORY RETAIL BUILDING 15TH STREET, SE



4: VIEW TOWARDS 15TH STREET SE FRONTAGE FROM NW CORNER OF 15TH STREET SE AND PENNSYLVANIA AVENUE



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1500 PENNSYLVANIA AVENUE, SE
WASHINGTON, DC 20003

Goldstar 1500 Penn LLC
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Capital Property Development, LLC
1500 Pennsylvania Avenue, SE
Washington, DC 20003

Regency City Properties
1500 Pennsylvania Avenue, SE
Washington, DC 20003

Regency City Properties
1500 Pennsylvania Avenue, SE
Washington, DC 20003

GENERAL NOTES:

[illegible]

SHEET NOTES:

[illegible]

DRAWING LEGEND:

[illegible]

REAR YARD CALCULATIONS

AREA OF REAR YARD TRIANGLE: 2.067 S.F.

WIDTH OF REAR YARD (ANGLED) 73'4"

AVERAGE DEPTH OF REAR YARD 28'-2"

(2.067 S.F. / 73.33%)

REQUIRED REAR YARD SETBACK 15'-0"

56'-4"

REAR
YARD
AREA =
2,067 S.F.

82.28

PENNSYLVANIA AVENUE, SE

15TH STREET, SE

GROUND LEVEL PLAN

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GENERAL NOTES:

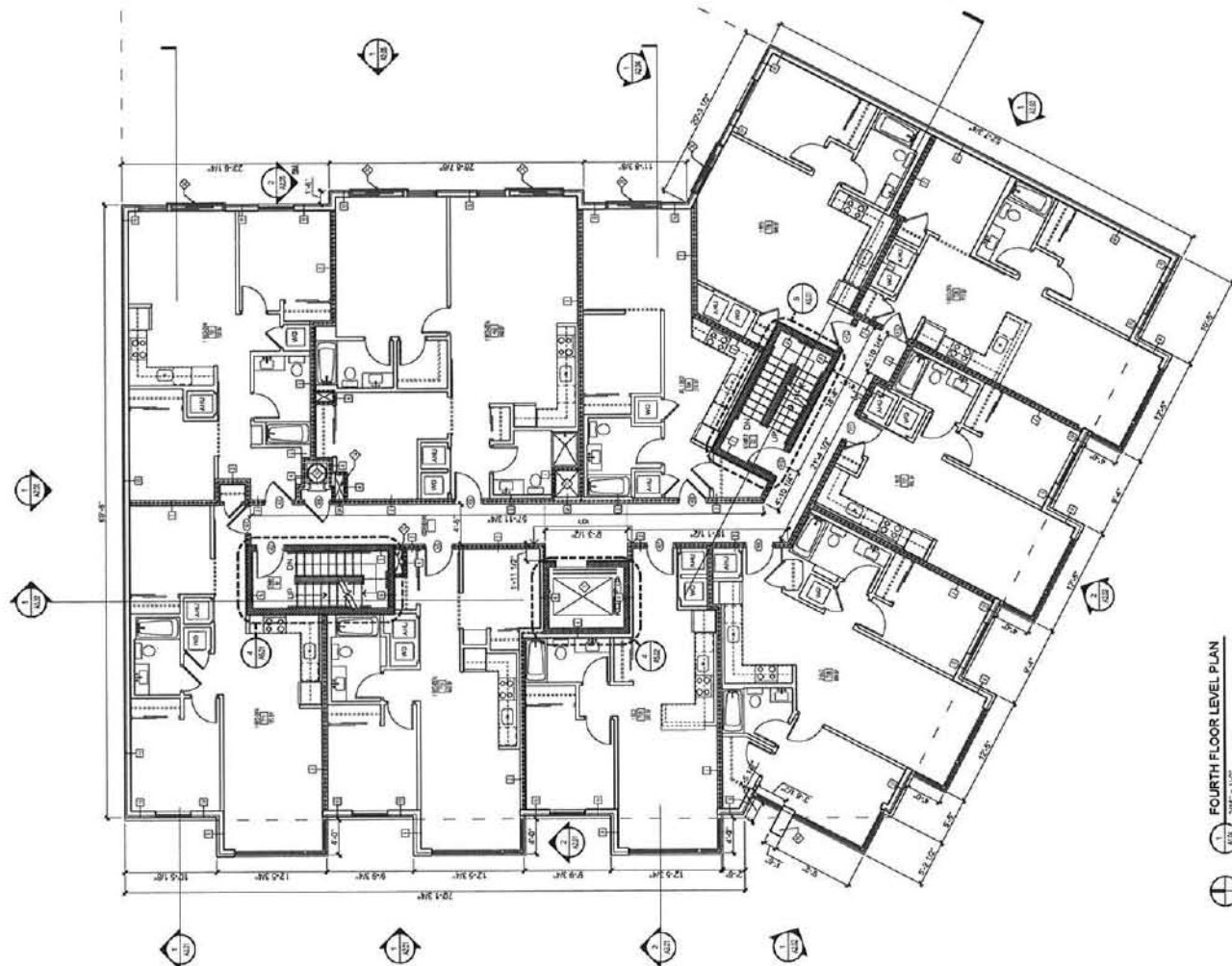
1. THESE NOTES ARE TO BE USED IN CONJUNCTION WITH THE ARCHITECTURAL DRAWINGS AND SPECIFICATIONS.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND STANDARDS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
6. THE CONTRACTOR SHALL MAINTAIN ADEQUATE RECORDS OF ALL WORK DONE.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF ALL WORKERS AND THE PUBLIC.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE ENVIRONMENT.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL HISTORIC AND CULTURAL RESOURCES.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL NEIGHBORHOODS AND COMMUNITIES.

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DRAWING LEGEND:

SYMBOL	DESCRIPTION
	1ST FLOOR MAIN HALL
	2ND FLOOR MAIN HALL
	3RD FLOOR MAIN HALL
	4TH FLOOR MAIN HALL
	5TH FLOOR MAIN HALL
	6TH FLOOR MAIN HALL
	7TH FLOOR MAIN HALL
	8TH FLOOR MAIN HALL
	9TH FLOOR MAIN HALL
	10TH FLOOR MAIN HALL



FOURTH FLOOR LEVEL PLAN



1/4" = 1'-0"

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WASHINGTON, DC 20003

REVISION	DATE	BY	CHKD
1	10/1/00	...	...
2	10/1/00	...	...
3	10/1/00	...	...
4	10/1/00	...	...
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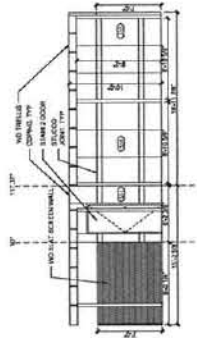
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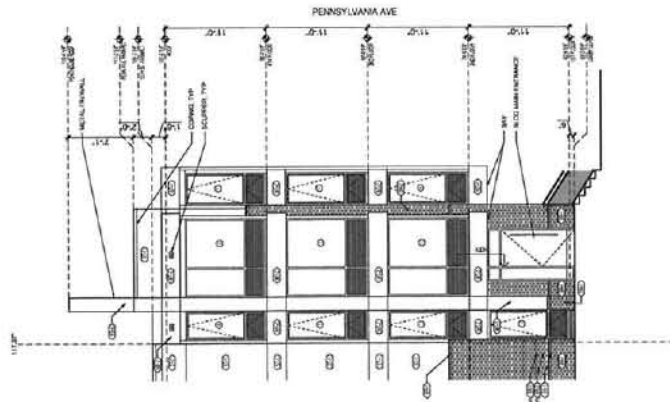


GENERAL NOTES:

1. REFER TO ARCHITECT'S GENERAL NOTES FOR MATERIALS AND FINISHES.
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MATERIAL KEY:

- 1. FIN WALL AND BAY - 15TH ST.
- 2. MAIN ELEVATION - PENN AVE
- 3. REFER TO ARCHITECT'S GENERAL NOTES FOR MATERIALS AND FINISHES.
- 4. REFER TO ARCHITECT'S GENERAL NOTES FOR MATERIALS AND FINISHES.
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1. FIN WALL AND BAY - 15TH ST.
1/4" = 1'-0"

2. MAIN ELEVATION - PENN AVE
1/4" = 1'-0"

