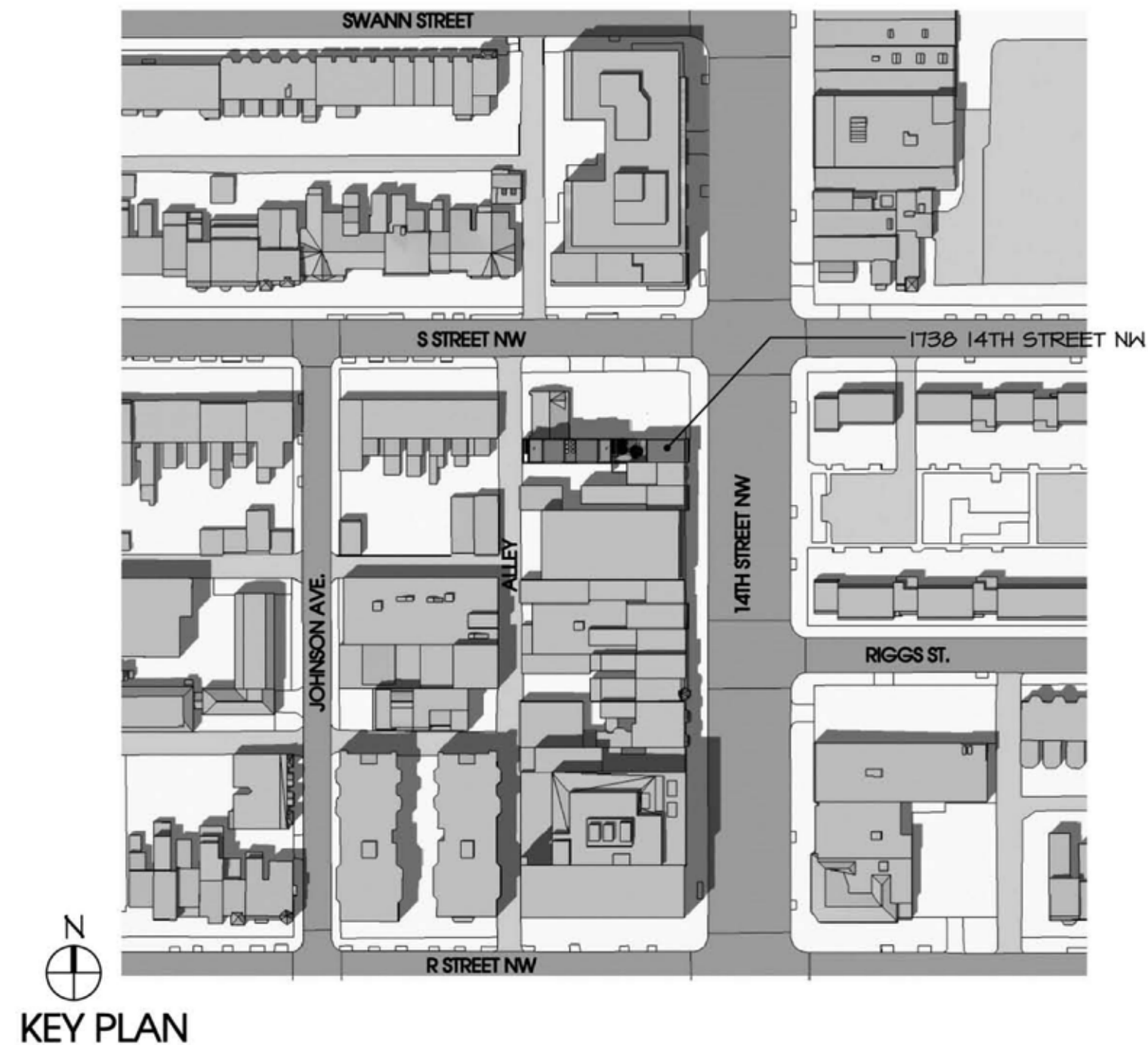


BOARD OF ZONING ADJUSTMENT APPLICATION FOR
1738 14TH STREET NW WASHINGTON, D.C.



LIST OF DRAWINGS

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A-24	EXISTING VIEW OF ALLEY BEHIND 1401 CHURCH STREET	•
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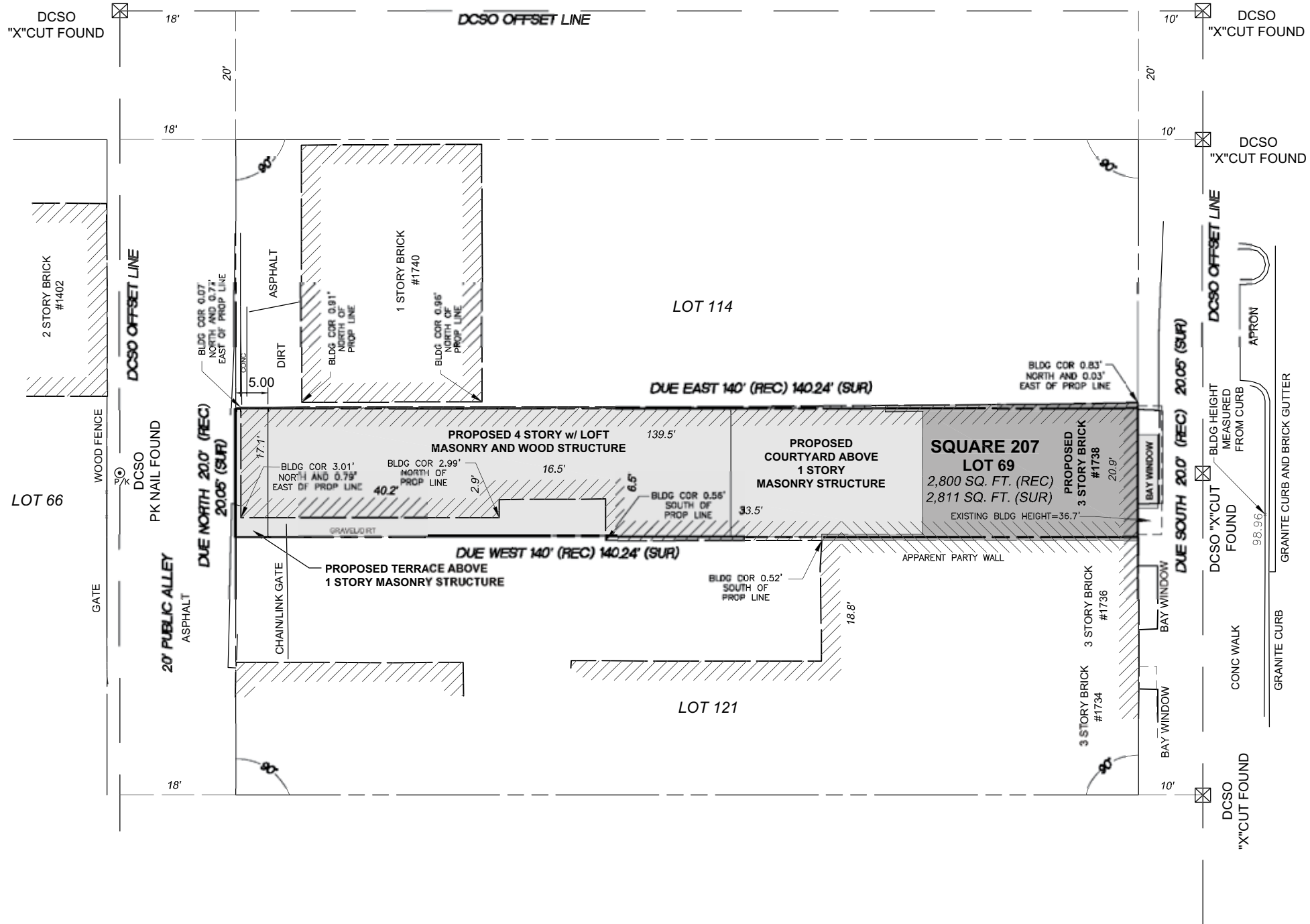


ARCHITECTS GROUP PRACTICE LTD.
415 North Alfred Street
Alexandria, VA 22314
703.549.0809
www.argponline.com



S STREET, N.W.

(90' WIDE PUBLIC STREET)
ASPHALT



NOTES:

1. HORIZONTAL DATUM: DISTRICT OF COLUMBIA SURVEYOR'S OFFICE (DCSO)
2. PROPERTY SHOWN AMONG THE RECORDS OF THE D.C. SURVEYOR'S OFFICE IN SUBDIVISION BOOK 153 - PAGE 173 AND SUBDIVISION BOOK 183 - PAGE 55
3. PROPERTY CORNER MARKERS NOT SET AS PART OF THIS SURVEY.
4. BOUNDARY INFORMATION SHOWN HEREON WAS OBTAINED FROM A SURVEY TO MARK DATED 12-16-13 AND RECORDED IN SURVEY BOOK 1003 AT PAGE 38 AMONG THE RECORDS OF THE SURVEYOR FOR THE DISTRICT OF COLUMBIA AND VERIFIED IN THE FIELD INSOFAR AS POSSIBLE. PROPERTY LINE DIMENSIONS FROM OFFICIAL RECORDS MAY NOT NECESSARILY AGREE WITH ACTUAL MEASURED DIMENSIONS. ALL PROPERTY LINES IN THE DISTRICT OF COLUMBIA ARE SUBJECT TO CHANGE BY THE OFFICE OF THE SURVEYOR, D.C.
5. (R) DENOTES RECORD INFORMATION
(S) DENOTES SURVEYED INFORMATION
(N.T.S.) = NOT TO SCALE
DCSO = DISTRICT OF COLUMBIA SURVEYORS OFFICE

14TH STREET, N.W.

(110' WIDE PUBLIC STREET)
ASPHALT



A. MORTON THOMAS AND ASSOCIATES, INC.
CONSULTING ENGINEERS
12760 TWINBROOK PARKWAY - ROCKVILLE, MD 20852-1700
PH:(301)881-2545 FAX:(301)881-0814

RES.	AMT				
SURV.	DC				
COMP.	RB				
DES.	AMT				
CHK.	RB				
CHK.	JF	6/3/2014	SURVEY ISSUED	RB	DRS
		DATE	REVISION	BY	APP'R.

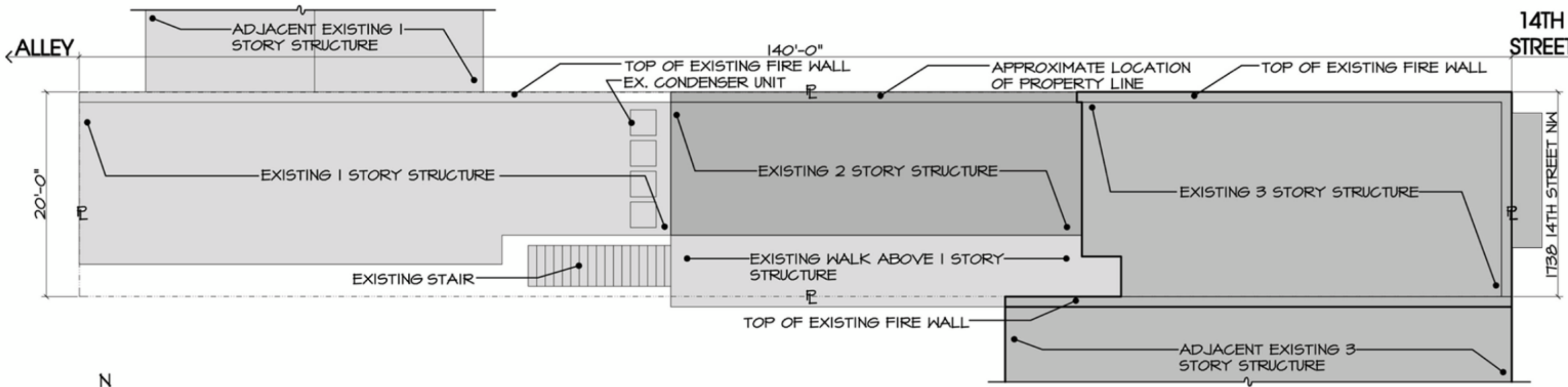
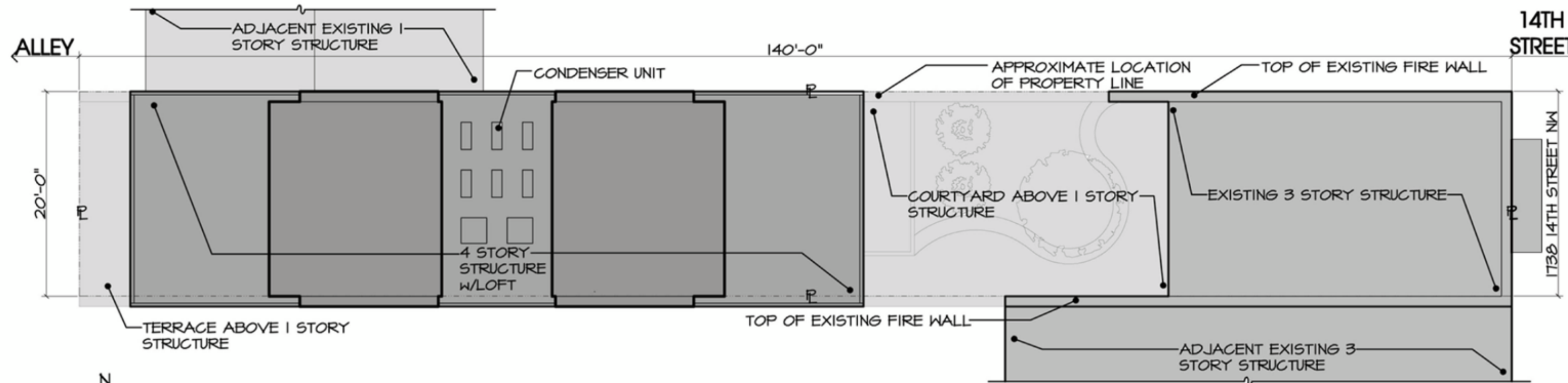
PLAT

LOT 69 - SQUARE 207
1738 14TH STREET, NW
WASHINGTON DC

WARD 2 ANC 2F

DISTRICT OF COLUMBIA

SCALE	CONTOUR INTERVAL	A.M.T. FILE No.
N/A	N/A	114-305.001
DATE	BAIST ATLAS	SHEET
JUNE 2014	VOL. 1 PLAN 19	1



LEGEND

PROPOSED CONSTRUCTION

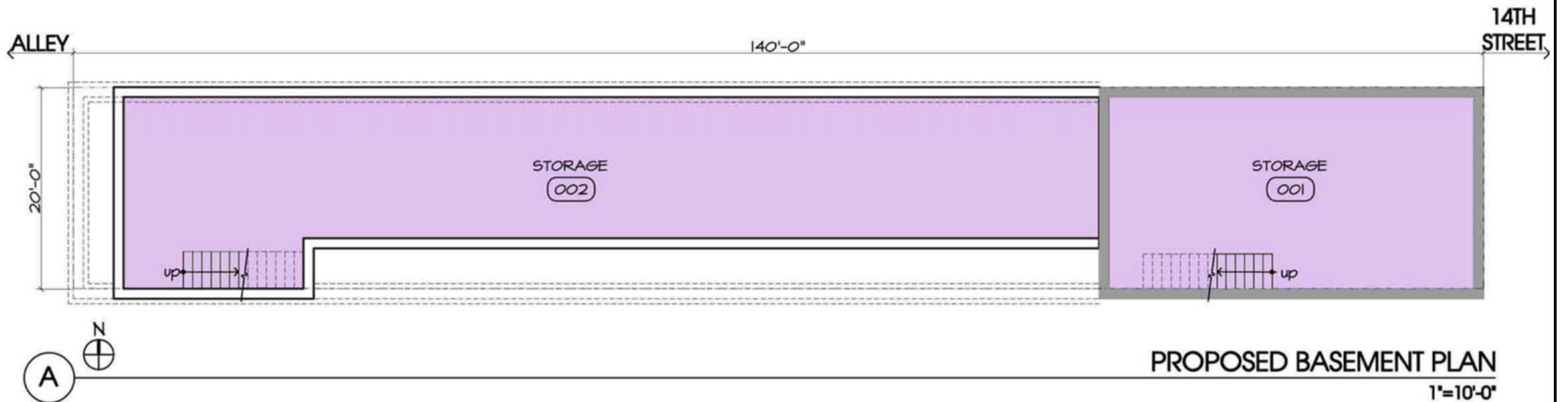
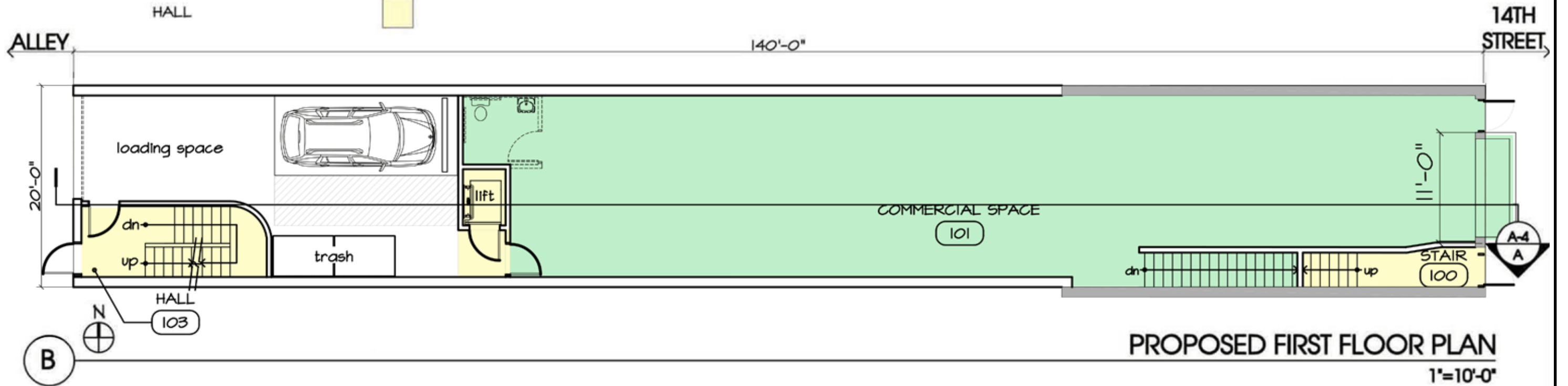
EXISTING CONSTRUCTION

RESIDENTIAL

COMMERCIAL

STORAGE

HALL



LEGEND

PROPOSED CONSTRUCTION

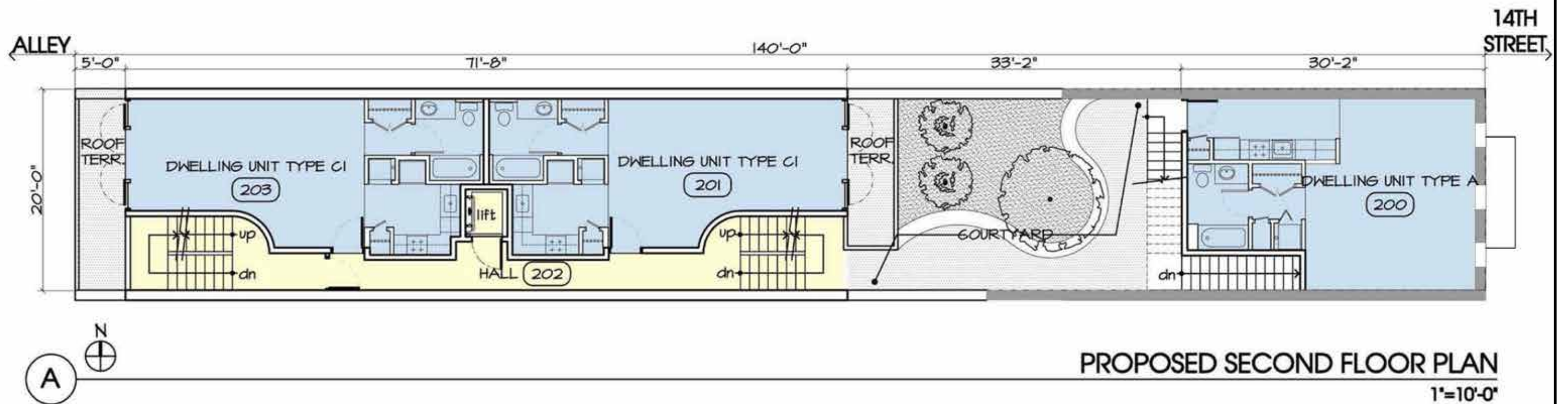
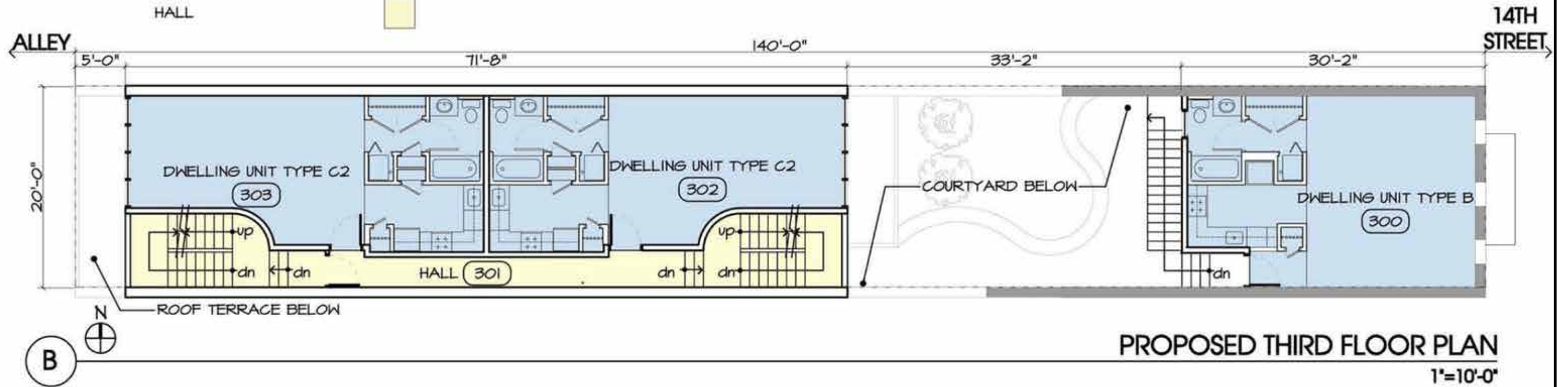
EXISTING CONSTRUCTION

RESIDENTIAL

COMMERCIAL

STORAGE

HALL



LEGEND

PROPOSED CONSTRUCTION

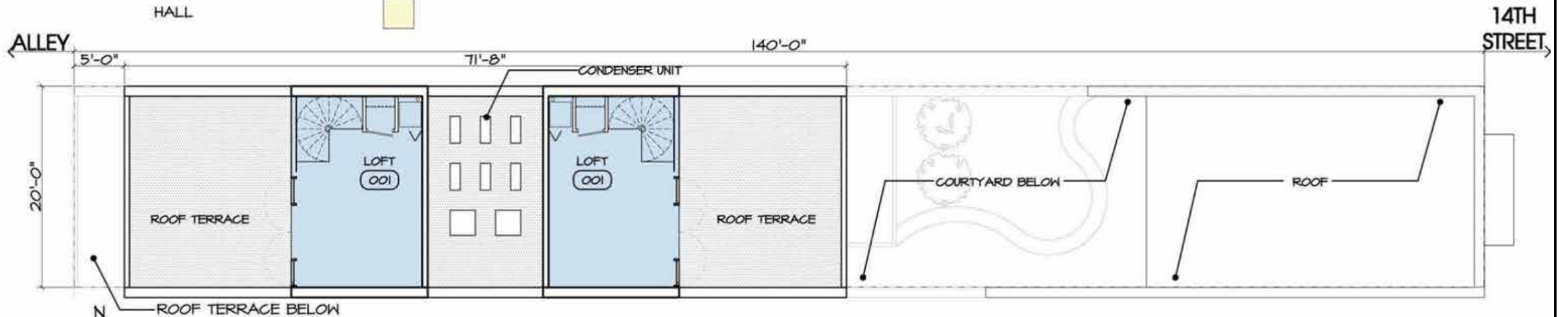
EXISTING CONSTRUCTION

RESIDENTIAL

COMMERCIAL

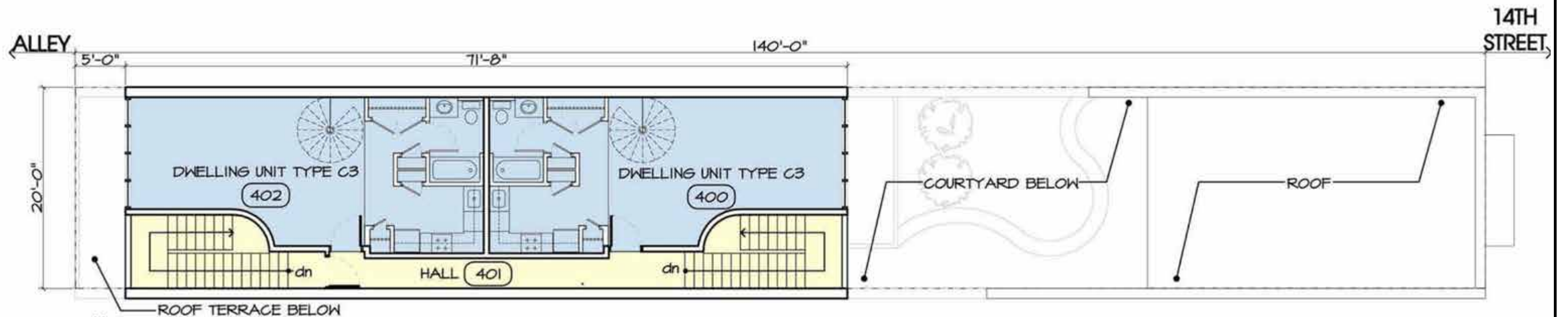
STORAGE

HALL



PROPOSED ROOF/LOFT FLOOR PLAN

1"=10'-0"

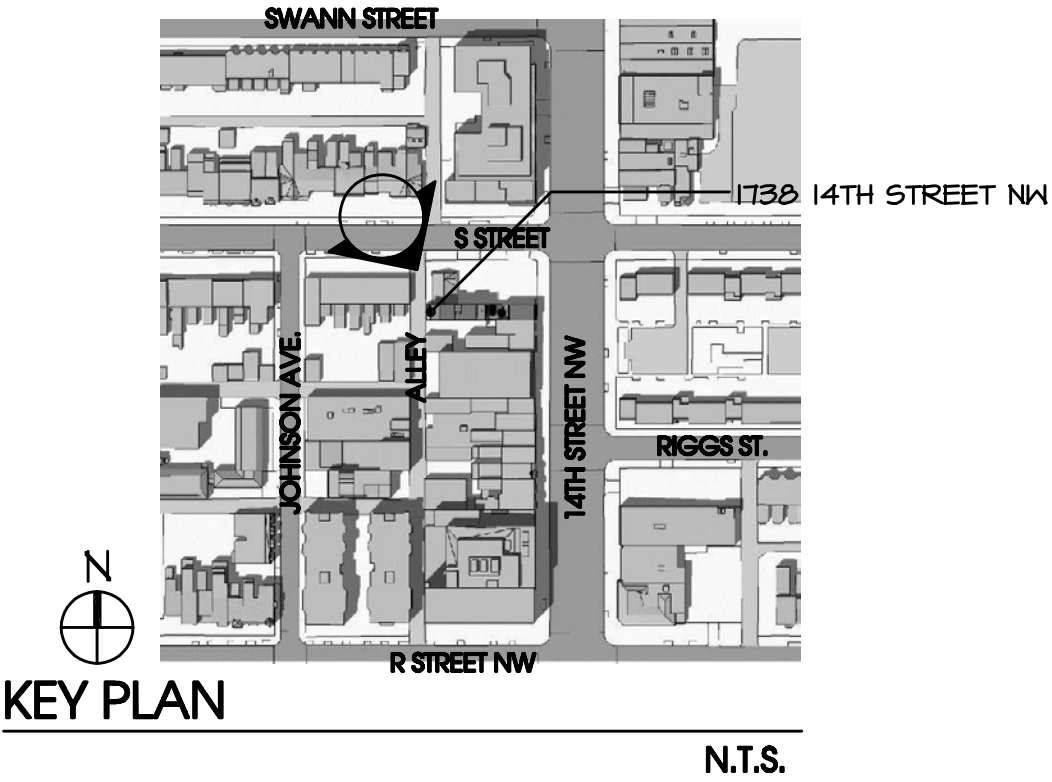


PROPOSED FOURTH FLOOR PLAN

1"=10'-0"

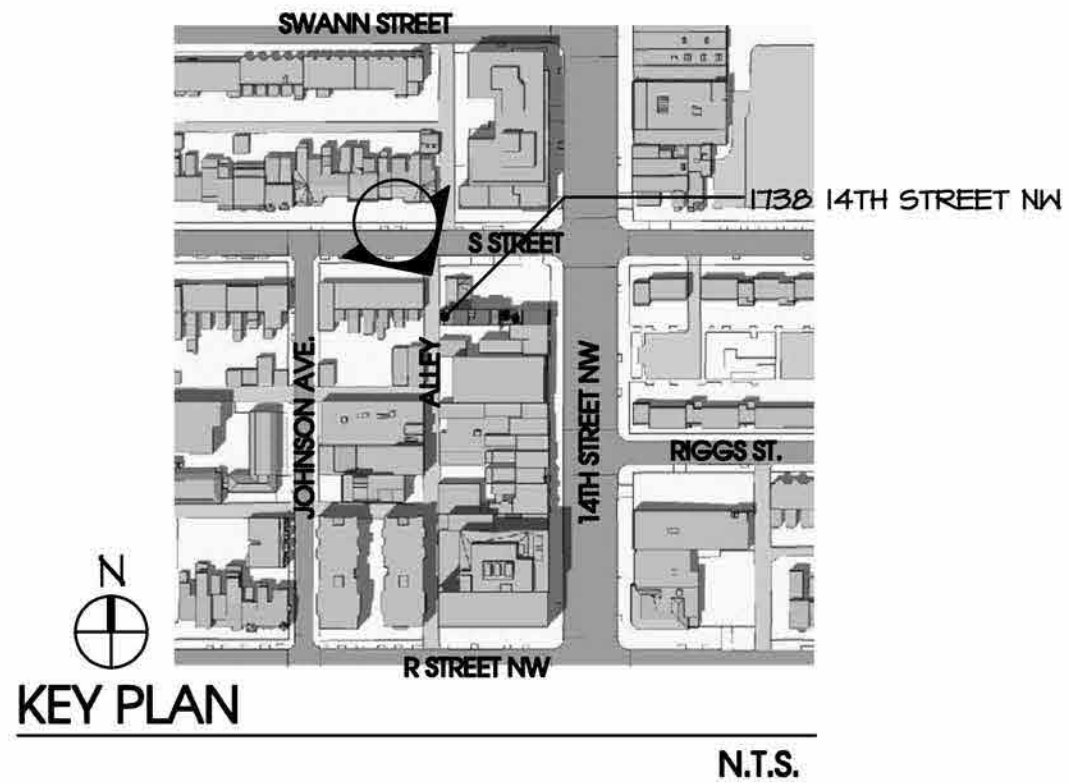


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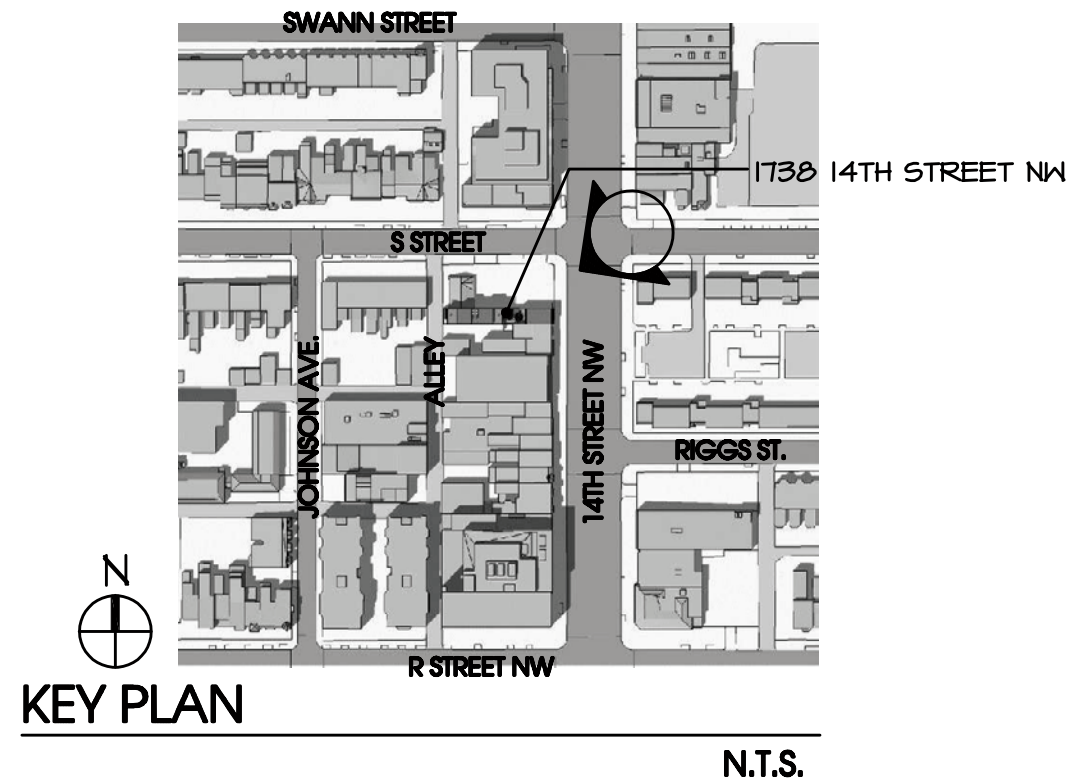
EXISTING PERSPECTIVE ALONG S STREET NW

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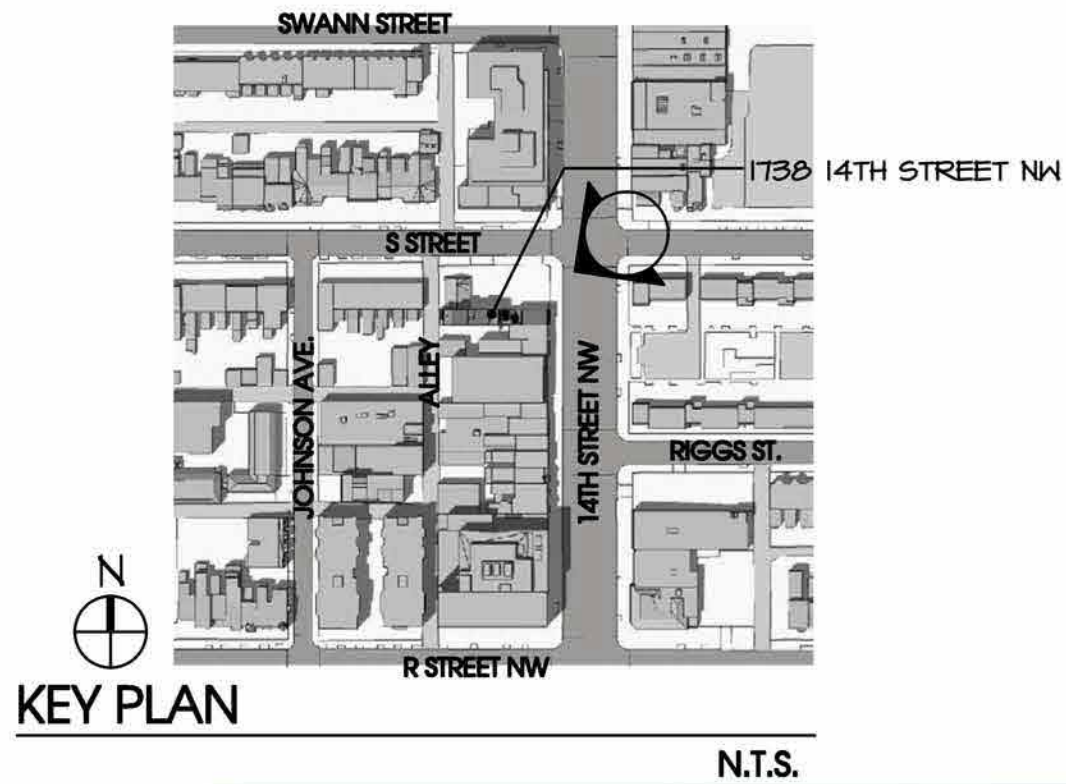
PERSPECTIVE STUDY ALONG S STREET NW

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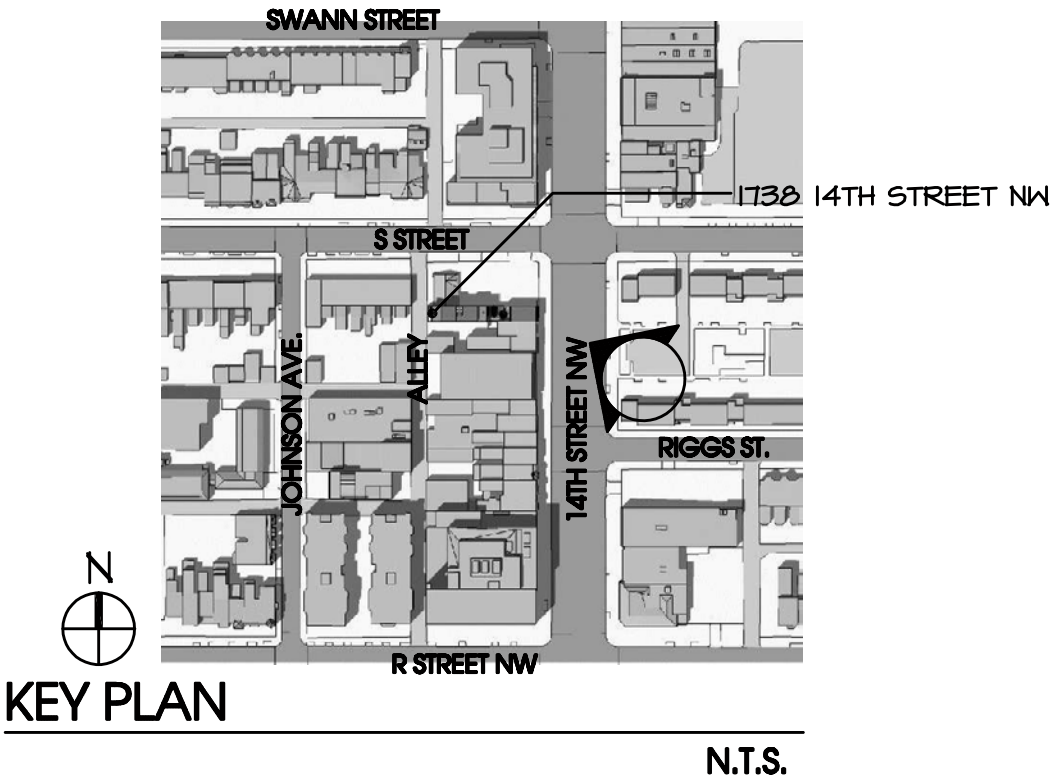
EXISTING PERSPECTIVE AT CORNER OF S STREET NW AND 14TH STREET NW

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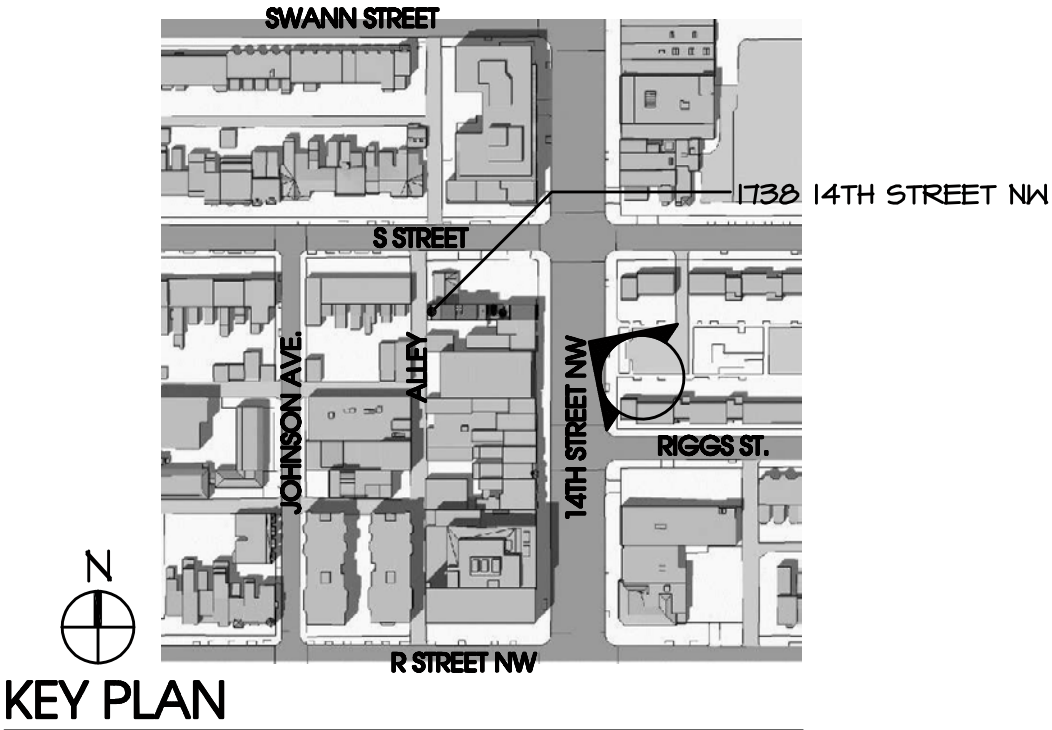
PERSPECTIVE STUDY AT CORNER OF S STREET NW AND 14TH STREET NW

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EXISTING PERSPECTIVE ALONG 14TH STREET NW

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N.T.S.



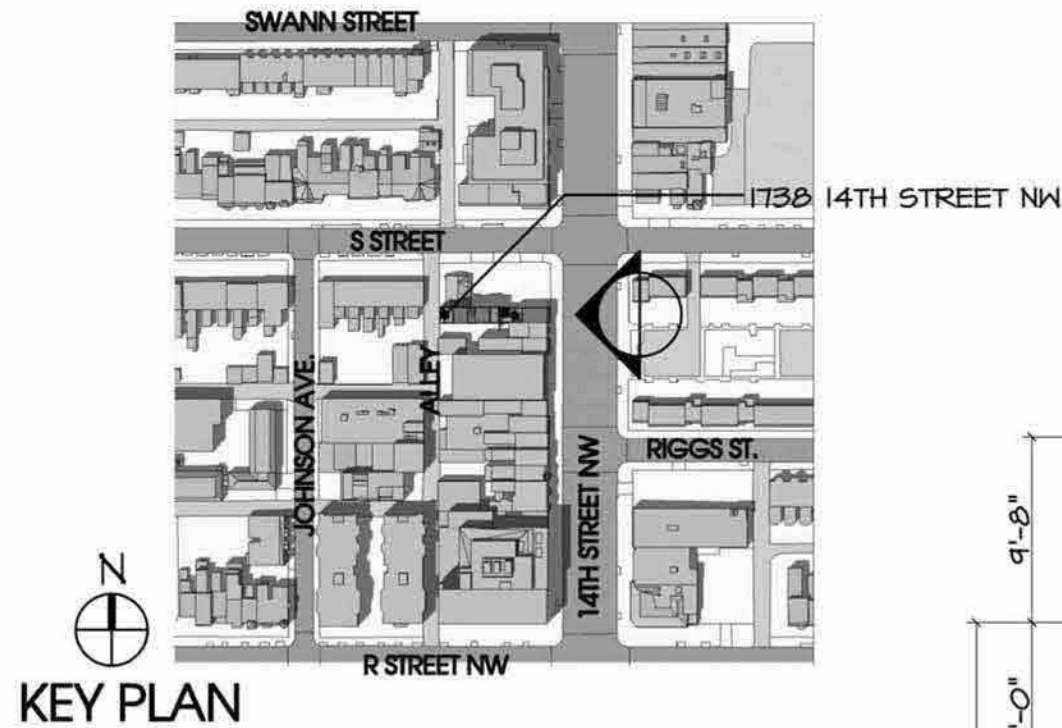
PERSPECTIVE STUDY ALONG 14TH STREET NW

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14TH STREET STUDY

N.T.S.



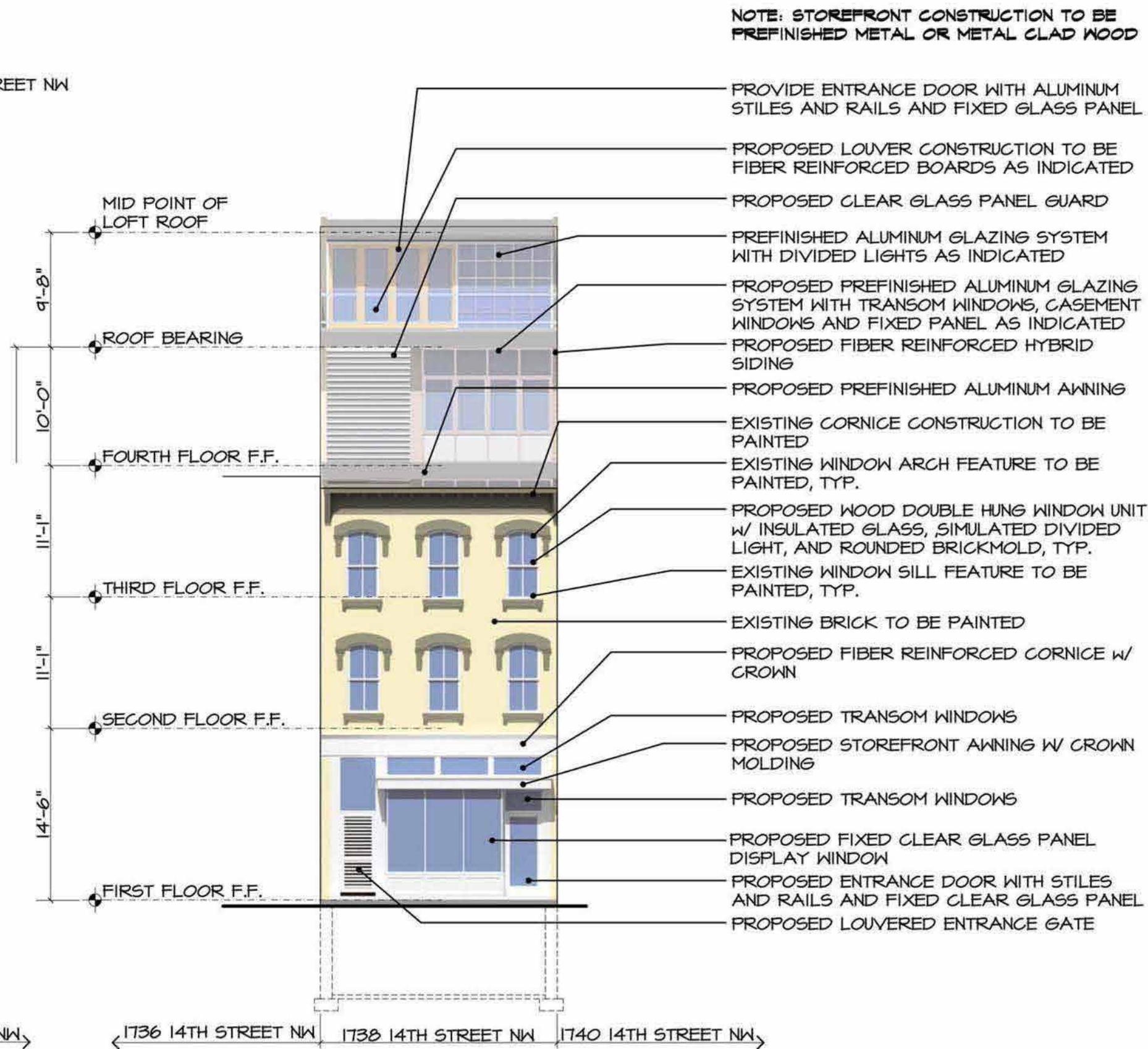
N.T.S.



1736 14TH STREET NW 1738 14TH STREET NW 1740 14TH STREET NW

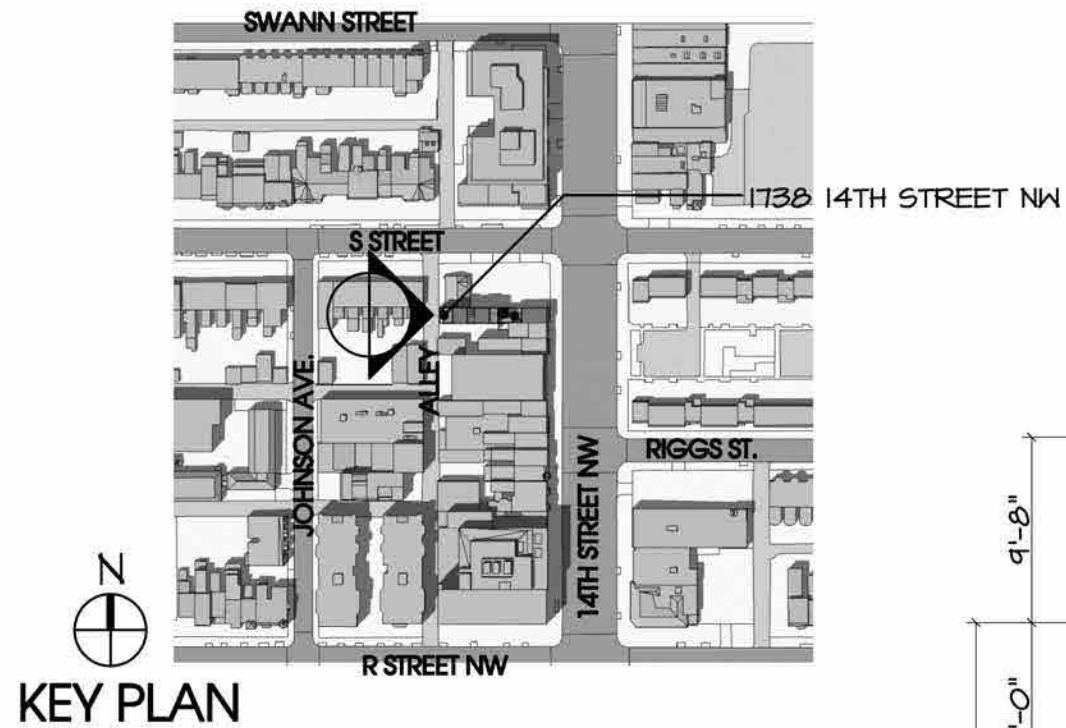
EXISTING EAST ELEVATION @ 14TH STREET NW

N.T.S.



PROPOSED EAST ELEVATION @ 14TH STREET NW

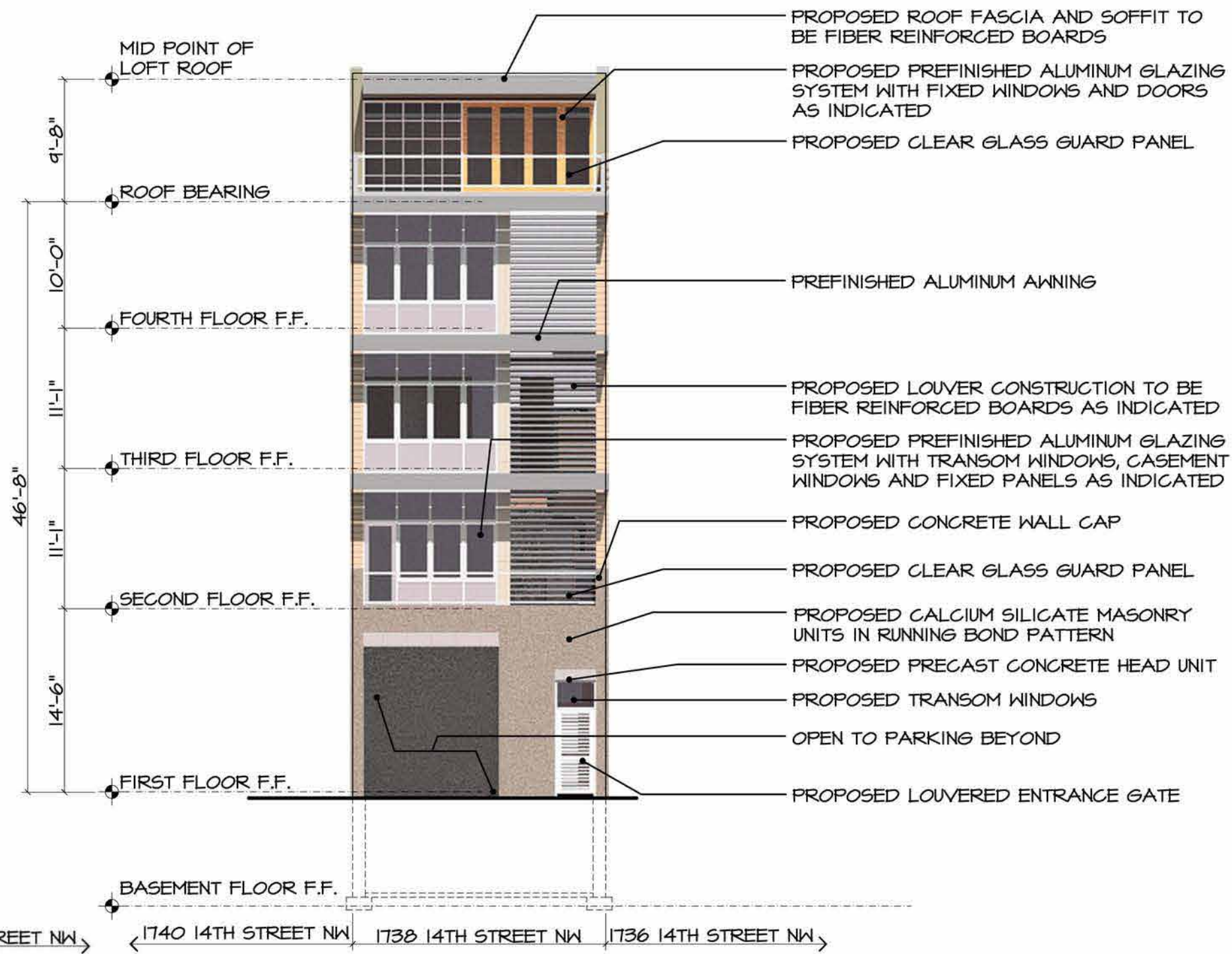
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N.T.S.

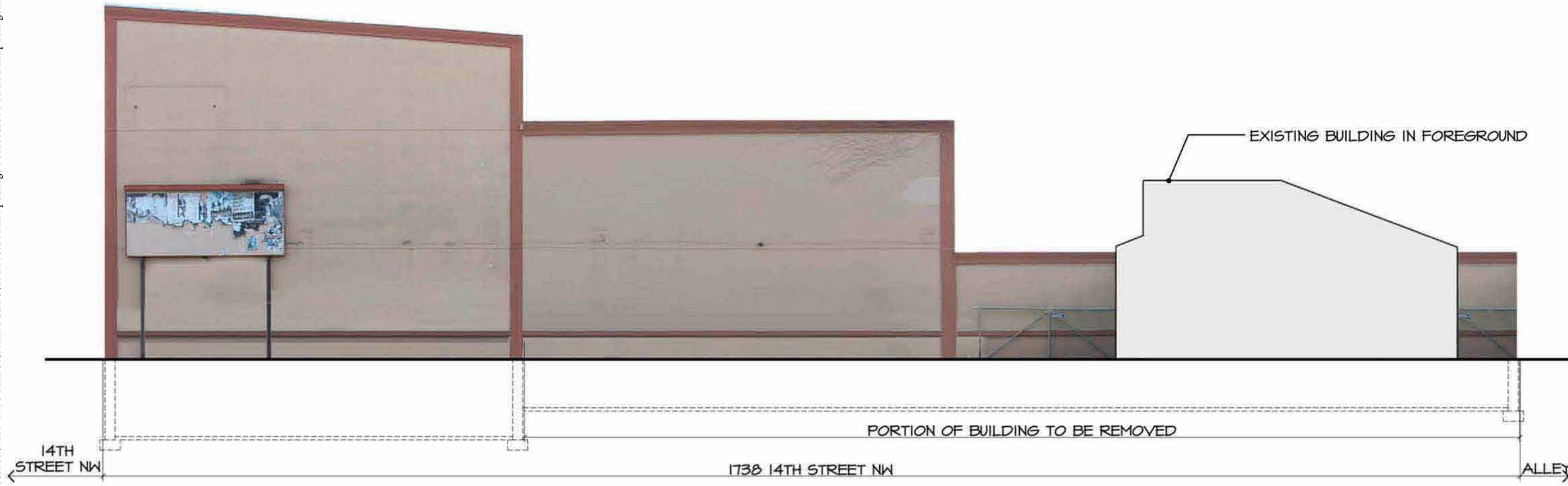
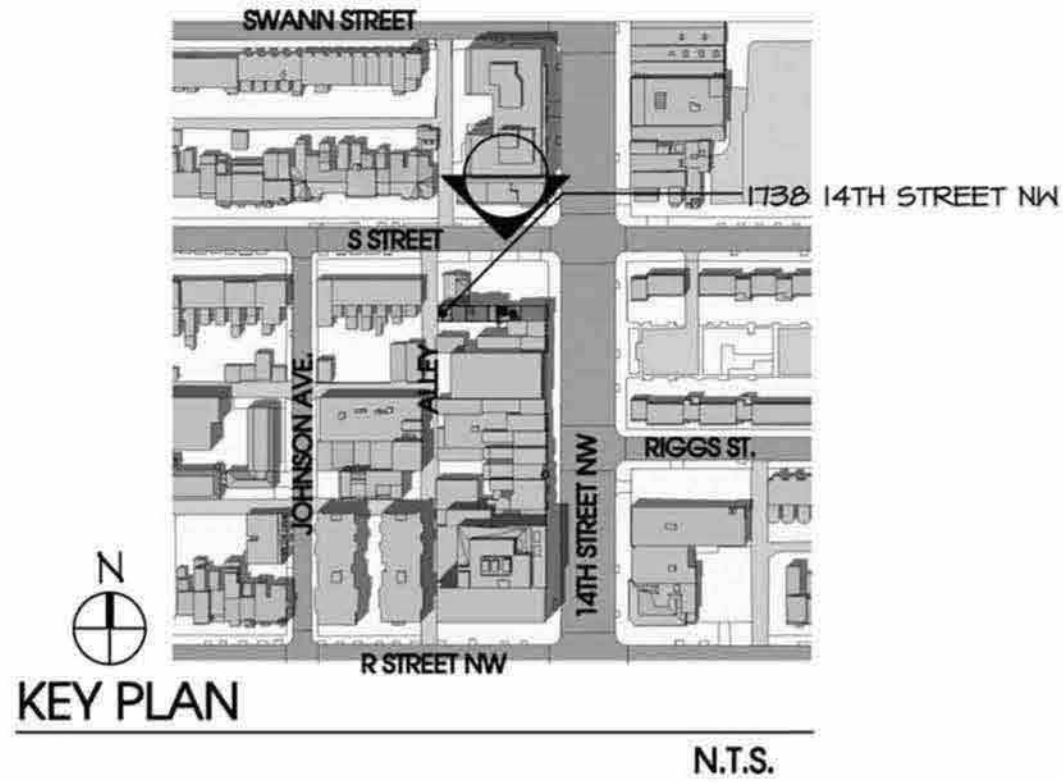


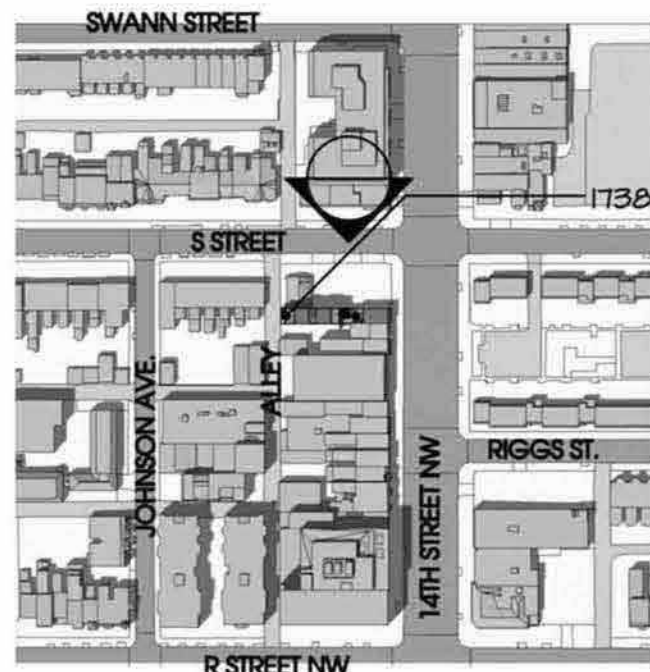
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N.T.S.

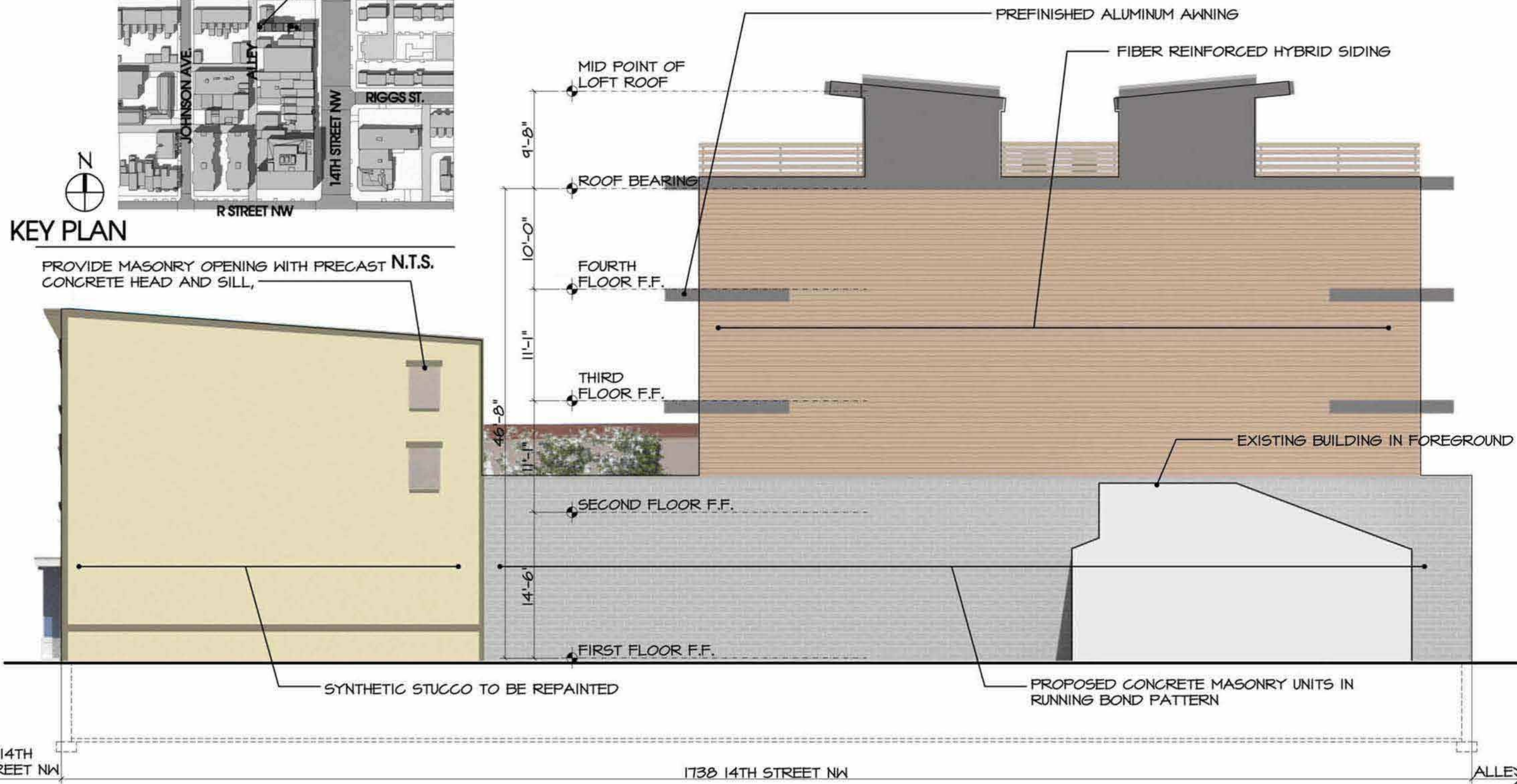
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KEY PLAN

PROVIDE MASONRY OPENING WITH PRECAST N.T.S.
CONCRETE HEAD AND SILL,



PROPOSED NORTH ELEVATION @ S STREET NW

N.T.S.

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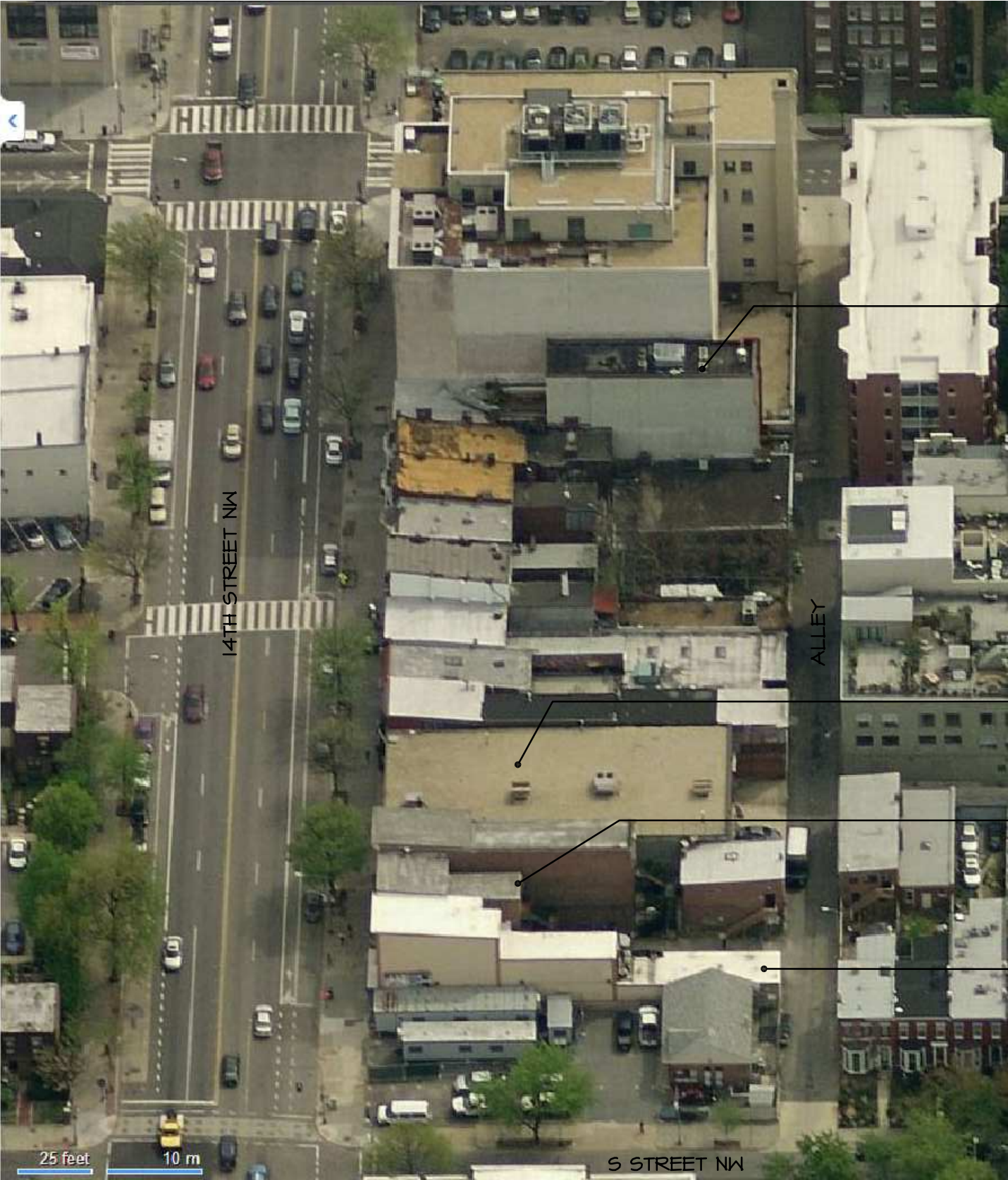


EXISTING VIEW OF 1712 14TH STREET NW
REPRESENTING PRECEDENT FOR MASSING AND
SCALE ALONG 14TH STREET



EXISTING VIEW OF 1712 14TH STREET NW
REPRESENTING PRECEDENT FOR
MASSING AND SCALE ALONG ALLEY

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1712 14TH STREET NW,
PRECEDENT FOR
SCALE MASSING, AND
SETBACK

PROPERTY CURRENTLY
UNDER CONSTRUCTION

PROPERTY CURRENTLY
UNDER CONSTRUCTION

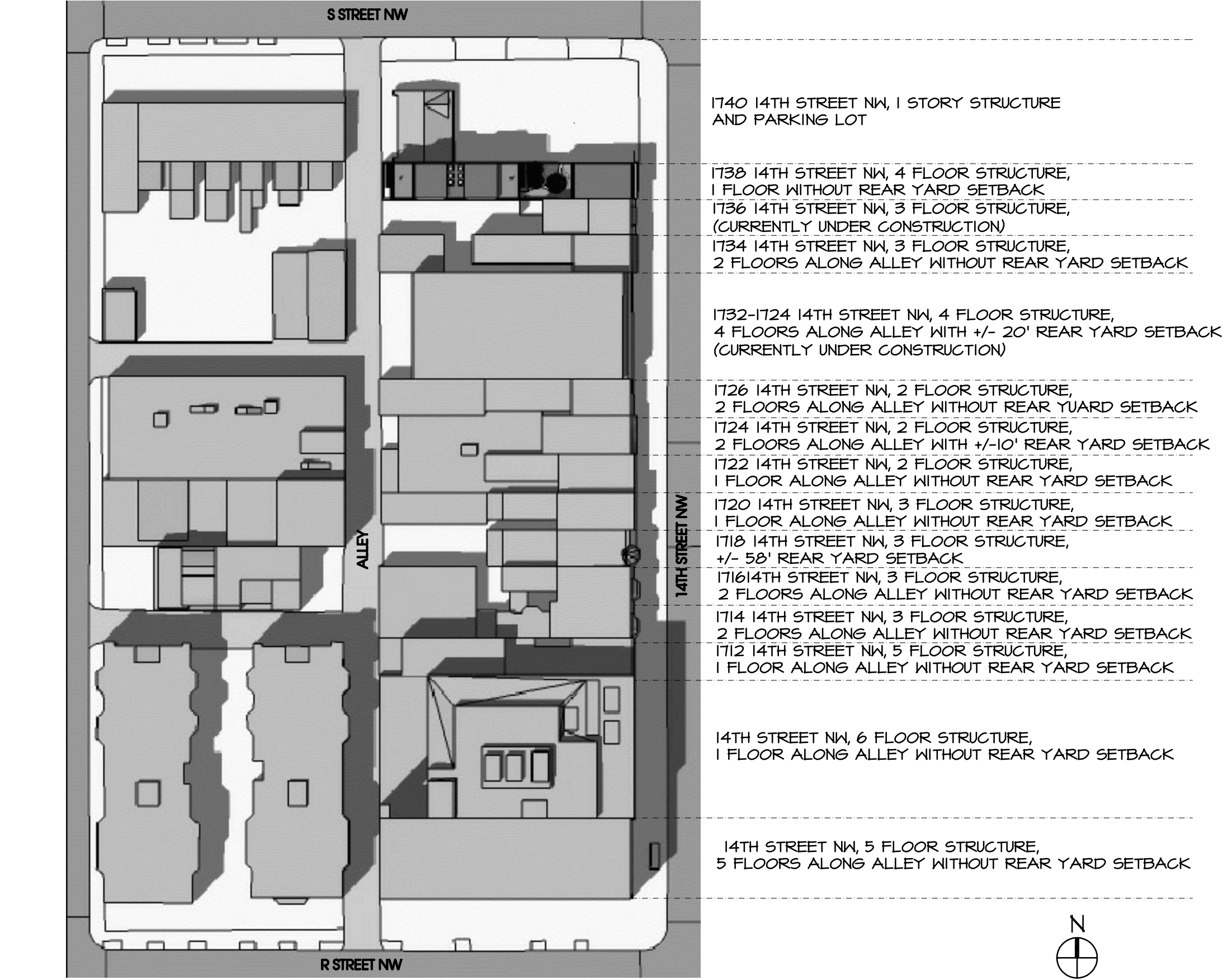
1738 14TH STREET NW



EXISTING OVERHEAD VIEW OF THE ALLEY AT THE 1700 BLOCK OF 14TH STREET NW

N.T.S.

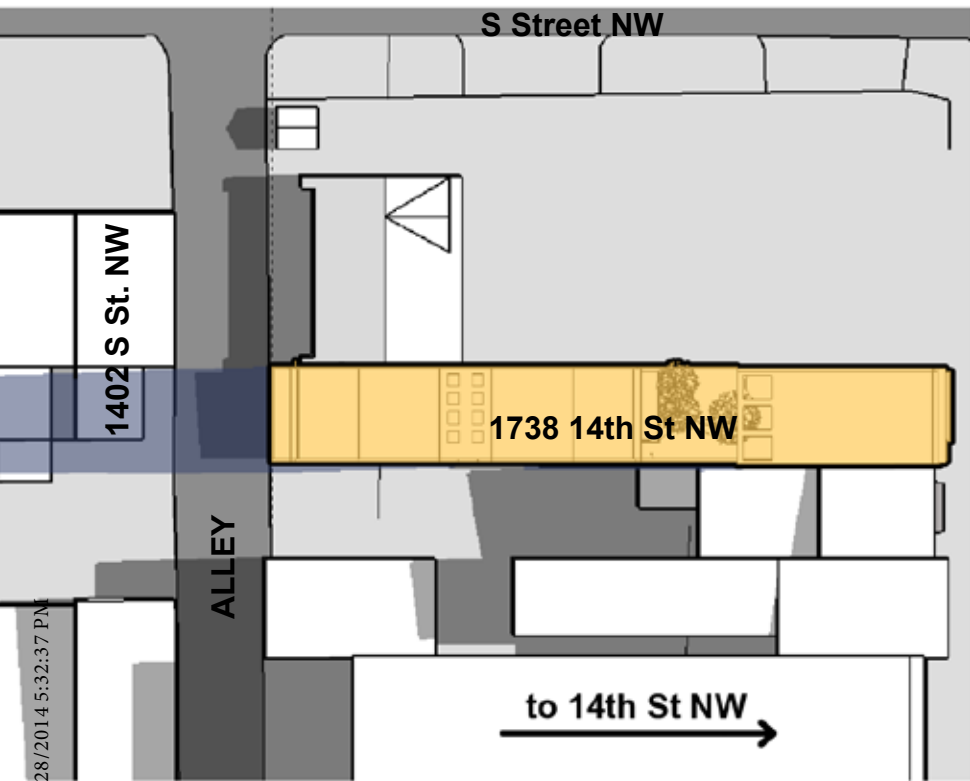
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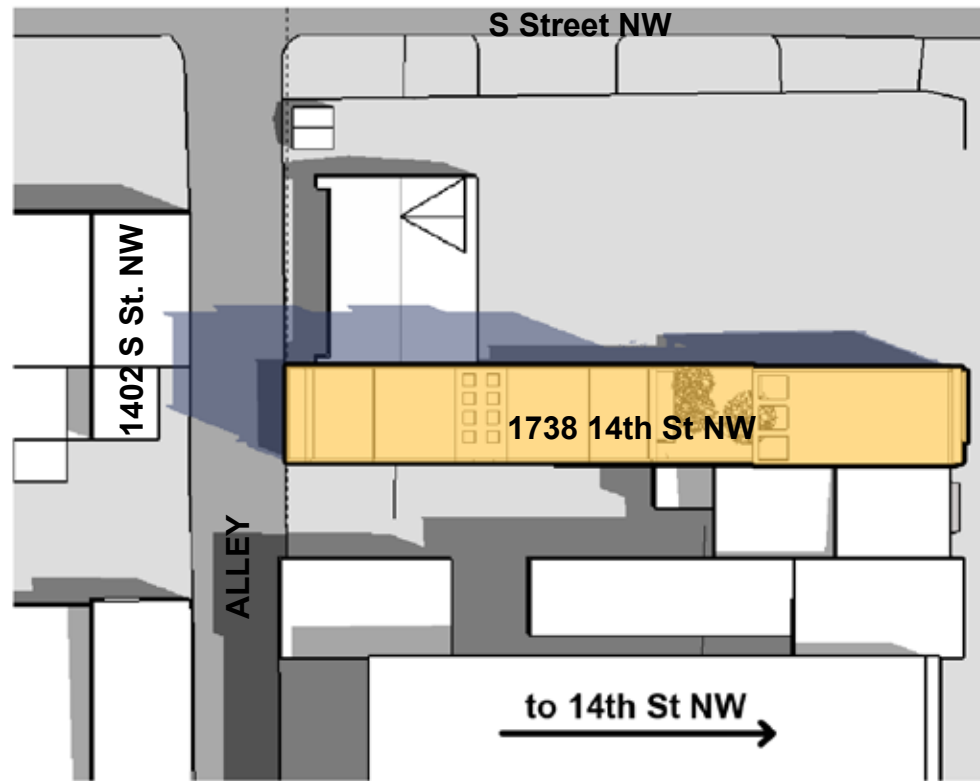
OVERHEAD DIAGRAM OF THE ALLEY AT THE 1700 BLOCK OF 14TH STREET NW

N.T.S.

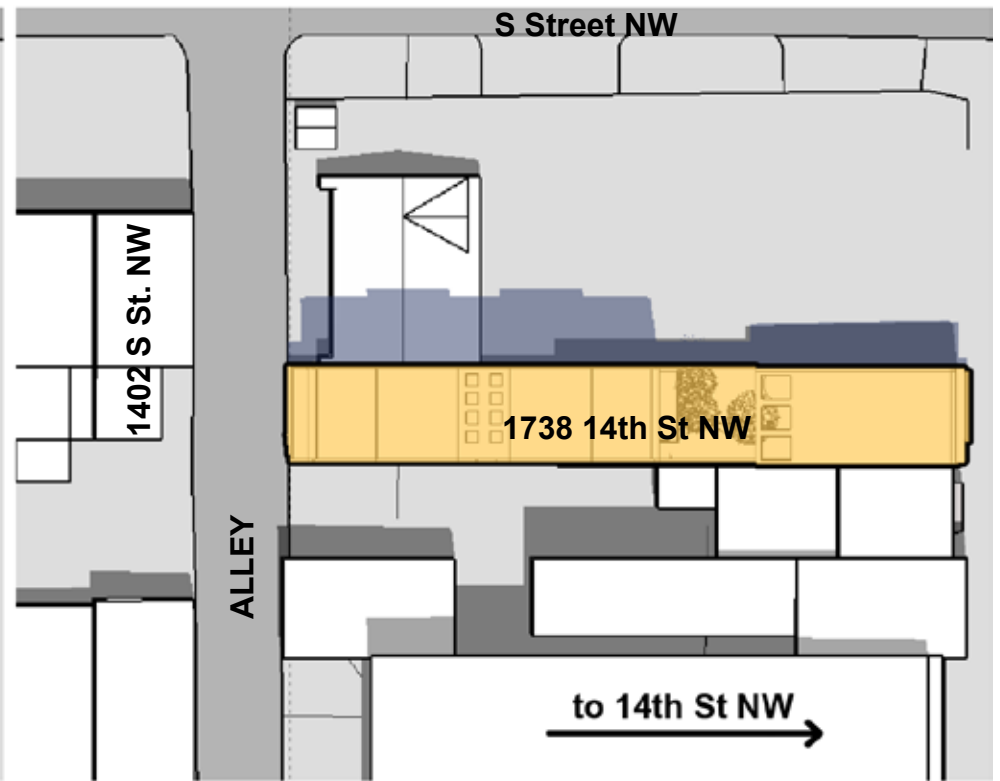
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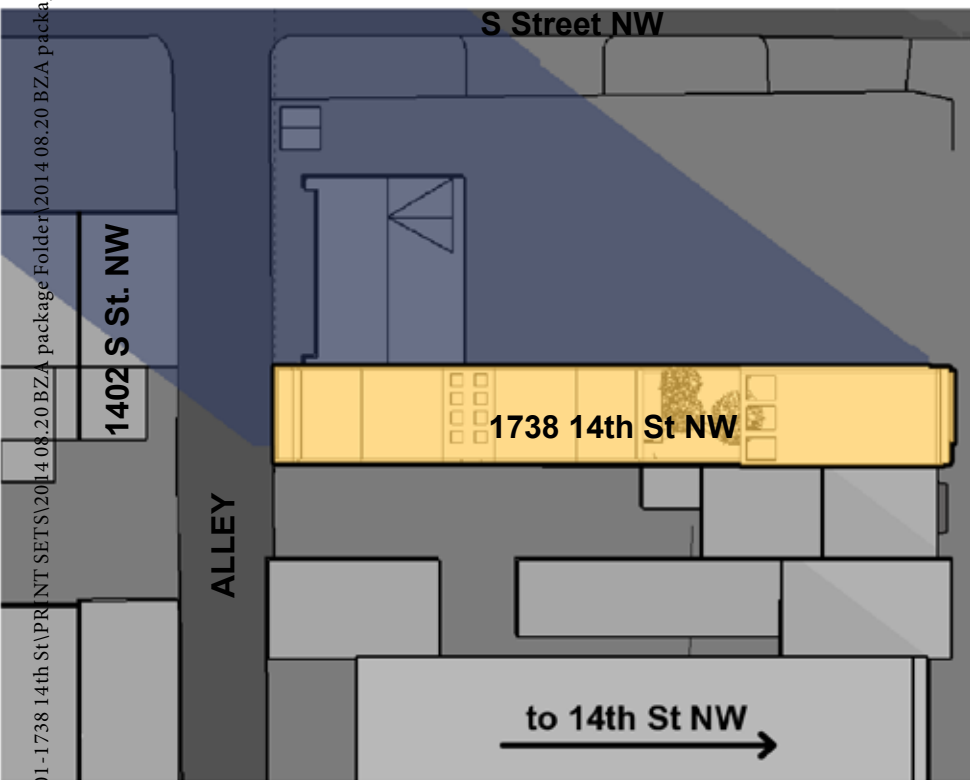
Summer Solstice (June 21) @ 8:00am



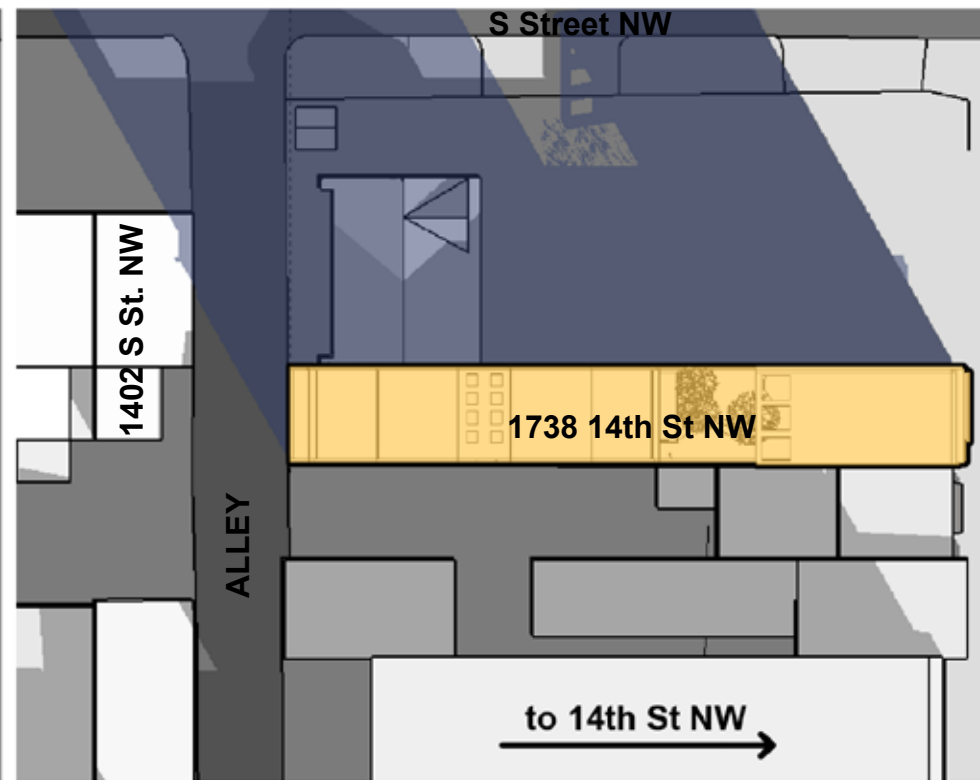
Summer Solstice (June 21) @ 10:00am



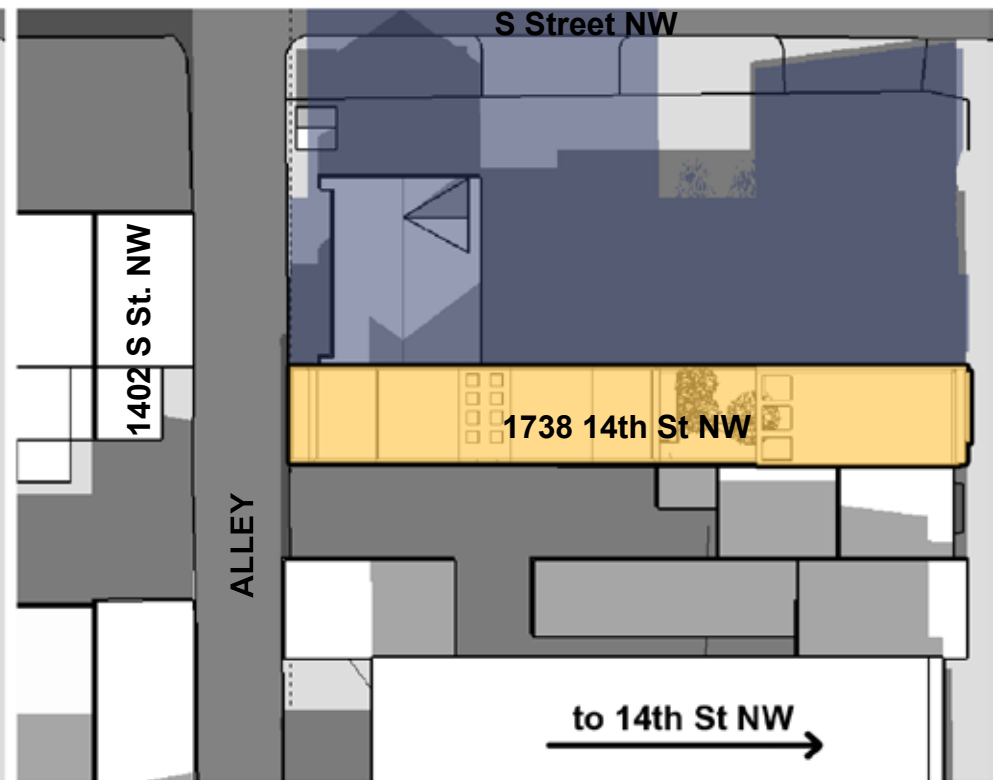
Summer Solstice (June 21) @ 12:00pm



Winter Solstice (December 21) @ 8:00am



Winter Solstice (December 21) @ 10:00am



Winter Solstice (December 21) @ 12:00pm

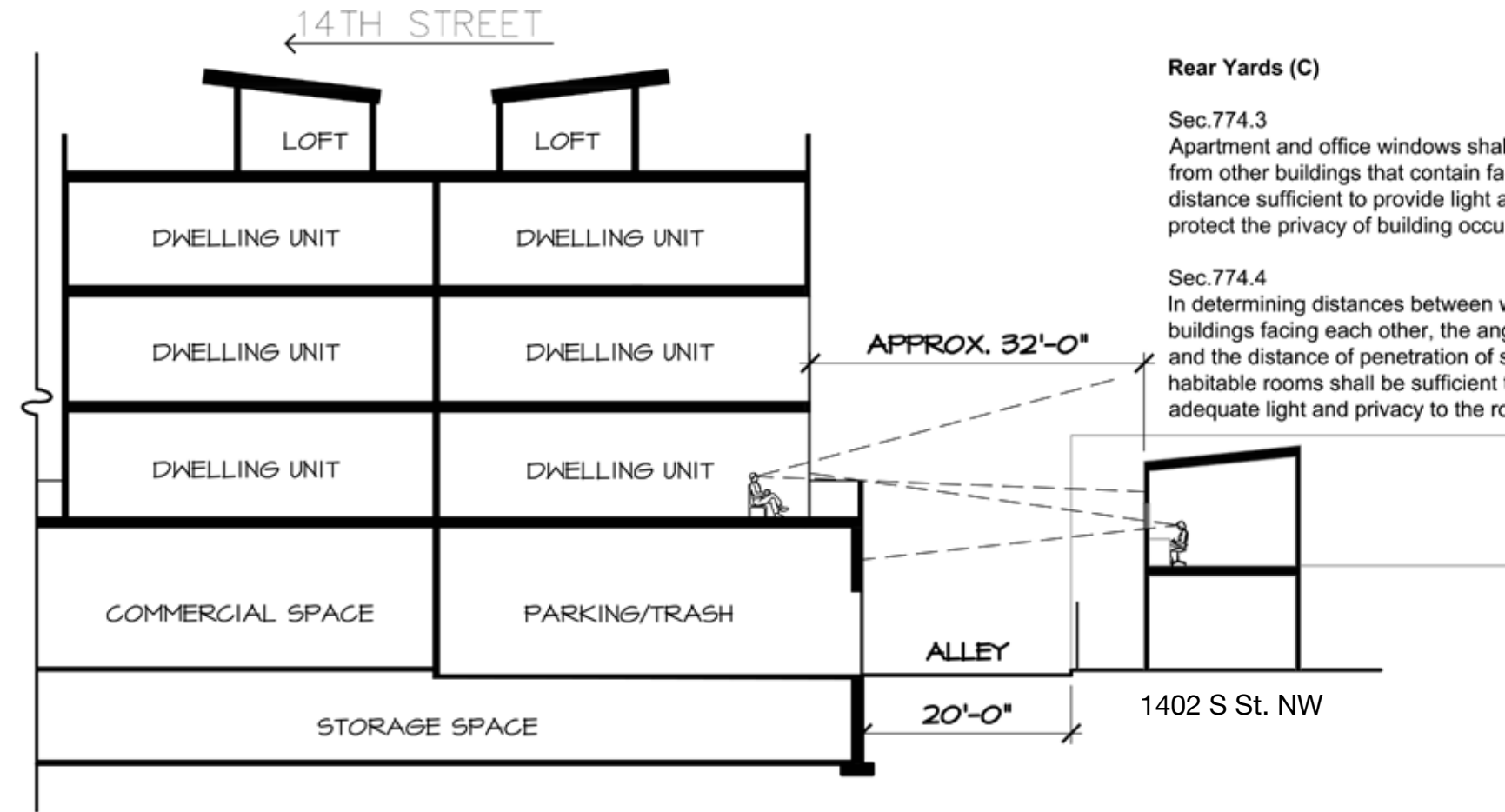
 Shadow of Proposed Building  Shadows of Existing Buildings

SHADOW DIAGRAM



N.T.S.

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ZONING COMPLIANCE DIAGRAMS

1/16"=1'-0"

Rear Yards (C)

774.1

MINIMUM DEPTH OF REAR YARD (C-3-A):
2-1/2 inches per foot of vertical distance from the mean finished grade at the middle of the rear of the structure to the highest point of the main roof or parapet wall, but not less than 12 feet

774.7

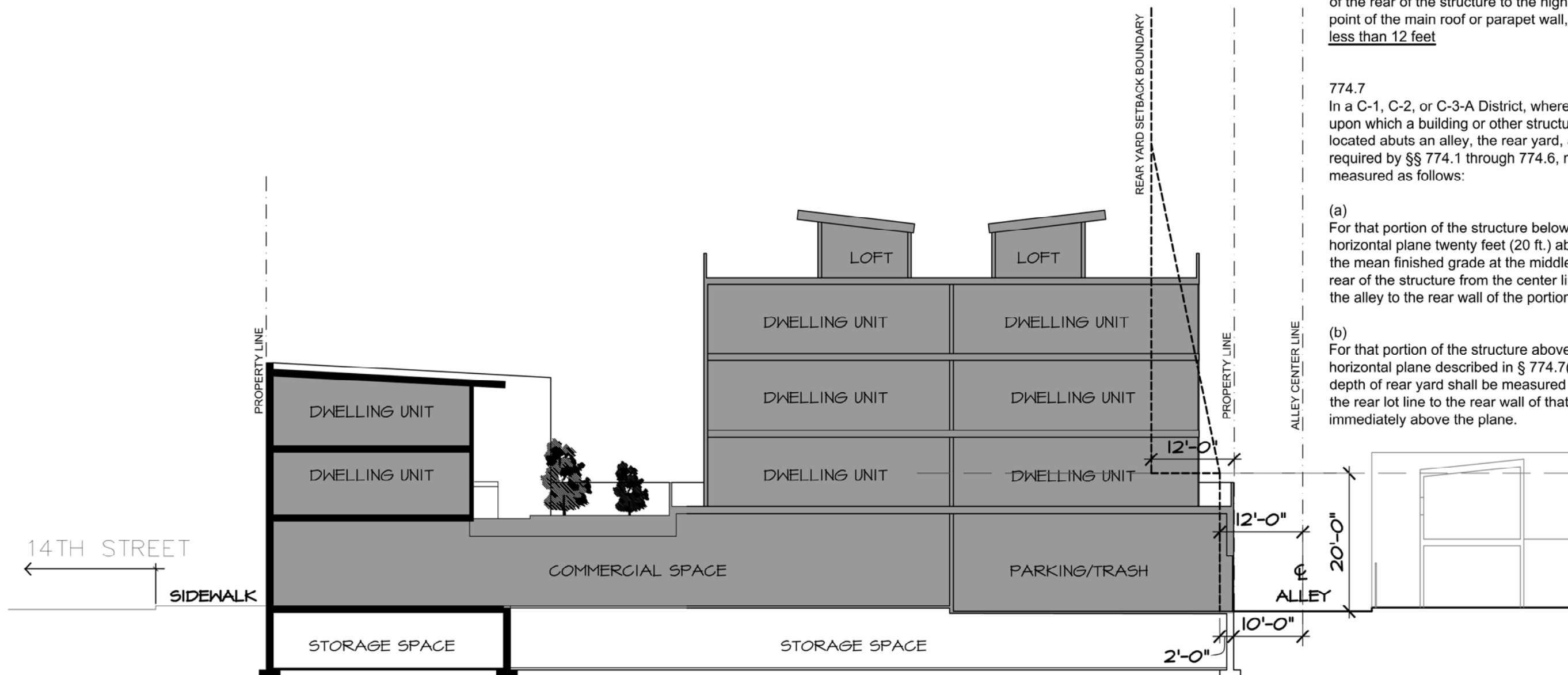
In a C-1, C-2, or C-3-A District, where a lot upon which a building or other structure is located abuts an alley, the rear yard, as required by §§ 774.1 through 774.6, may be measured as follows:

(a)

For that portion of the structure below a horizontal plane twenty feet (20 ft.) above the mean finished grade at the middle of the rear of the structure from the center line of the alley to the rear wall of the portion; and

(b)

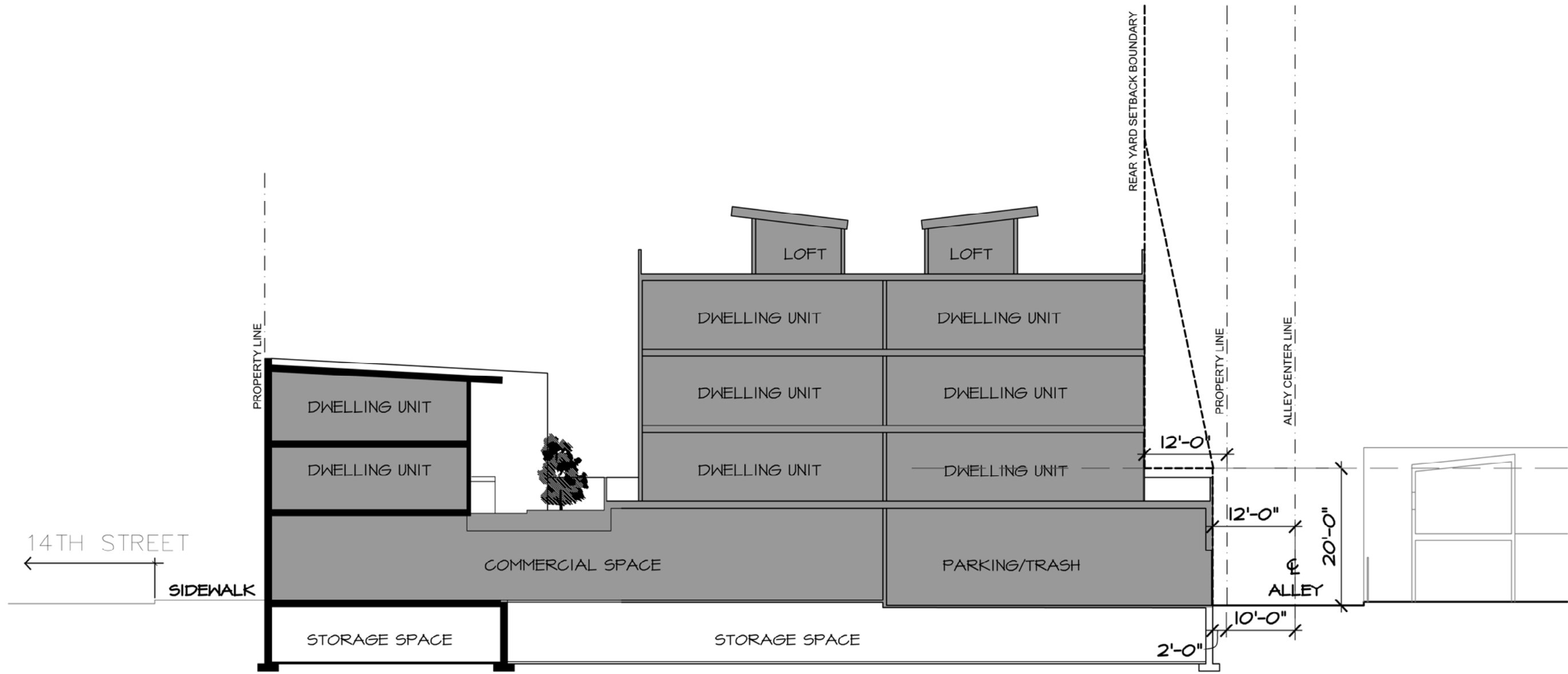
For that portion of the structure above the horizontal plane described in § 774.7(a), the depth of rear yard shall be measured from the rear lot line to the rear wall of that portion immediately above the plane.



PROPOSED REAR YARD SETBACK DIAGRAM

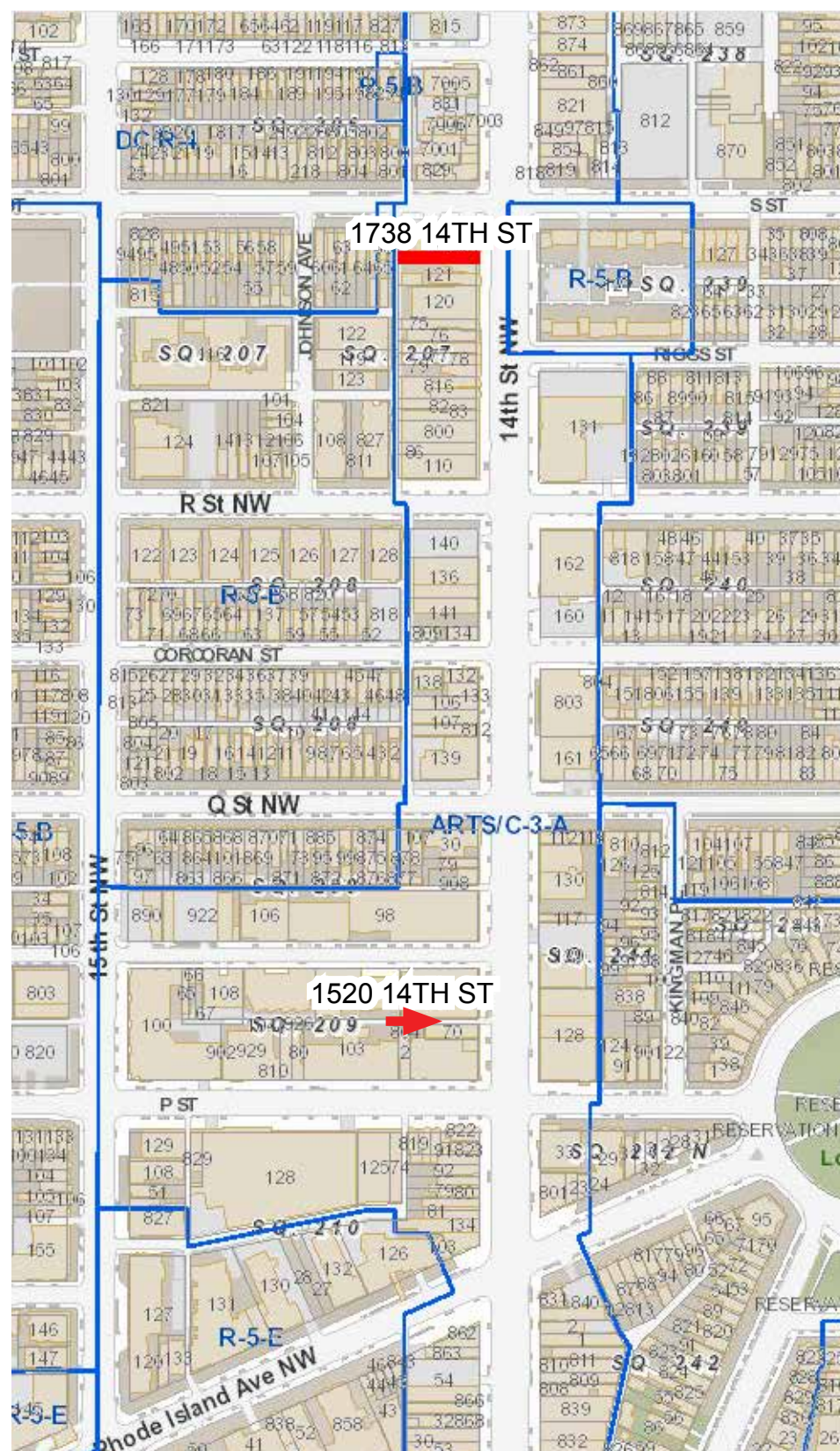
1/16"=1'-0"

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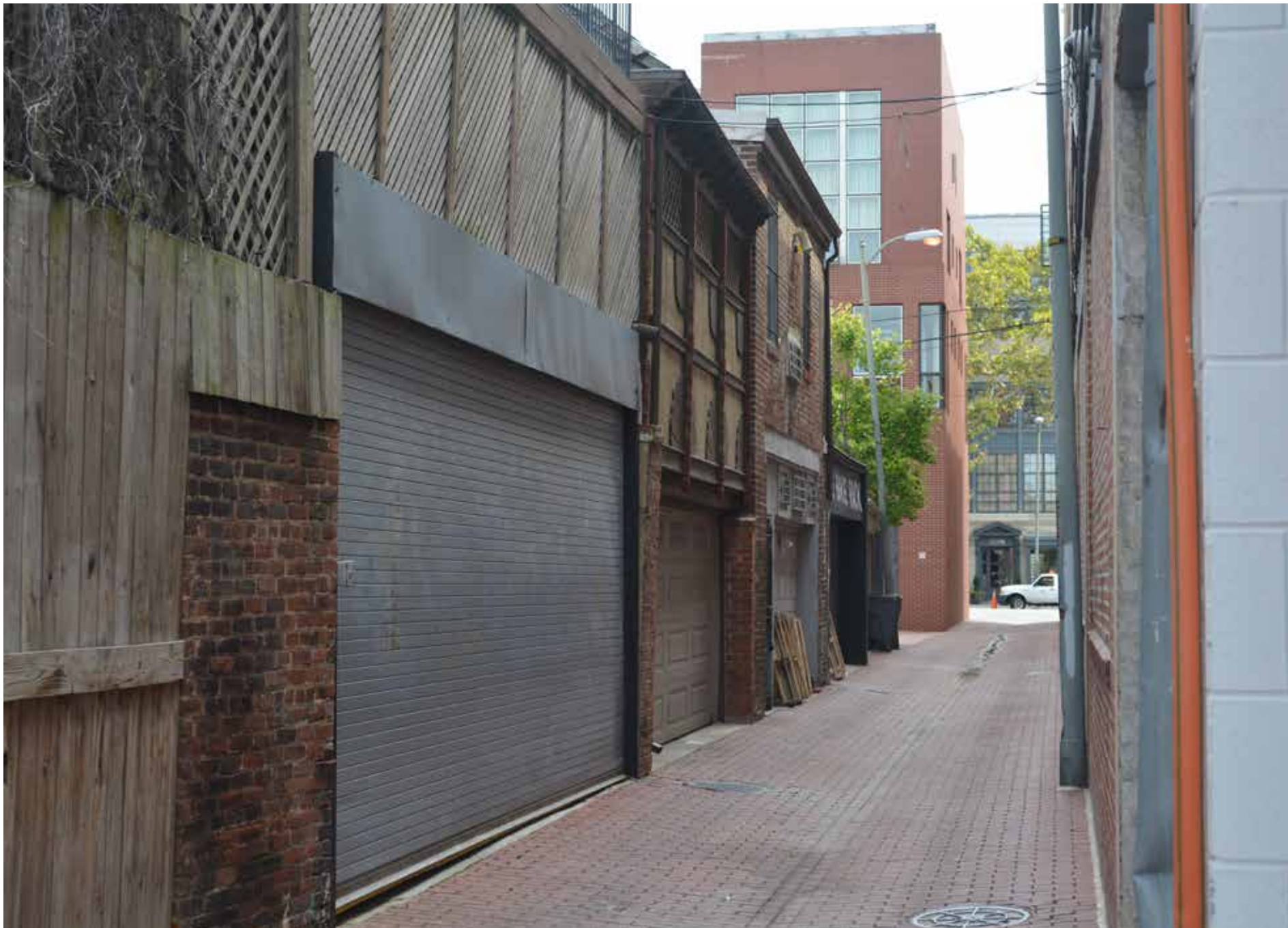
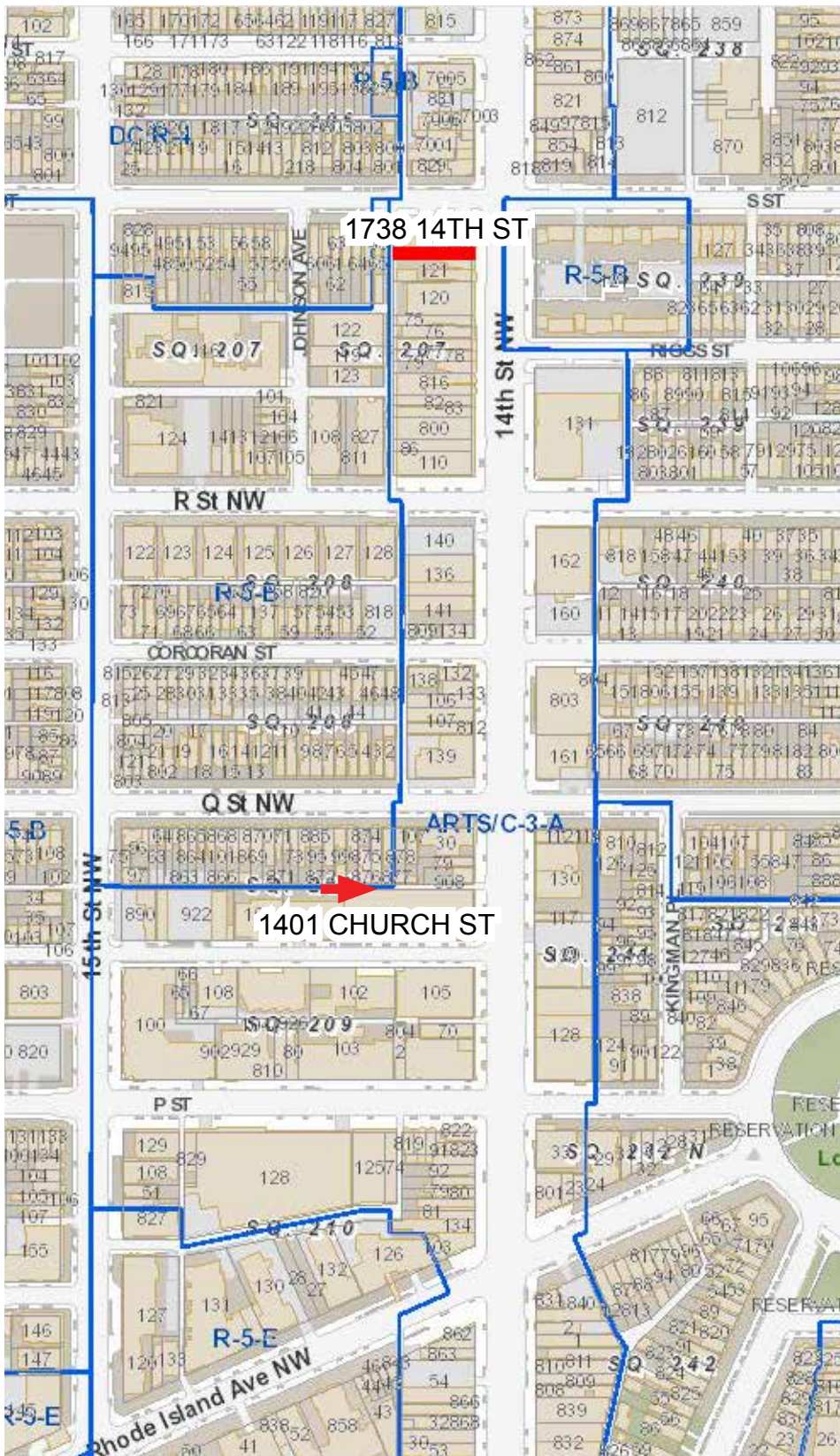


BY RIGHT REAR YARD SETBACK DIAGRAM

1/16"=1'-0"

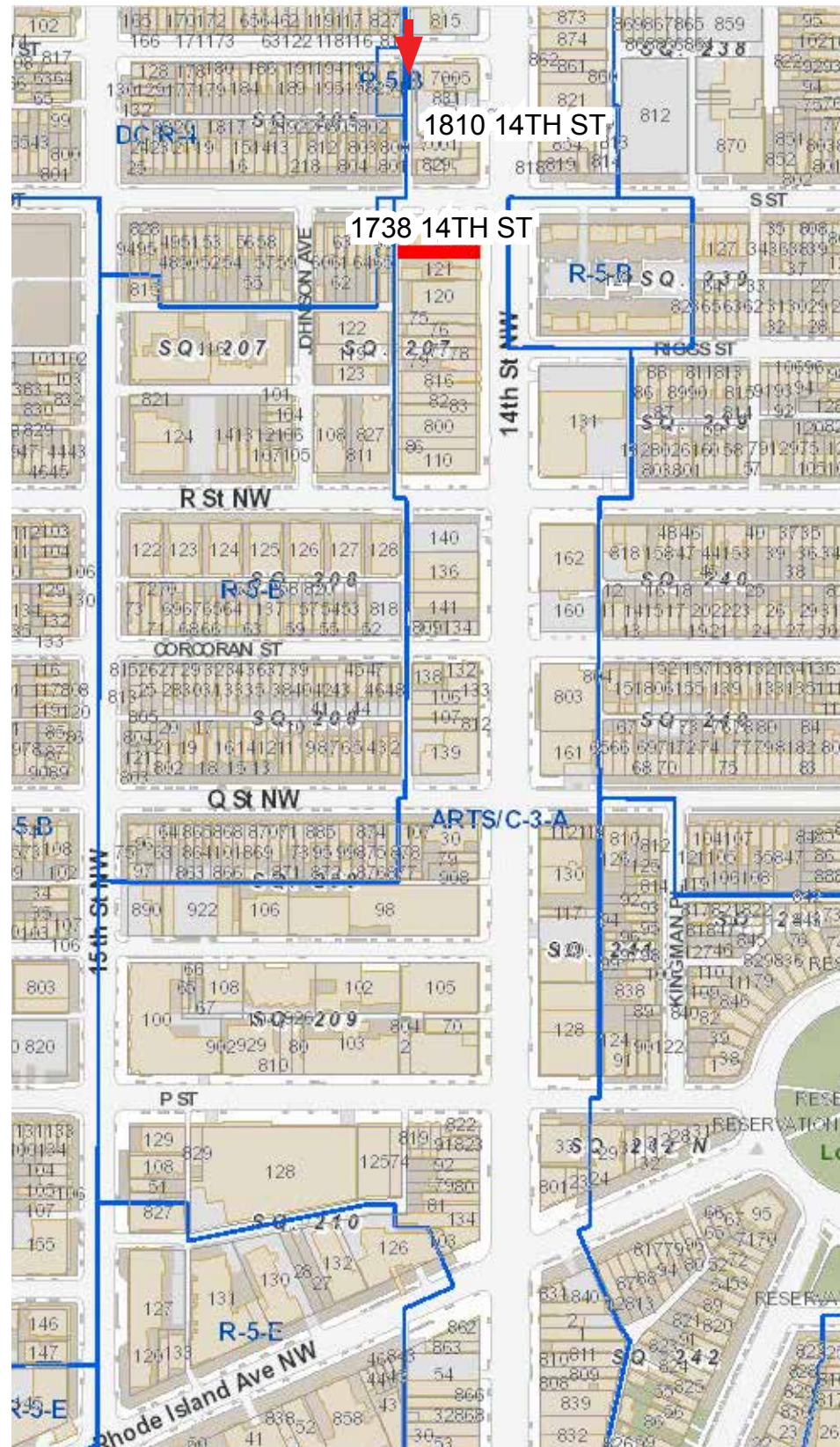


ARTS/C-3-A DISTRICT CONTEXT PHOTO



EXISTING VIEW OF ALLEY BEHIND 1401 CHURCH STREET

ARTS/C-3-A DISTRICT CONTEXT PHOTO



EXISTING VIEW OF ALLEY BEHIND 1810 14TH STREET NW

ARTS/C-3-A DISTRICT CONTEXT PHOTO