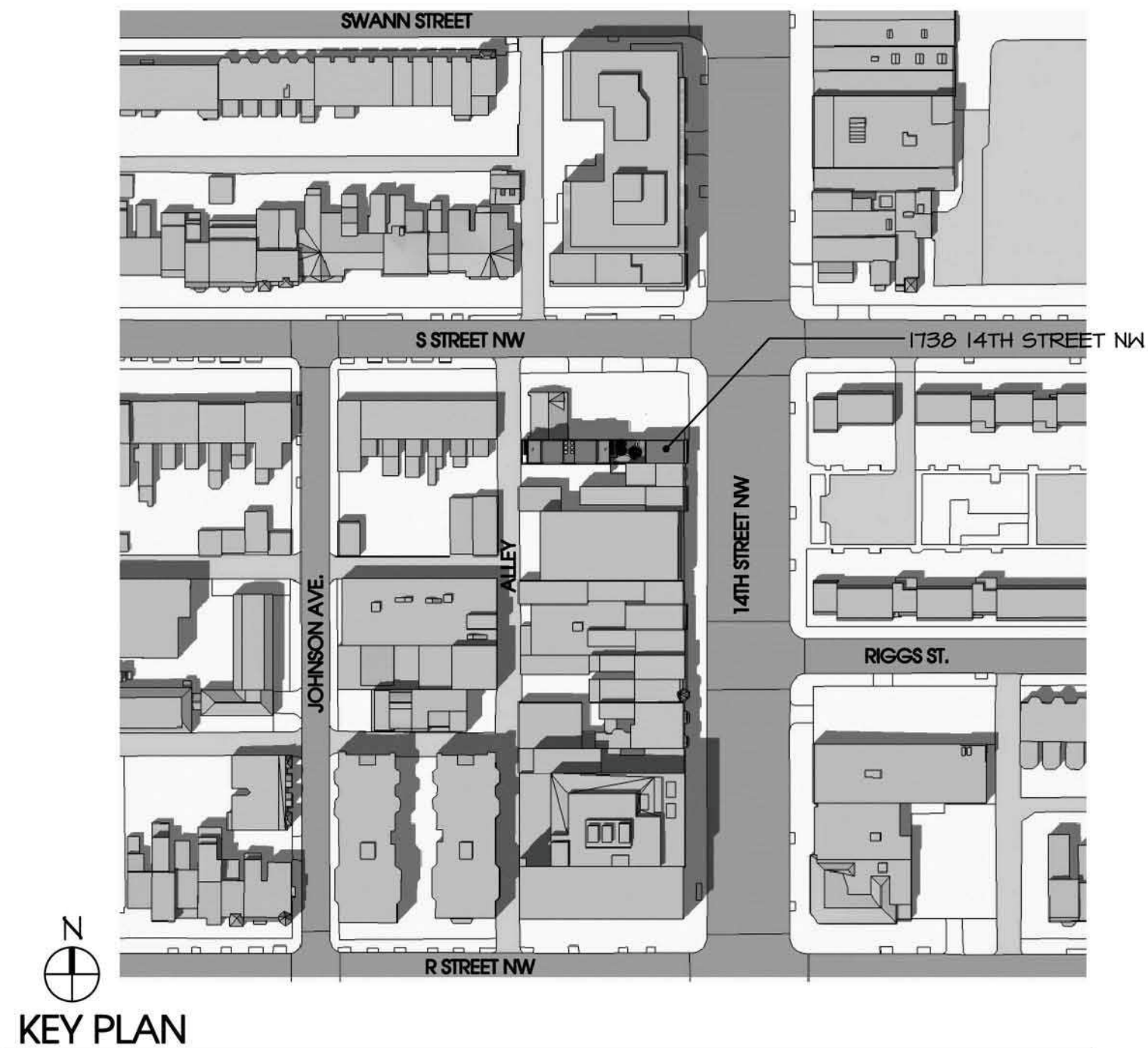


BOARD OF ZONING ADJUSTMENT APPLICATION FOR
1738 14TH STREET NW WASHINGTON, DC.



N.T.S.

LIST OF DRAWINGS

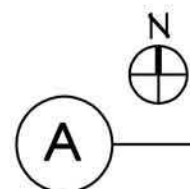
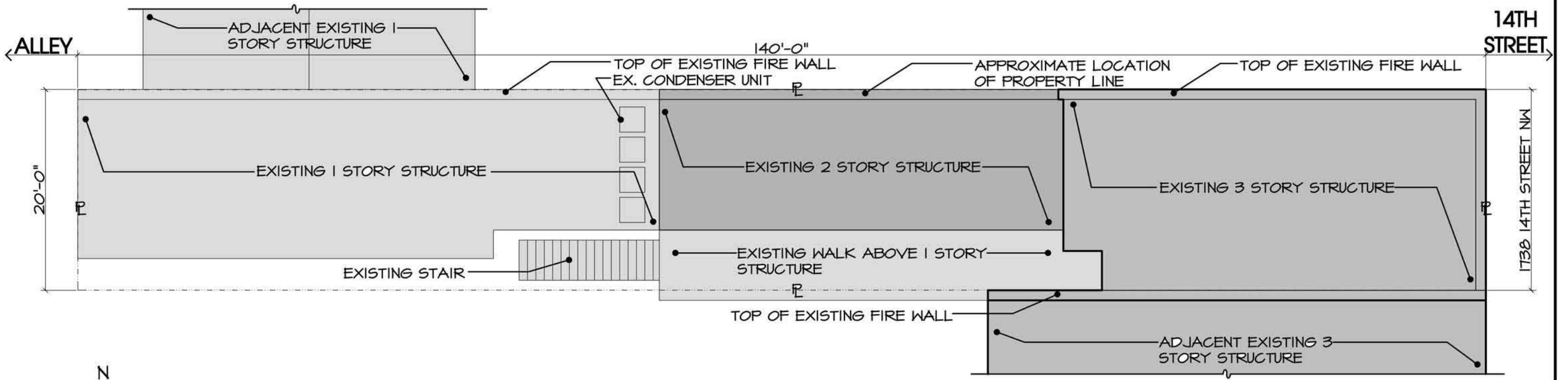
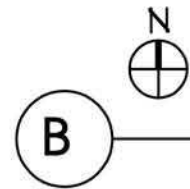
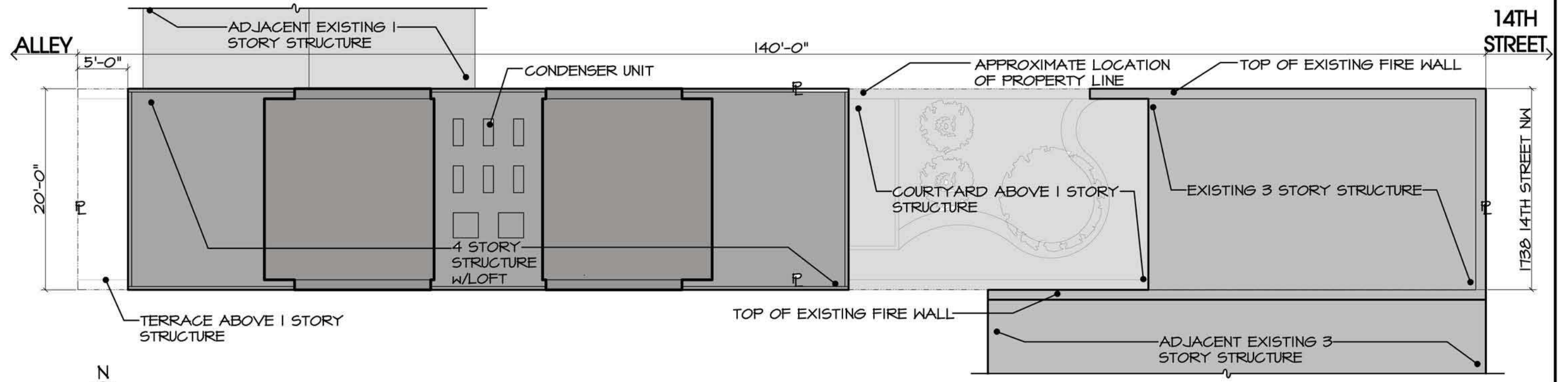
SHEET 1	PROPOSED AND EXISTING CIVIL ENGINEER PLAN	
SP-1	EXISTING AND PROPOSED SITE PLAN	●
A-1	PROPOSED BASEMENT AND FIRST FLOOR PLAN	●
A-2	PROPOSED SECOND AND THIRD FLOOR PLAN	●
A-3	PROPOSED FOURTH AND ROOF/LOFT FLOOR PLAN	●
A-4	PROPOSED BUILDING SECTION	●
A-5	EXISTING PERSPECTIVE ALONG S STREET NW	●
A-6	PROPOSED PERSPECTIVE ALONG S STREET NW	●
A-7	EXISTING PERSPECTIVE AT CORNER OF S STREET NW AND 14TH ST NW	●
A-8	PROPOSED PERSPECTIVE AT CORNER OF S STREET NW AND 14TH ST NW	●
A-9	EXISTING PERSPECTIVE ALONG 14TH STREET NW	●
A-10	PROPOSED PERSPECTIVE ALONG 14TH STREET NW	●
A-11	14TH STREET NW STUDY	●
A-12	EXISTING AND PROPOSED EAST ELEVATIONS AT 14TH STREET NW	●
A-13	EXISTING AND PROPOSED WEST ELEVATIONS AT ALLEY	●
A-14	EXISTING NORTH ELEVATION AT S STREET NW	●
A-15	PROPOSED NORTH ELEVATION AT S STREET NW	●
A-16	EXISTING PHOTOS OF BUILDING MASSING PRECEDENT	●
A-17	EXISTING OVERHEAD VIEW OF THE ALLEY AT THE 1700 BLOCK OF 14TH STREET NW	●
A-18	OVERHEAD DIAGRAM OF THE ALLEY AT THE 1700 BLOCK OF 14TH STREET NW	●



Architect

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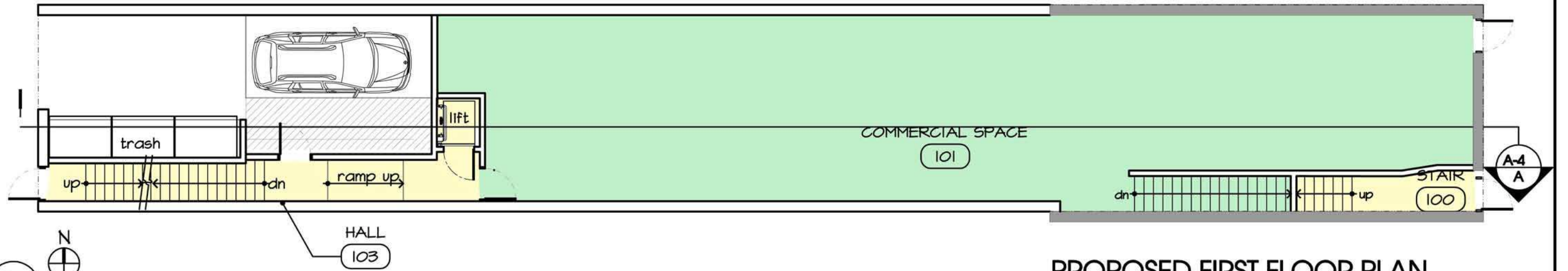


LEGEND

PROPOSED CONSTRUCTION	
EXISTING CONSTRUCTION	
RESIDENTIAL	
COMMERCIAL	
STORAGE	
HALL	

ALLEY

14TH STREET

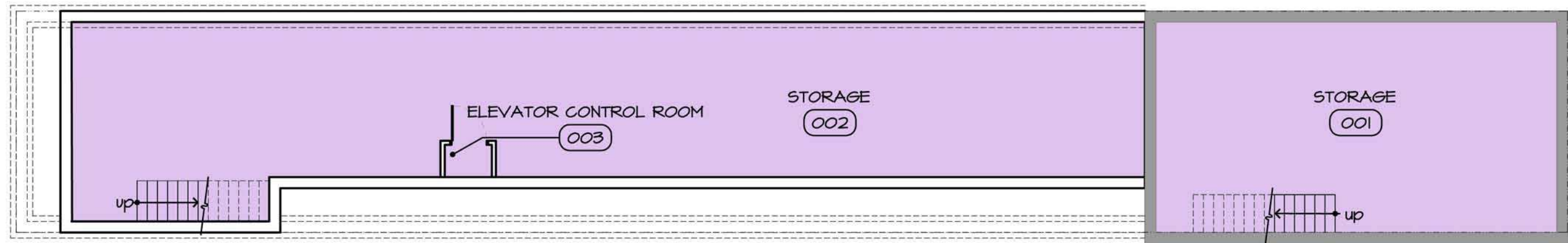


PROPOSED FIRST FLOOR PLAN

1"=10'-0"

ALLEY

14TH STREET

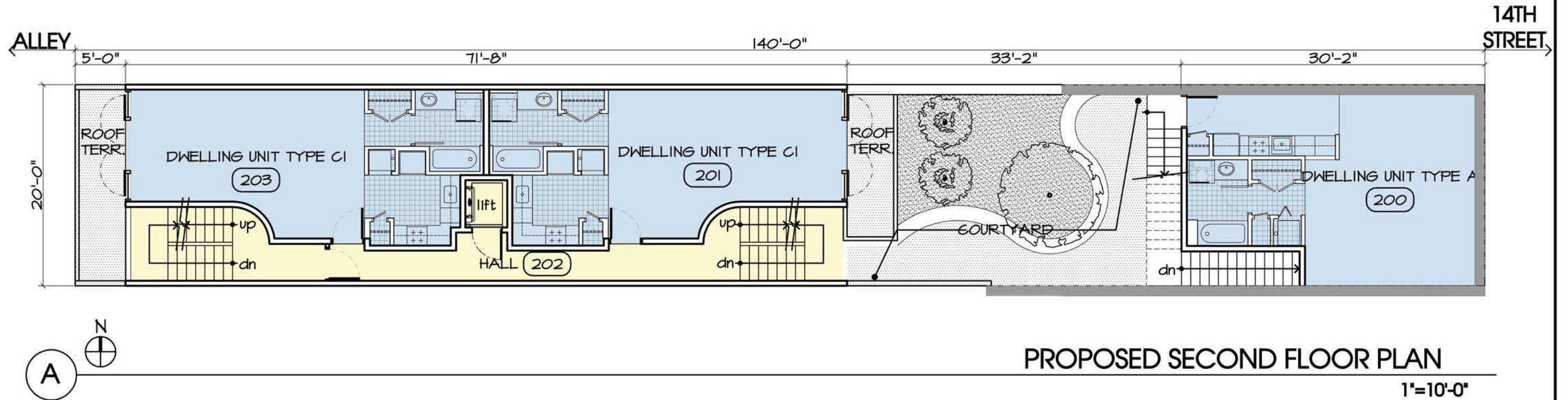
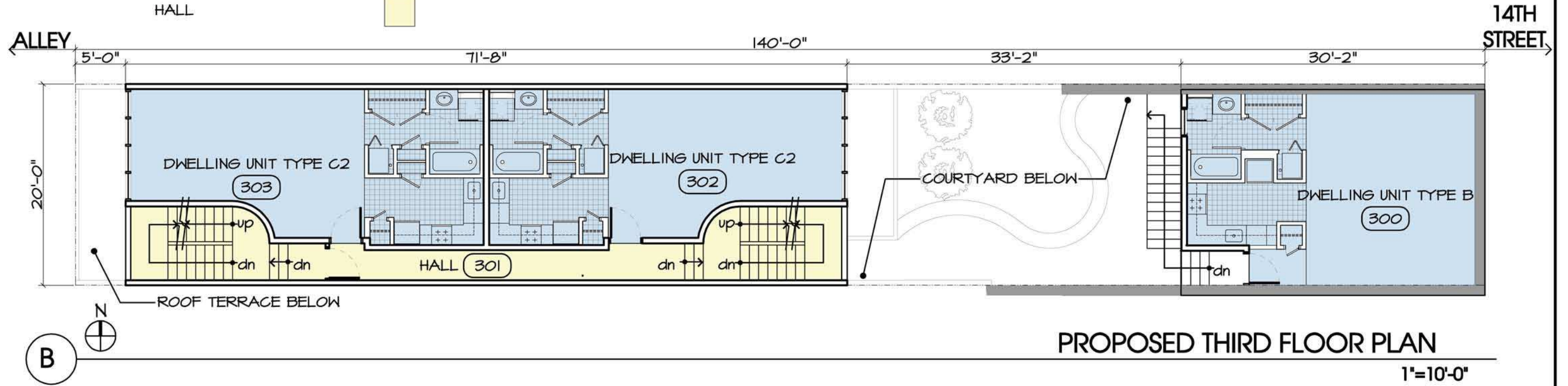


PROPOSED BASEMENT PLAN

1"=10'-0"

LEGEND

PROPOSED CONSTRUCTION	==
EXISTING CONSTRUCTION	---
RESIDENTIAL	Blue
COMMERCIAL	Green
STORAGE	Purple
HALL	Yellow

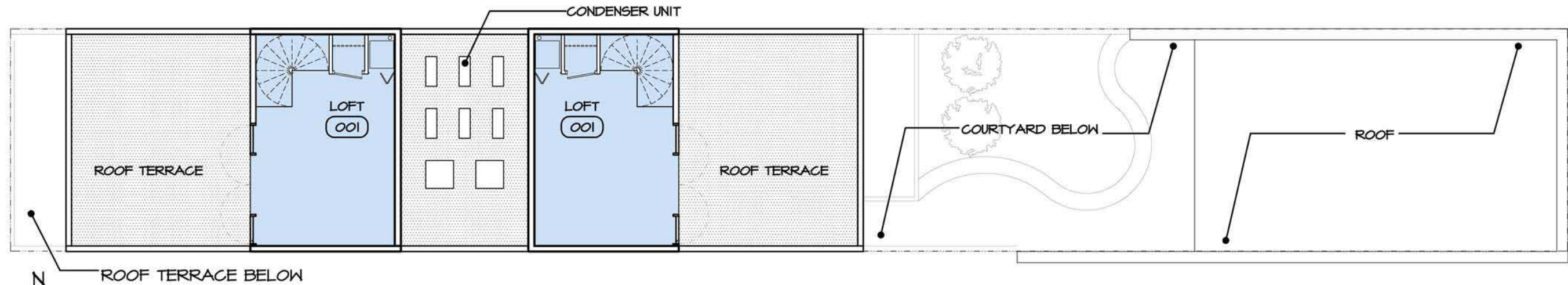


LEGEND

PROPOSED CONSTRUCTION	
EXISTING CONSTRUCTION	
RESIDENTIAL	
COMMERCIAL	
STORAGE	
HALL	

ALLEY

14TH STREET

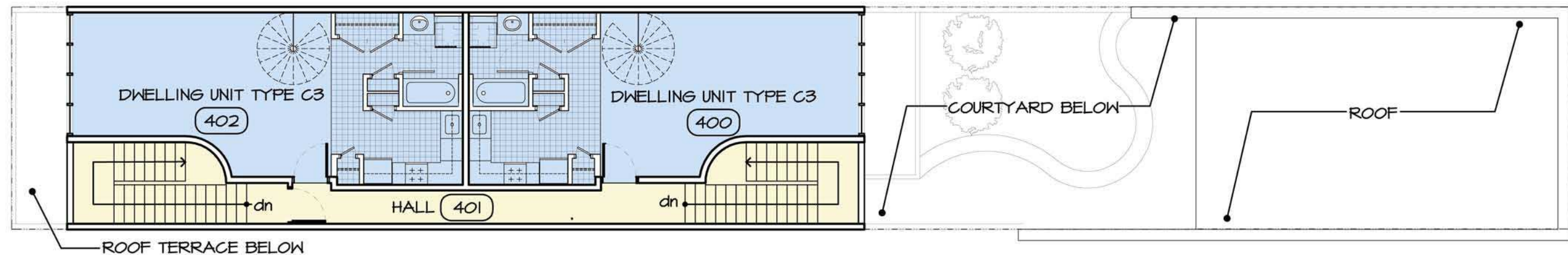


PROPOSED ROOF/LOFT FLOOR PLAN

1"=10'-0"

ALLEY

14TH STREET

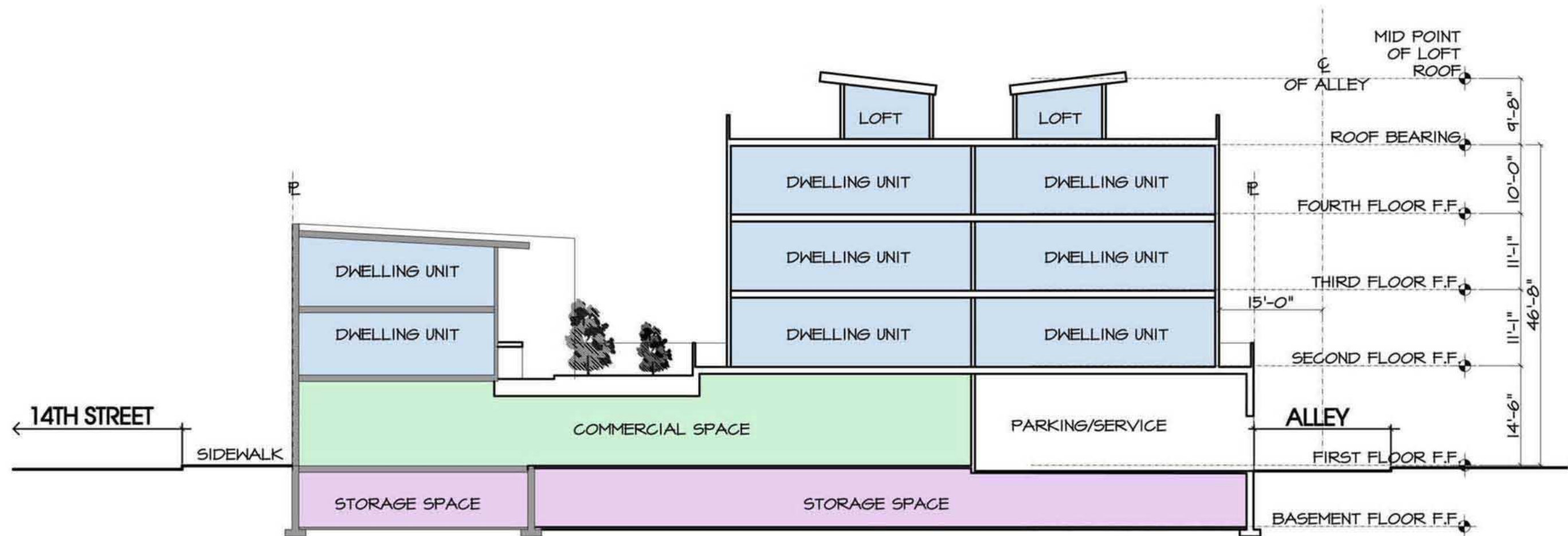


PROPOSED FOURTH FLOOR PLAN

1"=10'-0"

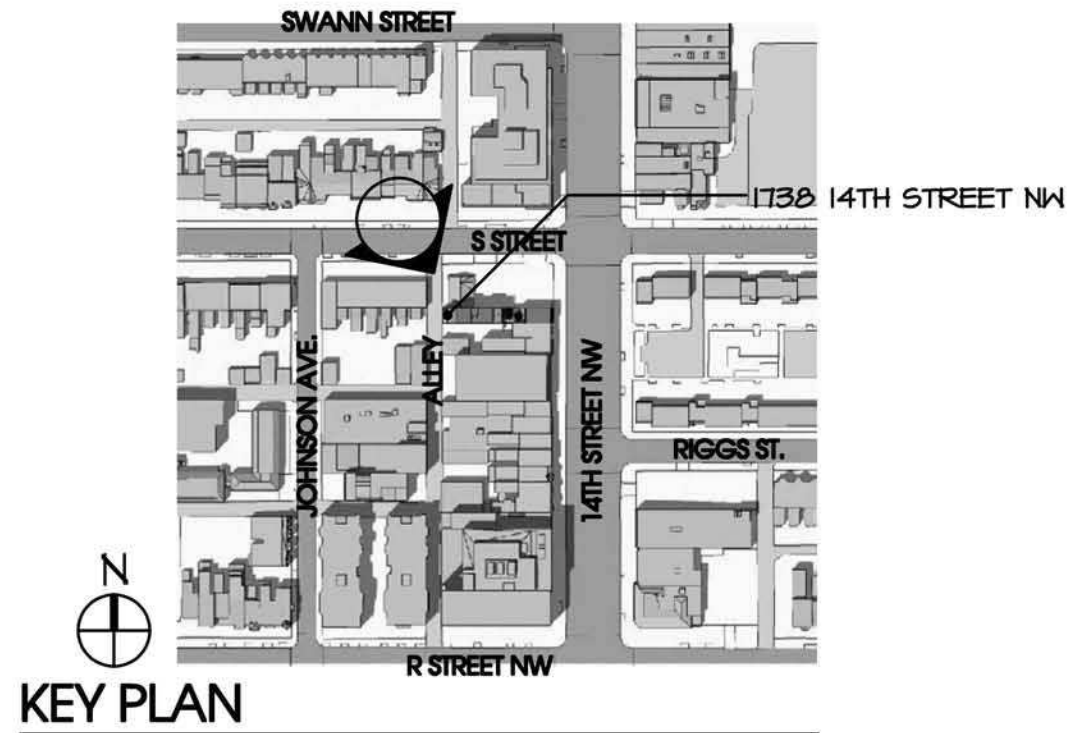
LEGEND

PROPOSED CONSTRUCTION	==
EXISTING CONSTRUCTION	---
RESIDENTIAL	Blue
COMMERCIAL	Green
STORAGE	Purple
HALL	Yellow



PROPOSED BUILDING SECTION

1/16"=1'-0"

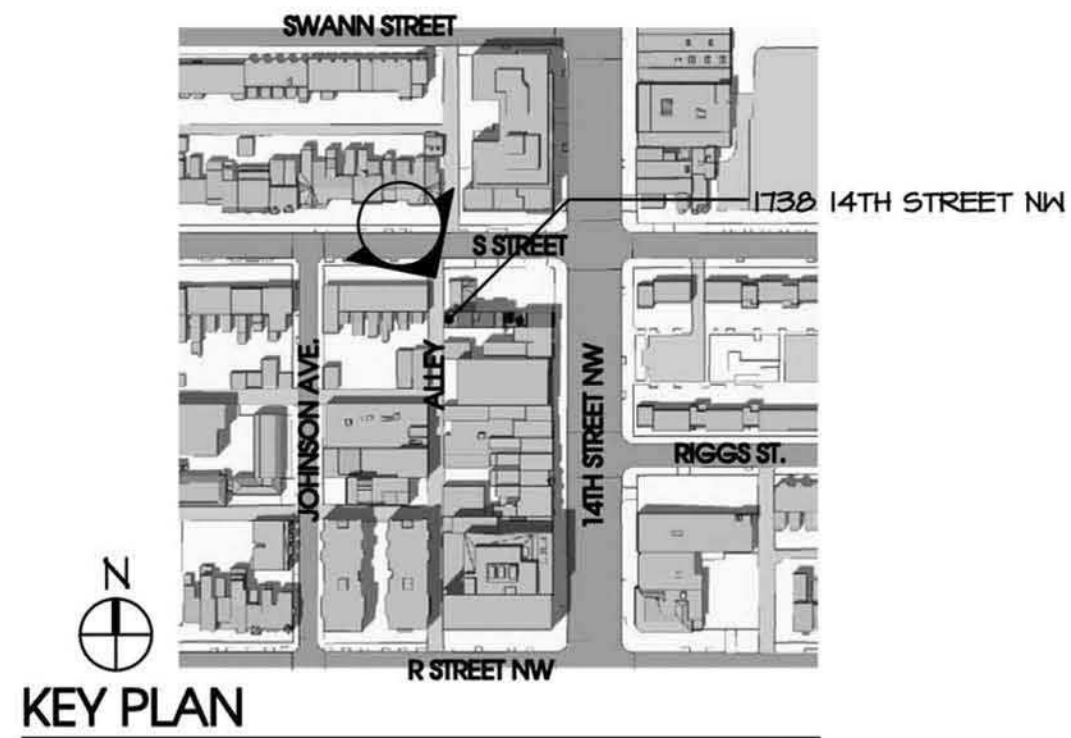


N.T.S.



EXISTING PERSPECTIVE ALONG S STREET NW

N.T.S.

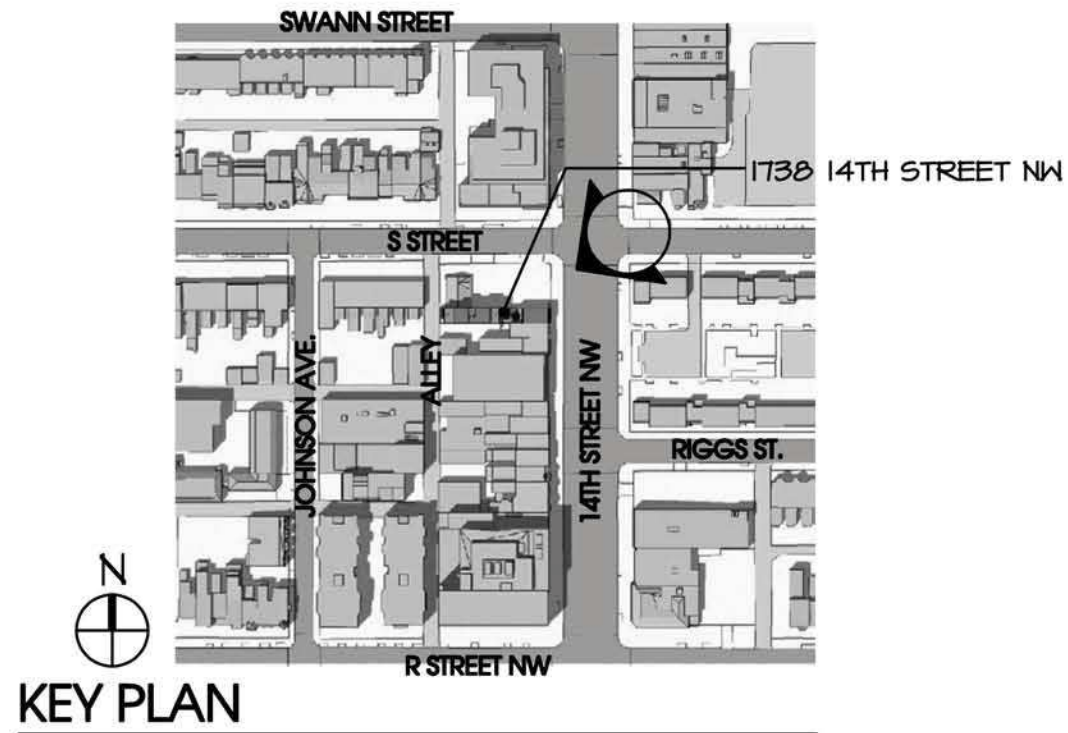


N.T.S.



PERSPECTIVE STUDY ALONG S STREET NW

N.T.S.

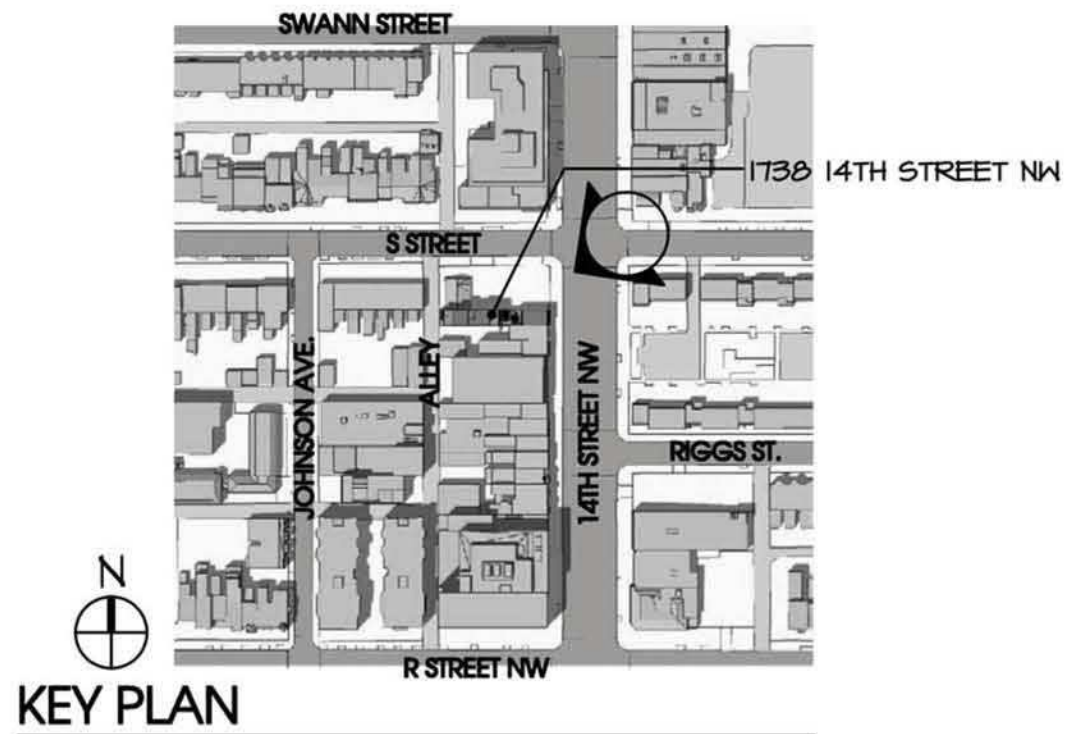


N.T.S.



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

N.T.S.

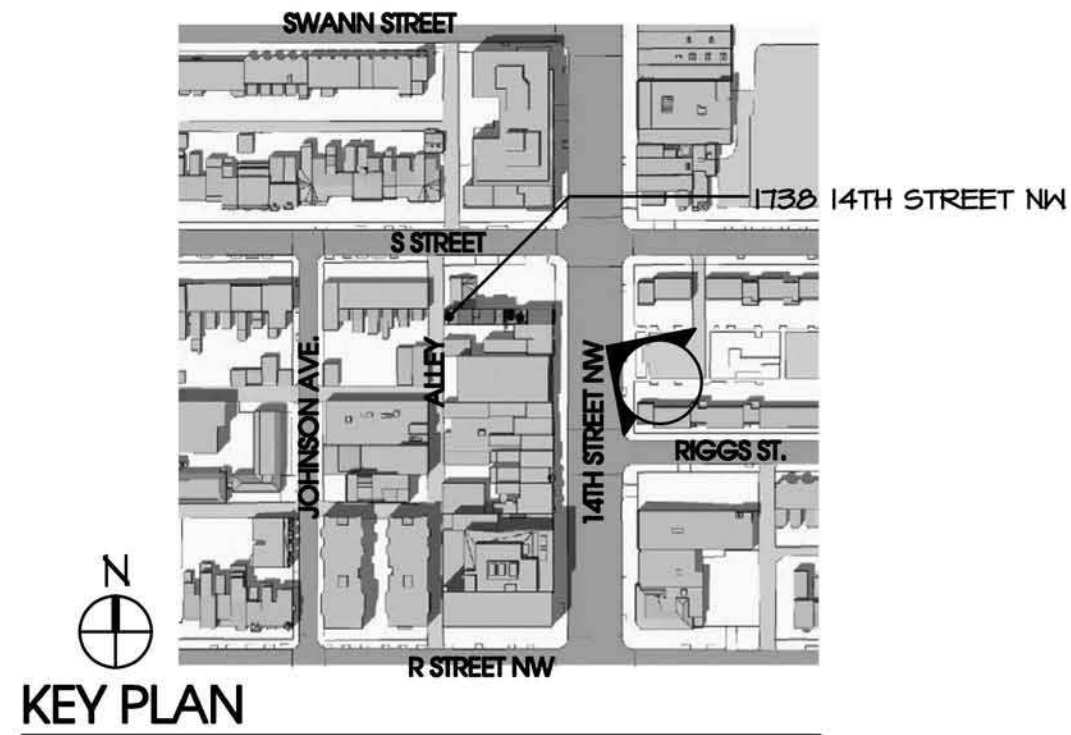


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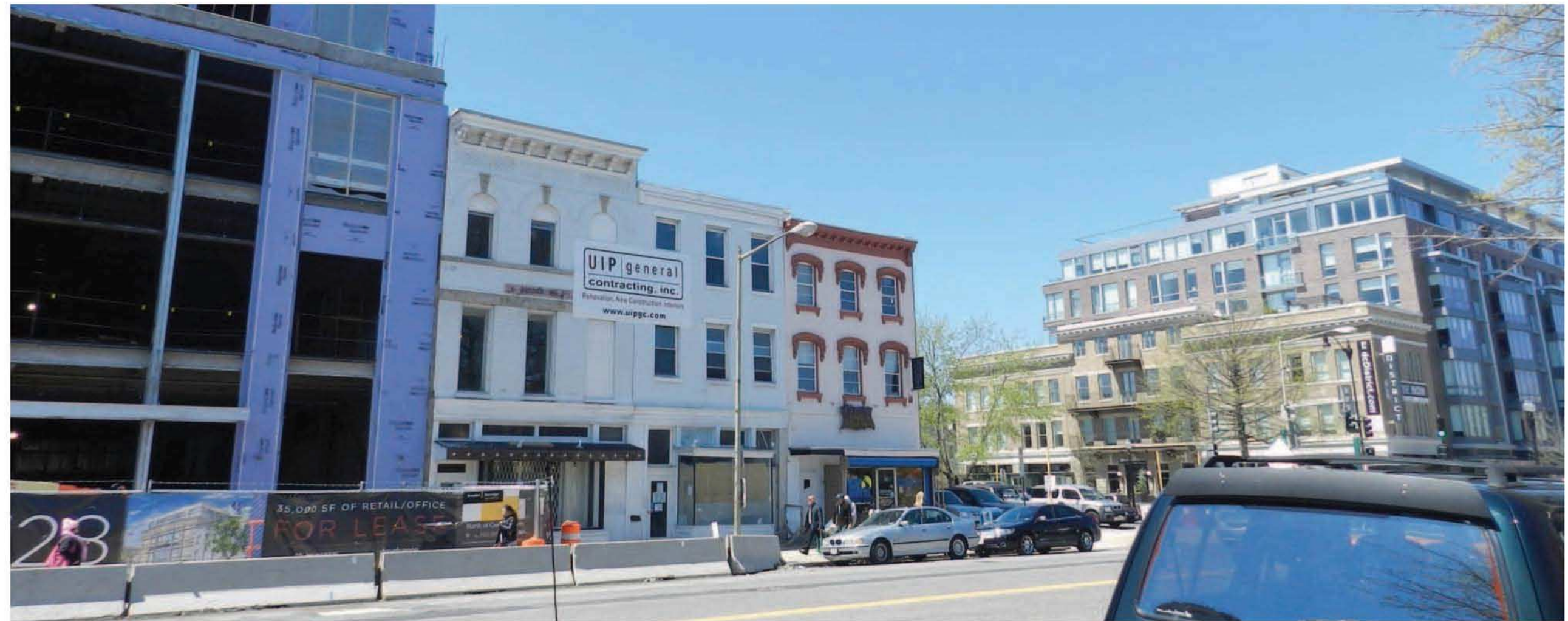


PERSPECTIVE STUDY AT CORNER OF S STREET NW AND 14TH STREET NW

N.T.S.

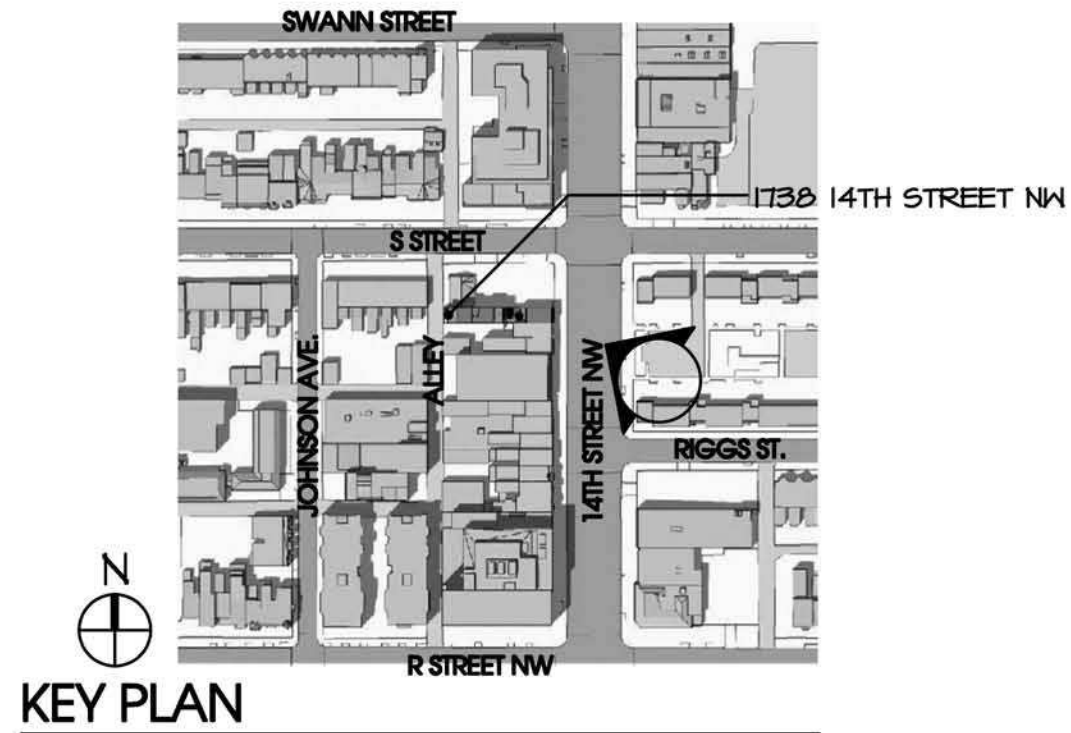


N.T.S.



EXISTING PERSPECTIVE ALONG 14TH STREET NW

N.T.S.



N.T.S.



PERSPECTIVE STUDY ALONG 14TH STREET NW

N.T.S.



EXISTING STREET ELEVATION STUDY

N.T.S.

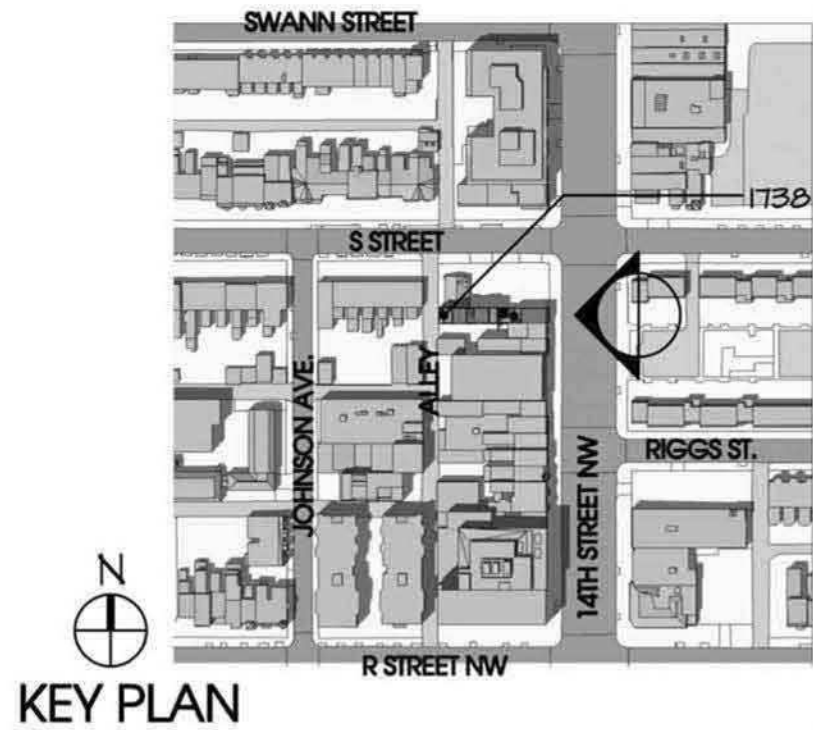


PROPOSED STREET ELEVATION STUDY

N.T.S.

14TH STREET STUDY

N.T.S.

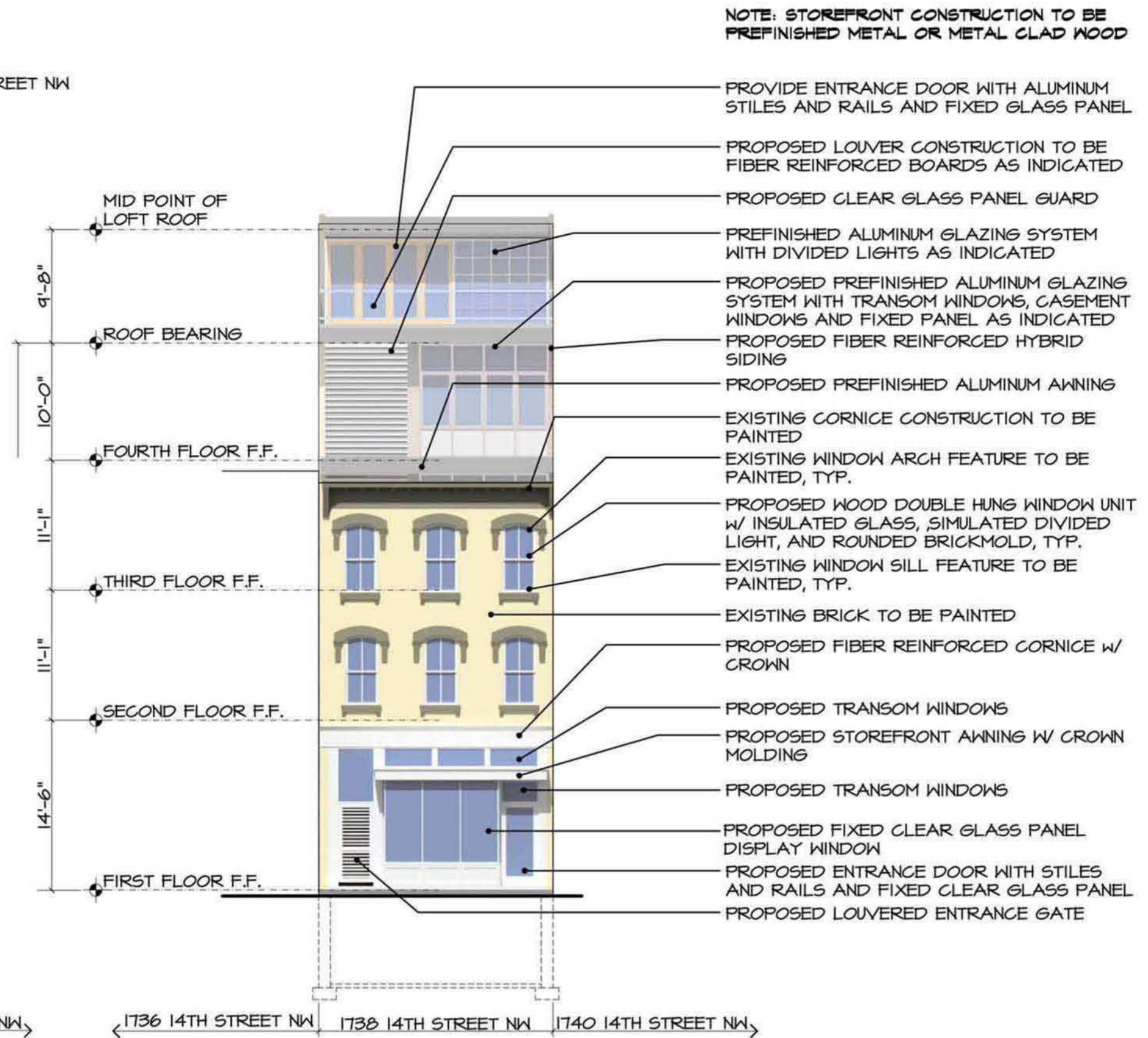


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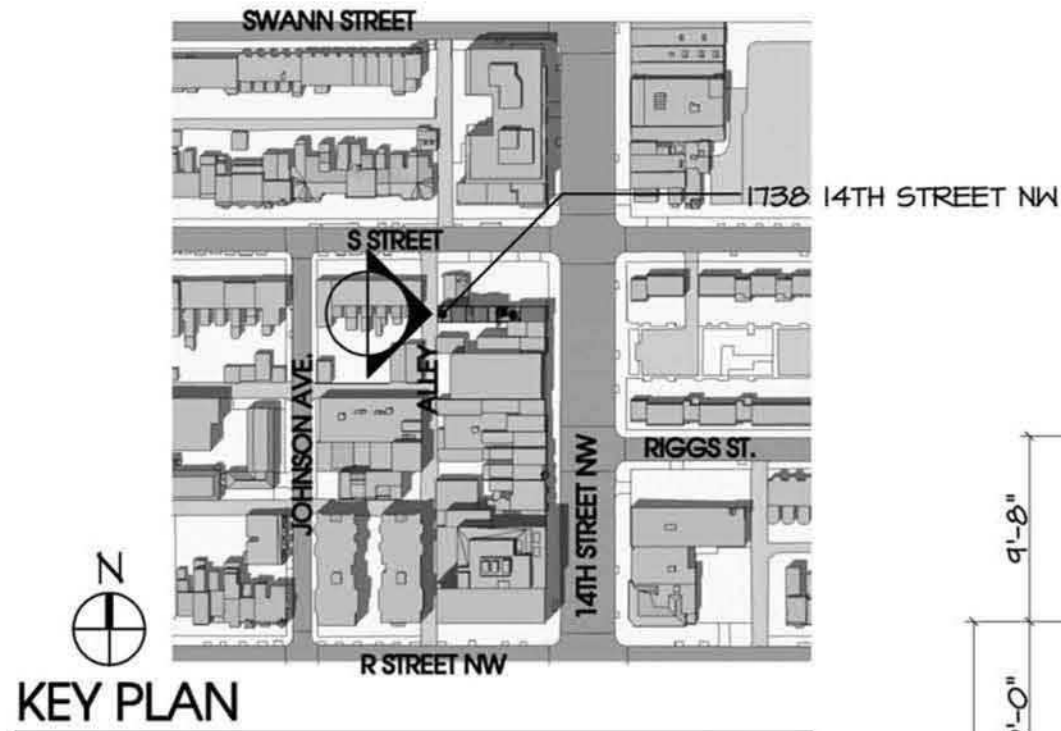
EXISTING EAST ELEVATION @ 14TH STREET NW

N.T.S.



PROPOSED EAST ELEVATION @ 14TH STREET NW

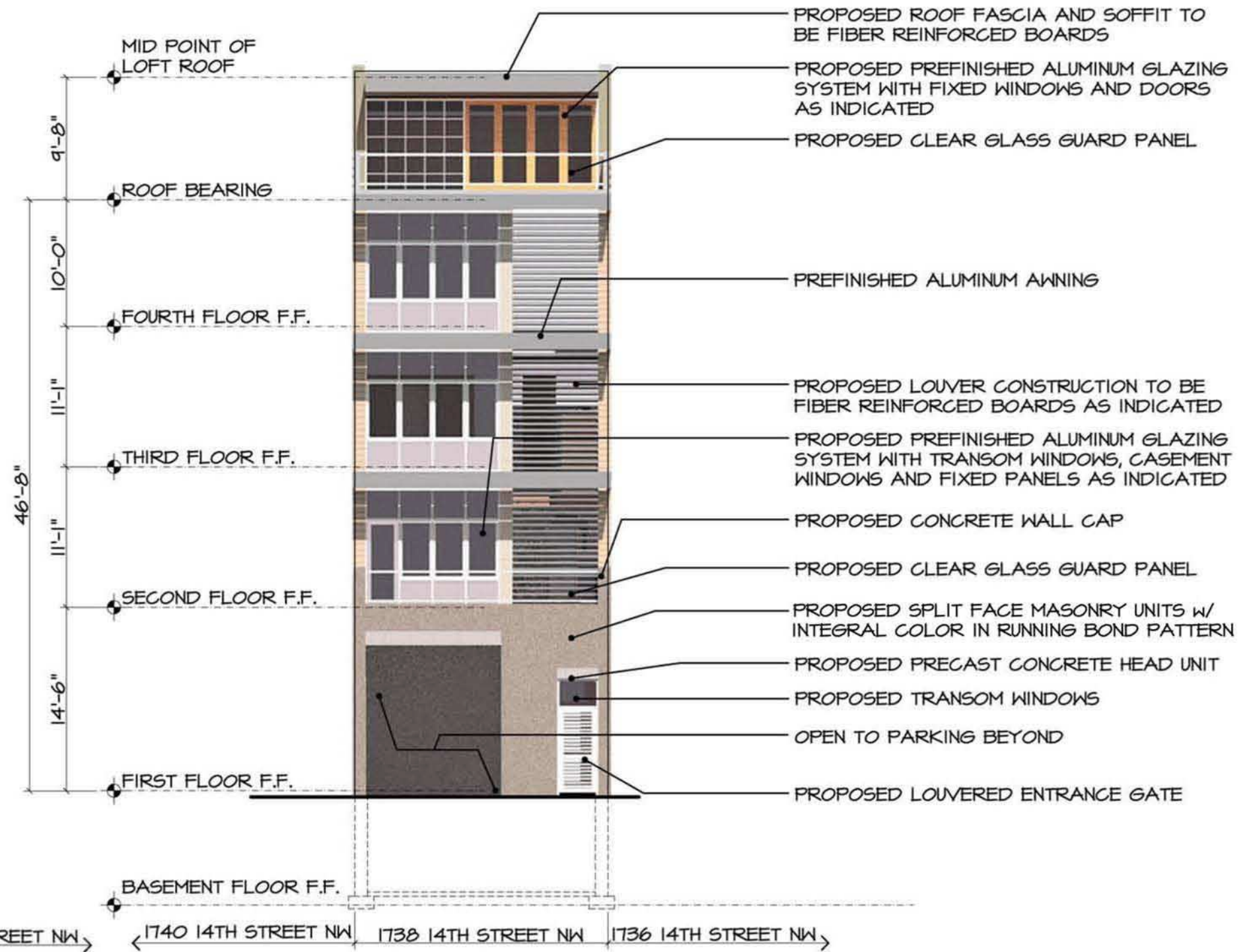
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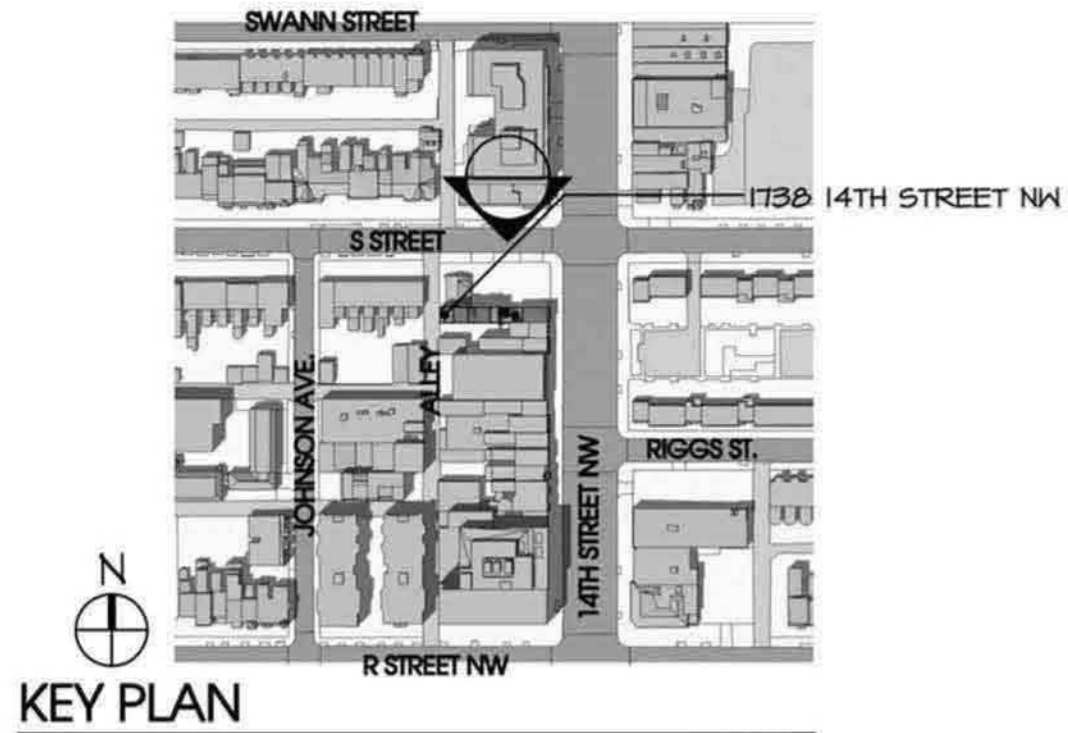
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N.T.S.



N.T.S.

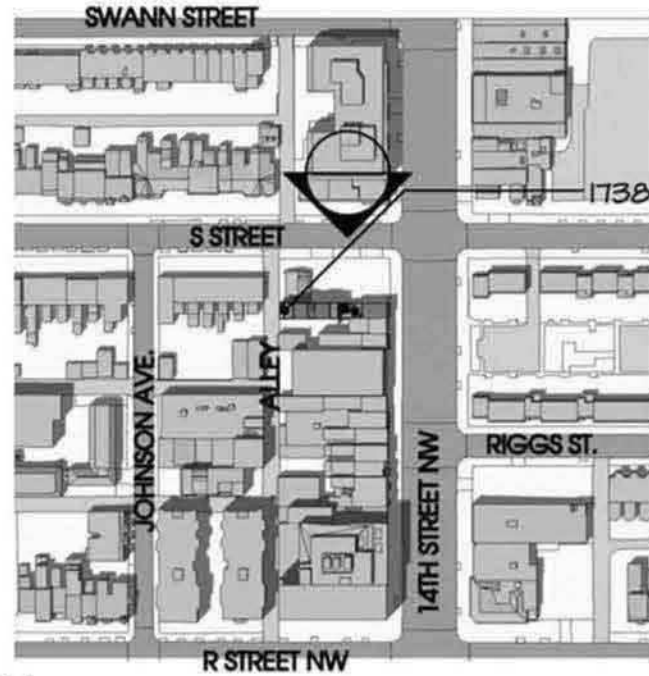


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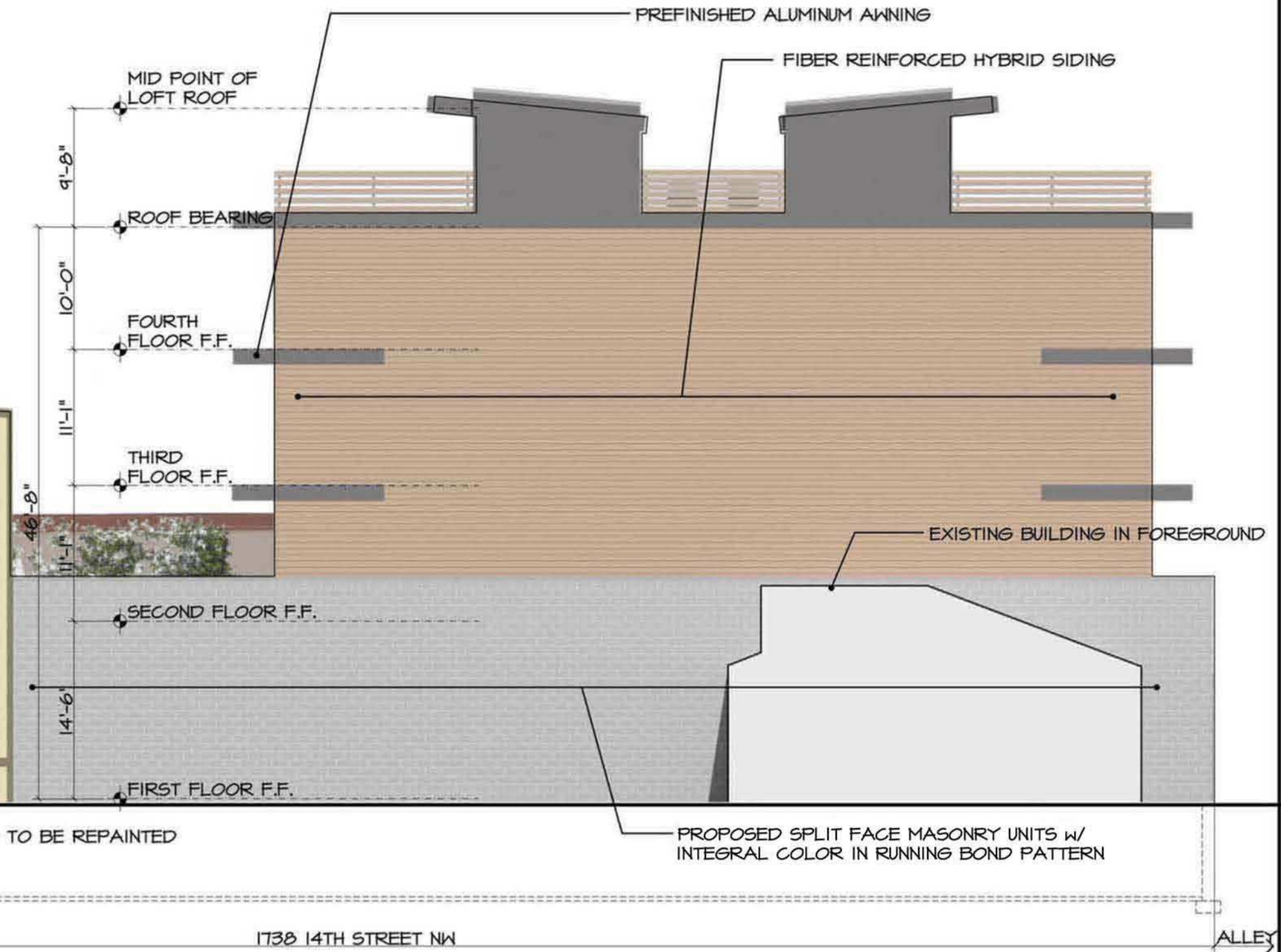
EXISTING NORTH ELEVATION @ S STREET NW

N.T.S.



KEY PLAN

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



SYNTHETIC STUCCO TO BE REPAINTED

14TH
STREET NW

1738 14TH STREET NW

ALLEY

PROPOSED NORTH ELEVATION @ S STREET NW

N.T.S.



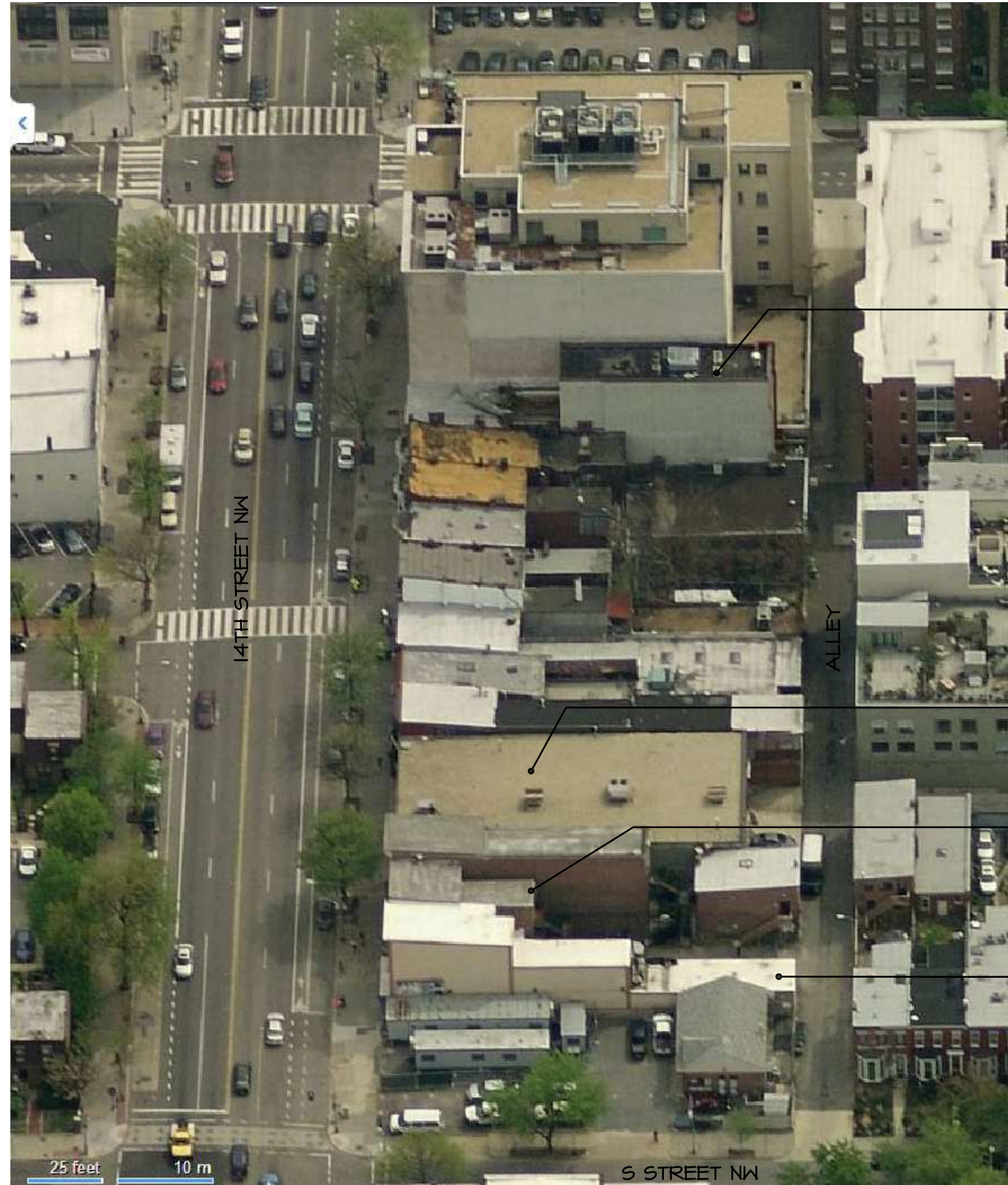
EXISTING VIEW OF 1712 14TH STREET NW
REPRESENTING PRECEDENT FOR MASSING AND
SCALE ALONG 14TH STREET

N.T.S.



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

N.T.S.



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

PROPERTY CURRENTLY
UNDER CONSTRUCTION

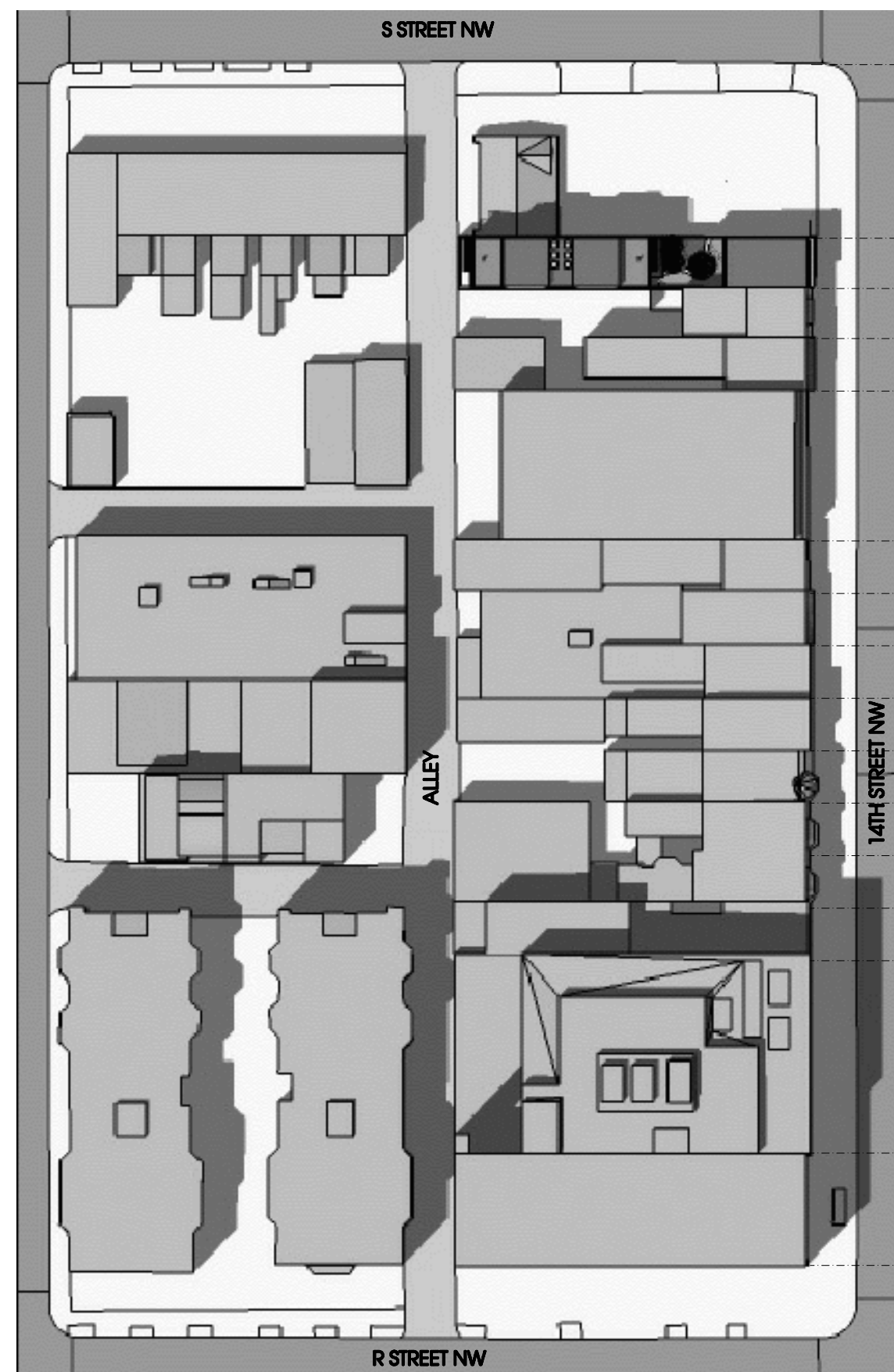
PROPERTY CURRENTLY
UNDER CONSTRUCTION

1738 14TH STREET NW



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

N.T.S.



- 1740 14TH STREET NW, 1 STORY STRUCTURE AND PARKING LOT
- 1738 14TH STREET NW, 4 FLOOR STRUCTURE, 1 FLOOR WITHOUT REAR YARD SETBACK
- 1736 14TH STREET NW, 3 FLOOR STRUCTURE, (CURRENTLY UNDER CONSTRUCTION)
- 1734 14TH STREET NW, 3 FLOOR STRUCTURE, 2 FLOORS ALONG ALLEY WITHOUT REAR YARD SETBACK
- 1732-1724 14TH STREET NW, 4 FLOOR STRUCTURE, 4 FLOORS ALONG ALLEY WITH +/- 20' REAR YARD SETBACK (CURRENTLY UNDER CONSTRUCTION)
- 1726 14TH STREET NW, 2 FLOOR STRUCTURE, 2 FLOORS ALONG ALLEY WITHOUT REAR YUARD SETBACK
- 1724 14TH STREET NW, 2 FLOOR STRUCTURE, 2 FLOORS ALONG ALLEY WITH +/-10' REAR YARD SETBACK
- 1722 14TH STREET NW, 2 FLOOR STRUCTURE, 1 FLOOR ALONG ALLEY WITHOUT REAR YARD SETBACK
- 1720 14TH STREET NW, 3 FLOOR STRUCTURE, 1 FLOOR ALONG ALLEY WITHOUT REAR YARD SETBACK
- 1718 14TH STREET NW, 3 FLOOR STRUCTURE, +/- 58' REAR YARD SETBACK
- 1716 14TH STREET NW, 3 FLOOR STRUCTURE, 2 FLOORS ALONG ALLEY WITHOUT REAR YARD SETBACK
- 1714 14TH STREET NW, 3 FLOOR STRUCTURE, 2 FLOORS ALONG ALLEY WITHOUT REAR YARD SETBACK
- 1712 14TH STREET NW, 5 FLOOR STRUCTURE, 1 FLOOR ALONG ALLEY WITHOUT REAR YARD SETBACK
- 14TH STREET NW, 6 FLOOR STRUCTURE, 1 FLOOR ALONG ALLEY WITHOUT REAR YARD SETBACK
- 14TH STREET NW, 5 FLOOR STRUCTURE, 5 FLOORS ALONG ALLEY WITHOUT REAR YARD SETBACK



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

N.T.S.