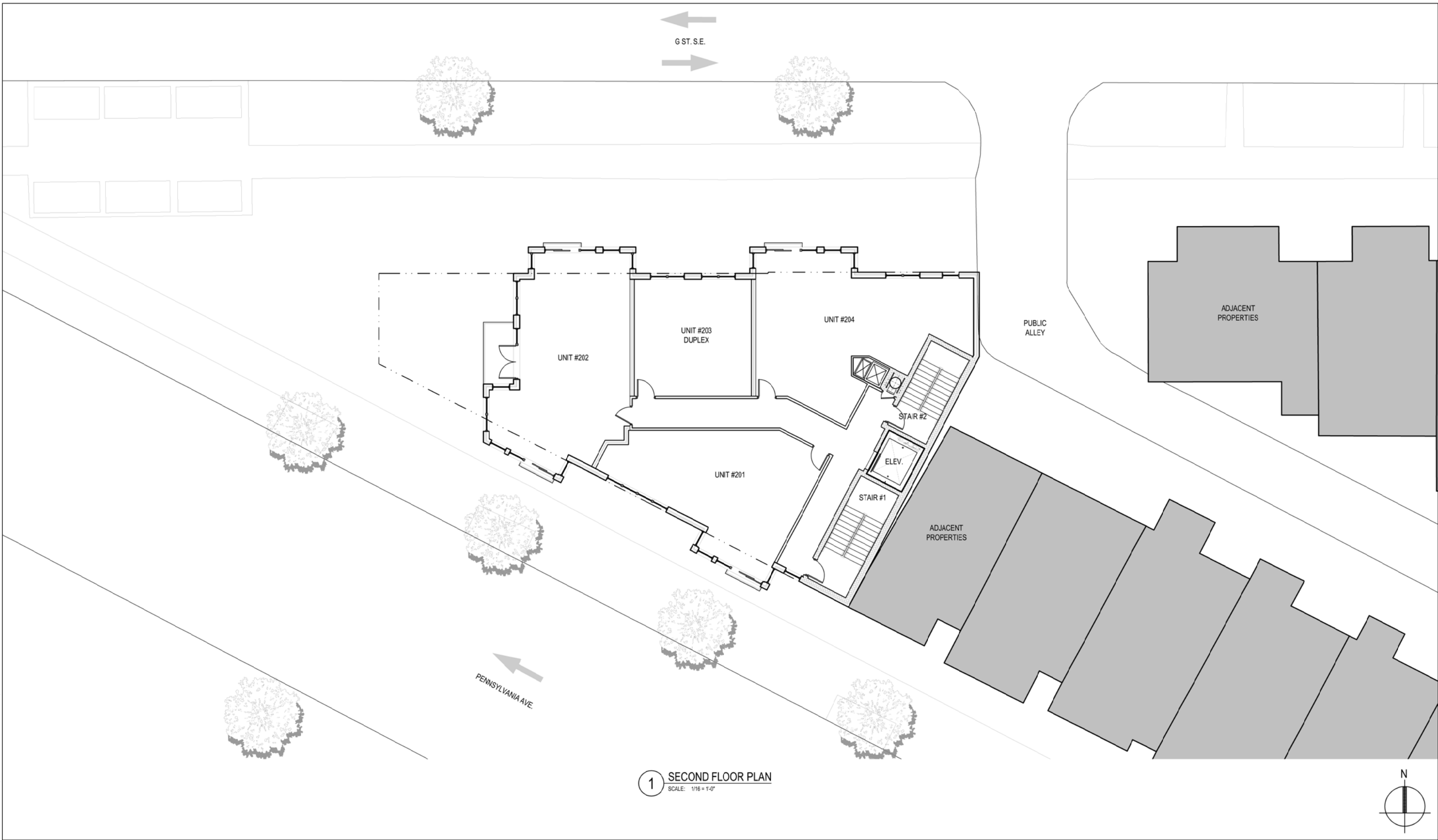


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1330-1336 PENNSYLVANIA AVE, SE

Washington, DC 20003
Square: 1044 Lot No: 802, 29 Zone: C-2-A

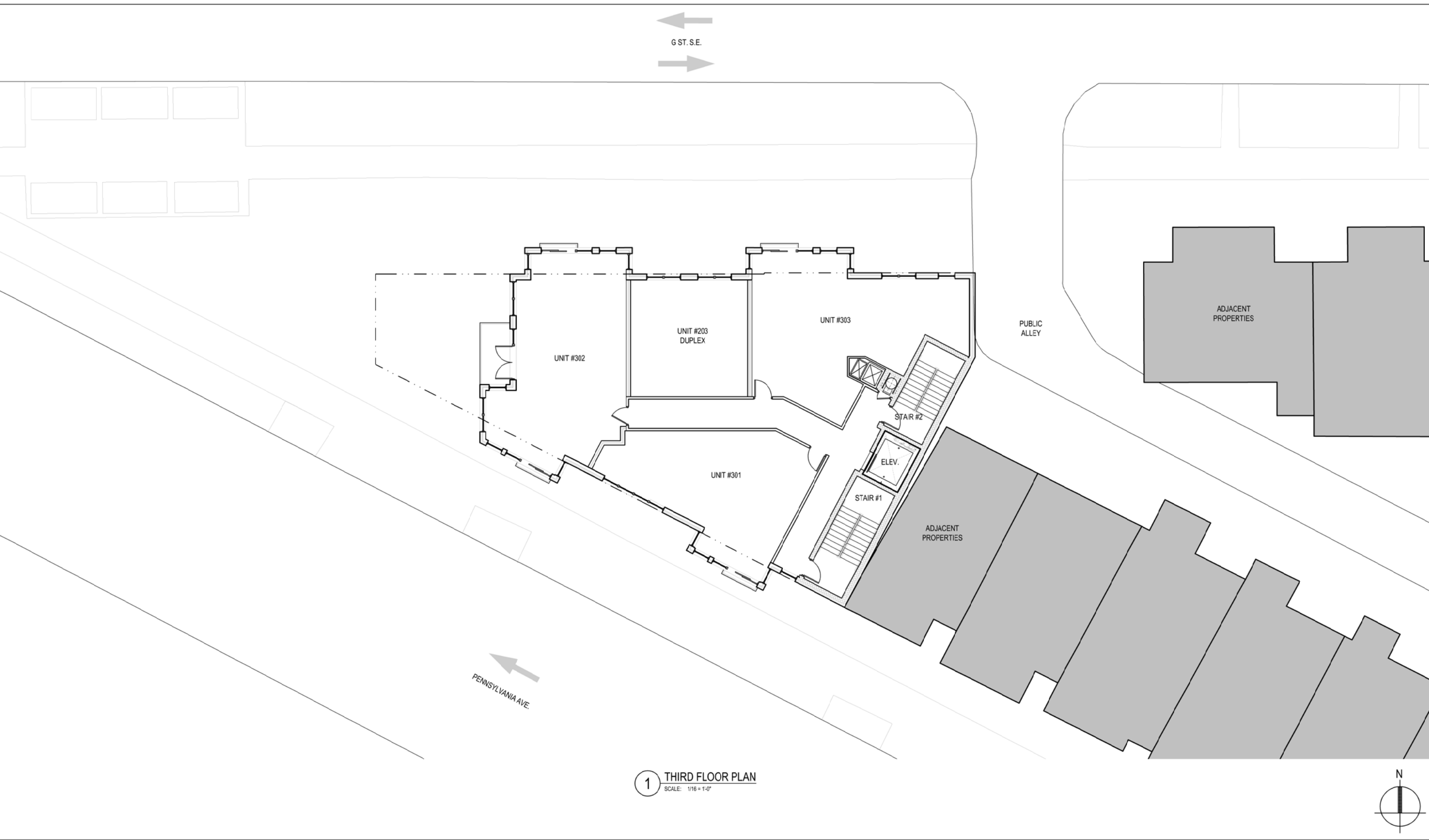


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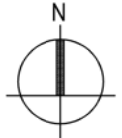
SECOND FLOOR PLAN A 1.2

Board of Zoning Adjustment
BZA SUBMISSION District of Columbia
CASE NO.18915
EXHIBIT NO.37A2

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1 THIRD FLOOR PLAN
SCALE: 1/16" = 1'-0"



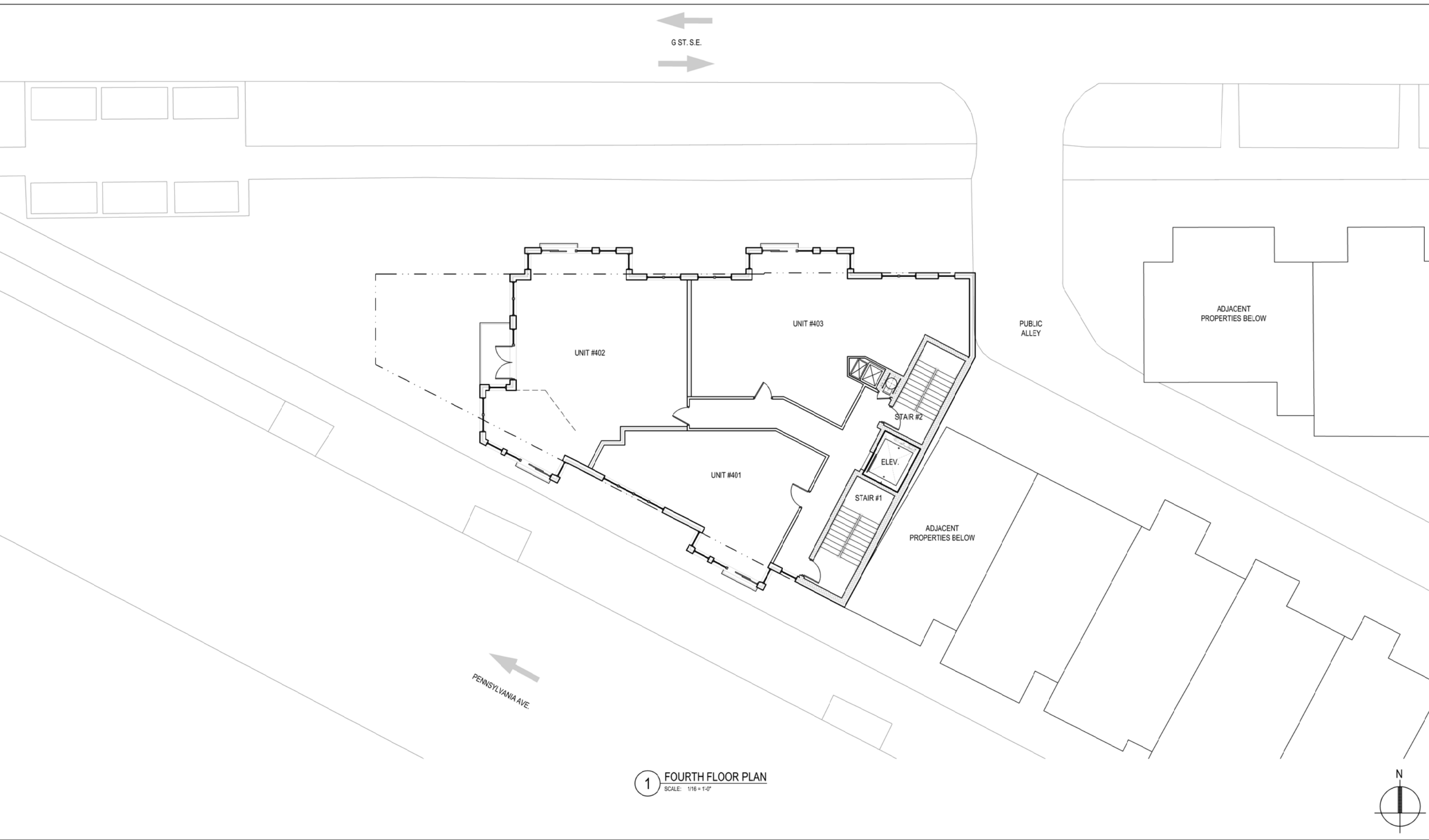
1330-1336 PENNSYLVANIA AVE, SE

Washington, DC 20003
Square: 1044 Lot No: 802, 29 Zone: C-2-A

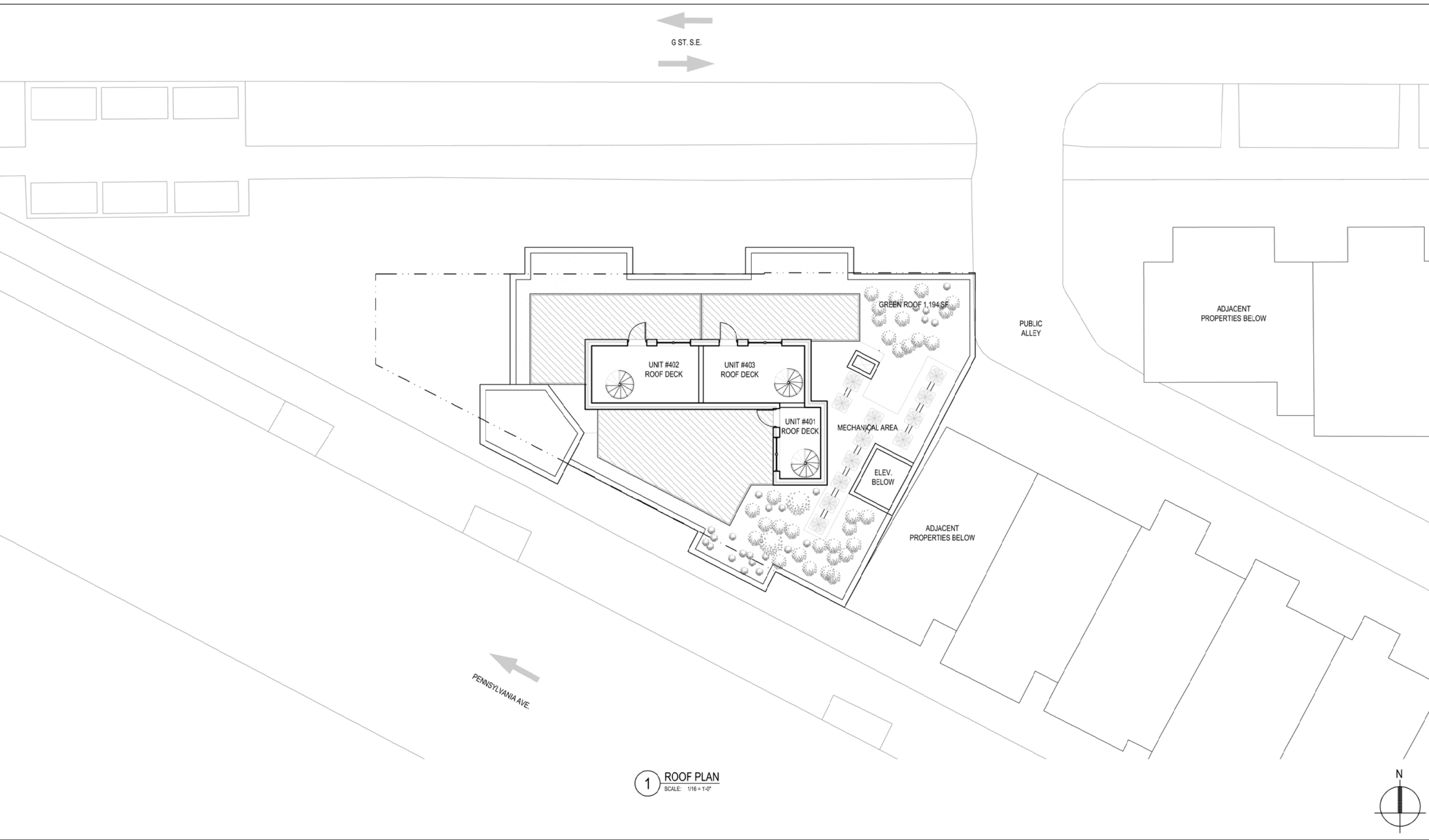
PGN
ARCHITECTS

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1 ROOF PLAN
SCALE: 1/16" = 1'-0"

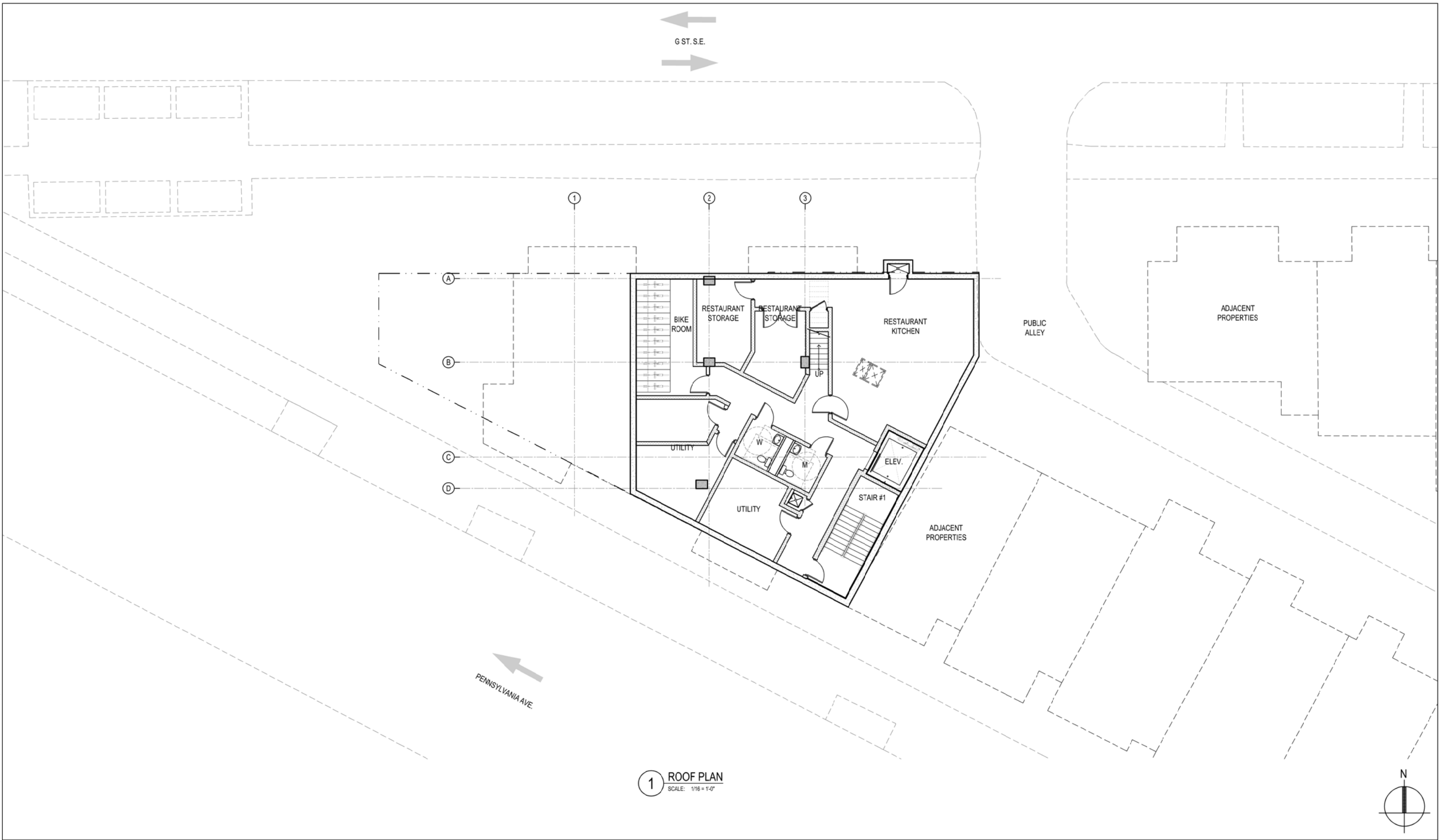
1330-1336 PENNSYLVANIA AVE, SE

Washington, DC 20003
Square: 1044 Lot No: 802, 29 Zone: C-2-A

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Square: 1044 Lot No: 802, 29 Zone: C-2-A

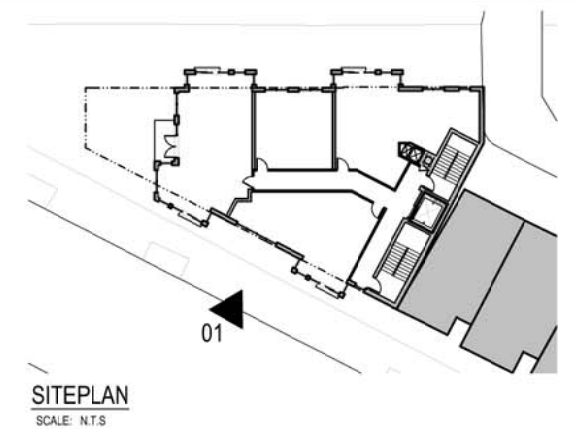


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CELLAR A 1.6
BZA SUBMISSION 01/08/2015



1 SOUTH (PENNSYLVANIA AVE.) RENDERED ELEVATION
SCALE: 1/16" = 1'-0"



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SOUTH (PENNSYLVANIA AVE.) RENDERED ELEVATION

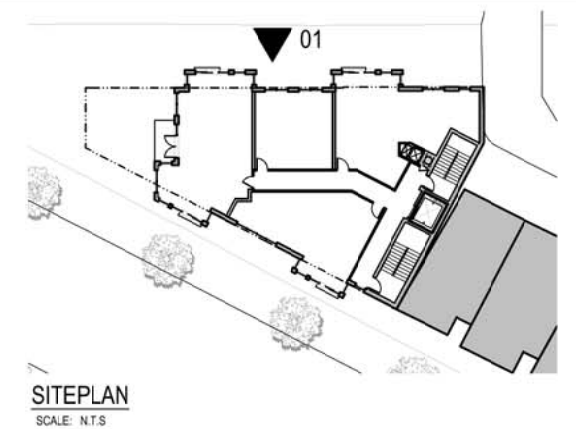
BZA SUBMISSION

A 2.1

01/08/2015



1 NORTH (G STREET) RENDERED ELEVATION
SCALE: 1/16" = 1'-0"



1330-1336 PENNSYLVANIA AVE, SE

Washington, DC 20003
Square: 1044 Lot No: 802, 29 Zone: C-2-A



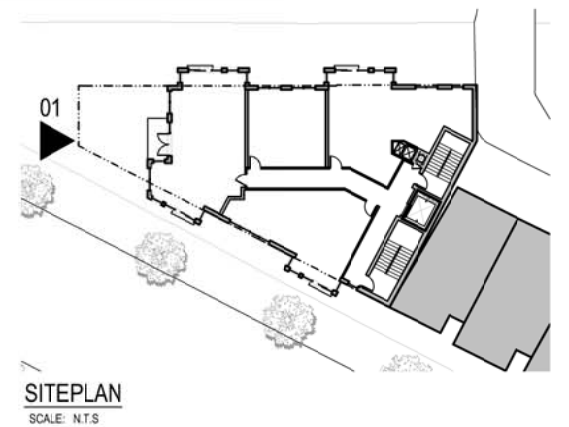
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NORTH (G STREET) RENDERED ELEVATION A 2.2

BZA SUBMISSION 01/08/2015



1 WEST RENDERED ELEVATION
SCALE: 1/16" = 1'-0"



SITEPLAN
SCALE: N.T.S.

1330-1336 PENNSYLVANIA AVE, SE

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Square: 1044 Lot No: 802, 29 Zone: C-2-A



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WEST RENDERED ELEVATION

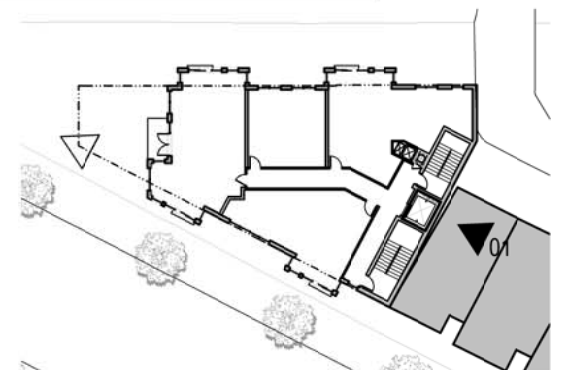
BZA SUBMISSION

A 2.3

01/08/2015



1 EAST RENDERED ELEVATION
SCALE: 1/16" = 1'-0"



SITEPLAN
SCALE: N.T.S.

1330-1336 PENNSYLVANIA AVE, SE

Washington, DC 20003
Square: 1044 Lot No: 802, 29 Zone: C-2-A



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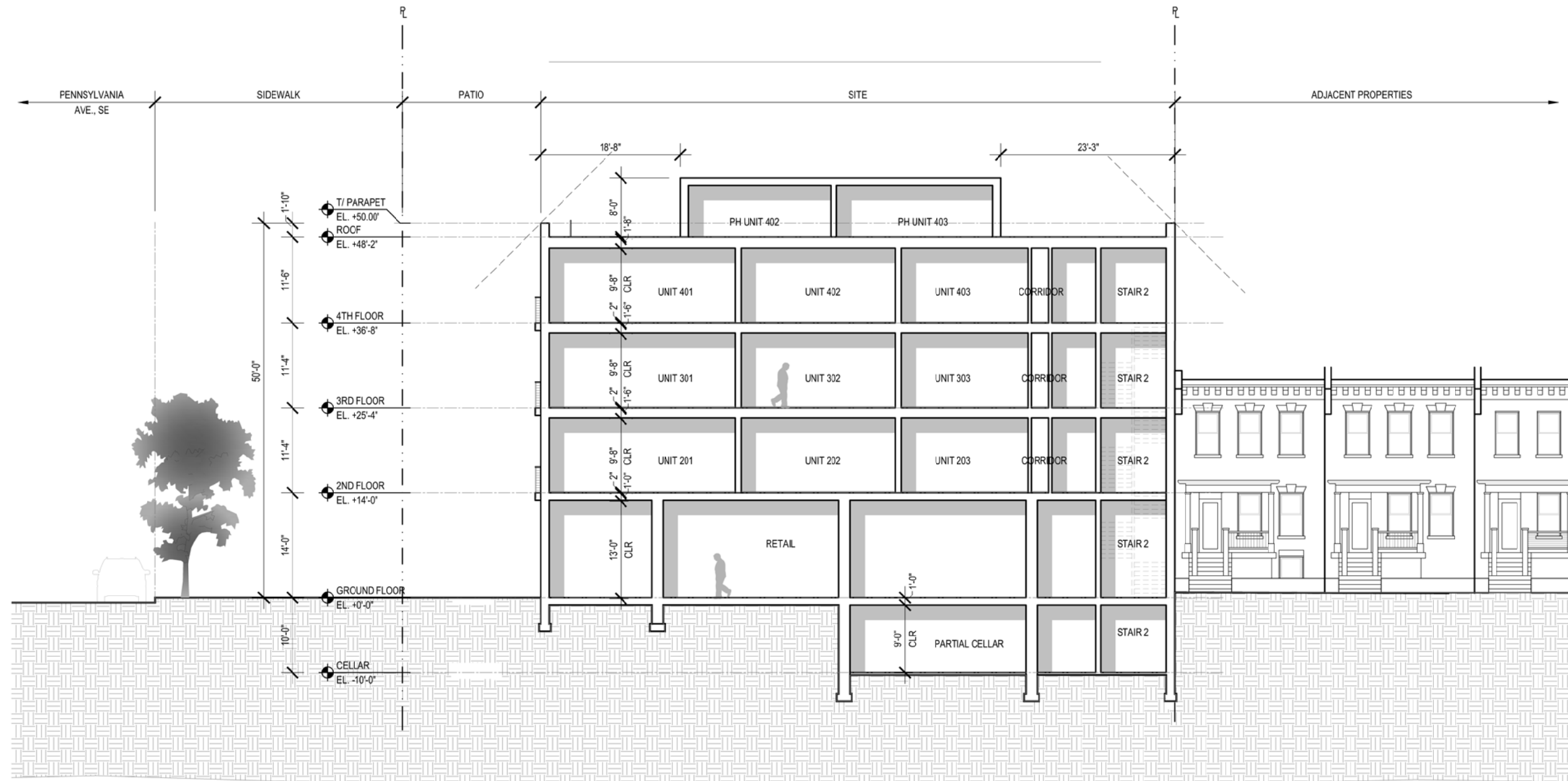
EAST RENDERED ELEVATION

BZA SUBMISSION

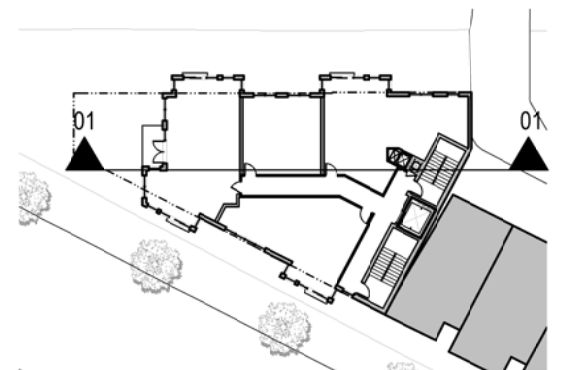
A 2.4

01/08/2015

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1 BUILDING SECTION
SCALE: 1/16" = 1'-0"



SITEPLAN
SCALE: N.T.S.

1330-1336 PENNSYLVANIA AVE, SE

Washington, DC 20003
Square: 1044 Lot No: 802, 29 Zone: C-2-A

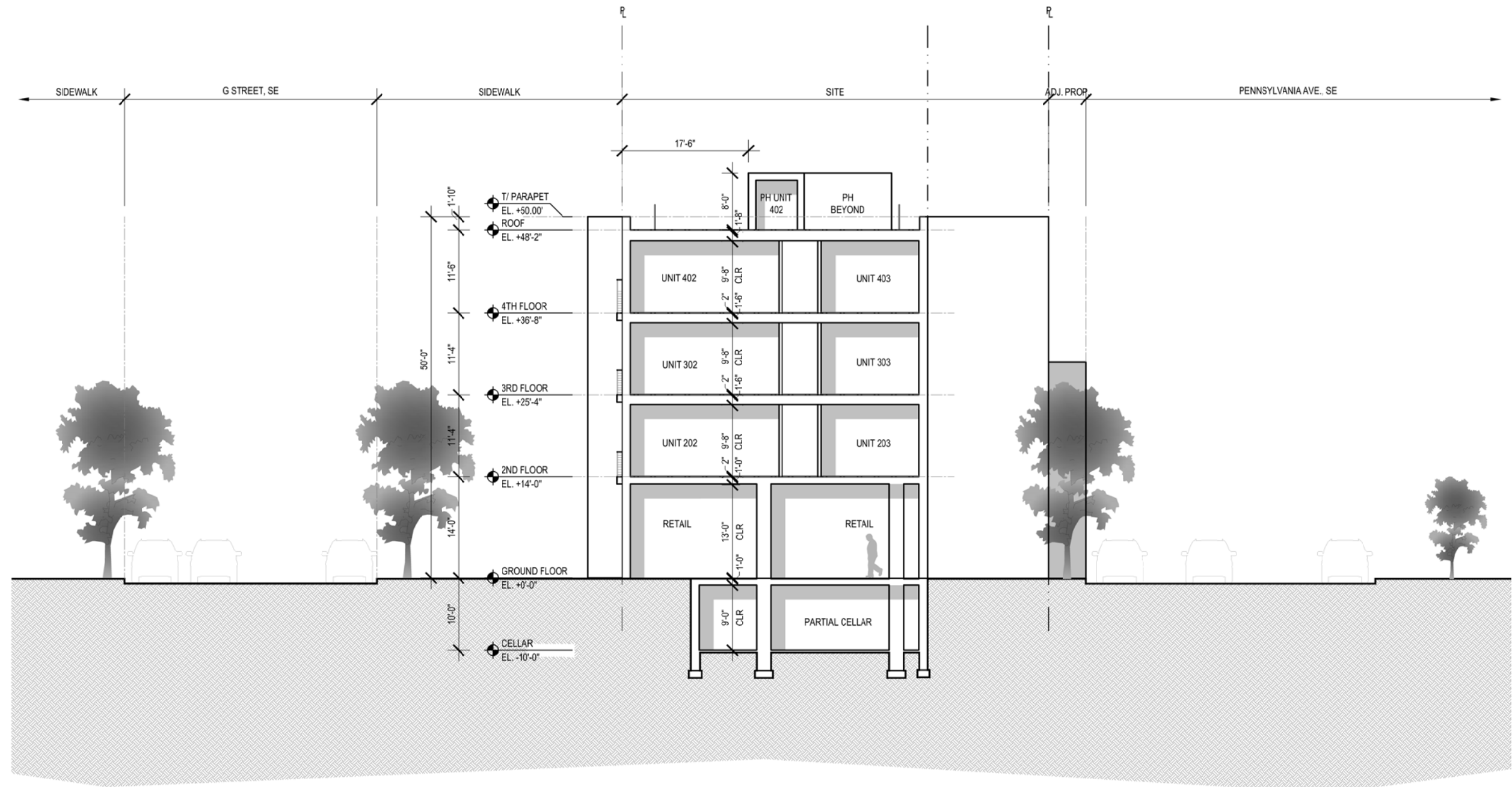


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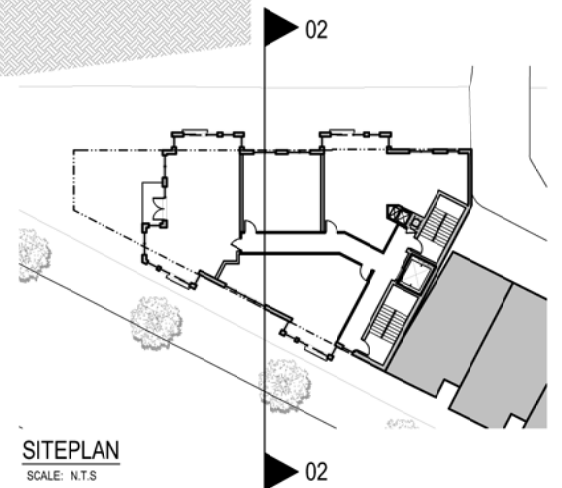
BUILDING SECTION A 3.1
BZA SUBMISSION 01/08/2015

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1 BUILDING SECTION
SCALE: 1/16" = 1'-0"



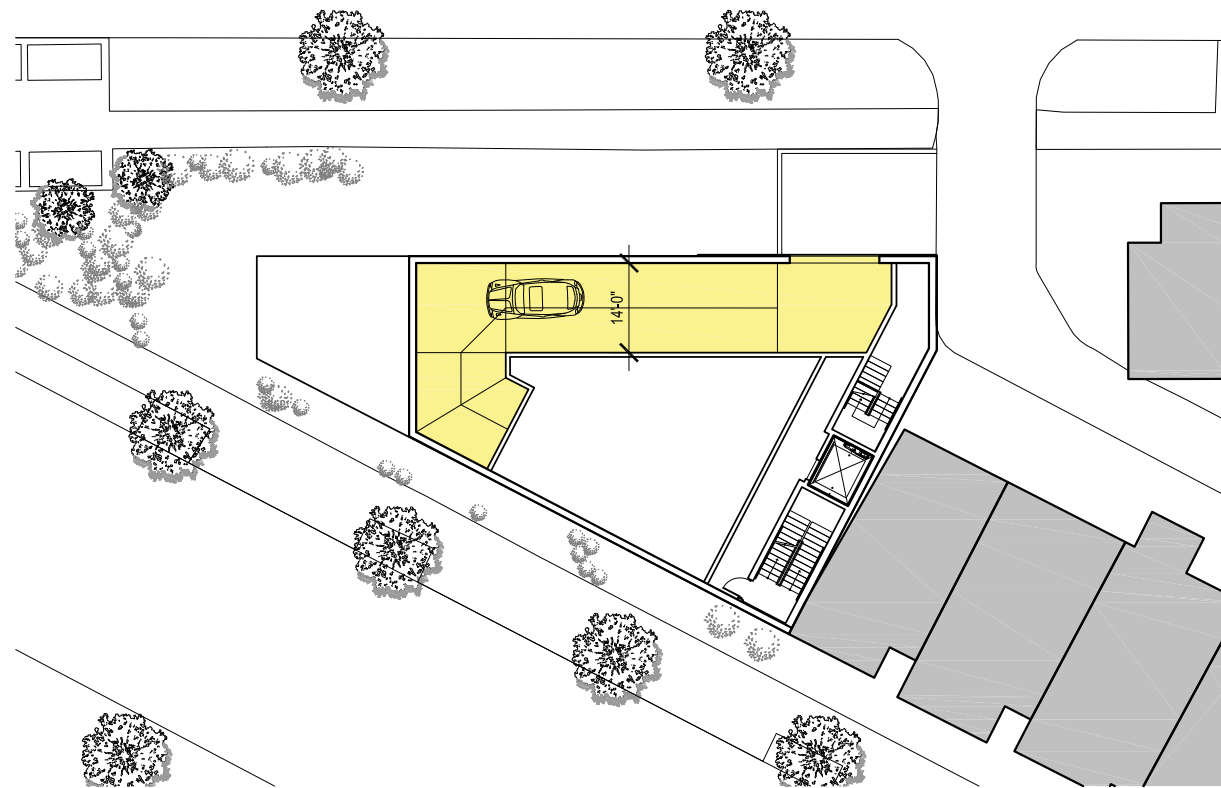
1330-1336 PENNSYLVANIA AVE, SE

Washington, DC 20003
Square: 1044 Lot No: 802, 29 Zone: C-2-A

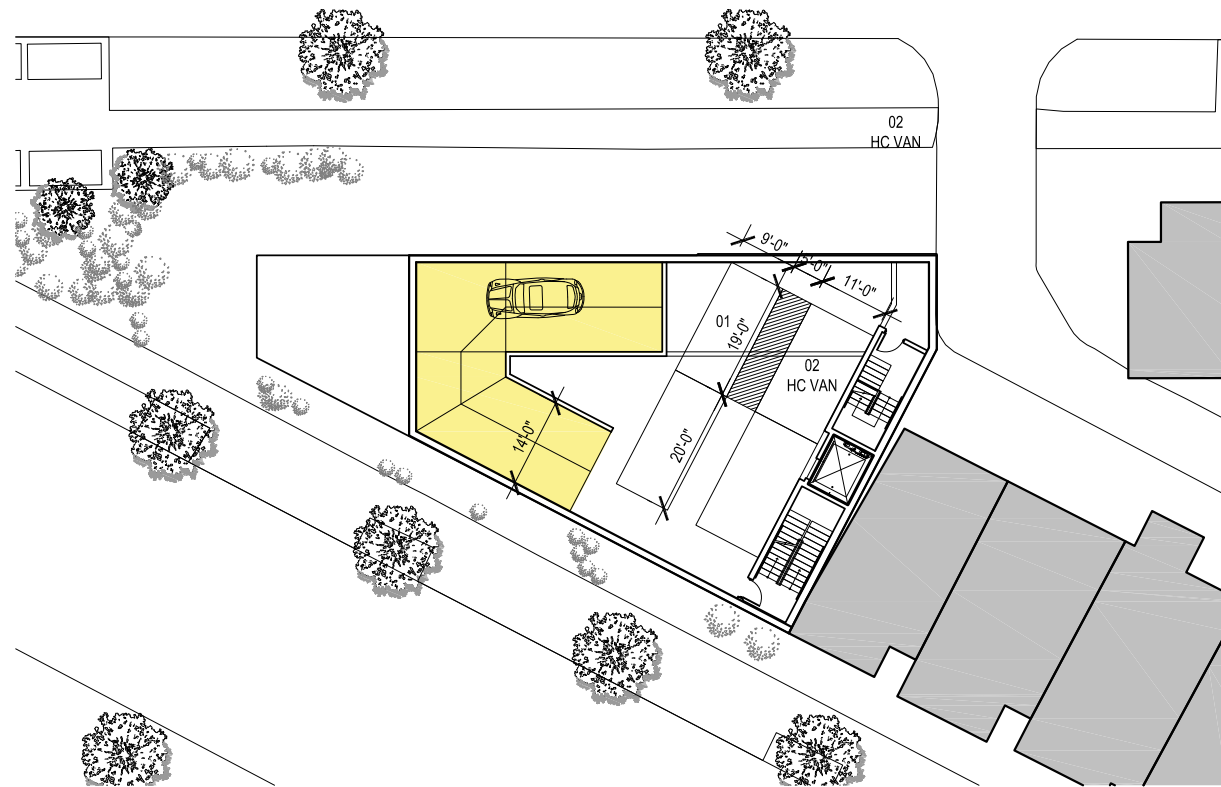


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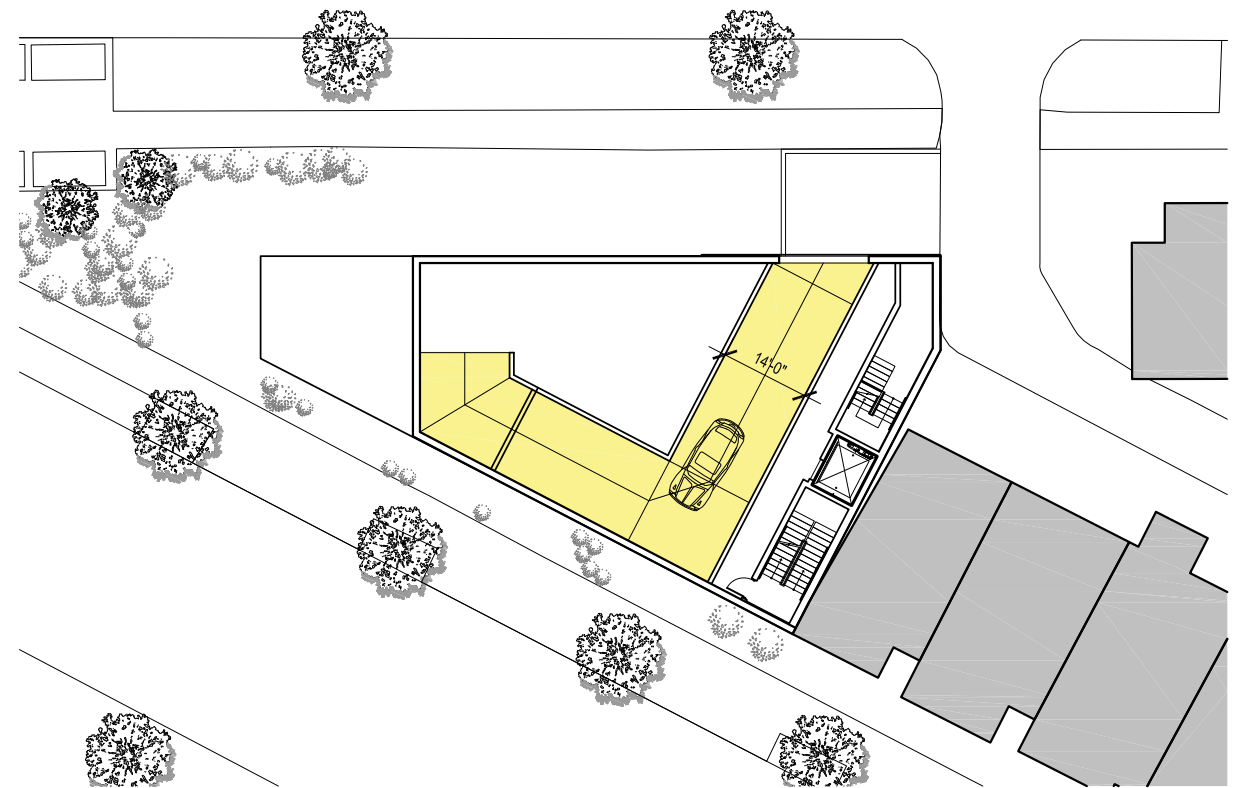
BUILDING SECTION A 3.2
BZA SUBMISSION 01/08/2015



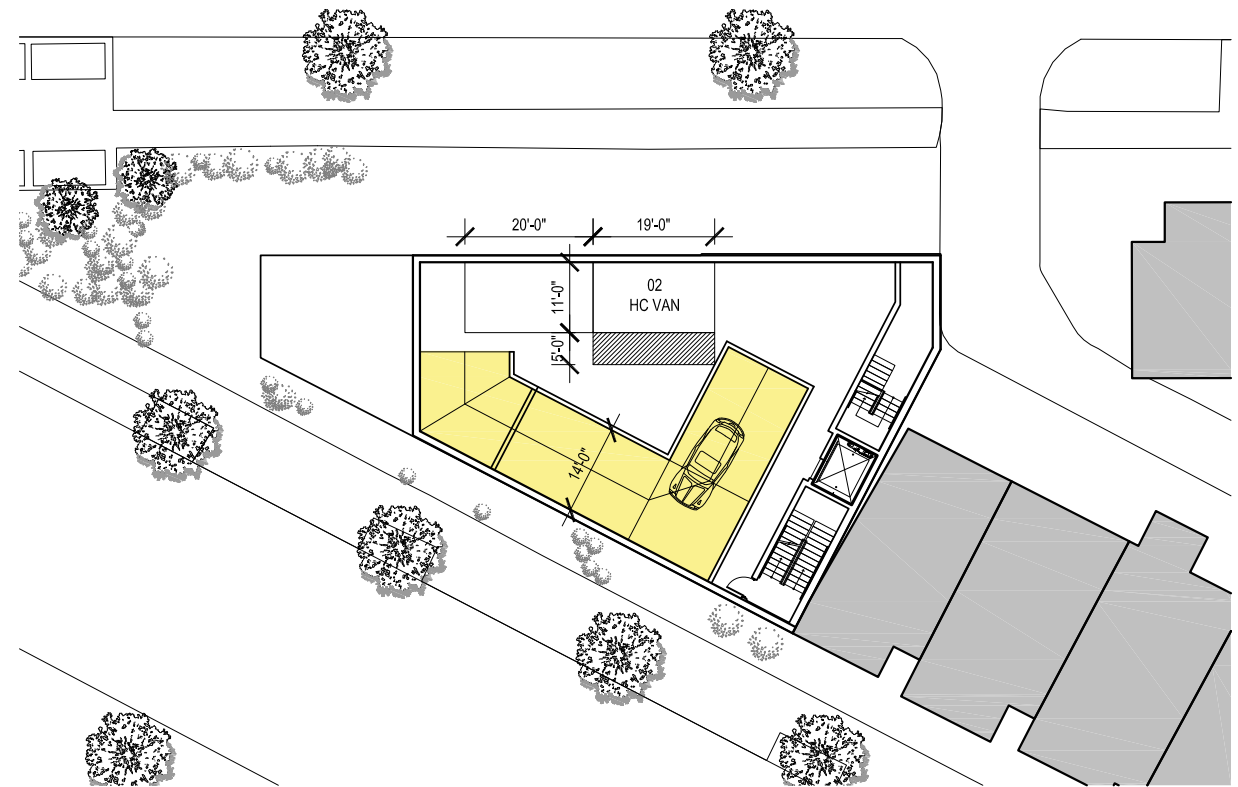
1 PARKING STUDY A - FIRST FLOOR
SCALE: 1/30 = 1'-0"



3 PARKING STUDY A - BASEMENT
SCALE: 1/30 = 1'-0"



2 PARKING STUDY B - FIRST FLOOR
SCALE: 1/30 = 1'-0"



4 PARKING STUDY B - BASEMENT
SCALE: 1/30 = 1'-0"

1330-1336 PENNSYLVANIA AVE, SE

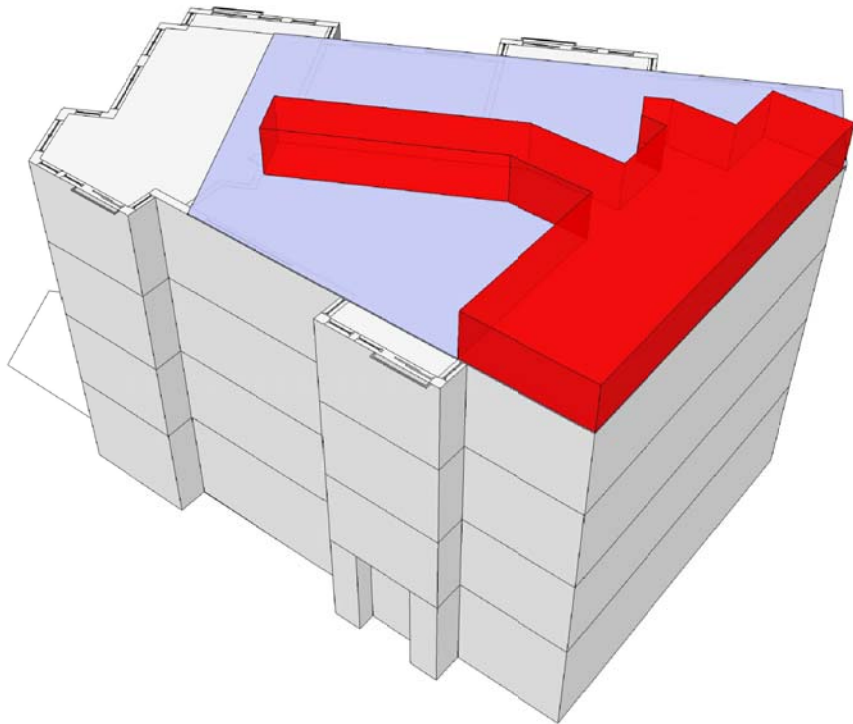
Washington, DC 20003
Square: 1044 Lot No: 802, 29 Zone: C-2-A



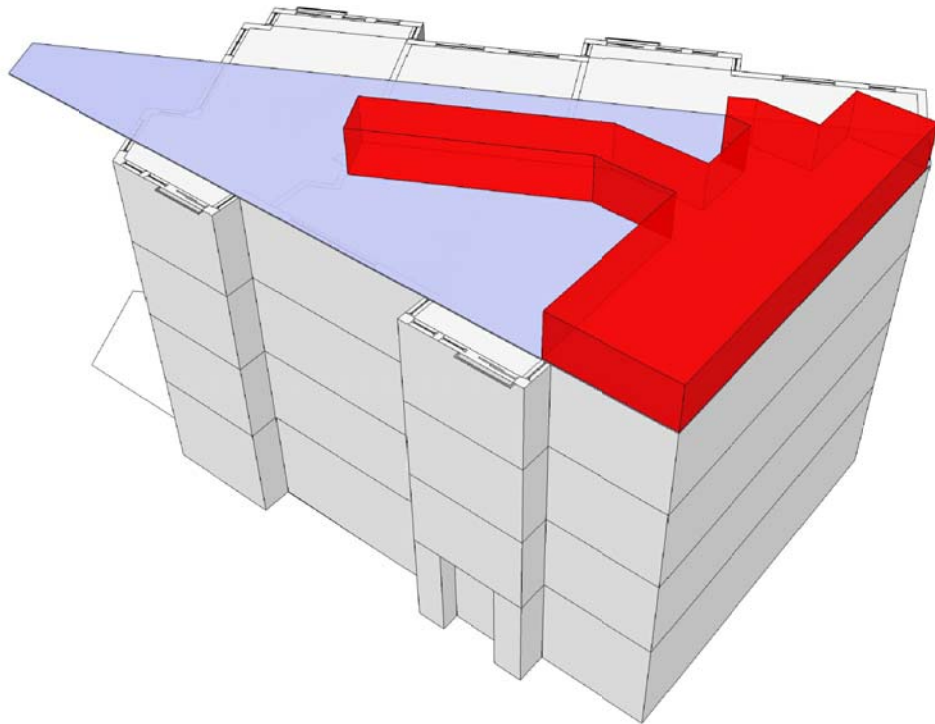
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PARKING DIAGRAMS A 4.1

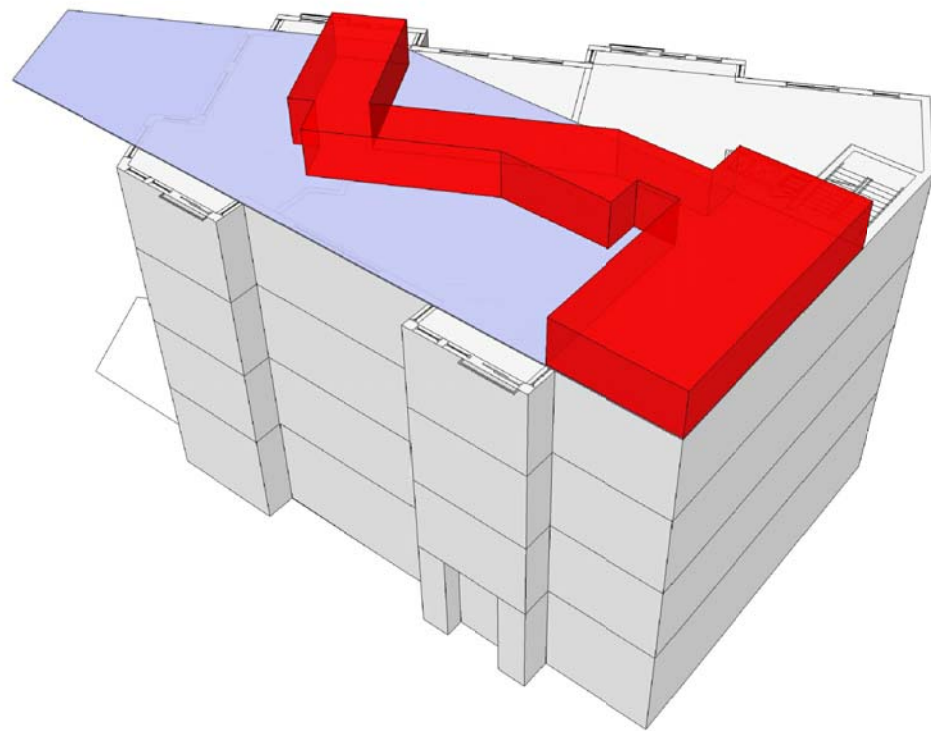
BZA SUBMISSION 01/27/2015



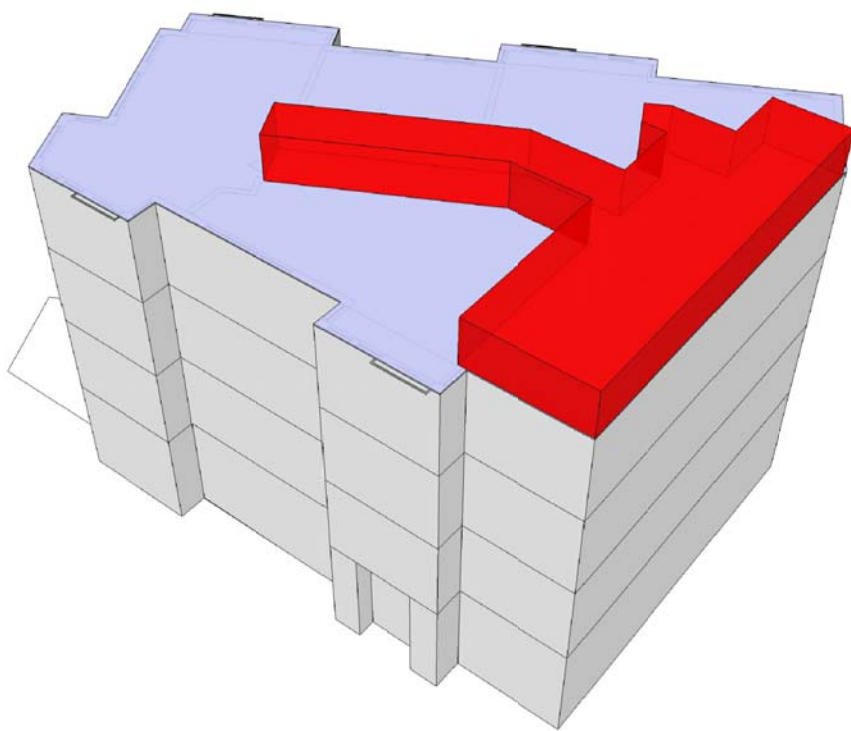
1 WITH 75% LOT OCCUPANCY - SETBACK ON WEST CORNER
SCALE: 1/30 = 1'-0"



2 WITH 75% LOT OCCUPANCY - SETBACK ON G STREET
SCALE: 1/30 = 1'-0"



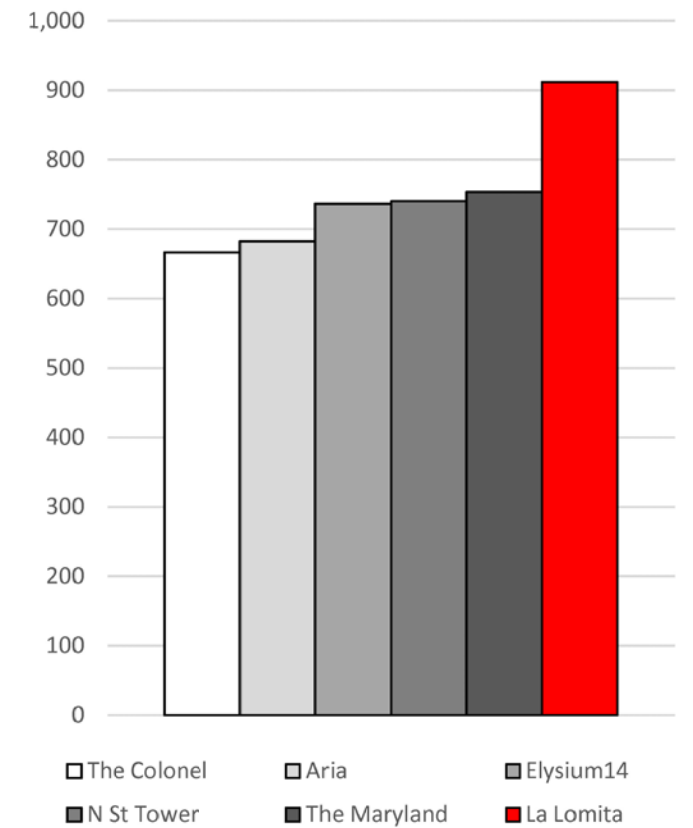
3 WITH 75% LOT OCCUPANCY - SETBACK AT REAR
SCALE: 1/30 = 1'-0"



4 EXISTING TRIANGULAR LOT - PROPOSED DESIGN
SCALE: 1/30 = 1'-0"

BUILDING EFFICIENCY OF A TYPICAL FLOOR				
		NET SF	CORE	EFFICIENCY
1.	WITH 75% L.O. - SETBACK ON WEST CORNER	2,984 SF	953 SF	68%
2.	WITH 75% L.O. - SETBACK ON G STREET	2,984 SF	953 SF	68%
3.	WITH 75% L.O. - SETBACK AT REAR	2,984 SF	977 SF	67%
4.	PROPOSED DESIGN	3,541 SF	953 SF	73%

AVERAGE SQUARE FOOTAGE PER UNIT
RECENT MULTIFAMILY PROJECTS BY PGN ARCHITECTS



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BUILDING EFFICIENCY A 4.2
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