BZA 16792 + 16793
ELEVATIONS

BZA
Case No. 16792
Exhibit No. 24

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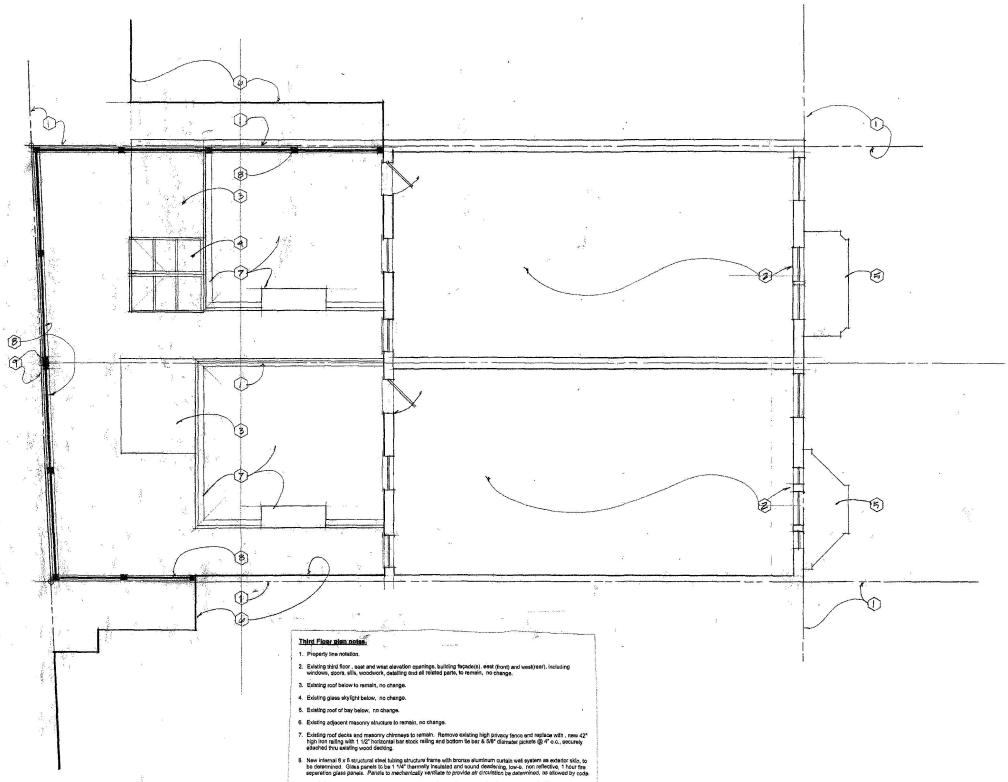
BZA SET

GROUND FLOOR - SITE PLAN
EXISTING CONDITIONS

1604
WEST AT THE CIRCLE

10 JUNE 2021
1/4" = 1'-0"
11 OCTOBER 2021

A5-1



Third Floor plan notes:

1. Property line notation.
2. Existing third floor , east and west elevation openings, building facade(s), west (front) and east(rear), including windows, doors, sills, woodwork, cladding and all related parts, to remain, no change.
3. Existing roof below to remain, no change.
4. Existing glass skylight below, no change.
5. Existing roof of bay below, no change.
6. Existing adjacent masonry structure to remain, no change.
7. Existing roof decks and masonry chimneys to remain. Remove existing high privacy fence and replace with , new 42" high iron railing with 1 1/2" horizontal bar stock railing and bottom flat bar & 5/8" diameter pickets @ 4" o.c., securely attached thru existing wood decking.
8. New internal 6 x 6 structural steel tubing structure frame with bronze aluminum curtain wall system as exterior skin, to be determined. Glass panels to be 1 1/4" thermally insulated and sound deadening, low-e, non reflective, 1 hour fire separation glass panels. Panels to mechanically ventilate to provide air circulation be determined, as allowed by code.
9. Install double structural support at property line separation for future property expansion, as required by code. Space between to be filled with fire resistant expanded polystyrene filler, minimum 1" back from face of finished structural tubing so no part is readily visible on the inside or outside.
10. No part of work to be visible from the front of the existing structure or any other point on the front street of 19th Street, N.W.
11. All work to be performed in full compliance with all applicable local and federal rules and regulations. And is to be implemented to the highest industry standards.
12. All work is to be performed by contractors licensed and bonded in the District of Columbia.
13. All work on site is to be performed between the hours of 8:00 am and 5:00 p.m., Monday through Friday only.
14. Time is of the essence regarding all work contracted to be performed on this project.

NORTH

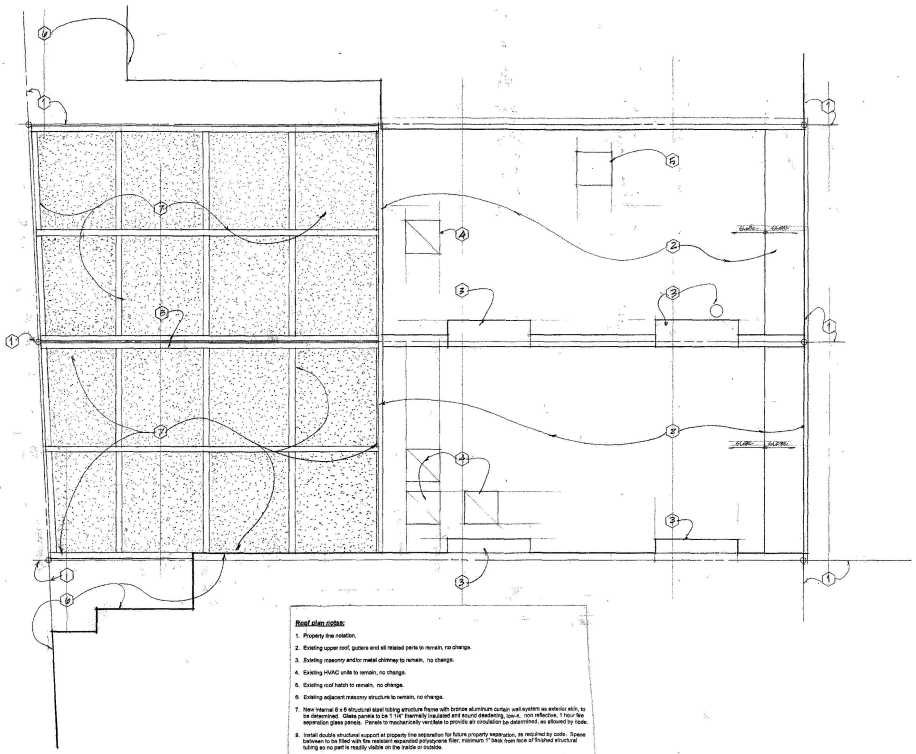
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THIRD FLOOR LEVEL PLAN ADDING NEW RESIDENCE
THIRD FLOOR ENCLOSURE
ROOF & PENT FLOOR PLANS AS PLANS

1624
19TH AT THE CIRCLE

10 JUNE 2021	1/4"=1'-0"	17 DEC 2021
A2.2		



Roof plan notes:

1. Property line notation.
2. Existing upper roof, gutters and all related parts to remain, no change.
3. Existing masonry and/or metal chimney to remain, no change.
4. Existing HVAC units to remain, no change.
5. Existing roof hatch to remain, no change.
6. Existing adjacent masonry structure to remain, no change.
7. New Inserial 6 x 6 structural steel railing structure frame with bronze aluminum curtain wall system as exterior skin, to be determined. Glass panels to be 1 1/4" thermally insulated and sound deadening, low-e, non reflective, 1 hour fire separation glass panels. Panels to mechanically ventilate to provide air circulation be determined, as allowed by code.
8. Install double structural support at property line intersection for future property separation, as required by code. Space between to be filled with fire resistant expanded polystyrene filler, minimum 1" back from face of finished structural tubing so no part is readily visible on the inside or outside.
9. No part of work to be visible from the front of the existing structure or any other point on the front street of 19th Street, N.W.
10. All work to be performed in full compliance with all applicable local and federal rules and regulations. And is to be implemented to the highest industry standards.
11. All work is to be performed by contractors licensed and bonded in the District of Columbia.
12. All work on site is to be performed between the hours of 8:00 am and 5:00 p.m., Monday through Friday only.
13. Time is of the essence regarding all work contracted to be performed on this project.

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ROOF PLAN ADDITION TO REAR AND NEW ROOF DECK AND GREEN ROOF

1004 PLANT IN THE GRASS

10 JUNE 2009
1/4" = 1'-0"
17 AUGUST 2009

A-5

1 WEST ELEVATION (REAR) FACING ALLEY

Rear (west) elevation notes.

1. Property line location.
2. Existing upper roof, gutters and all related parts to remain, no change.
3. Existing masonry and/or metal chimney to remain, no change.
4. Existing HVAC units to remain, no change.
5. Existing roof hatch to remain, no change.
6. Existing adjacent masonry structure to remain, no change.
7. Existing adjacent property dpad and wood deck(s) structure to remain.
8. Existing adjacent property fire escape with HVAC units to remain.
9. New recessed 6 x 6 structural steel tubing structure frame with laminex aluminum curtain wall system as interior skin, to be determined. Glass panels to be 1 1/4" thermally insulated, tempered, sound deadening, tempered, low-e, non reflective, 1 hour fire separation glass panels. Panels to be mechanically ventilated to provide air circulation be determined, as allowed by code.
10. Install double structural support at property line registration for future property separation, as required by code. Space between to be filled with fire resistant expanded polystyrene filler, minimum 1" back from face of finished structural tubing so no part is readily visible on par inside or outside.
11. New roll up type insulated aluminum door with vent panels, panel style and manufacturer to be determined.
12. New solid reinforced metal panels at the lowest level for protection from traffic and vandalism and as solid rat barrier at alley level.
13. No part of work to be visible from the front of the existing structure or any other point on the front street at 12th Street, N.W.
14. All work to be performed in full compliance with all applicable local and federal rules and regulations. And is to be implemented to the highest industry standards.
15. All work to be performed by contractors licensed and bonded in the District of Columbia.
16. All work on site is to be performed between the hours of 8:00 am and 5:00 p.m., Monday through Friday only.
17. Time is of the essence regarding all work contracted to be performed on this project.

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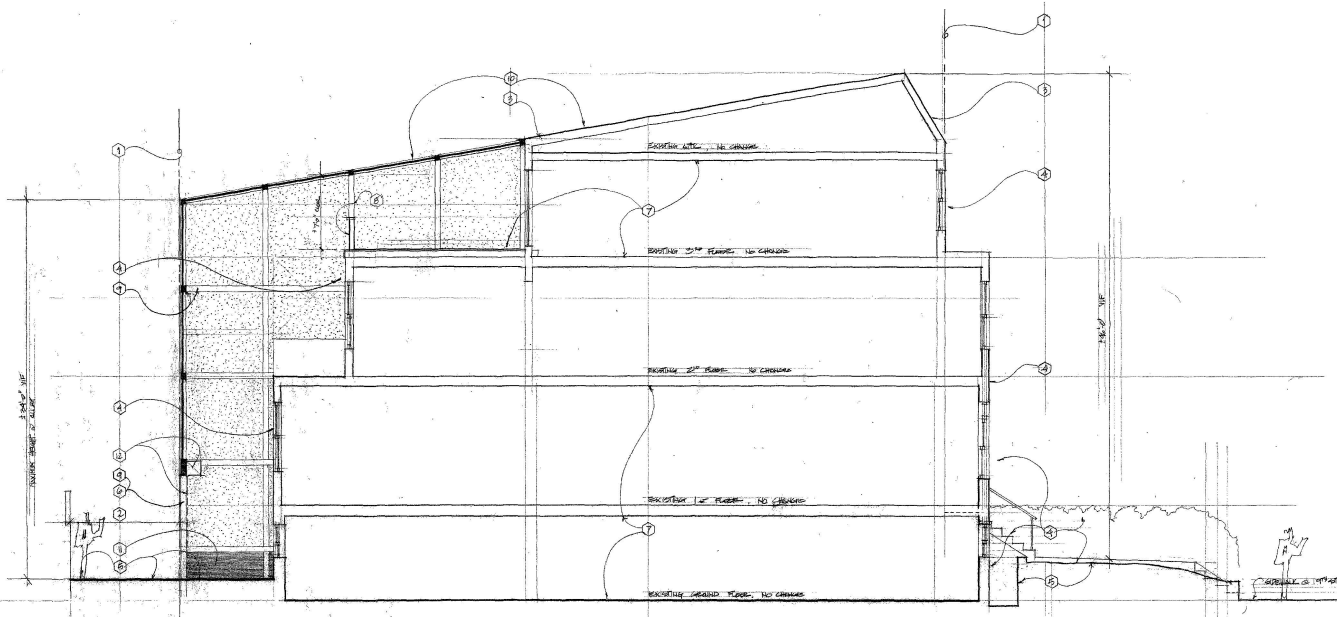
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WEST ELEVATION (REAR) FACING THE ALLEY
ADDITION AND RENOVATIONS TO EXCHANGE AND 1st BUILDINGS
1604 12th STREET, N.W.
WASHINGTON, D.C.

ISSUED FOR BZA SUBMITTAL
10 JUNE 2021
17 AUGUST 2021

1604
PORCH AT THE CHURCH

A4
1604
1/4" = 1'-0"
11



Building section notes.

1. Property line notation.
2. Existing 10 foot alley to remain, no change.
3. New roof, roof lines and all existing parts to remain , no change or obstruction.
4. Existing building façade(s), east (front) and west(rear), including windows, doors, sills, woodwork, detailing and all related parts, to remain, no change.
5. Existing grade at rear alley, rear yard, front yard and all related and adjacent grades to be maintained at existing grade levels.
6. Existing wrought iron fence to be to be removed and replaced in same location, 5" inside existing property line at north, west and south property lines
7. Existing house, interior space existing roof decks, masonry basement wall, wood floor joists, rear yard slab and all related parts to remain, no change.
8. New 42" high iron railing with 1 1/2" horizontal bar stock railing and bottom tie bar & 5/8" diameter pickets @ 4" o.c., securely attached thru existing wood decking to replace existing 7 foot high solid wood privacy fence.
9. New internal 6 x 6 structural steel tubing structure frame with bronze aluminum curtain wall system as exterior skin, to be determined. Glass panels to be 1 1/4" thermally insulated and sound deadening, low-e, non reflective glass panels. Panels to mechanically ventilate to provide air circulation be determined.
10. Slope of new insulated glass roof to match existing roof slope, to remain. New roof to tuck in under existing roof below existing roof gutter.
11. Solid aluminum, insulated and sound deadening panels at alley level from 3'-0" to existing alley grade. These panels to be strengthened to resist bumper denting and truck scraping at alley.
12. New roll-up solid metal, slat type garage door to be installed at location of existing rear yard fence gate. Door to be +/- 19'-0" wide by 7'-0" high by 6/8" thick minimum, reinforced, Scott fame (with no texture), thermally insulated, upward acting door, model to be specified. Electric mechanical operator to be heavy duty, side track, chain operated model, with side and bottom down safety sensors, to be specified. Door to open right to rear flagstone sill at alley level, +/-6".

10. No part of work to be visible from the front of the existing structure or any other point on the front street of 19th Street, N.W.
14. All work to be performed in full compliance with all applicable local and federal rules and regulations. And is to be implemented to the highest industry standards.
15. All work is to be performed by contractors licensed and bonded in the District of Columbia.
16. All work on site is to be performed between the hours of 8:00 am and 5:00 p.m., Monday through Friday only.
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Registered Architect
District of Columbia

ISSUED FOR BZA SUBMITTAL

BUILDING SECTION SHOWING NEW ADDITION

WEST - EAST SECTION LOOKING NORTH

1624 WISCONSIN AVENUE, N.W.

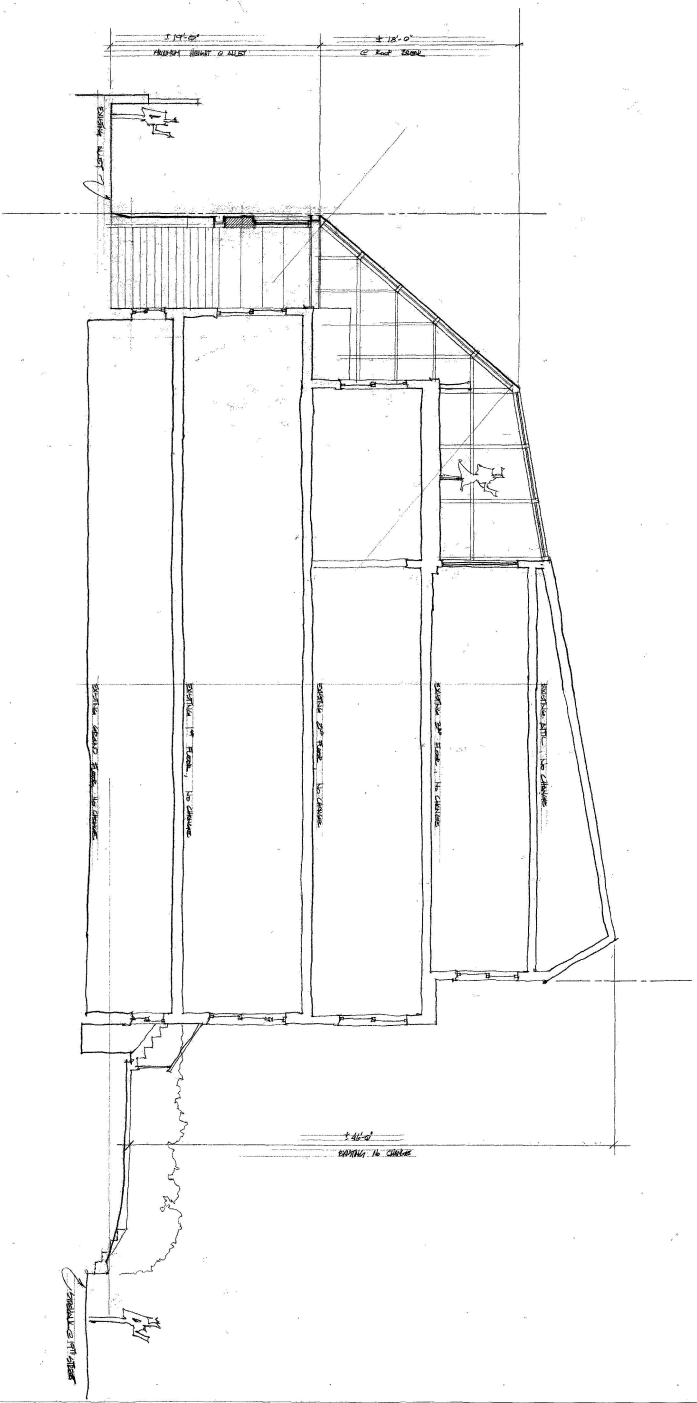
WASHINGTON

1624

STREET NUMBER CARVED

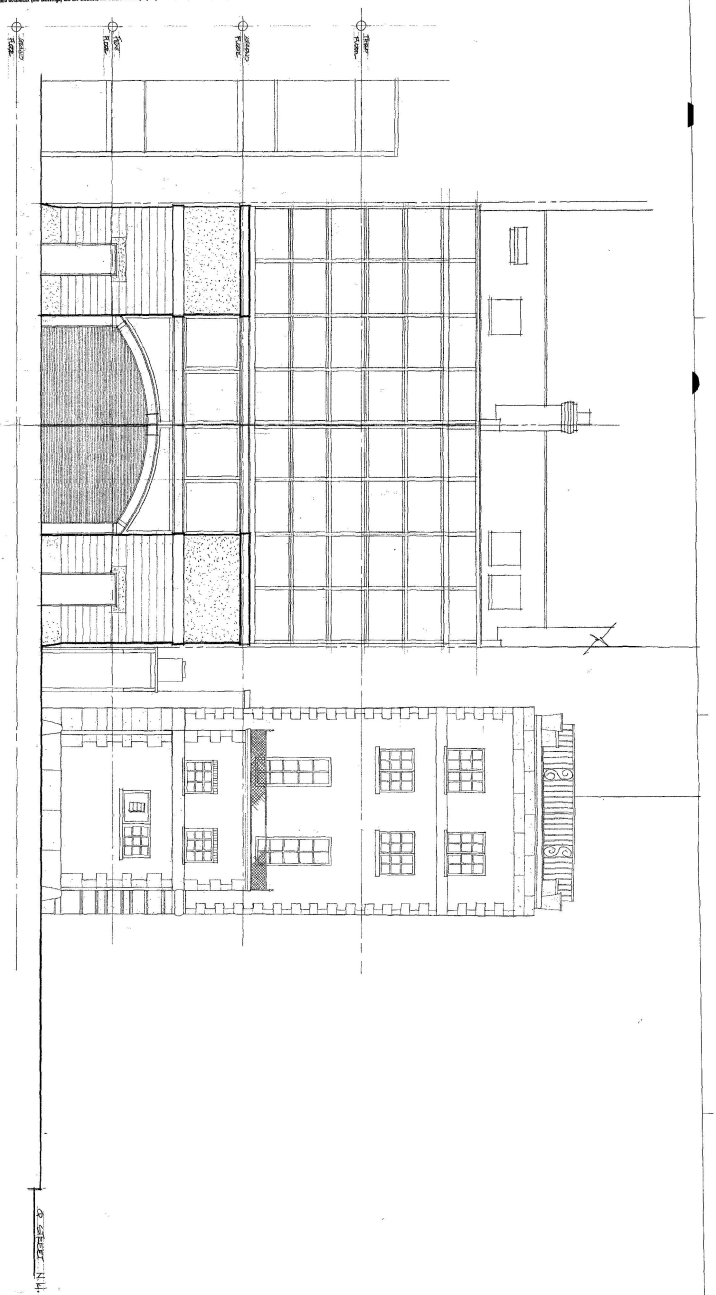
10 JUNE 2021	1/4" = 1'-0"	17 DECEMBER 2020

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01	25 JULY 2009	1609 & 1606	BUILDING SECTION SHOWING EXISTING CONDITIONS AND NEW GREENHOUSE ENCLOSURE. WEST-EAST LOOKING NORTH. OPTION 2	2312 WARD COURT, NW WASHINGTON, DC 20037-1309 PHONE: (202) 659-0600 FAX: (202) 659-1091 EMAIL: CONTACT@TROUTINTERNATIONAL.COM	trout.
AS-5.1	1/4" = 1'-0"				
03	10 DECEMBER 2009	PERMIT AT THE CIRCLE			

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4.1	25 JULY 2001	1609 & 1609	WEST ELEVATION (REAR) FACING THE ALLEY	2112 WARD COURT, NW WASHINGTON, DC 20037-1376 PHONE: (202) 659-0600 FAX: (202) 659-1091 EMAIL: CONTACT@TROUTDESIGN.COM
AS-4.1	1/4" = 1'-0"	PROJECT	SHOWING PROPOSED GREENHOUSE ENCLOSURE	
5	10 DECEMBER 2001	DRAWING	OPTION 2.	
		DUPONT AT THE CIRCLE		

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