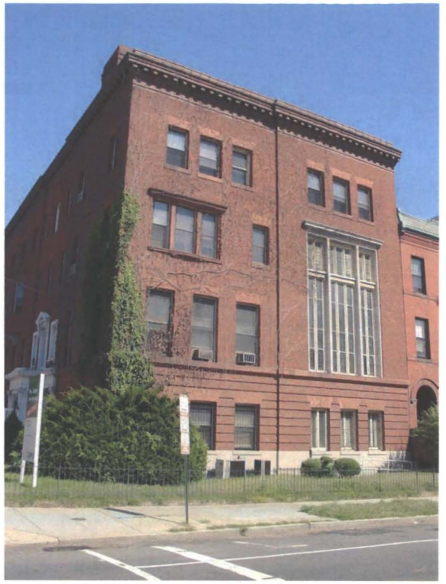
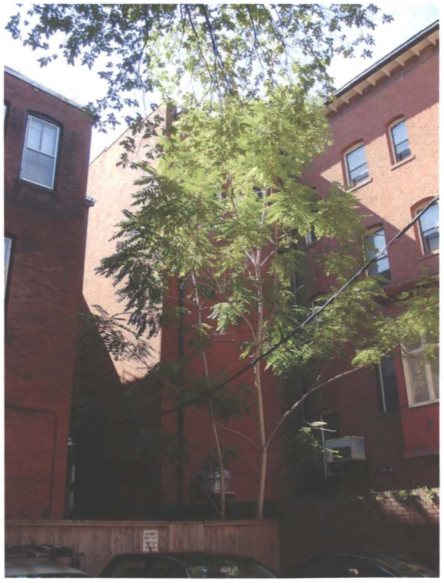
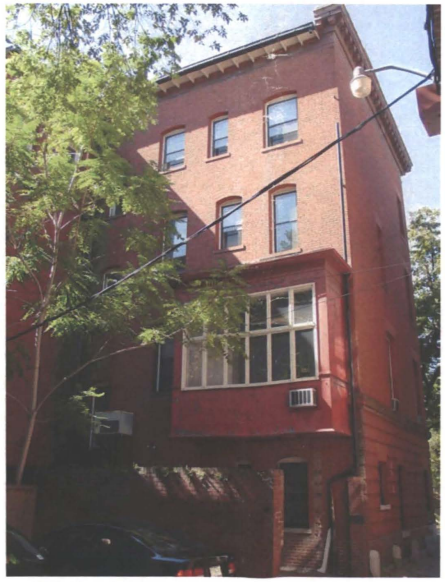
1701 18th Street NW











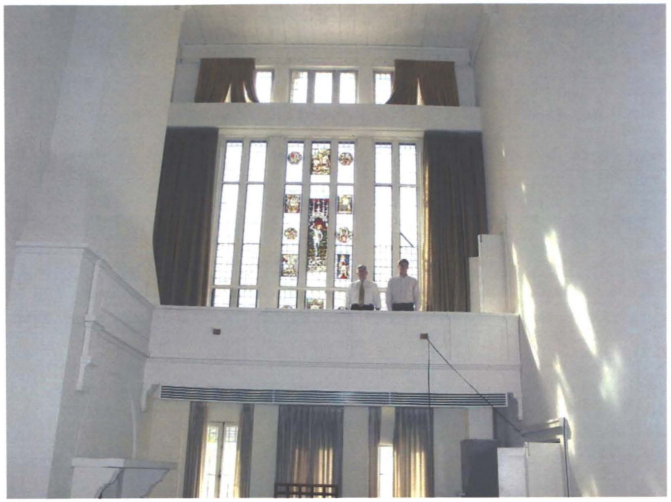
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Revised Plans
Rec'd. 2.17.04

BZA
Case No. 17116
Exhibit No. 27

Board of Zoning Adjustment
District of Columbia
CASE NO. 17116
EXHIBIT NO. 27

1701 18th Street NW







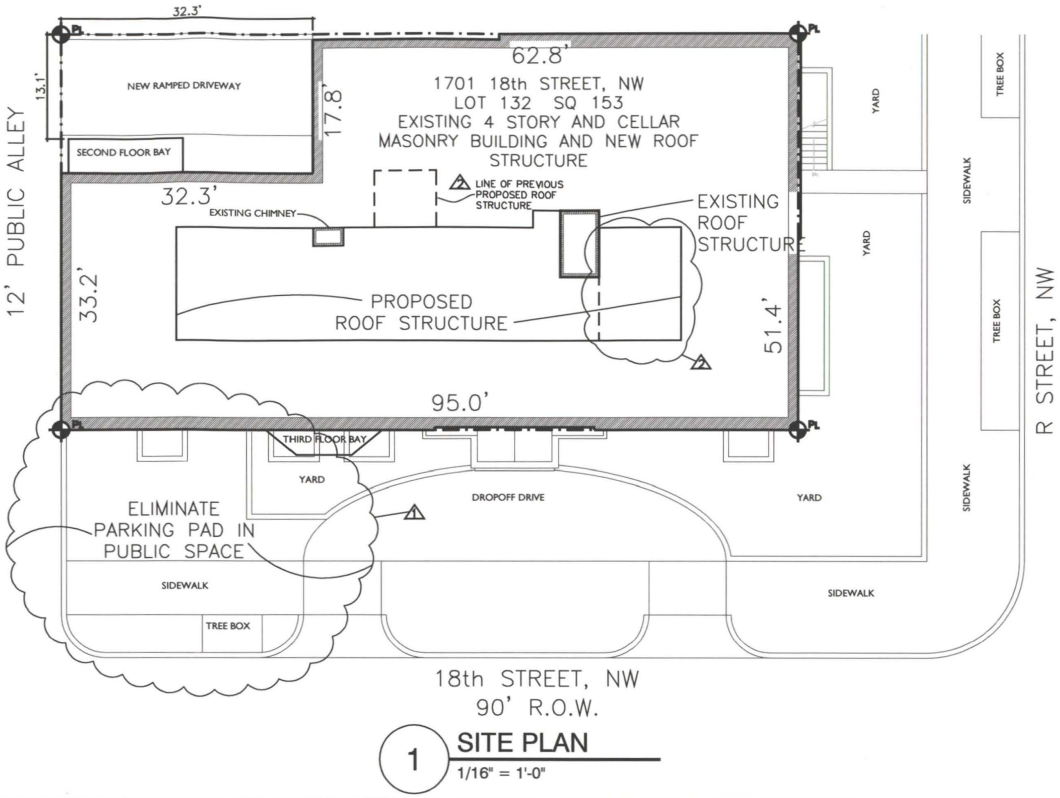






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Item	Existing Conditions	Minimum Required	Maximum Allowed	Provided by Proposed Construction	Variance (Deviation/ Percent)
Lot Area (sq. ft.)	4885 sq. ft.	None Prescribed	N/A	no change	no change
Lot Width (ft. to the tenth)	51.4 feet	None Prescribed	N/A	no change	no change
Lot Occupancy (building area/lot area)	89.5% 4373 sq.ft	None Prescribed	60% 2931 sq.ft.	89.5% 4373 sq.ft.	no change
Floor Area Ratio (FAR) (floor area/lot area)	3.0 FAR 14855 sq. ft	N/A	1.8 FAR 8793 sq. ft	3.53 FAR 17284 sq.ft	17.70%
⚠ **Parking Spaces** (number)	N/A	N/A	N/A	no change	no change
Loading Berths (number and size in ft.)	N/A	N/A	N/A	no change	no change
Front Yard (ft. to the tenth)	N/A	N/A	N/A	no change	no change
Rear Yard (ft. to the tenth)	N/A	N/A	N/A	no change	no change
Side Yard (ft. to the tenth)	N/A	N/A	N/A	no change	no change
Court, Open (width by depth in ft.)	13.1 ft. x 32.3 ft.	Width: 21.3 ft. (4"per ft. of vertical height) or 10 ft min. Depth: 15 ft. min	N/A	13.1 ft. x 32.3 ft.	8.2 ft. in width 38.5% 7ft. Increase (below grade)
Open Court Height ft.	57.0ft.	N/A	N/A	64.0 ft.	12.3%
Court, Closed (width by depth in ft.)	N/A	N/A	N/A	no change	no change
Building Height (ft. to the tenth)	59.0 ft.	N/A	50 ft.	⚠ no change	no change
Roof Structure FAR/Area	46.0 sq.ft.	N/A	0.37 FAR 1807 sq.ft.	0.18 FAR 912 sf.ft.	none
Roof Structure Height (ft. to the tenth)	12.6 ft.	N/A	18.5 ft.	7.0 ft	none
Roof Structure Set back (Ratio) (ft. to the tenth)	20.6 ft.	1 to 1.6	1 to 1	7 to 7 (height to length)	none



1 **SITE PLAN**
1/16" = 1'-0"

LIST OF DRAWINGS

ARCHITECTURAL

CO– SITE PLAN
A1– CELLAR FLOOR PLAN
A2– FIRST FLOOR PLAN
A3– SECOND FLOOR PLAN
A4– THIRD FLOOR PLAN
A5– FOURTH FLOOR PLAN
A6– ROOF STRUCTURE FLOOR PLAN
A7– R STREET ELEVATION
A8– 18th STREET ELEVATION
A9– ALLEY ELEVATION
A10– COURTYARD ELEVATION
A11– BUILDING SECTION
⚠A12– WINDOW SECTION

RENOVATION TO:
1701 18th STREET, NW

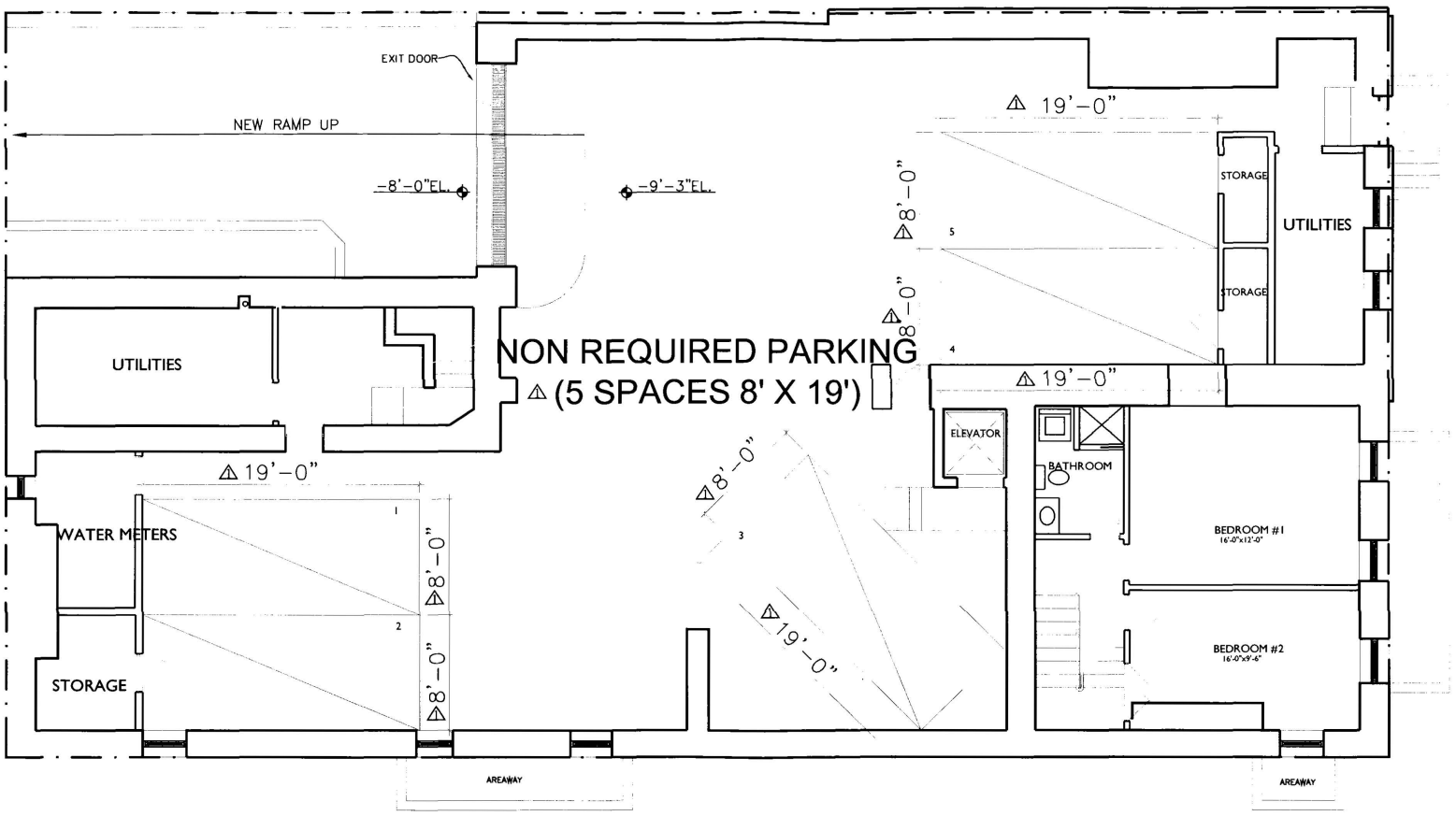
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⚠02/16/04
⚠02/03/04
11/18/03

CO



GROSS FLOOR AREA - 0 SQ.FT.

1 CELLAR FLOOR PLAN
1/8" = 1'-0"

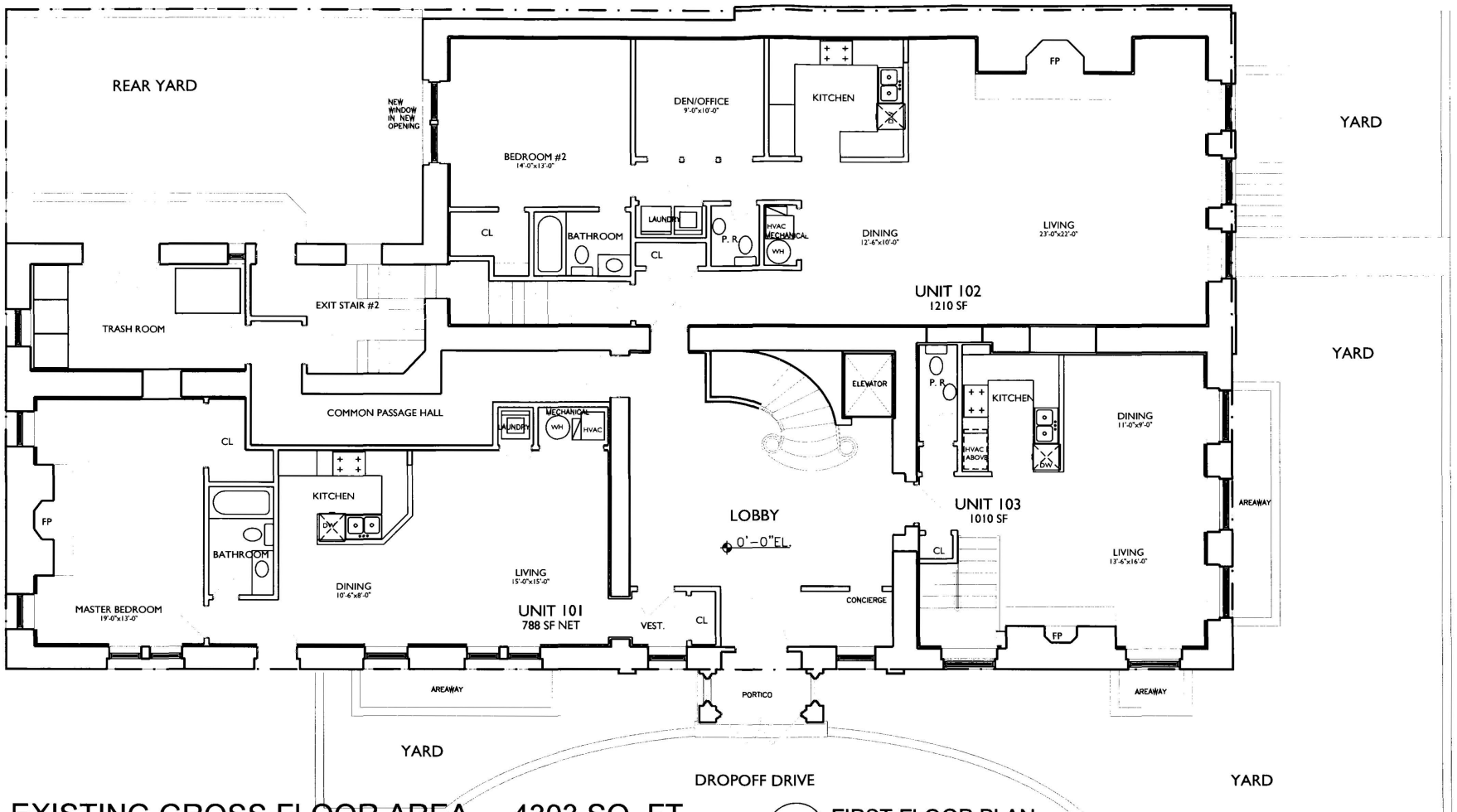
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A-1



EXISTING GROSS FLOOR AREA - 4303 SQ. FT.
PROPOSED GROSS FLOOR AREA - 4303 SQ. FT.

1 FIRST FLOOR PLAN
1/8" = 1'-0"

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1701 18th STREET, NW

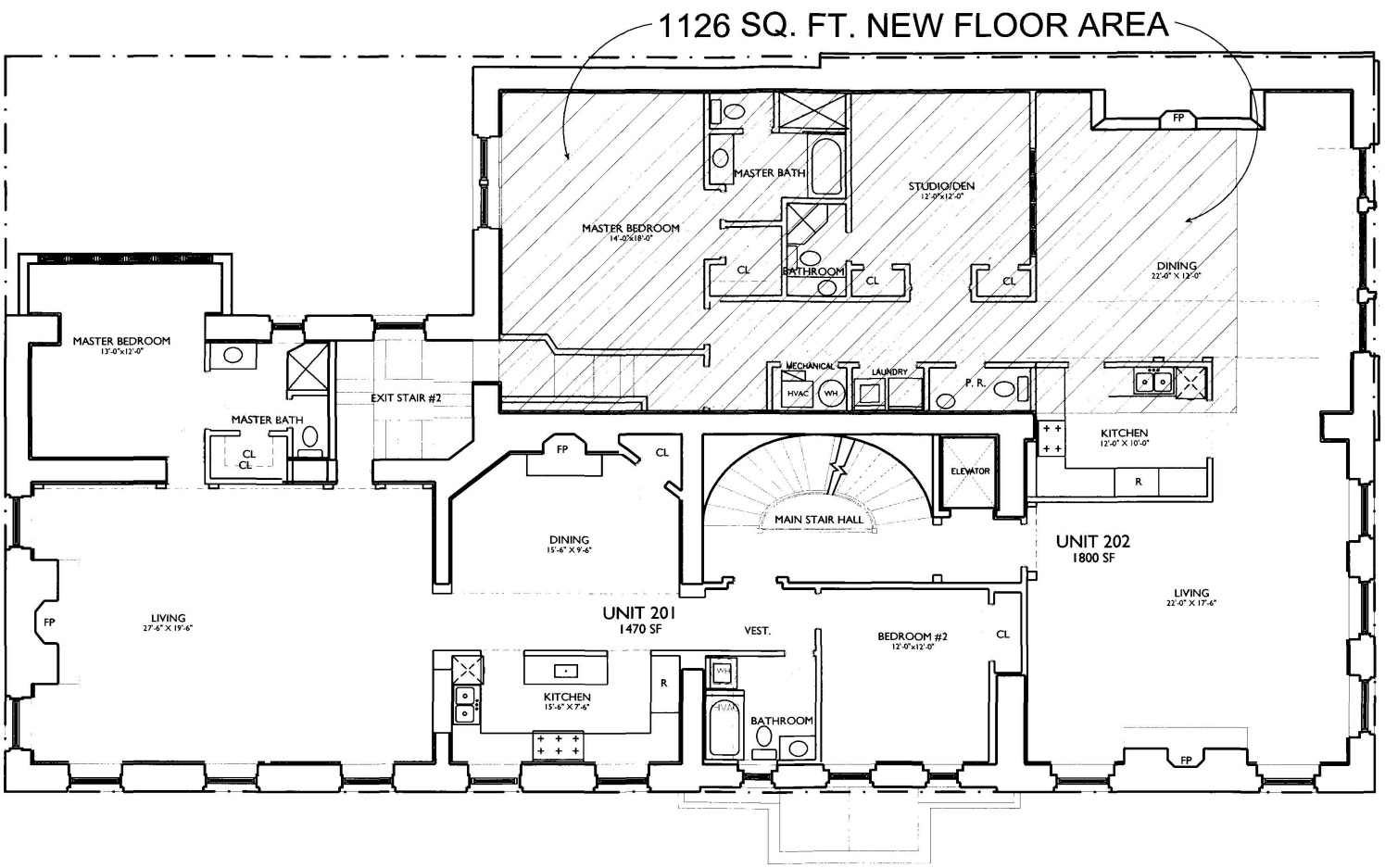
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A-2



EXISTING GROSS FLOOR AREA - 3247 SQ. FT.
PROPOSED GROSS FLOOR AREA - 4373 SQ. FT.

1 SECOND FLOOR PLAN
1/8" = 1'-0"

RENOVATION TO:
1701 18th STREET, NW

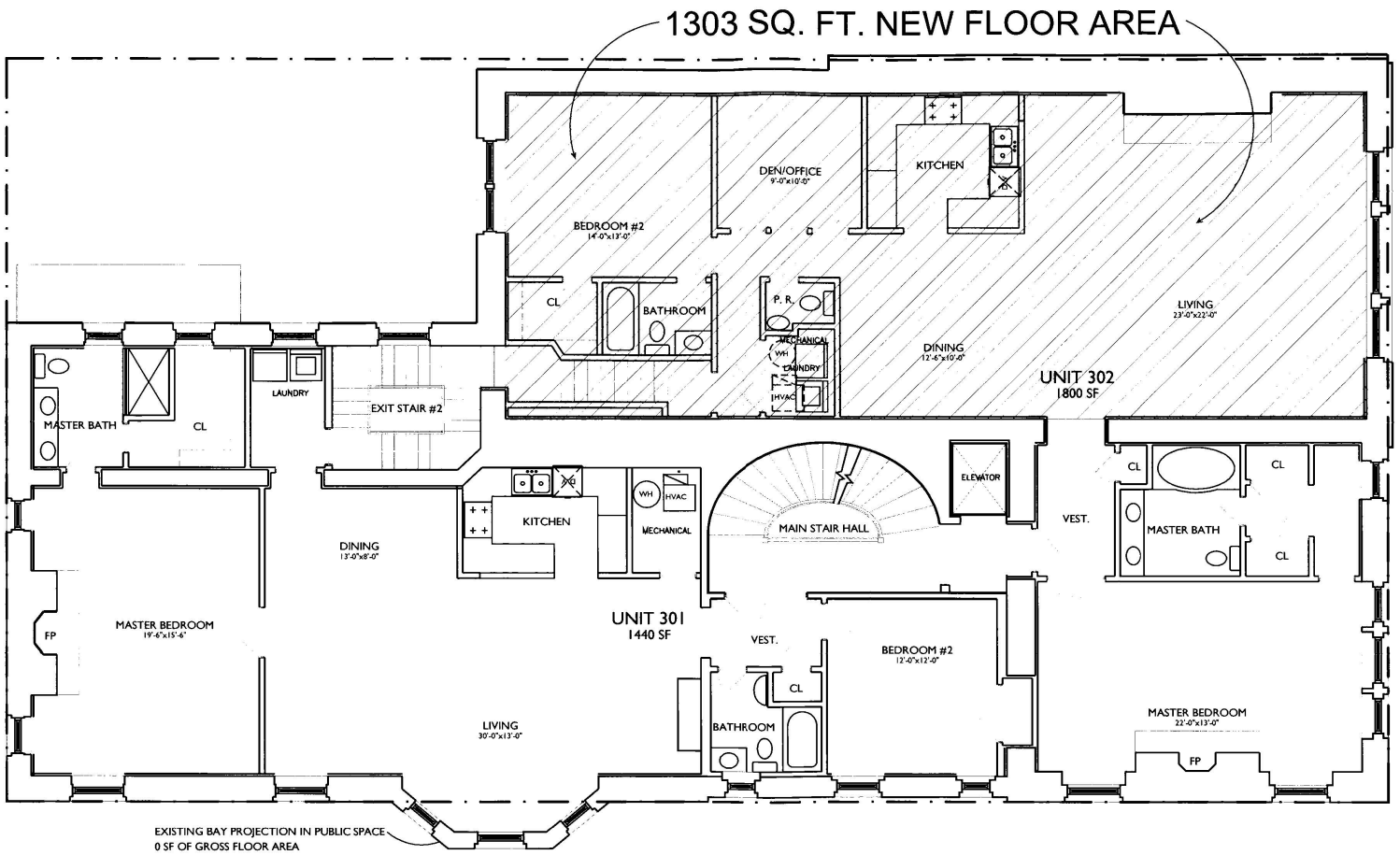
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A-3



EXISTING GROSS FLOOR AREA - 3000 SQ. FT.
PROPOSED GROSS FLOOR AREA - 4303 SQ. FT.

1 THIRD FLOOR PLAN
1/8" = 1'-0"

RENOVATION TO:
1701 18th STREET, NW

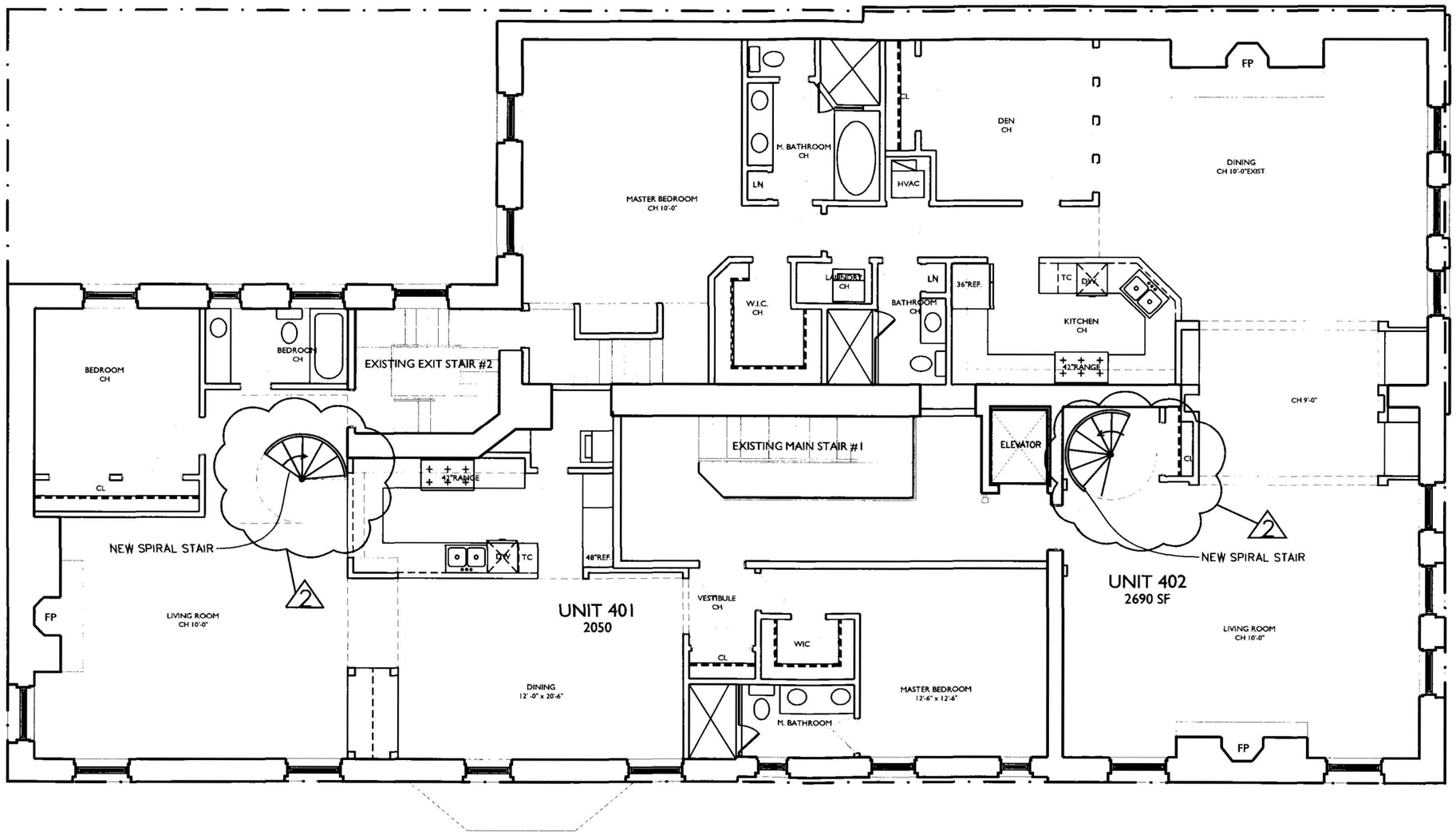
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A-4



EXISTING GROSS FLOOR AREA - 4303 SQ. FT.
PROPOSED GROSS FLOOR AREA - 4303 SQ. FT.

1 FOURTH FLOOR PLAN
1/8" = 1'-0"

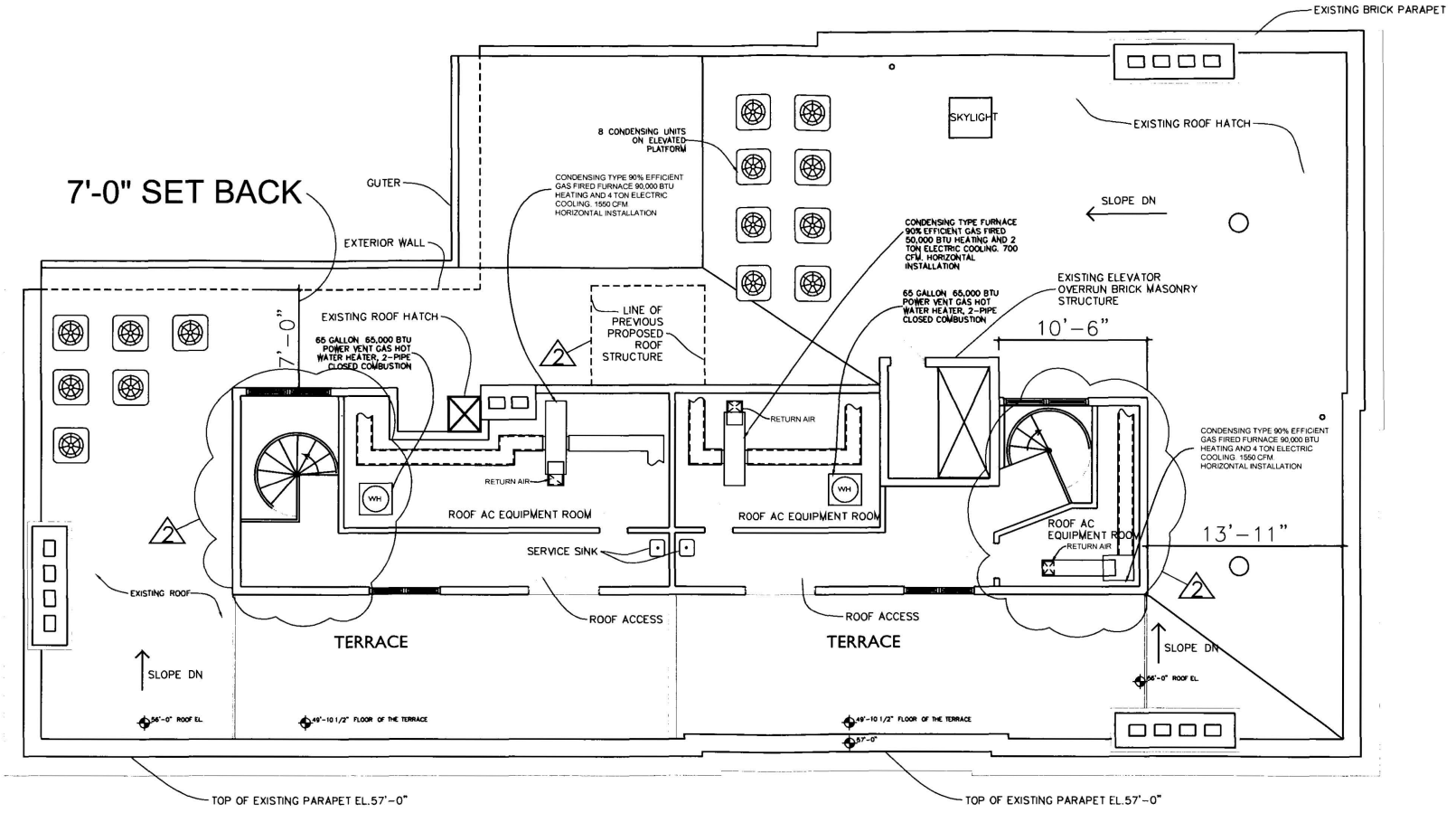
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A-5



GROSS FLOOR AREA - 0 SQ.FT.

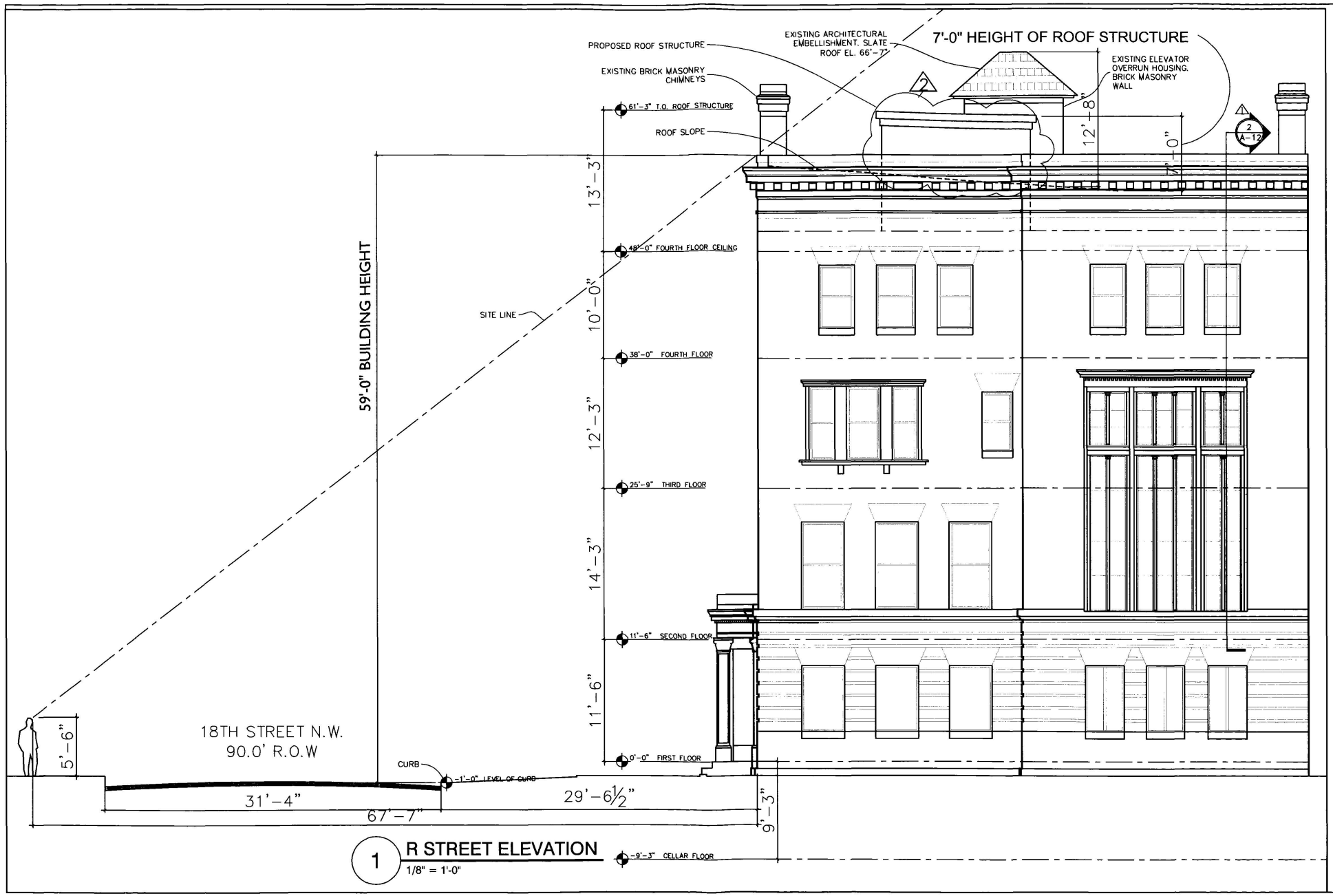
1 PLAN OF ROOF STRUCTURE
1/8" = 1'-0"

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A-6



1 R STREET ELEVATION
1/8" = 1'-0"

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△2 02/03/04
11/18/03

A-7



1 **18th ELEVATION**

1/8" = 1'-0"

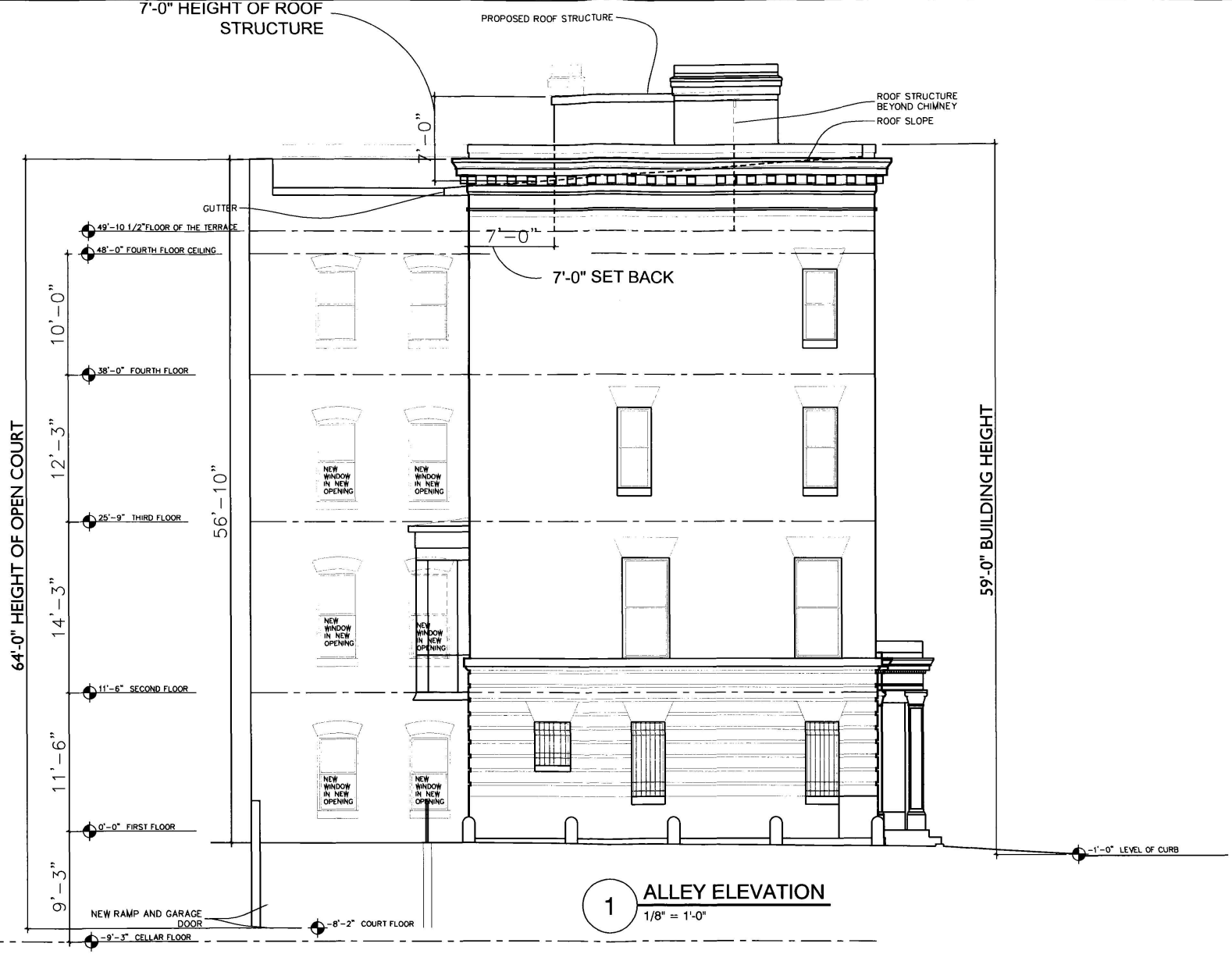
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A-8



1 ALLEY ELEVATION
1/8" = 1'-0"

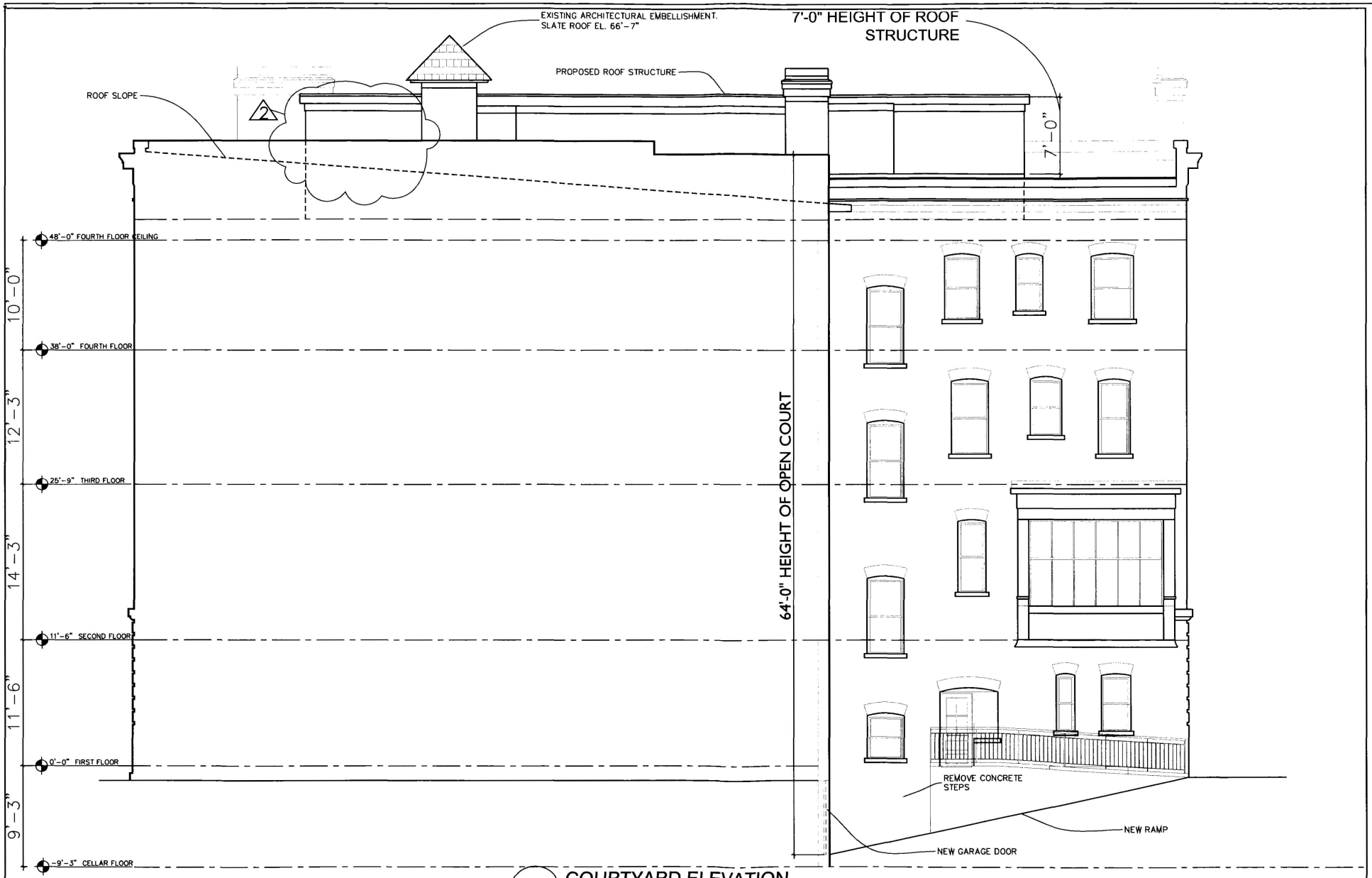
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A-9



1 COURTYARD ELEVATION
1/8" = 1'-0"

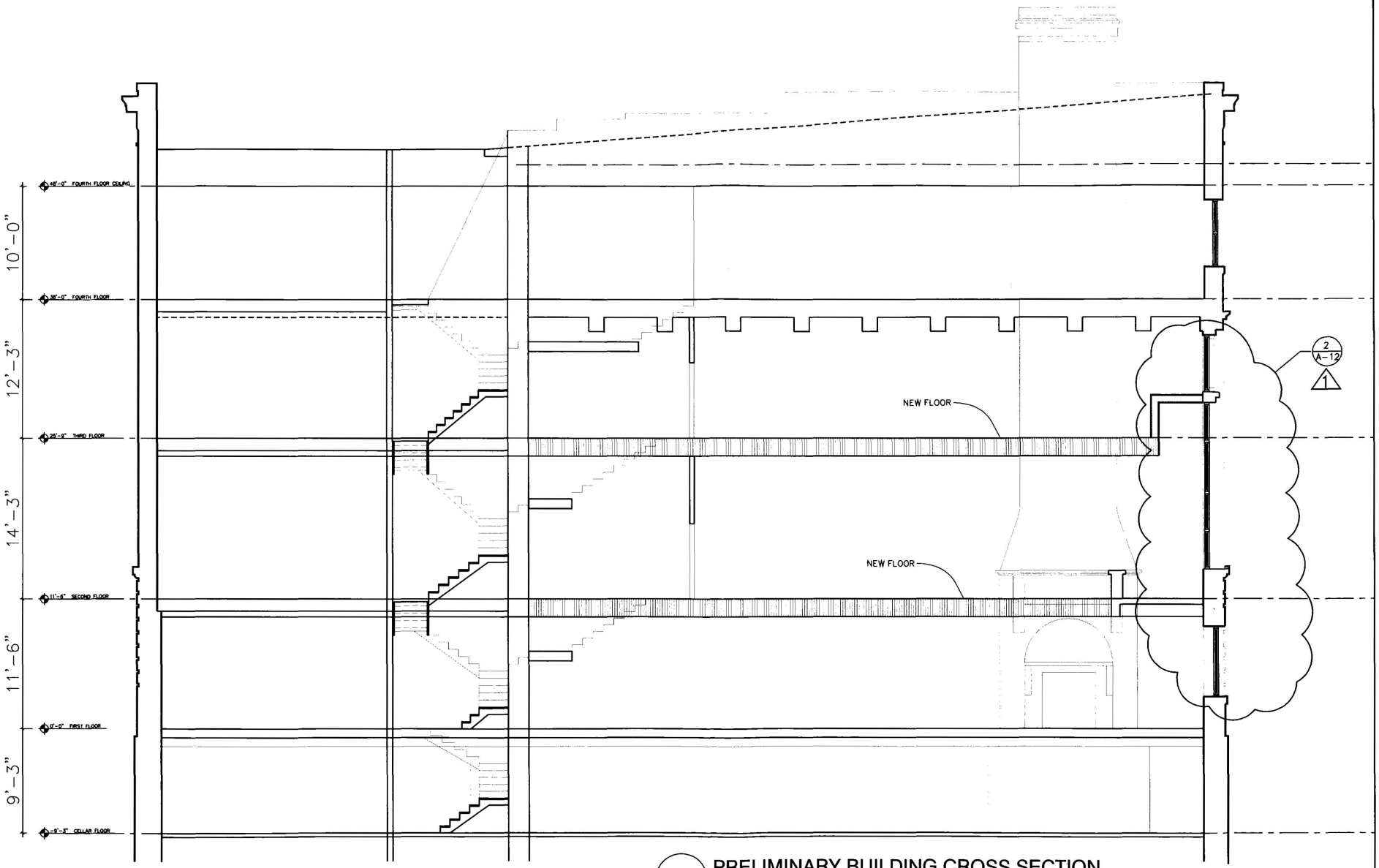
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A-10



1 PRELIMINARY BUILDING CROSS SECTION
1/8" = 1'-0"

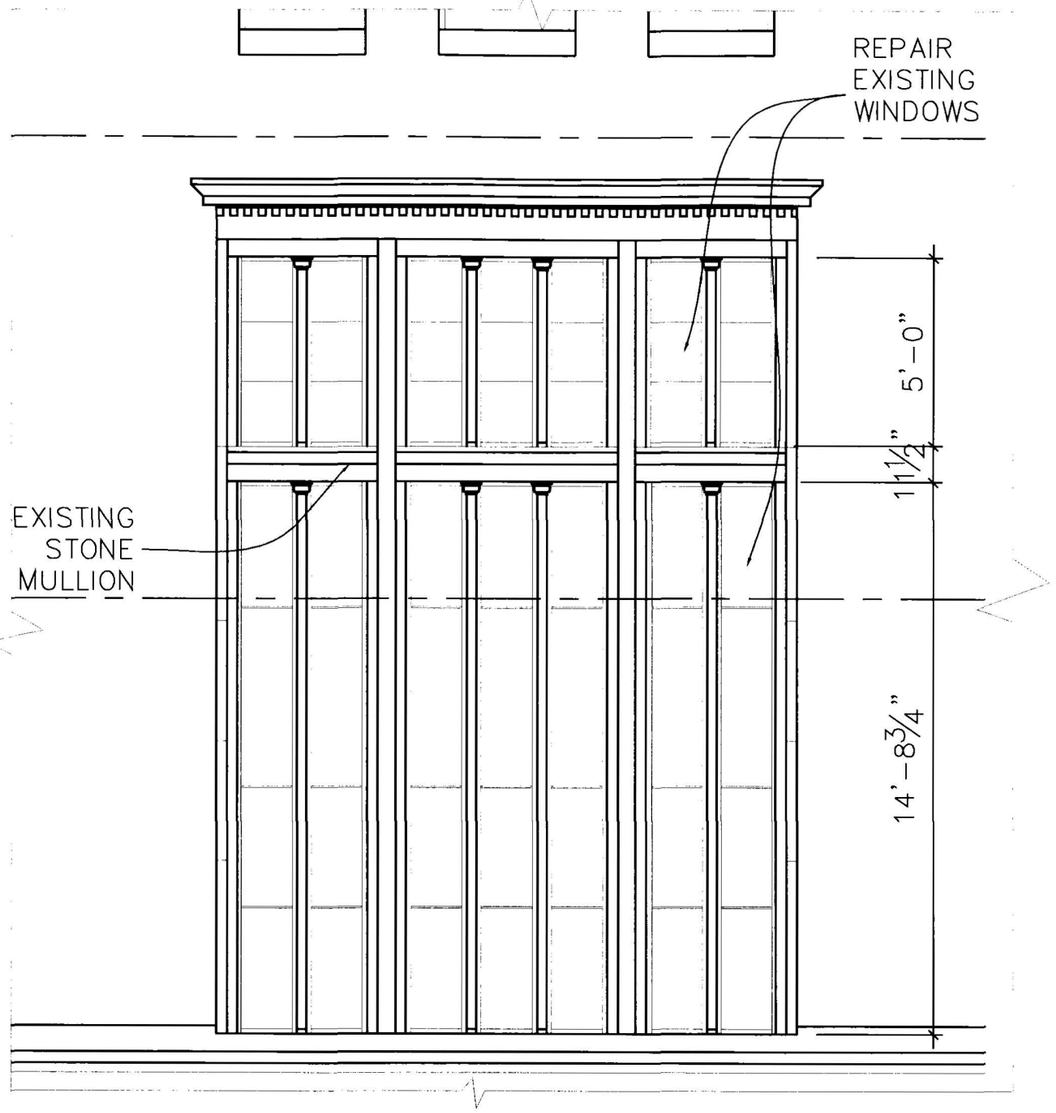
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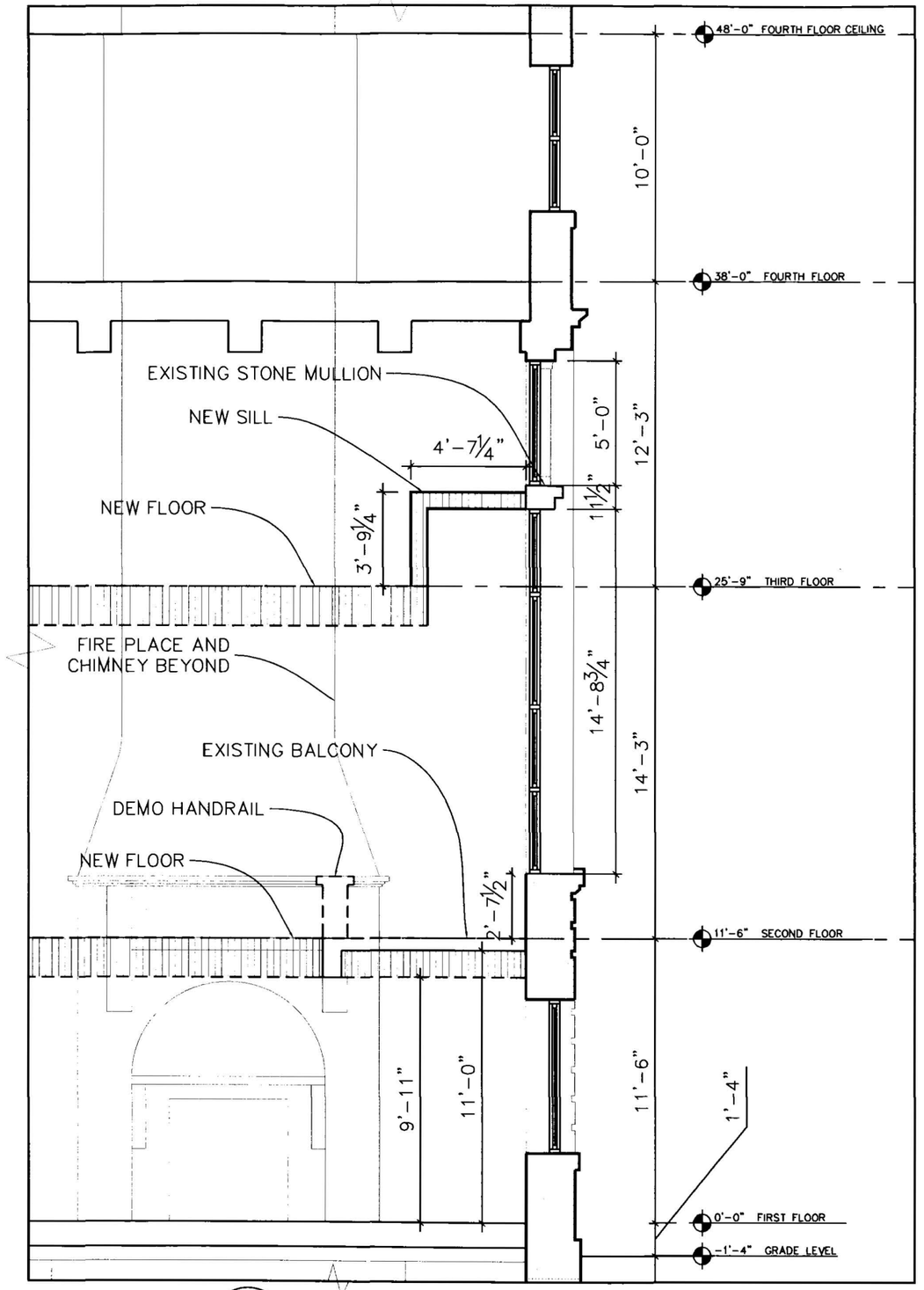
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A-11



1 WINDOW ELEVATION
1/4" = 1'-0"



2 WINDOW SECTION A-A
3/16" = 1'-0"

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A-12