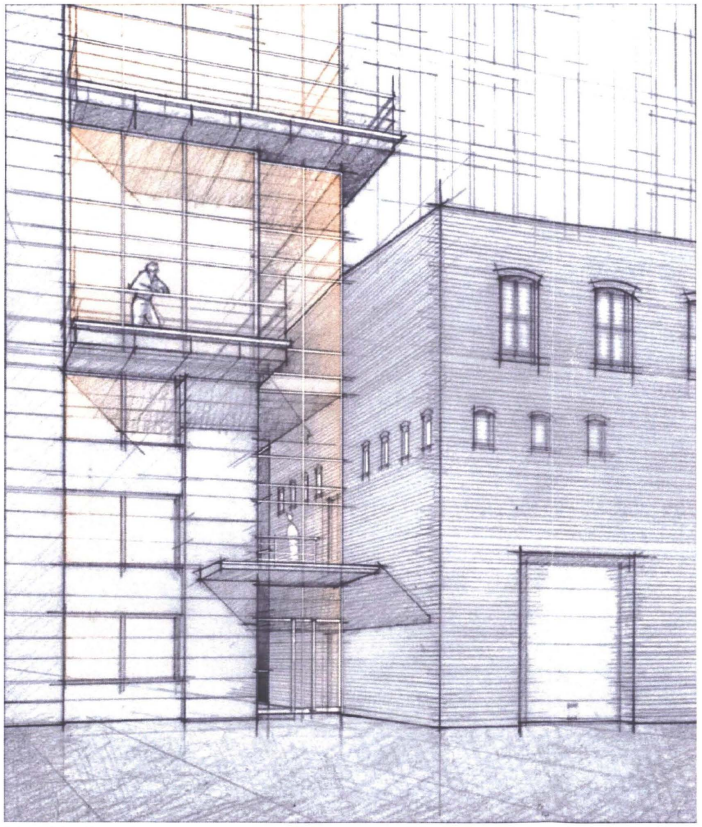
RECEIVED
D.C. OFFICE OF ZONING
2005 APR 15 PM 4:05



PERSPECTIVE VIEW:
SOUTHEAST CORNER

THE FENNESSY LOFTS

13th STREET, NW
SQUARE 281
LOTS 8 & 26

DEVELOPED BY:
13th STREET LOFTS, LLC
An Ellis Denning Properties Company

ZONING: R5E
USE GROUP: R2

APPLICABLE CODE:IBC 2000
TYPE OF CONSTRUCTION: 1B
FULLY SPRINKLERED: YES
HIGH RISE: YES

HICKOK WARNER COLE Architects
1023 31st Street, NW Washington, DC 20007
P 202.887.9778 F 202.887.2280
www.hwc-dc.com

PROJECT: THE FENNESSY LOFTS
1209 13th STREET, NW
WASHINGTON, DC

DRAWING TITLE / SUBMISSION / REVISIONS / DATE

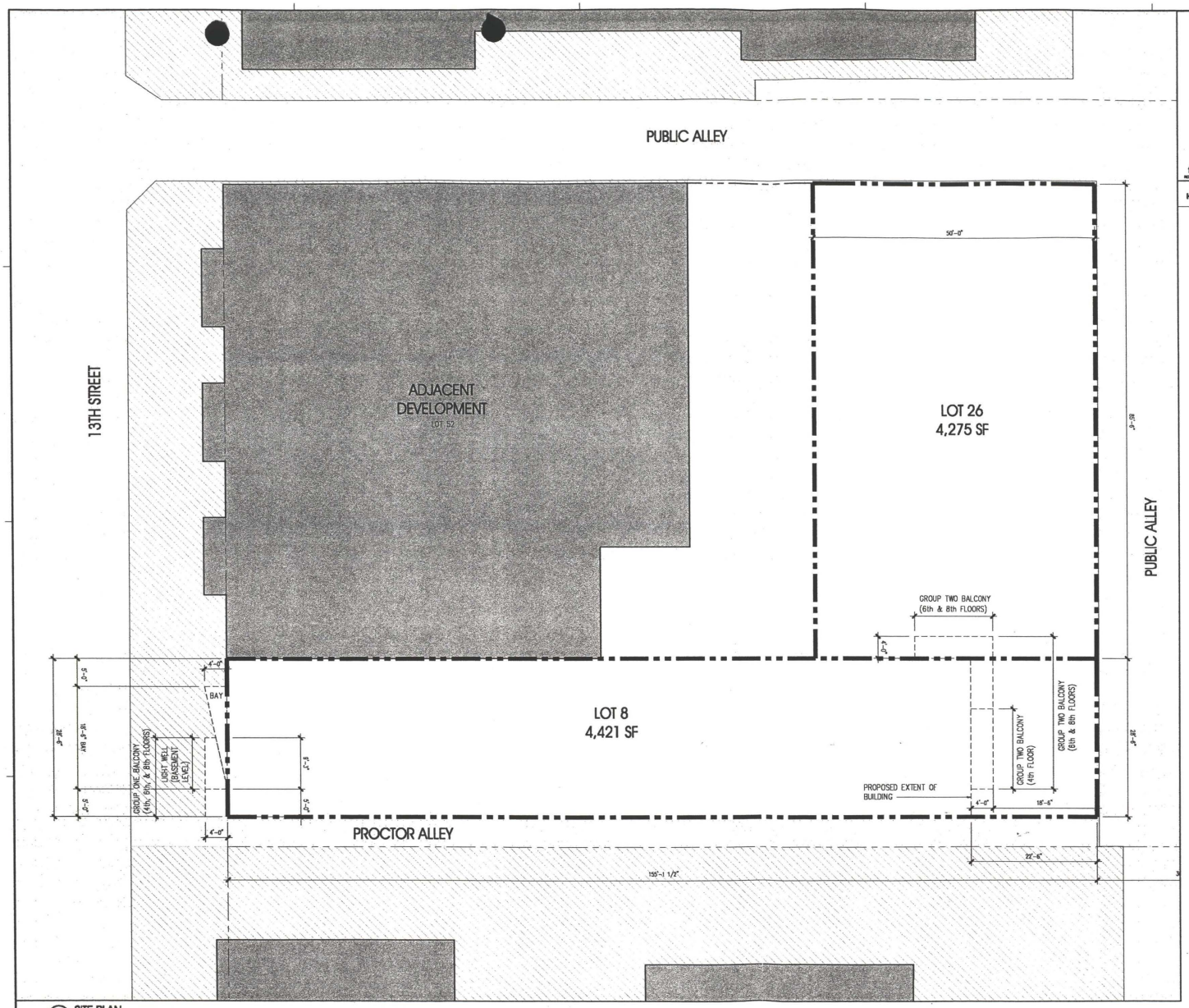
DRAWING TITLE: COVER SHEET

PROJECT NO. 0413.00
DRAWN BY:
SCALE: AS NOTED
DATE:
DWG. NO.
COVER

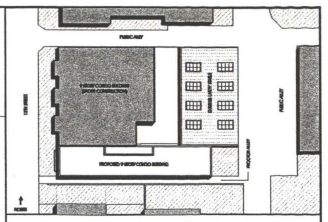
© 2004 Hickok Warner Cole Architects

BZA
Case No. 17347
Exhibit No. 10

Board of Zoning Adjustment
District of Columbia
CASE NO. 17347
EXHIBIT NO. 10



1 SITE PLAN
SCALE: 1/8" = 1'-0"



KEY PLAN

AREA SUMMARY

LOT AREAS:	
LOT 26 (LIVERY STABLE)	4275.00 GSF
LOT 8 (ADDITION)	4421.00 GSF
ADDITION & STABLE AREAS:	
ADDITION FOOTPRINT (WITHOUT BAY)	3780.00 SF
ADDITION TOTAL (3780.00 x 9 STORIES)	34020.00 SF
STABLE FOOTPRINT	4275.00 SF
STABLE TOTAL (4275.00 x 3 STORIES)	12825.00 SF
COMBINED TOTAL (34020.00 + 12825.00)	46845.00 SF
BAY & WELL AREAS:	
BAY (PER FLOOR)	37.00 SF
BAY TOTAL (61.50 X 8 STORIES)	296.00 SF
WELL (BASEMENT FLOOR ONLY)	37.00 SF
BALCONY AREAS:	
GROUP ONE (PER FLOOR)	47.75 SF
GROUP ONE TOTAL (47.75 x 3 FLR)	143.25 SF
GROUP TWO (4th FLOOR)	58.00 SF
GROUP TWO (6th & 8th FLOORS)	188.00 SF
GROUP TWO TOTAL	246.00 SF
COMBINED BALCONY TOTAL	389.25 SF

HICKOK WARNER COLE Architects
1023 31st Street, NW Washington, DC 20007
P 202.687.8778 F 202.687.2250
www.hwc-dc.com

RECEIVED
D.C. OFFICE OF ZONING
2009 APR 30 PM 5:10

PROJECT
THE FENNESSY LOFTS
1209 13TH STREET, NW
WASHINGTON, DC

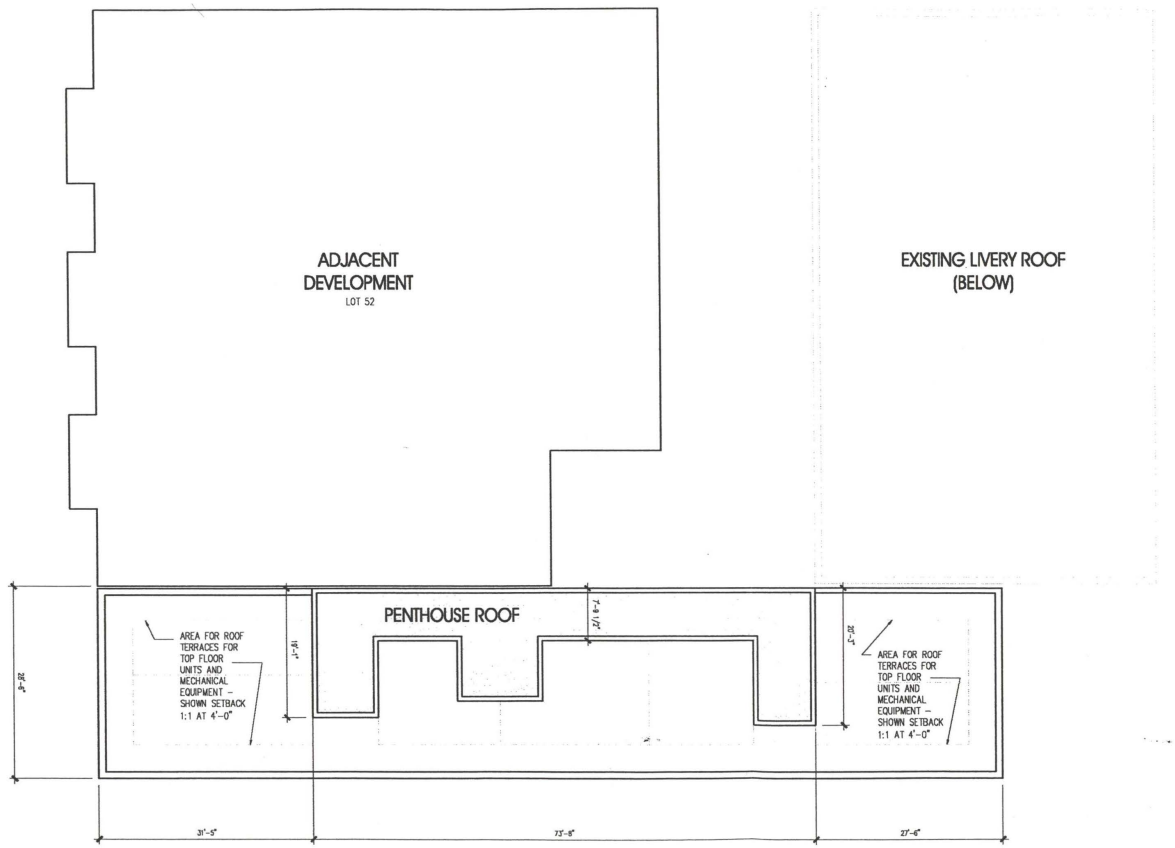
REVISIONS
03-30-09

DRAWING TITLE
BZA SUBMISSION

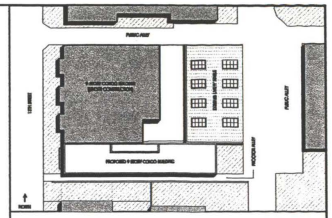
DRAWING TITLE
ZONING RELIEF DIAGRAM
SITE PLAN

PROJECT NO.
D4113.00
DRAWN BY:
-
SCALE:
AS NOTED
DATE:
-
DWG. NO.
A0.00

© 2009 Hickok Warner Cole Architects



1 ROOF PLAN
SCALE: 1/8" = 1'-0"



KEY PLAN

HICKOK WARNER COLE
Architects
1323 31st Street, NW Washington, DC 20007
P 202.667.8776 F 202.667.2260
www.hwc-dc.com

PROJECT
THE FENNESSY LOFTS
1209 18TH STREET, NW
WASHINGTON, DC

REVISIONS
05.25.05

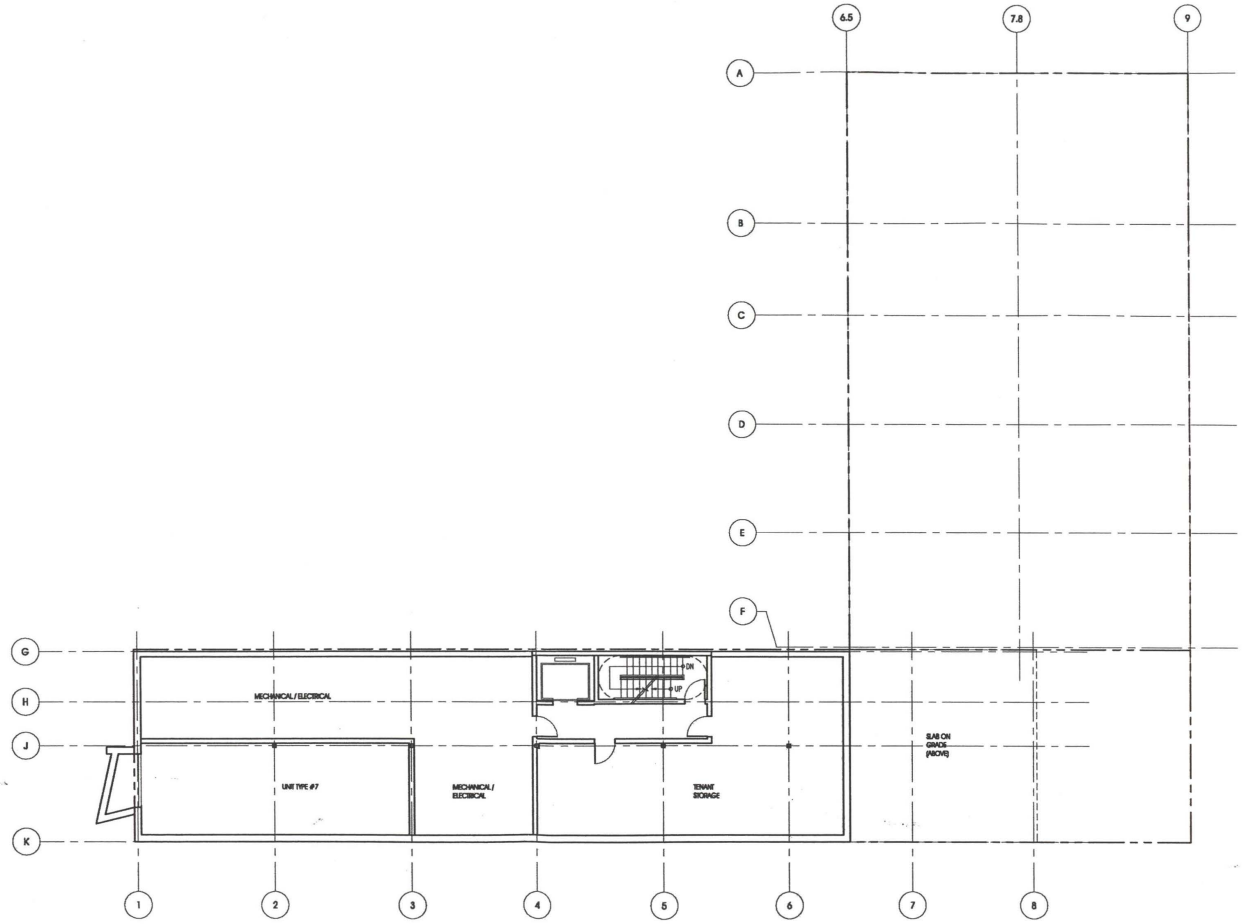
DRAWING TITLE
DD BACKSEBOARDS

DRAWING TITLE
ZONING RELIEF DIAGRAM
ROOF PLAN

PROJECT NO.
04113.00
DRAWN BY:
-
SCALE:
AS NOTED
DATE:
-
DWG. NO.
A0.01

2005 APR 15 PM 4:05
D.C. OFFICE OF ZONING
RECEIVED

© 2004 Hickok Warner Cole Architects



1 BASEMENT LEVEL PLAN
SCALE: 1/8" = 1'-0"

RECEIVED
D.C. OFFICE OF ZONING
2005 APR 15 PM 4:05

HICKOK WARNER COLE
Architects
1323 31st Street, NW Washington, DC 20007
P 202.687.8776 F 202.687.2280
www.hwc-dc.com

PROJECT
THE FENNESSY LOFTS
1209 15TH STREET, NW
WASHINGTON, DC

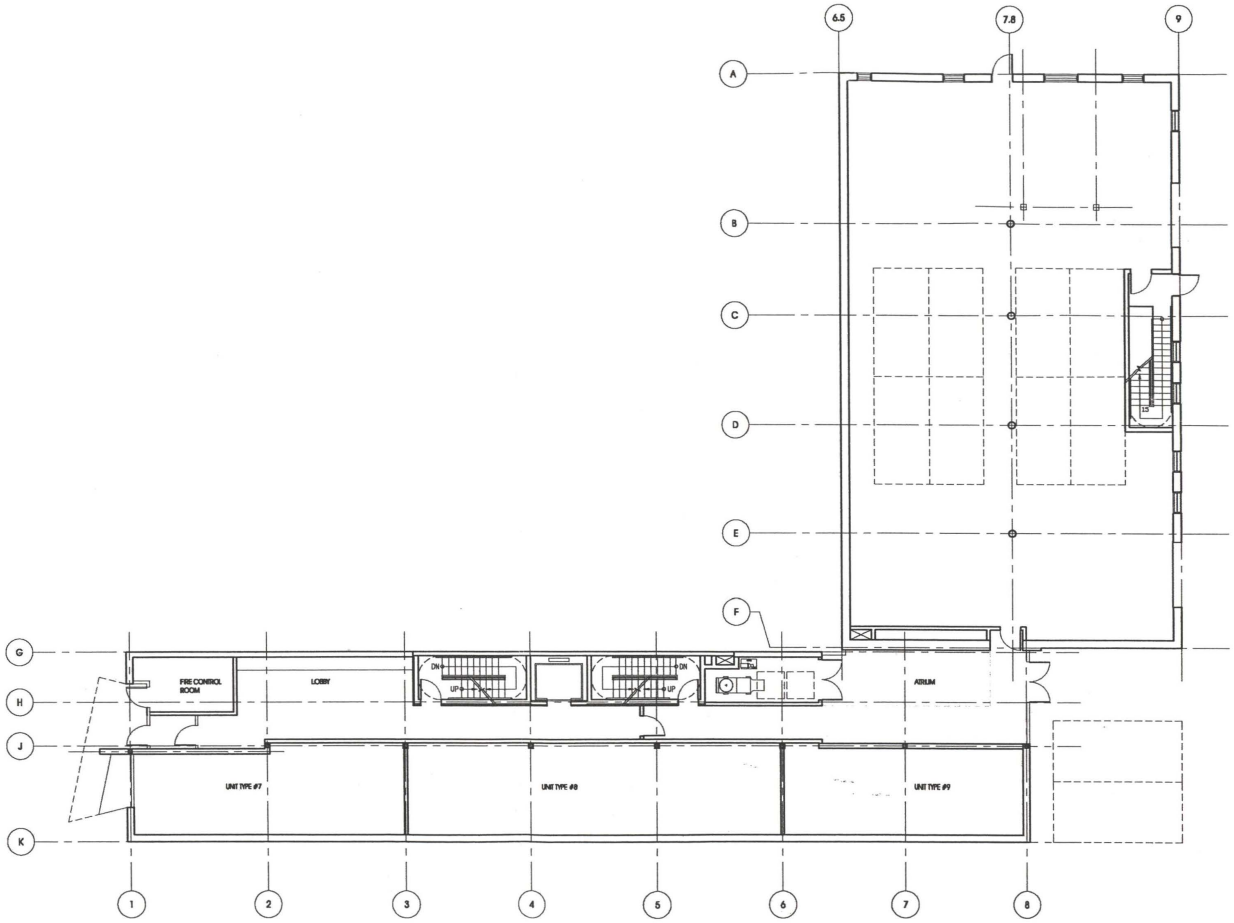
REVISIONS
03.29.05

DRAWING TITLE
DC MICROBOUNDS

DRAWING TITLE
BASEMENT LEVEL PLAN

PROJECT NO.
04113.00
DRAWN BY:
JAL
SCALE:
1/8"=1'-0"
DATE:
03.29.05
DWG. NO.
A1.00

© 2004 Hickok Warner Cole Architects



1 FIRST LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"

RECEIVED
D.C. OFFICE OF ZONING
2005 APR 15 PM 4:05

HICKOK WARNER COLE
Architects
1023 31st Street, NW Washington, DC 20007
P 202.667.8770 F 202.667.2880
www.hwc-dc.com

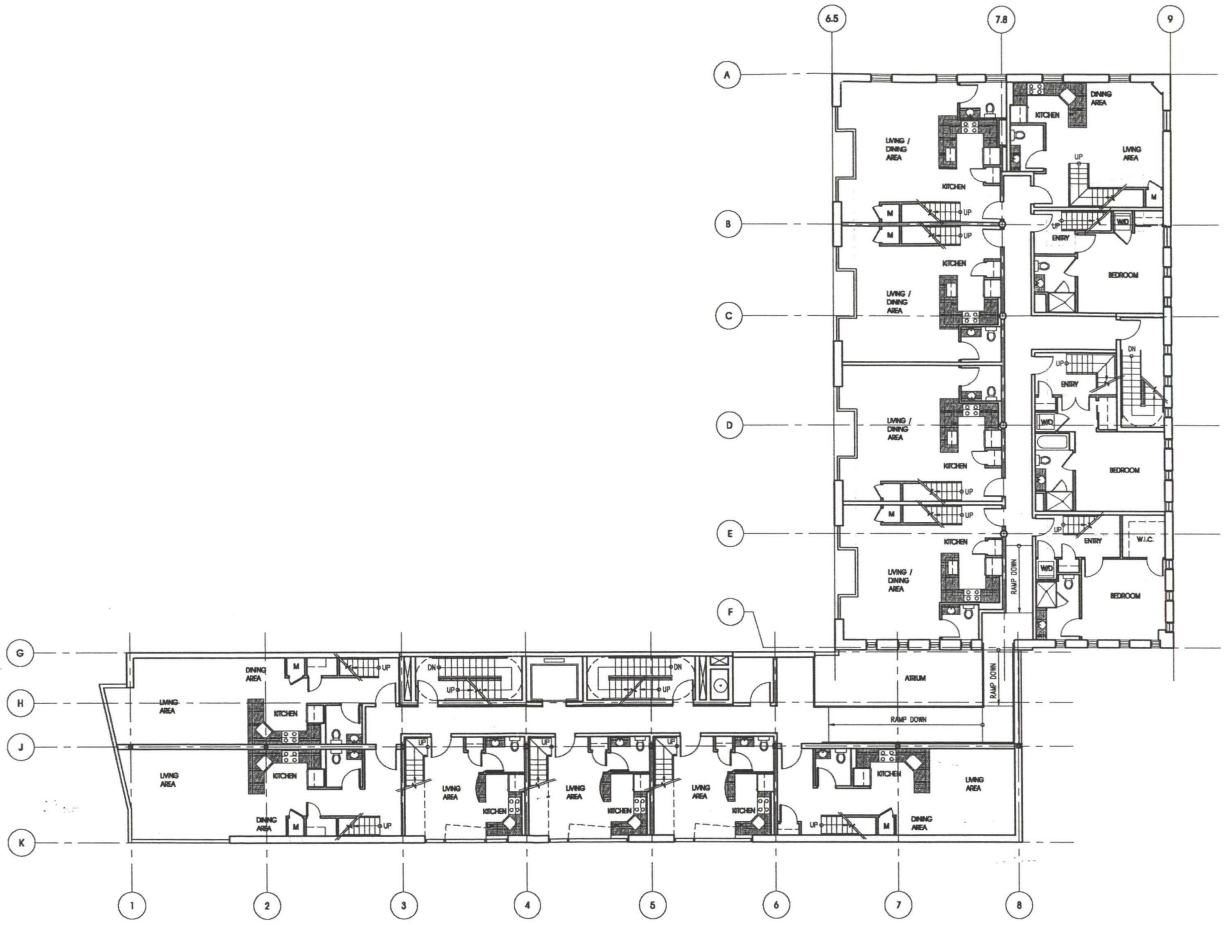
PROJECT
THE FENNESSY LOFTS
1209 13TH STREET, NW
WASHINGTON, DC

DRAWING TITLE
DC MOSAIC/HOK
REVISIONS
05.25.05

DRAWING TITLE
FIRST LEVEL FLOOR PLAN

PROJECT NO.
04113.00
DRAWN BY:
JAL
SCALE:
1/8"=1'-0"
DATE:
03.29.05
DWG. NO.
A1.01

© 2005 Hickok Warner Cole Architects



1 SECOND LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"

RECEIVED
D.C. OFFICE OF ZONING
2005 APR 15 PM 4:05

HICKOK WARNER COLE
Architects
1023 31st Street, NW Washington, DC 20007
P 202.667.8776 F 202.667.2360
www.hwc-dc.com

PROJECT
THE FENNESSY LOFTS
1209 13TH STREET, NW
WASHINGTON, DC

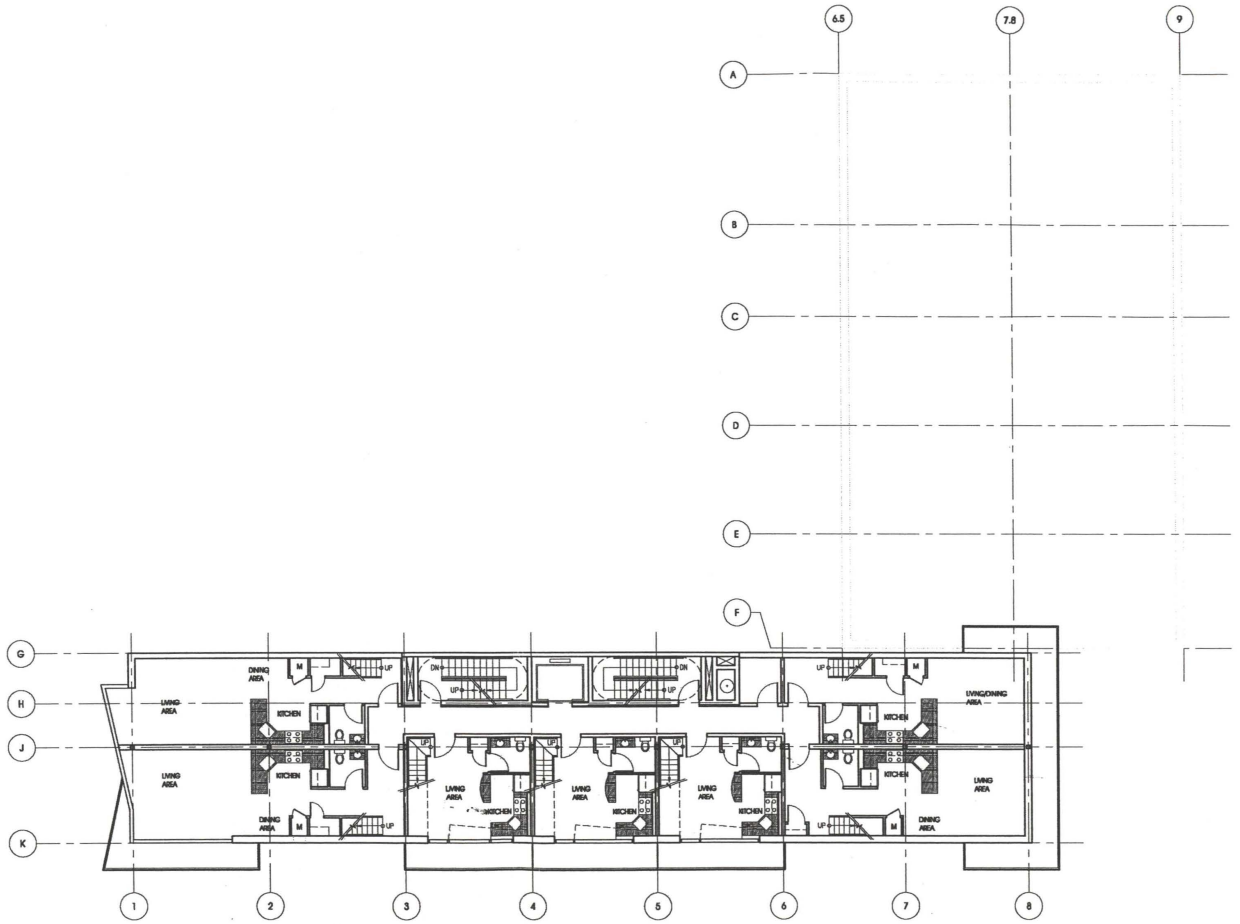
REVISIONS
05.20.05

DRAWING TITLE
DC BACKGROUNDS

DRAWING TITLE
SECOND LEVEL FLOOR PLAN

PROJECT NO.
04113.00
DRAWN BY:
JAL
SCALE:
1/8"=1'-0"
DATE:
03.29.05
DWG. NO.
A1.02

© 2005 Hickok Warner Cole Architects



1 FOURTH, SIXTH, & EIGHTH LEVEL FLOOR PLANS
SCALE: 1/8" = 1'-0"

RECEIVED
D.C. OFFICE OF ZONING
2005 APR 15 PM 4:06

HICKOK WARNER COLE
Architects
1023 31st Street, NW Washington, DC 20007
P 202.667.9776 F 202.667.2260
www.hwc-dc.com

PROJECT
THE FENNESSY LOFTS
1209 13TH STREET, NW
WASHINGTON, DC

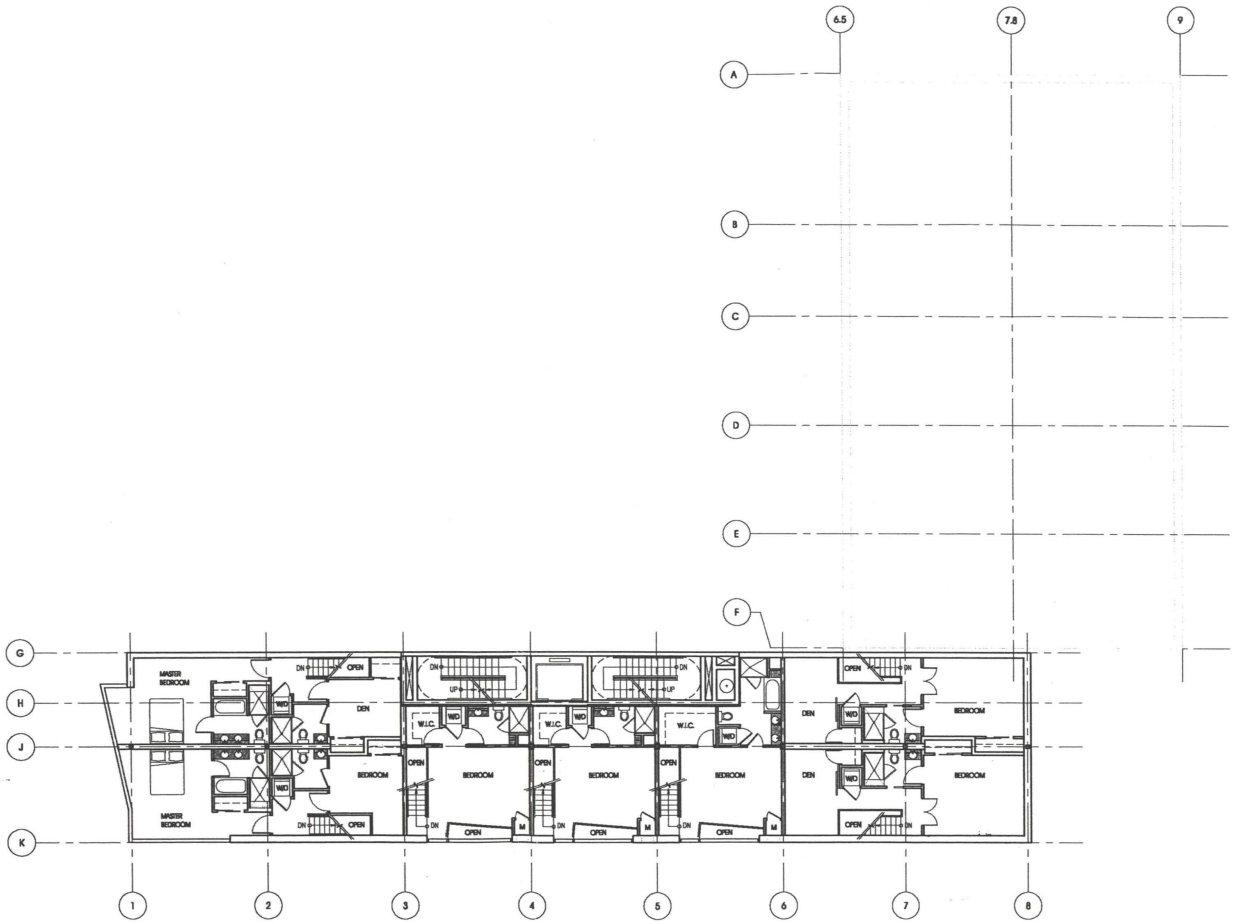
DRAWING TITLE
DCI INCORPORATION

REVISIONS
05.26.05

DRAWING TITLE
FOURTH, SIXTH, & EIGHTH LEVEL FLOOR PLANS

PROJECT NO.
04113.00
DRAWN BY:
JAL
SCALE:
1/8"=1'-0"
DATE:
03.29.05
DWG. NO.
A1.04

© 2005 Hickok Warner Cole Architects



1 FIFTH & SEVENTH LEVEL FLOOR PLANS
SCALE: 1/8" = 1'-0"

RECEIVED
D.C. OFFICE OF ZONING
2005 APR 15 PM 4:06

HICKOK WARNER COLE
Architects
1023 31st Street, NW Washington, DC 20007
P 202.667.8778 F 202.667.2860
www.hwc-dc.com

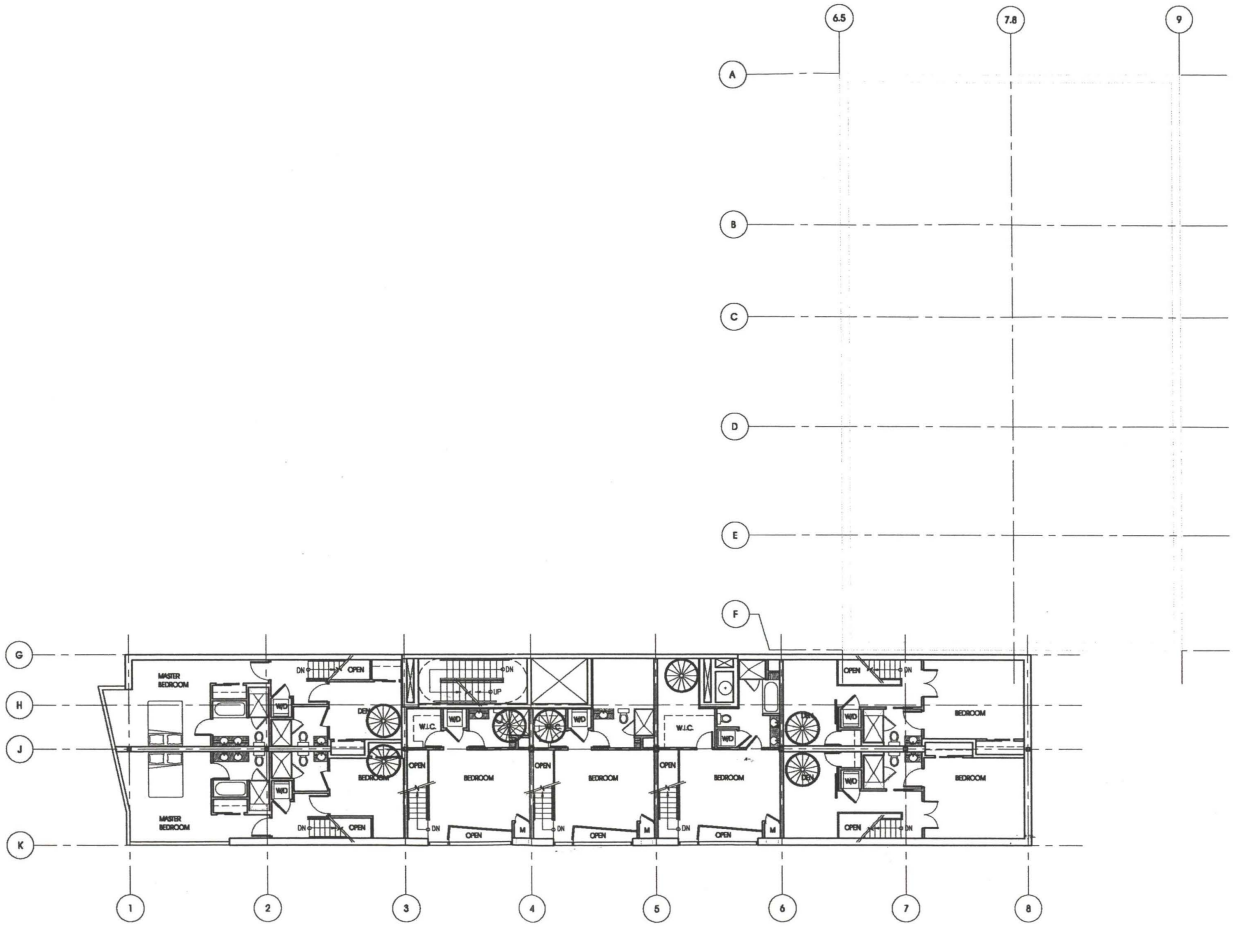
PROJECT
THE FENNESSY LOFTS
1209 13TH STREET, NW
WASHINGTON, DC

DRAWING TITLE
DC SUBMISSION
REVISIONS
03.29.05

DRAWING TITLE
FIFTH & SEVENTH LEVEL FLOOR PLANS

PROJECT NO.
04113.00
DRAWN BY:
JAL
SCALE:
1/8"=1'-0"
DATE:
03.29.05
DWG. NO.
A1.05

© 2005 Hickok Warner Cole Architects



1 NINTH LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"

RECEIVED
D.C. OFFICE OF ZONING
2005 APR 15 PM 4:06

HICKOK WARNER COLE
Architects
1023 31st Street, NW Washington, DC 20007
P 202.667.2776 F 202.667.2280
www.hwc-dc.com

PROJECT
THE FENNESSY LOFTS
1209 15TH STREET, NW
WASHINGTON, DC

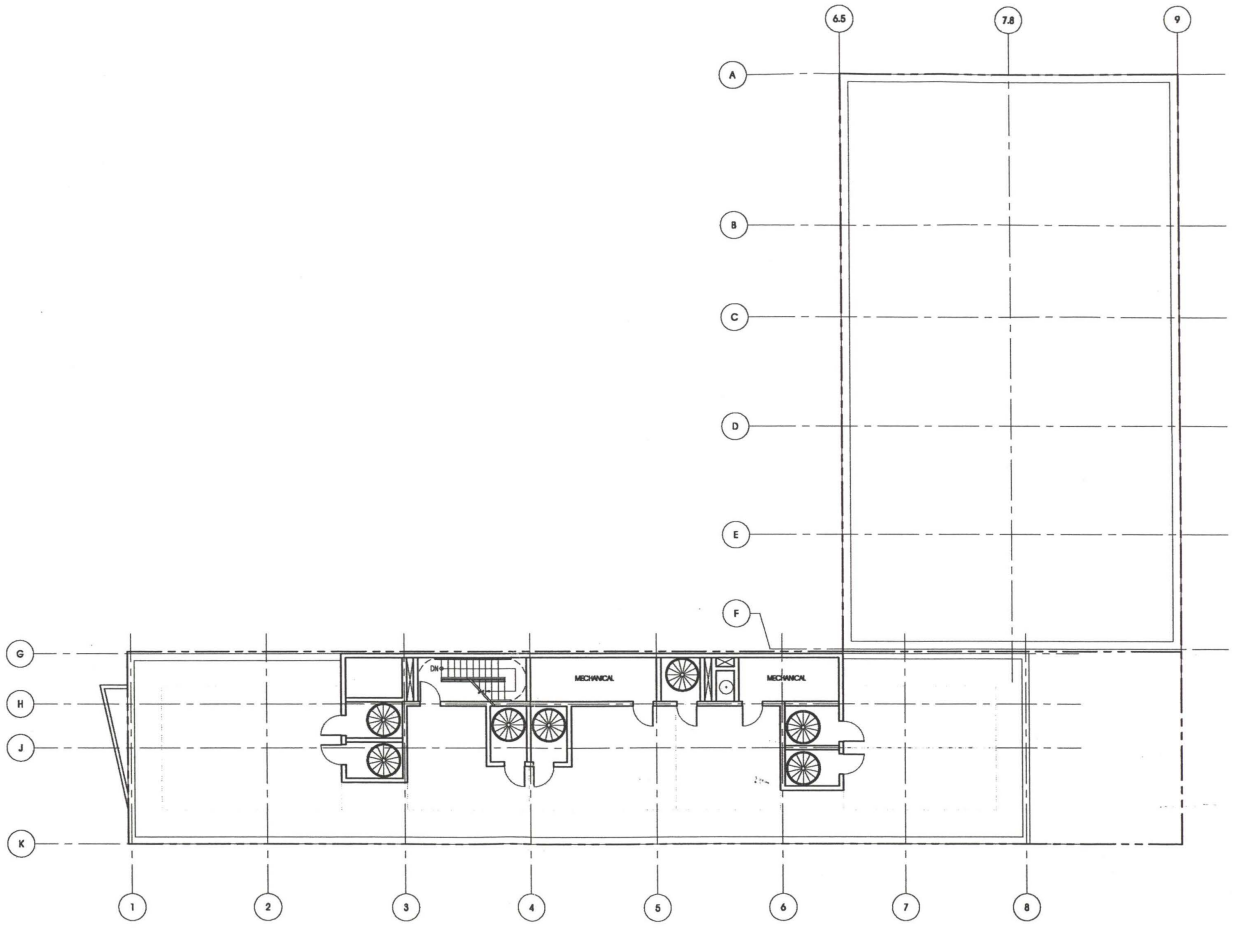
REVISIONS
03.29.05

DRAWING TITLE
DO BACKGROUNDS

DRAWING TITLE
NINTH LEVEL FLOOR PLAN

PROJECT NO.
04113.00
DRAWN BY:
JAL
SCALE:
1/8"=1'-0"
DATE:
03.29.05
DWG. NO.
A1.06

© 2004 Hickok Warner Cole Architects



1 ROOF LEVEL PLAN
SCALE: 1/8" = 1'-0"

RECEIVED
D.C. OFFICE OF ZONING
2005 APR 15 PM 4:06

HICKOK WARNER COLE
Architects
1023 31st Street, NW Washington, DC 20007
P 202.667.8778 F 202.667.2360
www.hwc-dc.com

PROJECT
THE FENNESSY LOFTS
1209 13TH STREET, NW
WASHINGTON, DC

REVISIONS
09.29.05

DRAWING TITLE
ZO SUBMISSIONS

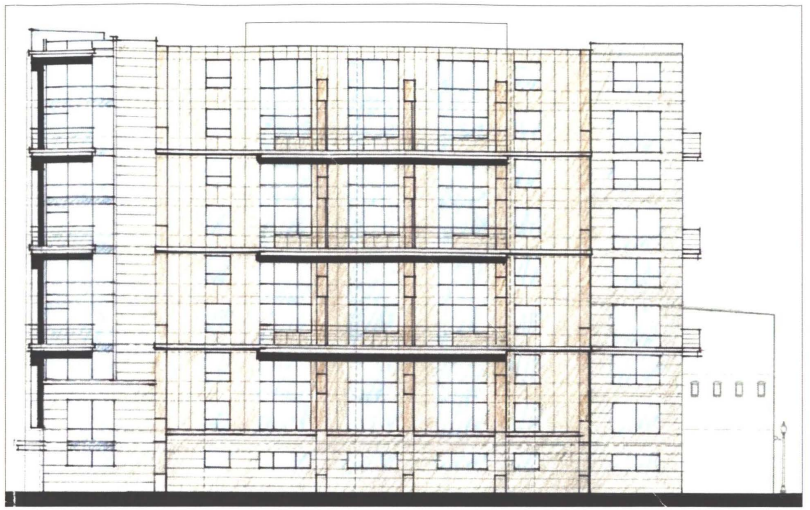
DRAWING TITLE
ROOF LEVEL PLAN

PROJECT NO.
04113.00
DRAWN BY:
JAL
SCALE:
1/8"=1'-0"
DATE:
03.29.05
DWG. NO.
A1.07

© 2004 Hickok Warner Cole Architects



2 WEST ELEVATION
SCALE: N.T.S.



1 SOUTH ELEVATION
SCALE: N.T.S.



4 EAST ELEVATION
SCALE: N.T.S.



3 NORTH ELEVATION
SCALE: N.T.S.

HICKOK WARNER COLE
Architects
1023 31st Street, NW Washington, DC 20007
P 202.667.9778 F 202.667.9779
www.hwc-dc.com

PROJECT
THE FENNESSY LOFTS
1209 13TH STREET, NW
WASHINGTON, DC

DRAWING TITLE
BZA SUBMISSION

REVISIONS
03-30-05

RECEIVED
D.C. OFFICE OF ZONING
2005 APR 15 P

DRAWING TITLE
BUILDING ELEVATIONS

PROJECT NO.
04113.00
DRAWN BY:
JAL
SCALE:
N.T.S.
DATE:
03.29.05
DWG. NO.
A3.00

© 2004 Hickok Warner Cole Architects