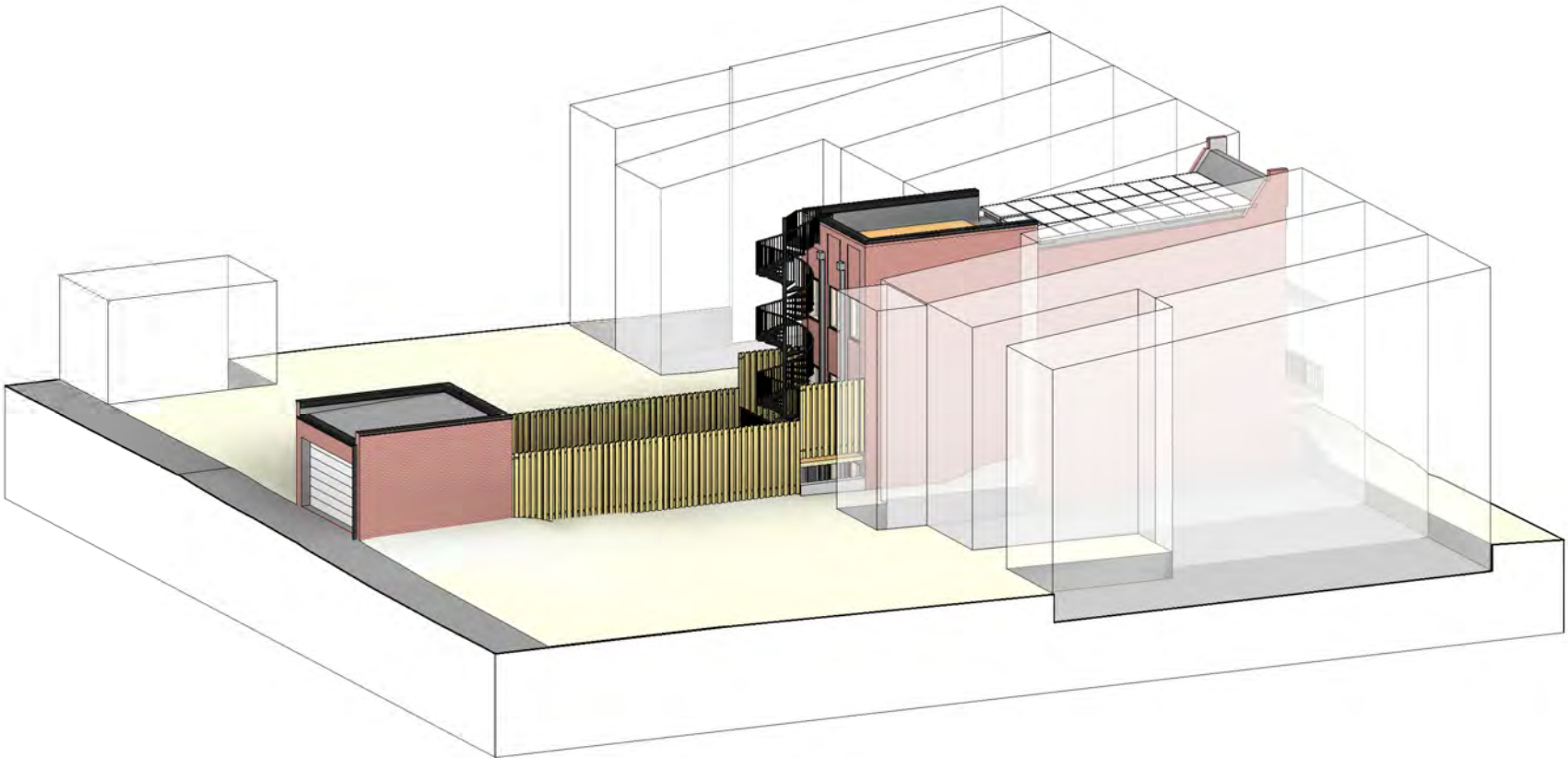
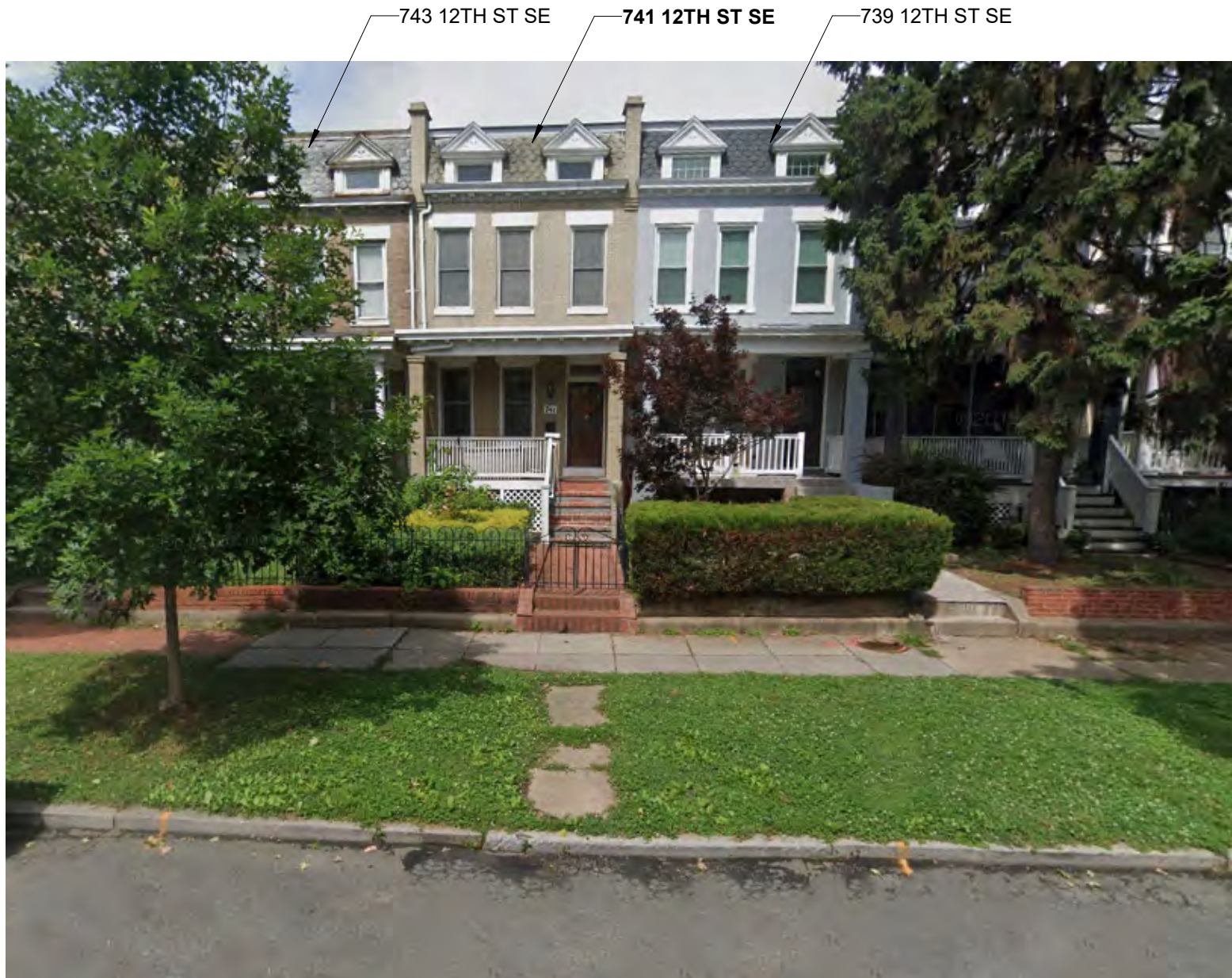


HANTMAN-WAGENER RESIDENCE
741 12TH ST SE
BOARD OF ZONING ADJUSTMENT
SPECIAL EXCEPTION APPLICATION

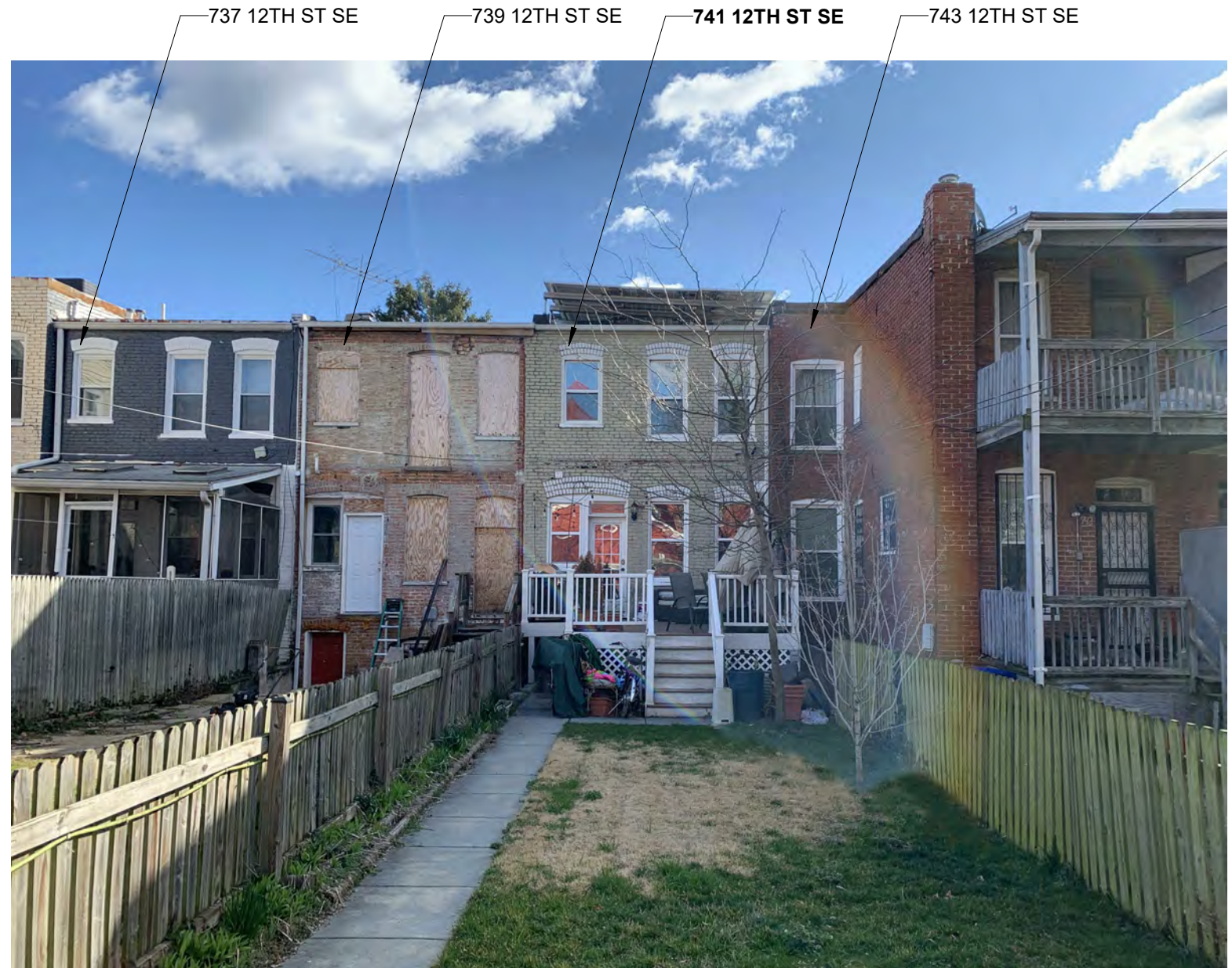
- 00.0 COVER
- 00.1 EXTERIOR PHOTOS
- 00.2 EXTERIOR PHOTOS
- 00.3 EXTERIOR PHOTOS
- 01.0 SITE PLAN
- 02.0 CELLAR FLOOR PLANS
- 02.1 FIRST FLOOR PLANS
- 02.2 SECOND FLOOR PLANS
- 02.3 ROOF PLANS
- 03.0 BUILDING SECTION
- 03.1 BUILDING SECTION
- 04.0 FRONT FACADE IMPROVEMENTS
- 04.1 REAR ADDITION
- 04.2 PARKING IMPROVEMENTS
- 05.0 SHADOW STUDY - BY-RIGHT DESIGN
- 05.1 SHADOW STUDY - PROPOSED DESIGN





FRONT FACADE FROM 12TH ST SE

PHOTO: GOOGLE, DIGITAL GLOBE



REAR FACADE FROM BACKYARD



REAR FACADE PANORAMA FROM BACKYARD



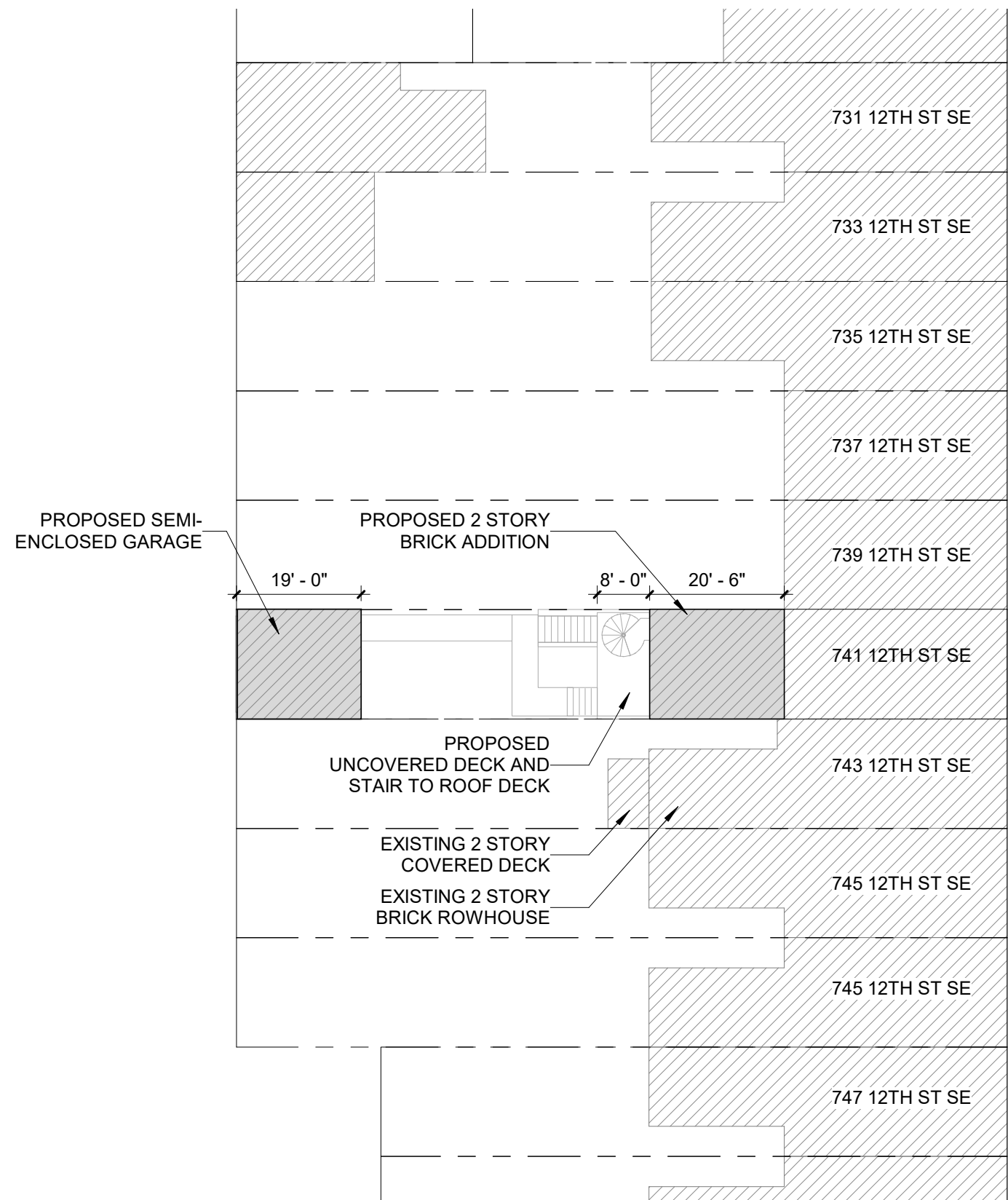
REAR PARKING FROM PARTY WALL BETWEEN 741 AND 739 12TH ST SE



REAR PARKING FROM ALLEY

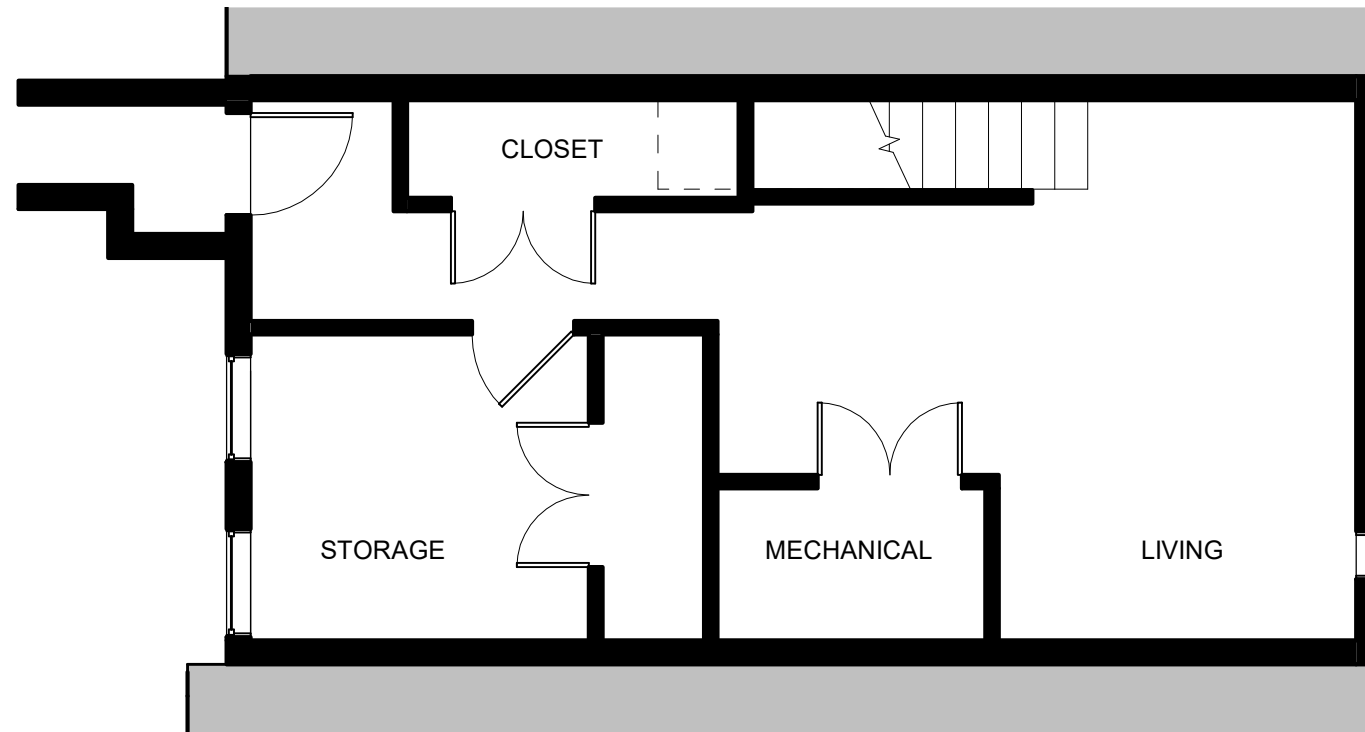


NEIGHBORHOOD PLAN
1/64" = 1'-0"



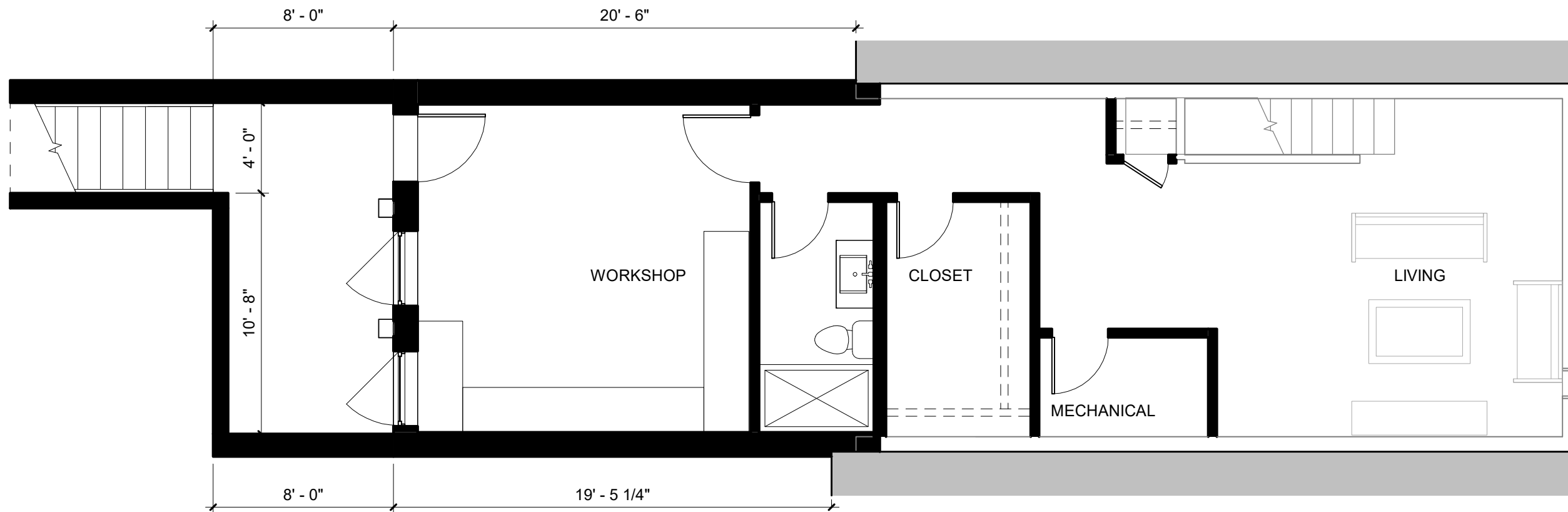
SITE PLAN
3/64" = 1'-0"





CELLAR - EXISTING

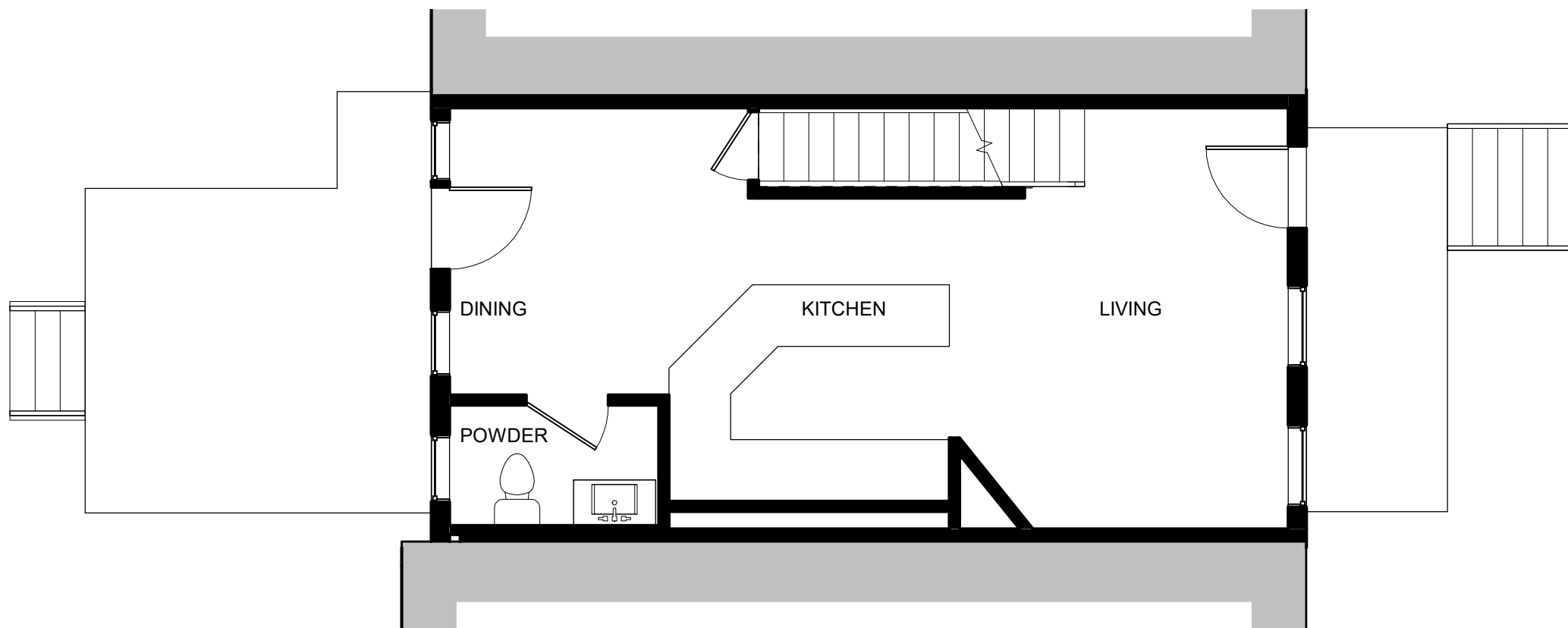
3/16" = 1'-0"



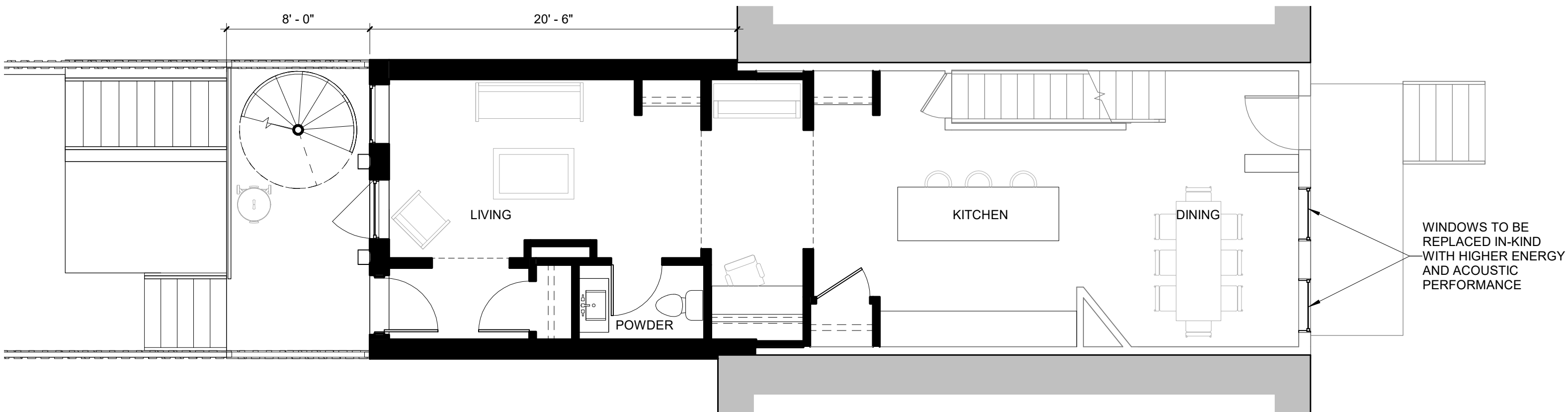
CELLAR - PROPOSED

3/16" = 1'-0"

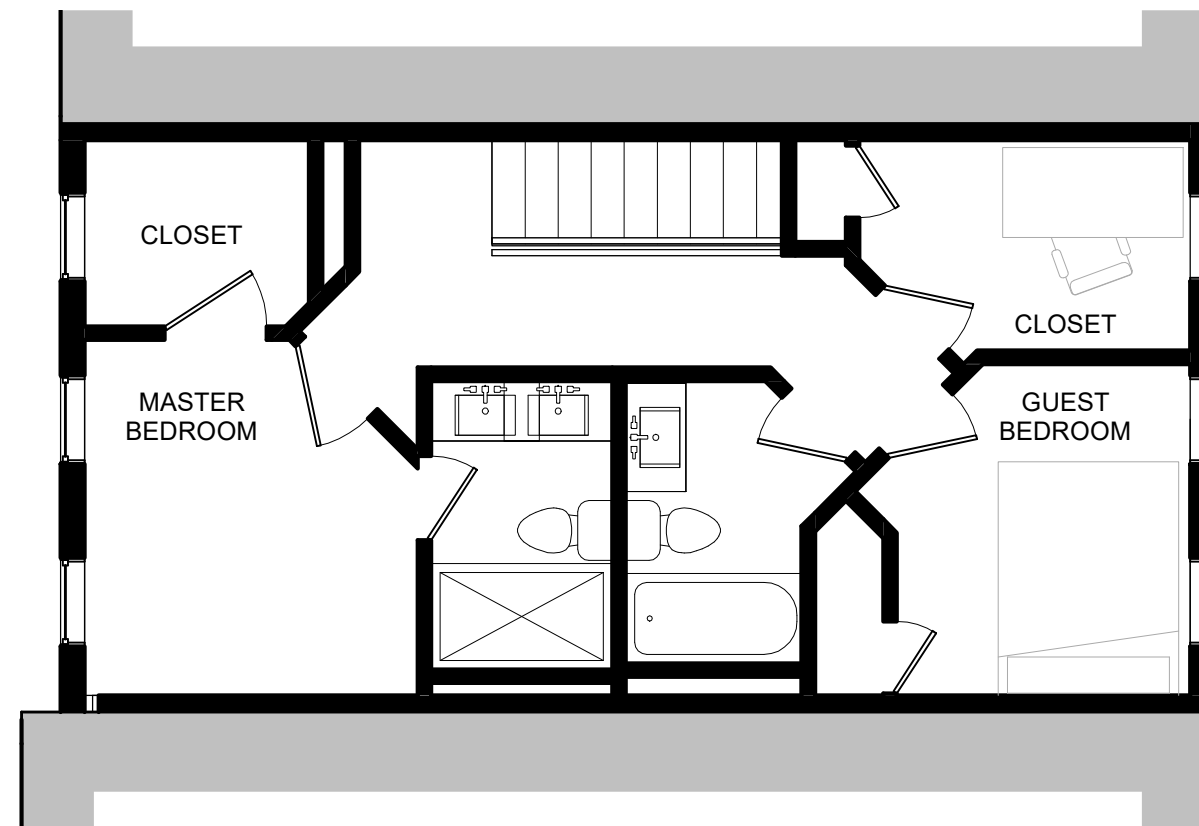




FIRST FLOOR - EXISTING
 3/16" = 1'-0"

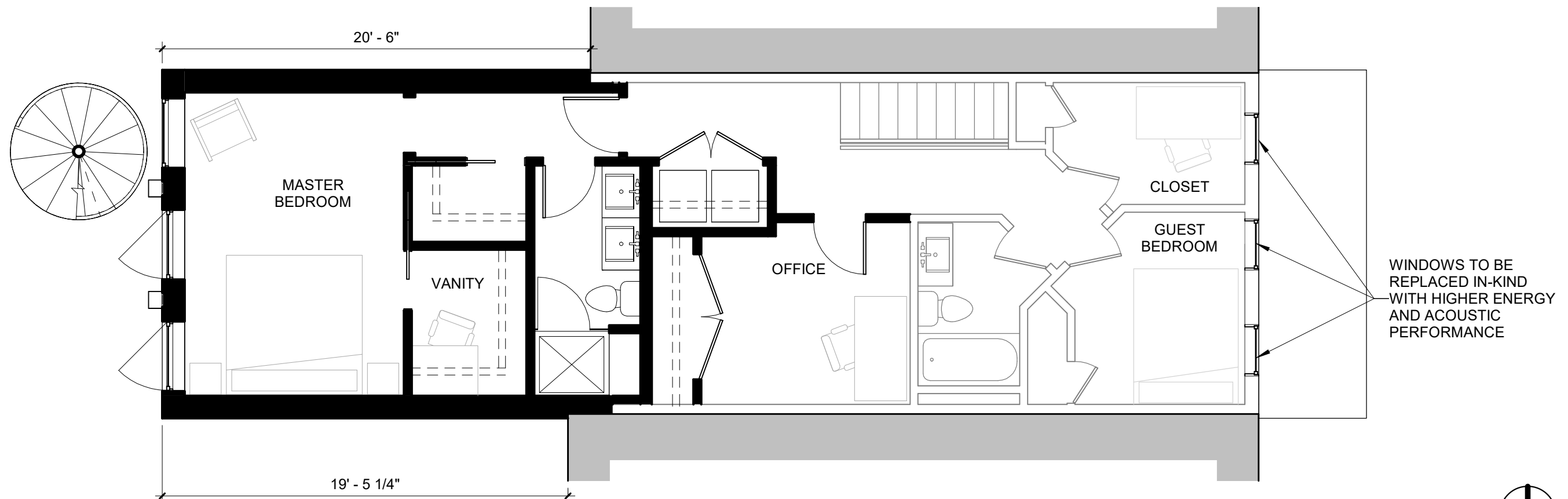


FIRST FLOOR - PROPOSED
 3/16" = 1'-0"



SECOND FLOOR - EXISTING

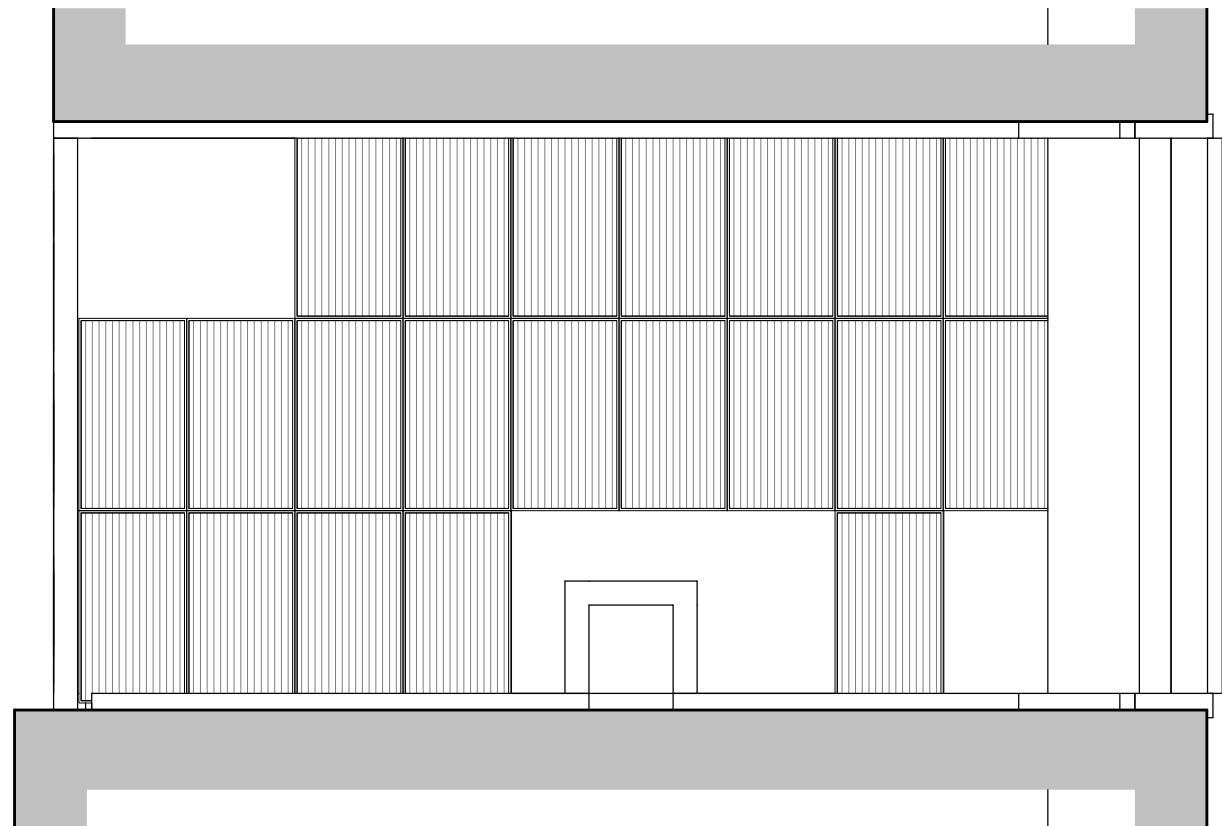
3/16" = 1'-0"



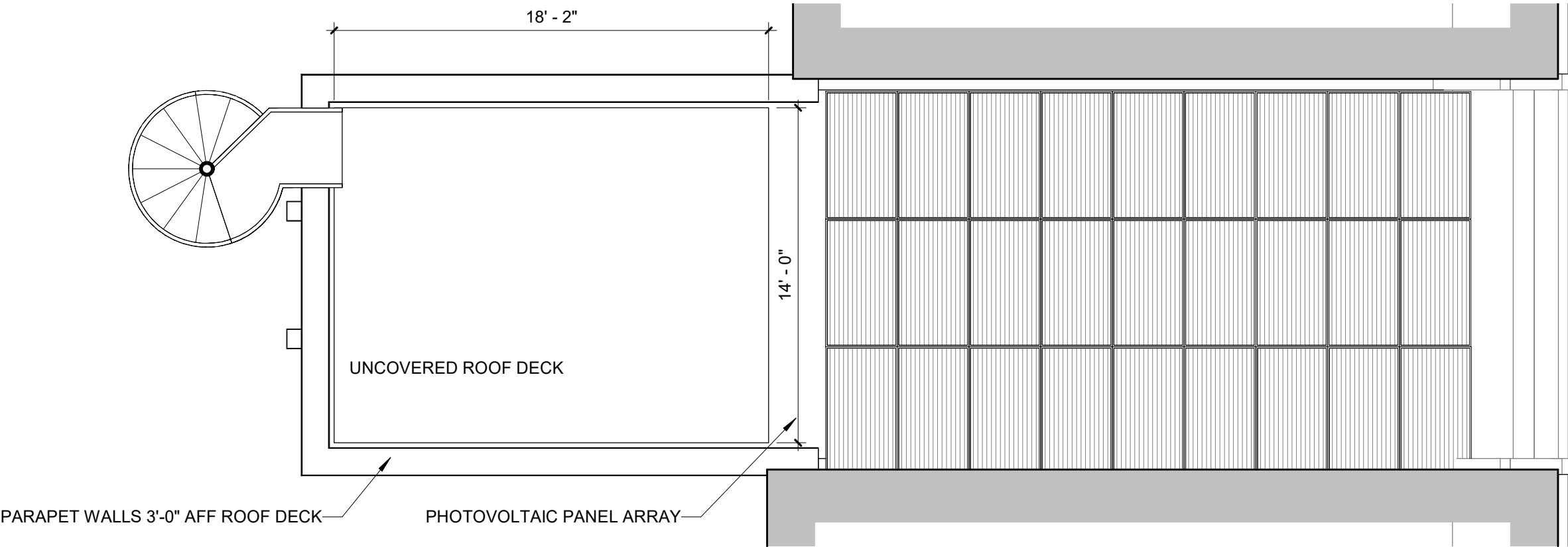
SECOND FLOOR - PROPOSED

3/16" = 1'-0"

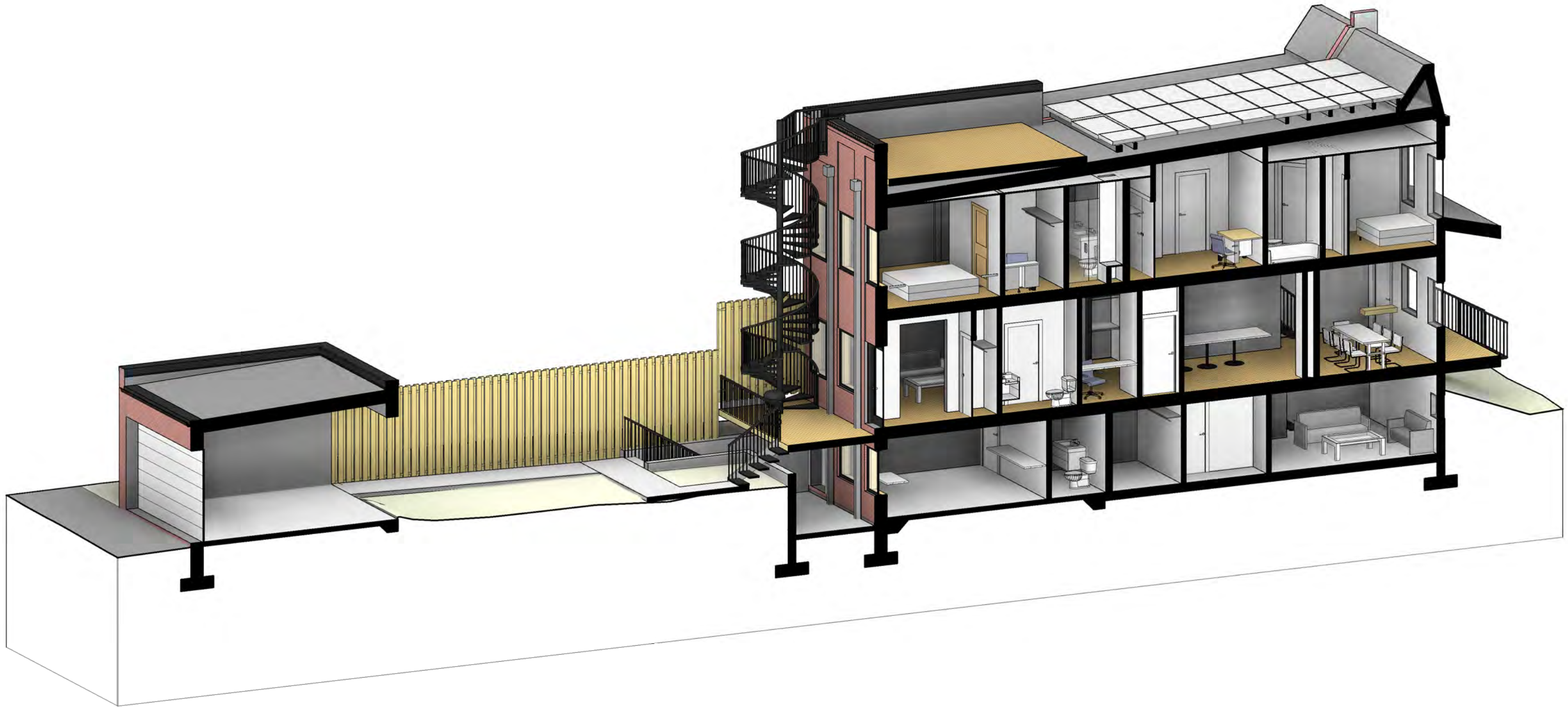




ROOF - EXISTING
 3/16" = 1'-0"



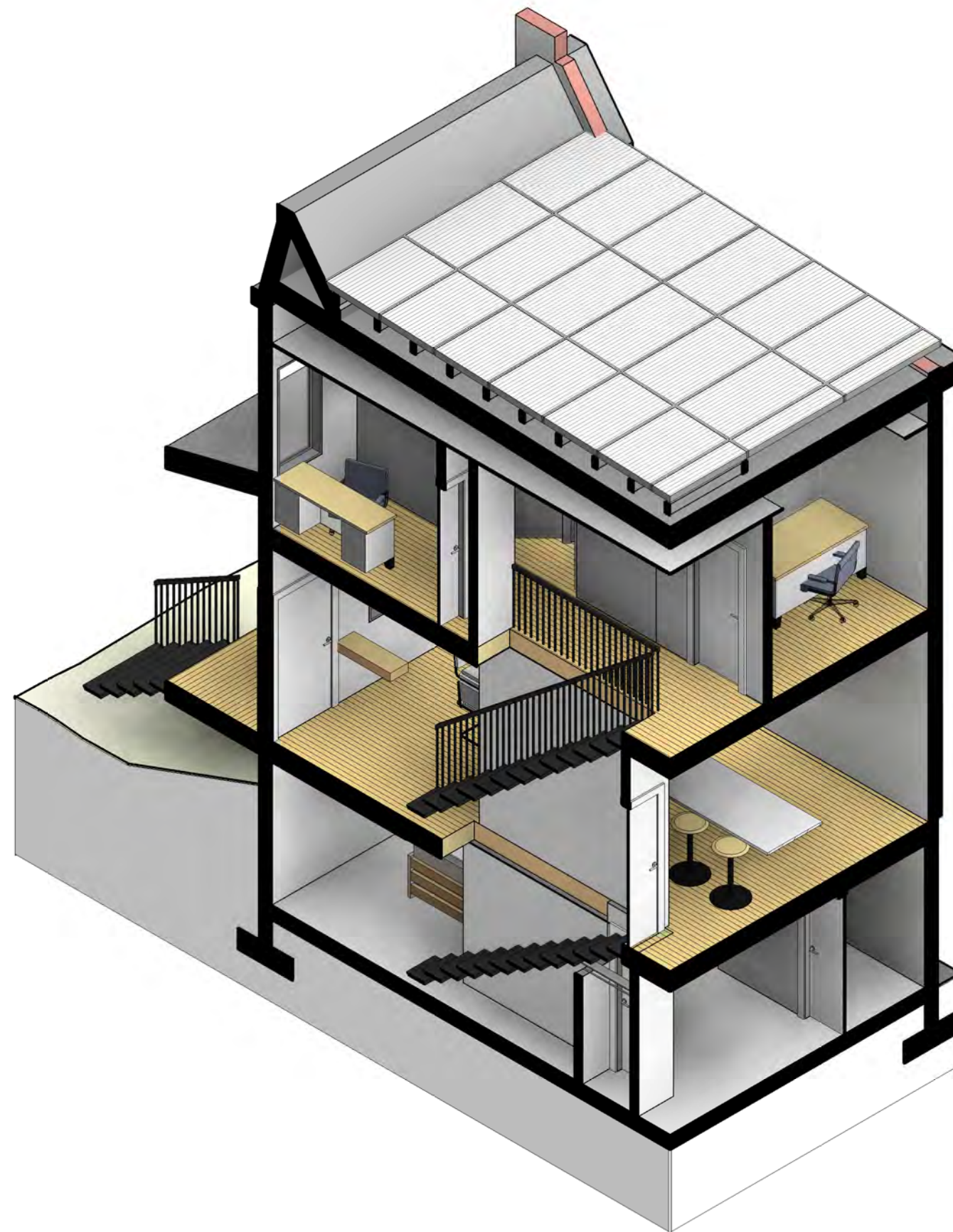
ROOF - PROPOSED
 3/16" = 1'-0"



SCHEMATIC BUILDING AND SITE SECTION



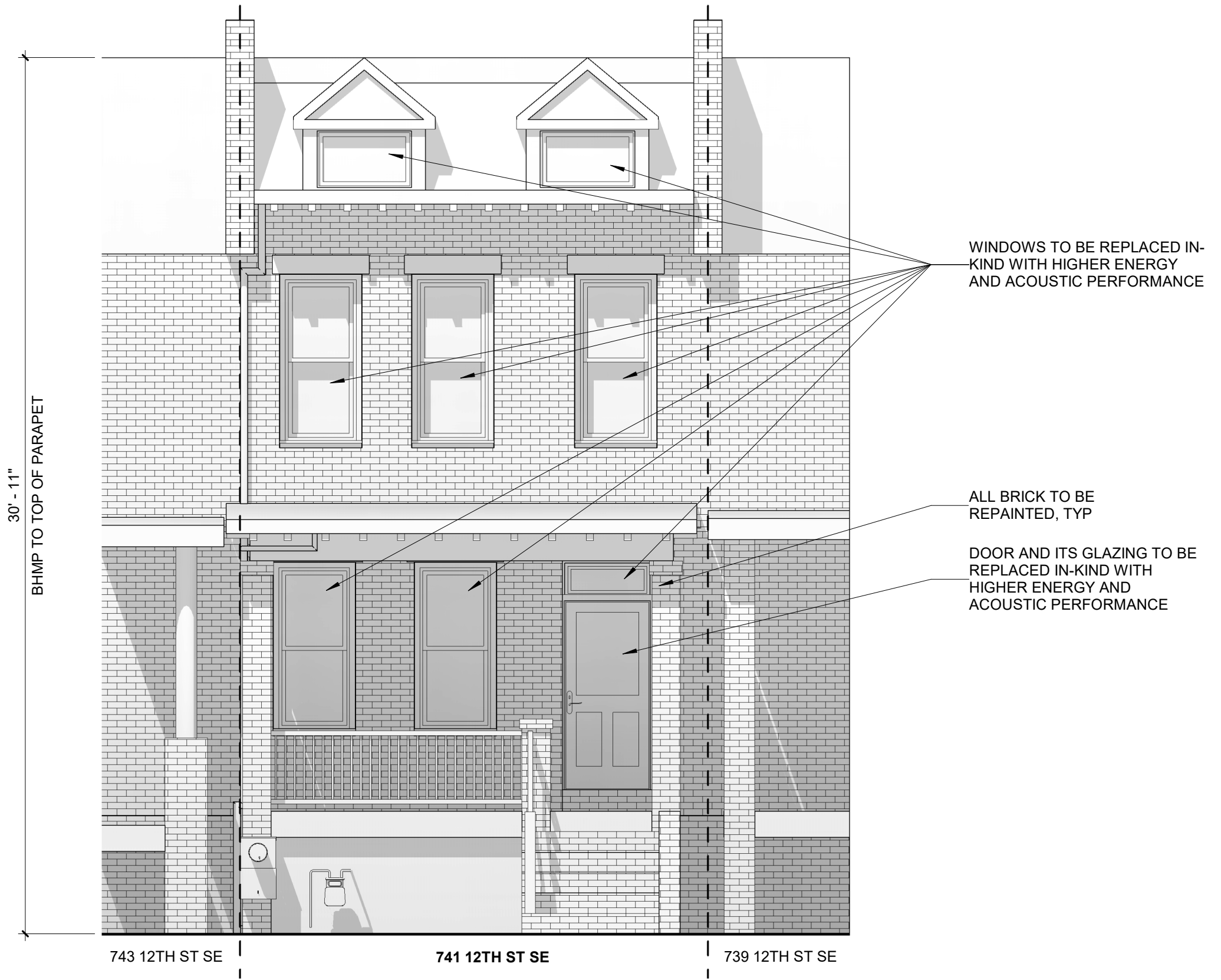
SCHEMATIC BUILDING SECTION



SCHEMATIC BUILDING SECTION AXONOMETRIC



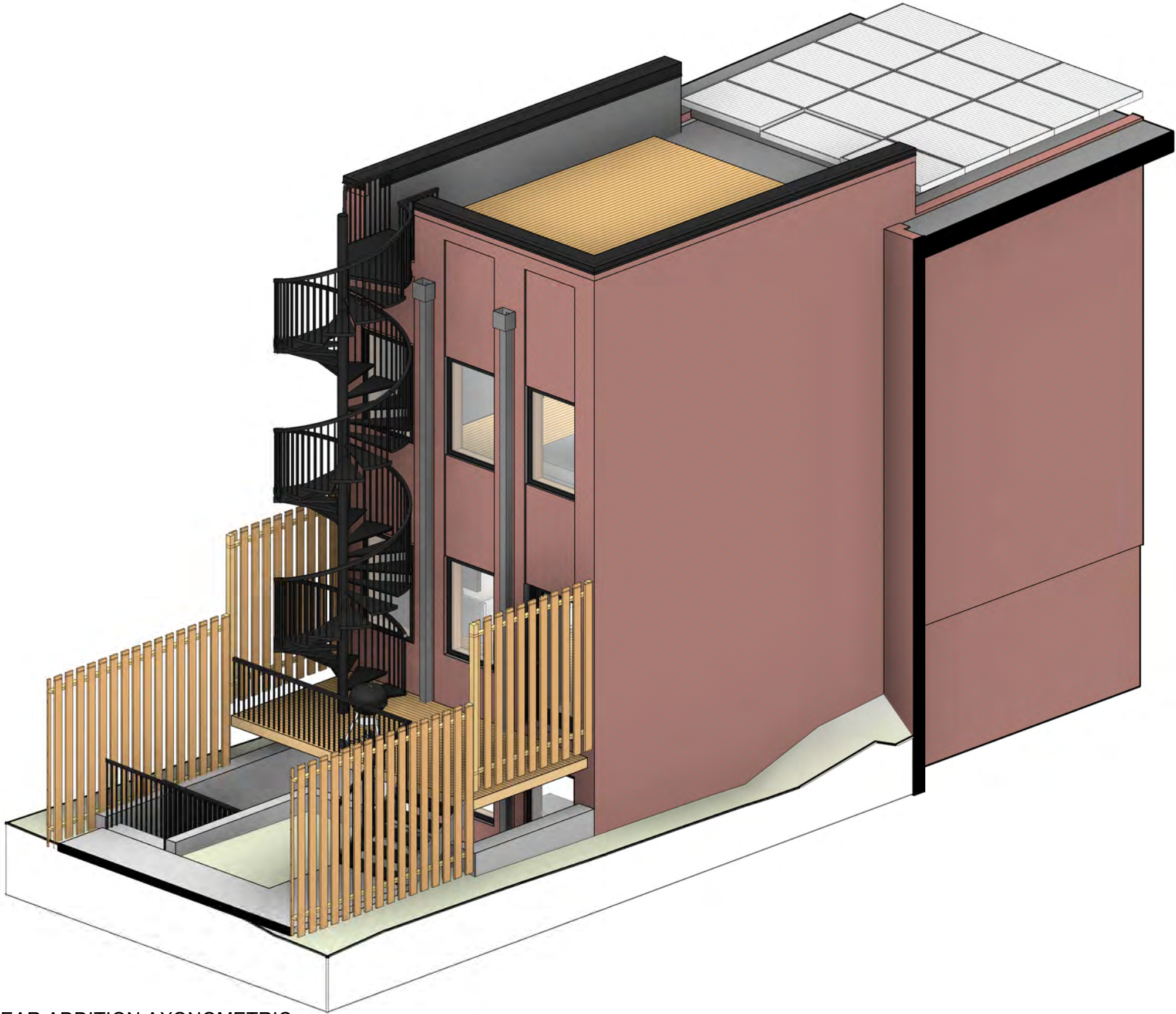
FRONT FACADE FROM 12TH ST SE PHOTO: GOOGLE, DIGITAL GLOBE



FRONT FACADE ELEVATION
1/4" = 1'-0"



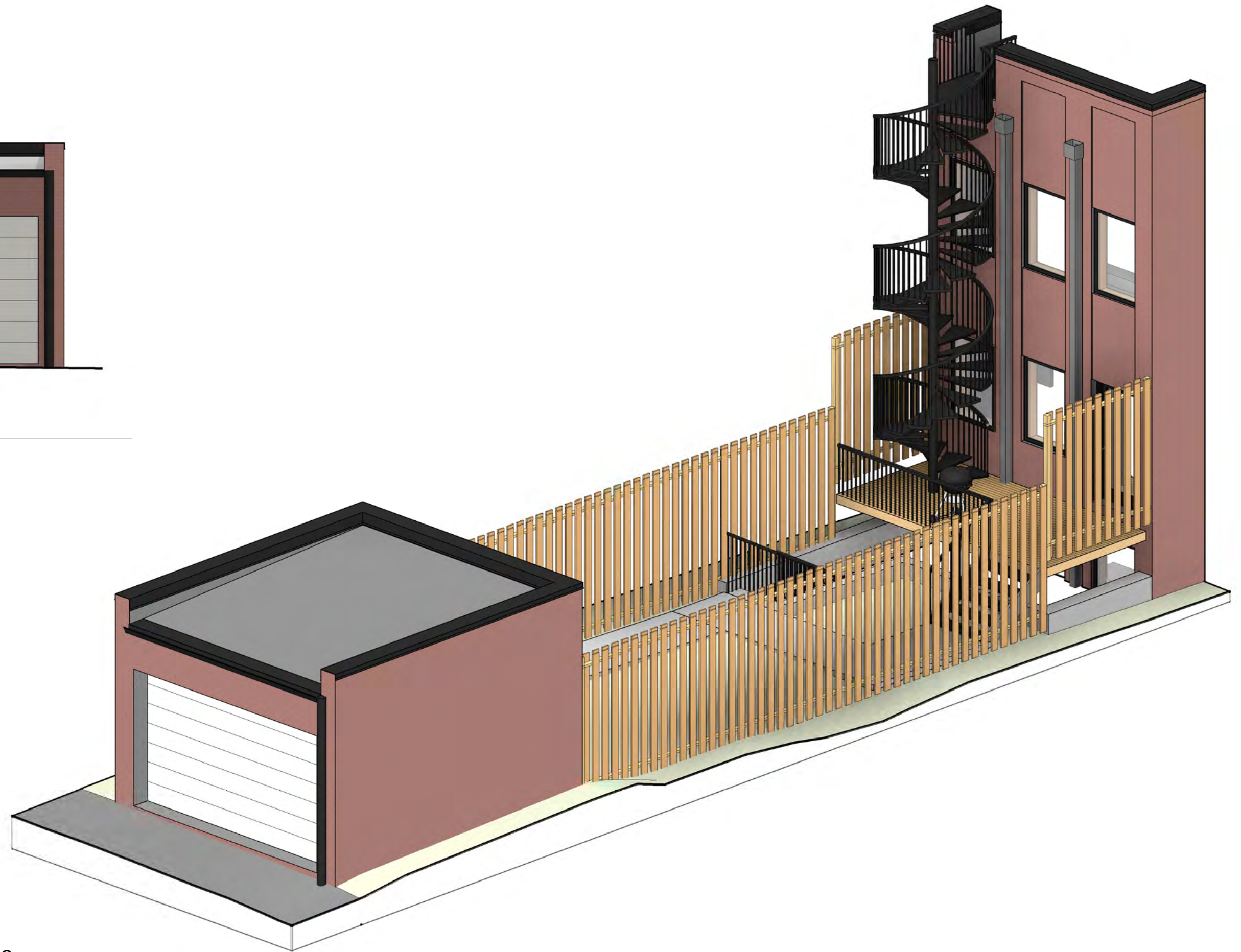
WEST ELEVATION
3/16" = 1'-0"



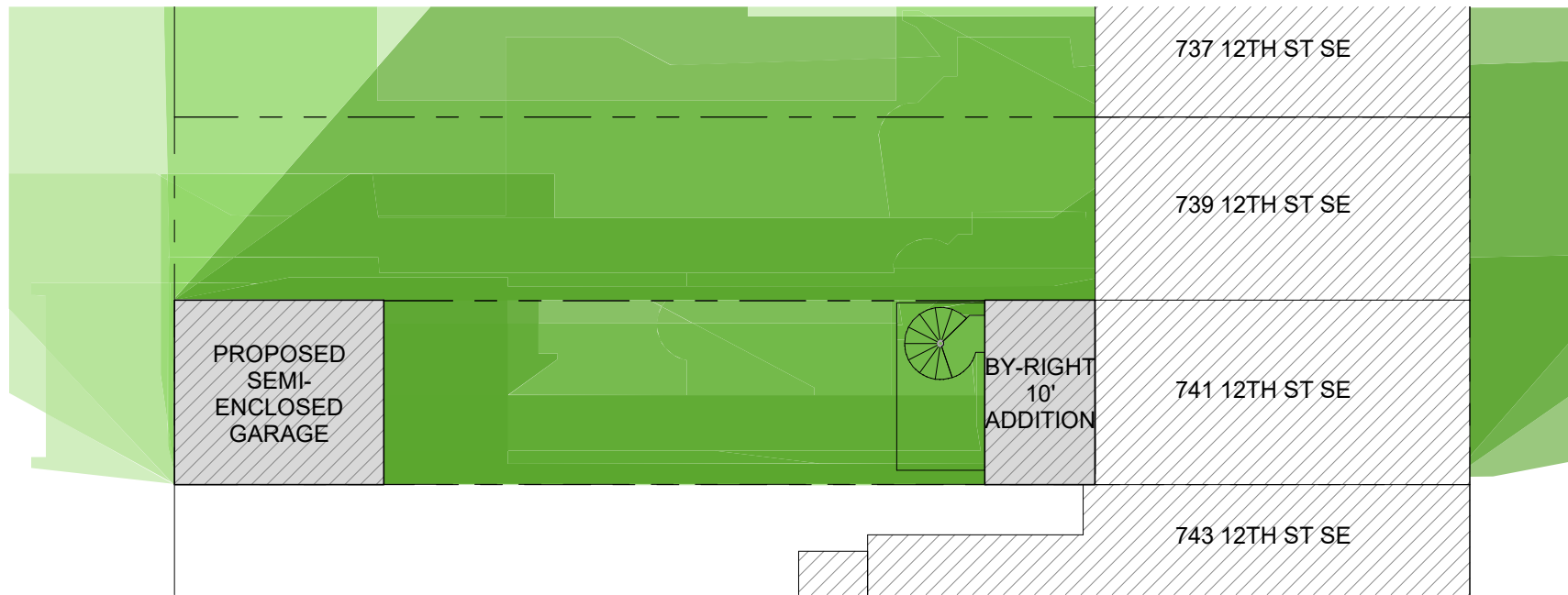
REAR ADDITION AXONOMETRIC



PROPOSED PARKING DOOR ELEVATION
3/16" = 1'-0"



PARKING IMPROVEMENTS AXONOMETRIC



BY-RIGHT - ANNUAL COMPOSITE SHADOW STUDY
1/16" = 1'-0"

SHADOW LEGEND



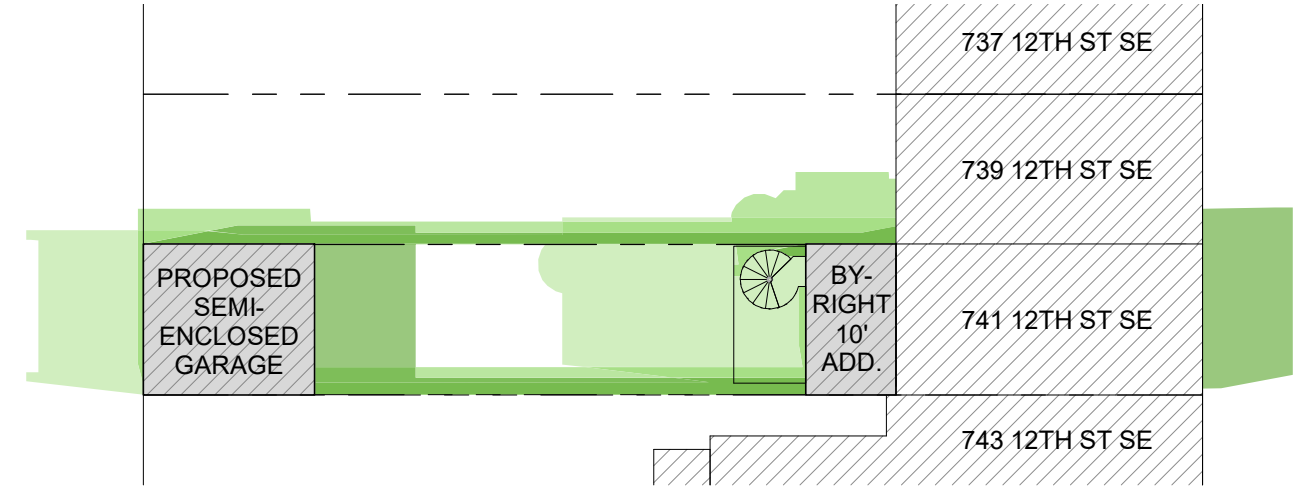
9:00 AM



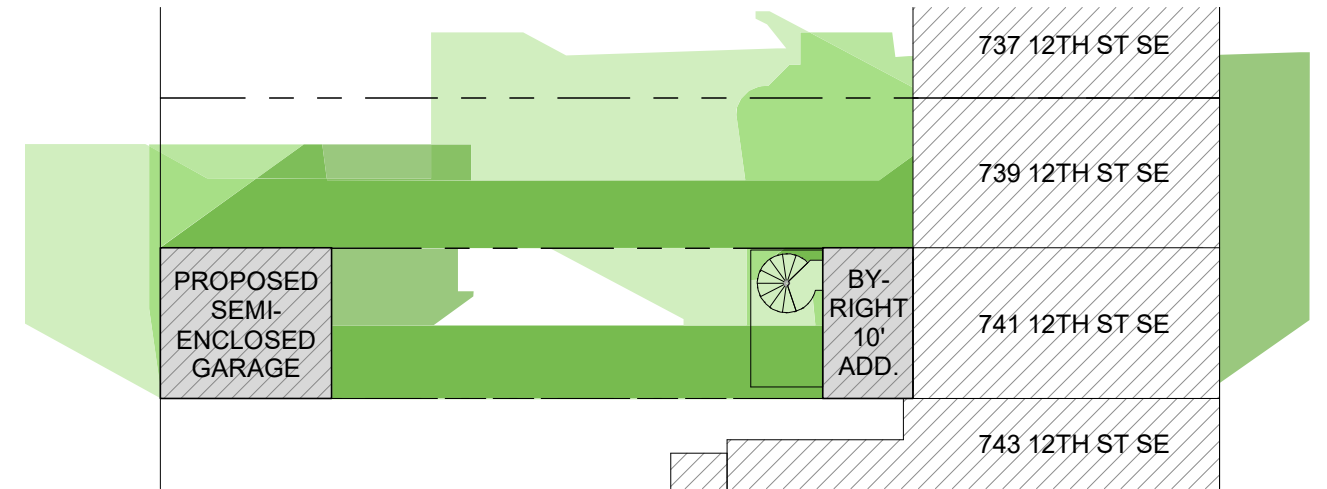
12:00 PM



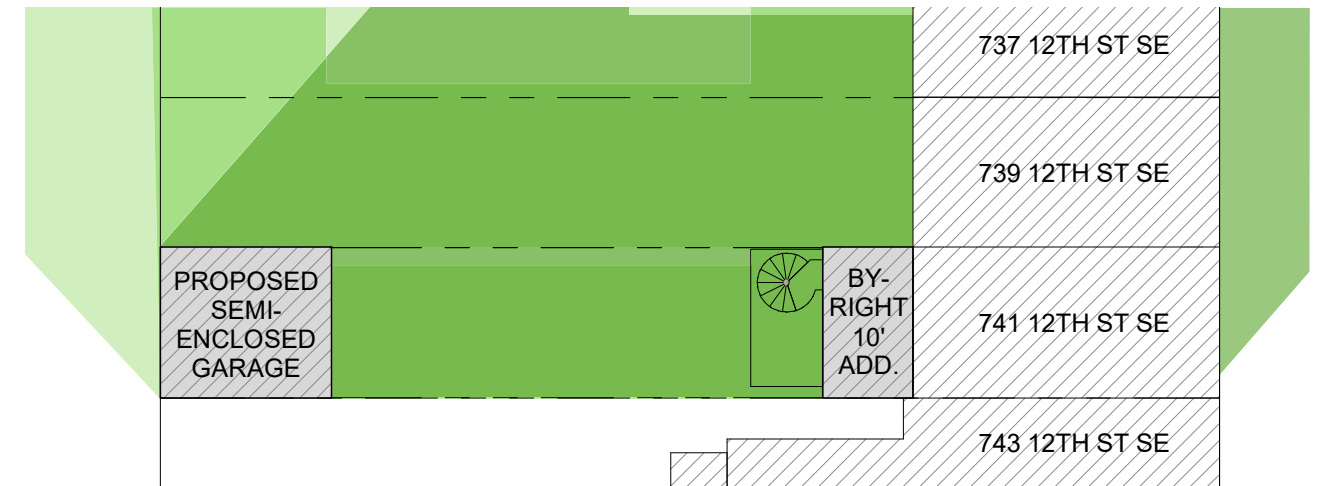
3:00PM



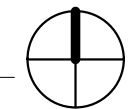
BY-RIGHT - SUMMER SOLSTICE SHADOW STUDY
3/64" = 1'-0"

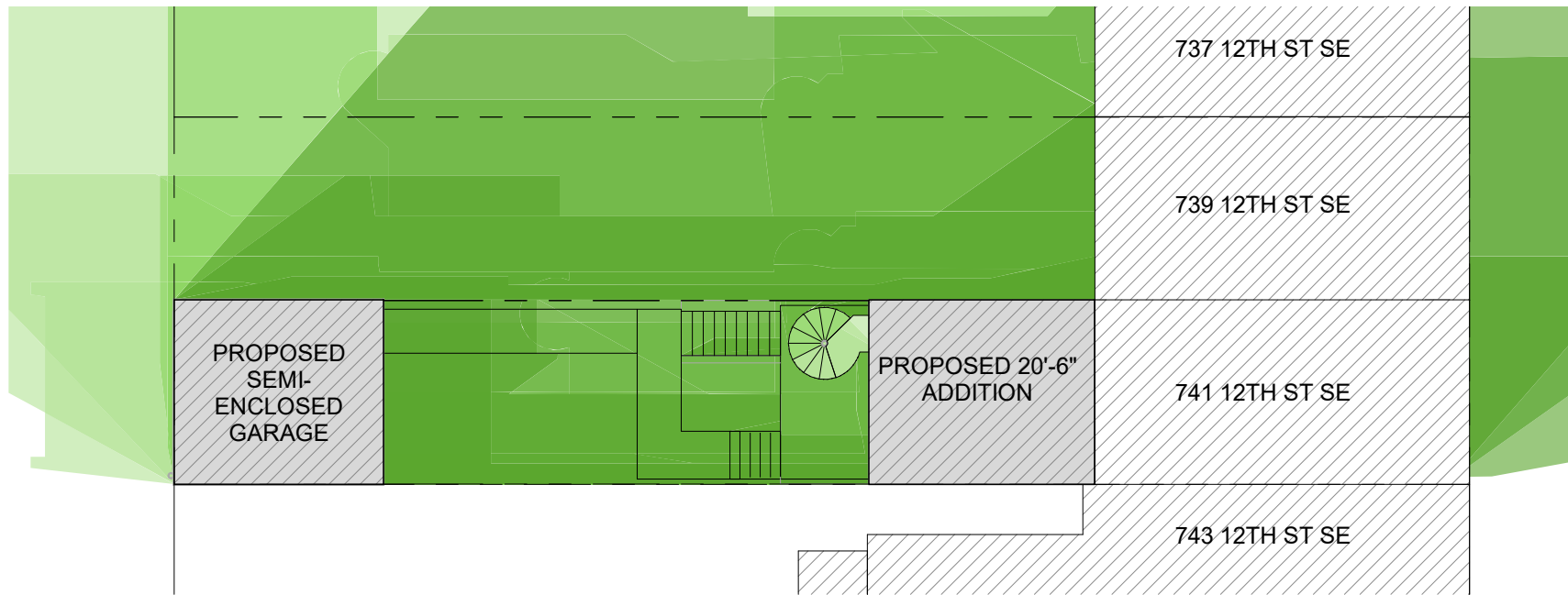


BY-RIGHT - EQUINOX SHADOW STUDY
3/64" = 1'-0"



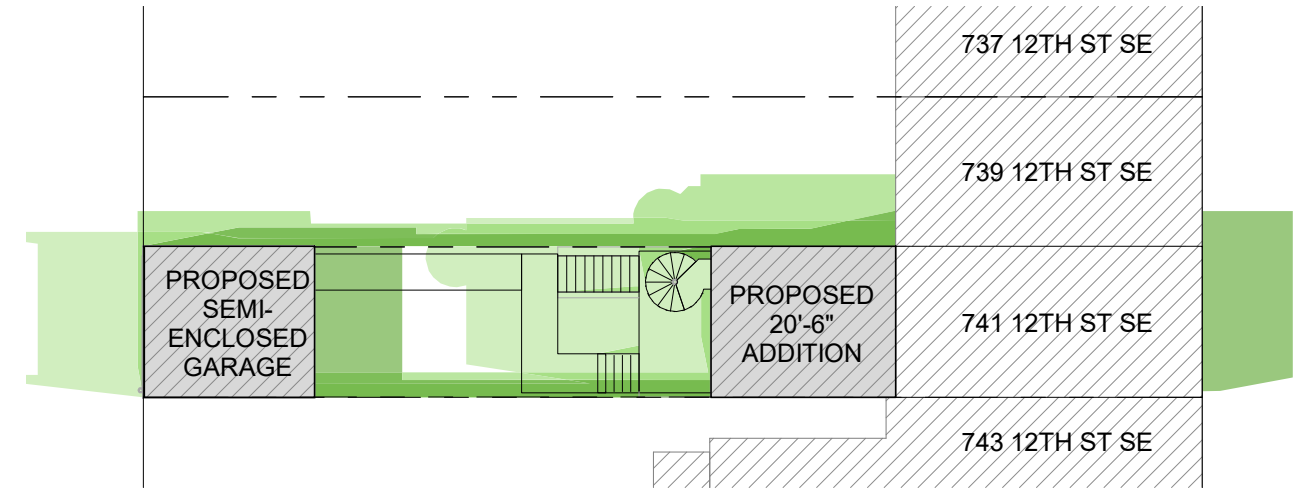
BY-RIGHT - WINTER SOLSTICE SHADOW STUDY
3/64" = 1'-0"



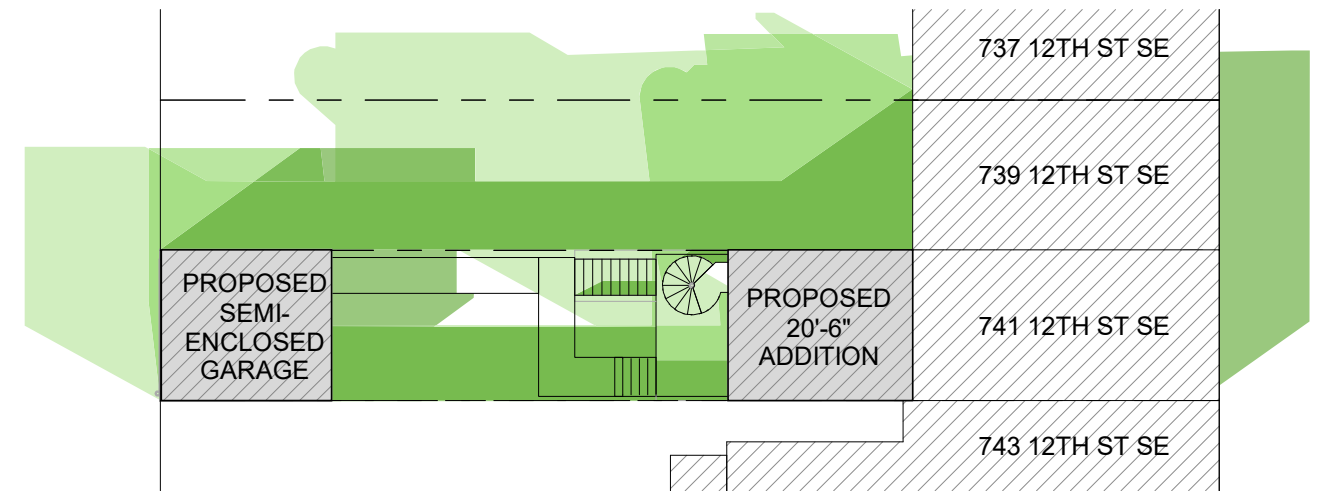


PROPOSED DESIGN - ANNUAL COMPOSITE SHADOW STUDY
1/16" = 1'-0"

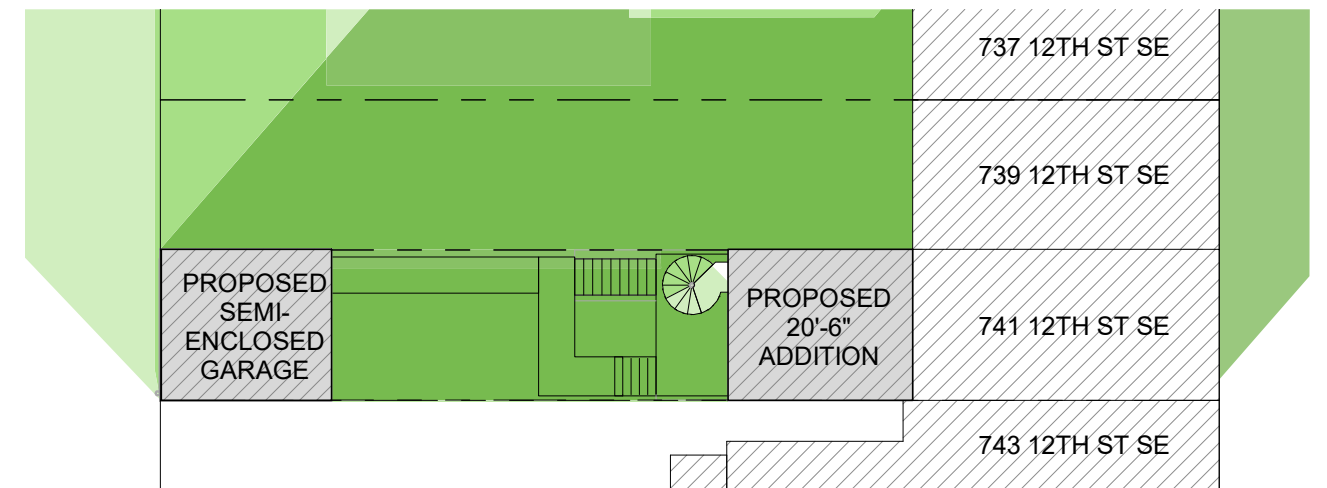
SHADOW LEGEND



PROPOSED DESIGN - SUMMER SOLSTICE SHADOW STUDY
3/64" = 1'-0"



PROPOSED DESIGN - EQUINOX SHADOW STUDY
3/64" = 1'-0"



PROPOSED DESIGN - WINTER SOLSTICE SHADOW STUDY
3/64" = 1'-0"

