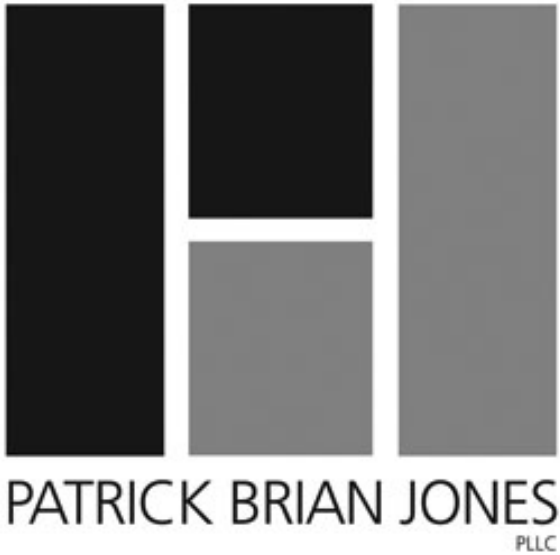


Existing Site Plan
Scale: 1/8" = 1'-0"



1835 7th Street NW
#244
Washington, DC 20001
202.765.1232

renovation & addition to:
910 12th Street NE
Washington, DC

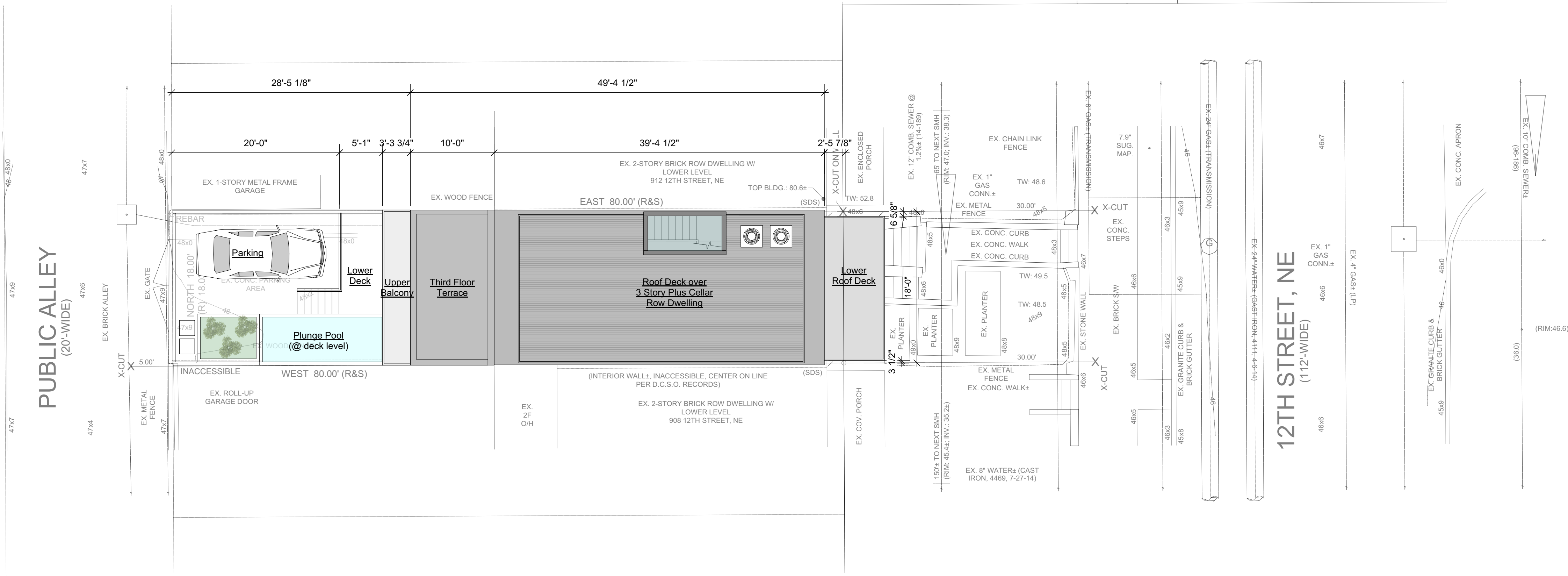
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| Review Set | 07.29.24 |
| Review Set | 07.31.24 |
| ANC Meeting | 09.16.24 |
| Review Set | 10.28.24 |

Existing Site Plan

FOR DESIGN PURPOSES ONLY

A000



Proposed Site Plan
Scale: 1/8" = 1'-0"

Existing Zoning Analysis:

| | |
|---------------------------|--|
| Property Location: | 910 12th Street NE |
| Square: | 0980 |
| Lot: | 0053 |
| Zone: | RF-1 |
| Existing Use: | Single Family (No Change) |
| Exist. Lot Size: | 1440 sq.ft. |
| Exist. Bldg. Footprint: | approx. 747 sq.ft. (51.875%) |
| Existing Rear Yard: | approx. 38.5 ft. |
| Propsoed Bldg. Footprint: | 1,007.9 sq.ft. or 69.9% (includes upper balcony) |
| Proposed Rear Yard: | 28'-5" +/- |
| Proposed Building Height: | 34'-1" |



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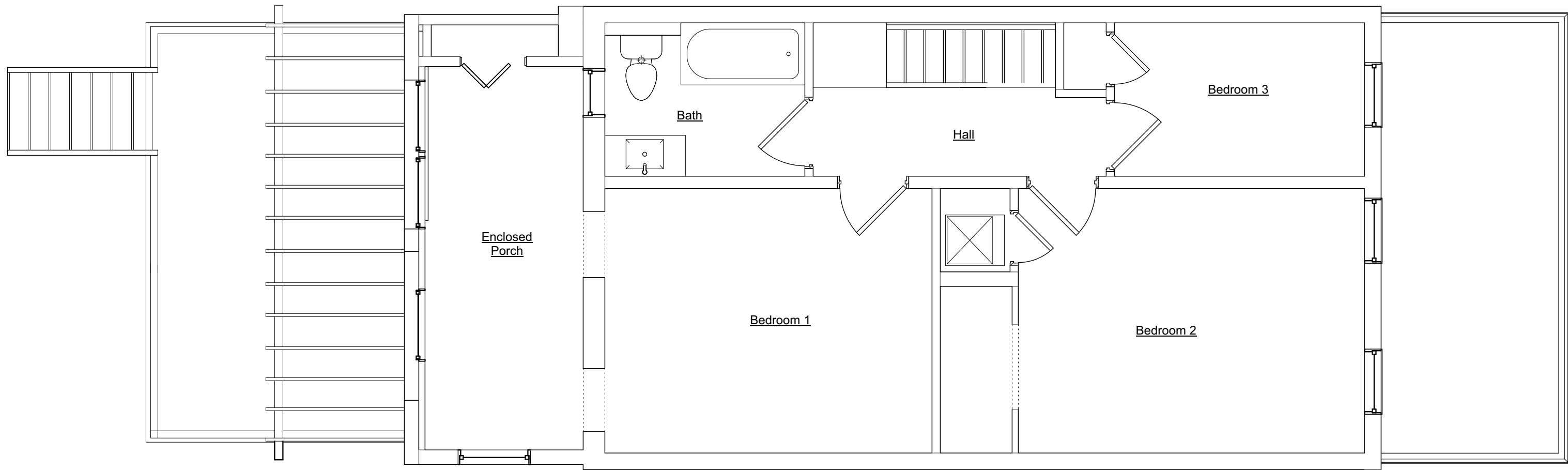
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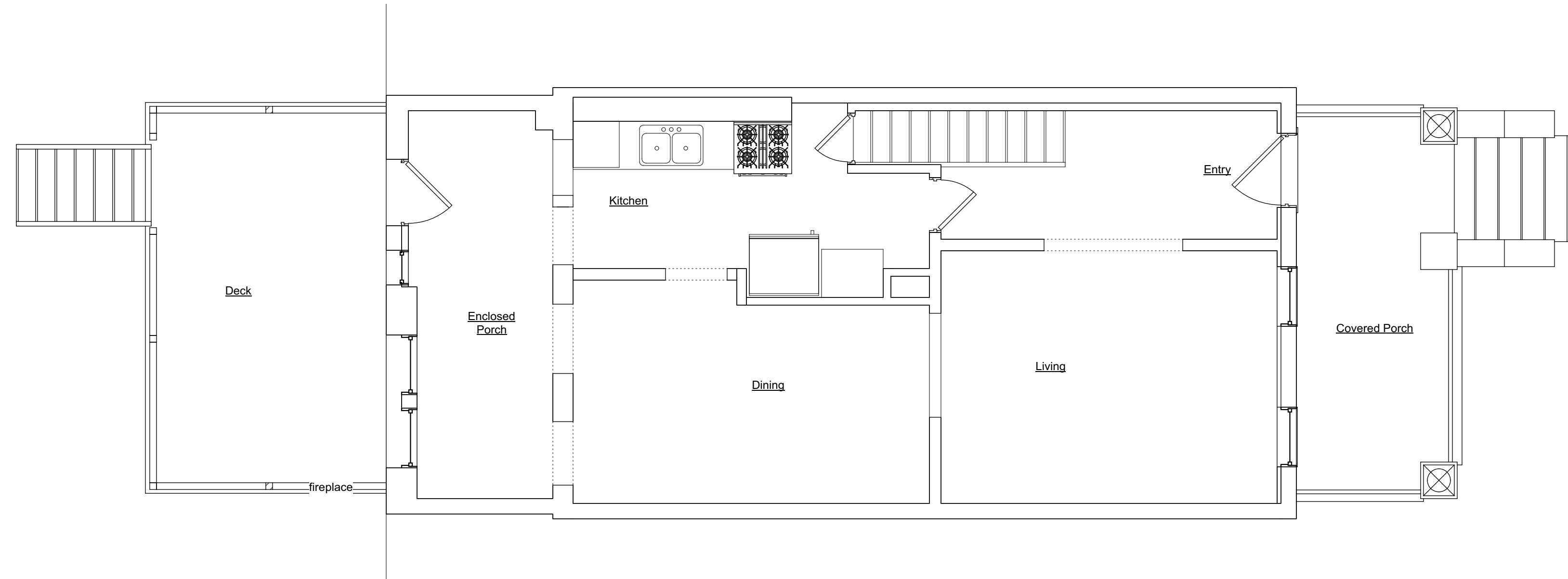
Proposed Site Plan &
Zoning Analysis

FOR DESIGN PURPOSES ONLY

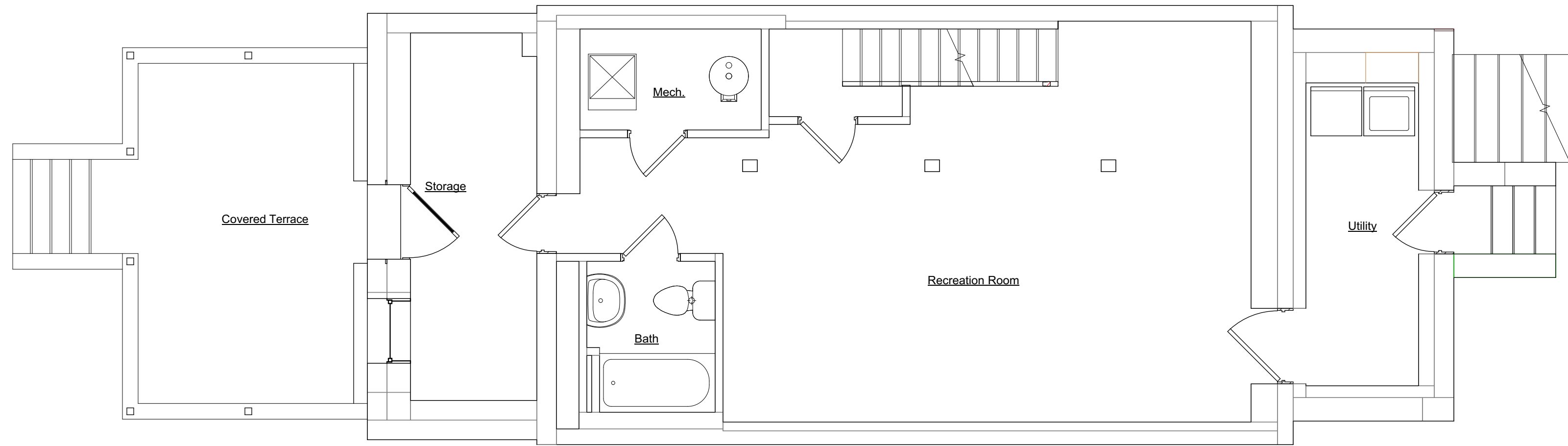
A001



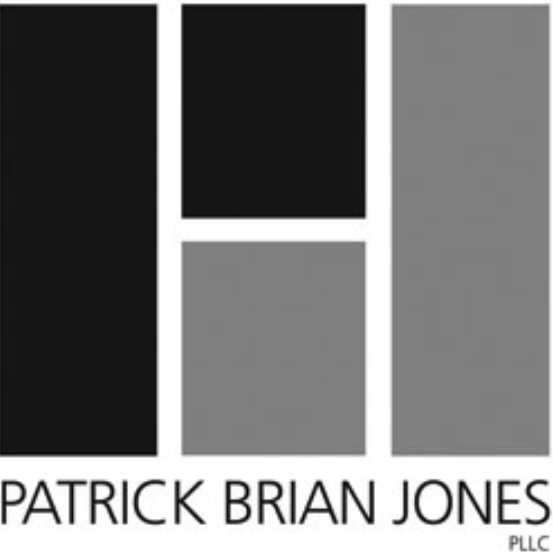
Existing Second Floor Plan
Scale: 1/4" = 1'-0"



Existing First Floor Plan
Scale: 1/4" = 1'-0"



Existing Cellar Floor Plan
Scale: 1/4" = 1'-0"



1517 Church Street NW
Unit A
Washington, DC 20005
202.765.1232

renovation & addition to:
910 12th Street NE
Washington, DC

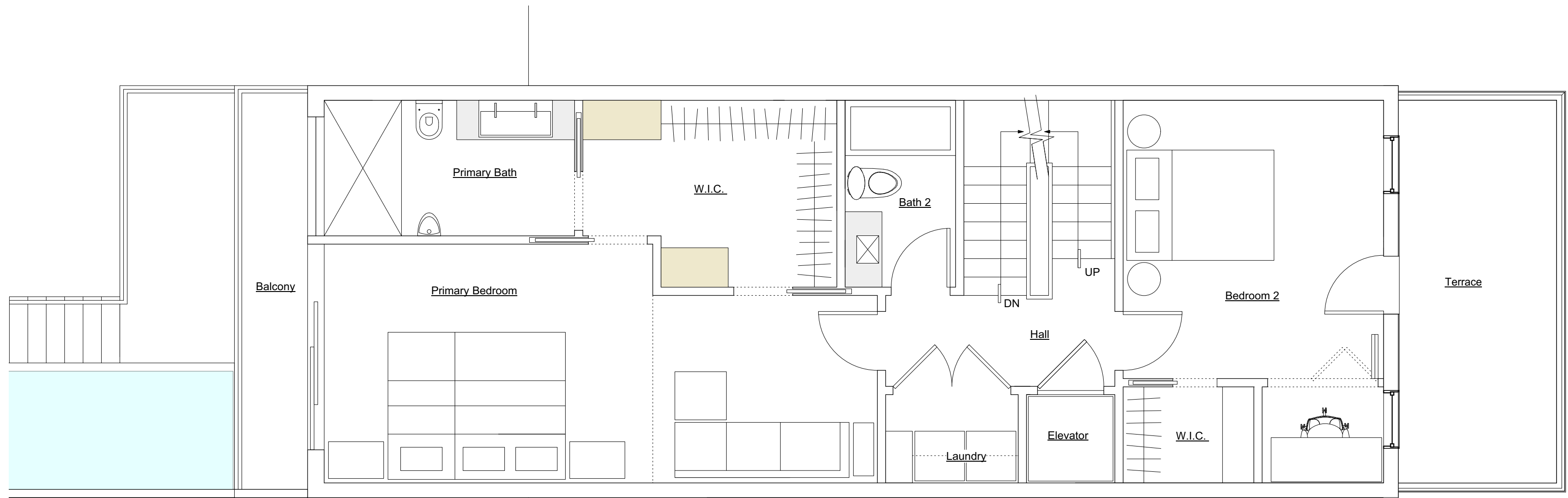
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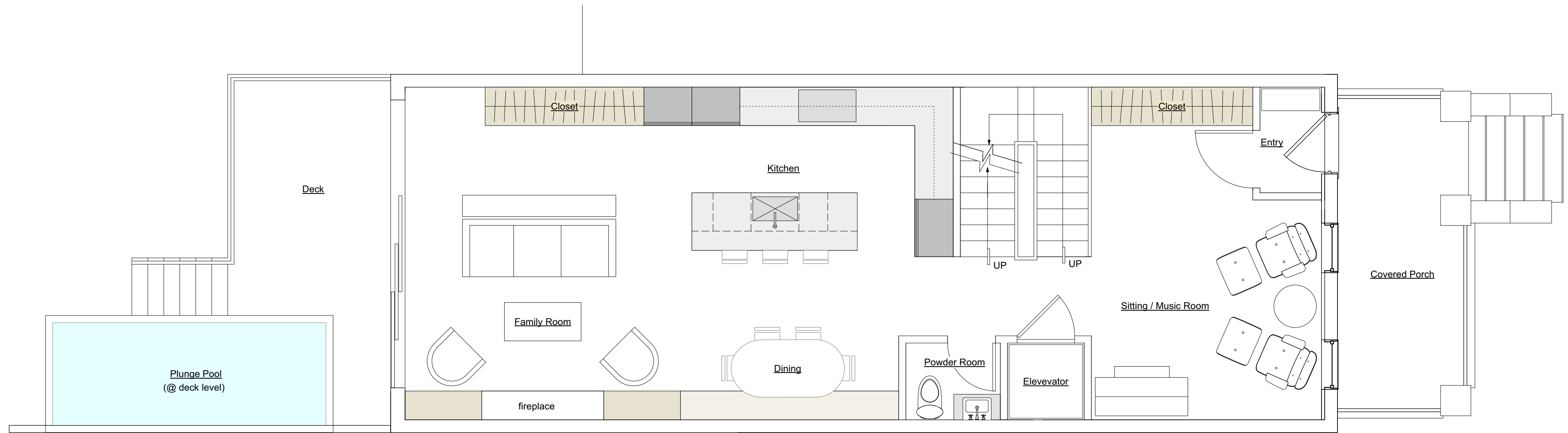
Existing Floor Plans

FOR DESIGN PURPOSES ONLY

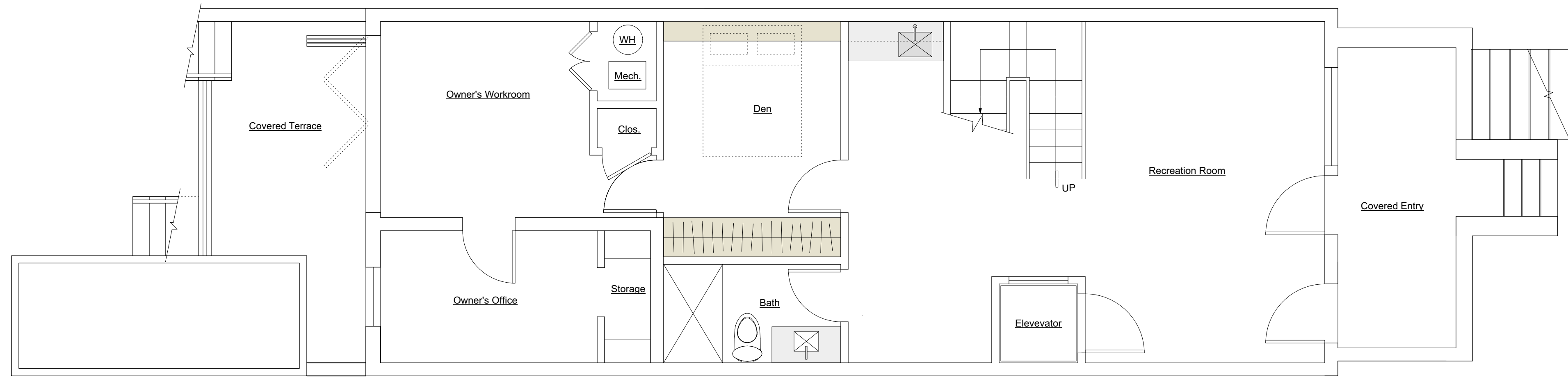
A100



2.0 Proposed Second Floor Plan
Scale: 1/4" = 1'-0"



1.1 Proposed First Floor Plan
Scale: 1/4" = 1'-0"



0.0 Proposed Cellar Floor Plan
Scale: 1/4" = 1'-0"



1517 Church Street NW
Unit A
Washington, DC 20005
202.765.1232

renovation & addition to:
910 12th Street NE
Washington, DC

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Proposed Floor Plans

FOR DESIGN PURPOSES ONLY

A101

renovation & additiona to:
910 12th Street NE
Washington, DC

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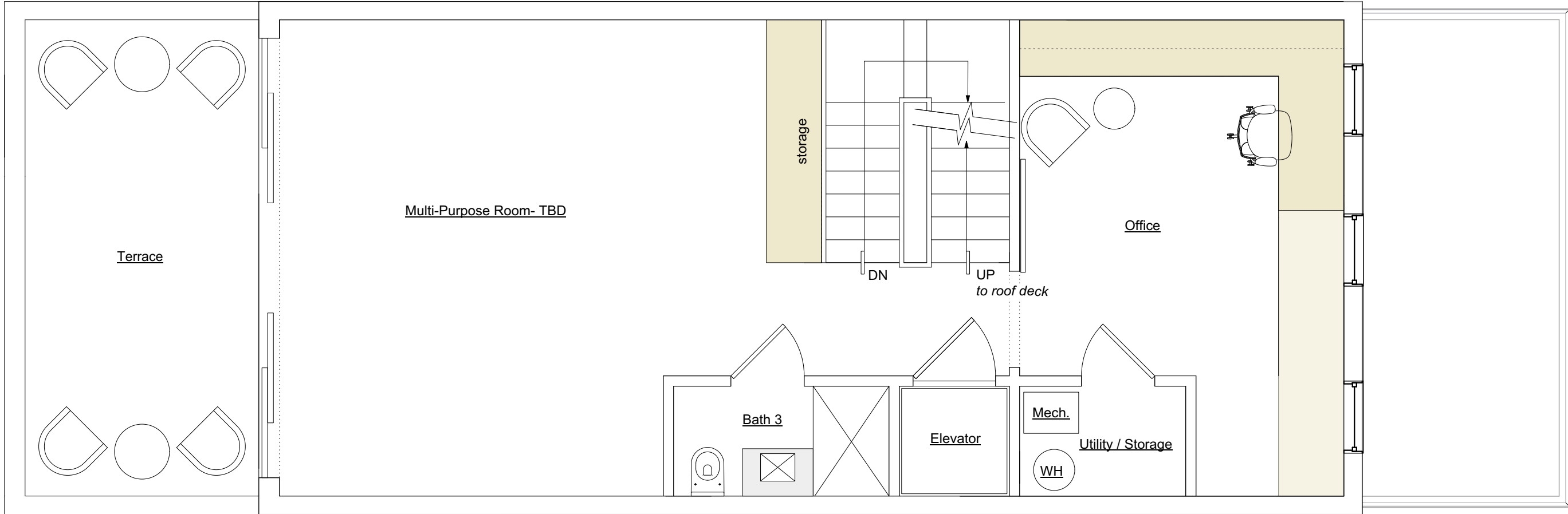
Proposed Floor Plans

FOR DESIGN PURPOSES ONLY



4.0

Proposed Roof Deck Plan
Scale: 1/4" = 1'-0"



3.0

Proposed Third Floor Plan
Scale: 1/4" = 1'-0"



1517 Church Street NW
Unit A
Washington, DC 20005
202.765.1232

renovation & addition to:
5724 Nebraska Ave NW
Washington, DC

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| ANC Meeting | 09.16.24 |
| Review Set | 10.28.24 |

Existing & Proposed
Front Elevation

FOR DESIGN PURPOSES ONLY

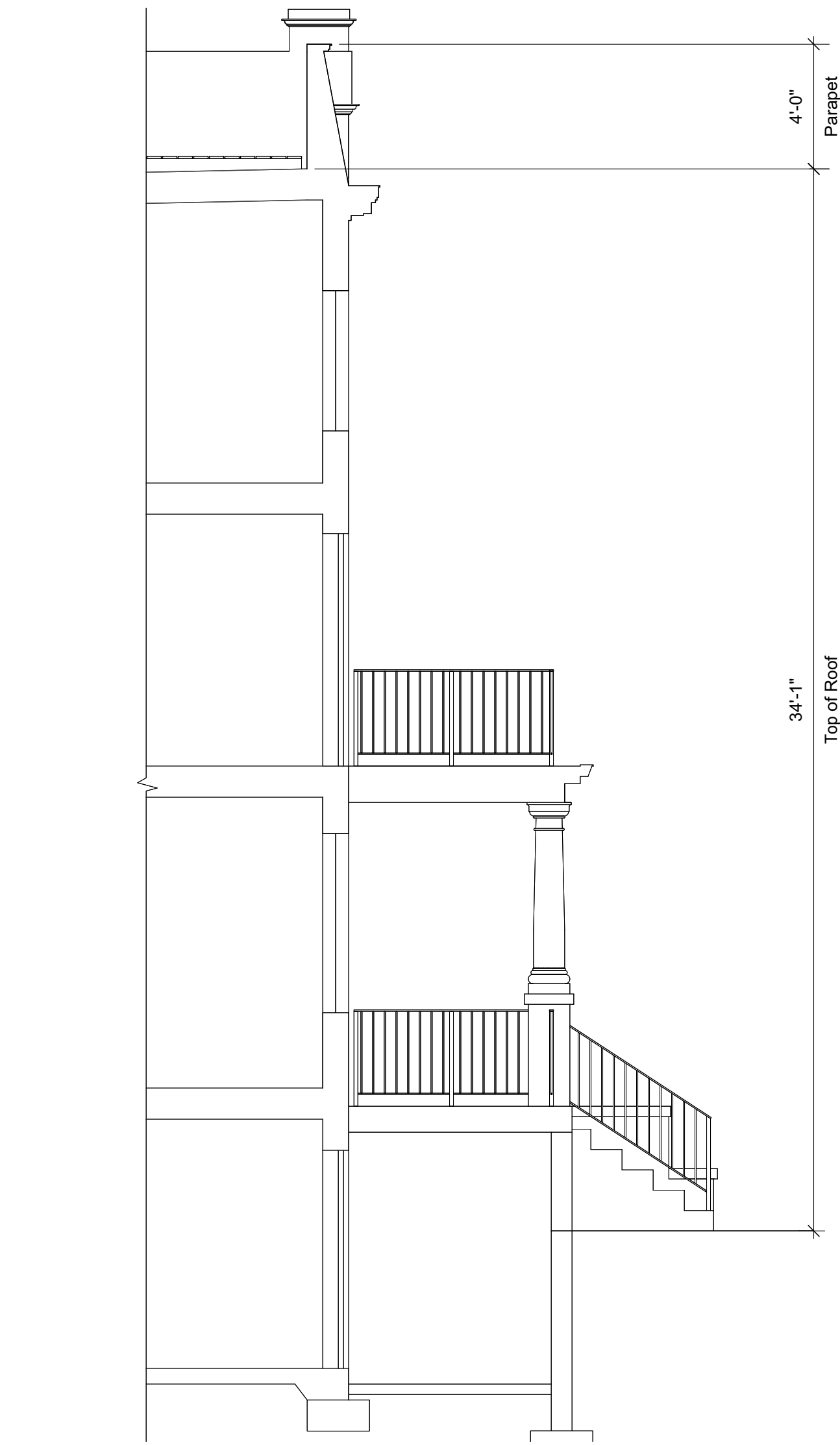
A200



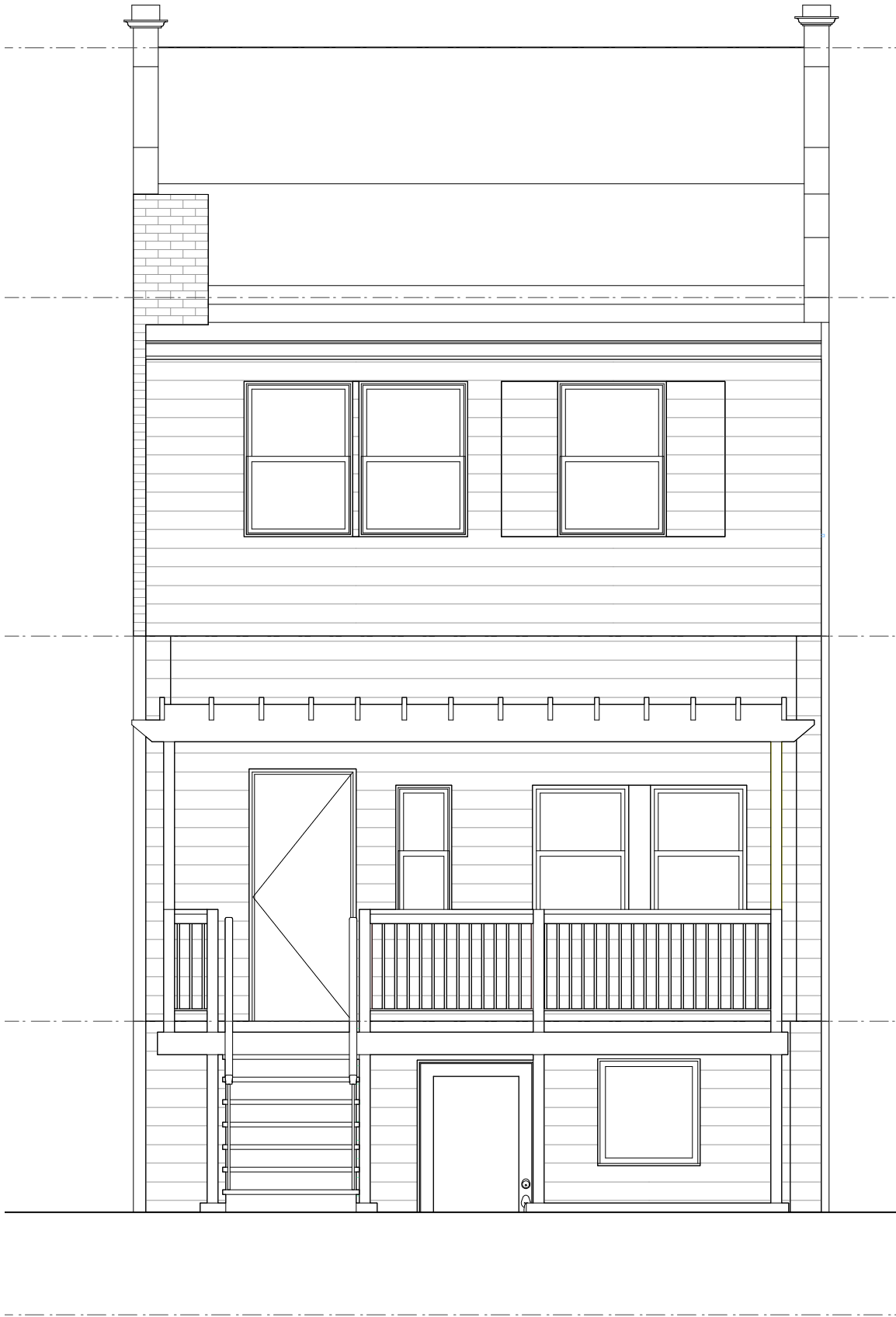
Existing Front Elevation
Scale: 1/4" = 1'-0"



Proposed Front Elevation
Scale: 1/4" = 1'-0"



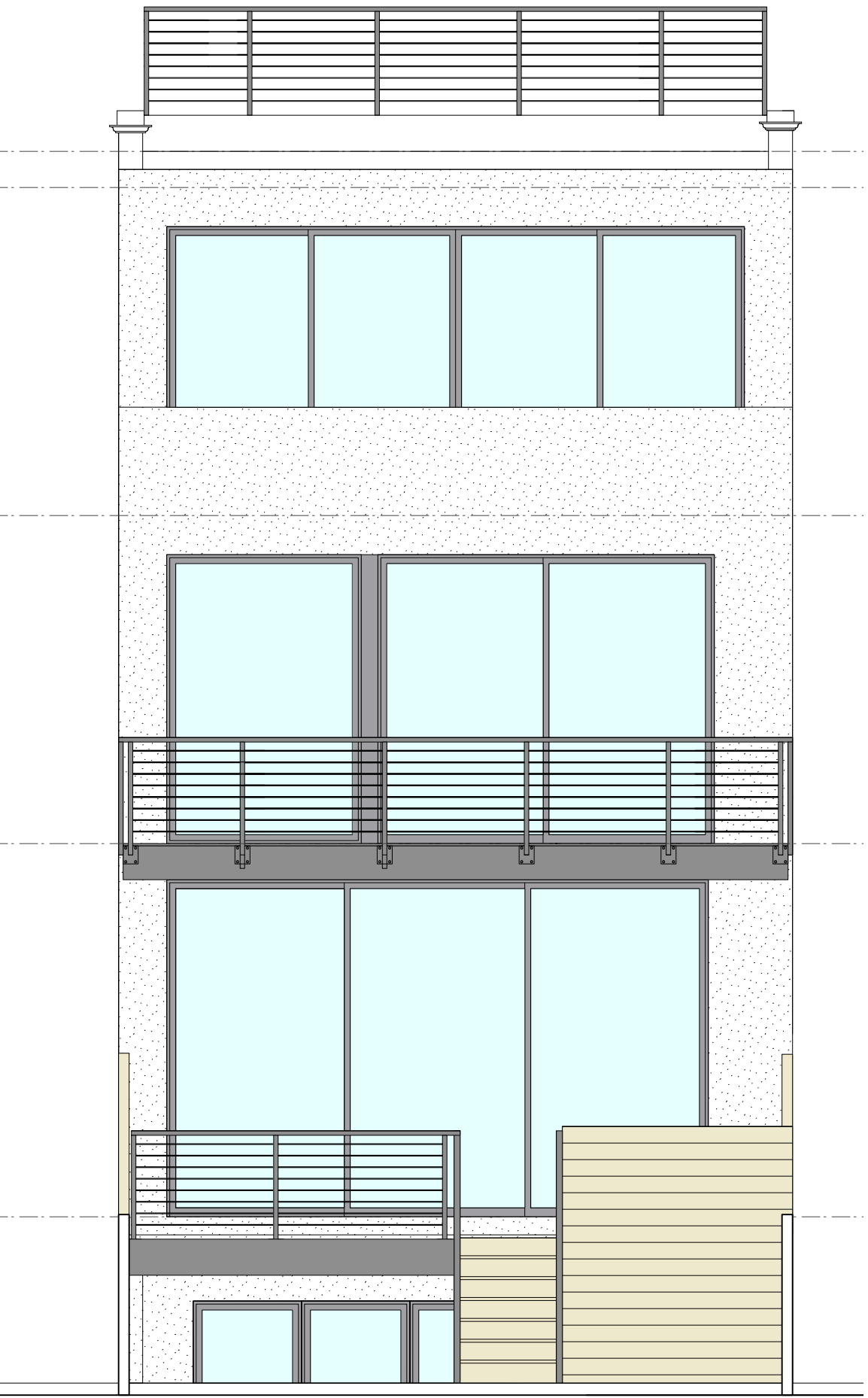
1.1 Proposed Partial Building Section
Scale: 1/4" = 1'-0"



Existing Rear Elevation
Scale: 1/4" = 1'-0"



Proposed Rear Elevation- @ deck
Scale: 1/4" = 1'-0"



Proposed Rear Elevation- @ rear yard
Scale: 1/4" = 1'-0"



1517 Church Street NW
Unit A
Washington, DC 20005
202.765.1232

renovation & addition to:
5724 Nebraska Ave NW
Washington, DC

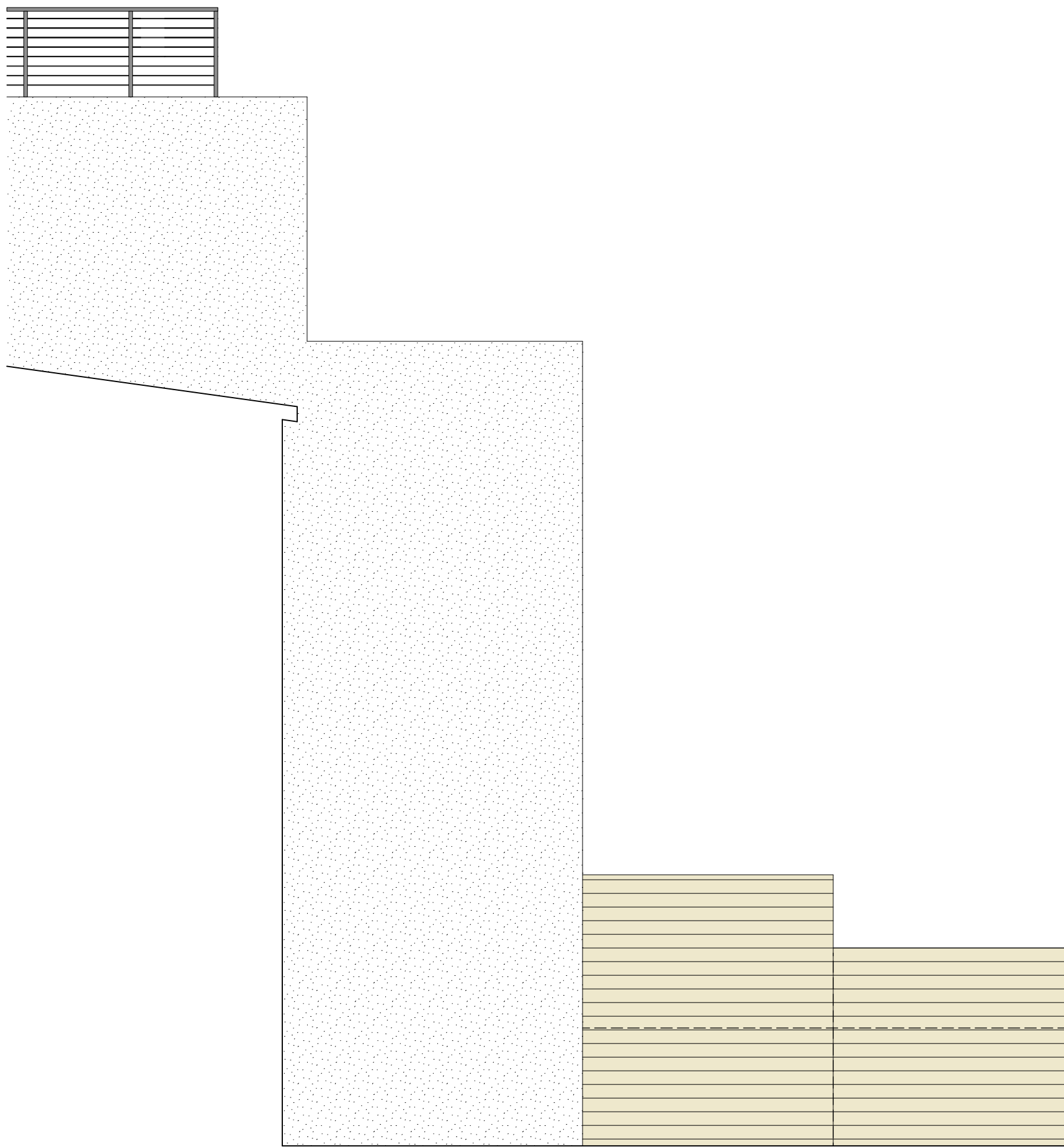
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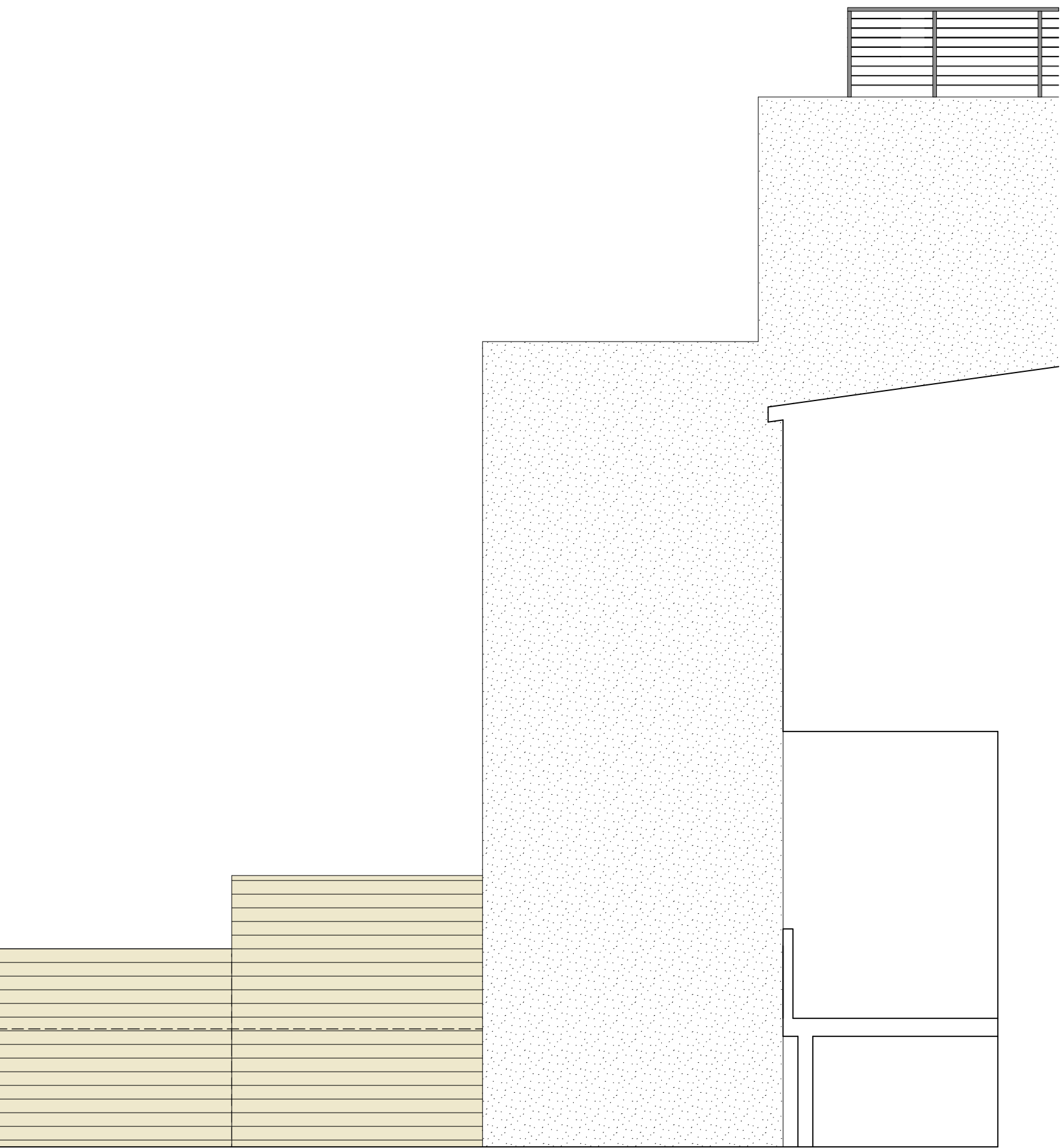
Existing & Proposed Rear Elevations

FOR DESIGN PURPOSES ONLY

A201



Proposed Side Elevation- South
Scale: 1/4" = 1'-0"



Proposed Side Elevation- North
Scale: 1/4" = 1'-0"



1517 Church Street NW
Unit A
Washington, DC 20005
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renovation & addition to:
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Washington, DC

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Existing & Proposed Rear Elevations

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A202