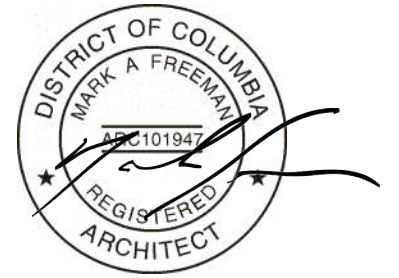


A photograph of a row of historic brick buildings in New York City. The central building is a three-story red brick structure with arched windows and a decorative cornice. To its left is a smaller building with a red door and a sign that reads "WINE & LIQUORS". To the right is a taller, more modern building. A street with a crosswalk is in the foreground.

PRELIMINARY
NOT FOR CONSTRUCTION



PRELIMINARY
NOT FOR CONSTRUCTION



IBC OCCUPANCY CLASSIFICATION	B	R-2
TYPE OF CONSTRUCTION -	V-B	I-B
NUMBER OF STORIES ABOVE GRADE	3	13
FULLY SPRINKLERED	NO	YES
FLOOR AREA OF BUILDING	+/- 9,101.4 SF	34,063.9 SF
-		
-		
-		
-		

C-0002	BY-RIGHT / PROPOSED SITE PLAN
C-0003	ZONING ANALYSIS SHEET
BZA-001	PROPOSED BUILDING VIEWS
BZA-002	PROPOSED BUILDING VIEWS
BZA-003	SUMMER SUN SHADING ANALYSIS
BZA-004	SUMMER SUN SHADING ANALYSIS
BZA-005	WINTER SUN SHADING ANALYSIS
BZA-006	WINTER SUN SHADING ANALYSIS
BZA-007	EXISTING CONDITIONS
BZA-008	EXISTING CONDITIONS
A-0001	BY-RIGHT / PROPOSED PLANS
A-0002	BY-RIGHT / PROPOSED PLANS
A-0003	BY-RIGHT / PROPOSED PLANS
A-0004	BY-RIGHT / PROPOSED PLANS
A-0005	BY-RIGHT / PROPOSED PLANS
A-0006	BY-RIGHT / PROPOSED ELEVATION
A-0007	BY-RIGHT / PROPOSED ELEVATIONS
A-0008	BY-RIGHT / PROPOSED ELEVATION
A-0009	BY-RIGHT / PROPOSED SECTION
A-0010	BY-RIGHT / PROPOSED SECTION

ST NAME:

COVER SHEET

C-0001

 $\sum_{i=1}^n$

Washington DC 20001

DRAWN BY:

CHECKED BY:

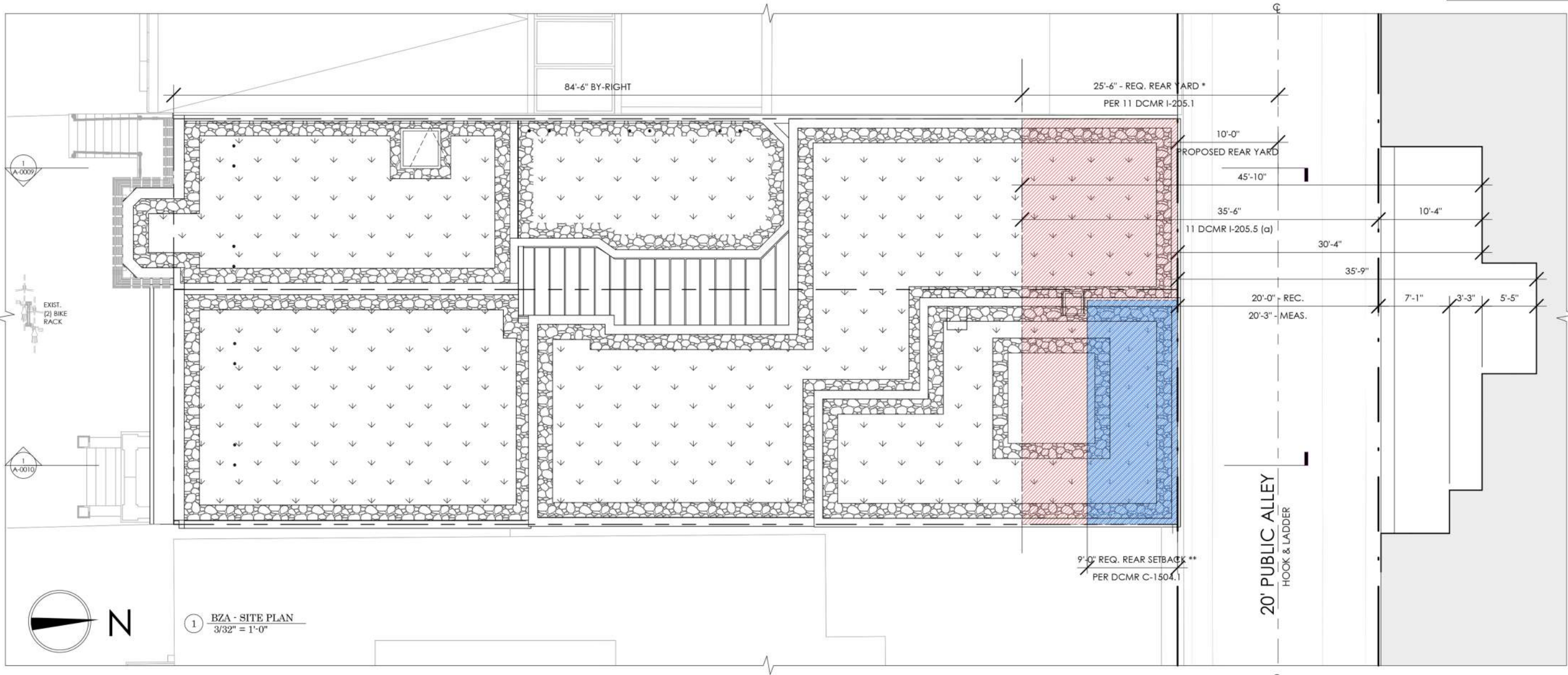
PROJECT NO: 07

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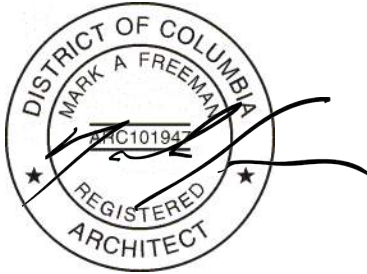
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Board of Zoning Adjustment
District of Columbia
CASE NO. 21338
EXHIBIT NO. 16A

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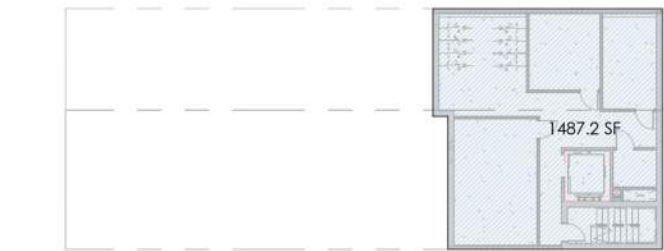


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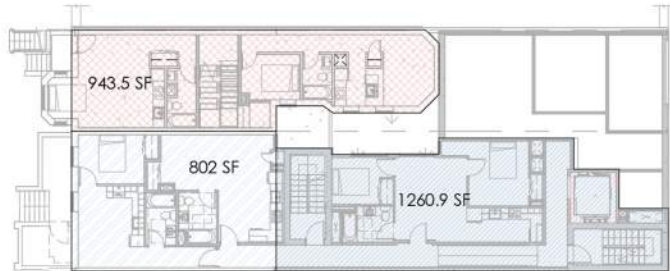


SHEET NAME: BY RIGHT / PROPOSED SITE PLAN		SHEET NO: C-0002	
DATE 03/28/25	SUBMISSION PERMIT	GENERAL NOTE: I CERTIFY THAT THESE DOCUMENTS WERE PREPARED AND APPROVED BY ME AND THAT I AM A QUALIFIED ARCHITECT UNDER THE LAWS OF THE DISTRICT OF COLUMBIA LICENSE NO. A.S.C.D. 1947 EXPIRATION DATE 04-30-2028	
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DRAWN BY: PH - NC	CHECKED BY: MF / LF	PROJECT NO: 2023 - 07	
SEAL & SIGNATURE		aggregate architecture+design 1012 14th St NW Suite 915, Washington, DC 20005 (202) 289-0053 Aggregate Architecture & Design, PLLC © 2025	

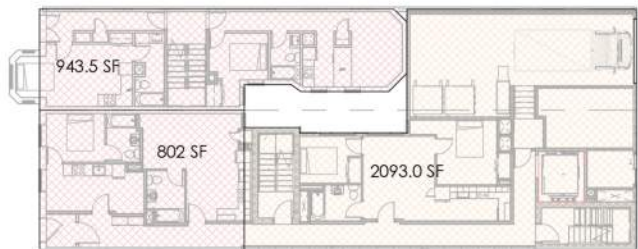
KEY
* PORTION OF BUILDING
WITHIN THE REQ'D REAR YARD
** AREA OF PH WITHIN THE
REQ'D REAR SETBACK
- 0'-0" PROPOSED



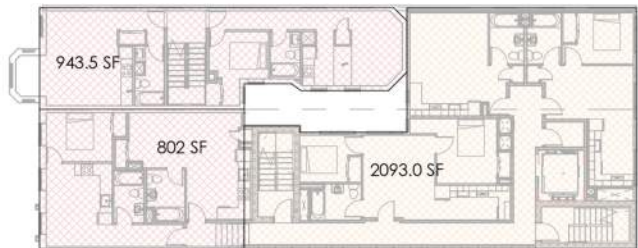
NEW SUB-CELLAR: 1487.2 SF



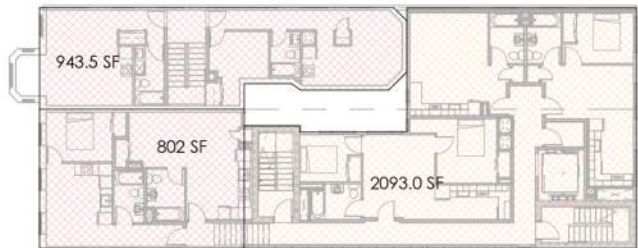
EXIST. HISTORIC 471 CELLAR: 802 SF
NEW CELLAR ADDITION: 1260.9 SF
EXIST. 473 BASEMENT: 943.5 SF



EXIST. HISTORIC FIRST FLOOR: 1745.6 SF
NEW ADDITION FIRST FLOOR: 2093.0 SF



EXIST. HISTORIC SECOND FLOOR: 1745.6 SF
NEW ADDITION SECOND FLOOR: 2093.0 SF



EXIST. HISTORIC THIRD FLOOR: 1745.6 SF
NEW ADDITION THIRD FLOOR: 2093.0 SF

- NEW SUB CELLAR/CELLAR FLOOR AREA: DOES NOT APPLY PER SUBTITLE B - 304.5 & 304.8 RULES OF MEASUREMENT FOR GFA
- EXIST. HISTORIC CELLAR FLOOR AREA: DOES NOT APPLY PER SUBTITLE B - 304.5 & 304.8 RULES OF MEASUREMENT FOR GFA
- NEW FIRST, SECOND, THIRD, FOURTH - ELEVENTH FLOOR AREA: APPLIES PER SUBTITLE B - 100.2 DEFINITIONS AND SUBTITLE B - 303 & 304 RULES OF MEASUREMENT
- EXIST. BASEMENT FIRST, SECOND, THIRD, FOURTH - ELEVENTH FLOOR AREA: APPLIES PER SUBTITLE B - 100.2 DEFINITIONS AND SUBTITLE B - 303 & 304 RULES OF MEASUREMENT
- PENTHOUSE FLOOR AREA: DOES NOT APPLY PER SUBTITLE C- 1503.1 (a) PENTHOUSE AREA

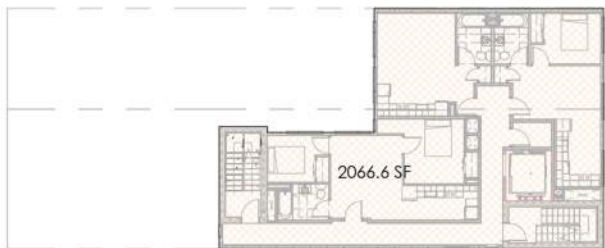
ATRIUM COVER AREA: COUNTS ONCE PER SUBTITLE B-304.8

DETERMINATION BASED ON THE FOLLOWING:

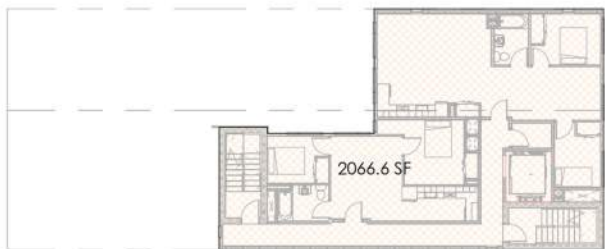
- IF THE ATRIUM IS COVERED BY A ROOF OR PERGOLA PIECE WITH MEMBERS LESS THAN 24' APART, IT IS NO LONGER OPEN TO THE SKY AND THEREFORE NO LONGER SUBJECT TO THE CLOSED COURT DIMENSION REQUIREMENTS.
- IT DOES COUNT IN THE LOT COVERAGE.
- IT DOES COUNT IN THE FAR FOR ONE FLOOR ONLY.



NEW ADDITION FOURTH FLOOR: 2066.6 SF
COVERED ATRIUM: 208.4 SF



NEW ADDITION FIFTH - NINTH FLOOR: 2066.6 SF



NEW ADDITION TENTH - ELEVENTH FLOOR: 2066.6 SF



NEW MECHANICAL PENTHOUSE: 703.9 SF

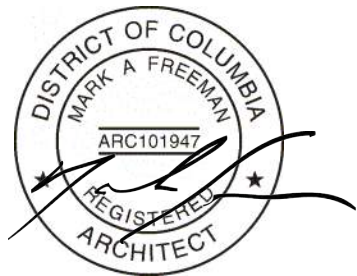
ZONING INFO

SQUARE: LOT: PROPOSED USE:	471 H ST NW 0517 0834 D-4-R	473 H ST NW 0517 0835 D-4-R	471 & 473 H ST NW 0517 0834 & 0835 D-4-R	
EXIST. LOT AREA:	2,337 SF	1,700 SF	4,037 SF	ASSOCIATED 11 DCMR ZR-16 SECTION
EXIST. LOT OCC.: NEW HISTORIC LOT OCC.: NEW ADDITION LOT OCC.: PROPOSED LOT OCC.:	62.5% (1460.72 SF) 34.3% (802.02 SF) 65.7% (1,535.40 SF) 100% (2,337 SF)	55.5% (943.58 SF) 55.5% (943.58 SF) 45.5% (756.42 SF) 100% (1,700 SF)	59.5% (2,404.30 SF) 43.2% (1,745.60 SF) 56.8% (2,291.40 SF) 100% (4,037 SF)	SUBTITLE I - 202.1 COMPLIANT
EXIST. HISTORIC BLDG. FAR: PROPOSED HISTORIC BLDGS. FAR: MAX. ALLOWED FAR:	1.59 (3716.83 SF) 1.03 (2406.06 SF) 6.0 (HISTORIC W/ <6)	2.22 (3,774.32 SF) NO CHANGE 6.0 (HISTORIC W/ <6)	1.85 (7491.15 SF) 1.53 (6,180.38 SF) 6.0 (HISTORIC W/ <6)	SUBTITLE I - 200.2 COMPLIANT
PROPOSED NEW ADDITION FAR: MAX. NEW ADDITION FAR: PROPOSED TOTAL: FAR (GFA)	NO LIMIT NO LIMIT 7.24 (29,227.0 SF)	NO LIMIT NO LIMIT 7.24 (29,227.0 SF)	NO LIMIT NO LIMIT 7.24 (29,227.0 SF)	SUBTITLE I - 532.4 COMPLIANT - H ST. 90' ROW SUBTITLE I - 532.1 COMPLIANT - H ST. 90' ROW
EXIST. HISTORIC BLDG. HEIGHT: PROPOSED HISTORIC BLDG. HEIGHT: MAX. HISTORIC BLDG. HEIGHT:	42'-6 1/2" 90'-0" + 20'-0" 90'-0" + 20'-0"	43'-0" 90'-0" + 20'-0" 90'-0" + 20'-0"	NO CHANGE 110'-0" + PENTHOUSE 110'-0" + PENTHOUSE 110'-0" + PENTHOUSE	SUBTITLE I - 532.4 COMPLIANT - H ST. 90' ROW SUBTITLE I - 532.1 COMPLIANT - H ST. 90' ROW
EXIST. # PARK. SPACE: PROPOSED # PARK. SPACE: MIN. # PARK. SPACE:	1 1 1 PER 3>4	1 FULL SIZE, 1 COMPACT 1 PER 3>4	1 FULL SIZE, 1 COMPACT 0 SPACES 0 SPACES	SUBTITLE C - 702.1/SUBTITLE I - 212 COMPLIANT - NOT REQUIRED IN D ZONES
EXIST. # BICYCLE SPACE: PROPOSED # BICYCLE SPACE: MIN. # BICYCLE SPACE:	0 0 1 FOR EA 2,500 SQ FT	0 0 1 FOR EA 2,500 SQ FT	0 16 1 FOR EA 3 DWELLING	SUBTITLE C 802.1 COMPLIANT - 48 DWELLING UNITS
EXIST. GAR: PROPOSED GAR: MIN. GAR:	0 0 0.2	0 0 0.2	0 0.46 (3,094.54 SF X .6) 0.2 (807.4 SF)	SUBTITLE I - 208.1 COMPLIANT
EXIST. REAR YARD SETBACK: PROPOSED REAR YARD SETBACK: MIN. REAR YARD SETBACK:	15'-6" 12'-0" CL OF ALLEY 12'-0" CL OF ALLEY	38'-5" 12'-0" CL OF ALLEY 12'-0" CL OF ALLEY	10'-0" FROM CL OF ALLEY 25'-6" CL OF ALLEY (12' - 4 1/2" X 2.5')/12'	SUBTITLE I - 205.1 NOT COMPLIANT - ZONING RELIEF REQUIRED
EXIST. LOADING BERTHS: PROPOSED LOADING BERTHS: MIN. LOADING BERTHS:	N/A N/A N/A	N/A N/A N/A	1 LOADING BERTH	SUBTITLE C - 909.1/901.7 COMPLIANT - MIN. 1 LOADING. BERTH WHEN + THAN 50 DWELLING UNITS
EXIST. PENTHOUSE HEIGHT: PROPOSED PENTHOUSE HEIGHT: MAX. PENTHOUSE HEIGHT:	N/A 20'-0" 1 STORY + MEZZ. 20'-0" 1 STORY + MEZZ.	N/A 20'-0" 1 STORY + MEZZ. 20'-0" 1 STORY + MEZZ.	9'-0" HEIGHT 20'-0" 1 STORY + MEZZ.	SUBTITLE I - 532.5 COMPLIANT
EXIST. PH REAR YARD SETBACK: PROPOSED PH REAR YARD SETBACK: MIN. PH REAR YARD SETBACK:	N/A N/A N/A	N/A N/A N/A	0 FROM PROP. LINE 9'-0" PER PROP. HEIGHT	SUBTITLE C - 1504.1 NOT COMPLIANT - ZONING RELIEF REQUIRED

FAR ANALYSIS SHEET: 11 STORY + MECH PENTHOUSE					
Prepared by:		Aggregate Architecture + Design, PLLC			
Project #:		2023-07			
Project Address:		471 - 473 H Street, NW Washington, DC 20009			
Date:		03/26/2025			
Performed by:		PH			
#	AREA /ITEM	GFA EXCLUSIONS 11DCMR B-304.8 (SF)	HISTORIC 471-473 11 DCMR B-304.7 (SF)	NEW ADDITION 11 DCMR B-304.7 (SF)	PROPOSED PROJECT 11 DCMR B-304 (SF)
1	Mech shafts	407.7			
2	Sub-cellar	1,487.2			
3	Cellar (Ext'g Historic)	802.0			
4	Cellar (Addition)	1,260.9			
5	Basement		943.6		943.6
6	1st floor (includes atrium) 473 Bay Projection	58.4	1,745.6	2,301.4	4,047.0
7	2nd floor 473 Bay Projection	58.4	1,745.6	2,093.0	3,838.6
8	3rd floor 473 Bay Projection	58.4	1,745.6	2,093.0	3,838.6
9	4th floor			2,093.0	2,093.0
10	5th floor			2,066.6	2,066.6
11	6th floor			2,066.6	2,066.6
12	7th floor			2,066.6	2,066.6
13	8th floor			2,066.6	2,066.6
14	9th floor			2,066.6	2,066.6
15	10th floor			2,066.6	2,066.6
16	11th floor			2,066.6	2,066.6
17	Penthouse -- C-1505.1(a)	703.9			
TOTAL (SF)	11 DCMR B-304	4,836.9	6,180.4	23,046.6	29,227.0
LOT AREA (SF)					4,037.0
	FAR PER 11 DCMR B-302		1.53	5.71	7.24

TABLE: NUMBER OF UNITS				
UNIT TYPE	EFFICIENCY	ONE-BEDROOM	TWO-BEDROOM	
FLOOR				
SUB-CELLAR	-	-	-	
CELLAR & BASEMENT	2	2	1	5
1ST FLOOR	2	2	1	5
2ND FLOOR	3	3	1	7
3RD FLOOR	3	3	1	7
4TH - 11TH FLOORS	8	8	8	24
PENTHOUSE	-	-	-	0
TOTAL	18	18	12	48

PRELIMINARY
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SHEET NAME:
ZONING ANALYSIS SHEET

DATE:
03.05.25

SUBMISSION:
BLA

SHEET NO:
C-0003

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Washington DC 20001

DRAWN BY:
PH - MC

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MF / LF

PROJECT NO:
2023 - 07

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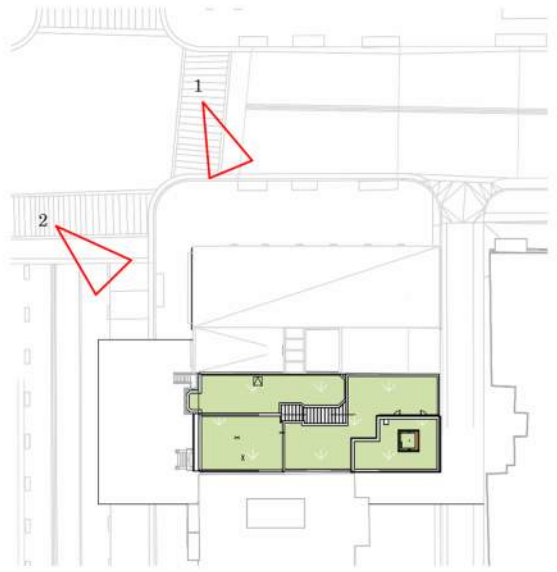
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1 PROPOSED BUILDING VIEW 1



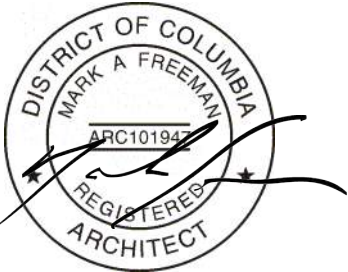
2 PROPOSED BUILDING VIEW 2



3 KEY PLAN -
1" = 80'-0"

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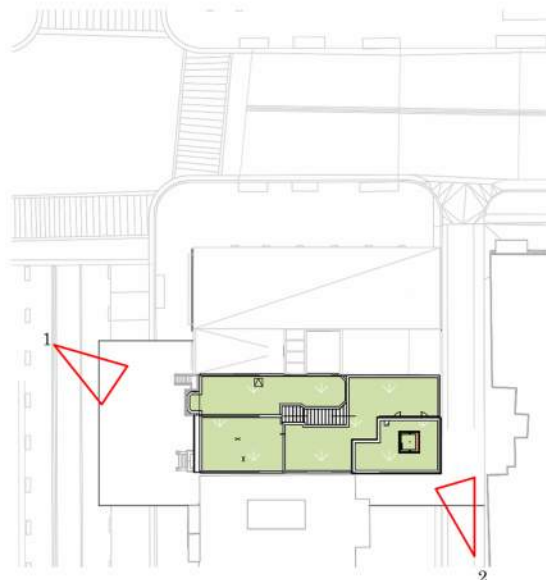
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1 PROPOSED BUILDING VIEW 3

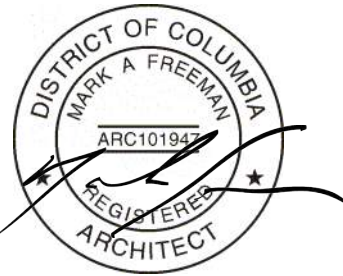


2 PROPOSED BUILDING VIEW 4



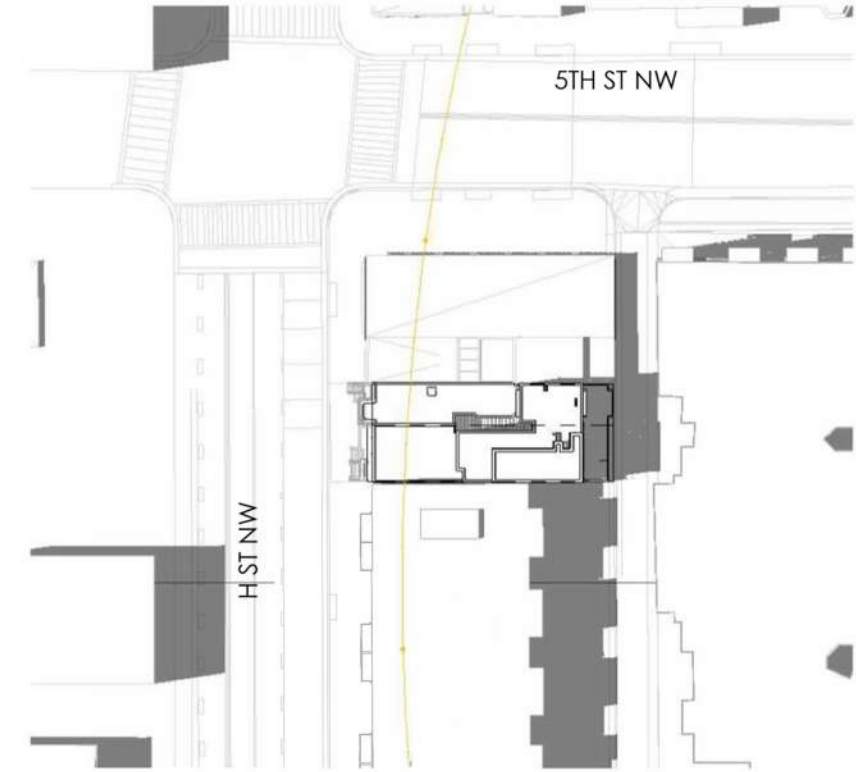
3 KEY PLAN
1" = 80'-0"

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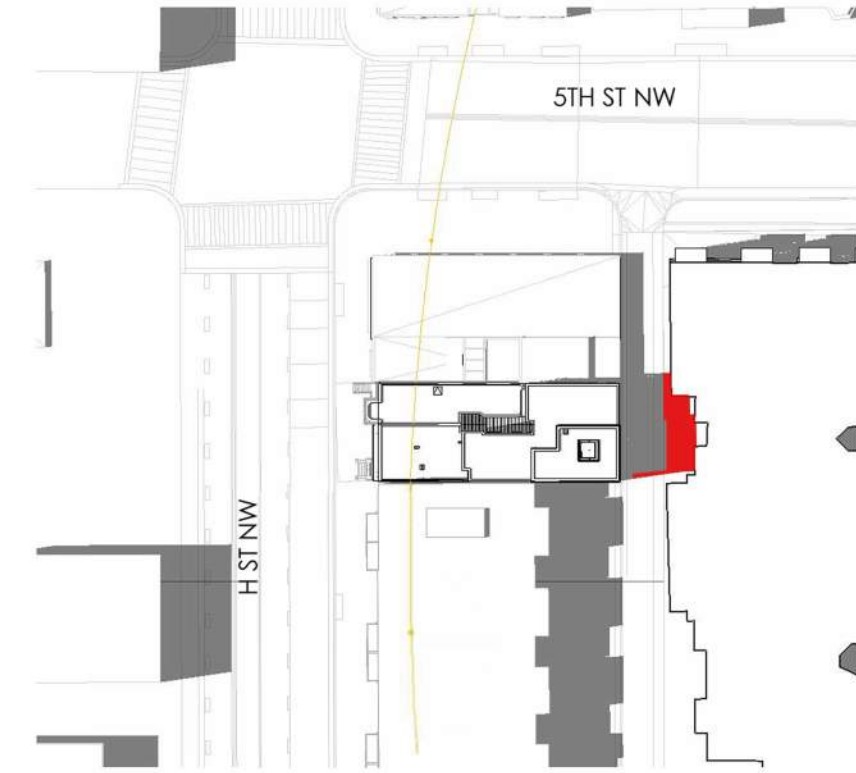
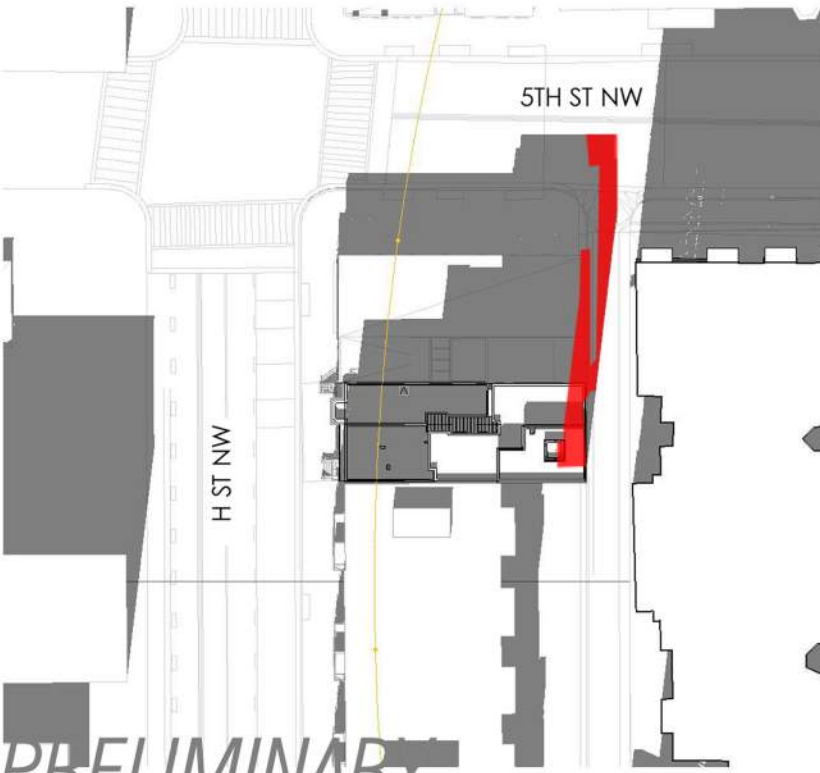
BY-RIGHT BUILDING W/ COMPLIANT REAR YARD SETBACK



① SUMMER SOLSTICE / 9 AM
1" = 80'-0"

② SUMMER SOLSTICE / 12 PM
1" = 80'-0"

PROPOSED BUILDING W/ NON COMPLIANT REAR YARD SETBACK

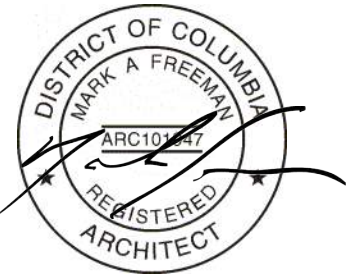


③ SUMMER SOLSTICE / 9 AM
1" = 80'-0"

④ SUMMER SOLSTICE / 12 PM
1" = 80'-0"

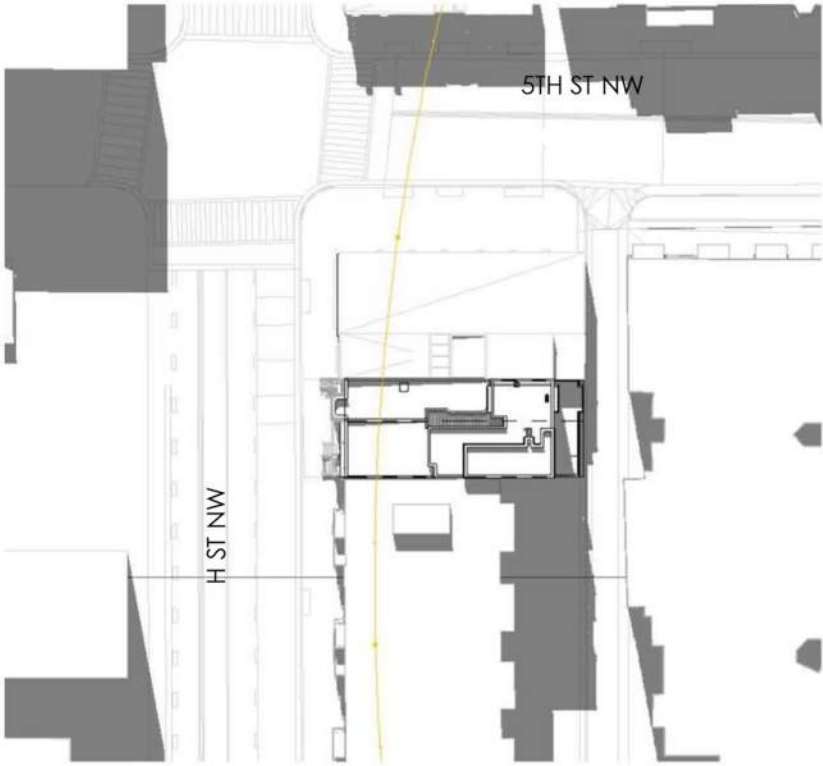
PRELIMINARY
NOT FOR CONSTRUCTION

PRELIMINARY
NOT FOR CONSTRUCTION

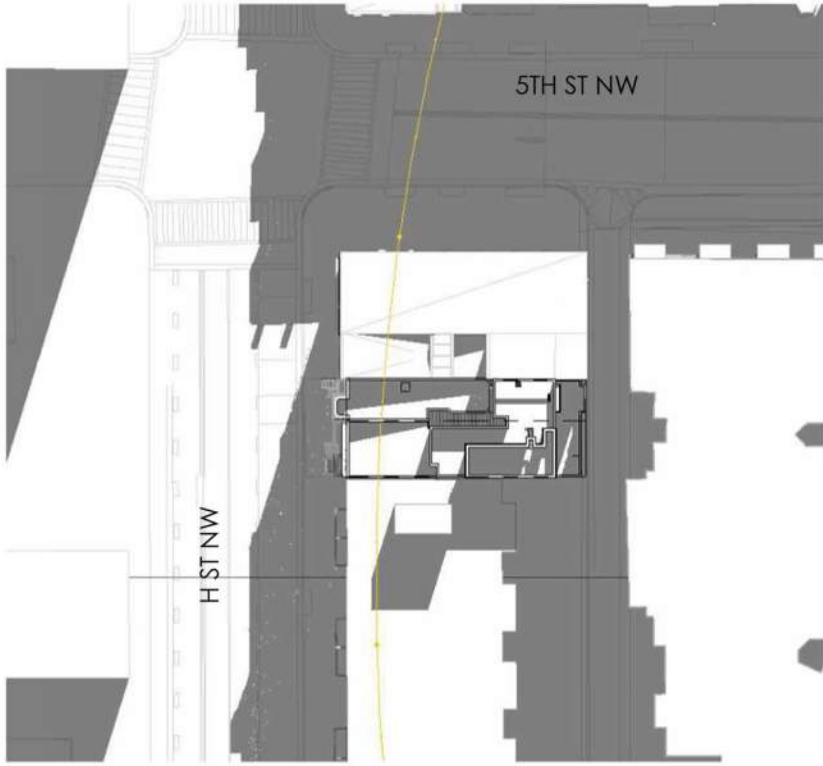


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SUBMISSION		DATE	SHEET NAME:
BZA	03.28.25	SUMMER SUN SHADING ANALYSIS	
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DRAWING DATA:		Washington DC 20001	
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PROJECT NO:			

BY-RIGHT BUILDING W/ COMPLIANT REAR YARD SETBACK

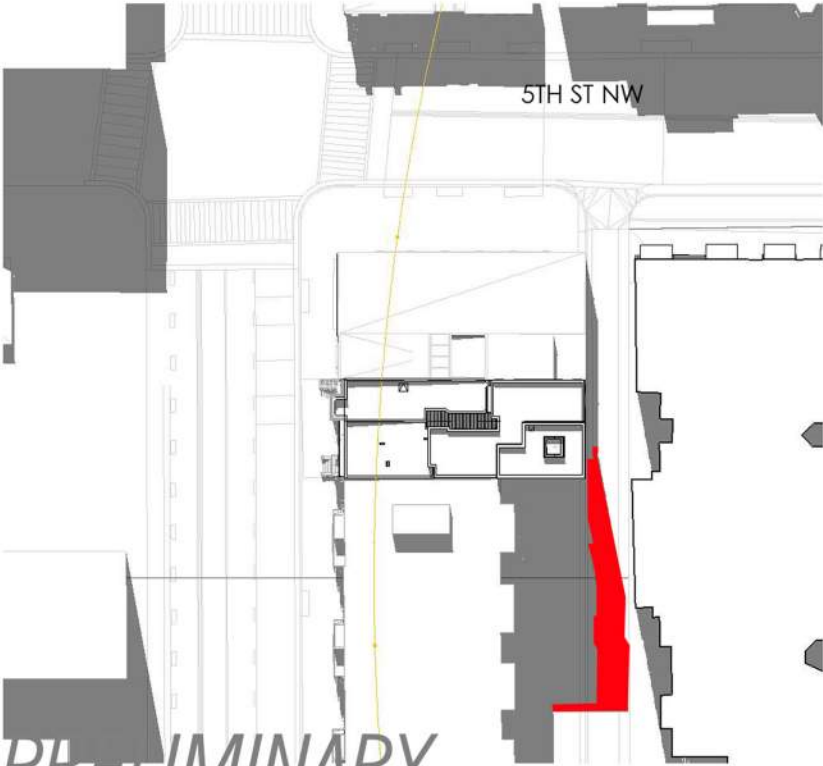


③ SUMMER SOLSTICE / 3 PM
1" = 80'-0"

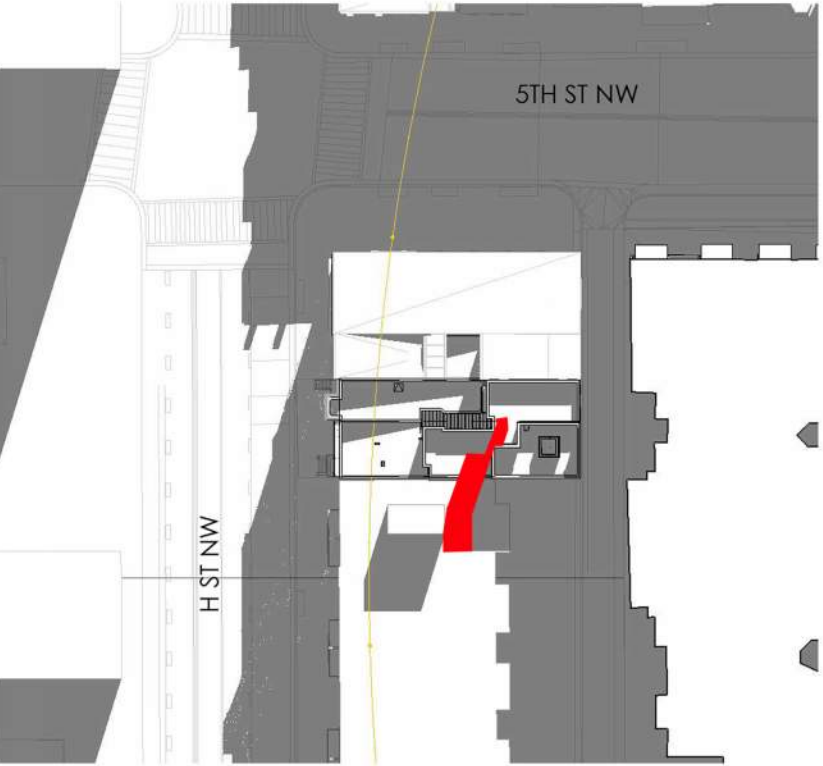


④ SUMMER SOLSTICE / 6 PM
1" = 80'-0"

PROPOSED BUILDING W/ NON COMPLIANT REAR YARD SETBACK

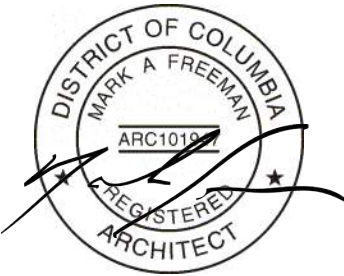


③ SUMMER SOLSTICE / 3 PM
1" = 80'-0"



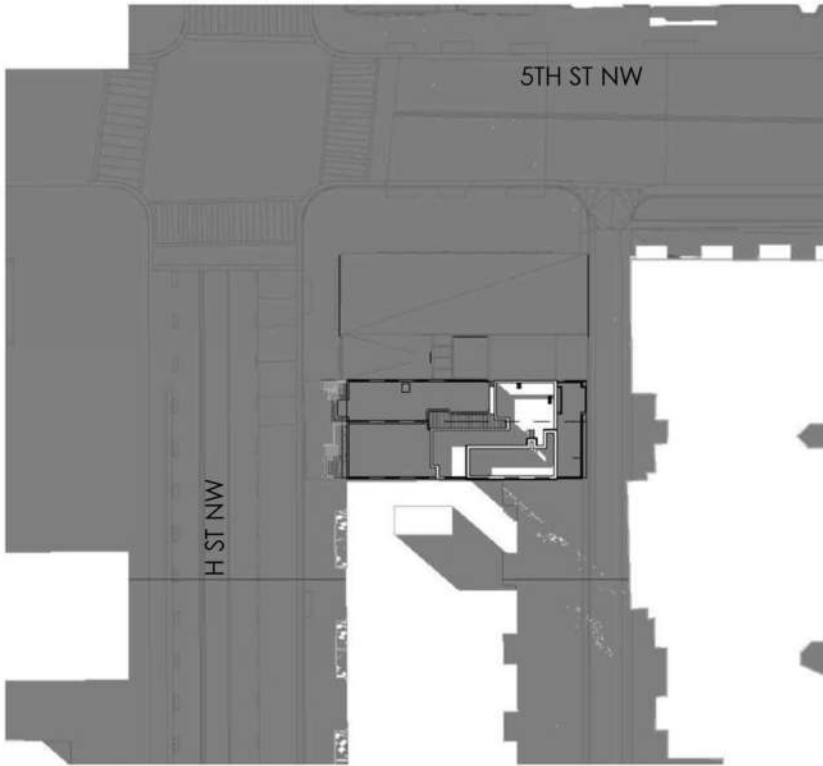
④ SUMMER SOLSTICE / 6 PM
1" = 80'-0"

PRELIMINARY
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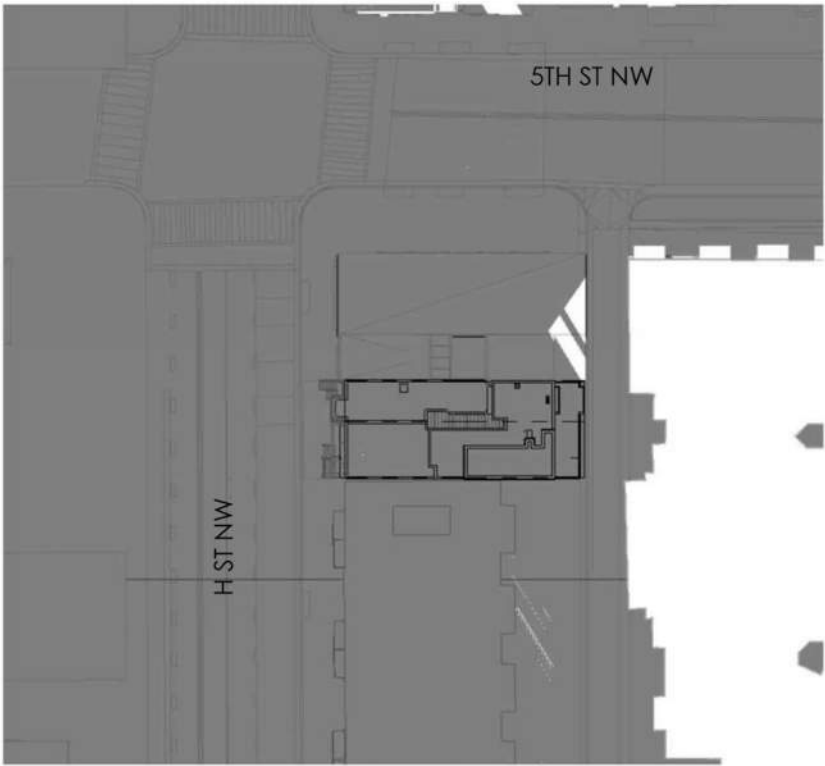


SHEET NAME: SUMMER SUN SHADING ANALYSIS		SHEET NO: BZA-004	
SUBMISSION BZA		DATE 03.28.25	
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BY-RIGHT BUILDING W/ COMPLIANT REAR YARD SETBACK

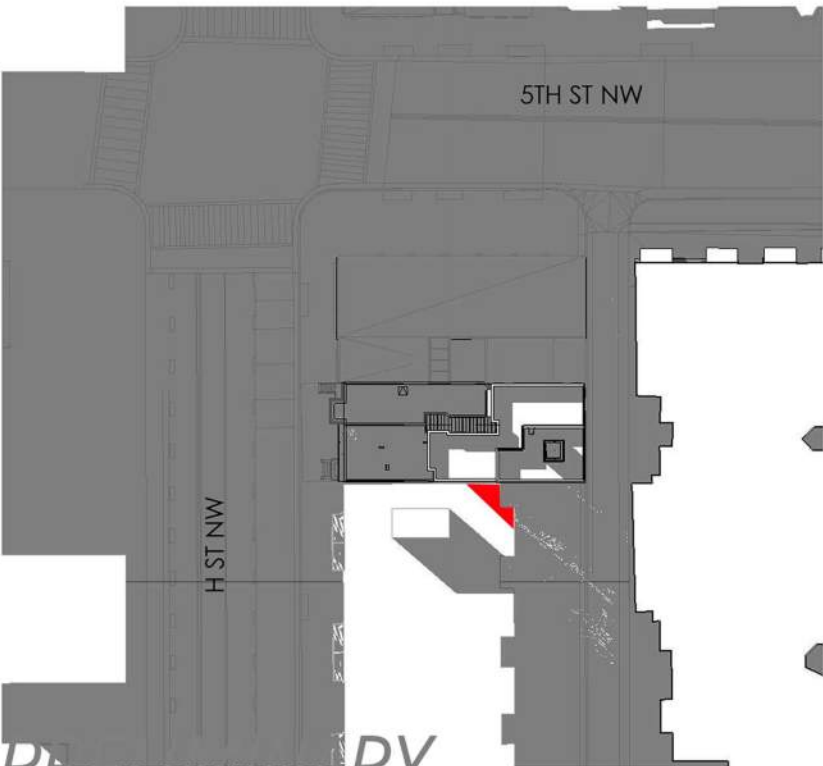


③ WINTER SOLSTICE / 3 PM
1" = 80'-0"

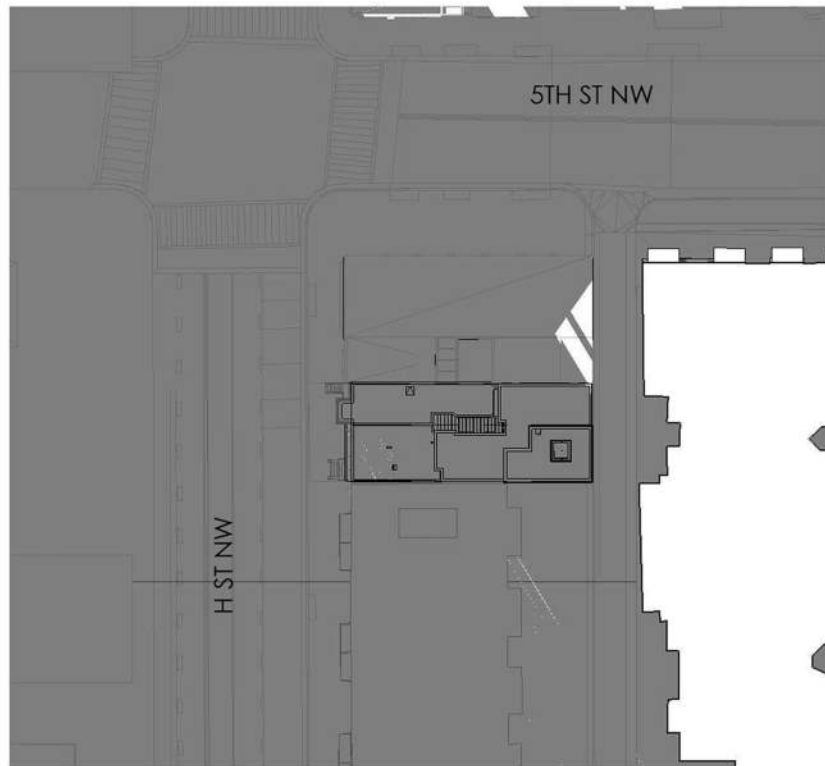


④ WINTER SOLSTICE / 6 PM
1" = 80'-0"

PROPOSED BUILDING W/ NON COMPLIANT REAR YARD SETBACK

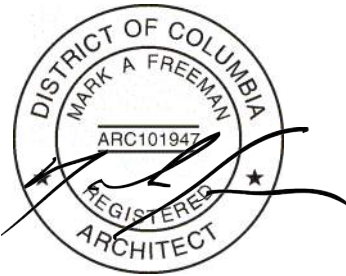


③ WINTER SOLSTICE / 3 PM
1" = 80'-0"



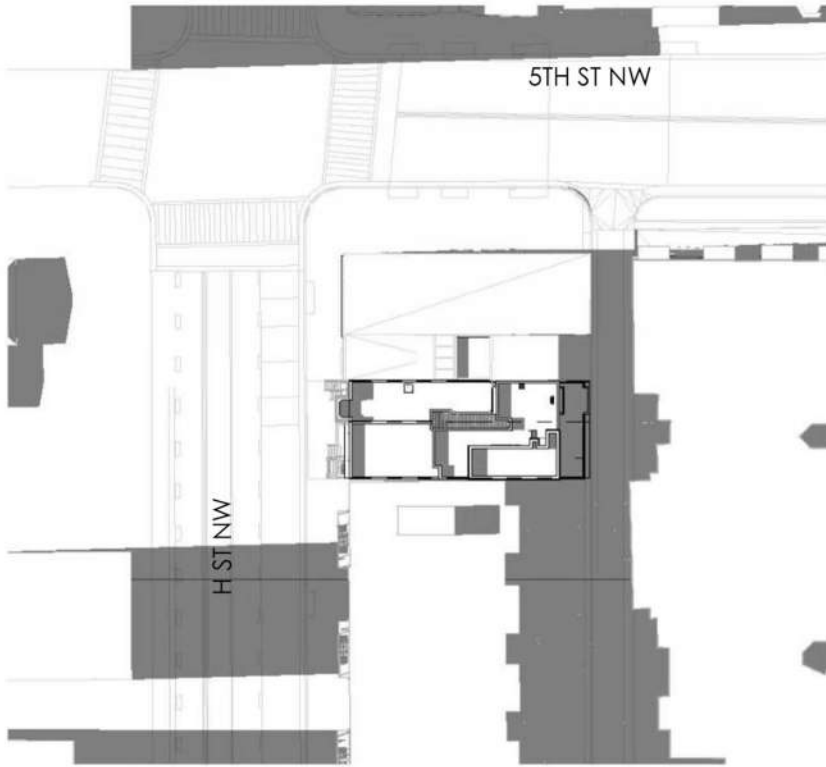
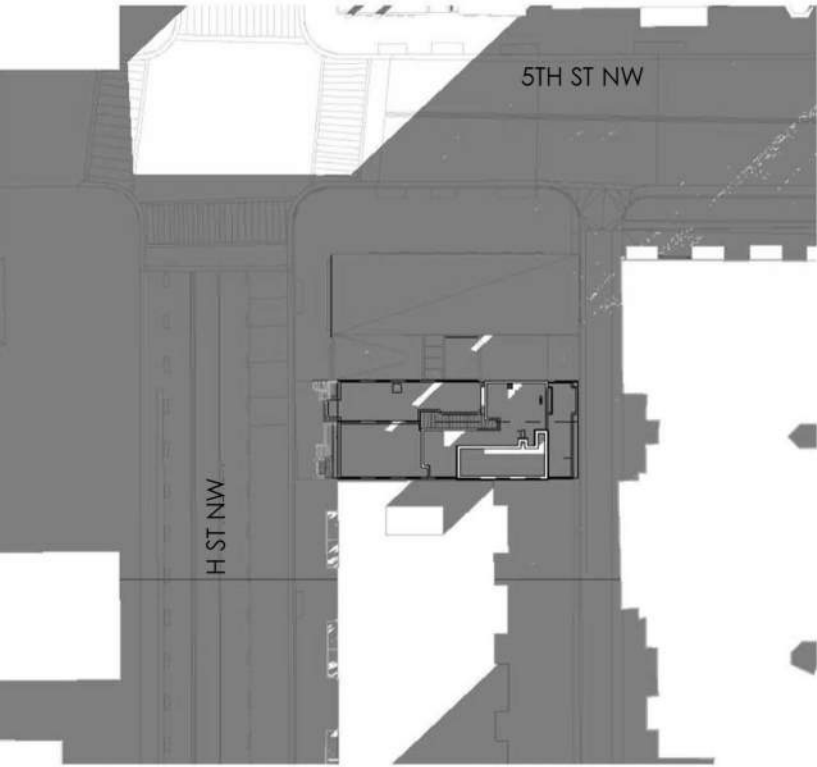
④ WINTER SOLSTICE / 6 PM
1" = 80'-0"

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SHEET NAME: WINTER SUN SHADING ANALYSIS		SHEET NO: BZA-005	
SUBMISSION BZA		DATE 03.28.25	
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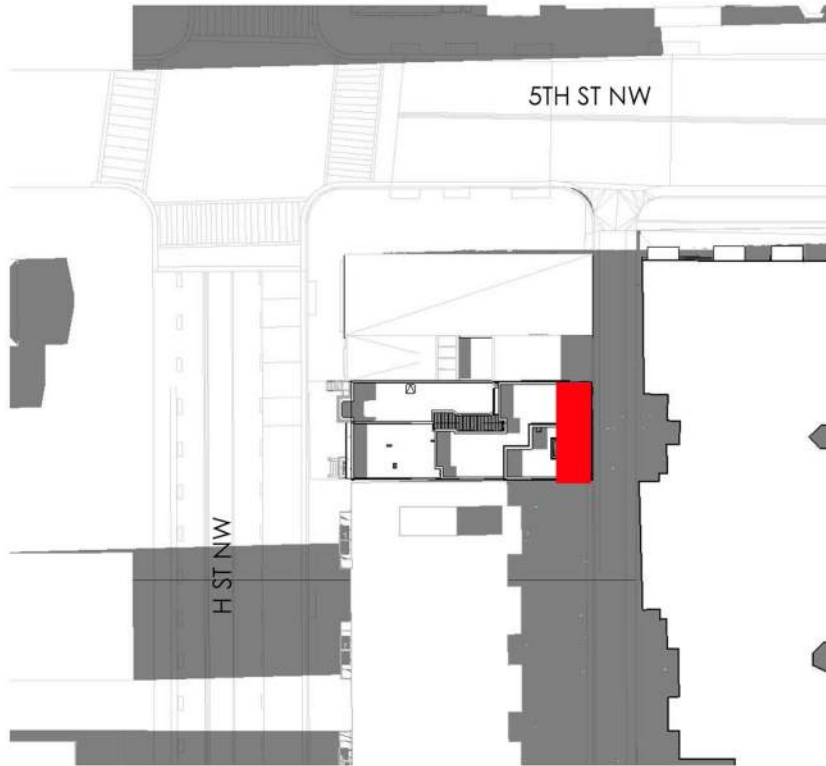
BY-RIGHT BUILDING W/ COMPLIANT REAR YARD SETBACK



1 WINTER SOLSTICE / 9 AM
1" = 80'-0"

2 WINTER SOLSTICE / 12 PM
1" = 80'-0"

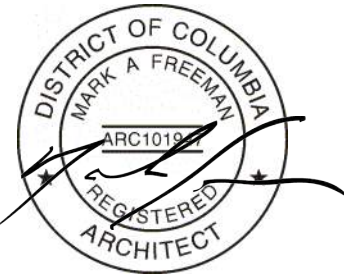
PROPOSED BUILDING W/ NON COMPLIANT REAR YARD SETBACK



3 WINTER SOLSTICE / 9 AM
1" = 80'-0"

4 WINTER SOLSTICE / 12 PM
1" = 80'-0"

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NOT FOR CONSTRUCTION



SHEET NAME:		SHEET NO:	
WINTER SUN SHADING ANALYSIS		BZA-006	
SUBMISSION	DATE	GENERAL NOTES:	
BZA	03.28.25		
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1 EXISTING 5TH ST / H ST VIEW
SCALE: NONE



2 EXISTING FRONT VIEW
SCALE: NONE



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3 EXISTING SIDEWALK VIEW
SCALE: NONE

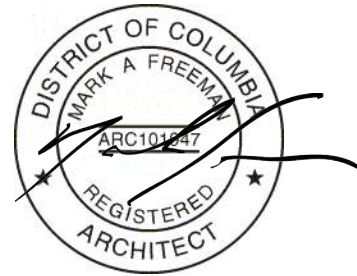


4 EXISTING WALKWAY / SIDEWALK VIEW
SCALE: NONE



5 EXISTING WALKWAY VIEW
SCALE: NONE

PRELIMINARY
NOT FOR CONSTRUCTION



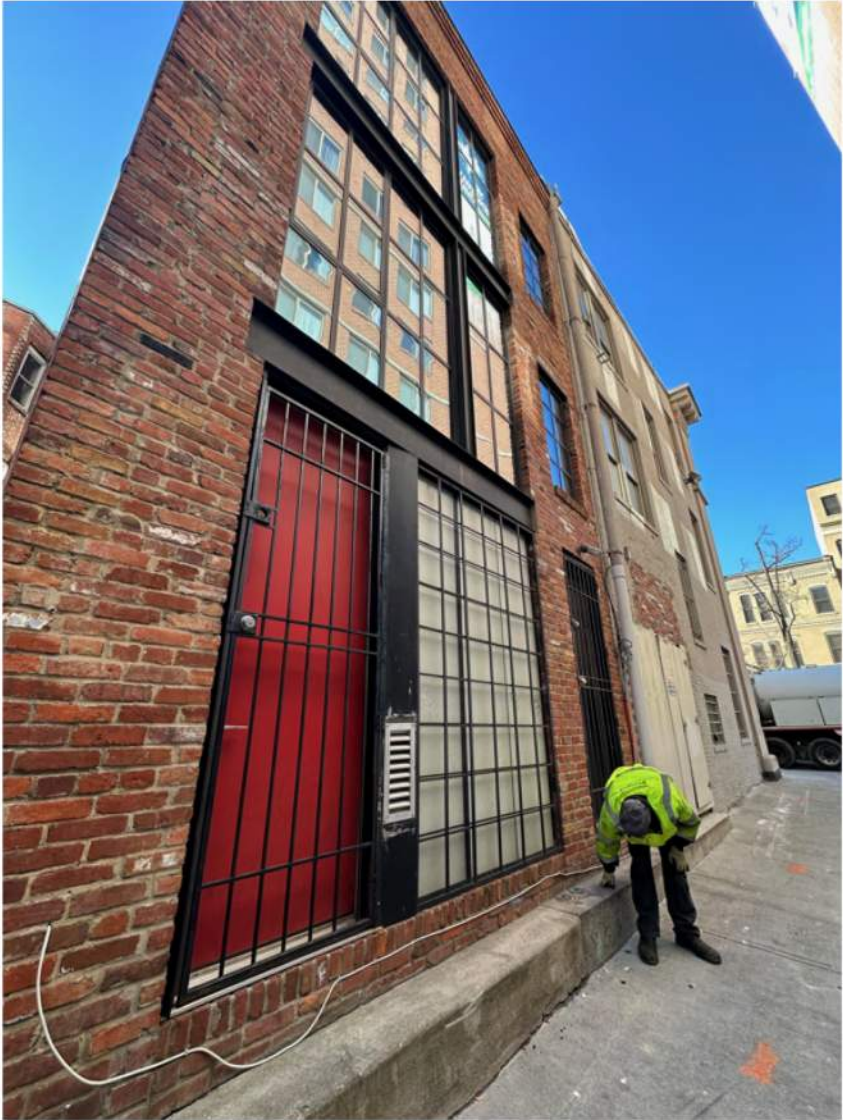
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1 EXISTING REAR VIEW
SCALE: NONE



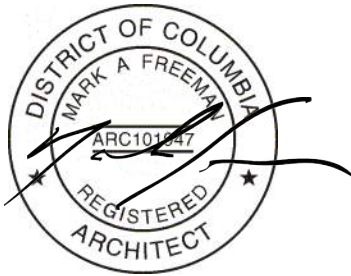
2 EXISTING PUBLIC ALLEY VIEW
SCALE: NONE



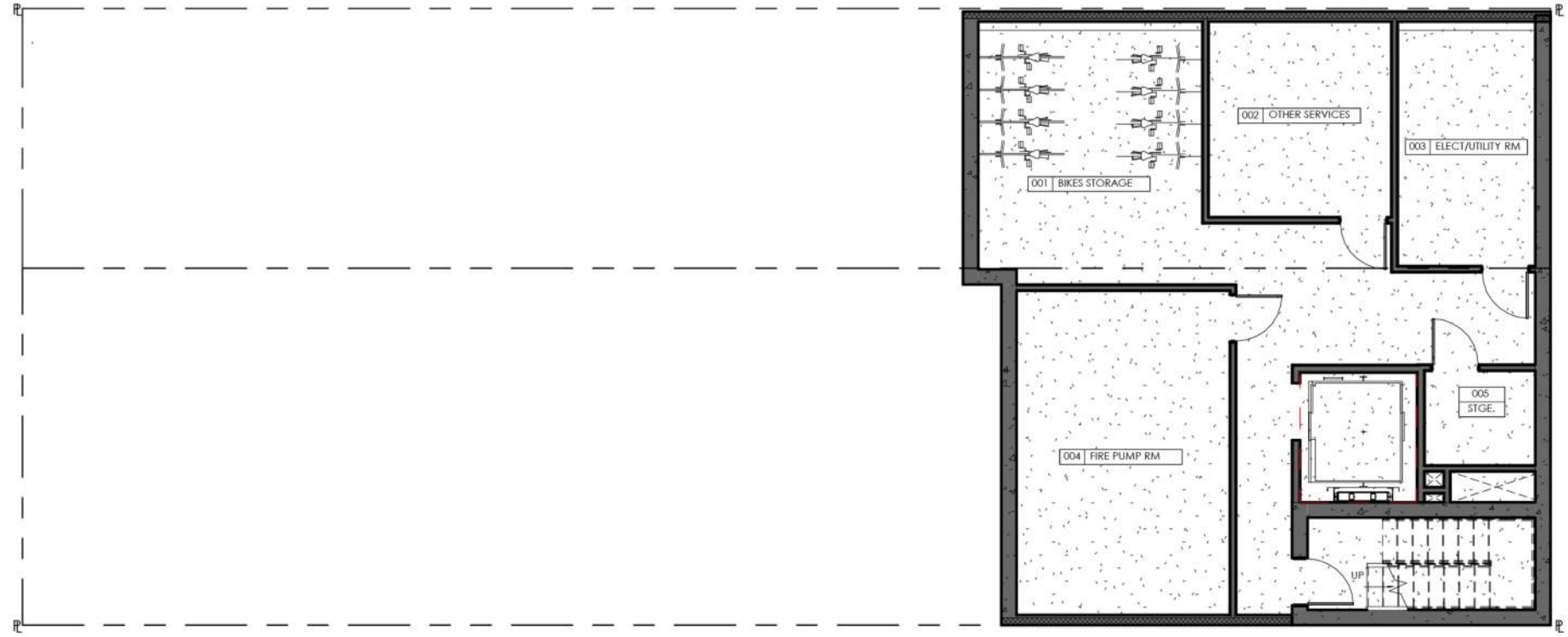
3 EXISTING ADJACENT VIEW
SCALE: NONE

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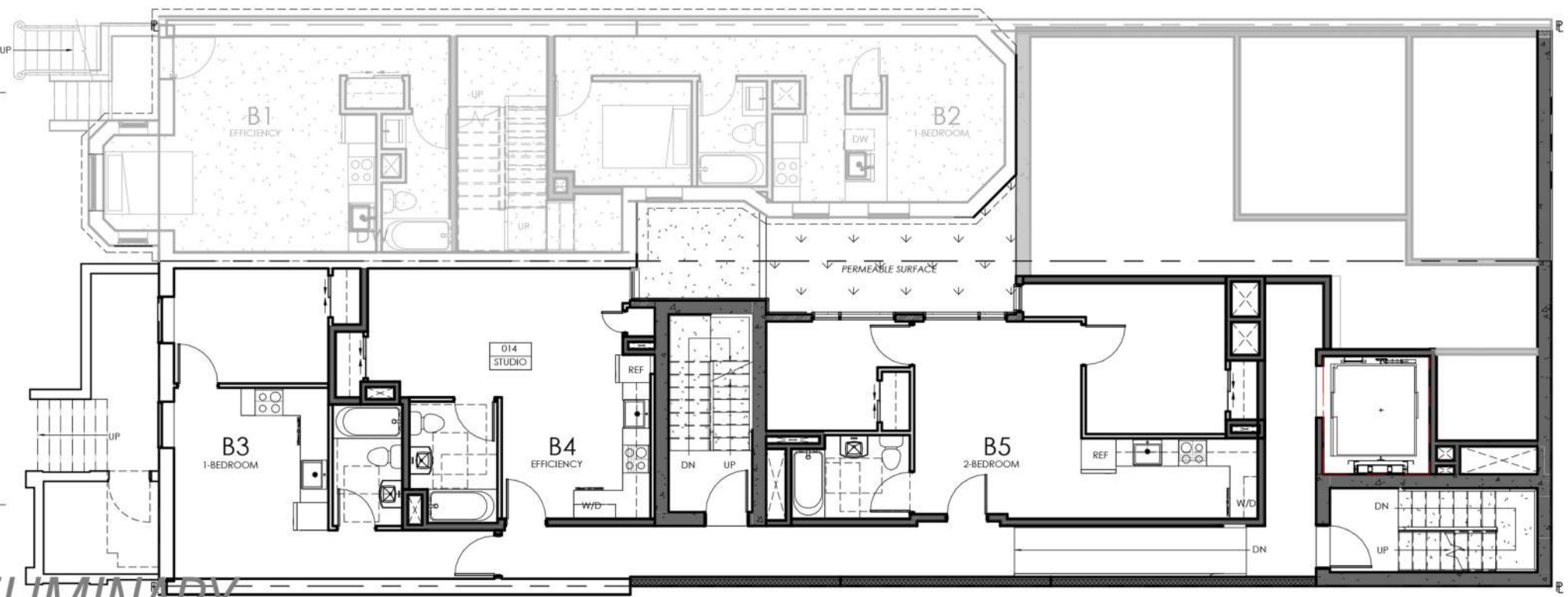
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SHEET NAME: EXISTING CONDITIONS				SHEET NO: BZA-008			

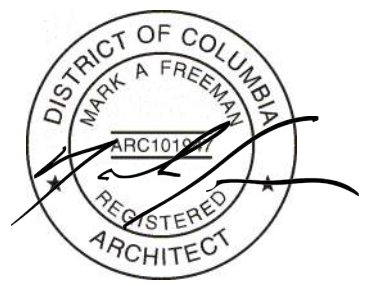


1 BZA - SUB-CELLAR FLOOR PLAN
3/32" = 1'-0"



2 BZA - CELLAR/BSMNT. FLOOR PLAN
3/32" = 1'-0"

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NOT FOR CONSTRUCTION

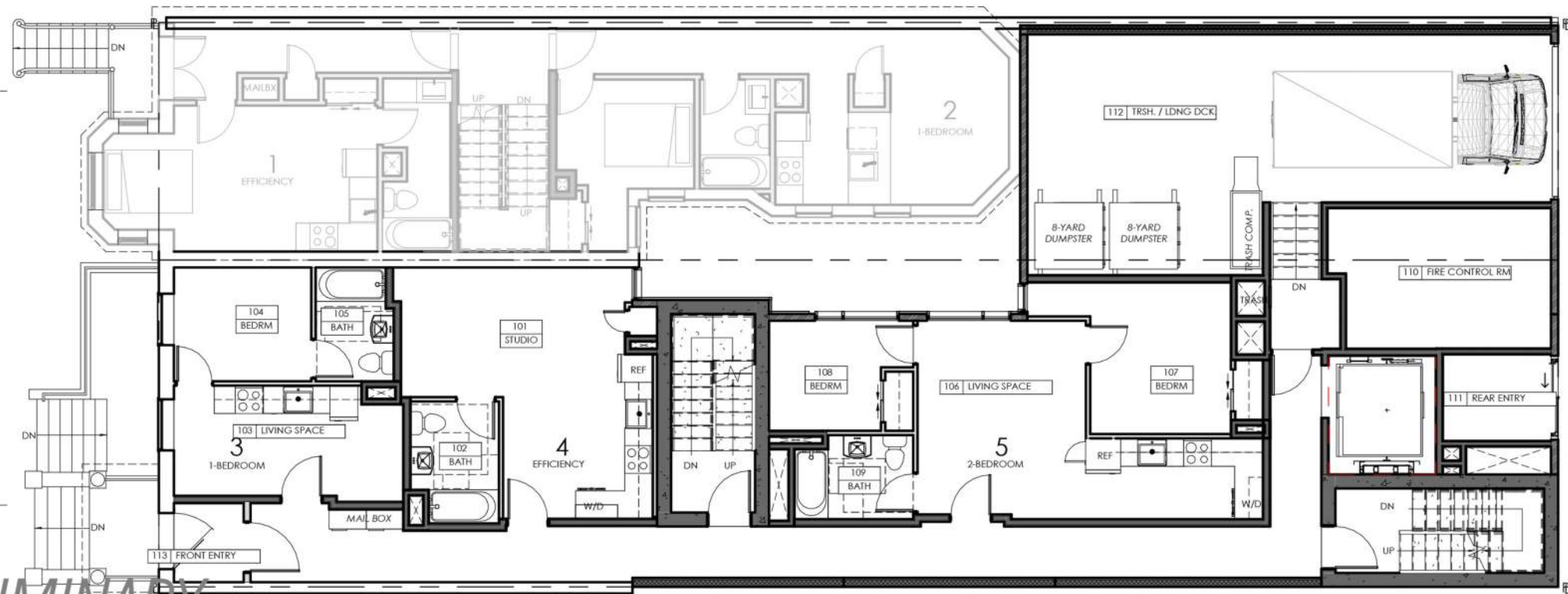


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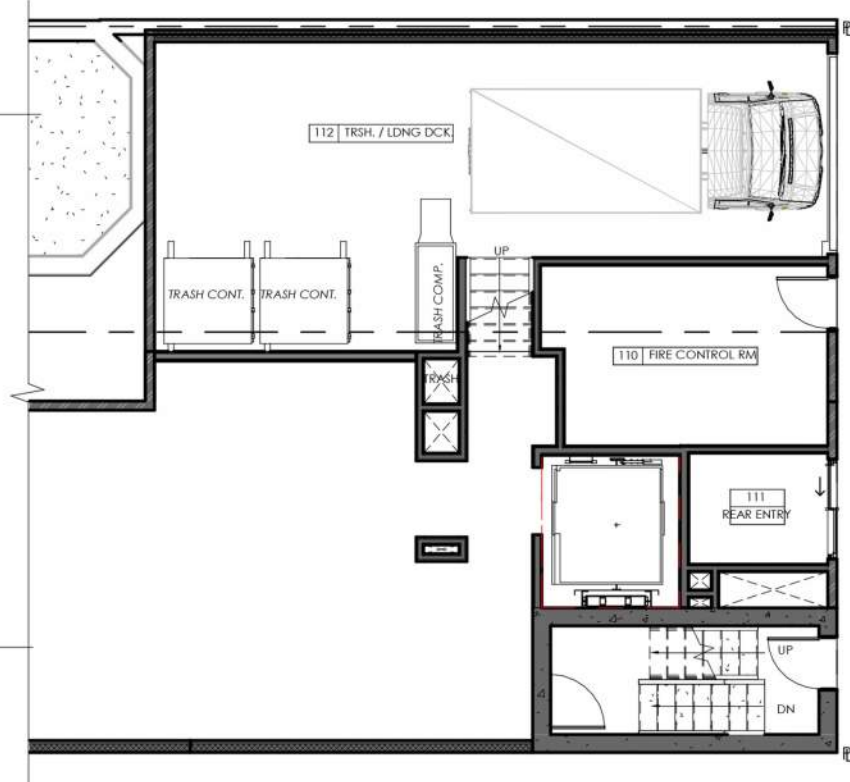
H ST NWW
(90' ROW)

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2 BZA - 1ST FLOOR PLAN
3/32" = 1'-0"

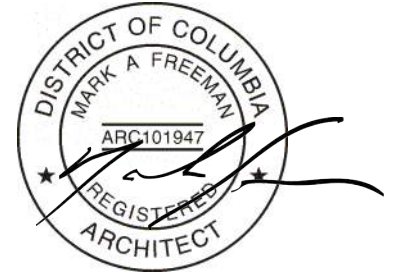


1 BZA - TOP OF GRADE
3/32" = 1'-0"

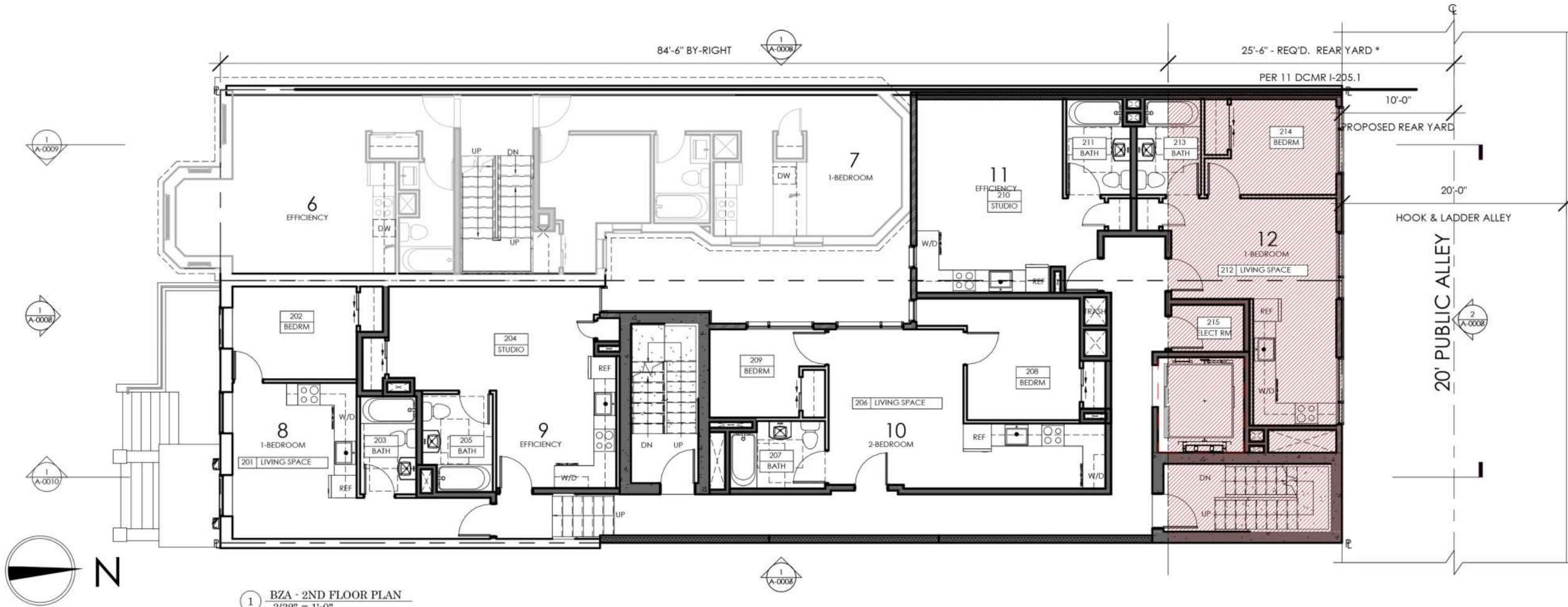


20' PUBLIC ALLEY

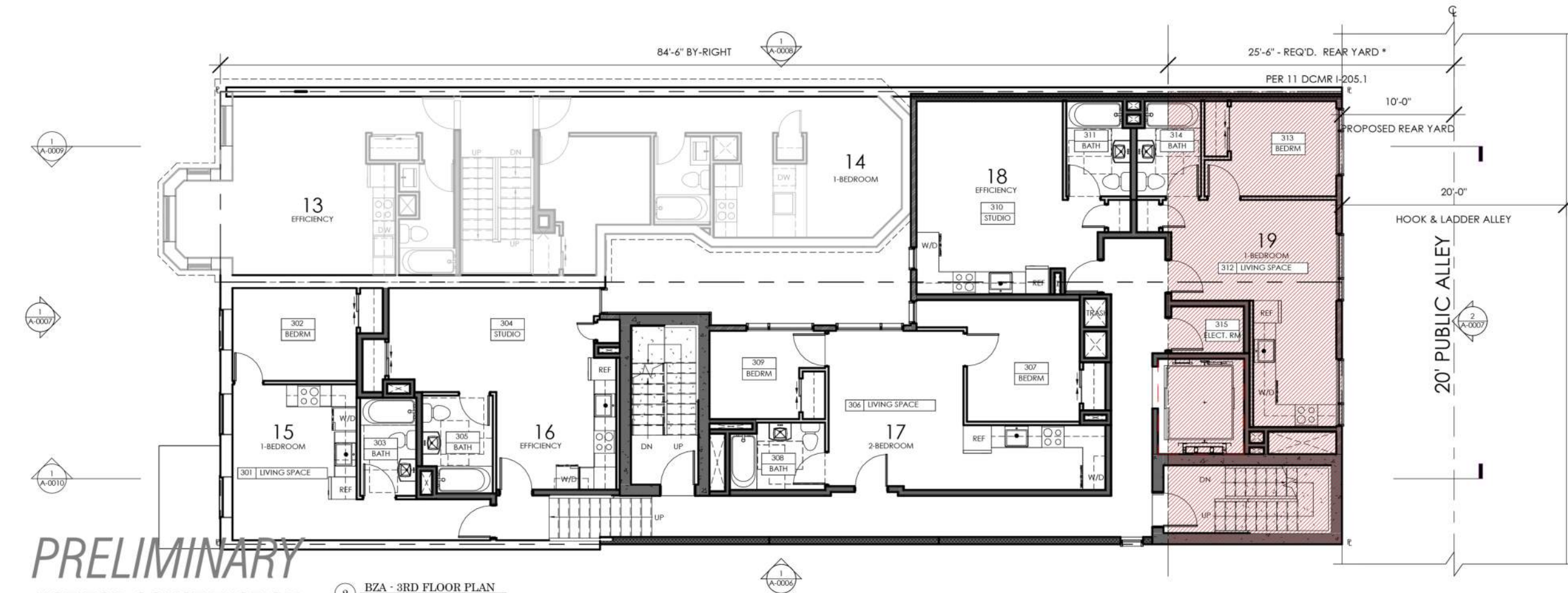
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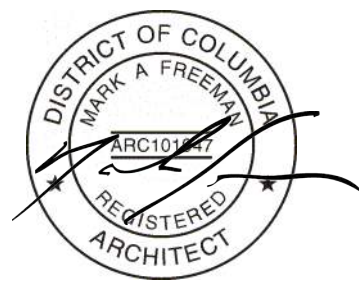
1 BZA - 2ND FLOOR PLAN
3/32" = 1'-0"



2 BZA - 3RD FLOOR PLAN
3/32" = 1'-0"

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KEY	
	* PORTION OF BUILDING WITHIN THE REQ'D REAR YARD
	** AREA OF PH WITHIN THE REQ'D REAR SETBACK
- 0'-0" PROPOSED	



1
A-0009

1
A-0007

1
A-0010



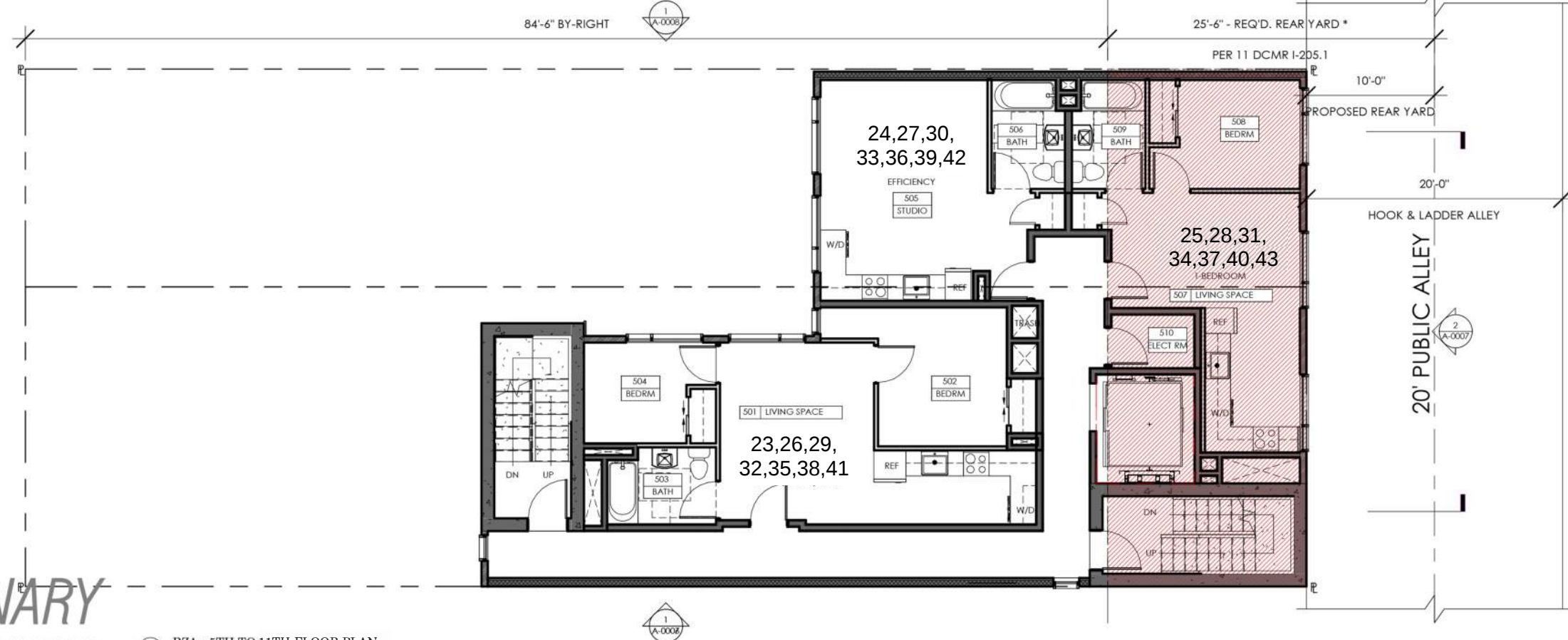
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A-0007

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A-0010

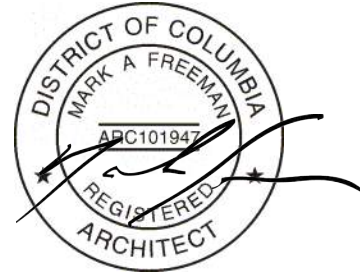
PRELIMINARY
NOT FOR CONSTRUCTION

1 BZA - 4TH FLOOR PLAN
3/32" = 1'-0"



2 BZA - 5TH TO 11TH FLOOR PLAN
3/32" = 1'-0"

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SHEET NO:
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DATE
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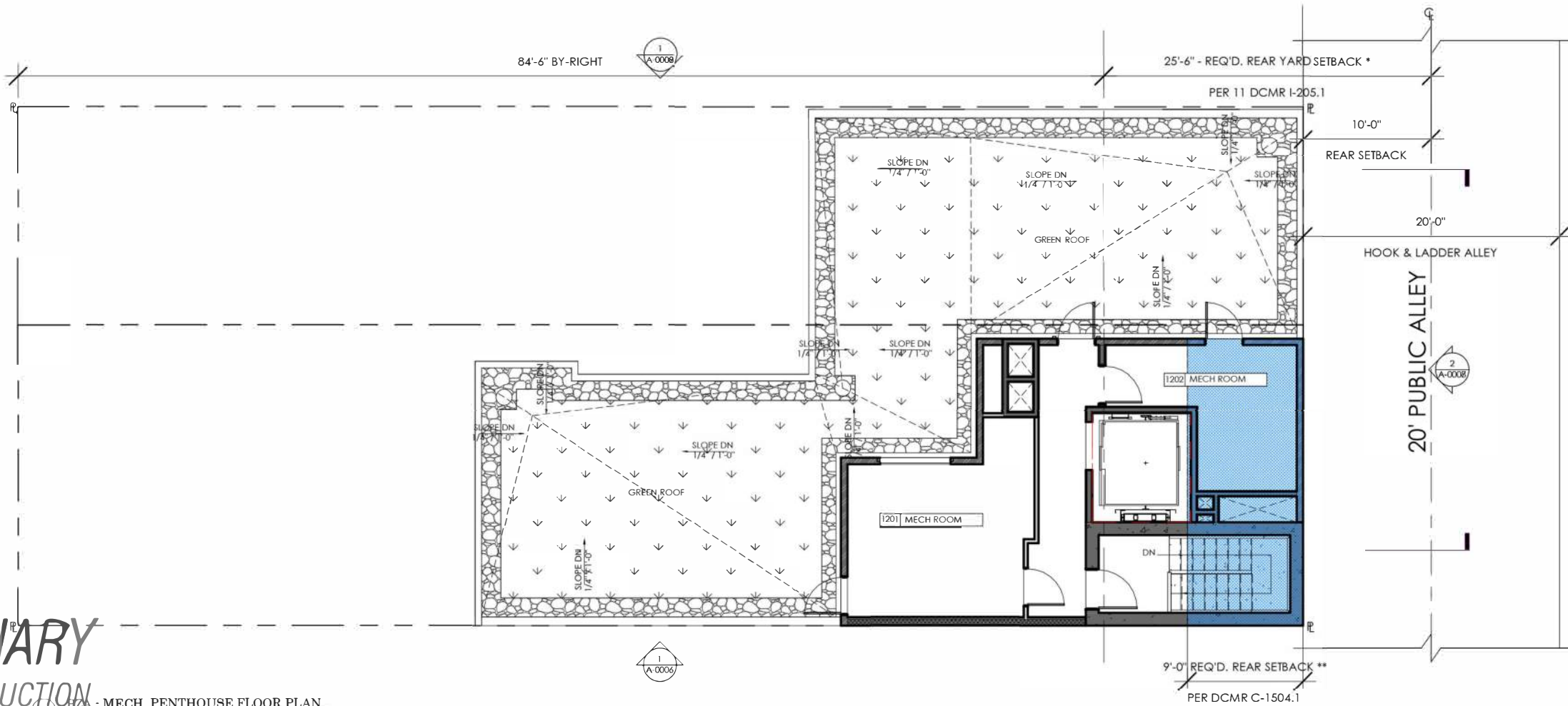
PORTION OF BUILDING
WITHIN THE REQ'D REAR YARD

AREA OF PH WITHIN THE
REQ'D REAR SETBACK

0'-0" PROPOSED

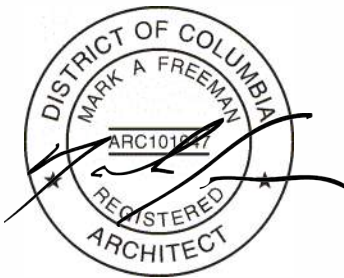
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PH-A - MECH. PENTHOUSE FLOOR PLAN
3/32" = 1'-0"



KEY	
	* PORTION OF BUILDING WITHIN THE REQ'D REAR YARD
	** AREA OF PH WITHIN THE REQ'D REAR SETBACK
	- 0'-0" PROPOSED

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H ST NW
(90' ROW)

SUBMISSION	DATE
BZA	03-28-25

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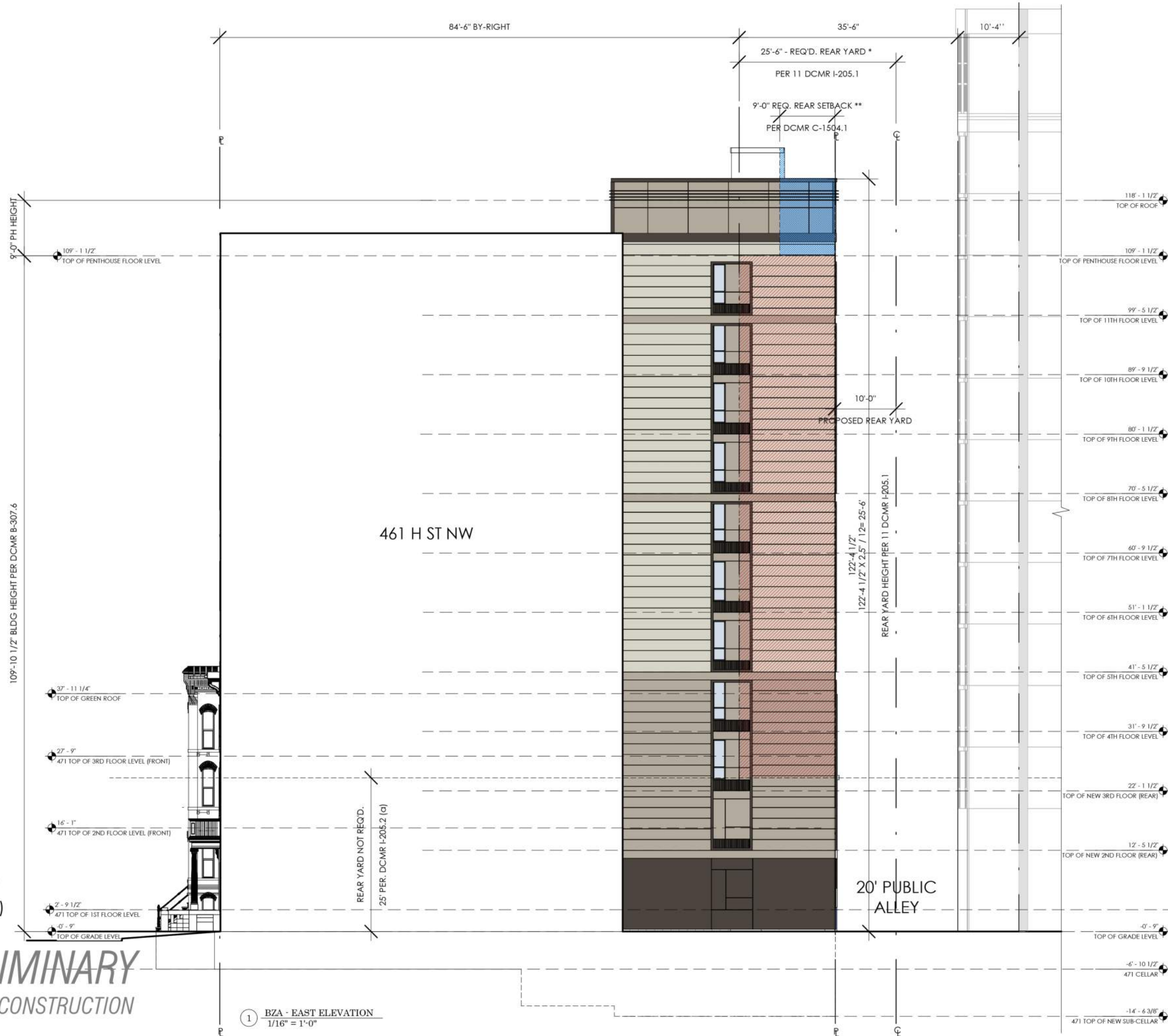
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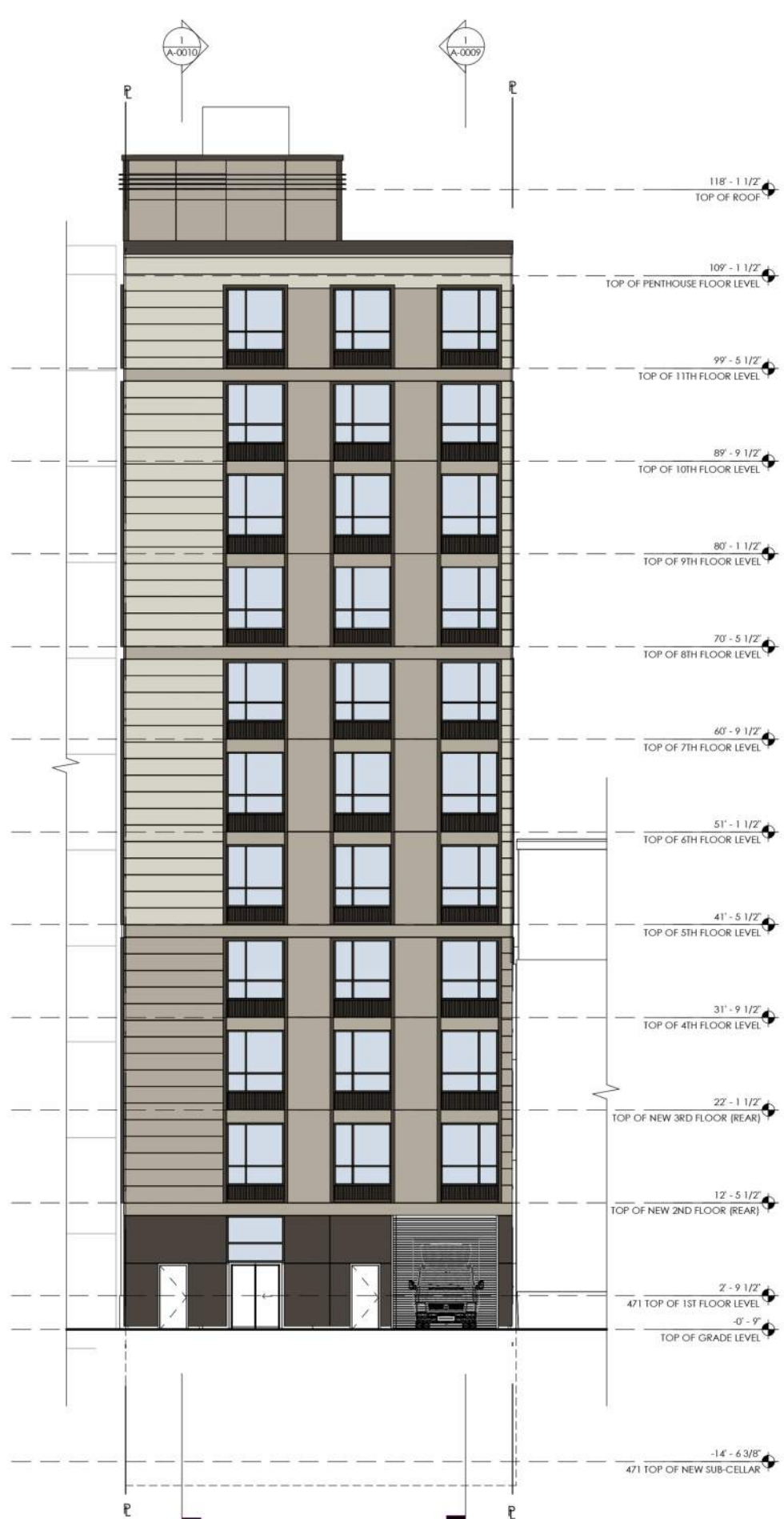
	* PORTION OF BUILDING WITHIN THE REQ'D REAR YARD
	** AREA OF PH WITHIN THE REQ'D REAR SETBACK
	- 0'-0" PROPOSED

① $\frac{\text{BZA - EAST ELEVATION}}{1/16'' = 1'-0''}$

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NOT FOR CONSTRUCTION

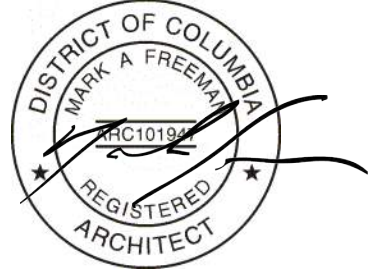


① $\frac{\text{BZA} \cdot \text{SOUTH ELEVATION}}{1/16'' = 1'-0''}$



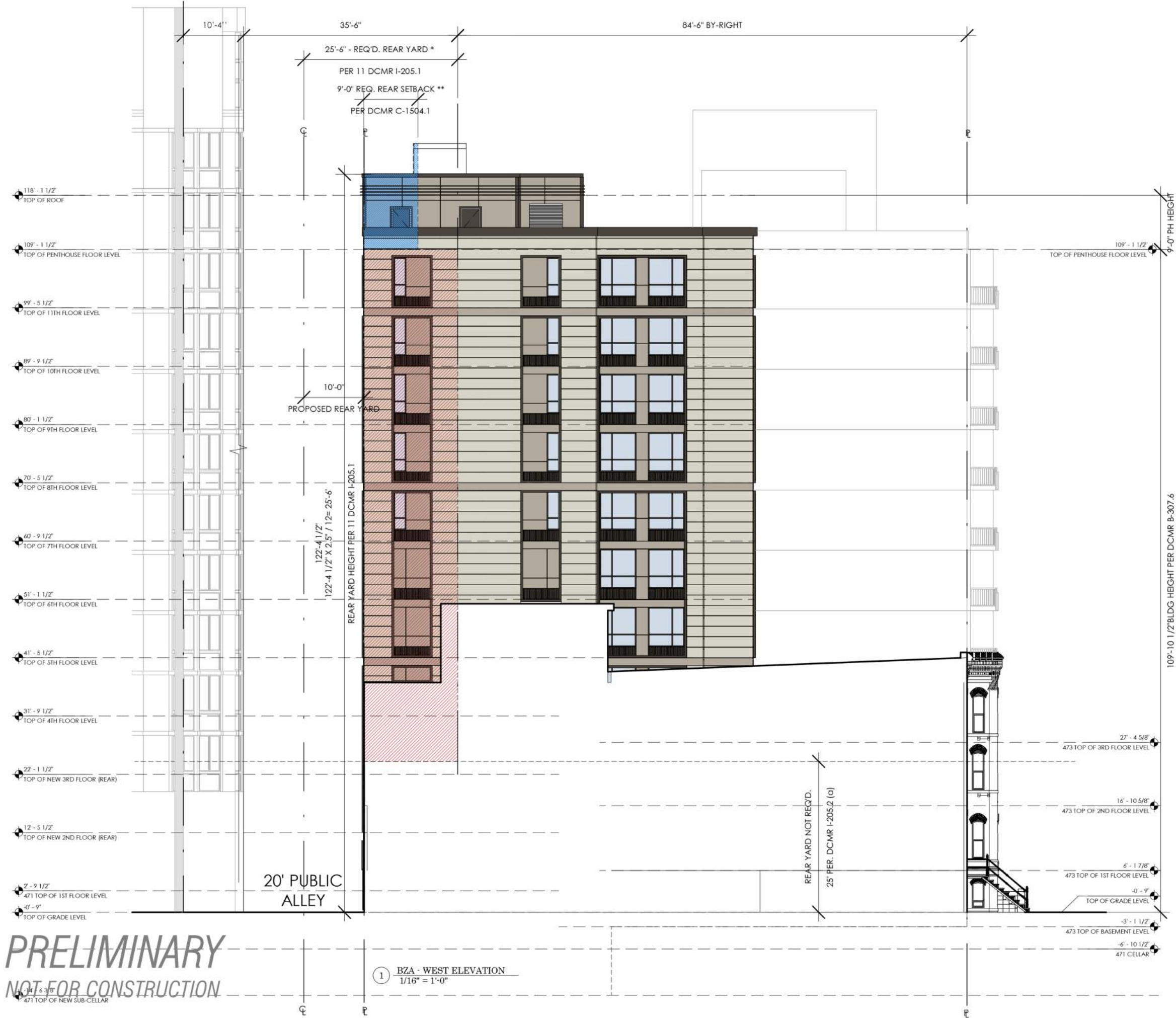
② $\frac{\text{BZA} \cdot \text{NORTH ELEVATION}}{1/16" = 1'-0"}$

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NOT FOR CONSTRUCTION

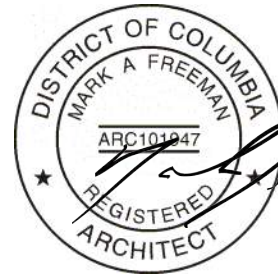


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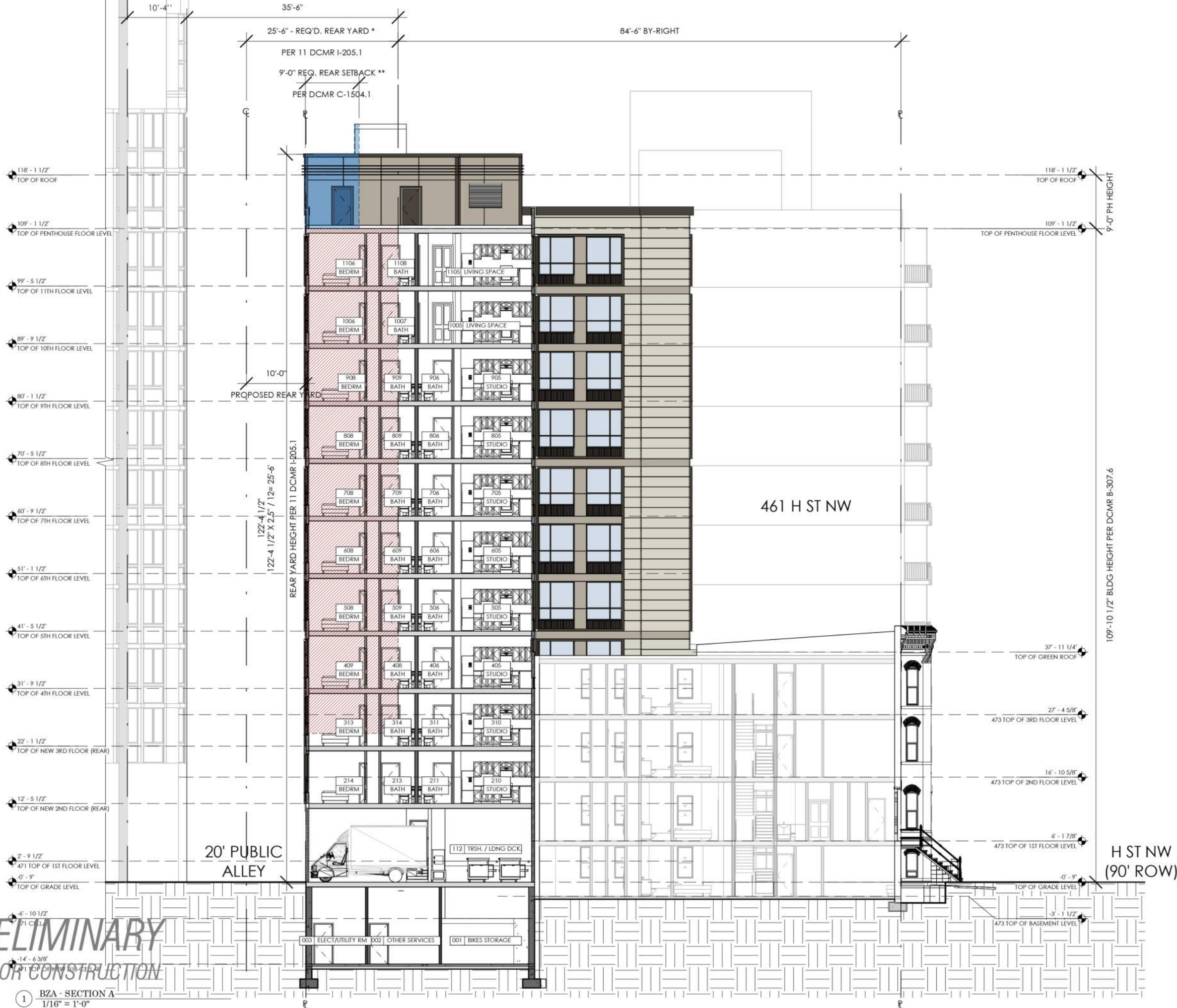
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DATE 03.05.25	SUBMISSION E/A	GENERAL NOTES: I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND I AM A REGISTERED ARCHITECT UNDER THE LAWS OF THE DISTRICT OF COLUMBIA LICENSE NO. A.E.C. 1.0.1.9.4.7 EXPIRATION DATE 04 - 30 - 2026	
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KEY	* PORTION OF BUILDING WITHIN THE REQ'D REAR YARD
** AREA OF PH WITHIN THE REQ'D REAR SETBACK	-0'-0" PROPOSED

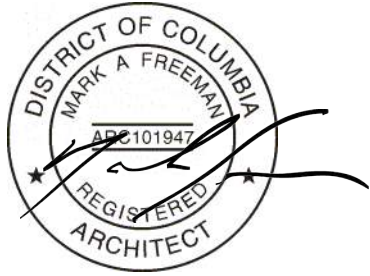
H ST NW
(90' ROW)

PRELIMINARY
NOT FOR CONSTRUCTION

1 BZA - SECTION A
1/16" = 1'-0"



PRELIMINARY
NOT FOR CONSTRUCTION



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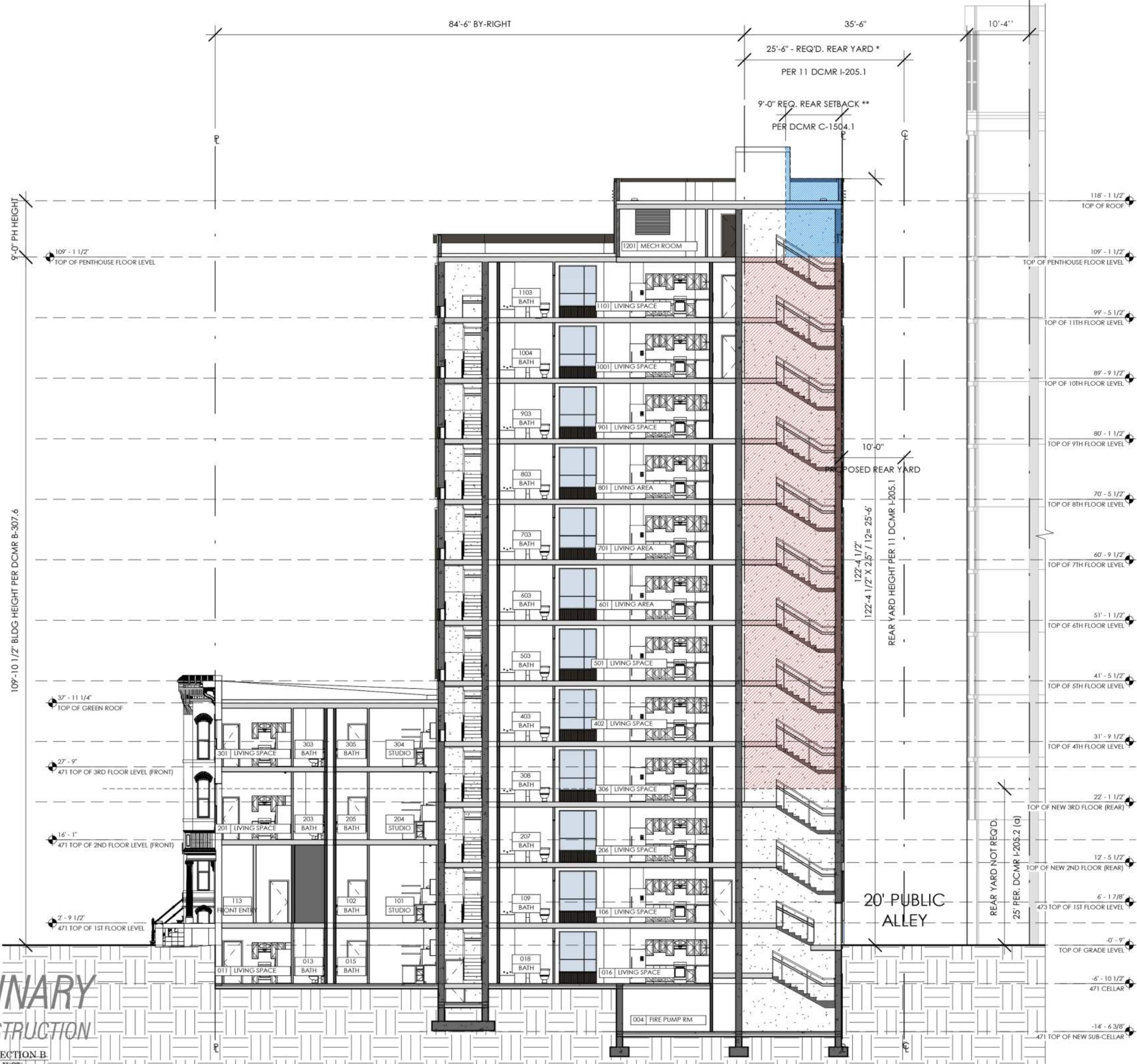
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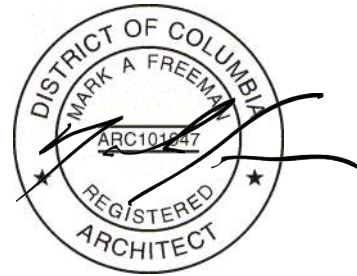
KEY	
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	** AREA OF PH WITHIN THE REQ'D REAR SETBACK
	- 0'-0" PROPOSED

PRELIMINARY
NOT FOR CONSTRUCTION

1 BZA - SECTION B
1/16" = 1'-0"



PRELIMINARY
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SHEET NO:
A-0010

DATE
03.05.25

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KEY

* PORTION OF BUILDING
WITHIN THE REQ'D REAR YARD

** AREA OF PH WITHIN THE
REQ'D REAR SETBACK

-0'-0" PROPOSED