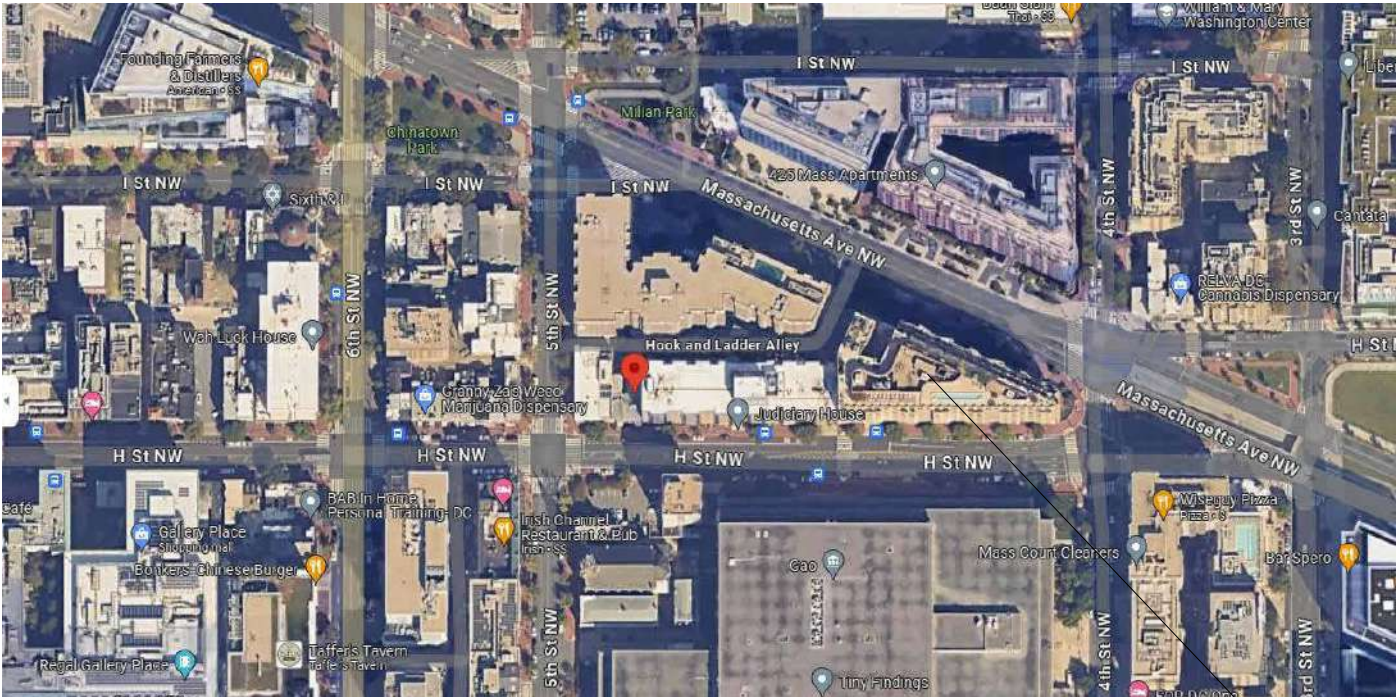


471 & 473 H ST NW
WASHINGTON DC 20001



1 SITE LOCATION PLAN
SCALE: NONE



2 EXISTING H ST ELEVATION
SCALE: NONE



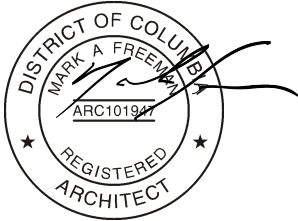
3 EXISTING REAR ELEVATION
SCALE: NONE

PRELIMINARY
NOT FOR CONSTRUCTION

PROJECT DESCRIPTION	
NEW CONSTRUCTION OF AN AFFORDABLE HOUSING MULTI-FAMILY APARTMENT BUILDING, CONVERTING EXISTING HISTORICALLY DESIGNATED BUILDINGS TO RESIDENTIAL USE, WITH PARTIAL DEMOLITION AND GUT RENOVATION WITH A NEW HIGH-RISE TOWER ADDITION AT THE REAR OF 471-473 H ST NW	
INTERIOR DEMOLITION PERMIT #D2400437	
FRONT REPAIR PERMIT (471) #B2409931	
FRONT REPAIR PERMIT (473) #B2501234	
NOTE	
ALL DIMENSIONS LISTED CORRELATE WITH THE DESIGN INTENTION. DO NOT SCALE DRAWINGS. IF ANY DIMENSIONS OR NOTES ARE IN QUESTION, REVIEW WITH ARCHITECT PRIOR TO PROCEEDING WITH WORK.	

CODE REVIEW INFO.		DRAWING INDEX	
OWNER: H STREET DC, LLC 64 BEAVER STREET, SUITE 415 NEW YORK, NY 10004 ARCHITECT: AGGREGATE ARCH & DESIGN, PLLC 1012 14TH ST NW SUITE 915, WASHINGTON, DC 20005 PH: 202.289.0053 LANDSCAPE ARCHITECT: NORTON LAND DESIGN 5146 DORSEY HALL DRIVE, 2ND FLR ELICOTT CITY, MD 21042 PH: 443.542.9119 PERMIT PROCESSOR: BD CONTRACTOR SERVICES 14508 CHESTERFIELD RD. ROCKVILLE, MD 20853 PH: 202.642.4729	STRUCTURAL ENGINEER: FIELD & TUNG STRUCTURAL ENGINEERS 1730 RHODE ISLAND AVENUE NW SUITE 1103 WASHINGTON, DC 20036 PH: 202.760.2270 MEP ENGINEER: AJS CONSULTING ENGINEERS 3131 MOUNT VERNON AVENUE ALEXANDRIA, VA 22305 PH: 703.461.6080 CIVIL ENGINEER: CLARK JAZAR & ASSOCIATES, INC. 20440 CENTURY BOULEVARD SUITE 220 GERMANTOWN, MD 20874 PH: 301.528.2010 GEOTECHNICAL ENGINEER: SOIL CONSULTANTS ENGINEERING, LLC 9303 CANTER STREET MANASSAS, VA 20110 PH: 703.366.3000	C-0001 COVERSHEET, PROJECT DESCRIPTION, LOCATION, DRAWING INDEX C-0002 BY-RIGHT / PROPOSED SITE PLAN C-0003 ZONING ANALYSIS SHEET B2A-001 PROPOSED BUILDING VIEWS B2A-002 PROPOSED BUILDING VIEWS B2A-003 SUMMER SUN SHADING ANALYSIS B2A-004 SUMMER SUN SHADING ANALYSIS B2A-005 WINTER SUN SHADING ANALYSIS B2A-006 WINTER SUN SHADING ANALYSIS B2A-007 EXISTING CONDITIONS B2A-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 / PROPOSEDELEVATIONS A-0008 BY-RIGHT / PROPOSEDELEVATION A-0009 BY-RIGHT / PROPOSEDSECTION A-0010 BY-RIGHT / PROPOSEDSECTION	
GENERAL INFO			
ALL WORK UNDER THIS CONTRACT SHALL COMPLY WITH THE PROVISIONS OF THE SPECIFICATIONS & DRAWINGS, & SHALL SATISFY ALL APPLICABLE CODES, ORDINANCES AND REGULATIONS OF ALL DRAWINGS, & SHALL SATISFY ALL APPLICABLE CODES, ORDINANCES AND REGULATIONS OF ALL GOVERNING BODIES INVOLVED. ALL PERMITS, LICENSES & INSURANCE NECESSARY FOR THE PROPER EXECUTION OF WORK SHALL BE SECURED & PAID FOR BY THE GENERAL CONTRACTOR. APPLICABLE CODES INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING: 2015 IBC (INTERNATIONAL BUILDING CODE) with 2017 DCMR 12A, DC COMMERCIAL CODE SUPPLEMENT & 2016 ZONING REQUIREMENTS 2015 IBC (INTERNATIONAL EXISTING BUILDING CODE)with DCMR 12J AMENDMENTS 2015 ENERGY CONSERVATION CODE (ECC) with DCMR 12i AMENDMENTS 2015 INTERNATIONAL MECHANICAL CODE (IMC) with DCMR 12E AMENDMENTS 2015 INTERNATIONAL PLUMBING CODE (IPC) with DCMR 12F AMENDMENTS 2015 INTERNATIONAL FUEL GAS CODE (IFGC) with DCMR 12D AMENDMENTS 2015 INTERNATIONAL FIRE CODE (IFC) with DCMR 12H AMENDMENTS 2014 NATIONAL ELECTRIC CODE (NEC) with DCMR 12H AMENDMENTS 2015 GREEN CONSTRUCTION CODE (GCC) with DCMR 12K AMENDMENTS 2013 ASHRAE 90.1 STANDARDS ICC / ANSI A117.1 2017			
DESIGN CRITERIA			
GROUND SNOW LOAD: 30 psf WIND DESIGN SPEED: 115mph T.E.: NA SEISMIC DESIGN CAT.: A DAMAGE FROM: M WEATHERING: 30in FROST DEPTH: M-H TERMITE: 17° WINTER DESIGN TEMP: NO ICE BARRIER REQ'D: N/A FLOOD HAZARD: 500 AIR FREEZING INDEX: 55° MEAN ANNUAL TEMP:			
GENERAL INFO		EXIST. BLDG	PROP. ALTER.
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
-			
-			
-			
-			

PRELIMINARY
NOT FOR CONSTRUCTION



COVER SHEET

SHEET NO: C-0001

DATE: 08.05.25

SUBMISSION: B2A

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DRAWING DATA:

471 & 473 H ST NW

Washington DC 20001

DRAWN BY: PH - MC

CHECKED BY: MF / LF

PROJECT NO: 2023 - 07

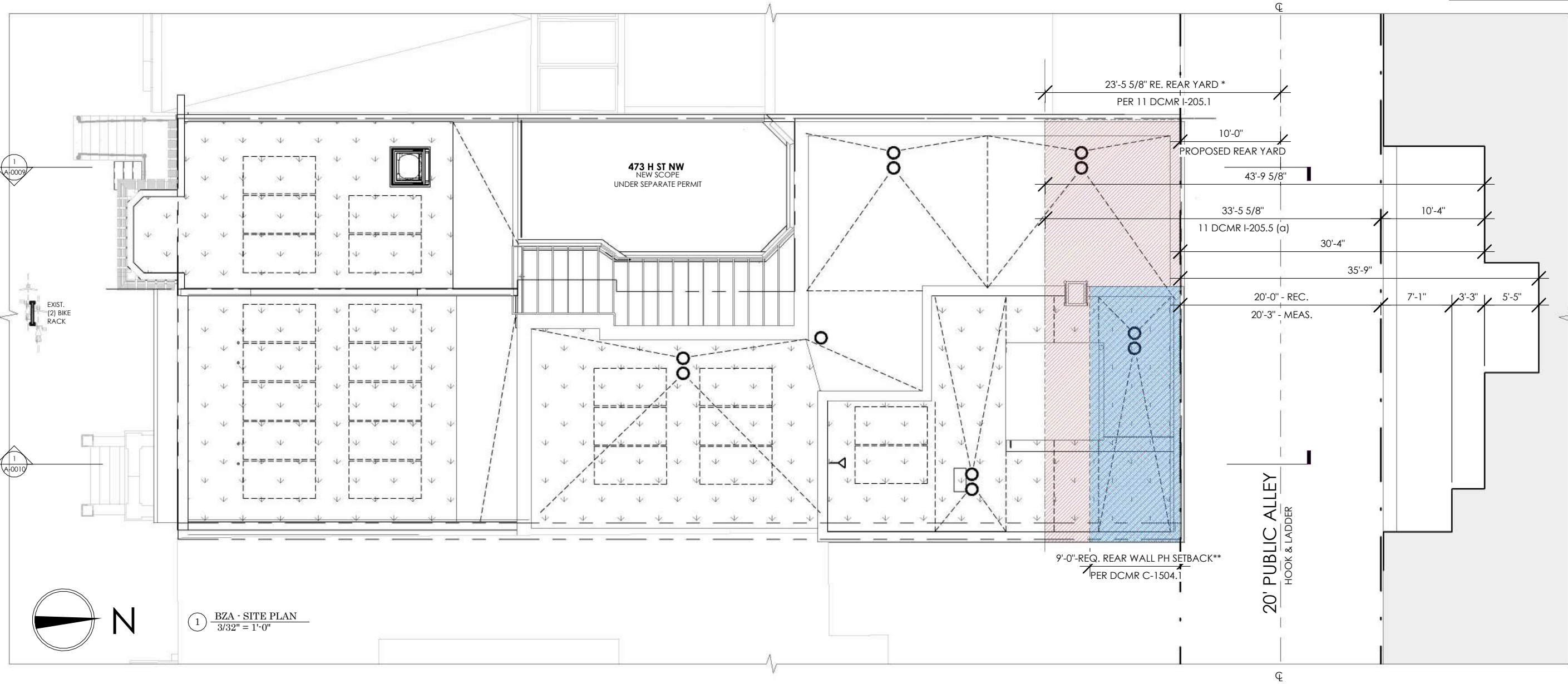
SEAL & SIGNATURE:


Mark A. Freeman
Aggregate Architecture & Design, PLLC

aggregate architecture+design

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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\"/>

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Seal & Signature

Drawn By: PH - MC
Checked By: MF / LF
Project No: 2023 - 07

Drawing Data:

471 & 473 H ST NW
Washington DC 20001

Submission: BZA

Date: 08/15/23

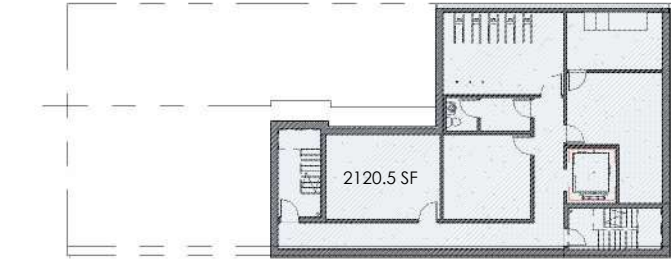
Sheet Name: BY RIGHT / PROPOSED SITE PLAN

Sheet No: C-0002

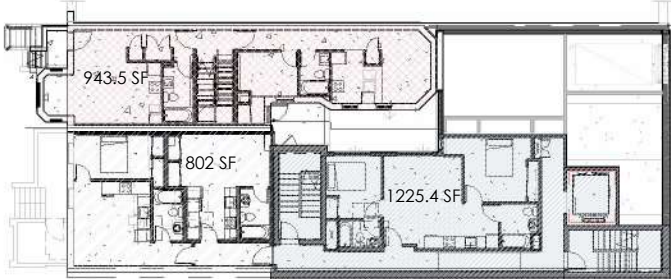
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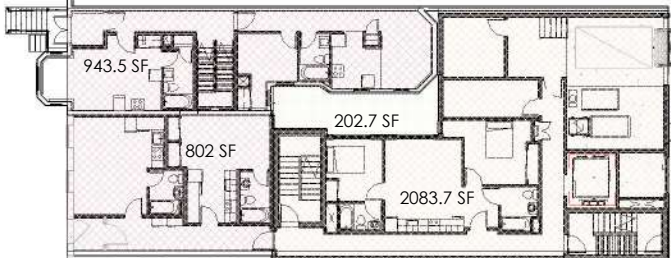
Board of Zoning Adjustment
District of Columbia
CASE NO. 21328
EXHIBIT NO. 17A



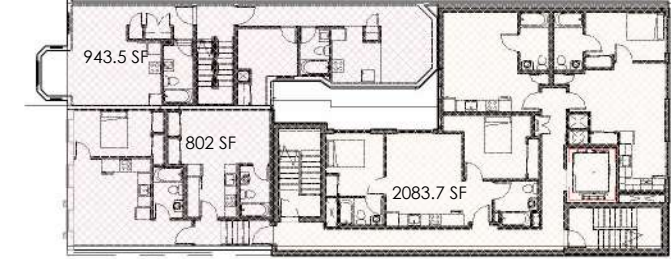
NEW SUB-CELLAR: 2227.8 SF



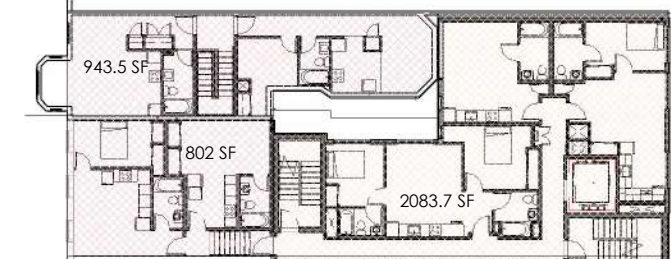
EXIST. HISTORIC 471 CELLAR: 802 SF
EXIST. 473 BASEMENT: 943.5 SF
NEW CELLAR ADDITION: 1332.3 SF



EXIST. HISTORIC FIRST FLOOR: 1745.6 SF
NEW ADDITION FIRST FLOOR: 2190.6 SF
COVERED ATRIUM: 202.7 SF



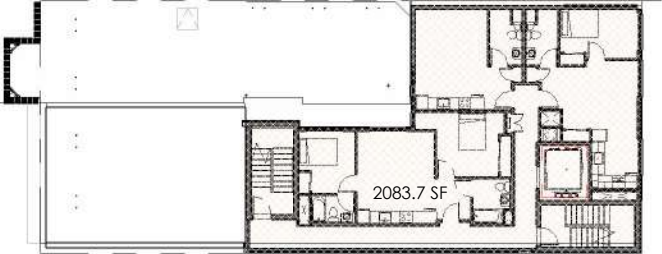
EXIST. HISTORIC SECOND FLOOR: 1745.6 SF
NEW ADDITION SECOND FLOOR: 2190.6 SF



EXIST. HISTORIC THIRD FLOOR: 1745.6 SF
NEW ADDITION THIRD FLOOR: 2190.6 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

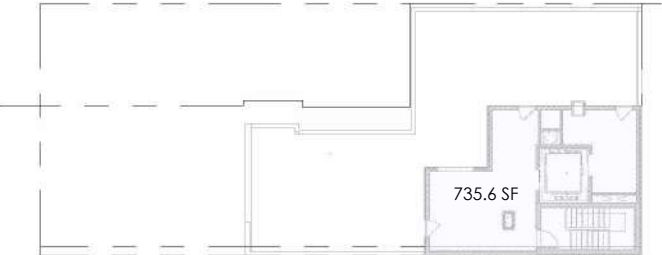
- DETERMINATION BASED ON THE FOLLOWING:
- IF THE ATRIUM IS COVERED BY A ROOF OR PERGOLA PIECE WITH MEMBERS LESS THAN 24" APART, IT IS NO LONGER OPEN TO THE SKY AND THEREFORE NO LONGER SUBJECT TO THE CLOSED COURT DIMENSION REQUIREMENTS,
 - IT DOES COUNT IN THE LOT COVERAGE,
 - IT DOES COUNT IN THE FAR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



NEW ADDITION FOURTH FLOOR: 2190.6 SF



NEW ADDITION FIFTH TO ELEVENTH FLOOR: 2190.6 SF



NEW MECH. PENTHOUSE: 793.8 SF

ZONING INFO					
SQUARE LOT: PROPOSED USE: EXIST. LOT AREA:	471 H ST NW 0517 0834 D-4-R 2,337 SF	473 H ST NW 0517 0835 D-4-R 1,700 SF	H ST NW - 0833 NC LOT 0517 0833 D-4-R 162.08 SF	471, 473 & H ST NW (0833) 0517 0833, 0834 & 0835 D-4-R 4,199.08 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)	0.00% (0.00 SF) 0.00% (0.00 SF) 0.00% (0.00 SF) 65.99% (106.96 SF)	57.25% (2,404.30 SF) 41.57% (1,745.60 SF) 52.16% (2,190.66 SF) 98.68% (4,143.96 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)	0.00 (0.00 SF) NO CHANGE 6.0 (HISTORIC W/ <6)	1.78 (7491.15 SF) 1.47 (6,180.38 SF) 6.0 (HISTORIC W/ <6)	SUBTITLE I - 200.2 COMPLIANT
PROPOSED NEW ADDITION FAR: MAX. NEW ADDITION FAR:				5.51 (23,123.40 SF) NO LIMIT	COMPLIANT
PROPOSED TOTAL: FAR (GFA)				7.26 (30,480.68 SF)	
EXIST. HISTORIC BLDG. HEIGHT: PROPOSED HISTORIC BLDG. HEIGHT: MAX. HISTORIC BLDG. HEIGHT:	42'-6 1/2" NO CHANGE 90'-0" + 20'-0" PH	43'-0" NO CHANGE 90'-0" + 20'-0" PH	0'-0" NO CHANGE 90'-0" + 20'-0" PH(2)	NO CHANGE NO CHANGE 110'-0" + PH	SUBTITLE I - 532.4 COMPLIANT - H ST. 90' ROW
PROP. NEW ADDITION BLDG. HEIGHT: MAX. ALLOWED NEW ADDITION BLDG. HEIGHT:				110'-0" + 9'-0" PH 110'-0" + 20'-0" PH	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	0 FULL SIZE, 0 COMPACT N/A	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 1 FOR EA 2,500 SQ FT	0 1 FOR EA 2,500 SQ FT	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 0.2	0 0.2	0 0.2	0 0.46 (3,094.54 SF X .6) 0.2 (839.81 SF)	SUBTITLE I - 208.1 COMPLIANT
EXIST. REAR YARD SETBACK: PROPOSED REAR YARD SETBACK: MIN. REQ'D REAR YARD SETBACK:	15'-6" 12'-0" CL OF ALLEY	38'-5" 12'-0" CL OF ALLEY	N/A	N/A	SUBTITLE I - 205.1 NOT COMPLIANT - ZONING RELIEF REQUIRED
EXIST. LOADING BERTHS: PROPOSED LOADING BERTHS: MIN. LOADING BERTHS:	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 MAX. PENTHOUSE HEIGHT	N/A 20'-0" 1 STORY + MEZZ.	N/A 20'-0" 1 STORY + MEZZ.	N/A 20'-0" 1 STORY + MEZZ.	9'-0" HEIGHT 20'-0" 1 STORY + MEZZ.	SUBTITLE I - 532.5 COMPLIANT
EXIST. PH REAR YARD SETBACK PROP. PH REAR YARD SETBACK MIN. PH REAR YARD SETBACK	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:		06/04/2025				
Performed by:		PH				
D-4-R						
	AREA /ITEM	GFA EXCLUSIONS 11DCMR 8-304.8 (SF)	HISTORIC 471-473 11 DCMR 8-304.7 (SF)	NEW ADDITION 11 DCMR 8-304.7 (SF)		PROPOSED PROJECT 11 DCMR 8-304 (GFA)
#				LOT 834 & 835	LOT 833	
1	Mech shafts	407.7				
1	Sub-cellar	2,110.5			106.96	
2	Cellar (Ext'g Historic)	802.0				
3	Cellar (Addition)	1,225.4			106.96	
4	Basement		943.58			943.58
5	1st floor (includes atrium) 473 Bay Projection	58.4	1,745.60	2,286.40	106.96	4,138.96
7	2nd floor 473 Bay Projection	58.4	1,745.60	2,083.70	106.96	3,936.26
8	3rd floor 473 Bay Projection	58.4	1,745.60	2,083.70	106.96	3,936.26
9	4th floor			2,083.70	106.96	2,190.66
10	5th floor			2,083.70	106.96	2,190.66
11	6th floor			2,083.70	106.96	2,190.66
12	7th floor			2,083.70	106.96	2,190.66
13	8th floor			2,083.70	106.96	2,190.66
14	9th floor			2,083.70	106.96	2,190.66
15	10th floor			2,083.70	106.96	2,190.66
16	11th floor			2,083.70	106.96	2,190.66
17	Mechanical Penthouse C-1505.1(a)	793.8				
	Total GFA Exclusions	5,514.6				
TOTAL (GFA)	PER 11 DCMR 8-304		6,180.38	23,123.40	1,176.56	30,480.34
LOT AREA (SF)		4,199.08				
	FAR PER 11 DCMR 8-302		1.47	5.51	0.28	7.26

TABLE: NUMBER OF UNITS				
FLOOR \ UNIT TYPE	EFFICIENCY	ONE-BEDROOM	TWO-BEDROOM	
FLOOR				
SUB-CELLAR	-	-	-	0
CELLAR & BASEMENT	2	2	1	5
1ST FLOOR	3	1	1	5
2ND FLOOR	3	3	1	7
3RD FLOOR	3	3	1	7
4TH FLOOR	1	1	1	3
5TH - 11TH FLOOR	-	2	1	21
MECH. PENTHOUSE	-	-	-	0
TOTAL	12	24	12	48

SHEET NAME:
ZONING ANALYSIS SHEET

SHEET NO:
C-0003

DATE
06/15/25

SUBMISSION
BZA

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DRAWING DATA:
471 & 473 H ST NW

DRAWN BY:
PH - MC

CHECKED BY:
MF / LF

PROJECT NO:
2023 - 07

SEAL & SIGNATURE:

aggregate architecture+design

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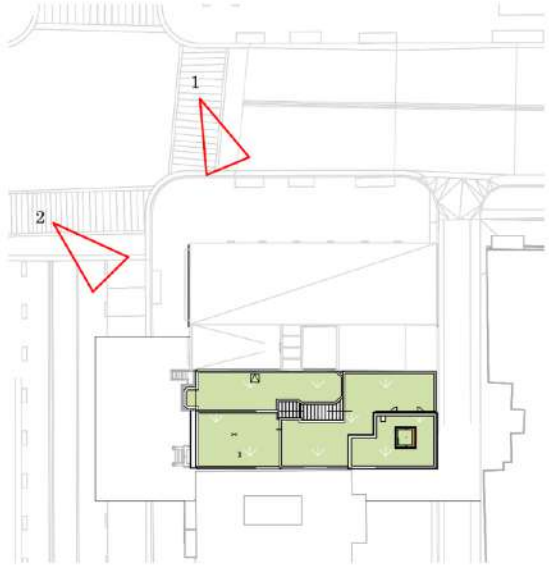
Board of Zoning Adjustment
District of Columbia
CASE NO. 21328
EXHIBIT NO. 17A



1 PROPOSED BUILDING VIEW 1

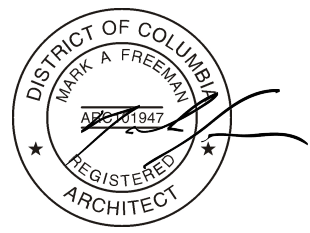


2 PROPOSED BUILDING VIEW 2



3 KEY PLAN
1" = 80'-0"

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SUBMISSION BZA		DATE 07.29.25	SHEET NAME: PROPOSED BUILDING VIEWS		
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PRELIMINARY
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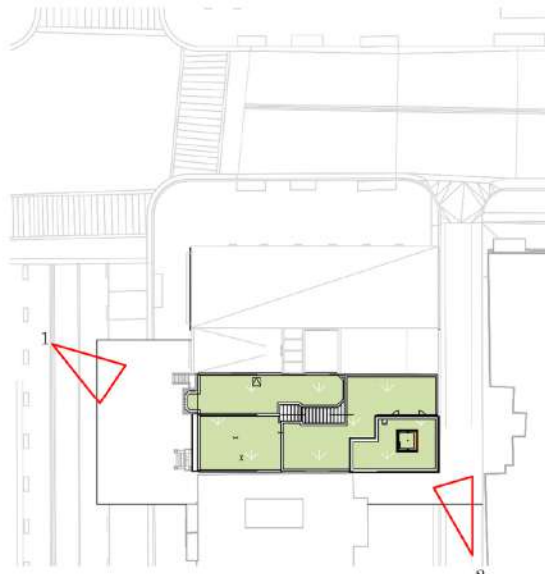
Board of Zoning Adjustment
District of Columbia
CASE NO. 21328
EXHIBIT NO. 17A



1 PROPOSED BUILDING VIEW 3

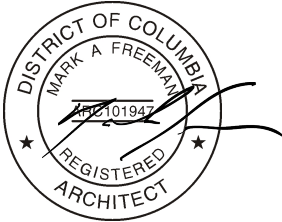


2 PROPOSED BUILDING VIEW 4



3 KEY PLAN
1" = 80'-0"

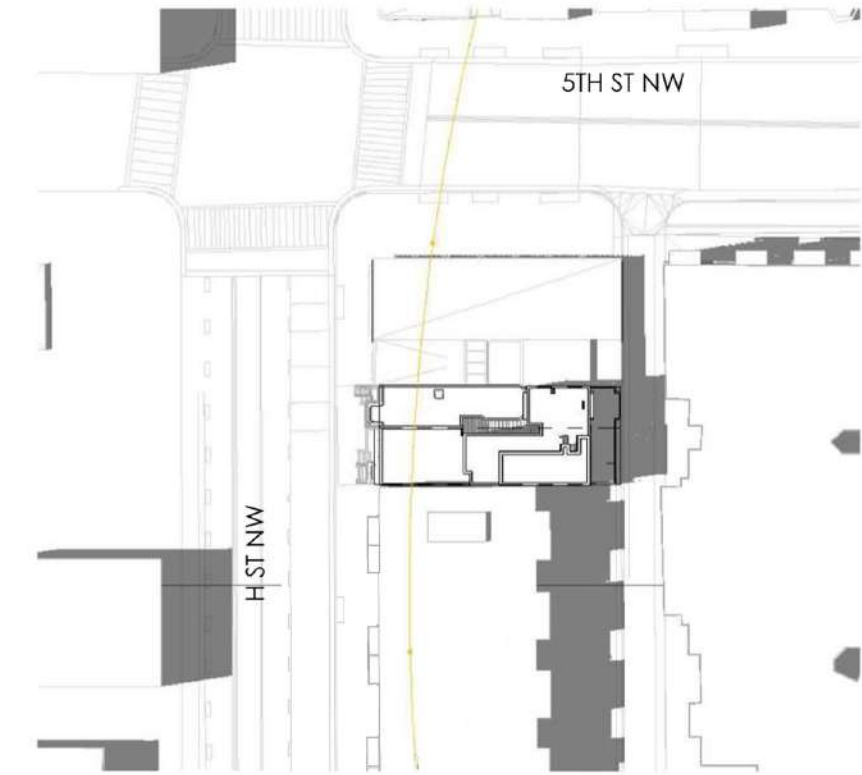
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SEAL & SIGNATURE:  aggregate architecture+design 1012 14th St NW Suite 915, Washington, DC 20005 (202) 289-0033 Aggregate Architecture & Design, PLLC • 2025	DRAWN BY: PH - MC	CHECKED BY: Checker	PROJECT NO: 2023-07

Board of Zoning Adjustment
District of Columbia
CASE NO. 21328
EXHIBIT NO. 17A

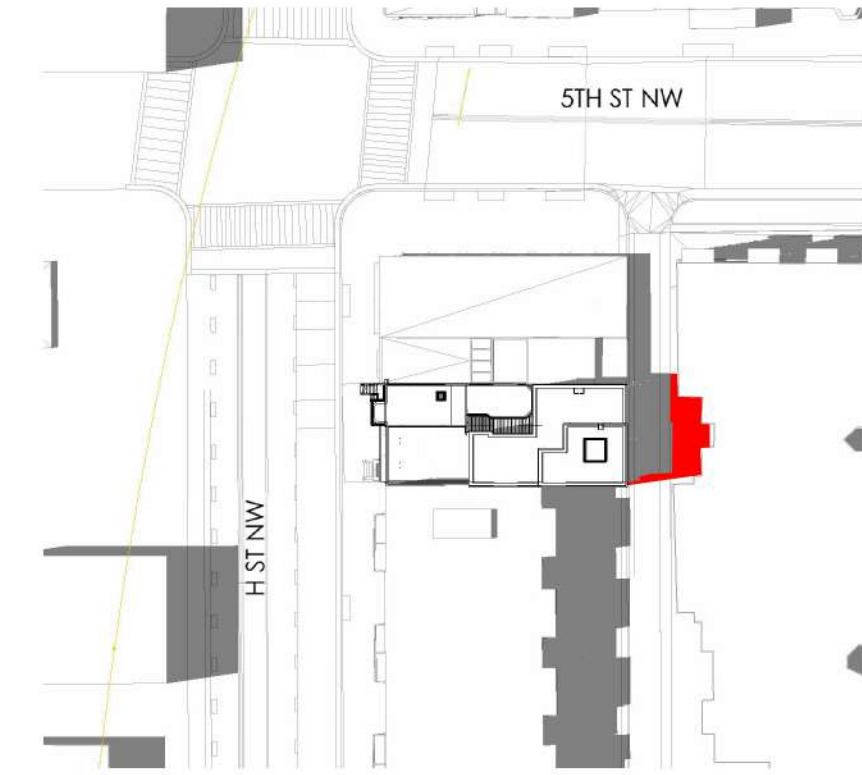
BY-RIGHT BUILDING W/ COMPLIANT REAR YARD SETBACK



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

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

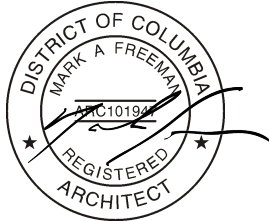
PROPOSED BUILDING W/ NON COMPLIANT REAR YARD SETBACK



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

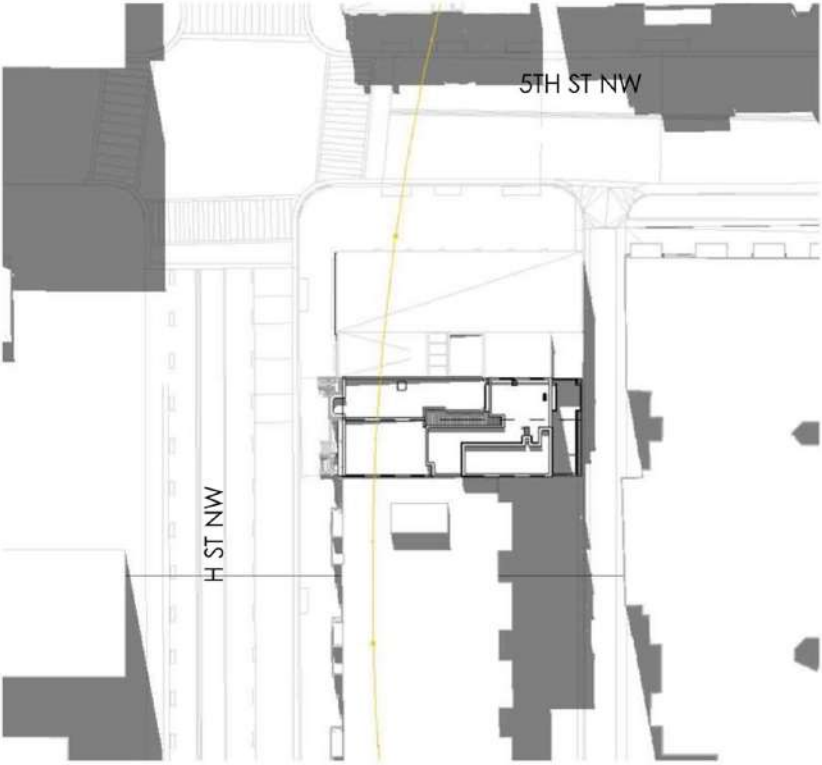
4 SUMMER SOLSTICE / 12 PM
1" = 80'-0"

PRELIMINARY
NOT FOR CONSTRUCTION

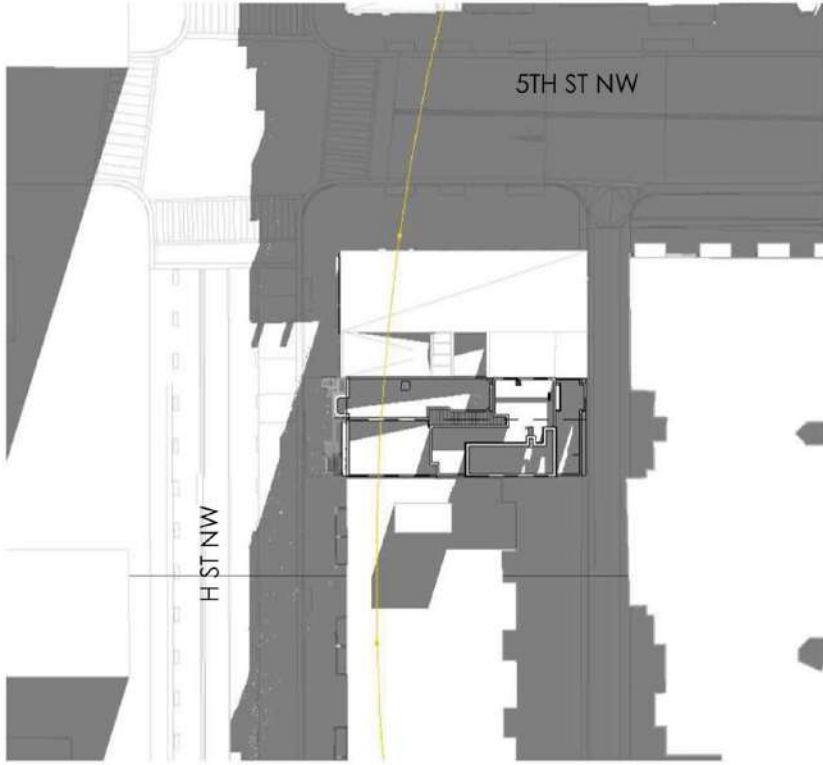


SHEET NAME: SUMMER SUN SHADING ANALYSIS		DATE 07.29.25	GENERAL NOTE: I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND I AM A LICENSED ARCHITECT UNDER THE LAWS OF THE DISTRICT OF COLUMBIA LICENSE NO. A.S.C.1.0.1.9.4.7 EXPIRATION DATE 04-30-2028
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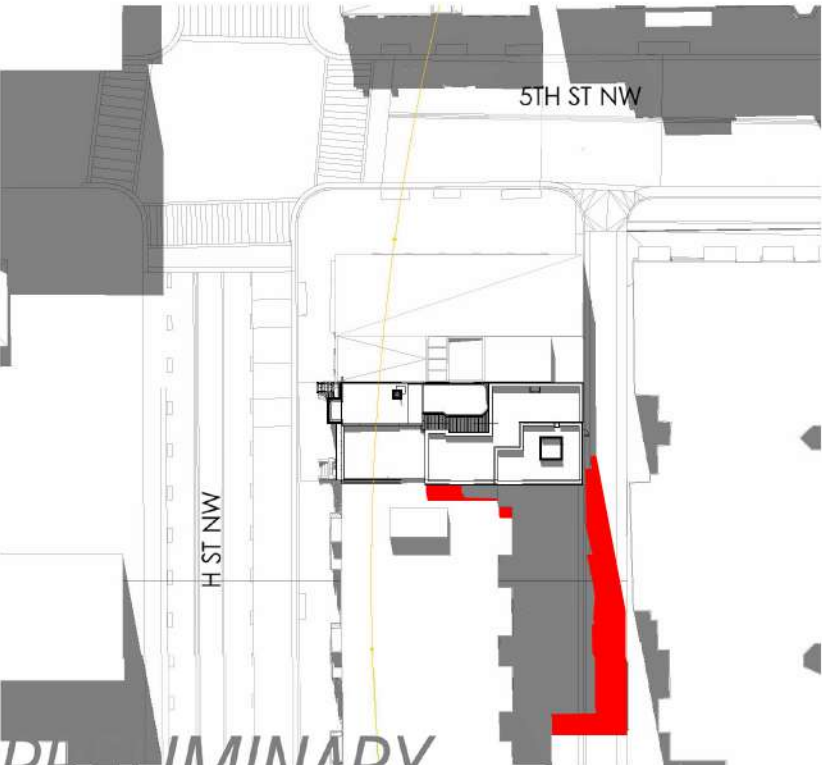


3 SUMMER SOLSTICE / 3 PM
1" = 80'-0"

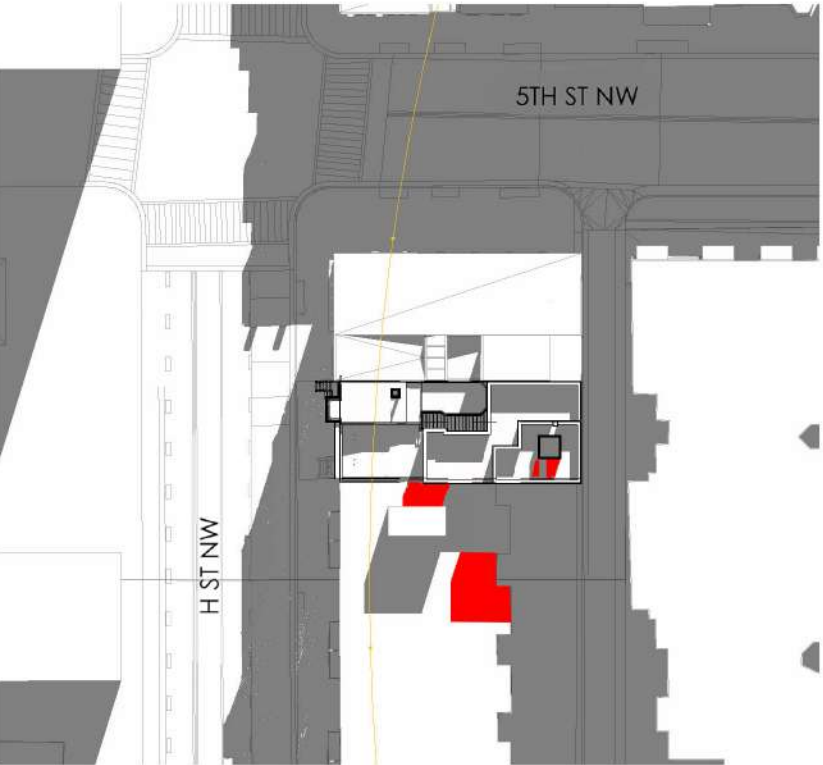


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1" = 80'-0"

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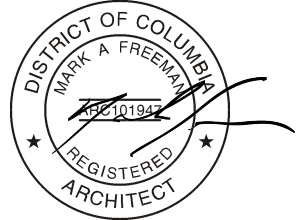


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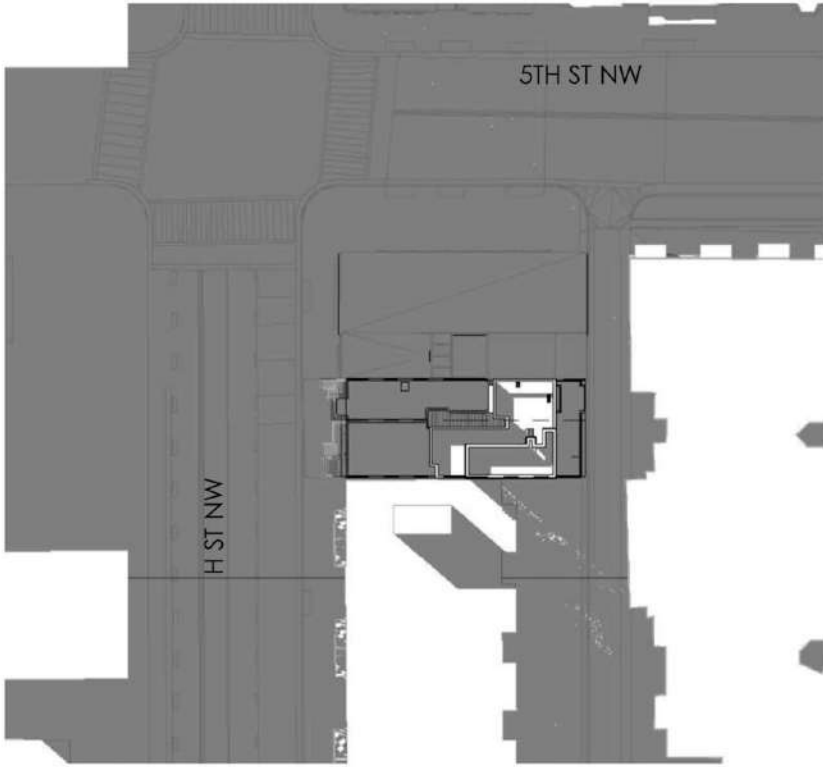
4 SUMMER SOLSTICE / 6 PM
1" = 80'-0"

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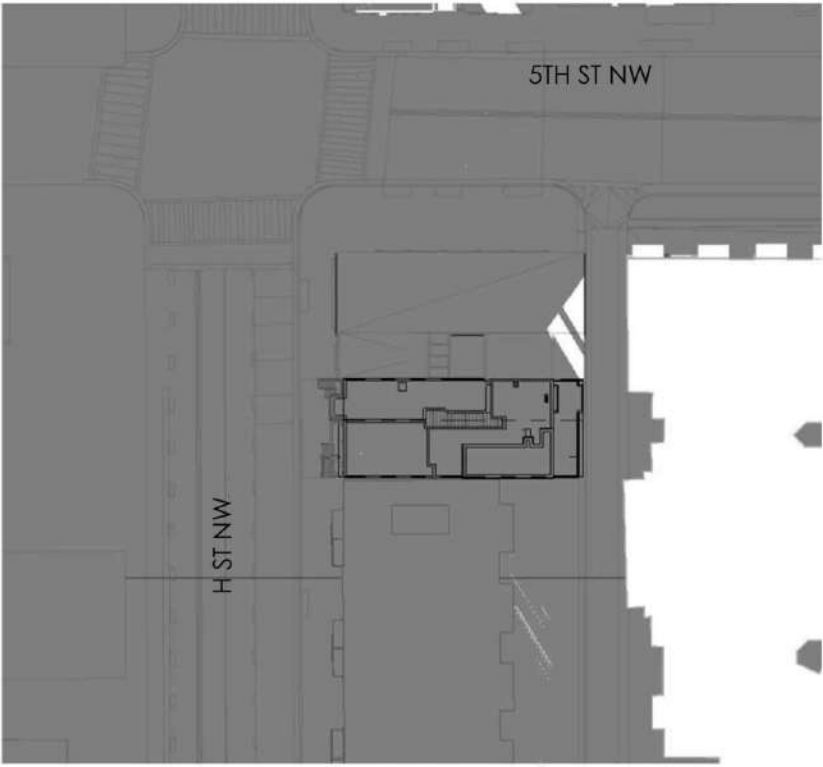


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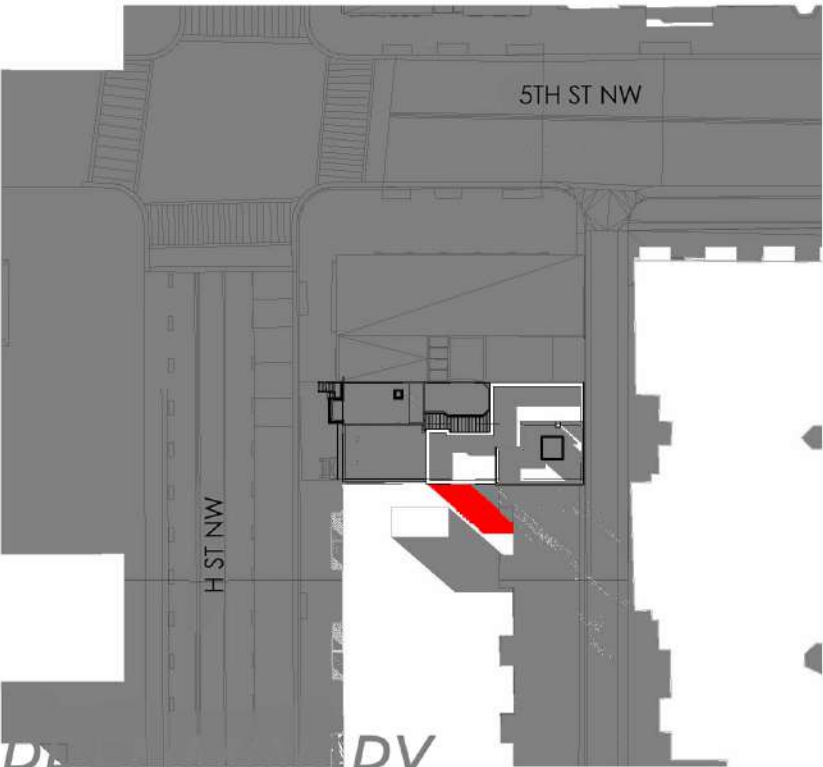


3 WINTER SOLSTICE / 3 PM
1" = 80'-0"

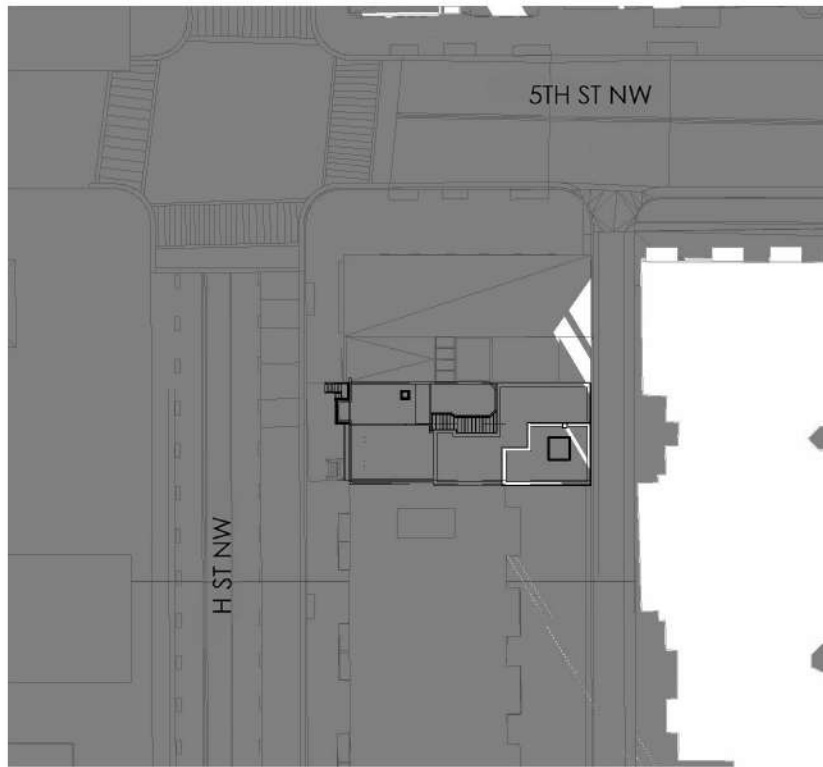


4 WINTER SOLSTICE / 6 PM
1" = 80'-0"

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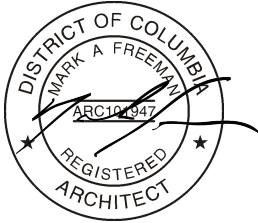


6 WINTER SOLSTICE / 3 PM
1" = 80'-0"



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

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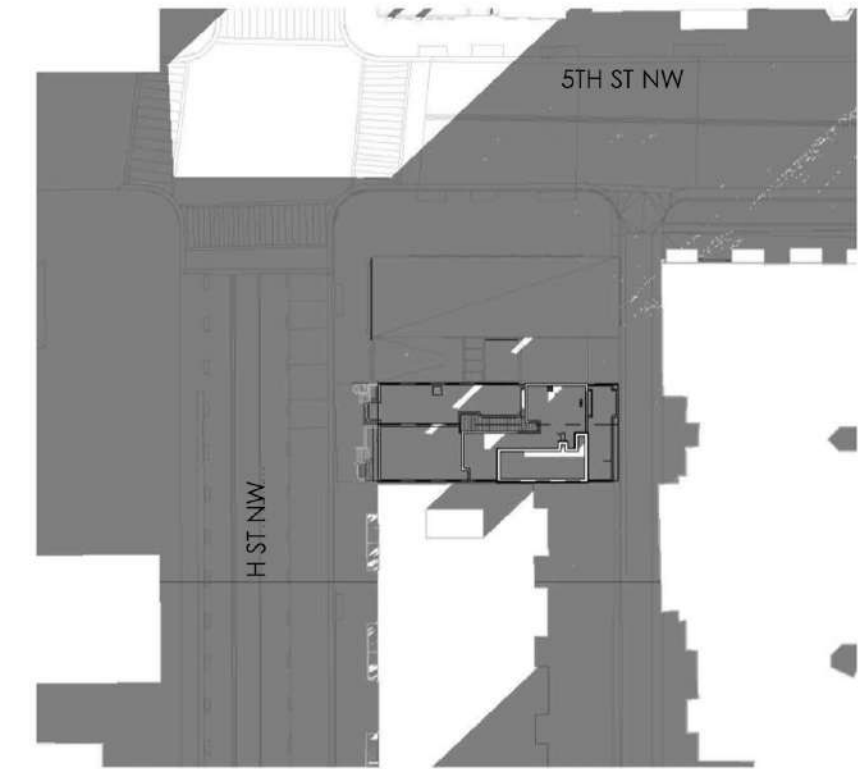
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2023

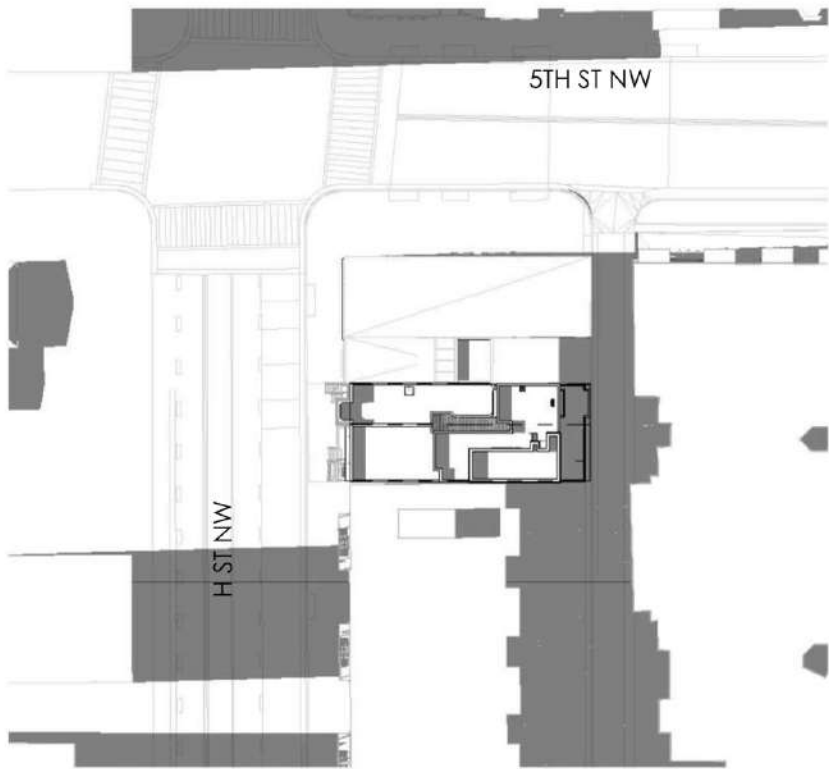
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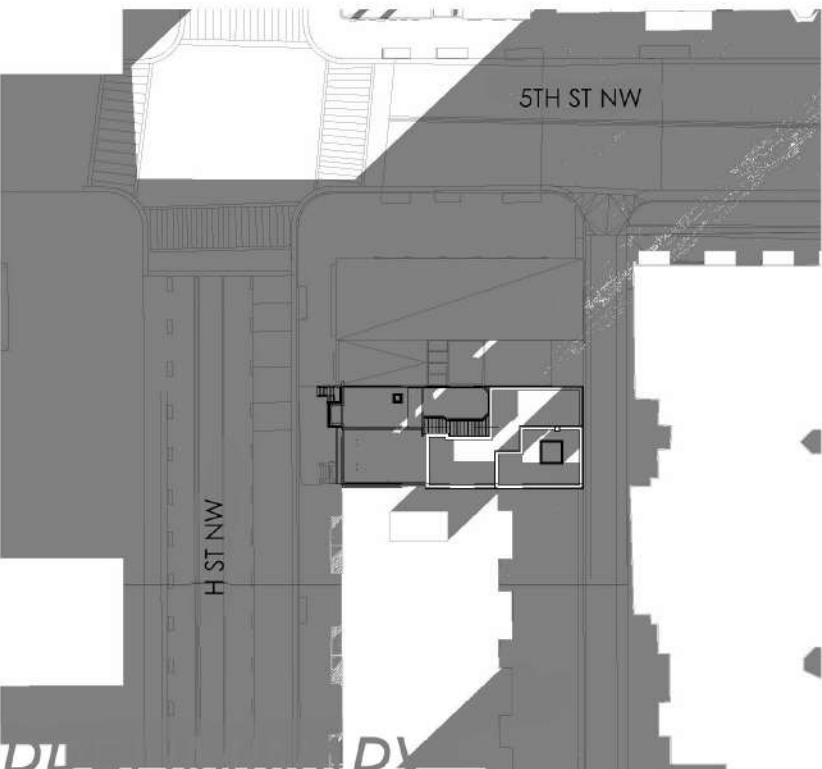


1 WINTER SOLSTICE / 9 AM
1" = 80'-0"

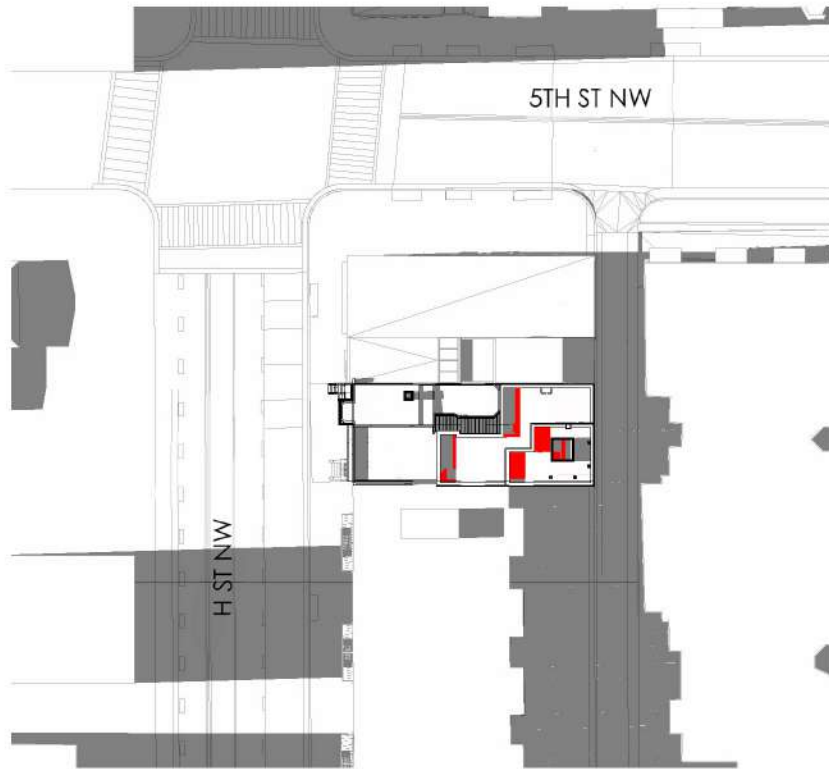


2 WINTER SOLSTICE / 12 PM
1" = 80'-0"

PROPOSED BUILDING W/ NON COMPLIANT REAR YARD SETBACK

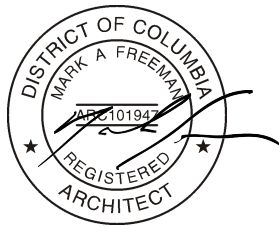


3 WINTER SOLSTICE / 9 AM
1" = 80'-0"



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

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1 EXISTING 5TH ST / H ST VIEW
SCALE: NONE



2 EXISTING FRONT VIEW
SCALE: NONE



3 EXISTING SIDEWALK VIEW
SCALE: NONE

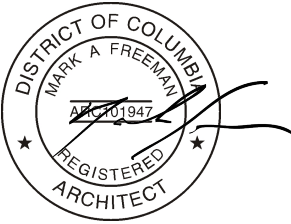


4 EXISTING WALKWAY / SIDEWALK VIEW
SCALE: NONE

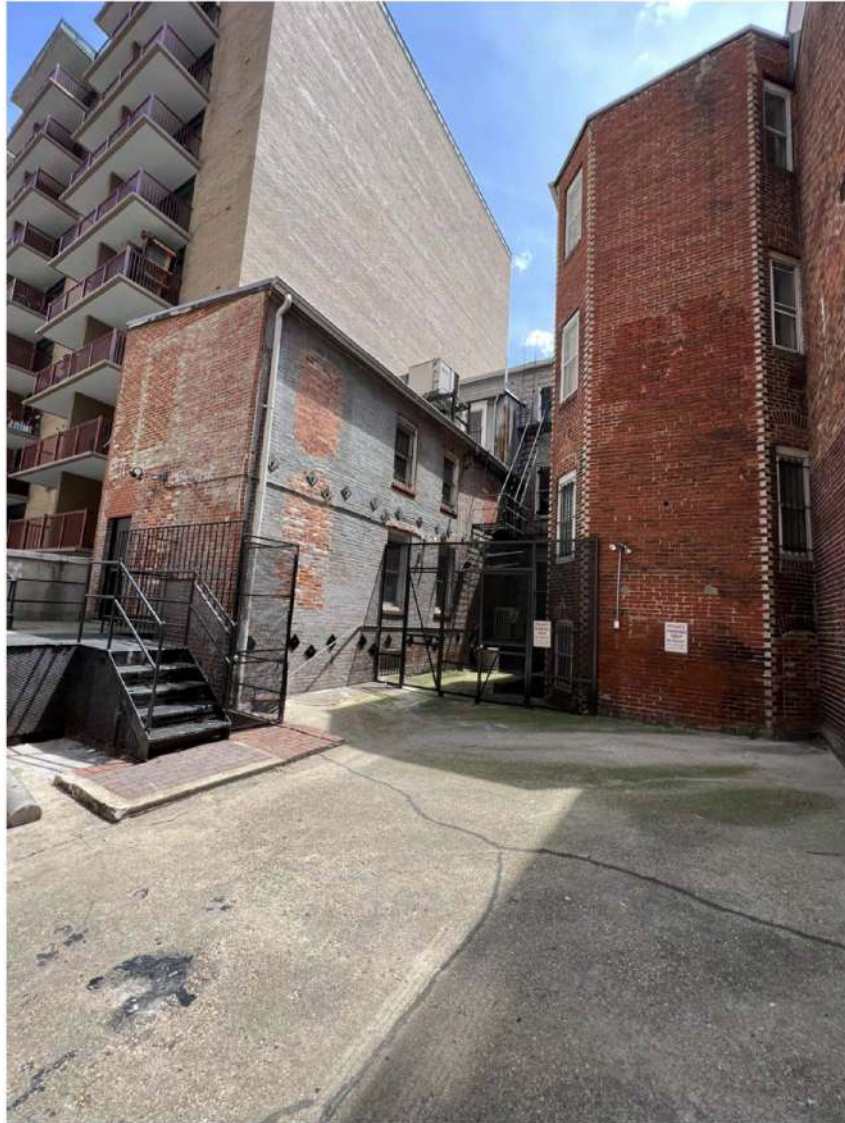


5 EXISTING WALKWAY VIEW
SCALE: NONE

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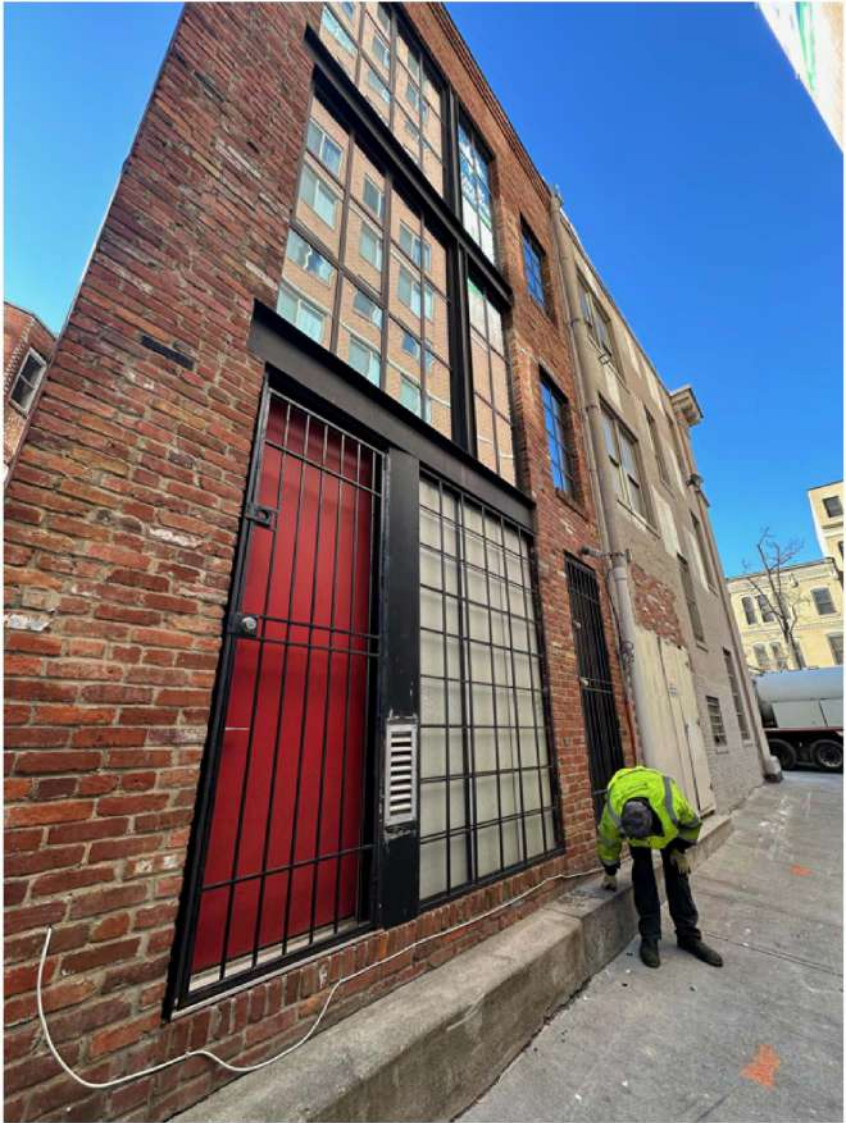
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1 EXISTING REAR VIEW
SCALE: NONE



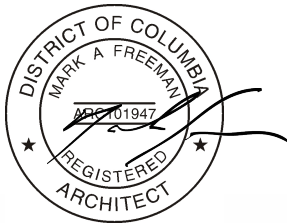
2 EXISTING PUBLIC ALLEY VIEW
SCALE: NONE



3 EXISTING ADJACENT VIEW
SCALE: NONE

PRELIMINARY
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PRELIMINARY
NOT FOR CONSTRUCTION



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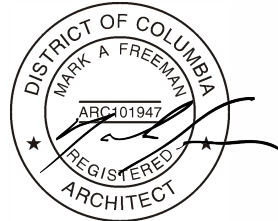
PRELIMINARY
NOT FOR CONSTRUCTION



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

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

PRELIMINARY
NOT FOR CONSTRUCTION



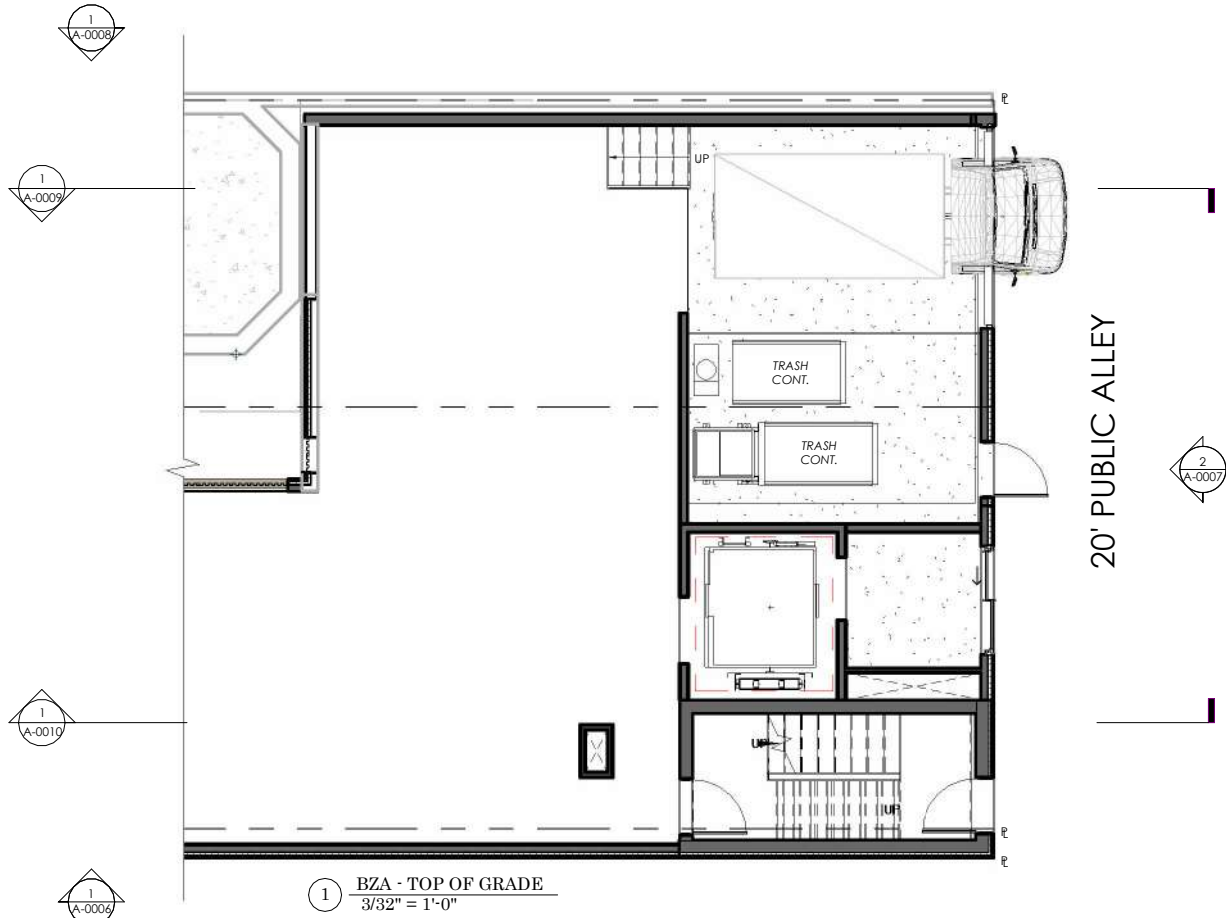
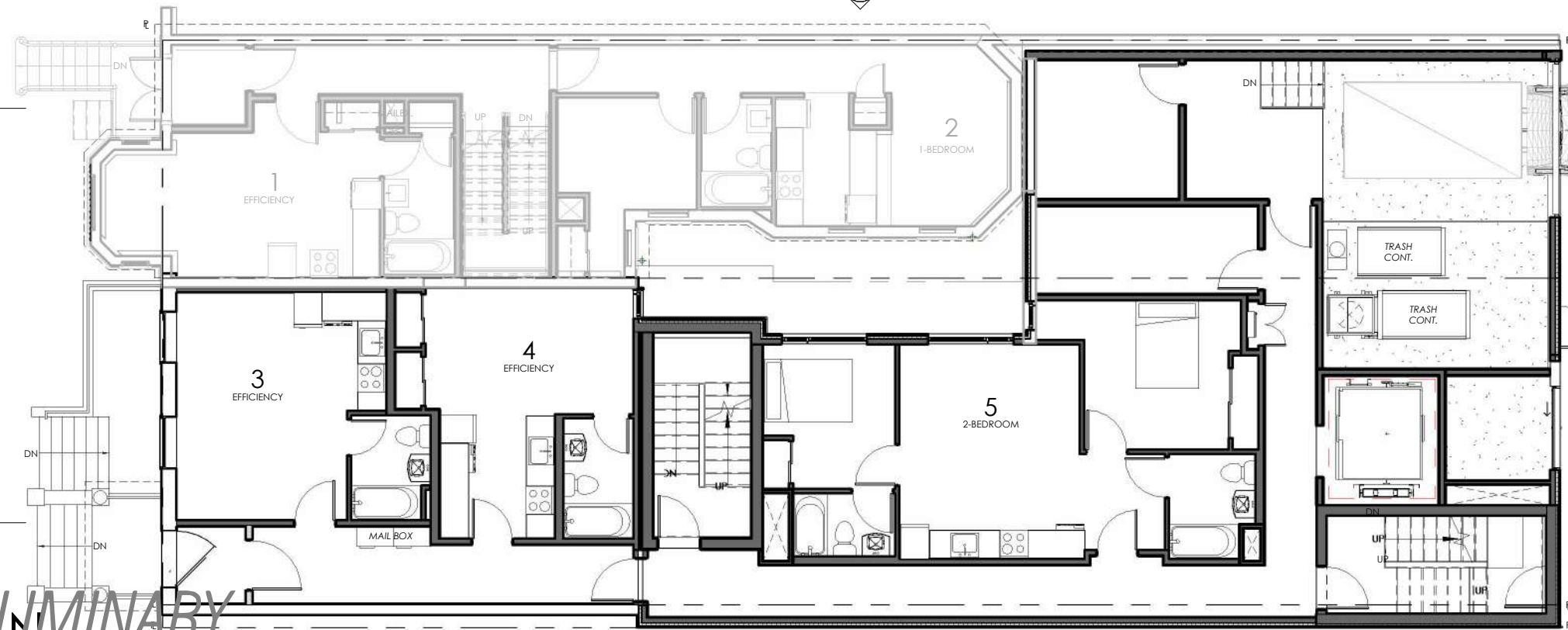
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CASE NO. 21328
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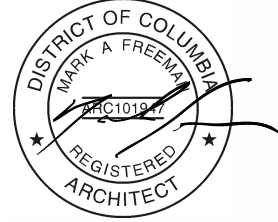
H ST NWW
(90' ROW)

PRELIMINARY
NOT FOR CONSTRUCTION

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



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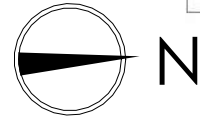
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District of Columbia
CASE NO. 21328
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H ST NWW
(90' ROW)

1
A-0009

1
A-0007

1
A-0010



20' PUBLIC ALLEY

2
A-0007

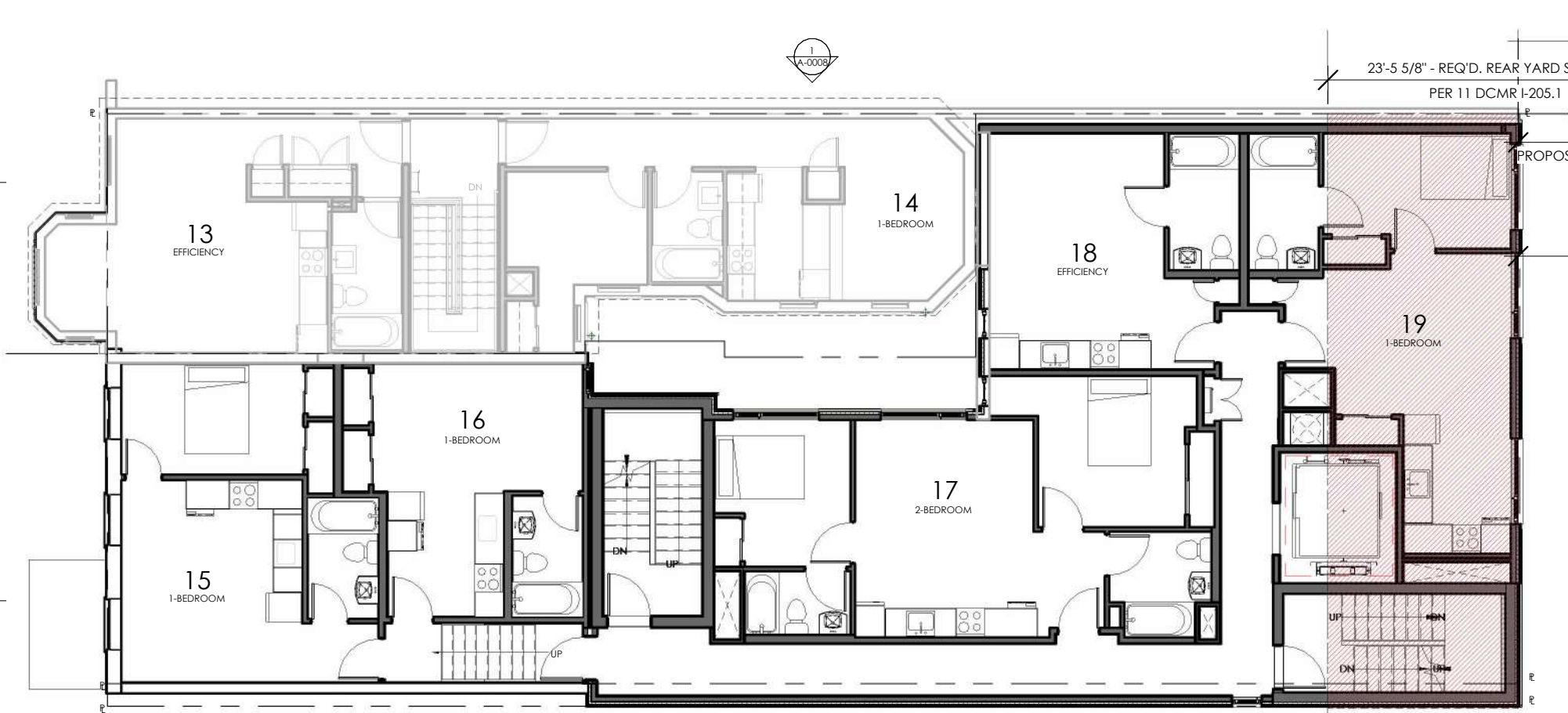
1 BZA - 2ND FLOOR PLAN
3/32" = 1'-0"

H ST NWW
(90' ROW)

1
A-0009

1
A-0007

1
A-0010



20' PUBLIC ALLEY

2
A-0007

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

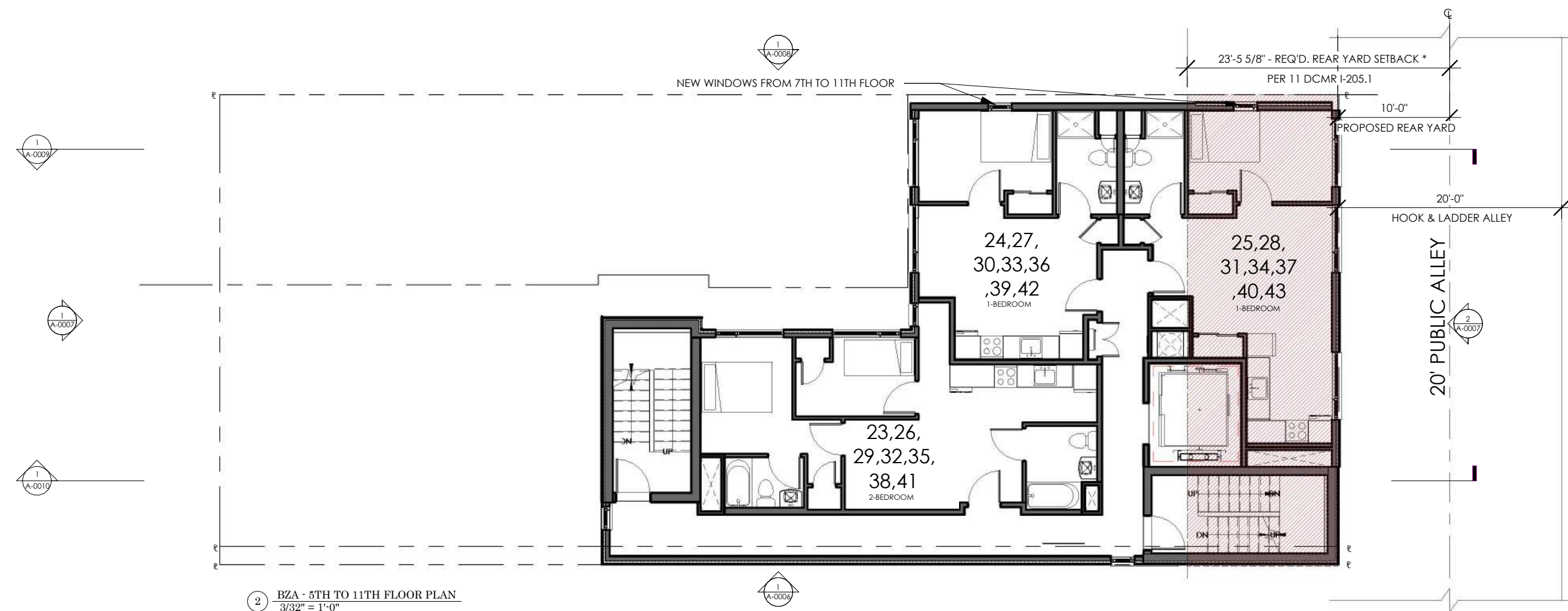
KEY	
	* PORTION OF BUILDING WITHIN THE REQ'D REAR YARD
	** AREA OF PH WITHIN THE REQ'D REAR SETBACK

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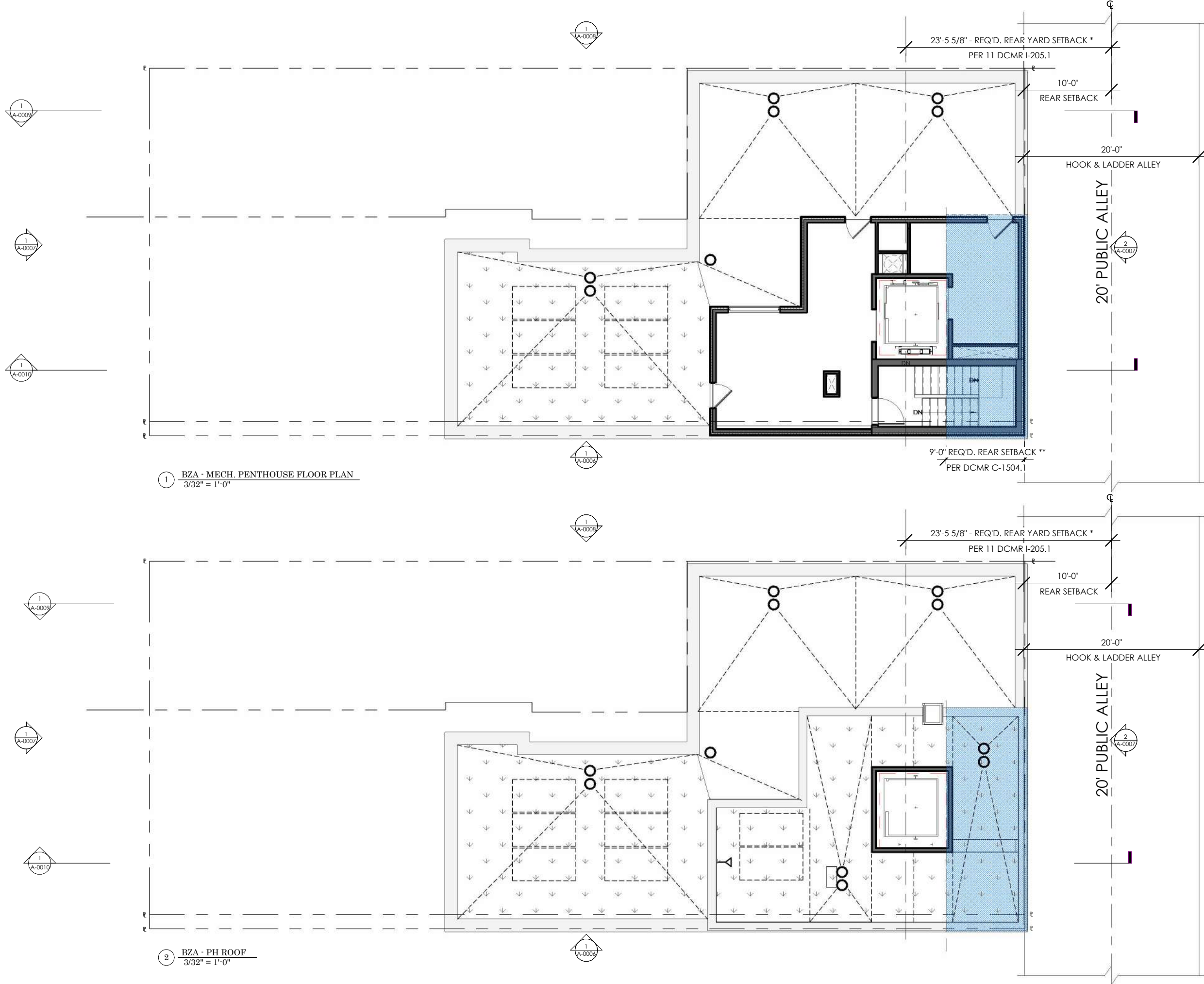
1 BZA - 4TH FLOOR PLAN
3/32" = 1'-0"



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

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

2 BZA - PH ROOF
3/32" = 1'-0"

KEY	
	* PORTION OF BUILDING WITHIN THE REQ'D REAR YARD
	** AREA OF PH WITHIN THE REQ'D REAR SETBACK

18-0' PROPOSED
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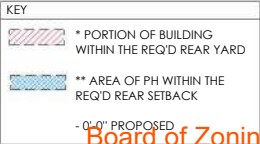
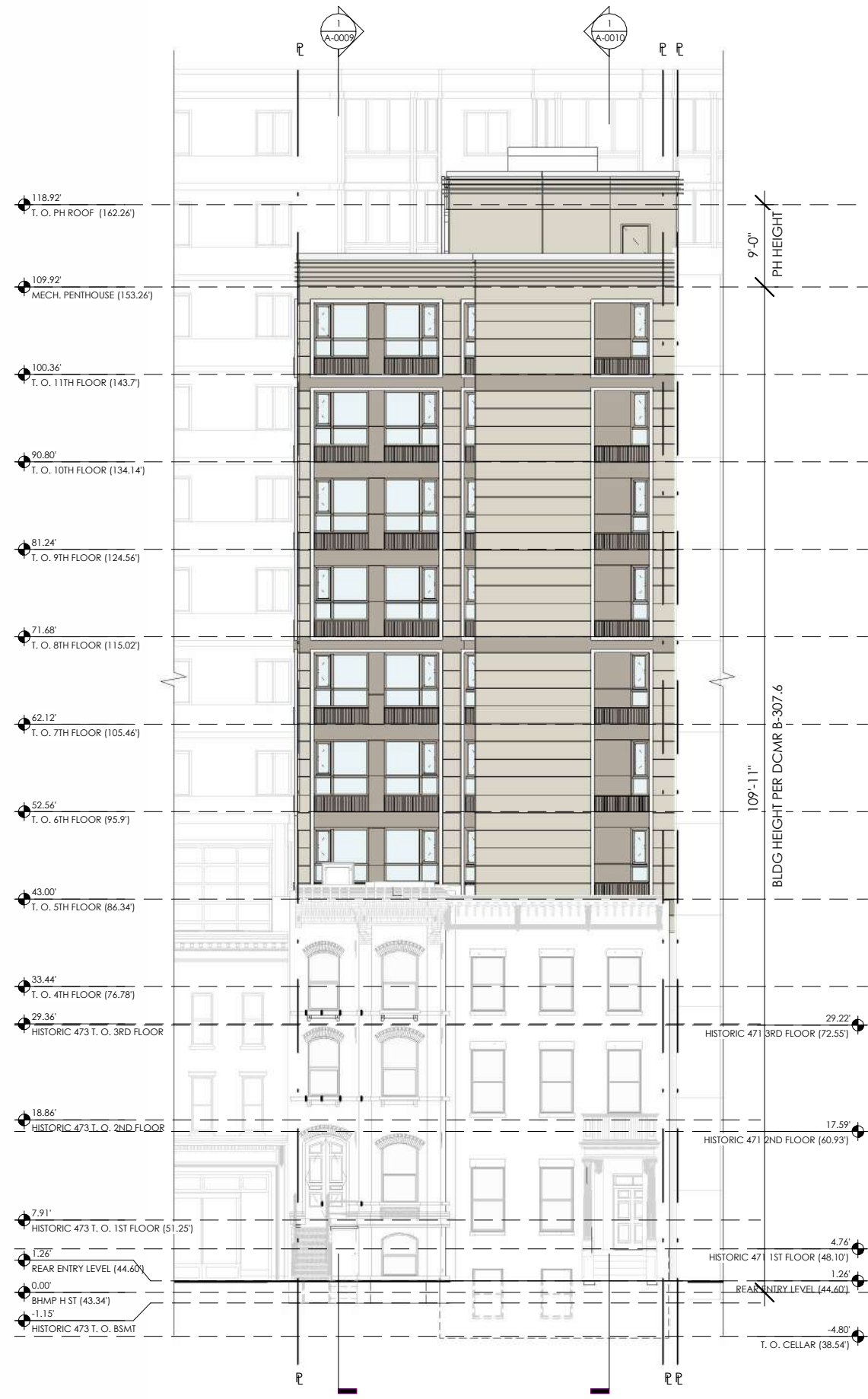
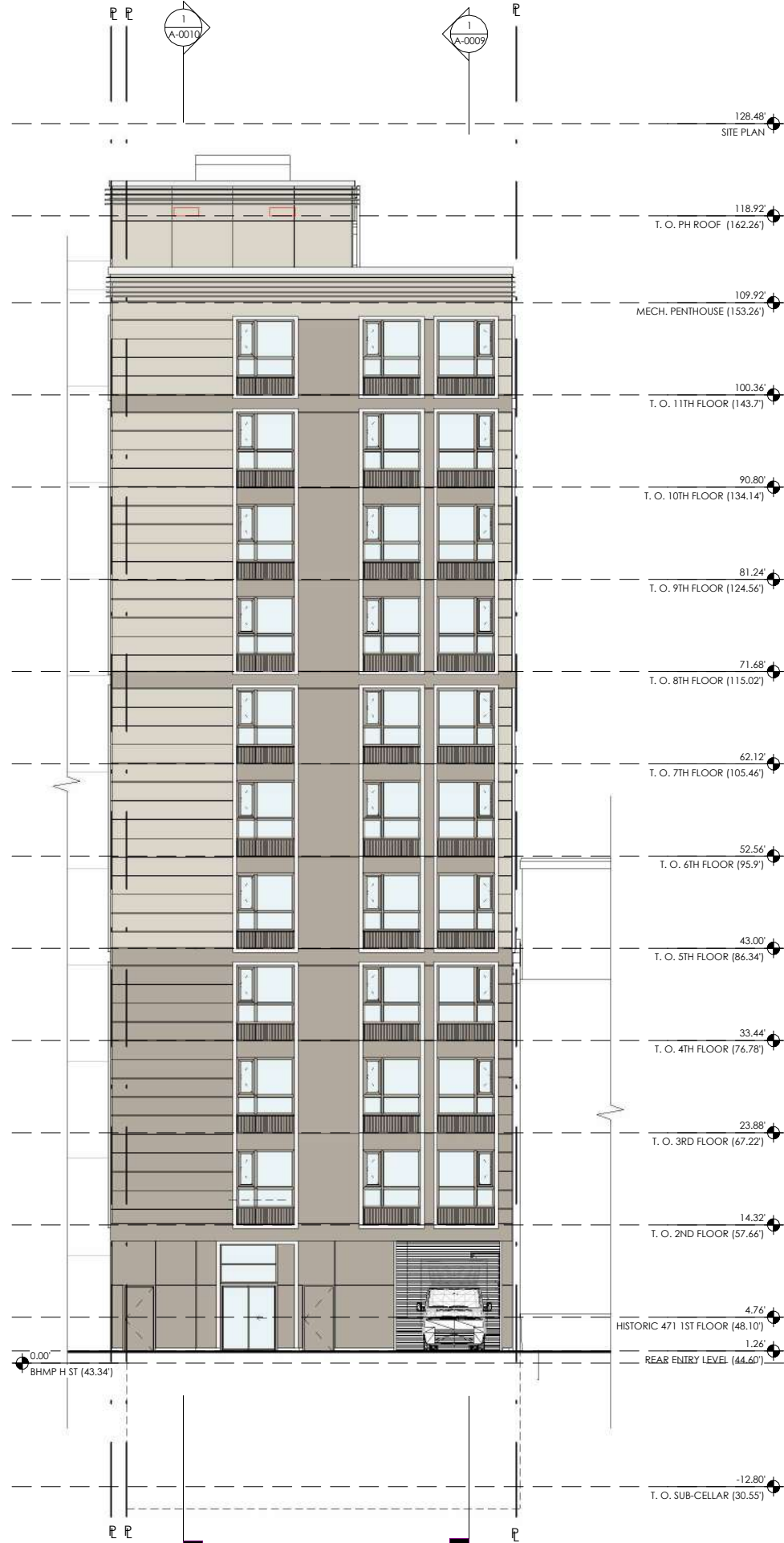


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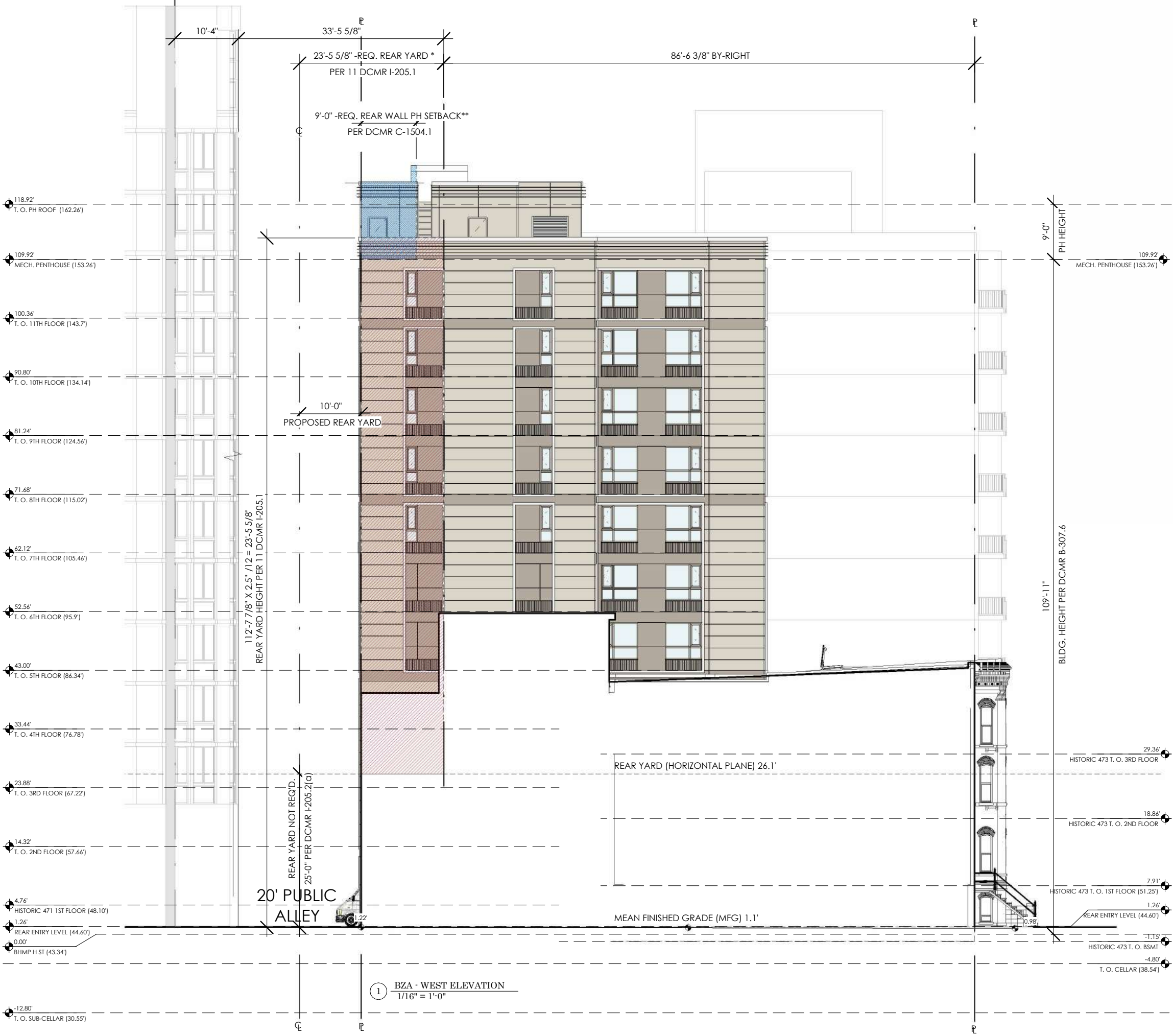


1 BZA - SOUTH ELEVATION
1/16" = 1'-0"



2 BZA - NORTH ELEVATION
1/16" = 1'-0"

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H ST NW
(90' ROW)

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

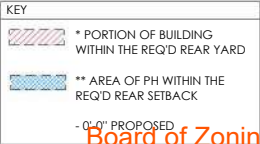
Board of Zoning Adjustment

District of Columbia

CASE NO. 21328

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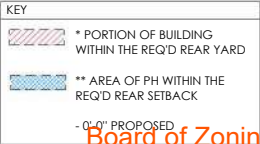


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