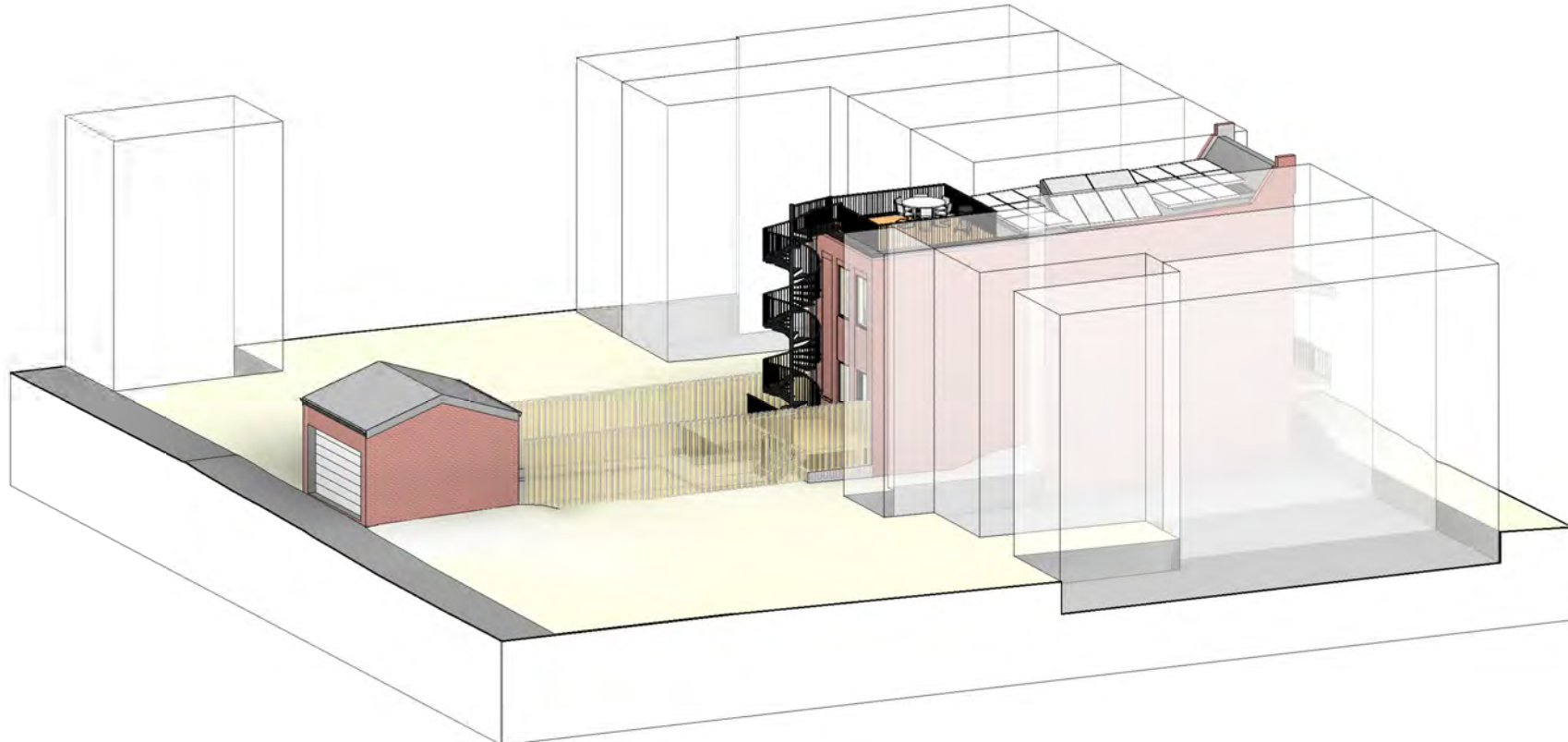
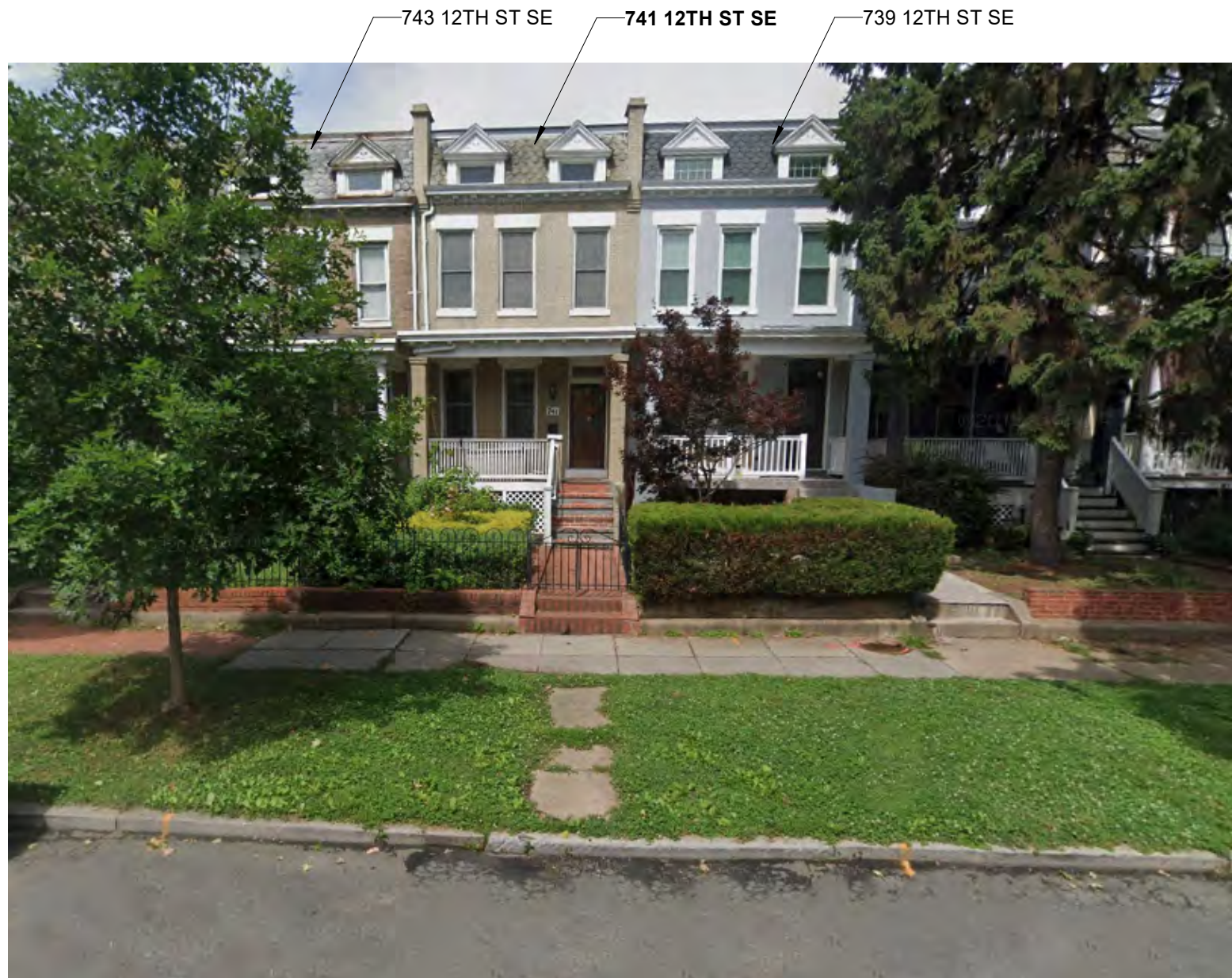


HANTMAN-WAGENER RESIDENCE
741 12TH ST SE
BOARD OF ZONING ADJUSTMENT
SPECIAL EXCEPTION APPLICATION

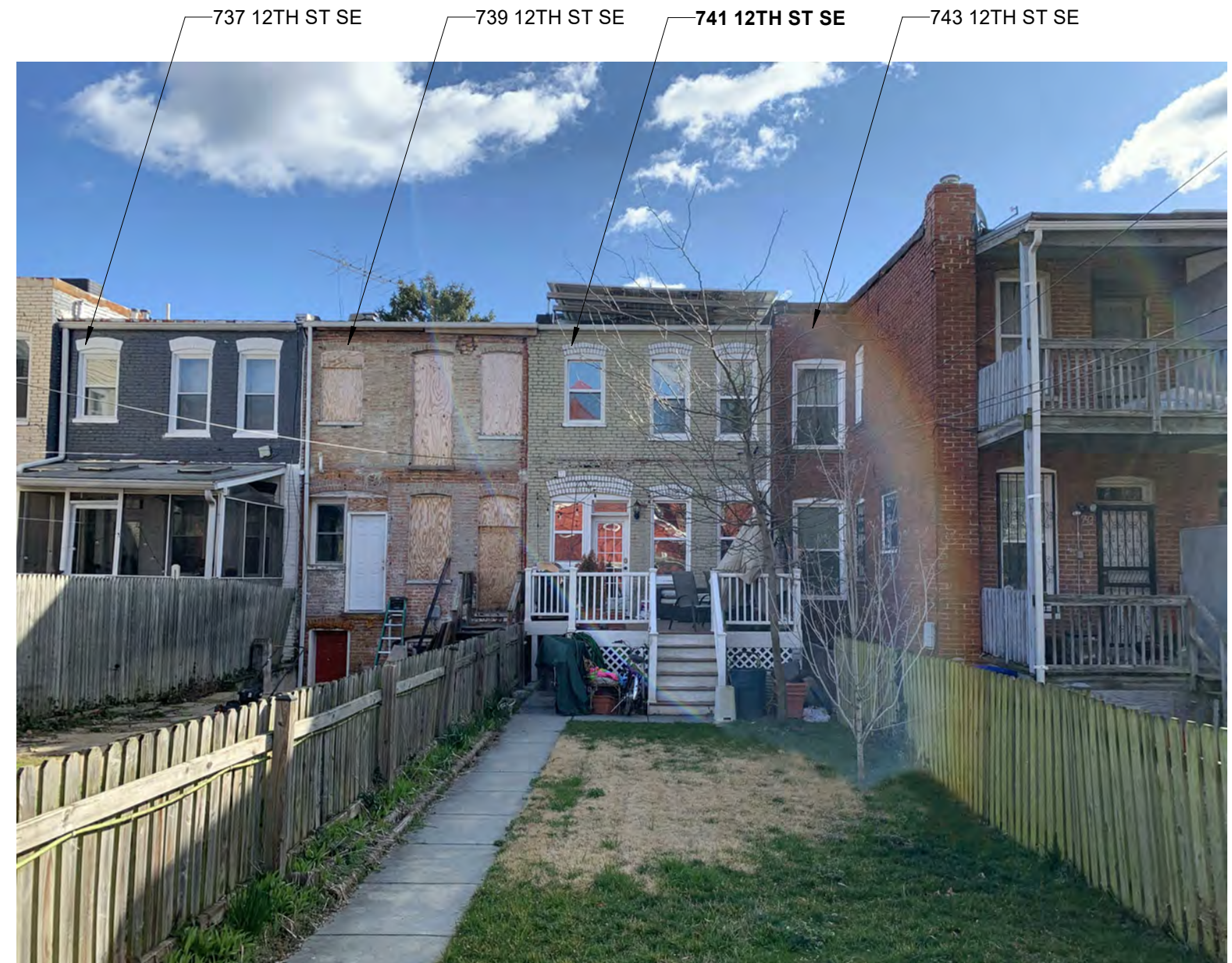
- 00.0 COVER
- 00.1 EXTERIOR PHOTOS
- 00.2 EXTERIOR PHOTOS
- 00.3 EXTERIOR PHOTOS
- 01.0 SITE PLAN
- 02.0 CELLAR FLOOR PLANS
- 02.1 FIRST FLOOR PLANS
- 02.2 SECOND FLOOR PLANS
- 02.3 ROOF PLANS
- 03.0 BUILDING SECTION
- 03.1 BUILDING SECTION
- 04.0 FRONT FACADE IMPROVEMENTS
- 04.1 REAR ADDITION
- 04.2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





FRONT FACADE FROM 12TH ST SE

PHOTO: GOOGLE, DIGITAL GLOBE



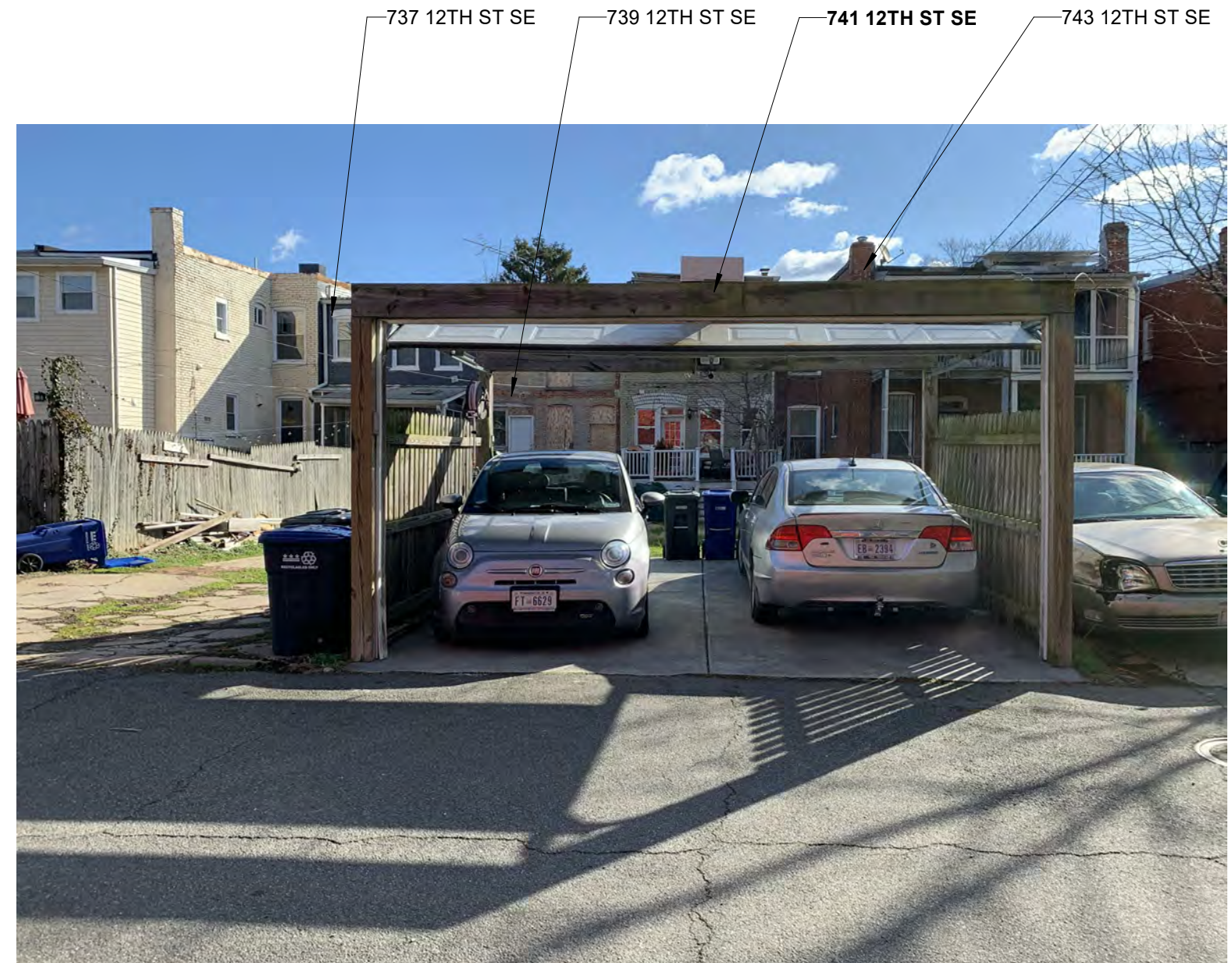
REAR FACADE FROM BACKYARD



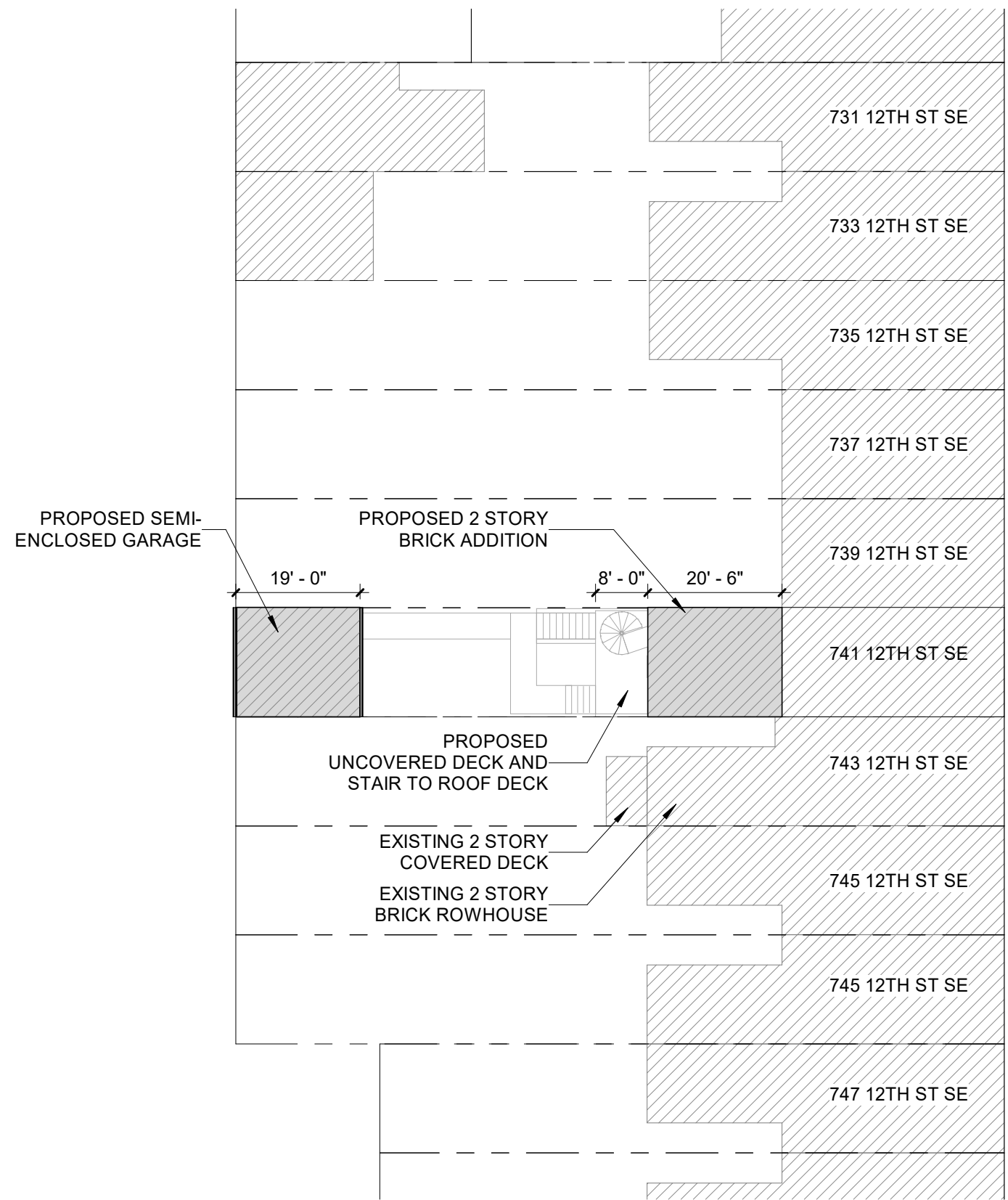
REAR FACADE PANORAMA FROM BACKYARD



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



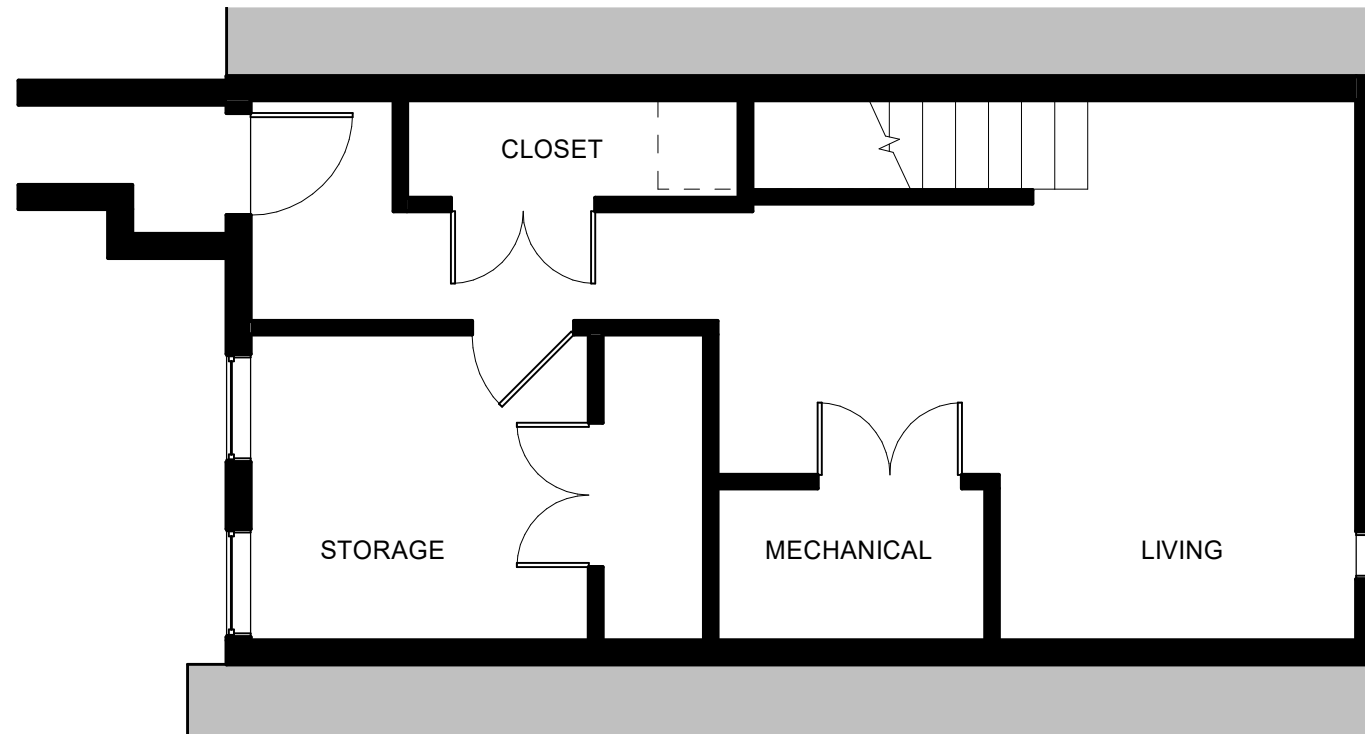
REAR PARKING FROM ALLEY



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

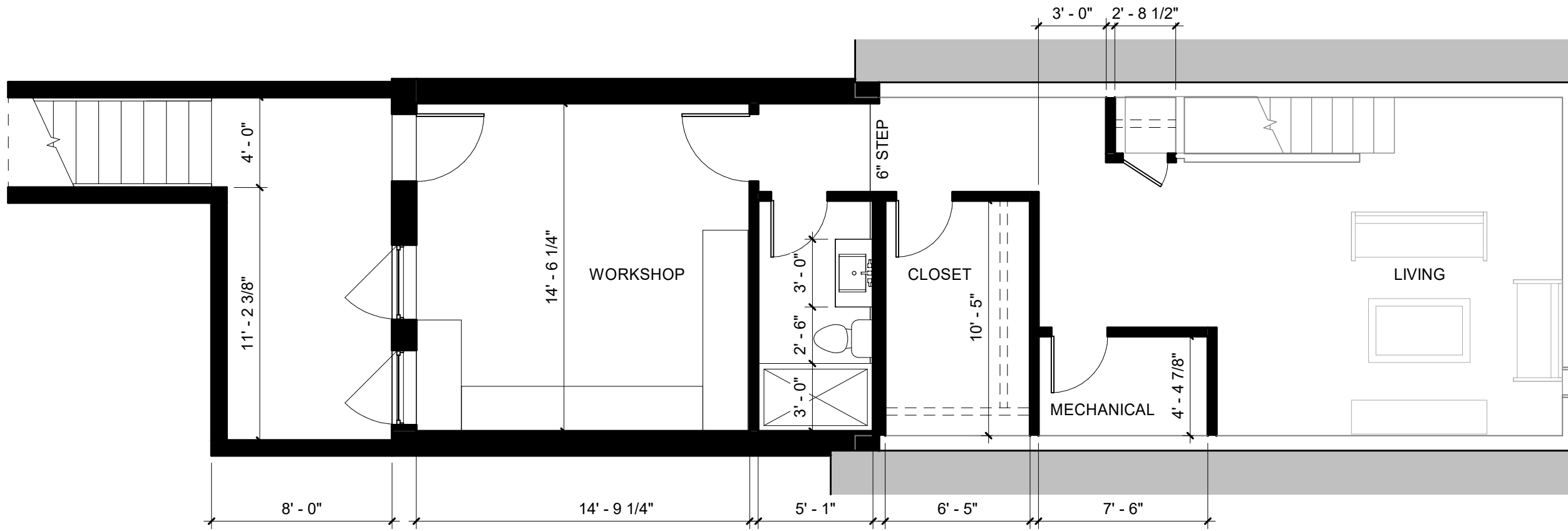
SITE PLAN
3/64" = 1'-0"





CELLAR - EXISTING

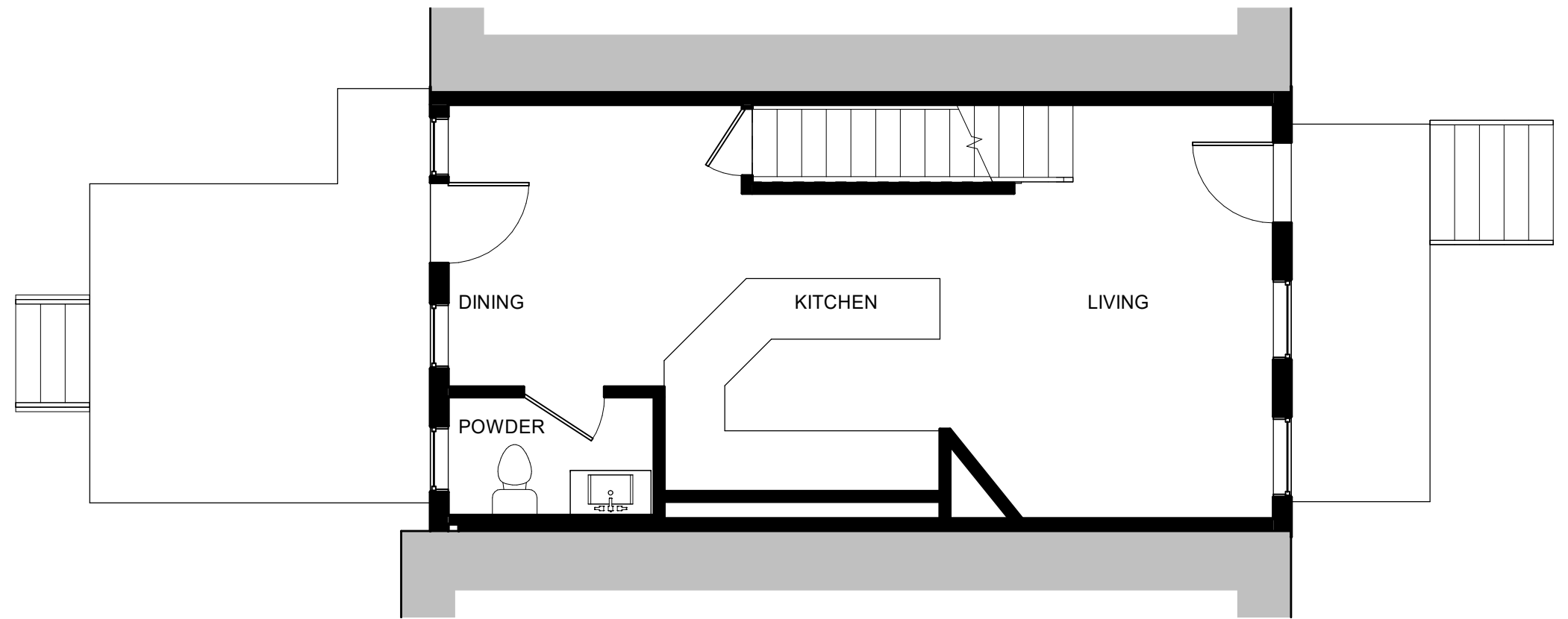
3/16" = 1'-0"



CELLAR - PROPOSED

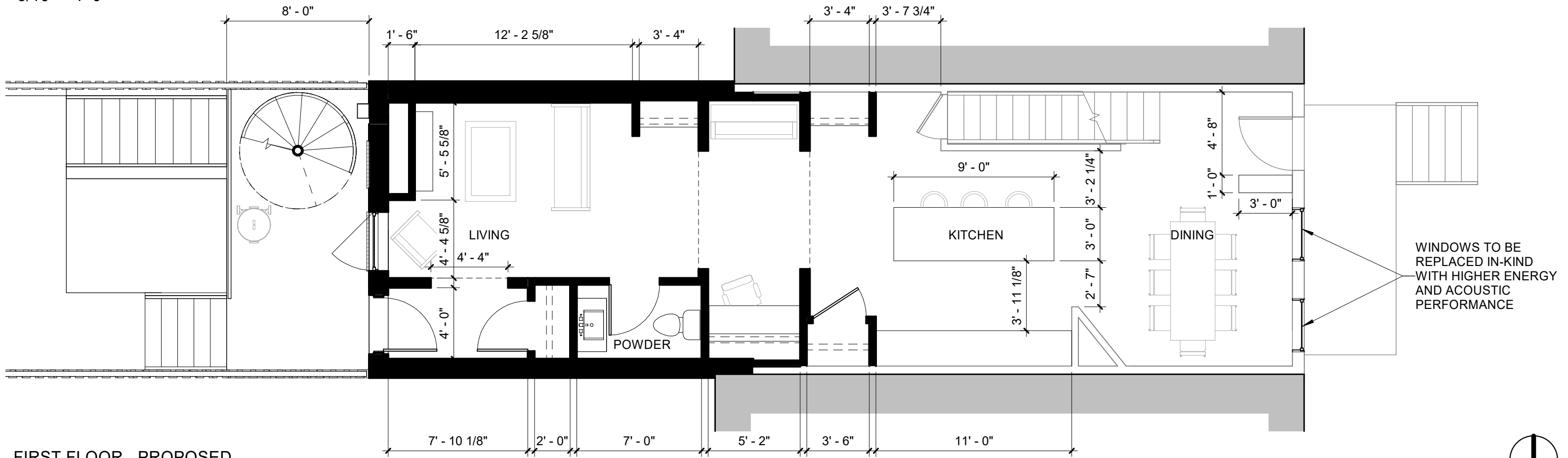
3/16" = 1'-0"





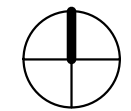
FIRST FLOOR - EXISTING

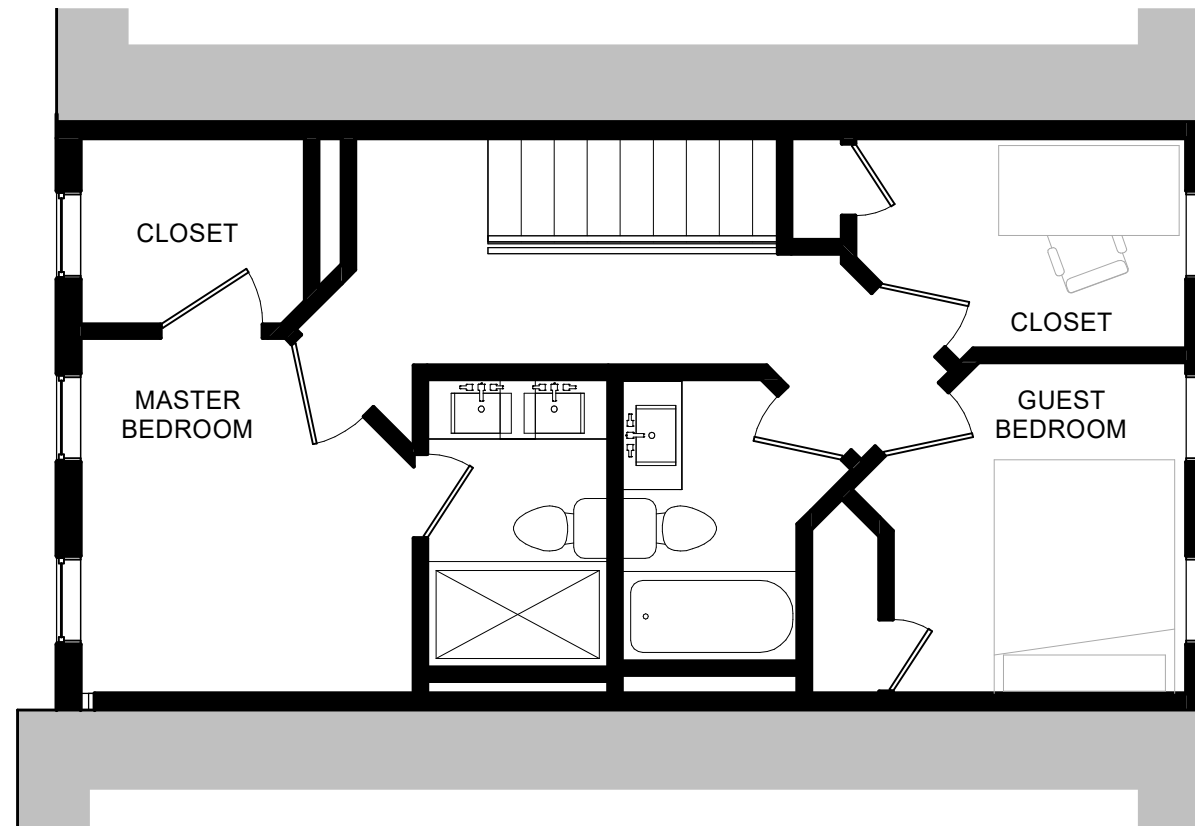
3/16" = 1'-0"



FIRST FLOOR - PROPOSED

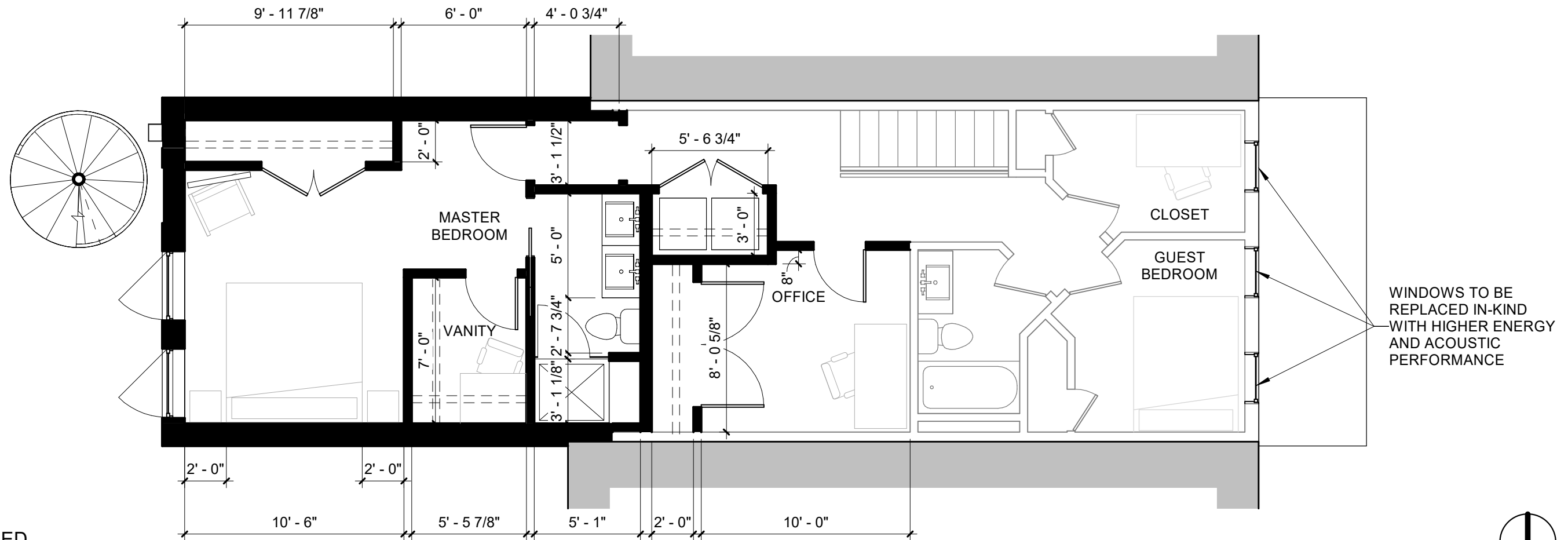
3/16" = 1'-0"





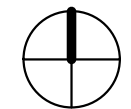
SECOND FLOOR - EXISTING

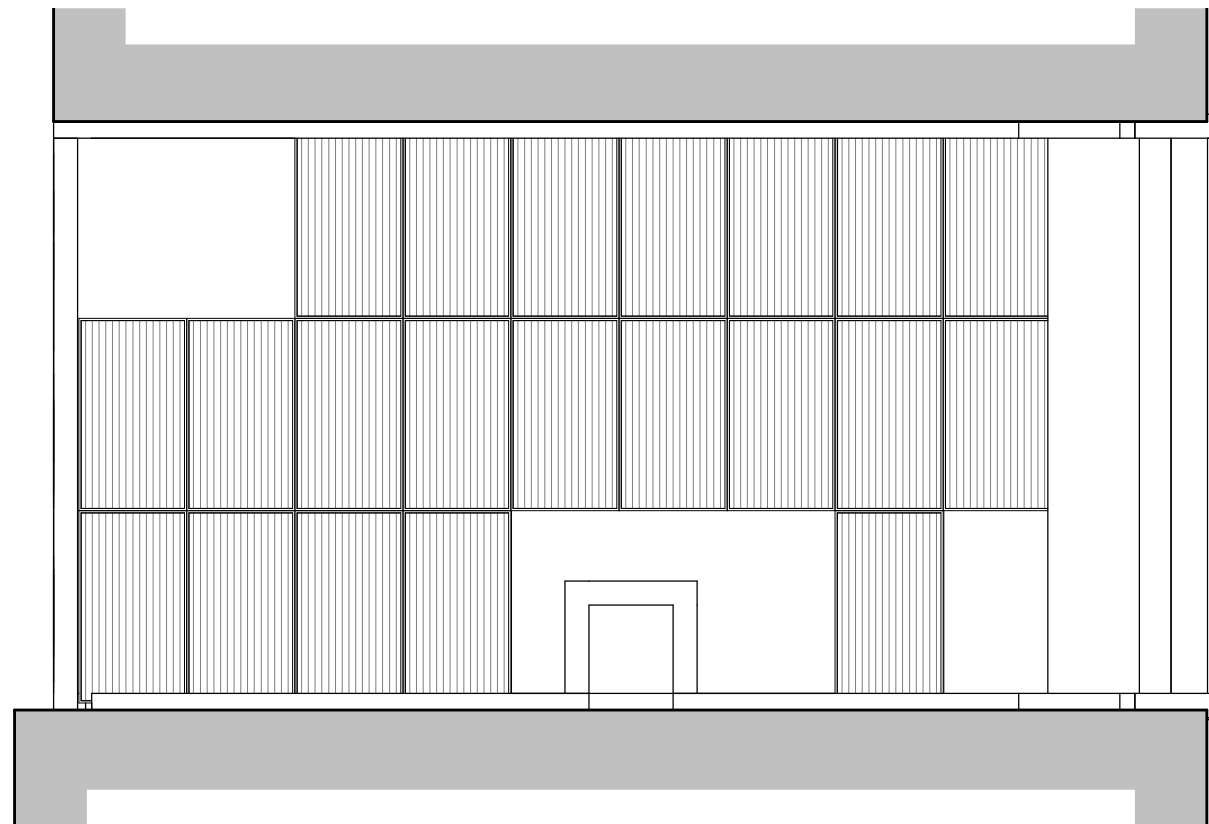
3/16" = 1'-0"



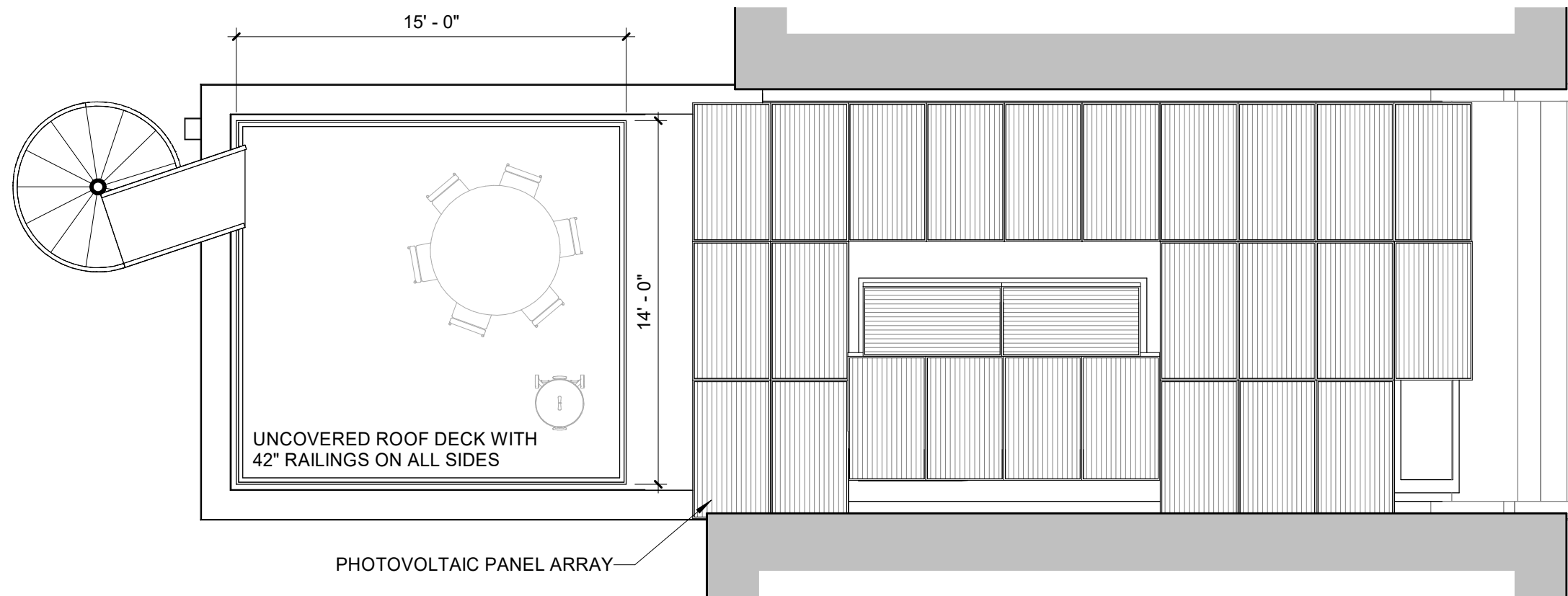
SECOND FLOOR - PROPOSED

3/16" = 1'-0"



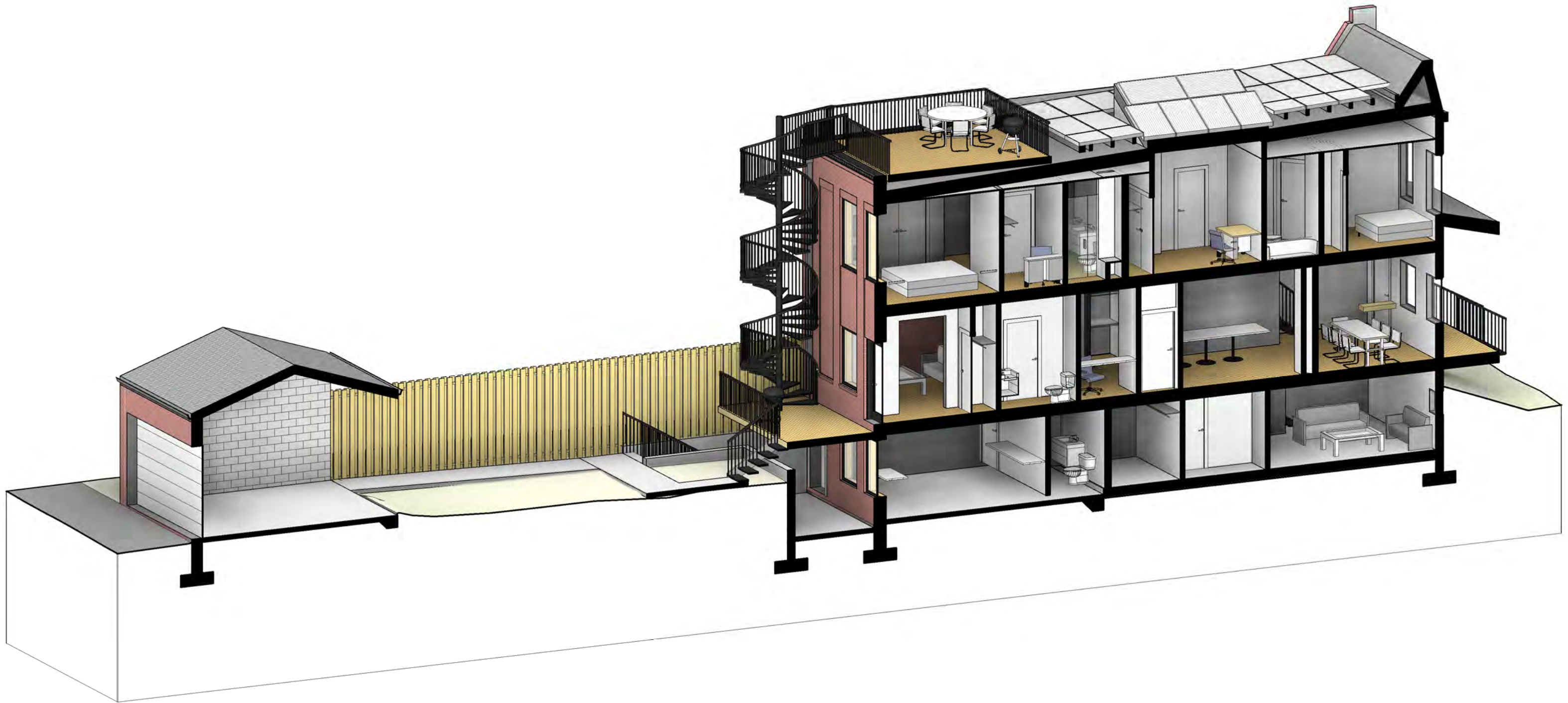


ROOF - EXISTING
3/16" = 1'-0"



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





SCHEMATIC BUILDING AND SITE SECTION

CLERESTORY ABOVE OFFICE
PHOTOVOLTAIC PANELS



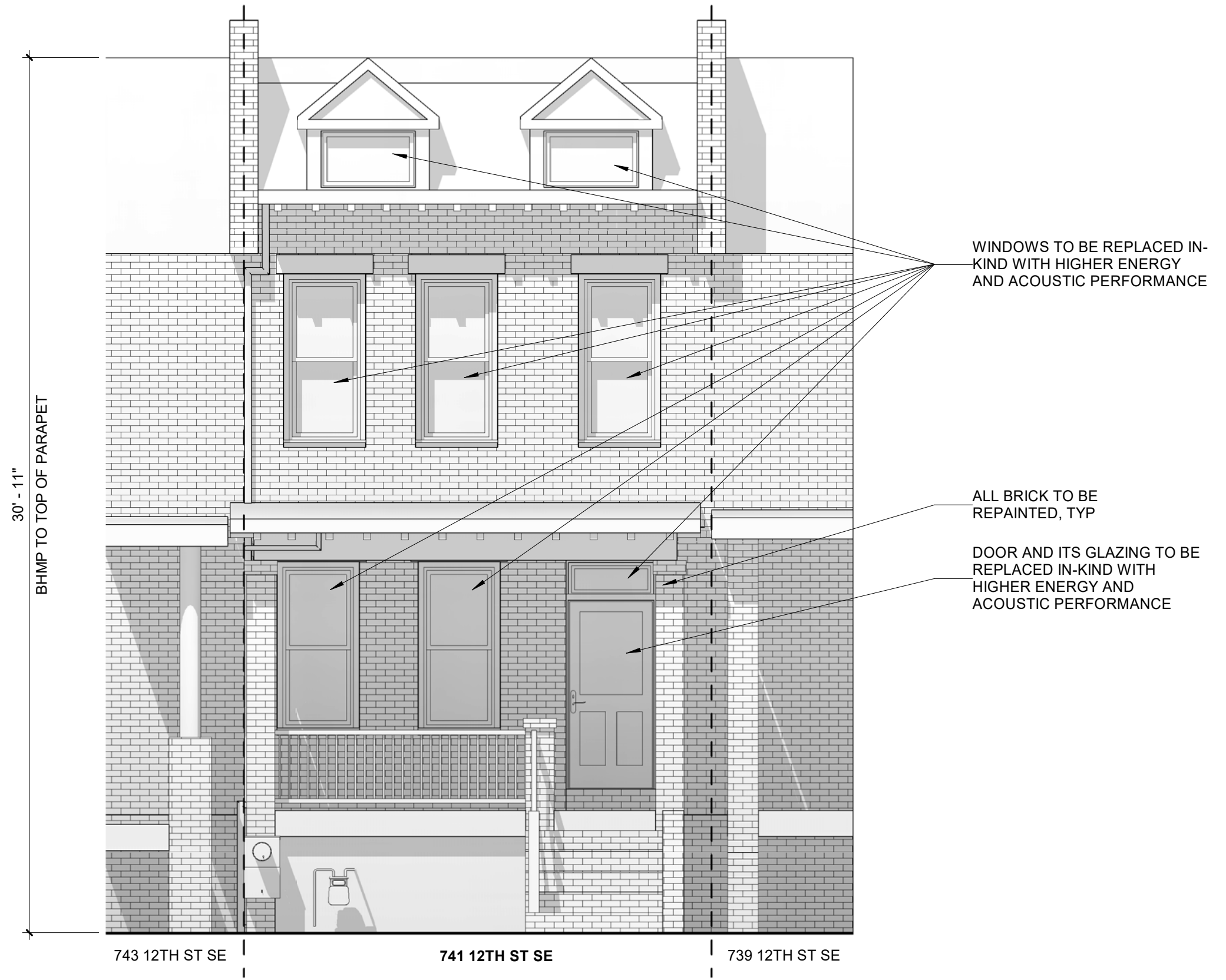
SCHEMATIC BUILDING SECTION

SCHEMATIC BUILDING SECTION AXONOMETRIC



FRONT FACADE FROM 12TH ST SE

PHOTO: GOOGLE, DIGITAL GLOBE

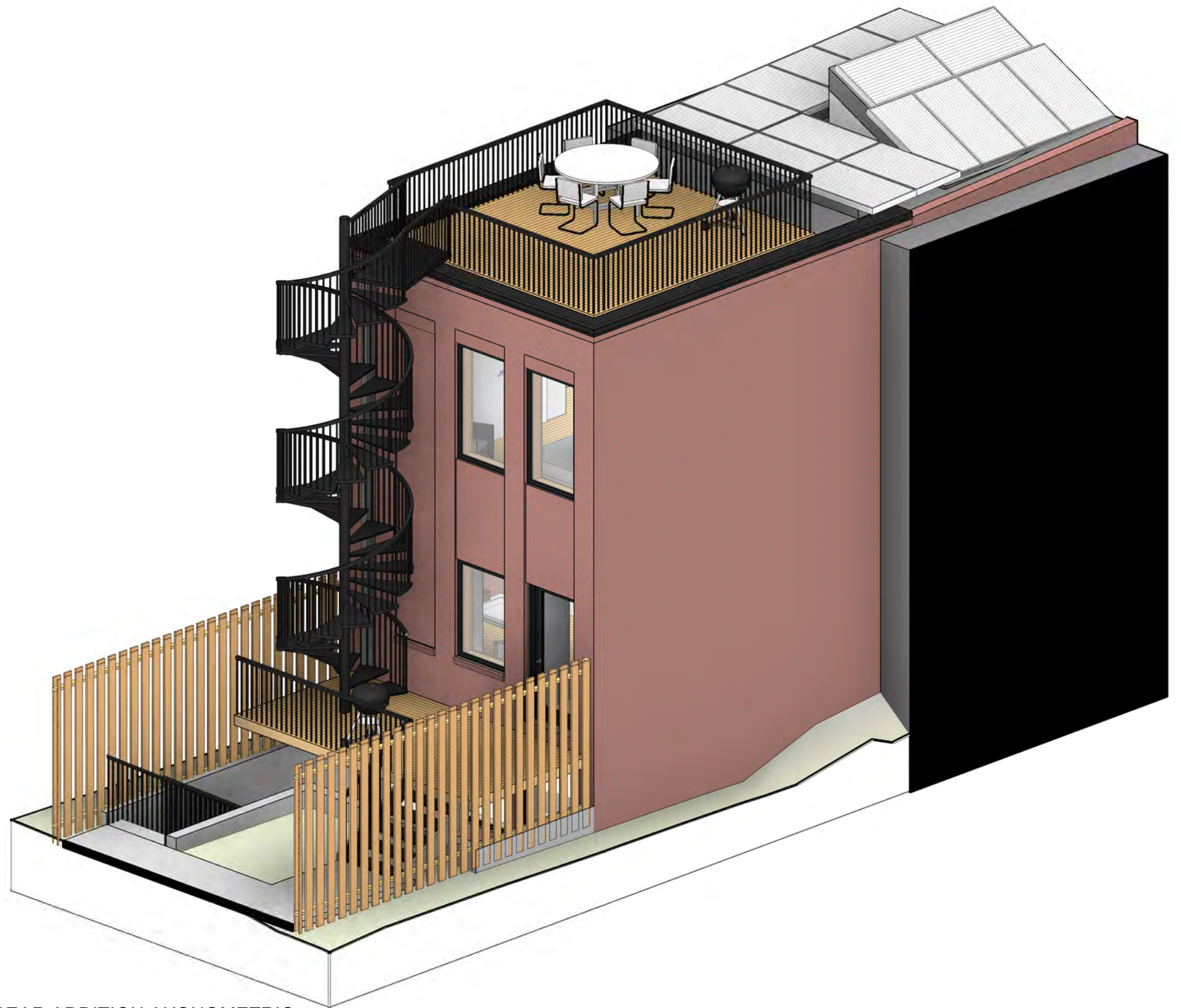


FRONT FACADE ELEVATION

1/4" = 1'-0"



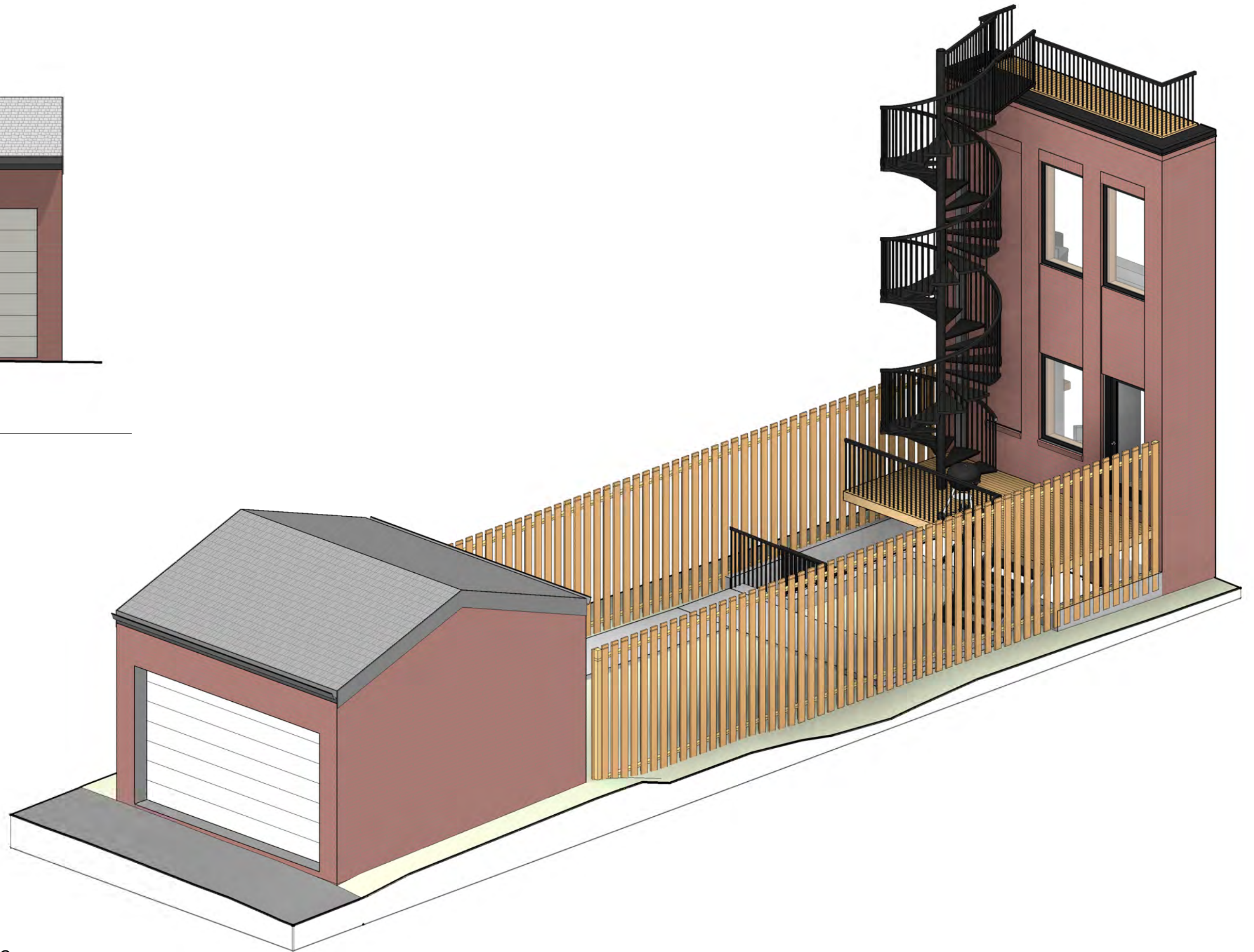
WEST ELEVATION
3/16" = 1'-0"



REAR ADDITION AXONOMETRIC



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



PARKING IMPROVEMENTS AXONOMETRIC