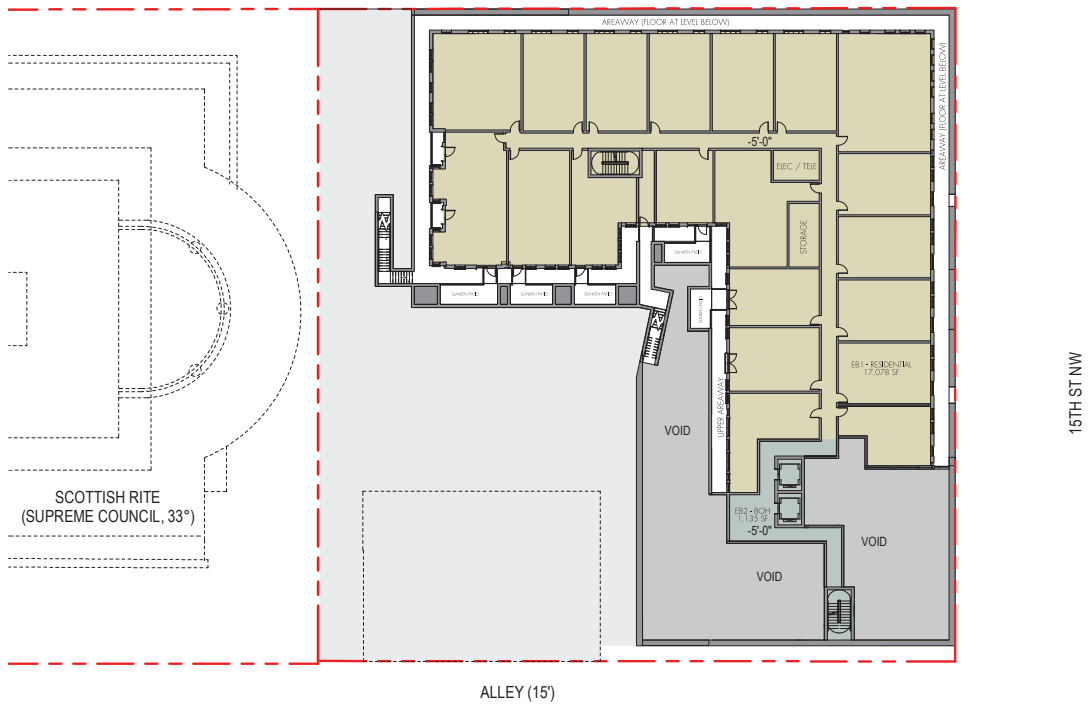


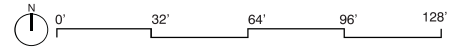
SST NW



HISTORIC PRESERVATION REVIEW BOARD PACKAGE.



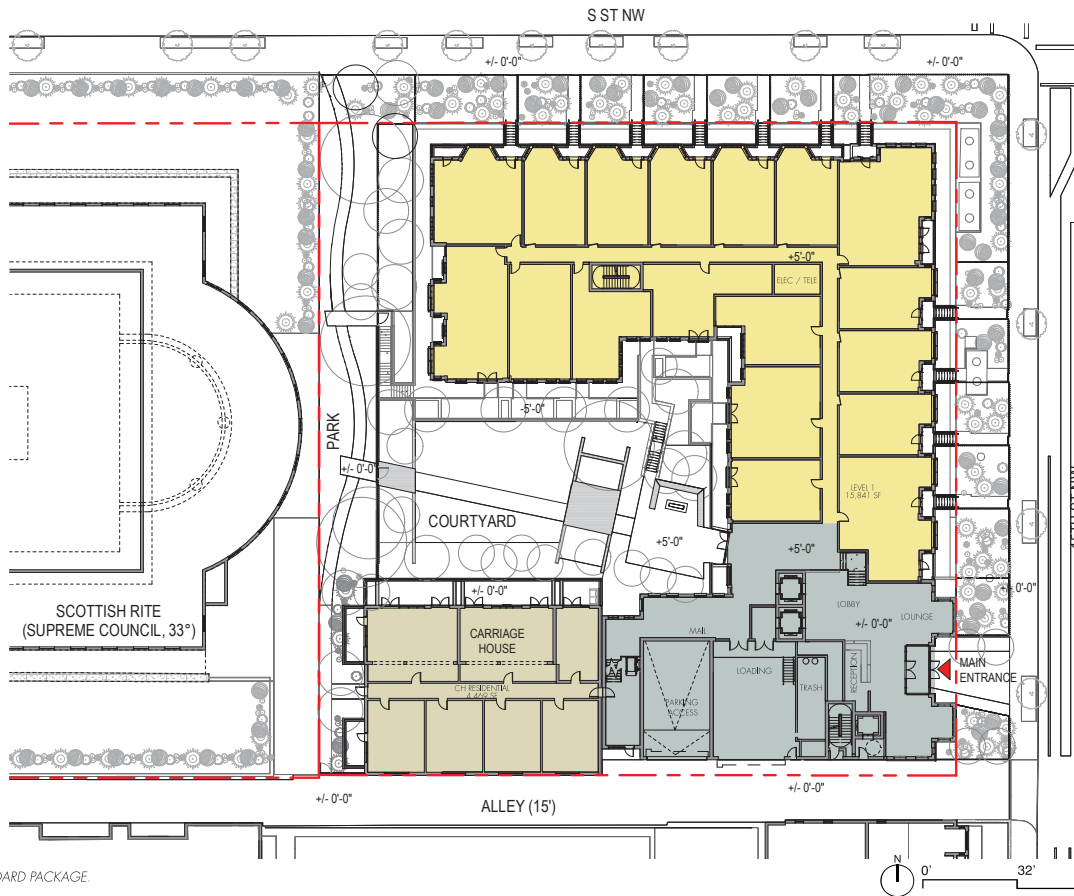
1733 16TH STREET NW



PLAN - LEVEL EB 1

02.28.2019 **A-61**

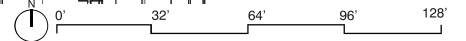
Board of Zoning Adjustment  
 District of Columbia  
 CASE NO.20453  
 EXHIBIT NO.8A3



HISTORIC PRESERVATION REVIEW BOARD PACKAGE.

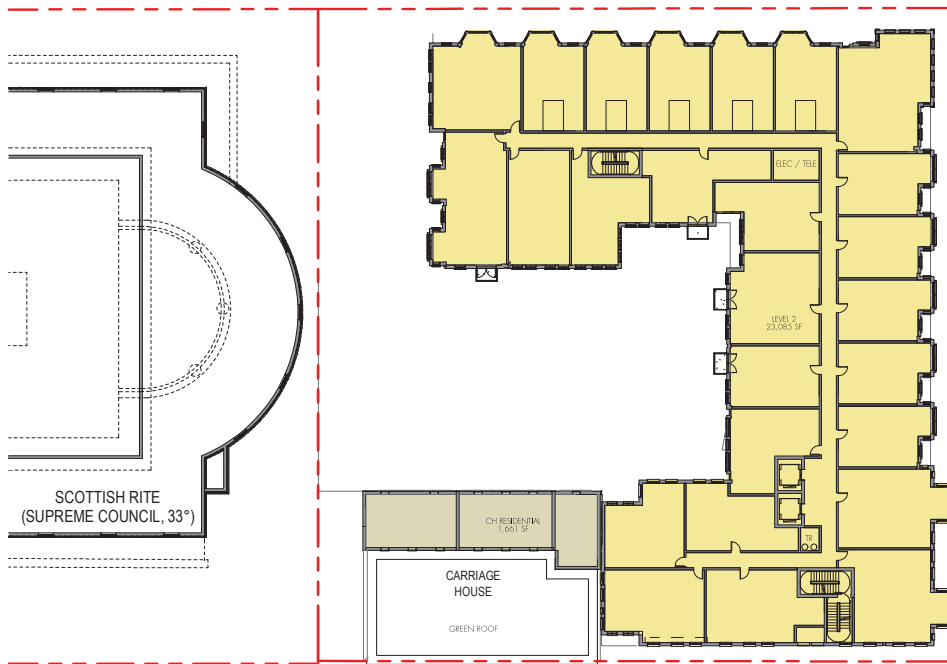


1733 16TH STREET NW



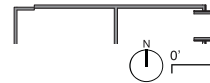
PLAN - LEVEL 01  
02.28.2019 **A-62**

SST NW



15TH ST NW

ALLEY (15')



HISTORIC PRESERVATION REVIEW BOARD PACKAGE.

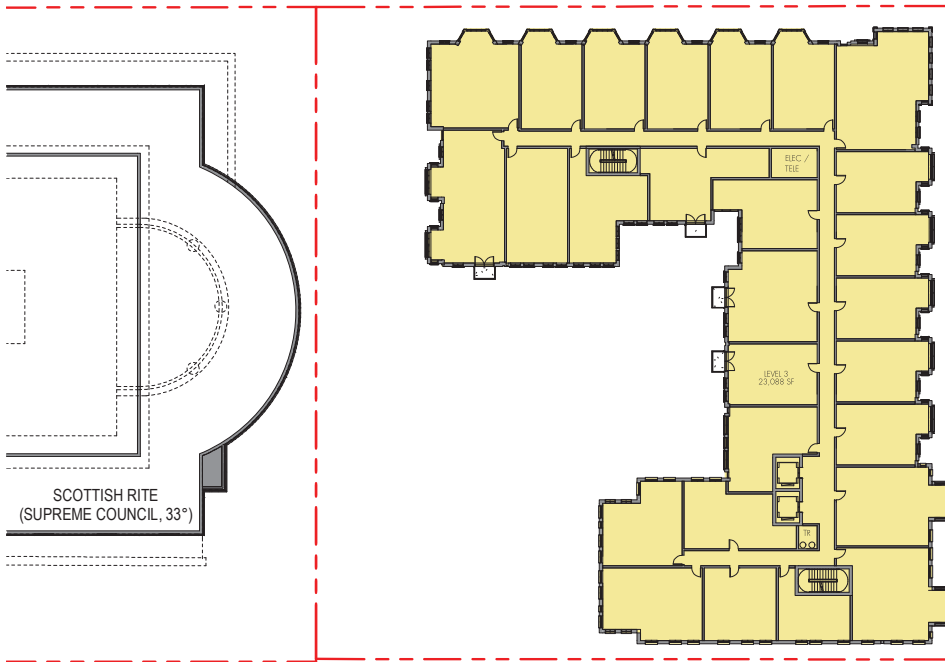


1733 16TH STREET NW

PLAN - LEVEL 02

02.28.2019 **A-63**

SST NW



15TH ST NW

ALLEY (15')

HISTORIC PRESERVATION REVIEW BOARD PACKAGE.



1733 16TH STREET NW

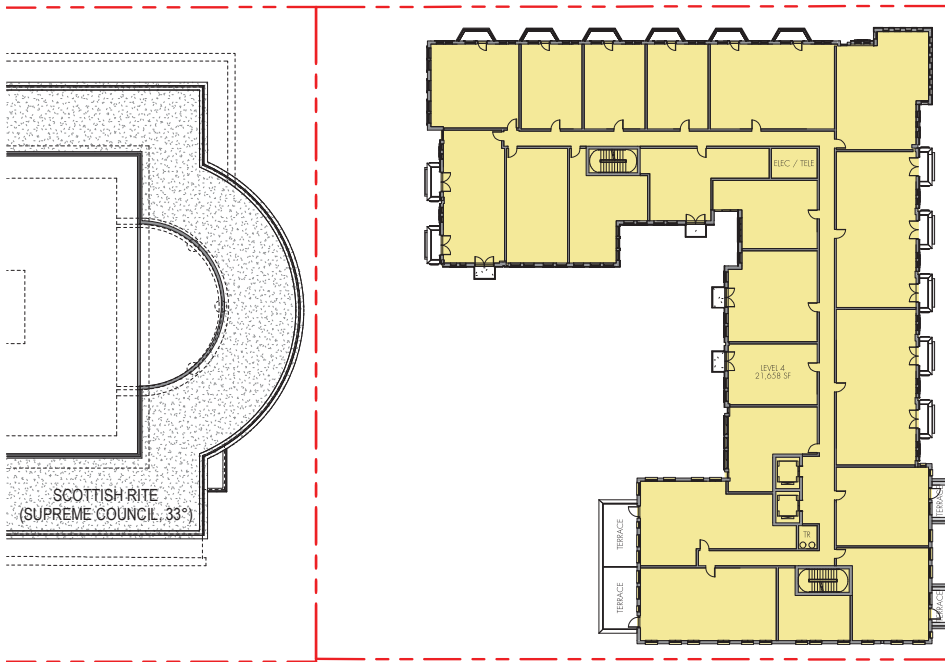


0' 32' 64' 96' 128'

PLAN - LEVEL 03

02.28.2019 **A-64**

SST NW

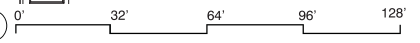
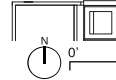


15TH ST NW

ALLEY (15')



= =



HISTORIC PRESERVATION REVIEW BOARD PACKAGE.

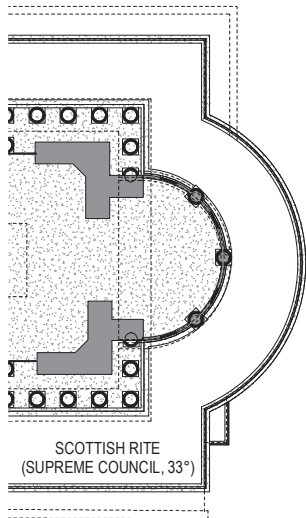
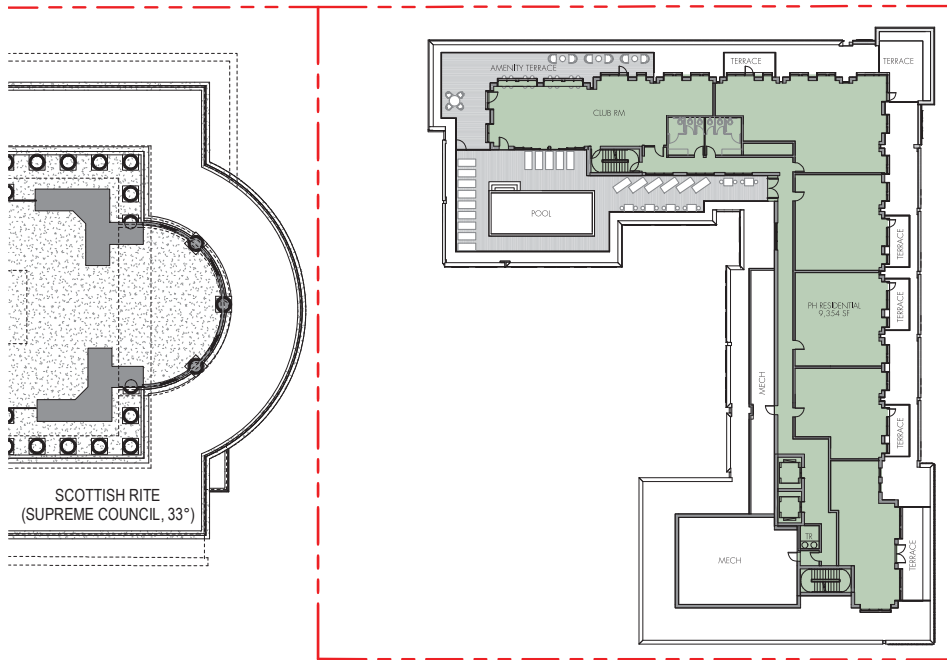


1733 16TH STREET NW

PLAN - LEVEL 04

02.28.2019 **A-65**

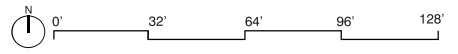
SST NW



SCOTTISH RITE  
(SUPREME COUNCIL, 33°)

15TH ST NW

ALLEY (15')



HISTORIC PRESERVATION REVIEW BOARD PACKAGE.



PERSEUS·TDC | 1733 16TH STREET NW

PLAN - LEVEL PH  
02.28.2019 **A-66**

Square 192/Lot Numbers: 108 (partial) Area (SF)  
 LOT 108 46121  
**TOTAL SITE: 46,121**

FAR / GSF HPRB									
LEVEL	RESIDENTIAL		LOBBY / AMENITY BACK OF HOUSE ( TRASH, LOADING)	PARKING AREA	PARKING COUNT	EXISTING @ CARRIAGE HOUSE	TOTAL GSF	TOTAL FAR	
L_B2		0		23,962	51	0	23,962		
L_B1		0		23,962	58	0	23,962	0	
L_EB2**		17,447	5,814			0	23,261	0	
L_EB1**		17,078	1,135			0	18,213	3,500	
L1***		15,841	7,256			4,469	27,566	26,616	
L2		23,085				1,661	24,746	24,746	
L3		23,088				0	23,088	23,088	
L4		21,658				0	21,658	21,658	
Penthouse *		9,350				0	9,350	0	
<b>TOTAL</b>	<b>125 TO 150 UNITS</b>	<b>127,547</b>	<b>14,205</b>	<b>47,924</b>	<b>109</b>	<b>6,130</b>	<b>195,806</b>	<b>99,608</b>	
<b>FAR (PROVIDED):</b>								<b>2.16</b>	
<b>FAR (ALLOWED):</b>								46,121 X 2.16	<b>99,621</b>
								<b>2.16</b>	

\* Penthouse not included in FAR calculation  
 \*\* English Basement not included in FAR calculation typical. Where Sunken Patio occur area is included in FAR  
 \*\*\*Parking access Ramp discounted from FAR

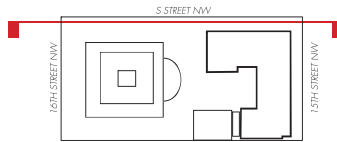
LOT OCCUPANCY - RESIDENTIAL GROUND FLOOR			
<b>TOTAL SITE:</b>		<b>46,121</b>	
<b>LEVEL</b>	<b>ALLOWED</b>	<b>PROVIDED</b>	
GRND FLR	<b>60%</b>	27673 GSF	<b>60%</b> 27566 GSF



HISTORIC PRESERVATION REVIEW BOARD PACKAGE.



1733 16TH STREET NW



**SITE ELEVATION S STREET ELEVATION @ TEMPLE**

02.28.2019 **A-68**

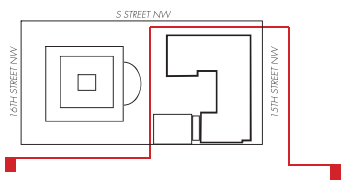




HISTORIC PRESERVATION REVIEW BOARD PACKAGE.

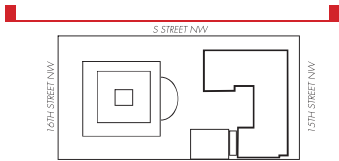


1733 16TH STREET NW



**SITE ELEVATION S STREET ELEVATION @ CHASTLETON**

02.28.2019 **A-69**



HISTORIC PRESERVATION REVIEW BOARD PACKAGE.



1733 16TH STREET NW

**SITE ELEVATION S STREET ELEVATION LOOKING NORTH**

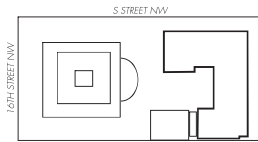
02.28.2019 **A-70**



HISTORIC PRESERVATION REVIEW BOARD PACKAGE.



1733 16TH STREET NW



**SITE ELEVATION 15TH STREET ELEVATION LOOKING WEST**

02.28.2019 **A-71**

**Material Legend:**

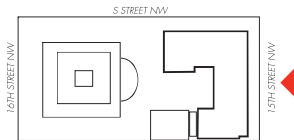
- ① Metal A: Dark Gray
- ② Metal B: Lite Gray
- ③ Metal Feature Panels
- ④ Metal Railing
- ⑤ Stone panel
- ⑥ Glass canopy
- ⑦ Brick A
- ⑧ Brick B
- ⑨ Brick Feature
- ⑩ Stone base



HISTORIC PRESERVATION REVIEW BOARD PACKAGE.



1733 16TH STREET NW



ELEVATION - 15TH STREET

02.28.2019 **A-72**

**Material Legend:**

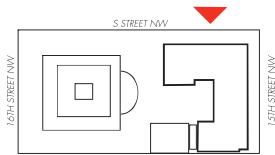
- ① Metal A: Dark Gray
- ② Metal B: Lite Gray
- ③ Metal Feature Panels
- ④ Metal Railing
- ⑤ Stone panel
- ⑥ Glass canopy
- ⑦ Brick A
- ⑧ Brick B
- ⑨ Brick Feature
- ⑩ Stone base



HISTORIC PRESERVATION REVIEW BOARD PACKAGE.

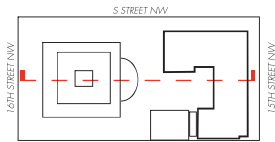
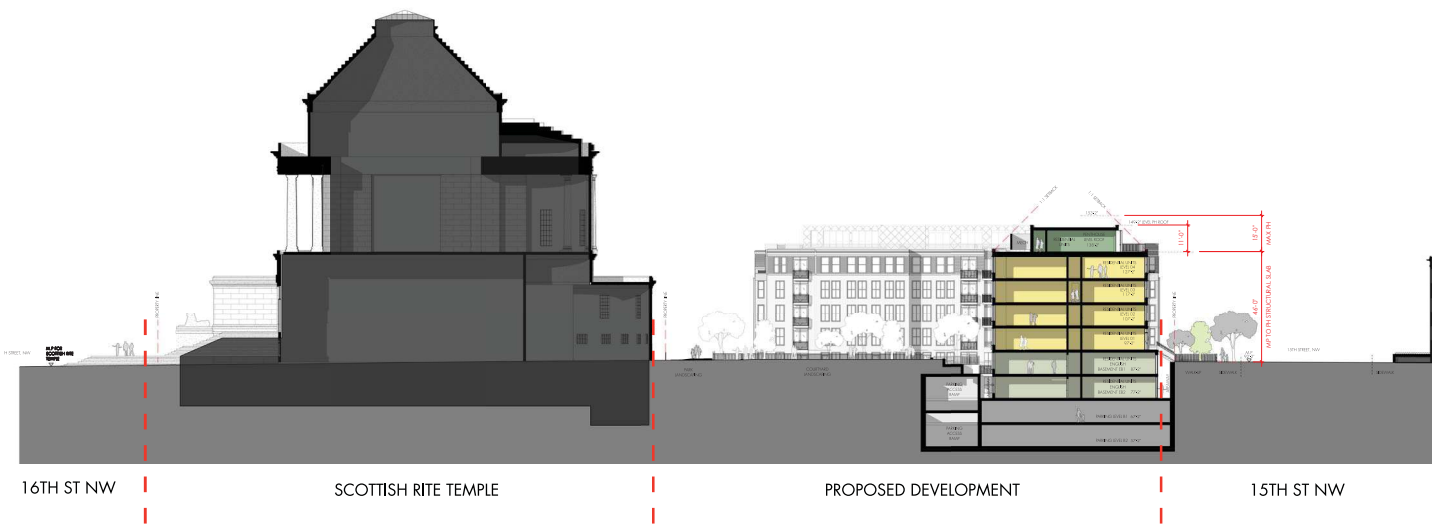


1733 16TH STREET NW



ELEVATION - S STREET

02.28.2019 **A-73**



HISTORIC PRESERVATION REVIEW BOARD PACKAGE.



1733 16TH STREET NW

**SITE SECTION EAST-WEST 1**

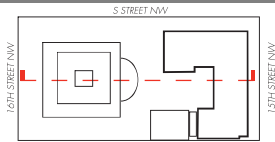
02.28.2019 **A-74**



HISTORIC PRESERVATION REVIEW BOARD PACKAGE.

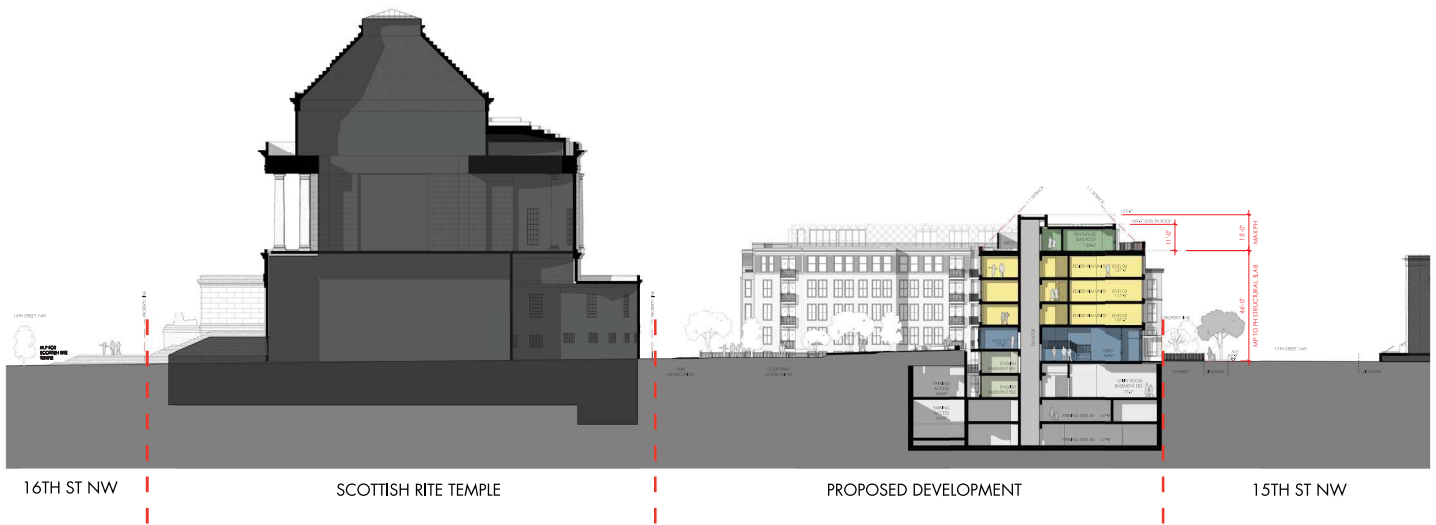


1733 16TH STREET NW



**BUILDING SECTION EAST-WEST 1**

02.28.2019 **A-75**

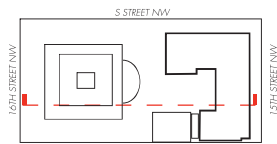


16TH ST NW

SCOTTISH RITE TEMPLE

PROPOSED DEVELOPMENT

15TH ST NW



HISTORIC PRESERVATION REVIEW BOARD PACKAGE.

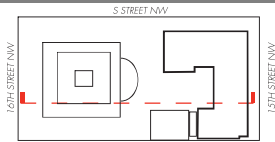


1733 16TH STREET NW

**SITE SECTION EAST-WEST 2**

02.28.2019 **A-76**





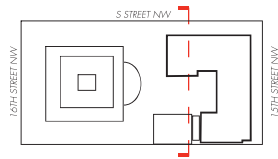
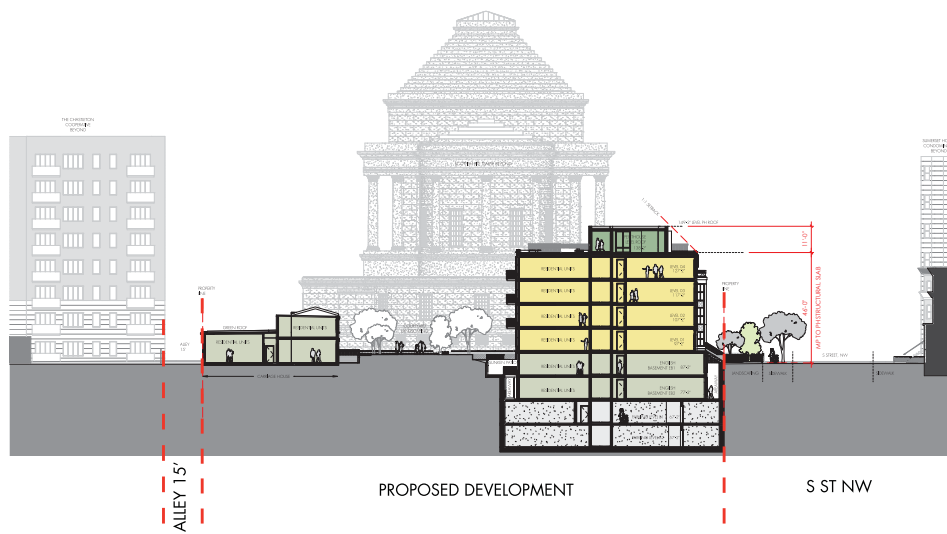
HISTORIC PRESERVATION REVIEW BOARD PACKAGE.



1733 16TH STREET NW

**BUILDING SECTION EAST-WEST 2**

02.28.2019 **A-77**



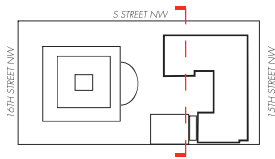
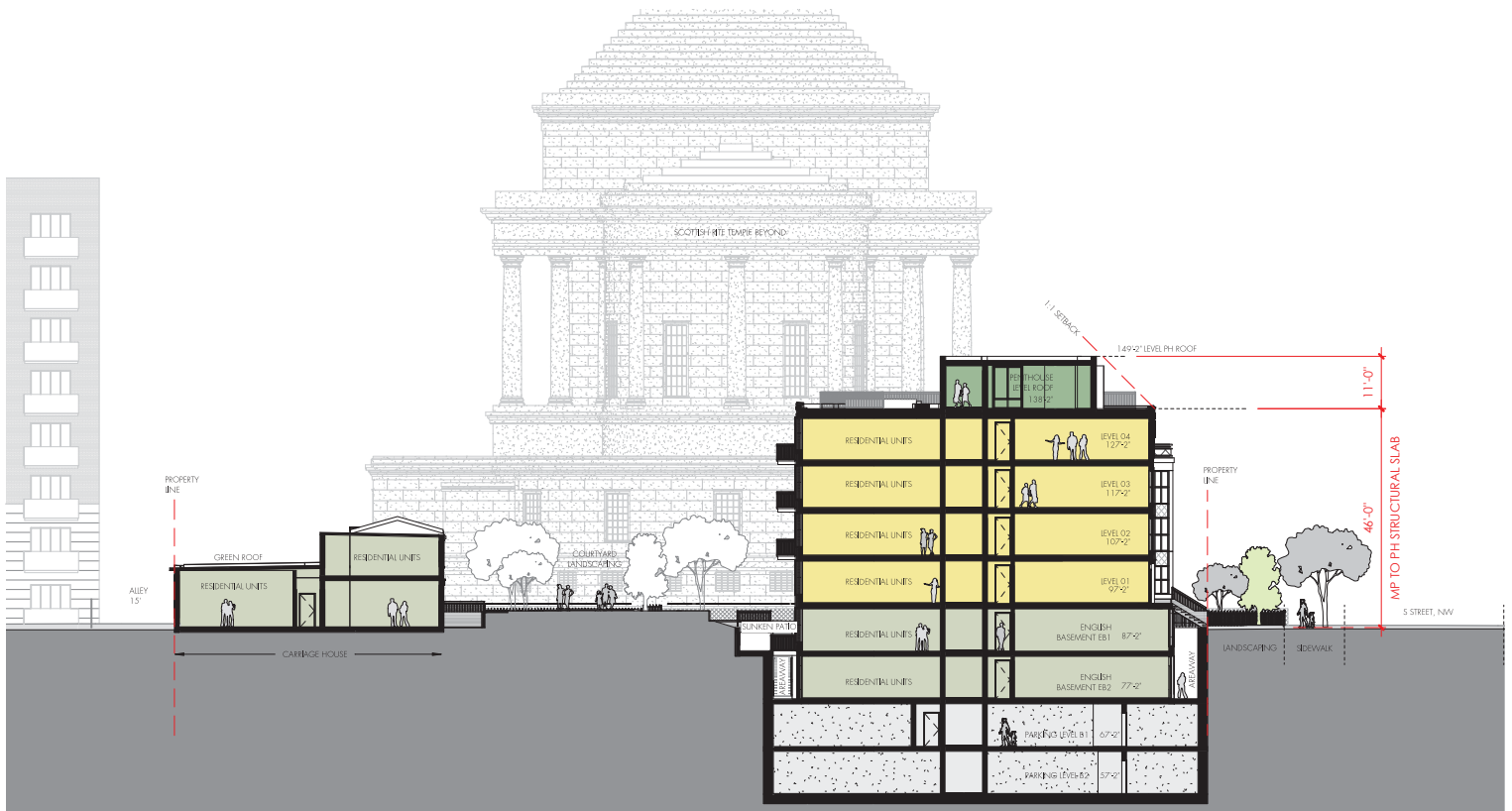
HISTORIC PRESERVATION REVIEW BOARD PACKAGE.



1733 16TH STREET NW

**SITE SECTION NORTH-SOUTH 1**

02.28.2019 **A-78**



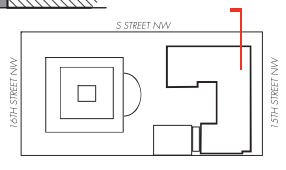
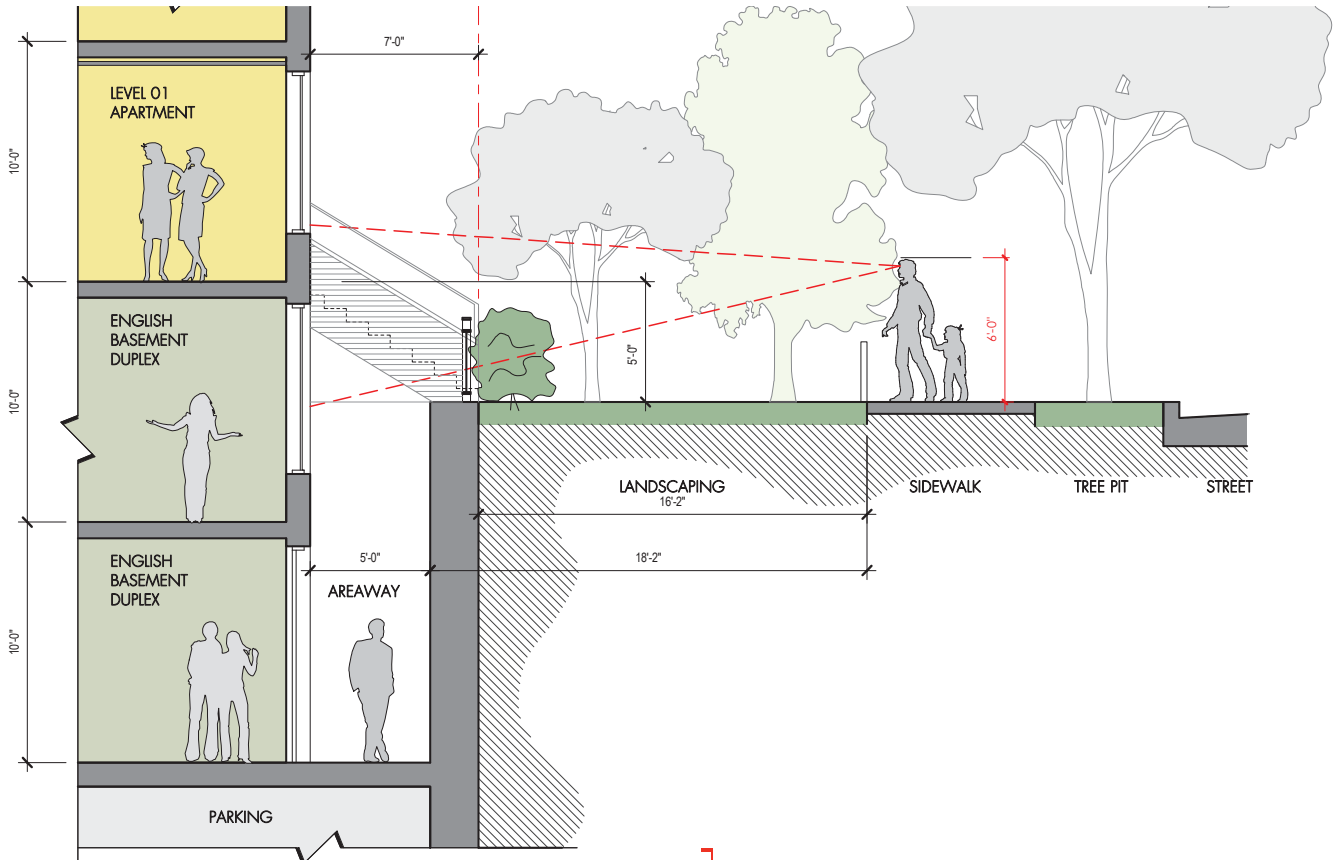
HISTORIC PRESERVATION REVIEW BOARD PACKAGE.



1733 16TH STREET NW

**BUILDING SECTION NORTH-SOUTH 1**

02.28.2019 **A-79**



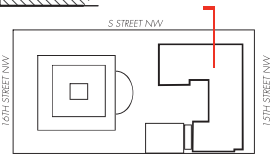
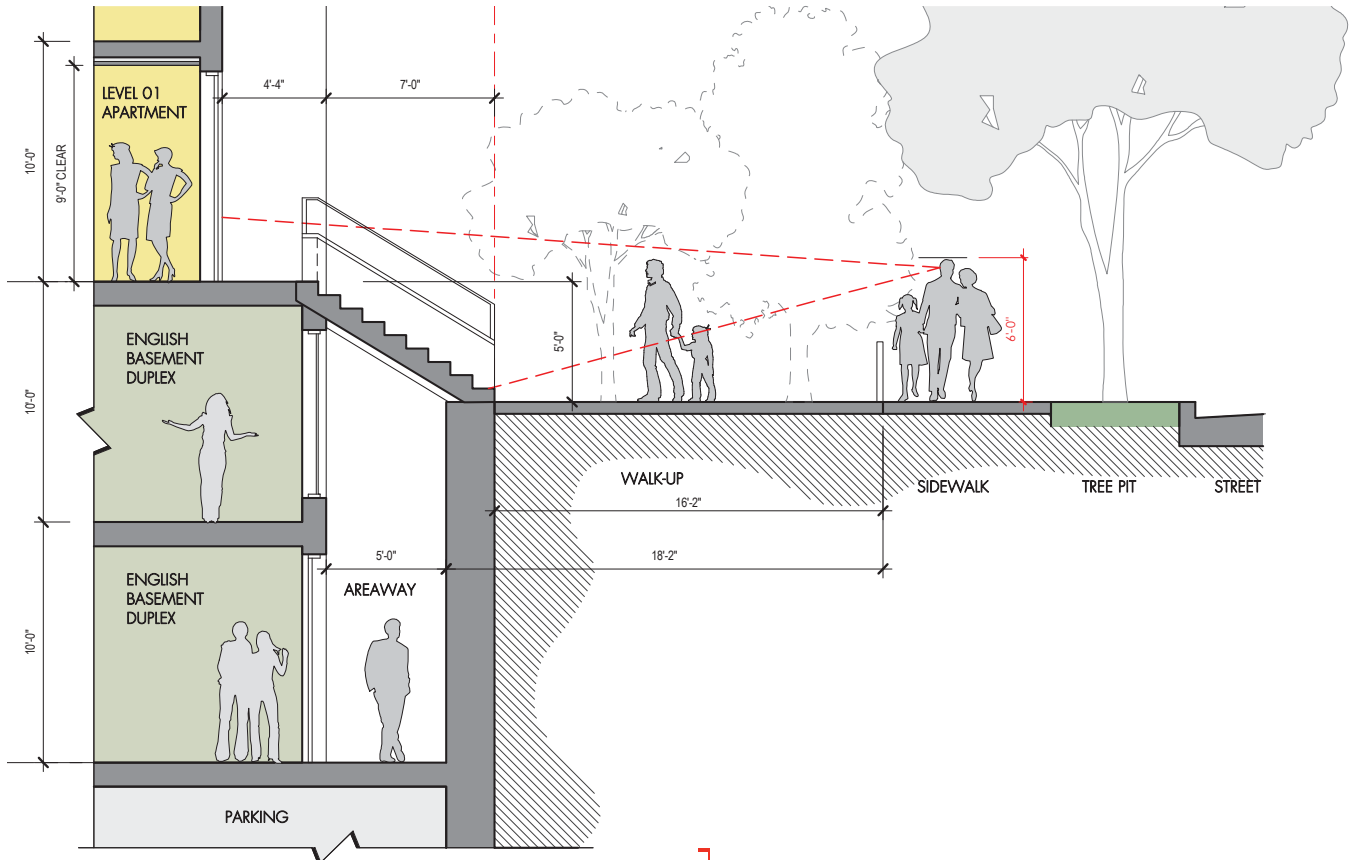
HISTORIC PRESERVATION REVIEW BOARD PACKAGE.



1733 16TH STREET NW

AREAWAY SECTION TYPICAL

02.28.2019 **A-80**



HISTORIC PRESERVATION REVIEW BOARD PACKAGE.



1733 16TH STREET NW

AREAWAY SECTION AT WALK-UP ON S STREET

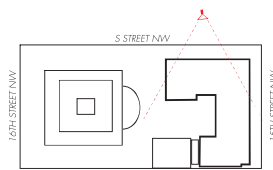
02.28.2019 **A-81**



HISTORIC PRESERVATION REVIEW BOARD PACKAGE.



1733 16TH STREET NW



TREES HIDDEN FOR CLARITY

SIDEWALK PERSPECTIVE OF AREAWAY ON S STREET

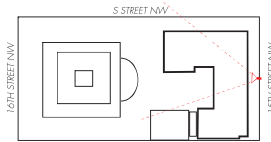
02.28.2019 **A-82**



HISTORIC PRESERVATION REVIEW BOARD PACKAGE.



1733 16TH STREET NW



TREES HIDDEN FOR CLARITY

SIDEWALK PERSPECTIVE OF AREAWAY ON 15TH STREET

02.28.2019 **A-83**

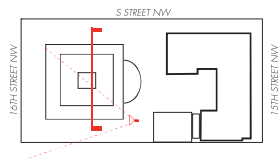
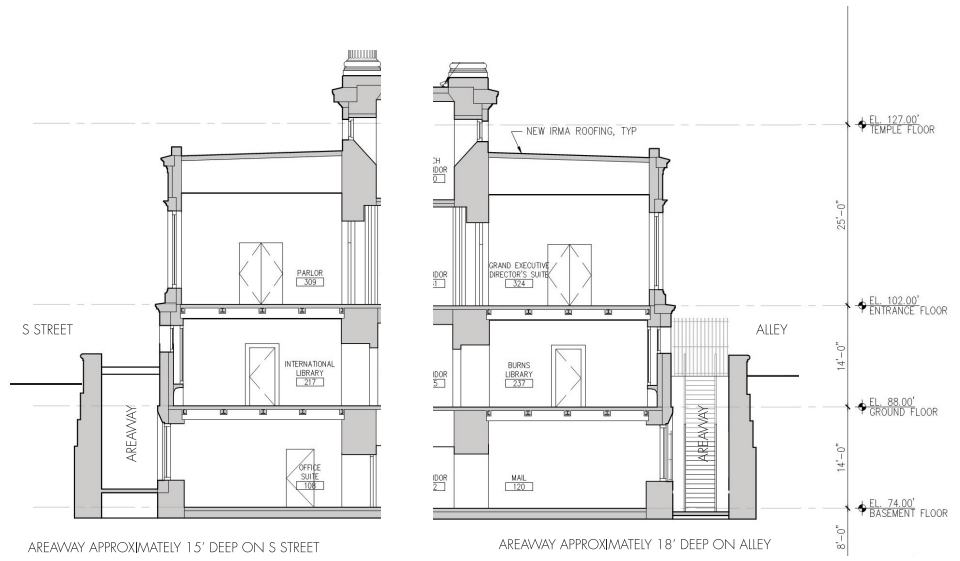


SCOTTISH RITE TEMPLE 1733 16TH STREET (HISTORIC DISTRICT)  
- VIEW OF AREAWAY ON ALLEY

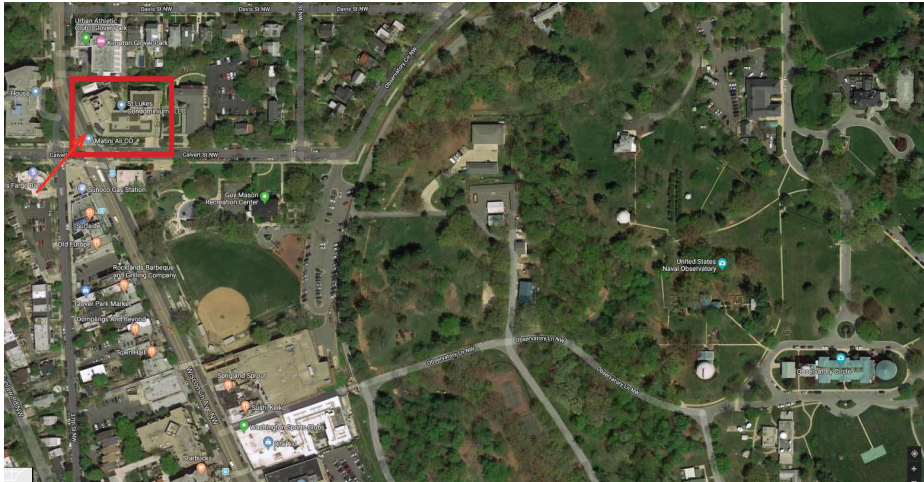
HISTORIC PRESERVATION REVIEW BOARD PACKAGE.



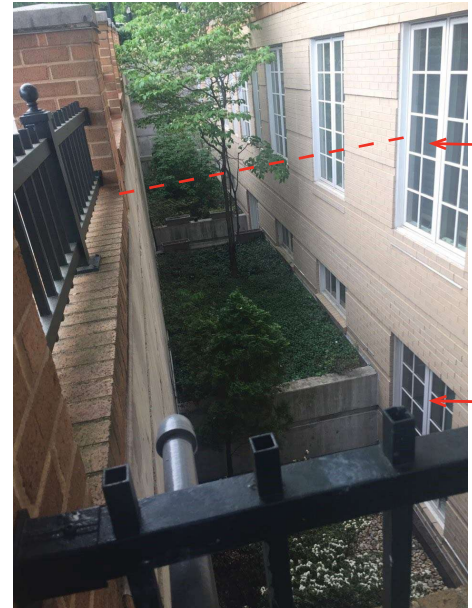
 1733 16TH STREET NW





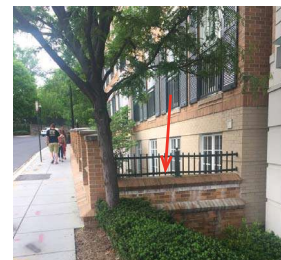


ST LUKES CONDOMINIUMS - WISCONSIN AND CALVERT ST NW

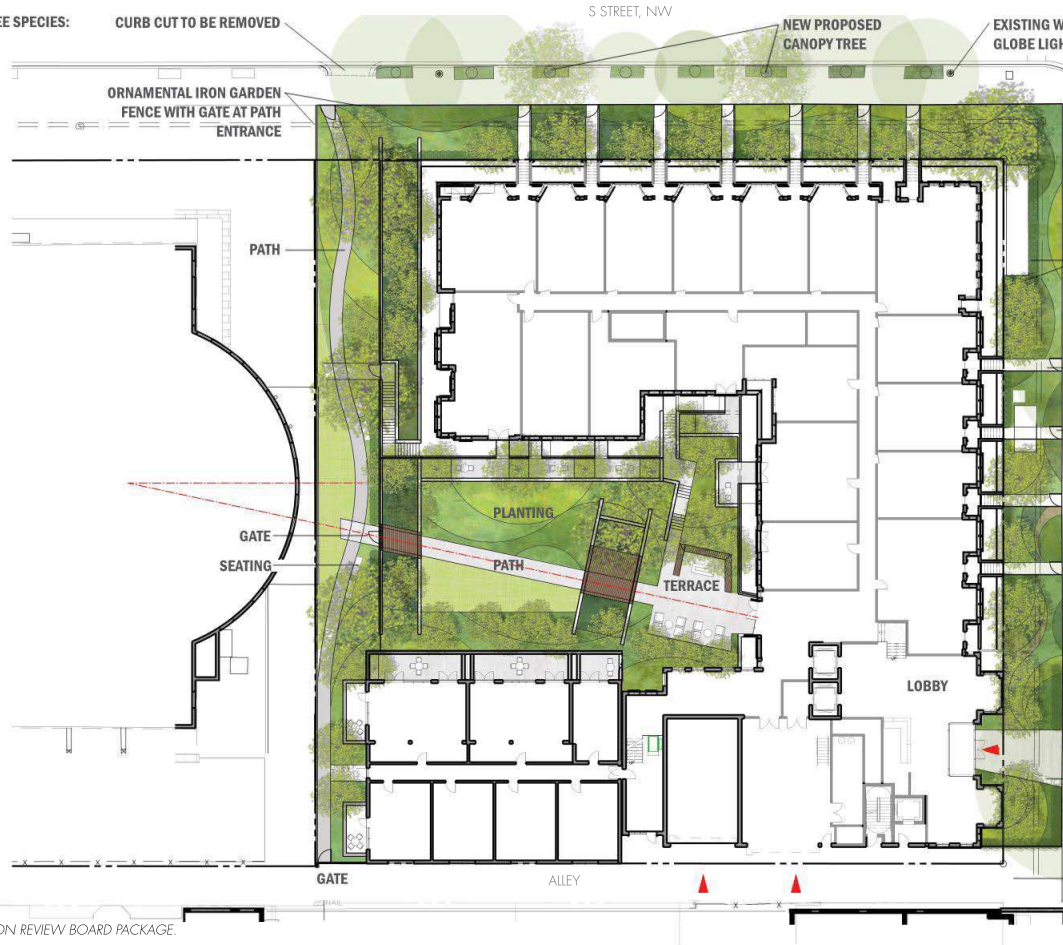


← SIMILAR TO LEVEL EB1

← SIMILAR TO LEVEL EB2



EXISTING STREET TREE SPECIES:  
 Acer rubrum  
 Platanus x acerifolia  
 Quercus rubra  
 Quercus palustris



CURB CUT TO BE REMOVED

NEW PROPOSED CANOPY TREE

EXISTING WASHINGTON GLOBE LIGHT FIXTURE

ORNAMENTAL IRON GARDEN FENCE WITH GATE AT PATH ENTRANCE

EXISTING SCORED CONCRETE SIDEWALK

EXISTING COBRAHEAD STREET LIGHT WITH TRAFFIC SIGNAL

EXISTING STREET TREE TO RETAIN AND PROTECT, TYP.

UNDERSTORY TREE, HEDGE AND LAYERED PLANTING AT UNIT ENTRANCES, TYP.

CURB CUT TO BE REMOVED

LEAD WALK TO UNIT ENTRANCE

ORNAMENTAL IRON GARDEN FENCE WITH SINGLE GATE AT UNIT ENTRANCE

CURB CUT TO BE REMOVED

EXISTING COBRAHEAD STREET LIGHT

EXISTING STREET TREE TO RETAIN AND PROTECT, TYP.

BIKE RACK (4)

SEATING AT BUILDING ENTRY

SEATING AT BUILDING ENTRY

SEATING AT BUILDING ENTRY

SEATING AT BUILDING ENTRY

WIDENED ALLEY ENTRANCE

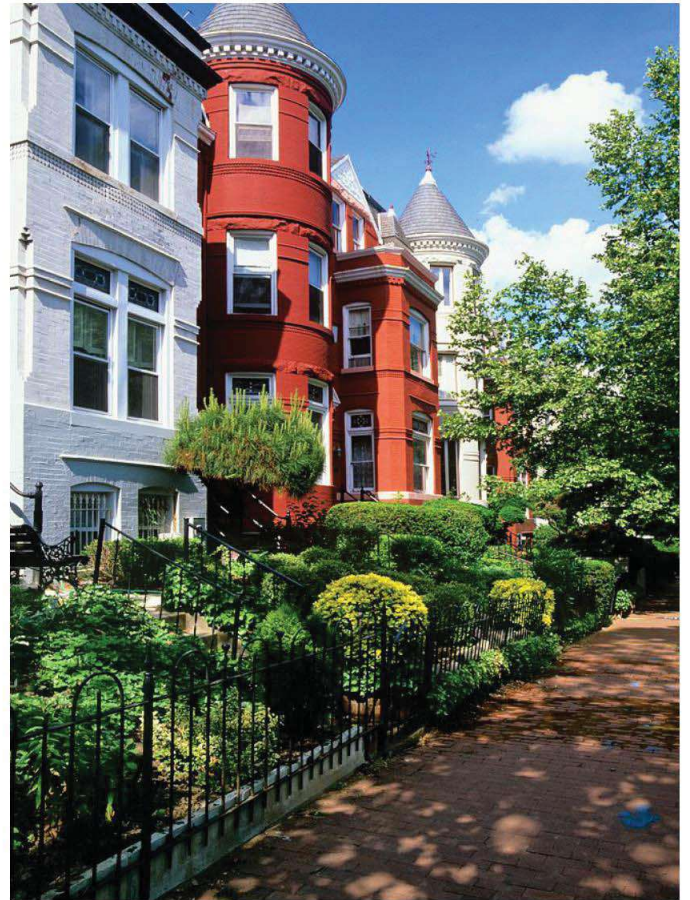
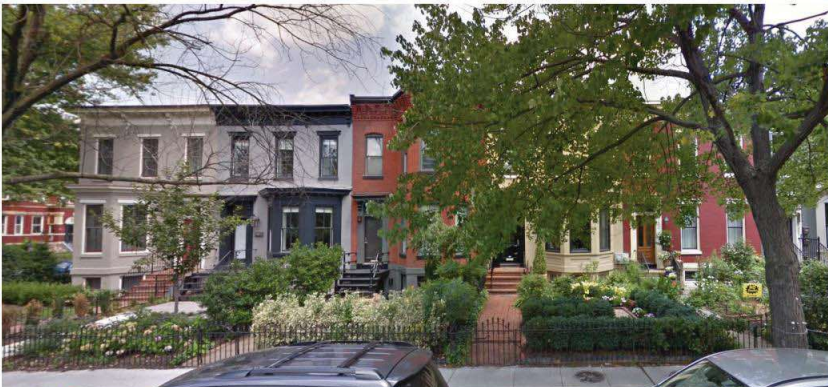
HISTORIC PRESERVATION REVIEW BOARD PACKAGE.



leeandassociatesinc 1733 16TH STREET NW

Landscape Concept Plan

02.28.2019 A-86



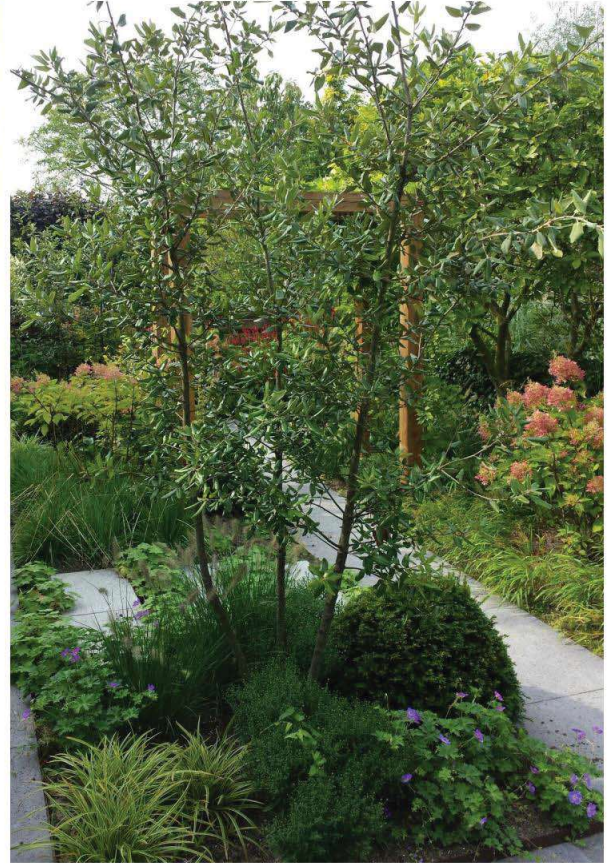
HISTORIC PRESERVATION REVIEW BOARD PACKAGE.



leeandassociatesinc

1733 16TH STREET NW

Precedent images- Townhomes with ornamental understory planting



HISTORIC PRESERVATION REVIEW BOARD PACKAGE.



leeandassociatesinc

1733 16TH STREET NW

Precedent images- Layered plant groupings for color and textural interest



HISTORIC PRESERVATION REVIEW BOARD PACKAGE.

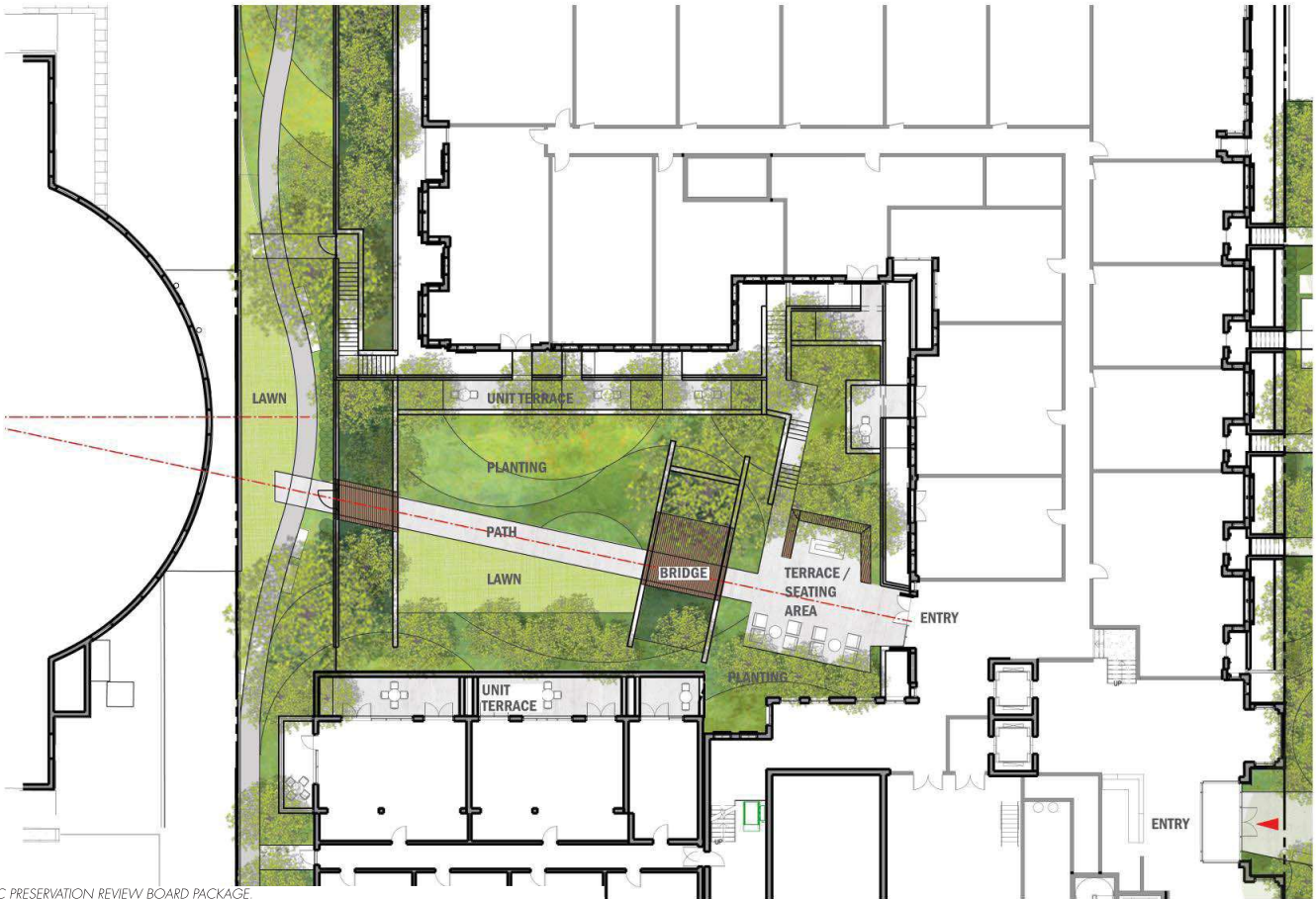


leeandassociatesinc 1733 16TH STREET NW

Streetscape - enlarged plan

02.28.2019 A-89

S STREET, NW



15TH STREET, NW

HISTORIC PRESERVATION REVIEW BOARD PACKAGE.



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Courtyard - concept plan

02.28.2019 A-90