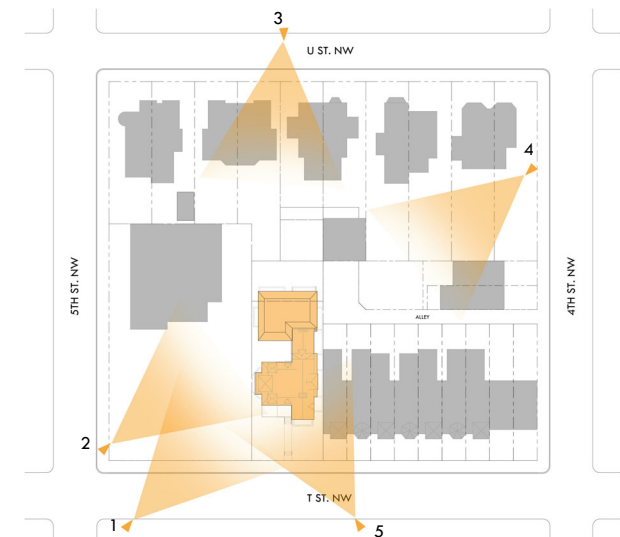


3 - PERSPECTIVE - U ST.

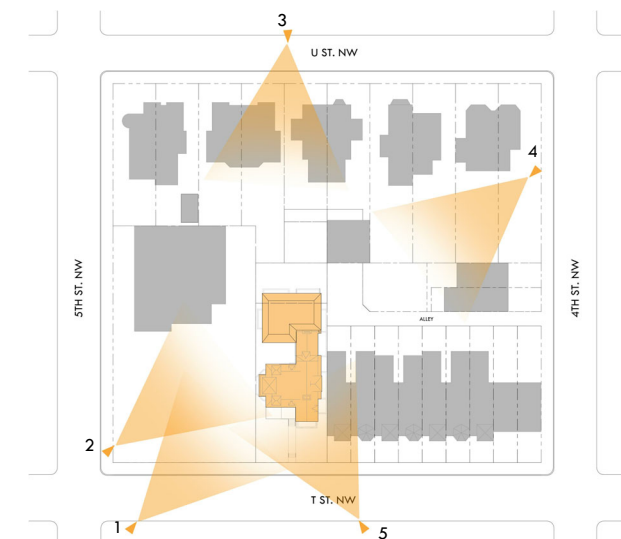


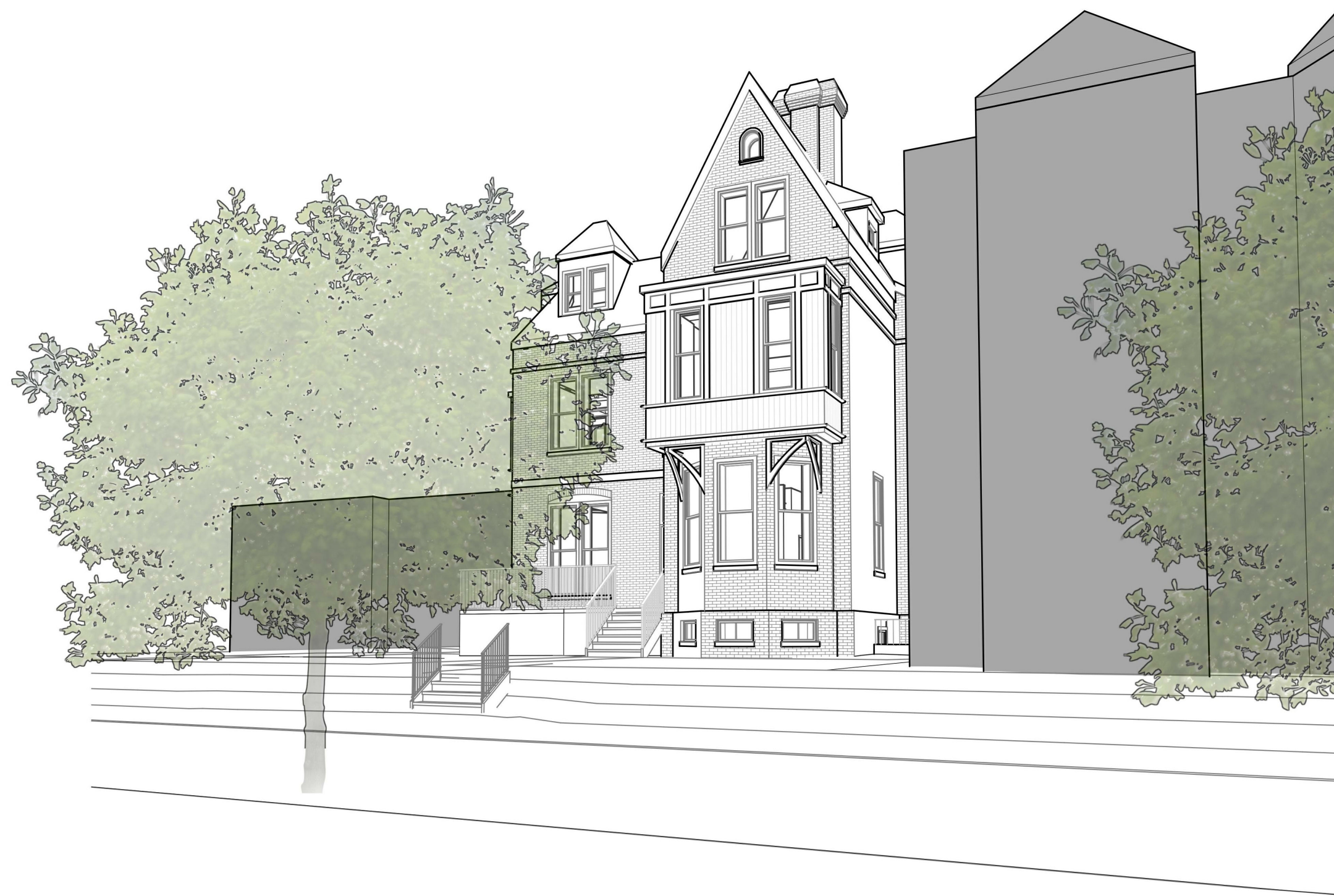
Board of Zoning Adjustment
 District of Columbia
 CASE NO. 20290
 EXHIBIT NO. 1012

SD1.15

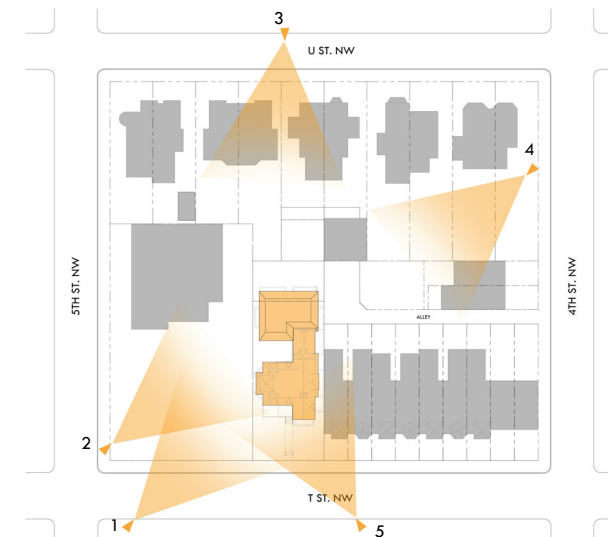


4 - PERSPECTIVE - 4TH ST.





5 - PERSPECTIVE - T ST. WEST





BIRD'S EYE - FRONT



BIRD'S EYE - REAR



SD ELEVATION - SOUTH

1/8" = 1'-0"



SD ELEVATION - WEST

1/8" = 1'-0"



SD ELEVATION - WEST AREAWAY

1/8" = 1'-0"



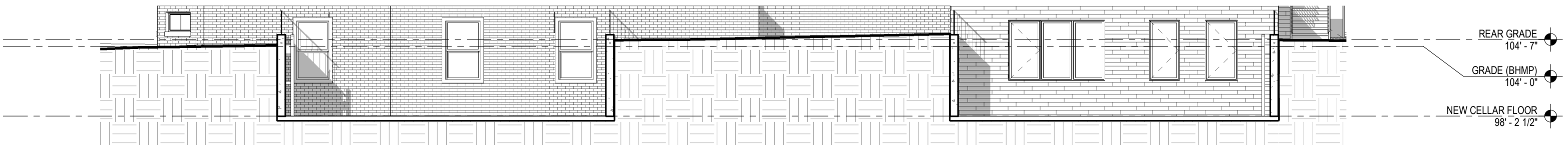
SD ELEVATION - NORTH

1/8" = 1'-0"



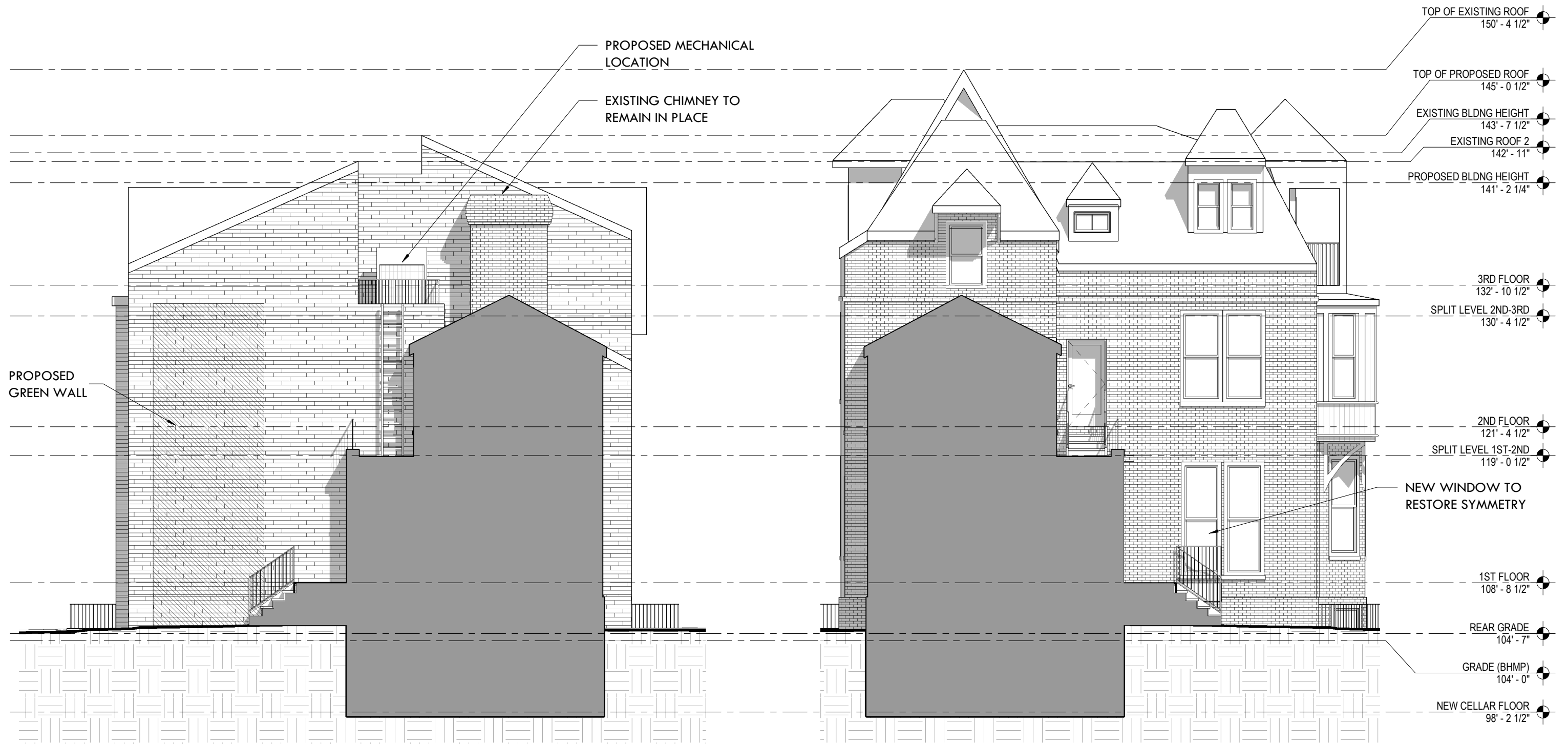
SD ELEVATION - EAST

1/8" = 1'-0"



SD ELEVATION - EAST AREAWAY

1/8" = 1'-0"

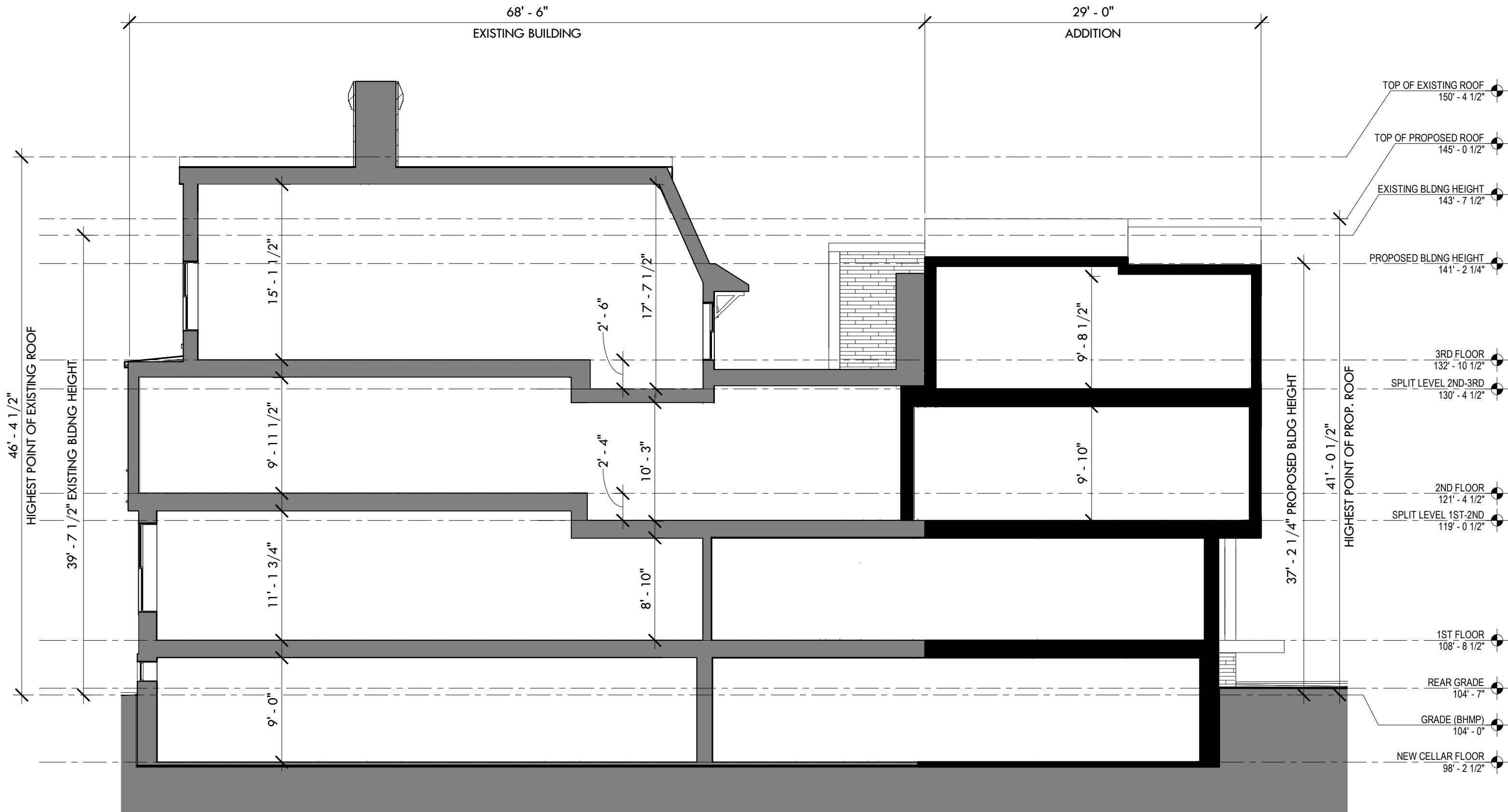


SD ELEVATION - SOUTH COURT

1/8" = 1'-0"

SD ELEVATION - NORTH COURT

1/8" = 1'-0"

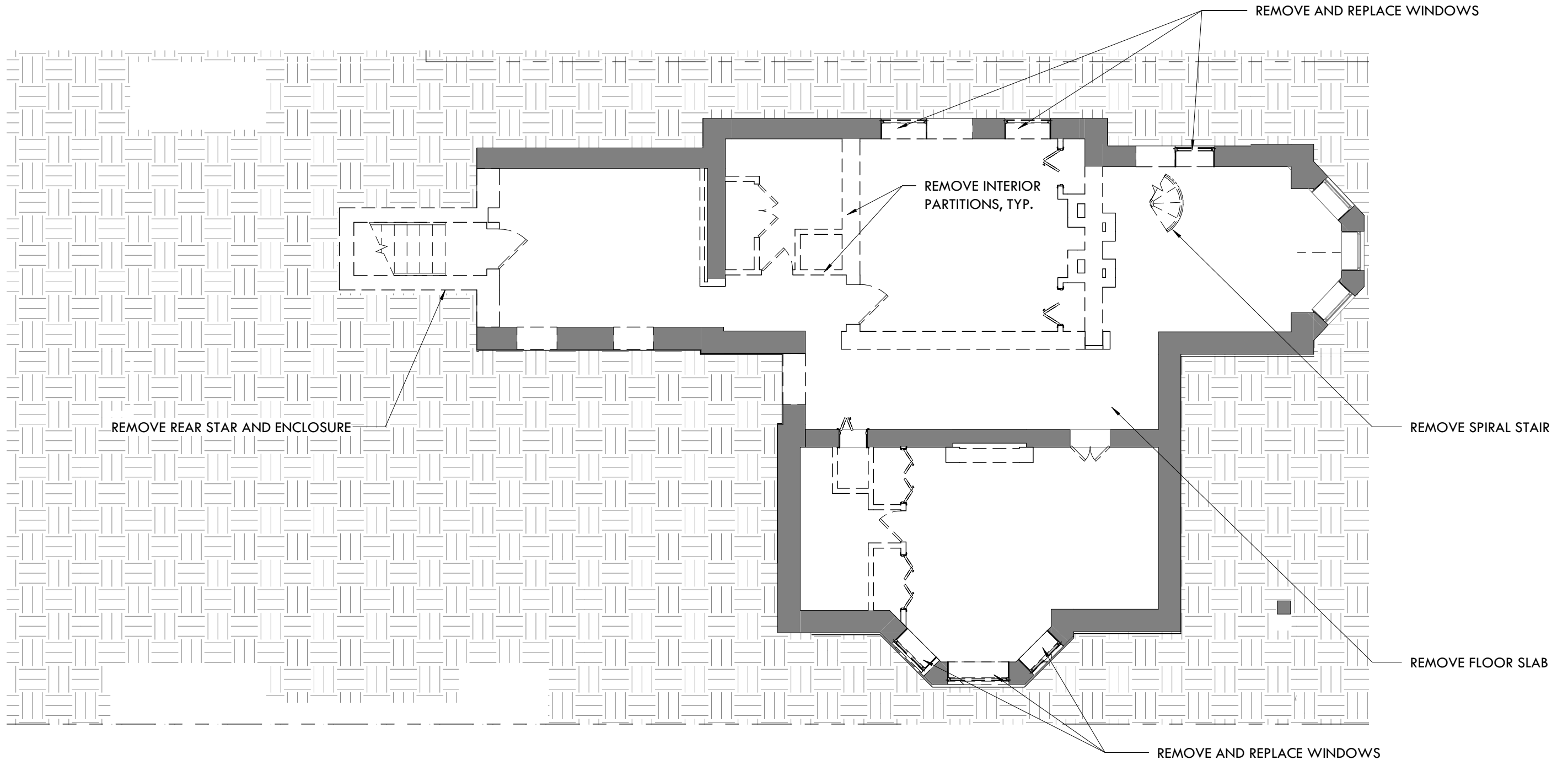
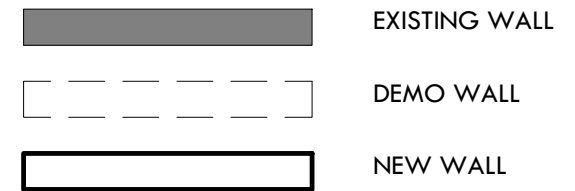


SECTION - LONGITUDINAL

1/8" = 1'-0"

LEVEL	GSF OF JOISTS TO REMAIN	TOTAL AREA OF EXIST. JOISTS	% OF JOISTS TO REMAIN
CELLAR	N/A	N/A	N/A
FIRST	1,276.5 GSF	1,448 GSF	88%
SECOND	1,508 GSF	1,733.5 GSF	87%
THIRD	981 GSF	1,038 GSF	94.5%
ROOF	N/A	N/A	N/A
TOTAL	3,765.5 SF	4,219.5 SF	89%

LEVEL	GSF OF WALL TO REMAIN	TOTAL AREA OF EXIST. WALLS	% OF WALLS TO REMAIN
CELLAR	379 GSF	532.5 GSF	71%
FIRST	278 GSF	439 GSF	67%
SECOND	251.5 GSF	344 GSF	73%
THIRD	180 GSF	228.5 GSF	78.8%
ROOF	N/A	N/A	N/A
TOTAL	1,088.5 SF	1,544 SF	70.5%

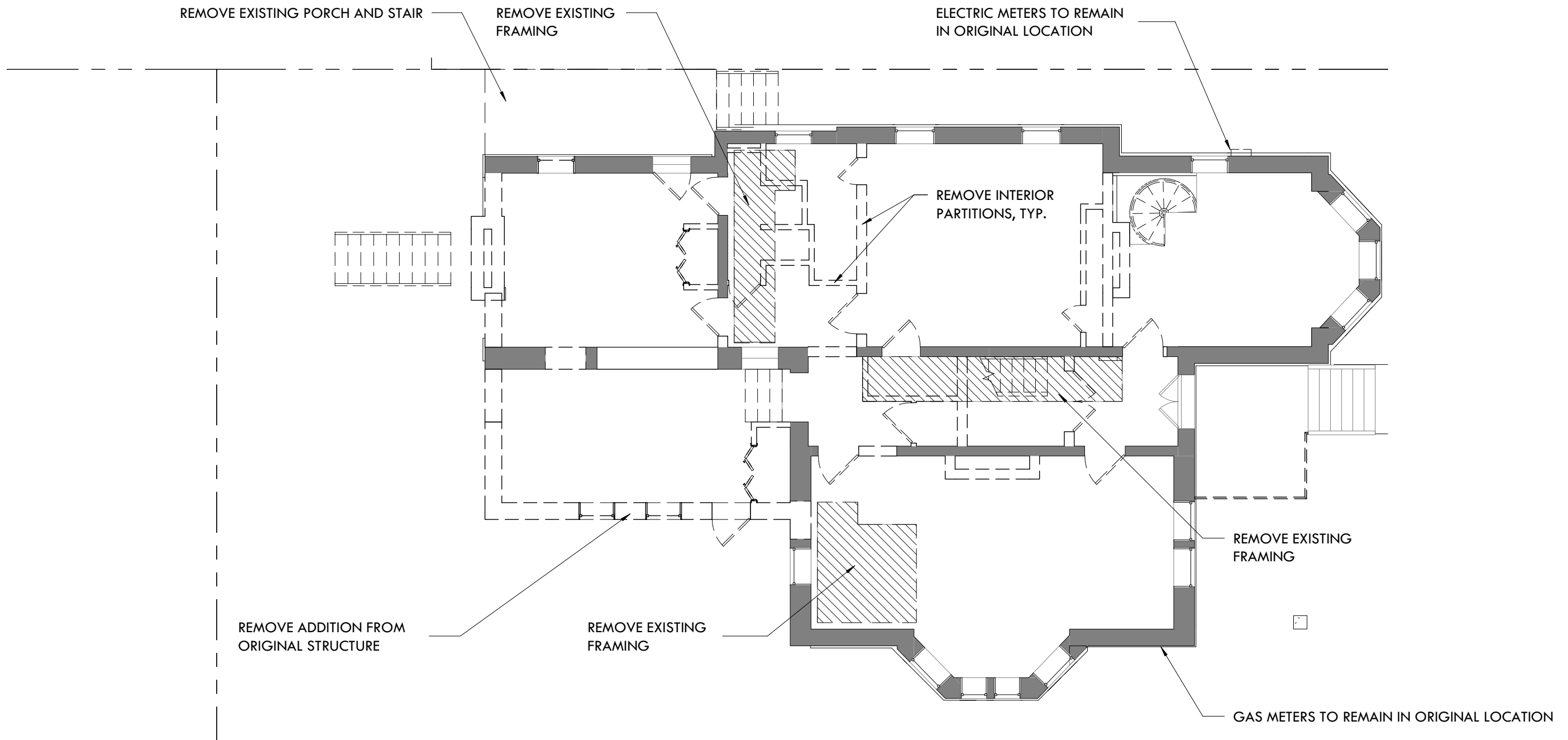
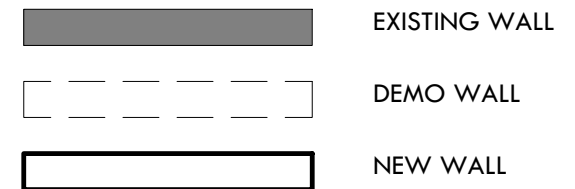


SD DEMO PLAN - CELLAR

1/8" = 1'-0"

LEVEL	GSF OF JOISTS TO REMAIN	TOTAL AREA OF EXIST. JOISTS	% OF JOISTS TO REMAIN
CELLAR	N/A	N/A	N/A
FIRST	1,276.5 GSF	1,448 GSF	88%
SECOND	1,508 GSF	1,733.5 GSF	87%
THIRD	981 GSF	1,038 GSF	94.5%
ROOF	N/A	N/A	N/A
TOTAL	3,765.5 SF	4,219.5 SF	89%

LEVEL	GSF OF WALL TO REMAIN	TOTAL AREA OF EXIST. WALLS	% OF WALLS TO REMAIN
CELLAR	379 GSF	532.5 GSF	71%
FIRST	278 GSF	439 GSF	67%
SECOND	251.5 GSF	344 GSF	73%
THIRD	180 GSF	228.5 GSF	78.8%
ROOF	N/A	N/A	N/A
TOTAL	1,088.5 SF	1,544 SF	70.5%

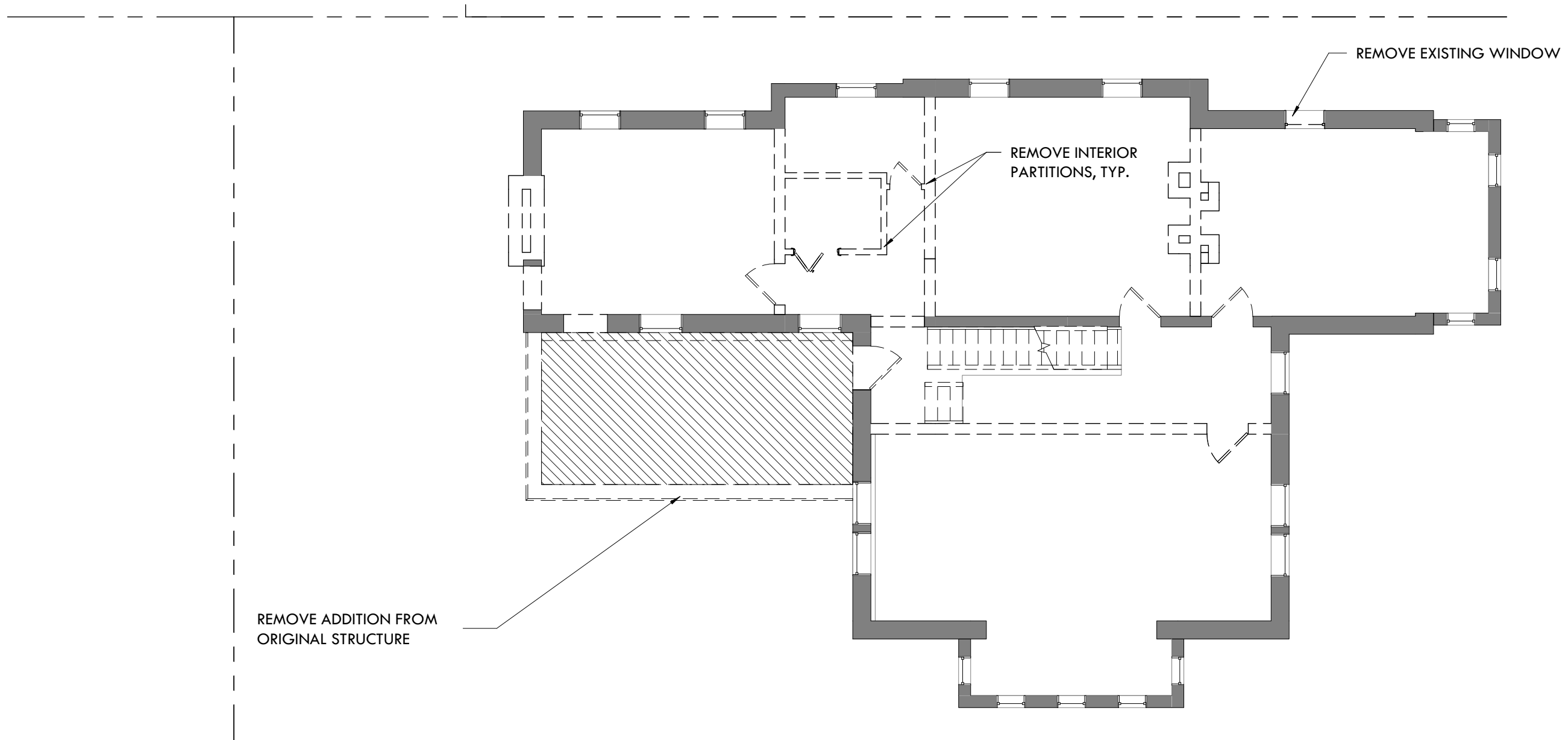
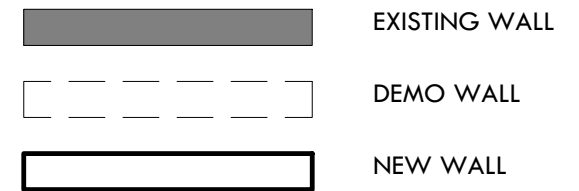


SD DEMO PLAN - 1ST FLOOR

1/8" = 1'-0"

LEVEL	GSF OF JOISTS TO REMAIN	TOTAL AREA OF EXIST. JOISTS	% OF JOISTS TO REMAIN
CELLAR	N/A	N/A	N/A
FIRST	1,276.5 GSF	1,448 GSF	88%
SECOND	1,508 GSF	1,733.5 GSF	87%
THIRD	981 GSF	1,038 GSF	94.5%
ROOF	N/A	N/A	N/A
TOTAL	3,765.5 SF	4,219.5 SF	89%

LEVEL	GSF OF WALL TO REMAIN	TOTAL AREA OF EXIST. WALLS	% OF WALLS TO REMAIN
CELLAR	379 GSF	532.5 GSF	71%
FIRST	278 GSF	439 GSF	67%
SECOND	251.5 GSF	344 GSF	73%
THIRD	180 GSF	228.5 GSF	78.8%
ROOF	N/A	N/A	N/A
TOTAL	1,088.5 SF	1,544 SF	70.5%

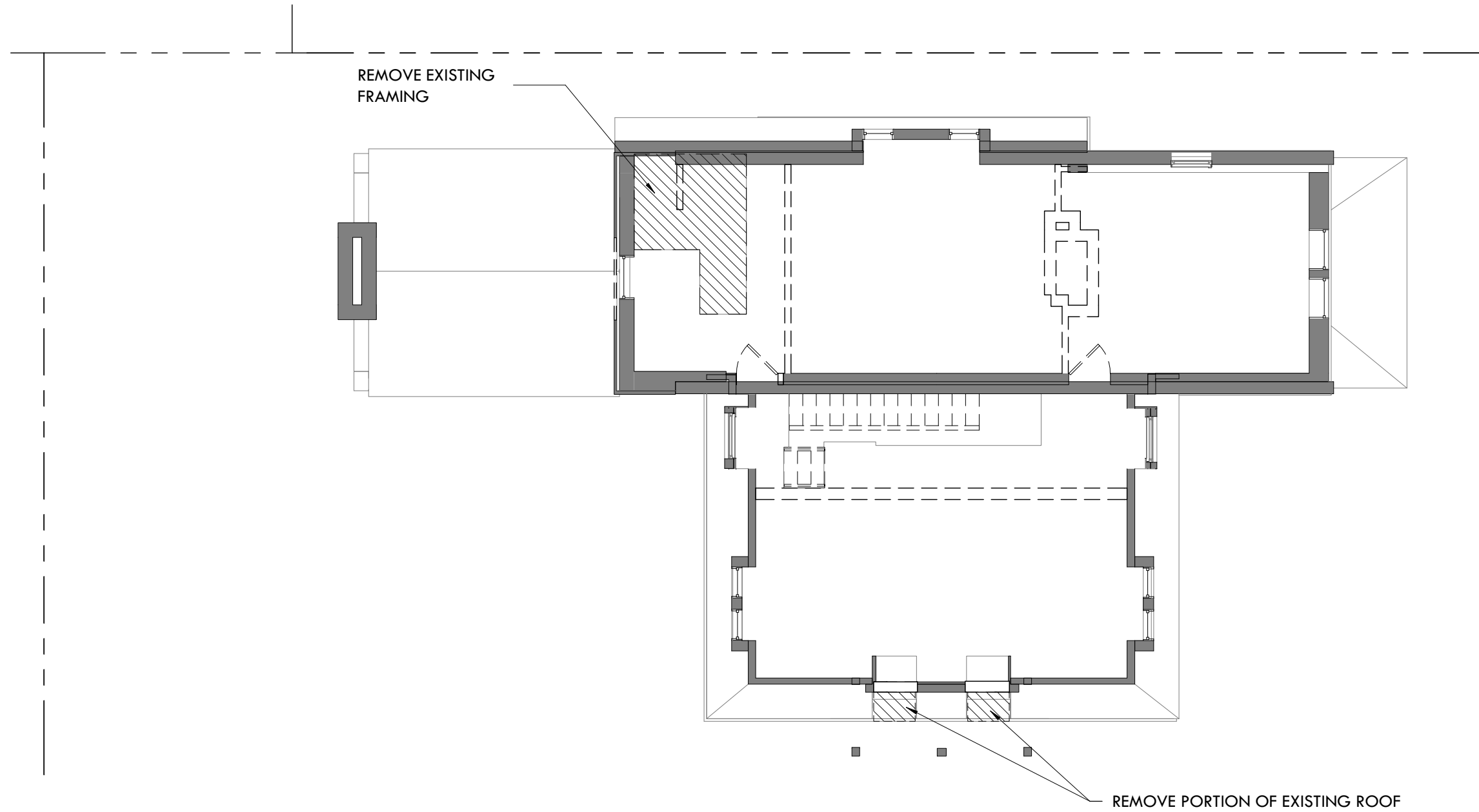
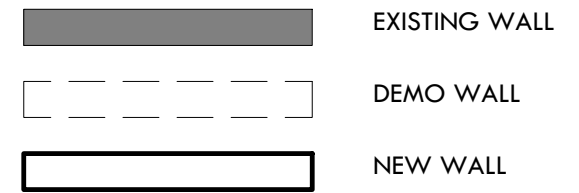


SD DEMO PLAN - 2ND FLOOR

1/8" = 1'-0"

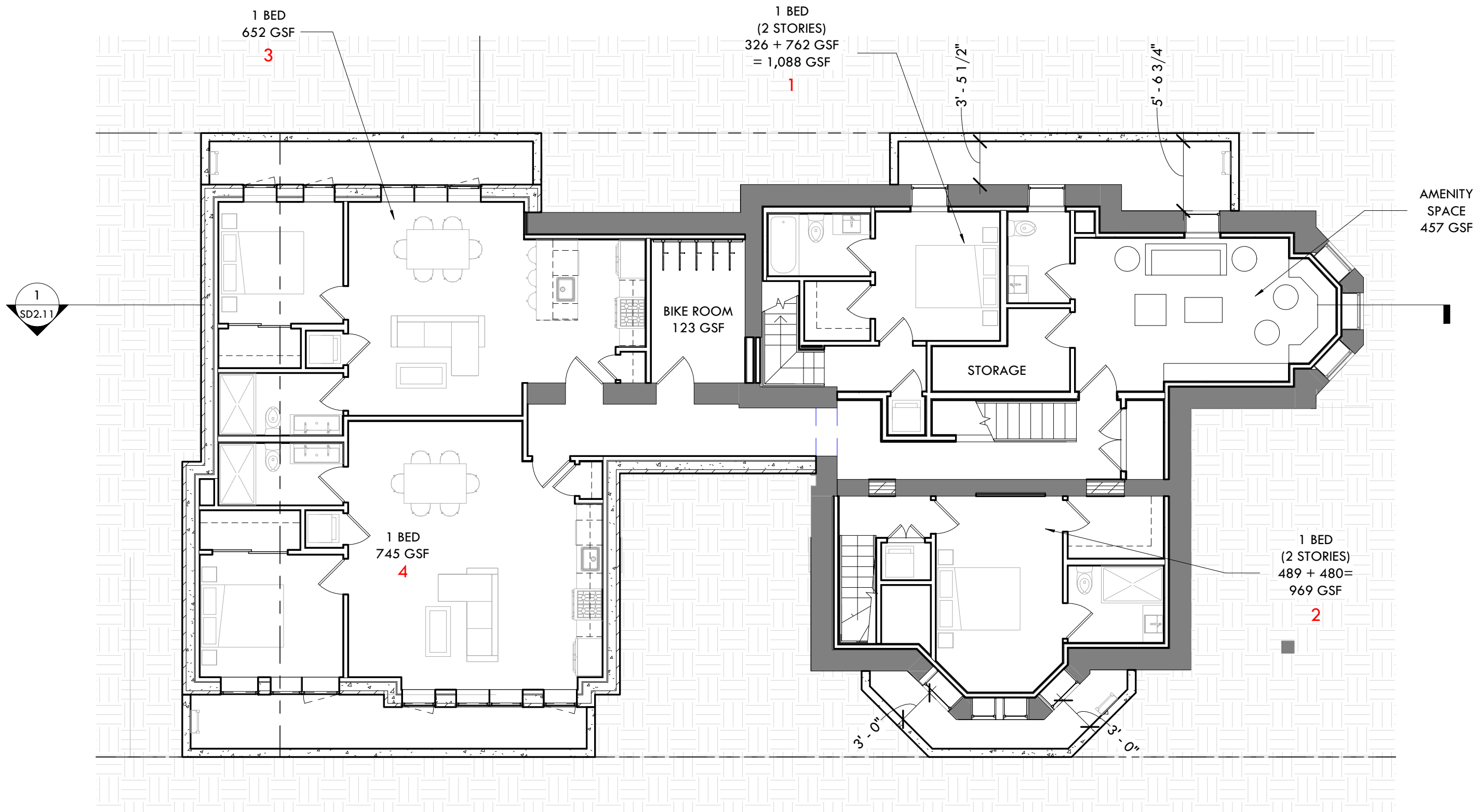
LEVEL	GSF OF JOISTS TO REMAIN	TOTAL AREA OF EXIST. JOISTS	% OF JOISTS TO REMAIN
CELLAR	N/A	N/A	N/A
FIRST	1,276.5 GSF	1,448 GSF	88%
SECOND	1,508 GSF	1,733.5 GSF	87%
THIRD	981 GSF	1,038 GSF	94.5%
ROOF	N/A	N/A	N/A
TOTAL	3,765.5 SF	4,219.5 SF	89%

LEVEL	GSF OF WALL TO REMAIN	TOTAL AREA OF EXIST. WALLS	% OF WALLS TO REMAIN
CELLAR	379 GSF	532.5 GSF	71%
FIRST	278 GSF	439 GSF	67%
SECOND	251.5 GSF	344 GSF	73%
THIRD	180 GSF	228.5 GSF	78.8%
ROOF	N/A	N/A	N/A
TOTAL	1,088.5 SF	1,544 SF	70.5%



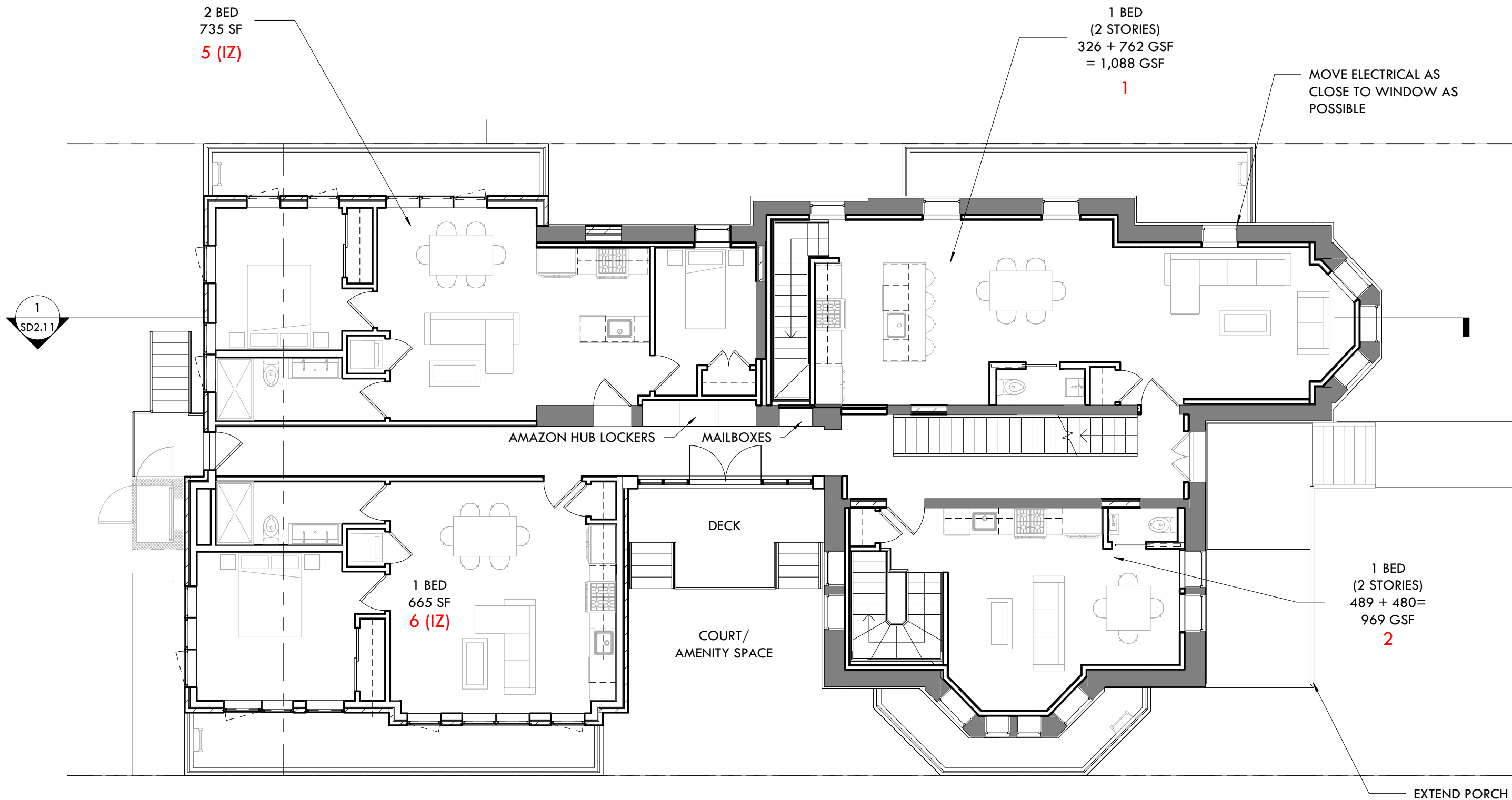
SD DEMO PLAN - 3RD FLOOR

1/8" = 1'-0"



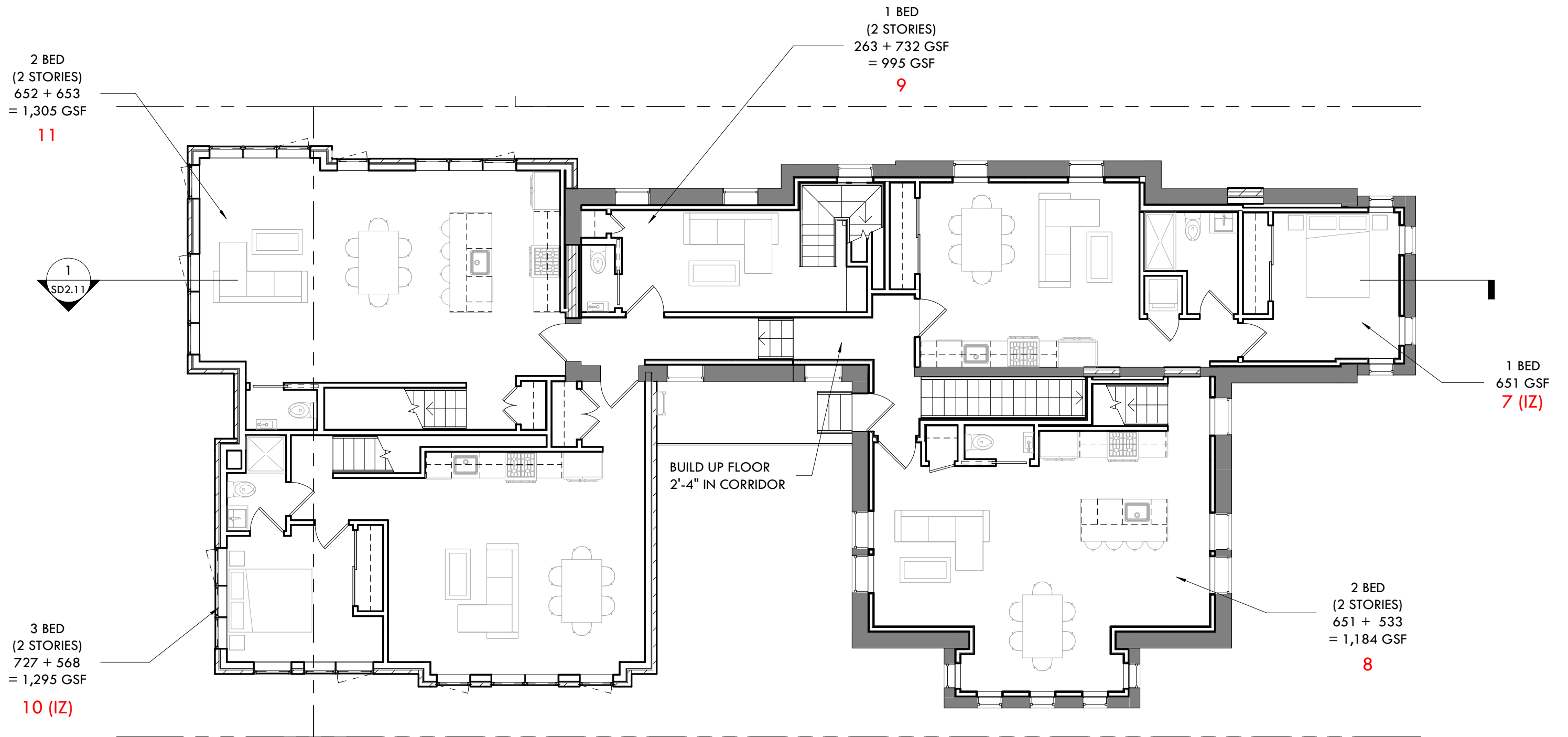
SD PLAN - CELLAR

1/8" = 1'-0"



SD PLAN - 1ST FLOOR

1/8" = 1'-0"



SD PLAN - 2ND FLOOR

1/8" = 1'-0"

2 BED
(2 STORIES)
652 + 653
= 1,305 GSF

11

1
SD2.11

3 BED
(2 STORIES)
727 + 568
= 1,295 GSF

10 (IZ)

MAINTAIN SPLIT LEVEL
WITHIN UNIT
(2'-6" DIFFERENCE)

1 BED
(2 STORIES)
263 + 732 GSF
= 995 GSF

9

PROPOSED
MECHANICAL
LOCATION

BUILD UP FLOOR
2'-6" IN CORRIDOR

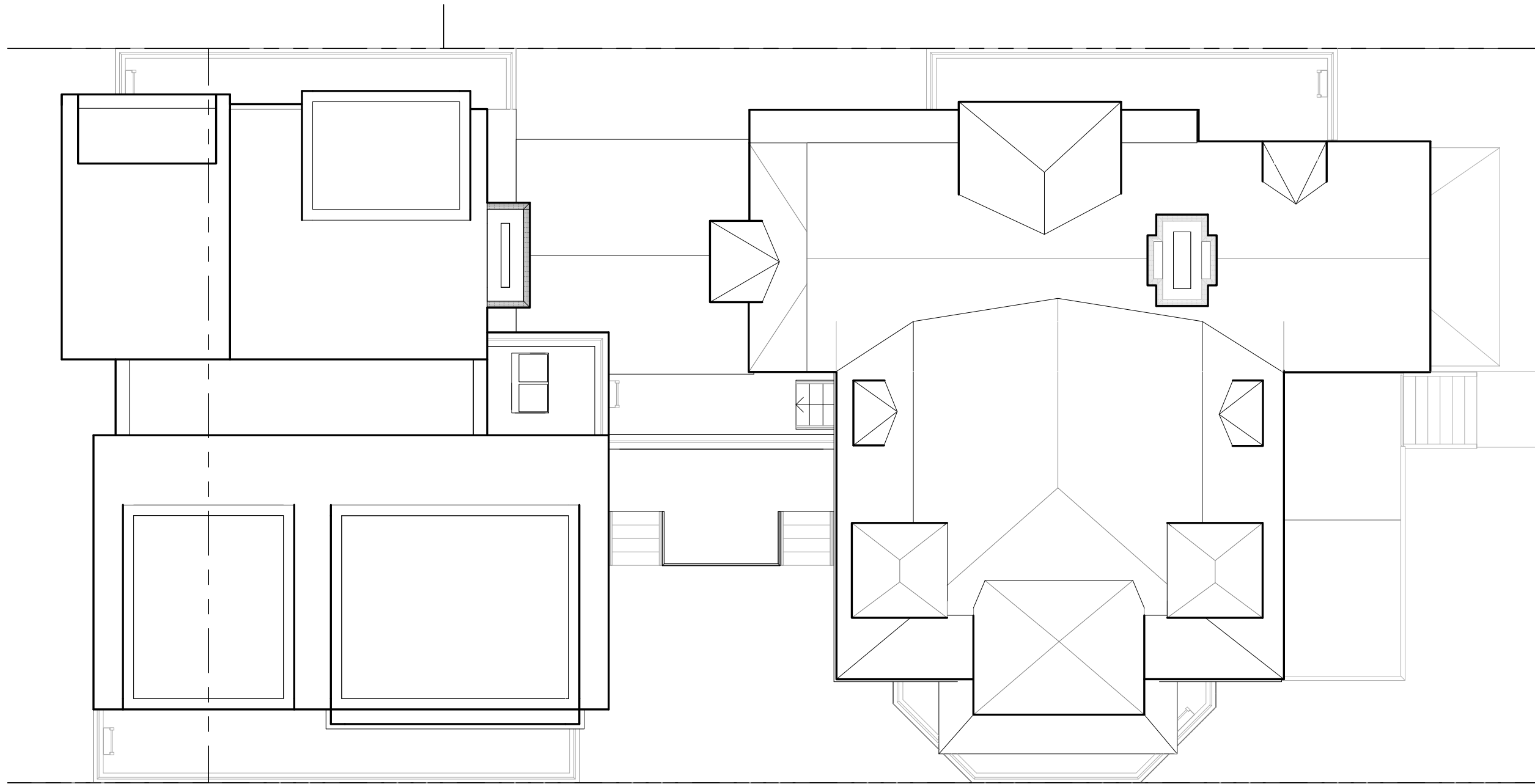
2 BED
(2 STORIES)
651 + 533
= 1,184 GSF

8

RESTORE BALCONY

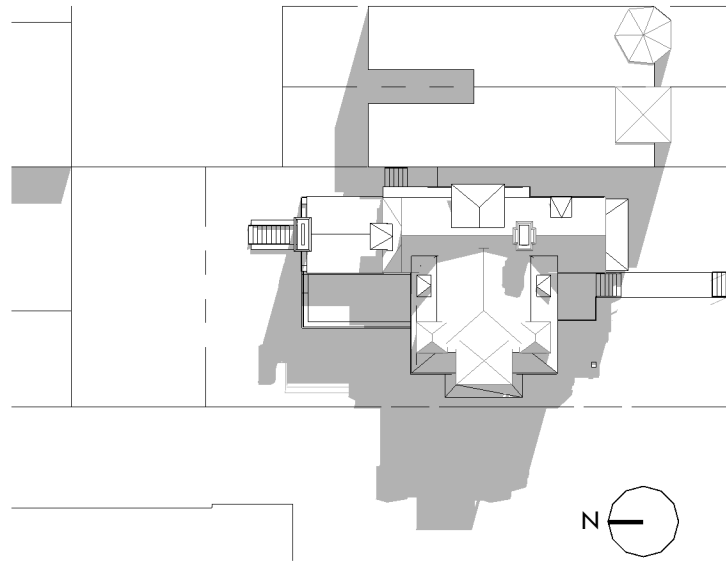
SD PLAN - 3RD FLOOR

1/8" = 1'-0"

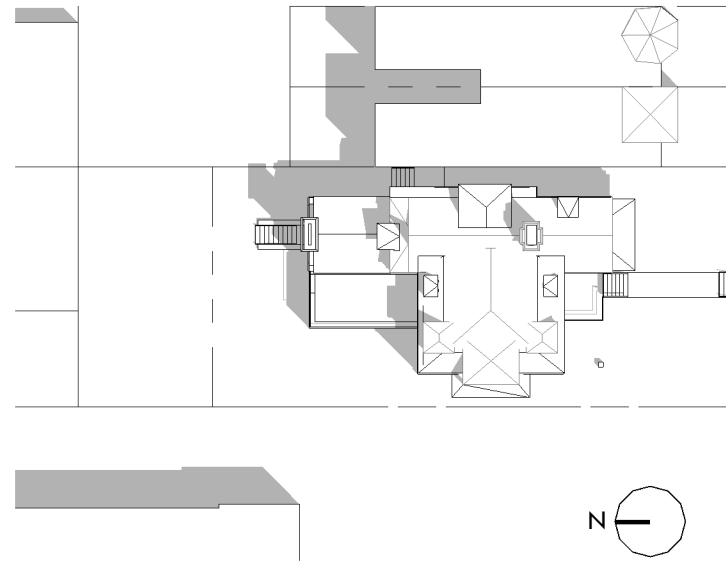


SD PLAN - ROOF

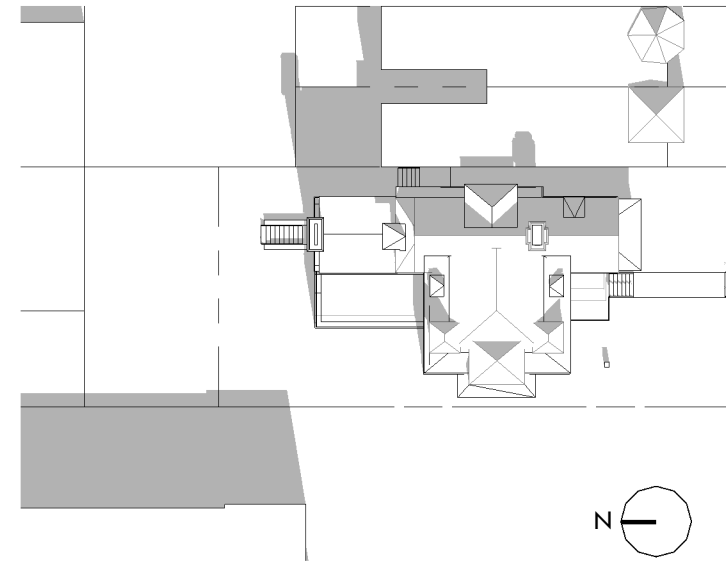
1/8" = 1'-0"



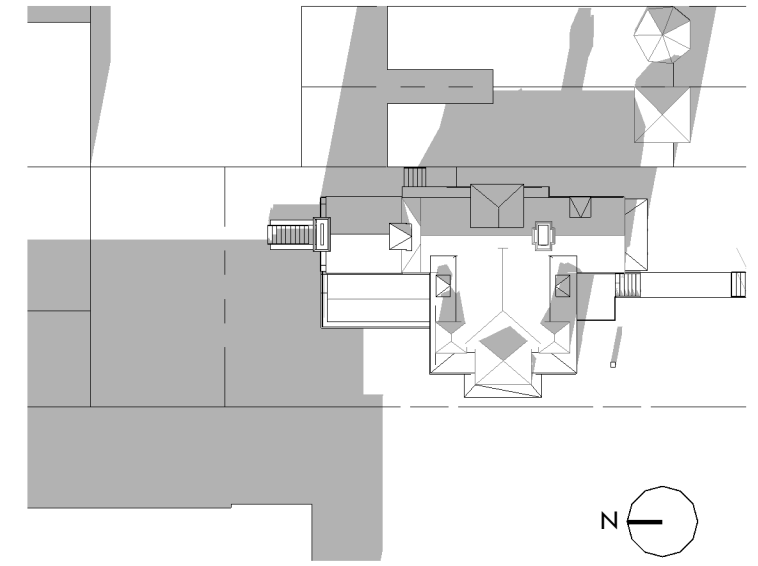
06/21 - 9 AM - EXISTING
1" = 40'-0"



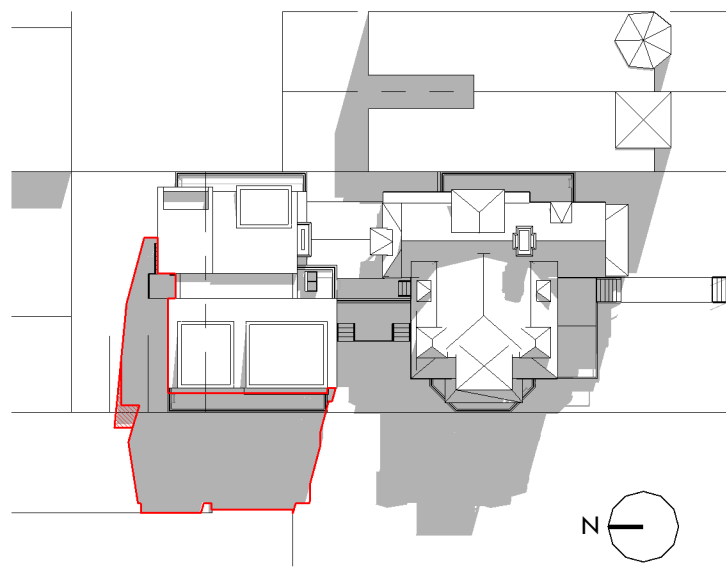
06/21 - 1 PM - EXISTING
1" = 40'-0"



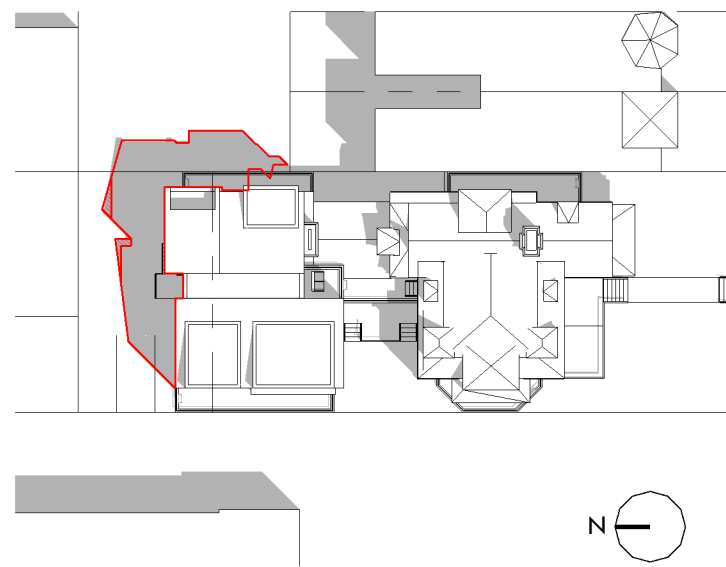
06/21 - 3 PM - EXISTING
1" = 40'-0"



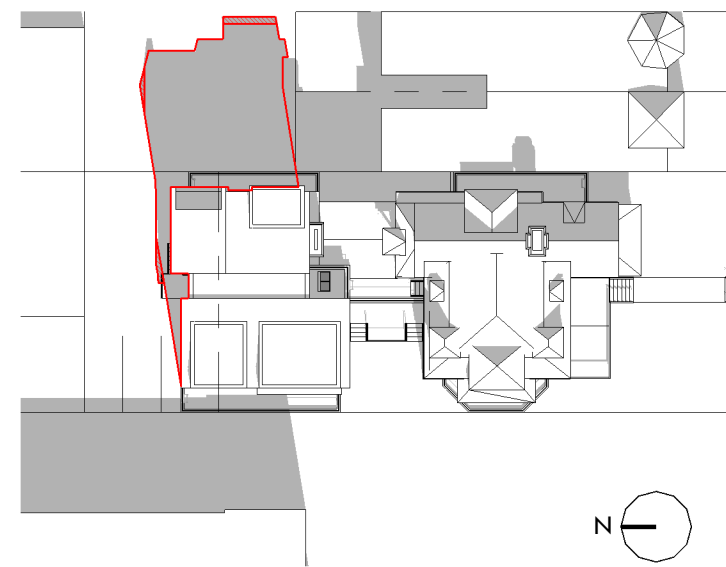
06/21 - 5 PM - EXISTING
1" = 40'-0"



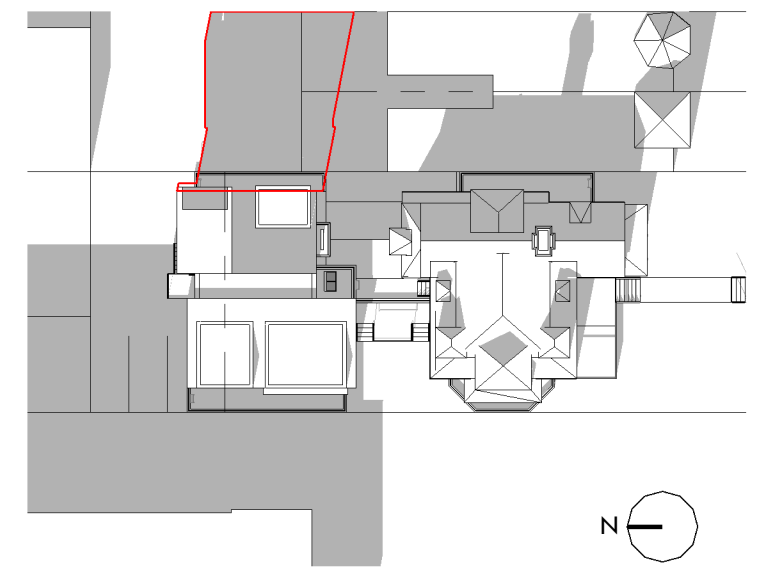
06/21 - 9 AM - PROPOSED
1" = 40'-0"



06/21 - 1 PM - PROPOSED
1" = 40'-0"



06/21 - 3 PM - PROPOSED
1" = 40'-0"



06/21 - 5 PM - PROPOSED
1" = 40'-0"

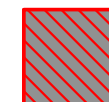
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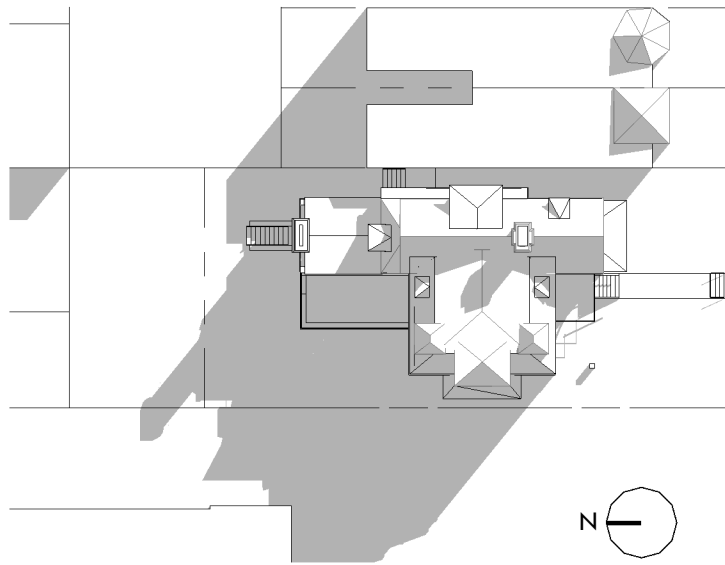
CURRENT SHADOW CAST BY SURROUNDING PROPERTIES.



AREA OF SHADOW CAST BY PROPOSED PROJECT.



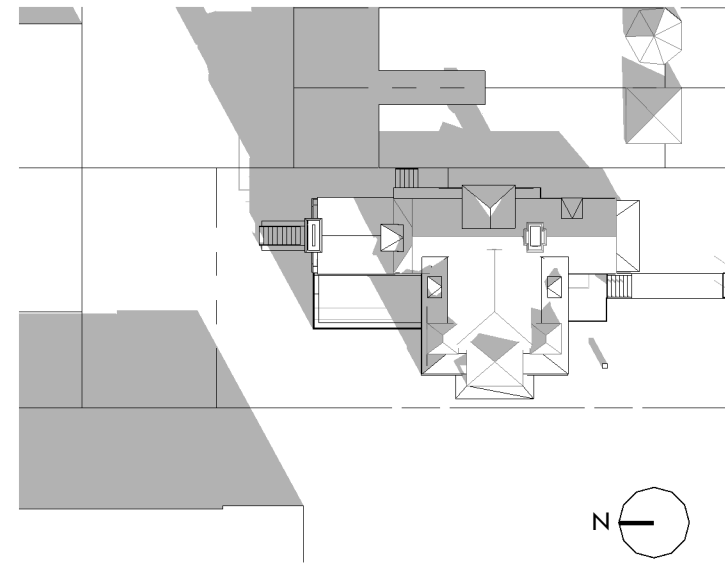
ADDITIONAL AREA OF SHADOW CAST BY PROPOSED PROJECT VS. BY RIGHT 35' PROPOSED PROJECT



09/21 - 9 AM - EXISTING
1" = 40'-0"



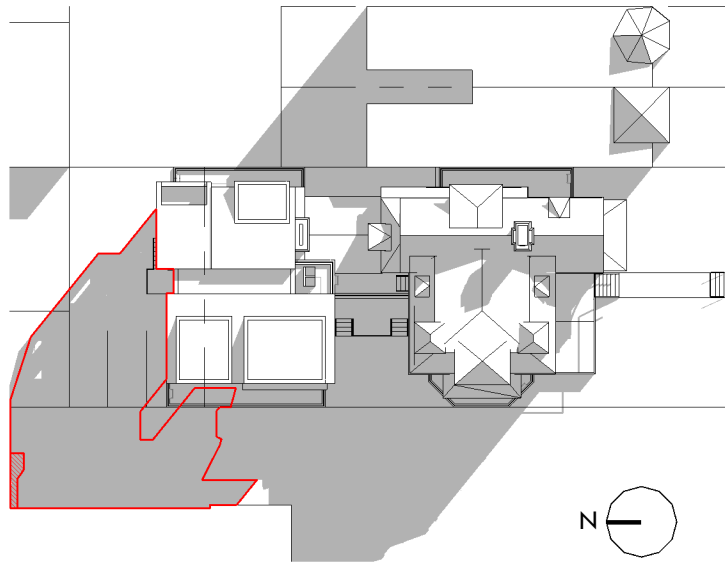
09/21 - 1 PM - EXISTING
1" = 40'-0"



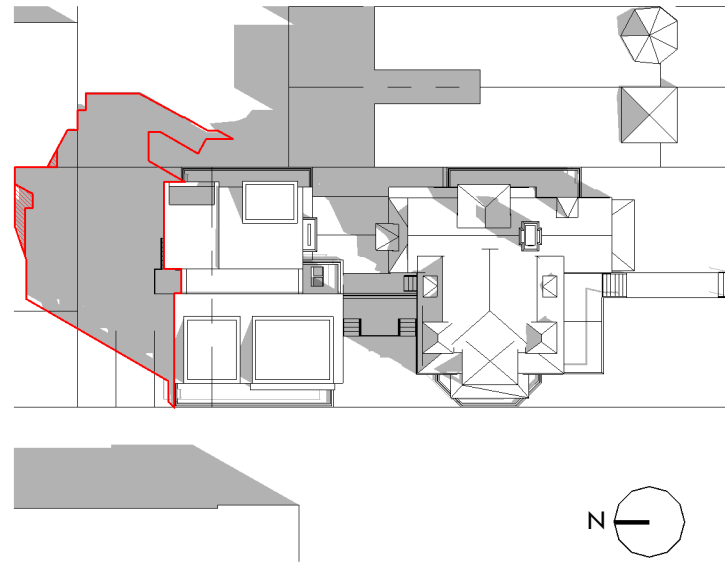
09/21 - 3 PM - EXISTING
1" = 40'-0"



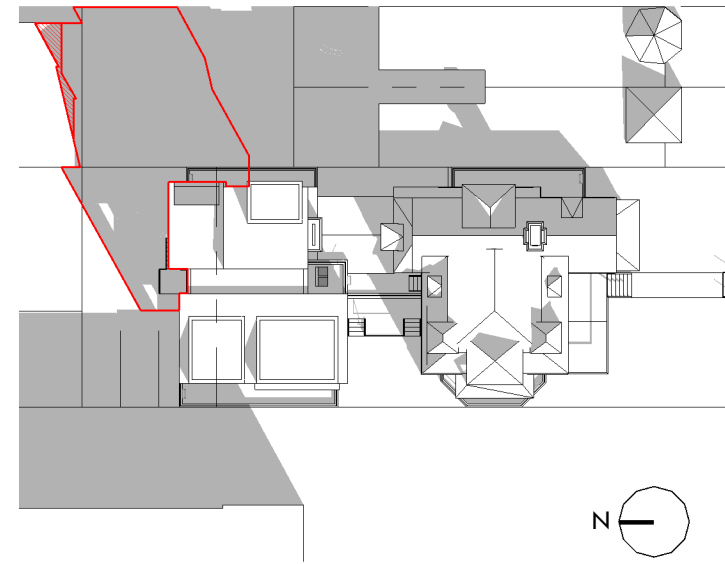
09/21 - 5 PM - EXISTING
1" = 40'-0"



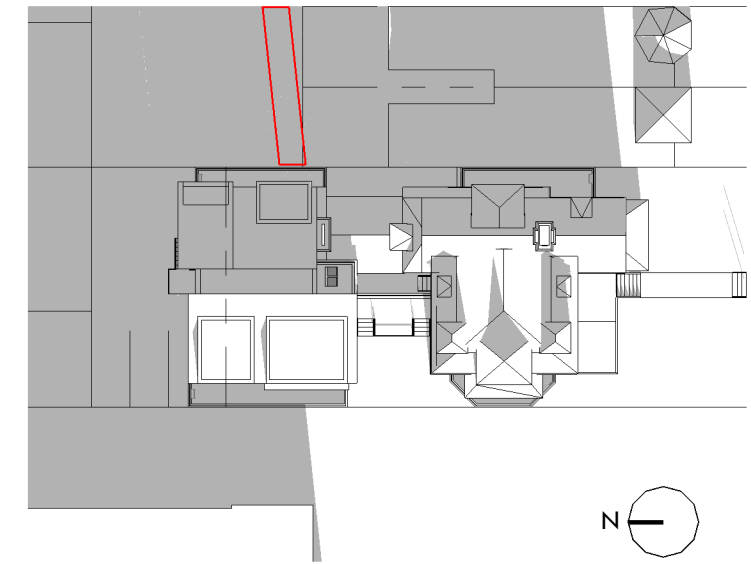
09/21 - 9 AM - PROPOSED
1" = 40'-0"



09/21 - 1 PM - PROPOSED
1" = 40'-0"



09/21 - 3 PM - PROPOSED
1" = 40'-0"

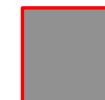


09/21 - 5 PM - PROPOSED
1" = 40'-0"

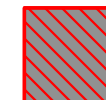
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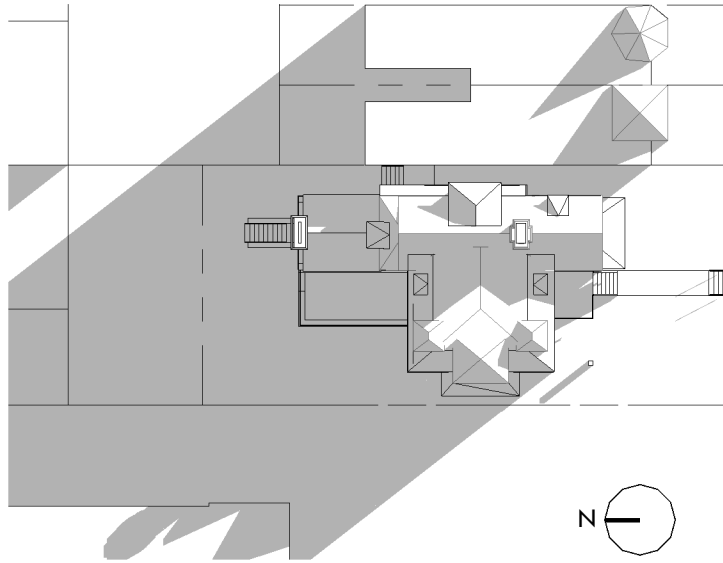
CURRENT SHADOW CAST BY SURROUNDING PROPERTIES.



AREA OF SHADOW CAST BY PROPOSED PROJECT.

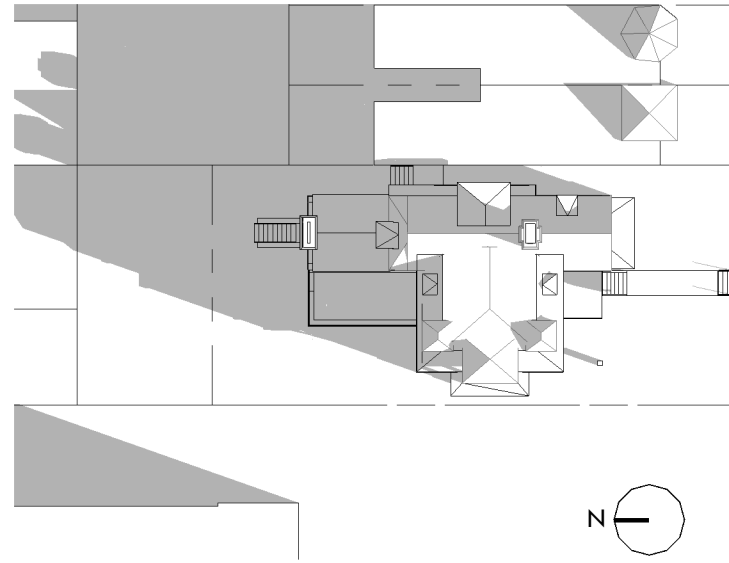


ADDITIONAL AREA OF SHADOW CAST BY PROPOSED PROJECT VS. BY RIGHT 35' PROPOSED PROJECT



12/21 - 9 AM - EXISTING

1" = 40'-0"



12/21 - 1 PM - EXISTING

1" = 40'-0"



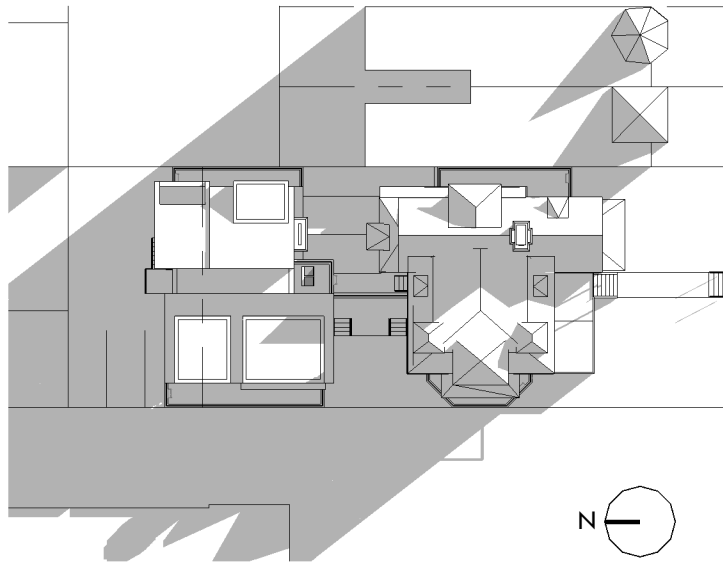
12/21 - 3 PM - EXISTING

1" = 40'-0"



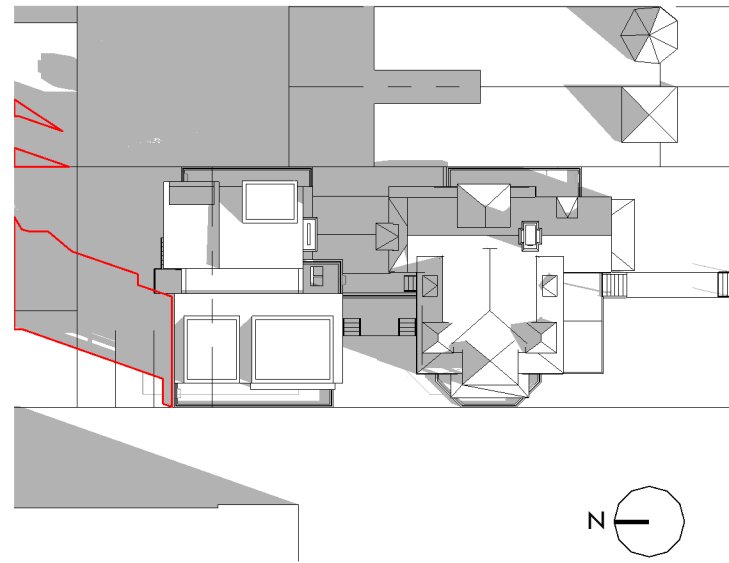
12/21 - 5 PM - EXISTING

1" = 40'-0"



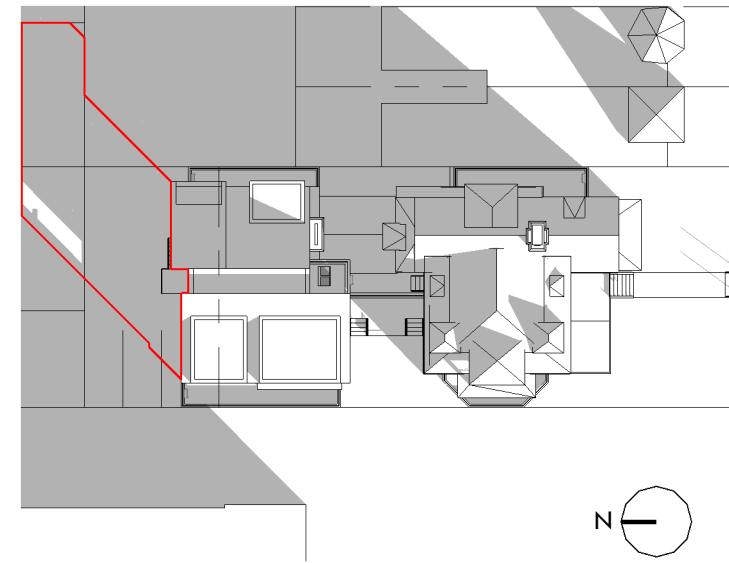
12/21 - 9 AM - PROPOSED

1" = 40'-0"



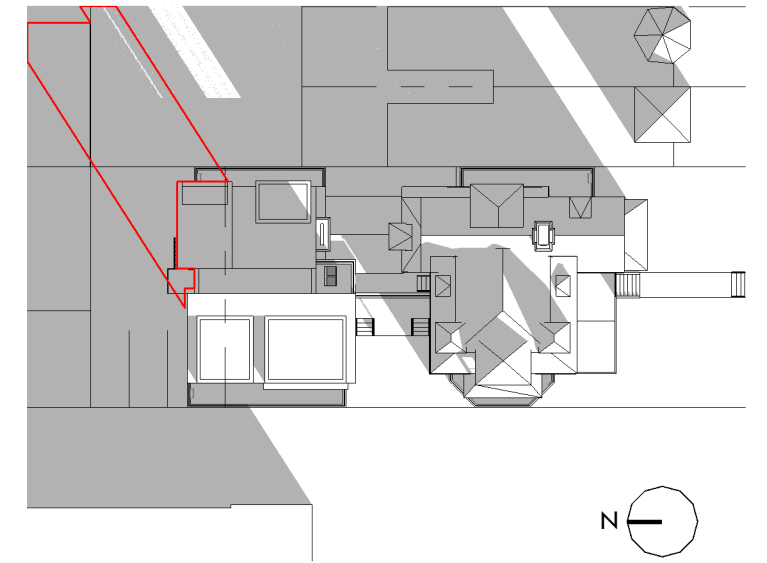
12/21 - 1 PM - PROPOSED

1" = 40'-0"



12/21 - 3 PM - PROPOSED

1" = 40'-0"



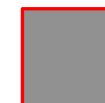
12/21 - 5 PM - PROPOSED

1" = 40'-0"

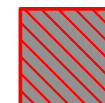
DIAGRAM KEY



CURRENT SHADOW CAST BY SURROUNDING PROPERTIES.



AREA OF SHADOW CAST BY PROPOSED PROJECT.



ADDITIONAL AREA OF SHADOW CAST BY PROPOSED PROJECT VS. BY RIGHT 35' PROPOSED PROJECT