



1512 34TH ST NW

1512 34TH ST NW, WASHINGTON, D.C. 20007

OGB CONCEPT REVIEW REVISED SUBMISSION
OG-20-026/HPA-20-034

1315 POWHATAN STREET
ALEXANDRIA, VA 22314
TELEPHONE: 703-288-9488
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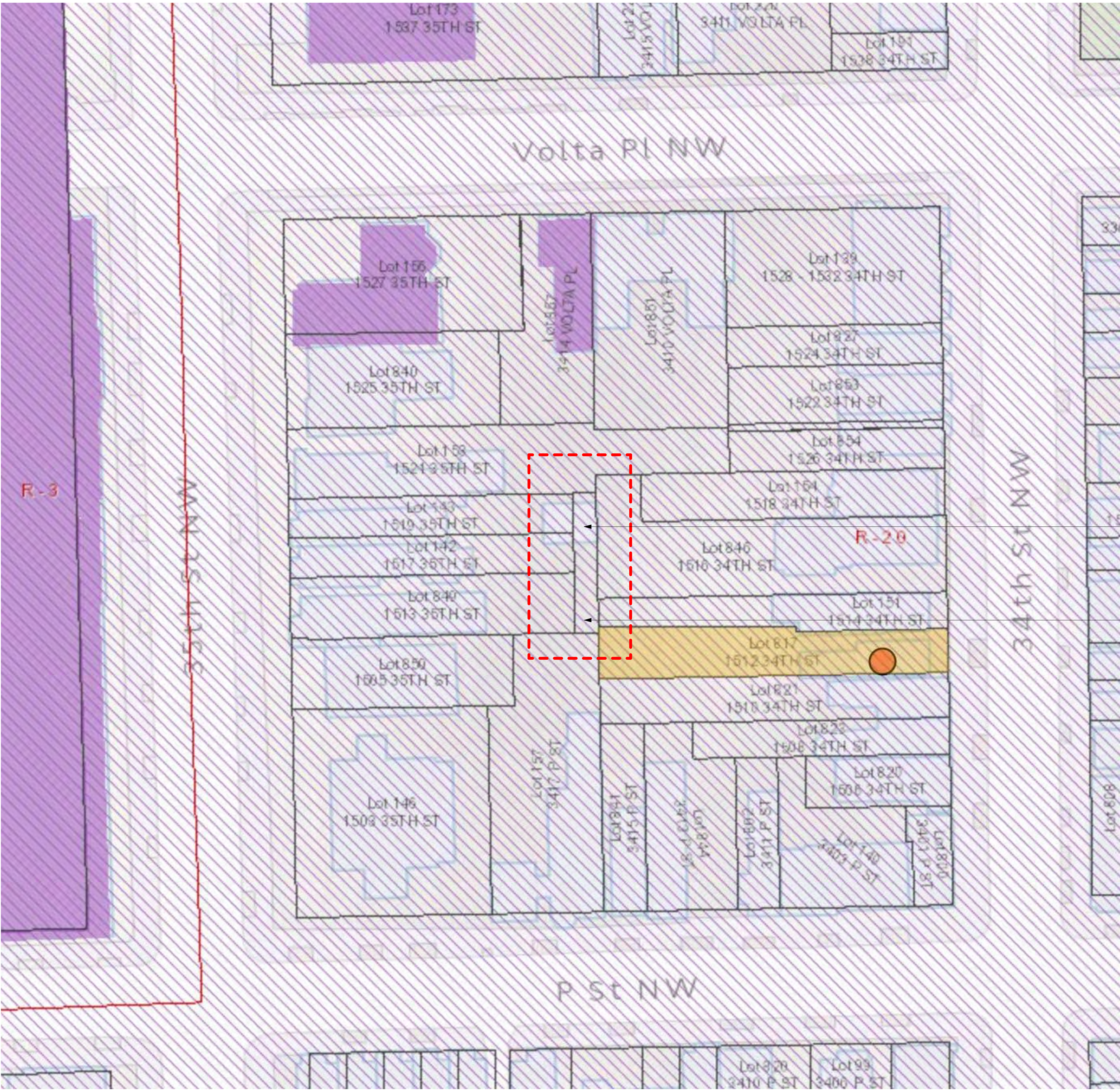
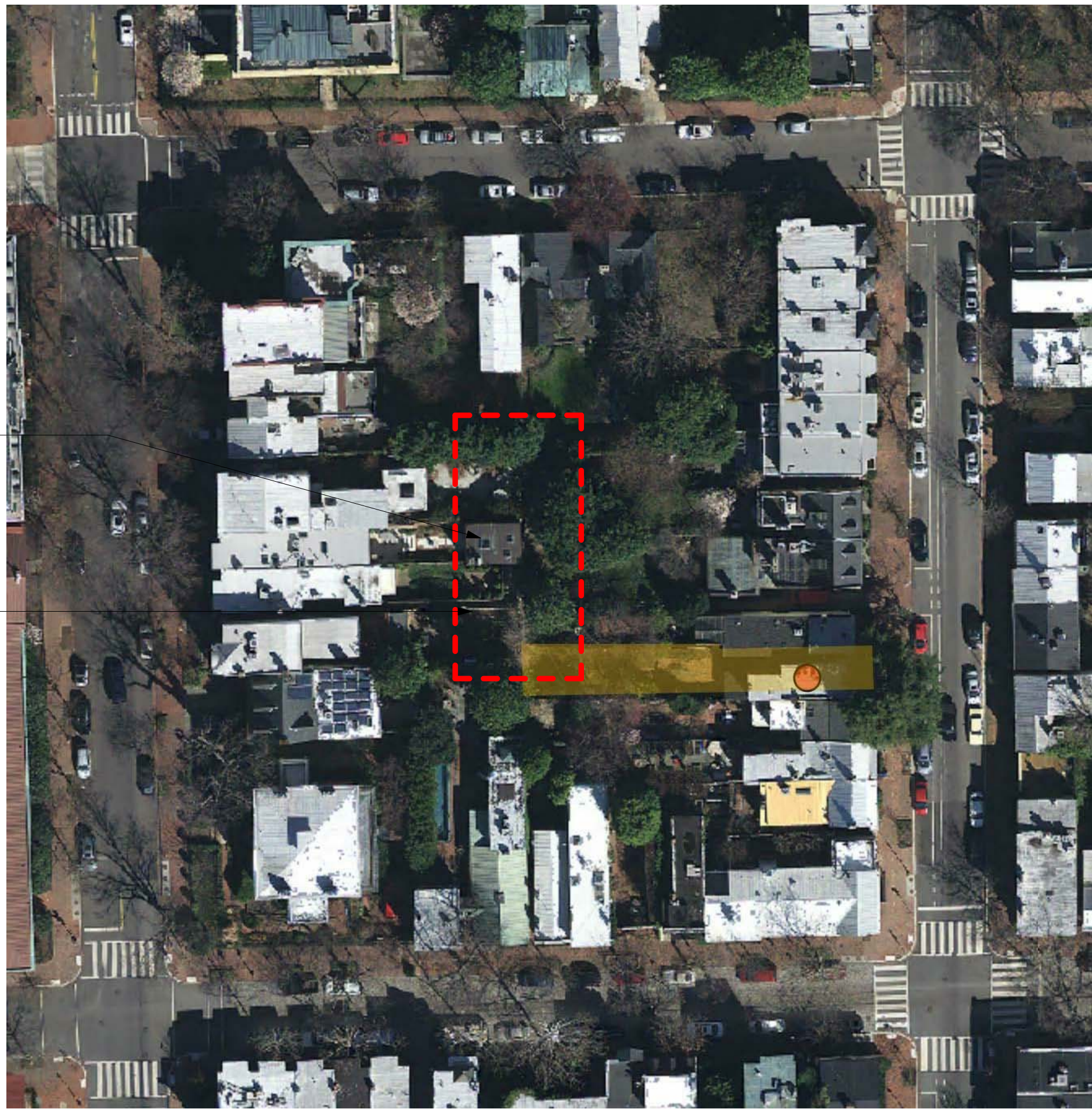
COVERSHEET

01/16/2020

000

PARTIALLY
OCCUPIED
ALLEY

NO PUBLIC
ACCESS



PARTIALLY
OCCUPIED
AREA

NO PUBLIC
ACCESS TO
THE ALLEY



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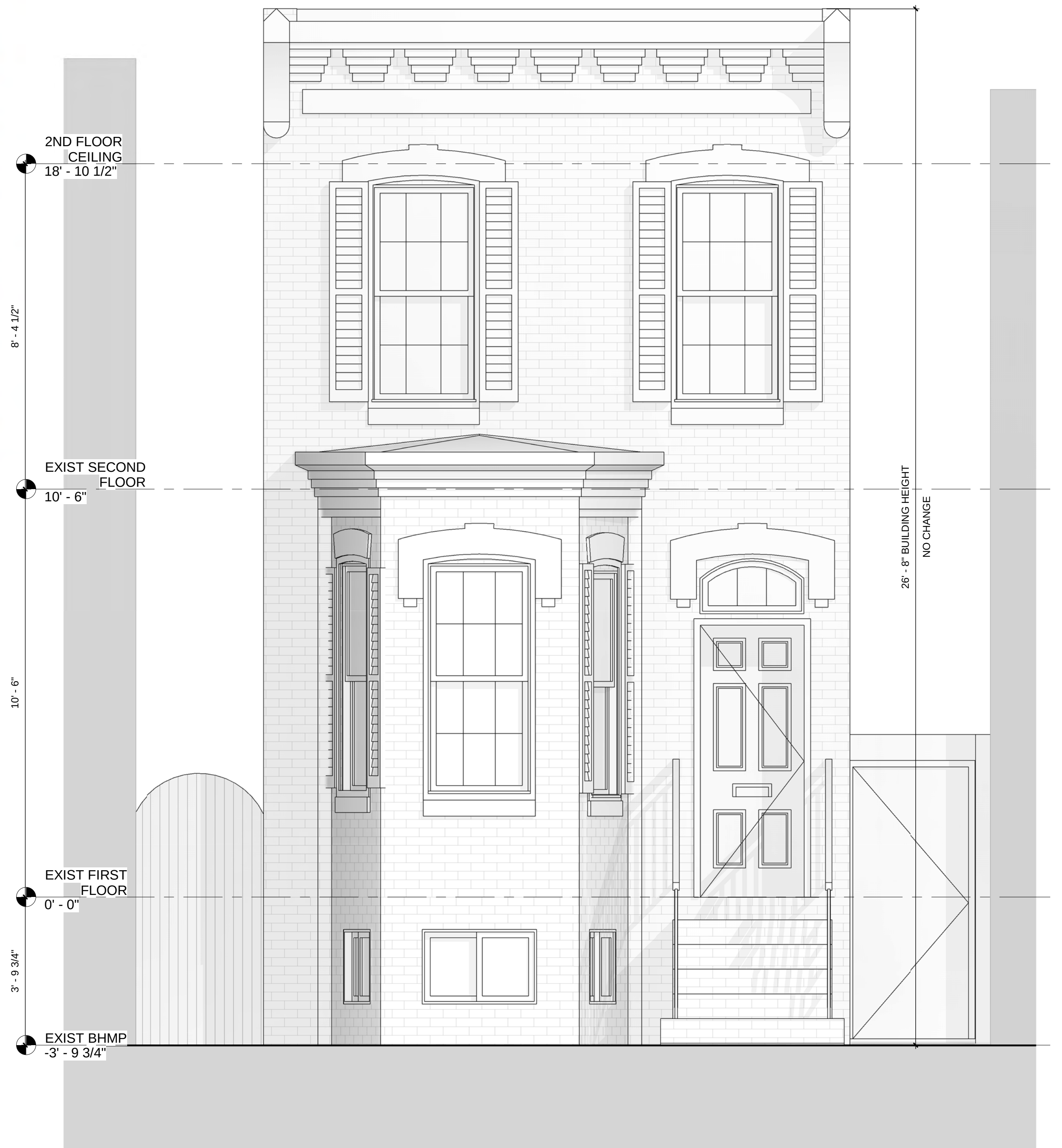
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SITE CONTEXT



1512 34TH STREET NW



1 EXISTING EAST ELEVATION - NO CHANGE

SCALE: 1/2" = 1'-0"



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EXISTING CONDITIONS -
FRONT

002



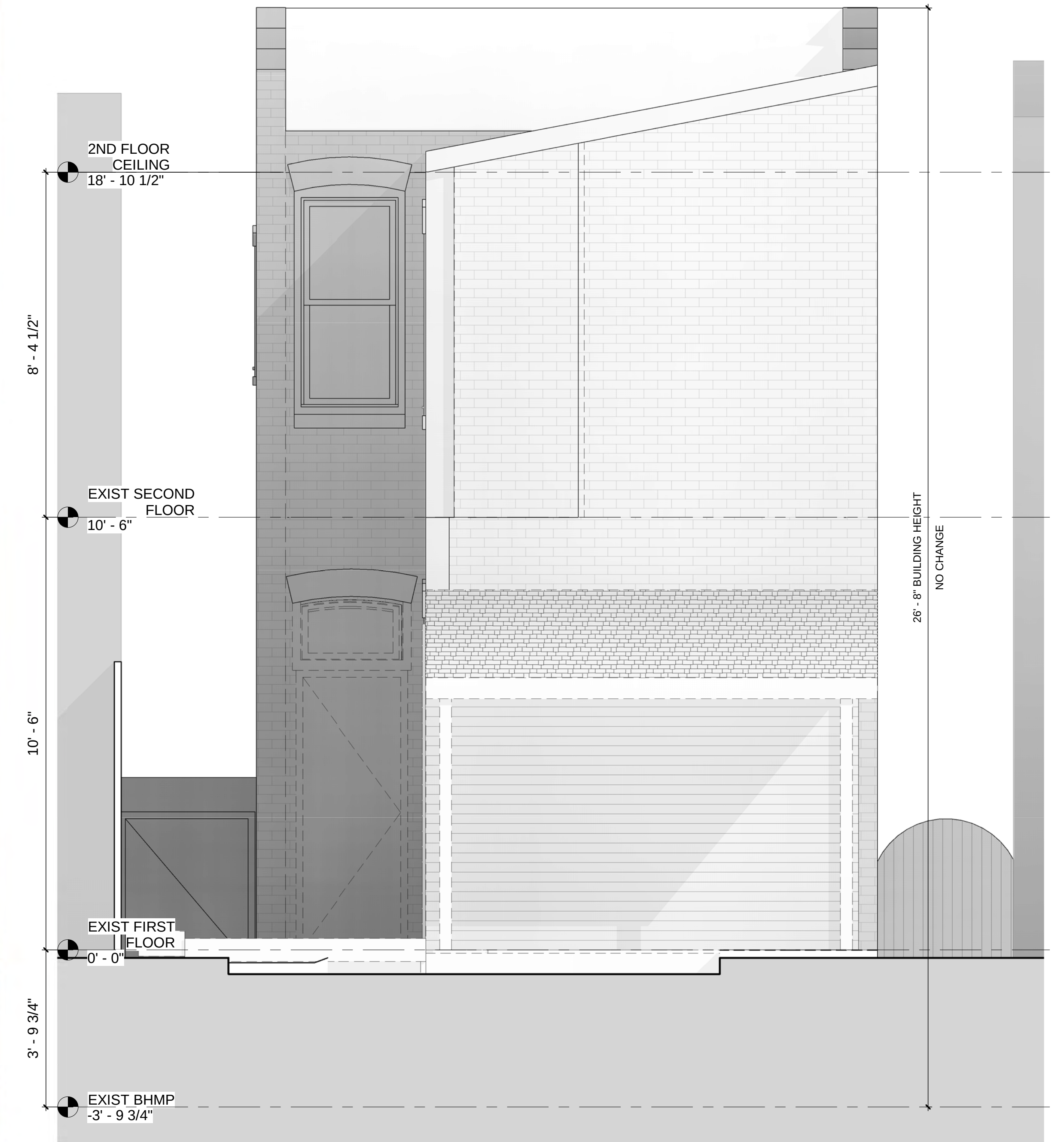
NEIGHBORING PROPERTY REAR
(1514 34TH STREET NW)



NEIGHBORING PROPERTY REAR
(1508 34TH STREET NW)

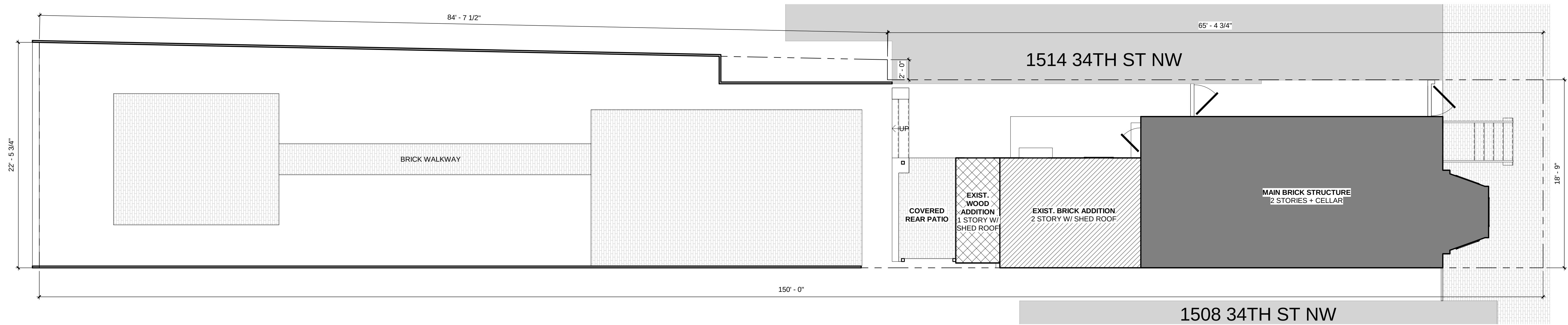


1512 34TH STREET NW REAR



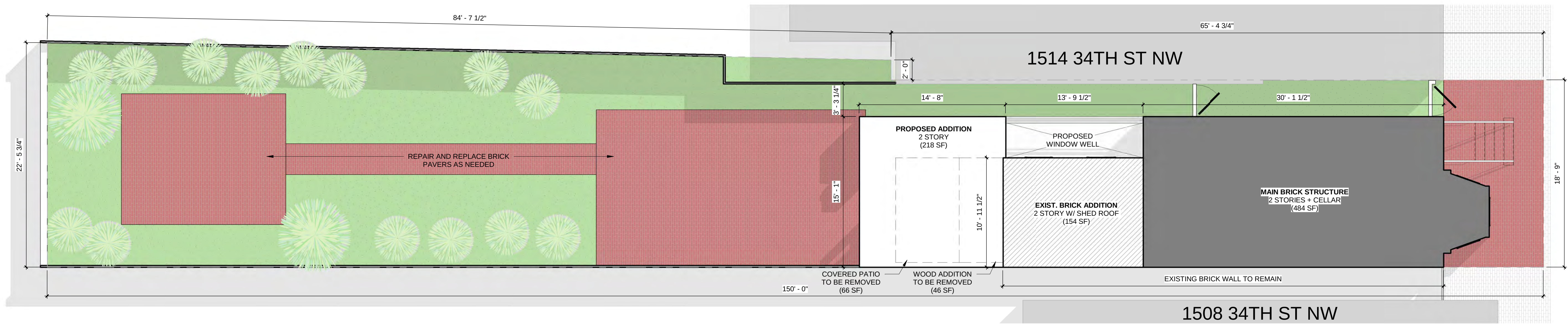
1 EXISTING WEST ELEVATION
SCALE: 1/2" = 1'-0"

ZONING DATA:		
16 18TH STREET SOUTHEAST		
SSL NO.:	1253 0817	
ZONING DISTRICT:	R-20	
ZONING OVERLAY:	NONE	
SITE AREA:	2,982 SF	
	REQUIRED/ALLOWED	PROPOSED
LOT OCCUPANCY	40% (1,192.8 SQ FT)	924.6 SQ FT
STORIES	3	2 + CELLAR (NO CHANGE)
FRONT YARD	CONSISTENT W ADJACENT	EXISTING TO REMAIN
REAR YARD MINIMUM	20'	20'
SIDE YARD MINIMUM	5' IF PROVIDED	5' IF PROVIDED
BUILDING HEIGHT MAXIMUM	35'	26' - 8" (NO CHANGE)
ROOF STRUCTURE	4' ABOVE BUILDING HEIGHT	EXISTING TO REMAIN
PERVIOUS SURFACE MIN.	20%	N/A



1 EXISTING SITE PLAN

SCALE: 3/16" = 1'-0"



2 PROPOSED SITE PLAN

SCALE: 3/16" = 1'-0"

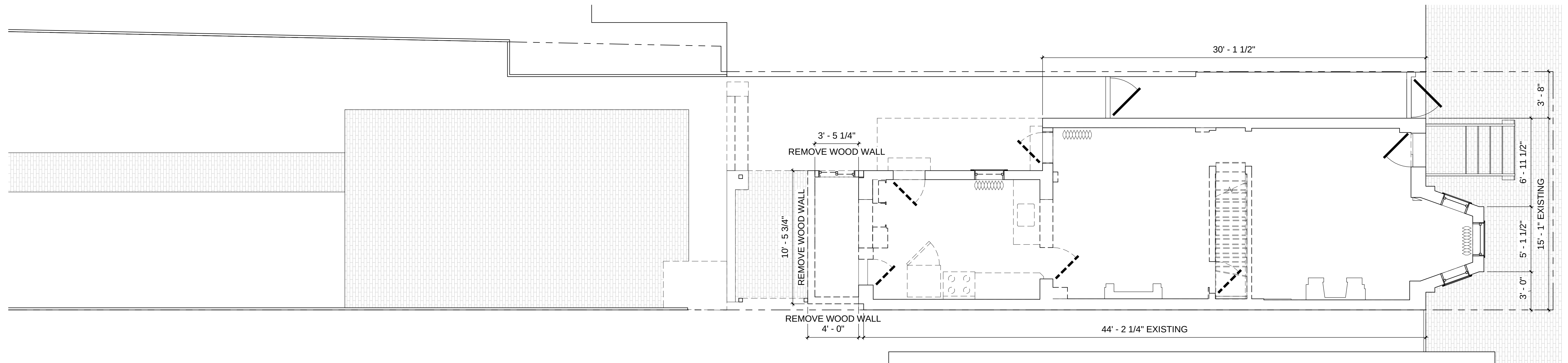


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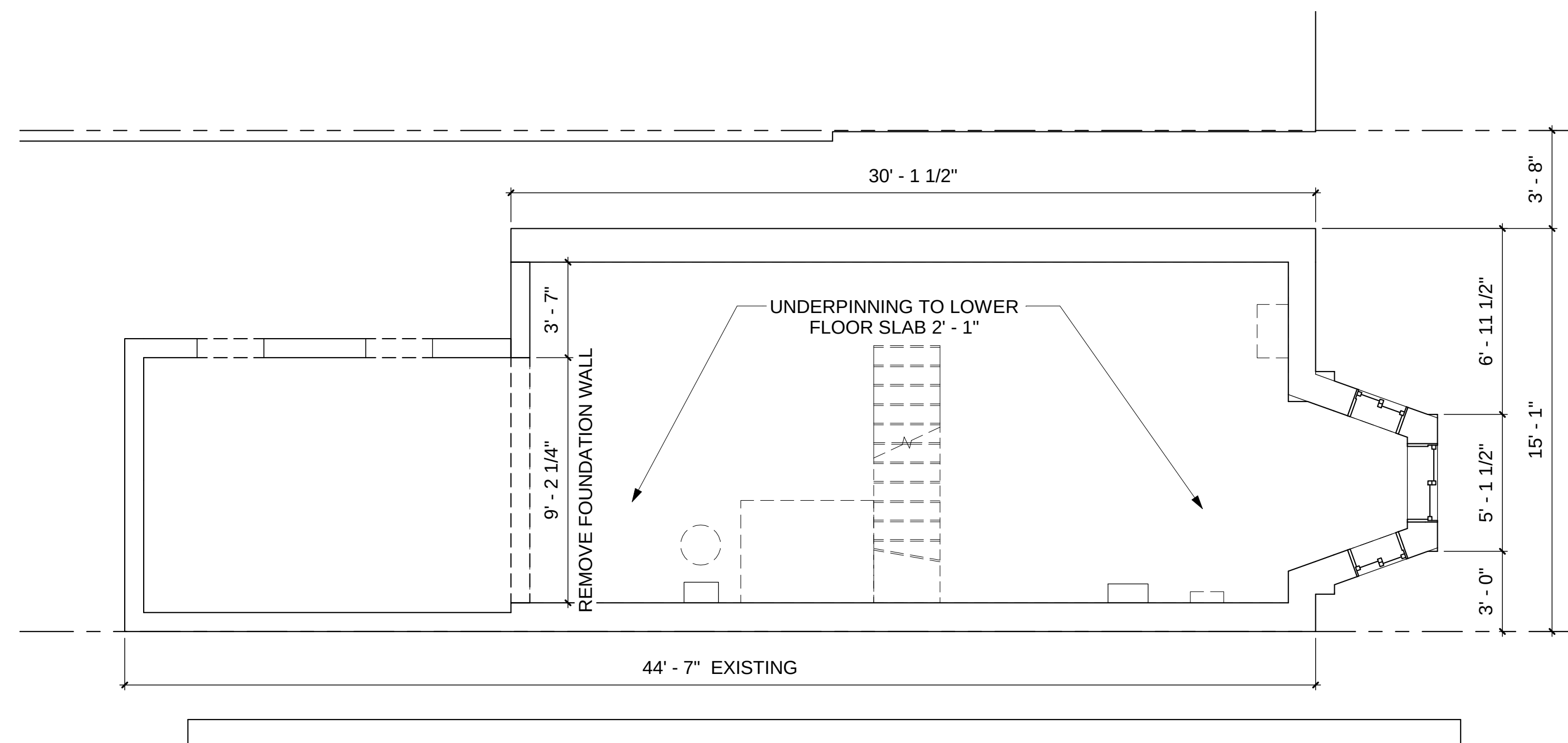
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SITE PLAN

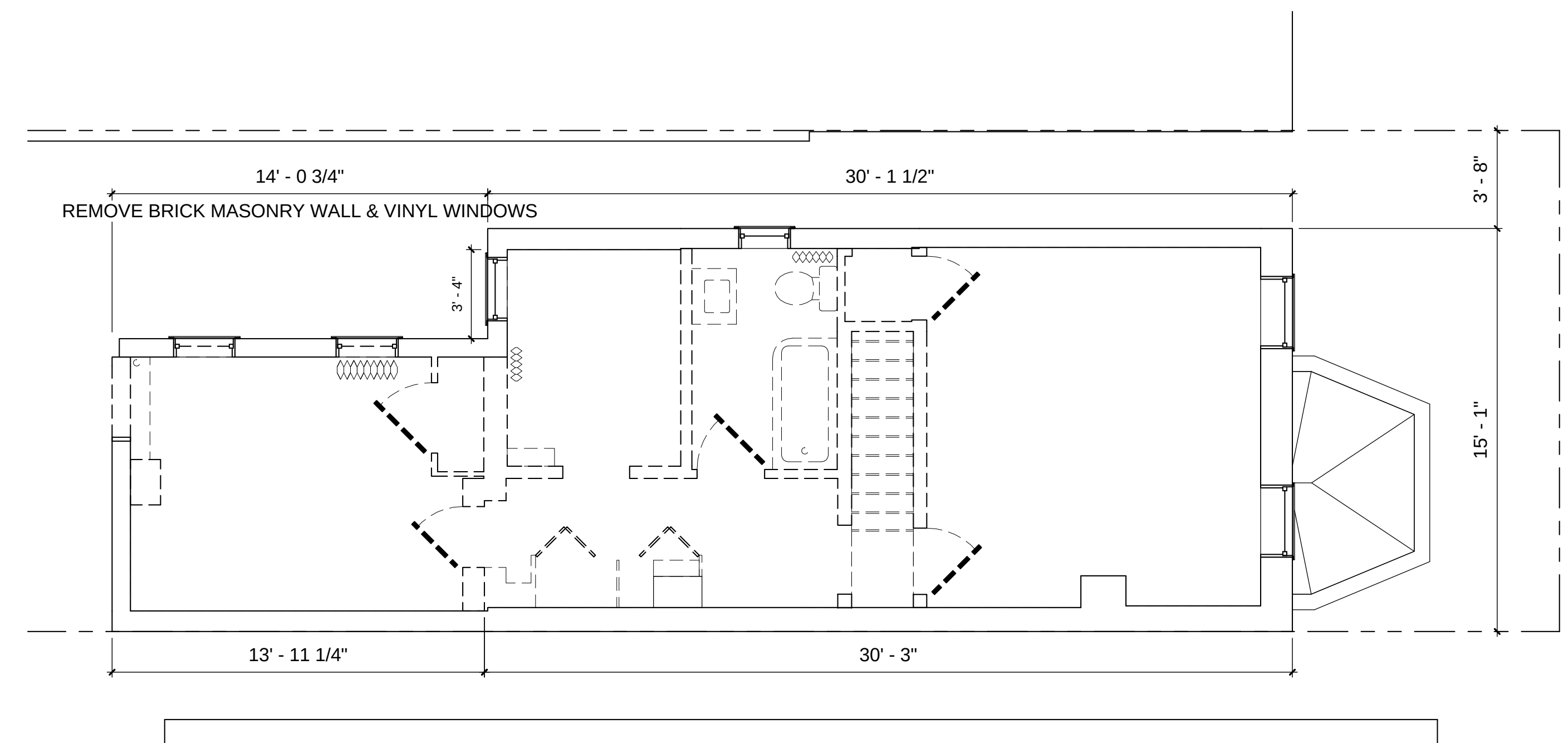
004



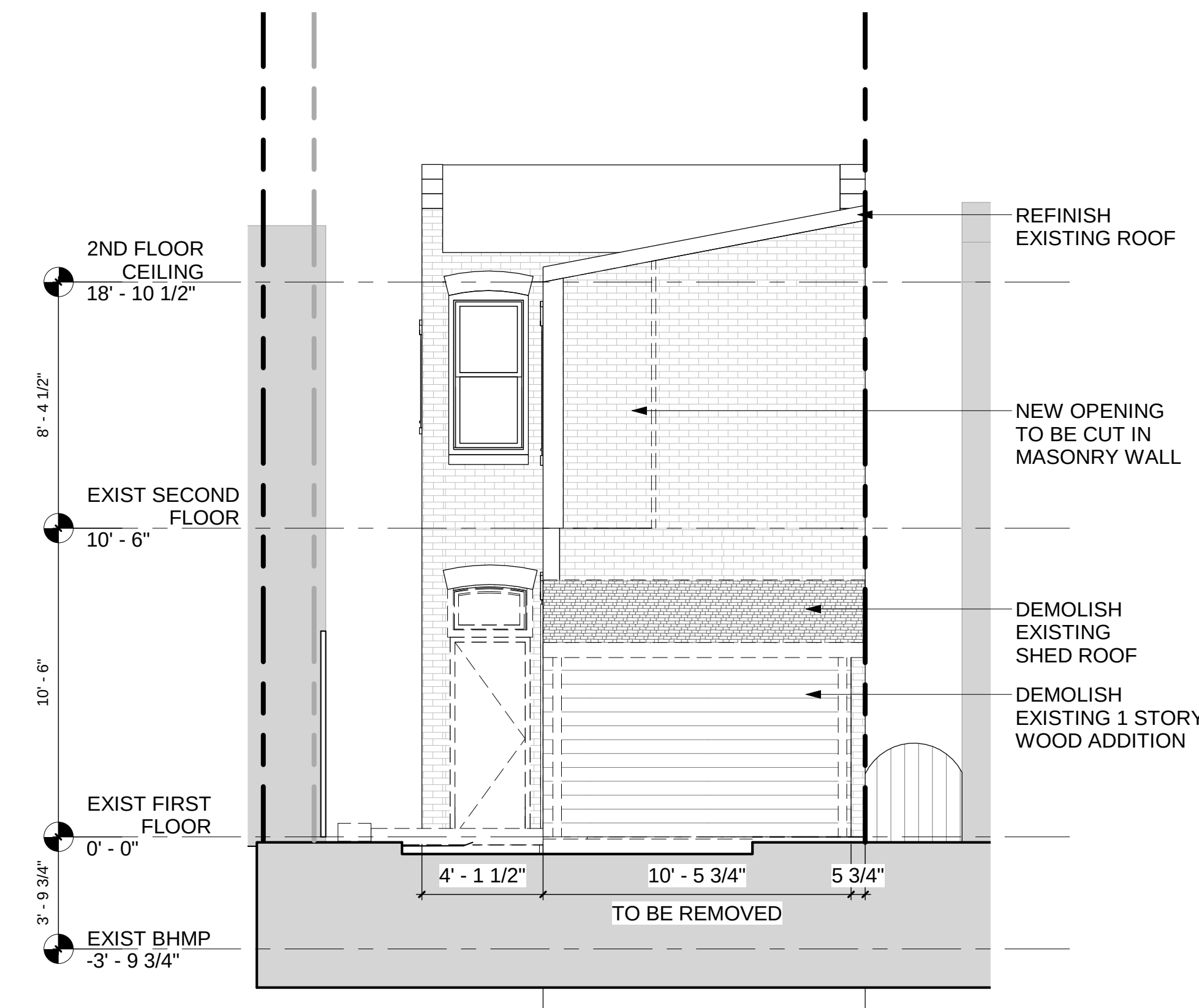
2 FIRST FLOOR DEMOLITION PLAN
SCALE: 1/4" = 1'-0"



1 CELLAR DEMOLITION FLOOR PLAN
SCALE: 1/4" = 1'-0"



3 SECOND FLOOR DEMOLITION PLAN
SCALE: 1/4" = 1'-0"



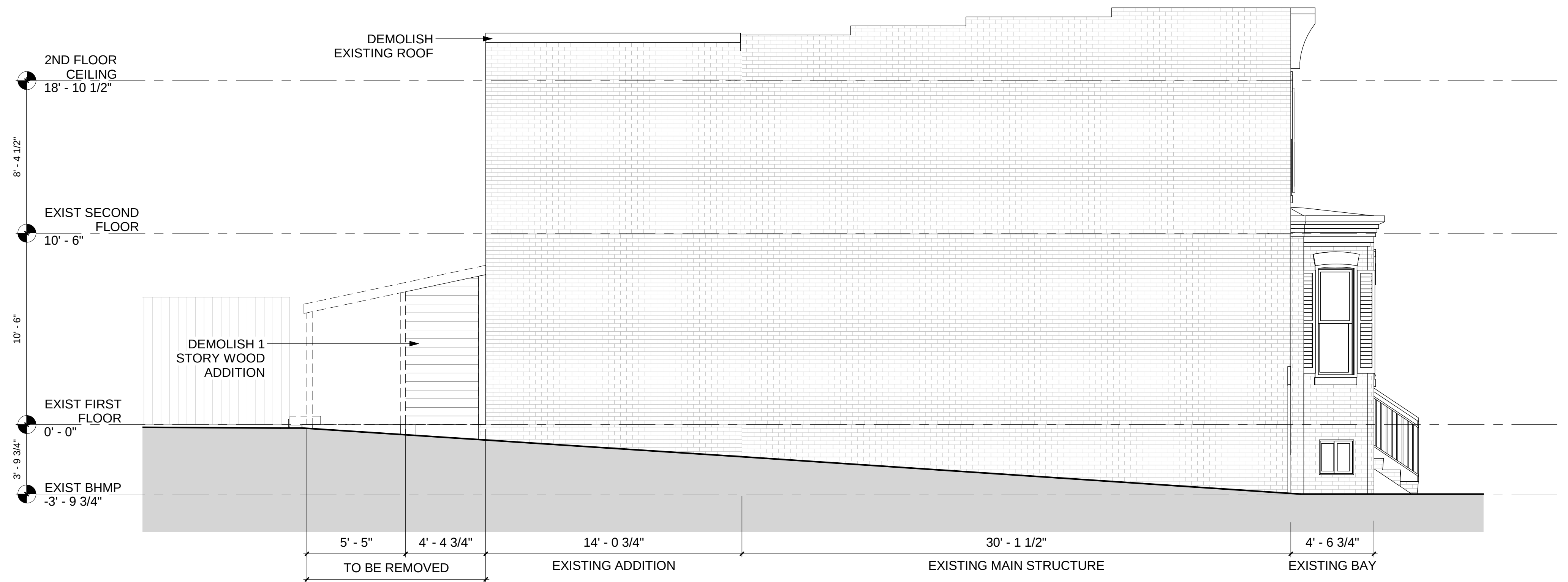
1 WEST DEMOLITION ELEVATION

SCALE: 1/4" = 1'-0"



3 NORTH ELEVATION-DEMO

SCALE: 1/4" = 1'-0"



4 SOUTH ELEVATION-DEMO

SCALE: 1/4" = 1'-0"



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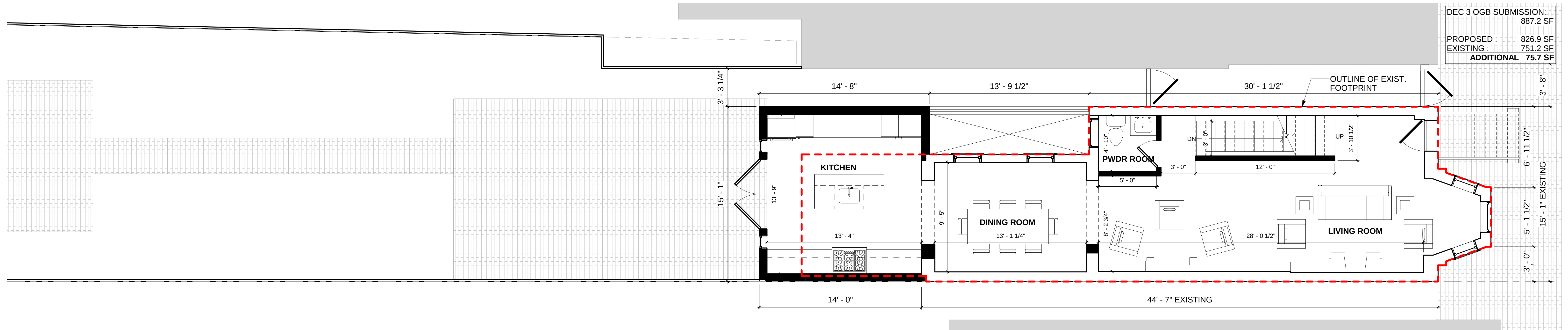
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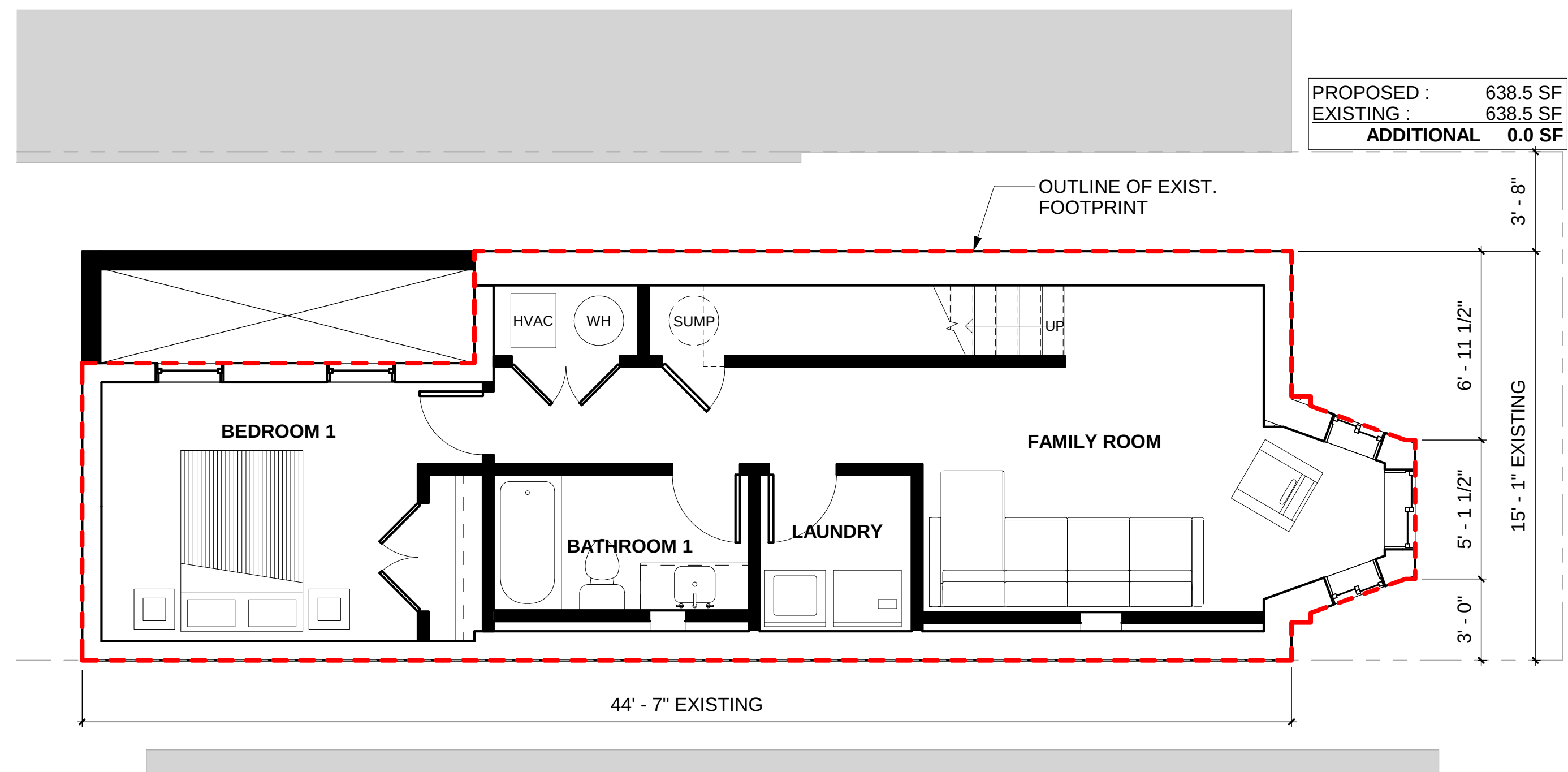
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DEMOLITION ELEVATIONS

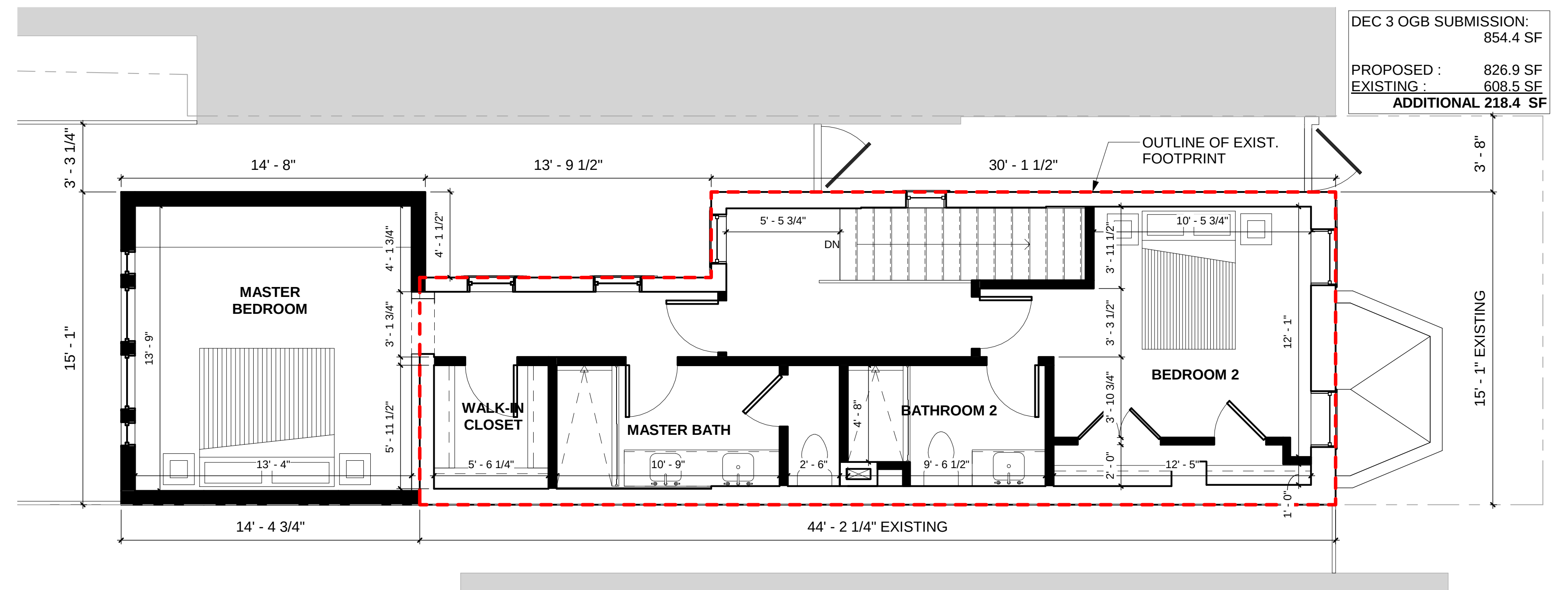
006



2 PROPOSED FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"



1 PROPOSED CELLAR FLOOR PLAN
 SCALE: 1/4" = 1'-0"



3 PROPOSED SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0"



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PROPOSED FLOOR
 PLANS - OPTION 1

007



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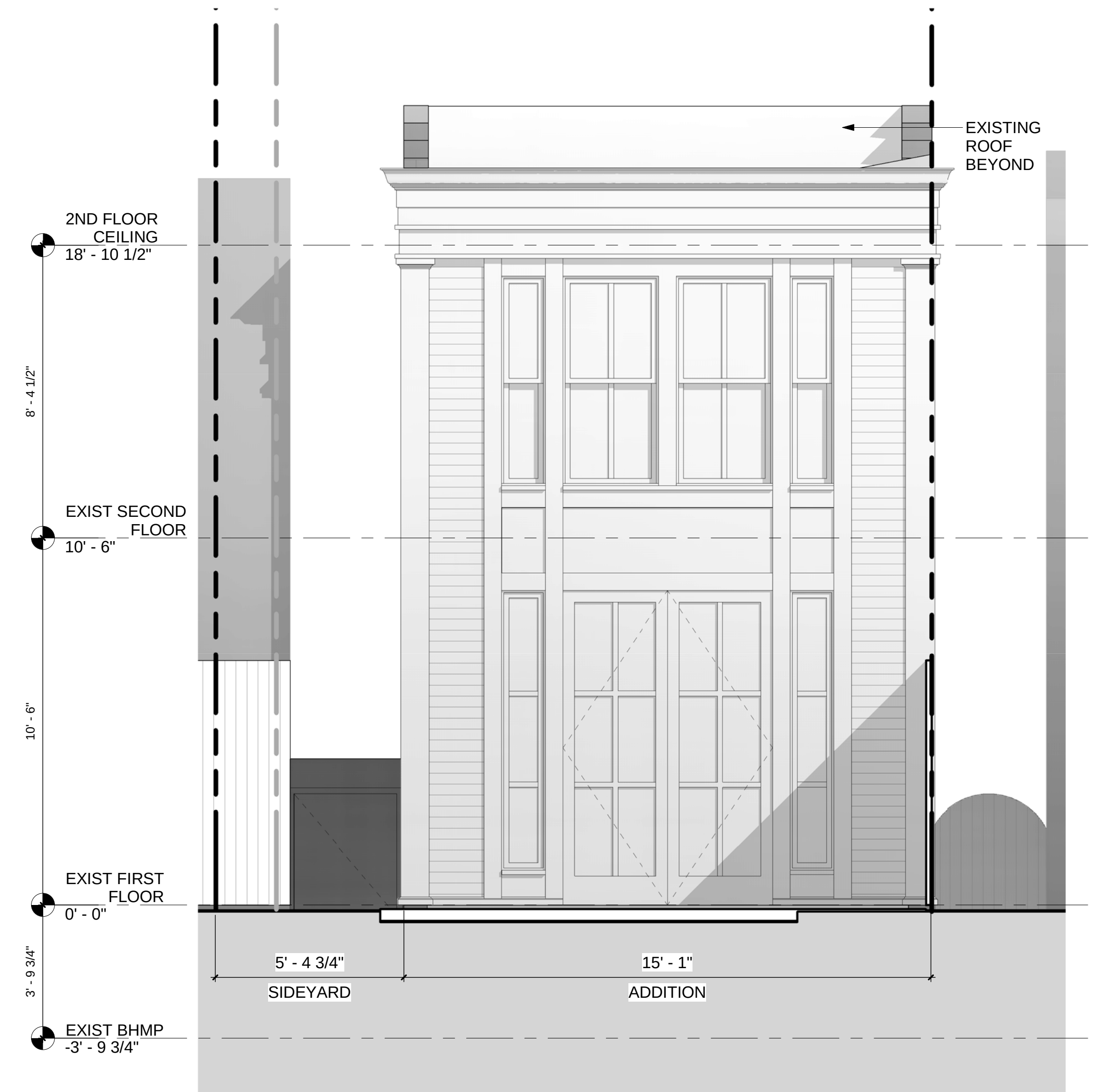
PROPOSED SKETCH -
OPTION 1A

008





2 NORTH ELEVATION-PROPOSED
SCALE: 3/8" = 1'-0"



1 WEST PROPOSED ELEVATION
SCALE: 3/8" = 1'-0"



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PROPOSED ELEVATIONS
- OPTION 1A

010



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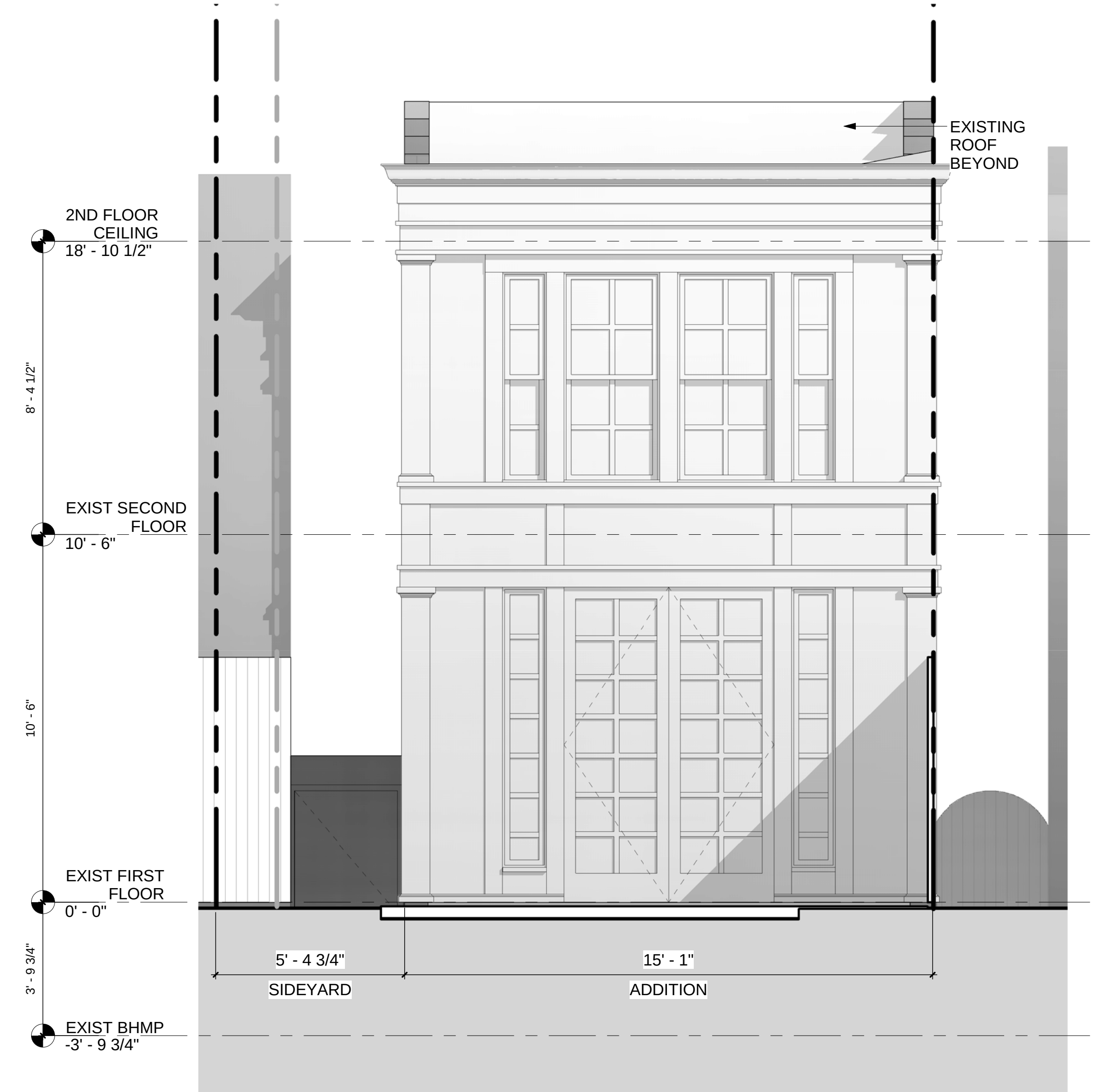
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RENERING - OPTION 1A

011



2 NORTH ELEVATION-PROPOSED
SCALE: 3/8" = 1'-0"



1 WEST PROPOSED ELEVATION
SCALE: 3/8" = 1'-0"



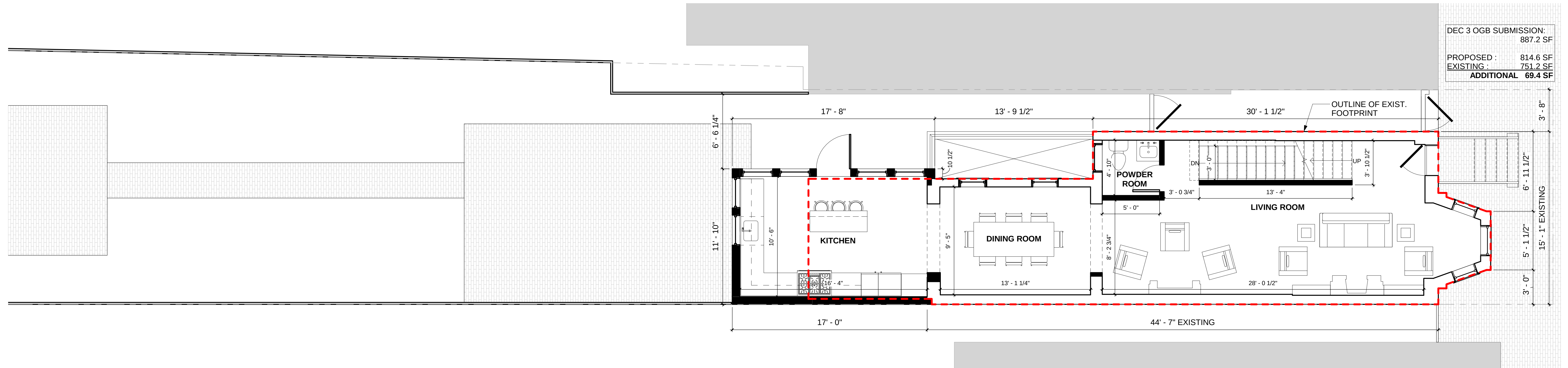
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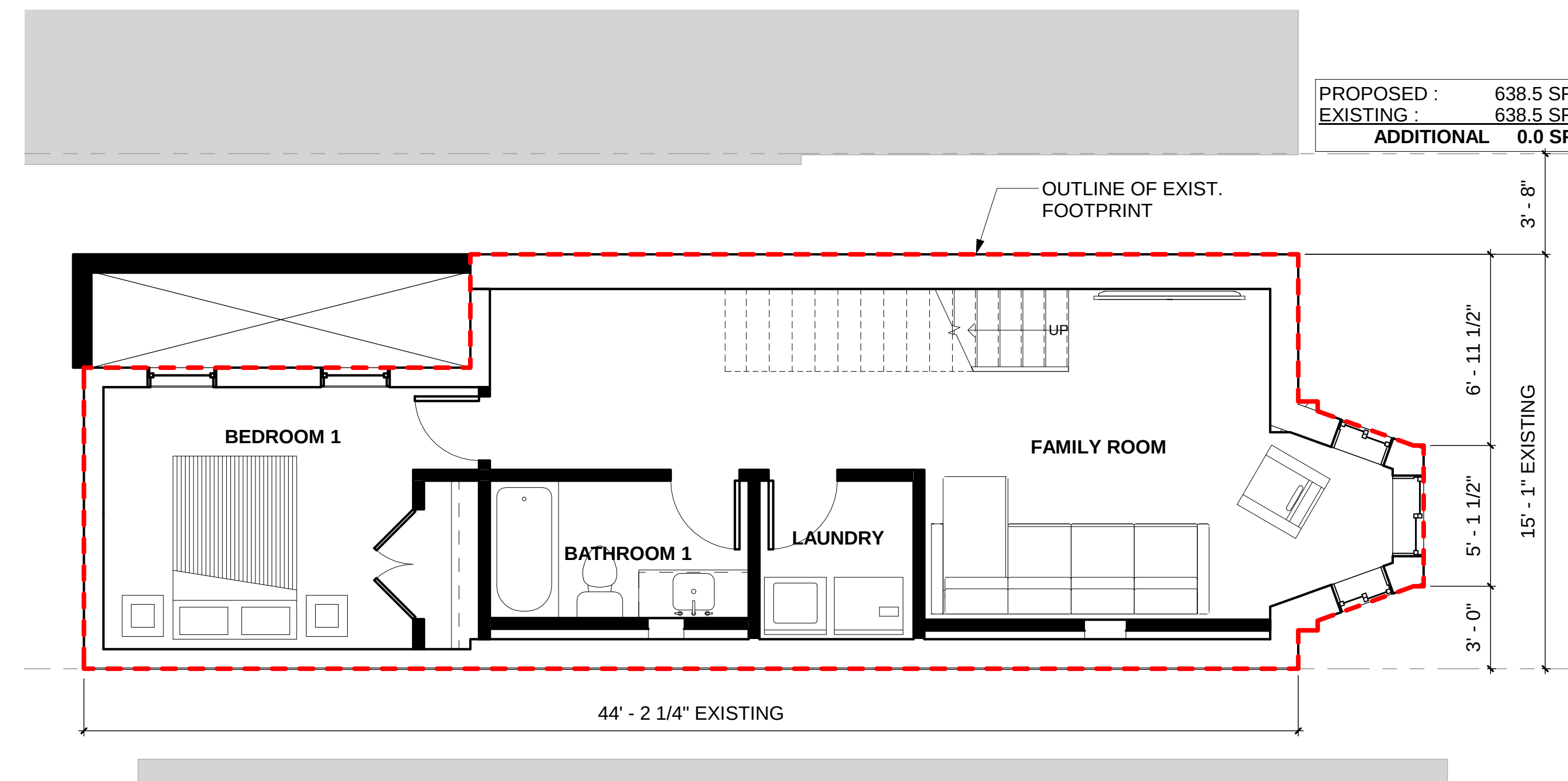
PROPOSED ELEVATIONS
- OPTION 1B

012

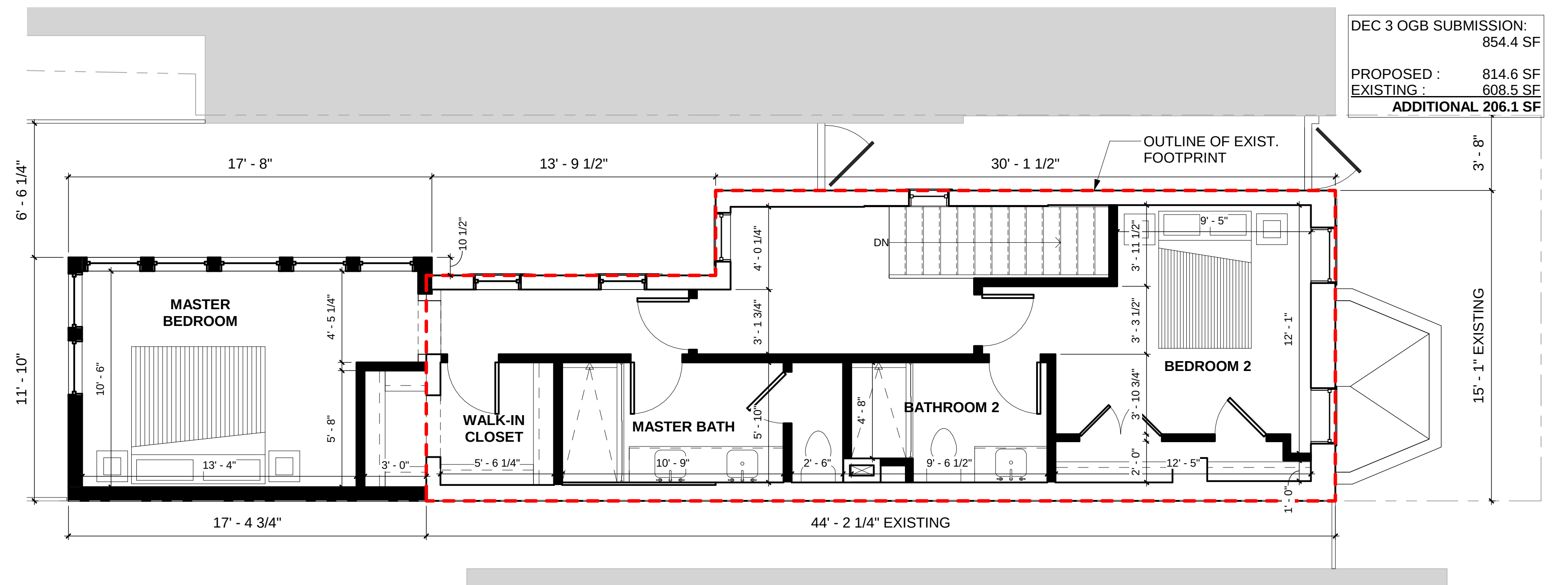




2 PROPOSED FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"



1 PROPOSED CELLAR FLOOR PLAN
 SCALE: 1/4" = 1'-0"



3 PROPOSED SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0"



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PROPOSED FLOOR
 PLANS - OPTION 2

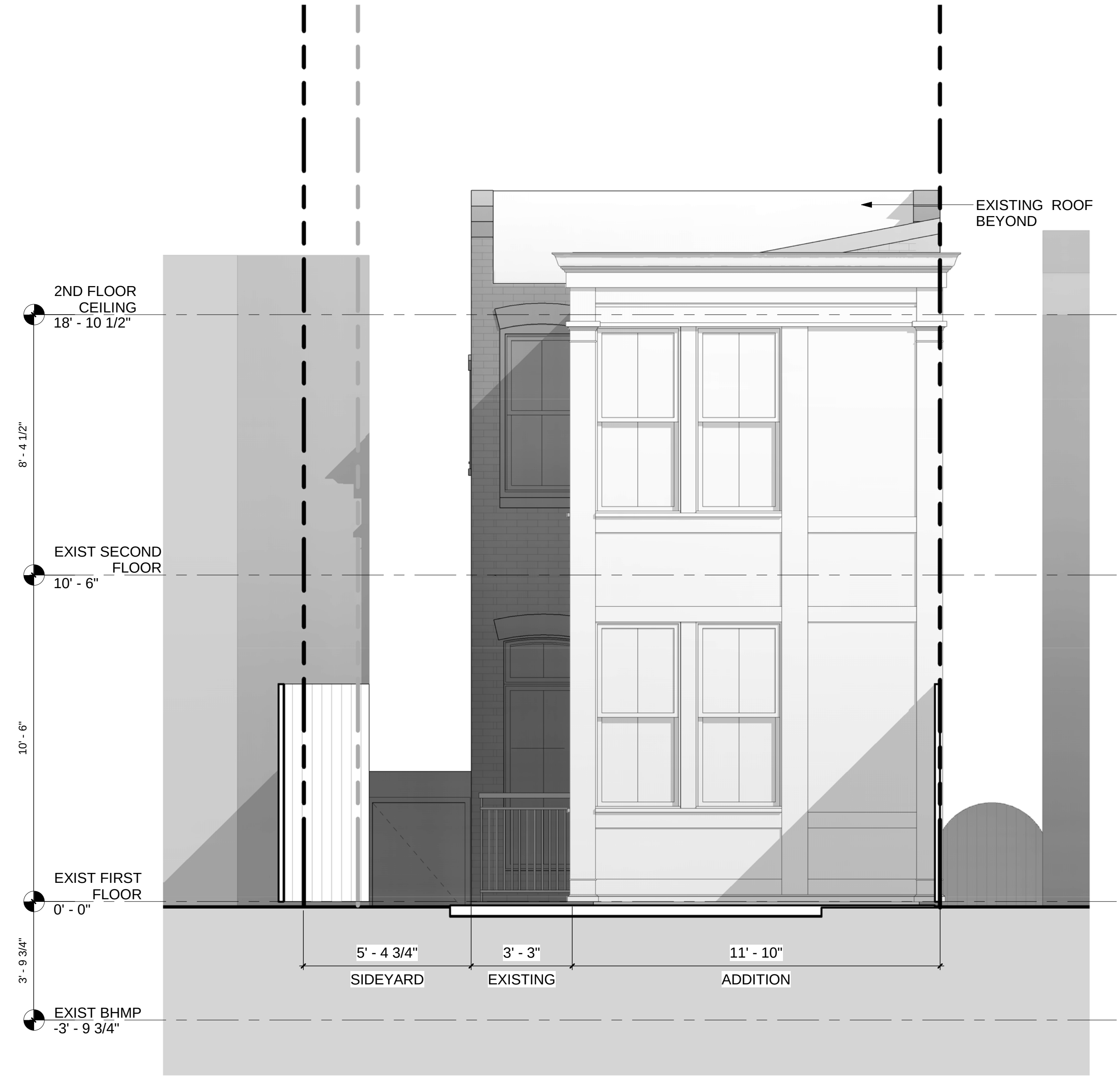
014







2 NORTH ELEVATION-PROPOSED
SCALE: 3/8" = 1'-0"



1 WEST PROPOSED ELEVATION
SCALE: 3/8" = 1'-0"



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PROPOSED ELEVATIONS
- OPTION 2

016



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RENDERING - OPTION 2

017