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HARVARD SUBSTATION #13
1001 Harvard St NW
Washington, DC 20001

SHEET LIST

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PG-01	A0-01	SITE PLAN
PG-02	A0-02	ZONING SUMMARY
PG-03	A0-03	BUILDING AND SITE AREA PLAN
PG-04	A0-04	OPEN SPACE PLAN
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PG-06	EX-01	EXISTING BUILDING PHOTOS
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PG-22	A4-03	PROPOSED FENCE SECTION

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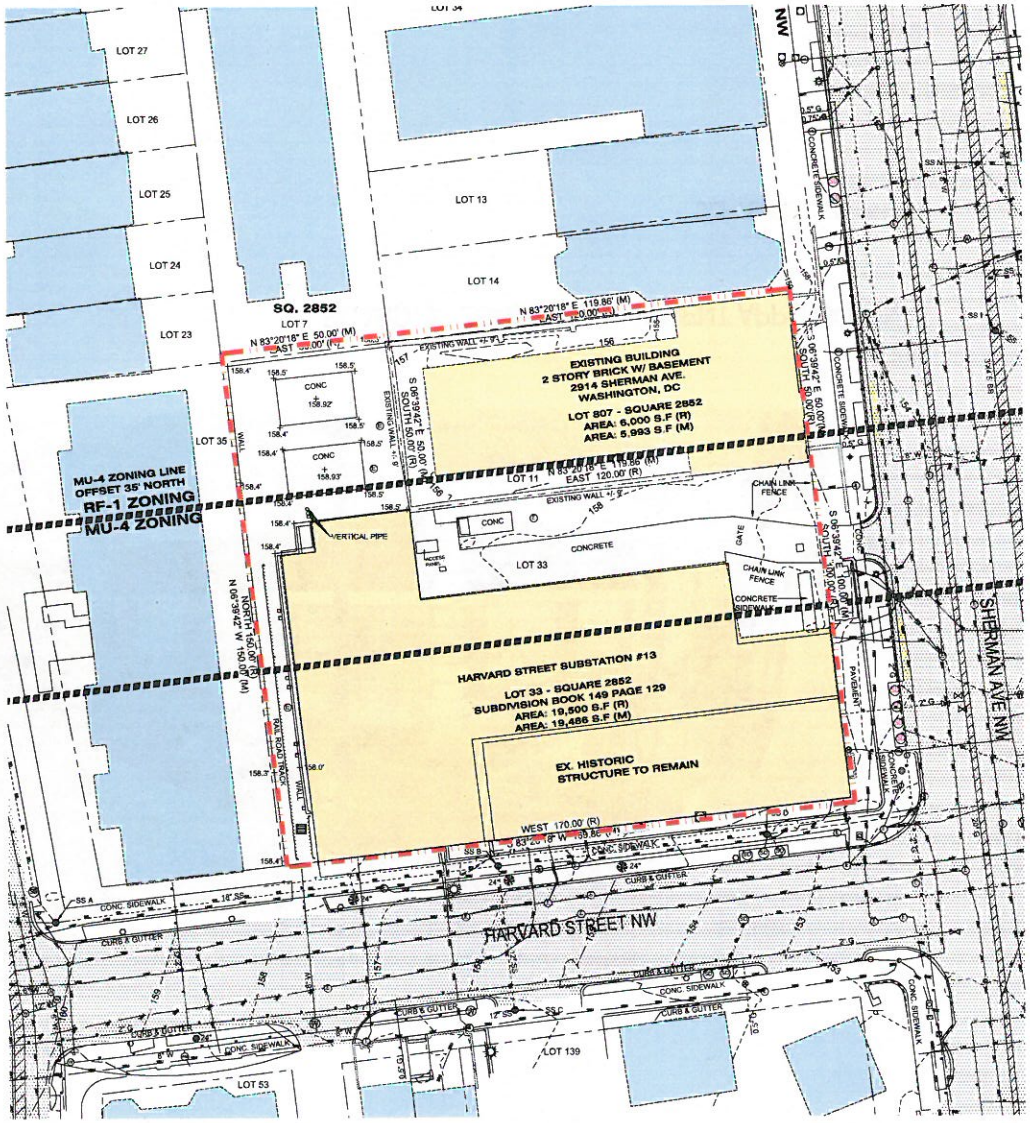
BOARD OF ZONING ADJUSTMENT APPLICATION

SEPTEMBER 29, 2017

Board of Zoning Adjustment
District of Columbia
CASE NO. 19864
EXHIBIT NO. 00

1 VICINITY MAP
SCALE: NOT TO SCALE

N



2 EXISITNG SITE PLAN
SCALE: 1/16"=1'-0"

N

01

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Project Consultant

Project No.: W16-0006

Sheet Issuances

Revision Number	Revision Date	Revision Description

Professional Seal

Key Plan

Project Phase

BZA SUBMISSION

Issue Date: 09 MAY 2017

Drawing Name
EXISTING CONDITIONS
SITE PLAN

Scale: AS NOTED

Drawing No.
A0.01

ZONING SUMMARY:

	REQUIRED:	PROVIDED:	DCMR SECTION:
ZONE:	SQUARE: 2852 LOT-1: 033 LOT-2: 807 ZONING DISTRICT: MU-4 and RF-1	SUBSTATION PERMITTED AS A SPECIAL EXCEPTION SPECIAL EXCEPTION FOR EXTENSION OF ZONE BOUNDARY LINE FOR FAR AND GAR/PERVIOUS SURFACE PURPOSES ONLY.	SUBTITLE U - 320 . 1(a), 203 . 1(p) SUBTITLE U - 500 . 2 SUBTITLE 513.1 (k) SUBTITLE A - 207.2
LOT AREA:	NO MINIMUM REQUIRED	**EXISTING ZONING** MU-4: LOT 033 - 9,686 SF RF-1: LOT 033 - 9,814 SF; LOT 807 - 6,000 SF; SUBTOTAL -15,814 SF **TOTAL LOT AREA (MU-4: 9,686 SF + RF-1: 15,814 SF): 25,500 SF** **MU-4 ZONING OFFSET 35' NORTH** MU-4: LOT 033 - 15,636 SF RF-1: LOT 033 - 3,864 SF; LOT 807 - 6,000 SF; SUBTOTAL - 9,864 SF **TOTAL LOT AREA (MU-4: 15,636 SF + RF-1: 9,864 SF): 25,500 SF**	
GFA/FAR:	MU-4: 1.5 FAR NON-RESIDENTIAL RF-1: LOT OCCUPANCY (40%), HEIGHT (35 FT) NUMBER OF STORIES (3)	**EXISTING ZONING** MU-4 GFA: GROUND FLOOR - 9,686 SF; SECOND FLOOR - 3,354 SF; THIRD FLOOR - 3,150 SF; SUBTOTAL - 16,190 SF RF-1 GFA: GROUND FLOOR - 4,630 SF; SECOND FLOOR - NONE; THIRD FLOOR - NONE; SUBTOTAL - 4,630 SF FAR 0.82 (20,820 SF / 25,500 SF) **TOTAL GFA (MU-4: 16,190 SF + RF-1: 4,630 SF): 20,820 SF** **1.67 FAR (16,190 SF / 9,686 SF)** **.29 FAR (4,630 SF / 15,814 SF)** **MU-4 ZONING OFFSET 35' NORTH** MU-4 GFA: GROUND FLOOR - 14,316 SF; SECOND FLOOR - 3,354 SF; THIRD FLOOR - 3,150 SF; SUBTOTAL - 20,820 SF RF-1 GFA: GROUND FLOOR - 0 SF; SECOND FLOOR - NONE; THIRD FLOOR - NONE; SUBTOTAL - 0 SF FAR 0.82 (20,820 SF / 25,500 SF) **TOTAL GFA (MU-4: 20,820 SF + RF-1: 0 SF): 20,820 SF** **1.33 FAR (20,820 SF / 15,636 SF)** **0 FAR (0 SF / 9,864 SF)**	SUBTITLE E - 201 . 1 SUBTITLE G - 402 . 1
HEIGHT:	MU-4: 50'-0" RF-1: 35'-0"	**MU-4** 50'-0" **RF-1** 35'-0" (SEE NOTE ***) THREE STORIES + CELLAR * MEASURING FROM HARVARD ST AT MID-POINT OF LOT AT TOP OF CURB (156'-0") TO TOP OF PARAPET (206'-0") = 50'-0" ** HEIGHT TO TOP OF WALL AT MU-4 = 50'-0" *** HEIGHT TO TOP OF WALL AT RF-1 = 35'-0"	SUBTITLE E - 303 . 1 SUBTITLE G - 403 . 1
LOT OCCUPANCY:	MU-4: 100% NON-RESIDENTIAL RF-1: 40%	**EXISTING ZONING** MU-4: 100% (BUILDING FOOTPRINT 9,686 SF / 9,686 SF) RF-1: 29% (BUILDING FOOTPRINT 4,630 SF / 15,814 SF) TOTAL MU-4 + RF-1: 56% (BUILDING FOOTPRINT 14,316 SF / 25,500 SF) **MU-4 ZONING OFFSET 35' NORTH** MU-4: 92% (BUILDING FOOTPRINT 14,316 SF / 15,636 SF) RF-1: 0% (BUILDING FOOTPRINT0 SF / 9,864 SF) TOTAL MU-4 + RF-1: 56% (BUILDING FOOTPRINT 14,316 SF / 25,500 SF)	SUBTITLE E - 304 . 1 SUBTITLE G - 404 . 1
REAR YARD:	MU-4: 15'-0" RF-1: 20'-0"	27'-10" REFER TO DWG A0.04	SUBTITLE E - 306 . 1 SUBTITLE G - 405 . 2
SIDE YARD:	MU-4: NOT REQUIRED RF-1: NOT REQUIRED	NONE PROVIDED	SUBTITLE E - 307 . 3 SUBTITLE G - 406 . 1
COURT:	NOT REQUIRED	NONE PROVIDED	SUBTITLE E - 703 . 1 SUBTITLE G - 202 . 1
VEHICLE PARKING:	0.33 SPACES PER 1,000 SF IN EXCESS OF 3,000 SF GFA 7 SPACES REQUIRED	0 PROVIDED ZONING COMPLIANT 6 PROVIDED NON-ZONING COMPLIANT	SUBTITLE C - 705
BIKE PARKING:	1 SPACE PER 20,000 GFA (i.e. 1 SPACE) 2 SPACES REQUIRED	NONE PROVIDED - RELIEF REQUIRED	SUBTITLE C - 802 . 1
LOADING:	1 BERTH, 1 SERVICE SPACE	NONE PROVIDED - RELIEF REQUIRED	SUBTITLE C - 901 . 1
GAR/PREVIOUS SURFACE:	MU-4: 0.3 GAR RF-1: 50% PERVIOUS SURFACE	WILL COMPLY WITH GAR 0.3 REQUIREMENTS (GAR CALCULATED = 0.3) RF-1: 46% PERVIOUS SURFACE PROVIDED (4,539 SQ FT / 9,864 SQ FT)	SUBTITLE E - 204 . 1 SUBTITLE G - 407 . 1

02

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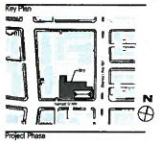
Sheet Issuances

Revision Number	Revision Date	Revision Description

Professional Seal

Key Plan



Project Phase

BZA SUBMISSION

Issue Date: 09 MAY 2017

Drawing Name:
ZONING SUMMARY

Scale: AS NOTED

Drawing No.
A0.02

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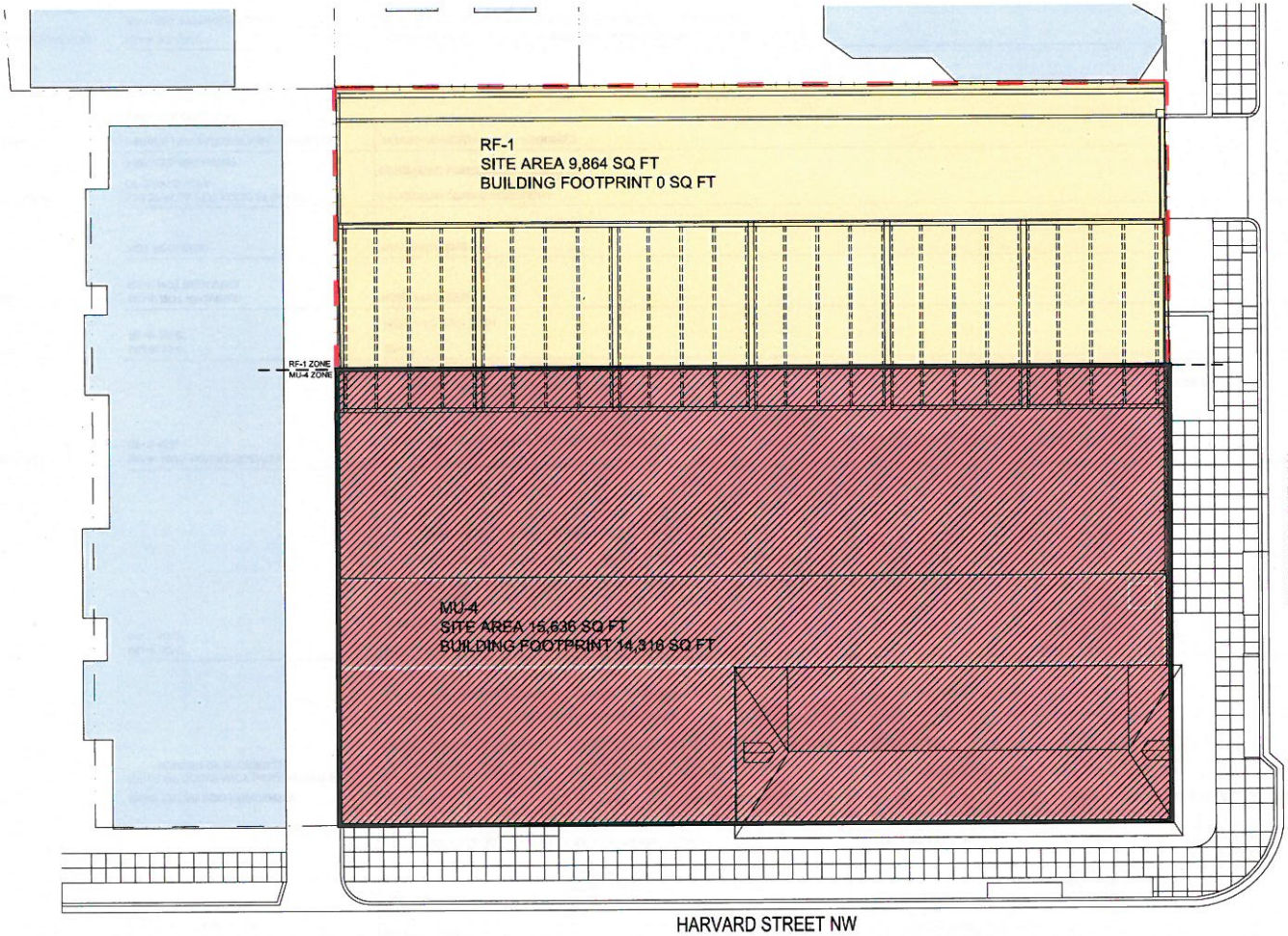

MU-4 SITE AREA

MU-4 BUILDING FOOTPRINT

RF-1 SITE AREA

RF-1 OPEN TO SKY

1 BUILDING AND SITE AREA PLAN

SCALE: 3/32"=1'-0"

03

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BZA SUBMISSION

Issue Date: 09 MAY 2017

Drawing Name

BUILDING AND SITE AREA PLAN

Scale: AS NOTED

Drawing No.

A0.03

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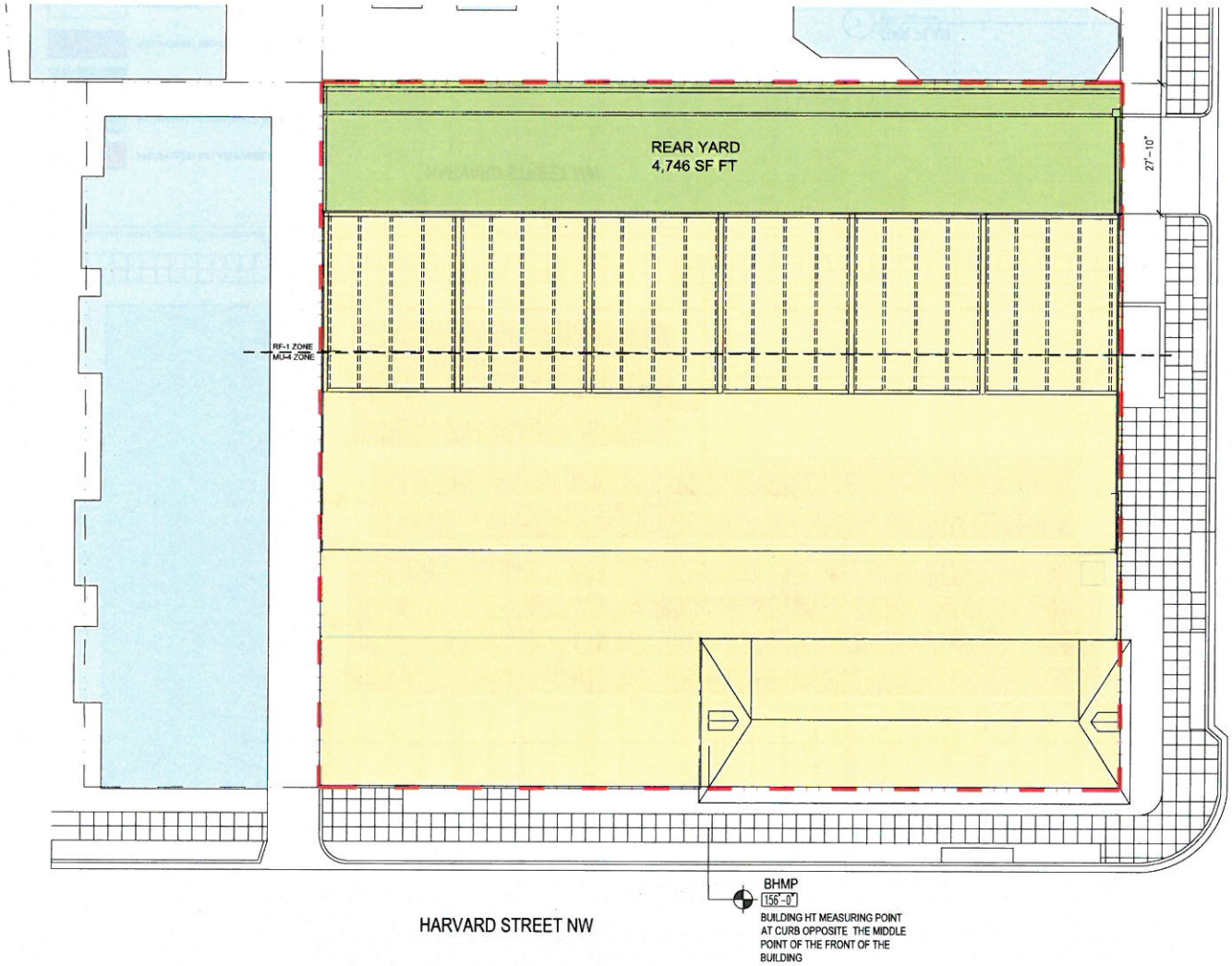

FOOTPRINT OF PROPOSED SUBSTATION

REAR YARD

HARDSCAPE

1 OPEN SPACE PLAN
SCALE: 3/32"=1'-0"

04

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Key Plan

Project Phase

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Issue Date: 09 MAY 2017

Drawing Name
OPEN SPACE PLAN

Scale: AS NOTED
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A0.04

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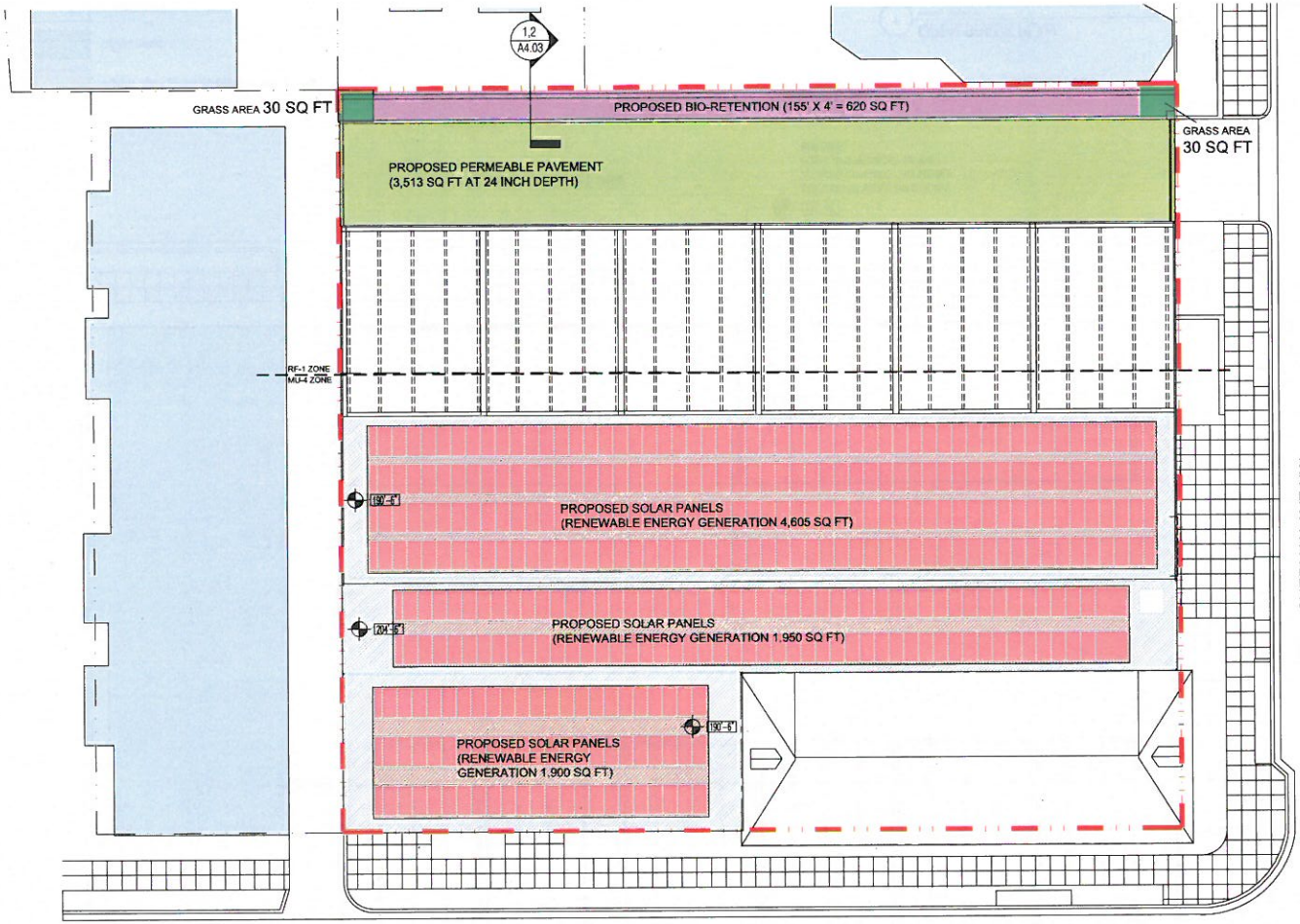

PROPOSED SOLAR PANELS

PROPOSED PERMEABLE PAVEMENT

GRASS AREA

PROPOSED BIO-RETENTION

HARDSCAPE

1 GAR PLAN
SCALE: 3/32"=1'-0"

05

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Professional Seal

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Issue Date: 09 MAY 2017

Drawing Name
GAR PLAN

Scale: AS NOTED
Drawing No.
A0.05

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VIEW FROM NORTH EAST CORNER OF SHERMAN AVE AND HARVARD ST NW

VIEW FROM SOUTH EAST CORNER OF SHERMAN AVE AND HARVARD ST NW

06

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Sheet Issuances

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Key Plan

Project Phase

BZA SUBMISSION

Issue Date: 09 MAY 2017

Drawing Name

PHOTOS OF EXISTING BUILDING

Scale: AS NOTED

Drawing No.

EX-01

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VIEW FROM SOUTH WEST CORNER OF SHERMAN AVE AND HARVARD ST NW

VIEW FROM EAST SIDE OF SHERMAN AVE & HARVARD ST NW

07

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Key Plan

Project Phase

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Issue Date: 09 MAY 2017

Drawing Name

PHOTOS OF EXISTING BUILDING

Scale: AS NOTED

Drawing No.

EX-02

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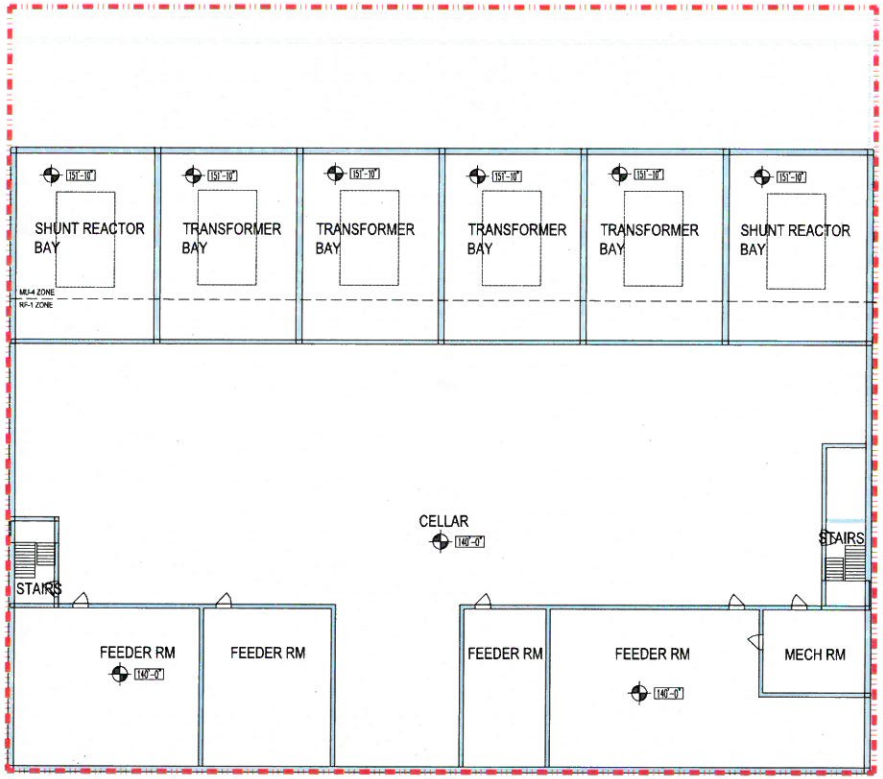

1 LOWER LEVEL FLOOR PLAN
SCALE: 3/32"=1'-0"

0 4' 12' 24'

08

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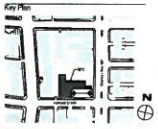
Professional Seal

Key Plan



Project Phase

BZA SUBMISSION

Issue Date: 09 MAY 2017

Drawing Name

LOWER LEVEL FLOOR PLAN

Scale: AS NOTED

Drawing No.

A1.00

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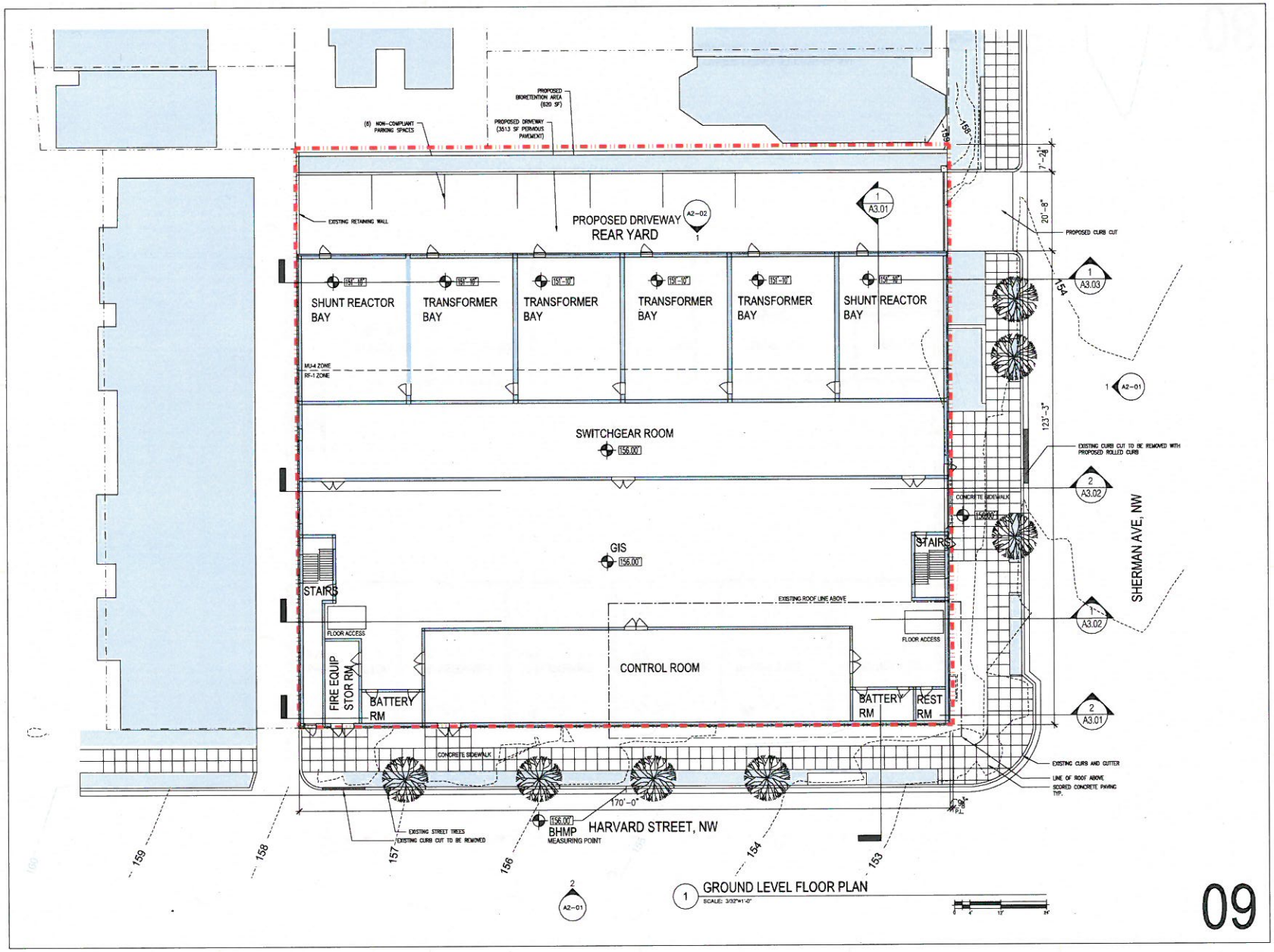

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Issue Date: 09 MAY 2017

Drawing Name

GROUND LEVEL FLOOR PLAN

Scale: AS NOTED

Drawing No.

A1.01

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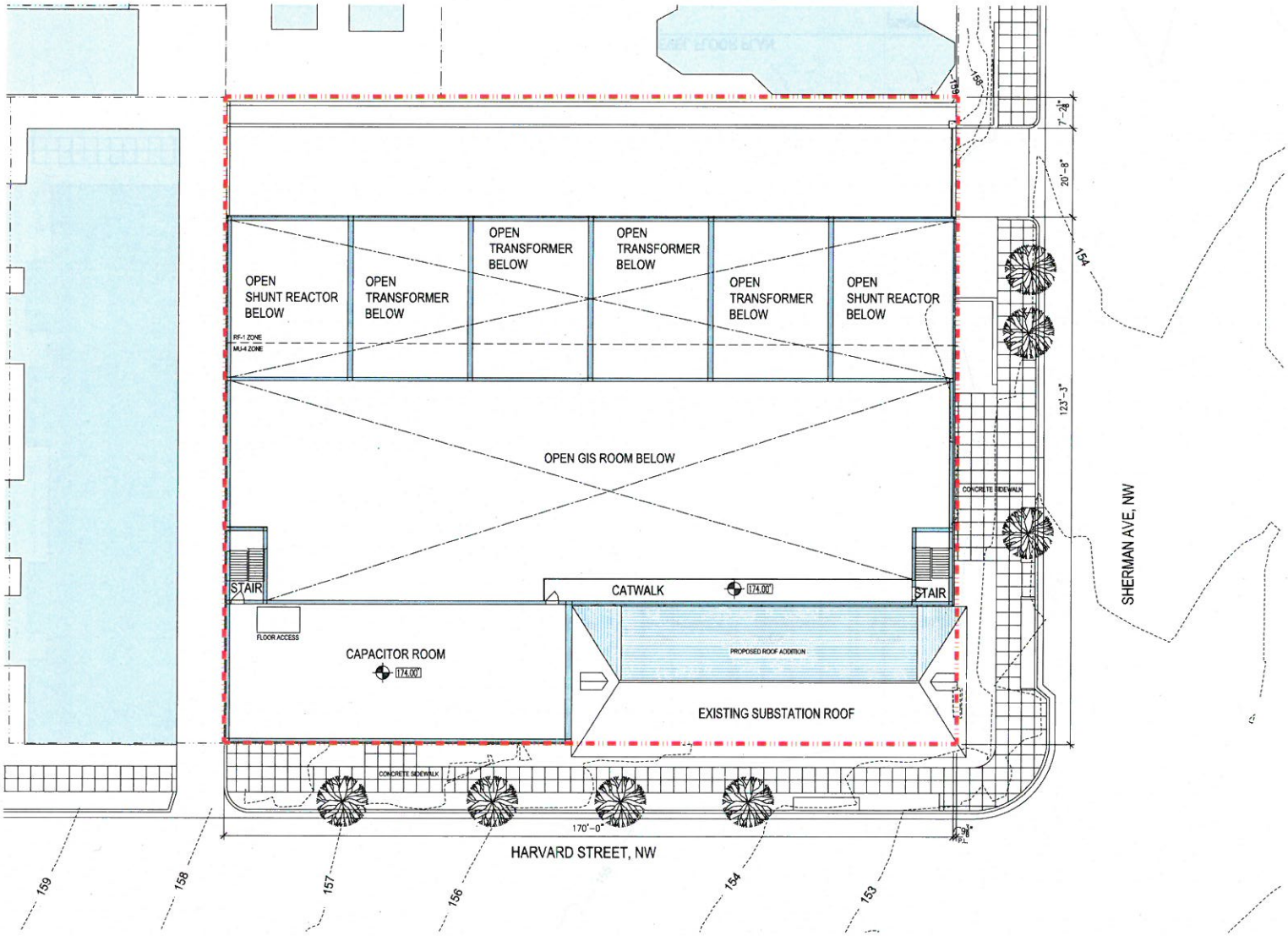

1 SECOND LEVEL FLOOR PLAN
SCALE: 3/32"=1'-0"

10

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Professional Seal

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Drawing Name
SECOND LEVEL FLOOR PLAN

Scale: AS NOTED
Drawing No.
A1.02

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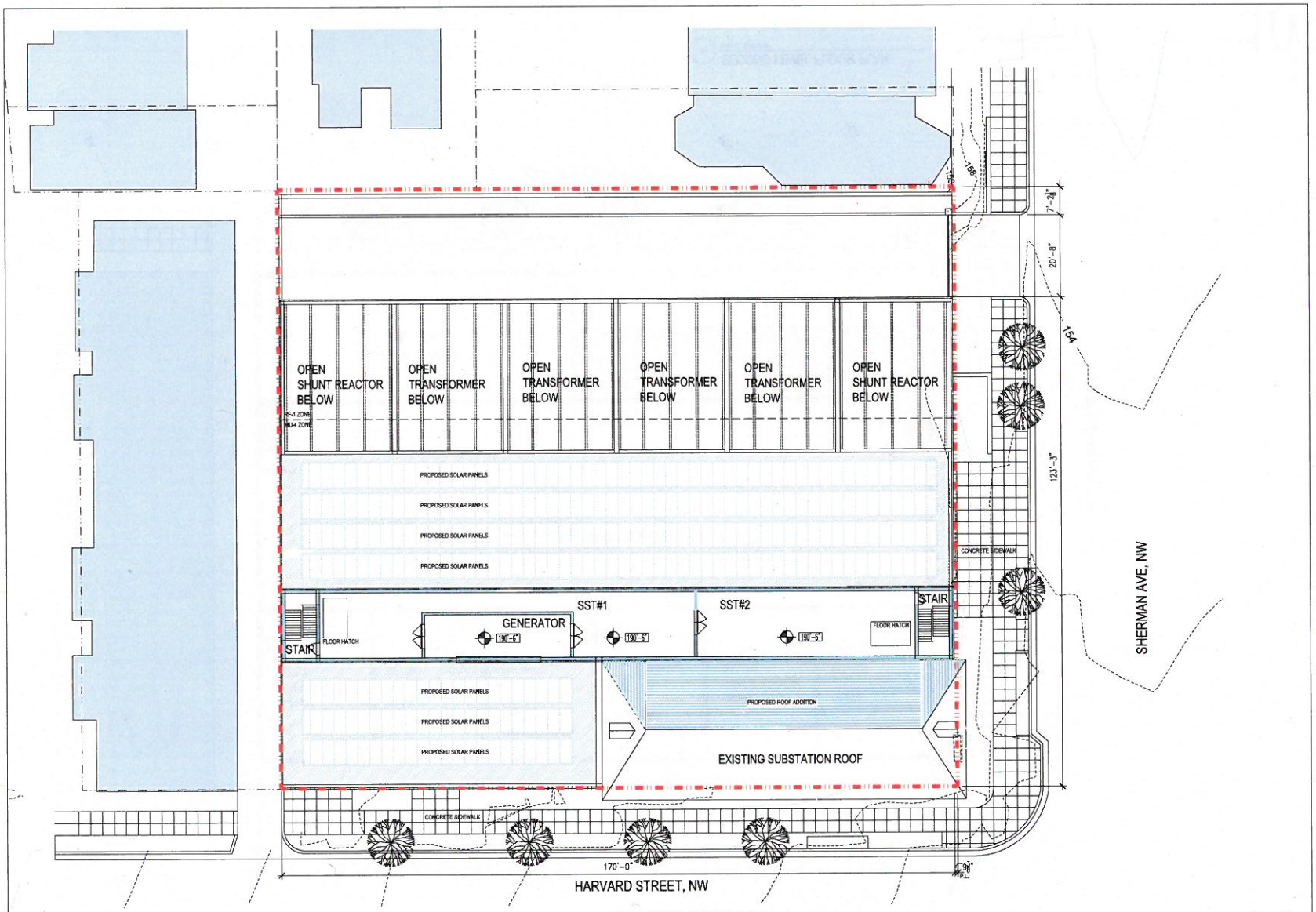

1 THIRD LEVEL FLOOR PLAN
SCALE: 3/32"=1'-0"

11

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Key Plan

Project Phase

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Issue Date: 09 MAY 2017

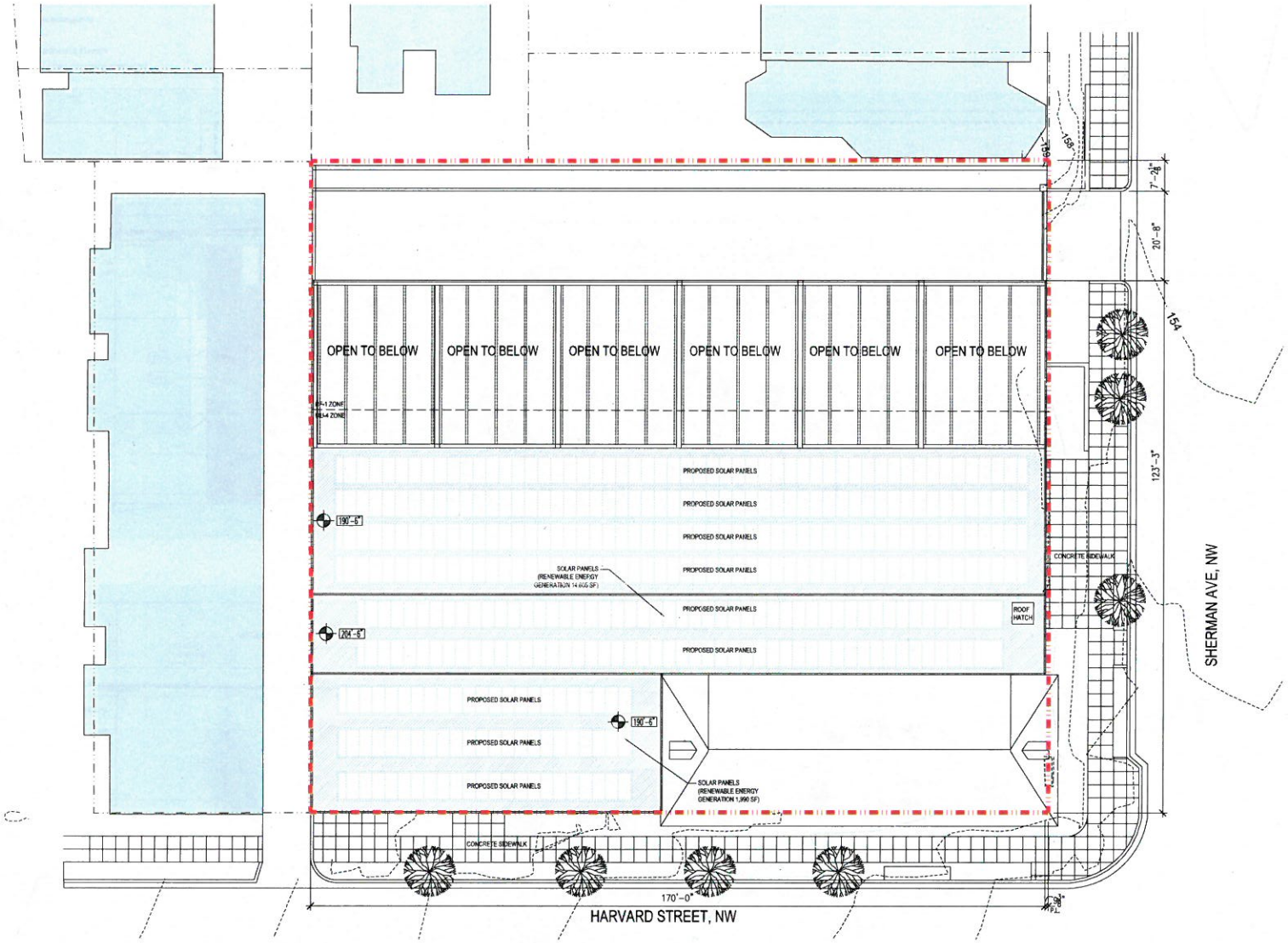
Drawing Name

THIRD LEVEL FLOOR PLAN

Scale: AS NOTED

Drawing No.

A1.03



1 ROOF LEVEL FLOOR PLAN
SCALE: 3/32"=1'-0"

12

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Drawing Name:
ROOF LEVEL FLOOR PLAN

Scale: AS NOTED
Drawing No.
A1.04

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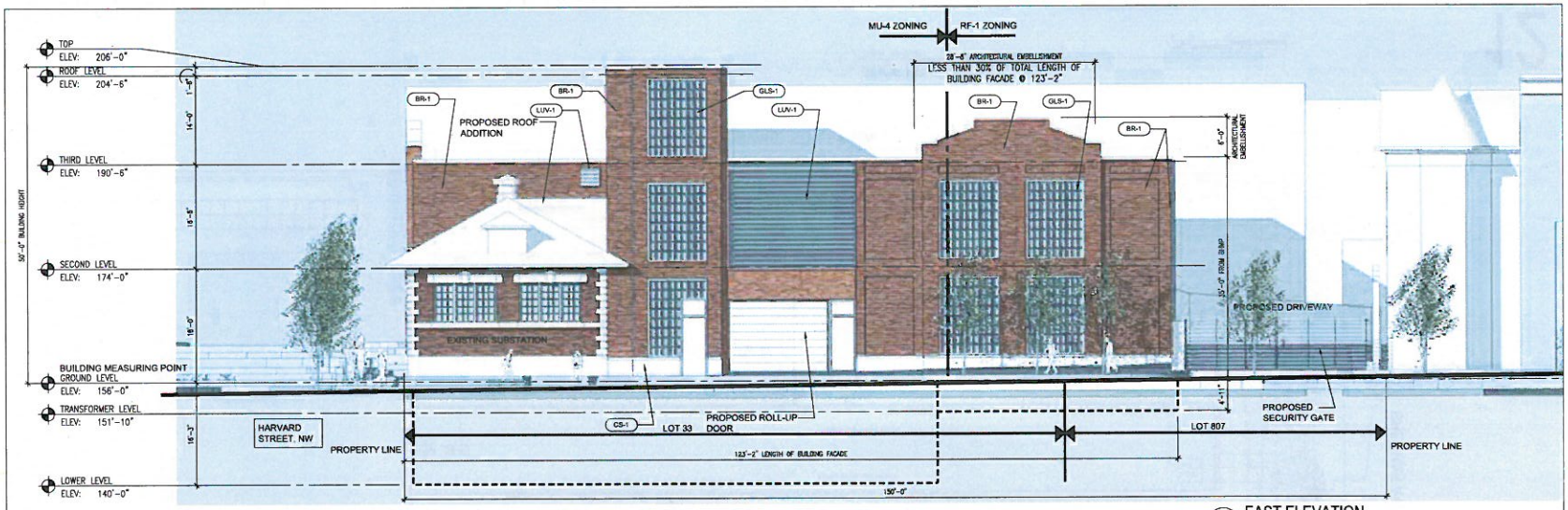
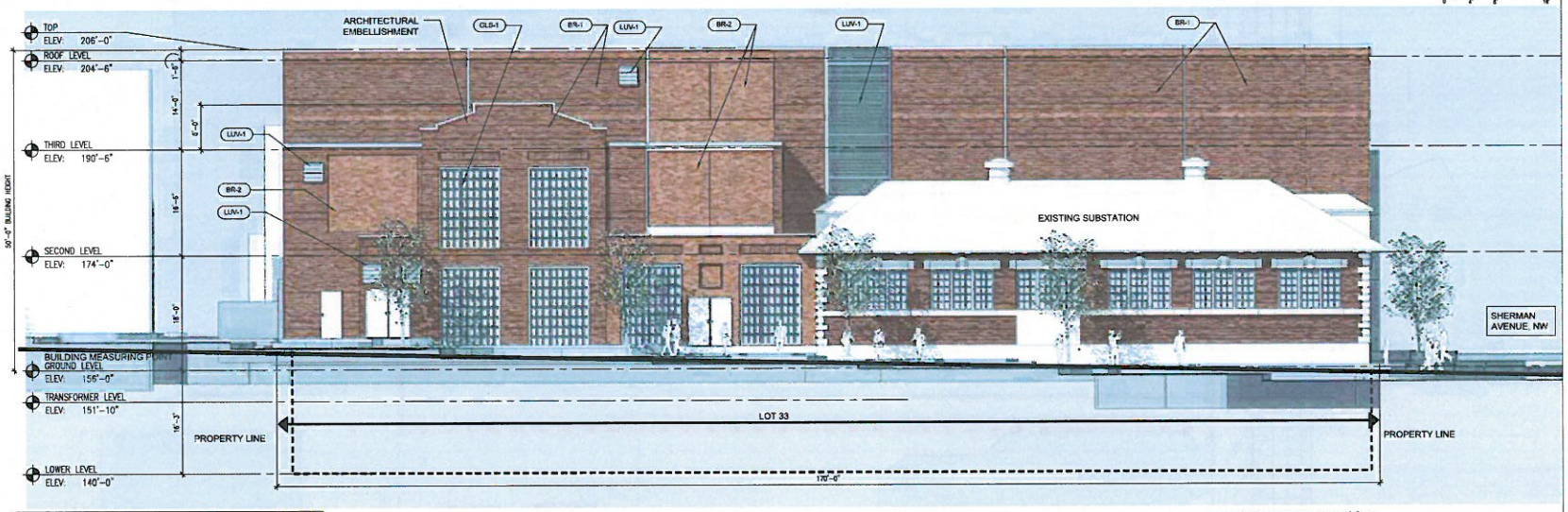


1 EAST ELEVATION
SCALE: 1/8"=1'-0"



2 SOUTH ELEVATION
SCALE: 1/8"=1'-0"

MATERIAL LEGEND	
BR-1	BRICK TYPE 1 TO MATCH EXISTING SUBSTATION
BR-2	KNOCK OUT BRICK TYPE 2 PANELS
CS-1	CAST STONE
GLS-1	TRANSLUCENT WINDOW BAYS
LUV-1	LOUVERS

13

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Key Plan

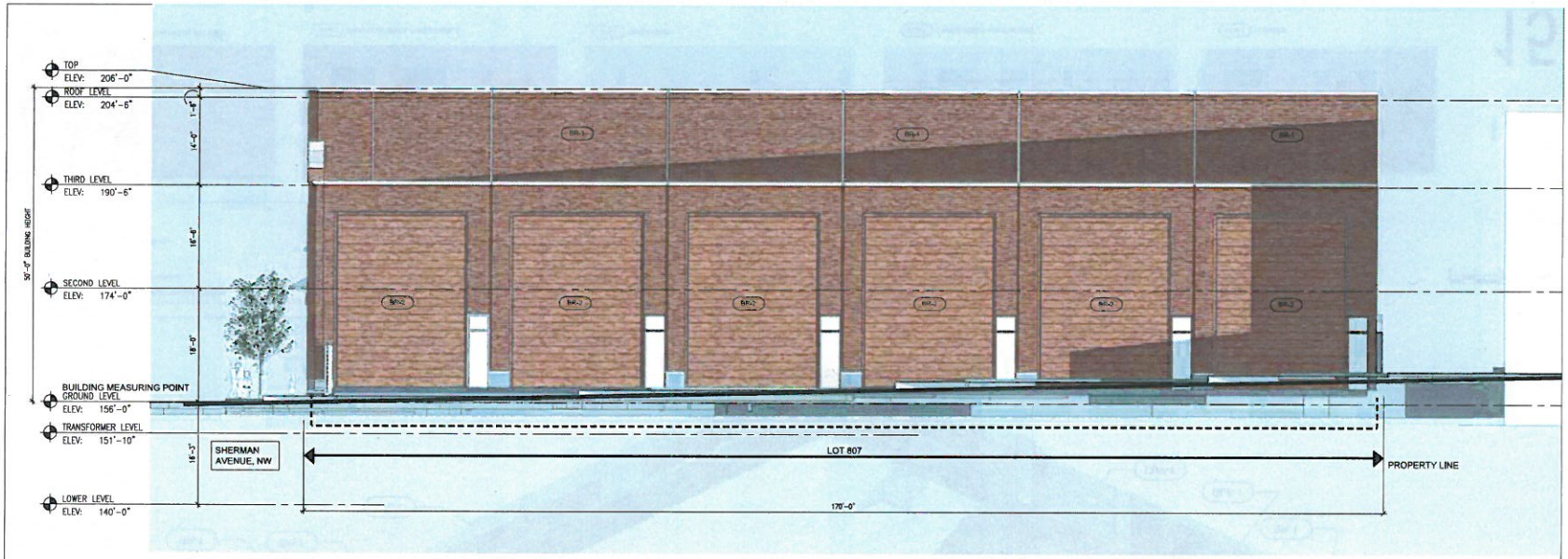
Project Phase

BZA SUBMISSION

Issue Date: 09 MAY 2017

Drawing Name
ELEVATIONS

Scale: AS NOTED
Drawing No.
A2.01



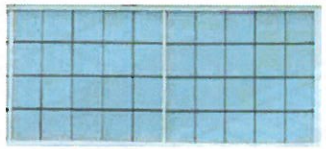
1 NORTH ELEVATION
SCALE: 1/8"=1'-0"

0 4' 8' 16'

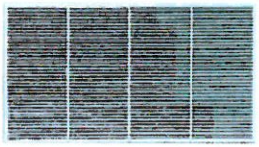
BR-1 BRICK TYPE 1 TO MATCH EXISTING SUBSTATION

BR-2 KNOCK OUT BRICK TYPE 2 PANELS

CS-1 CAST STONE



GLS-1 TRANSLUCENT WINDOW BAYS



LUV-1 LOUVERS

MATERIAL LEGEND
BR-1 BRICK TYPE 1 TO MATCH EXISTING SUBSTATION
BR-2 KNOCK OUT BRICK TYPE 2 PANELS
CS-1 CAST STONE
GLS-1 TRANSLUCENT WINDOW BAYS
LUV-1 LOUVERS

14

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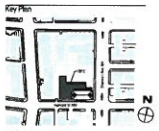

Project Phase

BZA SUBMISSION

Issue Date: 09 MAY 2017

Drawing Name

ELEVATIONS

Scale: AS NOTED

Drawing No.

A2.02

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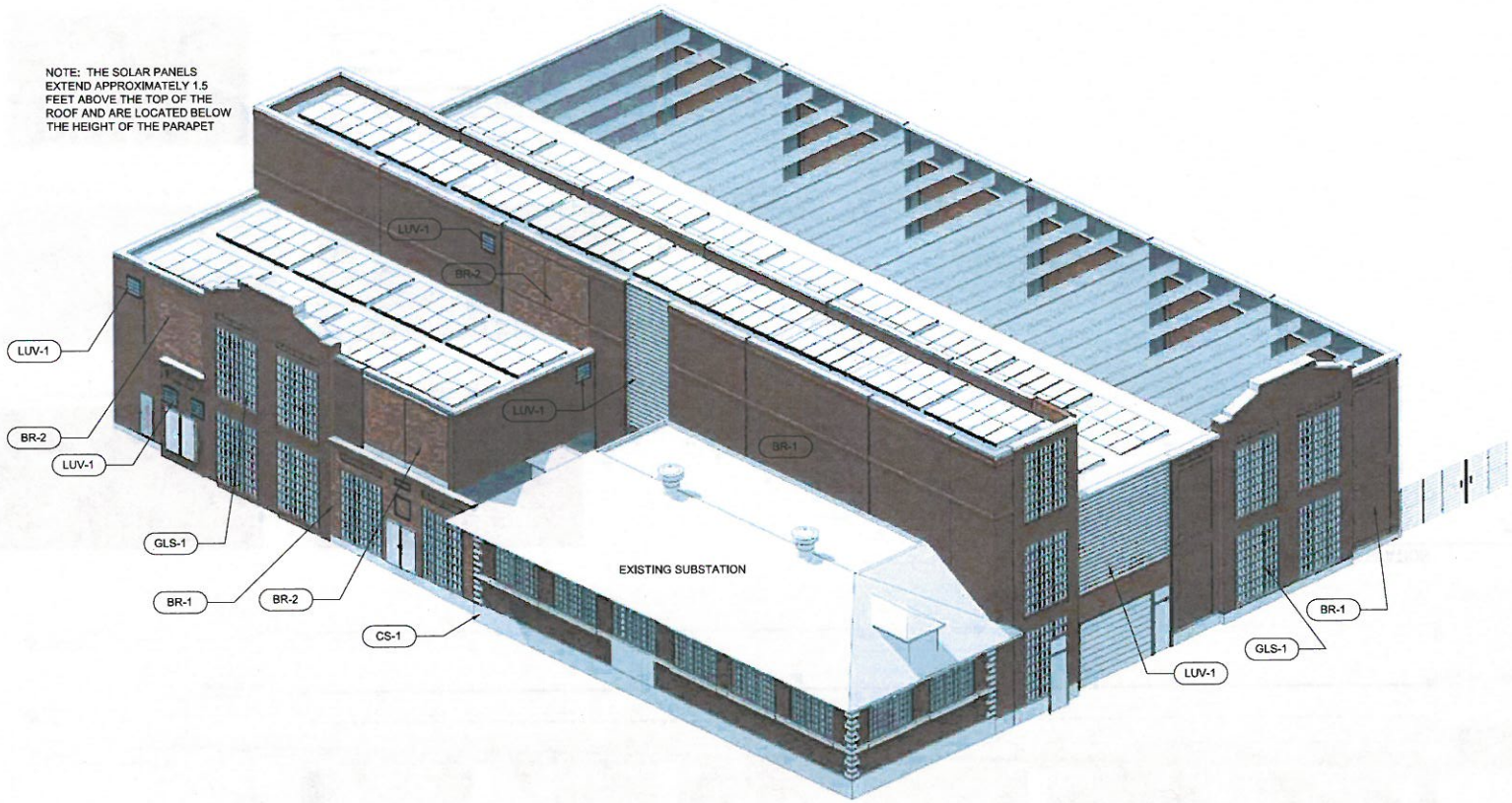
NOTE: THE SOLAR PANELS EXTEND APPROXIMATELY 1.5 FEET ABOVE THE TOP OF THE ROOF AND ARE LOCATED BELOW THE HEIGHT OF THE PARAPET



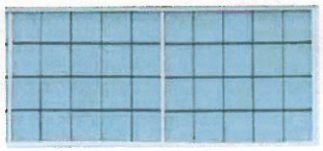
MATERIAL LEGEND	
BR-1	BRICK TYPE 1 TO MATCH EXISTING SUBSTATION
BR-2	KNOCK OUT BRICK TYPE 2 PANELS
CS-1	CAST STONE
GLS-1	TRANSLUCENT WINDOW BAYS
LUV-1	LOUVERS

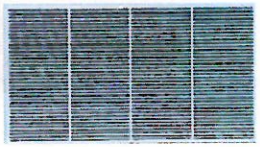
1 ISOMETRIC VIEW
SCALE: N.T.S.

BR-1 BRICK TYPE 1 TO MATCH EXISTING SUBSTATION

BR-2 KNOCK OUT BRICK TYPE 2 PANELS

CS-1 CAST STONE


GLS-1 TRANSLUCENT WINDOW BAYS


LUV-1 LOUVERS

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Project No.: W16-0006

Sheet Issuances

Revision Number	Revision Date	Revision Description

Professional Seal

Key Plan

Project Phase

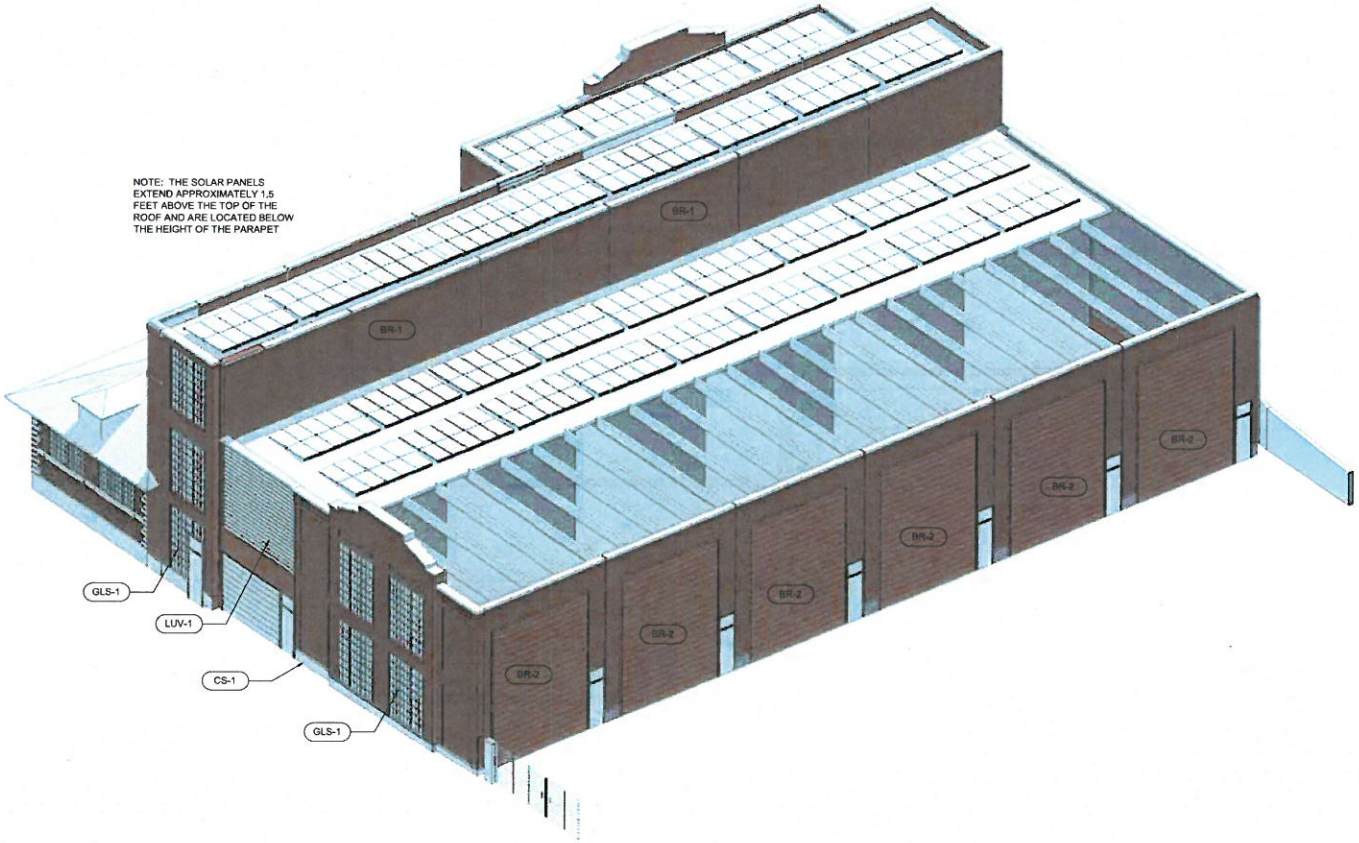
BZA SUBMISSION

Issue Date: 09 MAY 2017

Drawing Name
ISOMETRIC VIEW

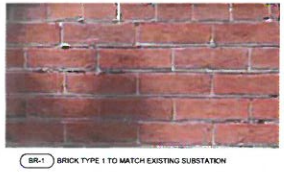
Scale: AS NOTED
Drawing No.
A2.03

NOTE: THE SOLAR PANELS EXTEND APPROXIMATELY 1.5 FEET ABOVE THE TOP OF THE ROOF AND ARE LOCATED BELOW THE HEIGHT OF THE PARAPET



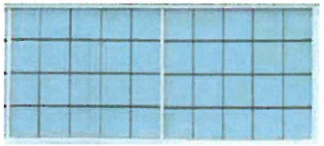
MATERIAL LEGEND	
BR-1	BRICK TYPE 1 TO MATCH EXISTING SUBSTATION
BR-2	KNOCK OUT BRICK TYPE 2 PANELS
CS-1	CAST STONE
GLS-1	TRANSLUCENT WINDOW BAYS
LUV-1	LOUVERS

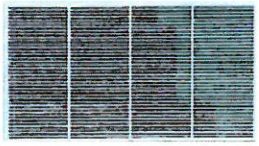
1 ISOMETRIC VIEW
SCALE: N.T.S.


BR-1 BRICK TYPE 1 TO MATCH EXISTING SUBSTATION

BR-2 KNOCK OUT BRICK TYPE 2 PANELS

CS-1 CAST STONE


GLS-1 TRANSLUCENT WINDOW BAYS


LUV-1 LOUVERS

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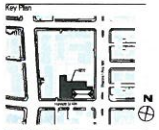

Project Phase

BZA SUBMISSION

Issue Date: 09 MAY 2017

Drawing Name

ISOMETRIC VIEW

Scale: AS NOTED

Drawing No.

A2.04

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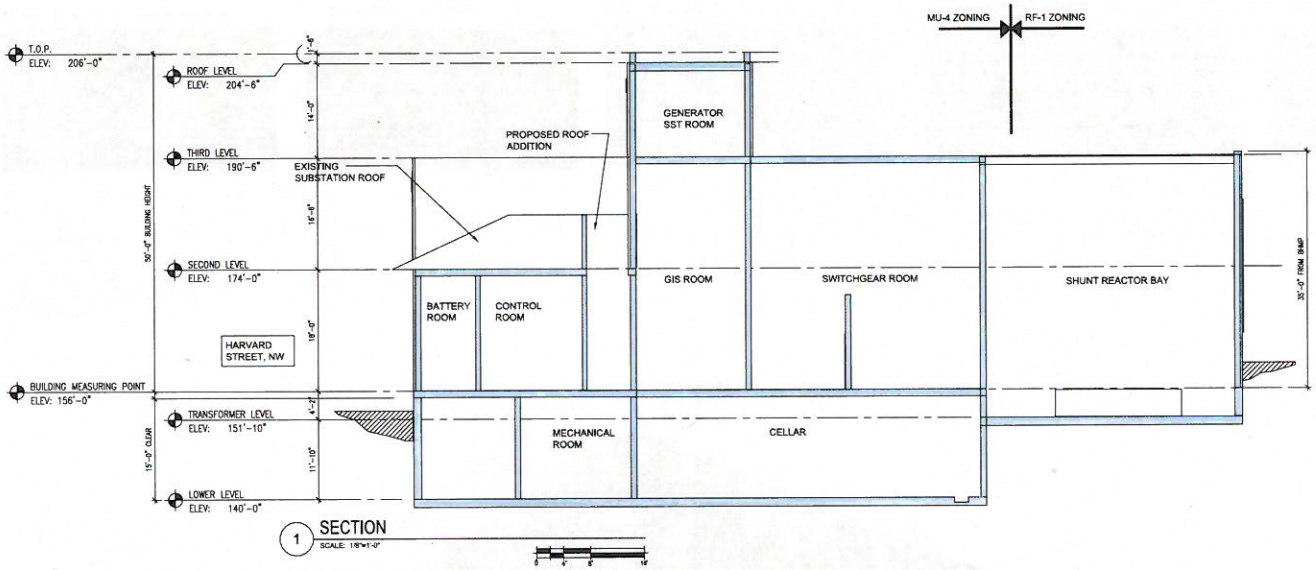

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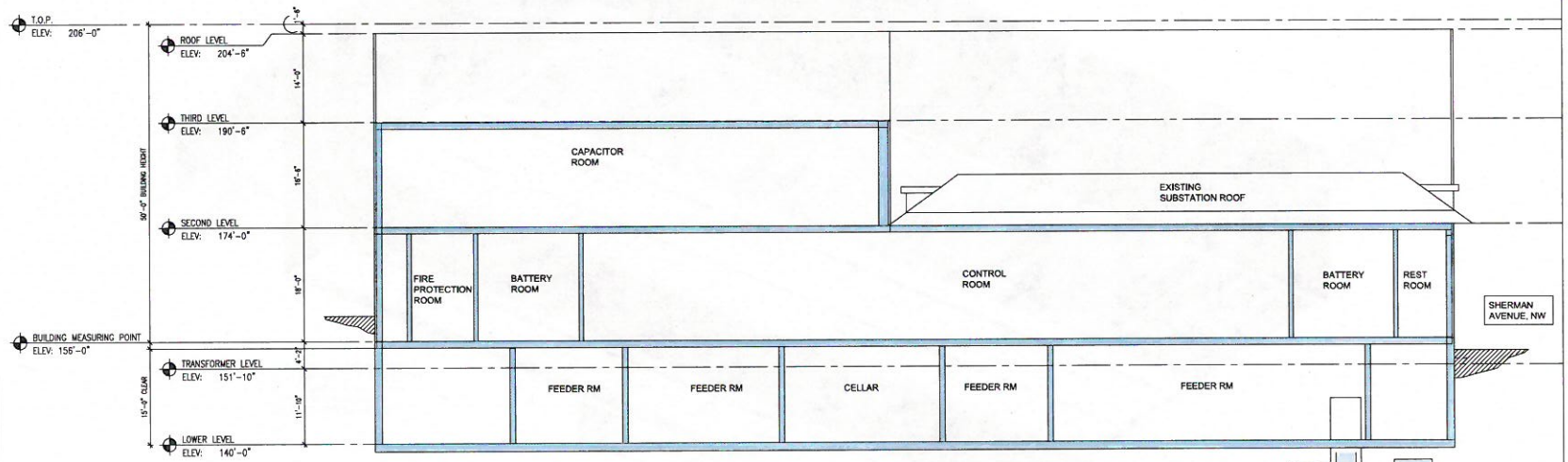
SCALE: 1/8"=1'-0"



2 SECTION
SCALE: 1/8"=1'-0"

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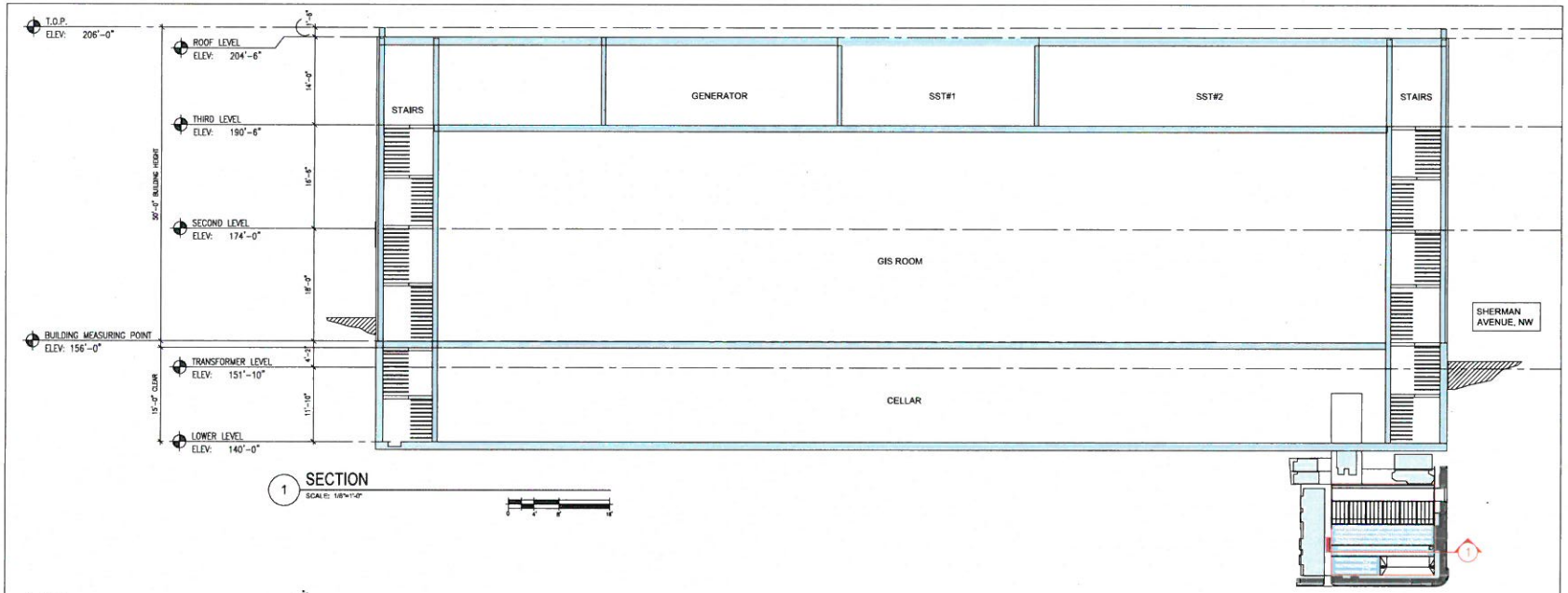
Drawing Name
SECTIONS

Scale: AS NOTED
Drawing No.
A3.01



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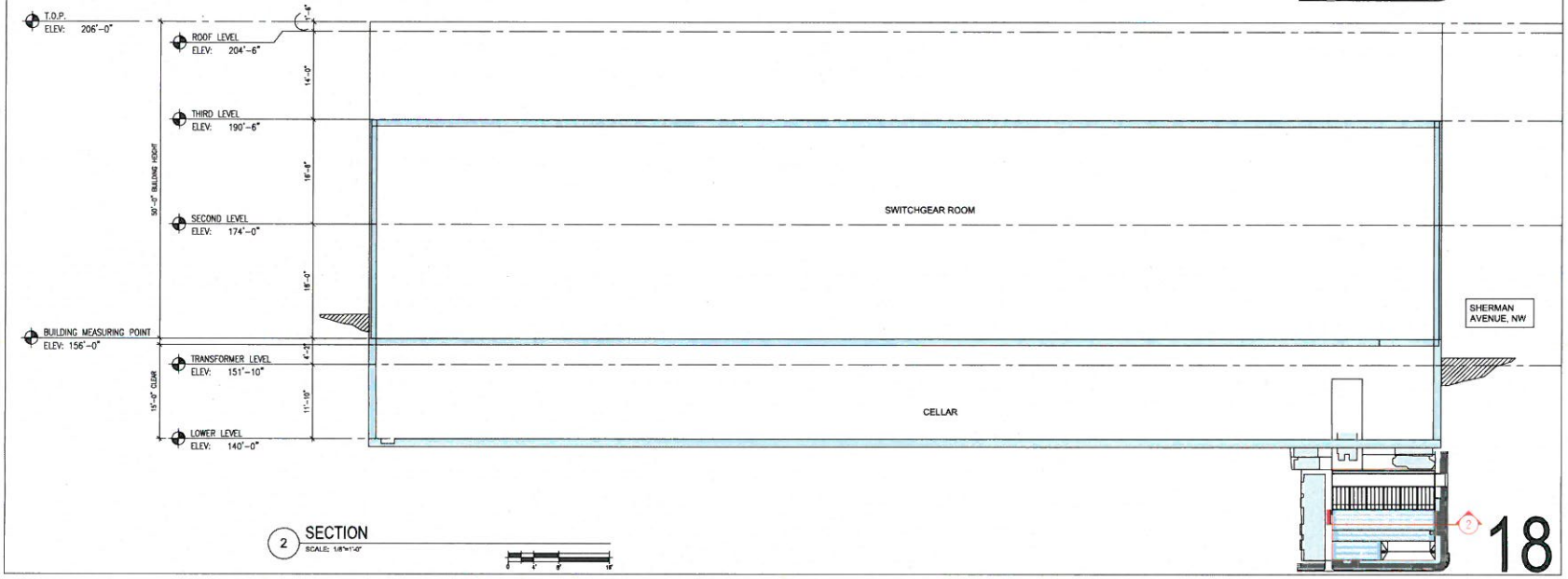

2 SECTION
SCALE: 1/8"=1'-0"

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Drawing Name:
SECTIONS

Scale: AS NOTED
Drawing No.
A3.02

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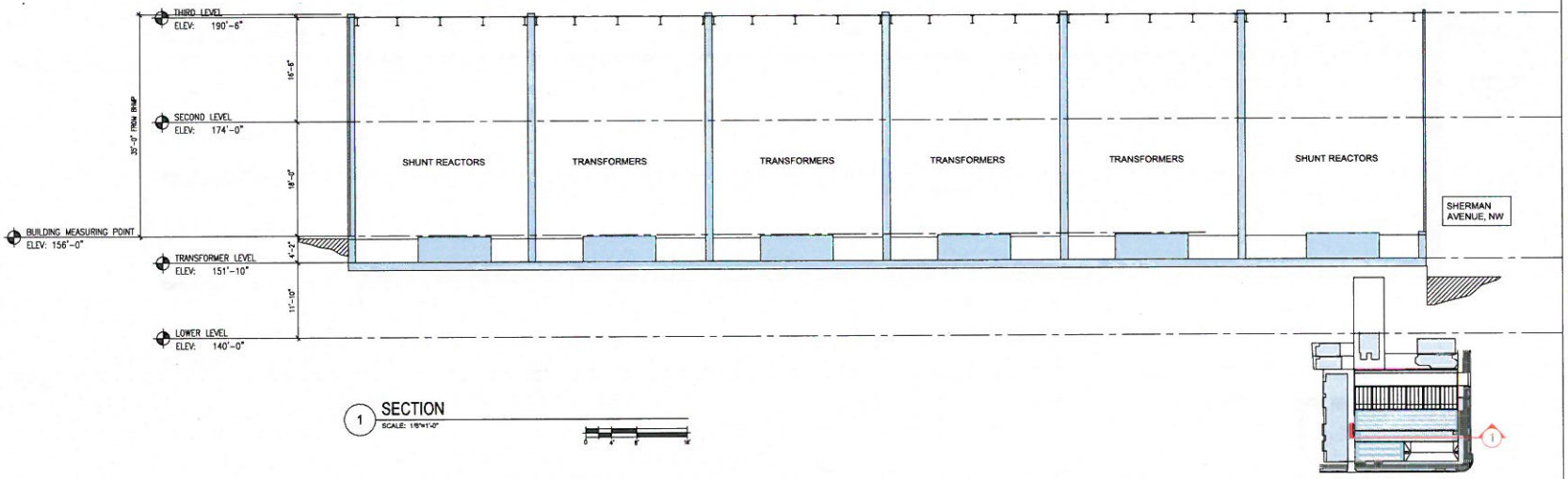

1 SECTION
SCALE: 1/8"=1'-0"

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Issue Date: 09 MAY 2017

Drawing Name

SECTIOINS

Scale: AS NOTED

Drawing No.

A3.03

19

VIEW FROM SOUTH EAST CORNER OF SHERMAN AVE NW AND HARVARD ST NW

VIEW FROM SOUTH EAST CORNER OF SHERMAN AVE AND HARVARD ST NW

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Drawing Name

PROPOSED SUBSTATION RENDERING

Scale: AS NOTED

Drawing No.

A4-01

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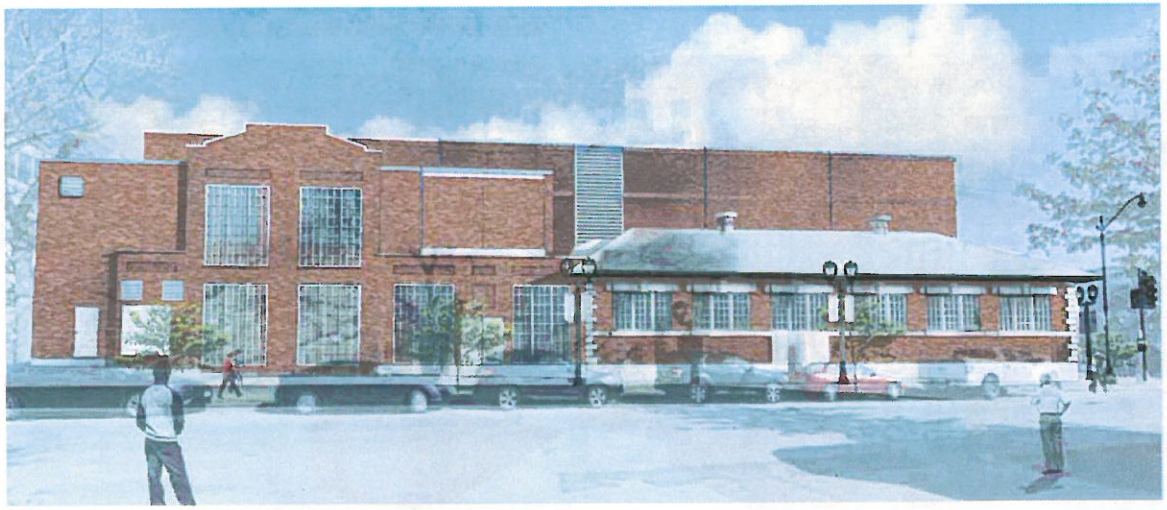

VIEW FROM SOUTH SIDE OF HARVARD ST NW BETWEEN SHERMAN AVE NW & 11TH ST NW

VIEW FROM EAST SIDE OF SHERMAN AVE NW & HARVARD ST NW

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Issue Date: 09 MAY 2017

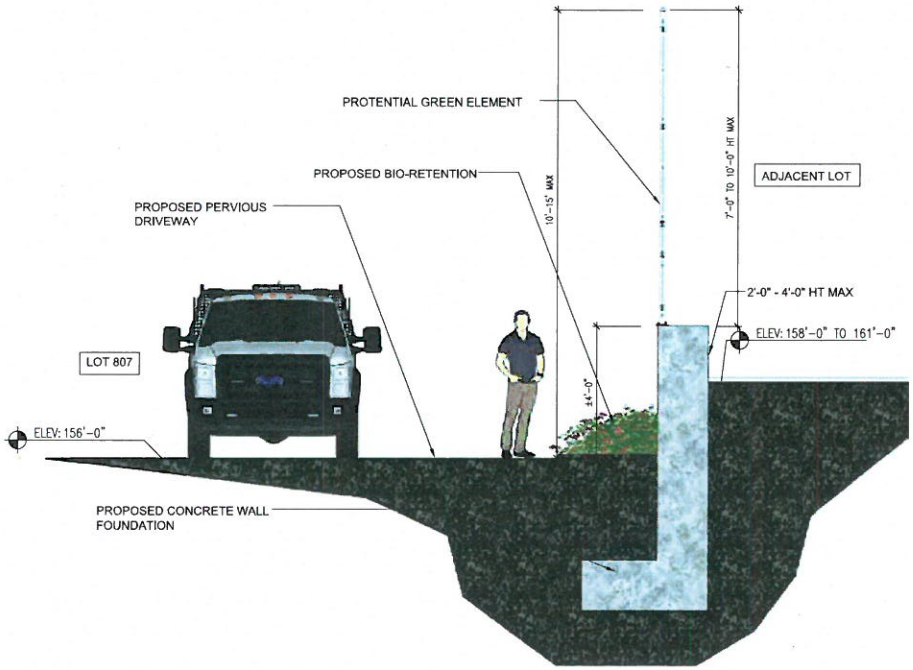
Drawing Name

PROPOSED SUBSTATION RENDERING

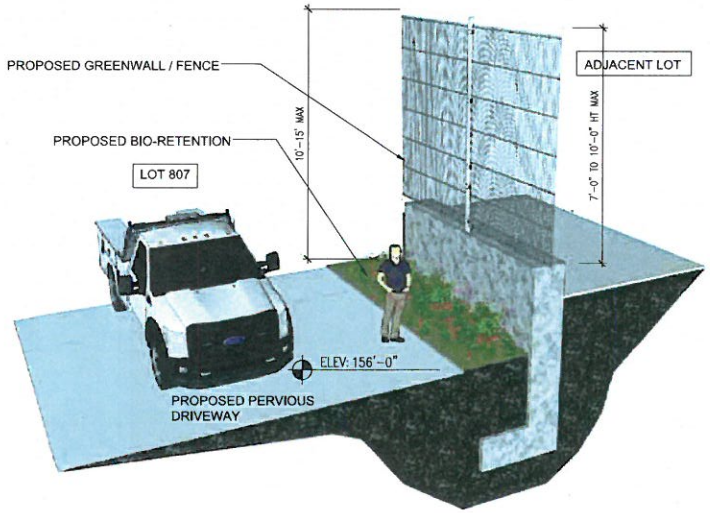
Scale: AS NOTED

Drawing No.

A4-02



1 PROPOSED FENCE SECTION
SCALE: N.T.S.



2 PROPOSED FENCE SECTION
SCALE: N.T.S.

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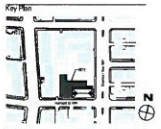

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Drawing Name:
PROPSED FENCE SECTION

Scale: AS NOTED
Drawing No.
A4.03

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