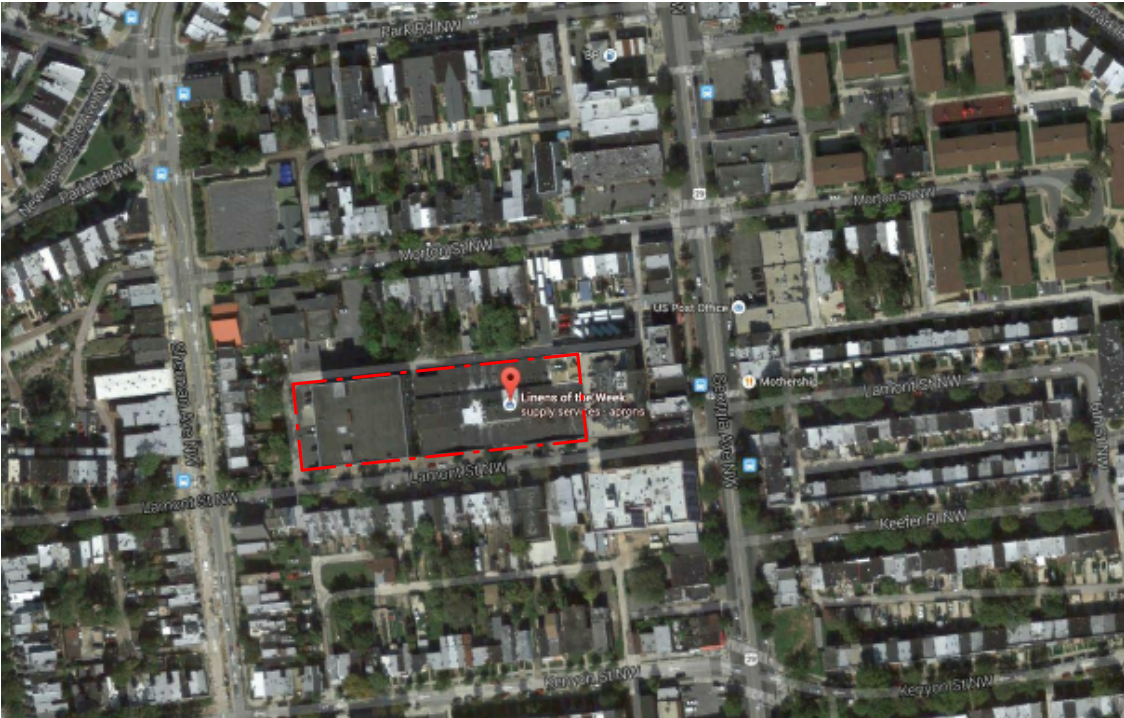


Project:
785, 735, 713 Lamont Street, NW Washington DC 20010

Board of Zoning Adjustment Submittal Set
November 7, 2014

Proposed Apartments, Townhouses, and Condominiums

SITE LOCATION



VIEW FROM LAMONT STREET, NW



DRAWING LIST

CS	COVER SHEET
P1	PLAT - LOTS 94-97
P2	PLAT - LOTS 875-879
1	AERIAL RENDERING
2	AREA PHOTOS
3	AREA PHOTOS
4	EXISTING SITE PLAN
5	PROPOSED SITE PLAN A
6	PROPOSED SITE PLAN B
7	PROPOSED SITE PLAN C
8	PARKING LEVEL PLAN
9	FIRST FLOOR PLAN
10	TYPICAL FLOOR PLAN
11	BUILDING ELEVATIONS
12	SITE SECTIONS
13	DETAIL ELEVATIONS
14	DETAIL ELEVATIONS

DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., October 8, 2014

Plat for Building Permit of SQUARE 2893 LOTS 94 - 97

Scale: 1 inch = 20 feet Recorded in Book 47 Page 51

Receipt No. 15-00135

Furnished to: MAYA BRAXTON

Surveyor, D.C.

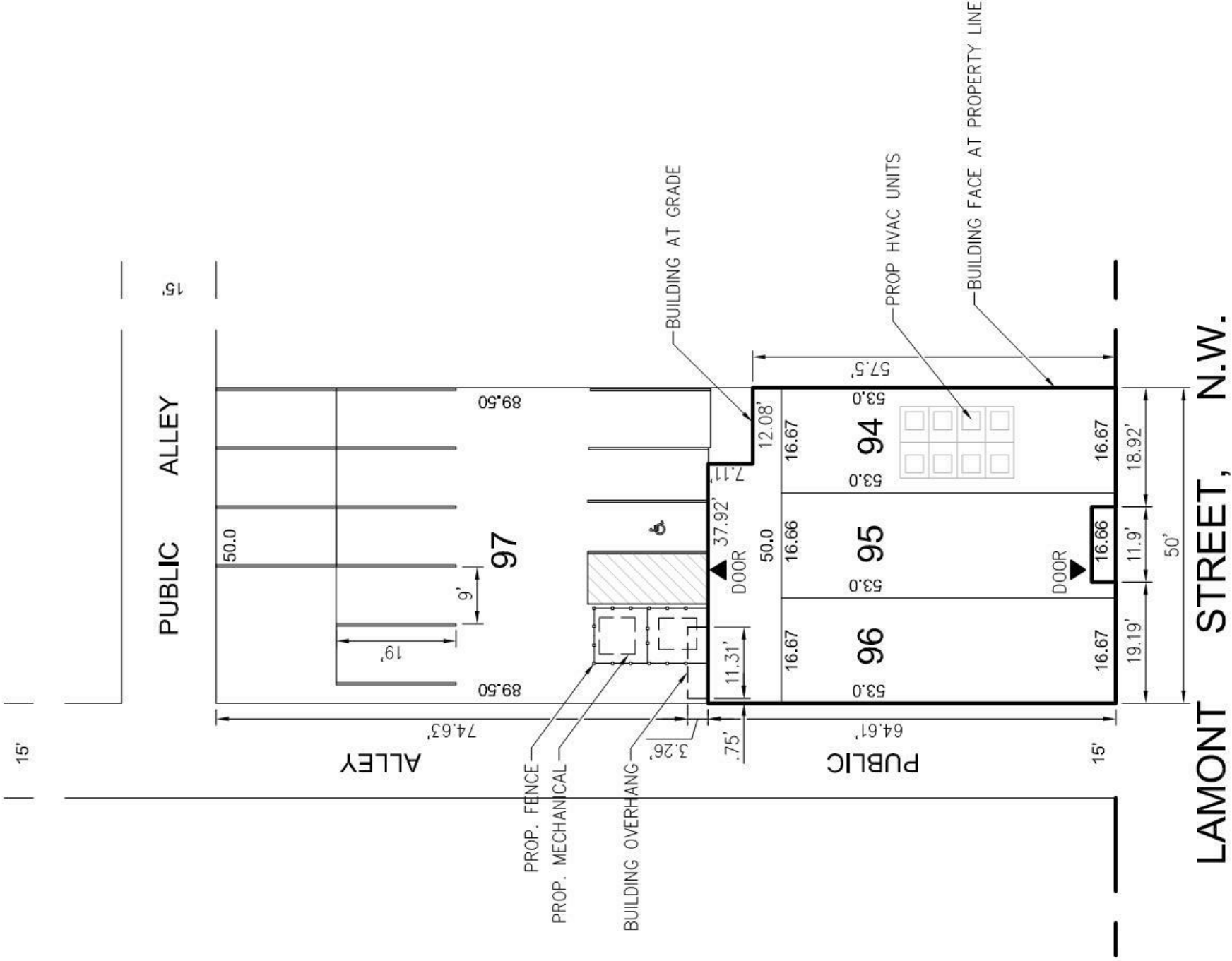
By: A.S.

Date: _____

I hereby certify that all existing Improvements shown thereon, are completely dimensioned, and are correctly platted; that all proposed buildings or construction, or parts thereof, including covered porches, are correctly dimensioned and platted and agree with plans accompanying the application; that the foundation plans as shown hereon is drawn, and dimensioned accurately to the same scale as the property lines shown on this plat; and that by reason of the proposed Improvements to be erected as shown hereon the size of any adjoining Lot or premises is not decreased to an area less than is required by the Zoning Regulations for light and ventilation; and it is further certified that all Lot divisions or combinations pending at the Office of Tax & Revenue are correctly depicted, and it is further certified and agreed that accessible parking area where required by the Zoning Regulations will be reserved in accordance with the Zoning Regulations, and that this area has been correctly drawn and dimensioned hereon. It is further agreed that the elevation of the accessible parking area with respect to the Highway Department approved curb and alley grade will not result in a rate of grade along centerline of driveway at any point on private property in excess of 20% for single-family dwellings or flats, or in excess of 12% at any point for other buildings. (The policy of the Highway Department permits a maximum driveway grade of 12% across the public parking and private restricted property.) Owner/Agent shall indemnify, defend, and hold the District, its officers, employees and agents harmless from and against any and all losses, costs, claims, damages, liabilities, and causes of action (including reasonable attorneys' fees and court costs) arising out of death of or injury to any person or damage to any property occurring on or adjacent to the Property and directly or indirectly caused by any acts done thereon or any acts or omissions of Owner/Agent; provided, however, that the foregoing indemnity shall not apply to any losses, costs, claims damages liabilities and causes of action due solely to the gross negligence or willful misconduct of District or its officers, employees or agents.

(Signature of owner or his authorized agent)

NOTE: Data shown for Assessment and Taxation Lots or Parcels are in accordance with the records of the Department of Finance and Revenue, Assessment Administration, and do not necessarily agree with deed description.



DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., October 16, 2014

Plat for Building Permit of: SQUARE 2893 LOTS 875 & 879

Scale: 1 inch = 50 feet Recorded in Book A & T Page 3487 - J (Lot 875)
Book A & T Page 3669 - I (Lot 879)

Receipt No. 15-00329

Furnished to: MAYA BRAXTON

Surveyor, D.C.

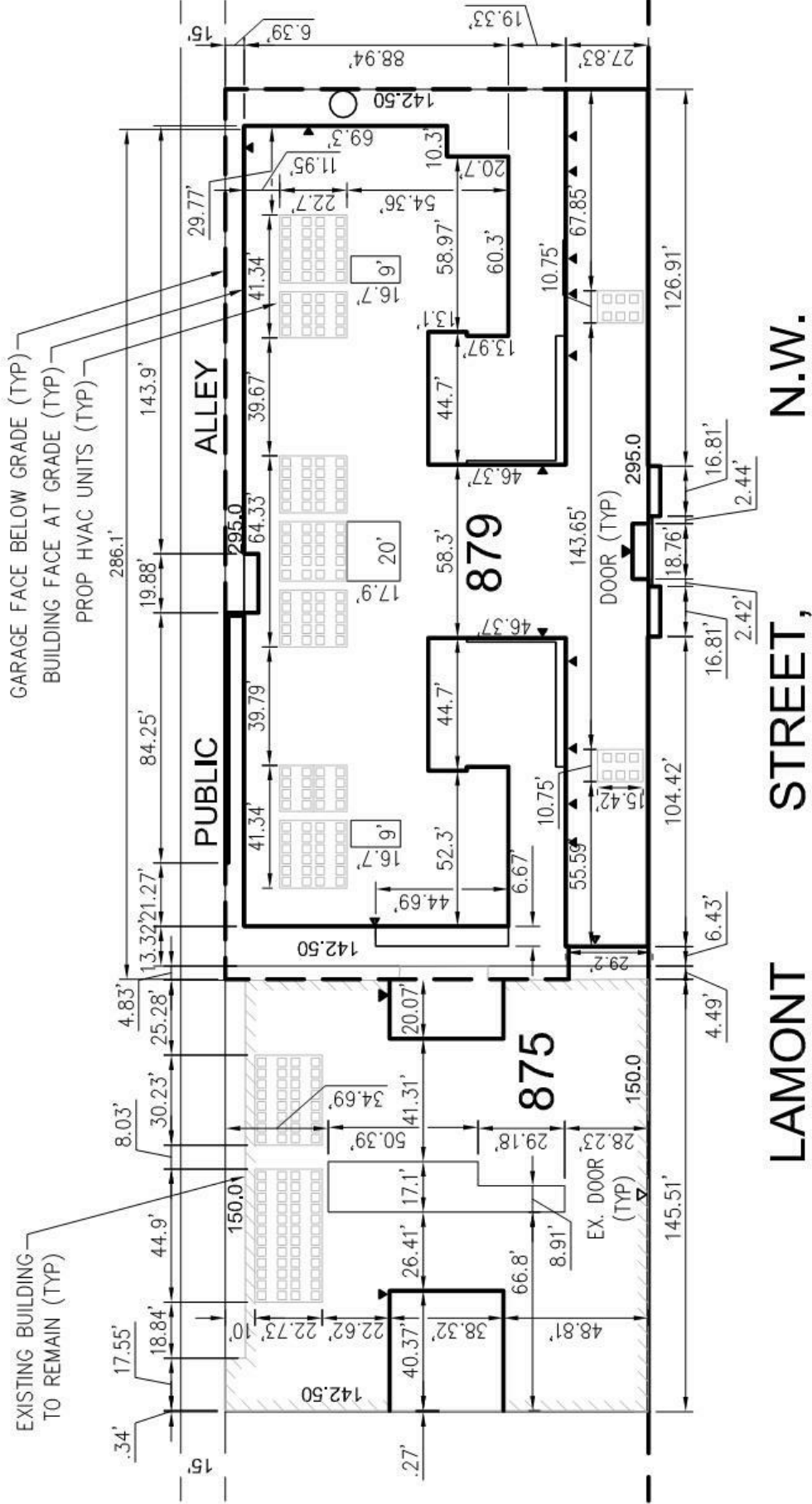
By: A.S.

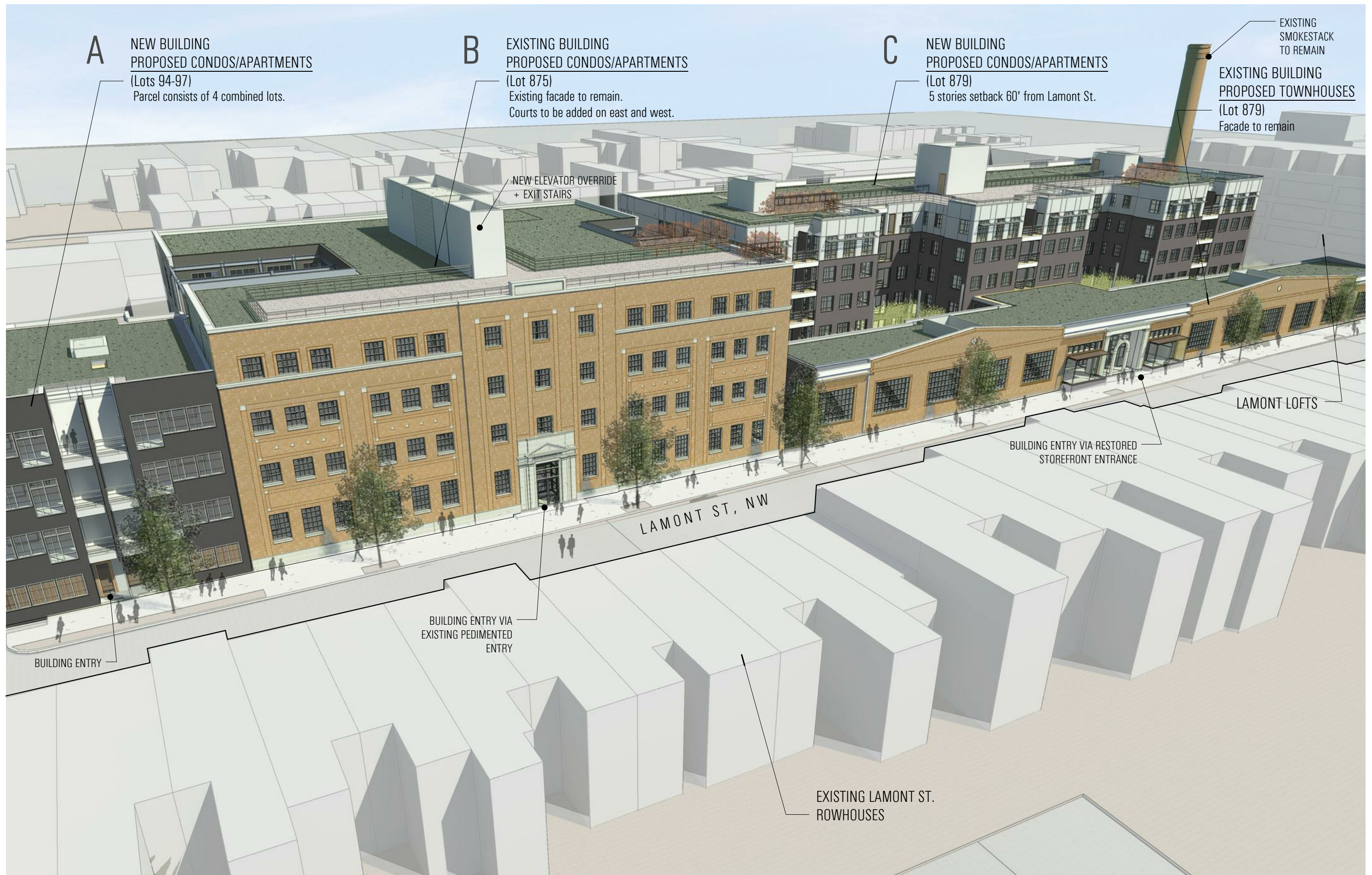
I hereby certify that all existing Improvements shown thereon, are completely dimensioned, and are correctly platted; that all proposed buildings or construction, or parts thereof, including covered porches, are correctly dimensioned and platted and agree with plans accompanying the application; that the foundation plans as shown hereon is drawn, and dimensioned accurately to the same scale as the property lines shown on this plat; and that by reason of the proposed Improvements to be erected as shown hereon the size of any adjoining Lot or premises is not decreased to an area less than is required by the Zoning Regulations for light and ventilation; and it is further certified that all Lot divisions or combinations pending at the Office of Tax & Revenue are correctly depicted, and it is further certified and agreed that accessible parking area where required by the Zoning Regulations will be reserved in accordance with the Zoning Regulations, and that this area has been correctly drawn and dimensioned hereon. It is further agreed that the elevation of the accessible parking area with respect to the Highway Department approved curb and alley grade will not result in a rate of grade along centerline of driveway at any point on private property in excess of 20% for single-family dwellings or flats, or in excess of 12% at any point for other buildings. (The policy of the Highway Department permits a maximum driveway grade of 12% across the public parking and private restricted property.) Owner/Agent shall indemnify, defend, and hold the District, its officers, employees and agents harmless from and against any and all losses, costs, claims, damages, liabilities, and causes of action (including reasonable attorneys' fees and court costs) arising out of death of or injury to any person or damage to any property occurring on or adjacent to the Property and directly or indirectly caused by any acts done thereon or any acts or omissions of Owner/Agent; provided, however, that the foregoing indemnity shall not apply to any losses, costs, claims, damages, liabilities, and causes of action due solely to the gross negligence or willful misconduct of District or its officers, employees or agents.

Date: _____

(Signature of owner or his authorized agent)

NOTE: Data shown for Assessment and Taxation Lots or Parcels are in accordance with the records of the Department of Finance and Revenue, Assessment Administration, and do not necessarily agree with deed description.





AERIAL RENDERING FROM LAMONT STREET



1A

LAMONT STREET, NW: View toward northwest. Existing facilities and smokestack. 4-story building in distance.



1B

LAMONT STREET, NW: View toward west. Existing facilities at right. 3-story apartments and 2-story rowhouses at left.



1C

LAMONT STREET, NW: View toward west. Existing facilities, including 4-story building, at right. 2-story rowhouses at left.



1D

LAMONT STREET, NW: View toward east. Existing building at left. 3 1/2-story apartments at right.



1E

LAMONT STREET, NW: View toward northeast. West facade of existing building in background, and west alley in foreground.