

1338 FAIRMONT AVE
RENOVATION

1338 FAIRMONT STREET, NW
WASHINGTON, DC 20009

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SCOPE OF WORK

RENOVATION OF THE EXISTING STRUCTURE TO CREATE A 4-UNIT APARTMENT BUILDING - THE ATTIC ROOF WILL BE RAISED TO ALLOW FULL 7' CEILING HEIGHTS THROUGHOUT THE ATTIC - THE EXISTING FOOT PRINT AND MAX BUILDING HEIGHT WILL NOT CHANGE - THE EXISTING FRONT FACADE WILL NOT BE ALTERED.

CURRENT MODEL CODE:

THE CURRENT MODEL CODE IS THE IBC 2006 AS AMENDED BY WASHINGTON, DC; DCMR CODE SUPPLEMENTS

BUILDING INFORMATION:

TO OUR BEST PROFESSIONAL JUDGEMENT AND BELIEF, THE EXISTING BUILDING INFORMATION IS AS FOLLOWS:

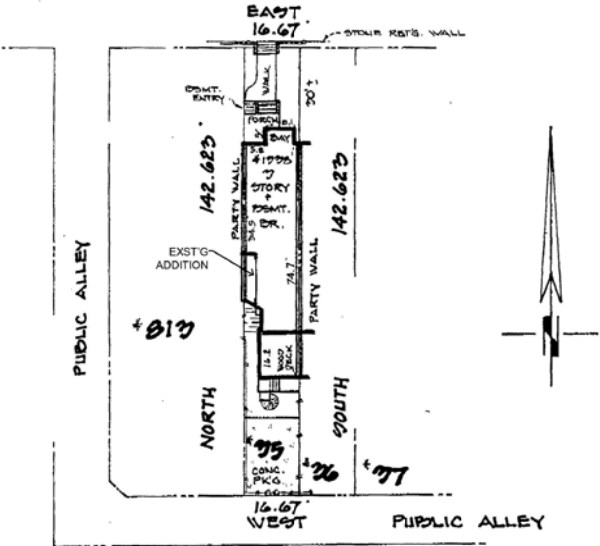
CONSTRUCTION TYPE: IIIB
USE GROUP: RESIDENTIAL (ROW DWELLING)
SPRINKLERED: NO
NUMBER OF STORIES: 3 + BASEMENT & ATTIC
LOT SIZE: 2,377.5 SQUARE FEET
LOT NUMBER: 35
SQUARE: 2861
BUILDING FOOT PRINT: 1,367 SQUARE FEET

ZONING: R-4

	ALLOWABLE	EXISTING	PROPOSED
REAR YARD SET BACK	20'-0"	35'-0"	35'-0" (NO CHANGE)
SIDE YARD SET BACK	-	-	-
COURT	10' MINIMUM (IF PROVIDED)	NONE PROVIDED	NONE PROVIDED
MAX BUILDING HEIGHT	40'-0"	EXST'G TO REMAIN	EXST'G TO REMAIN
NUMBER OF STORIES	3	3	3 (NO CHANGE)
MAX OCCUPANCY %	60%	57%	57% (NO CHANGE)
MAX RESIDENTIAL FAR	N/A	1.6	1.6 (NO CHANGE)

LANDTECH ASSOCIATES, INC.
7807 BALTIMORE AVENUE SUITE 214
COLLEGE PARK, MARYLAND 20740

FAIRMONT STREET, N.W.



SQUARE: 2861

NOTE: THIS PROPERTY LIES IN FLOOD ZONE C, AN AREA OF MINIMAL FLOODING, AS DELINEATED ON THE MAPS OF THE NATIONAL FLOOD INSURANCE PROGRAM

LOCATION SURVEY OF 1338 FAIRMONT STREET, N.W. WASHINGTON, D.C.		LOT: 35 LIBER: COUNTY II DATE: 10-27-95 CASE NO: 93751	SQUARE: 2861 FOLIO: 133 SCALE: 1" = 30' FILE NO: HT-95245
CERTIFICATION: I hereby certify that the position of all the existing visible improvements on the above described property has been carefully established in relation to the apparent title lines and that, unless otherwise shown, there are no visible encroachments. This is not a property line survey and should not be used for the location of fences or any other improvements. GRADE: V. A. ROGERS ~ PROP. L.S. MD. LIC. NO. 119			

EXISTING SITE PLAN

1
1" = 30'

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703.581.9348

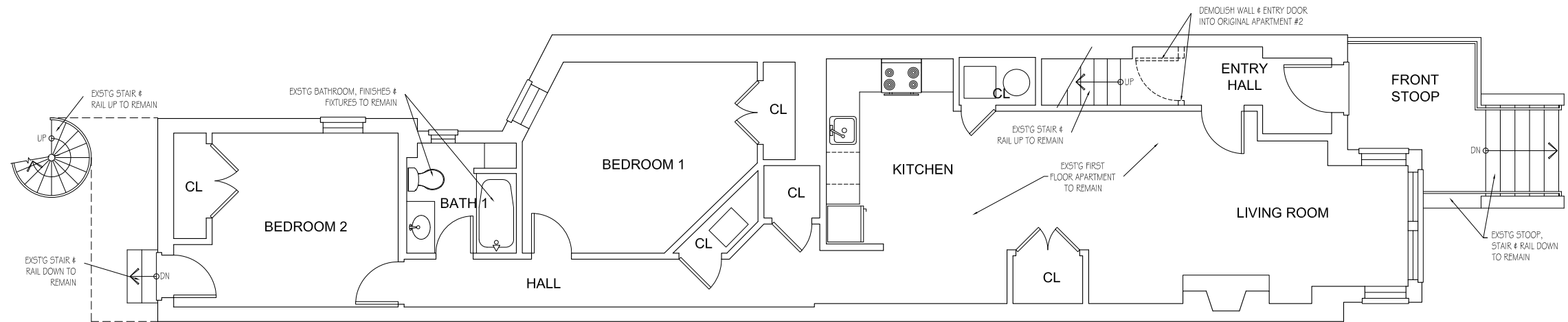
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ISSUE	DATE
DD1	09-12-14
ZONING/PERMIT 1	11-14-14

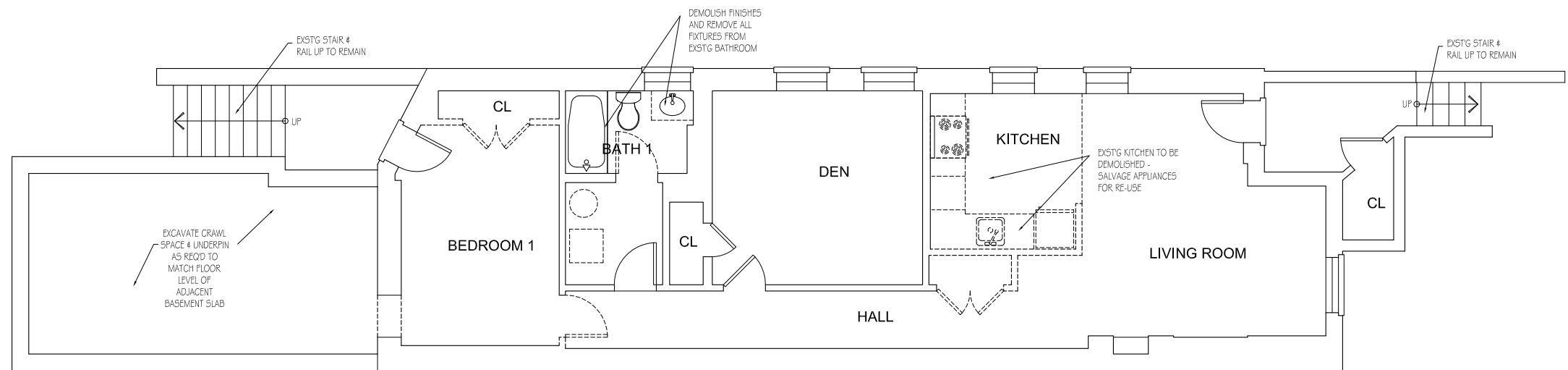
COVER SHEET

CS



EXISTING/DEMOLITON FLOOR PLAN - UNIT 1 (FLOOR 1)

2
1/4" = 1'-0"



EXISTING/DEMOLITON FLOOR PLAN - UNIT B (BASEMENT)

1
1/4" = 1'-0"

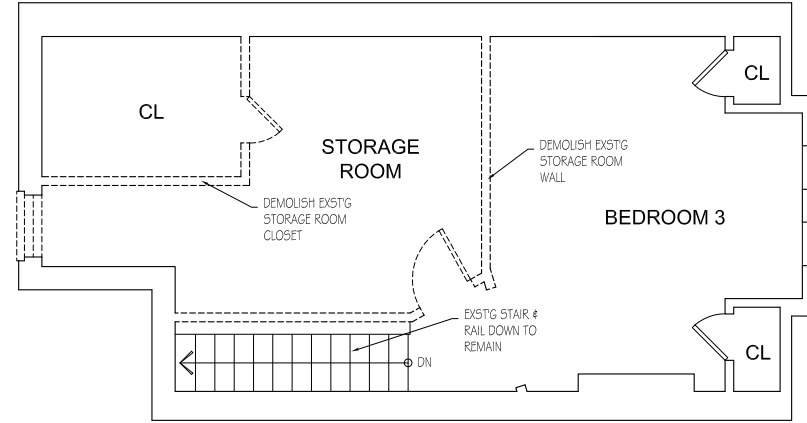
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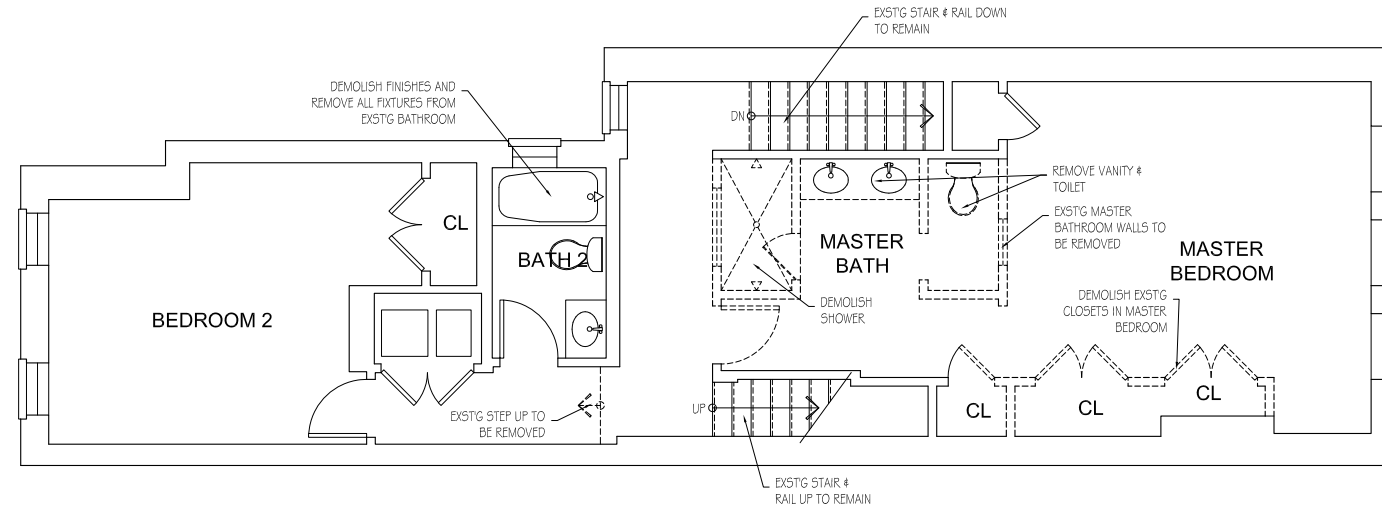
FLOOR PLANS
DEMOLITION
A-1.1



EXISTING/DEMOLITION FLOOR PLAN - UNIT 2 LEVEL 3 (ATTIC)

3

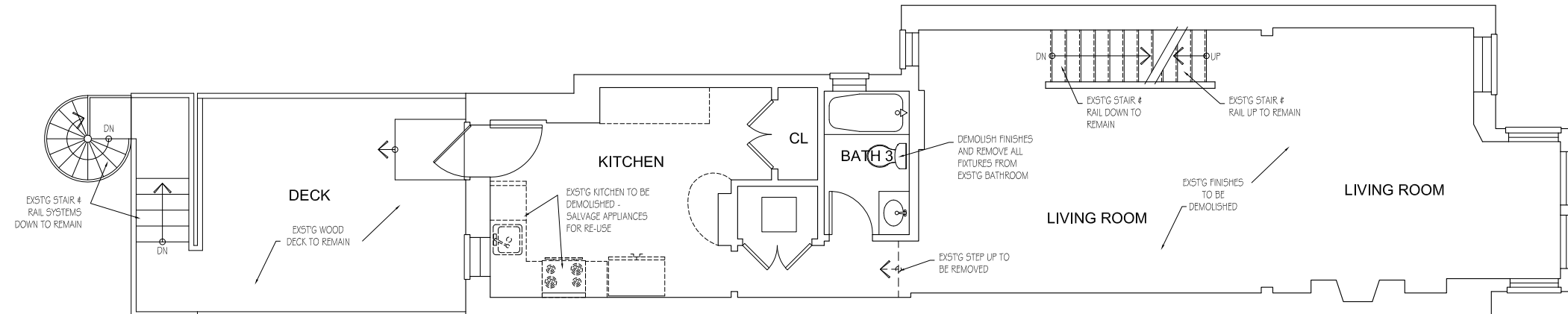
$\frac{1}{4}" = 1'-0"$



EXISTING/DEMOLITION FLOOR PLAN - UNIT 2 LEVEL 2 (FLOOR 3)

2

$\frac{1}{4}" = 1'-0"$



EXISTING/DEMOLITION FLOOR PLAN - UNIT 2/LEVEL 1 (FLOOR 2)

1

$\frac{1}{4}" = 1'-0"$

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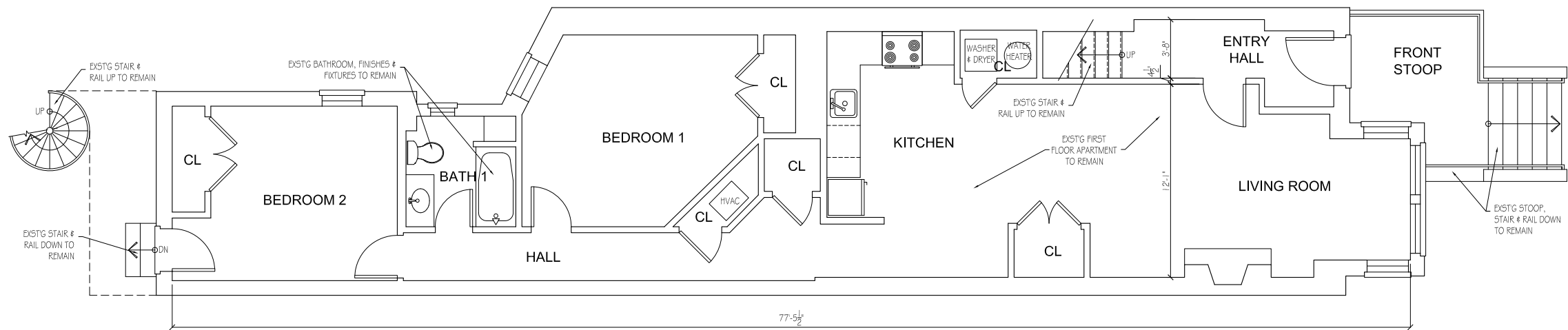
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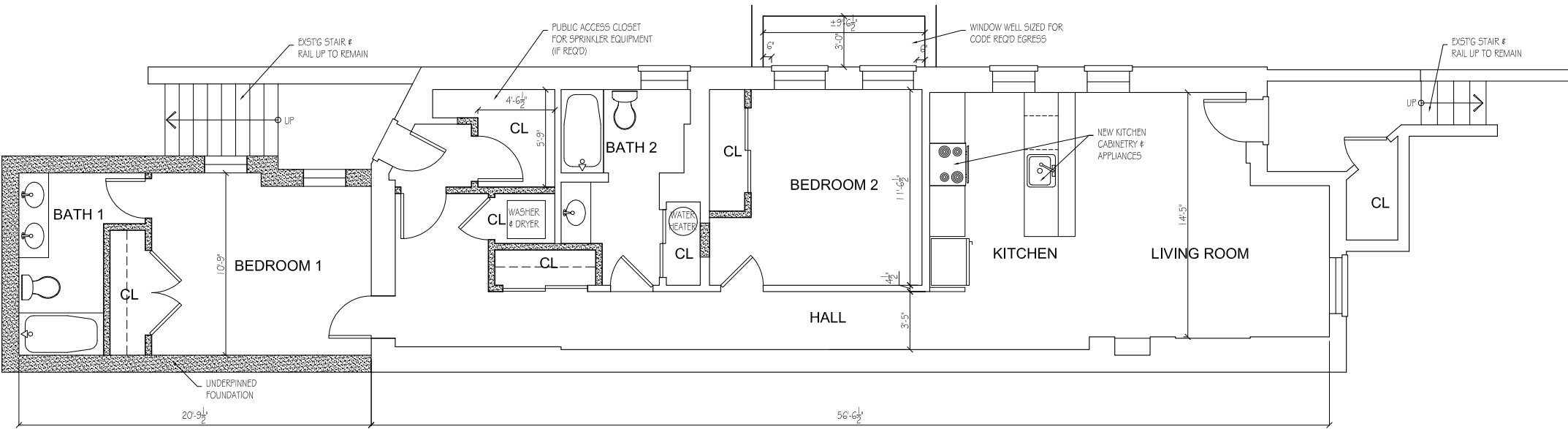
FLOOR PLANS
DEMOLITION

A-1.2



PROPOSED FLOOR PLAN - UNIT 1 (FLOOR 1)

2
1/4" = 1'-0"



PROPOSED FLOOR PLAN - UNIT B (BASEMENT)

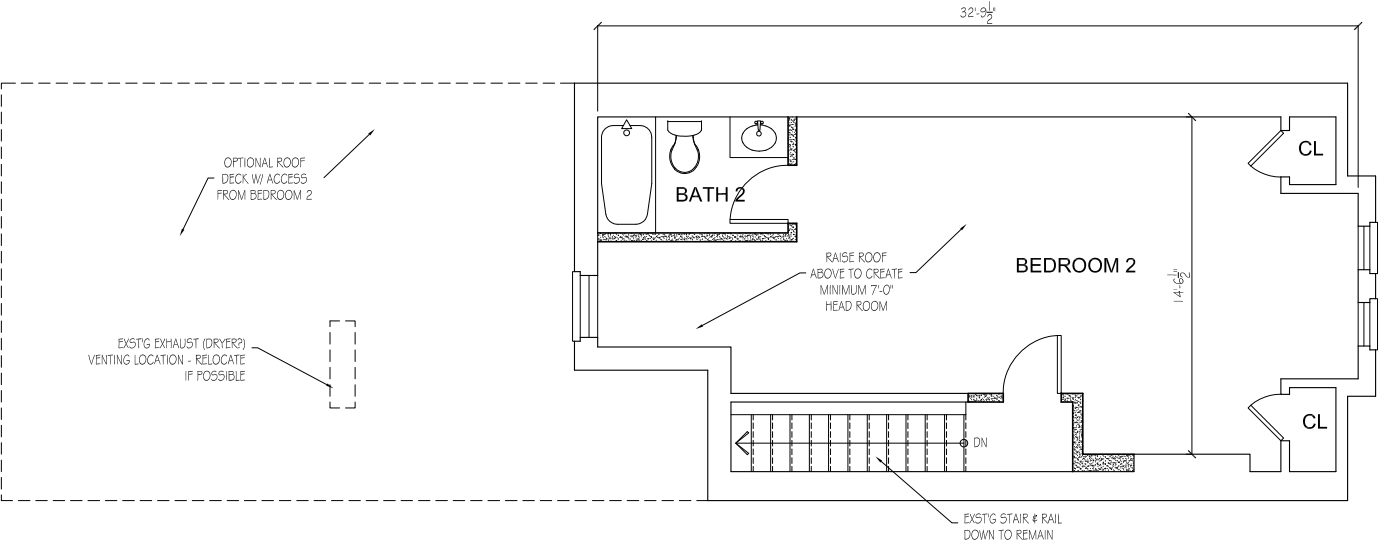
1
1/4" = 1'-0"

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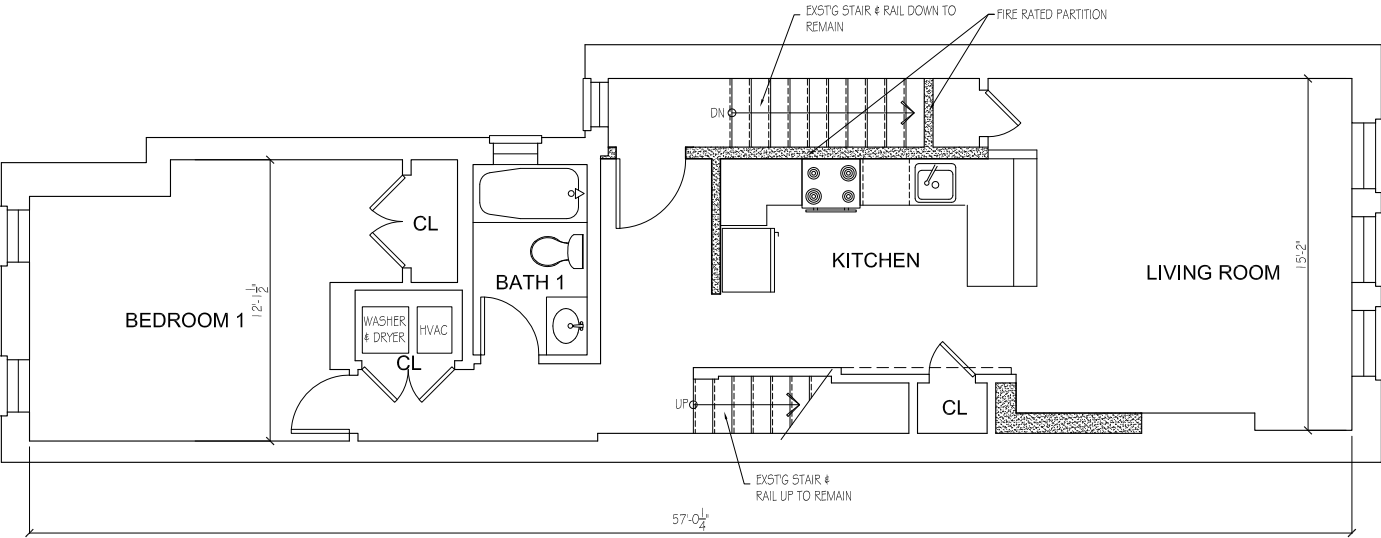
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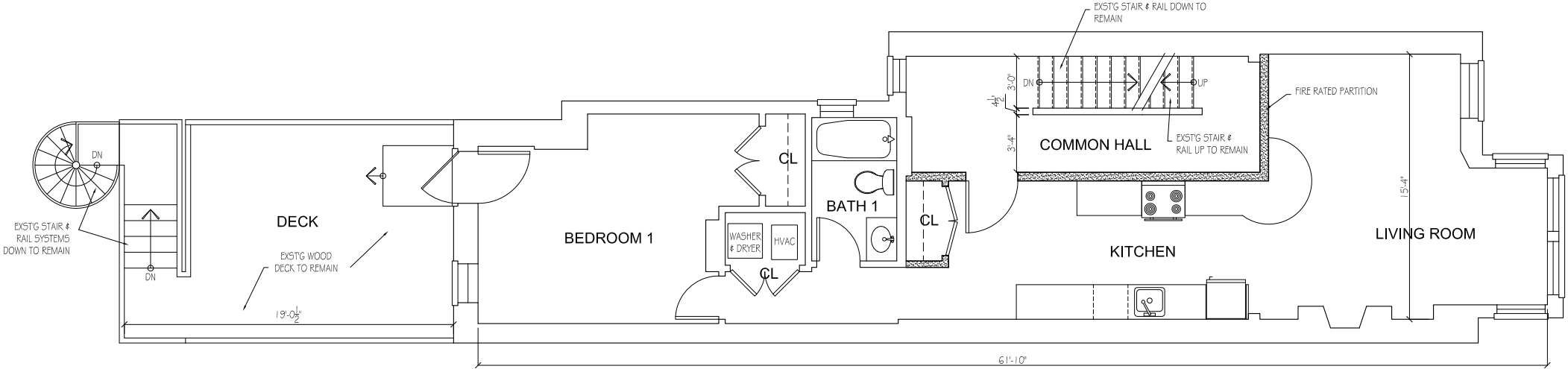
FLOOR PLANS
PROPOSED
A-2.1



PROPOSED FLOOR PLAN - UNIT 3/LEVEL 2 (ATTIC) 3
1/4" = 1'-0"



PROPOSED FLOOR PLAN - UNIT 3/LEVEL 1 (FLOOR 3) 2
1/4" = 1'-0"



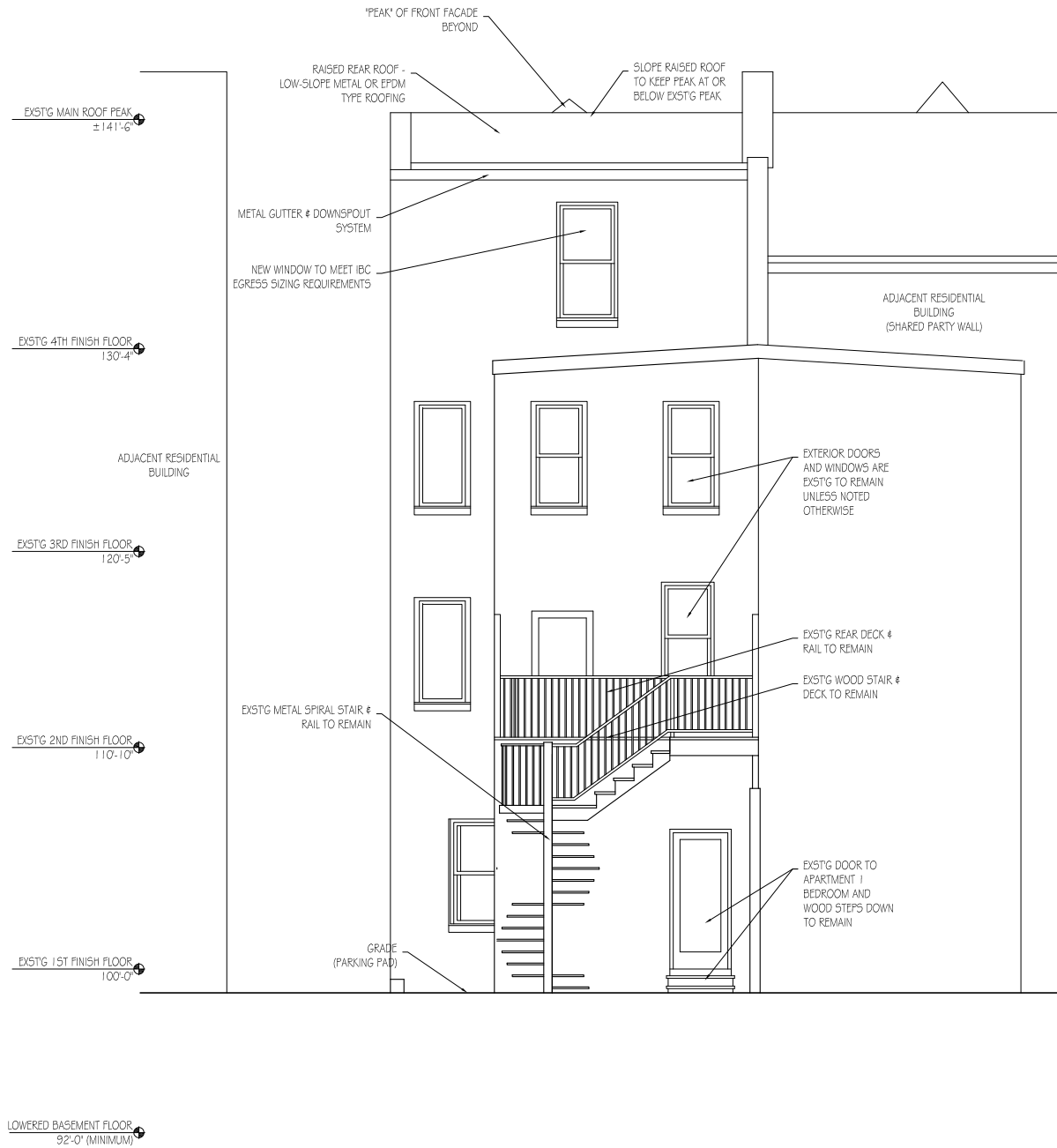
PROPOSED FLOOR PLAN - UNIT 2 (FLOOR 2) 1
1/4" = 1'-0"

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FLOOR PLANS
PROPOSED
A-2.2



FRONT ELEVATIONS (PROPOSED)

2
1/4" = 1'-0"

FRONT ELEVATIONS (PROPOSED)

1
1/4" = 1'-0"

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ELEVATIONS
A-3.1