

Exhibit A

3324 DENT PLACE, NW

ABBREVIATIONS:

AB	ANCHOR BOLT	GR	GRADE	R	RISER
A/C	AIR CONDITIONING	GTR	GUTTER	RAD	RADIUS
ACT	ACOUSTICAL CEILING TILE	GWB	GYPSUM WALL BOARD	RD	ROOF DRAIN
ADJ	ADJUSTABLE	HB	HOSE BIB	REBAR	STEEL REINFORCING BAR
AFF	ABOVE FINISHED FLOOR	HC	HANDICAP	REC	RECESSED
BD	BOARD	HD	HEAD	REFG	REFRIGERATOR
BIT	BITUMINOUS	HDR	HEADER	REINF	REINFORCED
BKG	BLOCKING	HDW	HARDWARE	REQ	REQUIRED
BLDG	BUILDING	HGR	HANGER	REV	REVERSE
BM	BEAM	HOR	HORIZONTAL	RFG	ROOFING
BOF	BOTTOM OF FOOTING	HT	HEIGHT	RH	RIGHT HAND
BR	BRICK	HTG	HEATING	RM	ROOM
BRG	BEARING	HVAC	HEATING VENTILATING	RO	ROUGH OPENING
C	COURSE		AND AIR CONDITIONING	RTG	RATING
CAB	CABINET	HW	HOT WATER	SCHD	SCHEDULE
CFM	CUBIC FEET PER MINUTE	HWD	HARDWOOD	SECT	SECTION
CI	CAST IRON	ID	INSIDE DIAMETER	SF	SQUARE FOOT
CLG	CEILING	INS	INSULATION	SHT	SHEET
CMU	CONC MASONRY UNIT	INT	INTERIOR	SIM	SIMILAR
COL	COLUMN	JB	JAMB	SM#	SMOOT LUMBER
CONC	CONCRETE	JST	JOIST		COMPANY DESIGNATION
CONT	CONTINUOUS	KIT	KITCHEN	SPEC	SPECIFICATION
CPT	CARPET	LAM	LAMINATED	SPKR	SPRINKLER
CT	CERAMIC TILE	LAV	LAVATORY	SQ	SQUARE
CTR	CENTER	LBS	POUNDS	S&R	SHELF AND ROD
DBL	DOUBLE	LH	LEFT HAND	STD	STANDARD
DEM	DEMOLISH/DEMOLITION	LT	LIGHT	STL	STEEL
DN	DOWN	MAS	MASONRY	STR	STRUCTURE
DR	DOOR	MAX	MAXIMUM	SUSP	SUSPENDED
DS	DOWNSPOUT	MECH	MECHANICAL	SYS	SYSTEM
DWG	DRAWING	MEMB	MEMBRANE	T	TREAD
EA	EACH	MFR	MANUFACTURER	T&G	TONGUE AND GROOVE
EL	ELEVATION	MIN	MINIMUM	TEL	TELEPHONE
ENCL	ENCLOSURE	MISC	MISCELLANEOUS	TEMP	TEMPERED
EQ	EQUAL	MLDGM	MOLDING	THK	THICK
EQPT	EQUIPMENT	MO	MASONRY OPENING	TOF	TOP OF FOOTING
EX	EXISTING	MTD	MOUNTED	TOW	TOP OF WALL
EXP	EXPANSION	MTL	METAL	TV	TELEVISION
EXT	EXTERIOR	NO#	NUMBER	TYP	TYPICAL
FBRGL	FIBERGLASS	NTS	NOT TO SCALE	UON	UNLESS OTHERWISE NOTED
FD	FLOOR DRAIN	OC	ON CENTER	VB	VAPOR BARRIER
FDN	FOUNDATION	OD	OUTSIDE DIAMETER	VCT	VINYL COMPOSITION TILE
FF	FOIL FACE	OPG	OPENING	VERT	VERTICAL
FIN	FINISH	OPP	OPPOSITE	VT	VINYL TILE
FL	FLOOR	PC	PRECAST CONCRETE	W/	WITH
FLG	FLASHING	PL	PLATE	WD	WOOD
FOM	FACE OF MASONRY	PLAM	PLASTIC LAMINATE	WIN	WINDOW
FS	FULL SIZE	PLAS	PLASTER	W/O	WITHOUT
FT	FOOT OR FEET	PNL	PANEL	WP	WATERPROOFING
FTG	FOOTING	PNT	PAINT	WR	WATER RESISTANT
FUR	FURRING	PR	PAIR	WSCT	WAINSCOT
GA	GAUGE	PSF	POUNDS PER SQ FOOT	WT	WEIGHT
GAL	GALVANIZED	PSI	POUNDS PER SQ INCH	WWF	WELDED WIRE FABRIC
GC	GENERAL CONTRACTOR	PVC	POLYVINYL CHLORIDE		
GL	GLASS	PLY	PLYWOOD		

APPLICABLE BUILDING CODES	
This project conforms to all applicable building codes and zoning regulations for the District of Columbia. All codes subject to the District of Columbia Construction Codes 2013 Supplement Amendments and all revisions	
BUILDING IBC 2012:	INTERNATIONAL BUILDING CODE - 2012, DCMR 12A
MECHANICAL IMC 2012:	INTERNATIONAL MECHANICAL CODE - 2012, DCMR 12E
PLUMBING IPC 2012:	INTERNATIONAL PLUMBING CODE - 2012 DCMR 12F
ELECTRICAL:	2005 NEC/NFPA 70 - NATIONAL ELECTRICAL CODE, DCMR12C
FIRE IFC 2012:	INTERNATIONAL FIRE CODE - 2012, DCMR 12H
ENERGY IECC 2009:	INTERNATIONAL ENERGY CONSERVATION CODE - 2012 DCMR12I
FUEL IFGC 2012:	INTERNATIONAL FUEL GAS CODE - 2012, DCMR 12D
EXISTING BLDG IECB 2012:	INTERNATIONAL EXISTING BLDG CODE - 2012, DCMR 12J
PROPERTY IPMC 2012:	INTERNATIONAL PROPERTY MAINTANCE CODE - 2012, DCMR 12G
AMENDMENTS: DCMR12 BUILDING CODE REGULATIONS, 2009	
ZONING:	DCMR TITLE 11 - ZONING REGULATIONS
ADA:	ICC/ANSI A117.1-2003: ACCESSIBLE AND USABLE BUILDINGS A FACILITIES

BUILDING CLASSIFICATIONS	
USE GROUP (IBC 2012 - 310)	R-2
TYPE OF CONSTRUCTION (IBC 2012 - 602)	TYPE VA
FULLY SUPPRESSED / SPRINKLERS	NO

FIRE RATING OF BUILDING ELEMENTS TYPE V A		
STRUCTURAL FRAME INCLUDING COLUMNS GIRDERS, & TRUSSES		1 HR
BEARING WALLS	EXTERIOR	1 HR
	INTERIOR	1 HR
NON-BEARING WALLS AND PARTITIONS	EXTERIOR	SEE TABLE 602
	INTERIOR	0 HR
FLOOR CONSTRUCTION INCLUDING SUPPORTING BEAMS AND JOISTS		1 HR
FIRE SEPARATION ASSEMBLIES (IBC 2012 / TABLE 601)	CORRIDOR (TABLE 1017.1) WITH AUTOMATIC SPRINKLER SYSTEM	½ HOUR (FULLY SPRINKLERED)
	STAIR ENCLOSURE (IBC 2012 SECTION 1020)	2 HR.
	SHAFT ENCLOSURE (IBC 2012 SECTION 707)	2 HR.
	SEPARATION BETWEEN DWELLING UNITS (IBC 2012 SECTION 708)	½ HOUR (FULLY SPRINKLED)
ROOF CONSTRUCTION	ROOF ASSEMBLY (IBC 2012 / 1505)	1 HR

DRAWING LIST:

CS	COVER PAGE
A100	EXISTING CONDITION SITE PLAN
A101	SURVEY BOOK OF EXISTING PROPERTY LINES
A102	PROPOSED SITE PLAN - 40% LOT COVERAGE
A103	LOT OCCUPANCY COMPARISON
A201	NORTH ELEVATION - FRONT FACADE
A202	SOUTH ELEVATION - REAR FACADE
A501	SUN STUDY - 40% LOT COVERAGE
A502	RENDERING - STREET VIEW
A503	RENDERING - STREET VIEW
A504	RENDERING - REAR FACADE VIEW

40% LOT OCCUPANCY

ZONING DATA	EXISTING	PROPOSED	PROPOSED
SQUARE:	1278	1278	1278
LOT:	0251	0851	0850
ZONE:	R-3	R-3	R-3
YEAR BUILT	RAZED	2015	2015
LOT AREA	5,250 sq. ft.	2,625 sq. ft.	2,625 sq. ft.
GFA	N/A	3,150 sq. ft.	3,150 sq. ft.
F.A.R.	1.26	1.2	1.2
BUILDING AREA	903 sq. ft.	1,050 sq. ft.	1,050 sq. ft.
LOT OCCUPANCY	N/A	40%	40%
NO. STORIES ABOVE GRADE	N/A	3	3
BUILDING HEIGHT	N/A	36'-1"	36'-1"
NO. OF UNITS	1	1	1
SIDE YARD SET BACKS	N/A	N/A	N/A
REAR YARD SET BACK	N/A	80'-0"	80'-0"

KC/DC STUDIOS

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1125 NORTH AVENUE NW SUITE 2000B

3324 DENT PLACE, NW

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WASHINGTON, DC 20007

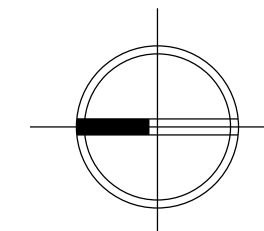
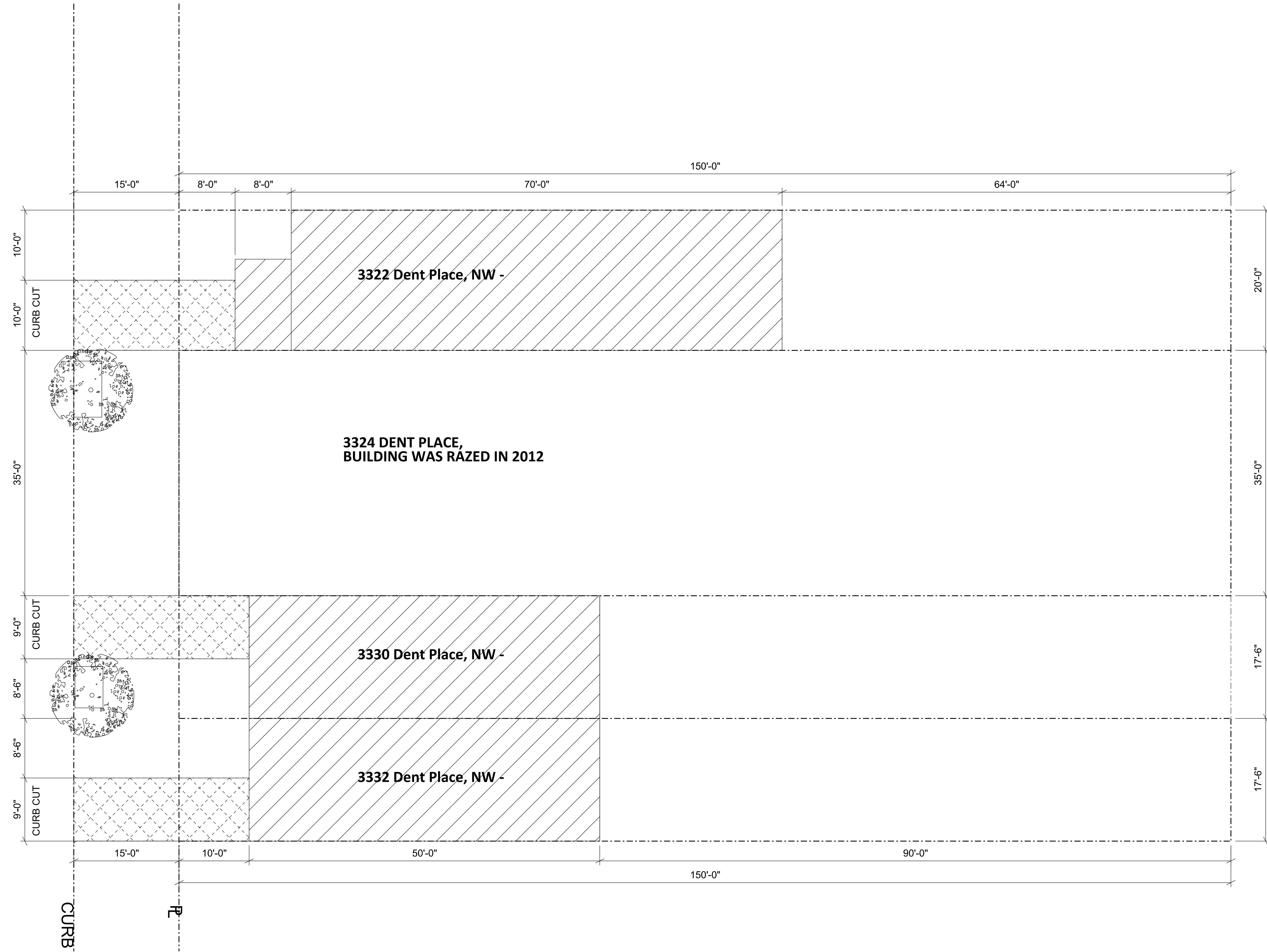
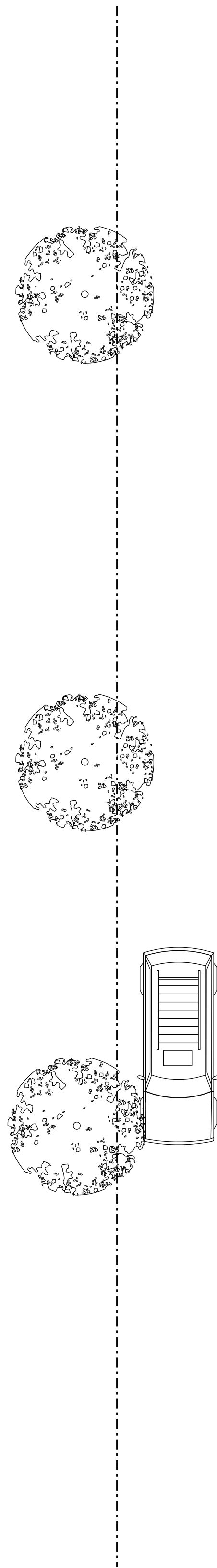
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SCALE: AS NOTED

DATE: 08/11/14

PROJECT NUMBER: DENT PLACE

CS



1 EXISTING SITE PLAN
SCALE: 1/4" = 1'-0" 24X36 LAYOUT
SCALE: 1/8" = 1'-0" 11X17 LAYOUT



EXISTING CURB CUTS

KC/DC STUDIOS

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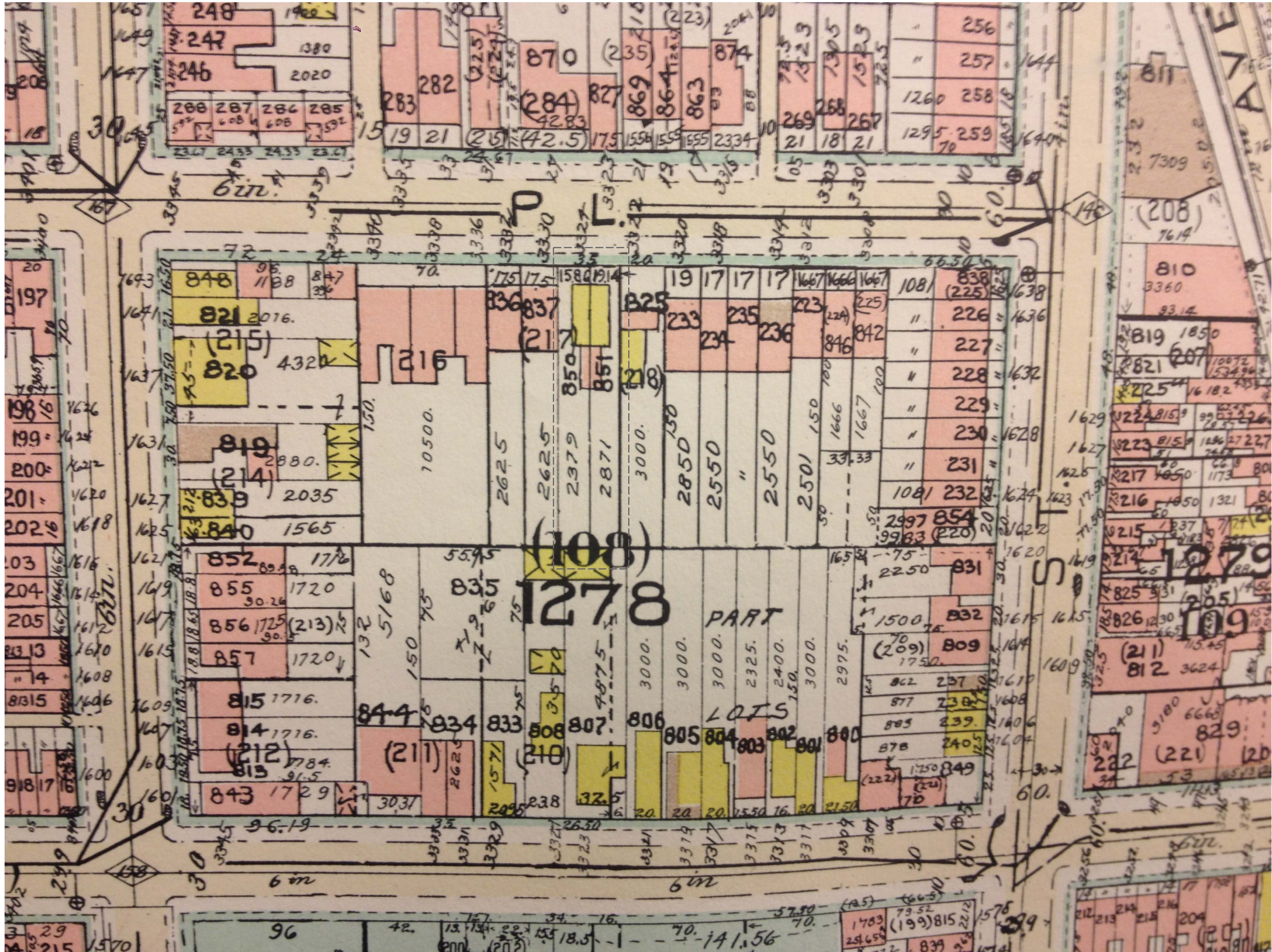
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A100



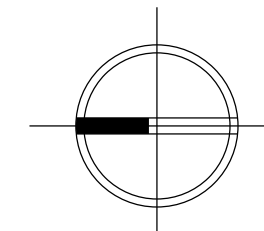
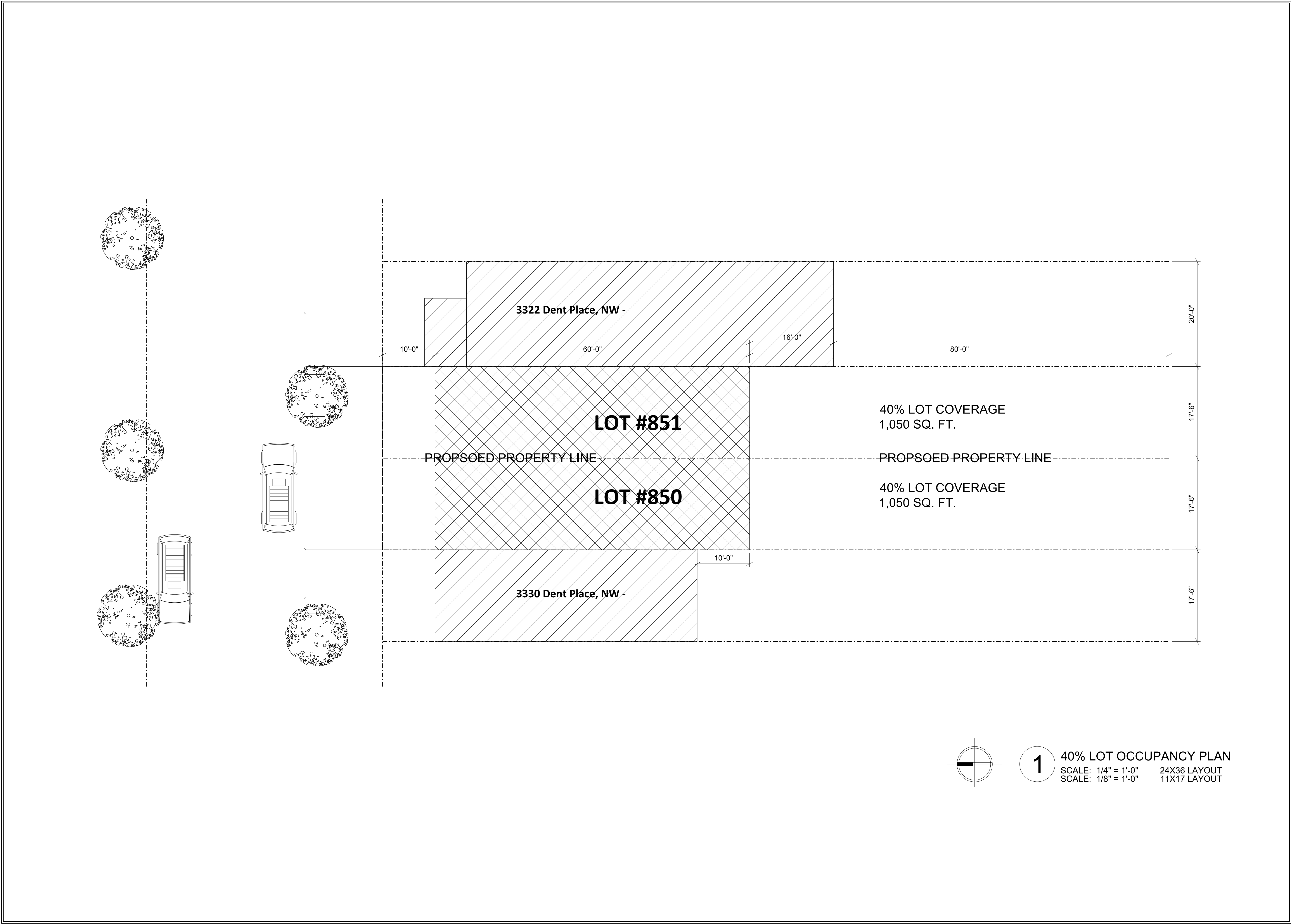
1 ORIGINAL SURVEYOR BOOK
LOCATED AT OFFICE OF THE SURVEYOR

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A101



1 40% LOT OCCUPANCY PLAN
SCALE: 1/4" = 1'-0" 24X36 LAYOUT
SCALE: 1/8" = 1'-0" 11X17 LAYOUT

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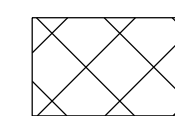
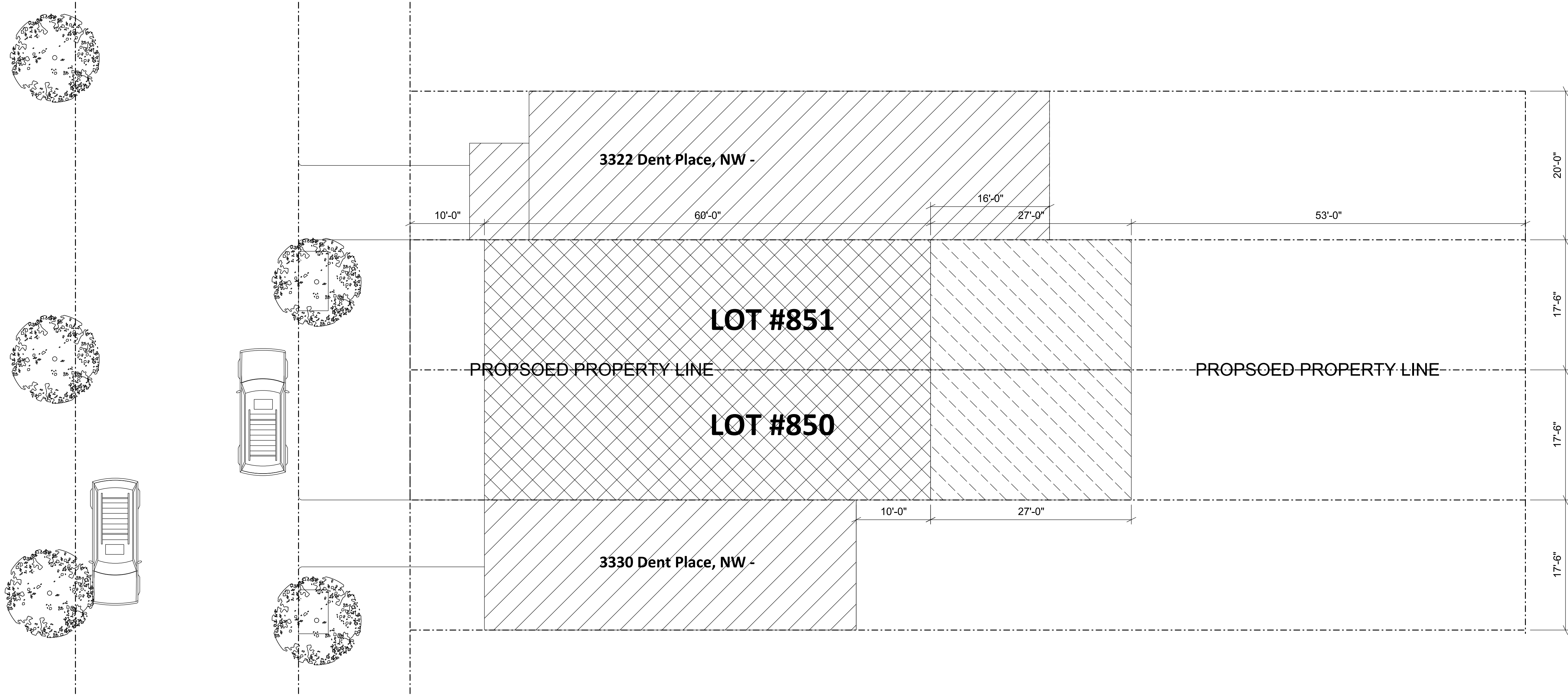
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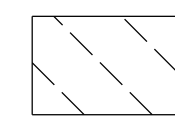
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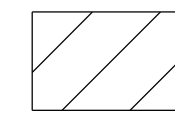
A102



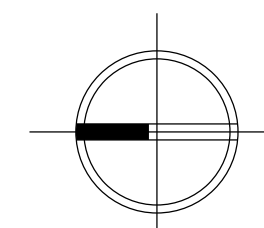
40% LOT OCCUPANCY



58% LOT OCCUPANCY



EXISTING NEIGHBOR STRUCTURE



1

LOT OCCUPANCY COMPARISON

SCALE: 1/4" = 1'-0" 24X36 LAYOUT
SCALE: 1/8" = 1'-0" 11X17 LAYOUT

3324 DENT PLACE, NW

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A103

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1 NORTH ELEVATION - FRONT FACADE
SCALE: 1/2" = 1'-0" 24X36 LAYOUT
SCALE: 1/4" = 1'-0" 11X17 LAYOUT

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SCALE: AS NOTED

DATE: 08/11/14

PROJECT NUMBER: DENT PLACE

A201



1 SOUTH ELEVATION - REAR FACADE
SCALE: 1/2" = 1'-0" 24X36 LAYOUT
SCALE: 1/4" = 1'-0" 11X17 LAYOUT

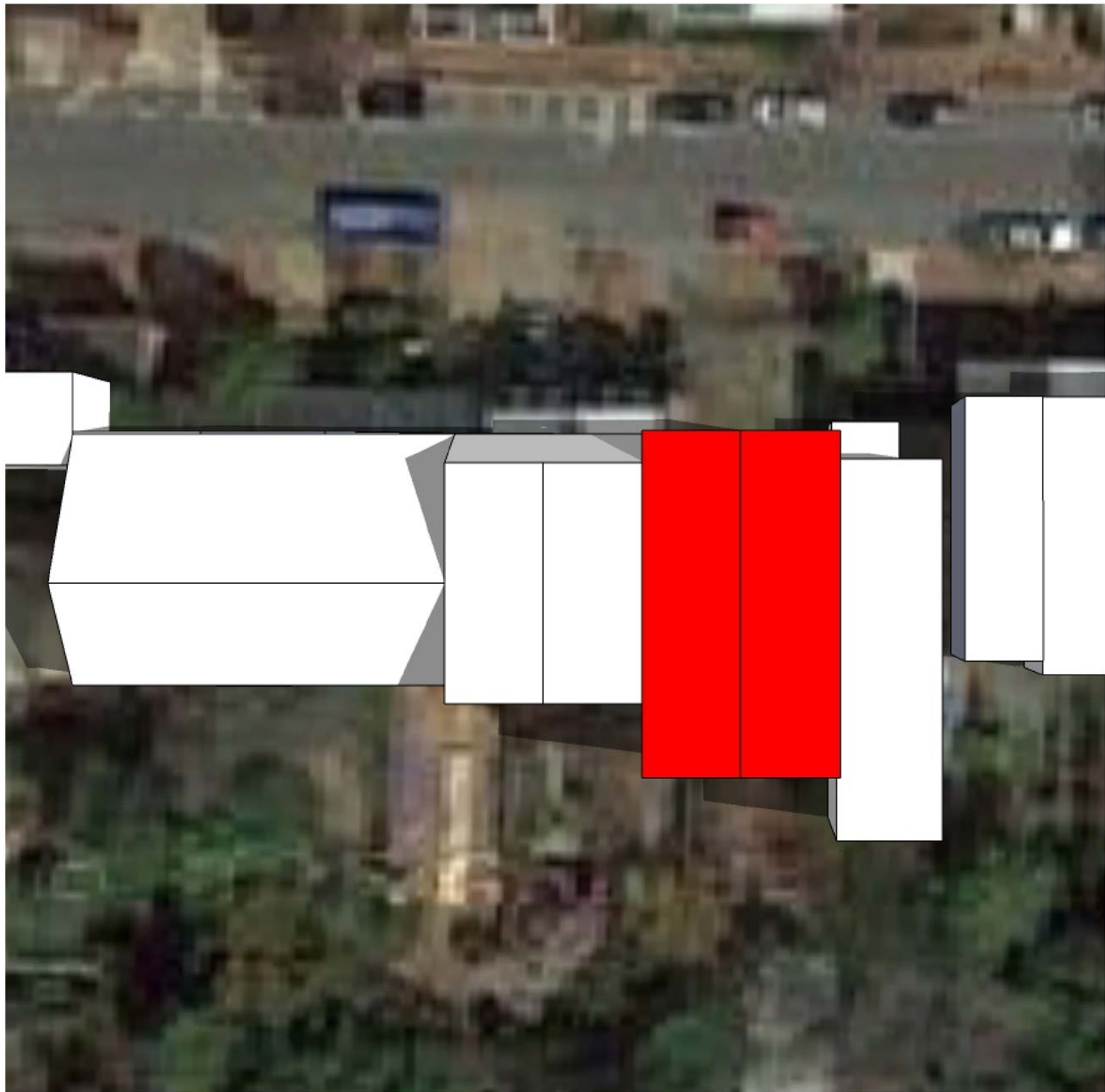
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DATE: 08/11/14
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A202

SUMMER SOLSTICE - JUNE 21ST 2015

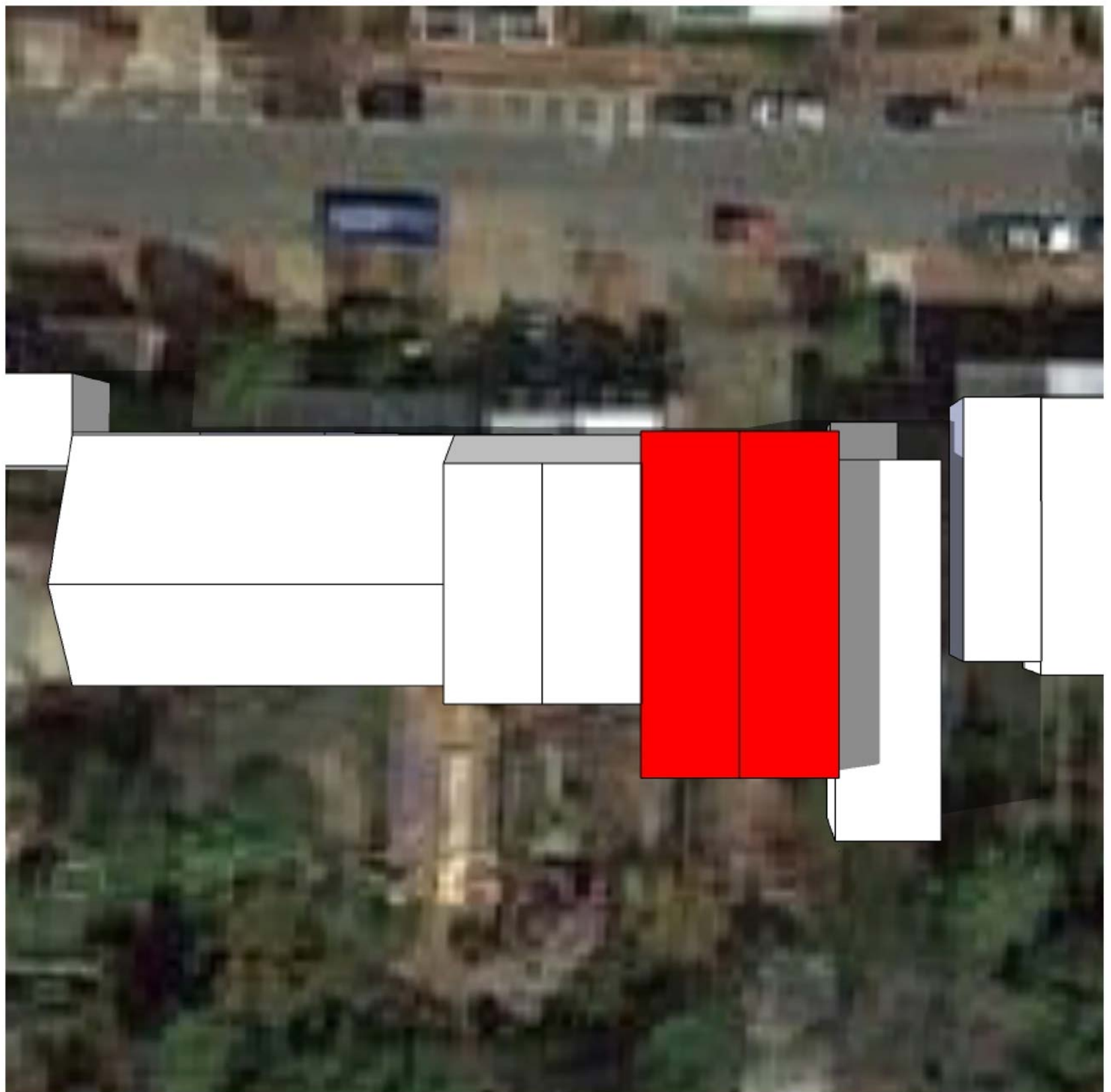


9:00 AM - JUNE 21ST

WINTER SOLSTICE - DECEMBER 21ST 2015



9:00 AM - DECEMBER 21ST



3:00 PM - JUNE 21ST



3:00 PM - DECEMBER 21ST

1 40% LOT OCCUPANCY - SUN STUDY

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SCALE:	AS NOTED
DATE:	08/11/14
PROJECT NUMBER: DENT PLACE	

A501



1 RENDERING - STREET VIEW

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1125 NORTH AVENUE NW WDC 20003

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A502



1 RENDERING - STREET VIEW

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A0503



1 RENDERING - REAR VIEW

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A0504