

PROJECT LIST

OWNER

BILL THOMAS
1831 SWANN STREET NW
WASHINGTON DC 20009

ARCHITECT

GRONNING ARCHITECTS, PLLC
1428 U STREET NW
SUITE B100
WASHINGTON, DC 20009
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PROJECT DATA

BUILDING ADDRESS: 2001 18th STREET NW
WASHINGTON DC 20009

1771 U STREET NW
WASHINGTON DC 20009

PROJECT DESCRIPTION: RENOVATION AND ADDITION

LOT: 10+11
SQUARE: 2257
ZONE: C-2-A
OVERLAYS: N/A
HISTORIC: WASHINGTON HEIGHTS
CURRENT USE GROUP: 2001: M, 1771: A-2
PROPOSED USE GROUP: 2001: A-2, 1771: A-2

ZONING INFORMATION

ZONE: C-2-A

HEIGHT OF BUILDING: EXISITNG: 18'-6" PROPOSED: 18'-6"

GROSS FLOOR AREA:	EXISTING	PROPOSED
CELLAR	1107	2617
FIRST FLOOR	2420	2617
ADDITION	----	320

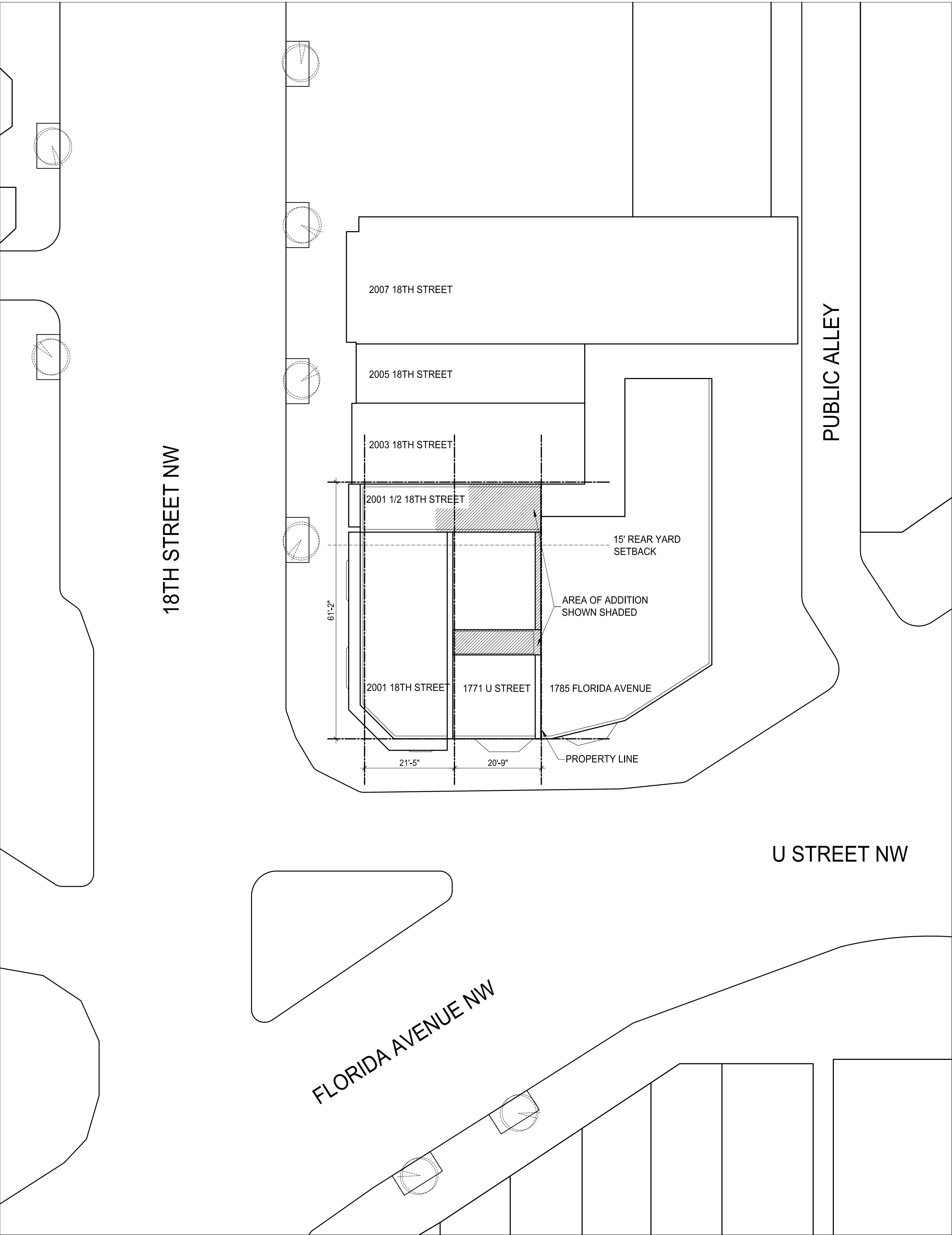
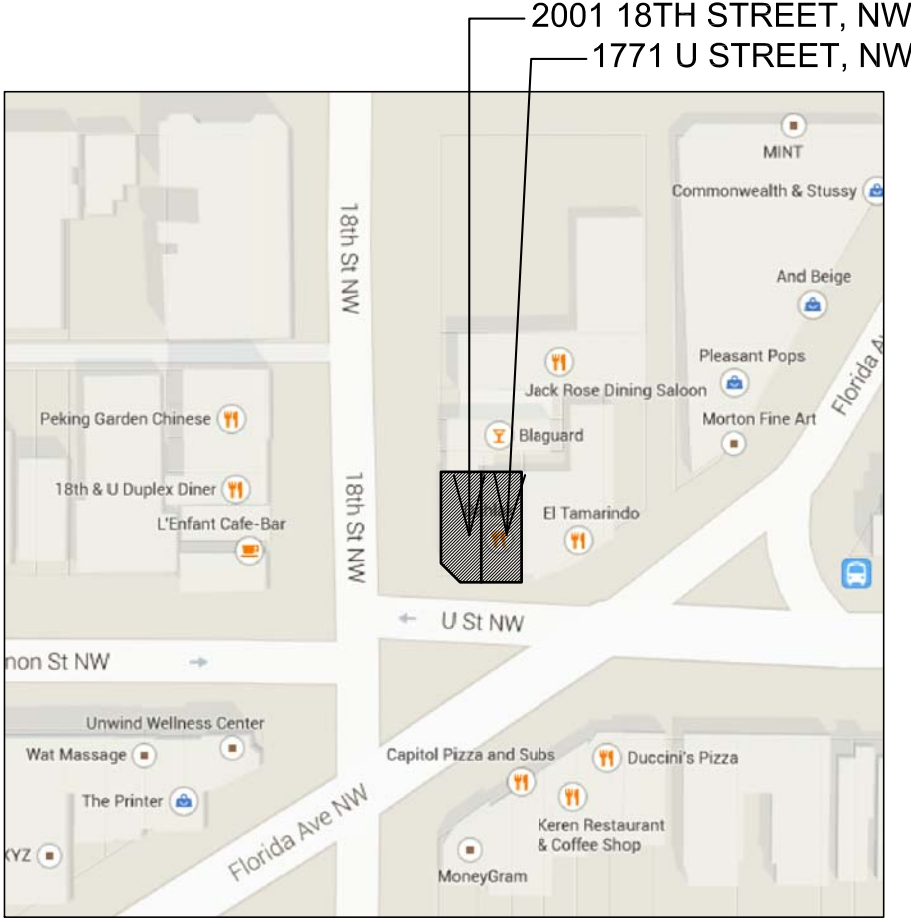
FLOOR AREA RATIO: MAXIMUM: 1.5 PROPOSED: 1.1

LOT OCCUPANCY: ALLOWED: 100% PROPOSED: 100%

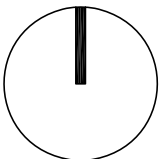
APPLICABLE CODES

2012 INTERNATIONAL CONSTRUCTION CODES
2011 NATIONAL ELECTRIC CODE
DC LAW 8-36 DC ENVIRONMENTAL POLICY ACT
OF 1989
DCMR TITLE 11 - ZONING REGULATIONS
DCMR TITLE 12 - CONSTRUCTION CODE
SUPPLEMENT (2013)
GREEN BUILDING ACT OF 2006

SITE LOCATION MAP



1 PROPOSED SITE PLAN
A001 | SCALE: 1/16"=1'-0"



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architects

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Project:

2001 18th Street

2001 18th Street NW
Washington, DC 20009

Seal:

Revision:

No.	Date	Description
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Issue:

Date	Description
06.26.2015	HPRB REVIEW

Project Number:

14-037

Title:

PROJECT INFORMATION
AND SITE PLAN

Sheet:

A001

Project:

2001 18th Street

**2001 18th Street NW
Washington, DC 20009**

Seal:

Revision:

No.	Date	Description

Issue:

Date	Description
06.26.2015	HPRB REVIEW

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**EXISTING SITE PLAN
AND SITE ELEVATIONS**

Sheet:

A002



Project:

2001 18th Street

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Washington, DC 20009**

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Issue:

Date	Description
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Project Number:

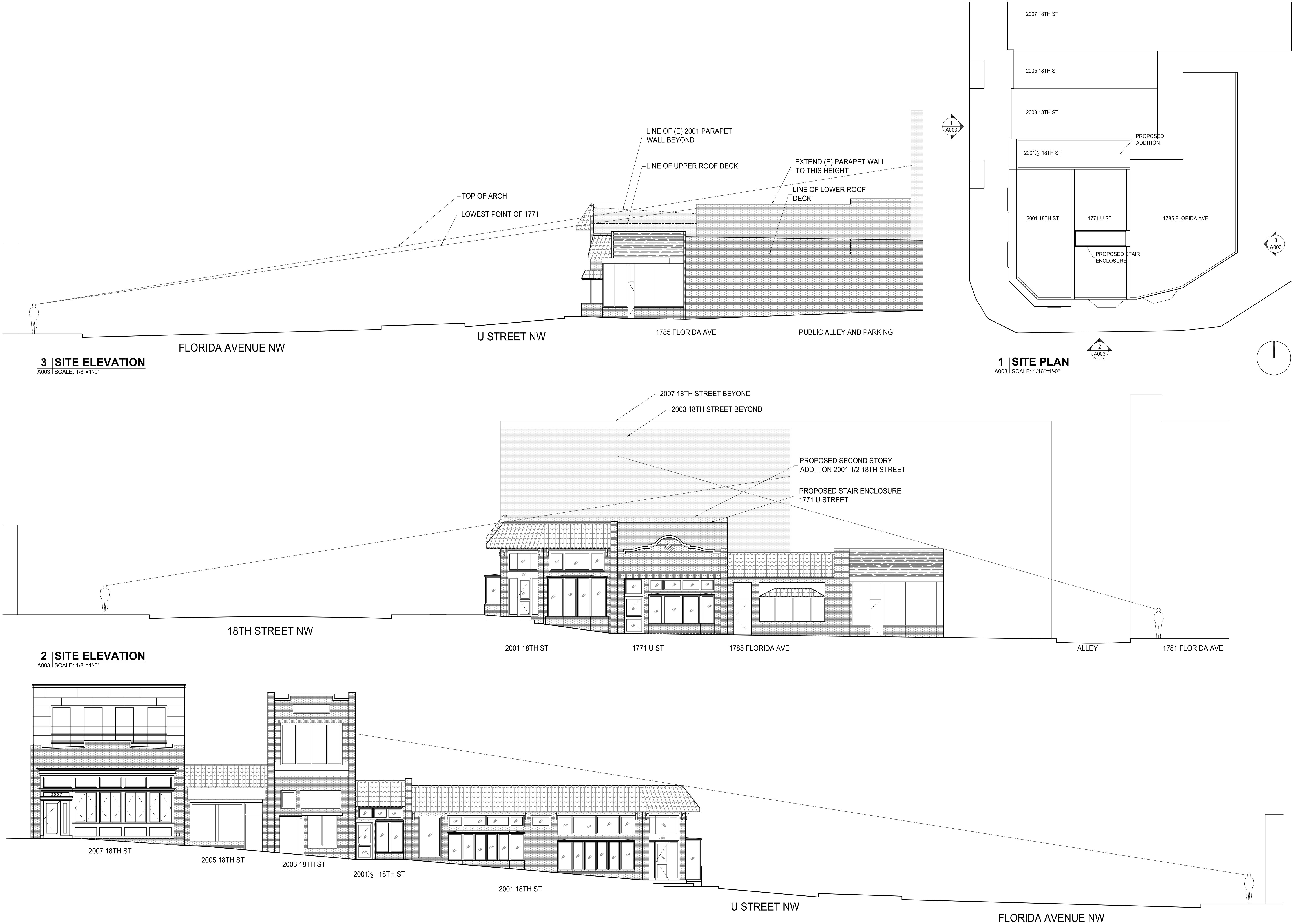
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Title:

**PROPOSED SITE PLAN
AND SITE ELEVATIONS**

Sheet:

A003



1 SITE ELEVATION

A003 | SCALE: 1/8"=1'-0"

Project:

2001 18th Street

2001 18th Street NW
Washington, DC 20009

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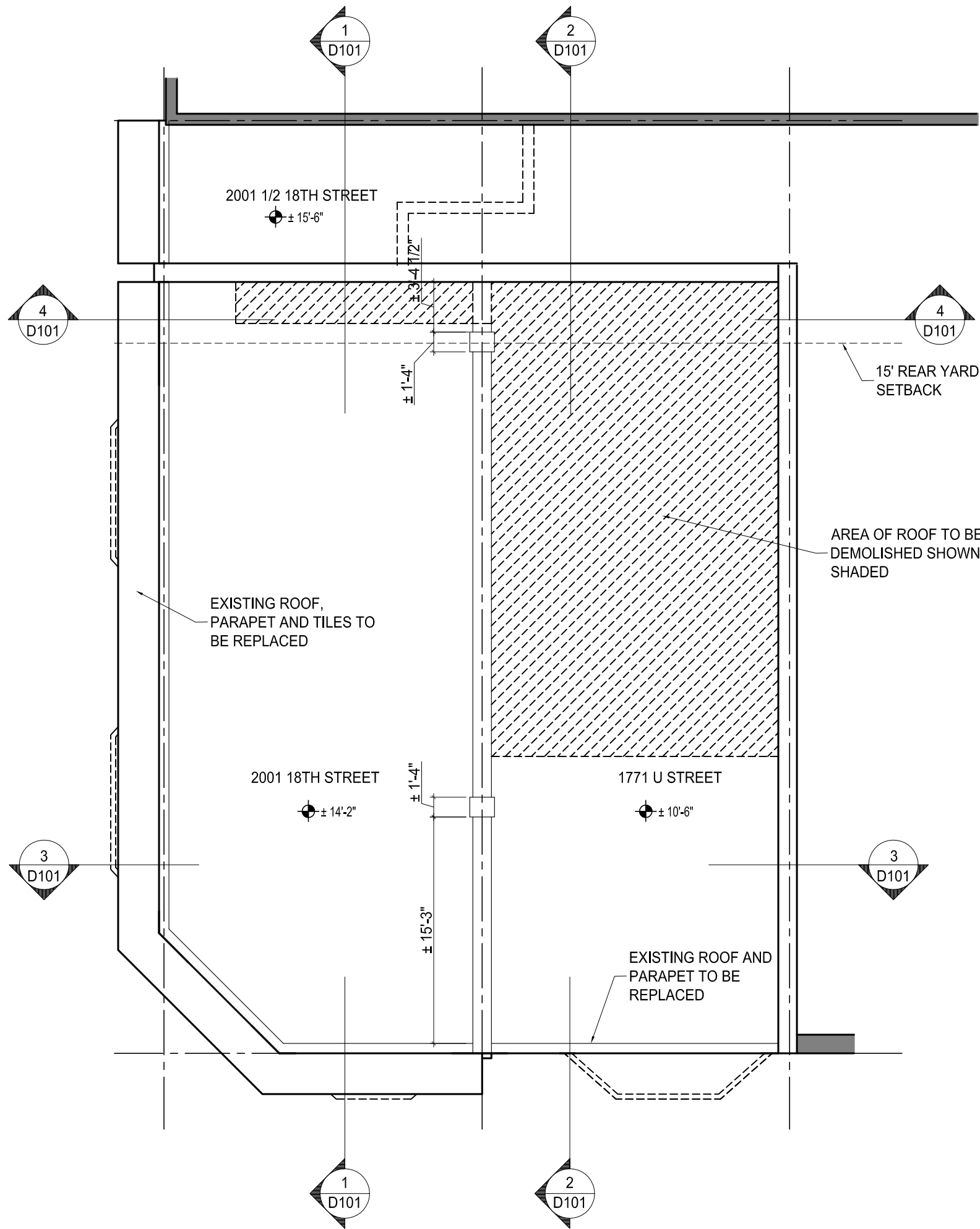
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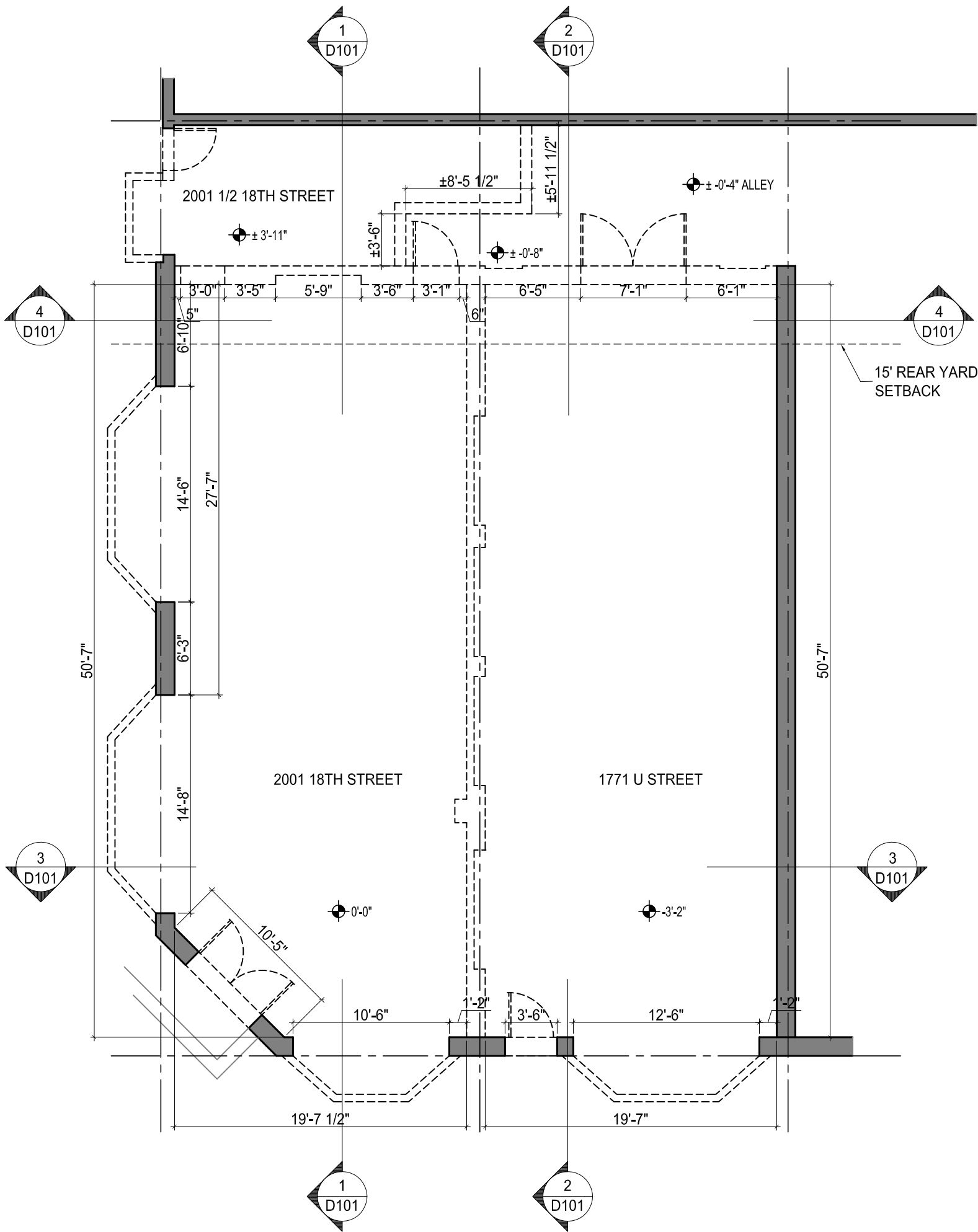
DEMOLITON PLANS

Sheet:

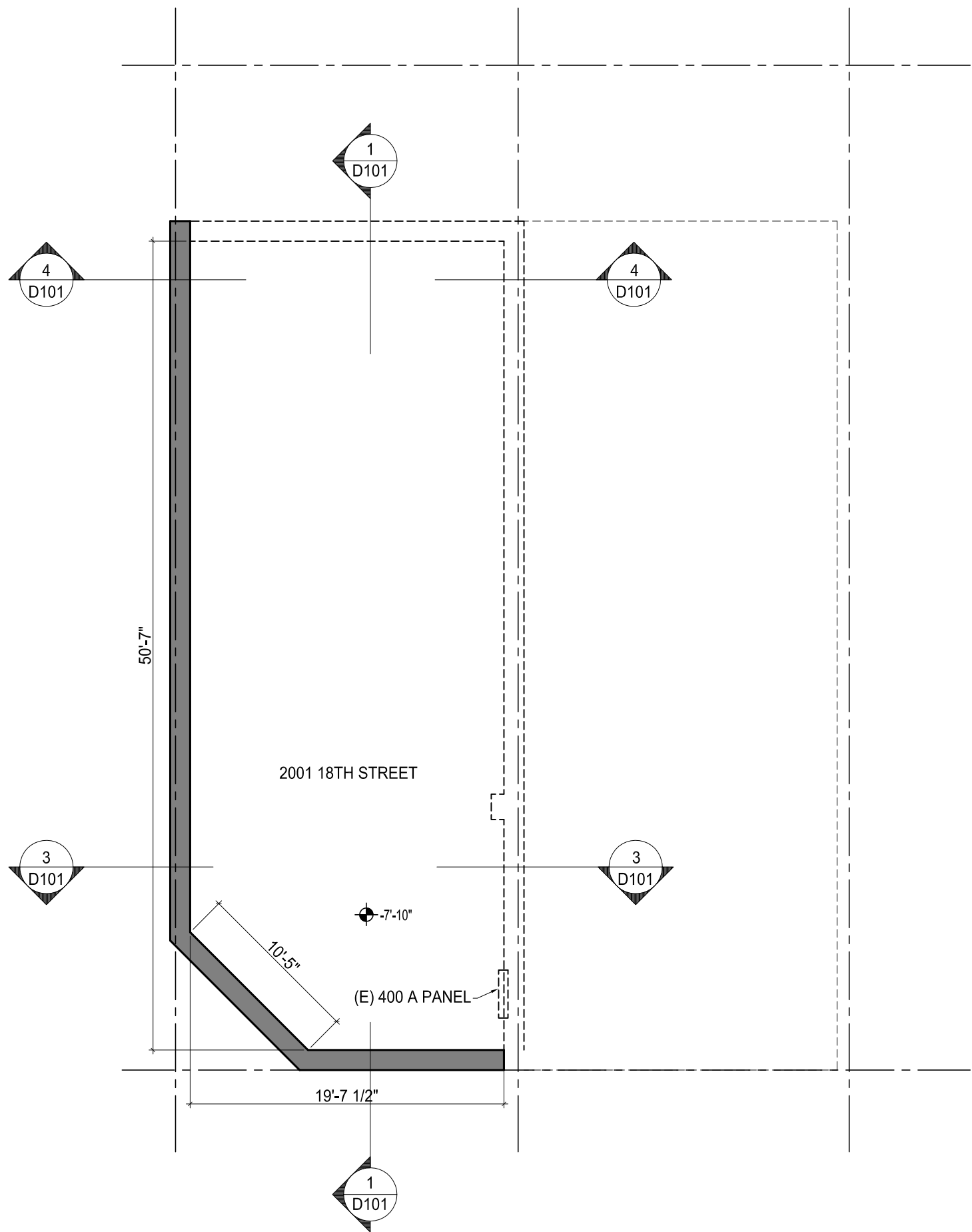
D100



3 | ROOF PLAN
A100 | SCALE: 1/8"=1'-0"



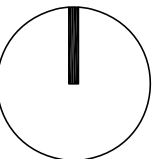
2 | FIRST FLOOR PLAN
A100 | SCALE: 1/8"=1'-0"



1 | CELLAR PLAN
A100 | SCALE: 1/8"=1'-0"

EXISTING ZONING

LOT	LOT AREA	GFA	LOT COVERAGE	FAR
LOT 11	1346.66 SF	1346.66 SF	100%	1
LOT 10	1301.42 SF	1099.26 SF	85%	.85
LOT 11 + 10	2648.08 SF	2445.92 SF	92%	.92



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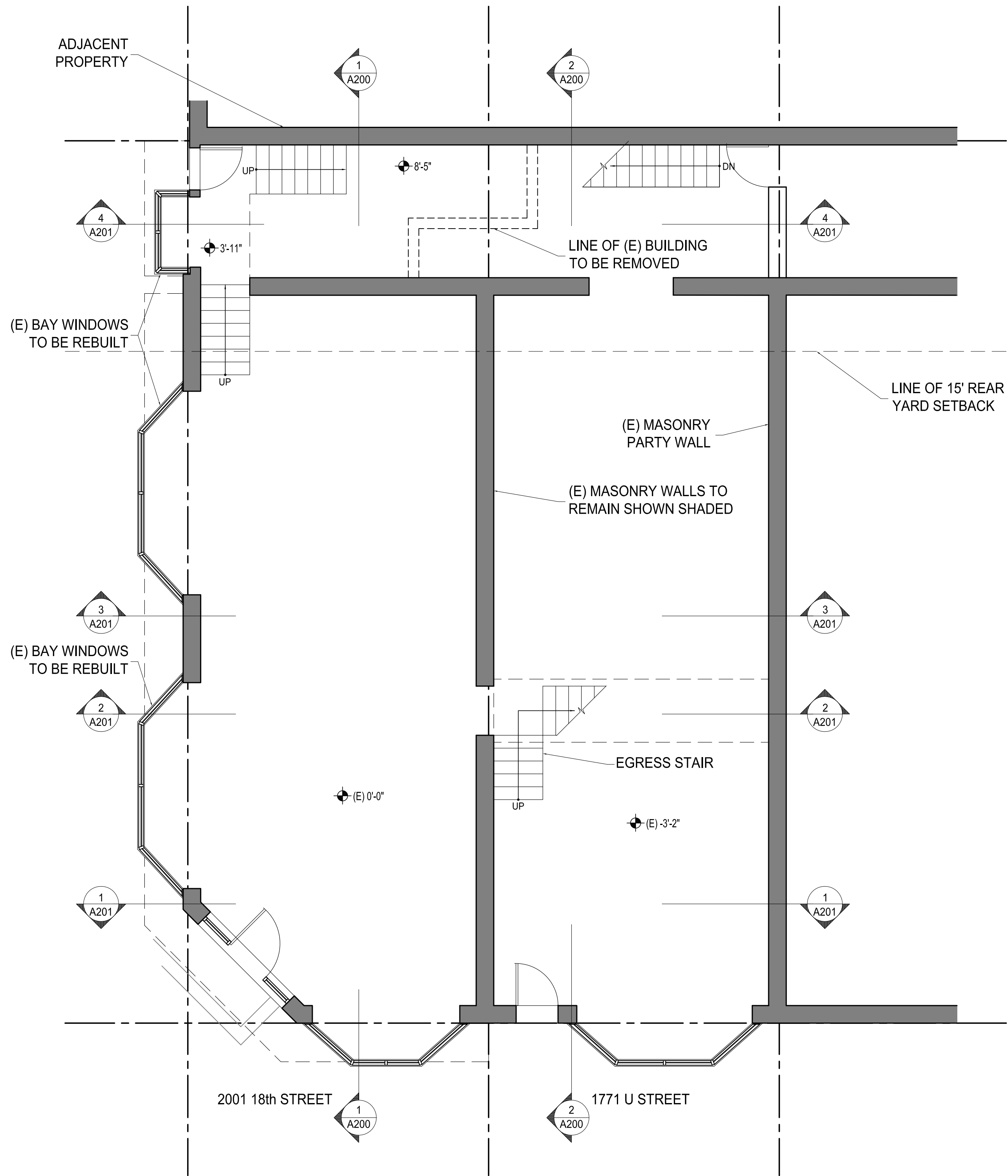
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PROPOSED
FLOOR PLANS

Sheet:

A100

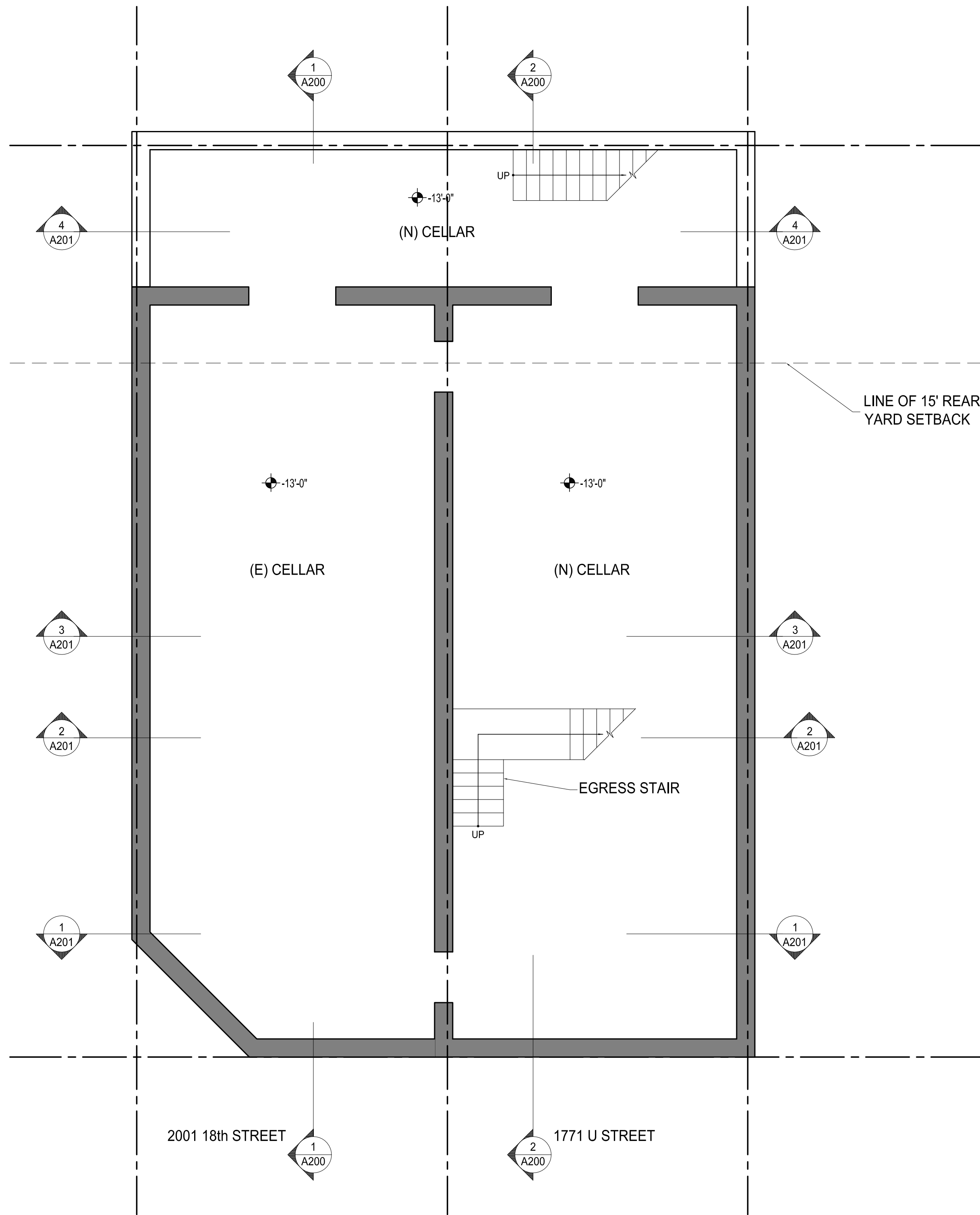
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2 FIRST FLOOR PLAN
A100 | SCALE: 3/16"=1'-0"

AREA LOT 11 - 2001 18TH STREET

FLOOR LEVEL	EXISTING	PROPOSED
CELLAR:	1109 GSF	1109 GSF
FIRST FLOOR:	1320 GSF	1315 GSF
ENCLOSED SECOND FLOOR:		232 GSF
UNENCLOSED ROOF DECK:		(920 GSF)
TOTAL:	2429 GSF	2656 GSF



1 CELLAR PLAN
A100 | SCALE: 3/16"=1'-0"

AREA LOT 10 - 1771 U STREET

FLOOR LEVEL	EXISTING	PROPOSED
CELLAR:		1301 GSF
FIRST FLOOR:	1107 GSF	1301 GSF
ENCLOSED SECOND FLOOR:		325 GSF
UNENCLOSED ROOF DECK:		(544 GSF)
TOTAL:	1107 GSF	2927 GSF

ZONING

LOT	LOT AREA	GFA	LOT COVERAGE	FAR
LOT 11	1347 GSF	1542 GSF	100%	1.1
LOT 10	1301 GSF	1520 GSF	100%	1.2
LOT 11 + 10	2648 GSF	3062 GSF	100%	1.2

DRAWING LEGEND

- EXISTING CONSTRUCTION TO REMAIN
- NEW CONSTRUCTION

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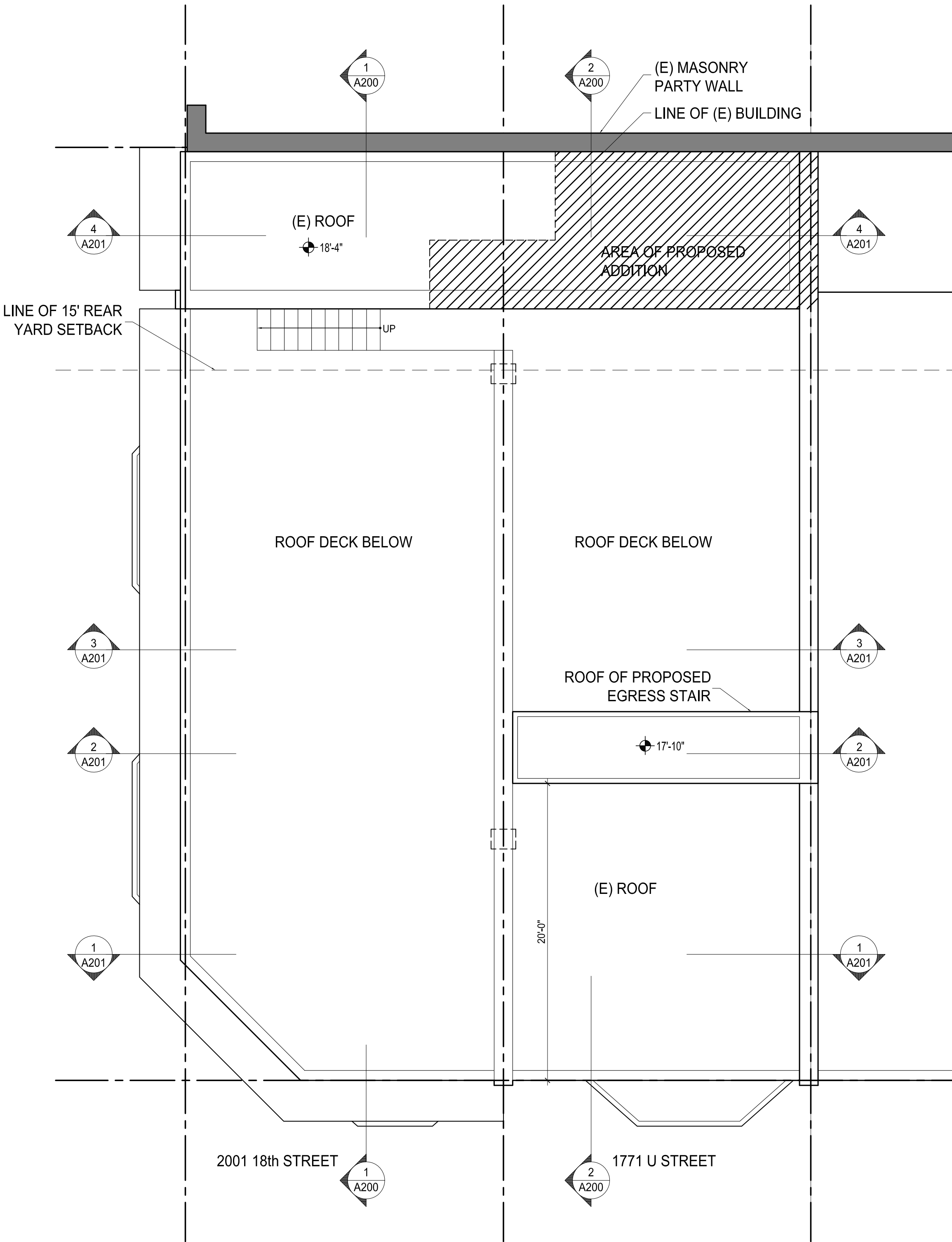
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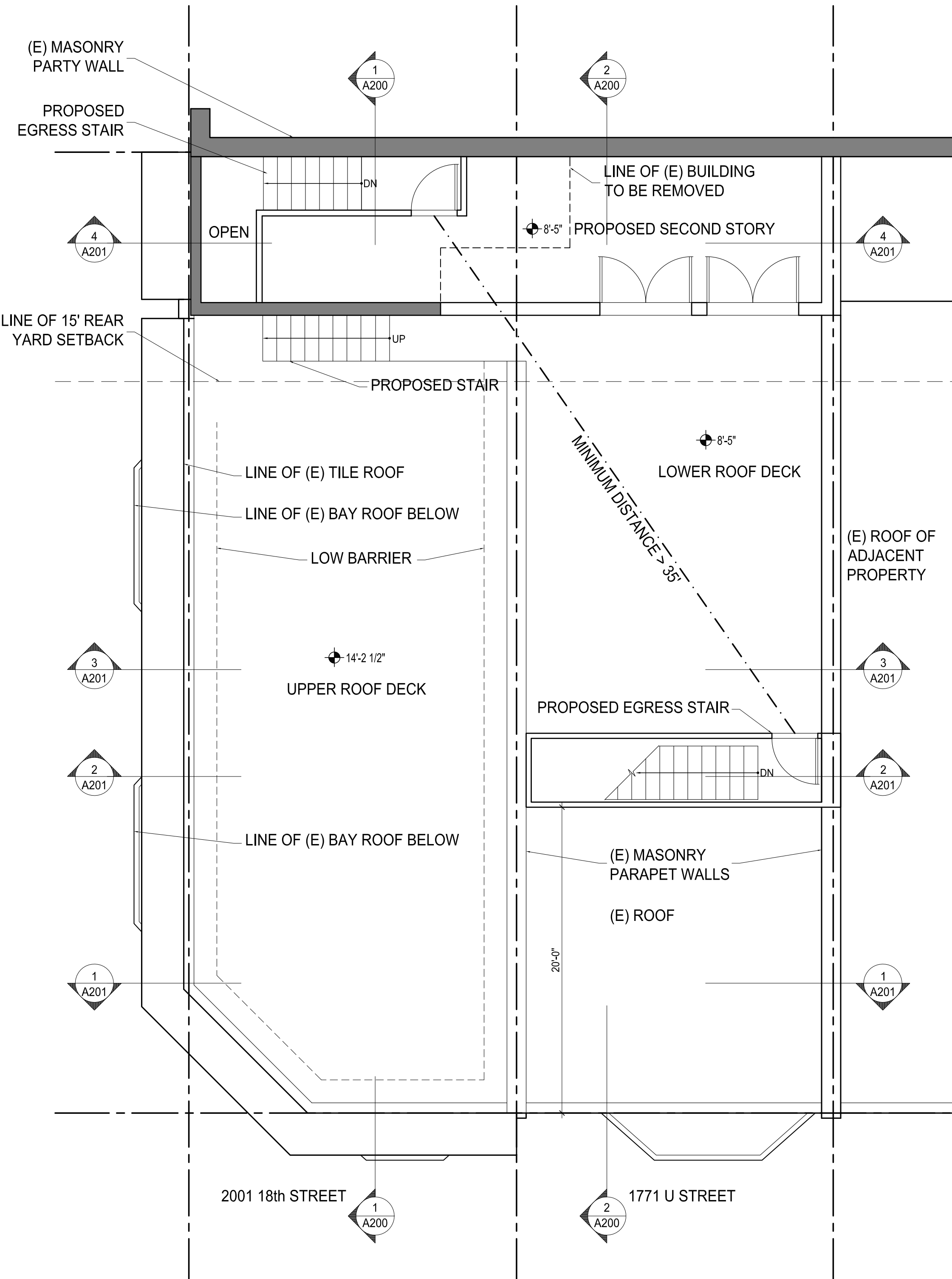
PROPOSED
FLOOR PLANS

Sheet:

A101



4 | ROOF PLAN
A101 | SCALE: 3/16"=1'-0"



3 | SECOND FLOOR PLAN
A101 | SCALE: 3/16"=1'-0"

DRAWING LEGEND

- EXISTING CONSTRUCTION TO REMAIN
- NEW CONSTRUCTION

AREA LOT 11 - 2001 18TH STREET

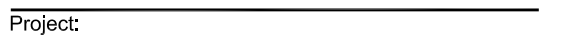
FLOOR LEVEL	EXISTING	PROPOSED
CELLAR:	1109 GSF	1109 GSF
FIRST FLOOR:	1320 GSF	1315 GSF
ENCLOSED SECOND FLOOR:		226 GSF
UNENCLOSED ROOF DECK:		(850 GSF)
TOTAL:	2429 GSF	2651 GSF

AREA LOT 10 - 1771 U STREET

FLOOR LEVEL	EXISTING	PROPOSED
CELLAR:		1301 GSF
FIRST FLOOR:	1107 GSF	1301 GSF
ENCLOSED SECOND FLOOR:		219 GSF
UNENCLOSED ROOF DECK:		(423 GSF)
TOTAL:	1107 GSF	2821 GSF

ZONING

LOT	LOT AREA	GFA	LOT COVERAGE	FAR
LOT 11	1347 GSF	1542 GSF	100%	1.1
LOT 10	1301 GSF	1520 GSF	100%	1.2
LOT 11 + 10	2648 GSF	3062 GSF	100%	1.2



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