

PROJECT DESCRIPTION

THE SCOPE OF WORK IS THE CONVERSION OF AN EXISTING DETACHED 1 STORY, SINGLE FAMILY DWELLING TO A 3 UNIT CONDO TO INCLUDE A 2ND AND 3RD FLOOR ADDITION

OWNER

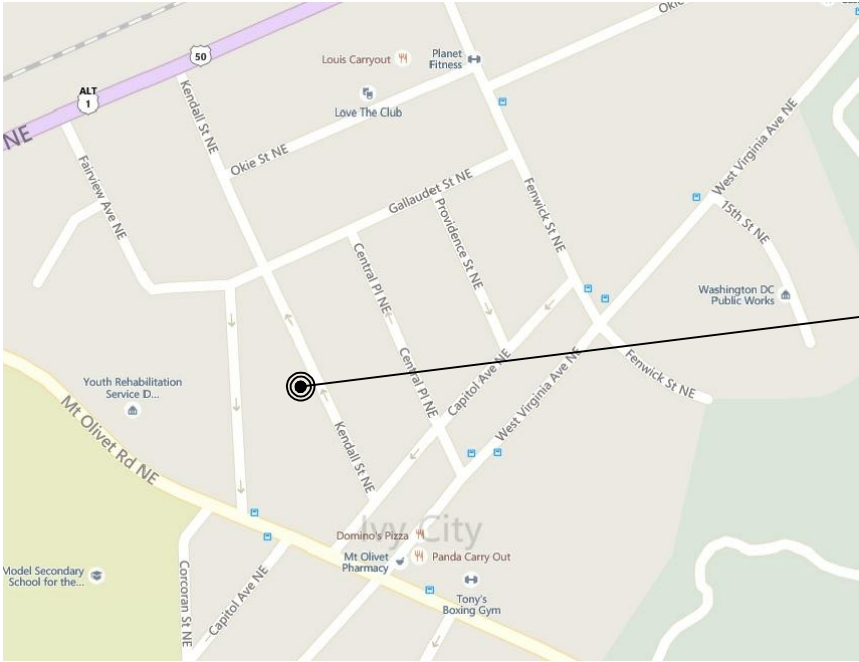
SHEELA TSCHAND
Contact: IKE AGBIM RA (202) 276-7796

BUILDING DATA

	EXISTING	PROPOSED	TOTAL
IBC Use Group	R-3	R-2	-
IBC Const Type	2-B	2-B	-
No. of Stories	1	2	3
Floor area	1,680 sf	3,018 sf	4,698 sf
Building height	12'-8" (ABOVE GRADE)	20'-1"	32'-9"

VICINITY MAP

DRAWING INDEX



PROJECT SITE

- A-100

A-101

A-102

A-103

A-104

A-105

A-106

A-107

A-108

A-109

A-110

SR-14
- COVER SHEET

PROPOSED APARTMENT TYPES

SITE PLAN

PROPOSED BASEMENT FLOOR PLAN & PROPOSED FIRST FLOOR PLAN

PROPOSED SECOND FLOOR PLAN, PROPOSED THIRD FLOOR PLAN & PROPOSED ROOF PLAN

PROPOSED NORTH ELEVATION & PROPOSED SOUTH ELEVATION

PROPOSED WEST ELEVATION

BUILDING SECTION

EXISTING NORTH ELEVATION & EXISTING SOUTH ELEVATION

EXISTING EAST ELEVATION

EXISTING WEST ELEVATION

PLAT PLAN

PROPERTY ADDRESS:

1844 KENDALL STREET NE
WASHINGTON DC 20002

SHEET TITLE:

COVER SHEET

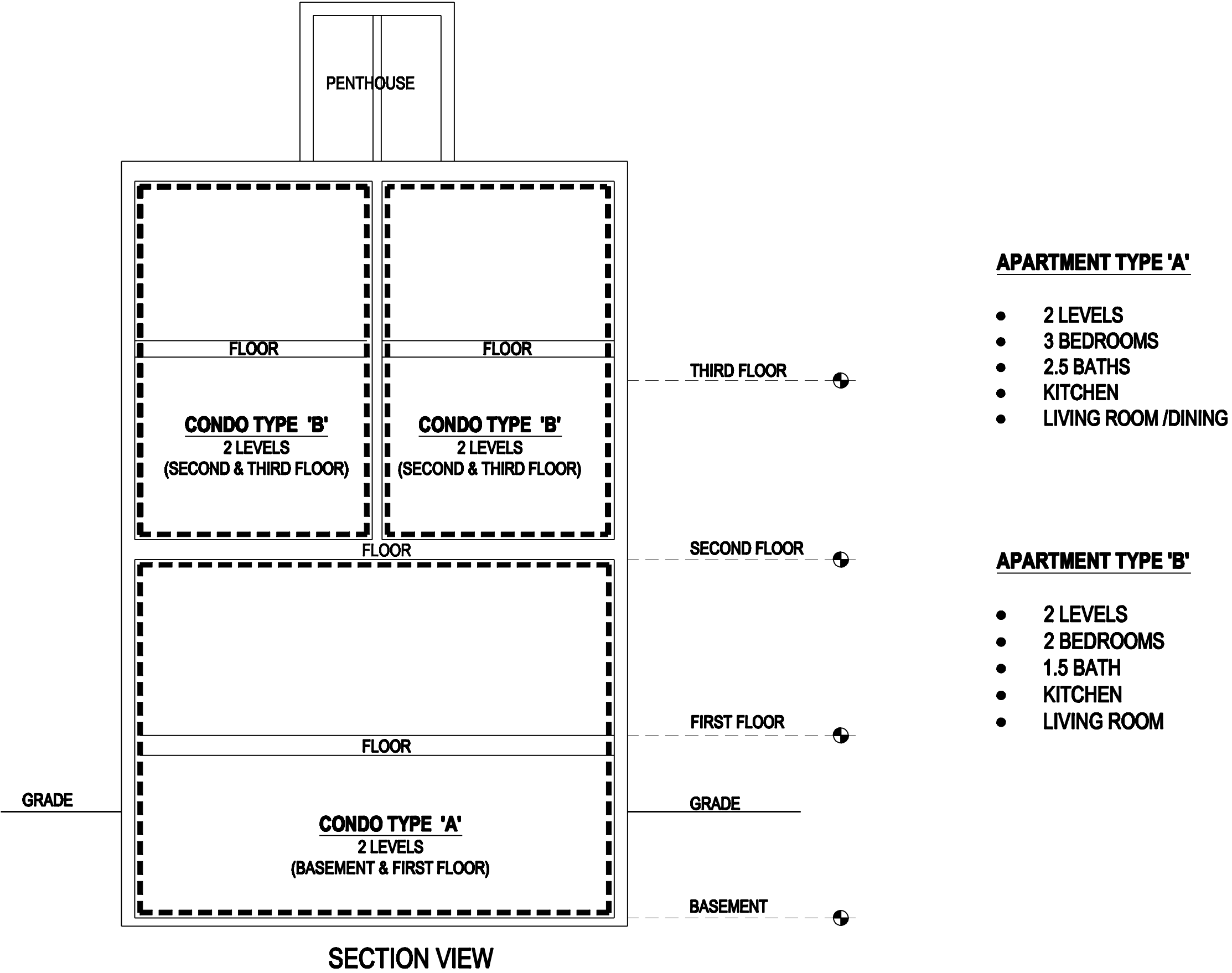
SCALE:

DATE:
MARCH 4, 2016

SHEET #:

Board of Zoning Adjustment
District of Columbia
CASE NO. 39203
EXHIBIT NO. 35

A-100



PROPERTY ADDRESS:
**1844 KENDALL STREET NE
WASHINGTON DC 20002**

SHEET TITLE:
PROPOSED APARTMENT TYPES

SCALE:
3/16" = 1'-0"
DATE:
MARCH 4, 2016

SHEET #:
A-101

1854 KENDALL STREET
(EXISTING
APARTMENT BUILDING)

15 FEET WIDE
PUBLIC ALLEY
(EXISTING ASPHALT PAVING)

KENDALL STREET
30 FEET WIDE
ROW = 40'

EXISTING SIDEWALK

EXISTING SIDEWALK

1842 KENDALL STREET
(EXISTING CONDOMINIUM)

**1844 KENDALL STREET
PROPOSED 3 UNIT CONDO**
1 STOREY (EXISTING) +
2 STOREY (ADDITION)
BASEMENT LEVEL: 1,187 SF
FIRST FLOOR: 1,187 SF
SECOND FLOOR: 1,187 SF
THIRD FLOOR: 1,137 SF
TOTAL = 4,698 GSF

PROPERTY ADDRESS:
**1844 KENDALL STREET NE
WASHINGTON DC 20002**

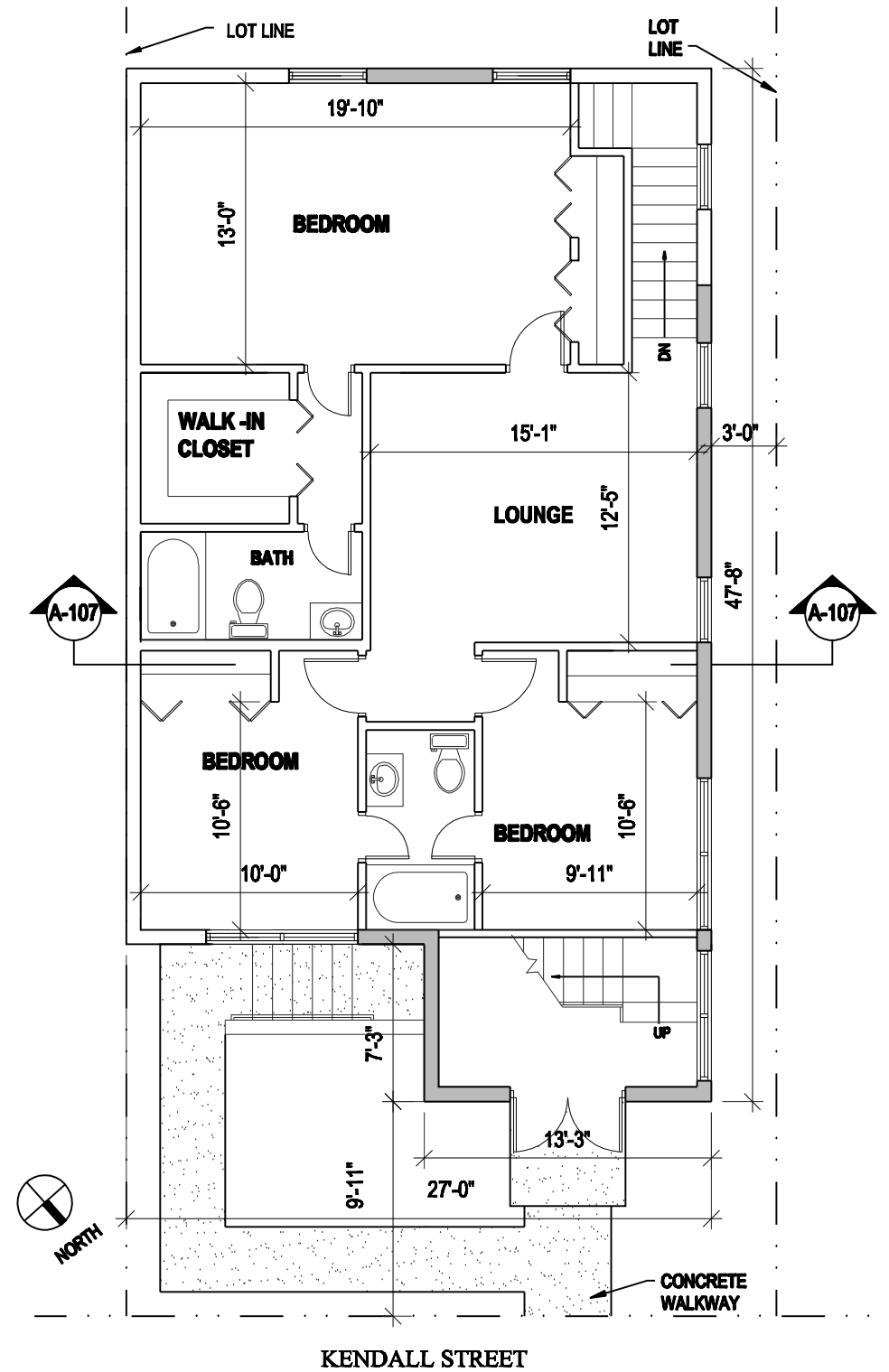
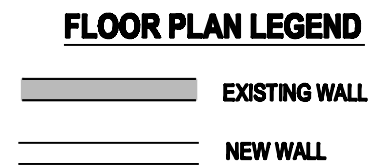
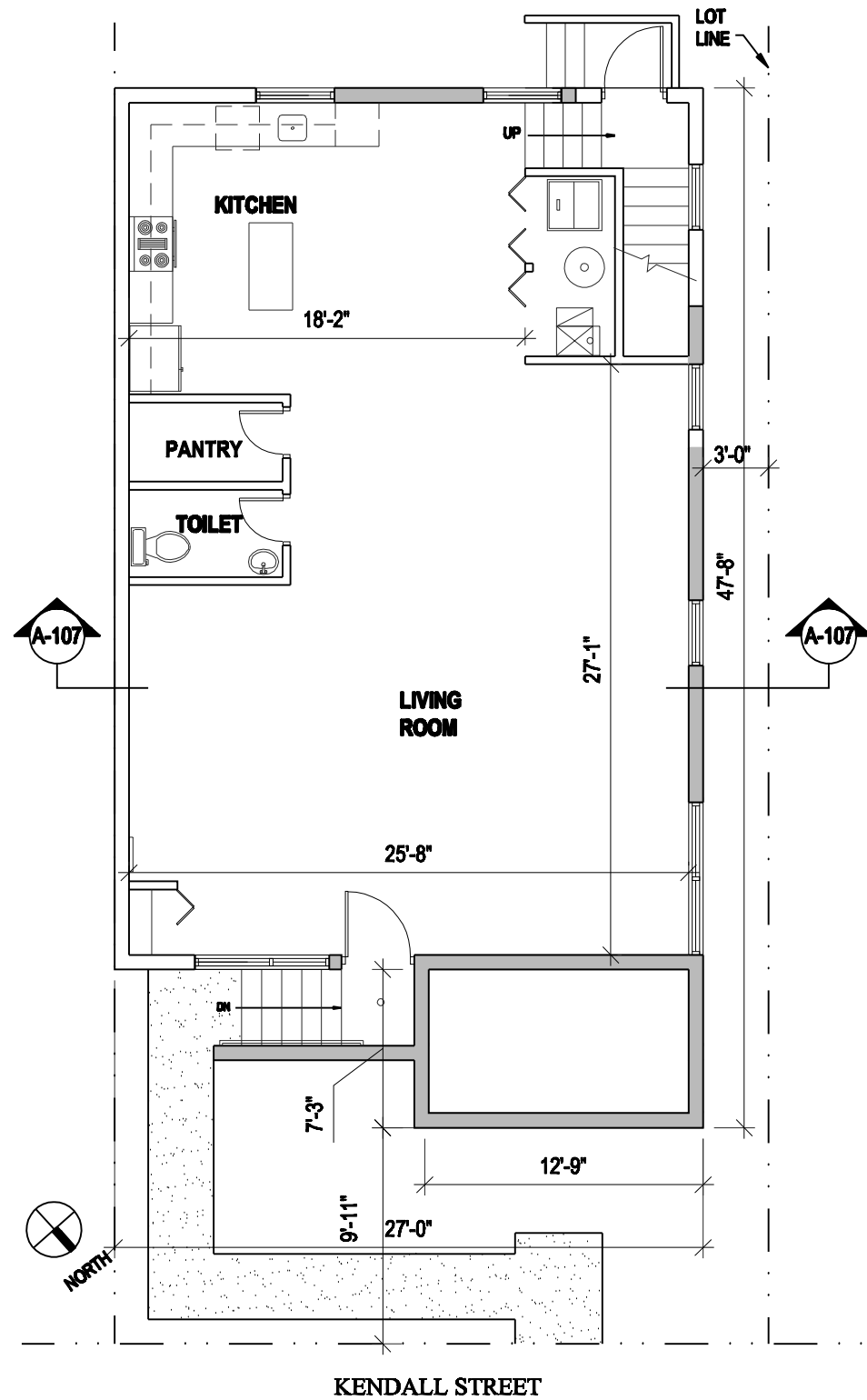
SHEET TITLE:

SITE PLAN

SCALE:
1" = 10'

DATE:
MARCH 4, 2016

SHEET #:
A-102



PROPERTY ADDRESS:
1844 KENDALL STREET NE
WASHINGTON DC 20002

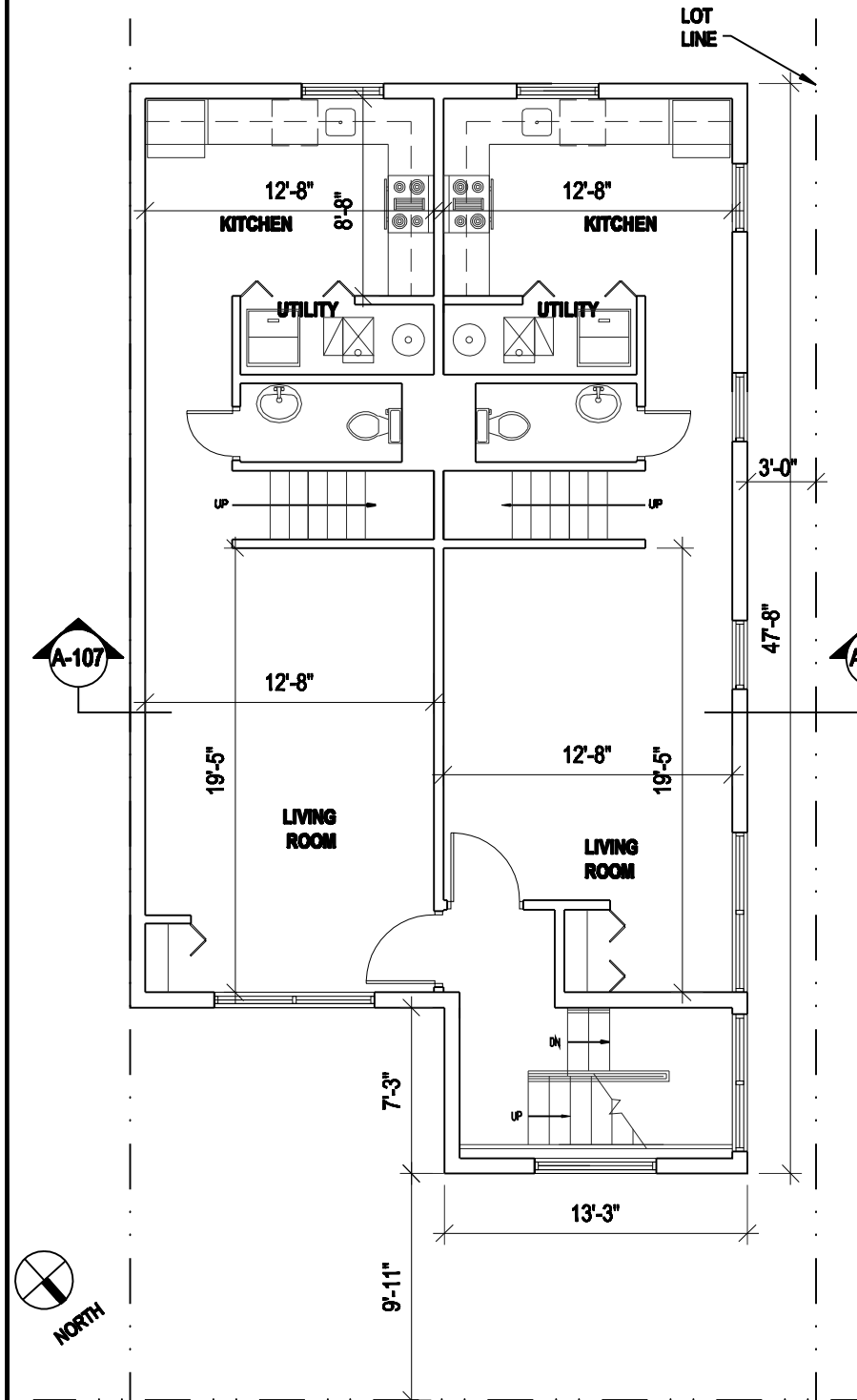
SHEET TITLE:

**PROPOSED BASEMENT FLOOR PLAN
&
PROPOSED FIRST FLOOR PLAN**

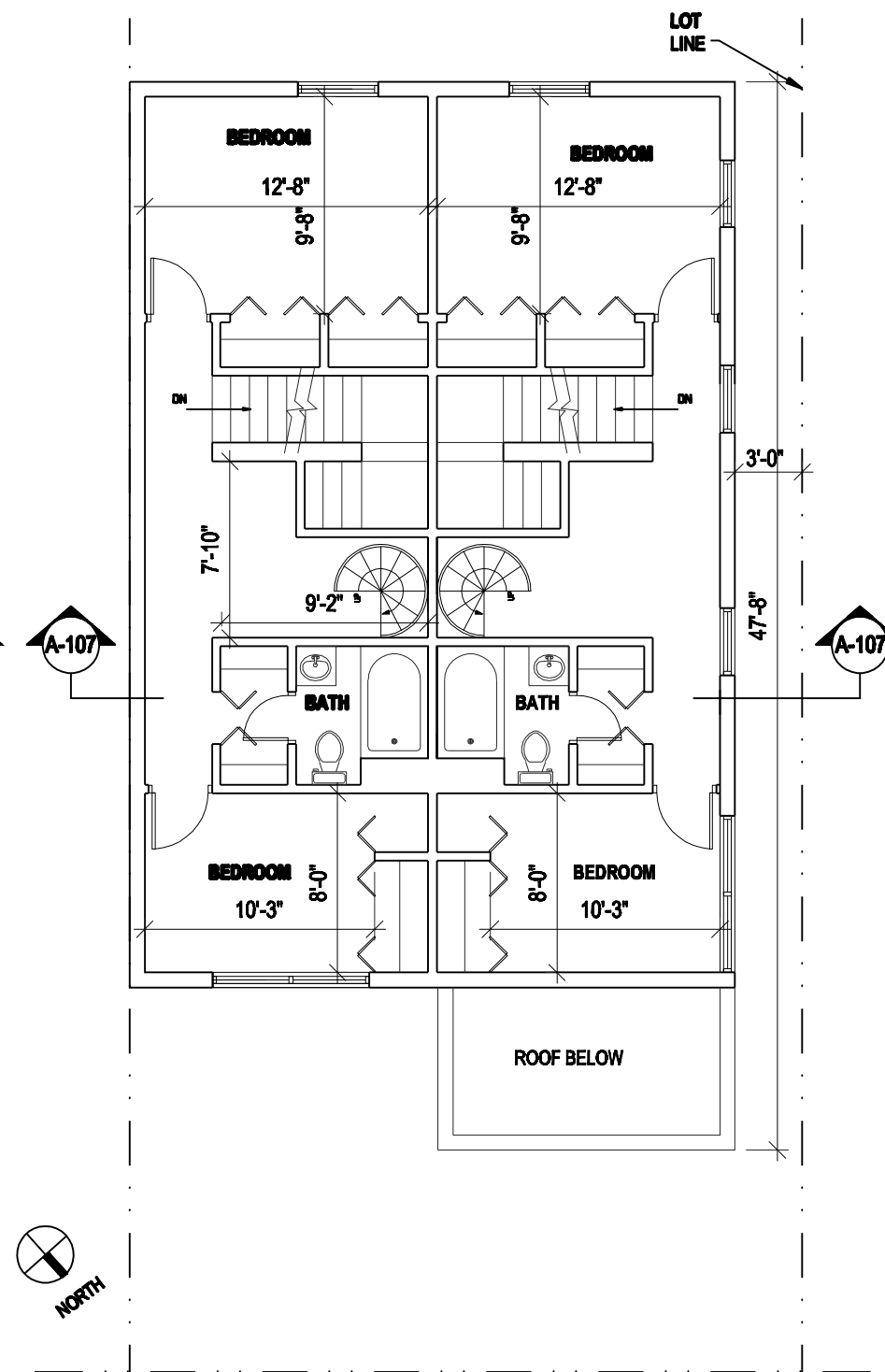
SCALE:
1/8" = 1'-0"

DATE:
MARCH 4, 2016

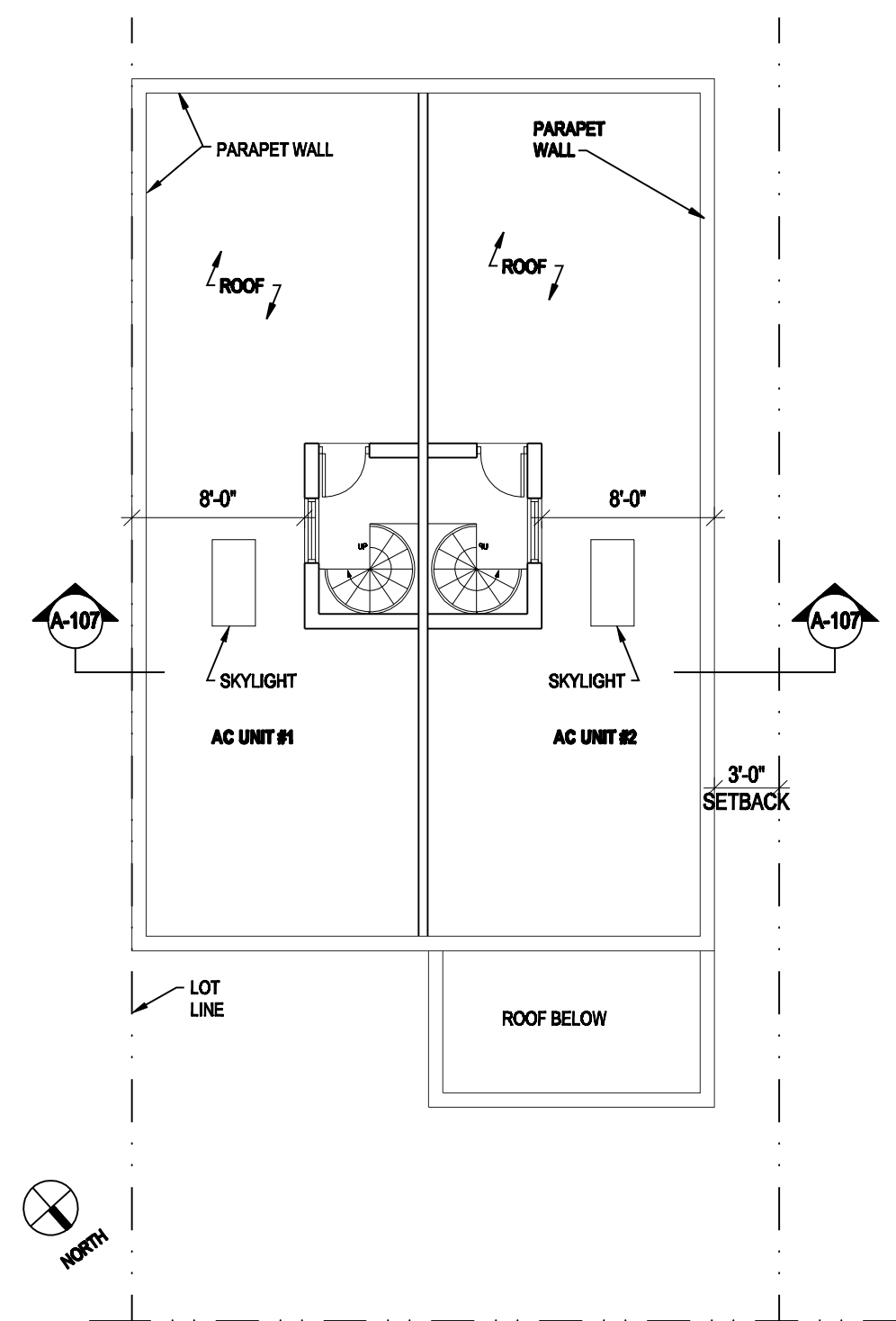
SHEET #:
A-103



PROPOSED SECOND FLOOR PLAN



PROPOSED THIRD FLOOR PLAN



PROPOSED ROOF PLAN

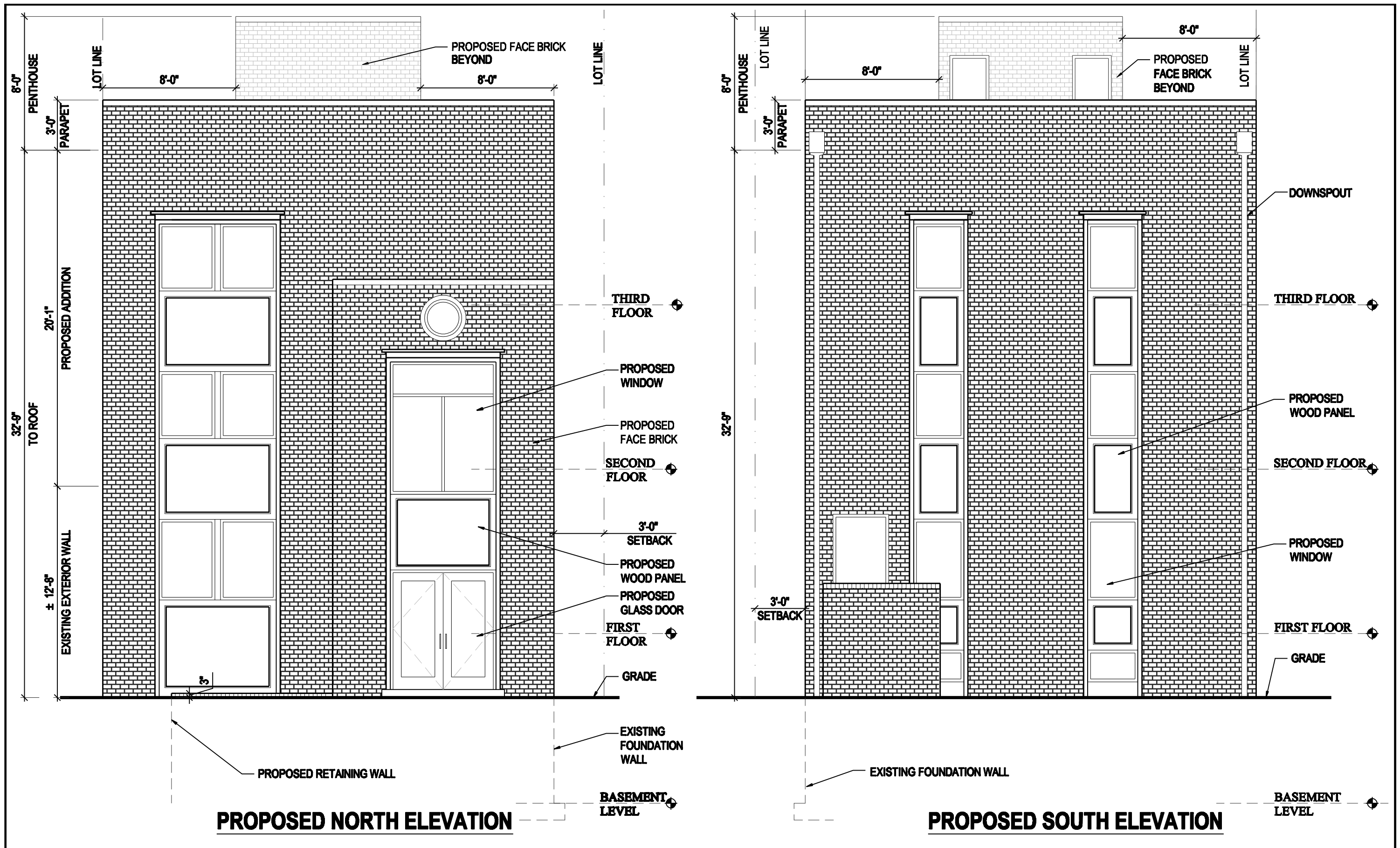
PROPERTY ADDRESS:
**1844 KENDALL STREET NE
 WASHINGTON DC 20002**

SHEET TITLE:

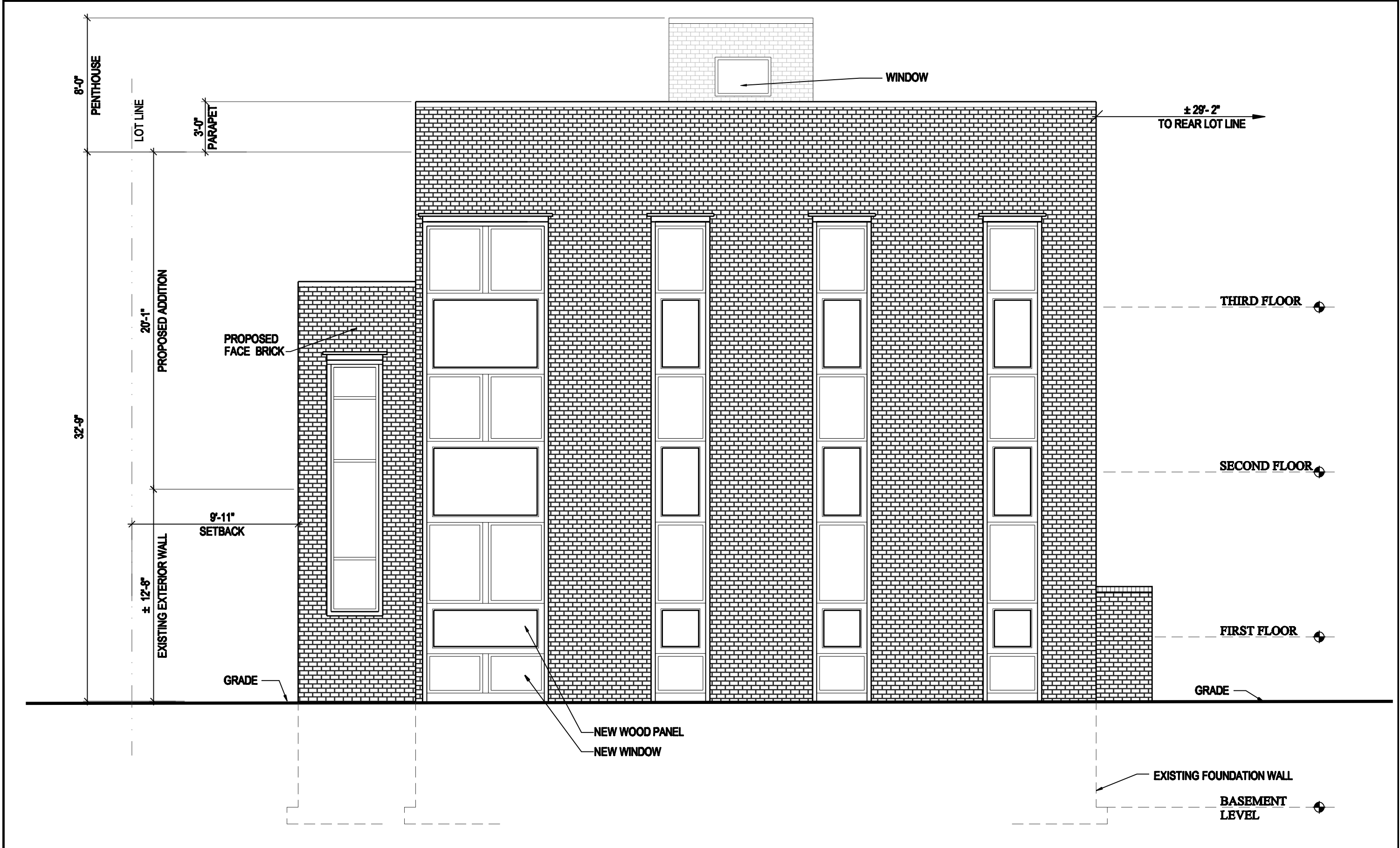
**PROPOSED SECOND FLOOR PLAN
 PROPOSED THIRD FLOOR PLAN &
 PROPOSED ROOF PLAN**

SCALE:
1/8" = 1'-0"
 DATE:
MARCH 4, 2016

SHEET #:
A-104



PROPERTY ADDRESS: 1844 KENDALL STREET NE WASHINGTON DC 20002	SHEET TITLE: PROPOSED NORTH ELEVATION & PROPOSED SOUTH ELEVATION	SCALE: 1/8" = 1'-0" DATE: MARCH 4, 2016	SHEET #: A-105
--	--	--	--------------------------



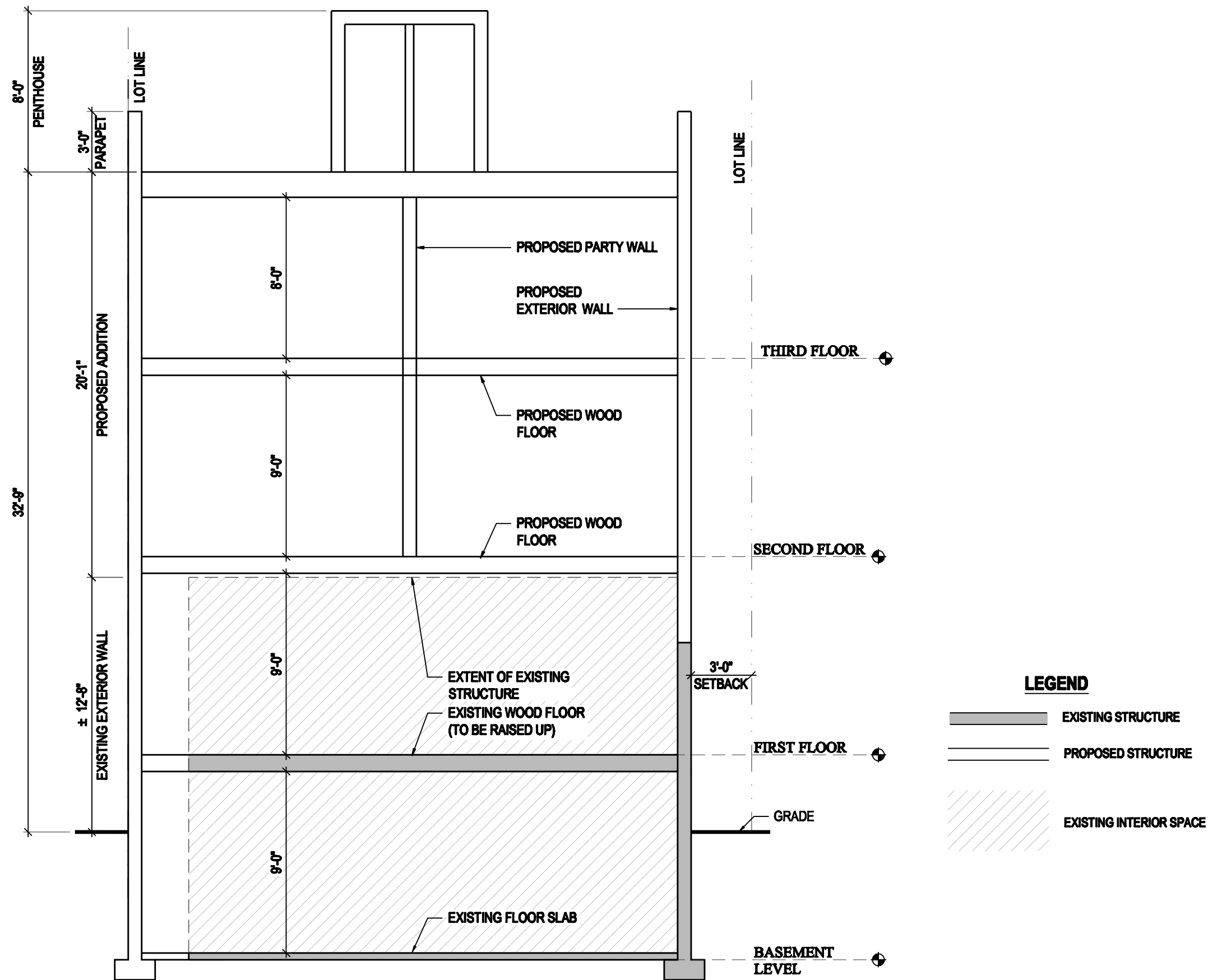
PROPERTY ADDRESS:
**1844 KENDALL STREET NE
WASHINGTON DC 20002**

SHEET TITLE:

PROPOSED WEST ELEVATION

SCALE:
3/16" = 1'-0"
DATE:
MARCH 4, 2016

SHEET #:
A-106



PROPERTY ADDRESS:
**1844 KENDALL STREET NE
WASHINGTON DC 20002**

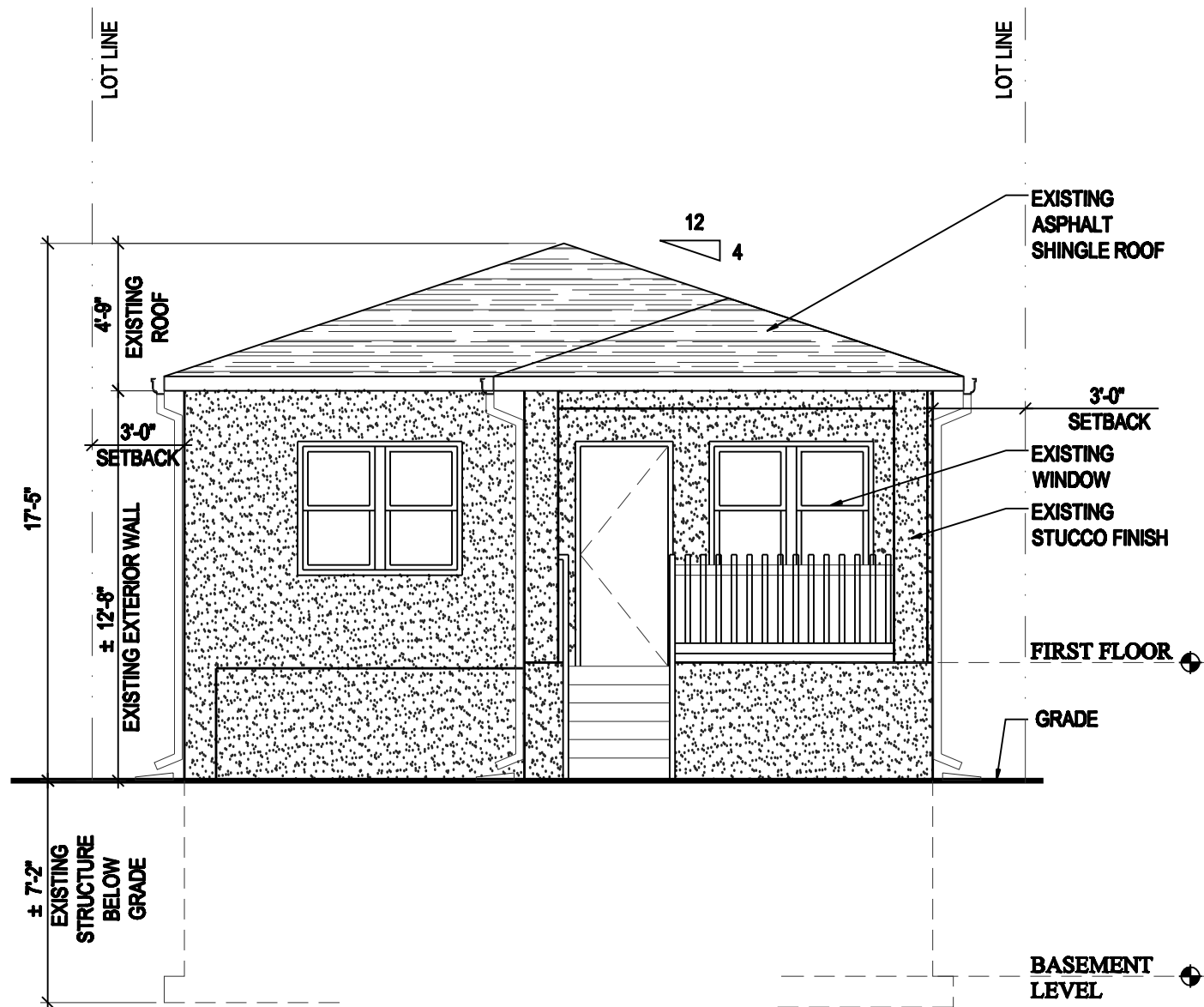
SHEET TITLE:

BUILDING SECTION

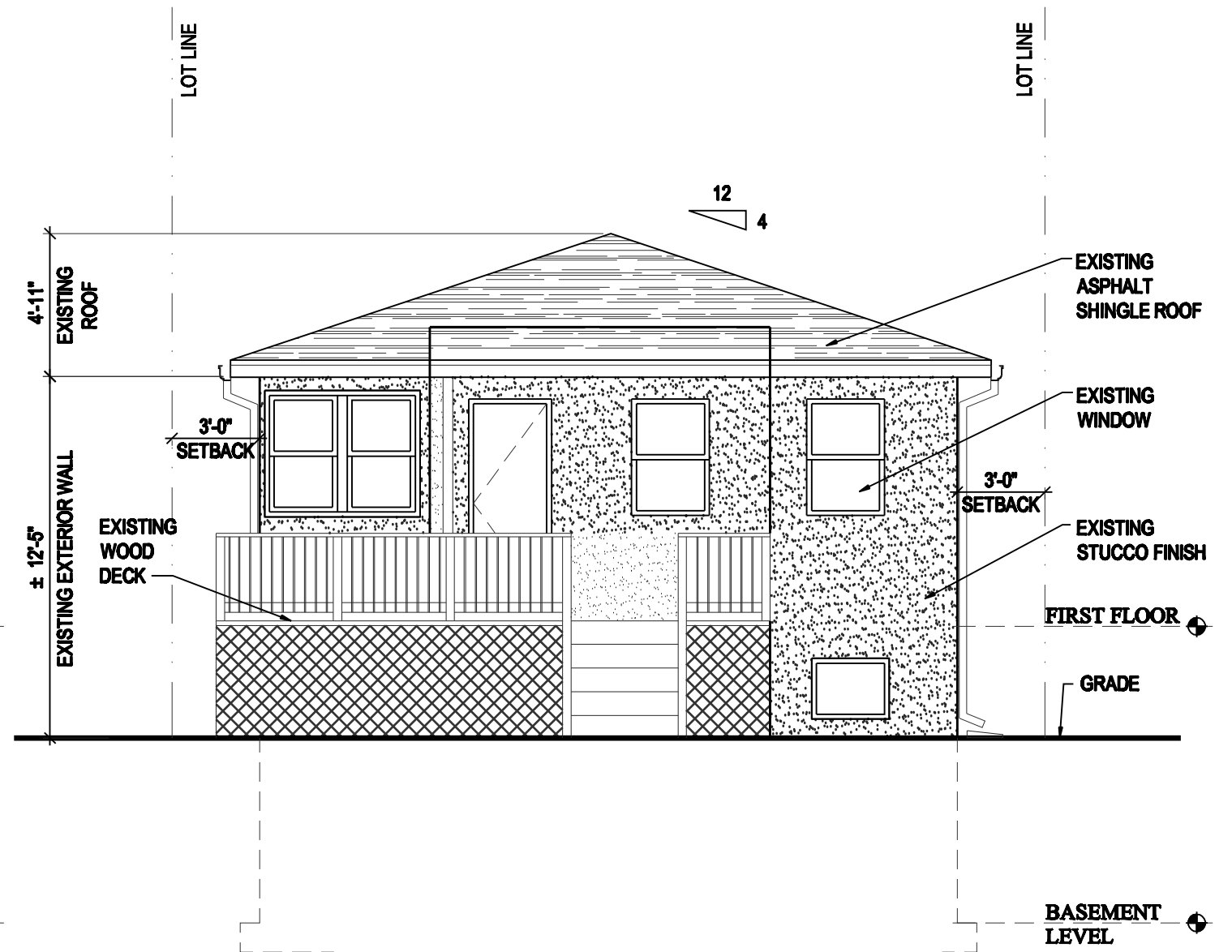
SCALE:
3/16" = 1'-0"

DATE:
MARCH 4, 2016

SHEET #:
A-107



EXISTING NORTH ELEVATION



EXISTING SOUTH ELEVATION

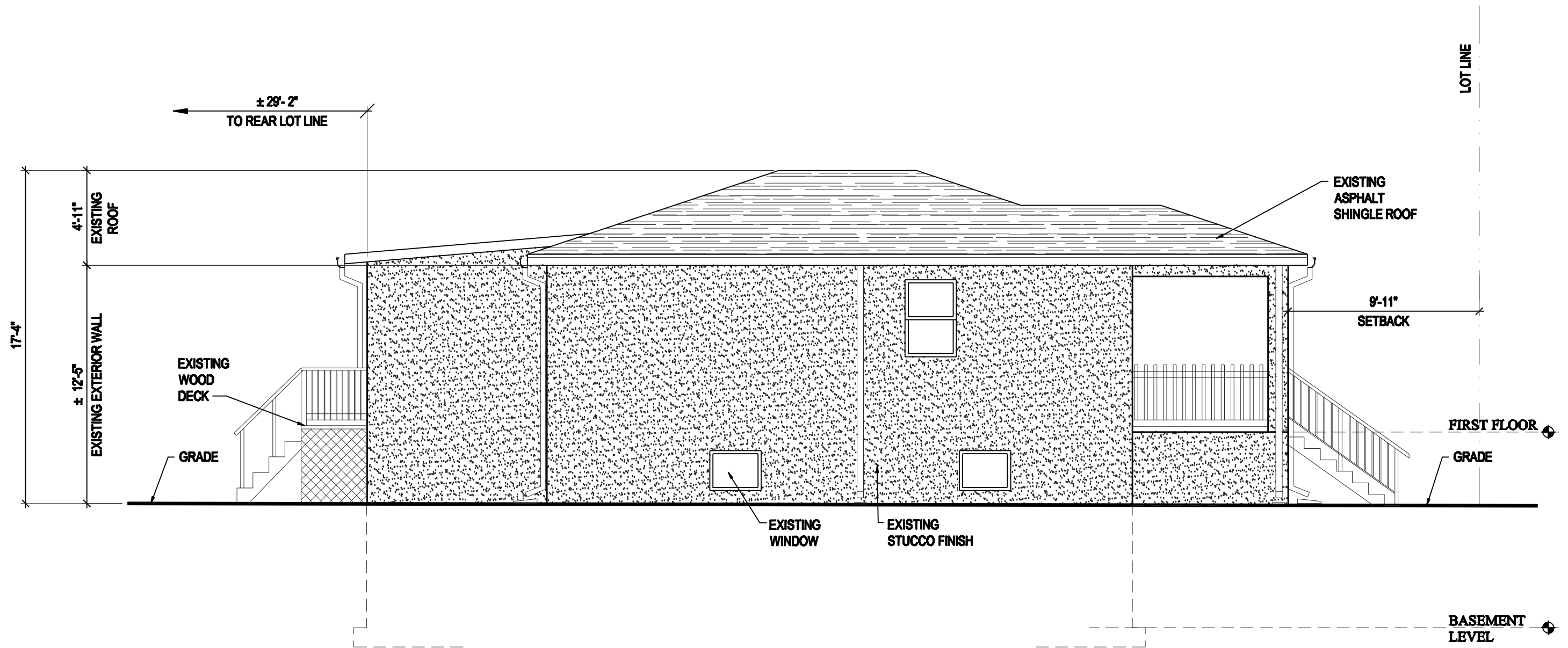
PROPERTY ADDRESS:
1844 KENDALL STREET NE
WASHINGTON DC 20002

SHEET TITLE:

**EXISTING NORTH ELEVATION
&
EXISTING SOUTH ELEVATION**

SCALE:
3/16" = 1'-0"
DATE:
MARCH 4, 2016

SHEET #:
A-108



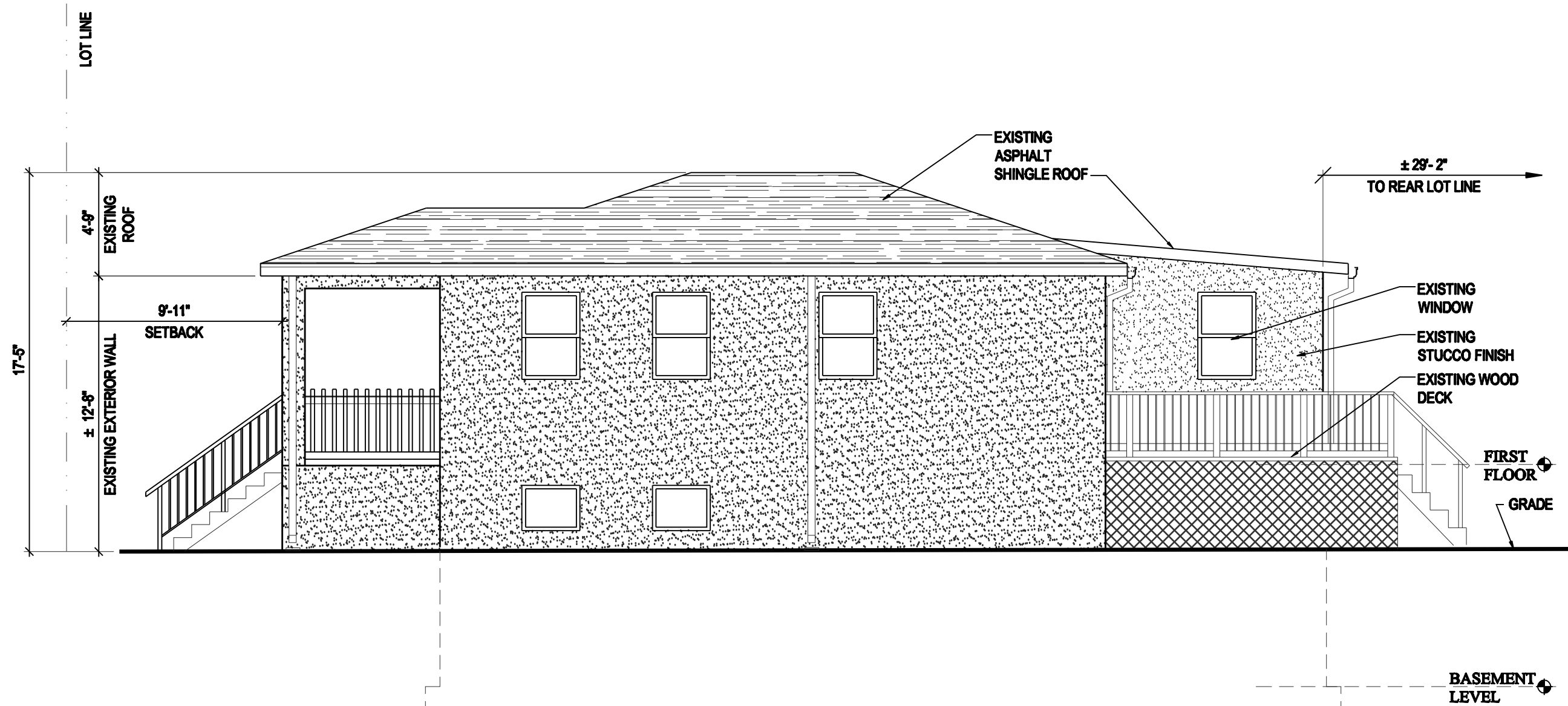
PROPERTY ADDRESS:
**1844 KENDALL STREET NE
WASHINGTON DC 20002**

SHEET TITLE:

EXISTING EAST ELEVATION

SCALE:
3/16" = 1'-0"
DATE:
MARCH 4, 2016

SHEET #:
A-109



PROPERTY ADDRESS:
1844 KENDALL STREET NE
WASHINGTON DC 20002

SHEET TITLE:

EXISTING WEST ELEVATION

SCALE:
3/16" = 1'-0"
DATE:
MARCH 4, 2016

SHEET #:
A-110

DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., June 27, 2014

Plat for Building Permit of SQUARE 4048 LOT 808

Scale: 1 inch = 20 feet Recorded in Book A&T Page 2282

Receipt No. 14-05943

Furnished to: OM TSCHAND

Surveyor, D.C.

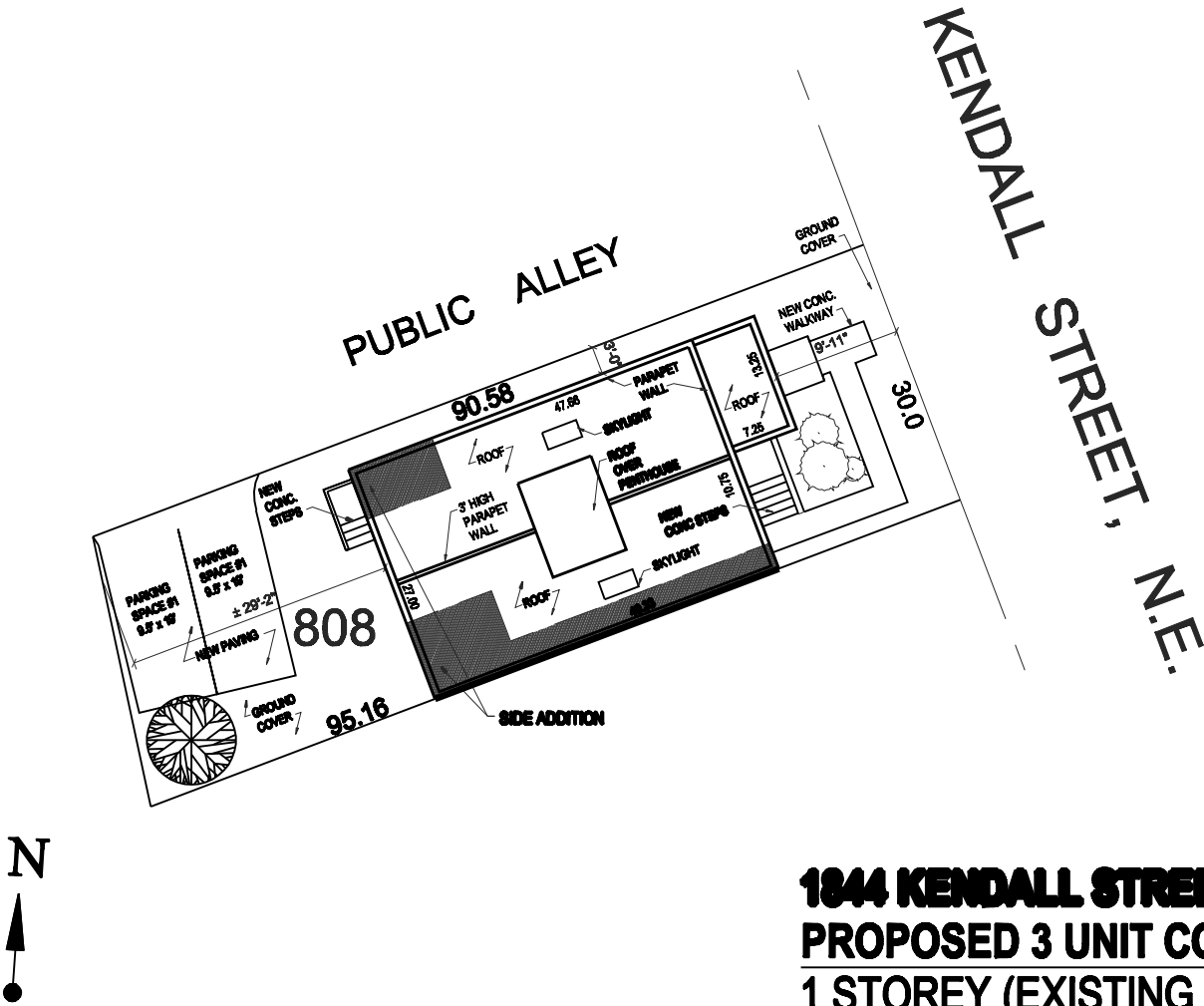
By: A.S.

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 wilful 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.



1844 KENDALL STREET
PROPOSED 3 UNIT CONDO
1 STOREY (EXISTING) +
2 STOREY (ADDITION)
BASEMENT LEVEL: 1,187 SF
FIRST FLOOR: 1,187 SF
SECOND FLOOR: 1,187 SF
THIRD FLOOR: 1,137 SF
TOTAL =4,698 GSF