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Square 4044, Lot 10		
ZONING REQUIREMENTS	REQUIRED, EACH LOT	PROPOSED, EACH LOT (x2)
District	R-4	Unchanged
Lot Area	1,800 (per §2604.3)	1,800
Lot Width	18'-0"	15'-0"
Lot Occupancy	60%	58% 1044 SF
Offstreet Parking	1 1 space per 2 dwelling units = 1 Space per lot	0 (Variance of 2 Spaces Total)
Yard - Front	Not Required	14'-8"
Yard - Rear (faces alley)	20'-0"	39'-6"
Yard - Side	0'; if provided 8' min	0' West; 0' East
Building Height	≤ 35'-0"	32'-4" (using lowest BHMP)
Permeable Area	0% (per §412.4 lots up to 1,800 SF have no requirement)	34%

VARIANCE REQUESTED

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EACH LOT, TYPICAL BUILDING GSF				
FLOOR LEVEL	TOTAL GSF	Unit 1	Unit 2	Common
First Level	926 SF	836 SF	60 SF	30 SF
Second Level	926 SF	475 SF	451 SF	
Third Level	794 SF		794 SF	
TOTAL BUILDING	2646 SF	1311 SF	1305 SF	30 SF



NORTH



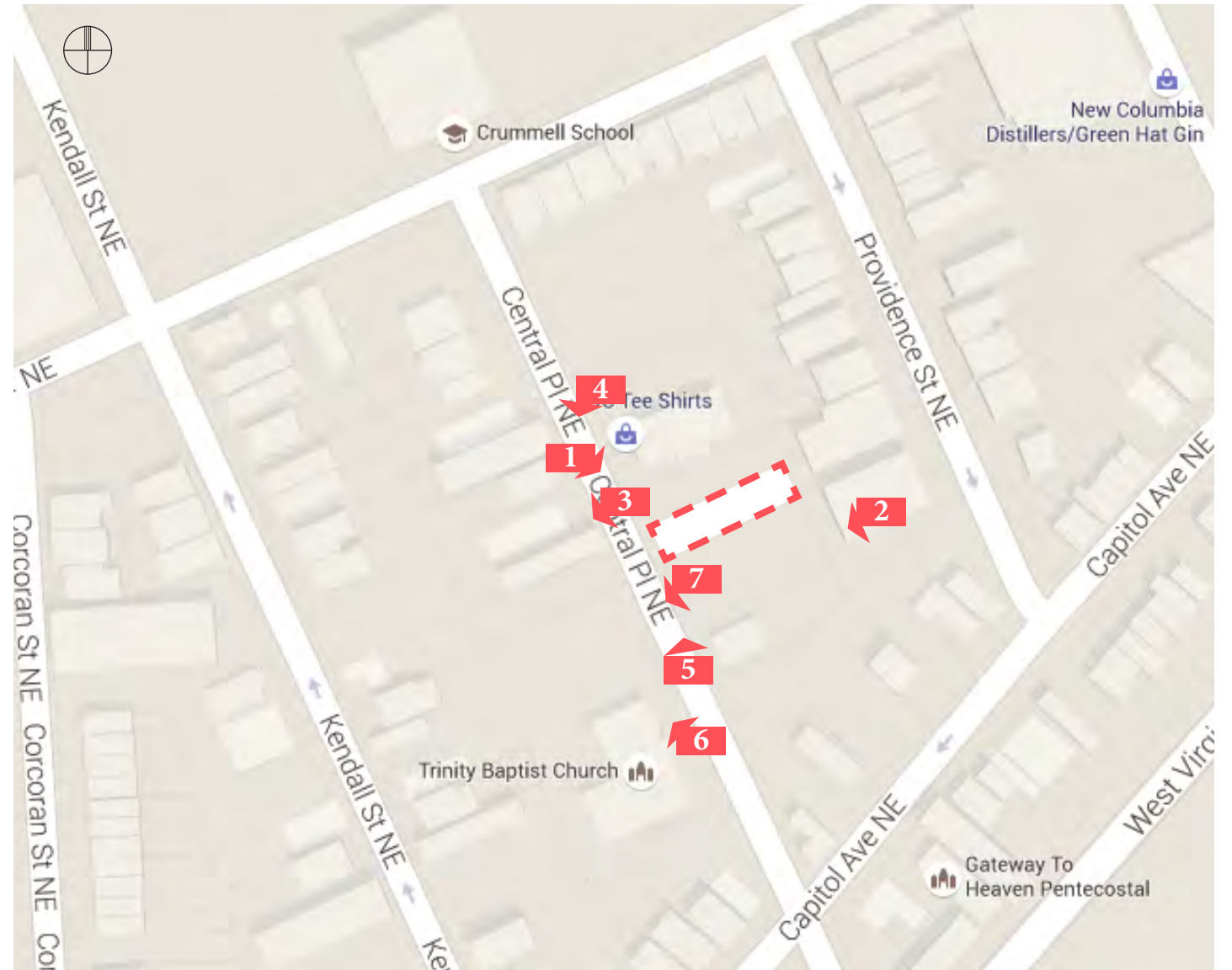
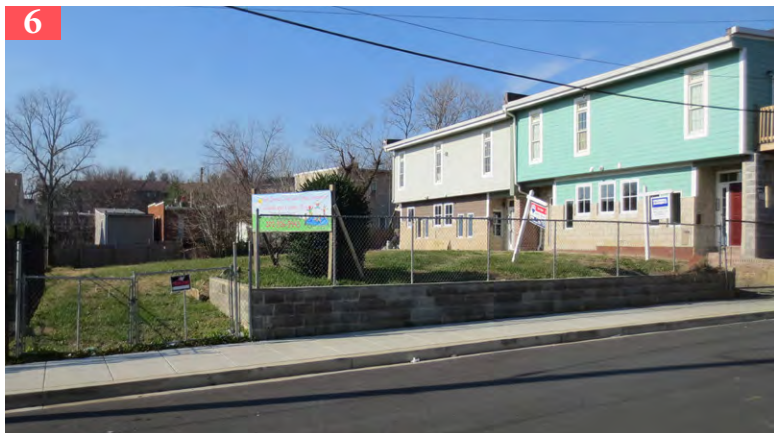
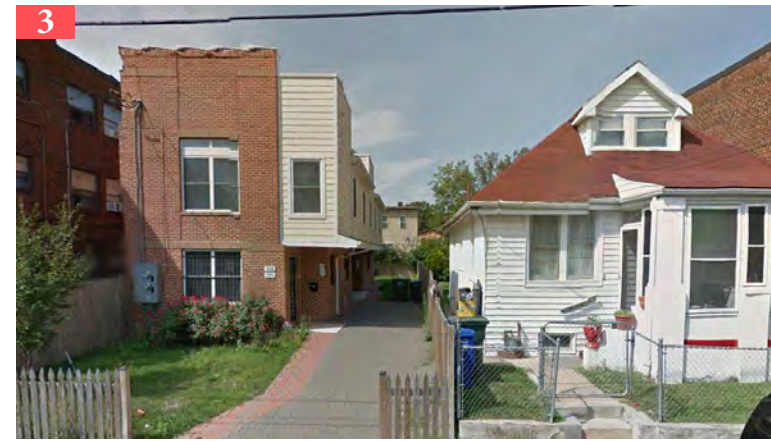
EAST



SOUTH

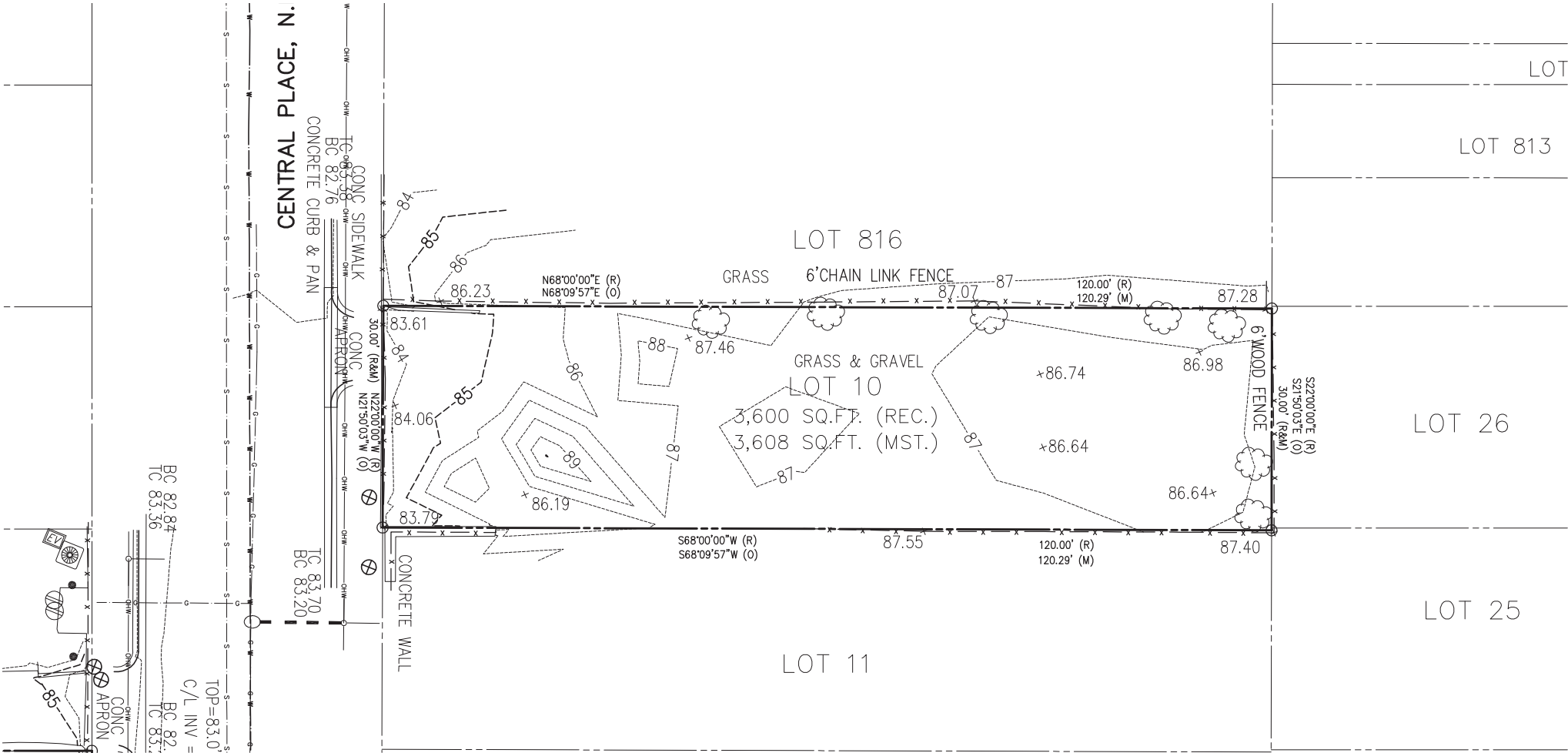
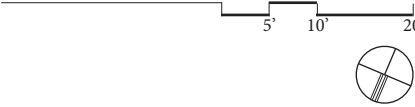


WEST



EXISTING SITE SURVEY

1" = 20'-0"



ZONING NOTE:

THE FOLLOWING INFORMATION WAS TAKEN FROM DCOZ.DC.GOV WEB SITE.
LOT 10 IN SQUARE 4044, LOTS 33 & 34 IN SQUARE 4047 R-4 (RESIDENTIAL DISTRICT)

THIS INFORMATION DOES NOT CONSTITUTE A "ZONING OPINION" AND IS NOT SUBJECT TO THE SURVEYOR'S CERTIFICATION SHOWN HEREON.

DC BOUNDARY NOTE:

BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON A "SURVEY TO MARK" PREPARED BY VIKI, INC, DATED JUNE 10, 2009 AND RECORDED JUNE 15, 2009 IN SURVEY BOOK 1000 AT PAGE 226 AND SURVEY BOOK 1000 AT PAGE 227 AMONG THE RECORDS OF THE OFFICE OF THE SURVEYOR OF THE DISTRICT OF COLUMBIA. FIELD VERIFICATION OF SURVEY TO MARK WAS PERFORMED BY VIKI CAPITOL, LLC INSOFAR AS POSSIBLE. PROPERTY LINE DIMENSIONS FROM OFFICIAL RECORDS MAY NOT NECESSARILY AGREE WITH ACTUAL FIELD MEASURED DIMENSIONS

UTILITY NOTE:

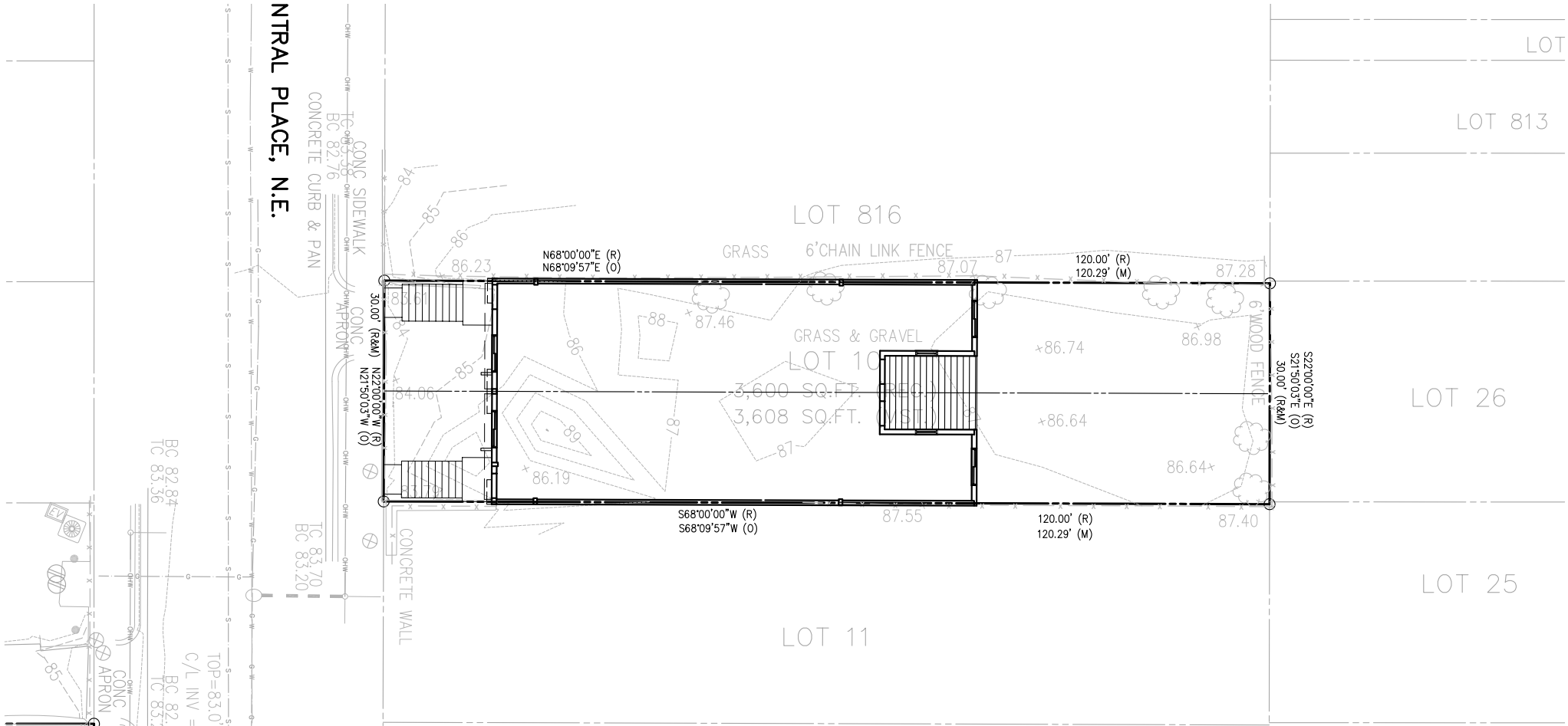
THE UNDERGROUND UTILITY LOCATIONS SPECIFICALLY NOTED IN THE TABLE BELOW AND GRAPHICALLY SHOWN HEREON HAVE BEEN LOCATED FROM A COMBINATION OF FIELD SURVEY INFORMATION AND/OR EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE INDICATED FROM THE INFORMATION NOTED IN THE TABLE BELOW WHICH COMPRISES THE RECORD INFORMATION OBTAINED BY THE SURVEYOR. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, UNLESS SPECIFICALLY NOTED ON THE DRAWING. THE FOLLOWING UTILITY COMPANIES HAVE BEEN SOLICITED FOR THEIR PLANS AND RECORD UTILITY DRAWINGS, LISTED BELOW ARE SPECIFIC PLAN/SHEET NUMBERS OF DRAWINGS PROVIDED BY THE UTILITY COMPANY OR LACK OF RESPONSE IS NOTED.

UTILITY COMPANY	PLAN # / SHEET #
VERIZON 3901 Calverton Boulevard - 3rd Floor Beltsville, Maryland 20705	MAP NE-131
DISTRICT CABLE VISION 900 Michigan Avenue, NE Washington, DC 20017	NO REPLY AT THIS TIME
WASHINGTON GAS/MD REPLACEMENT SECTION 6801 Industrial Road Springfield, VA 22151	MAP WG-16849 PROVIDED
MCI WORLDCOM 2250 Lakeside Road Richardson, TX 75082	NO FACILITIES WITHIN PROJECT AREA
PEPCO 701 NINTH STREET, N.W. Room 6005 Washington, DC 20068	COMPOSITE MAP OF PLATS 803F392, 803F393, 804F392 & 804F393.
WATER & SEWER PLANS	W.A.S.A. - WATER & SEWER PLANS: EF-7-B-NE AND EF-9-10-NE

THE OWNER/DEVELOPER OF THE SUBJECT PROPERTY IS RESPONSIBLE FOR OBTAINING INFORMATION AND COORDINATING WITH ALL OTHER UTILITIES NOT LISTED IN THE TABLE ABOVE. THE OWNER/DEVELOPER IS ALSO RESPONSIBLE FOR CONTACTING "MISS UTILITY" 48 HOURS PRIOR TO CONSTRUCTION.

SITE DEVELOPMENT PLAN

1" = 20'-0"



GENERAL NOTES:

1. THE BUILDING INFORMATION (UTILITY CONNECTIONS, ETC.) SHOWN ON THIS PLAN WAS TAKEN FROM PLANS/SKETCHES PREPARED BY

STOIBER & ASSOCIATES
ARCHITECT

01/11/2016
DATE

MEP
DATE

IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THE MOST CURRENT APPROVED ARCHITECTURAL / MEP PLANS, AND COORDINATE THE SAME WITH THE SITE PLAN, PRIOR TO BEGINNING CONSTRUCTION OPERATIONS.

LEGEND:

	EXISTING STREET TREE
	PROPOSED SANITARY SEWER
	PROPOSED WATER LINE
	PROPOSED GAS
	TEST PIT
	EXISTING CONTOUR LINE
	PROPOSED CONTOUR LINE
	BUILDING ENTRANCE
	PROPOSED SPOT ELEVATION
	PAVEMENT RESTORATION
	PROPERTY LINE



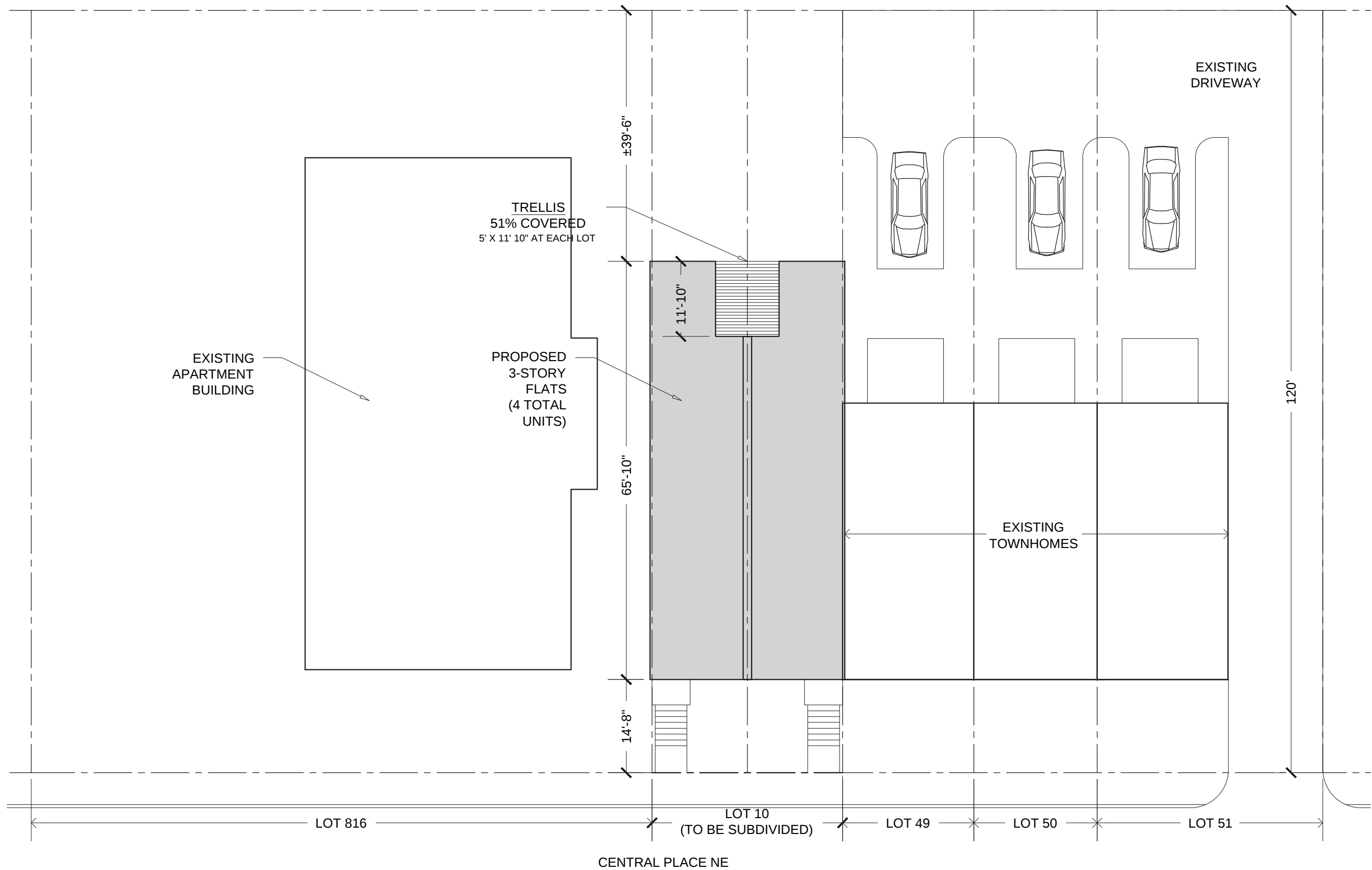
TEST PIT NOTE:

INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION, ELEVATIONS, AND SIZES OF EX. UTILITIES BY DIGGING TESTS PITS BY HAND AT ALL POINTS OF CONNECTION AND AT CROSSINGS. RESULTS FROM THESE TEST PITS SHALL BE SUBMITTED TO THE ARCHITECT FIVE (5) WORKING DAYS PRIOR TO COMMENCING CONSTRUCTION AND/OR ORDERING MATERIALS.

PROPOSED SITE PLAN

1/16" = 1'-0"

2' 4' 8' 16'

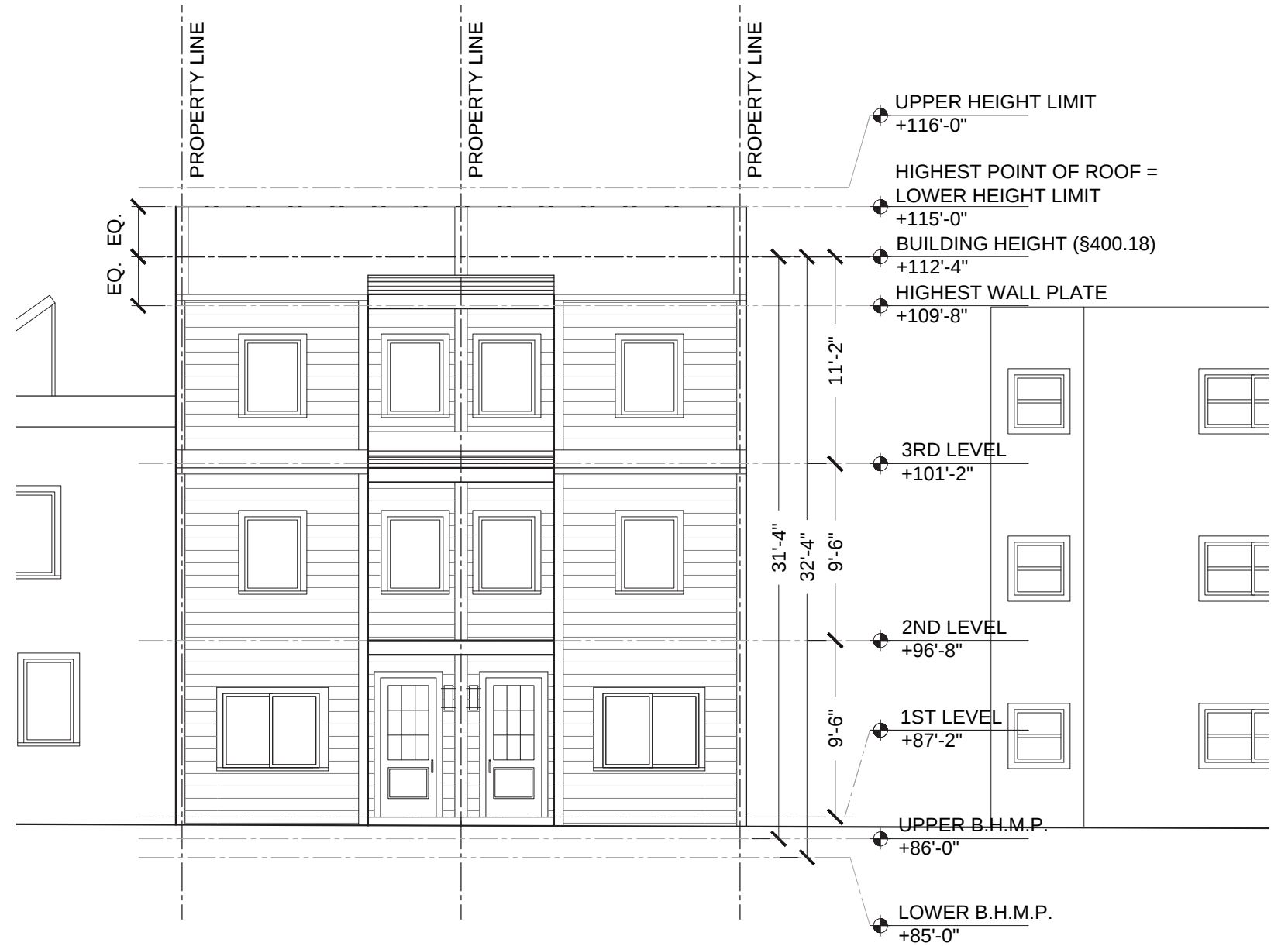


PROPOSED ELEVATIONS

1/8" = 1'-0"



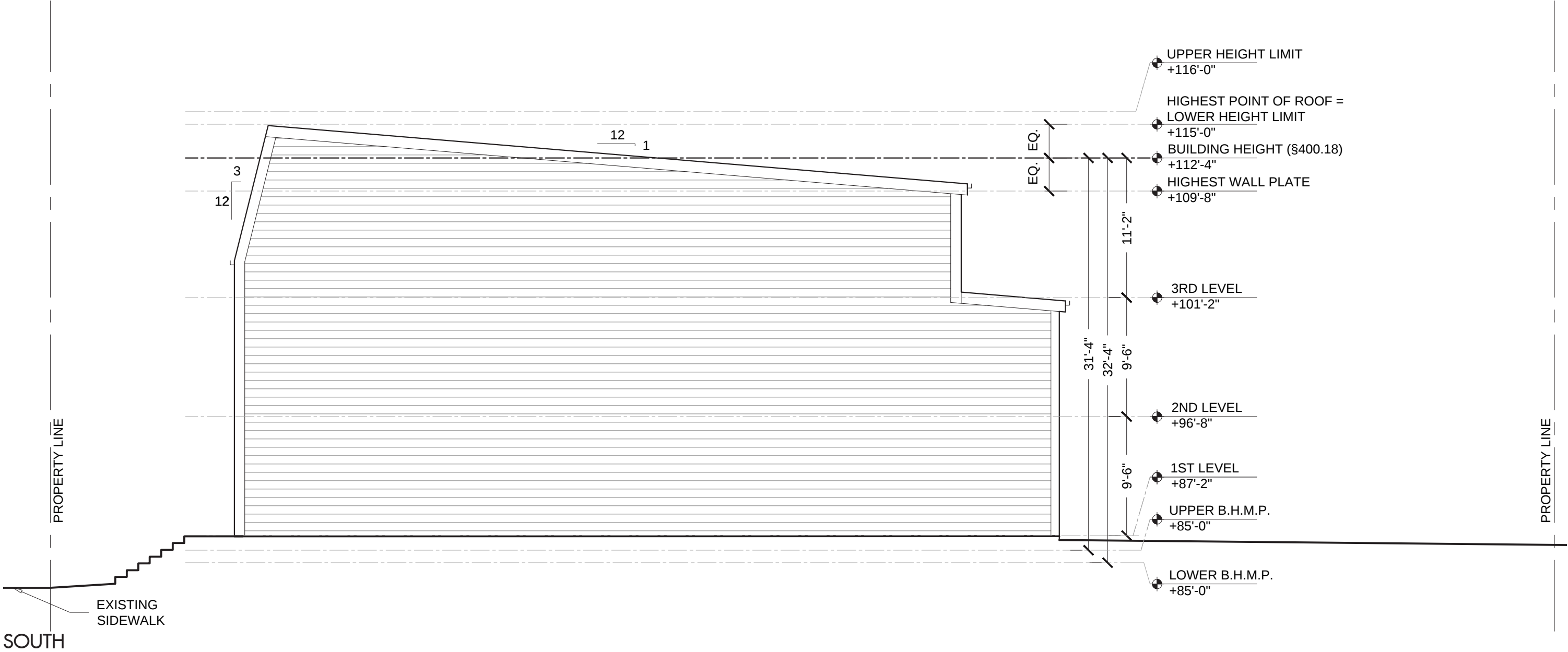
WEST



EAST

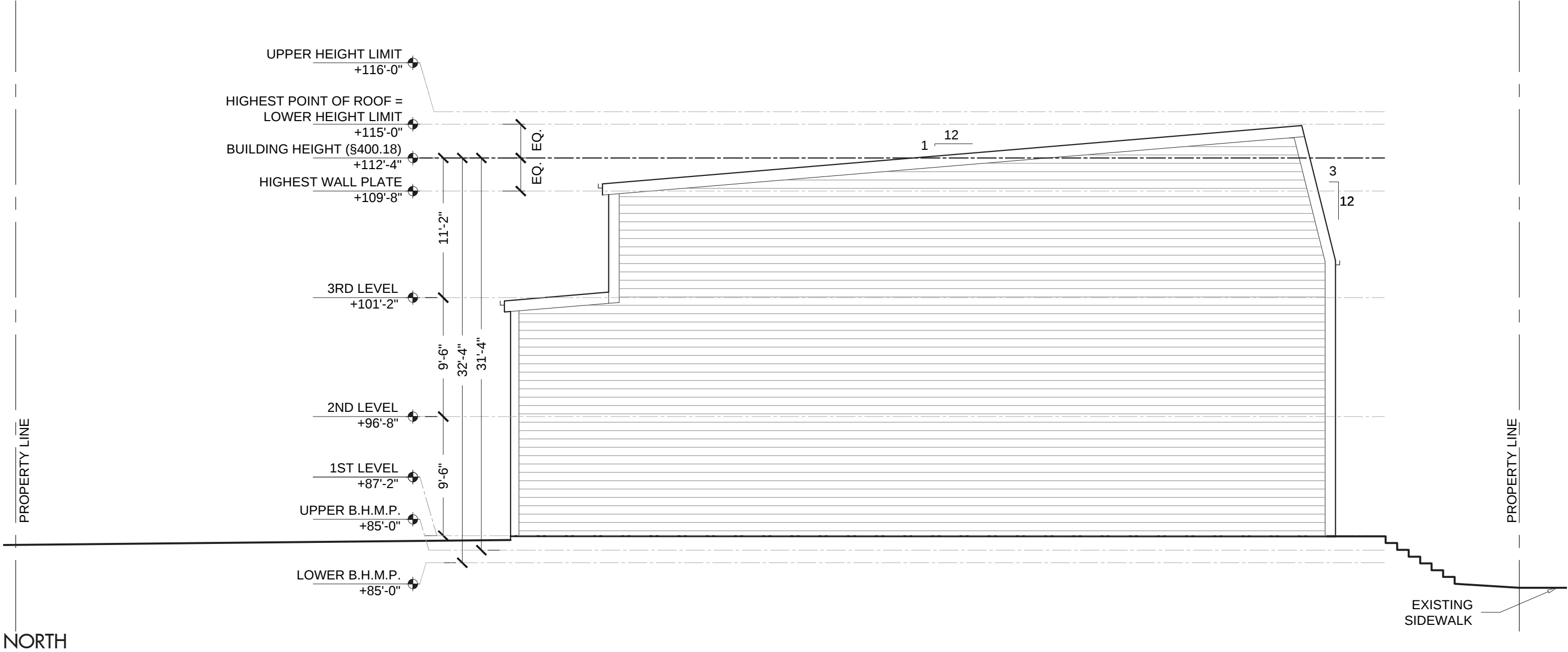
PROPOSED ELEVATIONS

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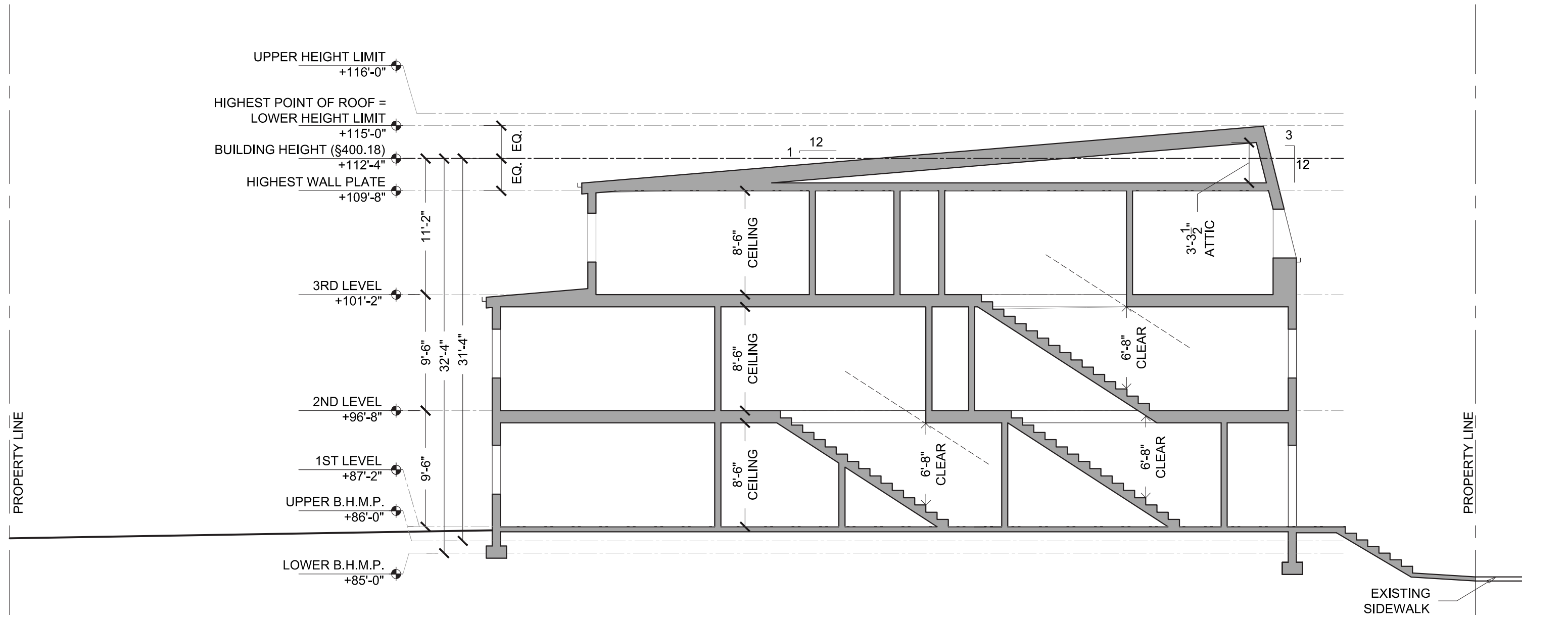
PROPOSED ELEVATIONS

1/16" = 1'-0"



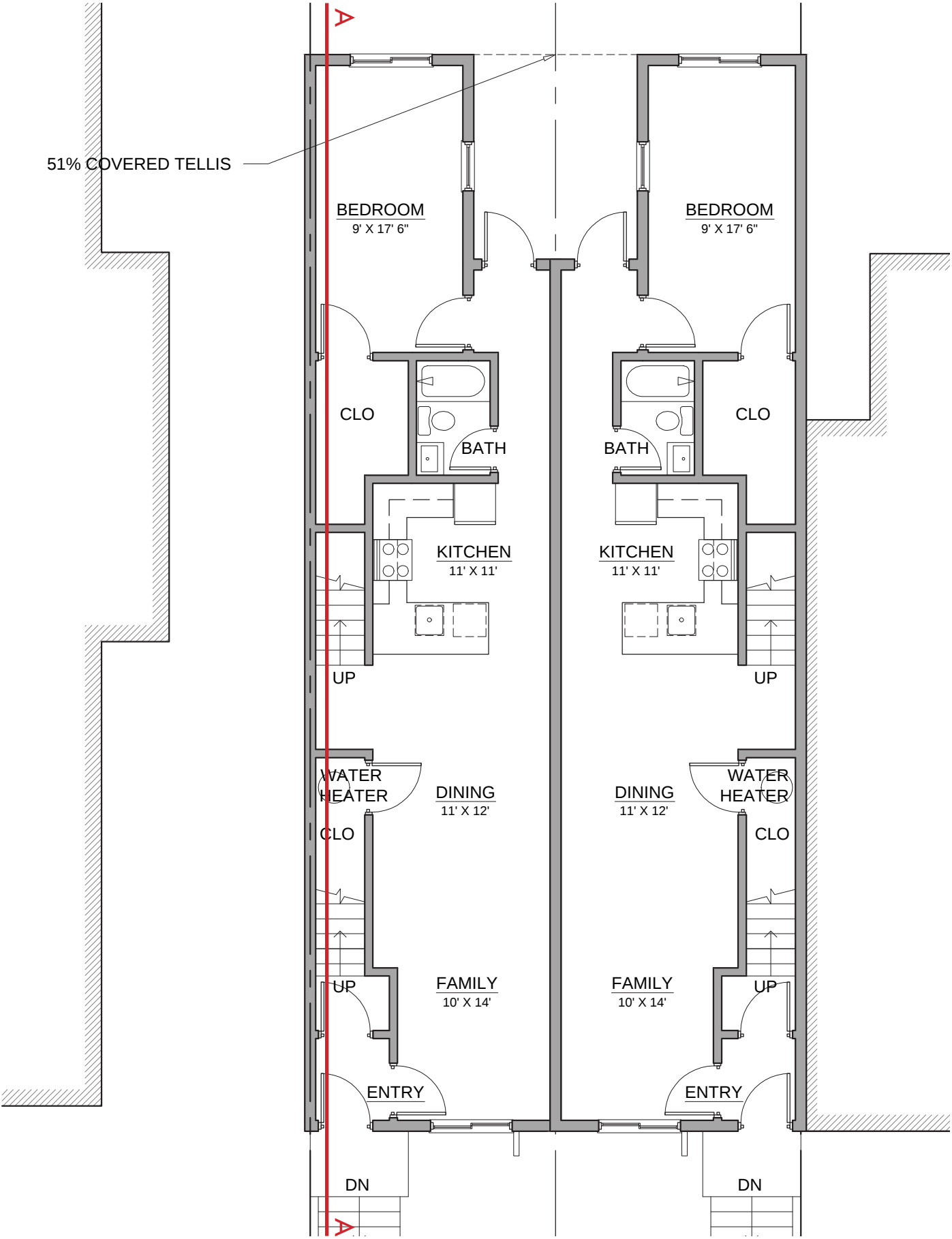
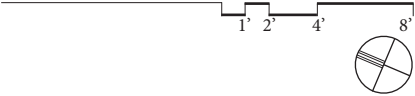
PROPOSED SECTION

1/8" = 1'-0"



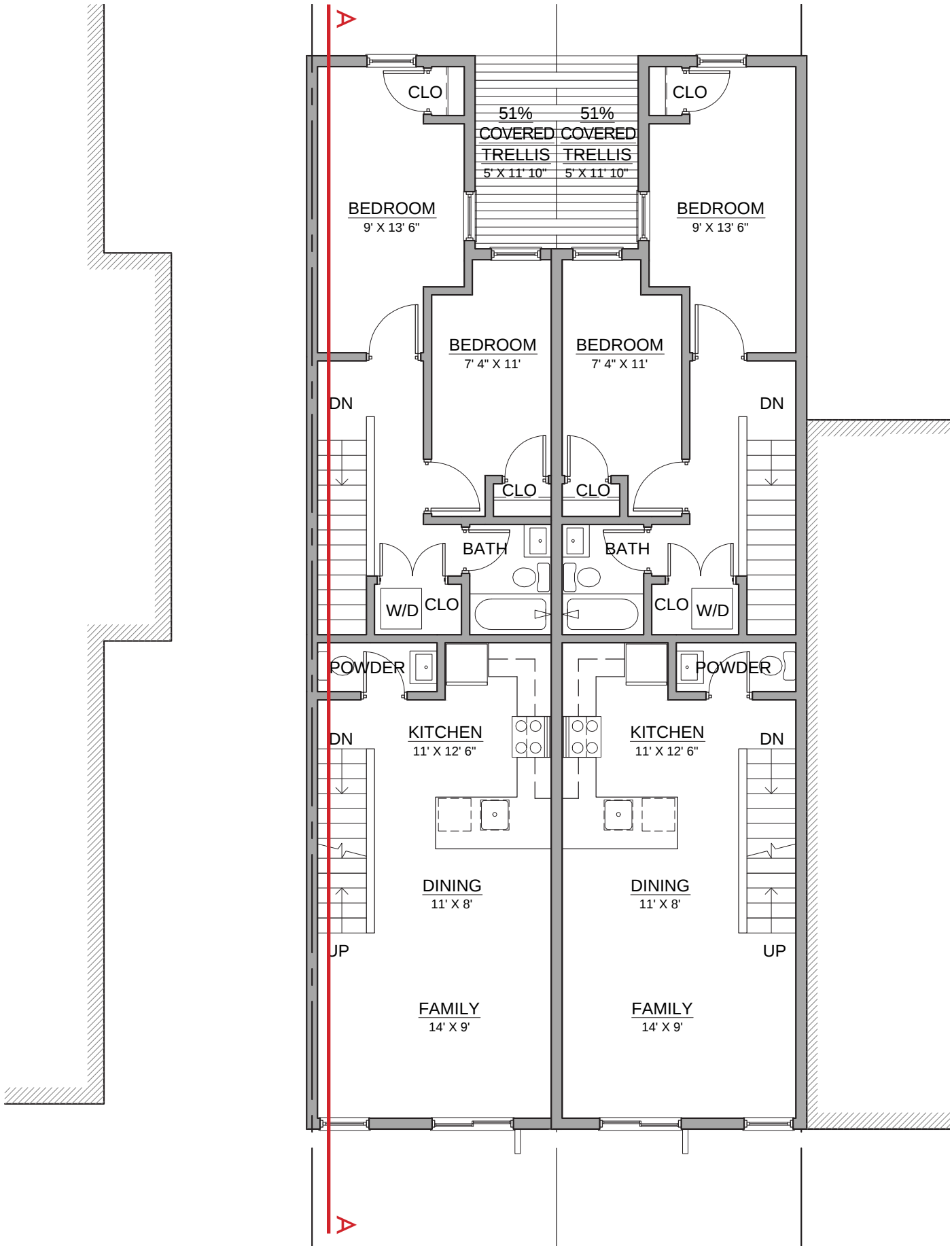
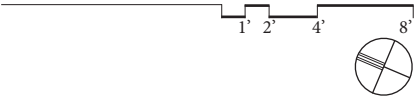
PROPOSED FIRST FLOOR PLAN

1/8" = 1'-0"



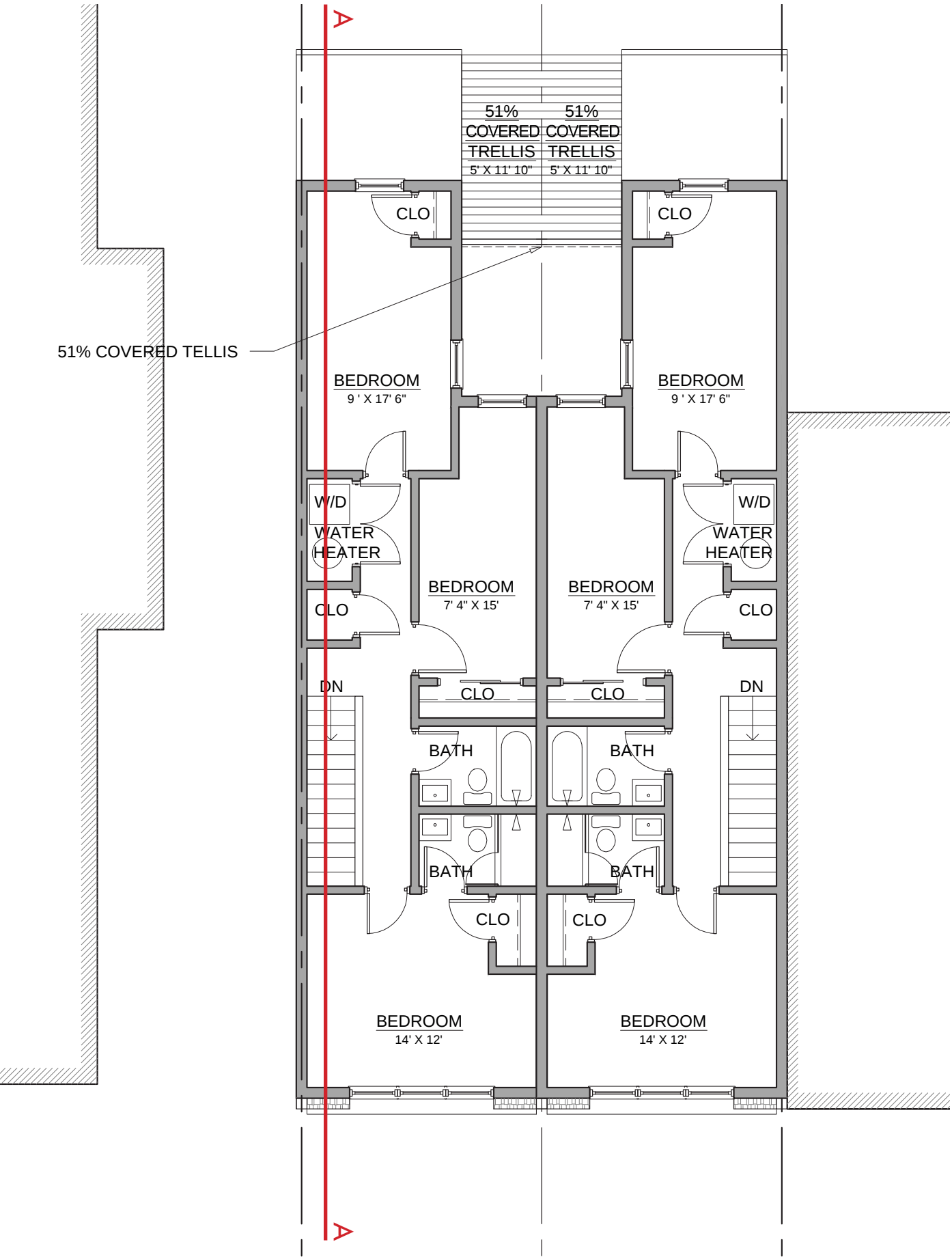
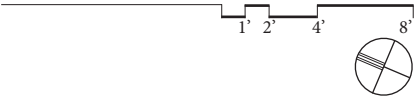
PROPOSED SECOND FLOOR PLAN

1/8" = 1'-0"



PROPOSED THIRD FLOOR PLAN

1/8" = 1'-0"



PROPOSED ROOF PLAN

1/8" = 1'-0"

1' 2' 4' 8'

