DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D. C., Aug. 31 1999

Plat for Building Permit of SQ 92 LOT 22

Scale: 1 inch = 10 feet Recorded in Book 11 page 186

Receipt No. 6574

Furnished to ZAHN DESIGN ARCH

Surveyor, D. C.

By: BW

D.M.S.

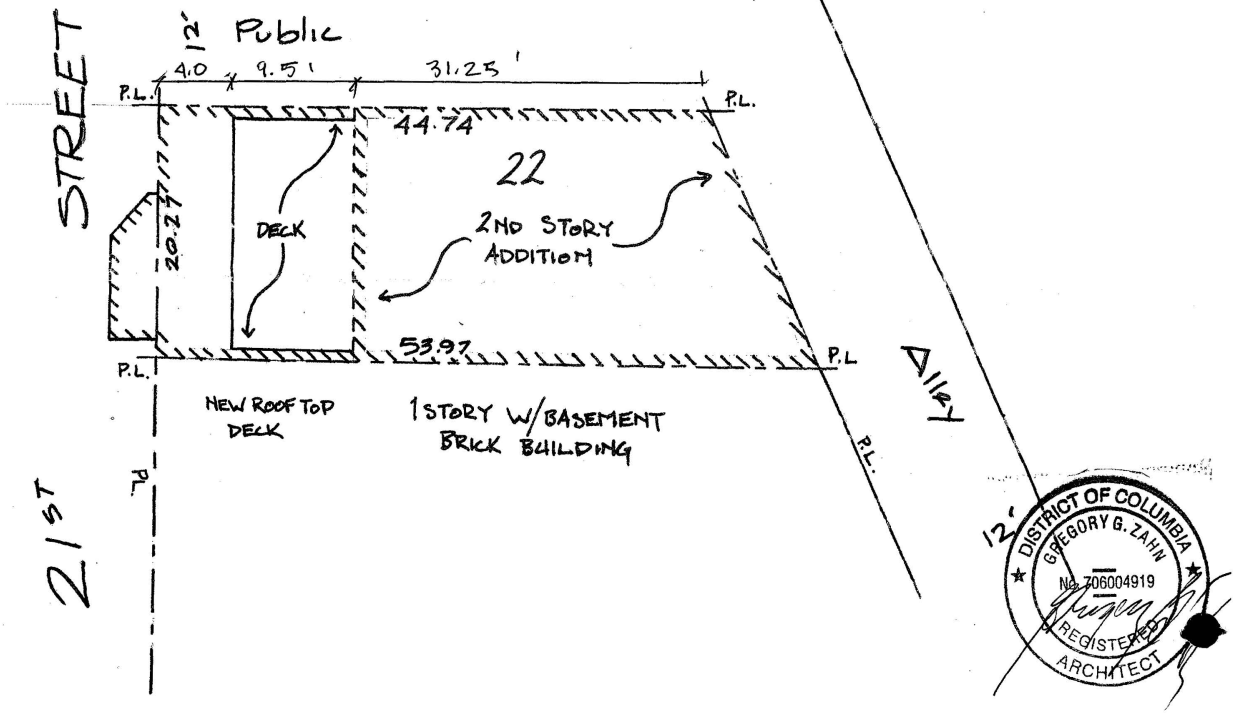
'00 MAR 28 P12:07 OFFICE OF TAXATION DISTRICT OF COLUMBIA

I hereby certify that all existing improvements shown hereon, are comple dimensioned, and are correctly platted; that all proposed buildings or construction, parts thereof, including covered porches, are correctly dimensioned and platted a agree with plans accompanying the application; that the foundation plan as sho hereon is drawn, and dimensioned accurately to the same scale as the property l shown on this plat; and that by reason of the proposed improvements to be erecte shown hereon the size of any adjoining lot or premises is not decreased to an area than is required by the Zoning Regulations for light and ventilation; and it is furt certified and agreed that accessible parking area where required by the Zon Regulations will be reserved in accordance with the Zoning Regulations, and that area has been correctly drawn and dimensioned hereon. It is further agreed that elevation of the accessible parking area with respect to the Highway Departm approved curb or alley grade will not result in a rate of grade along centerline driveway at any point on private property in excess of 20% for single-family or flats, or in excess of 12% at any point for other buildings. (The pol Highway Department permits a maximum driveway grade of 12% across the parking and the private restricted property).

Date 10-1-99

(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.



DISTRICT OF COLUMBIA
GREGORY G. ZAHN
No. 706004919
REGISTERED ARCHITECT

Edgar T. Nunley
Zoning Review Branch
Zoning Division

J-93270

S. O. Form 13

BZA
Case No. 16537
Exhibit No. 25

Board of Zoning Adjustment
District of Columbia
CASE NO.16537
EXHIBIT NO.25

ABBREVIATIONS

ACT	ACOUSTIC CEILING TILE	F.E.	FIRE EXTINGUISHER	PNL.	PANEL
AC.	ACOUSTIC	F.E.C.	FIRE EXTINGUISHER CABINET	P & S	POLE & SHELF
AL., ALUM.	ALUMINUM	FIN.F., F.F.	FINISHED FLOOR	PTD.	PAINTED
A.P.	ACCESS PANEL	F.OF S.	FACE OF STUD	P.R.V.	POWER ROOF VENTILATOR
A.F.F.	ABOVE FINISHED FLOOR	FRP	FIBERGLASS REINFORCED PLASTIC	R.D.	ROOF DRAIN
A.D.	AREA DRAIN	FTG.	FOOTING	REC.	RECESSED
BLDG.	BUILDING	FURR.	FURRING	RECEPT.	RECEPTIONIST
B.M.	BENCH MARK	GA.	GAUGE	REF	REFRIGERATOR
BRG.	BEARING	G.B.	GRAB BAR	REQD.	REQUIRED
BD. BSMT.	BASEMENT	GL.	GLASS	R.L.	RAIN LEADER
CAB.	CABINET	GR.STOP	GRAVEL STOP	RM.	ROOM
C.B.	CHALKBOARD	G.W.B.	GYPSUM WALL BOARD	R.O.	ROUGH OPENING
CER.T., C.T.	CERAMIC TILE	GYP.BD., GWB	GYPSUM BOARD	R & S	ROD AND SHELF
C.H.	CEILING HEIGHT	H., HT., HGT.	HEIGHT	S.D.	SOAP DISPENSER
C.J., CJ	CONTROL JOINT	H.C.	HANDICAPPED	SECT.	SECTION
℄	CENTER LINE	HDWE.	HARDWARE	S.G.F.T.	STRUCT. GLAZED FACING TILE
CLG.	CEILING	H.M.	HOLLOW METAL	S.H.	SHOWER HEAD
CLOS., CL.	CLOSET	HR.	HOUR	SHT.	SHEET
CLR.	CLEAR	H.P.	HIGH POINT	SIM.	SIMILAR
C.M.U., CMU	CONCRETE MASONRY UNIT	I.D.	INSIDE DIAMETER	S.M.	SURFACE MOUNTED
COL.	COLUMN	INSUL.	INSULATION	S.P.	STAND PIPE
CONC.	CONCRETE	JAN.	JANITOR	S.S.	SERVICE SINK
CONST.	CONSTRUCTION	JST.	JOIST	S/S	STAINLESS STEEL
CONT.	CONTINUOUS	JT.	JOINT	STL.	STEEL
CORR.	CORRIDOR	LAM.	LAMINATE	STOR.	STORAGE
CPT., CRPT.	CARPET	LAV.	LAVATORY SINK	STRUCT.	STRUCTURAL
C.R.	COLD ROLLED	L.P.	LOW POINT	SUSP.	SUSPENDED
D.A.	DISTURBED AREA	M.	MEN	SYN.FL.	SYNTHETIC FLOOR
DET.	DETAIL	MACH.	MACHINE	TACK.BO., TB.	TACKBOARD
D.F.	DRINKING FOUNTAIN	MAINT.	MAINTENANCE	TEL	TELEPHONE
DBL.	DOUBLE	MAS.	MASONRY	T. & G.	TONGUE AND GROOVE
DIA.	DIAMTER	MAT.	MATERIALS	THRESH.	THRESHOLD
DIM.	DIMENSION	MAX.	MAXIMUM	T. OF B.	TOP OF BEARING
DISP.	DISPENSER	M.C.	MEDICINE CABINET	TMP	TOP OF MASONRY PARAPET
DR	DOOR	MECH.	MECHANICAL	T.P.	TOILET PAPER HOLDER
DW	DRYWALL	MET., MTL.	METAL	T.S.	TACK STRIP
D.S.	DOWNSPOUT	MFG.	MANUFACTURER	TYP.	TYPICAL
DWG.	DRAWING	MIN.	MINIMUM	U.L.	UNDERWRITERS LABORATORIES
EA.	EACH	M.O.	MASONRY OPENING	U.N.O.	UNLESS OTHERWISE NOTED
E.J., EJ	EXPANSION JOINT	M.S.	METAL SHELVING	U.S.G.	U.S. GYPSUM COMPANY
EL., ELEV.	ELEVATION	MTD.	MOUNTED	V.A.T.	VINYL ASBESTOS TILE
ELEC.	ELECTRIC	N.C., NONCOM.	NON COMBUSTIBLE	V.C.T.	VINYL COMPOSITION TILE
EQ.	EQUAL	N.I.C.	NOT IN CONTRACT	VERT.	VERTICAL
EQUIP.	EQUIPMENT	NO.	NUMBER	VEST., V.	VESTIBULE
E.W.C.	ELECTRIC WATER COOLER	N.T.S.	NOT TO SCALE	V.R.G.	VINYL REDUCING STRIP
EXIST., EX.	EXISTING	O.C.	ON CENTER	W.	WOMEN
EXP.	EXPANSION	O.D.	OUTSIDE DIAMETER	W/	WITH
EXT.	EXTERIOR	OFF.	OFFICE	WAIN.	WAINSCOT
F.C.	FIRE CODE	OPNG.	OPENING	W.B.	WHITE BOARD
F.C.U.	FAN COIL UNIT	PART.	PARTITION	W.C.	WATER CLOSET
F.D.	FLOOR DRAIN	PL.	PLATE	WD.	WOOD
FDN.	FOUNDATION	PLAM	PLASTIC LAMINATE	WDR.	WARDROBE
		PLY., PWD	PLYWOOD	WL.	WALL
				W.M.	WALL MOUNTED
				W.M.W.	WELDED WIRE MESH

DRAWING KEY

SECTIONS

DETAILS IN PLAN, SECTION

N W E S WALL LOCATOR FOR FINISH SCHEDULE

NEW INTERIOR PARTITIONS 2X4 @ 16o/c.

FIRE RATED WALL CONSTRUCTION

NEW DOOR

001 DOOR NO. ON PLAN

ALUM. FRAME/WINDOW TYPE

ROOM NUMBER

INTERIOR ELEVATION

REVISION

GENERAL NOTES

ALL WORK TO BE DONE IN ACCORDANCE WITH LOCAL & NATIONAL CODES

ALL SUBCONTRACTORS MUST BE LICENSED AND OBTAIN THEIR OWN WORK PERMIT. CONTRACTOR AND ALL SUB CONTRACTORS MUST SUPPLY PROOF OF INSURANCE, LIABILITY INSURANCE AND WORKMAN'S COMPENSATION.

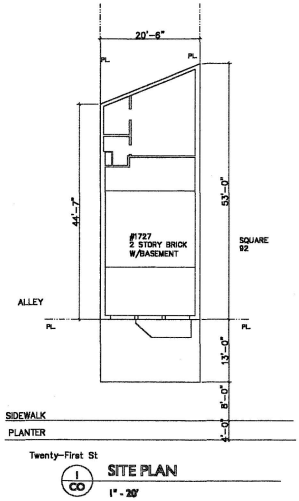
DRAWINGS ARE FOR PERMIT AND BIDDING PURPOSES ONLY. CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL MATERIALS IN ACCORDANCE WITH ACCEPTED STANDARD CONSTRUCTION PRACTICES AND MANUFACTURERS SPECIFICATION.
CONTRACTOR IS TO VERIFY ALL FRAMING MEMBERS FOR LIVE AND DEAD LOAD SUPPORT.

CONTRACTOR TO VERIFY ALL DIMENSION FOLLOWING DEMOLITION. ANY INCONSISTENCY SHOULD BE BROUGHT TO THE OWNER OR ARCHITECT'S ATTENTION IMMEDIATELY.

CONTRACTOR IS RESPONSIBLE FOR SECURING SIGHT FROM WEATHER AND THEFT FOR DURATION OF THE PROJECT.

ALL MATERIALS AND METHODS MUST COMPLY WITH LOCAL CODES AND ACCEPTED CONSTRUCTION PRACTICES. ANY INCONSISTENCIES SHOWN ON DRAWINGS ARE IN ERROR, IT IS THE CONTRACTOR'S RESPONSIBILITY TO BRING THESE INCONSISTENCIES TO THE ATTENTION OF OWNER AND ARCHITECT'S IMMEDIATELY FOR CORRECTION.

THE CONTRACTOR IS RESPONSIBLE FOR MAKING ALL REMOVALS REQUIRED IN ORDER TO COMPLETE THE WORK. THE CONTRACTOR SHALL COORDINATE ALL TRADES AND PROVIDE OPTIMUM WORKING CONDITIONS. THE SITE SHALL BE KEPT CLEAN AND ORDERLY AT ALL TIMES. TRASH SHALL BE REMOVED ON DAILY BASIS



CO SITE PLAN
1" = 20'

LIST OF DRAWINGS

ARCHITECTURAL

CO – COVER

A1 – EXISTING LOFT PLAN
A2 – PROPOSED PENTHOUSE PLAN
A3 – NEW ELEVATIONS
A4 – NEW ELEVATION
A5 – NEW SECTION
A6 – LINE OF SITE

BUILDING DATA

		CODE SECTION
LOCATION	LOT ; 22 SQUARE 92	
APPLICABLE CODES:	1990 BOCA 1992D.C. REGISTER	
USE GROUP	R-3	309.3
ZONING	R5-B	
ALLOWABLE LOT COVERAGE	60%	
EXISTING LOT COVERAGE	100%	
LOT AREA	1000 SQ.FT.	
EXISTING GROSS FLOOR AREA	1678 SQ.FT.	
PROPOSED GROSS FLOOR AREA	2387 SQ.FT.	
FIRE RATING	EXTERIOR WALLS:	
	FIRE SEPARATION ASSEMBLIES:	
AREA:		
BASEMENT LEVEL	1038 SQ.FT.	
FIRST FLOOR	1000 SQ.FT.	
LOFT FLOOR	678 SQ.FT.	
PENTHOUSE	691 SQ.FT.	
AREA TOTAL:	2387 SQ.FT.	W/O BASEMENT

Edgar T. Nunley
Zoning Review Branch
Zoning Division

1727 Twenty-First ST N.W.

RENOVATION OF
1727 Twenty-First ST, NW

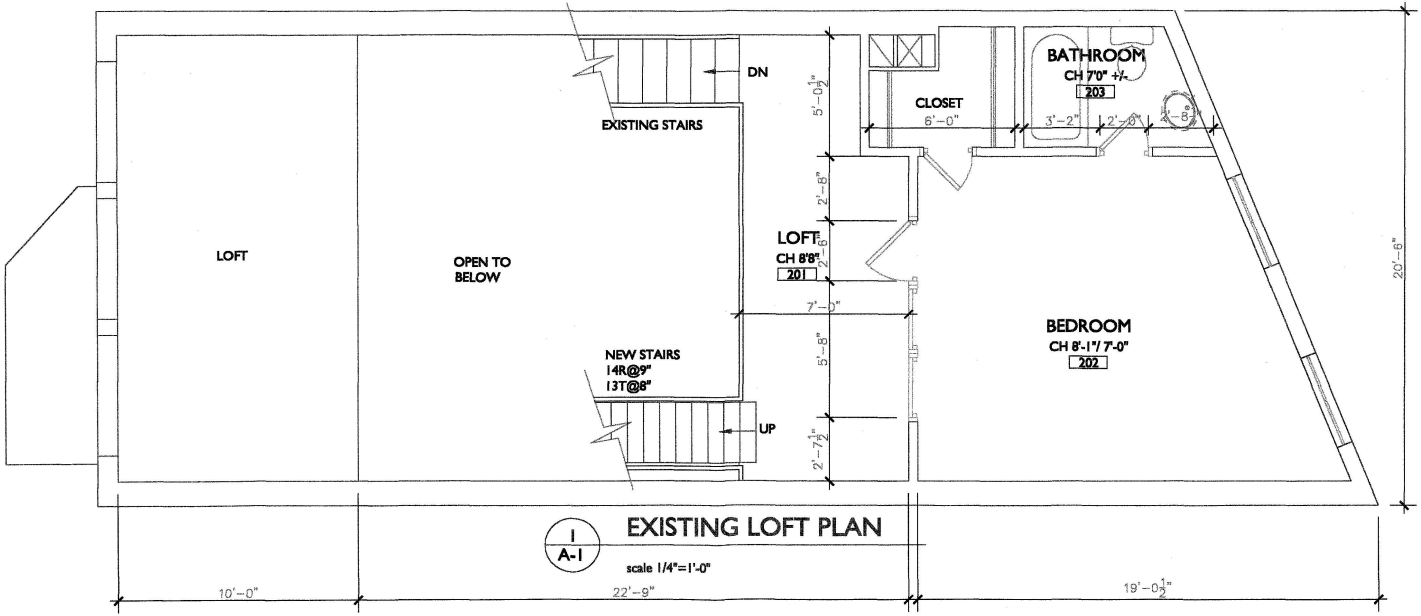
Zahn Design Architects, PLLC
202.319.7975
FAX. - 202.319.7976

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08.27.99

CO

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Zoning Review Branch
Zoning Division



1
A-1
EXISTING LOFT PLAN
scale 1/4"=1'-0"

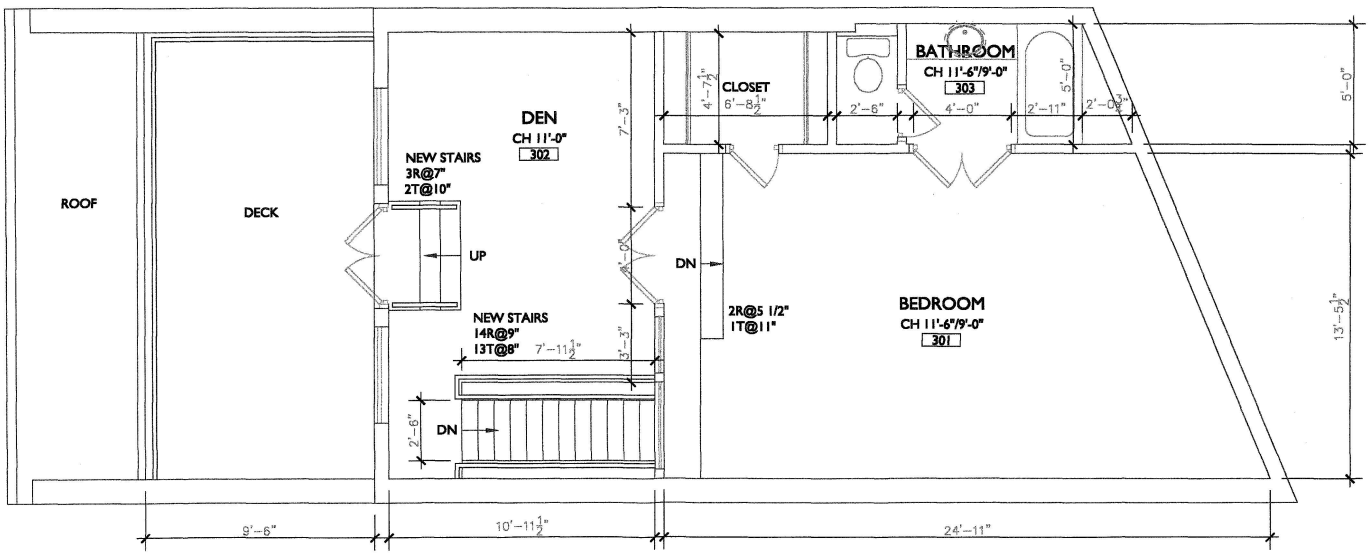
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A-1



2
A-2

PENTHOUSE PLAN

scale 1/4"=1'-0"

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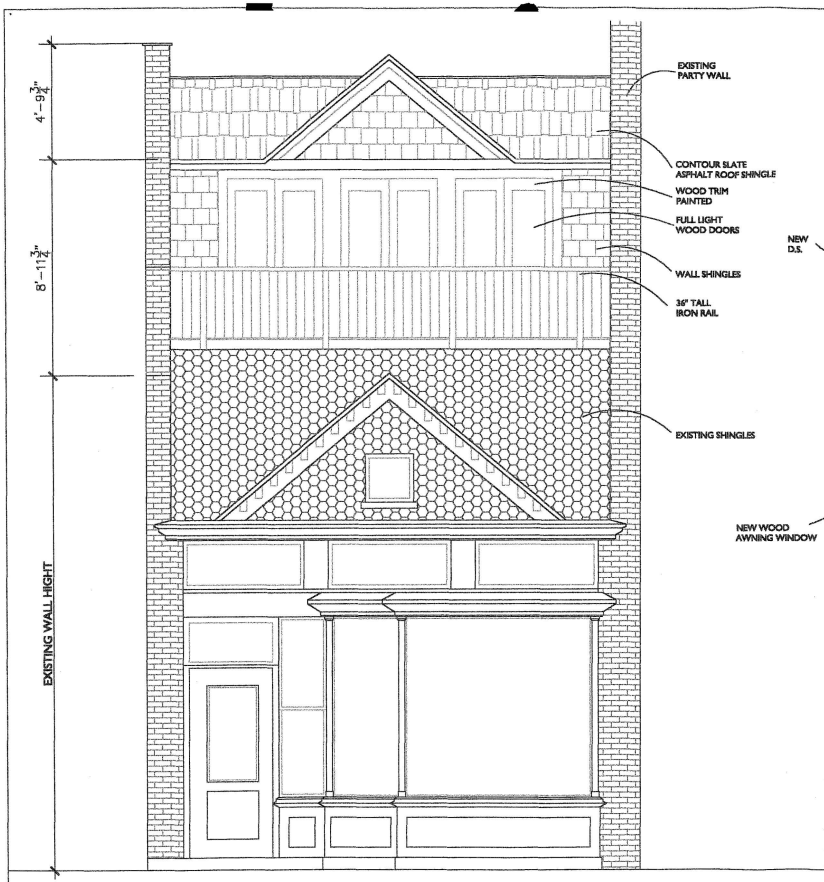
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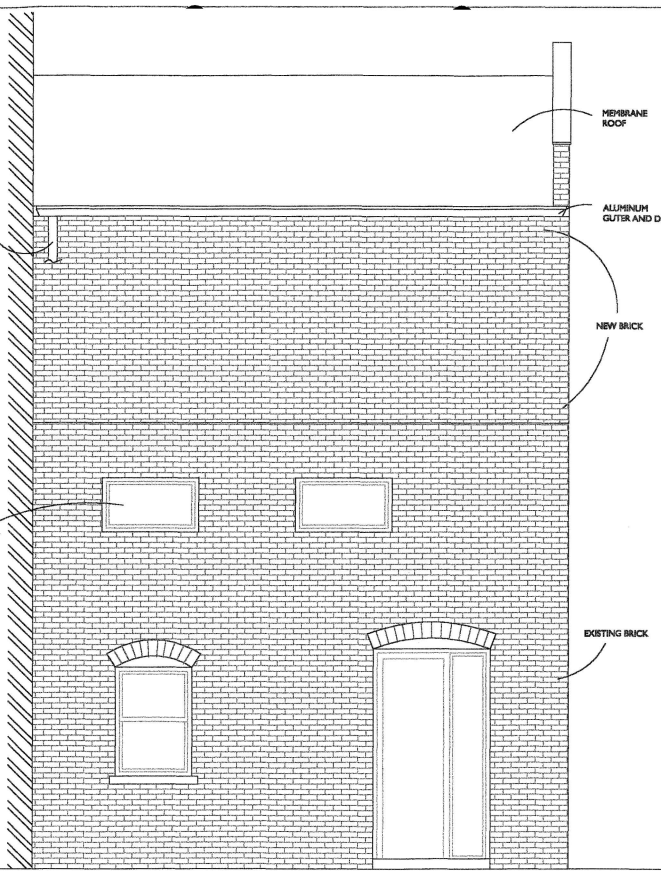
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A-2



1 / A-3 **FRONT ELEVATION**

scale 1/4"=1'-0"



2 / A-3 **REAR ELEVATION**

scale 1/4"=1'-0"

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Zoning Division

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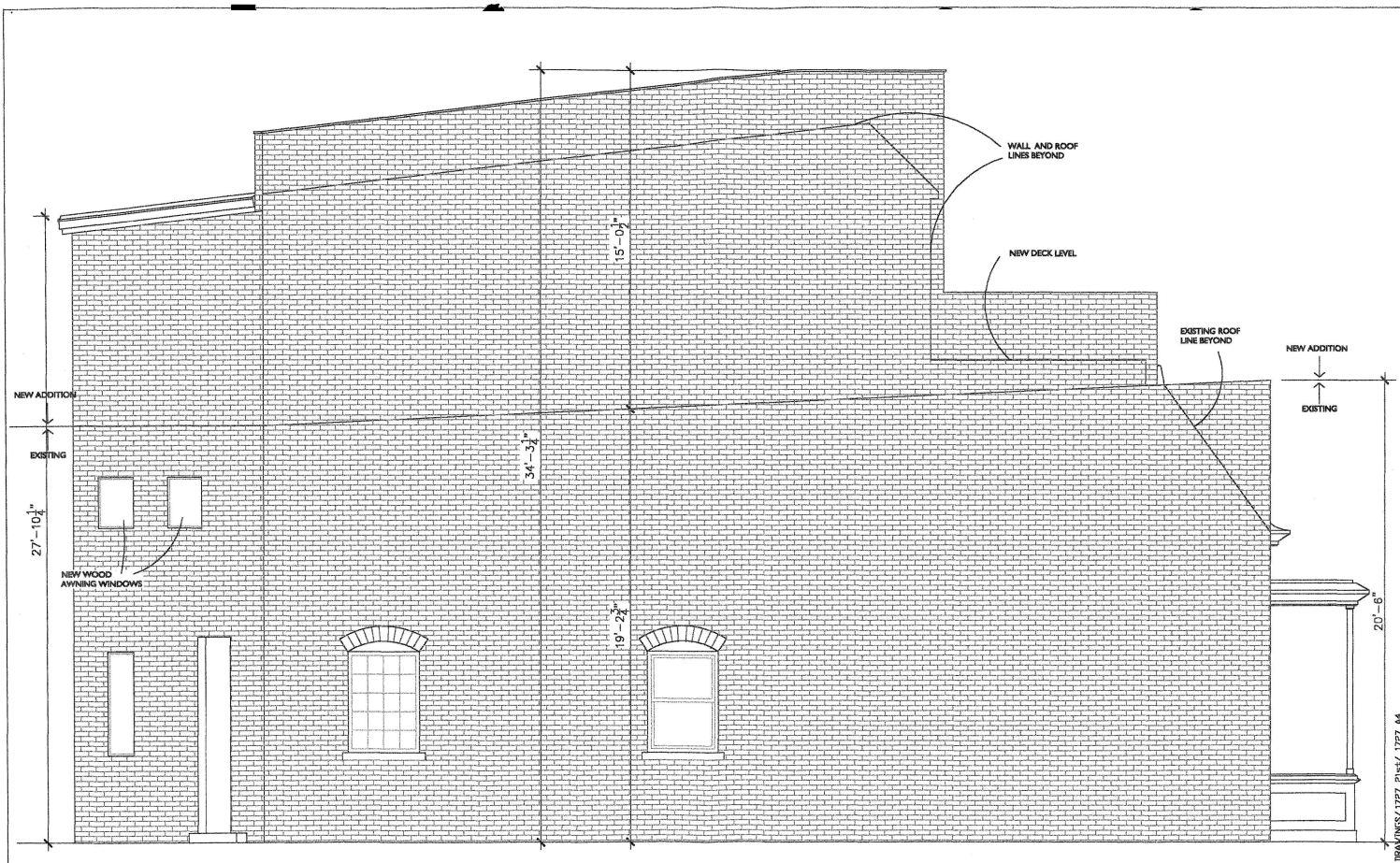
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RENOVATON TO
1727 Twenty-First ST, NW

08/27/99

REVISED 10/27/99

A-3



1
A-4

SIDE ELEVATION

scale 1/4"=1'-0"

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Zoning Division

RENOVATON TO
1727 Twenty-First ST, NW

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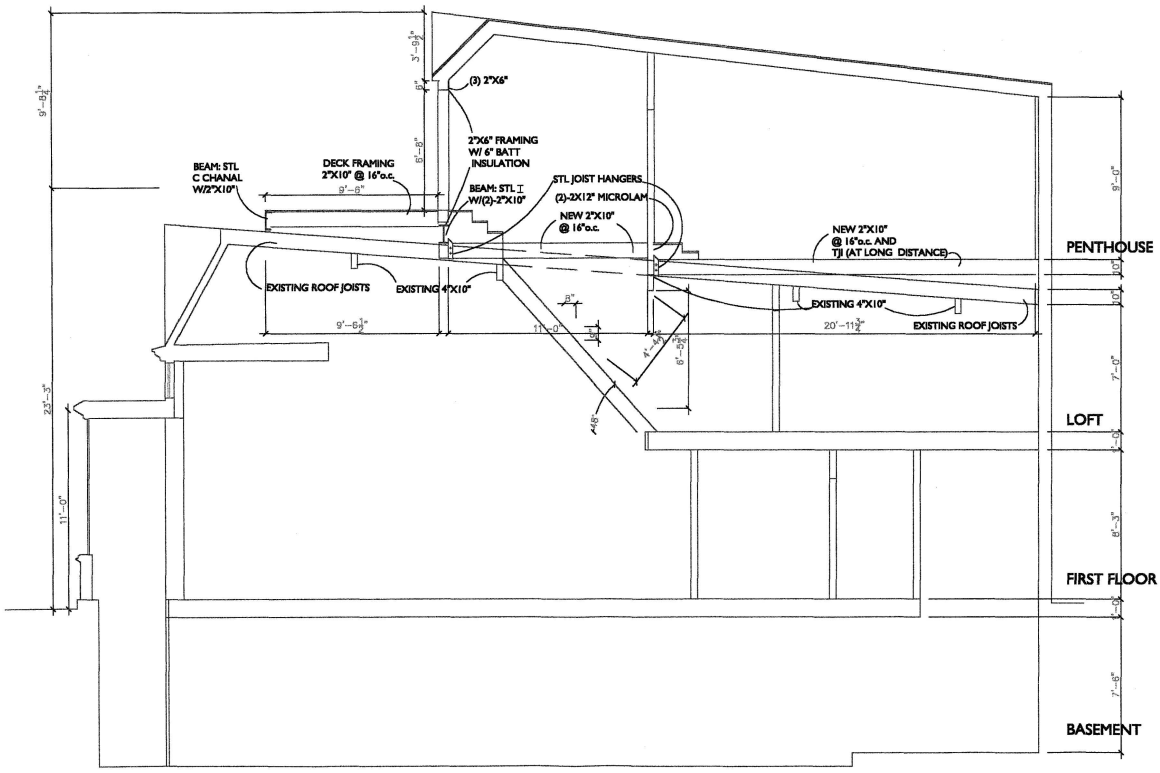
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10/27/99

A-4



1 / A-5 SECTION

scale 3/16"=1'-0"

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Zoning Division

RENOVATION OF
1727 Twenty-First ST NW

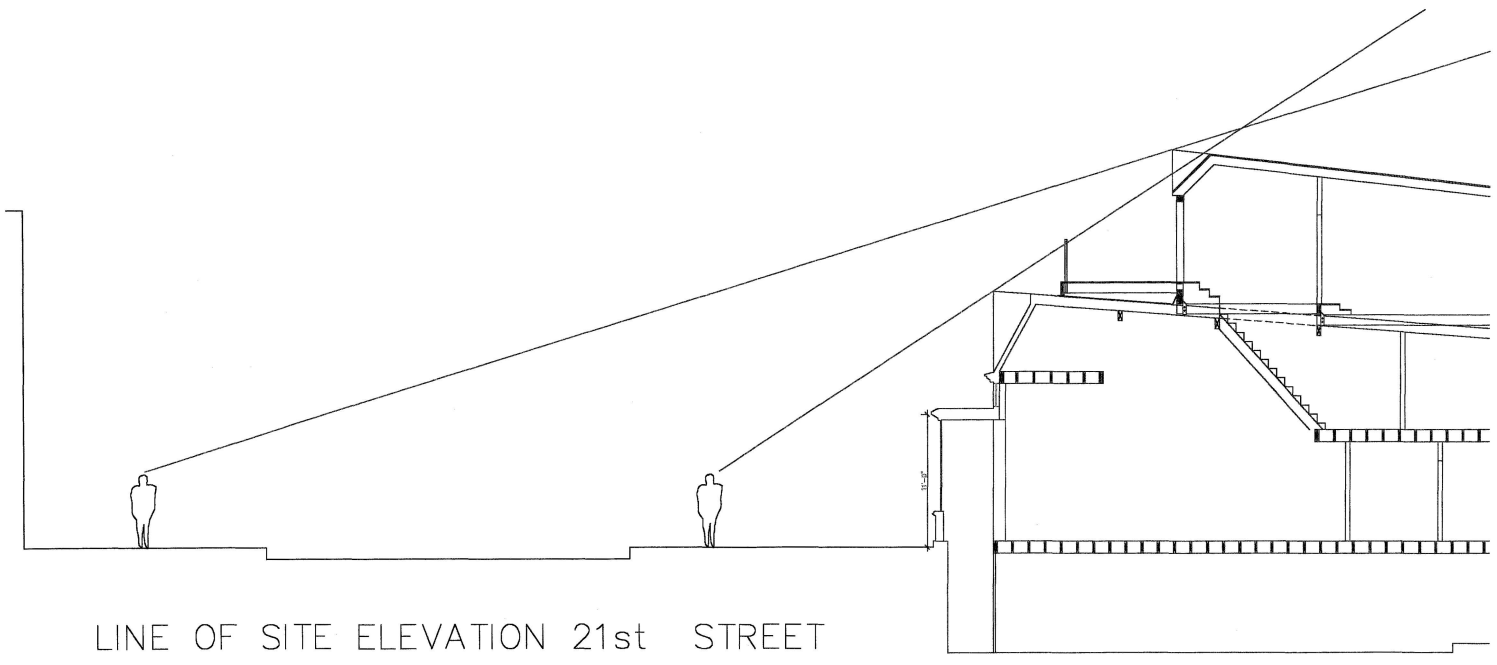
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SCALE: 3/16" - 1'-0"

08/27/99

A-5



LINE OF SITE ELEVATION 21st STREET

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Zoning Review Branch
Zoning Division

RENOVATION OF
1727 twenty-First ST NW

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SCALE: 1/4"=1'-0"

08/27/99

A-6