SUZANE REATIG ARCHITECTURE

4222 KNOWLES AVENUE
KENSINGTON, MARYLAND 20895
(301) 897-8056

TO: Office of Zoning, To Mr. Richard Nero
DATE:August 24, 2001

FROM: Suzane Reatig

REGARDING: 626 S Street NW, BZA # 16727

Attached are revised plans.
We have reduced the building lot coverage to be less than 60%.
We are providing 5 parking spaces.
Total apartment # is 16.
Net floor area of each apartment is shown on the key plan for each floor, see attached plans.
Please feel free to call if you have any questions.

Suzane Reatig

BZA
Case No. 16727
Exhibit No. 31

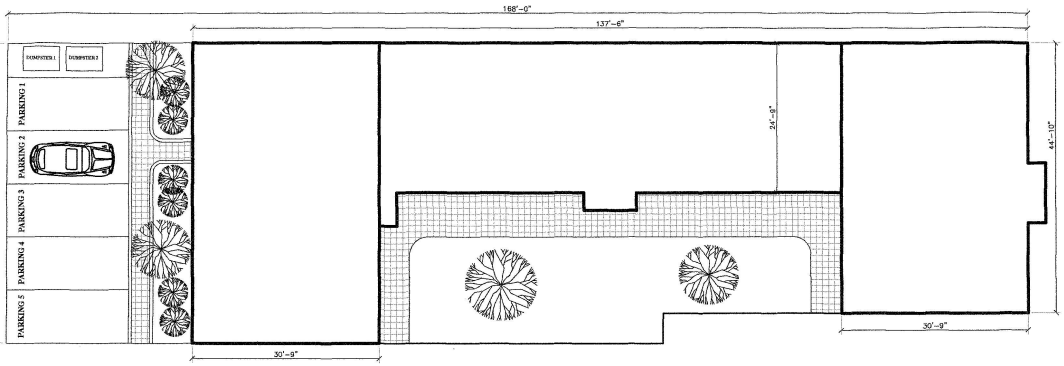
Attached A1, A2 Dated 8.23.01

Board of Zoning Adjustment
District of Columbia
CASE NO.16727
EXHIBIT NO.31

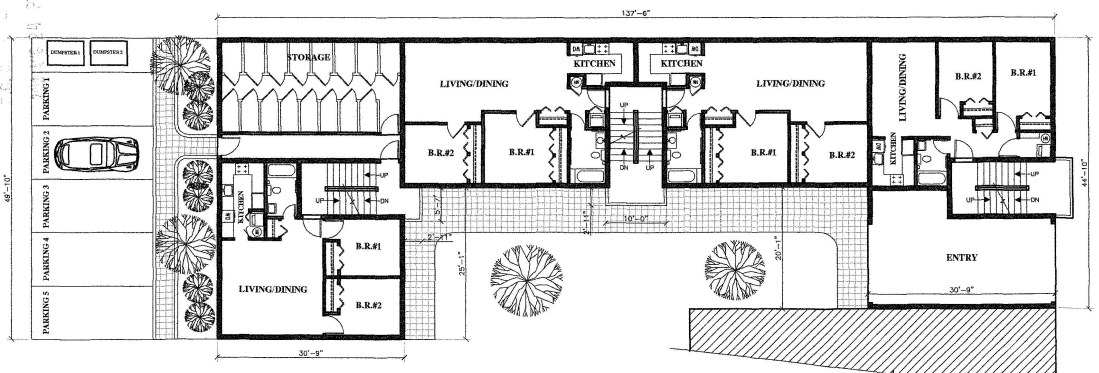
16' ALLEY

20' ALLEY

S STREET N.W.



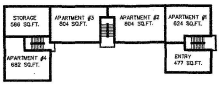
SITE PLAN
SCALE: 1/8"=1'-0"
1/16



FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"
1/16

NOTES:

LOT AREA = 8076.5 SQ.FEET
60% OF LOT AREA = 4845.6 SQ.FEET
BUILDING COVERAGE = 4836.5 SQ.FEET



KEY PLAN

SUZANE REATIG ARCHITECTURE
4222 KNOWLES AVENUE
KENSINGTON, MD. 20895
TELEPHONE: (301) 897-8056
FAX NUMBER: (301) 897-3167

626 S Street NW Apartments

August 23/2001

A1

DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., 12-, 2000

Plat for Building Permit of SQUARE 442 LOTS 869 865

Scale: 1 inch = 20 feet Recorded in Book M1080 Page FILM

Receipt No. 14341

Furnished to: ELIZABETH. MANEGOLD

Surveyor, D.C.

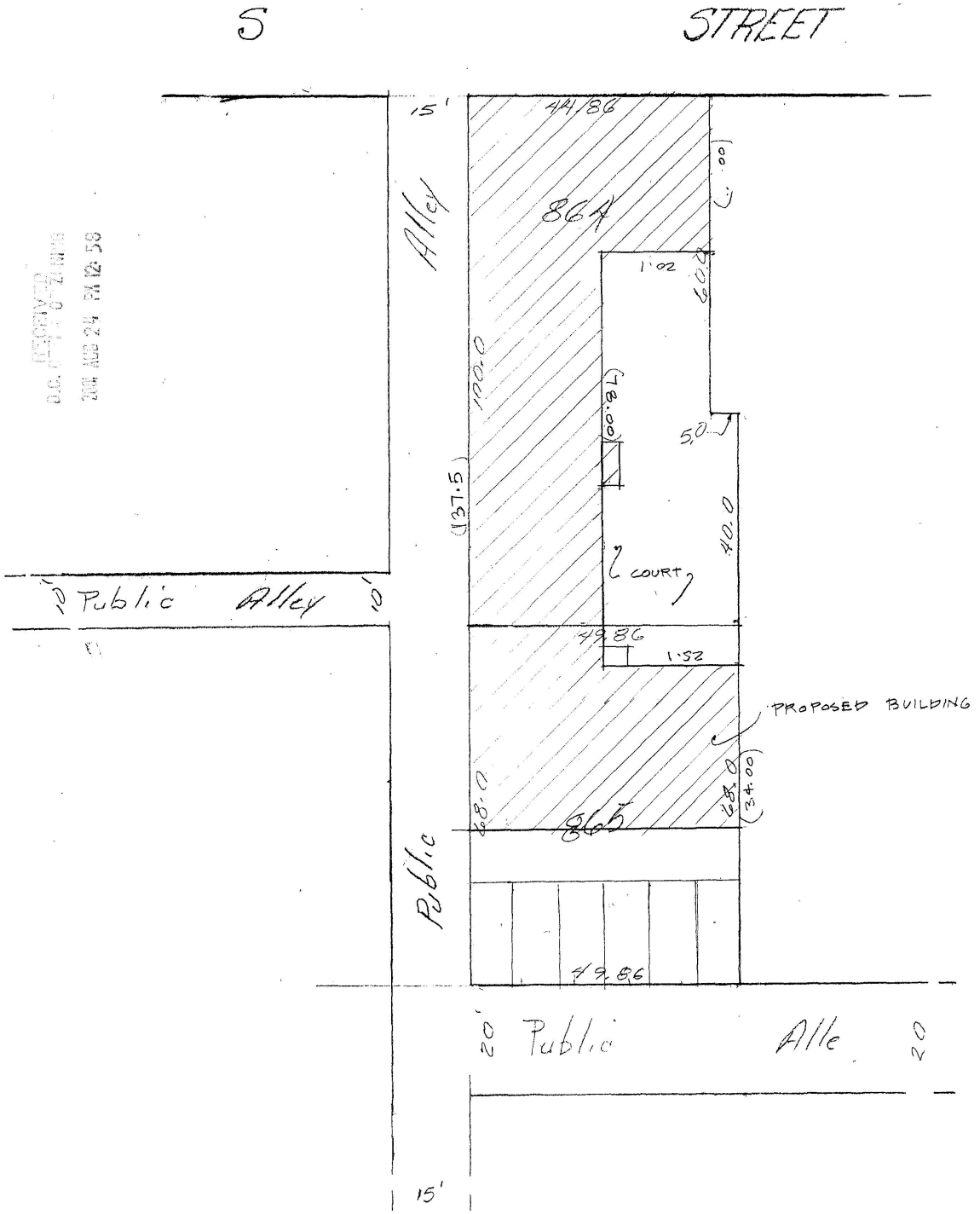
By: DA

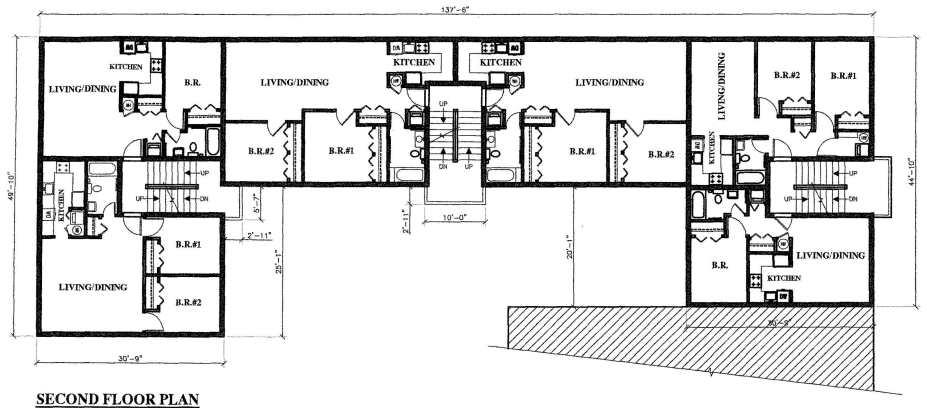
I hereby certify that all existing improvements shown hereon, are completely dimensioned, and are correctly platted; that all proposed buildings or construction, or parts thereof, including covered porches, are correctly dimensioned and platted and agree with plans accompanying the application; that 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 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 the private restricted property.)

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.

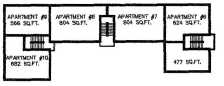




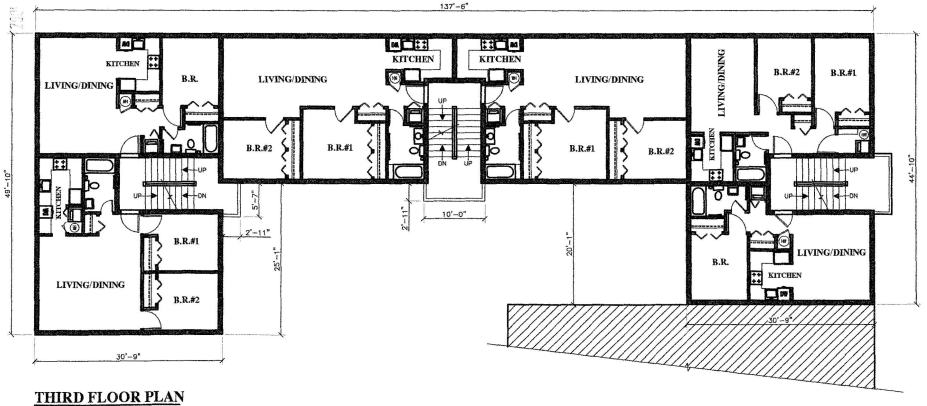
SECOND FLOOR PLAN

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

1/16



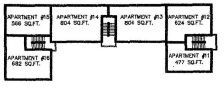
KEY PLAN



THIRD FLOOR PLAN

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

1/16



KEY PLAN

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4222 KNOWLES AVENUE
KENSINGTON, MD.20895
TELEPHONE:(301)897-9056
FAX NUMBER:(301)897-3167

626 S Street NW Apartments

August 23/2001

A2