SLS REAL ESTATE ASSOCIATES, LLC
1742 'N' STREET, NW, WASHINGTON D.C.
BUILDING RENOVATION

Proposed Building Information

Governing code:	BOCA 1996 & LIFE SAFETY, NFPA 101, 2000
Use group:	B - BUSINESS
Building construction:	MASONRY/WOOD
Fire suppression system:	N/A
Monitor location:	N/A
Standard ceiling height:	VARIES
Occupancy load:	90
Number of floors in building:	FOUR

Zoning Data

Building Location:	LOT 86, SQUARE 159
Zoned:	DC-SP1
Lot Area:	3,250 SF
FAR:	2.5
Allowable Area:	8,125 SF
Existing Total	7,864 SF
1st Floor: (Proposed)	1,732 SF
2nd Floor: (Proposed)	2,287 SF
3rd Floor: (Proposed)	2,237 SF
4th Floor: (Proposed)	2,237 SF
Proposed Total	8,493 SF
Parking:	(3) Spaces Existing and Provided
	(3) Spaces Required and Provided
Loading Dock:	No Loading Dock
Allowable Penthouse:	No Penthouse
Height of Buiding:	42'-9" from the Sidewalk to Roof at Front Facade

Drawing List

00-G01 - BUILDING AND ZONING DATA

00-S01 - EXISTING BUILDING AND SITE BOUNDARIES
00-S02 - NEW PROPOSED BUILDING BOUNDARIES

01-A01 - NEW PROPOSED FIRST FLOOR ARCHITECTURAL PLAN
02-A01 - NEW PROPOSED SECOND FLOOR ARCHITECTURAL PLAN
03-A01 - NEW PROPOSED THRID FLOOR ARCHITECTURAL PLAN
04-A01 - NEW PROPOSED FOURTH FLOOR ARCHITECTURAL PLAN
0R-A01 - NEW PROPOSED ROOF ARCHITECTURAL PLAN

00-C01 - EXISTING AND NEW LONGITUDINAL BUILDING SECTION

00-V01 - EXISTING AND NEW PROPOSED REAR ELEVATIONS

RECEIVED
D.C. OF ZONING
2011 MAR 13 PM 2:23

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Drawing Info.

Quality Assurance:
Drawing Date: 07.25.2001
Drawing Scale: NA
Drawn By: A. De Costa

Issue Record

1. Zoning Review 08.10.2001

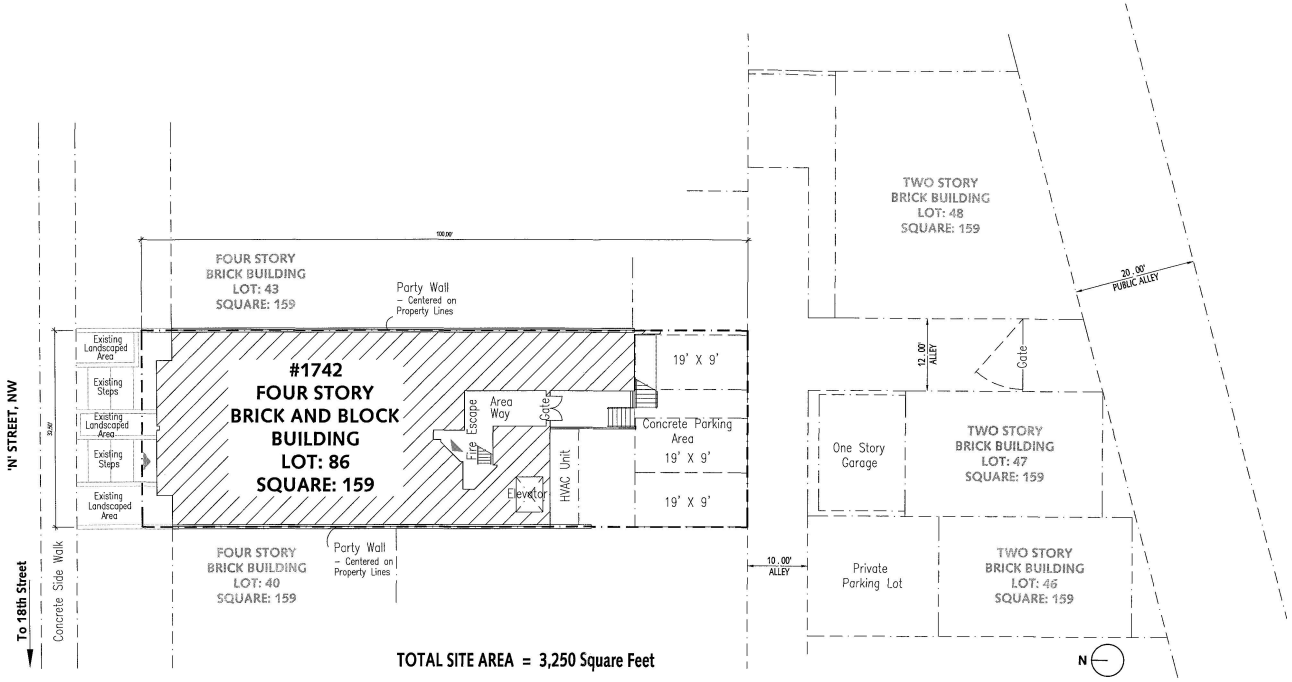
Registration

Lewis J. Goetz, AIA
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PROJECT INFORMATION
BUILDING AND ZONING DATA

00-G01



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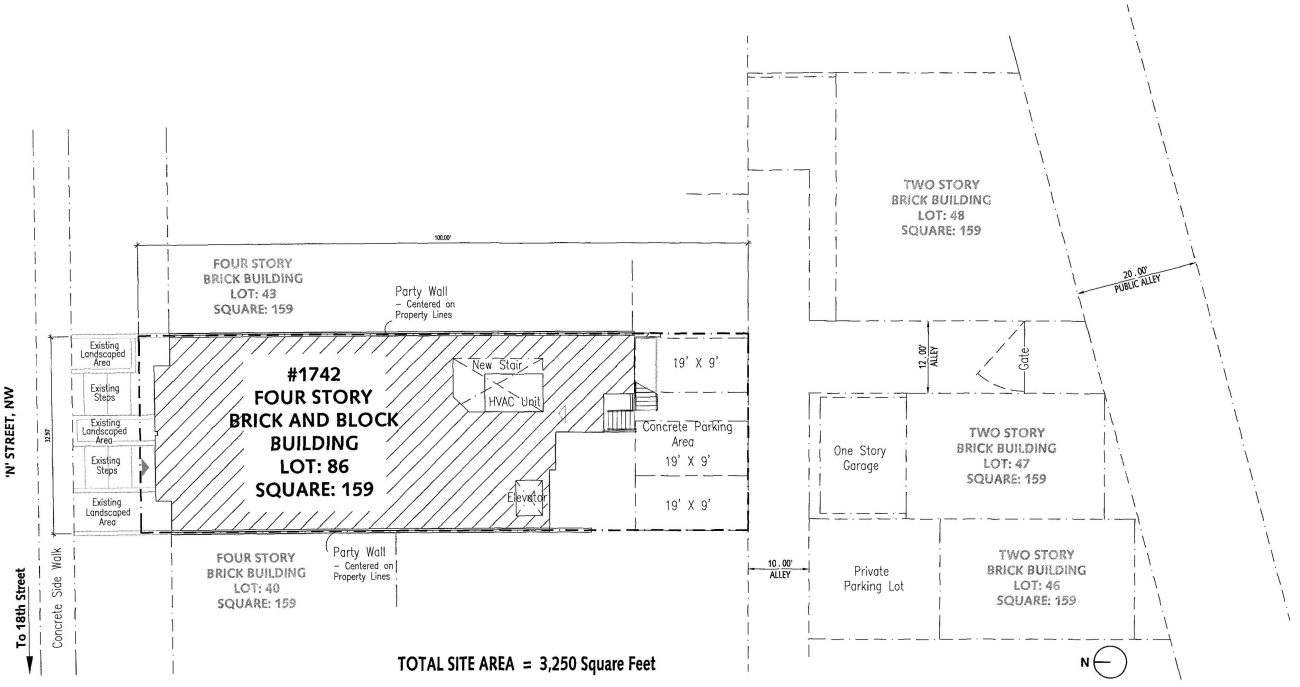
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Quality Assurance:
Drawing Date: 07.23.2001
Drawing Scale: 1/16"=1'-0"
Drawn By: A. De Costa

Issue Record
1. Zoning Review 08.10.2001

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SITE PLAN
EXISTING BUILDING & SITE BOUNDARIES
00-S01



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Drawing Info.

Quality Assurance:
Drawing Date: 07.23.2001
Drawing Scale: 1/16"=1'-0"
Drawn By: A. De Costa

Issue Record

1. Zoning Review 08.10.2001

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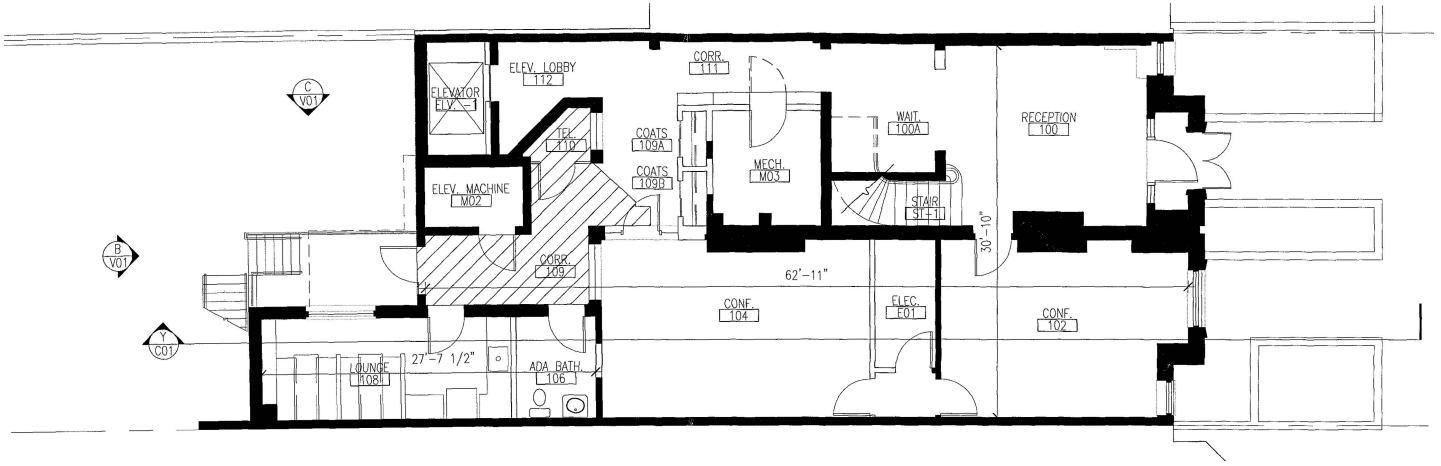
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SITE PLAN

NEW PROPOSED BUILDING BOUNDARIES

00-S02



EXISTING 1ST FLOOR GROSS	2,076 SF
1ST- FLOOR AREAWAY	84 SF
1ST- FLOOR FIRE ESCAPE	65 SF
ADDITIONAL FLOOR GROSS	149 SF
TOTAL 1ST FLOOR GROSS	**2,225 SF**

NEW ADDITION

1ST- FLOOR AREAWAY	84 SF
1ST- FLOOR FIRE ESCAPE	65 SF
2ND- FLOOR NEW STAIR	25 SF
2ND- FLOOR GLASS/METAL ADD.	146 SF
2ND- FLOOR FIRE ESCAPE	94 SF
3RD- FLOOR NEW STAIR	30 SF
3RD- FLOOR GLASS/METAL ADD.	91 SF
3RD- FLOOR FIRE ESCAPE	91 SF
4TH - FLOOR NEW STAIR	109 SF
4TH - FLOOR GLASS/METAL ADD.	296 SF
4TH - FIRE ESCAPE.	91 SF
ADDITIONAL BUILDING GROSS	1,122 SF

EXISTING BUILDING GROSS	7,864 SF
ADDITIONAL BUILDING GROSS	1,122 SF
TOTAL BUILDING GROSS	8,986 SF
DEDUCTIONS	
MECHANICAL ROOMS	228 SF
CELLAR AREA	265 SF
TOTAL DEDUCTIONS	493 SF
APPLICABLE GROSS AREA	**8,493 SF**
2ND-4TH FLOOR NEW STAIR @ 135SF	405 SF
1ST- FLOOR ADA BATH	55 SF
TOTAL	460 SF
1ST-4TH FLOOR FIRE ESCAPE	341 SF

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Drawing Info.
Quality Assurance:
Drawing Date: 07.23.2001
Drawing Scale: 1/8"=1'-0"
Drawn By: A. De Costa

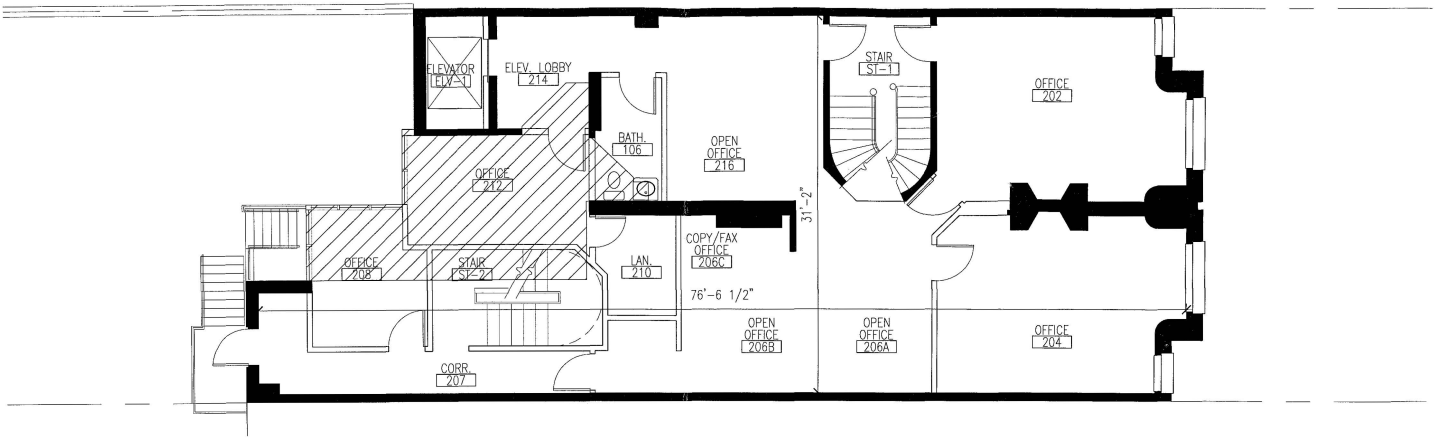
Issue Record
1. Zoning Review 08.10.2001

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FIRST FLOOR
NEW ARCHITECTURAL PLAN

01-A01



EXISTING FLOOR GROSS	2,022 SF
2ND- FLOOR NEW STAIR	25 SF
2ND- FLOOR GLASS/METAL ADD.	146 SF
2ND- FLOOR FIRE ESCAPE	94 SF
ADDITIONAL FLOOR GROSS	265 SF
TOTAL FLOOR GROSS	**2,287 SF**

NEW ADDITION

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Drawing Info.

Quality Assurance:
Drawing Date: 07.23.2001
Drawing Scale: 1/8"=1'-0"
Drawn By: T. Carder

Issue Record

1. Zoning Review 08.10.2001

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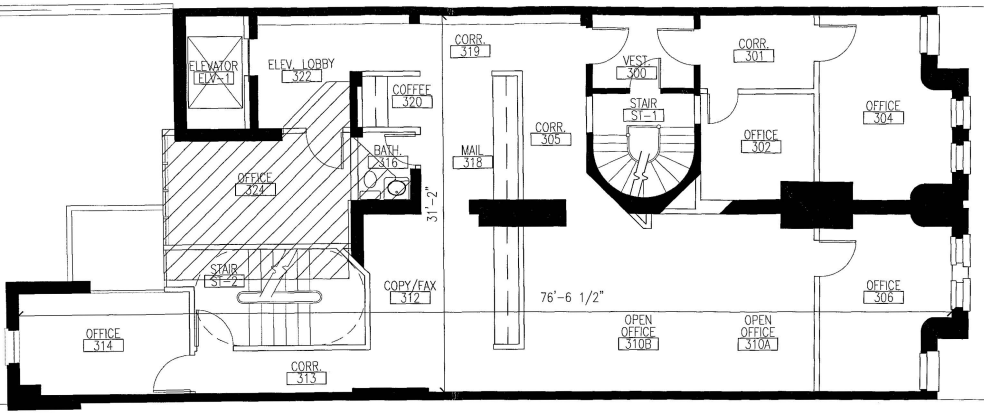
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SECOND FLOOR

NEW ARCHITECTURAL PLAN

02-A01

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EXISTING FLOOR GROSS	2,025 SF
3RD- FLOOR NEW STAIR	30 SF
3RD- FLOOR GLASS/METAL ADD.	91 SF
3RD- FLOOR FIRE ESCAPE	91 SF
ADDITIONAL FLOOR GROSS	212 SF
TOTAL FLOOR GROSS	**2,237 SF**

NEW ADDITION

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Drawing Info.
Quality Assurance:
Drawing Date: 07.23.2001
Drawing Scale: 1/8"=1'-0"
Drawn By: T. Carder

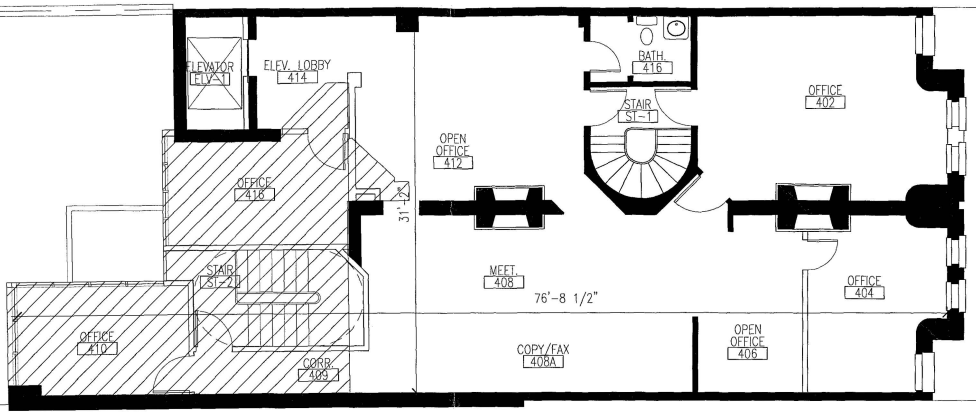
Issue Record
1. Zoning Review 08.10.2001

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THIRD FLOOR
NEW ARCHITECTURAL PLAN

03-A01



EXISTING FLOOR GROSS	1,741 SF
4TH - FLOOR NEW STAIR	109 SF
4TH - FLOOR GLASS/METAL ADD.	296 SF
4TH - FIRE ESCAPE.	91 SF
ADDITIONAL FLOOR GROSS	496 SF
TOTAL FLOOR GROSS	**2,237 SF**

NEW ADDITION

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Drawing Info.
Quality Assurance:
Drawing Date: 07.23.2001
Drawing Scale: 1/8"=1'-0"
Drawn By: T. Carder

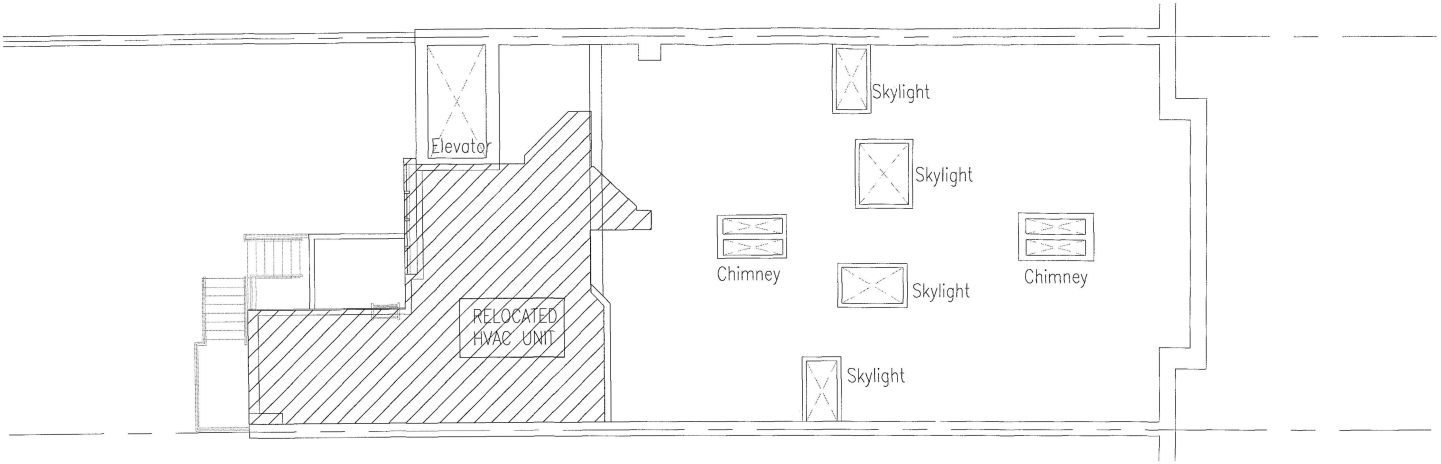
Issue Record
1. Zoning Review 08.10.2001

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FOURTH FLOOR
NEW ARCHITECTURAL PLAN

04-A01



NEW ADDITION

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Drawing Info:

Quality Assurance:	
Drawing Date:	07.23.2001
Drawing Scale:	1/8"=1'-0"
Drawn By:	T. Carder

Issue Record

1. Zoning Review	08.10.2001

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ROOF PLAN

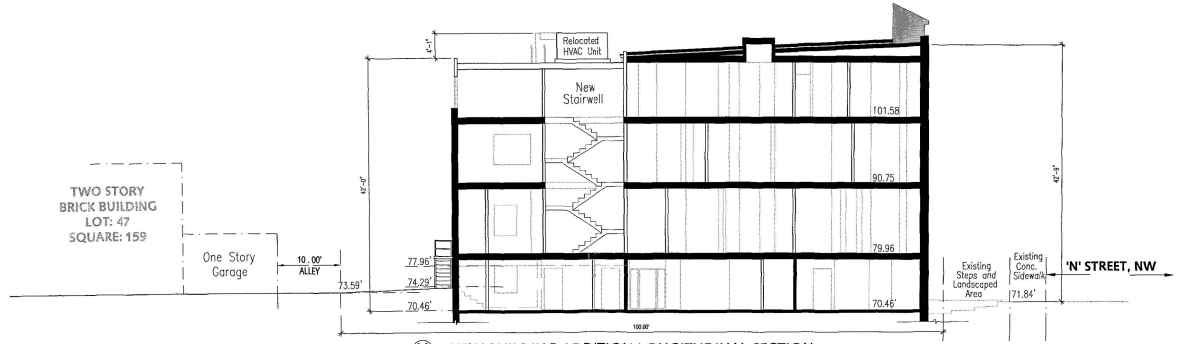
NEW ARCHITECTURAL PLAN

0R-A01

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(X)– EXISTING BUILDING LONGITUDINAL SECTION



(Y)– NEW BUILDING ADDITION LONGITUDINAL SECTION

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Drawing Info.

Quality Assurance:	
Drawing Date:	07.27.2001
Drawing Scale:	1/16"=1'-0"
Drawn By:	A. De Costa

Issue Record

1. Zoning Review	08.10.2001

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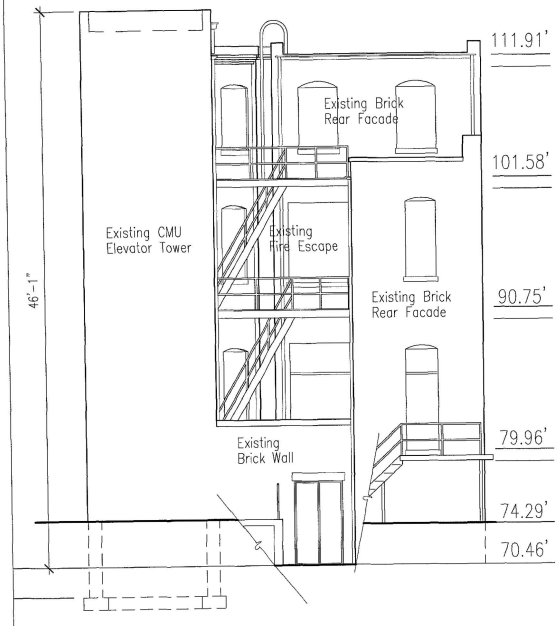
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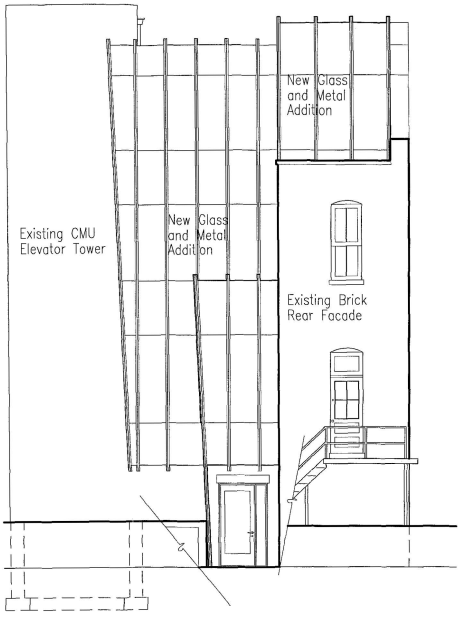
LONGITUDINAL SECTION

EXISTING AND NEW BUILDING SECTIONS

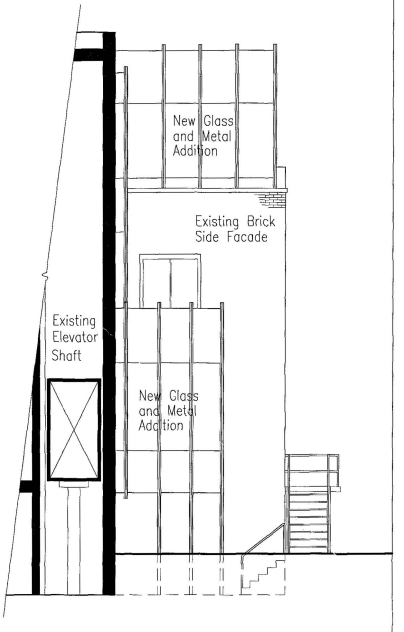
00-C01



Ⓐ— EXISTING BUILDING ELEVATION - REAR VIEW



Ⓑ— NEW BUILDING ADDITION ELEVATION - REAR VIEW



Ⓒ— NEW BUILDING ADDITION ELEVATION - SIDE VIEW

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Drawing Info

Quality Assurance:	
Drawing Date:	07.25.2001
Drawing Scale:	1/8"=1'-0"
Drawn By:	T. Canter

Issue Record

1. Zoning Review	08.10.2001

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REAR ELEVATION

EXISTING V/S NEW ELEVATIONS

00-V01