NOTE:

DO NOT SCALE OFF DRAWINGS! ALWAYS REFER TO GIVEN DIMENSIONS OR CONSULT ARCHITECT FOR FURTHER CLARIFICATIONS.

ZONING ANALYSIS

LOCATION	LOT: 815 & 858 SQUARE: 2853
APPLICABLE CODE	1996 DC REGISTER DCMR 6
ZONING	R-4
LOT AREA	5070.7 SQ. FT. (LOT 813) 747.7 SQ. FT. (LOT 858) IS SUBDIVIDED TO EQUAL 5818.4 SQ. FT.
ALLOWABLE LOT OCCUPANCY	40%
EXISTING LOT OCCUPANCY	3951.8 SQ. FT. (78%) PRIOR TO SUBDIVISION
PROPOSED LOT OCCUPANCY	4178.9 SQ. FT. (72%) AFTER SUBDIVISION
ALLOWABLE F.A.R.	NO LIMIT
EXISTING F.A.R.	3.11 PRIOR TO SUBDIVISION
PROPOSED F.A.R.	2.84 AFTER SUBDIVISION
ALLOWABLE HEIGHT	40'
EXISTING HEIGHT	40' (3 STORES + BASEMENT)
PROPOSED HEIGHT	NO CHANGE
REQUIRED REAR YARD	20'-0"
EXISTING REAR YARD	14'-2" PRIOR TO SUBDIVISION
PROPOSED REAR YARD	33'-6" AFTER SUBDIVISION
PARKING REQUIRED	NONE REQUIRED
PROPOSED PARKING	3 SPACES PROVIDED

GROSS AREA	EXISTING	ADDITION	BALCONY	PROPOSED
BASEMENT	3951.8	125.9	0	4077.7
FIRST FLOOR	3951.8	125.9	103.3	4181.0
SECOND FLOOR	3951.8	125.9	103.3	4181.0
THIRD FLOOR	3951.8	125.9	34.7	4112.4
TOTAL	15807.2	503.6	241.3	16552.1

ABBREVIATIONS

ARCHITECTURAL

A.D.	area drain
ADJST.	adjustable
AFF.	above finished floor
ALUM.	aluminum
BLDG.	building
C.J.	control joint
CLG.	ceiling
CONC.	concrete
CONT.	continuous
CMU	concrete masonry unit
D	deep/depth
DR	door
D/W	dishwasher
DTL.	detail
DWG.	drawing
EA.	each
E.J.	expansion joint
EXT.	exterior
F.D.	floor drain
FLR.	floor
GAL.	gallon
GALV.	galvanized
GWB	gypsum wallboard
HORIZ.	horizontal
JT.	joint
MECH.	mechanical
MAX.	maximum
MIN.	minimum
M.O.	masonry opening
MTD.	mounted
MTL.	metal
MRGWB	moisture resistant gypsum wallboard
N.I.C.	not in contract
O.C.	on center
OPP.	opposite
P-LAM	plastic laminate
P.T.	pressure treated
PTD.	painted
RECEPT.	receptacle
RE-ENF.	reinforcing bar
REINF.	reinforced/reinforcing
R.O.	rough opening
SIM.	similar
STL.	steel
T&G	tongue and groove
T.O.W.	top of wall
TYP.	typical
V.	vinyl
V.I.F.	verify in field
VERT.	vertical
VCT	vinyl composition tile
W	wide/width
W/	with
W/D	washer/dryer
WD.	wood
WP	waterproof
WH	water heater
WWF	welded wire fabric

MECHANICAL

F.R.	floor register
C.R.	ceiling register
R.A.G.	return air grille
WMR	wall register high
WRL	wall register low

THE NONQUITT

2914 11th STREET, NORTHWEST
WASHINGTON, DISTRICT OF COLUMBIA

GENERAL INFORMATION

OWNER(S)
NAME: 2914 11TH ST., NW L.L.C.
ADDRESS: C/O WAYNE GLEASON
1973 PARK ROAD, NW, S-3, W.D.C. 20010
PHONE(W): (202) 483-5942 FAX: (202) 483-5031

ARCHITECT
NAME: SRAH S. HUNT
ADDRESS: 4025 BRANDYWINE ST. NW,
WASHINGTON, D.C. 20016
PHONE: (202)244-6940 FAX: (202) 244-6941

GENERAL CONTRACTOR
NAME: 2914 11TH ST., NW L.L.C.
ADDRESS:
PHONE: FAX:

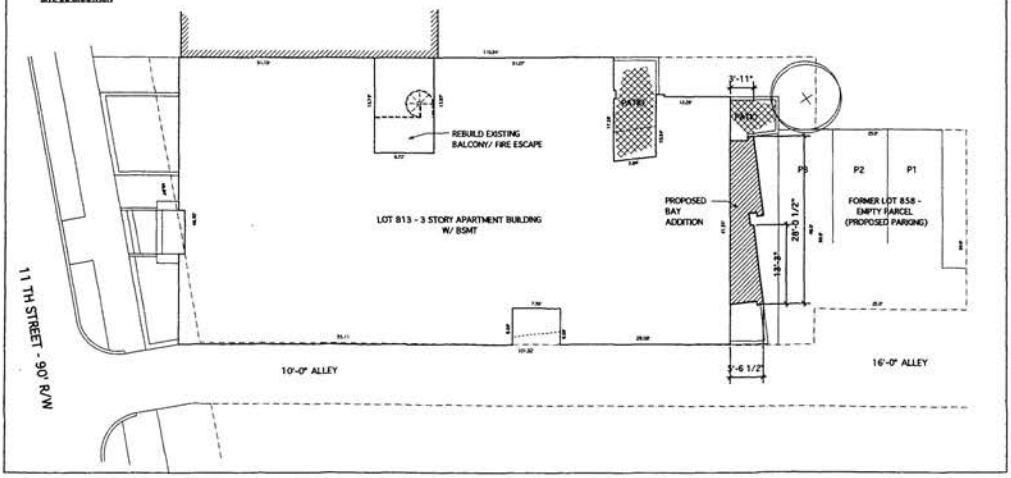
BUILDING CODE ANALYSIS

LOCATION	LOT: 813 & 858 SQUARE: 2853
APPLICABLE CODES	1996 BOCA 1999 DC REGISTER DCMR 12
USE GROUP	R2
CONSTRUCTION TYPE	3A (PROTECTED)
TOTAL FLOORS	3 STORY PLUS BASEMENT
ALLOWABLE HEIGHT	40'0
FIRE SUPPRESION	FULLY SPRINKLED PER NFPA 13(A)
EGRESS REQUIREMENTS	36" WIDE EXITS TWO EXITS
FIRE RATING	EXTERIOR FIRE WALLS 2 HOUR EXIT 1 HOUR DWELLING SEPARATOR 1 HOUR LOADBEARING STRUCTURE 1HOUR EXIT ACCESS CORRIDOR 1 HOUR

SHEET INDEX

☐	T.1	TITLESHEET
☐	L-1	SITE/LANDSCAPE PLAN
☐	A-1	BASEMENT FLOOR PLAN
☐	A-2	FIRST FLOOR PLAN
☐	A-3	SECOND FLOOR PLAN
☐	A-4	THIRD FLOOR PLAN
☐	A-5	ROOF PLAN
☐	A-6	EAST ELEVATION
☐	A-7	NORTH ELEVATION
☐	A-8	WEST ELEVATION
☐	A-9	SOUTH ELEVATION
☐	X.01	EXISTING BASEMENT FLOOR
☐	X.02	EXISTING FIRST FLOOR
☐	X.03	EXISTING SECOND FLOOR
☐	X.04	EXISTING THIRD FLOOR
☐	X.05	EXISTING EAST ELEVATION
☐	X.06	EXISTING NORTH ELEVATION
☐	X.07	EXISTING WEST ELEVATION
☐	X.08	EXISTING SOUTH ELEVATION

SITE INFORMATION



PROJECT FILE CODE: ADDL-03

HUNT ARCHITECTS
4025 BRANDYWINE STREET, NW
WASHINGTON, DC
202.244.6940
FAX 202.244.6941

THE NONQUITT
2914 11th STREET, NW
WASHINGTON, D.C.

8.30.02 VARIANCE SET

T.1

1 / L1 SITE PLAN
SCALE : N.T.S.

HUNT ARCHITECTS

THE NONQUITT
2914 11th STREET, NW
WASHINGTON, D.C.

4.11.16 PROGRESS SET

L.1

1 / A.01 PROPOSED BASEMENT FLOOR PLAN
SCALE : 1/4" = 1'-0"

HUNT ARCHITECTS

THE NONQUITT
2314 11th STREET, NW
WASHINGTON, D.C.

A.01

1 / A.02 PROPOSED FIRST FLOOR PLAN
SCALE : 1/4" = 1'-0"

HUNT ARCHITECTS

THE NONQUITT
2314 11th STREET, NW
WASHINGTON, D.C.

A.02

1 A.03 PROPOSED SECOND FLOOR PLAN
SCALE : 1/4" = 1'-0"

HUNT ARCHITECTS

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2314 11th STREET, NW
WASHINGTON, D.C.

A.03

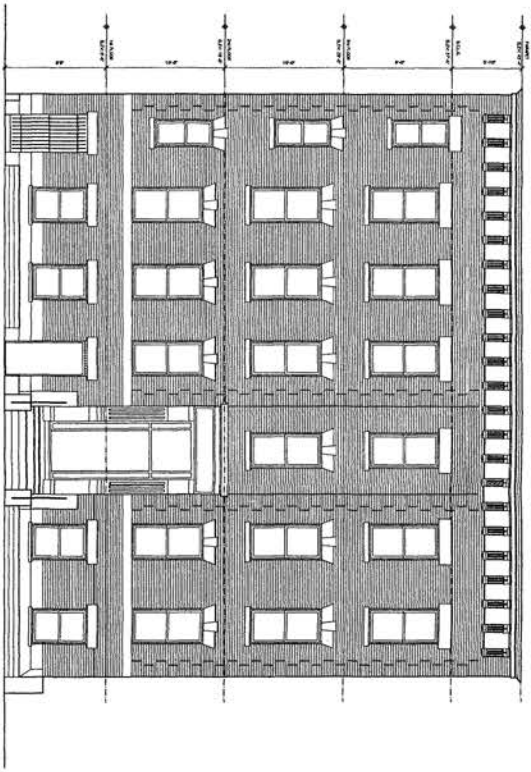
1 A.04 PROPOSED THIRD FLOOR PLAN
SCALE : 1/4" = 1' - 0"

HUNT ARCHITECTS

THE NONQUITT
2914 11th STREET, NW
WASHINGTON, D.C.

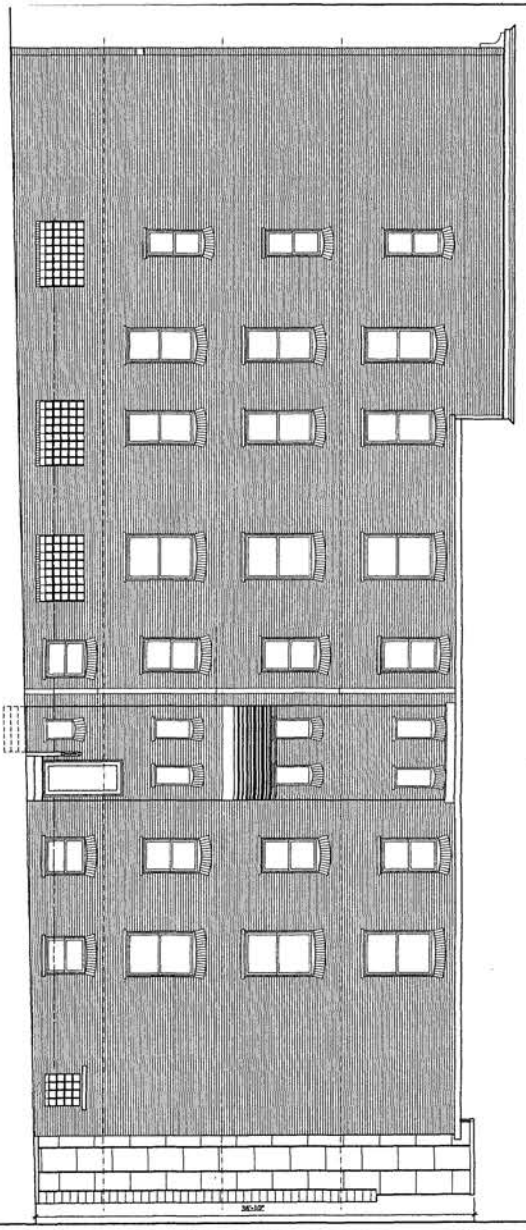
BZA/HE VARIANCE SET

A.04



A.12 ELEVATION FACING EAST

A.05	8.20.03 VARIANCE SET	THE NONQUITT 2914 11th STREET, NW WASHINGTON, D.C.		HUNT ARCHITECTS



A.05 ELEVATION FACING NORTH

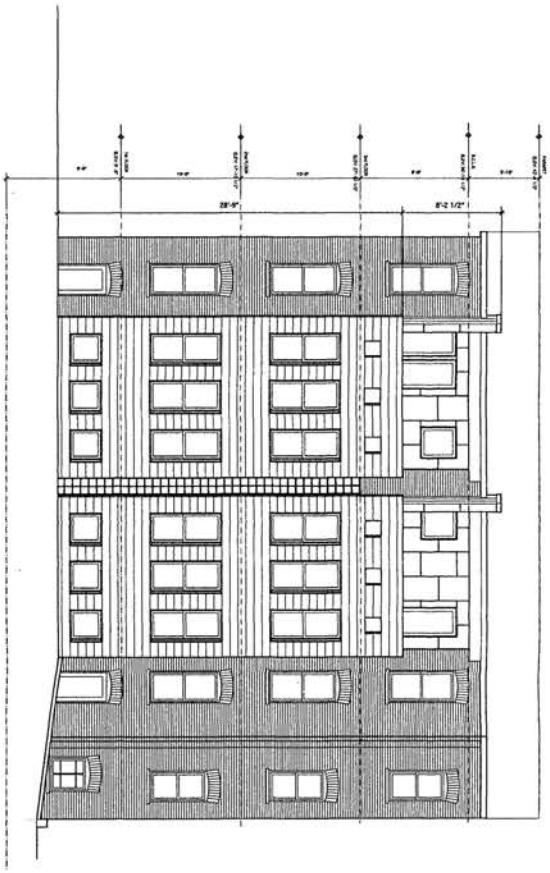
A.06

B.20.02 VARIANCE SET

THE NONQUITT

2914 11th STREET, NW
WASHINGTON, D.C.

HUNT ARCHITECTS



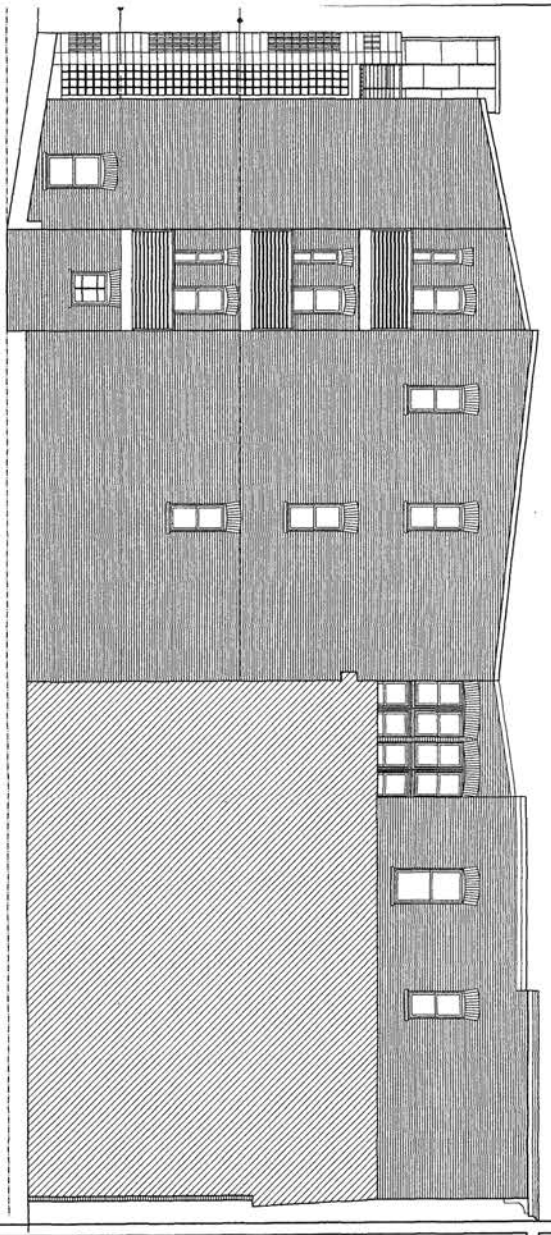
A/6 ELEVATION FACING WEST

A.07

THE NONQUITT

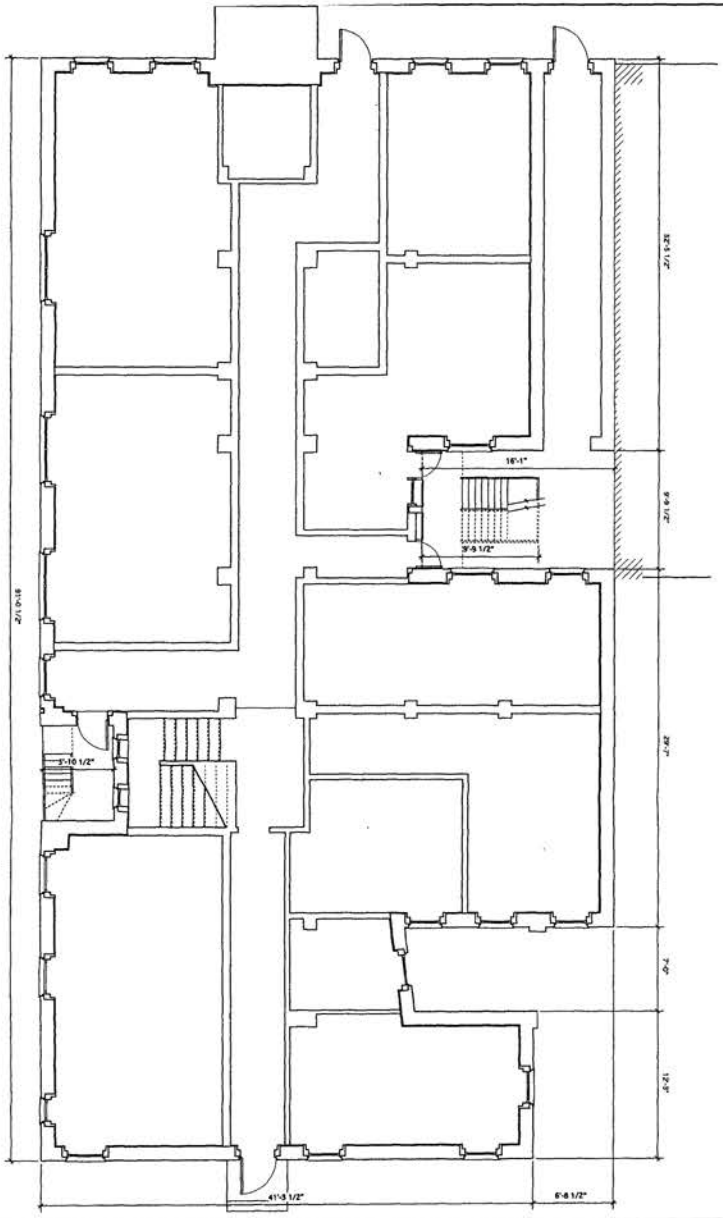
2914 11th STREET, NW
WASHINGTON, D.C.

HUNT ARCHITECTS



A.07 ELEVATION FACING SOUTH
SCALE: 1/8" = 1'-0"

A.08	8.20.02 VARIANCE SET	THE NONQUITT 2914 11th STREET, NW WASHINGTON, D.C.		HUNT ARCHITECTS



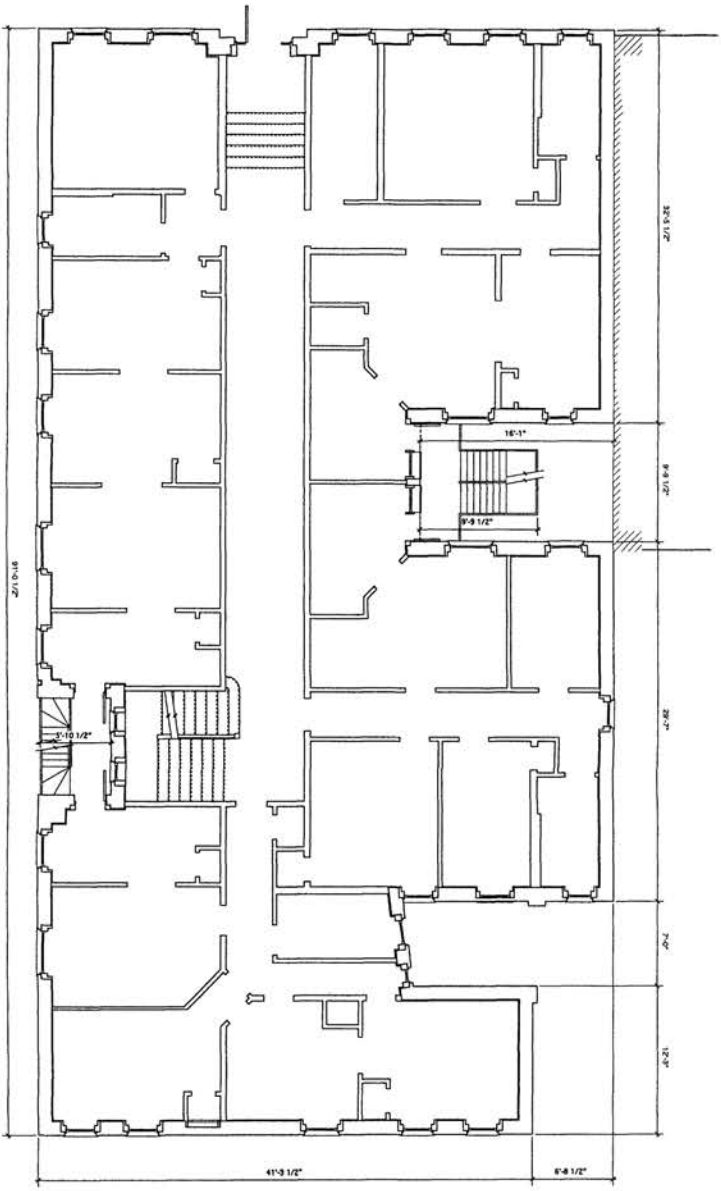
1/A00 EXISTING BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"

X.00

§ 20.02 VARIANCE SET

THE NONQUITT
29411 11th STREET, NW
WASHINGTON, D.C.

HUNT ARCHITECTS



1 / A.01 EXISTING FIRST FLOOR PLAN

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

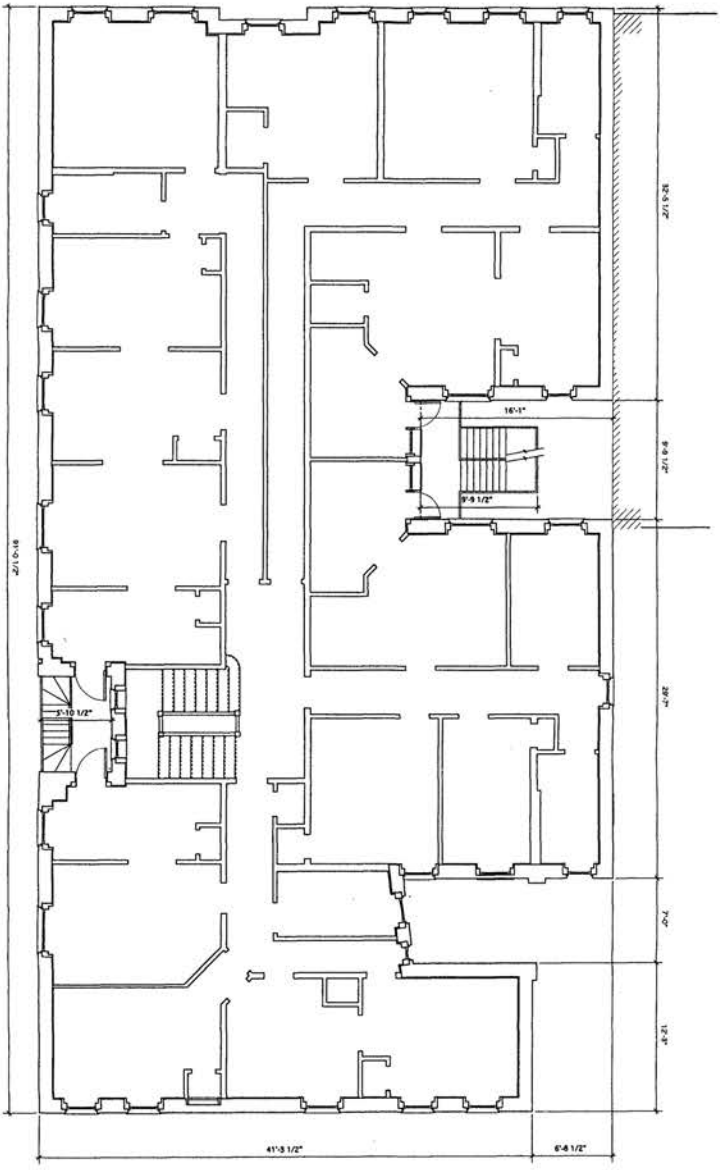
X.01

B.20.02 VARIANCE SET

THE NONQUITT

29411 11th STREET, NW
WASHINGTON, D.C.

HUNT ARCHITECTS



1 / X.02 EXISTING SECOND FLOOR PLAN

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

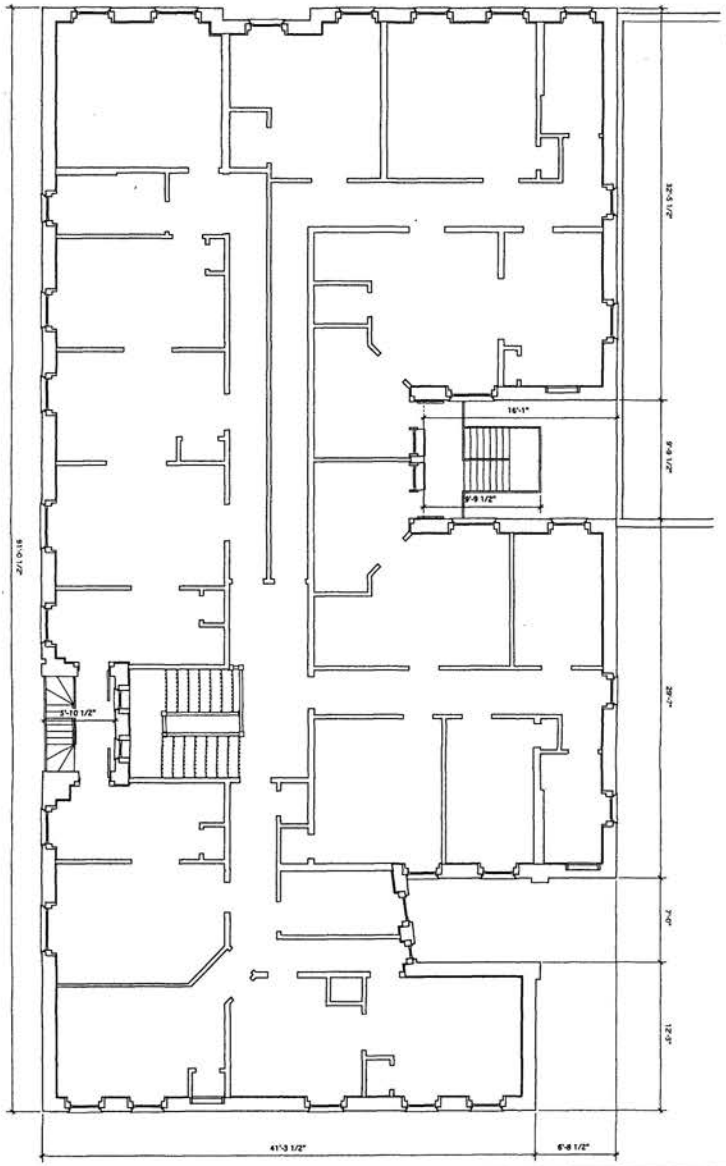
X.02

B.20.02 VARIANCE SET

THE NONQUITT

29411 11th STREET, NW
WASHINGTON, D.C.

HUNT ARCHITECTS



1 / X.03 EXISTING THIRD FLOOR PLAN

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

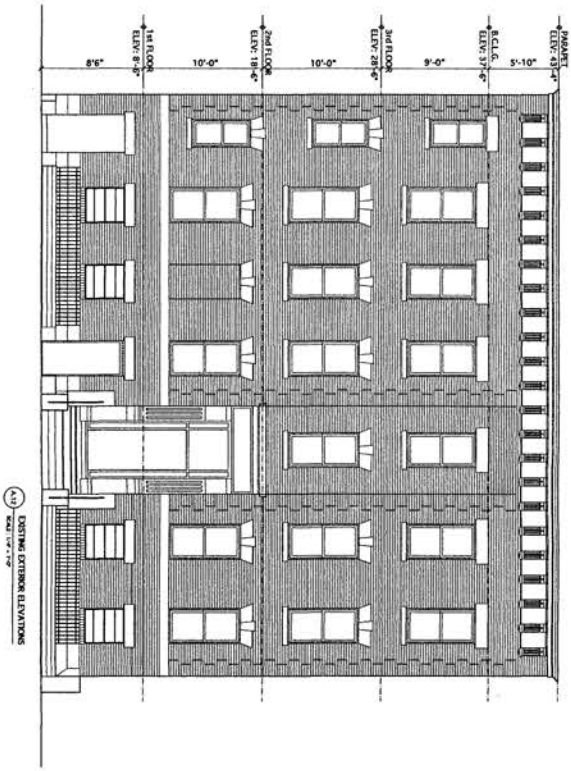
X.03

6.210.02 VARIANCE SET

THE NONQUITT

29411 11th STREET, NW
WASHINGTON, D.C.

HUNT ARCHITECTS



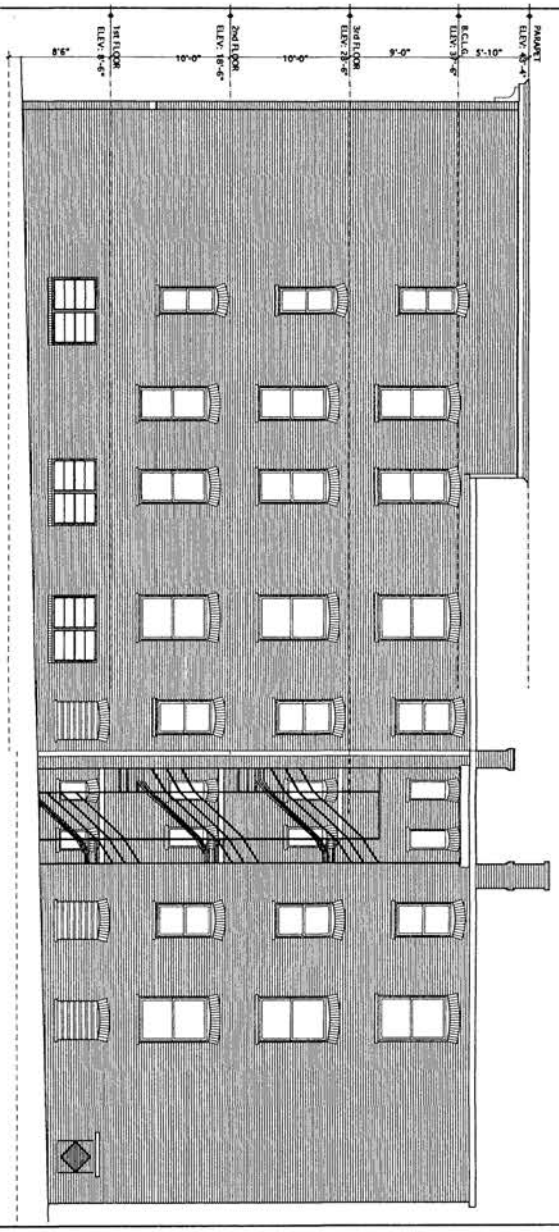
X.04

8.20.02 VARIANCE SET

THE NONQUITT

2914 11th STREET, NW
WASHINGTON, D.C.

HUNT ARCHITECTS



A1.0 EXISTING EXTERIOR ELEVATIONS
SCALE: 1/8" = 1'-0"

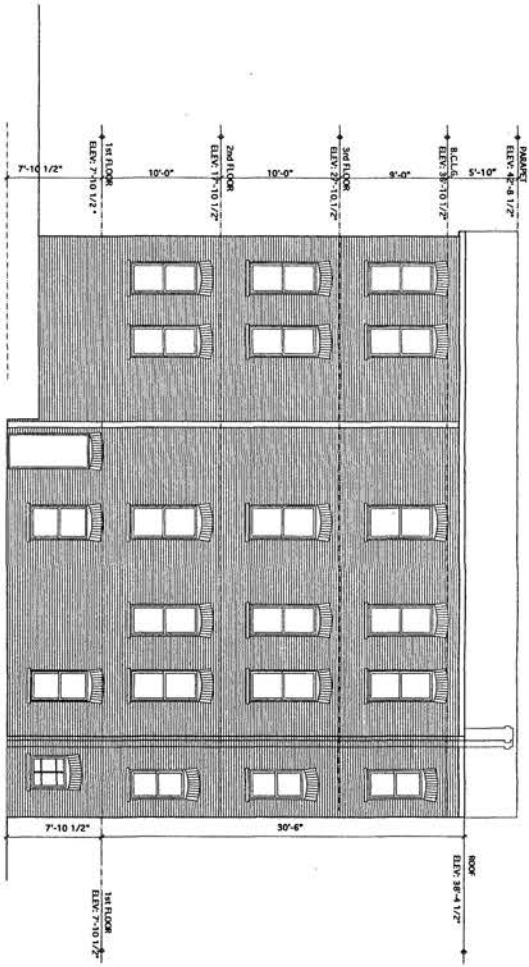
X.05

B.20.02 VARIANCE SET

THE NONQUITT

2914 11th STREET, NW
WASHINGTON, D.C.

HUNT ARCHITECTS



A1.1 EXISTING EXTERIOR ELEVATIONS

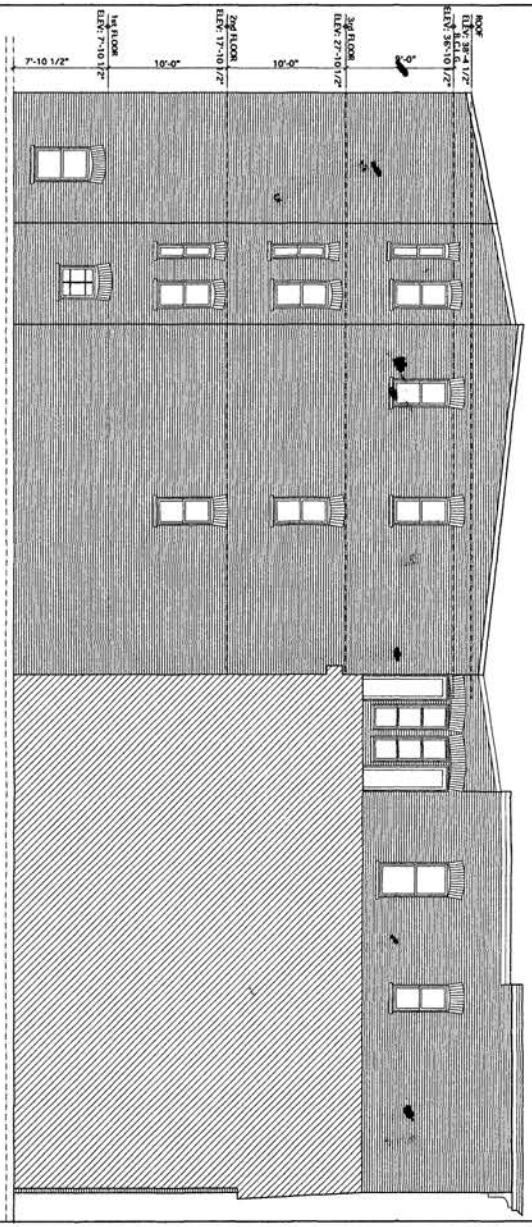
X.06

8.20.08 VARIANCE SET

THE NONQUITT

2914 11th STREET, NW
WASHINGTON, D.C.

HUNT ARCHITECTS



A1.0
EXISTING EXTERIOR ELEVATIONS
SCALE: 1/4"=1'-0"

X.07

B.20.02 VARIANCE SET

THE NONQUITT

2914 11th STREET, NW
WASHINGTON, D.C.

HUNT ARCHITECTS