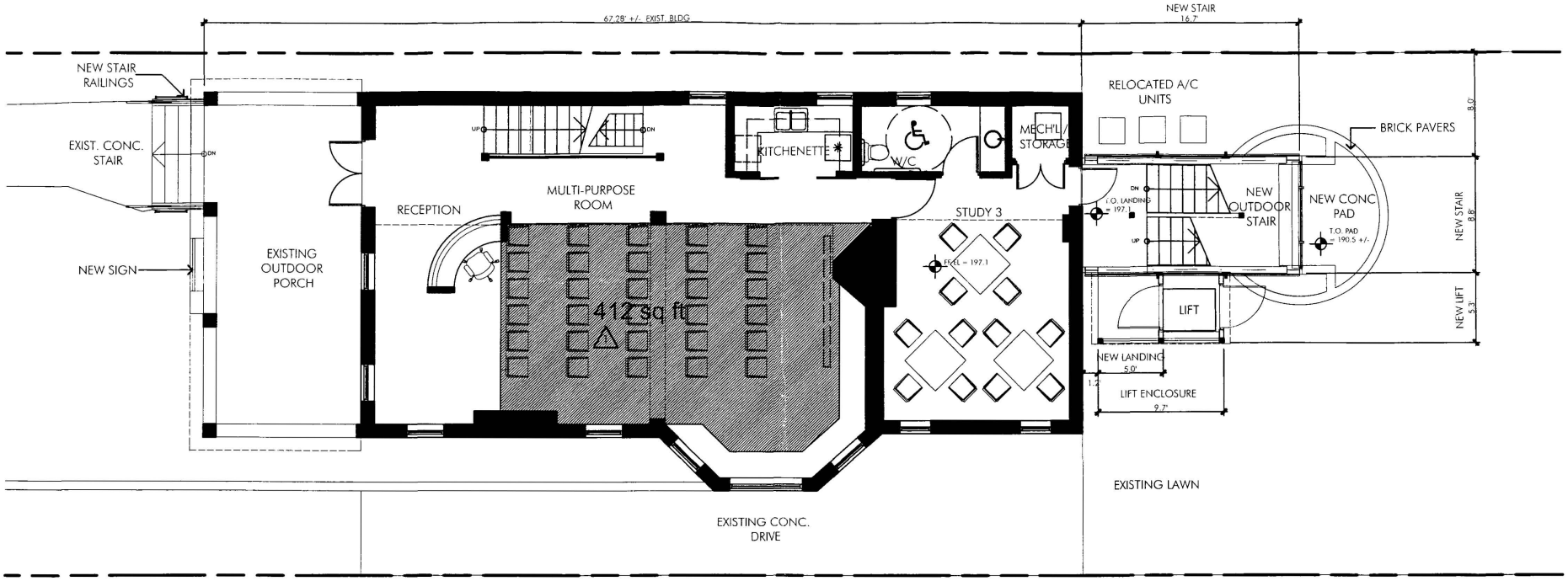


PROPOSED AALEAD COMMUNITY CENTER
1323 GIRARD ST NW, WASHINGTON DC
GROUND FLOOR PLAN

07.21.03

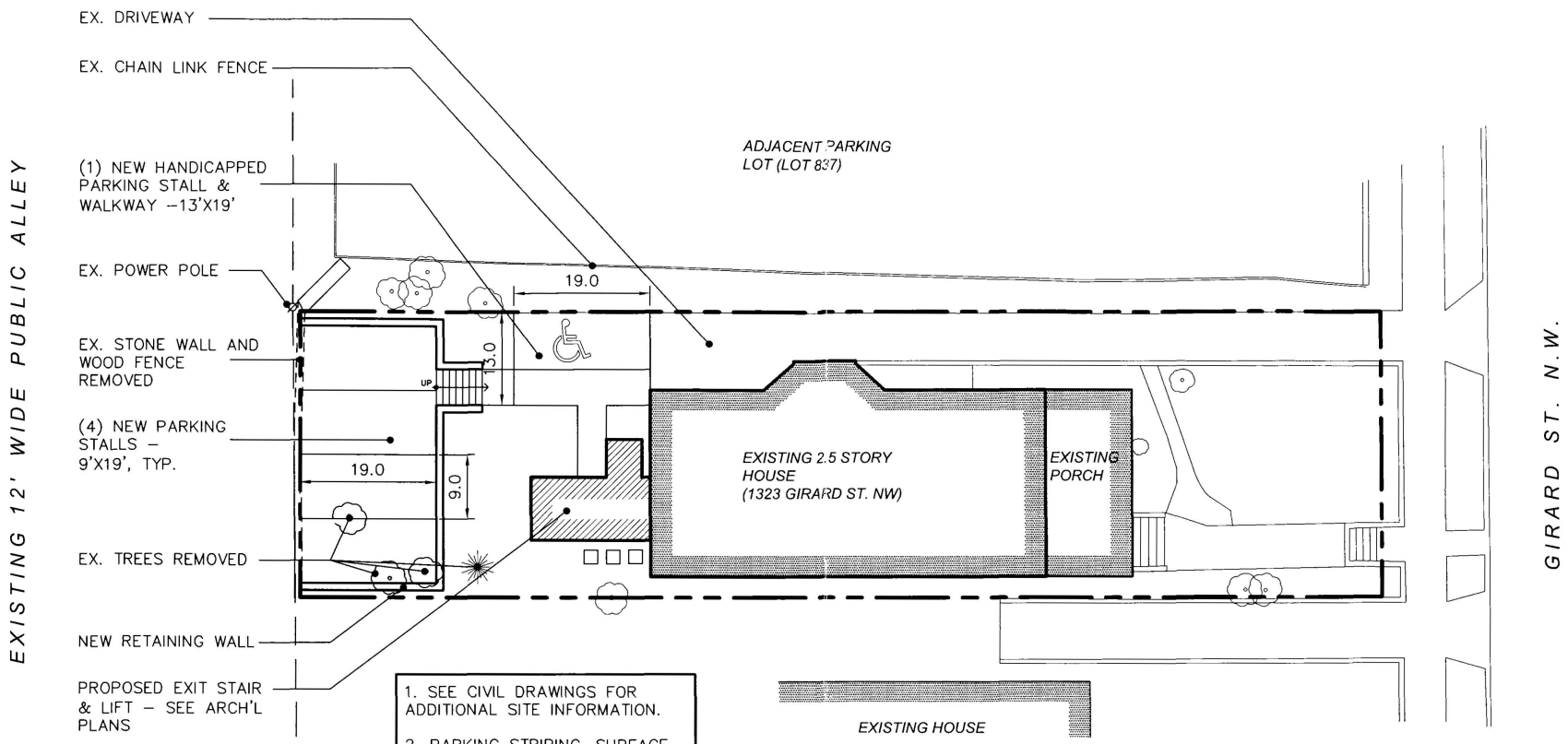
1 rev. 12.04.03

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

MV+A ARCHITECTS
7910 WOODMONT AVE
SUITE 1250
BETHESDA, MD
20814
301.654.2454 (P)
301.652.7196 (F)

A2

Board of Zoning Adjustment
District of Columbia
CASE NO. 17080
EXHIBIT NO. 31



1. SEE CIVIL DRAWINGS FOR ADDITIONAL SITE INFORMATION.

2. PARKING STRIPING, SURFACE, SIZES AND OTHER DETAILS TO CONFORM TO DCMR CHAPTER 21.

3. TOTAL PARKING COUNT = 5
4 REGULAR SIZE SPACES AND 1 HANDICAPPED SIZE SPACE

1 / SP-1 PROPOSED SITE PLAN
SCALE: 1"=16'

N

MUSHINSKY ASSOCIATES

MV+A ARCHITECTS
7910 WOODMONT AVE SUITE 1260 BETHESDA MD 20814
301 654 2454

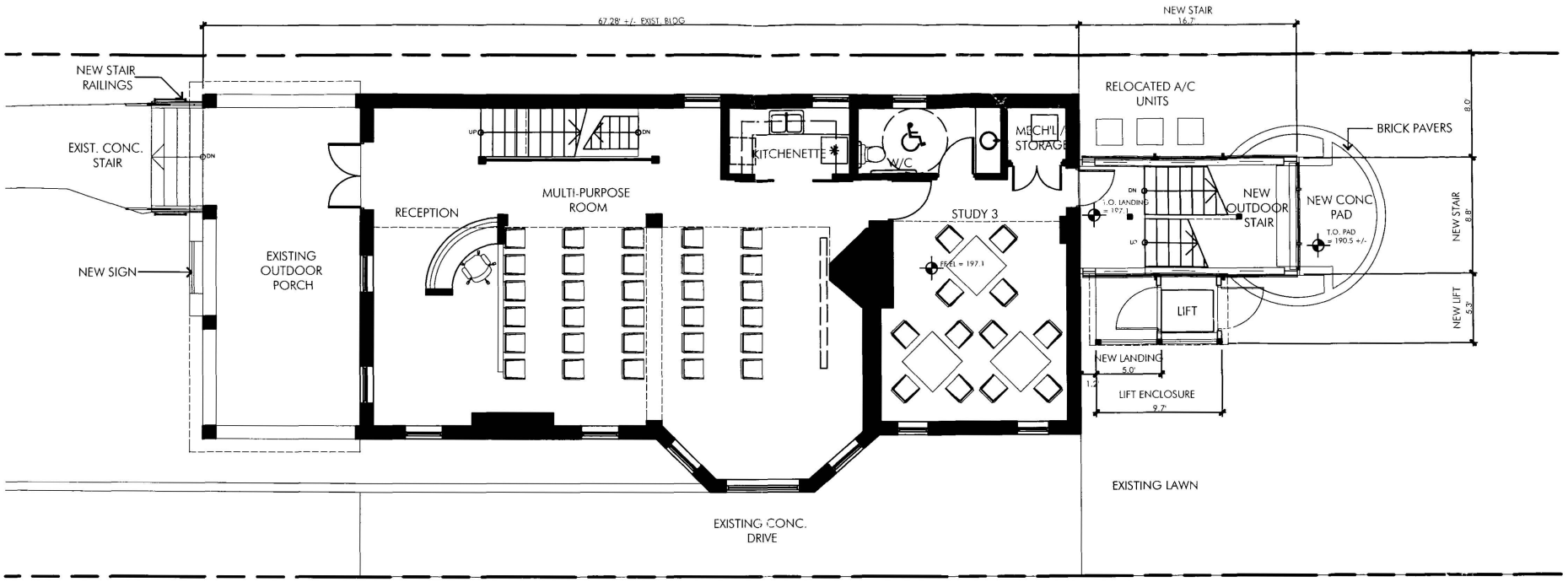
ASIAN AMERICAN LEAD
1323 GIRARD ST. N.W.

PROPOSED SITE PLAN

JOB NO. 2070.01

DATE 12/03/03

SHEET SP-1



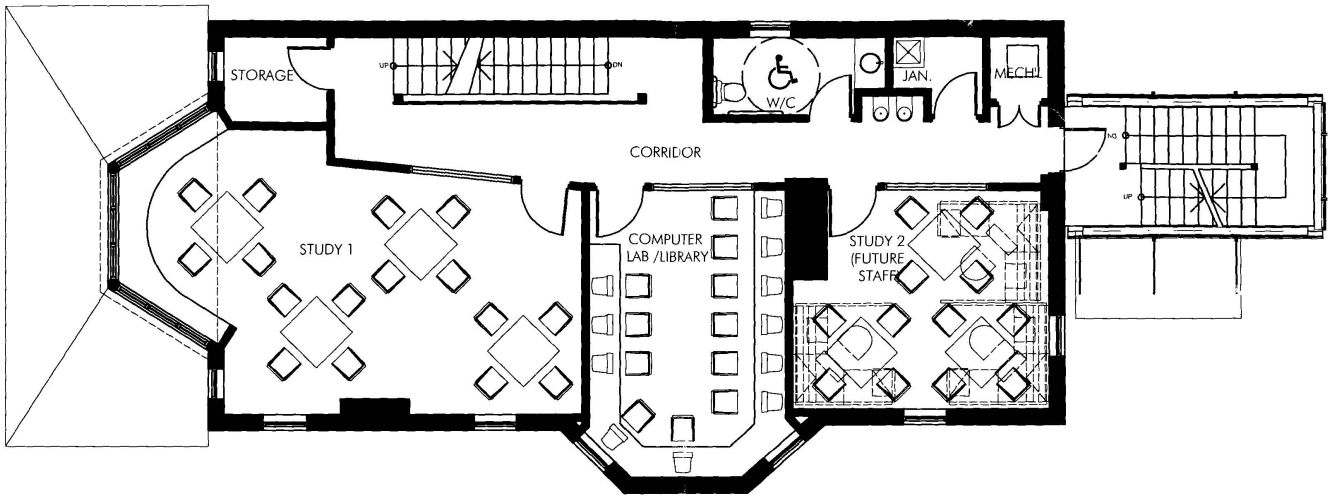
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PROPOSED AALEAD COMMUNITY CENTER
1323 GIRARD ST NW, WASHINGTON DC
GROUND FLOOR PLAN 07.21.03

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

MV+A ARCHITECTS
7910 WOODMONT AVE
SUITE 1250
BETHESDA, MD
20814
301.654.2454 (P)
301.652.7196 (F)

A2



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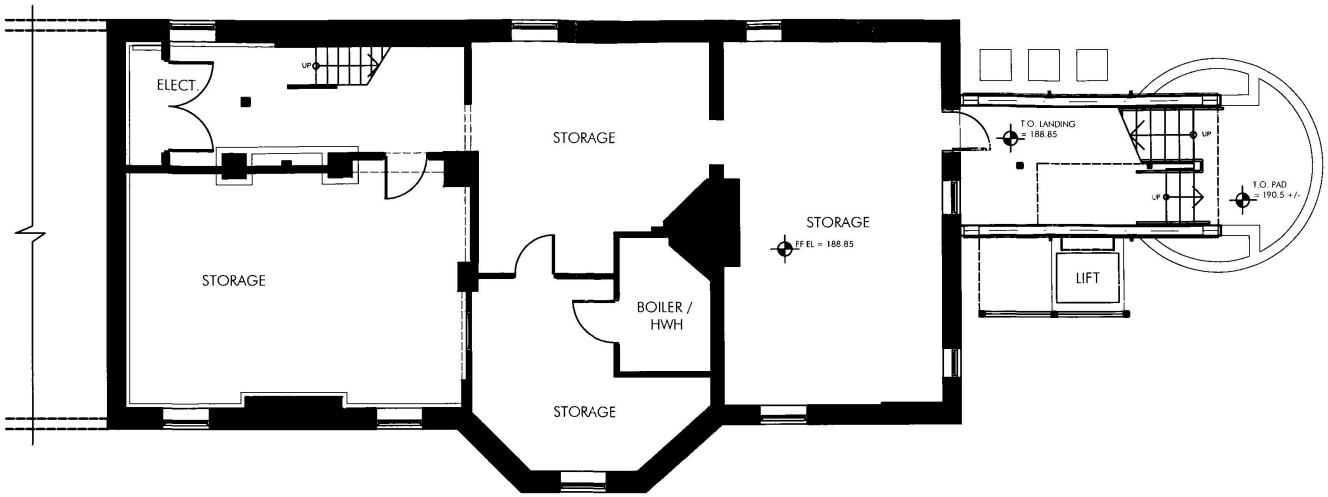
PROPOSED AALEAD COMMUNITY CENTER
1323 GIRARD ST NW, WASHINGTON DC
SECOND FLOOR PLAN 07.21.03

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

SCALE IN FEET 16

MV+A ARCHITECTS
7910 WOODMONT AVE
SUITE 1250
BETHESDA, MD
20814
301.654.2454 (P)
301.652.7196 (F)

A3



N

PROPOSED AALEAD COMMUNITY CENTER
1323 GIRARD ST NW, WASHINGTON DC
BASEMENT FLOOR PLAN 07.21.03

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

SCALE IN FEET

MV+A ARCHITECTS
7910 WOODMONT AVE
SUITE 1250
BETHESDA, MD
20814
301.654.2454 (P)
301.652.7196 (F)

A1

GENERAL CONSTRUCTION NOTES

1. 000.0' INDICATES EXISTING SPOT ELEVATIONS. (DATUM IS ASSUMED)

   ---------000--------- EXISTING CONTOUR

2. ZONING: R-4
   FRONT B.R.L.= 30 FEET **PER D.C. SURVEYORS OFFICE RECORDS
   REAR B.R.L. = 20 FEET
   SIDE B.R.L. = 8 FOOT MIN., EACH SIDE

3. TOPOGRAPHIC SURVEY PERFORMED BY CAS ENGINEERING JANUARY 2003.

4. BOUNDARY INFORMATION SHOWN HEREON WAS OBTAINED FROM OFFICIAL CITY RECORDS, AND VERIFIED IN THE FIELD BY CAS ENGINEERING, JANUARY 2003, INSOFAR AS POSSIBLE. PROPERTY LINE DIMENSIONS FROM OFFICIAL RECORDS MAY NOT NECESSARILY AGREE WITH ACTUAL MEASURED DIMENSIONS. ALL PROPERTY LINES IN THE DISTRICT OF COLUMBIA ARE SUBJECT TO CHANGE BY THE OFFICE OF THE SURVEYOR, D.C.

5. PROPOSED LOT AREA = 6,025 SF, DISTURBED AREA = 500 SF±.

6. FINAL GAS AND ELECTRIC ALIGNMENT SUBJECT TO UTILITY COMPANY APPROVAL.

7. EX. WATER AND SEWER LINES TO BE "TEST-PITTED" PRIOR TO CONSTRUCTION. PROPOSED WATER AND SEWER TO BE ADJUSTED IN LINE AND GRADE ACCORDINGLY.

8. TREE SAVE MEASURES TO BE ADDRESSED BY OTHERS.

9. THE CONTRACTOR SHALL HAND DIG TEST PITS AT ALL UTILITY CROSSINGS AND CONNECTING POINTS TO DETERMINE THE EXACT LOCATION AND DEPTH WELL IN ADVANCE OF CONSTRUCTION.

10. D.C. STANDARD DETAILS WHERE SHOWN ARE FOR GENERAL INFORMATION ONLY. THE CONTRACTOR SHALL OBTAIN THE MOST CURRENT APPLICABLE D.C. DETAILS AND STANDARDS AND PERFORM CONSTRUCTION ACCORDINGLY.

11. FOR FIELD LOCATION OF GAS MAINS AND SERVICE CONNECTIONS, CONTRACTOR SHALL NOTIFY WASHINGTON GAS LIGHT COMPANY, (703) 750-1000, 72 HOURS PRIOR TO THE START OF ANY EXCAVATION OR CONSTRUCTION.

12. CONTRACTOR SHALL CONTACT MISS UTILITY, 1-800-257-7777, 48 HOURS PRIOR TO START OF CONSTRUCTION.

13. CONTRACTOR SHALL CONTACT DEPARTMENT OF PUBLIC WORKS - PUBLIC SPACE MAINTENANCE ADMINISTRATION, 48 HOURS PRIOR TO START OF CONSTRUCTION, AT (202) 645-7050.

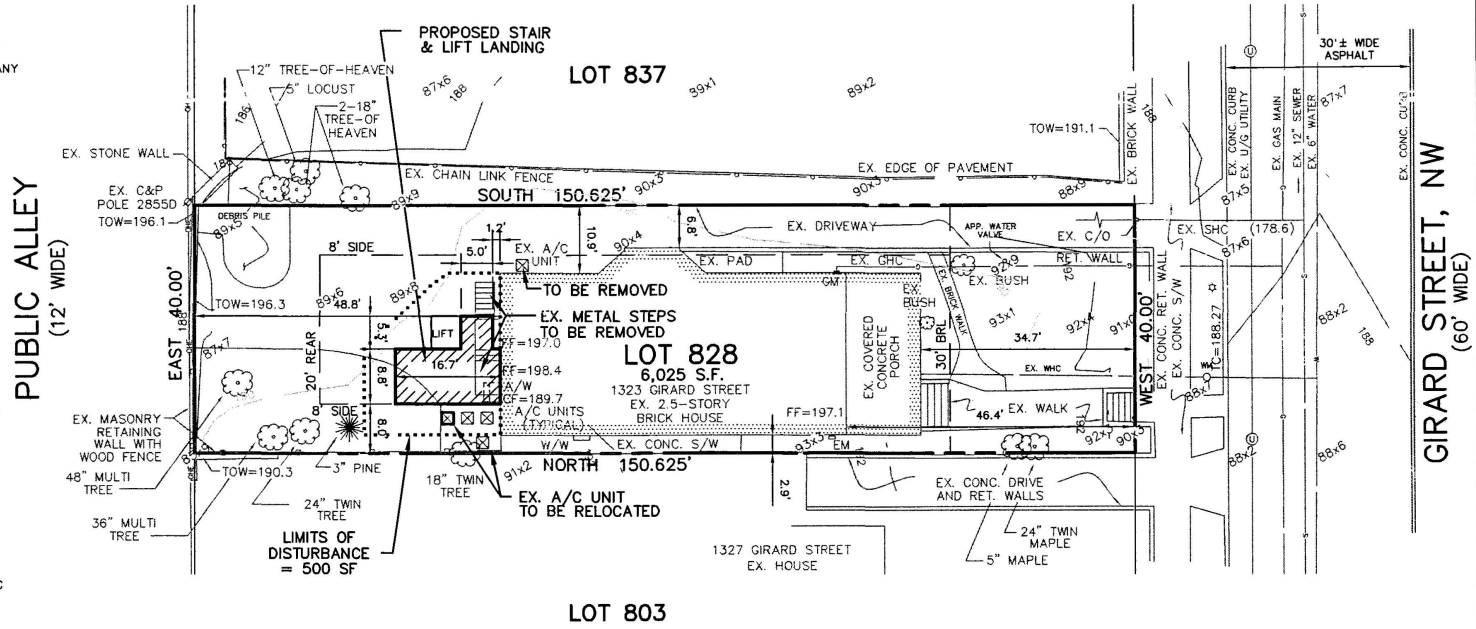
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING, REPLACING AND/OR RESTORING ANY AND ALL UTILITY SERVICE CONNECTIONS DISTURBED DURING CONSTRUCTION.

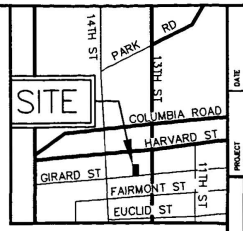
15. CONTRACTOR IS TO VERIFY FIELD CONDITIONS PRIOR TO AND DURING CONSTRUCTION AND NOTIFY CAS ENGINEERING AT (301) 607-8031 IMMEDIATELY OF ANY DISCREPANCIES BETWEEN ACTUAL FIELD CONDITIONS AND THE APPROVED PLANS.

16. THE CONTRACTOR SHALL PERFORM ALL CONSTRUCTION IN PUBLIC SPACE IN ACCORDANCE WITH D.C. DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAYS AND STRUCTURES, LATEST EDITION. THE CONTRACTOR SHALL OBTAIN SAID SPECIFICATIONS.

17. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO PROCEEDING WITH DEMOLITION OF EXISTING IMPROVEMENTS.

18. THE CONTRACTOR SHALL VERIFY THE ACTIVE/INACTIVE STATUS OF ANY EXISTING UTILITIES ENCOUNTERED ON SITE AND ABANDON OR RELOCATE AS APPROPRIATE.





VICINITY MAP
SCALE: 1" = 2000'
ADC MAP PAGE 9, GRID K9

DATE	BY	REVISION
8/8/03	KAM	REV. PER ARCH. COMMS.

DATE	PROJECT	DRAFTING	SCALE
01/2003	02-146	JMO	1"=20'

ENGINEERING	APPROVAL
N/A	CAS

LOT 828, SQUARE 2855
1323 GIRARD STREET, NW
N.W. WASHINGTON
DISTRICT OF COLUMBIA

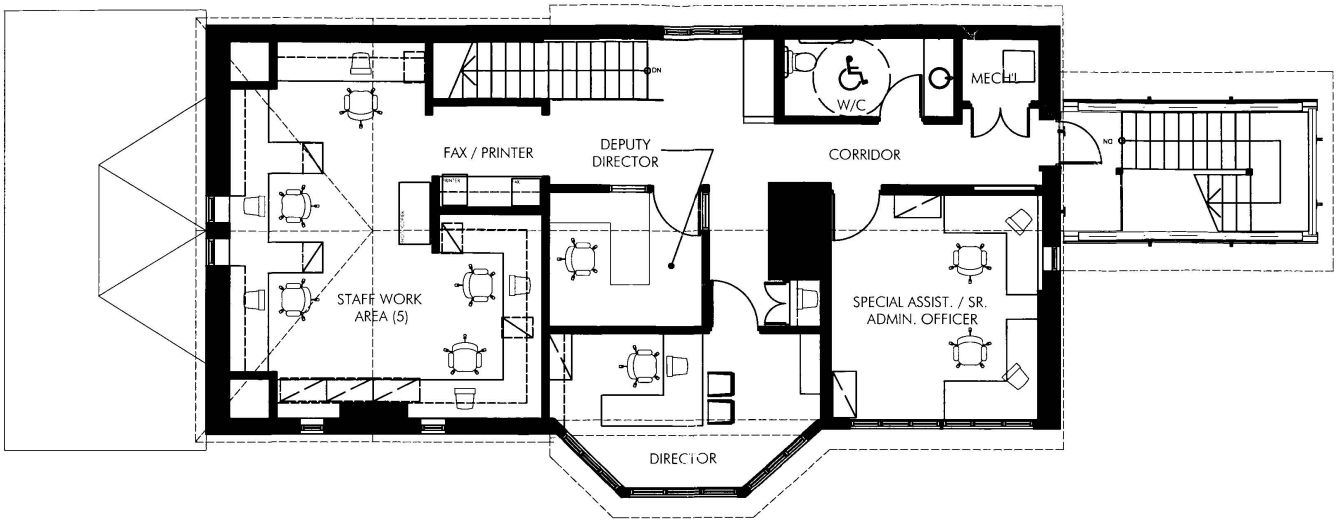
BZA SITE PLAN BASE

CAS ENGINEERING
CIVIL · SURVEYING · LAND PLANNING
A DIVISION OF CAS ENTERPRISES, INC.
108 West Ridgeville Blvd., Suite 101, Mount Airy, MD. 21771
DC Metro (301) 607-8031 FAX (301) 607-8045

1 of 1

CLIENT
ASIAN AMERICAN LEAD
1323 GIRARD STREET, NW
WASHINGTON, DC 20009
202-884-0322 (OFFICE)
202-884-0012 (FAX)

1323 GIRARD ST, NW
LOT 828, SQUARE 2855
BZA SITE PLAN



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PROPOSED AALEAD COMMUNITY CENTER
1323 GIRARD ST NW, WASHINGTON DC
THIRD FLOOR PLAN 07.21.03

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

SCALE IN FEET

MV+A ARCHITECTS
7910 WOODMONT AVE
SUITE 1250
BETHESDA, MD
20814
301.654.2454 (P)
301.652.7196 (F)

A4



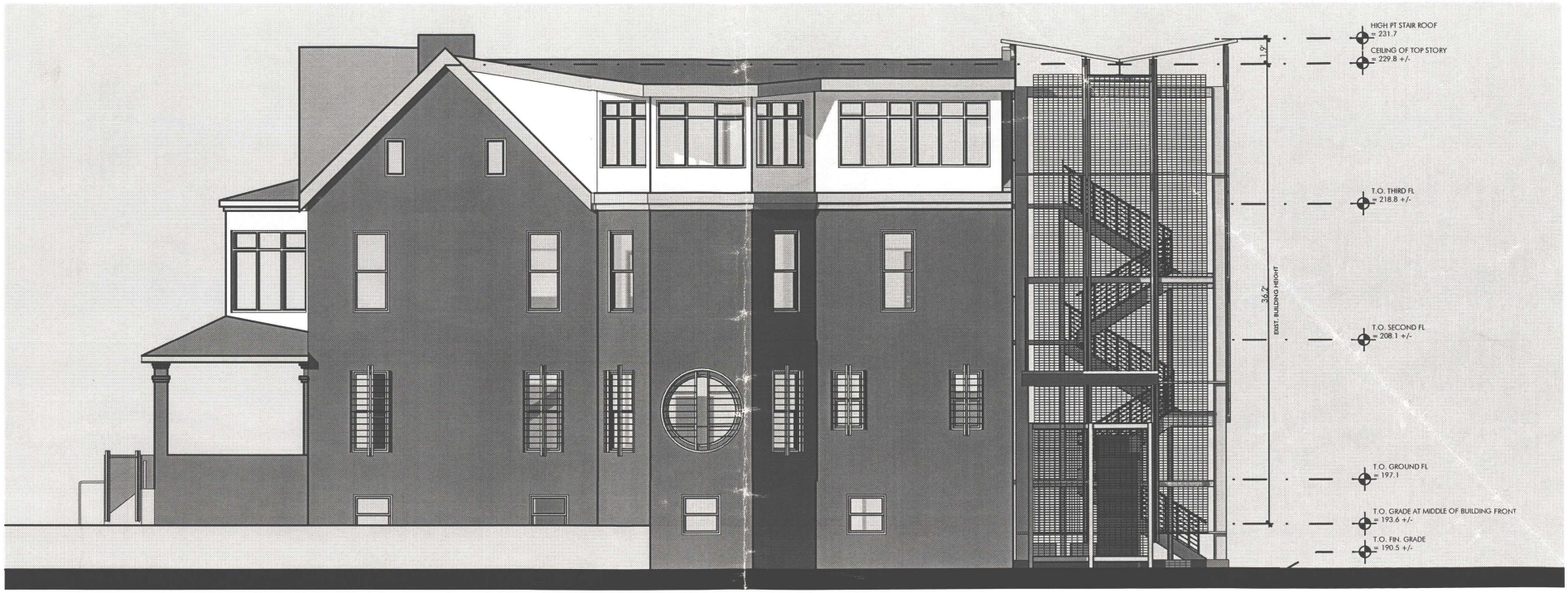
PROPOSED AALEAD COMMUNITY CENTER
1323 GIRARD ST NW, WASHINGTON DC
SOUTH ELEVATION 07.21.03

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

SCALE IN FEET 16

MV+A ARCHITECTS
7910 WOODMONT AVE
SUITE 1250
BETHESDA, MD
20814
301.654.2454 (P)
301.652.7196 (F)

A5



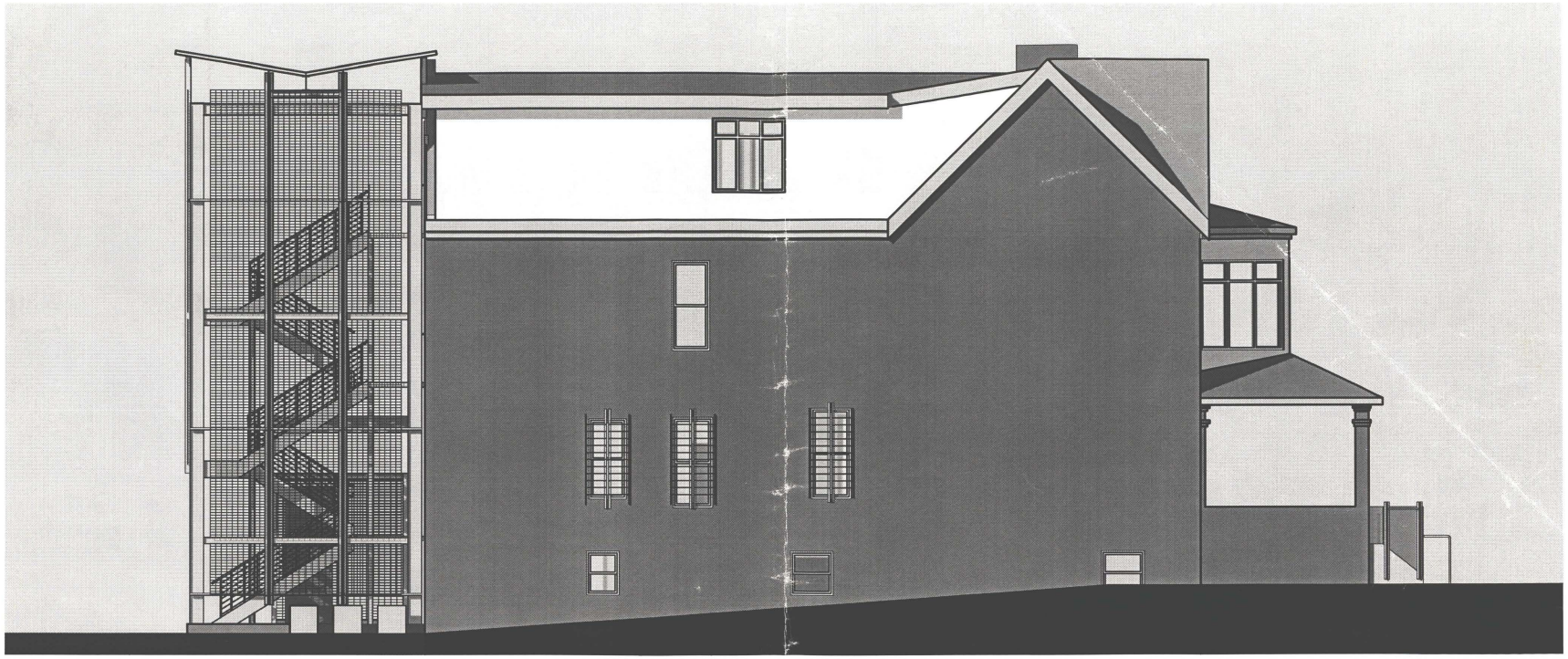
PROPOSED AALEAD COMMUNITY CENTER
1323 GIRARD ST NW, WASHINGTON DC
EAST ELEVATION 07.21.03

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

SCALE IN FEET 8 16

MV+A ARCHITECTS
7910 WOODMONT AVE
SUITE 1250
BETHESDA, MD
20814
301.654.2454 (P)
301.652.7196 (F)

A6



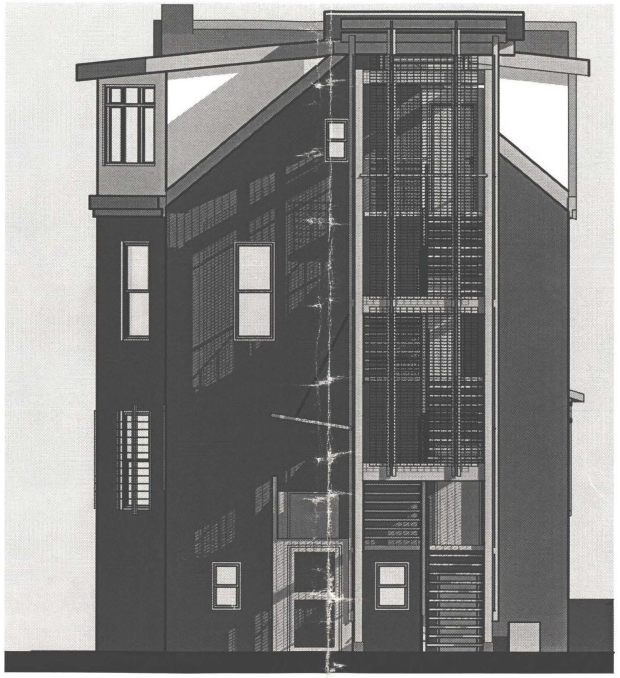
PROPOSED AALEAD COMMUNITY CENTER
1323 GIRARD ST NW, WASHINGTON DC
WEST ELEVATION 07.21.03

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

SCALE IN FEET 16

MV+A ARCHITECTS
7910 WOODMONT AVE
SUITE 1250
BETHESDA, MD
20814
301.654.2454 (P)
301.652.7196 (F)

A7



PROPOSED AALEAD COMMUNITY CENTER
1323 GIRARD ST NW, WASHINGTON DC
NORTH ELEVATION 07.21.03

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

SCALE IN FEET 16

MV+A ARCHITECTS
7910 WOODMONT AVE
SUITE 1250
BETHESDA, MD
20814
301.654.2454 (P)
301.652.7196 (F)

A8