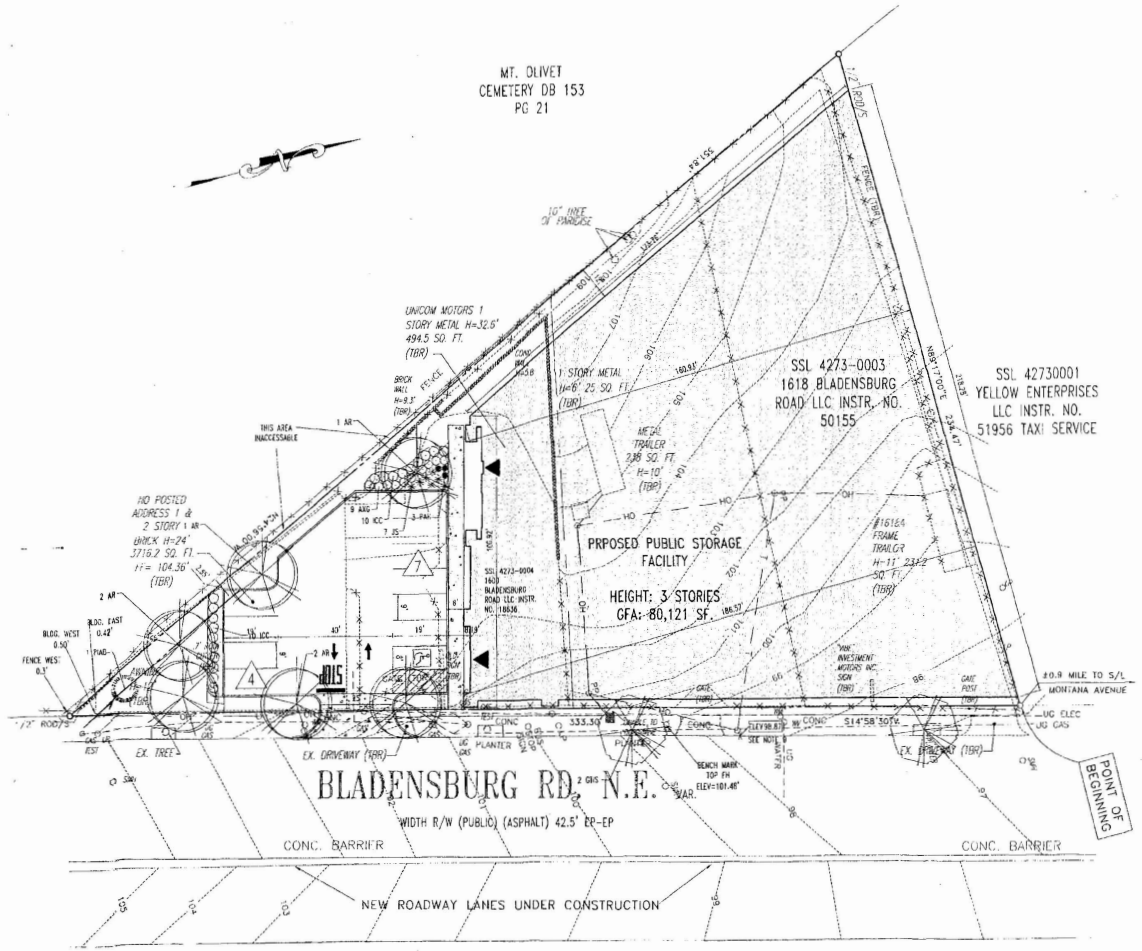
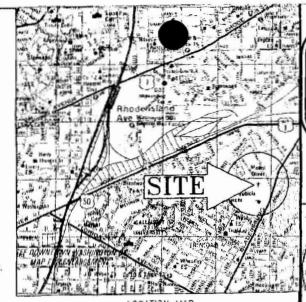




LOCATION MAP

COPYRIGHT ADC THE MAP PEOPLE PERMIT USE NO. 20021153 S SCALE: 1"=2000'

GENERAL NOTES

1. THIS PLAN IS BASED ON INFORMATION OBTAINED FROM AN ALTA SURVEY PREPARED BY :
   US SURVEYOR, 4929 RIVERWIND POINT DRIVE, EVANSVILLE, IN 47715 — LANDMARK FLEET SURVEYORS, P.C., 174 ILFORD ROAD, RICHMOND, VA 23235
2. APPLICANT: PUBLIC STORAGE, INC., 3 CHASE LANE, WILLOWBROOK, IL 60527
3. OWNER: ANDREW SCHAEFFER, 1600 BLADENSBURG ROAD LLC AND 1618 BLADENSBURG ROAD LLC, 1908 BLADENSBURG ROAD, NE, WASHINGTON, DC 20002-1850
4. LEGAL DESCRIPTION: LOTS 3 AND 4, SQUARE 4273, WASHINGTON, DISTRICT OF COLUMBIA
5. ZONING DATA: C-M-1 (COMMERCIAL-LIGHT MANUFACTURING)
6. USES:
   EXISTING USE – AUTOMOBILE SALES FACILITY
   PROPOSED USE – STORAGE ESTABLISHMENT
7. ZONING ORDINANCE PROVISIONS:

	REQUIRED	EXISTING	PROVIDED
A. MINIMUM LOT AREA:	N/A	0.86 AC	0.86 AC
MINIMUM LOT WIDTH:	N/A	172.2 FT	172.2 FT
B. MINIMUM BUILDING SETBACK:			
FRONT SETBACK (EAST)	0'	0'	0'
SIDE SETBACK (NORTH)	0'	4'	0'
SIDE SETBACK (SOUTH)	0'	5'	0'
REAR SETBACK (WEST)	12'	0'	12'
C. PARKING REQUIREMENTS:			
1 PER 3000 SQUARE FEET	27 SPACES	0	11 SPACES
D. MINIMUM PARKING SETBACK:	0'	N/A	
E. MINIMUM PARKING DIMENSIONS:	9'x19'	N/A	
F. MAXIMUM BUILDING HEIGHT:	45FT/3 STORIES	32.6 FT	45FT/3 STORIES
G. MINIMUM DRIVE AISLES:	20'	29'	29'
H. IMPERVIOUS AREA = FLOOR AREA RATIO:	N/A = 3	34,736 SF = 0.13	32,824 SF = 2.13

8. PROPOSED BUILDING FLOOR AREA: 80,121 SF
9. TOP OF CURB ELEVATION TAKEN AT MIDPOINT OF BUILDING FRONTAGE FOR DETERMINATION OF BUILDING HEIGHT.

STORMWATER MANAGEMENT NARRATIVE:

THE ENTIRE SITE IS CURRENTLY PAVED WITH ASPHALT, AND DRAINS DIRECTLY TO BLADENSBURG ROAD, VIA THE EXISTING ROOF DRAINS AND SHEET FLOW. THE PROPOSED SWM WILL BE DESIGNED TO IMPROVE EXISTING RUNOFF CONDITIONS WHILE COMPLYING WITH THE DISTRICT OF COLUMBIA DCRA SWM BRANCH, AS WELL AS CONSIDERING THE AVAILABILITY OF CURRENT RUN-OFF FACILITIES.

LANDSCAPE SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
SHADE TREE(S)					
AR	6	ACER RUBRUM	RED MAPLE	2 1/2-3" CAL.	B+B
GTS	2	GLEDITSIA TRIACANTHOS VAR. INERMIS 'SHADEMASTER'	SHADEMASTER HONEYLOCUST	2 1/2-3" CAL.	B+B
	8				
EVERGREEN TREE(S)					
PAB	1	PICEA ABIES	NORWAY SPRUCE	6-7'	B+B
EVERGREEN SHRUB(S)					
ICC	20	ILEX CRENATA 'COMPACTA'	COMPACT JAPANESE HOLLY	24-30"	#3 CAN
DECIDUOUS SHRUB(S)					
AXG	9	ABELIA X GRANDIFLORA	GLOSSY ABELIA	18-24"	#3 CAN
GROUND COVER					
JS	7	JUNIPERUS CHINENSIS VAR. SARGENTII	SARGENT JUNIPER	15-18" SPRD.	#3 CAN
ORNAMENTAL GRASS(ES)					
PAH	3	PENNISETUM ALOPECUROIDES 'HAMELN'	DWARF FOUNTAIN GRASS	2 GAL.	CONTAINER

NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN SHALL RULE.

MISS UTILITY

BEFORE YOU DIG CALL MISS UTILITY
PROTECT YOURSELF, GIVE TWO WORKING DAYS NOTICE

THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS THERETO APPLICABLE.

THE CONTRACTOR TO CALL MISS UTILITY TO HAVE ALL EXISTING UTILITIES MARKED BY HOURS PRIOR TO ANY CONSTRUCTION.

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

BZA
Case No. 17165
Exhibit No. 12

PS Public Storage

BOHLER ENGINEERING, P.C.

Professional Engineering Services •
Land Development Consultants •
Project Management
(703) 709-9500 FAX: (703) 709-9501 | VAEngineering.com

PUBLIC STORAGE
SITE REVIEW PLAN
1600 - 1608 BLADENSBURG RD NE
WASHINGTON DC

REVISIONS		
NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

SCALE (H): 1" = 20'
(V):

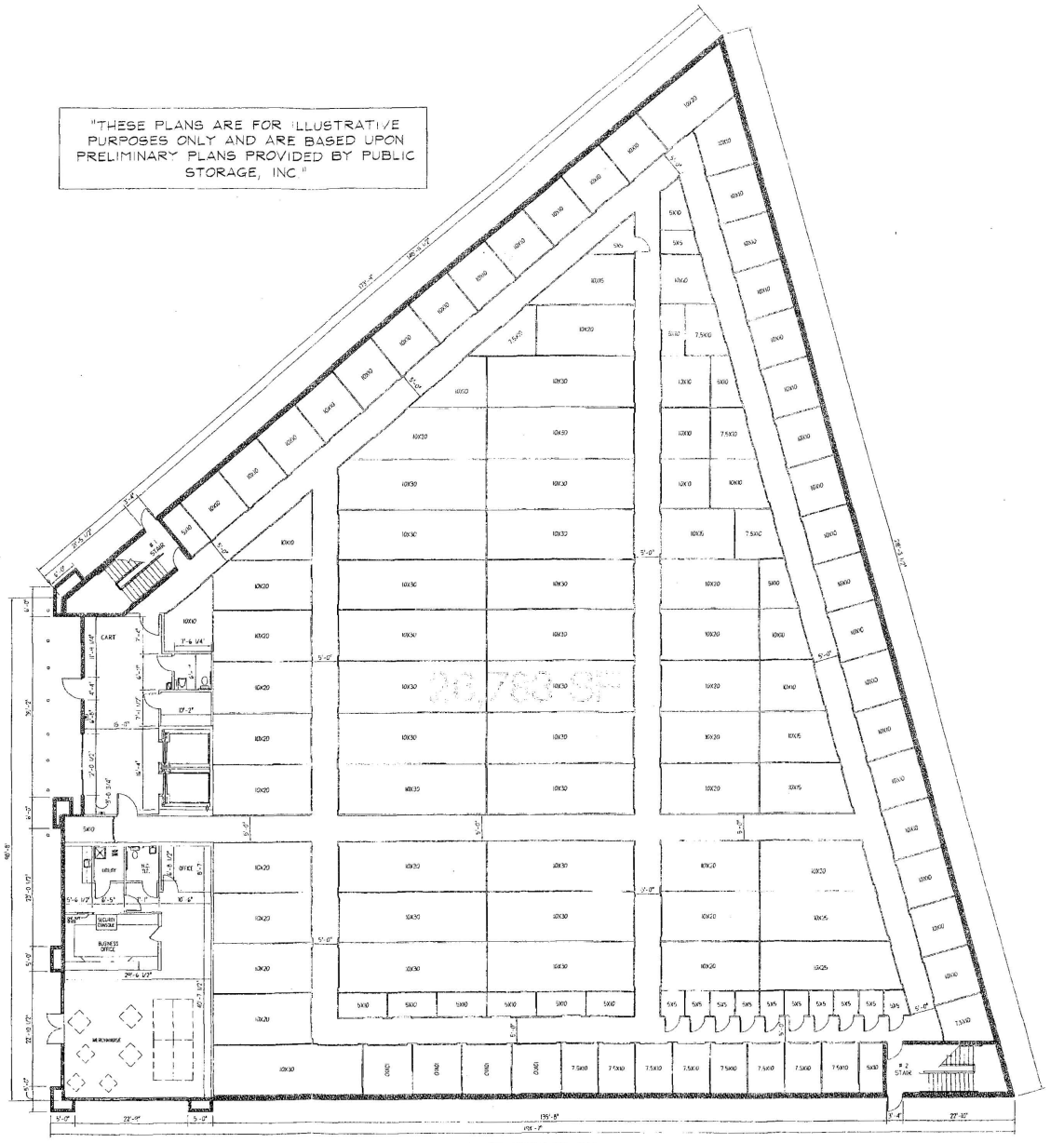
DRAWN BY:	PDR
CHECKED BY:	MRU
DATE:	DATE
DRAWING #:	502218
CAD ID #:	LPD

SHEET NUMBER 1

Board of Zoning Adjustment
District of Columbia
CASE NO. 17165
EXHIBIT NO. 12

PS PARK - 1418 BLADENSBURG ROAD, N.E. WASHINGTON, D.C. OPTION A - 11-26-08											
CLIMATE CONTROLLED UNITS											
	GROSS SF	5X5	5X10	7.5X10	10X10	10X15	10X20	10X30	20X25	UNITS	
THIRD	38,783	29	60	36	28	9	18	-		210	
UNITS		29	60	36	28	9	18			210	TOTAL UNITS
SF		25	50	75	100	150	200	300	500		
TOTAL SF	38,783	675	3,000	2,700	2,800	1,350	3,600			9,875	NET RENTABLE
% UNITS (#)		10%	29%	17%	13%	4%	9%	0%	0%	100%	
% UNITS (SF)		3%	16%	14%	15%	7%	19%	0%	0%	94.62	AVERAGE UNIT EFFICIENCY
										72%	
NON CLIMATE CONTROLLED UNITS											
	GROSS SF	5X5	5X10	7.5X10	10X10	10X15	10X20	10X30	10X35	UNITS	
GROUND	24,783	12	18	8	44	4	20	38	2	146	
SECOND	24,783	24	69	56	45	31	18	-	-	212	
UNITS		36	73	49	87	35	38	38	2	345	TOTAL UNITS
SF		25	50	75	100	150	200	300	350		
TOTAL SF	49,566	900	3,650	3,675	8,700	5,250	7,600	11,400	700	37,175	NET RENTABLE
% UNITS (#)		10	21	14	25%	10	11	11	1	100%	
% UNITS (SF)		2%	10%	10%	24%	14%	20%	31%	2%	75.18	AVERAGE UNIT EFFICIENCY
										64%	
COMBINED TOTALS											
	GROSS SF	5X5	5X10	7.5X10	10X10	10X15	10X20	10X30	20X25	UNITS	
UNITS		61	133	85	131	44	56	38	2	555	TOTAL UNITS
SF		25	50	75	100	150	200	300	350	292	
TOTAL SF	88,349	1,575	6,650	6,375	11,500	6,600	11,200	11,400	700	46,900	NET RENTABLE
% UNITS (#)		11	24%	15%	24%	8%	10%	7%	0%	100%	
% UNITS (SF)		3%	12%	11%	23%	9%	20%	17%	1%	70.18	AVERAGE UNIT EFFICIENCY
										72%	

"THESE PLANS ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE BASED UPON PRELIMINARY PLANS PROVIDED BY PUBLIC STORAGE, INC."



1st FLOOR PLAN
SCALE: 3/32" = 1'-0"

Public Storage

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• PROFESSIONAL ENGINEERING SERVICES • 4 • PENNSYLVANIA •
• 1515 MARKET STREET, SUITE 1540, PHILADELPHIA, PA 19102 •
• (215) 563-4220 | FAX: (215) 563-4240 | WWW.BOHLERENG.COM •

REVISIONS

NO	BY	DESCRIPTION	DATE
1	FAC	ADDED ADDITIONAL ELEVATIONS	2/26/09
2	FAC	ADDED ROOF PLANS	
3	FAC	ADDED ROOF CUTBACK TO ELEVATIONS	

PROJECT LOCATION

3-STORY PUBLIC STORAGE FACILITY
1400, 1408 BLADENSBURG RD
N.E. WASHINGTON, D.C.

TITLE

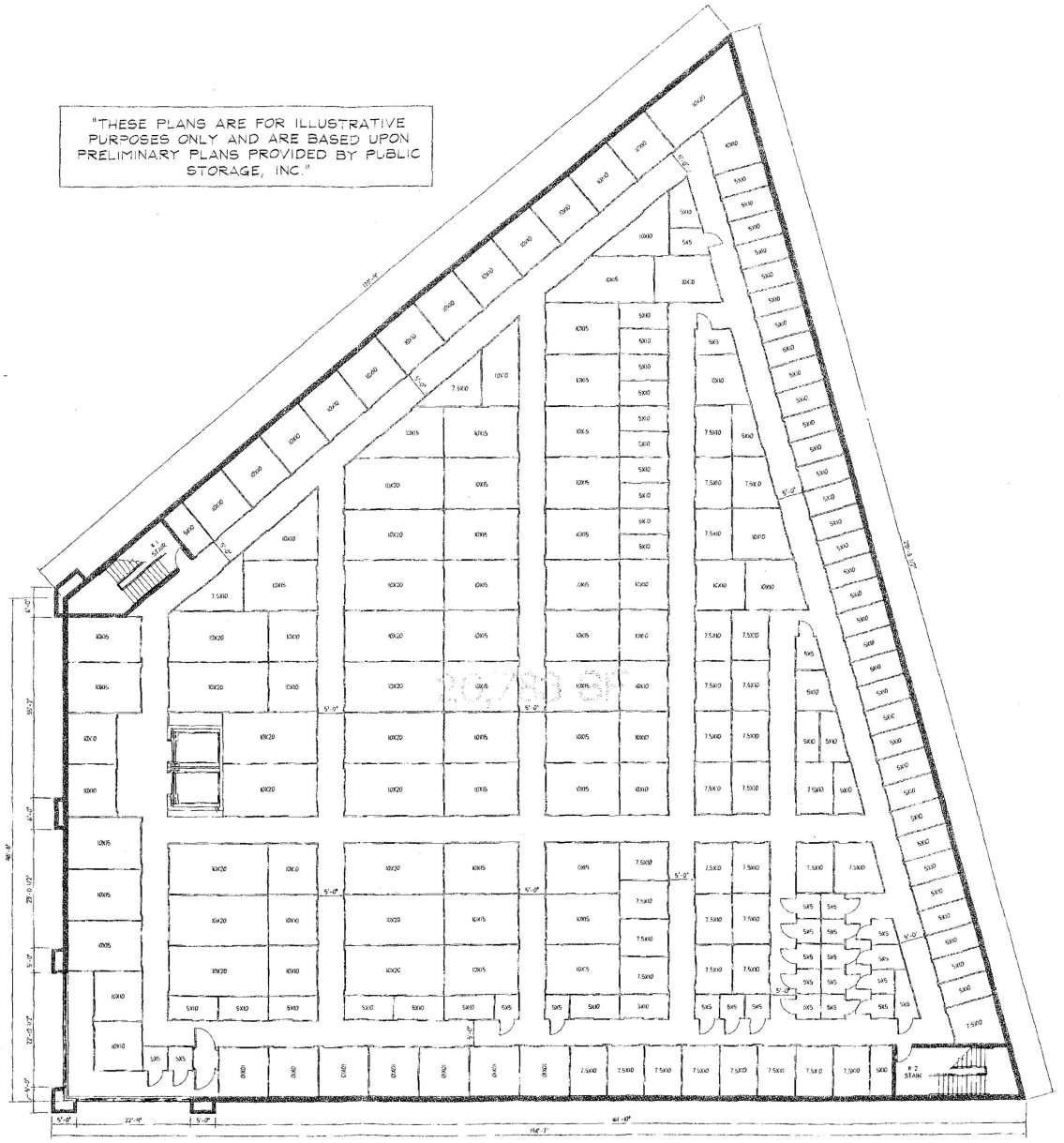
Public Storage
1st FLOOR PLAN

PROJ. NO.	PDXXX
DATE	09/27/07
CAD ID	elevation-1
DRAWN BY	ELMARIS
CHK BY	CARLTER
SCALE	AS NOTED

A-1

1ST FLOOR											
CLIMATE CONTROLLED UNITS	GROSS SF	5X5	5X10	7.5X10	10X10	10X15	10X20	10X25	UNITS		
THIRD	29,783	25	60	36	48	34	15	-	218		
UNITS		25	60	36	48	34	15	-	218	TOTAL UNITS	
SF		125	300	270	480	510	300	250			
TOTAL SF	26,789	625	6,000	2,700	4,800	3,400	-	-	18,525	NET RENTABLE	
% UNITS (SF)		11%	28%	17%	22%	16%	7%	0%	100%		
# UNITS (SF)		25	148	145	214	198	85	0%	815	AVERAGE UNIT	
									105	EFFICIENCY	
NON CLIMATE CONTROLLED UNITS											
	GROSS SF	5X5	5X10	7.5X10	10X10	10X15	10X20	10X25	UNITS		
GROUND	26,783	12	15	15	14	4	20	23	121		
SECOND	26,783	28	40	34	28	31	15	-	212		
UNITS		30	72	49	57	35	35	23	243	TOTAL UNITS	
SF		23	52	75	100	150	200	250			
TOTAL SF	53,566	900	3,630	3,675	5,350	5,250	7,000	6,900	33,179	NET RENTABLE	
% UNITS (SF)		12%	29%	18%	23%	14%	14%	10%	100%		
# UNITS (SF)		28	192	194	271	233	120	23	1060	AVERAGE UNIT	
									108	EFFICIENCY	
COMBINED TOTALS											
	GROSS SF	5X5	5X10	7.5X10	10X10	10X15	10X20	10X30	10X25	UNITS	
UNITS		41	132	85	130	69	96	23	2	326	TOTAL UNITS
SF		23	52	75	100	150	200	300	250		
TOTAL SF	80,349	1,525	6,858	6,375	13,000	8,100	11,250	6,900	500	56,985	NET RENTABLE
% UNITS (SF)		13	248	138	258	128	223	45	25	1026	
# UNITS (SF)		28	232	119	245	83	205	23	18	1060	AVERAGE UNIT
										106	EFFICIENCY

"THESE PLANS ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE BASED UPON PRELIMINARY PLANS PROVIDED BY PUBLIC STORAGE, INC."



2nd FLOOR PLAN
SCALE: 3/32" = 1'-0"

Public Storage

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PROFESSIONAL ENGINEERING SERVICES
352 HIGH STREET, SUITE 2A, PEMBROKE, MA 02359
(781) 829-0101 FAX (781) 829-0223 | info@bohlereng.com

REVISIONS

NO.	BY	DESCRIPTION	DATE
1	PAC	ADDED ROOF PLAN	2/26/08
2	PAC	ADDED ROOF EQUIPMENT TO ELEVATIONS	

REVISIONS

NO.	BY	DESCRIPTION	DATE
3	MC	ADDED ADDITIONAL ELEVATIONS	3/18/08

REVISIONS

NO.	BY	DESCRIPTION	DATE

CLIENT DATA

PROJECT LOCATION
4-STORY PUBLIC STORAGE FACILITY
1600 1608 BLADENSBURG RD
N.E. WASHINGTON, D.C.

TITLE
Public Storage
2nd FLOOR PLAN

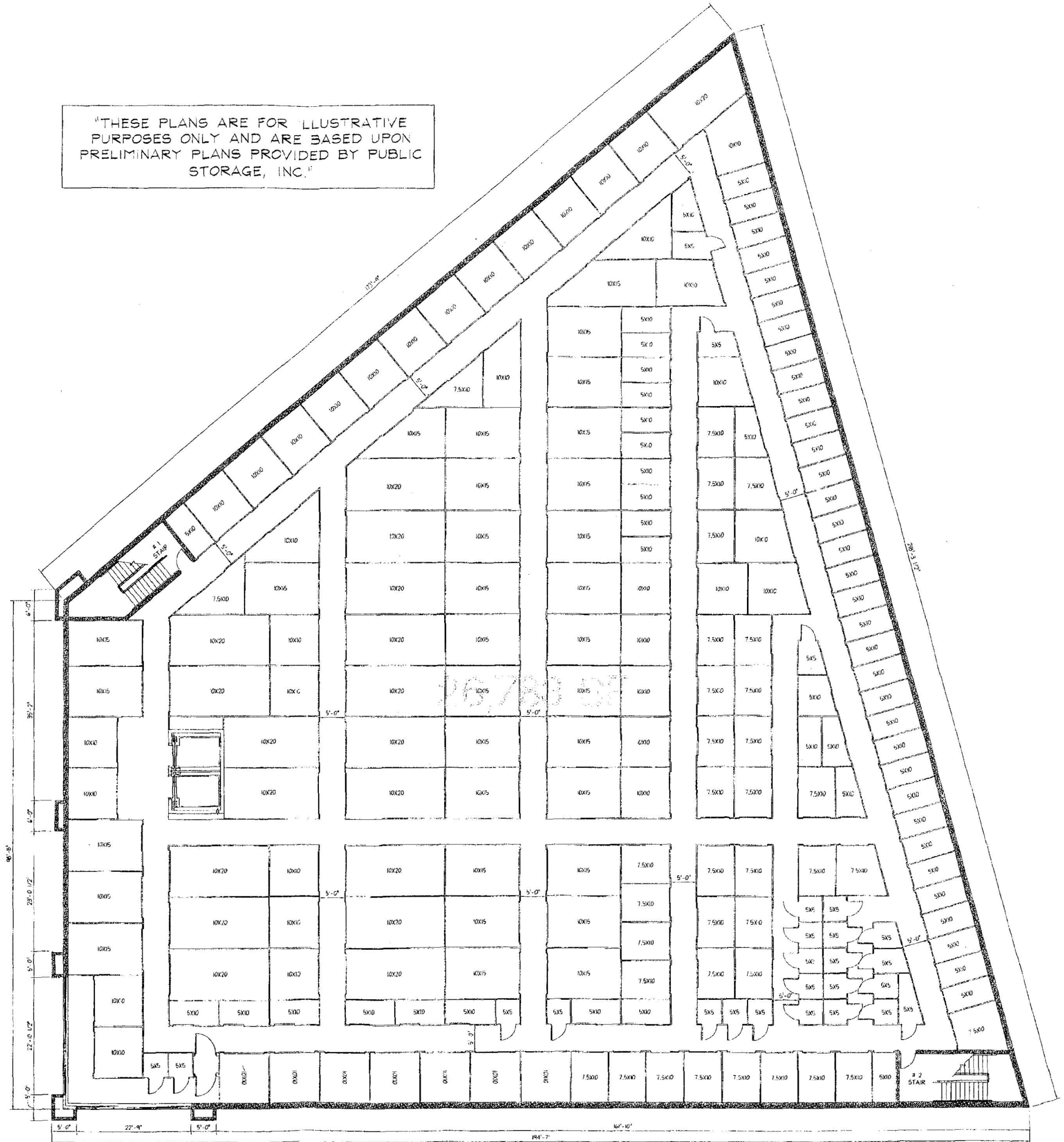
PROJECT
JOB NO. P08XXX
DATE 03/27/08
CAD ID elevation-1
DRAWN BY I. ELIMAKIS
CHK BY COULTER
SCALE AS NOTED

A-2

SHEET 3

PS 99494 1618 BLADENBURG ROAD, N.E. WASHINGTON, D.C. OPTION A 07-29-03											
CLIMATE CONTROLLED UNITS											
	GROSS SF	5X5	5X10	7.5X10	10X10	10X15	10X20	10X30	10X25	UNITS	
THIRD	26,783	25	60	36	43	31	18	-	-	213	
UNITS		25	60	36	43	31	18	-	-	213	TOTAL UNITS
SF		25	50	75	100	150	200	300	250		
TOTAL SF	26,783	625	3,050	2,700	4,300	4,650	3,600	-	-	18,875	NET RENTABLE
% UNITS (#)		12%	28%	17%	20%	15%	8%	0%	0%	100%	
% UNITS (SF)		3%	16%	14%	23%	25%	19%	0%	0%	88.62	AVERAGE UNIT
										70%	EFFICIENCY
NON CLIMATE CONTROLLED UNITS											
	GROSS SF	5X5	5X10	7.5X10	10X10	10X15	10X20	10X30	10X25	UNITS	
GROUND	26,783	12	13	13	44	4	20	23	2	131	
SECOND	26,783	24	60	36	43	31	18	-	-	212	
UNITS		36	73	49	87	35	38	23	2	343	TOTAL UNITS
SF		25	50	75	100	150	200	300	250		
TOTAL SF	53,566	900	3,650	3,675	8,700	5,250	7,600	6,900	500	37,175	NET RENTABLE
% UNITS (#)		10%	21%	14%	25%	10%	11%	7%	1%	100%	
% UNITS (SF)		2%	10%	10%	23%	14%	20%	19%	1%	108.38	AVERAGE UNIT
										69%	EFFICIENCY
COMBINED TOTALS											
	GROSS SF	5X5	5X10	7.5X10	10X10	10X15	10X20	10X30	10X25	UNITS	
UNITS		61	133	85	130	66	56	23	2	556	TOTAL UNITS
SF		25	50	75	100	150	200	300	250		
TOTAL SF	80,349	1,525	6,650	6,375	13,000	9,900	11,200	6,900	500	56,050	NET RENTABLE
% UNITS (#)		11%	24%	15%	23%	12%	10%	4%	0%	100%	
% UNITS (SF)		3%	12%	11%	23%	18%	20%	12%	1%	100.81	AVERAGE UNIT
										70%	EFFICIENCY

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3rd FLOOR PLAN

SCALE: 3/32" = 1'-0"

Public Storage

BOHLER ENGINEERING

REVISIONS

NO	BY	DESCRIPTION
1	FAC	ADDED ROOF PLAN
2	FAC	ADDED ROOF EQUIPMENT TO ELEVATIONS

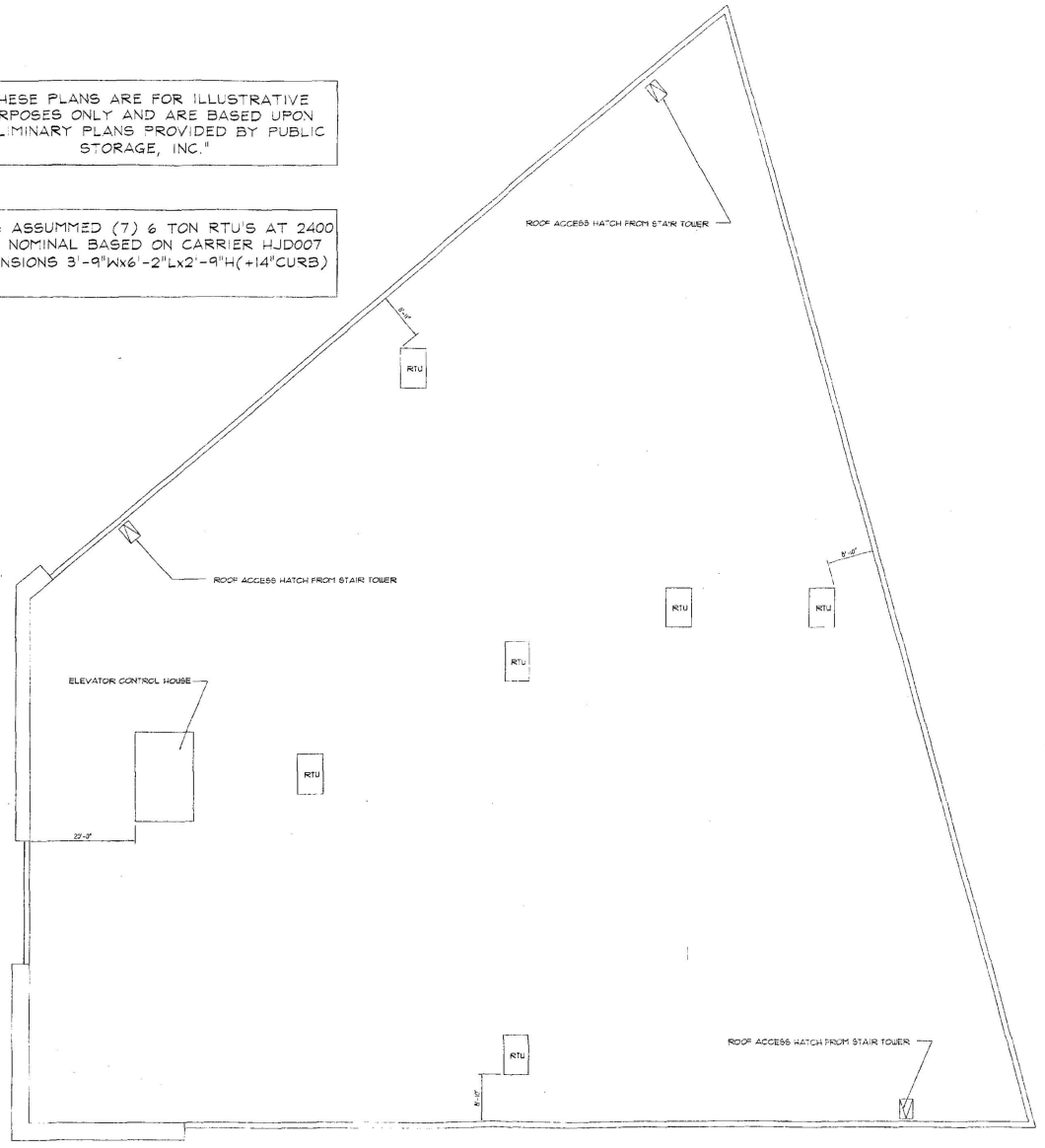
PROJECT LOCATION: 3-STORY PUBLIC STORAGE FACILITY
1600; 1608 BLADENSBURG RD. N.E. WASHINGTON, D.C.

TITLE: Public Storage 3rd FLOOR PLAN

PROJECT		
PROJ. NO.	PJIXXX	A-3
DATE	03/27/03	
CAD ID.	elevation-1 -3	
DRAWN BY	I.ELMAKIS	
CHK BY	COULTER	
SCALE	AS NOTED	

"THESE PLANS ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE BASED UPON PRELIMINARY PLANS PROVIDED BY PUBLIC STORAGE, INC."

HVAC: ASSUMMED (7) 6 TON RTU'S AT 2400 CFM NOMINAL BASED ON CARRIER HJD007 DIMENSIONS 3'-9"Wx6'-2"Lx2'-9"H(+14"CURB)



ROOF PLAN

SCALE: 3/32" = 1'-0"

CLIENT DATA

Public Storage

BOHLER ENGINEERING

REVISIONS

NO	BY	DESCRIPTION	DATE
1	MC	ADDED ROOF PLAN	2/24/23
2	MC	ADDED ROOF ACCESS TO ELEVATORS	3/28/23
3	MC	ADDED ADDITIONAL ELEVATIONS	5/19/23

PROJECT LOCATION

3-STORY PUBLIC STORAGE FACILITY

1600, 1608 BLADENSBURG RD. N.E. WASHINGTON, D.C.

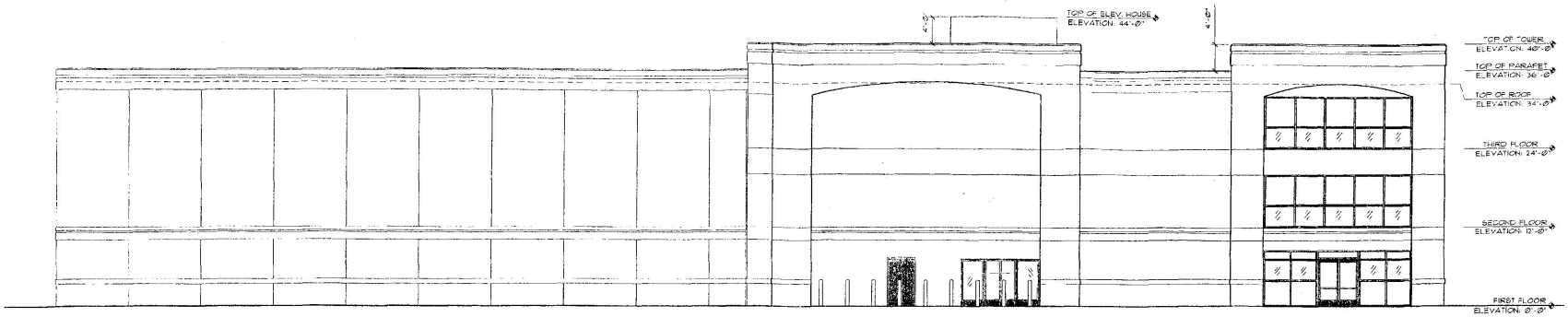
TITLE

Public Storage
ROOF PLAN

PROJECT

PROJ. NO.	PS1001
DATE	05/22/23
CAD ID	drawing1
DRAWN BY	LEUTHARD
CHK BY	COULTER
SCALE	AS NOTED

A-4



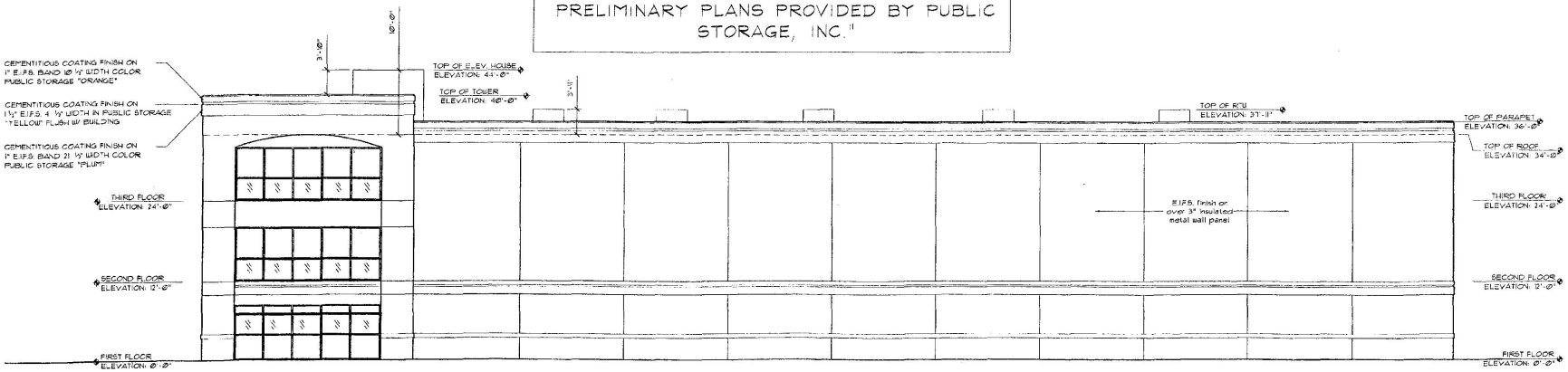
WEST ELEVATION (ANGLED AWAY)

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

SOUTH ELEVATION

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

"THESE PLANS ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE BASED UPON PRELIMINARY PLANS PROVIDED BY PUBLIC STORAGE, INC."



EAST ELEVATION - BLADENBURG ROAD

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

CLIENT DATA

Public Storage

REVISIONS

NO.	BY	DESCRIPTION	DATE
1	FAC	ADDED ROOF PLAN	2/26/07
2	FAC	ADDED ROOF EQUIPMENT TO ELEVATIONS	3/19/07
3	FAC	ADDED ADDITIONAL ELEVATIONS	3/30/07

BOHLER ENGINEERING

PROJECT LOCATION

3-STORY PUBLIC STORAGE FACILITY
1600, 1608 BLADENSBURG RD
N.E. WASHINGTON, D.C.

TITLE

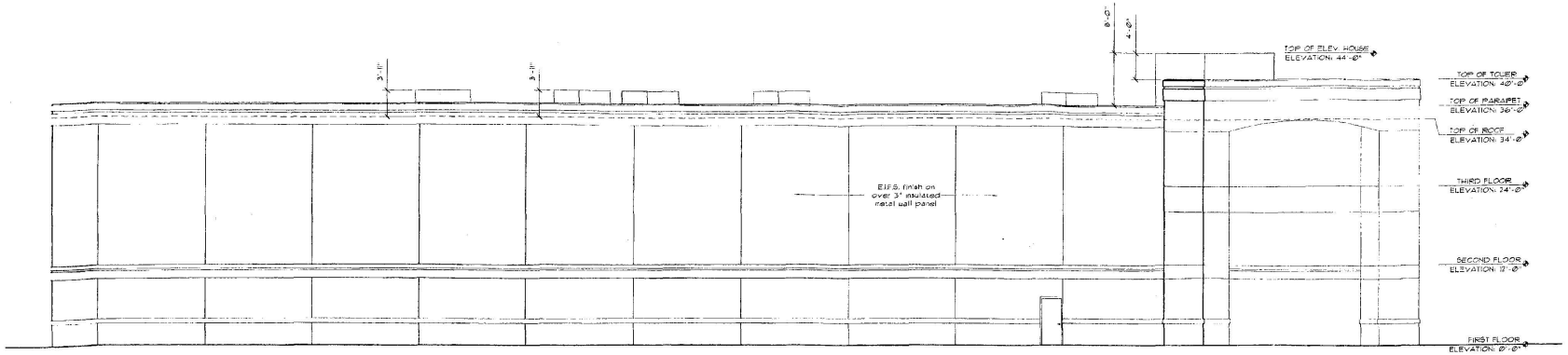
Public Storage
Exterior Elevations
South & East

PROJECT

PROJ. NO.	P0XXX
DATE	03/27/07
CAD ID:	elevation-1
DRAWN BY:	FAC
CHK BY:	COULTER
SCALE	AS NOTED

A-5

REVISION 3

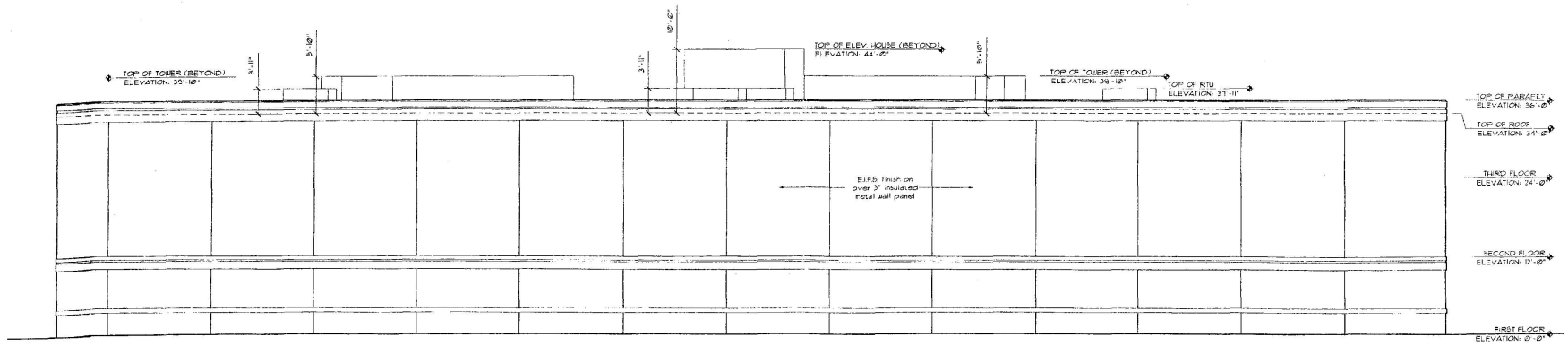


WEST ELEVATION

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

SOUTH ELEVATION (ANGLED AWAY)

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



NORTH ELEVATION

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

CLIENT DATA

Public Storage

REVISIONS

NO	BY	DESCRIPTION	DATE
1	TAC	ADDED ADDITIONAL ELEVATIONS	5/19/04
2	TAC	ADDED ROOF ACCESS	7/26/04
3	TAC	NOTED GOOD BEYOND	7/26/04

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1515 WALNUT ROAD, SUITE 230 NORTHWALES, PENNSYLVANIA 19454
(215) 361-8601 (FAX) (215) 361-8610 www.bohlereng.com

PROJECT LOCATION

3-STORY PUBLIC STORAGE FACILITY
1600; 1608 BLADENSBURG RD.
N.E. WASHINGTON, D.C.

TITLE

Public Storage
Exterior Elevations
West & North

PROJECT		
PROJ. NO.	H9XXX	
DATE	03/27/03	
CAD ID	elevation-1	
DRAWN BY	TAC	
CHK. BY	COULTER	
SCALE	AS NOTED	

A-6

REVISION 3