EXHIBIT B

PLANS/ELEVATIONS/SECTIONS AND PHOTOGRAPHS OF
THE PROPOSED RENOVATION

BZA
Case No. 17385
Exhibit No. 7

Board of Zoning Adjustment
District of Columbia
CASE NO. 17385
EXHIBIT NO. 7

936 N STREET CONDOMINIUMS
WASHINGTON, DC

PROJECT DESCRIPTION

THIS PROJECT INCLUDES THE COMPLETE RENOVATION OF AN EXISTING MULTI-UNIT APARTMENT BUILDING. THE EXISTING INTERIOR PARTITIONS AND FLOOR FRAMING WILL BE REMOVED AND NEW PARTITIONS AND INTERNAL STRUCTURE INSTALLED AS SHOWN ON THE DRAWINGS.

COMPLETELY NEW ELECTRICAL, PLUMBING, HVAC, AND FIRE ALARM SYSTEMS WILL BE INSTALLED. THE EXISTING SANITARY DRAIN TO THE STREET WILL BE UTILIZED WITH ALL OTHER UTILITIES TO BE REPLACED TO THE STREET. THE BUILDING WILL BE FULLY SPRINKLERED. NEW AREA DRAINS WILL BE PROVIDED AS SHOWN AND THE EXISTING ROOF LEADERS WILL BE TIED TO A NEW STORM DRAIN SYSTEM.

CODE DATA

ADDRESS:	936 N STREET, NW WASHINGTON, DC 20005
LOT NUMBER:	832 (RECORD LOT APPLIED FOR)
SQUARE:	364
EXISTING SITE AREA:	3,993.6 SF
PROPOSED SITE AREA:	NO CHANGE
EXISTING PARKING:	1 SPACE (GARAGE)
PROPOSED PARKING:	1 SPACE - NO CHANGE (PARKING WAIVER OBTAINED)
ZONING DISTRICT:	R-4
EXISTING USE:	R-2 RESIDENTIAL
PROPOSED USE:	R-2 RESIDENTIAL
EXIST. C OF O:	13 UNITS - NO. B150741
EXISTING DEMO PERMIT:	NA
PROPOSED UNITS:	7 UNITS
HISTORIC DISTRICT:	SHAW

BUILDING DATA

EXISTING/PROPOSED BUILDING AREA:

MEZZANINE -	870 SF
2ND FLOOR -	3,025 SF
1ST FLOOR -	3,025 SF
BASEMENT -	3,025 SF
TOTALS	9,945 SF

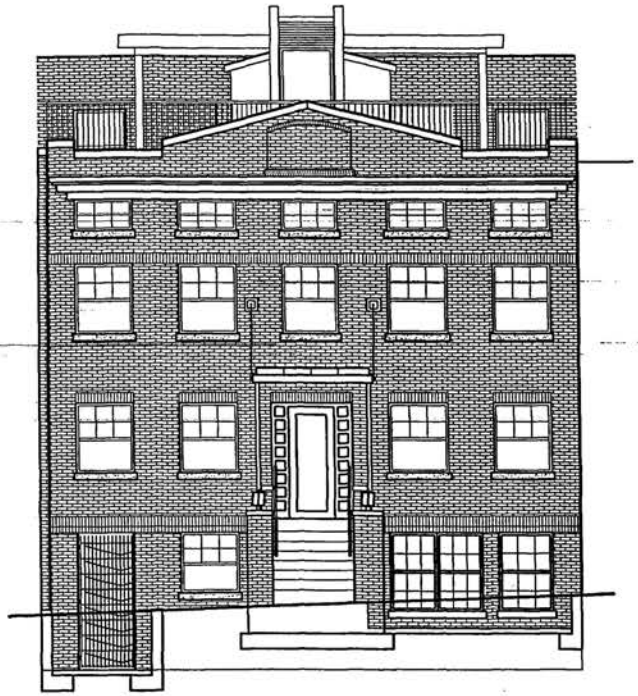
CONSTRUCTION TYPE:	3B - UNPROTECTED
FULLY SPRINKLERED	YES, PER 904.9
STANDPIPE:	NOT REQUIRED, LESS THAN 30' FROM FIRE DEPT. VEHICLE ACCESS
EXISTING BUILDING HEIGHT:	32'-8" ±
PROPOSED BUILDING HEIGHT:	39'-0"
ALLOWABLE BUILDING HEIGHT:	40'-0" MEASURED AT TOP OF CURB AT CL OF BUILDING ALONG N STREET.
ALLOWABLE STORIES:	3 STORIES
ALLOWABLE BUILDING AREA/HEIGHT:	9,600 SF/40'
SPRINKLER INCREASE:	100%, 1 STORY/20'
STREET FRONTAGE INCREASE:	NA
HEIGHT REDUCTION (506.4):	NA

RATED CONSTRUCTION

STAIR RATING:	1 HR (LESS THAN 4 STORIES)
ELEVATOR RATING:	NA
FLOOR RATING:	1 HR
DEMISING/CORRIDORS:	1 HR
ROOF:	0 HOUR
EMR:	NA
STORAGE:	NA

APPLICABLE CODES

1996 BOCA NATIONAL BUILDING CODE (DCMR 12, 1999)
1995 INTERNATIONAL PLUMBING CODE
1996 INTERNATIONAL MECHANICAL CODE
1996 NFPA 13R
1996 NFPA NEC
HANDICAPPED: DCMR 12, 1999, CHAPTER 11



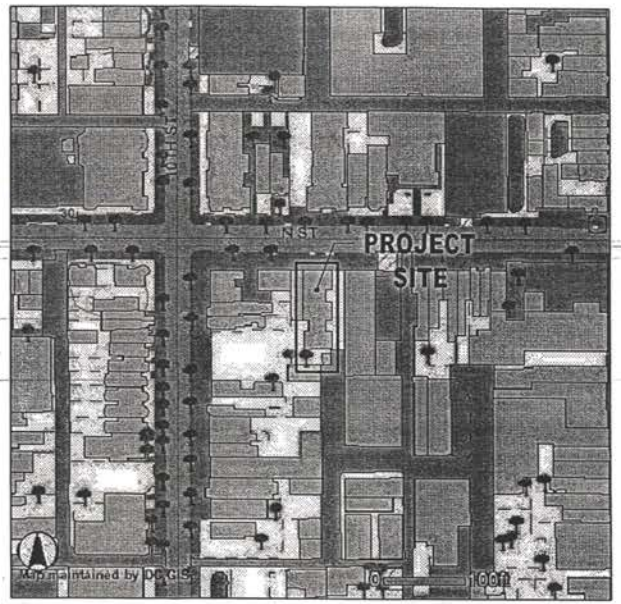
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BZA SUBMISSION	JUNE 14, 2005

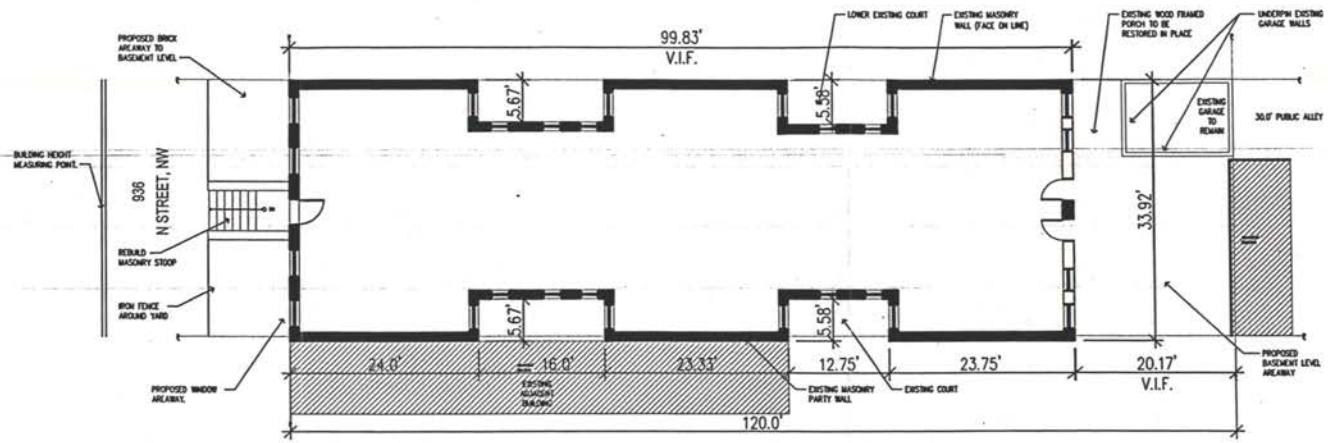
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DRAWING TITLE	PROJECT	LOCATION	PAGE #
TITLE SHEET	936 N STREET CONDOMINIUMS	936 N STREET, NW WASHINGTON, DC 2005	T-01

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VICINITY MAP
N.T.S.

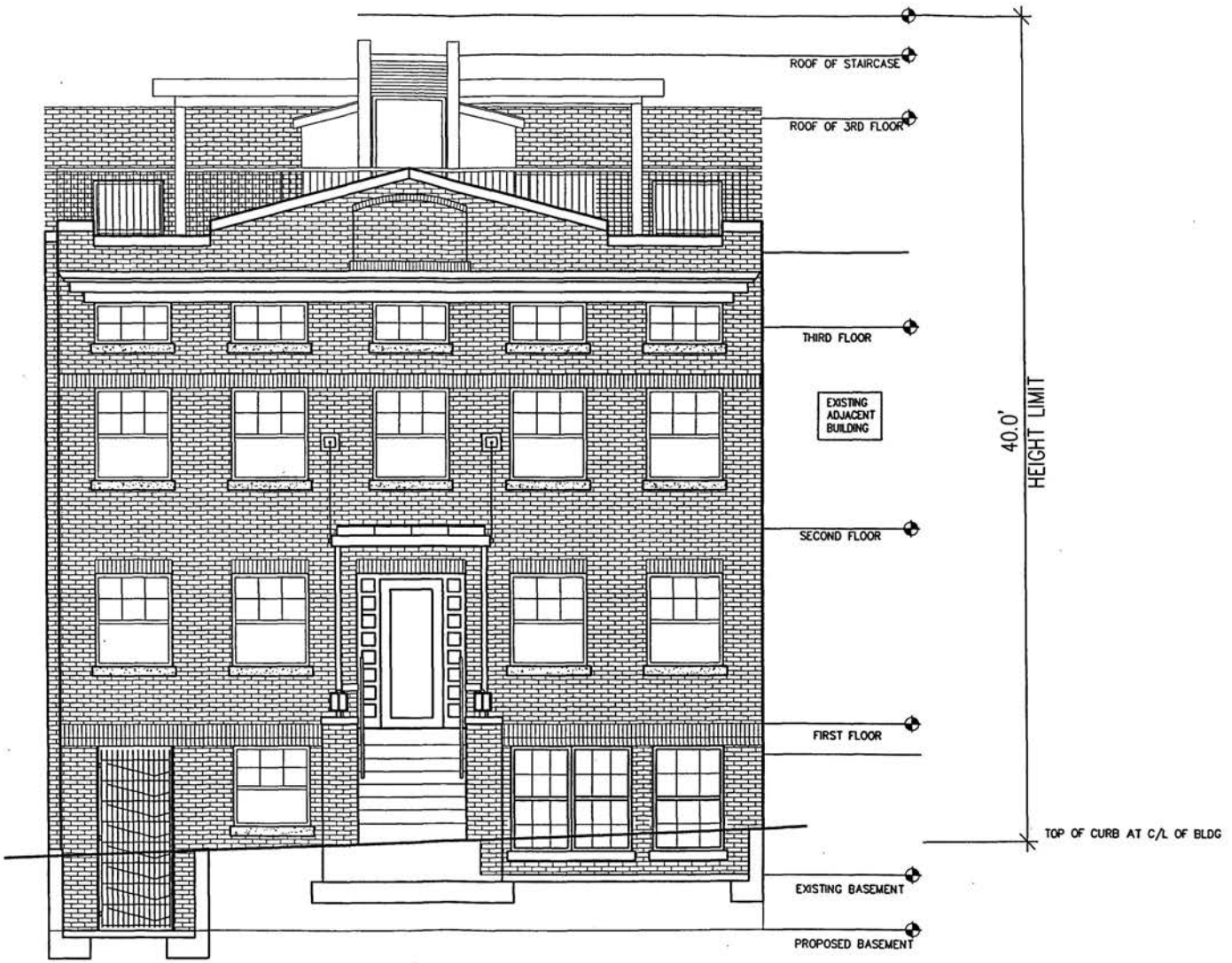


SITE PLAN
1/16" = 1'-0"

DRAWING SET	DATE
BZA SUBMISSION	JUNE 14, 2005

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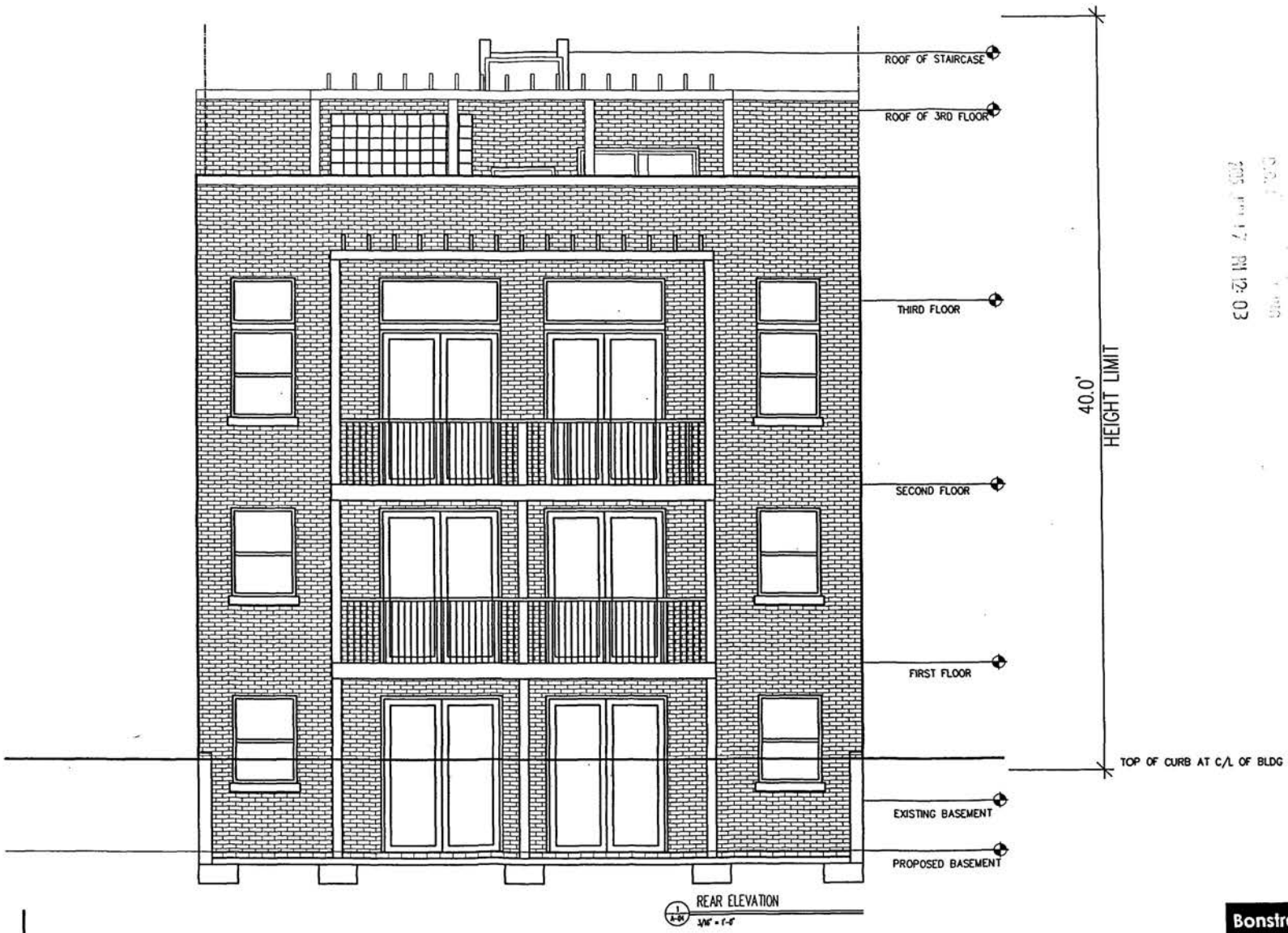
DRAWING TITLE	PROJECT	LOCATION	PAGE #
VICINITY MAP & SITE PLAN	936 N STREET CONDOMINIUMS	936 N STREET, NW WASHINGTON, DC 2005	A-01



1 A-03 N STREET ELEVATION
3/16" = 1'-0"

BZA SUBMISSION	JUNE 14, 2005	N STREET ELEVATION	936 N STREET CONDOMINIUMS	936 N STREET, NW WASHINGTON, DC 2005	A-03

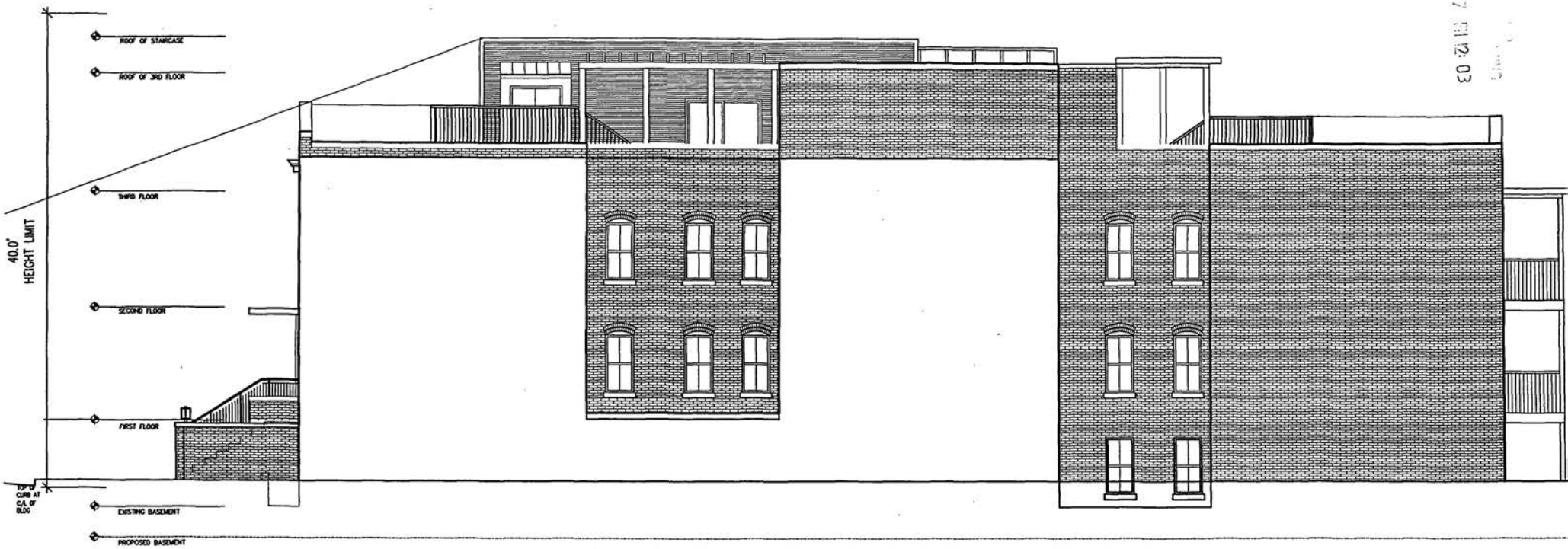
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REAR ELEVATION
1/4" = 1'-0"

BZA SUBMISSION	JUNE 14, 2005	REAR ELEVATION	936 N STREET CONDOMINIUMS	936 N STREET, NW WASHINGTON, DC 2005	A-04

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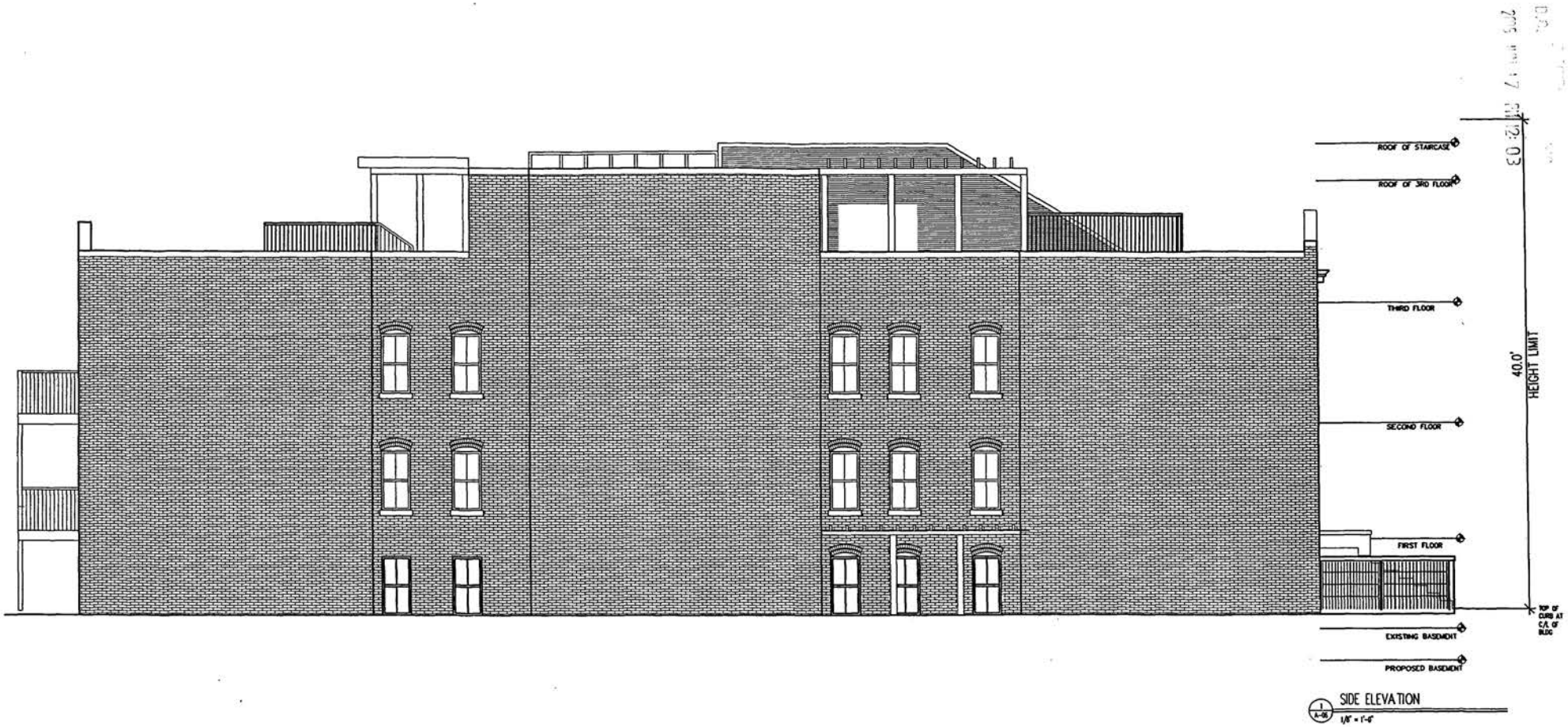


1/A-05 SIDE ELEVATION
1/8" = 1'-0"

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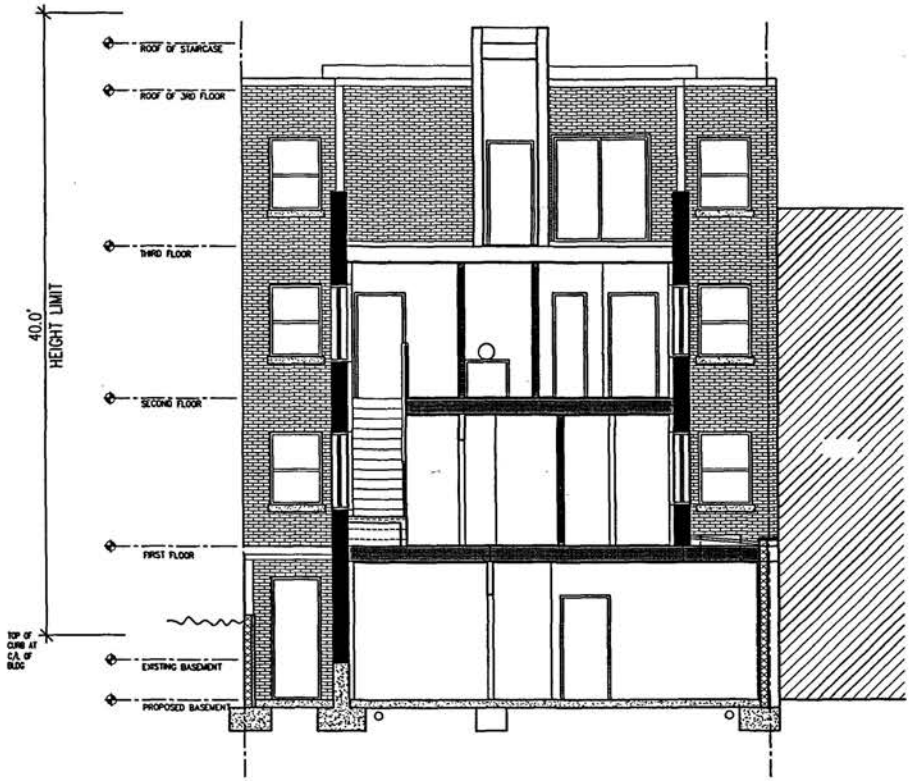
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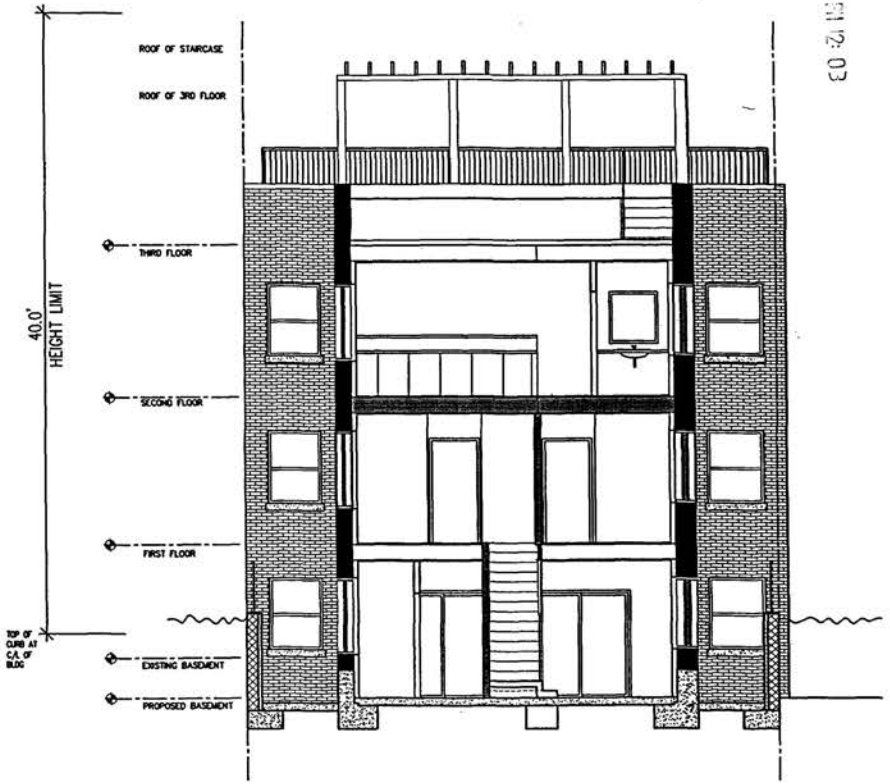


SIDE ELEVATION
1/8" = 1'-0"

BZA SUBMISSION	JUNE 14, 2005				Bonstra | Haresign ARCHITECTS
		SIDE ELEVATION	936 N STREET CONDOMINIUMS	936 N STREET, NW WASHINGTON, DC 2005	A-06

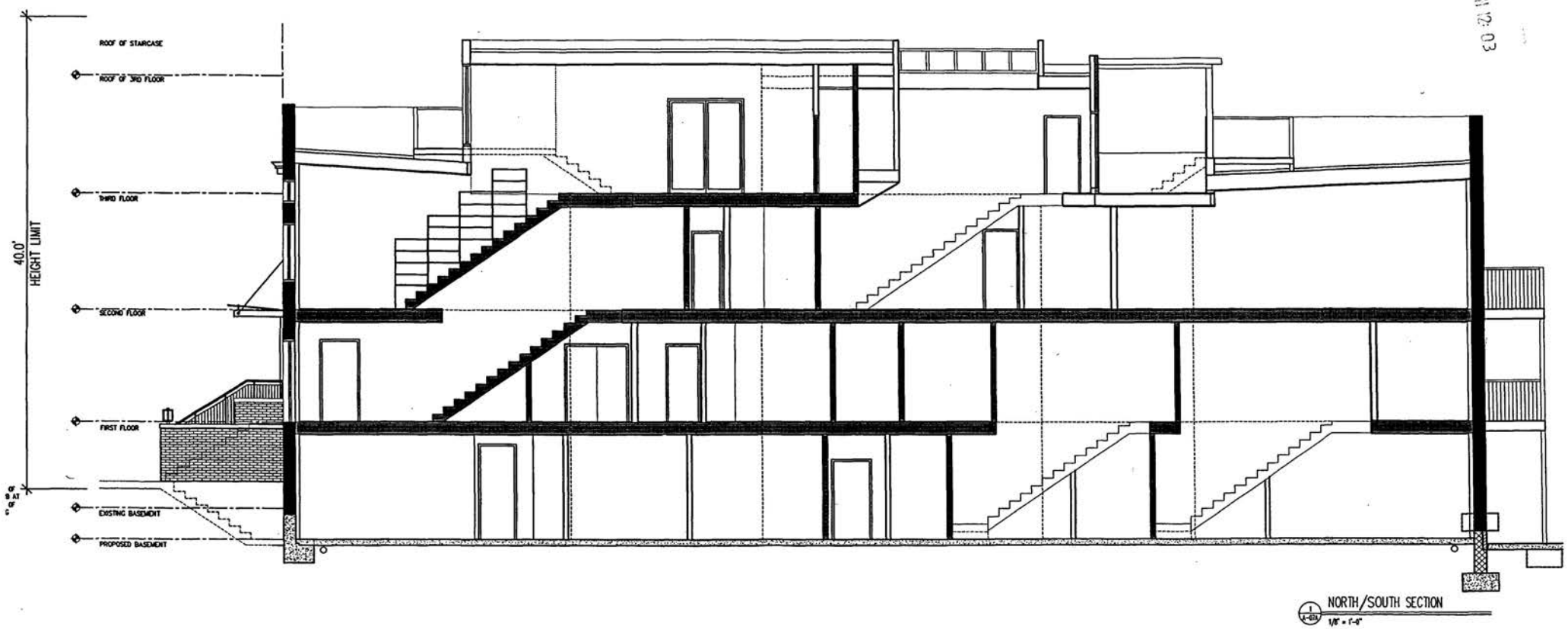


EAST/WEST SECTION 1
1/8" = 1'-0" LOOKING SOUTH



EAST/WEST SECTION 2
1/8" = 1'-0" LOOKING SOUTH

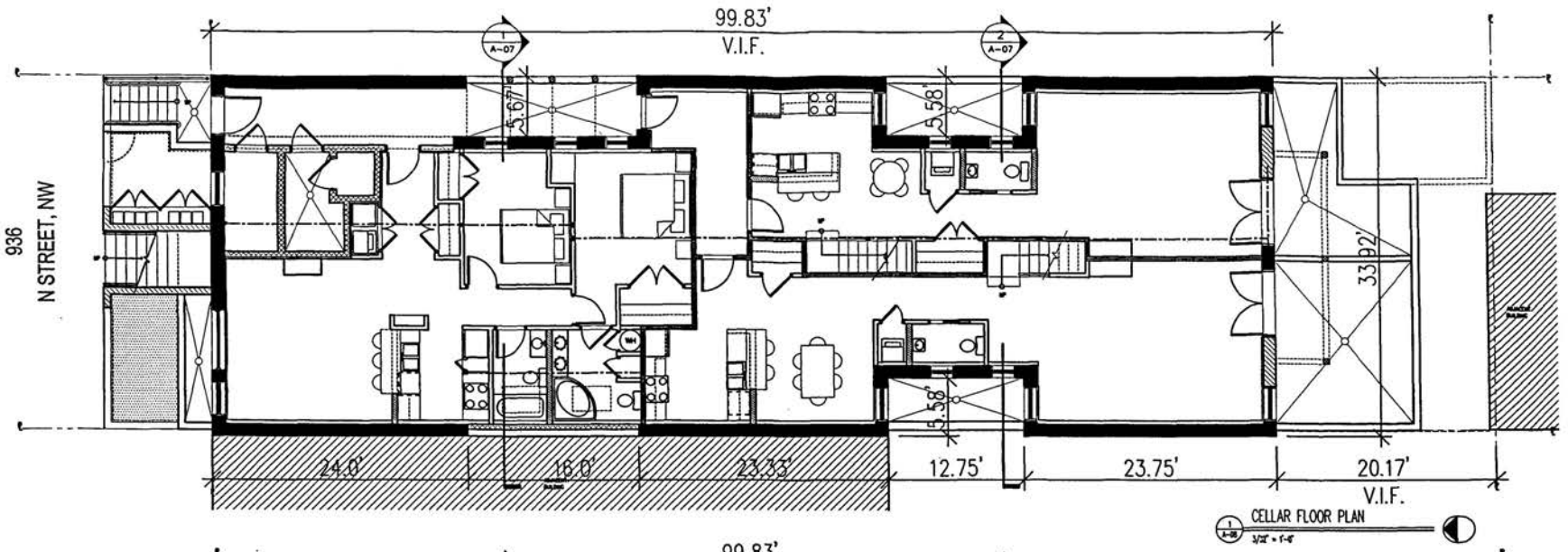
BZA SUBMISSION	JUNE 14, 2005				Bonstra | Haresi ARCHITE
		EAST/WEST SECTIONS	936 N STREET CONDOMINIUMS	936 N STREET, NW WASHINGTON, DC 2005	A-07



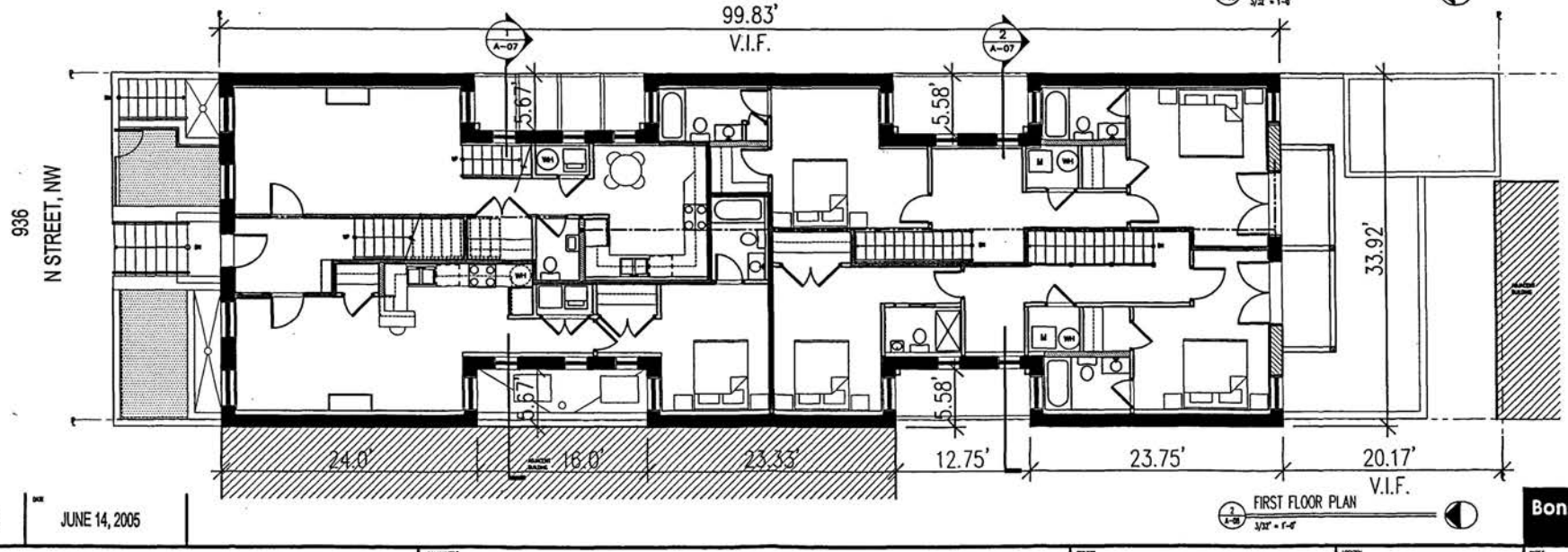
NORTH/SOUTH SECTION
1/8" = 1'-0"

BZA SUBMISSION	JUNE 14, 2005	NORTH/SOUTH SECTION	936 N STREET CONDOMINIUMS	936 N STREET, NW WASHINGTON, DC 2005	A-07A

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CELLAR FLOOR PLAN



FIRST FLOOR PLAN

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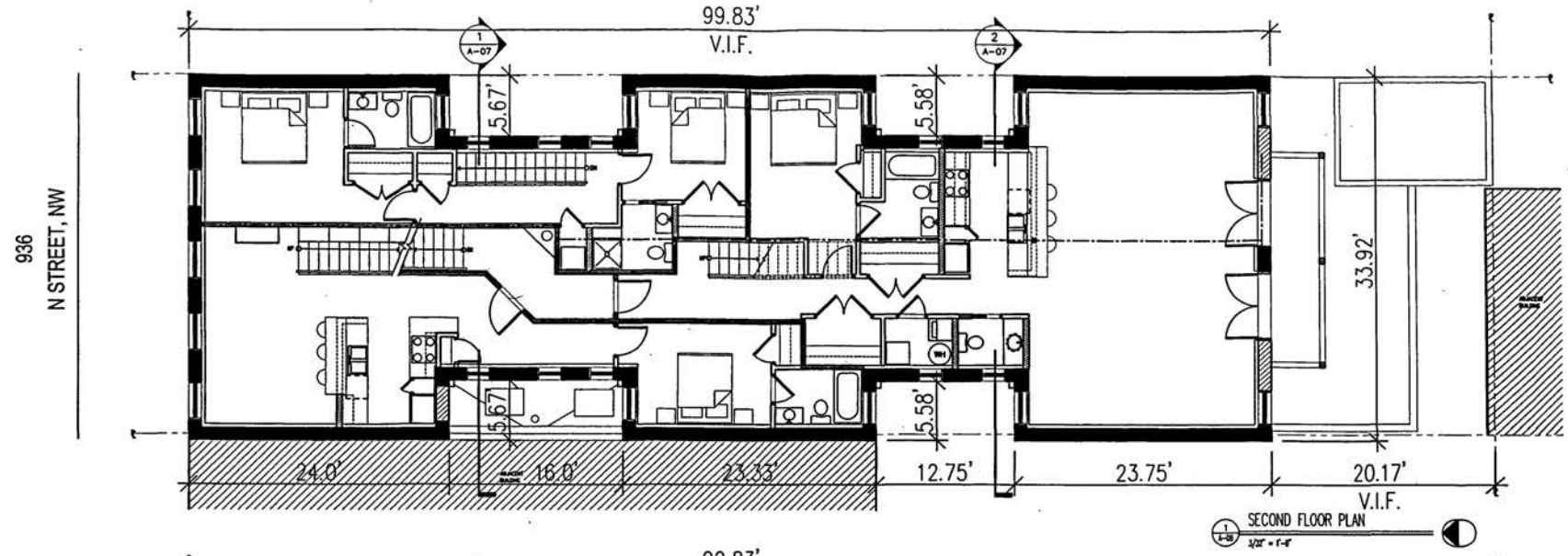
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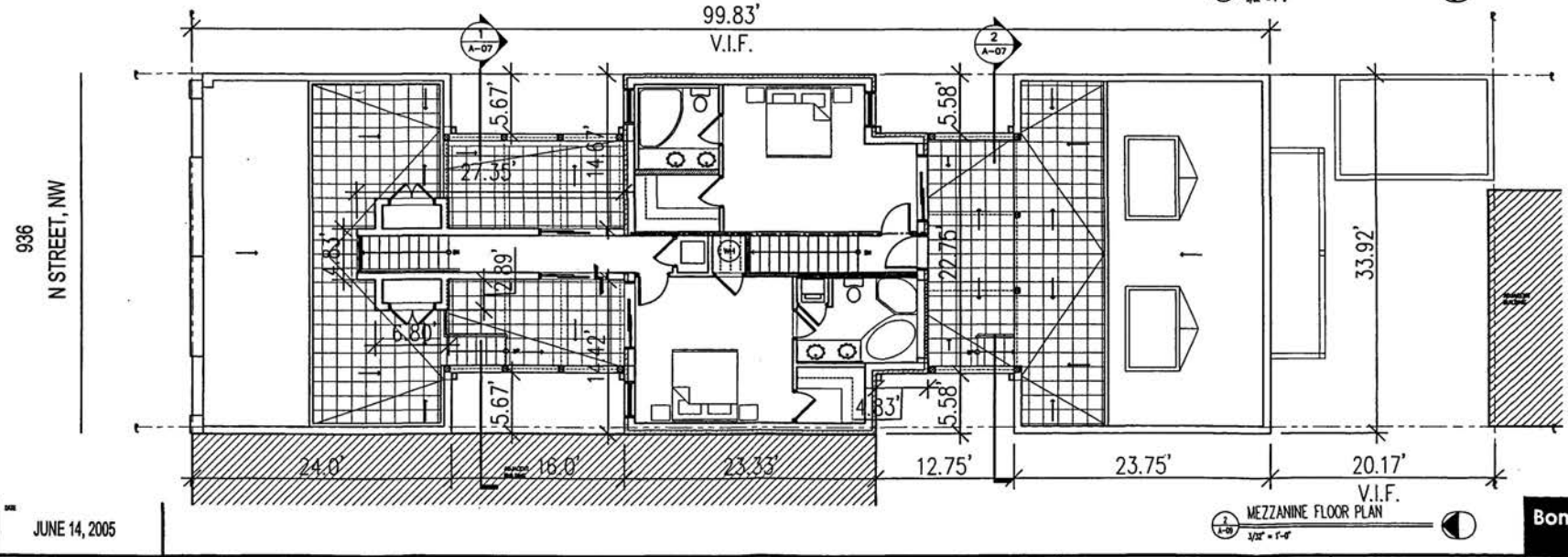
CELLAR AND FIRST FLOOR PLANS

936 N STREET CONDOMINIUMS

936 N STREET, NW
WASHINGTON, DC 20005

A-08





BZA SUBMISSION	JUNE 14, 2005

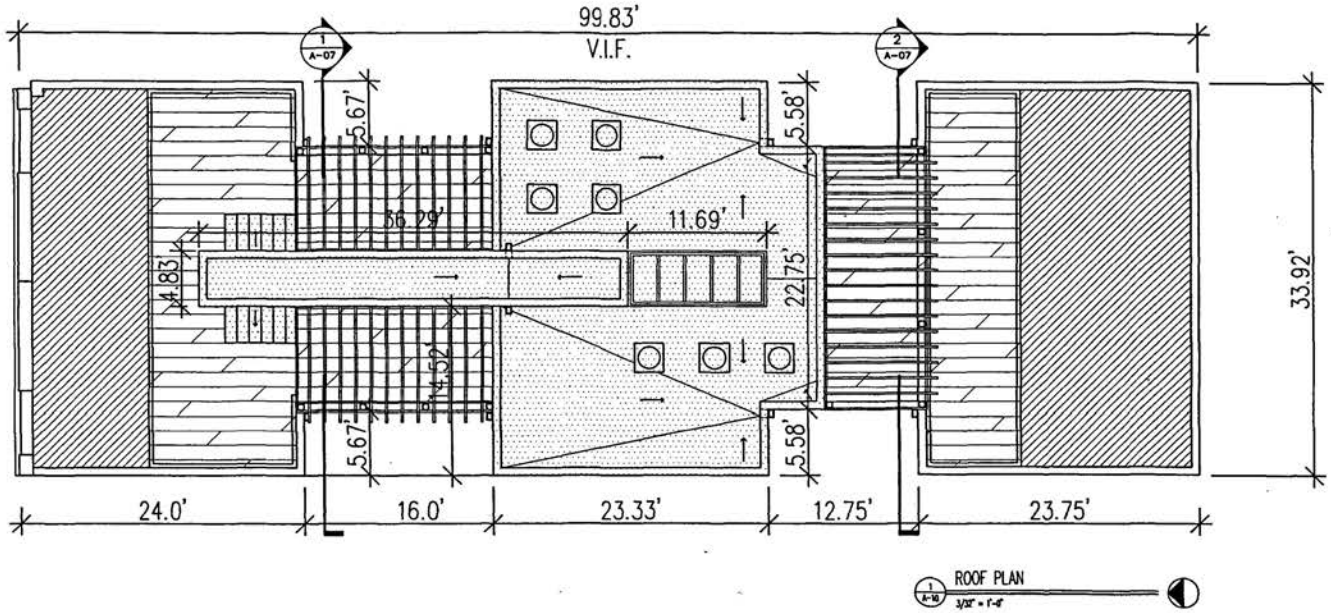
SECOND AND MEZZANINE FLOOR PLANS

936 N STREET CONDOMINIUMS

936 N STREET, NW
WASHINGTON, DC 2005

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A-09



KEY

ROOF
795 SF

ROOF DECK
1048 SF

MEZZANINE
870 SF

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	ROOF PLAN	936 N STREET CONDOMINIUMS	936 N STREET, NW WASHINGTON, DC 2005		A-10



FRONT OF 936 N STREET, NW



REAR OF 936 N STREET, NW

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VIEW LOOKING EAST OF 936 N STREET, NW



VIEW LOOKING WEST OF 936 N STREET, NW