

PROJECT LIST

OWNER

BILL THOMAS
1831 SWANN STREET NW
WASHINGTON DC 20009

ARCHITECT

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SUITE B100
WASHINGTON, DC 20009
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PROJECT DATA

BUILDING ADDRESS: 2001 18th STREET NW
WASHINGTON DC 20009

1771 U STREET NW
WASHINGTON DC 20009

PROJECT DESCRIPTION: RENOVATION AND ADDITION

LOT: 10+11
SQUARE: 2257
ZONE: C-2-A
OVERLAYS: N/A
HISTORIC: WASHINGTON HEIGHTS
CURRENT USE GROUP: 2001: M, 1771: A-2
PROPOSED USE GROUP: 2001: A-2, 1771: A-2

ZONING INFORMATION

ZONE: C-2-A

HEIGHT OF BUILDING: EXISITNG: 18'-6" PROPOSED: 18'-6"

GROSS FLOOR AREA:	EXISTING	PROPOSED
CELLAR	1107	2408
FIRST FLOOR	2427	2616
ADDITION	----	477

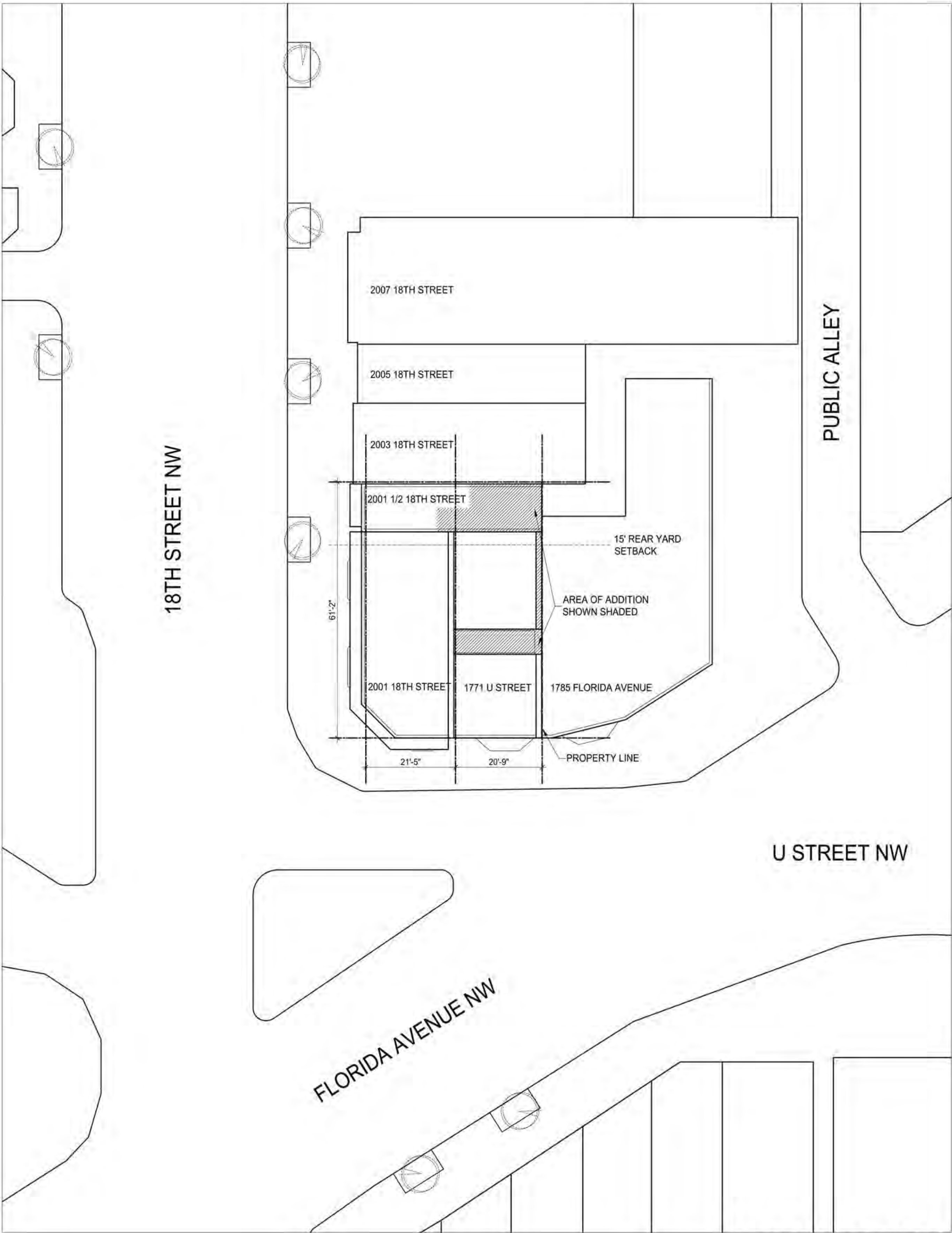
FLOOR AREA RATIO: MAXIMUM: 1.5 PROPOSED: 1.2

LOT OCCUPANCY: ALLOWED: 100% PROPOSED: 100%

APPLICABLE CODES

2012 INTERNATIONAL CONSTRUCTION CODES
2011 NATIONAL ELECTRIC CODE
DC LAW 8-36 DC ENVIRONMENTAL POLICY ACT
OF 1989
DCMR TITLE 11 - ZONING REGULATIONS
DCMR TITLE 12 - CONSTRUCTION CODE
SUPPLEMENT (2013)
GREEN BUILDING ACT OF 2006

SITE LOCATION MAP



1 PROPOSED SITE PLAN
A001 | SCALE: 1/16"=1'-0"



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Project:

2001 18th Street

2001 18th Street NW
Washington, DC 20009

Seal:

Revision:

No.	Date	Description
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Issue:

Date	Description
02.29.16	BZA

Project Number:

14-037

Title:

PROJECT INFORMATION
AND SITE PLAN

Sheet:

A001

Project:

2001 18th Street

2001 18th Street NW
Washington, DC 20009

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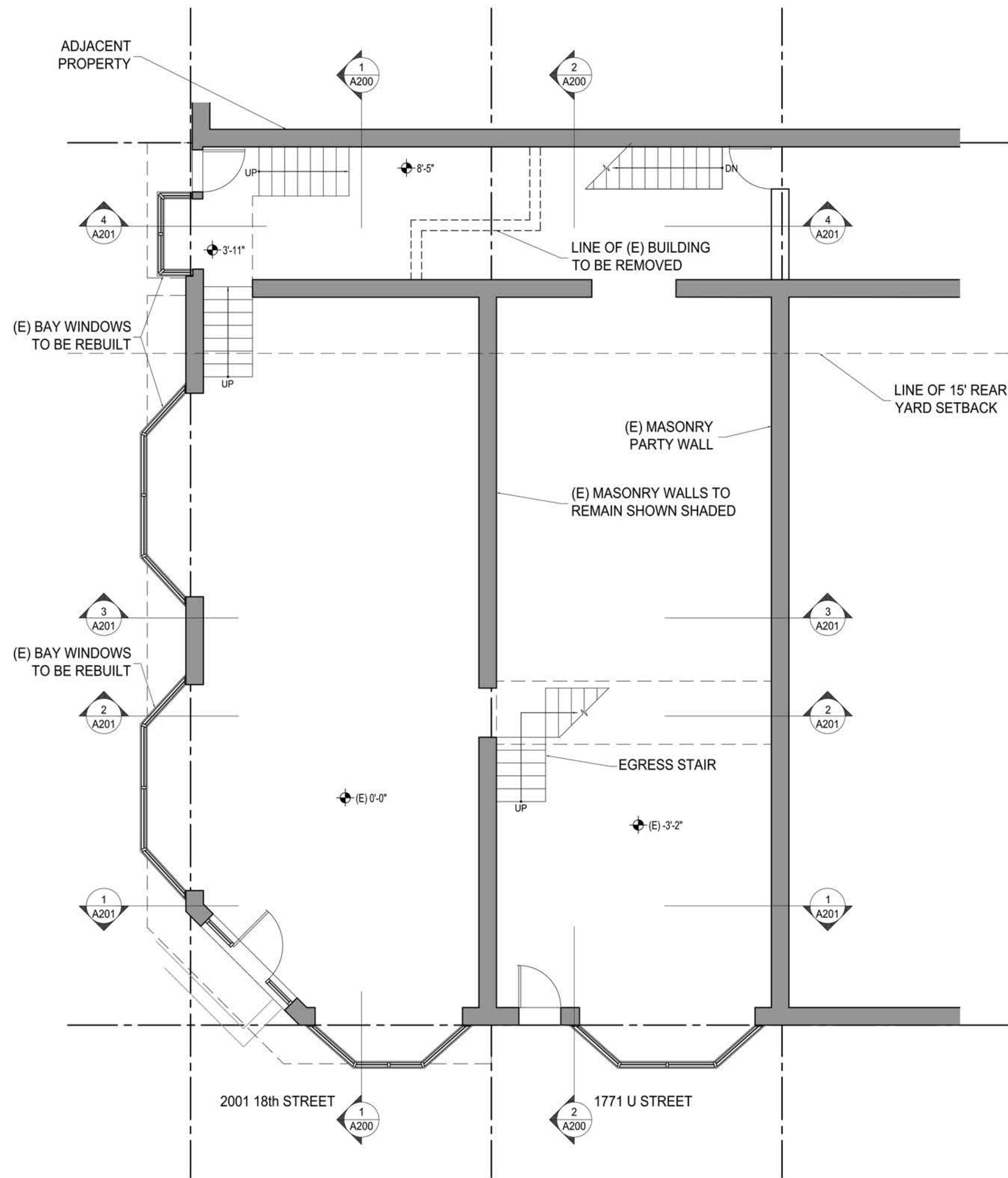
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PROPOSED
FLOOR PLANS

Sheet:

A100

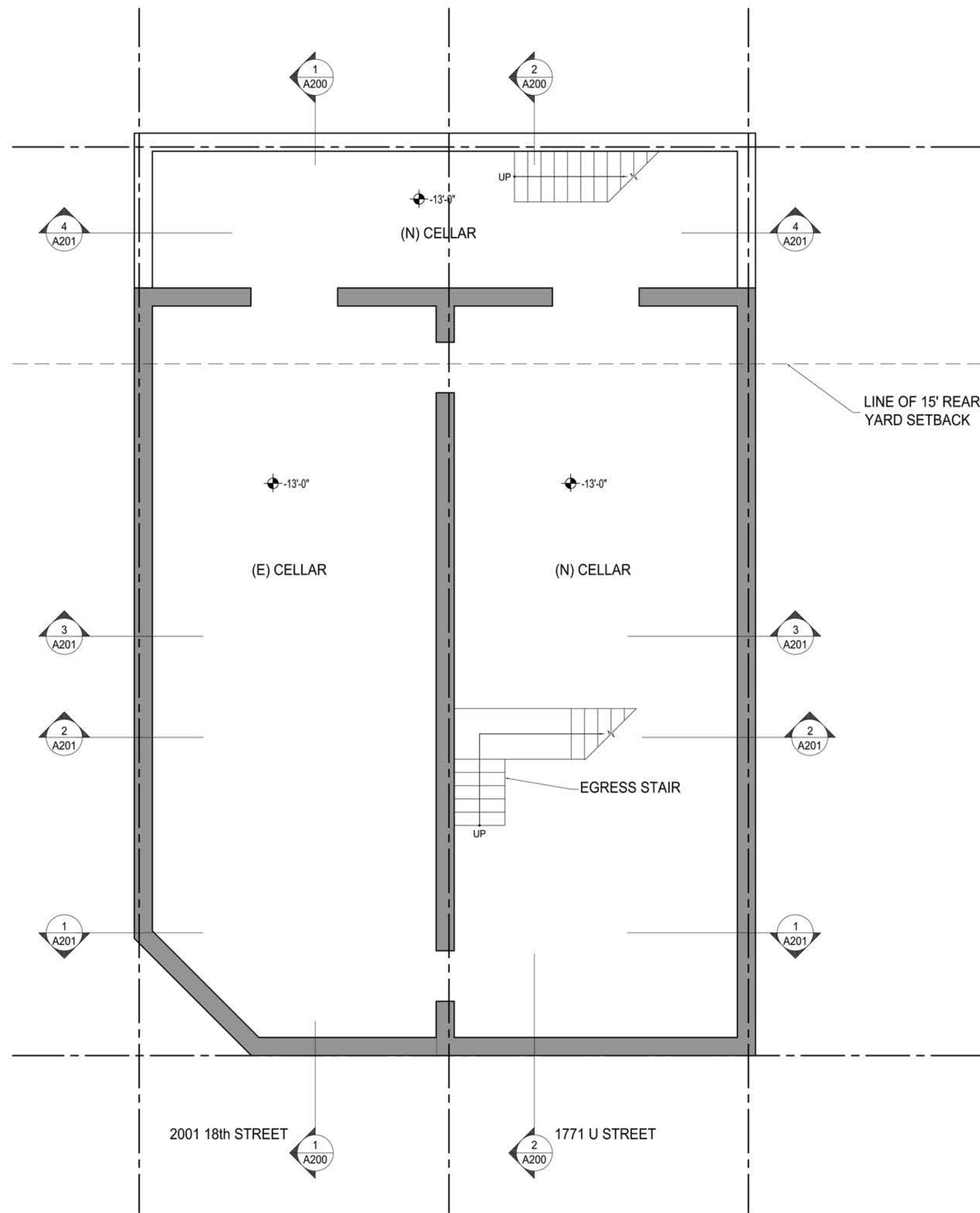
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2 FIRST FLOOR PLAN
A100 | SCALE: 3/16"=1'-0"

AREA LOT 11 - 2001 18TH STREET

FLOOR LEVEL	EXISTING	PROPOSED
CELLAR:	1107 GSF	1107 GSF
FIRST FLOOR:	1320 GSF	1320 GSF
ENCLOSED SECOND FLOOR:		188 GSF
UNENCLOSED ROOF DECK:		(920 GSF)
TOTAL:	2427 GSF	2615 GSF



1 CELLAR PLAN
A100 | SCALE: 3/16"=1'-0"

AREA LOT 10 - 1771 U STREET

FLOOR LEVEL	EXISTING	PROPOSED
CELLAR:		1301 GSF
FIRST FLOOR:	1107 GSF	1301 GSF
ENCLOSED SECOND FLOOR:		289 GSF
UNENCLOSED ROOF DECK:		(544 GSF)
TOTAL:	1107 GSF	2891 GSF

ZONING

LOT	LOT AREA	GFA	LOT COVERAGE	FAR
LOT 11	1347 GSF	1508 GSF	100%	1.1
LOT 10	1301 GSF	1590 GSF	100%	1.2
LOT 11 + 10	2648 GSF	3098 GSF	100%	1.2

DRAWING LEGEND

- EXISTING CONSTRUCTION TO REMAIN
- NEW CONSTRUCTION



 EXISTING CONSTRUCTION TO REMAIN
 NEW CONSTRUCTION

FLOOR LEVEL	EXISTING	PROPOSED
CELLAR:	1107 GSF	1107 GSF
FIRST FLOOR:	1320 GSF	1320 GSF
ENCLOSED SECOND FLOOR:		168 GSF
UNENCLOSED ROOF DECK:		(920 GSF)
TOTAL :	2427 GSF	2515 GSF

FLOOR LEVEL	EXISTING	PROPOSED
CELLAR:		1301 GSF
FIRST FLOOR:	1107 GSF	1301 GSF
ENCLOSED SECOND FLOOR:		289 GSF
UNENCLOSED ROOF DECK:		[544 GSF]
TOTAL:	1107 GSF	2881 GSF

LOT	LOT AREA	GFA	LOT COVERAGE	FAR
LOT 11	1347 GSF	1508 GSF	100%	1.1
LOT 10	1301 GSF	1590 GSF	100%	1.2
LOT 11 + 10	2648 GSF	3098 GSF	100%	1.2

