

BUILDING DATA

ZONING CLASSIFICATION:	EXISTING RF-1	PROPOSED NO CHANGE
IBC USE GROUP:	R3-RESIDENTIAL	NO CHANGE
TYPE OF CONSTRUCTION:	IIB	NO CHANGE
HEIGHT OF BUILDING: ALLOWED	(35'-0"-2015)	NO CHANGE
ACTUAL HEIGHT OF BUILDING:		34'- 3"
NUMBER OF UNITS:	2	2
NUMBER OF STORIES:	3 STORY	3 STORY
BUILDING AREA :	1109 SF *	NO CHANGE
DECK AREA:	141 SF	110 SF
AREA PROJECTED PUBLIC SPACE :	31 SF	
LOT AREA:	1751 SF	NO CHANGE
LOT OCCUPANCY:	72.37 % >70%	69.61 < 70%
COVERED MALL:	NO	NO
HIGH RISE:	NO	NO
FULLY SPRINKLERED:	NO	NO CHANGE

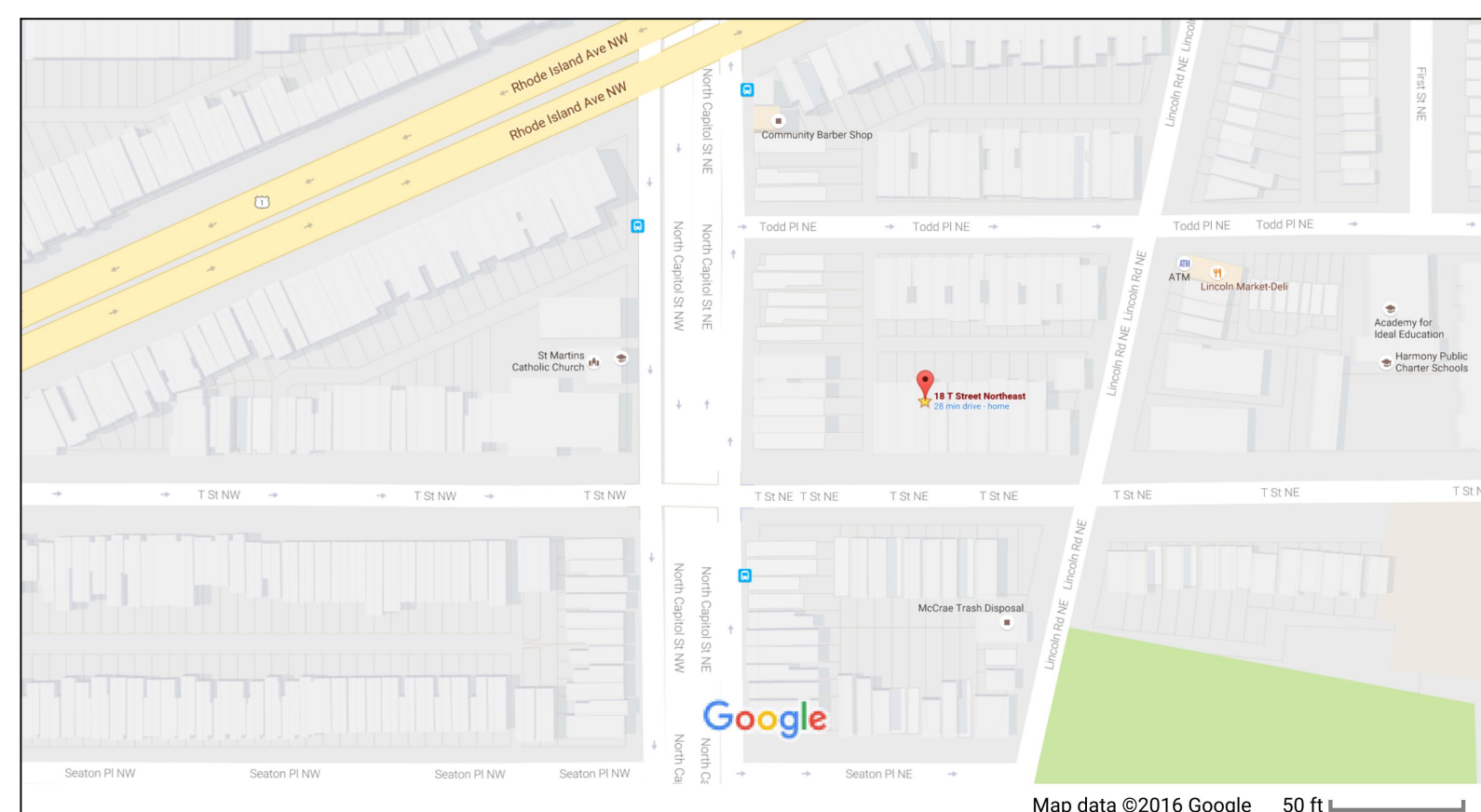
*=PROJECTION INTO PUBLIC SPACE NOT INCLUDED

18 T STREET, NE WASHINGTON, DC 20005

DISTRICT OF COLUMBIA CONSTRUCTION CODES :
 TITLE 12 DCMR: DC CONSTRUCTION CODES SUPPLEMENT (2013)
 DC CONSTRUCTION CODES SUPPLEMENT (2008)
 DISTRICT OF COLUMBIA RESIDENTIAL CODE 2012
 DISTRICT OF COLUMBIA MECHANICAL CODE 2013
 DISTRICT OF COLUMBIA PLUMBING CODE 2013
 NFPA 70 :NATIONAL ELECTRIC CODE 2011
 INTERNATIONAL EXISTING BUILDING CODE 2012

INDEX OF DRAWINGS
 CS 001 - COVER SHEET
 A101- FLOOR PLANS
 A102- FLOOR PLAN & ELEVATIONS
 A103- BUILDING SIDE ELEVATIONS

SCOPE OF WORK: THE PROPOSED PLAN IS FOR ZONING EXHIBITION AND DEMONSTRATION OF COMPLIANCE WITH THE CODE REQUIREMENT.



VICINITY MAP

CONSUMER INFORMATION NOTES:

- This plan is a benefit to a consumer insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
- This plan is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
- This plan does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or re-financing.
- Building line and/or Flood Zone information is taken from available sources and is subject to interpretation of originator.
- No Title Report furnished.

Notes:
 1. No property corners found. Lines shown evidenced by drawing of record and field measurement.

DISTRICT OF COLUMBIA
JOSEPH ELDON SNIDER
1590632
LICENSED
LAND SURVEYOR

LOCATION DRAWING
LOT 43, SQUARE 3509-S
WASHINGTON
DISTRICT OF COLUMBIA

SURVEYOR'S CERTIFICATE	REFERENCES	SNIDER & ASSOCIATES
THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO DOCUMENTS OF RECORD AT THE OFFICE OF THE DISTRICT OF COLUMBIA SURVEYOR. LOCATION OF IMPROVEMENTS SHOWN HAS BEEN BASED UPON FIELD MEASUREMENTS FROM EXISTING LINES OF APPARENT OCCUPATION. WHENEVER POSSIBLE, FROM SURVEYS OF PUBLIC RECORD HAVE BEEN USED TO CORRECT INFORMATION SHOWN.	D.C. SURVEYOR RECORDS BOOK CO. 17 PAGE 116	LAND SURVEYORS 20270 Goldsboro Lane, Suite 110 Germantown, Maryland 20876 301/948-5100 Fax 301/948-1288
LIBER	DATE OF LOCATIONS	SCALE: 1" = 20'
FOLIO	WALL CHECK:	DRAWN BY: D.M.L.
	HSE. LOC.: 03-08-12	JOB NO.: 12-00719

DENABABA ENGINEERING
 CONSULTANTS, LLC
 11803 EDMOND WOODS WAY
 BOWIE, MARYLAND 20721
 (301) 262 6820

SIGNATURE & SEAL:

"PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND." LICENSE NO. 30341, EXPIRATION DATE: JUNE 20, 2017

18 T STREET, NE, LLC

18 T STREET, NE
 WASHINGTON, DC 20005

REVISIONS:

NO.	DATE	DESCRIPTION

SHEET TITLE:

COVER SHEET

SCALE: AS NOTED

DATE: 07-31-2016

ISSUED FOR:
CONSTRUCTION

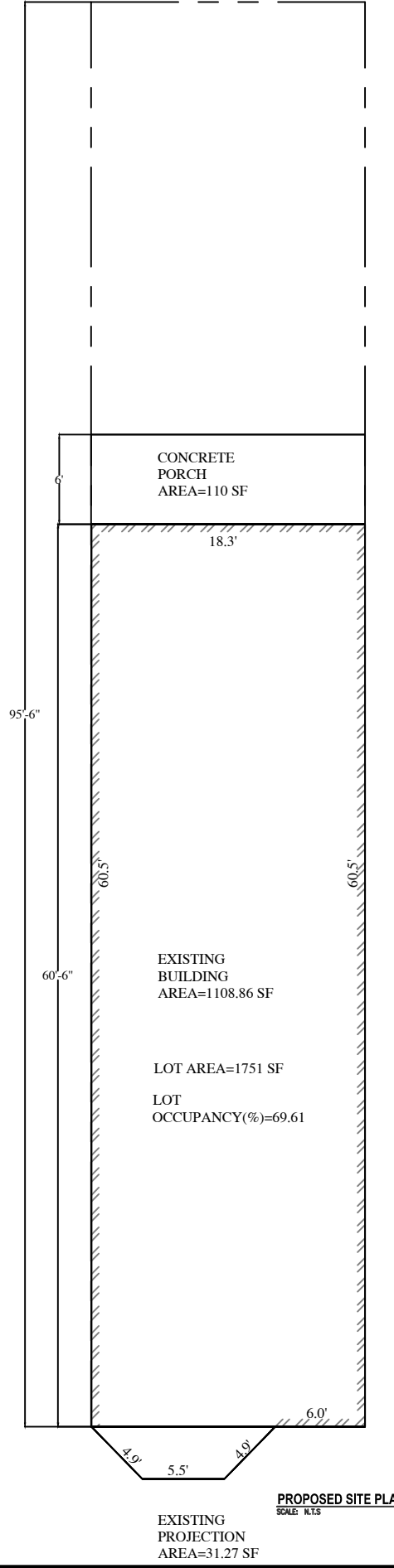
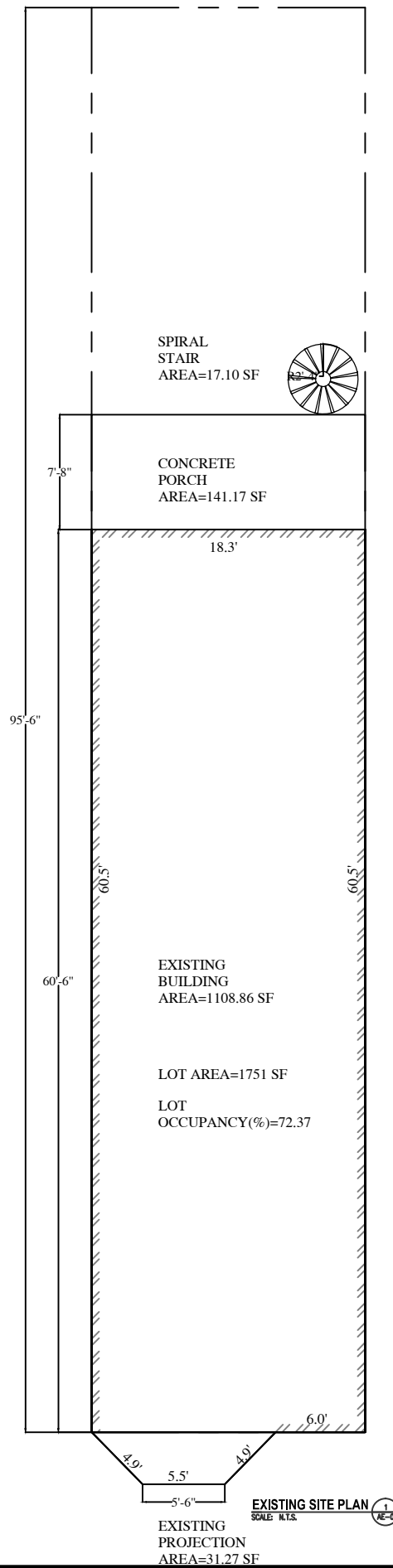
DRAWN BY: R.K.

CHECKED BY: D.A.A.

QC BY: D.A.A.

DRAWING NO.
CS001

SIGNATURE & SEAL:



18 T STREET NE, LLC
 18 T STREET, NE
 WASHINGTON, DC 20005

REVISIONS:

NO.	DATE	DESCRIPTION
1	10/11/2016	B2A-EXHIBIT

SHEET TITLE:
LOT OCCUPANCY

SCALE: AS NOTED

DATE: 10-11-2016

ISSUED FOR:
CONSTRUCTION

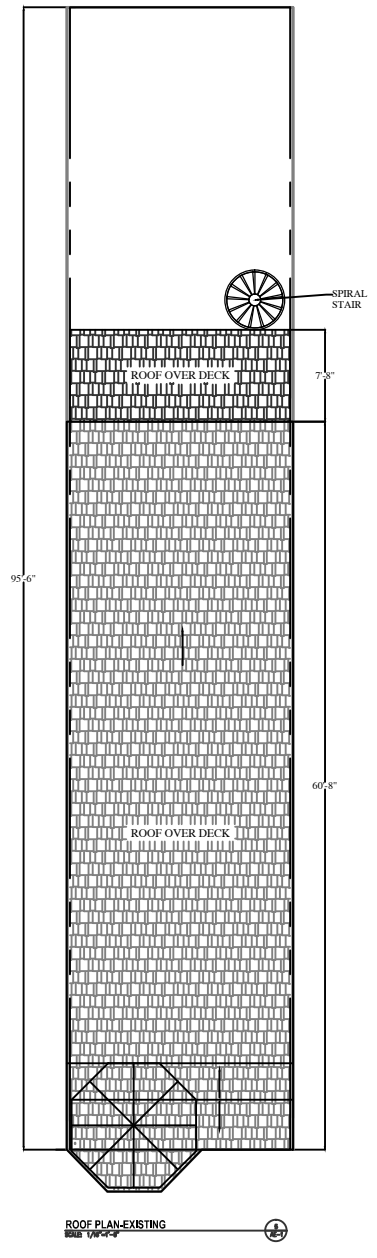
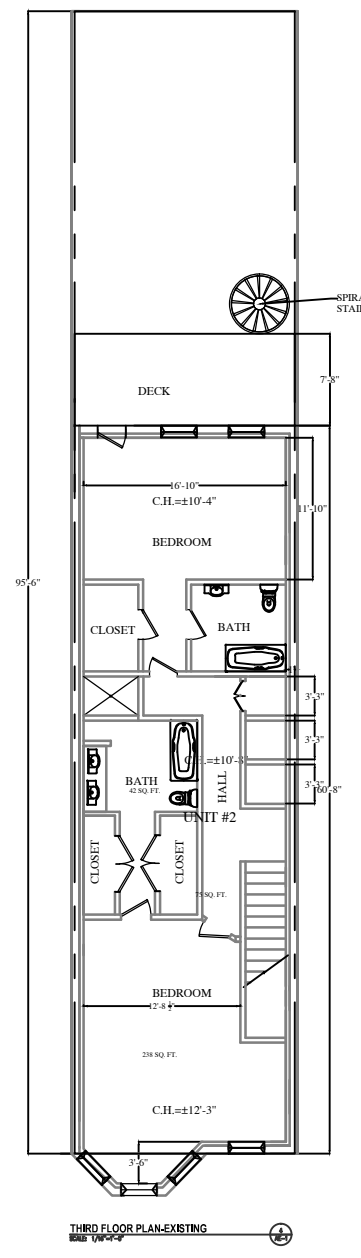
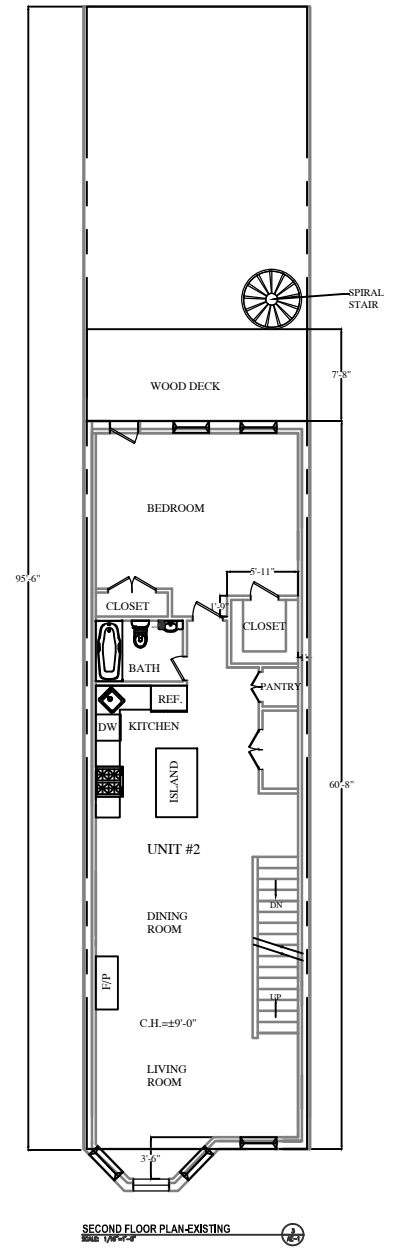
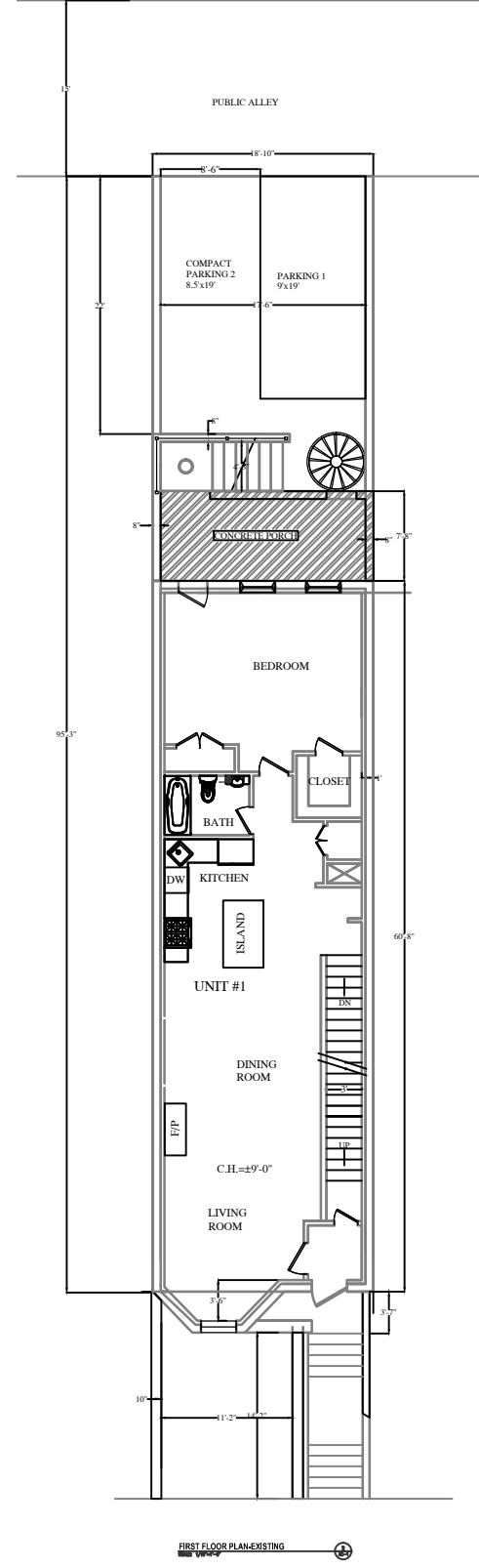
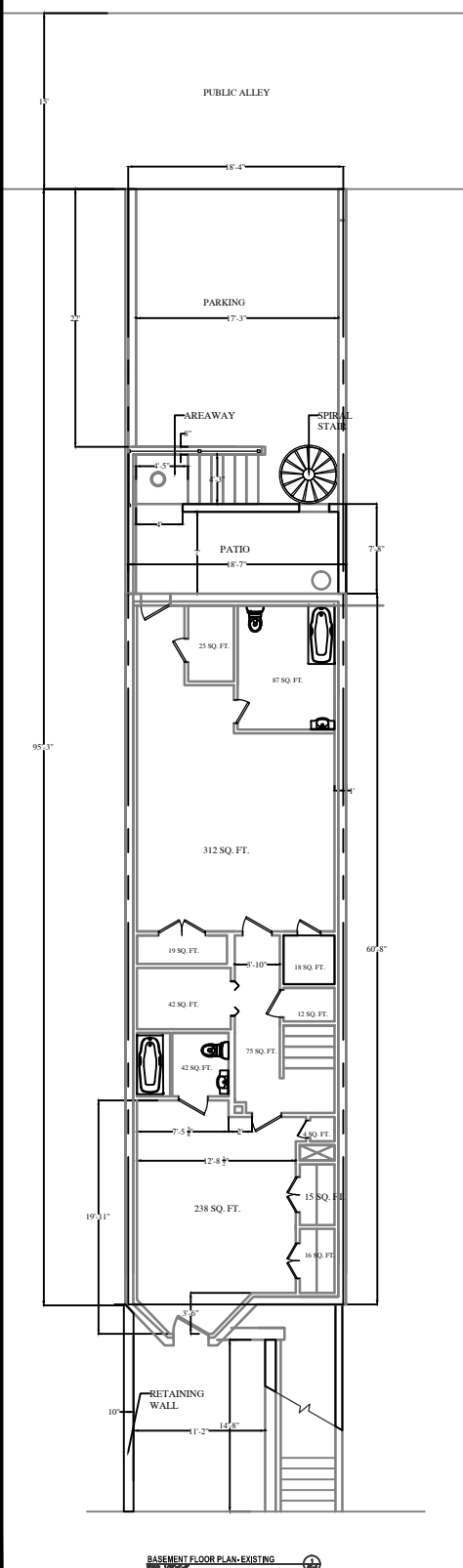
DRAWN BY: R.K.

CHECKED BY: D.A.A.

QC BY: D.A.A.

DRAWING NO.
AE-0

SIGNATURE & SEAL:



18 T STREET NE, LLC
 18 T STREET, NE
 WASHINGTON, DC 20005

REVISIONS:

NO.	DATE	DESCRIPTION
1	10/11/2016	B2A-EXHIBIT

SHEET TITLE:
**AS BUILT
 EXISTING CONDITION**

SCALE: AS NOTED

DATE: 10-11-2016

ISSUED FOR:
CONSTRUCTION

DRAWN BY: R.K.

CHECKED BY: D.A.A.

QC BY: D.A.A.

DRAWING NO.
AE-1

SIGNATURE & SEAL:

18 T STREET NE, LLC

18 T STREET, NE
 WASHINGTON, DC 20005

REVISIONS:

NO.	DATE	DESCRIPTION
1	10/11/2016	B2A-EXHIBIT

SHEET TITLE:

PROPOSED REMEDIATION

SCALE: AS NOTED

DATE: 10-11-2016

ISSUED FOR:

CONSTRUCTION

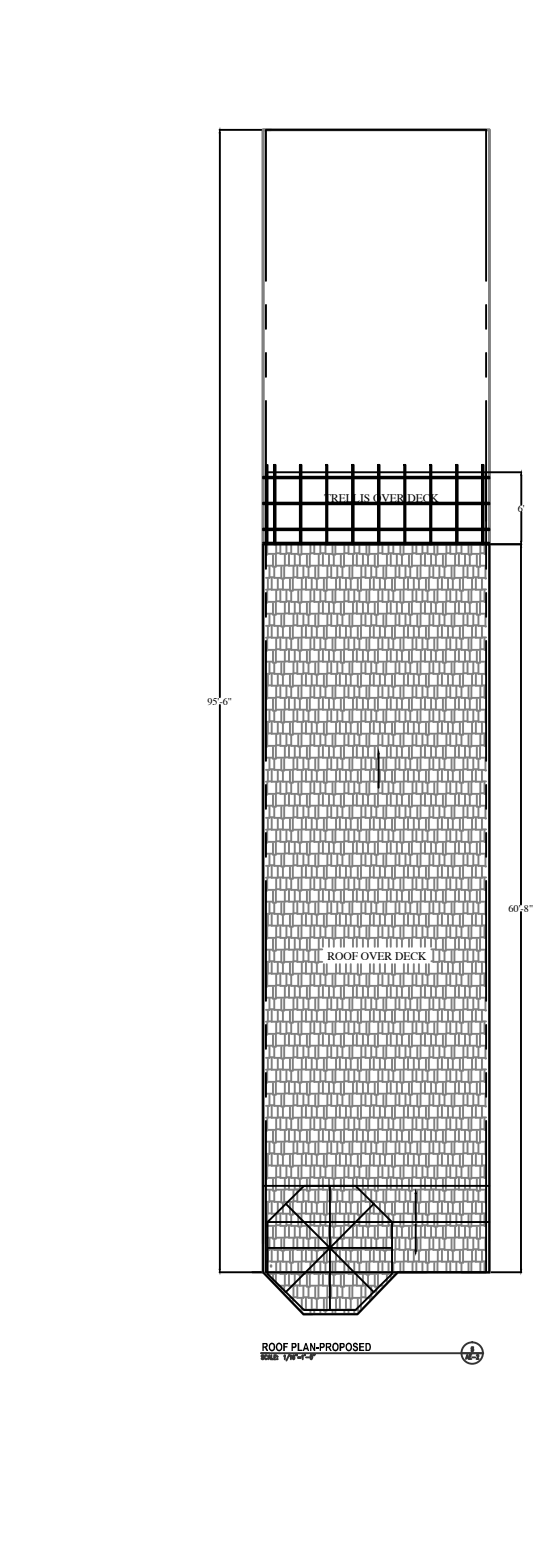
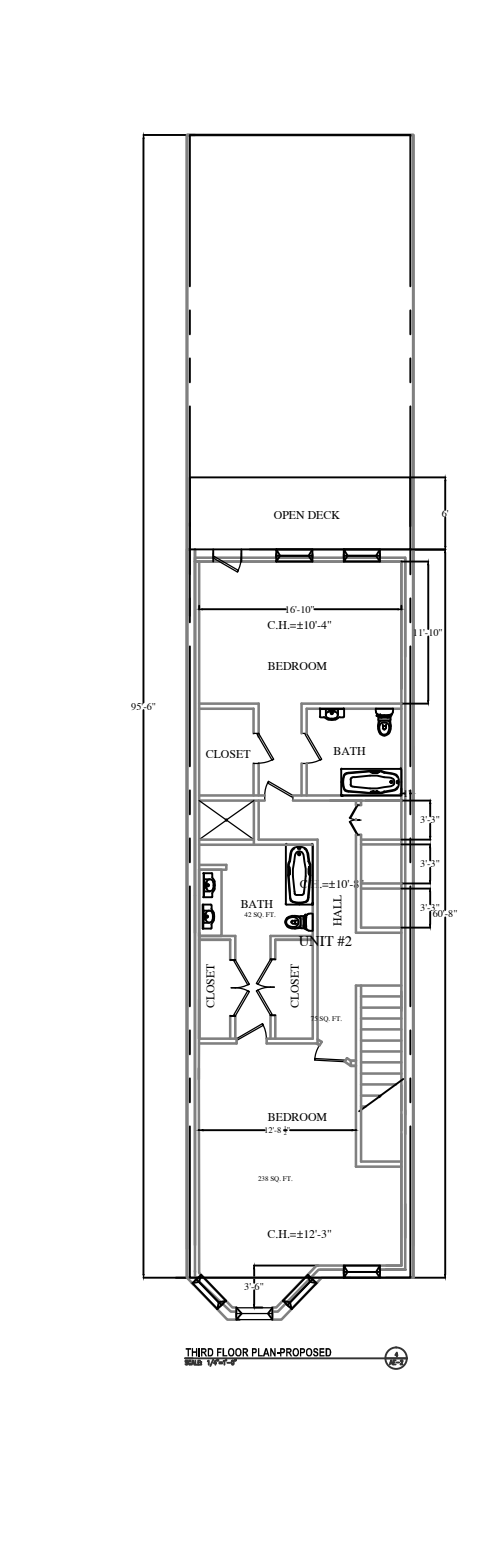
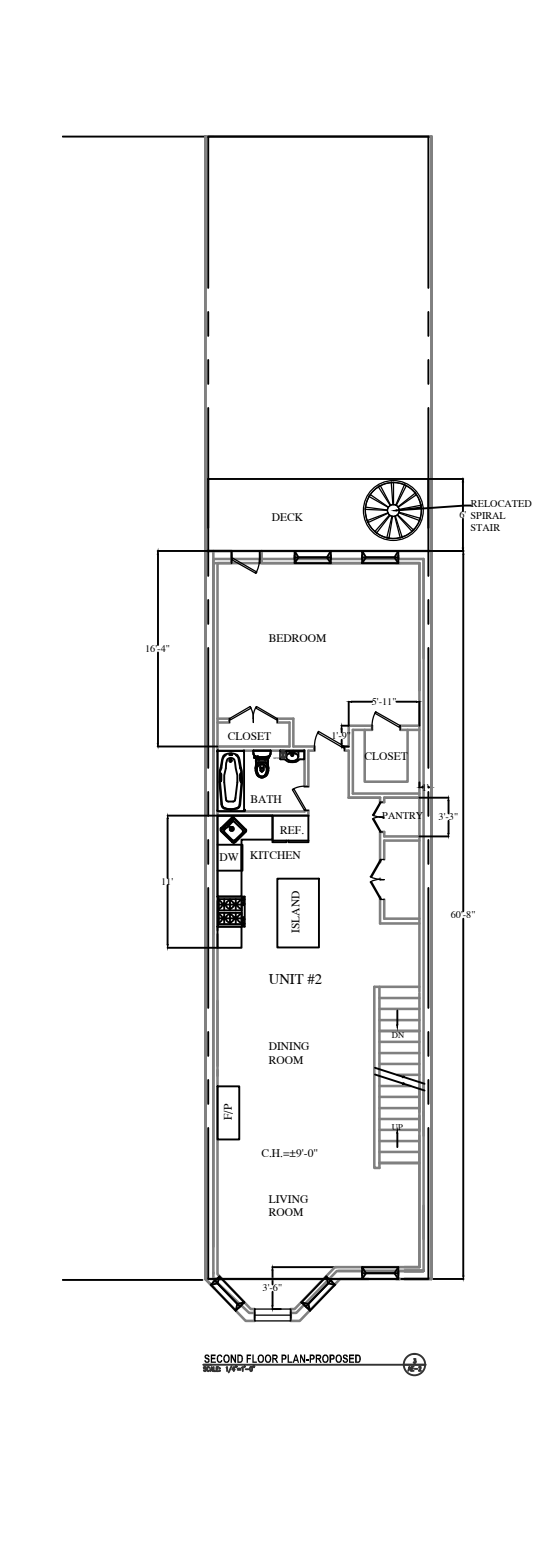
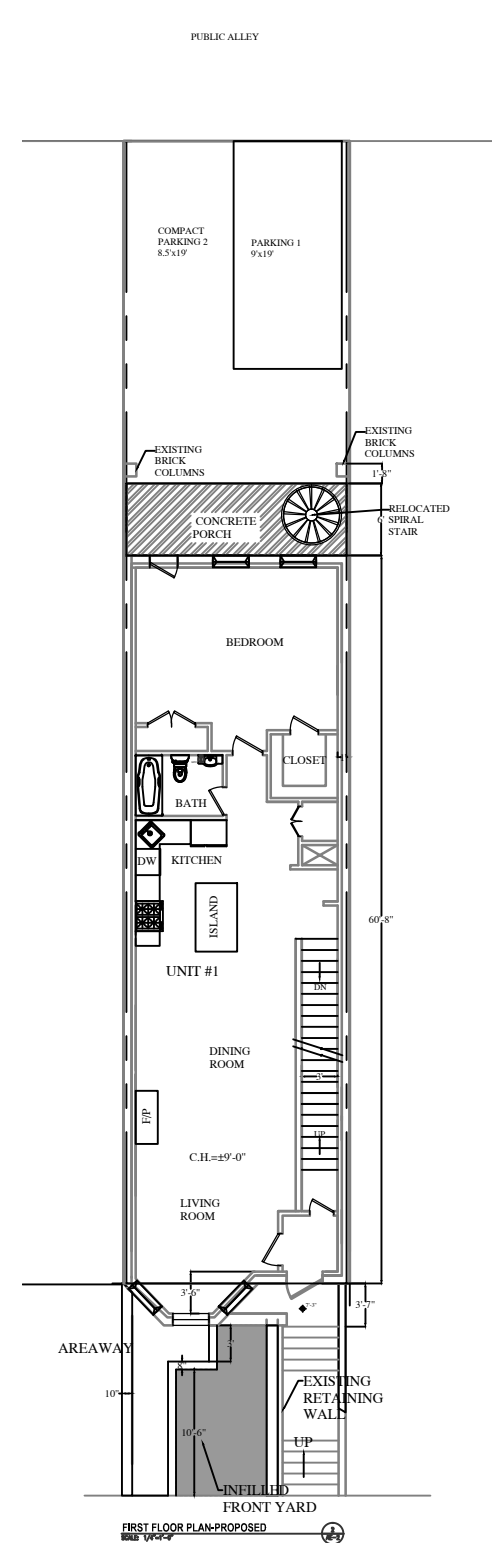
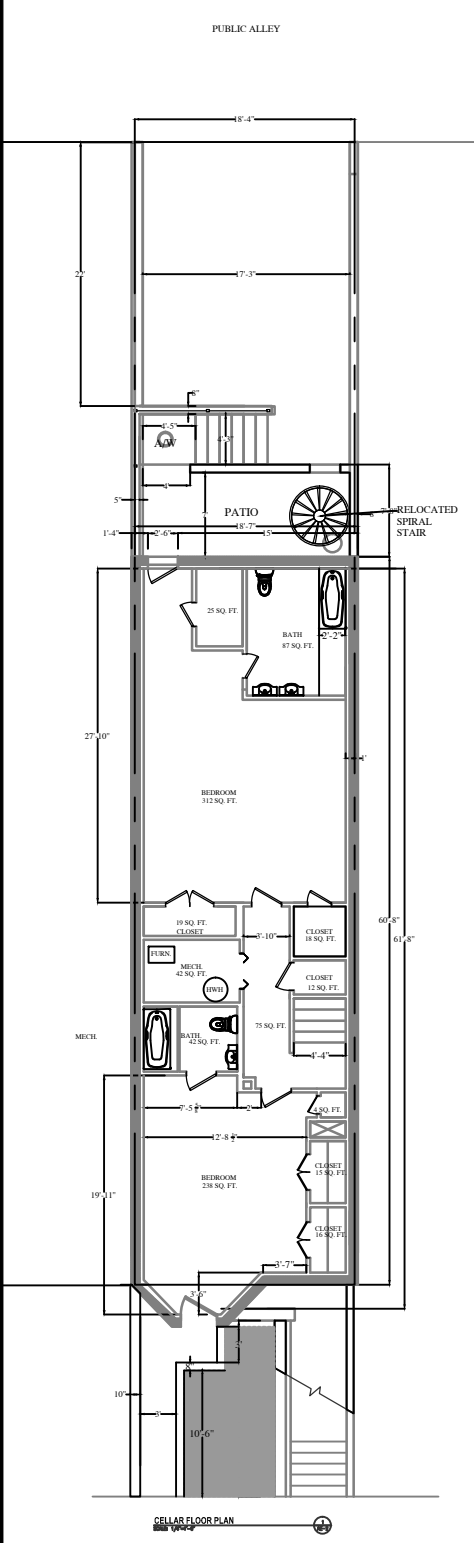
DRAWN BY: R.K.

CHECKED BY: D.A.A.

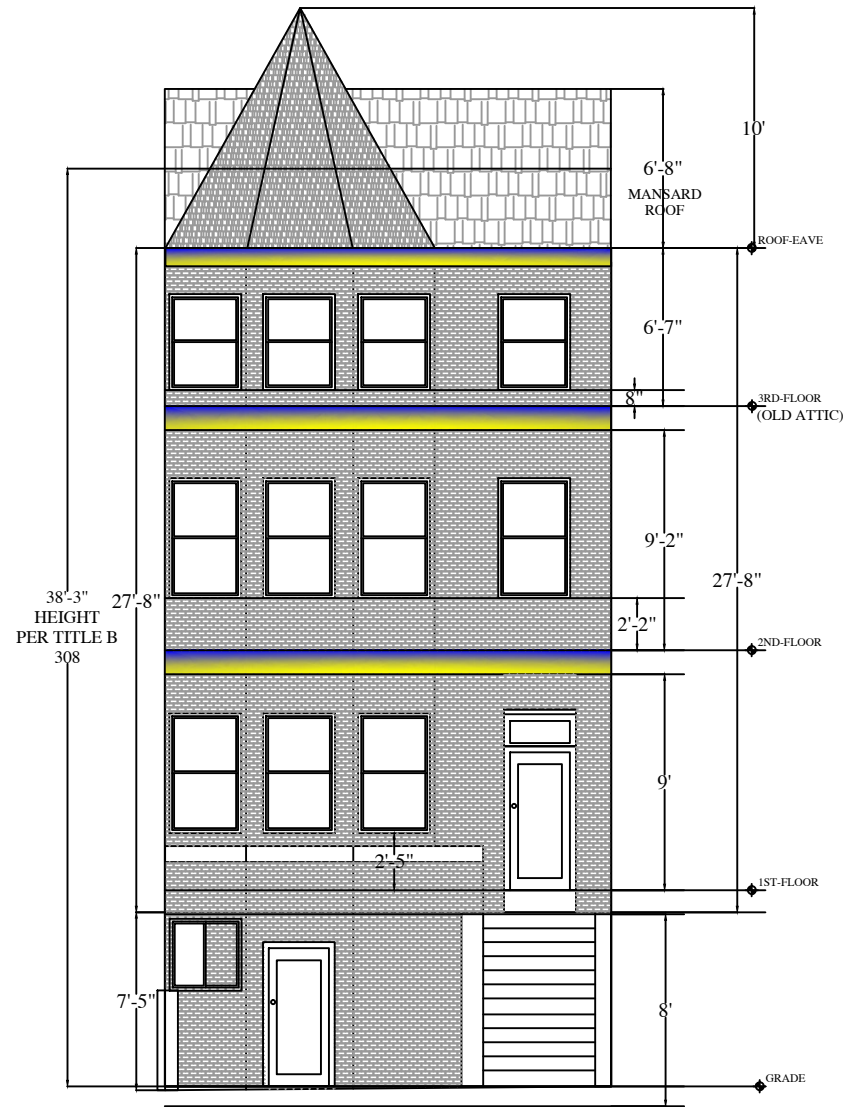
QC BY: D.A.A.

DRAWING NO.

AE-2

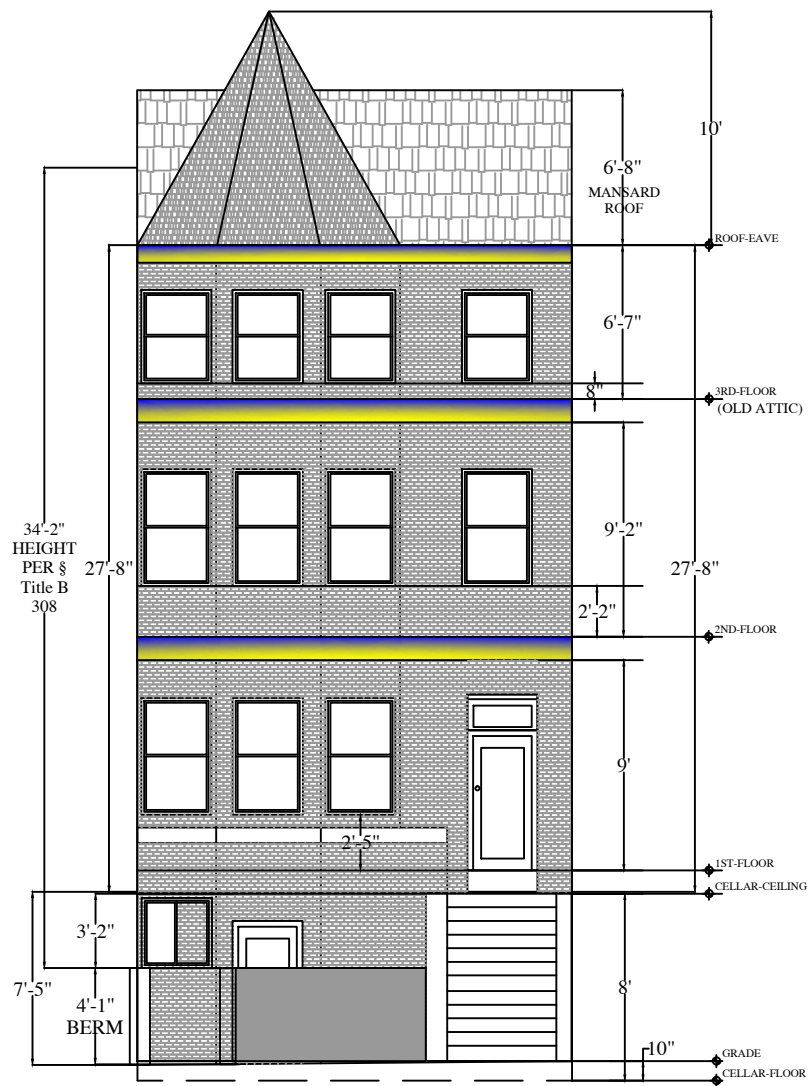


SIGNATURE & SEAL:



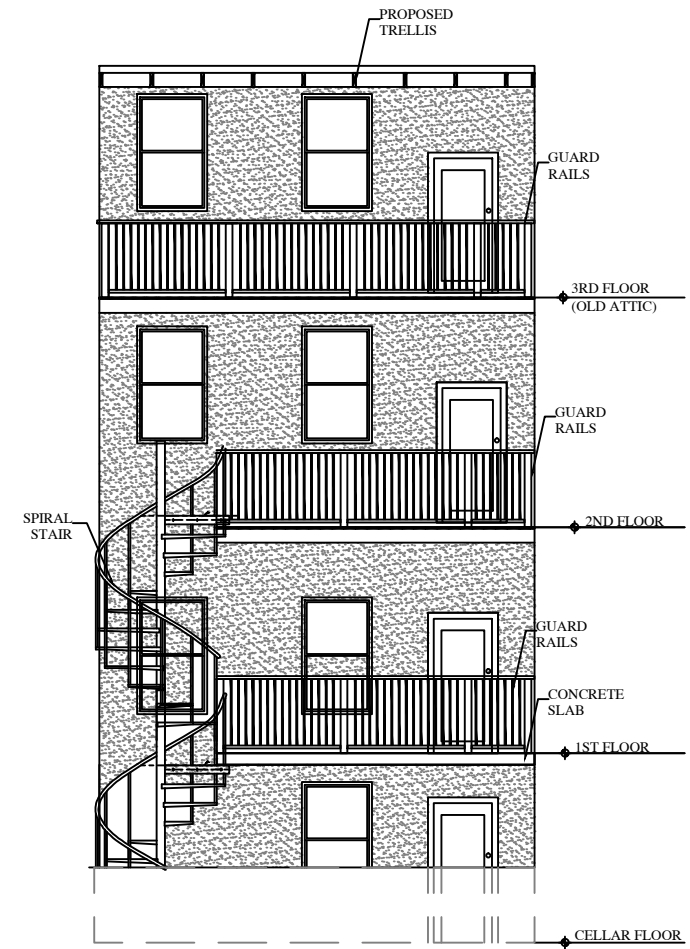
FRONT ELEVATION-ASBUILT
 SCALE: 1/8"=1'-0"

1
 AE-3



FRONT ELEVATION-PROPOSED
 SCALE: 1/8"=1'-0"

2
 AE-3



REAR ELEVATION-PROPOSED
 SCALE: 1/8"=1'-0"

3
 AE-3

18 T STREET NE, LLC

18 T STREET, NE
 WASHINGTON, DC 20005

REVISIONS:

NO.	DATE	DESCRIPTION
1	10/11/2016	BZA-EXHIBIT

SHEET TITLE:

PROPOSED ELEVATIONS

SCALE: AS NOTED

DATE: 10-11-2016

ISSUED FOR:

CONSTRUCTION

DRAWN BY: R.K.

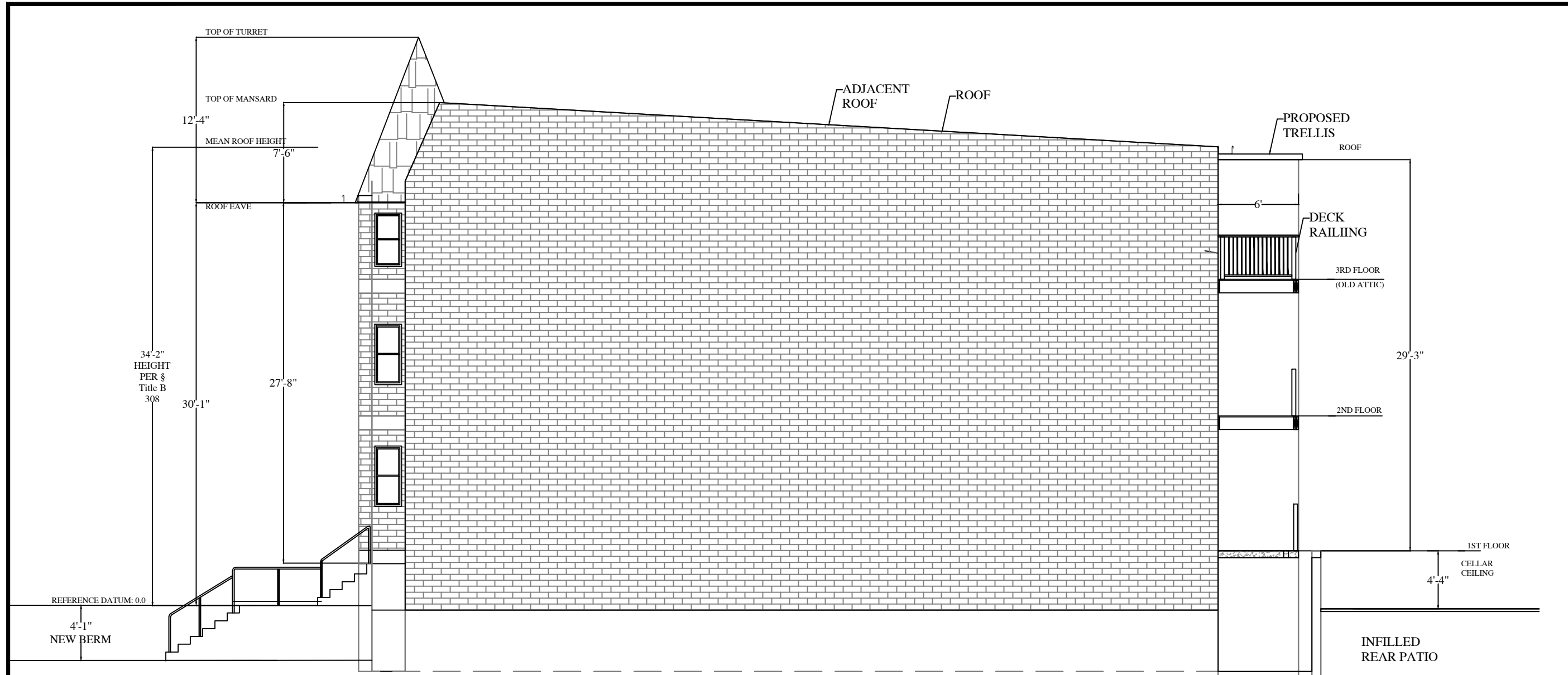
CHECKED BY: D.A.A.

QC BY: D.A.A.

DRAWING NO.

AE-3

SIGNATURE & SEAL:



BUILDING SIDE ELEVATION-PROPOSED
 SCALE: 1/8"=1'-0"

1
 AE-4

18 T STREET NE, LLC

18 T STREET, NE
 WASHINGTON, DC 20005

REVISIONS:

NO.	DATE	DESCRIPTION
1	10/11/2016	BZA-EXHIBIT

SHEET TITLE:

PROPOSED ELEVATION

SCALE: AS NOTED

DATE: 10-11-2016

ISSUED FOR:

CONSTRUCTION

DRAWN BY: R.K.

CHECKED BY: D.A.A.

QC BY: D.A.A.

DRAWING NO.

AE-4