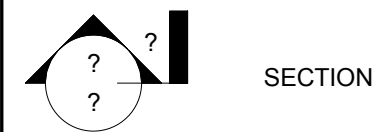


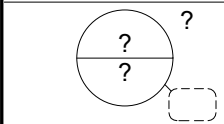
GENERAL NOTES

- All work to conform to all applicable codes and regulations (which take precedence over drawings).
- All materials equipment, assemblies, etc. to be installed as recommended by relevant manufacturers, trade associations, and codes.
- All lumber (sills, posts, etc.) in contact with concrete, dirt, or masonry to be pressure treated, wolmanized, ground contact type lumber.
- No materials are to be installed that contain asbestos or lead.
- Contractor to notify Architect if existing conditions, relevant codes or regulations are in conflict with drawings PRIOR to proceeding.
- "SBO" is "Supplied By Owner" and is to be installed by Contractor.
- Verify dimensions for windows, doors, counters, etc. BEFORE ordering or installing.
- Protect adjacent utilities, structures and plant materials from damage, fire, theft and vandalism during construction.
- Contractor is not to scale drawings. Contact Architect if additional dimension information is required.
- All new concrete footings are to be 2'-6" below adjacent grade or level with existing footing, whichever is greater.

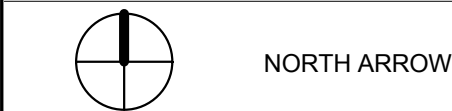
GENERAL LEGEND



SECTION



CALLOUT



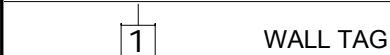
NORTH ARROW



DOOR TAG



SPOT ELEVATION



WALL TAG



WINDOW TAG



REVISION TAG

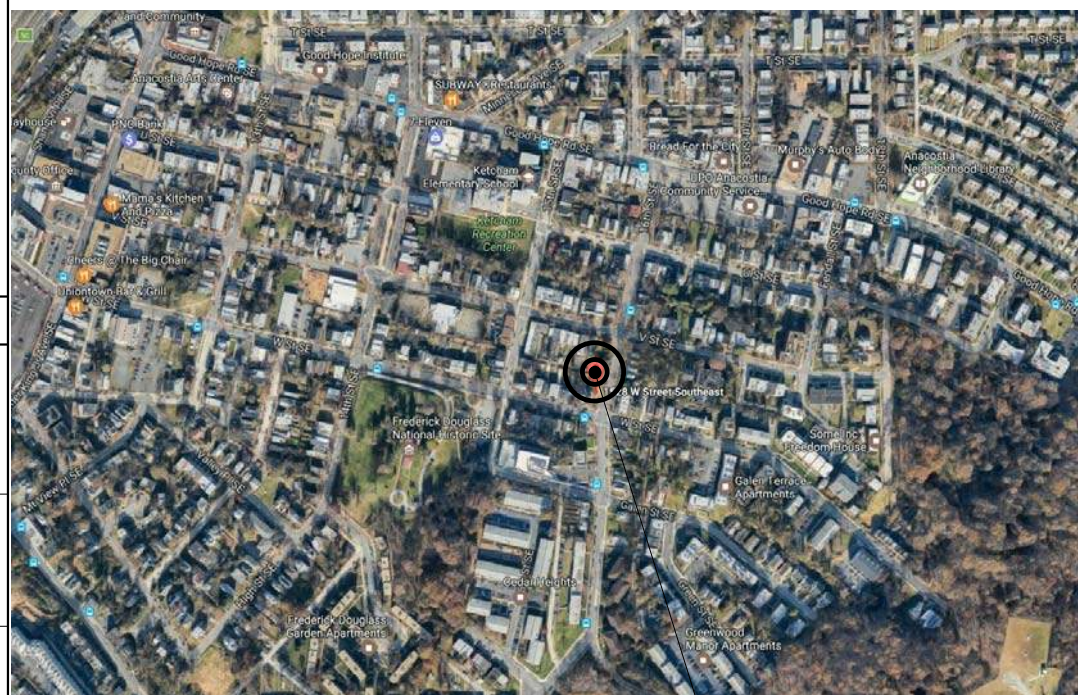


ROOM TAG

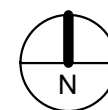
SHEET LIST

Sheet Number	Sheet Name
A-00	Project Information
A-10	Site Plan
A-11	Floor Plans
A-30	Exterior Elevations
A-40	Section
A-60	Color Photographic Images
A-61	Color Photographic Images

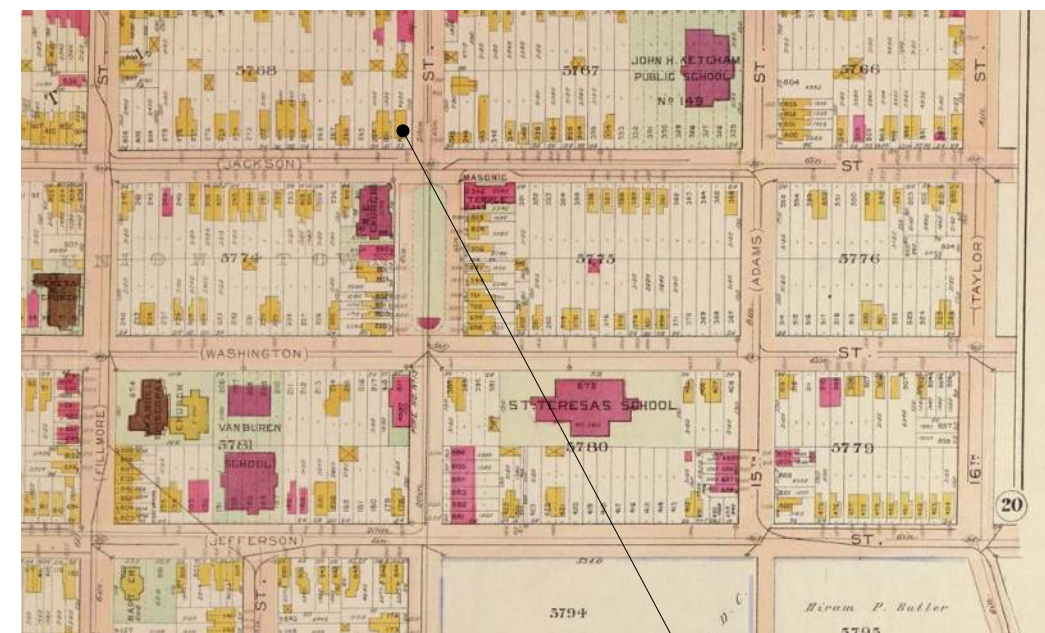
LOCATION MAP (NOT TO SCALE)



SITE



BAIST MAP(1903)



LOT SHOWING A STRUCTURE ON IT

PROJECT DATA / ZONING ANALYSIS

1528 W Street SE

- Project Description:** Proposed Two-story, Single-Family dwelling unit on a non-conforming lot for width (30' - 0") and area (3000 SF)
- Owners:** Department of Housing and Community Development
Address: 1800 Martin Luther King JR AVE, Washington, DC 20020-6900
- Developer:** MiCasa, Inc 6230 3rd ST. NW Suite 2, Washington DC 20011
- Key:** (*) From DCRA
- Square/Lot:** (*) 5779/0824 (Subdivison applied for record lot number)
- Zoned:** (*) R-3
- Area of Lot:** (*) 2,760 SF (24' X 115') See 1913 baist map (this sheet showing the lot with a structure on it.
- Lot Coverage:**
 Allowable (*) 60%
 Proposed 27%
- Building Height / Stories**
 Allowable (*) 40'-0" (3 stories)
 Proposed 26'-6" (2 stories)
- Front Yard**
 Allowable (*) Within Range of Existing Front Setbacks
 Proposed 8'-0" VIF
- Side Yards**
 Allowable (*) If provided, no less than 5' - 0"
 Proposed 6' - 0"
- Rear Yard**
 Allowable (*) 20' - 0" (minimum)
 Proposed 61' - 6"
- Pervious Surface**
 Allowable (*) 20% (minimum)
 Proposed (*) 38%
- Historic District** Yes (Anacostia Historic District)
- Required Parking** 1 (1 Provided)
- 2013 DC Bldng Code Section 3202 Encroachments**
3202.11.2.3 Projection.
 Allowable (*) 5'-0" (Streets with parking space)
 Proposed (*) 2'-8" (To match adjacent property)

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1528 W Street SE

Project Information

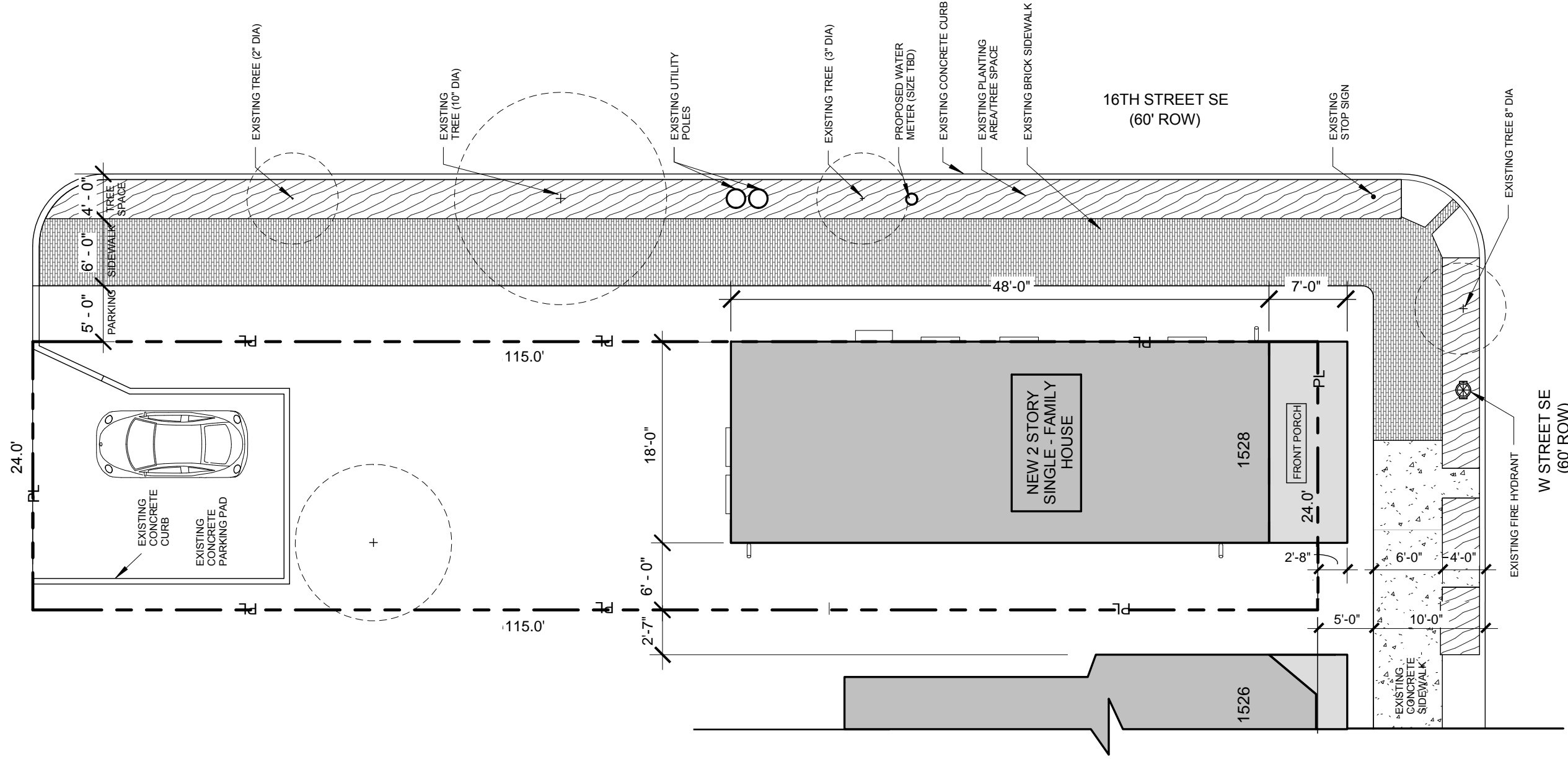
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Date	Description
09.19.2017	HPRB Concept

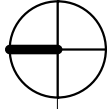


A-00
 Board of Zoning Adjustment
 District of Columbia
 CASE NO. 19735
 EXHIBIT NO.11

30' PUBLIC ALLEY



1 Site Plan 3/32" = 1'-0"



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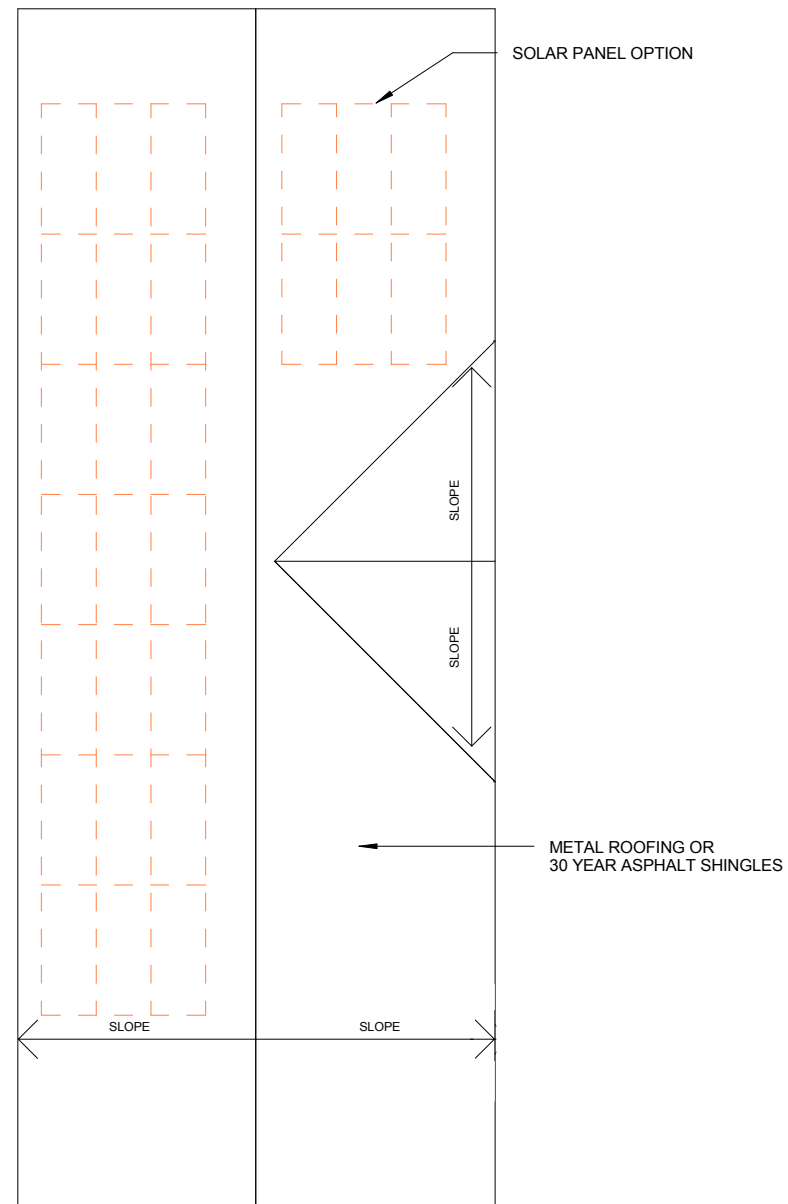
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1528 W Street SE

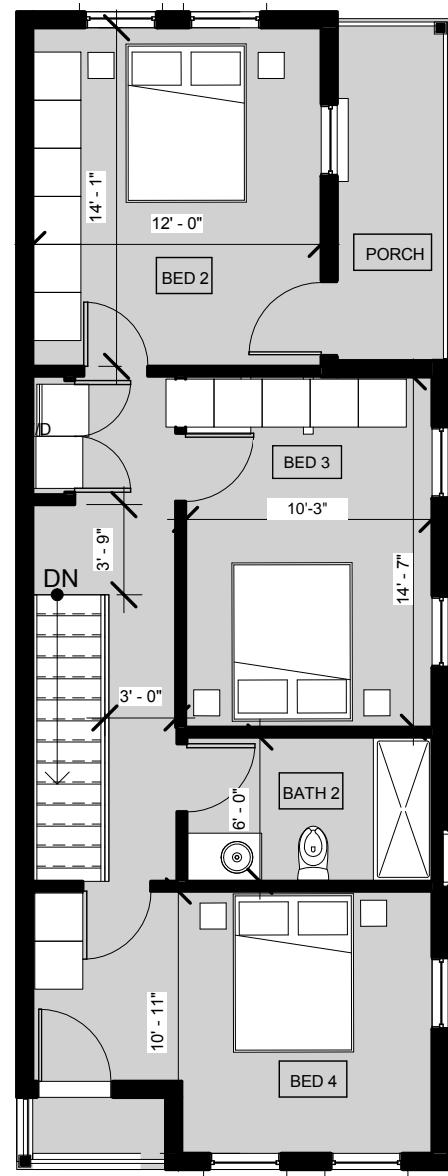
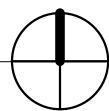
Site Plan

Date	Description
09.19.2017	HPRB Concept

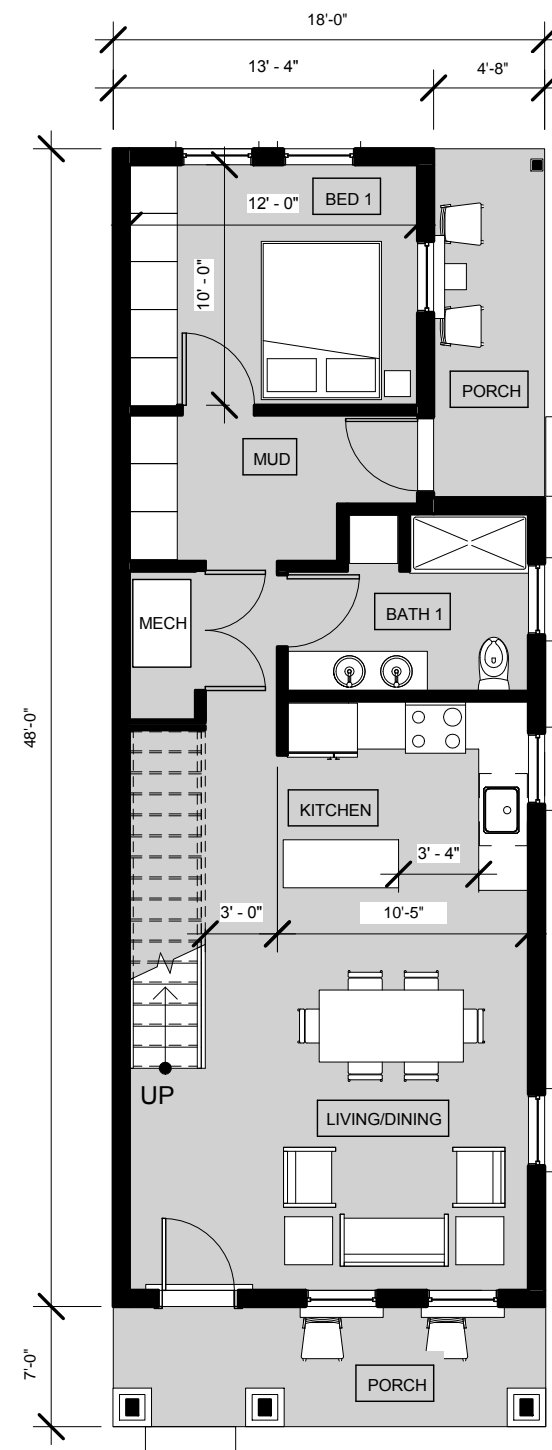
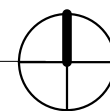




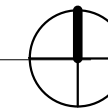
3 Roof Plan.
1/8" = 1'-0"



2 Second Floor Plan.
1/8" = 1'-0"



1 First Floor Plan.
1/8" = 1'-0"



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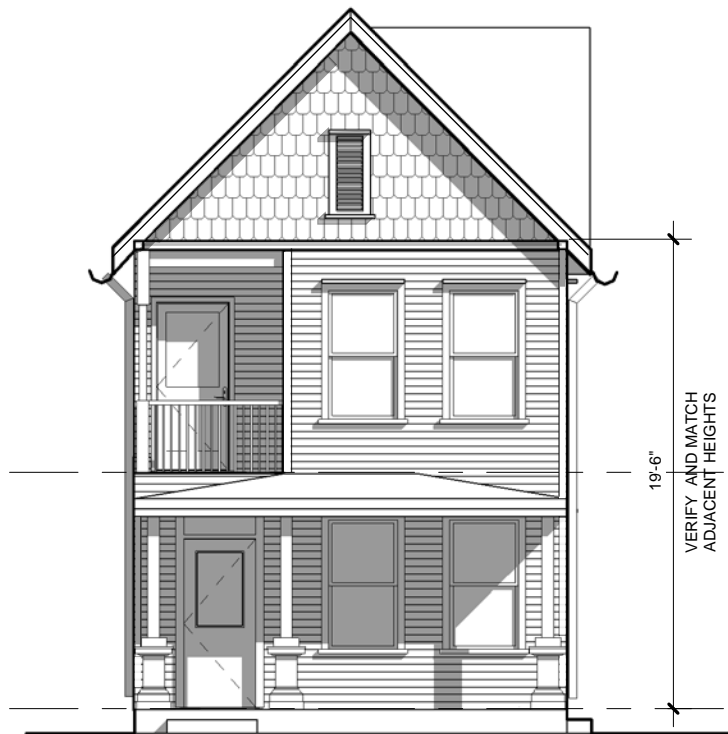
Floor Plans

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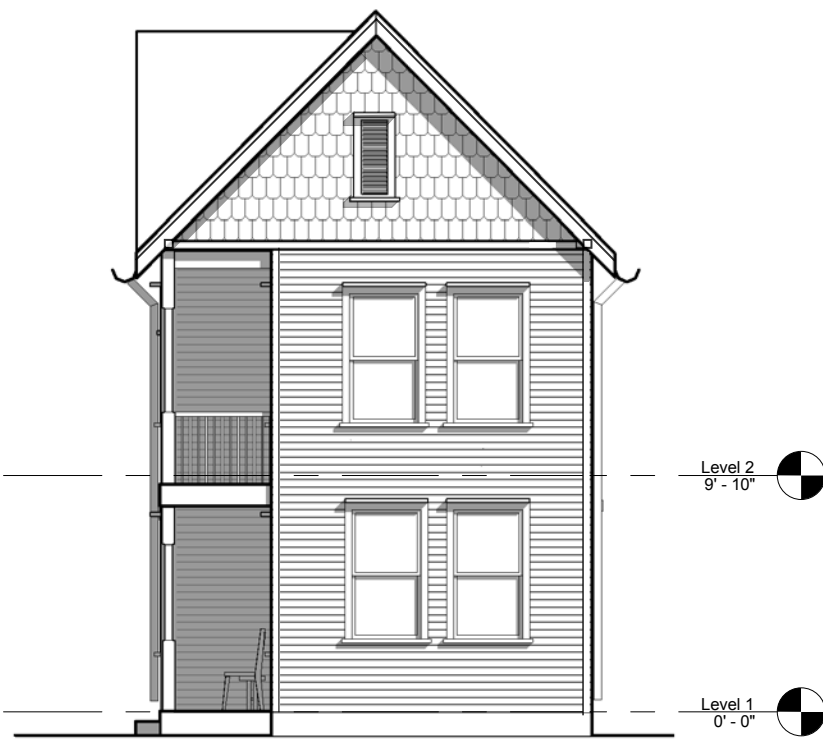
A-11



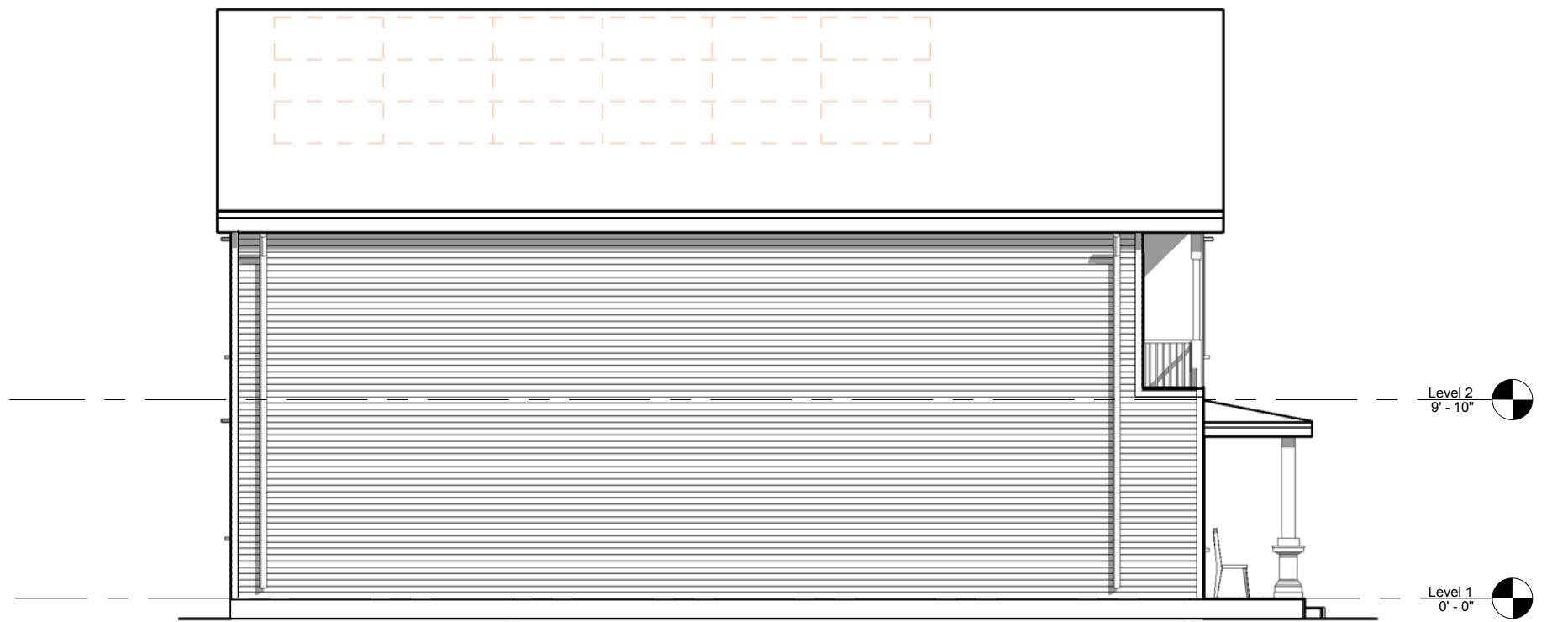
1 South Elevation.
1/8" = 1'-0"



2 East Elevation.
1/8" = 1'-0"



3 North Elevation.
1/8" = 1'-0"



4 West Elevation.
1/8" = 1'-0"

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1528 W Street SE

Exterior Elevations

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A-30



VIEW OF SITE LOOKING NORTH



VIEW OF SITE LOOKING NORTHWEST



VIEW OF SITE LOOKING SOUTHWEST



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Color Photographic Images

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1528 W Street SE

Color Photographic Images

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