



① FRONT RIGHT



② FRONT LEFT



③ BACK RIGHT



④ BACK LEFT



609 H St N.E.
WASHINGTON D.C. 20002
SUITE 326
Ph. 240-408-0531

3315 12th St NE

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WASHINGTON DC 20017
LOT 0027 SQUARE 3930

OWNER / DEVELOPER
CARADOC PROPERTIES LLC

GENERAL CONTRACTOR

CIVIL ENGINEER,

STRUCTURAL ENGINEER

MEP

Key Plan

Issue
NO. DATE

Revisions
NO. DATE



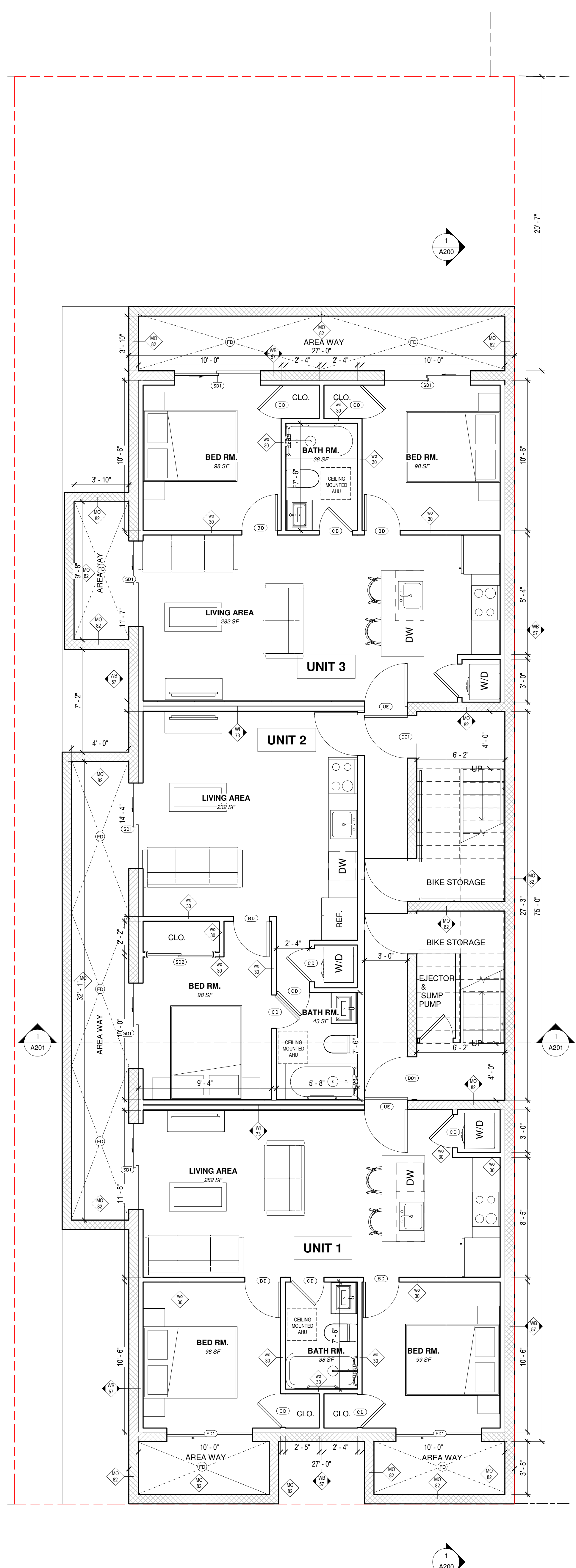
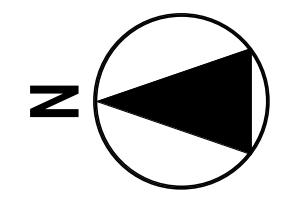
AXONOMETRIC
VIEWS

PRINCIPAL IN CHARGE
Negussu Solomon
PROJECT ARCHITECT
Anthony P. Udoka
DRAWN

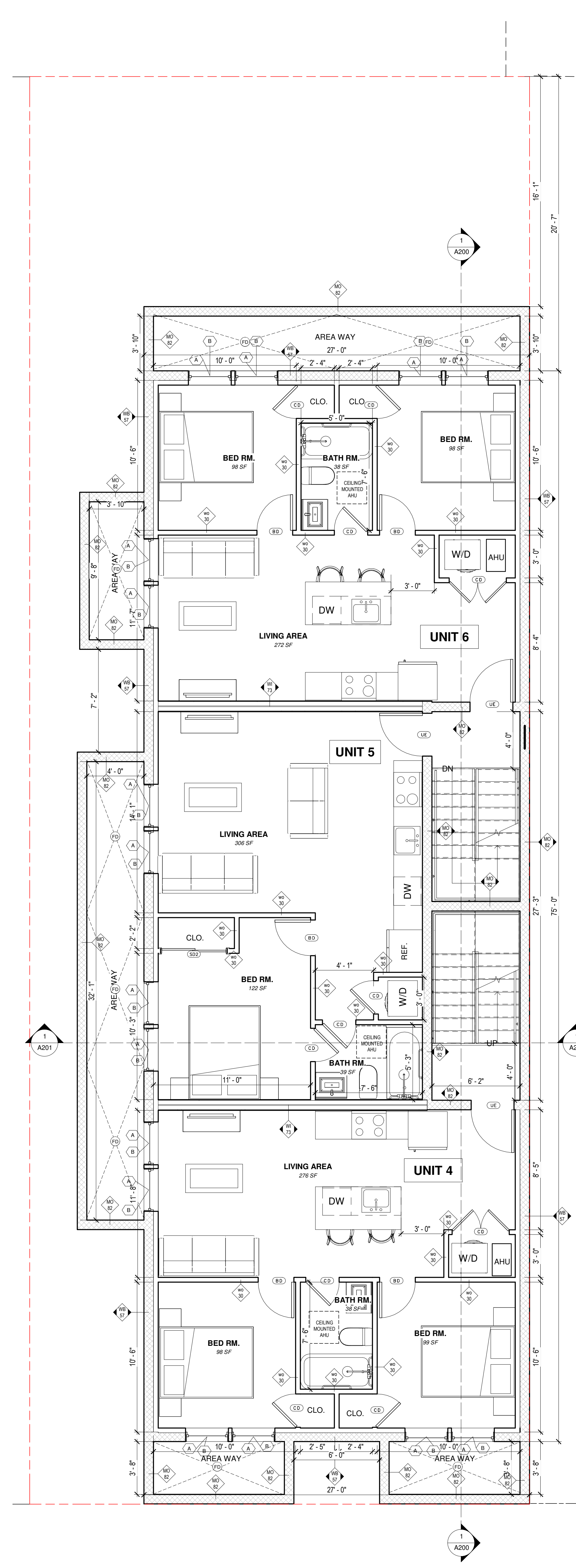
DATE	APPROVED
Issue Date	-
SCALE:	JOB NO.
	Project Number

DRAWING NO. of Zoning Adjustment
A002 District of Columbia
CASE NO. 20241
EXHIBIT NO. 25A

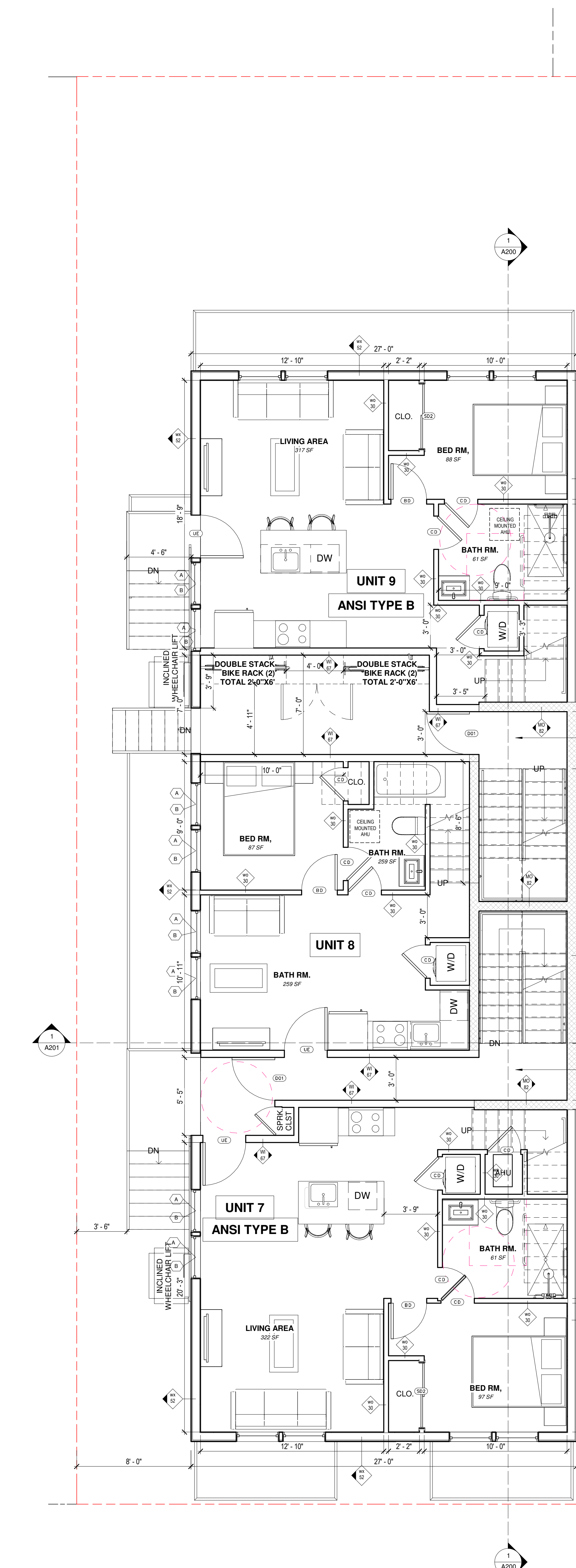
PERMIT SET



1 BASEMENT FLOOR PLAN
1/4" = 1'-0"



2 CELLAR FLOOR PLAN
1/4" = 1'-0"



3 FIRST FLOOR PLAN
1/4" = 1'-0"

MEZZANINE CALCULATION	
UNIT 7 AREA GSF = 570SF	
ALLOWED MEZZANINE AREA = 1/3 X 570 SF	= 171 SF
PROPOSED MEZZANINE AREA =	94 SF
UNIT 8 AREA GSF = 373 SF	
ALLOWED MEZZANINE AREA = 1/3 X 373 SF	= 112 SF
PROPOSED MEZZANINE AREA =	74 SF
UNIT 9 AREA GSF = 516 SF	
ALLOWED MEZZANINE AREA = 1/3 X 516SF	= 154.8 SF
PROPOSED MEZZANINE AREA =	78 SF

ALL CLOSET HEIGHT IS 6'-5".

STAIR WAY 2
(2 hr rated enclosure)

STAIR WAY 1
(2 hr rated enclosure)



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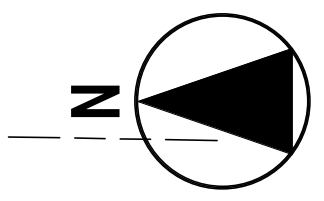
ARCHITECTURAL PLAN

PRINCIPAL IN CHARGE
Negussu Solomon
PROJECT ARCHITECT
Anthony P. Udoka
DRAWN

DATE Issue Date	APPROVED
SCALE: 1/4" = 1'-0"	JOB NO. Project Number

DRAWING NO.
A100

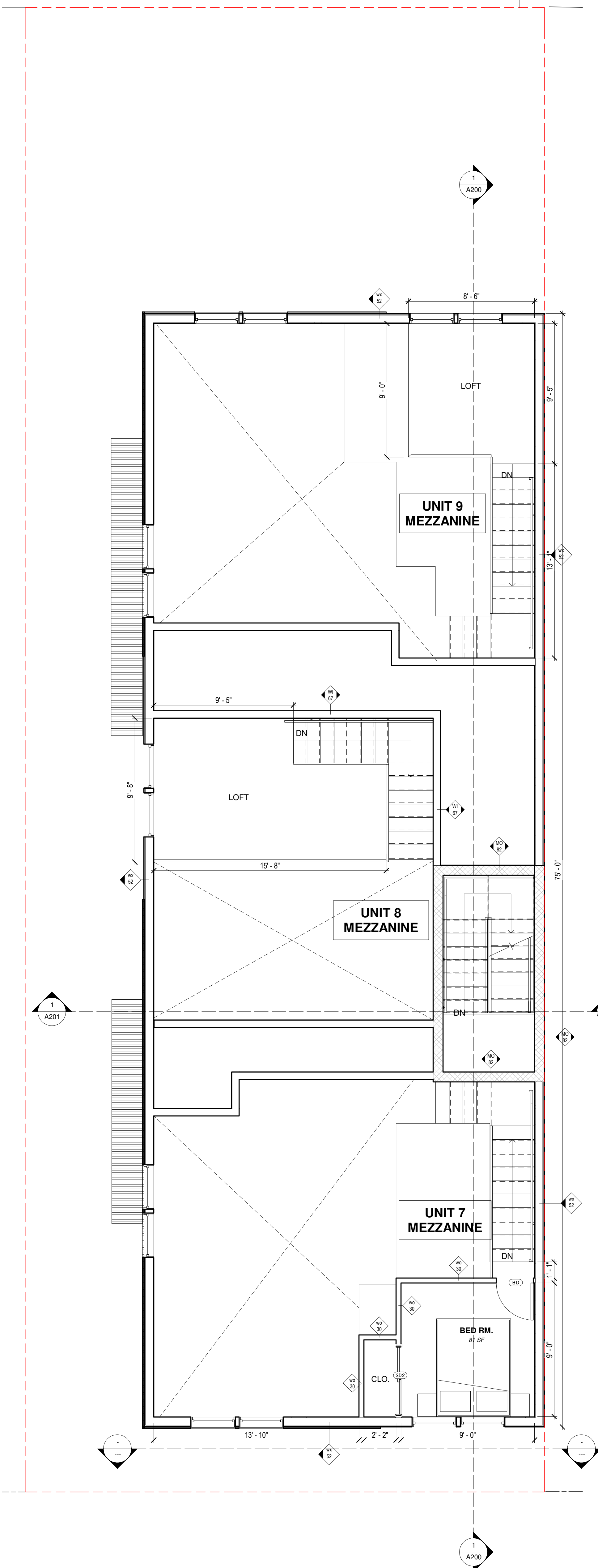
PERMIT SET



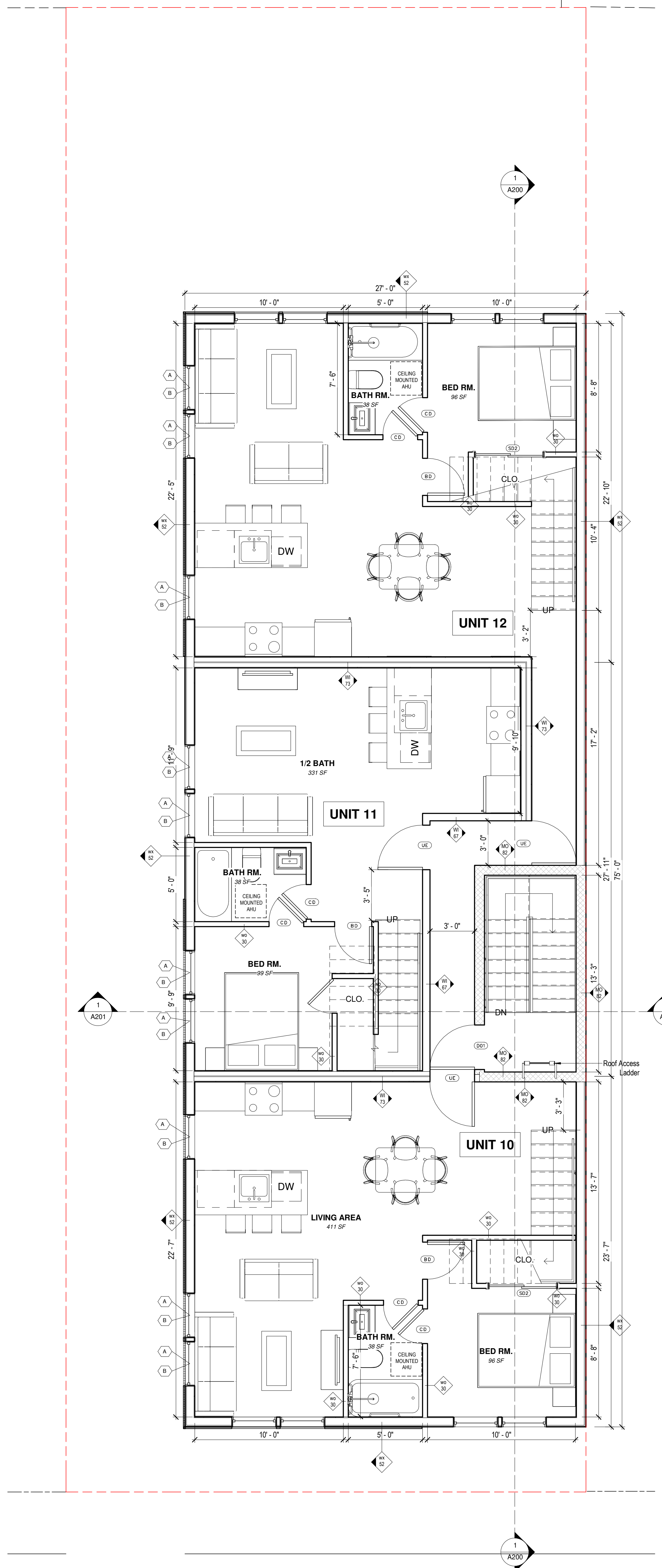
PENTHOUSE CALCULATION

ALLOWABLE PENTHOUSE FLOOR AREA = 0.4 X ARE OF LOT
 = 0.4 X 3500 SF
 = **1400 SF**

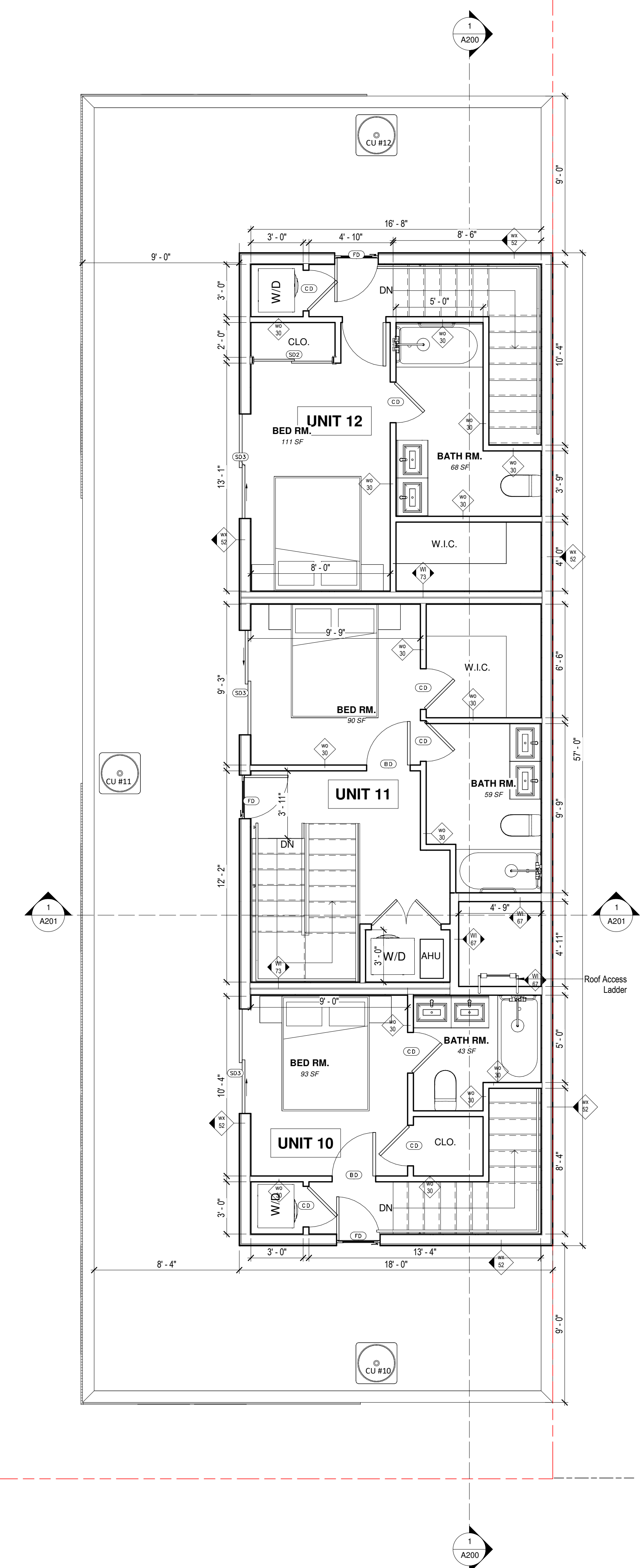
PROPOSED PENTHOUSE AREA = **1026 SF**



1 FIRST FLOOR MEZZANINE
 1/4" = 1'-0"



2 SECOND FLOOR PLAN
 1/4" = 1'-0"



3 PENT HOUSE LEVEL
 1/4" = 1'-0"



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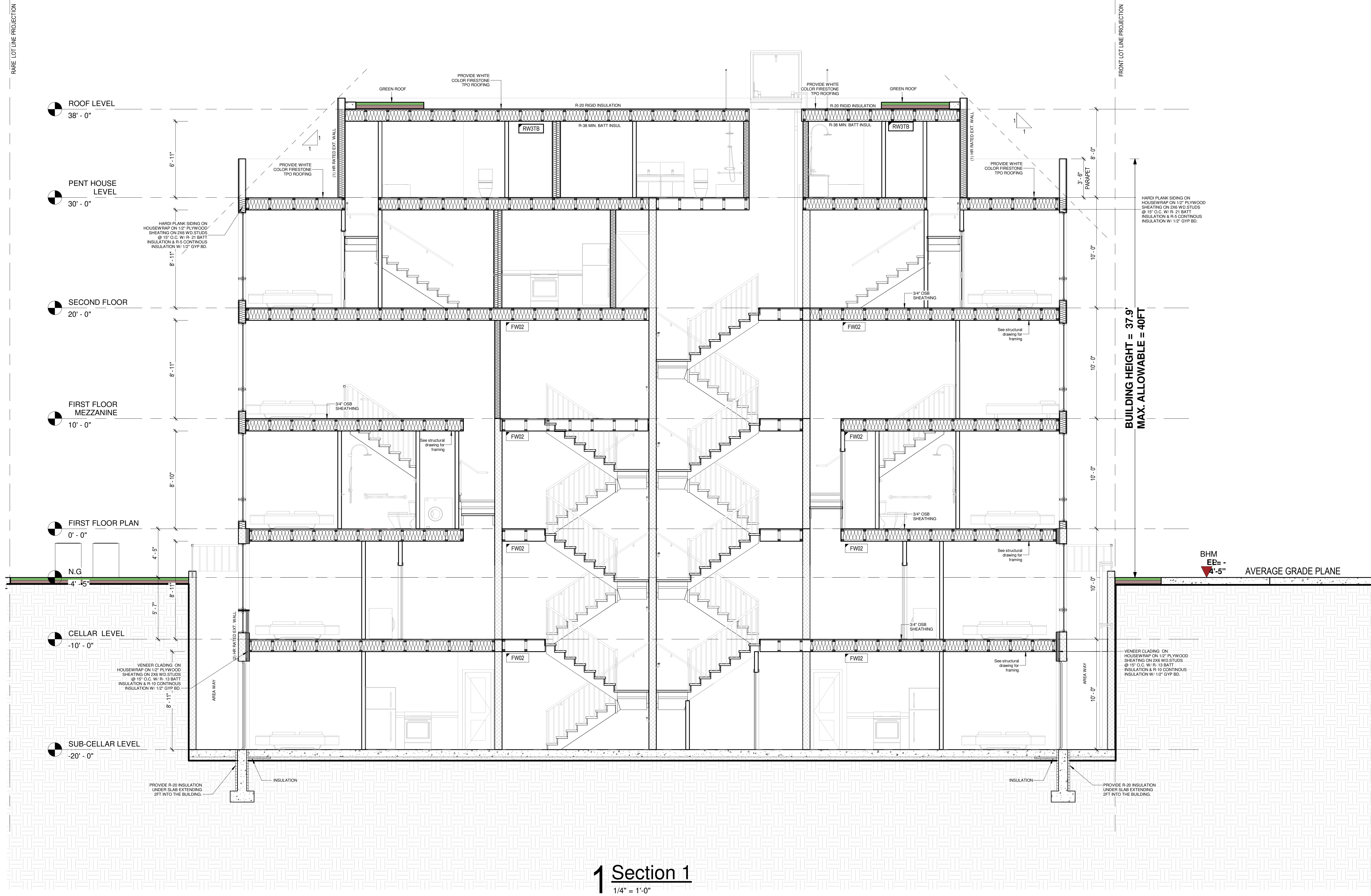
ARCHITECTURAL PLAN

PRINCIPAL IN CHARGE
 Negussu Solomon
 PROJECT ARCHITECT
 Anthony P. Udoka
 DRAWN

DATE Issue Date	APPROVED
SCALE: 1/4" = 1'-0"	JOB NO. Project Number

DRAWING NO.
A101

PERMIT SET



1 Section 1
1/4" = 1'-0"



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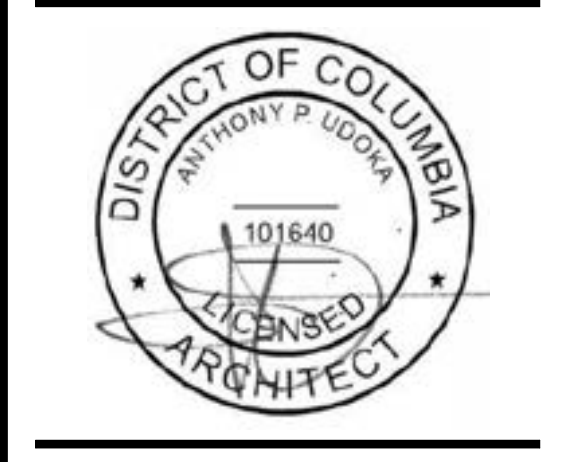
STRUCTURAL ENGINEER

MEP

Key Plan

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Revisions
NO. DATE



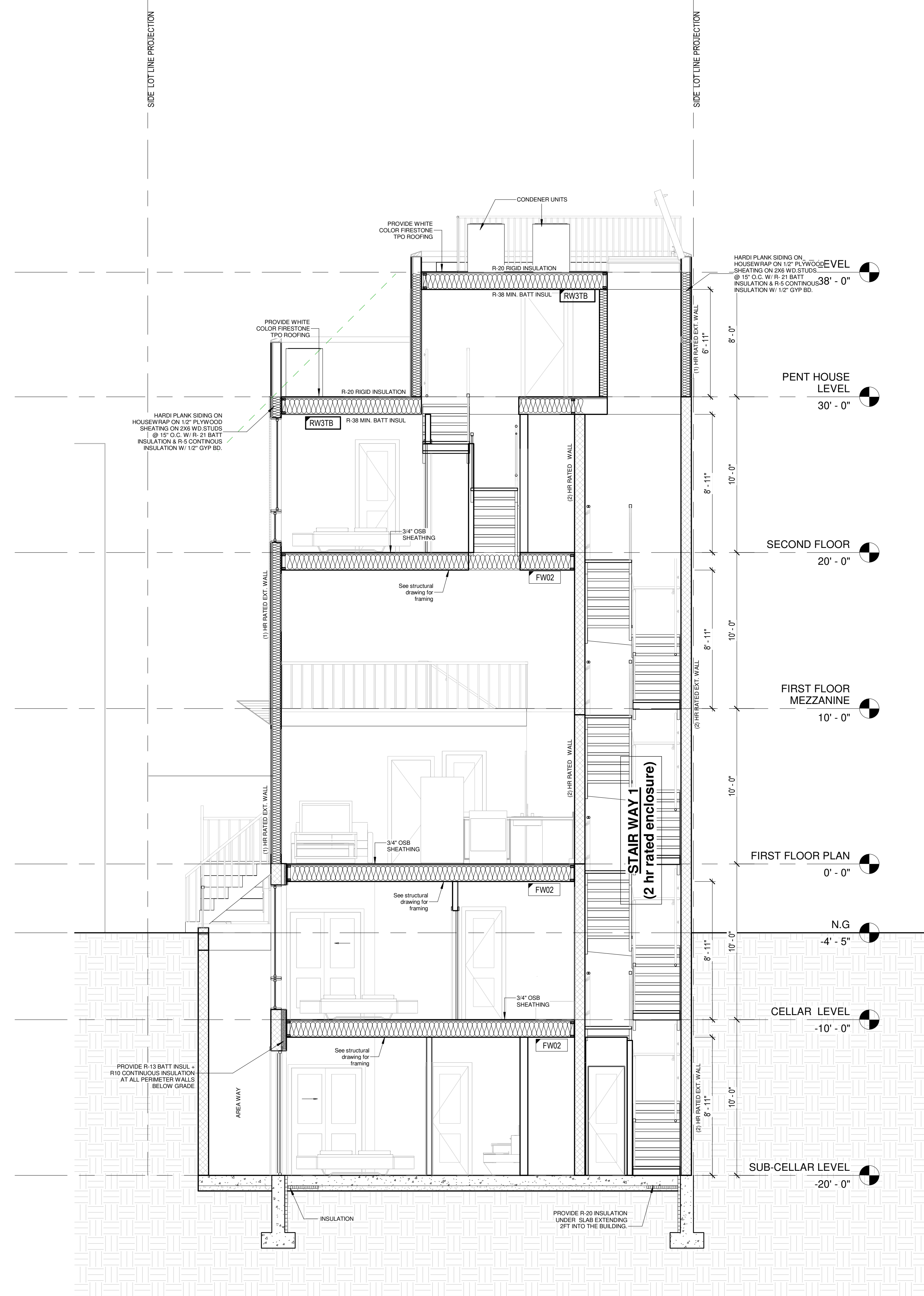
SECTION

PRINCIPAL IN CHARGE
Negussu Solomon
PROJECT ARCHITECT
Anthony P. Udoka
DRAWN

DATE Issue Date	APPROVED
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DRAWING NO.
A200

PERMIT SET



1 Section 2
1/4" = 1'-0"



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Revisions
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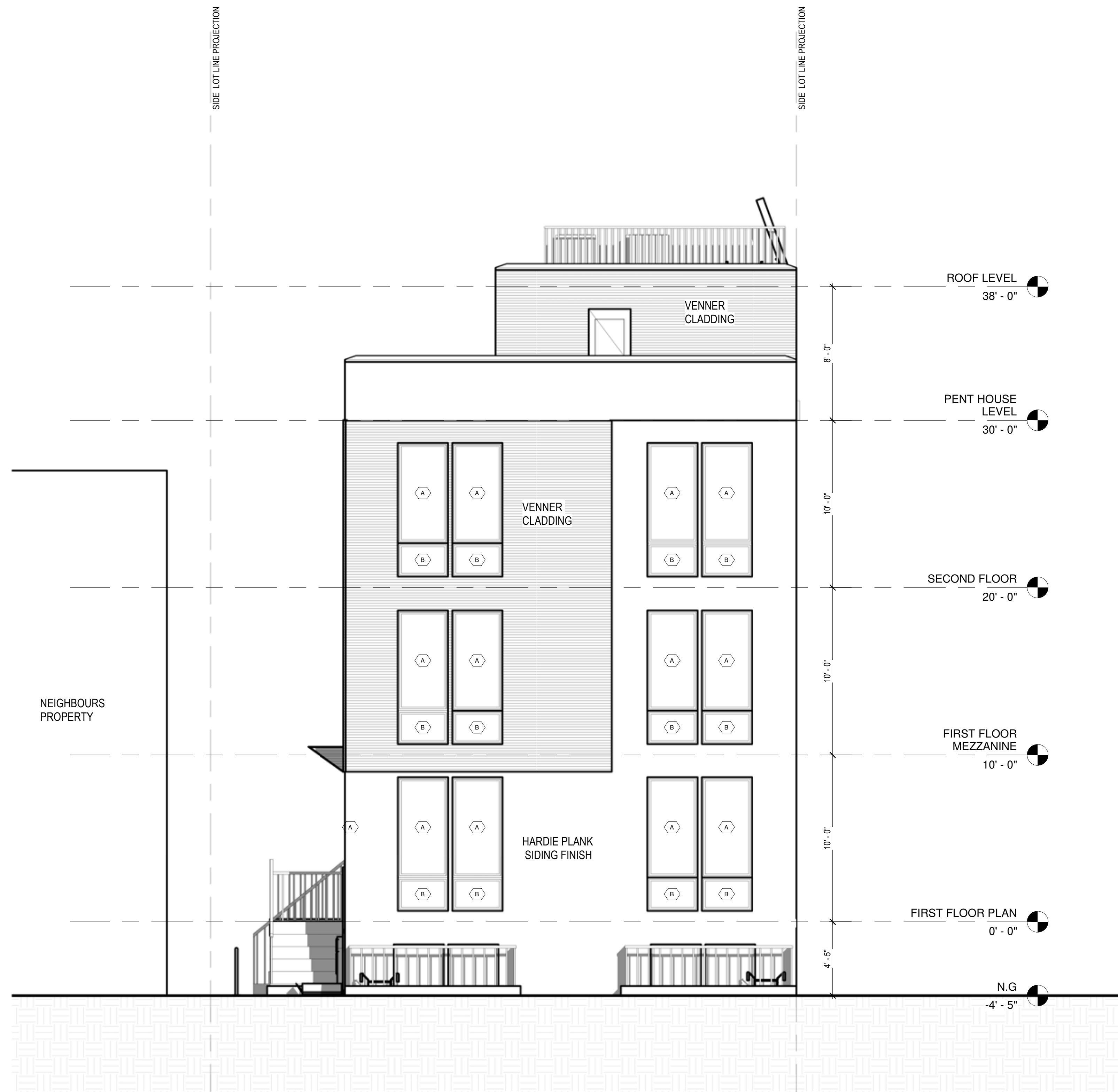
SECTION

PRINCIPAL IN CHARGE
Negussu Solomon
PROJECT ARCHITECT
Anthony P. Udoka
DRAWN

DATE Issue Date	APPROVED -
SCALE: 1/4" = 1'-0"	JOB NO. Project Number

DRAWING NO.
A201

PERMIT SET



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



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

PROVIDED FIRE SEPARATION DISTANCE= 60 FT (per site plan on sheet A102)

PER IBC TABLE 705.8 MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION DISTANCE AND DEGREE OF OPENING PROTECTION = **NOT REQUIRED FOR FRONT FACADE.**



3 FRONT ELEVATION @ AREAWAY
1/4" = 1'-0"

PROVIDED FIRE SEPARATION DISTANCE= 60 FT (per site plan on sheet A102)

PER IBC TABLE 705.8 MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION DISTANCE AND DEGREE OF OPENING PROTECTION = **NOT REQUIRED FOR FRONT FACADE.**



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



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CIVIL ENGINEER,

STRUCTURAL ENGINEER

MEP

Key Plan

Issue
NO. DATE

Revisions
NO. DATE



ELEVATIONS

PRINCIPAL IN CHARGE
Negussu Solomon
PROJECT ARCHITECT
Anthony P. Udoka
DRAWN

DATE	APPROVED
Issue Date	-
SCALE:	JOB NO.
1/4" = 1'-0"	Project Number
DRAWING NO.	
A300	

PERMIT SET



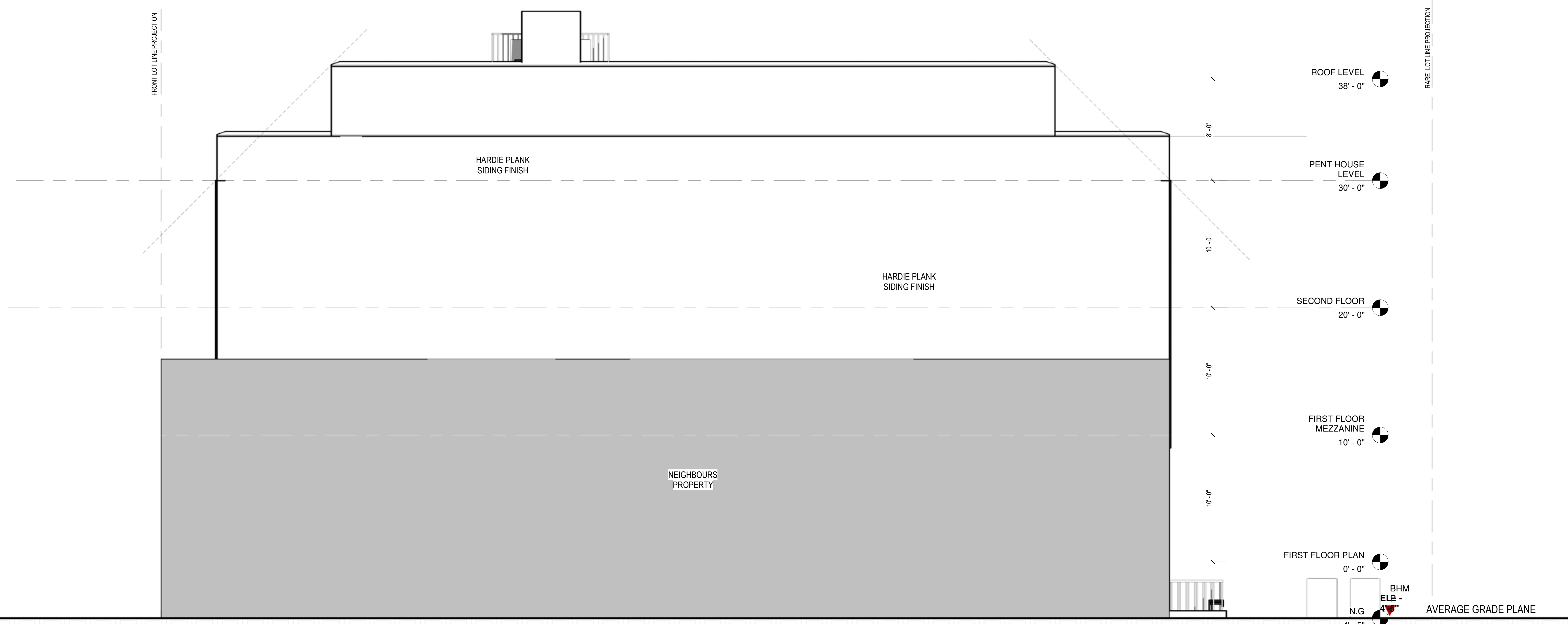
1 LEFT SIDE ELEVATION
1/4" = 1'-0"

PROVIDED FIRE SEPARATION DISTANCE= 8 FT (per site plan on sheet A102)

TOTAL AREA OF WALL=2577 SF
TOTAL AREA OF OPENING = 614 SF

OPENING TO WALL RATIO = $614/2577=0.238$
24%

NOTE; EXTERIOR WALL OPENING RATIO =24%



2 RIGHT SIDE ELEVATION
1/4" = 1'-0"



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ELEVATIONS

PRINCIPAL IN CHARGE
Negussu Solomon
PROJECT ARCHITECT
Anthony P. Udoka
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DATE Issue Date
SCALE: 1/4" = 1'-0"
DRAWING NO. A301

APPROVED
JOB NO. Project Number

PERMIT SET