

ABBREVIATIONS:	LBL LABEL	LAM LAMINATE	LAV LAVATORY	LH LEFT HAND	LT LIGHT	LP LOW POINT
A/C AIR CONDITIONING	MAS MASONRY	MAT MATERIAL	MAX MAXIMUM	MECH MECHANICAL	MEP MECHANICAL, ELECTRICAL & PLUMBING	MFR MANUFACTURE(R)
ACOUS ACUSTICAL	MIS MISCELLANEOUS	MO MASONRY OPENING	MSF MASONRY SOLID FILL	MTD MOUNTED	MTL METAL	N NORTH
ACT ACUSTIC TILE	NIC NOT IN CONTRACT	NO NUMBER	NOM NOMINAL	NRC NOISE REDUCTION COEFFICIENT	NTS NOT TO SCALE	O/A OUTSIDE AIR
AD AREA DRAIN	OA OVERALL	OC ON CENTER	OD OUTSIDE DIAMETER	OPNG OPENING	OPP OPPOSITE	OSB ORIENTED STRAND BOARD
ADJ ADJUSTABLE, ADJACENT	OSB ORIENTED STRAND BOARD	PCF POUNDS PER CUBIC FOOT				
AFF ABOVE FINISHED FLOOR						
AL ALUMINUM						
ALT ALTERNATE(IVE)						
ALUM ALUMINUM						
AP ACCESS PANEL						
APPROX APPROXIMATE						
APT APARTMENT						
ARCH ARCHITECT(URAL)						
ASPH ASPHALT						
AUTO AUTOMATIC						
BD BOARD						
BLDG BUILDING						
BLK BLOCK						
BLKG BLOCKING						
BM BEAM						
MSNT BASEMENT						
CJ CONTROL JOINT						
CL CENTRAL LINE						
CLG CEILING						
CLO CLOSET						
CLR CLEAR(ANCE)						
CM CENTIMETER						
CMT CERAMIC MOSAIC TIME						
CMU CONCRETE MASONRY UNIT						
COL COLUMN						
CONC CONCRETE						
CONST CONSTRUCTION						

CONT CONTINUOUS	CONTR CONTRACT(OR)	PL PLATE, PROPERTY LINE
CORR COORDINATE(ION)	PIA PLASTIC	PLAM PLASTIC LAMINATE
CPT CARPET	PIAS PLASTER	PLYWD PLYWOOD
CT CERAMIC TILE	PNL PANEL	PNT PAINT(ED)
CTR CENTER, COUNTER	PNT PAINT(ED)	PSF POUNDS PER SQUARE
CU FT CUBIC FEET	PSF POUNDS PER SQUARE	PSI POUNDS PER SQUARE
D DEPTH	PSI POUNDS PER SQUARE	INCH INCH
DET DETAIL	INCH INCH	PT PRESSURE TREATED
DEMO DEMOLISH, DEMOLITION	PT PARTITION	PVC POLYVINYL CHLORIDE
DIA DIAMETER	PVC POLYVINYL CHLORIDE	QT QUARRY TILE
DIAG DIAGONAL	QT QUARRY TILE	R STAIR RISER
DIM DIMENSION	R STAIR RISER	RAD RADIUS
DISP DISPENSER	RAD RADIUS	R/A RETURN AIR
DN DOWN	R/A RETURN AIR	RCP REFLECTED CEILING PLAN
DR DOOR	RCP REFLECTED CEILING PLAN	RD ROOF DRAIN
DS DOWNSPOUT	RD ROOF DRAIN	RE REFER TO
DWG DRAWING(S)	RE REFER TO	REBAR REINFORCING BAR
E EAST	REBAR REINFORCING BAR	REF REFERENCE(D)
EA EACH	REF REFERENCE(D)	RENF REINFORCING(S) (D)
EIFS EXTERIOR INSULATION & FINISH SYSTEM	RENF REINFORCING(S) (D)	REL RELOCATE(D)
EJ EXPANSION JOINT	REL RELOCATE(D)	RQ REQUIRE(MENT)S (D)
EL ELEVATION	RQ REQUIRE(MENT)S (D)	REL RELOCATE (D)
ELEC ELECTRIC, ELECTRICAL	REL RELOCATE (D)	REQ REQUIRE(MENT)S (D)
ELEV ELEVATOR	REQ REQUIRE(MENT)S (D)	RES RESILIENT, RESISTANT
EQ EQUAL	RES RESILIENT, RESISTANT	RET RETURN (D)
EQUIP EQUIPMENT	RET RETURN (D)	REV REVISE (D), REVISION(S)
ETR EXISTING TO REMAIN	REV REVISE (D), REVISION(S)	RH RIGHT HAND
EWC ELECTRIC WATER COOLER	RH RIGHT HAND	RM ROOM
EXH EXHAUST	RM ROOM	RO ROUGH OPENING
EXIST EXISTING	RO ROUGH OPENING	S SOUTH
EXP EXPAND(ED), EXPANSION, EXPOSED	S SOUTH	S/A SUPPLY AIR
EXT EXTERIOR	S/A SUPPLY AIR	SCW SOLID CORE WOOD
FD FLOOR DRAIN	SCW SOLID CORE WOOD	
FE FIRE EXTINGUISHER		

FEK FIRE EXTINGUISHER CABINET	SCHED SCHEDULED	SHT SHEET
FHC FIRE HOSE CABINET	SHT SHEET	SIM SIMILAR
FIN FINISH(ED)	SIM SIMILAR	SPCS SPECIFICATIONS
FIXT FIXTURE	SPCS SPECIFICATIONS	SQ SQUARE
FL(R) FLOOR	SQ SQUARE	SS STAINLESS STEEL
FLEX FLEXIBLE	SS STAINLESS STEEL	STRUCT STRUCTURE(AL)
FLUOR FLUORESCENT	STRUCT STRUCTURE(AL)	SUSP SUSPENDED
FT FEET	SUSP SUSPENDED	SYMM SYMMETRY(CAL)
	SYMM SYMMETRY(CAL)	SYS SYSTEM
	SYS SYSTEM	T TONGUE AND GROOVE
	T TONGUE AND GROOVE	THK THICK(NESS)
	THK THICK(NESS)	THR THRESHOLD
	THR THRESHOLD	T.O. TOP OF...
	T.O. TOP OF...	T.O.C. TOP OF CURB ELEVATION
	T.O.C. TOP OF CURB ELEVATION	T.O.F. TOP OF FINISH
	T.O.F. TOP OF FINISH	T.O.S. TOP OF SLAB
	T.O.S. TOP OF SLAB	(STRUCTURE)
	(STRUCTURE)	T.O.W. TOP OF WALL
	T.O.W. TOP OF WALL	TP TURNING POINT
	TP TURNING POINT	TYP TYPICAL
	TYP TYPICAL	T.S.S. TOP OF STRUCTURAL
	T.S.S. TOP OF STRUCTURAL	SLAB
	SLAB	UL UNDERWRITER'S
	UL UNDERWRITER'S	UNO UNLESS NOTED
	UNO UNLESS NOTED	OTHERWISE
	OTHERWISE	U/S UNDERSIDE
	U/S UNDERSIDE	VB VAPOR BARRIER
	VB VAPOR BARRIER	VCT VINYL COMPOSITION
	VCT VINYL COMPOSITION	TILE
	TILE	VERT VERTICAL
	VERT VERTICAL	VEST VESTIBULE
	VEST VESTIBULE	VIF VERIFY IN FIELD
	VIF VERIFY IN FIELD	VVC VINYL WALLCOVERING
	VVC VINYL WALLCOVERING	W WEST, WIDTH, WIDE
	W WEST, WIDTH, WIDE	W/ WIDTH
	W/ WIDTH	WC WATER CLOSET
	WC WATER CLOSET	

**PROJECT NAME: PROJECT AULONA**  
**PROJECT ADDRESS: SQUARE 3564 / LOT 0810**  
**PROJECT SCOPE:**  
**SUBDIVIDE AN ALLEY LOT INTO TWO RECORD LOTS AND CONSTRUCT 2 SEMI-DETACHED DWELLING UNITS**

**ZONING DATA:**

SQUARE NUMBER: 3564  
 LOT NUMBER: 0810  
 ZONING DISTRICT: RF-1  
 ZONING OVERLAY: NONE  
 HISTORIC: NONE  
 SITE AREA: 4751 SQUARE FEET

BUILDING ELEMENT / CONDITION / LOCALE / RATING REQ. / RATING PROVIDED		
STRUCTURAL FRAME	0	0
BEARING WALLS / EXT.	2	2
BEARING WALLS / INT.	0	0
NON-BEARING INT.	0	0
WALLS	0	1
FLOOR CONSTR.	0	1
ROOF CONSTR.	0	1

REGULATION	EXISTING	ALLOWED	PROVIDED
BUILDING HEIGHT			
FLOOR AREA RATIO			
LOT OCCUPANCY			
REAR YARD			
SIDE YARD			
OFF-STREET PARKING			

**IBC CHAPTER 3 - USE & OCCUPANCY:**  
 R-3: RESIDENTIAL OCCUPANCIES CONTAINING NO MORE THAN 2 DWELLING UNITS WHERE OCCUPANTS ARE PRIMARILY PERMANENT IN NATURE.  
**IBC CHAPTER 5 - GENERAL BUILDING HEIGHTS & AREAS:**

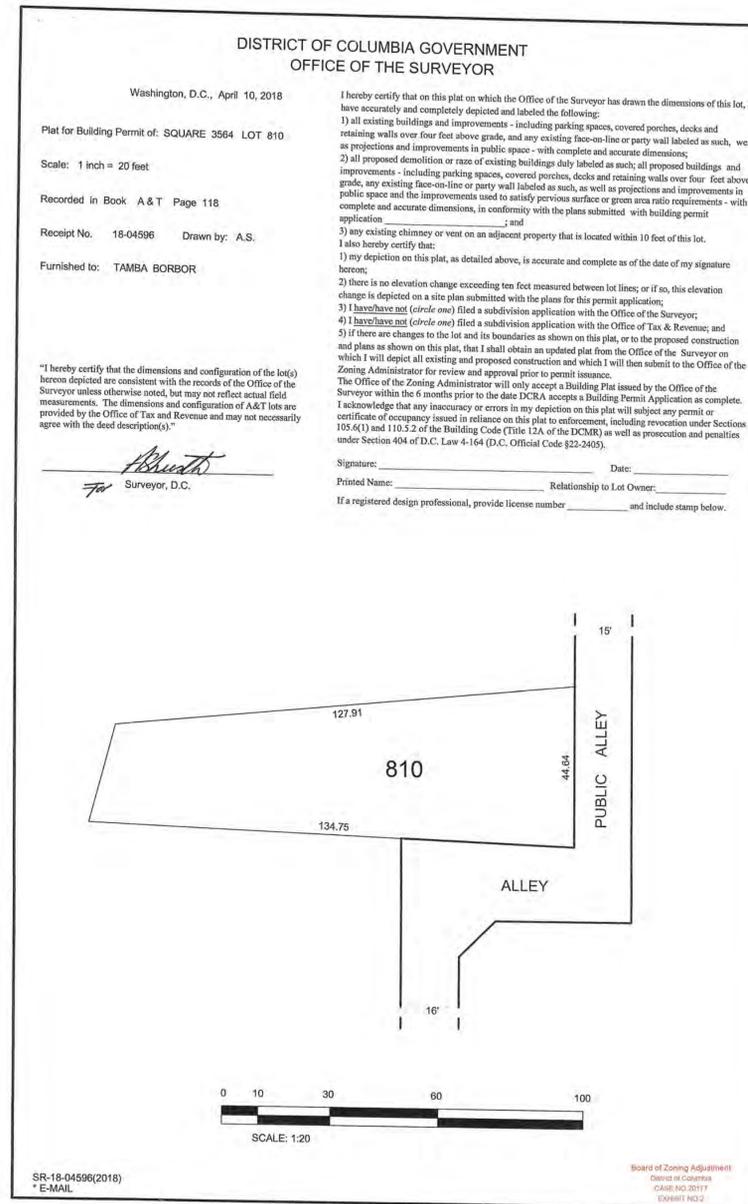
HEIGHT: (IBC SECTION 504, IBC TABLE 503)  
 CONST. :-TYPE III A/ USE:R-2 / ALLOWED: 40'-0" / PROVIDED: 22'-0"  
 AREA: ( IBC TABLE 503, IBC SECTION 506)  
 ALLOWED: III B / USE: R-3 / FLOOR: 16,000 SQ.FT.  
 PROVIDED: III B/ USE: R-3 / FLOOR: 810.5 SQ.FT.

**IBC CHAPTER 6 - TYPES OF CONSTRUCTION:**  
 TYPE III  
**IBC CHAPTER 7 - FIRE RESISTANCE RATED CONSTRUCTION:**  
 BUILDING ELEMENT FIRE RATING (IBC TABLES 601 & 602

**APPLICABLE CODES**

**All DCMR Title 12 Amendments**

- 2017 DCMR 12A, DC Building Code Amendments
- 2017 DCMR 12B, DC Residential Code Amendments
- 2017 DCMR 12C, DC Electrical Code
- 2017 DCMR 12D, DC Fuel Gas Code
- 2017 DCMR 12E, DC Mechanical Code
- 2017 DCMR 12F, DC Plumbing Code
- 2017 DCMR 12G, DC Property Maintenance Code
- 2017 DCMR 12H, DC Fire Code
- 2017 DCMR 12I, DC Energy Conservation Code
- 2017 DCMR 12J, DC Existing Building Code
- 2017 DCMR 12K, DC Green Construction Code
- 2017 DCMR 12L, DC Swimming Pool and Spa Code
- 2017 DCMR 12I, Energy Conservation Code Supplement of 2017-Residential Provisions



**LIST OF DRAWINGS**  
001: COVER PAGE

- CIV-001-PLAT WITH PROP. BUILDING
- A-001-ELEVATIONS
- A-002-FLOOR PLANS
- A-003-FLOOR PLANS & RENDERINGS
- A-004-RENDERINGS
- A-005-RENDERINGS
- A-006-RENDERINGS
- A-007-RENDERINGS

3X3 SPACE FOR CITY STAMP

7.1.24-V2

001

ON THIS SHEET

COVER

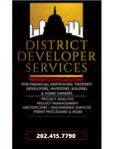
CONSULTING ENGINEER

SQUARE 3564 / LOT 0810

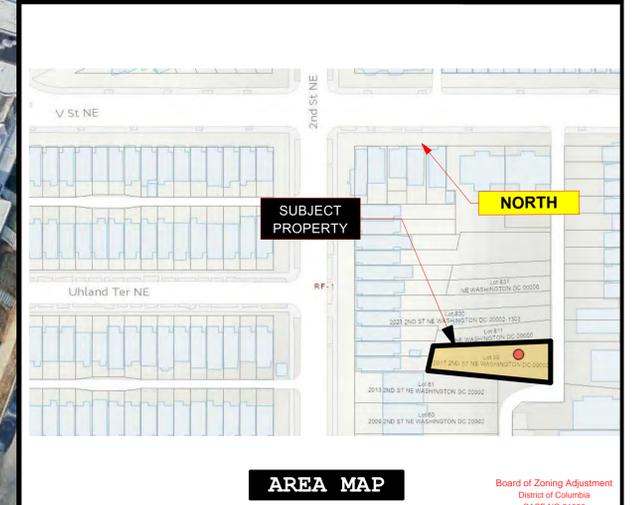
CLIENT

AULONA ALIAJ

PROJECT CONSULTANT



Basic Information	
2017 REAR 2ND STREET NE	
This address is newly-assigned	
SSL (Square, Suffix & Lot)	3564-0039
Lot type	record lot
Ward	Ward 5
ANC	ANC 5F
SMD	SMD 5F05
Neighborhood Cluster	Cluster 21
Police District	Fifth Police District
Police Service Area	PSA 502
Voting Precinct	Precinct 75
Zoning	RF-1
2020 census tract	32102
2020 census block group	1
2020 census block	1012
Ownership and Taxes	
Record lot	3564 0039
Premises	2017 2ND ST NE WASHINGTON DC 00000
Use	
Use	Vacant-True
Land area	4751 square feet
Tax rate	\$0.85 per \$100 assessed value
Current assessment (2024)	
land	\$301,070
improvements	(n/a)
total	\$301,070
Proposed assessment (2025)	
land	\$302,560
improvements	(n/a)
total	\$302,560



**DISTRICT OF COLUMBIA GOVERNMENT  
OFFICE OF THE SURVEYOR**

Washington, D.C., April 10, 2018

Plat for Building Permit of: **SQUARE 3564 LOT 810**

Scale: 1 inch = 20 feet

Recorded in Book **A & T** Page **118**

Receipt No. **18-04596** Drawn by: **A.S.**

Furnished to: **TAMBA BORBOR**

I hereby certify that on this plat on which the Office of the Surveyor has drawn the dimensions of this lot, I have accurately and completely depicted and labeled the following:

- 1) all existing buildings and improvements - including parking spaces, covered porches, decks and retaining walls over four feet above grade, and any existing face-on-line or party wall labeled as such, well as projections and improvements in public space - with complete and accurate dimensions;
- 2) all proposed demolition or raze of existing buildings duly labeled as such; all proposed buildings and improvements - including parking spaces, covered porches, decks and retaining walls over four feet above grade, any existing face-on-line or party wall labeled as such, as well as projections and improvements in public space and the improvements used to satisfy previous surface or green area ratio requirements - with complete and accurate dimensions, in conformity with the plans submitted with building permit application \_\_\_\_\_; and

3) any existing chimney or vent on an adjacent property that is located within 10 feet of this lot. I also hereby certify that:

- 1) my depiction on this plat, as detailed above, is accurate and complete as of the date of my signature hereon;
  - 2) there is no elevation change exceeding ten feet measured between lot lines; or if so, this elevation change is depicted on a site plan submitted with the plans for this permit application;
  - 3) I have/have not (*circle one*) filed a subdivision application with the Office of the Surveyor;
  - 4) I have/have not (*circle one*) filed a subdivision application with the Office of Tax & Revenue; and
  - 5) if there are changes to the lot and its boundaries as shown on this plat, or to the proposed construction and plans as shown on this plat, that I shall obtain an updated plat from the Office of the Surveyor on which I will depict all existing and proposed construction and which I will then submit to the Office of the Zoning Administrator for review and approval prior to permit issuance.
- The Office of the Zoning Administrator will only accept a Building Plat issued by the Office of the Surveyor within the 6 months prior to the date DCRA accepts a Building Permit Application as complete. I acknowledge that any inaccuracy or errors in my depiction on this plat will subject any permit or certificate of occupancy issued in reliance on this plat to enforcement, including revocation under Sections 105.6(1) and 110.5.2 of the Building Code (Title 12A of the DCMR) as well as prosecution and penalties under Section 404 of D.C. Law 4-164 (D.C. Official Code §22-2405).

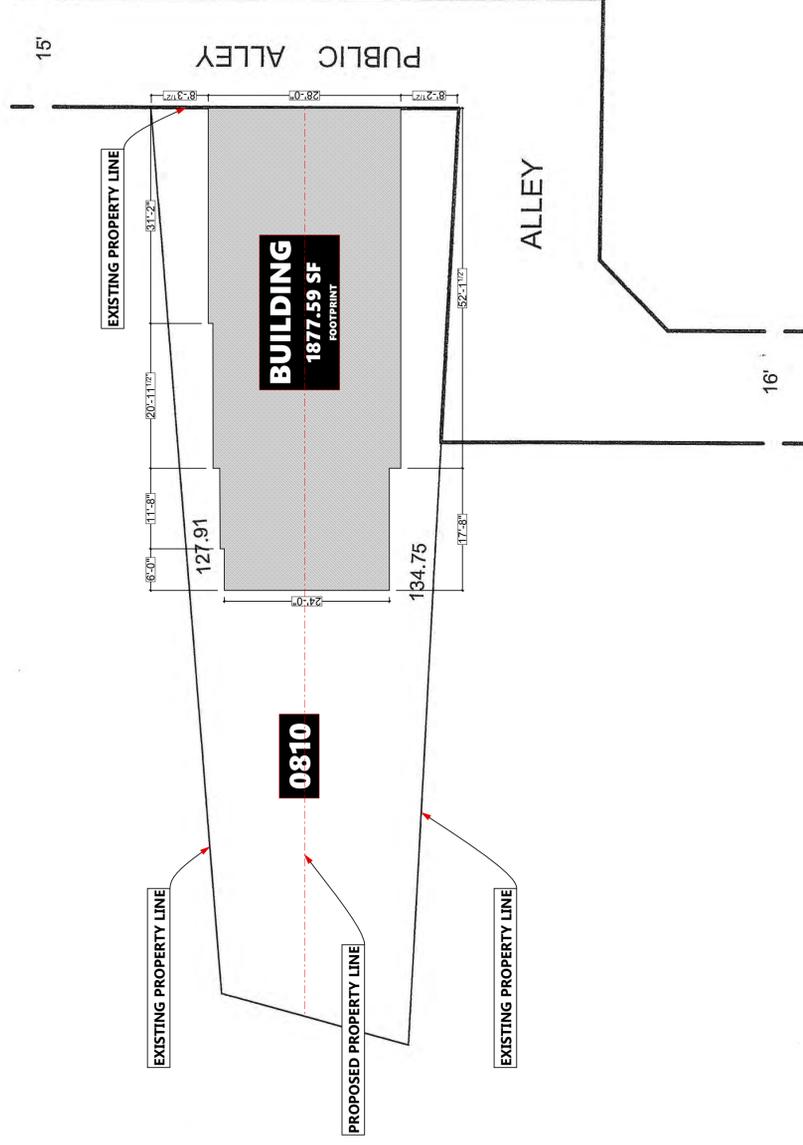
"I hereby certify that the dimensions and configuration of the lot(s) hereon depicted are consistent with the records of the Office of the Surveyor unless otherwise noted, but may not reflect actual field measurements. The dimensions and configuration of A&T lots are provided by the Office of Tax and Revenue and may not necessarily agree with the deed description(s)."

  
Tamba Borbor  
Surveyor, D.C.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

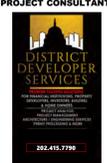
Printed Name: \_\_\_\_\_ Relationship to Lot Owner: \_\_\_\_\_  
and include stamp below.

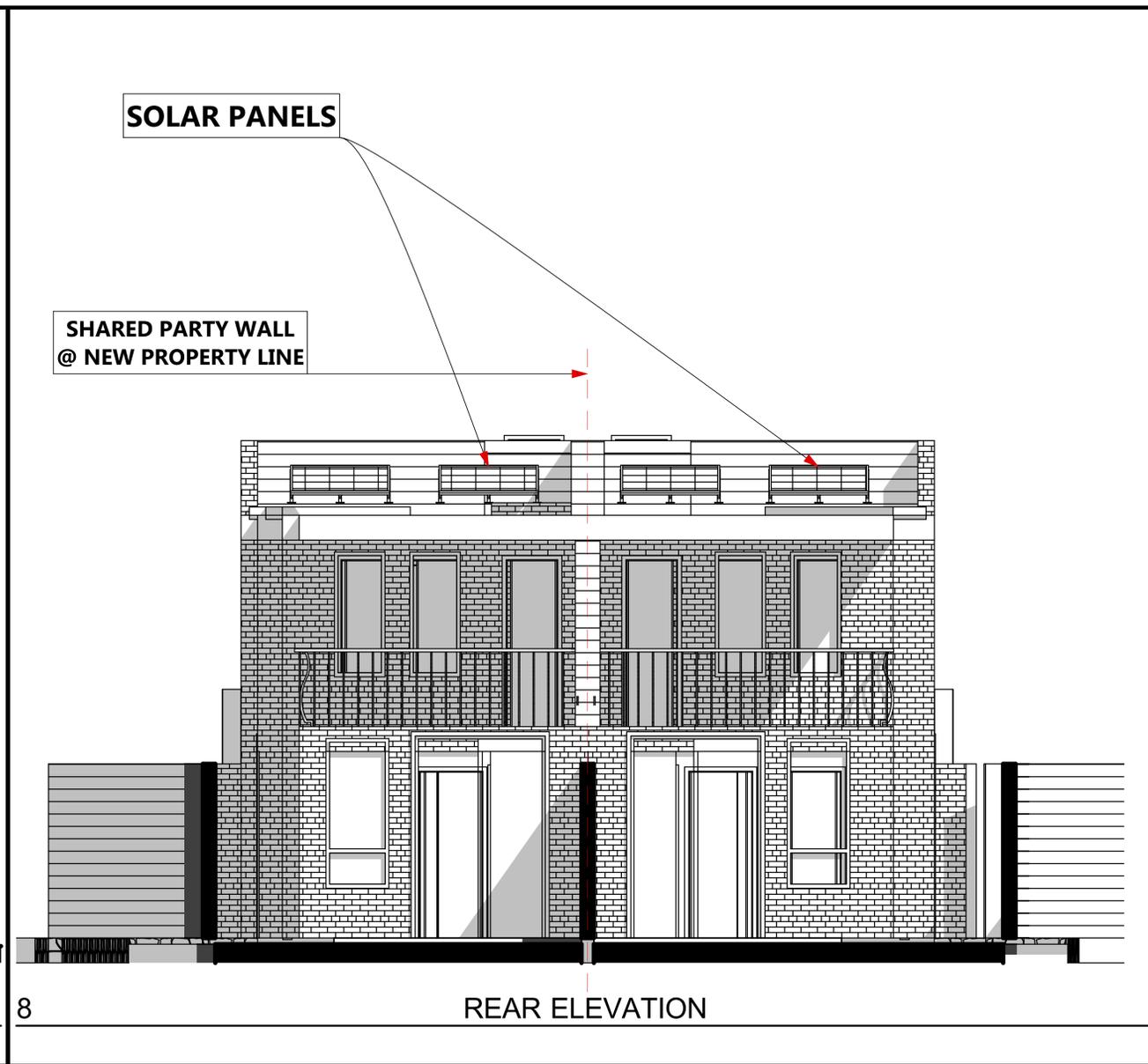
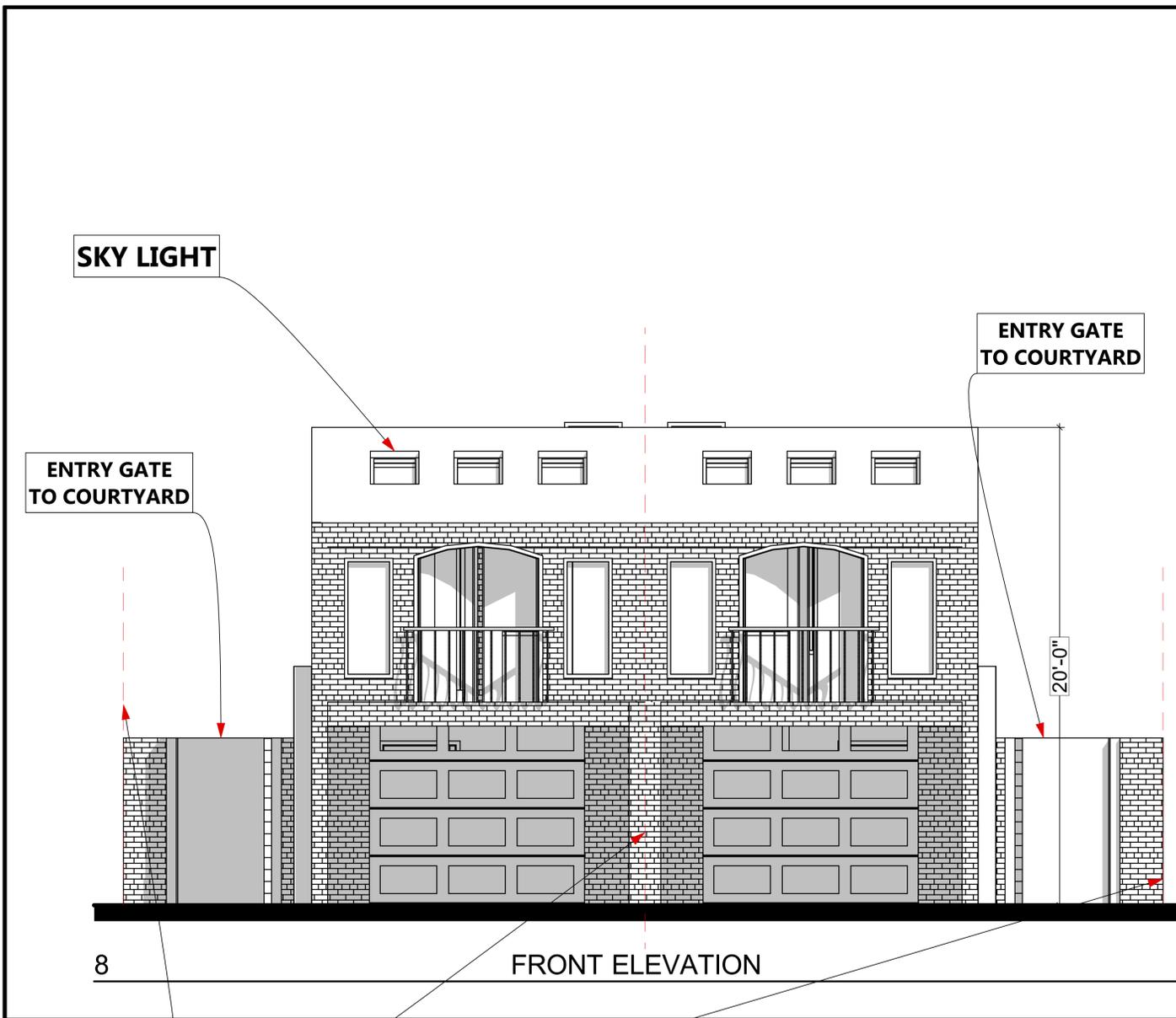
If a registered design professional, provide license number \_\_\_\_\_



SR-18-04596(2018)  
\* E-MAIL

Board of Zoning Adjustment  
District of Columbia  
CASE NO.20177  
EXHIBIT NO.2

3X3 SPACE FOR CITY STAMP	7.1.24-V2	<b>CIV-001</b>	<b>ON THIS SHEET</b>	<b>PLAT WITH PROPOSED PROPERTY LINE &amp; BUILDING</b>	<b>CONSULTING ENGINEER</b>	<b>SQUARE 3564 / LOT 0810</b>	<b>CLIENT</b>	<b>AULONA ALIAJ</b>	<b>PROJECT CONSULTANT</b>
									



PROPERTY LINE

3X3 SPACE FOR CITY STAMP

7.1.24-V1

**A-001**

ON THIS SHEET

ELEVATIONS

CONSULTING ENGINEER

SQUARE 3564 / LOT 0810

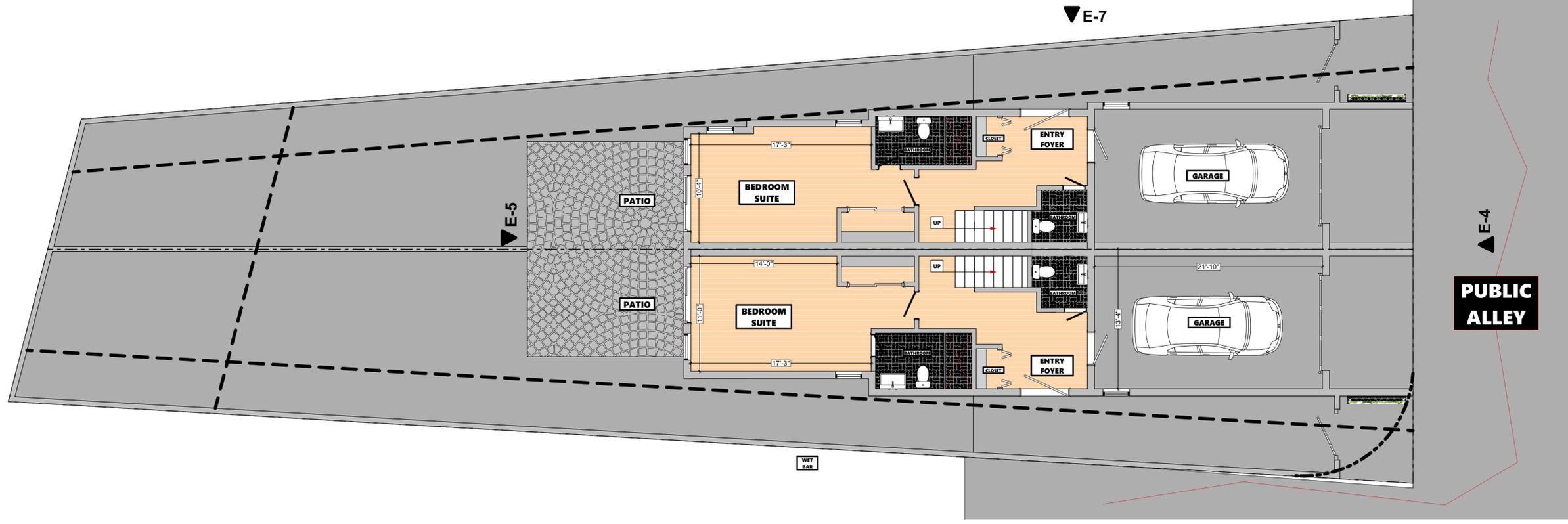
CLIENT

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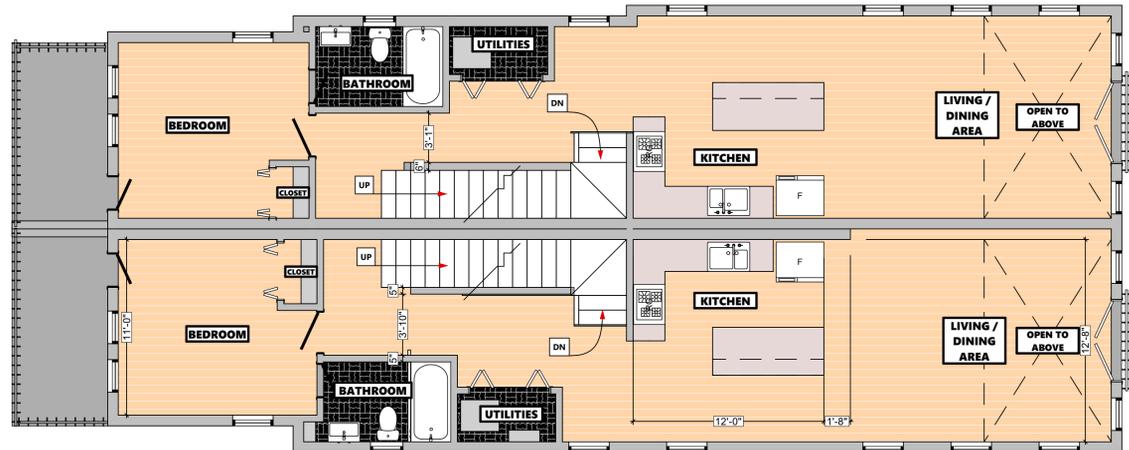


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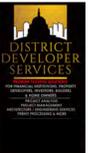
GROUND FLOOR

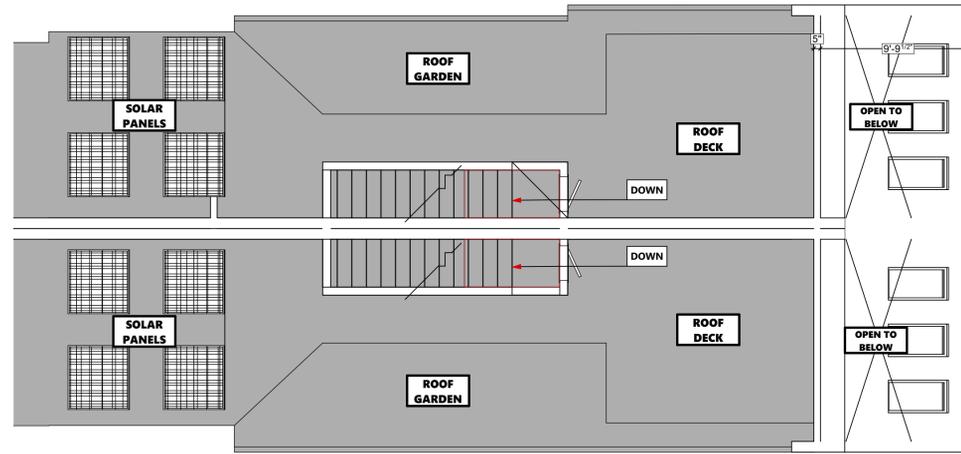
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2ND FLOOR

8

3X3 SPACE FOR CITY STAMP	7.1.24-V1
<b>A-002</b>	
ON THIS SHEET	
FLOOR PLANS	
CONSULTING ENGINEER	
SQUARE 3564 / LOT 0810	
CLIENT	
AULONA ALIAJ	
PROJECT CONSULTANT	
	



8

ROOF TERRACE



3X3 SPACE FOR CITY STAMP

7.1.24-V1

**A-003**

ON THIS SHEET

FLOOR PLANS

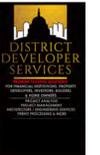
CONSULTING ENGINEER

SQUARE 3564 /  
LOT 0810

CLIENT

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3X3 SPACE FOR CITY STAMP

7.1.24-V1

**A-004**

**ON THIS SHEET**

**PERSPECTIVES**

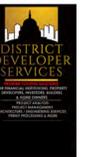
**CONSULTING ENGINEER**

**SQUARE 3564 /  
LOT 0810**

**CLIENT**

**AULONA ALIAJ**

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3X3 SPACE FOR CITY STAMP

7.1.24-V1

**A-005**

ON THIS SHEET

PERSPECTIVES

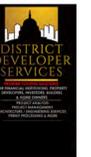
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SQUARE 3564 /  
LOT 0810

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3X3 SPACE FOR  
CITY STAMP

7.1.24-V1

**A-006**

**ON THIS SHEET**

**PERSPECTIVES**

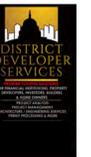
**CONSULTING  
ENGINEER**

**SQUARE 3564 /  
LOT 0810**

**CLIENT**

**AULONA  
ALIAJ**

**PROJECT CONSULTANT**





**SOLAR PANELS**

**PRIVATE ROOF TERRACE**

**SKYLIGHTS**



**PUBLIC ALLEY**



3X3 SPACE FOR CITY STAMP

7.1.24-V1

**A-007**

ON THIS SHEET

PERSPECTIVES

CONSULTING ENGINEER

SQUARE 3564 /  
LOT 0810

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