

# EXHIBIT B

2324 NORTH CAPITOL STREET N.W. WASHINGTON, D.C. 20002

CONVERSION TO EXISTING CONVENIENCE STORE WITH SALES OF PRE-PACKAGED FOODS TO RESTAURANT AND ALTERATION AND REPAIR

RF1 – ZONING DISTRICT



2324 NORTH CAPITOL STREET  
D.C. 20002

**PROJECT INFORMATION**

**SITE DATA**

ZONE	RF-1
SQUARE	3124
LOT	0143
LOT AREA	1,770
ALLOWABLE LOT OCCUPANCY	60%
EXISTING LOT OCCUPANCY	75%
PROPOSED LOT OCCUPANCY	75%
ALLOWABLE HEIGHT	35'-0"
EXISTING HEIGHT	27'-0"
PROPOSED HEIGHT	27'-0"

**LIST OF DRAWINGS:**

- 1 COVER PAGE
- 2 SITE PLAN: GENERAL - PLAT
- 3 SITE PLAN AND LANDSCAPE
- 4 VICINITY MAP
- 5 EXISTING PLANS
- 6 EXISTING PLANS
- 7 PROPOSED PLANS

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 pervious surface or green area ratio requirements - with complete and accurate dimensions, in conformity with the plans submitted with building permit application B2303142; 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 two years prior to the date DCRA accepts a Building Permit Application as complete.

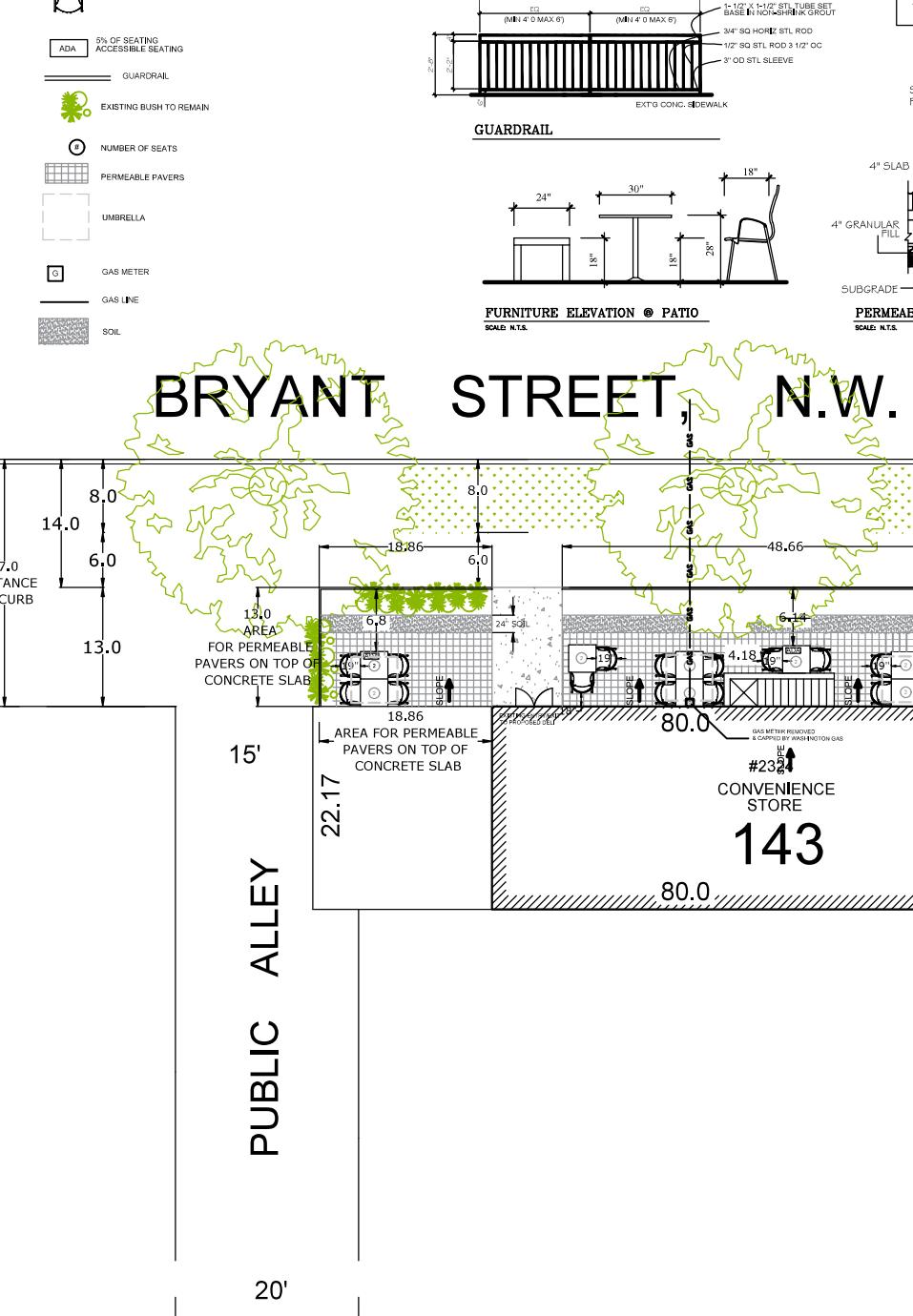
I acknowledge that any inaccuracy or errors in my depiction on this plat will subject any permit or certificate of occupancy issued in reliance on this plat to enforcement, including revocation under Sections 105.6(1) and 110.5.2 of the Building Code (Title 12A of the DCMR) as well as prosecution and penalties under Section 404 of D.C. Law 4-164 (D.C. Official Code §22-2405).

Signature: Olivia Akinsan

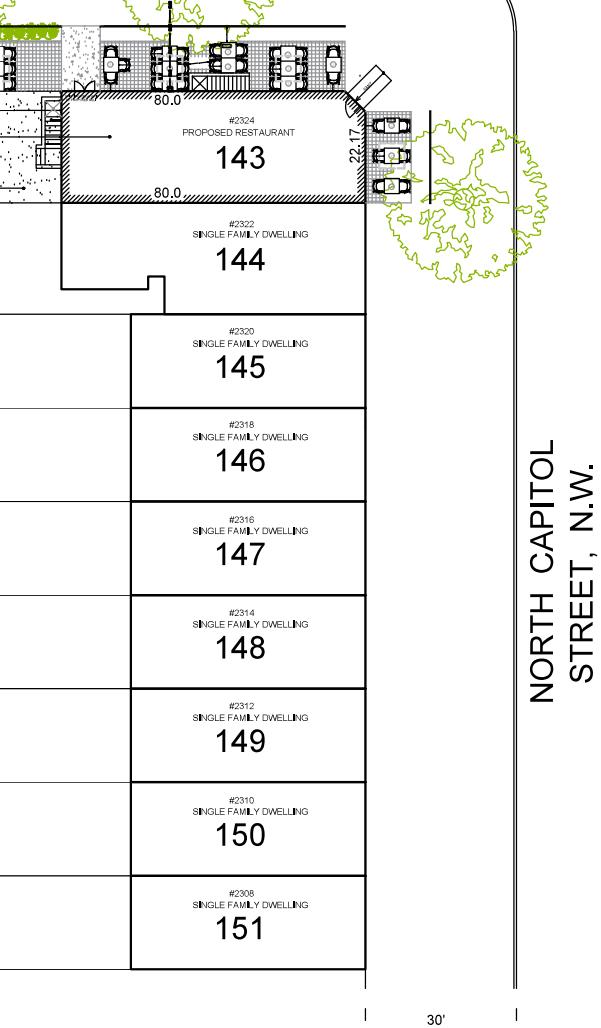
Date: 23rd NOVEMBER 2024

Printed Name: OLIVIA AKINSAN Relationship to Lot Owner: AGENT

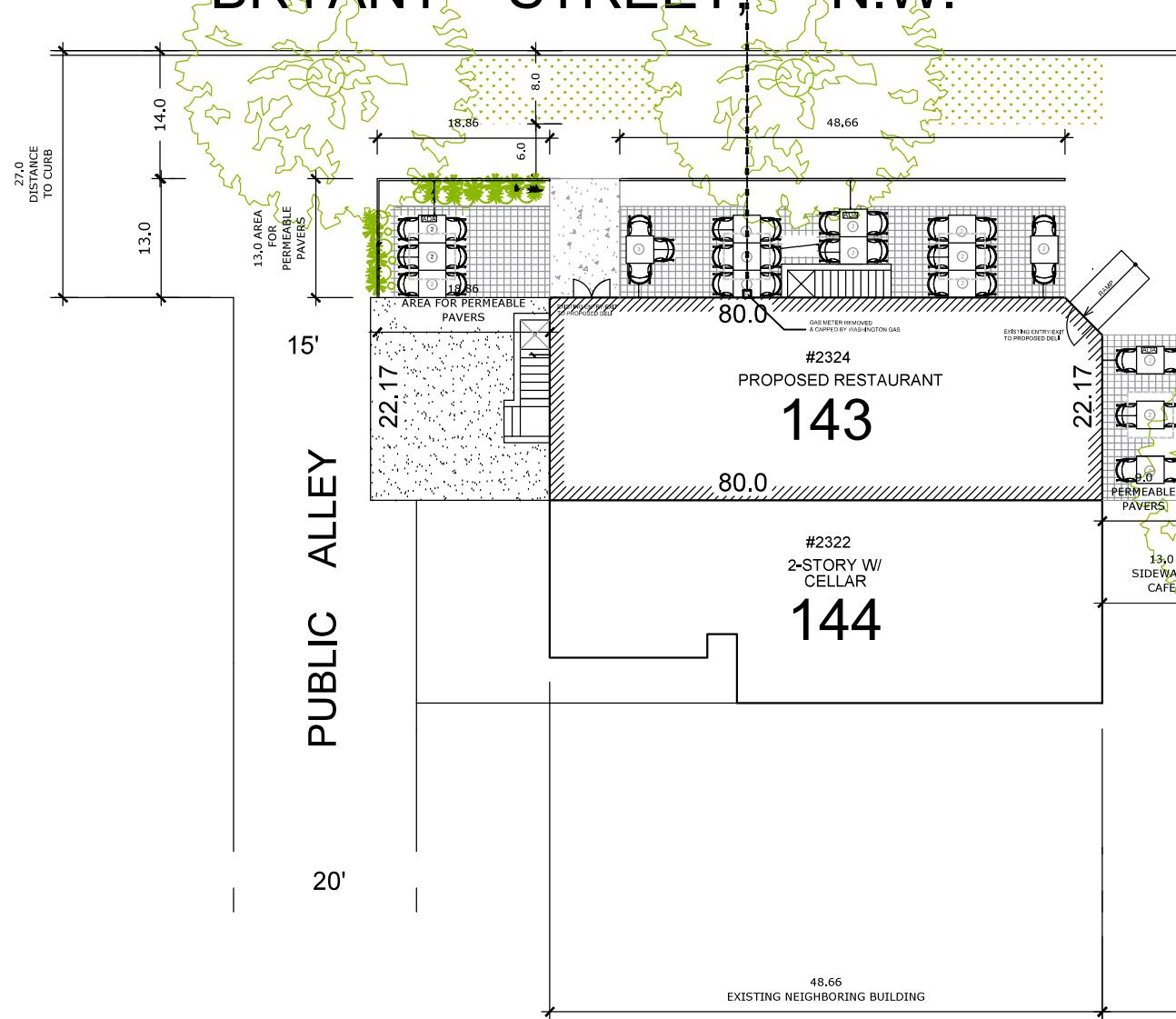
If a registered design professional, provide license number \_\_\_\_\_ and include stamp below.



## PLAN

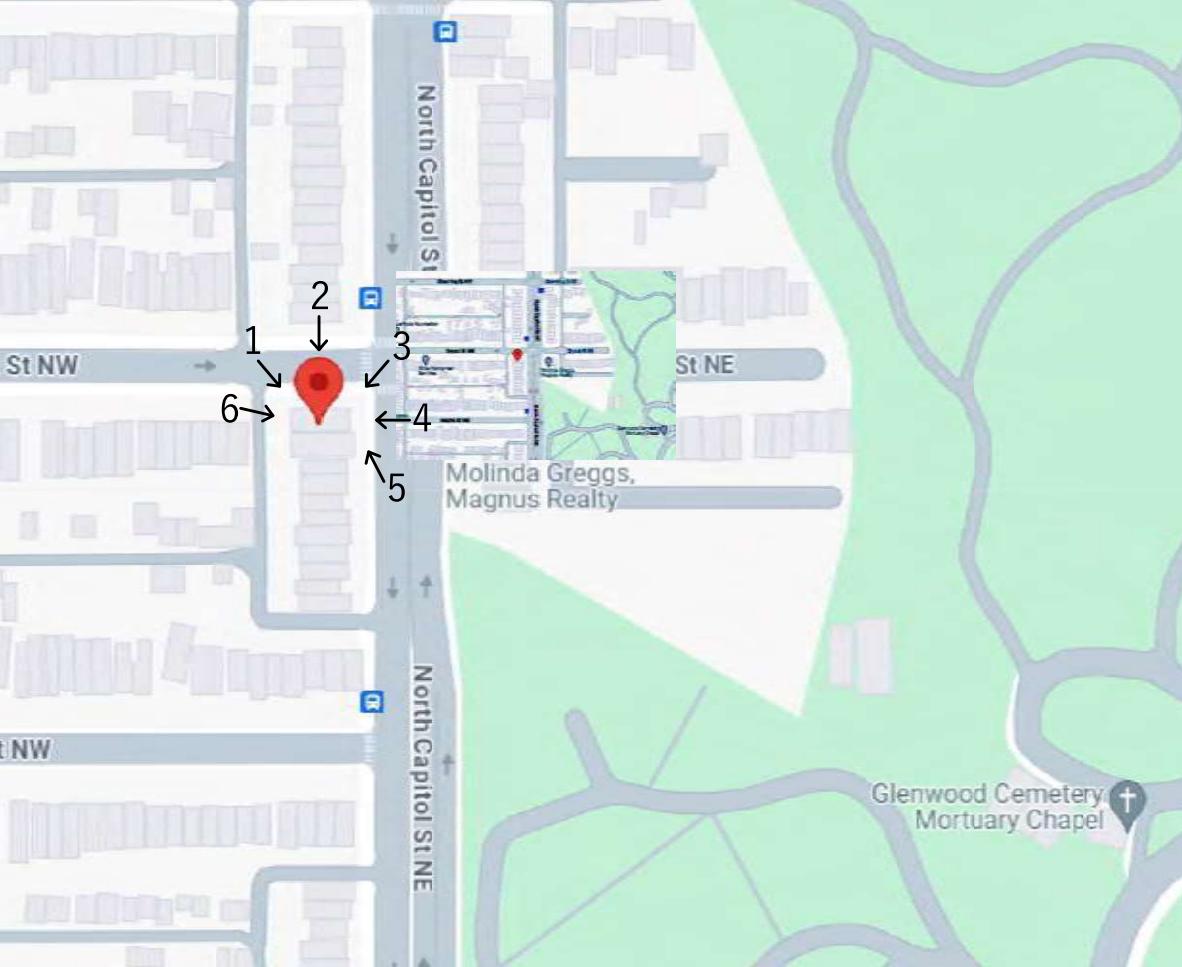


**NORTH CAPITOL  
STREET, N.W.**



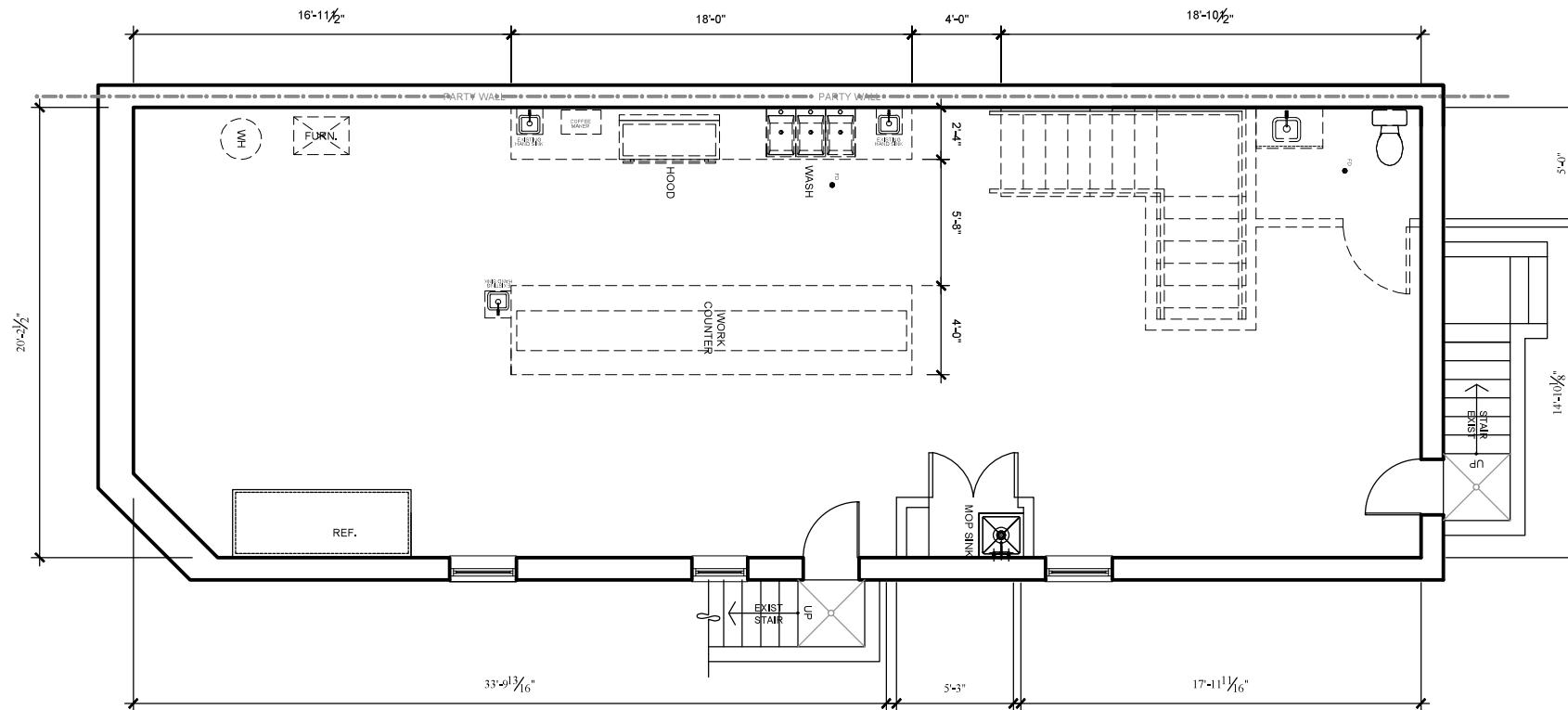
## LANDSCAPE PLAN

SCALE: 1" = 20'



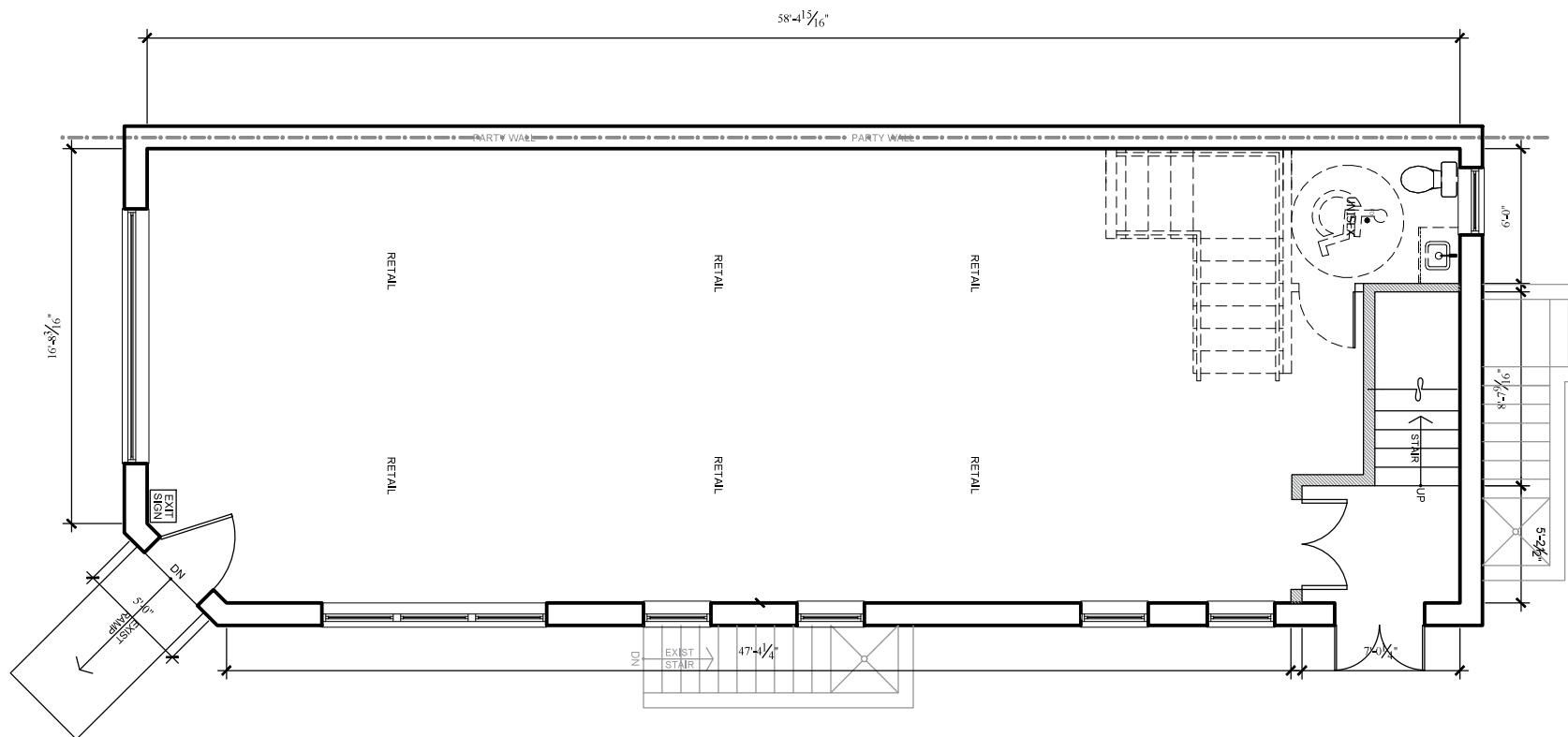
# ATION AND REPAIR

ITOL STREET N.W. WASHINGTON, D.C. 20002



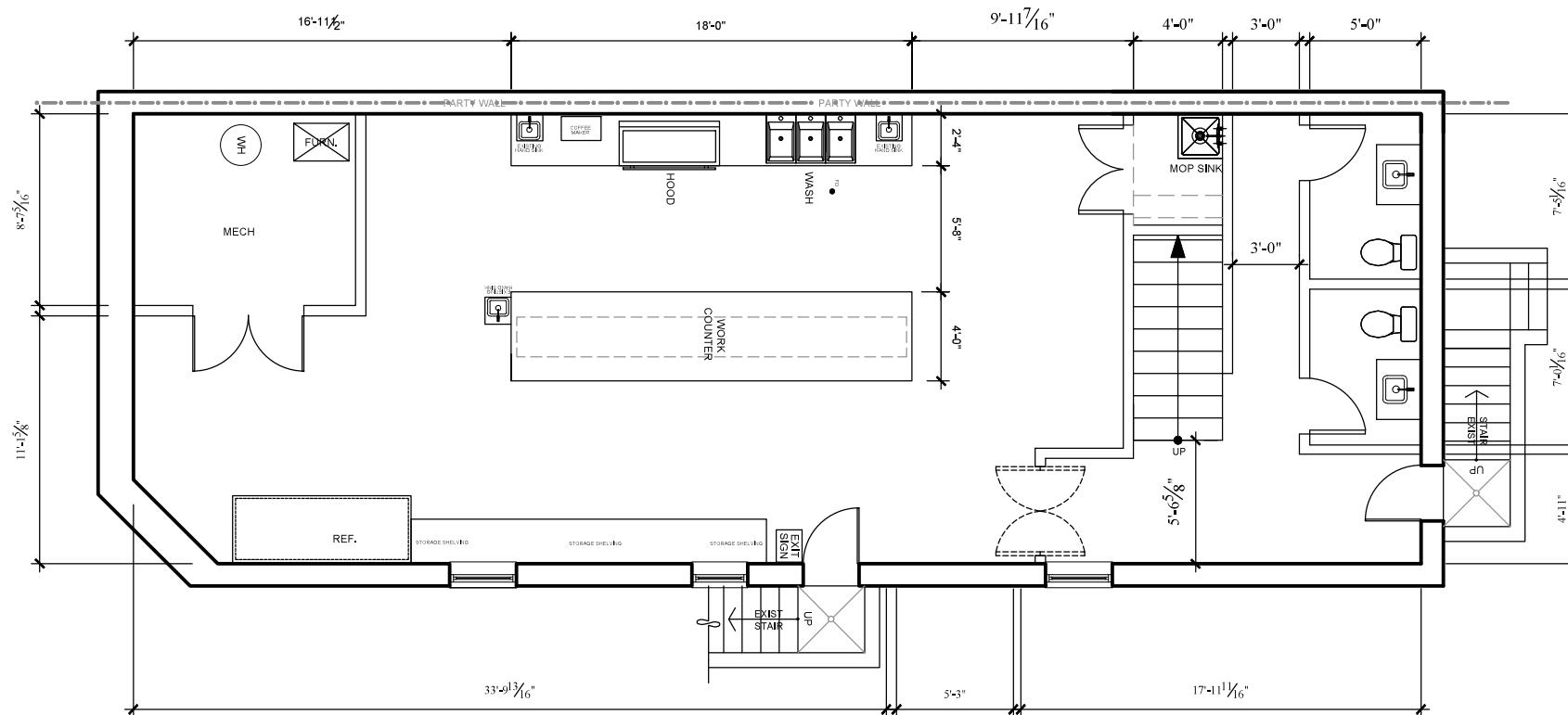
# ATION AND REPAIR

ITOL STREET N.W. WASHINGTON, D.C. 20002



# ATION AND REPAIR

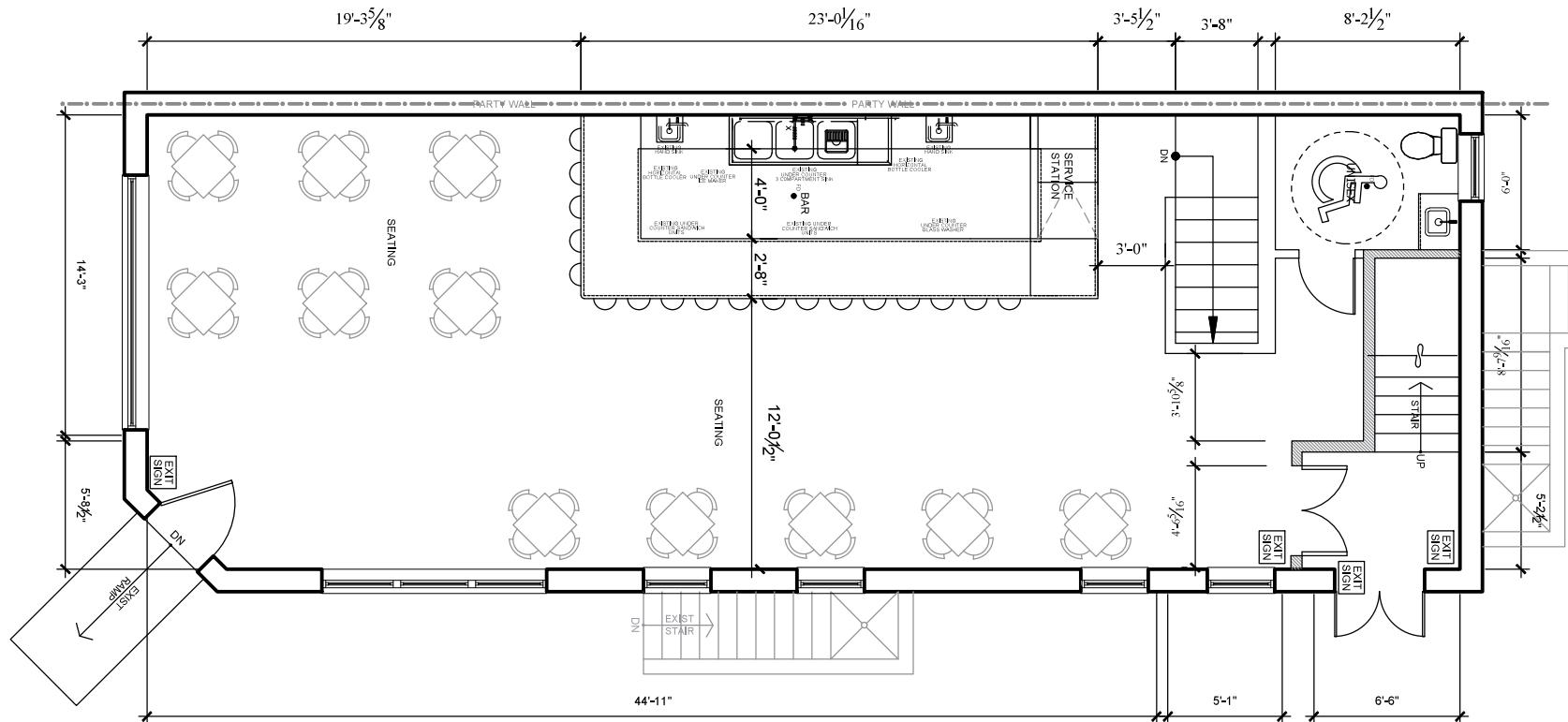
ITOL STREET N.W. WASHINGTON, D.C. 20002



**IBC 2017 - CALCULATED PROPOSED  
OCCUPANT LOAD 81 PERSONS:**

# ATION AND REPAIR

ITOL STREET N.W. WASHINGTON, D.C. 20002



## **IBC 2017 - CALCULATED PROPOSED OCCUPANT LOAD 81 PERSONS:**

# DIAGNOSIS AND REPAIR

STREET N.W. WASHINGTON, D.C. 20002



1 EXISTING FRONT FACADE

SCALE: 1/8"=1'-0"



# ATION AND REPAIR

ITOL STREET N.W. WASHINGTON, D.C. 20002



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

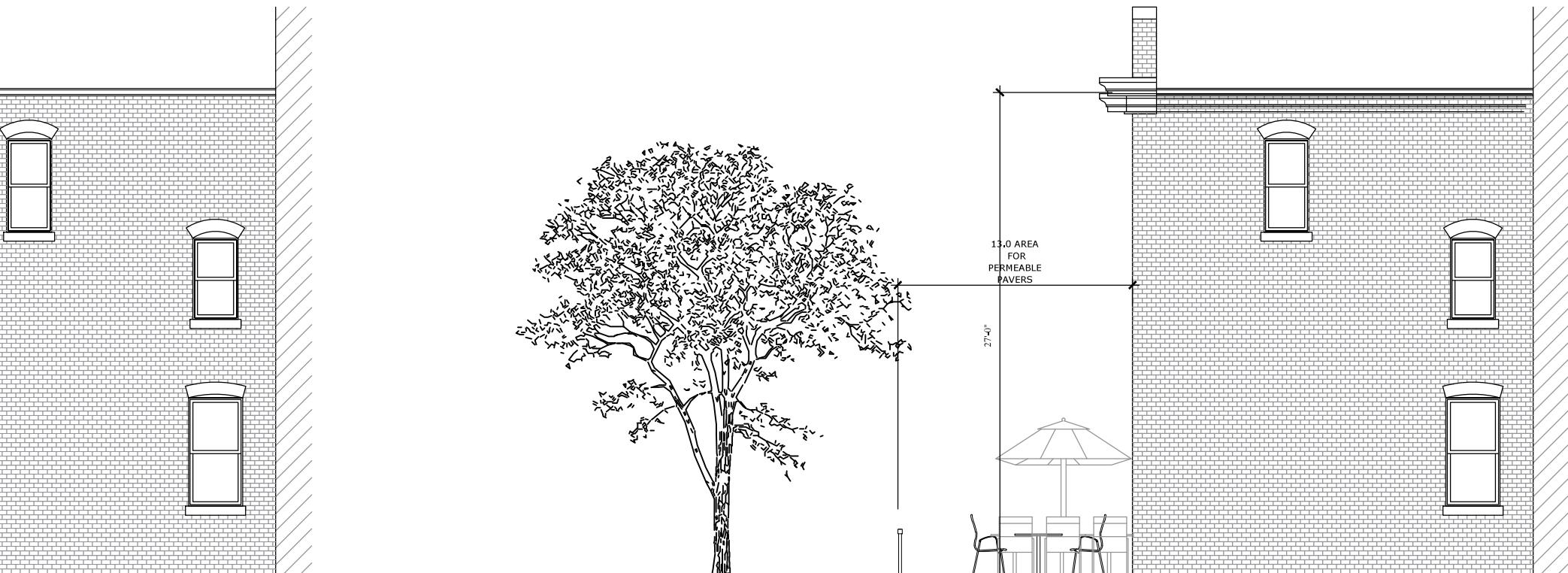
# ATION AND REPAIR

ITOL STREET N.W. WASHINGTON, D.C. 20002



# ATION AND REPAIR

ITOL STREET N.W. WASHINGTON, D.C. 20002



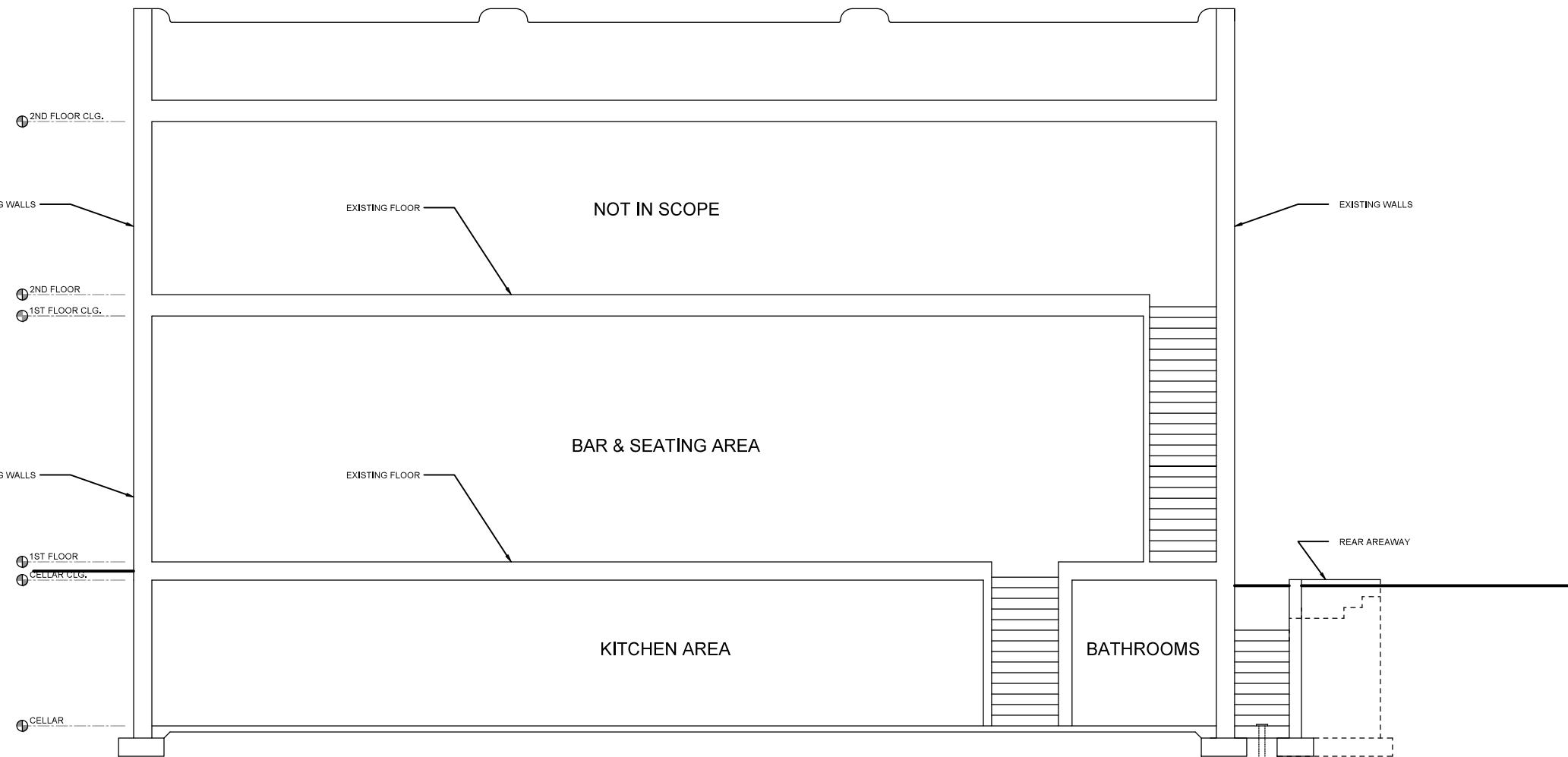
G REAR FACADE

② PROPOSED REAR FACADE

SCALE: 1/8"=1'-0"

# ATION AND REPAIR

ITOL STREET N.W. WASHINGTON, D.C. 20002



# ATION AND REPAIR

ITOL STREET N.W. WASHINGTON, D.C. 20002



THE STREET - FRONT FAÇADE



VIEW OF SIDE FAÇADE AND SURROUNDING AREA



VIEW OF REAR FAÇADE WITH ALLEY



ND REAR FAÇADE

