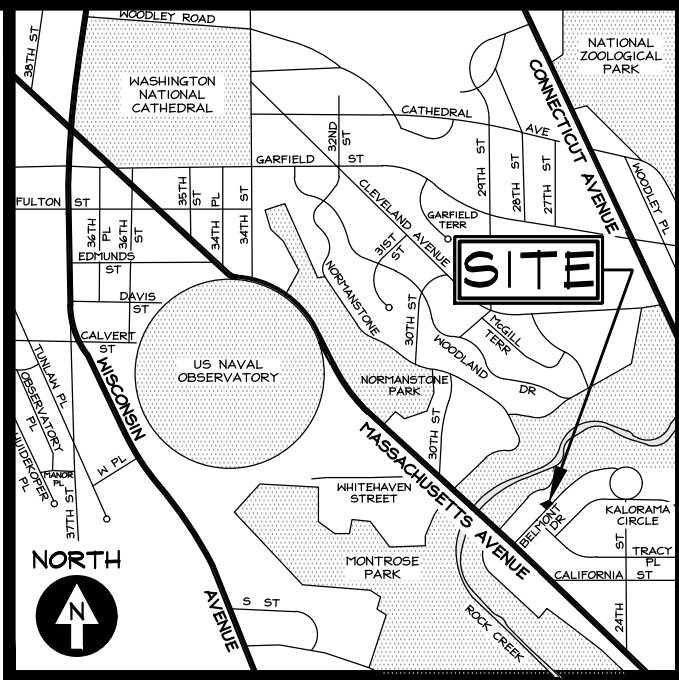


- 1) TWO-FOOT CONTOUR DATA BASED ON A SURVEY PERFORMED BY CAS ENGINEERING, DATED FEBRUARY, 2024.
- 2) BOUNDARY INFORMATION BASED ON A SURVEY PERFORMED BY CAS ENGINEERING, DATED FEBRUARY, 2024.
- 3) ZONING: R-1B
MINIMUM LOT WIDTH = 50 FEET
MAXIMUM BUILDING HEIGHT = 30 FEET / 3 STORES
FRONT B.R.L. = NONE PER CD SURVEYORS OFFICE
MINIMUM REAR YARD = 25 FEET
MINIMUM SIDE YARD = 8 FEET
MAXIMUM LOT OCCUPANCY = 40R
MINIMUM PERVIOUS SURFACE COVERAGE = 50%
FRONT SETBACK RANGE PER 11D OCMR 206.2
- NOTE: SITE IS LOCATED IN THE SHERIDAN-KALAMORA HISTORIC DISTRICT AND THE
COMMISSION OF SITE FELS JURISDICTION AREA MAY BE SUBJECT TO ADDITIONAL
REQUIREMENTS/REVIEW.
- 4) TOTAL LOT AREA: LOT 0030 = 6,667 SQUARE FEET (0.015 ACRES).
- 5) PROJECT IS WITHIN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS PER FEMA FLOOD INSURANCE RATE MAP PANEL NO. 110010016C.



VICINITY MAP

ADC MAP 5528, GRID B-4
SCALE: 1" = 2000'



CAS ENGINEERING-DC, LLC
4836 MacArthur Boulevard, NW
2nd Floor
Washington, DC 20007
(202) 393-7200 Phone
www.cas-dc.com
info@cas-dc.com

CIVIL • SURVEYING • LAND PLANNING

OWNER/CLIENT

2021 PROJECT H SPV, LLC
ATTN: YASH SANDESARA
2525 BELMONT ROAD, NW
WASHINGTON, DC 20008
(202) 967-9633 (PHONE)
z@gizalabs.com

ARCHITECT

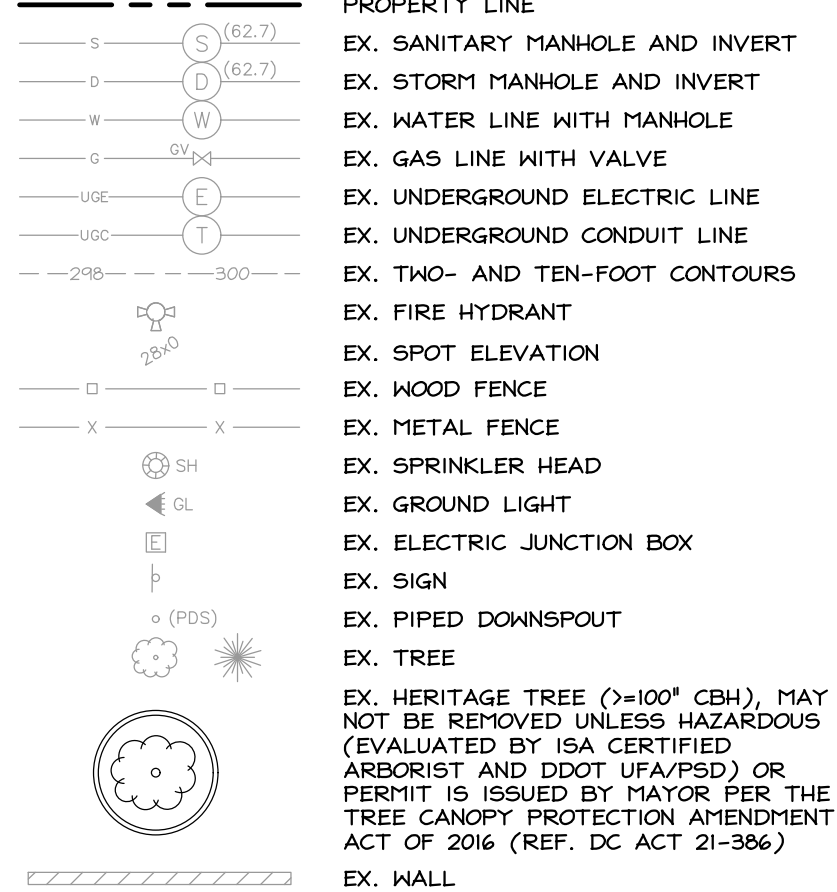
FOWLKES STUDIO
ATTN: VW FOWLKES
1711 CONNECTICUT AVENUE, NW, SUITE 2048
WASHINGTON, DC 20009
(202) 758-5518 (PHONE)
vw@fowlkesstudio.com

LOT 0030, SQUARE 250
KALORAMA

2525
BELMONT
ROAD, NW

N.W. WASHINGTON,
DISTRICT OF COLUMBIA

EXISTING FEATURES



EXISTING UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND MUST BE FIELD VERIFIED. UTILITY LOCATIONS ARE BASED UPON AVAILABLE RECORDS AND ARE SHOWN TO THE BEST OF OUR ABILITY.

UTILITY	REQUEST DATE	BY	INFO RECEIVED	PLAN REVISION	BY
AT&T	01/31/2024	MSL	02/06/2024	NO FACILITIES	—
COMCAST	01/31/2024	MSL	ON FILE	02/15/2024	MSL
MC/WORLDCOM	01/31/2024	MSL	PENDING	—	—
PEPCO	01/31/2024	MSL	02/02/2024	02/15/2024	MSL
VERIZON	01/31/2024	MSL	ON FILE	02/15/2024	MSL
WASH. GAS	01/31/2024	MSL	ON FILE	02/15/2024	MSL
DC SEWER	01/31/2024	MSL	ON FILE	02/15/2024	MSL
DC WATER	01/31/2024	MSL	ON FILE	02/15/2024	MSL

MISS UTILITY

FOR LOCATION OF UTILITIES, CALL "MISS UTILITY" AT 1-800-257-7777, OR LOG ON TO WWW.MISSUTILITY.NET/ITIC 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY. THE EXCAVATOR MUST NOTIFY ALL PUBLIC UTILITY COMPANIES WITH UNDER GROUND FACILITIES IN THE AREA OF PROPOSED EXCAVATION AND HAVE THOSE FACILITIES LOCATED BY THE UTILITY COMPANIES PRIOR TO COMMENCING EXCAVATION. THE EXCAVATOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL JURISDICTIONAL REQUIREMENTS.

[illegible]

REVISION	DATE
----------	------

CAS PROJECT	22-0814-DC
DATE	02/2024
DRAWN BY	MSL
CHECKED BY	DCL
APPROVAL	DCL
SCALE	1"=10'



DATUM:
VERTICAL
 DC WATER
HORIZONTAL
 DC SURVEYOR'S OFFICE
 BOOK 182 | PAGE 15

SHEET TITLE

EXISTING CONDITIONS PLAN

CIV100 Board of Zoning Adjustment
District of Columbia
CASE NO.21182
EXHIBIT NO.23