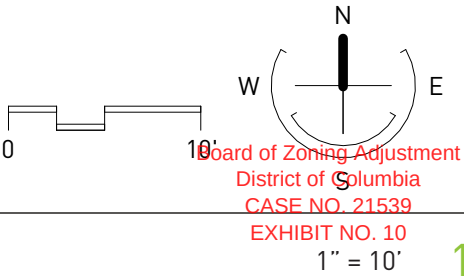
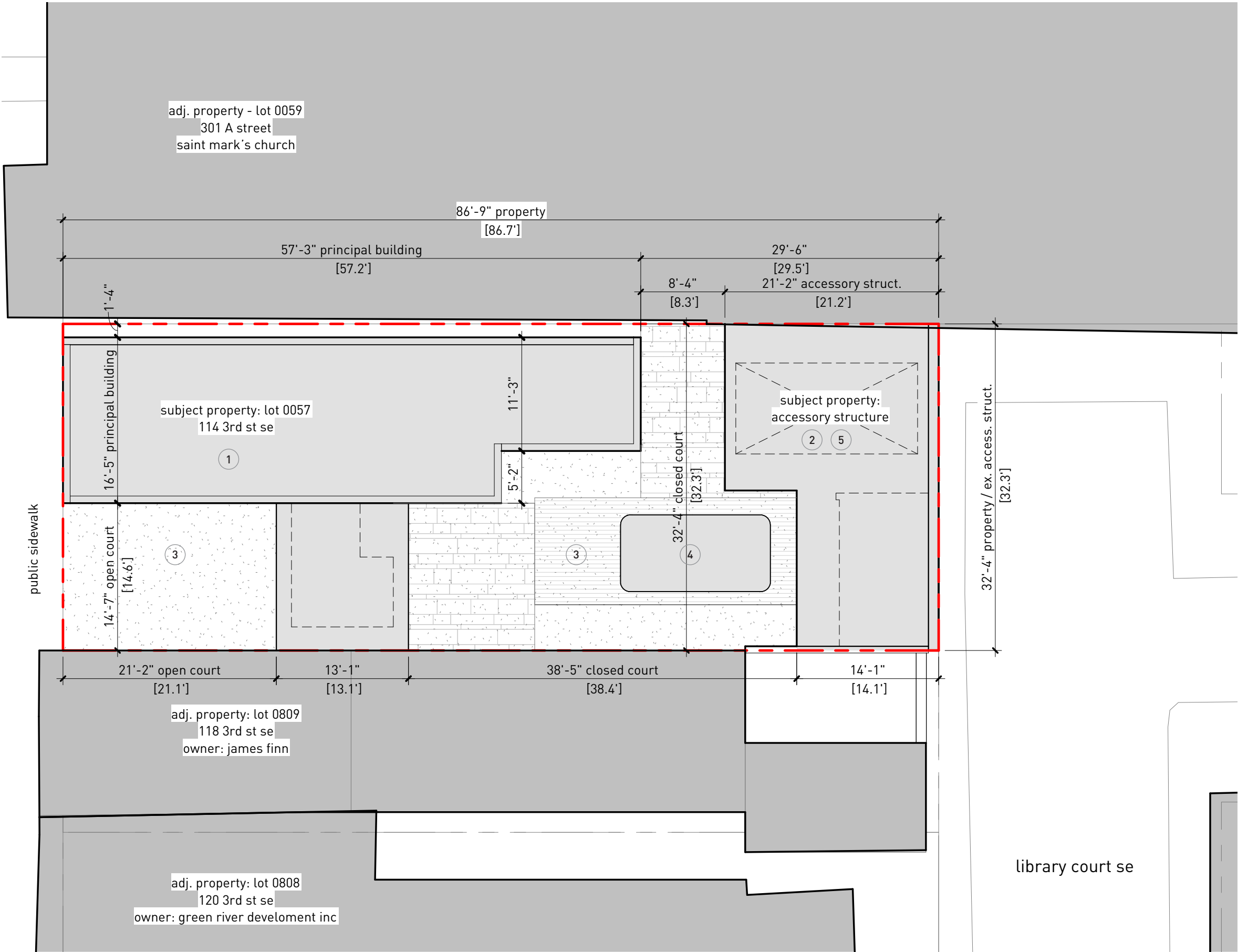


existing site plan

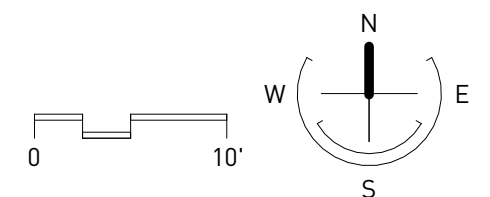
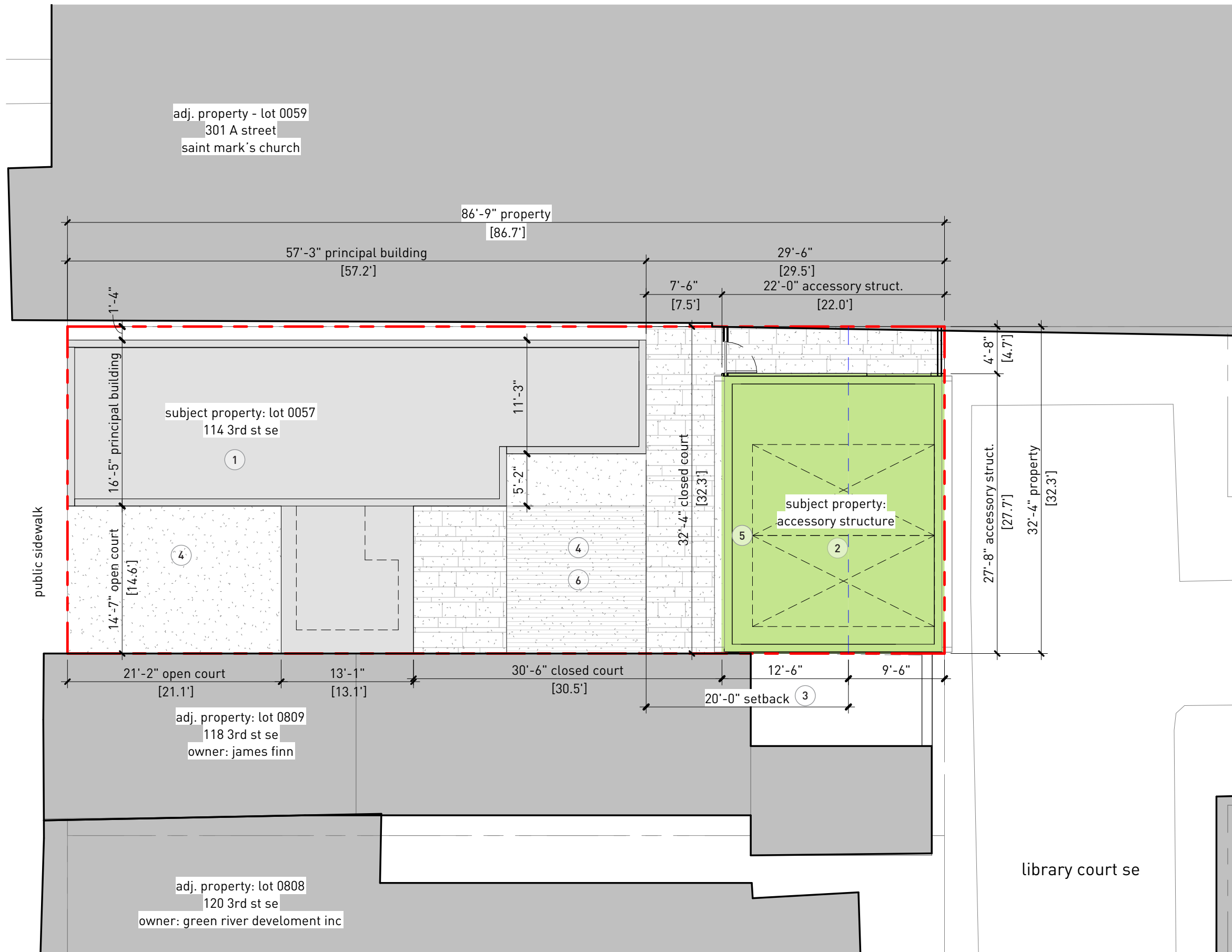
- keynotes:
- 1 existing three-story single-family dwelling
building area: 1,059 sf / lot occupancy - 38%
 - 2 existing one-story accessory structure
building area: 572 sf / lot occupancy - 21%
 - 3 pervious surface area: 983 sf - 35%
 - 4 existing swim spa
 - 5 off-street parking (9'x18')

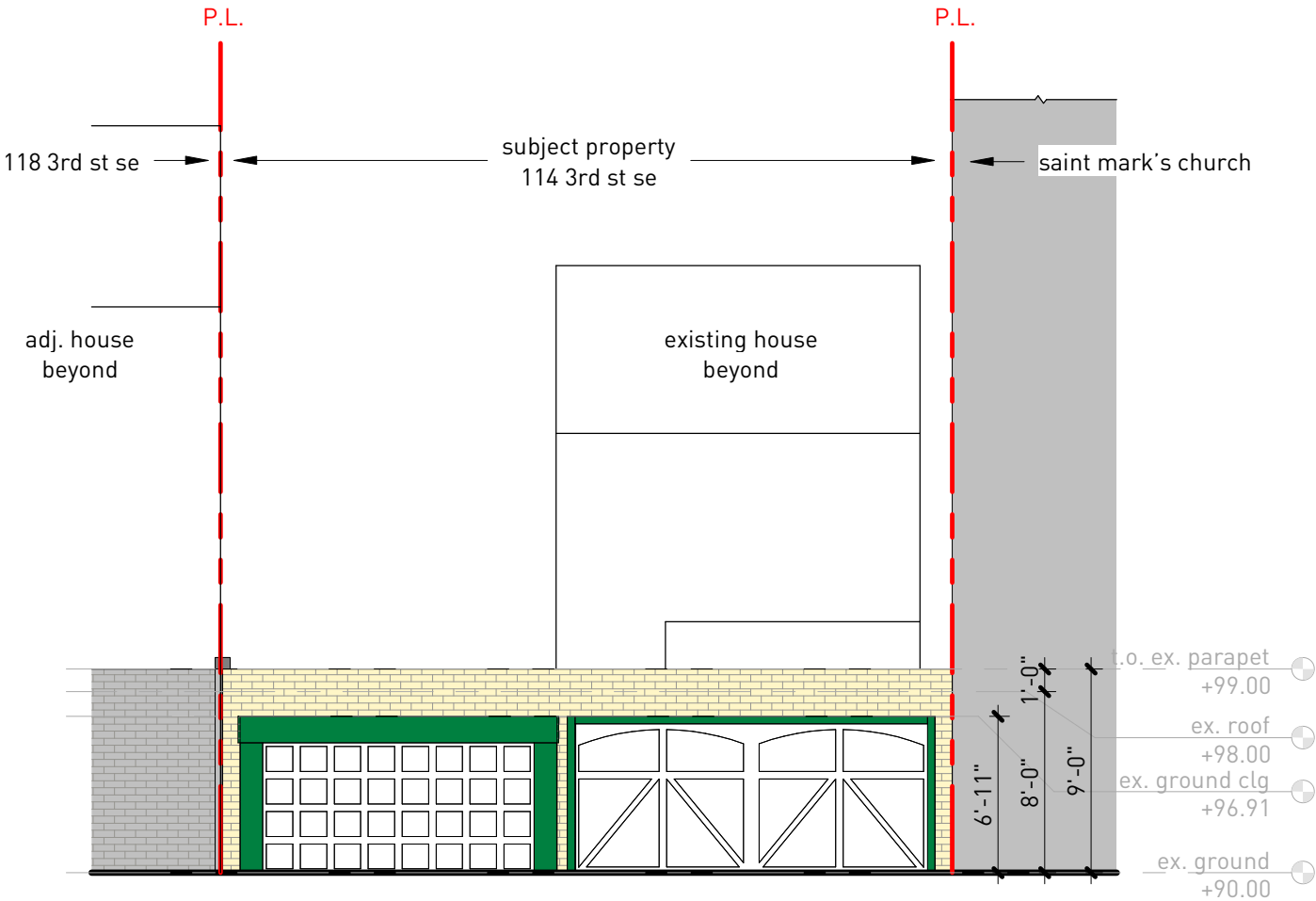


proposed site plan

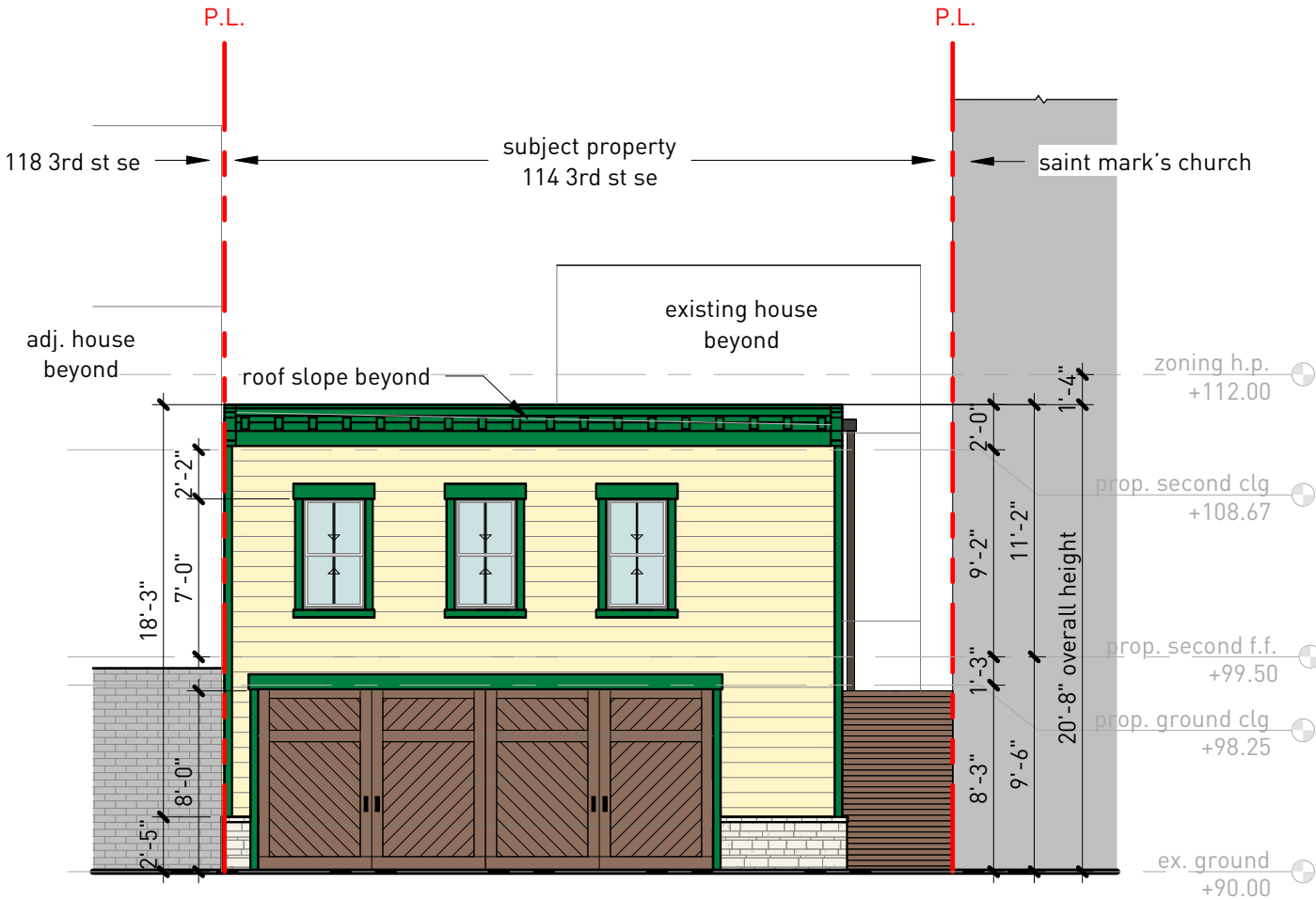
keynotes:

- 1 existing three-story single-family dwelling
building area:
1,059 sf / lot occupancy - 38%
- 2 proposed two-story accessory structure
building area:
610 sf / lot occupancy - 22%
- 3 required rear yard (20' x 32.3' = 646 sf); allowable size is larger of either 450 sf or 30% of required rear yard (139 sf)
- 4 pervious surface area:
1,065 sf - 38%
- 5 enclosed parking spaces (9'x18') (2)
- 6 reconfigured flagstone patio and decking

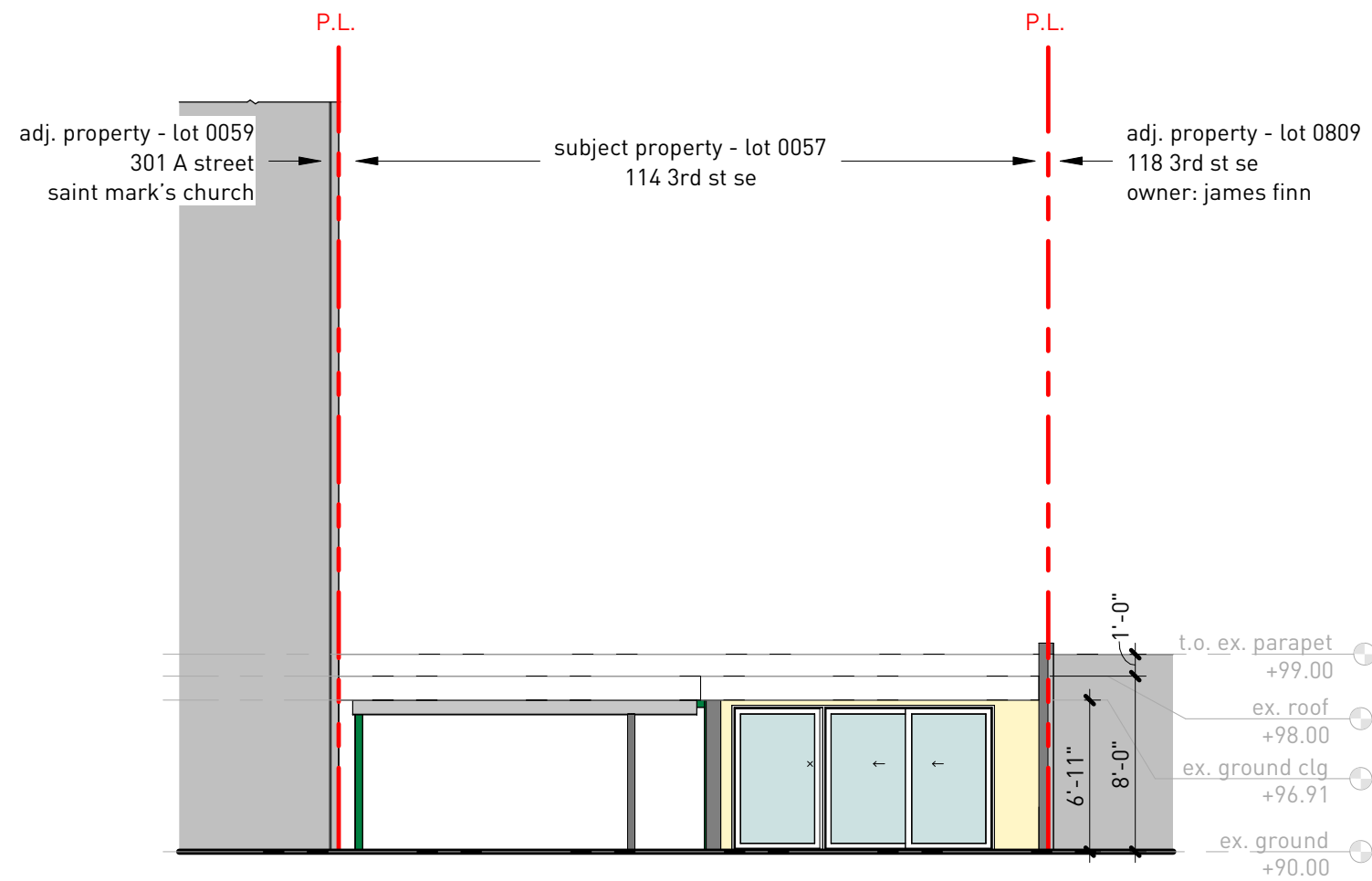




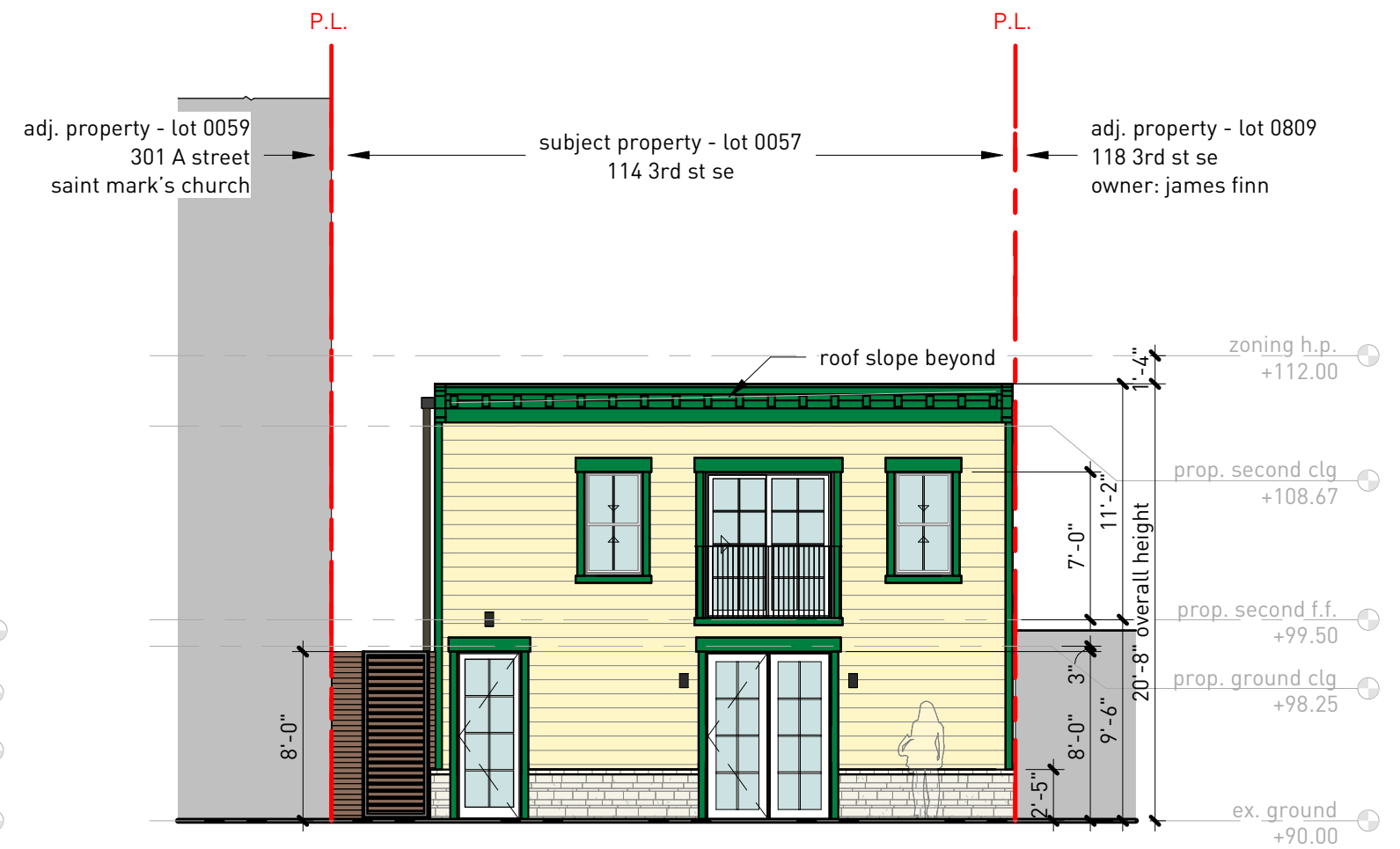
existing east elevation (facing library court)



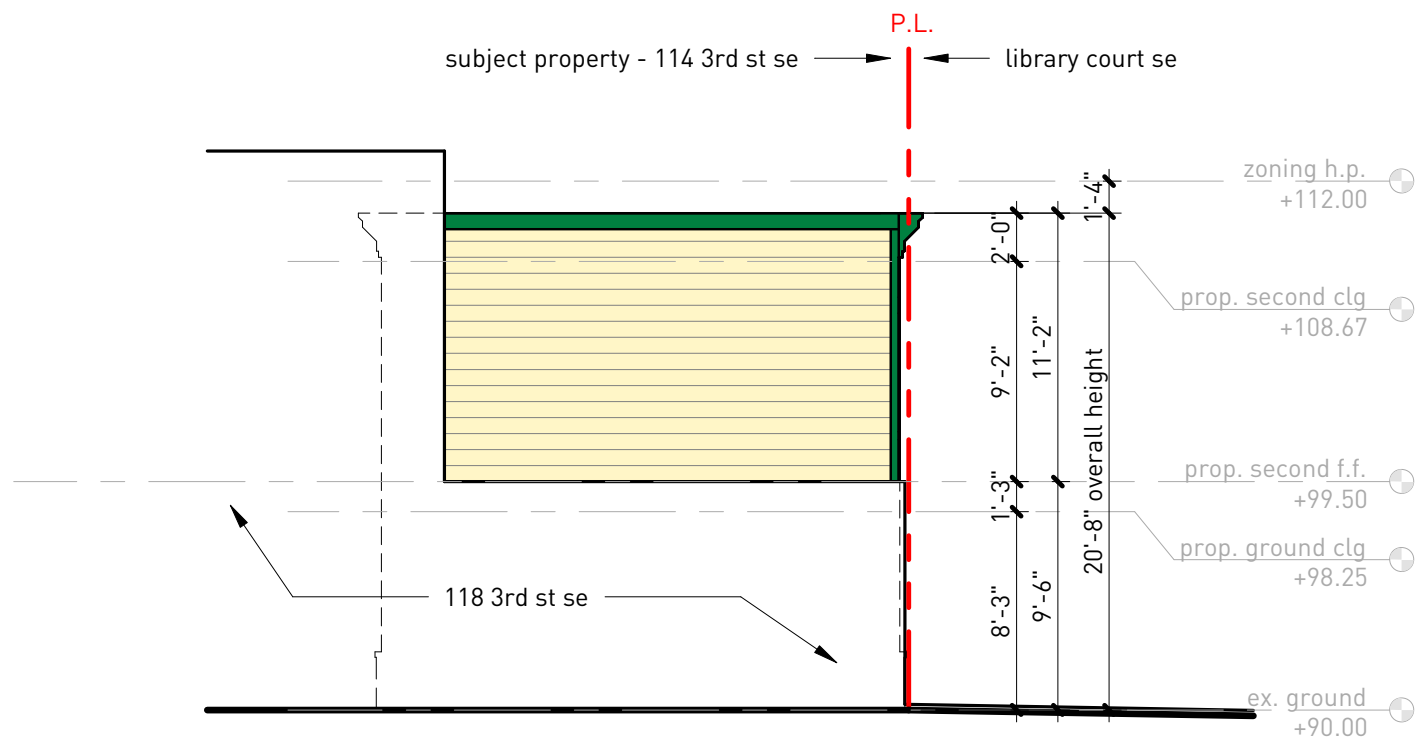
proposed east elevation (facing library court)



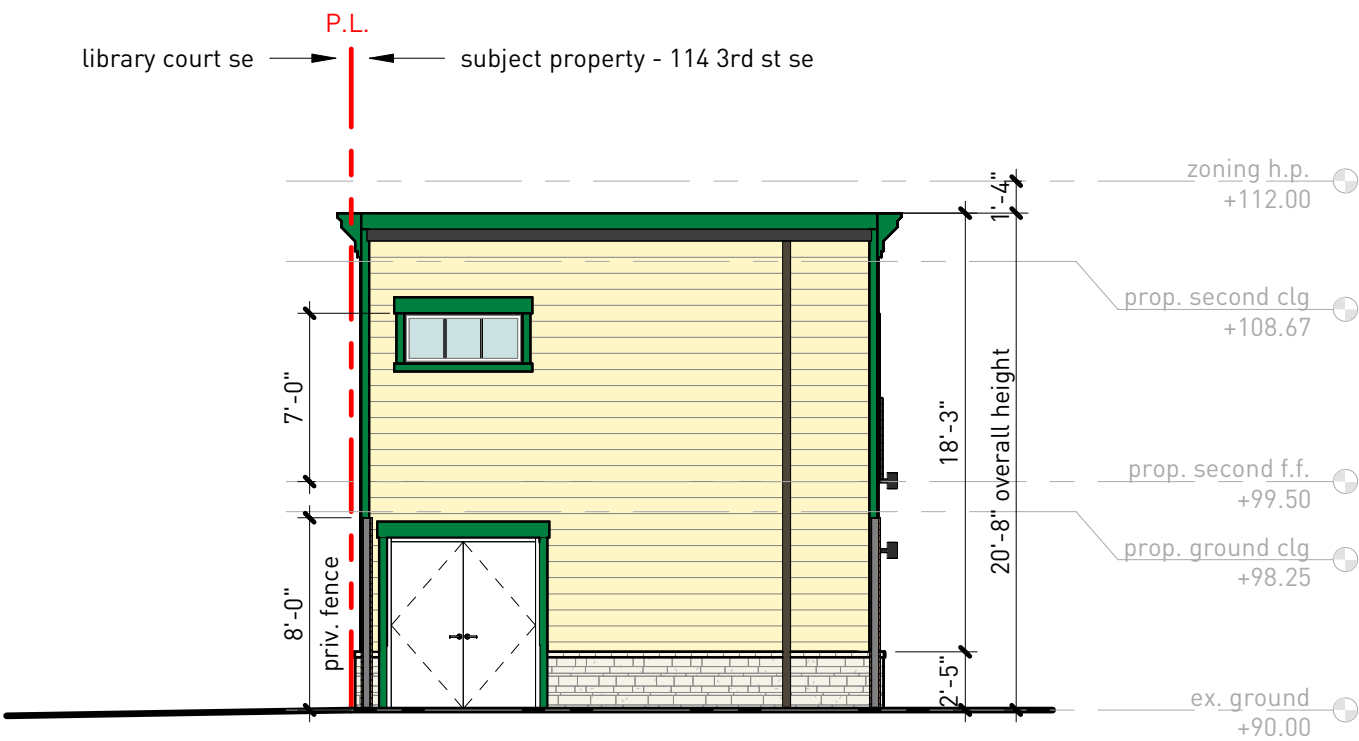
existing west elevation (facing courtyard)



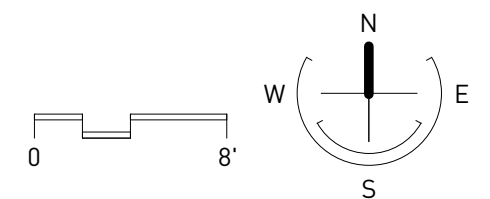
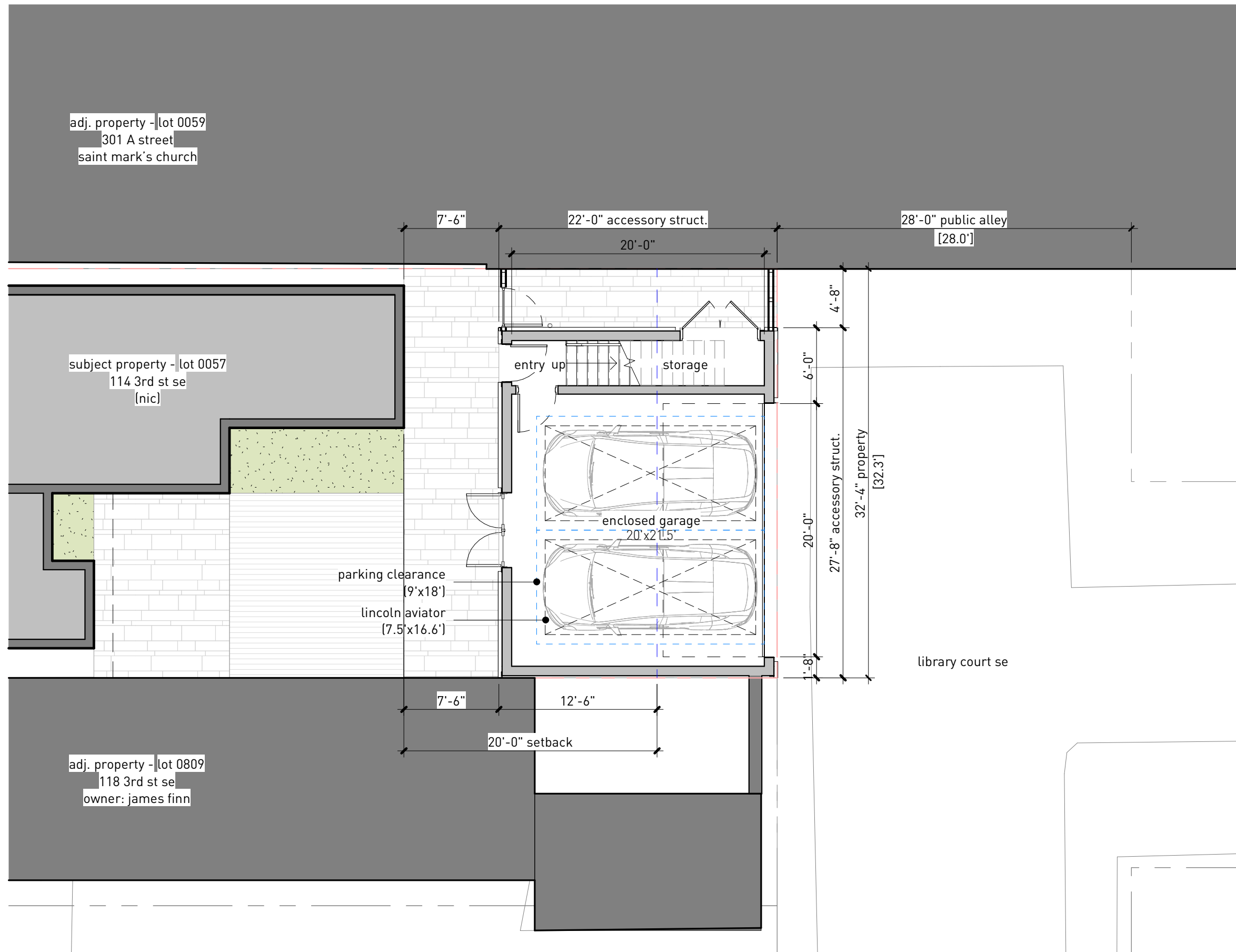
proposed west elevation (facing courtyard)

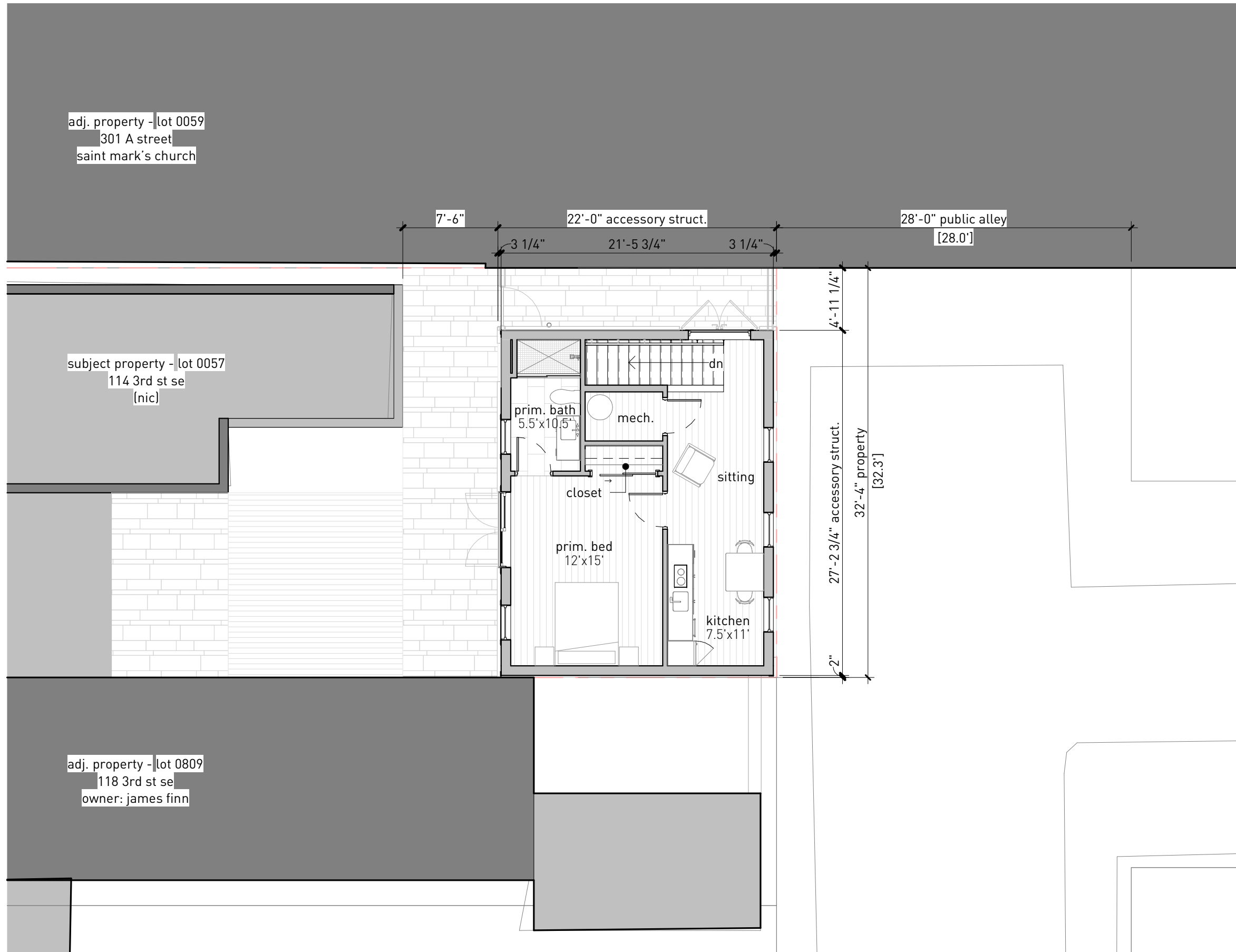


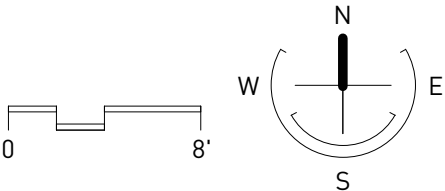
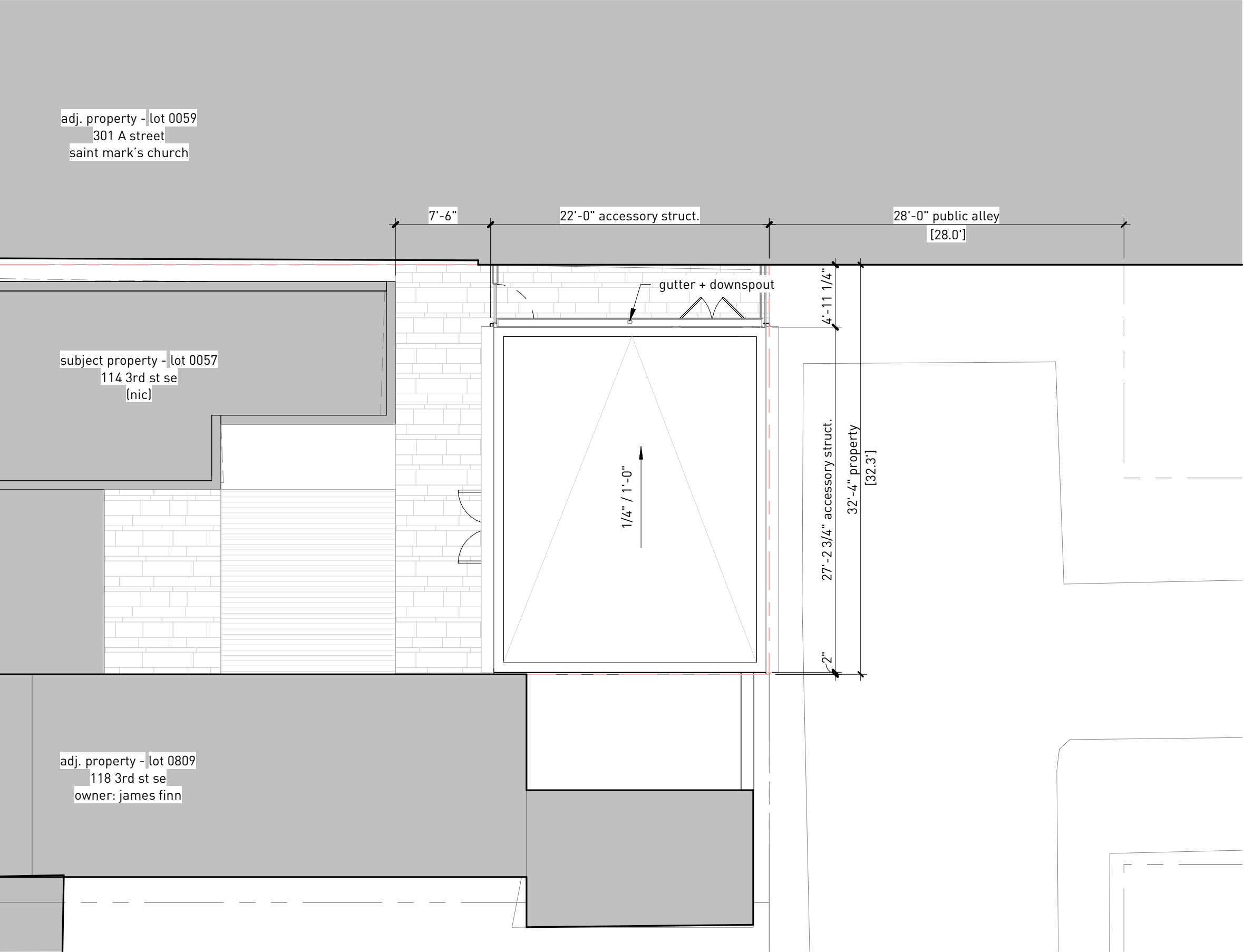
proposed south elevation (facing 118 3rd st se)



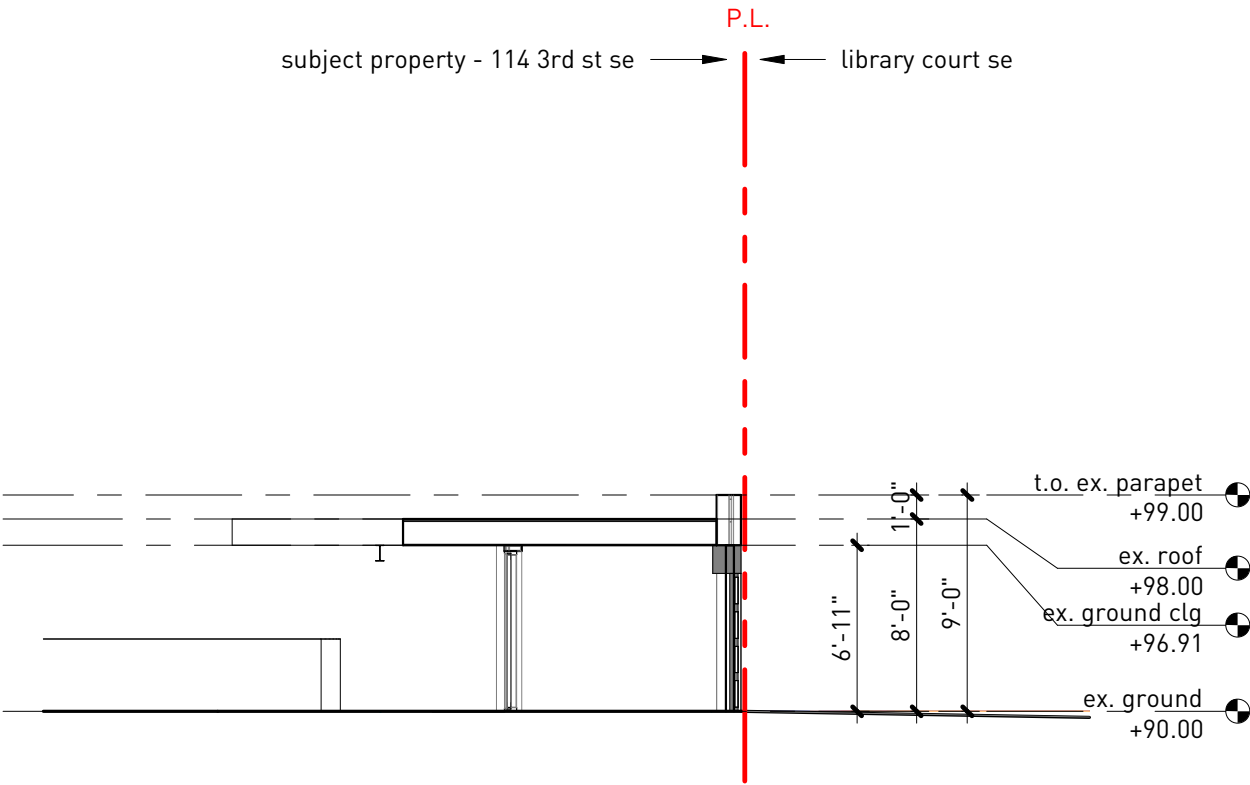
proposed north elevation (facing st mark's church)



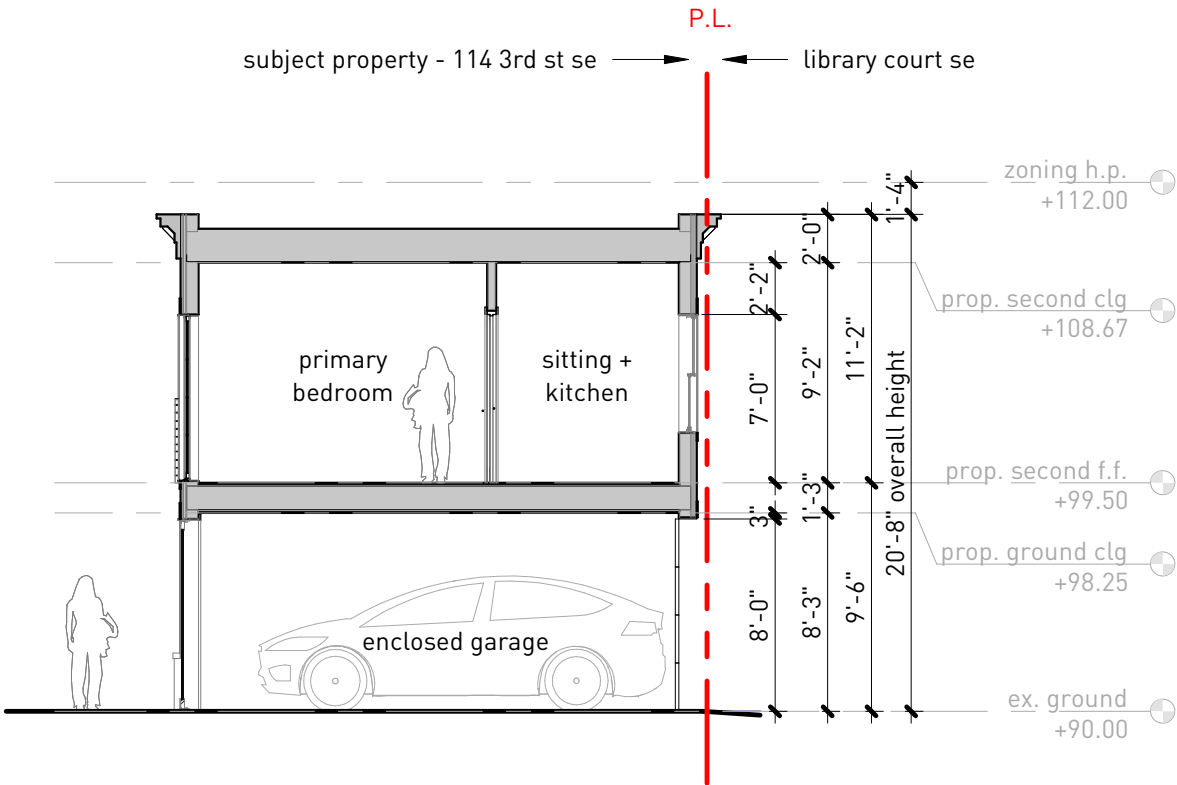




existing / proposed building section



existing building section (east west)



proposed building section (east west)

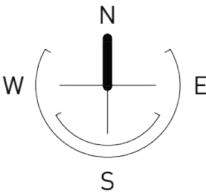
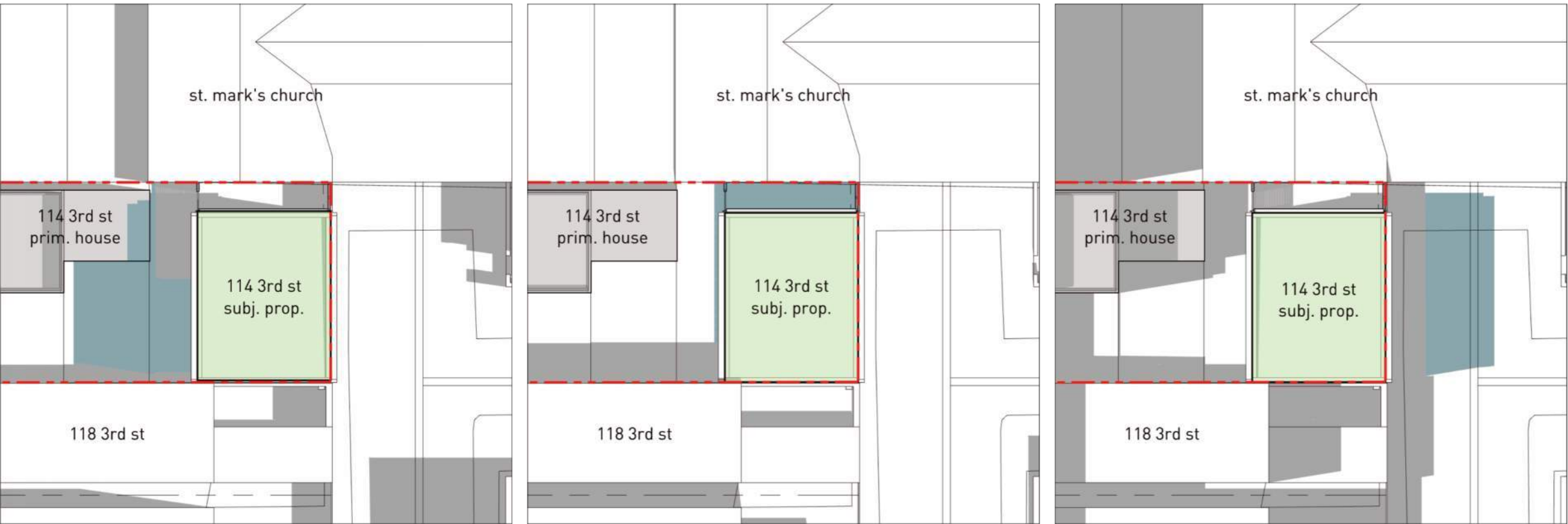
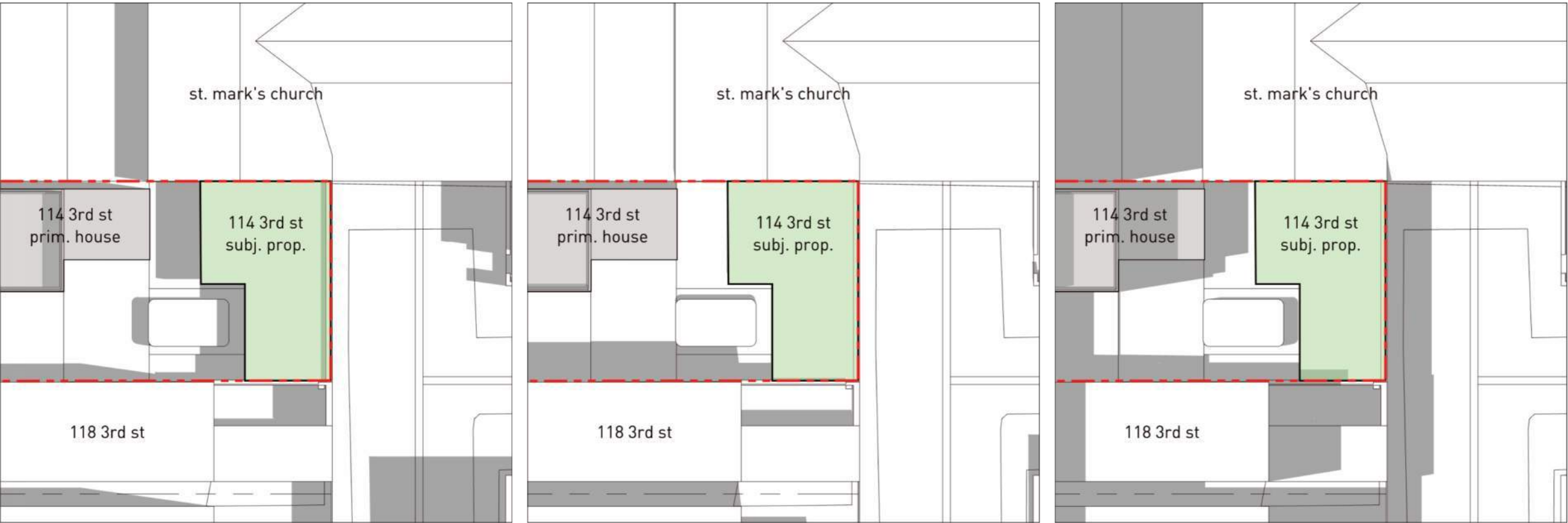
9:00 am

12:00 pm

3:00pm

legend

- subject property
- primary house
- existing shadow cast
- new shadow cast
- property line



shadow study | spring / fall equinox

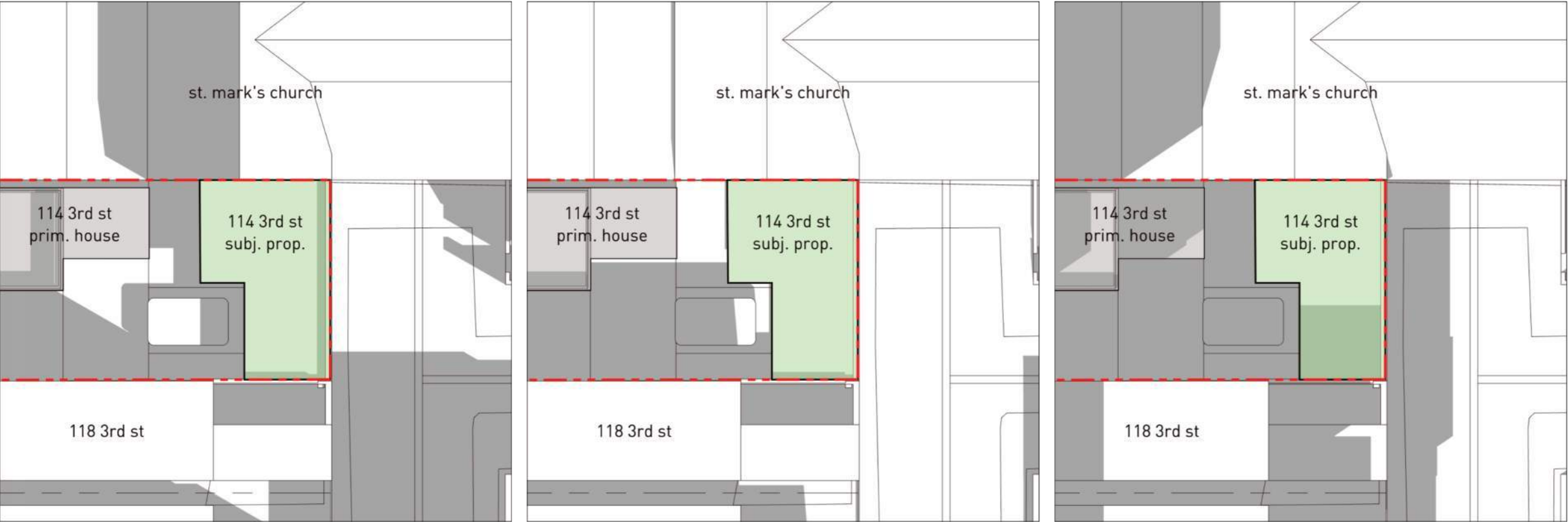
9:00 am

12:00 pm

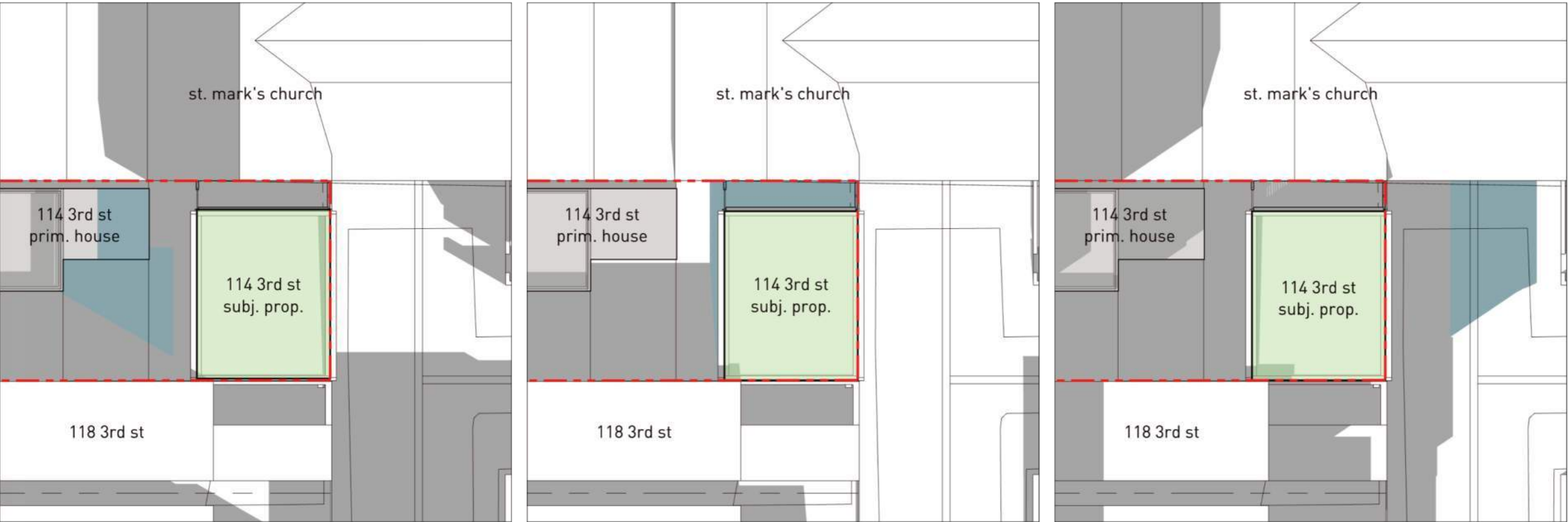
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legend

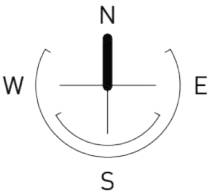
- subject property
- primary house
- existing shadow cast
- new shadow cast
- property line



existing condition



proposed design



shadow study | winter solstice

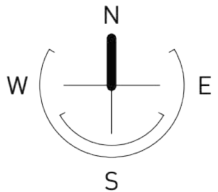
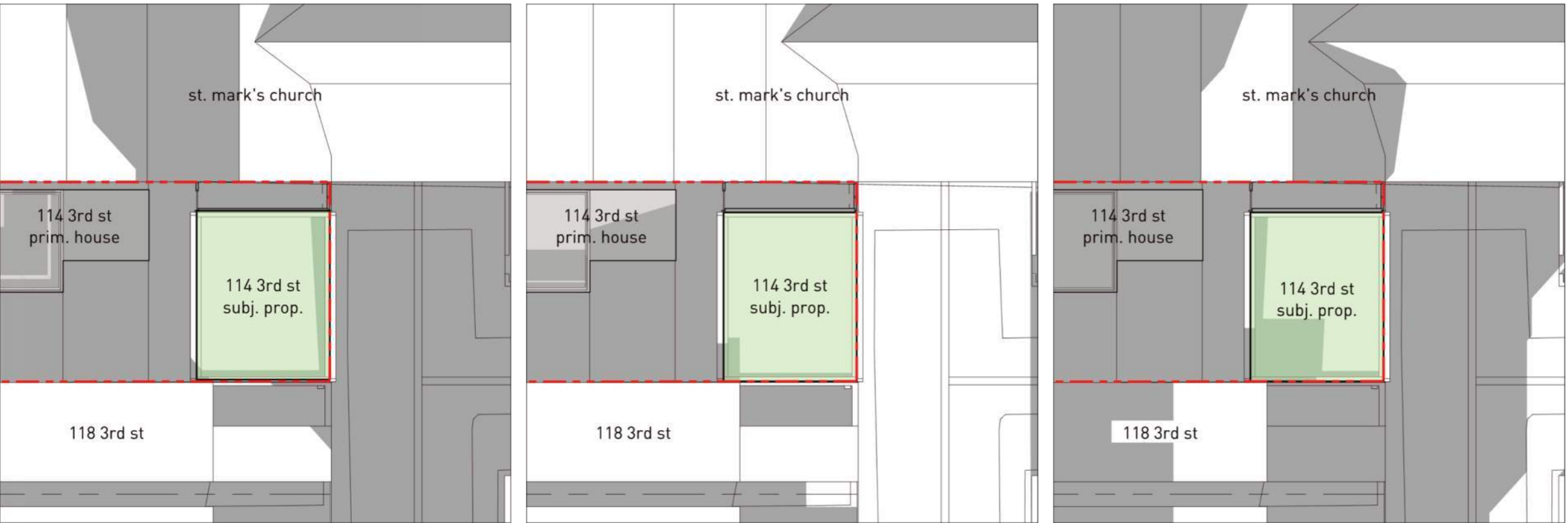
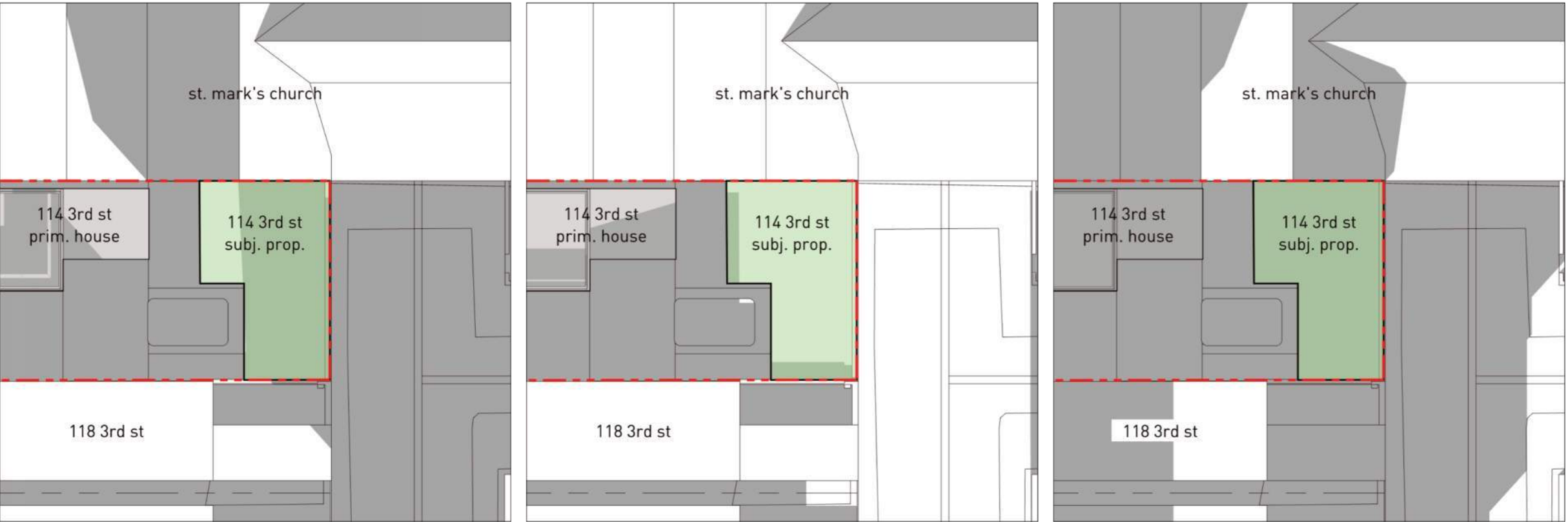
9:00 am

12:00 pm

3:00pm

legend

- subject property
- primary house
- existing shadow cast
- new shadow cast
- property line



shadow study | summer solstice

9:00 am

12:00 pm

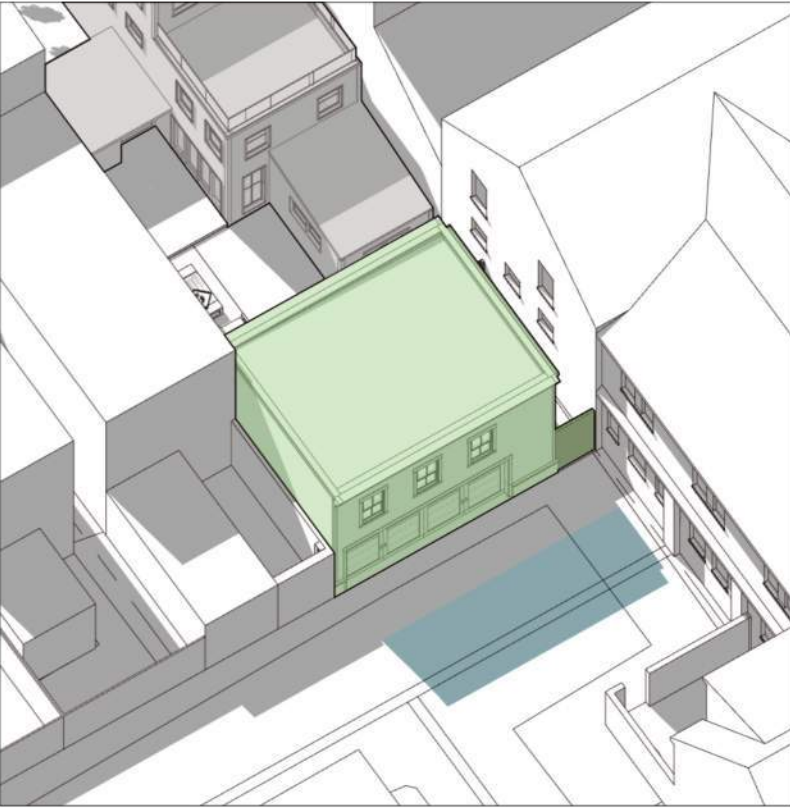
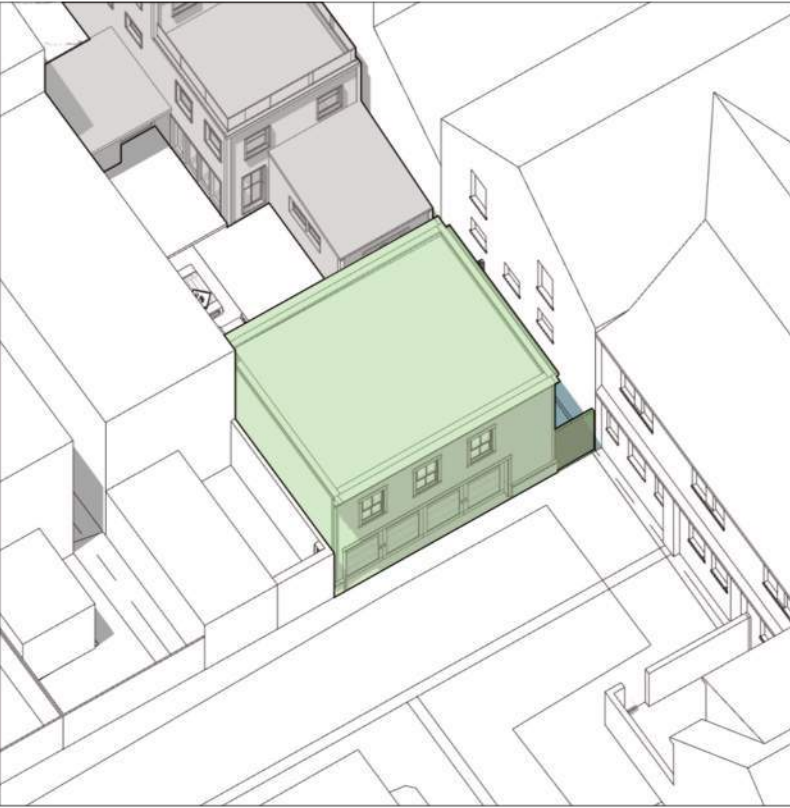
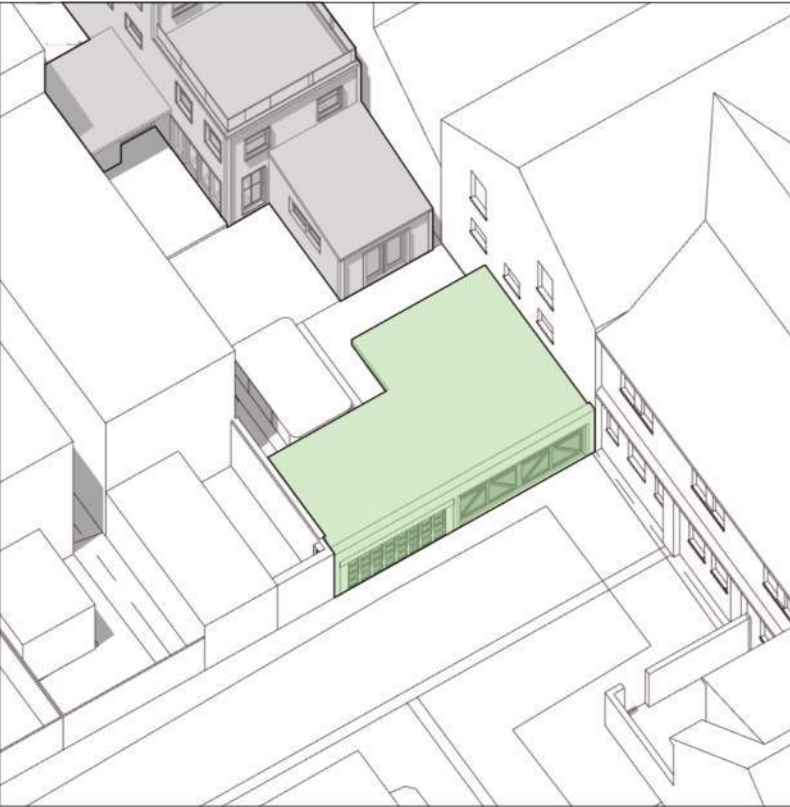
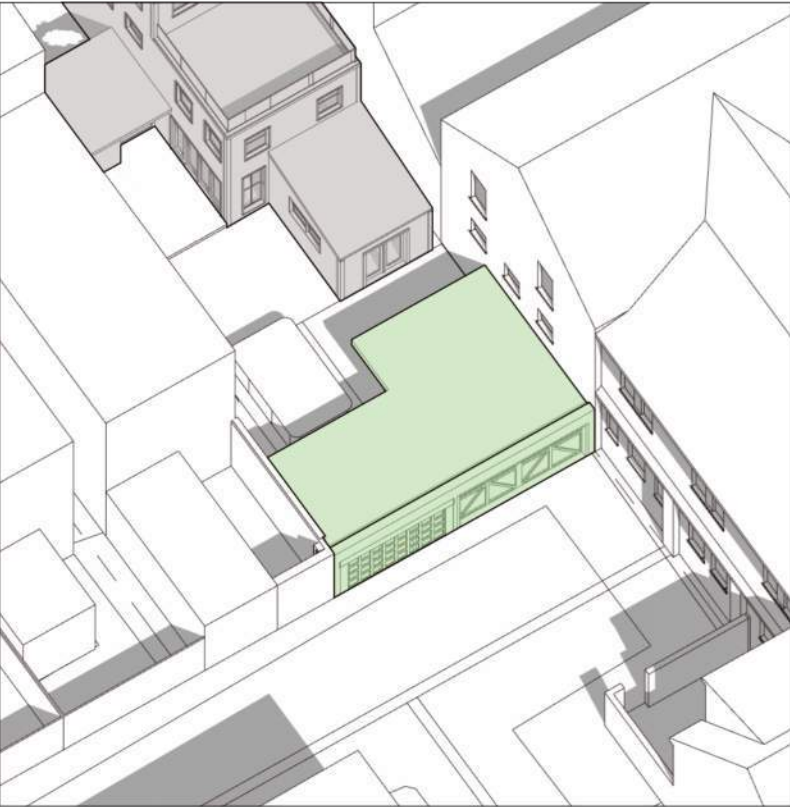
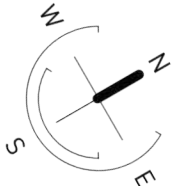
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legend

- subject property
- primary house
- existing shadow cast
- new shadow cast
- property line

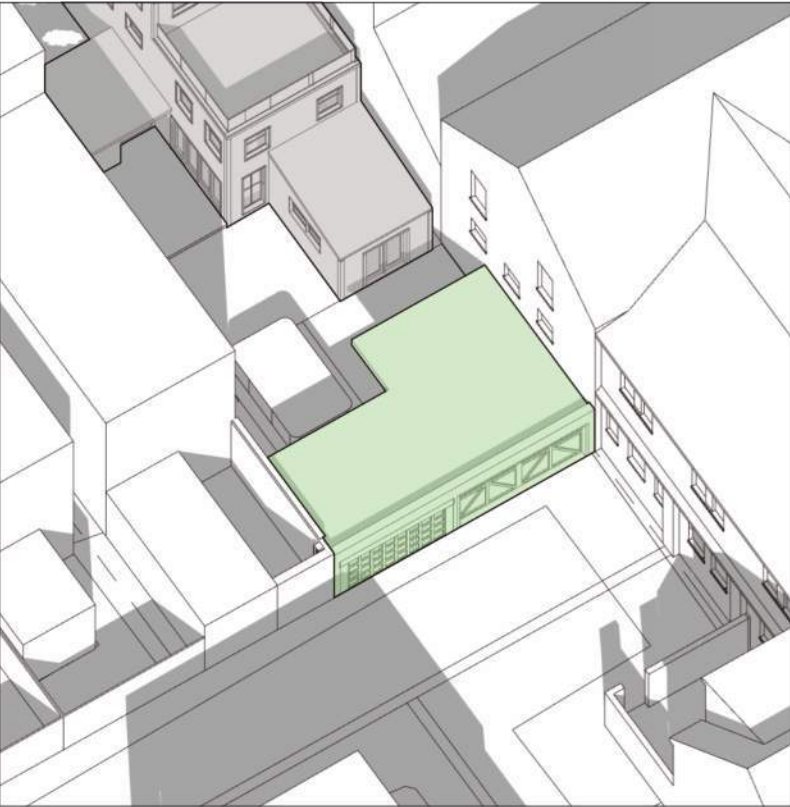
existing condition

proposed design

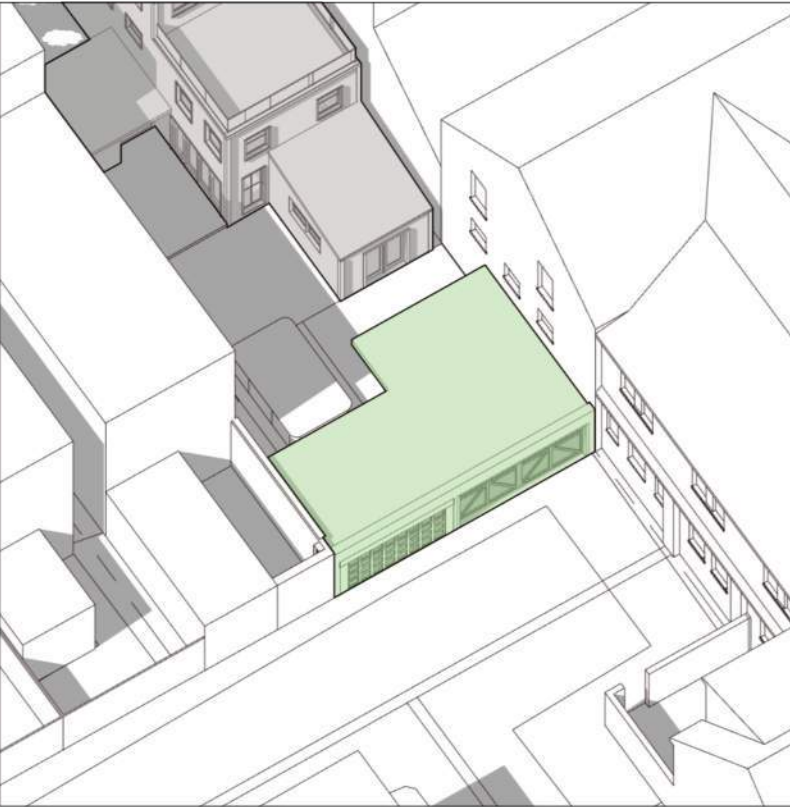


shadow study | spring / fall equinox

9:00 am



12:00 pm



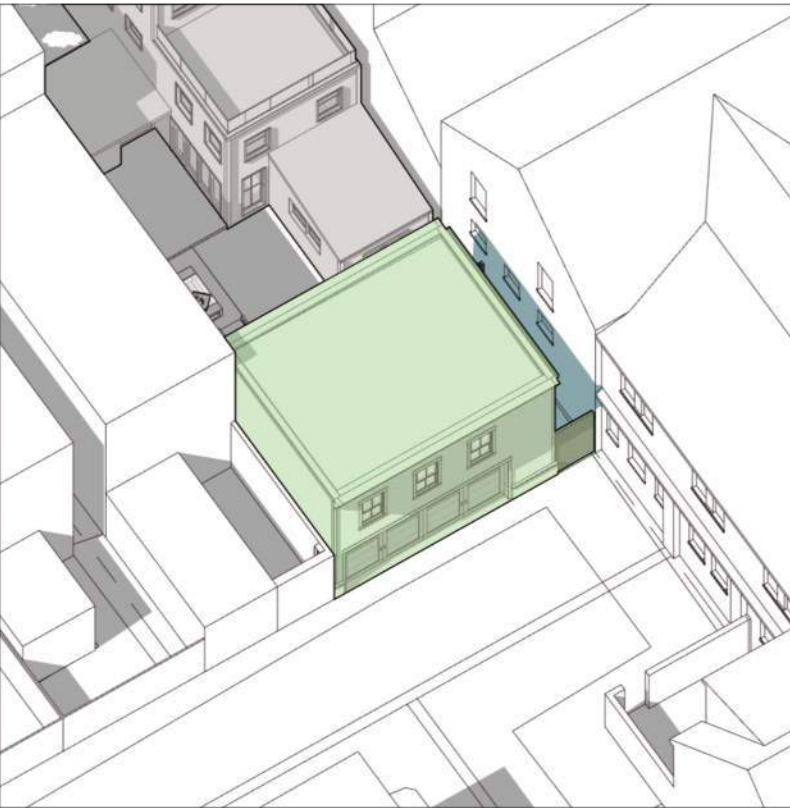
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legend

- subject property
- primary house
- existing shadow cast
- new shadow cast
- property line

existing condition

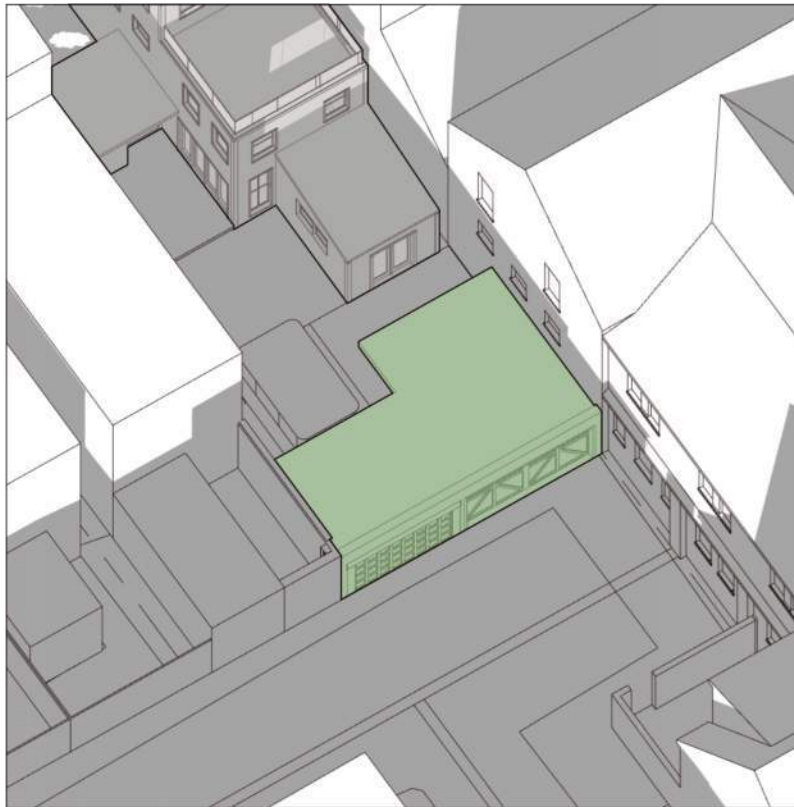


proposed design

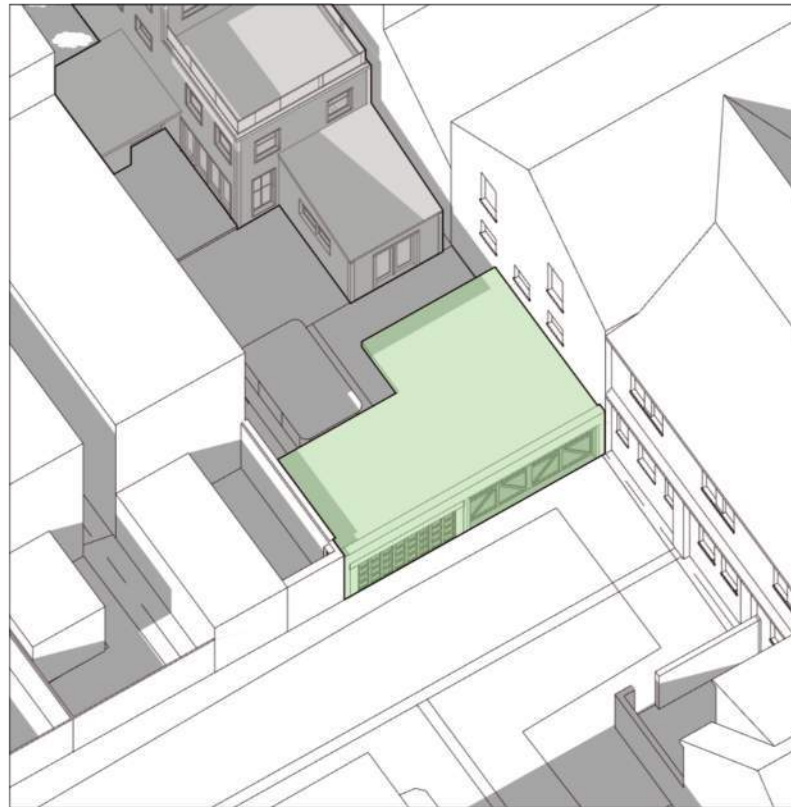


shadow study | winter solstice

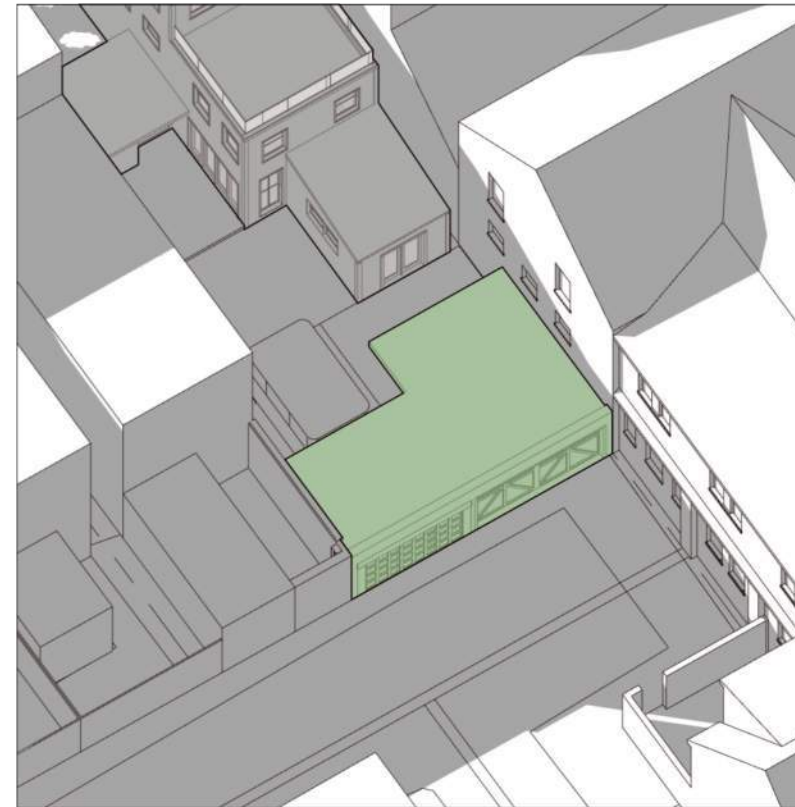
9:00 am



12:00 pm



3:00pm



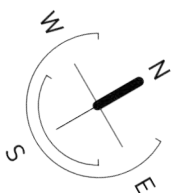
legend

- subject property
- primary house
- existing shadow cast
- new shadow cast
- property line

existing condition



proposed design





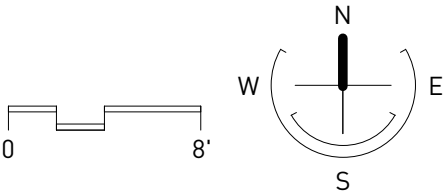
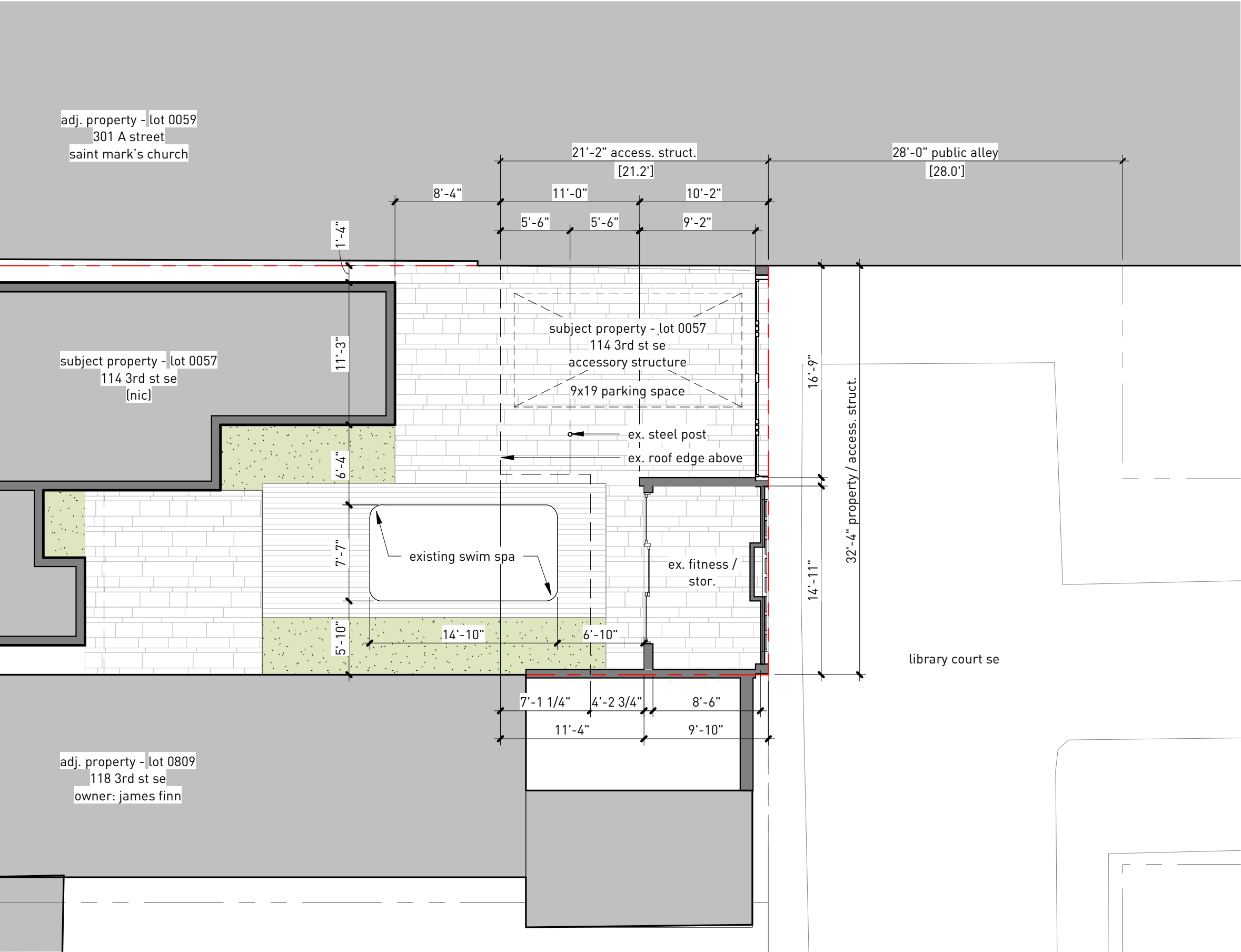


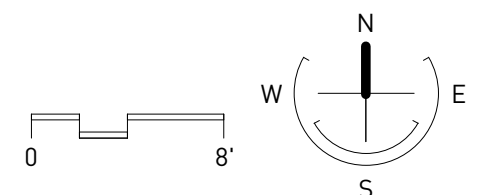
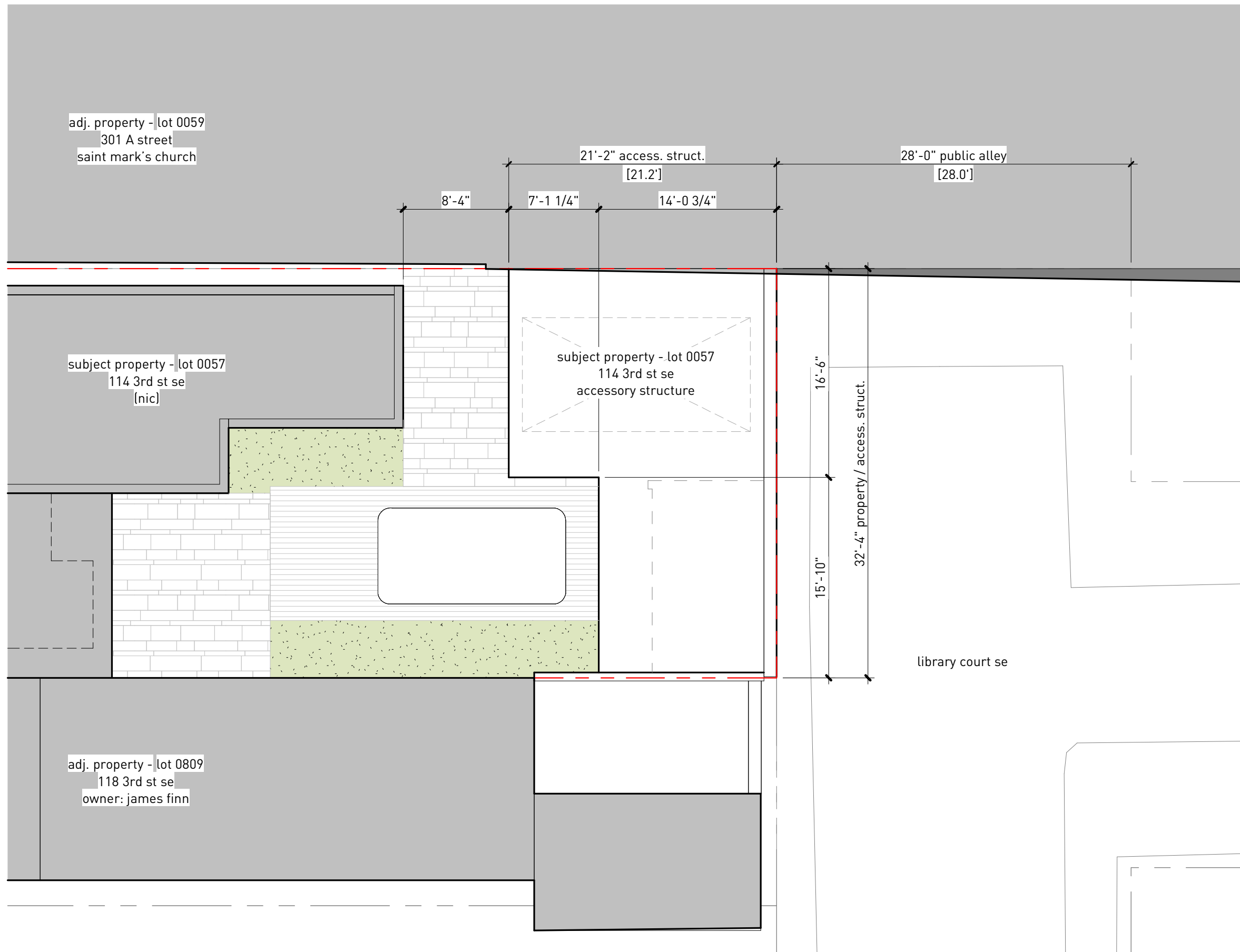












DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., October 21, 2025

Plat for Building Permit of :

SQUARE 788 LOT 57

Scale: 1 inch = 20 feet

Recorded in Book 157 Page 83

Receipt No. 26-00303

Drawn by: A.S.

Furnished to: TEASS WARREN ARCHITECTS

"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)."

Anup Shrestha
For Surveyor, D.C.

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 pervious 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 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: _____

Date: _____

Printed Name: _____ Relationship
to Lot Owner: _____

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



SCALE: 1:20

SQUARE 788

3rd STREET, S.E.

