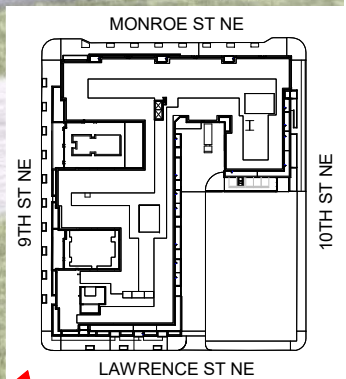




901 MONROE ST NE

PUD 028



901 MONROE ST NE

PUD 029

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① NW AXON - MONROE ST & 9TH ST



② View - Monroe & 9th St (Pool Courtyard)



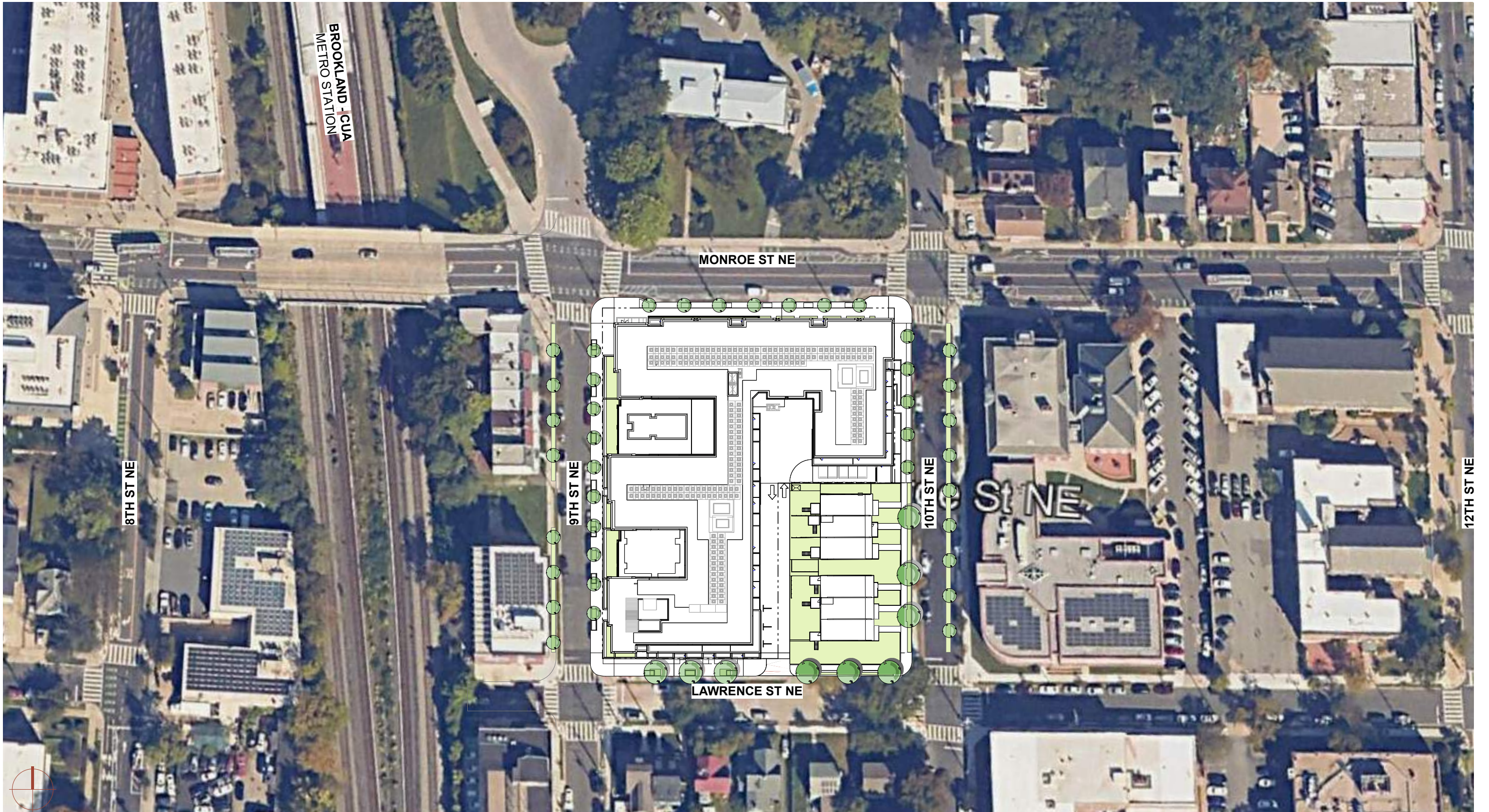
③ View - Monroe & 9th St (Small Courtyard)

901 MONROE ST NE

PUD 030



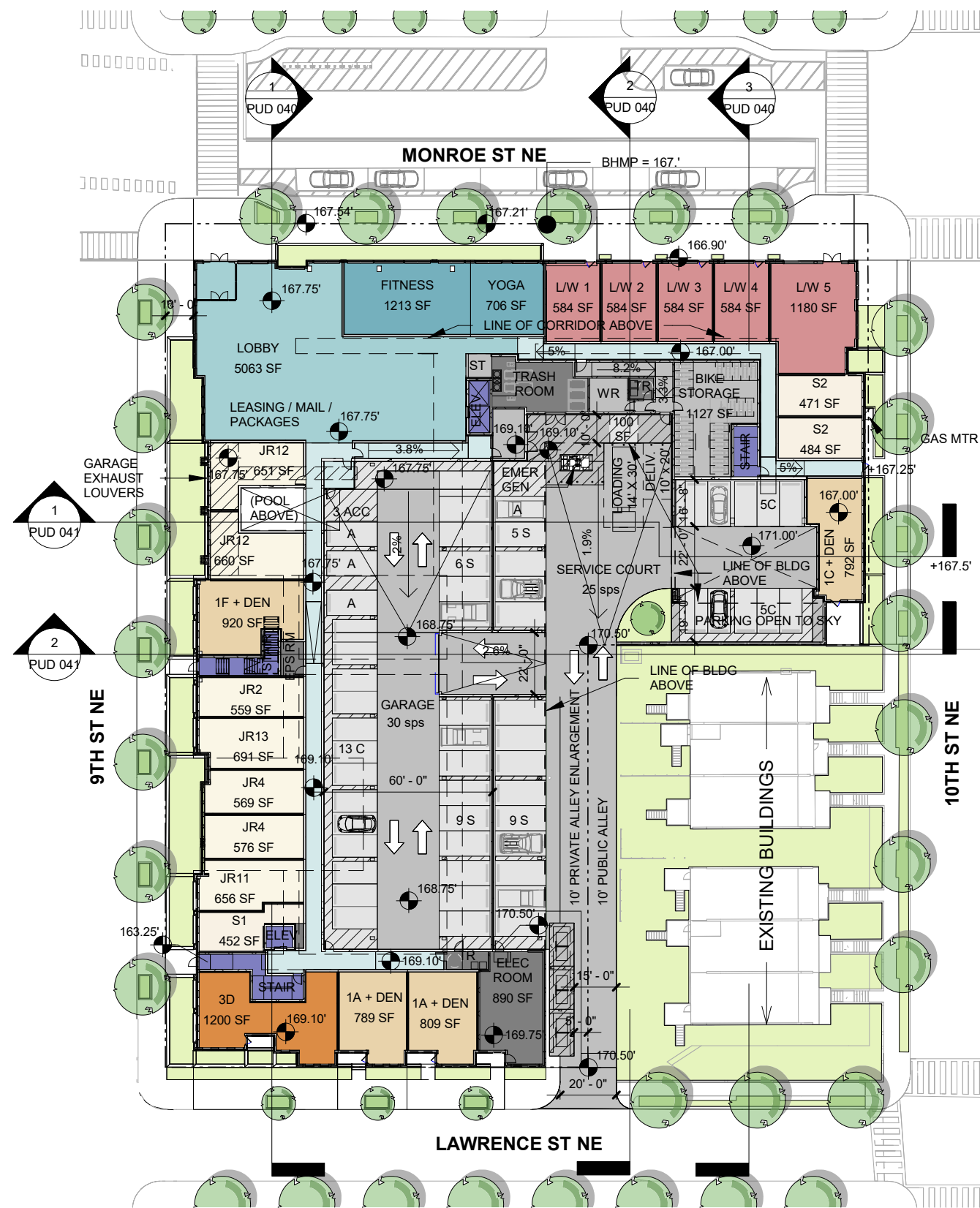
② SW AXON - LAWRENCE ST & 9TH ST



1 Site Plan
1" = 80'-0"

901 MONROE ST NE

PUD 032



1 Level 1
1" = 50'-0"



2 Level 2
1" = 50'-0"



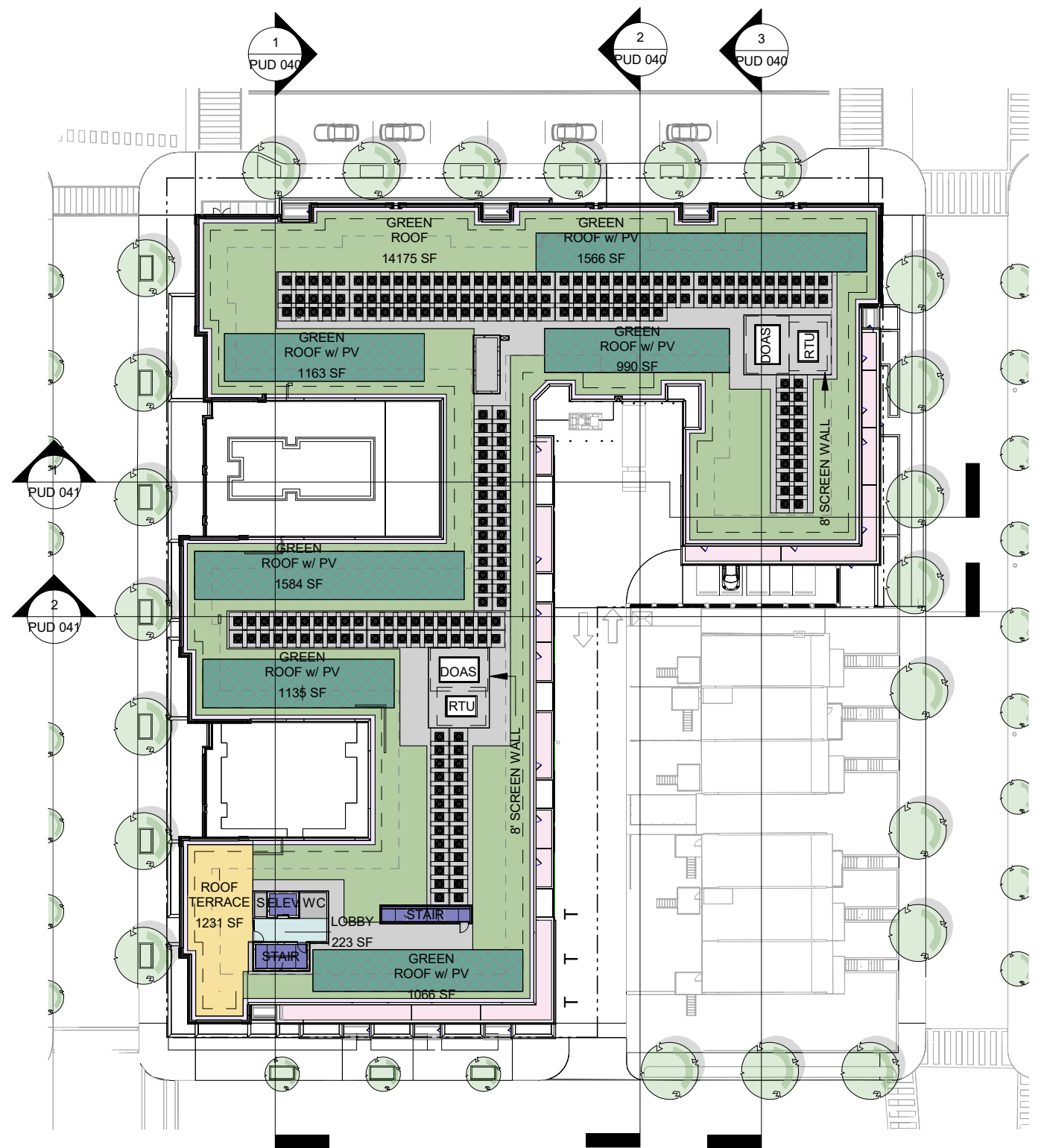
901 MONROE ST NE

PUD 033



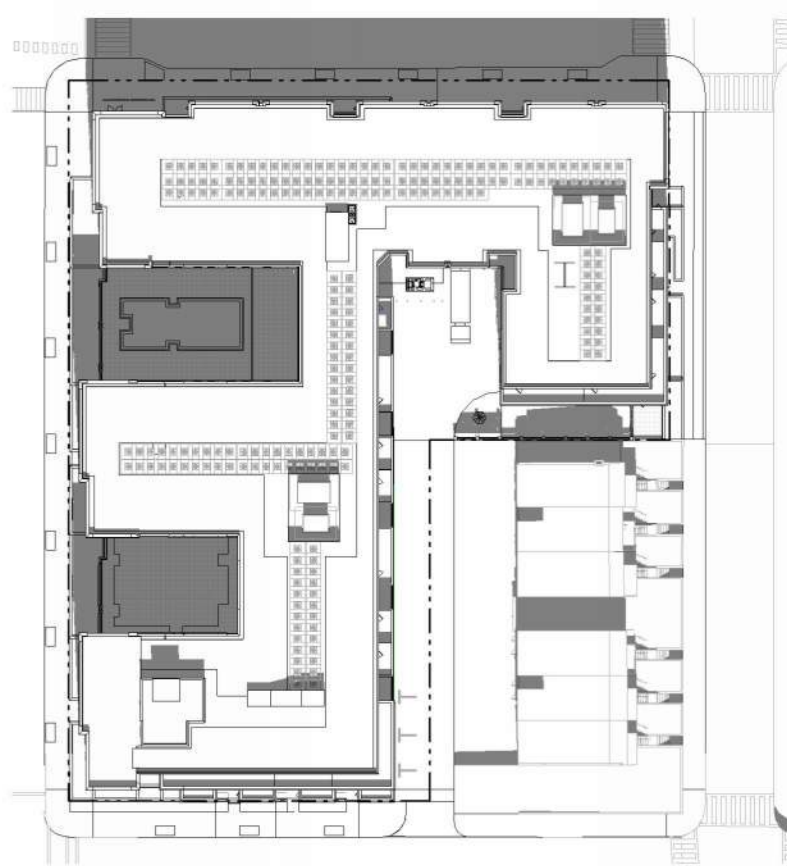


① Level 6
1" = 50'-0"

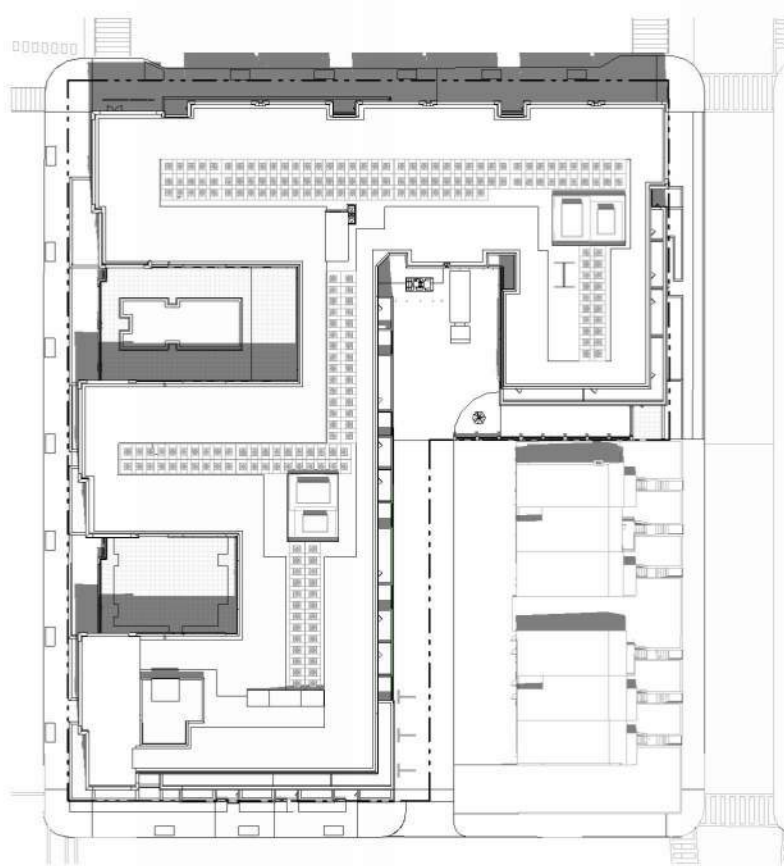


② ROOF PLAN
1" = 50'-0"

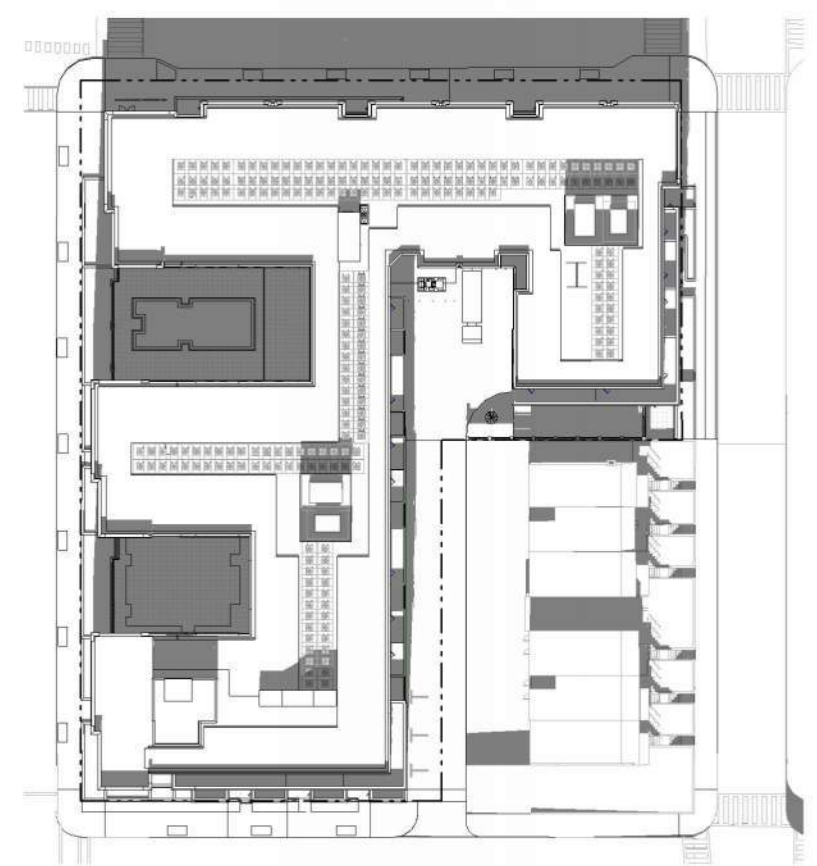




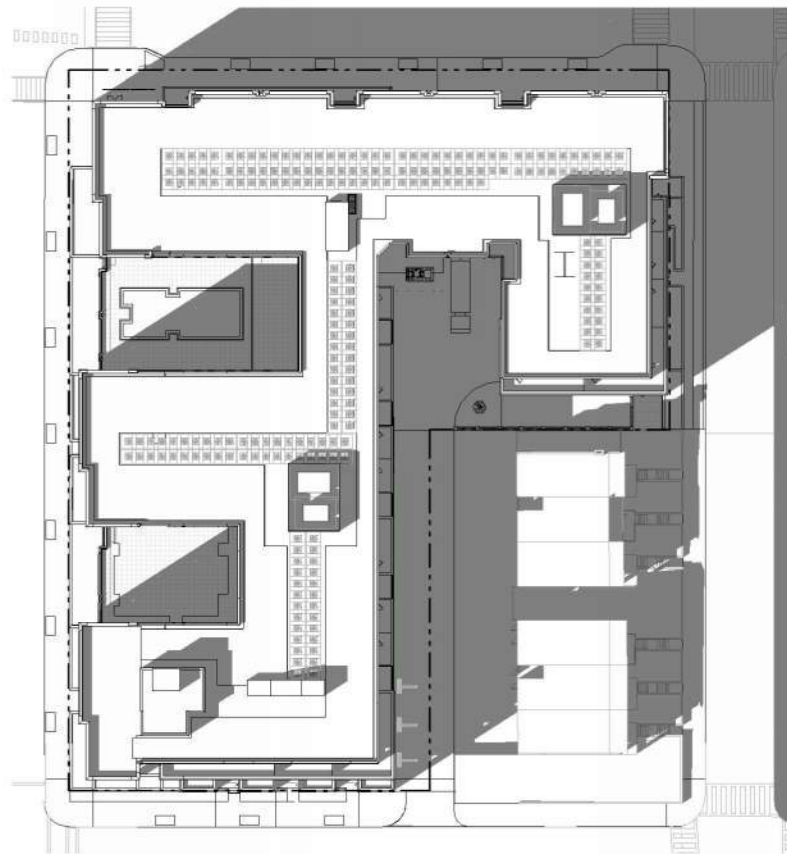
① Spring / Fall Equinox, March 21st, 12 PM (Sept 21st SIM.)
1" = 80'-0"



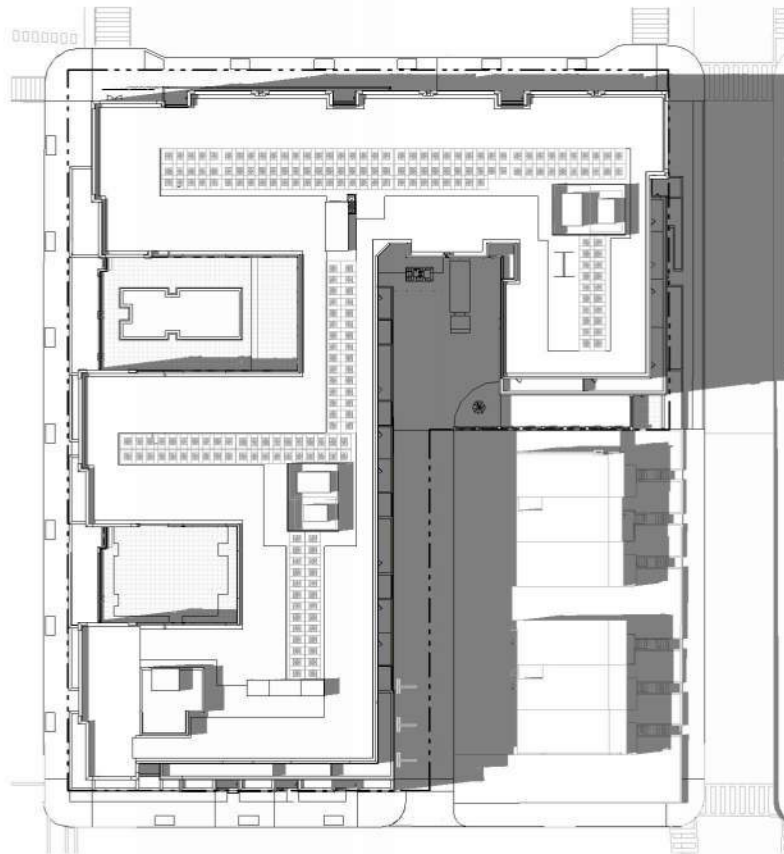
④ Summer Solstice - June 21st, 12 PM
1" = 80'-0"



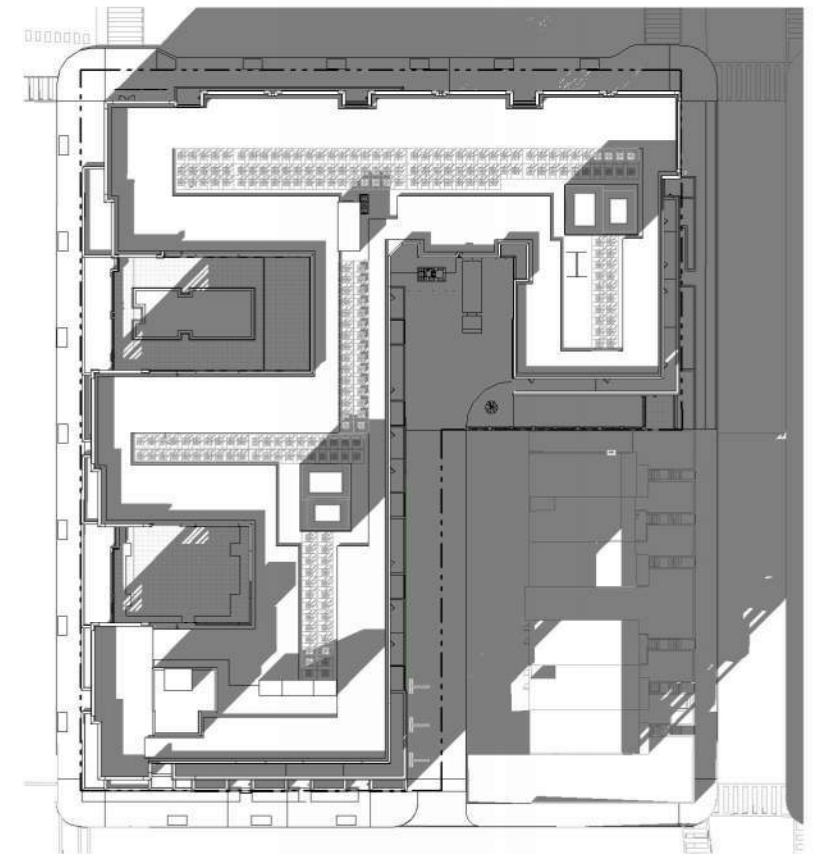
⑥ Winter Solstice - Dec 21st, 12 PM
1" = 80'-0"



② Spring / Fall Equinox, March 21st, 3PM (Sept 21st SIM.)
1" = 80'-0"



③ Summer Solstice - June 21st, 3 PM
1" = 80'-0"



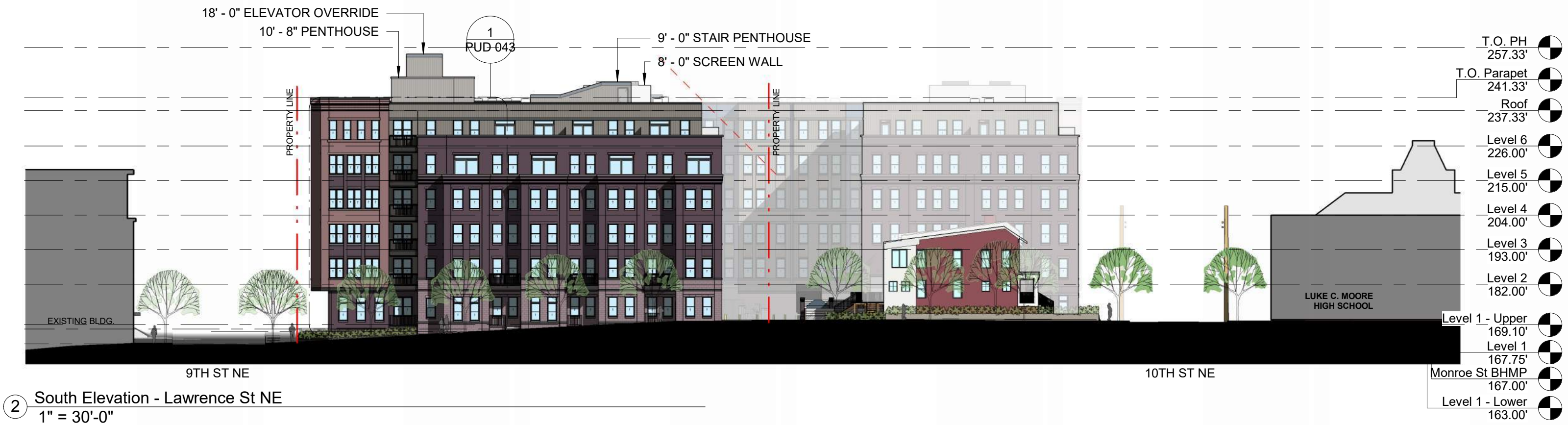
⑤ Winter Solstice - Dec 21st, 3 PM
1" = 80'-0"



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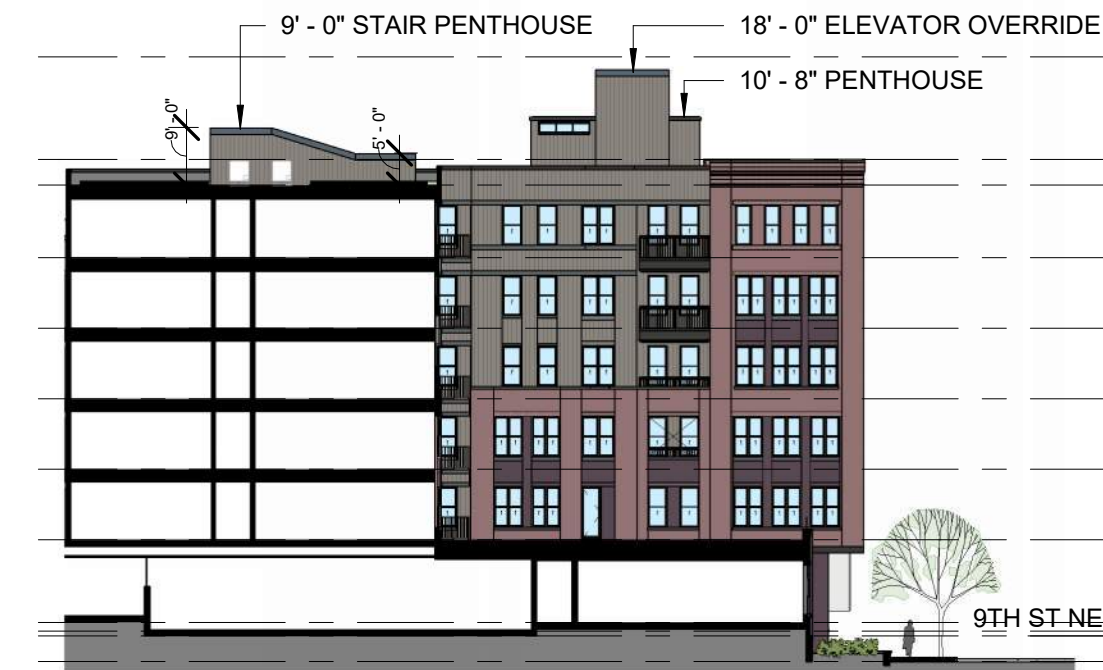
① POOL COURTYARD - NORTH
1" = 30'-0"



② POOL COURTYARD - WEST
1" = 30'-0"



③ POOL COURTYARD - SOUTH
1" = 30'-0"



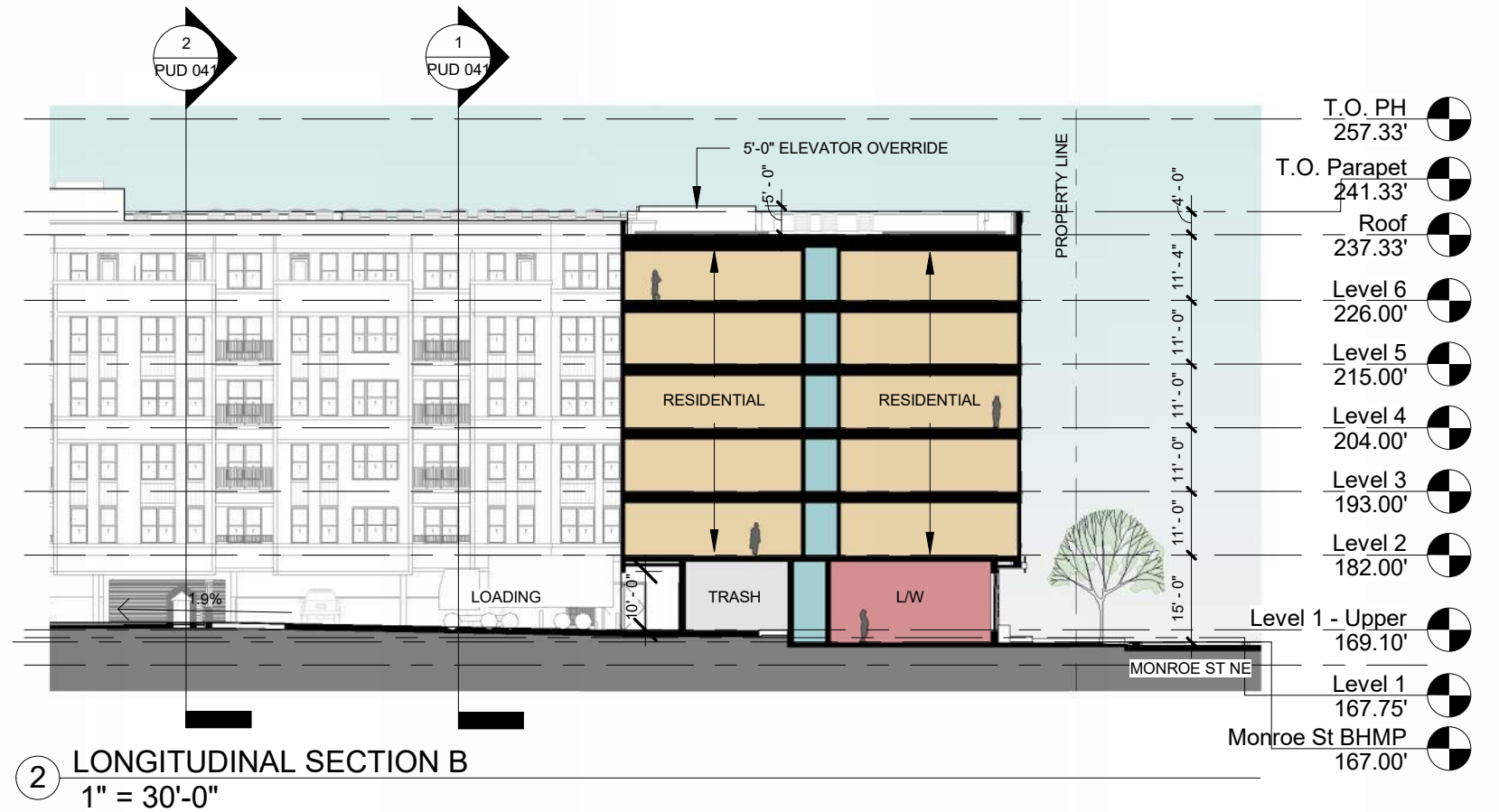
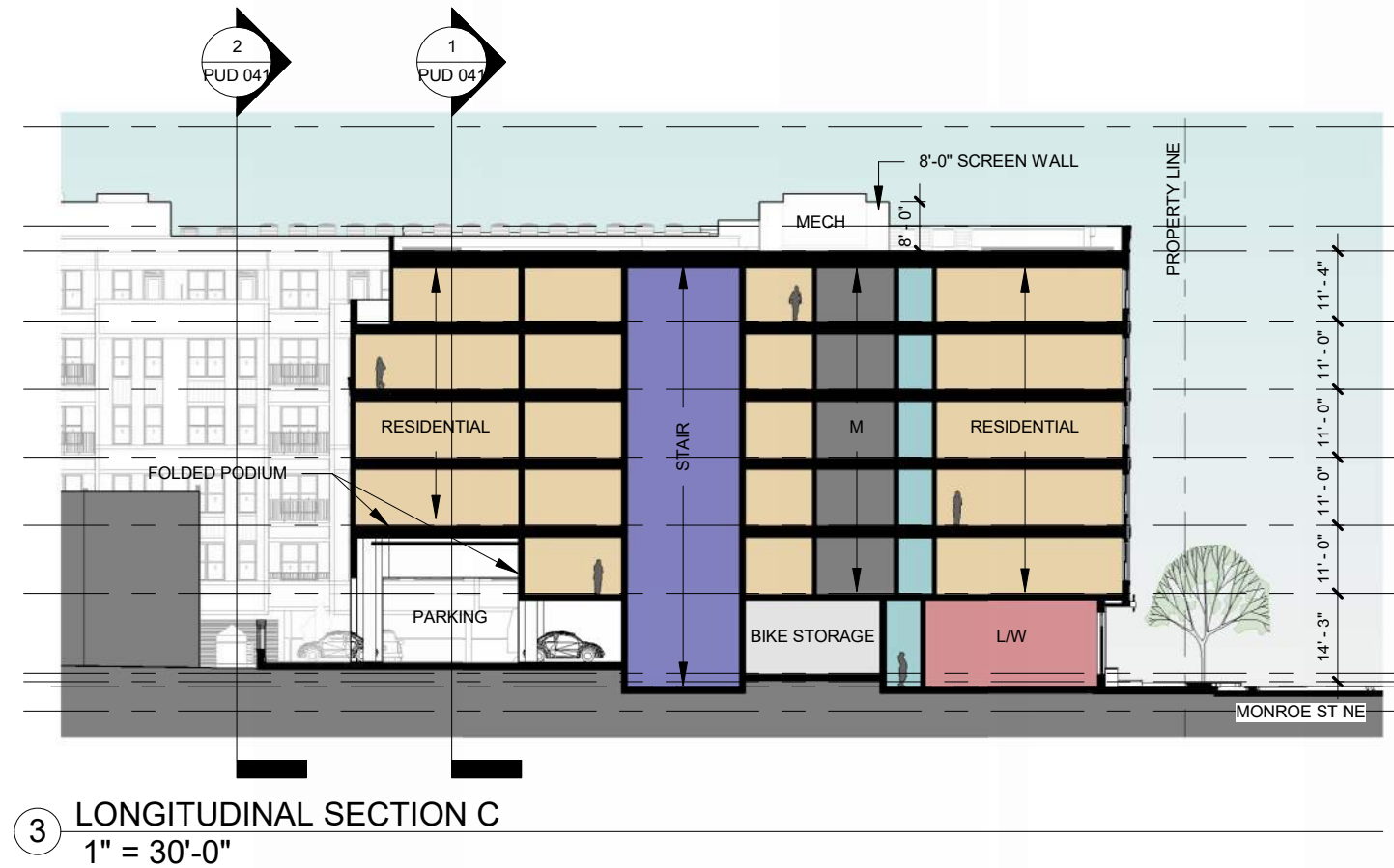
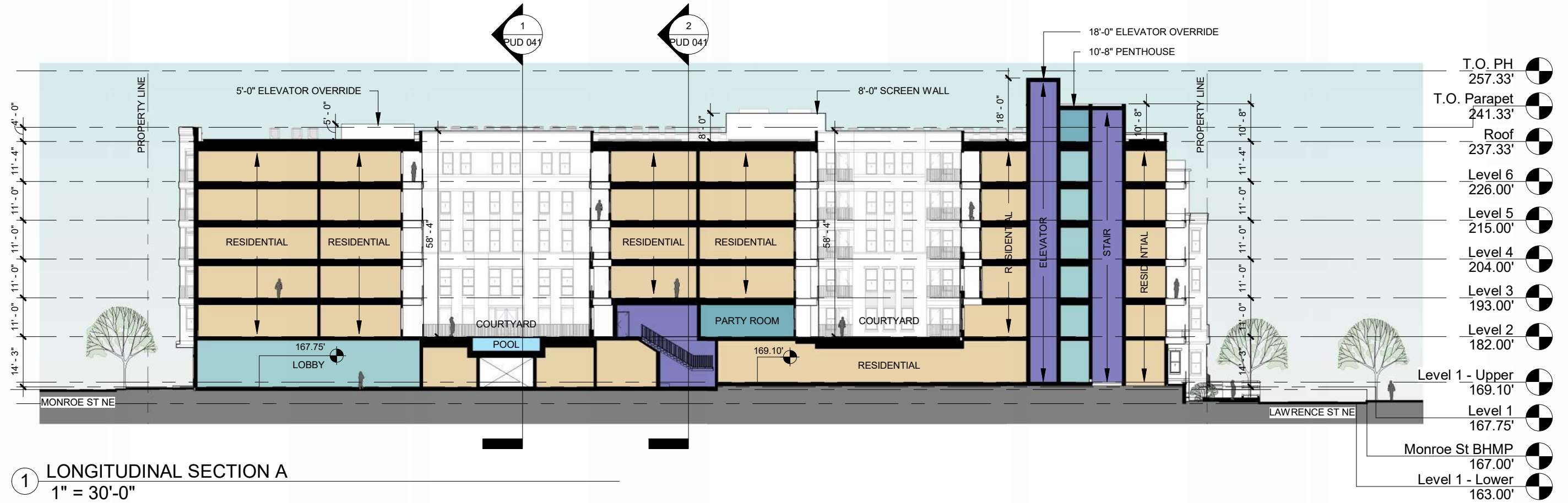
④ SMALL COURTYARD - NORTH
1" = 30'-0"



⑤ SMALL COURTYARD - WEST
1" = 30'-0"



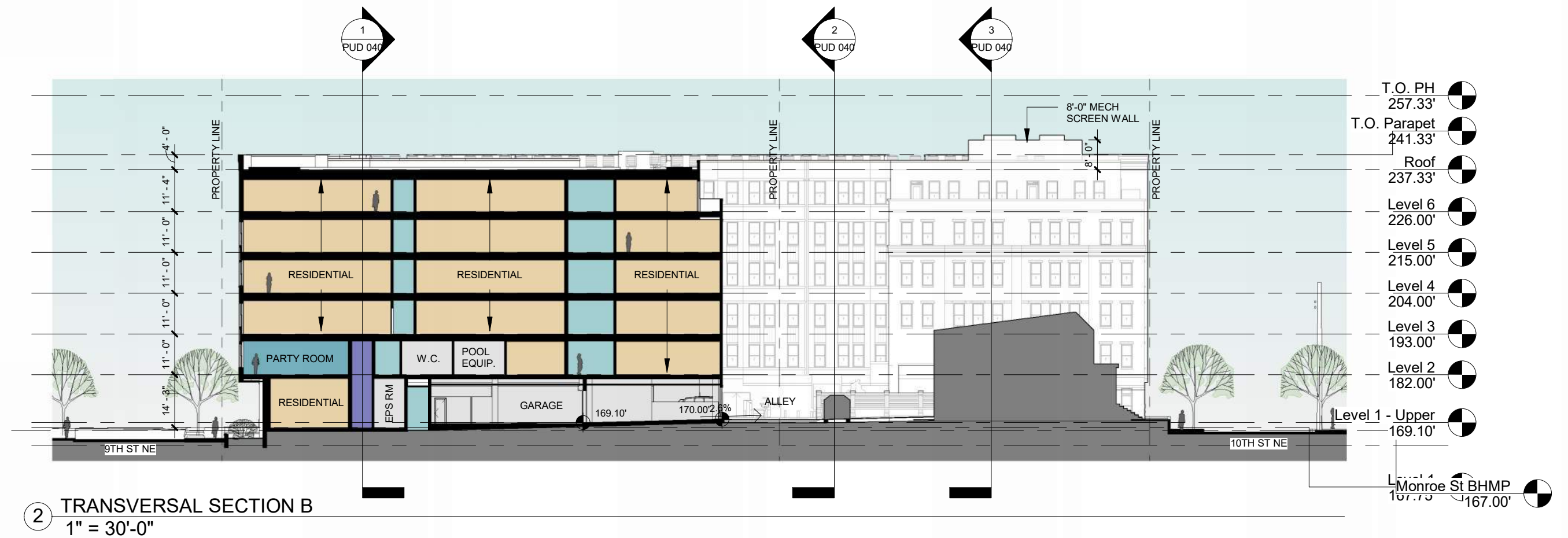
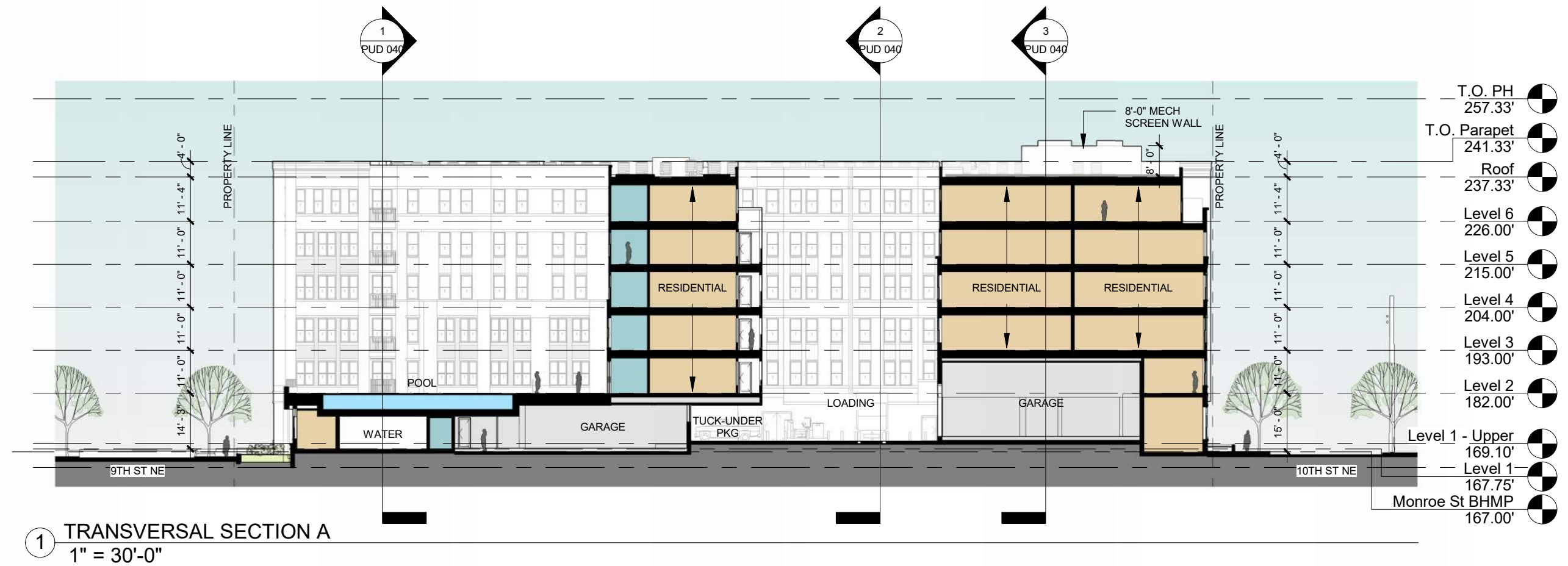
⑥ SMALL COURTYARD - SOUTH
1" = 30'-0"



901 MONROE ST NE

PUD 040

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② North Elevation - Typical Bay of Live/Work Units
1/8" = 1'-0"



① North Elevation - Main Building Entrance
1/8" = 1'-0"



Monroe St BHMP 167.00'

901 MONROE ST NE

PUD 042



TERRACE DIVIDER



② East Elevation - Alley-Typical Bay
1/8" = 1'-0"

FIBER CEMENT

FIBER CEMENT TRIM

Level 6
226.00'

FIBER CEMENT

Level 5
215.00'

ACCENT
FIBER CEMENT

Level 4
204.00'

FIBER CEMENT

Level 3
193.00'

BALCONY WITH
METAL RAILING

FIBER CEMENT

Level 2
182.00'

GARAGE METAL
SCREEN BEYOND

Level 1 - Upper
169.10'

Level 1
167.75'

Monroe St BHMP
167.00'

T.O. Parapet
241.33'

Roof
237.33'

FIBER CEMENT

TERRACE DIVIDER

Level 6
226.00'

BRICK 2 CORNICE

BRICK 2 LINTEL

Level 5
215.00'

CAST STONE SILL

Level 4
204.00'

BRICK 2

BRICK 2 SPANDREL

Level 3
193.00'

CAST STONE SILL

BRICK 2 LINTEL

Level 2
182.00'

CAST STONE SILL

STONE GARDEN
WALL

Level 1 - Upper
169.10'

Level 1
167.75'

Monroe St BHMP
167.00'

T.O. Parapet
241.33'

Roof
237.33'

① East Elevation - 10th St -Typical Bay
1/8" = 1'-0"

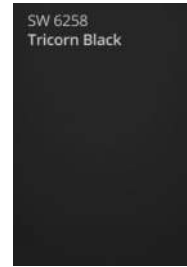


901 MONROE ST NE

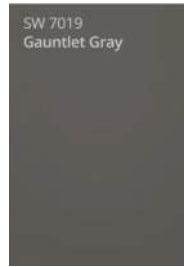
PUD 044



SIDING @ 6TH FLOOR, ALLEY, AND BALCONY HYPHEN INSETS. B.O.D. FIBER CEMENT OR FIBER CEMENT-LIKE PRODUCT



2ND FLOOR TRIM



SIDING COLOR



STOREFRONT, WINDOWS, RAILING, ROOF COPING, METAL PANEL



BRICK 1

BRICK 2

BRICK AND MORTAR



ALUMINUM WOOD-LOOK SOFFIT



ROCKFACE MASONRY UNITS



CAST STONE @ BRICK



CAST STONE @ ROCK FACE MASONRY UNITS



FACADE VIEW AT CORNER OF MONROE AND 9TH ST NE



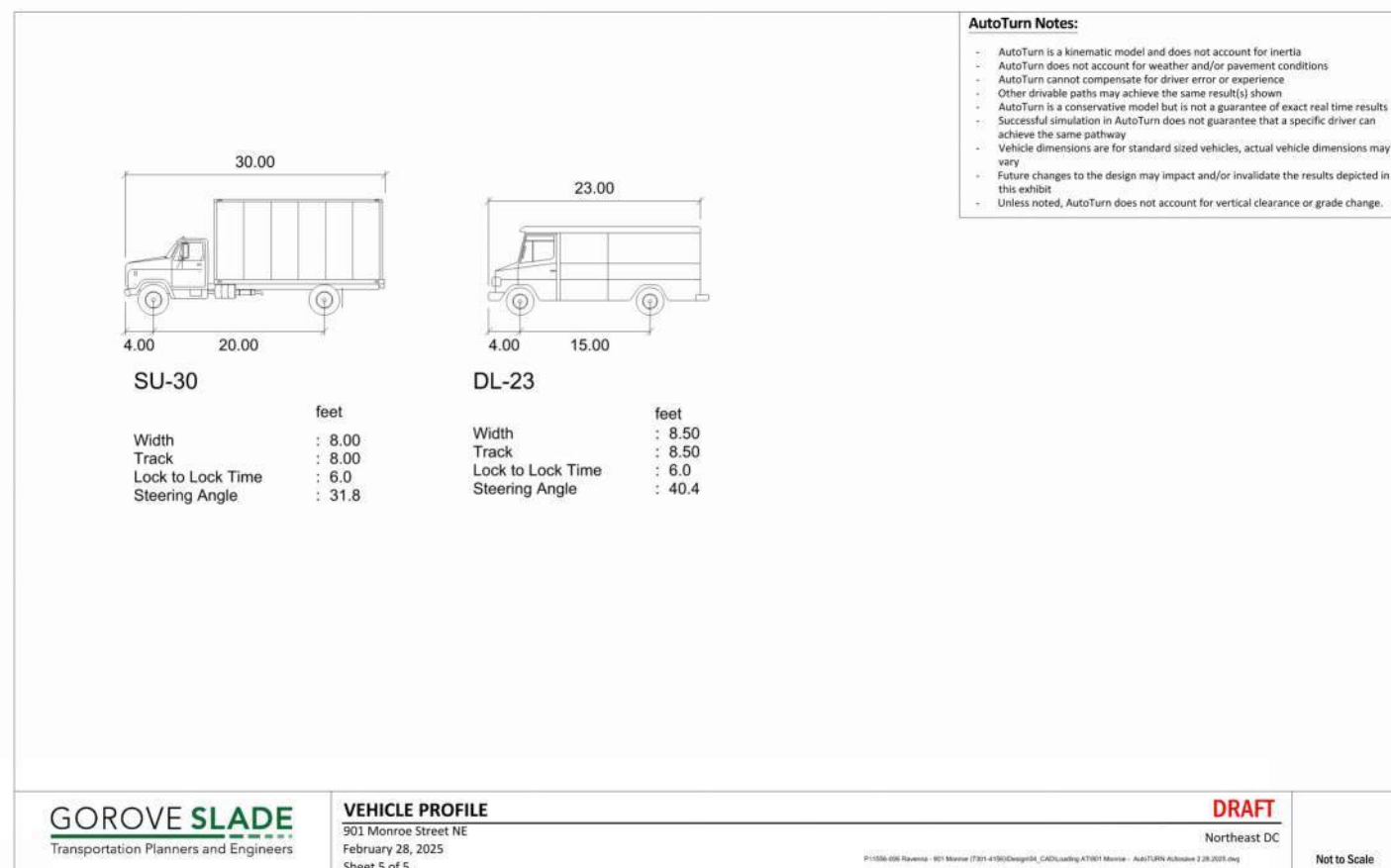
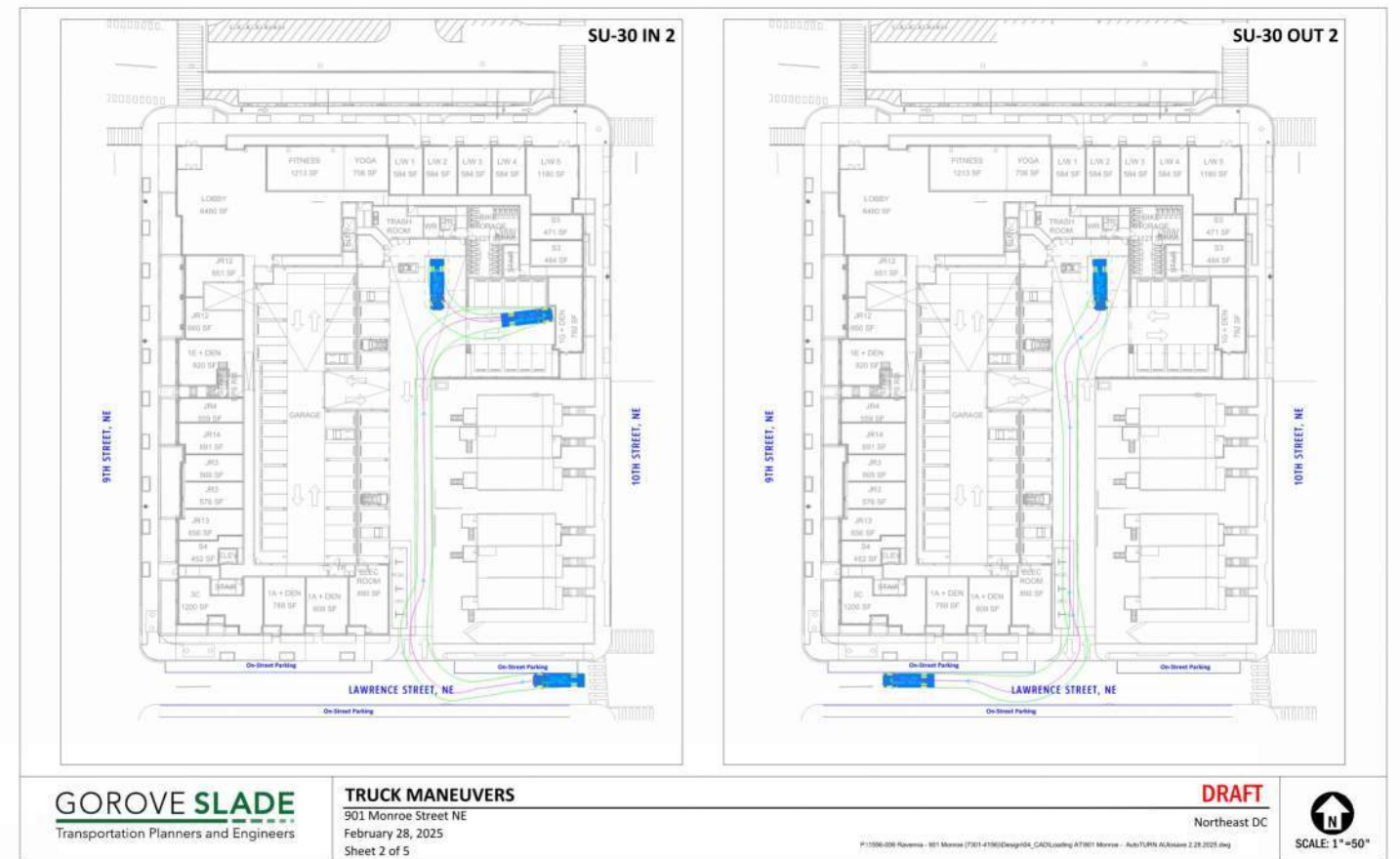
FACADE VIEW AT LAWRENCE ST NE

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901 MONROE ST NE

PUD 045





LEED v4.0 & v4.1 BD+C: New Construction

Project Scorecard

Project Information Form				
Y	?Y	?N	N	
Y				PI1
Project Information				
1				
Y	?Y	?N	N	
1				IPc1
Integrative Process				
Possible Points 1				
[v4.1] 1				
18			1	
Y	?Y	?N	N	
				LTc1
1				LTc2
1			1	LTc3
5				LTc4
6				LTc5
1				LTc6
2				LTc7
2				LTc8
Location and Transportation				
Possible Points 16				
[v4.1] 16				
8	3			
Y	?Y	?N	N	
Y				SSp1
1				SSc1
2				SSc2
1				SSc3
2	2			SSc4
1	1			SSc5
1				SSc6
Sustainable Sites				
Possible Points 10				
[v4.1] 10				
3			8	
Y	?Y	?N	N	
Y				WEp1
Y				WEp2
Y				WEp3
1			1	WEc1
1			5	WEc2
			2	WEc3
1				WEc4
Water Efficiency				
Possible Points 11				
[v4.1] 11				
13	1	2	17	
Y	?Y	?N	N	
Y				EAp1
Y				EAp2
Y				EAp3
Y				EAp4
Energy and Atmosphere				
Possible Points 33				
[v4.1] 33				

Ravenna

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10/21/2024



Energy & Atmosphere, cont.				
Y	?Y	?N	N	
5			1	EAc1
8	1	1	8	EAc2
			1	EAc3
			2	EAc4
		1	4	EAc5
			1	EAc6
Energy & Atmosphere, cont.				
Possible Points 13				
[v4.1] 13				
4	1	1	7	
Y	?Y	?N	N	
Y				MRp1
Y				MRp2
			5	MRc1
1			1	MRc2
	1	1		MRc3
1			1	MRc4
2				MRc5
Materials and Resources				
Possible Points 13				
[v4.1] 13				
7	1		8	
Y	?Y	?N	N	
Y				EQp1
Y				EQp2
2				EQc1
3				EQc2
1				EQc3
			2	EQc4
1				EQc5
			2	EQc6
			3	EQc7
	1			EQc8
			1	EQc9
Indoor Environmental Quality				
Possible Points 16				
[v4.1] 16				
6				
Y	?Y	?N	N	
1				INc1.1
1				INc1.2
1				INc1.3
1				INc1.4
1				INc1.5
1				INc2
Innovation				
Possible Points 6				
[v4.1] 6				
60	6	3	41	Total
Possible Points 110				
[v4.1] 110				

Certified 40 to 49 points Silver 50 to 59 points Gold 60 to 79 points Platinum 80 to 110 points

[RP] - Regional Priority credit (adds 1 point)

[v4.1] - LEED v4.1 credit substitution

DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., August 26, 2024

Plat for Building Permit of: SQUARE 3829 Lot 23

Scale: 1 inch = 40 feet

Recorded in Book 206 Page 160

Receipt No. 24-04991 Drawn by: A.S.

Furnished to: KAYLA SHATTUCK

"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)."

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:

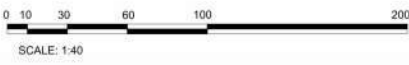
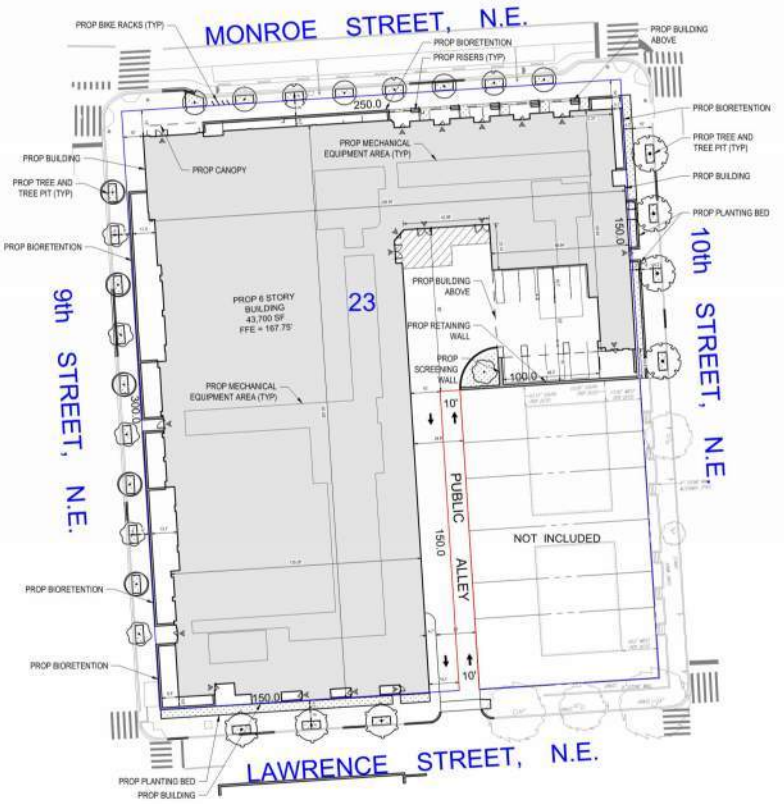
- 1) all existing buildings and improvements - including parking spaces, covered porches, decks and retaining walls over four feet above grade, and any existing face-on-line or party wall labeled as such, well as projections and improvements in public space - with complete and accurate dimensions;
- 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 118.5.2 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: 11/01/2024
Printed Name: SARA VILLEMARETTE Relationship to Lot Owner: AGENT
If a registered design professional, provide license number PE921937 and include stamp below:



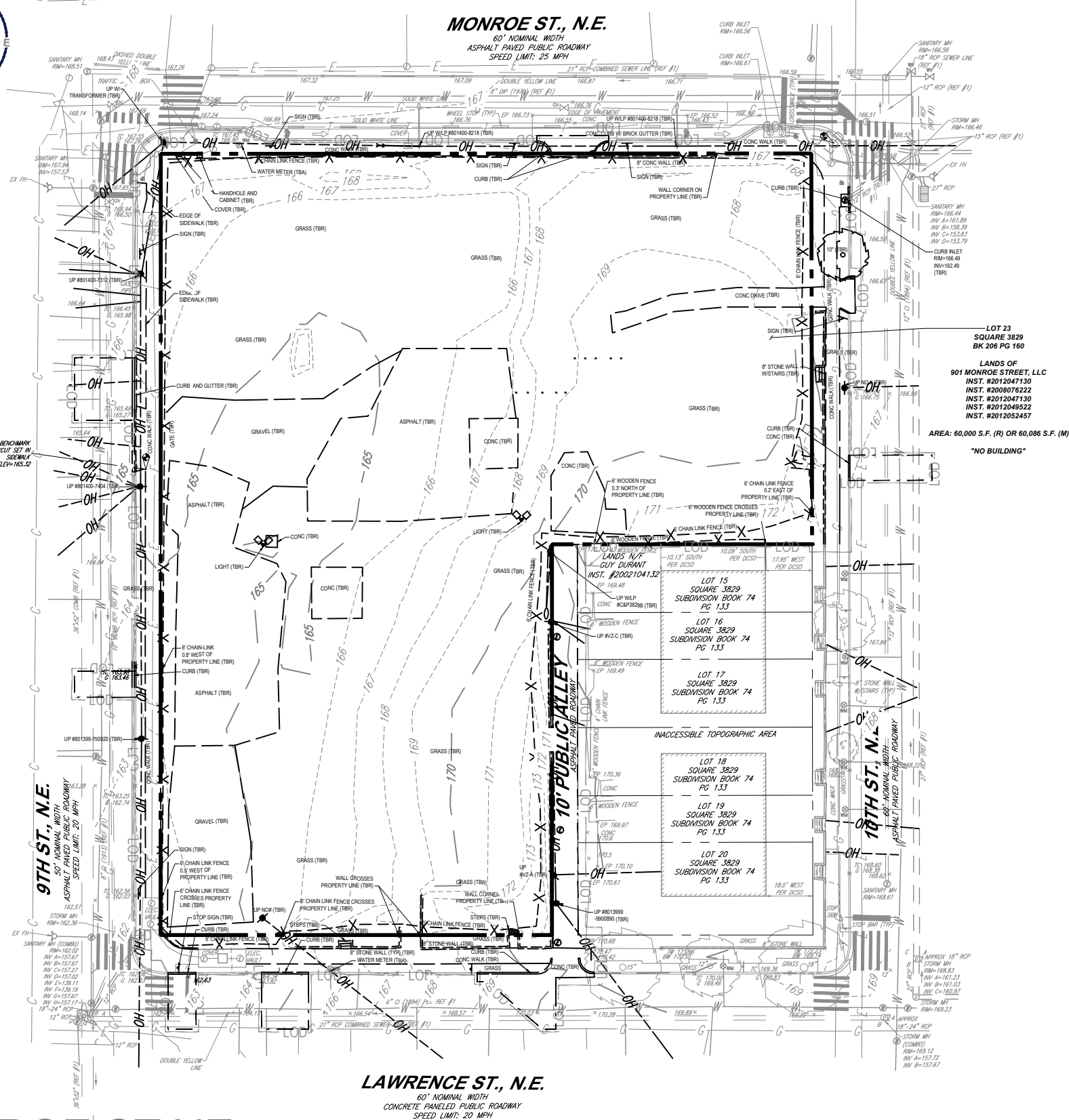
SR-24-04991(2024)

901 MONROE ST NE

PUD 049

FOR ENTIRE PLAN SET

SHEET TITLE	SHEET NUMBER
GENERAL NOTES AND LEGEND	C-01
EXISTING CONDITIONS AND DEMOLITION PLAN	C-02
SITE PLAN	C-03
GRADING PLAN	C-04
UTILITY PLAN	C-05
STORMWATER MANAGEMENT AND GAR PLAN	C-06
GREEN AREA RATIO WORKSHEET	C-07
EROSION AND SEDIMENT CONTROL PLAN	C-08



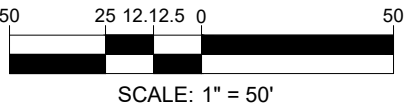
**EXISTING CONDITIONS/
DEMOLITION NARRATIVE:**

THE EXISTING SITE IS AN APPROXIMATELY 60,000 SF VACANT LOT. THE SITE IS SEPARATED FROM EXISTING TOWNHOMES, THAT ARE TO REMAIN, BY AN EXISTING 10' PUBLIC ALLEY. EXISTING UTILITIES ON SITE THAT WILL BE AFFECTED BY THE PROPOSED DEMOLITION AND CONSTRUCTION SHALL BE ABANDONED AND/OR REMOVED AT THE TIME OF DEMOLITION. THE EXISTING CONDITIONS ARE BASED ON AVAILABLE SURVEY DOCUMENTS, GIS, AND DC WATER COUNTER MAPS.

LEGEND:

- LOD LIMITS OF DISTURBANCE
- SAWCUT

DEMOLITION ABBREVIATIONS	
ABBREVIATION	DESCRIPTION
(TBA)	TO BE ABANDONED
(TBR)	TO BE REMOVED
(TBV)	TO BE VACATED
(RELO)	TO BE RELOCATED



901 MONROE ST NE

C-02



EXISTING CONDITIONS AND DEMOLITION PLANS



04.01.2025