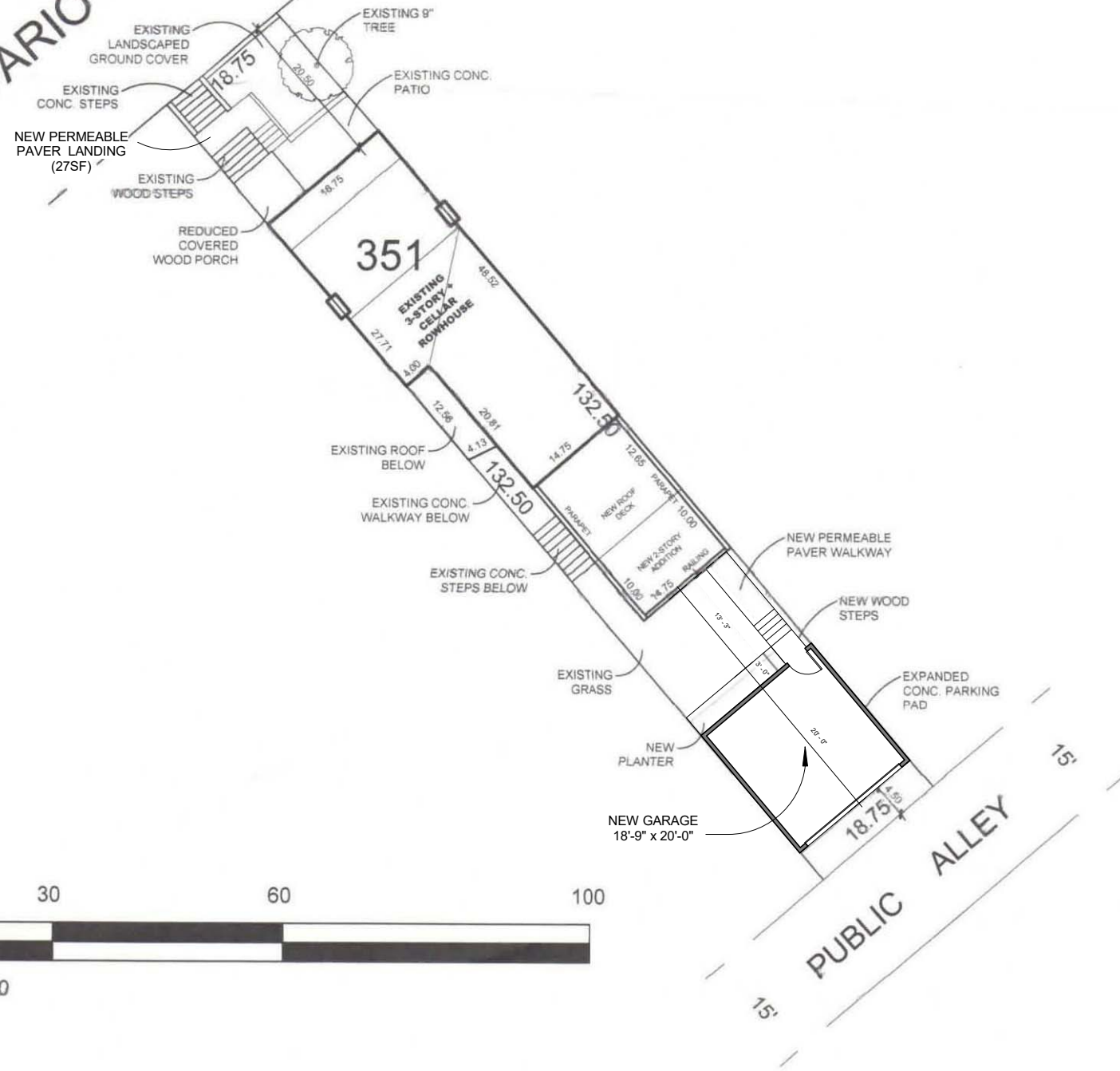


ONTARIO PLACE, N.W.



0 10 30 60 100



SCALE: 1:20

1 Site Plan  
1" = 20'-0"

**PROPERTY INFO**

Address: 1834 Ontario PI NW Washington, DC 20009  
 Neighborhood: Adams Morgan  
 ANC: 1C  
 Year Built: 1909  
 Type: Residential-row-Inside  
 Land Use: Residential  
 Stories: 3  
 Lot size: 2,484.4 SF  
 SSL: 2583 0351  
 Zone: RF-1

1834 Ontario PI NW  
 Washington DC

**Applicable Codes**

Applicable Codes:  
 DCMR12 - 2013 Supplement  
 DCMR12 - 2013 Supplement  
 DC Law 8-36 District of Columbia Environmental Policy Act of 1989  
 DCMR Title 11 - Zoning Regulations  
 Green Building Act 2012

**Lot Occupancy**

Allowed: 60% Max. (1,490.6 SF)  
 Main House with/ modified porch: 1,257 SF  
 Proposed Garage: 375 SF  
 Total: 1,632 SF  
 1,632 / 2,484 = 66%  
 Main House with existing porch: 1,343 SF  
 Proposed Garage: 375 SF  
 Total: 1,718 SF  
 1,718 / 2,484 = 69%

**Pervious Area**

Required: 2,484 x 20% = 496.8 SF  
 Proposed: 509.65 SF = 20.5%  
 27SF + 136.4SF + 33.75SF + 263.5SF + 49SF = 509.65  
 front stair landing + front ground cover + rear planter + rear grass area + rear permeable walkway

A101  
 Cover Page

Scale 1" = 20'-0"

Date 5/23/18  
 Drawn by RD

**Owner:**

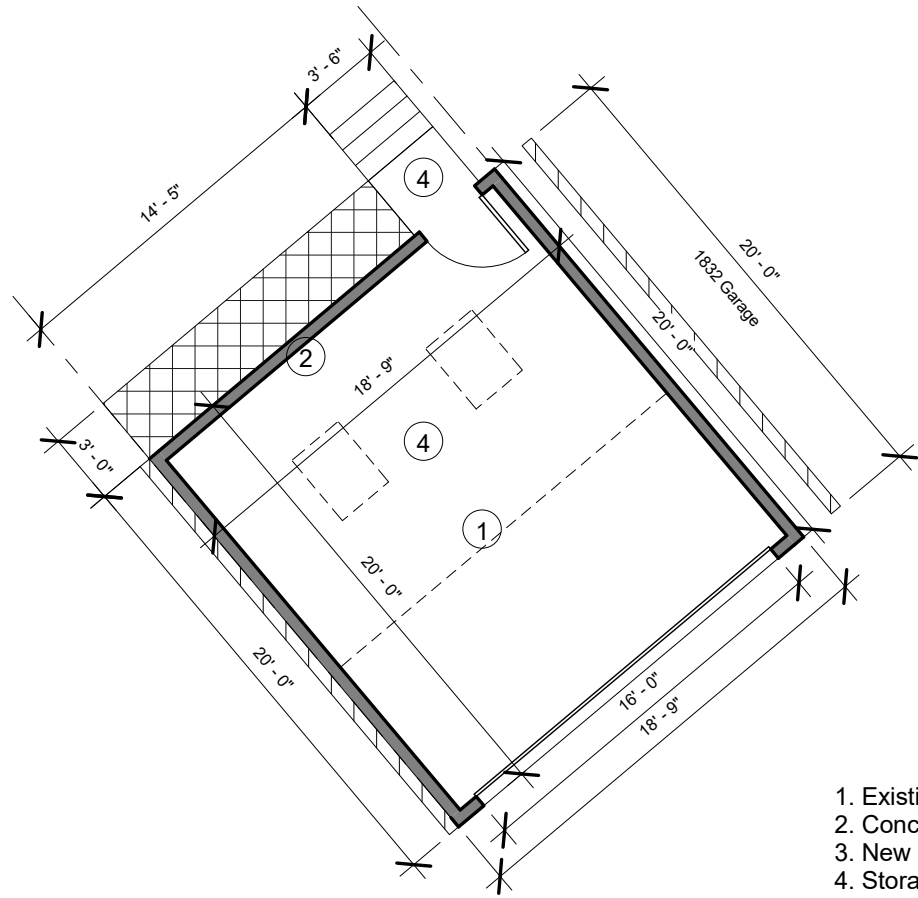
Malcolm Haith & Lee Wells  
 1834 Ontario PI NW  
 Washington, DC

**Contractor:**

Moore Construction Group LLC  
 3335 Duke St  
 Alexandria, VA 22314

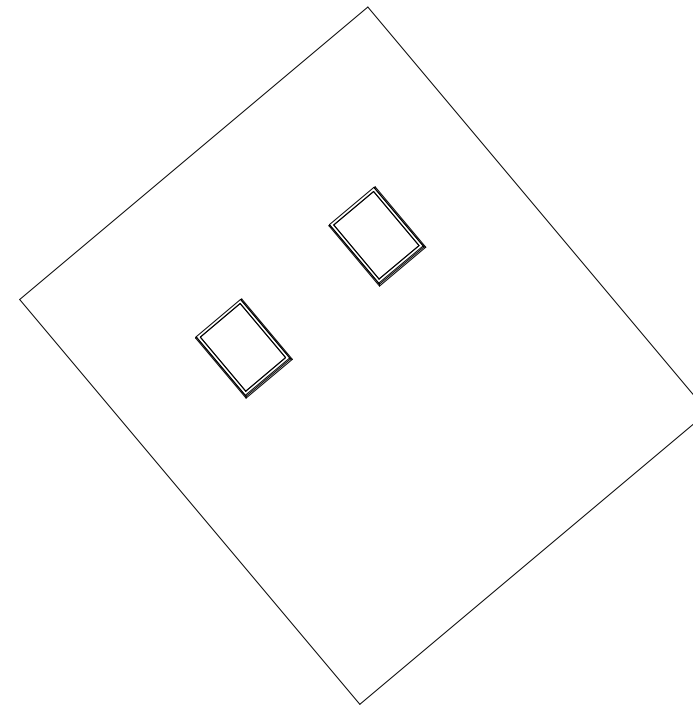
**Status:**

Board of Zoning Adjustment  
 District of Columbia  
 CASE NO. 19771  
 EXHIBIT NO.34C  
 Schematic Design

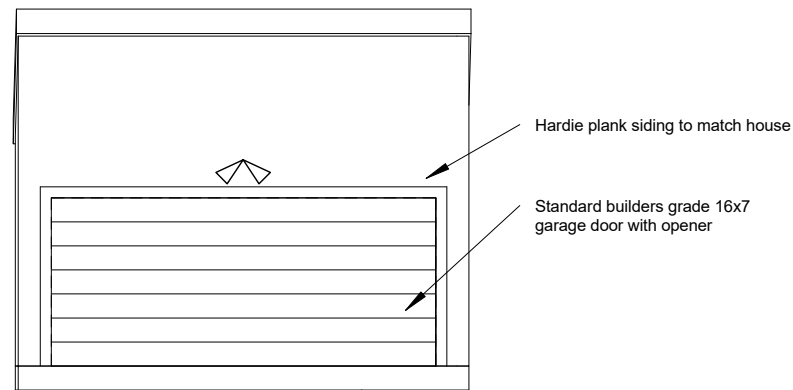


- 1. Existing Concrete Parking Pad
- 2. Concrete Parking Pad Extended 1'
- 3. New Open Wood Landing / Steps
- 4. Storage Platform Above

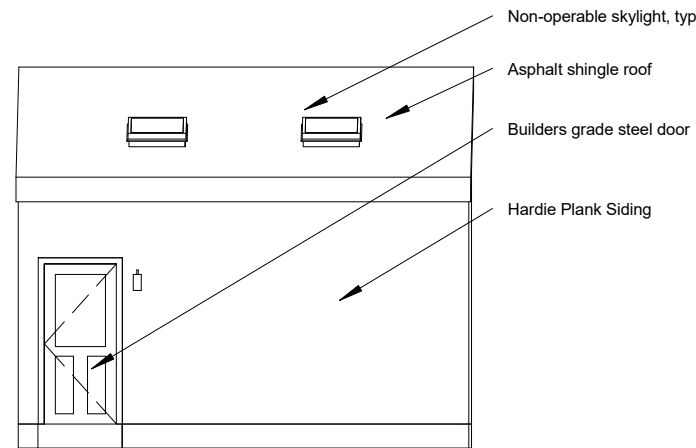
④ Garage Floor Plan  
1/8" = 1'-0"



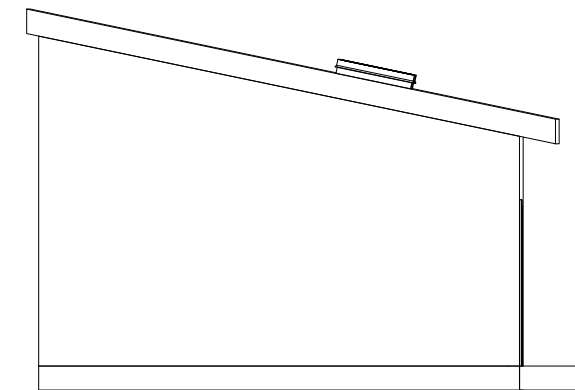
⑤ Garage Roof Plan  
1/8" = 1'-0"



① From Alley  
1/8" = 1'-0"



② From House  
1/8" = 1'-0"



③ From 1834 Ontario PI NW  
1/8" = 1'-0"

1834 Ontario PI NW  
Washington DC

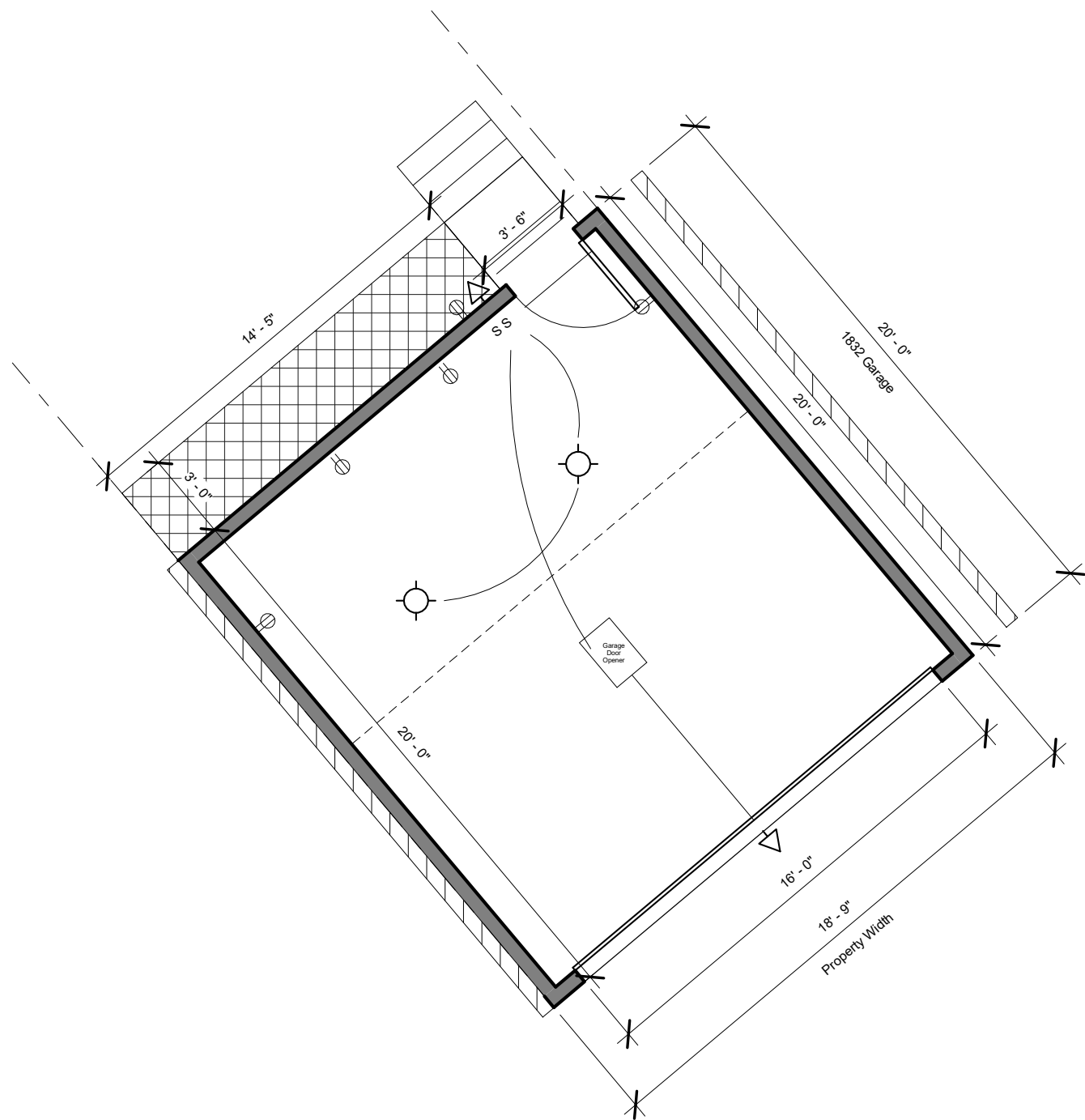
Plans and Elevations A102

Date 5/23/18  
Drawn by RD  
Scale 1/8" = 1'-0"

Owner:  
Malcolm Haith & Lee Wells  
1834 Ontario PI NW  
Washington, DC

Contractor:  
Moore Construction Group LLC  
3335 Duke St  
Alexandria, VA 22314

Status:  
Schematic Design



1 Garage Floor Electrical  
3/16" = 1'-0"

**Electrical Notes & Symbols**

- S Switch
- S<sub>3</sub> Three Way Dimmer Switch
- S<sub>DIM</sub> Dimmer Switch
- S<sub>3DIM</sub> Three Way Dimmer Switch
- GDO Garage Door Opener
- Door Bell
- Outlet
- GFCI GFCI Outlet
- 220v Outlet
- USB USB Outlet
- Exhaust Fan
- Smoke/CO<sub>2</sub> Detector
- Smoke Detector
- New Wall Mounted Fixture
- Flushmount Light
- Recessed Light
- Recessed Light Dimmable
- Pendent Light
- New Box, New Ceiling Fan

**Electrical Notes: Installation Standards**

- Install new plugs, switches, and cover plates throughout renovation area
- All light bulbs should be daylight balanced
- Install new fixtures throughout
- All installations should be performed per code / manufacturer's standards
- All smoke/carbon detectors to be minimum 12 inches from interior wall
- All outlets to be AFCI per 210.12 in all habitable spaces unless otherwise indicated as to be GFCI
- Install new hardwired smoke detectors / CO<sub>2</sub> throughout as necessary per code
- Outdoor outlets shall be GFCI protected
- Outdoor outlets to be encased in water-tight weatherproof rated while-in-use cover kit
- Exterior light fixtures for garage to be motion sensor operated

1834 Ontario PI NW  
Washington DC

E101

Scale As indicated

Electrical

Date 5/23/18

Drawn by RD

**Owner:**

Malcolm Haith & Lee Wells  
1834 Ontario PI NW  
Washington, DC

**Contractor:**

Moore Construction Group LLC  
3335 Duke St  
Alexandria, VA 22314

**Status:**

Schematic Design