

DESIGN PACKAGE FOR BZA APPLICATION #19820

1128 BUCHANAN STREET N.W. WASHINGTON, D.C. 20011

THIRD & REAR STORY ADDITION TO EXISTING SFD RF1 - ZONING DISTRICT



1. VIEW OF EXISTING FRONT FACADE



2. VIEW OF EXISTING REAR FACADE



1128 BUCHANAN STREET N.W.

PROJECT INFORMATION

SITE DATA

ZONE	RF-1
SQUARE	2918
LOT	0113
LOT AREA	3,126 SQFT
ALLOWABLE LOT OCCUPANCY	60% (1,875.6 SF)
EXISTING LOT OCCUPANCY	40% (1,252 SF)
PROPOSED LOT OCCUPANCY	53% (1,652 SQFT)
ALLOWABLE HEIGHT	35'-0" (3 STORIES)
EXISTING HEIGHT	23'-0" (2 STORIES) + CELLAR
PROPOSED HEIGHT	35'-0" (3 STORIES) + CELLAR
PERVIOUS SURFACE	1,121 SF

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LIST OF DRAWINGS:

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Board of Zoning Adjustment
District of Columbia
CASE NO.19820
EXHIBIT NO.46

**DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR**

Washington, D.C., October 26, 2017

Plat for Building Permit of SQUARE 2918 LOT 113

Scale: 1 inch = 20 feet Recorded in Book 59 Page 177

Receipt No. 18-00592

Furnished to: OLIVIA AKINSAN

Surveyor, D.C.

By: A.S.

I hereby certify that all existing improvements shown thereon, are completely dimensioned, and are correctly platted; that all proposed buildings or construction, or parts thereof, including covered porches, are correctly dimensioned and platted and agree with plans accompanying the application; that the foundation plans as shown hereon is drawn, and dimensioned accurately to the same scale as the property lines shown on this plat; and that by reason of the proposed improvements to be erected as shown hereon the size of any adjoining Lot or premises is not decreased to an area less than is required by the Zoning Regulations for light and ventilation; and it is further certified that all Lot divisions or combinations pending at the Office of Tax & Revenue are correctly depicted, and it is further certified and agreed that accessible parking area where required by the Zoning Regulations will be reserved in accordance with the Zoning Regulations, and that this area has been correctly drawn and dimensioned hereon. It is further agreed that the elevation of the accessible parking area with respect to the Highway Department approved curb and alley grade will not result in a rate of grade along centerline of driveway at any point on private property in excess of 20% for single-family dwellings or flats, or in excess of 12% at any point for other buildings. (The policy of the Highway Department permits a maximum driveway grade of 12% across the public parking and private restricted property.) Owner/Agent shall indemnify, defend, and hold the District, its officers, employees and agents harmless from and against any and all losses, costs, claims, damages, liabilities, and causes of action (including reasonable attorneys' fees and court costs) arising out of death of or injury to any person or damage to any property occurring on or adjacent to the Property and directly or indirectly caused by any acts done thereon or any acts or omissions of Owner/Agent; provided however, that the foregoing indemnity shall not apply to any losses, costs, claims, damages, liabilities, and causes of action due solely to the gross negligence or willful misconduct of District or its officers, employees or agents. It is the policy of the Zoning Office that a Building Plat is valid for six (6) months from the date of issuance.

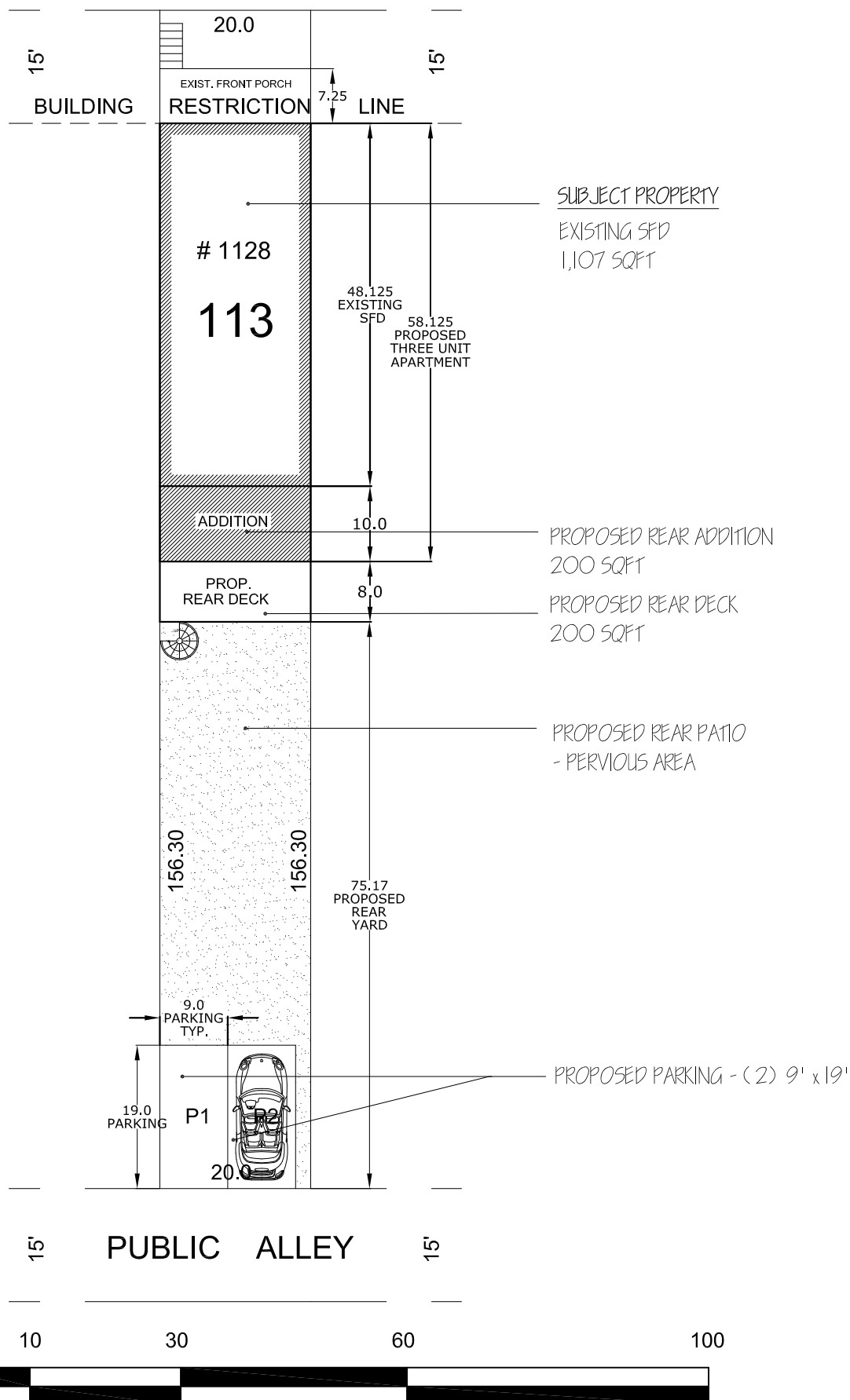
Date: 26TH OCTOBER 2017

OLIVIA AKINSAN

(Signature of owner or authorized agent)

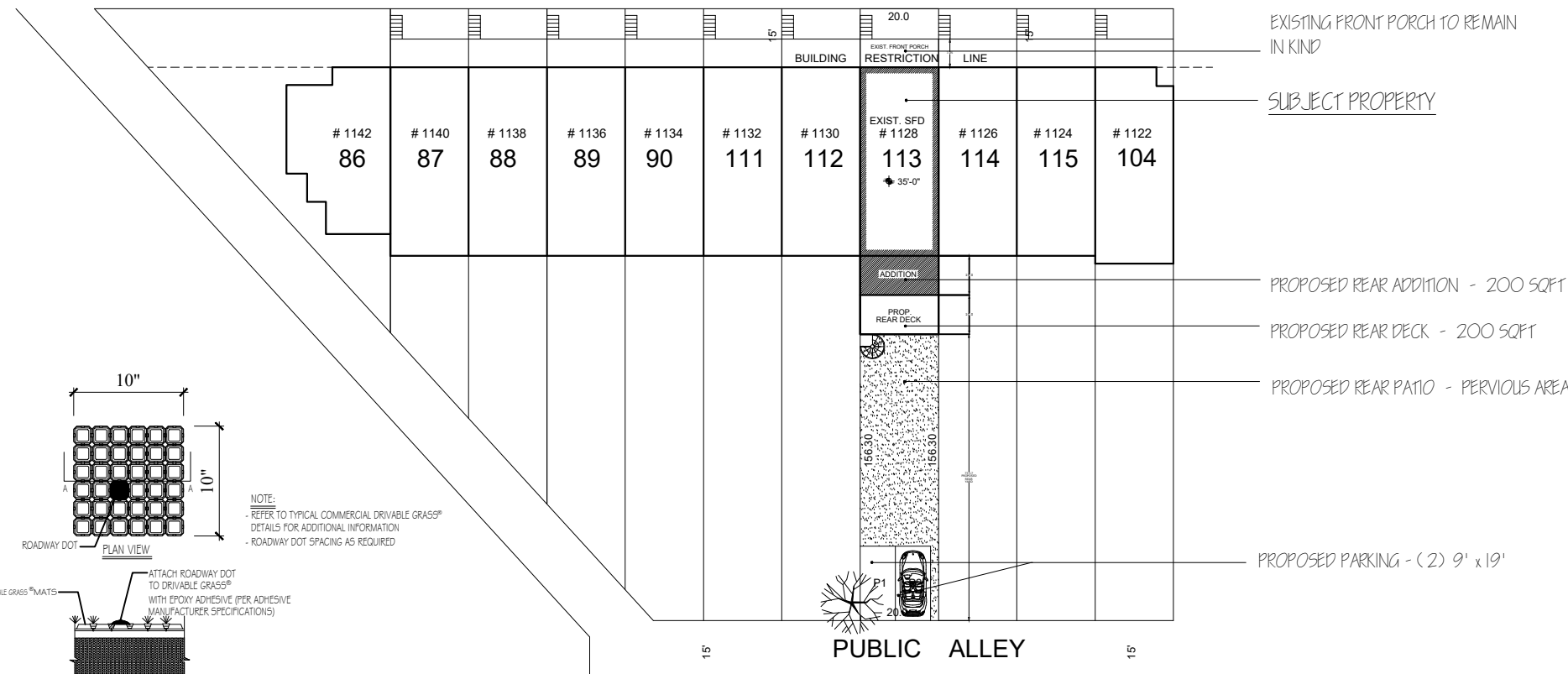
NOTE: Data shown for Assessment and Taxation Lots or Parcels are in accordance with the records of the Department of Finance and Revenue, Assessment Administration, and do not necessarily agree with deed description.

BUCHANAN STREET, N.W.



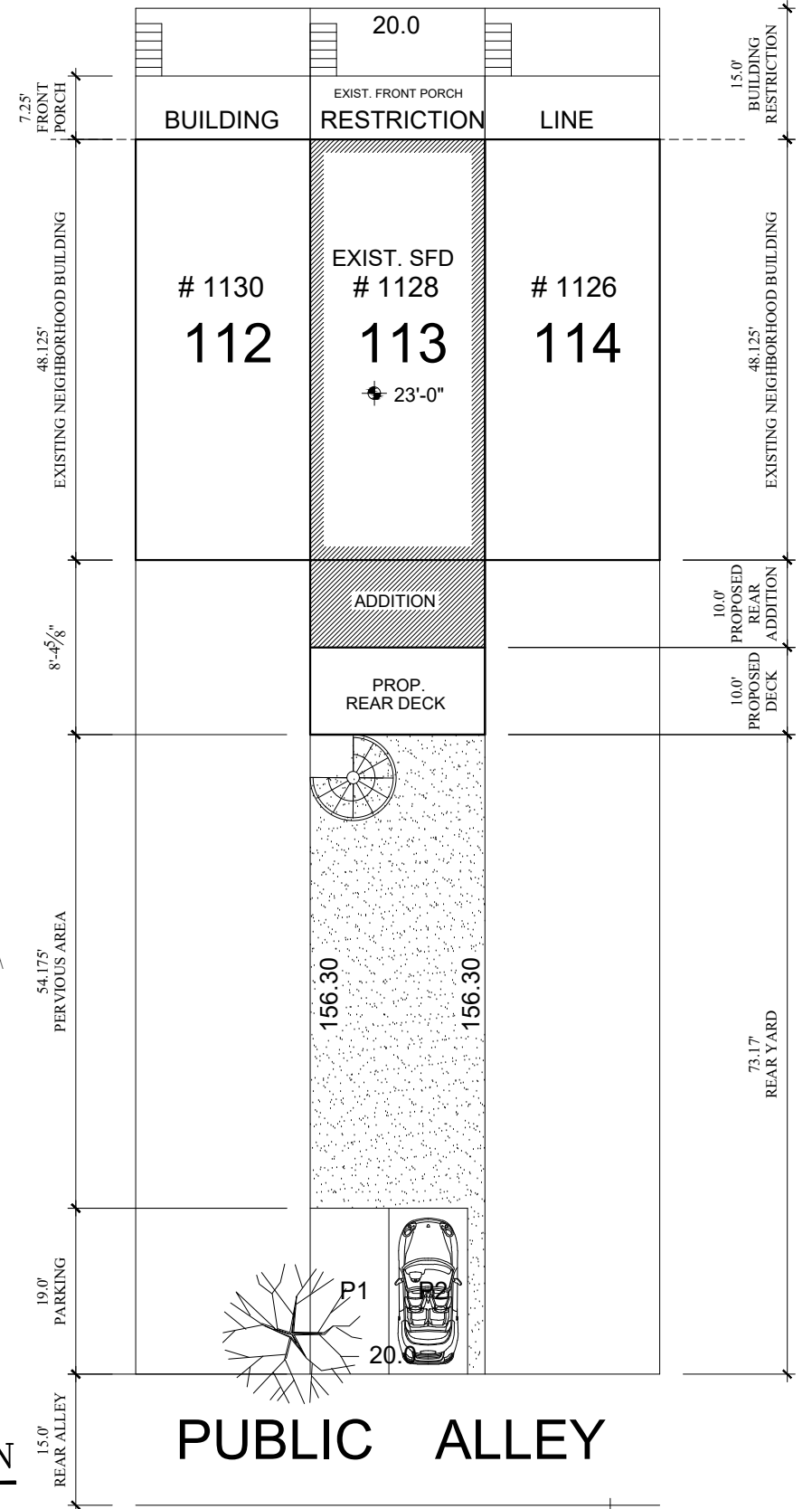
BUCHANAN STREET, N.W.

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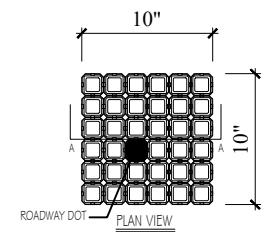
SITE PLAN

SCALE: 1" = 40'

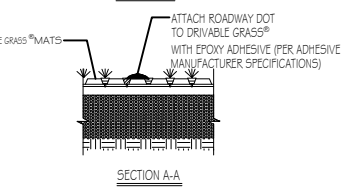


LANDSCAPE PLAN

SCALE: 1" = 20'

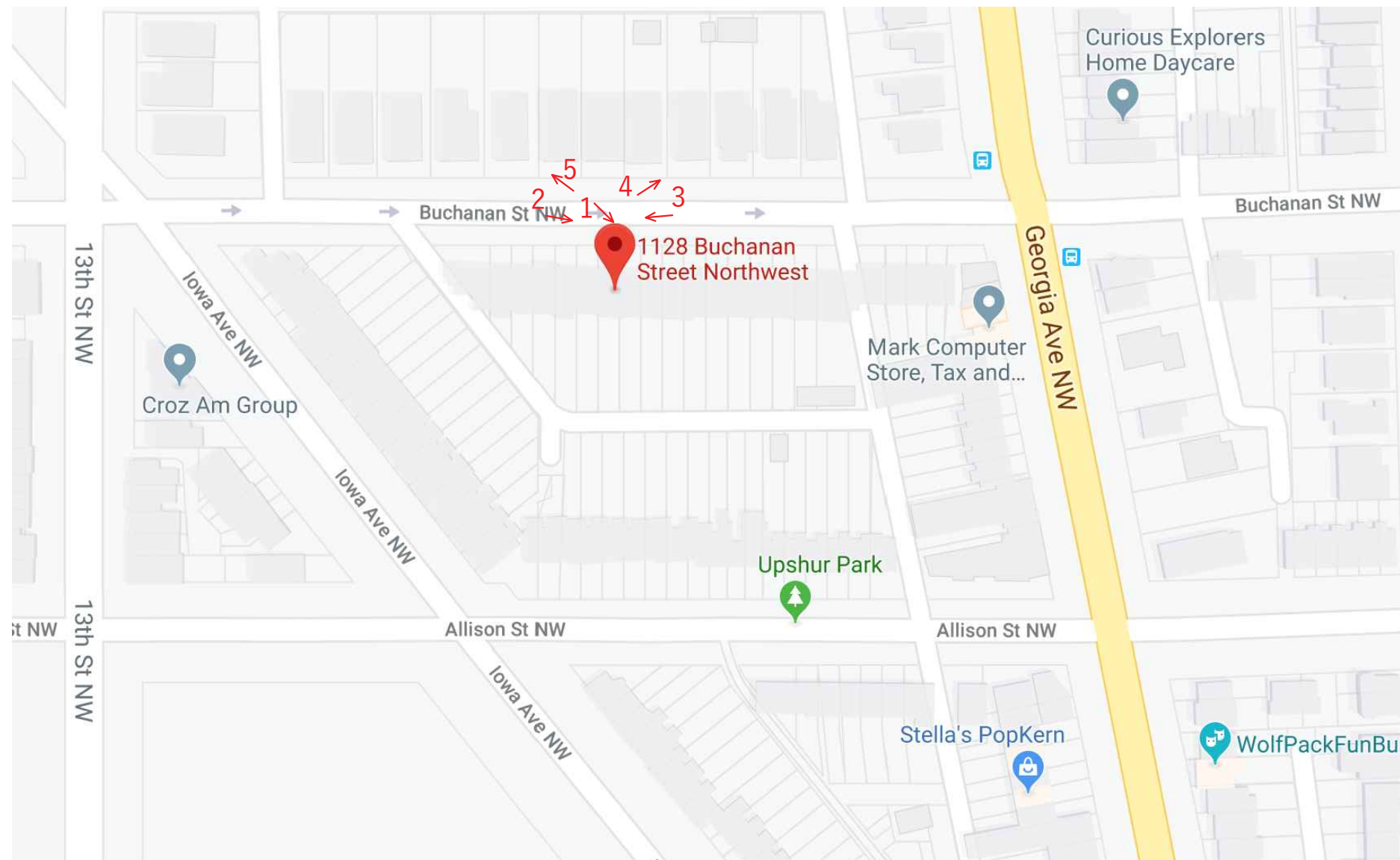


NOTE:
- REFER TO TYPICAL COMMERCIAL DRIVABLE GRASS® DETAILS FOR ADDITIONAL INFORMATION
- ROADWAY DOT SPACING AS REQUIRED



TYPICAL PROFESSIONAL PARKING DELINEATION FOR DRIVABLE GRASS DETAIL
SCALE: N.T.S.



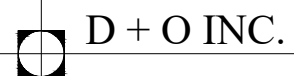


VICINITY MAP



IEWS OF NEIGHBORING
PROPERTIES

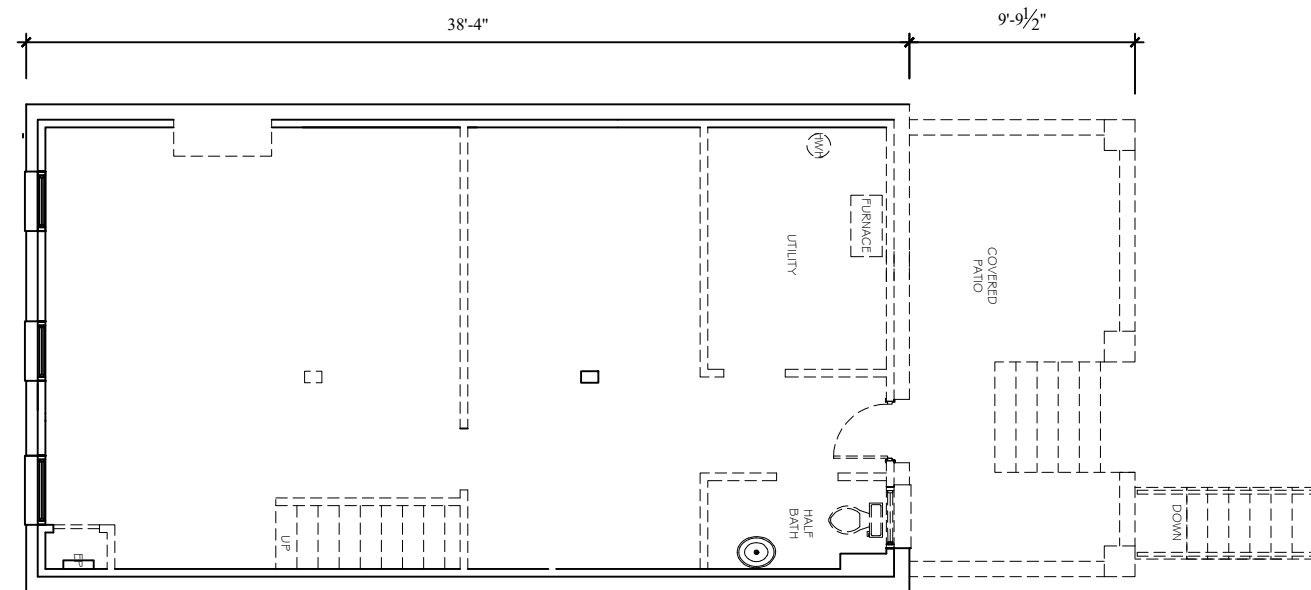
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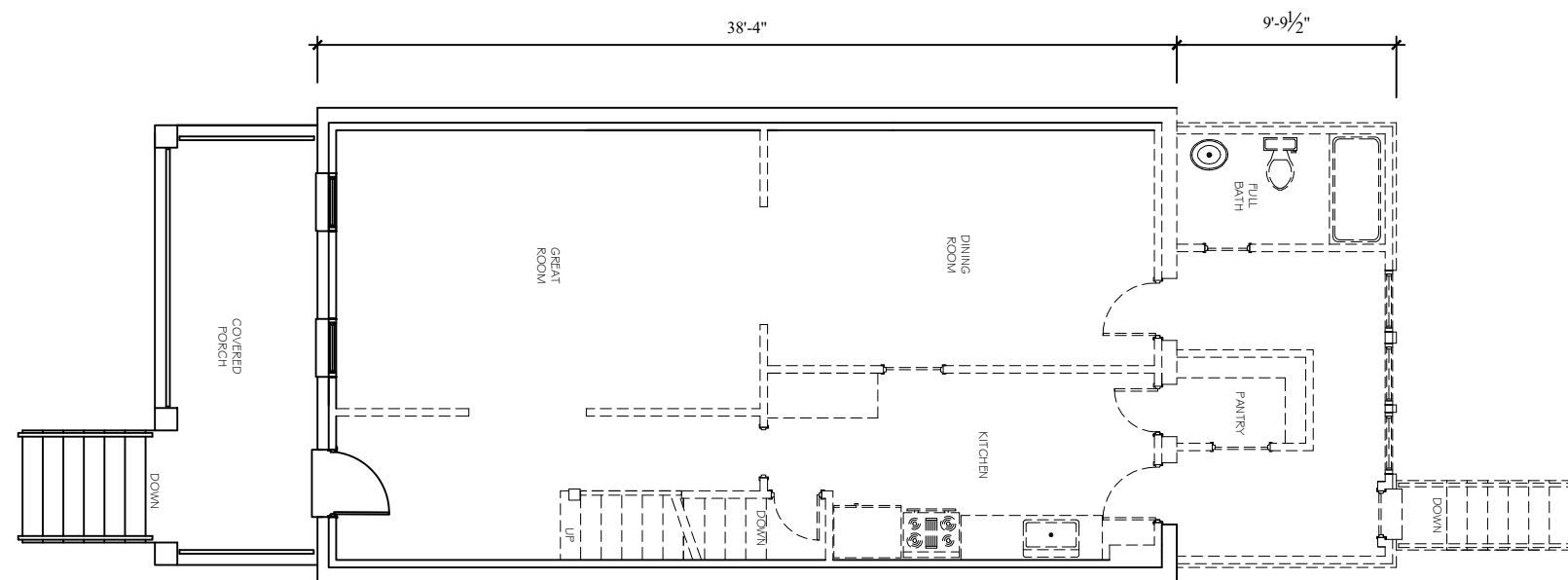
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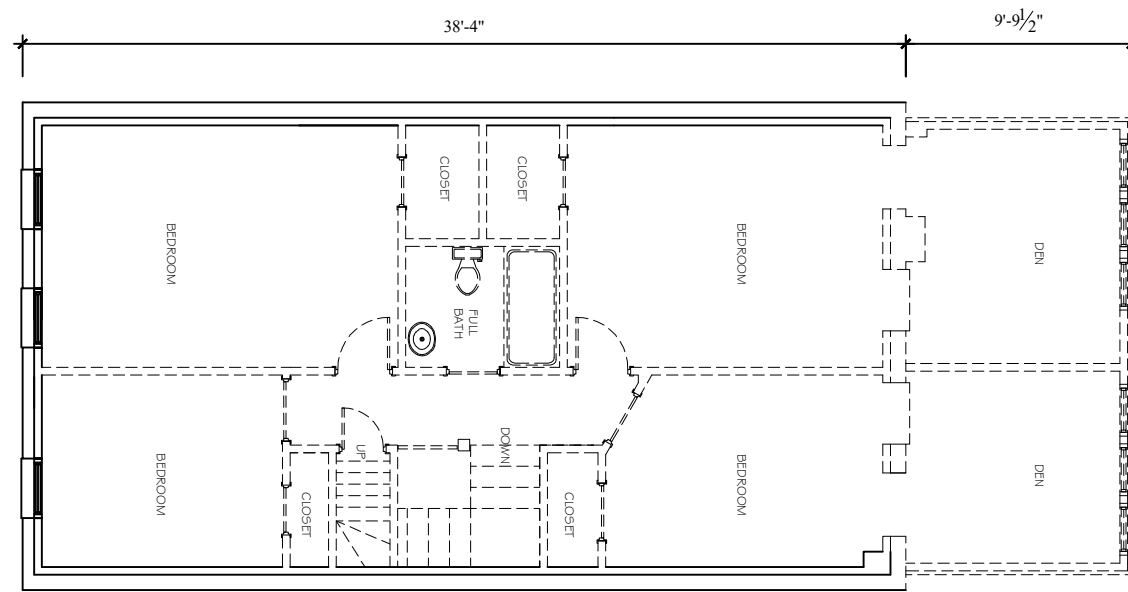
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1 EXISTING CELLAR
SCALE: 1/8"=1'-0"



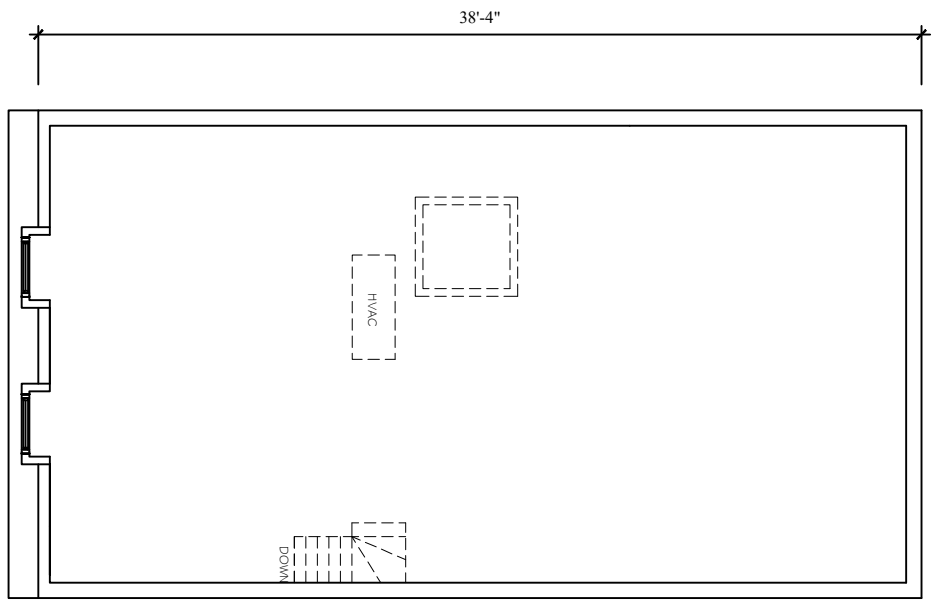
2 EXISTING FIRST FLOOR
SCALE: 1/8"=1'-0"

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----- REMOVE/DEMOLISH

3 EXISTING SECOND FLOOR
SCALE: 1/8"=1'-0"



3 EXISTING THIRD FLOOR
SCALE: 1/8"=1'-0"

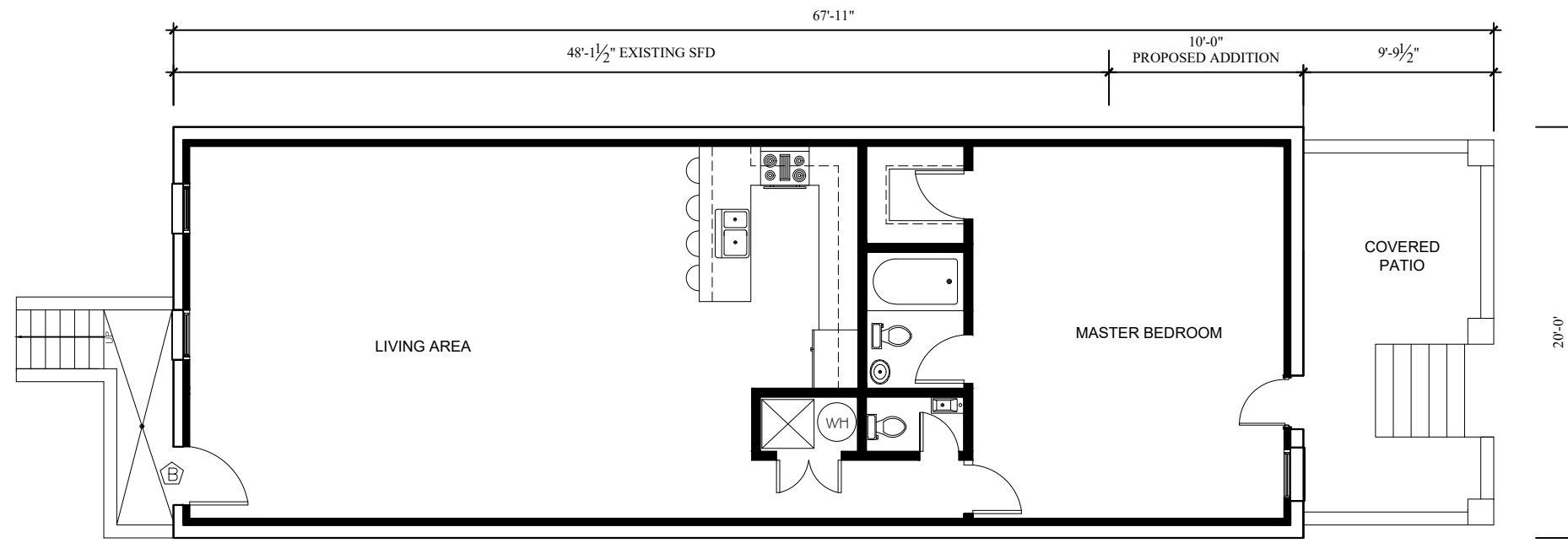
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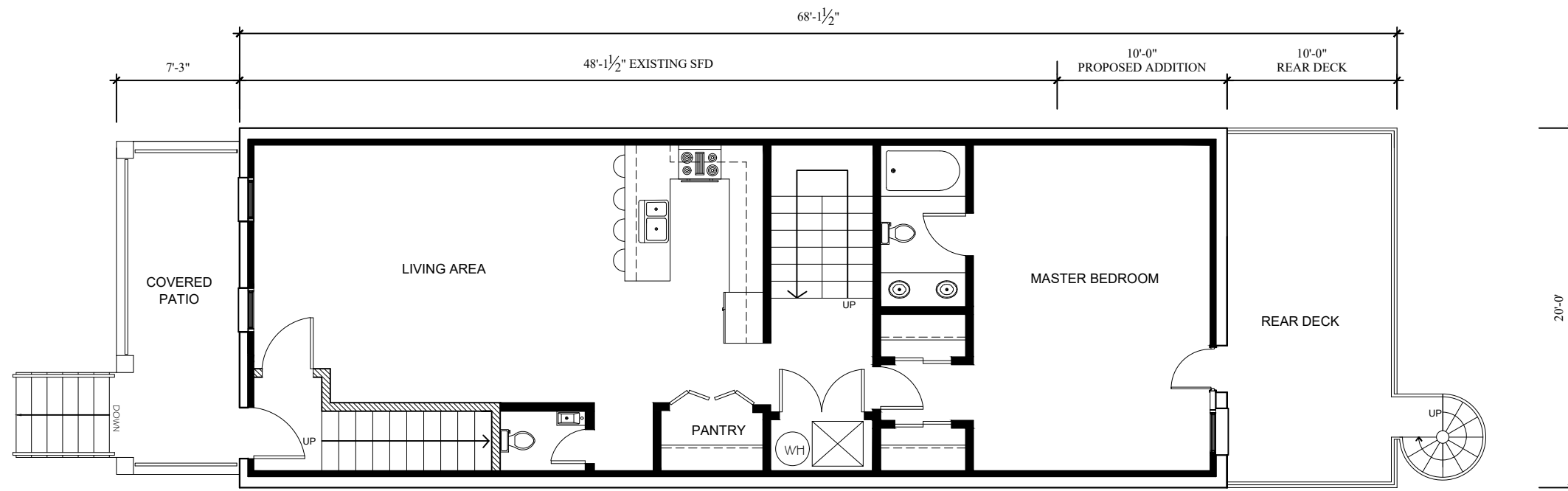
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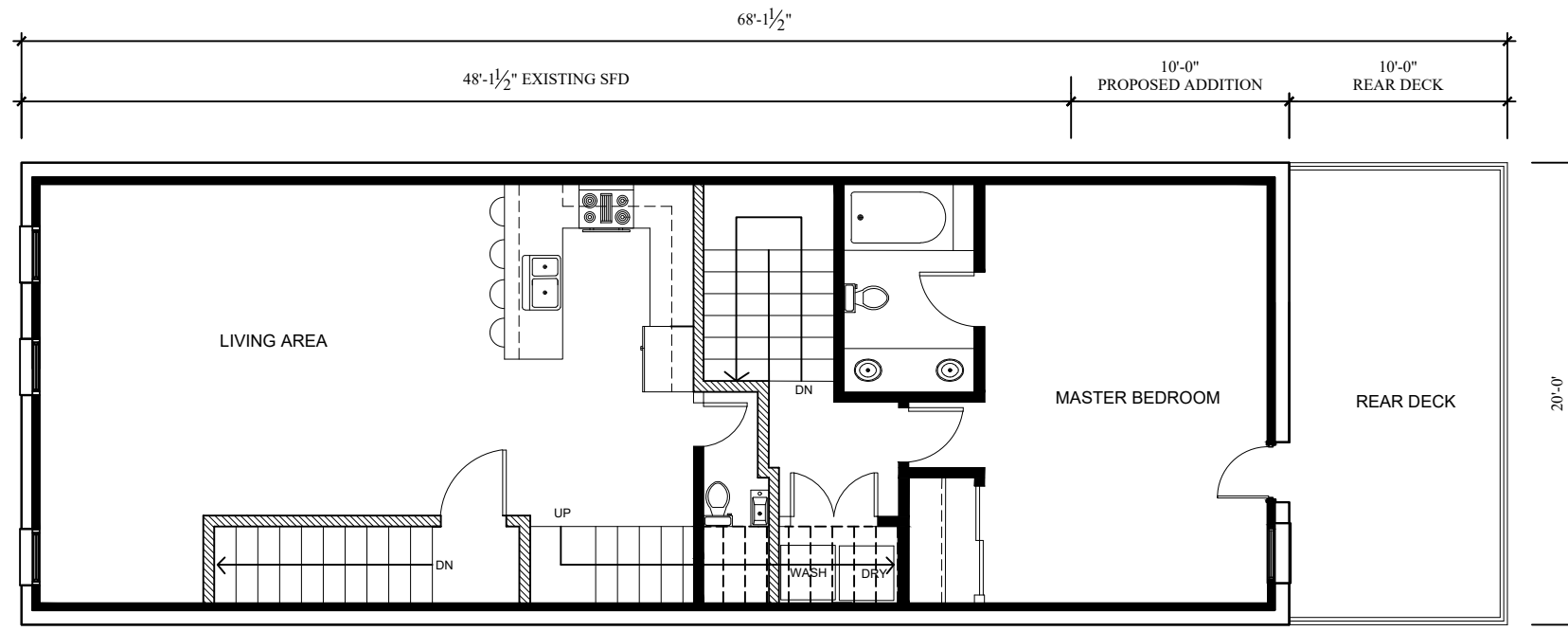


1 PROPOSED CELLAR FLOOR – UNIT #1
SCALE: 1/8"=1'-0"

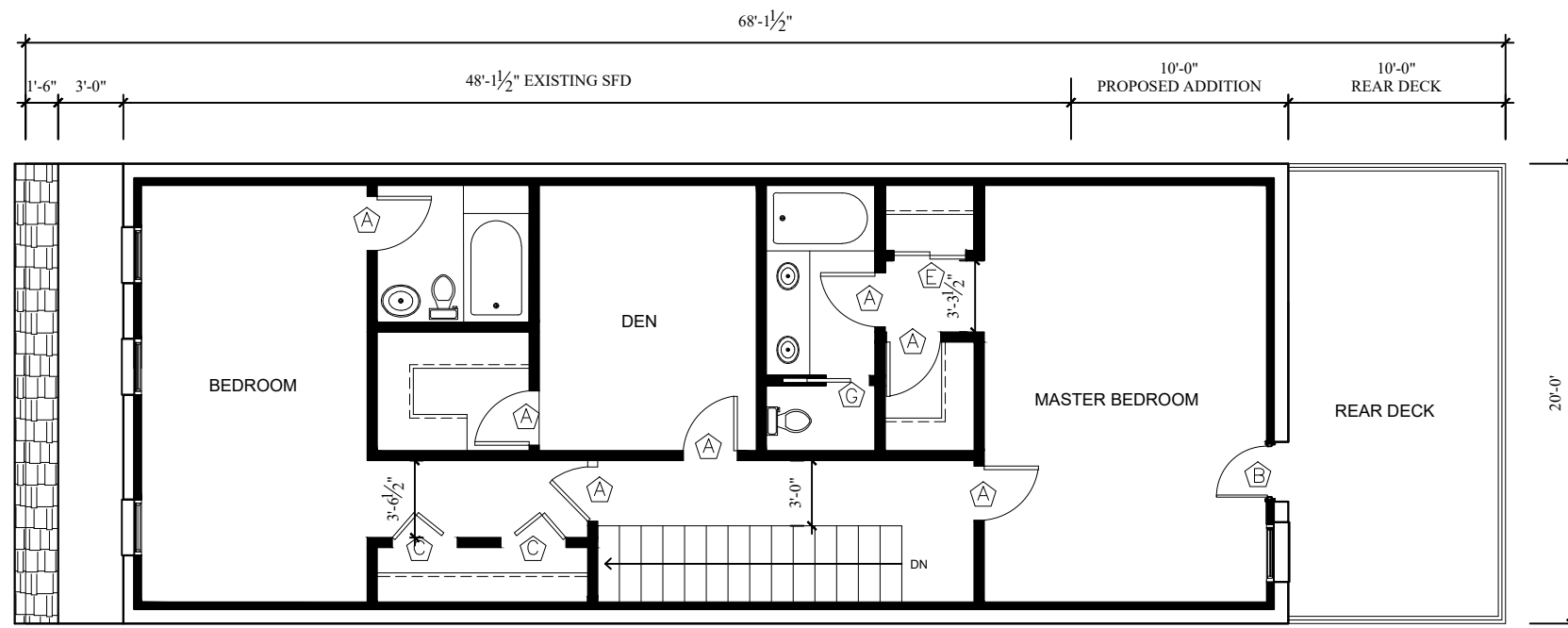


2 PROPOSED FIRST FLOOR – UNIT #2
SCALE: 1/8"=1'-0"

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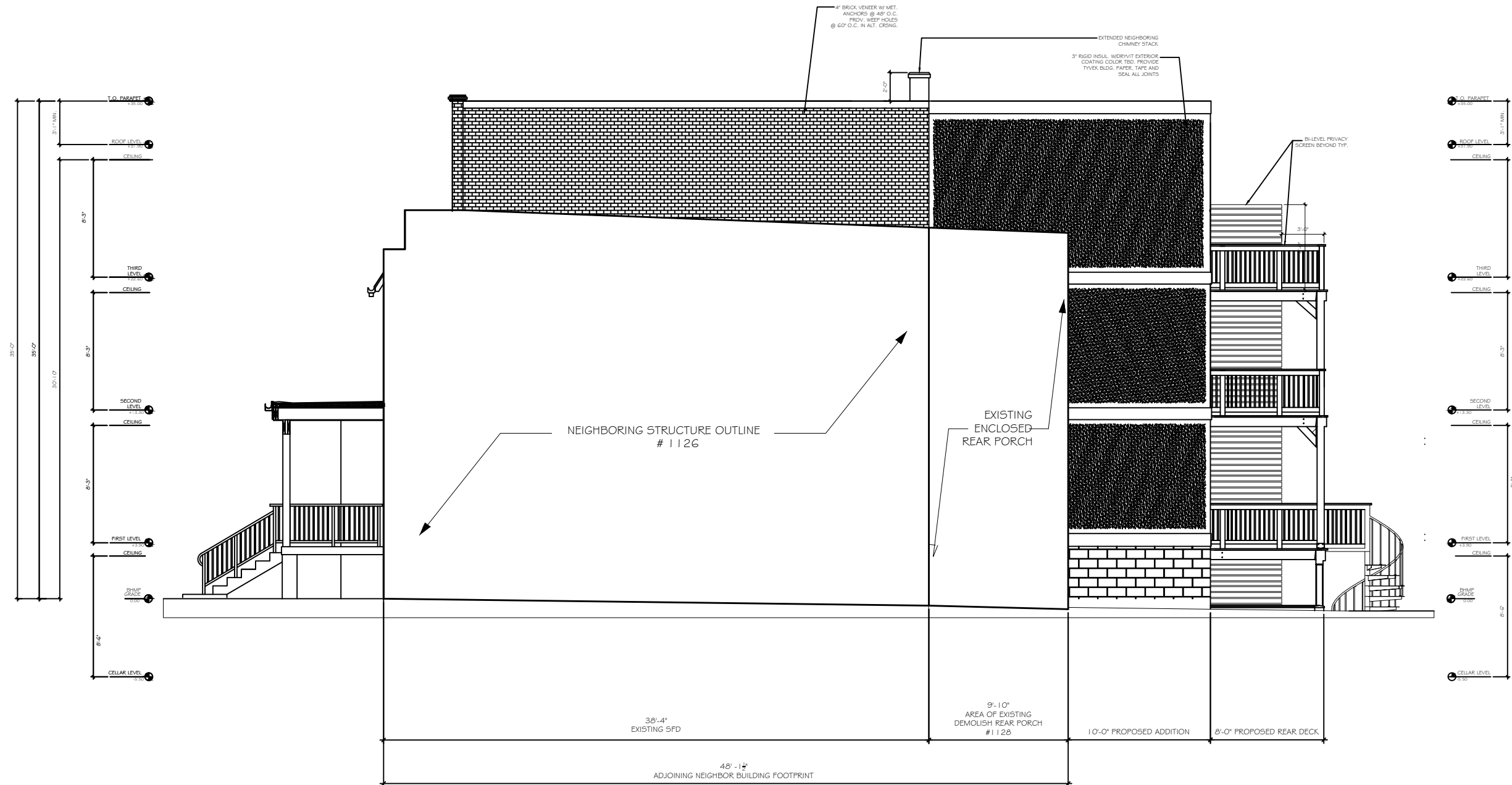


3 PROPOSED SECOND FLOOR - UNIT #3
SCALE: 1/8"=1'-0"



4 PROPOSED THIRD FLOOR - UNIT #3
SCALE: 1/8"=1'-0"

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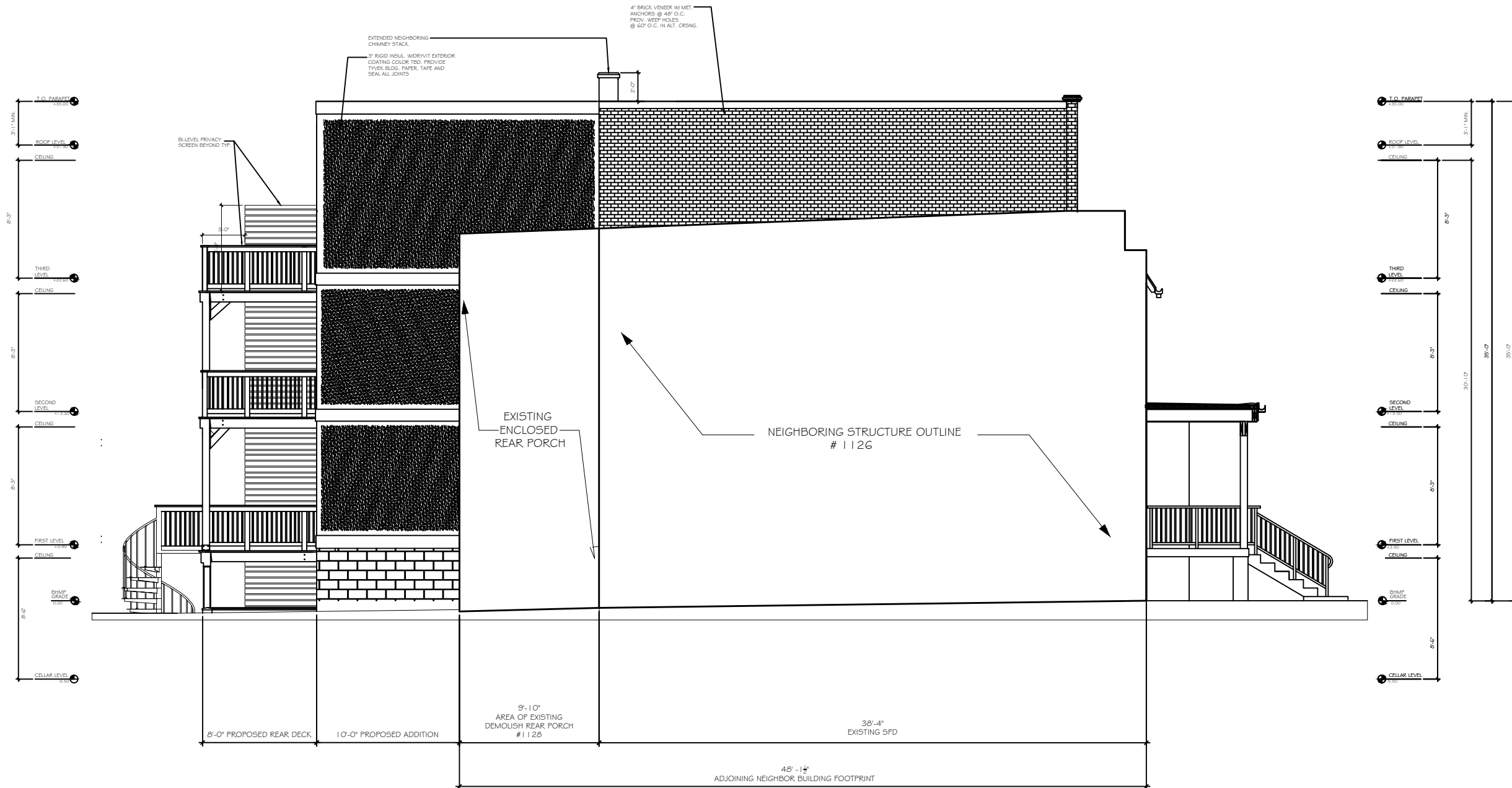
1 EAST SIDE ELEVATION
SCALE: 1/8"=1'-0"

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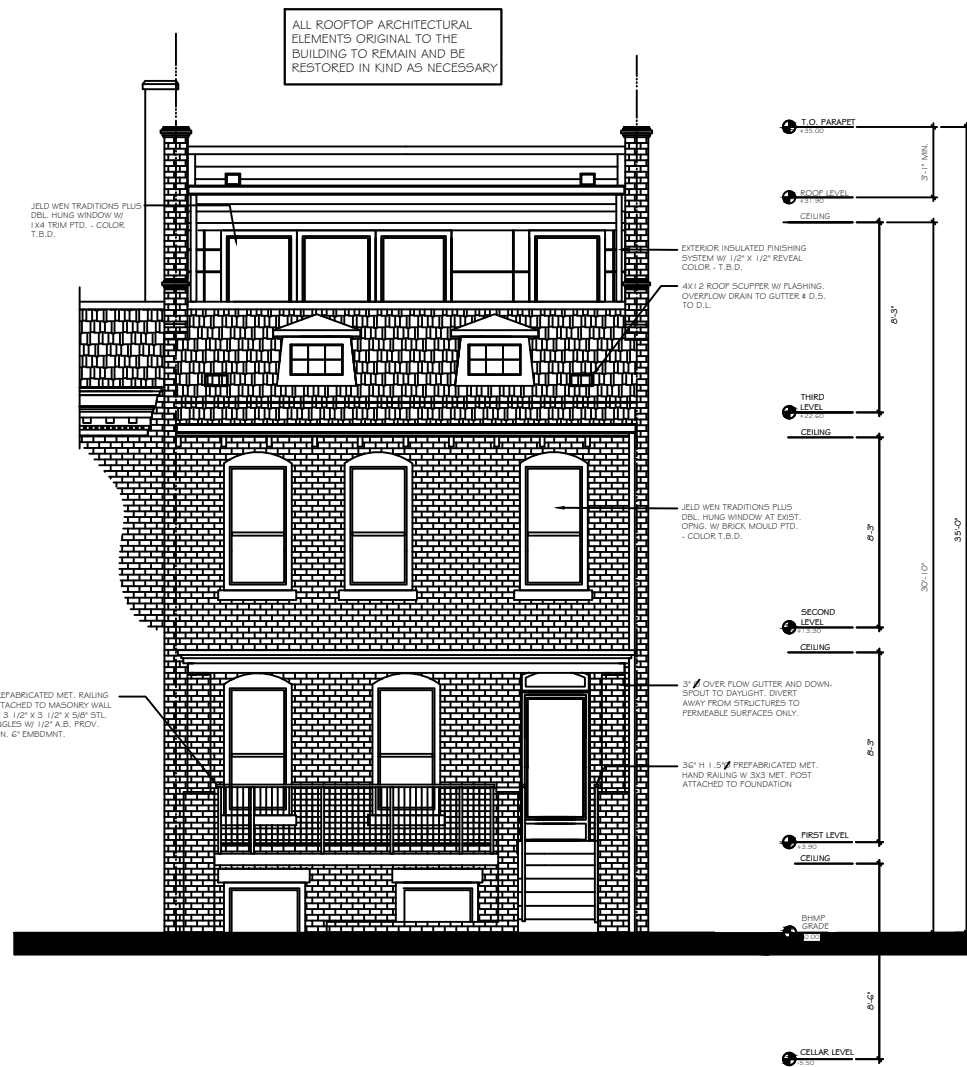
1 WEST SIDE ELEVATION
SCALE: 1/8"=1'-0"

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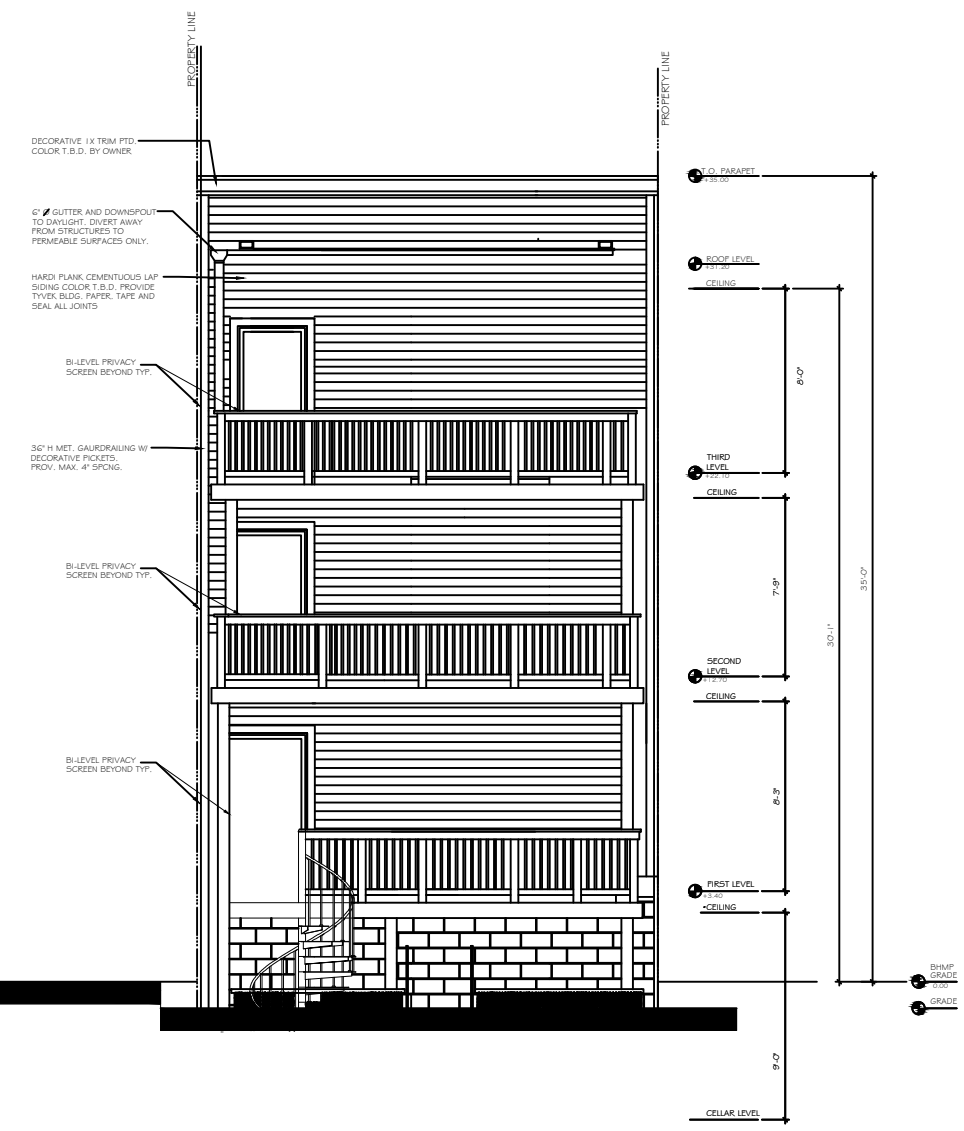
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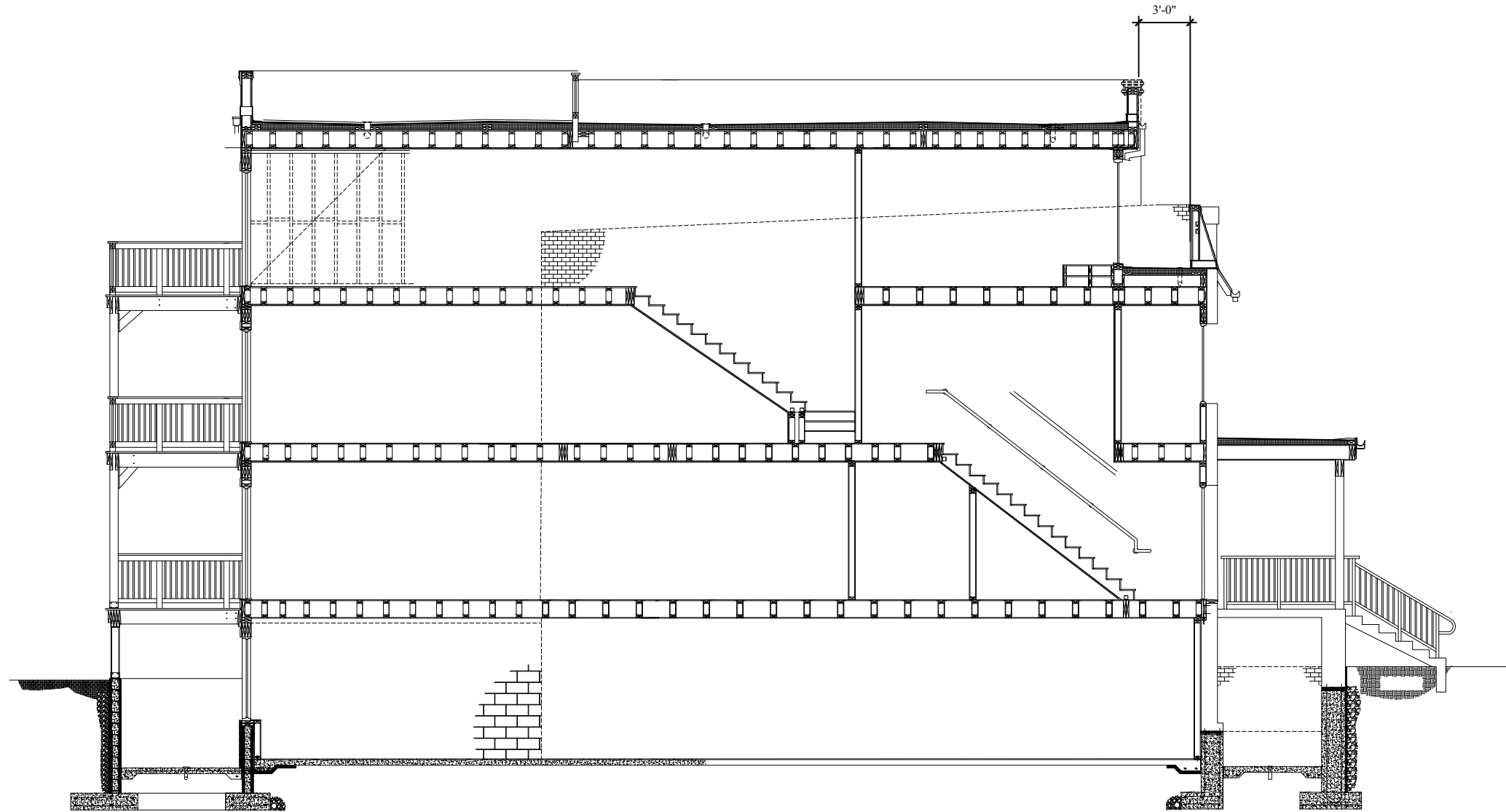


1 PROPOSED FRONT ELEVATION
SCALE: 1/8"=1'-0"



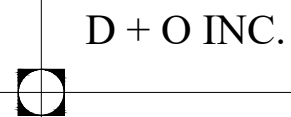
2 PROPOSED REAR ELEVATION
SCALE: 1/8"=1'-0"

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

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VIEW OF FRONT FACADE



VIEWS FROM SIDE ALLEY



VIEW FROM REAR ALLEY



VIEWS OF FRONT FACADE



VIEWS FROM THE REAR PUBLIC ALLEY

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