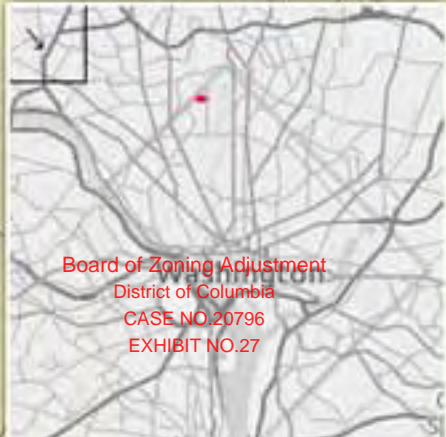
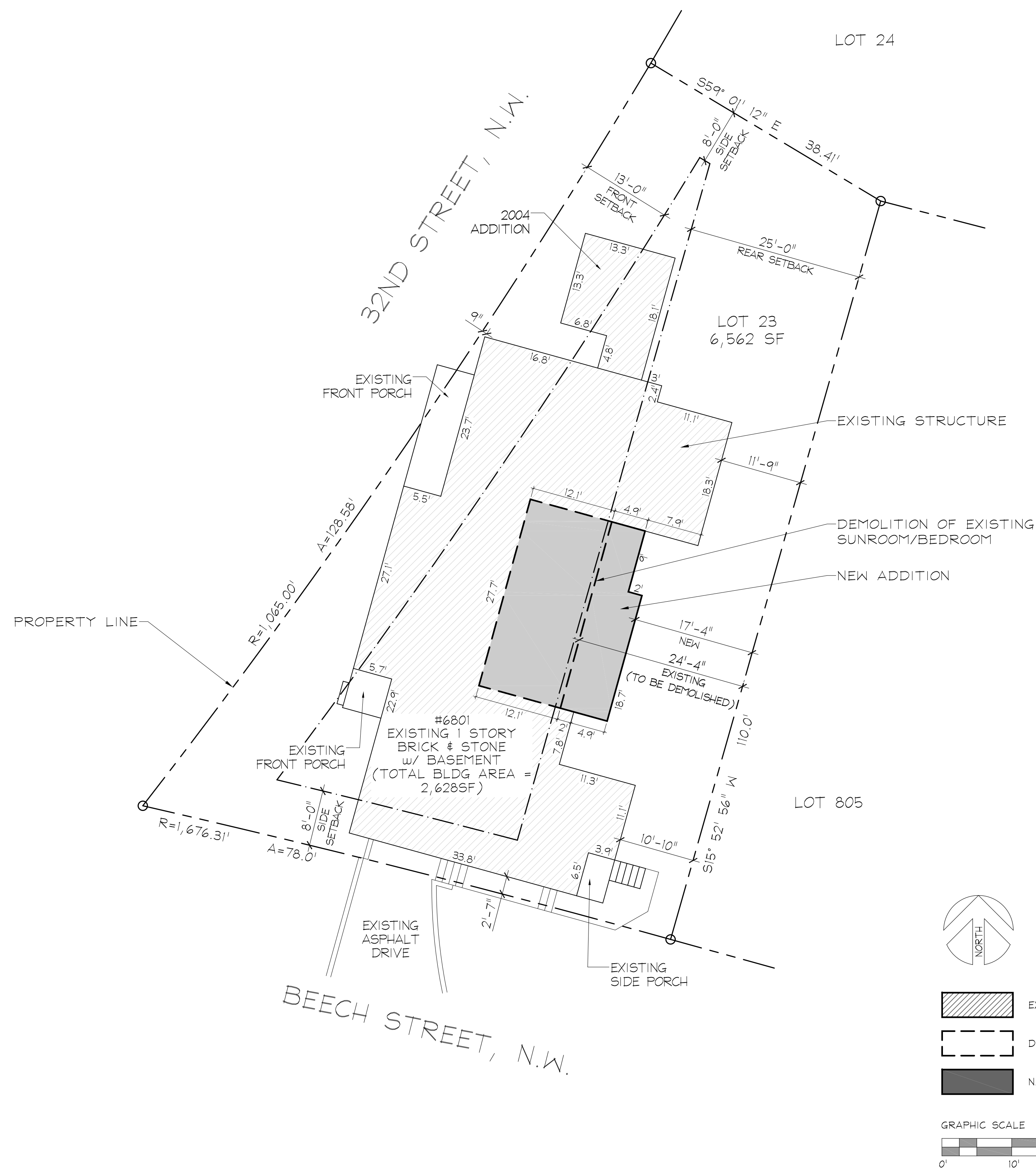




Exhibit 2: LOT SIZES

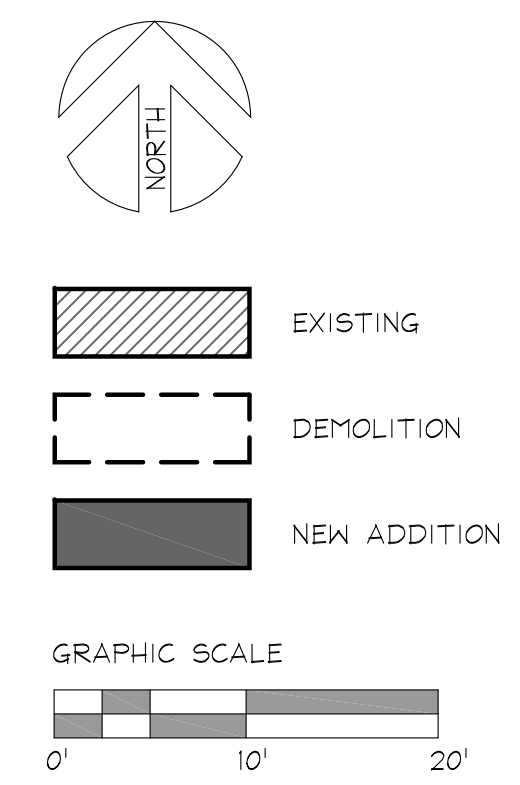
(SOURCE: INTERACTIVE OFFICIAL ZONING MAP- <https://maps.dcoz.dc.gov/>)





NOTES:
 (1) SITE PLAN DRAWN BY HAINS ARCHITECTS BASED ON SITE PLAN SURVEY BY LANDTECH ASSOCIATES, INC.
 (2) THIS PROPERTY LIES IN FLOOD ZONE 'C'. AN AREA OF MINIMAL FLOODING DELINEATED ON THE MAPS OF THE NATIONAL INSURANCE PROGRAM

1 PROPOSED SITE PLAN
 CS001 1" = 10'-0"



INDEX OF DRAWINGS

CS001	COVER SHEET, CODE INFORMATION & SITE PLAN
D001	DEMOLITION FLOOR PLANS/ELEVATIONS
A001	PROPOSED FLOOR PLAN
A002	PROPOSED ROOF PLAN
A003	NOT INCLUDED
A004	EXTERIOR ELEVATIONS

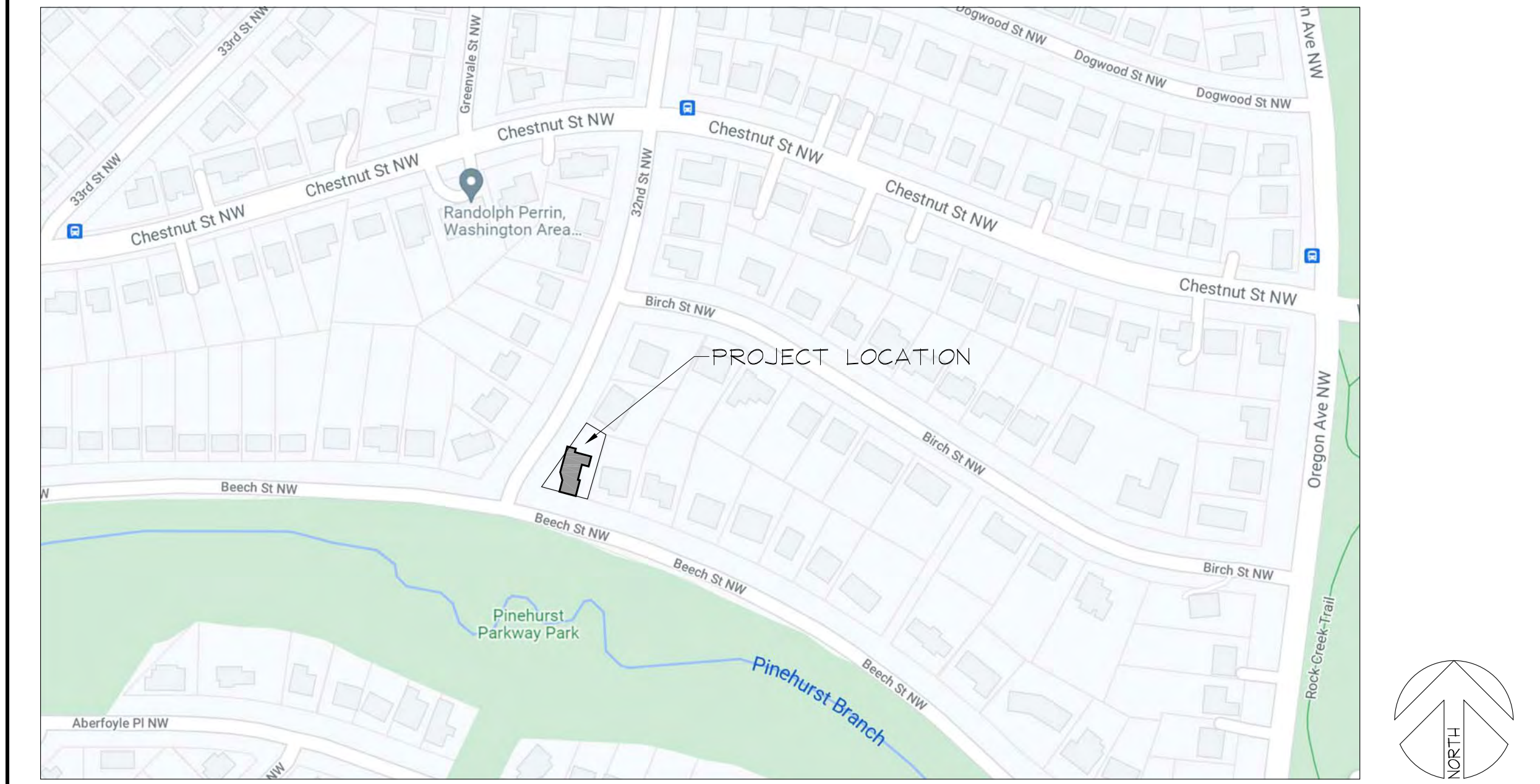
CODE INFORMATION

ZONING DISTRICT	R-1-A	FRONT YARD SETBACK	NO LESSER OR GREATER THAN EXISTING SETBACKS ON THE SAME BLOCK (UNCHANGED)
SQUARE/SUFFIX/LOT	2366/-/0023	REAR YARD SETBACK	25'-0"
ANC	3G	PROPOSED YARD SETBACK	17'-4"
LOT SIZE	6,562 SF	(VARIANCE APPLICATION SUBMITTED ON 02/17/22; CASE NUMBER = BZATmp1948)	
EXISTING COVERAGE	2,628 SF = 40%	SIDE YARD SETBACK	8'-0" (UNCHANGED)
PROPOSED COVERAGE	2,803 SF = 42.7%	CONSTRUCTION TYPE	5B
MAXIMUM LOT OCCUPANCY ALLOWED	40%	USE GROUP	R
(VARIANCE APPLICATION SUBMITTED ON 02/17/22; CASE NUMBER = BZATmp1948)			
EXISTING BUILDING HEIGHT	14'-6" (UNCHANGED)	APPLICABLE CODES:	2017 DISTRICT OF COLUMBIA BUILDING CODE, 2017 DISTRICT OF COLUMBIA ENERGY CONSERVATION CODE, 2017 DISTRICT OF COLUMBIA GREEN CONSTRUCTION CODE
MAXIMUM BUILDING HEIGHT ALLOWED	40'-0"		
EXISTING STORIES	1 STORY (UNCHANGED)		
MAXIMUM STORIES ALLOWED	3 STORIES		

SCOPE OF WORK

DEMOLITION OF EXISTING SUNROOM AND BEDROOM STRUCTURE. NEW ONE STORY OFFICE, BEDROOM, AND FULL BATHROOM ADDITION.

LOCATION MAP (N.T.S.)



ABBREVIATIONS

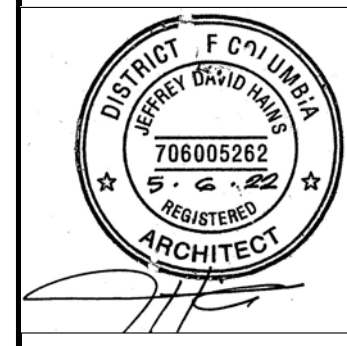
ABV	ABOVE APPROX	DIA	DIAMETER	H.B.	HOSE BIBB	O.C.	ON CENTER	SCHED	SCHEDULE
ADJ.	ADJUSTABLE	DN	DOWN	HORIZ	HORIZONTAL	OPG	OPENING	STD	STANDARD
A.F.F.	ABOVE FINISHED FLOOR	DS	DOWNSPOUT	H.M.	HOLLOW METAL	OPP	OPPOSITE	STRUC	STRUCTURE/STRUCTURAL
ALT.	ALTERNATE	ELEV	ELEVATION	H.V.A.C.	HEATING, VENTILATING, & AIR CONDITIONING	O.H.	OPPOSITE HAND	SUSP	SUSPENDED
ALUM	ALUMINUM	EA	EACH	HR	HOUR	OSCI	OWNER SUPPLIED, CONTRACTOR INSTALLED	SO	SQUARE
ARCH	ARCHITECTURAL	ELEC	ELECTRICAL	I.D.	INSIDE DIAMETER	OSI	OWNER SUPPLIED, CONTRACTOR INSTALLED	T	TREAD(S)
A.S.F.	ABOVE SUBFLOOR	EQ	EQUAL	INSUL	INSULATION	OSI	OWNER SUPPLIED, CONTRACTOR INSTALLED	TEL	TELEPHONE
B.O.D.	BASIS OF DESIGN	EQUIP	EQUIPMENT	IN (or ")	INCH(ES)	PTD	PAINTED	TV	TELEVISION
BLN	BELONG	E.T.R.	EXISTING TO REMAIN	JST	JOIST	P.L.	PLASTIC LAMINATE	TYP	TYPICAL
BLDG	BUILDING	EXIST	EXISTING	LVL	LAMINATED VENEER LUMBER	P.LAM	PLASTIC LAMINATE	TH	THICKNESS
B.U.R.	BUILT-UP ROOF	E.J.	EXPANSION JOINT	LAV	LAVATORY	FR	FRAMING	T&G	TONGUE & GROOVE
C	COURSES	E.W.	EACH WAY	MIL	1/1000 INCH	P.T.	PRESSURE-TREATED	T.O.W.	TOP OF WALL
C.J.	CONTROL JOINT	F.F.	FINISHED FLOOR	MTL	MATERIAL	PSI	POUNDS PER SQUARE INCH	UL	UNDERWRITERS LABORATORY
CL	CENTER LINE	FIXT	FIXTURE	M.T.D.	MOUNTED	PSF	POUNDS PER SQUARE FOOT	U.N.O.	UNLESS NOTED OTHERWISE
C.T.	CERAMIC TILE	F.O.S.	FACE OF STUD	MIN	MINIMUM	%	PERCENT	VERT	VERTICAL
COL	COLUMN	FLASH	FLASHING	MISC	MISCELLANEOUS	PVC	POLYVINYL CHLORIDE	V.B.	VAPOR BARRIER
CONC	CONCRETE	F	FLOOR	MTD	MOUNTED	R	RISER(S)	V.T.	VINYL TILE
CMU	CONCRETE MASONRY UNIT	FP	FIREPLACE	MAX	MAXIMUM	REV	REVISION	V.I.F.	VERIFY IN FIELD
CONT	CONTINUOUS	FURR	FURRING	MECH	MECHANICAL	R.O.	ROUGH OPENING	W/	WITH
C.O.	CASED OPENING	F.D.	FLOOR DRAIN	REF	REFRIGERATOR	REF	REFRIGERATOR	WIN	WINDOW
CSCI	CONTRACTOR SUPPLIED & INSTALLED	FLUOR	FLUORESCENT	REFR	REINFORCING	REFN	REINFORCING	W/O	WITHOUT
DTL	DETAIL	FT (or ')	FOOT (or FEET)	M.O.	MASONRY OPENING	R.A.	RETURN AIR	WT	WEIGHT
DR	DOOR	FTG	FOOTING	N.I.C.	NOT IN CONTRACT	RM	ROOM	W.N.F.	WELDED WIRE FABRIC
DWG	DRAWING	FRMG	FRAMING	N.T.S.	NOT TO SCALE	SS	STAINLESS STEEL	YD	YARD
DBL	DOUBLE	GWB	GYPSPUM WALLBOARD	NOM1	NOMINAL	STL	STEEL		
		HT	HEIGHT	O.D.	OUTSIDE DIAMETER	SC	SOLID CORE		

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COVER SHEET / SITE PLAN



REVISIONS

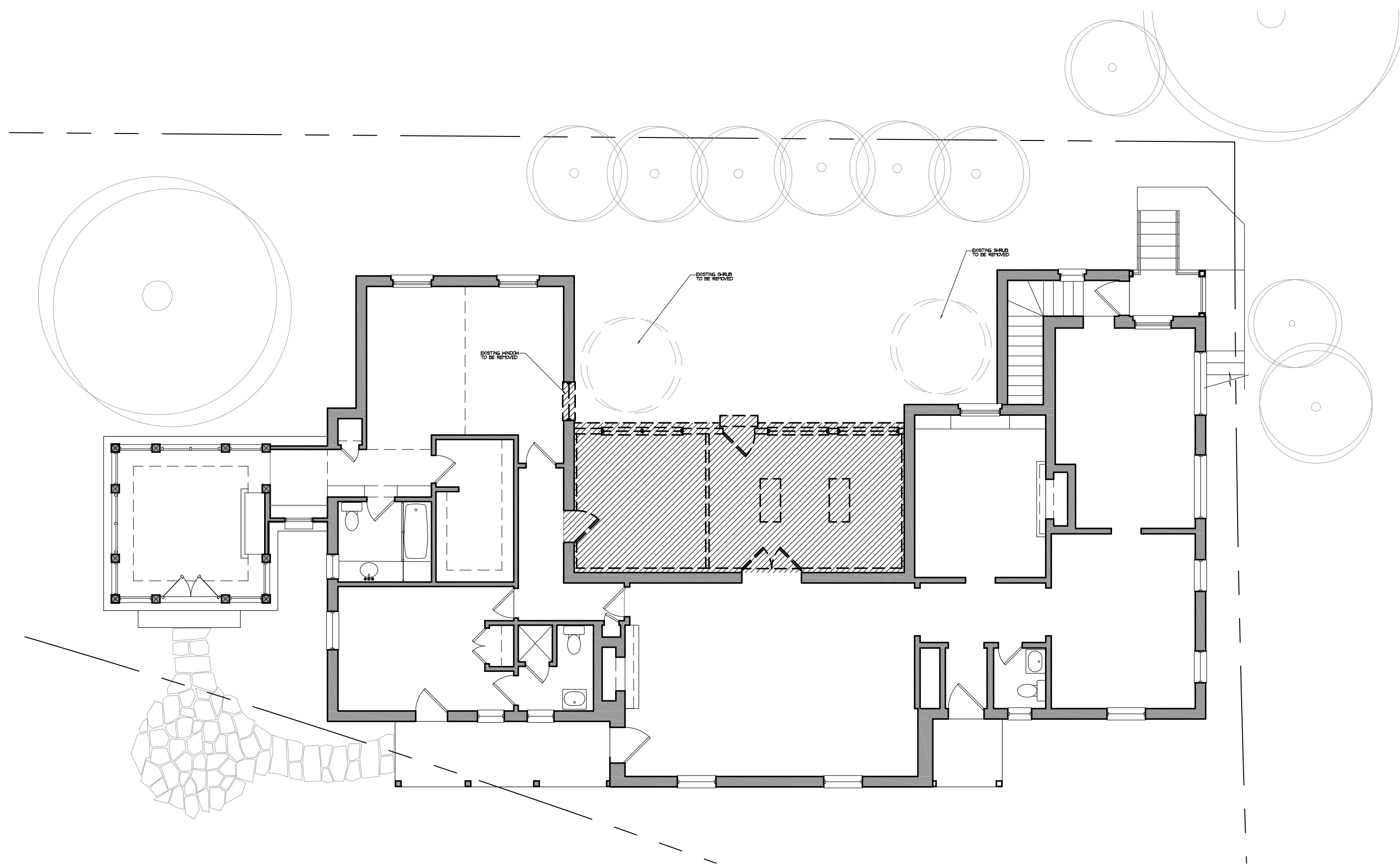
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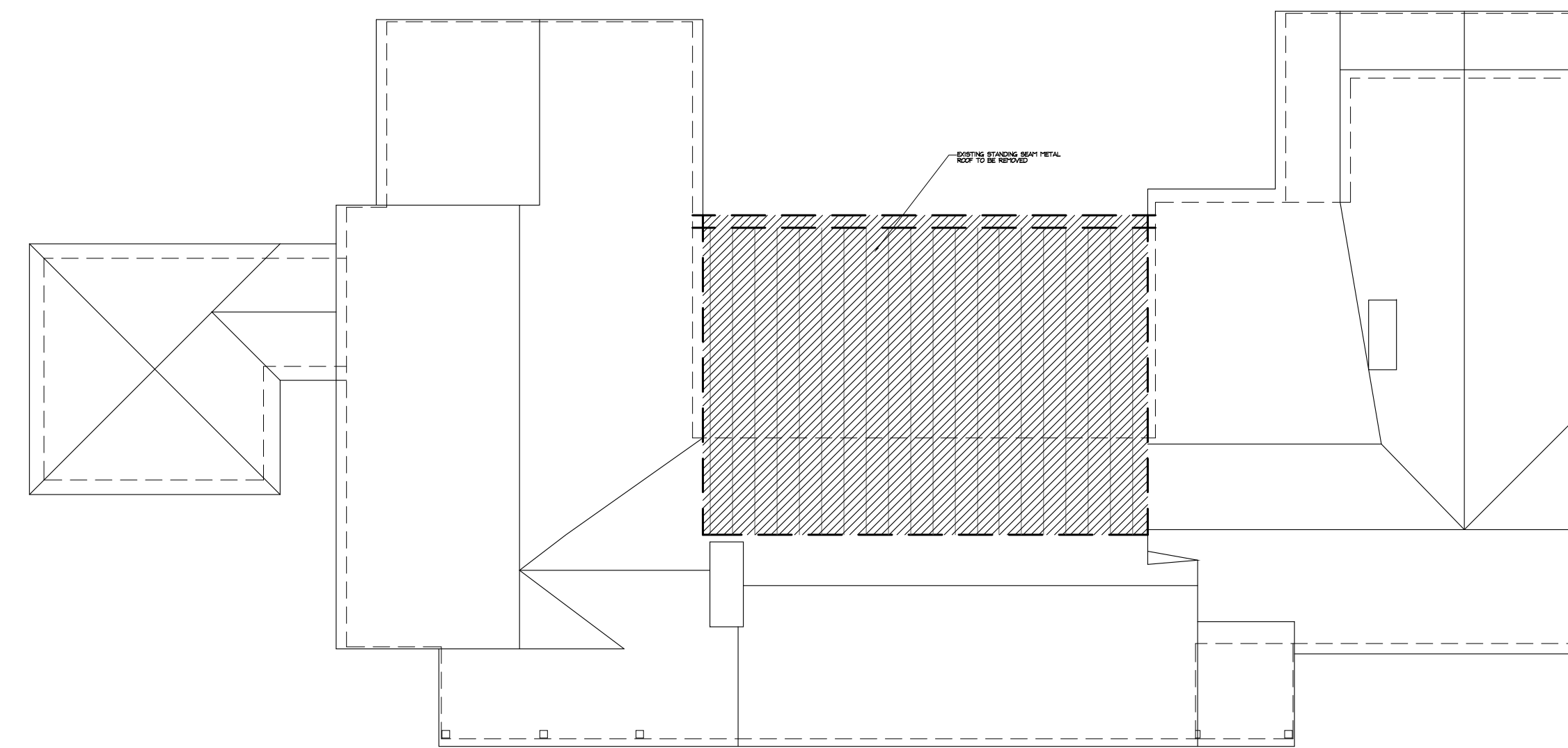
DATE	PURPOSE
09-06-22	VARIANCE SUBMITTED

Project No: 2008

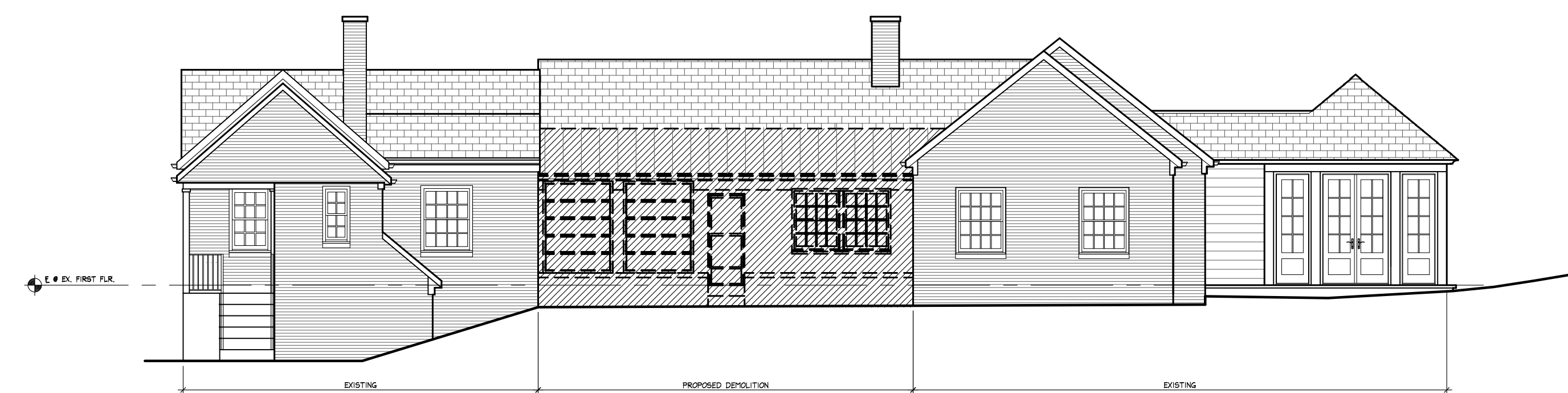
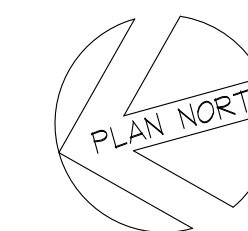
CS001



1 EXISTING/DEMOLITION FLOOR PLAN
D001 1/8" = 1'-0"



1 EXISTING/DEMOLITION ROOF PLAN
D001 1/8" = 1'-0"

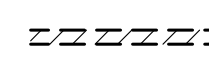
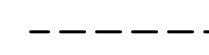





3 EXISTING/DEMOLITION REAR (EAST) ELEVATION
D001 1/8" = 1'-0"

GENERAL DEMO NOTES

- DEMOLITION DRAWINGS ARE SCHEMATIC AND ARE INCLUDED TO DESCRIBE THE DEMOLITION WORK IN A GENERAL MANNER.
- EXISTING CONSTRUCTION SHALL REMAIN UNLESS NOTED OTHERWISE AND SHALL BE PROTECTED FROM DAMAGE DUE TO DEMOLITION, CONSTRUCTION, THEFT, VANDALISM, MOISTURE, WEATHER, ETC. ALL DISTURBED EXISTING ITEMS SHALL BE RESTORED TO ORIGINAL CONDITION.
- SEAL OFF UNDISTURBED AREAS OF THE BUILDING FROM DEMOLITION AREAS TO PREVENT THE INFILTRATION OF DUST AND DEBRIS. SECURE BUILDING TO PREVENT UNWANTED ENTRY THROUGH OPENINGS CREATED DURING CONSTRUCTION.
- EXISTING CONCEALED ELEMENTS WERE NOT NECESSARILY VERIFIED PRIOR TO DEMOLITION. ALL DISCOVERIES OF UNIDENTIFIED OR INCORRECTLY LOCATED EXISTING ELEMENTS SHALL BE REPORTED TO THE ARCHITECT BEFORE REMOVAL FOR FINAL DISPOSAL.
- ALL ITEMS DESIGNATED FOR RE-USE TO BE VERIFIED BY OWNER. PROTECT ANY STORED ITEMS TO BE RE-USED FROM DAMAGE DUE TO DEMOLITION, CONSTRUCTION, THEFT, VANDALISM, MOISTURE, WEATHER, ETC.
- ALL DEBRIS BECOMES THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED FROM THE PREMISES AT THE CONTRACTOR'S EXPENSE AND DISPOSED OF ACCORDING TO LOCAL CODES AND GOVERNING AUTHORITIES.

DEMOLITION WALL LEGEND

-  EXISTING WALL TO BE REMOVED
-  EXISTING ITEM TO BE REMOVED
-  EXISTING AREA TO BE REMOVED
-  EXISTING WALL TO REMAIN
-  EXISTING DOOR TO REMAIN

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EXISTING/
DEMOLITION PLAN

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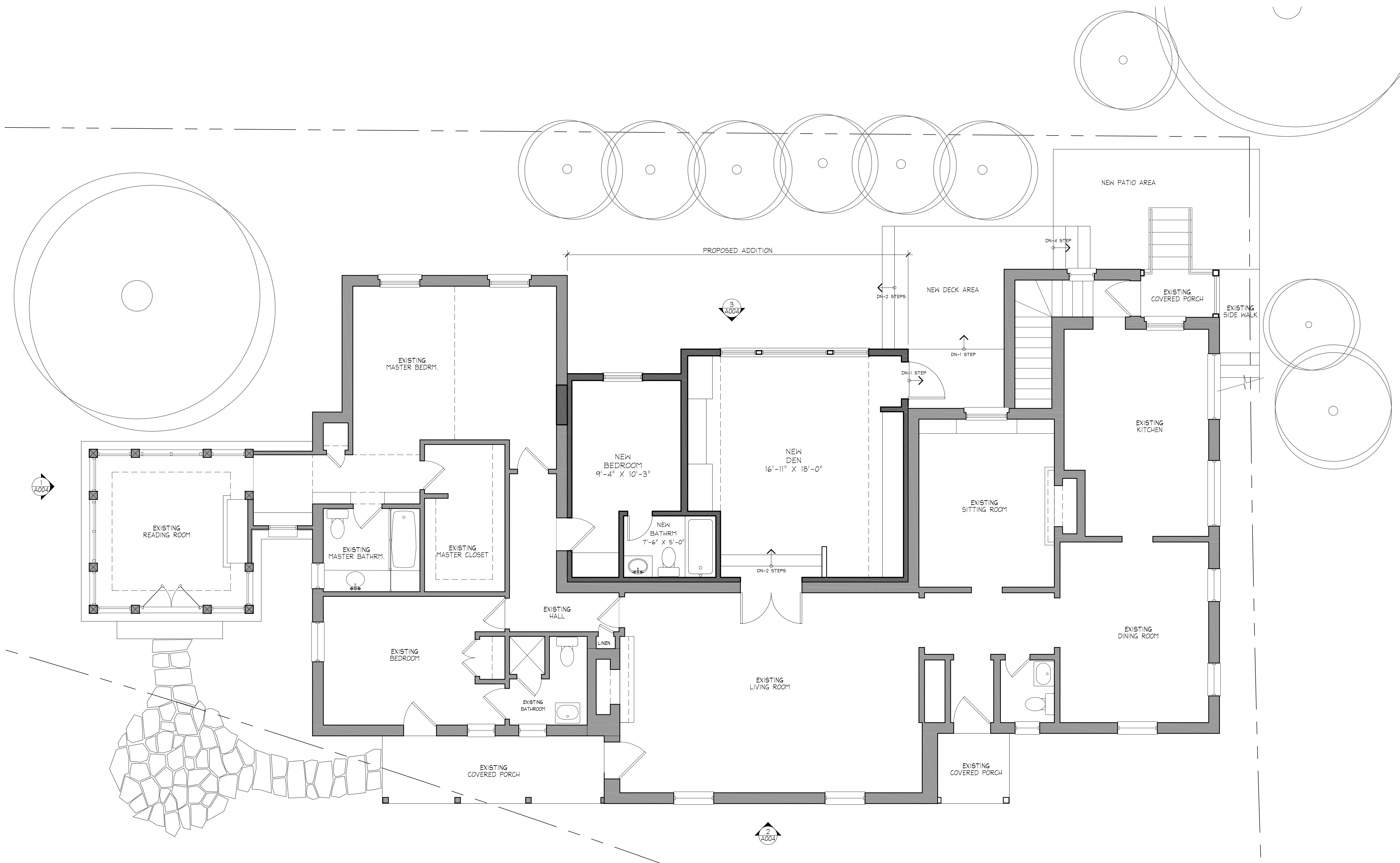
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D001



1
A001 PROPOSED FIRST FLOOR PLAN
1/4" = 1'-0"



FLOOR PLAN WALL LEGEND	
	EXISTING WALL TO REMAIN
	NEW 2X FURRED WALL
	NEW 2X4 STUD WALL
	NEW CONCRETE
	EXISTING DOOR
	NEW DOOR

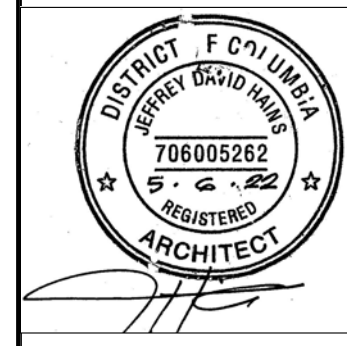
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PROPOSED FLOOR PLAN

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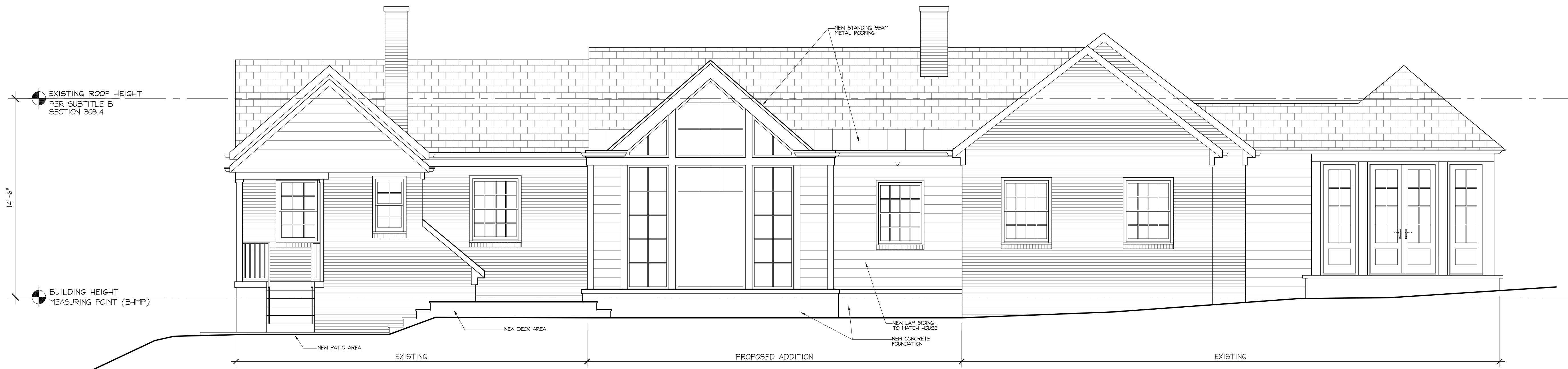
A001



1 EXISTING SIDE (NORTH) ELEVATION
A004 1/4" = 1'-0"



2 EXISTING FRONT (WEST) ELEVATION
A004 1/4" = 1'-0"



3 PROPOSED REAR (EAST) ELEVATION
A004 1/4" = 1'-0"

Author: MK
Last Rev. Date: 05-06-22

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PROPOSED EXTERIOR ELEVATIONS



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Project No.: 2008

A004







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FX-1443

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