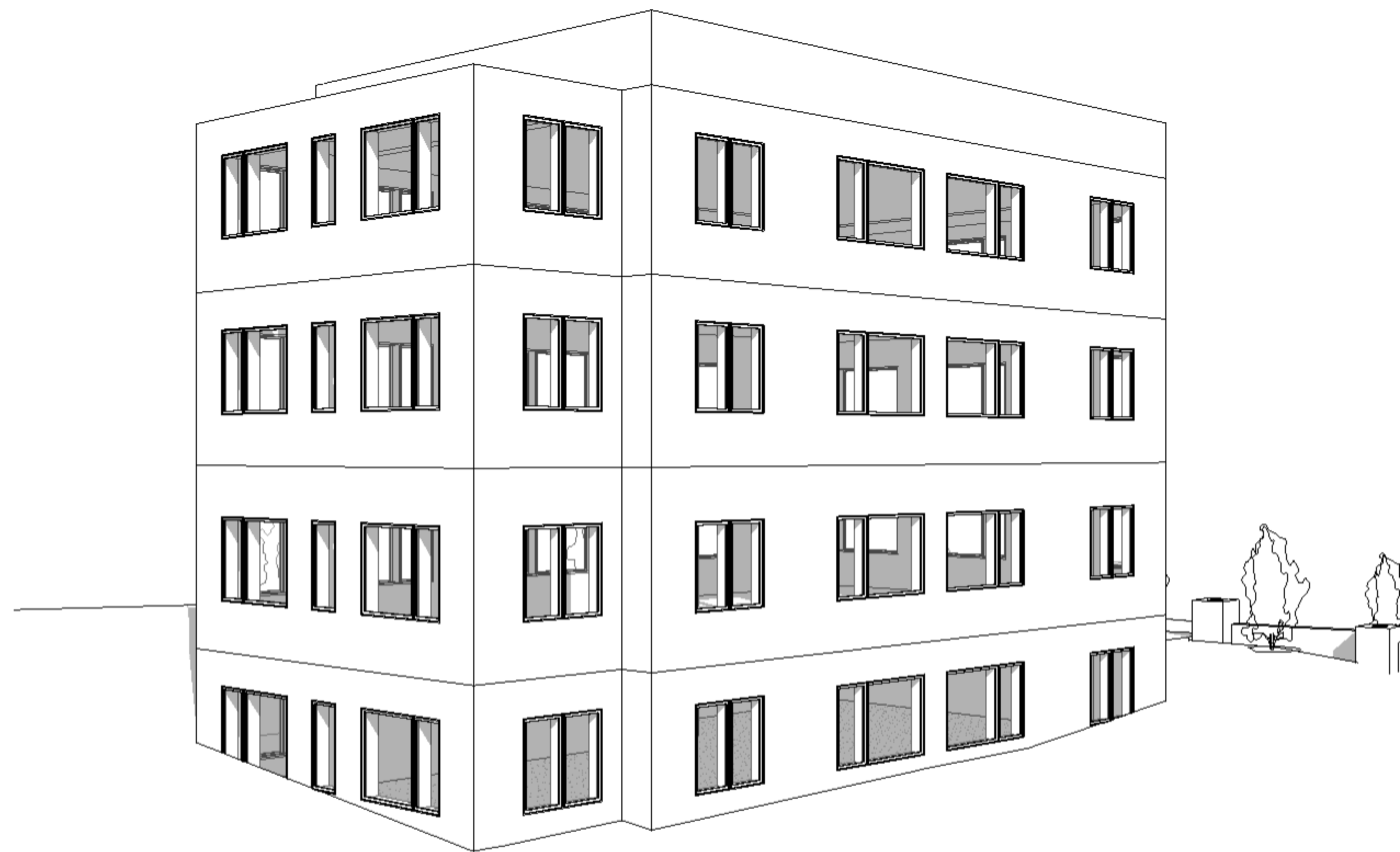


④ ROOF AXON



② PERSPECTIVE 2



① PERSPECTIVE 1



③ PERSPECTIVE 3



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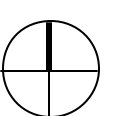
NO.	DESCRIPTION	DATE

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2022-1116

PERSPECTIVE VIEWS

0010





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NO.	DESCRIPTION	DATE

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EXISTING SITE PLAN

0011

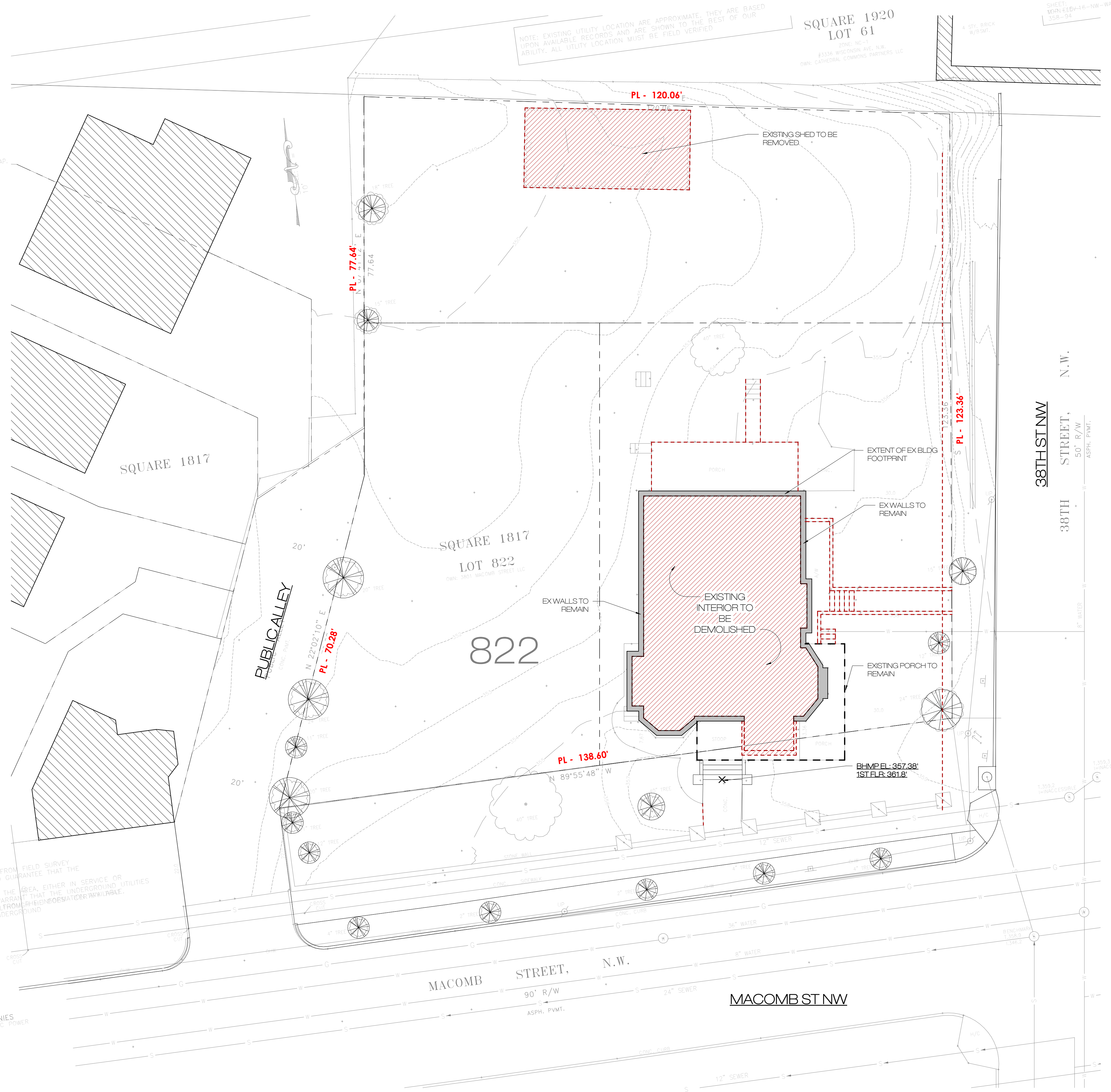
4. PROPERTY IS ZONED R-1-B, A RESIDENTIAL USE ZONE AS PER CURRENT AVAILABLE ZONING MAP.

NOTE: EXISTING UTILITY LOCATION ARE APPROXIMATE. THEY ARE BASED UPON AVAILABLE RECORDS AND ARE SHOWN TO THE BEST OF OUR ABILITY. ALL UTILITY LOCATION MUST BE FIELD VERIFIED

SQUARE 1920
LOT 61

2022-11-16
3334 WASHINGTON AVE. N.W.
DRG: CATHYRINA, CORMORANT PARTNERS LLC

SHEET:
388-94
15-NW-WATER



THE UNDERGROUND UTILITIES HAVE BEEN LOCATED FROM FIELD SURVEY AND/OR MAPPING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE COMPLETE AS ACCORDING TO RECORDS OR FIELD INVESTIGATION. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

UTILITY COMPANIES
POTOMAC ELECTRIC POWER CO.

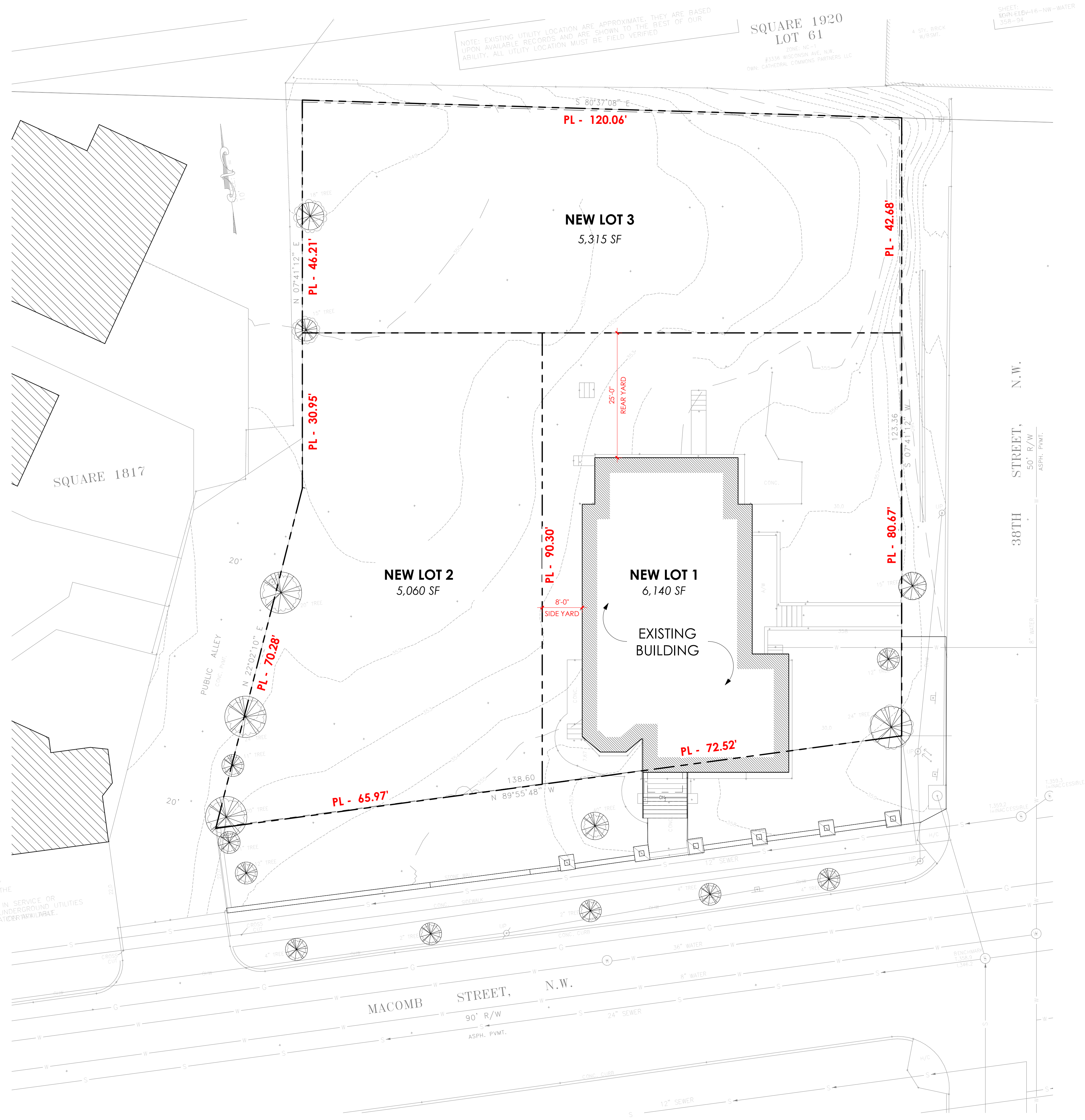
1 EXISTING SITE PLAN
3/32" = 1'-0"

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NOTE: EXISTING UTILITY LOCATION ARE APPROXIMATE. THEY ARE BASED UPON AVAILABLE RECORDS AND ARE SHOWN TO THE BEST OF OUR ABILITY. ALL UTILITY LOCATION MUST BE FIELD VERIFIED.

SQUARE 1920
LOT 61
ZONE: M-1
4338 WASHINGTON AVE. N.W.
DRI: CATHEDRAL SQUARE PARTNERS LLC

SHEET:
M-1-16-NW-WATER
35A-04



THE UNDERGROUND UTILITIES HAVE BEEN LOCATED FROM FIELD SURVEY AND REASONABLE DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE COMPLETE, ACCURATE OR BASED ON RECORDS OR FIELD OBSERVATION. THIS

1 PROPOSED SITE PLAN
3/32" = 1'-0"



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SITE PLAN

0012

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ZONING PLANS

0100

ZONING INFORMATION

ZONING CLASSIFICATION: R-1-B

LOT OCCUPANCY

EXISTING LOT AREA 16,569 SF
MAX OCC. 40% 6,627 SF

PROPOSED FOOTPRINT 6,626 SF
TOTAL LOT OCCUPANCY 40%

AREAS

LEVEL 1 2,208 SF
LEVEL 2 2,208 SF
LEVEL 3 2,208 SF

GROSS SF 6,624 SF

CELLAR 2,208 SF

TOTAL SF W/ CELLAR 8,832 SF

MISC

BUILDING HEIGHT ALLOWABLE: 40' MAXIMUM PER TABLE H 803.1; MAX PERMITTED BLDG HEIGHT

BUILDING HEIGHT PROVIDED: XX" MEASURED FROM CENTER OF FRONT GRADE (BHMP)

STORIES:
ALLOWABLE: 3
PROVIDED: 3 (PLUS CELLAR)



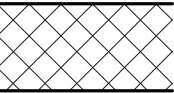

MIN REQUIRED SIDE YARD:
REQUIRED: 8'-0"
PROVIDED: xx

MIN REQUIRED REAR YARD:
REQUIRED: 25'-0"
PROVIDED: xx

GREEN AREA RATIO
REQUIRED: 0.4
PROVIDED: xx

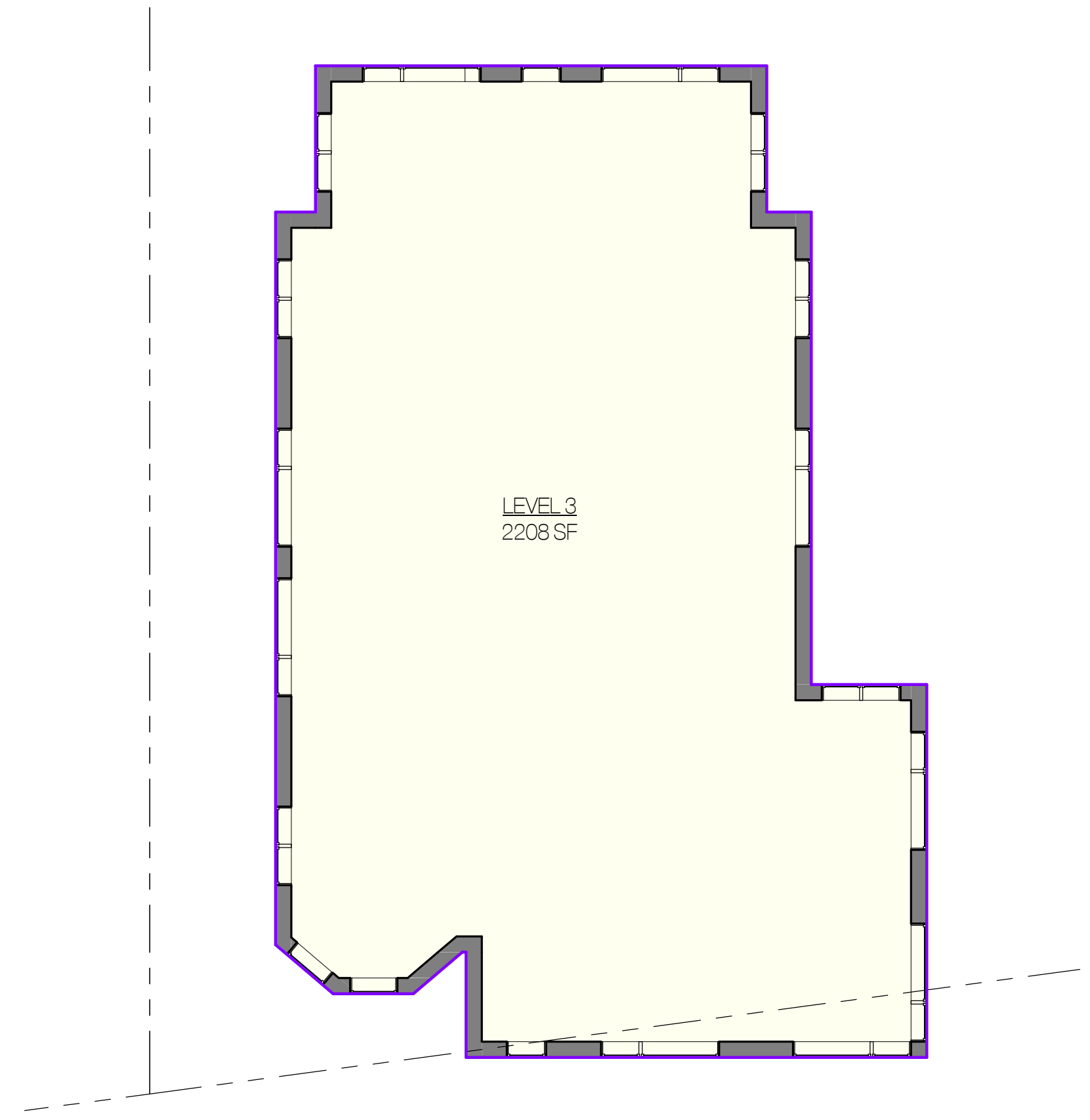
PARKING:
REQUIRED: 1 PER 4 DWELLING UNITS ABOVE 4
PROVIDED: xx

GRAPHIC LEGEND

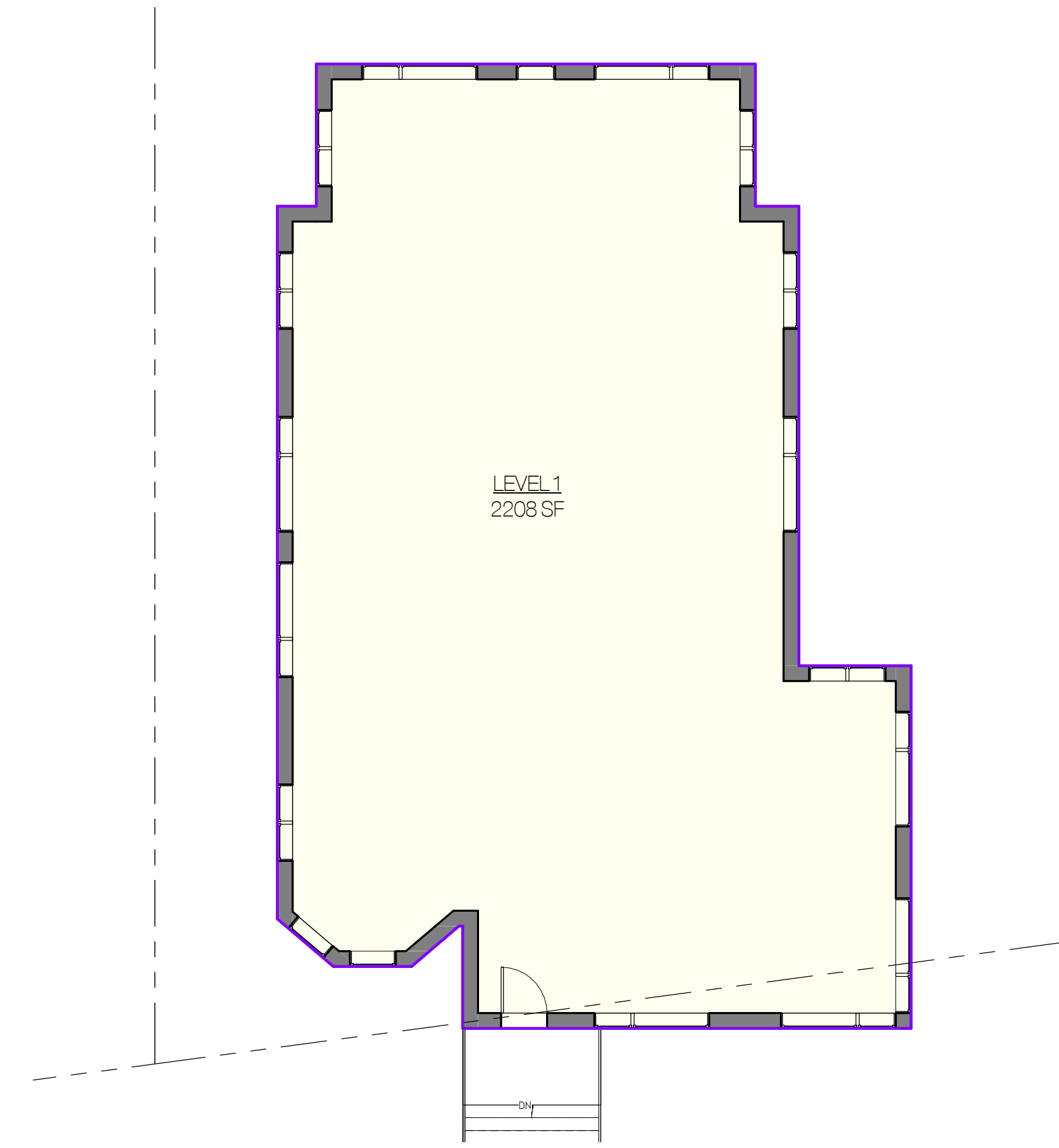
-  NEW WALLS
-  EXISTING WALLS
-  BAY PROJECTION - NOT COUNTED TOWARDS FAR
-  ITEM COUNTING TOWARD LOT OCCUPANCY



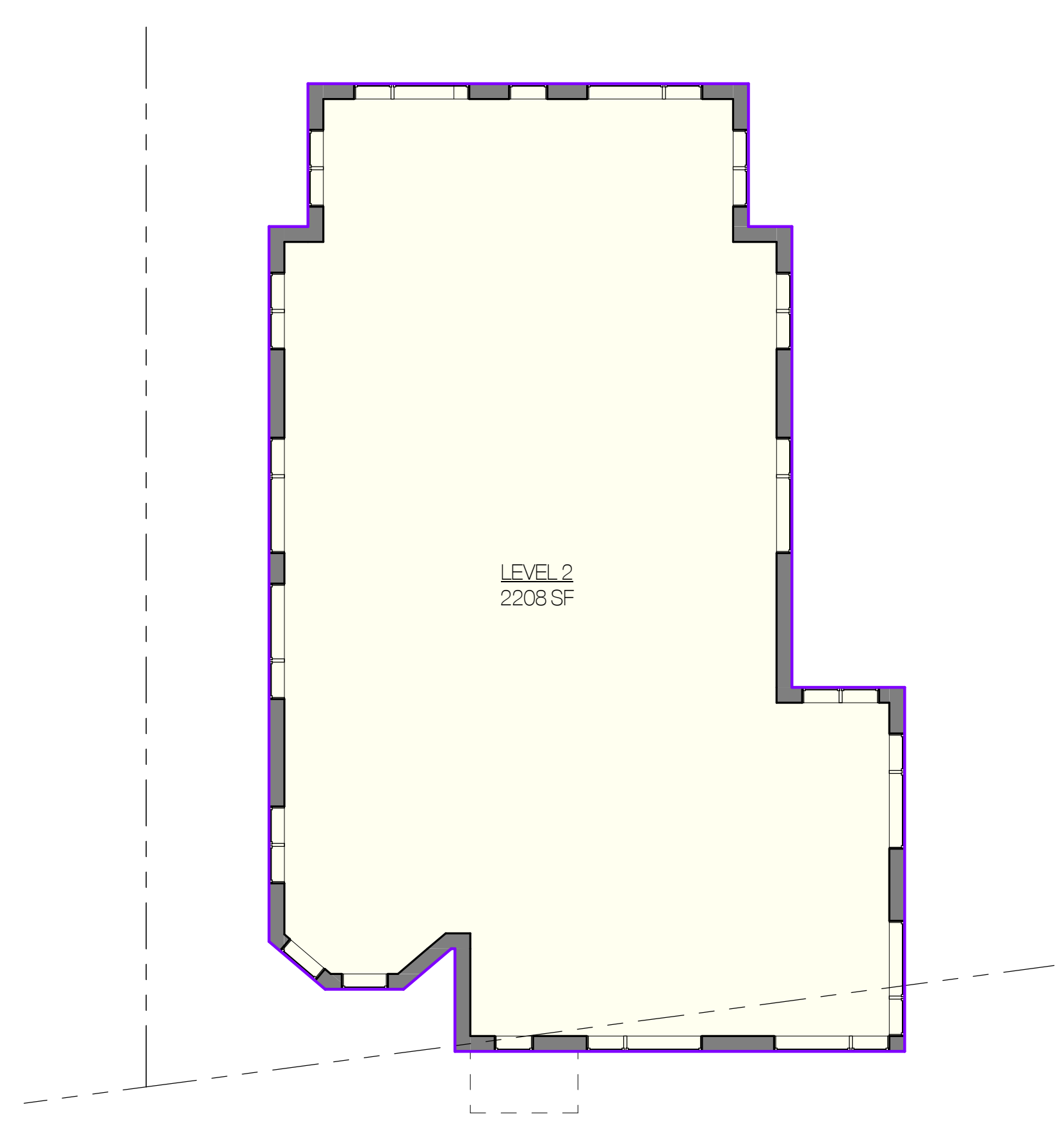
4 THIRD ZONING
1/8" = 1'-0"



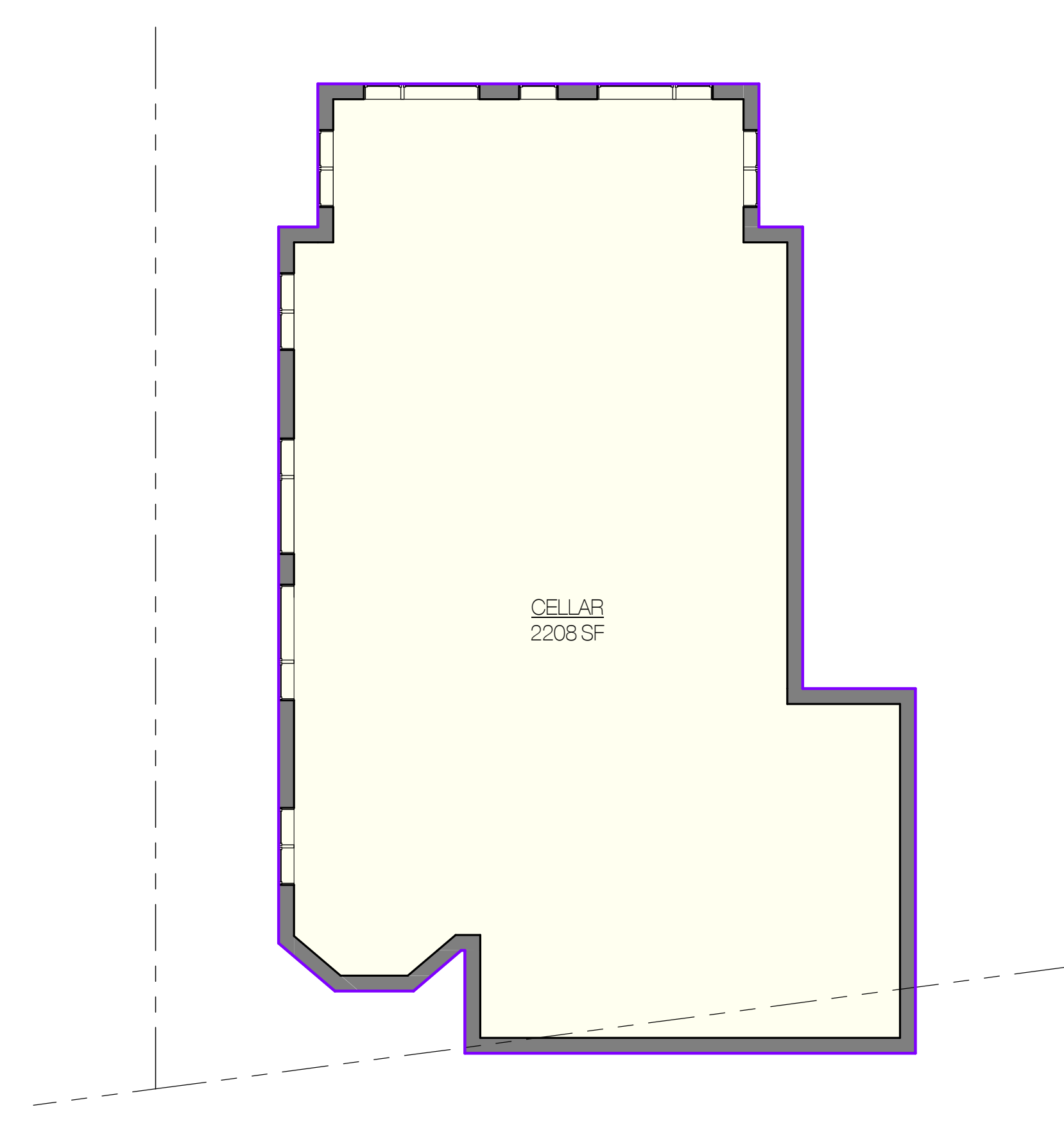
2 FIRST ZONING
1/8" = 1'-0"



3 SECOND ZONING
1/8" = 1'-0"



1 CELLAR ZONING
1/8" = 1'-0"



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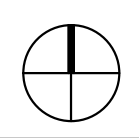
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NO.	DESCRIPTION	DATE

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ALL PLANS

A001



COLOR SCHEME

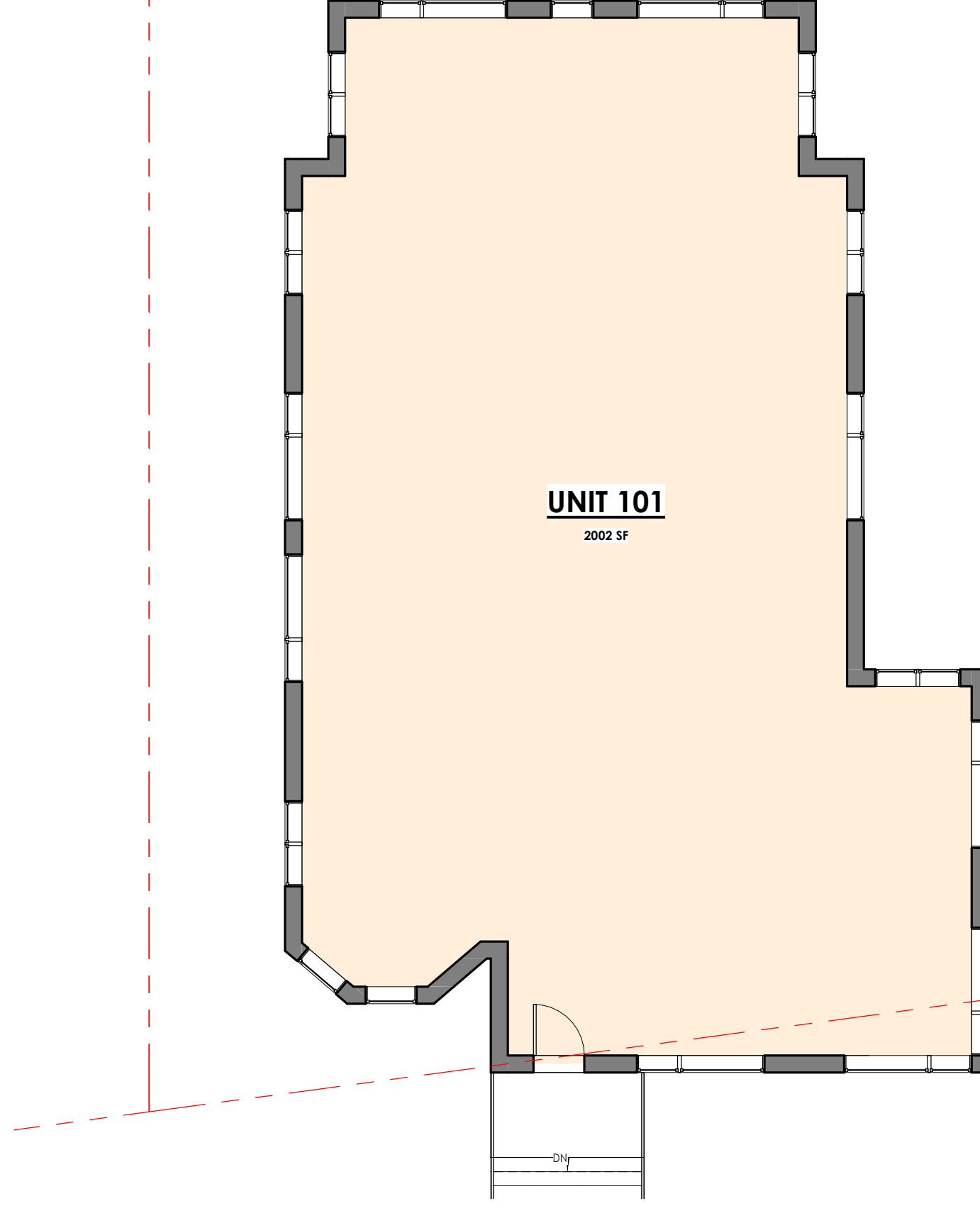
- UNIT 001 UNIT 301
- UNIT 002 UNIT 302
- UNIT 003 UNIT 303
- UNIT 101 UNIT 401
- UNIT 102 UNIT 402
- UNIT 103 UNIT 403
- UNIT 201 COMMON
- UNIT 202
- UNIT 203

NET AREA TOTALS

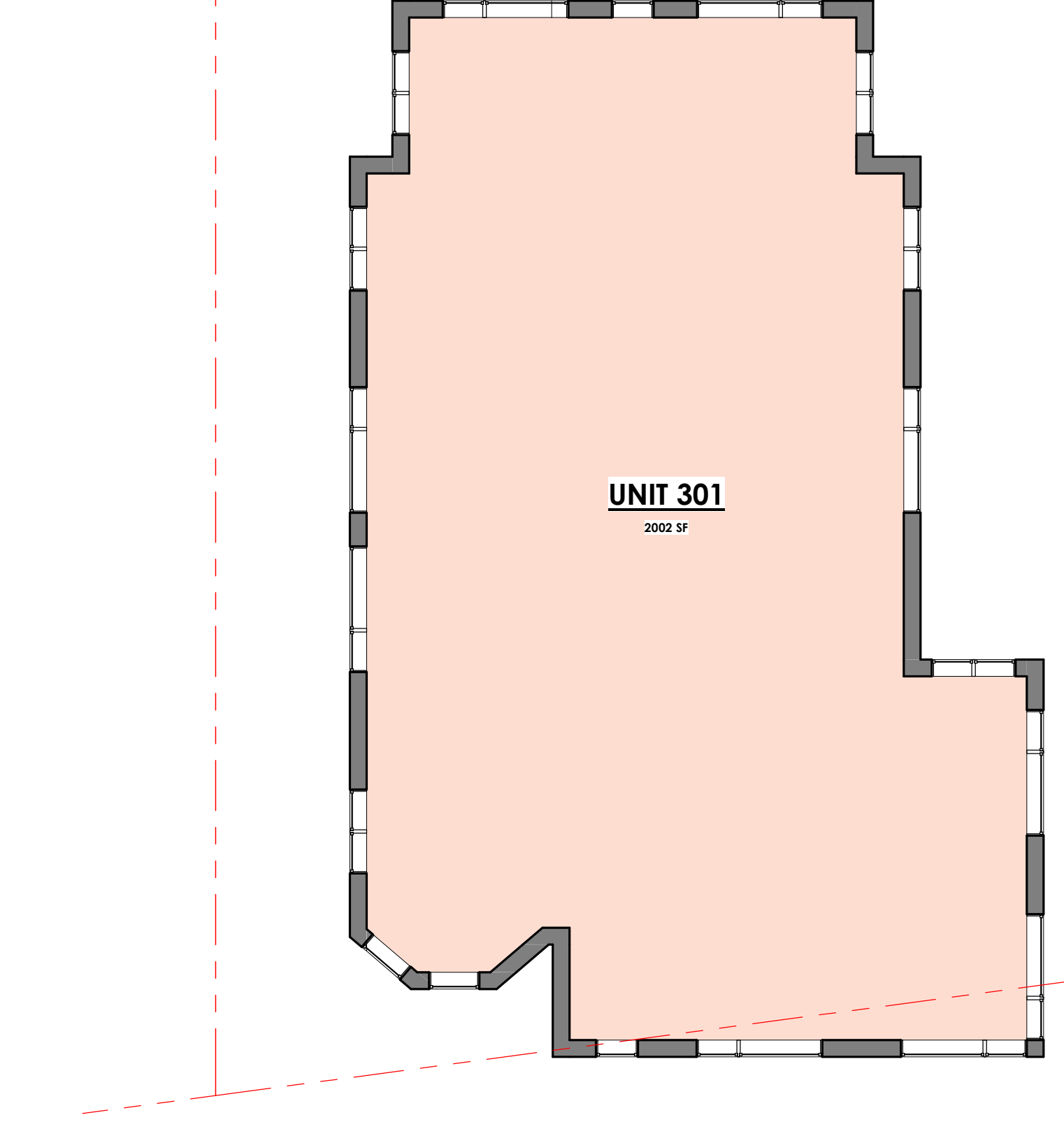
-FOR INFORMATION ONLY.
-UNIT MEASUREMENT SHOWN IS USEABLE SPACE
INSIDE EXTERIOR WALLS.

UNIT 001	2002 SF
UNIT 101	2002 SF
UNIT 201	2002 SF
UNIT 301	2002 SF
8006 SF	

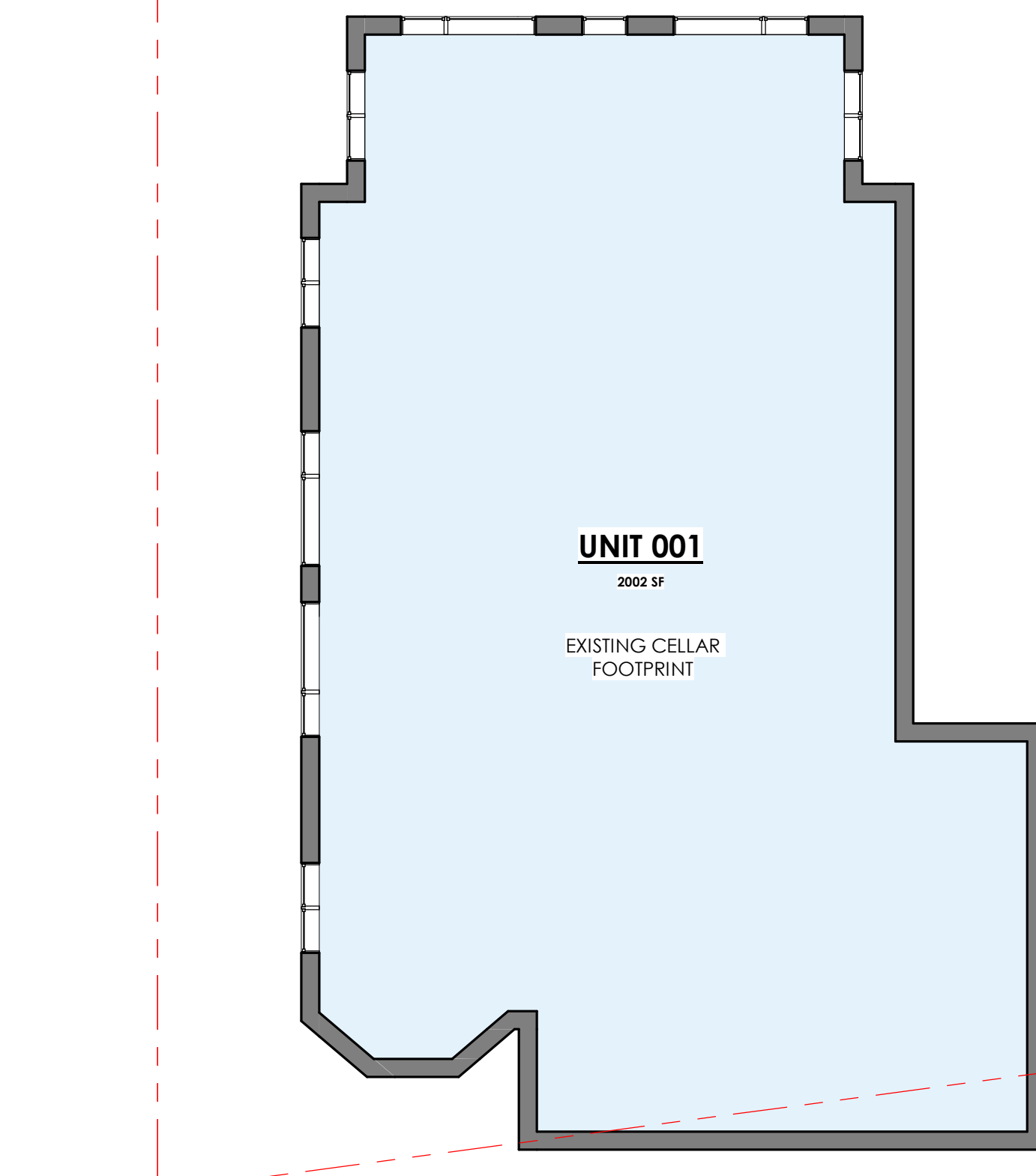
2 FIRST FLOOR
1/8" = 1'-0"



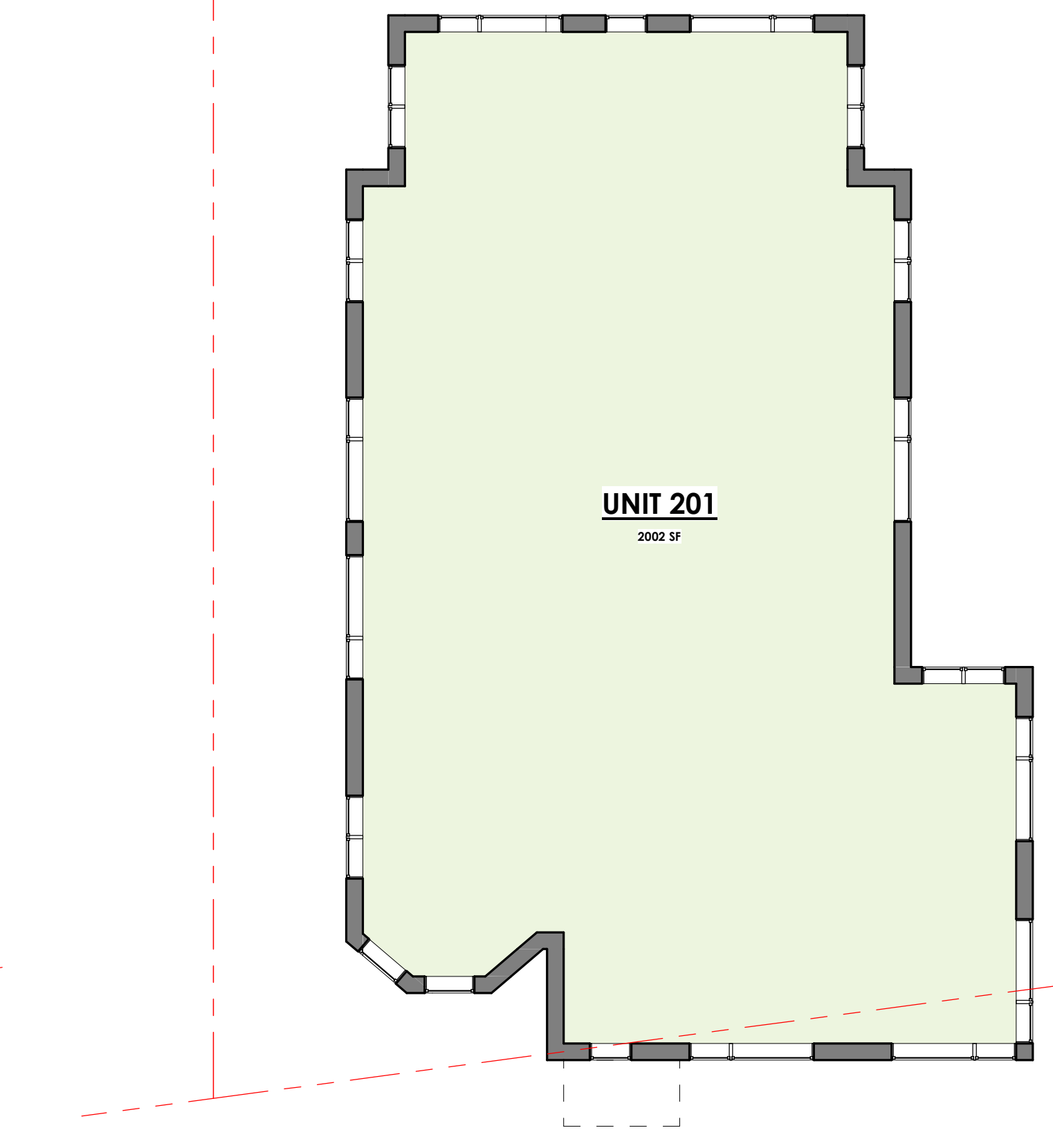
4 3RD FLOOR
1/8" = 1'-0"



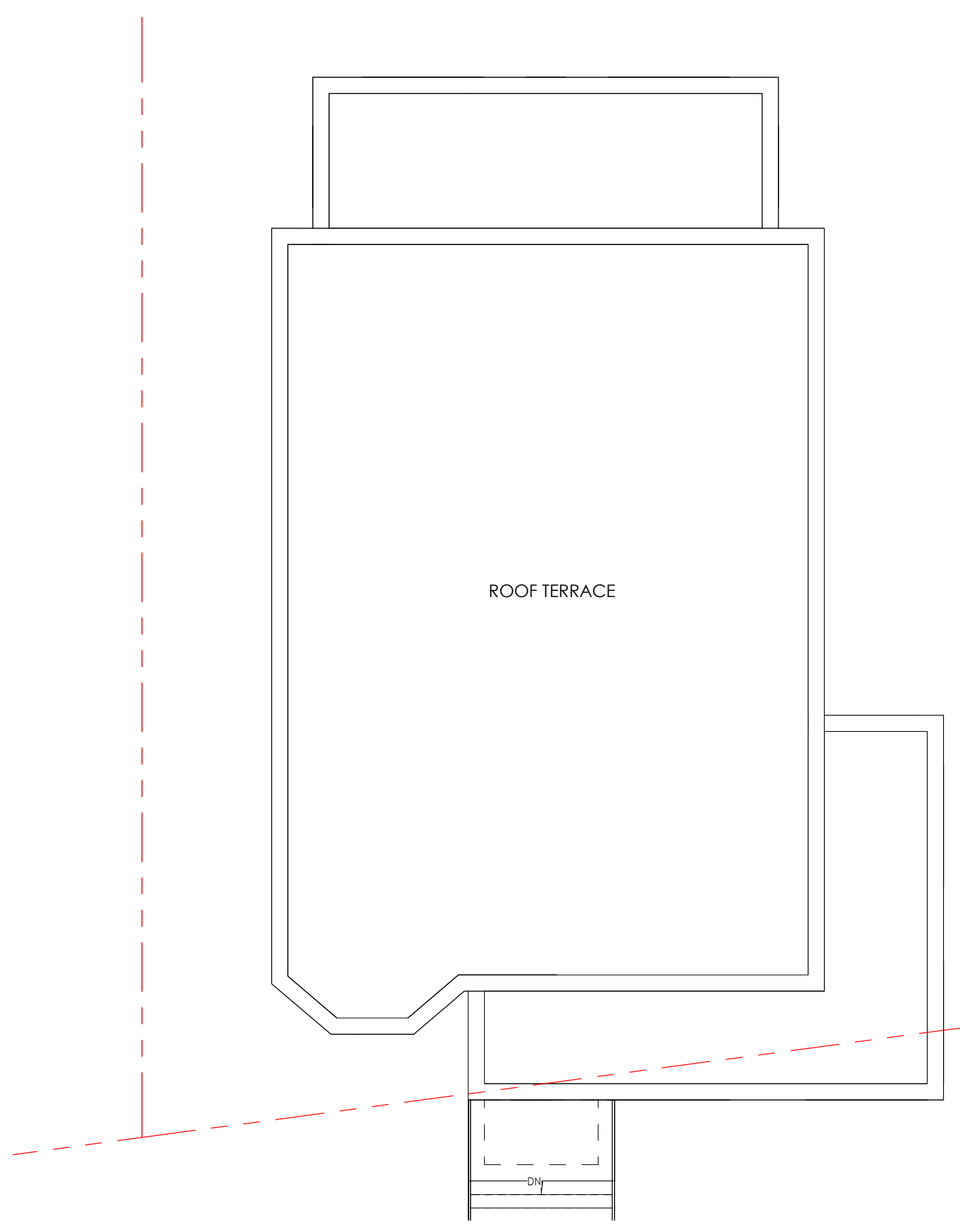
1 CELLAR
1/8" = 1'-0"



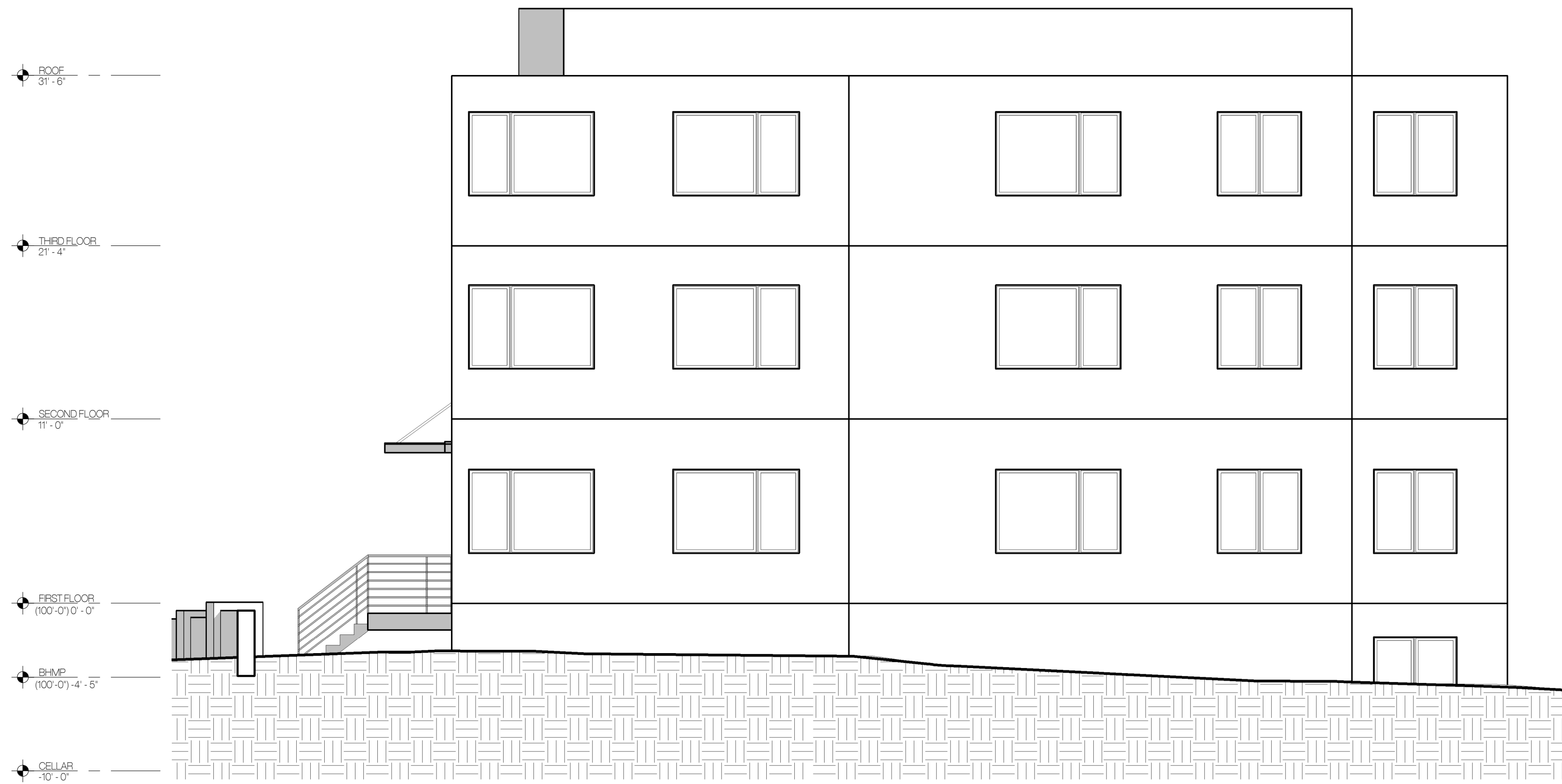
3 SECOND FLOOR
1/8" = 1'-0"



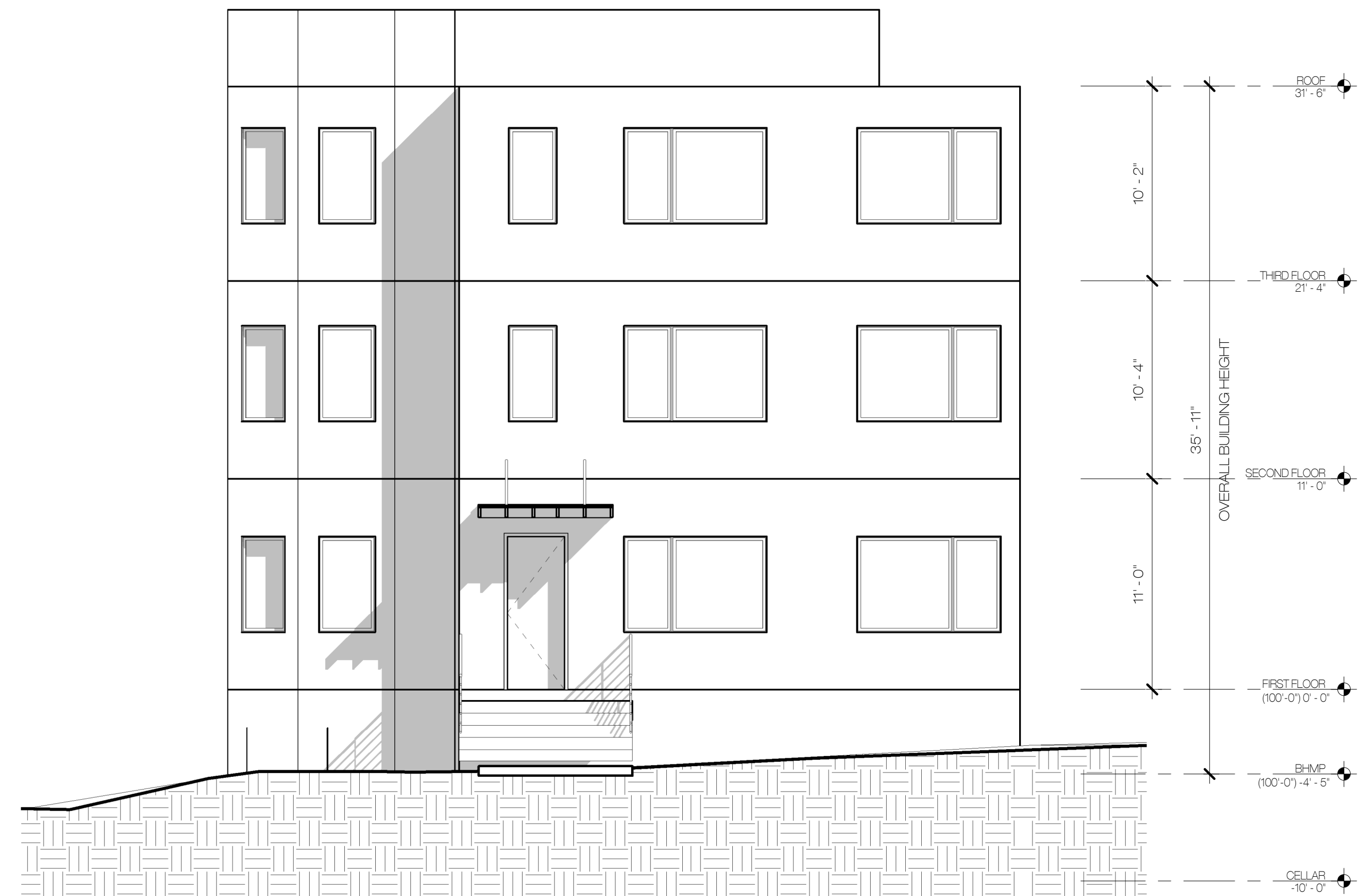
5 ROOF PLAN
1/8" = 1'-0"



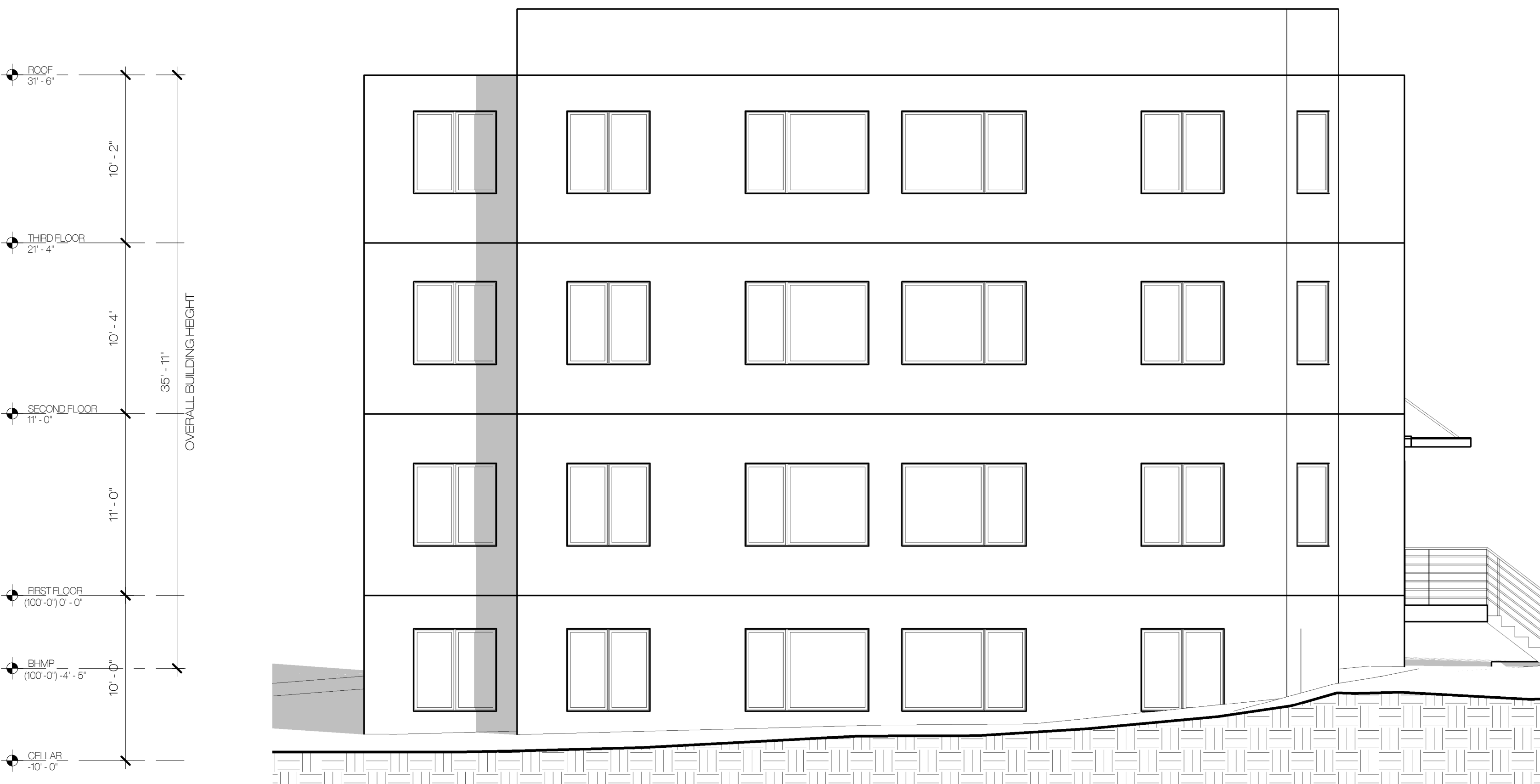
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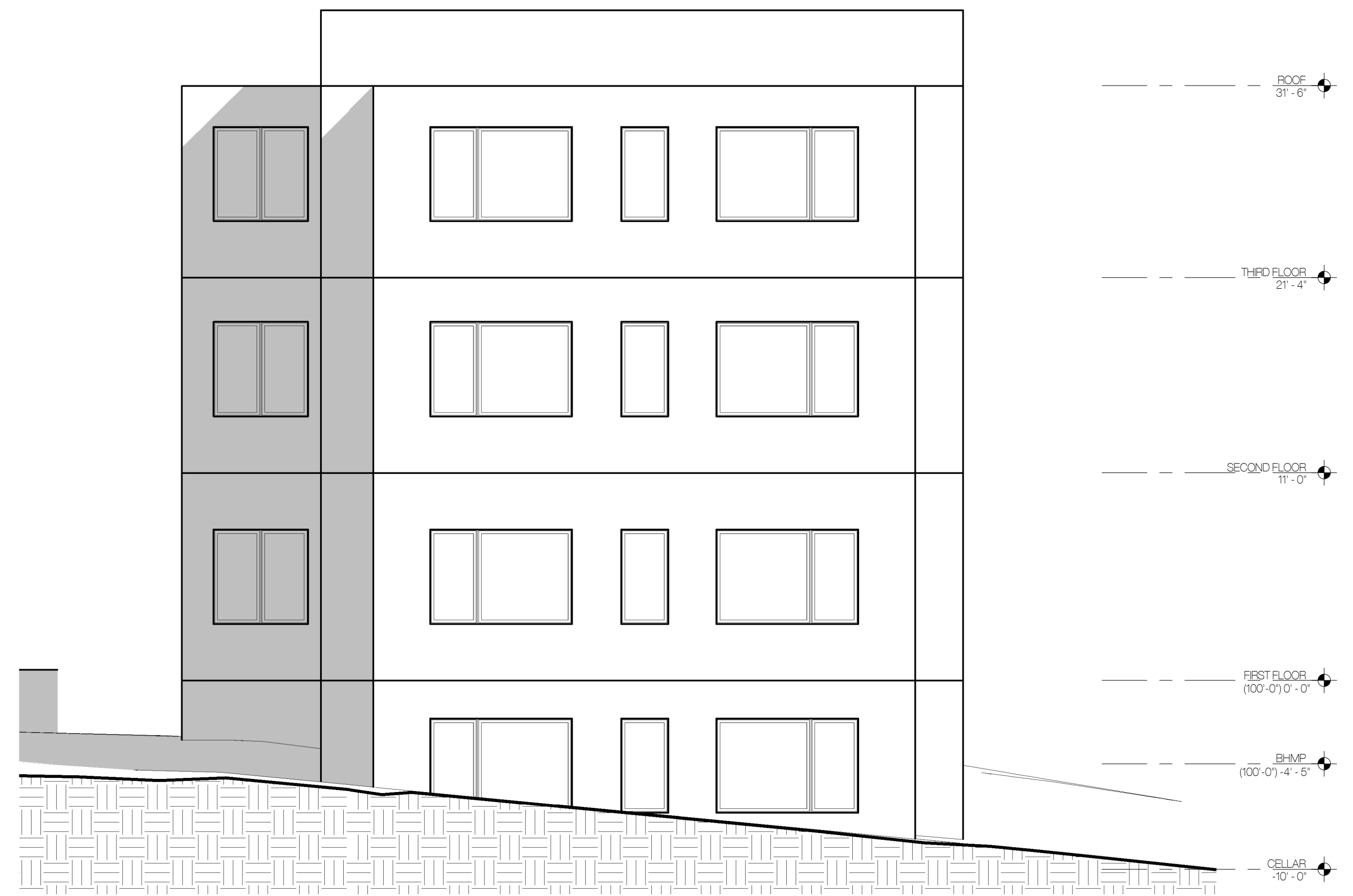
4 ELEVATION 4
3/16" = 1'-0"



3 ELEVATION 3
3/16" = 1'-0"



2 ELEVATION 1
3/16" = 1'-0"



1 ELEVATION 2
3/16" = 1'-0"



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PROPOSED ELEVATIONS

A301



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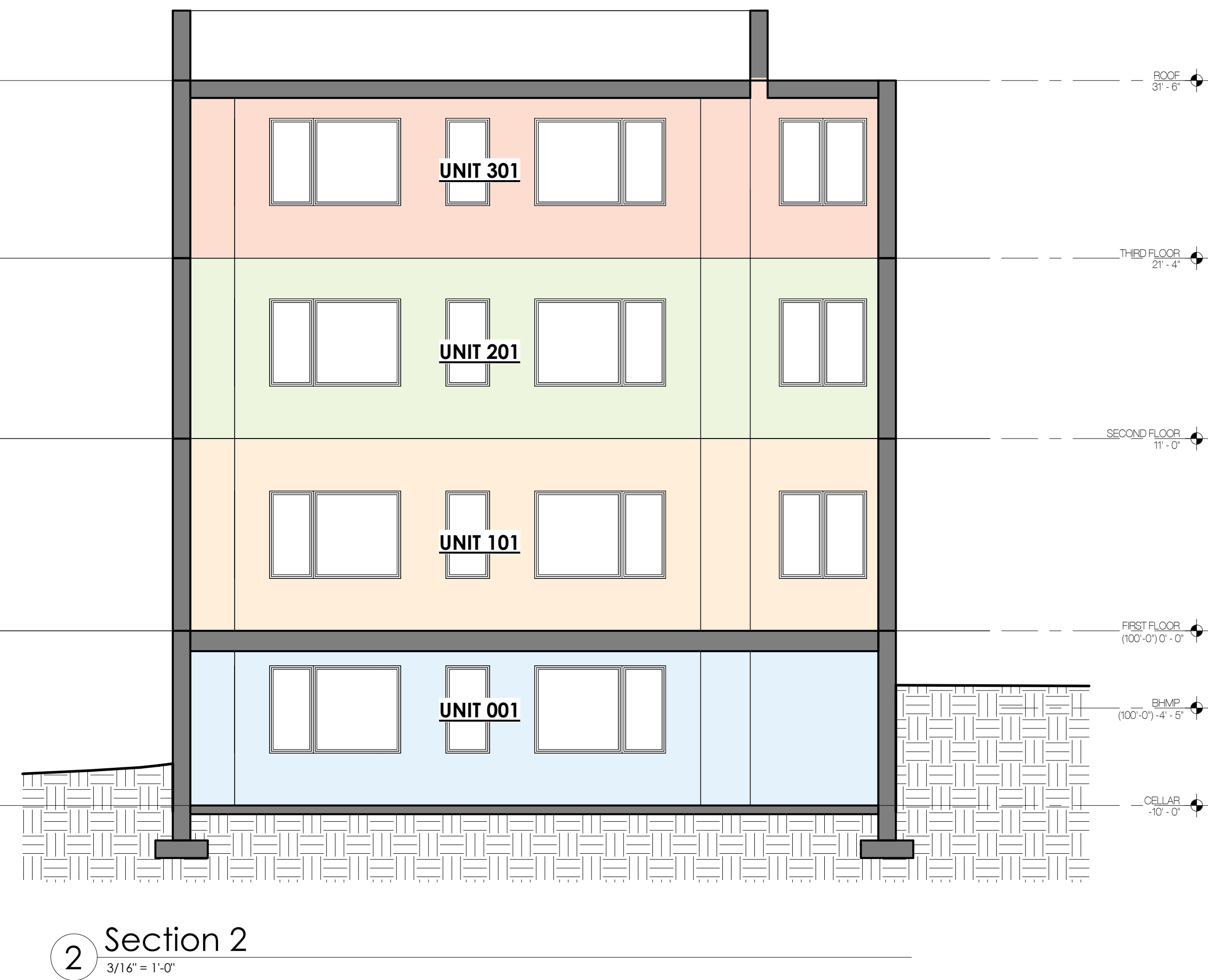
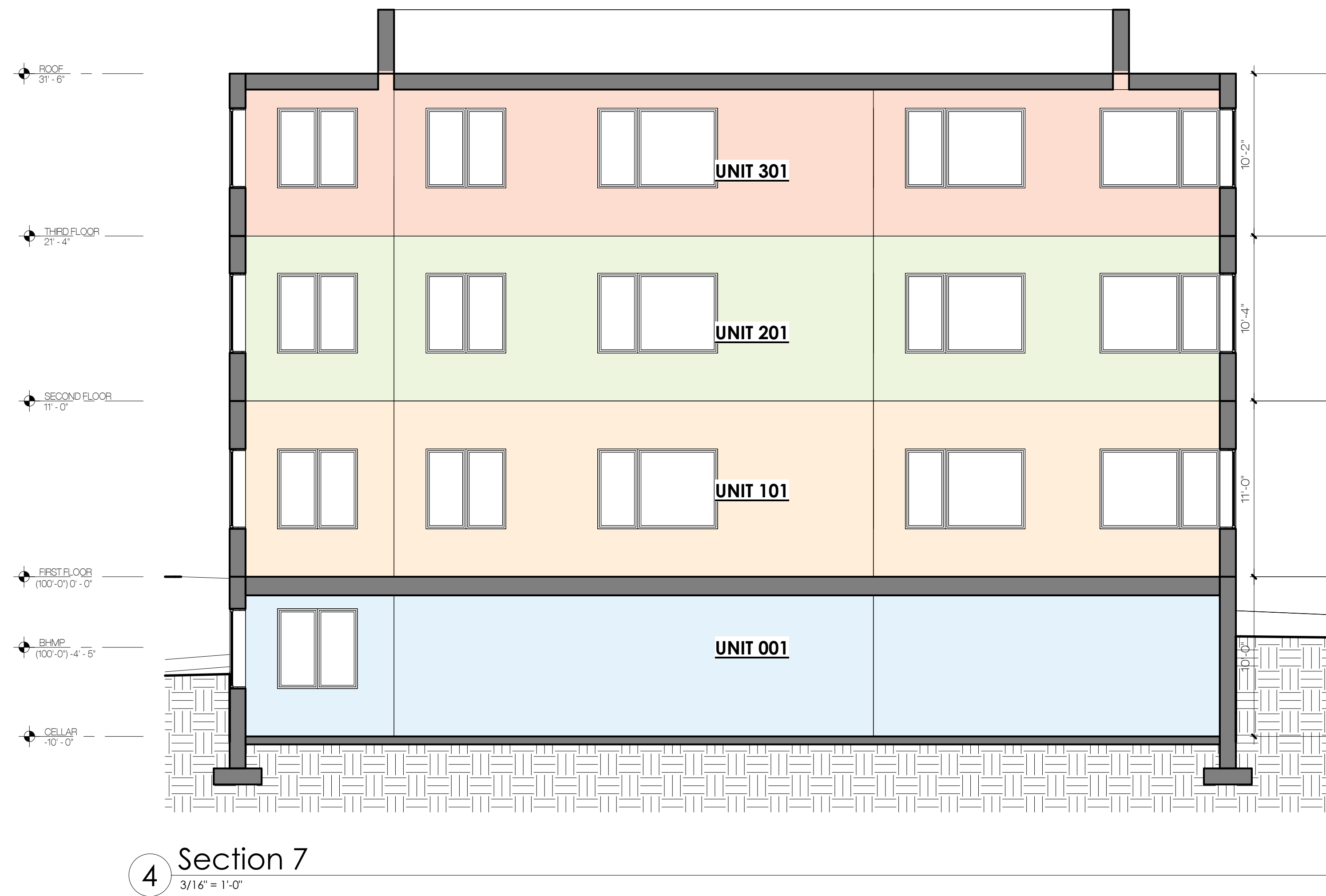
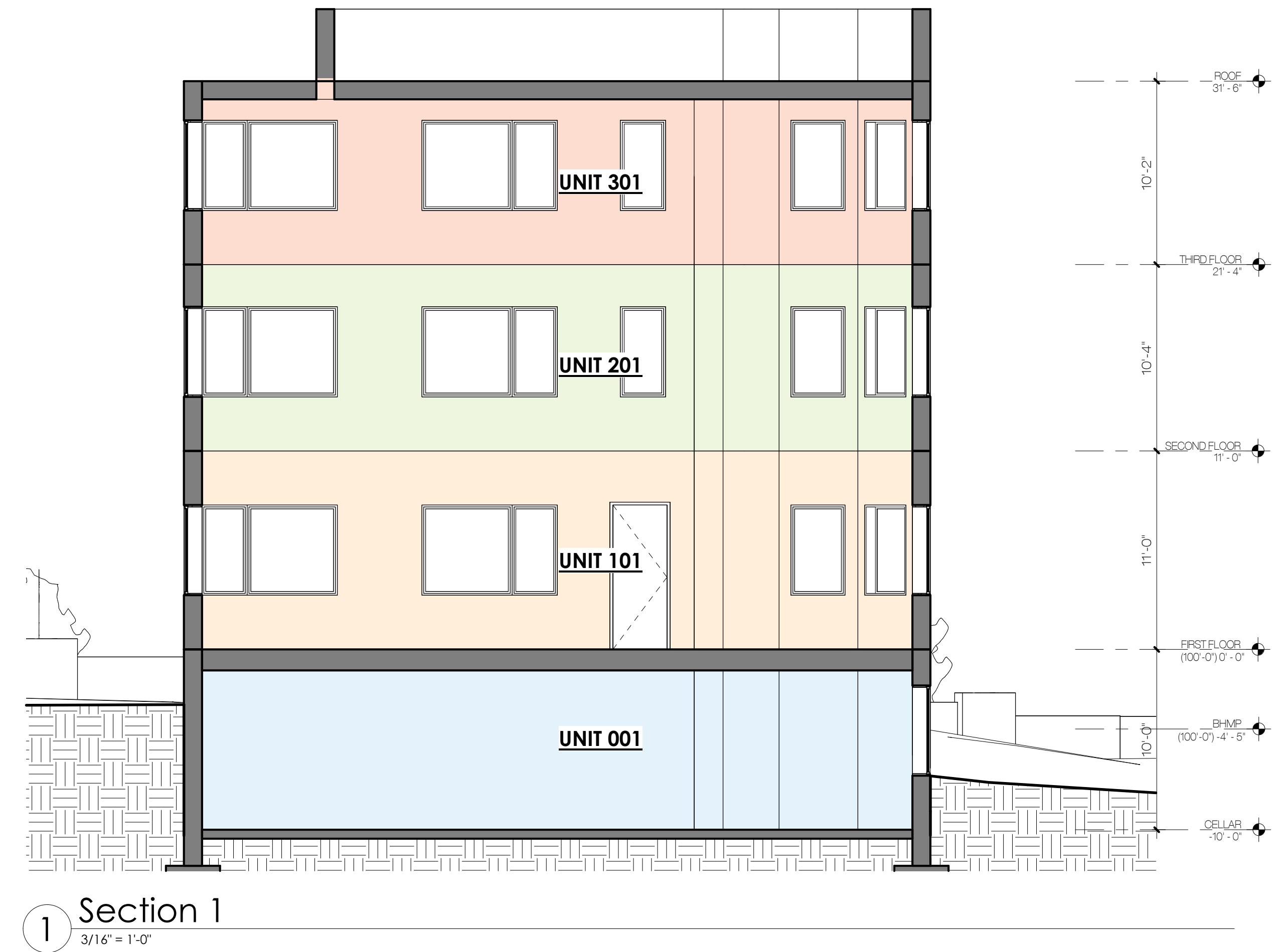
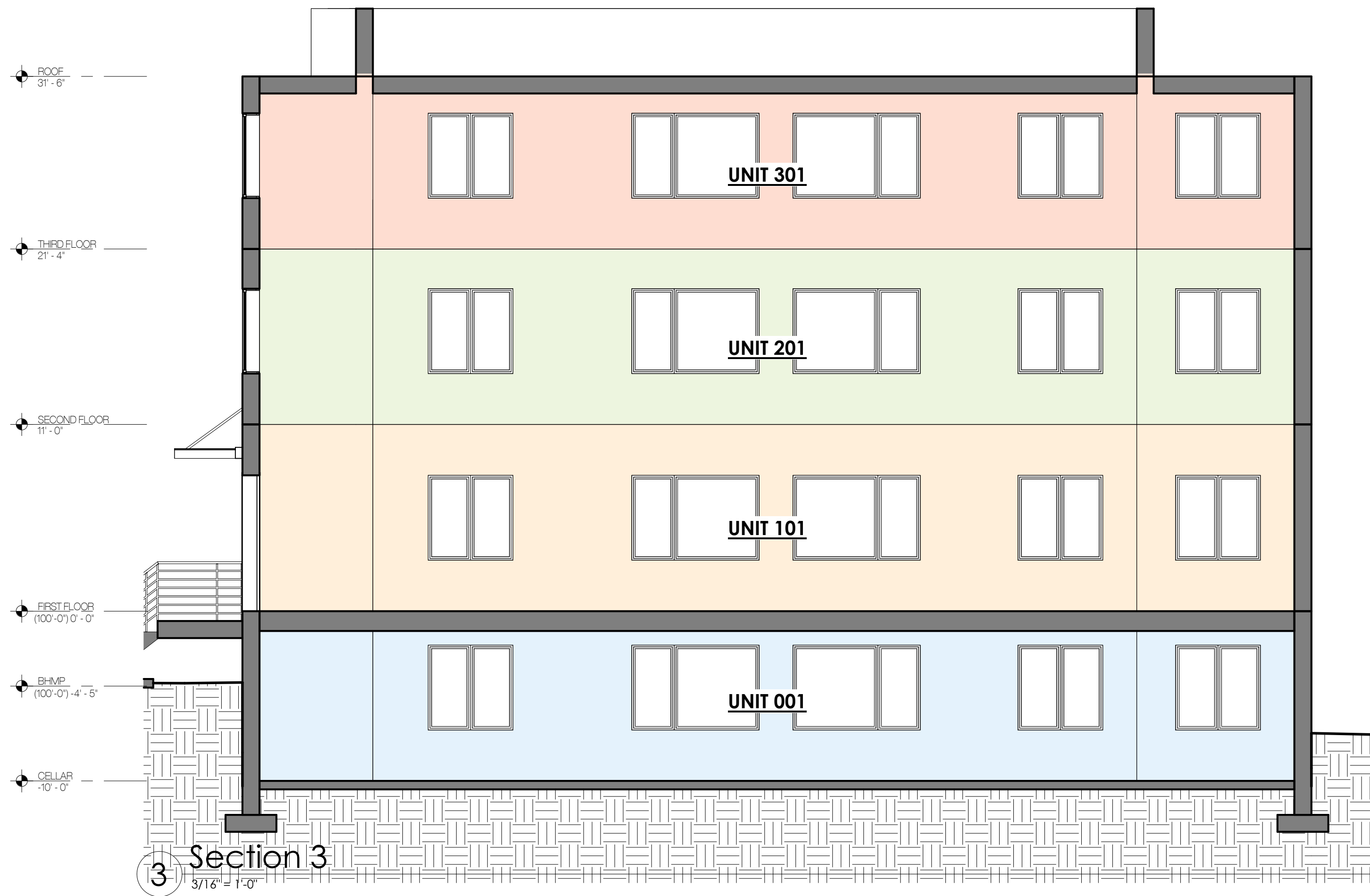
NO.	DESCRIPTION	DATE

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BUILDING
SECTIONS

A401





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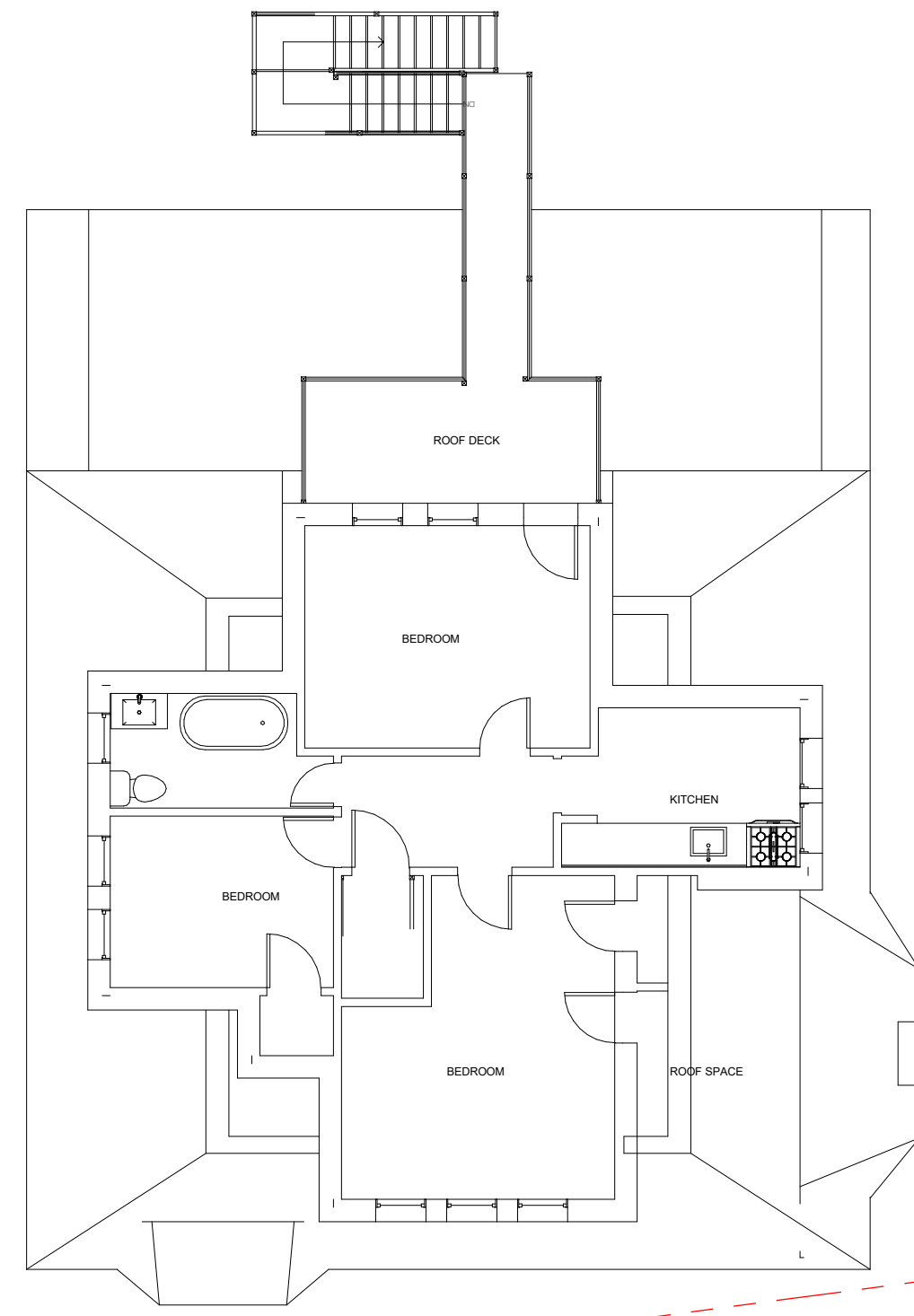
SQ 3884 LT 0019

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NO.	DATE

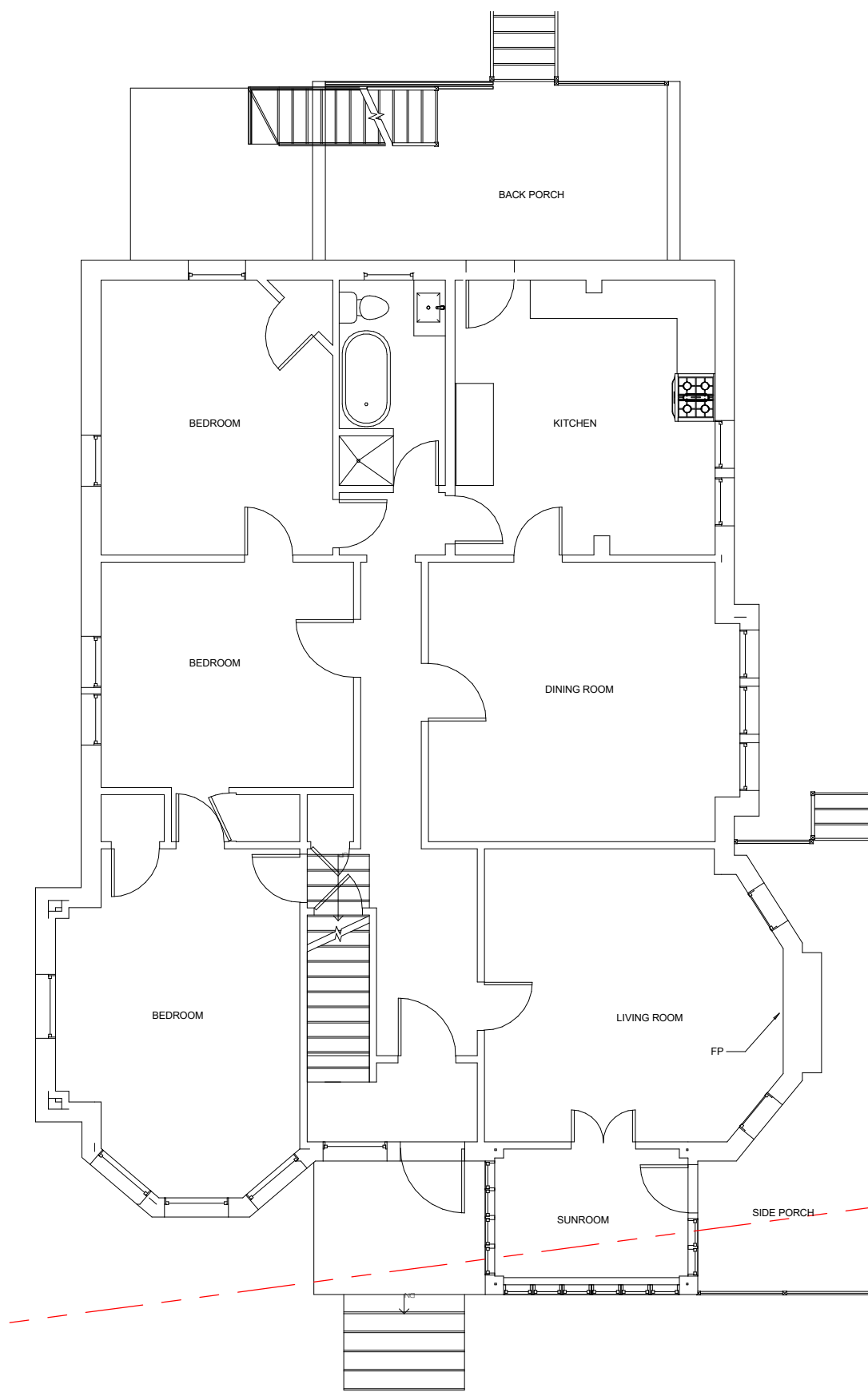
2022-1116

EXISTING PLANS

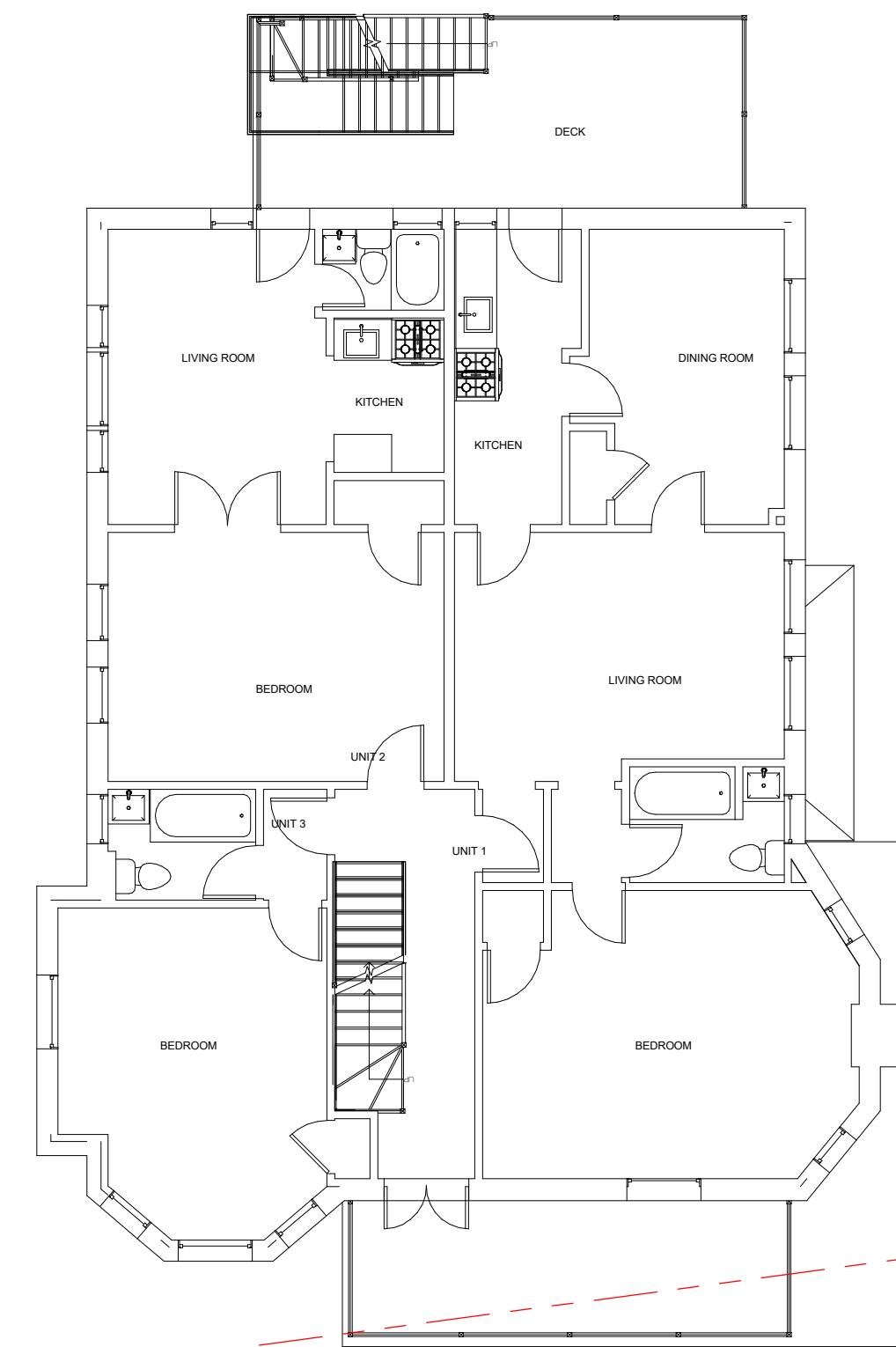
D001



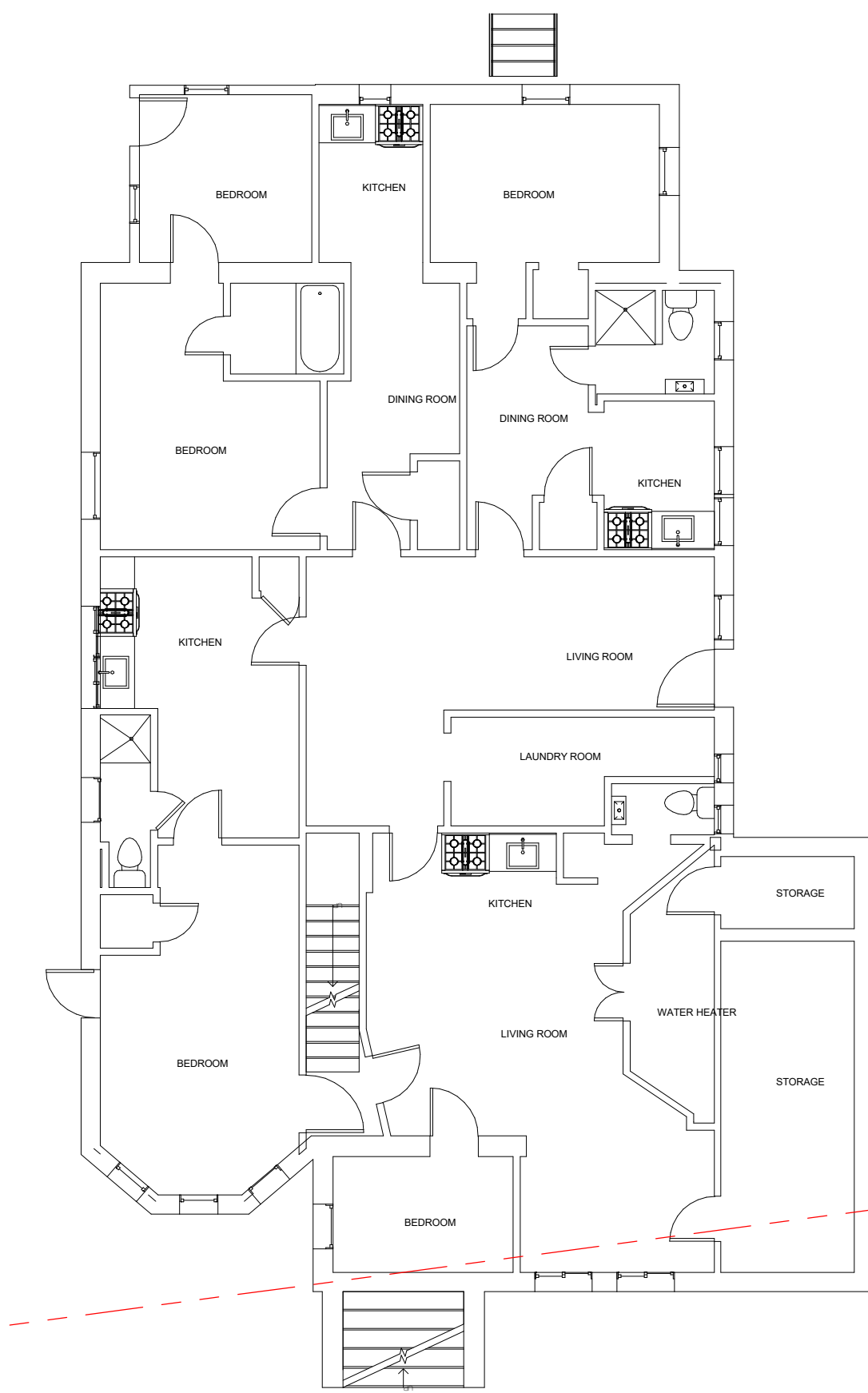
4 THIRD FLOOR
1/8" = 1'-0"



2 FIRST FLOOR
1/8" = 1'-0"



3 SECOND FLOOR
1/8" = 1'-0"



1 CELLAR LEVEL
1/8" = 1'-0"