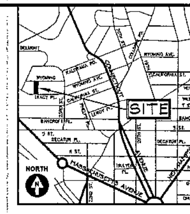
GENERAL NOTES

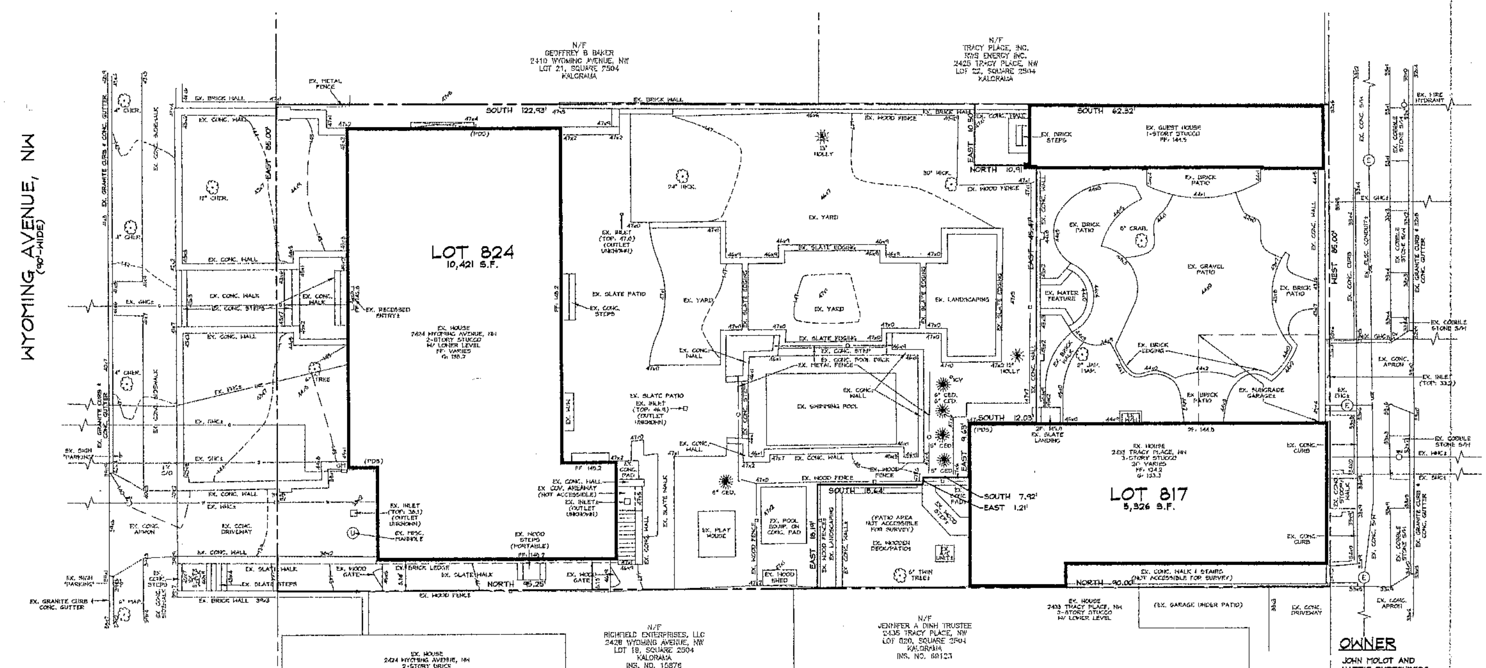
1) TOPOGRAPHIC INFORMATION BASED ON A SURVEY BY CAS ENGINEERING, DATED SEPTEMBER, 2011.

2) BOUNDARY RESOLUTION PENDING. BOUNDARY WILL BE BASED ON A SURVEY BY CAS ENGINEERING, DATED SEPTEMBER, 2011.

3) ZONING: R-1-B
   MINIMUM LOT WIDTH = 50 FEET
   MINIMUM LOT AREA = 5,000 SQUARE FEET
   MAXIMUM BUILDING HEIGHT = 40 FEET / 3 STORIES
   FRONT B.R.L. = NONE PER DC SURVEYORS OFFICE
   MINIMUM REAR YARD = 25 FEET
   MINIMUM SIDE YARD = 8 FEET

4) TOTAL LOT AREA: 15,747 SQUARE FEET (0.361 ACRES)
   LOT 817 = 5,326 SQUARE FEET (0.122 ACRES)
   LOT 824 = 10,421 SQUARE FEET (0.239 ACRES)





UTILITY INFORMATION

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

UTILITY	REQUEST DATE	BY	INFO REC'D	PLAN REVISED	BY
AT&T	07/07/2010	ALH	07/26/2010	NO FACILITIES	-
DIST. CABLE	07/07/2010	ALH	PENDING	-	-
MCI	07/07/2010	ALH	07/13/2010	NO FACILITIES	-
PEPCO	07/07/2010	ALH	07/26/2010	09/15/2011	DCL
VERIZON	07/07/2010	ALH	07/26/2010	09/15/2011	DCL
WASH. GAS	07/07/2010	ALH	07/10/2010	09/15/2011	DCL
DC WATER	-	-	ON FILE	09/15/2011	DCL
DC SEWER	-	-	ON FILE	09/15/2011	DCL

MISS UTILITY

FOR LOCATION OF UTILITIES, CALL "MISS UTILITY" AT 1-800-257-7777, OR LOG ON TO WWW.MISSUTILITY.NET/ITIC 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY. THE EXCAVATOR MUST NOTIFY ALL PUBLIC UTILITY COMPANIES WITH UNDER GROUND FACILITIES IN THE AREA OF PROPOSED EXCAVATION AND HAVE THOSE FACILITIES LOCATED BY THE UTILITY COMPANIES PRIOR TO COMMENCING EXCAVATION. THE EXCAVATOR IS RESPONSIBLE FOR COMPLIANCE WITH THE REQUIREMENTS OF THE LOCAL JURISDICTION.

LEGEND

EXISTING FEATURES

- EX. STORM DRAIN WITH MANHOLE
- EX. SEWER MANHOLE AND INVERT
- EX. WATER LINE WITH VALVE
- EX. GAS LINE WITH VALVE
- EX. OVERHEAD UTILITY WITH POLE
- EX. UNDERGROUND UTILITY LINE
- EX. ONE- AND FIVE-FOOT CONTOURS
- EX. SPOT ELEVATION
- EX. CHAIN LINK OR WIRE FENCE
- EX. WOOD FENCE
- EX. IRRIGATION CONTROL VALVE
- EX. PIPED DOWNSPOUT

GRAPHIC SCALE
1 INCH = 10 FEET

OWNER

JOHN MOLOT AND
HATTIE RUTTENBERG
2424 WYOMING AVENUE, NW
WASHINGTON, DC 20008
(202) 667-6373 PHONE
jrinehart@tmlcom.com

LAND. ARCH.

DCA LANDSCAPE ARCHITECTURE
ATTN: GUY WILLIAMS
1315 WISCONSIN AVENUE, NW
WASHINGTON, DC 20007
(202) 337-1160 PHONE
GuyWilliams@dcalandarch.com

BUILDER

GIBSON BUILDERS, LLC
ATTN: JIM GIBSON
5185 MACARTHUR BOULEVARD, NW
SUITE 210
WASHINGTON, DC 20016
(202) 364-1555 PHONE
jim@gibsonbuilders.com

2424 WYOMING AVENUE, NW
2433 TRACY PLACE, NW
LOTS 817 & 824, SQUARE 2504
KALORAMA
EXISTING CONDITIONS PLAN

N/F LOTS 817 & 824, SQUARE 2504
KALORAMA
2424 WYOMING AVENUE, NW
2433 TRACY PLACE, NW
N.W. WASHINGTON
DISTRICT OF COLUMBIA

EXISTING CONDITIONS PLAN

DATE	BY	REVISION
09/21/11	DCL	PROGRESS BASE ISSUED
10/13/11	DCL	REISSUED WITH REVISED GARAGE
01/12/12	DCL	REISSUED BASE

PROJECT	DATE
10-147B	01/2012
DRAFTING	ENGINEERING
DCL	N/A
SCALE	APPROVAL
1"=10'	CAS

CAS ENGINEERING
CIVIL · SURVEYING · LAND PLANNING
A DIVISION OF CAS ENTERPRISES, INC.
108 West Ridgeville Blvd., Suite 101, Mount Airy, MD. 21771
DC Metro (301) 607-8031 FAX (301) 607-8045

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