GENERAL NOTES

1) TWO-FOOT CONTOUR DATA BASED ON A SURVEY PERFORMED BY CAS ENGINEERING, DATED MAY, 2021.

2) BOUNDARY INFORMATION BASED ON A SURVEY PERFORMED BY CAS ENGINEERING, DATED MAY, 2021, AND A SURVEY-TO-MARK PERFORMED BY CAS ENGINEERING, DATED MAY, 2021 (RECORDATION PENDING). MEASUREMENTS: "(R)" DENOTES RECORD DIMENSIONS, "(S)" DENOTES SURVEY DIMENSIONS, SHOWN HEREON.

3) ZONING: R-20
   MINIMUM LOT WIDTH = PER 11D DCMR 1202
   MINIMUM LOT AREA = PER 11D DCMR 1202
   MAXIMUM BUILDING HEIGHT = 40 FEET
   FRONT B.R.L. = NONE PER DC SURVEYORS OFFICE
   MINIMUM REAR YARD = 20 FEET
   MINIMUM SIDE YARD = 5 FEET
   MAXIMUM LOT OCCUPANCY = PER 11D DCMR 1204.1
   MINIMUM PERVIOUS SURFACE COVERAGE = 20%

   NOTE: SITE IS LOCATED IN THE GEORGETOWN HISTORIC DISTRICT, THE COMMISSION OF FINE ARTS JURISDICTION AREA, AND CONTAINS A HISTORIC EASEMENT, AND MAY BE SUBJECT TO ADDITION REVIEWS/REQUIREMENTS.

4) TOTAL LOT AREA: PROPOSED LOT (N/F LOT 820) = 6,933 SQUARE FEET (0.159 ACRES)

5) PROJECT IS WITHIN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS PER FEMA FLOOD INSURANCE RATE MAP PANEL No. 11000100012C.

LEGEND

EXISTING FEATURES

- PROPERTY LINE
- EX. SEWER MANHOLE AND INVERT
- EX. STORM MANHOLE AND INVERT
- EX. WATER LINE WITH MANHOLE
- EX. GAS LINE
- EX. UNDERGROUND ELECTRIC LINE
- EX. UNDERGROUND CONDUIT LINE
- EX. TWO- AND TEN-FOOT CONTOURS
- EX. FIRE HYDRANT
- EX. SPOT ELEVATION
- EX. METAL FENCE
- EX. LIGHT POLE
- EX. SIGN
- EX. PIPED DOWNSPOUT
- EX. SPILLED DOWNSPOUT
- EX. TREE
- EX. WALL

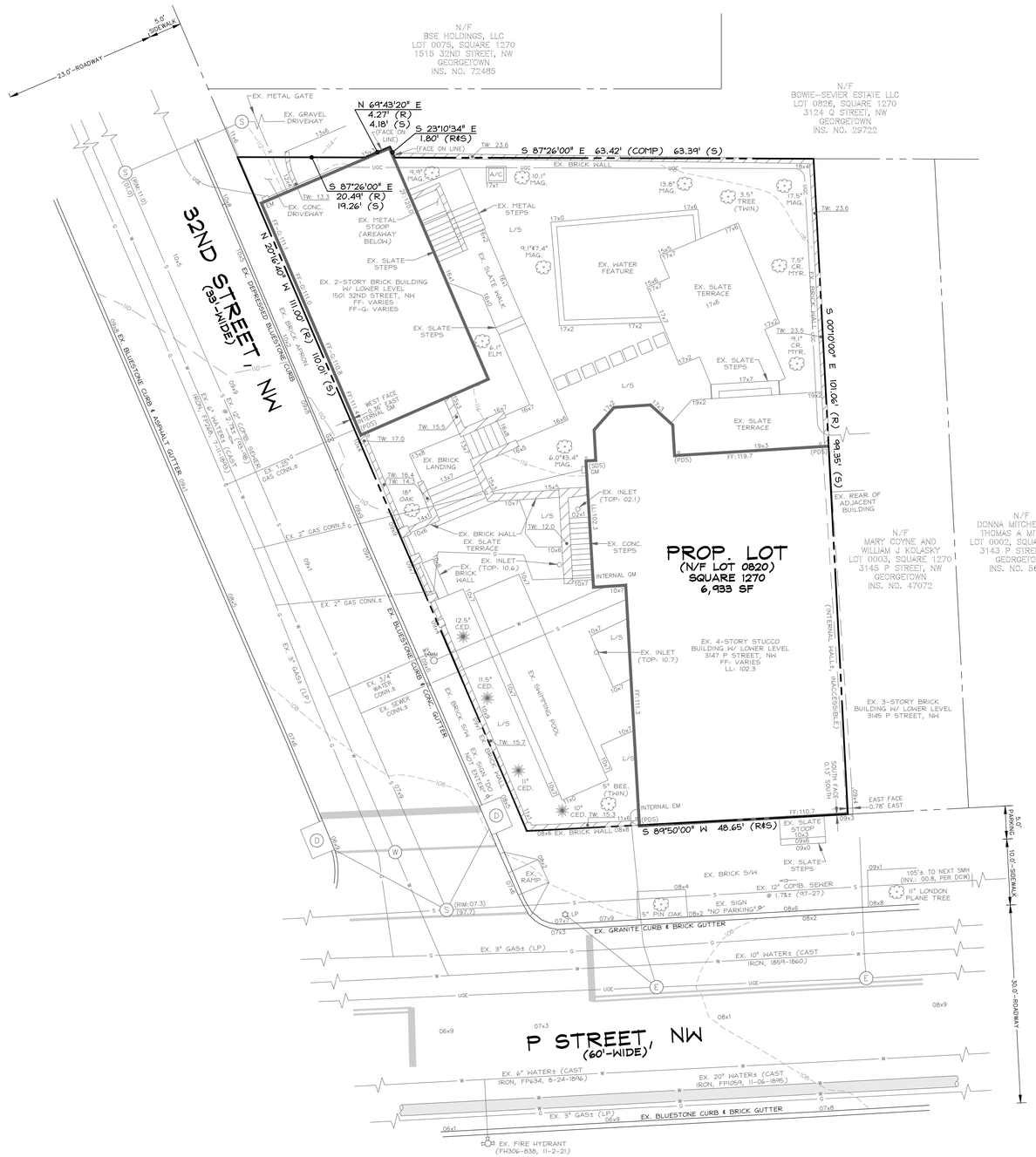
UTILITY INFORMATION

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

UTILITY	REQUEST DATE	BY	INFO RECEIVED	PLAN REVISED	BY
AT&T	03/30/2021	MSL	03/30/2021	NO FACILITIES	–
COMCAST	03/30/2021	MSL	04/09/2021	06/02/2021	MSL
MCI/WORLDCOM	03/30/2021	MSL	04/15/2021	NO FACILITIES	–
PEPCO	03/30/2021	MSL	PENDING	–	–
VERIZON	03/30/2021	MSL	04/13/2021	06/02/2021	MSL
WASH. GAS	03/30/2021	MSL	04/02/2021	06/02/2021	MSL
DC SEWER	03/30/2021	MSL	05/17/2021	06/02/2021	MSL
DC WATER	03/30/2021	MSL	05/17/2021	06/02/2021	MSL

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 ALL JURISDICTIONAL REQUIREMENTS.



VICINITY MAP
ADC MAP 5528, GRID A-5
SCALE: 1" = 2000'

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4836 MacArthur Boulevard, NW
2nd Floor
Washington, DC 20007
(202) 393-7200 Phone
www.cas-dc.com
info@cas-dc.com

CIVIL • SURVEYING • LAND PLANNING

OWNER/CLIENT
LOUGHBORO LLC
4837 LOUGHBORO ROAD, NW
WASHINGTON, DC 20016

ARCHITECT
THOMSON & COOKE ARCHITECTS
ATTN: NEAL THOMSON
5155 MACARTHUR BOULEVARD, NW
WASHINGTON, DC 20016
(202) 686-6583 (PHONE)
neal@thomsoncooke.com

PROPOSED LOT
(N/F LOT 0820)
SQUARE 1270
GEORGETOWN

3147 P STREET, NW

N.W. WASHINGTON,
DISTRICT OF COLUMBIA

BASE SHEET ISSUED	06.03.2021
REVISION	DATE

CAS PROJECT	21-283-DC
DATE	06/2021
DRAWN BY	MSL
CHECKED BY	DCL
APPROVAL	DCL
SCALE	1"=10'

SCALE: 1 INCH = 10 FEET

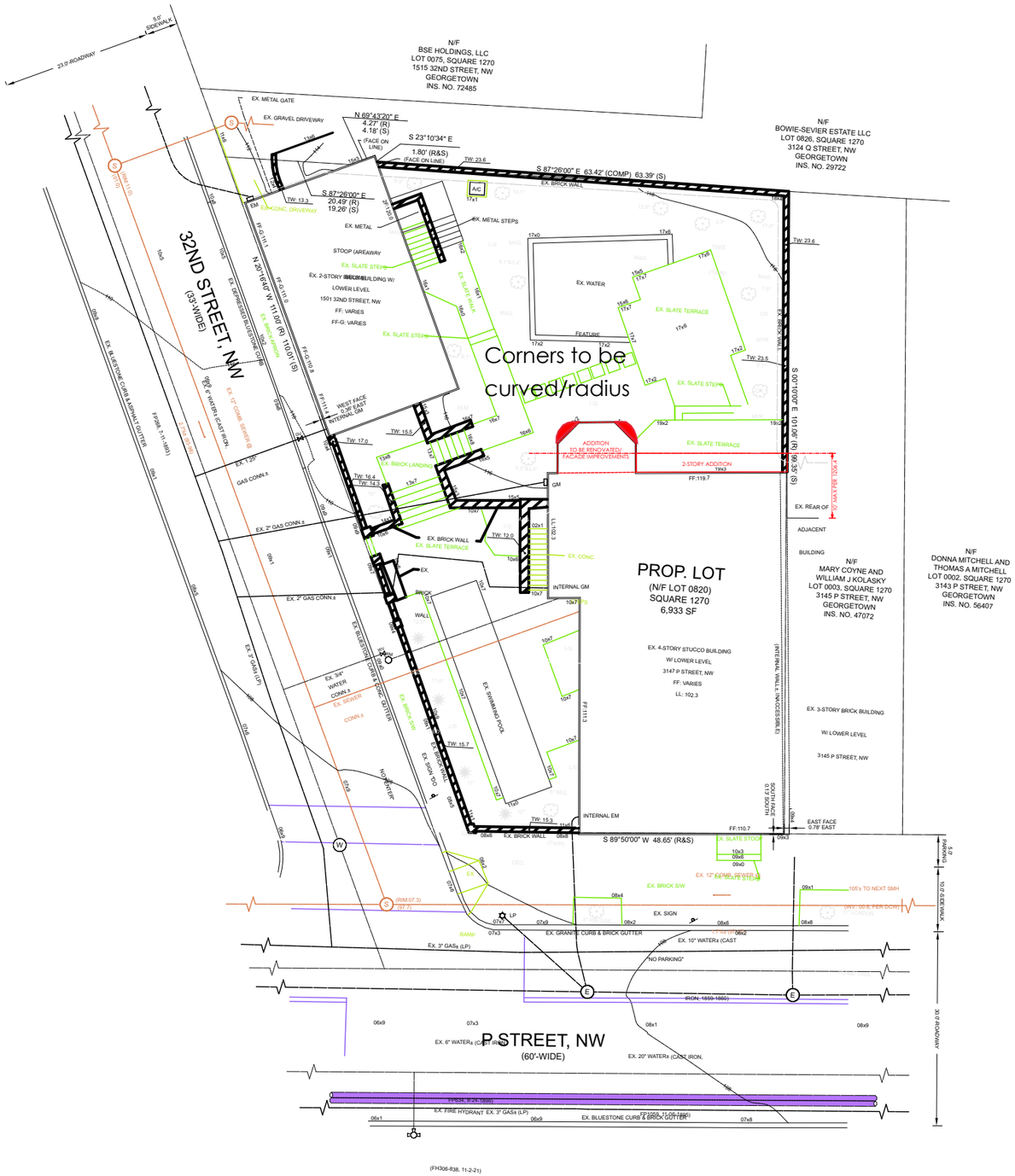
NORTH

DATUM:
VERTICAL
DC WATER
HORIZONTAL
DC SURVEYOR'S OFFICE
LIBER AR Shepherd 1 FOLIO 41

SHEET TITLE

EXISTING CONDITIONS PLAN

CIV100



1 Site/Zoning Diagram

1" = 20'

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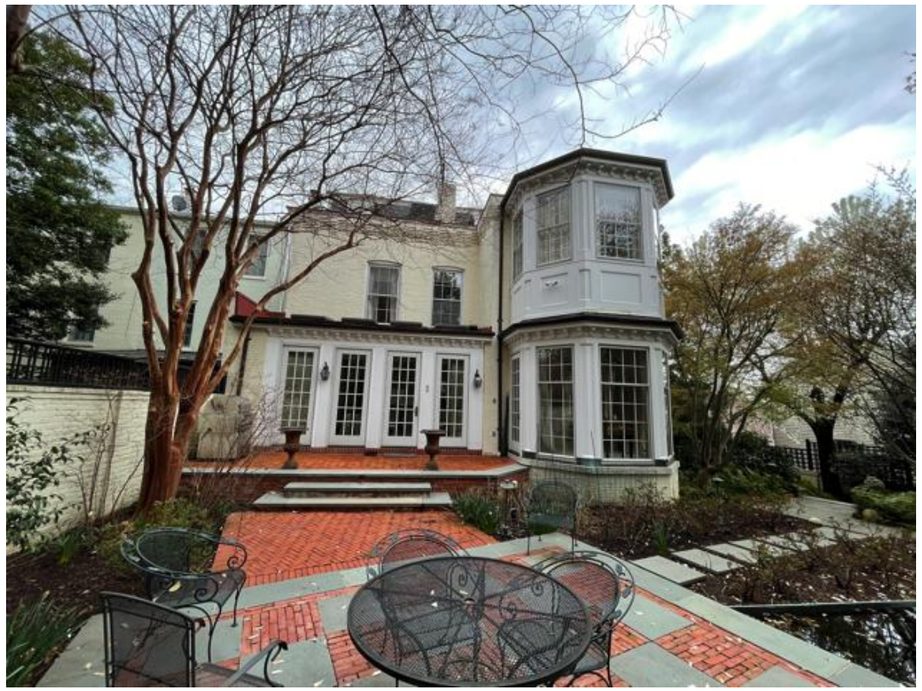
Site Plan

8/12/21	OGB Concept

T2

VIEW FROM ACROSS 34 ST - VISIBLE PORTION OF EXISTING BAY



VIEW FROM REAR YARD - OVERALL

VIEW FROM REAR YARD - EXISTING BREAKFAST ROOM

VIEW FROM REAR YARD - EXISTING BAY

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Existing Photos

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PIC-2

EXISTING 3D VIEW

PROPOSED 3D VIEW

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3D Views

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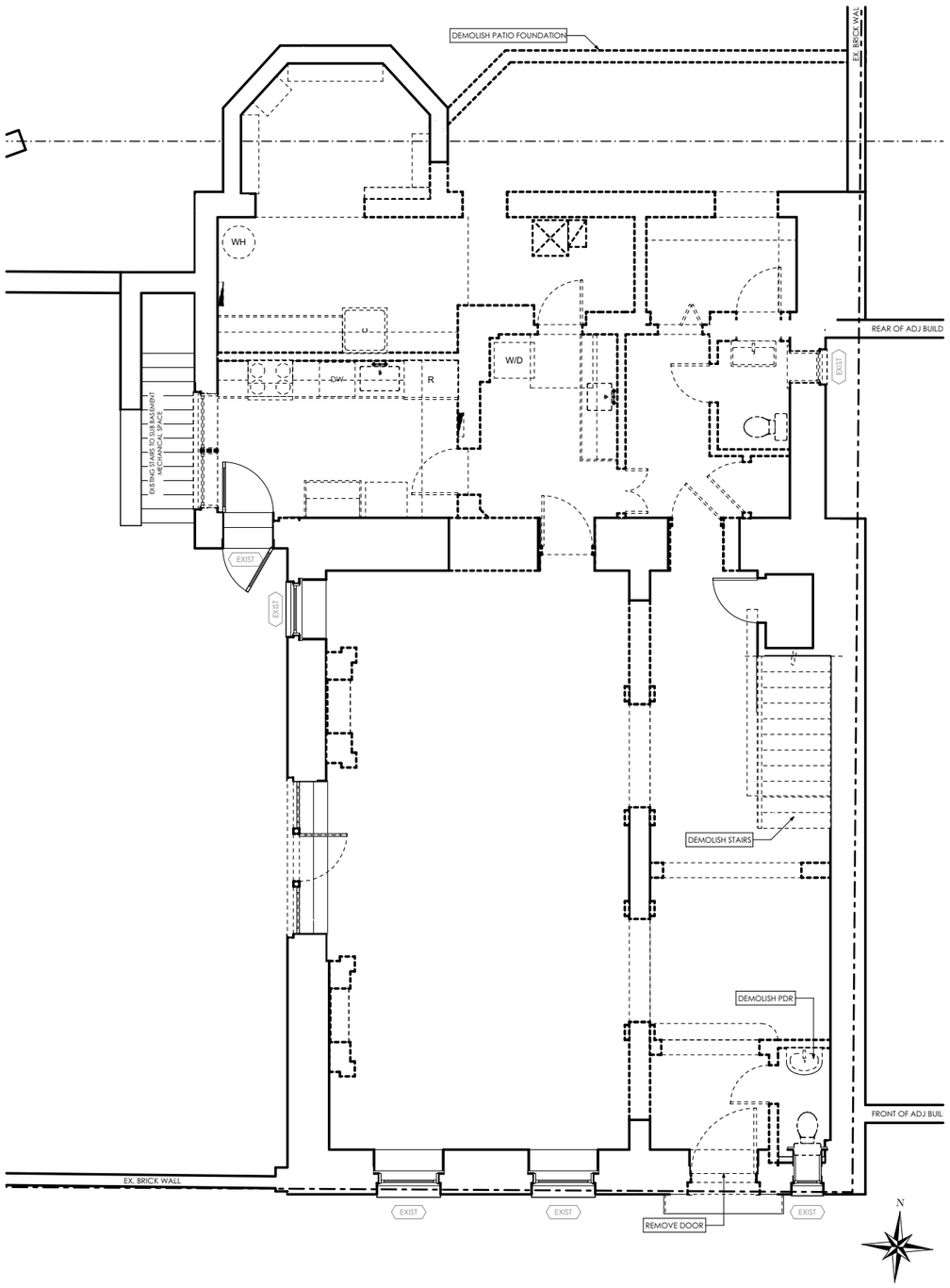
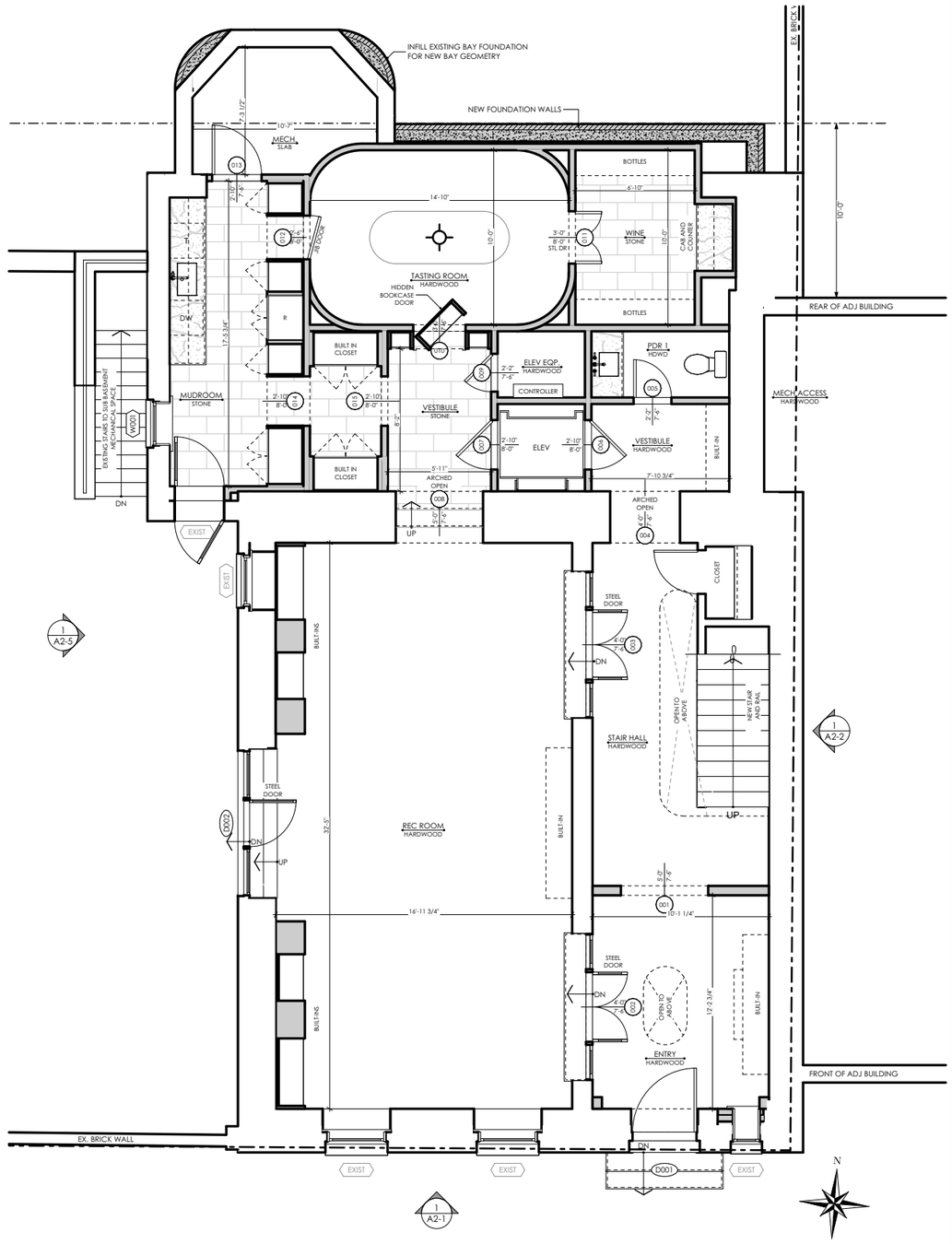
A1-0



1 First Floor Demolition Plan

1/8" = 1'-0"



2 First Floor Plan

1/8" = 1'-0"

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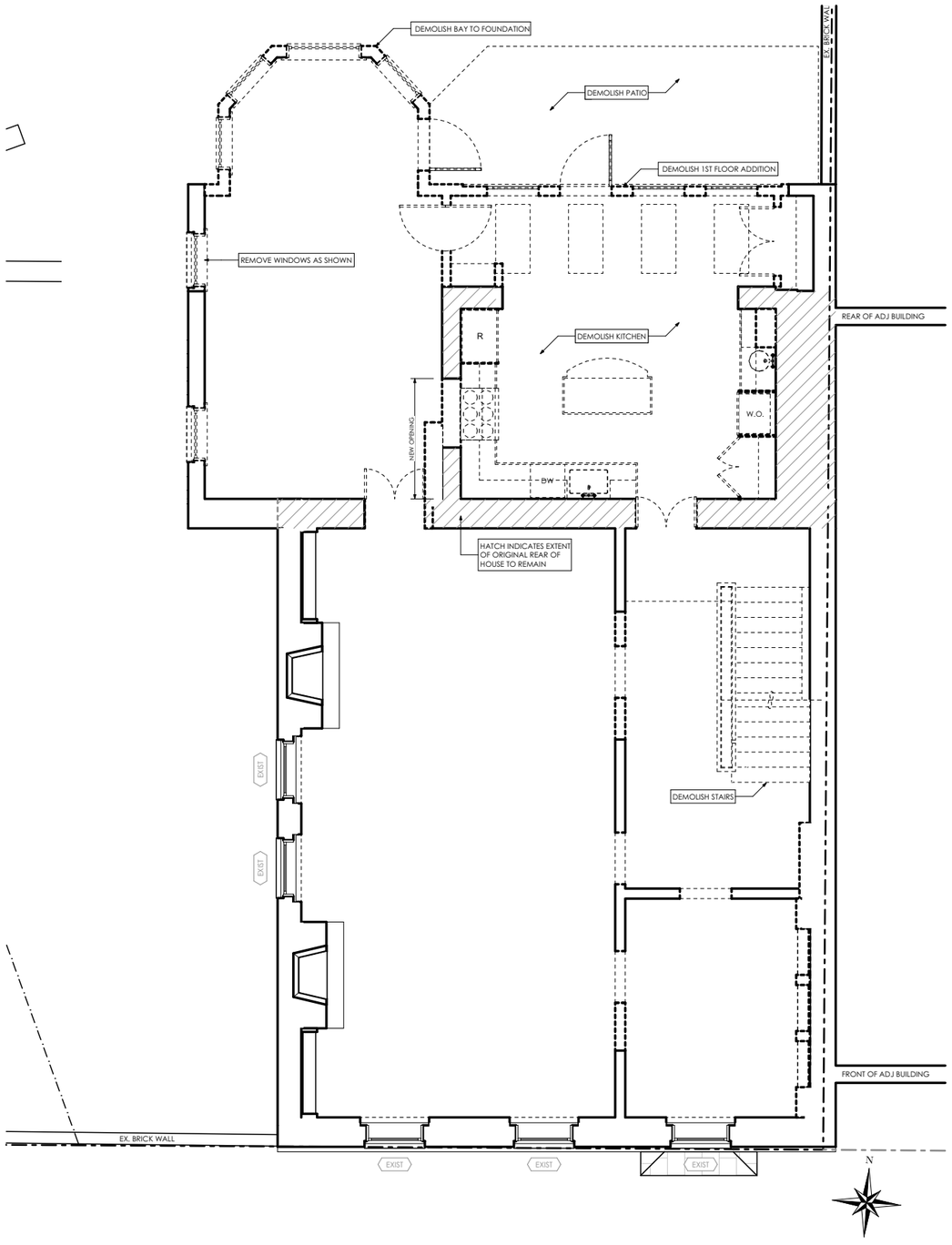
First Floor Plans

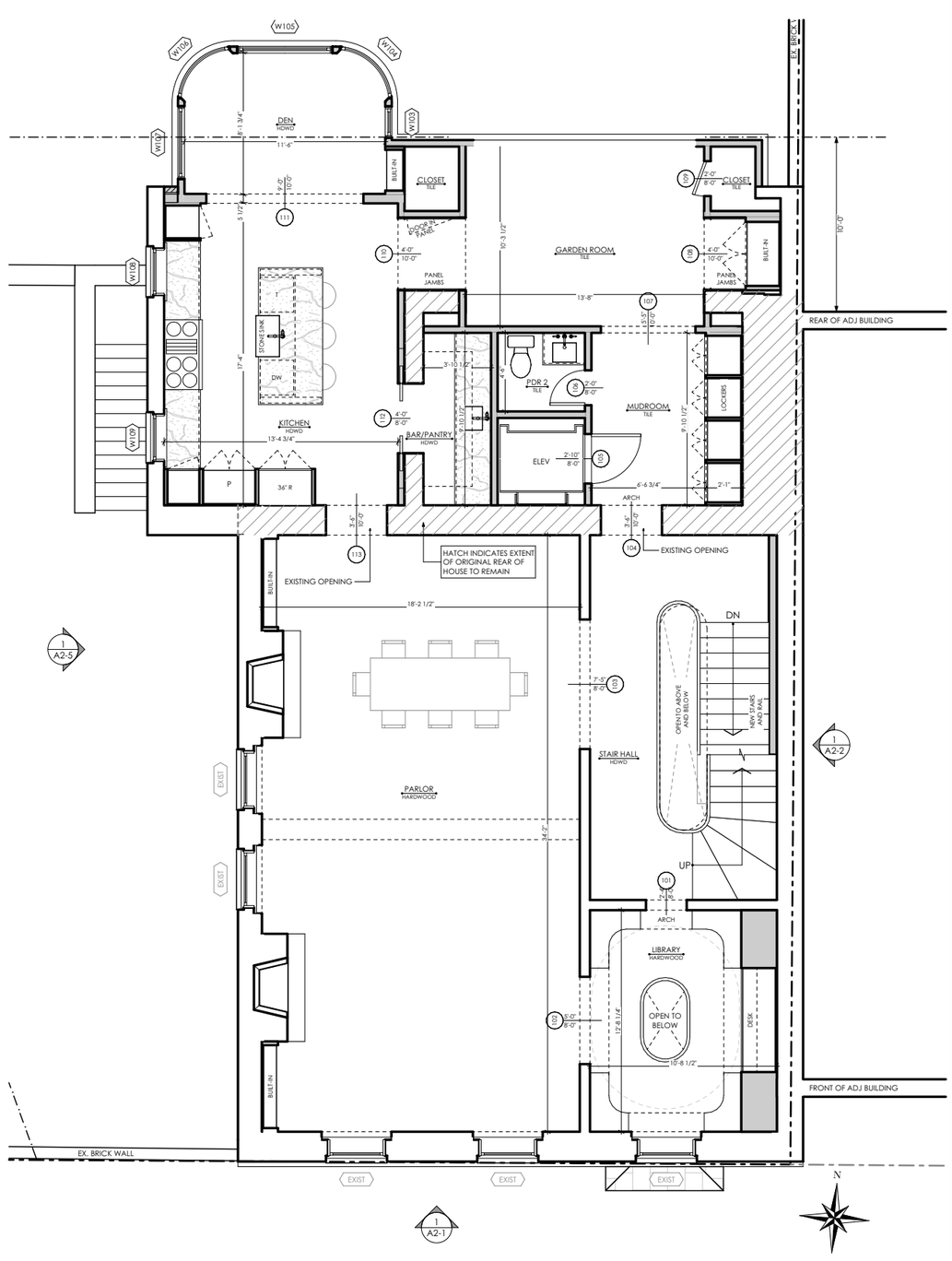
8/12/21	OGB Concept

A1-1



1 Second Floor Demolition Plan

1/8" = 1'-0"



2 Second Floor Plan

1/8" = 1'-0"

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Second Floor Plans

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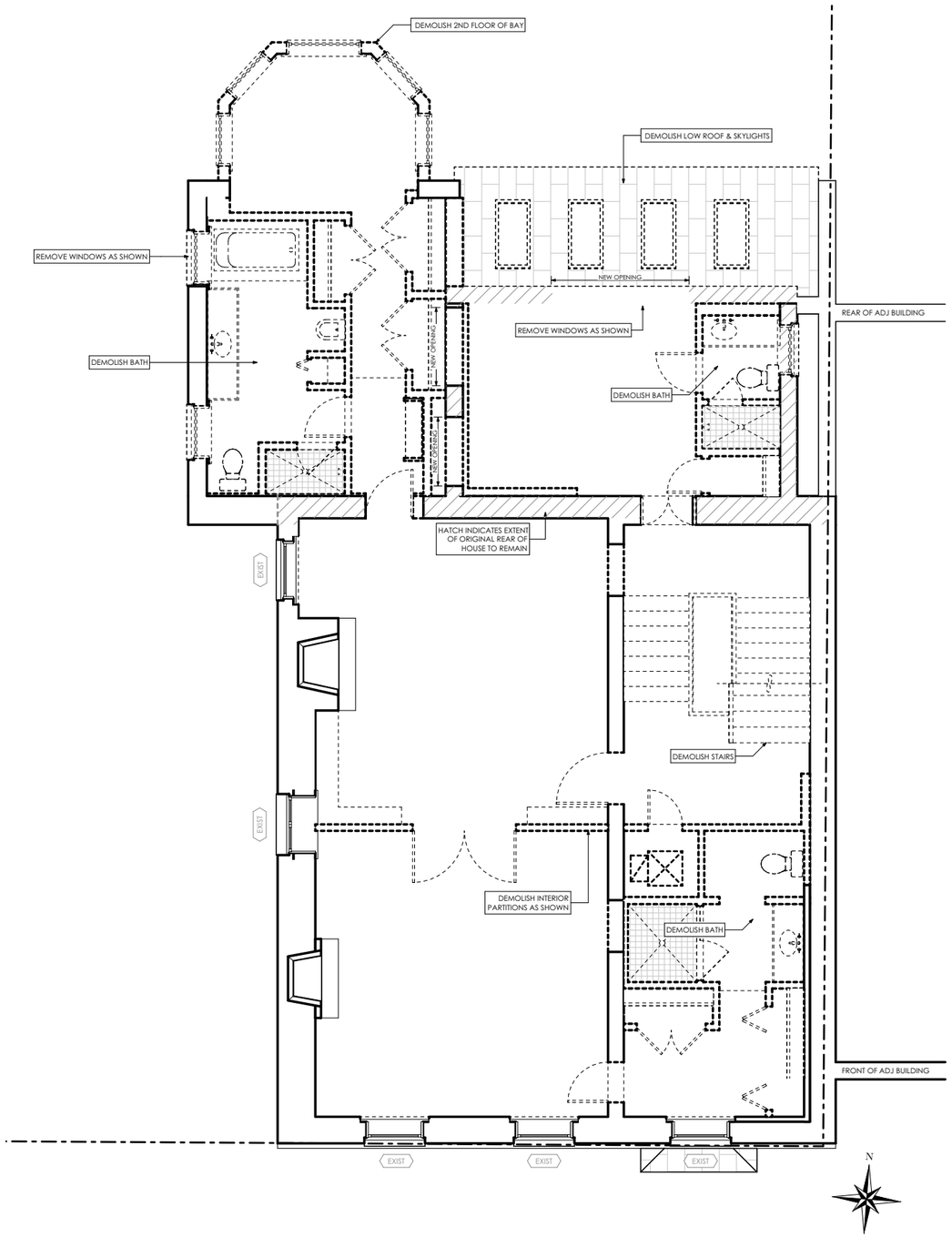
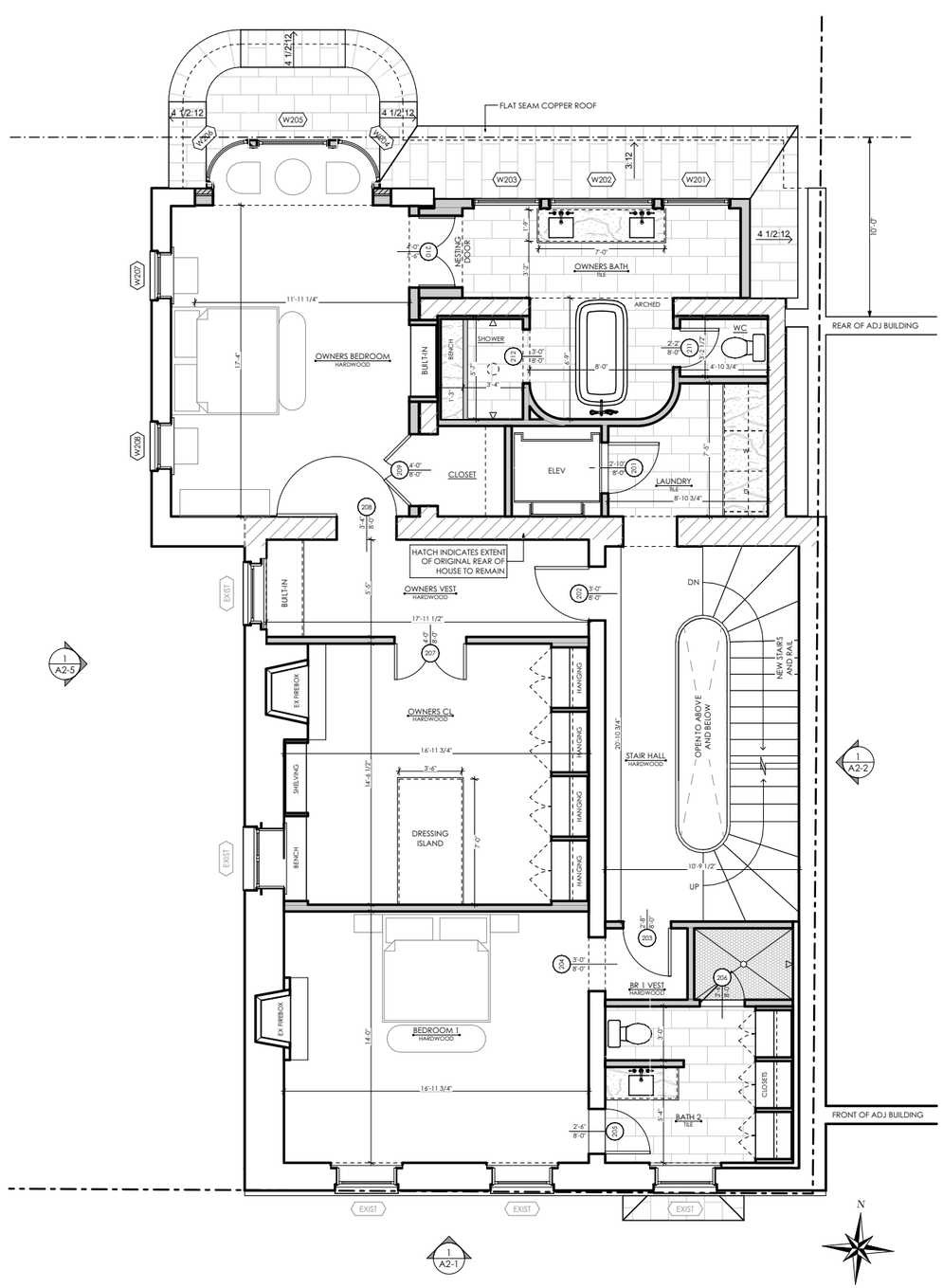
A1-2



1 Third Floor Demolition Plan

1/8" = 1'-0"



2 Third Floor Plan

1/8" = 1'-0"

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Third Floor Plan

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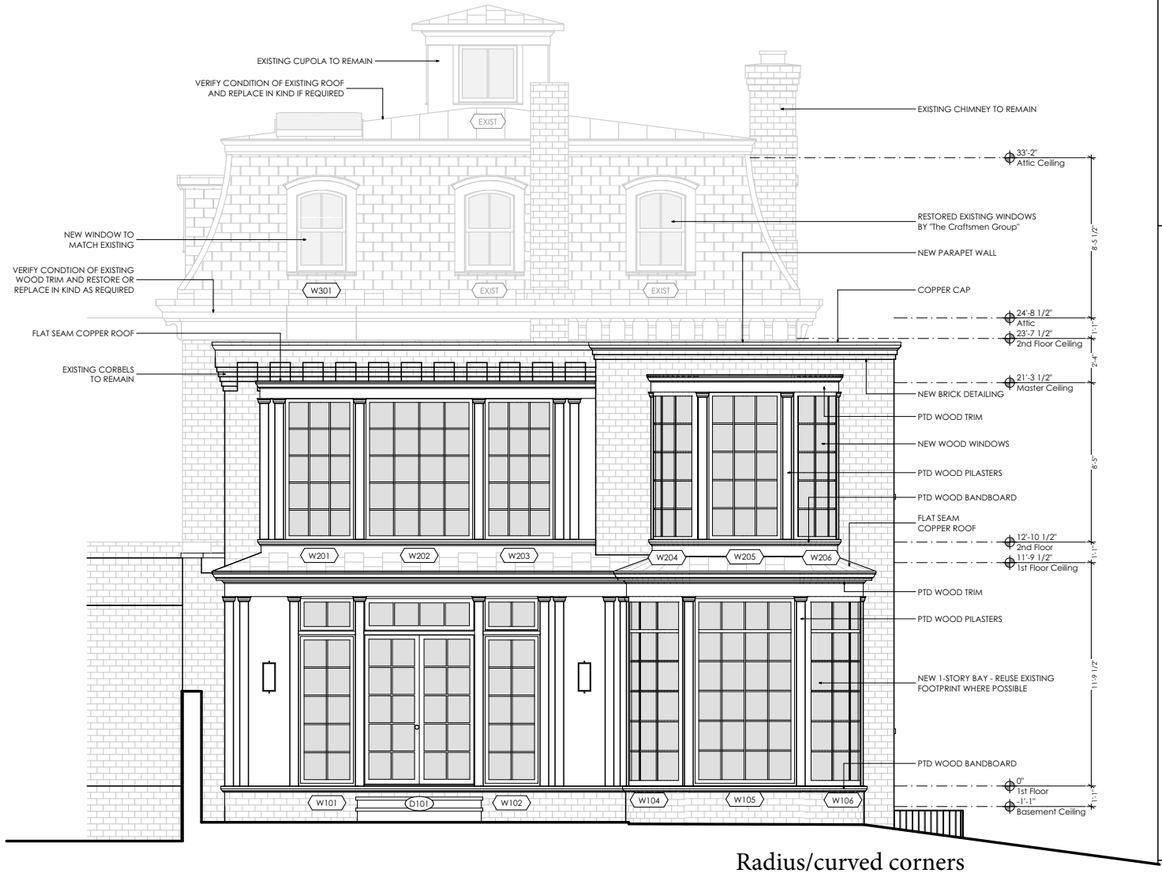
A1-3

1 Existing Rear Elevation

1/8" = 1'-0"



2 Proposed Rear Elevation

1/8" = 1'-0"

Radius/curved corners

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Rear Elevations

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A2-4

1 Existing Left Elevation

1/8" = 1'-0"

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Existing Left Elevation

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A2-5

1 Proposed Left Elevation

1/8" = 1'-0"

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Proposed Left Elevation

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A2-6