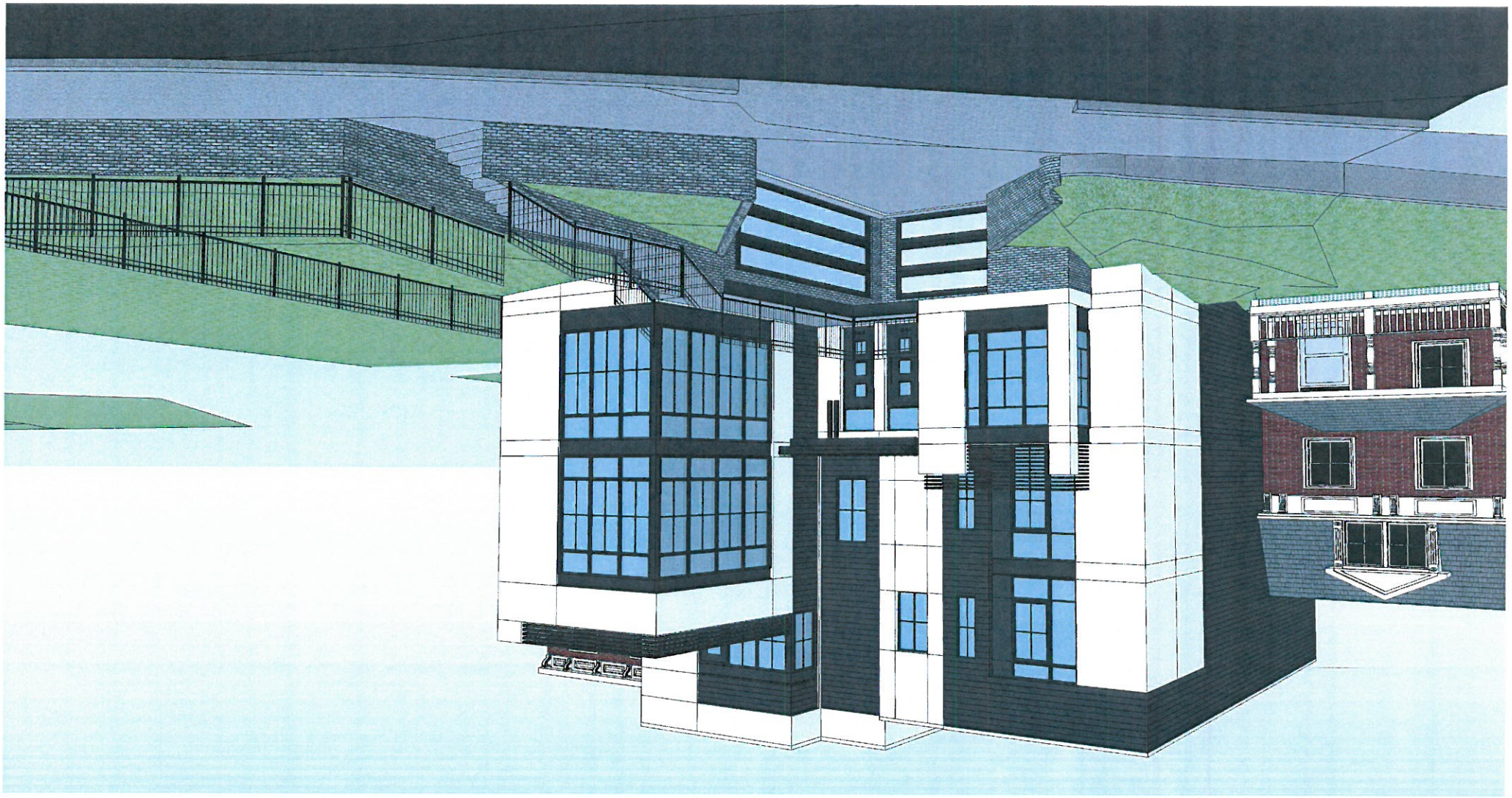
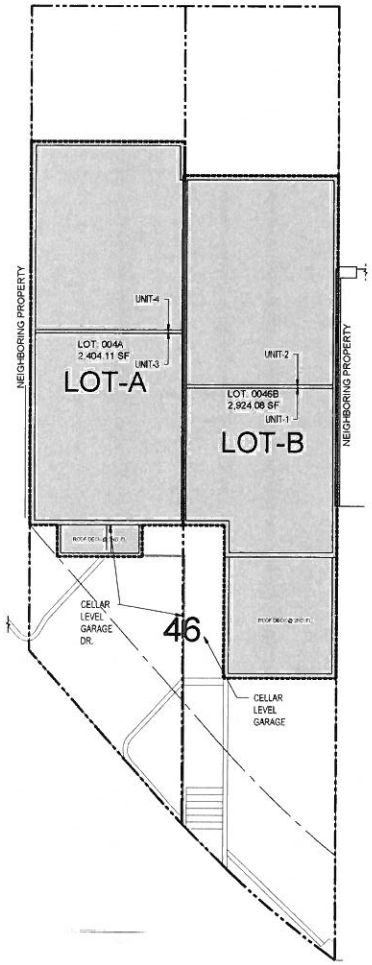
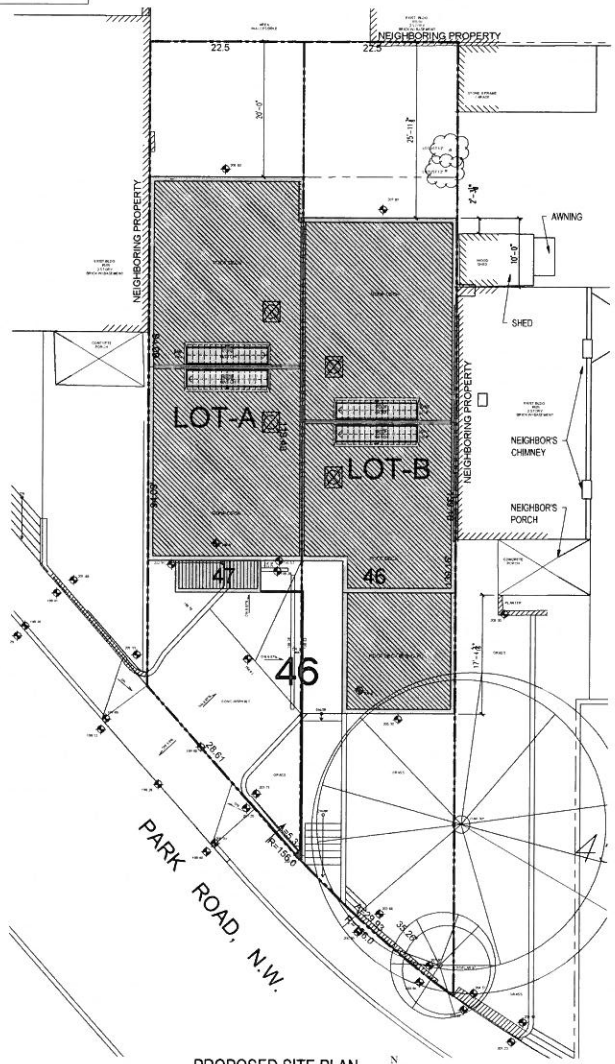


503 PARK RD. NW / LOT-A		503 PARK RD. NW / LOT-B	
ZONING DATA/PROPOSED		ZONING DATA/PROPOSED	
LOCATION:	LOT=0046A SQ=3037	LOCATION:	LOT=0046B SQ=3037
ZONING:	RF-1	ZONING:	RF-1
LOT AREA:	2,404.11 SF	LOT AREA:	2,924.08 SF
PROPOSED C/O:	TWO FAMILY DWELLING	PROPOSED C/O:	TWO FAMILY DWELLING
ALLOWABLE LOT COVERAGE:	60% (1,442 SF)	ALLOWABLE LOT COVERAGE:	60% (1,754 SF)
PROPOSED LOT COVERAGE:	54.72% (1315.54 SF)	PROPOSED LOT COVERAGE:	55.57% (1625 SF)
MIN. REAR YARD:	20'	MIN. REAR YARD:	20'
REAR YEAR PROVIDED:	20'	REAR YARD PROVIDED	25'-11 $\frac{1}{2}$"
PROPOSED PERVIOUS AREA:	26.81% (644.57 SF)	PROPOSED PERVIOUS AREA:	38.30% (1120.04 SF)

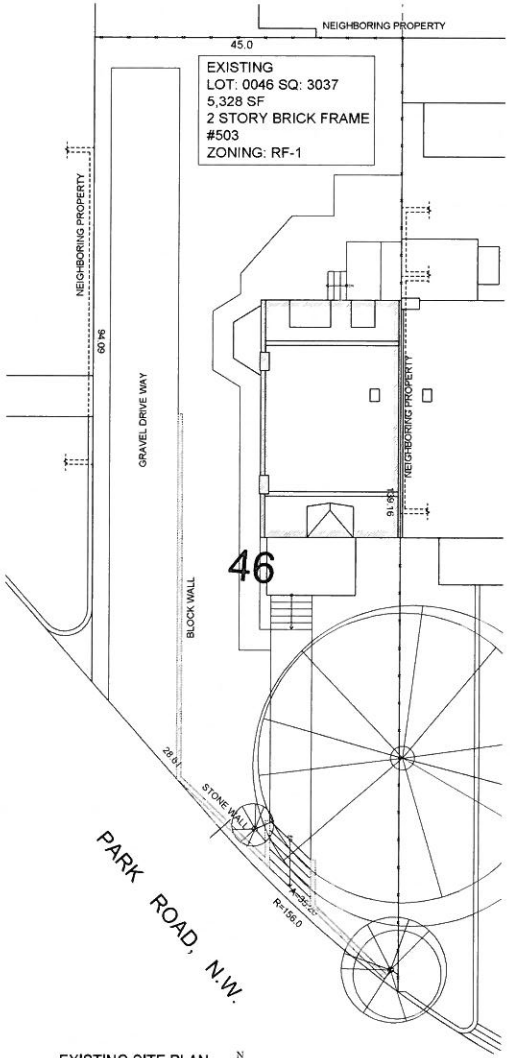
FRONT YARD:	NO DEFINITION. SEE SHEET A009A FOR NEIGHBORHOOD REFERENCES.
ALLOWABLE HEIGHT:	35'
HEIGHT PROVIDED:	35'
PARKING:	NOT REQUIRED.
PROVIDED PARKING:	2 FOR EACH LOT.



2 LOT OCCUPANCY CALCULATION
SCALE: 1/00"=1'-0"



2 PROPOSED SITE PLAN
SCALE: 1/00"=1'-0"



1 EXISTING SITE PLAN
SCALE: 1/00"=1'-0"

NOT FOR PERMIT

RESERVED FOR APPROVALS

ADGplusG, LLC
1315 POWHATAN STREET
TEL.: 703-288-9488
WWW.DESIGNADG.COM

PROJECT NAME AND ADDRESS

503 PARK ROAD NW
ADDITION & ALTERATION

503 PARK ROAD NW
WASHINGTON, D.C. DC 20010

OWNER
503 Park Road LLC.

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REVISION DATE

ISSUE DATE
FOR PRICING: SEPTEMBER 26, 2016

SHEET TITLE

SITE PLANS FOR ZONING

PRINT DATE 6/29/2017 11:55 AM

SHEET NUMBER

A009

1 FRONT SETBACKS PRECEDENT
SCALE: N.T.S.

N

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1315 POWHATAN STREET
TEL.: 703-288-9488
WWW.DESIGNADG.COM

PROJECT NAME AND ADDRESS

503 PARK ROAD NW
ADDITION & ALTERATION

503 PARK ROAD NW
WASHINGTON, D.C. DC 20010

OWNER

503 Park Road LLC.

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REVISION DATE

ISSUE DATE
FOR PRICING: SEPTEMBER 26, 2016

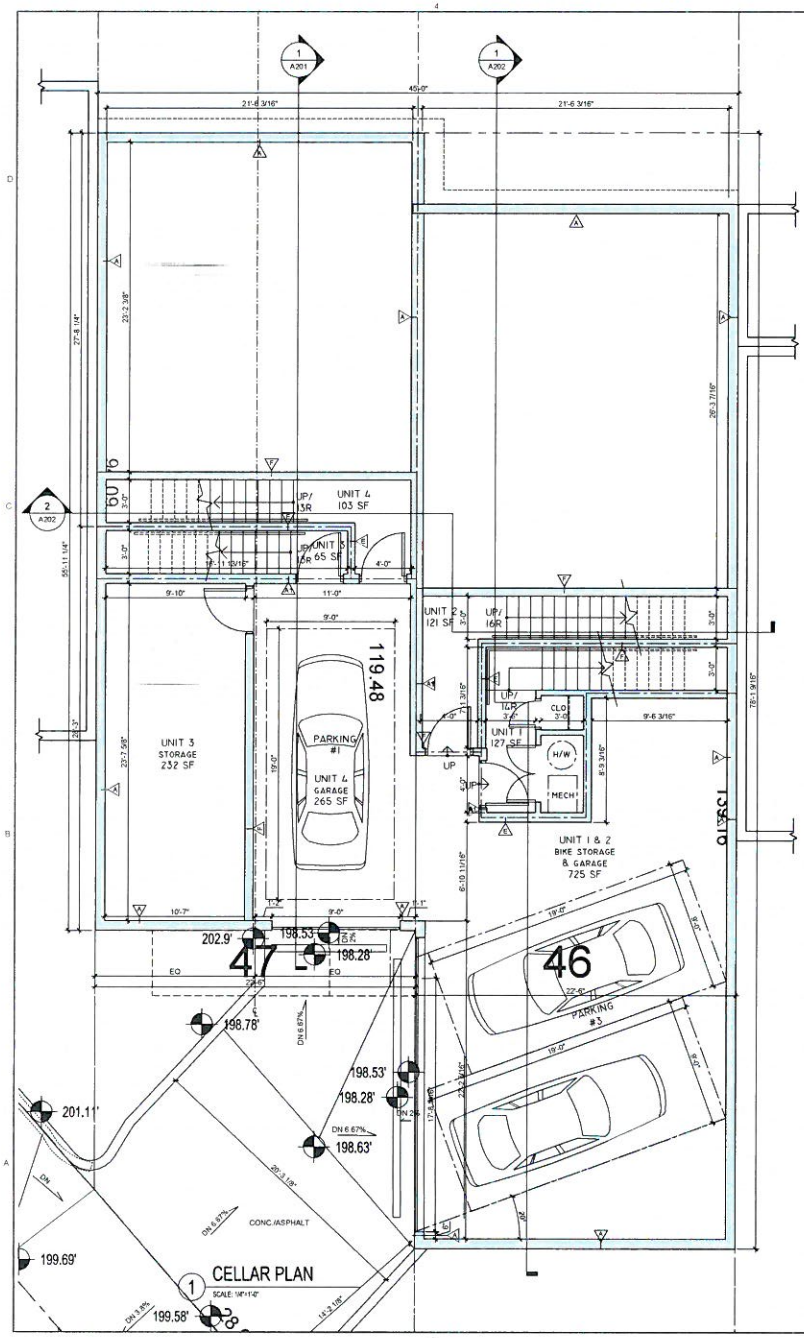
SHEET TITLE

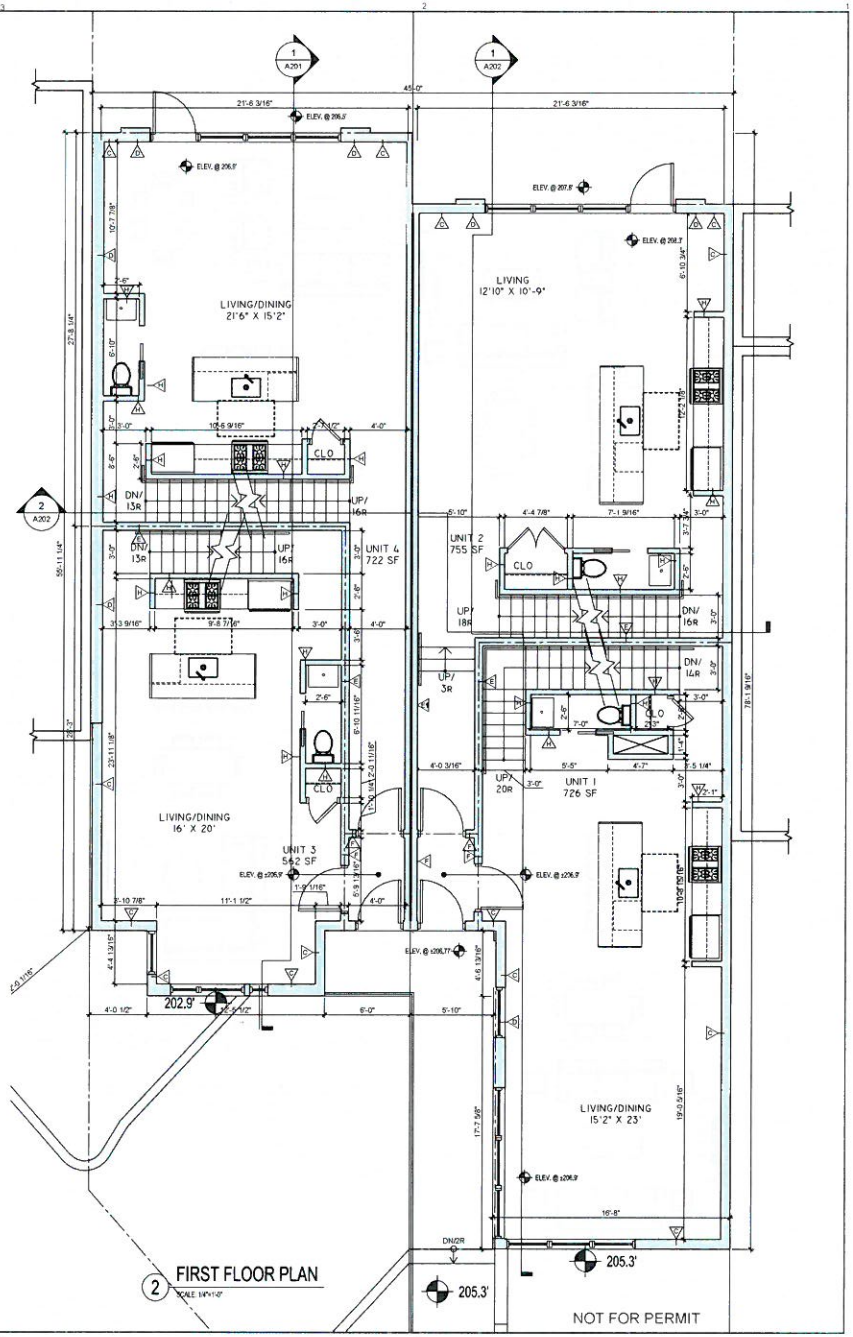
FRONT SETBACKS

PRINT DATE 1/4/2017 3:55 PM

SHEET NUMBER

A009A





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1315 POWHATAN STREET
TEL.: 703-288-9488

WWW.DESIGNADG.COM

PROJECT NAME AND ADDRESS

503 PARK ROAD NW
ADDITION & ALTERATION

503 PARK ROAD NW
WASHINGTON, D.C. DC 20010

OWNER

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ISSUE DATE
FOR PRICING: SEPTEMBER 26, 2016

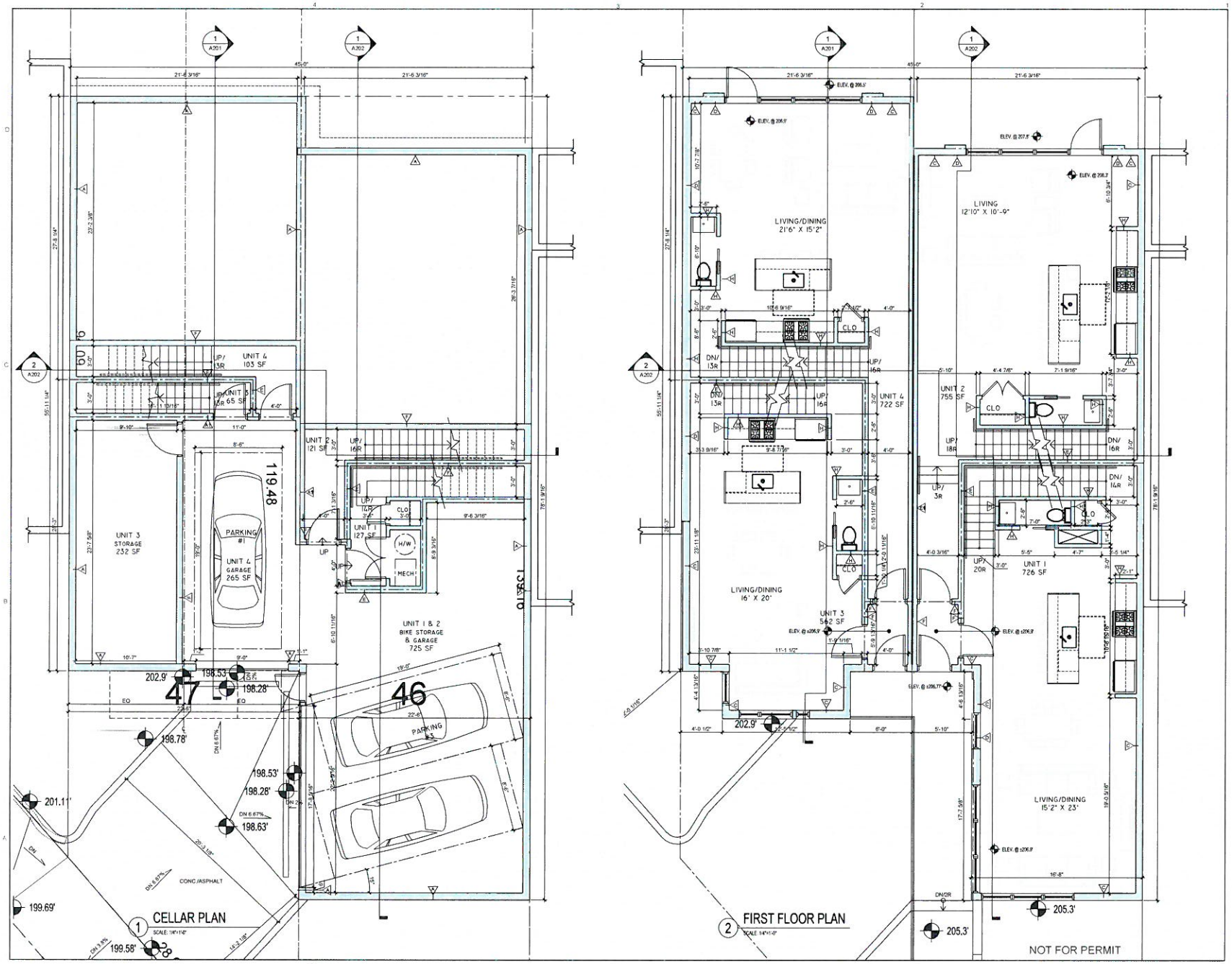
SHEET TITLE

NEW WORK PLANS

PRINT DATE 6/29/2017 9:07 AM

SHEET NUMBER

A101



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ISSUE DATE
FOR PRICING: SEPTEMBER 26, 2016

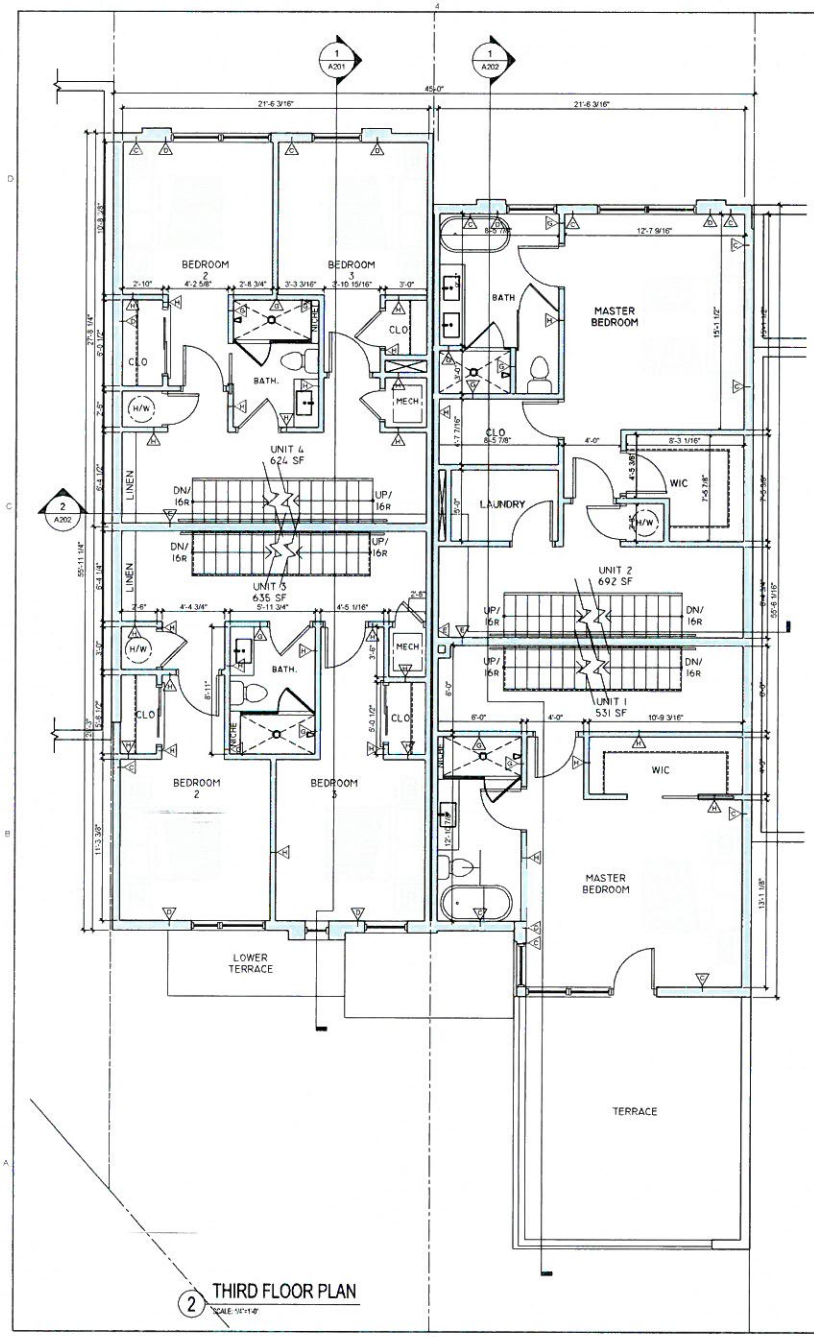
SHEET TITLE

NEW WORK PLANS

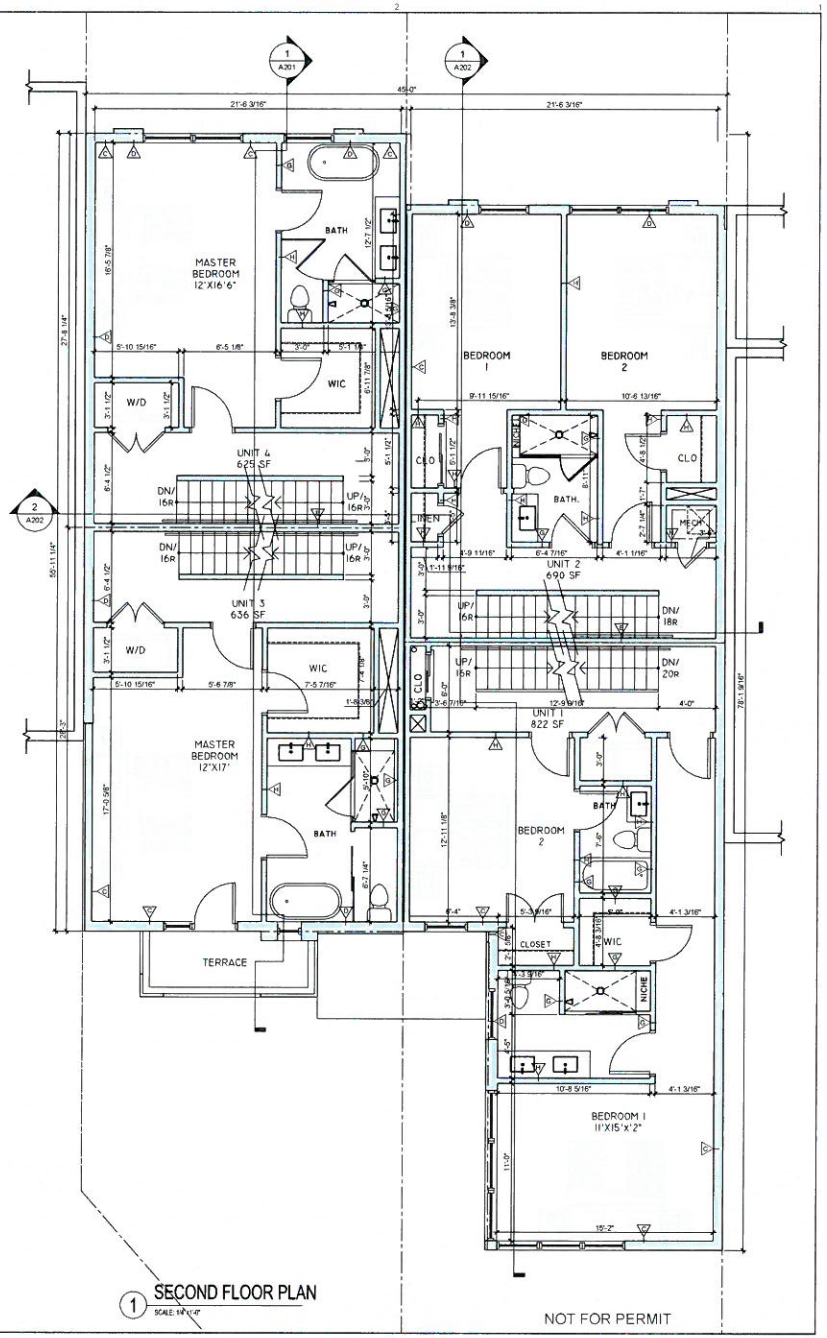
PRINT DATE 6/22/2017 6:12 PM

SHEET NUMBER

A101



2 THIRD FLOOR PLAN
SCALE: 1/4"=1'-0"



1 SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"

NOT FOR PERMIT

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PROJECT NAME AND ADDRESS

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ADDITION & ALTERATION

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WASHINGTON, D.C. DC 20010

OWNER

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FOR PRICING: SEPTEMBER 26, 2016

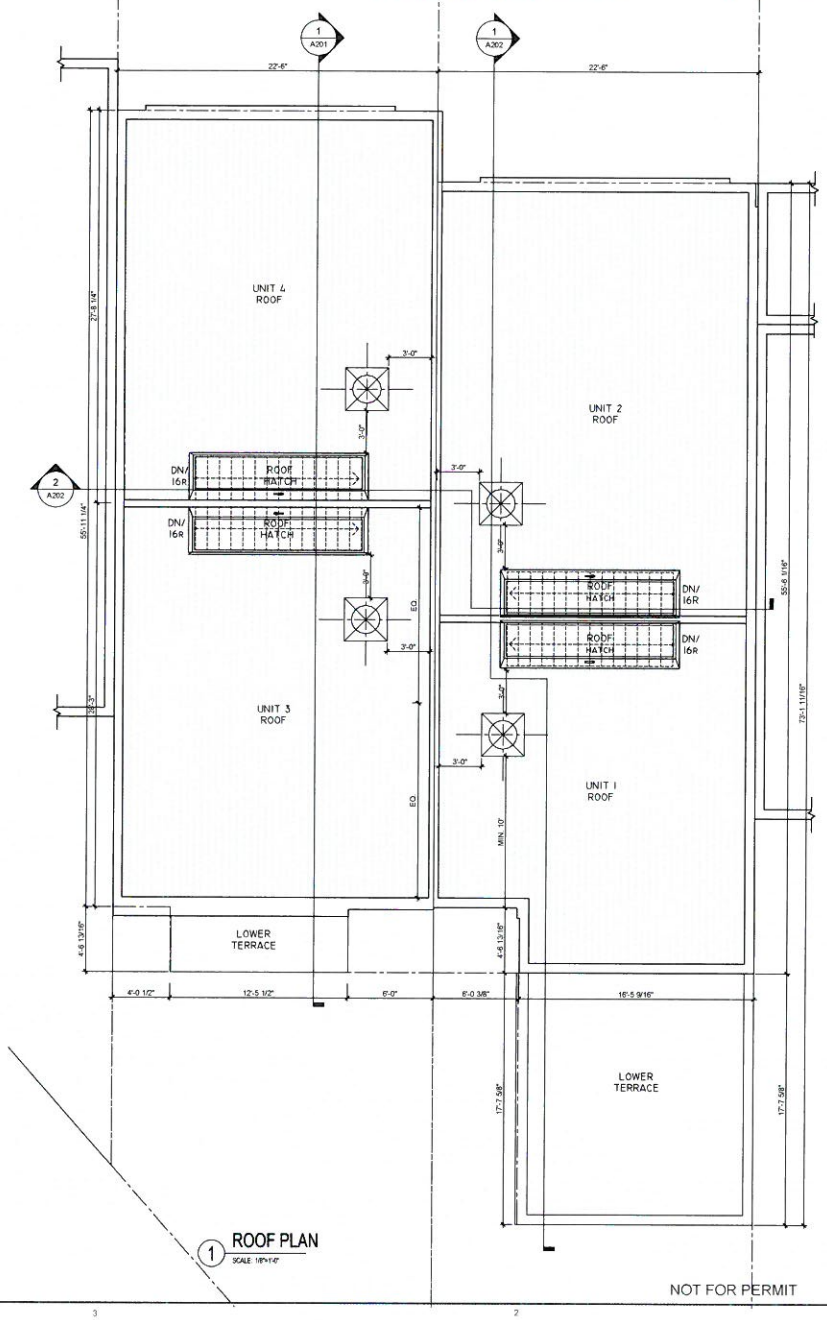
SHEET TITLE

NEW WORK PLANS

PRINT DATE 6/22/2017 6:13 PM

SHEET NUMBER

A202



1 ROOF PLAN
SCALE: 1/8"=1'-0"

NOT FOR PERMIT

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ADGplusG, LLC

1315 POWHATAN STREET
TEL.: 703-288-9488

WWW.DESIGNADG.COM

PROJECT NAME AND ADDRESS

503 PARK ROAD NW
ADDITION & ALTERATION

503 PARK ROAD NW
WASHINGTON, D.C. DC 20010

OWNER

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ISSUE DATE
FOR PRICING: SEPTEMBER 26, 2016

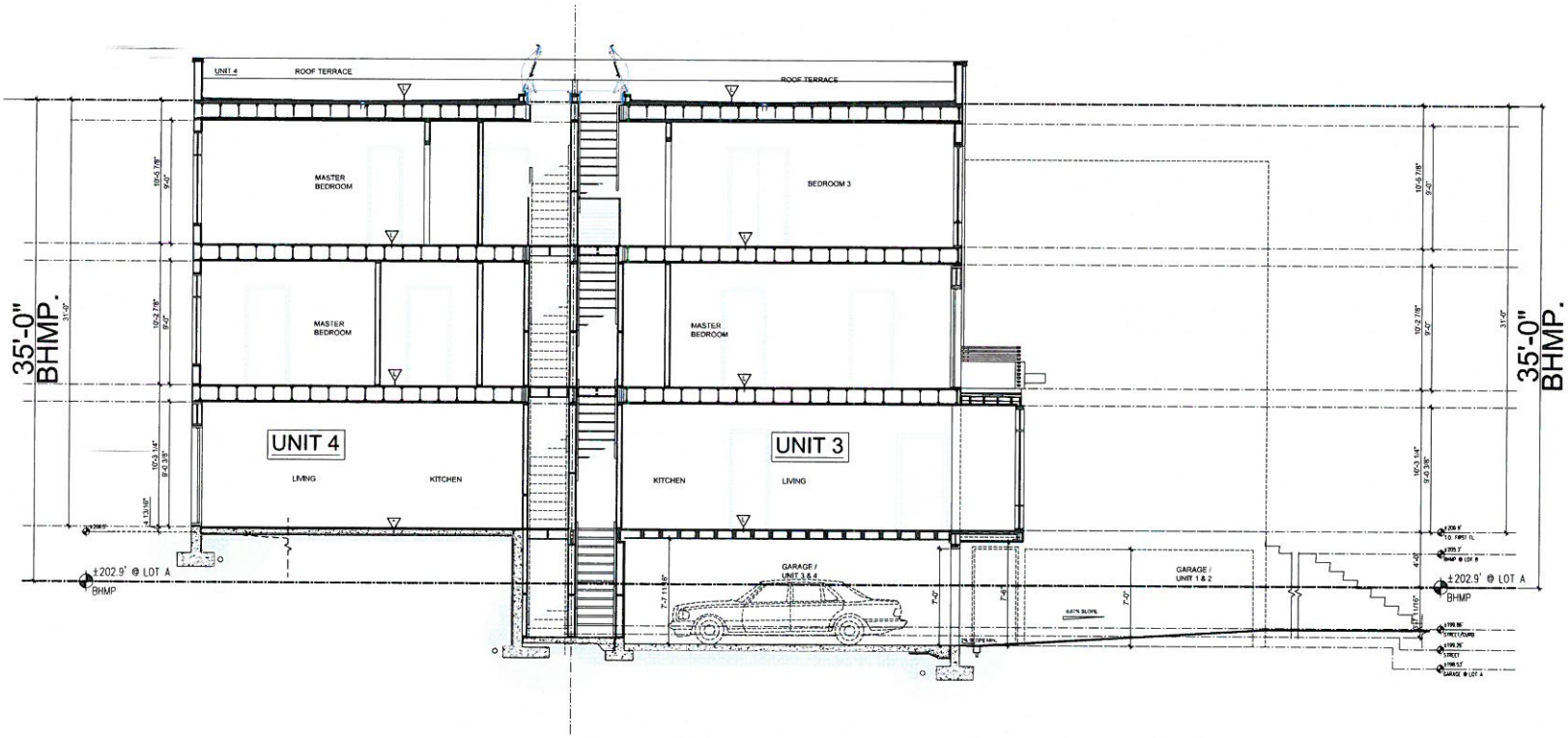
SHEET TITLE

NEW WORK PLANS

PRINT DATE 6/22/2017 8:10 PM

SHEET NUMBER

A203



1 503 PARK RD. NW. - LOT-A
SCALE 1/4"=1'-0"
LONGITUDINAL SECTION @ UNITS 3 & 4

NOT FOR PERMIT

RESERVED FOR APPROVALS

ADGplusG, LLC
1315 POWHATAN STREET
TEL.: 703-288-9488
WWW.DESIGNADG.COM

PROJECT NAME AND ADDRESS

503 PARK ROAD NW
ADDITION & ALTERATION

503 PARK ROAD NW
WASHINGTON, D.C. DC 20010

OWNER

503 Park Road LLC.

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ISSUE DATE
FOR PRICING: SEPTEMBER 26, 2016

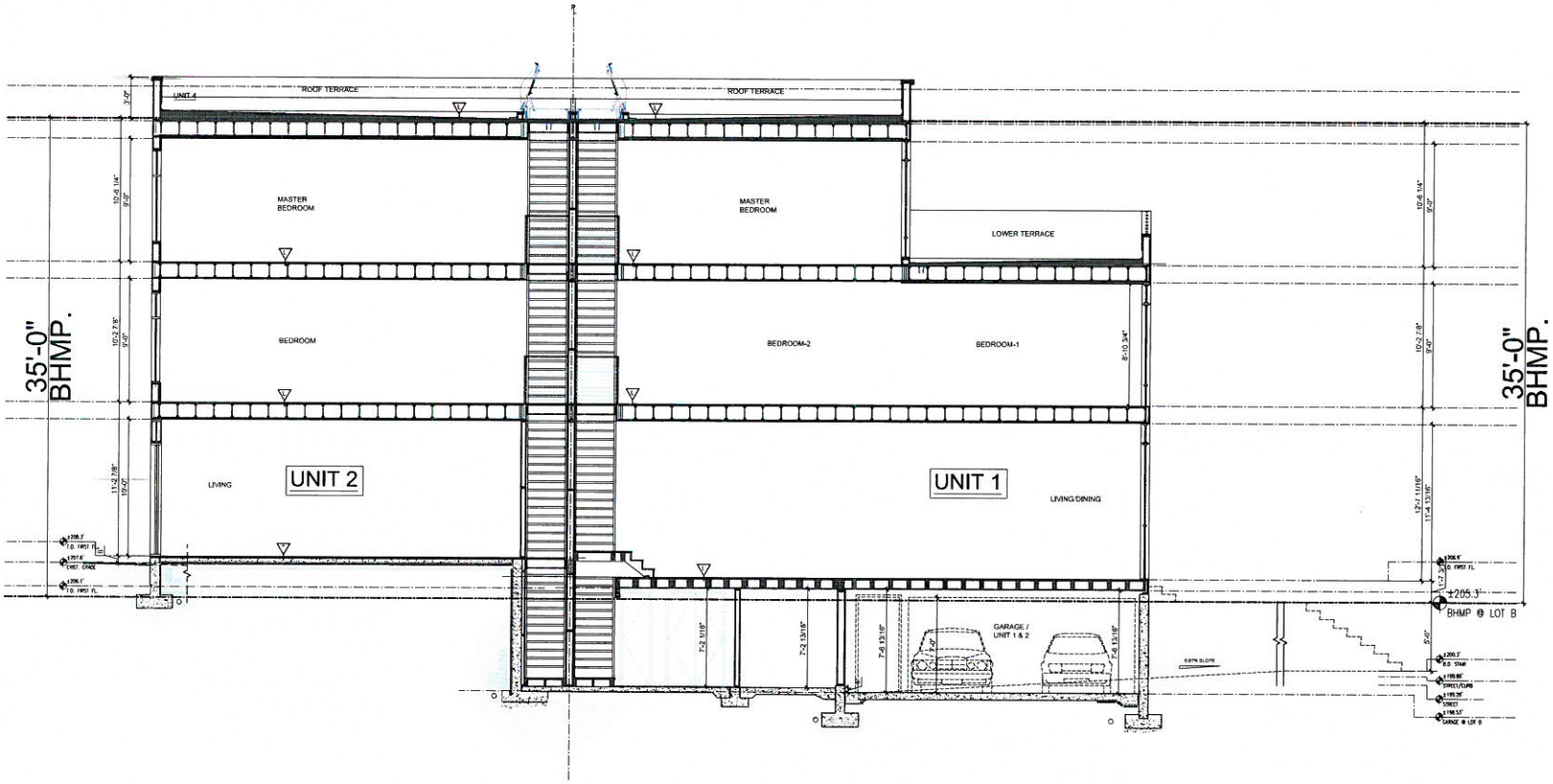
SHEET TITLE

BUILDING SECTION
LOT A

PRINT DATE 6/22/2017 5:39 PM

SHEET NUMBER

A401



1 503 PARK RD. NW. - LOT-B
SCALE: 1/4"=1'-0"
LONGITUDINAL SECTION @ UNITS 1 & 2

NOT FOR PERMIT

RESERVED FOR APPROVALS

ADGplusG, LLC
1315 POWHATAN STREET
TEL.: 703-288-9488
WWW.DESIGNADG.COM

PROJECT NAME AND ADDRESS

503 PARK ROAD NW
ADDITION & ALTERATION
503 PARK ROAD NW
WASHINGTON, D.C. DC 20010

OWNER
503 Park Road LLC.

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REVISION DATE

ISSUE DATE
FOR PRICING: SEPTEMBER 26, 2016

SHEET TITLE

BUILDING SECTION
LOT B

PRINT DATE 6/22/2017 8:25 PM

SHEET NUMBER

A402

SURVEY NOTES

DATUM:

THE HORIZONTAL COORDINATE DATUM AND BEARINGS ARE ASSUMED.

THE VERTICAL DATUM IS BASED ON D.C. DATUM, SPECIFICALLY:

A. D.C. B.M. 6-38, THE TOP OF THE S.W. CORNER OF THE FIRST CONCRETE STEP LEADING TO THE SACRED HEART SCHOOL AT THE 1600 BLOCK OF PARK ROAD., N.W., ELEVATION = 204.51;

B. D.C. B.M. 6-41, THE TOP OF THE N.E. CORNER OF THE SECOND CONCRETE STEP TO HOUSE# 3326 17th STREET, N.W., ELEVATION = 200.51

TITLE:

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT SHOW ALL MATTERS OF TITLE AFFECTING THE PROPERTY INCLUDING EASEMENTS, RIGHTS OF WAY, AGREEMENTS, ETC.

BOUNDARY:

THE PROPERTY BOUNDARY LINES SHOWN HEREON ARE THE RESULT OF AN ACTUAL FIELD SURVEY. HOWEVER, PROPERTY LINES ARE NOT CONSIDERED OFFICIAL UNTIL THEIR DETERMINATION IS REVIEWED AND APPROVED BY THE OFFICE OF THE SURVEYOR OF THE DISTRICT OF COLUMBIA.

TOPOGRAPHIC LOCATIONS:

THE TOPOGRAPHY AND LOCATIONS SHOWN HEREON ARE THE RESULTS OF AN ACTUAL FIELD SURVEY. USERS OF THIS INFORMATION ARE TO VERIFY FIELD CONDITIONS PRIOR TO AND DURING CONSTRUCTION. THIS INCLUDES VERIFYING TIE IN POINTS WITH EXISTING PAVING, GROUND, STRUCTURES, ETC. AS APPROPRIATE. CONTRACTOR IS TO INSURE POSITIVE DRAINAGE AS REQUIRED BY THE PROJECT PLANS.

UTILITIES:

THE UNDERGROUND UTILITIES HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND 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 IN THE EXACT LOCATION INDICATED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. SUBTERRANEAN UTILITY LOCATIONS ARE TO BE CONSIDERED APPROXIMATE AND MUST BE VERIFIED (V.I.F.) BY THE APPROPRIATE UTILITY PROVIDER AND LOCATED BY TEST PITTING PRIOR TO ANY CONSTRUCTION. CALL "MISS UTILITY" (1-800-257-7777) FOR THE LOCATION OF ALL UTILITIES 48 HOURS PRIOR TO ANY CONSTRUCTION OR EXCAVATION.

RESEARCH TABLE:

COMPANY NAME	DATE REQUESTED	DATE RECEIVED
DC PUBLIC SPACE	__/__/__	__/__/__
W.A.S.A. WATER & SEWER:		
GIS SNAPSHOT	11/10/2016	__/__/__
200 SCALE COUNTER MAPS	11/10/2016	__/__/__
AS-BUILT INFORMATION	11/10/2016	__/__/__
WASHINGTON GASLIGHT CO.	12/06/2016	11/14/2016
P.E.P.Co.	12/06/2016	__/__/__
COMCAST	12/06/2016	__/__/__
VERIZON MD INC. FDC-1	12/06/2016	12/05/2016

SITE SURVEYOR:

DANIEL T. CAYWOOD, PLS, PRESIDENT
MADDOX ENGINEERS & SURVEYORS, INC.
3204 TOWER OAKS BOULEVARD, SUITE 200A
ROCKVILLE, MD 20852
OFFICE PHONE: (301) 762-9001 EXTENSION 13
EMAIL: dtcaywood@maddoxinc.com

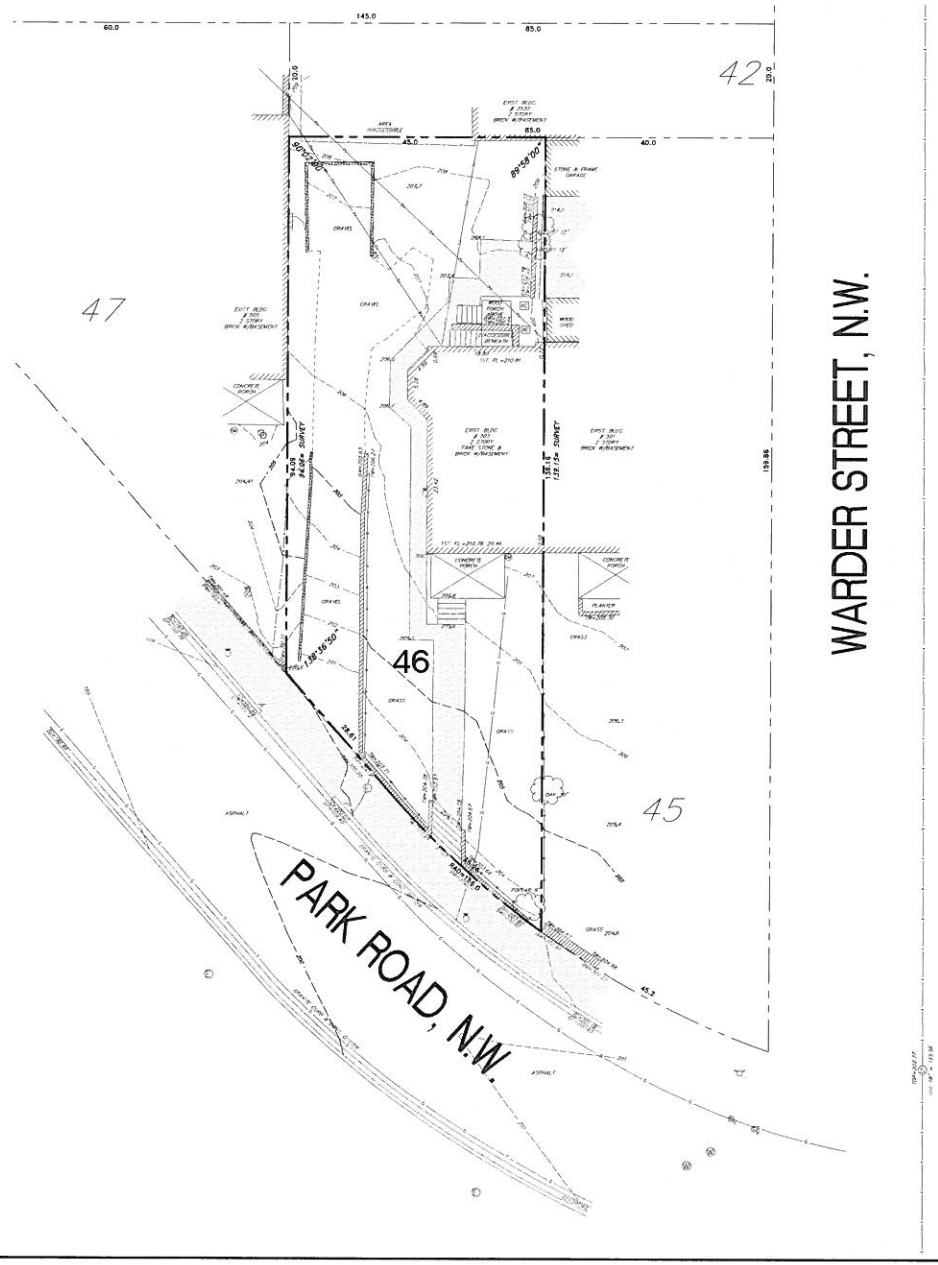
LEGEND - EXISTING

IRON PIPE FOUND
AIR CONDITIONER
STORM MANHOLE
LIGHT POLE
POWER POLE
GUY WIRE ANCHOR
GUY POLE
GAS METER
SANITARY MANHOLE
WATER VALVE
WATER METER
FIRE HYDRANT
WATER SPIGOT
SPRINKLER HEAD
WALL MOUNTED VENT
SEWER CLEANOUT
ELECTRIC MANHOLE & U.G. VAULT (V.I.F.)
TACK FOUND
NAIL FOUND
DRAIN
GAS VALVE
TREE SYMBOL, NAME & SIZE
WATER MANHOLE
DC SL/TS MANHOLE
GROUND SHOT
ELECTRIC METER
TELEPHONE JUNCTION BOX
ELECTRIC JUNCTION BOX
LIGHT FIXTURE
RAIN LEADER
DOWNSPOUT
TELEPHONE MANHOLE & U.G. VAULT (V.I.F.)

BRICK SIDEWALK
BRICK LEAD WALK
CONCRETE SURFACE
WOOD DECK
TIMBER RETAINING WALL
STONE, MASONRY OR CONCRETE WALL
UNDERGROUND GAS LINE (V.I.F.)
UNDERGROUND TELEPHONE LINE (V.I.F.)
UNDERGROUND ELECTRIC LINE (V.I.F.)
OVERHEAD WIRES
WOOD FENCE
CHAIN LINK FENCE
METAL HANDRAIL OR ROD FENCE
UNDERGROUND WATER LINE (V.I.F.)
UNDERGROUND SEWER LINE (V.I.F.)

90°	SURVEY ANGLE
S 29°59' E	RECORD BEARING
50.0	RECORD DISTANCE
49.87 = SURVEY	SURVEY DISTANCE IF DIFFERENT THAN RECORD

D.C.S.O. = OFFICE OF THE SURVEYOR OF THE DISTRICT OF COLUMBIA
V.I.F. = VERIFY IN FIELD



SITE

NOT TO SCALE

MADDOX
Engineers & Surveyors, Inc.
3204 Tower Oaks Boulevard, Suite 200-A
Rockville, Maryland 20852
(301) 762-9001 www.maddoxinc.com

OWNER/APPLICANT
MS. GOZDE TANYERI
ADGplus6, LLC
1315 POWHATAN STREET
ALEXANDRIA, VA 22314
PHONE: (703) 289-9488
EMAIL: gozde@designadg.com

LOT 46
SQUARE 3037

No. 503
PARK ROAD, NW

WASHINGTON
DISTRICT OF COLUMBIA

Tech	Date	Revision/Issue
A.J.W.	12/06/16	INITIAL ISSUE

DATUM
Hz: DCSO
Vt: DC WATER

NORTH

0 10 20 30
Scale: 1" = 10'

EXISTING CONDITONS

File: 16117 SURVEY.dwg (EC-CIV-0100)

CIV0100