TEASS \ WARREN
ARCHITECTS

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308 L Street SE

Preliminary Design Review Meeting

27 February 2017

Prepared for:

Lot Squared

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Prepared by:

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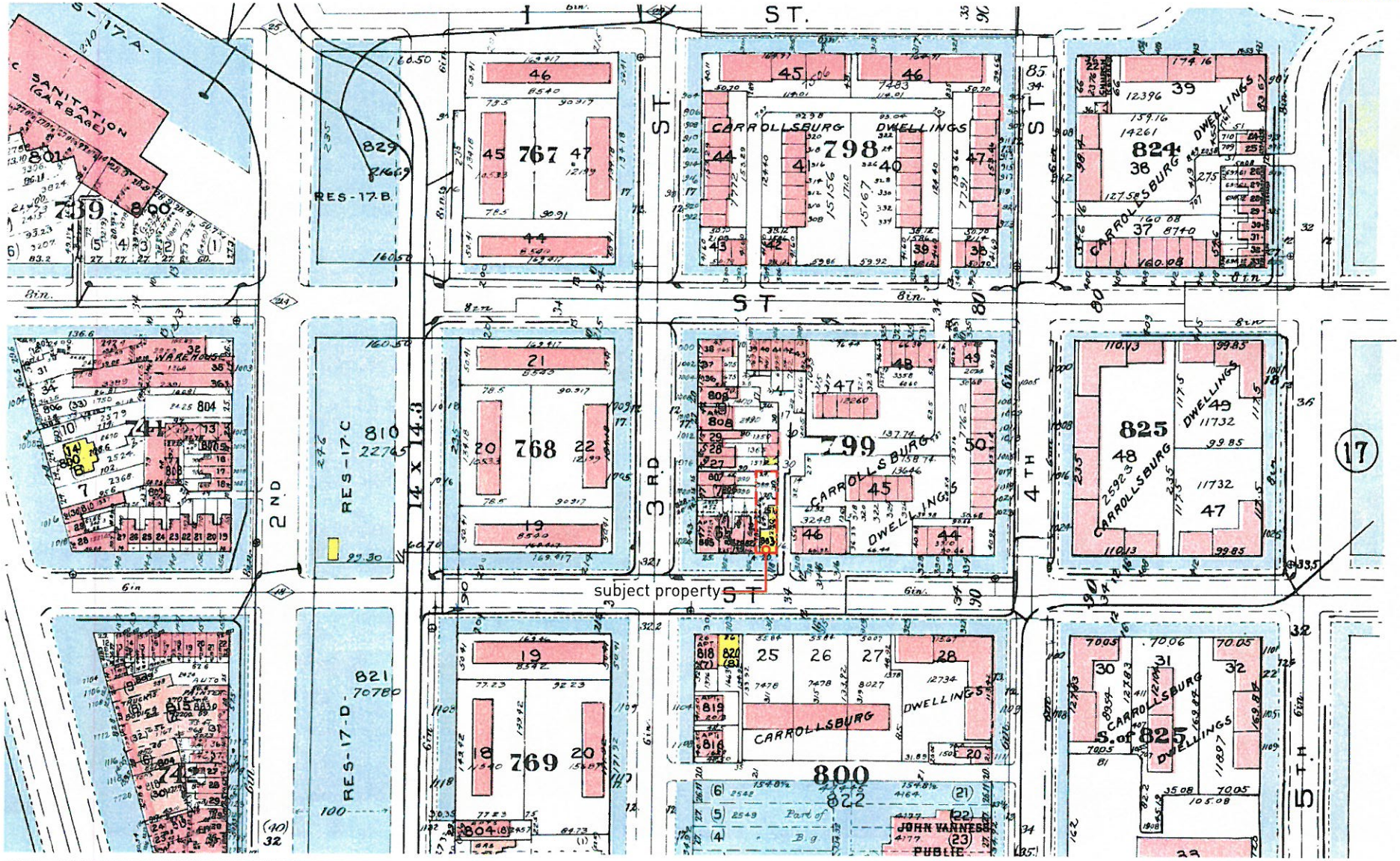


baist map excerpt

N.T.S.

subject property

DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., February 15, 2017

Plat for Building Permit of: SQUARE 799 LOT 803

Scale: 1 inch = 20 feet Recorded in Book A & T Tracing Page 799

Receipt No. 17-02709

Furnished to: WILL TEASS

Surveyor, D.C.

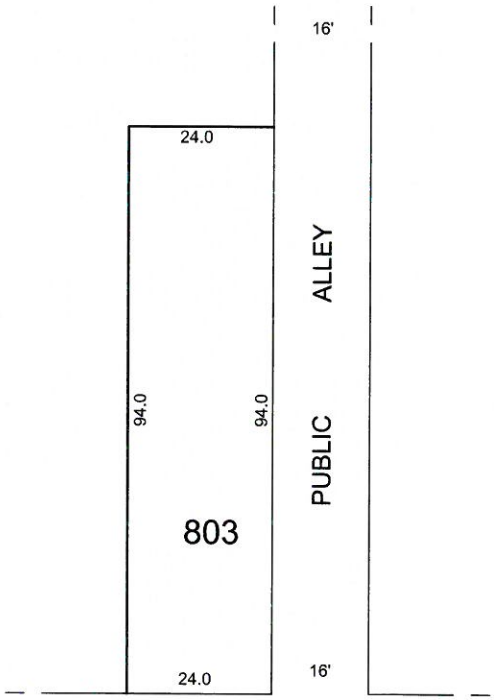
By: A.S.

I hereby certify that all existing improvements shown thereon, are completely dimensioned, and are correctly platted; that all proposed buildings or construction, or parts thereof, including covered porches, are correctly dimensioned and platted and agree with plans accompanying the application; that the foundation plans as shown hereon is drawn, and dimensioned accurately to the same scale as the property lines shown on this plat; and that by reason of the proposed improvements to be erected as shown hereon the size of any adjoining Lot or premises is not decreased to an area less than is required by the Zoning Regulations for light and ventilation; and it is further certified that all Lot divisions or combinations pending at the Office of Tax & Revenue are correctly depicted, and it is further certified and agreed that accessible parking area where required by the Zoning Regulations will be reserved in accordance with the Zoning Regulations, and that this area has been correctly drawn and dimensioned hereon. It is further agreed that the elevation of the accessible parking area with respect to the Highway Department approved curb and alley grade will not result in a rate of grade along centerline of driveway at any point on private property in excess of 20% for single-family dwellings or flats, or in excess of 12% at any point for other buildings. (The policy of the Highway Department permits a maximum driveway grade of 12% across the public parking and private restricted property.) Owner/Agent shall indemnify, defend, and hold the District, its officers,employees and agents harmless from and against any and all losses, costs, claims, damages, liabilities, and causes of action (including reasonable attorneys' fees and court costs) arising out of death of or injury to any person or damage to any property occurring on or adjacent to the Property and directly or indirectly caused by any acts done thereon or any acts or omissions of Owner/Agent; provided however, that the foregoing indemnity shall not apply to any losses, costs, claims,damages,liabilities,and causes of action due solely to the gross negligence or willful misconduct of District or its officers, employees or agents. It is the policy of the Zoning Office that a Building Plat is valid for six (6) months from the date of issuance.

Date: _____

(Signature of owner or his authorized agent)

NOTE: Data shown for Assessment and Taxation Lots or Parcels are in accordance with the records of the Department of Finance and Revenue, Assessment Administration, and do not necessarily agree with deed description.



L STREET, S.E.

SCALE: 1:20

dc surveyor's plat

1" = 20'

SR-17-02709(2017)
* E-MAIL

ZONING SUMMARY

ADDRESS	308 L St SE
SQUARE	799
LOT	803
SITE AREA (sf)	2,256 sf
ZONE	RA-2
OVERLAY	N/A
HISTORIC DISTRICT	N/A

EXISTING USE:	UNIMPROVED
PROPOSED USE:	MULTI-FAMILY DWELLING (8 UNITS)

	REF	EXISTING	ALLOW. / REQ'D	PROPOSED
MAX. BUILDING HEIGHT (FT)	F 303.1	N/A	50'	42.3'
MAX. BUILDING HEIGHT (STORIES)	F 303.2	N/A	N/L	3
MIN. LOT AREA (SF)	F 201			N/C
MIN. LOT WIDTH (FT)	F 201			N/C
MAX. FAR	F 302.1	N/A	1.8	1.8 (4,056 sf)
MAX. LOT OCCUPANCY	F 304.1	N/A	60%	60% (1,353 sf)
MIN YARD REQ'TS - REAR (FT)	F 305.1	N/A	4" / 1' Ht, 15' MIN.	32.6
MIN YARD REQ'TS - SIDE (FT)	F 306.1	N/A	N/R [1]	N/A
COURT - OPEN / WIDTH (FT)	F 202.1	N/A	4" / 1' Ht, 10' MIN.	N/A
COURT - CLOSED / WIDTH (FT)	F 202.1	N/A	4" / 1' Ht, 15' MIN.	N/A
COURT - CLOSED / AREA (SF)	F 202.1	N/A	2(WD²), >350sf	N/A
GAR	F 307.1	N/A	0.40	0.40
PARKING (NO. OF SPACES)	C 701.5	N/A	1 per 3 D.U. <4 units [3]	2
BICYCLE STORAGE - LONG TERM (NO. OF SPACES)	C 802.1	N/A	1 per 3 D.U. [5]	3
BICYCLE STORAGE - SHORT TERM (NO. OF SPACES)	C 802.1	N/A	1 per 20 D.U. [5]	1

NOTES:

1. NOT REQUIRED, BUT IF PROVIDED 4' MINIMUM
2. APPLIES TO RESIDENTIAL STRUCTURES OF MORE THAN 3 UNITS
3. NUMBER OF REQUIRED PARKING SPACES REDUCED BY 1/2 MILE OF METRO OR 1/4 FROM STREET CAR / PRIORITY BUS (C-702.1)
4. INCLUSIONARY ZONING REQUIREMENTS APPLY TO MULTIFAMILY DWELLING OF 10 OR MORE UNITS
5. FOR RESIDENTIAL USES WITH 8 OR MORE DWELLING UNITS

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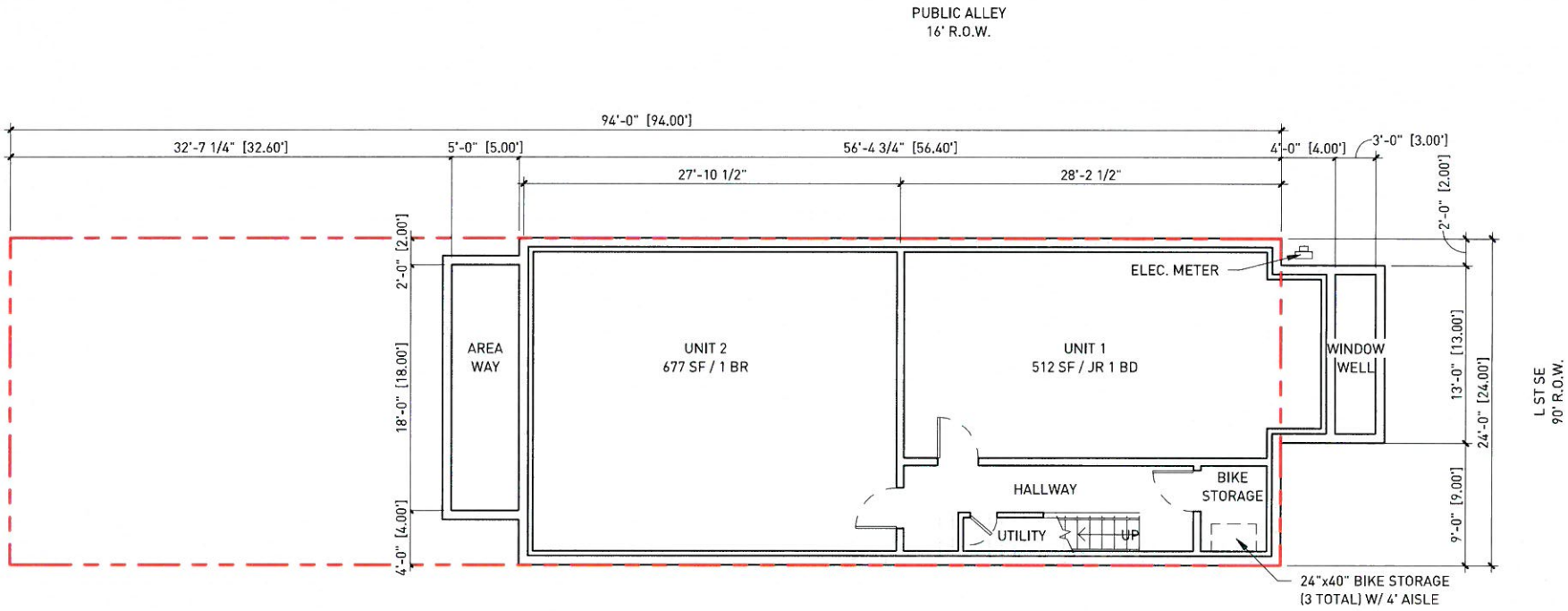
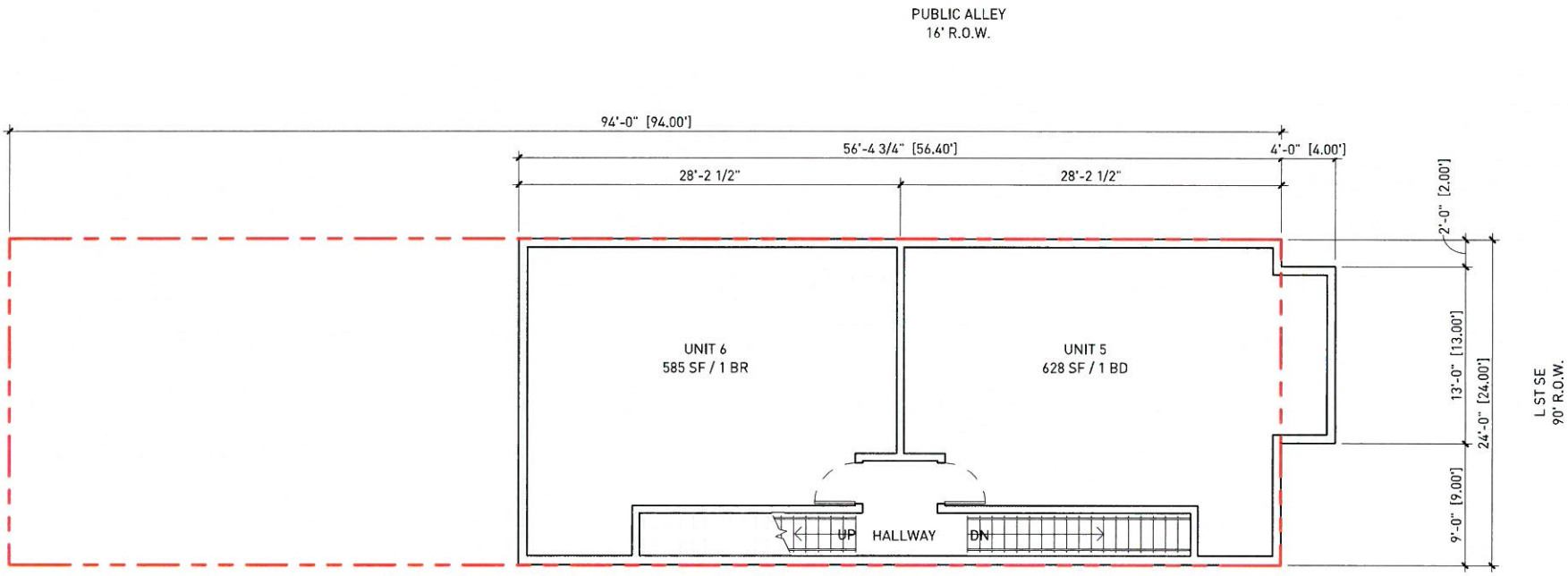
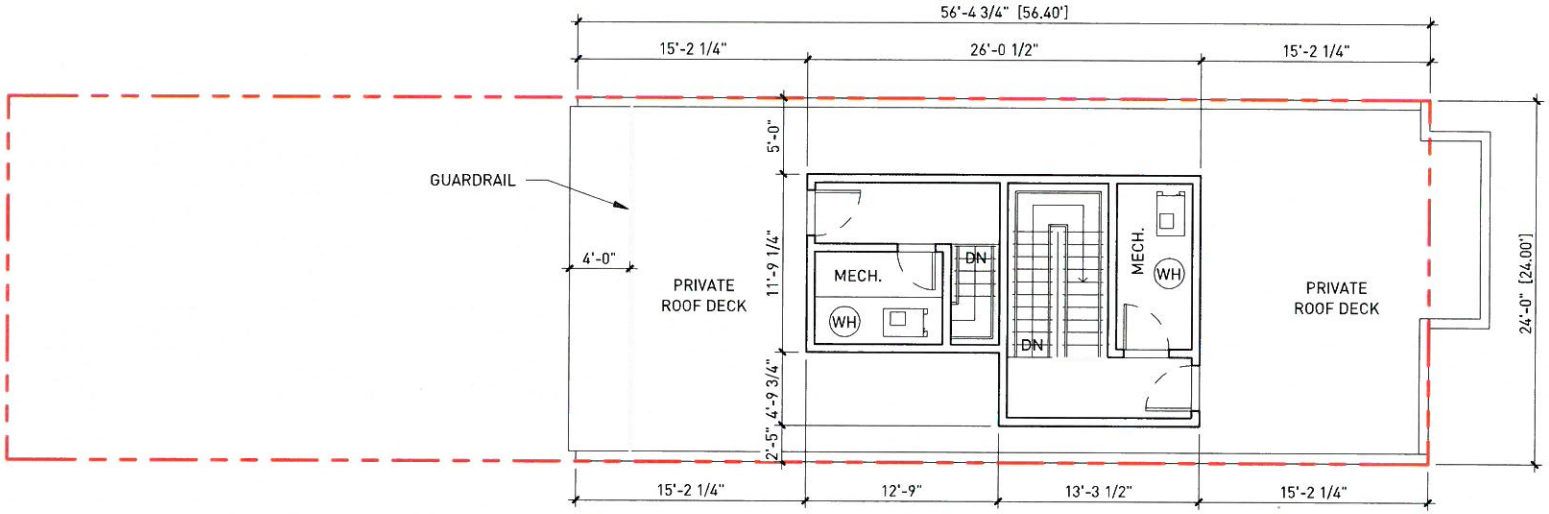


cellar floor 11
1/8" = 1'-0"



second floor 13
1/8" = 1'-0"



roof plan 15
1/8" = 1'-0"