

1492 Northern Neck Dr.
Vienna, Virginia 22182
C: 703 624 3597 T: 703 624 6638

WASHINGTON, DC 20007

Lot: 0836 Square: 1244

[illegible]

OG 19 292 /HPA 19591

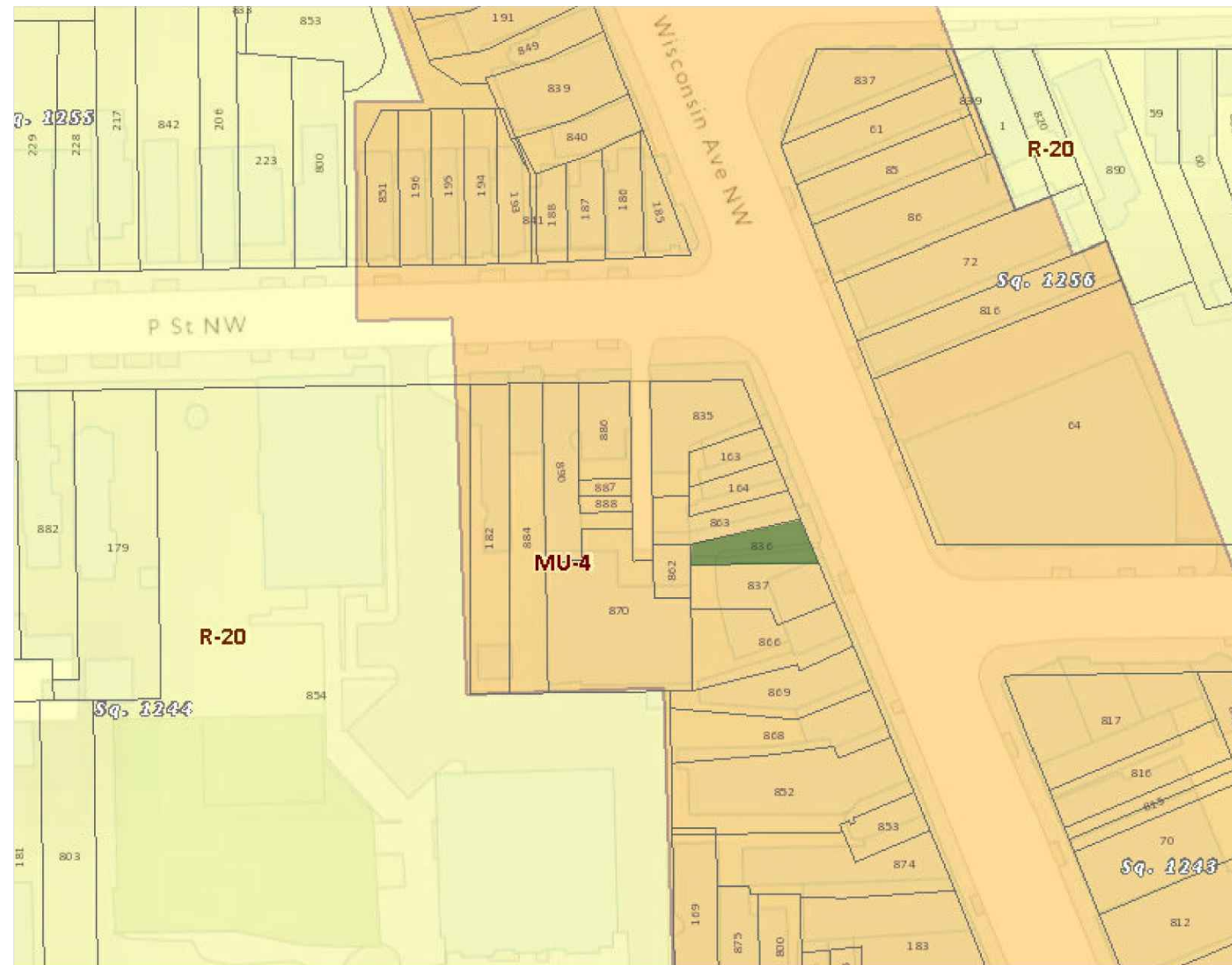
SCALE 1"=1/8"

DATE 09/05/2019

CFA Concept Submission

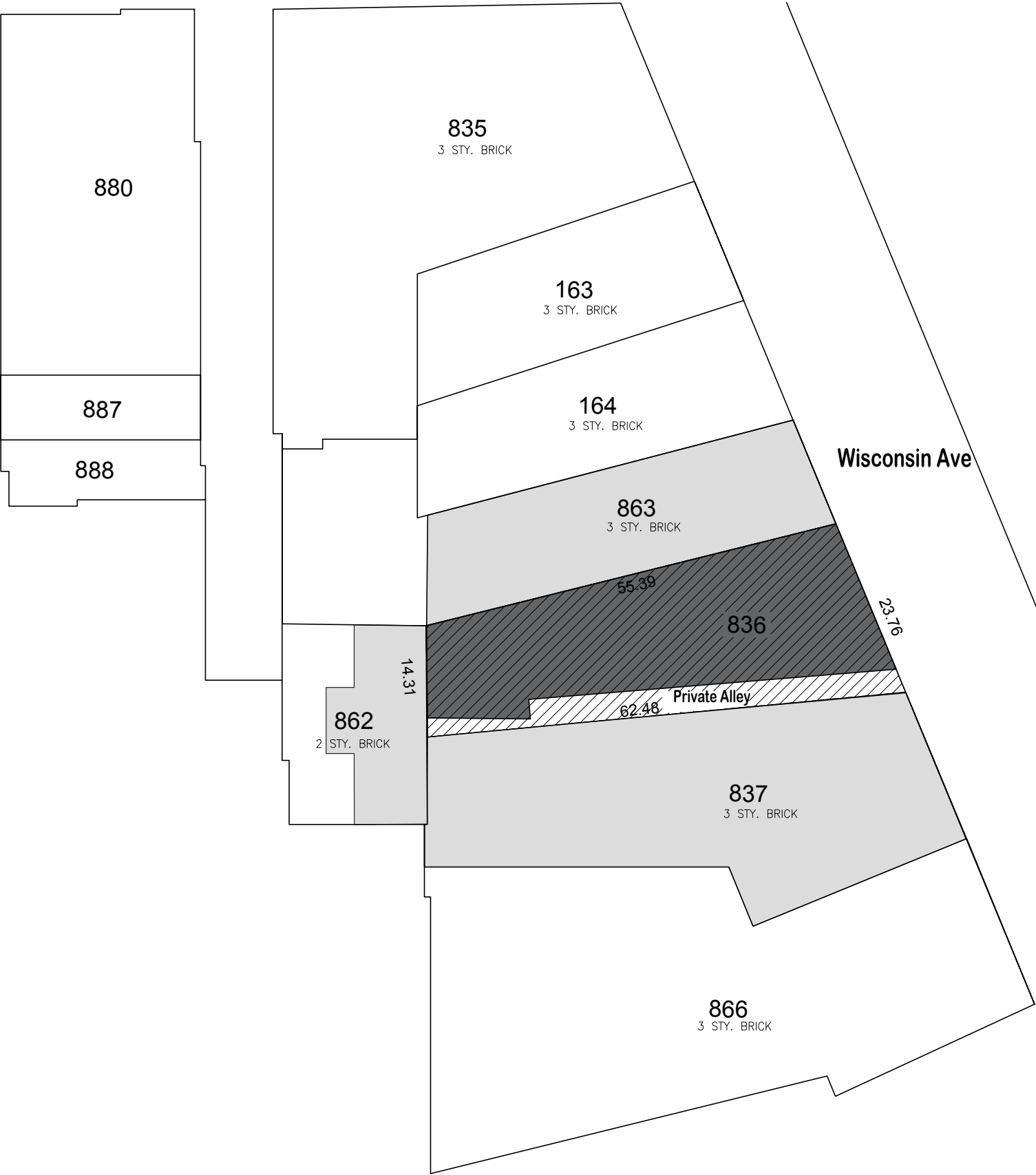
Vicinity Map

Page 1 of 11



Extract from Online Zoning Information
Published by the District of Columbia Office of Zoning,
DCGIS, and Office of Chief Technology Officer (OCTO)
Exported: on 09/10/2019

P Street



CDI

1492 Northern Neck Dr.
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1434 WISCONSIN AVE NW

WASHINGTON, DC 20007

Lot: 0836 Square:1244

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SCALE 1"=1/16"

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Site Plan

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LOT AREA: 1100 SF
ZONING: MU-4
FAR PER ZONING: 1.5
ALLOWED FLOOR AREA : 1650 SF
EXISTING FLOOR AREA : 1600 SF

EXISTING FLOOR AREA:

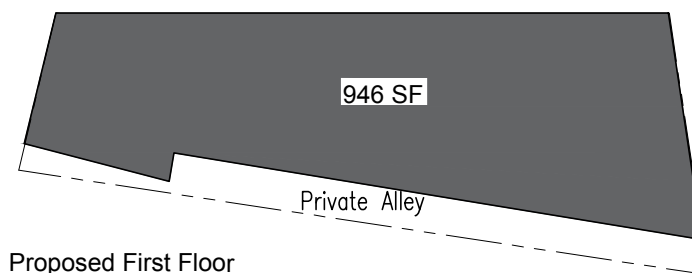
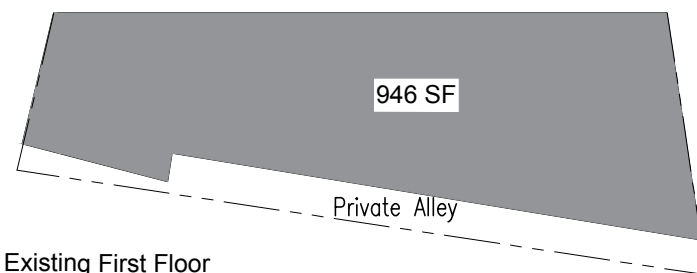
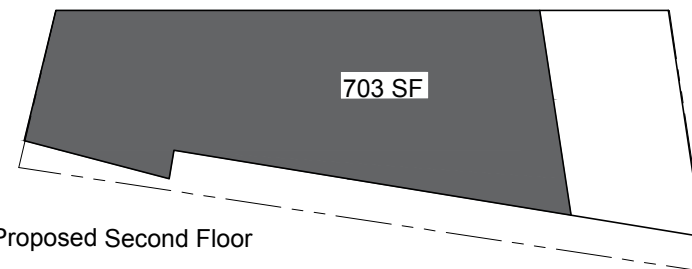
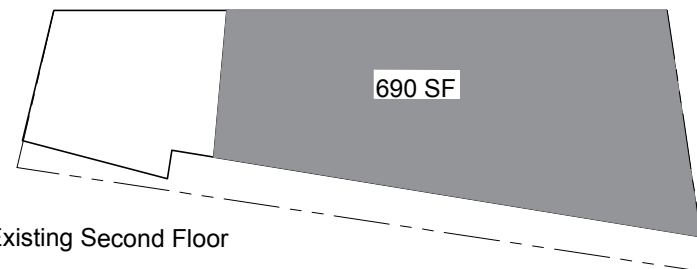
FIRST FLOOR AREA: 910 SF
SECOND FLOOR AREA: 690 SF

TOTAL: 1600

PROPOSED FLOOR AREA:

FIRST FLOOR AREA: 910 SF
SECOND FLOOR: 690 SF

TOTAL: 1600



1434 WISCONSIN AVE NW

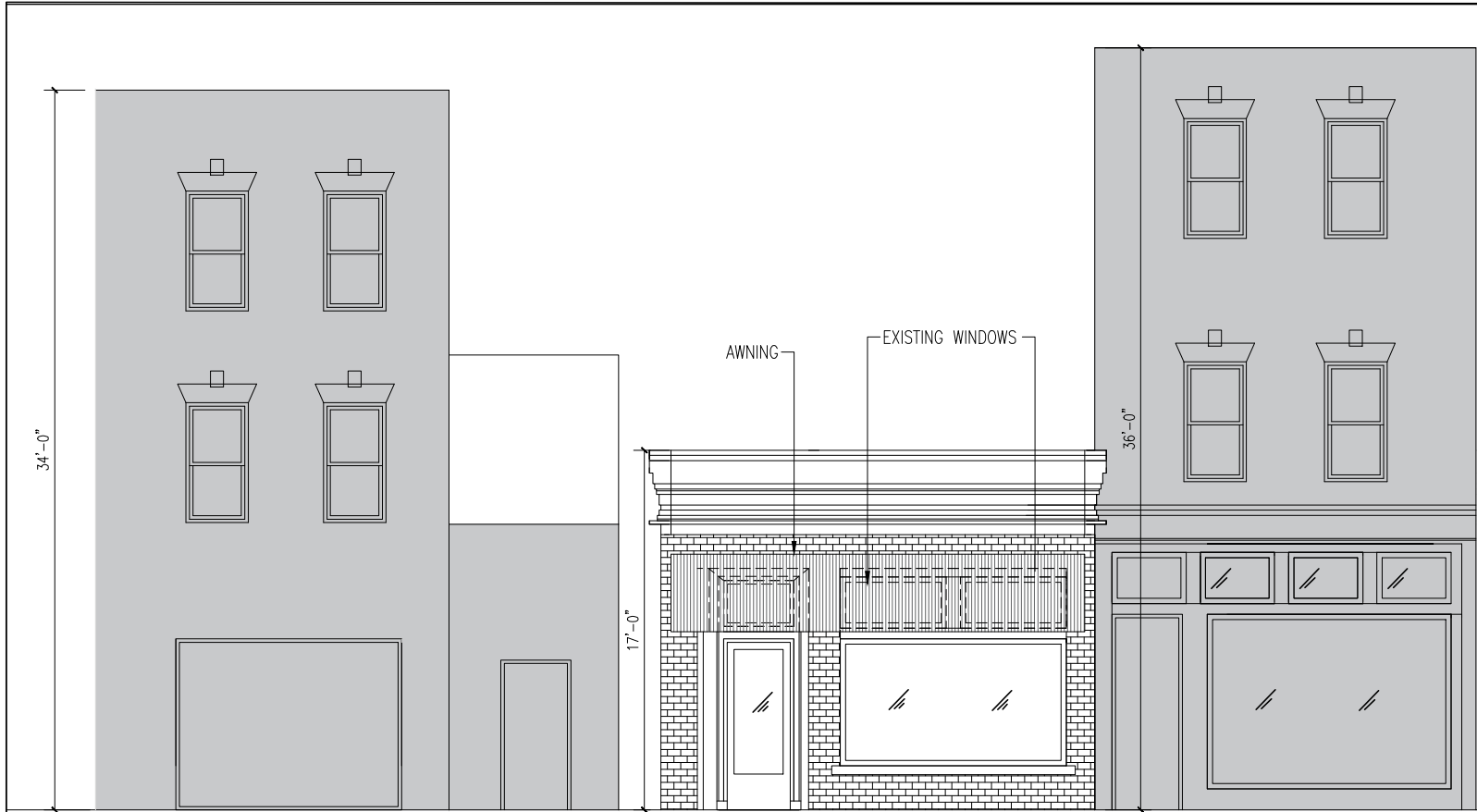
WASHINGTON, DC 20007

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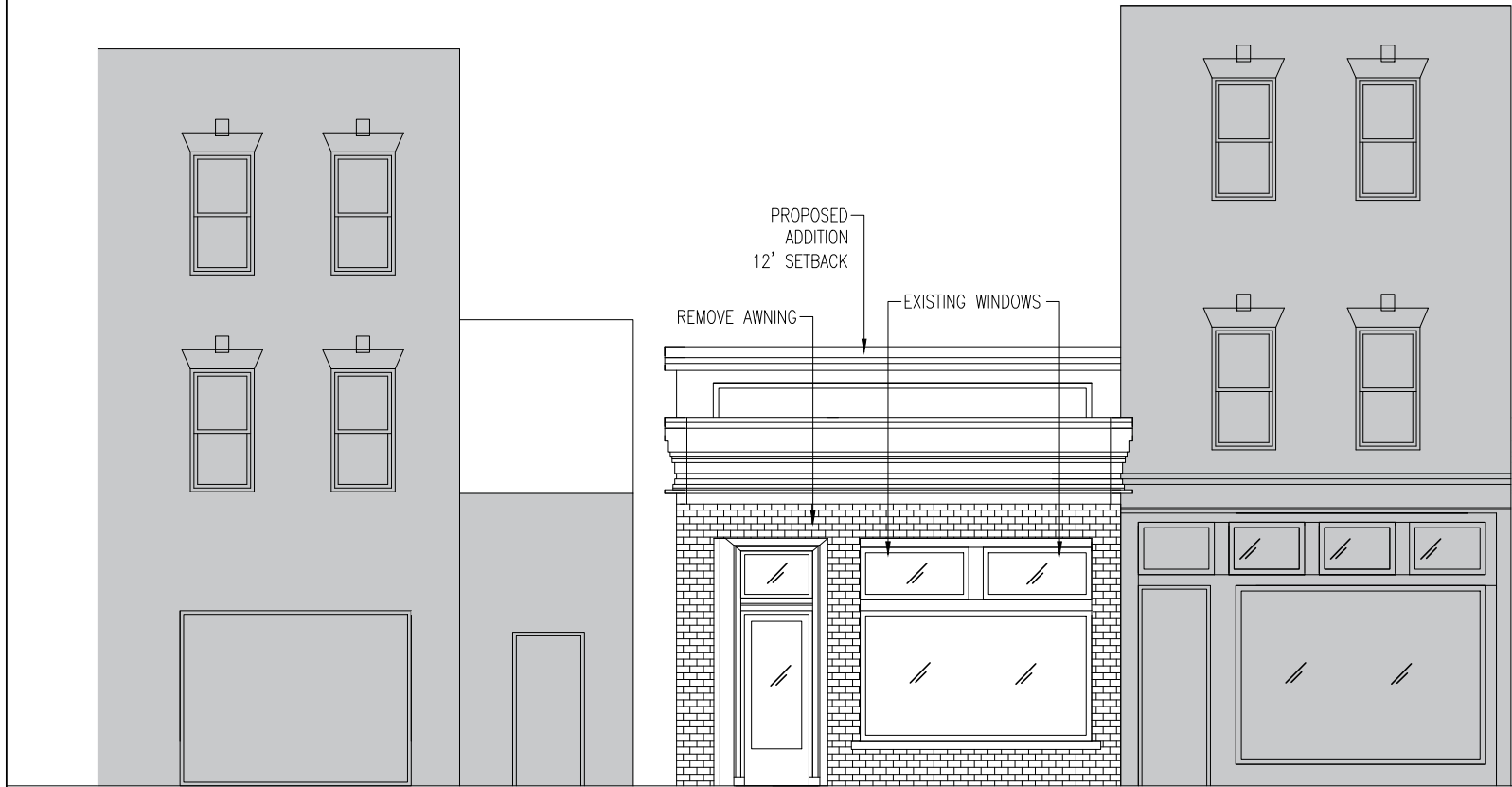
SCALE	1"=1/16"
DATE	09/05/2019
CFA Concept Submission	



Existing Elevation



Existing Elevation



Proposed Elevation



Original Elevation



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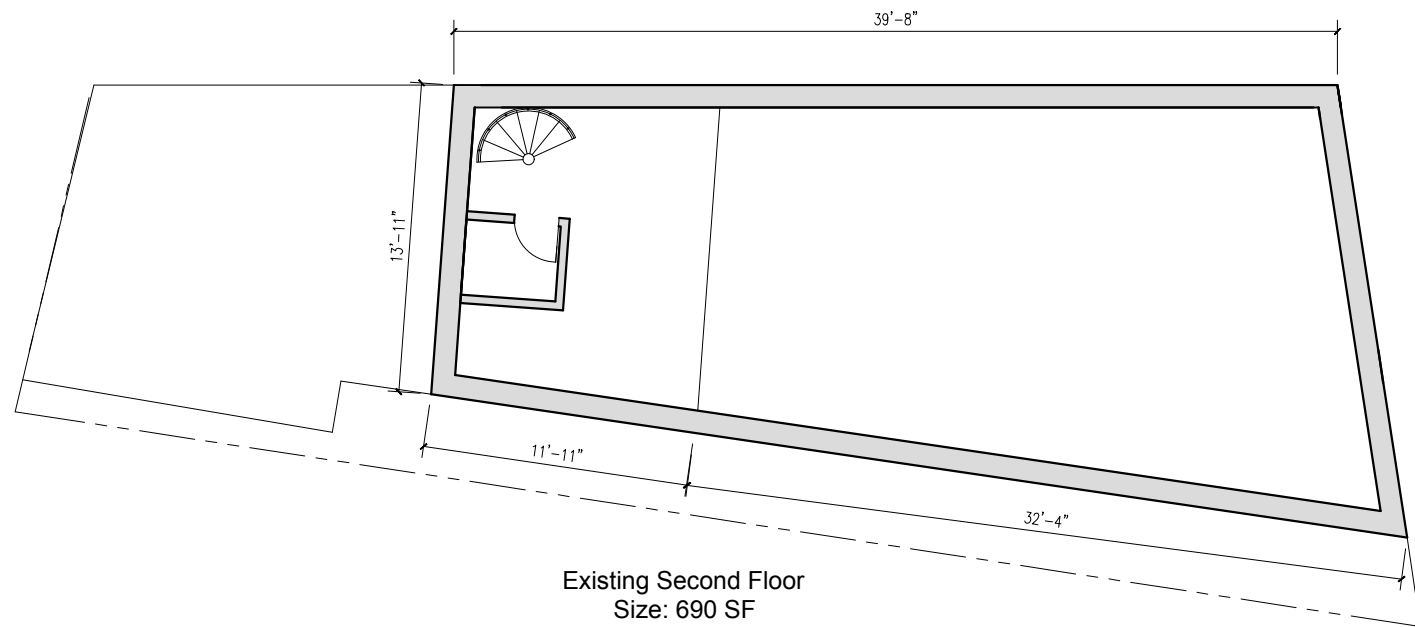
1434 WISCONSIN AVE NW

WASHINGTON, DC 20007

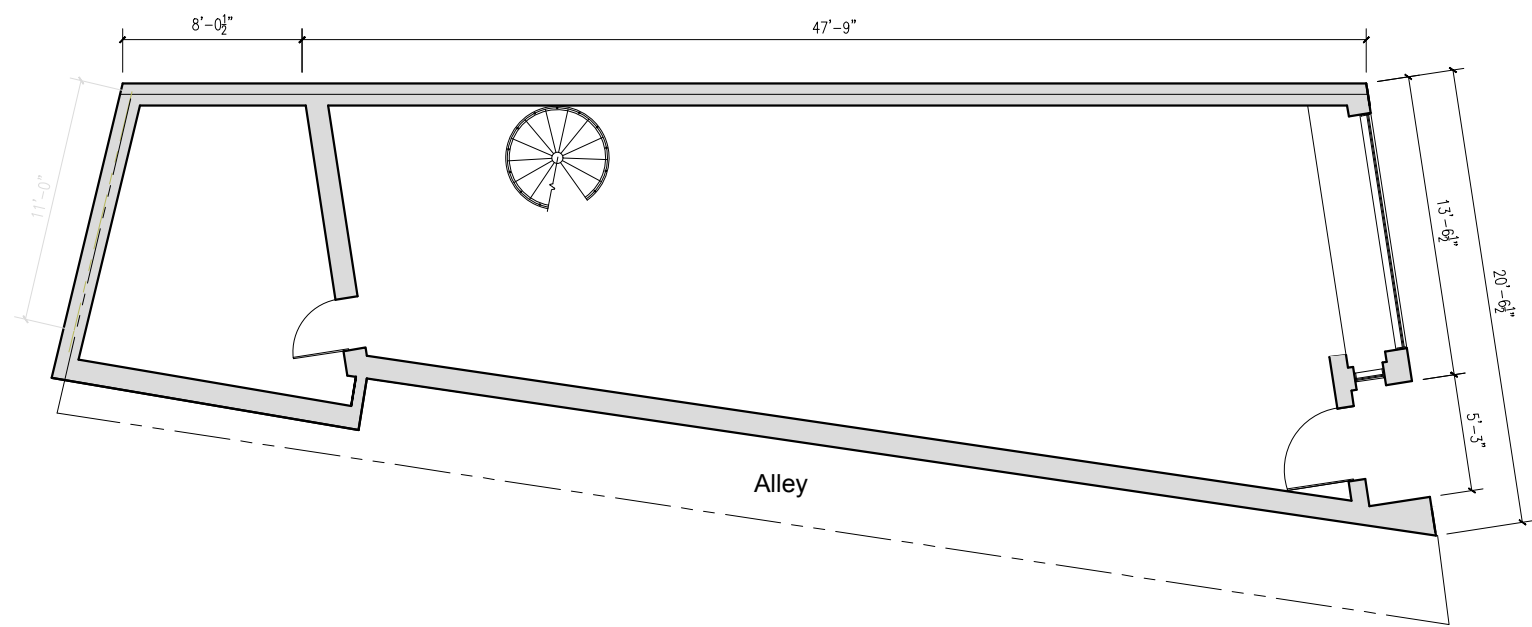
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Existing Second Floor
Size: 690 SF



Existing First Floor
Size: 928 SF

Lot: 1100 SF
First Floor: 928 SF
Second Floor: 690 SF

Total= 1618 SF

Allowable SF:
1100X1.5= 1650 SF

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Existing Floor Plans

CDI

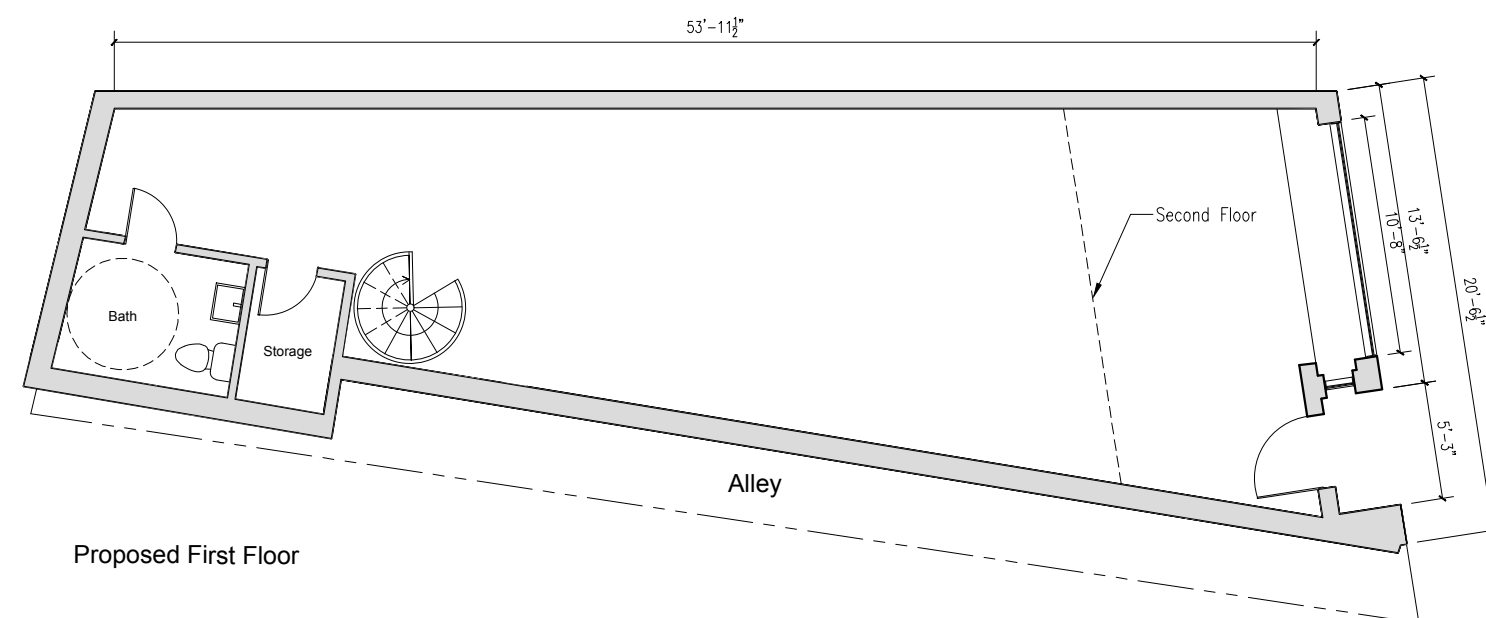
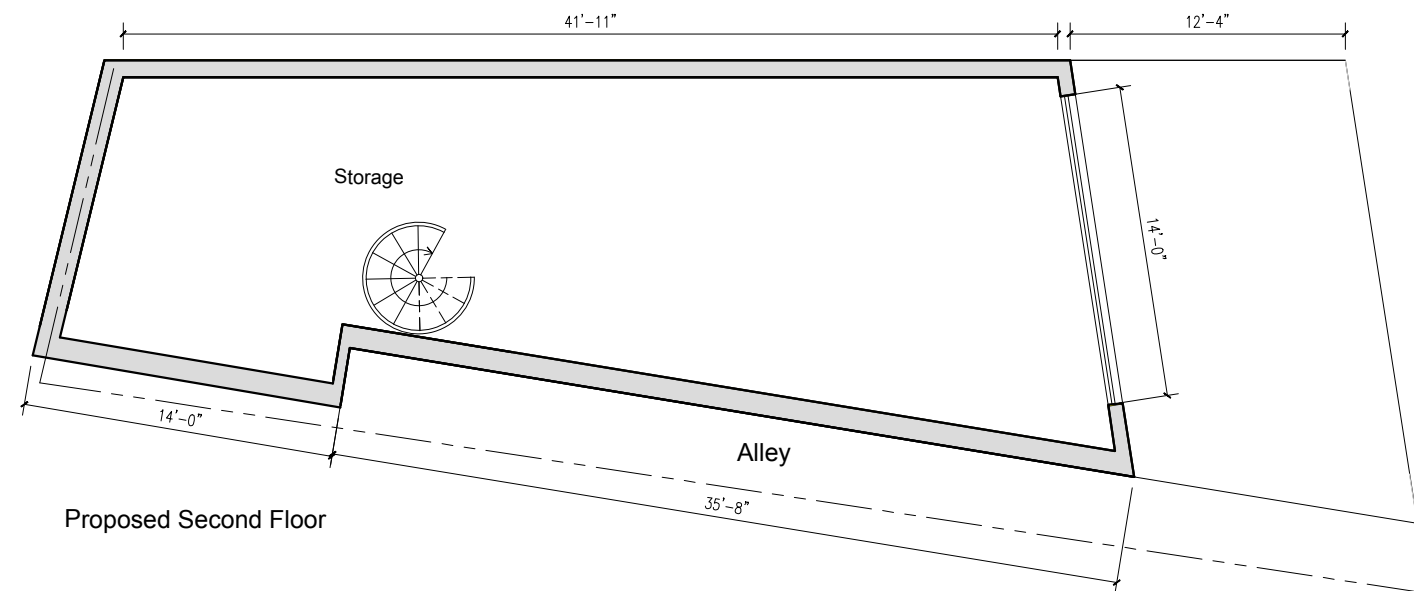
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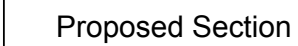
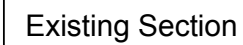
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SCALE 1"=1/8"

DATE 09/05/2019

Existing and Proposed
Section

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Proposed Section



Flag Test (No visibility with set back 12'-0")

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CFA Concept Submission

Proposed
Section

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Existing Interior Height



Existing Interior Height



Existing Roof Framing Condition



Existing Second Floor Storage



Existing Interior

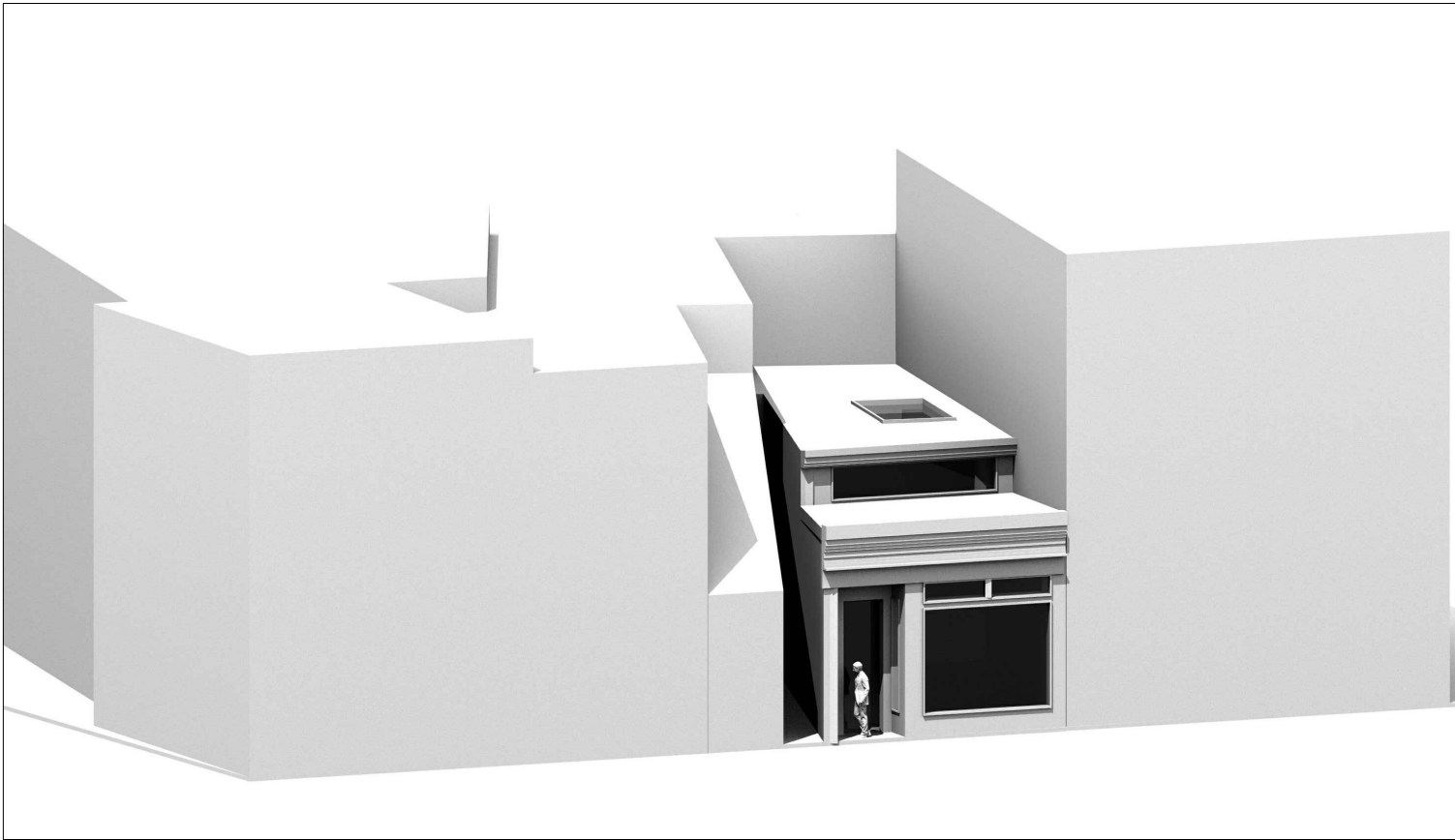
NO.	DESCRIPTION	DATE

OG 19 292 /HPA 19591

SCALE

DATE 09/05/2019

CFA Concept Submission



Proposed Elevation



View from O street



View from Wisconsin Ave
Addition is not visible
with 12' set back

1434 WISCONSIN AVE NW

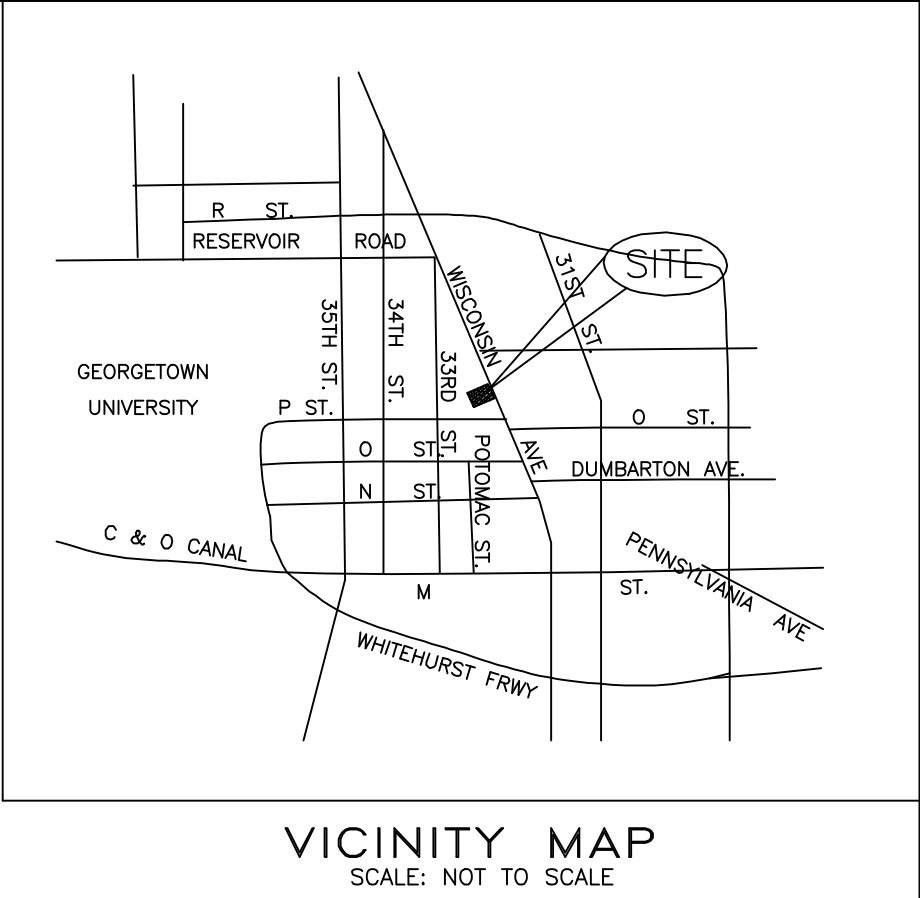
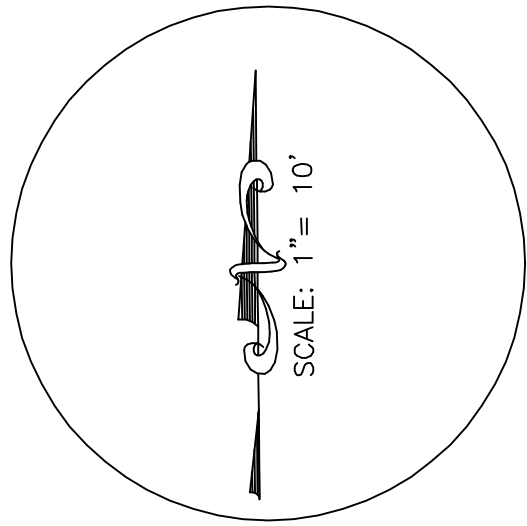
WASHINGTON, DC 20007

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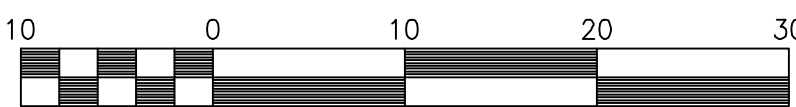
VICINITY MAP
SCALE: NOT TO SCALE

BENCH MARK

WASA SEWER MANHOLE
ON DUMBARTON STREET, N.W.
WASHINGTON DC
TOP=84.24
INV.=72.54

UTILITY DISCLAIMER

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 ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.



Scale 1" = 10'

LEGEND

- UNKNOWN MANHOLE
- PEPCO MANHOLE
- SEWER MANHOLE
- TELEPHONE MANHOLE
- WATER MANHOLE
- FIRE HYDRANT
- GAS VALVE
- GAS METER
- LIGHT POLE
- UTILITY POLE
- WATER METER
- WATER VALVE
- MONITORING WELL
- ELECTRIC POWER LINE
- GAS LINE
- SEWER LINE
- TELEPHONE LINE
- WATER LINE
- CHAIN LINK FENCE
- WOOD FENCE
- OVER HEAD WIRE

UTILITY COMPANIES

POTOMAC ELECTRIC POWER CO.
701 9th STREET, N.W.
WASHINGTON D.C. 20068
202-331-6237

GAS SERVICE
WASHINGTON GAS COMPANY
6801 INDUSTRIAL RD
SPRINGFIELD VA. 22151
703-750-1000

TELEPHONE SERVICE
VERIZON
3901 CALVERTON BOULEVARD
BELTSVILLE, MD. 20705
301-595-6052

SEWER & WATER SERVICE
D.C. WATER & SEWER AUTHORITY
5000 OVERLOOK AVENUE, S.W.
WASHINGTON, D.C. 20032

LOT 863
2 STY. BRICK
W/BSMT.
OWNER: THE PREET GROUP
FAMILY LTD PA\RNTSHP

LOT 863
#1436 WISCONSIN AVE., N.W.
OWNER: THE PREET GROUP FAMILY LTD PA\RNTSHP

LOT 836
#1434 WISCONSIN AVE., N.W.
OWNER: HAMID TAIBAKHSH
ZONED: MU-4

LOT 837
#1432 WISCONSIN AVE., N.W.
OWNER: THE PREET GROUP
FAMILY LTD PA\RNTSHP

WISCONSIN AVE., N.W.

GENERAL NOTES:

- TOTAL AREA OF PROPERTY BY RECORD 1,093.0 SQ. FT..
- APPROXIMATE AREA OF BUILDING FOOTPRINT 733.0 SQ. FT..
- FLOOD ZONE DESIGNATION "C" MINIMAL HAZARD FEMA FLOOD INSURANCE MAP PANEL NO. 110001 0012C.
- TOTAL NUMBER OF PARKING/CARRIAGE SPACES ON SITE = 0
- PROPERTY MEASURED DIMENSIONS SUBJECT TO MODIFICATION AND/OR VERIFICATION BY THE OFFICE OF THE SURVEYOR OF THE DISTRICT OF COLUMBIA.

No.	DESCRIPTION	NAME	DATE
REVISIONS			

DRAWN	R.P.
DESIGNED	
CHECKED	A.H.
SCALE	1"= 10'

AAH CONSULTANTS LLC
4200 FORBES BLVD, SUITE 111
LANHAM, MARYLAND 20706
301-429-1750 (PH) 301-429-1757 (FAX)

ENGINEERS
SURVEYORS
CONSULTANTS

#1434 WISCONSIN AVENUE, N.W.

EXISTING CONDITION
LOT 836
SQUARE 1244
WASHINGTON, DC.

DATE	08-08-19
SHEET	1 OF 1
JOB No.	19-094