

Schedule B Exceptions:

Items 7-10: Not Survey Issues

Item 11: Encroachment of stoops and steps into 33rd Street, N.W.  
- Affects the subject property and is shown herein.

Items 12-13: Not Survey Issues

LOT 47

20'

A&T BOOK P. 335

60.3

N 01°41'20" W 30.19'  
(REC-SURV.)

X-Cut Set  
(0.1' N)

X-Cut Set  
14'

NEWLY FORMED LOT

1036 33rd St NW  
aka  
3300 Cadey's Alley NW

Asphalt

NEWLY FORMED LOT 0834

1036 33rd St NW  
aka  
3300 Cadey's Alley NW

Ex  
Building

67.00'(RECORD)  
66.81'(SURVEY)

PUBLIC  
ALLEY

N 88°18'40" E 66.89'(SURVEY)  
N 88°18'40" E 67.00'(RECORD)

15" Sanitary Sewer (per DC W&S)  
8" Water (per DC W&S)

LOT 47

1.0'

N 88°18'40" E  
N 88°18'40" E

1032 33rd St NW  
Lot 0833

1034 33rd St NW  
Lot 0832

1032 33rd St NW  
Lot 0833

1034 33rd St NW  
Lot 0832

Exp.  
Cut  
0.1'

Entrance  
Elev=59.4

Entrance  
Elev=59.5

X-Cut Set

X-Cut Set

X-Cut Set  
14'



110'

B/S  
59.3

B/S  
59.1

58.9

58.8

58.4

58.5

58.2

Top=57.8

Top=58.3

Top=58.8

Top=58.8

58.9

59.5

8" Water (per DC W&S)

S 01°32'20" E 30.19' (SURVEY)

S 01°41'20" E 30.19' (RECORD)

Top=57.8

Top=58.3

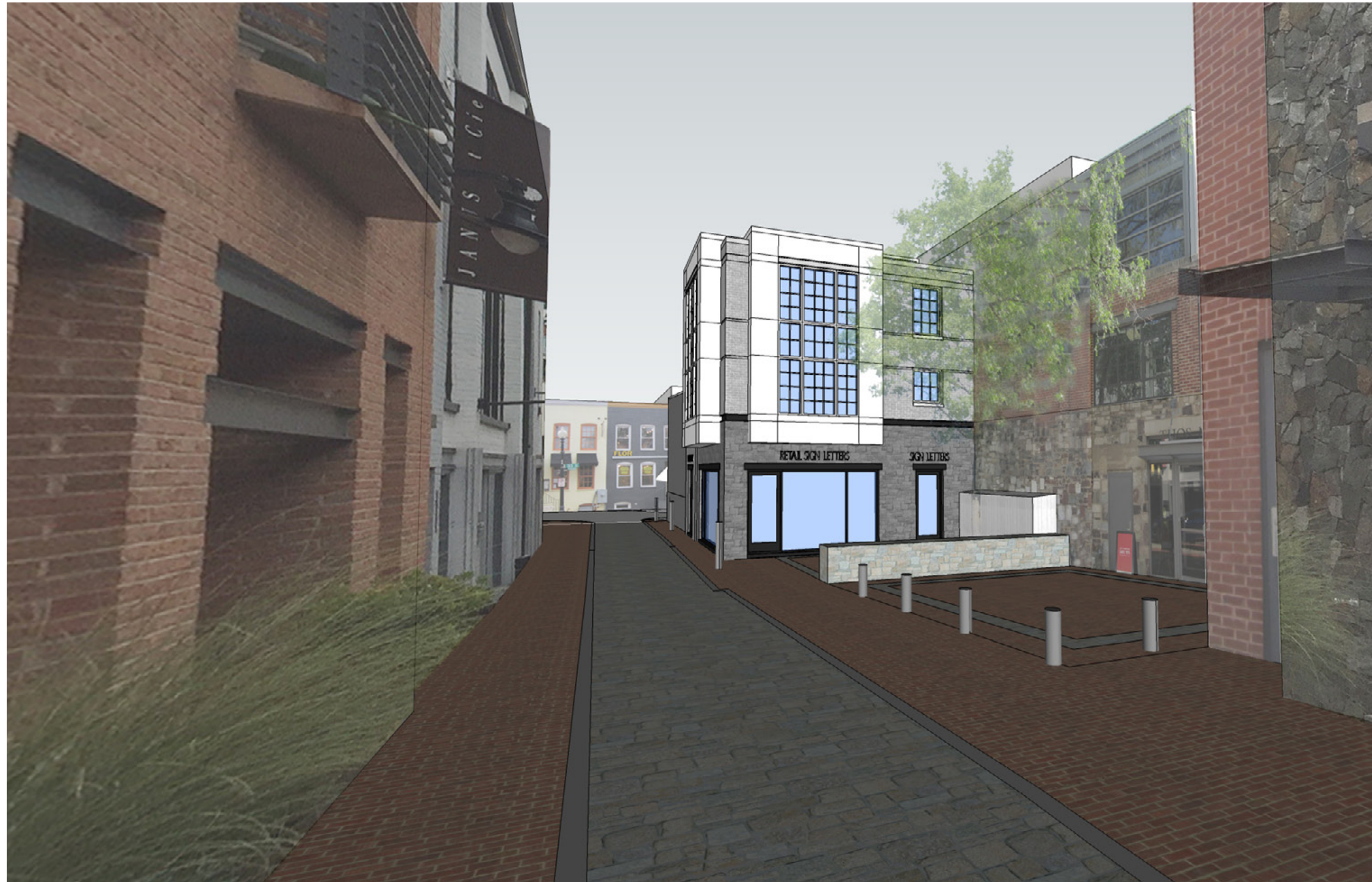
15" Sanitary Sewer (per DC W&S)

33rd STREET, N.W.

PLAT OF S

# 1032 & 1034 33RD STREET, NW

WASHINGTON, DC | 4.17.17



## PROJECT NARRATIVE

This is a proposal showing a proposed three story addition to the rear of two existing conjoined two-story brick rowhouses. The existing rowhouses are currently used as retail and office space. The proposed project results in a mixed-use building with residential units above retail. Proposed sitework includes replacing existing paving with new and preserving an existing walnut tree.

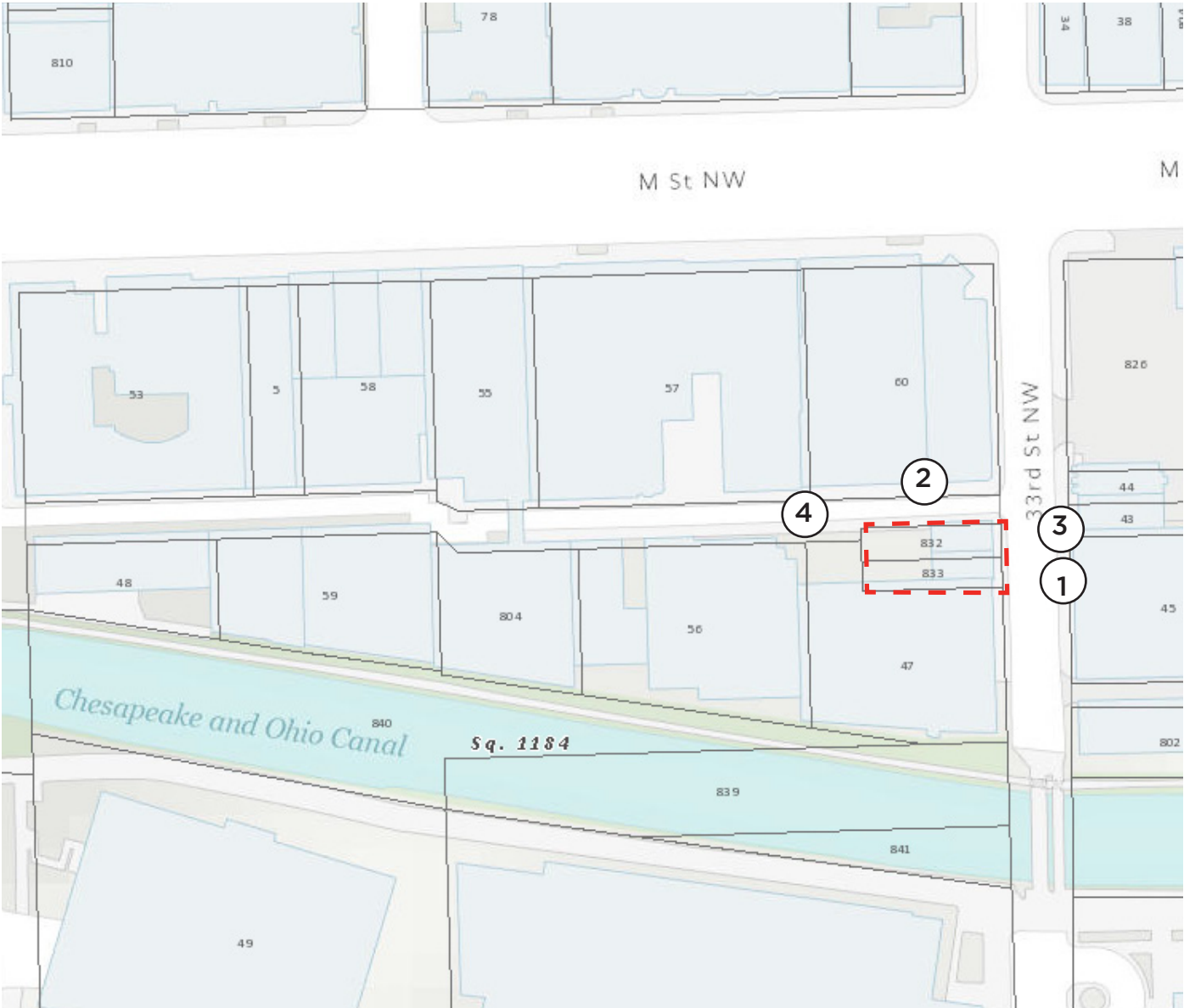
## LIST OF DRAWINGS

1. Cover with Project Narrative
2. Location Plan and Context Photos
3. Location Plan and Context Photos
4. Context Photocollages
5. Context Photocollages
6. Survey
7. Existing Site Plan
8. Proposed Site Plan
9. Existing First & Second Floor Plans
10. Proposed First Floor Plan
11. Proposed Second Floor Plan
12. Proposed Third Floor Plan
13. Proposed Roof Plan
14. Existing & Proposed East Elevations
15. Rendering of Proposed East Elevation
16. Existing North Exterior Elevation
17. Proposed North Exterior Elevation
18. Rendering of Proposed Northeast Elevation
19. Existing & Proposed West Exterior Elevations



# LOCATION AND CONTEXT PHOTOGRAPHS

1032 & 1034 33RD STREET, NW | WASHINGTON, DC



LOCATION PLAN



1 PROJECT SITE PHOTO  
1032-34 33RD ST NW



2 PROJECT SITE PHOTO  
1032-34 33RD ST NW



3 PROJECT SITE PHOTO  
1032-34 33RD ST NW

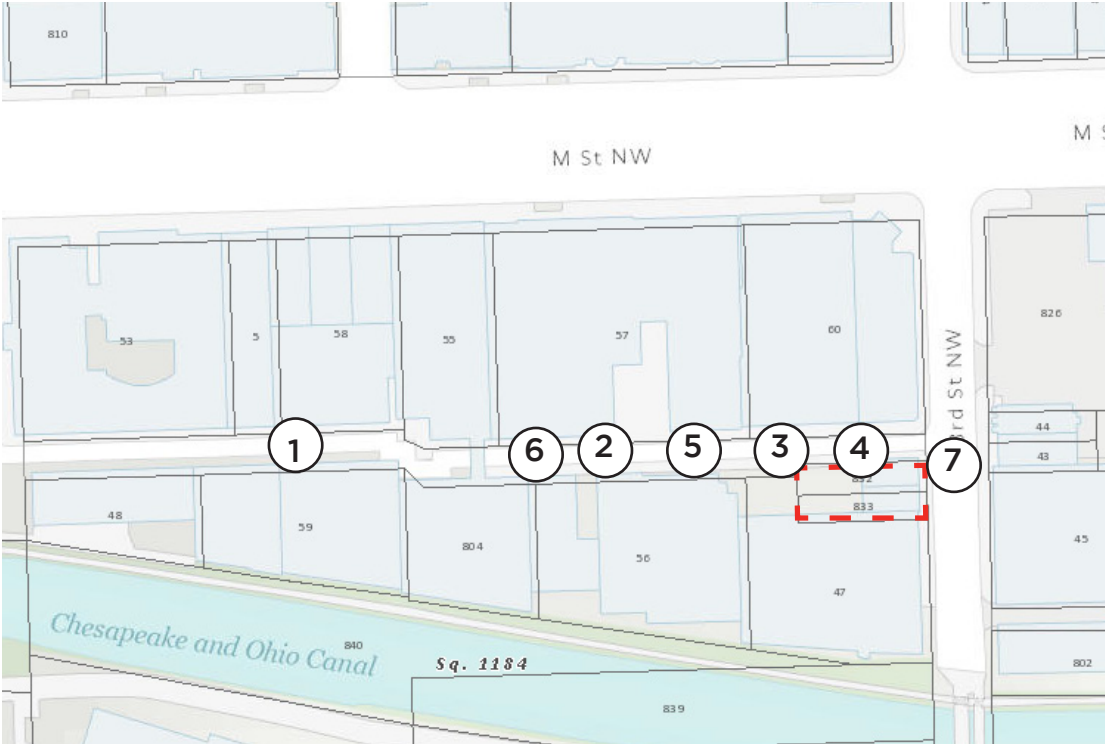


4 PROJECT SITE PHOTO  
1032-34 33RD ST NW



# LOCATION AND CONTEXT PHOTOGRAPHS

1032 & 1034 33RD STREET, NW | WASHINGTON, DC



3 CONTEXT PHOTO  
CADY'S ALLEY LOOKING WEST



2 CONTEXT PHOTO  
CADY'S ALLEY LOOKING WEST



1 CONTEXT PHOTO  
CADY'S ALLEY LOOKING WEST



7 CONTEXT PHOTO  
33RD STREET LOOKING EAST



6 CONTEXT PHOTO  
CADY'S ALLEY LOOKING NORTH



5 CONTEXT PHOTO  
CADY'S ALLEY LOOKING EAST



4 CONTEXT PHOTO  
CADY'S ALLEY LOOKING NORTHEAST



# CONTEXT PHOTOCOLLAGES

1032 & 1034 33RD STREET, NW | WASHINGTON, DC

CUTLINE (OCCURS AT JOG IN ALLEY)



33RD STREET NW

2a CONTEXT PHOTO COLLAGE  
CADY'S ALLEY LOOKING NORTH - EASTERN PORTION



34TH STREET NW

CUTLINE

2b CONTEXT PHOTO COLLAGE  
CADY'S ALLEY LOOKING NORTH - WESTERN PORTION

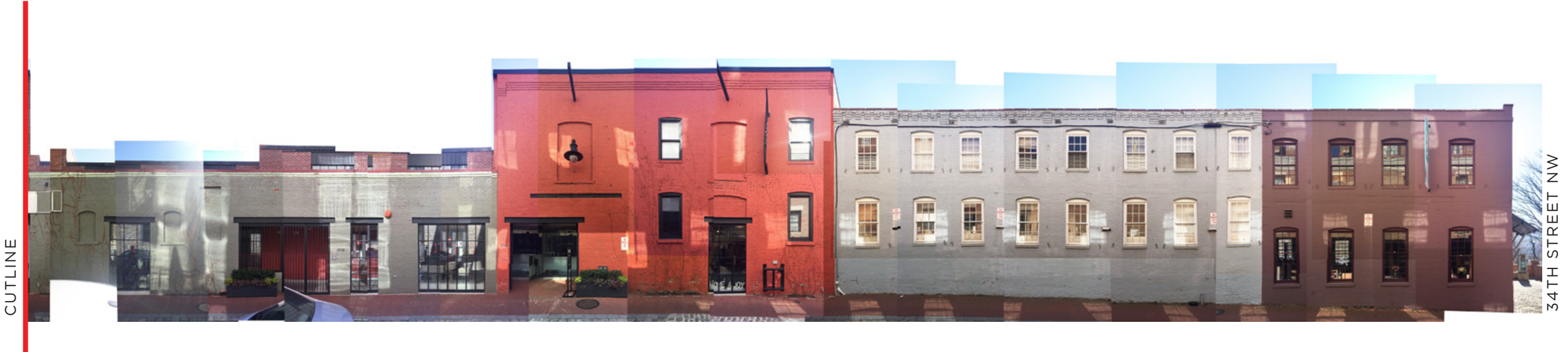


# CONTEXT PHOTOCOLLAGES

1032 & 1034 33RD STREET, NW | WASHINGTON, DC



1a CONTEXT PHOTO COLLAGE  
CADY'S ALLEY LOOKING SOUTH - EASTERN PORTION



1b CONTEXT PHOTO COLLAGE  
CADY'S ALLEY LOOKING SOUTH - WESTERN PORTION



**GENERAL NOTES:**

- 1) Property Address: 1032 33rd Street, N.W. Washington, D.C. 20007
- 2) Current Owner of Record: Michael D. Sendar, Trustee 1032 33rd Street, N.W.
- 3) Property is recorded among the Land Records of the Office of the Surveyor for the District of Columbia in A&T Book of Page 3359-D.
- 4) A Title Report for the subject property was provided during this survey. First American Title Insurance Company File No. 09336434 Date of Policy: September 11, 2002

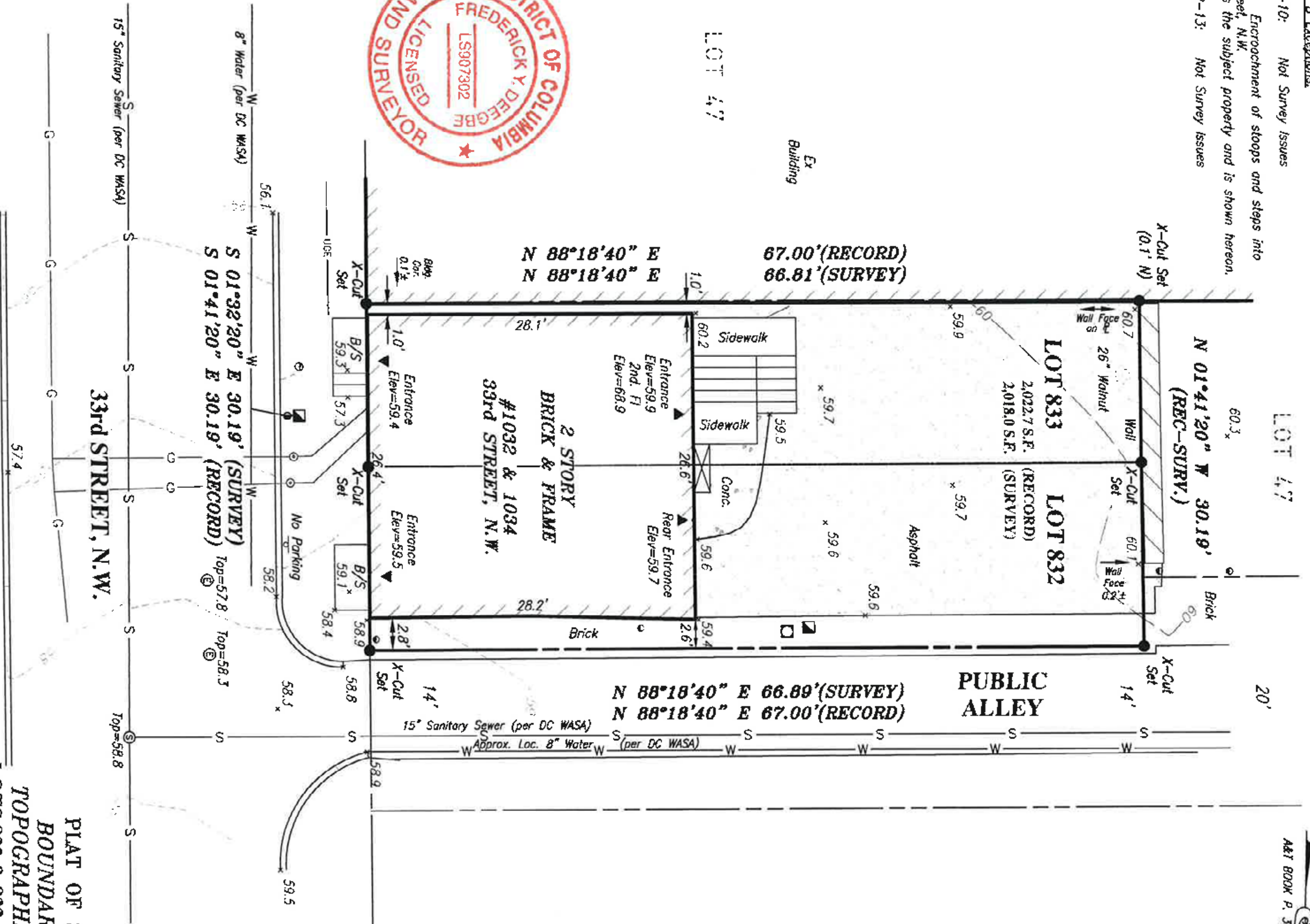
**TOPOGRAPHICAL NOTES:**

- 1) The elevations shown hereon have been established based upon D.C. Vertical Datum. The bench mark shown for this datum has been assigned the following elevation. Front Entrance Elevation (Lot 832) = 59.5.
- 2) The type and nature of all utilities shown hereon has been established by on-site observation and field location. Any utilities shown should be considered incomplete and have not been referenced or verified with any utility company as-built plans or records.
- 3) 1' Contour by Snider & Associates.

**LEGEND**

- ⊕ Sign
- ⊕ Parking Meter
- ⊕ Electric Manhole
- ⊕ Sanitary Sewer Manhole
- ⊕ Clean Out
- ⊕ Water Valve
- ⊕ Water Meter
- ⊕ Gas Valve
- ⊕ Bollard
- ⊕ Underground Electric Paint Markings
- ⊕ Underground Water Paint Markings
- ⊕ Underground Gas Paint Markings

A&T BOOK P. 3359-D



**SURVEYOR'S CERTIFICATE:**

"I, hereby certify that the information shown hereon has been based upon a field survey pursuant to the Documents of Record at the Office of the Surveyor for The District of Columbia. Property markers have been recovered or placed and have been determined to be in relative agreement with the Record Information as shown."

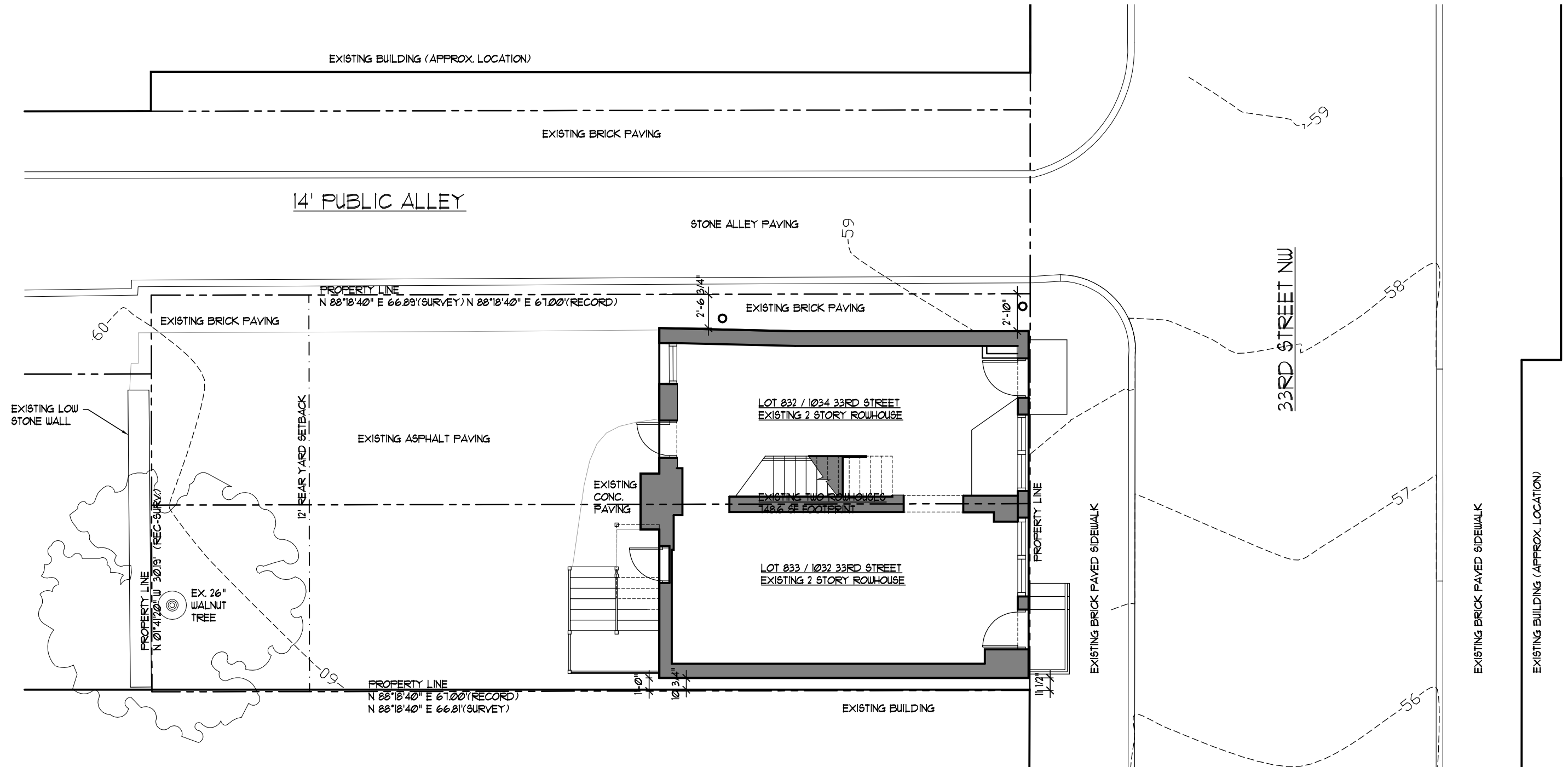
PLAT OF SURVEY  
BOUNDARY AND  
TOPOGRAPHIC SURVEY  
LOTS 832 & 833 ~ SQUARE 1184  
WASHINGTON  
DISTRICT OF COLUMBIA

REFERENCES		DATE OF LOCATIONS	
BOOK:	167	HSE. LOC.:	N/A
PLAT#:	83	PROPERTY CORNERS SET:	06/15/2016
LIBER N/A		SCALE:	1" = 10'
FOLIO N/A		DRAWN BY:	M.N.B.
		JOB NO.:	18-25061



# EXISTING SITE PLAN

1032 & 1034 33RD STREET, NW | WASHINGTON, DC

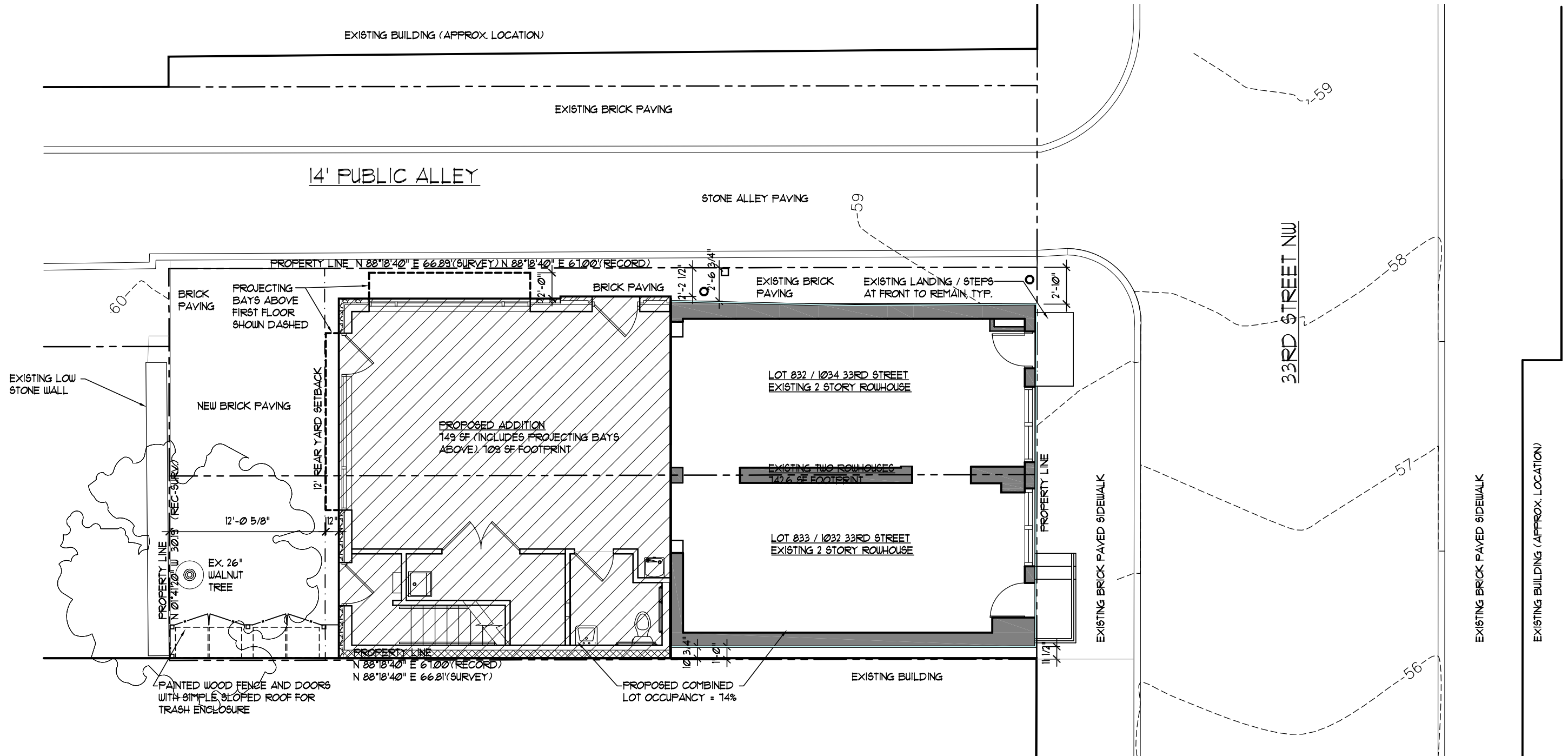


1 EXISTING SITE PLAN  
SCALE: 1/8" = 1'-0"



# PROPOSED SITE PLAN

1032 & 1034 33RD STREET, NW | WASHINGTON, DC

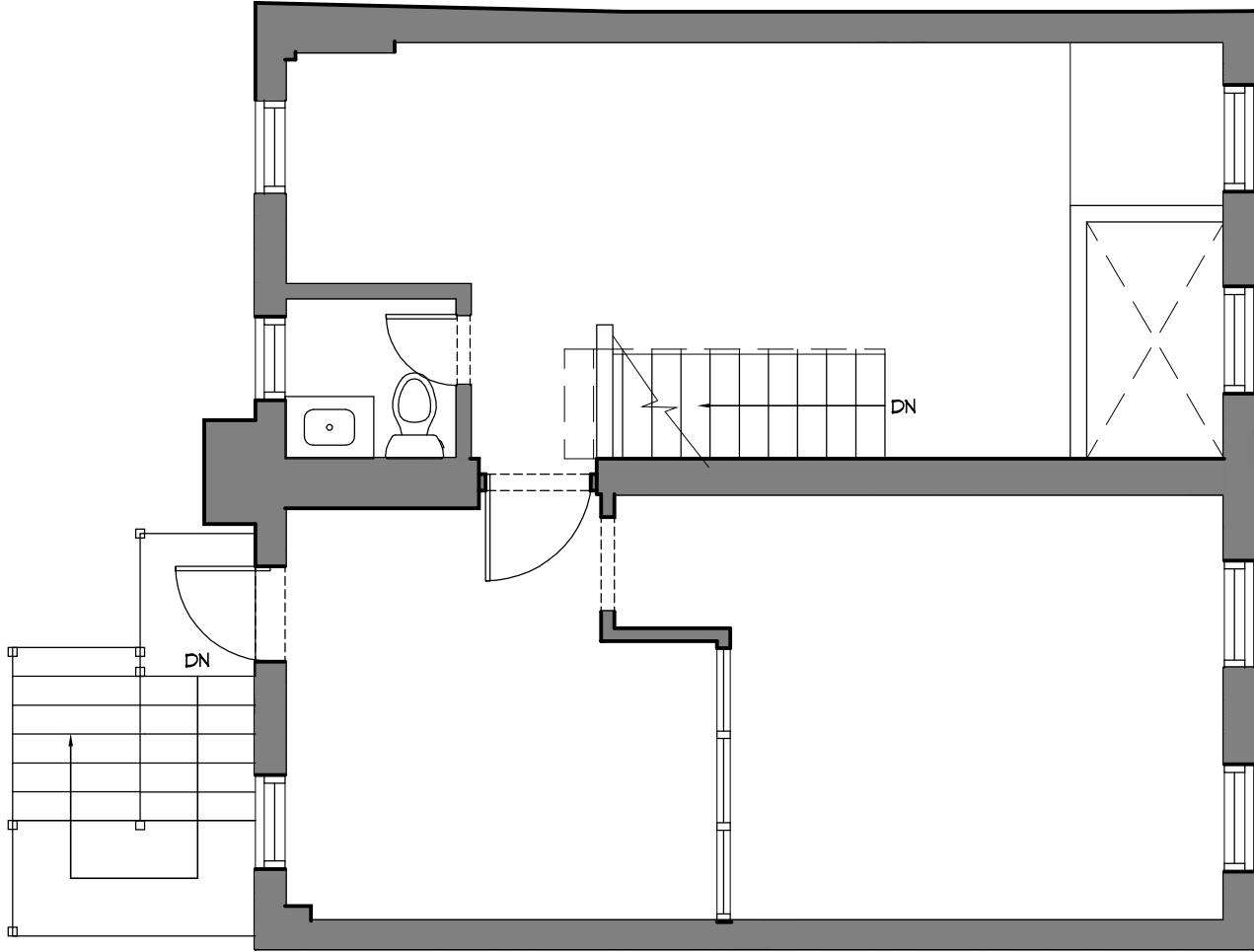


**1** PROPOSED SITE PLAN  
SCALE: 1/8" = 1'-0"

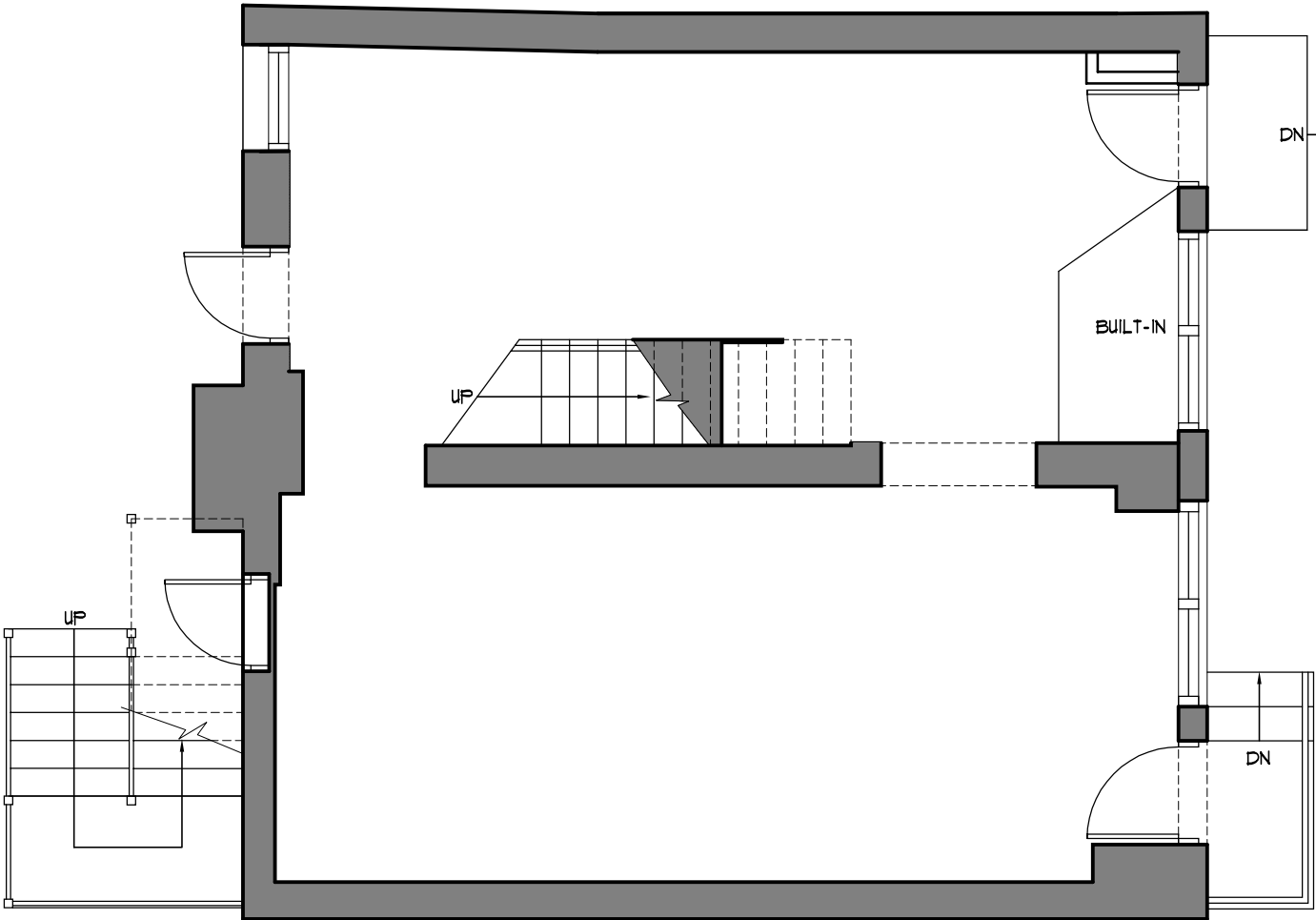


# EXISTING FIRST & SECOND FLOOR PLANS

1032 & 1034 33RD STREET, NW | WASHINGTON, DC



2 EXISTING SECOND FLOOR PLAN  
SCALE: 3/16" = 1'-0"

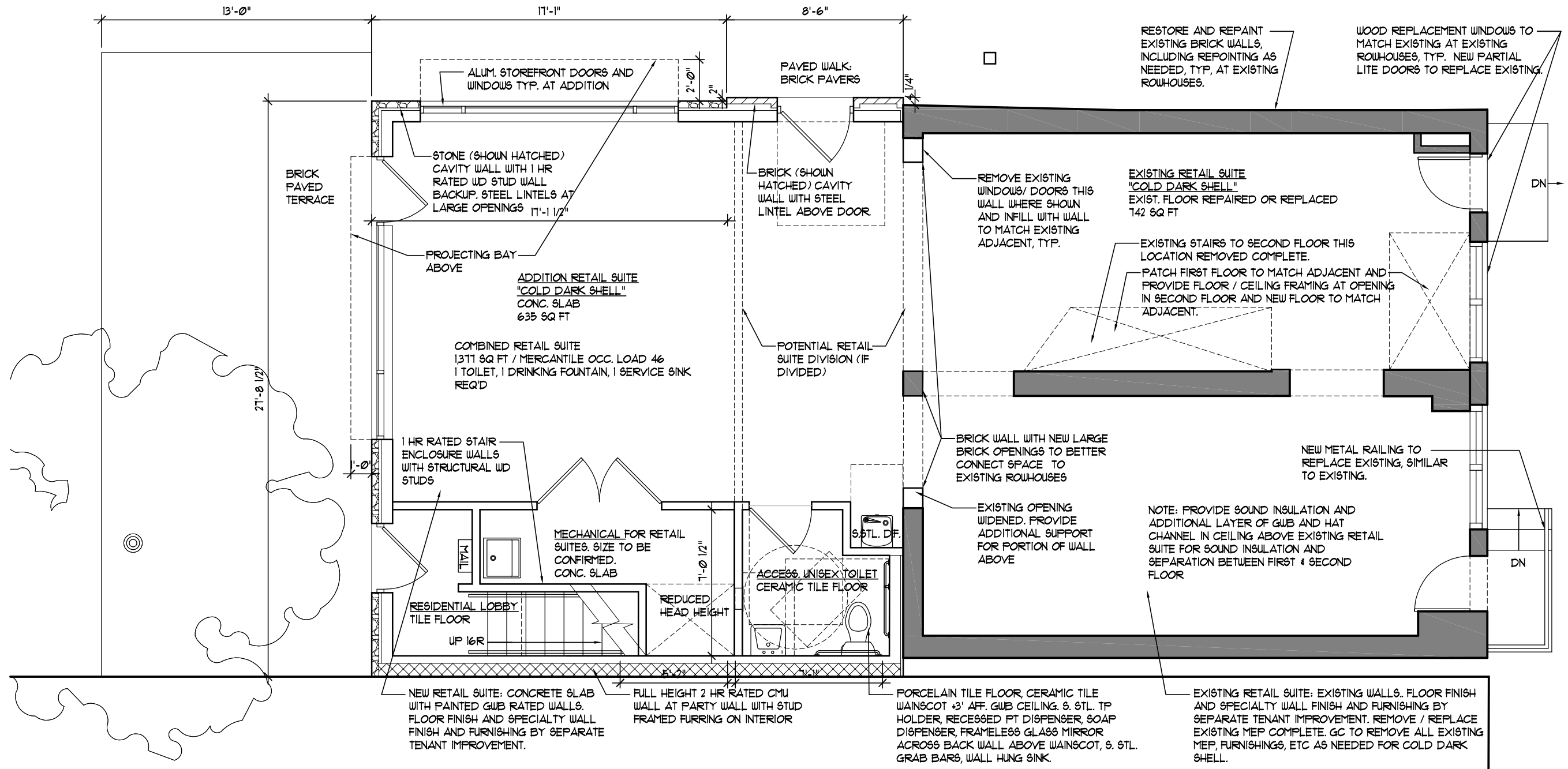


1 EXISTING FIRST FLOOR PLAN  
SCALE: 3/16" = 1'-0"



# PROPOSED FIRST FLOOR PLAN

1032 & 1034 33RD STREET, NW | WASHINGTON, DC

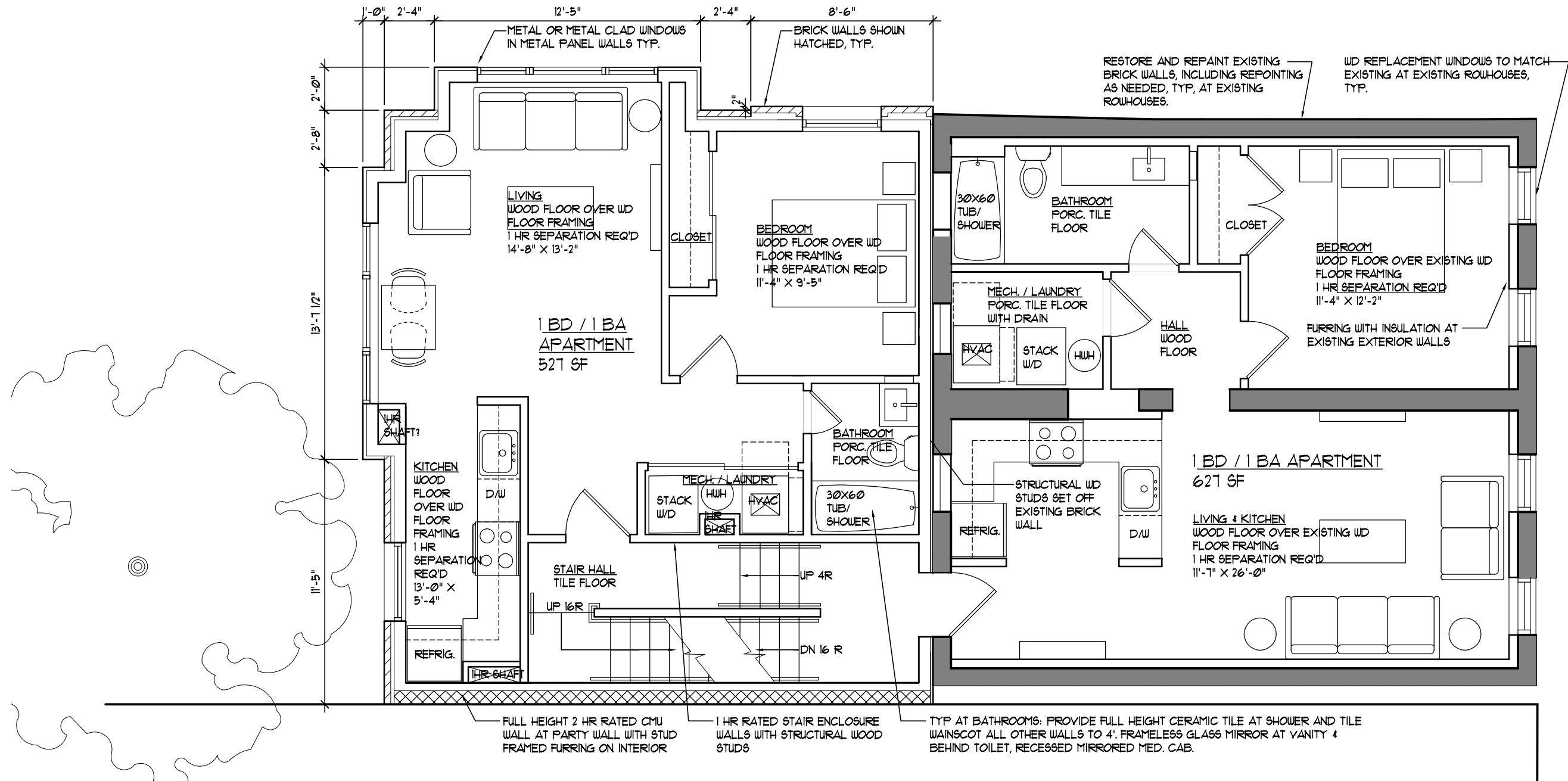


1 PROPOSED FIRST FLOOR PLAN  
SCALE: 3/16" = 1'-0"



# PROPOSED SECOND FLOOR PLAN

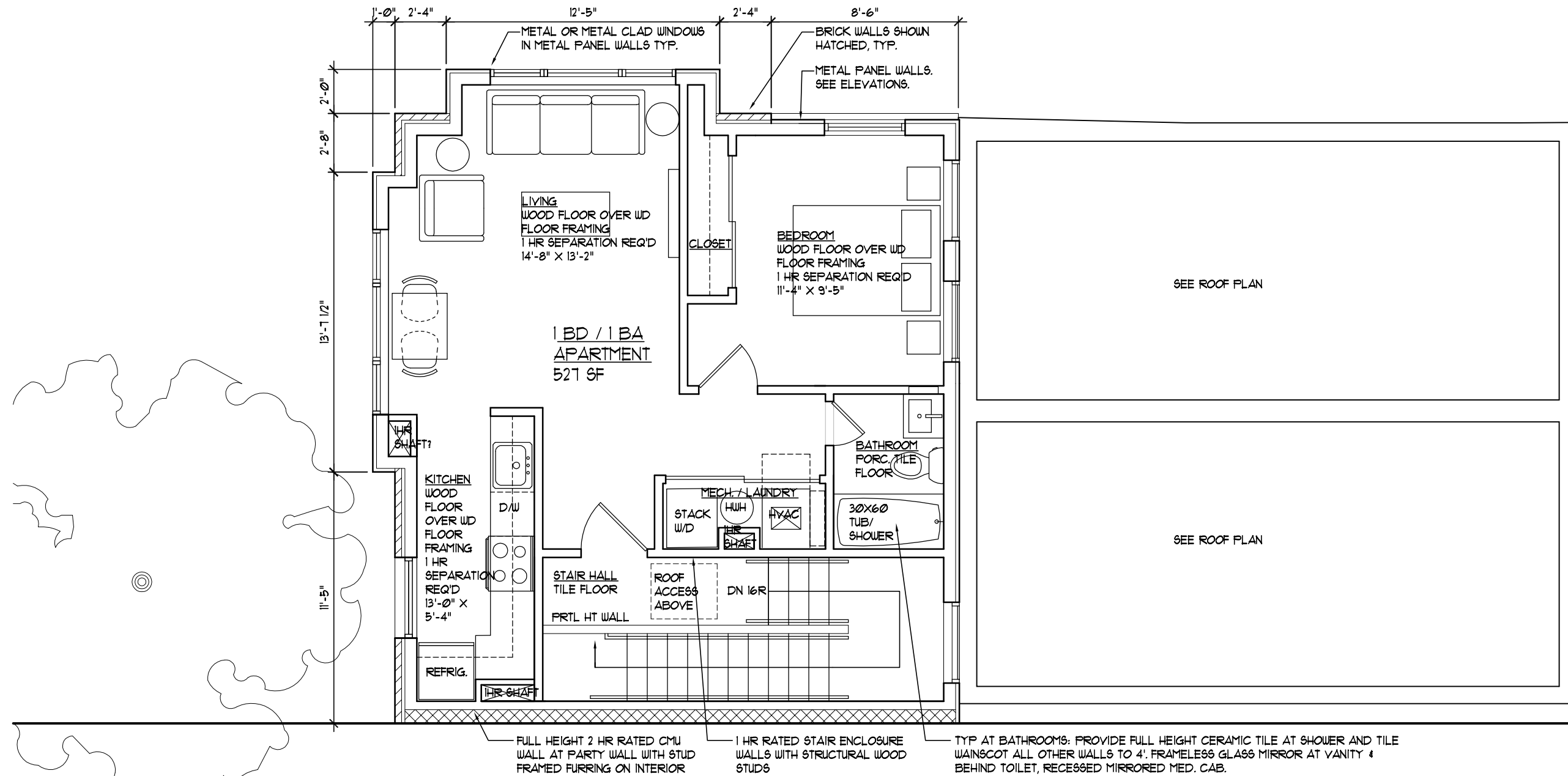
1032 & 1034 33RD STREET, NW | WASHINGTON, DC



**1** PROPOSED SECOND FLOOR PLAN  
SCALE: 3/16" = 1'-0"

# PROPOSED THIRD FLOOR PLAN

1032 & 1034 33RD STREET, NW | WASHINGTON, DC

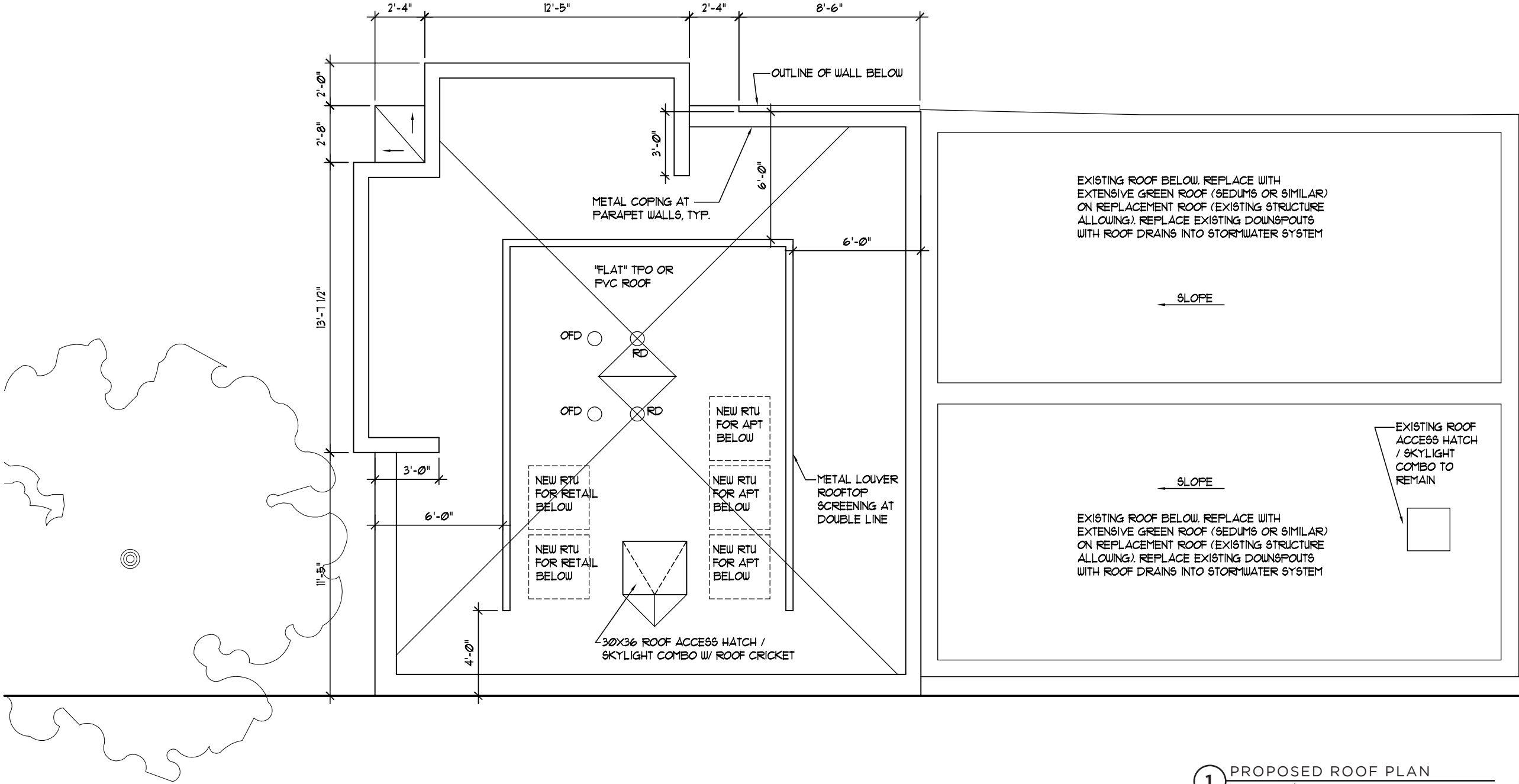


**1** PROPOSED THIRD FLOOR PLAN  
SCALE: 3/16" = 1'-0"



# PROPOSED ROOF PLAN

1032 & 1034 33RD STREET, NW | WASHINGTON, DC



1 PROPOSED ROOF PLAN  
SCALE: 3/16" = 1'-0"

# EXISTING & PROPOSED EAST ELEVATIONS

1032 & 1034 33RD STREET, NW | WASHINGTON, DC





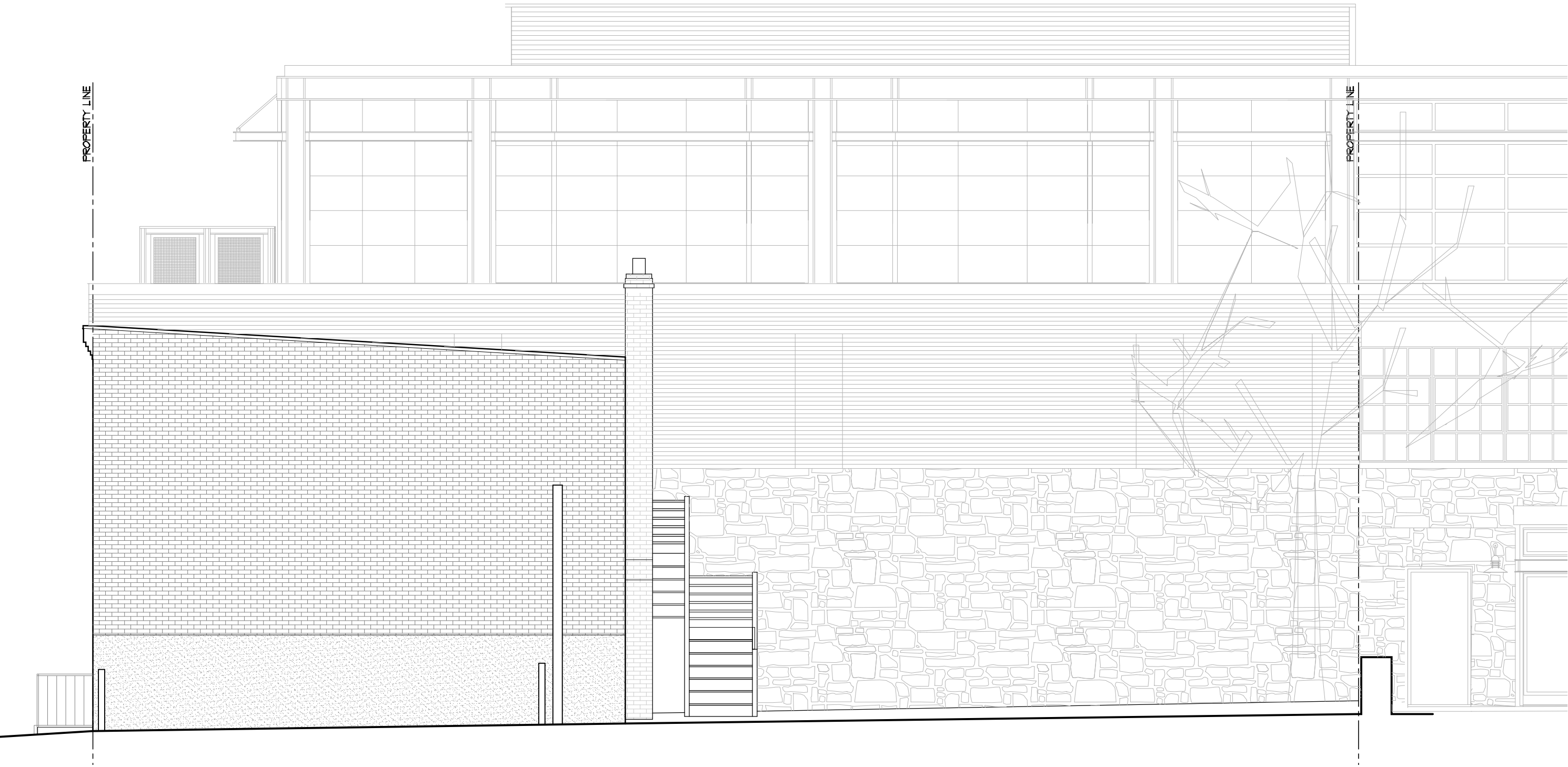
# RENDERING OF PROPOSED EAST ELEVATION

1032 & 1034 33RD STREET, NW | WASHINGTON, DC



# EXISTING NORTH ELEVATION

1032 & 1034 33RD STREET, NW | WASHINGTON, DC

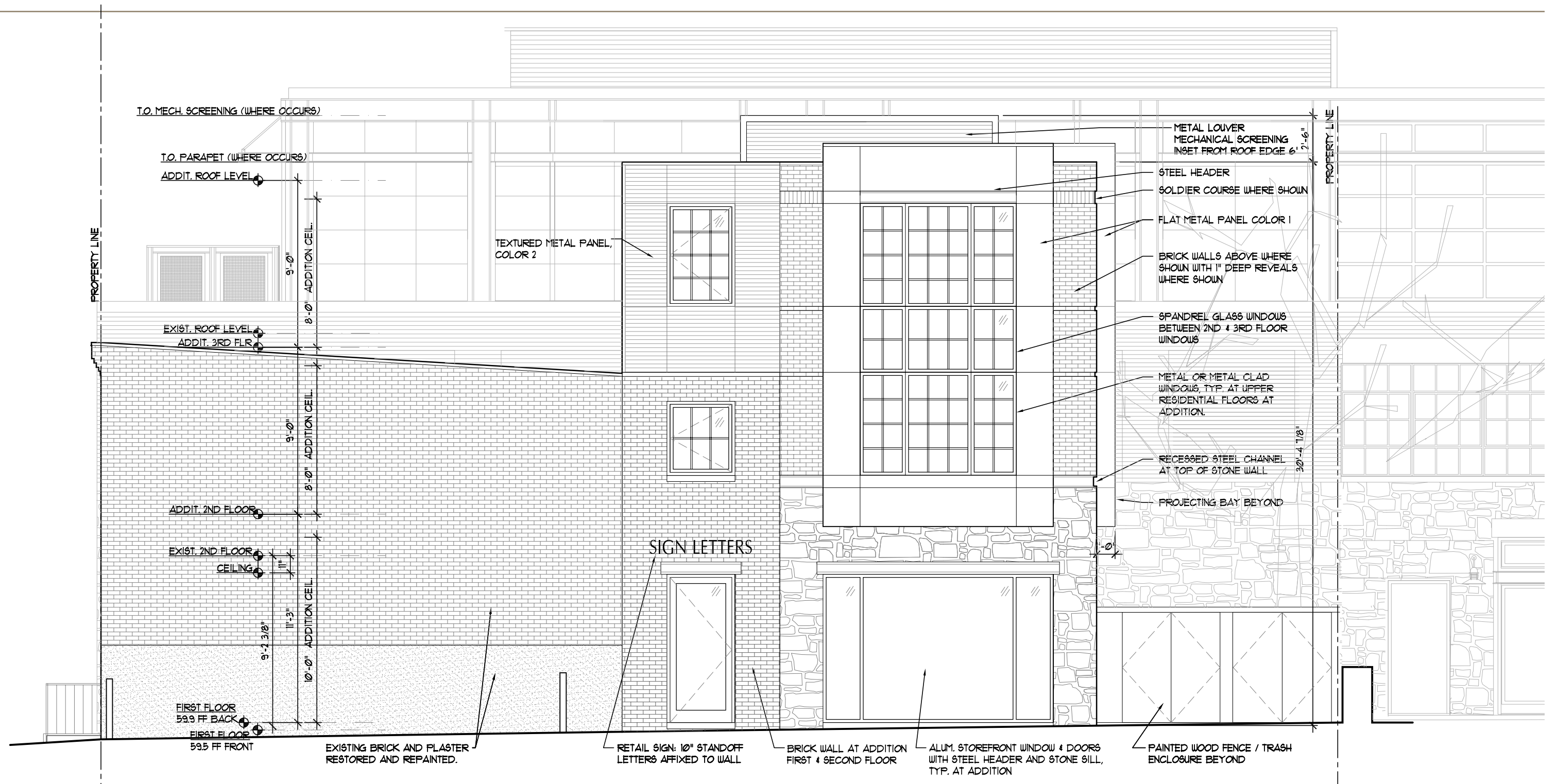


1 EXISTING NORTH ELEVATION  
SCALE: 3/16" = 1'-0"



# PROPOSED NORTH ELEVATION

1032 & 1034 33RD STREET, NW | WASHINGTON, DC



1 PROPOSED NORTH ELEVATION  
SCALE: 3/16" = 1'-0"

# RENDERING OF PROPOSED NORTHEAST ELEVATION

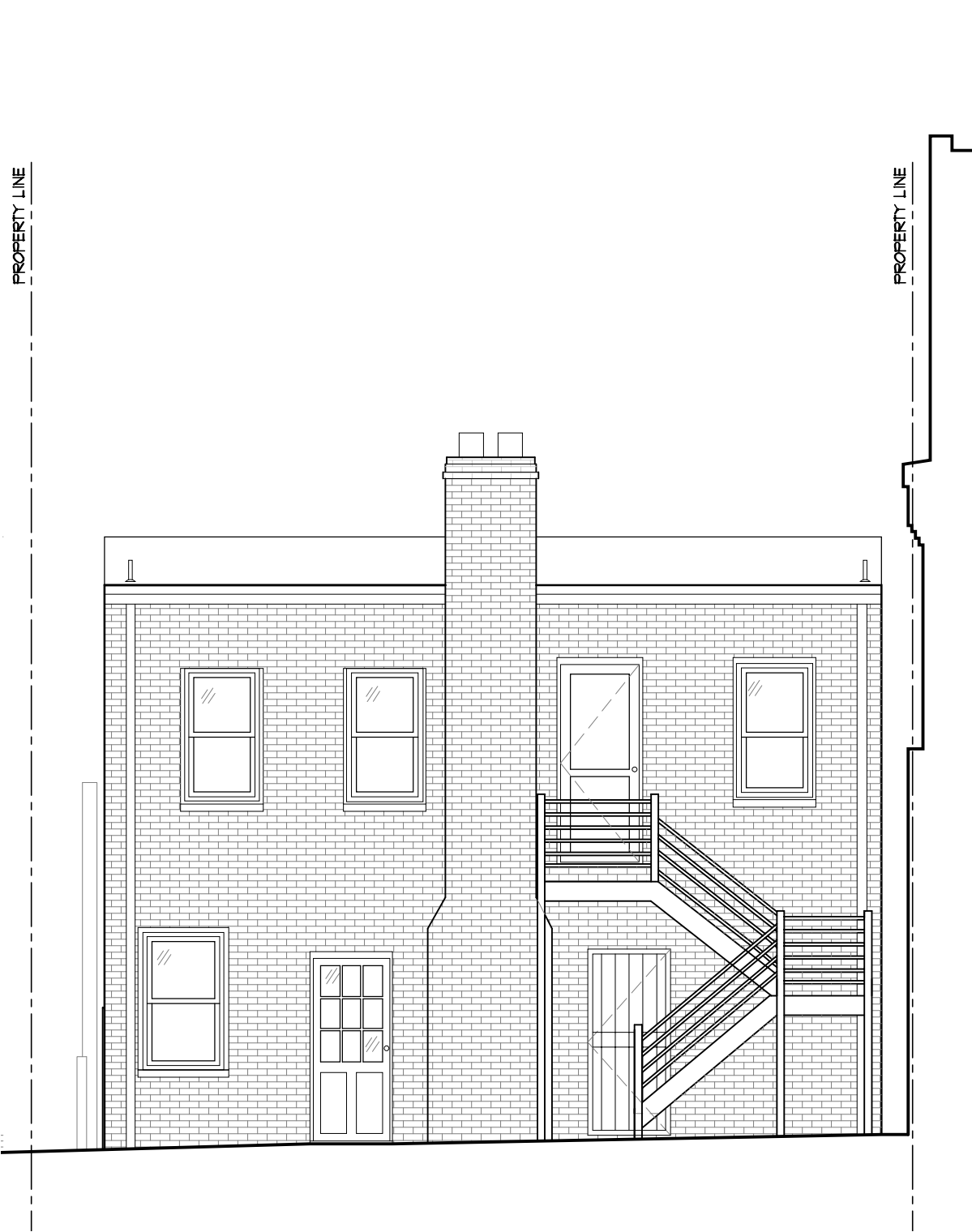
1032 & 1034 33RD STREET, NW | WASHINGTON, DC



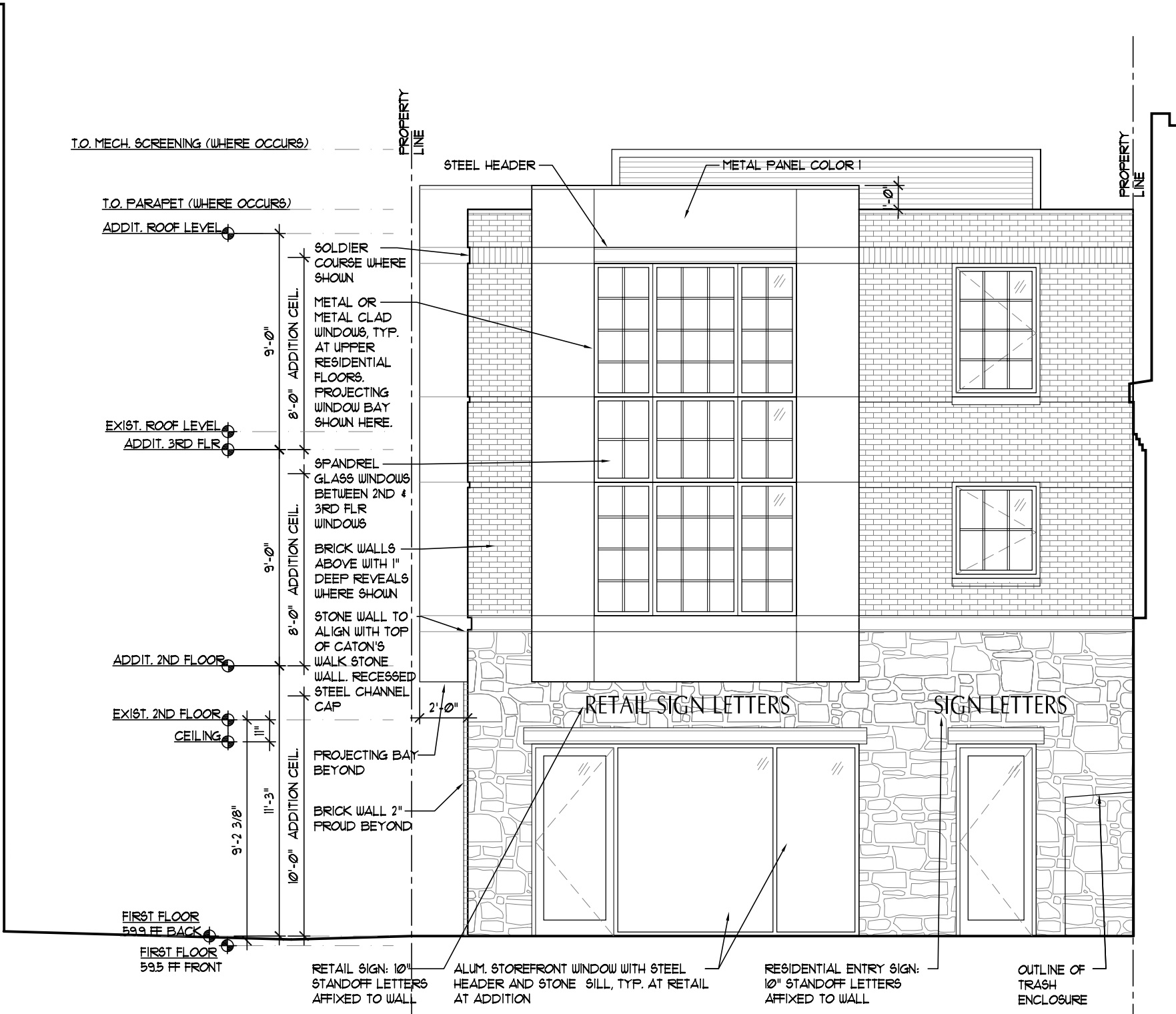


# EXISTING & PROPOSED WEST ELEVATIONS

1032 & 1034 33RD STREET, NW | WASHINGTON, DC



**2** EXISTING WEST ELEVATION  
SCALE: 3/16" = 1'-0"



**1** PROPOSED WEST ELEVATION  
SCALE: 3/16" = 1'-0"