

12.16' ALLEY

SOUTH
17.00

BUILDING AREAS

A.	B.	C.	D.
43.40	17.09	17.09	11.90
X 17.00	X 12.23	X 4.77	X 4.00
737.80	209.01	81.52	47.60

737.80
209.01
81.52
+ 47.60
1,075.93 LOT COVERAGE

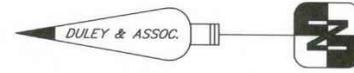
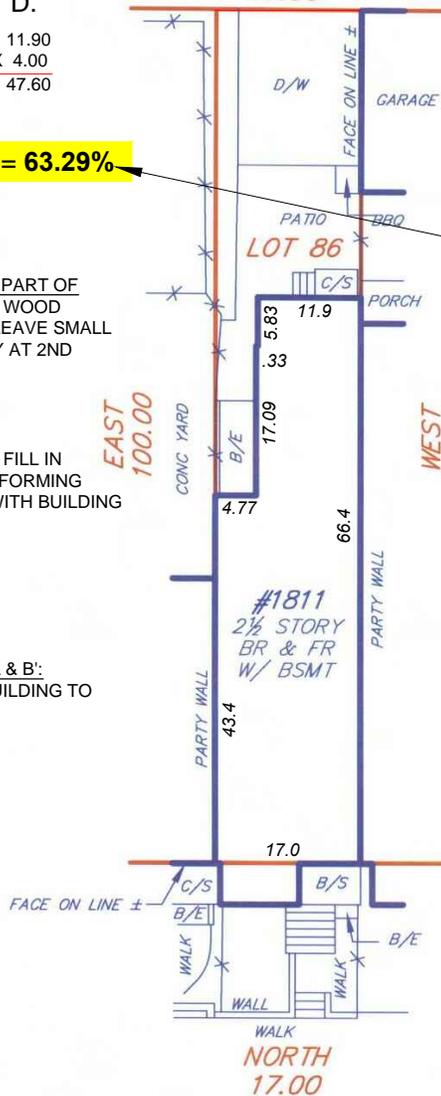
1,075.93
1,700.00 = 63.29%



REMOVE PART OF AREA 'D': WOOD FRAME; LEAVE SMALL BALCONY AT 2ND FLOOR

AREA 'C': FILL IN NONCONFORMING COURT WITH BUILDING

AREAS 'A & B': BRICK BUILDING TO REMAIN



REDUCED PERCENTAGE LOT COVERAGE

**PROPOSED PLAN:
ZONE: R4**

**SCOPE OF WORK:
REDUCE AREA 'D' AND
FILL IN AREA 'C'**

**SITE
SKETCH # 2**

NOTE:
ENCROACHMENTS
MAY EXIST

"1ST" STREET N.W.

LOCATION DRAWING OF:

#1811 "1ST" STREET N.W.

LOT 86 SQUARE 3106

WASHINGTON, D.C.

LIBER: COUNTY 14 FOLIO: 88

SCALE: 1"=20' DATE: 12-19-13

DRAWN BY: CP FILE #: 136423-280

LEGEND:

- X- - FENCE
- B/E - BASEMENT ENTRANCE
- B/W - BAY WINDOW
- BR - BRICK
- BR/L - BLDG. RESTRICTION LINE
- BSMT - BASEMENT
- C/S - CONCRETE STOOP
- CONC - CONCRETE
- D/W - DRIVEWAY
- FR - FRAME
- MAC - MACADAM
- O/H - OVERHANG
- PUE - PUBLIC UTILITY ESMT.

COLOR KEY:

- (RED) - RECORD INFORMATION
- (BLUE) - IMPROVEMENTS
- (GREEN) - ESMTS & RESTRICTION LINES

A Land Surveying Company

DULEY
and
Associates, Inc.

Serving D.C. and MD.

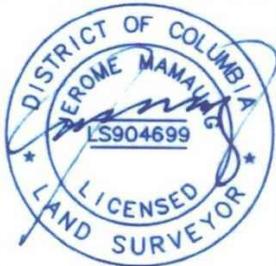
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SURVEYOR'S CERTIFICATE

I HEREBY STATE THAT I WAS IN RESPONSIBLE CHARGE OVER THE PREPARATION OF THIS DRAWING AND THE SURVEY WORK REFLECTED HEREIN. THIS SURVEY IS NOT TO BE USED OR RELIED UPON FOR THE ESTABLISHMENT OF FENCES, BUILDING, OR OTHER IMPROVEMENTS. THIS PLAT DOES NOT PROVIDE FOR THE ACCURATE IDENTIFICATION OF PROPERTY BOUNDARY LINES, BUT SUCH IDENTIFICATION MAY NOT BE REQUIRED FOR THE TRANSFER OF TITLE OR SECURING FINANCING OR REFINANCING. THIS PLAT IS OF BENEFIT TO A CONSUMER ONLY INsofar AS IT IS REQUIRED BY A LENDER OR A TITLE INSURANCE COMPANY OR ITS AGENTS IN CONNECTION WITH THE CONTEMPLATED TRANSFER, FINANCING OR REFINANCING. THE LEVEL OF ACCURACY FOR THIS DRAWING IS 1". NO TITLE REPORT WAS FURNISHED TO NOR DONE BY THIS COMPANY. SAID PROPERTY SUBJECT TO ALL NOTES, RESTRICTIONS AND EASEMENTS OF RECORD. BUILDING RESTRICTION LINES AND EASEMENTS MAY NOT BE SHOWN ON THIS SURVEY. IMPROVEMENTS WHICH IN THE SURVEYOR'S OPINION APPEAR TO BE IN A STATE OF DISREPAIR OR MAY BE CONSIDERED "TEMPORARY" MAY NOT BE SHOWN. IF IT APPEARS ENCROACHMENTS MAY EXIST, A BOUNDARY SURVEY IS RECOMMENDED TO DETERMINE THE EXACT LOCATION OF IMPROVEMENTS.

DULEY & ASSOC.

WILL GIVE YOU A 100%
FULL CREDIT TO
UPGRADE THIS
SURVEY TO A
"BOUNDARY/STAKE"
SURVEY FOR ONE
YEAR FROM THE DATE
OF THIS SURVEY.

(EXCLUDING D.C. & BALT. CITY)