DESMARTEAU ADDITION/RENOVATION



SCHEMATIC DESIGN

C1 COVER SHEET
A001 EXIST. SITE PLAN
A002 PROPOSED SITE PLAN

EXISTING/DEMOLITION
D101 BASEMENT DEMO. PLAN
D102 FIRST FLOOR DEMO. PLAN
D301 FRONT ELEVATION DEMO.
D302 OVERALL SIDE DEMO. ELEVATION
D303 MAIN HOUSE REAR DEMO. ELEVATION
D304 OVERALL SIDE DEMO. ELEVATION

ARCHITECTURE
A101 BASEMENT PLAN
A102 FIRST FLOOR PLAN
A103 SECOND FLOOR PLAN
A104 THIRD FLOOR PLAN
A105 ROOF PLAN
A301 FRONT ELEVATION
A302 SIDE ELEVATION
A303 SIDE ELEVATION
A304 REAR ELEVATION

Rec'd 8/16/02

INSCAPE ARCHITECTS
1125 CONNECTICUT AVE. NW.
3RD FLOOR WASHINGTON DC
20036
T: 202.416.0333 F: 202.416.0332

DESMARTEAU ADDITION/RENOVATION
4651 MASSACHUSETTS AVE. N.W.
WASHINGTON, D.C.
20016

COVER SHEET

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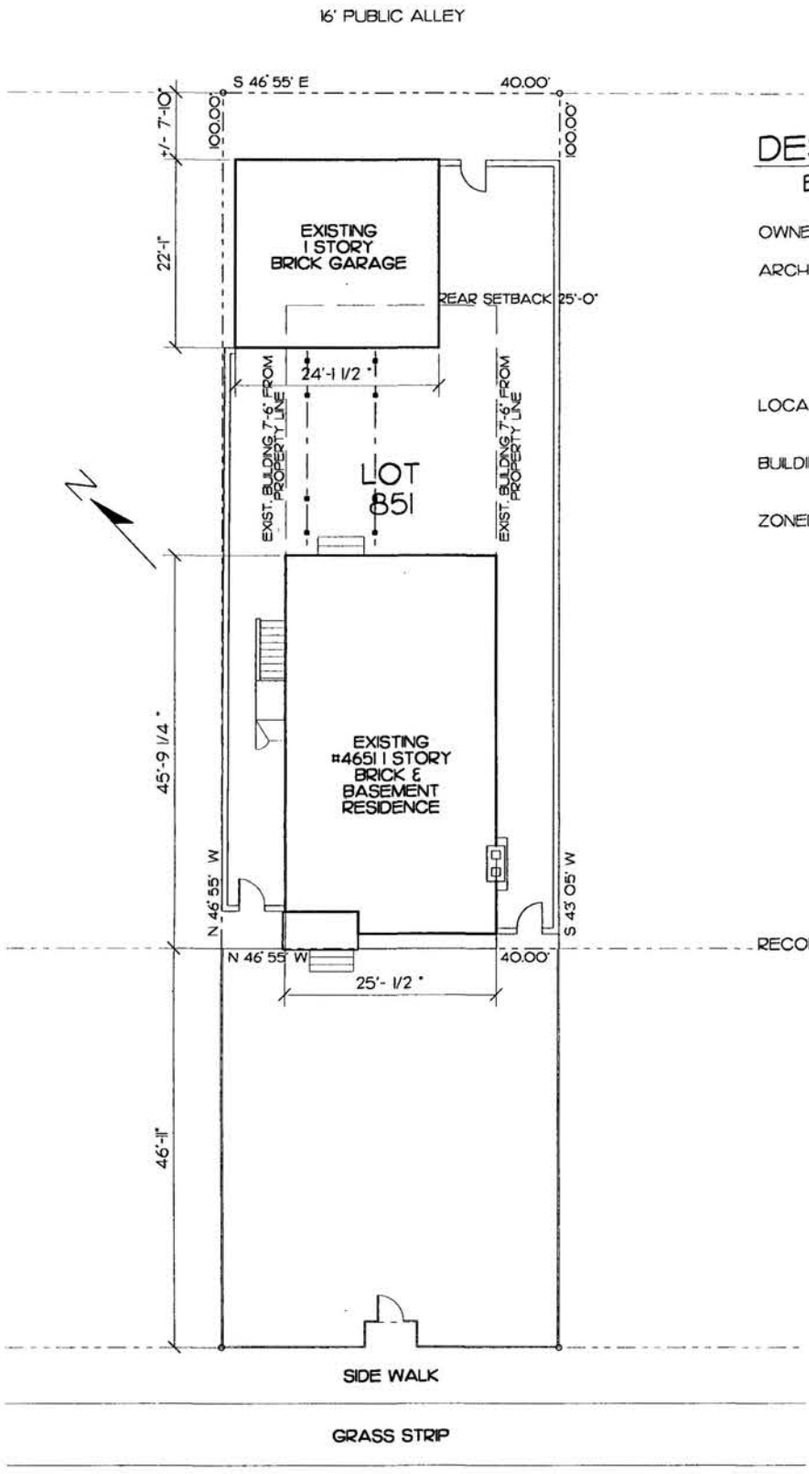
REVISIONS

SCALE: N/A

ISSUE: 15 AUG 02

Board of Zoning Adjustment
District of Columbia
CASE NO.16939
EXHIBIT NO.5

C1



DESMARTEAU RENOVATION

EXISTING SITE PLAN INFORMATION

OWNER: JOHN DESMARTEAU

ARCHITECTS: INSCAPE ARCHITECTS
1215 CONNECTICUT AVE. NW
3RD FLOOR WASHINGTON DC
20036

LOCATION: 4651 MASSACHUSETTS AVE., N.W.
WASHINGTON, DC. 200018

BUILDING PLAT SQ-1556
LOT-851

ZONED R-1-B
HEIGHT ALLOWED 40'-0"
HEIGHT ACTUAL 19'-0"
FRONT SETBACK - NONE LISTED
REAR YARD SETBACK 25'-0"

EXISTING SIDE YARD EXISTING 7'-6"
(AS ALLOWED BY ARTICLE 405.8 TITLE II
IN THE DISTRICT OF COLUMBIA MUNICIPAL
REGULATIONS)

MIN. LOT DIMENSIONS - WIDTH 50'-0"
ACTUAL LOT DIMENSIONS - 40'-0"

MIN LOT AREA - 5,000 SF.
ACTUAL LOT AREA - 4,000SF.

FAR: NOT PRESCRIBED
LOT OCCUPANCY ALLOWED 40%
LOT OCCUPANCY ACTUAL 39.5%

RECORDED IN A&T BOOK PAGE 336I-V

A001

15 AUG 02

1" = 16'-0"

ISSUES

REVISIONS

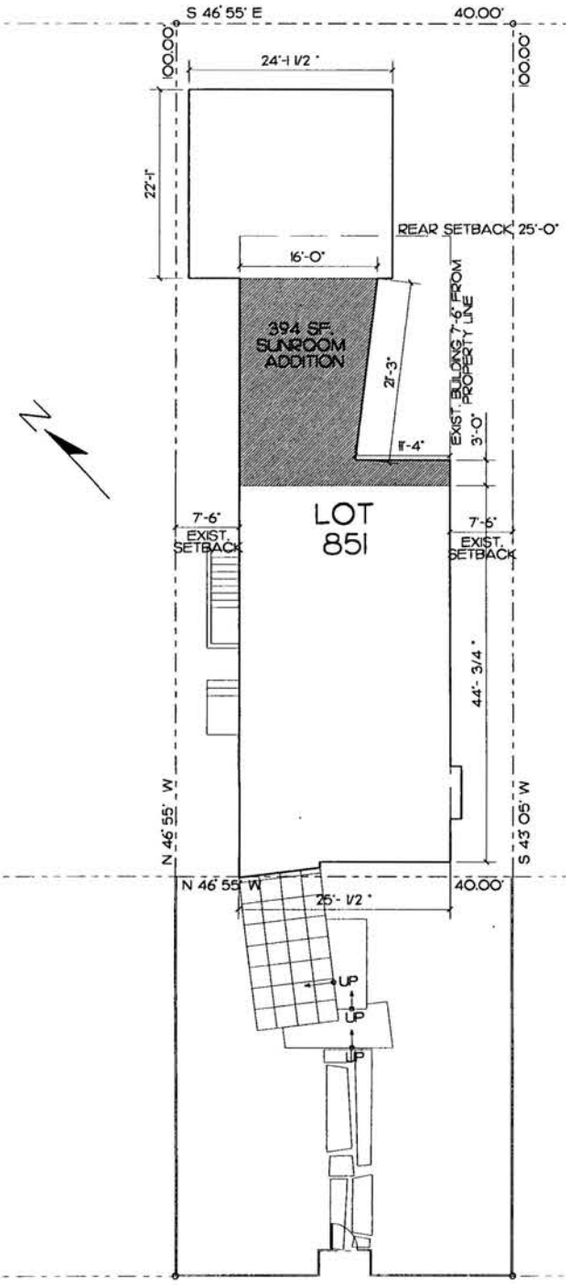
EXIST. SITE PLAN

DESMARTEAU ADDITION/RENOVATION
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WASHINGTON, D.C.
20016

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16' PUBLIC ALLEY



SIDE WALK

GRASS STRIP

MASSACHUSETTS AVE.

DESMARTEAU RENOVATION

PROPOSED SITE PLAN INFORMATION

OWNER: JOHN DESMARTEAU

ARCHITECTS: INSCAPE ARCHITECTS
1215 CONNECTICUT AVE. 3RD FLOOR, NW.
WASHINGTON, DC. 20009

LOCATION: 4651 MASSACHUSETTS AVE., N.W.
WASHINGTON, DC. 20036

BUILDING PLAT SQ-1556
LOT-851

ZONED R-1-B
HEIGHT ALLOWED 40'-0"
HEIGHT PROPOSED 35'-10 1/2"
FRONT SETBACK - NONE LISTED
REAR YARD SETBACK 25'-0"

SIDE YARD EXISTING 7'-6"
TO REMAIN BOTH SIDES AS SHOWN
(AS ALLOWED BY ARTICLE 405.8 TITLE II
IN THE DISTRICT OF COLUMBIA MUNICIPAL
REGULATIONS)

MIN. LOT DIMENSIONS - WIDTH 50'-0"
ACTUAL LOT DIMENSIONS - 40'-0"

MIN LOT AREA - 5,000 SF.
ACTUAL LOT AREA - 4,000SF.

FAR: NOT PRESCRIBED
ACTUAL LOT OCCUPANCY 39.5%
LOT OCCUPANCY PROPOSED 49.5%

RECORDED IN A&T BOOK PAGE 336I-V

A002

SCALE 1" = 16'-0"
ISSUE 15 AUG 02

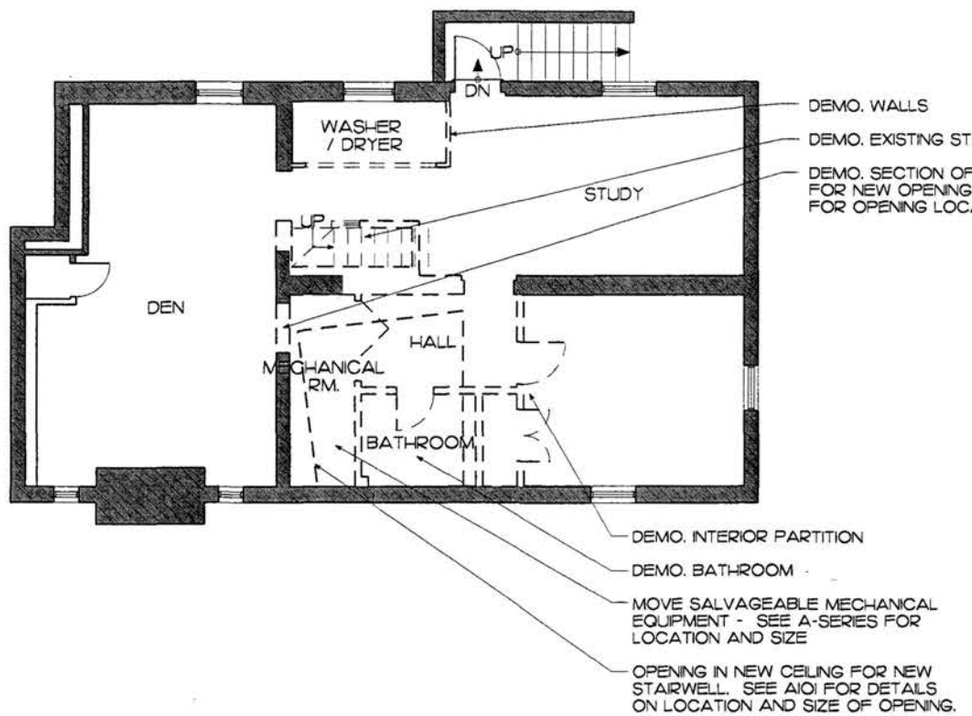
REVISIONS

PROPOSED SITE PLAN

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4651 MASSACHUSETTS AVE., N.W.
WASHINGTON, D.C.
20016

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GENERAL NOTES:

CONTRACTOR IS RESPONSIBLE FOR ALL SHORING AND TEMPORARY WALL SUPPORTS DURING ALL PHASES OF RENOVATION

EXISTING WALLS TO REMAIN

WALLS TO BE REMOVED

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WASHINGTON, D.C.
20016

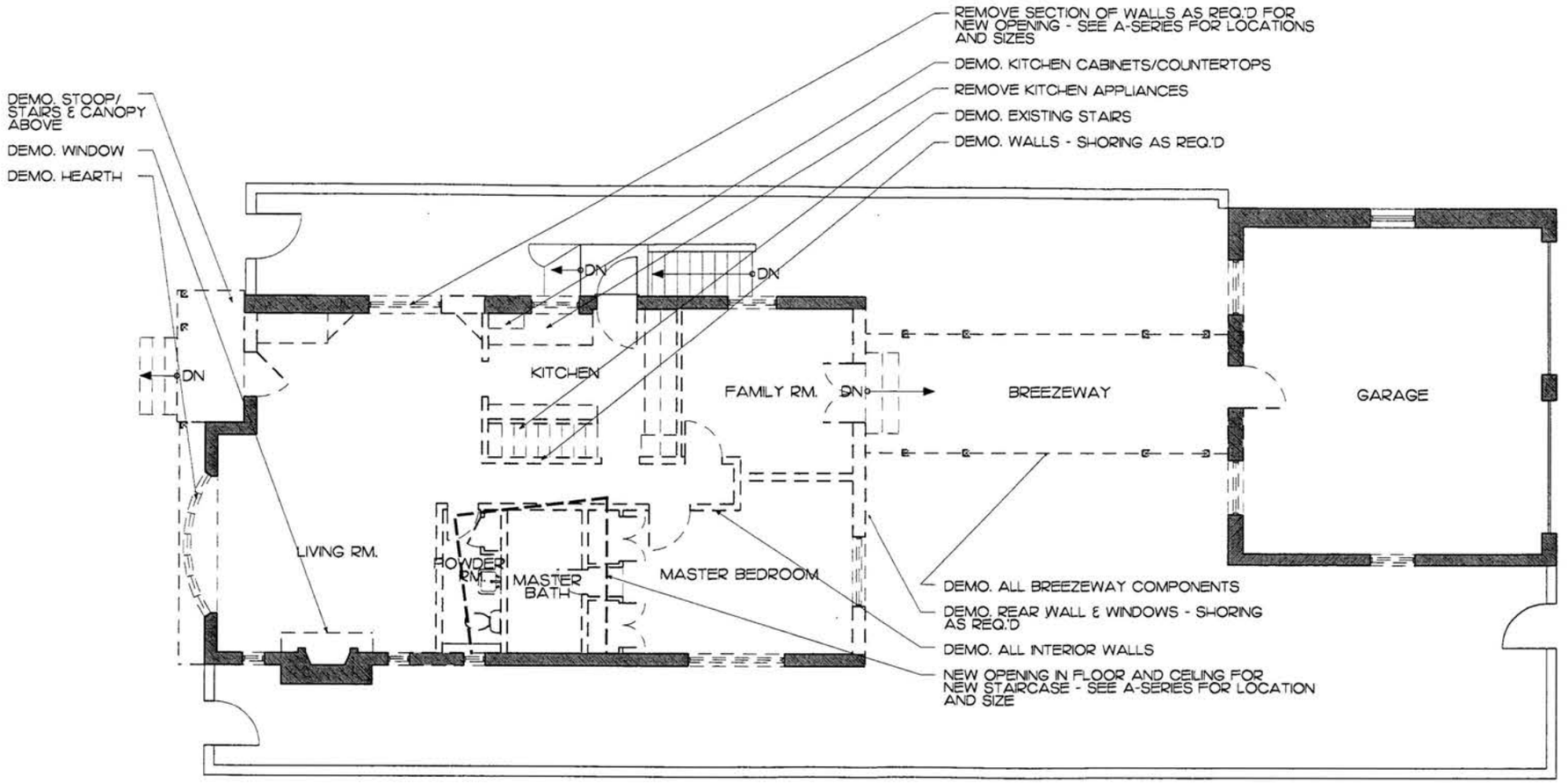
BASEMENT DEMO. PLAN

REVISIONS

SCALE
1/8" = 1'-0"

ISSUE
15 AUG 02

D101



GENERAL NOTES:

CONTRACTOR IS RESPONSIBLE FOR ALL SHORING AND TEMPORARY WALL SUPPORTS DURING ALL PHASES OF RENOVATION

EXISTING WALLS TO REMAIN

WALLS TO BE REMOVED

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WASHINGTON, D.C.
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FIRST FLOOR DEMO. PLAN

REVISIONS

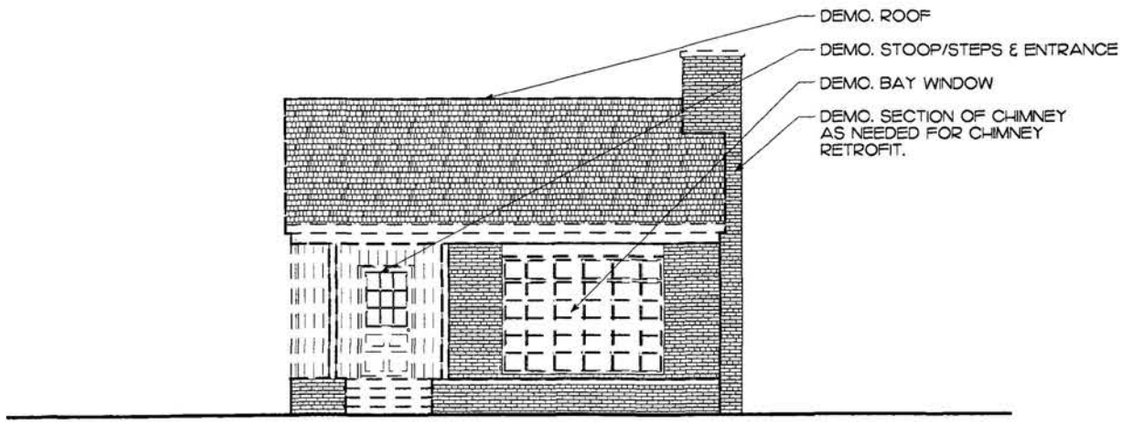
1/8" = 1'-0"

SCALE

ISSUE

15 AUG 02

D102



GENERAL NOTES:

CONTRACTOR IS RESPONSIBLE FOR ALL SHORING AND TEMPORARY WALL SUPPORTS DURING ALL PHASES OF RENOVATION

EXISTING WALLS TO REMAIN

WALLS TO BE REMOVED

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3RD FLOOR WASHINGTON DC
20036
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DESMARTEAU ADDITION/RENOVATION
4651 MASSACHUSETTS AVE., N.W.
WASHINGTON, D.C.
20016

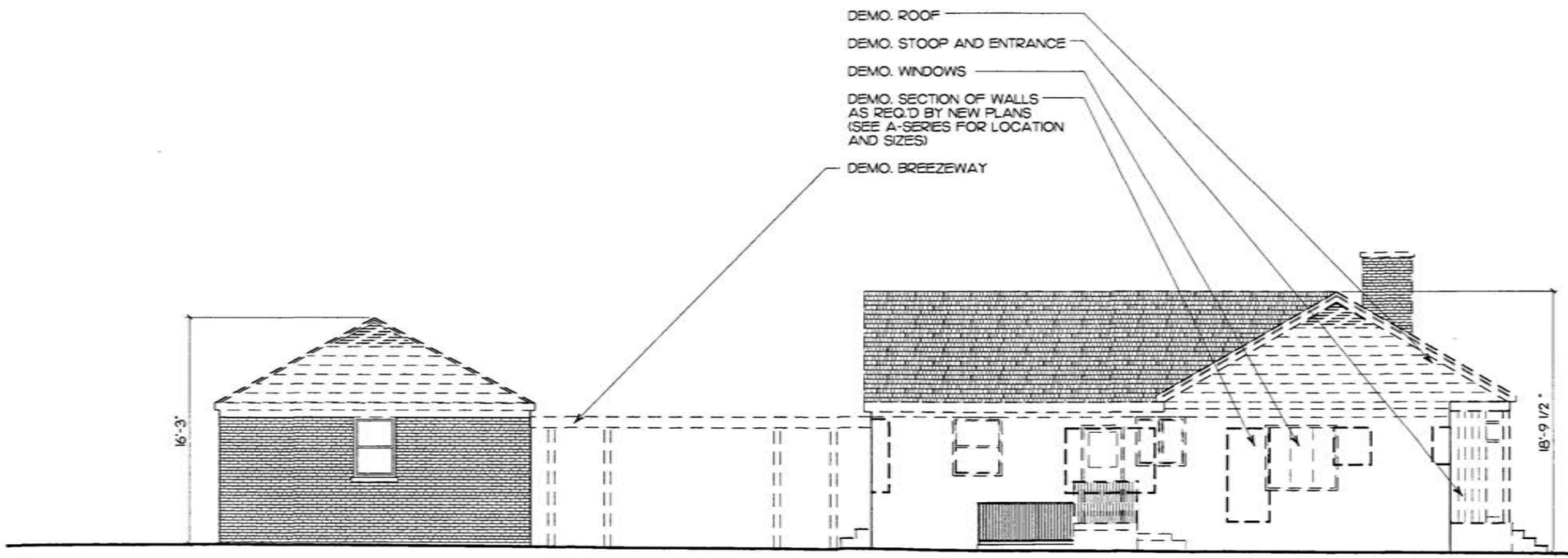
FRONT ELEVATION
DEMOLITION

REVISIONS

1/8" = 1'-0"
SCALE

ISSUE
15 AUG 02

D301



GENERAL NOTES:

CONTRACTOR IS RESPONSIBLE FOR ALL SHORING AND TEMPORARY WALL SUPPORTS DURING ALL PHASES OF RENOVATION

EXISTING WALLS TO REMAIN

WALLS TO BE REMOVED

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20036
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DESMARTEAU ADDITION/RENOVATION
4651 MASSACHUSETTS AVE., N.W.
WASHINGTON, D.C.
20016

OVERALL SIDE
DEMO. ELEVATION

REVISIONS

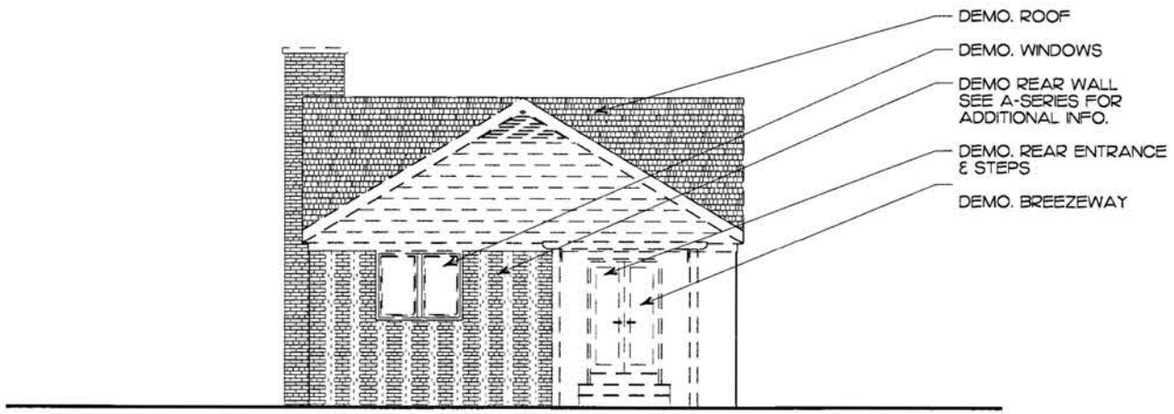
1/8" = 1'-0"

SCALE

ISSUE

15 AUG 02

D302



GENERAL NOTES:

CONTRACTOR IS RESPONSIBLE FOR ALL SHORING AND TEMPORARY WALL SUPPORTS DURING ALL PHASES OF RENOVATION

EXISTING WALLS TO REMAIN

WALLS TO BE REMOVED

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DESMARTEAU ADDITION/RENOVATION
4651 MASSACHUSETTS AVE., NW.
WASHINGTON, D.C.
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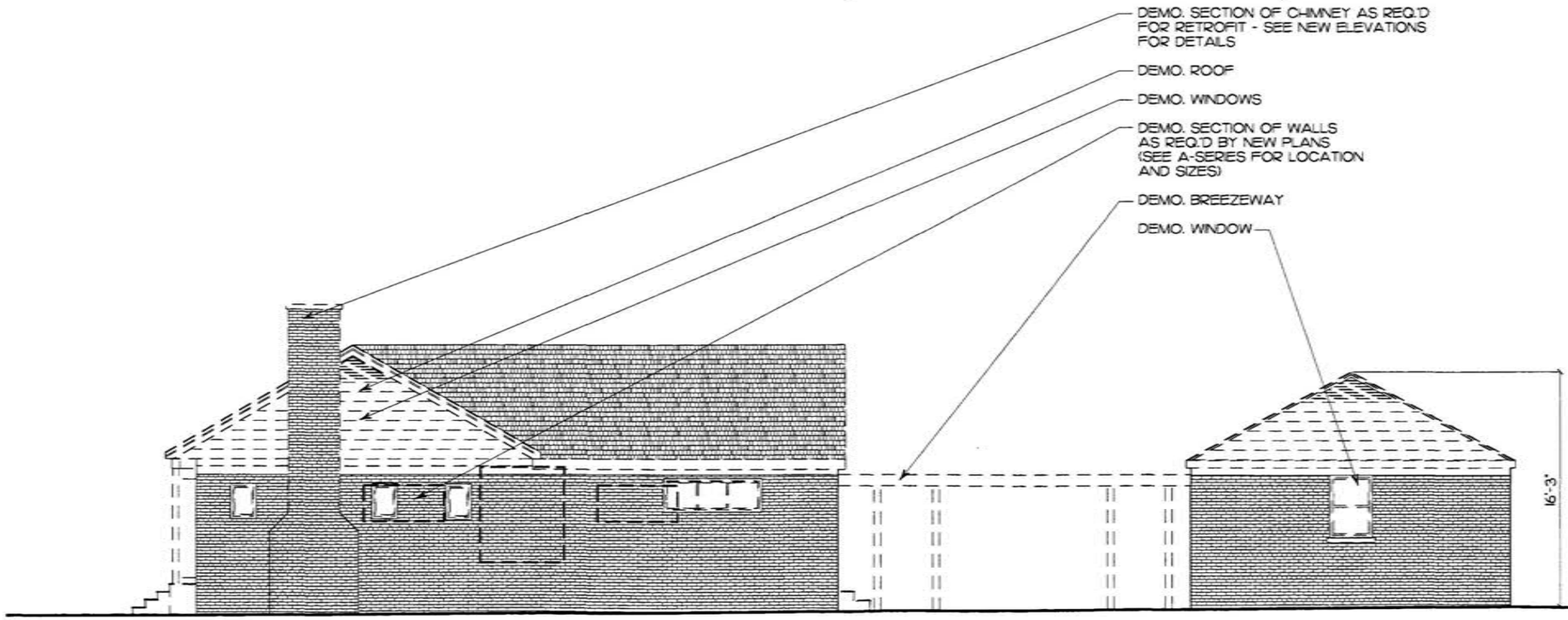
MAIN HOUSE
REAR DEMO.
ELEVATION

REVISIONS

SCALE 1/4" = 1'-0"

ISSUE 15 AUG 02

D303



GENERAL NOTES:

CONTRACTOR IS RESPONSIBLE FOR ALL SHORING AND TEMPORARY WALL SUPPORTS DURING ALL PHASES OF RENOVATION

EXISTING WALLS TO REMAIN

WALLS TO BE REMOVED

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DESMARTEAU ADDITION/RENOVATION
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OVERALL SIDE
DEMO. ELEVATION
(EAST)

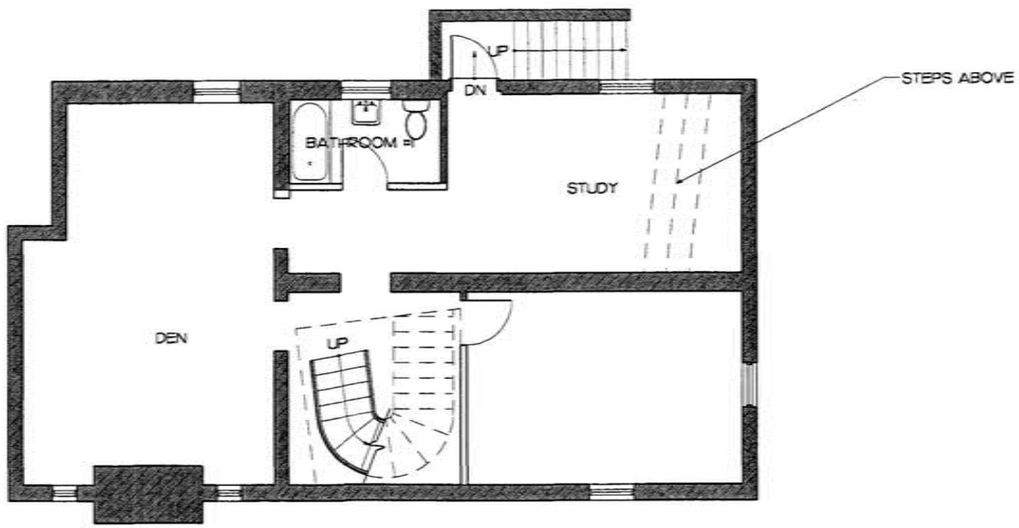
REVISIONS

1/8" = 1'-0"

SCALE
ISSUE

15 AUG 02

D304



LEGEND

EXISTING WALLS TO REMAIN

NEW WALLS

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DESMARTEAU ADDITION/RENOVATION
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WASHINGTON, D.C.
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BASEMENT PLAN

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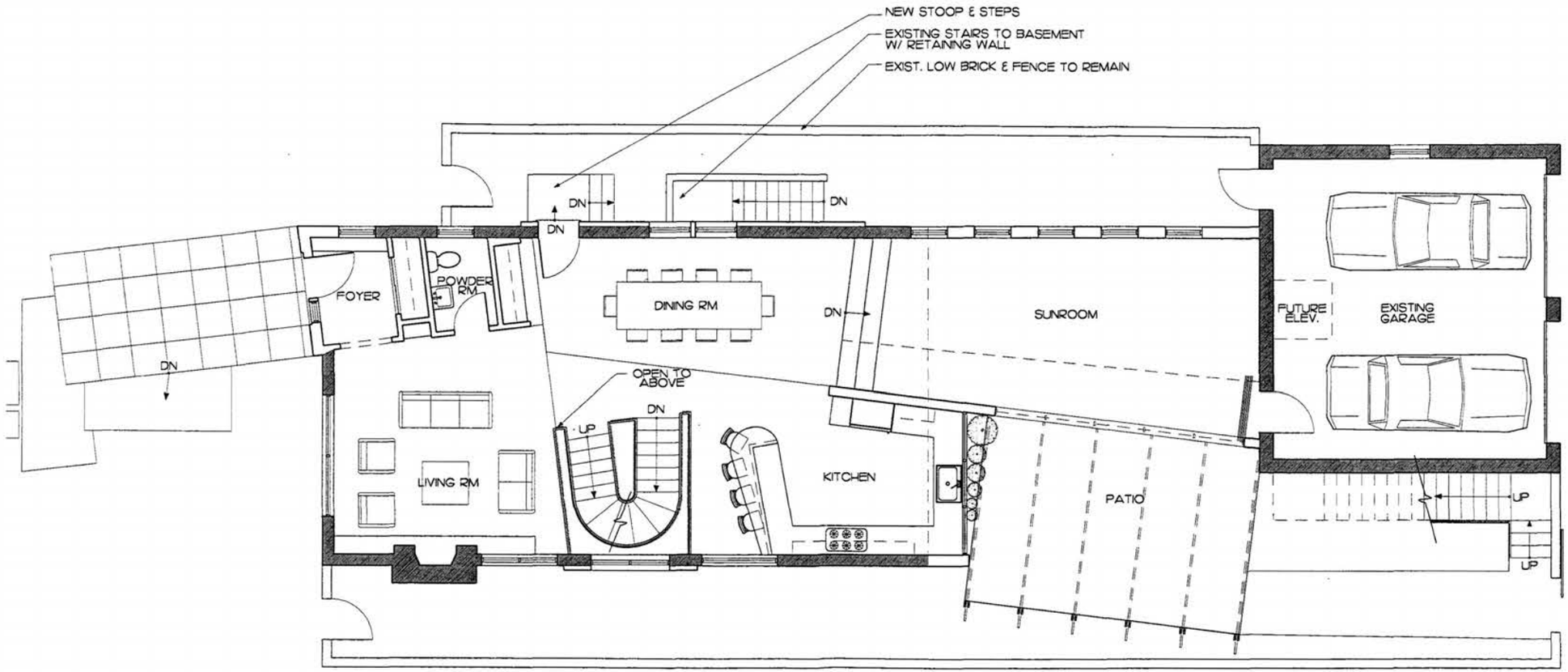
REVISIONS

1/8" = 1'-0"

SCALE

15 AUG 02

A101



LEGEND

EXISTING WALLS TO REMAIN

NEW WALLS

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FIRST FLOOR PLAN

REVISIONS

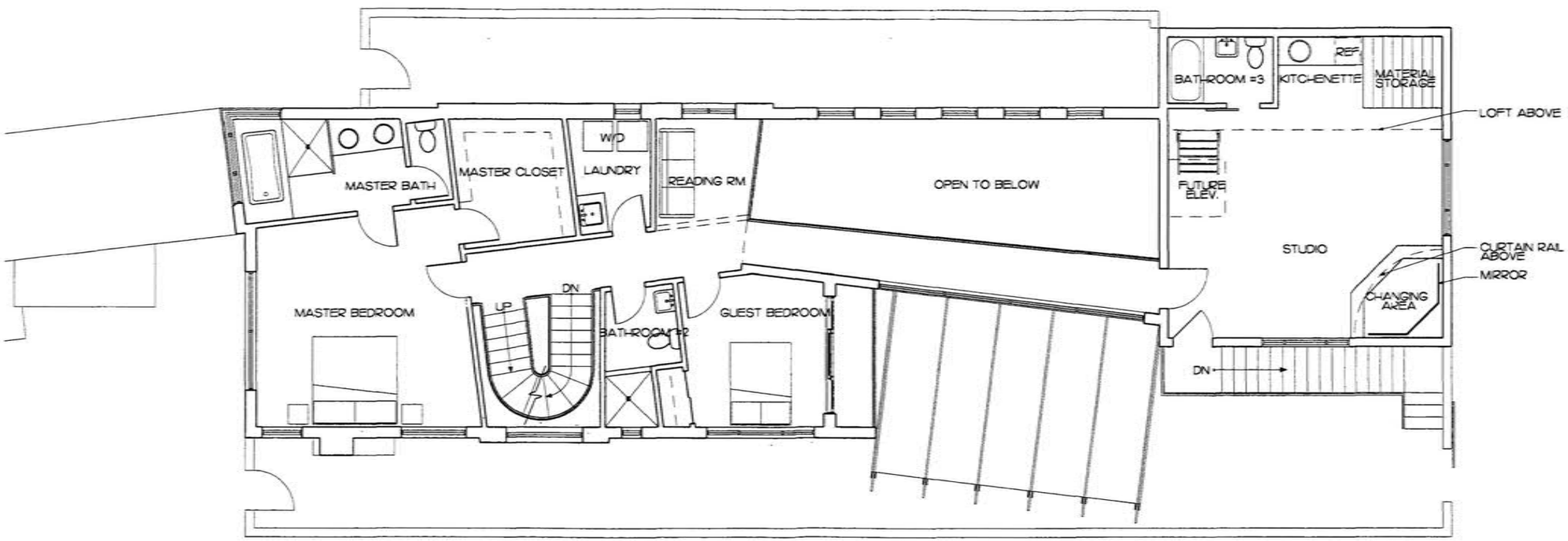
1/8" = 1'-0"

SCALE

ISSUE

15 AUG 02

A102



LEGEND

EXISTING WALLS TO REMAIN

NEW WALLS

INSCAPE ARCHITECTS
1612 20TH STREET NW SUITE 400
WASHINGTON, DC 20009
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SECOND FLOOR PLAN

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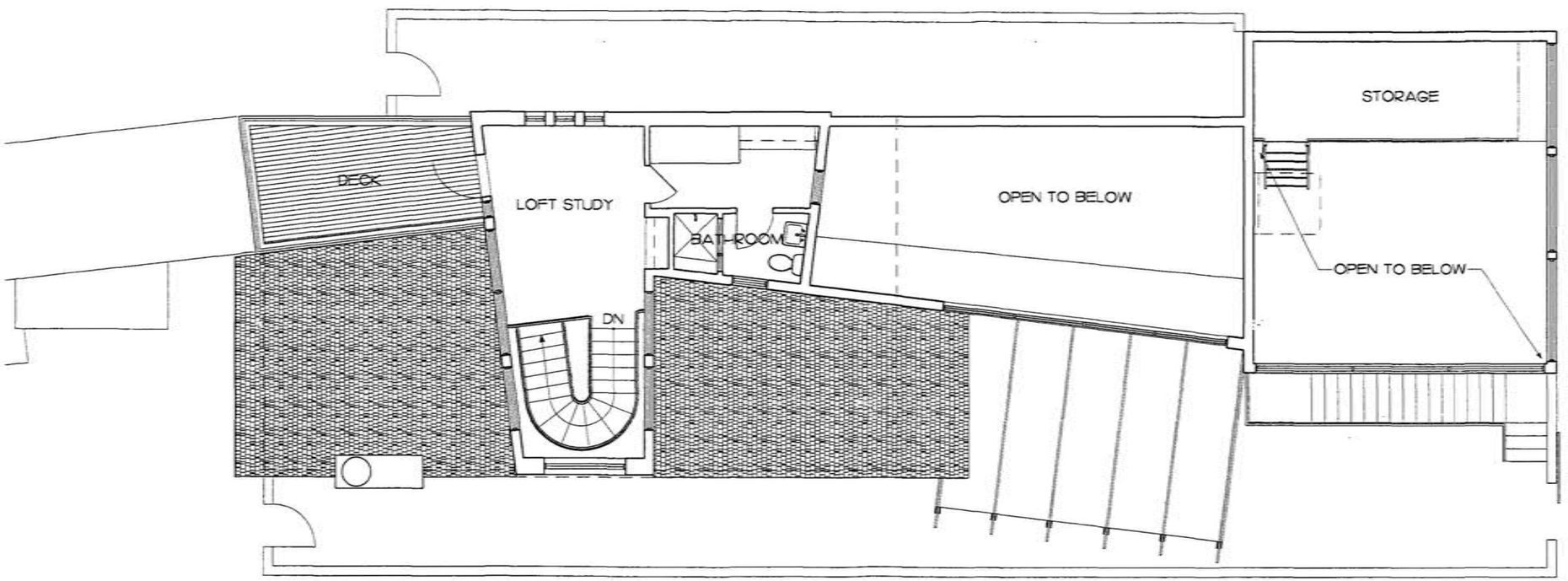
REVISIONS

1/8" = 1'-0"

SCALE

15 AUG 02

A103



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THIRD FLOOR PLAN

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REVISIONS

1/8" = 1'-0"

SCALE

15 AUG 02

A104

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ROOF PLAN

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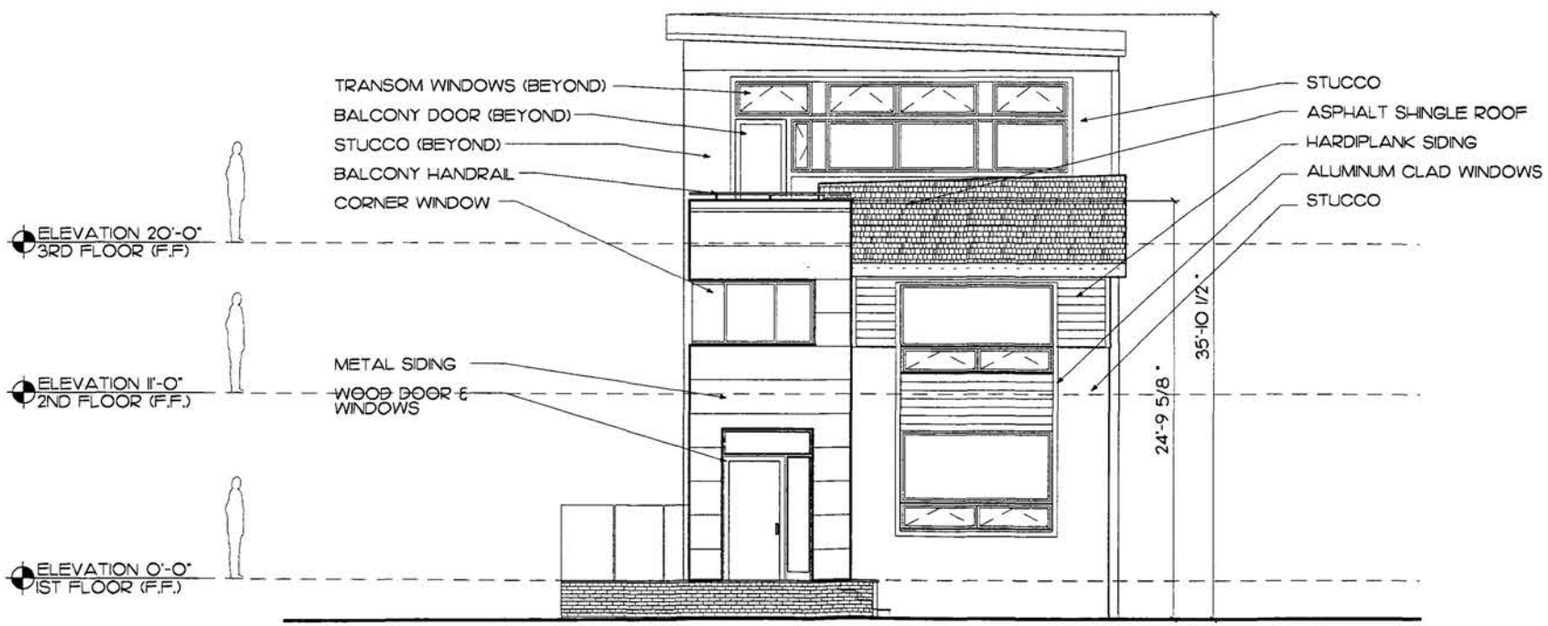
REVISIONS

1/8" = 1'-0"

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

15 AUG 02

A105



NOTE:
MATERIAL NOTES ARE TYPICAL FOR ALL ELEVATIONS

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2006

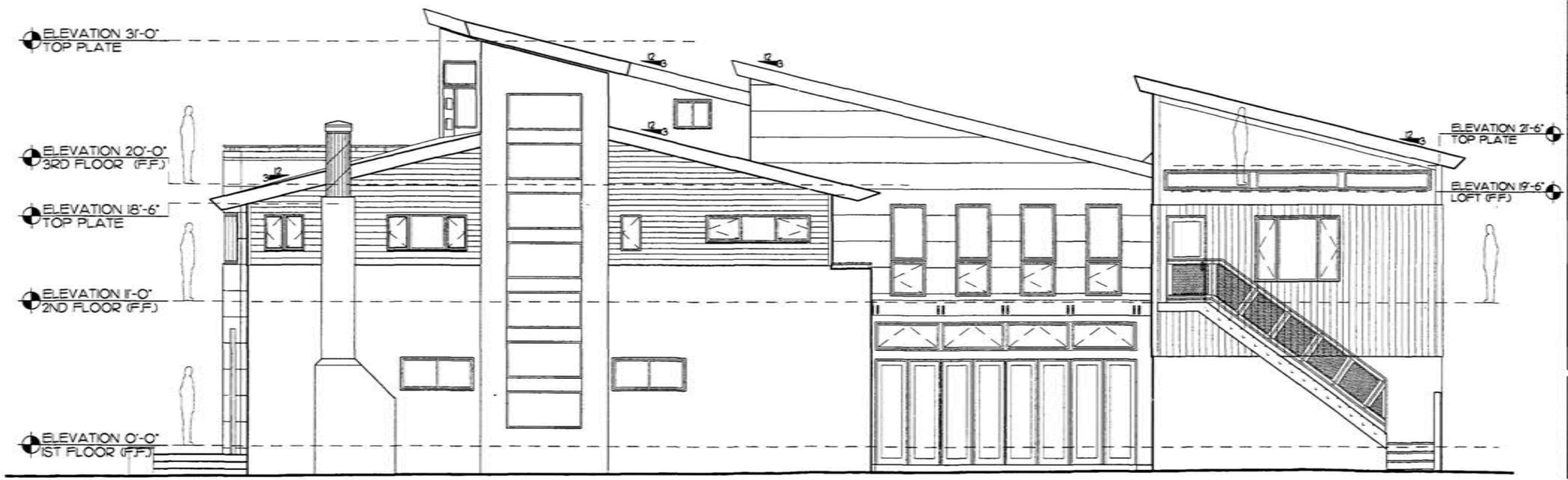
FRONT ELEVATION

REVISIONS

SCALE
1/8" = 1'-0"

ISSUE
15 AUG 02

A301



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SIDE ELEVATION 1

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REVISIONS

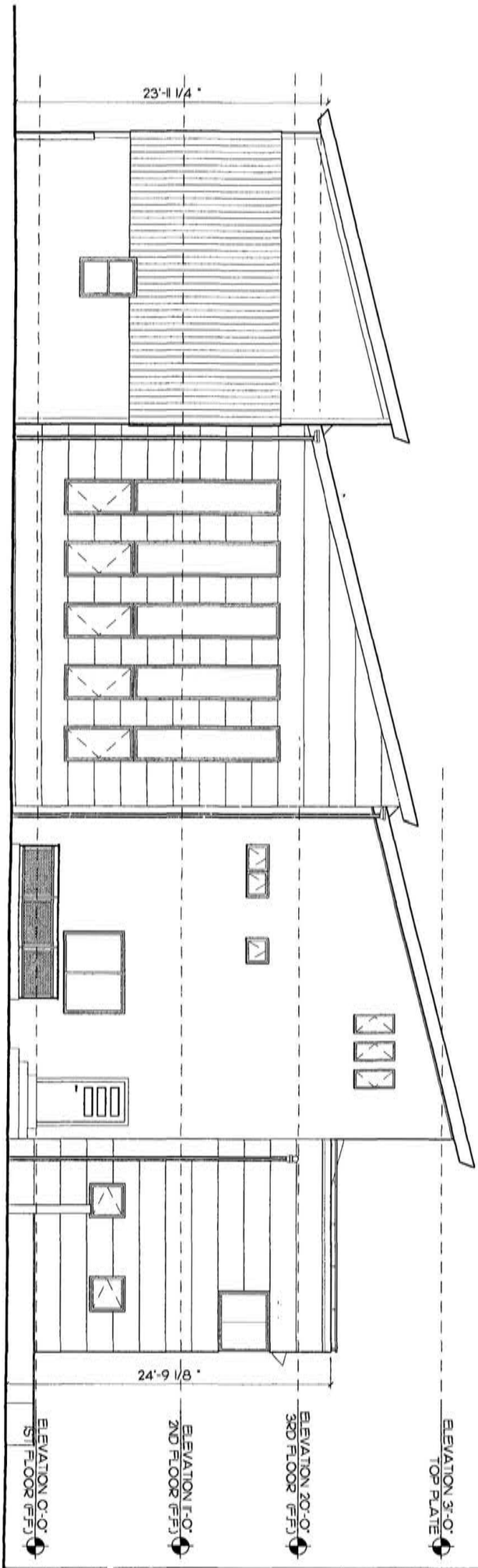
1/8" = 1'-0"

SCALE

ISSUE

15 AUG 02

A302



A303

SCALE 1/8" = 1'-0"

ISSUE 15 AUG 02

REVISIONS

SIDE ELEVATION 2

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WASHINGTON, D.C.
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REAR ELEVATION

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REVISIONS

1/8" = 1'-0"

SCALE

ISSUE

15 AUG 02

A304