PROPOSED APARTMENT BUILDING
5355-57 QUEEN'S STROLL PLACE, SE
WASHINGTON, DC 20019

SYMBOLS

- NORTH ARROW
- DOOR TYPE
- DRAWING NAME / SCALE:
- WALL AND PARTITION TYPE
- INDICATES EXTERIOR ELEVATION
- FINISHES
- PLAN DETAIL
- WINDOW TYPE
- SECTION DETAIL
- REVISIONS
- INTERIOR ELEVATION

OWNER / OWNER'S REPRESENTATIVE

54TH STREET CORPORATION
ATTN: EUGENE MARTIN
1301 BELMONT STREET, NW
WASHINGTON, DC 20009
PHONE: 202-797-9803
FAX: 202-986-7665

REUBEN McCORNACK
HOUSING DEVELOPMENT CONSULTANT
414 A STREET, SE
WASHINGTON, DC 20003
PHONE: 202-547-5127
FAX: 202-547-8395
CELL: 202-607-5127

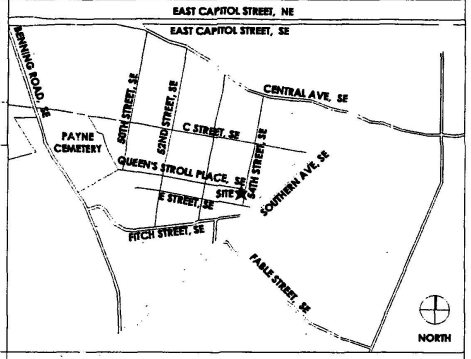
CONSULTANTS

ARCHITECT: SYNERGY DESIGN
DENNIS E. CONNORS, AIA
708 5TH STREET, SE
WASHINGTON, DC 20003
202-412-5317

STRUCTURAL ENGINEER: JOHANN ZIMMERMANN, PE
890 HILLSIDE AVE
HARRISONBURG, VA 22802
540-434-0842

MECHANICAL, ELECTRICAL, & PLUMBING ENGINEER: MEPTech, Inc.
SHARI SHARAFI, PE
4308 WESTWAY DRIVE
BETHESDA, MD 20816
301-229-5483

VICINITY MAP



SHEET INDEX

CS	COVER SHEET
C0	SCOPE OF WORK AND FINISH SCHEDULE
C1	SITE UTILITY PLAN
C2	GRADING PLAN
C3	WATER AND STORM SERVICE PLAN
C4	SITE ROOF AND LANDSCAPING PLAN
A1	FLOOR PLANS AND DOOR SCHEDULE
A2	ELEVATIONS
A3	UNIT PLANS, DOOR SCHEDULE, KITCHEN AND BATH ELEVATIONS
S1	STRUCTURAL PLANS
S2	WALL SECTIONS
S3	WALL SECTIONS
M1	UNIT MECHANICAL PLANS AND MECHANICAL CLOSET DETAIL
E1	UNIT ELECTRICAL PLANS AND LIGHTING SCHEDULE
P1	PLUMBING PLANS
P2	PLUMBING RISER DIAGRAMS

ABBREVIATIONS

&	AND	EL.	ELEVATION	MET.	METAL	S.C.	SOLID CORE
@	AT	ELEC.	ELECTRICAL	MFR.	MANUFACTURER	SCHED.	SCHEDULE
C	CENTERLINE	EQ.	EQUAL	MIN.	MINIMUM	SECT.	SECTION
Ø	DIAMETER OR ROUND	EXIST.	EXISTING	MISC.	MISCELLANEOUS	SHT.	SHEET
A.F.F.	ABOVE FINISH FLOOR	EXP.	EXPANSION	M.O.	MASONRY OPENING	SIM.	SIMILAR
ALUM.	ALUMINUM	EXT.	EXTERIOR	MTD.	MOUNTED	SPECS.	SPECIFICATIONS
APPROX.	APPROXIMATE					SQ.	SQUARE
ARCH.	ARCHITECTURAL	F.E.	FIRE EXTINGUISHER	N.A.	NOT APPLICABLE	SST.	STAINLESS STEEL
		F.F.	FINISH FLOOR	N.I.C.	NOT IN CONTRACT	STD.	STANDARD
BD.	BOARD	FIXT.	FIXTURE	NO. / #	NUMBER	STL.	STEEL
B.H.	BULKHEAD	FL.	FLOOR			STOR.	STORAGE
BLDG.	BUILDING	FLOUR.	FLOURESCENT	O.C.	ON CENTER	SUSP.	SUSPENDED
BLKG.	BLOCKING	FT	FOOT OR FEET	O.D.	OUTSIDE DIAMETER		
BOT.	BOTTOM			O.H.	OVERHEAD	T	TREAD
		GA.	GAUGE	OPNG.	OPENING	TEL.	TELEPHONE
CER.	CERAMIC	GALV.	GALVANIZED	O.R.	OUTSIDE RADIUS	THK.	THICK
CLG.	CEILING	GL.	GLASS			TYP.	TYPICAL
CMU	CONCRETE MASONRY UNITS	GYP	GYPSUM	P.L.	PROPERTY LINE		
COL.	COLUMN			P.LAM.	PLASTIC LAMINATE	U.O.N.	UNLESS OTHERWISE NOTED
CONC.	CONCRETE	HDWD	HARDWOOD	PLYWD.	PLYWOOD		
CONST.	CONSTRUCTION	HORIZ.	HORIZONTAL	PTD.	PAINTED	V.C.T.	VINYL COMPOSITION TILE
CONT.	CONTINUOUS	HR.	HOUR			VERT.	VERTICAL
CORR.	CORRIDOR	HT.	HEIGHT	R	RISER		
				RAD.	RADIUS	W.	WIDE
D.S.	DOWNSPOUT	INSUL.	INSULATION	R.D.	ROOF DRAIN	W/	WITH
DET.	DETAIL	INT.	INTERIOR	RECEP.	RECEPTACLE	WD.	WOOD
DIM.	DIMENSION			REINF.	REINFORCED	W/O	WITHOUT
DN	DOWN	MAS.	MASONRY	REQD.	REQUIRED	WT.	WEIGHT
D.O.	DOOR OPENING	MAX.	MAXIMUM	RESIL.	RESILIENT	W.W.F.	WELDED WIRE FABRIC
DWG.	DRAWING	MECH.	MECHANICAL	RM.	ROOM		
				R.O.	ROUGH OPENING		

DESIGN DATA

CODE USED:	2000 IBC
USE GROUP:	R-2
CONSTRUCTION TYPE:	VB
BUILDING HEIGHT:	25'-9" (2 STORIES)
FIRE SUPPRESSION:	NONE

ZONING DATA

LOT(S):	14 AND 15
SQUARE:	5299
ZONE:	R5A
LOT AREA:	8,000 SF (TOTAL COMBINED)
MAXIMUM LOT OCCUPANCY:	40 %
LOT OCCUPANCY PROVIDED:	40 % (3,200 SF PER FLOOR)
MAXIMUM FLOOR AREA RATIO:	.9
FLOOR AREA RATIO PROVIDED:	.8 (6,400 SF 2 FLOORS)
MAXIMUM HEIGHT:	40'-0" (3 STORIES)
HEIGHT PROVIDED:	25'-9" (2 STORIES)
MINIMUM SIDE YARD SETBACK:	8-0"
SIDE YARD SET BACK PROVIDED:	8-0"
MINIMUM REAR YARD SETBACK:	20'-0"
REAR YARD SET BACK PROVIDED:	20'-0"
MINIMUM REQUIRED PARKING:	2 REQUIRED (1 PER 6 DWELLING UNITS FOR 8 TOTAL DWELLINGS)
PARKING PROVIDED:	5 PROVIDED

BZA
Case No. 17350
Exhibit No. 31

synergy design
708 5TH STREET, SE
WASHINGTON, DC 20003
PHONE: 202-412-5317
FAX: 202-318-4921

OWNER INFORMATION:

54TH STREET CORPORATION
1301 BELMONT STREET, NW
WASHINGTON, DC 20009
PHONE: 202-797-9803
FAX: 202-986-7665

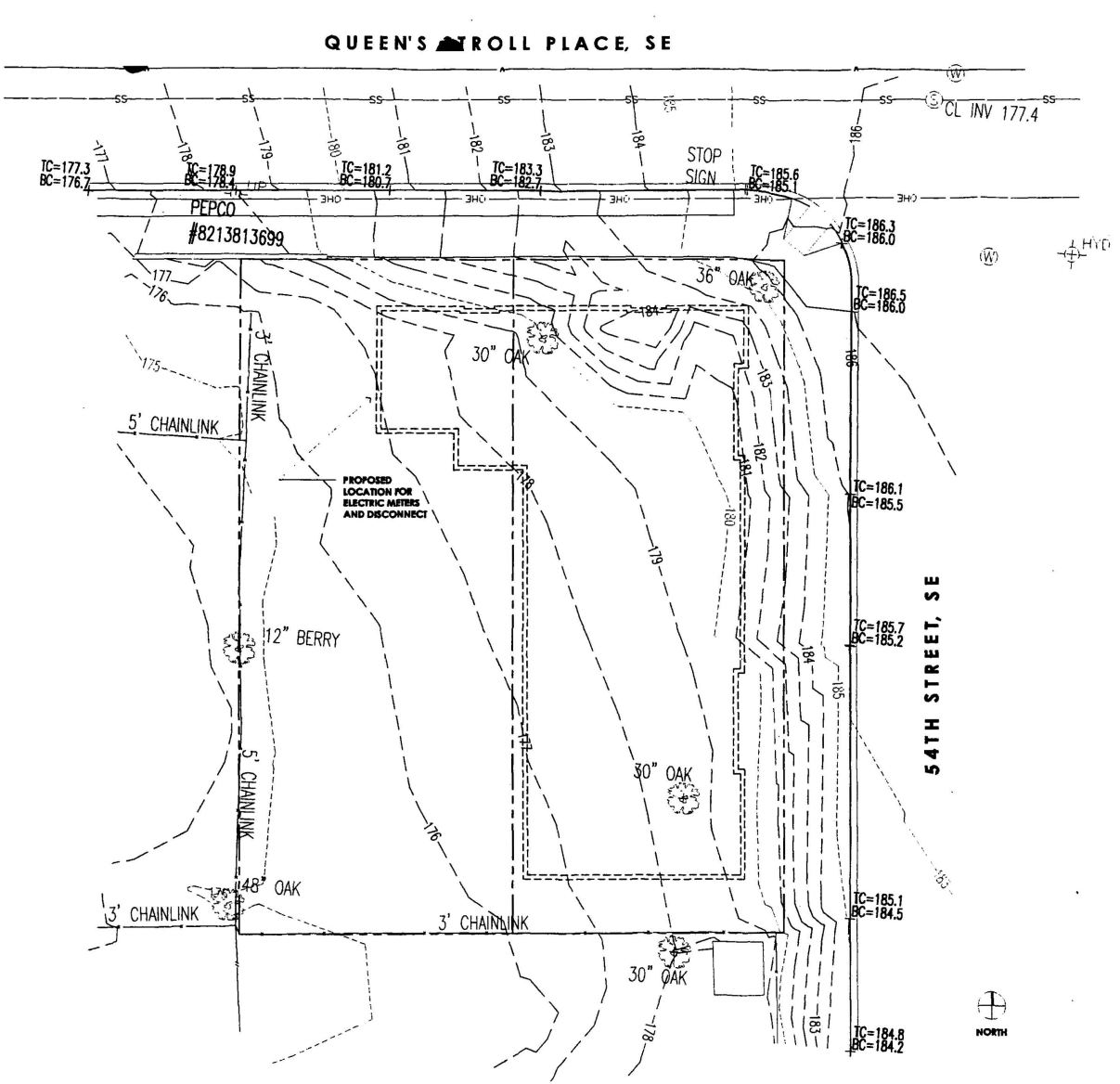
PROPOSED APARTMENT BUILDING
5355-57 QUEEN'S STROLL PLACE, SE
WASHINGTON, DC 20019

SUBMISSIONS / REVISIONS:

SCHEMATIC DESIGN	05/16/05
INITIAL BID PACKAGE	06/24/05

SHEET NO: CS
DATE: 06 / 24 / 05
SCALE: NO SCALE

Board of Zoning Adjustment
District of Columbia
CASE NO. 17350
EXHIBIT NO. 31



LEGEND OF SYMBOLS

PROPERTY LINE	
PROPOSED BUILDING FOOTPRINT	
CURB LINES	
MAJOR CONTOUR	
MINOR CONTOUR	
STORM SEWER	SS
WATER MAIN	W
FENCING AS NOTED	
OVER HEAD ELECTRICAL LINE	OHE
WATER MAIN MANHOLE	(W)
STORM SEWER MANHOLE	(S)
PEPCO UTILITY POLE	
HYDRANT	HYD
T.C.	TOP OF CURB
B.C.	BOTTOM OF CURB

1/C1 SITE UTILITY AND TOPOGRAPHY PLAN
SCALE: 1/8" = 1'-0"

NOTE: ALL PROPOSED UTILITY CONNECTIONS ARE TO EXISTING LINES ON QUEEN'S STROLL

synergy design

708 5TH STREET, SE
WASHINGTON, DC 20003
PHONE: 202-412-5317
FAX: 202-318-4921

OWNER INFORMATION:

54TH STREET CORPORATION
1301 BELMONT STREET, NW
WASHINGTON, DC 20009

PHONE: 202-797-9803
FAX: 202-986-7445

PROPOSED APARTMENT BUILDING
5355-57 QUEEN'S STROLL PLACE, SE
WASHINGTON, DC 20019

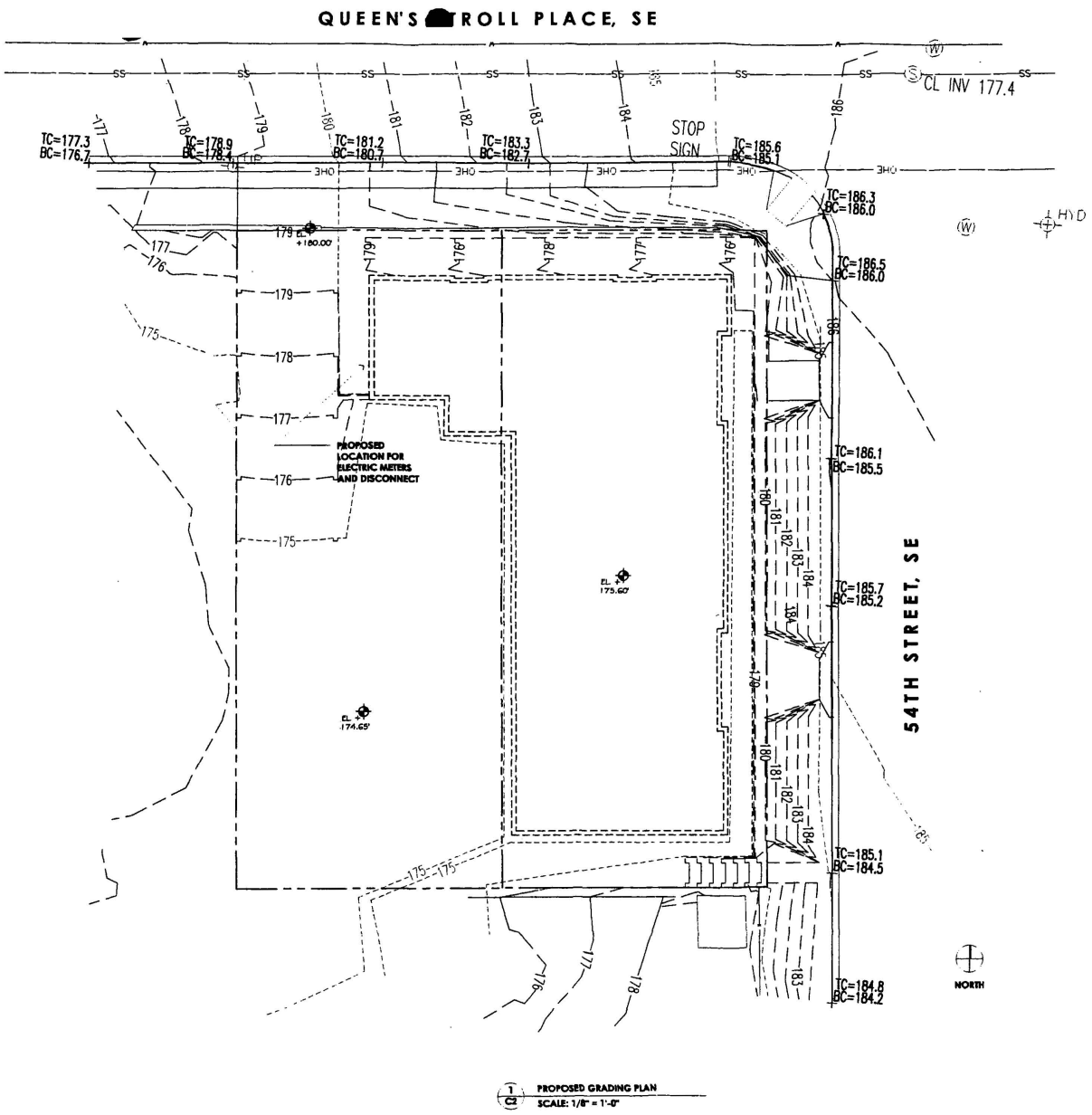
D.C. 2005 JUL

SUBMISSIONS / REVISIONS:

SCHEMATIC DESIGN	05/16/05
INITIAL BID PACKAGE	06/24/05

SHEET NO: C1

DATE: 06 / 24 / 05
SCALE: 1/8" = 1'-0"



1/C2 PROPOSED GRADING PLAN
SCALE: 1/8" = 1'-0"

LEGEND OF SYMBOLS

- PROPERTY LINE
- PROPOSED BUILDING FOOTPRINT
- CURB LINES
- MAJOR CONTOUR
- MINOR CONTOUR
- STORM SEWER — SS
- WATER MAIN — W
- WATER MAIN MANHOLE (W)
- STORM SEWER MANHOLE (S)
- HYDRANT HYD
- T.C. TOP OF CURB
- B.C. BOTTOM OF CURB

synergy design

708 5TH STREET, SE
WASHINGTON, DC 20003
PHONE: 202-412-5317
FAX: 202-318-4921

OWNER INFORMATION:

54TH STREET CORPORATION
1301 BELMONT STREET, NW
WASHINGTON, DC 20009

PHONE: 202-797-9803
FAX: 202-986-7665

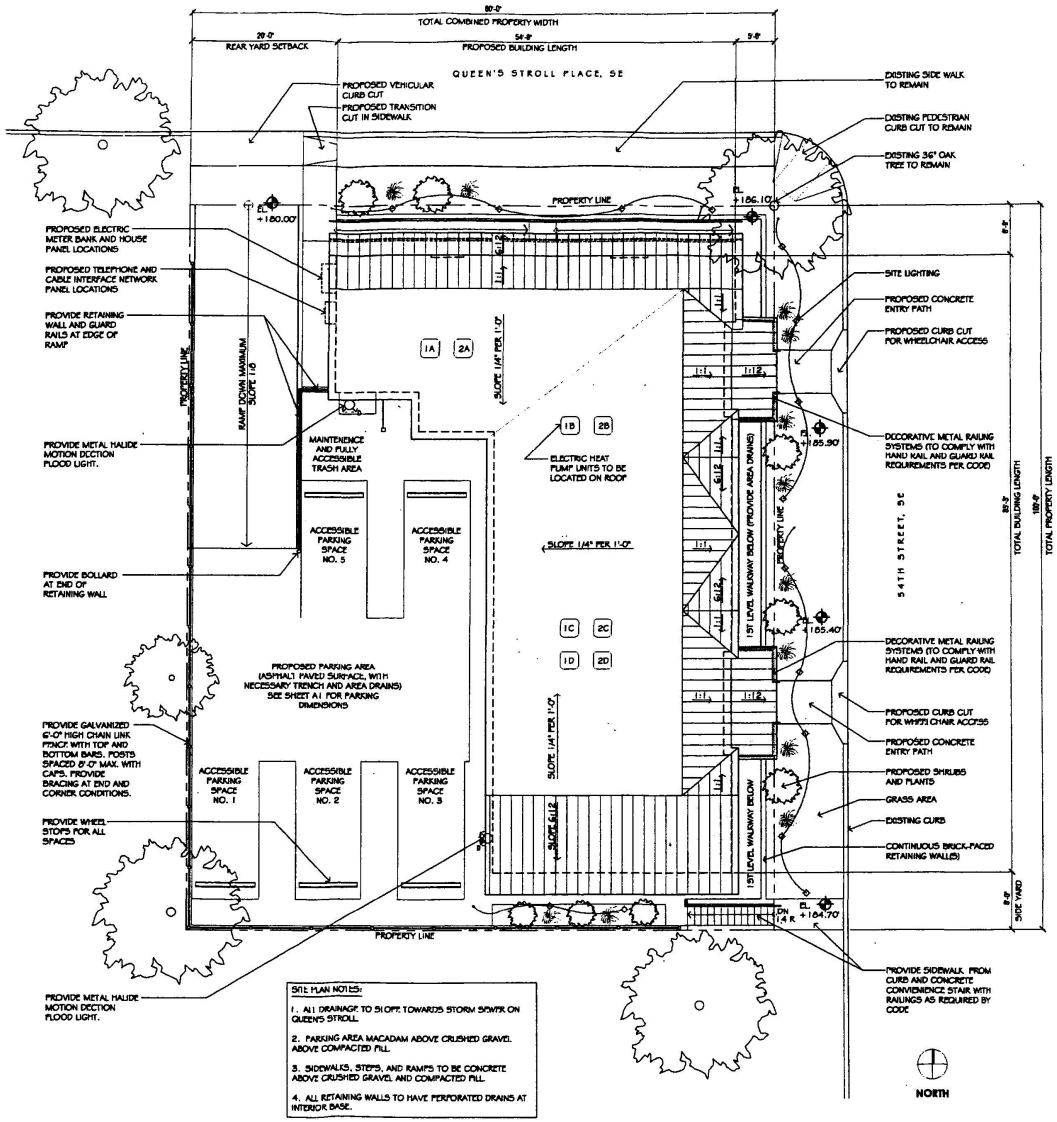
PROPOSED APARTMENT BUILDING
5355-57 QUEEN'S STROLL PLACE, SE
WASHINGTON, DC 20019

SUBMISSIONS / REVISIONS:

SCHEMATIC DESIGN	05/16/05
INITIAL BID PACKAGE	06/24/05

SHEET NO: C2

DATE: 06 / 24 / 05
SCALE: 1/8" = 1'-0"



SITE PLAN NOTES:

1. ALL DRAINAGE TO SLOPE TOWARDS STORM SEWER ON QUEENS STROLL.
2. PARKING AREA MACADAM ABOVE CRUSHED GRAVEL ABOVE COMPACTED FILL.
3. SIDEWALKS, STEPS, AND RAMPS TO BE CONCRETE ABOVE CRUSHED GRAVEL AND COMPACTED FILL.
4. ALL RETAINING WALLS TO HAVE PERFORATED DRAINS AT INTERIOR BASE.

1/C4 SITE ROOF AND LANDSCAPING PLAN
SCALE: 1/8" = 1'-0"

synergy design
708 5TH STREET, SE
WASHINGTON, DC 20003
PHONE: 202-412-5317
FAX: 202-318-4921

OWNER INFORMATION:

54TH STREET CORPORATION
1301 BELMONT STREET, NW
WASHINGTON, DC 20009
PHONE: 202-797-9803
FAX: 202-986-7665

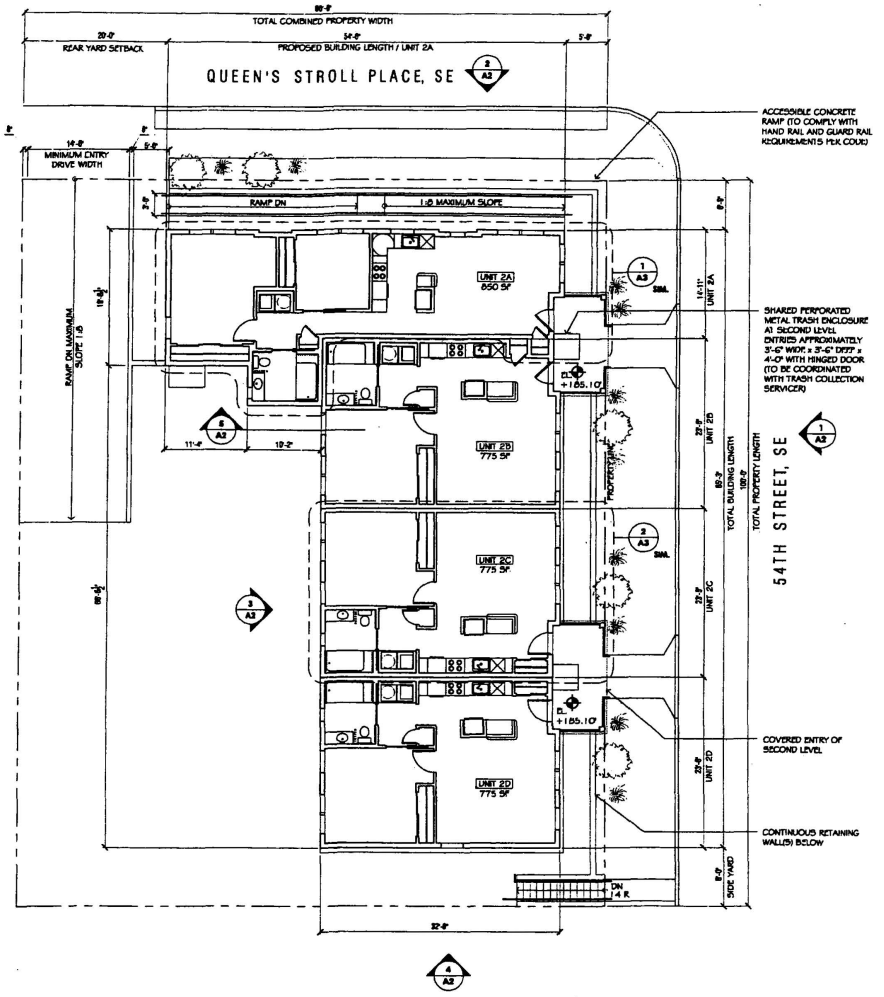
PROPOSED APARTMENT BUILDING
5355-57 QUEEN'S STROLL PLACE, SE
WASHINGTON, DC 20019

2005 JUL 25 PM 4:11

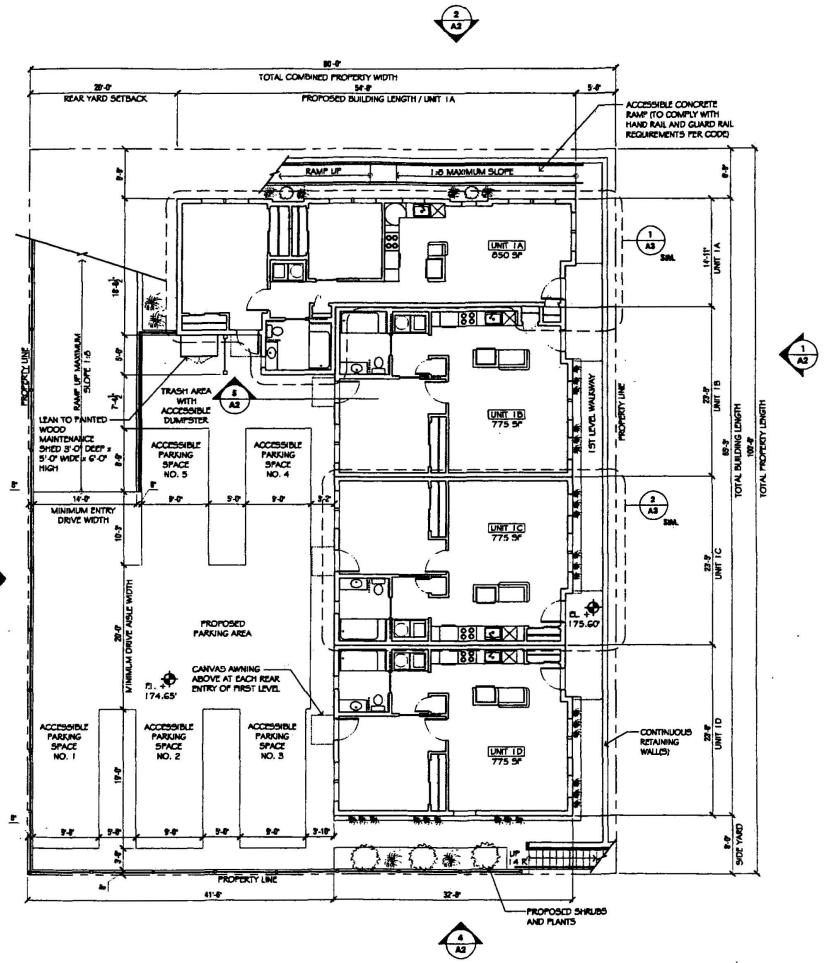
SUBMISSIONS / REVISIONS:

SCHEMATIC DESIGN	05/16/05
INITIAL BID PACKAGE	06/24/05

SHEET NO: C4
DATE: 06 / 24 / 05
SCALE: 1/8" = 1'-0"



2 A1 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



1 A1 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

synergy design
708 5TH STREET, SE
WASHINGTON, DC 20003
PHONE: 202-412-5317
FAX: 202-318-4921

OWNER INFORMATION:

54TH STREET CORPORATION
1301 BELMONT STREET, NW
WASHINGTON, DC 20009
PHONE: 202-797-9803
FAX: 202-986-7665

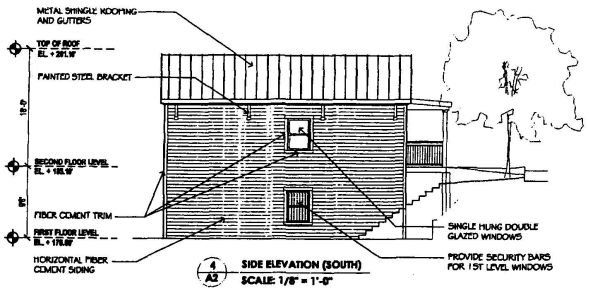
PROPOSED APARTMENT BUILDING
5355-57 QUEEN'S STROLL PLACE, SE
WASHINGTON, DC 20019

2005 JUN 23 PM 4:11

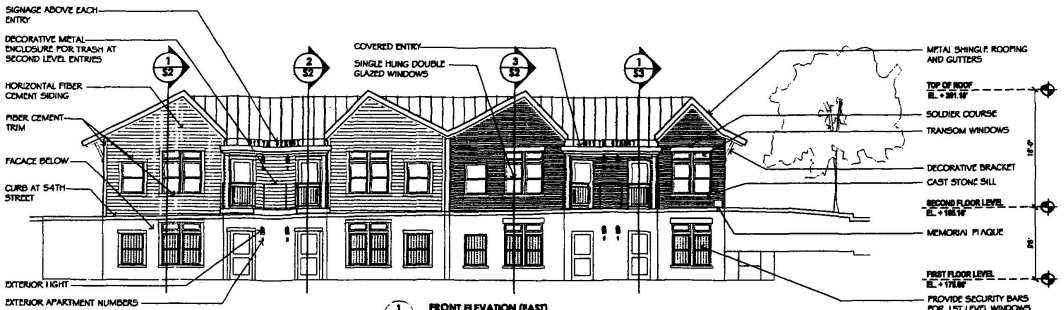
SUBMISSIONS / REVISIONS:

SCHEMATIC DESIGN	05/16/05
INITIAL BID PACKAGE	06/24/05

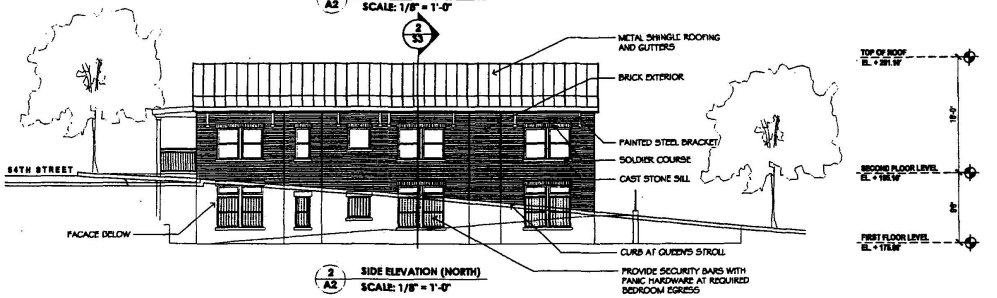
SHEET NO: A1
DATE: 06 / 24 / 05
SCALE: 1/8" = 1'-0"



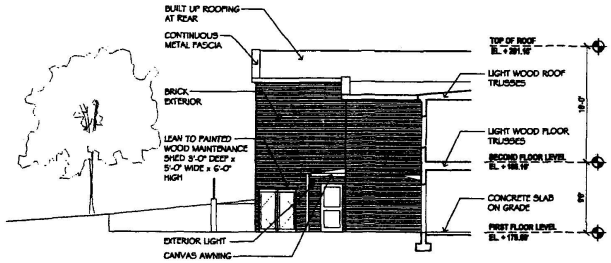
4 / A2 SIDE ELEVATION (SOUTH)
SCALE: 1/8" = 1'-0"



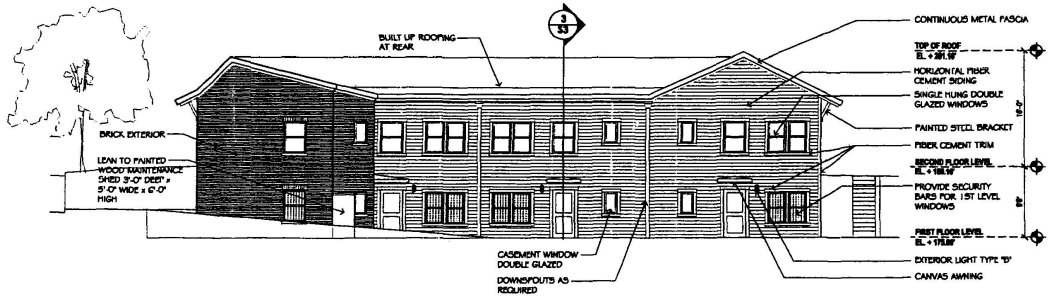
1 / A2 FRONT ELEVATION (EAST)
SCALE: 1/8" = 1'-0"



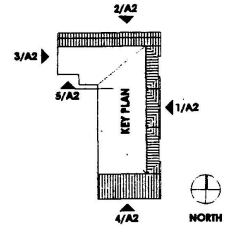
2 / A2 SIDE ELEVATION (NORTH)
SCALE: 1/8" = 1'-0"



5 / A2 SECTIONAL ELEVATION (TRASH / MAINTENANCE AREA)
SCALE: 1/8" = 1'-0"



3 / A2 REAR ELEVATION (WEST)
SCALE: 1/8" = 1'-0"



synergy design
708 5TH STREET, SE
WASHINGTON, DC 20003
PHONE: 202-412-5317
FAX: 202-318-4921

OWNER INFORMATION:

54TH STREET CORPORATION
1301 BELMONT STREET, NW
WASHINGTON, DC 20009

PHONE: 202-797-9803
FAX: 202-986-7665

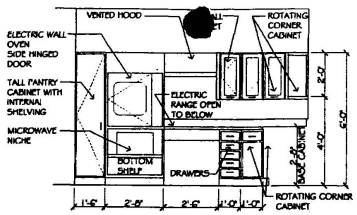
PROPOSED APARTMENT BUILDING
5355-57 QUEEN'S STROLL PLACE, SE
WASHINGTON, DC 20019

2005 D.C.

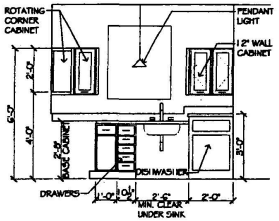
SUBMISSIONS / REVISIONS:

SCHEMATIC DESIGN 05/16/05
INITIAL BID PACKAGE 06/24/05

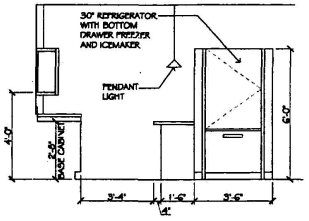
SHEET NO: A2
DATE: 06 / 24 / 05
SCALE: 1/8" = 1'-0"



KITCHEN ELEVATION: "A"

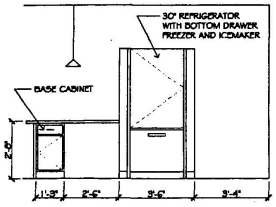


KITCHEN ELEVATION: "B"

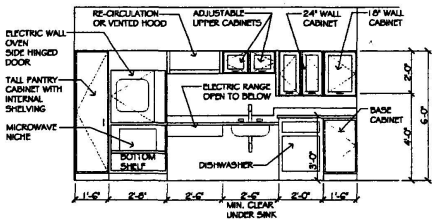


KITCHEN ELEVATION: "C"

3 / A3 TYPICAL 2 BEDROOM UNIT KITCHEN ELEVATIONS
SCALE: 3/8" = 1'-0"

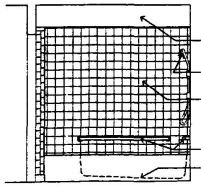


KITCHEN ELEVATION: "A"

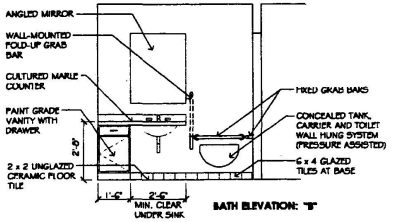


KITCHEN ELEVATION: "B"

4 / A3 TYPICAL 1 BEDROOM UNIT KITCHEN ELEVATIONS
SCALE: 3/8" = 1'-0"

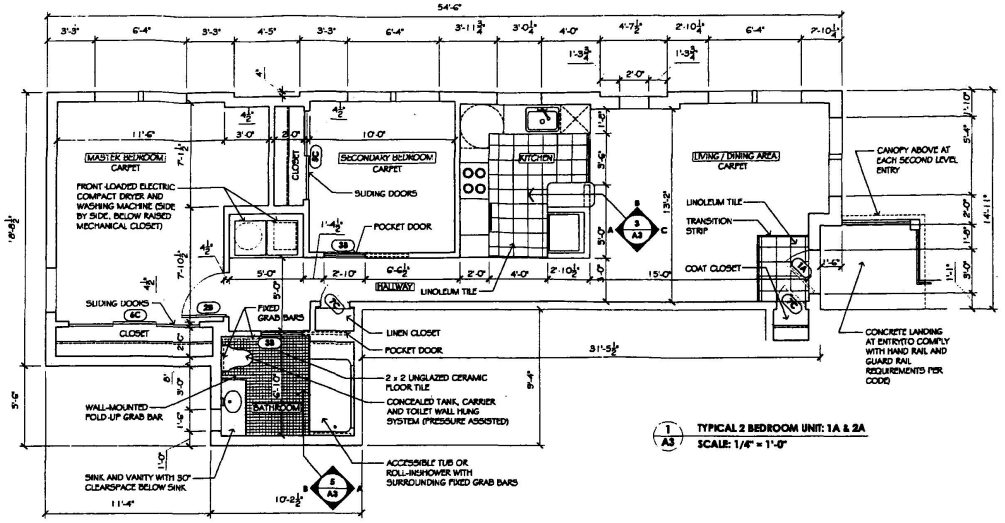


BATH ELEVATION: "A"

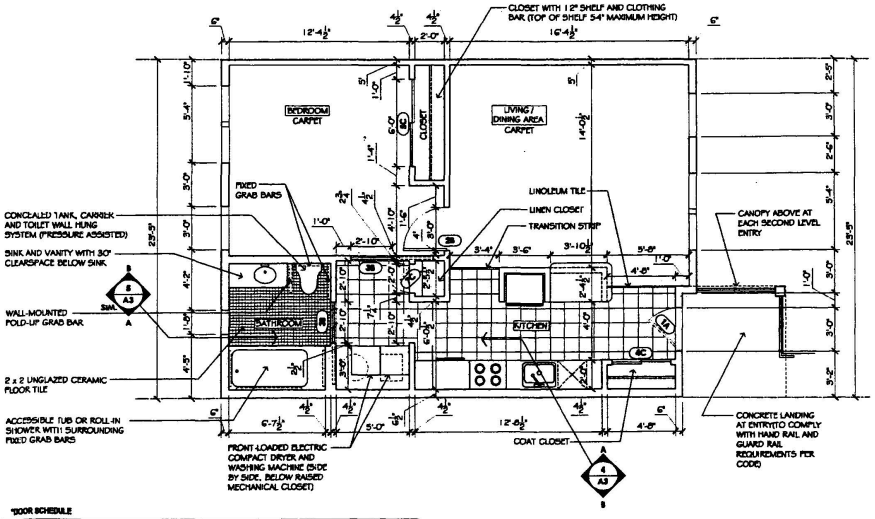


BATH ELEVATION: "B"

5 / A3 BATHROOM ELEVATIONS
SCALE: 3/8" = 1'-0"



1 / A3 TYPICAL 2 BEDROOM UNIT: 1A & 2A
SCALE: 1/4" = 1'-0"



2 / A3 TYPICAL 1 BEDROOM UNIT: 1B,1C,1D,2B,2C, & 2D
SCALE: 1/4" = 1'-0"

DOOR SCHEDULE

No.	Door Type	Opening	Details	Hardware
1	Exterior	3'-0" x 6'-8"	Insulated steel paneled door	All doors shall have paint grab hinges. All doors shall have chrome lever handles for swing applications and chrome pulls or knobs for pocket and sliding doors. All bathroom and kitchen doors shall have polished chrome hardware.
2	Interior	2'-0" x 6'-8"	Stamped hollow core pocket door	
3	Interior	2'-10" x 7'-0"	Stamped hollow core pocket door	
4	Interior	6'-0" x 6'-8"	Stamped hollow core sliding doors (2 panels)	
5	Interior	5'-0" x 6'-8"	Stamped hollow core sliding doors (2 panels)	
6	Interior	4'-0" x 6'-8"	Stamped hollow core sliding doors (2 panels)	
7	Interior	2'-6" x 6'-8"	Stamped hollow core swing door	

* Doors with a designation A on plans shall have a Schlage Deadbolt and security entrance keyed alike
Doors with a designation B on plans shall have a privacy lock.
Doors with a designation C on plans shall have no lock.

synergy design
708 5TH STREET, SE
WASHINGTON, DC 20003
PHONE: 202-412-5317
FAX: 202-318-4921

OWNER INFORMATION:

54TH STREET CORPORATION
1301 BELMONT STREET, NW
WASHINGTON, DC 20009

PHONE: 202-797-9803
FAX: 202-986-7665

PROPOSED APARTMENT BUILDING
5355-57 QUEEN'S STROLL PLACE, SE
WASHINGTON, DC 20019

SUBMISSIONS / REVISIONS:

SCHEMATIC DESIGN	05/16/05
INITIAL BID PACKAGE	06/24/05

SHEET NO: A3
DATE: 04 / 24 / 05
SCALE: VARIES