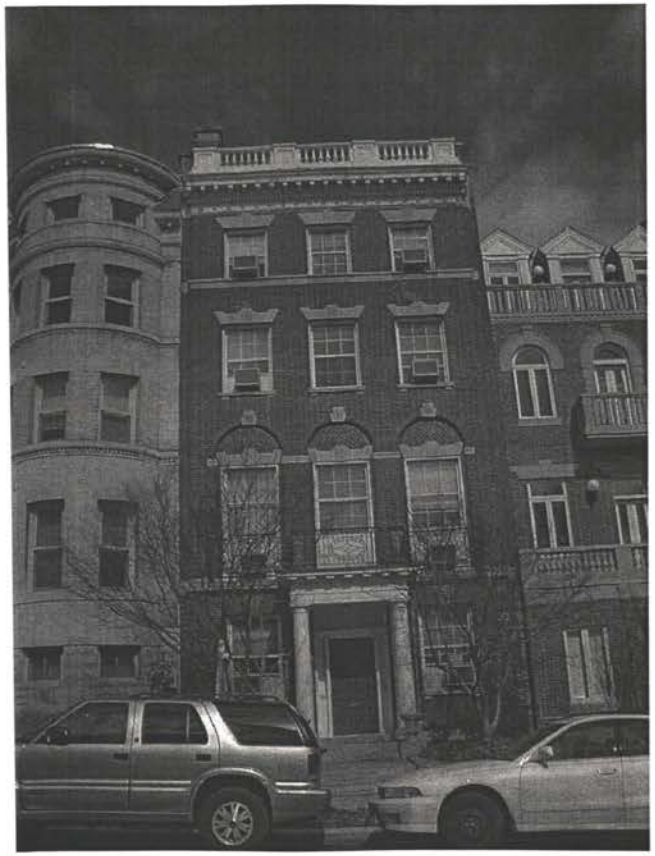
H

Board of Zoning Adjustment
District of Columbia
CASE NO. 17367
EXHIBIT NO. 20A2

HURTEAU CONDOMINIUMS



DRAWINGS SUBMISSION FOR BZA

R-3 ZONE	MINIMUM REQD.	MAXIMUM ALLOWED	EXISTING	PROPOSED
HEIGHT SEC. 400		40 FEET 3 STORIES	55.5 FEET 5 STORIES	NO CHANGE
MINIMUM LOT DIMENSIONS SEC. 401	4000 SQ FT 40 FT WIDTH		2125 SQ. FT. 25 FT. WIDTH	NO CHANGE
PERCENTAGE OF LOT OCCUPANCY SEC. 403	40%		75%	95.6%
REAR YARD SEC. 404	20 FEET		16-1" FEET	NO CHANGE
SIDE YARD SEC. 405	NONE		NONE	NO CHANGE
OPEN COURT SEC. 406	18'-6" WIDE		4'-7" WIDE	NO CHANGE
CLOSED COURT SEC. 406	19'-4" WIDE AREA 747SF		9'-2" W X 5'-1" D 47 SQ FT. AREA	ELEMINATION OF CLOSED COURT
PARKING SEC. 2101	NONE		NONE	ONE SPACE
LOADING SEC. 2201	NONE		NONE	NO CHANGE

BUILDING OWNER RESERVES THE RIGHT TO MODIFY INTERIOR LAYOUT OF INDIVIDUAL UNITS

TEAM

OWNER
VINCENT HURTEAU
1705 21ST STREET, NW
WASHINGTON, DC 20009

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Cover Sheet

REVISIONS

NTS
SCALE

ISSUE
27 APRIL 05

A000

DRAWING KEY

NORTH ARROW

INDICATION ON PLAN CALLING OUT EXTERIOR ELEVATIONS

SECTION

INDICATES DETAIL BLOW-UP

INDICATION ON PLAN CALLING OUT INTERIOR ELEVATIONS

DOOR TYPE

PARTITION TYPE

FINISHES

CHANGES

WINDOW TYPE

SKYLIGHT MARKER

ABBREVIATIONS

A/C	AIR / CONDITIONING
AFF	AT FINISHED FLOOR
BD.	BOARD
BLDG.	BUILDING
CAB.	CABINET
CLG.	CEILING
CONSTR.	CONSTRUCTION
D	DEMOLISH
DISP.	DISPOSAL
DS	DIMMER SWITCH
DWG.	DRAWING
E, EXIST.	EXISTING
FIXT.	FIXTURE
FL.	FLOOR
FT.	FEET
G	GRAMS
GAL.	GALLONS
GFI	GROUND FAULT INTERRUPT
GWB	GYPSUM WALL BOARD
HT.	HEIGHT
IN.	INCHES
INSUL.	INSULATION
L	LITTERS
LB	POUNDS
MDF	MEDIUM DENSITY FIBERBOARD
M.O.	MASONRY OPENING
NIC	NOT IN CONTRACT
OFCI	OWNER FURNISHED, CONTRACTOR INSTALLED
OPT.	OPTION
P.LAM.	PLASTIC LAMINATE
PNT.,PTD.	PAINT, PAINTED
R	RELOCATE
R.O.	ROUGH OPENING
REQ'D	REQUIRED
SA	SUPPLY AIR
SIM.	SIMILAR
SS	STAINLESS STEEL
TBD	TO BE DETERMINED
T.B.R.	TO BE REMOVED
TYP.	TYPICAL
UNO	UNLESS NOTED OTHERWISE
U/S	UNDERSIDE
VIF	VERIFY IN FIELD
VOC	VOLATILE ORGANIC COMPOUNDS
W/	WITH /
WD.	WOOD

PROJECT INFO

Owner:

Vince Hurteau
1705 21st Street, NW
Washington, DC 20009

Architects:

Inscape Studio
1215 Connecticut Ave., NW 3rd Floor
Washington, DC 20036

Project Address:

2129 S Street, NW
Washington DC

DRAWING INDEX

ARCHITECTURAL

A000 COVER SHEET
A001 GRAPHIC SYMBOLS + PROJ. INFO.
A002 SITE PLAN

A101 PROPOSED BASEMENT FLOOR PLAN
A102 PROPOSED PATIO FLOOR PLAN
A103 PROPOSEDFIRST FLOOR PLAN
A104 PROPOSED SECOND FLOOR PLAN
A105 PROPOSED THIRD FLOOR PLAN
A106 PROPOSED FORTH FLOOR PLAN
A107 PROPOSED FIFTH FLOOR PLAN
A108 PROPOSED ROOF PLAN

A201 PROPOSED EXTERIOR ELEVATIONS

A301 PROPOSED SECTIONS
A302 PROPOSED SECTIONS
A303 STREET SECTION

DRAWING INDEX

STRUCTURAL

MECHANICAL

ELECTRICAL

PLUMBING

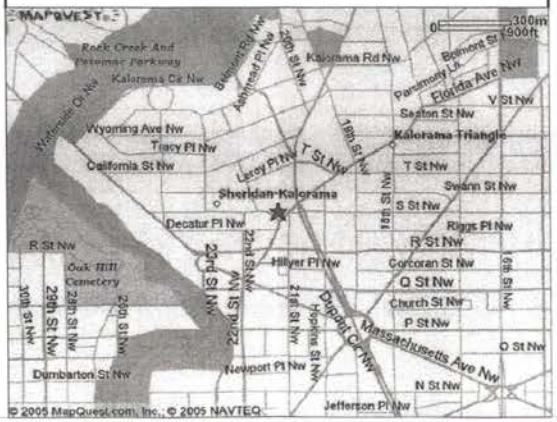
DRAWING KEY

WALLS

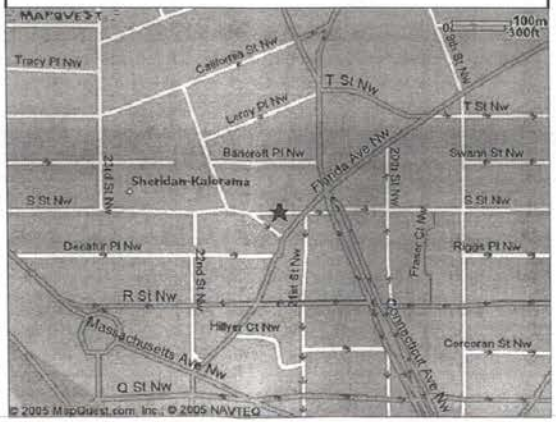
EXIST. WALL

EXIST. TO BE REMOVED

VICINITY



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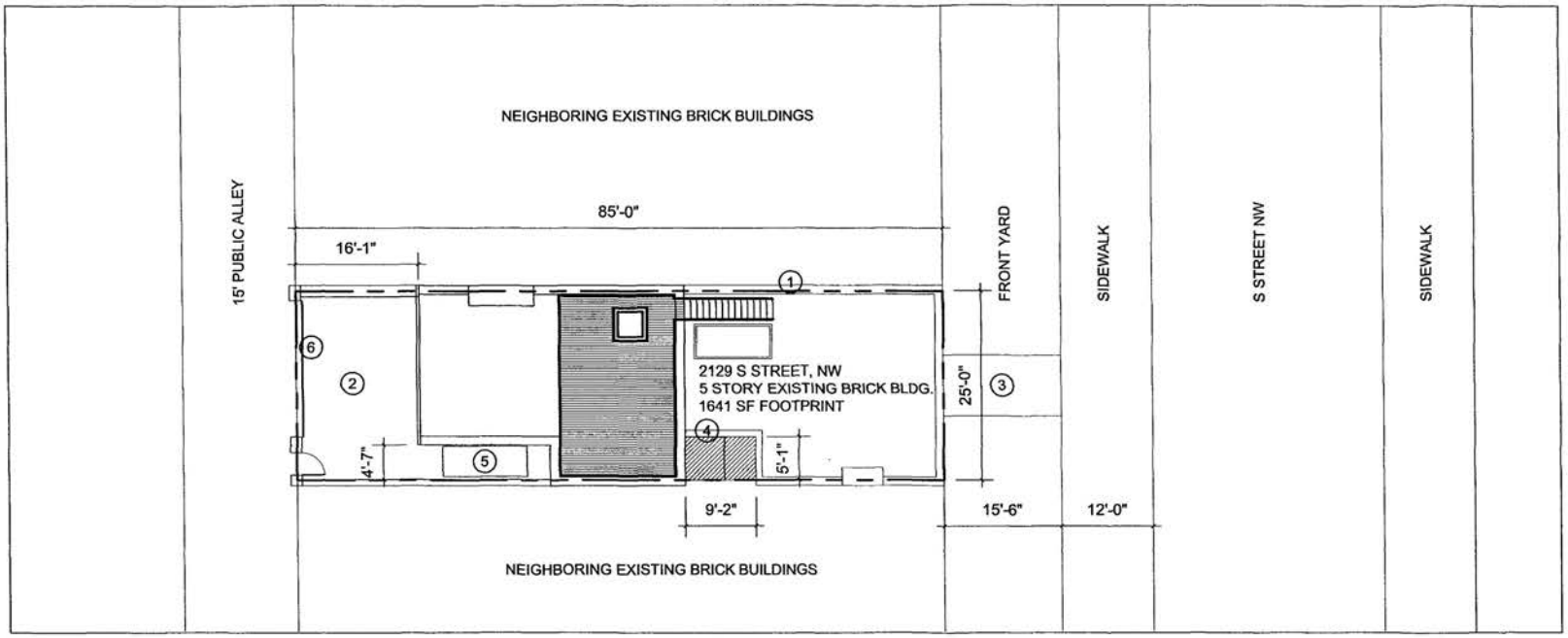
GRAPHIC SYMBOLS, PROJECT INFORMATION, DRAWING INDEX

REVISIONS

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SCALE

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KEY NOTES
(1) PROPERTY LINE
(2) CONCRETE PATIO
(3) CONCRETE WALKWAY
(4) AREA OF NEW CONSTRUCTION ELEVATOR SHAFT AND ENCLOSURE
(5) EXISTING FIRE ESCAPE
(6) NEW BRICK WALL & GARAGE DOOR

GENERAL NOTES
SQUARE 2532, LOT 13 R-3 ZONE

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SITE PLAN

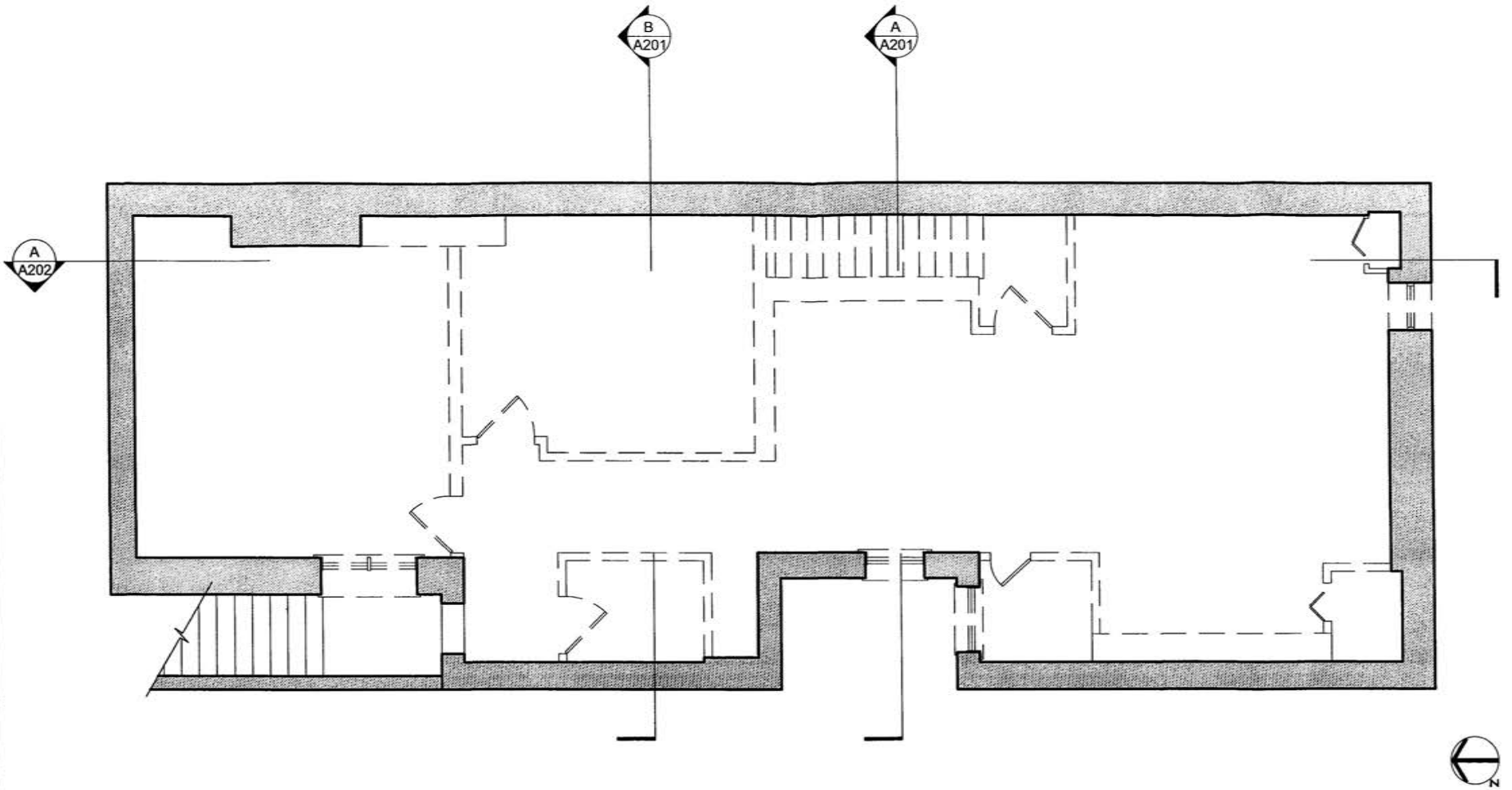
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REVISIONS

1/16"=1'-0"
SCALE

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27 APRIL 05

A002



KEY NOTES	GENERAL NOTES
① AREA OF CONSTRUCTION 48.5 SF, ADDITION TO BE SOLELY WITHIN PROPERTY LINE.	

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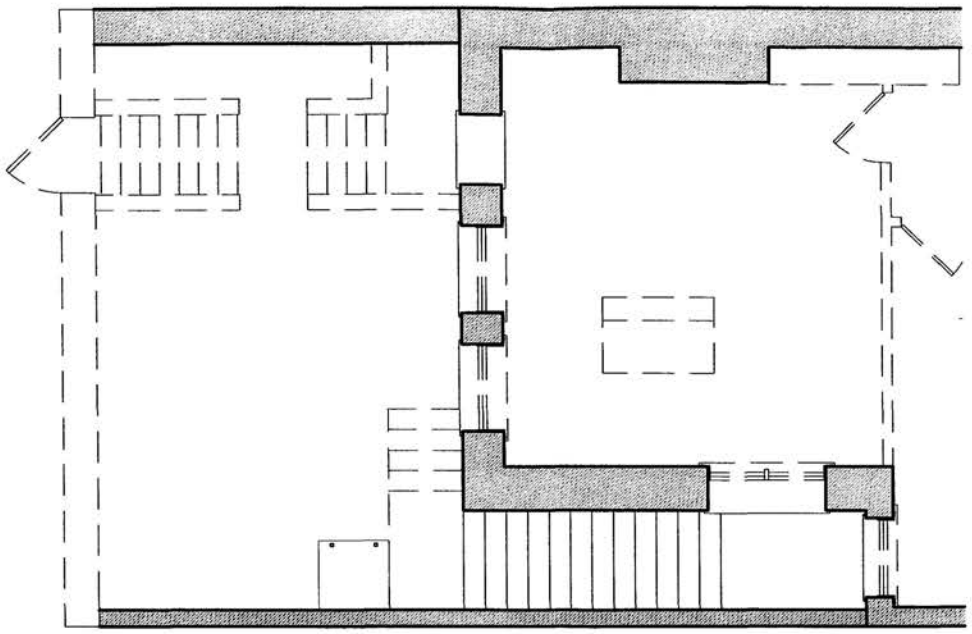
EXISTING/DEMO
BASEMENT
FLOOR PLAN

REVISIONS

3/16" = 1'-0"
SCALE

ISSUE
27 APRIL 05

D101



KEY NOTES

① XXXX

GENERAL NOTES

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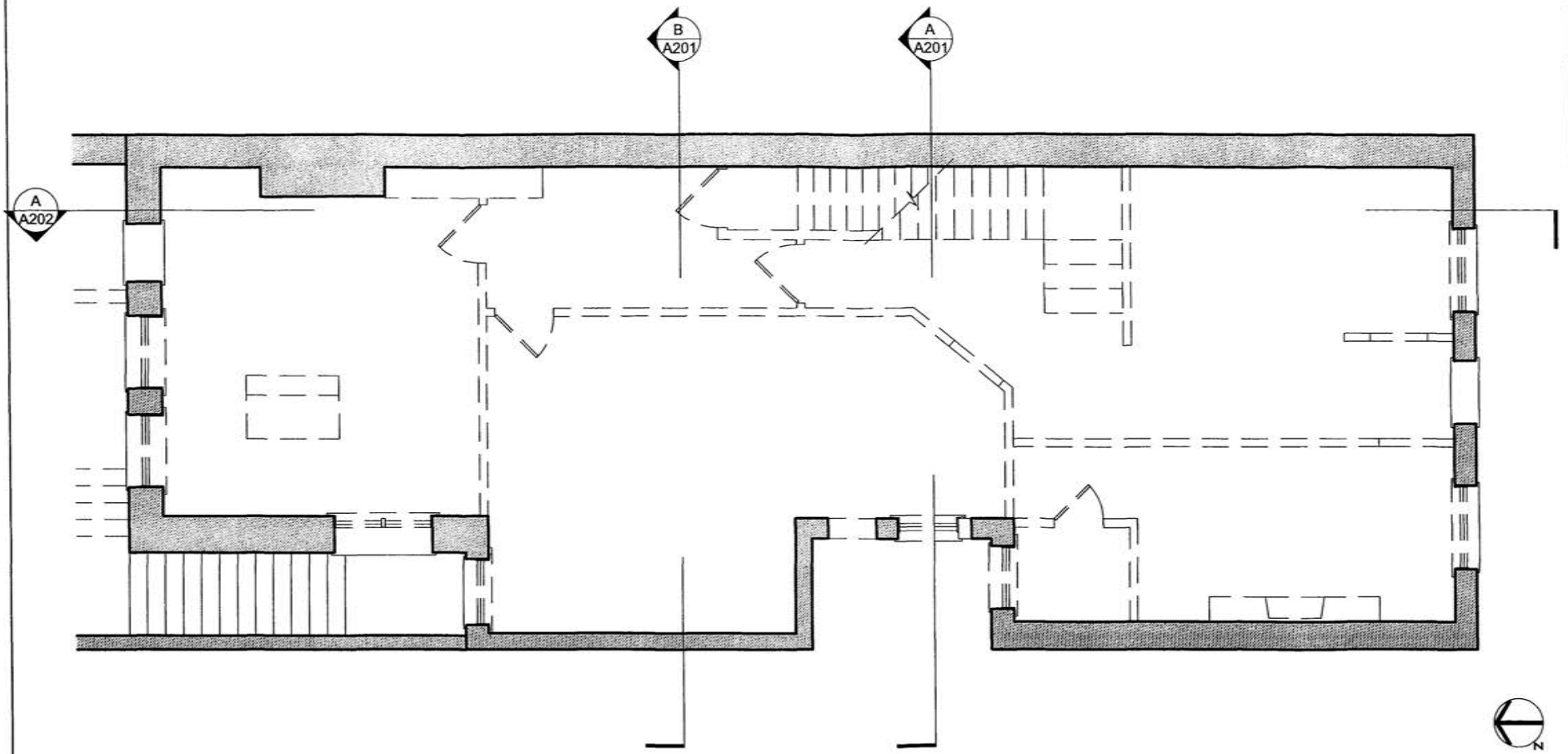
EXISTING/DEMO PATIO PLAN

REVISIONS

3/16" = 1'-0"
SCALE

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D102



KEY NOTES

1 XXXX

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EXISTING/DEMO FIRST FLOOR PLAN

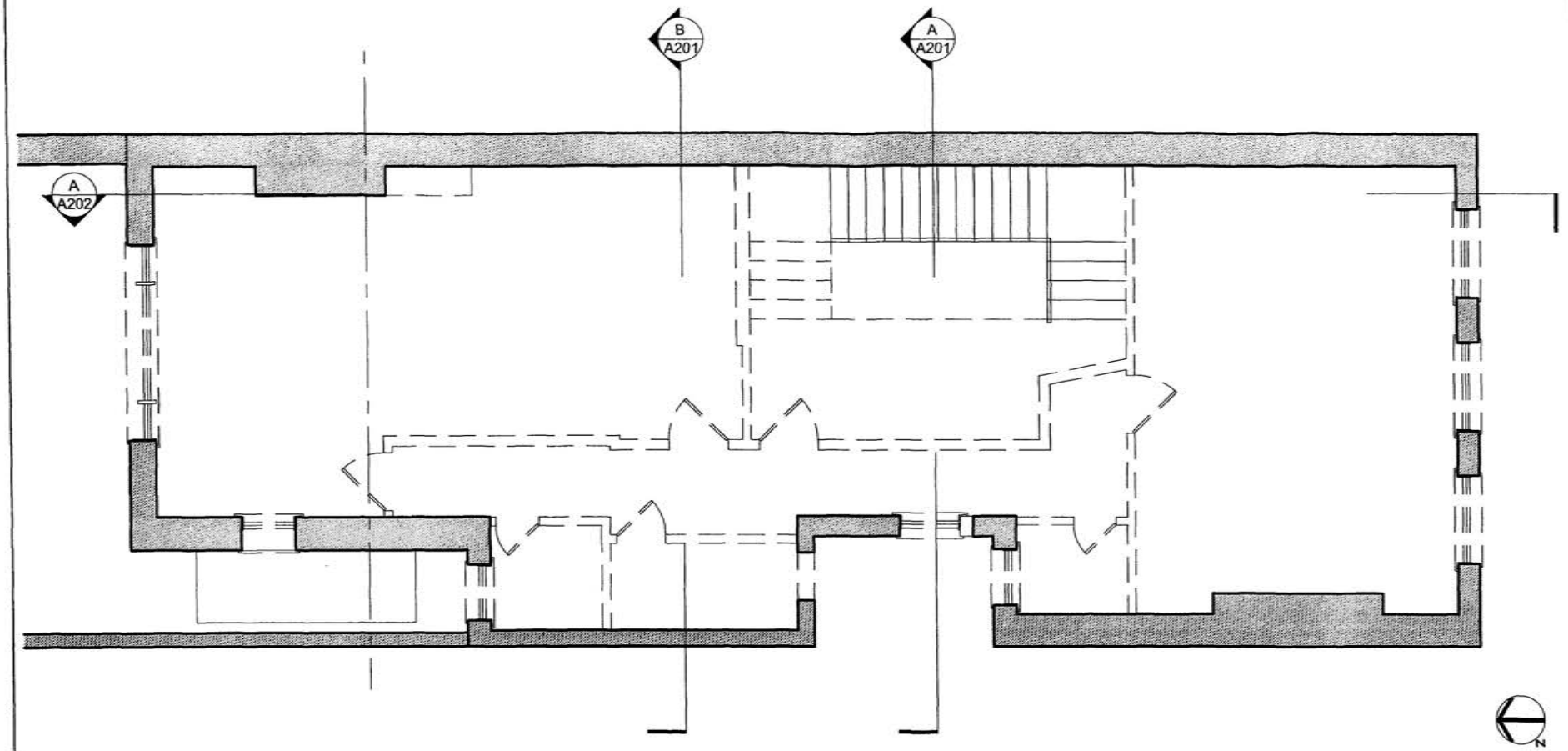
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REVISIONS

3/16" = 1'-0"
SCALE

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D103



KEY NOTES

1 XXXX

GENERAL NOTES

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EXISTING/DEMO SECOND FLOOR PLAN

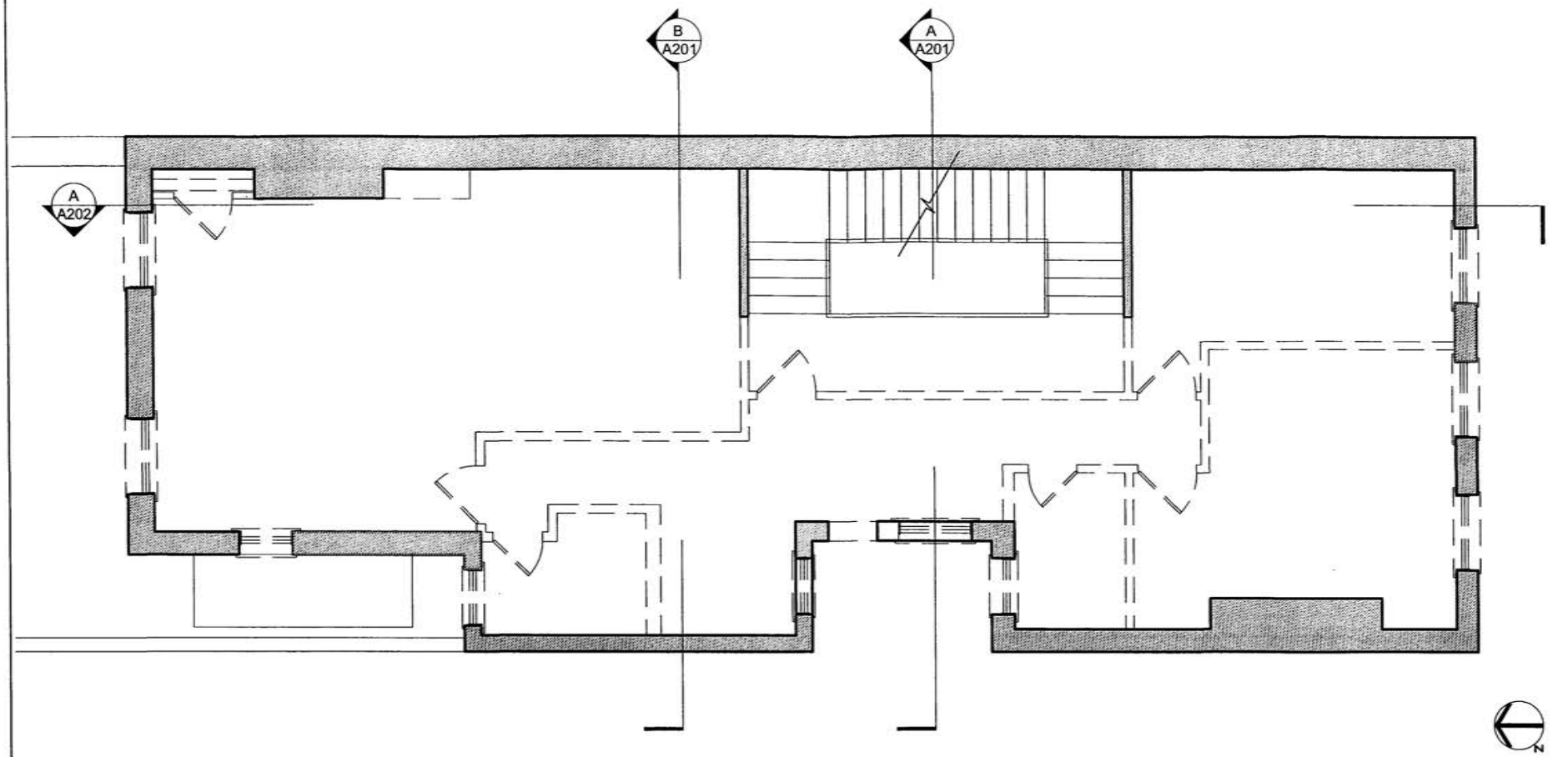
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REVISIONS

3/16" = 1'-0"
SCALE

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D104



KEY NOTES

1 XXXX

GENERAL NOTES

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EXISTING/DEMO THIRD FLOOR PLAN

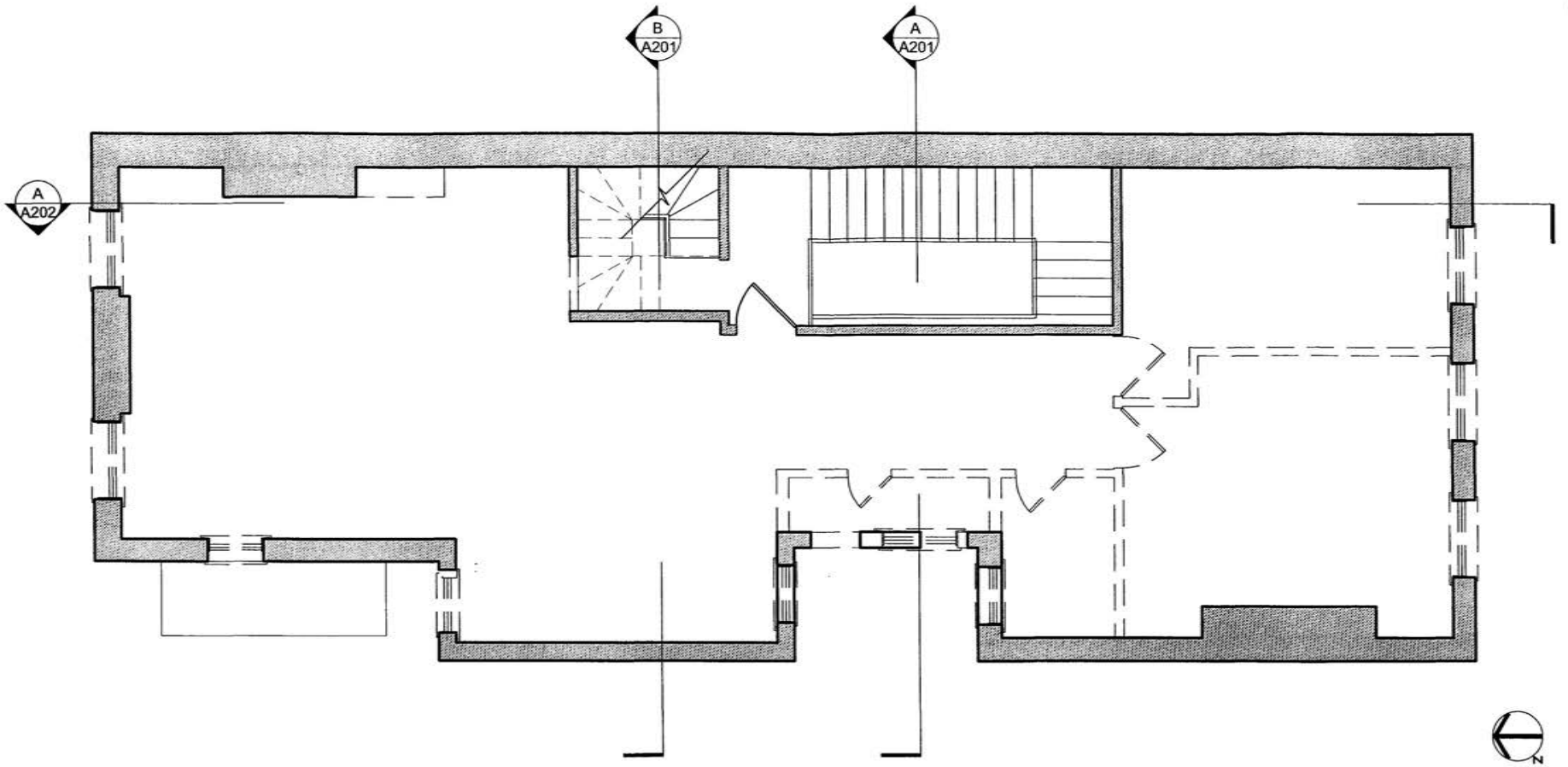
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REVISIONS

3/16" = 1'-0"
SCALE

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KEY NOTES	GENERAL NOTES
(1) XXXX	

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EXISTING/DEMO FORTH FLOOR PLAN

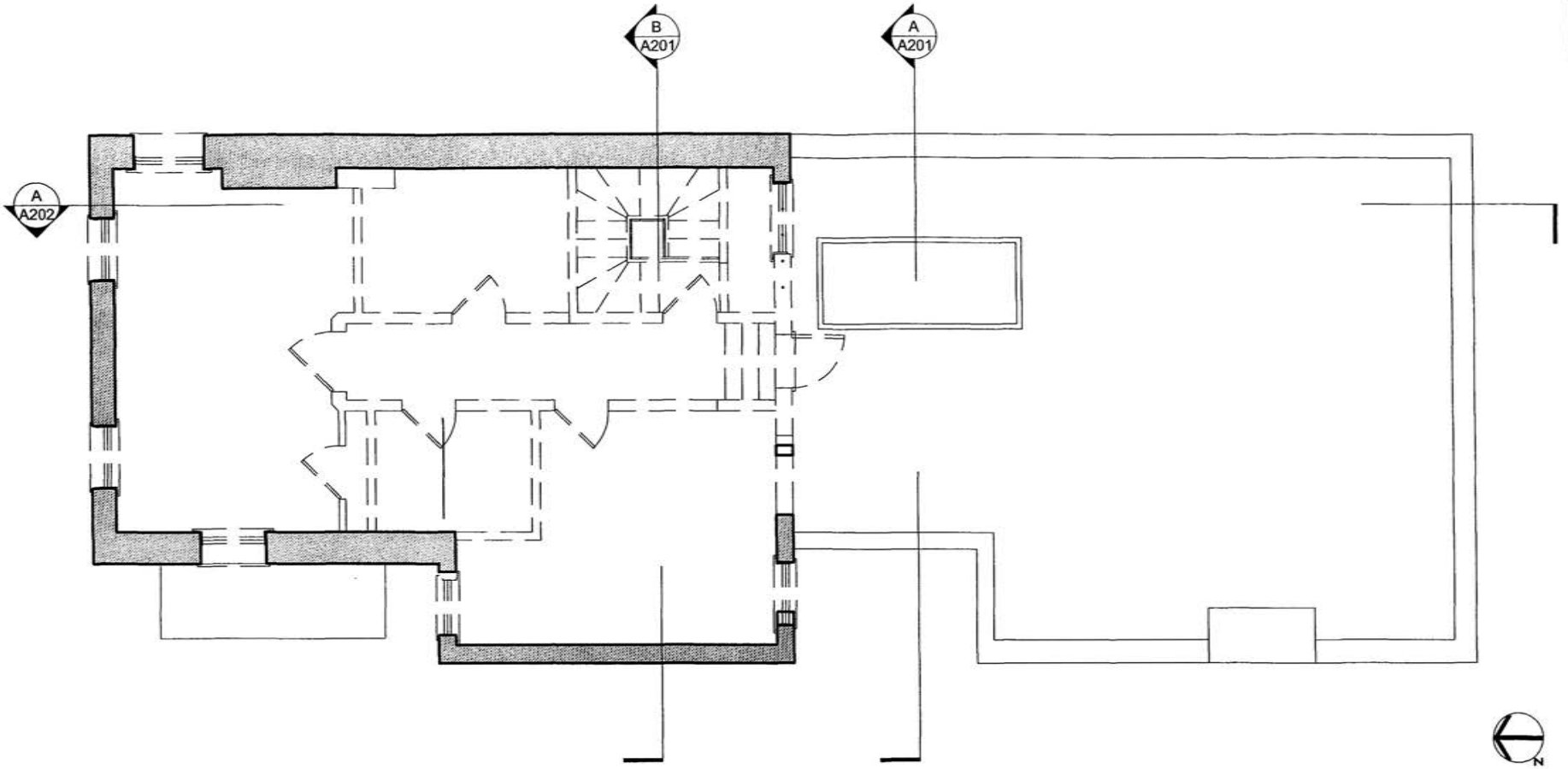
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REVISIONS

3/16" = 1'-0"
SCALE

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D106



KEY NOTES	GENERAL NOTES
(1) XXXX	

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EXISTING/DEMO FIFTH FLOOR PLAN

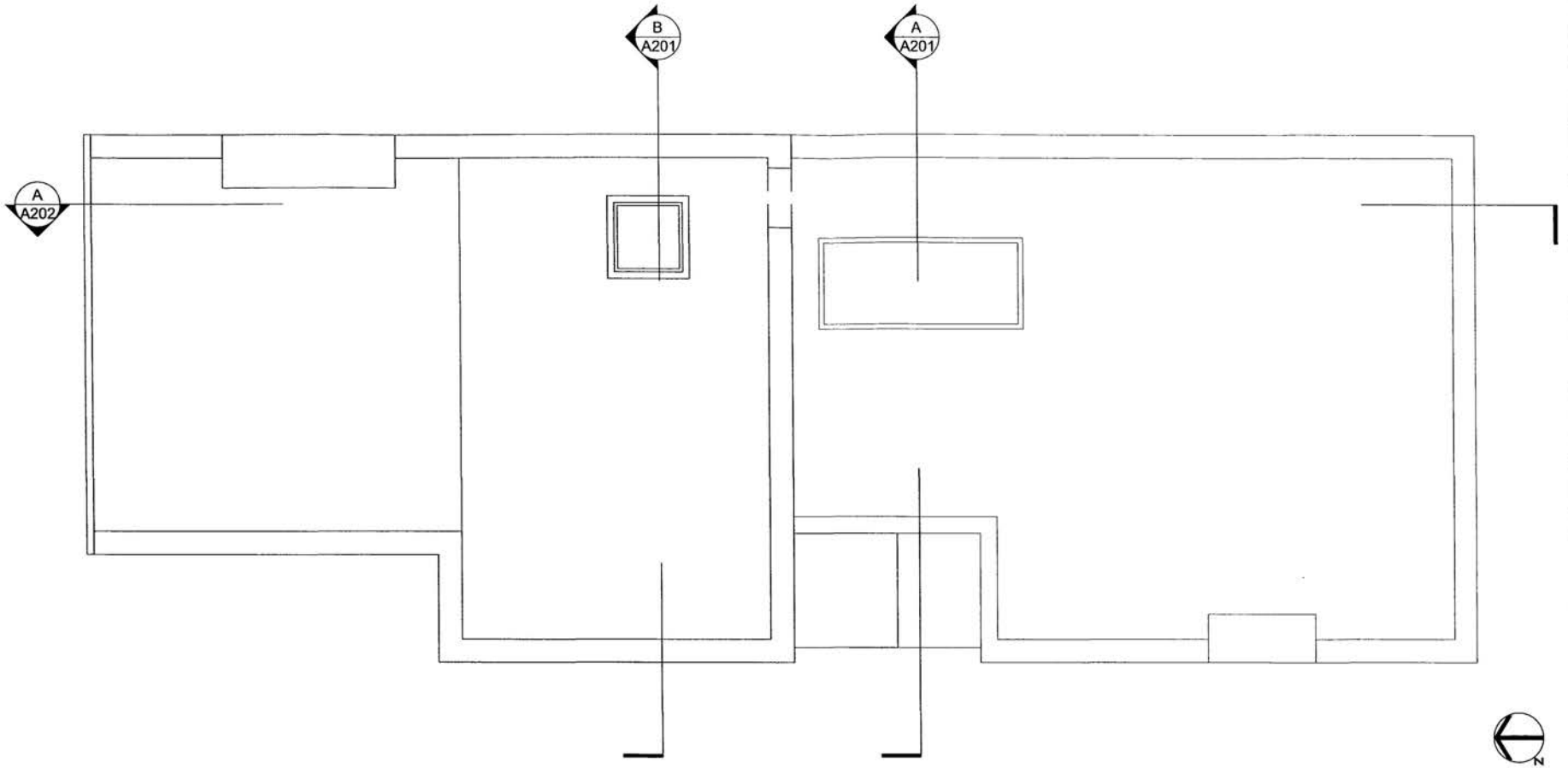
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REVISIONS

3/16" = 1'-0"
SCALE

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27 APRIL 05

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KEY NOTES

(1) XXXX

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EXISTING/DEMO ROOF
FLOOR PLAN

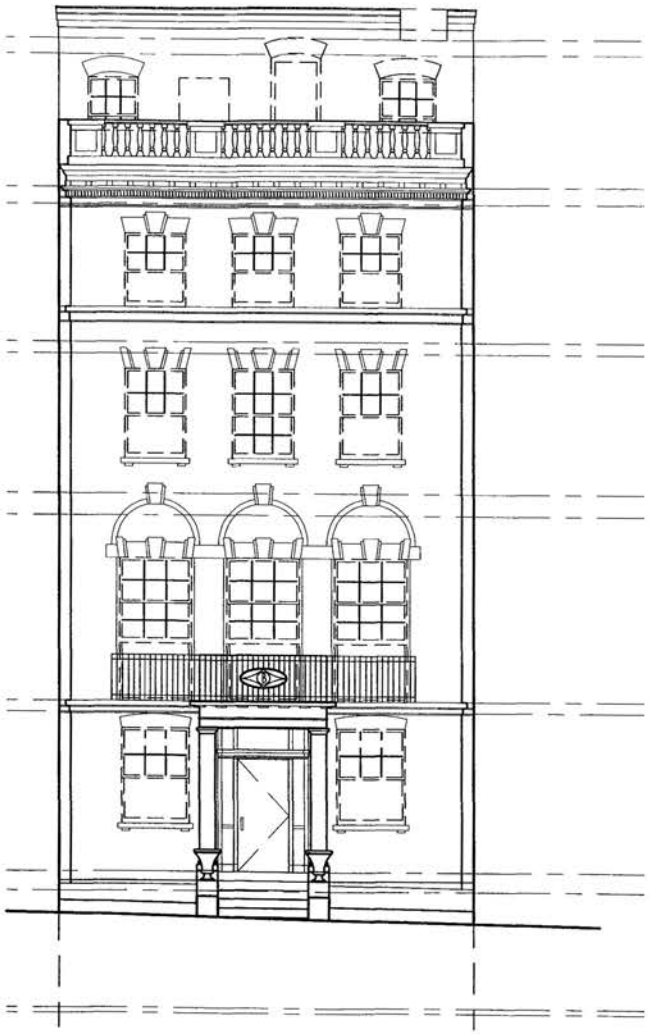
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REVISIONS

3/16" = 1'-0"
SCALE

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D108



A - FRONT ELEVATION



B - REAR ELEVATION

KEY NOTES

(1) XXXX

GENERAL NOTES

1. ALL WINDOWS TO BE REMOVED. PREPARE OPENING FOR NEW WOOD WINDOWS.

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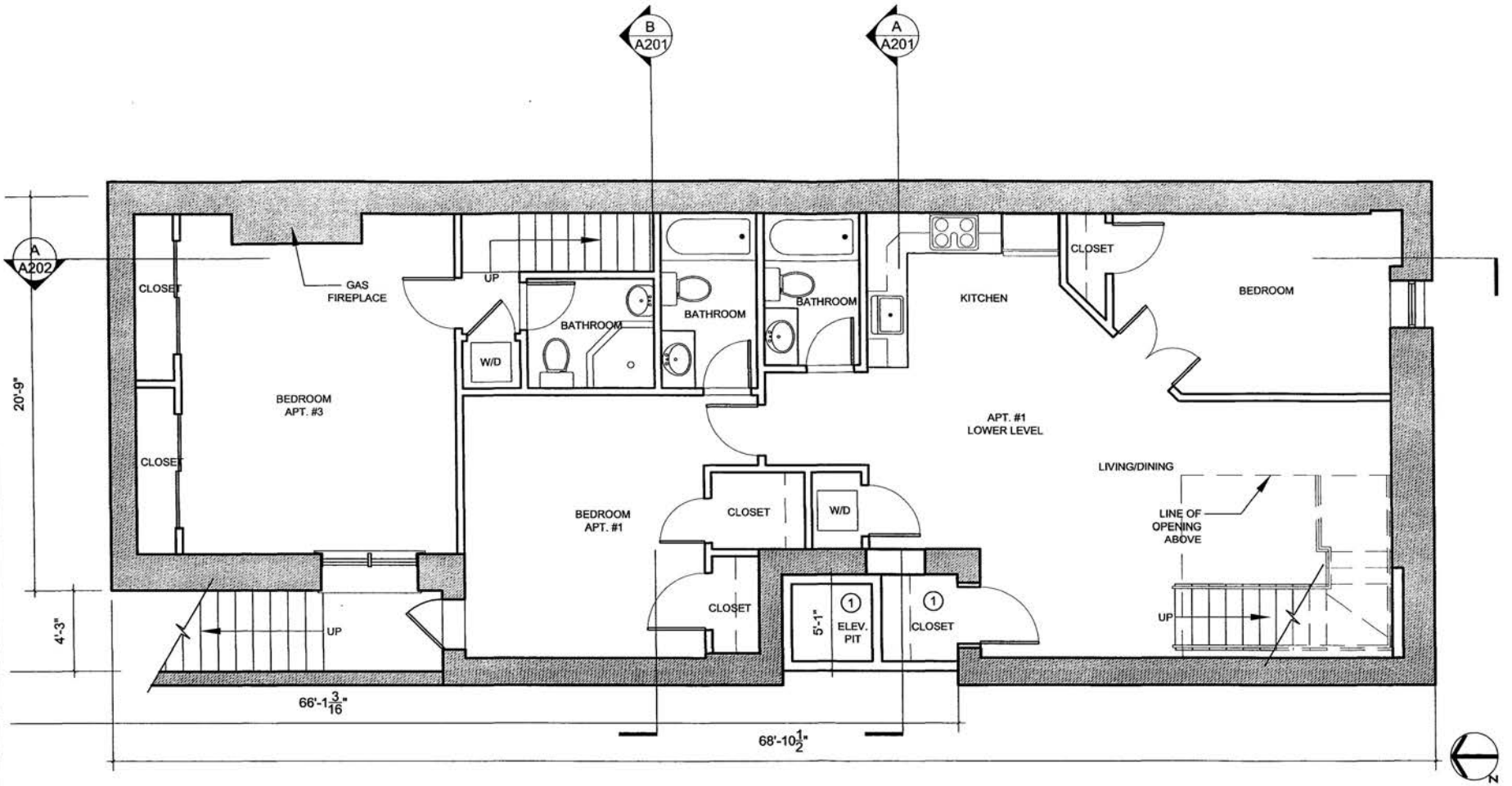
EXISTING/DEMO
EXTERIOR
ELEVATIONS

REVISIONS

1/8" = 1'-0"
SCALE

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D201



KEY NOTES

(1) AREA OF CONSTRUCTION 47 SF, ADDITION TO BE SOLELY WITHIN PROPERTY LINE.

GENERAL NOTES

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PROPOSED BASEMENT
FLOOR PLAN

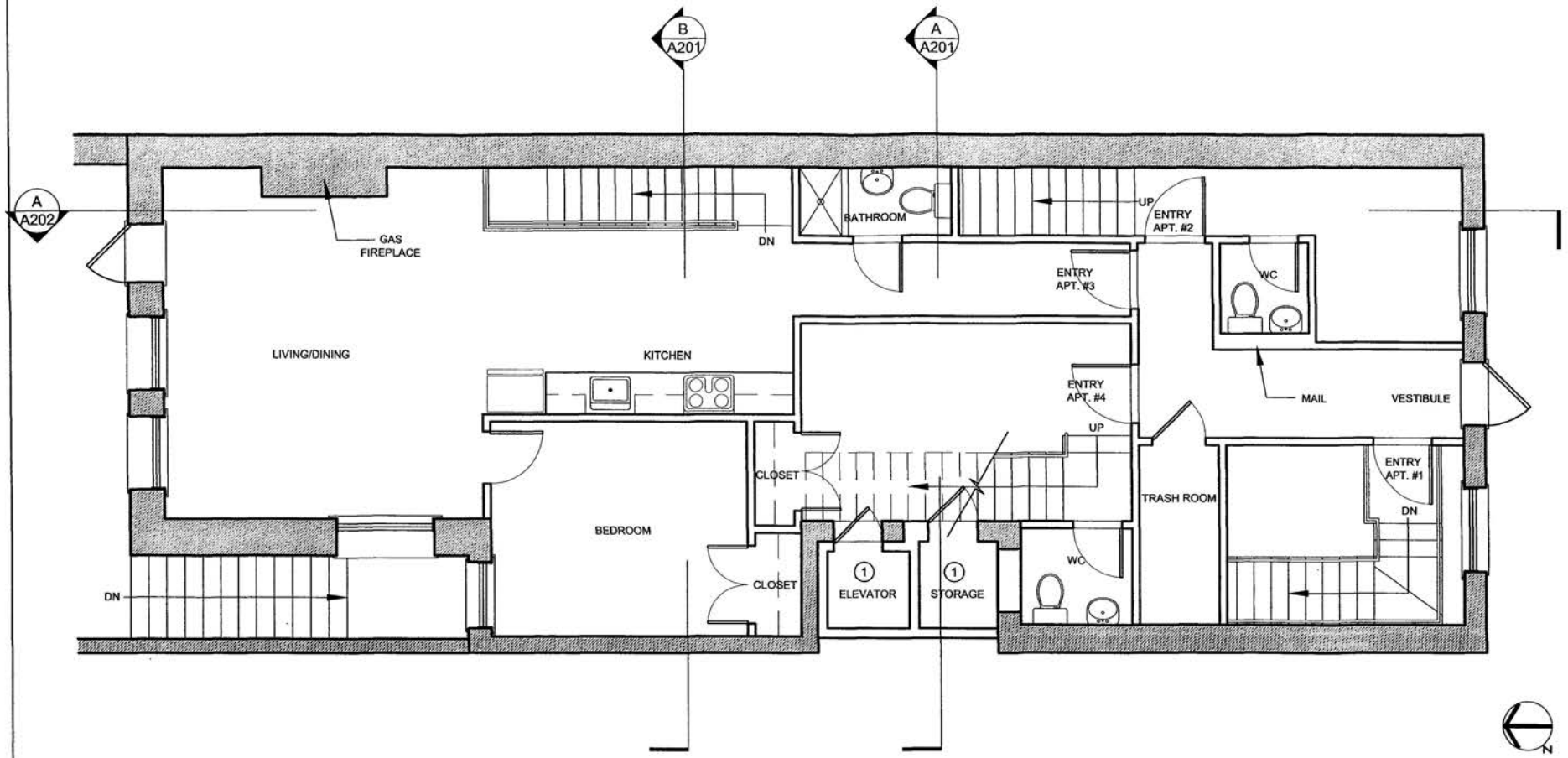
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REVISIONS

3/16" = 1'-0"
SCALE

ISSUE
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A101



KEY NOTES

(1) AREA OF CONSTRUCTION 47 SF, ADDITION TO BE SOLELY WITHIN PROPERTY LINE.

GENERAL NOTES

1. APARTMENT #1: 2 BEDROOM 1 BATH 1,000SF
2. APARTMENT #2: 1 BEDROOM PLUS DEN 1 1/2 BATH 900SF
3. APARTMENT #3: 2 BEDROOM 2 BATH 1,200SF
4. APARTMENT #4: 3 BEDROOM PLUS DEN 4 FULL AND 2 1/2 BATH 5,000SF

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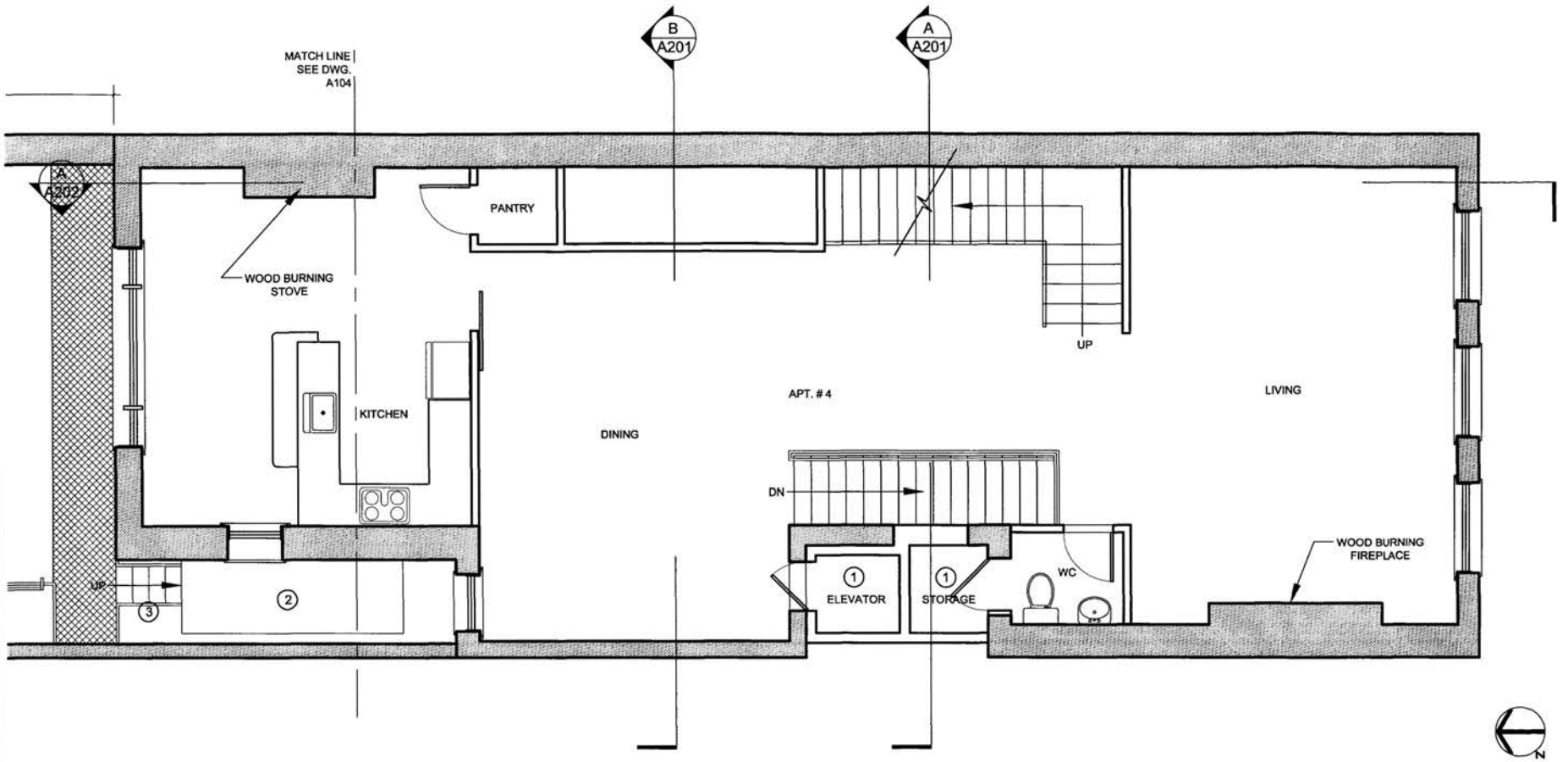
PROPOSED FIRST
FLOOR PLAN

REVISIONS

3/16" = 1'-0"
SCALE

ISSUE
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A102



KEY NOTES

1. AREA OF CONSTRUCTION 47 SF, ADDITION TO BE SOLELY WITHIN PROPERTY LINE.
2. EXISTING FIRE ESCAPE TO REMAIN
3. EXTEND EXISTING FIRE ESCAPE

GENERAL NOTES

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PROPOSED SECOND
FLOOR PLAN

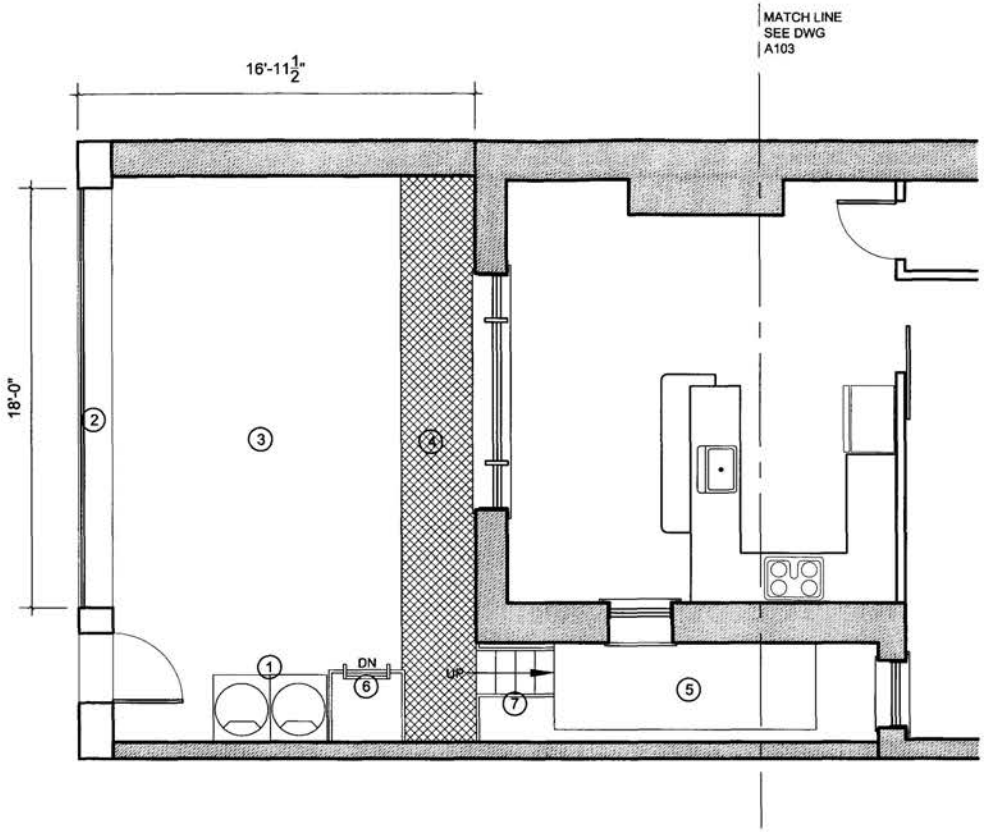
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REVISIONS

3/16" = 1'-0"
SCALE

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N

KEY NOTES

1. TRASH / RECYLABLES
2. NEW GARAGE DOOR
3. NEW PARKING PAD UNCOVERED
4. METAL GRATE
5. EXISTING FIRE ESCAPE TO REMAIN
6. NEW EGRESS LADDER
7. EXTEND EXISTING FIRE ESCAPE

GENERAL NOTES

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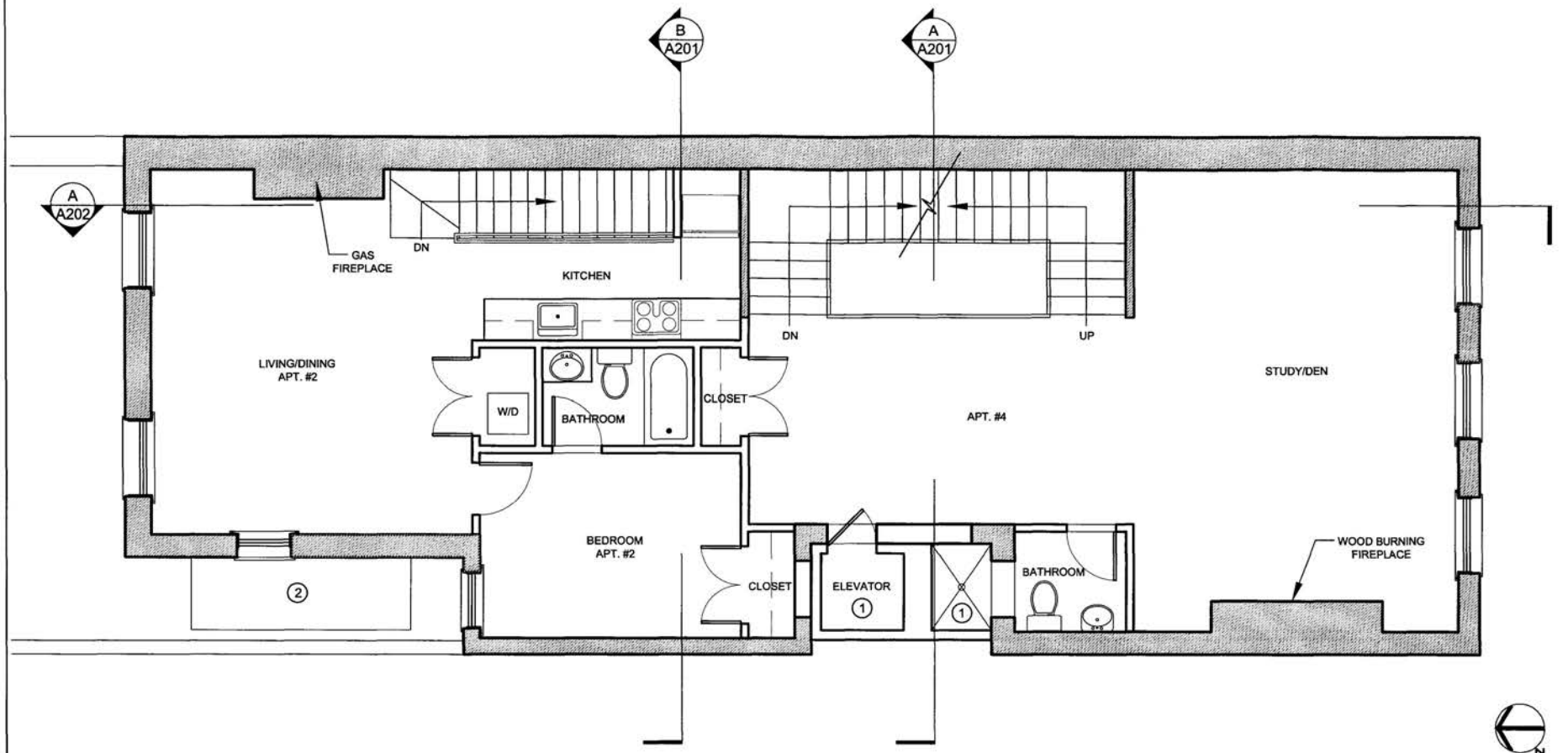
PROPOSED PATIO
PLAN

REVISIONS

3/16" = 1'-0"
SCALE

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KEY NOTES

1. AREA OF CONSTRUCTION 47 SF, ADDITION TO BE SOLELY WITHIN PROPERTY LINE.
2. EXISTING FIRE ESCAPE TO REMAIN

GENERAL NOTES

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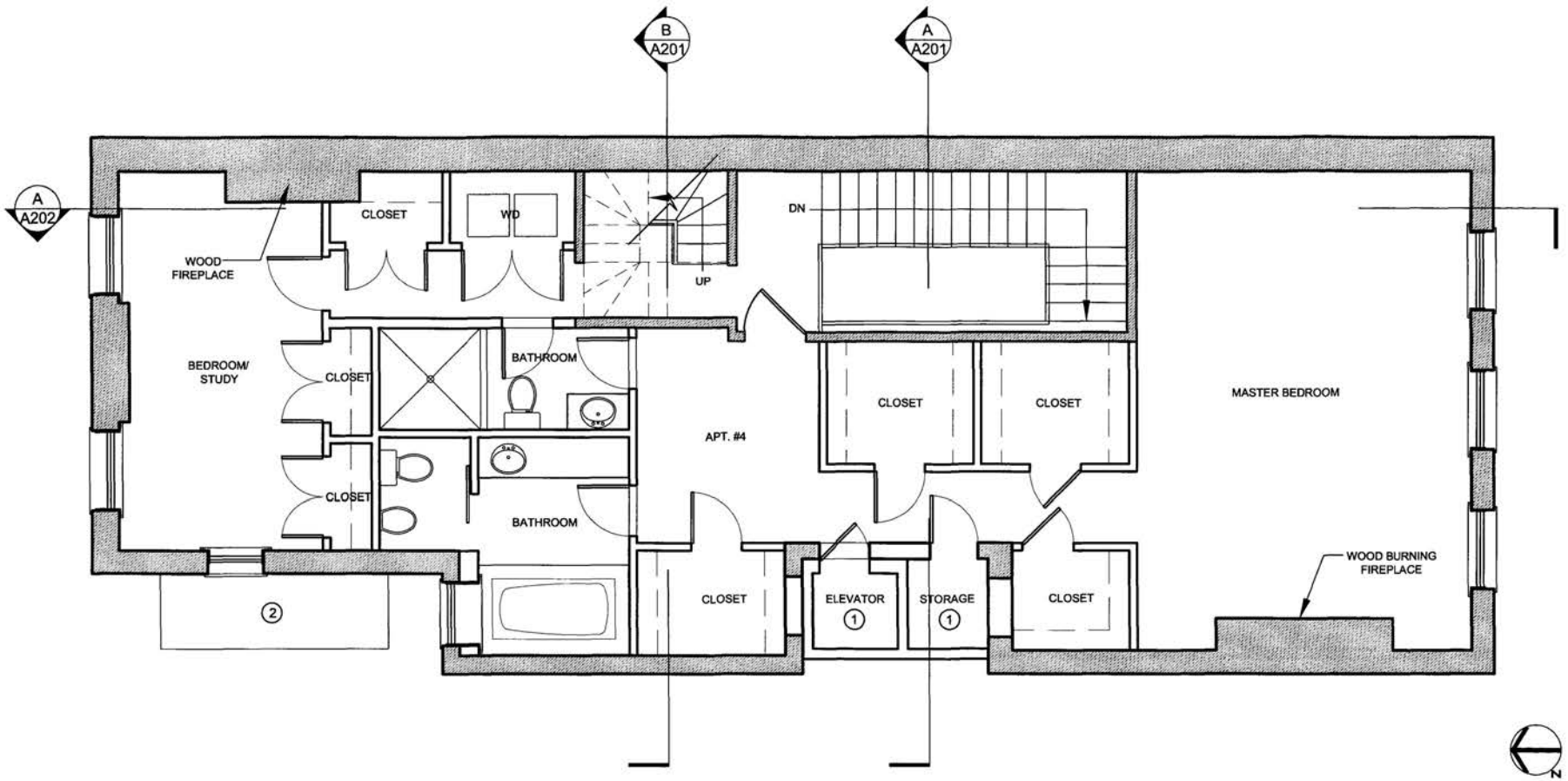
PROPOSED THIRD FLOOR PLAN

REVISIONS

3/16" = 1'-0"
SCALE

ISSUE
27 APRIL 05

A105



KEY NOTES

1. AREA OF CONSTRUCTION 47 SF, ADDITION TO BE SOLELY WITHIN PROPERTY LINE.
2. EXISTING FIRE ESCAPE TO REMAIN

GENERAL NOTES

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PROPOSED FORTH
FLOOR PLAN

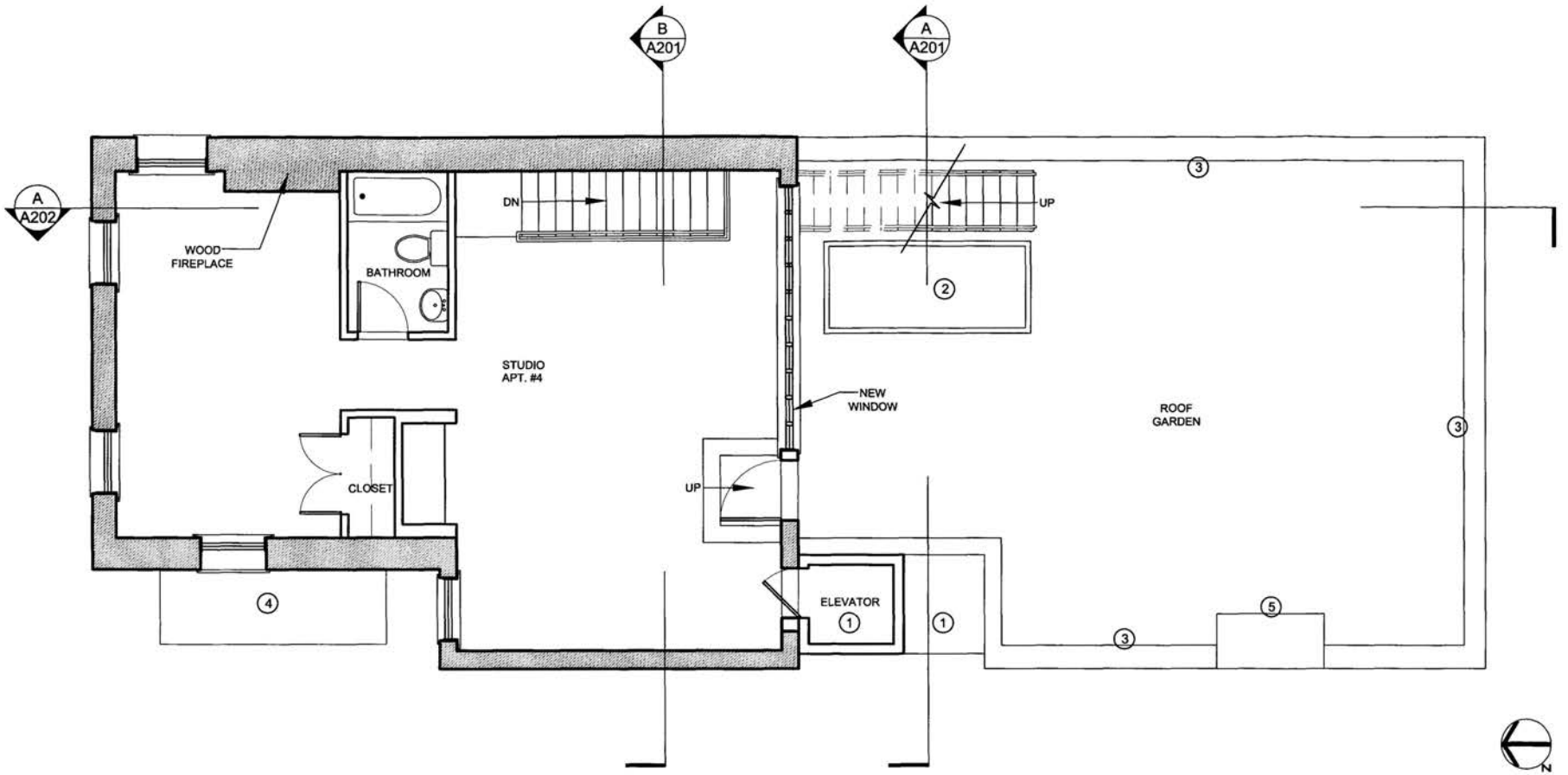
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REVISIONS

3/16" = 1'-0"
SCALE

ISSUE
27 APRIL 05

A106



KEY NOTES

1. AREA OF CONSTRUCTION 47 SF, ADDITION TO BE SOLELY WITHIN PROPERTY LINE.
2. SKYLIGHT
3. EXISTING BRICK WALL AND BALUSTRADE TO MINIMUM 36"
4. EXISTING FIRE ESCAPE TO REMAIN
5. EXISTING CHIMENY TO REMAIN

GENERAL NOTES

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PROPOSED FIFTH
FLOOR PLAN

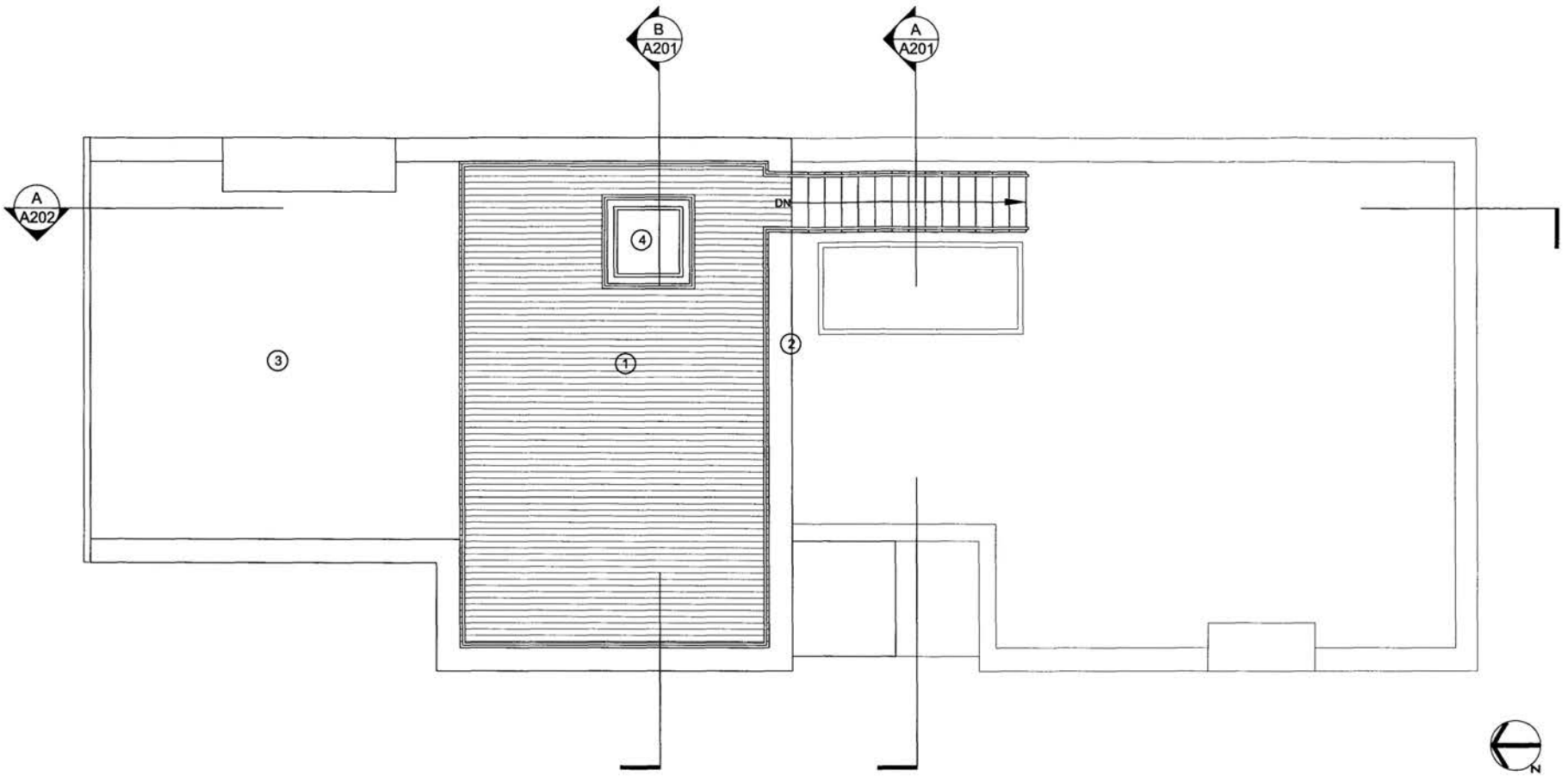
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REVISIONS

3/16" = 1'-0"
SCALE

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A107



KEY NOTES

1. NEW DECK AT 5TH FLOOR ROOF
2. NEW METAL GUARDRAIL AT DECK @ 36" IN HEIGHT
3. LOCATION OF HVAC UNITS HEIGHT NOT TO EXCEED 48" ABOVE ROOF SURFACE
4. SKYLIGHT

GENERAL NOTES

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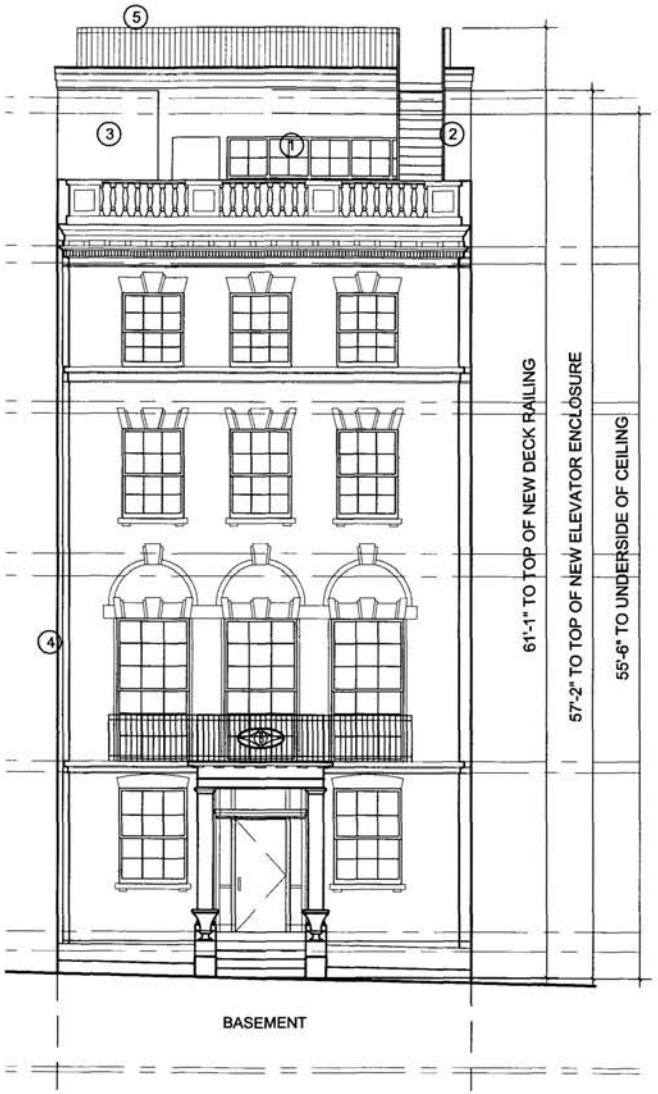
PROPOSED ROOF FLOOR PLAN

REVISIONS

3/16" = 1'-0"
SCALE

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27 APRIL 05

A108



A - FRONT ELEVATION



B - REAR ELEVATION

KEY NOTES

1. NEW WINDOW LOCATION
2. NEW STAIRS TO ROOF
3. NEW ELEVATOR ENCLOSURE
4. NEW COPPER DOWN SPOUT TO STORM WATER.
5. RAIL AT NEW ROOF DECK
6. NEW PARKING PAD

GENERAL NOTES

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PROPOSED EXTERIOR ELEVATIONS

REVISIONS

1/8" = 1'-0"
SCALE

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A - ALLEY ELEVATION

KEY NOTES

1. NEW GARAGE DOOR
2. NEW DOOR TO BACKYARD
3. NEW BRICK WALL

GENERAL NOTES

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2129 S STREET, NW
WASINGTON DC

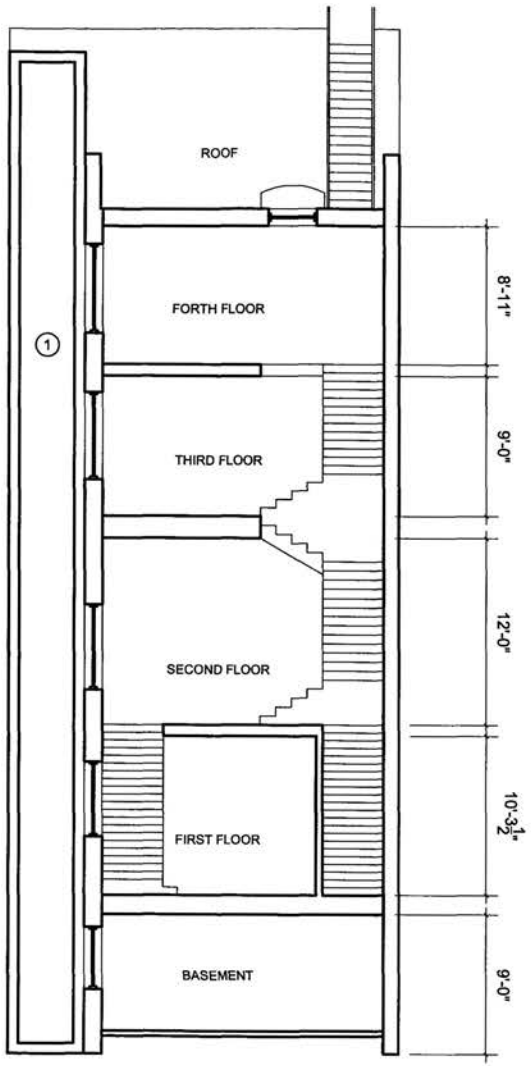
PROPOSED EXTERIOR ELEVATIONS

REVISIONS

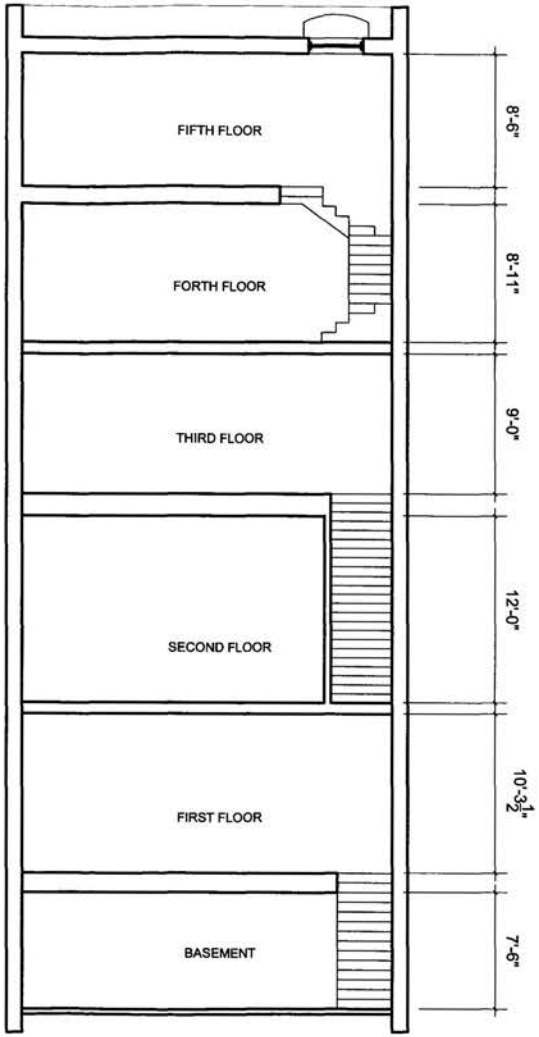
1/8" = 1'-0"
SCALE

ISSUE
27 APRIL 05

A202



A



B

KEY NOTES

1. NEW ELEVATOR SHAFT AND ENCLOSURE

GENERAL NOTES

inscapestudio
1215 CONNECTICUT AVE. NW
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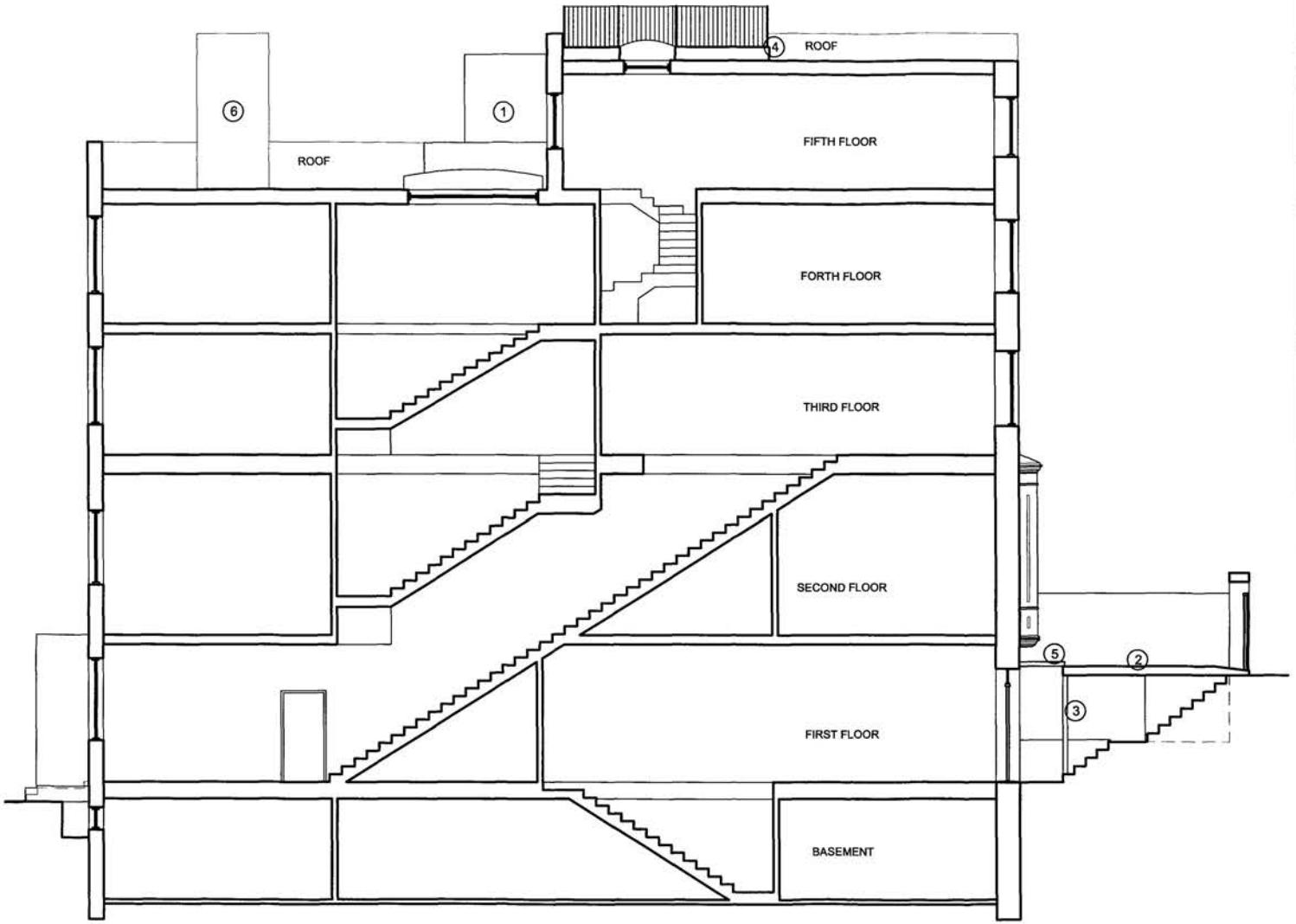
PROPOSED SECTIONS

REVISIONS

1/8" = 1'-0"
SCALE

ISSUE
27 APRIL 05

A301



KEY NOTES

1. NEW ELEVATOR ENCLOSURE
2. NEW PARKING PAD
3. NEW 4" STEEL COLUMN
4. NEW ROOF DECK WITH 36" RAIL
5. NEW METAL GRATE
6. EXISTING CHIMNEY

GENERAL NOTES

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1219 CONNECTICUT AVE. NW
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PROPOSED SECTION

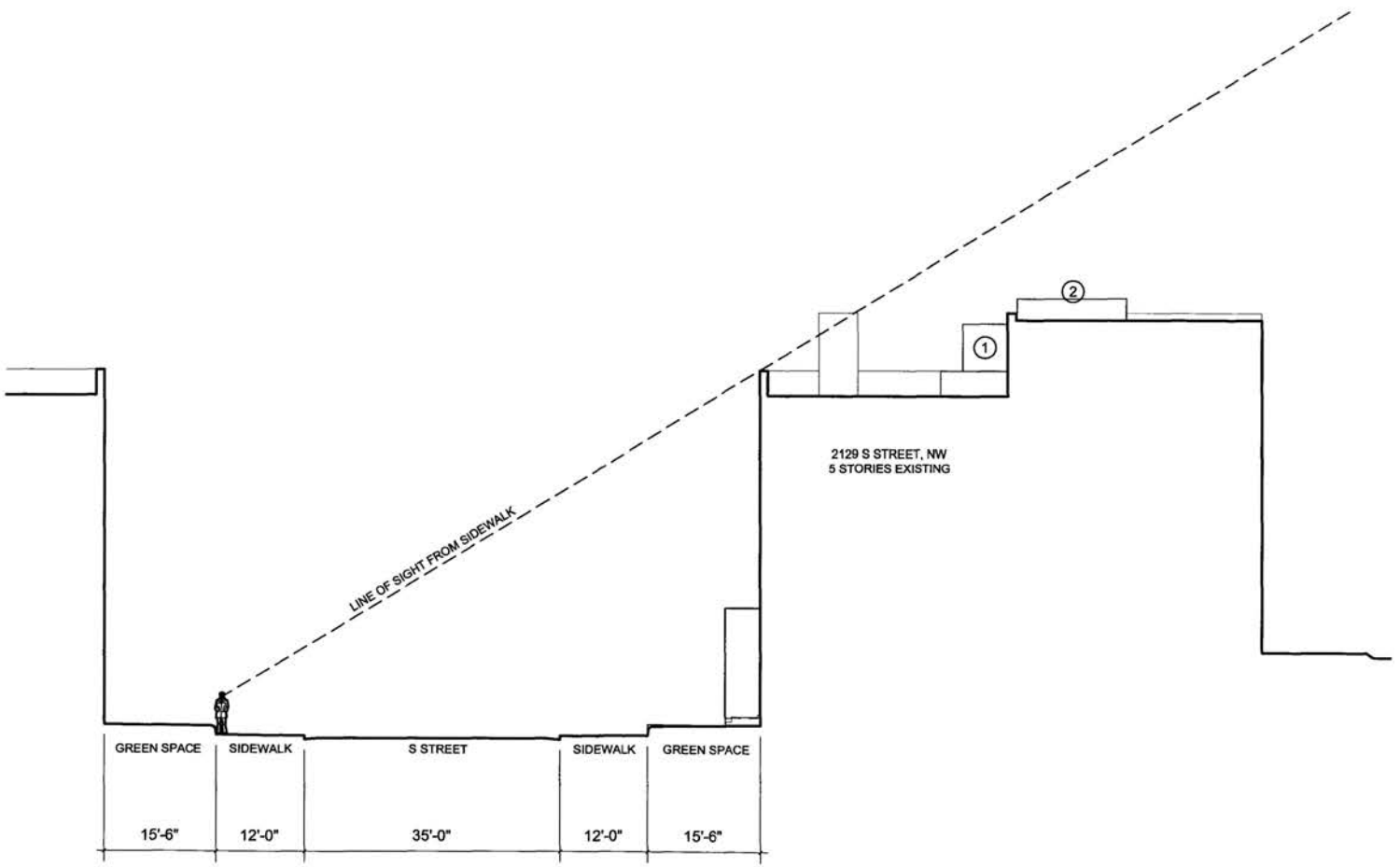
REVISIONS

1/8" = 1'-0"
SCALE

ISSUE
27 APRIL 05

A302

A



KEY NOTES

1. NEW ELEVATOR ENCLOSURE
2. NEW ROOF DECK WITH 36" RAIL

GENERAL NOTES

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HURTEAU CONDOMINIUMS
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STREET SECTION

REVISIONS

1/16" = 1'-0"
SCALE

ISSUE
27 APRIL 05

A303

A

I

Outline of Testimony of
Vincent Hurteau, Hurteau Properties, Ltd.

I. Introduction

II. Listing and Acquisition of Site

III. Description of Proposed Project

IV. Community Support

V. Conclusion

J

Outline of Testimony of
Greg Kearley, Inscape Studio

I. Introduction and Professional Qualifications

II. Site and Location Descriptions

III. Project Description

IV. Requested Zoning Relief

V. Conclusion