

BZA Application No. 20710A

2340 Ainger Place, SE
2340 Ainger, LLC
September 18, 2024

Board of Zoning Adjustment
District of Columbia
CASE NO.20710A
EXHIBIT NO.24

Sullivan & Barros, LLP



Overview and Requested Relief

- In BZA Case No. 20710, the applicant proposed to construct two new apartment buildings—Building A and Building B, each on its own theoretical lot, but on one single record lot. The project required three special exceptions: subdivision regulations of Subtitle C § 302.1, the matter-of-right uses of Subtitle U § 401, and the parking screening requirements of Subtitle C § 714.2(a).
- In the Original Application, Building A had 13 units split between two floors and Building B had 8 units split between two floors and a cellar. The primary change is to create a new cellar level and add 7 units, for a total of 20 units in building A (28 units total between building A and Building B).
- As noted in OP's report, they are recommending the Board review the increase under the standards of U-421, and the Applicant has addressed that herein.
- The Applicant met and presented to ANC 8B, but no quorum was present at the meeting.
- The Office of Planning recommends approval.

Justification for the Requests

The Modification

- As noted, the primary change is to add a cellar level to building A and add 7 units to Building A (total of 20 units in Building A, total of 28 units for the development) and this requires the Board to review the proposal again under U-421.

Other changes:

- Shifting Building A 1.5 ft. closer to the north lot line to accommodate window wells and appropriate egress for parking area;
- Increase in bike parking;
- Height and parking spaces are not changing, but we are correcting how they were originally listed on form 135.

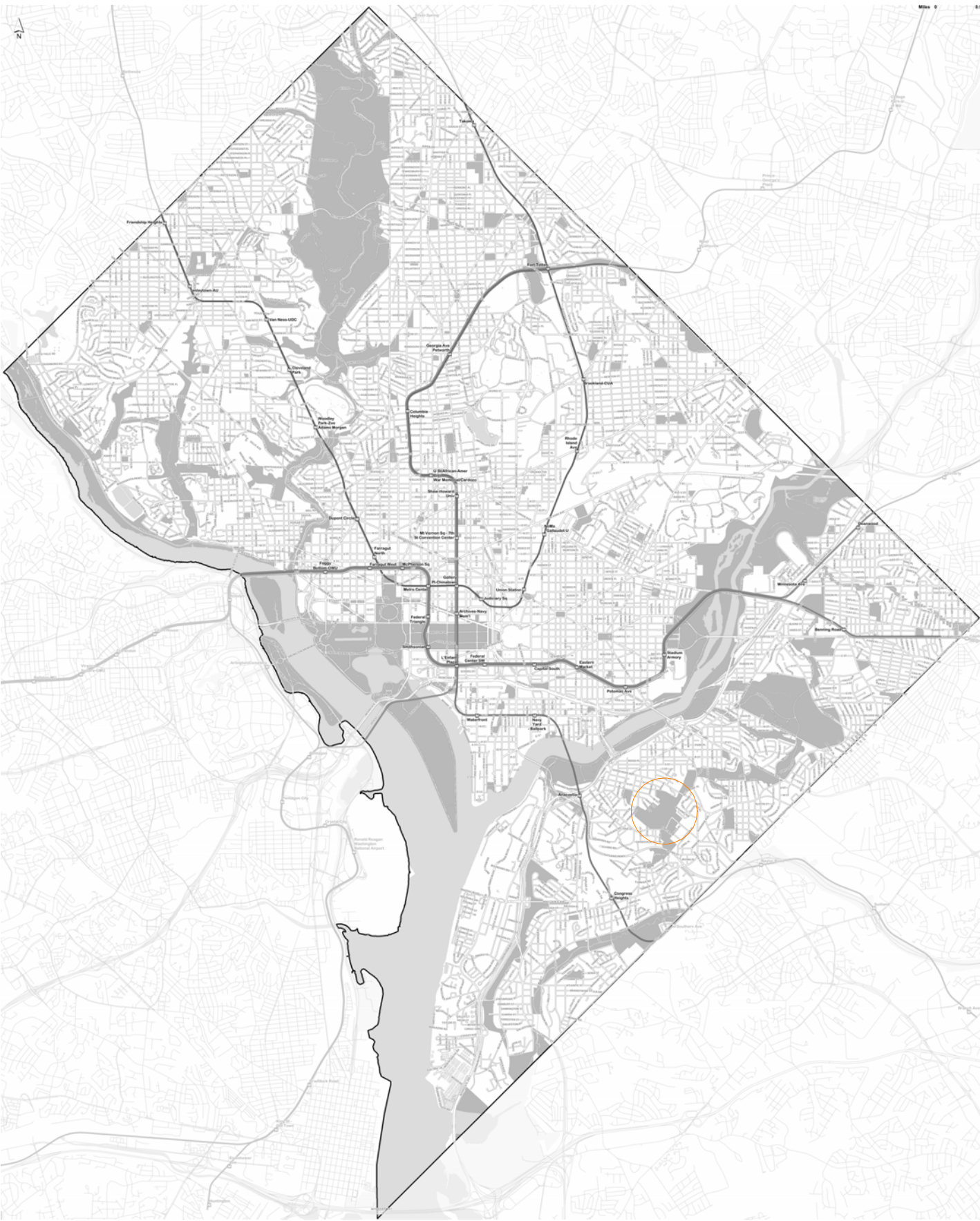
The Time Extension

- The current owner purchased the property in April 2024 and the original order was set to expire in June 2024. Due to the change in market conditions over the past two years, the project was financially nonviable without the addition of more units.
- The cost of construction could not be supported by the expected revenue that would be generated from the project. The previous owner was in financial distress with the intention of adding additional units to make the project viable.
- Accordingly, the new owner/Applicant is seeking the time extension under Subtitle Y-705.2(c) due to the change in ownership, and the inability to obtain sufficient project financing due to economic and market conditions beyond the Applicant's reasonable control which has led to the need for the additional units and need for additional time for the new owner.
- The proposed changes will require modifications to any permit documents, necessitating an extension as the order expired in June and the new owner/Applicant was unable to file a building permit application prior to June 1, 2024.

Specific Requirements of U § 421	Project
<u>Section 421.2 (a)</u> Existing and planned area schools to accommodate the numbers of students that can be expected to reside in the project; and	Existing and planned area schools can accommodate the number of students expected to reside in the project. In-boundary Schools: Stanton Elementary School, Kramer Middle School, and Anacostia High School.
<u>Section 421.2 (b)</u> Public streets, recreation, and other services to accommodate the residents that can be expected to reside in the project	The Property is located near priority Metrobus route 92, which stops at the intersection of Ainger Pl., SE, and Alabama Ave., SE, about 635 feet to the southeast. The closest recreation center—Fort Stanton Recreation Center—is only four-tenths of a mile away. The recreation center can also be accessed via the W2 and W3 bus routes, which stop directly in front of the subject Property. A shopping center with amenities such as a Safeway grocery store, drugstore, bank, retail, and dining, is located approximately one-half mile to the northeast, accessed via Good Hope Road.
<u>Section 421.3:</u> The Board of Zoning Adjustment shall refer the application to the Office of Planning for comment and recommendation on the site plan, arrangement of buildings and structures, and provisions of light, air, parking, recreation, landscaping, and grading as they relate to the surrounding neighborhood, and the relationship of the proposed project to public plans and projects.	The Applicant has provided sufficient information for the Office of Planning to recommend approval.
<u>Section 421.4:</u> In addition to other filing requirements, the developer shall submit to the Board of Zoning Adjustment with the application a site plan and set of typical floor plans and elevations, grading plan (existing and final), landscaping plan, and plans for all new rights-of-way and easements.	All relevant materials have been submitted.

2340 AINGER PL SE
WASHINGTON, DC 20020

CITY MAP



This is a detailed map of Washington, D.C., and its immediate surroundings. The map shows the city's layout, including the National Mall, the U.S. Capitol building, and the White House. Major roads and highways are labeled, such as I-495, I-275, and I-200. The map also shows the surrounding areas of Arlington, Virginia, and Prince George's County, Maryland. Key landmarks and locations are marked with icons and labels, including the Lincoln Memorial, the Washington Monument, the U.S. Supreme Court, the U.S. National Museum, the U.S. Navy Yard, and the U.S. Capitol Hill. The map is oriented with North at the top.

GENERAL		A306	UNIT C2 - PLANS AND RCPS
001	COVER AND SHEET INDEX	A307	UNIT C1A & C2A - PLANS AND RCPS
002	GENERAL NOTES AND SYMBOLS	A400	ELEVATIONS - BLDG A
003	CODE REVIEW	A401	ELEVATIONS - BLDG B
004	PROJECT SPECIFICATIONS	A402	MATERIALS
005	UL ASSEMBLIES	A500	BUILDING SECTIONS AND DETAILS
010	PROJECT ASSEMBLIES	A501	BUILDING SECTIONS AND DETAILS
011	CONSTRUCTION SAFEGUARDS	A510	WALL SECTIONS
020	ZONING COMPLIANCE	A511	EXTERIOR DETAILS
021	UNIT AREA BLDG A	A512	FIBER CEMENT DETAILS EXTERIOR
022	UNIT AREA BLDG B	A520	STAIR AND RAILING DETAILS
030	PERSPECTIVE VIEWS	A522	STAIR AND RAILING DETAILS
031	PERSPECTIVE VIEWS	A523	TYP PLAN DETAILS
		A700	TYPICAL DETAILS
ARCHITECTURAL		A701	TYP UNIT DETAILS
A101	EGRESS PLANS - BLDG A	A800	WINDOW FLASHING
A102	EGRESS PLANS - BLDG B	A801	DOOR FLASHING
A110	ACCESSIBILITY	A802	ZIP SYSTEM TYPICAL DETAILS
A111	ACCESSIBLE LAYOUT	A900	SCHEDULES
A121	PUBLIC SPACE PLAN		
A200	ARCHITECTURAL SITE PLAN	GREEN CODE	
A200-A	LOWER LEVEL BLDG A	GB001	RVALUE DIAGRAM
A201	TYPICAL SITE DETAILS	GB002	AIR SEALING DETAILS
A201-A	BUILDING A - CELLAR AND LEVEL 1 PLANS	GB003	WWA BLDG A
A202-A	BUILDING A - LEVEL 2 AND ROOF PLANS	GB004	WWA BLDG B
A205-B	BUILDING B - CELLAR FLOOR PLAN		
A206-B	BUILDING B - FIRST FLOOR PLAN	STRUCTURAL	
A207-B	BUILDING B - SECOND FLOOR PLAN	S0000	SCHEDULE OF SPECIAL INSPECTIONS
A208-B	BUILDING B - THIRD FLOOR PLAN	S0001	STRUCTURAL NOTES
A209-B	BUILDING B - ROOF PLAN	S0002	STRUCTURAL NOTES
A210	BIKE STORAGE	S0003	STRUCTURAL NOTES
A301	UNIT A1 - PLANS AND RCPS	S0004	GENERAL SCHEDULE
A302	UNIT A2 - PLANS AND RCPS	S0005	UNDERPINNING NOTES
A303	UNIT B1 - PLANS AND RCPS	S100	BLDG FOUNDATION / CELLAR PLAN
A304	UNIT B2 - PLANS AND RCPS	S101	BLDG B LEVEL 1 FRAMING PLAN
A305	UNIT C1 - PLANS AND RCPS	S102	BLDG B LEVEL 2 FRAMING PLAN

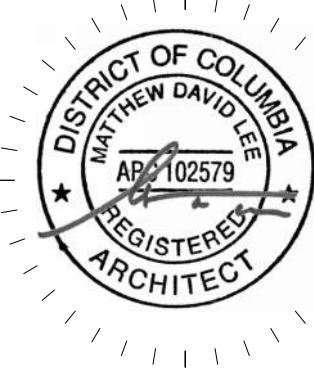
ARCHITECT	STRUCTURAL ENGINEER	MEP ENGINEER	CIVIL ENGINEER	OWNER	PROJECT LOCATION	PROJECT SUMMARY
LEE DESIGN STUDIOS, LLC 6818 JACKSON AVE FALLS CHURCH, VA 22042 404.375.0733 MATT@LEEDESIGN.STUDIO	FMC STRUCTURAL DESIGN GROUP, LLC 11820 PARKLAWN DRIVE, SUITE 300 ROCKVILLE, MD 20852 301-545-6763 KKETSELA@FMC-STR.COM	KK ENGINEERING, LLC 8850 COLUMBIA 100 PARKWAY, SUITE 316 COLUMBIA, MD, 21045 443.393.1070 KKHALIFA@KKEDESIGN.COM	HUSKA CONSULTING LLC 718 7TH STREET, NW WASHINGTON, DC 20001 703.425.3862 CHUSKA@HUSKACONSULTING.COM	2340 AINGER, LLC 3540 CRAIN HWY #677 BOWIE, MD 20716 MTAYLOR@AMTDEVELOPMENT.COM	ADDRESS: 2340 AINGER PLACE SE SQUARE: 5740 LOT:0349 RAZE PERMIT: DDOT: DOEE: DC WATER:	THIS PROJECT CONSISTS OF THE DEMOLITION OF AN EXISTING DAYCARE FACILITY AND PROPOSES THE CONSTRUCTION OF TWO RESIDENTIAL APARTMENT BUILDINGS. BUILDINGS CONSISTS OF, SEVEN (7) ONE STORY UNITS AT CELLAR,THIRTEEN (13) TWO STORY UNITS AT GRADE AND EIGHT (8) '2 OVER 2' UNITS FOR BUILDING B.

AHJ APPROVAL STAMP

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PROJECT #: 21040

6818 JACKSON AVE
FALLS CHURCH, VA 22042
404.375.0733
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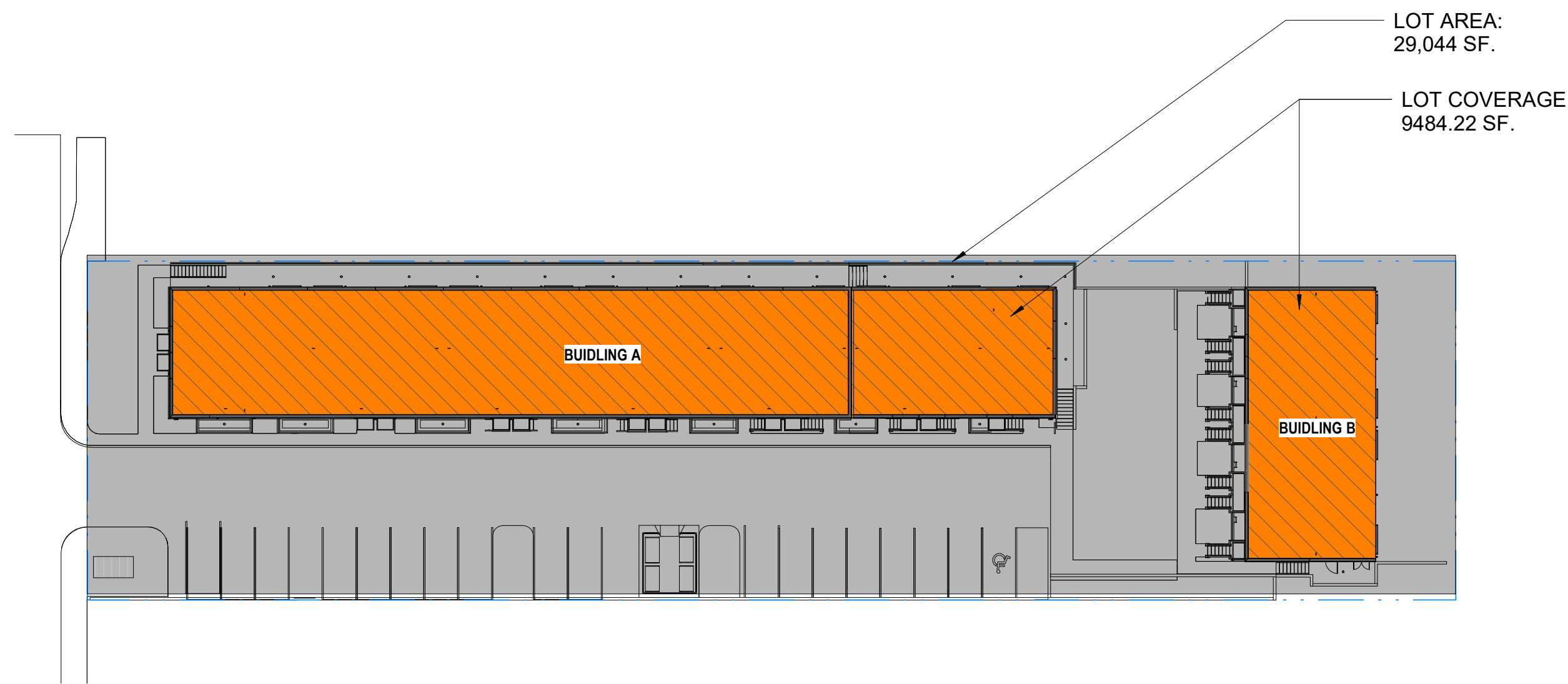
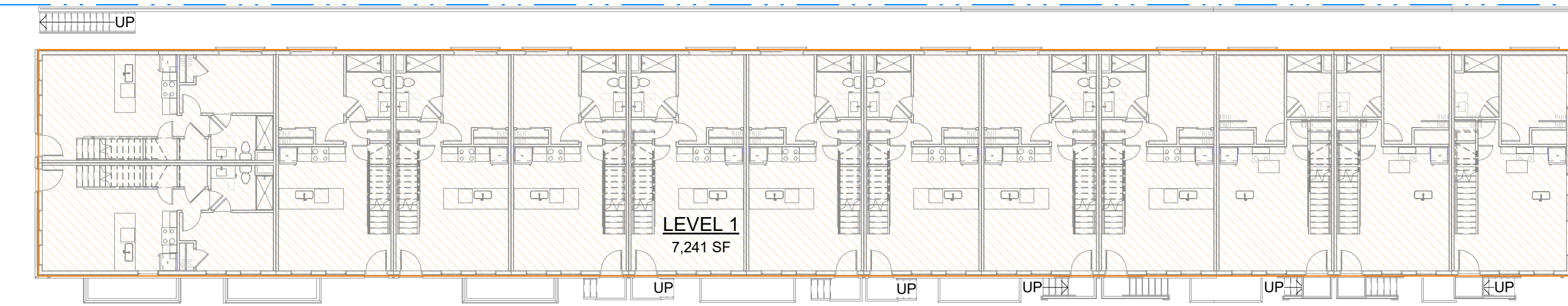
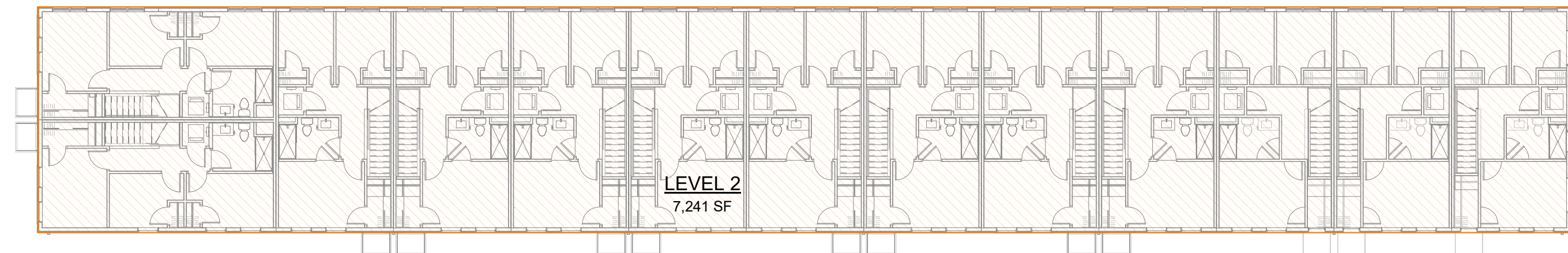
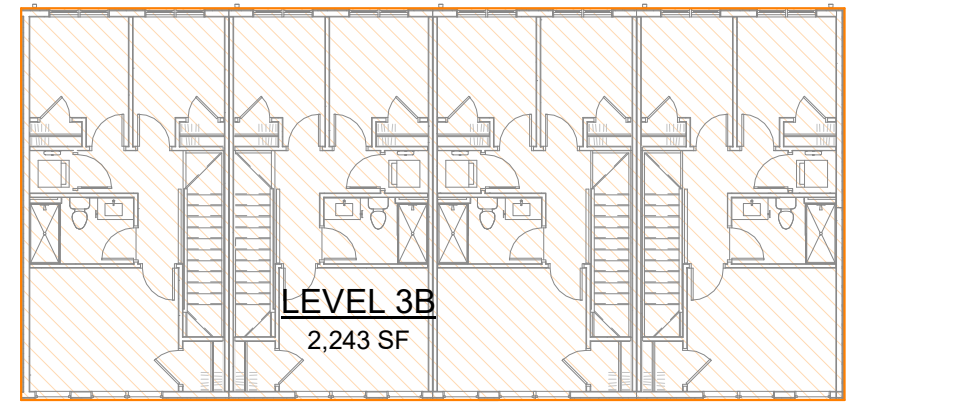
SHEET TITLE

COVER AND SHEET
INDE

SHEET NUMBER

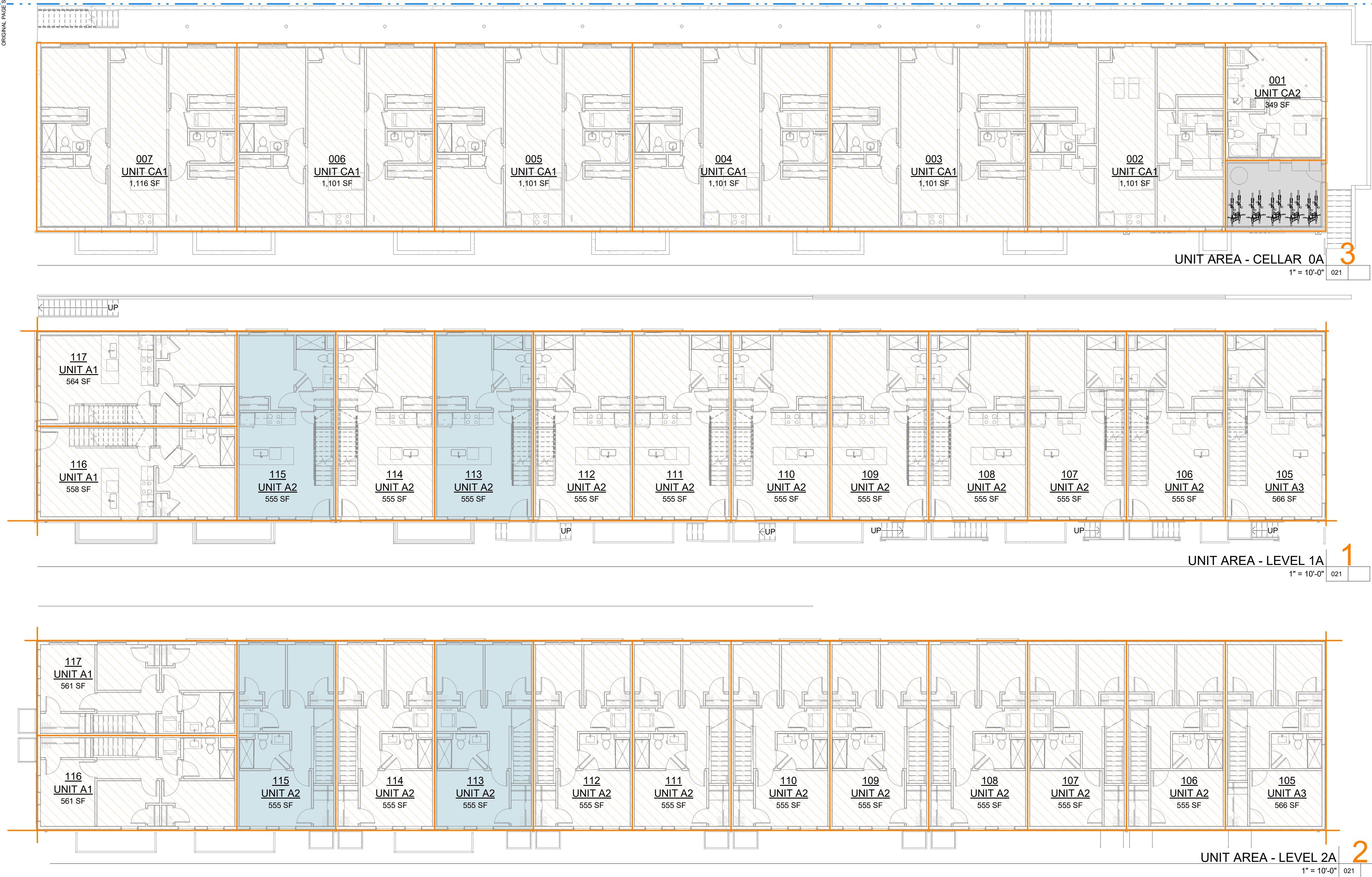
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LEVEL	AREA
LEVEL 1A	1,307 SF
LEVEL 1B	503 SF
LEVEL 2B	503 SF
LEVEL 3B	503 SF





IZ UNIT

IZ UNIT SET ASIDE REQUIREMENTS OF TITLE 11-ZONING(1003)

IZ WORKSHEET:

BOX 20	TOTAL LAND AREA	29,044 SF	
BOX 21	TOTAL GROSS FLOOR AREA (FAR)	25,694 SF	(0.88)
BOX 22	IZ BONUS DENSITY USED	0 SF	
BOX 23	TOTAL GROSS FLOOR AREA (RES)	21,212 SF	
BOX 24	NOT APPLICABLE		
BOX 25	RESIDENTIAL GROSS FLOOR AREA (BOX 23)	21,212 SF	
	+GROSS CELLAR AREA	9,113 SF	
	+GROSS PROJECTIONS	0 SF	
	TOTAL	30,324 SF	
BOX 26	RESIDENTIAL NET FLOOR AREA	19,175 SF	
	+NET CELLAR AREA	8,251 SF	
	+NET PROJECTIONS		
	TOTAL	27,426 SF	
BOX 27	RATIO BOX 26 / BOX 25	0.90	
BOX 28	FACTOR YIELDING GREATER IZ % OF GFA (BOX 25)	10%	
BOX 29	PRELIMINARY IZ REQUIREMENT		
	RESIDENTIAL GROSS FLOOR AREA	3,032 SF	
	NET RESIDENTIAL FLOOR AREA (GROSS * BOX 27)	2,729 SF	
BOX 30	OWNERSHIP 20% REDUCTION	N/A	
BOX 31	PENTHOUSE IZ REQ W/IN BUILDING SF	N/A	
BOX 32	PENTHOUSE IZ FULFILLED BY PAYMENT	N/A	
BOX 33	TOTAL NET RESIDENTIAL IZ REQUIRED	2,729 SF	

UNIT AVERAGE UNIT SIZE
UNIT REQUIRED TO BE 98% OF AVE. UNIT SIZE

IZ UNIT PROPOSED (2) UNIT A2
(1) UNIT C2

IZ SF PROVIDED

3.001 SE

GROSS AREA TABULATIONS

AREA - UNIT GSF			
NUMBER	UNIT NAME	UNIT TYPE	AREA
001	UNIT CA2	1 BED / 1 BA	349 SF
002	UNIT CA1	3 BED / 2BA	1,101 SF
003	UNIT CA1	3 BED / 2BA	1,101 SF
004	UNIT CA1	3 BED / 2BA	1,101 SF
005	UNIT CA1	3 BED / 2BA	1,101 SF
006	UNIT CA1	3 BED / 2BA	1,101 SF
007	UNIT CA1	3 BED / 2BA	1,116 SF
			6,972 SF

BUILDING A

105	UNIT A3	4 BED/ 2 BA	1,132 SF
106	UNIT A2	4 BED/ 2 BA	1,111 SF
107	UNIT A2	4 BED/ 2 BA	1,111 SF
108	UNIT A2	4 BED/ 2 BA	1,111 SF
109	UNIT A2	4 BED/ 2 BA	1,111 SF
110	UNIT A2	4 BED/ 2 BA	1,111 SF
111	UNIT A2	4 BED/ 2 BA	1,111 SF
112	UNIT A2	4 BED/ 2 BA	1,111 SF
113	UNIT A2	4 BED/ 2 BA	1,111 SF
114	UNIT A2	4 BED/ 2 BA	1,111 SF
115	UNIT A2	4 BED/ 2 BA	1,111 SF
116	UNIT A1	4 BED/ 2 BA	1,119 SF
117	UNIT A1	4 BED/ 2 BA	1,124 SF
			14,482 SF

BUILDING B

101A	UNIT B1	4 BED/ 2 BA	1,088 SF
101B	UNIT C1	4 BED/ 2 BA	1,163 SF
102A	UNIT B2	4 BED/ 2 BA	1,073 SF
102B	UNIT C2	4 BED/ 2 BA	1,141 SF
103A	UNIT B2	4 BED/ 2 BA	1,073 SF
103B	UNIT C2	4 BED/ 2 BA	1,141 SF
104A	UNIT B1	4 BED/ 2 BA	1,028 SF
104B	UNIT C1	4 BED/ 2 BA	1,163 SF

TOTAL GSF	30,324 SF
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NET AREA TABULATIONS

NET AREA - SCHEDULE			I2 UNIT
NUMBER	UNIT NAME	AREA	
001	UNIT CA2	280 SF	
002	UNIT CA1	997 SF	
003	UNIT CA1	997 SF	
004	UNIT CA1	997 SF	
005	UNIT CA1	997 SF	
006	UNIT CA1	997 SF	
007	UNIT CA1	996 SF	
		6,260 SF	

BUILDING A

105	UNIT A3	1,013 SF	
106	UNIT A2	1,013 SF	
107	UNIT A2	1,013 SF	
108	UNIT A2	1,013 SF	
109	UNIT A2	1,013 SF	
110	UNIT A2	1,013 SF	
111	UNIT A2	1,013 SF	
112	UNIT A2	1,013 SF	
113	UNIT A2	1,013 SF	●
114	UNIT A2	1,013 SF	
115	UNIT A2	1,013 SF	●
116	UNIT A1	1,017 SF	
117	UNIT A1	1,017 SF	
		13,179 SF	

BUILDING B

101A	UNIT B1	957 SF	
101B	UNIT C1	1,037 SF	
102A	UNIT B2	964 SF	
102B	UNIT C2	1,013 SF	●
103A	UNIT B2	963 SF	
103B	UNIT C2	1,040 SF	
104A	UNIT B1	886 SF	
104B	UNIT C1	1,013 SF	
		7,873 SF	
		27,313 SF	

AREA PLAN LEGEND

UNIT AREA
COMMON AREA
IZ UNIT

GENERAL NOTES

NOTE:

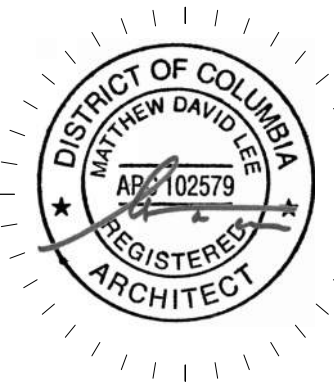
UNIT AREA IS CALCULATED WITH CENTERWALL OF PARTY AND DEMISING WALLS, CENTERLINE OF COMMON WALLS, EXTER FACE OF WALL AT STAIRS, EXTERIOR FACE OF STUD AT EXTERIOR WALLS, AND CORRIDOR SIDE FACE OF WALL AT CORRIDIORS

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SHEET TITLE

UNIT AREA BLDG A

SHEET NUMBER

021

08/19/24
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AREA - UNIT GSF			
NUMBER	UNIT NAME	UNIT TYPE	AREA

BUILDING A			
1005	UNIT A3	4 BED / 2 BA	1,132 SF
1006	UNIT A2	4 BED / 2 BA	1,111 SF
1007	UNIT A2	4 BED / 2 BA	1,111 SF
1008	UNIT A2	4 BED / 2 BA	1,111 SF
1009	UNIT A2	4 BED / 2 BA	1,111 SF
1010	UNIT A2	4 BED / 2 BA	1,111 SF
1011	UNIT A2	4 BED / 2 BA	1,111 SF
1012	UNIT A2	4 BED / 2 BA	1,111 SF
1013	UNIT A2	4 BED / 2 BA	1,111 SF
1014	UNIT A2	4 BED / 2 BA	1,111 SF
1015	UNIT A2	4 BED / 2 BA	1,111 SF
1016	UNIT A1	4 BED / 2 BA	1,119 SF
1017	UNIT A1	4 BED / 2 BA	1,124 SF
			14,482 SF

TOTAL GSF	30,324 SF
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NET AREA - SCHEDULE

BUILDING A		
105	UNIT A3	1,013 SF
106	UNIT A2	1,013 SF
107	UNIT A2	1,013 SF
108	UNIT A2	1,013 SF
109	UNIT A2	1,013 SF
110	UNIT A2	1,013 SF
111	UNIT A2	1,013 SF
112	UNIT A2	1,013 SF
113	UNIT A2	1,013 SF
114	UNIT A2	1,013 SF
115	UNIT A2	1,013 SF
116	UNIT A1	1,017 SF
117	UNIT A1	1,017 SF
		13,179 SF

BUILDING B		
101A	UNIT B1	957 SF
101B	UNIT C1	1,037 SF
102A	UNIT B2	964 SF
102B	UNIT C2	1,013 SF
103A	UNIT B2	963 SF
103B	UNIT C2	1,040 SF
104A	UNIT B1	886 SF
104B	UNIT C1	1,013 SF
		7,873 SF
		27,313 SF

UNIT AREA

COMMON AREA

IZ UNIT

NOTE:

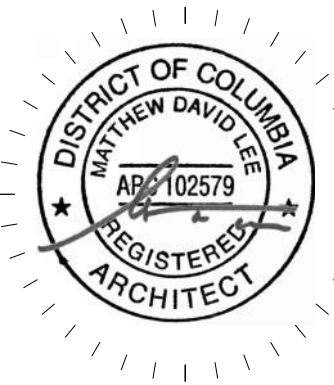
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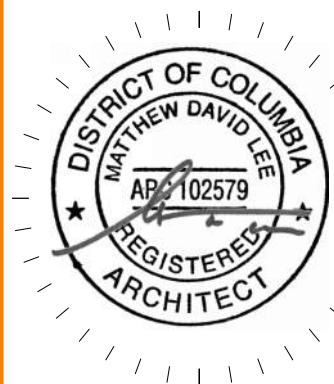
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UNIT AREA BLDG B

SHEET NUMBER

022

08/19/24
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SHEET TITLE

PERSPECTIVE VIEWS

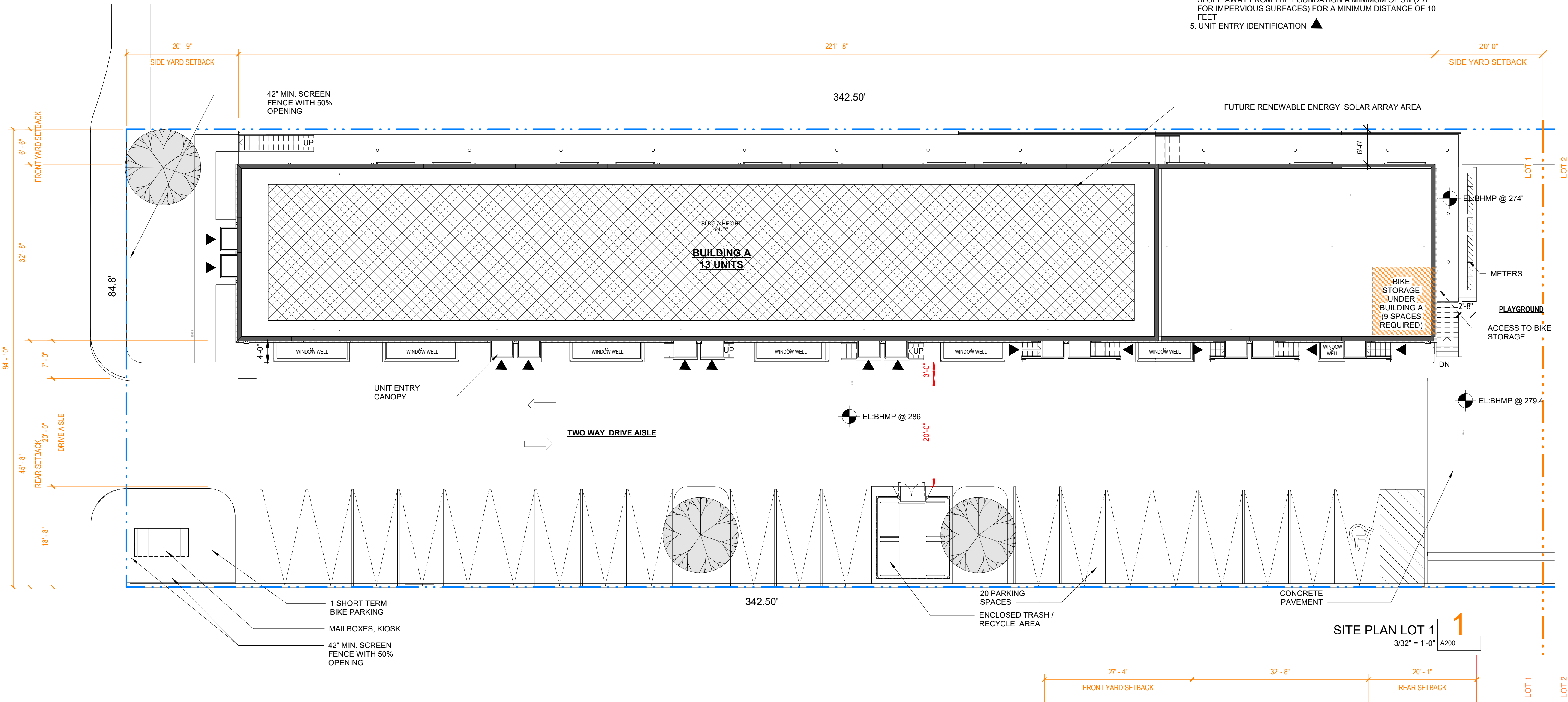
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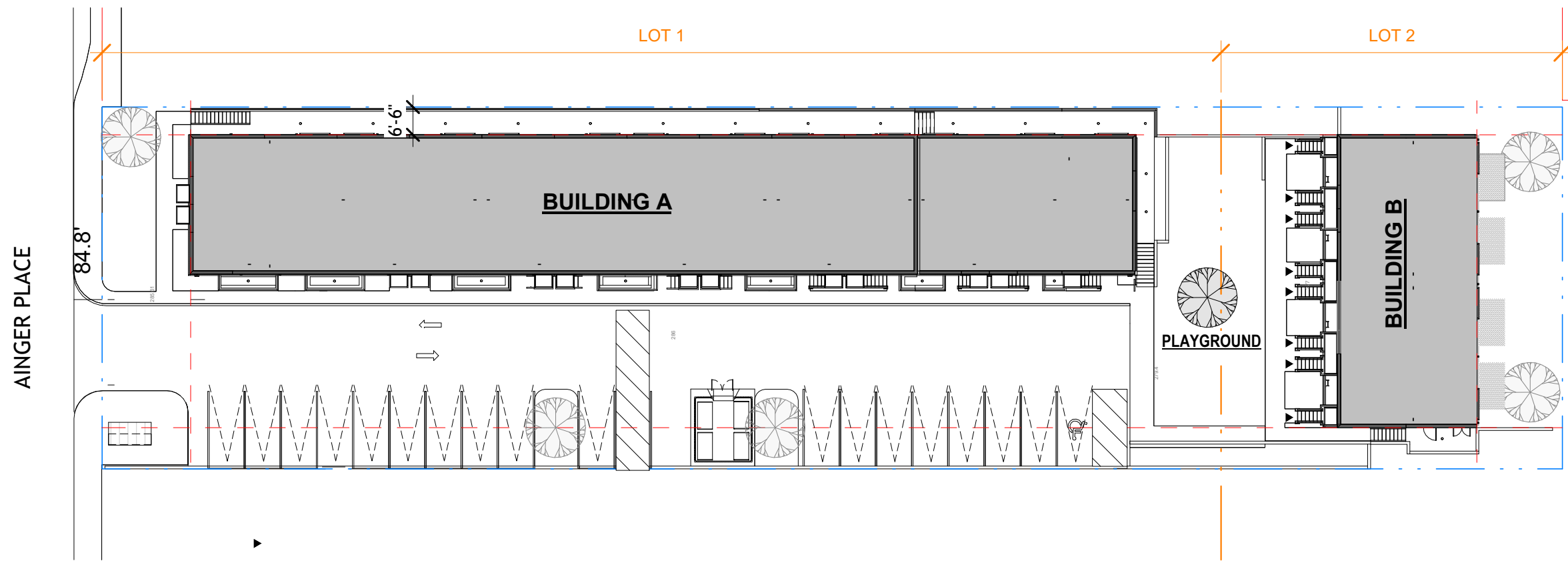
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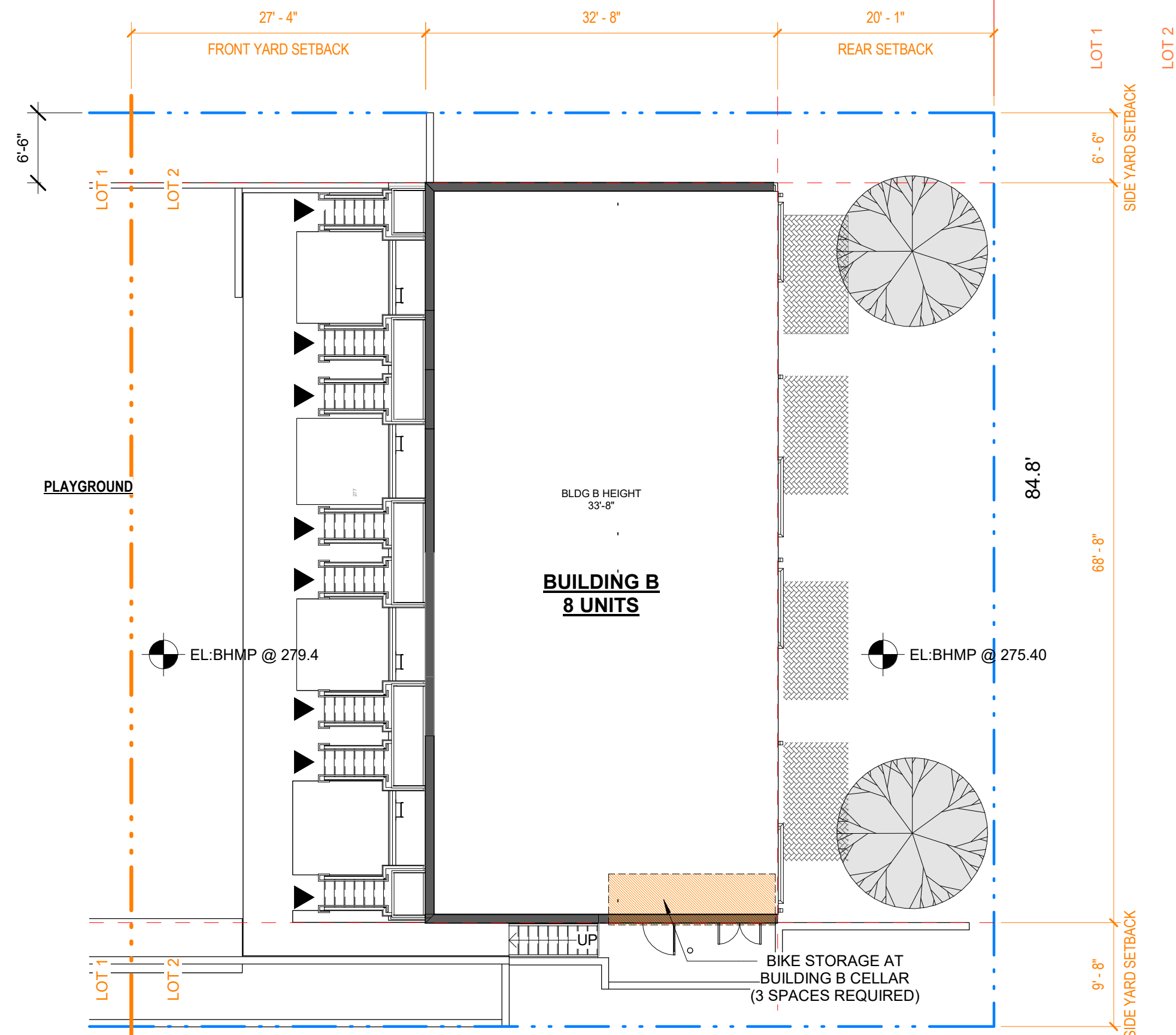
ANGER PLACE



SITE PLAN LOT 1
3/32" = 1'-0" A200



KEY PLAN
1" = 30'-0" A200



SITE PLAN LOT 2
3/32" = 1'-0" A200 A401

- SITE NOTES**
1. NATURAL GRADE REMAINS UNCHANGED. SEE CIVIL DRAWINGS
 2. GRADE REFERENCES PROVIDED BY CIVIL ENGINEER
 3. MECH EQUIPMENT IS LESS THAN 48" AND DOES NOT REQUIRE SCREENING
 4. FINISH GRADE AROUND THE STRUCTURE/ADDITION SHALL SLOPE AWAY FROM THE FOUNDATION A MINIMUM OF 5% (2% FOR IMPERVIOUS SURFACES) FOR A MINIMUM DISTANCE OF 10 FEET
 5. UNIT ENTRY IDENTIFICATION ▲

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NO.	DESCRIPTION	DATE

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2340 ANGER PL SE
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ARCHITECTURAL SITE PLAN

SHEET NUMBER

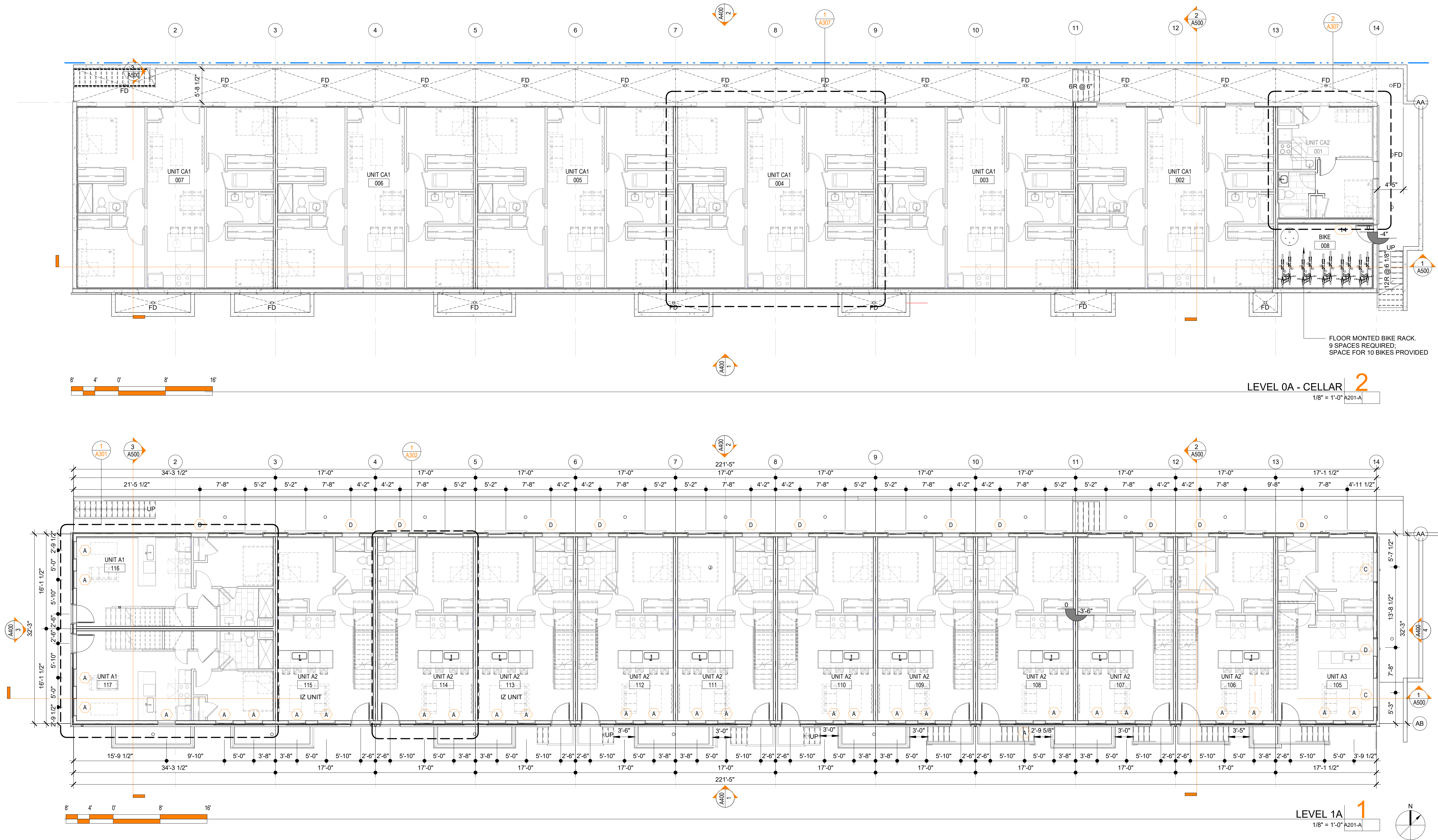
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PROJECT # :
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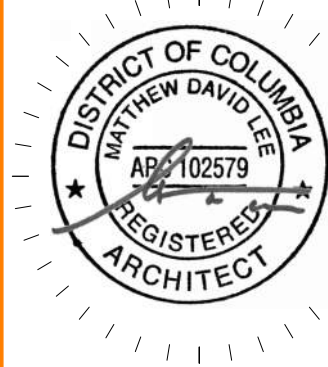
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I AM RESPONSIBLE FOR THE DESIGN OF THE ARCHITECTURE.
I HAVE REVIEWED THE SITE PLAN AND FOUND IT TO BE ACCURATE.
I HAVE REVIEWED THE SITE PLAN AND FOUND IT TO BE ACCURATE.
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NO.	DESCRIPTION	DATE

ANGER RESIDENCES
2340 ANGER PL SE
WASHINGTON, DC 20020

SHEET TITLE
BUILDING A - CELLAR
AND LEVEL 1 PLANS

SHEET NUMBER

A201-A

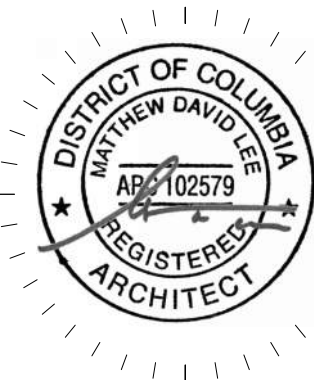
08/19/24
BZA SET

GENERAL ROOF NOTES:

1. FINAL GAR EXTENT AND DETAILING TO BE DETERMINED BY LANDSCAPE ARCHITECT
2. TPO ROOFING MEMBRANE TO BE 60 MIL MIN JOHNS MANVILLE WHITE - SRI 95 OR EQUAL
3. 25% ROOF AREA OUTLINED TO DEFINE FUTURE SOLAR PANEL INSTALLATION BY OTHERS
4. ALL ROOFING TO SLOPE 1/4"/1-0" MINIMUM
5. ALL ROOF GUTTERS TO BE COORDINATED WITH PERIMETER DRAINAGE. ANY VARIATION FROM GUTTERS SHOWN SHOULD BE APPROVED BY THE ARCHITECT
6. FOR SLOPED ROOFS - PROVIDE ICE AND WATERSHIELD ALONG ALL EAVES, RIDGES, VALLEYS, AND RAKES MIN 30" OR PER MANUFACTURERS INSTALLATION INSTRUCTIONS.

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PROJECT #:
21040

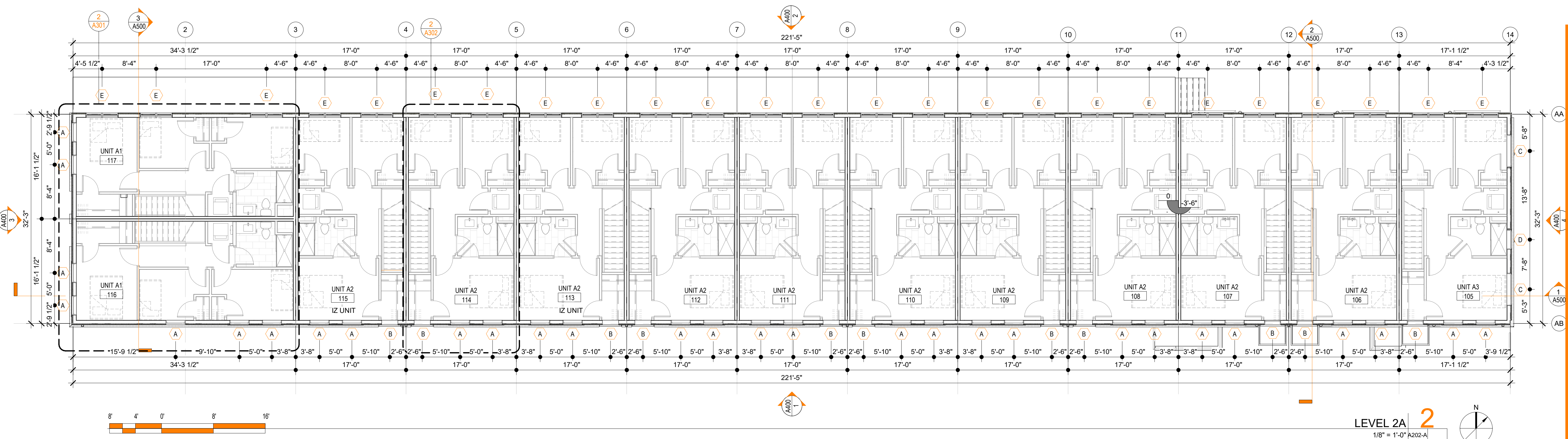
ANGER RESIDENCES
2340 ANGER PL SE
WASHINGTON, DC 20020

SHEET TITLE
BUILDING A - LEVEL 2
AND ROOF PLANS

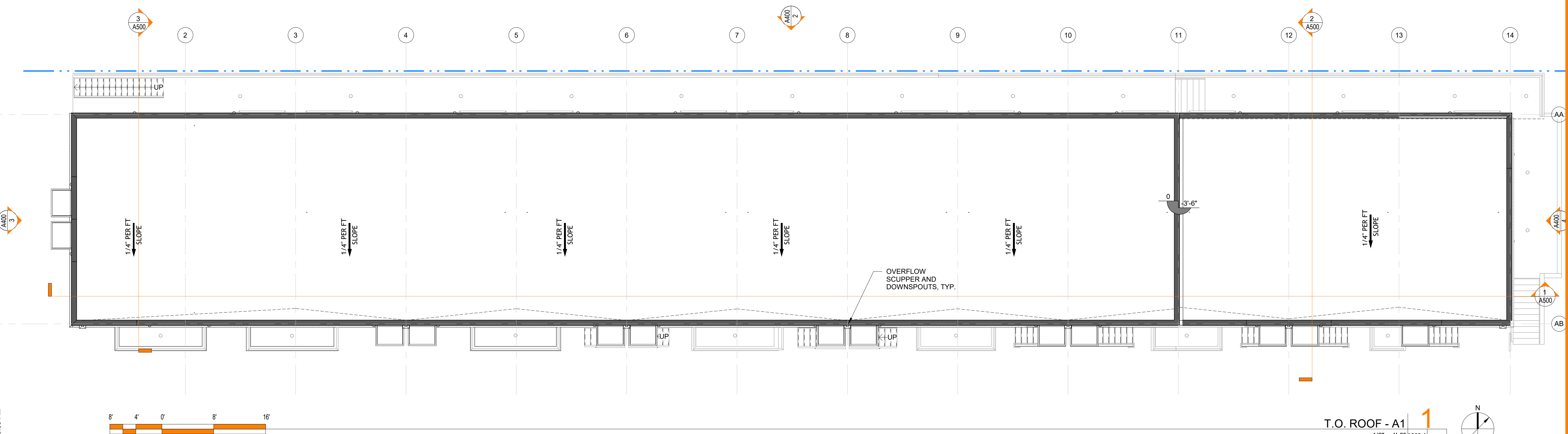
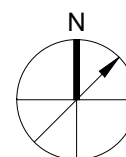
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A202-A

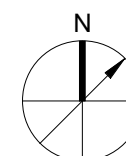
08/19/24
BZA SET

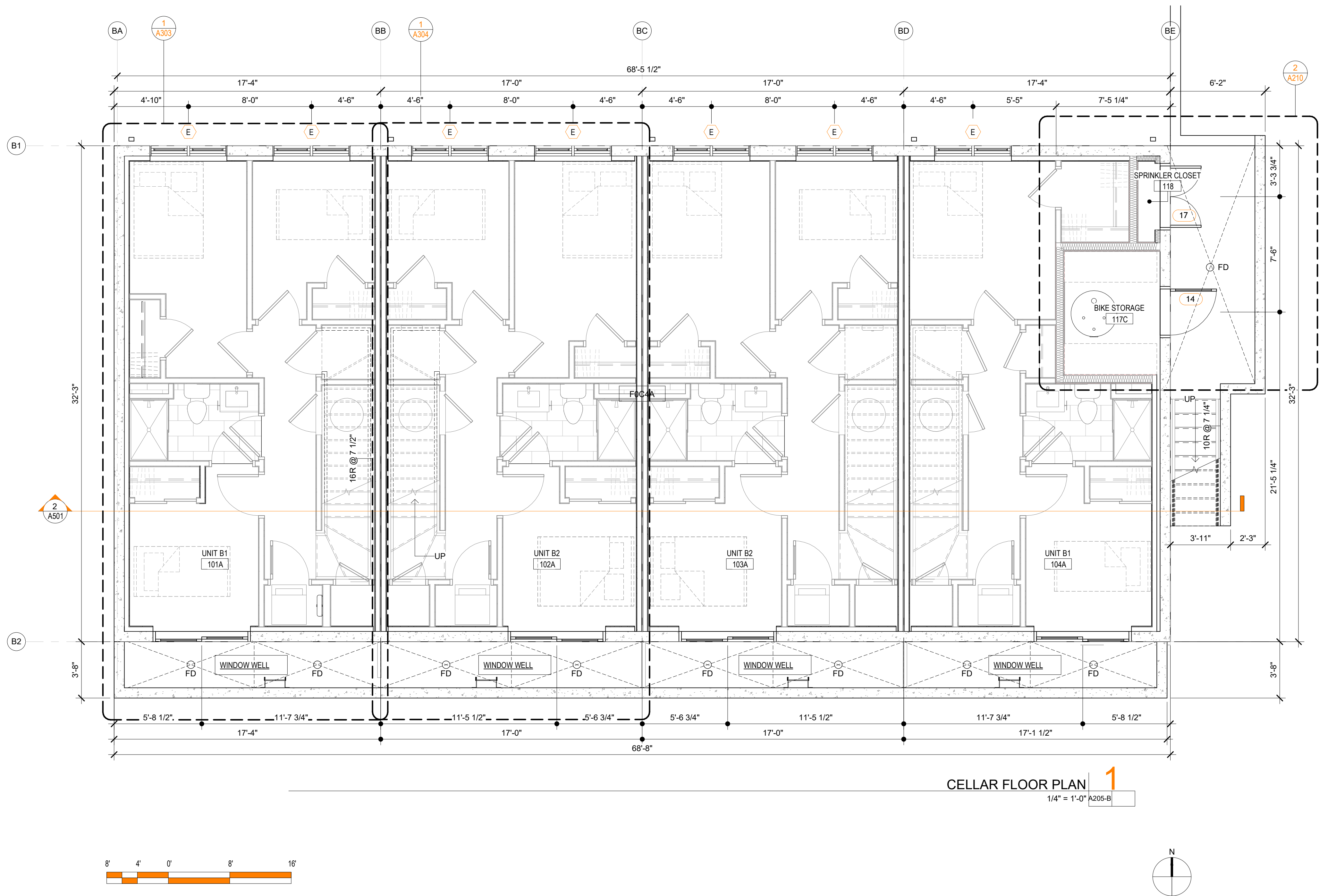


LEVEL 2A
1/8" = 1'-0" A202-A

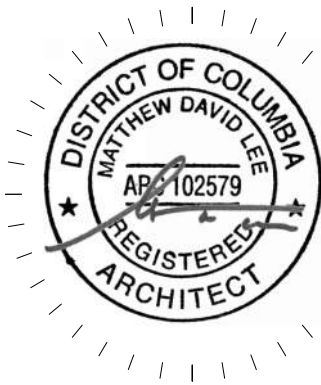


T.O. ROOF - A1
1/8" = 1'-0" A202-A





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WASHINGTON, DC 20020

SHEET TITLE
BUILDING B - CELLAR
FLOOR PLAN

SHEET NUMBER

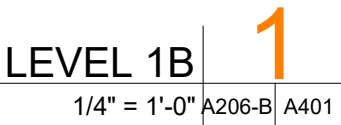
A205-B

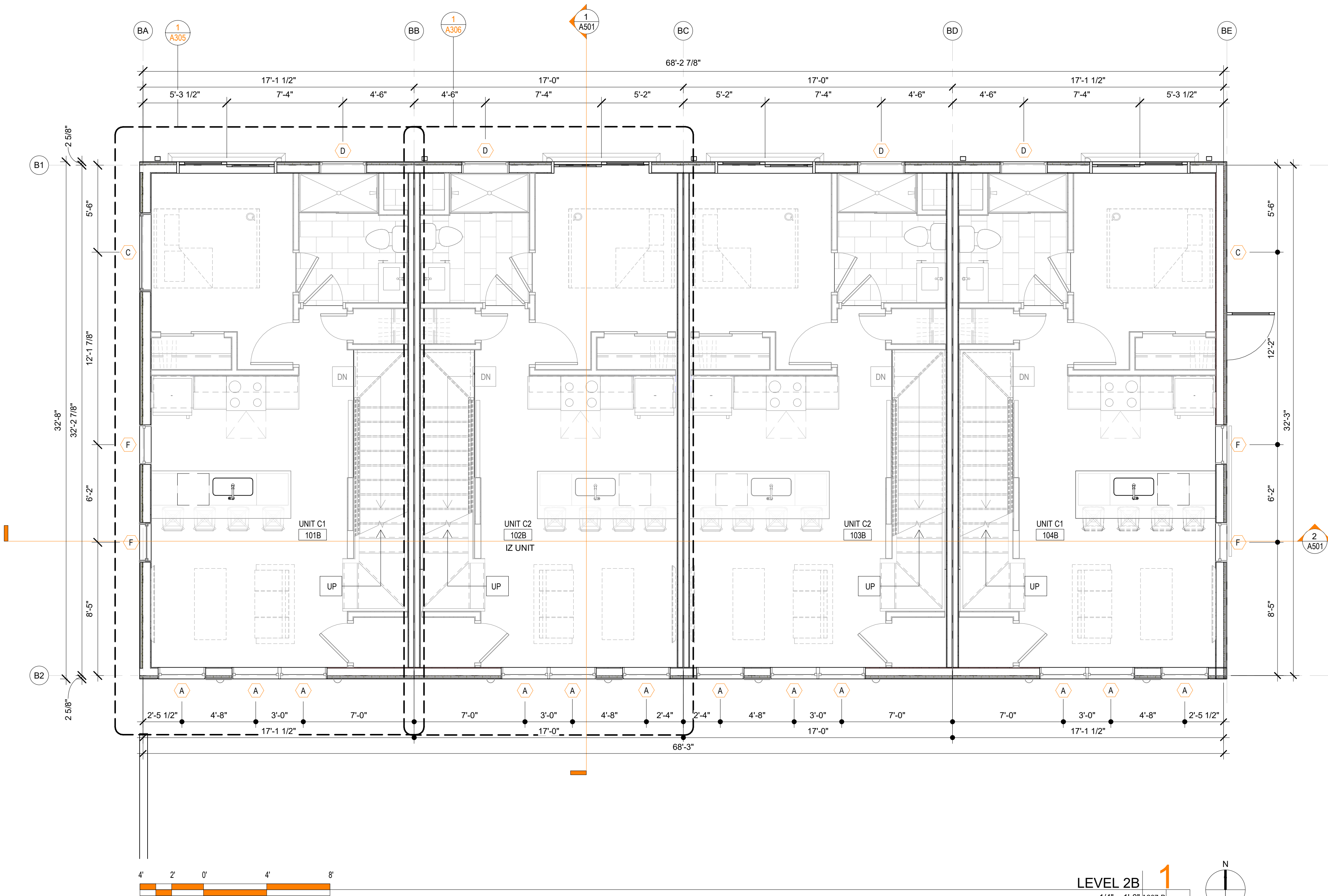
08/19/24
BZA SET

AHJ APPROVAL STAMP

NO.	DESCRIPTION	DATE

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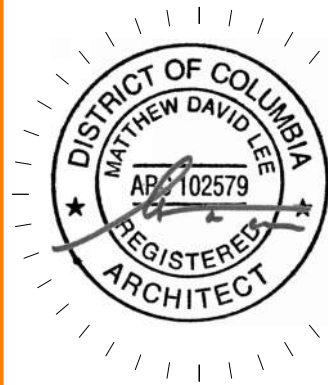




LEVEL 2B
1/4" = 1'-0" A207-B

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PROJECT #:
21000

NO.	DESCRIPTION	DATE

I AM RESPONSIBLE FOR THE DESIGN OF THE PROJECT AND I HAVE THE NECESSARY KNOWLEDGE AND EXPERIENCE TO COMPLETE THE PROJECT. I HAVE REVIEWED THE PROJECT AND I HAVE FOUND NO MAJOR DEFICIENCIES. I HAVE REVIEWED THE PROJECT AND I HAVE FOUND NO MAJOR DEFICIENCIES.

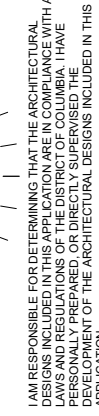
ANGER RESIDENCES
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WASHINGTON, DC 20020

SHEET TITLE
BUILDING B - SECOND
FLOOR PLAN

SHEET NUMBER

A207-B

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SHEET TITLE

**BUILDING B - THIRD
FLOOR PLAN**

A208-B

08/19/24
BZA SET

COMMERCIAL DESIGN STUDIO LLC

1. FINAL GAR EXTENT AND DETAILING TO BE DETERMINED BY LANDSCAPE ARCHITECT
2. TPO ROOFING MEMBRANE TO BE 60 MIL MIN JOHNS MANVILLE WHITE - SRI 95 OR EQUAL
3. 25% ROOF AREA OUTLINED TO DEFINE FUTURE SOLAR PANEL INSTALLATION BY OTHERS
4. ALL ROOFING TO SLOPE 1/4"1"-1" 0" MINIMUM
5. ALL ROOF GUTTERS TO BE COORDINATED WITH PERIMETER DRAINAGE. ANY VARIATION FROM GUTTERS SHOWN SHOULD BE APPROVED BY THE ARCHITECT
- 6.
7. FOR SLOPED ROOFS - PROVIDE ICE AND WATERSHIELD ALONG ALL EAVES, RIDGES, VALLEYS, AND RAKES MIN 30" OR PER MANUFACTURERS INSTALLATION INSTRUCTIONS.

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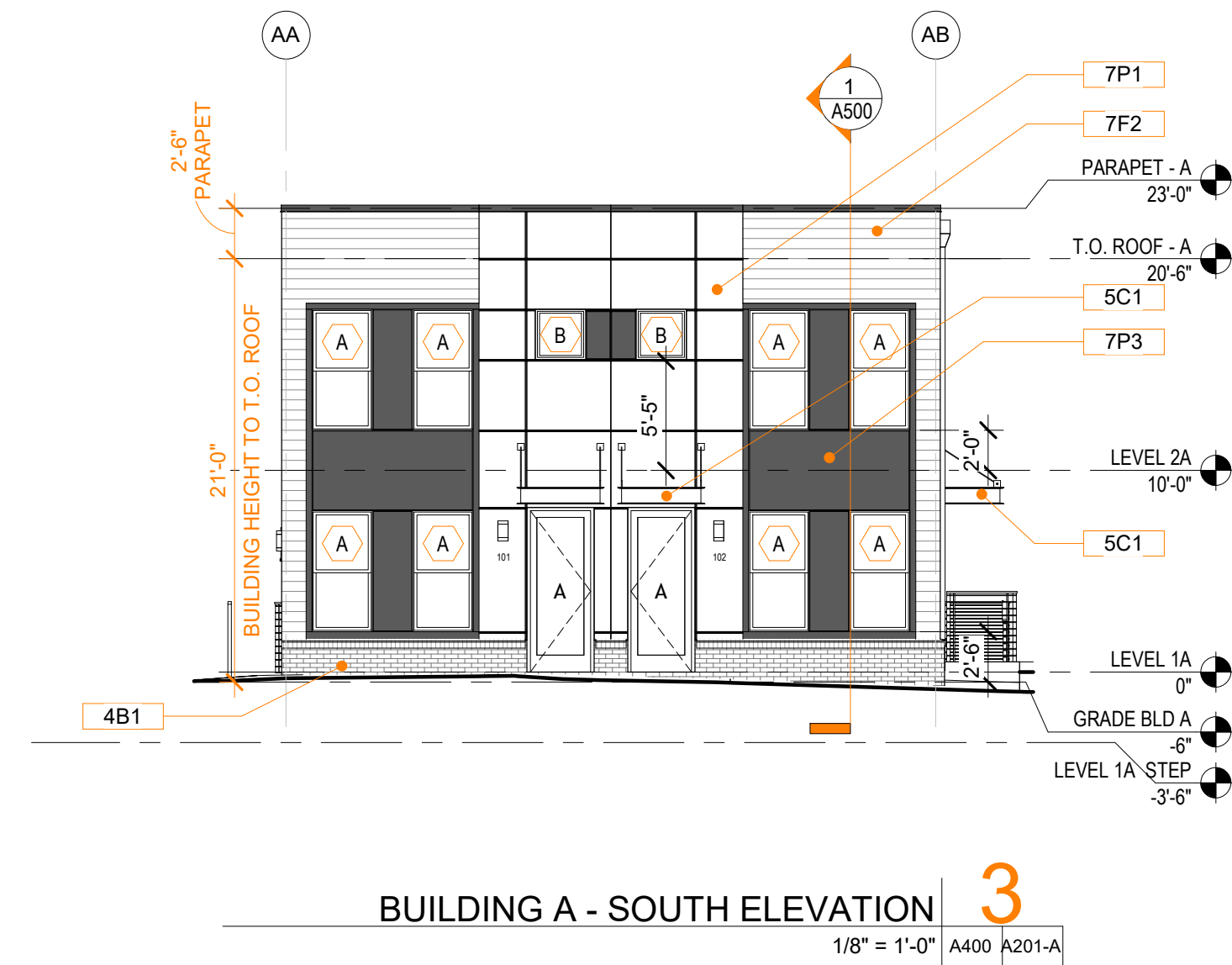
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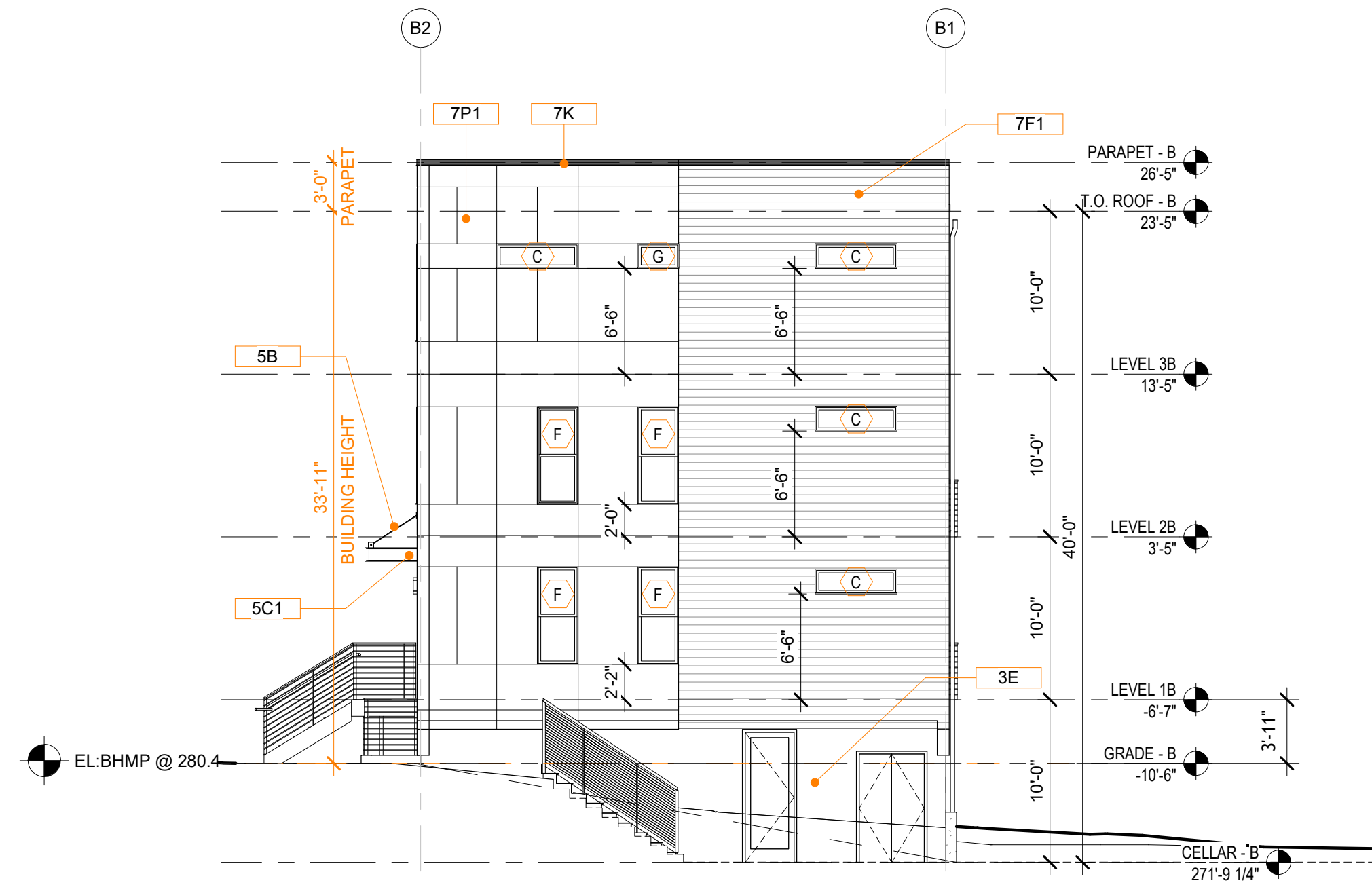


ELEVATION MATERIAL LEGEND	
KEYNOTE	DESCRIPTION
3E	CAST-IN-PLACE CONCRETE W/ BRICK FORM LINER
4B1	BRICK VENEER - COLOR 1
5A1R1	PREFINISHED ALUMINUM RAILING
5B	WALL MOUNTED DECORATIVE CABLE TIE AND TURNBUCKLE
5C1	STEEL CANOPY W/HIGH-PERFORMANCE COATING, TYP.
5R4	PREFINISHED ALUMINUM WALL MOUNTED GUARD RAILING
7F1	FIBER CEMENT LAP SIDING 'S' EXPOSURE - BRONZE
7F2	FIBER CEMENT LAP SIDING 'S' EXPOSURE - LIGHT COLOR 1
7K	PREFINISHED ALUMINUM COPING - PROFILE 1
7P1	FC REVEAL ACCENT PANEL - LIGHT COLOR 1
7P3	FC REVEAL ACCENT PANEL - DARK COLOR 2
22B	SCUPPER, TYP.

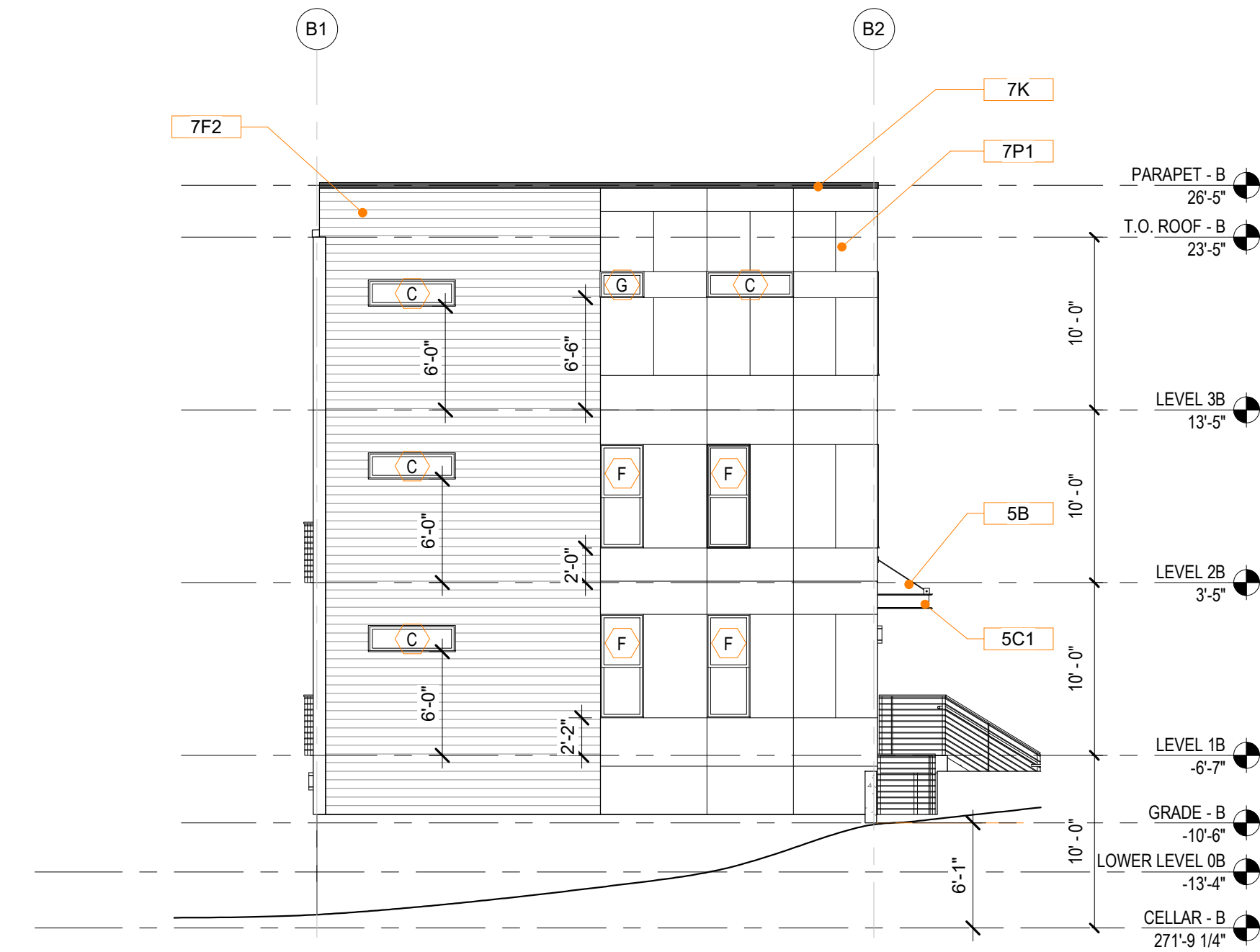


ELEVATION MATERIAL LEGEND	
KEYNOTE	DESCRIPTION
3E	CAST-IN-PLACE CONCRETE W/ BRICK FORM LINER
4B1	BRICK VENEER - COLOR 1
5A1R	PREFINISHED ALUMINUM RAILING
5B	WALL MOUNTED DECORATIVE CABLE TIE AND TURNBUCKLE
5C1	STEEL CANOPY W/HIGH-PERFORMANCE COATING, TYP.
5R4	PREFINISHED ALUMINUM WALL MOUNTED GUARD RAILING
7F1	FIBER CEMENT LAP SIDING 5" EXPOSURE - BRONZE
7F2	FIBER CEMENT LAP SIDING 5" EXPOSURE - LIGHT COLOR 1
7K	PREFINISHED ALUMINUM COPING - PROFILE 1
7P1	FC REVEAL ACCENT PANEL - LIGHT COLOR 1
7P3	FC REVEAL ACCENT PANEL - DARK COLOR 2
22B	SCUPPER, TYP.

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BUILDING B - EAST ELEVATION



BUILDING B - WEST ELEVATION



BUILDING B - NORTH ELEVATION



BUILDING B - SOUTH ELEVATION



I AM RESPONSIBLE FOR DETERMINING THAT THE ARCHITECTURAL DESIGNS INCLUDED IN THIS APPLICATION ARE IN COMPLIANCE WITH ALL LAWS AND REGULATIONS OF THE DISTRICT OF COLUMBIA. I HAVE PERSONALLY PREPARED, OR DIRECTLY SUPERVISED THE DEVELOPMENT OF THE ARCHITECTURAL DESIGNS INCLUDED IN THIS APPLICATION.

[illegible]

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SHEET TITLE

ELEVATIONS - BLDG B

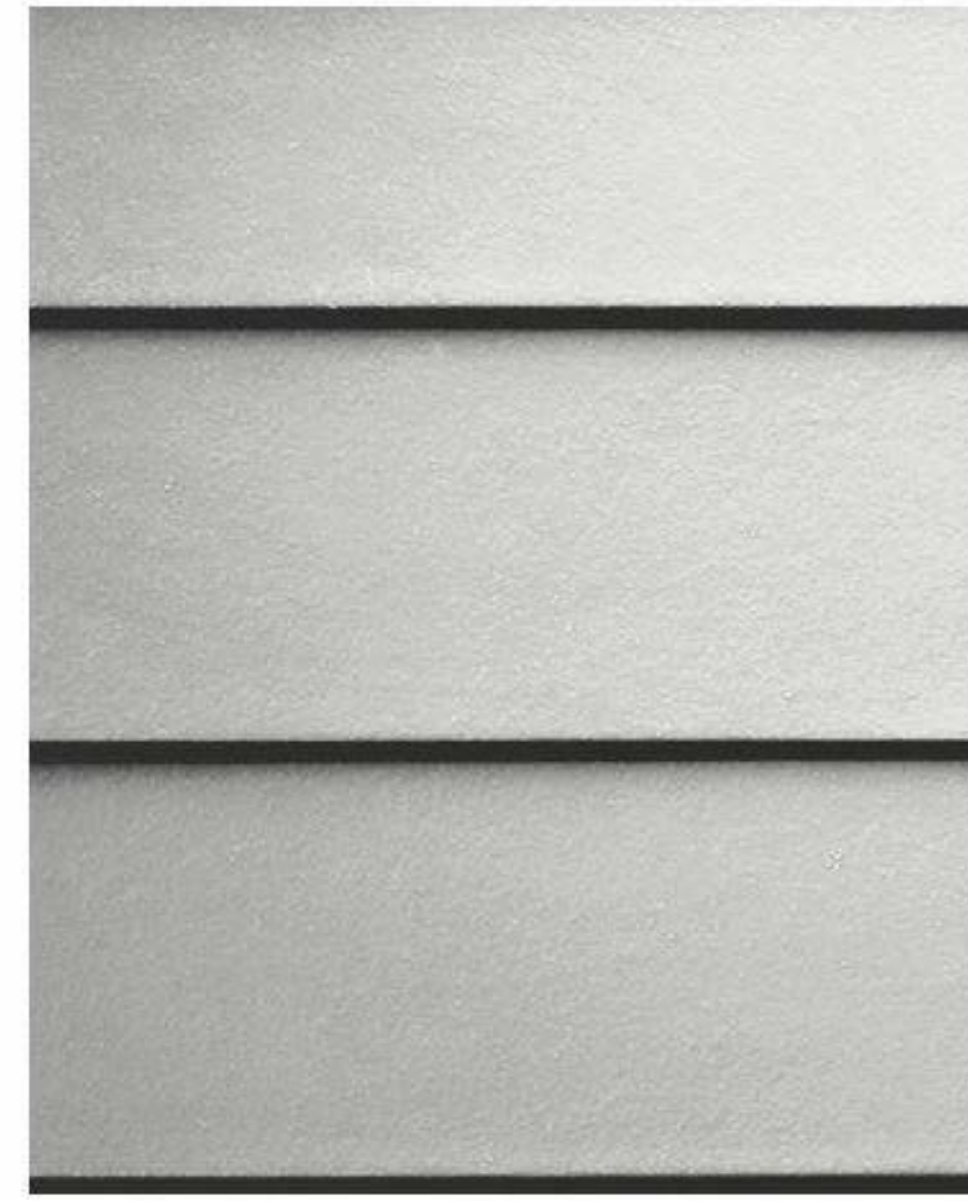
SHEET NUMBER

A401

08/19/24
BZA SET



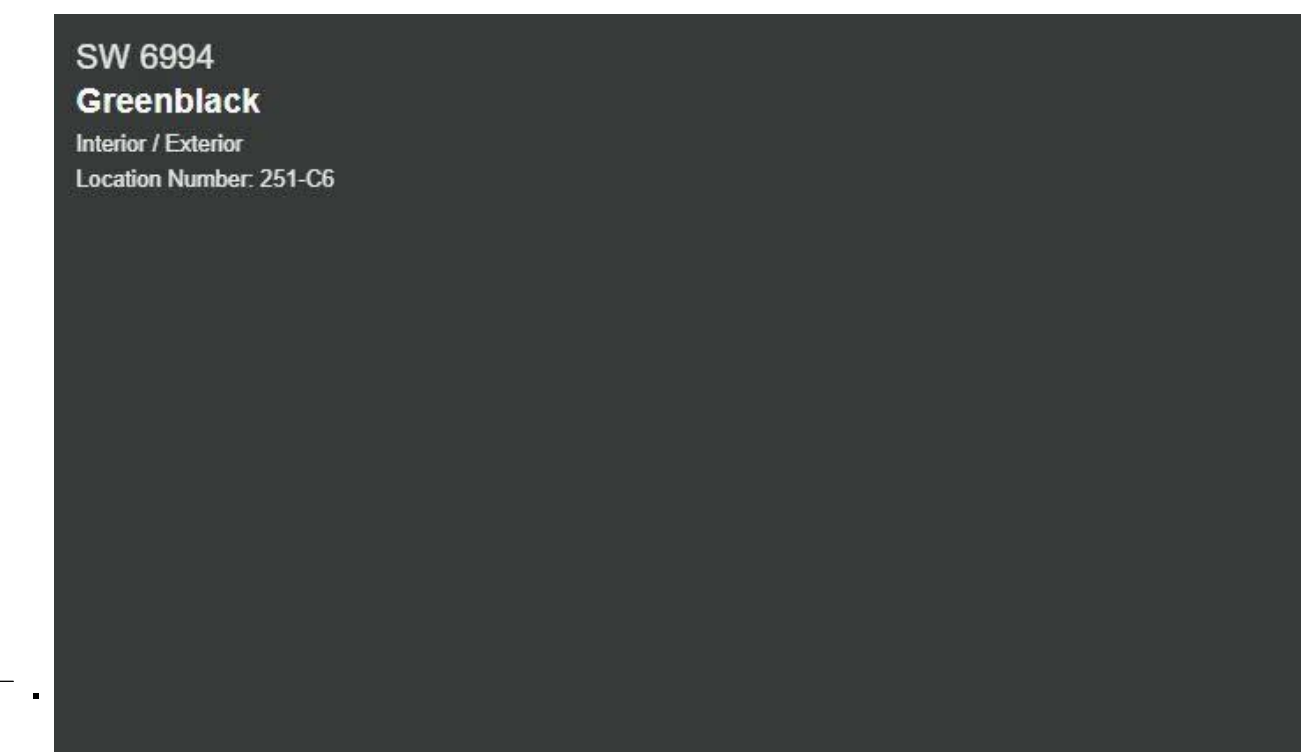
HARDIE REVEAL PANEL
W/ RECESSED TRIM -
ARTIC WHITE



HARDIE PLANK
LAP SIDING -
ARTIC WHITE



WOOD FENCE: STAIN - TRUE BLACK



DOOR FRAME



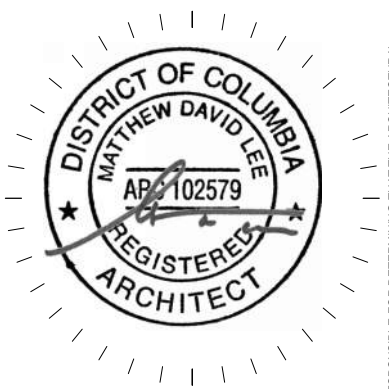
MASONRY BASE
GG CASTILE GRAY
VELOUR OR SIMILAR



BUILDING A - EAST ELEVATION - Callout

3/8" = 1'-0"	A402
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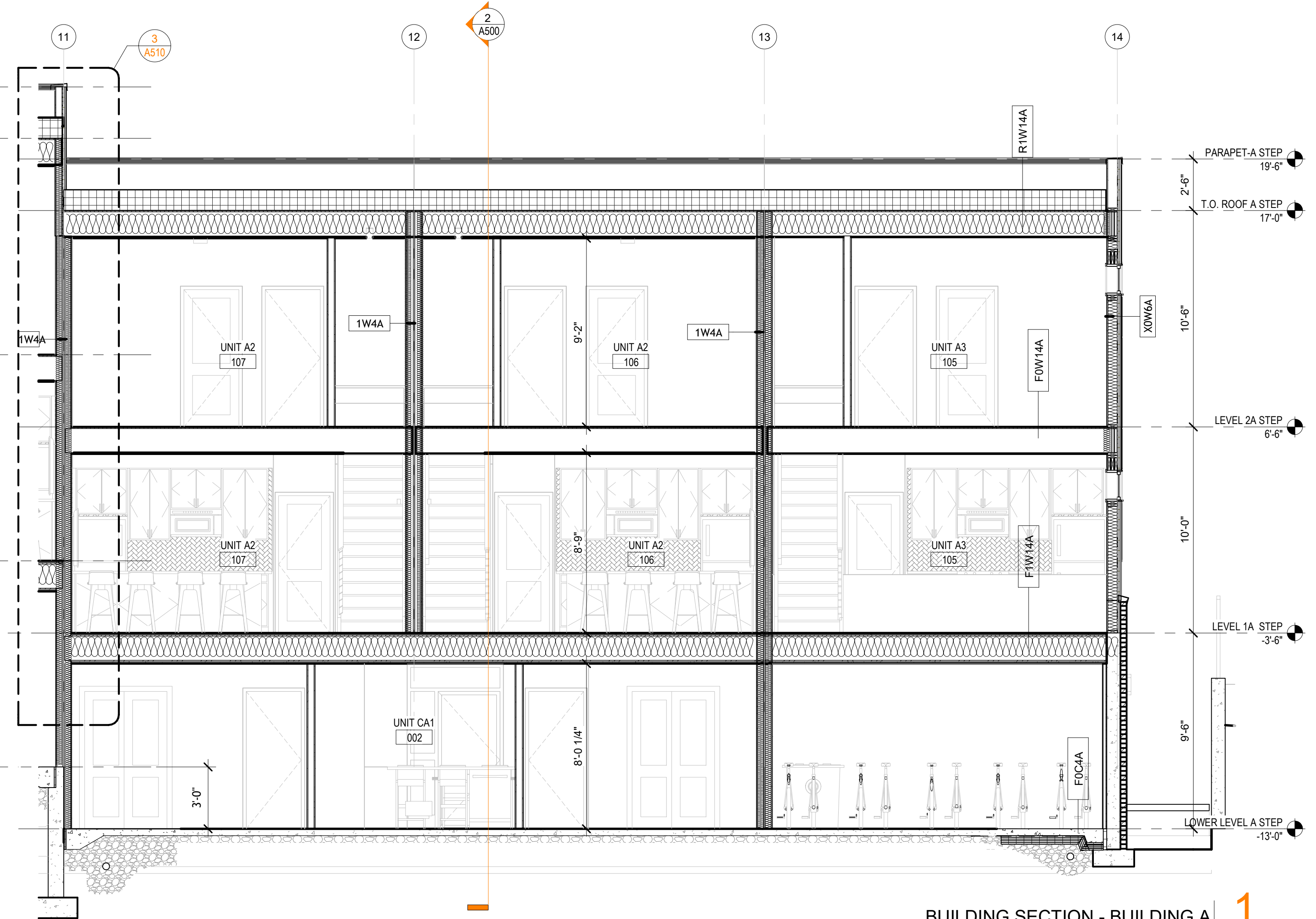
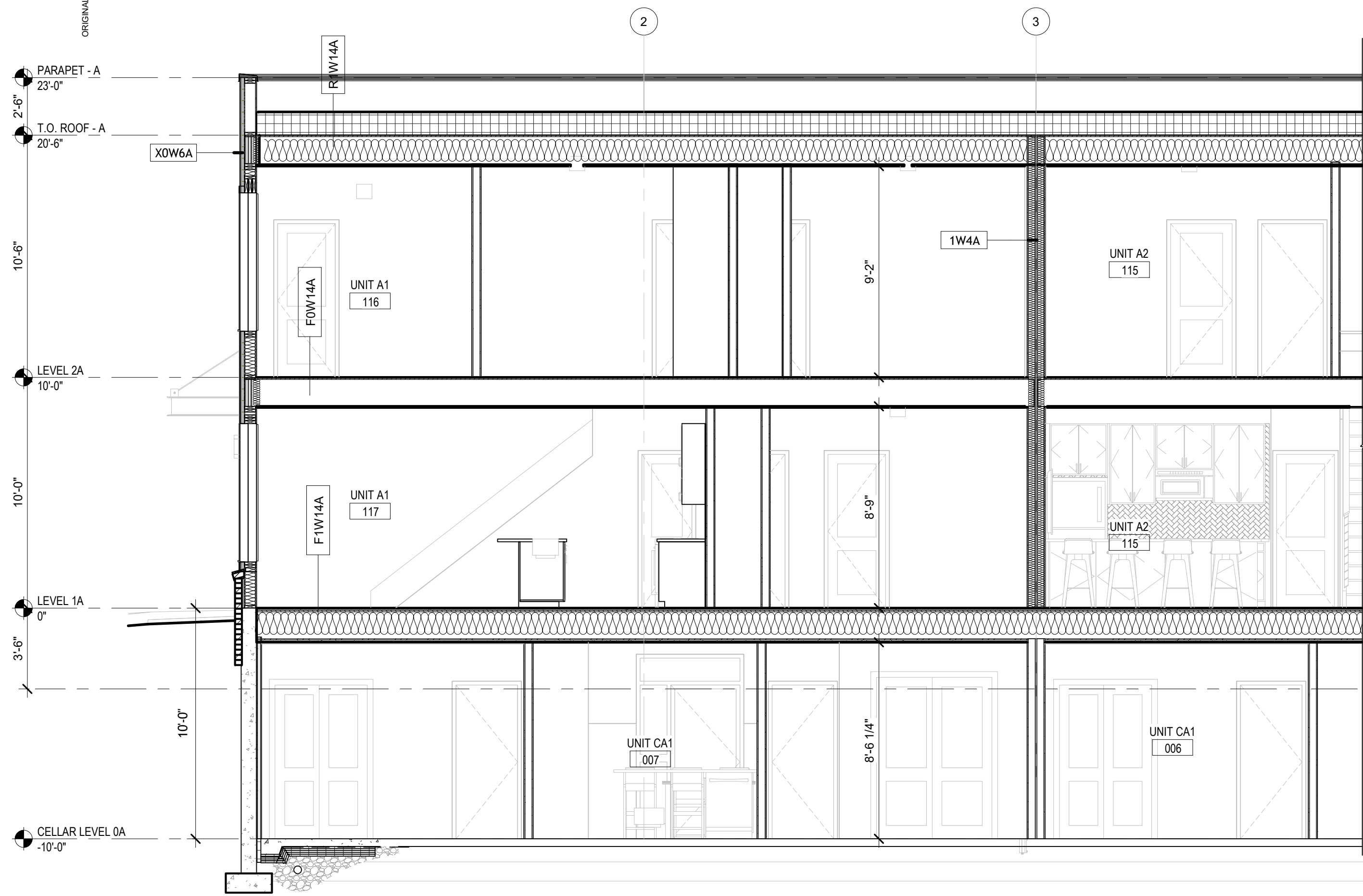
SHEET TITLE

MATERIALS

SHEET NUMBER

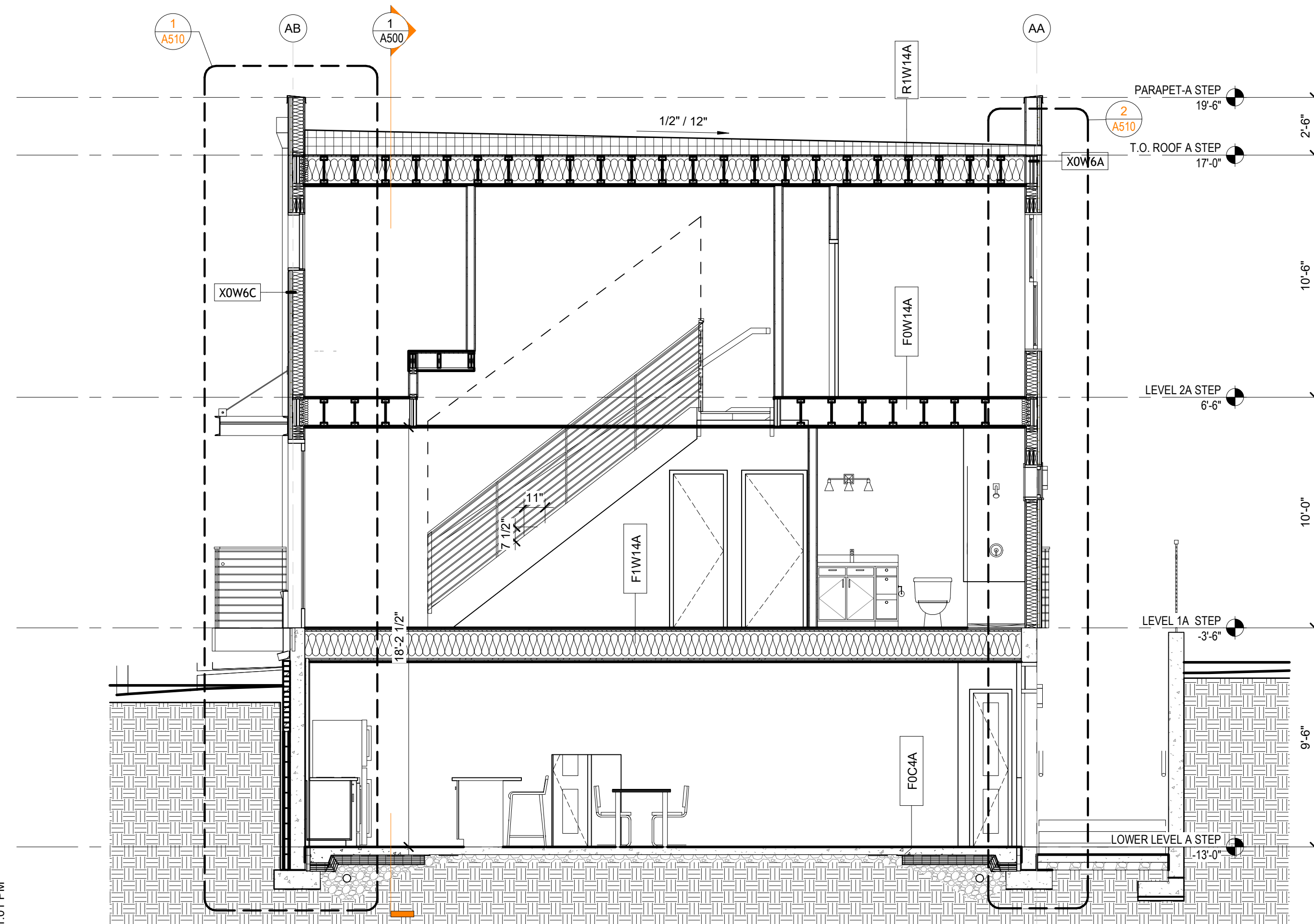
A402

08/19/24
BZA SET



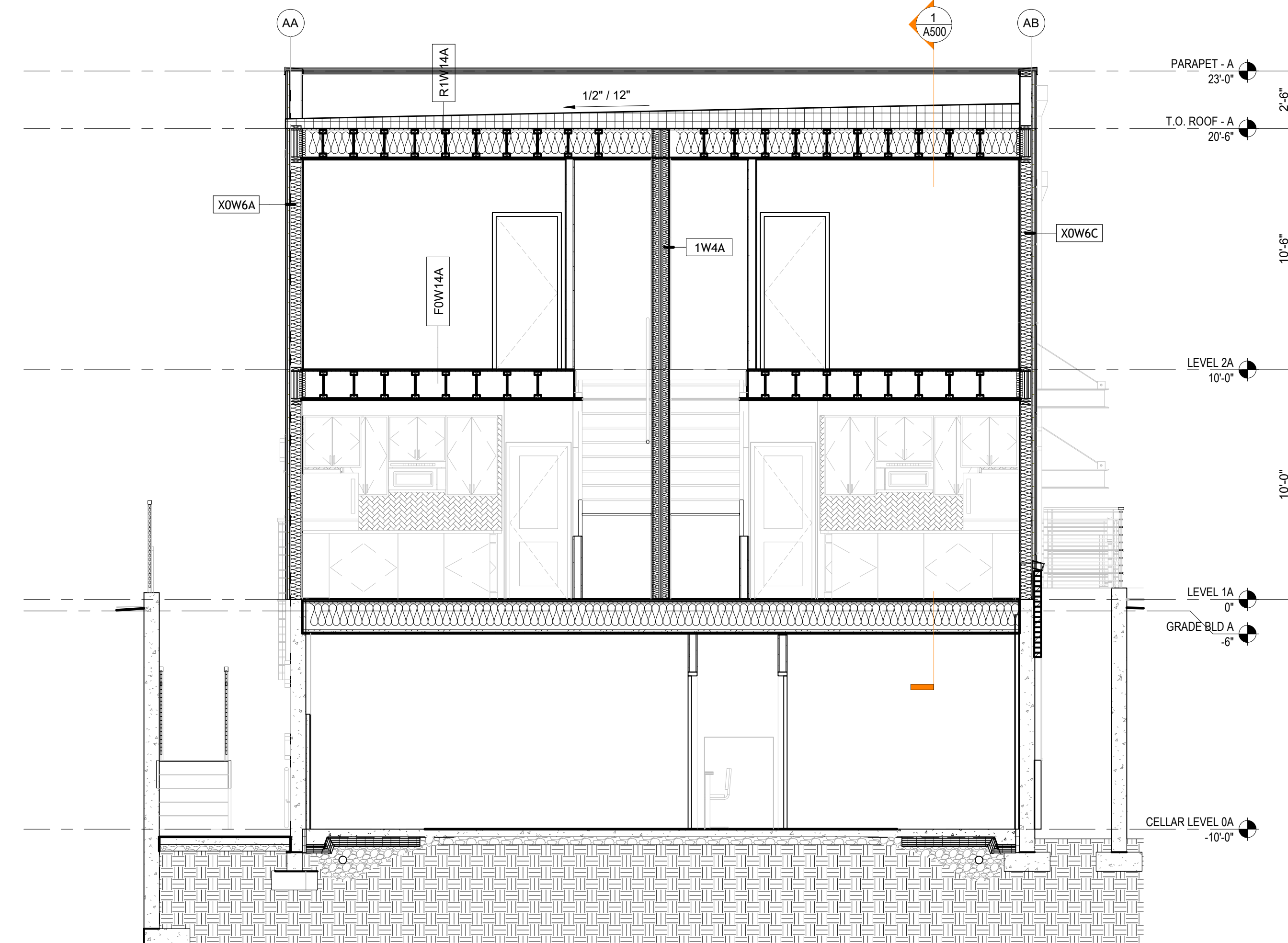
BUILDING SECTION - BUILDING A

1/4" = 1'-0"	A500
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BUILDING SECTION - BUILDING A

1/4" = 1'-0"	A500
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BUILDING SECTION - BUILDING A

$1/4" = 1'-0"$	A500
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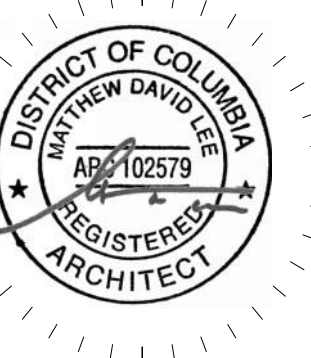
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PROJECT #: 21040

ECT #: 21040

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[illegible]

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WASHINGTON, DC 20020

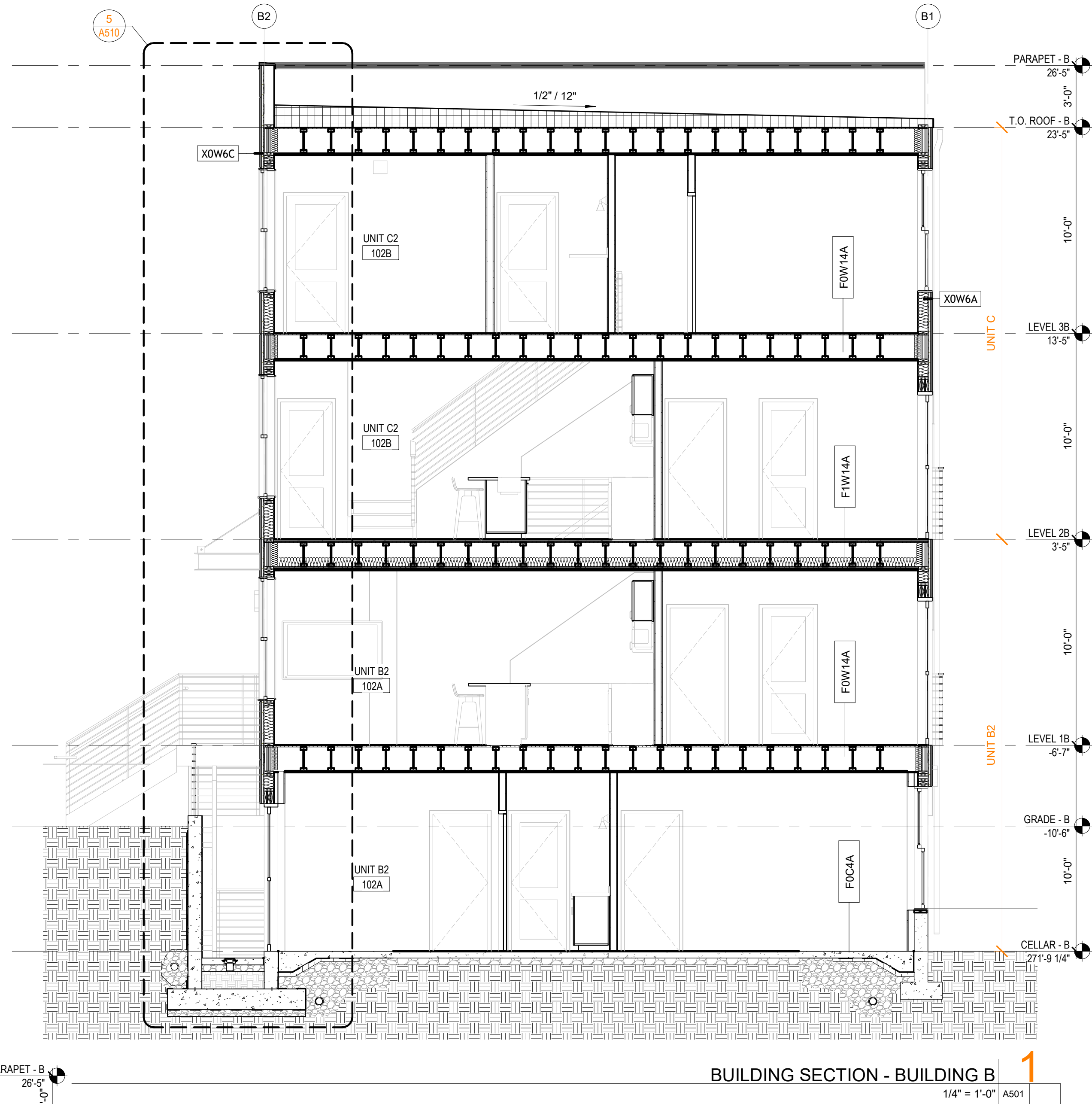
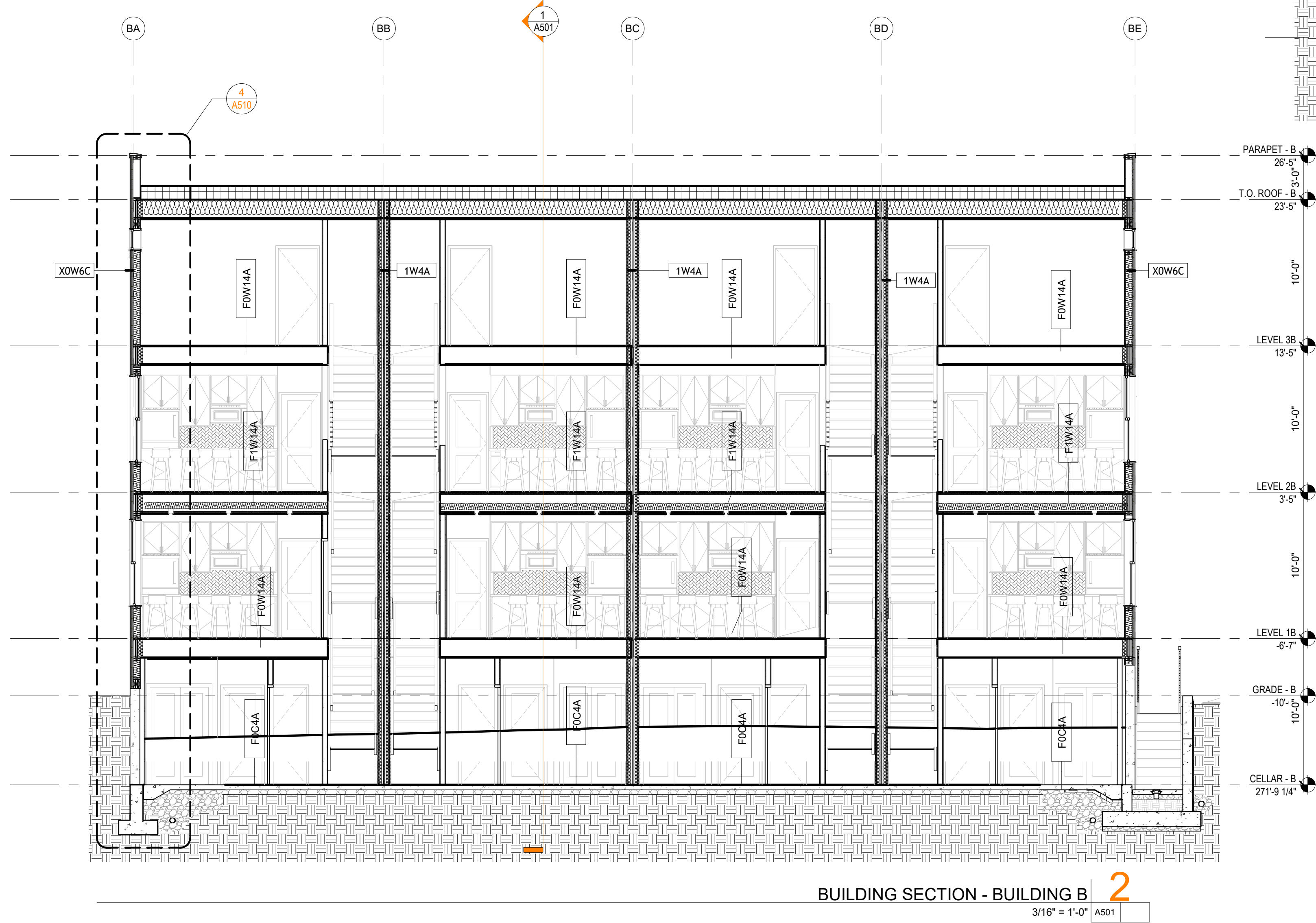
SHEET TITLE

**BUILDING SECTIONS AND
DETAILS**

SHEET NUMBER

A500

8/19/24
ZA SET



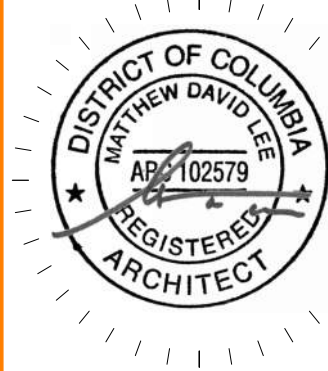
ANGER RESIDENCES
2340 ANGER PL SE
WASHINGTON, DC 20020

SHEET TITLE
BUILDING SECTIONS AND
DETAILS

SHEET NUMBER

A501

08/19/24
BZA SET



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Questions?