

5113 2ND ST NW
WASHINGTON, DC 20011

6 UNITS APARTMENT BUILDING
CONCEPT DESIGN



RESIDENTIAL APARTMENT RA-1 ZONE

The purpose of the RA-1 zone are to:

Permit flexibility of design by permitting all types of urban residential development if they conform to the height, density, and area requirements established for these district; an permit the construction of those institutional and semi-public buildings that would be compatible with adjoining residential uses and that area excluded from the more restrictive residential zones.

The RA-1 zone provides for areas predominantly developed with low-to moderate-density development, including detached dwellings, rowhouse, and low-rise apartments.

| USE PERMISSION | COURTS | PARKING | INCLUSIONARY ZONING |
|-----------------------|----------------|-------------------------|------------------------|
| Subtitle U, Chapter 3 | Subtitle F 204 | Subtitle C, Chapter 7/8 | Subtitle C, Chapter 10 |

| | DEVELOPMENT STANDARDS | | | | | | | ZONING REGULATION REFERENCE |
|------|-----------------------|--------|---------|----------------------------|-----------------|---|------------------|-----------------------------|
| | FLOOR AREA RATIO | HEIGHT | STORIES | LOT OCCUPANCY (PERCENTAGE) | REAR YARD (FT.) | SIDE YARD (FT.) | GREEN AREA RATIO | |
| RA-1 | 0.9 | 40 | 3 | 40% | 20(min.) | One 8 ft. side setback shall be provided for all structures | 0.40 | Subtitle F, Chapter 3 |

SCOPE OF WORK:

INTERIOR RENOVATION AND REPAIR ON A 4 UNIT APARTMENT BUILDING.

-TO ADD 2 UNITS IN THE EXISTING CELLAR.
-TO CONSTRUCT WINDOW WELLS ON FRONT AND SIDEYARD.

NO ALTERATION IS SOUGHT IN FIRST AND SECOND FLOORS IN THIS PERMIT SCOPE.

| DRAWING INDEX | |
|---------------|--------------------------|
| SHEET NUMBER | SHEET NAME |
| A00 | COVER SHEET |
| A01 | VICINITY AND ARIAL VIEW |
| A02 | SITE PLANS |
| A03 | EXISTING DEMO FLOOR PLAN |
| A04 | PROPOSED FLOOR PLANS |
| A05 | EXISTING ELEVATIONS |
| A06 | PROPOSED ELEVATION |
| A07 | BUILDING SECTION |
| A08 | LANDSCAPE SITE PLAN |

5113 2ND ST NW

DISTRICT OF COLUMBIA

20011

ONE DESIGN SERVICES

organizationfornewenvironment@gmail.com
Tel. 571.225.7211

REVISION #

SCALE

ISSUE DATE

AS INDICATED

JUNE 2020

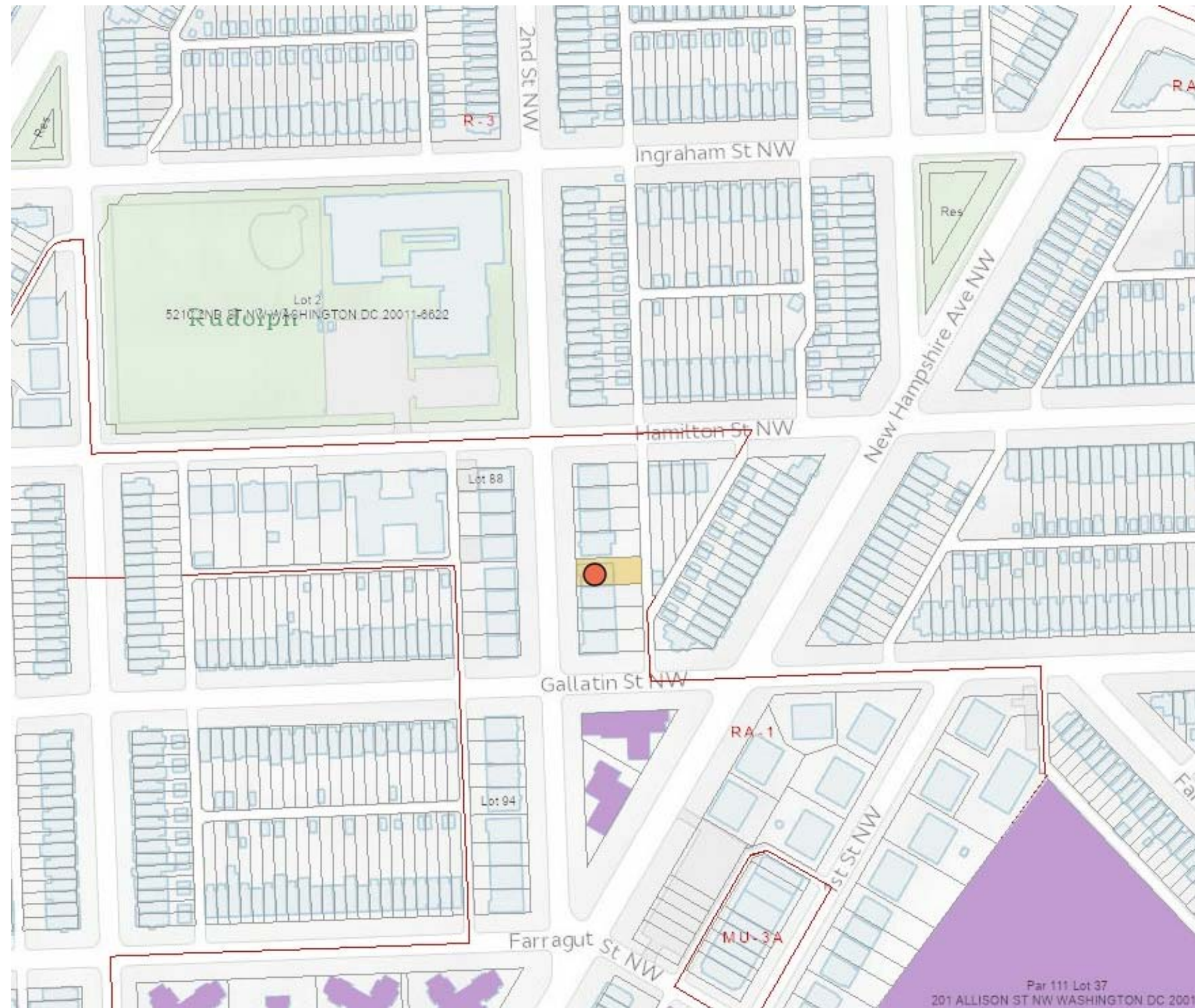
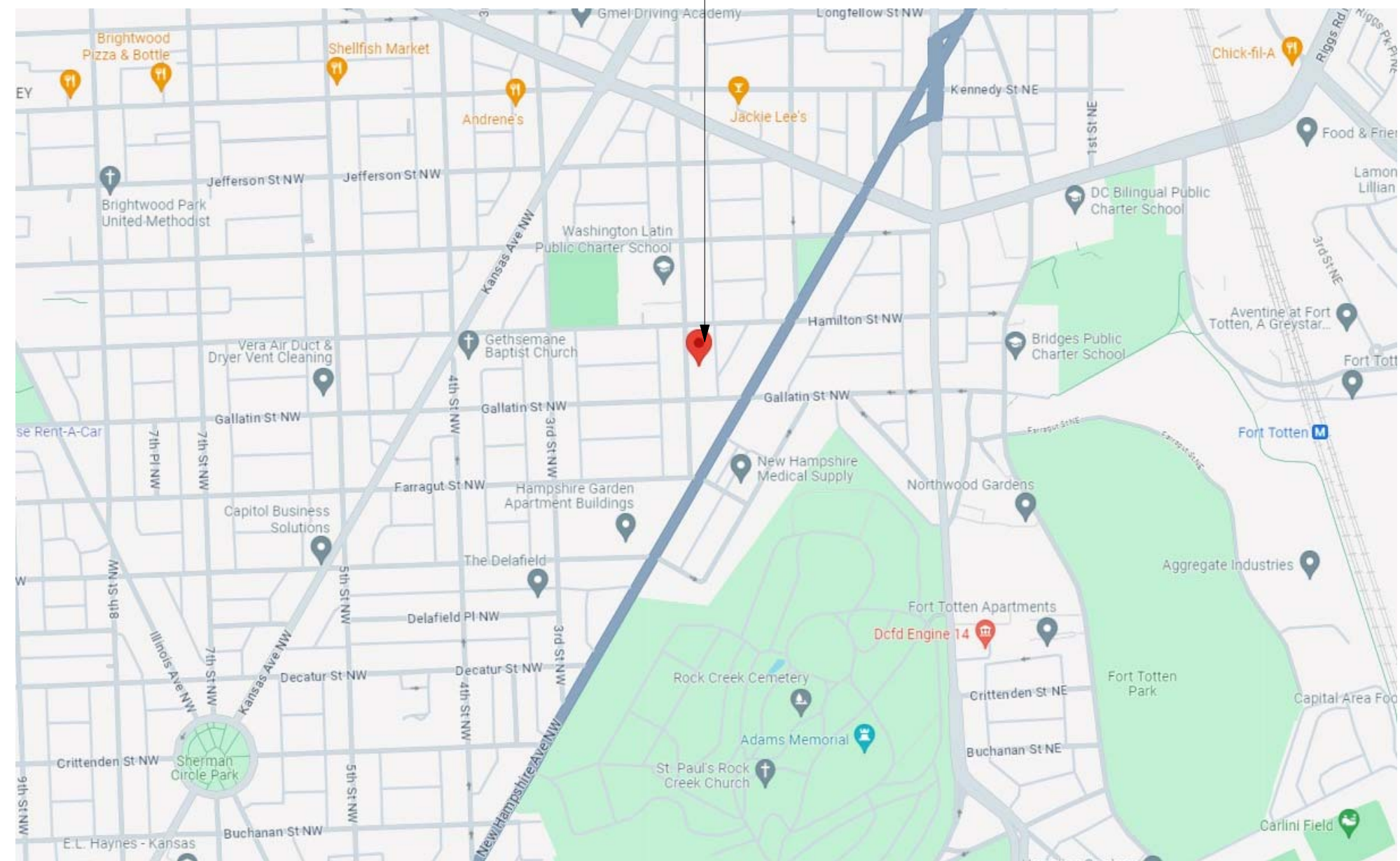
COVER SHEET

A00

Board of Zoning Adjustment
Case No. 21271
Exhibit No. 19A

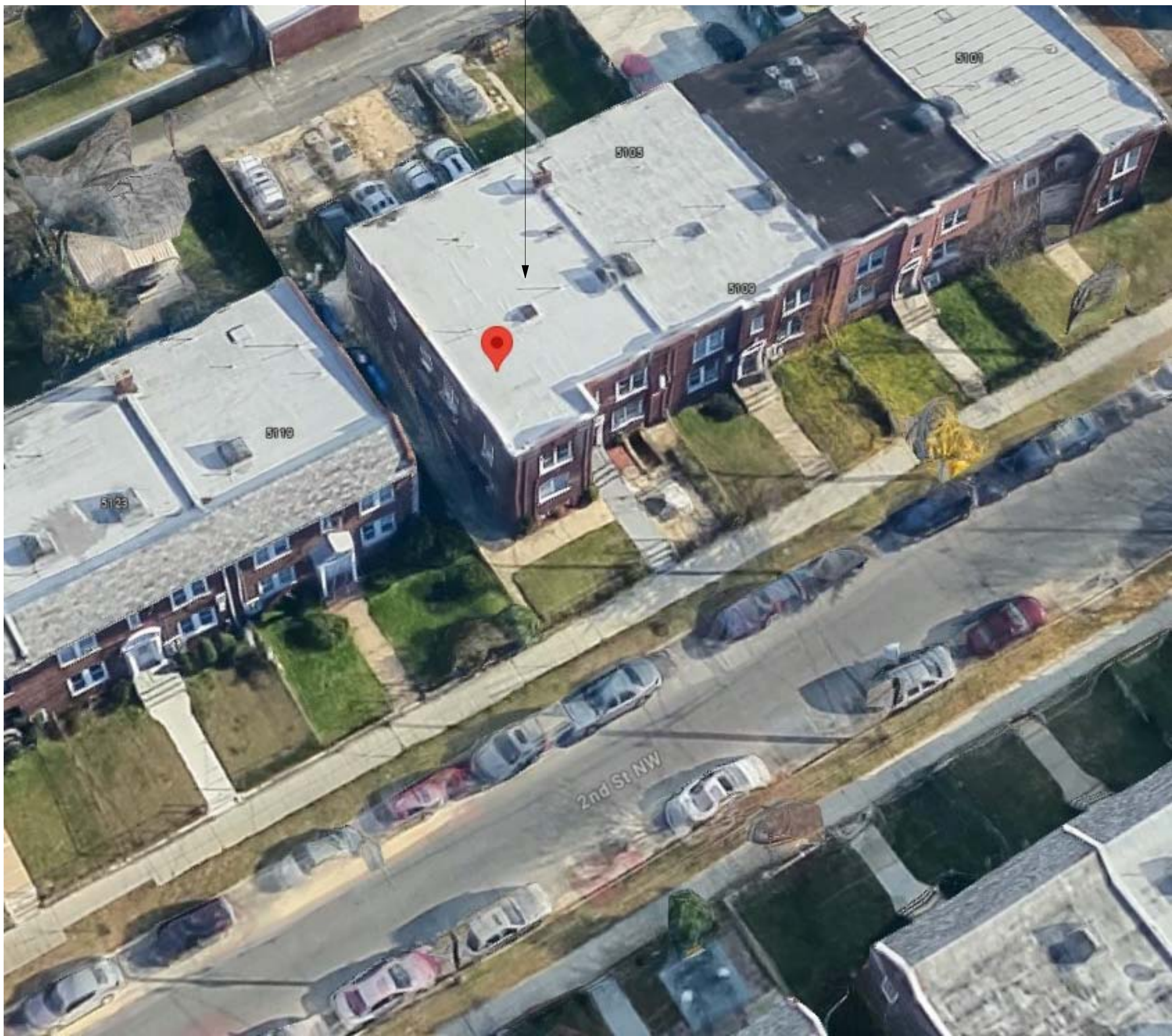
SUBJECT PROPERTY : RECORD LOT

SQUARE: 3399
LOT: 0025

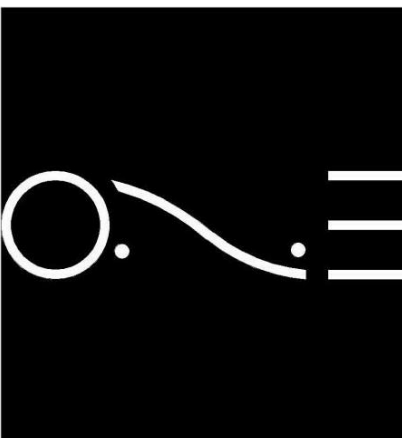


SUBJECT PROPERTY : RECORD LOT

SQUARE: 3399
LOT: 0025



5113 2ND ST NW
DISTRICT OF COLUMBIA
20011



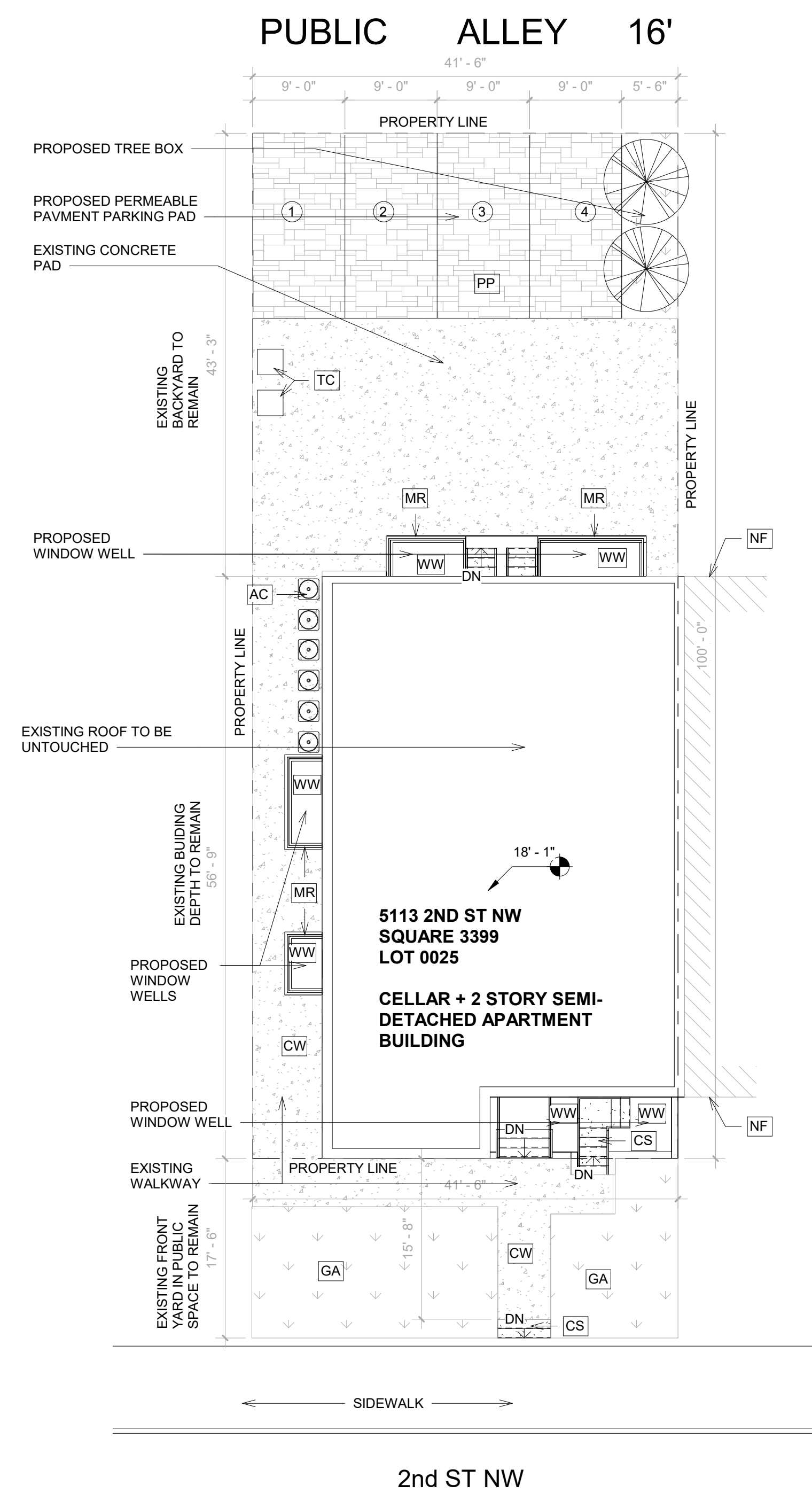
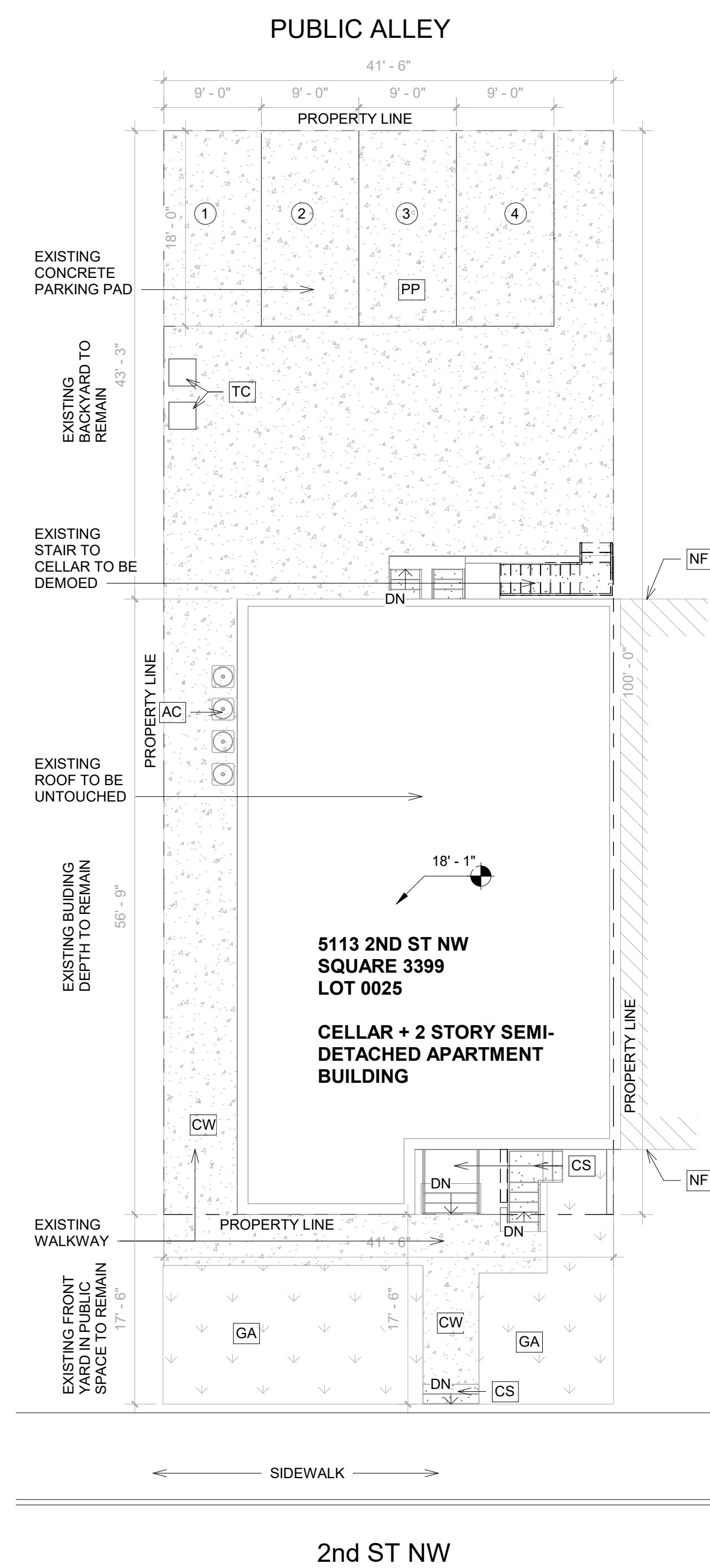
ONE DESIGN SERVICES
organizationfornewenvironment
@gmail.com
Tel. 571.225.7211

REVISION #
SCALE
ISSUE DATE

AS INDICATED
JUNE 2020

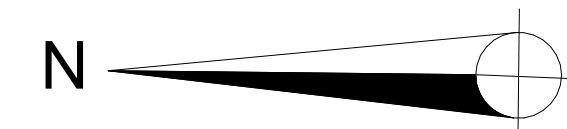
**VICINITY AND
AERIAL VIEW**

A01

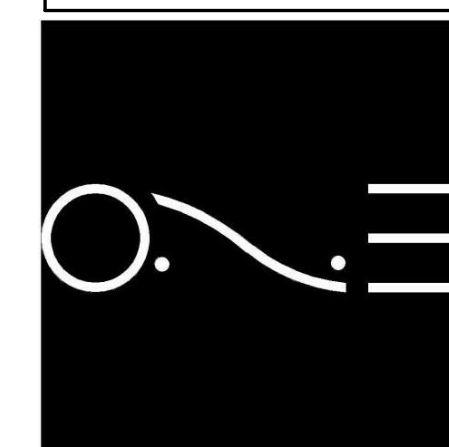


KEY NOTES

| | | | |
|----|------------------------|----|------------------------|
| AC | AC CONDENSORS ON GRADE | WW | WINDOW WELL |
| PL | PROPERTY LINE | NR | NEIGHBORING REAR WALL |
| PP | PARKING PAD | ME | MAIN ENTRANCE |
| GA | GREEN AREA | CS | CONCRETE STAIRS |
| MR | METAL RAILING | NF | NEIGHBORING FRONT WALL |
| TC | TRASH CANS | CW | CONCRETE WALKWAY |



5113 2ND ST NW

DISTRICT OF COLUMBIA
20011

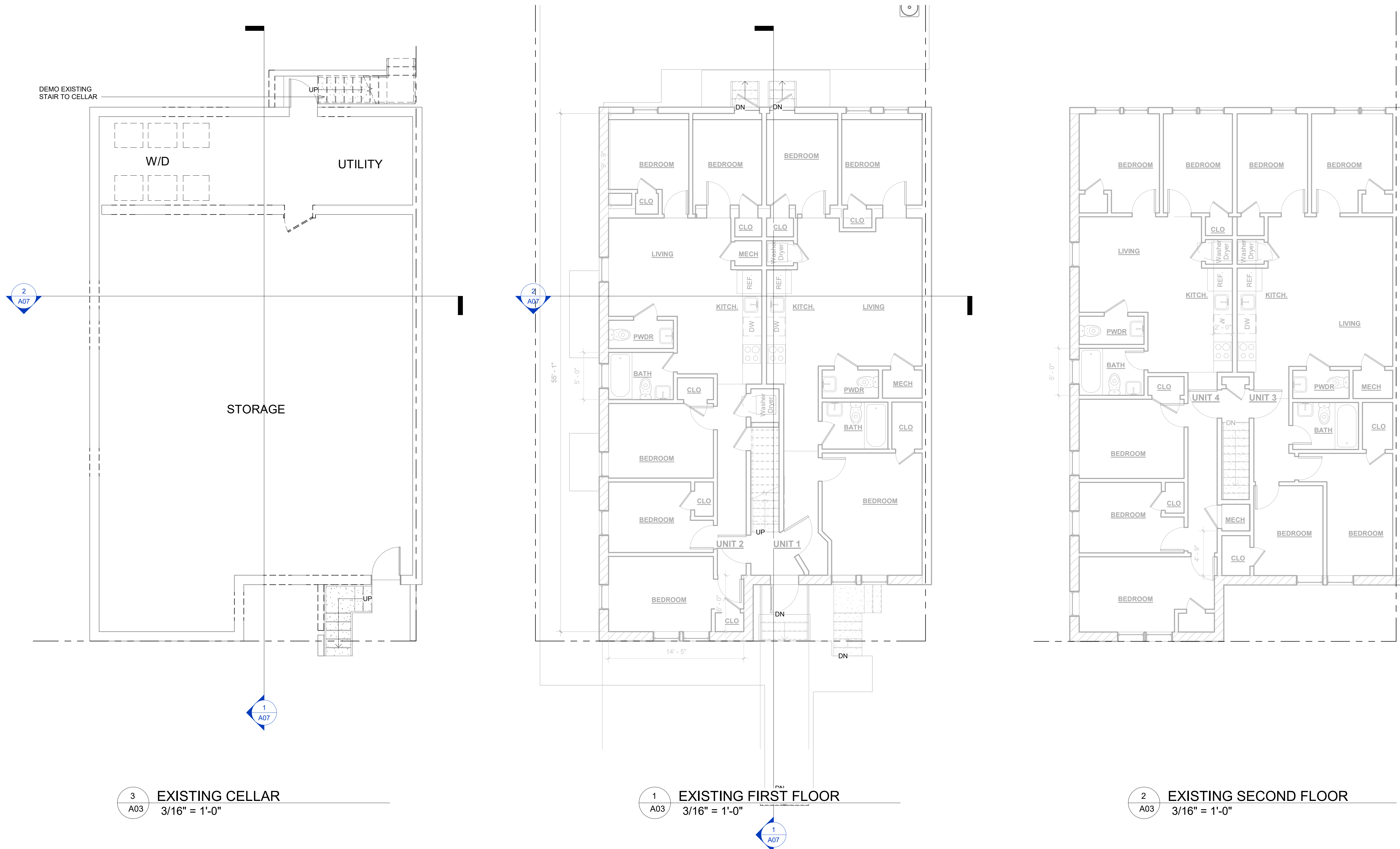
ONE DESIGN SERVICES

organizationfornewenvironment
@gmail.com
Tel. 571.225.7211

| | |
|------------|--------------|
| REVISION # | _____ |
| SCALE | AS INDICATED |
| ISSUE DATE | JUNE 2020 |

SITE PLANS

A02



3
A03
EXISTING CELLAR
3/16" = 1'-0"

1
A03
EXISTING FIRST FLOOR
3/16" = 1'-0"

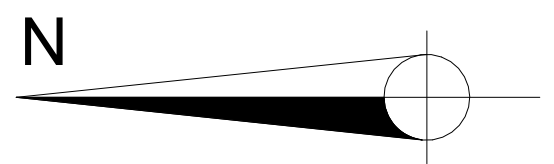
2
A03
EXISTING SECOND FLOOR
3/16" = 1'-0"

SCOPE OF WORKS

- DEMO EXISTING STAIR TO CELLAR IN THE BACKYARD
- NO WORK TO BE DONE ON FIRST AND SECOND FLOORS IN THIS SCOPE

LEGEND

| | |
|-------------------------------|--|
| DEMO WALL | |
| PROPOSED MASONARY WALL | |
| EXISTING BRICK WALL TO REMAIN | |
| NEW WALL | |
| EXISTING WALL TO REMAIN | |
| SECTION/DRAWING REFERENCE | |
| PROPERTY LINE | |



5113 2ND ST NW
DISTRICT OF COLUMBIA
20011

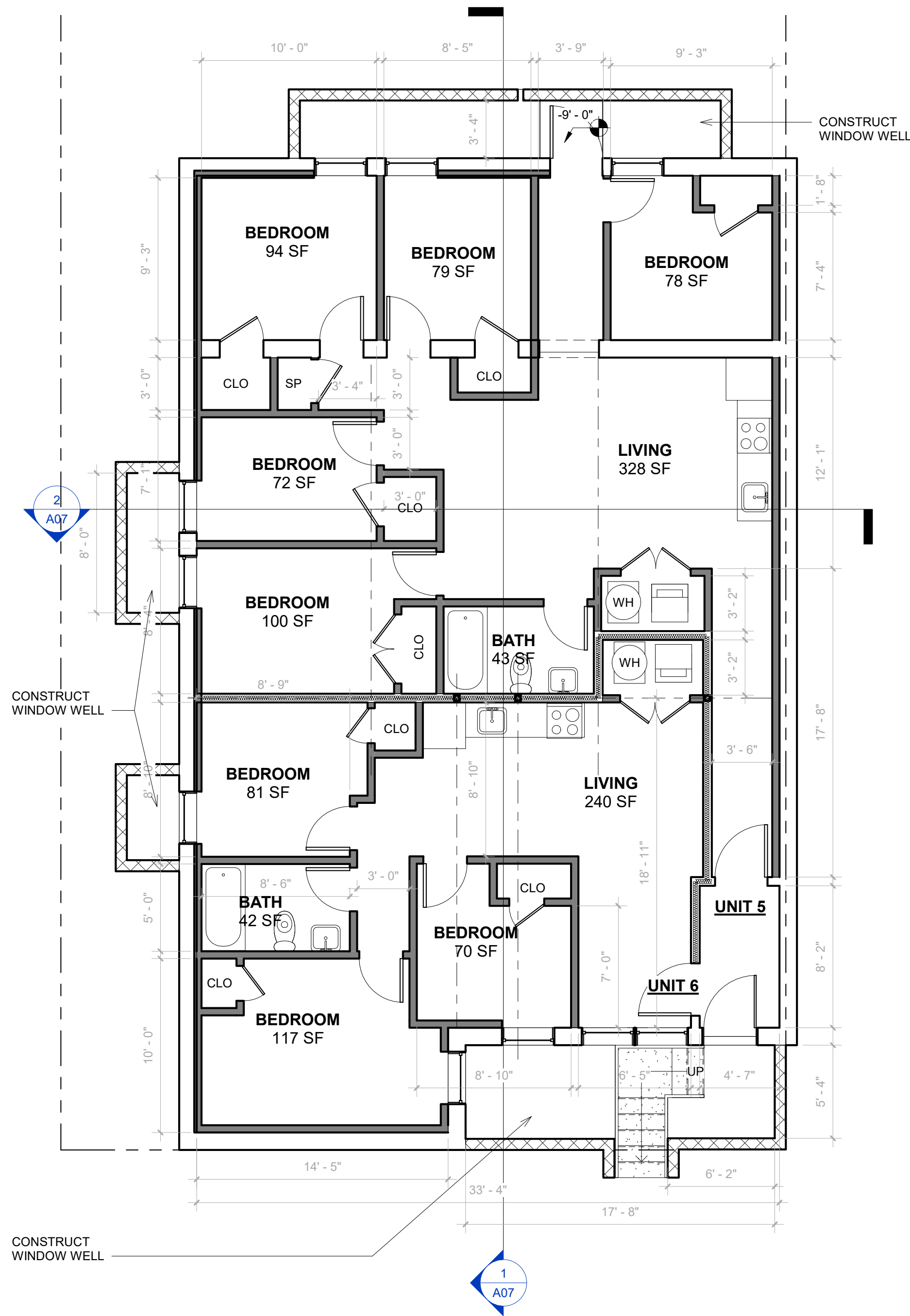
ONE DESIGN SERVICES
organizationfornewenvironment
@gmail.com
Tel. 571.225.7211

REVISION #
SCALE
ISSUE DATE

AS INDICATED
JUNE 2020

**EXISTING
DEMO FLOOR
PLAN**

A03



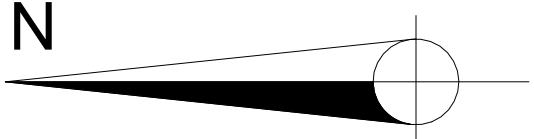
3 PROPOSED CELLAR
3/16" = 1'-0"

SCOPE OF WORKS

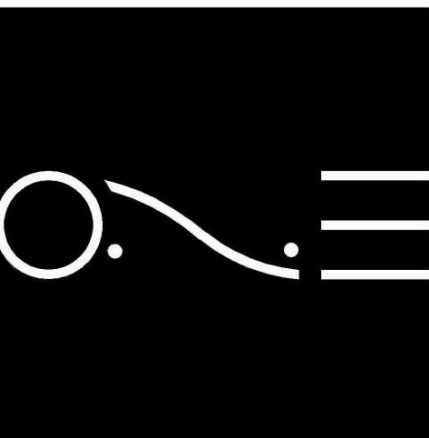
- ADD UNITS 5 AND 6 IN THE EXISTING CELLAR
- CONSTRUCT WINDOW WELLS ON THE FRONT AND SIDEYARD WITHIN PROPERTY LINES.
- NO WORK TO BE DONE ON FIRST AND SECOND FLOORS IN THIS SCOPE

LEGEND

| | |
|-------------------------------|--|
| DEMO WALL | |
| PROPOSED MASONARY WALL | |
| EXISTING BRICK WALL TO REMAIN | |
| NEW WALL | |
| EXISTING WALL TOREMAIN | |
| SECTION/DRAWING REFERENCE | |
| PROPERTY LINE | |



5113 2ND ST NW
DISTRICT OF COLUMBIA
20011

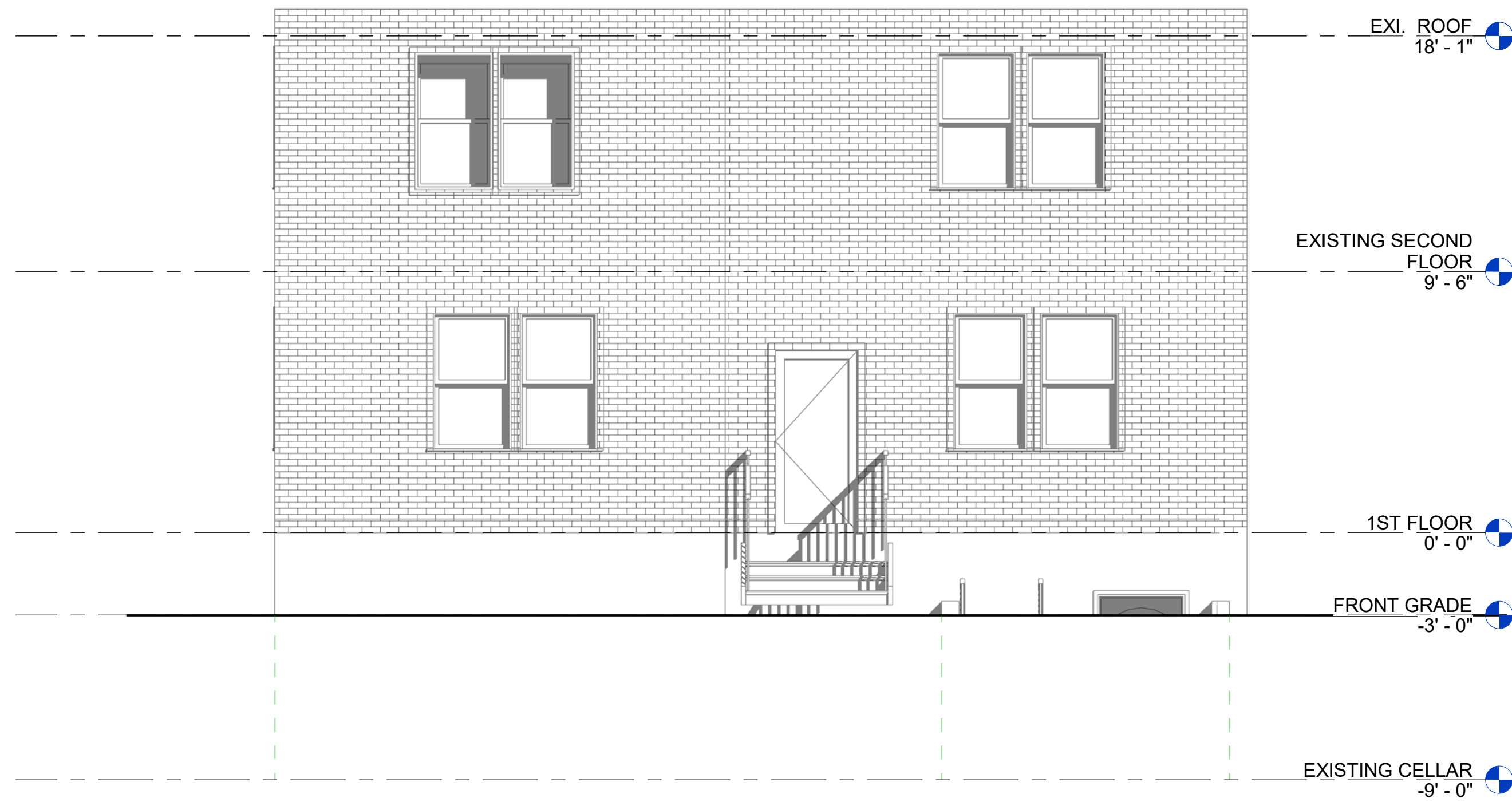


ONE DESIGN SERVICES
organizationfornewenvironment@gmail.com
Tel. 571.225.7211

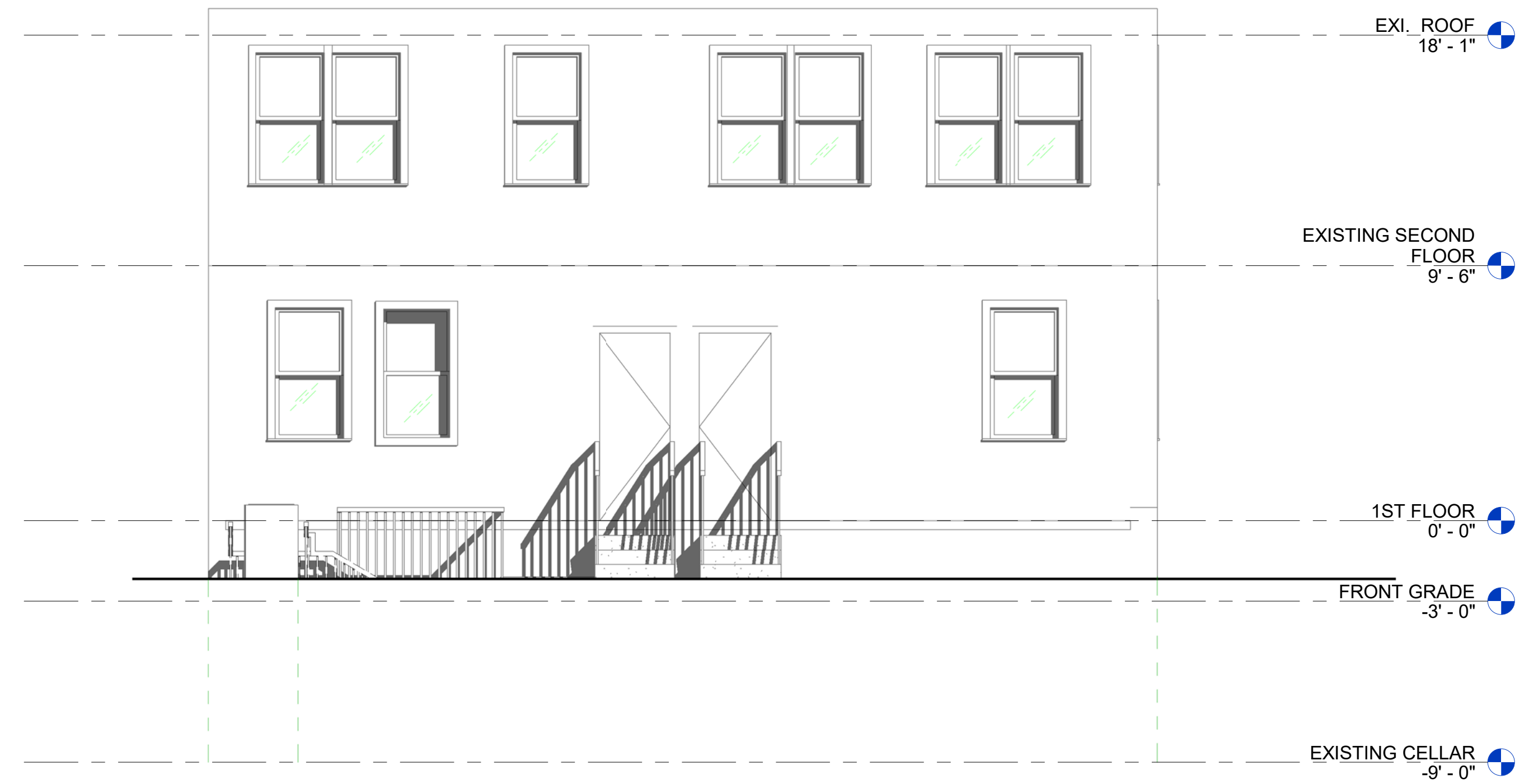
REVISION #
SCALE AS INDICATED
ISSUE DATE JUNE 2020

PROPOSED
FLOOR PLANS

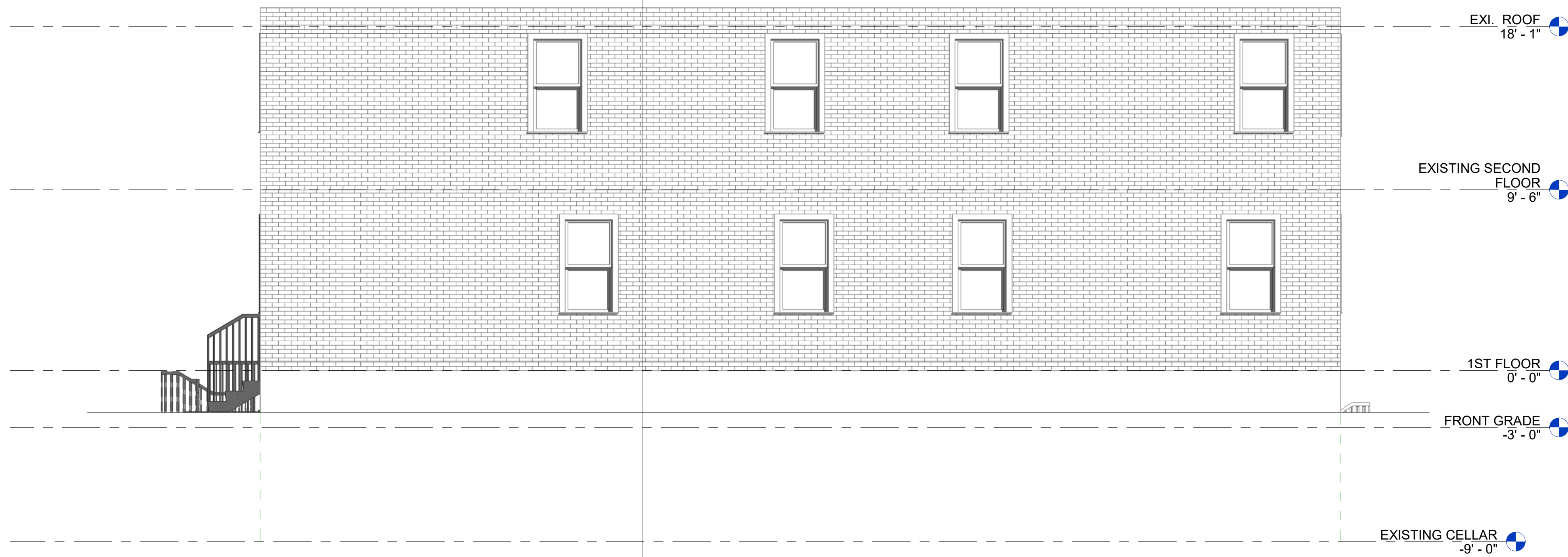
A04



① EXISTING FRONT ELEVATION
1/4" = 1'-0"



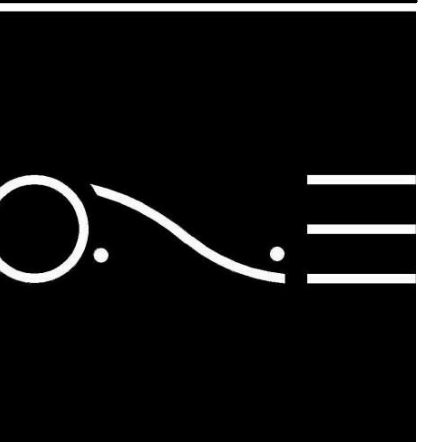
③ EXISTING REAR ELEVATION
1/4" = 1'-0"



② EXISTING SIDE ELEVATION
1/4" = 1'-0"

5113 2ND ST NW

DISTRICT OF COLUMBIA
20011



ONE DESIGN SERVICES
organizationfornewenvironment
@gmail.com
Tel. 571.225.7211

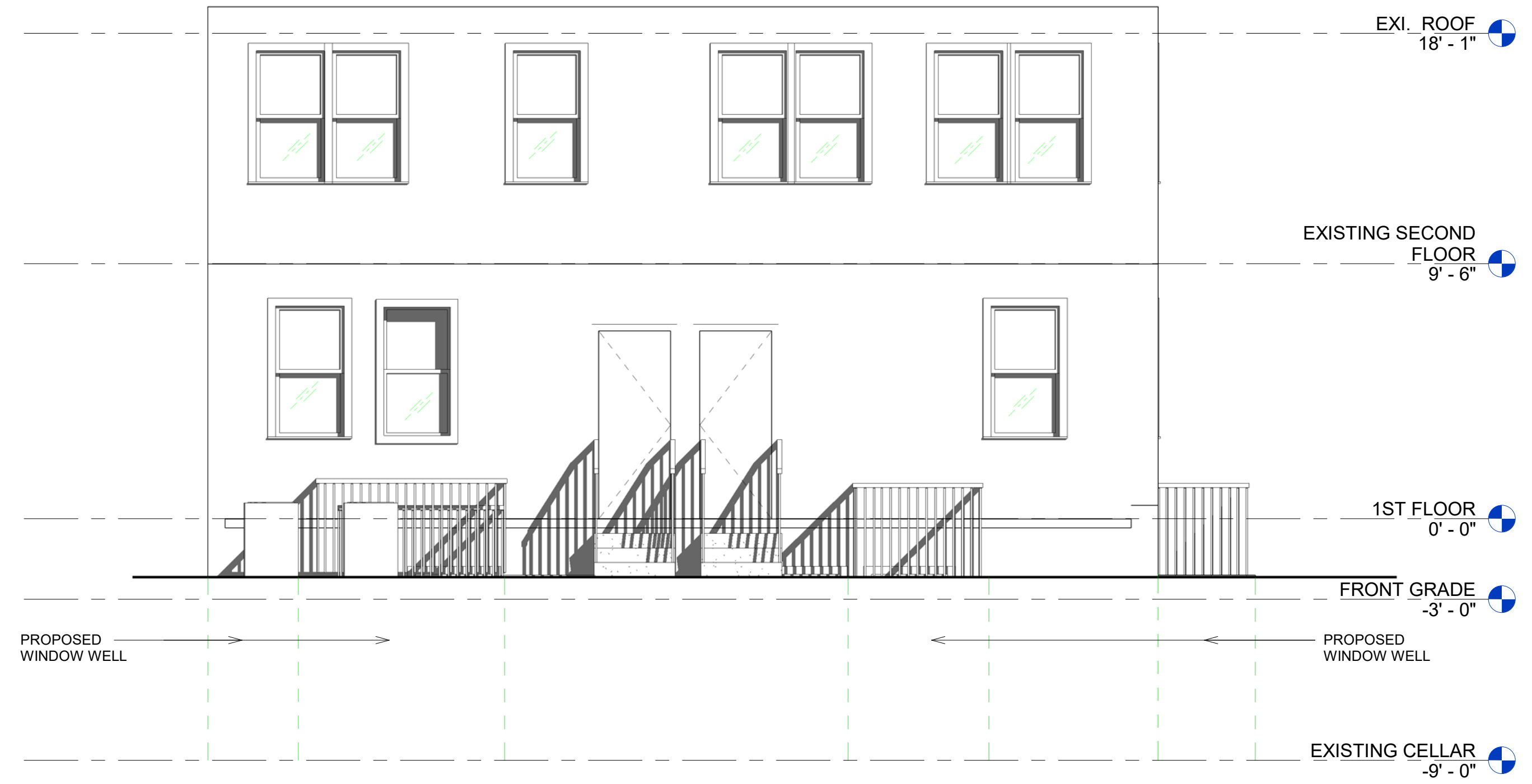
| | |
|------------|--------------|
| REVISION # | |
| SCALE | AS INDICATED |
| ISSUE DATE | JUNE 2020 |

EXISTING
ELEVATIONS

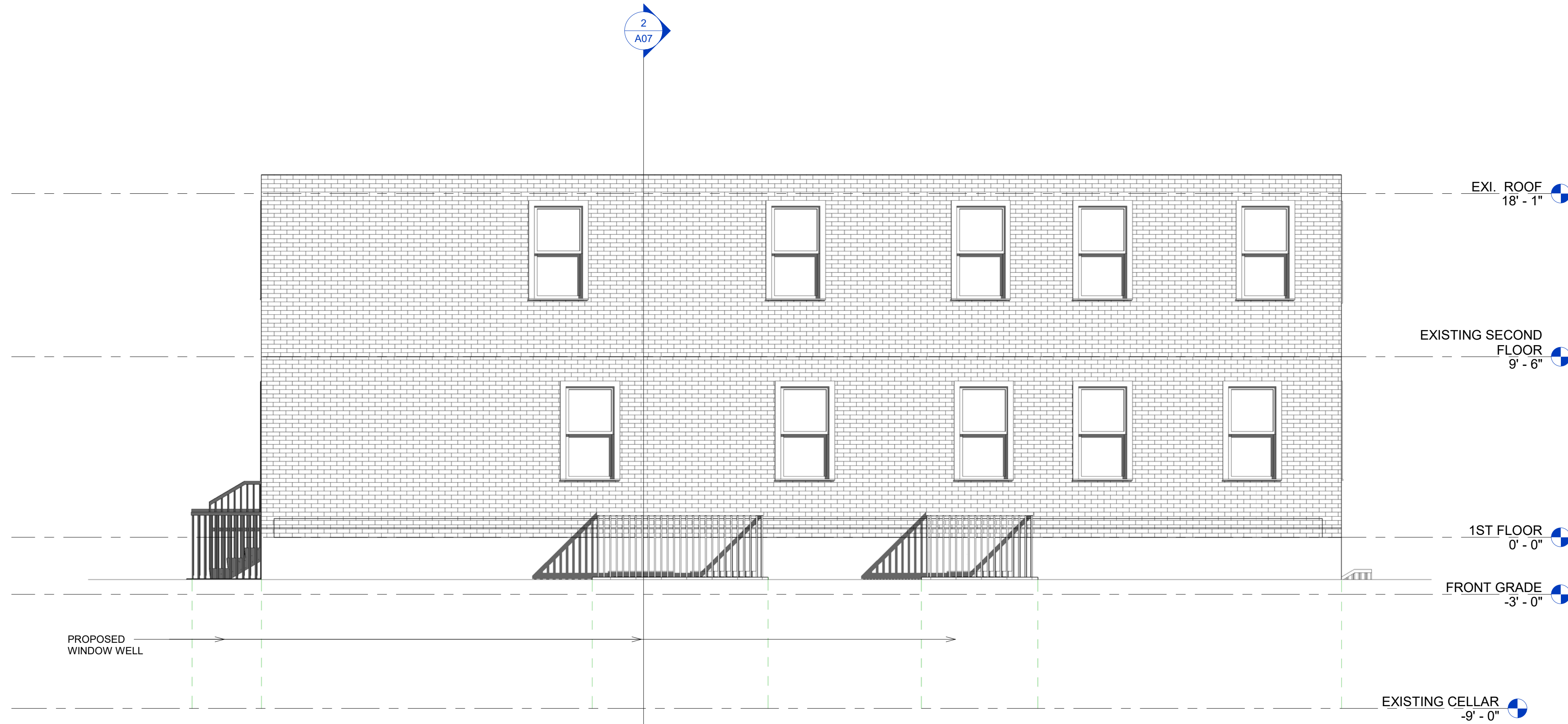
A05



① PROPOSED FRONT ELEVATION
1/4" = 1'-0"



③ PROPOSED REAR ELEVATION
1/4" = 1'-0"



② PROPOSED SIDE ELEVATION
1/4" = 1'-0"

5113 2ND ST NW

DISTRICT OF COLUMBIA
20011



ONE DESIGN SERVICES

organizationfornewenvironment
@gmail.com
Tel. 571.225.7211

REVISION #

SCALE

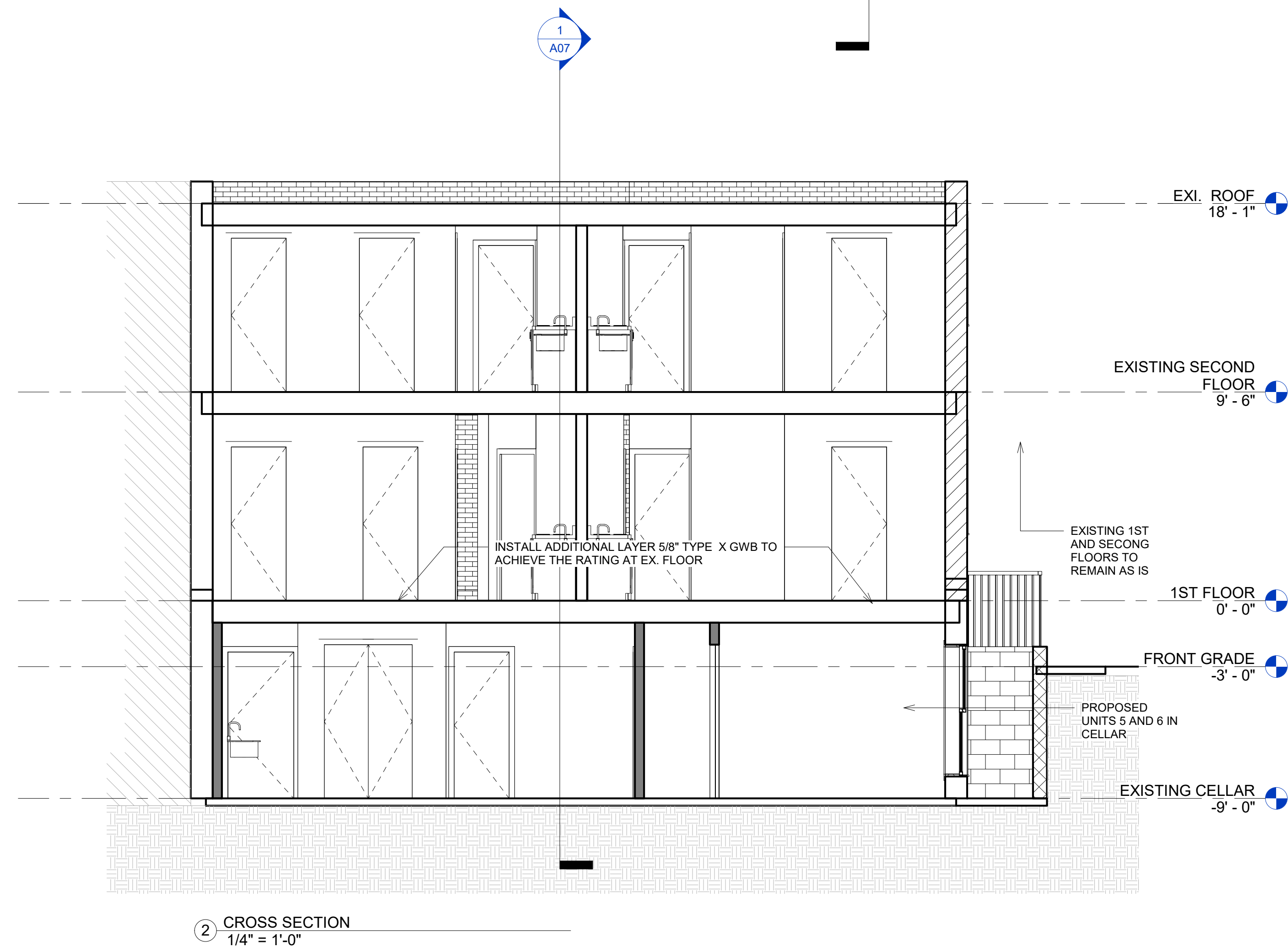
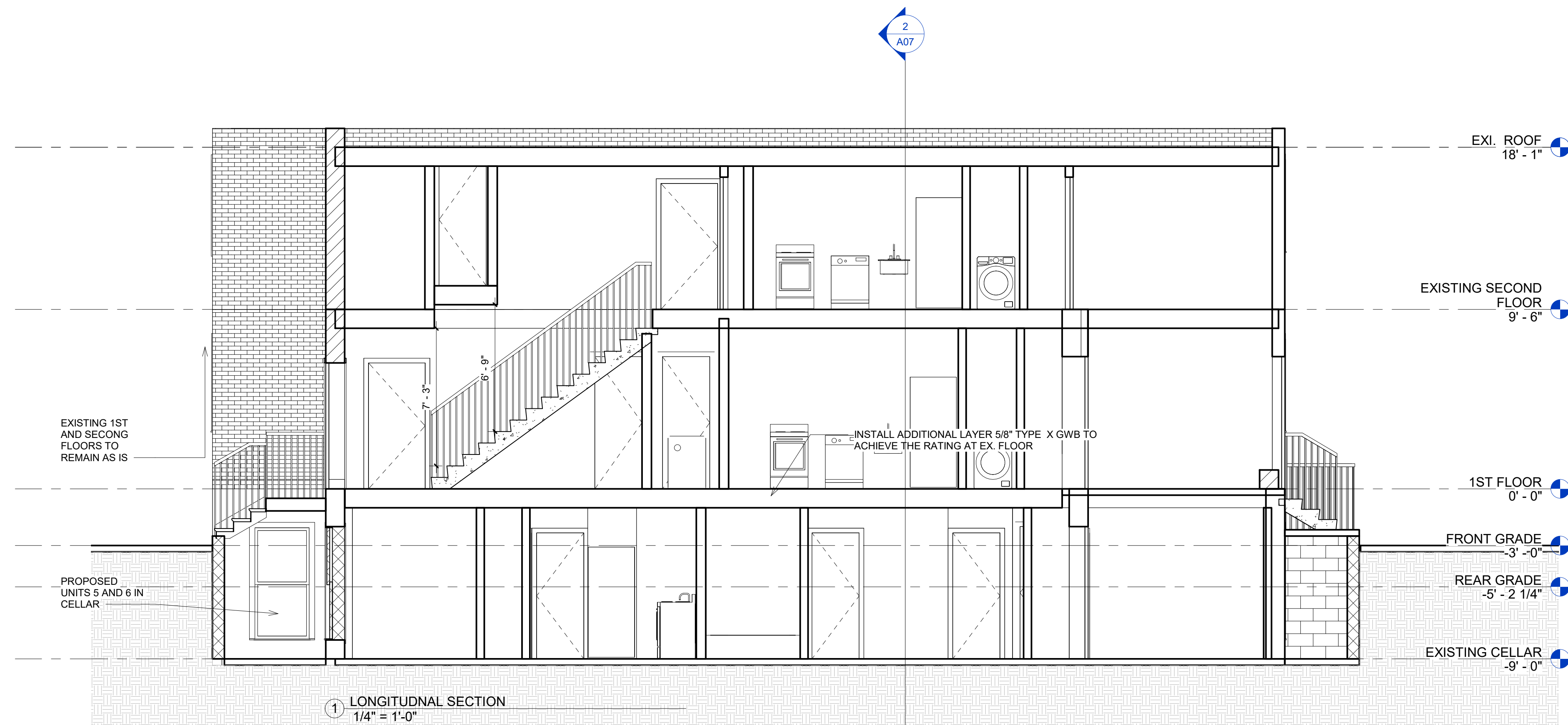
ISSUE DATE

AS INDICATED

JUNE 2020

PROPOSED
ELEVATION

A06



5113 2ND ST NW

DISTRICT OF COLUMBIA
20011



ONE DESIGN SERVICES

organizationfornewenvironment
@gmail.com
Tel. 571.225.7211

REVISION #

SCALE

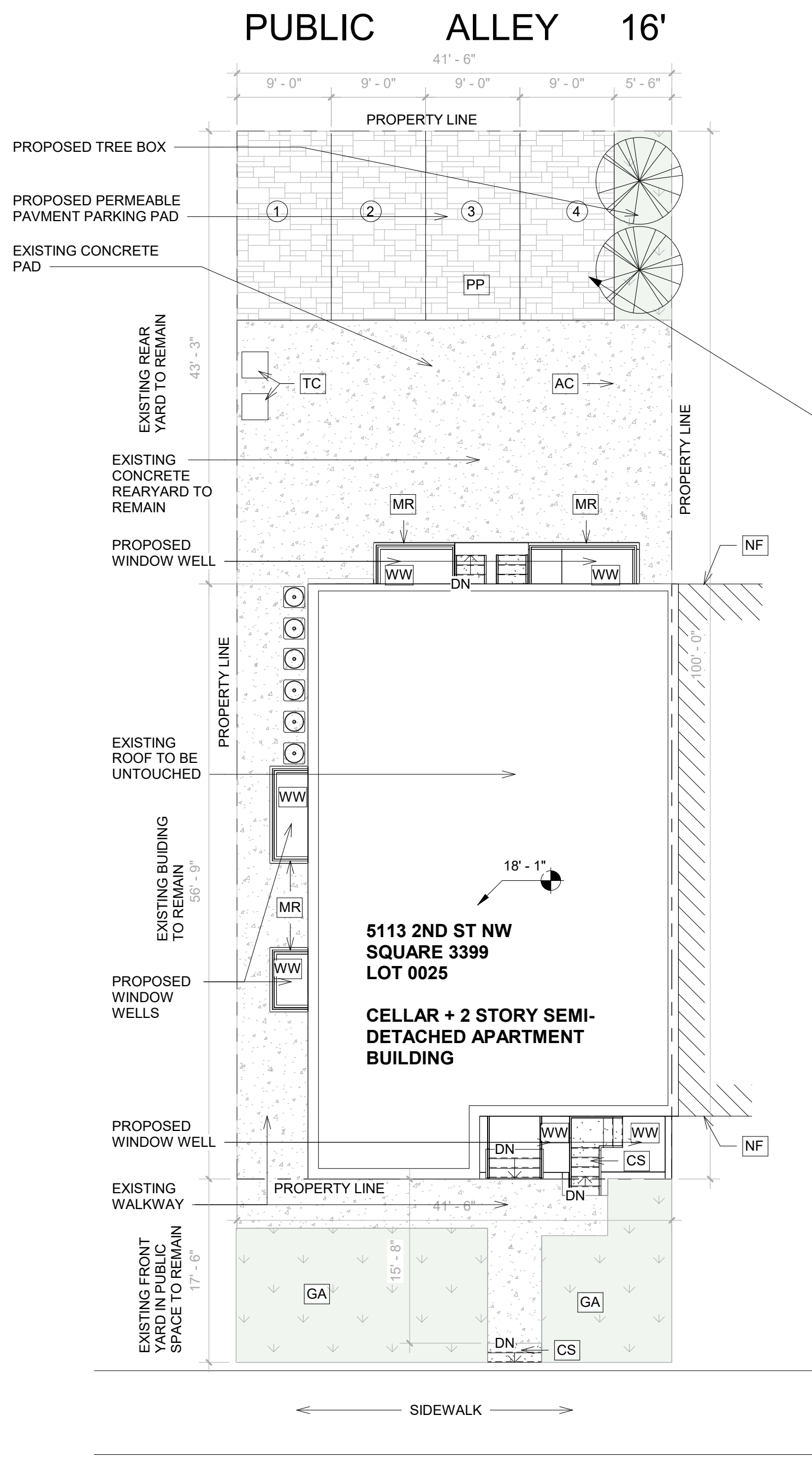
ISSUE DATE

AS INDICATED

JUNE 2020

**BUILDING
SECTION**

A07

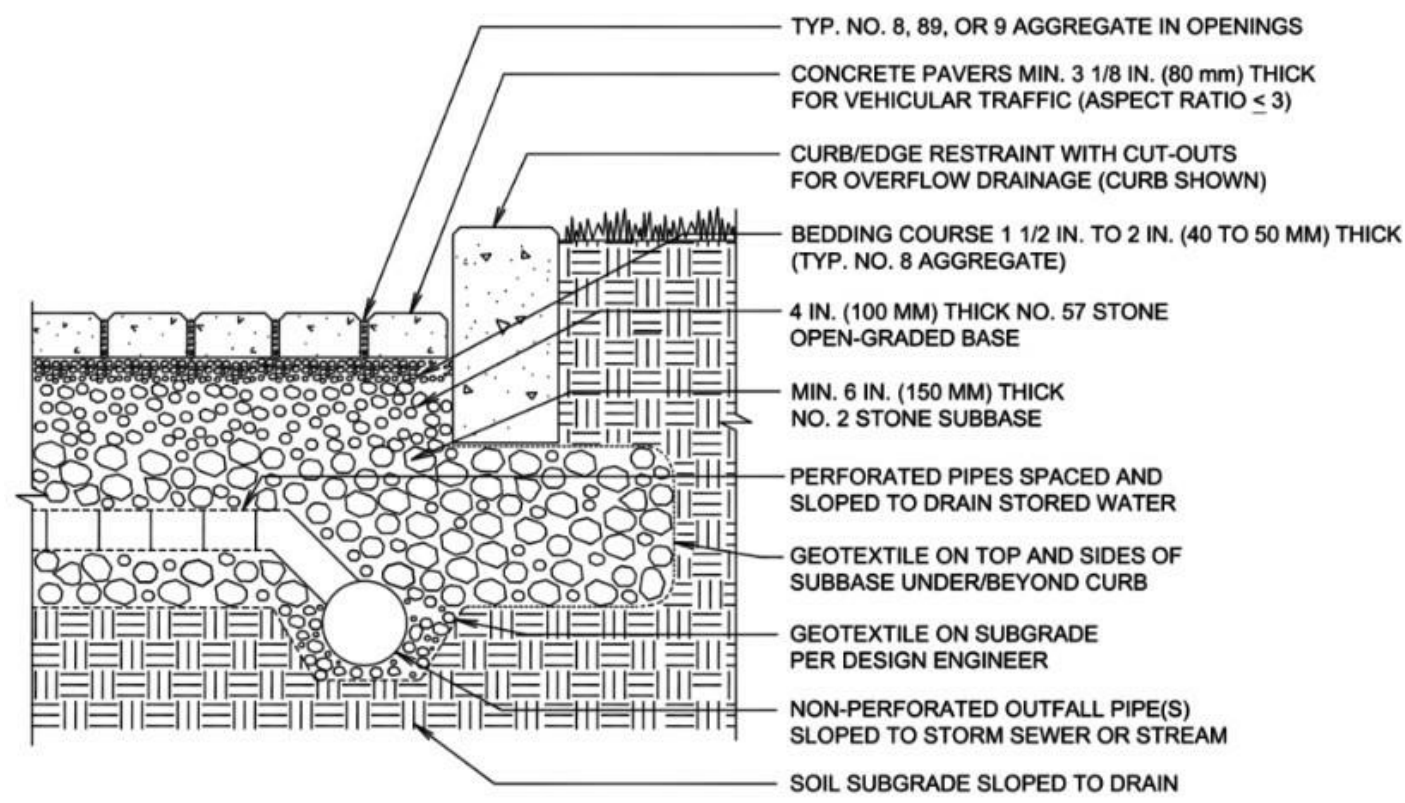


2nd ST NW

1 SITE PLAN PROPOSED LANDSCAPE
1" = 10'-0"



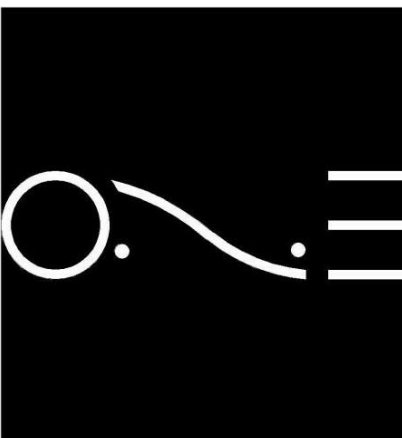
PERMEABLE PAVER SAMPLE



- NOTES:
- 2 3/8 IN. (60 MM) THICK PAVERS MAY BE USED IN PEDESTRIAN AND RESIDENTIAL APPLICATIONS.
 - NO. 2 STONE SUBBASE THICKNESS VARIES WITH DESIGN. CONSULT ICPI PERMEABLE INTERLOCKING CONCRETE PAVEMENT MANUAL.
 - NO. 2 STONE MAY BE SUBSTITUTED WITH NO.3 OR NO.4 STONE.

PERMEABLE PAVER / CURB DETAIL

5113 2ND ST NW
DISTRICT OF COLUMBIA
20011



ONE DESIGN SERVICES

organizationfornewenvironment@gmail.com
Tel. 571.225.7211

REVISION #
SCALE AS INDICATED
ISSUE DATE JUNE 2020

LANDSCAPE
SITE PLAN

A08