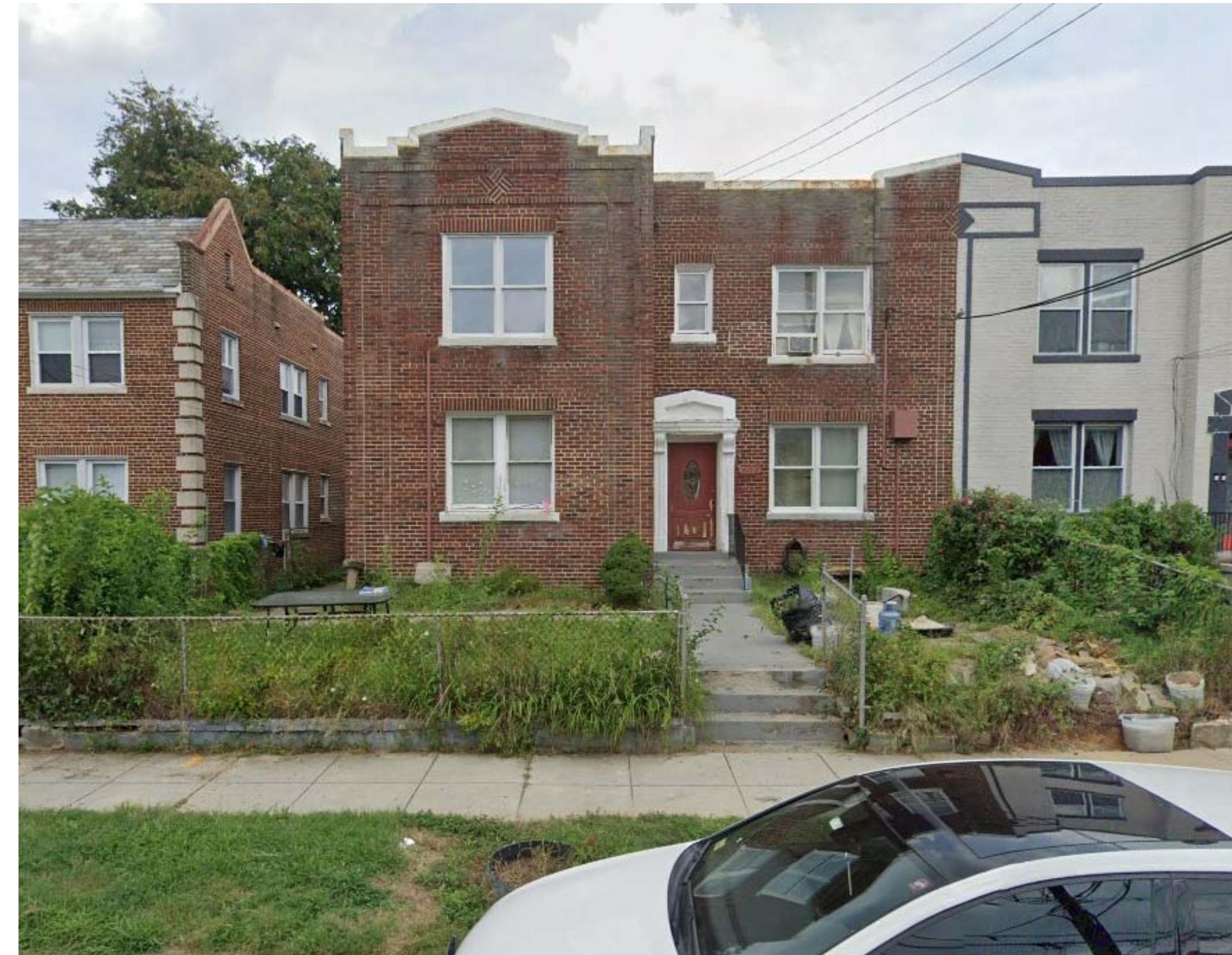


5113 2ND ST NW
WASHINGTON, DC 20011

6 UNITS APARTMENT BUILDING
CONCEPT DESIGN



RESIDENTIAL APARTMENT RA-1 ZONE

The purpose of the RA-1 zone are to:

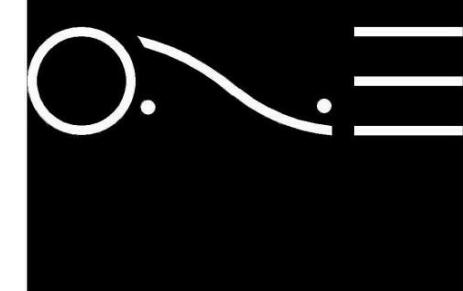
Permit flexibility of design by permitting all types of urban residential development if they conform to the height, density, and area requirements established for these district; an permit the construction of those institutional and semi-public buildings that would be compatible with adjoining residential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

5113 2ND ST NW

DISTRICT OF COLUMBIA
20011



ONE DESIGN SERVICES
organizationfornewenvironment
@gmail.com
Tel. 571.225.7211

	DEVELOPMENT STANDARDS							
	FLOOR AREA RATIO	HEIGHT	STORIES	LOT OCCUPANCY (PERCENTAGE)	REAR YARD (FT.)	SIDE YARD (FT.)	GREEN AREA RATIO	ZONING REGULATION REFERENCE
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

REVISION # _____
SCALE AS INDICATED
ISSUE DATE JUNE 2020

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

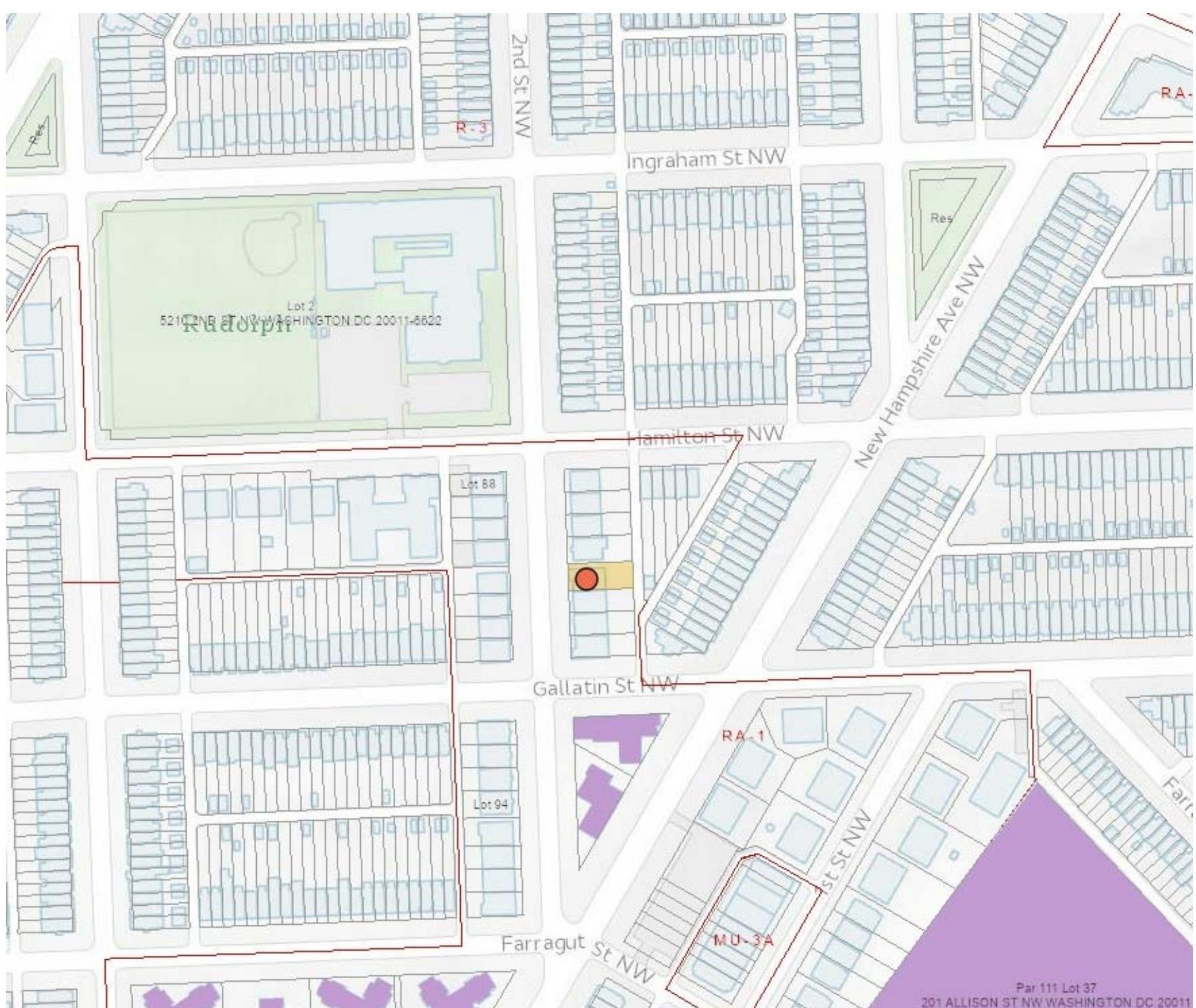
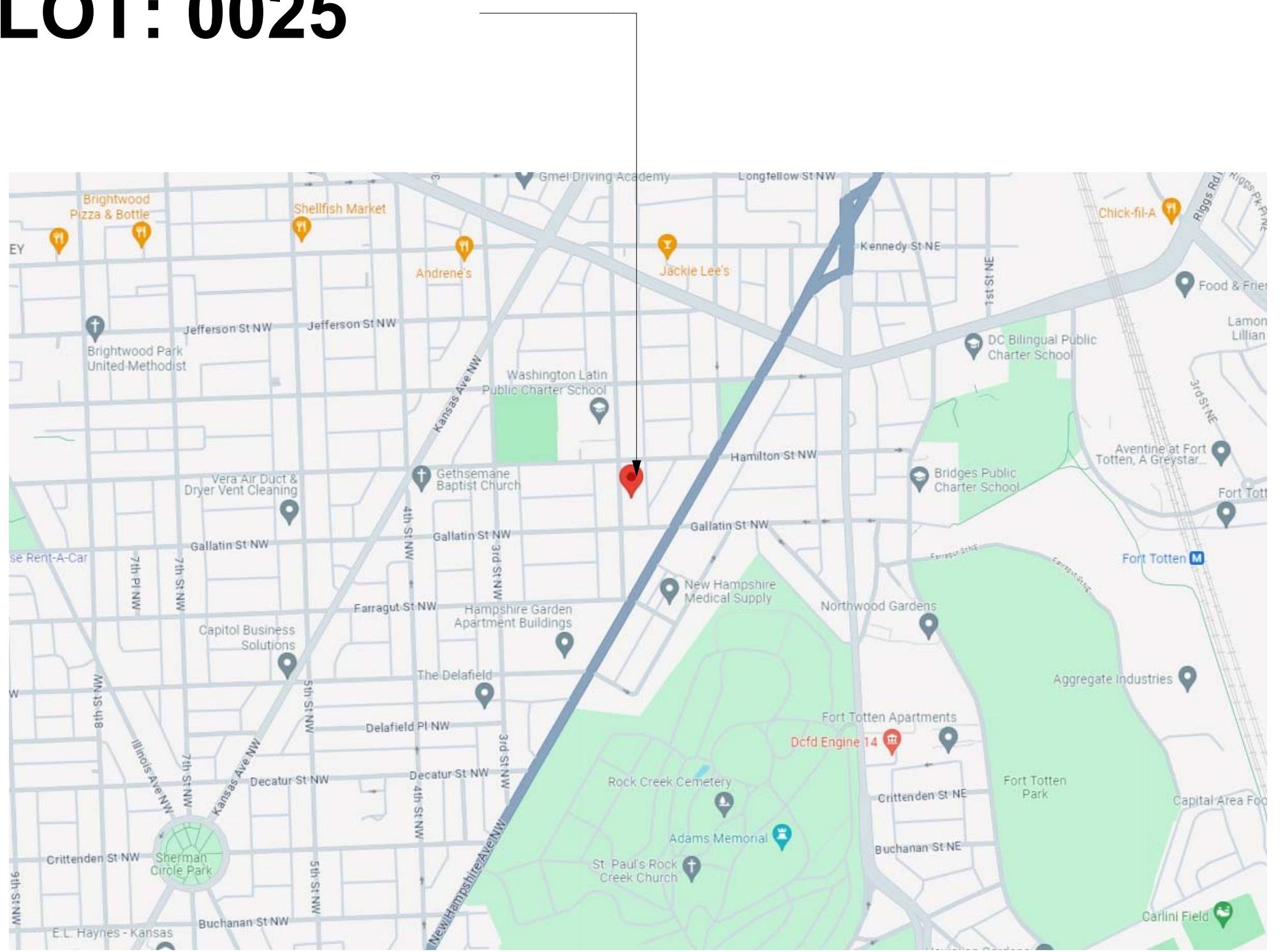
COVER SHEET

A00

Board of Zoning Adjustment
Case No. 212971
Exhibit No. 19A

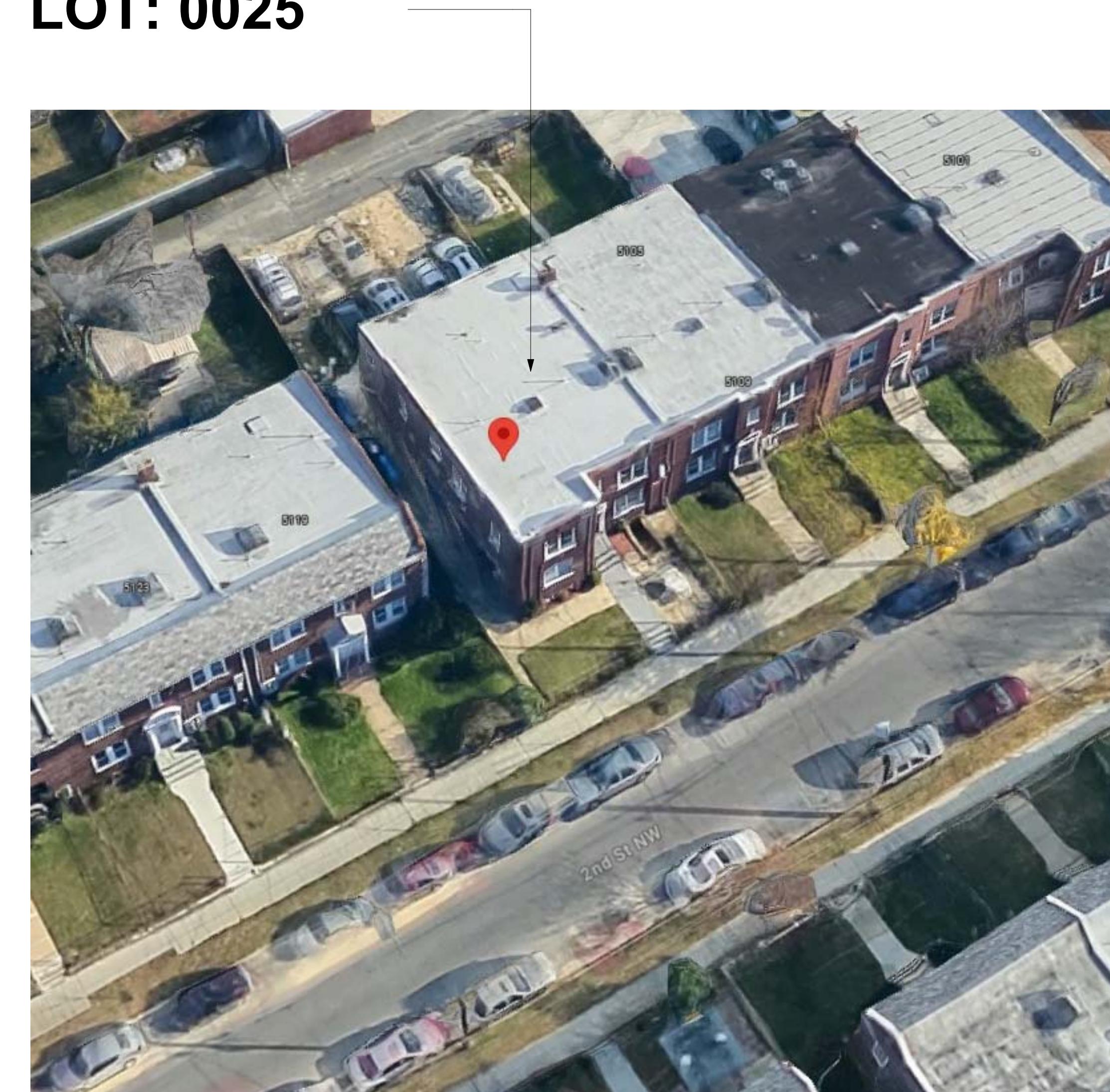
SUBJECT PROPERTY : RECORD LOT

SQUARE: 3399
LOT: 0025



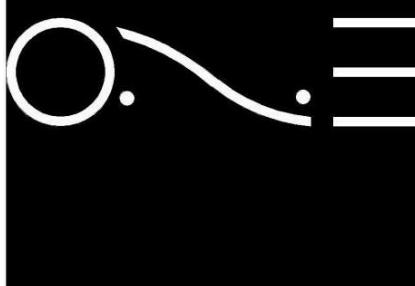
SUBJECT PROPERTY : RECORD LOT

SQUARE: 3399
LOT: 0025



5113 2ND ST NW

DISTRICT OF COLUMBIA
20011

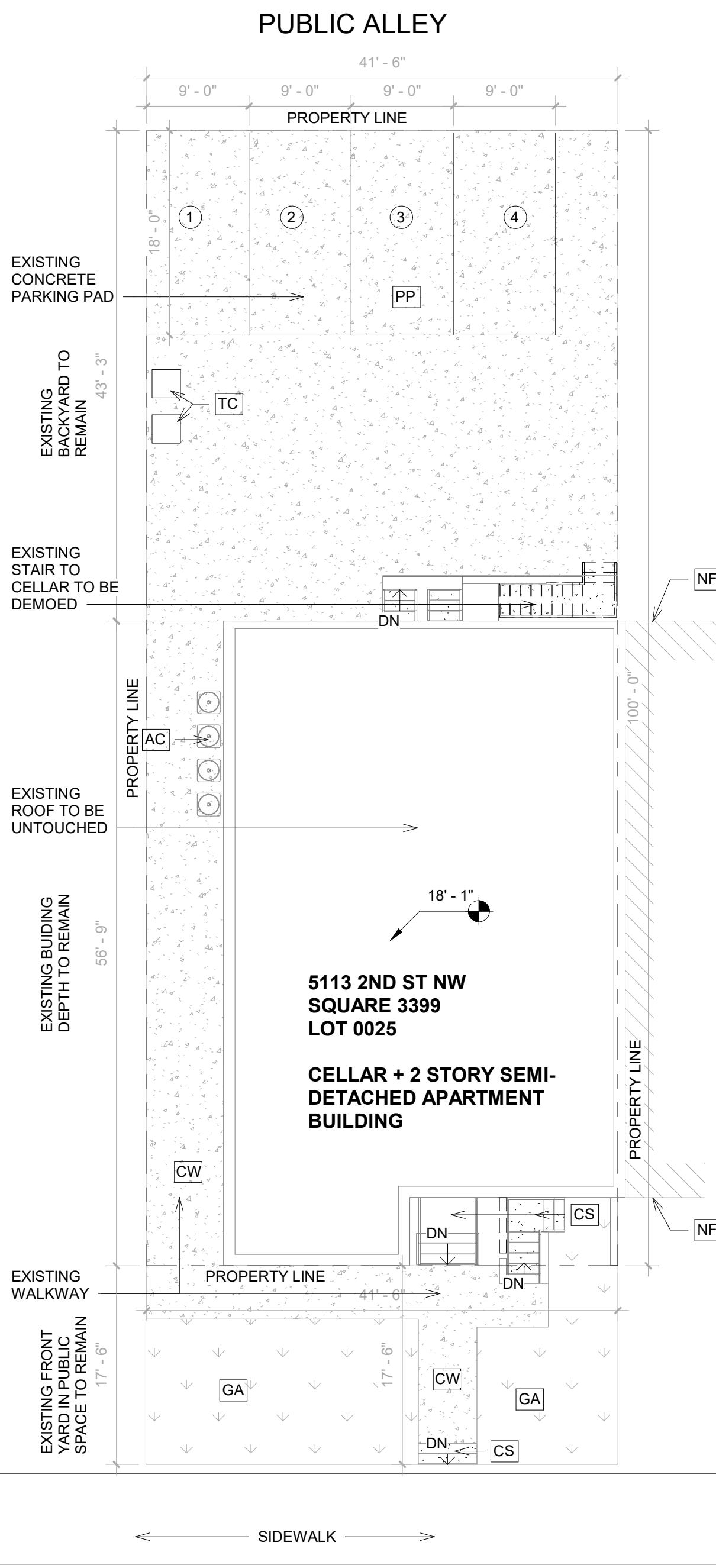


ONE DESIGN SERVICES
organizationfornewenvironment
@gmail.com
Tel. 571.225.7211

REVISION #
SCALE
ISSUE DATE
AS INDICATED
JUNE 2020

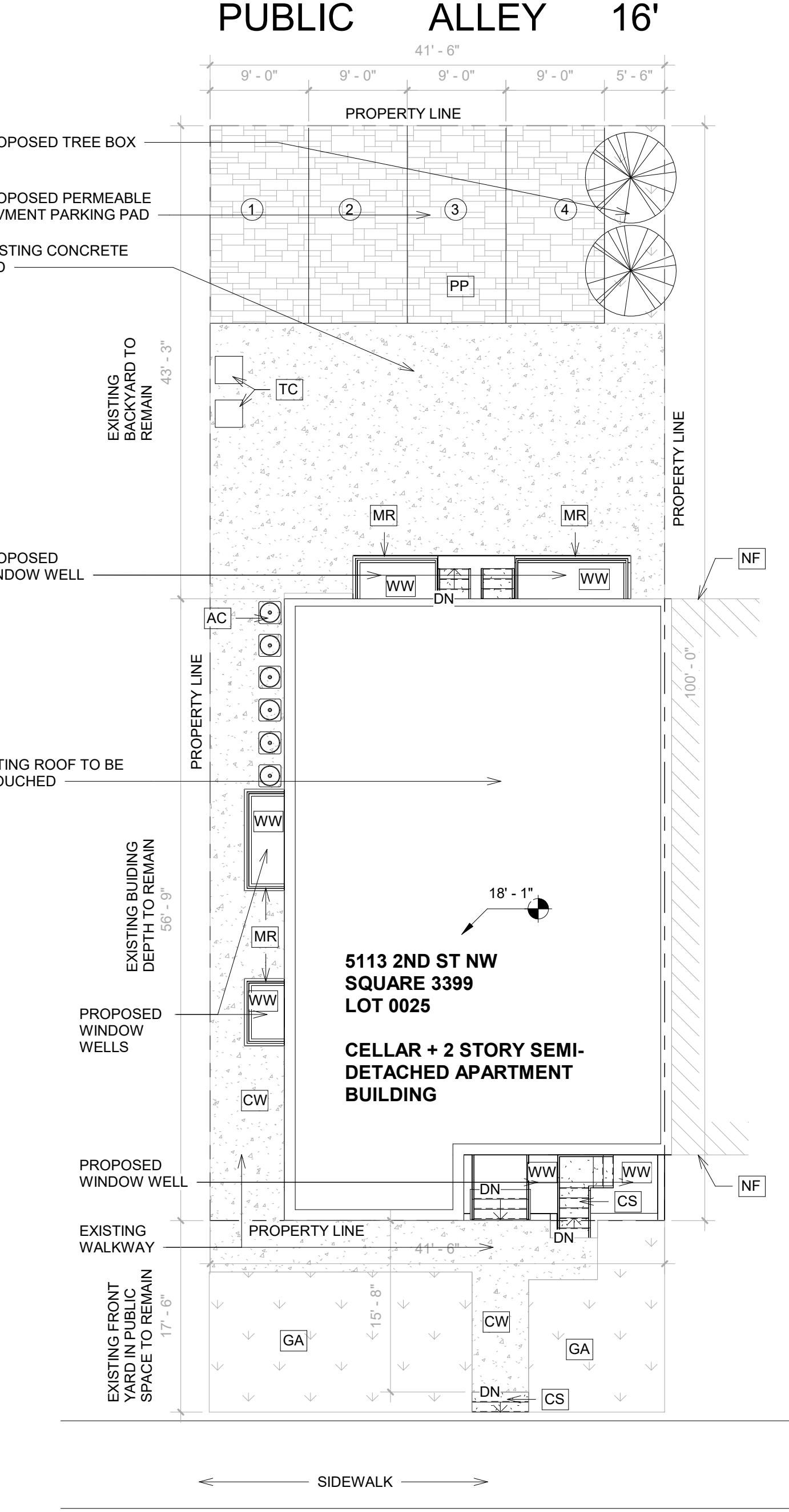
**VICINITY AND
AREAL VIEW**

A01



2nd ST NW

1 SITE PLAN EXISTING



2nd ST NW

2 SITE PLAN PROPOSED

KEY NOTES

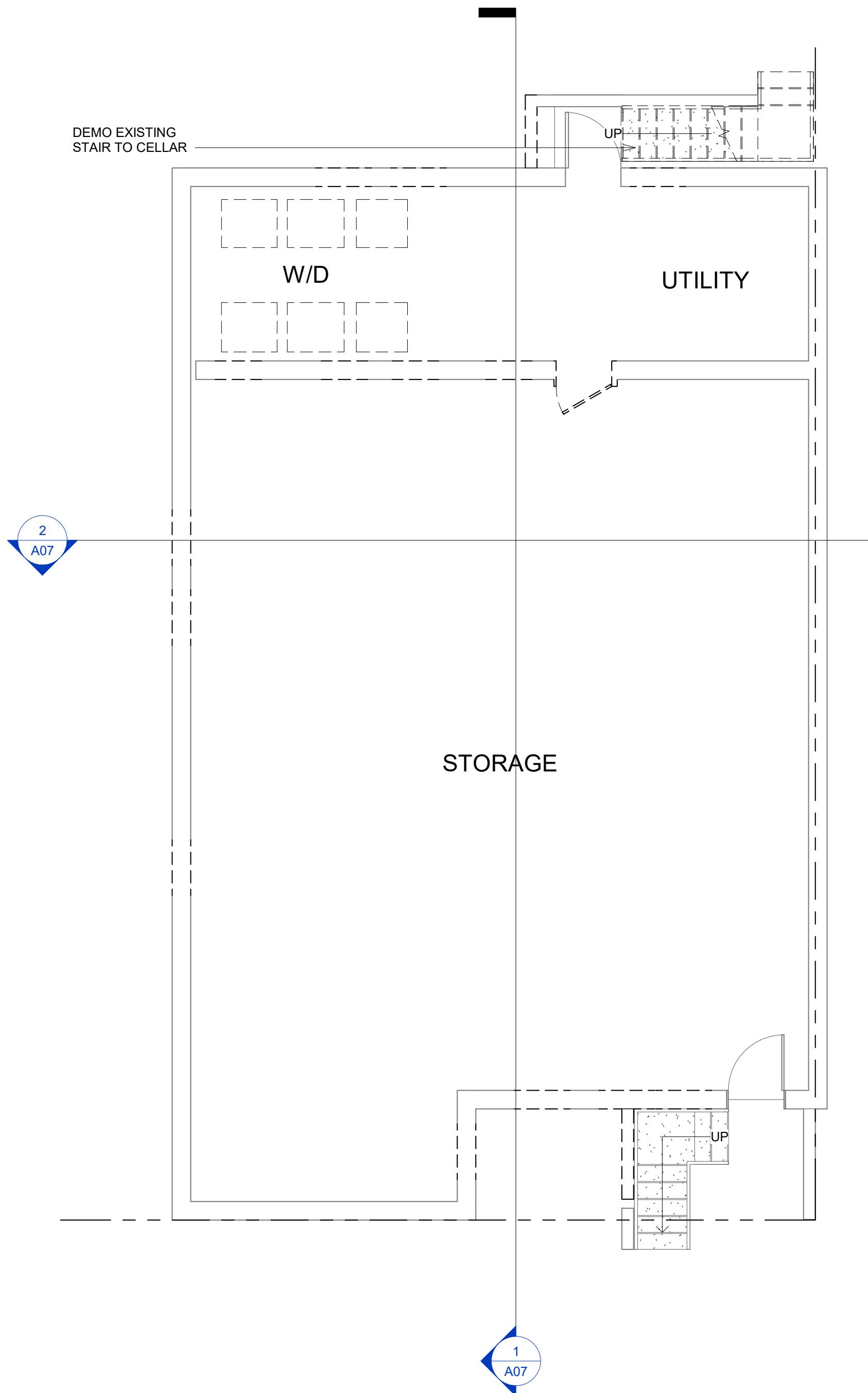
AC	AC CONDENSORS ON GRADE	WW	WINDOW WELL
PL	PROPERTY LINE	NR	NEIGHBORING REAR WALL
PP	PARKING PAD	ME	MAIN ENTRANCE
GA	GREEN AREA	CS	CONCRETE STAIRS
MR	METAL RAILING	NF	NEIGHBORING FRONT WALL
TC	TRASH CANS	CW	CONCRETE WALKWAY

VISION # _____
ALE AS INDICATED
UE DATE JUNE 2020

SITE PLANS

A02

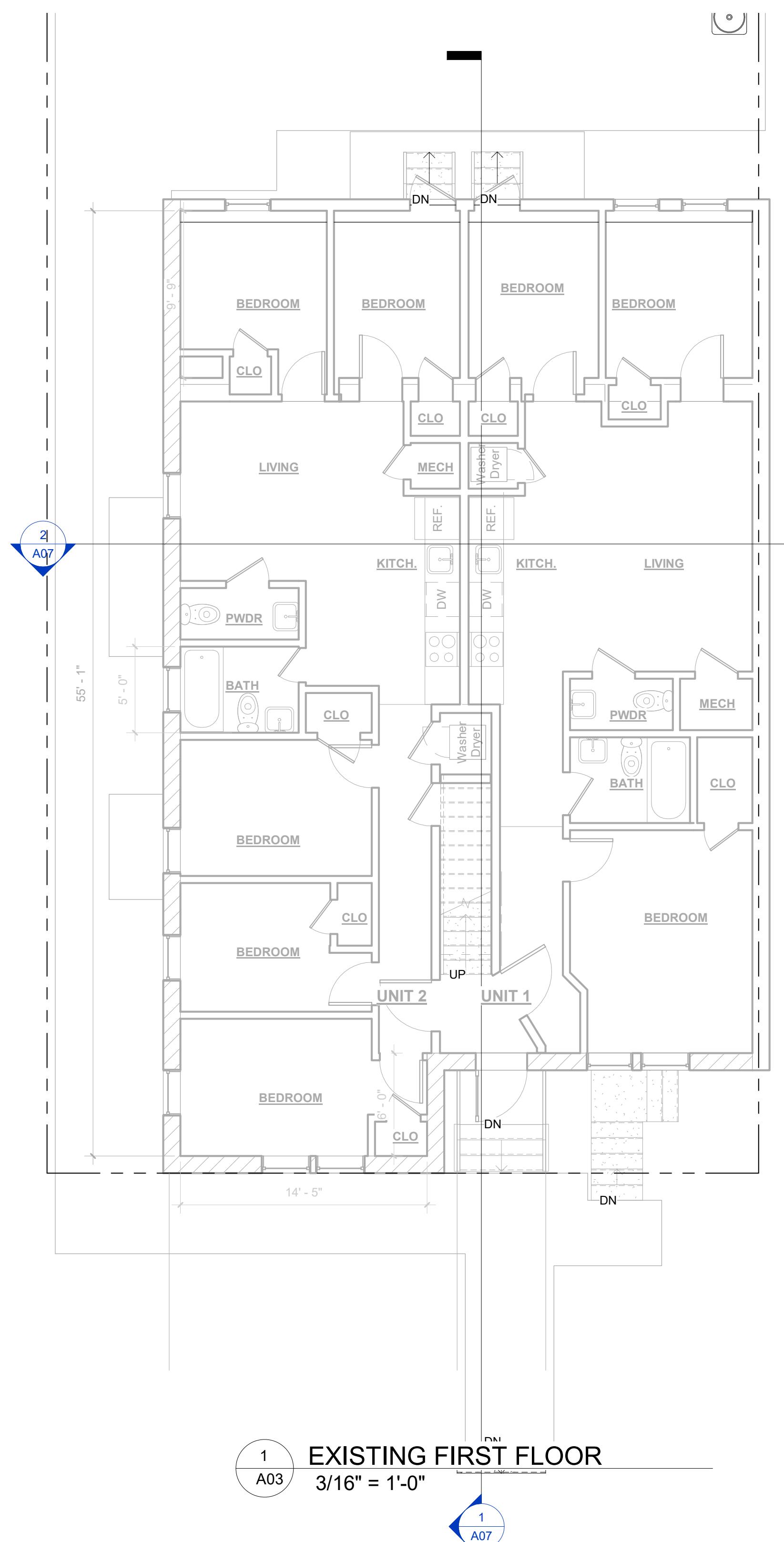




3
A03 EXISTING CELLAR
3/16" = 1'-0"

SCOPE OF WORKS

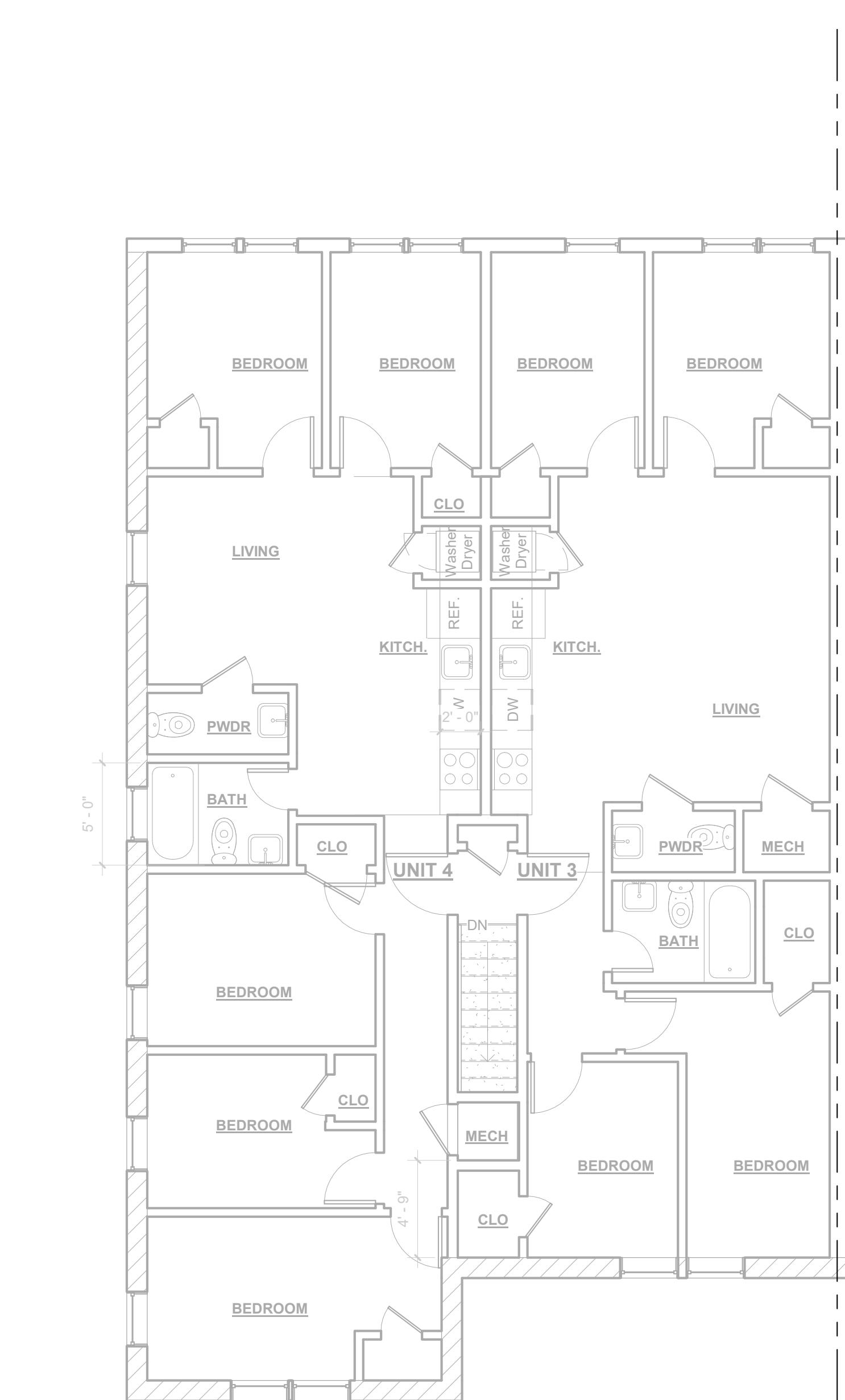
- DEMO EXISTING STAIR TO CELLAR IN THE BACKYARD
- NO WORK TO BE DONE ON FIRST AND SECOND FLOORS IN THIS SCOPE



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

LEGEND

DEMO WALL	
PROPOSED MASONRY WALL	
EXISTING BRICK WALL TO REMAIN	
NEW WALL	
EXISTING WALL TO REMAIN	
SECTION/DRAWING REFERENCE	
PROPERTY LINE	



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

5113 2ND ST NW

DISTRICT OF COLUMBIA
20011



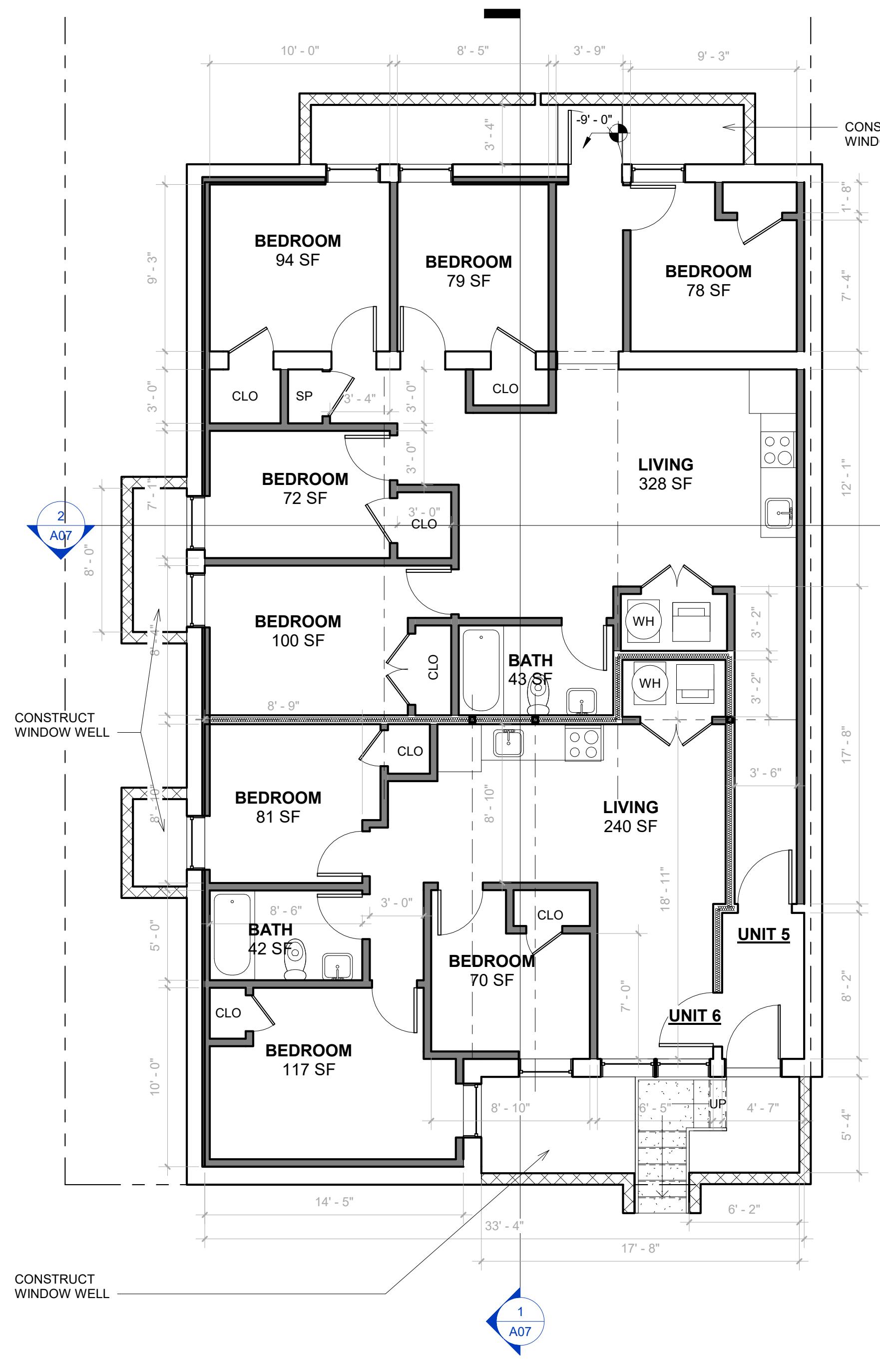
organizationfornewenvironment
@gmail.com
Tel. 571.225.7211

REVISION #
SCALE
ISSUE DATE

AS INDICATED
JUNE 2020

**EXISTING
DEMO FLOOR
PLAN**

A03



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 MASONRY WALL	
EXISTING BRICK WALL TO REMAIN	
NEW WALL	
EXISTING WALL TO REMAIN	
SECTION/DRAWING REFERENCE	
PROPERTY LINE	



PROPOSED FLOOR PLANS

A04

5113 2ND ST NW

DISTRICT OF COLUMBIA
20011

ONE DESIGN SERVICES
organizationfornewenvironment
@gmail.com
Tel. 571.225.7211

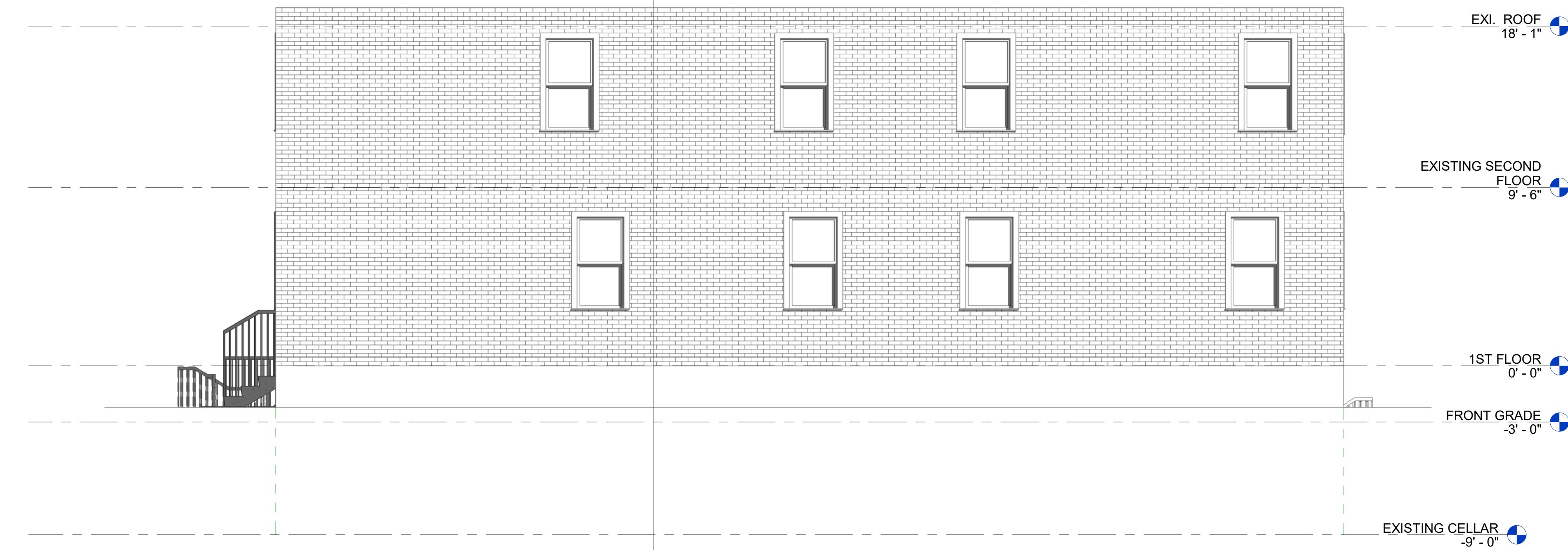
REVISION #
SCALE
ISSUE DATE
AS INDICATED
JUNE 2020



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

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

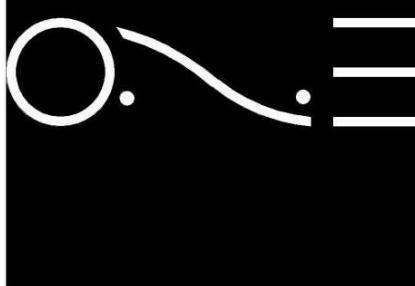
2
A07



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

5113 2ND ST NW

DISTRICT OF COLUMBIA
20011

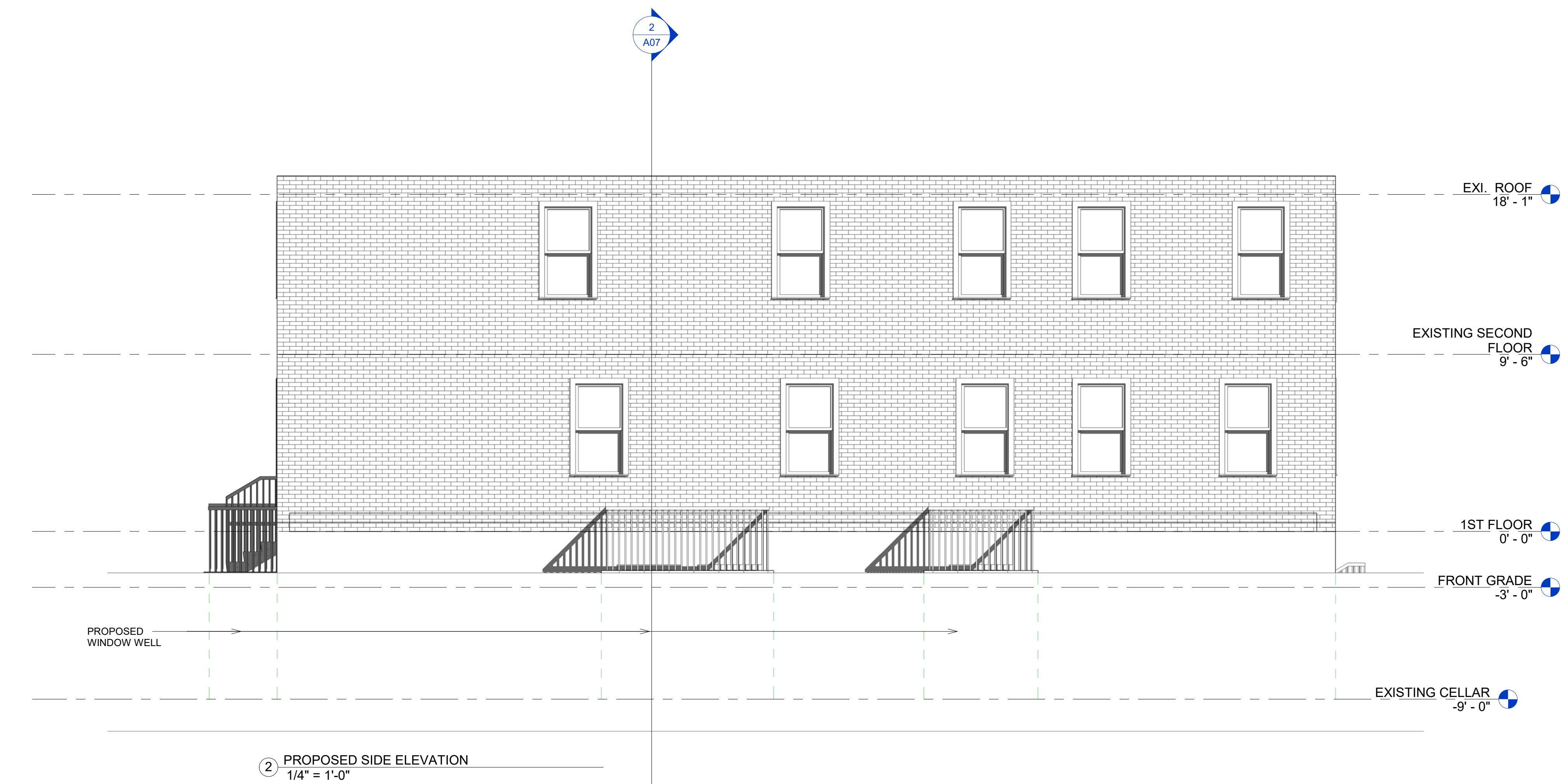
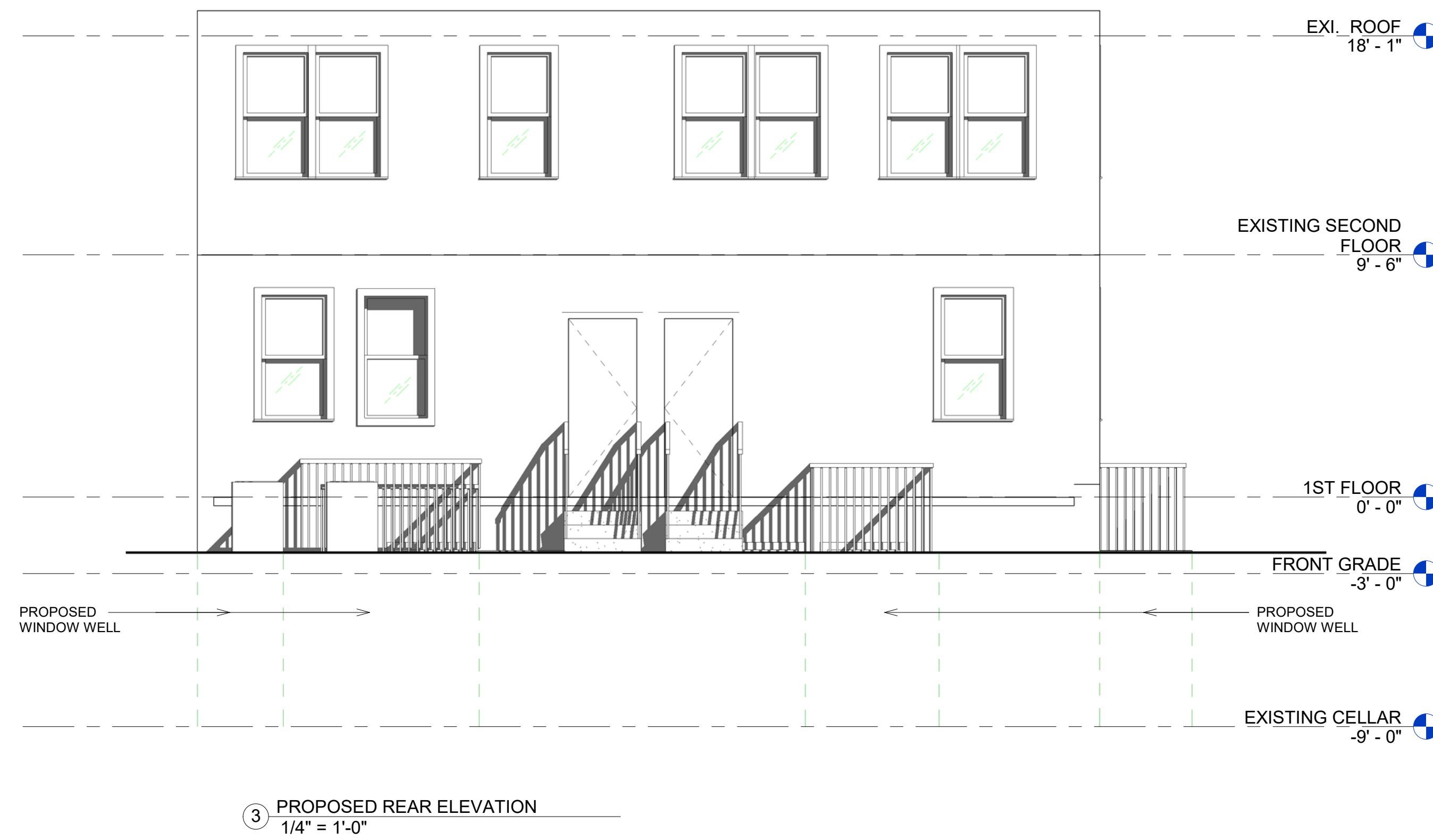
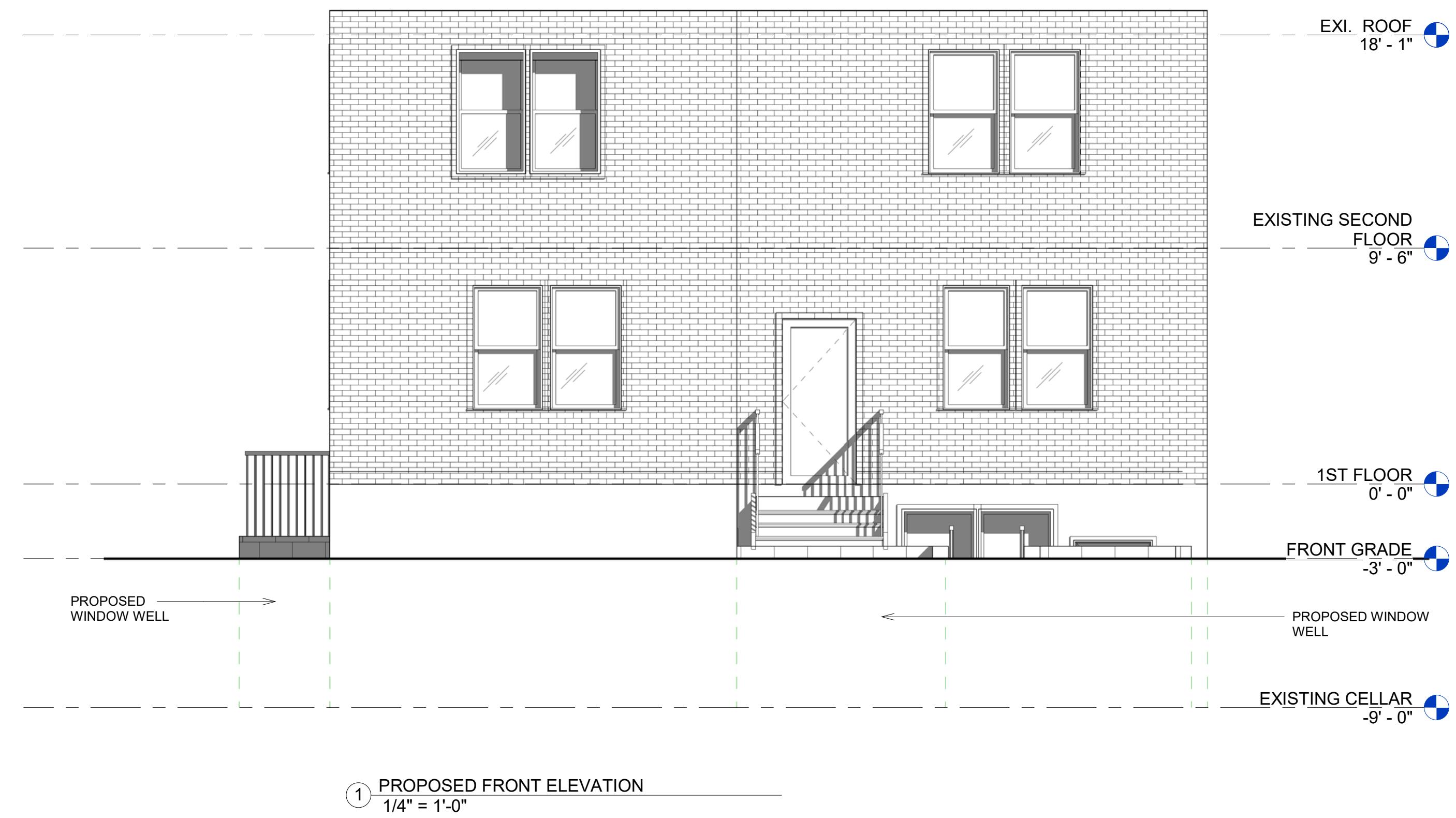


ONE DESIGN SERVICES
organizationfornewenvironment
@gmail.com
Tel. 571.225.7211

REVISION #
SCALE
ISSUE DATE

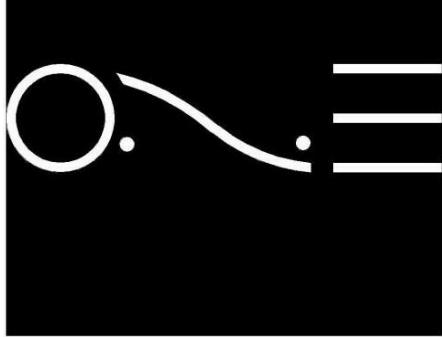
AS INDICATED
JUNE 2020
EXISTING ELEVATIONS

A05



5113 2ND ST NW

DISTRICT OF COLUMBIA
20011



ONE DESIGN SERVICES
organizationfornewenvironment
@gmail.com
Tel. 571.225.7211

REVISION #
SCALE
ISSUE DATE

**PROPOSED
ELEVATION**

A06

5113 2ND ST NW

DISTRICT OF COLUMBIA
20011

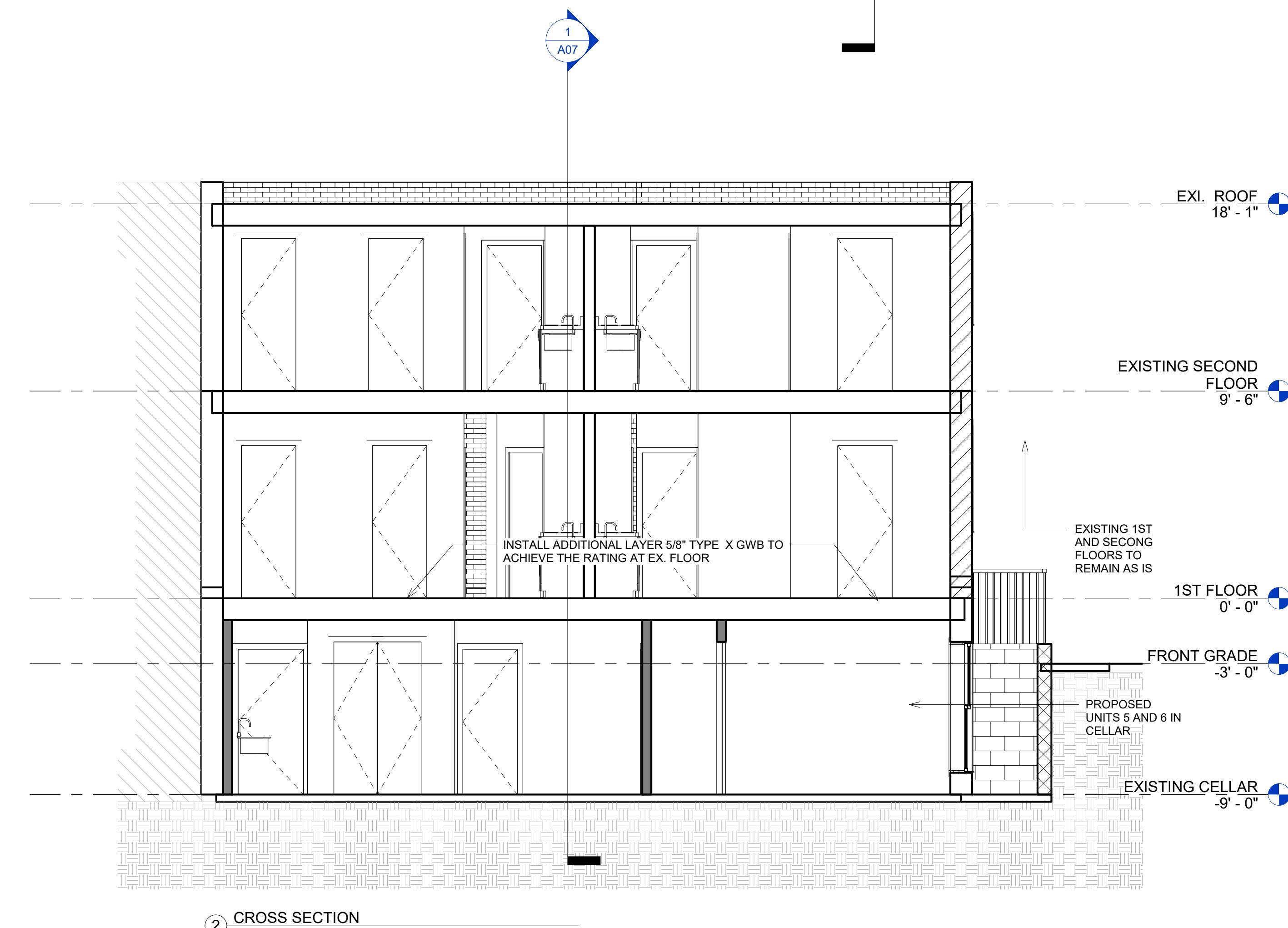
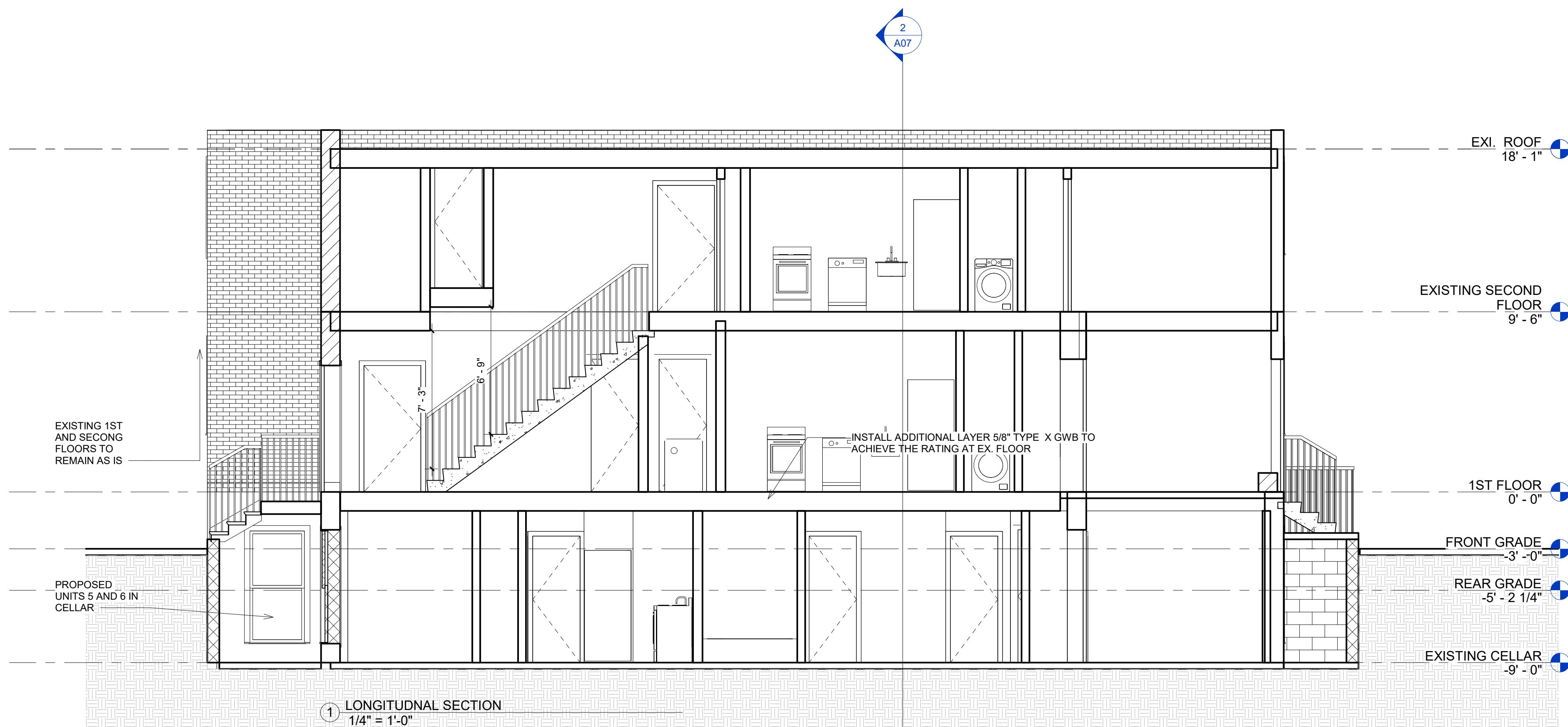


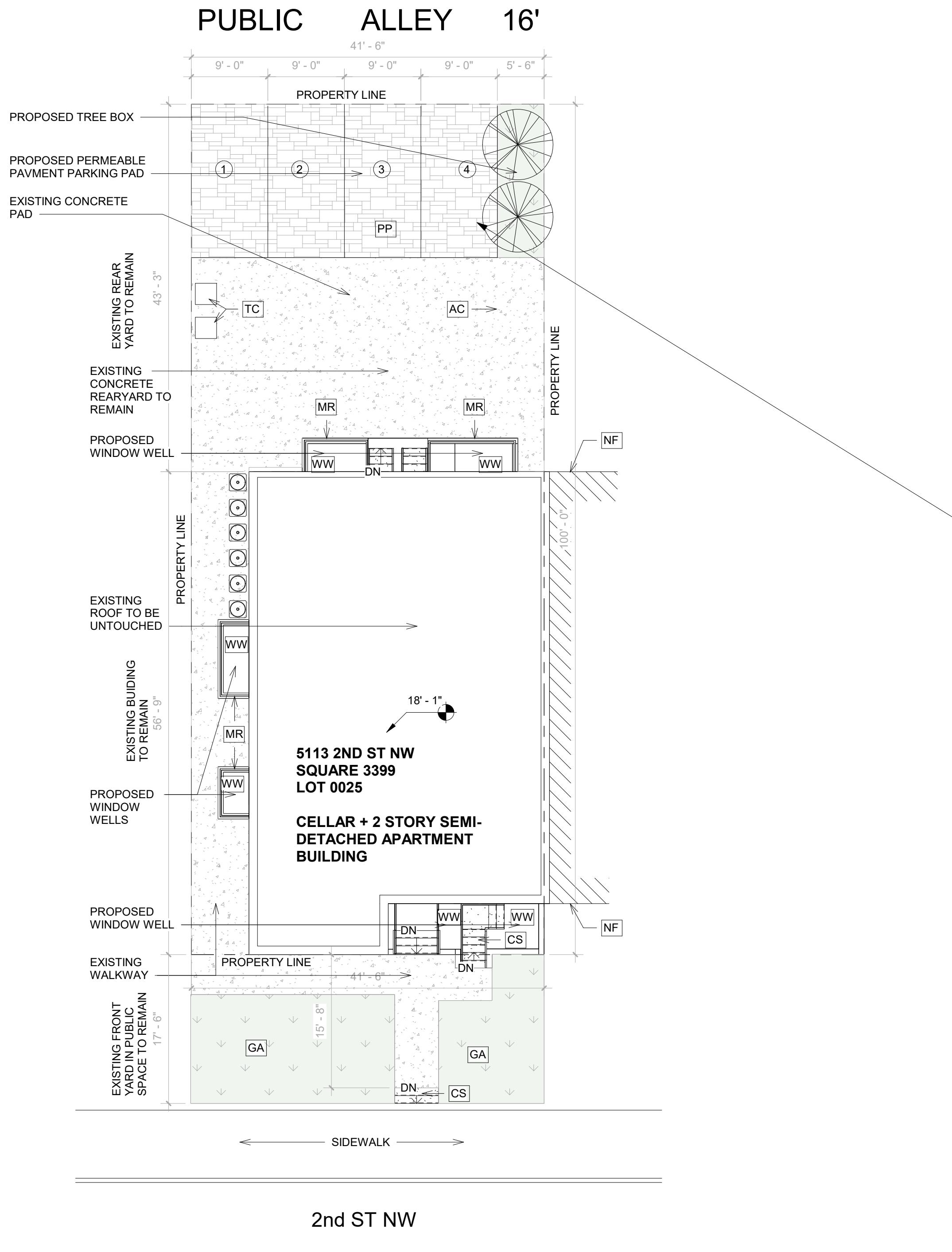
ONE DESIGN SERVICES
organizationfornewenvironment
@gmail.com
Tel. 571.225.7211

BUILDING SECTION

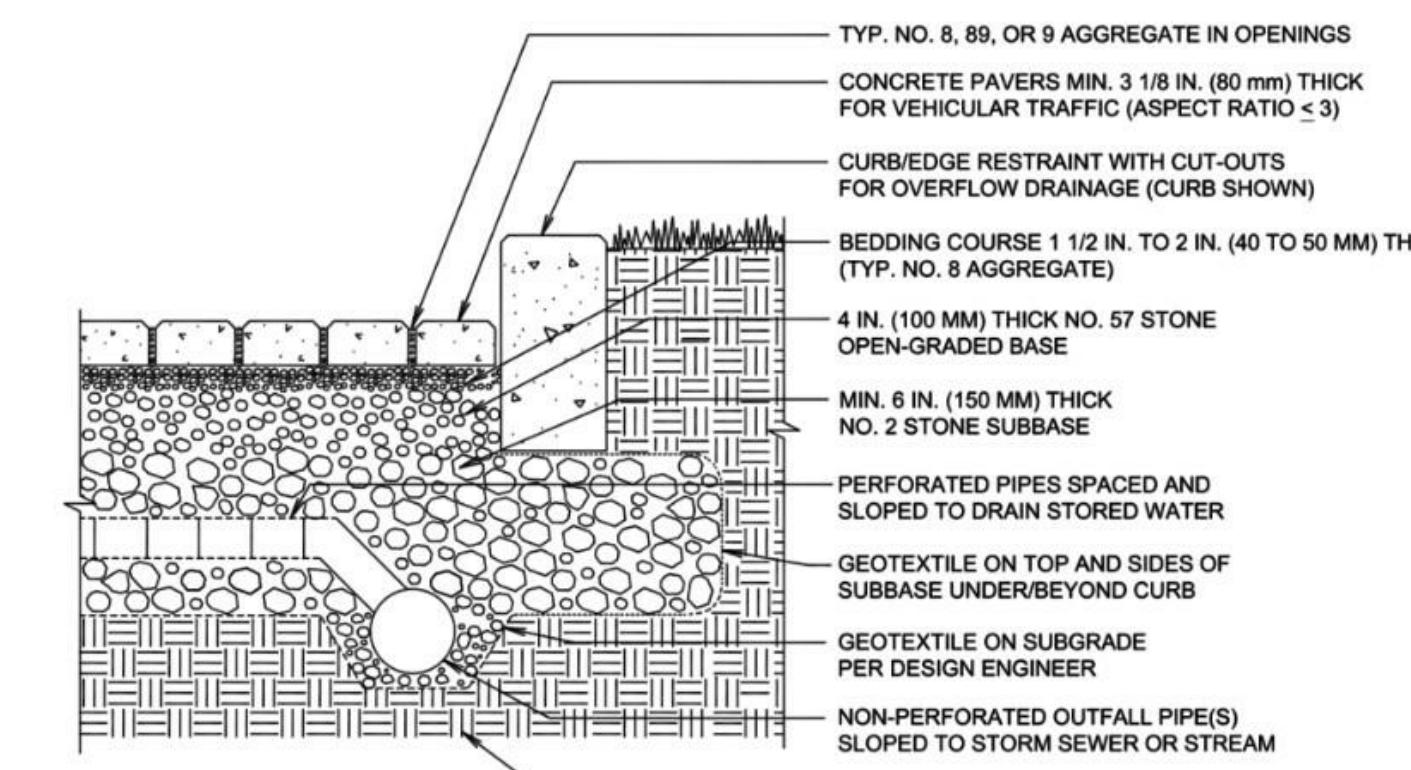
A07

REVISION #
SCALE
ISSUE DATE
AS INDICATED
JUNE 2020





— PERMEABLE PAVER SAMPLE



NOTES:

1. 2 3/8 IN. (60 MM) THICK PAVERS MAY BE USED IN PEDESTRIAN AND RESIDENTIAL APPLICATIONS.
2. NO. 2 STONE SUBBASE THICKNESS VARIES WITH DESIGN.
CONSULT ICPI PERMEABLE INTERLOCKING CONCRETE PAVEMENT MANUAL.
3. NO. 2 STONE MAY BE SUBSTITUTED WITH NO.3 OR NO.4 STONE.

PERMEABLE PAVER / CURB DATA

5113 2ND ST NW

DISTRICT OF COLUMBIA
20011

OF COLUMBIA

OF COLUMBIA

NE DESIGN SERVICES
lizationfornewenvironment
@gmail.com
717-512-5214

VISION #	_____
AGE	AS INDICATED
UE DATE	JUNE 2020

LANDSCAPE SITE PLAN

A08