

5034 NEBRASKA AVE
NW WASHINGTON DC
20008

LOT: 0030 SQUARE: 1879

RESIDENTIAL ROW
BUILDING

PROJECT CODE -

OWNER

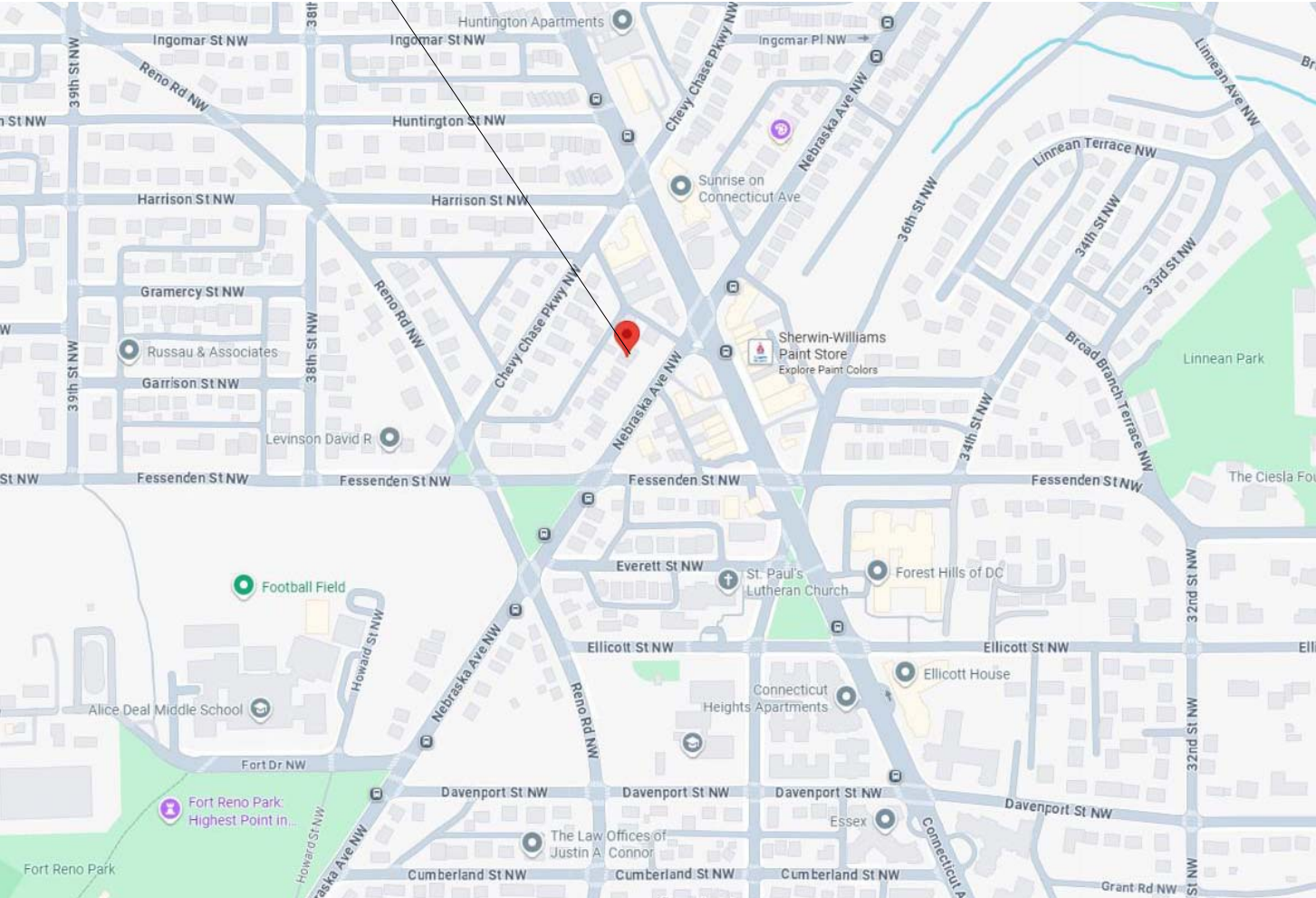
OWNER ADDRESS

PROPERTY ADDRESS
5034 NEBRASKA AVE NW
WASHINGTON DC 20008

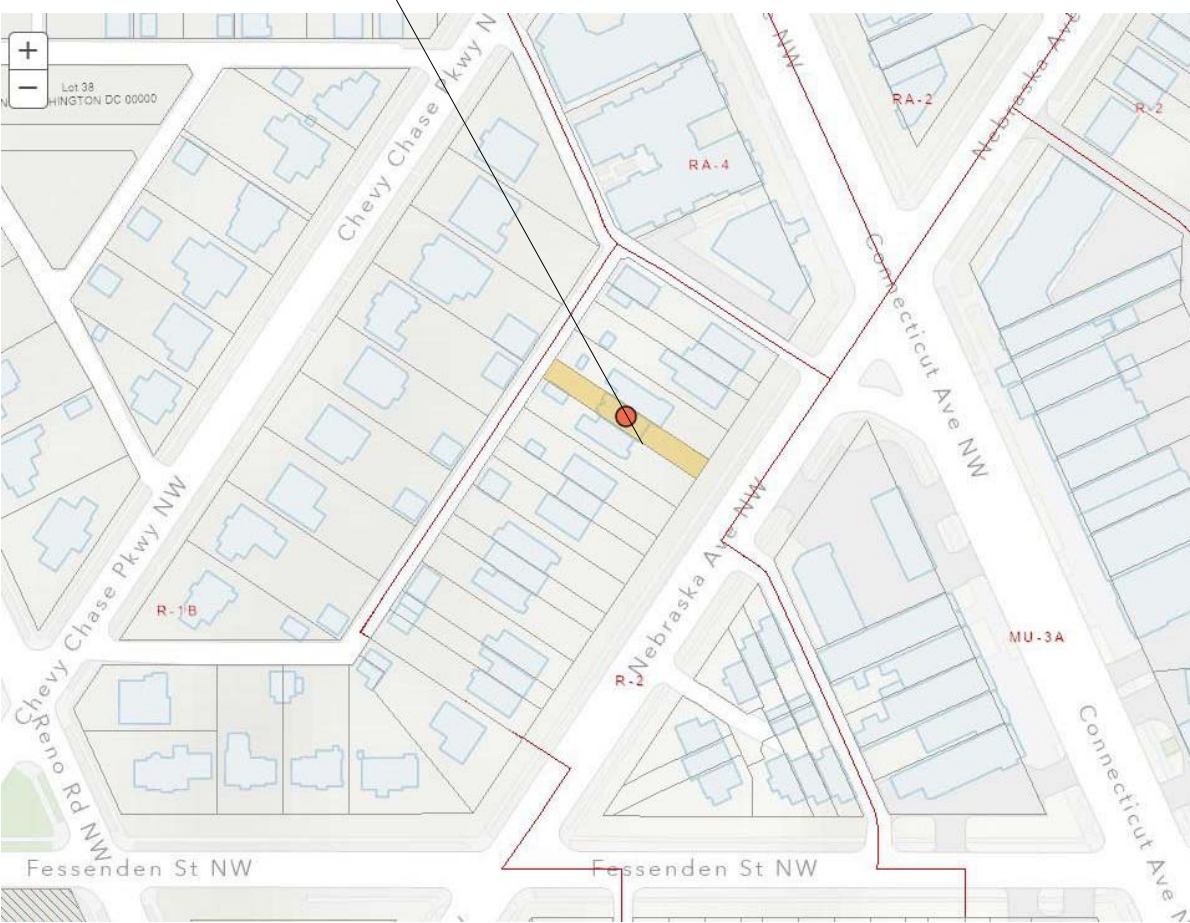
Square, Suffix, Lot
1879 0030

PROJECT DESIGN TEAM
ONE DESIGN SERVICES

LOCATION



VICINITY MAP



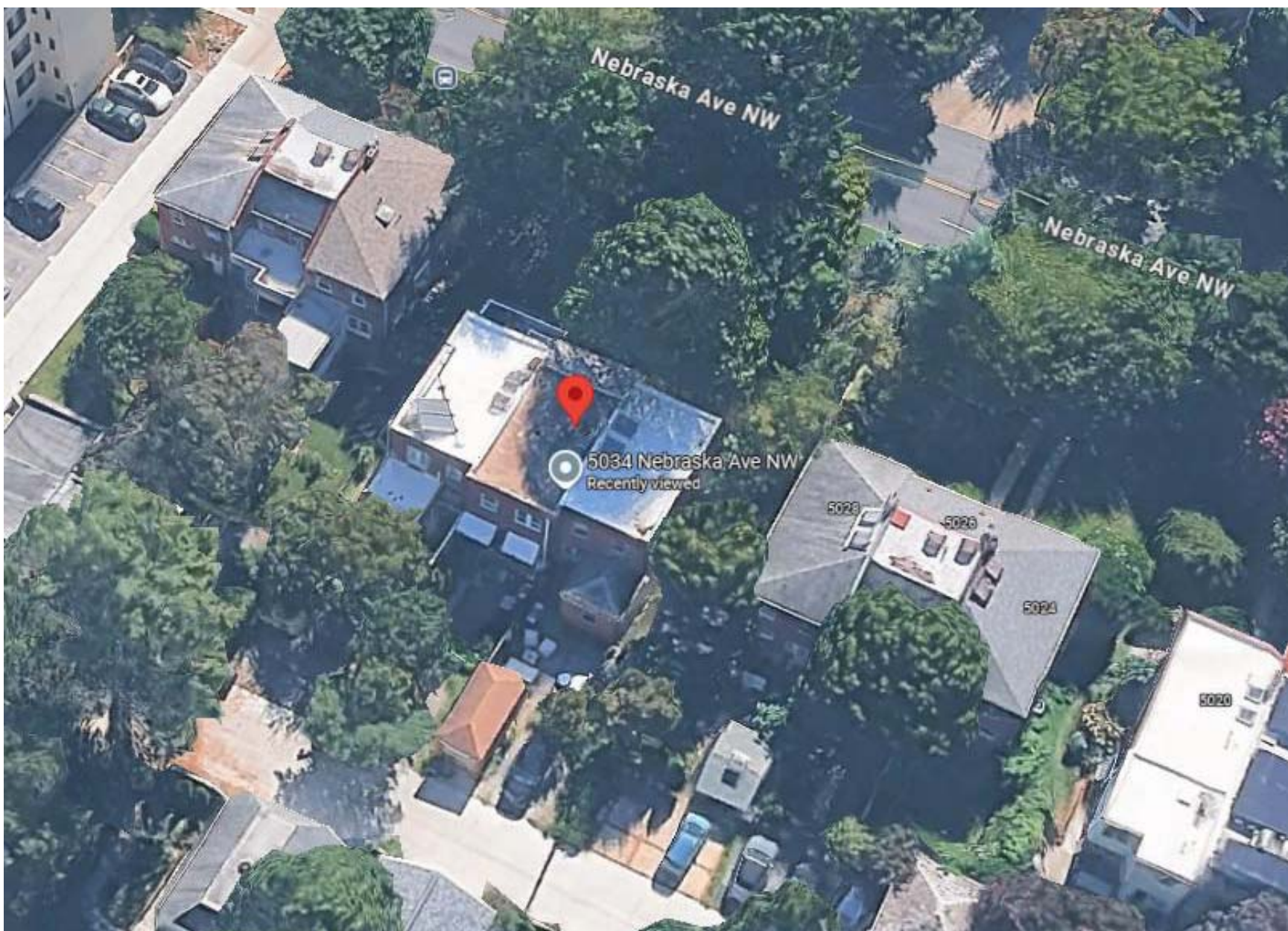
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WASHINGTON DC 20008

BZA PACKAGE

FRONT PHOTO



ARIAL PHOTO



SCOPE OF WORKS

ADDITION, ALTERATION AND REPAIR
ON A SINGLE FAMILY RESIDENTIAL
ROW BUILDING.

- TO CONSTRUCT REAR ADDITION.
- TO CONSTRUCT PARTIAL THIRD FLOOR ADDITION.
- TO INSTALL MEP ENTIRELY.
- TO CONSTRUCT PARKING PAD IN THE REAR YARD.
- TO REPLACE EXISTING FLOOR JOISTS.

Sheet List

Sheet Number	Sheet Name
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01	COVER SHEET
02	SITE PLANS
03	EXISTING DEMO LAYOUTS
04	PROPOSED LAYOUTS
05	EXISTING ELEVATIONS
06	PROPOSED ELEVATIONS
07	SECTION
08	LANDSCAPE SITE PLAN
09	SHADOW STUDY
10	SHADOW STUDY

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SYMBOLS

PLAN DETAIL REFERENCE

X
XX
--- DETAIL REFERENCE
--- SHEET NUMBER

ELEVATION REFERENCE

X
XX
--- DETAIL REFERENCE
--- SHEET NUMBER

SECTION REFERENCE

X
XX
--- DETAIL REFERENCE
--- SHEET NUMBER

EXISTING WALL TO BE REMOVED

EXISTING WALL TO REMAIN

NEW BRICK WALL

NEW CMU WALL

NEW STUD WALL

DOOR DESIGNATION

WINDOW DESIGNATION

PARTITION TYPE

KEY NOTE

ROOM NUMBER

FIXTURE TYPE

ELEVATION MARKER

INTERIOR ELEVATION DESIGNATION

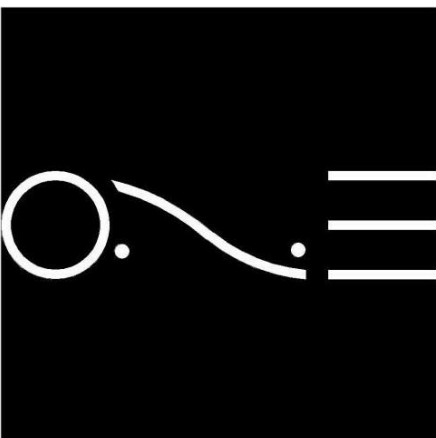
ROOF SLOPE DIRECTION

ABBREVIATIONS

AFF	ABOVE FINISH FLOOR	MAT	MATERIAL
AA	ALL AROUND	MAX	MAXIMUM
ACOUS	ACOUSTICAL	MC	MILLWORK CONTRACTOR
ACT	ACOUSTICAL CEILING TILE	MDF	MEDIUM DENSITY FIBERBOARD
ADJ	ADJUSTABLE	MDO	MEDIUM DENSITY OVERLAY
ALUM	ALUMINUM	MECH	MECHANICAL
ANOD	ANODIZED	MIN	MINIMUM
BD	BOARD	MISC	MISCELLANEOUS
BLKG	BLOCKING	MLDG	MOLDING
BS	BOTH SIDES	MO	MASONRY OPENING
<	CENTER LINE	MTD	MOUNTED
CLG	CEILING	MTL	METAL
CMU	CONCRETE MASONRY UNIT	OC	ON CENTER
CONT	CONTINUOUS	OPP	OPPOSITE
DIA	DIAMETER	PLYWD	PLYWOOD
DIM	DIMENSION	PL	PLATE
DN	DOWN	POL	POLISHED
DOUG	DOUGLAS	PTD	PAINTED
DR	DOOR	RCP	REFLECTED CEILING PLAN
DTL	DETAIL	RND	ROUND
DWG	DRAWING	RO	ROUGH OPENING
ELEC	ELECTRICAL	SC	SOLID CORE
ELEV	ELEVATION	SIM	SIMILAR
EQ	EQUAL	SHT	SHEET
EQUIP	EQUIPMENT	STND	STAINED
EXST	EXISTING	STL	STEEL
FF	FINISH FLOOR	STOR	STORAGE
FIXT	FIXTURE	TEL	TELEPHONE
FLR	FLOOR	TYP	TYPICAL
FLUOR	FLUORESCENT	TME	TO MATCH EXISTING
GFI	GROUND FAULT INTERRUPTER	UON	UNLESS OTHERWISE NOTED
GC	GENERAL CONTRACTOR	VCT	VINYL COMPOSITION TILE
GL	GLAZING	VERT	VERTICAL
GYP	GYPSUM	VNER	VENEER
GWB	GYPSUM WALL BOARD	VIF	VERIFY IN FIELD
HDWR	HARDWARE	VWC	VINYL WALL COVERING
HM	HOLLOW METAL	W/	WITH

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SCALE

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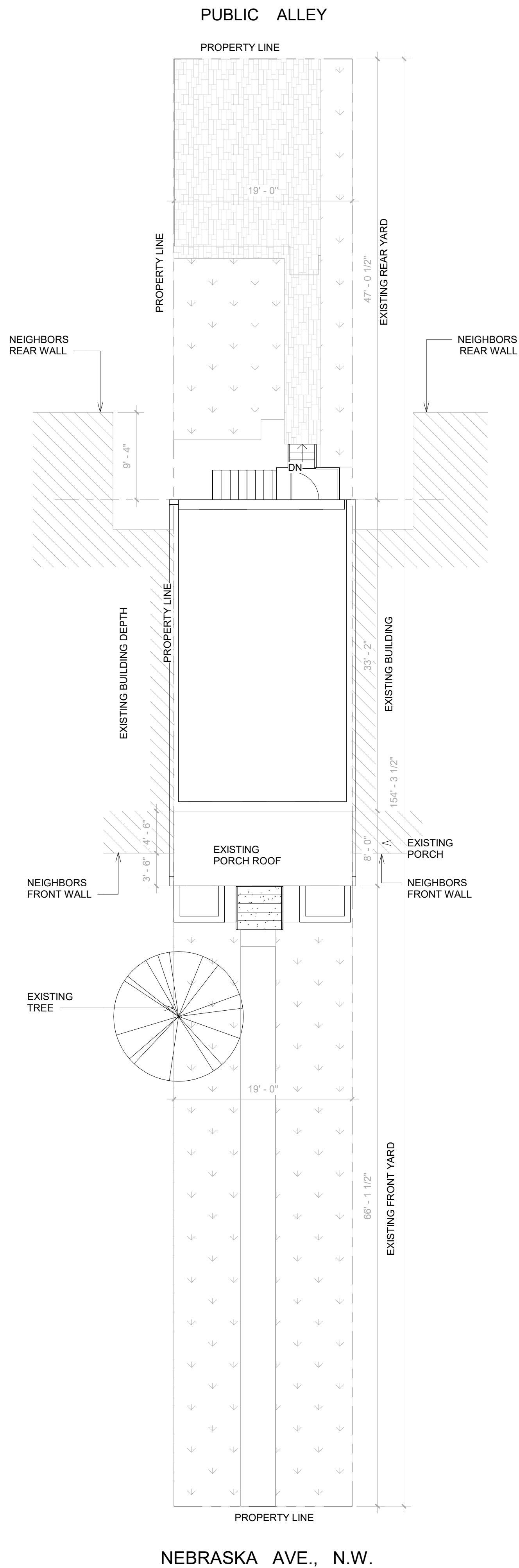
SEPTEMBER

2025

COVER SHEET

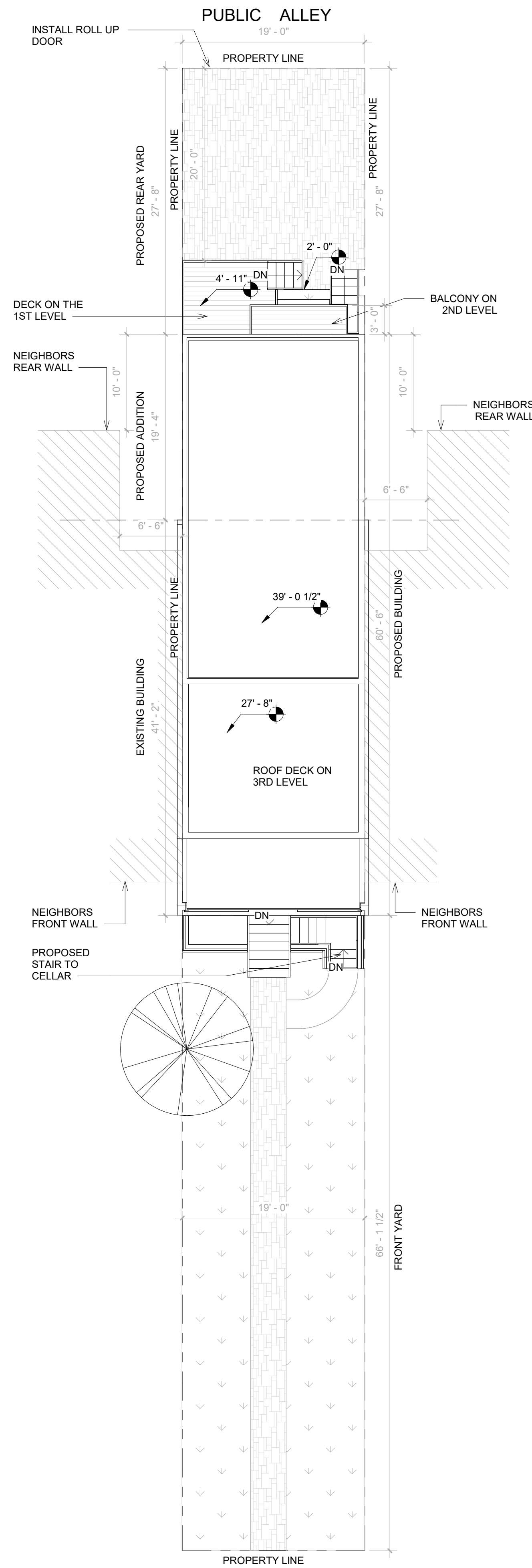
01

Board of Zoning Adjustment
District of Columbia
CASE NO. 21404
EXHIBIT NO. 28A



NEBRASKA AVE., N.W.

1 SITE PLAN EXISTING
1/8" = 1'-0"



NEBRASKA AVE., N.W.

2 SITE PLAN
1/8" = 1'-0"

GENERAL NOTES

GENERAL INFORMATION	EXISTING LOT	PROPOSED BUILDING
USE GROUP	R3	R3
TYPE OF CONSTRUCTION	VB	VB
FULLY SUPPRESSED (SPRINKLED)	NO	NO
LOT AREA	2932	2932
BUILDING FOOTPRINT	782	1630

TOTAL SITE SF		
BUILDING FOOTPRINT	782	
GREEN AREA	NA	
PERMEABLE PAVEMENT	NA	

ABOVE GRADE: 1ST - 999 SF
2ND - 999 SF
3RD - 692 SF

TOTAL = 2690 SF
CELLAR - 1150 SF
GFA = 3841 SF

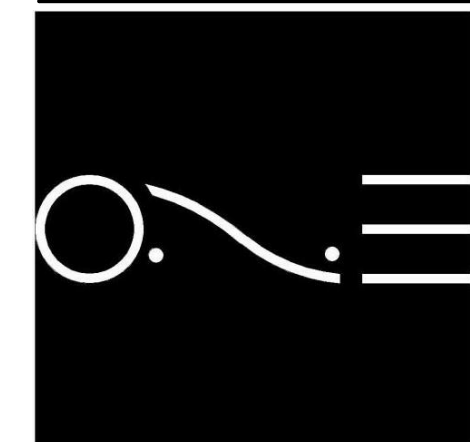
BUILDING HEIGHT	2 story	34' -0" / 3 STORIES
NUMBER OF EXITS	2	3
SOUND TRANSMISSION	-	STC 52
SMOKE DETECTORS	YES	YES
CO DETECTORS	YES	YES
SPRINKLER	NO	NO
INSULATION		YES; EXTERIOR WALLS @ R19; ROOF @ R-49

GENERAL NOTES / ZONING CODE ANALYSIS		5034 NEBRASKA AVE NW WASHINGTON DC 20008 TOTAL LOT AREA _2932_ SF TOTAL LOT WIDTH 154' 3 1/2' -DEPTH & 19'-0" WIDTH
ZONING DISTRICT	R-2	
USE GROUP	R-3	
LOT	0030	
SQUARE	1879	

REQUIREMENT	EXISTING	ALLOWABLE / REQUIRED	PROPOSED
LOT OCCUPANCY	782 SF (26%)	1173 SF (40%)	1173 SF (40%)
HEIGHT	24 FT	40 FT (3 STORIES)	39 FT
SIDEYARD WIDTH	N/A	8 FT	N/A
REAR YARD SETBACK	47'-0 1/2"	20 FT MIN	27'- 8"
PARKING	1	1	2
FRONT YARD	66' - 1 1/2"	WITHIN RANGE OF EX.	66' - 1 1/2"
DWELLING UNITS	1	1	1

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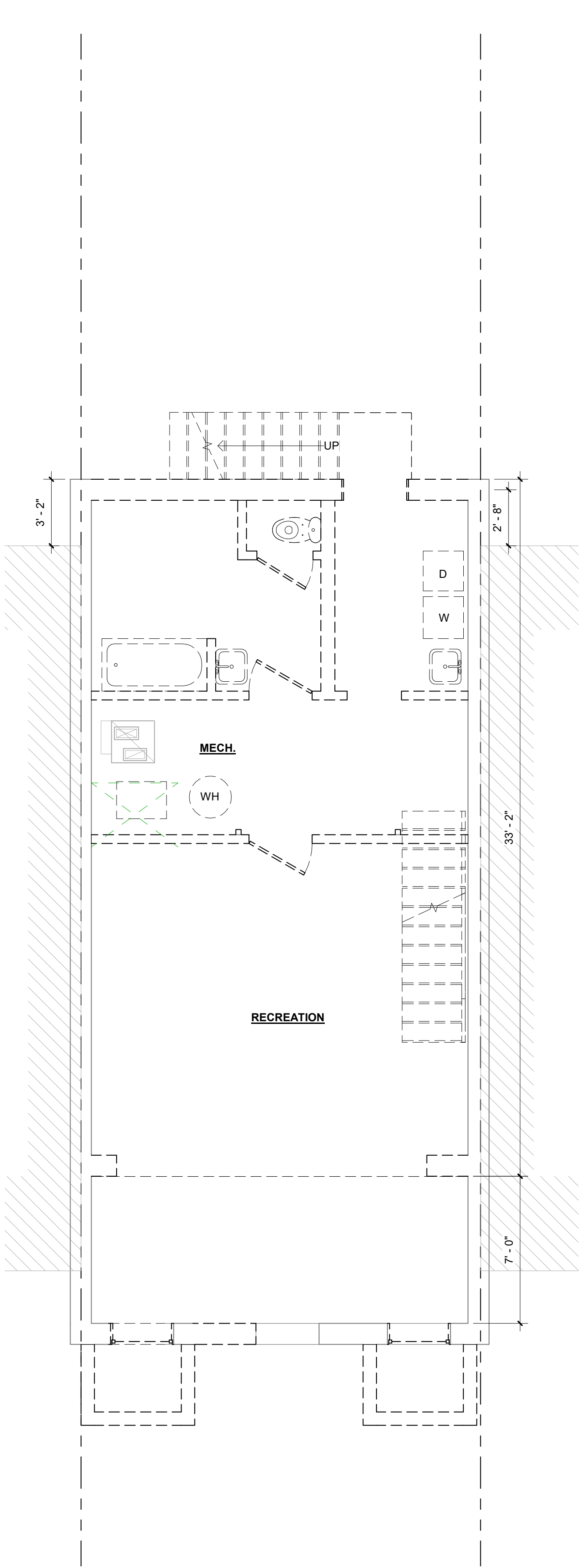


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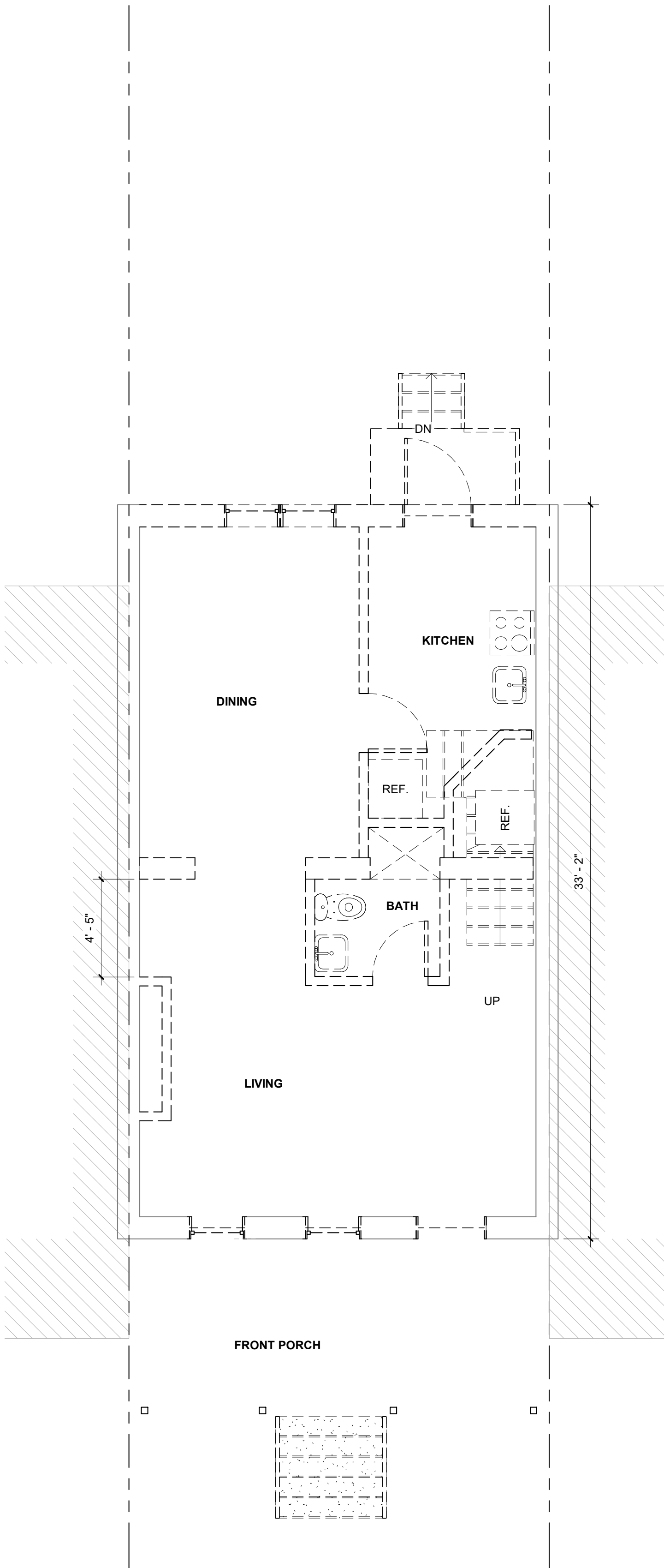
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SITE PLANS

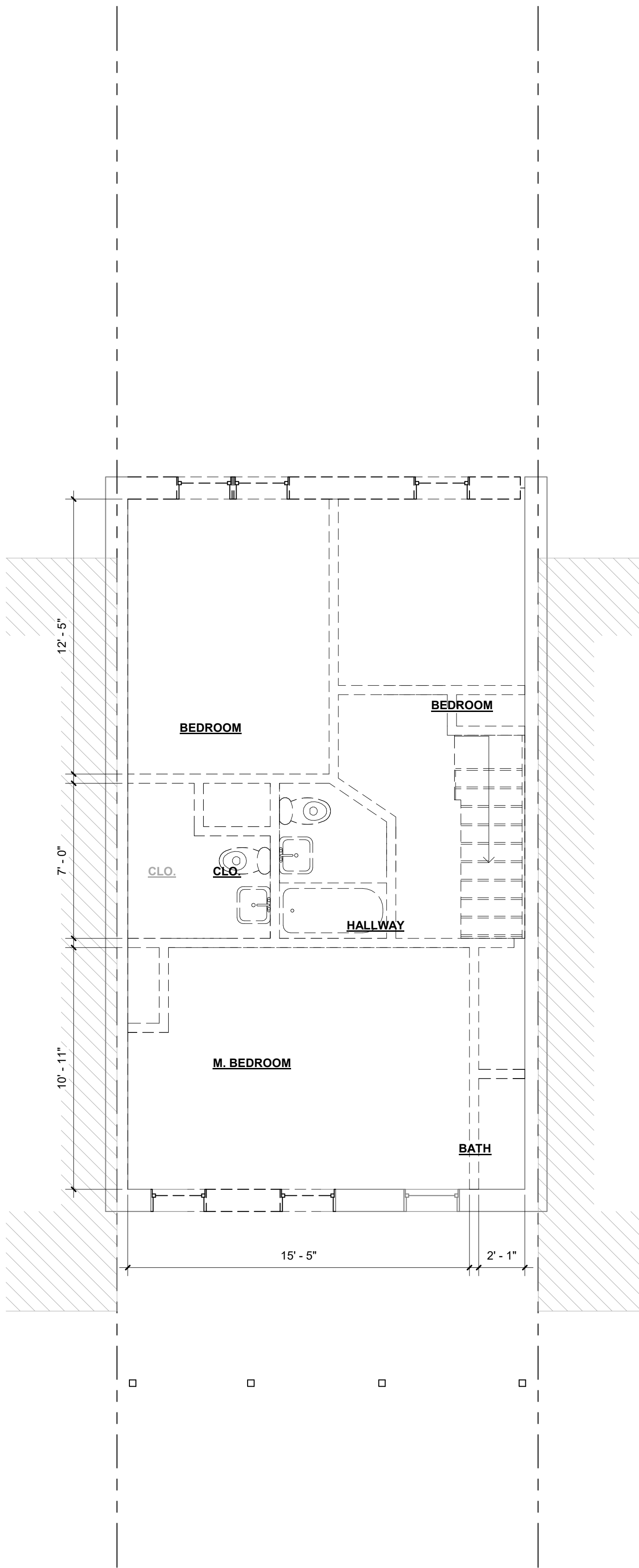
02



① EXISTING - CELLAR
1/4" = 1'-0"

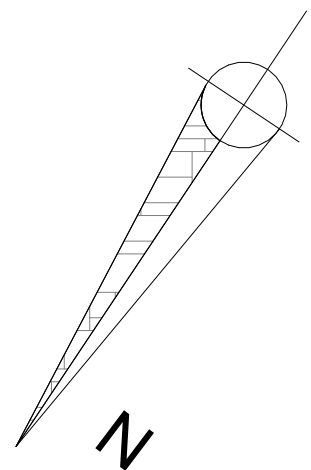


② EXISTING - FIRST LEVEL Copy 1
1/4" = 1'-0"



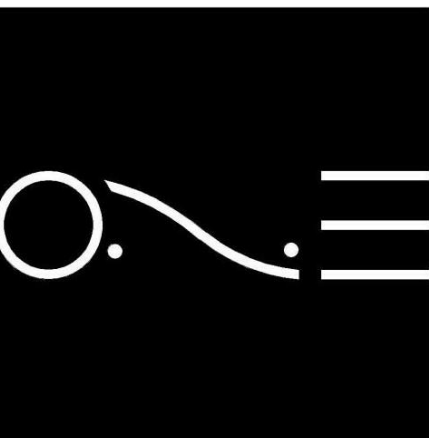
③ EXISTING - SECOND FLOOR
1/4" = 1'-0"

	DEMO WALL
	NEW WALL
	EXISTING WALL
	EXISTING BRICK WALL
	EXISTING DOOR
	PROPOSED DOOR
	EXISTING WINDOW
	PROPOSED WINDOW



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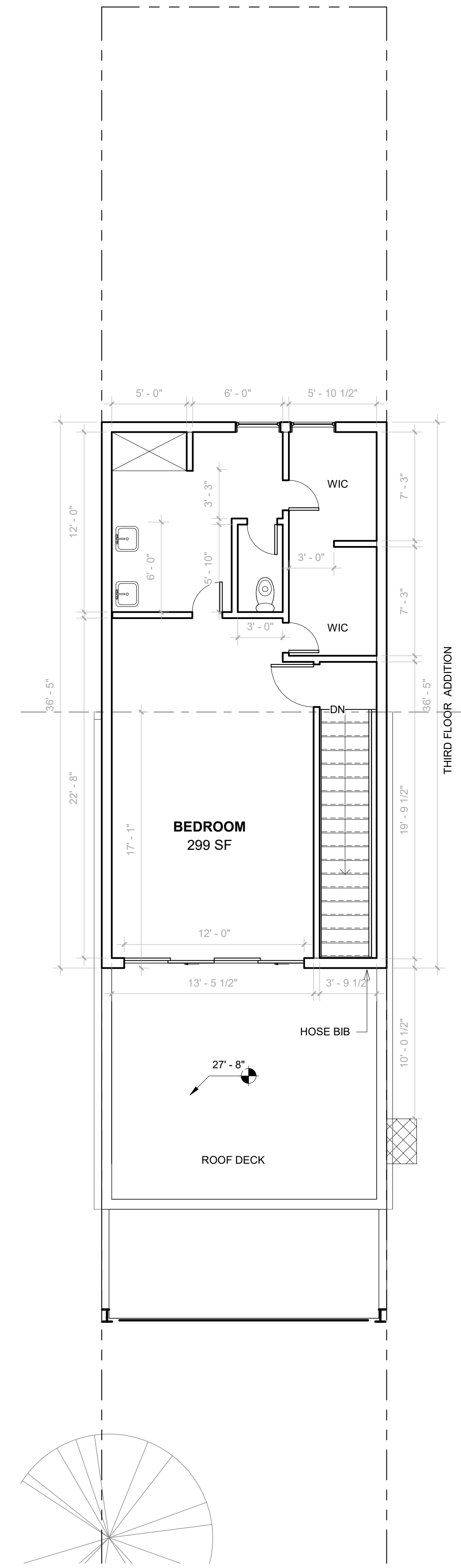
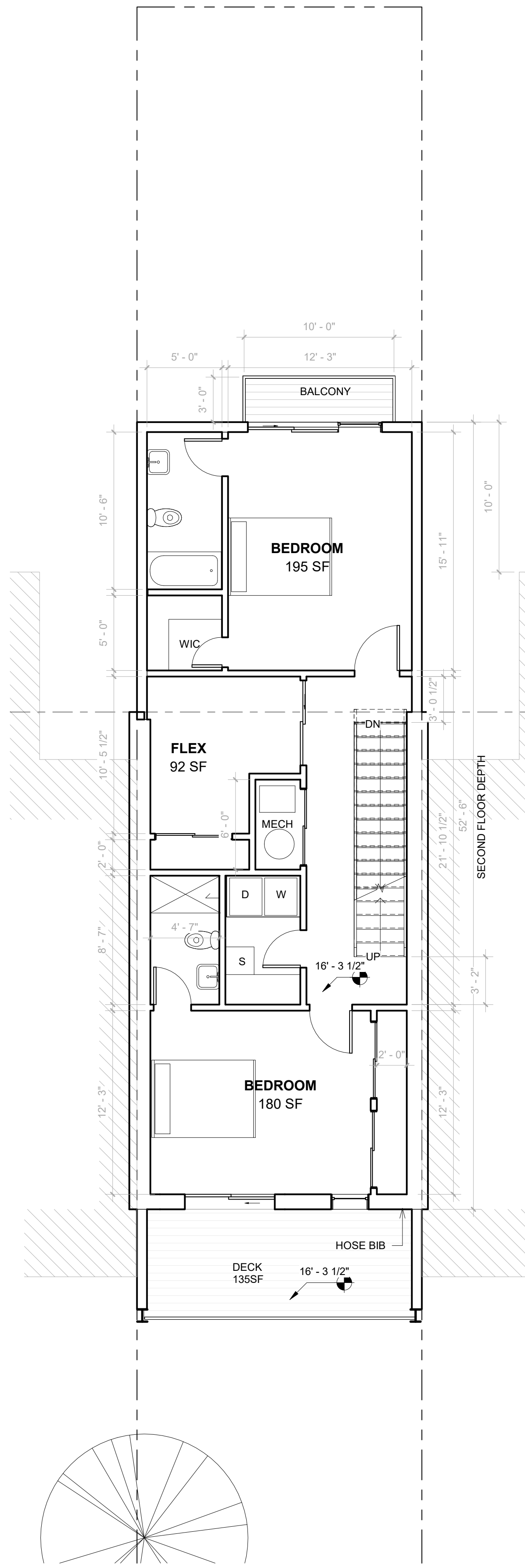
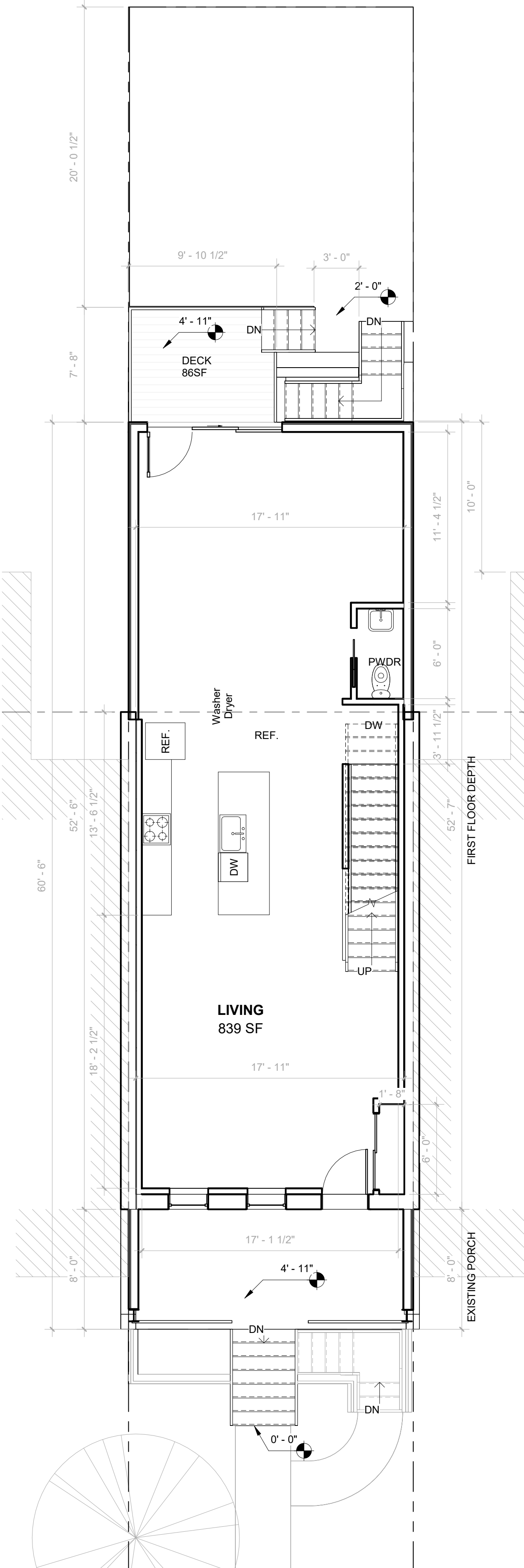
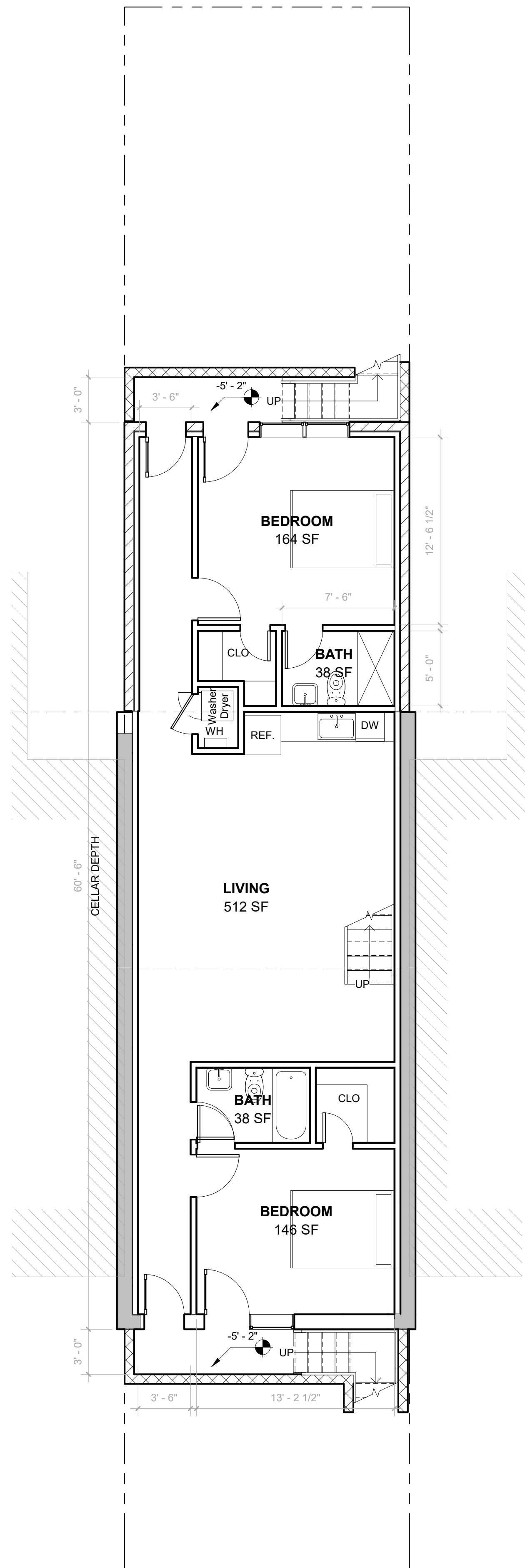


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EXISTING
DEMO
LAYOUTS



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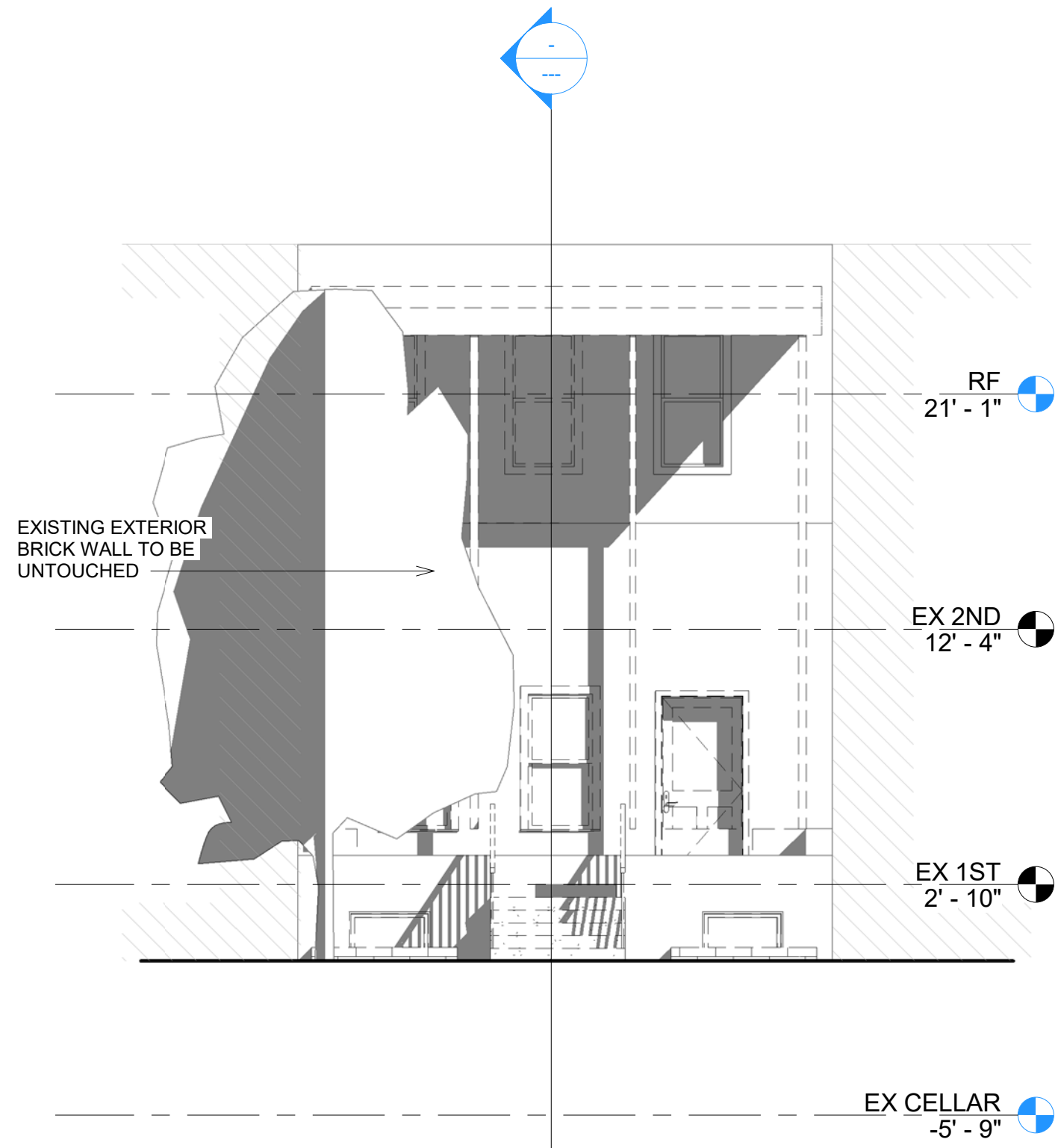
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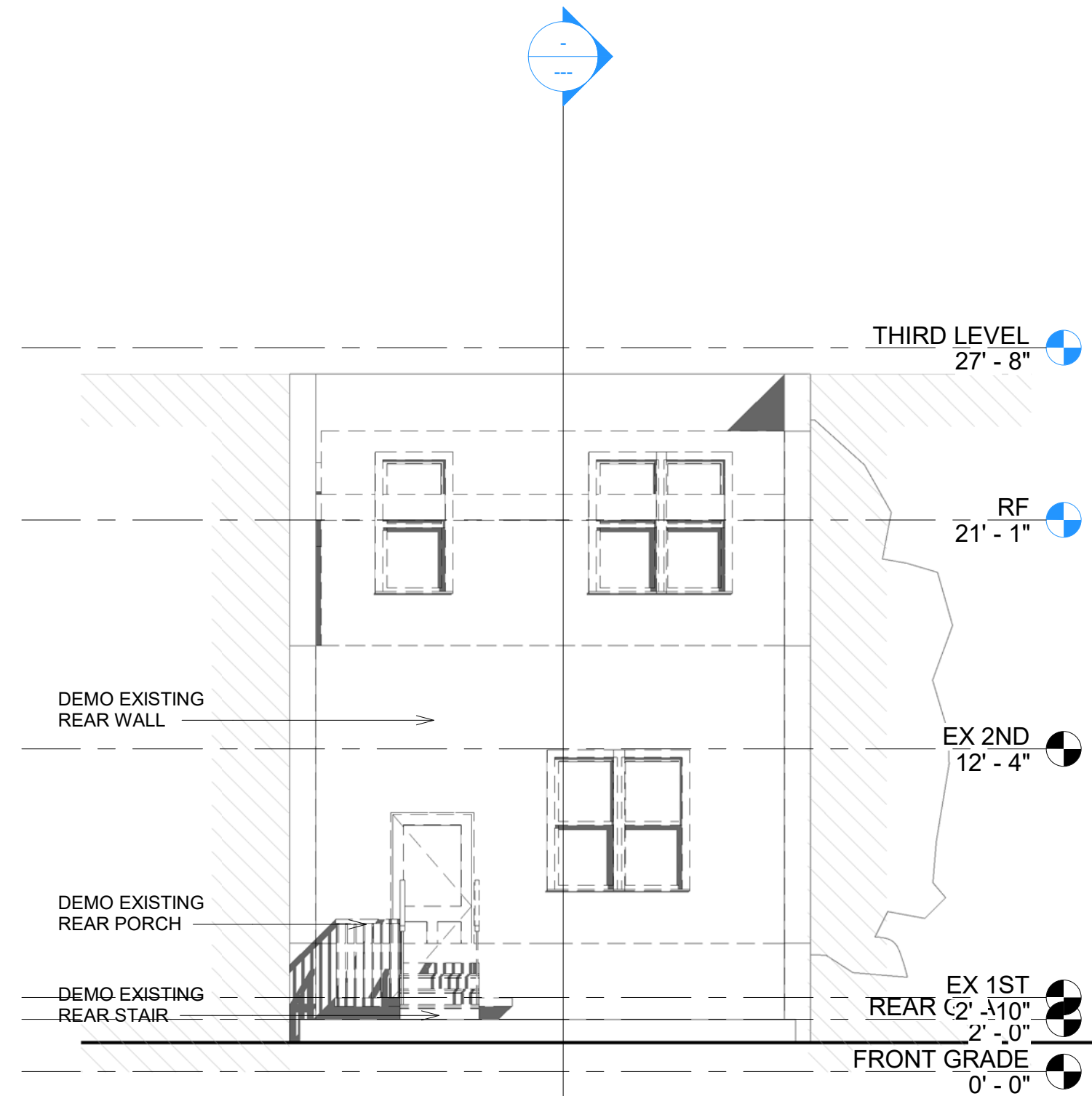
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**PROPOSED
LAYOUTS**

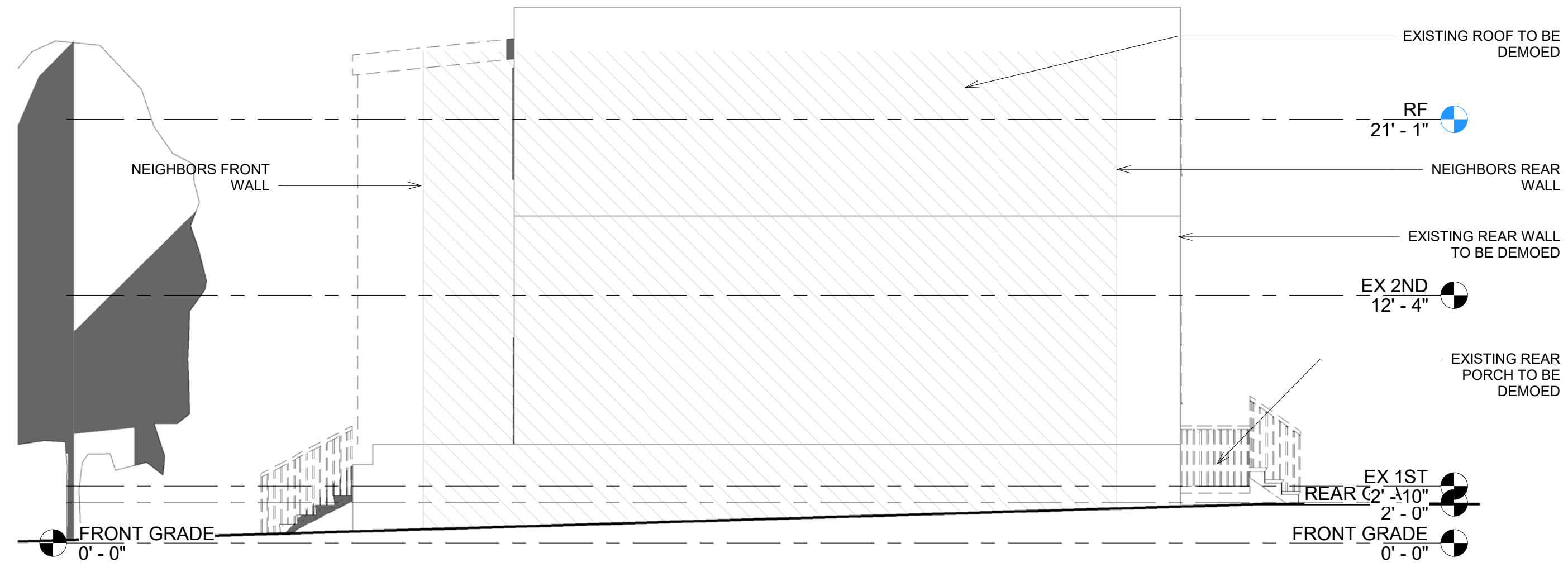
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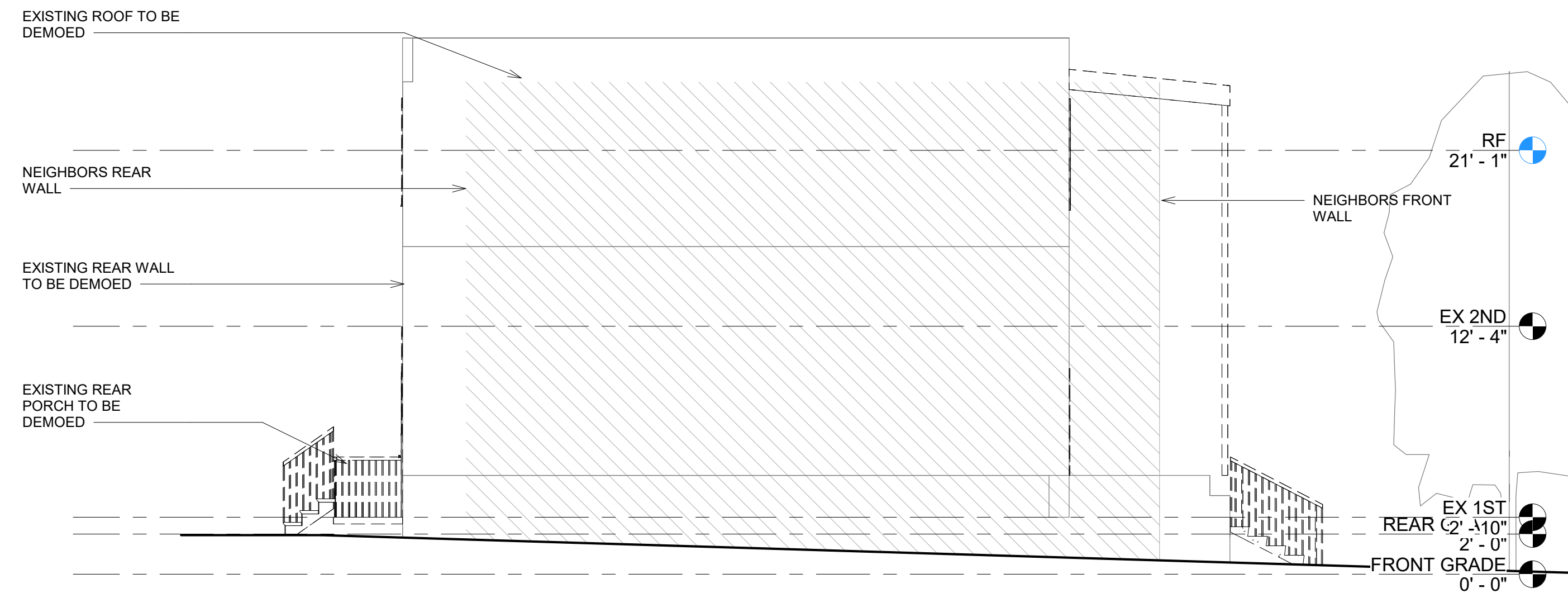
① EXISTING FRONT ELEVATION
3/16" = 1'-0"



③ EXISTING REAR ELEVATION
3/16" = 1'-0"



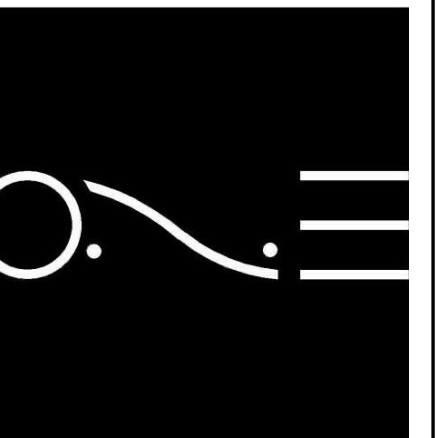
② EXISTING RIGHT SIDE ELEVATION
3/16" = 1'-0"



④ EXISTING LEFT SIDE ELEVATION
3/16" = 1'-0"

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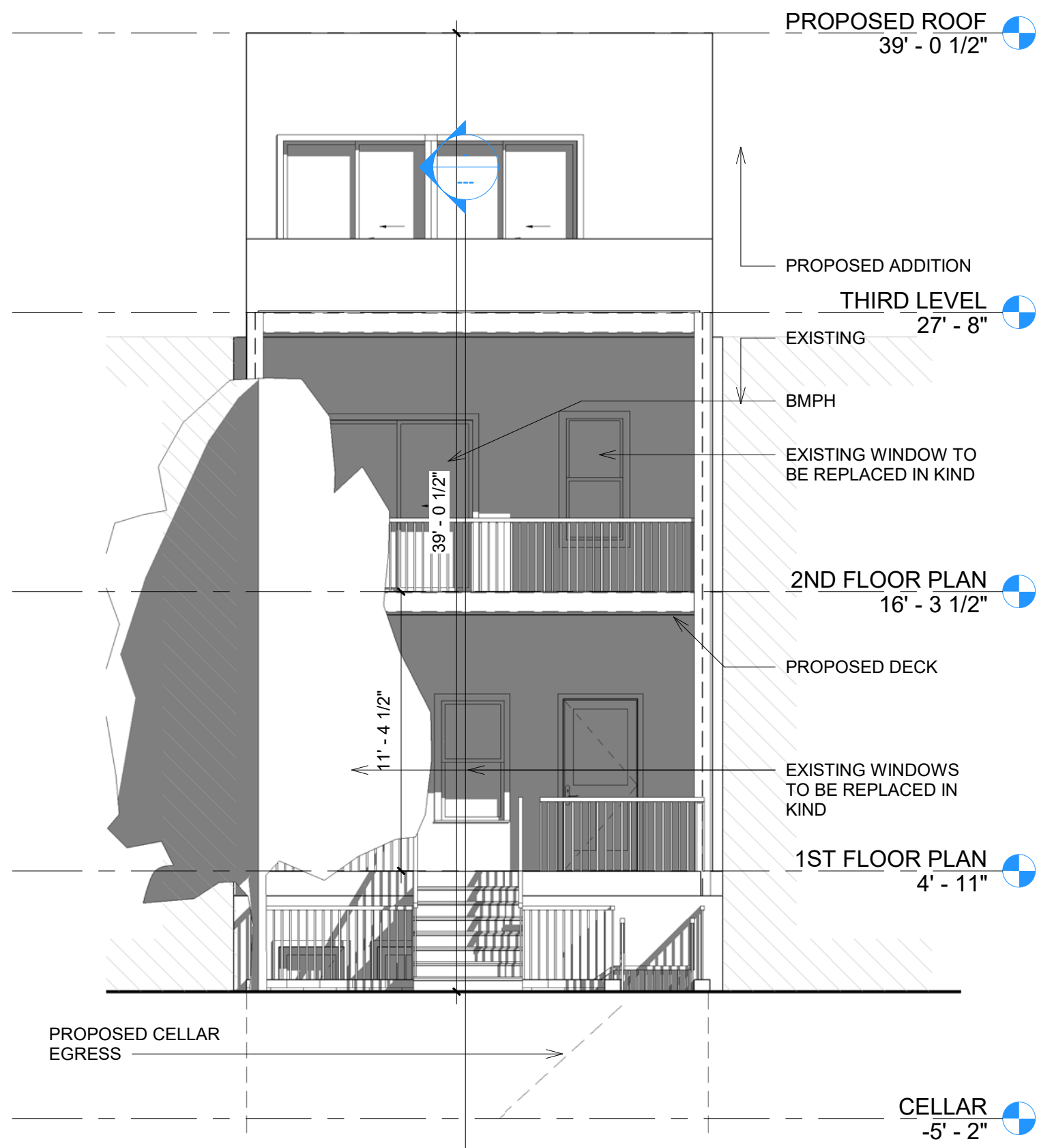
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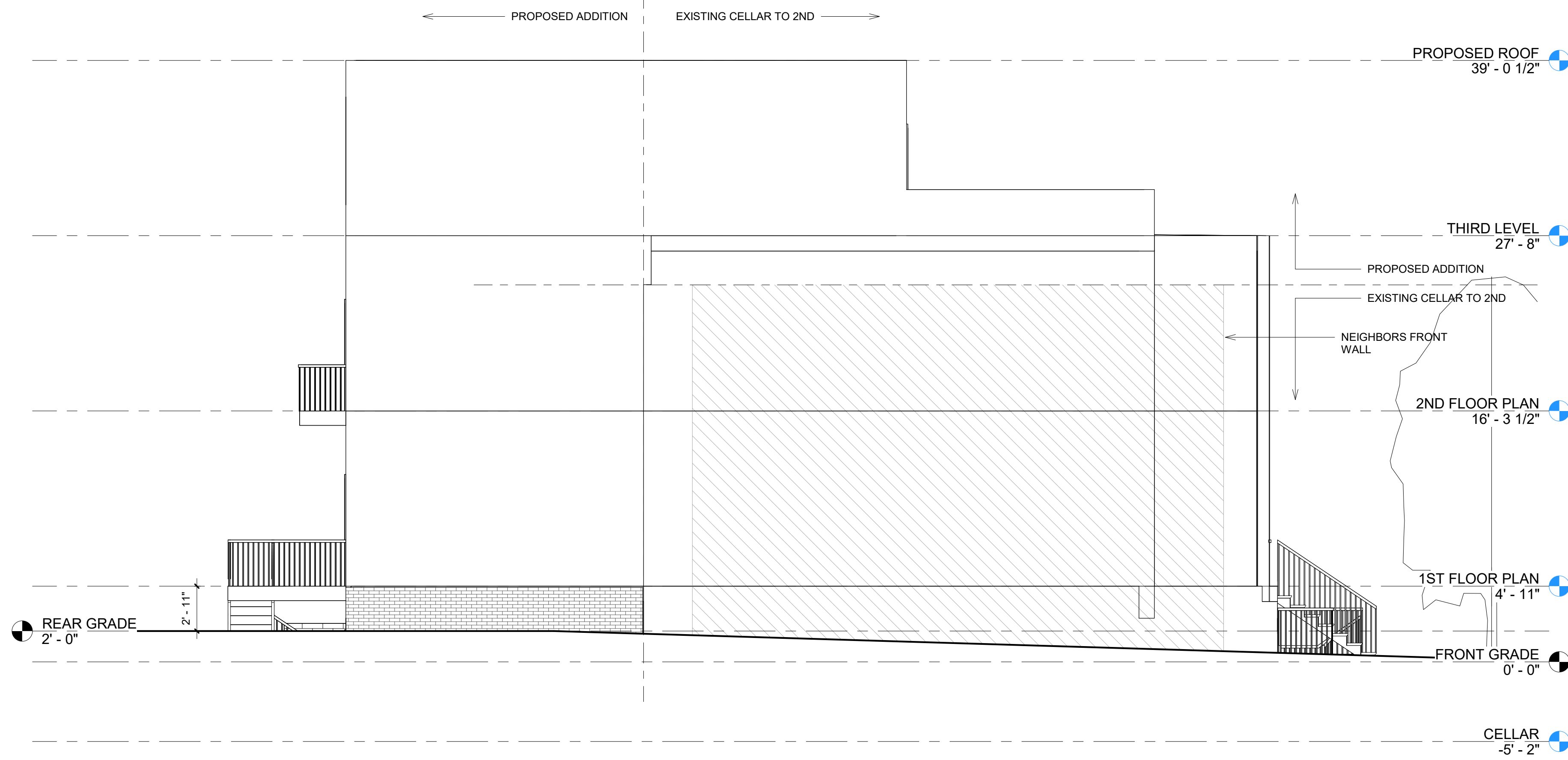
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ISSUE DATE	SEPTEMBER 2025

EXISTING
ELEVATIONS

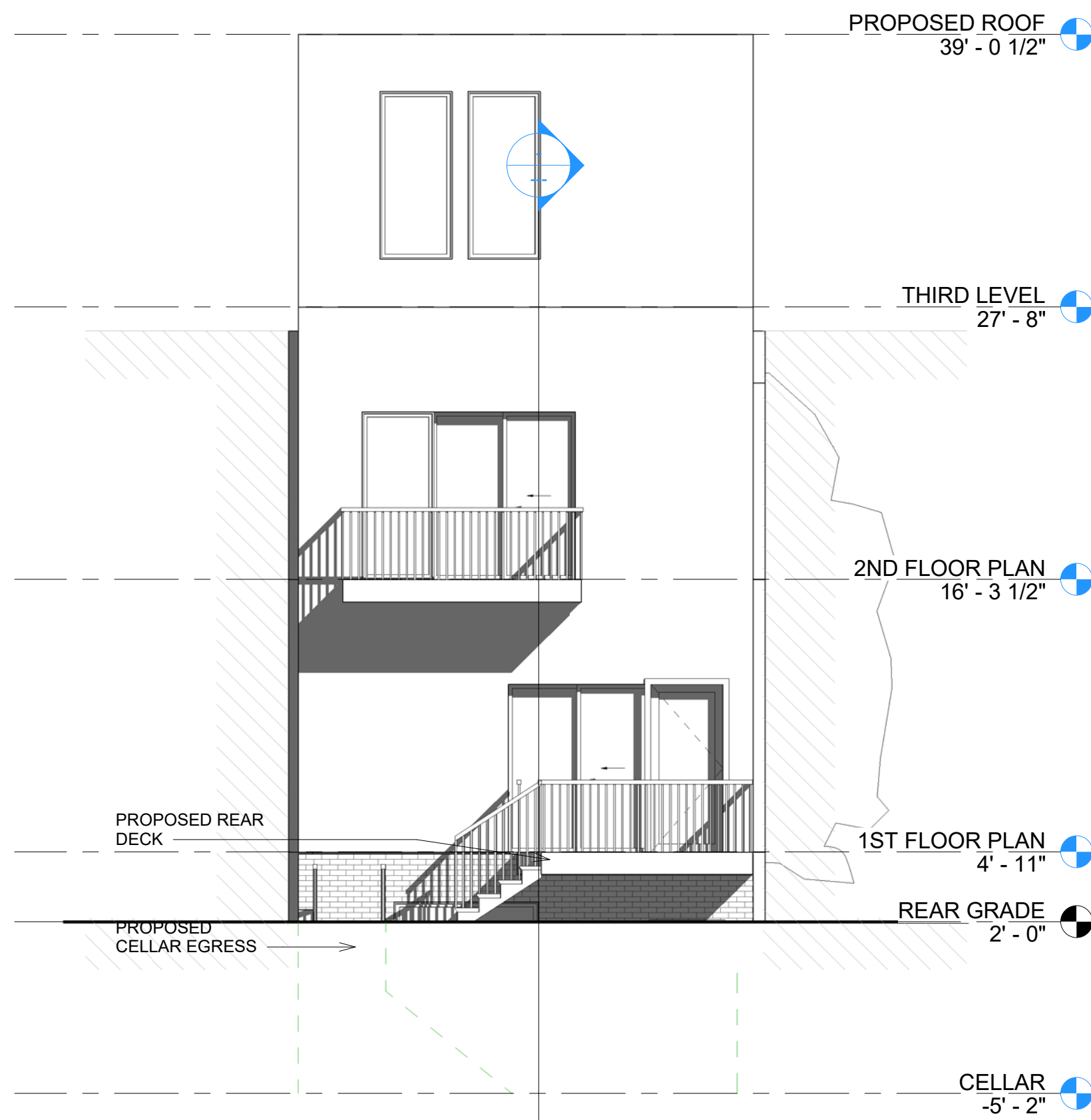
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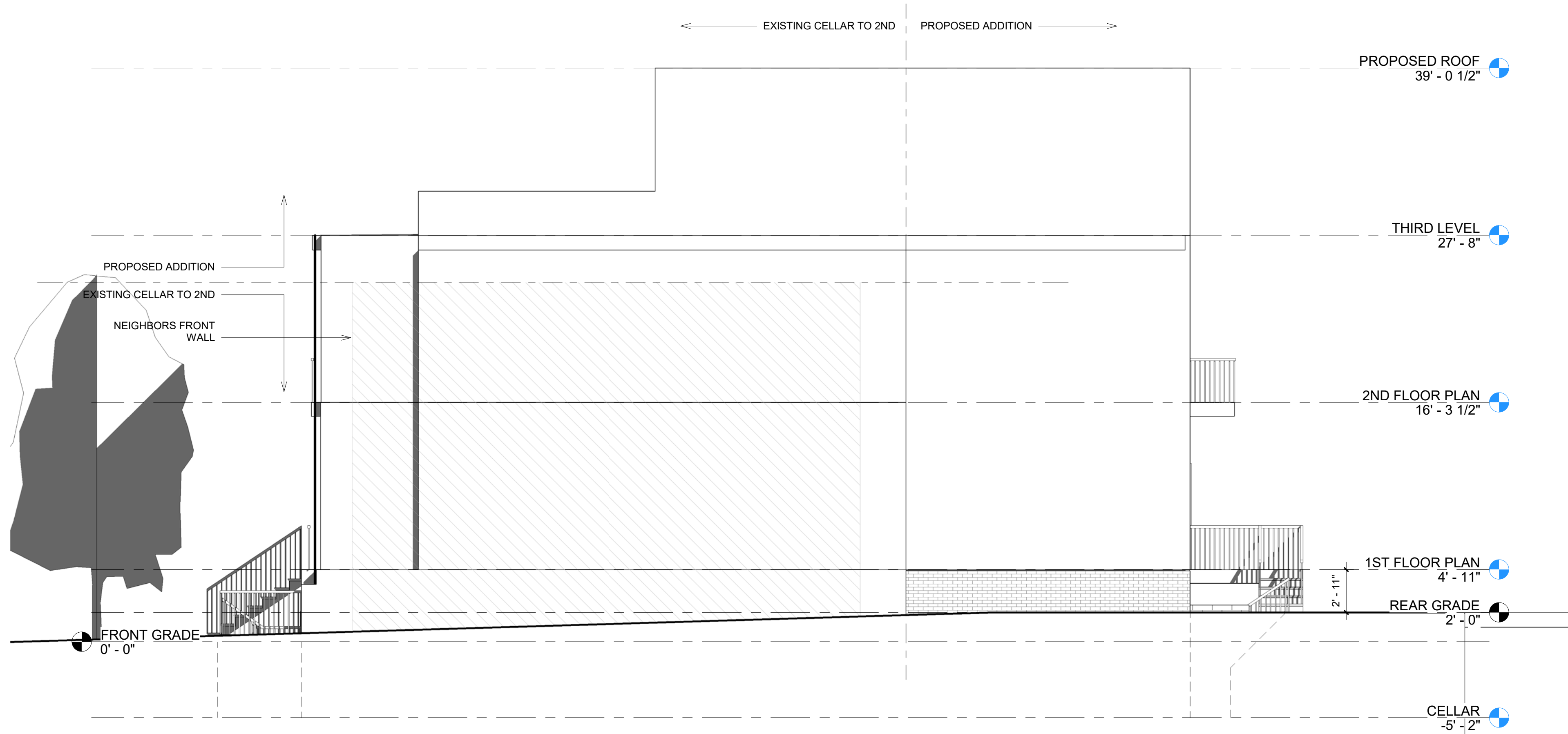
1 PROPOSED FRONT ELEVATION
3/16" = 1'-0"



3 PROPOSED LEFT SIDE ELEVATION
3/16" = 1'-0"



2 PROPOSED REAR ELEVATION
3/16" = 1'-0"



4 PROPOSED RIGHT SIDE ELEVATION
3/16" = 1'-0"

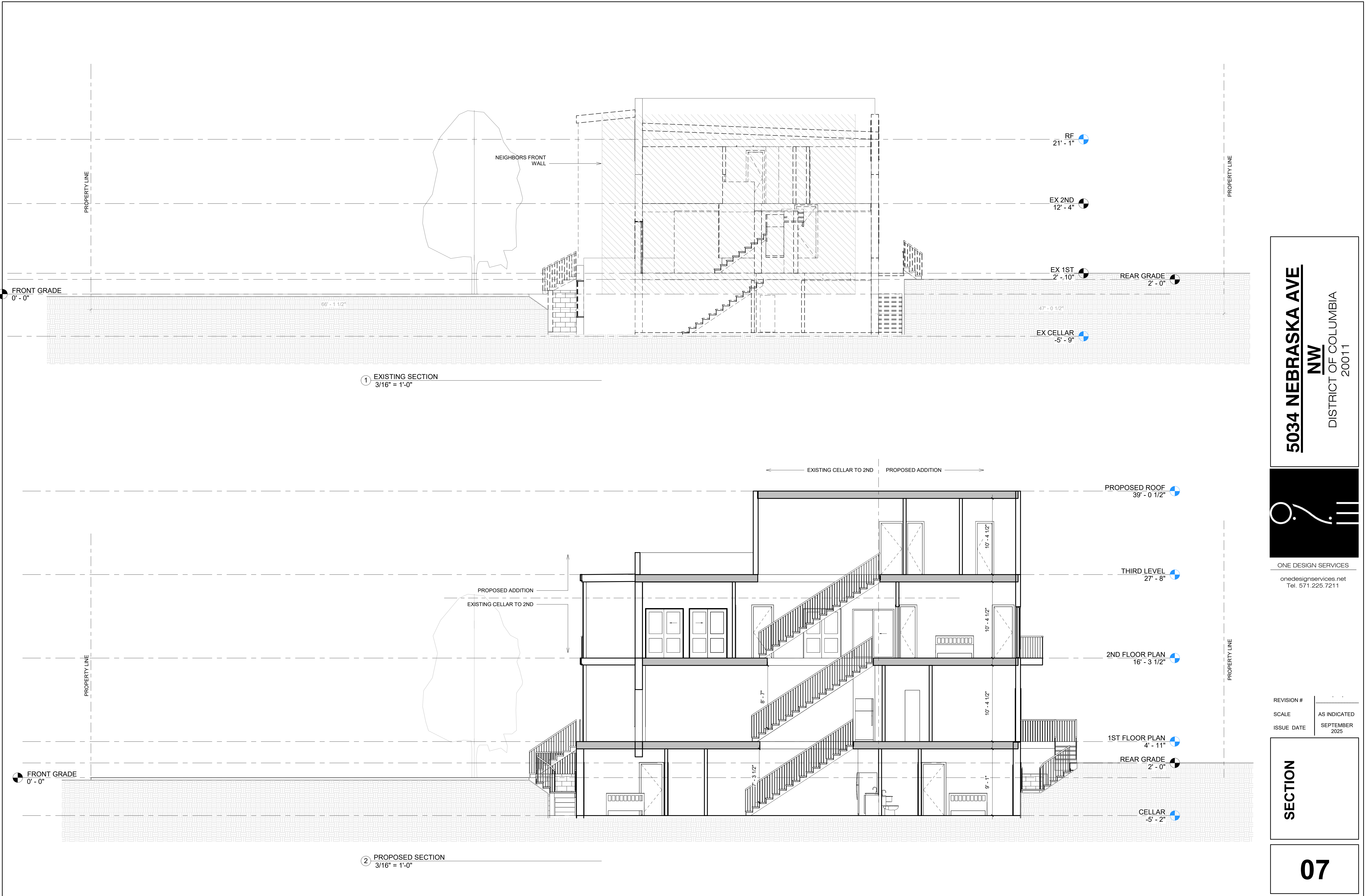
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PROPOSED ELEVATIONS

06



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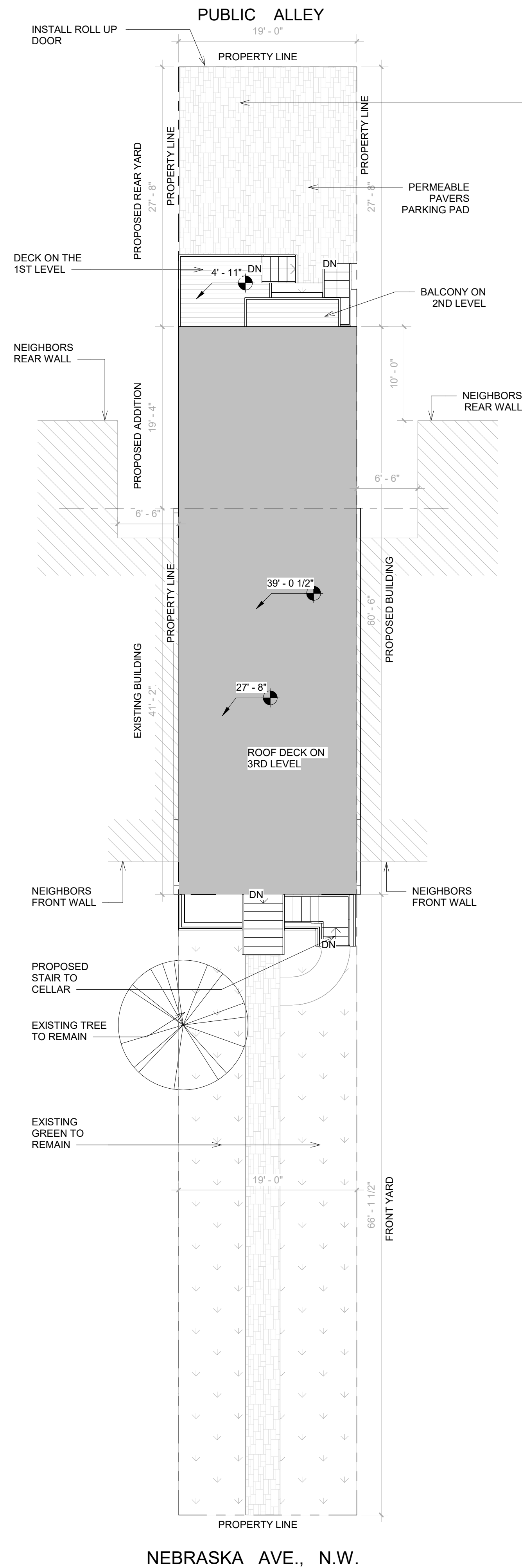
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SECTION

07



PERMEABLE PAVEMENT SPECIFICATION

BLU 80 mm
DESCRIPTION: Paver TEXTURE: Smooth

PALLET OVERVIEW		
1	1	1
1	1	1
1	1	1
1	1	1

Specifications per pallet		
Cubing	Imperial	Metric
Height	3 095 lbs	1 404 kg
Number of rows	8	
Coverage per row	10.62 ft²	0.99 m²
Linear coverage per row	9.75 lin. ft	2.97 lin. m

Unit dimensions		
	in	mm
Height	3 1/4	80
Depth	13	330
Length	6 1/2	165

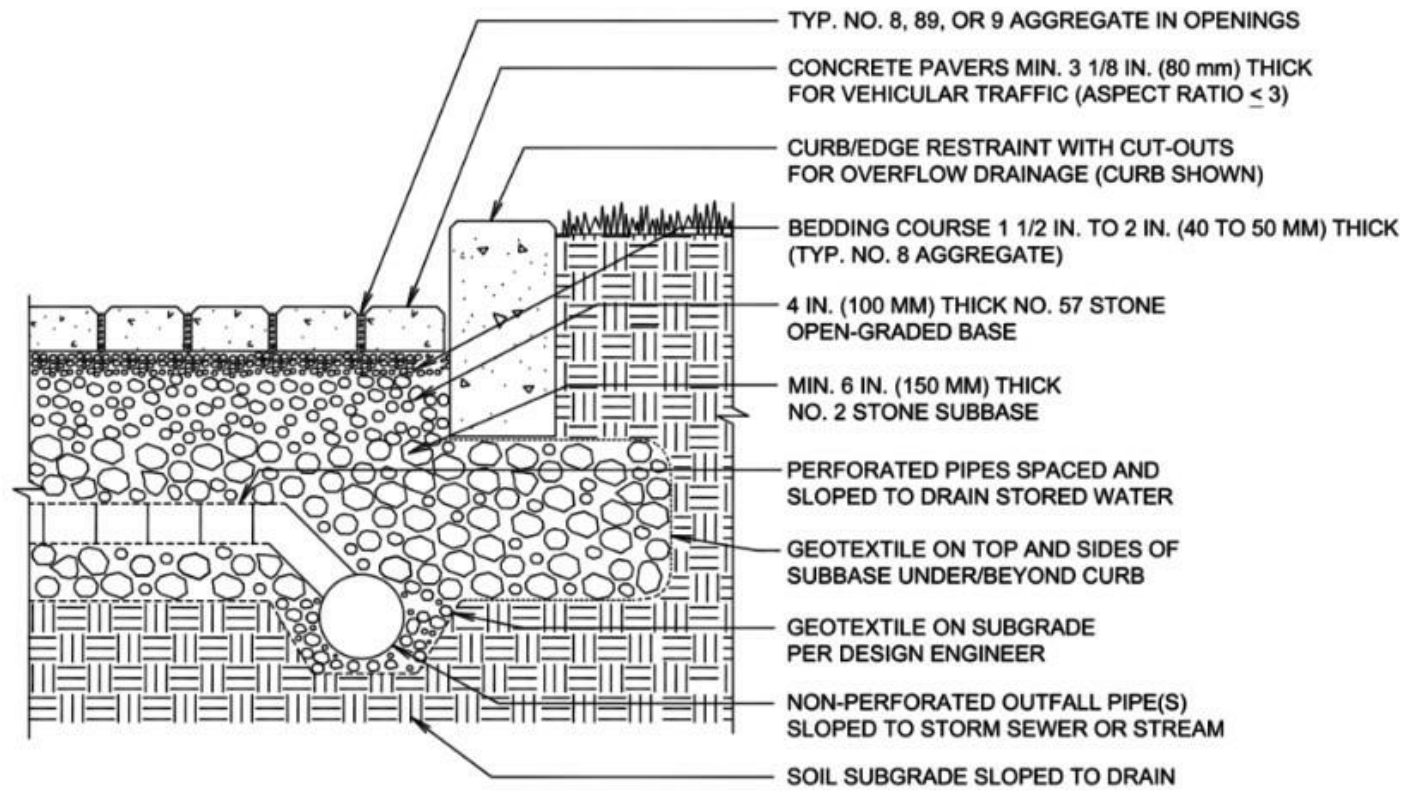
NOTES:
See page 44 to 47 for more technical information. When used in a permeable pavement application, see pages 83 to 89 for more technical information.
JOINT WIDTH: 9/32" (7 mm)
% OF SURFACE OPENING: 30 %

01	02	03
Modular pattern	Modular pattern	Linear pattern

01	02	03
Modular pattern	Modular pattern	Linear pattern

01	02	03	04	05	06
Modular pattern	Modular pattern	Modular pattern	Modular pattern	Modular pattern	Modular pattern

01	02	03	04	05	06
Modular pattern	Modular pattern	Modular pattern	Modular pattern	Modular pattern	Modular pattern



- 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.

SITE PLAN LEGEND

- PROPOSED BUILDING
- PROPOSED PERMEABLE PAVERS
- GREEN AREA
- EXISTING CONCRETE PAD

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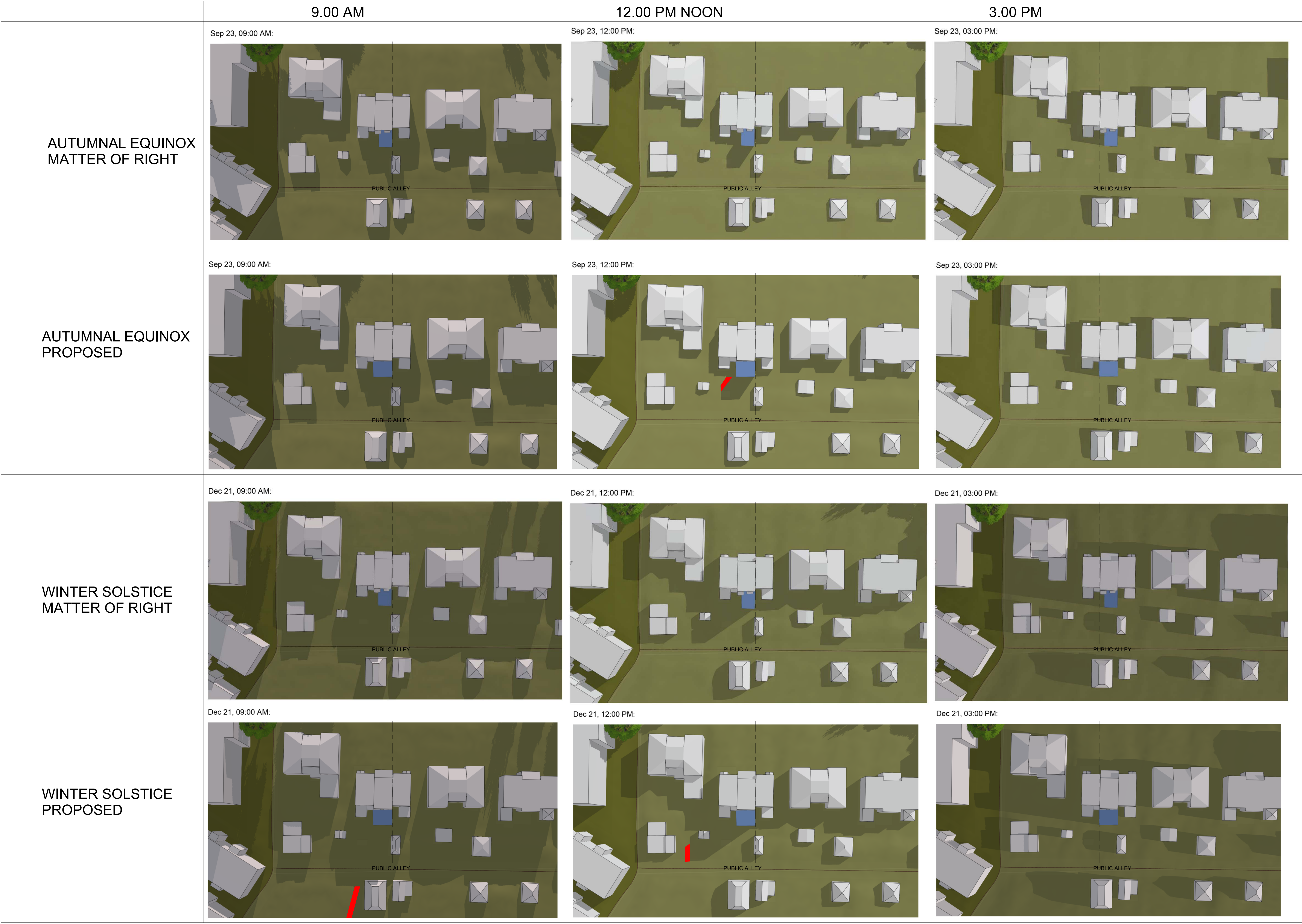
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LANDSCAPE
SITE PLAN

08

	9.00 AM	12.00 PM NOON	3.00 PM
VERNAL EQUINOX MATTER OF RIGHT	Mar 20, 09:00 AM: 	Mar 20, 12:00 PM: 	Mar 20, 03:00 PM:
VERNAL EQUINOX PROPOSED	Mar 20, 09:00 AM: 	Mar 20, 12:00 PM: 	Mar 20, 03:00 PM:
SUMMER SOLSTICE MATTER OF RIGHT	Jun 21, 09:00 AM: 	Jun 21, 12:00 PM: 	Jun 21, 03:00 PM:
SUMMER SOLSTICE PROPOSED	Jun 21, 09:00 AM: 	Jun 21, 12:00 PM: 	Jun 21, 03:00 PM:



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SHADOW
STUDY

10