

5034 NEBRASKA AVE
NW WASHINGTON DC
20008

LOT: 0030 SQUARE: 1879

RESIDENTIAL ROW
BUILDING

PROJECT CODE -

OWNER

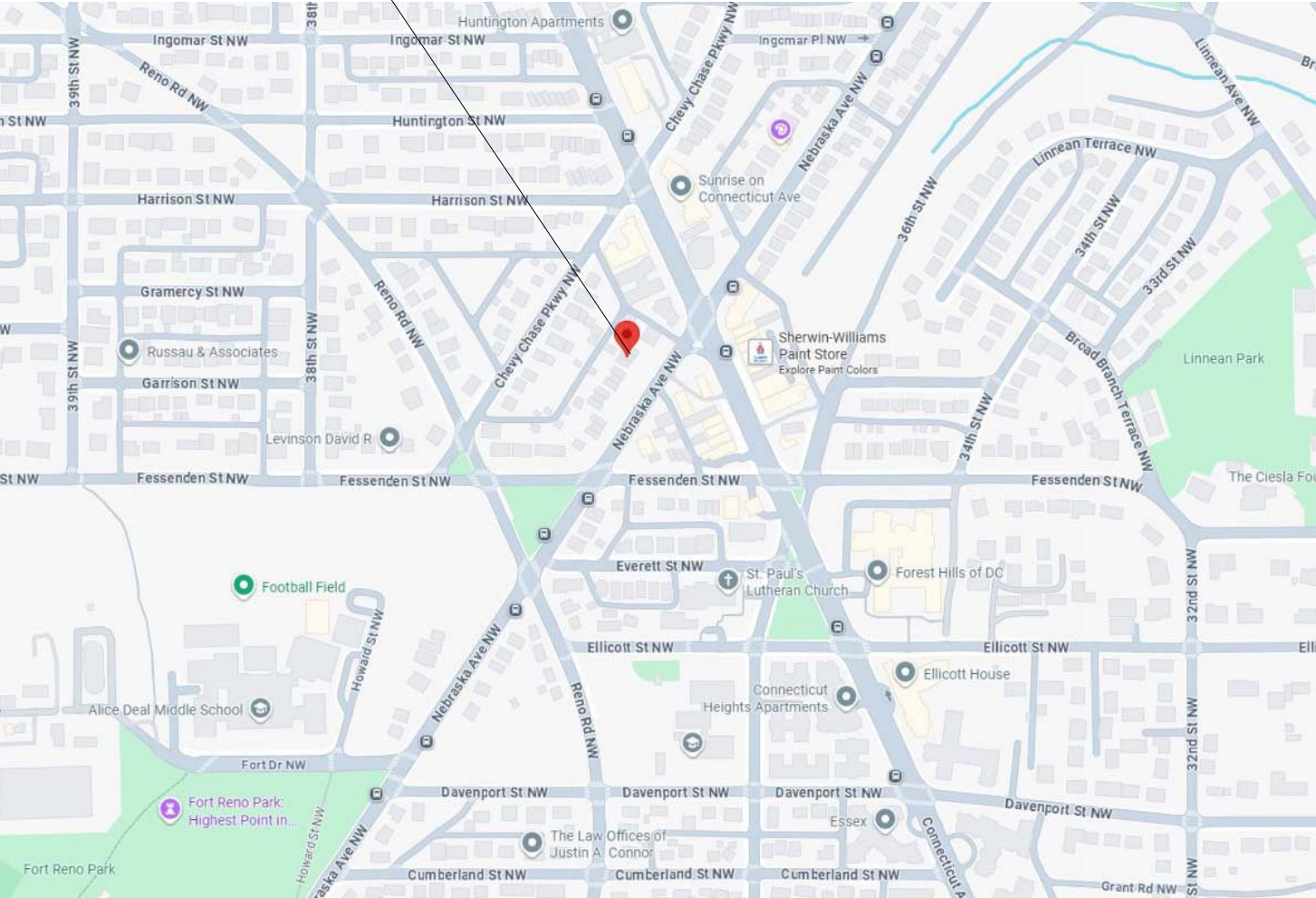
OWNER ADDRESS

PROPERTY ADDRESS
5034 NEBRASKA AVE NW
WASHINGTON DC 20008

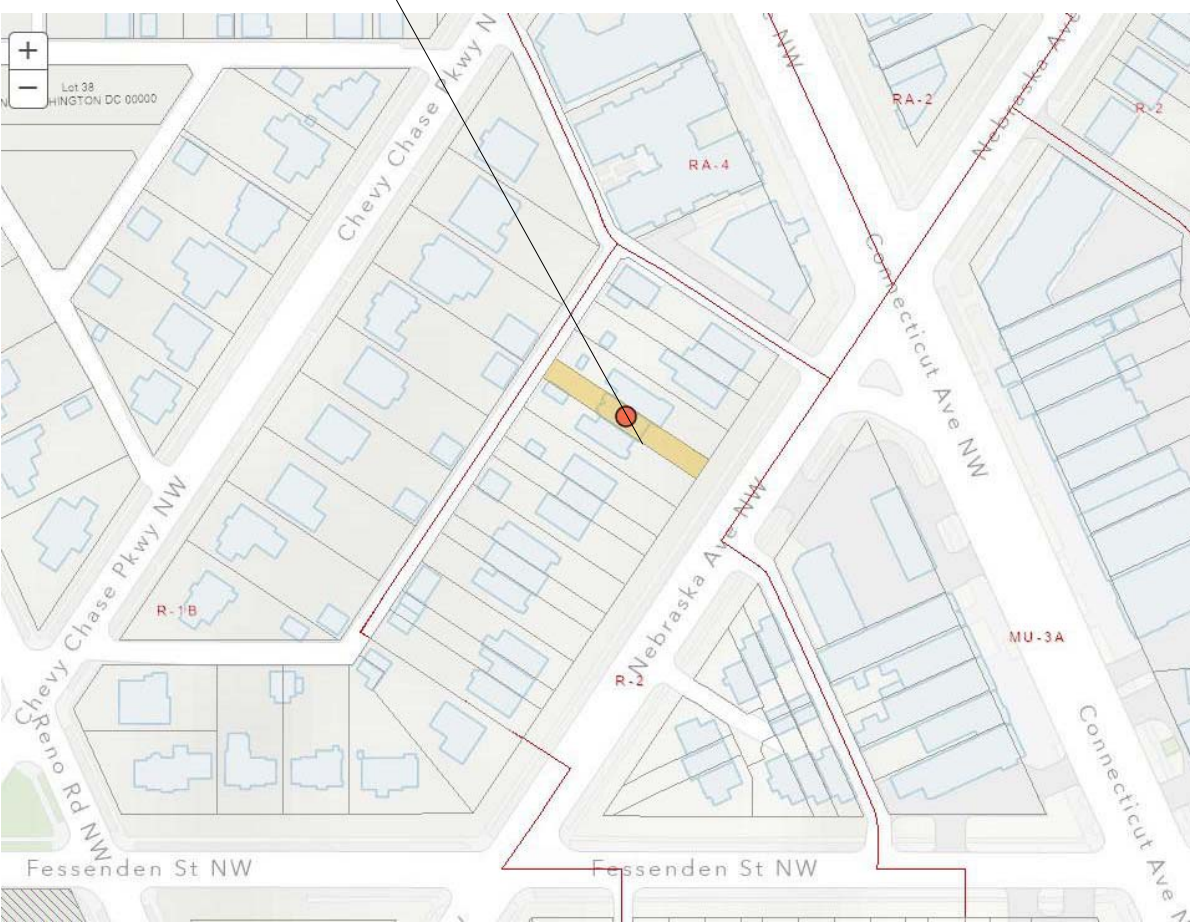
Square, Suffix, Lot
1879 0030

PROJECT DESIGN TEAM
ONE DESIGN SERVICES

LOCATION



VICINITY MAP



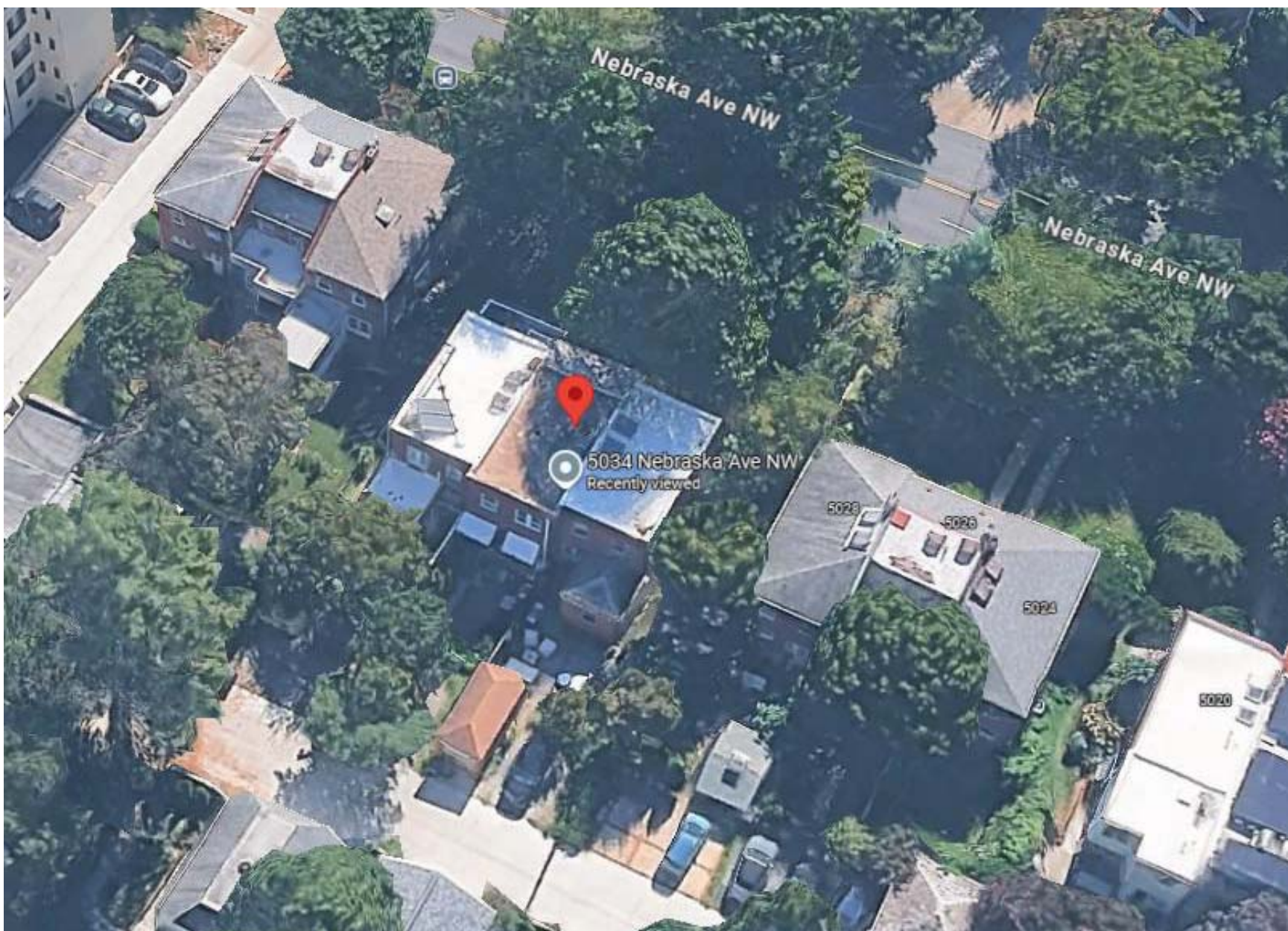
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WASHINGTON DC 20008

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

PROJECT DESIGN TEAM

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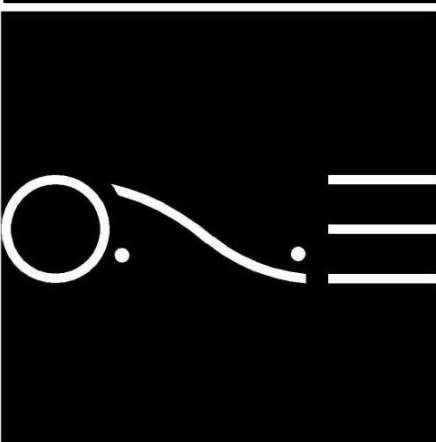
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20011



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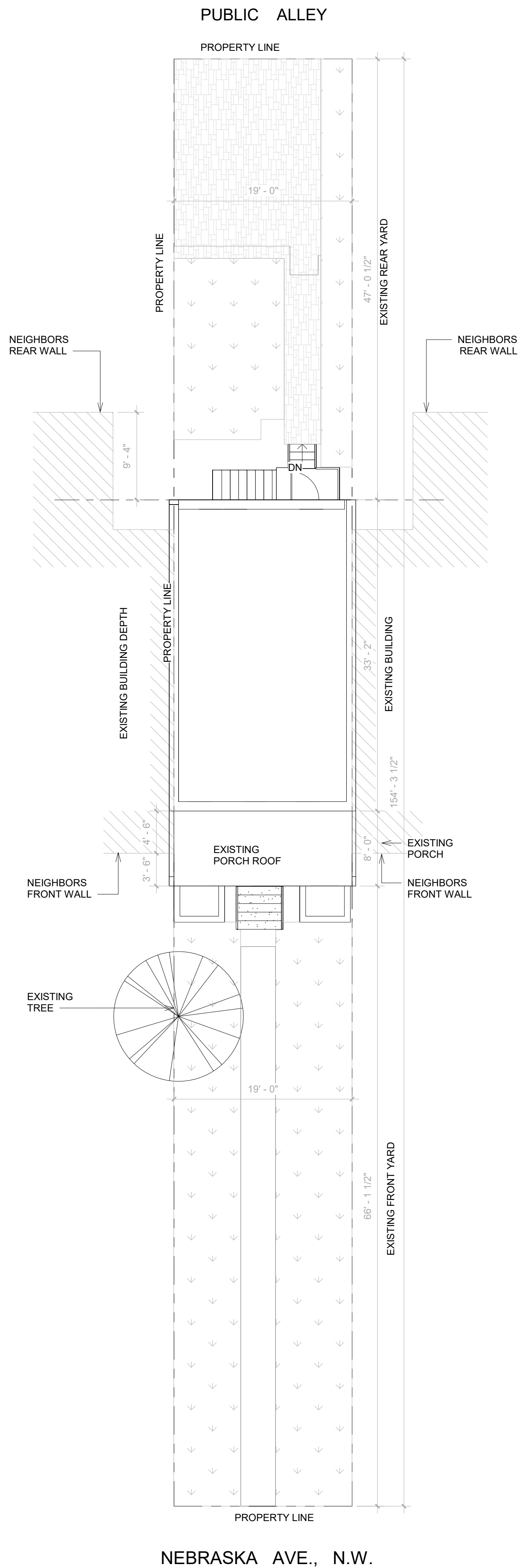
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ISSUE DATE	SEPTEMBER 2025

COVER SHEET

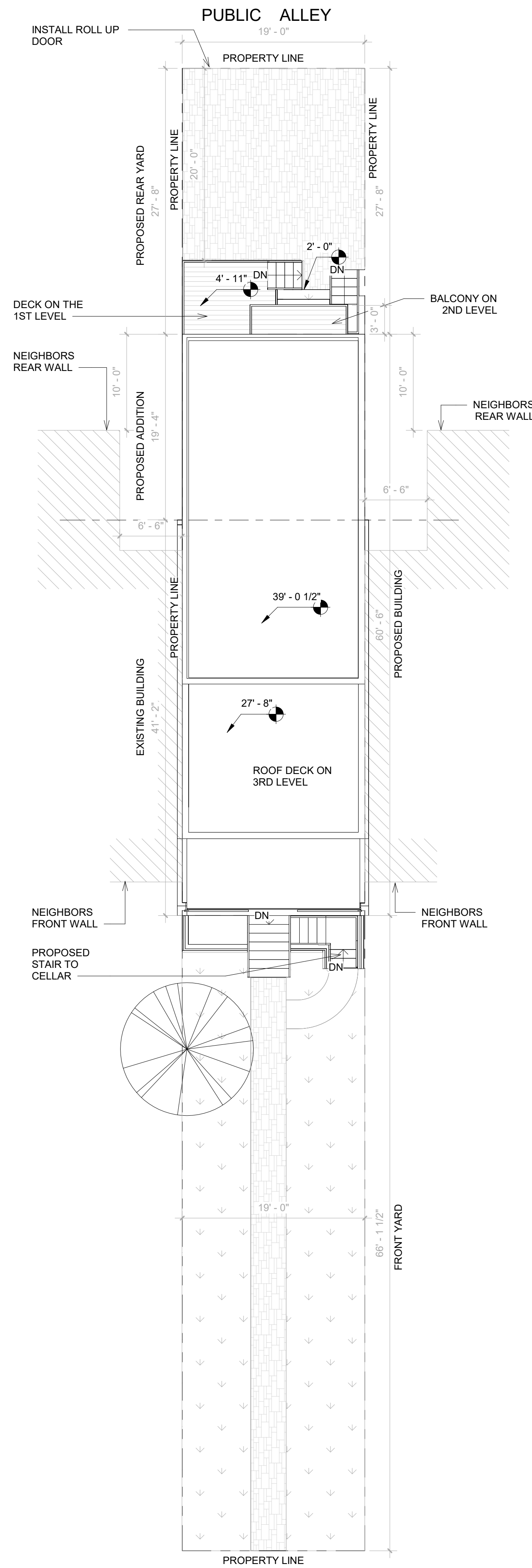
01

Board of Zoning Adjustment
District of Columbia
CASE NO. 21-004
EXHIBIT NO. 508



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		ABOVE GRADE: 1ST - 999 SF
BUILDING FOOTPRINT	782	2ND - 999 SF
GREEN AREA	NA	3RD - 692 SF
PERMEABLE PAVEMENT	NA	

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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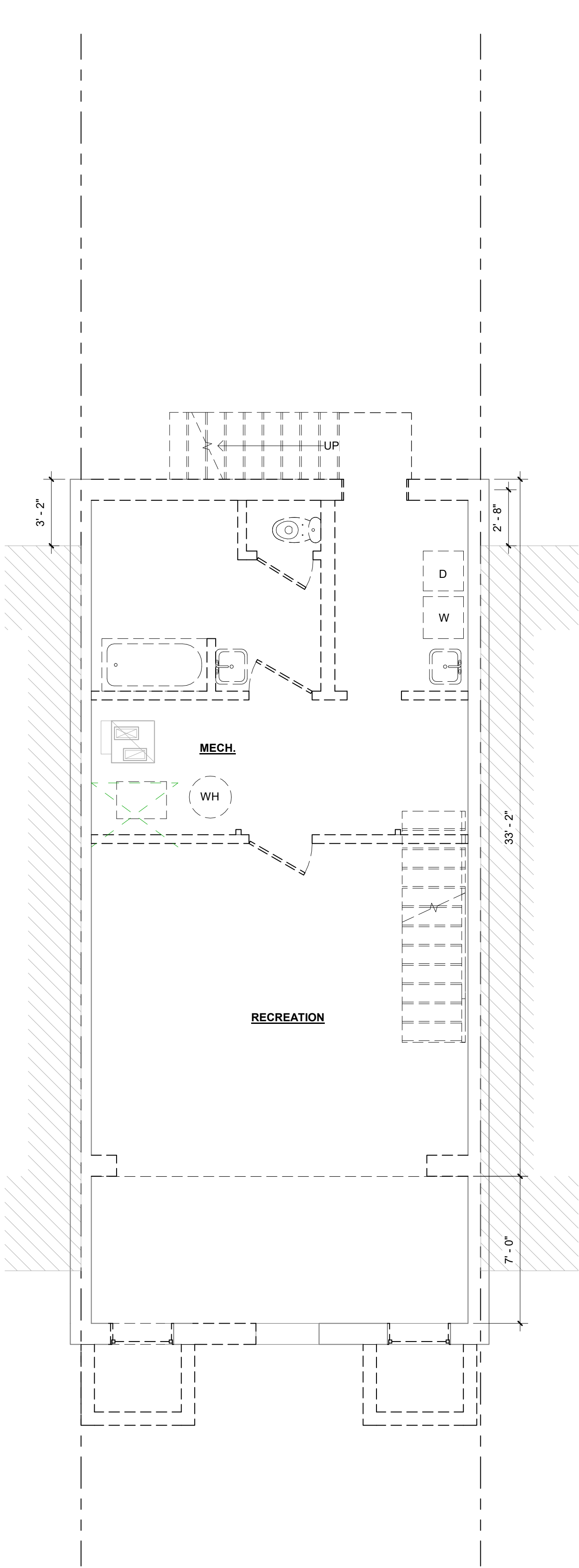


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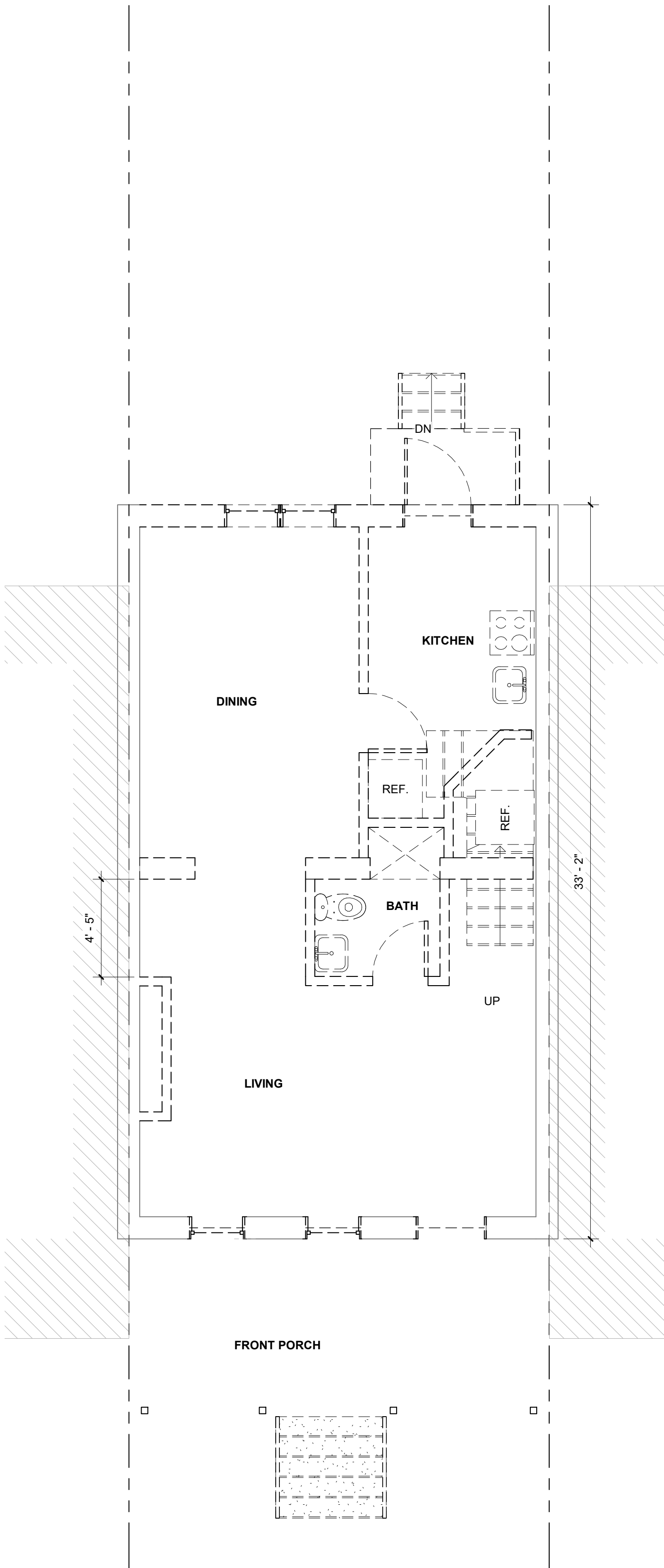
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SITE PLANS

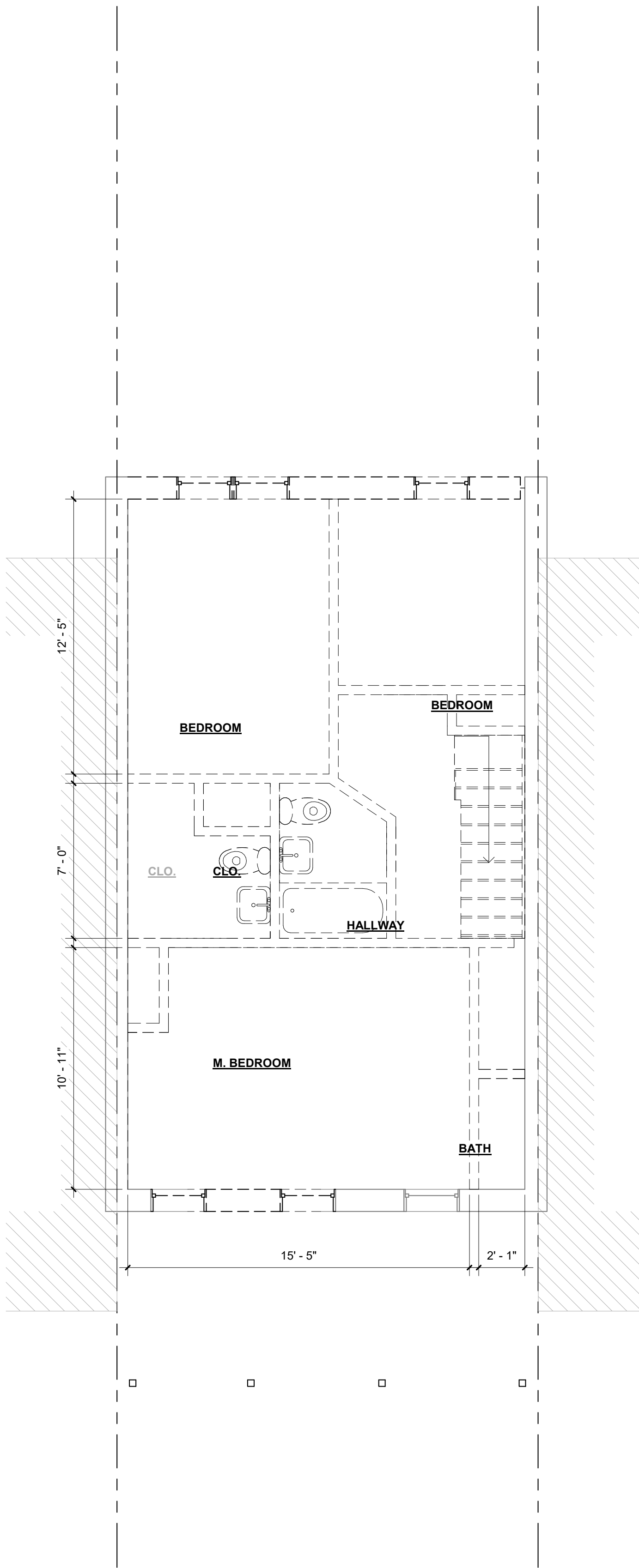
02



① EXISTING - CELLAR
1/4" = 1'-0"

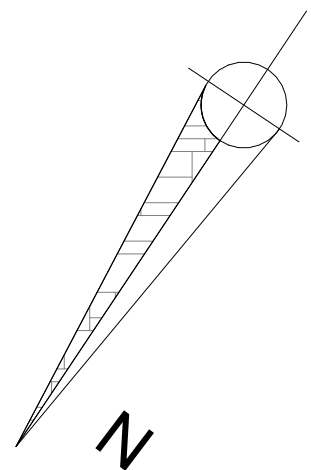


② EXISTING - FIRST LEVEL Copy 1
1/4" = 1'-0"



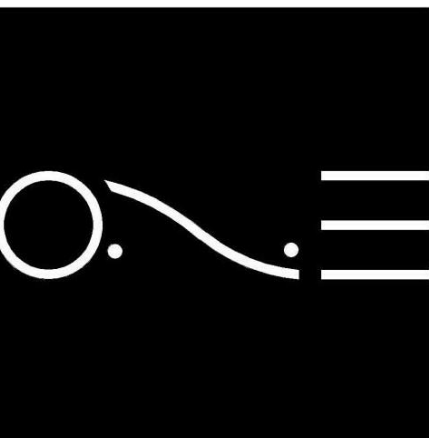
③ EXISTING - SECOND FLOOR
1/4" = 1'-0"

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



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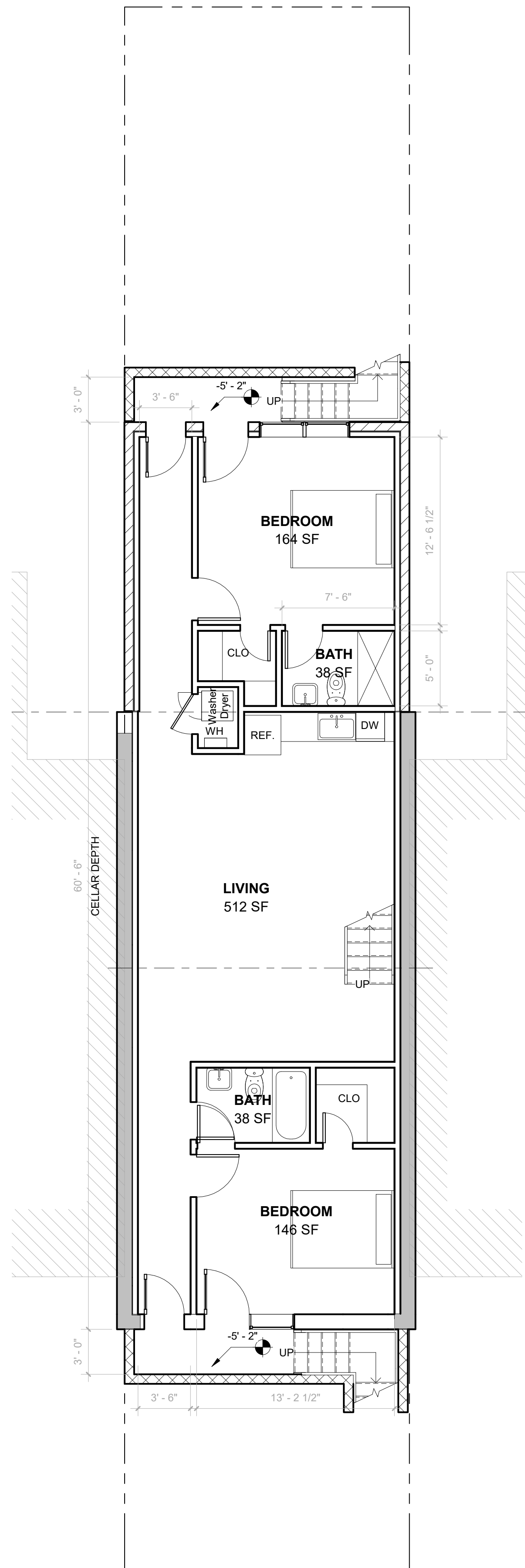


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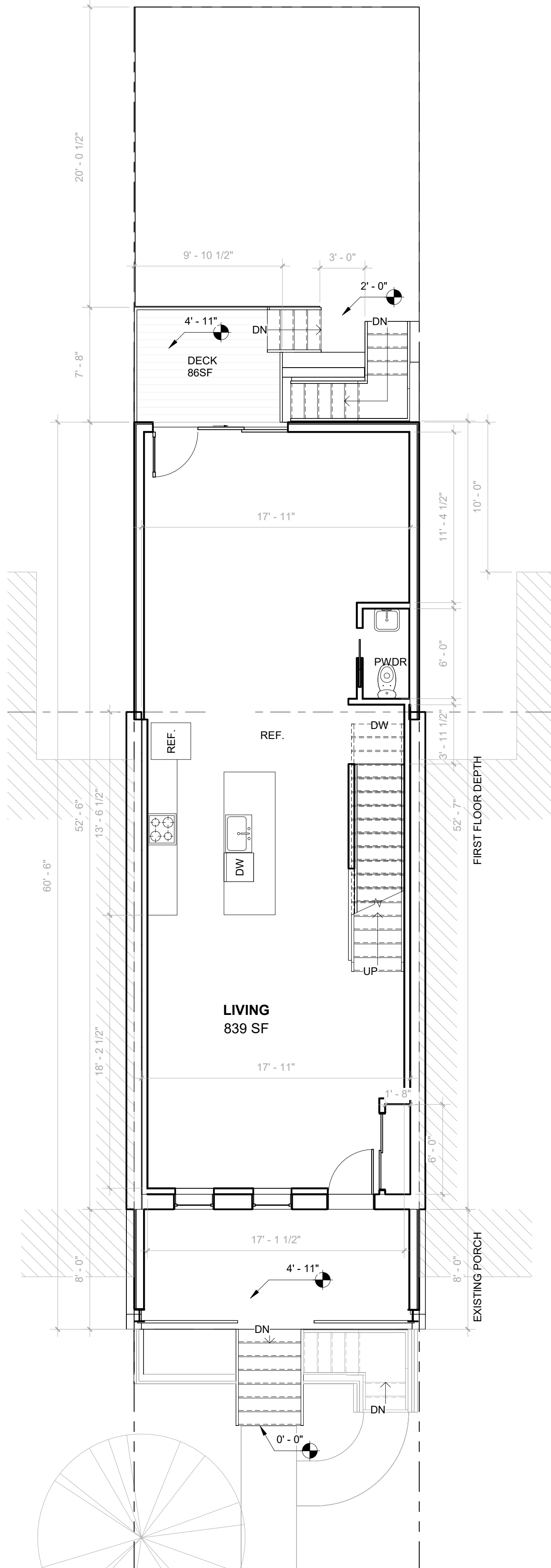
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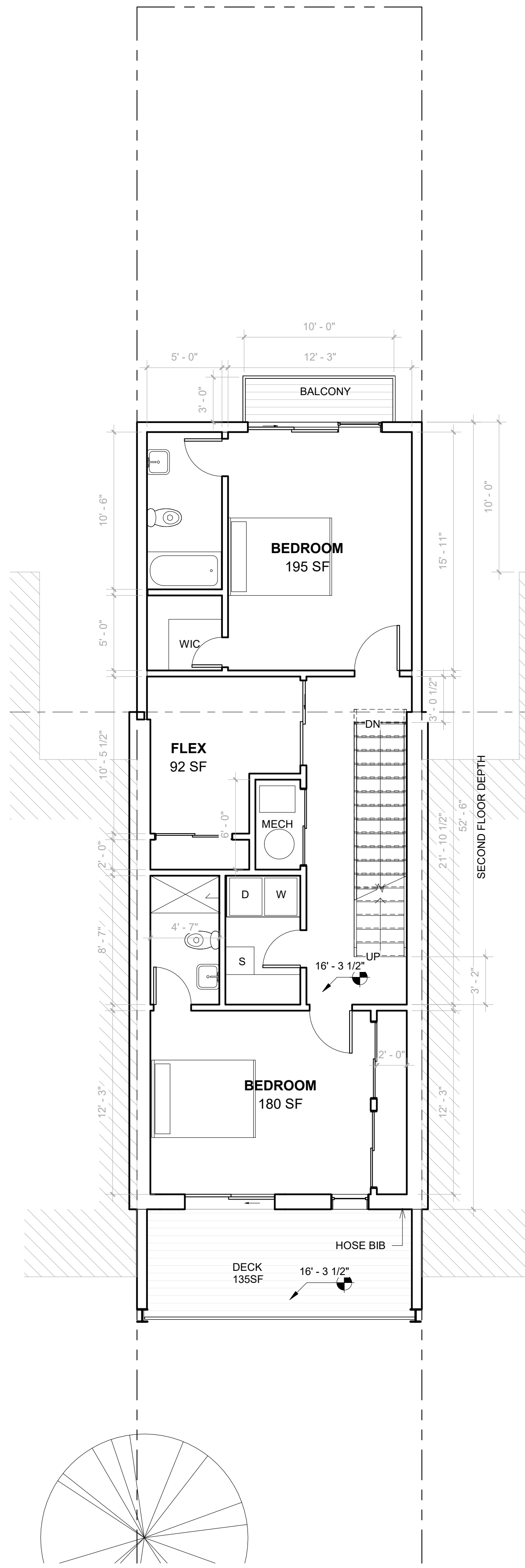
EXISTING
DEMO
LAYOUTS



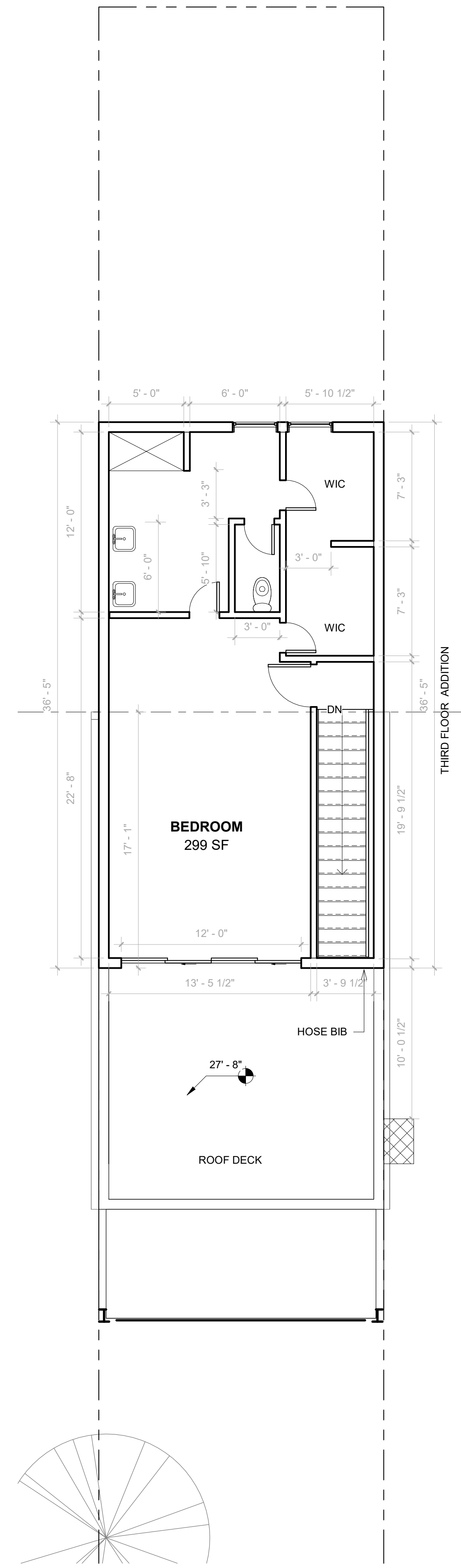
1 PROPOSED CELLAR
3/16" = 1'-0"



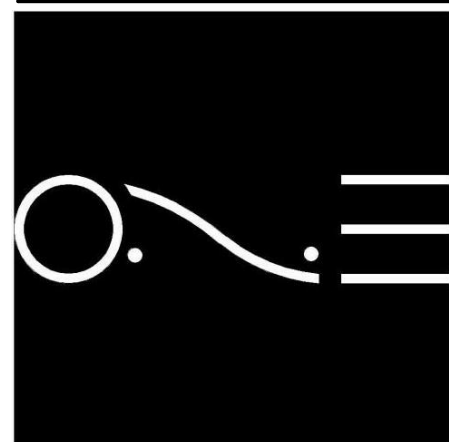
2 PROPOSED 1ST FLOOR
3/16" = 1'-0"

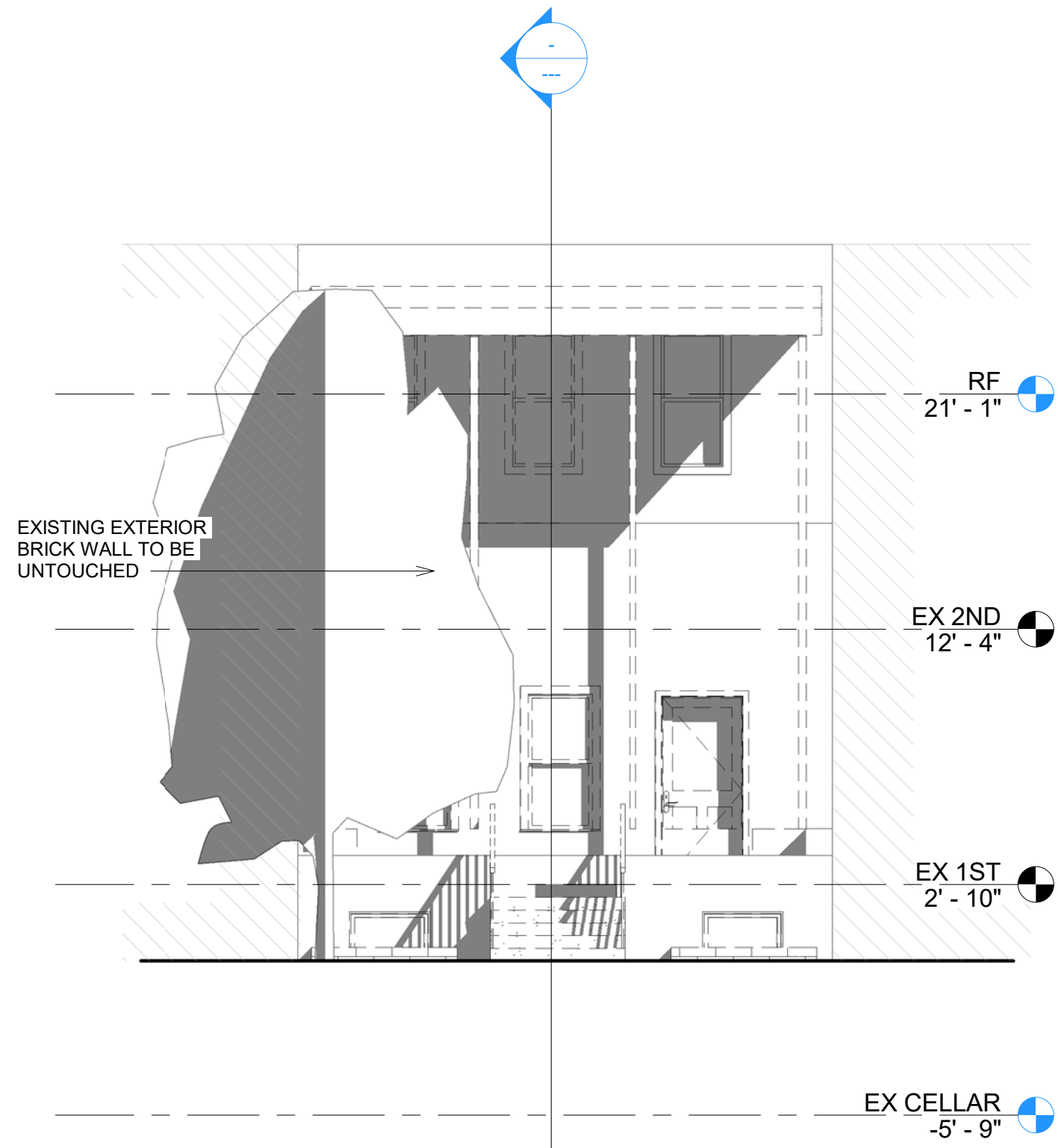


3 PROPOSED SECOND FLOOR
3/16" = 1'-0"

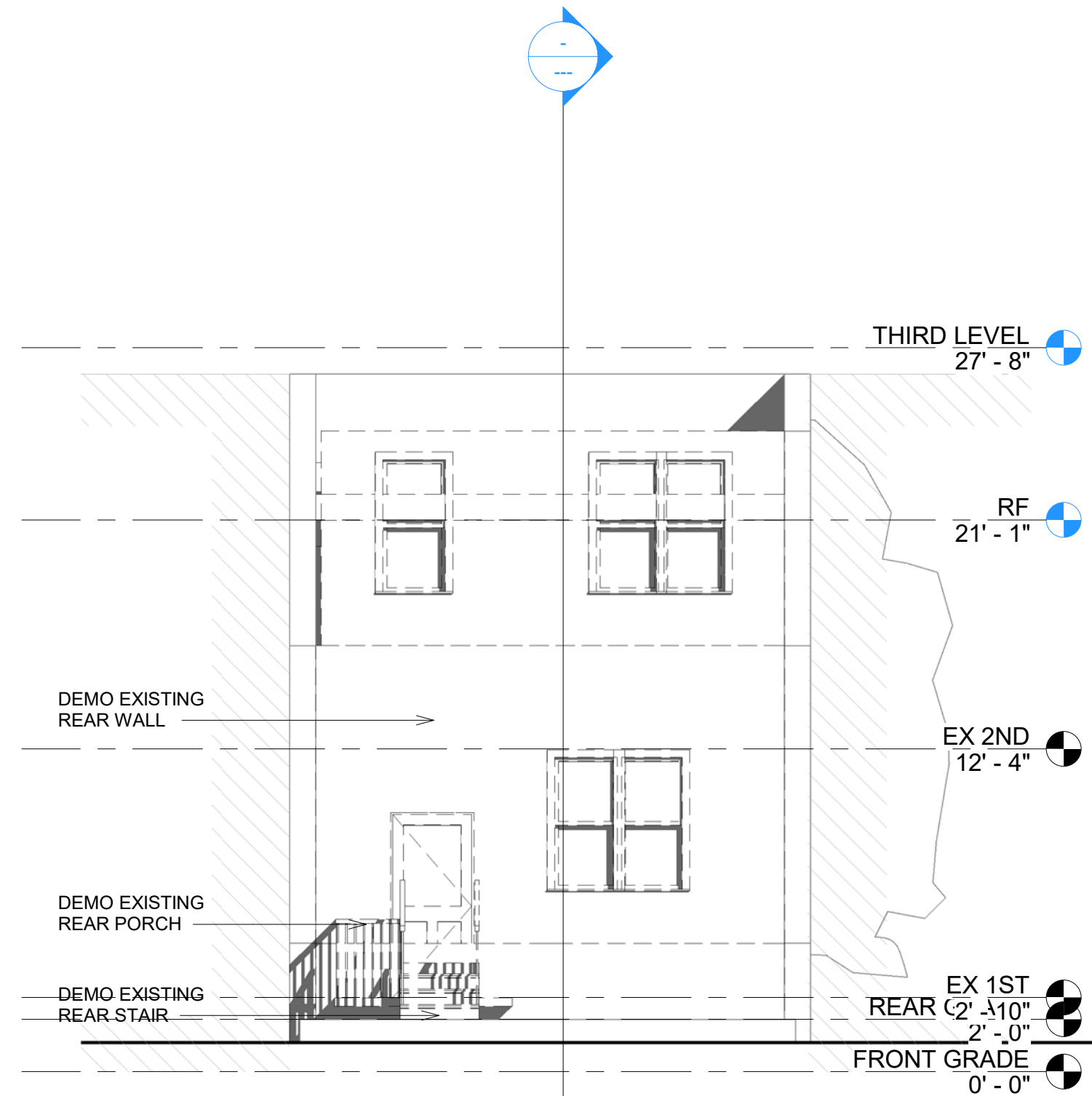


4 THIRD LEVEL
3/16" = 1'-0"

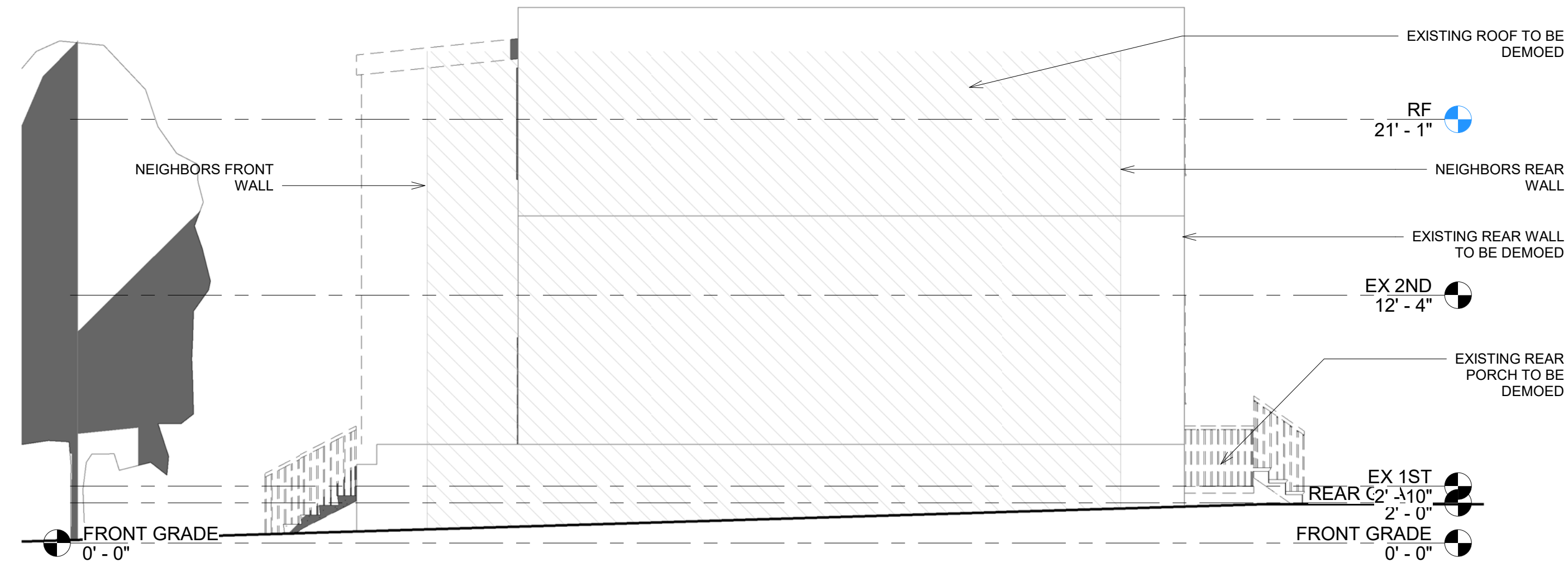




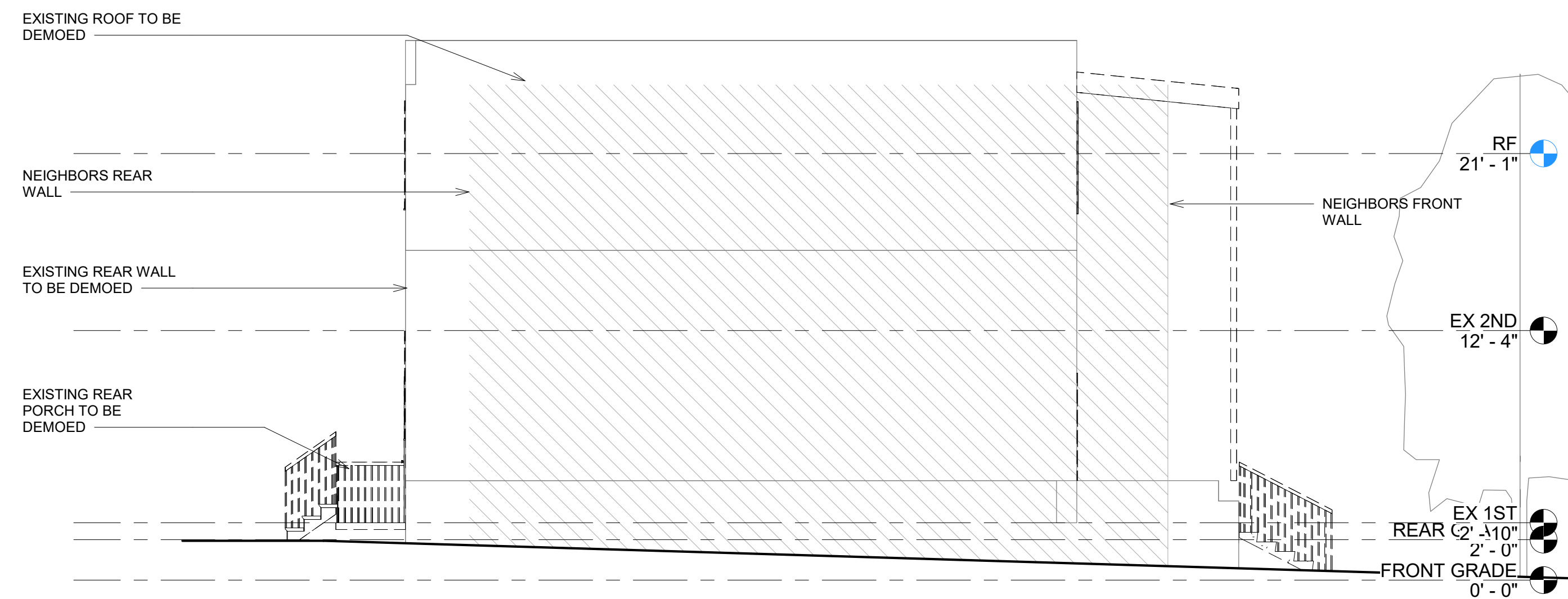
① EXISTING FRONT ELEVATION
3/16" = 1'-0"



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



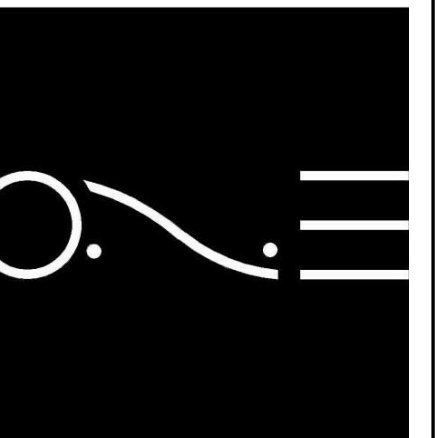
② EXISTING RIGHT SIDE ELEVATION
3/16" = 1'-0"



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

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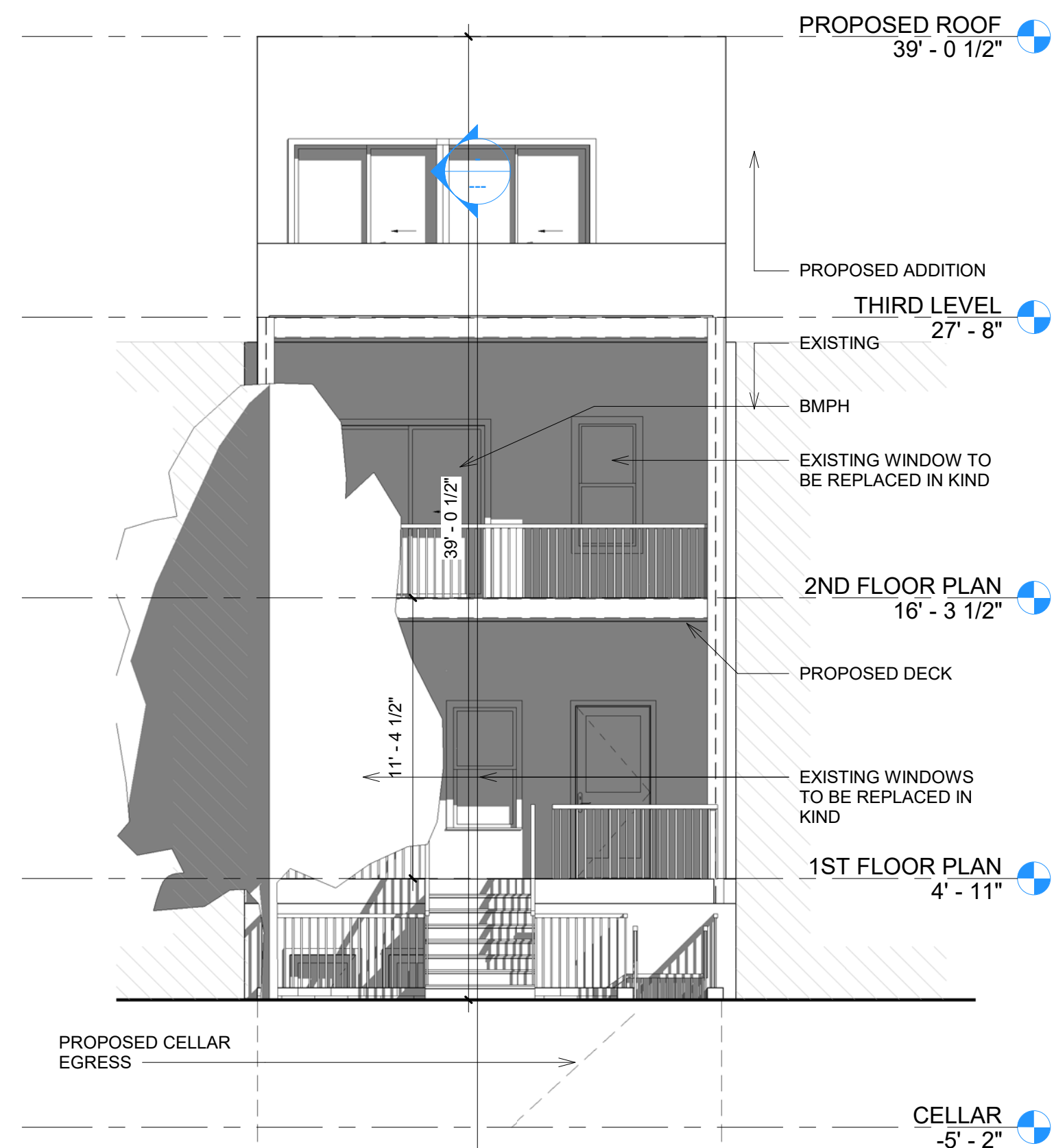
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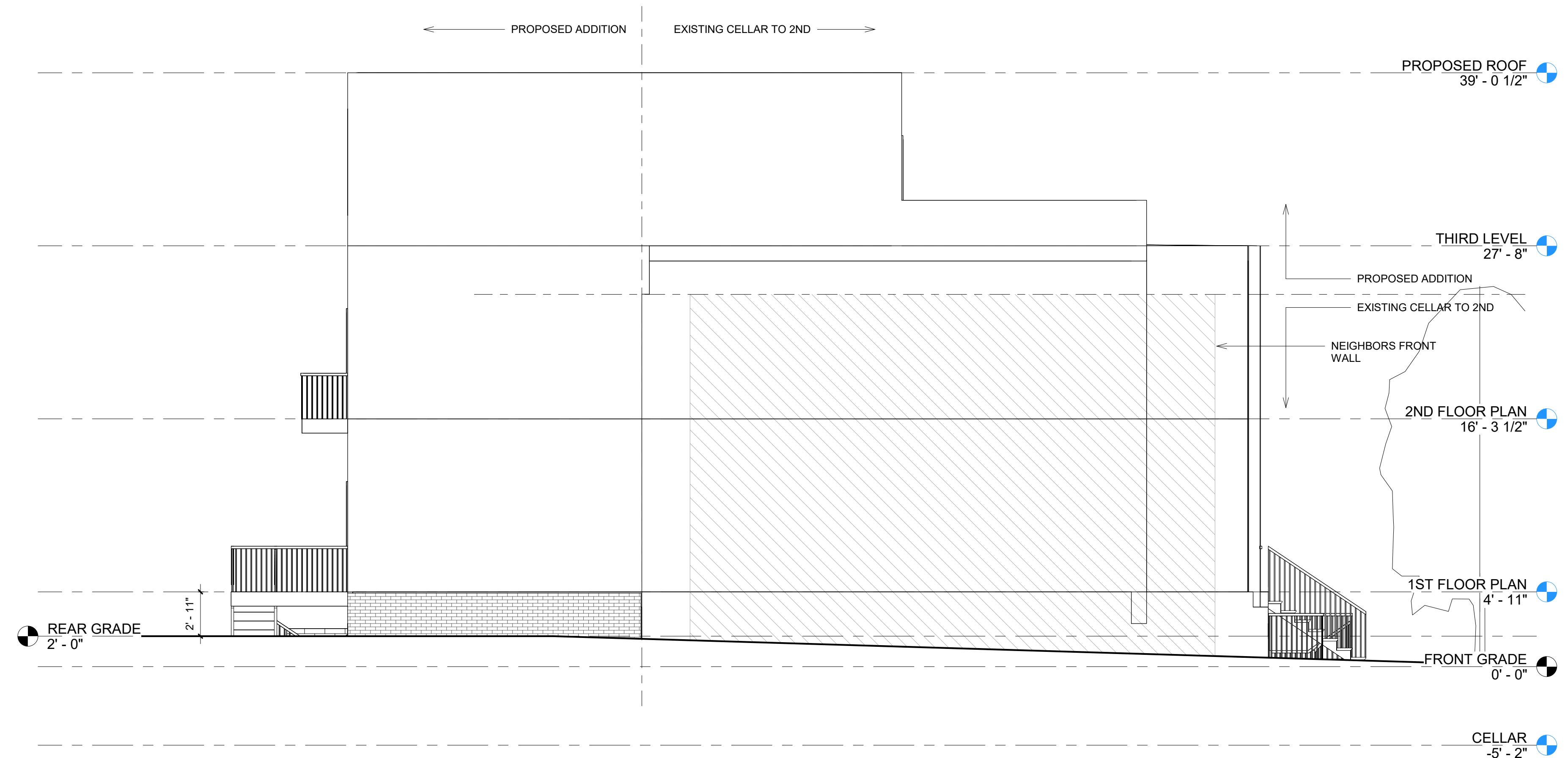
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EXISTING
ELEVATIONS

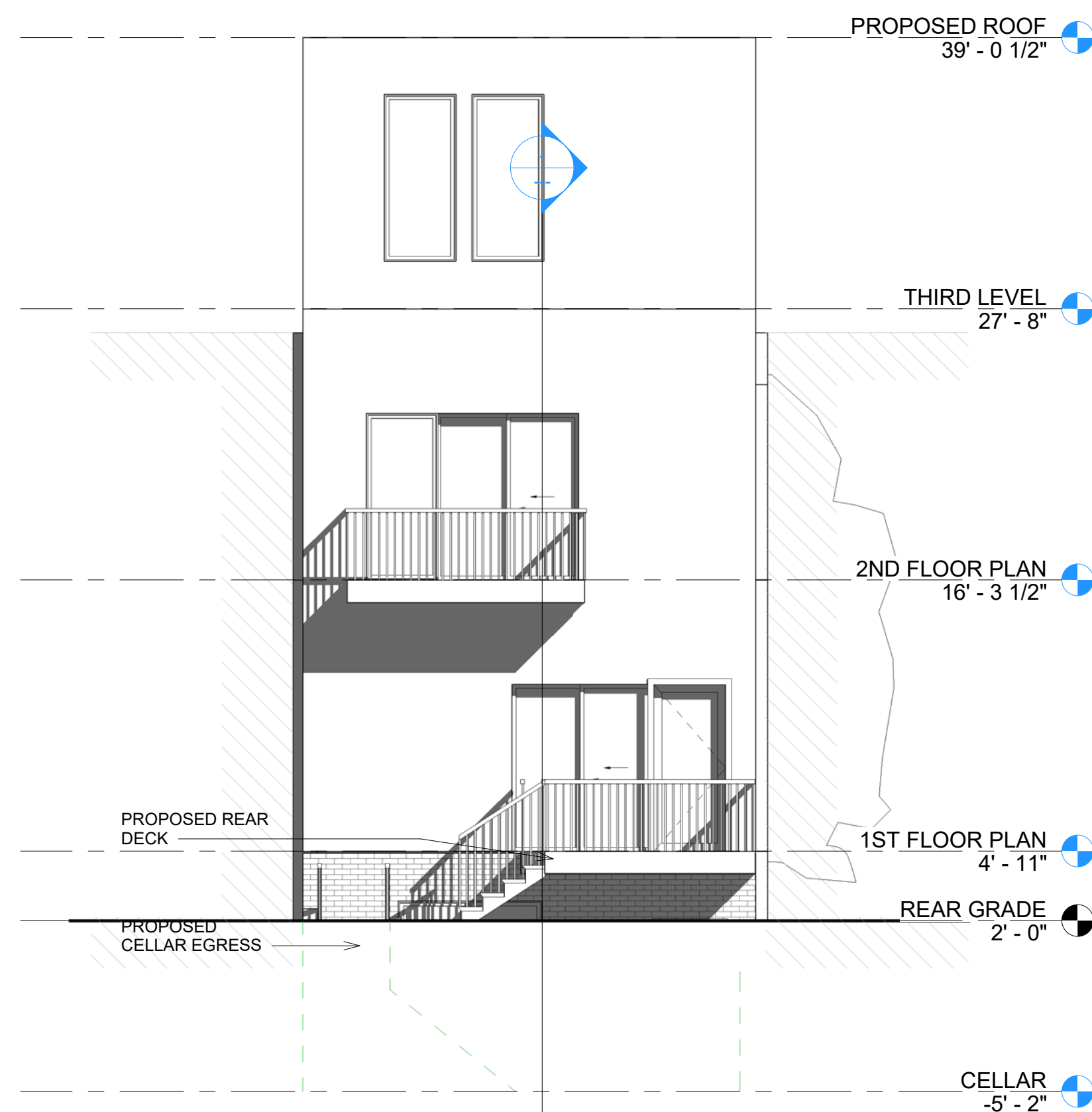
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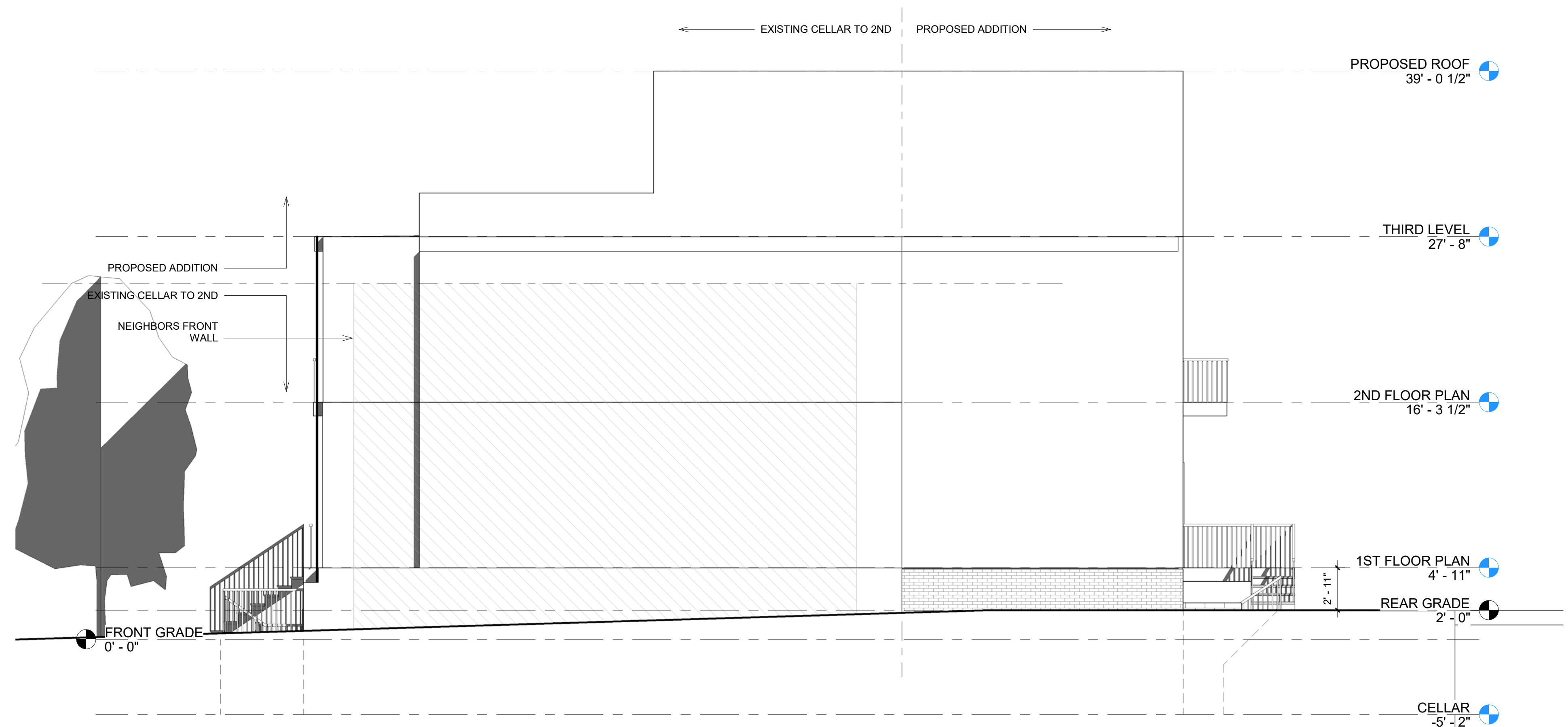
① PROPOSED FRONT ELEVATION
3/16" = 1'-0"



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



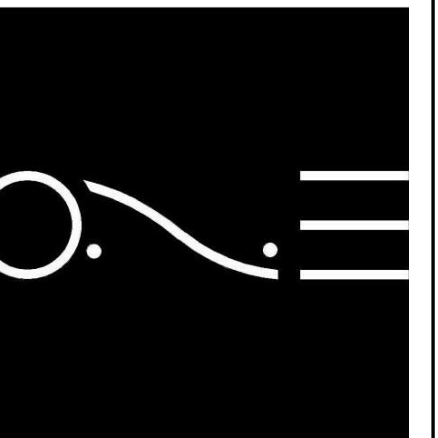
② PROPOSED REAR ELEVATION
3/16" = 1'-0"



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

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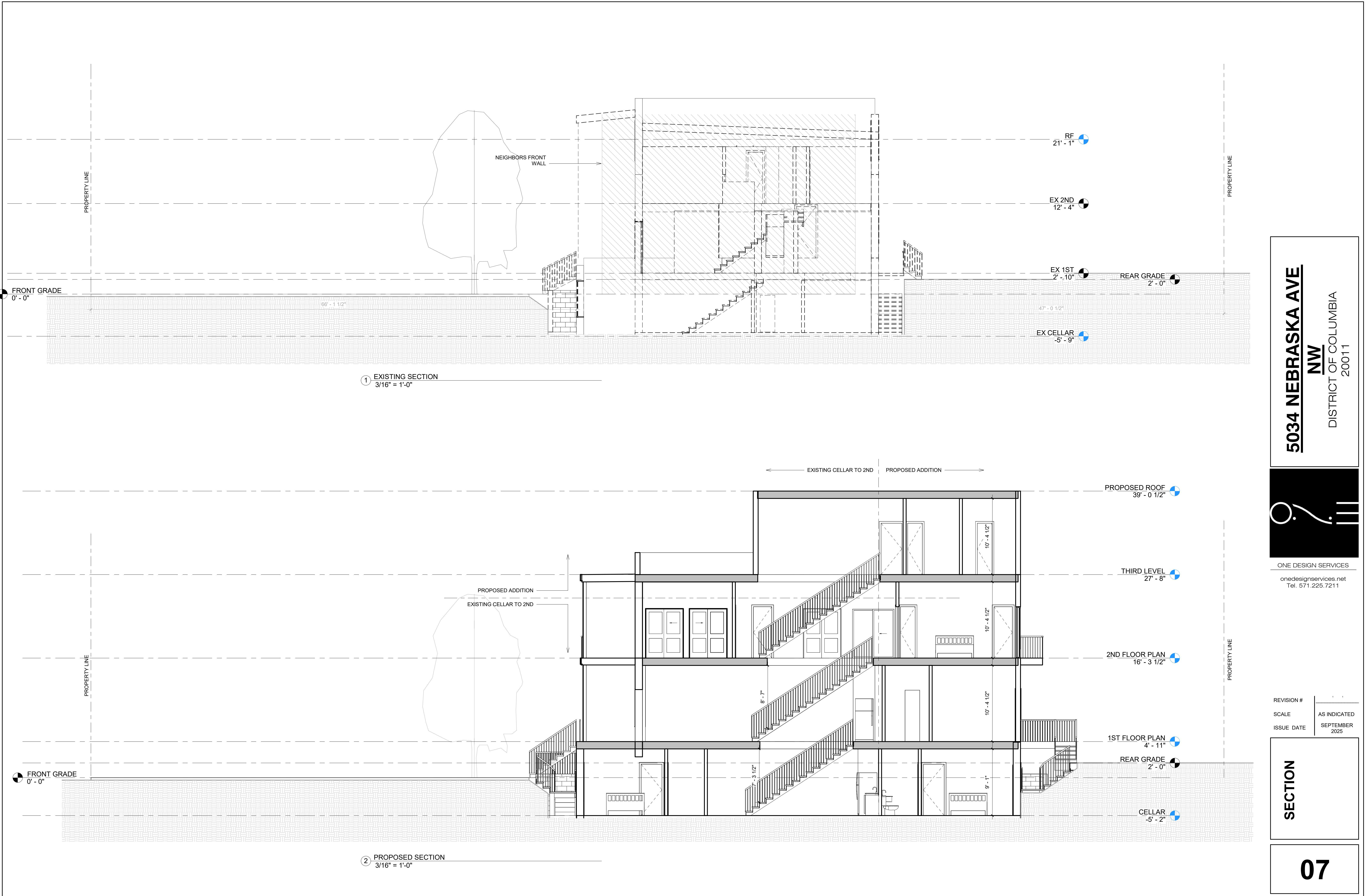
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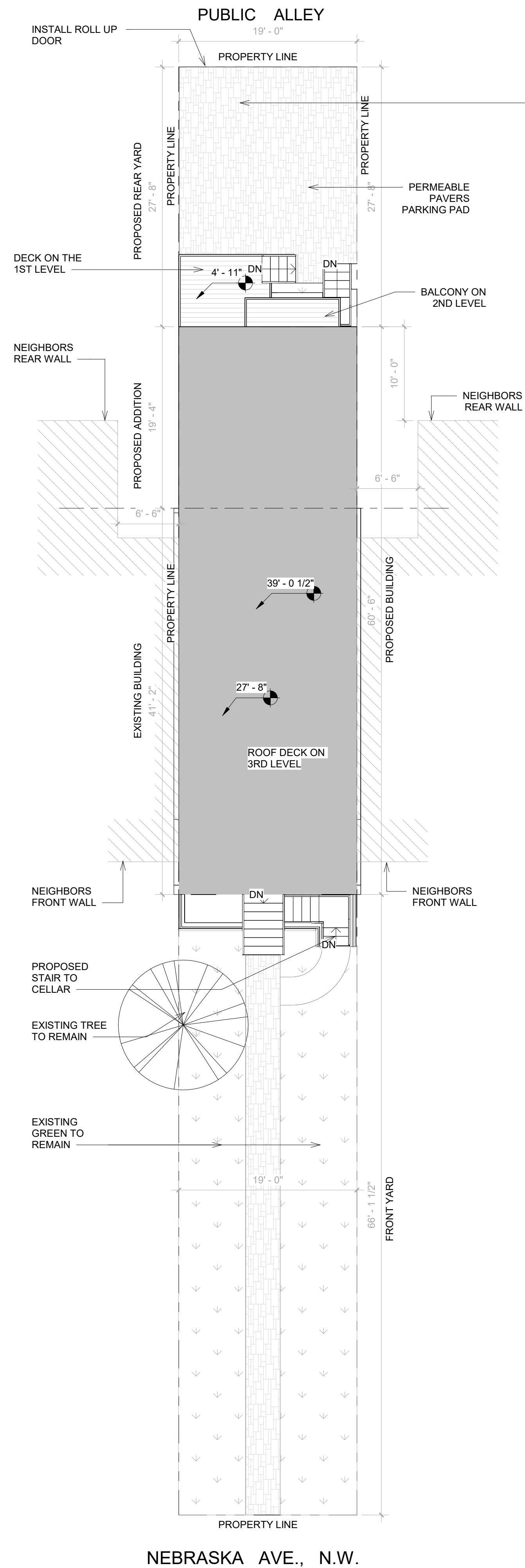
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PROPOSED
ELEVATIONS

06





PERMEABLE PAVEMENT SPECIFICATION



BLU 80 mm

DESCRIPTION: Paver TEXTURE: Smooth

PALLET OVERVIEW

1	1	1
1	1	1
1	1	1

Specifications per pallet		
	Imperial	Metric
Cubing	84.96 ft³	750 m³
Weight	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

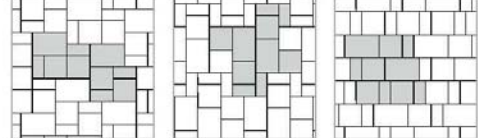
1	Height: 3 1/4, Depth: 13, Length: 13	32 units
---	--------------------------------------	----------

2	Height: 3 1/4, Depth: 13, Length: 19 1/4	16 units
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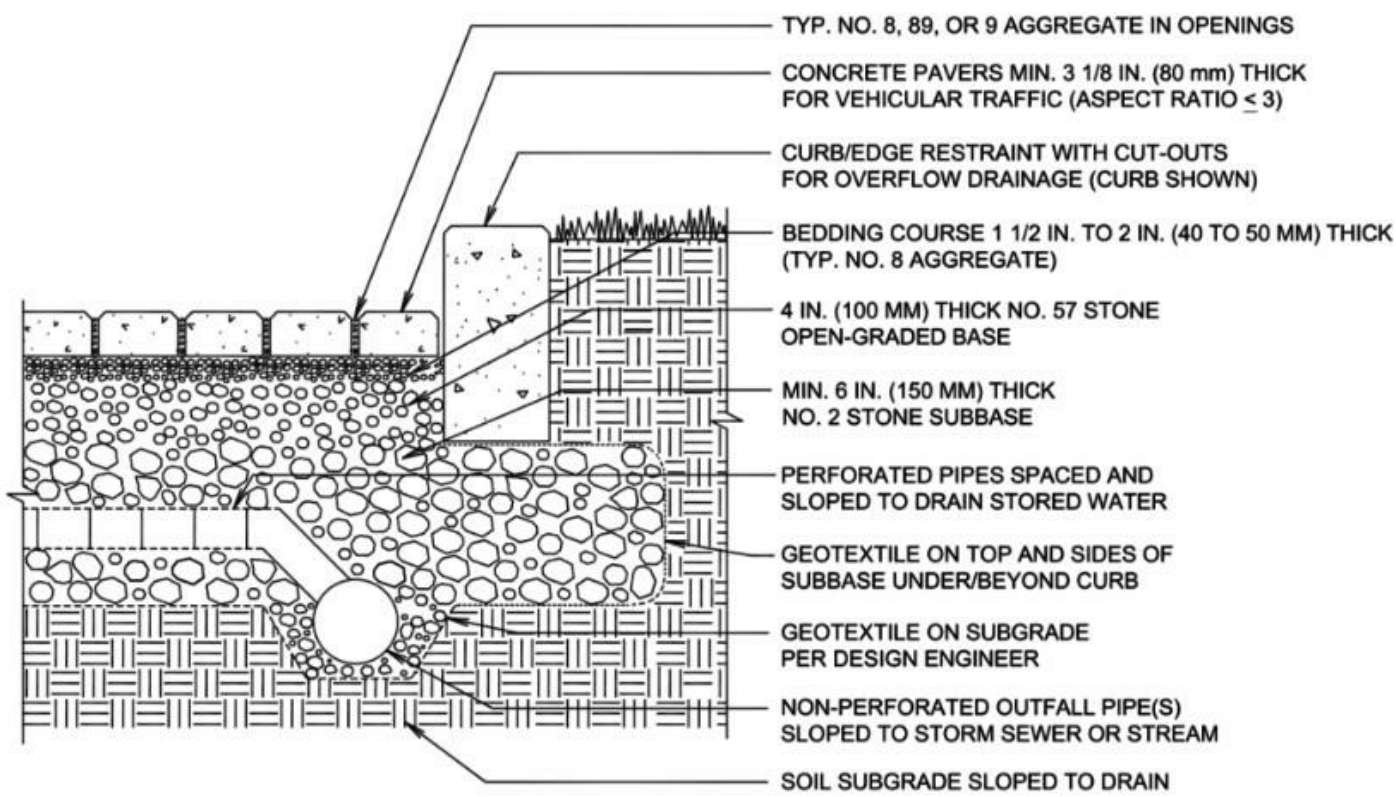
NOTES
See page 44 to 47 for more technical information. When used in a permeable pavement application, see pages 83 to 89 for more technical information.

JOINT WIDTH: 9/32" (7 mm)
% OF SURFACE OPENING: 30 %

01 Modular pattern 02 Modular pattern 03 Linear pattern



Patterns are for design inspiration only. The installer is responsible to calculate & purchase the correct amount of material.

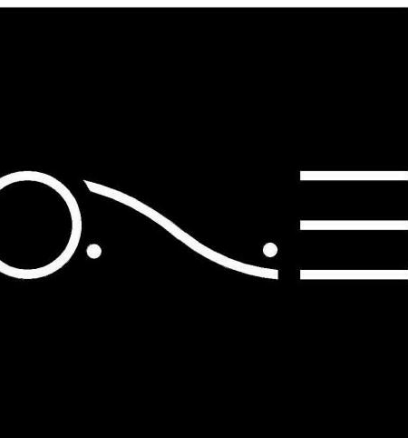


- NOTES:
- 2 3/8 IN. (60 MM) THICK PAVERS MAY BE USED IN PEDESTRIAN AND RESIDENTIAL APPLICATIONS.
 - NO. 2 STONE SUBBASE THICKNESS VARIES WITH DESIGN. CONSULT ICPI PERMEABLE INTERLOCKING CONCRETE PAVEMENT MANUAL.
 - NO. 2 STONE MAY BE SUBSTITUTED WITH NO.3 OR NO.4 STONE.

PERMEABLE PAVER / CURB DETAIL

SITE PLAN LEGEND

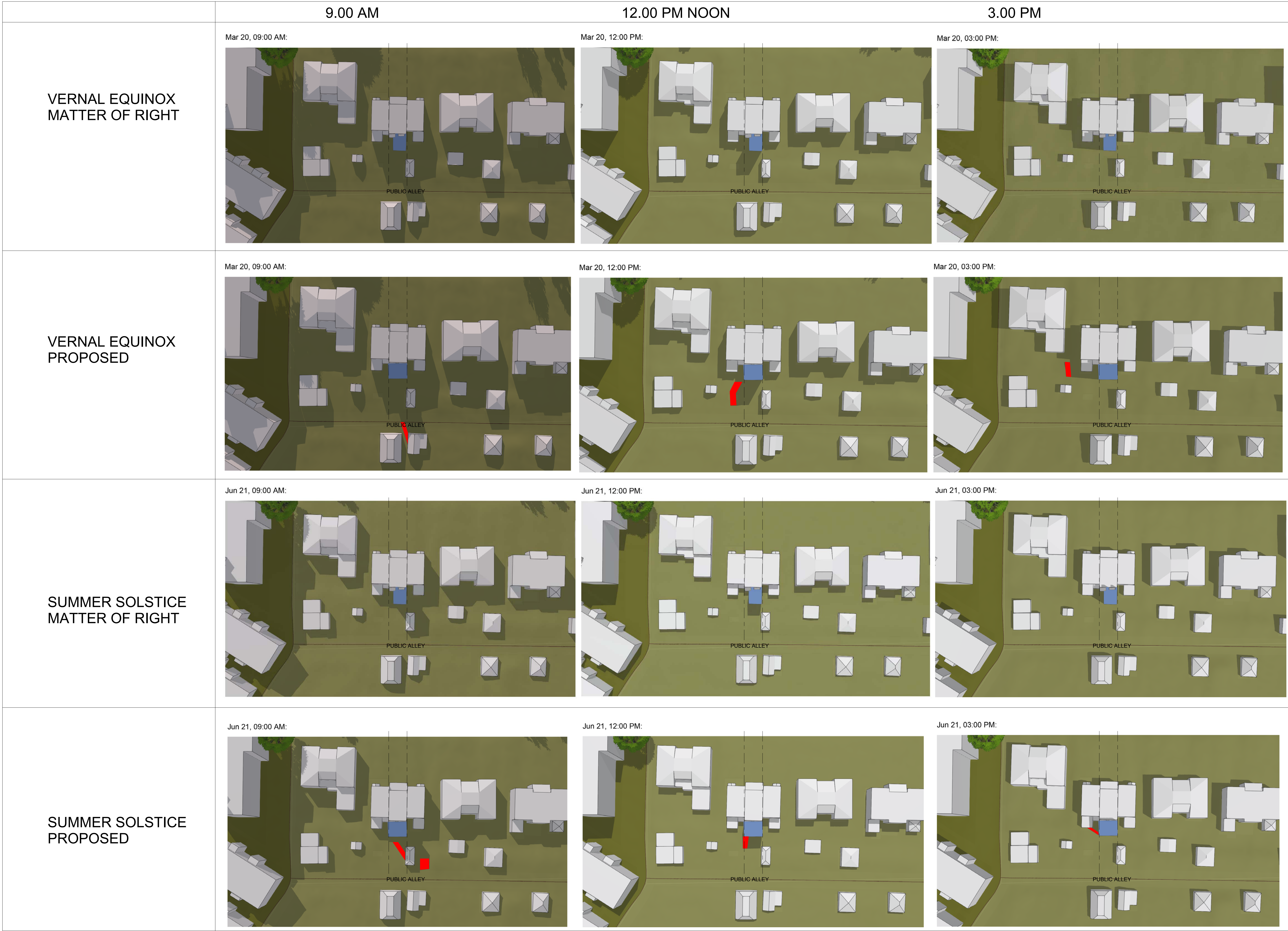
- PROPOSED BUILDING
- PROPOSED PERMEABLE PAVERS
- GREEN AREA
- EXISTING CONCRETE PAD



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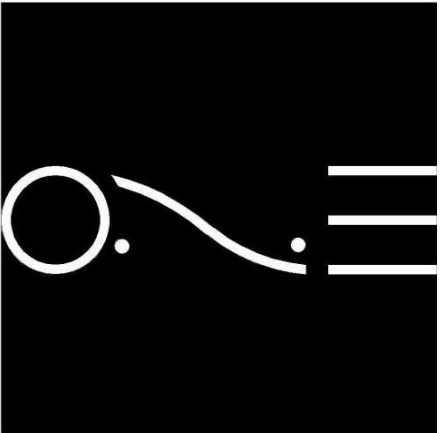


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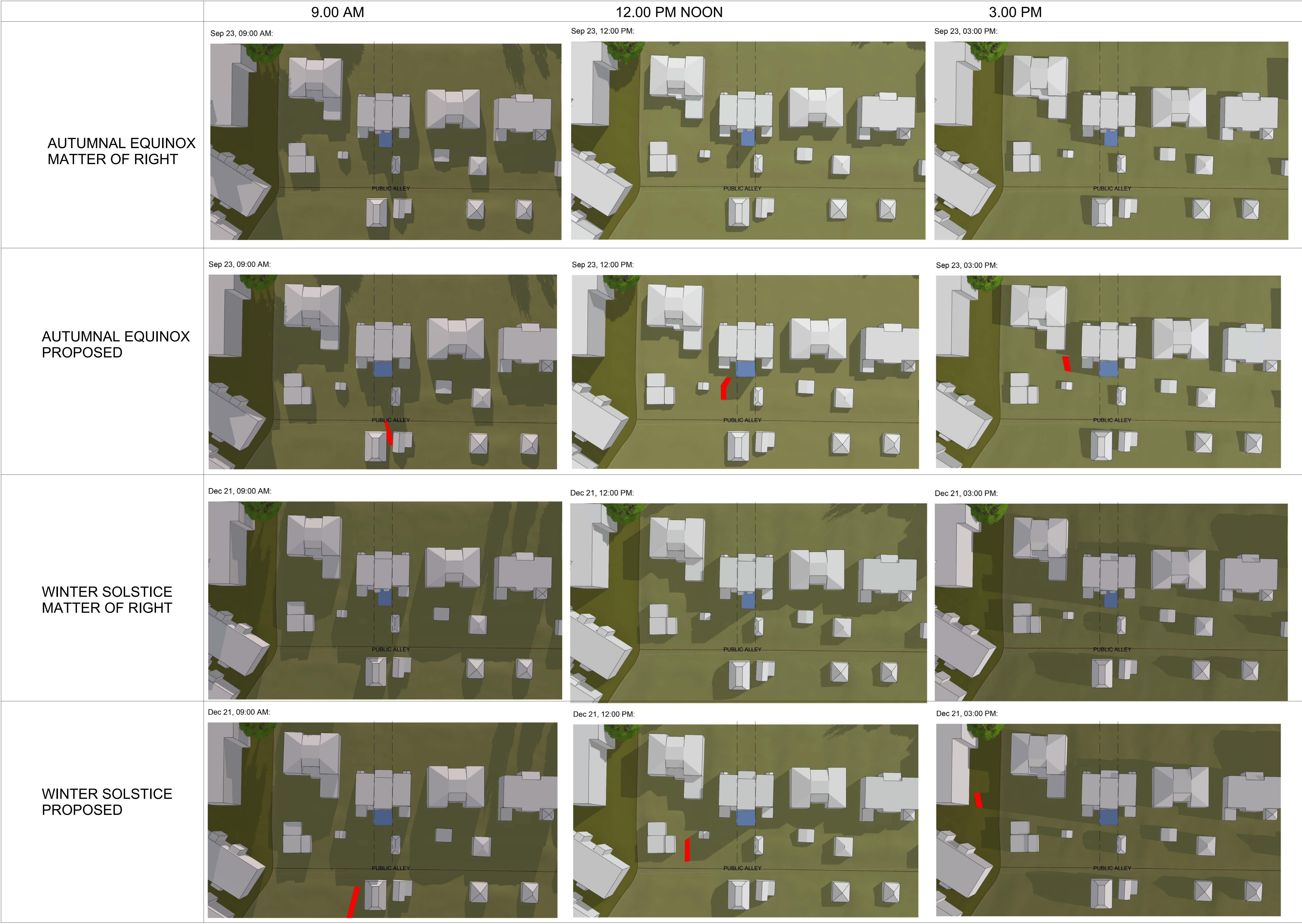
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SUMMER SOLSTICE

SHADOW

STUDY

09



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SHADOW
STUDY

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