138 WILMINGTON PL. SE,
WASHINGTON DC. 20032
CONCEPT DESIGN PACKAGE
SINGLE FAMILY DWELLINGS



DETACHED SINGLE FAMILY DWELLING

ZONE: R-2

The purposes of the R-2 zone are to:

Provide for areas with semi-detached dwellings; and
Protect these areas from invasion by denser types of residential development.
The R-2 zone is intended to provide for areas predominantly developed with semi-detached houses on moderately sized lots that also contain some detached dwellings.

PROJECT TEAM

OWNER
KEYLINE HOMES LLC
9500 CAPITAL LN
UPPER MARLBORO MD 20774-1060

ZONING CONSULTANT
BELLO, BELLO AND ASSOCIATES
1917 BENNING ROAD NE ,
WASHINGTON D.C.
TOYE BELLO , PRINCIPAL

ARCHITECTURE AND ENGINEERING
P. T. T. STUDIOS

13020 RAINTREE TERRACE
SILVER SPRING, M.D. 20904
PH. 580 736 0275
EMAIL: Ptendoh@gmail.com

LIST OF DRAWINGS

CS-1	COVER PAGE
A001	VICINITY MAPS & AERIAL VIEW
A002	EXISTING SITE PLAN
A003	PROPOSED SITE PLAN
A101	PROPOSED FIRST FLOOR PLAN
A102	PROPOSED FLOOR PLAN AND ROOF PLAN
A201	PROPOSED ELEVATIONS
A201	PROPOSED SECTION

BUILDING PLAT

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

P T T STUDIOS
PLANNERS • ARCHITECTS • BUILDERS
13020 RAINTREE TERRACE
SILVER SPRING, M.D. 20904
PH. 580 736 0275
EMAIL: Ptendoh@gmail.com

CONSULTANTS
MEP:
STRUCTURAL:
CIVIL:

PRIVATE RESIDENCE
138 WILMINGTON PL SE.
WASHINGTON DC. 20032
BLOCK 6093 LOT 0815

DISTRICT OF COLUMBIA · SHERMAN S. TOUAN · ARC5809 · LICENSED ARCHITECT

SCALE:	
DRAWN BY:	CHECKED BY:
BCT_JOB NO.:	0024-0003
ISSUED:	DATE:
REVISIONS:	

COPYRIGHT © 2024 PTT STUDIOS

COVER PAGE

CS-1

Board of Zoning Adjustment
District of Columbia
CASE NO. 21442
EXHIBIT NO. 31

Board of Zoning Adjustment
District of Columbia
CASE NO. 21442
EXHIBIT NO. 5

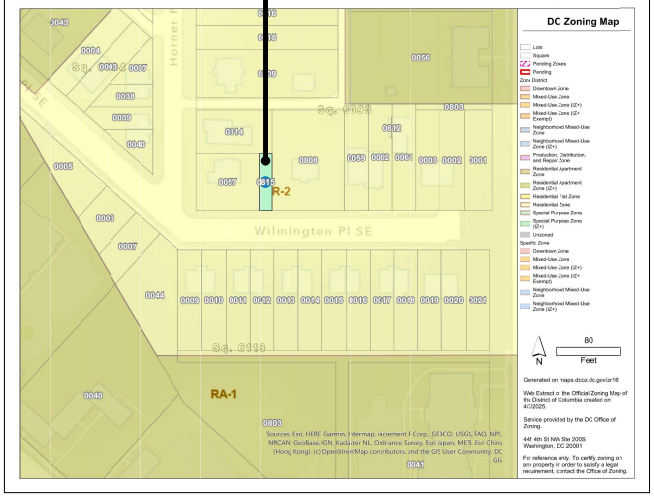
SQUARE: 6093 LOT:0815

SUBJECT PROPERTY: RECORD LOT

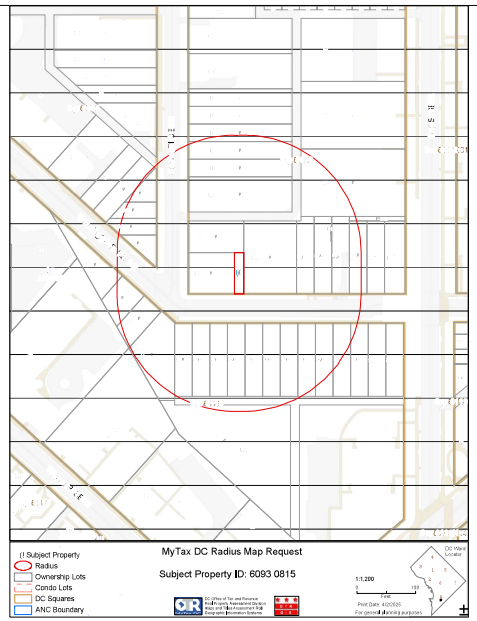


Imagery ©2025 Google, Imagery ©2025 Airbus, Maxar Technologies, Map data ©2025 Google 20 ft

3 ARIAL VIEW
Scale: NOT TO SCALE



1 VICINITY / ZONING MAP
Scale: NOT TO SCALE



1 RADUIS MAP
Scale: NOT TO SCALE

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

PTT STUDIOS
PLANNERS • ARCHITECTS • BUILDERS
13020 RAINTREE TERRACE
SILVER SPRING, MD, 20904
PH. 580 736 0275
EMAIL: Ptandch@gmail.com

CONSULTANTS

MEP:

STRUCTURAL:

CIVIL:

PRIVATE RESIDENCE

138 WILMINGTON PL SE.
WASHINGTON DC. 20032
BLOCK 6093 LOT 0815

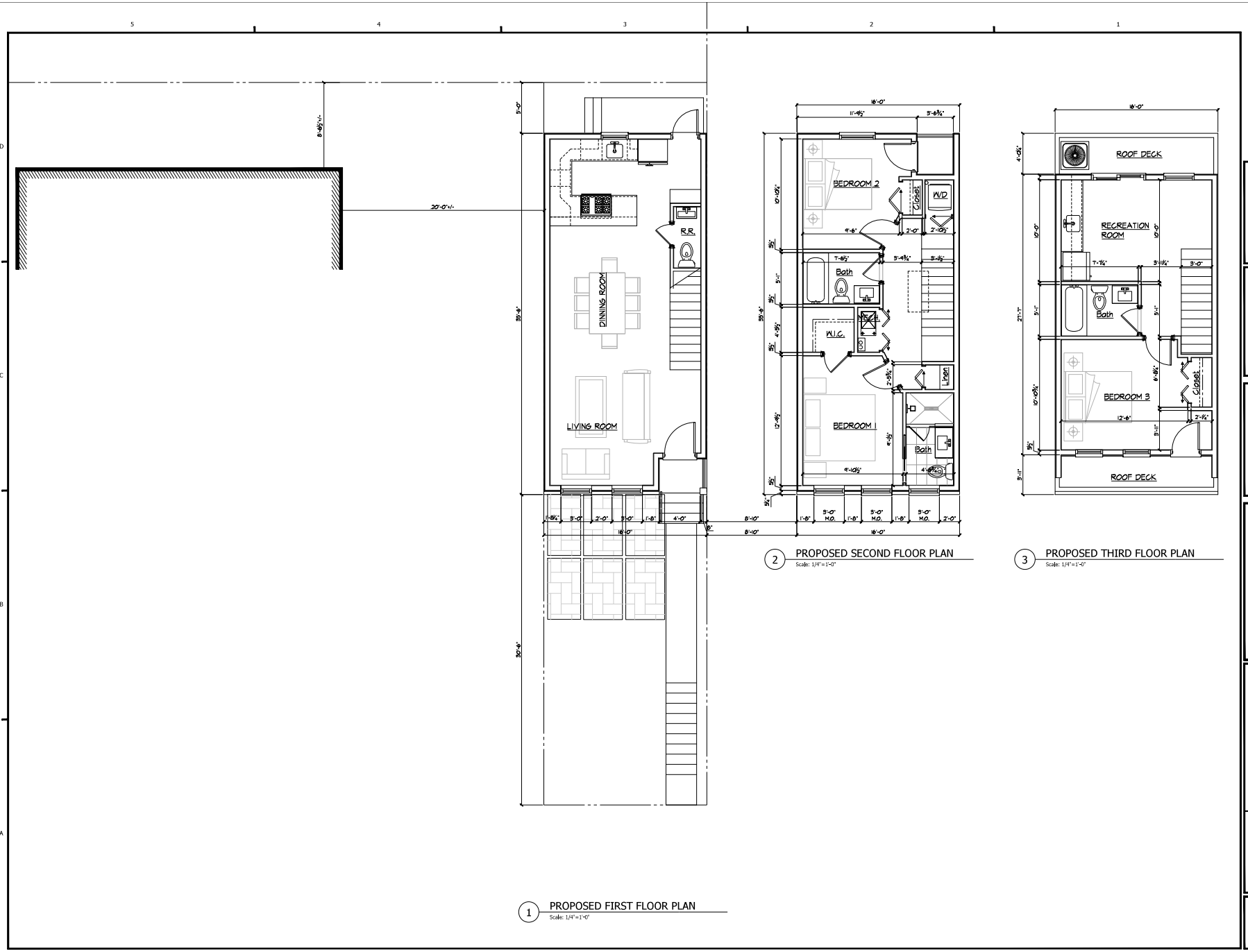
DISTRICT OF COLUMBIA
SHERMAN S. JORDAN
ARC5809
LICENSED
ARCHITECT

SCALE:	
DRAWN BY:	CHECKED BY:
BCT JOB NO.:	0024-0003
ISSUED:	DATE:
REVISIONS:	

COPYRIGHT © 2024 PTT STUDIOS

VICINITY MAPS & AERIAL VIEW

A 001



1 PROPOSED FIRST FLOOR PLAN
Scale: 1/4"=1'-0"

2 PROPOSED SECOND FLOOR PLAN
Scale: 1/4"=1'-0"

3 PROPOSED THIRD FLOOR PLAN
Scale: 1/4"=1'-0"

P T T STUDIOS
PLANNERS • ARCHITECTS • BUILDERS

13020 RAINTREE TERRACE
SILVER SPRING, MD. 20904
PH. 580 736 0275
EMAIL: Ptandoh@gmail.com

CONSULTANTS

MEP:

STRUCTURAL:

CIVIL:

PRIVATE RESIDENCE

138 WILMINGTON PL SE.
WASHINGTON DC. 20032
BLOCK 6093 LOT 0815

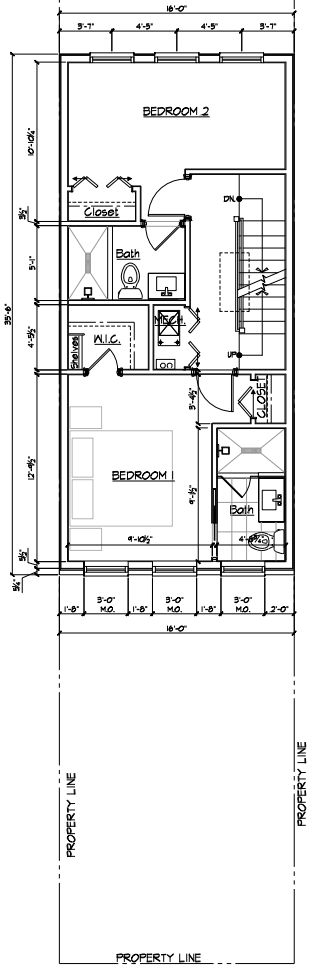
SCALE:
DRAWN BY: CHECKED BY:
BCT JOB NO.: 0024-0003
ISSUED: DATE:

REVISIONS:

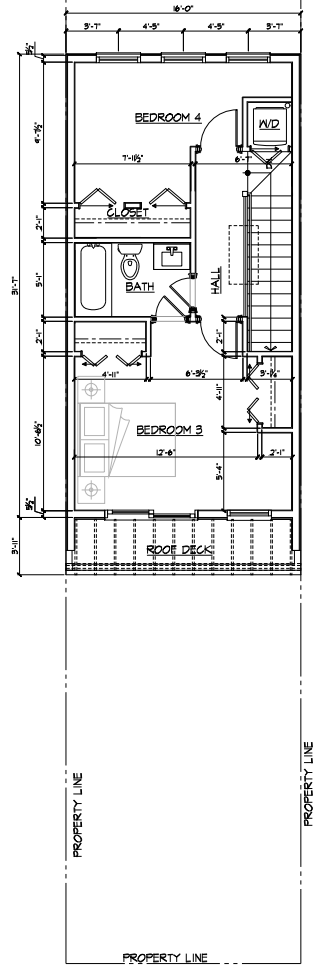
COPYRIGHT © 2024 PTT STUDIOS

PROPOSED FLOOR PLANS

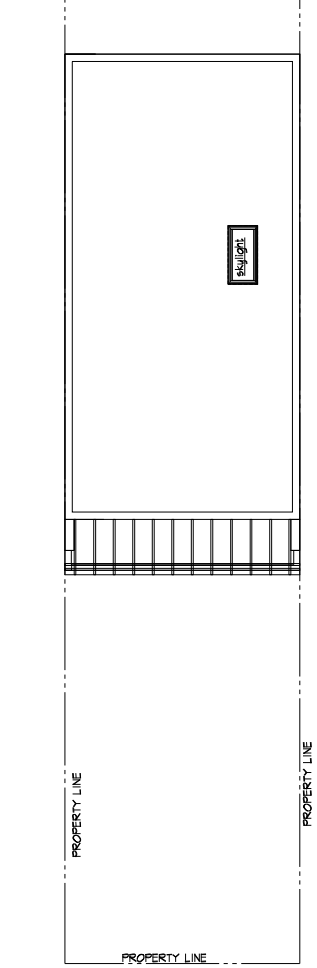
A 101



1 PROPOSED SECOND FLOOR PLAN
Scale: 1/4"=1'-0"



2 PROPOSED THIRD FLOOR PLAN
Scale: 1/4"=1'-0"



3 PROPOSED ROOF PLAN
Scale: 1/4"=1'-0"

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

PTT STUDIOS
PLANNERS • ARCHITECTS • BUILDERS
13020 RAINTREE TERRACE
SILVER SPRING, MD, 20904
PH. 580 736 0275
EMAIL: Ptandoh@gmail.com

CONSULTANTS
MEP:
STRUCTURAL:
CIVIL:

PRIVATE RESIDENCE
138 WILMINGTON PL SE.
WASHINGTON DC. 20032
BLOCK 6093 LOT 0815

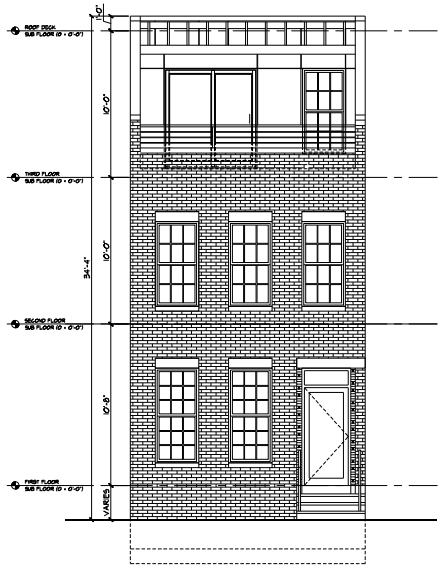
DISTRICT OF COLUMBIA · SHERMAN S. TITUS · ARC5809 · LICENSED ARCHITECT

SCALE:	
DRAWN BY:	CHECKED BY:
PCT JOB NO.:	0024-0003
ISSUED:	DATE:
REVISIONS:	

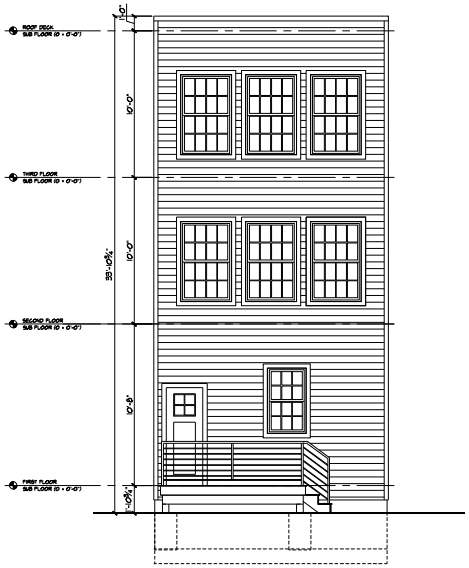
COPYRIGHT © 2024 PTT STUDIOS

PROPOSED FLOOR PLANS AND ROOF PLAN

A 102

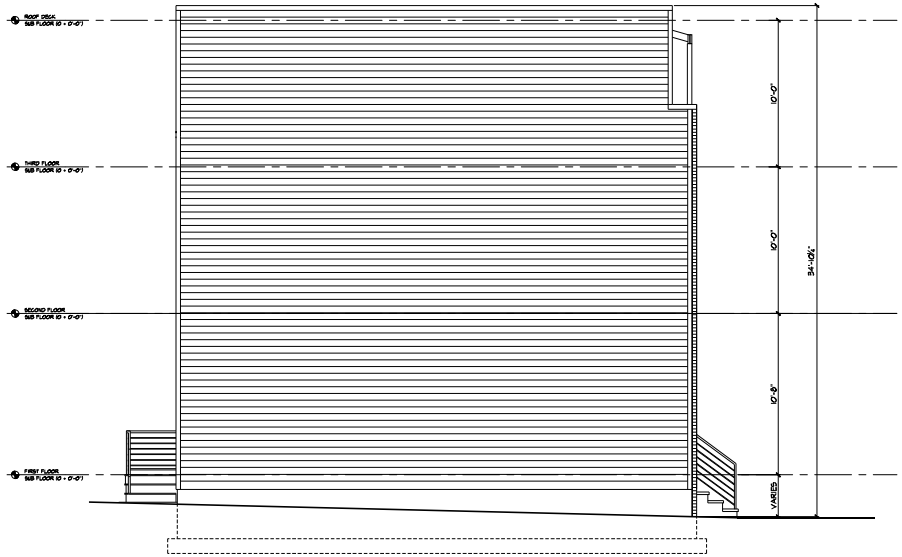


1 PROPOSED FRONT ELEVATION
Scale: 1/4"=1'-0"



2 PROPOSED REAR ELEVATION
Scale: 1/4"=1'-0"





3 PROPOSED SIDE ELEVATION
Scale: 1/4"=1'-0"

EXTERIOR MATERIALS (REVISED)
Front facade: red brick veneer
Sides & rear: vinyl or fiber-cement (Hardiplank) siding

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

P T T STUDIOS
PLANNERS ● ARCHITECTS ● BUILDERS

13020 RAINTREE TERRACE
SILVER SPRING, MD, 20904
PH. 580 736 0275
EMAIL: Ptandcdi@gmail.com

CONSULTANTS
MEP:
STRUCTURAL:
CIVIL:

PRIVATE RESIDENCE
138 WILMINGTON PL SE.
WASHINGTON DC. 20032
BLOCK 6093 LOT 0815

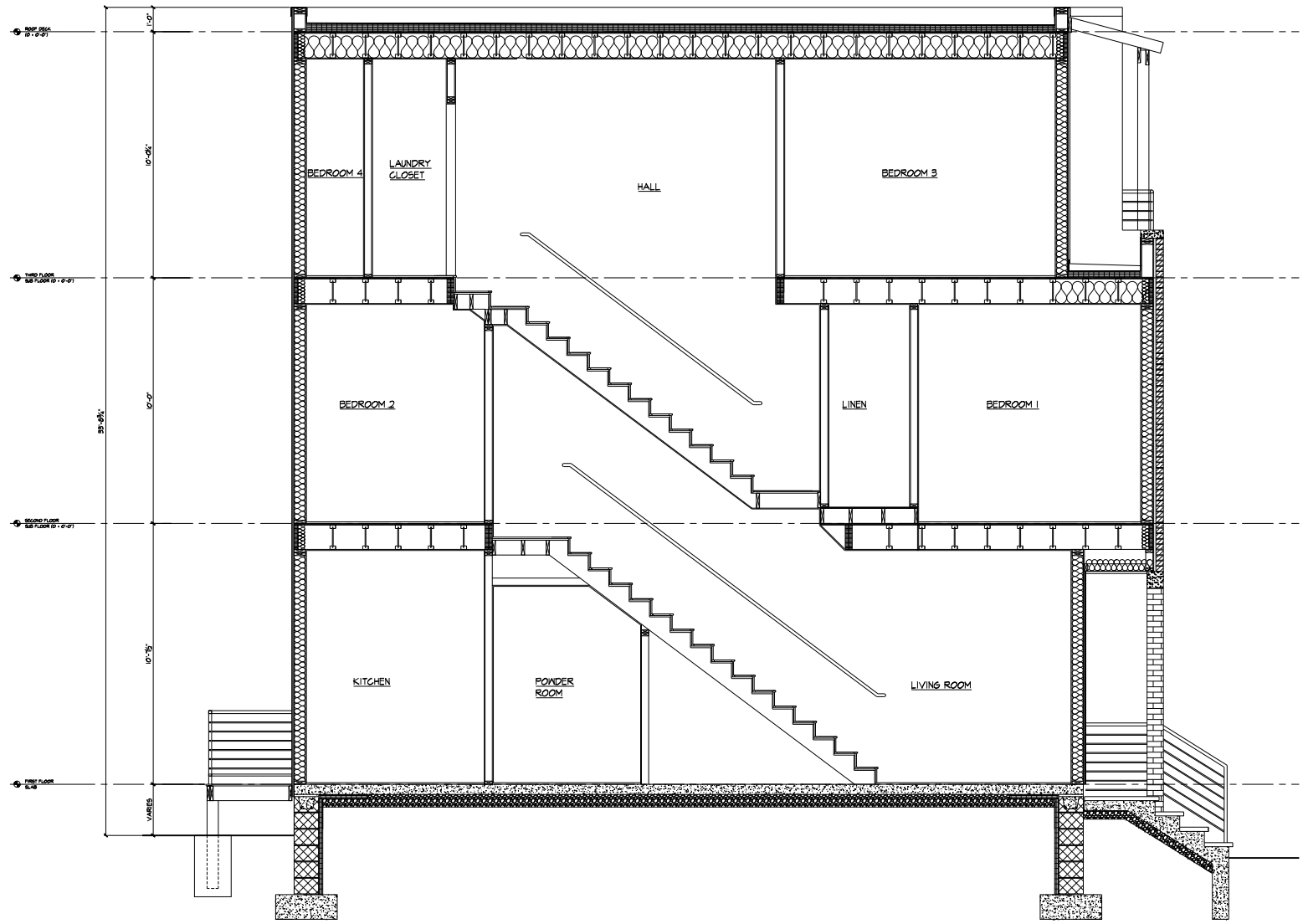
DISTRICT OF COLUMBIA
SHERMAN S. IRDAN
ARC5809
LICENSED ARCHITECT

SCALE:
DRAWN BY: CHECKED BY:
BCT_JOB NO.: 0024-0003
ISSUED: DATE:
REVISIONS:

COPYRIGHT © 2024 PTT STUDIOS

PROPOSED ELEVATIONS

A 201



1 PROPOSED SECTION
Scale: 1/2" =1'-0"

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

P T T STUDIOS
PLANNERS • ARCHITECTS • BUILDERS

13020 RAINTREE TERRACE
SILVER SPRING, MD. 20904
PH. 580 736 0275
EMAIL: Ptandd@gmail.com

CONSULTANTS

MEP:

STRUCTURAL:

CIVIL:

PRIVATE RESIDENCE

138 WILMINGTON PL SE.
WASHINGTON DC. 20032
BLOCK 6093 LOT 0815

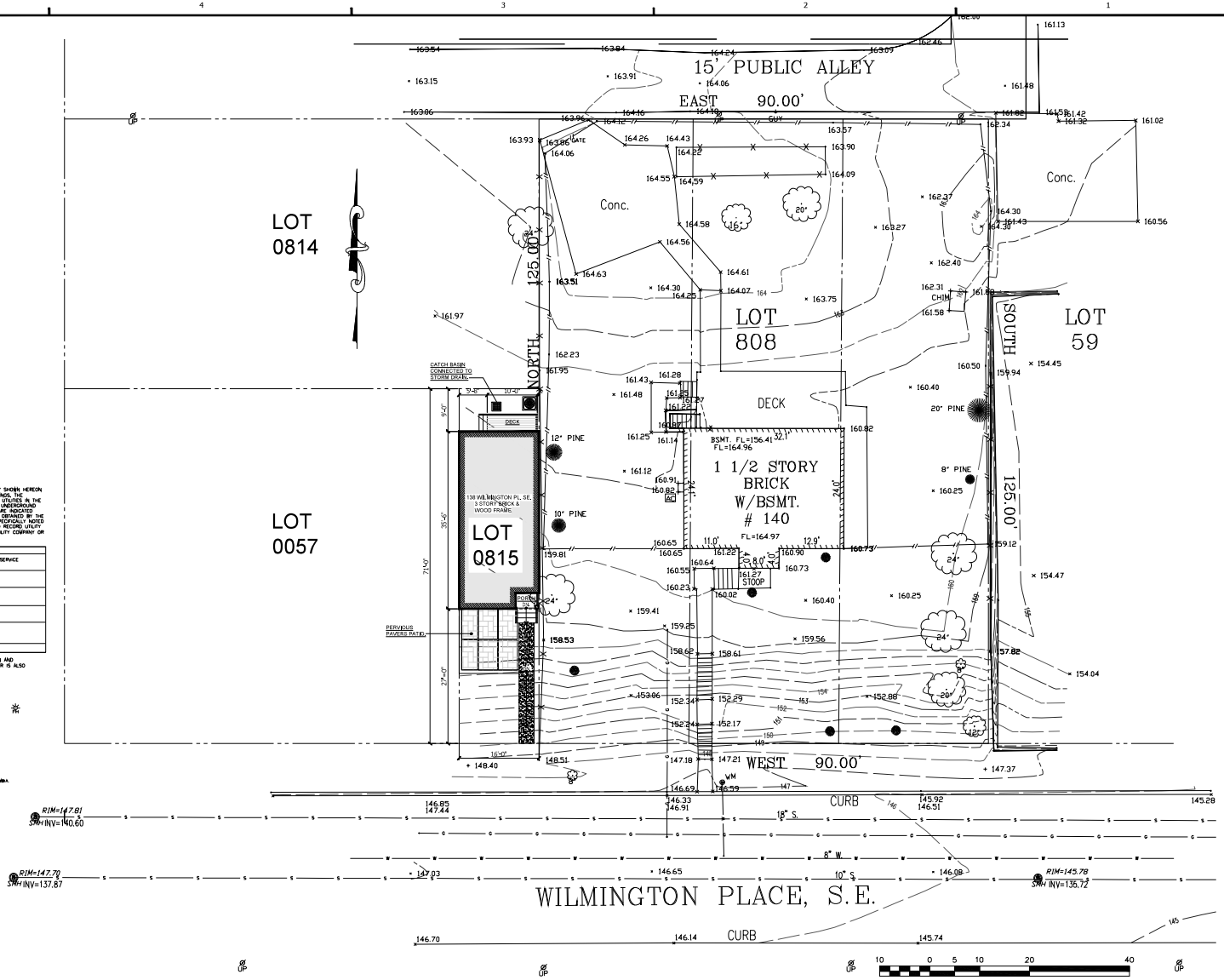
DISTRICT OF COLUMBIA
SHERMAN S. IRDAN
ARC5809
LICENSED ARCHITECT

SCALE:	
DRAWN BY:	CHECKED BY:
BCT JOB NO.:	0024-0003
ISSUED:	DATE:
REVISIONS:	

COPYRIGHT © 2024 PTT STUDIOS

PROPOSED SECTION

A 301



D.C BOUNDARY NOTE

BOUNDARY INFORMATION SHOWN HEREON WAS OBTAINED FROM THE DISTRICT OF COLUMBIA SURVEYOR'S OFFICE. PROPERTY LINE DIMENSIONS FROM OFFICIAL RECORDS MAY NOT NECESSARILY AGREE WITH ACTUAL MEASURED DIMENSIONS. A "SURVEY TO MARK" PREPARED BY A DISTRICT OF COLUMBIA REGISTERED LAND SURVEYOR AND VERIFIED BY THE OFFICE OF THE SURVEYOR MAY BE REQUIRED TO ESTABLISH THE FINAL BOUNDARY LOCATION FOR THIS PROPERTY.

UTILITY NOTE

THE UNDERGROUND UTILITY LOCATIONS SPECIFICALLY NOTED IN THE TABLE BELOW AND GRAPHICALLY SHOWN HEREON HAVE BEEN LOCATED FROM A COMBINATION OF FIELD SURVEY INFORMATION AND/OR EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE INDICATED FROM THE INFORMATION NOTED IN THE TABLE BELOW WHICH COMPRISES THE RECORD INFORMATION OBTAINED BY THE SURVEYOR. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES UNLESS SPECIFICALLY NOTED ON THE SURVEY. THE FOLLOWING UTILITY COMPANIES HAVE BEEN SOLICITED FOR THEIR PLANS AND RECORD UTILITY DRAWINGS. LISTED BELOW ARE SPECIFIC PLAN/SHEET NUMBERS OF DRAWINGS PROVIDED BY THE UTILITY COMPANY OR LACK OF RESPONSE IS NOTED.

UTILITY COMPANY	PLAN # / SHEET #
VERIZON 1869 Coporation Boulevard - 3rd Floor Beltsville, Maryland 20705	PER PLANS PROVIDED, NO UNDERGROUND SERVICE AERIAL SERVICE
DISTRICT CABLE VISION 900 Michigan Avenue, NE Washington, DC 20017	NO REPLY AT THIS TIME
WASHINGTON GAS/MD REPLACEMENT SECTION 6801 Industrial Road Springfield, VA 22151	NO REPLY AT THIS TIME
MCI WORLDCOM 2250 Lakeside Road Richardson, TX 75082	NO SERVICE IN THIS AREA
PEPCO 1900 Pennsylvania Ave. Room 308 Washington, DC 20068	NO REPLY AT THIS TIME
WATER & SEWER PLANS - WASA	W.A.S.A. WATER & SEWER PLAN

THE OWNER/DEVELOPER OF THE SUBJECT PROPERTY IS RESPONSIBLE FOR OBTAINING INFORMATION AND COORDINATING WITH ALL OTHER UTILITIES NOT LISTED IN THE TABLE ABOVE. THE OWNER/DEVELOPER IS ALSO RESPONSIBLE FOR CONTACTING "MISS UTILITY" 48 HOURS PRIOR TO CONSTRUCTION.

NOTES:

1.) THE SUBJECT PROPERTY IS LOCATED AS TAX ASSESSMENT NO. 6093 0808. THE SITE ADDRESS IS 140 WILMINGTON PLACE, S.E., WASHINGTON, DC.

2.) THE HORIZONTAL DATUM IS BASED ON PLAN FROM THE OFFICE OF THE SURVEYOR, DISTRICT OF COLUMBIA.

3.) ON SITE BENCH MARK (NONE)

4.) THE VERTICAL DATUM IS BASED ON DC SEWER MANHOLE.

5.) NO TITLE REPORT FURNISHED.

LEGEND

These standard symbols will be found in the drawing.

- FIRE HYDRANT
- UTILITY POLE
- VALVE
- TREE
- TRIANGULAR POINT
- MANHOLE
- TELEPHONE MANHOLE
- INLET
- SEWER MANHOLE
- CLEAN OUT
- TREE
- LIGHT POLE
- ELECTRIC MANHOLE
- SPOT MANHOLE
- SHRUB
- WOOD FENCE
- CHAINLINK FENCE
- WATER LINE
- SEWER LINE

1 PROPOSED SITE PLAN
Scale: 1"=10'-0"

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

P T T STUDIOS
PLANNERS ● ARCHITECTS ● BUILDERS
13020 RAINTREE TERRACE
SILVER SPRING, MD. 20904
PH. 580 736 0275
EMAIL: Ptandoh@gmail.com

CONSULTANTS
MEP:
STRUCTURAL:
CIVIL:

PRIVATE RESIDENCE
138 WILMINGTON PL SE.
WASHINGTON DC. 20032
BLOCK 6093 LOT 0815

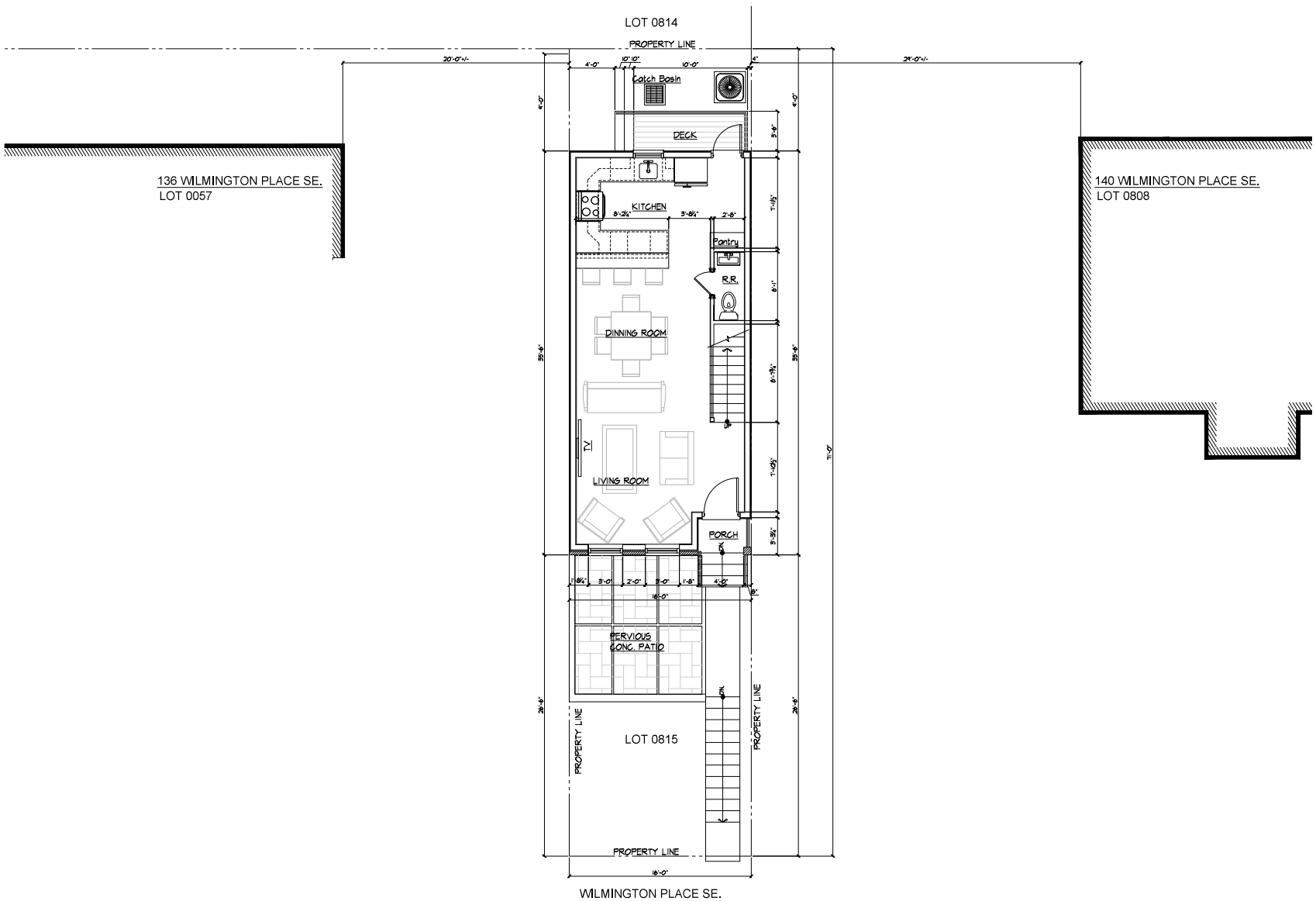
DISTRICT OF COLUMBIA · SHERMAN S. JOHN · ARC5809 · LICENSED ARCHITECT

SCALE:
DRAWN BY: CHECKED BY:
BCT JOB NO.: 0024-0003
ISSUED: DATE:
REVISIONS:

COPYRIGHT © 2024 PTT STUDIOS

EXISTING SITE PLAN

A 003



1 PROPOSED FIRST FLOOR PLAN
Scale: 1/4"=1'-0"

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

P T T STUDIOS
PLANNERS • ARCHITECTS • BUILDERS
13020 RAINTREE TERRACE
SILVER SPRING, MD. 20904
PH. 580 736 0275
EMAIL: Ptandoh@gmail.com

CONSULTANTS

MEP:

STRUCTURAL:

CIVIL:

PRIVATE RESIDENCE
138 WILMINGTON PL SE.
WASHINGTON DC. 20032
BLOCK 6093 LOT 0815

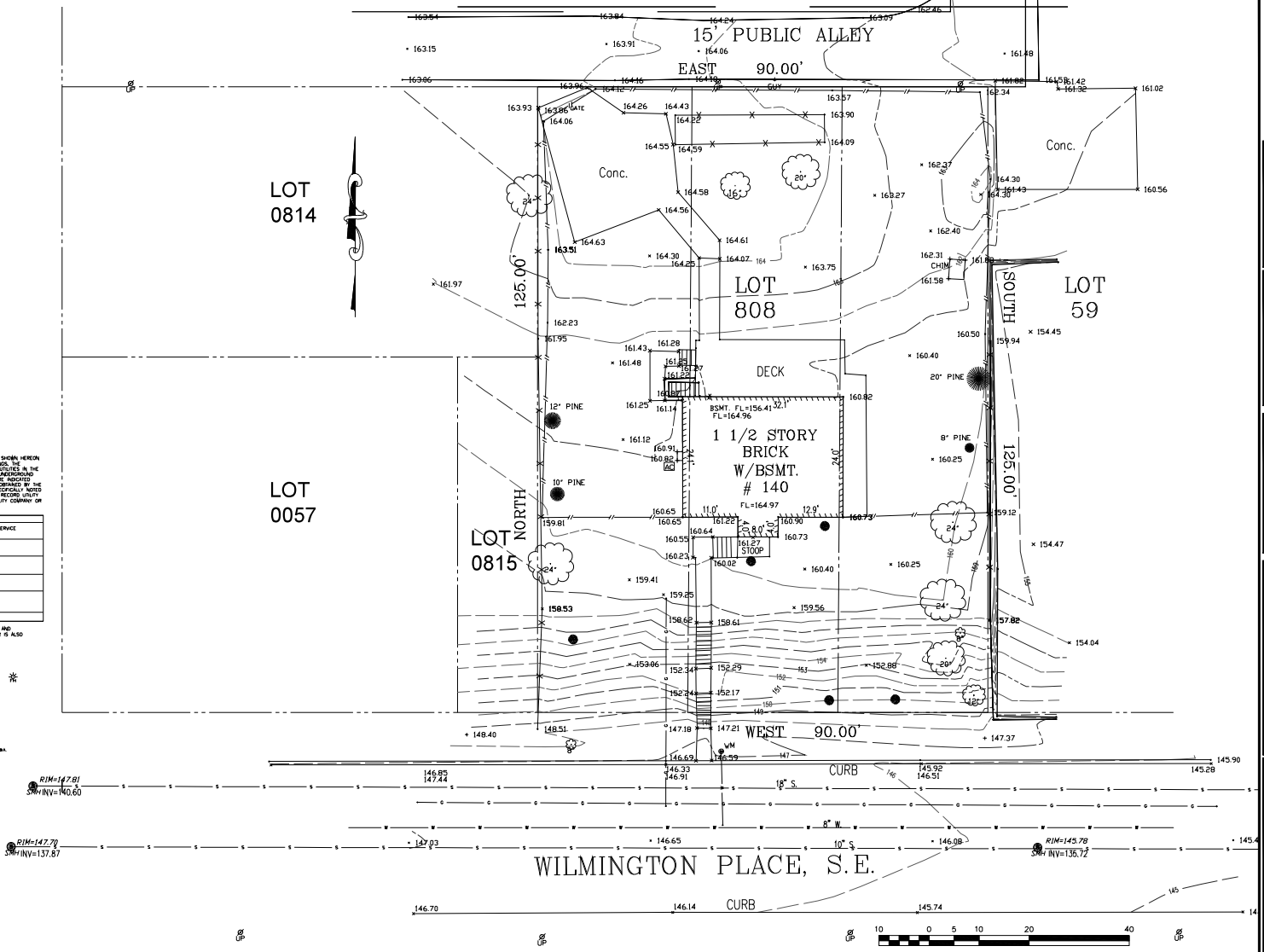
DISTRICT OF COLUMBIA
SUNEIMAN S. UMAR
ARC5809
LICENSED
ARCHITECT

SCALE:	
DRAWN BY:	CHECKED BY:
BCT JOB NO.:	0024-0003
ISSUED:	DATE:
REVISIONS:	

COPYRIGHT © 2024 PTT STUDIOS

PROPOSED FIRST FLOOR PLANS

A 101



D.C BOUNDARY NOTE

BOUNDARY INFORMATION SHOWN HEREON WAS OBTAINED FROM THE DISTRICT OF COLUMBIA SURVEYOR'S OFFICE. PROPERTY LINE DIMENSIONS FROM OFFICIAL RECORDS MAY NOT NECESSARILY AGREE WITH ACTUAL MEASURED DIMENSIONS. A "SURVEY TO MARK" PREPARED BY A DISTRICT OF COLUMBIA REGISTERED LAND SURVEYOR AND VERIFIED BY THE OFFICE OF THE SURVEYOR MAY BE REQUIRED TO ESTABLISH THE FINAL BOUNDARY LOCATION FOR THIS PROPERTY.

UTILITY NOTE

THE UNDERGROUND UTILITY LOCATIONS SPECIFICALLY NOTED IN THE TABLE BELOW AND GRAPHICALLY SHOWN HEREON HAVE BEEN LOCATED FROM A COMBINATION OF FIELD SURVEY INFORMATION AND/OR EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE INDICATED FROM THE INFORMATION NOTED IN THE TABLE BELOW WHICH COMPRISES THE RECORD INFORMATION OBTAINED BY THE SURVEYOR. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES UNLESS SPECIFICALLY NOTED OTHERWISE. THE FOLLOWING UTILITY COMPANIES HAVE BEEN SOLICITED FOR THEIR PLANS AND RECORD UTILITY DRAWINGS LISTED WITH THE SPECIFIC PLAN/SHEET NUMBERS OF DRAWINGS PROVIDED BY THE UTILITY COMPANY OR LACK OF RESPONSE IS NOTED.

UTILITY COMPANY	PLAN # / SHEET #
VERIZON 9707 Old Georgetown Boulevard - 3rd Floor Bethesda, Maryland 20705	PER PLANS PROVIDED, NO UNDERGROUND SERVICE AERIAL SERVICE
DISTRICT CABLE VISION 900 Michigan Avenue, NE Washington, DC. 20017	NO REPLY AT THIS TIME
WASHINGTON GAS/MD REPLACEMENT SECTION 6801 Industrial Road Springfield, VA 22151	NO REPLY AT THIS TIME
MCI WORLDCOM 2250 Lakeside Road Richardson, TX. 75082	NO SERVICE IN THIS AREA
PEPCO 1900 Pennsylvania Ave. Room 308 Washington, DC 20068	NO REPLY AT THIS TIME
WATER & SEWER PLANS - WASA	W.A.S.A. WATER & SEWER PLAN

THE OWNER/DEVELOPER OF THE SUBJECT PROPERTY IS RESPONSIBLE FOR OBTAINING INFORMATION AND COORDINATING WITH ALL OTHER UTILITIES NOT LISTED IN THE TABLE ABOVE. THE OWNER/DEVELOPER IS ALSO RESPONSIBLE FOR CONTACTING "MISS UTILITY" 48 HOURS PRIOR TO CONSTRUCTION.

NOTES:

1.) THE SUBJECT PROPERTY IS LOCATED AS TAX ASSESSMENT NO. 6093 0808. THE SITE ADDRESS IS 140 WILMINGTON PLACE, S.E., WASHINGTON, DC.

2.) THE HORIZONTAL DATUM IS BASED ON PLAN FROM THE OFFICE OF THE SURVEYOR, DISTRICT OF COLUMBIA.

3.) ON SITE BENCH MARK (NONE)

4.) THE VERTICAL DATUM IS BASED ON DC SEWER MANHOLE.

5.) NO TITLE REPORT FURNISHED.

LEGEND

These standard symbols will be found in the drawing.

- FIRE HYDRANT
- UTILITY POLE
- VALVE
- TREE
- TRIANGULAR POINT
- MANHOLE
- TELEPHONE MANHOLE
- SIGN
- SEWER MANHOLE
- CLEAN OUT
- TREE
- LIGHT POLE
- ELECTRIC MANHOLE
- BRICK MANHOLE
- SHRUB
- WOOD FENCE
- CHAINLINK FENCE
- BRICK LINE
- SEWER LINE

1 EXISTING SITE PLAN
Scale: 1"=10'-0"

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

P T T STUDIOS
PLANNERS ● ARCHITECTS ● BUILDERS
13020 RAINTREE TERRACE
SILVER SPRING, MD. 20904
PH. 580 736 0275
EMAIL: Ptandcdi@gmail.com

CONSULTANTS

MEP:

STRUCTURAL:

CIVIL:

PRIVATE RESIDENCE

138 WILMINGTON PL SE.
WASHINGTON DC. 20032
BLOCK 6093 LOT 0815

DISTRICT OF COLUMBIA
SHERMAN S. JORDAN
ARC5809
LICENSED
ARCHITECT

SCALE:
DRAWN BY: CHECKED BY:
BCT JOB NO.: 0024-0003
ISSUED: DATE:
REVISIONS:

COPYRIGHT © 2024 PTT STUDIOS

EXISTING SITE PLAN

A 002