

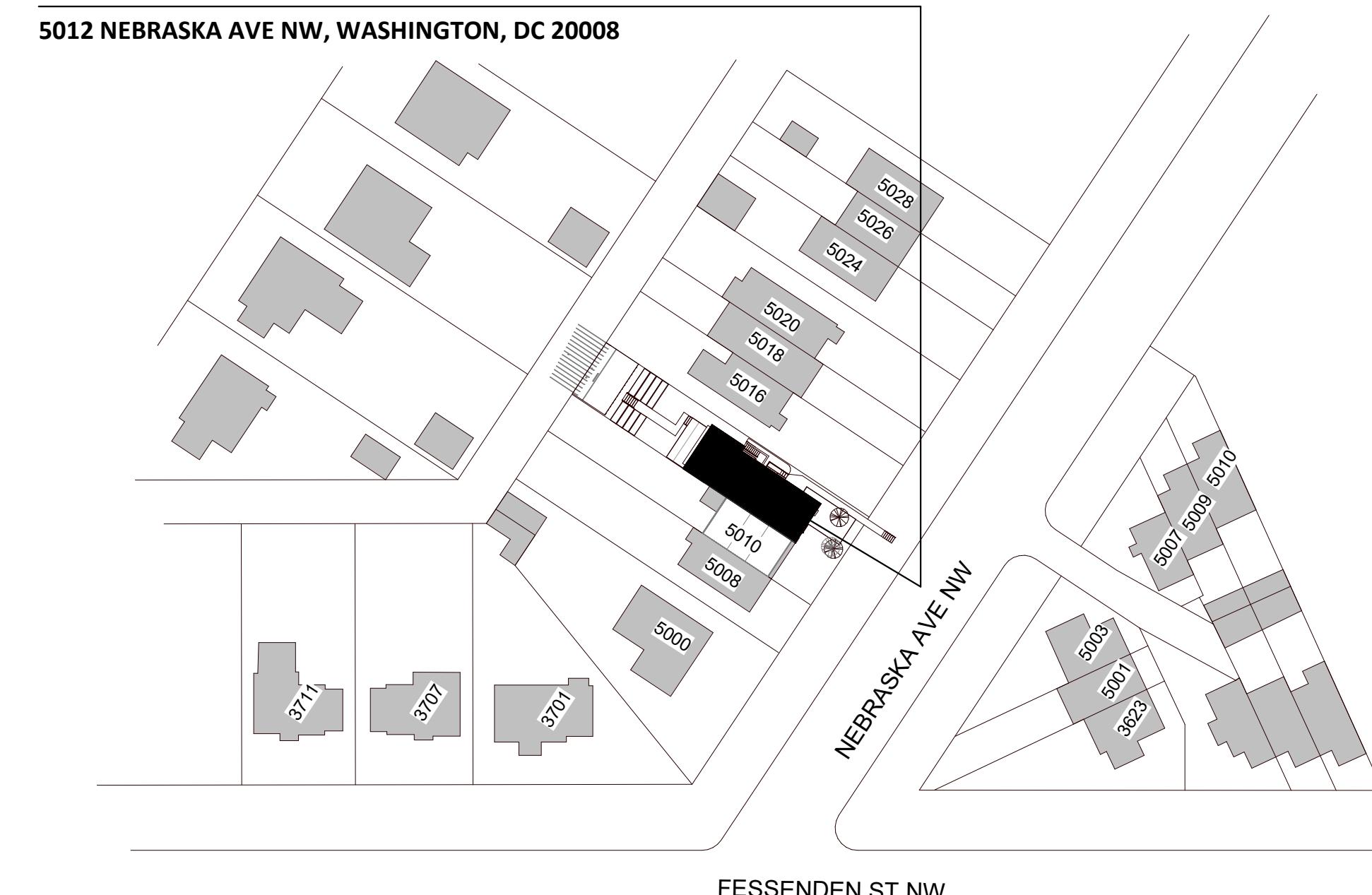
5012 NEBRASKA AVE NW

5012 Nebraska Ave NW, Washington, DC 20008

GENERAL NOTES

- ALL WORK SHALL BE DONE BY A CONTRACTOR LICENSED IN WASHINGTON, DC, AND ALL WORK SHALL COMPLY WITH ALL APPLICABLE LOCAL AND NATIONAL CODES.
- DO NOT SCALE ANY DRAWINGS. CONTRACTOR SHALL REPORT ANY ERRORS OR DISCREPANCIES IN THE CONSTRUCTION DOCUMENTS TO THE ARCHITECT'S OFFICE IMMEDIATELY.
- THE CONTRACTOR SHALL FULLY ACQUAINT HIM/HERSELF WITH CONDITIONS RELATING TO CONSTRUCTION AND LABOR SO THAT HE/SHE UNDERSTANDS THE FACILITIES, DIFFICULTIES AND RESTRICTIONS ATTENDING THE EXECUTION OF THE WORK UNDER THE CONTRACT. THE CONTRACTOR SHALL THOROUGHLY EXAMINE AND BE FAMILIAR WITH THE CONTRACT DOCUMENTS.
- ALL EXISTING DRAWINGS WERE SUPPLIED BY OWNER AND PRODUCED BY AN OUTSIDE SURVEY COMPANY. ARCHITECT TAKES NO RESPONSIBILITY FOR ACCURACY OF THESE PROVIDED DRAWINGS. WITHOUT PROPER SURVEY FROM THE ARCHITECT'S OFFICE, SHOULD THE CONTRACTOR FIND, AFTER A VISIT TO THE SITE OR DURING CONSTRUCTION, ANY DISCREPANCIES, OMISSIONS, AMBIGUITIES OR CONFLICTS IN OR AMONG THE CONTRACT DOCUMENTS OR BE IN DOUBT AS TO THEIR MEANING, HE/SHE SHOULD BRING THESE ITEMS TO THE ATTENTION OF THE OWNER FOR DIRECTION BEFORE PROCEEDING WITH ANY WORK IN QUESTION.
- THE OWNER'S WRITTEN AUTHORIZATION SHALL BE REQUIRED BEFORE ANY WORK IS PERFORMED OR MATERIALS ORDERED WHICH INVOLVE EXTRA COST OVER AND ABOVE THE CONTRACT PRICE.
- THE OWNER WILL OBTAIN AND PAY FOR THE BUILDING PERMIT FROM THE APPLICABLE AGENCY, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN AND PAY FOR ALL ADDITIONAL INSTALLATION PERMITS (ELECTRICAL, PLUMBING, MECHANICAL, ETC.) THE CONTRACTOR WILL BE REQUIRED TO SCHEDULE AND PROCESS ALL REQUIRED INSPECTIONS.
- CONSTRUCTION WILL MEET ALL APPLICABLE BUILDING AND HEALTH CODES.
- THE CONTRACTOR SHALL, DURING THE LIFE OF THE CONTRACT, AT ALL TIMES CONDUCT HIS/HER OPERATIONS AT THE SITE IN SUCH A MANNER SO AS NOT TO ENDANGER, INCONVENIENCE OR INTERFERE WITH OCCUPANTS OF THE BUILDING.
- DIMENSIONS.
- DO NOT SCALE DRAWINGS.
- CHECK ALL DIMENSIONS AT THE SITE BEFORE FABRICATION AND INSTALLATION COMMENCES AND REPORT ALL DISCREPANCIES TO THE ARCHITECT.
- WHERE DIMENSIONS ARE NOT AVAILABLE BEFORE FABRICATION COMMENCES, THE DIMENSIONS REQUIRED SHALL BE AGREED UPON BETWEEN ALL TRADES.
- VERIFY THE DIMENSIONS OF ALL SHOP FABRICATED ITEMS AT THE SITE BEFORE SHOP DRAWINGS AND FABRICATION ARE COMMENCED.
- IN AREAS WHERE EQUIPMENT SHALL BE INSTALLED, CHECK DIMENSIONAL DATA ON EQUIPMENT TO ENSURE THAT AREA AND EQUIPMENT DIMENSIONS ARE COMPATIBLE WITH THE NECESSARY ACCESS AND CLEARANCE PROVIDED.
- THE CONTRACTOR SHALL VERIFY REQUIREMENTS FOR ALL EQUIPMENT INDICATED ON THE DRAWINGS WHETHER SUPPLIED BY THE TENANT, OWNER OR CONTRACTOR.
- ALL MATERIALS AND SYSTEMS SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS, AND ALL CONSTRUCTION SHALL BE OF FIRST CLASS WORKMANSHIP.
- CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL AND DISPOSAL OF ALL CONSTRUCTION DEBRIS AND REFUSE. CONTRACTOR SHALL SCHEDULE WORK IN CONJUNCTION WITH BUILDING REQUIREMENTS. ALL WALLS AND/OR SURFACES RECEIVING WALLCOVERINGS, CARPET, FLEXWOOD, ETC., SHALL BE PROPERLY PREPARED PRIOR TO ANY INSTALLATION. ALL BEADS OR OTHER GYPSUM METAL TRIM SHALL BE SPACKLE BLENDED INTO ADJACENT SURFACE. IN ADDITION, SURFACE SHALL BE SEALED, SIZED OR PROPERLY PREPARED PER MANUFACTURER'S AND/OR BASE BUILDING SPECIFICATIONS. ALL NEW OR EXISTING WALL CONSTRUCTION SHALL BE FINISHED READY FOR PAINT.

SITE LOCATION MAP





EXISTING SOUTH EAST ELEVATION



EXISTING NORTH EAST ELEVATION



EXISTING NORTH WEST ELEVATION



EXISTING STAIR TO CARPORT



EXISTING NEIGHBORING COVERED PATIO



926 N STREET NW - REAR #6
WASHINGTON, DC 20001
T: 202.223.7059
WWW.GRONNINGARCHITECTS.COM

PROJECT:

5012 Nebraska Ave NW
5012 Nebraska Ave NW,
Washington, DC 20008

PROJECT TEAM:

OWNER

OWNER ADDRESS

ARCHITECT
GRONNING ARCHITECTS PLLC
926 N STREET NW
REAR #6 (BLAGDEN ALLEY)
WASHINGTON, DC 20001

CONSULTANT 1 NAME
CONSULTANT 1 ADDRESS

CONSULTANT 2 NAME
CONSULTANT 2 ADDRESS

CONSULTANT 3 NAME
CONSULTANT 3 ADDRESS

SEAL:

REVISIONS:
NUMBER DATE DESCRIPTION

ISSUE:

03.19.2025 FOR BZA REVIEW

PROJECT NUMBER:
24-060

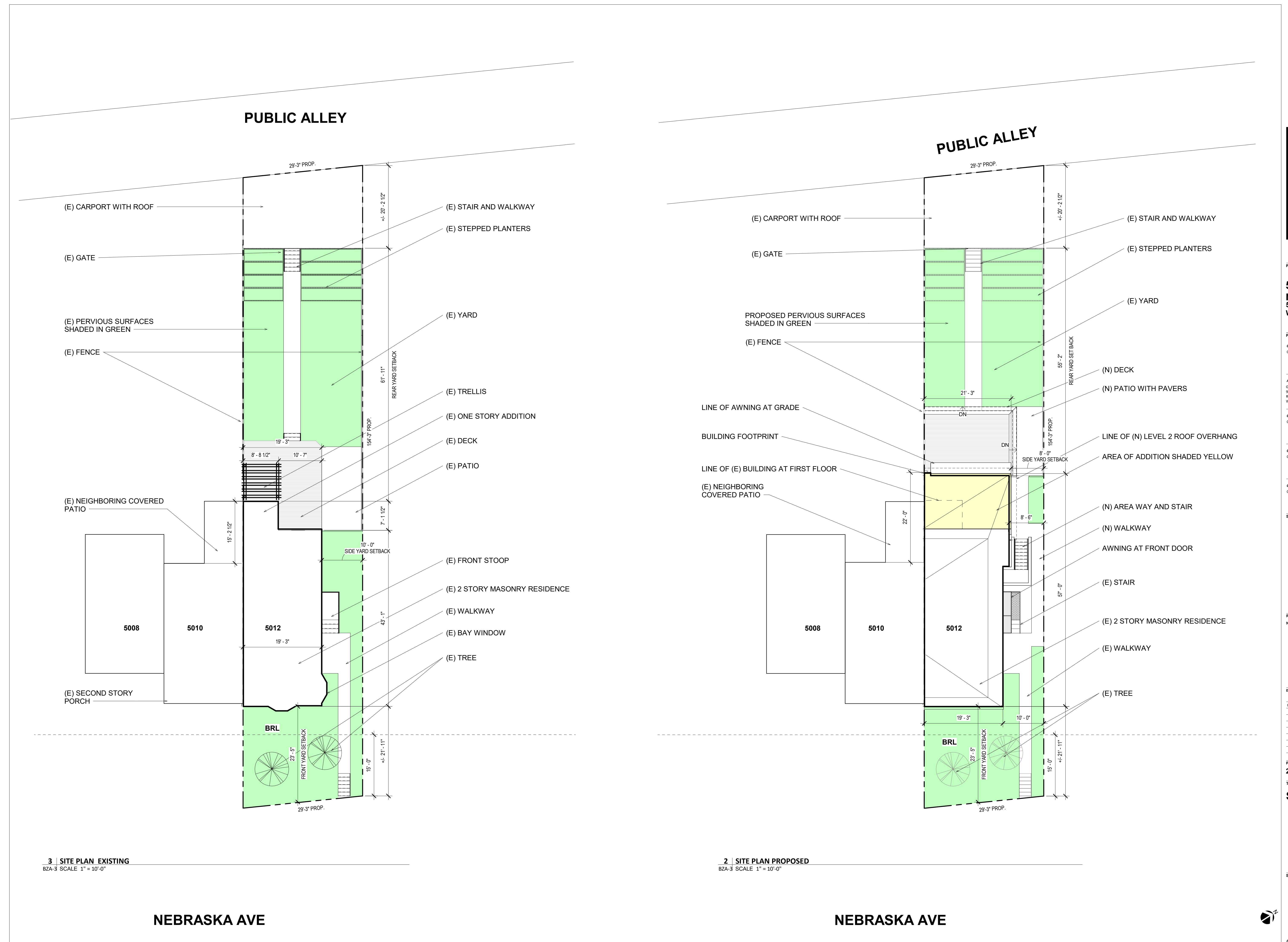
TITLE:

EXISTING PHOTOS

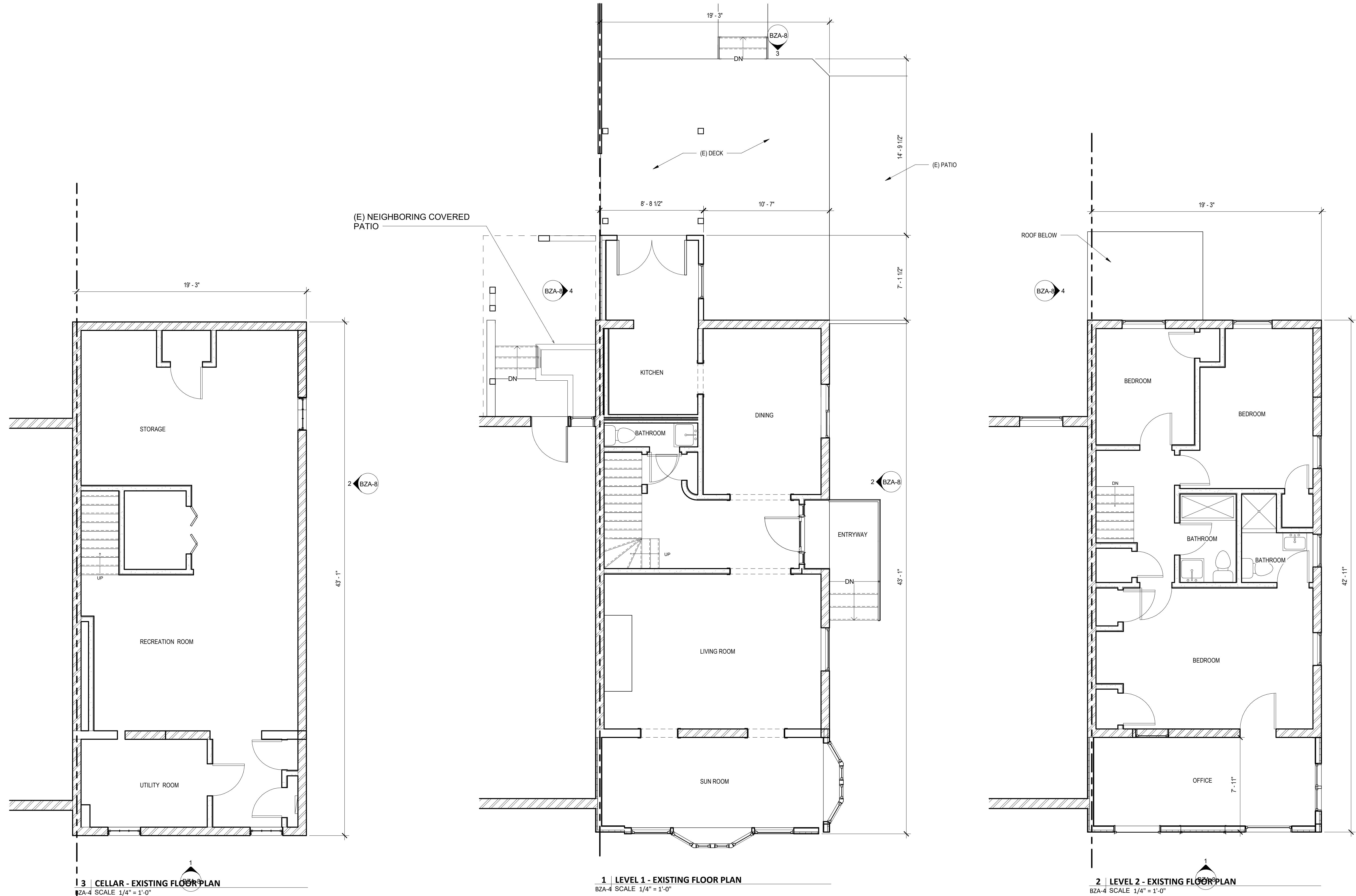
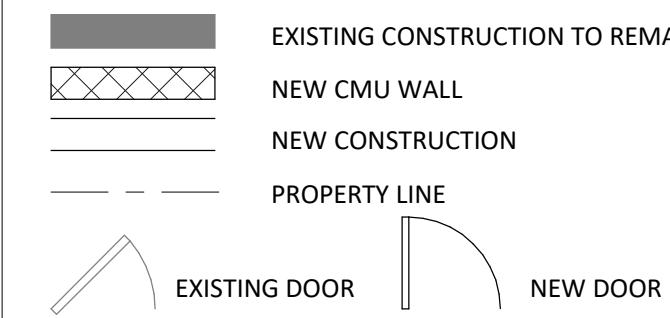
NOT FOR
CONSTRUCTION

BZA-2

© 2024 GRONNING ARCHITECTS, PLLC. ALL RIGHTS RESERVED



DRAWING LEGEND



GRONNING
architects

926 N STREET NW - REAR #6
WASHINGTON, DC 20001
T: 202.223.7059
WWW.GRONNINGARCHITECTS.COM

PROJECT:
5012 Nebraska Ave NW
5012 Nebraska Ave NW,
Washington, DC 20008

PROJECT TEAM:
OWNER
OWNER ADDRESS
ARCHITECT
GRONNING ARCHITECTS PLLC
926 N STREET NW
REAR #6 (BLAGDEN ALLEY)
WASHINGTON, DC 20001

CONSULTANT 1 NAME
CONSULTANT 1 ADDRESS

CONSULTANT 2 NAME
CONSULTANT 2 ADDRESS

CONSULTANT 3 NAME
CONSULTANT 3 ADDRESS

SEAL:

REVISIONS:
NUMBER DATE DESCRIPTION

ISSUE:
03.19.2025 FOR BZA REVIEW

PROJECT NUMBER:
24-060

TITLE:
EXISTING FLOOR PLANS

NOT FOR
CONSTRUCTION

SHEET:

BZA-4

© 2024 GRONNING ARCHITECTS, PLLC. ALL RIGHTS RESERVED

5012 Nebraska Ave NW
5012 Nebraska Ave NW,
Washington, DC 20008

PROJECT TEAM:

OWNER
OWNER ADDRESS

ARCHITECT
GRONNING ARCHITECTS PLLC
926 N STREET NW
REAR #6 (BLAGDEN ALLEY)
WASHINGTON, DC 20001

CONSULTANT 1 NAME
CONSULTANT 1 ADDRESS

CONSULTANT 2 NAME
CONSULTANT 2 ADDRESS

CONSULTANT 3 NAME
CONSULTANT 3 ADDRESS

SEAL:

REVISIONS:
NUMBER DATE DESCRIPTION

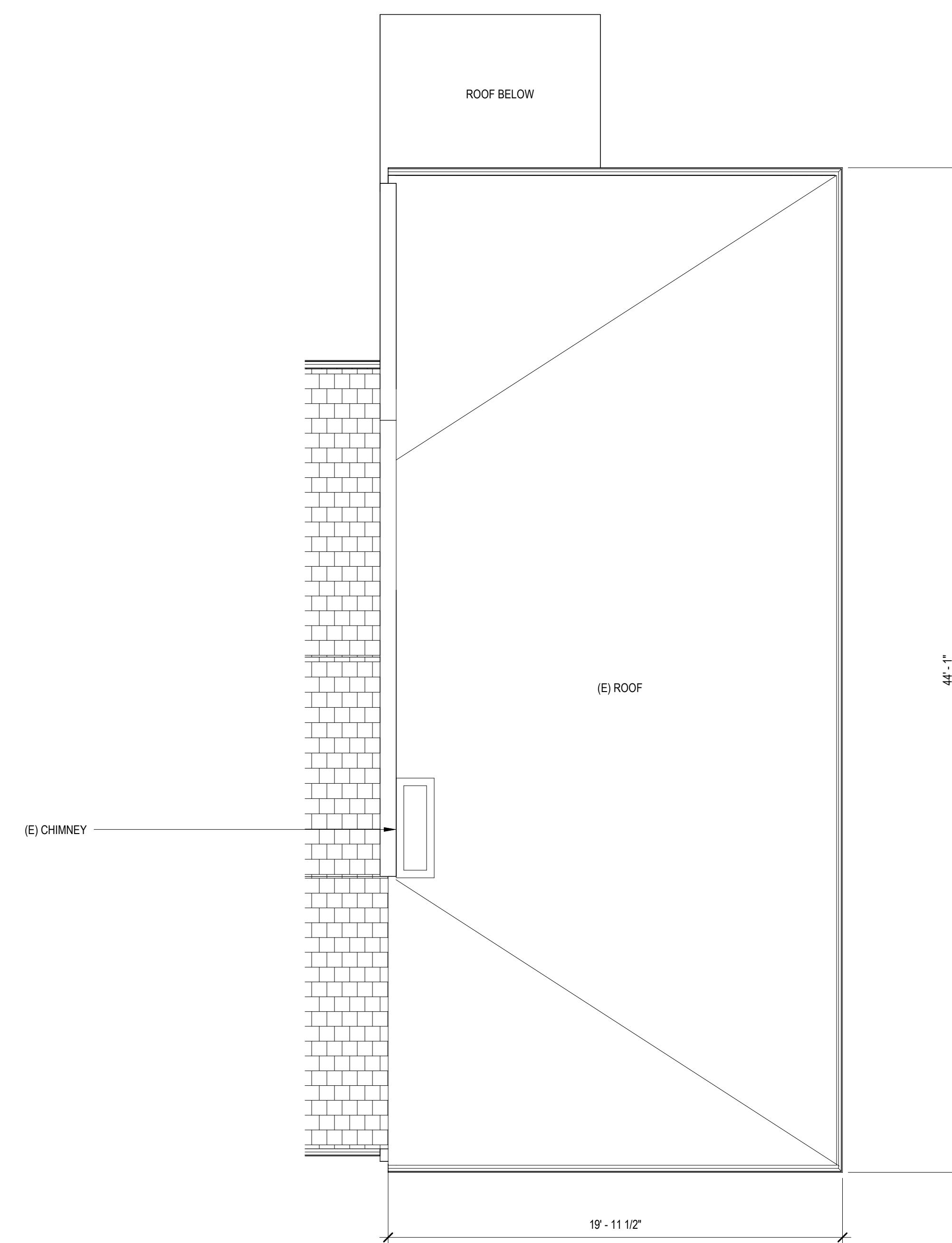
ISSUE:
03.19.2025 FOR BZA REVIEW

PROJECT NUMBER:
24-060

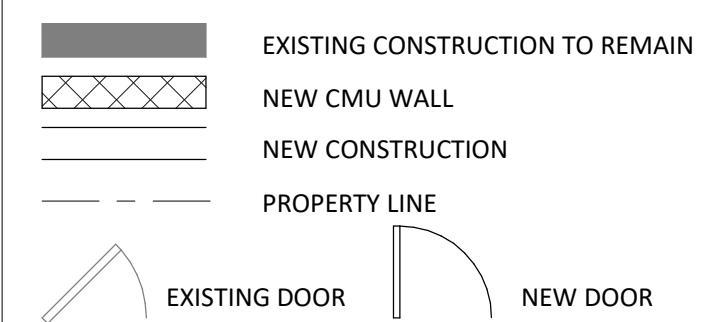
TITLE:
EXISTING ROOF PLAN

**NOT FOR
CONSTRUCTION**
SHEET:

BZA-5



DRAWING LEGEND



EXISTING CONSTRUCTION TO REMAIN

NEW CMU WALL

NEW CONSTRUCTION

PROPERTY LINE

EXISTING DOOR

NEW DOOR

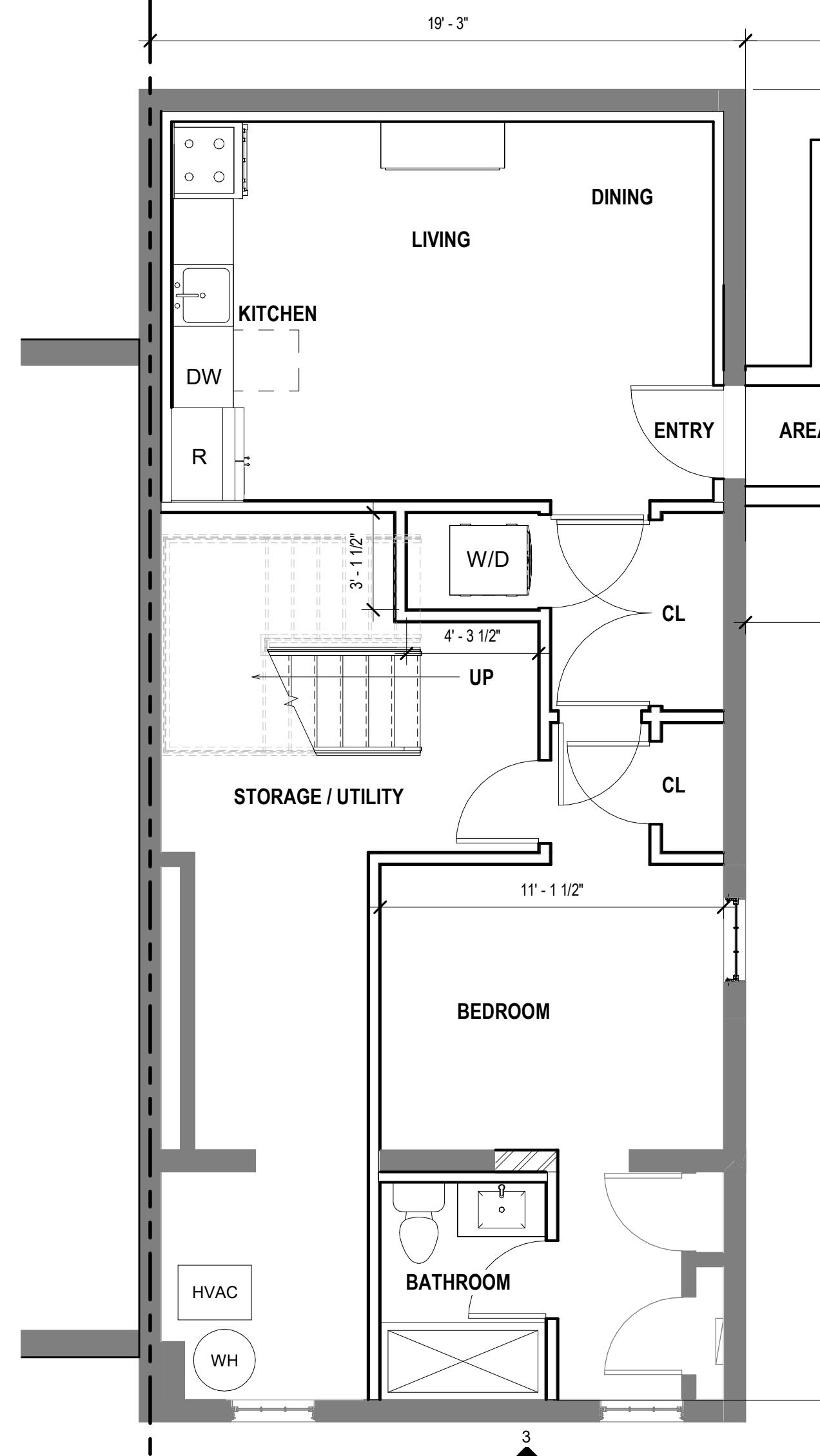
DN

BZA-9

(E) WALKWAY

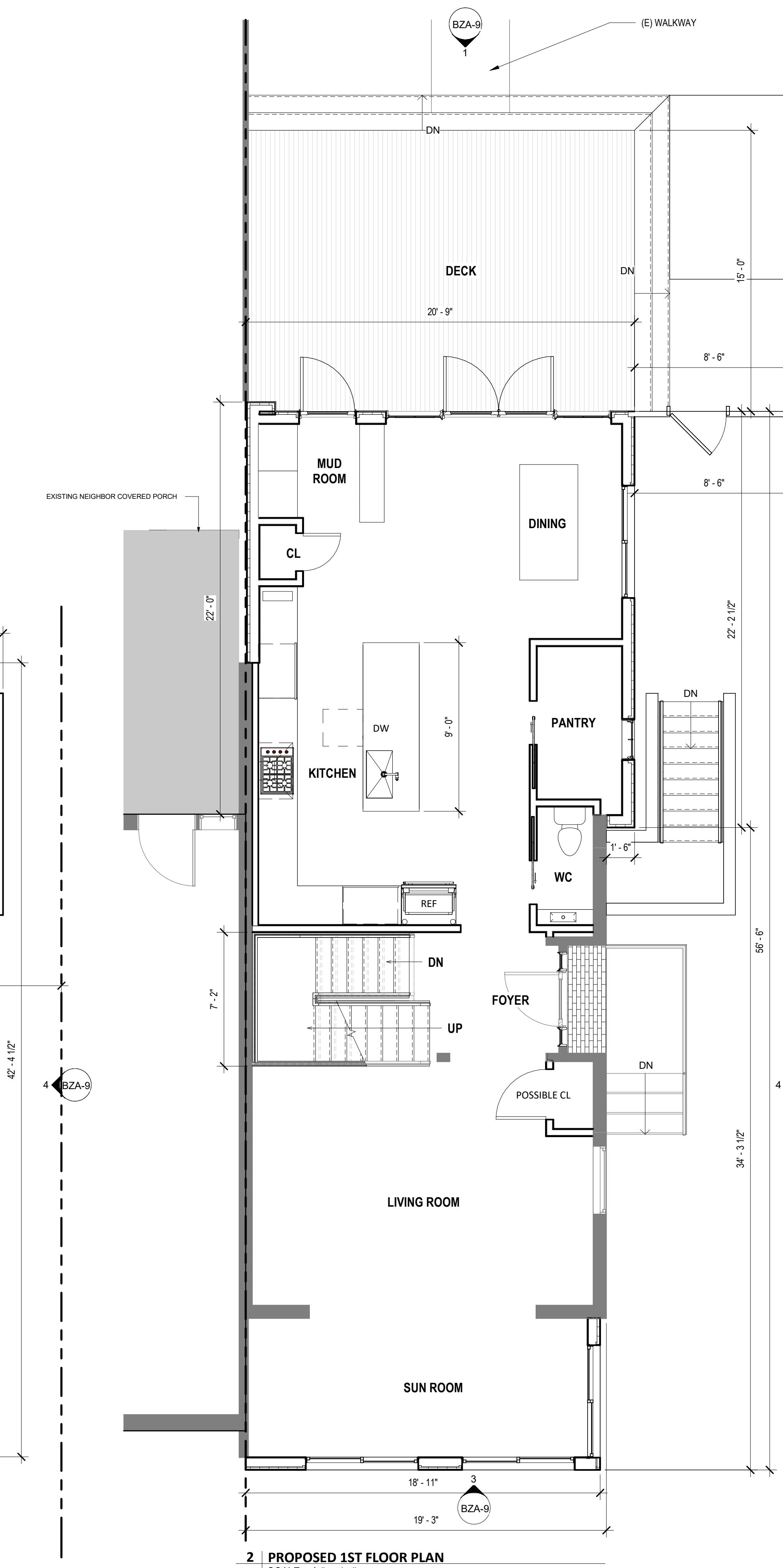
BZA-9

1



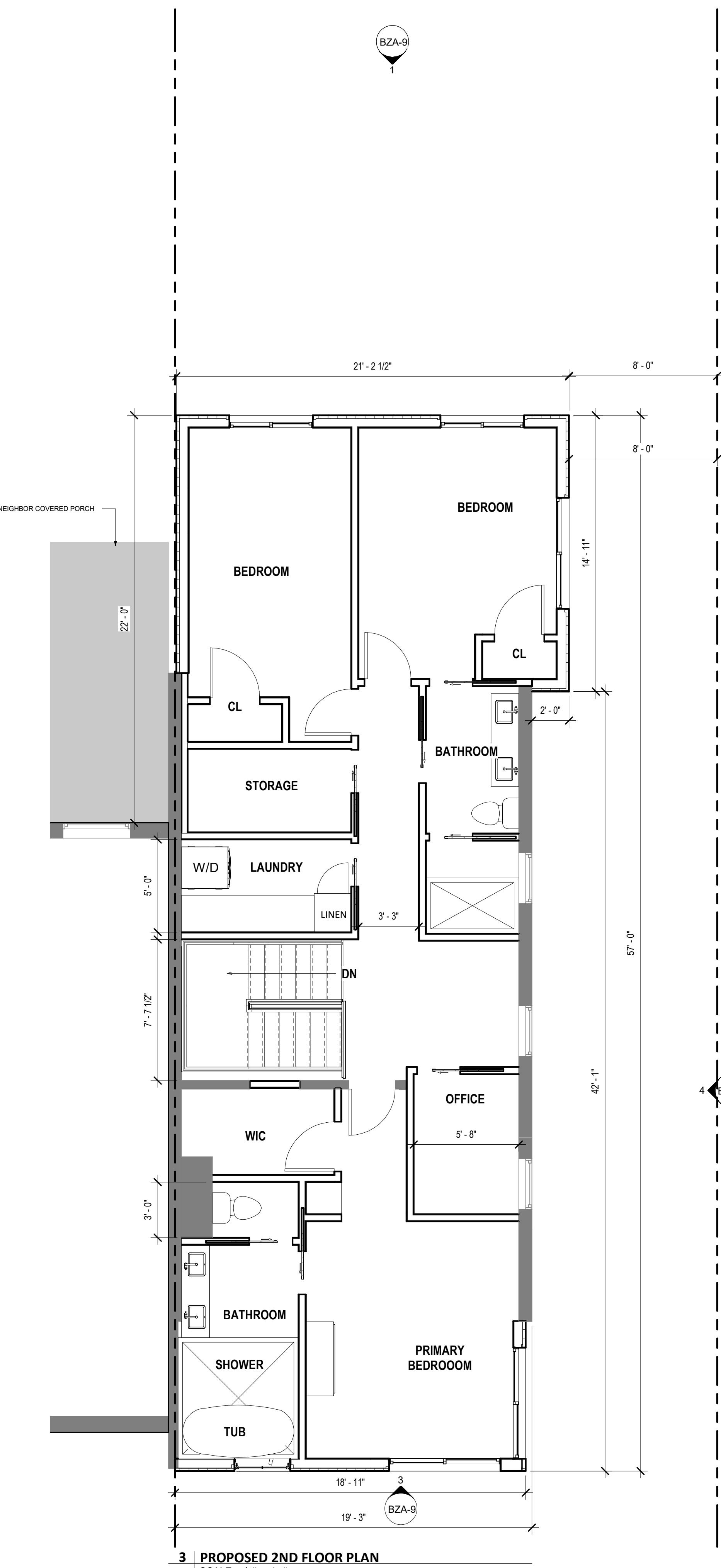
1 | PROPOSED CELLAR FLOOR PLAN

BZA-6 SCALE 1/4" = 1'-0"



2 | PROPOSED 1ST FLOOR PLAN

BZA-6 SCALE 1/4" = 1'-0"



3 | PROPOSED 2ND FLOOR PLAN

BZA-6 SCALE 1/4" = 1'-0"

GRONNING
architects

926 N STREET NW - REAR #6
WASHINGTON, DC 20001
T: 202.223.7059
WWW.GRONNINGARCHITECTS.COM

PROJECT:
5012 Nebraska Ave NW
5012 Nebraska Ave NW,
Washington, DC 20008

PROJECT TEAM:
OWNER
OWNER ADDRESS

ARCHITECT
GRONNING ARCHITECTS PLLC
926 N STREET NW
REAR #6 (BLAGDEN ALLEY)
WASHINGTON, DC 20001

CONSULTANT 1 NAME
CONSULTANT 1 ADDRESS

CONSULTANT 2 NAME
CONSULTANT 2 ADDRESS

CONSULTANT 3 NAME
CONSULTANT 3 ADDRESS

SEAL:

REVISIONS:
NUMBER DATE DESCRIPTION

ISSUE:
03.19.2025 FOR BZA REVIEW

PROJECT NUMBER:
24-060

TITLE:
PROPOSED FLOOR PLANS

NOT FOR
CONSTRUCTION

SHEET:

BZA-6

© 2024 GRONNING ARCHITECTS, PLLC. ALL RIGHTS RESERVED

5012 Nebraska Ave NW
5012 Nebraska Ave NW,
Washington, DC 20008

PROJECT TEAM:

OWNER

OWNER ADDRESS

ARCHITECT

GRONNING ARCHITECTS PLLC

926 N STREET NW

REAR #6 (BLAGDEN ALLEY)

WASHINGTON, DC 20001

CONSULTANT 1 NAME

CONSULTANT 1 ADDRESS

CONSULTANT 2 NAME

CONSULTANT 2 ADDRESS

CONSULTANT 3 NAME

CONSULTANT 3 ADDRESS

SEAL:

REVISIONS:

NUMBER

DATE

DESCRIPTION

ISSUE:

03.19.2025

FOR BZA REVIEW

PROJECT NUMBER:

24-060

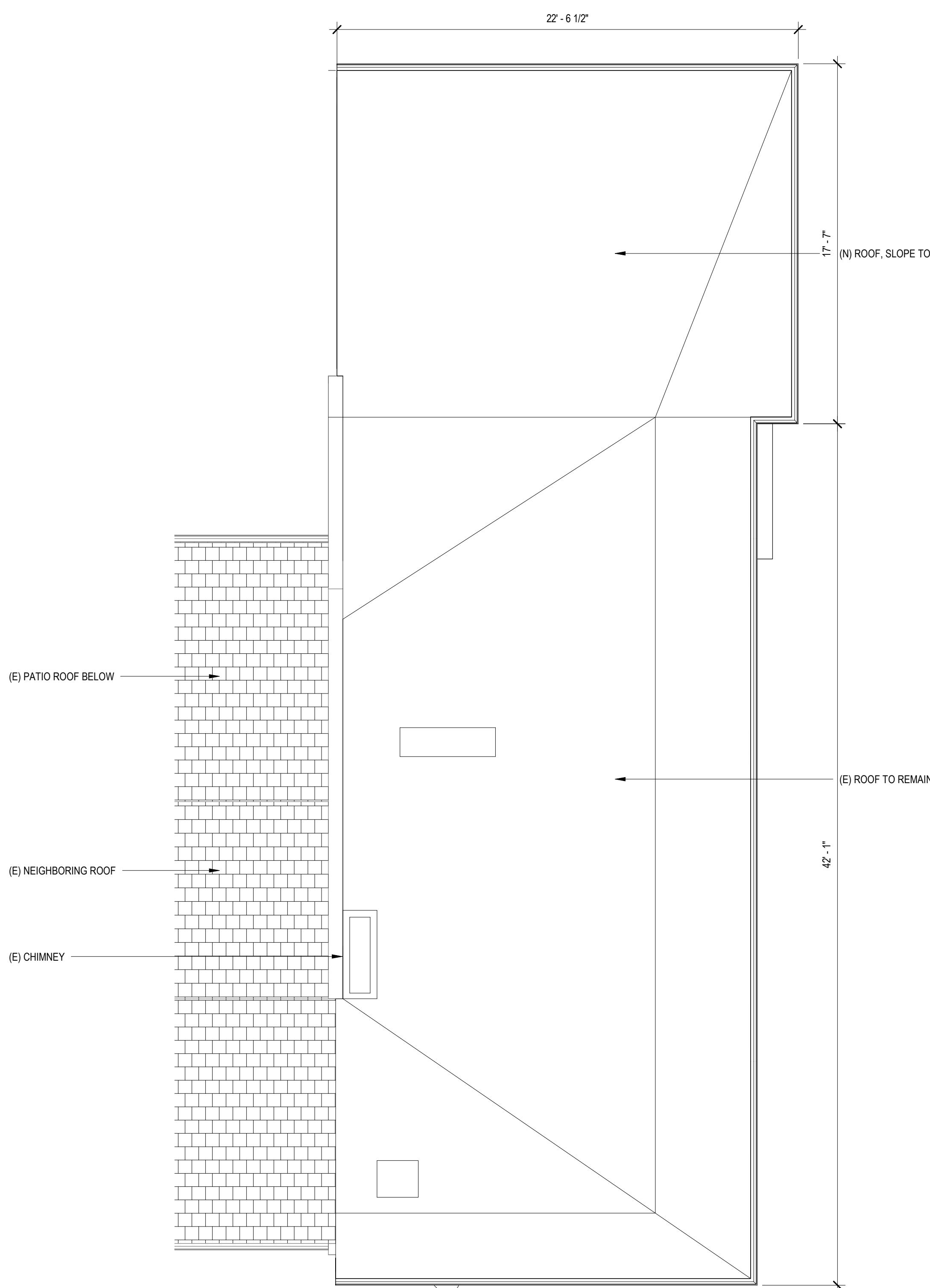
TITLE:

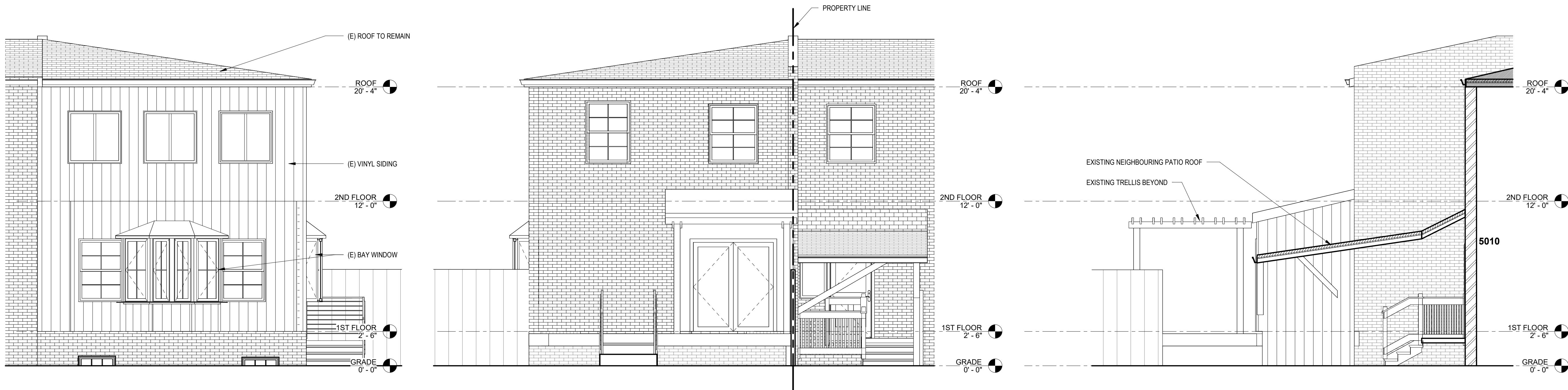
**PROPOSED ROOF
PLAN**

NOT FOR
CONSTRUCTION

SHEET:

BZA-7





1 | EXISTING EAST ELEVATION

BZA-8 SCALE 1/4" = 1'-0"

3 | EXISTING WEST ELEVATION

BZA-8 SCALE 1/4" = 1'-0"

4 | EXISTING SOUTH ELEVATION

BZA-8 SCALE 1/4" = 1'-0"

GRONNING
architects

926 N STREET NW - REAR #6
WASHINGTON, DC 20001
T: 202.223.7059
WWW.GRONNINGARCHITECTS.COM

PROJECT:

5012 Nebraska Ave NW
5012 Nebraska Ave NW,
Washington, DC 20008

PROJECT TEAM:

OWNER
OWNER ADDRESS

ARCHITECT
GRONNING ARCHITECTS PLLC
926 N STREET NW
REAR #6 (BLAGDEN ALLEY)
WASHINGTON, DC 20001

CONSULTANT 1 NAME
CONSULTANT 1 ADDRESS

CONSULTANT 2 NAME
CONSULTANT 2 ADDRESS

CONSULTANT 3 NAME
CONSULTANT 3 ADDRESS

SEAL:

REVISIONS:
NUMBER DATE DESCRIPTION

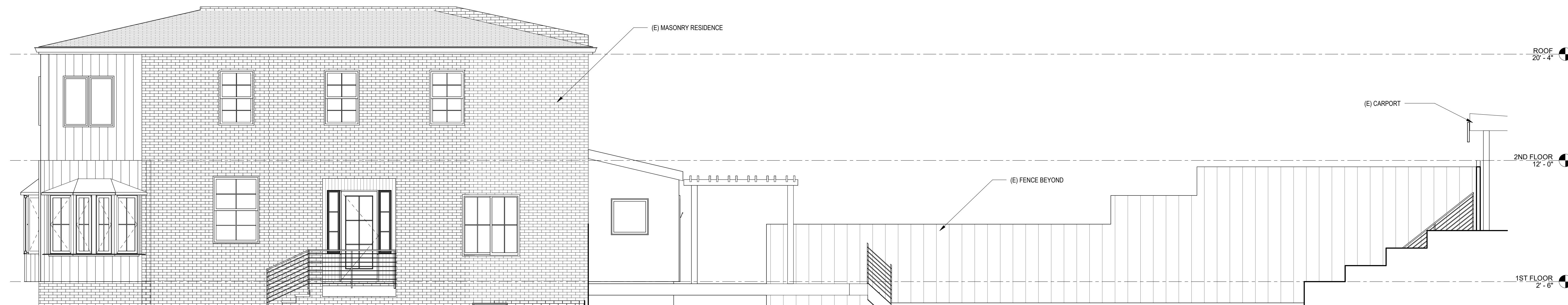
ISSUE:

03.19.2025 FOR BZA REVIEW

PROJECT NUMBER:
24-060

TITLE:

EXISTING BUILDING ELEVATIONS



2 | EXISTING NORTH ELEVATION

BZA-8 SCALE 1/4" = 1'-0"

**NOT FOR
CONSTRUCTION**

SHEET:

BZA-8

© 2024 GRONNING ARCHITECTS, PLLC. ALL RIGHTS RESERVED



2 | PROPOSED SOUTH WEST ELEVATION

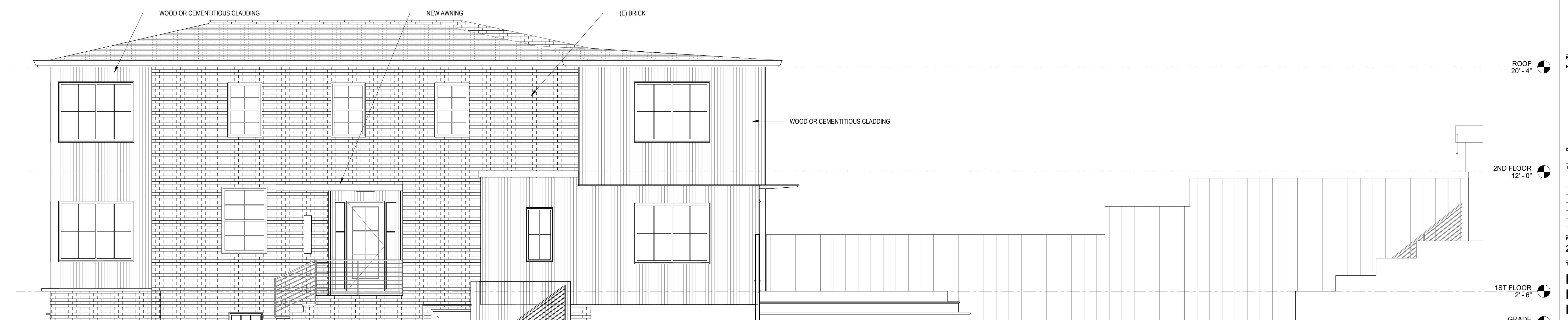
BZA-9 SCALE 1/4" = 1'-0"

1 | PROPOSED NORTH WEST ELEVATION

BZA-9 SCALE 1/4" = 1'-0"

3 | PROPOSED SOUTH EAST ELEVATION

BZA-9 SCALE 1/4" = 1'-0"



4 | PROPOSED NORTH EAST ELEVATION

BZA-9 SCALE 1/4" = 1'-0"

GRONNING
architects

926 N STREET NW - REAR #6
WASHINGTON, DC 20001
T: 202.223.7059
WWW.GRONNINGARCHITECTS.COM

5012 Nebraska Ave NW
5012 Nebraska Ave NW,
Washington, DC 20008

PROJECT TEAM:
OWNER
OWNER ADDRESS

ARCHITECT
GRONNING ARCHITECTS PLLC
926 N STREET NW
REAR #6 (BLAGDEN ALLEY)
WASHINGTON, DC 20001

CONSULTANT 1 NAME
CONSULTANT 1 ADDRESS

CONSULTANT 2 NAME
CONSULTANT 2 ADDRESS

CONSULTANT 3 NAME
CONSULTANT 3 ADDRESS

SEAL:

REVISIONS:
NUMBER DATE DESCRIPTION

ISSUE:

03.19.2025 FOR BZA REVIEW

PROJECT NUMBER:
24-060

TITLE:

**PROPOSED
BUILDING
ELEVATIONS**

**NOT FOR
CONSTRUCTION**

SHEET:

BZA-9



PROPOSED NORTH WEST ELEVATION



PROPOSED SOUTH EAST



PROPOSED NORTH EAST ELEVATION

GRONNING
architects

926 N STREET NW - REAR #6
WASHINGTON, DC 20001
T: 202.223.7059
WWW.GRONNINGARCHITECTS.COM

5012 Nebraska Ave NW
5012 Nebraska Ave NW,
Washington, DC 20008

PROJECT TEAM:
OWNER
OWNER ADDRESS

ARCHITECT
GRONNING ARCHITECTS PLLC
926 N STREET NW
REAR #6 (BLAGDEN ALLEY)
WASHINGTON, DC 20001

CONSULTANT 1 NAME
CONSULTANT 1 ADDRESS

CONSULTANT 2 NAME
CONSULTANT 2 ADDRESS

CONSULTANT 3 NAME
CONSULTANT 3 ADDRESS

SEAL:

REVISIONS:
NUMBER DATE DESCRIPTION

ISSUE:
03.19.2025 FOR BZA REVIEW

PROJECT NUMBER:
24-060

TITLE:
**PROPOSED
BUILDING
RENDERINGS**

NOT FOR
CONSTRUCTION

SHEET:

BZA-10

© 2024 GRONNING ARCHITECTS, PLLC. ALL RIGHTS RESERVED