

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 TO 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 CONTRACTORS 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.

ABBREVIATIONS

ABV	ABOVE	HGT	HEIGHT	SECT	SECTION
AFF	ABOVE FINISH FLOOR	HK	HOOK	SF	SQUARE FOOT
ALT	ALTERNATE	HR	HORIZONTAL	SHT	SHEET
ALUM	ALUMINUM	HWR	HOUR	SM	SIMILAR
B	BOTTOM	HWR	HOT WATER HEATER	SOG	SLAB ON GRADE
BALC	BALCONY	INSUL	INSULATION	SQ	SQUARE
BLDG	BUILDING	INT	INTERIOR	SST	STAINLESS STEEL
BLD	BOTTOM LOWER LAYER	JAN	JANITOR	STD	STANDARD
CL	CENTER LINE	JOB	JOB	STL	STEEL
BLU	BOTTOM UPPER LAYER	JOB	JOB	STR	STRUCTURAL
CAB	CABINET	JOB	JOB	SUSP	SUSPENDED
CG	CONTROL JOINT	JOB	JOB	SYM	SYMMETRICAL
CE	CEILING	JOB	JOB		
CLR	CLEAR	JOB	JOB		
CMU	CONCRETE MASONRY UNIT	JOB	JOB		
CONC	CONCRETE	JOB	JOB		
CONT	CONTINUOUS	JOB	JOB		
CJ	CONSTRUCTION JOINT	JOB	JOB		
CLR	CLEAR	JOB	JOB		
CT	CERAMIC TILE	JOB	JOB		
DBL	DOUBLE	JOB	JOB		
DET	DETAIL	JOB	JOB		
DIA	DIAMETER	JOB	JOB		
DL	DEAD LOAD	JOB	JOB		
DWG	DRAWING	JOB	JOB		
EA	EACH	JOB	JOB		
EL	ELEVATION	JOB	JOB		
EQ	EQUAL	JOB	JOB		
EX	EXISTING	JOB	JOB		
(E)	EXISTING	JOB	JOB		
FD	FLOOR DRAIN	JOB	JOB		
FDN	FOUNDATION	JOB	JOB		
FE	FIRE EXTINGUISHER	JOB	JOB		
REC	FIRE EXTINGUISHER CABINET	JOB	JOB		
FF	FINISHED FLOOR	JOB	JOB		
PH	FIRE HYDRANT	JOB	JOB		
FIN	FINISH	JOB	JOB		
FTG	FOOTING	JOB	JOB		
GA	GAUGE	JOB	JOB		
GAL	GALLON	JOB	JOB		
GALV	GALVANIZED	JOB	JOB		
GWB	GYPSUM WALL BOARD	JOB	JOB		
HB	HOSE BIB	JOB	JOB		
ALUM	HANDICAPPED	JOB	JOB		

MATERIAL SYMBOLS

	BRICK		EXIST. TO REMAIN
	CMU		PLYWOOD
	CONCRETE		BATT INSULATION
	PLASTER OR GYP BRD		GRAVEL
	EARTH		WOOD
	ALUMINUM		STEEL

GRAPHIC SYMBOLS

	NORTH SYMBOL
	SECTION MARK
	ELEVATION MARK
	SPOT ELEVATION
	FLOOR ELEVATION
	DOOR TAG
	EXTERIOR DOOR OR WINDOW SYMBOL
	WALL TYPE SYMBOL
	ACCESSORIES SYMBOL
	EXISTING DOOR
	NEW DOOR



DRAWING LIST

ARCHITECTURAL

- BZA-1 PROJECT INFORMATION & SITE MAP
- BZA-2 EXISTING PHOTOS
- BZA-3 SITE PLAN
- BZA-4 EXISTING FLOOR PLANS
- BZA-5 EXISTING ROOF PLAN
- BZA-6 PROPOSED FLOOR PLANS
- BZA-7 PROPOSED ROOF PLAN
- BZA-8 EXISTING BUILDING ELEVATIONS
- BZA-9 PROPOSED BUILDING ELEVATIONS
- BZA-10 PROPOSED BUILDING RENDERINGS

PROJECT DATA

BUILDING ADDRESS:	5012 NEBRASKA AVE NW		
ZONE	R-2		
LOT	0038		
SQUARE	1879		
USE GROUP	R-2 RESIDENTIAL		
NUMBER OF STORIES	2 PLUS CELLAR		
LOT SF	4,513 SF		
BUILDING FOOTPRINT	EXISTING: 1,510 SF PROPOSED: 1,744 SF		
LOT OCCUPANCY	ALLOWABLE: 40% (4,513 SF)	EXISTING: 31% (1,510 SF)	PROPOSED: 38%(1,744 SF)
REAR YARD SET BACK:	ALLOWABLE: 20'	EXISTING: 61'-11"	PROPOSED: 55'-2"
SIDE YARD SET BACK:	ALLOWABLE: 8'	EXISTING: 10'	PROPOSED: 8'
FRONT YARD SET BACK:	NO LESSER OR GREATER THAN EXISTING SETBACKS ON THE SAME BLOCK	EXISTING: 23' - 5"	PROPOSED: 23' - 5"
PERVIOUS SURFACE:	REQUIRED: 30%	EXISTING: 45%	PROPOSED: 37%
BUILDING HEIGHT:	ALLOWABLE: 40' MAX	EXISTING: 22'-4"	PROPOSED: 22'-4"
LEVEL OF ALTERATION	LEVEL 3		
SCOPE OF WORK	RENOVATION/ ADDITION TO AN EXISTING 2 STORY PLUS CELLAR SINGLE FAMILY DWELLING WITH CELLAR LEVEL ACCESSORY DWELLING UNIT.		

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PROJECT INFORMATION, LOCATION MAP & DRAWING LIST

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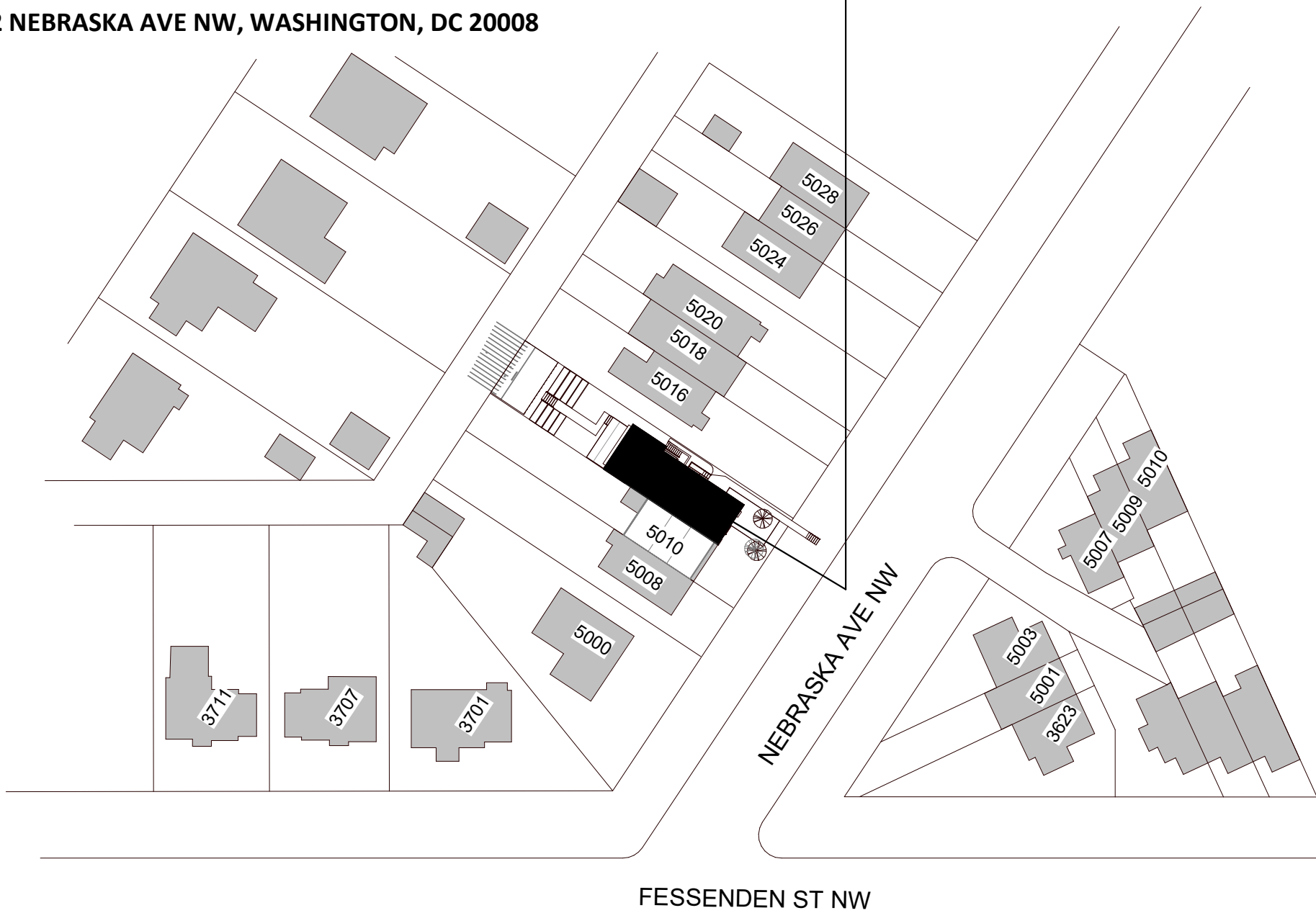
BZA-1

Board of Zoning Adjustment
District of Columbia
CASE NO.21309
FILED JUL 18 2024

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SITE LOCATION MAP

5012 NEBRASKA AVE NW, WASHINGTON, DC 20008



1 SITE MAP
BZA-1 SCALE 1" = 60'-0"



EXISTING SOUTH EAST ELEVATION



EXISTING NORTH EAST ELEVATION



EXISTING NORTH WEST ELEVATION



EXISTING STAIR TO CARPORT



EXISTING NEIGHBORING COVERED PATIO



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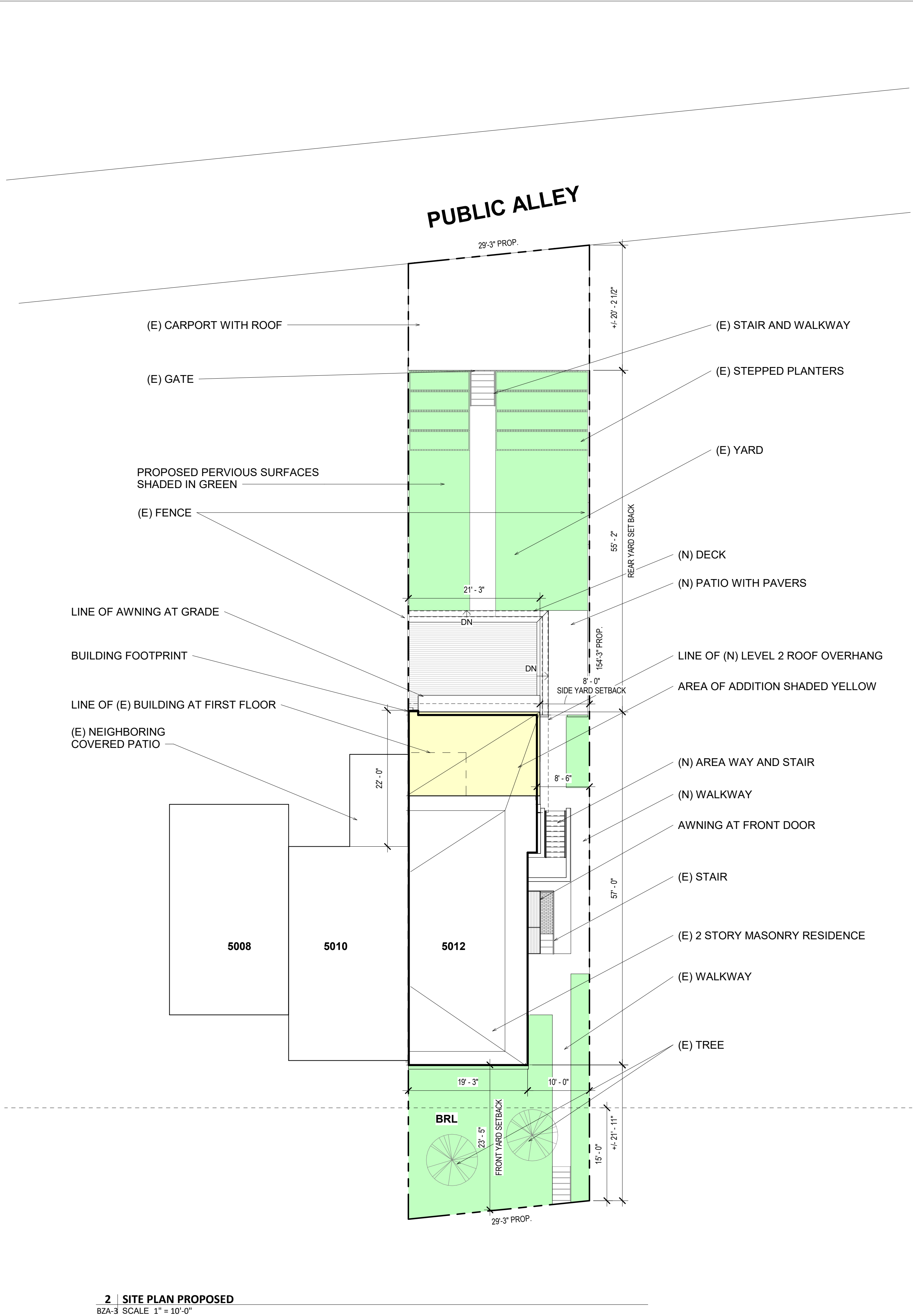
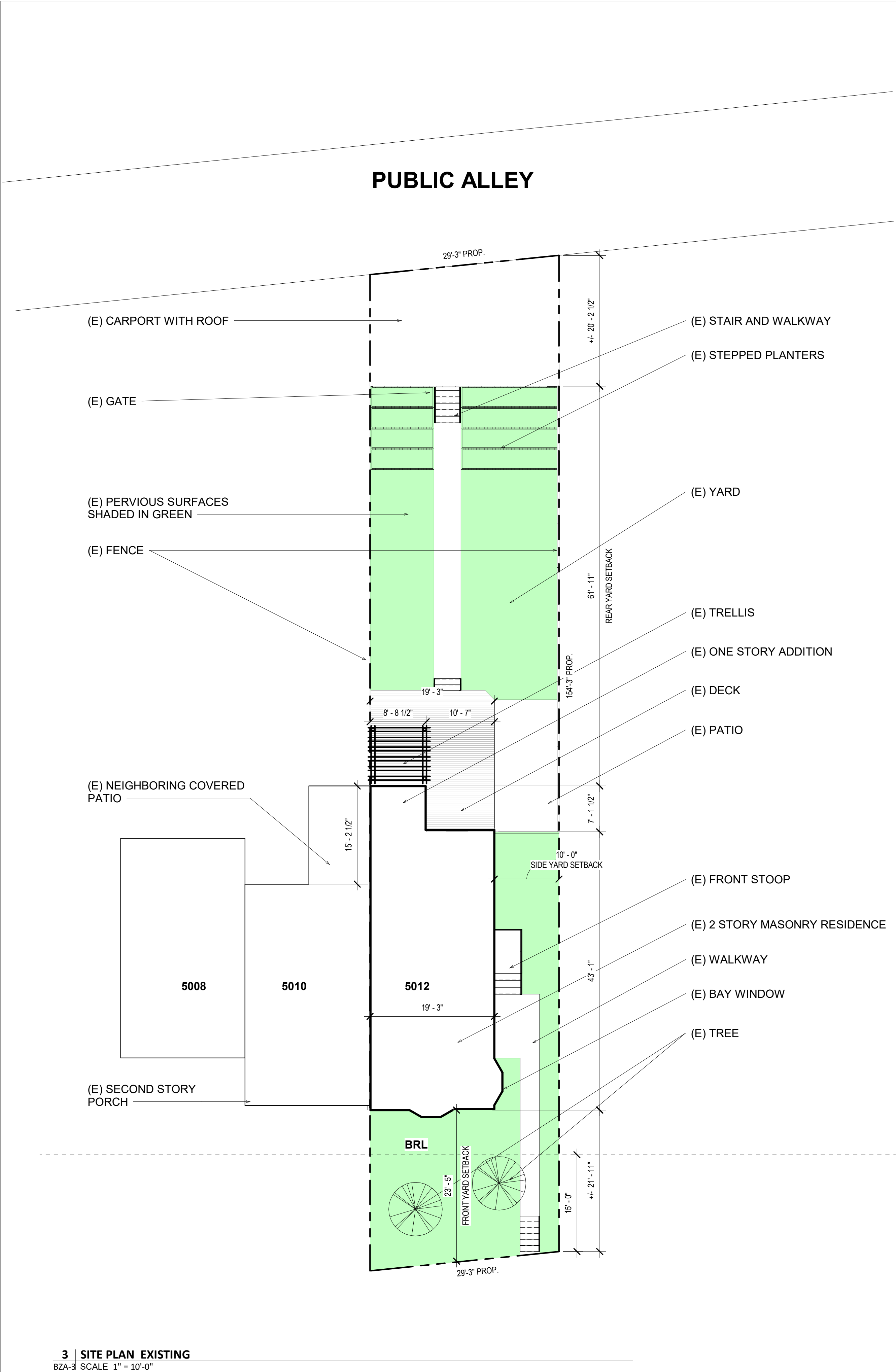
EXISTING PHOTOS

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SITE PLAN

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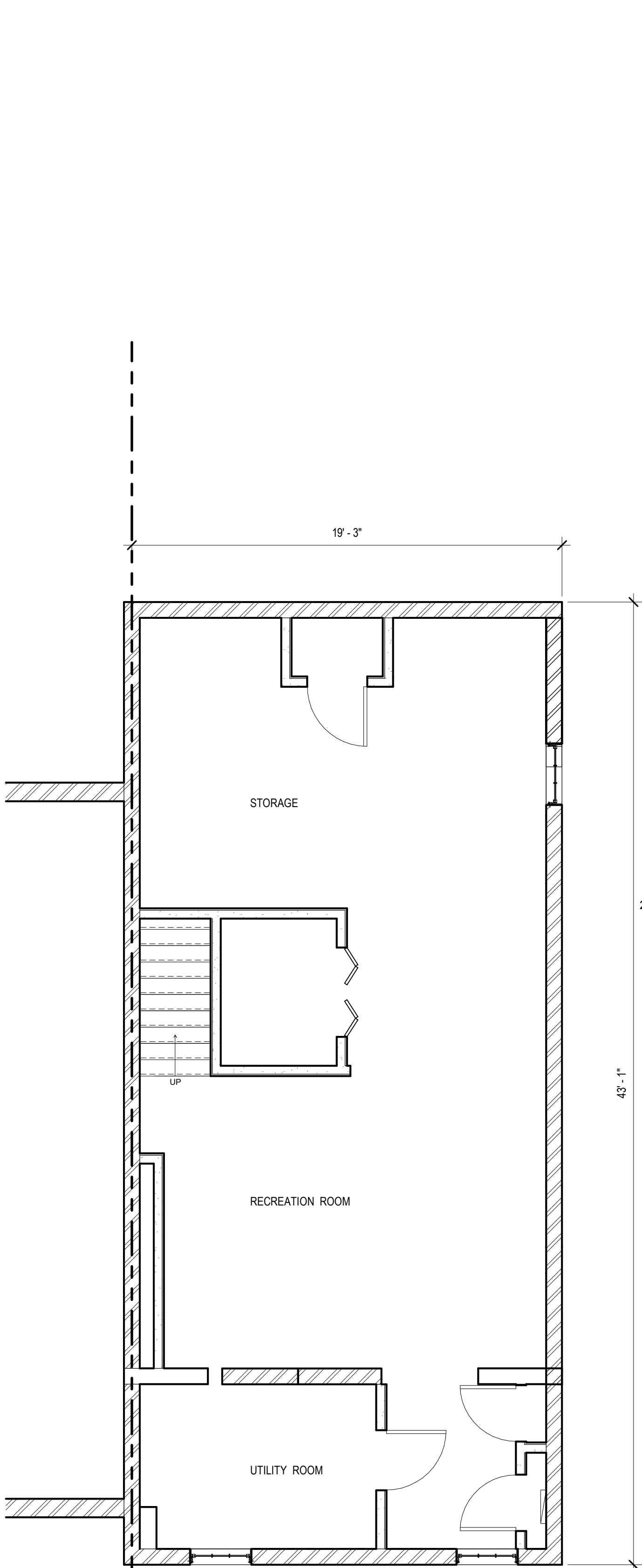
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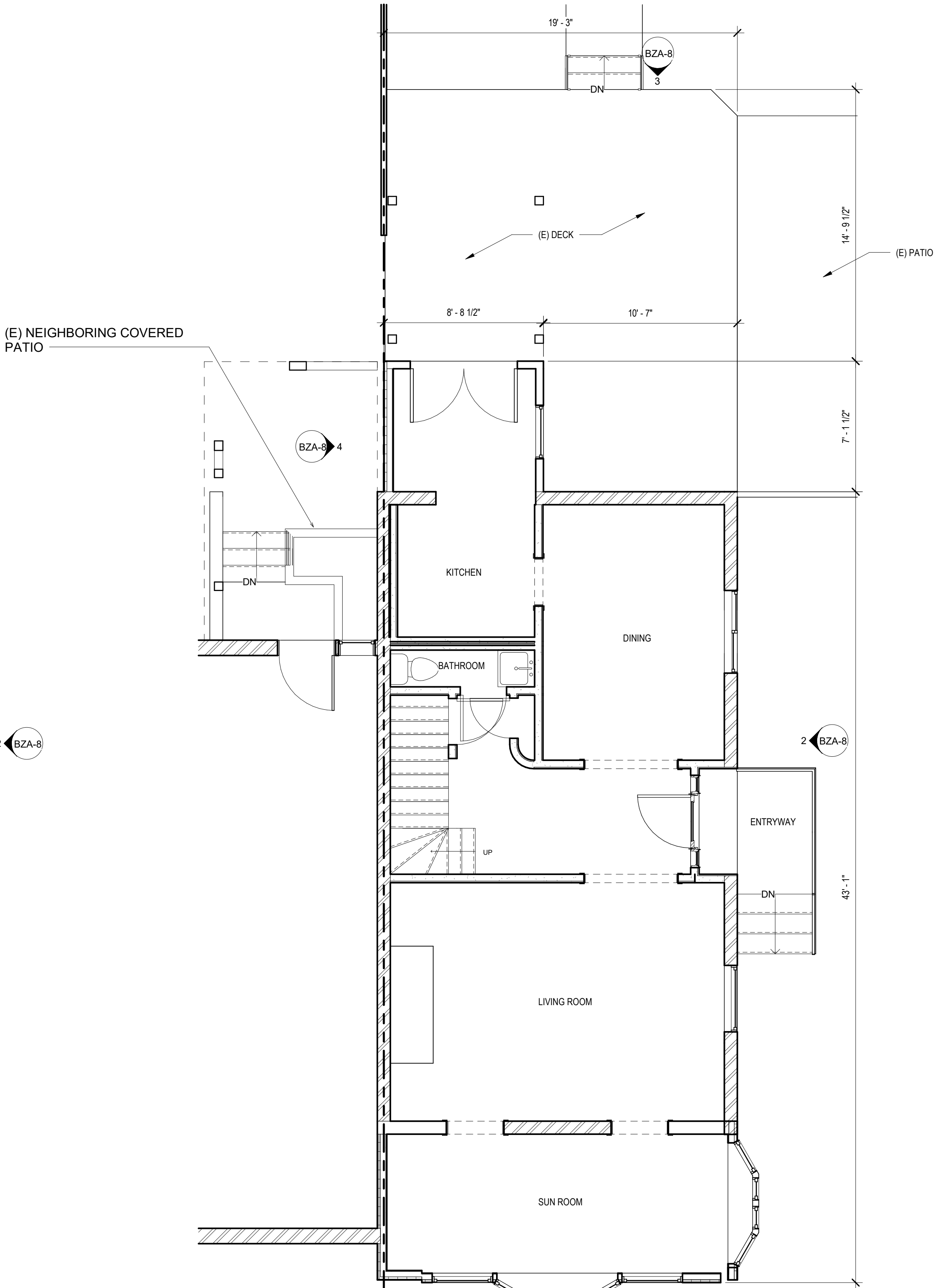
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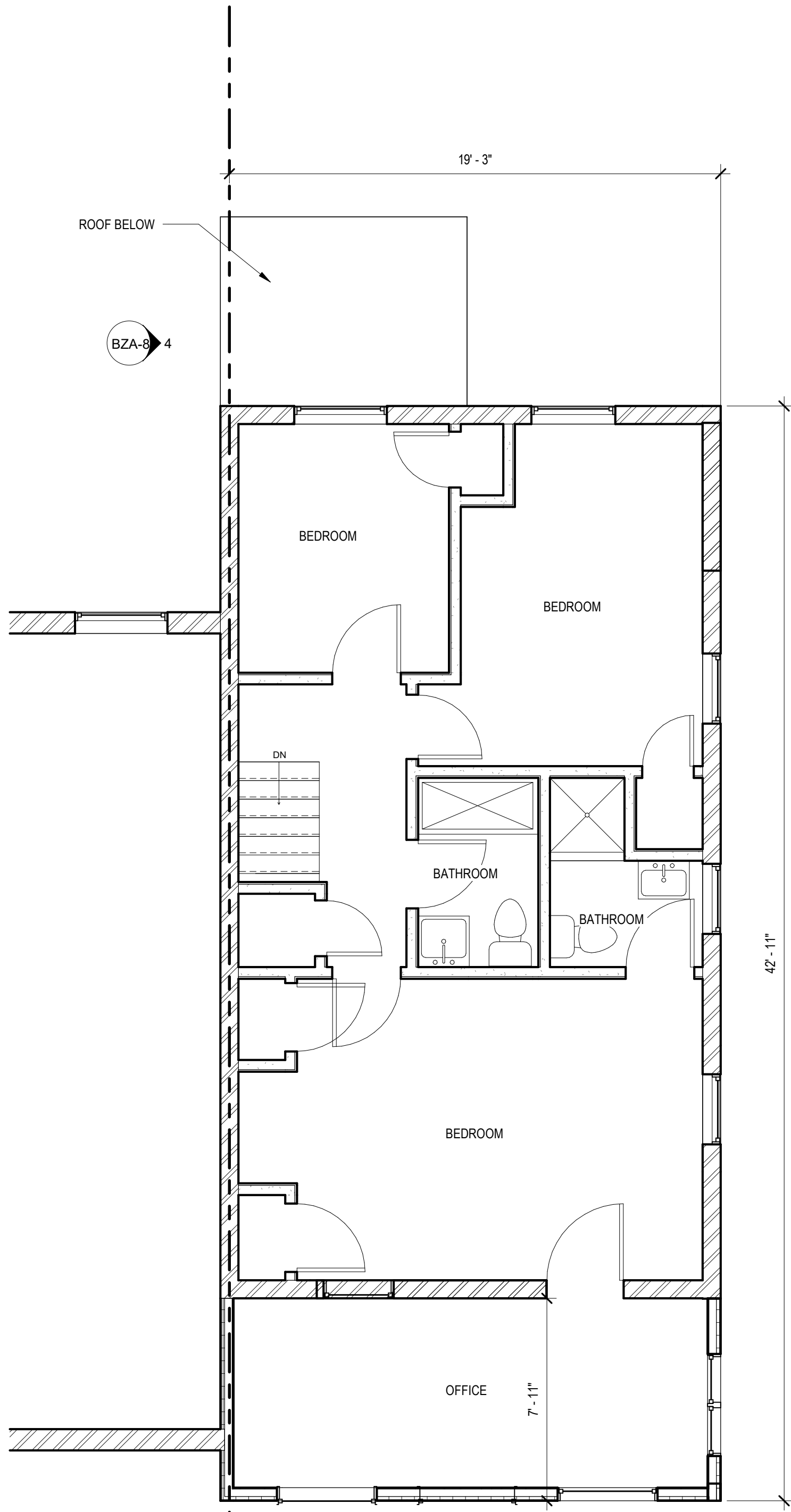
- EXISTING CONSTRUCTION TO REMAIN
- NEW CMU WALL
- NEW CONSTRUCTION
- PROPERTY LINE
- EXISTING DOOR
- NEW DOOR



3 | CELLAR - EXISTING FLOOR PLAN
BZA-4 SCALE 1/4" = 1'-0"



1 | LEVEL 1 - EXISTING FLOOR PLAN
BZA-4 SCALE 1/4" = 1'-0"



2 | LEVEL 2 - EXISTING FLOOR PLAN
BZA-4 SCALE 1/4" = 1'-0"

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EXISTING FLOOR
PLANS

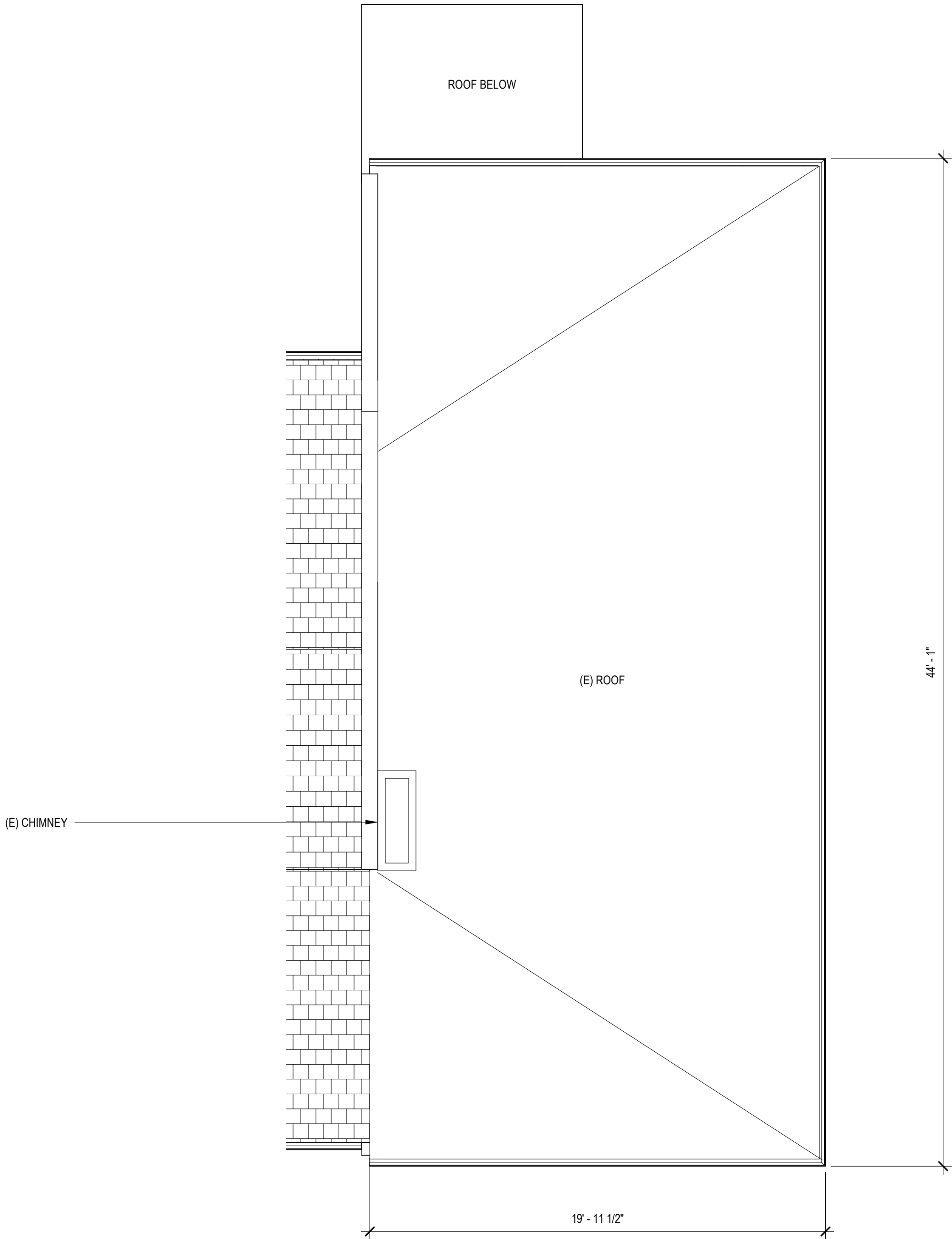
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BZA-4

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2 | EXISTING ROOF PLAN
BZA-5 SCALE 1/4" = 1'-0"



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**EXISTING ROOF
PLAN**

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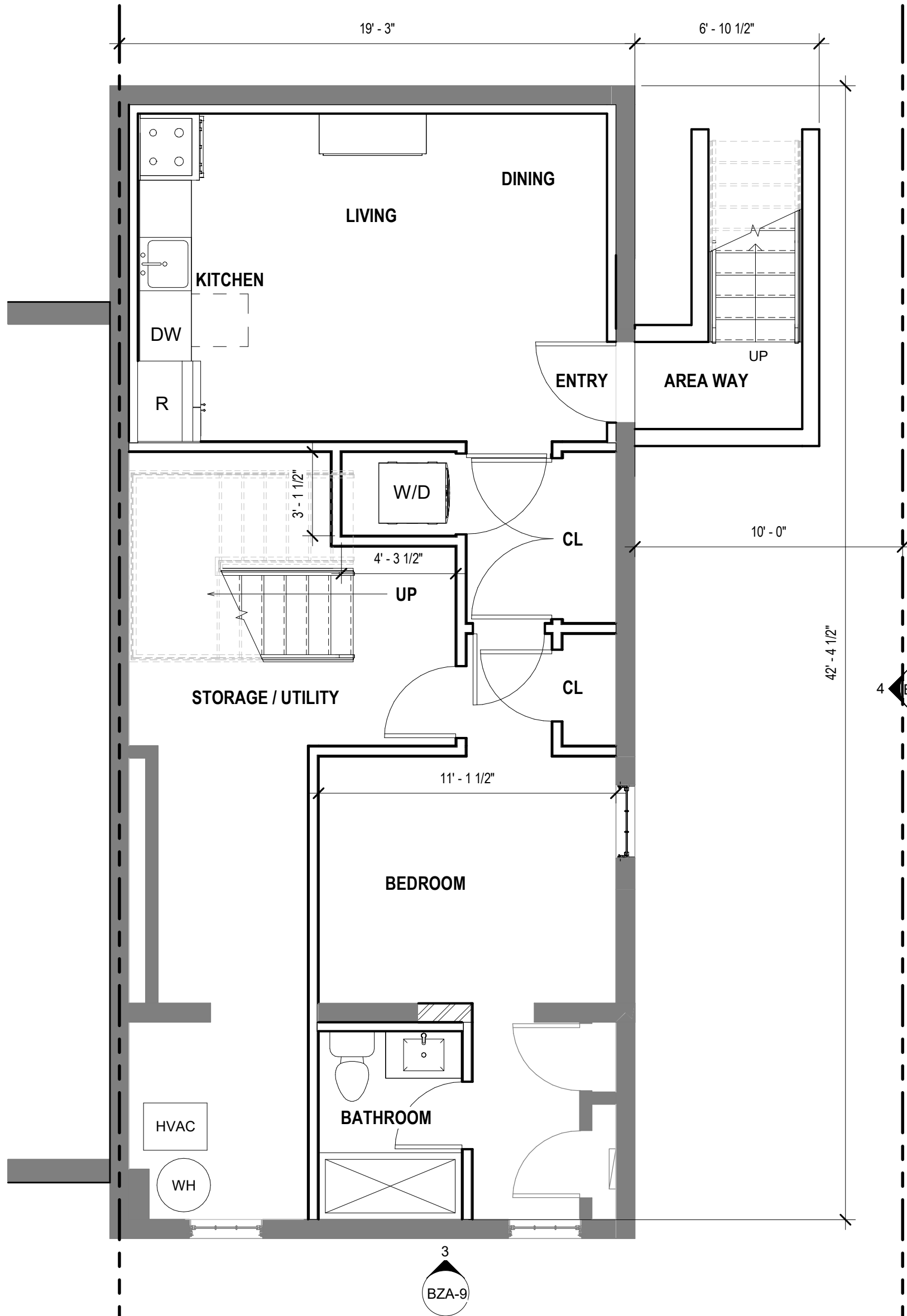
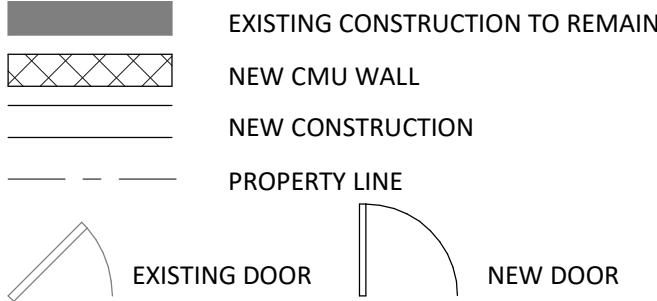
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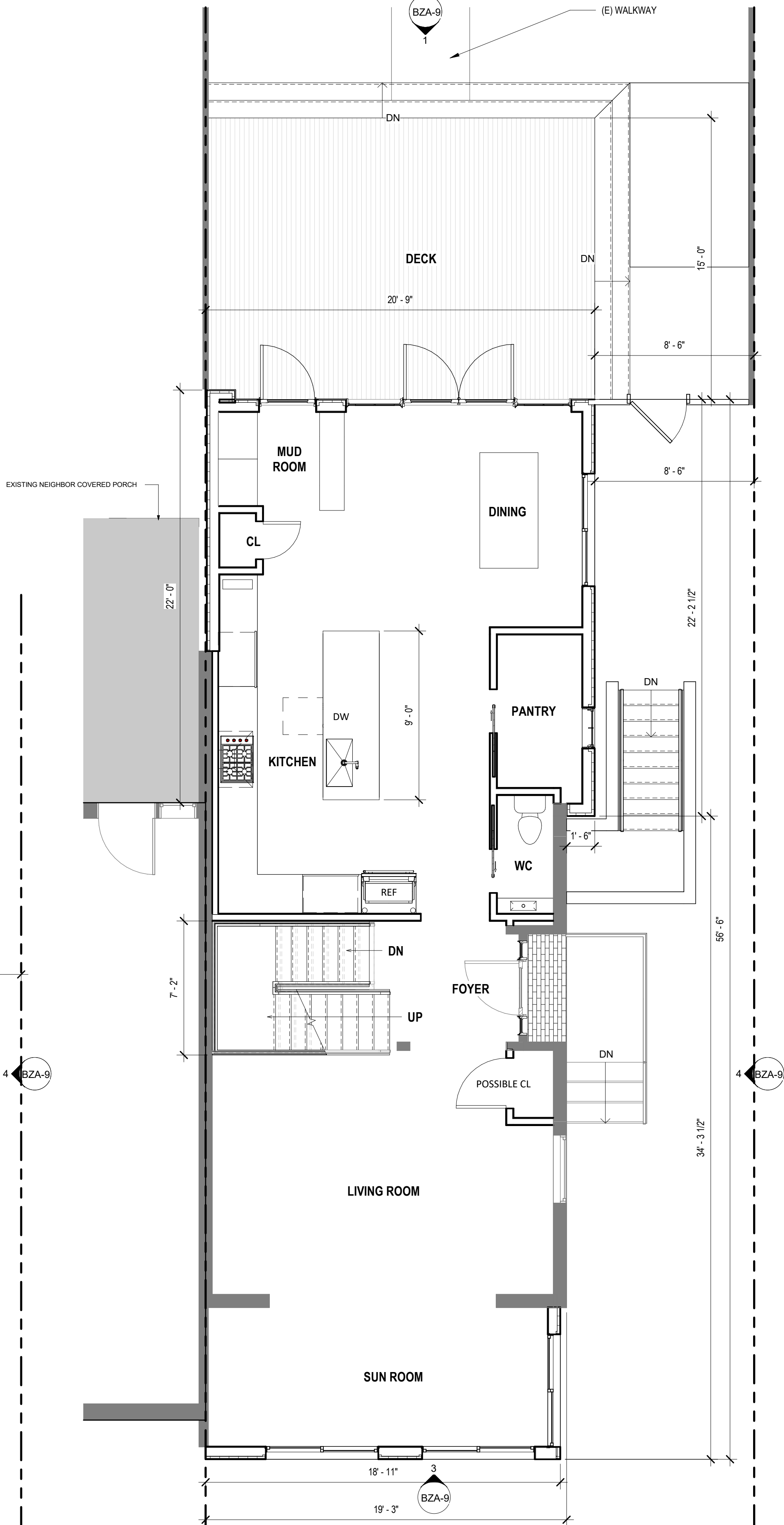
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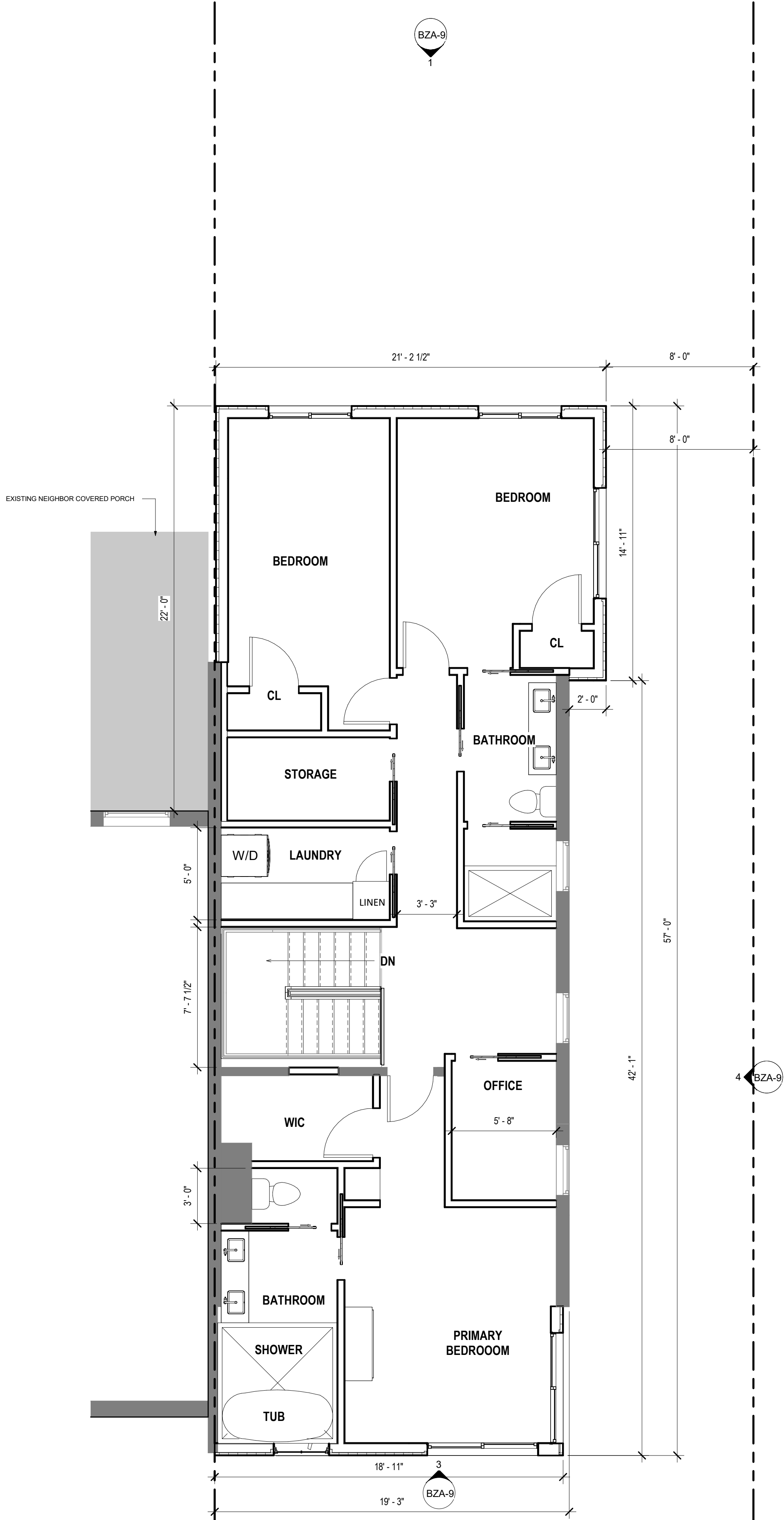
DRAWING LEGEND



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"

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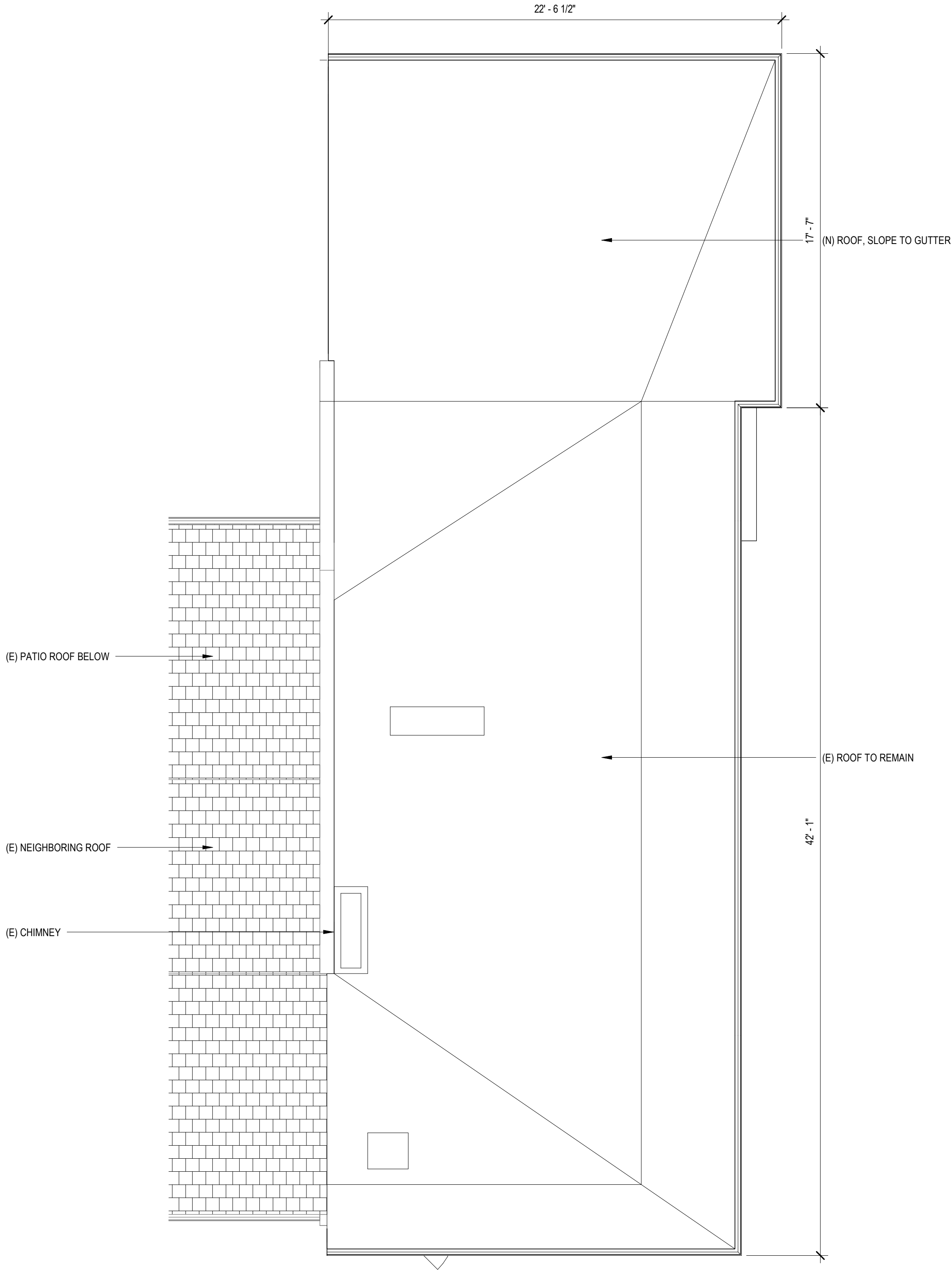
PROPOSED FLOOR PLANS

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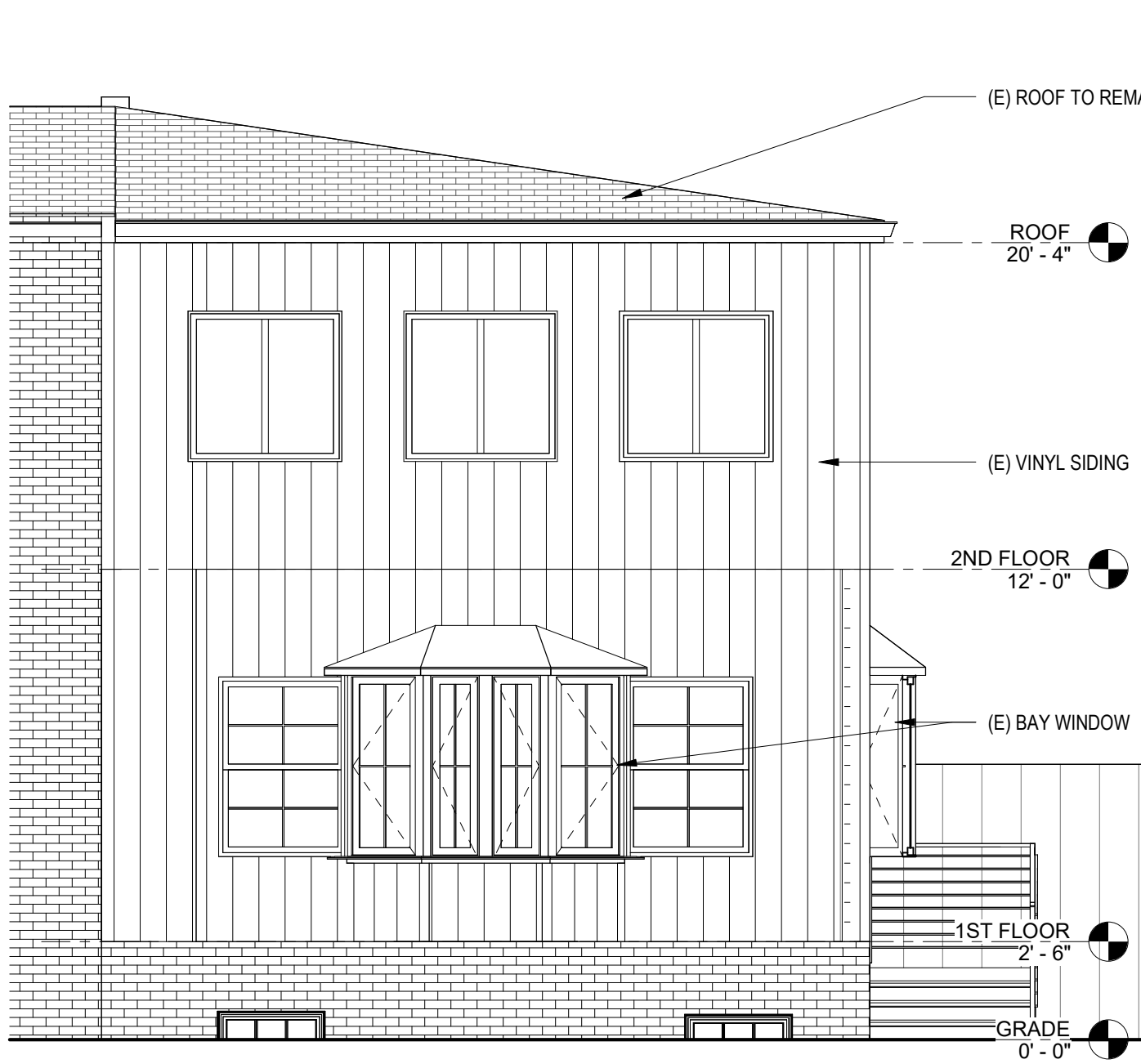
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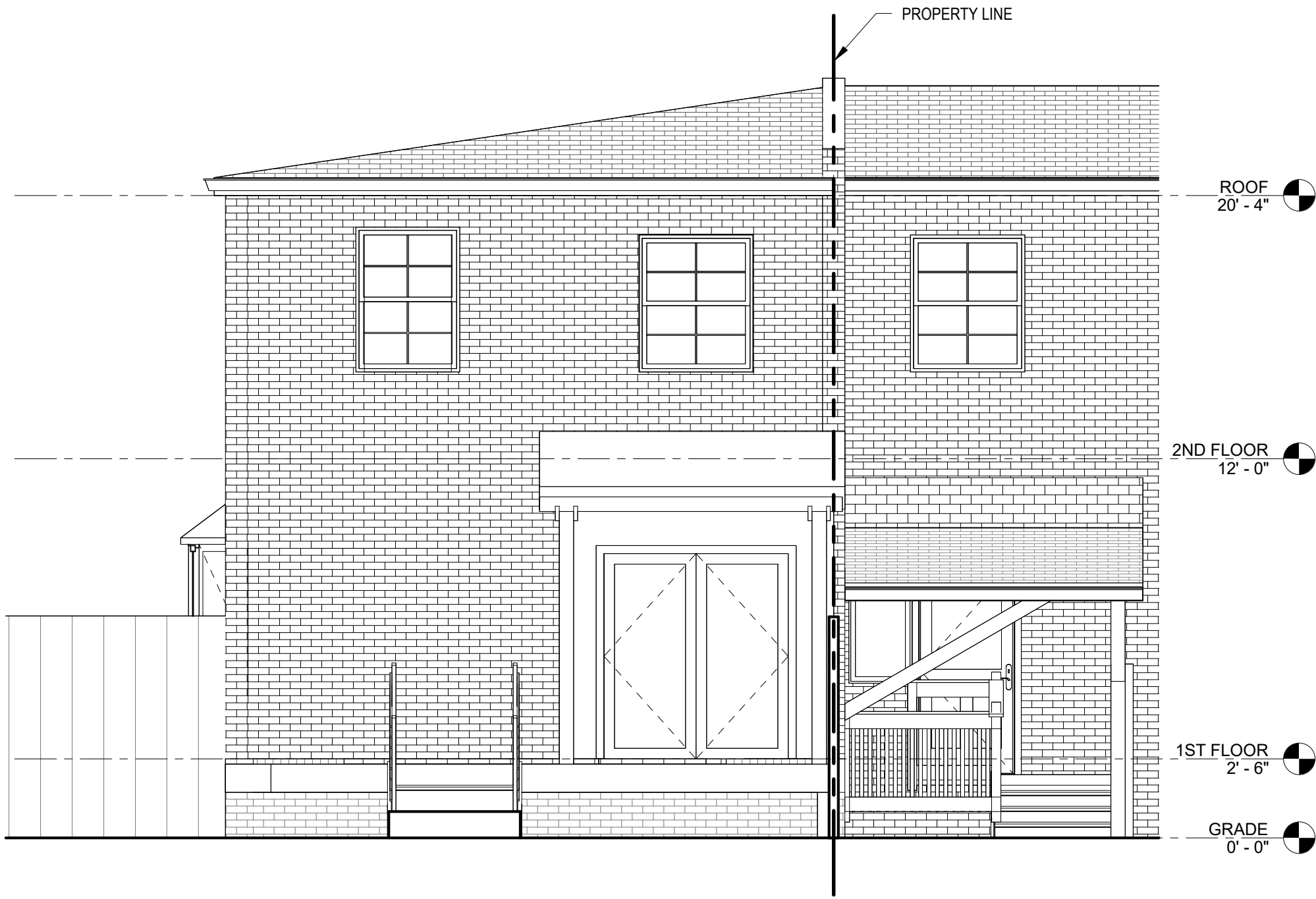
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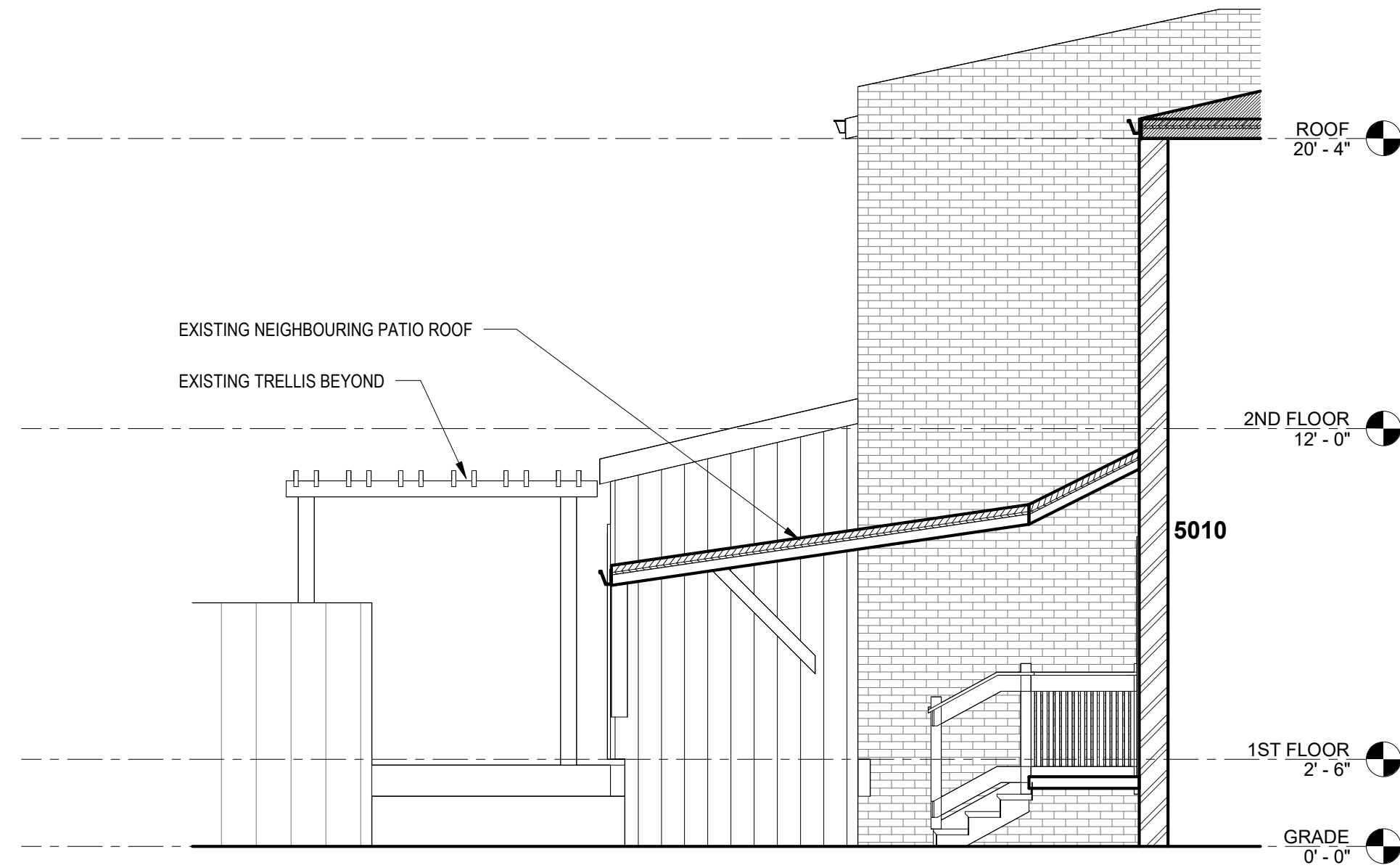
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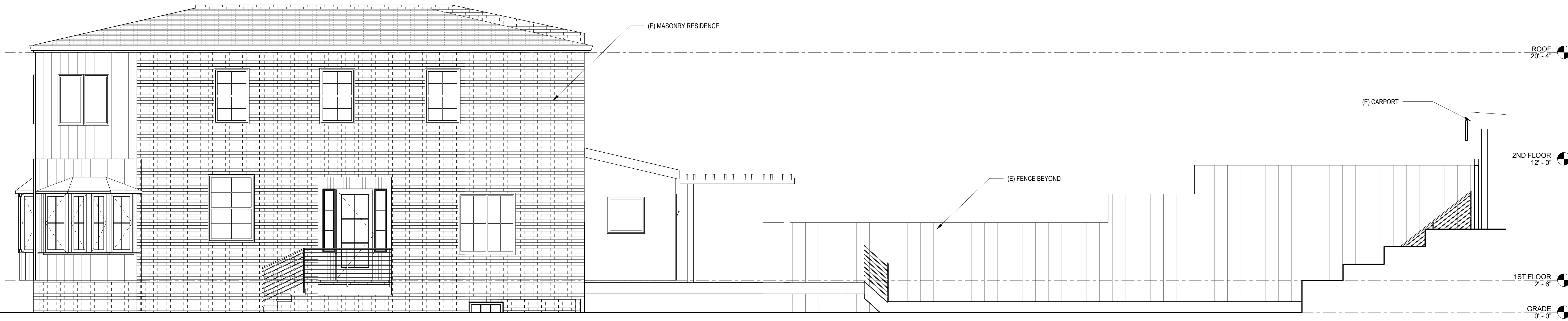
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BZA-8 SCALE 1/4" = 1'-0"



3 | EXISTING WEST ELEVATION
BZA-8 SCALE 1/4" = 1'-0"



4 | EXISTING SOUTH ELEVATION
BZA-8 SCALE 1/4" = 1'-0"



2 | EXISTING NORTH ELEVATION
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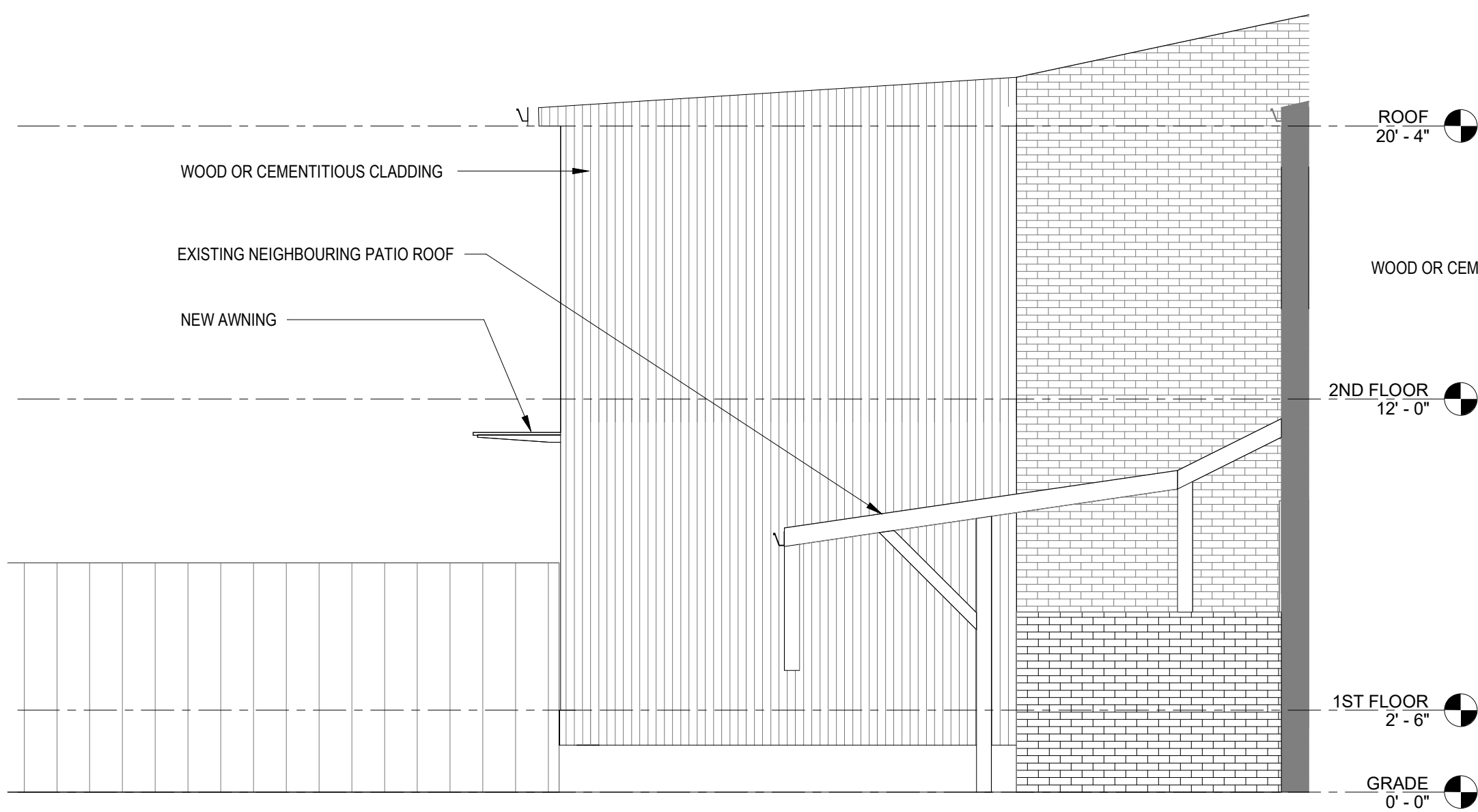
**EXISTING BUILDING
ELEVATIONS**

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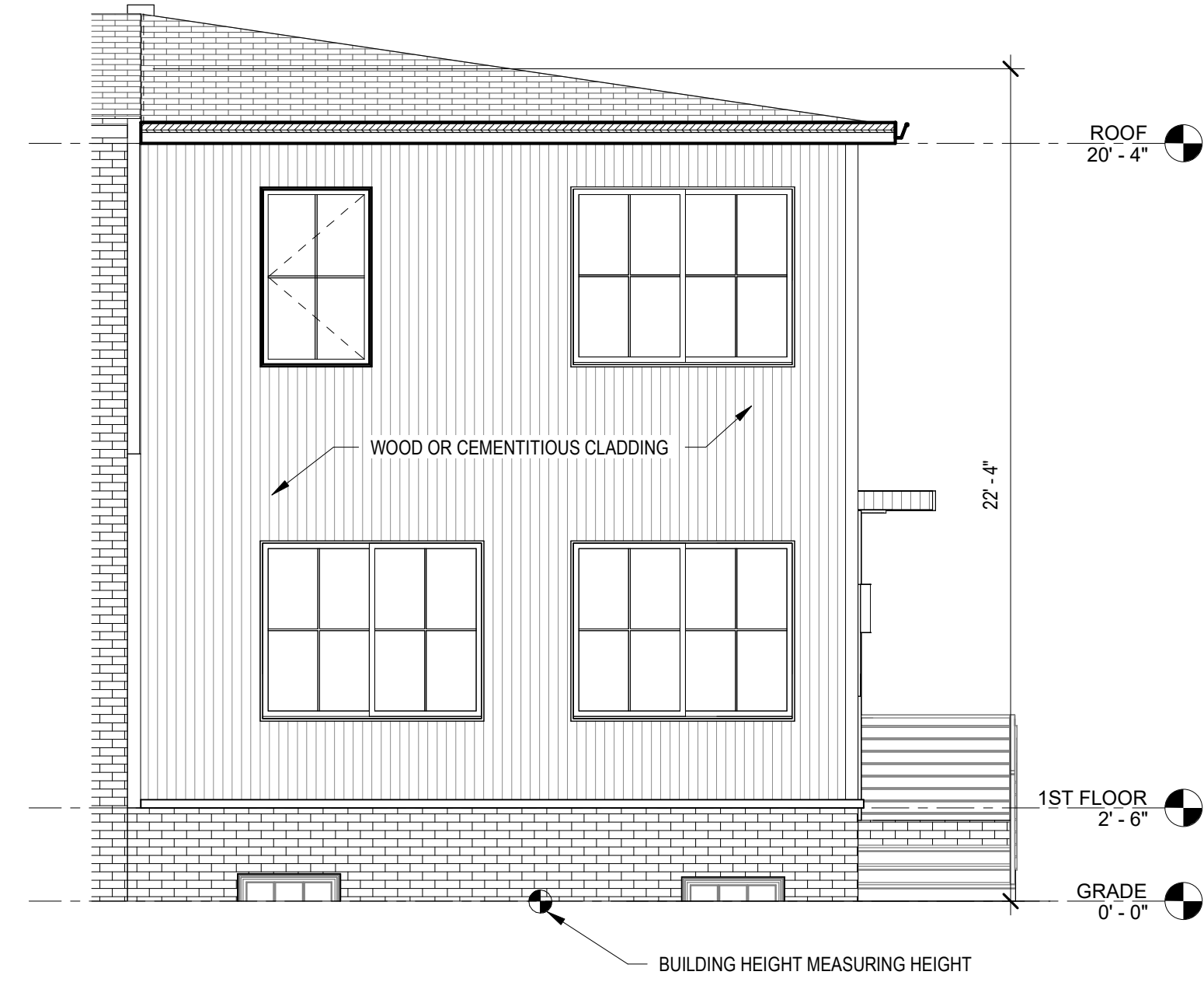
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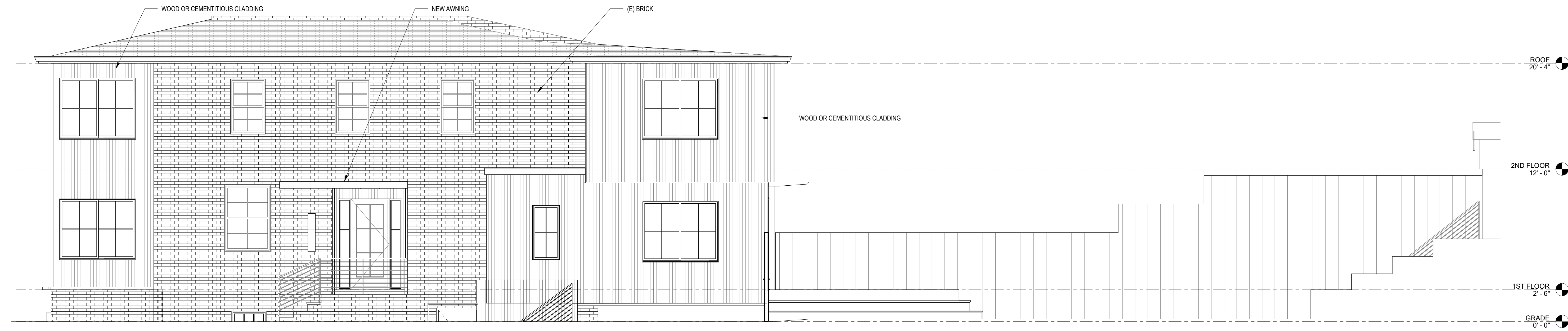
2 | PROPOSED SOUTH WEST ELEVATION
BZA-9 SCALE 1/4" = 1'-0"



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"



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**PROPOSED
BUILDING
ELEVATIONS**

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PROPOSED NORTH WEST ELEVATION



PROPOSED SOUTH EAST



PROPOSED NORTH EAST ELEVATION



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**PROPOSED
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