

5034 NEBRASKA AVE NW WASHINGTON DC 20008

LOT: 0030 SQUARE: 1879

RESIDENTIAL ROW
BUILDING

PROJECT CODE -

OWNER

OWNER ADDRESS

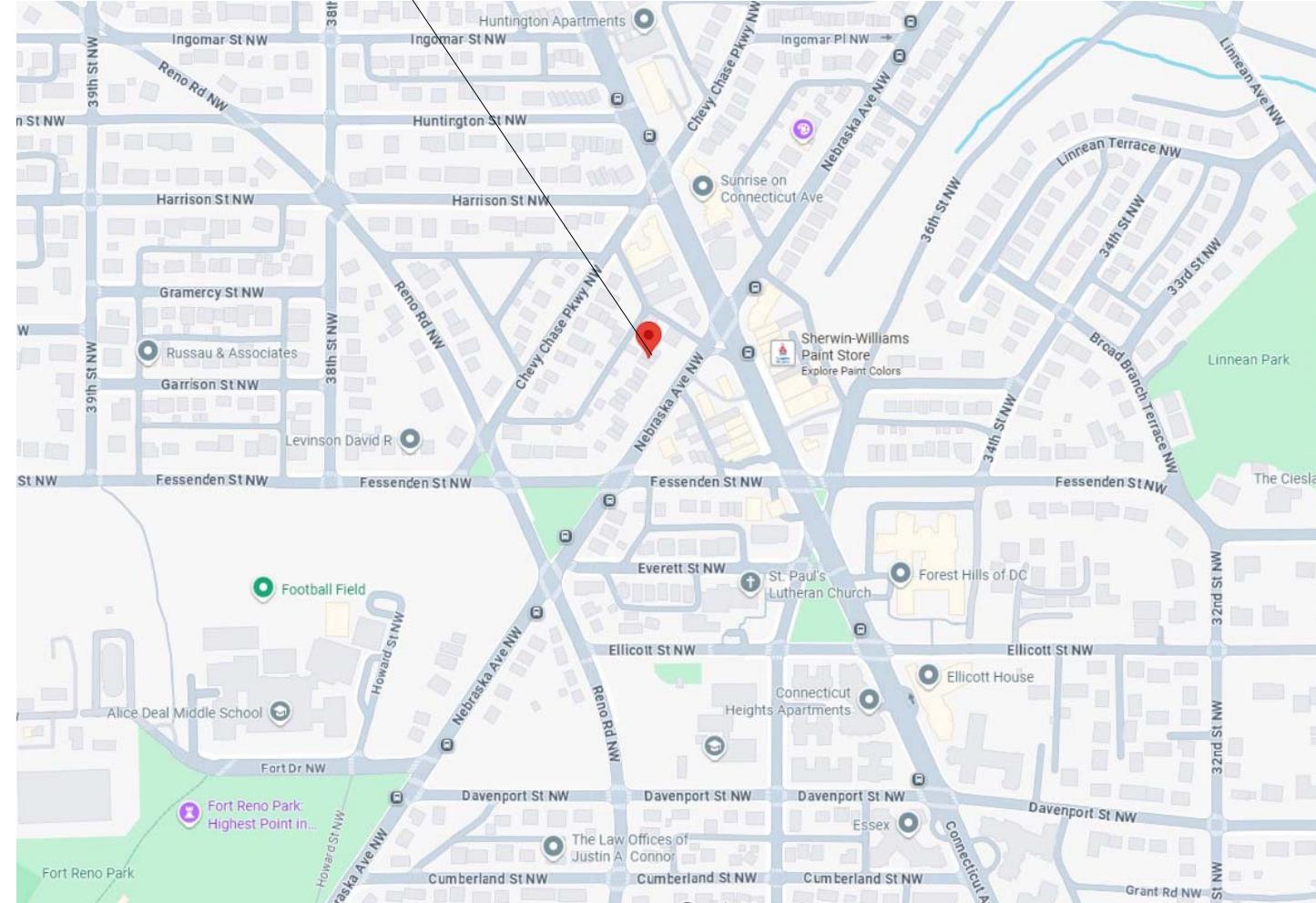
PROPERTY ADDRESS
5034 NEBRASKA AVE NW
WASHINGTON DC 20008

Square, Suffix, Lot
1879 0030

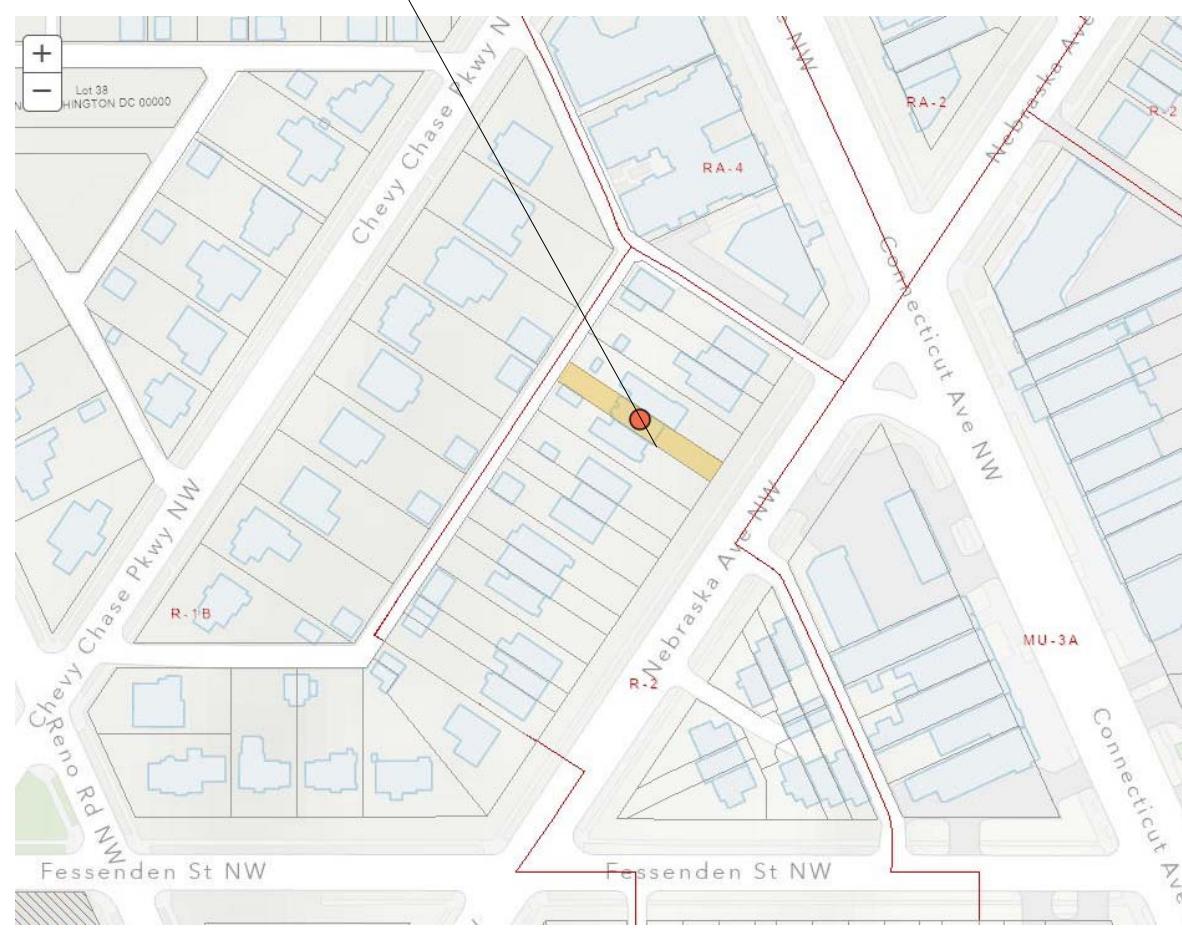
PROJECT DESIGN TEAM

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LOCATION



VICINITY MAP



SYMBOLS

SYMBOLS		ABBREVIATIONS	
PLAN DETAIL REFERENCE	DOOR DESIGNATION	AFF	ABOVE FINISH FLOOR
X - DETAIL REFERENCE XX - SHEET NUMBER	WINDOW DESIGNATION	AA	ALL AROUND
ELEVATION REFERENCE	PARTITION TYPE	ACOUS	ACOUSTICAL
X - DETAIL REFERENCE XX - SHEET NUMBER	KEY NOTE	ADJ	ADJUSTABLE
SECTION REFERENCE	ROOM NUMBER	ALUM	ALUMINUM
X - DETAIL REFERENCE XX - SHEET NUMBER	FIXTURE TYPE	ANOD	ANODIZED
EXISTING WALL TO BE REMOVED	ELEVATION MARKER	BD	BOARD
EXISTING WALL TO REMAIN		BLKG	BLOCKING
NEW BRICK WALL		BS	BOTH SIDES
NEW CMU WALL		CLG	CENTER LINE
NEW STUD WALL		CMU	CONCRETE MASONRY UNIT
		CONT	CONTINUOUS
		DIA	DIAmeter
		DIM	DImension
		DN	DOWN
		DOUG	DOUGLAS
		DR	DOOR
		DTL	DETAIL
		DWG	DRAWING
		ELEC	ELECTRICAL
		ELEV	ELEVATION
		EQ	EQUAL
		EQUIP	EQUIPMENT
		EST.	EXISTING
		FF	FINISH FLOOR
		FIXT	FIXTURE
		FLR	FLOOR
		FLUOR	FLUORESCENT
		GFI	GROUND FAULT INTERRUPTER
		GL	GLAZING
		GYP	GYPSUM
		GWB	GYPSUM WALL BOARD
		HDWR	HARDWARE
		HM	HOLLOW METAL
		MAT	MATERIAL
		MAX	MAXIMUM
		MC	MILLWORK CONTRACTOR
		MDF	MEDIUM DENSITY FIBERBOARD
		MDO	MEDIUM DENSITY OVERLAY
		MECH	MECHANICAL
		MIN	MINIMUM
		MISC	MISCELLANEOUS
		MLDG	MOLDING
		MO	MASONRY OPENING
		MTD	MOUNTED
		MTR	MATERIAL
		OC	ON CENTER
		OPP	OPPOSITE
		PLYWD	PLYWOOD
		PL	PLATE
		POL	POLISHED
		PTD	PUTTY
		RCP	REFLECTED CEILING PLAN
		RND	ROUND
		RO	ROUGH OPENING
		SC	SOLID CORE
		SIM	SIMILAR
		SHT	SHEET
		STD	STANDARD
		STL	STILE
		STOR	STORAGE
		TEL	TELEPHONE
		Typ	Typical
		TME	TO MATCH EXISTING
		UON	UNLESS OTHERWISE NOTED
		VIT	VITRIFIED TILE
		VERT	VERTICAL
		VEN	VENeer
		VF	VERIFY IN FIELD
		VWC	VINYL WALL COVERING
		W/	WITH

5034 NEBRASKA AVE NW WASHINGTON DC 20008

BZA PACKAGE

SCOPE OF WORKS

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

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

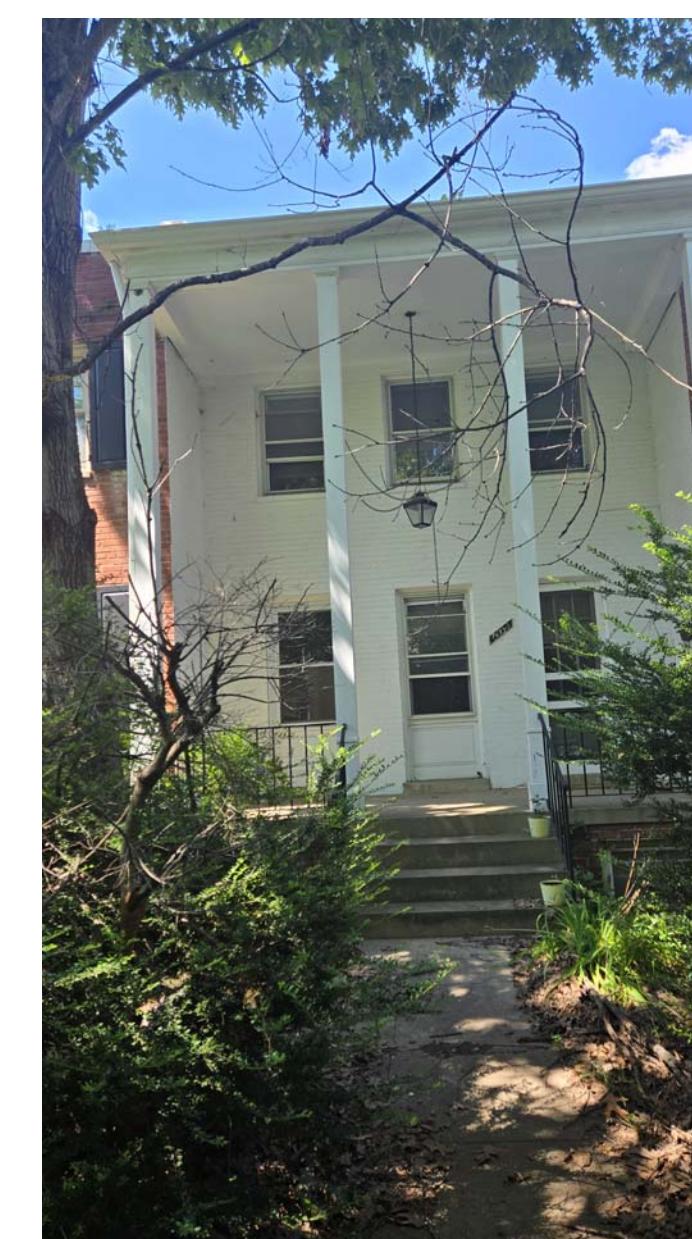
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DISTRICT OF COLUMBIA
NW
20011

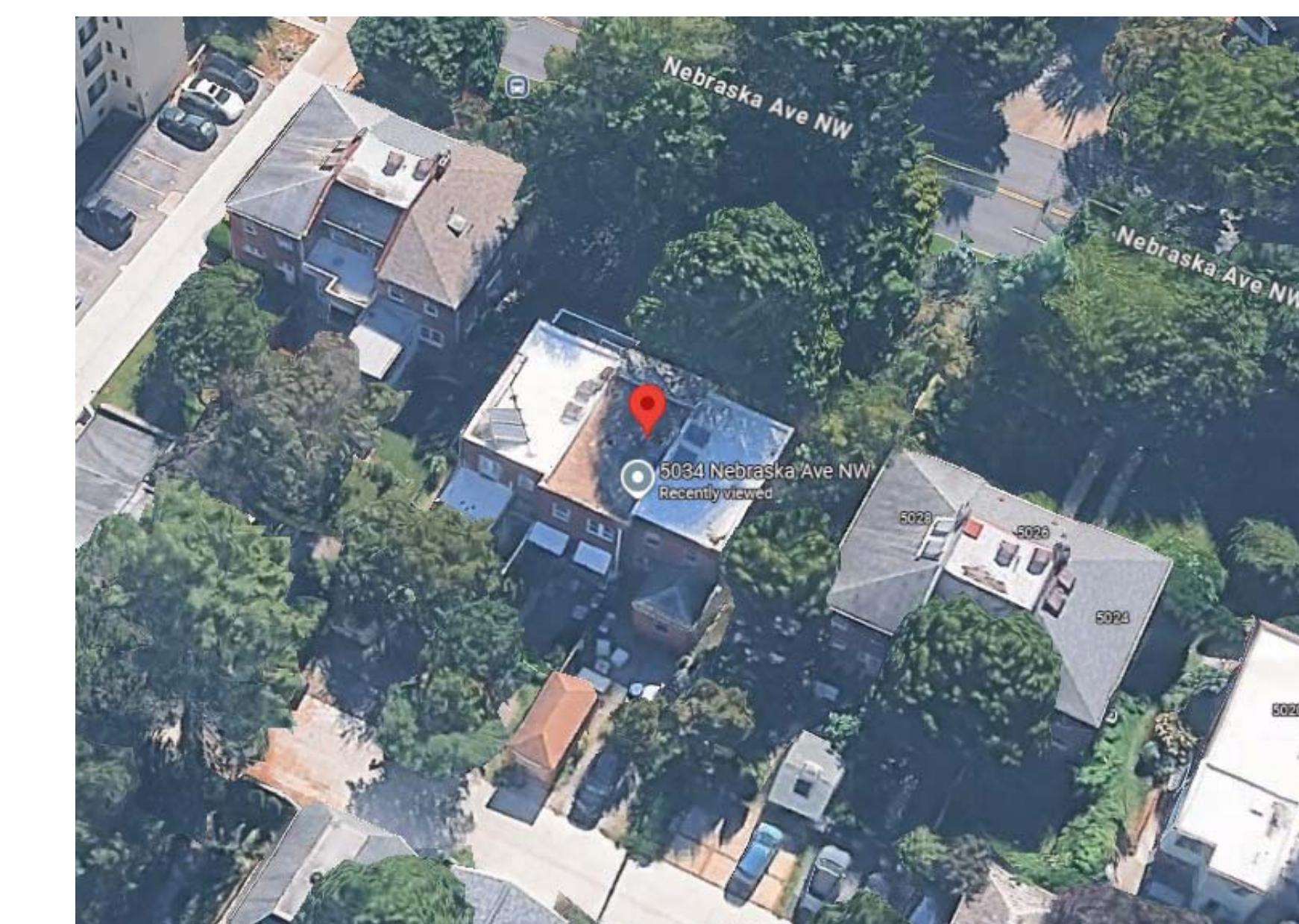


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FRONT PHOTO



ARIAL PHOTO



Sheet List	
Sheet Number	Sheet Name
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

REVISION #
SCALE
ISSUE DATE

COVER SHEET

01

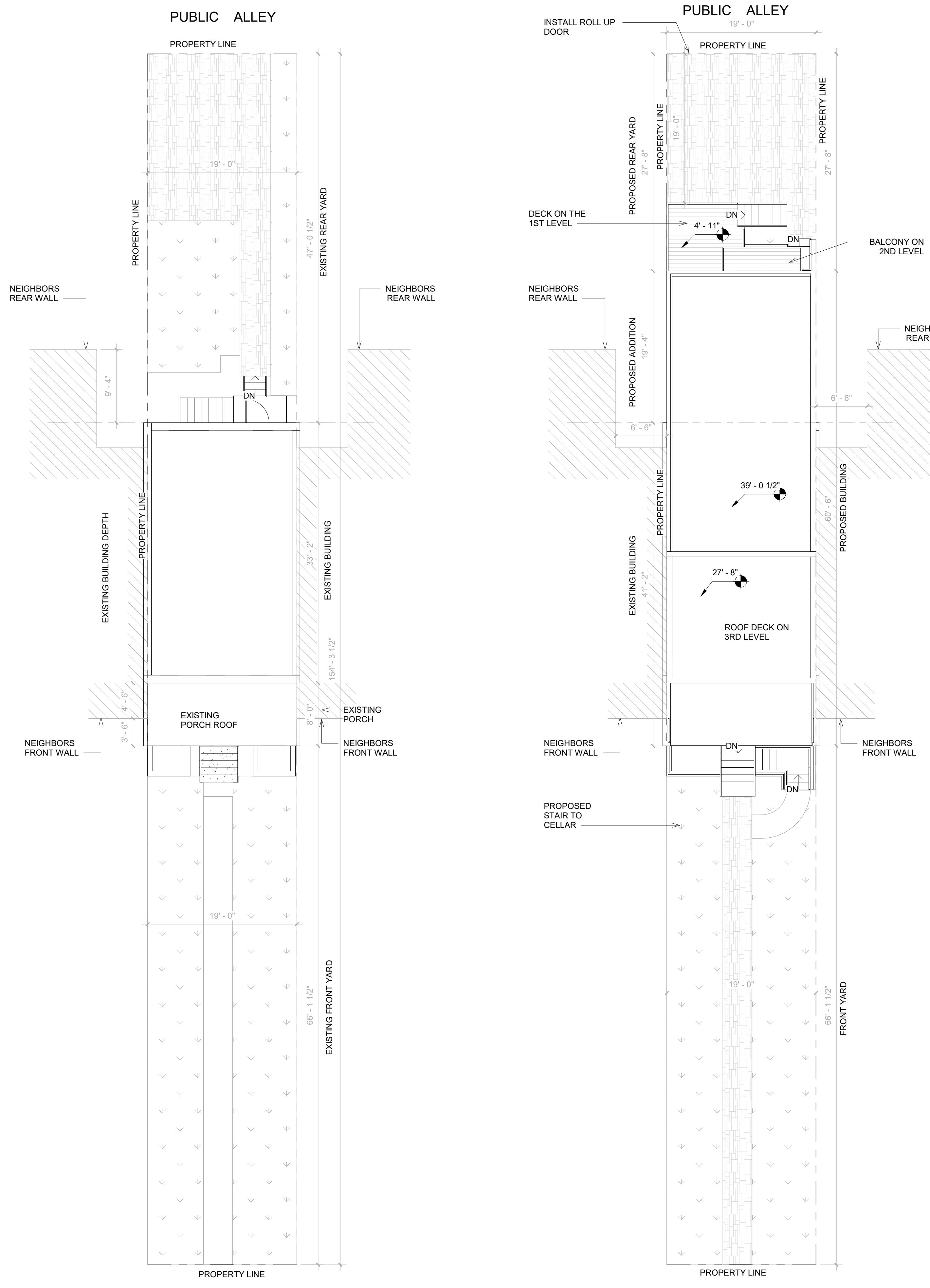
Board of Zoning Adjustment
Board of Zoning Adjustment
Case No. 21404
EXHIBIT NO. 6

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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 L
USE GROUP	R3
TYPE OF CONSTRUCTION	VB
FULLY SUPPRESSED (SPRINKLED)	NO
LOT AREA	2932
BUILDING FOOTPRINT	782

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

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

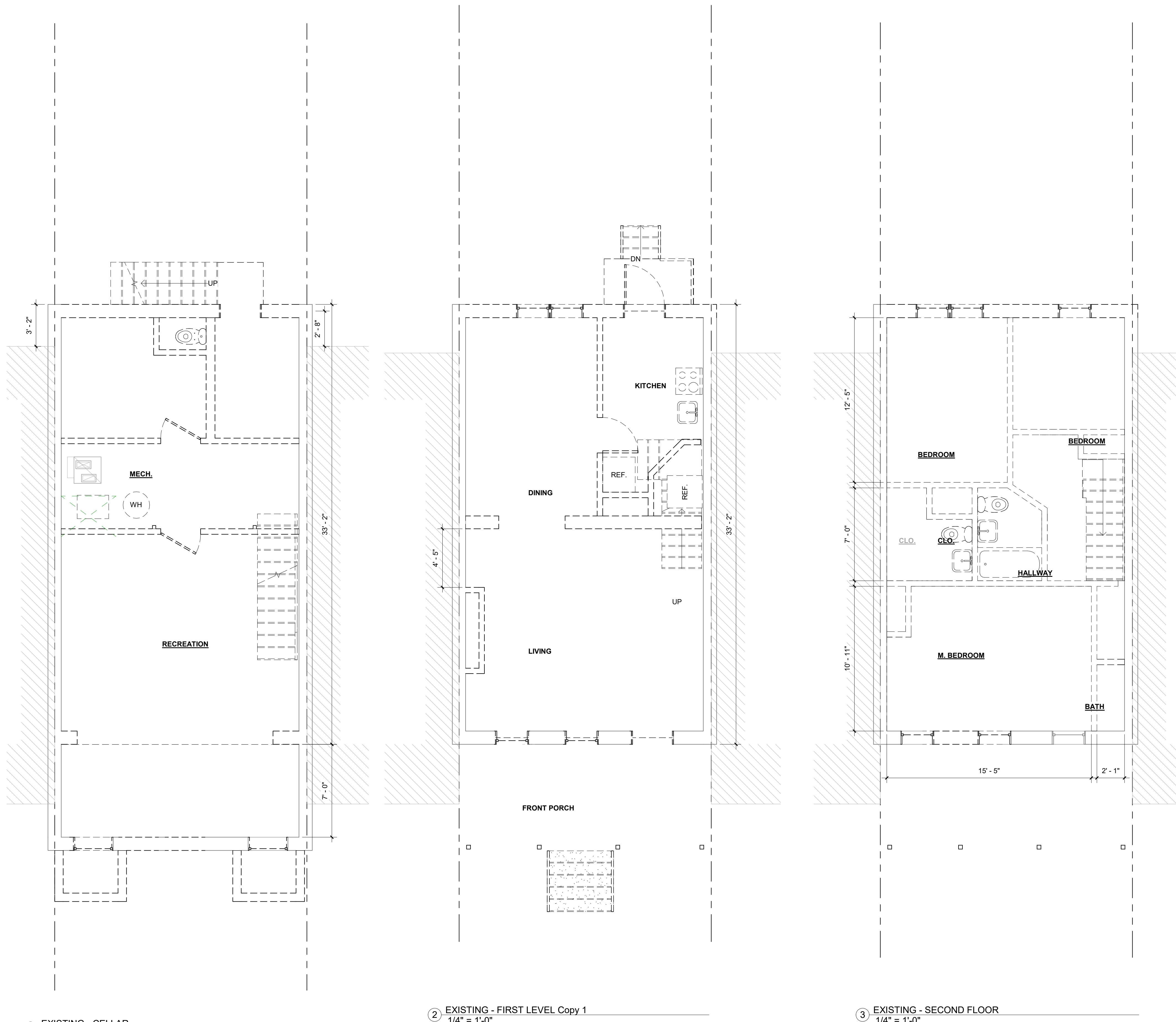
BUILDING HEIGHT	2 story	34' -0" / 3 STORIES
NUMBER OF EXITS	2	3
SOUND TRANSMISSION	-	STC 52
SMOKE DETECTORS	YES	YES
CO DETECTORS	YES	YES
SPRINKLER	NO	NO
INSULATION	YES: EXTERIOR WALLS @ R19;	

GENERAL NOTES / ZONING CODE ANALYSIS		5034 NEBRASKA AVE NW WASHINGTON DC 20008
ZONING DISTRICT	R-2	TOTAL LOT AREA _2932_SF
USE GROUP	R-3	TOTAL LOT WIDTH
LOT	0030	154' 3 1/2" -DEPTH & 19'-0" WIDTH

SQUARE	1879	WIDTH	
REQUIREMENT	EXISTING	ALLOWABLE / REQUIRED	PROPOSED
LOT OCCUPANCY	782 SF (26%)	1173 SF (40%)	1150 SF (39%)
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

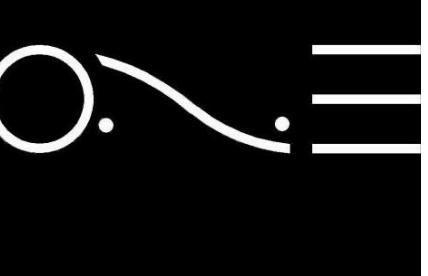
SITE PLANS

02



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

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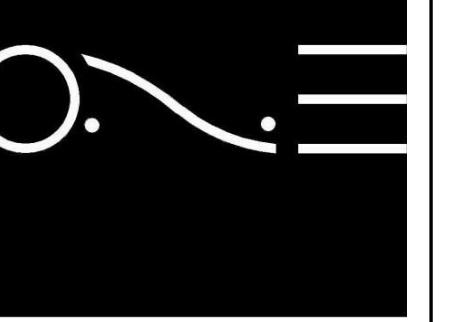
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**EXISTING
DEMO
LAYOUTS**

03

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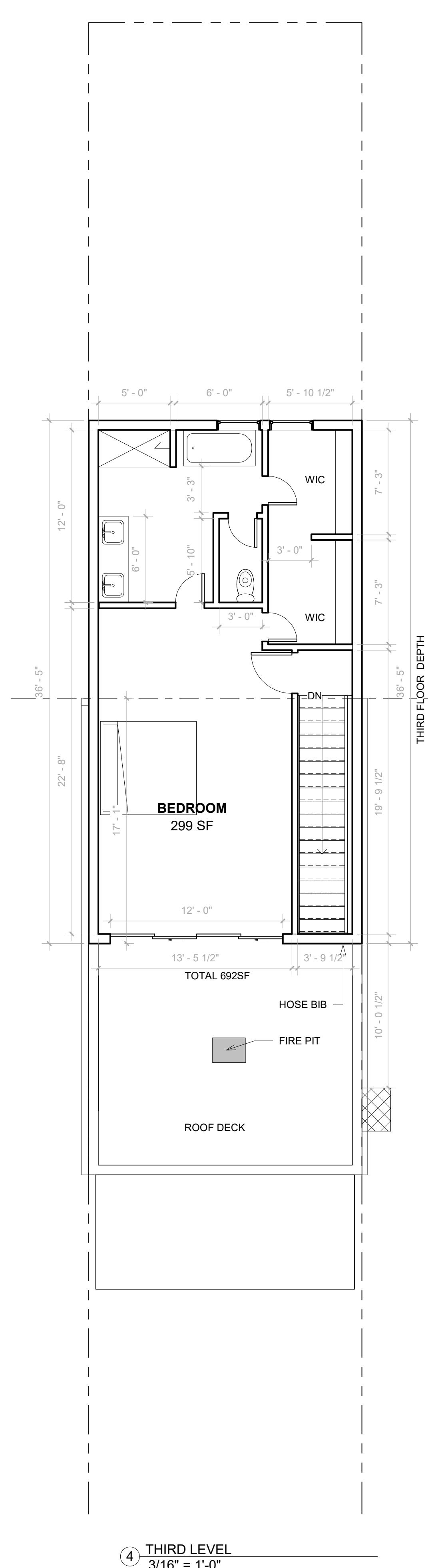
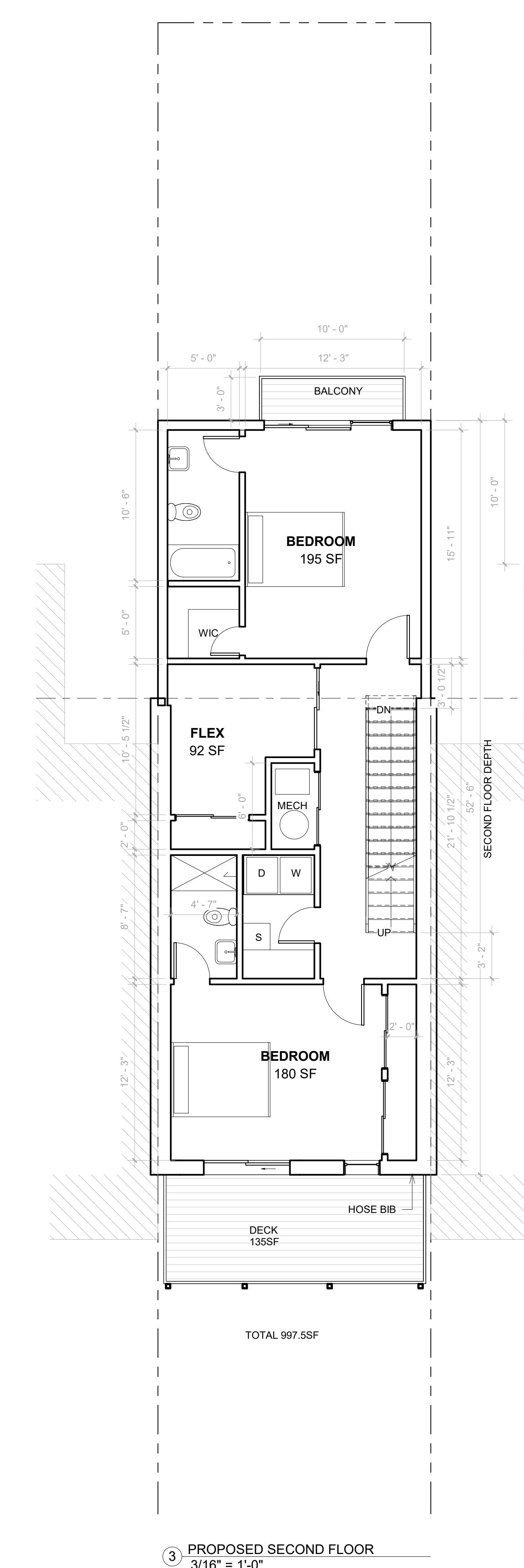
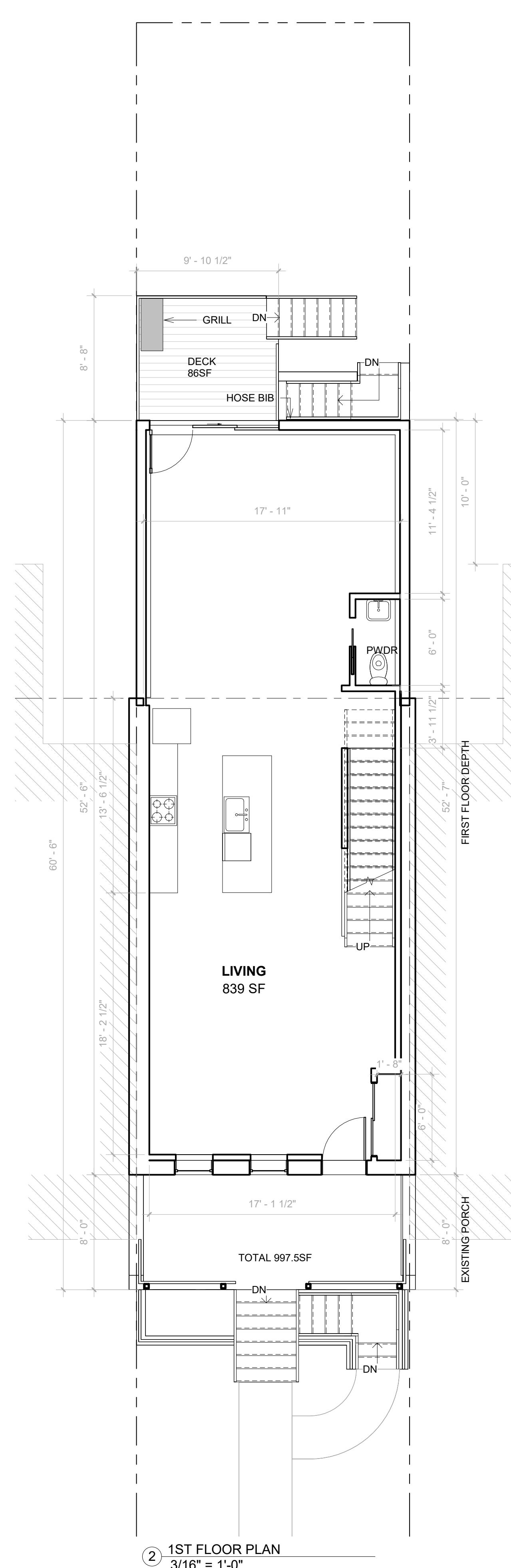
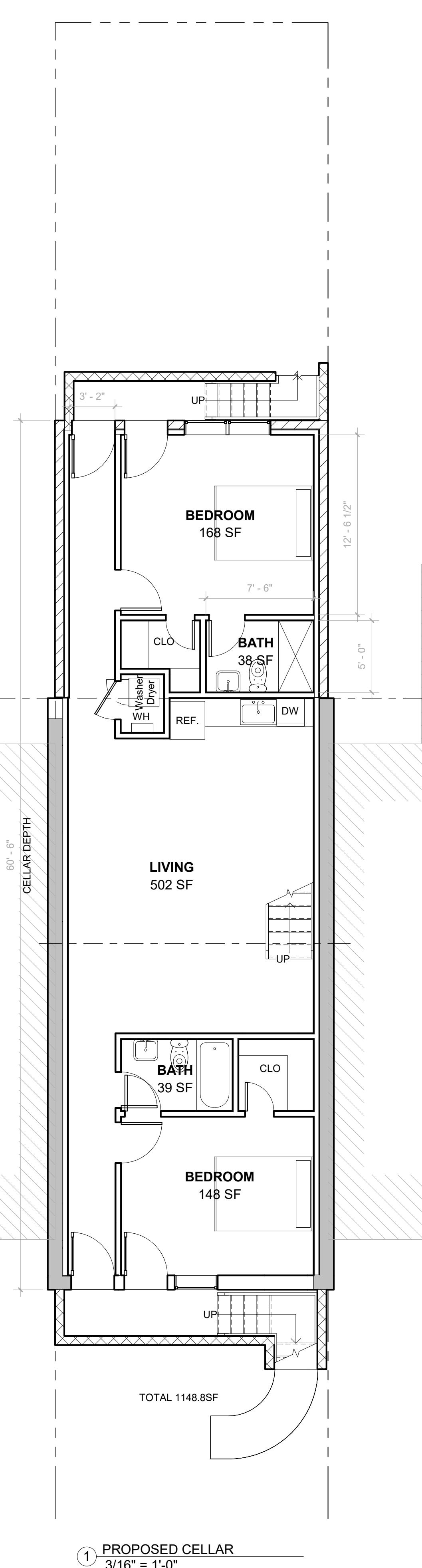


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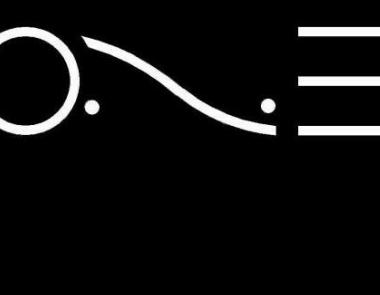
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PROPOSED
LAYOUTS

04



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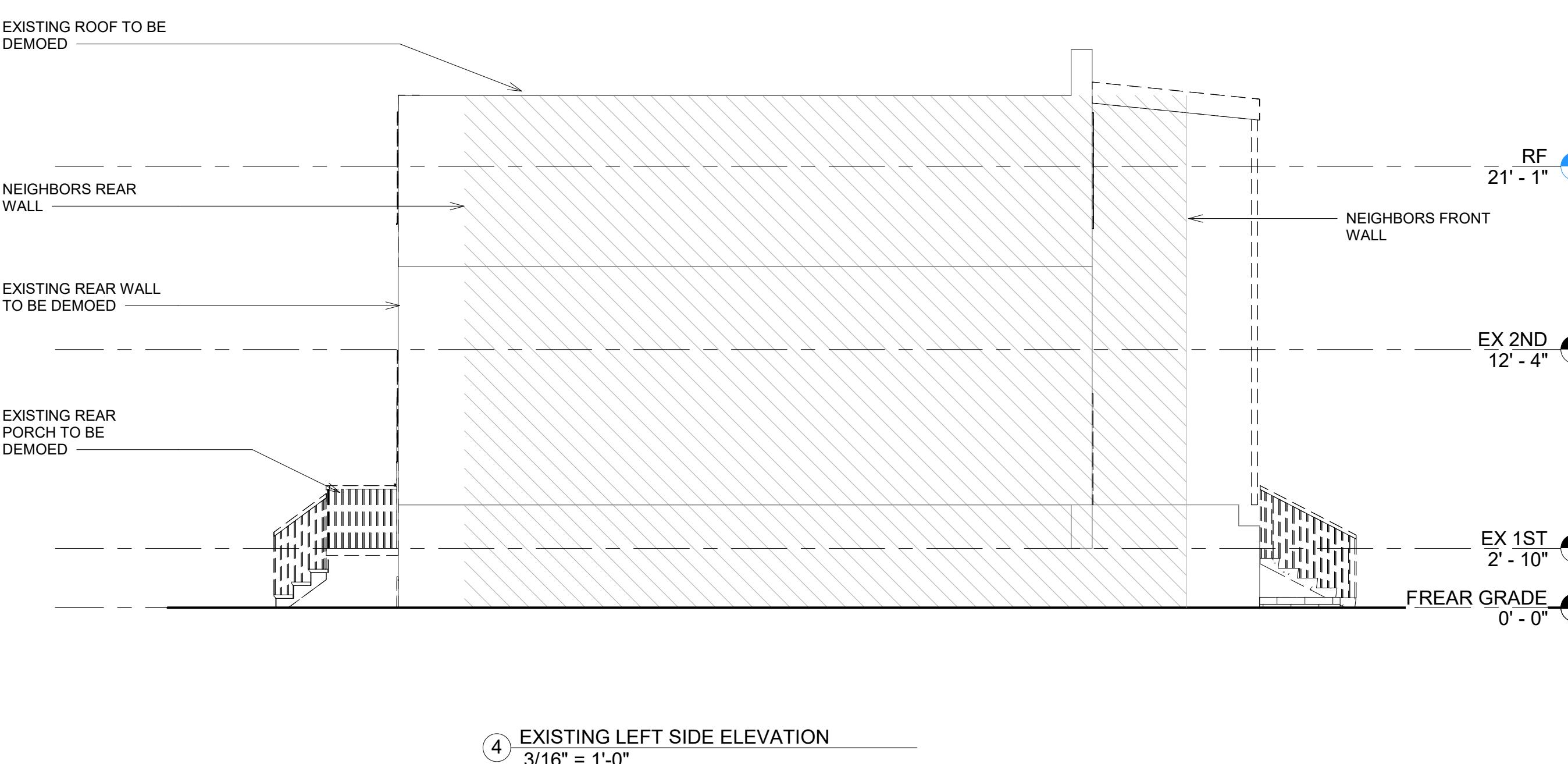
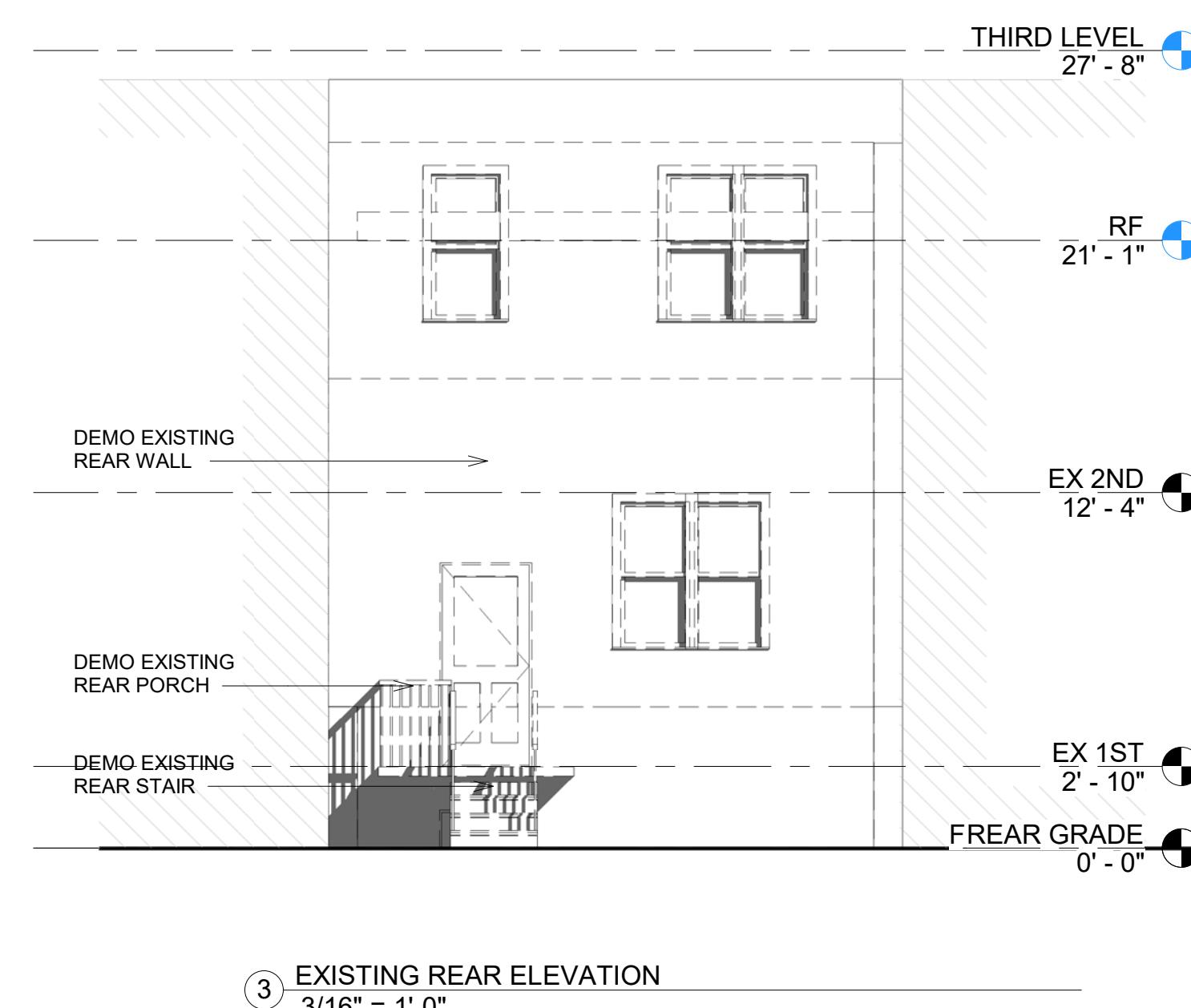
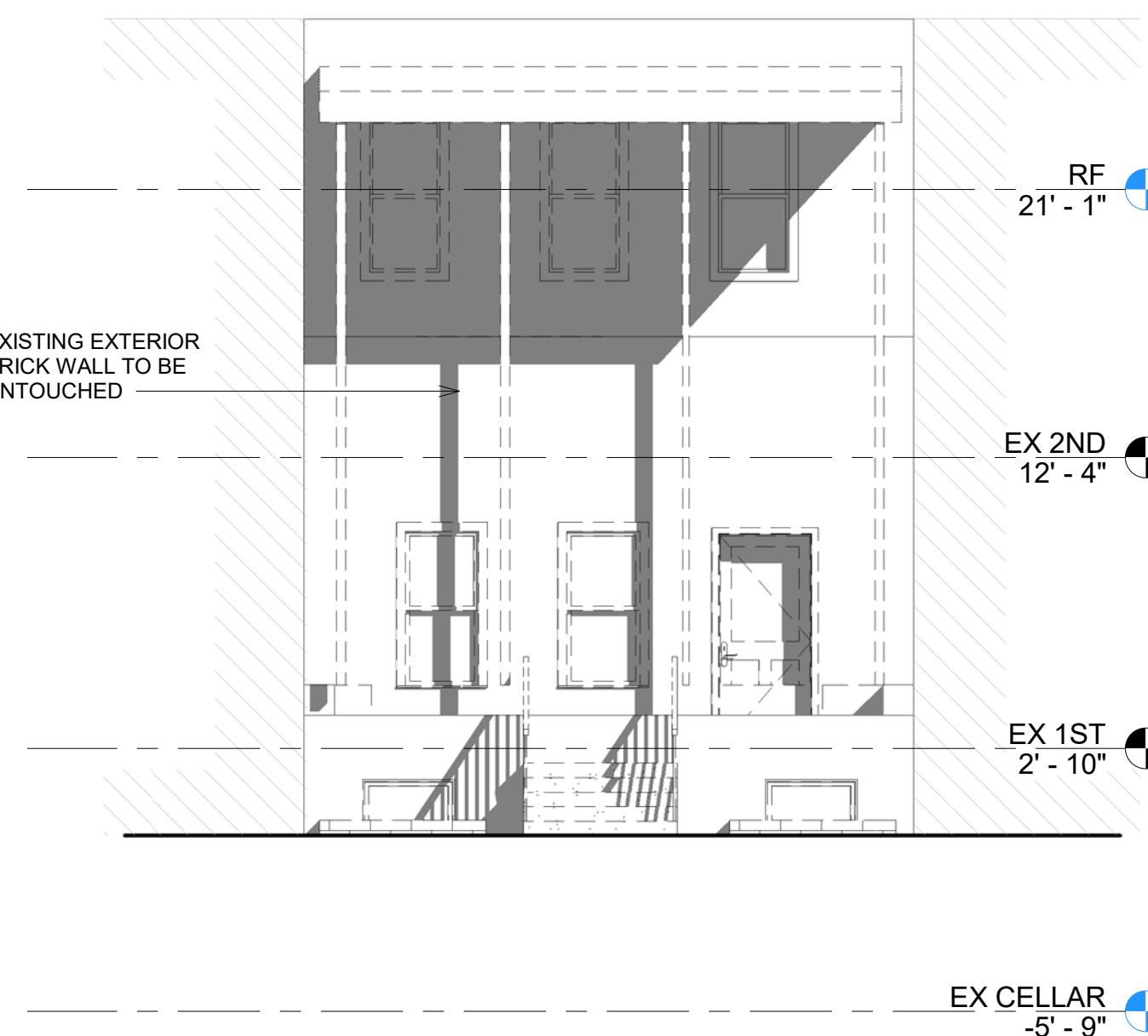


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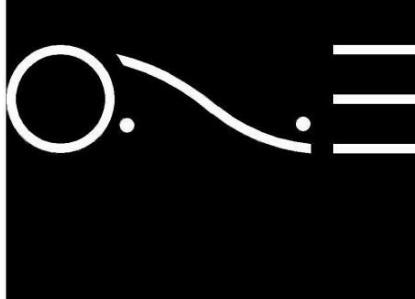
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**EXISTING
ELEVATIONS**

05



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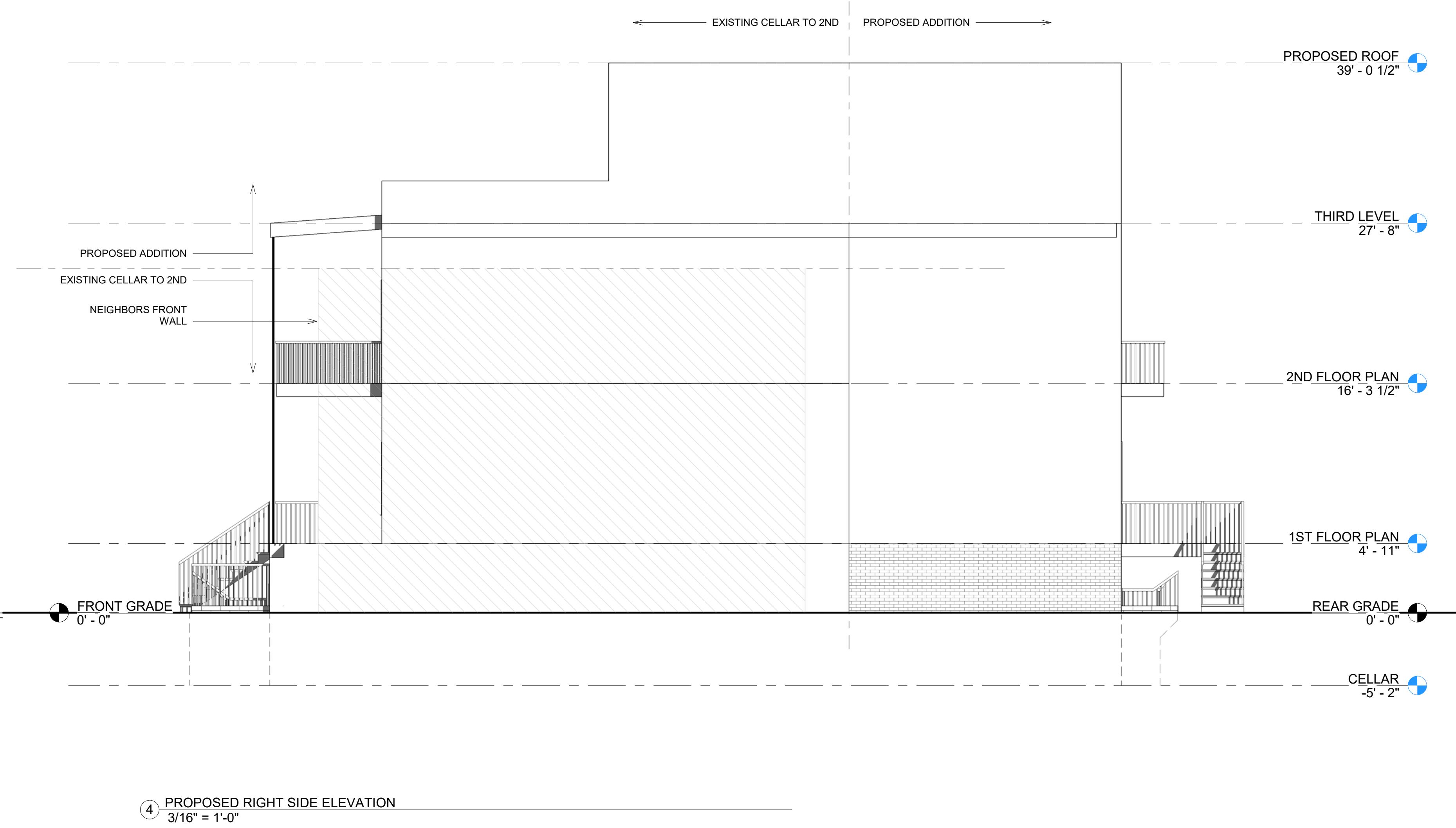
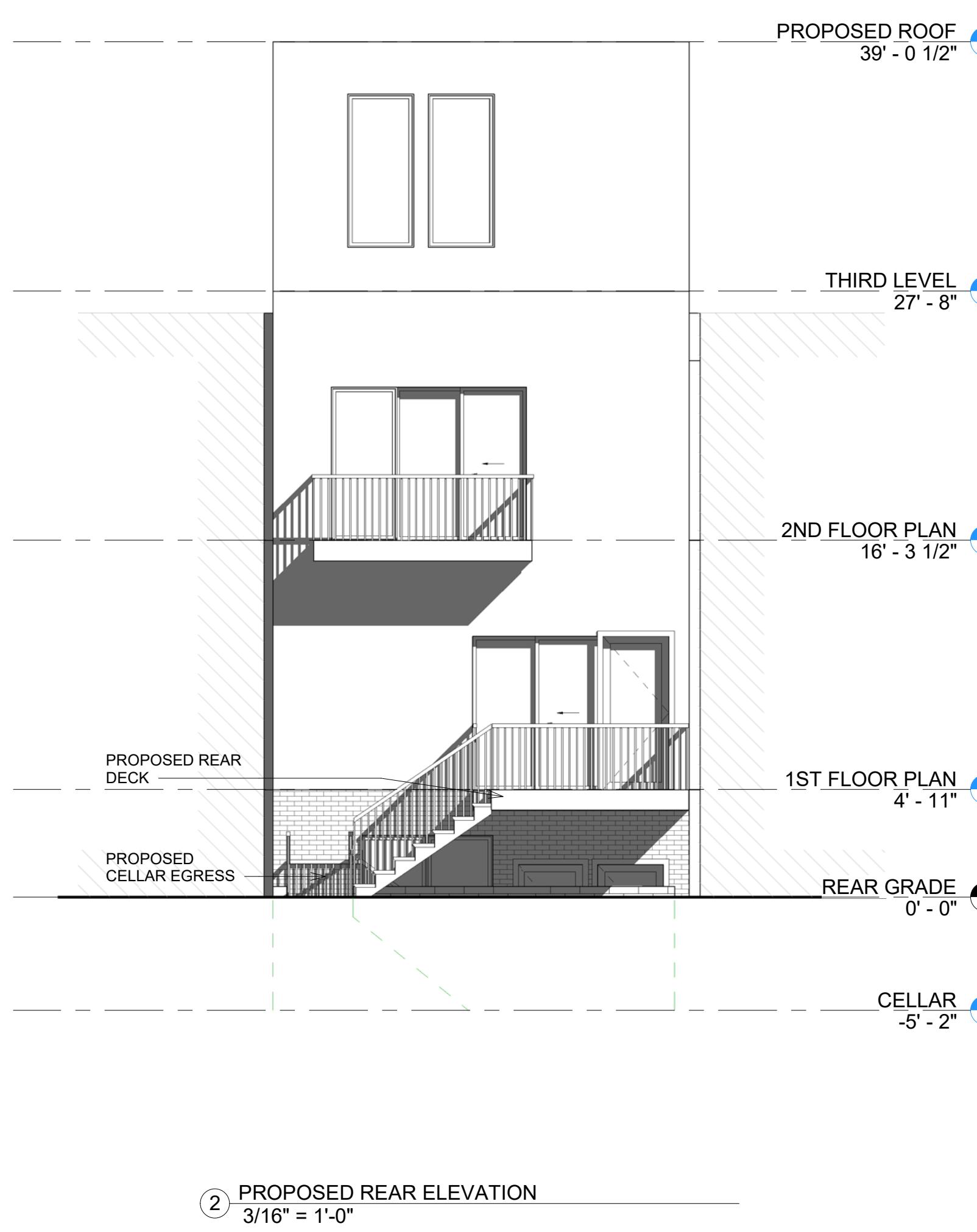
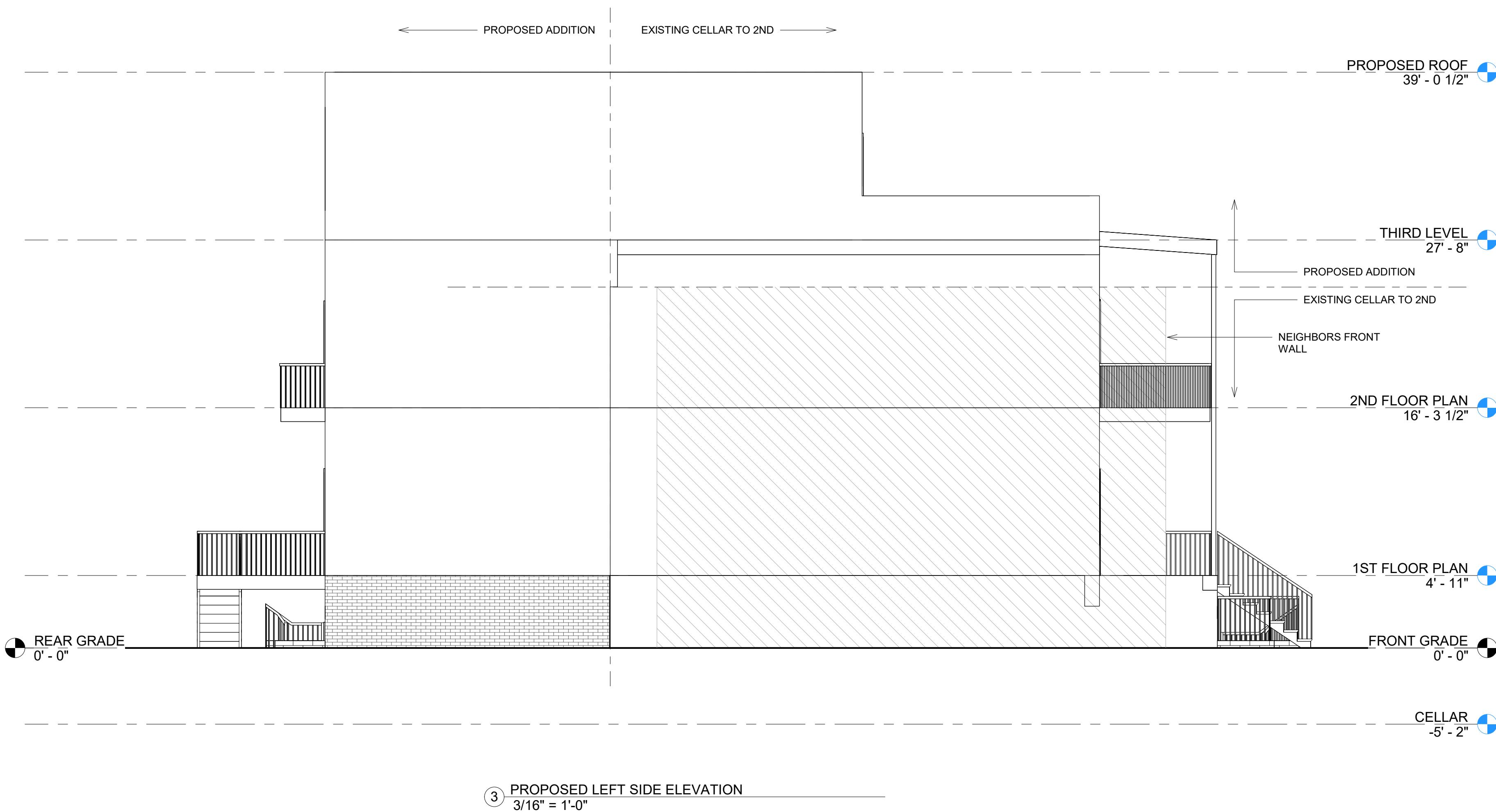
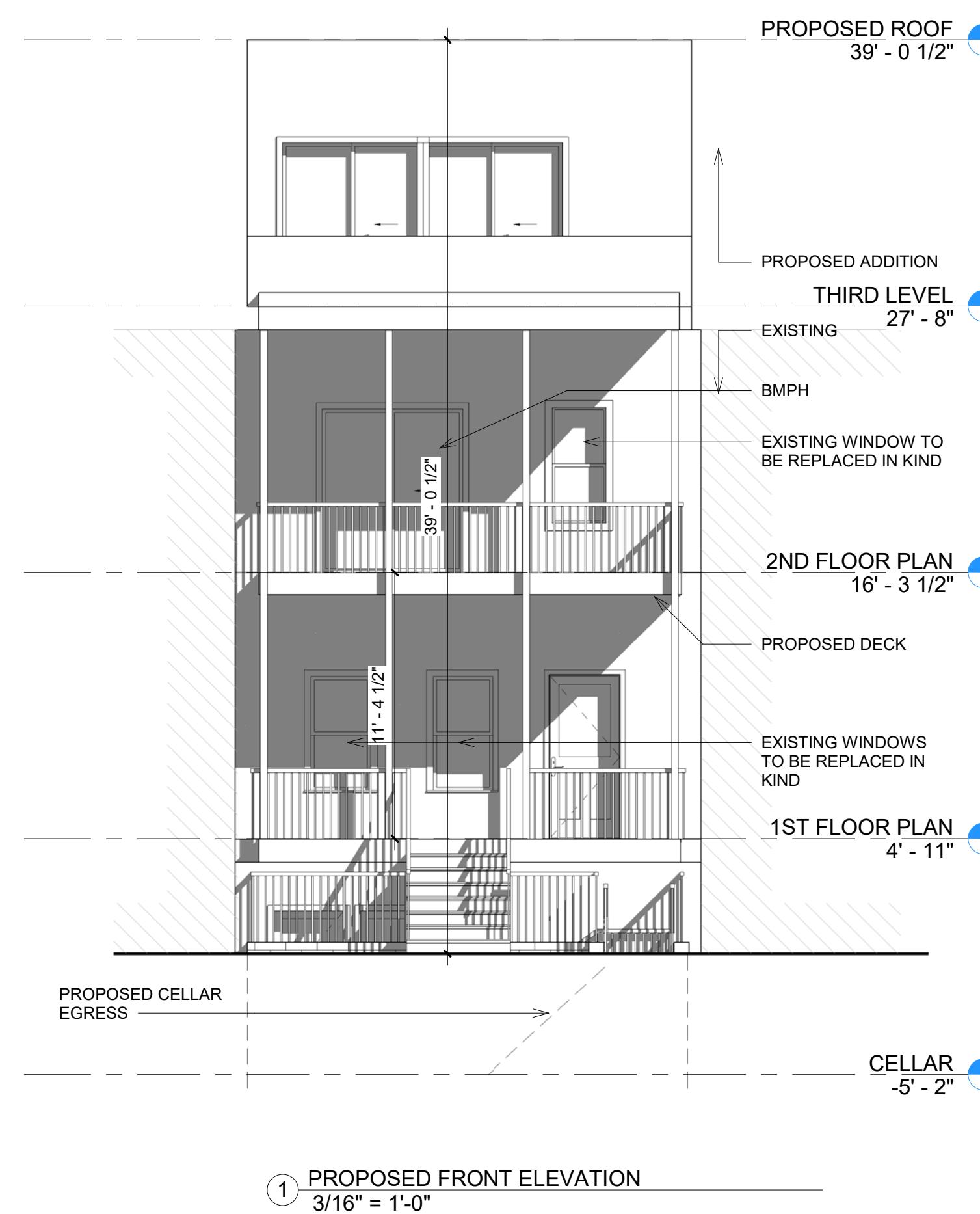


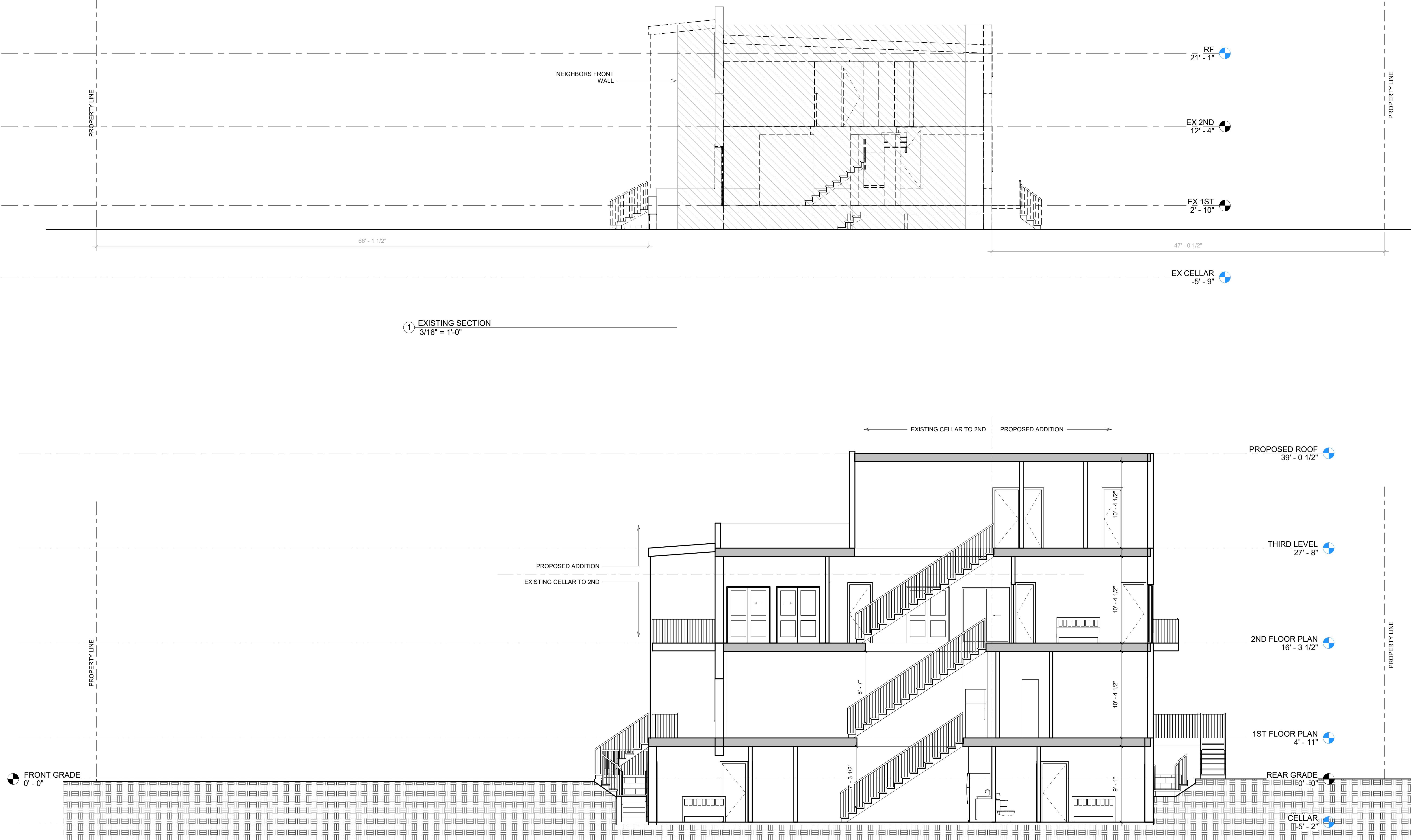
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PROPOSED ELEVATIONS

06





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SECTION

07