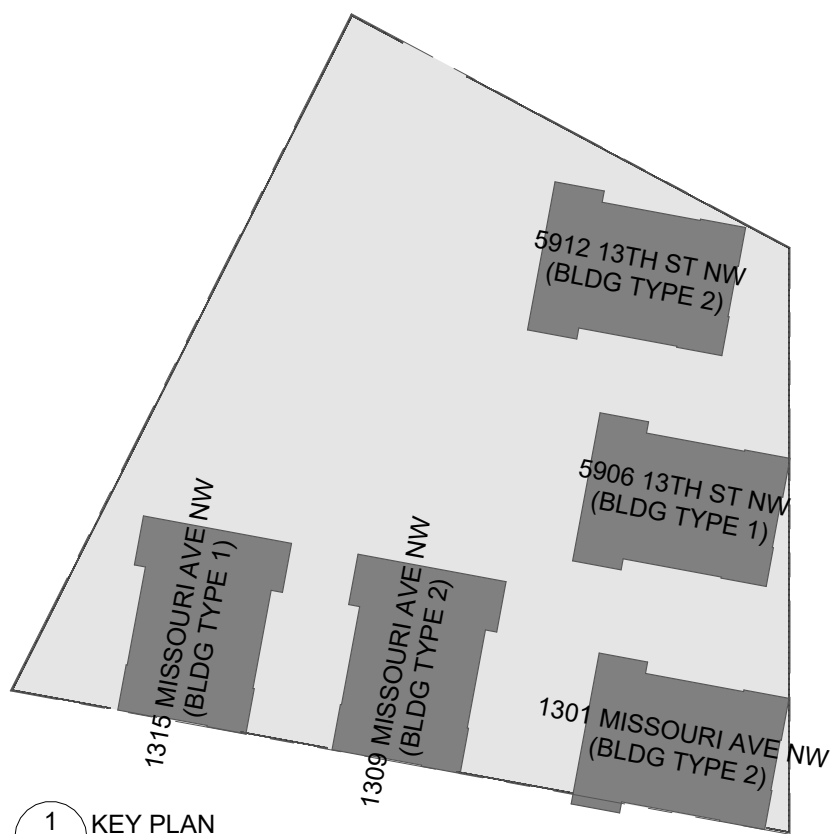


THE CONCORD

APARTMENTS FOR RENT

SHEET INDEX - PT ARCHITECTURAL

SHEET #	SHEET NAME
PT1.1	COVER
PT1.2	ZONING MAP
PT1.3	ZONING ANALYSIS
PT1.4	VICINTIY MAP AND AERIAL
PT2.1	EXISTING SITE PLAN
PT2.2	PROPOSED SITE PLAN
PT2.3	PLANS
PT2.4	PLANS
PT2.5	ELEVATIONS
PT2.6	TYPICAL AREAWAY



1 KEY PLAN
PT1.1 1" = 60'-0"

PROJECT INFORMATION

PROJECT ADDRESS:	5912 13TH ST NW, 5906 13TH ST NW, 1301 MISSOURI AVE NW, 1309 MISSOURI AVE NW, 1315 MISSOURI AVE NW
PROJECT SCOPE:	RENOVATION AND RESTORATION OF 5 SIMILAR BUILDINGS ON ONE LOT. SEE BUILDING KEY PLAN ON THIS SHEET. THERE ARE TWO BUILDING TYPES. BUILDING TYPE 2 IS A MIRROR IMAGE OF BUILDING TYPE 1. EACH WILL RECEIVE THE SAME LEVEL OF RENOVATION. EACH BUILDING CURRENTLY HAS 14 TOTAL UNITS - 12 UNITS ON LEVELS 1-3 AND 2 UNOCCUPIED UNITS IN DISREPAIR IN THE CELLAR. THE CELLAR ALSO CURRENTLY HOUSES A BOILER, OFFICE, AND LAUNDRY ROOM. THE PROPOSED WORK WILL RECONFIGURE AND RENOVATE THE INTERIOR OF ALL THE UNITS AND ADD 2 ADDITIONAL UNITS TO EACH BUILDING, REPLACING THE SPACE THAT ORIGINALLY HOUSED THE BOILER, OFFICE, AND LAUNDRY ROOM. EACH NEW UNIT WILL BE 1 or 2 BEDROOM AND EACH UNIT WILL HAVE ITS OWN LAUNDRY AND WATER HEATER.

SQUARE:	2792
LOT:	0804
ZONE:	RA-1
LOT SIZE:	40,641 SF
HISTORIC:	NOT APPLICABLE

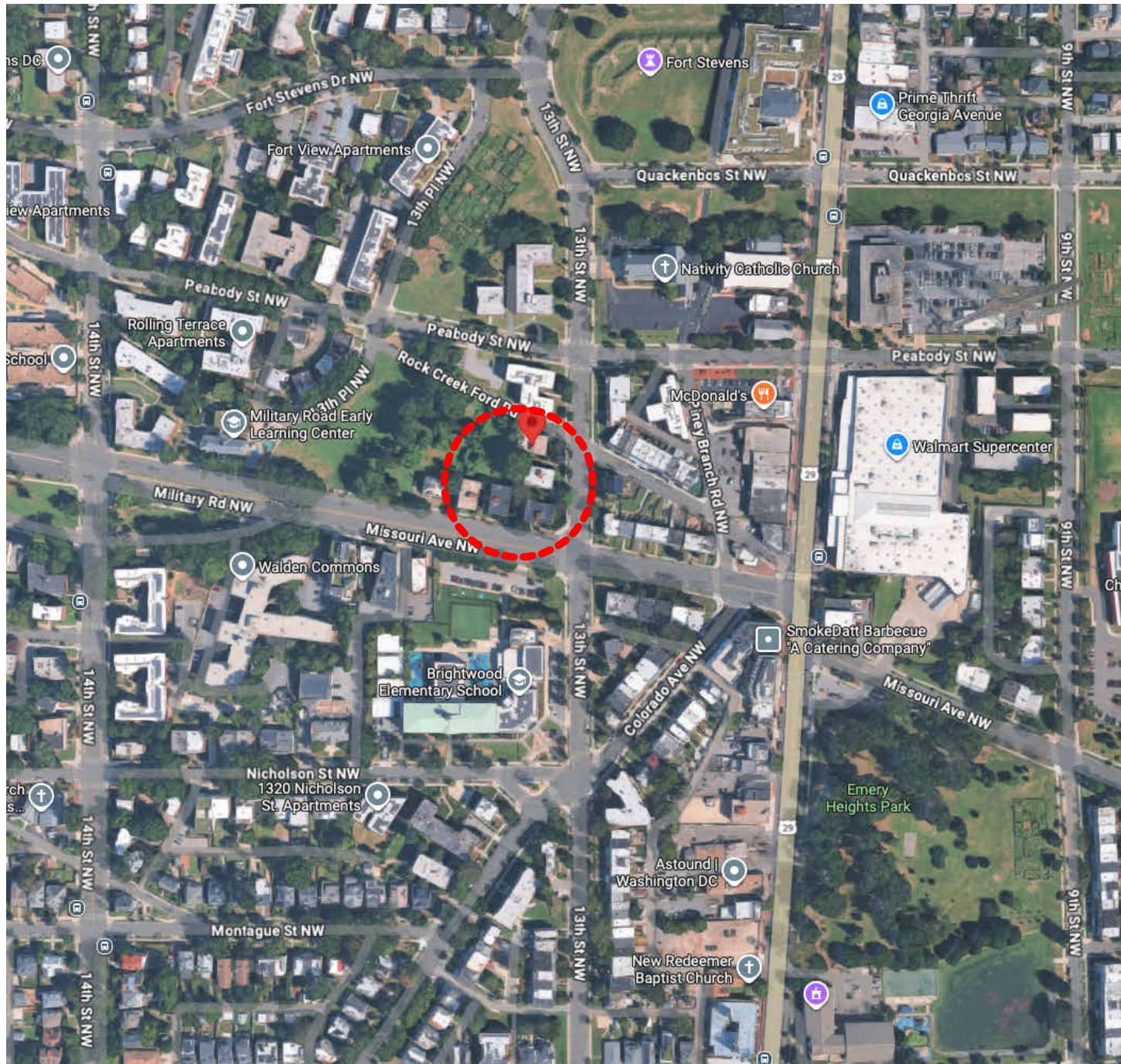
OWNER:	ZONING CONSULTANT	STRUCTURAL ENGINEER:
RSGDCONCORD LLC reggies@georgiabuilder.net Gderesso@bella-is.com (202) 210-3623 CONTACT: REGGIE SEIFU CONTACT: GIRMA DERESSO	BELLO, BELLO AND ASSOCIATES 1917 BENNING ROAD NE WASHINGTON DC 20002 CONTACT: TOYE BELLO	FMC STRUCTURAL DESIGN GROUP LLC 11820 PARKLAWN DR SUITE 300 ROCKVILLE MD 20852 (301) 545-6763 CONTACT: MISGANA TESSEMA CONTACT: HONG YE
ARCHITECT:	CIVIL ENGINEER	MEP ENGINEER:
SQUARE 134 ARCHITECTS 1432 K ST NW SUITE 200 WASHINGTON DC 20005 (202) 487-4002 CONTACT: RONALD SCHNECK AIA CONTACT: SAMSON CHENG AIA	HUSKA & HORGAN ENGINEERING LLC 1050 30TH ST NW WASHINGTON DC 20007 (703) 425-3862 CONTACT: CHRISTOPHER HUSKA PE	CAPITOL ENGINEERING GROUP LLC 1825 K ST NW SUITE 375 WASHINGTON DC 20006 (202) 216-0039 CONTACT: ALEX SHOJAEI PE



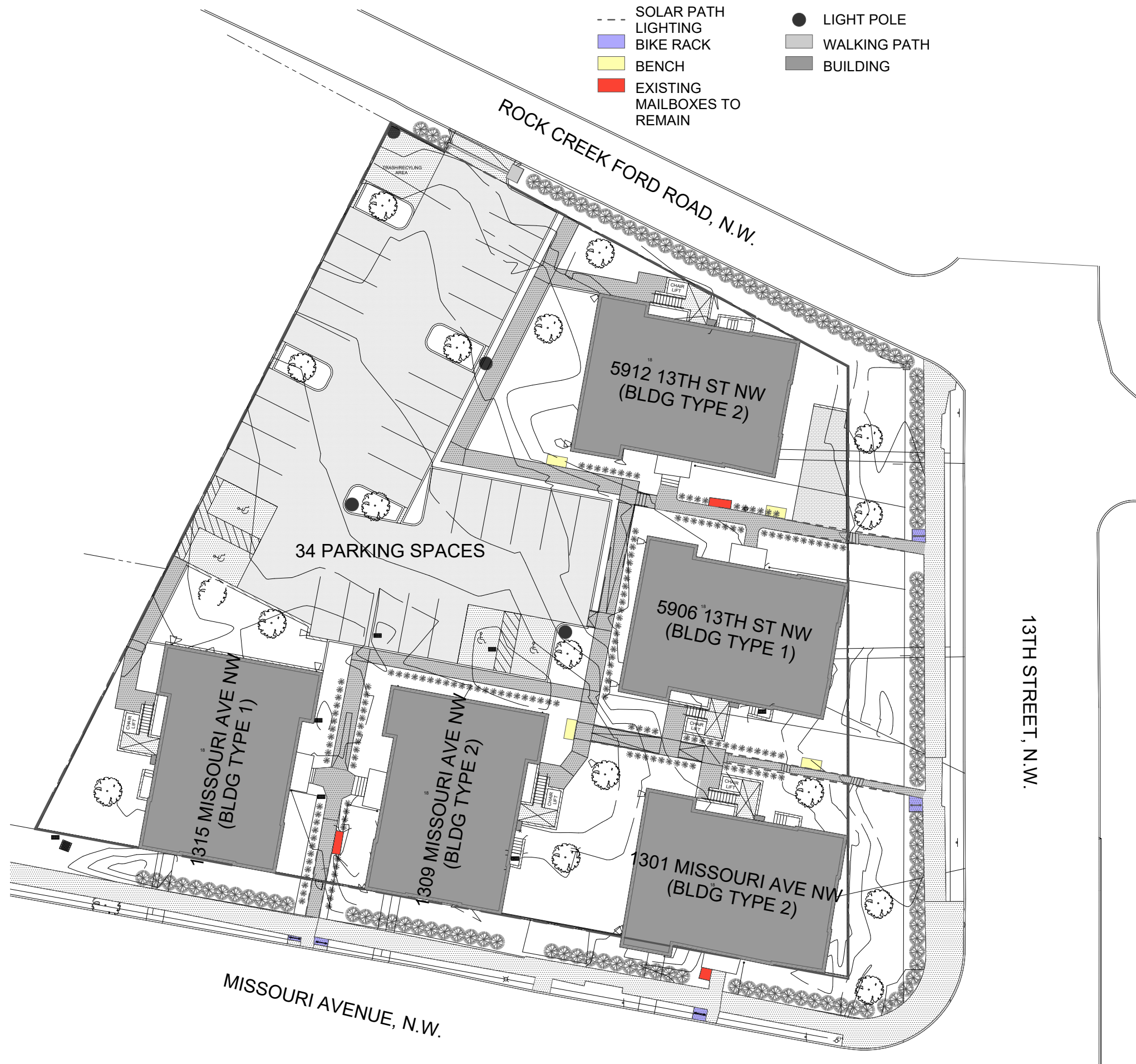
ZONING ANALYSIS (FOR ALL 5 BUILDINGS ON THE LOT)

	ALLOWABLE / EXISTING	PROPOSED
LOT SIZE	40,641 SF	NO CHANGE
LOT OCCUPANCY	40% ALLOW. / 32% EXISTING	NO CHANGE
FAR	0.9 ALLOW. / 0.9 EXISTING	NO CHANGE
UNIT COUNT FOR EACH BUILDING	14 EXISTING	16
TOTAL UNIT COUNT	70 EXISTING	80
REAR YARD SETBACK	20'-0"	VARIES FOR EACH BUILDING; NO CHANGE
SIDE YARD SETBACK	8'-0"	VARIES FOR EACH BUILDING; NO CHANGE
BUILDING HEIGHT	40'-0", 3 STORIES + CELLAR	35'-0", 3 STORIES + CELLAR; NO CHANGE
RESIDENTIAL PARKING	1 SPACE / 3 DWELLING UNITS IN EXCESS OF 4	NOT APPLICABLE; EXISTING NON CONFORMITY, NO EXISTING PARKING SPACES; 34 PARKING SPACES PROPOSED
LONG TERM BICYCLE PARKING - RESIDENTIAL	1 SPACE / 3 DWELLING UNITS	NOT APPLICABLE; EXISTING NON CONFORMITY; NONE PROVIDED
SHORT TERM BICYCLE PARKING - RESIDENTIAL	1 SPACE / 20 DWELLING UNITS	NOT APPLICABLE; EXISTING NON CONFORMITY; 7 BIKE RACKS PROPOSED, SEE CIVIL AND ARCH SITE PLANS
GAR	0.4	SEE CIVIL AND/OR LANDSCAPE CALCULATION
IZ	SEE SUB C 1001.2	NOT APPLICABLE; THE PROJECT ADDS UNITS, BUT IT'S WITHIN THE EXISTING SPACE OF THE CELLAR. PER SUB C 1001.2, THE PROJECT IS NOT A) ADDING NEW GROSS FLOOR AREA BEYOND THAT EXISTING AT THE TIME OF THE BUILDING PERMIT APPLICATION AND IS NOT B) CHANGING THE USE OF EXISTING GROSS FLOOR AREA TO THE "RESIDENTIAL" USE CATEGORY OF SUBTITLE B § 200.2. THE BUILDING IS ALREADY OF RESIDENTIAL USE.

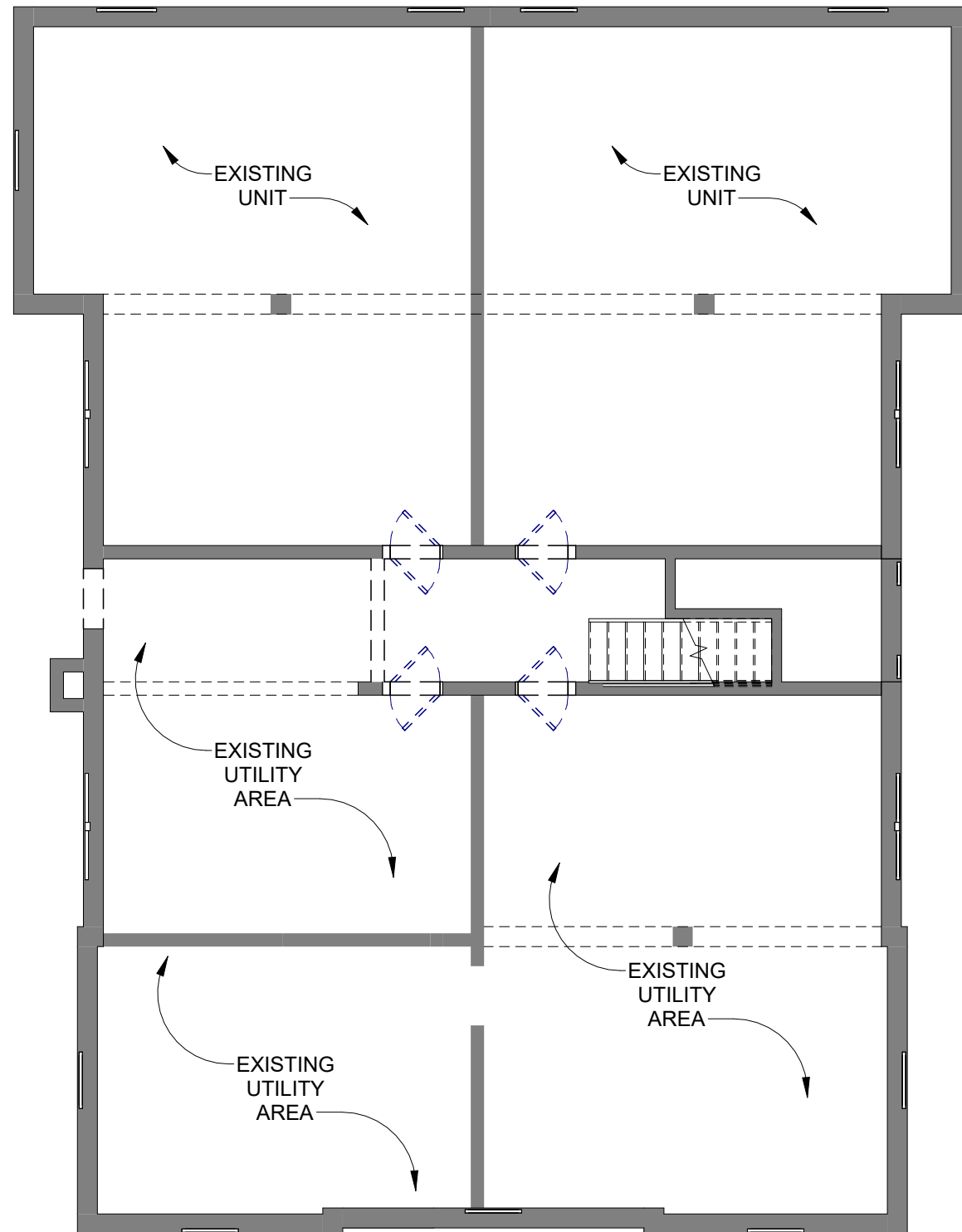




1301 MISSOURI AVE NW
 1309 MISSOURI AVE NW
 1315 MISSOURI AVE NW
 5912 13TH ST NW
 5906 13TH ST NW

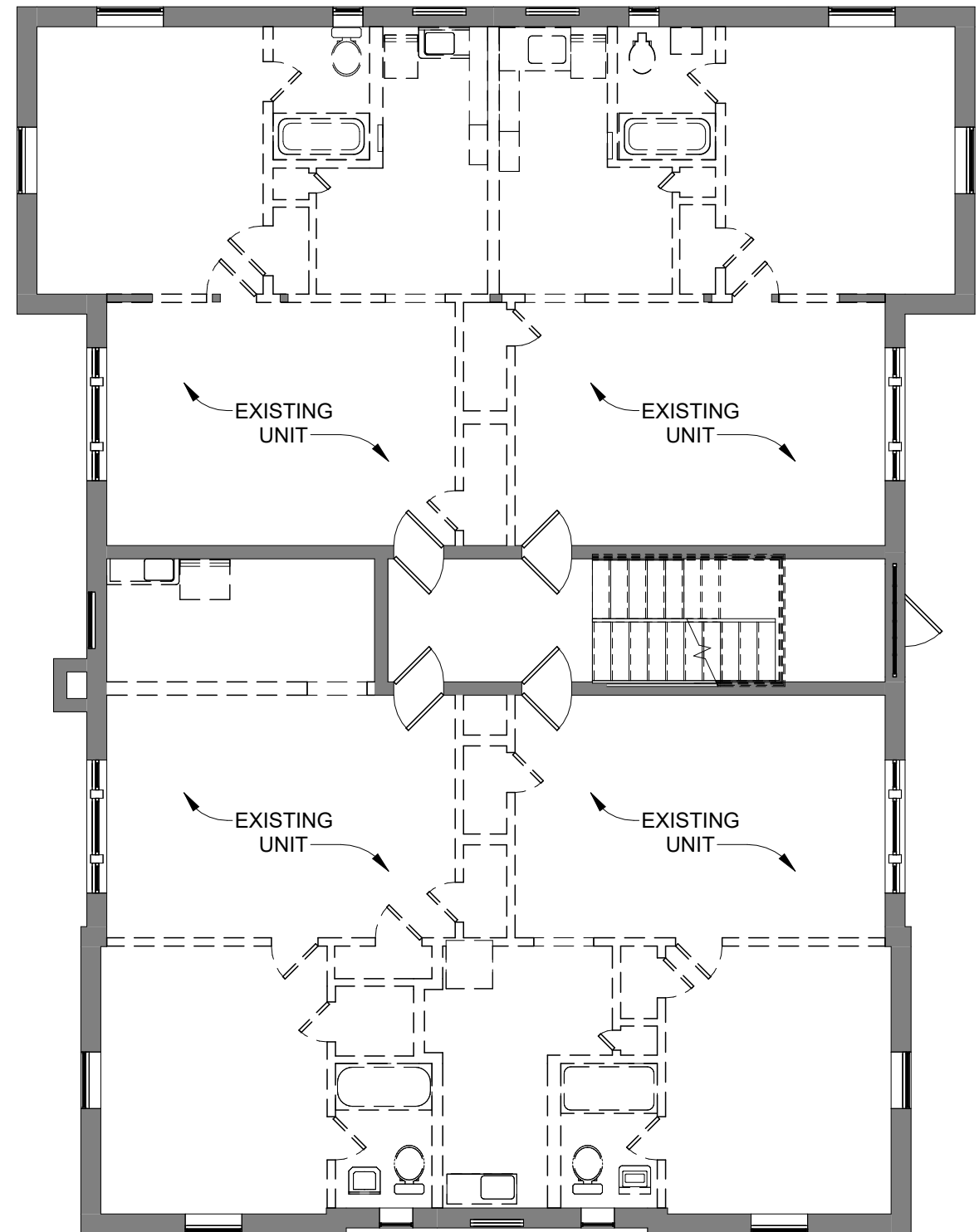


***2 EXISTING UNITS TO BE RENOVATED; UTILITY
AREA WILL BE CONVERTED TO 2 NEW UNITS**



1 TYP. CELLAR - EXISTING W/ DEMO
PT2.3 1/8" = 1'-0"

***4 EXISTING UNITS PER
FLOOR TO BE RENOVATED**



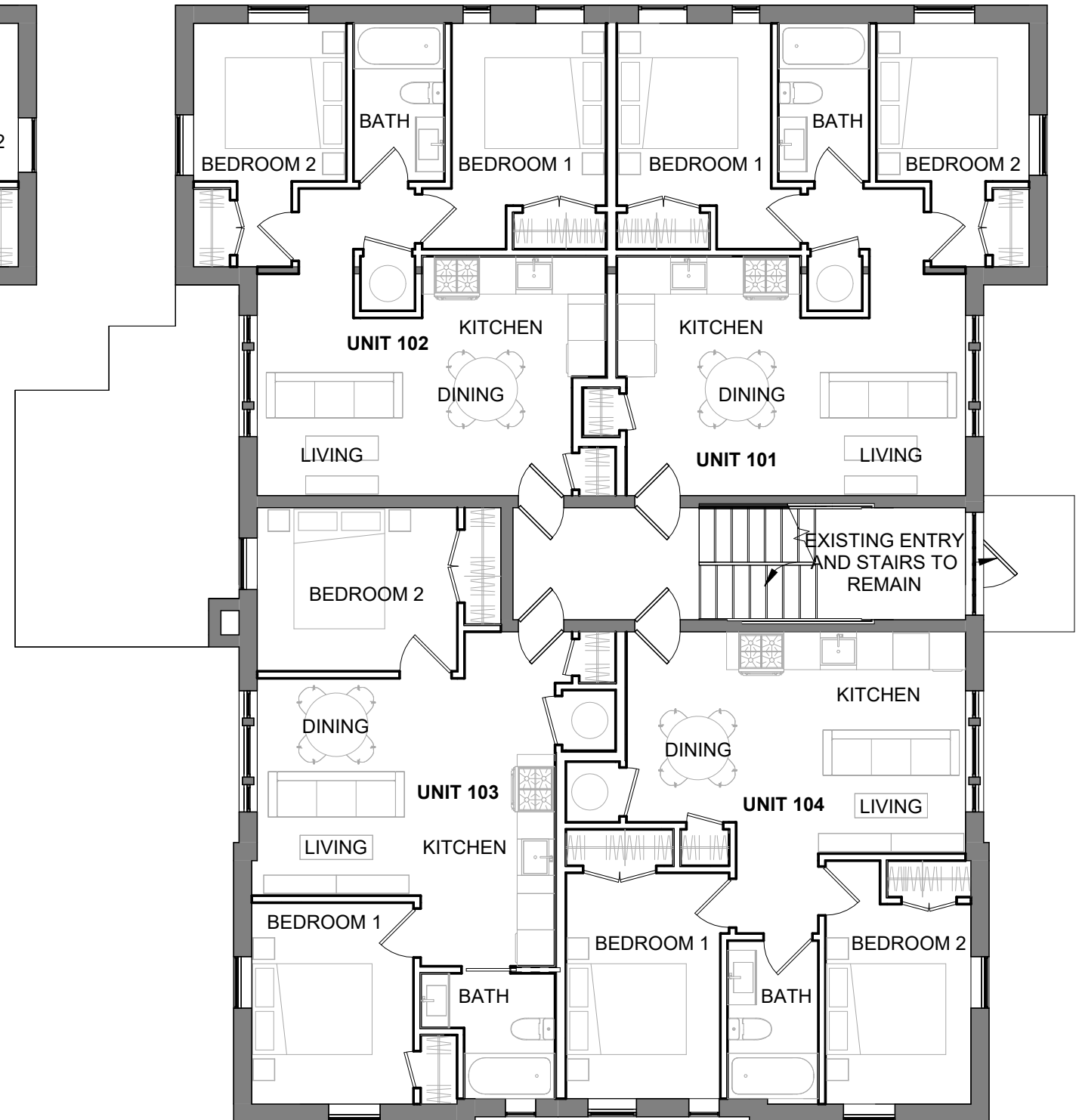
2 TYP. 1ST, 2ND, 3RD FLR - EXISTING W/ DEMO
PT2.3 1/8" = 1'-0"

***2 EXISTING UNITS RENOVATED AND 2 NEW UNITS WITHIN THE EXISTING SPACE ADDED**

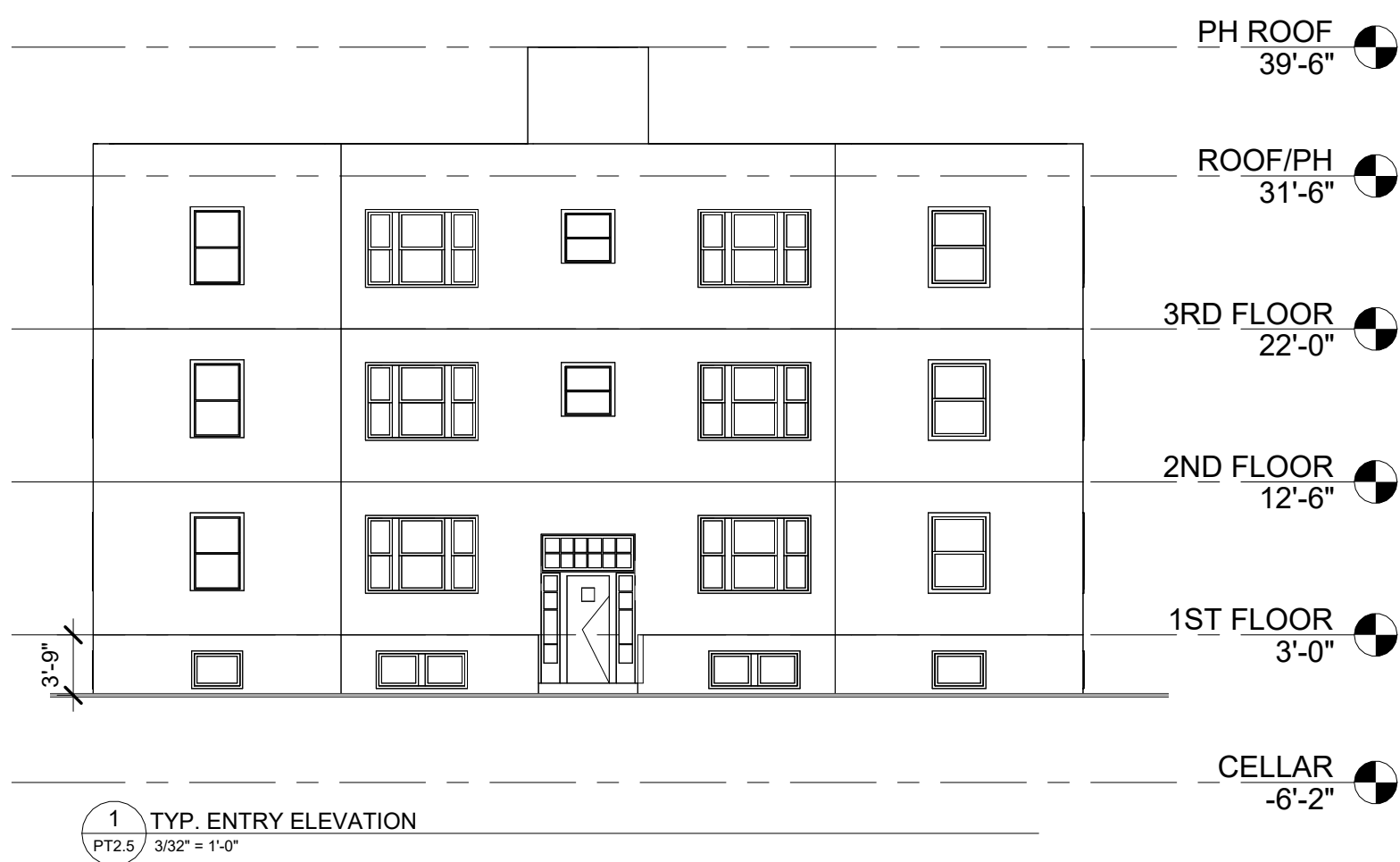


1 TYP. CELLAR - PROPOSED
PT2.4 1/8" = 1'-0"

***4 EXISTING UNITS PER FLOOR RENOVATED**



2 TYP. 1ST, 2ND, 3RD, FLR - PROPOSED
PT2.4 1/8" = 1'-0"



*ALL EXTERIOR FACADES
TO REMAIN THE SAME; ALL
WINDOWS TO BE REPLACED

