

1362 SHEPHERD ST
NW WASHINGTON
DC 20011

LOT: 0106 SQUARE: 2824

RESIDENTIAL ROW
BUILDING

PROJECT CODE -

OWNER

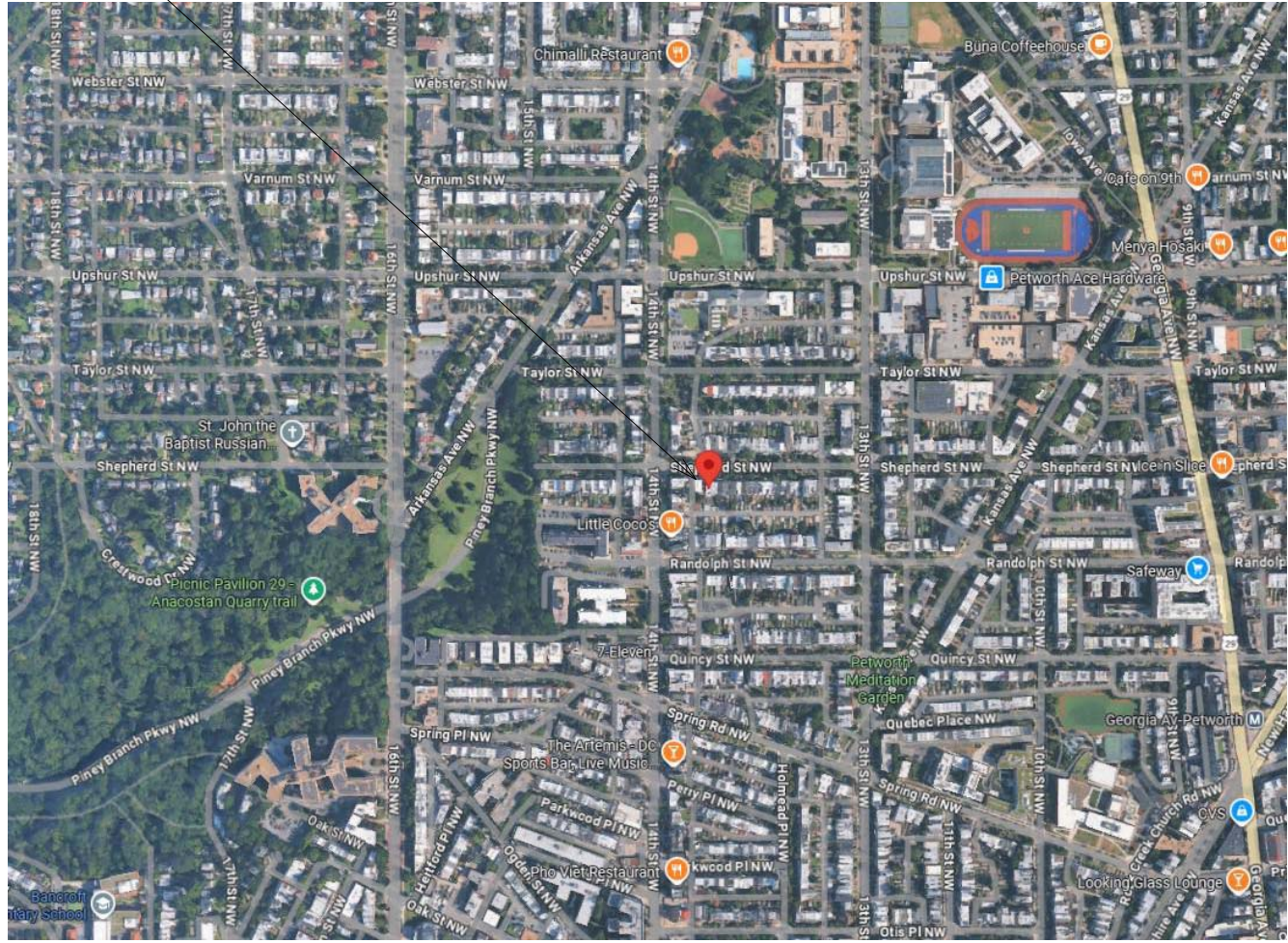
OWNER ADDRESS

PROPERTY ADDRESS
1362 SHEPHERD ST NW
WASHINGTON DC 20011

Square, Suffix, Lot
2824 0106

PROJECT DESIGN TEAM
ONE DESIGN SERVICES

LOCATION



VICINITY MAP



1362 SHEPHERD ST NW
WASHINGTON DC 20011
BZA PACKAGE

SCOPE OF WORKS

ADDITION, ALTERATION AND REPAIR
ON A RESIDENTIAL ROW BUILDING. TO
CONVERT UNIT TO 3 UNITS
RESIDENTIAL.

- TO CONSTRUCT REAR ADDITION
- TO CONSTRUCT REAR DECK AND STAIR.
- TO CONSTRUCT THIRD FLOOR ADDITION AND ROOF DECK.
- TO UNDERPIN EXISTING CELLAR.
- TO INSTALL MEP ENTIRELY.
- TO CONSTRUCT PARKING PAD IN THE REAR YARD.
- TO REPLACE EXISTING FLOOR JOISTS IN PLACE.

DRAWING INDEX

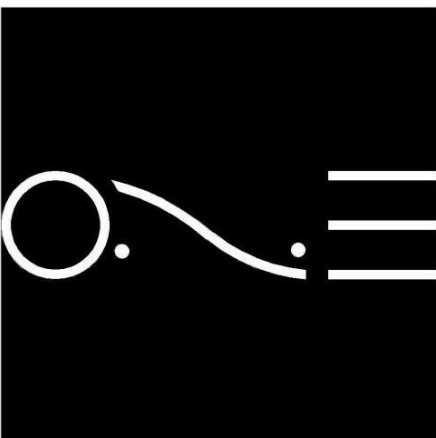
Sheet List	
Sheet Number	Sheet Name
01	COVER
02	SITE PLANS AND ZONING CALCS
03	EXISTING SITUATION
04	EXISTING DEMO LAYOUTS
05	PROPOSED LAYOUTS
06	PROPOSED LAYOUTS
07	ELEVATIONS
08	SECTION
09	AREA PLAN
10	LANDSCAPE SITE PLAN
11	SHADOW STUDY
12	SHADOW STUDY
13	RENDERINGS

1362 SHEPHERD ST

NW

DISTRICT OF COLUMBIA

20011



ONE DESIGN SERVICES

onedesignservices.net
Tel. 571.225.7211

SYMBOLS

ABBREVIATIONS

- PLAN DETAIL REFERENCE

x xx — DETAIL REFERENCE SHEET NUMBER

ELEVATION REFERENCE

x xx — DETAIL REFERENCE SHEET NUMBER

SECTION REFERENCE

x xx — DETAIL REFERENCE SHEET NUMBER

--- EXISTING WALL TO BE REMOVED

— EXISTING WALL TO REMAIN

— NEW BRICK WALL

— NEW CMU WALL

— NEW STUD WALL
- DOOR DESIGNATION

WINDOW DESIGNATION

PARTITION TYPE

KEY NOTE

ROOM NUMBER

FIXTURE TYPE

ELEVATION MARKER

INTERIOR ELEVATION DESIGNATION

ROOF SLOPE DIRECTION

- AFF ABOVE FINISH FLOOR

AA ALL AROUND

ACOUS ACOUSTICAL

AOT ACOUSTICAL CEILING TILE

ADJ ADJUSTABLE

ALUM ALUMINUM

ANOD ANODIZED

BD BOARD

BLKG BLOCKING

BS BOTH SIDES

< CENTER LINE

CLG CEILING

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

EXST. EXISTING

FF FINISH FLOOR

FIXT FIXTURE

FLR FLOOR

FLUOR FLUORESCENT

GFI GROUND FAULT INTERRUPTER

GC GENERAL CONTRACTOR

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

MTL METAL

OC ON CENTER

OPP OPPOSITE

PLYWD PLYWOOD

PL PLATE

POL POLISHED

PTD PAINTED

RCP REFLECTED CEILING PLAN

RND ROUND

RO ROUGH OPENING

SC SOLID CORE

SIM SIMILAR

SHT SHEET

STN STAINED

STL STEEL

STOR STORAGE

TEL TELEPHONE

TYP TYPICAL

TME TO MATCH EXISTING

UON UNLESS OTHERWISE NOTED

VOT VINYL COMPOSITION TILE

VERT VERTICAL

VEN VENEER

VIF VERIFY IN FIELD

VWV VINYL WALL COVERING

W/ WITH

ARIAL PHOTO



FRONT PHOTO



PROJECT DESIGN TEAM

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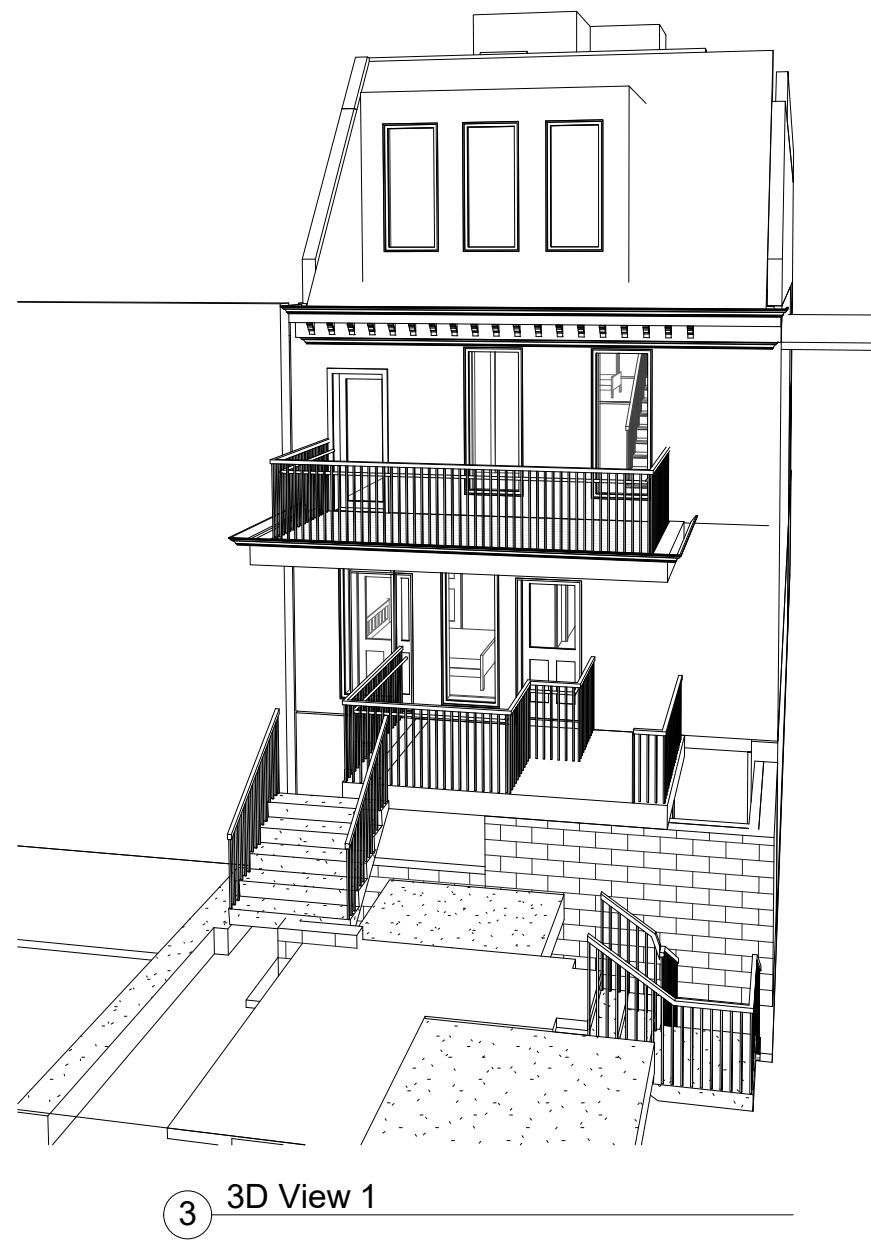
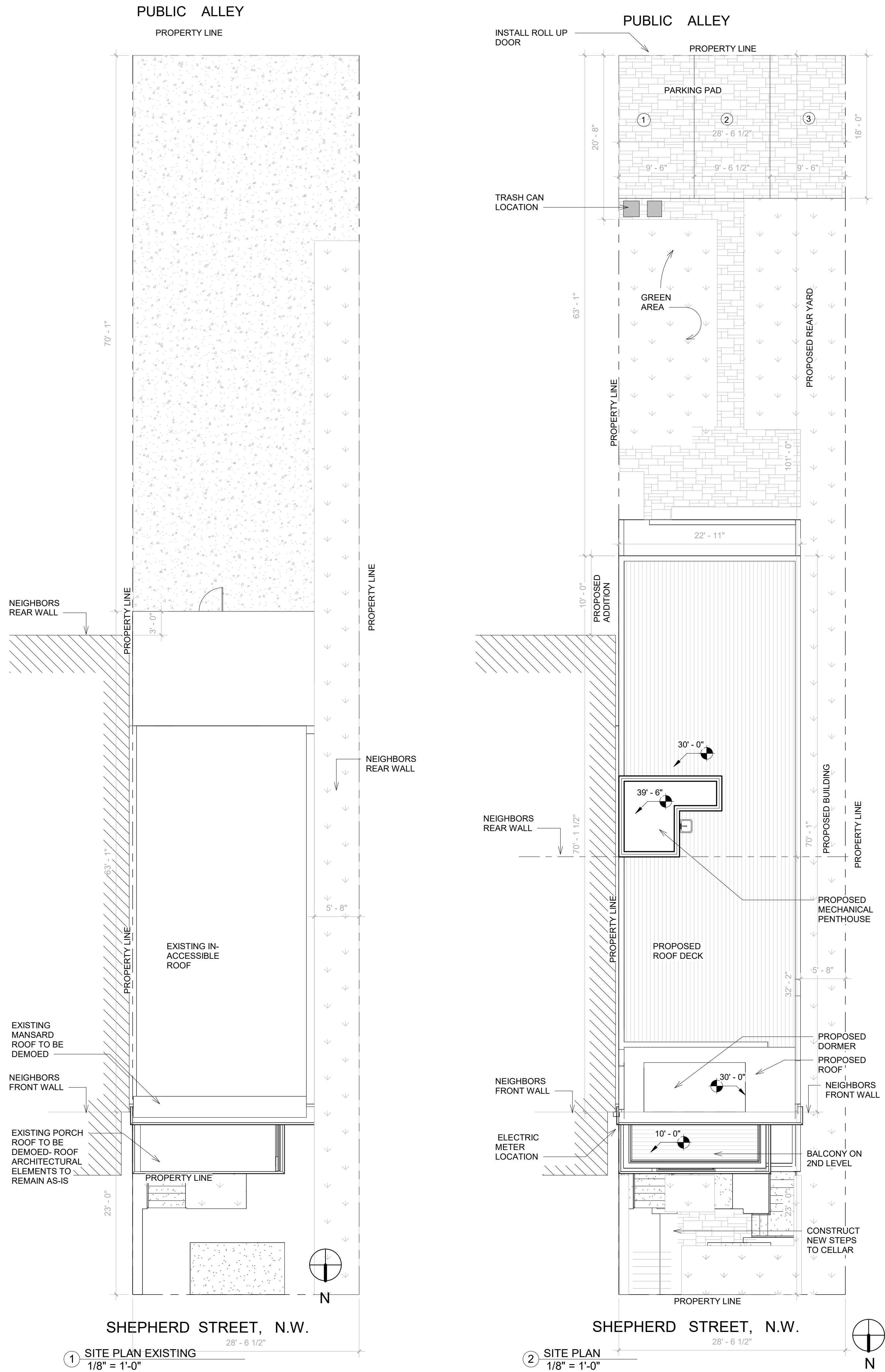
REVISION #
SCALE
ISSUE DATE

AS INDICATED
APRIL 2026

COVER

01

Board of Zoning Adjustment
District of Columbia
CASE NO. 21536
EXHIBIT NO. 5



GENERAL NOTES			
GENERAL INFORMATION		EXISTING LOT	PROPOSED BUILDING
USE GROUP	R3	R3	R3
TYPE OF CONSTRUCTION	VB	VB	VB
FULLY SUPPRESSED (SPRINKLED)	NO	NO	NO
LOT AREA	2725	2725	2725
BUILDING FOOTPRINT	875	875	1585
ABOVE GRADE:	1ST - 1445 SF 2ND - 1116 SF	1ST - 1606 SF 2ND - 1606 SF 3RD - 1560 SF PH - 100 SF	1ST - 1606 SF 2ND - 1606 SF 3RD - 1560 SF PH - 100 SF
	TOTAL = 2561 SF CELLAR - 1115 SF GFA = 3676 SF		TOTAL = 4872 SF CELLAR - 1606 SF GFA = 6478 SF
IMPERMEABLE AREA	3177 SF	1606 SF	1606 SF
GREEN AREA	1283 SF	1430 SF	1430 SF
PERMEABLE PAVEMENT	NA	1424 SF	1424 SF
TOTAL PERVIOUS	3177 SF (71%)	1606 SF (36%)	1606 SF (36%)
BUILDING HEIGHT	2 story	34' - 0" / 3 STORIES	34' - 0" / 3 STORIES
NUMBER OF EXITS	3	3	3
SOUND TRANSMISSION	-	STC 52	STC 52
SMOKE DETECTORS	YES	YES	YES
CO DETECTORS	YES	YES	YES
SPRINKLER	NO	YES	YES
INSULATION		YES; EXTERIOR WALLS @ R19; ROOF @ R-49	YES; EXTERIOR WALLS @ R19; ROOF @ R-49
GENERAL NOTES / ZONING CODE ANALYSIS		1362 SHEPHERD ST NW WASHINGTON DC 20011 TOTAL LOT AREA 4460 SF TOTAL LOT WIDTH 156.15' -DEPTH & 28.56' WIDTH	
ZONING DISTRICT	RF-1		
USE GROUP	R-3		
LOT	0106		
SQUARE	2824		
REQUIREMENT	EXISTING	ALLOWABLE / REQUIRED	PROPOSED
LOT OCCUPANCY	1482 SF (33%)	2676 SF (60%)	1606 SF (36%)
HEIGHT	24 FT	35 FT (3 STORIES)	34 FT
SIDEYARD WIDTH	5.5 FT	5 FT	5.5 FT
REAR YARD SETBACK	9'-10"	20 FT MIN	40'-1"
PARKING	1	1	3
FRONT YARD	WITHIN RANGE OF EX.	WITHIN RANGE OF EX.	WITHIN RANGE OF EX.
DWELLING UNITS	1	2	3

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SITE PLANS AND ZONING CALCS

02



FRONT STEPS



SIDE YARD



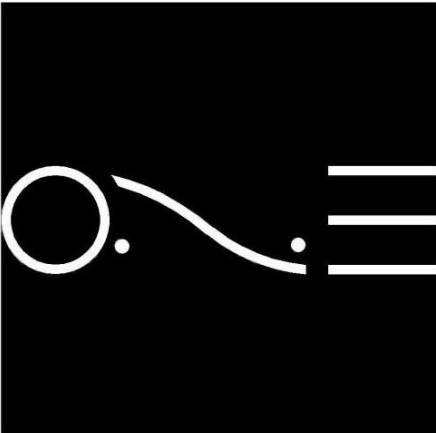
FRONT WALL

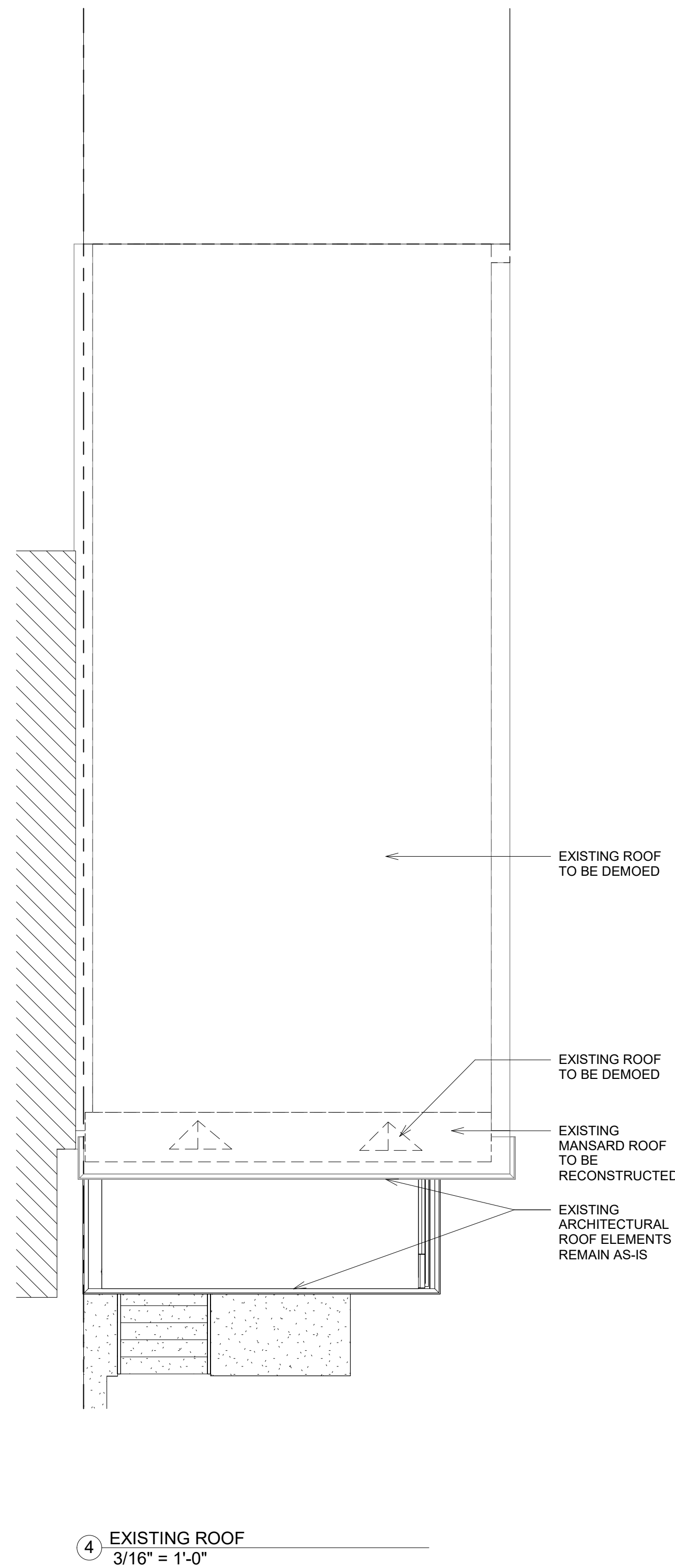
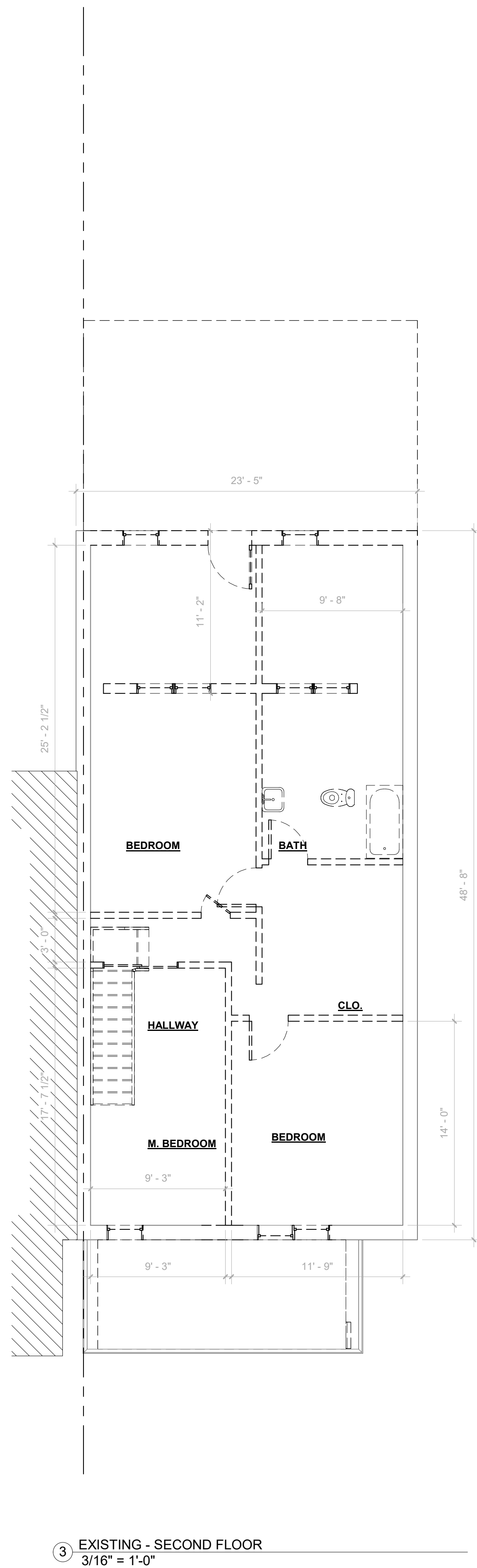
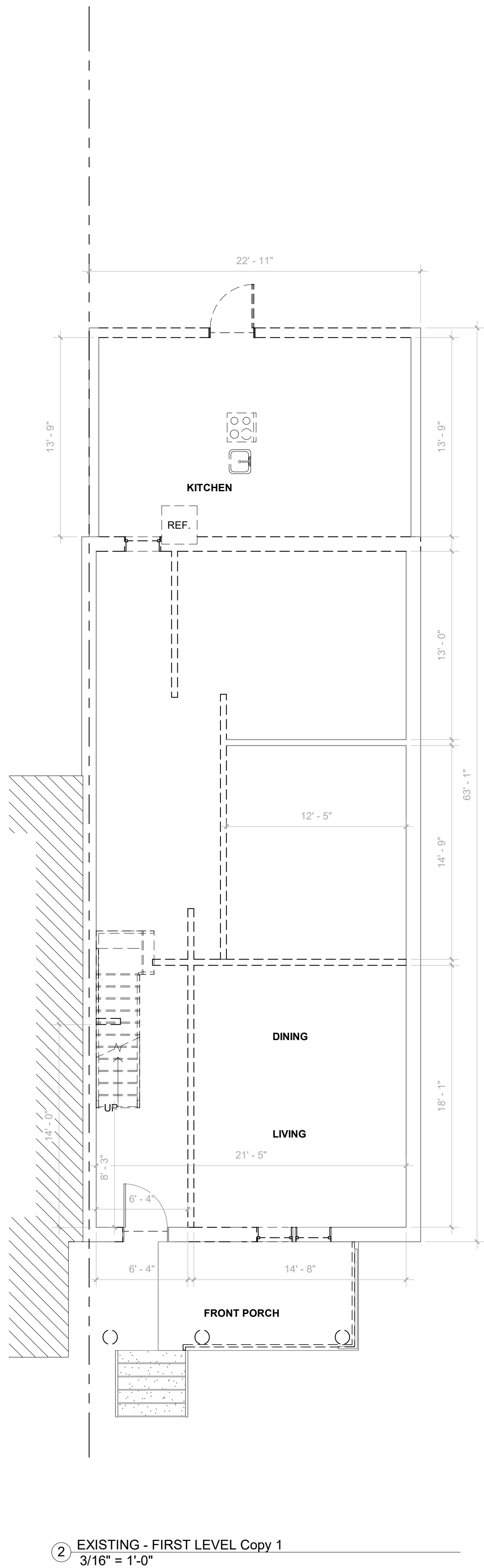
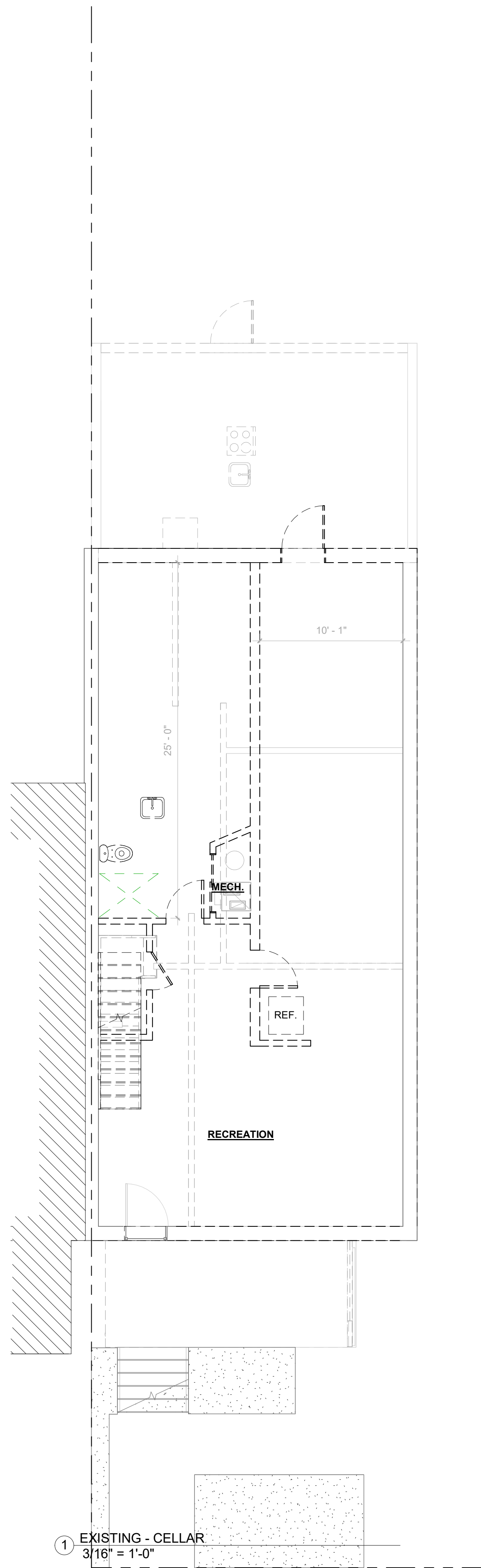


EXISTING REAR WALL



VIEW TOWARDS REAR ALLEY





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

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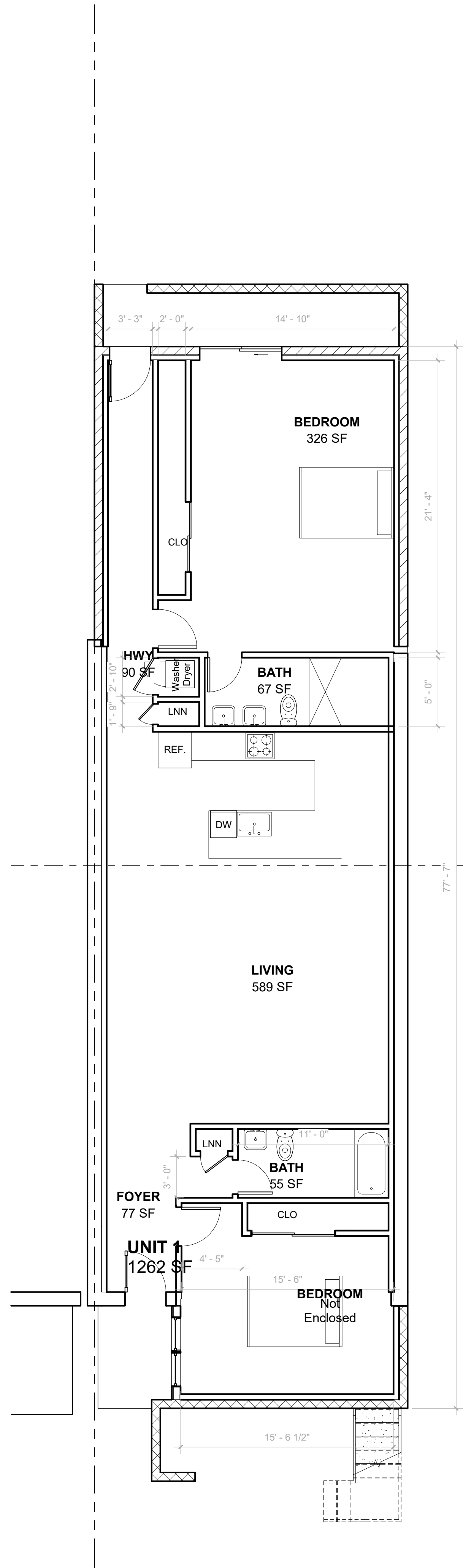
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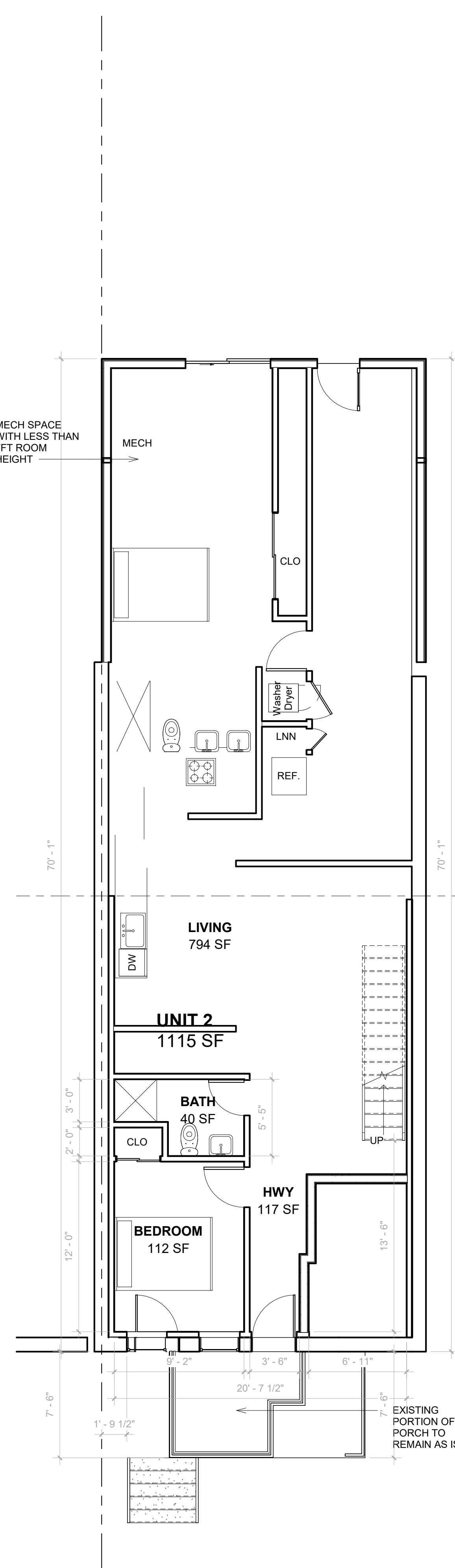
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EXISTING
DEMO
LAYOUTS

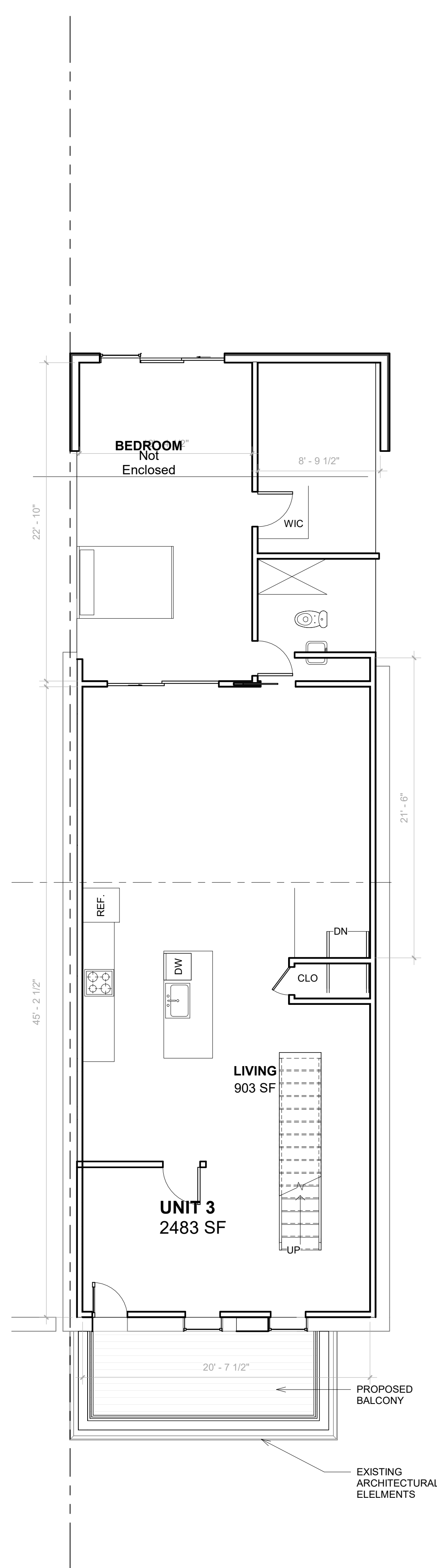
04



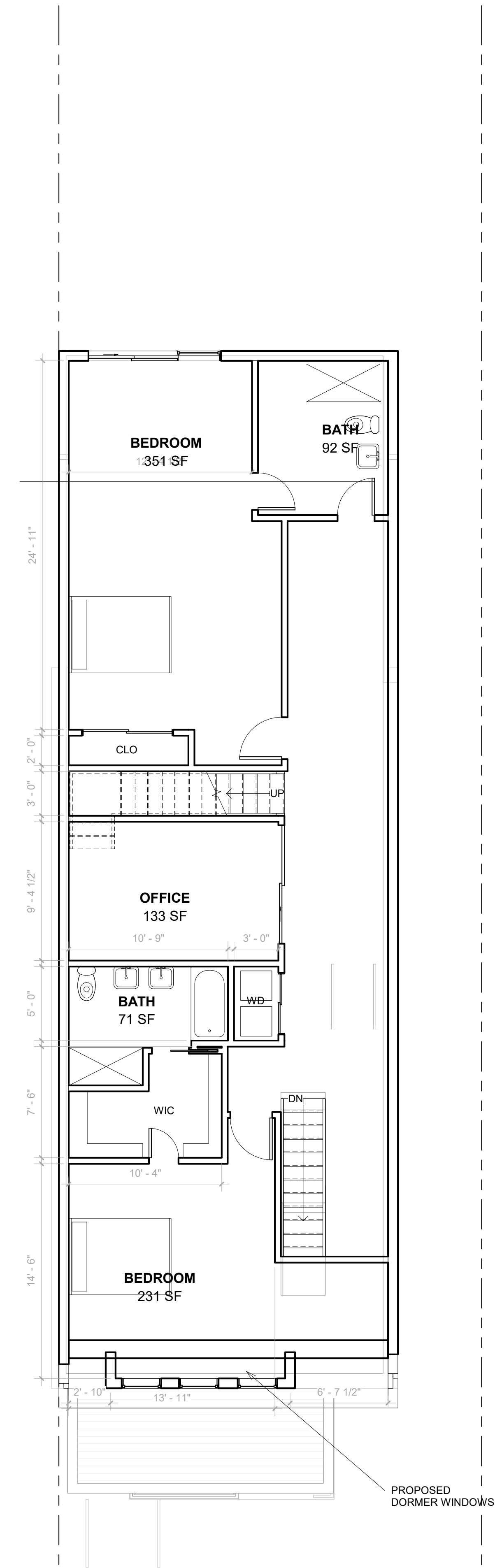
① PROPOSED CELLAR
3/16" = 1'-0"



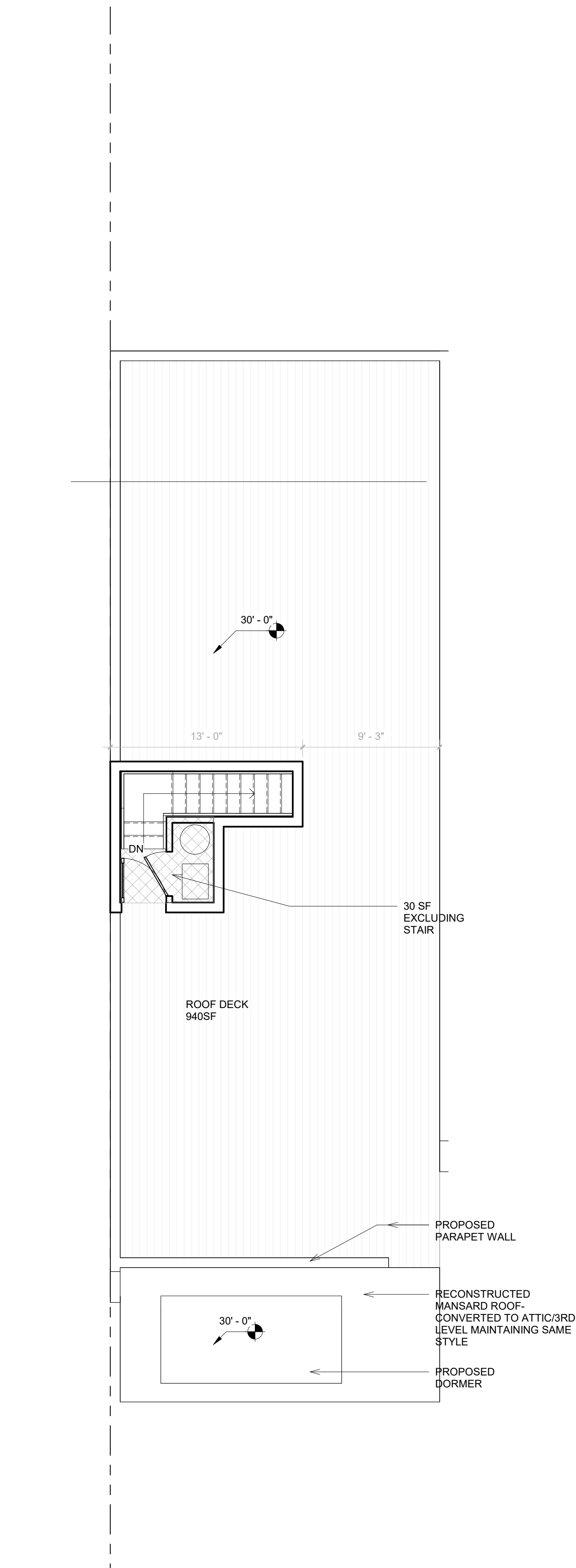
② 1ST FLOOR PLAN
3/16" = 1'-0"



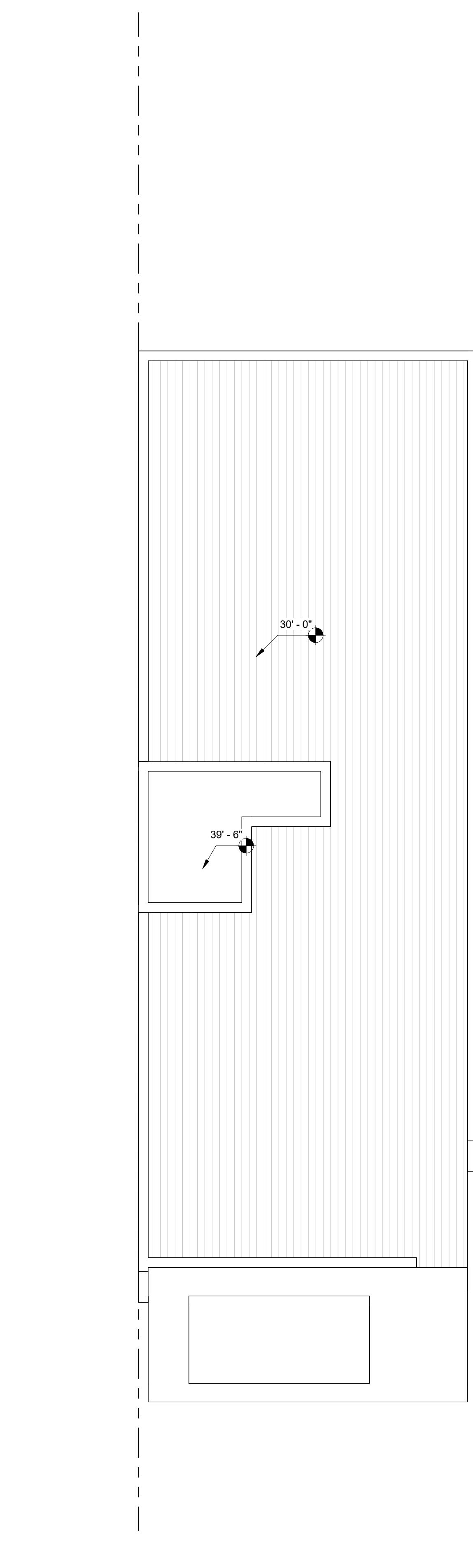
③ PROPOSED SECOND FLOOR
3/16" = 1'-0"



① PROPOSED THIRD LEVEL
3/16" = 1'-0"



② PROPOSED MECH PENTHOUS
3/16" = 1'-0"



③ PROPOSED ROOF
3/16" = 1'-0"

