



Perspective Street View

SCOPE of WORK: Develop two semi-attached residential two story with basement houses

PROJECT SITE: 1138 51st Street Washington DC 20019 - Square: 5201 Lot: 0809 Zone: R-2

PROJECT DATA:

	Existing	Proposed
Lot size, sqft	4,360	(2) 2,180*
Dwelling units	0	2
Minimum lot size	3,000	< 2,180
Minimum lot width	30	15*
Front yard ft	N/A	20
Side yard ft	8	5*
Rear yard ft	20	26
Minimum lot occupancy	40%	40%
Maximum height	40	33 ft
Maximum stories	3	2
Pervious surface %	30	30



Drawing Schedule	
A-1	Street Perspective - Project Data
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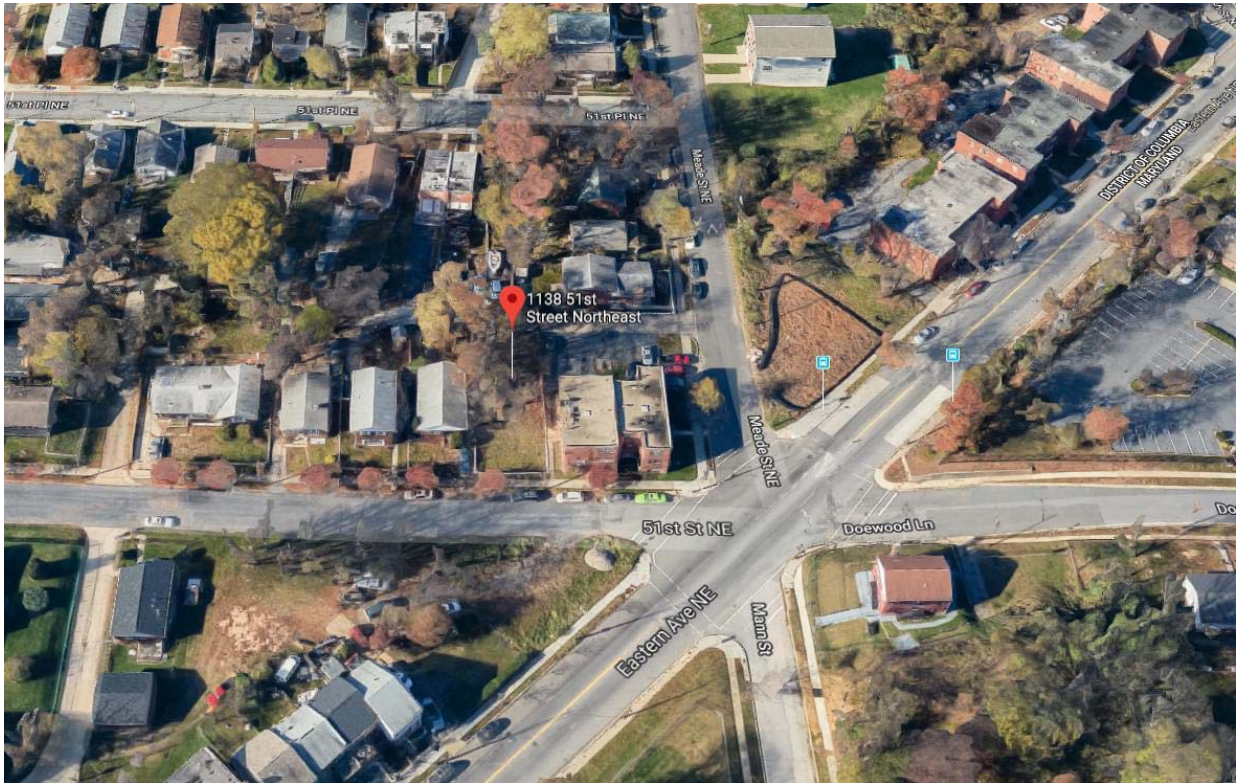
Board of Zoning Adjustment

		Project: 51st St Duplex	OWNER: Ekop Graham	District of Columbia 2020-01-24 CASE NO. 20029 EXHIBIT NO. 10	SHEET: A-1
		1138 51 St NE Washington DC 20019	1720 Michigan Ave Washington DC 20017		



Rear Alley Perspective

 <p>PREVIOUS architect Nashville, TN 3020 7th Street NE Washington DC 20017 202-211-0885</p>	 <p>MWB ARCHITECTS PC ARCHITECTS PLANNERS WASHINGTON, D.C.</p>	<p>Project: 51st St Duplex 1138 51 St NE Washington DC 20019</p>	<p>OWNER: Ekop Graham 1720 Michigan Ave Washington DC 20017</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 5%;">NO.</th> <th style="width: 60%;">DESCRIPTION</th> <th style="width: 10%;">BY</th> <th style="width: 25%;">DATE</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Concept Design</td> <td></td> <td>2020-01-24</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	DESCRIPTION	BY	DATE	1	Concept Design		2020-01-24																	<p style="writing-mode: vertical-rl; transform: rotate(180deg);">2/14/2020</p>	<p>SHEET: A-2</p>
NO.	DESCRIPTION	BY	DATE																											
1	Concept Design		2020-01-24																											




Perspective Vicinity View



Project Site Street View



First Floor Plan Perspective

 <p>PREVIOUS architect Nashville, TN 3033 7th Street NE Washington DC 20017 202-211-0885</p>	 <p>M • W • B • ARCHITECTS • PC ARCHITECTS PLANNERS WASHINGTON, D.C.</p>	<p>Project: 51st St Duplex 1138 51 St NE Washington DC 20019</p>	<p>OWNER: Ekop Graham 1720 Michigan Ave Washington DC 20017</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 5%;">NO.</th> <th style="width: 60%;">DESCRIPTION</th> <th style="width: 10%;">BY</th> <th style="width: 25%;">DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td>Concept Design</td> <td> </td> <td>2020-01-24</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	DESCRIPTION	BY	DATE		Concept Design		2020-01-24													<p style="writing-mode: vertical-rl; transform: rotate(180deg);">2/14/2020</p> <p>SHEET: A-4</p>
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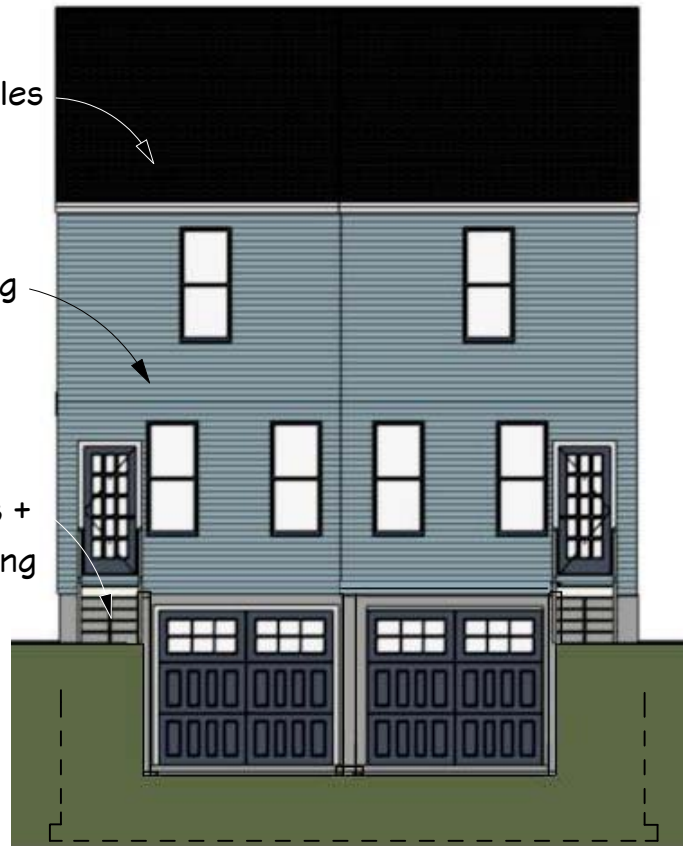
Second Floor Plan Perspective



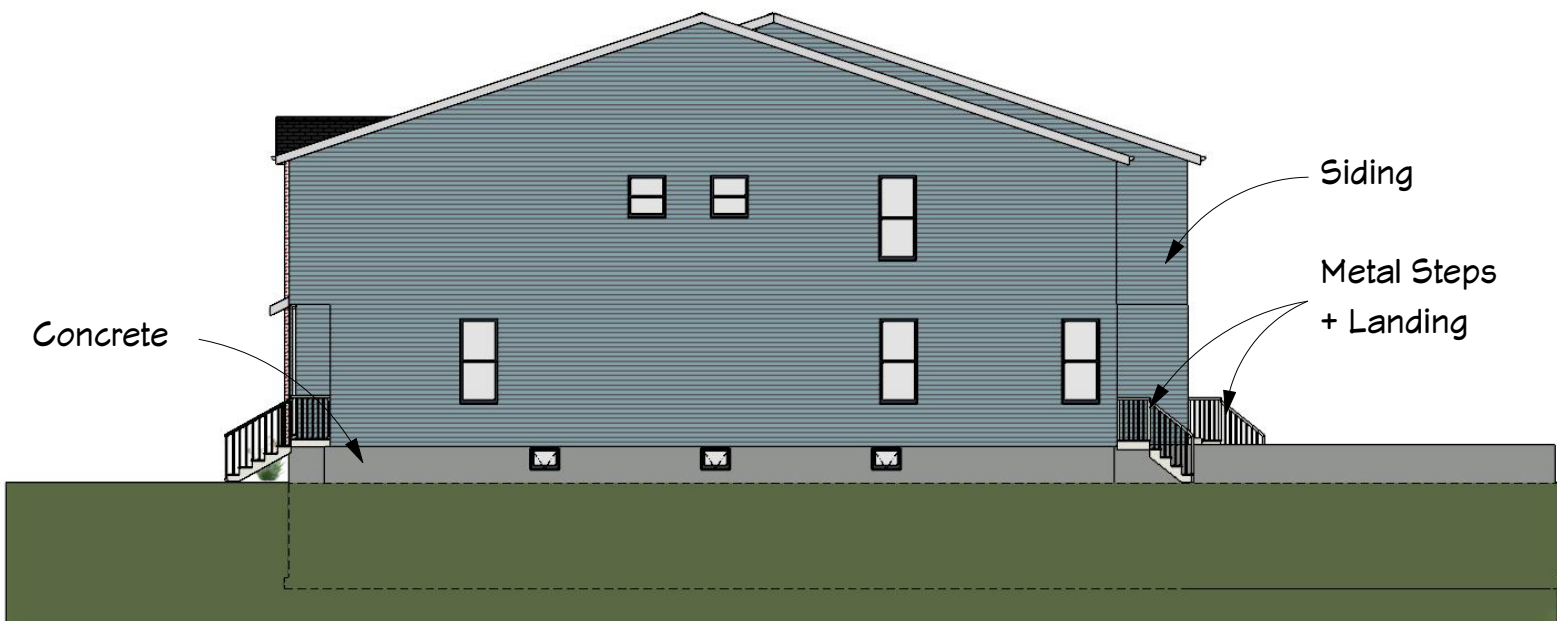
Cellar Floor Plan Perspective



Front - Street Elevation



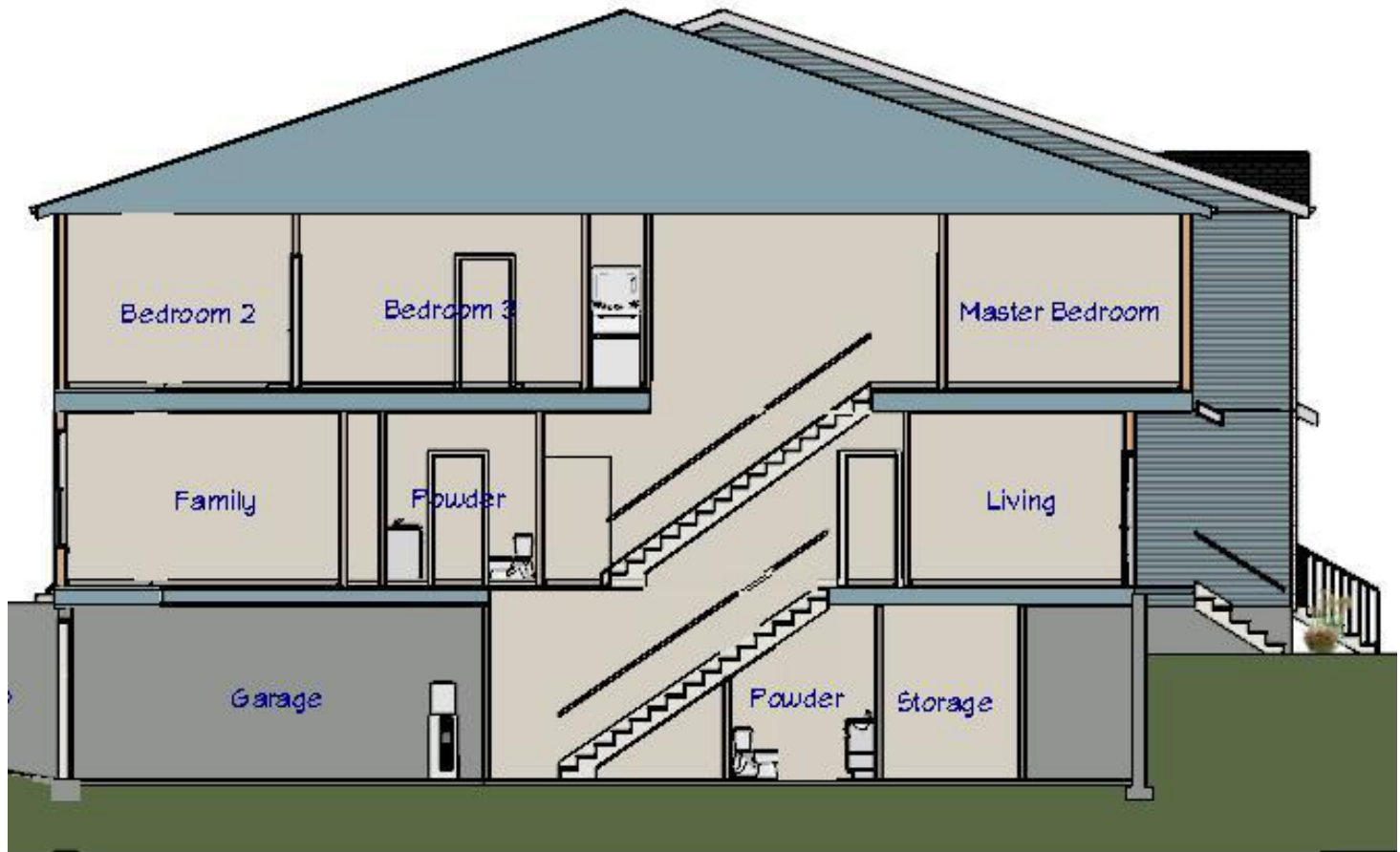
Rear - Alley Elevation



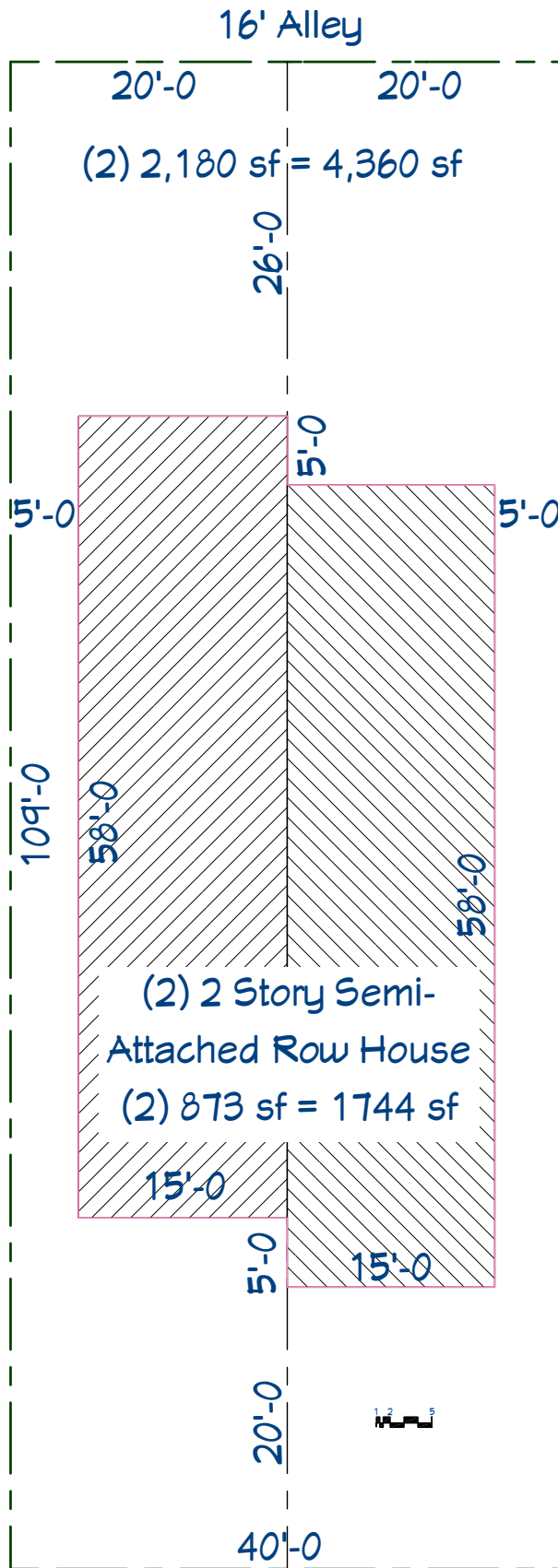
Side Elevation



Building - Site Section



Building Section



Site Plan



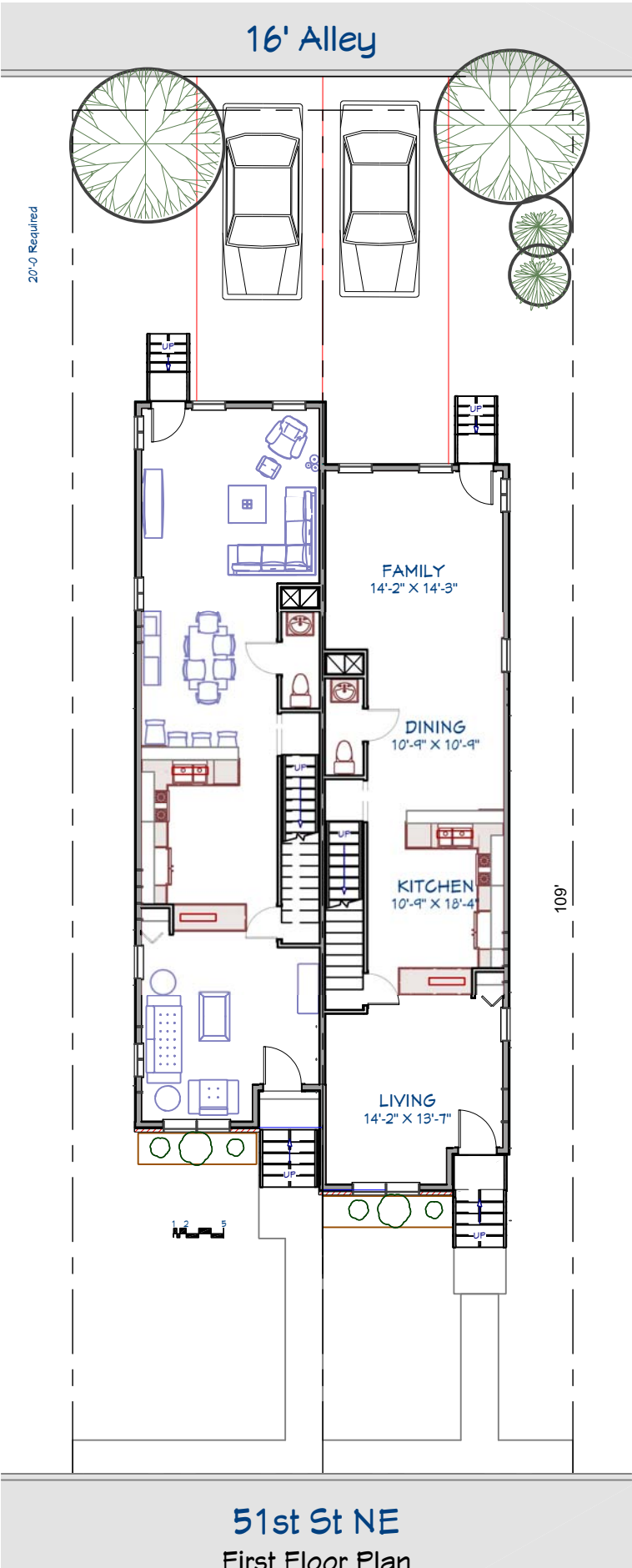
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Site Plan



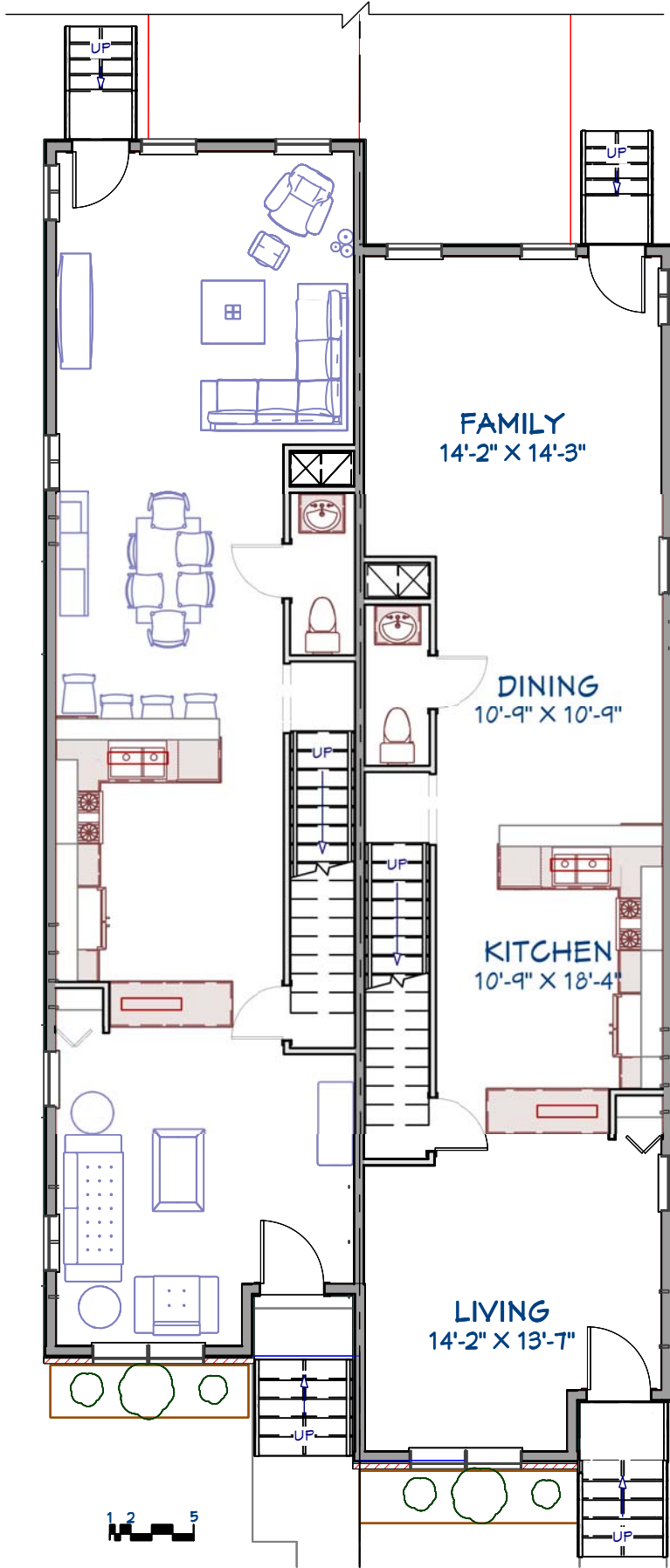
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First Floor Plan



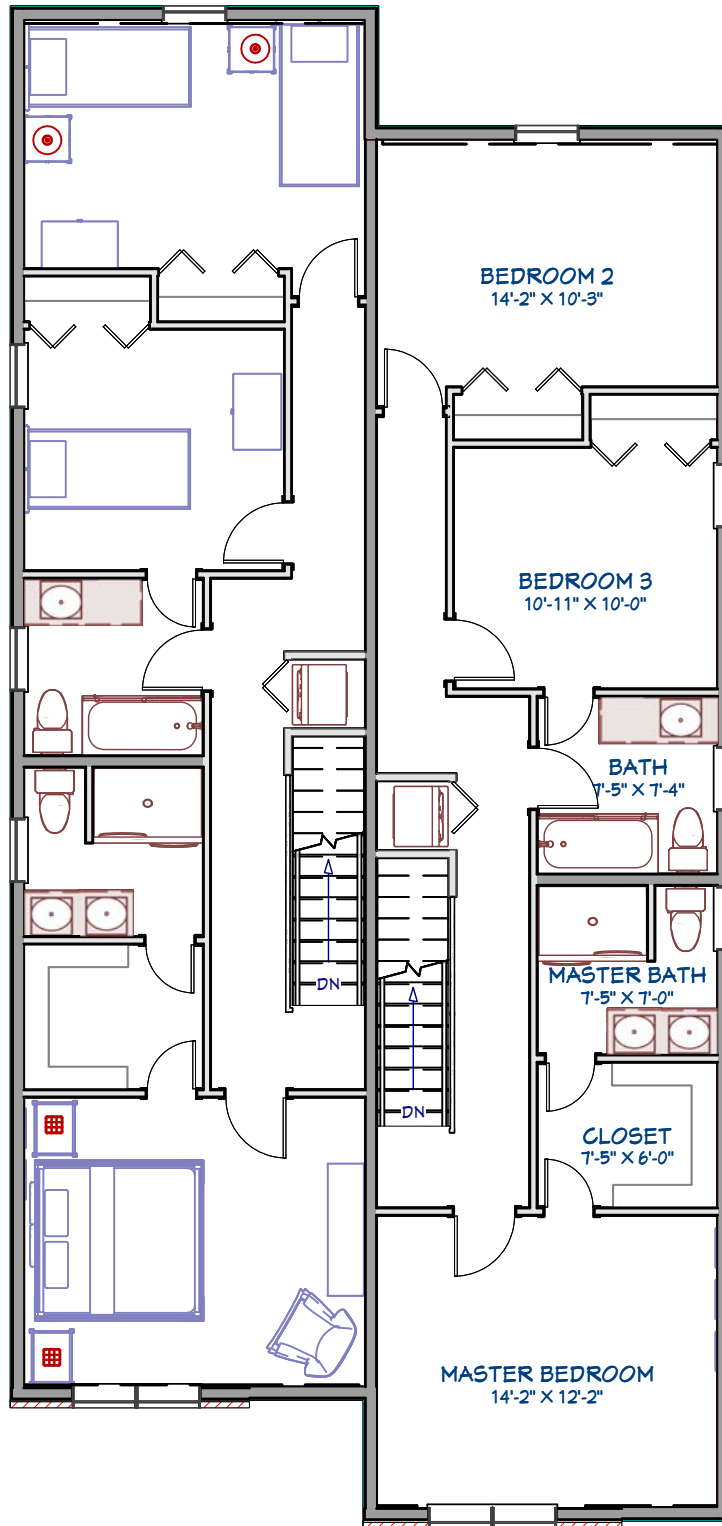
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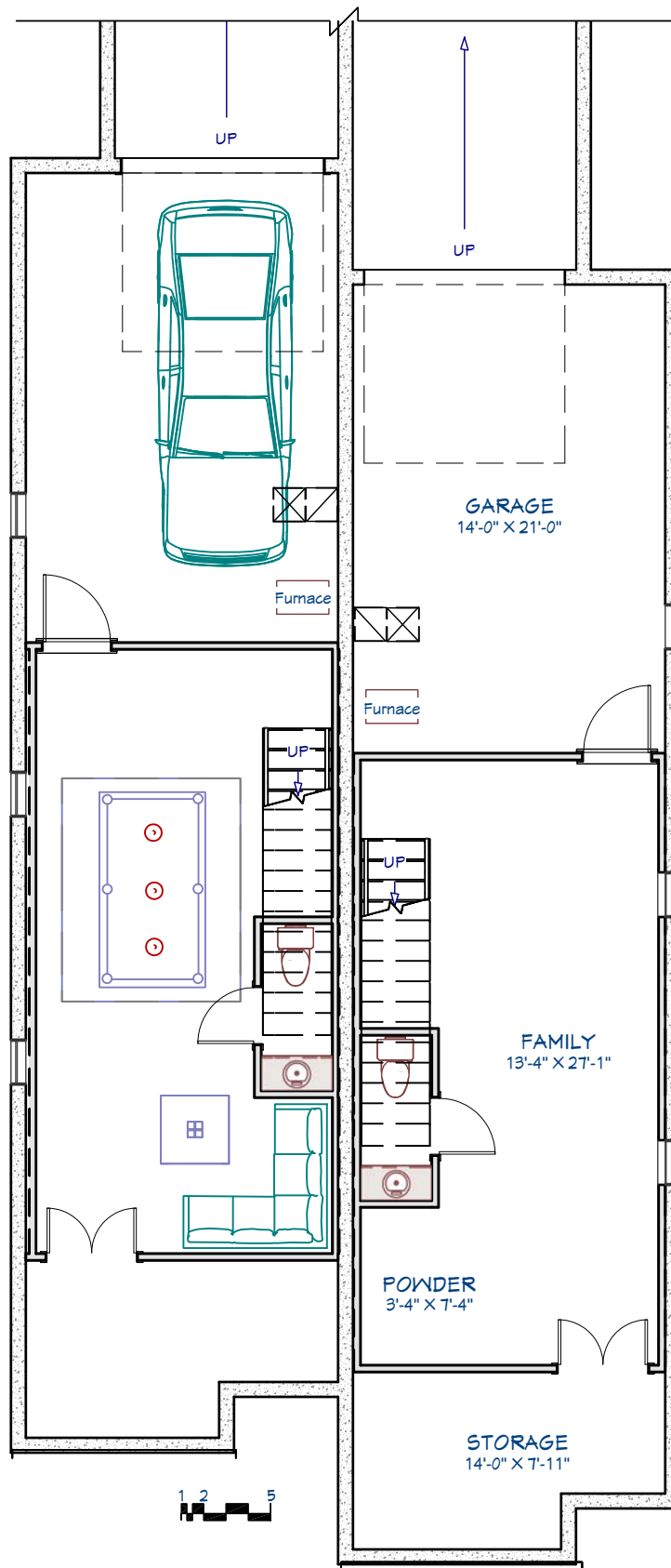
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Second Floor Plan



Cellar Floor Plan