

OWNER

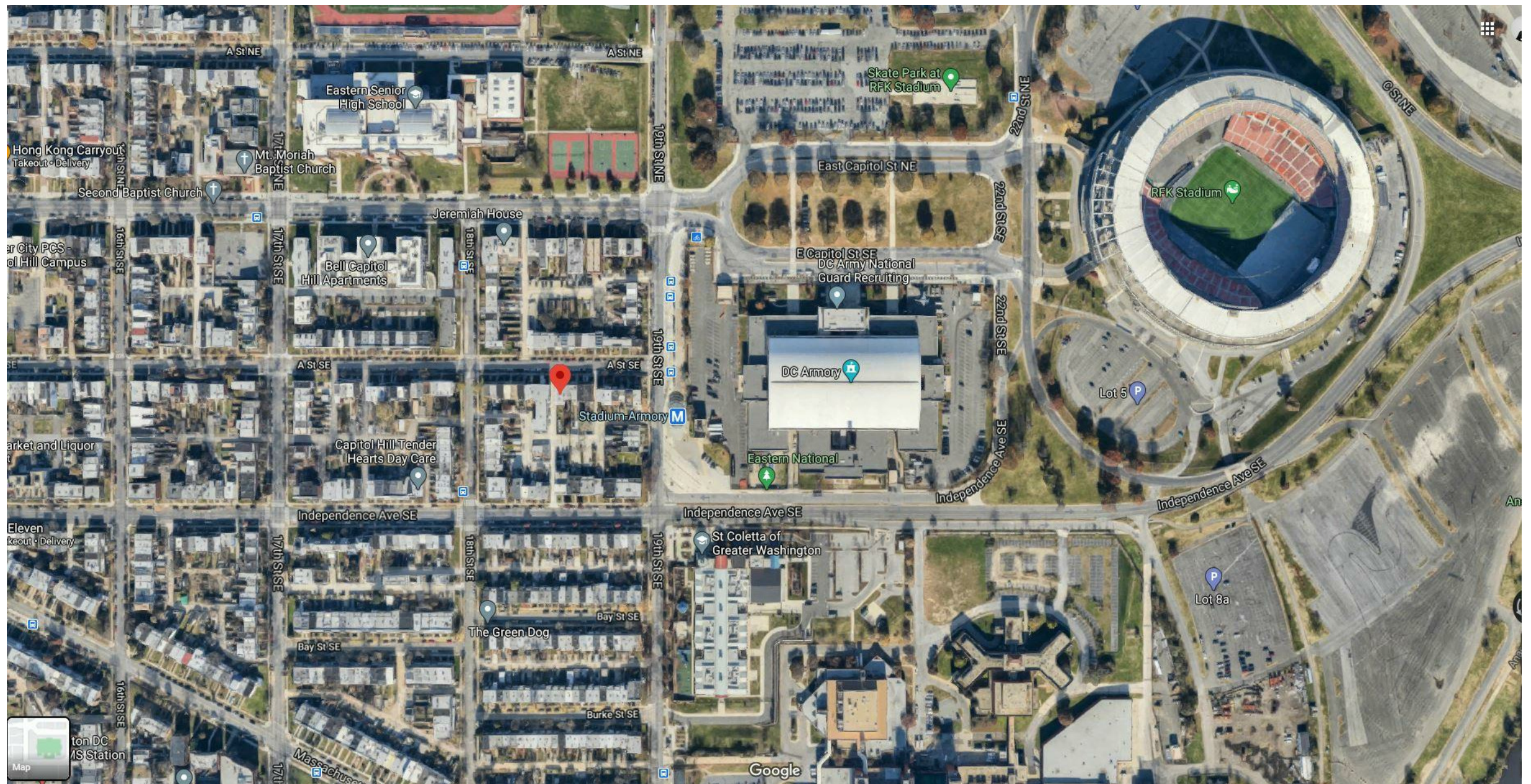
HAMID SHARAZI
1819 A ST SE
WASHINGTON, DC 20003

ARCHITECT

2PLYS LLC,
43414 MOUNTCASTLE DR
SOUTH RIDING, VA 20152
202-670-2759

PROJECT DESCRIPTION

3-UNIT MULTI-FAMILY CONVERSION &
NEW 3RD FLOOR ADDITION



Project Phase
SCHEMATIC DESIGN

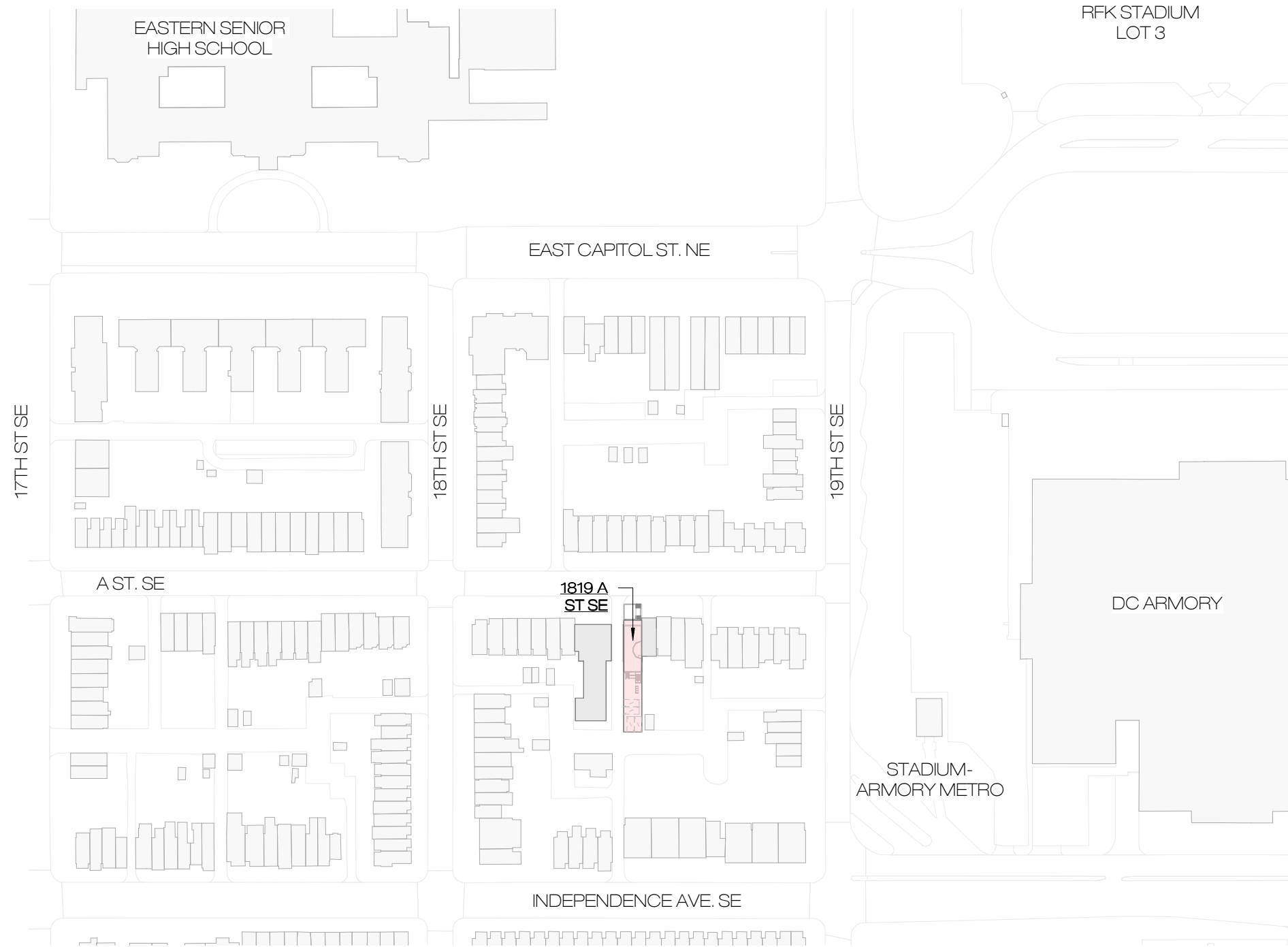
Date
03-08-21

3-UNIT FLATS ROWHOUSE RENOVATION / ADDITION

1819 A STREET S.E. WASHINGTON, D.C. 20003

Board of Zoning Adjustment
District of Columbia
CASE NO. 20437
EXHIBIT NO. 32C

A0.0
COVER SHEET



1 VICINITY PLAN
1" = 160'-0"



Project Phase
SCHEMATIC DESIGN

Date
03-08-21

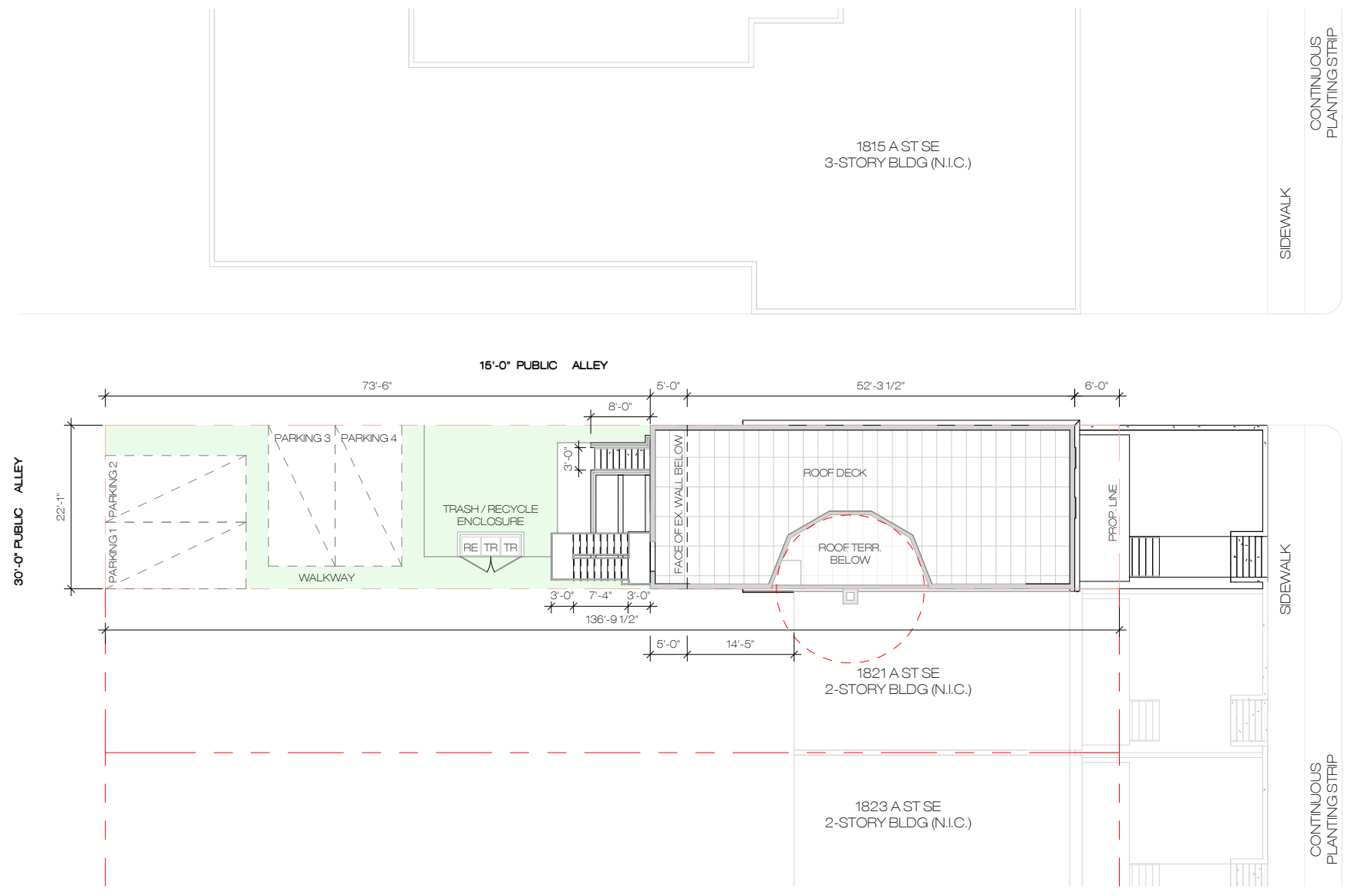
3-UNIT FLATS ROWHOUSE RENOVATION / ADDITION

1819 A STREET S.E. WASHINGTON, D.C. 20003

A0.1

SITE VICINITY PLAN

ZONING ANALYSIS & INFORMATION	
ADDRESS:	1819 A STREET S.E.
SQUARE:	1111
LOT:	0096
ZONE:	RF-1
LOT AREA:	3,020.00 SF
MAX OCCUPANCY ALLOWED:	1,812.00 SF (60%)
PROPOSED LOT COVERAGE:	1,470.36 SF
LOT OCCUPANCY:	LOT COVERAGE / LOT AREA 1,470.36 / 3,020.00 = 0.49 (48.69%)
MIN. PERVIOUS AREA REQ. :	604 SF (20%)
PROPOSED PERVIOUS AREA:	676 SF (22.38%)



1 SITE PLAN
1" = 20'-0"

2 FRONT VIEW



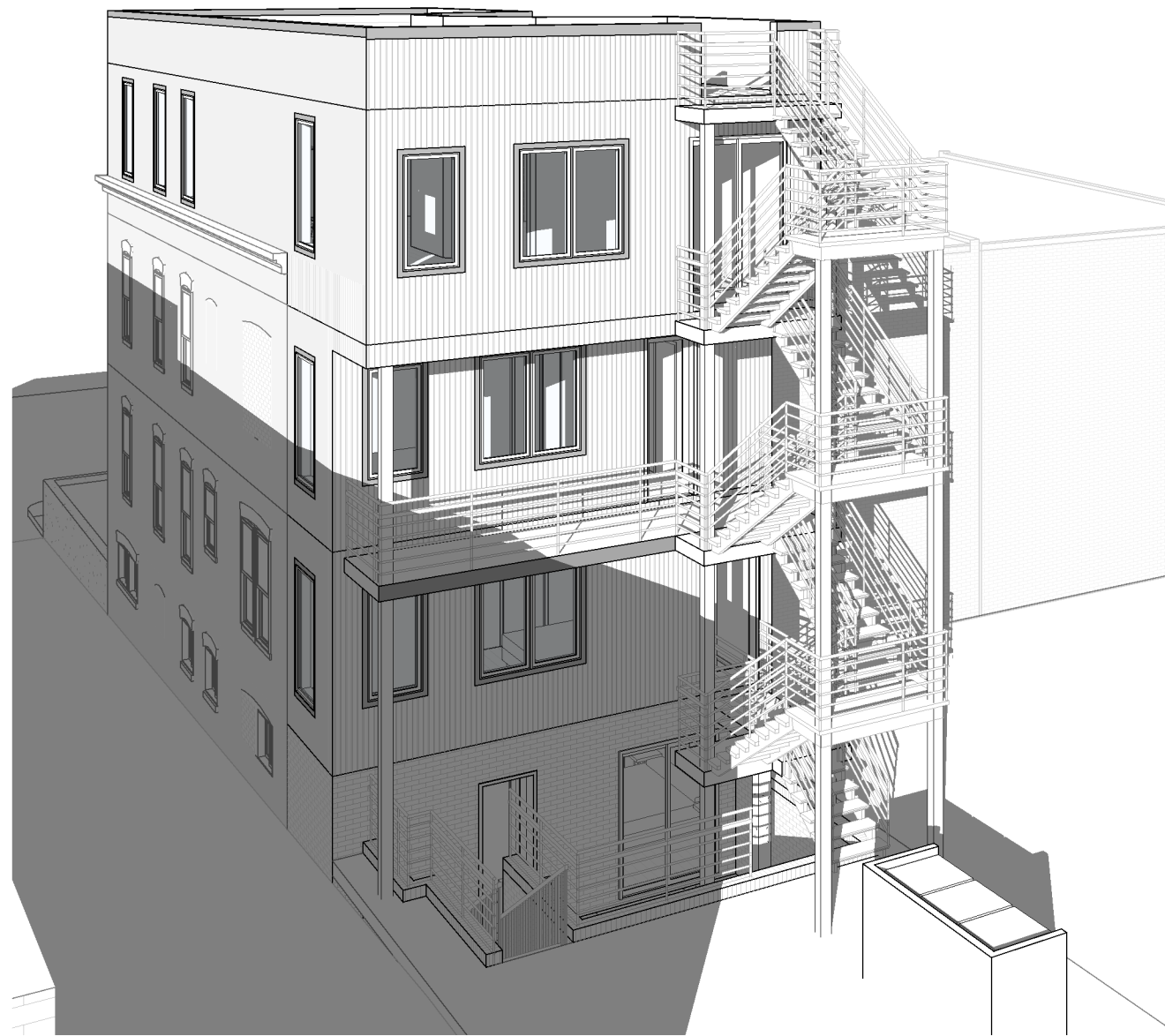
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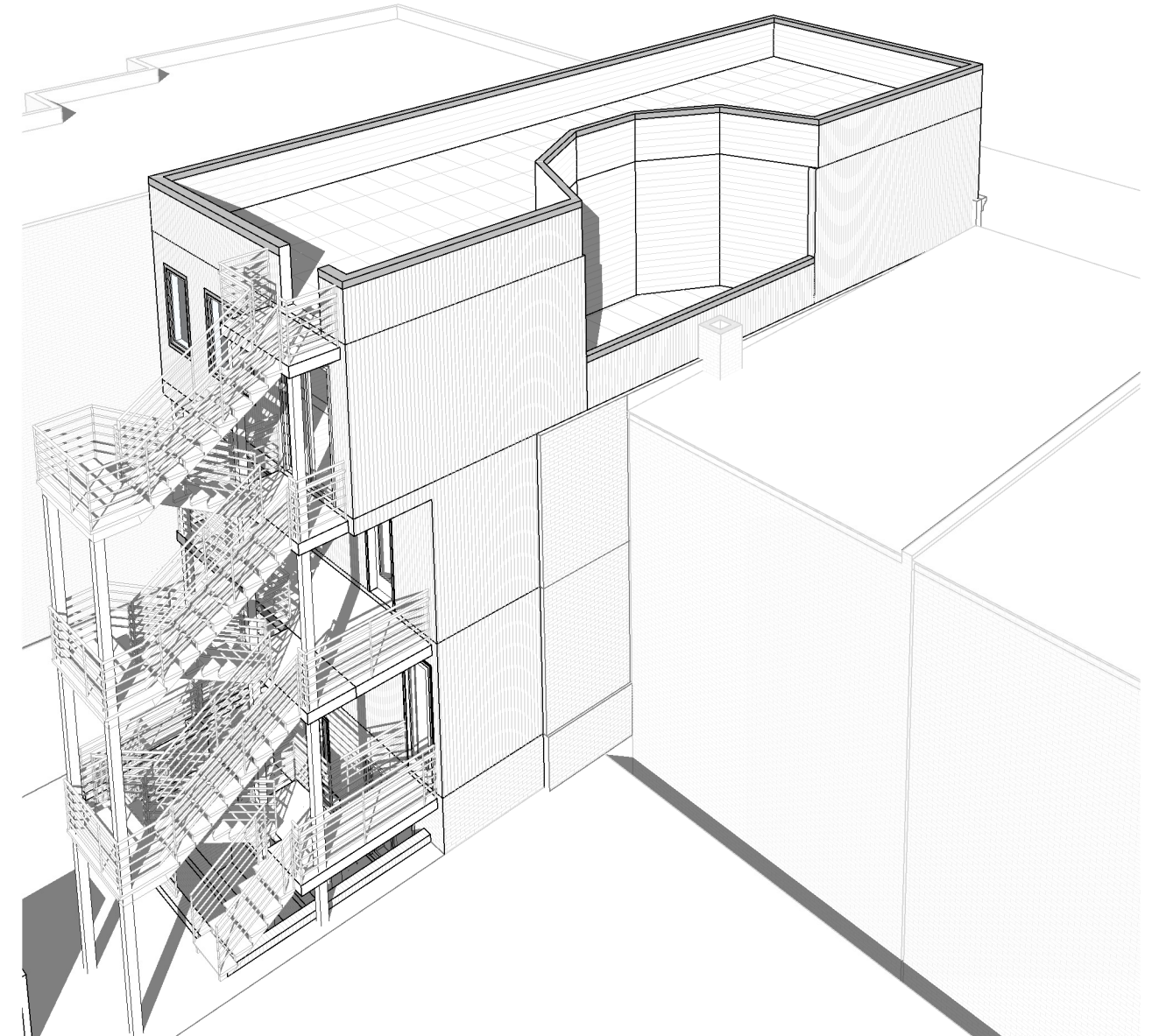
3-UNIT FLATS ROWHOUSE RENOVATION / ADDITION

1819 A STREET S.E. WASHINGTON, D.C. 20003

A0.2
SITE PLAN



① REAR VIEW



② BIRD'S EYE VIEW



Project Phase
SCHEMATIC DESIGN

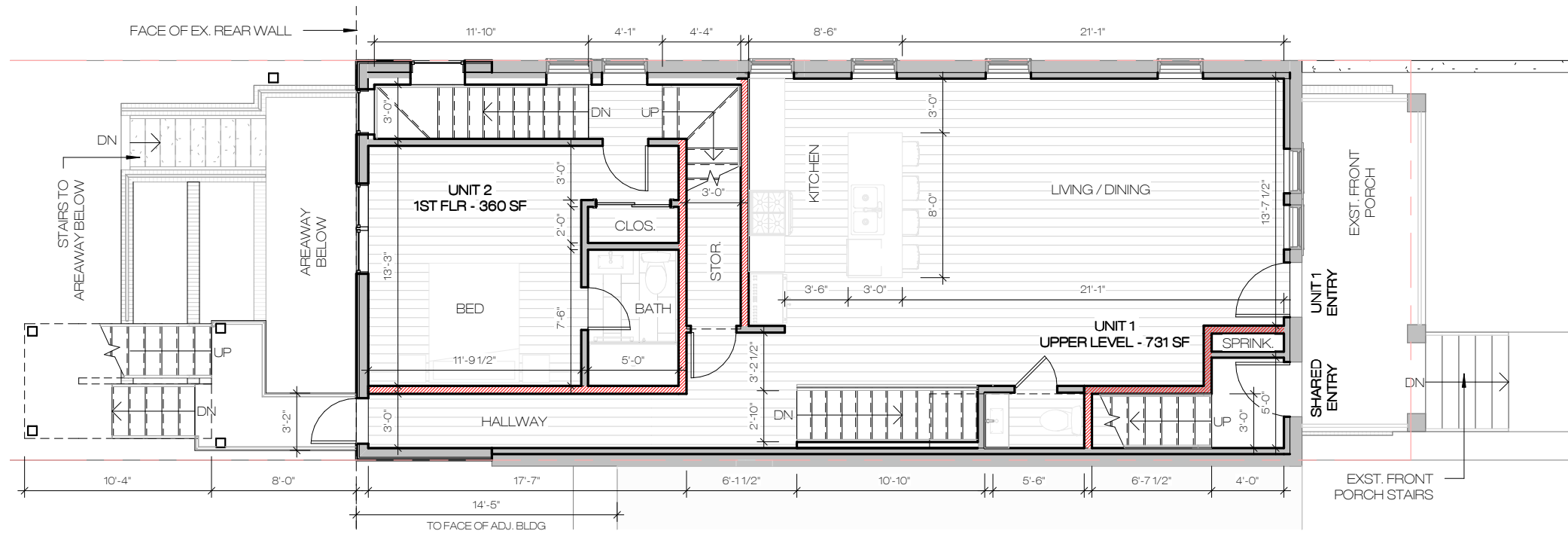
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3-UNIT FLATS ROWHOUSE RENOVATION / ADDITION

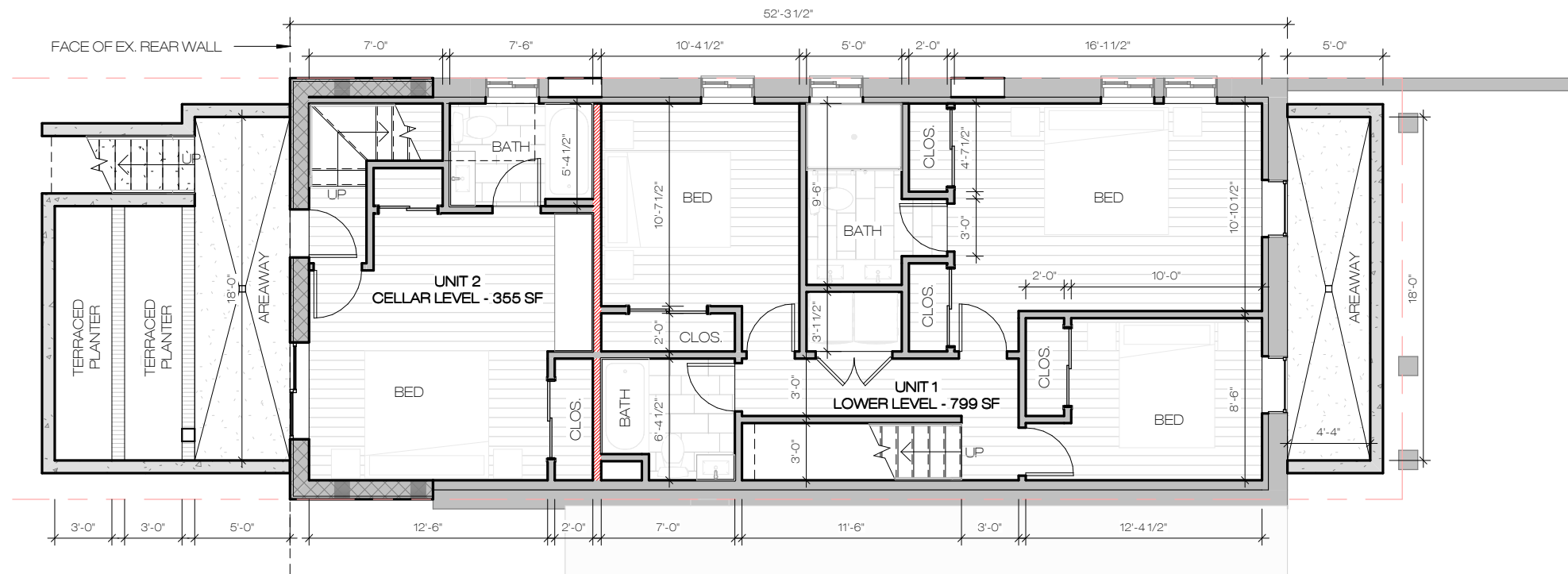
1819 A STREET S.E. WASHINGTON, D.C. 20003

A0.3

PERSPECTIVES

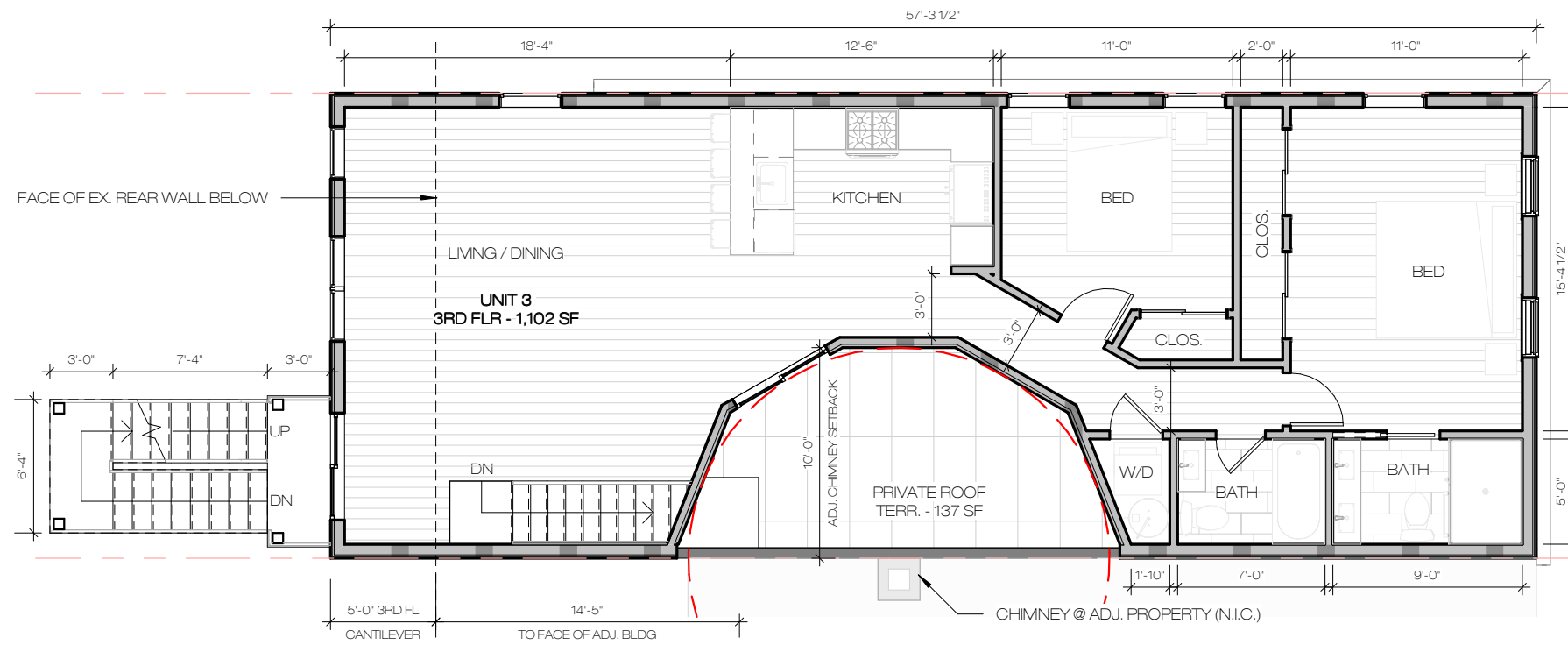


② 1ST FLOOR
1/8" = 1'-0"

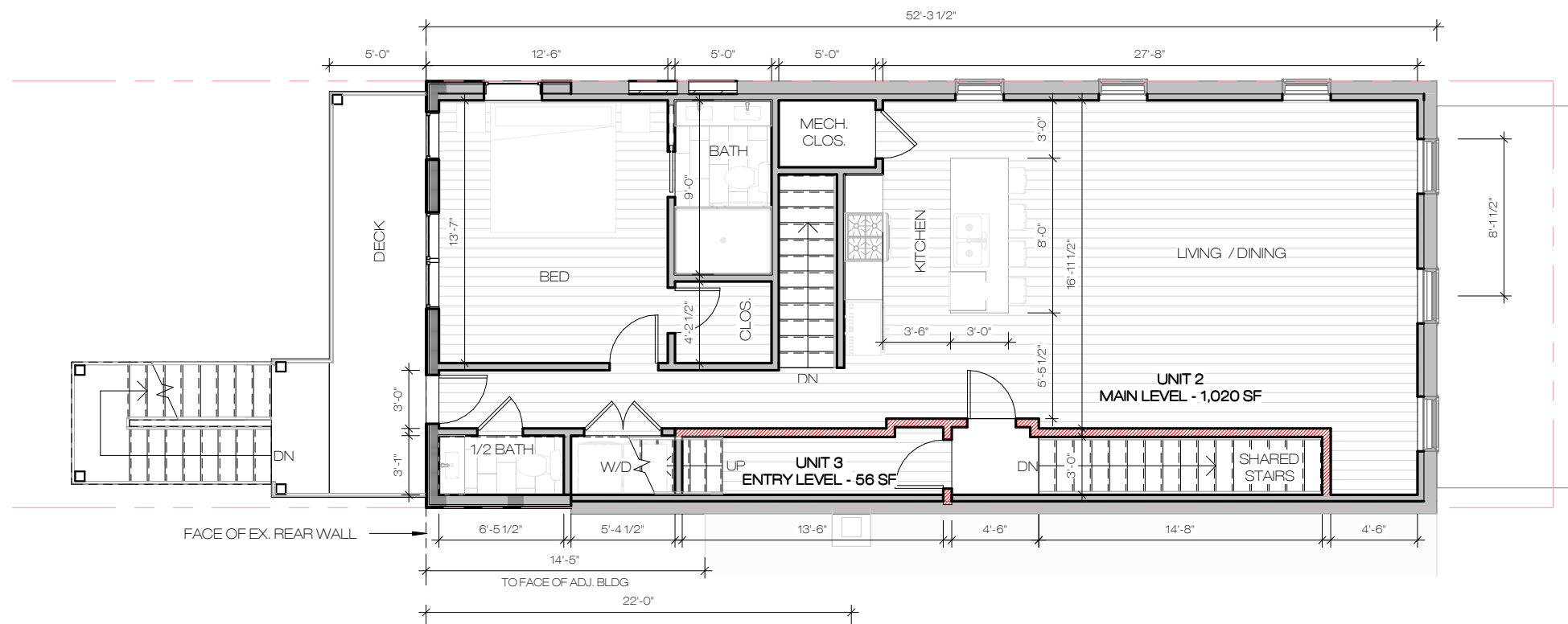


① CELLAR PLAN
1/8" = 1'-0"





② 3RD FLOOR
1/8" = 1'-0"



① 2ND FLOOR
1/8" = 1'-0"



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A1.2
FLOOR PLANS

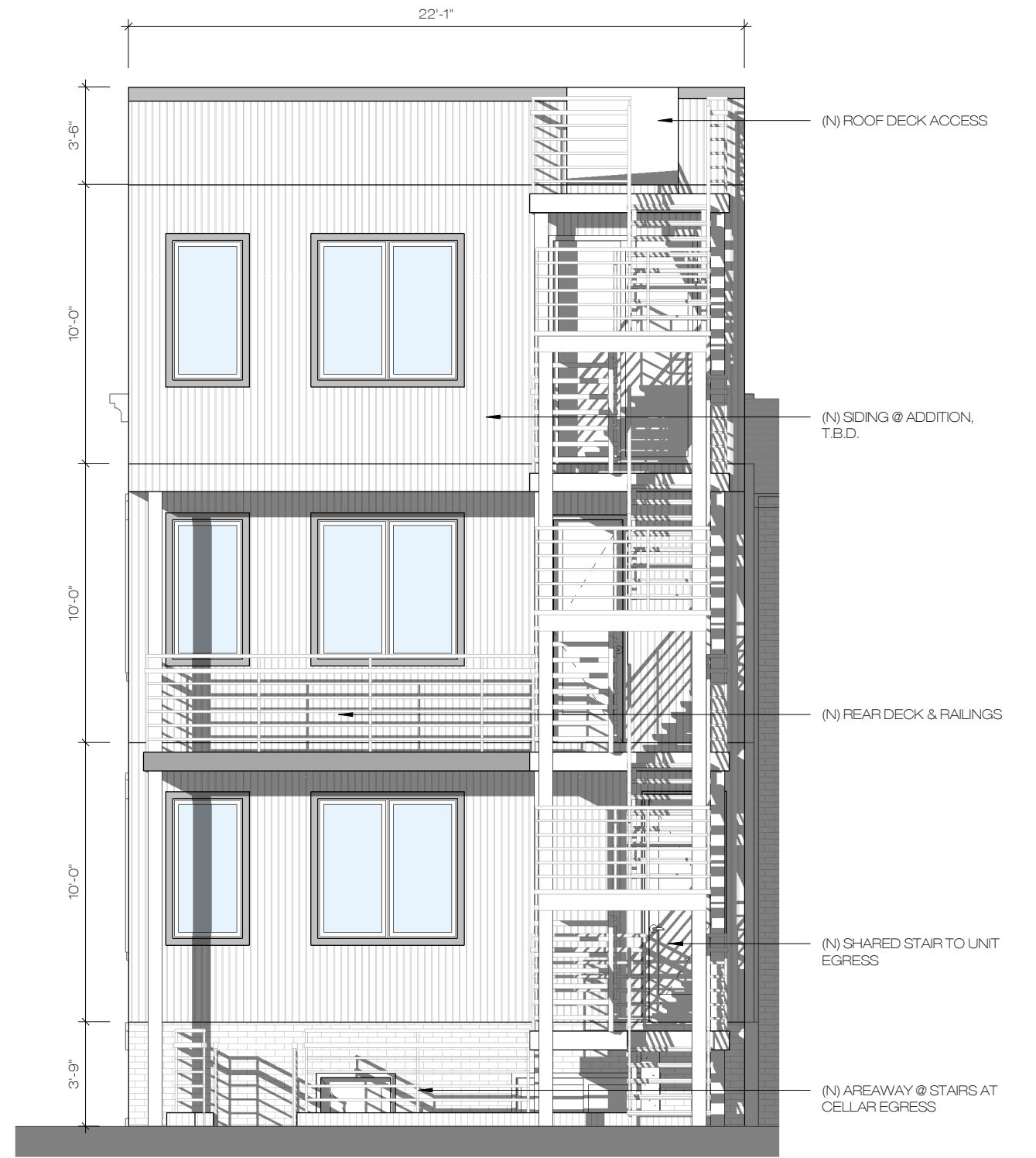


1 ROOF PLAN
1/8" = 1'-0"





1 ELEVATION - FRONT (A ST. SE)
3/16" = 1'-0"



2 ELEVATION - SOUTH (REAR)
3/16" = 1'-0"



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3-UNIT FLATS ROWHOUSE RENOVATION / ADDITION

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A2.1

ELEVATIONS



1 ELEVATION - WEST (ALLEY)
 3/16" = 1'-0"



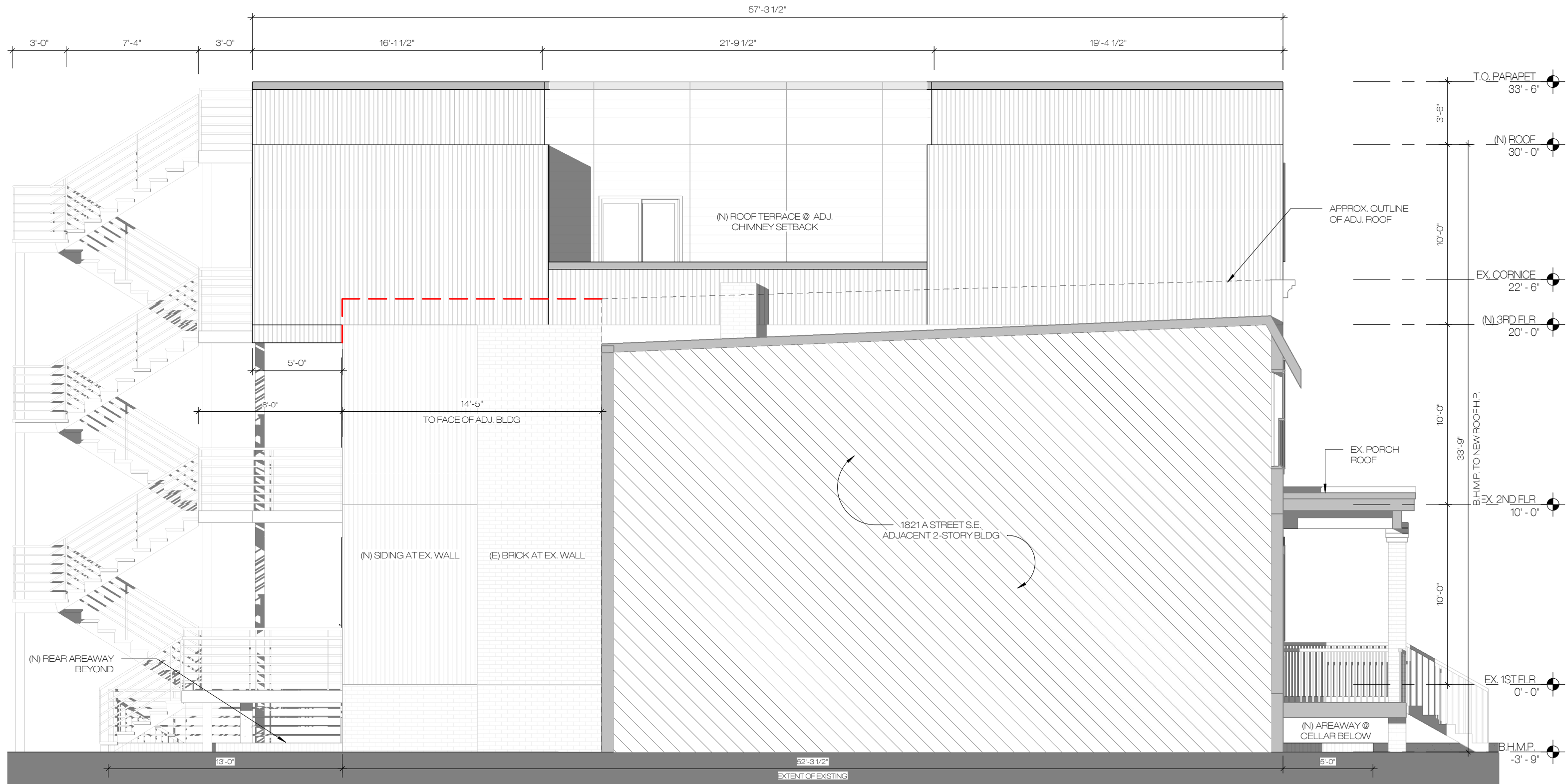
Project Phase
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3-UNIT FLATS ROWHOUSE RENOVATION / ADDITION

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A2.2
 ELEVATIONS



1 ELEVATION - EAST (PARTY WALL)
3/16" = 1'-0"



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3-UNIT FLATS ROWHOUSE RENOVATION / ADDITION

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A2.3
ELEVATIONS



1 LONGITUDINAL SECTION A
 1/8" = 1'-0"



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3-UNIT FLATS ROWHOUSE RENOVATION / ADDITION
 1819 A STREET S.E. WASHINGTON, D.C. 20003

A2.4
 BUILDING SECTION