

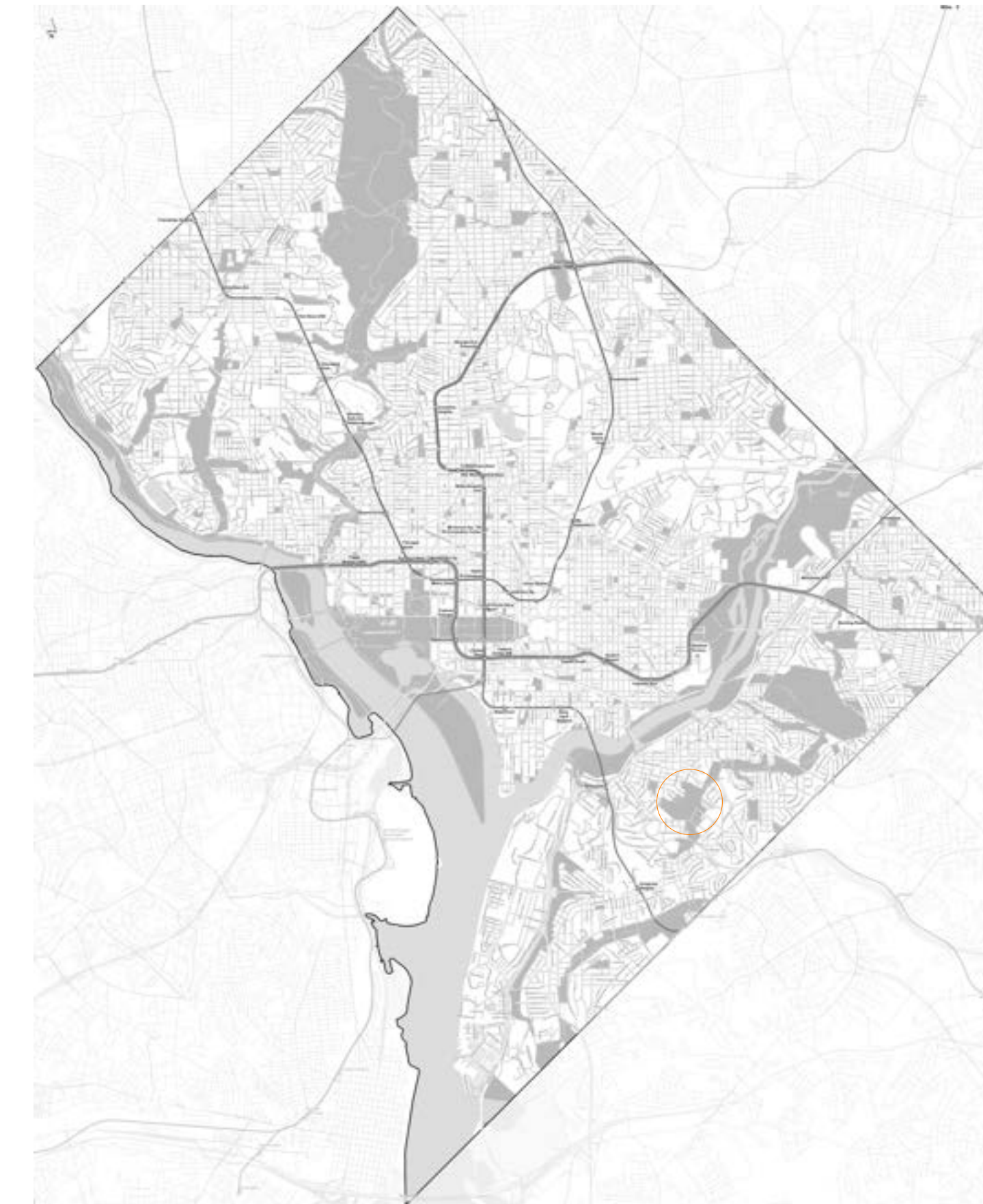
AINGER RESIDENCES

2340 AINGER PL SE
WASHINGTON, DC 20020

SSL: 5740 0349



CITY MAP



VICINITY MAP



SHEET LIST

GENERAL	
001	COVER AND SHEET INDEX
020	ZONING COMPLIANCE
021	UNIT AREA
ARCHITECTURAL	
A200	ARCHITECTURAL SITE PLAN
A201	TYPICAL SITE DETAILS
A201-A	BUILDING A - FIRST AND SECOND FLOOR PLAN
A202-A	BUILDING A - ROOF PLAN
A205-B	BUILDING B - CELLAR FLOOR PLAN
A206-B	BUILDING B - FIRST FLOOR PLAN
A207-B	BUILDING B - SECOND FLOOR PLAN
A208-B	BUILDING B - THRID FLOOR PLAN
A209-B	BUILDING B - ROOF PLAN
A210	BIKE STORAGE
A301	UNIT A1 - PLANS AND RCPS
A302	UNIT A2 - PLANS AND RCPS
A303	UNIT B1 - PLANS AND RCPS
A304	UNIT B2 - PLANS AND RCPS
A305	UNIT C1 - PLANS AND RCPS
A306	UNIT C2 - PLANS AND RCPS
A400	ELEVATIONS - BLDG A
A401	ELEVATIONS - BLDG B
A402	MATERIALS
A403	PRESPECTIVE VIEWS
A404	PRESPECTIVE VIEWS

ARCHITECT	STRUCTURAL ENGINEER	MEP ENGINEER	CIVIL ENGINEER	OWNER
LEE DESIGN STUDIOS, LLC 6818 JACKSON AVE FALLS CHURCH, VA 22042 404.375.0733 MATT@LEEDESIGN.STUDIO				

PROJECT SUMMARY

THIS PROJECT CONSISTS OF THE DEMOLITION OF AN EXISTING DAYCARE FACILITY AND PROPOSES THE CONSTRUCTION OF TWO RESIDENTIAL APARTMENT BUILDINGS. BUILDING A CONSISTS OF THIRTEEN (13) TWO STORY UNITS AND EIGHT (8) '2 OVER 2' UNITS FOR BUILDING B.

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21000

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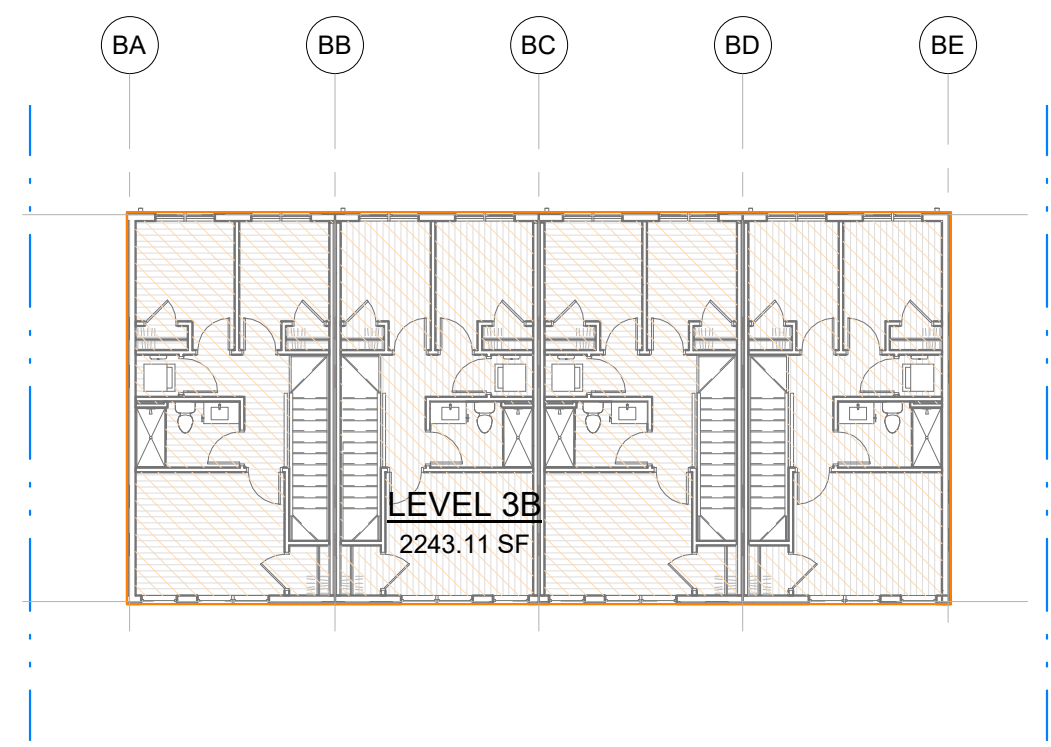
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SHEET TITLE
COVER AND SHEET INDEX

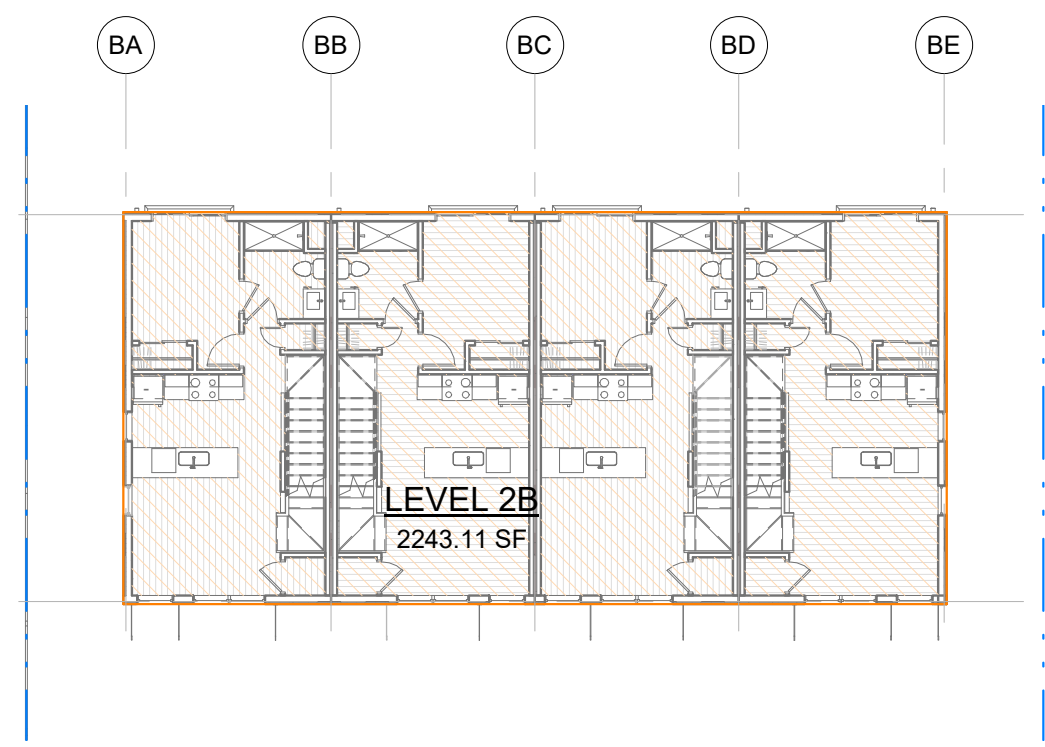
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001

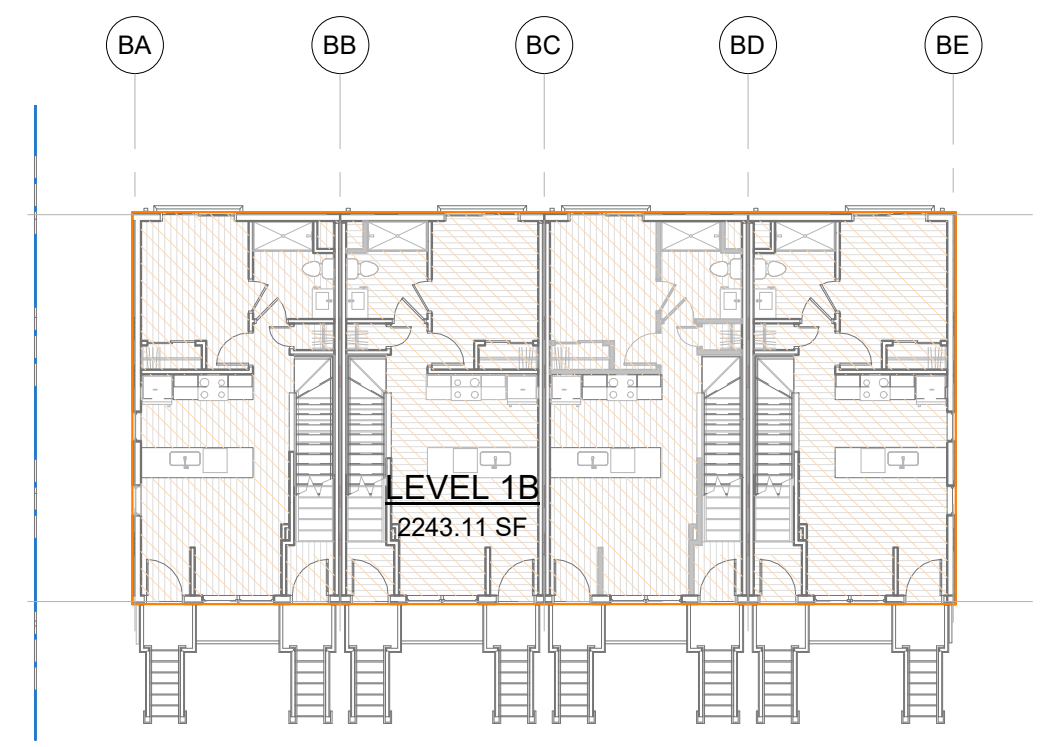
05/04/22
Board of Zoning Adjustment
SCHEMATIC DESIGN
CASE NO 20210
EXPIRES 05/04/23



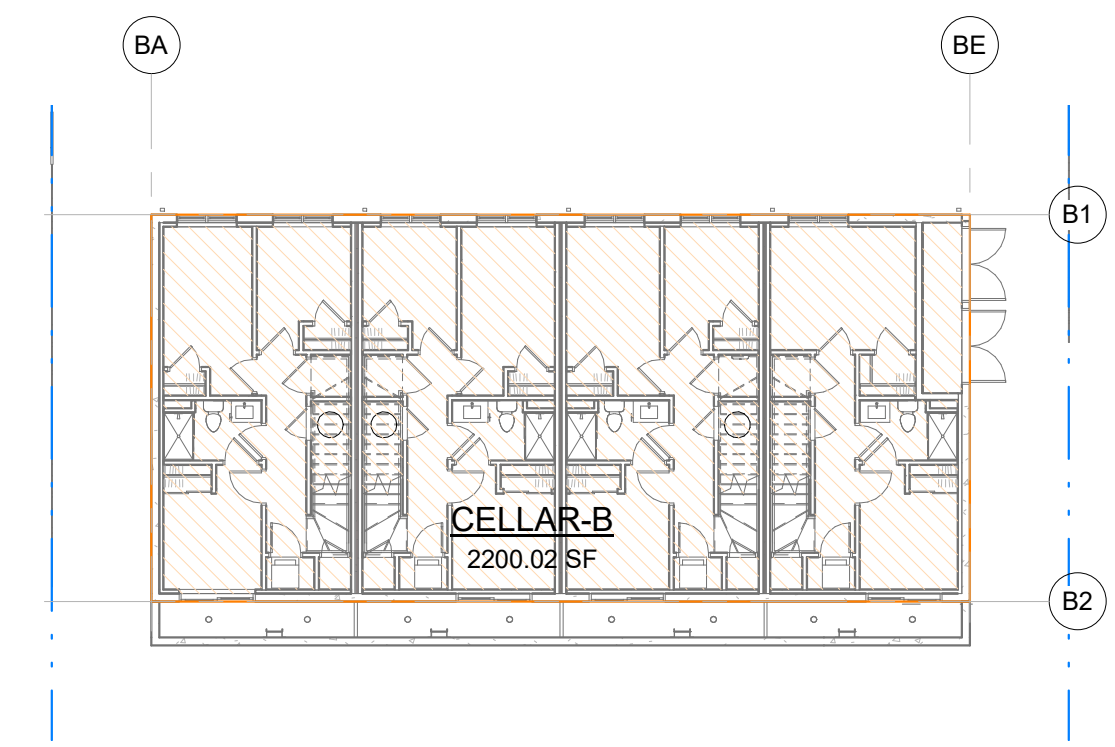
LEVEL 3B - FAR 9
1/16" = 1'-0" 020



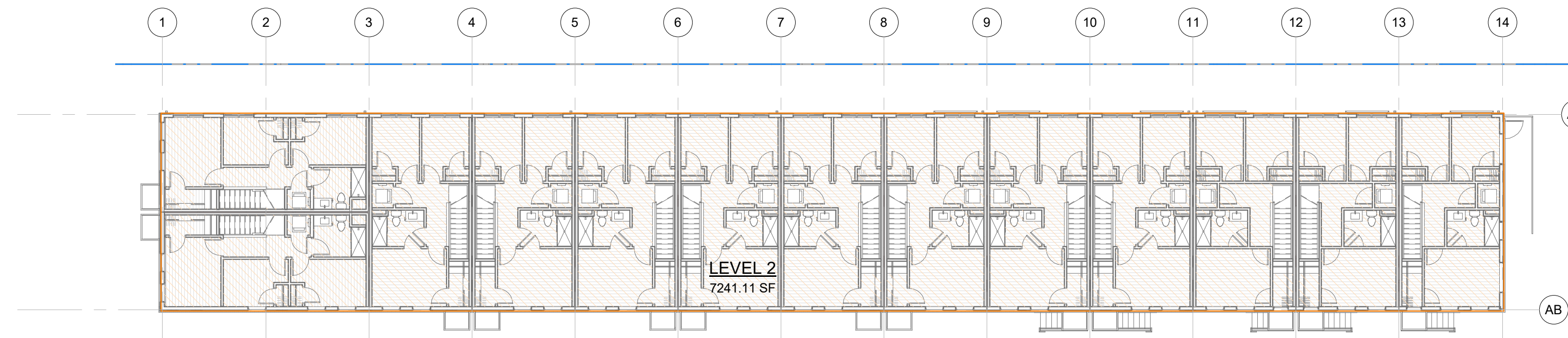
LEVEL 2B - FAR 8
1/16" = 1'-0" 020



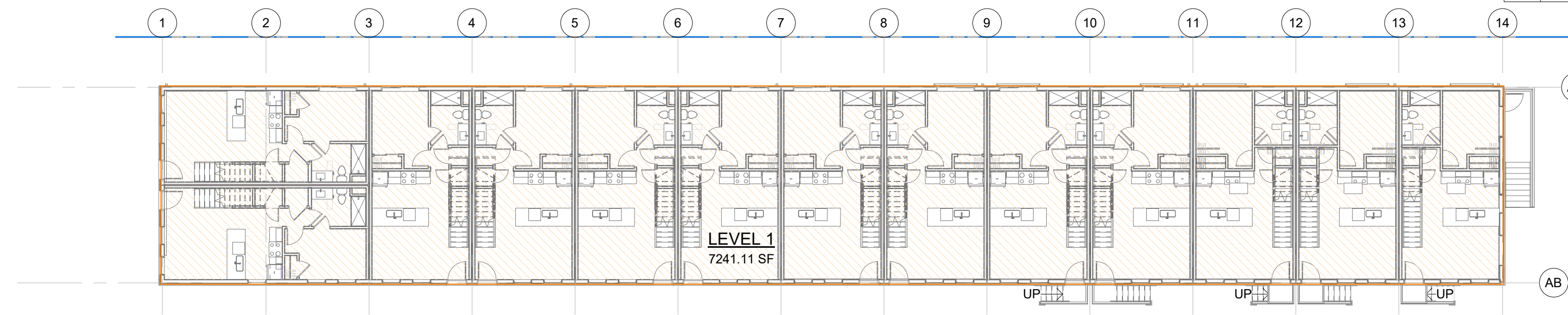
LEVEL 1B - FAR 7
1/16" = 1'-0" 020



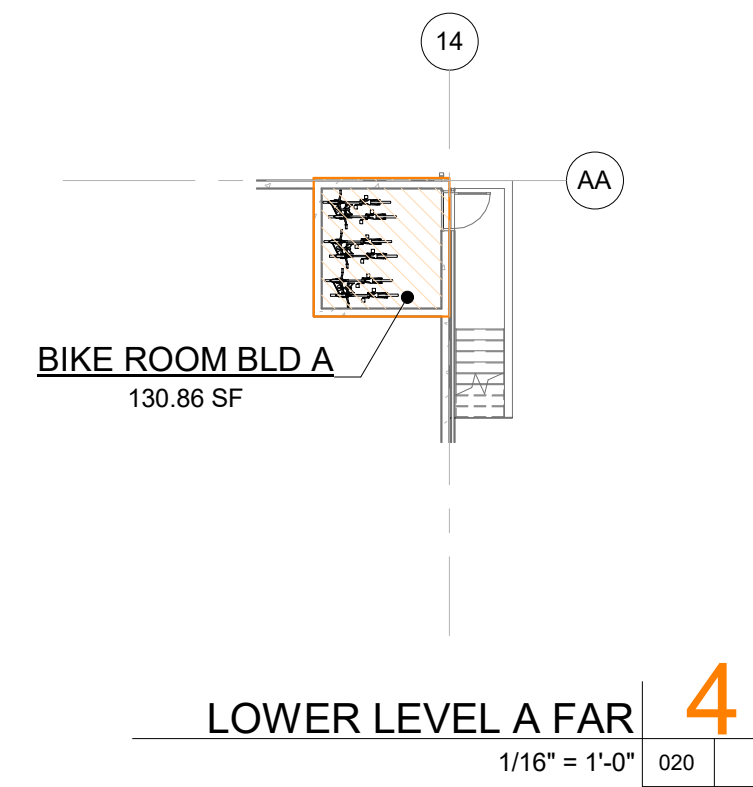
CELLAR B - FAR 6
1/16" = 1'-0" 020



LEVEL 2A - FAR 5
1/16" = 1'-0" 020



LEVEL 1A - FAR 3
1/16" = 1'-0" 020



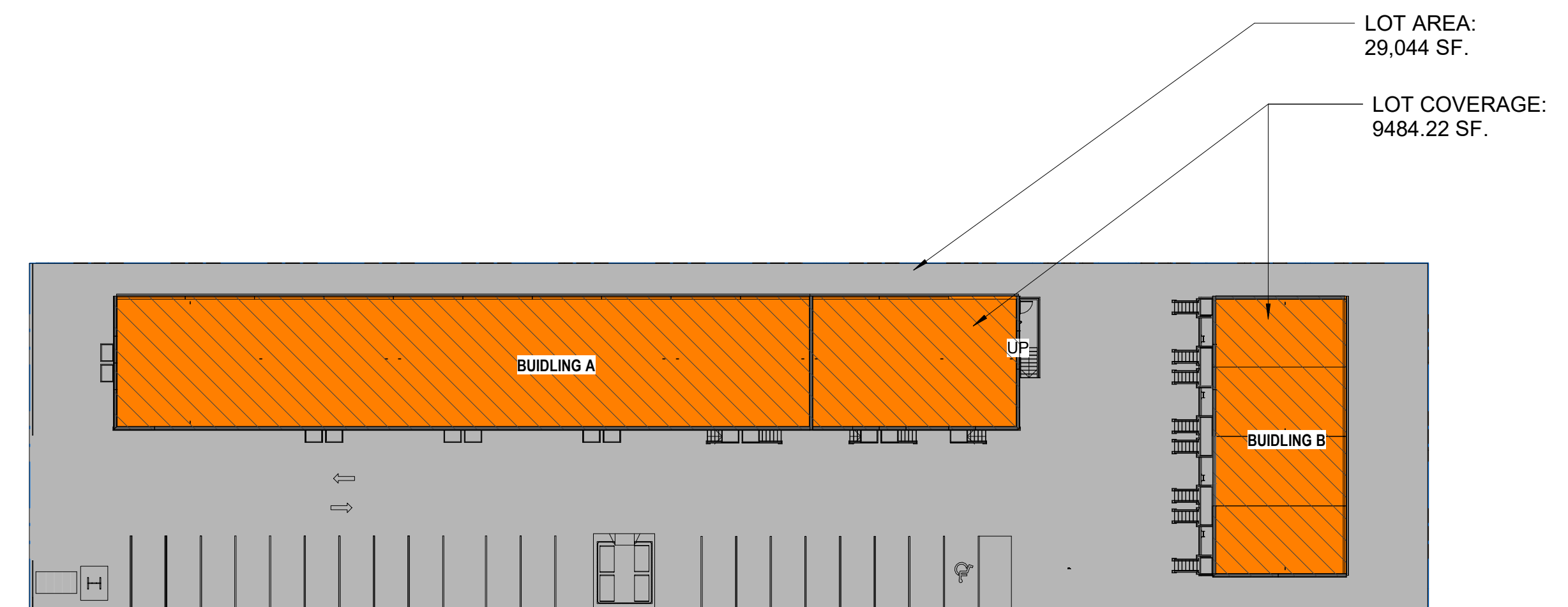
LOWER LEVEL A FAR 4
1/16" = 1'-0" 020

LOT OCCUPANCY SCHEDULE	
LOT AREA	29,044 SF
LOT OCCUPANCY ALLOWED	40% (11,617.6 SF)
LOT OCCUPANCY PROPOSED	32.65% (9,484.22 SF)

FAR AREA SCHEDULE	
LEVEL	AREA
BUILDING A	
LEVEL 1A	7241.11 SF
LEVEL 2A	7241.11 SF
LOWER LEVEL A	130.86 SF
BUILDING B	14613.09 SF
CELLAR - B	2200.02 SF
LEVEL 1B	2243.11 SF
LEVEL 2B	2243.11 SF
LEVEL 3B	2243.11 SF
TOTAL FAR PROVIDED	8929.35 SF
FAR ALLOWABLE FOR RA-1 (.90)	26,139.60 SF
GROSS BUILDING AREA (EXISTING)	
LEVEL	AREA
LEVEL 1A	1306.67 SF



ZONING MAP 2
1" = 400'-0" 020



SITE PLAN - LOT COVERAGE 1
1" = 30'-0" 020

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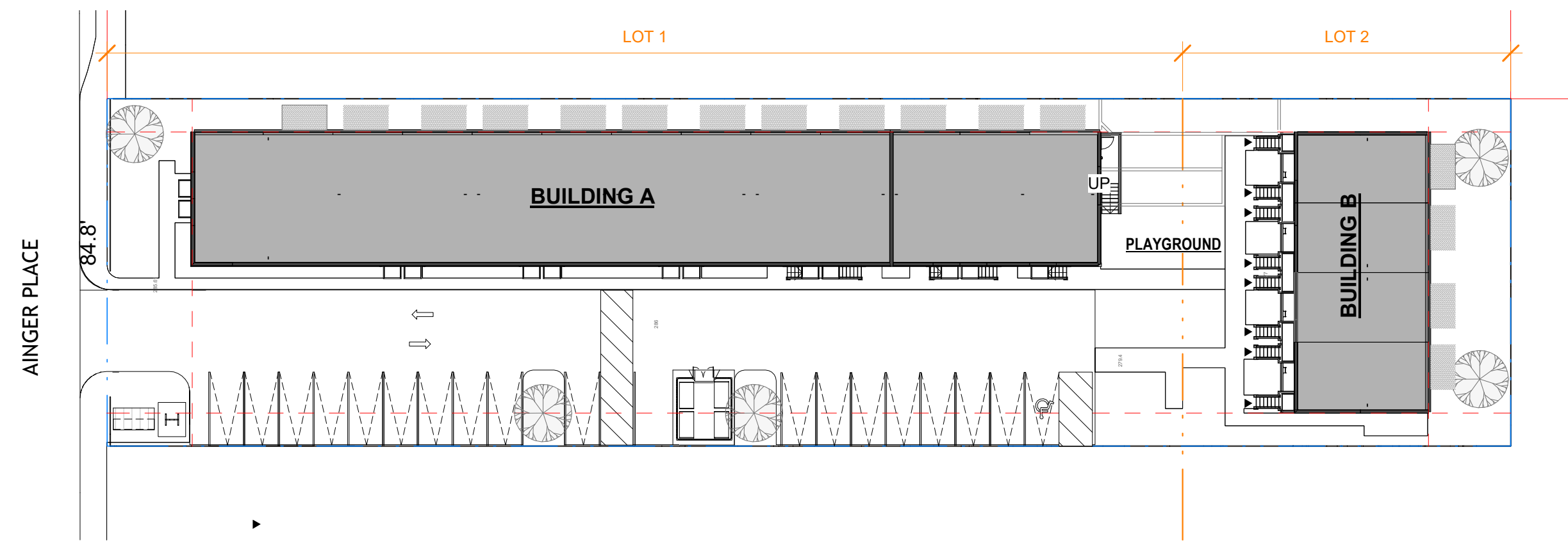
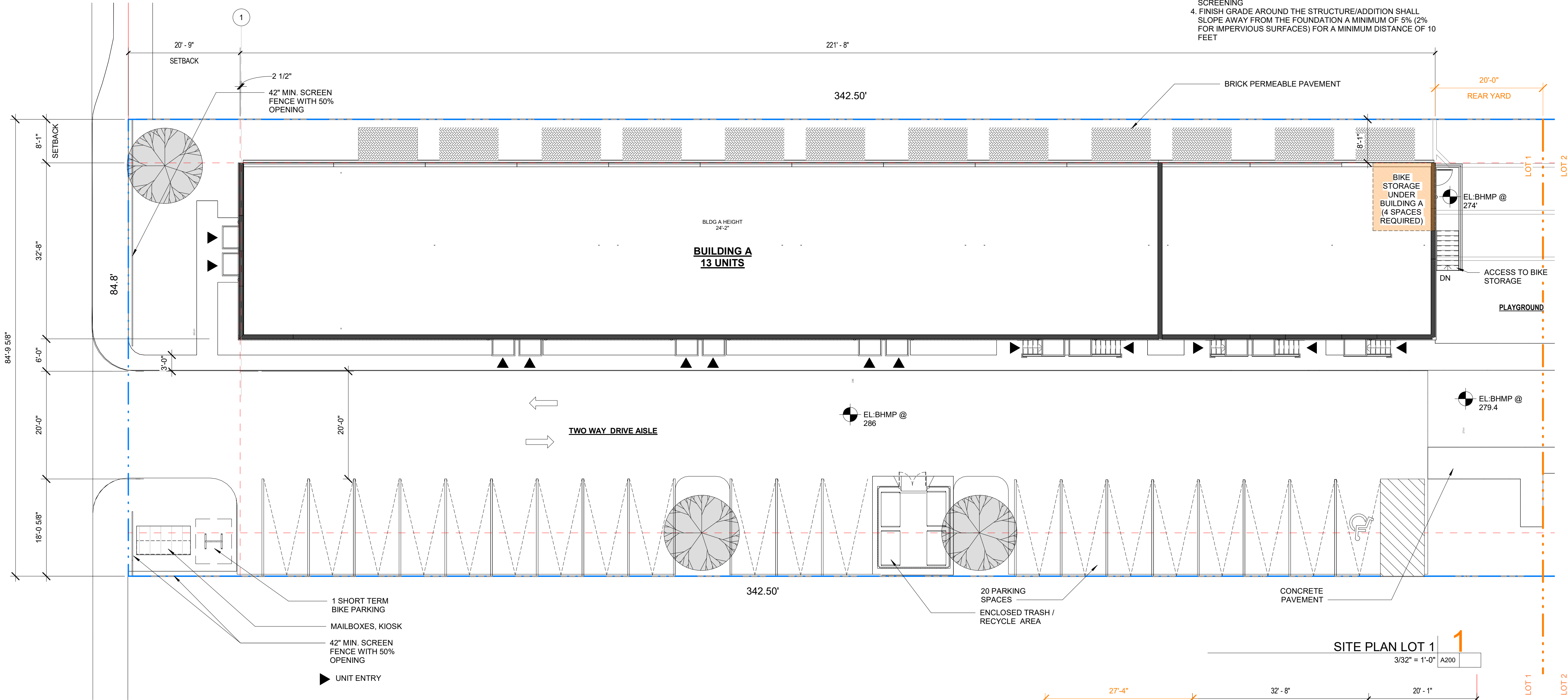
SHEET TITLE
ZONING COMPLIANCE

SHEET NUMBER

020

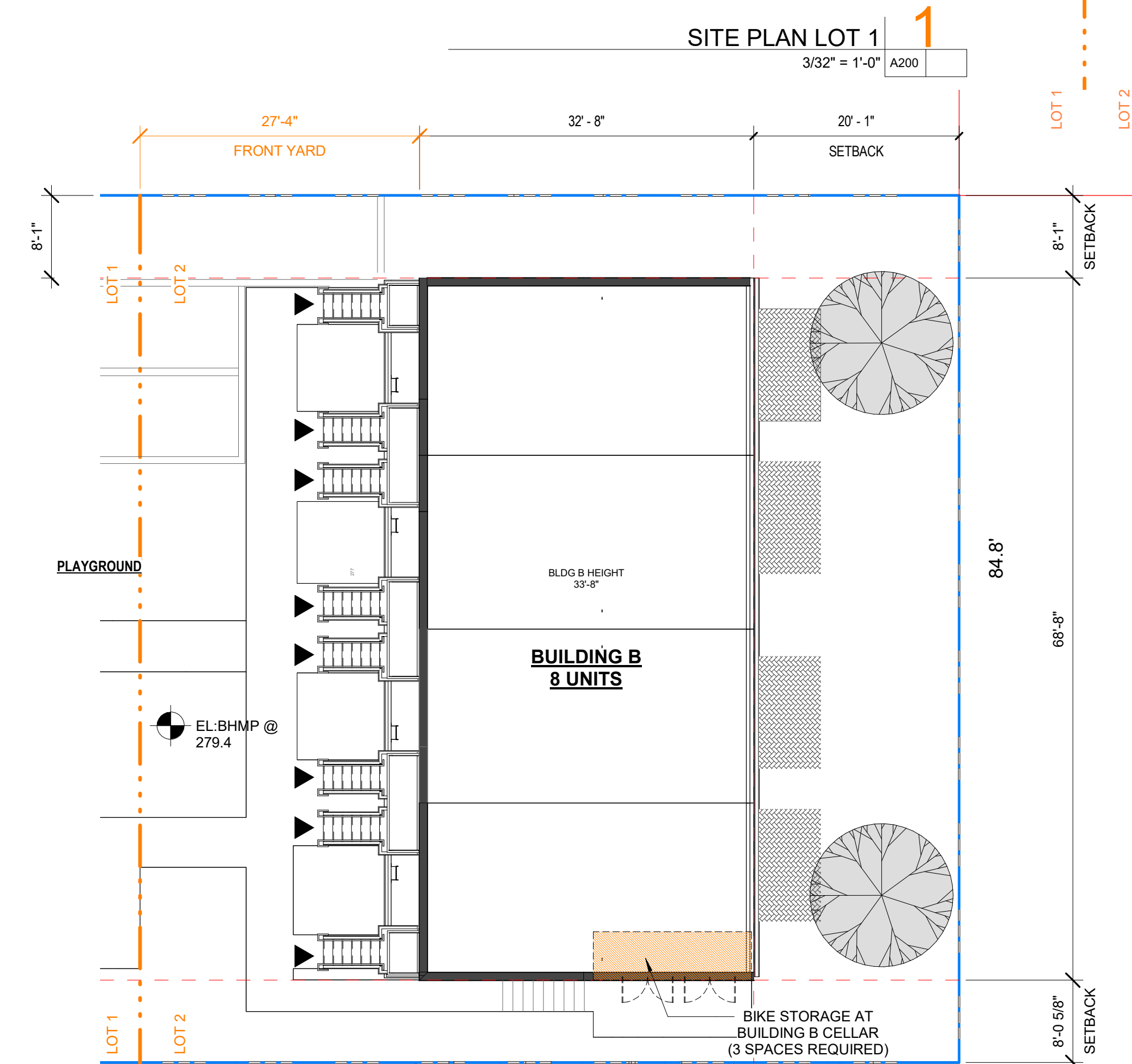
05/04/22
SCHEMATIC DESIGN

INGER PLACE



KEY PLAN 3
1" = 30'-0" A200

- SITE NOTES**
1. NATURAL GRADE REMAINS UNCHANGED. SEE CIVIL DRAWINGS
 2. GRADE REFERENCES PROVIDED BY CIVIL ENGINEER
 3. MECH EQUIPMENT IS LESS THAN 48" AND DOES NOT REQUIRE SCREENING
 4. FINISH GRADE AROUND THE STRUCTURE/ADDITION SHALL SLOPE AWAY FROM THE FOUNDATION A MINIMUM OF 5% (2% FOR IMPERVIOUS SURFACES) FOR A MINIMUM DISTANCE OF 10 FEET



SITE PLAN LOT 2 2
3/32" = 1'-0" A200 A401

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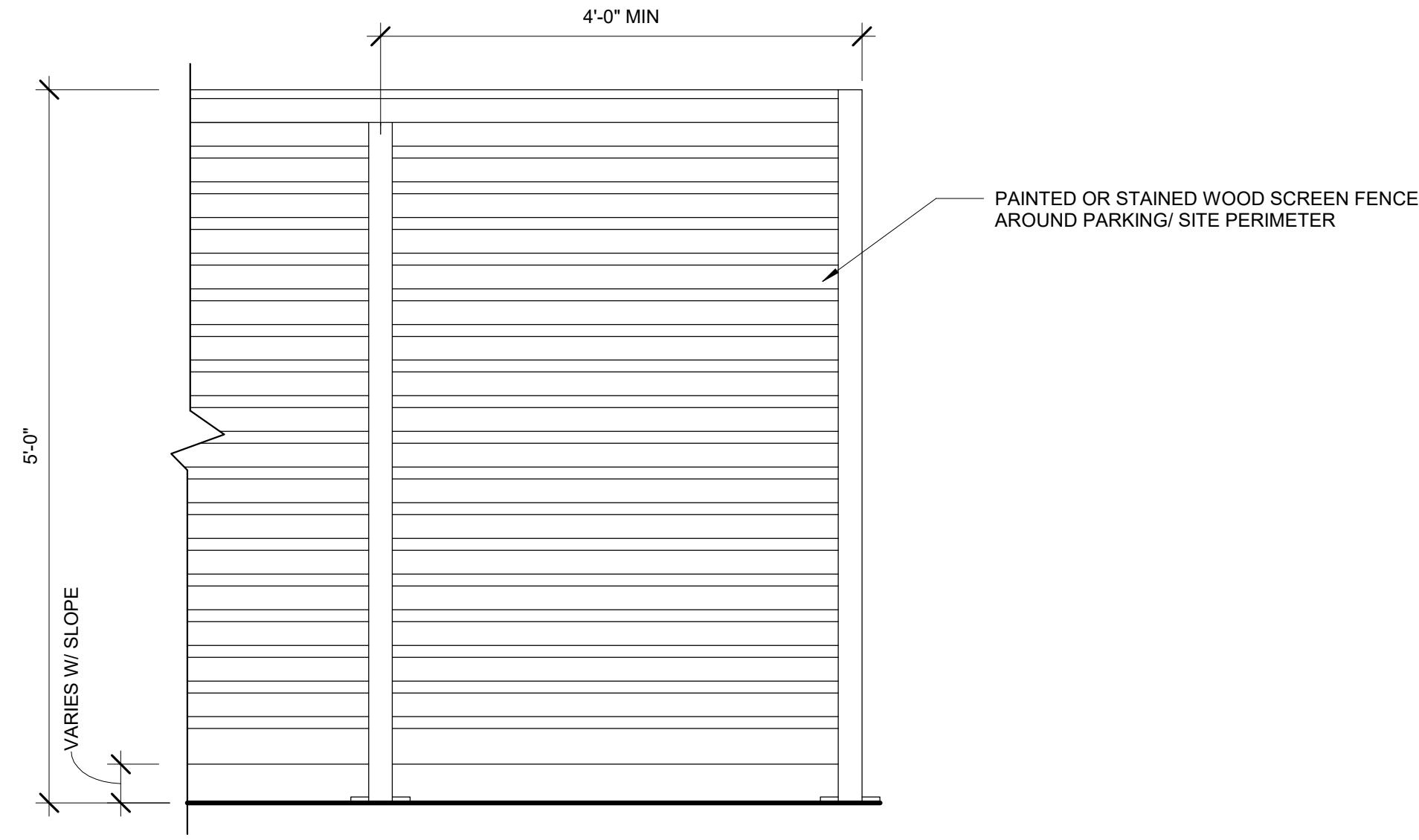
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2340 AINGER PL SE
WASHINGTON, DC 20020

SHEET TITLE
ARCHITECTURAL SITE PLAN

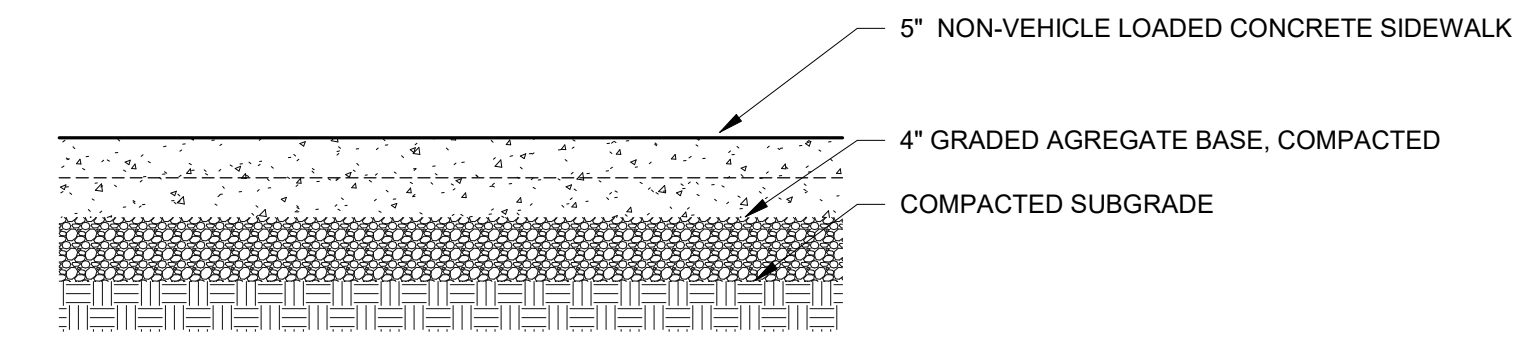
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A200

05/04/22
SCHEMATIC DESIGN

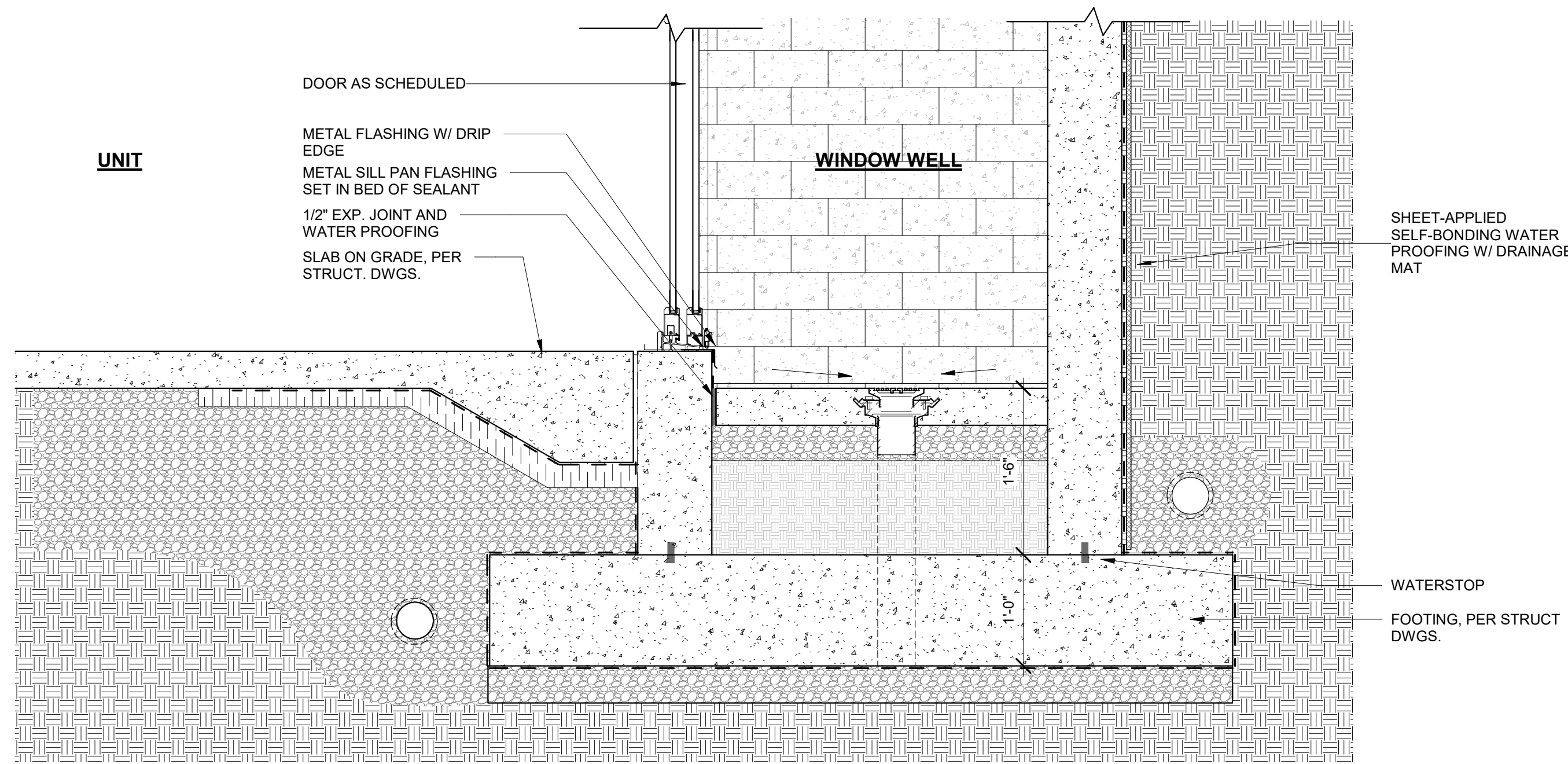


SCREEN FENCE DETAIL **5**
1" = 1'-0" A201

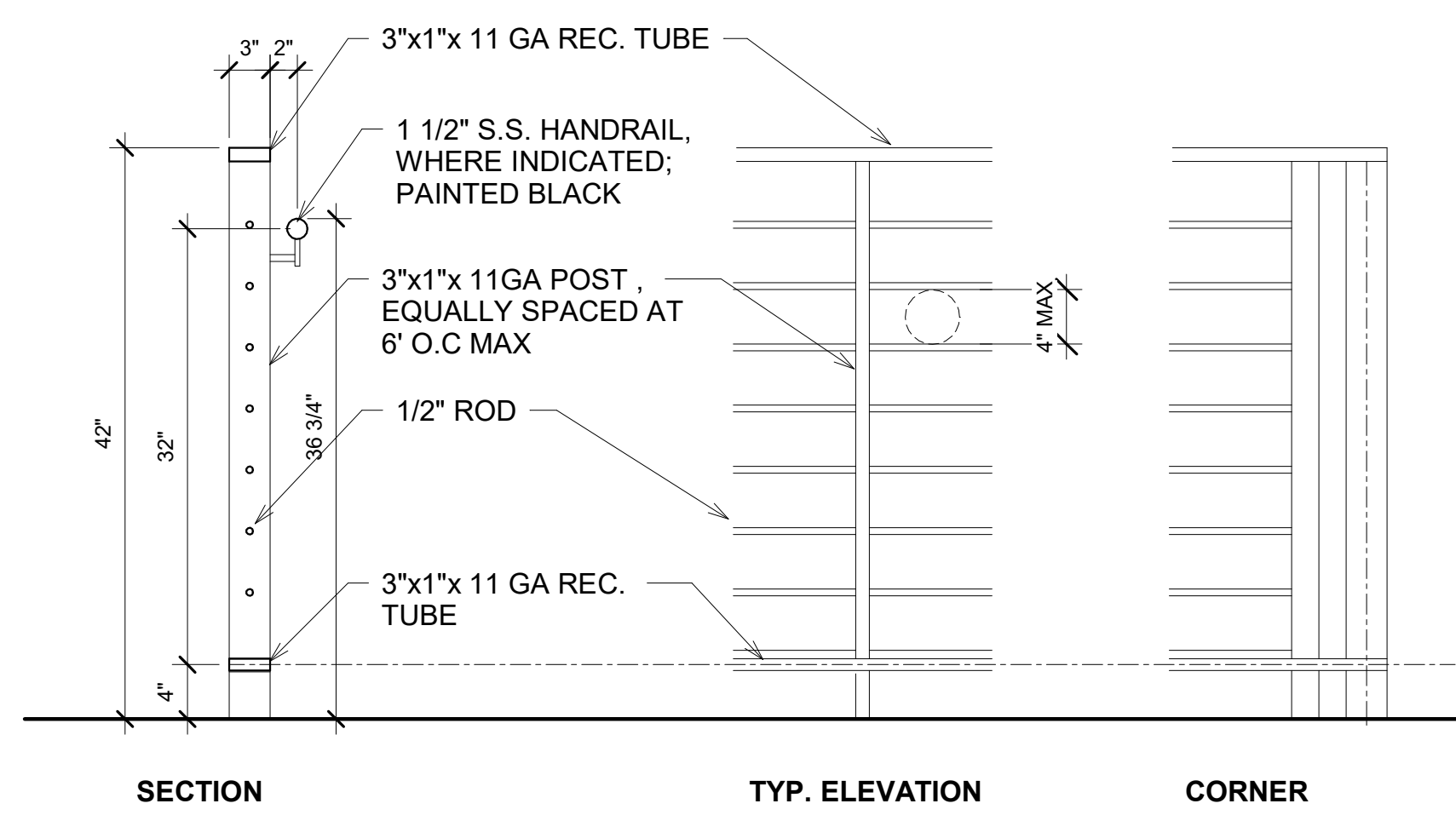


NOTE:
1. CONTRACTOR TO REFER TO CIVIL DRAWINGS AND DDOT STANDARDS FOR GENERAL CONSTRUCTION METHODS LOCATION AND MATERIALS.

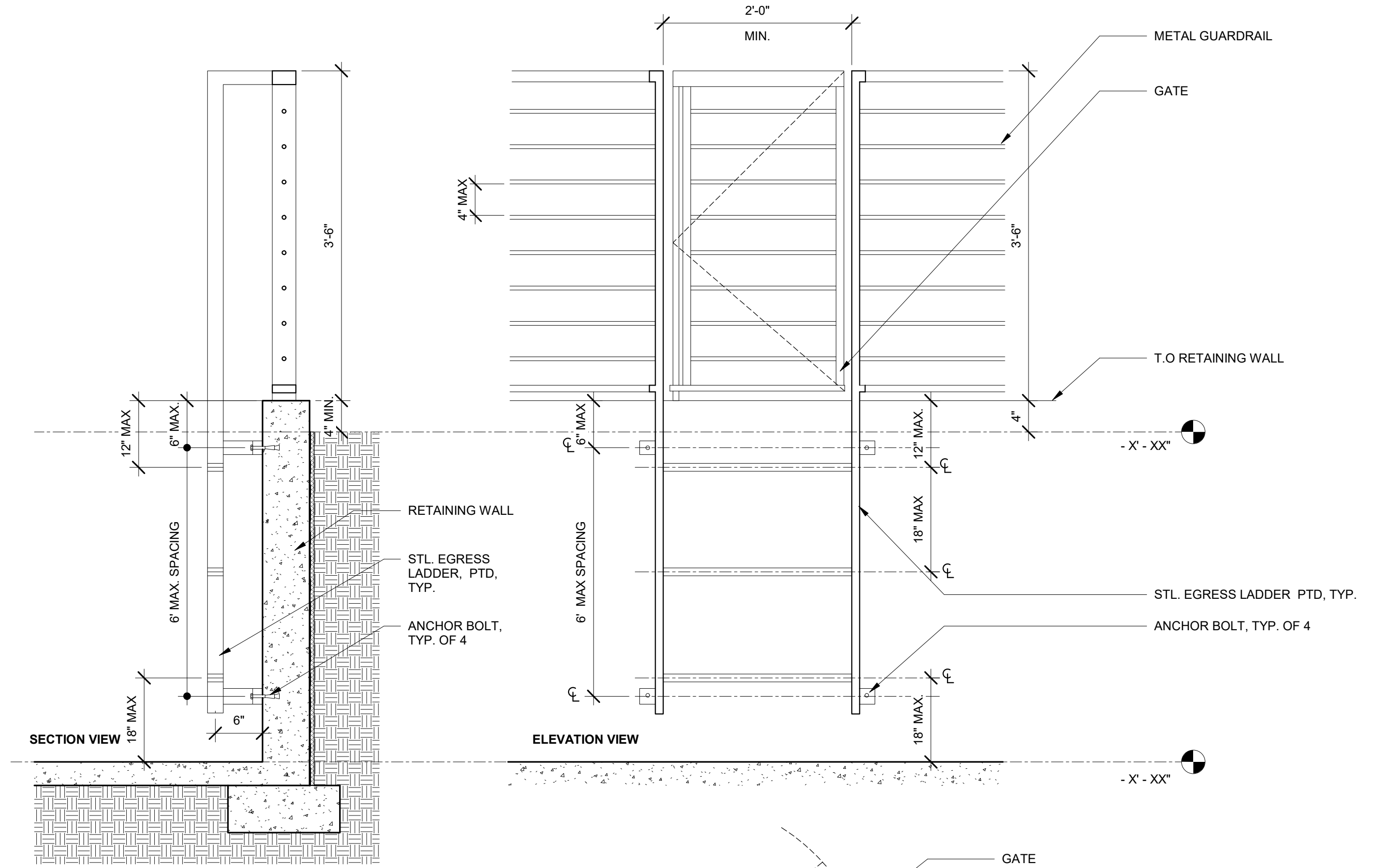
CONCRETE LEAD WALK DETAIL **1**
1" = 1'-0" A201



WINDOW WELL DETAIL **4**
1" = 1'-0" A201



TYP. MTL GUARDRAIL **3**
1" = 1'-0" A201



EGRESS LADDER DETAIL **2**
1" = 1'-0" A201

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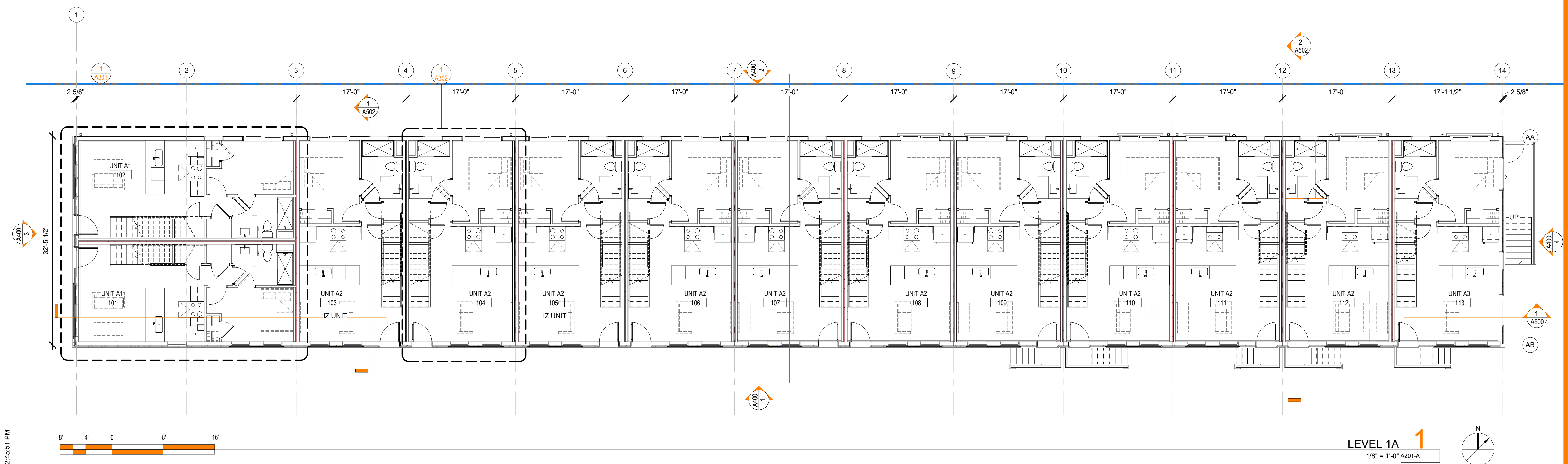
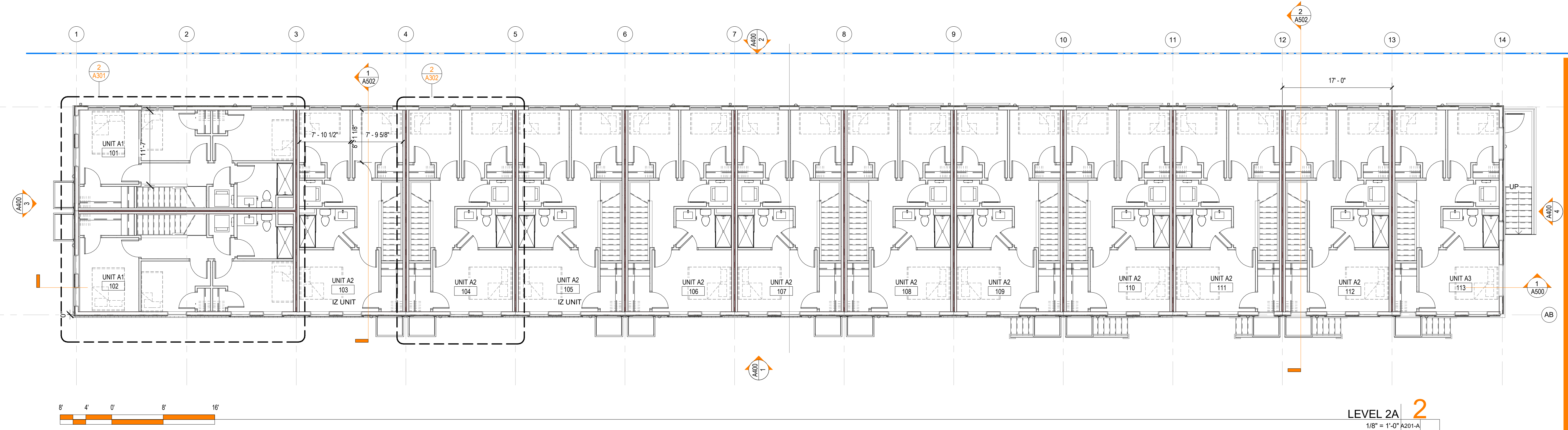
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SHEET TITLE
TYPICAL SITE DETAILS

SHEET NUMBER

A201

05/04/22
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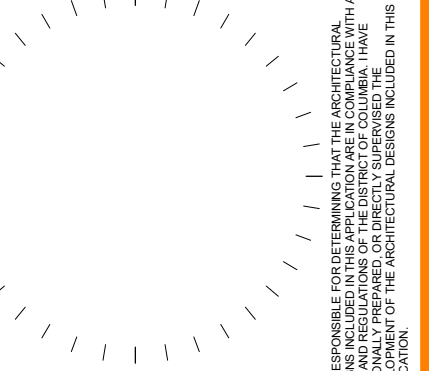
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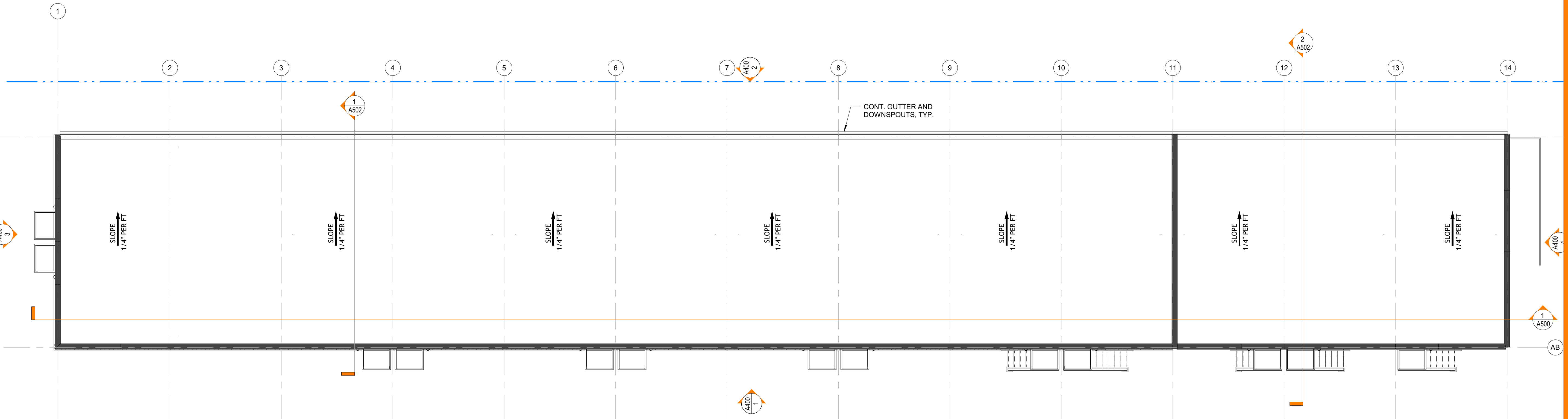


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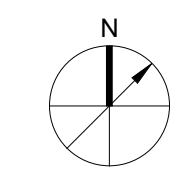
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SHEET TITLE
BUILDING A - FIRST AND SECOND FLOOR PLAN
SHEET NUMBER

A201-A
05/04/22
SCHEMATIC DESIGN



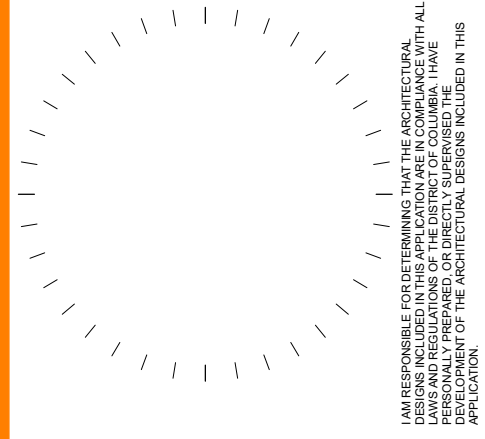
T.O. ROOF - A1
 1/8" = 1'-0" A202-A



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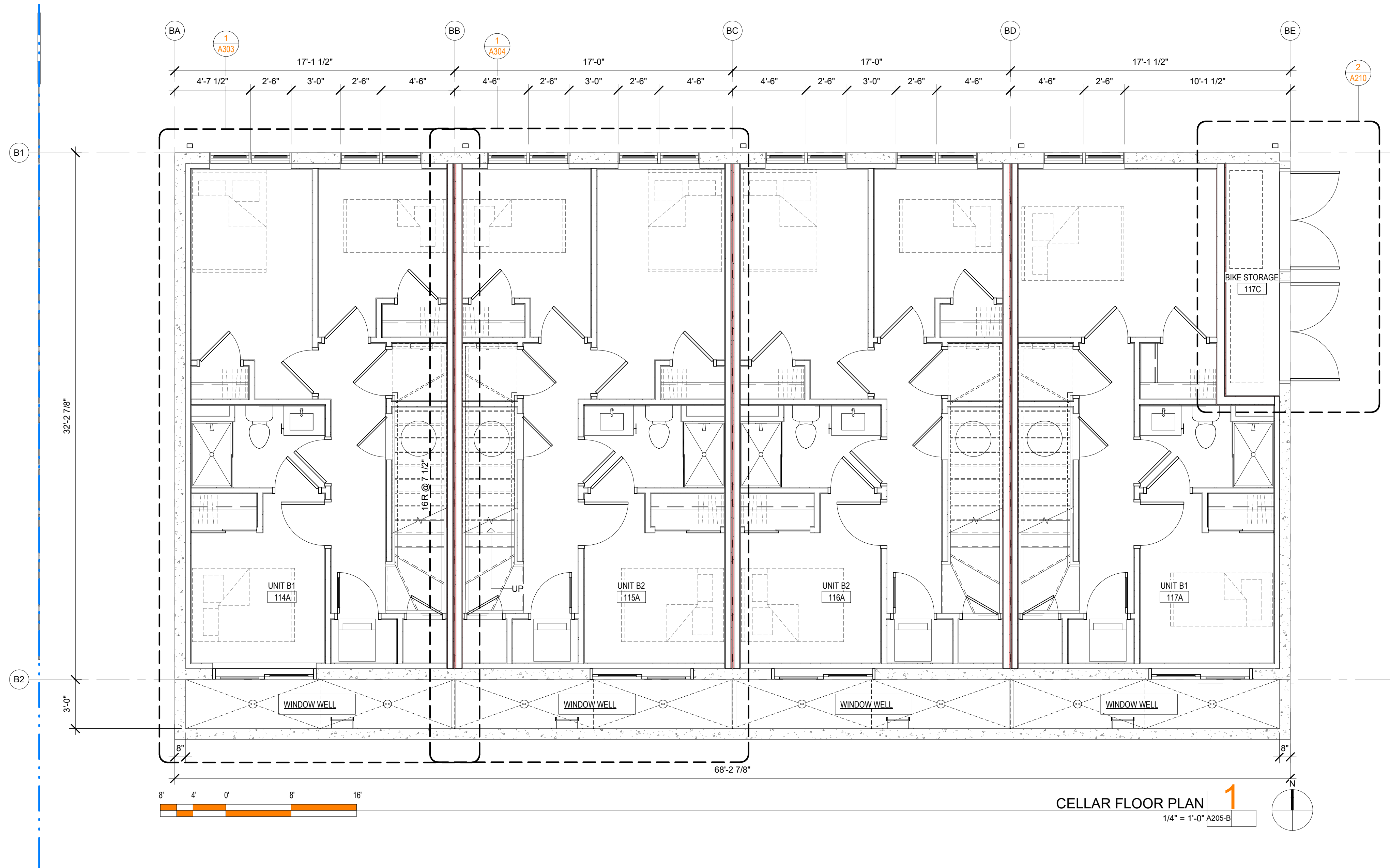
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SHEET TITLE
BUILDING A - ROOF PLAN

SHEET NUMBER

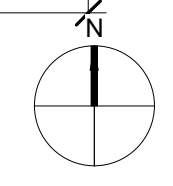
A202-A
 05/04/22
 SCHEMATIC DESIGN

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CELLAR FLOOR PLAN 1

1/4" = 1'-0" A205-B

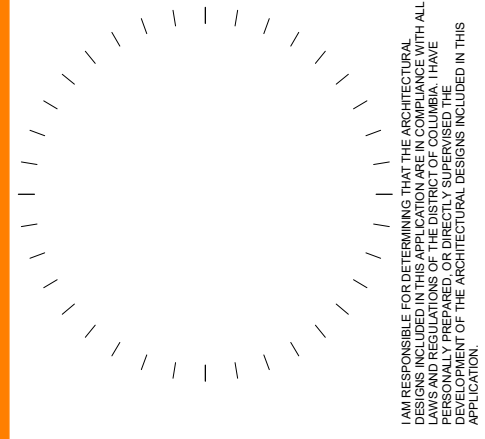


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SHEET TITLE
BUILDING B - CELLAR
FLOOR PLAN

SHEET NUMBER
A205-B
05/04/22
SCHEMATIC DESIGN

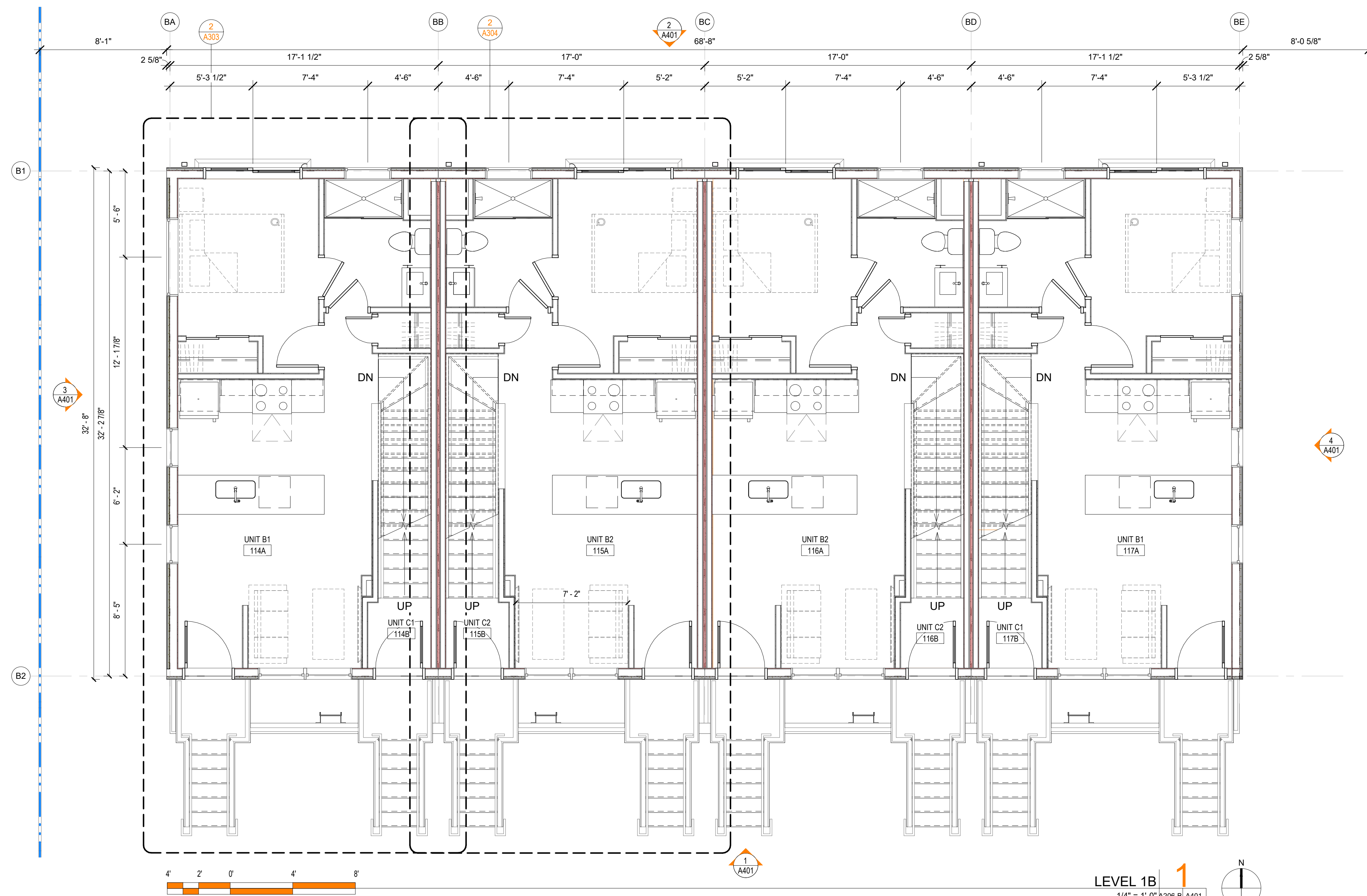


NO.	DESCRIPTION	DATE

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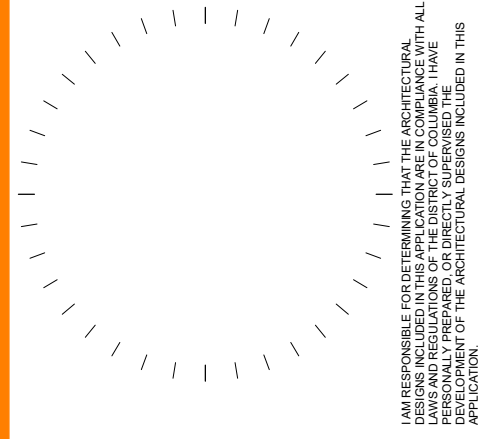


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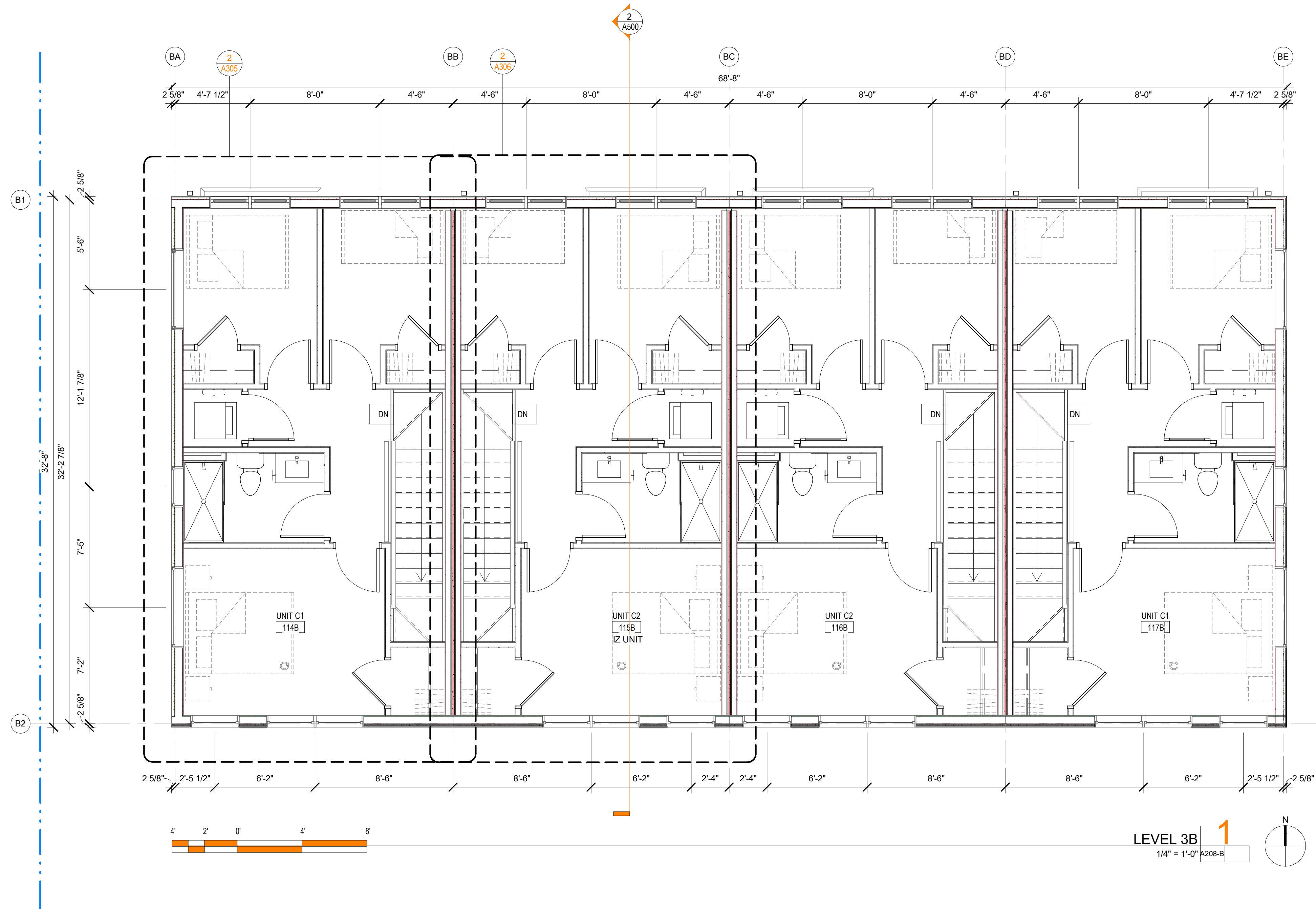
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ANGER RESIDENCES
2340 ANGER PL SE
WASHINGTON, DC 20020

SHEET TITLE
BUILDING B - FIRST FLOOR PLAN

SHEET NUMBER

A206-B
05/04/22
SCHEMATIC DESIGN

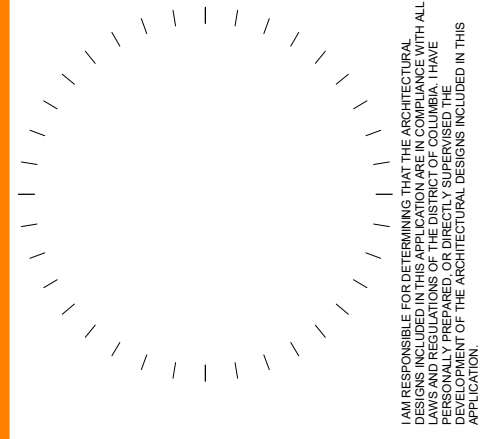


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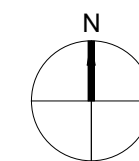
ANGER RESIDENCES
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SHEET TITLE
BUILDING B - THRID
FLOOR PLAN

SHEET NUMBER
A208-B
05/04/22
SCHEMATIC DESIGN



T.O. ROOF - B
1
1/4" = 1'-0" A209-B

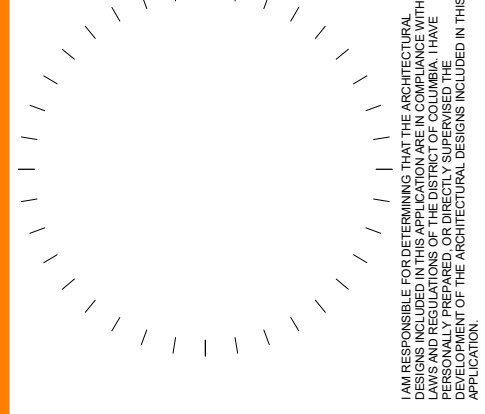


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PROJECT #:
2100



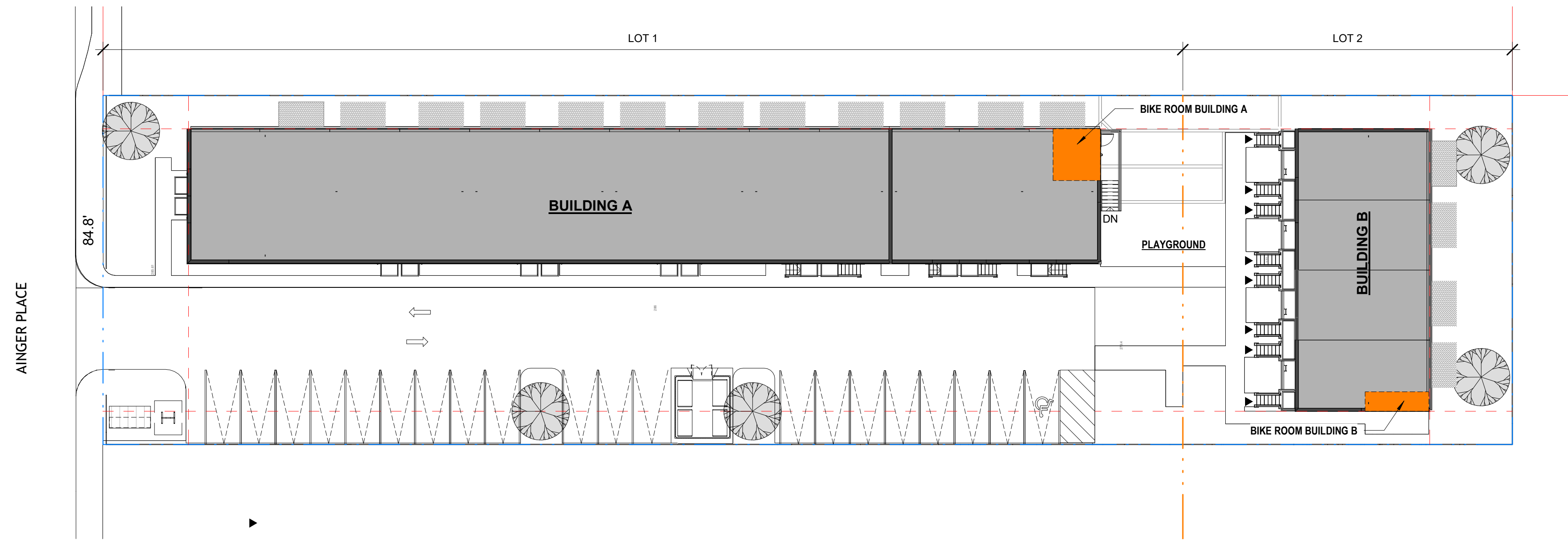
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ANGER RESIDENCES
2340 ANGER PL SE
WASHINGTON, DC 20020

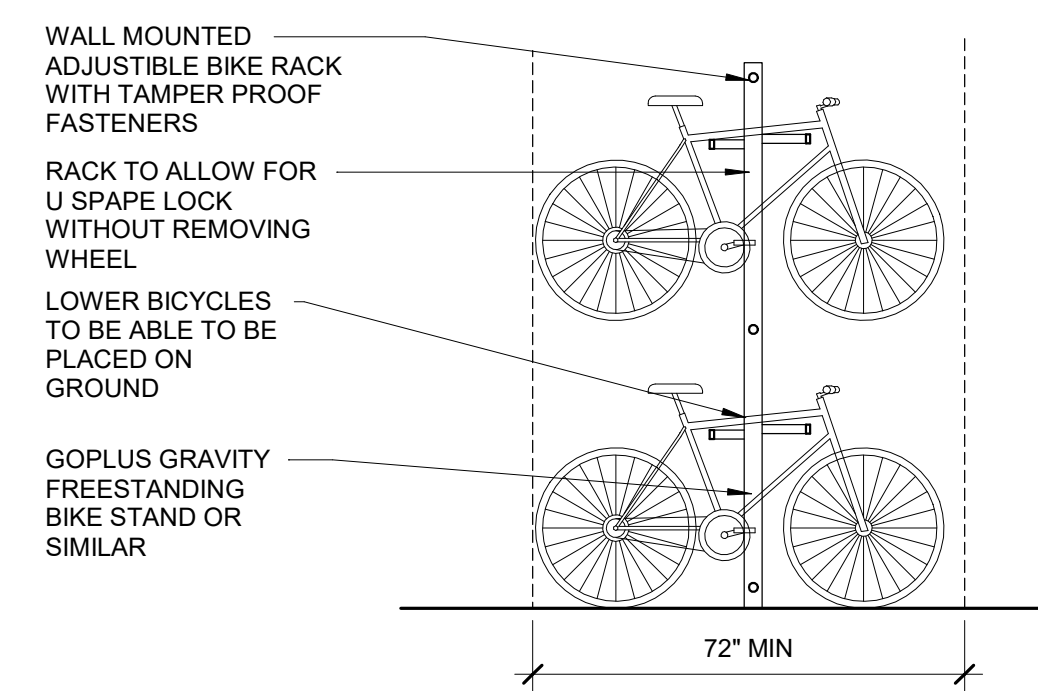
SHEET TITLE
BUILDING B - ROOF PLAN

SHEET NUMBER

A209-B
05/04/22
SCHEMATIC DESIGN

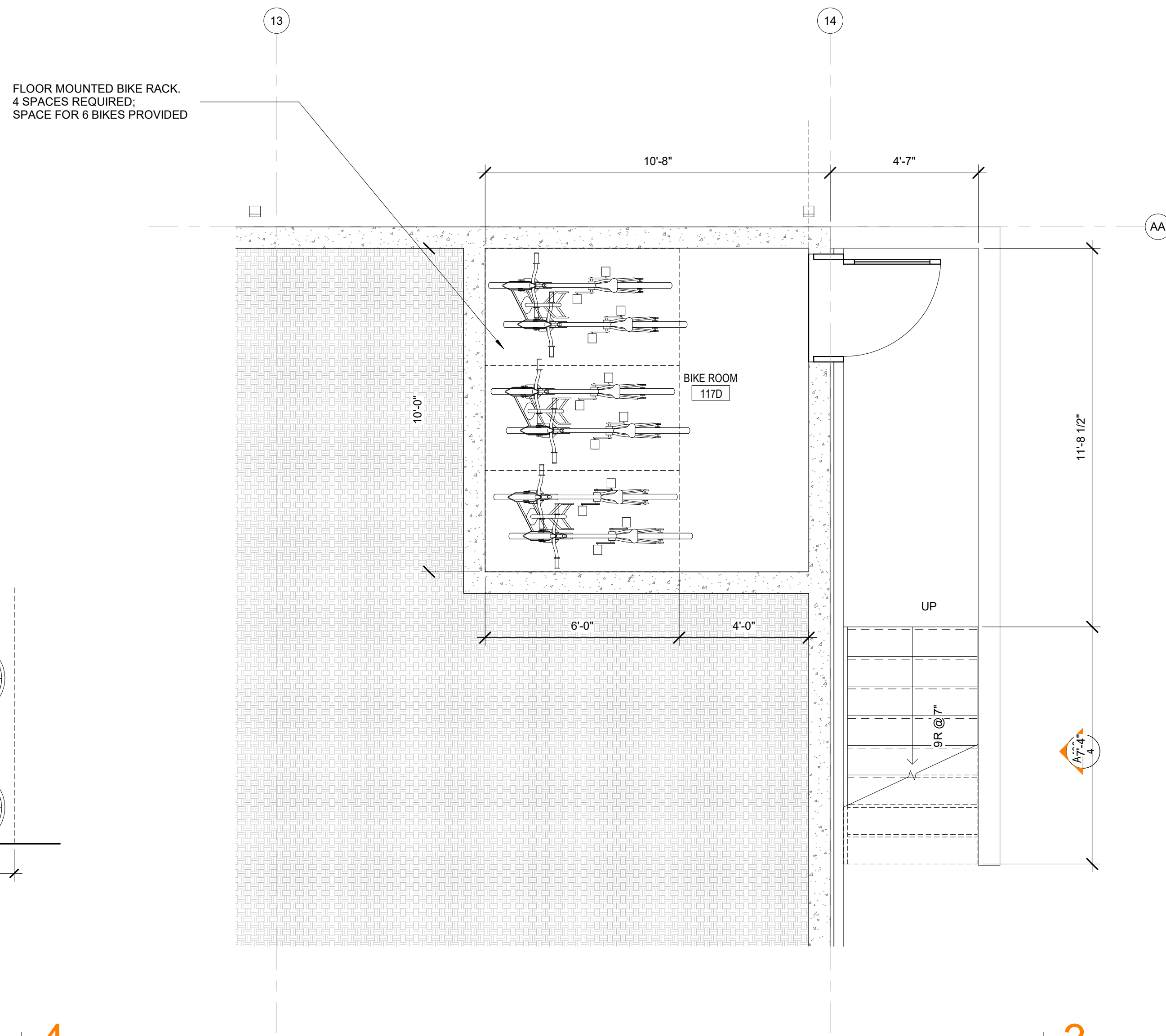


BIKE ROOMS LOCATION KEY PLAN **1**
1" = 20'-0" A210

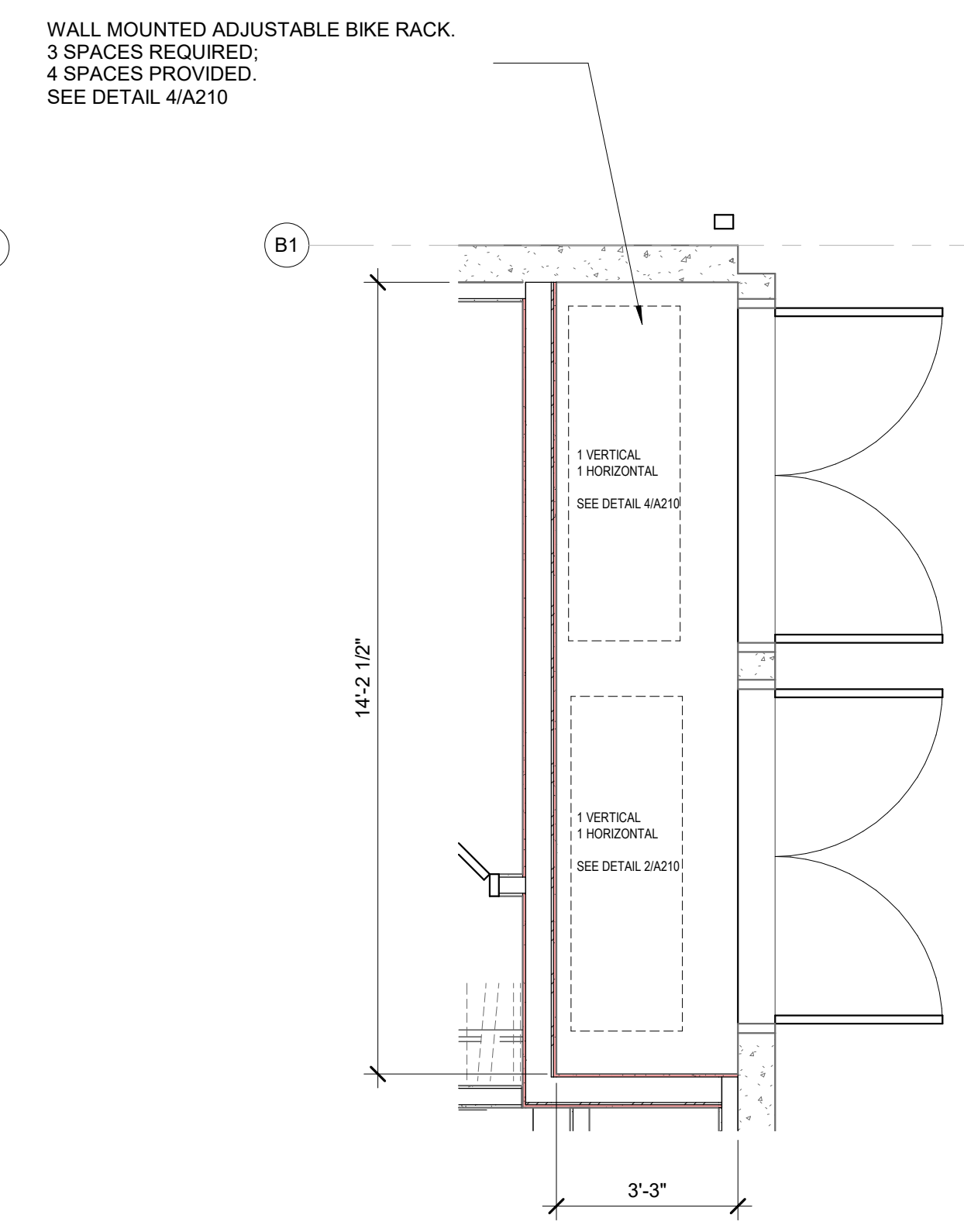


NOTE:
WHEN BICYCLE PARKING SPACES ARE REQUIRED, SIGNS SHALL BE POSTED IN A PROMINENT PLACE AT EACH ENTRANCE TO THE BUILDING OR STRUCTURE STATING WHERE BICYCLE PARKING SPACES ARE LOCATED, DCMR TITLE 11, SUBTITLE C801.1.

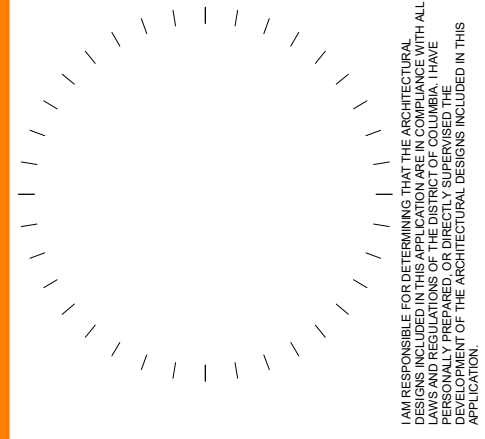
BIKE MOUNTING ELEVATION **4**
3/8" = 1'-0" A210



BIKE STORAGE - BUILDING A **3**
3/8" = 1'-0" A210



BIKE STORAGE - BUILDING B **2**
3/8" = 1'-0" A210



NO.	DESCRIPTION	DATE

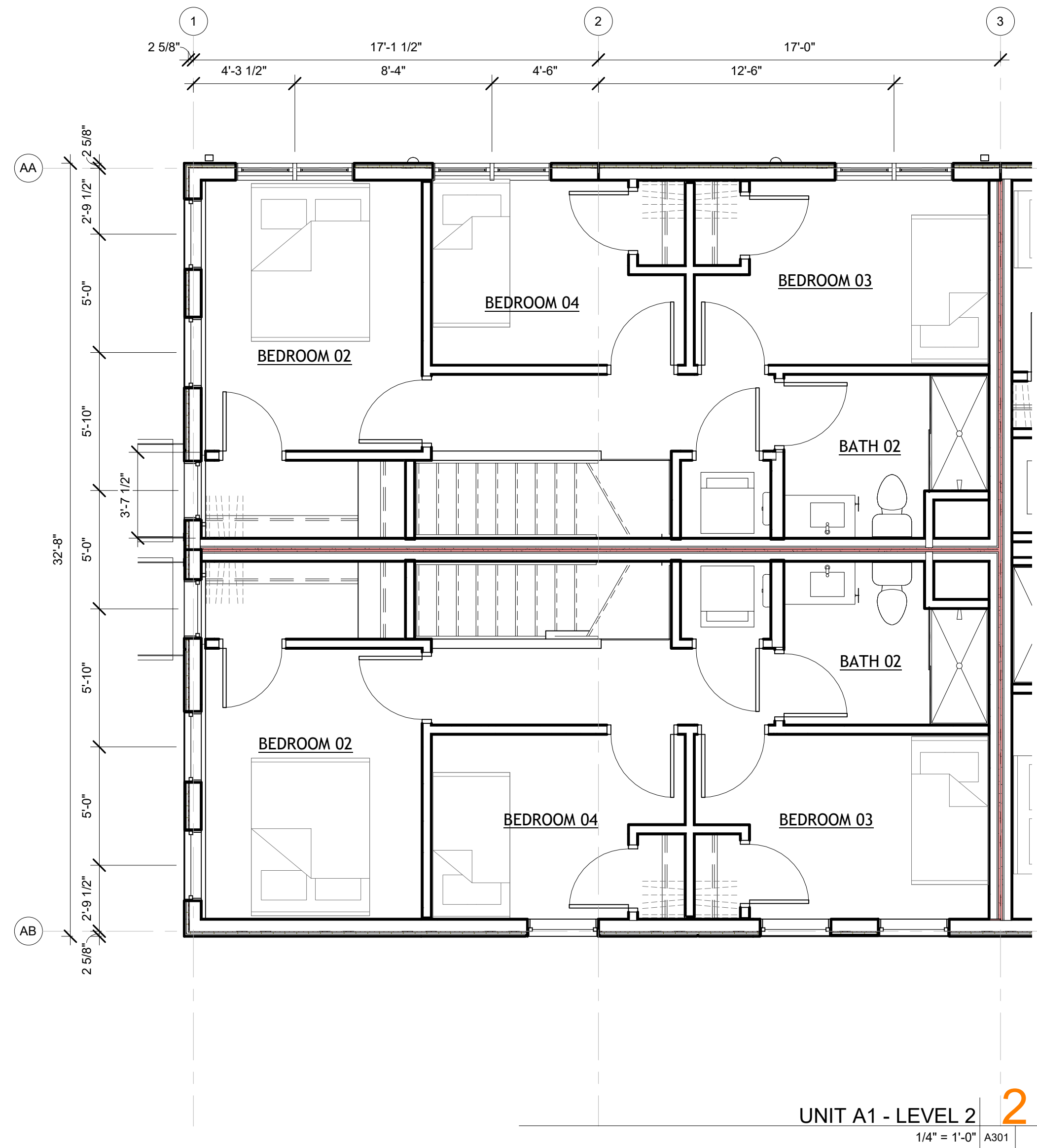
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SHEET TITLE
BIKE STORAGE

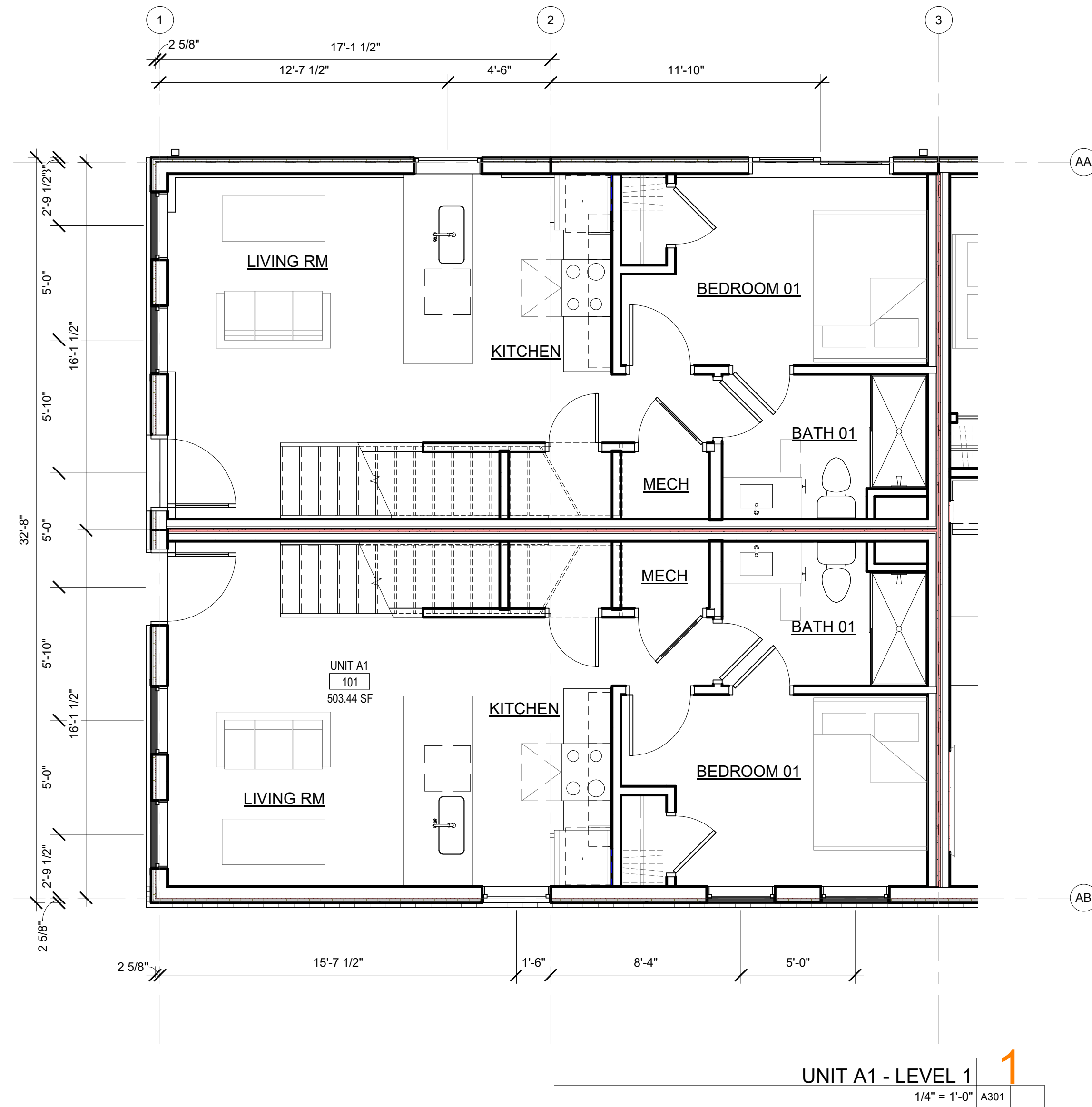
SHEET NUMBER

A210

05/04/22
SCHEMATIC DESIGN



UNIT A1 - LEVEL 2
1/4" = 1'-0" A301



UNIT A1 - LEVEL 1
1/4" = 1'-0" A301

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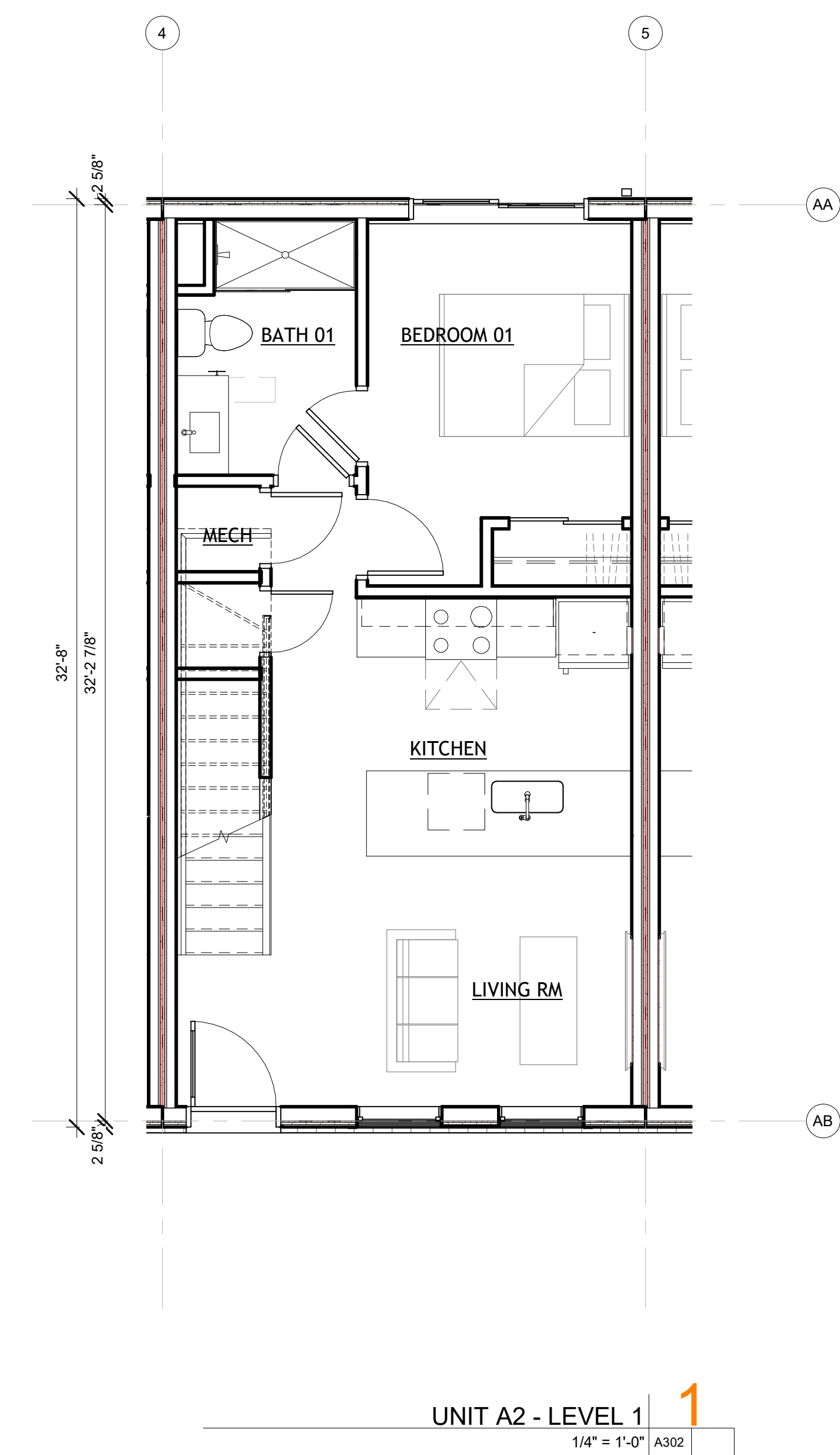
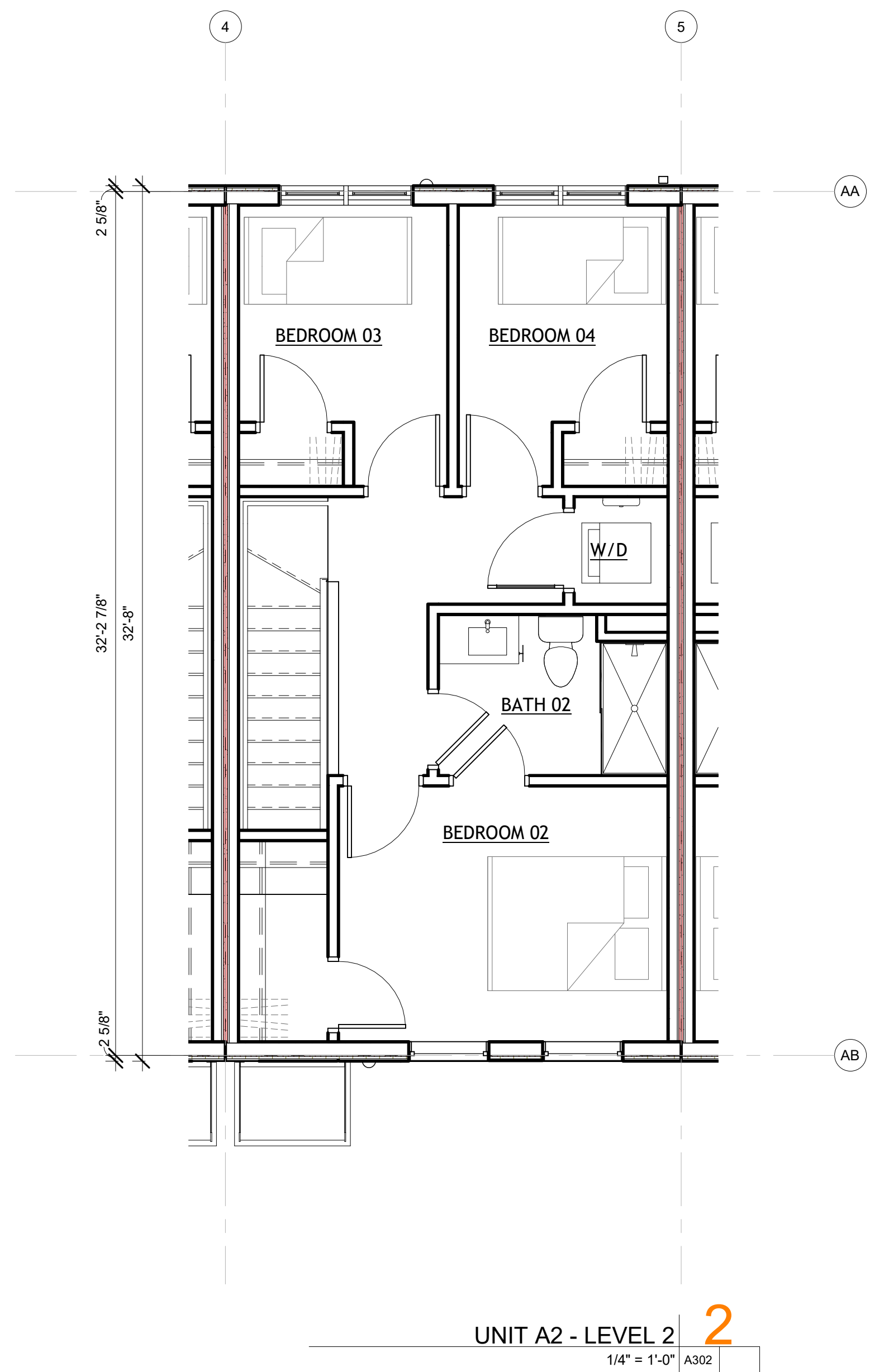
ANGER RESIDENCES
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WASHINGTON, DC 20020

SHEET TITLE
UNIT A1 - PLANS AND
RCPS

SHEET NUMBER

A301

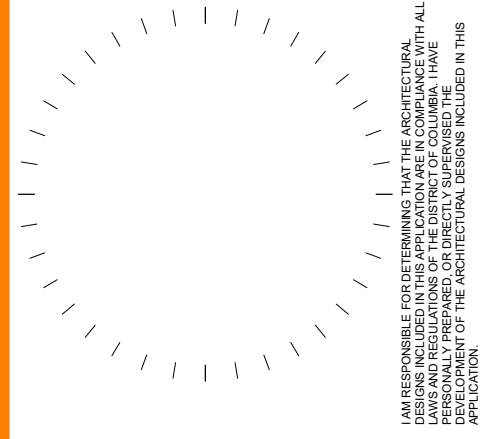
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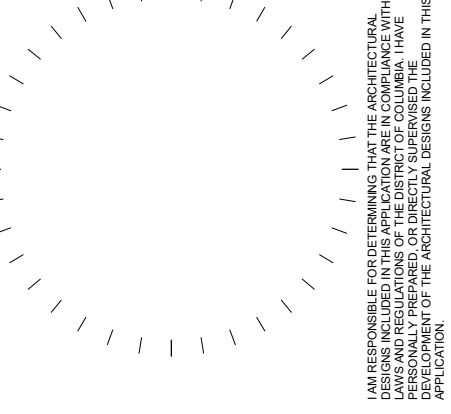
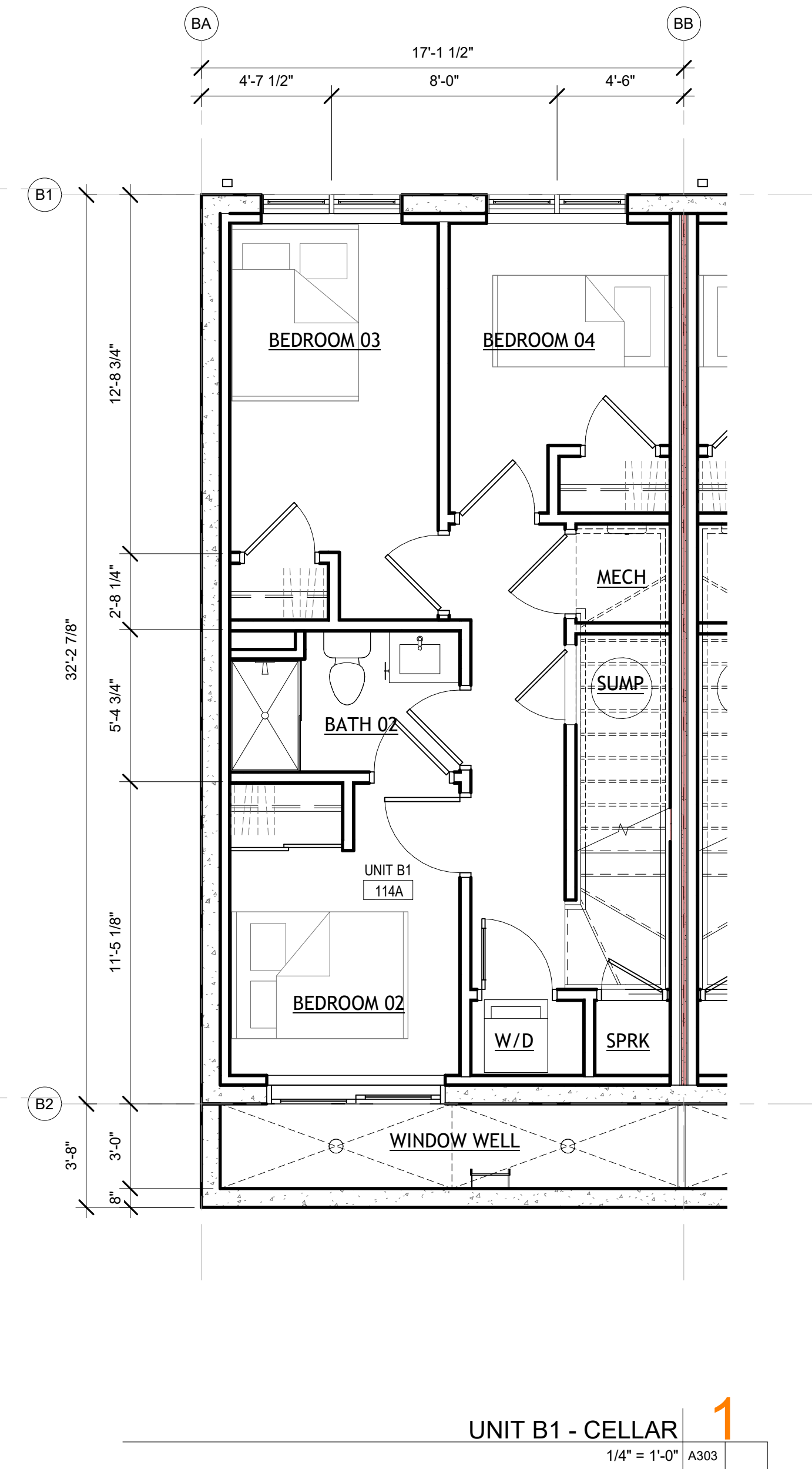
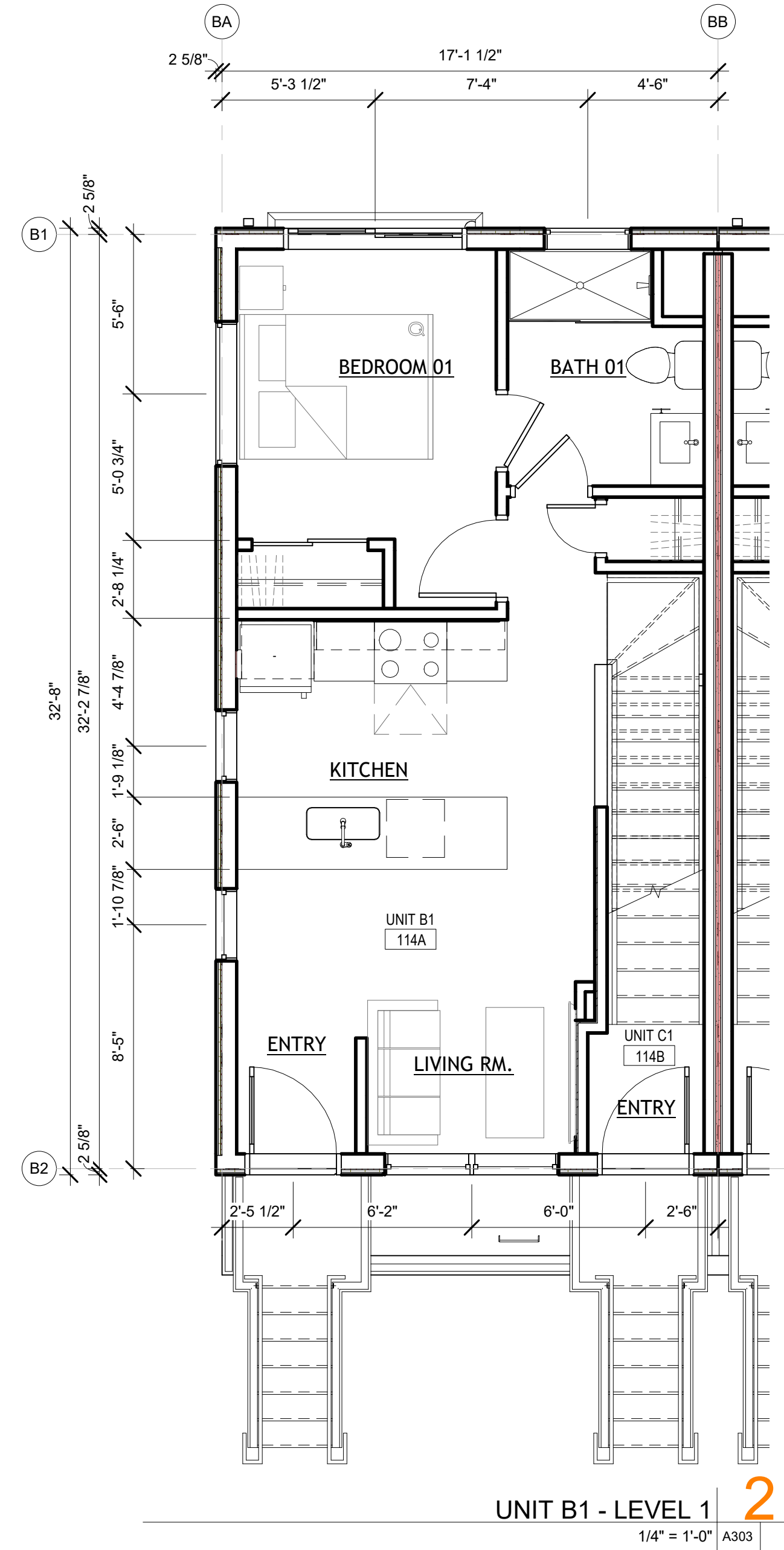
SHEET TITLE
UNIT A2 - PLANS AND
RCPS
SHEET NUMBER

A302

05/04/22
SCHEMATIC DESIGN

2019 LEE DESIGN STUDIOS LLC

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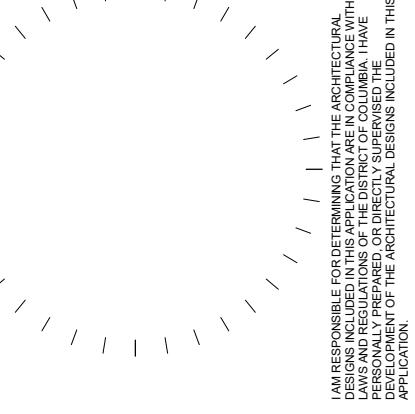
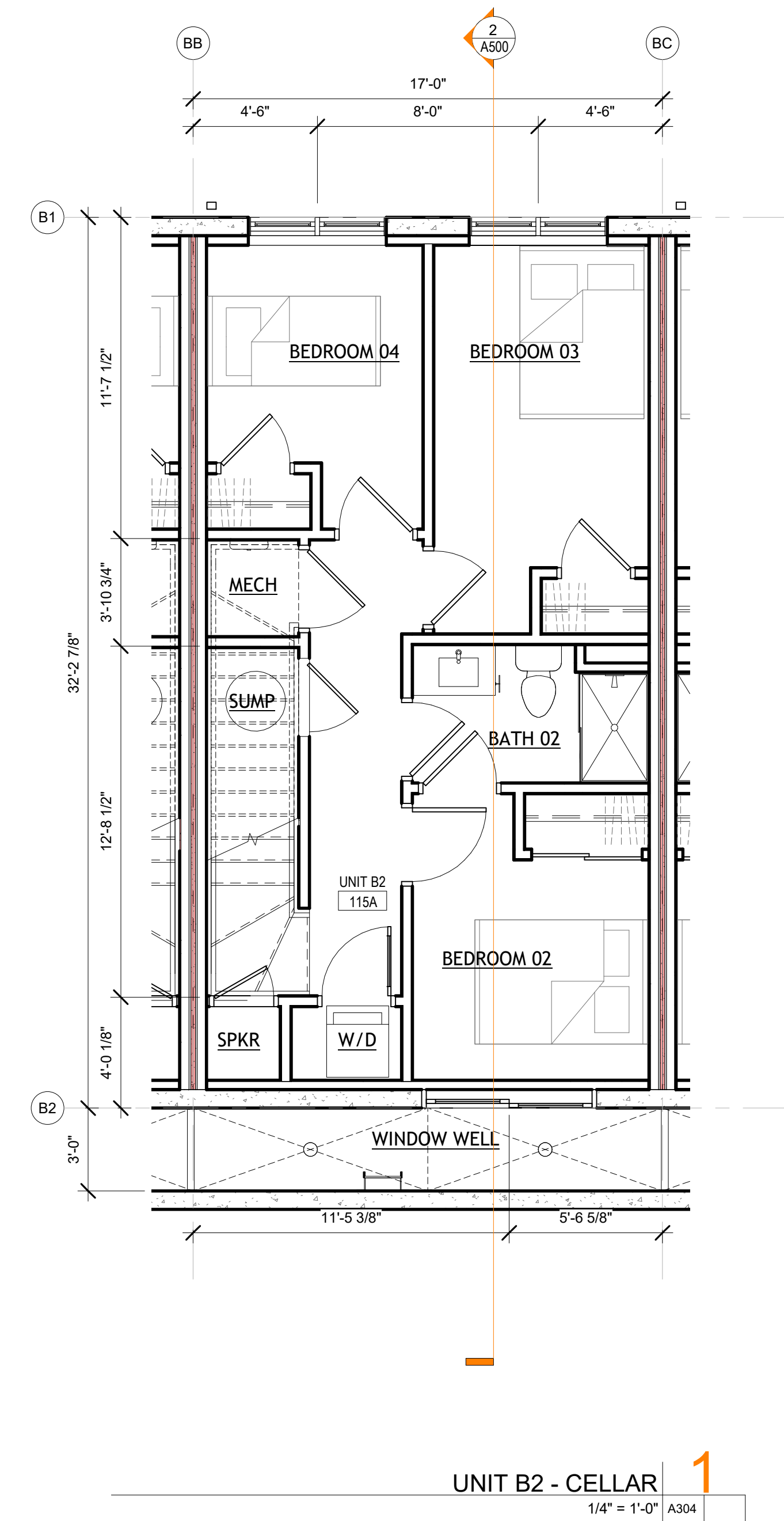
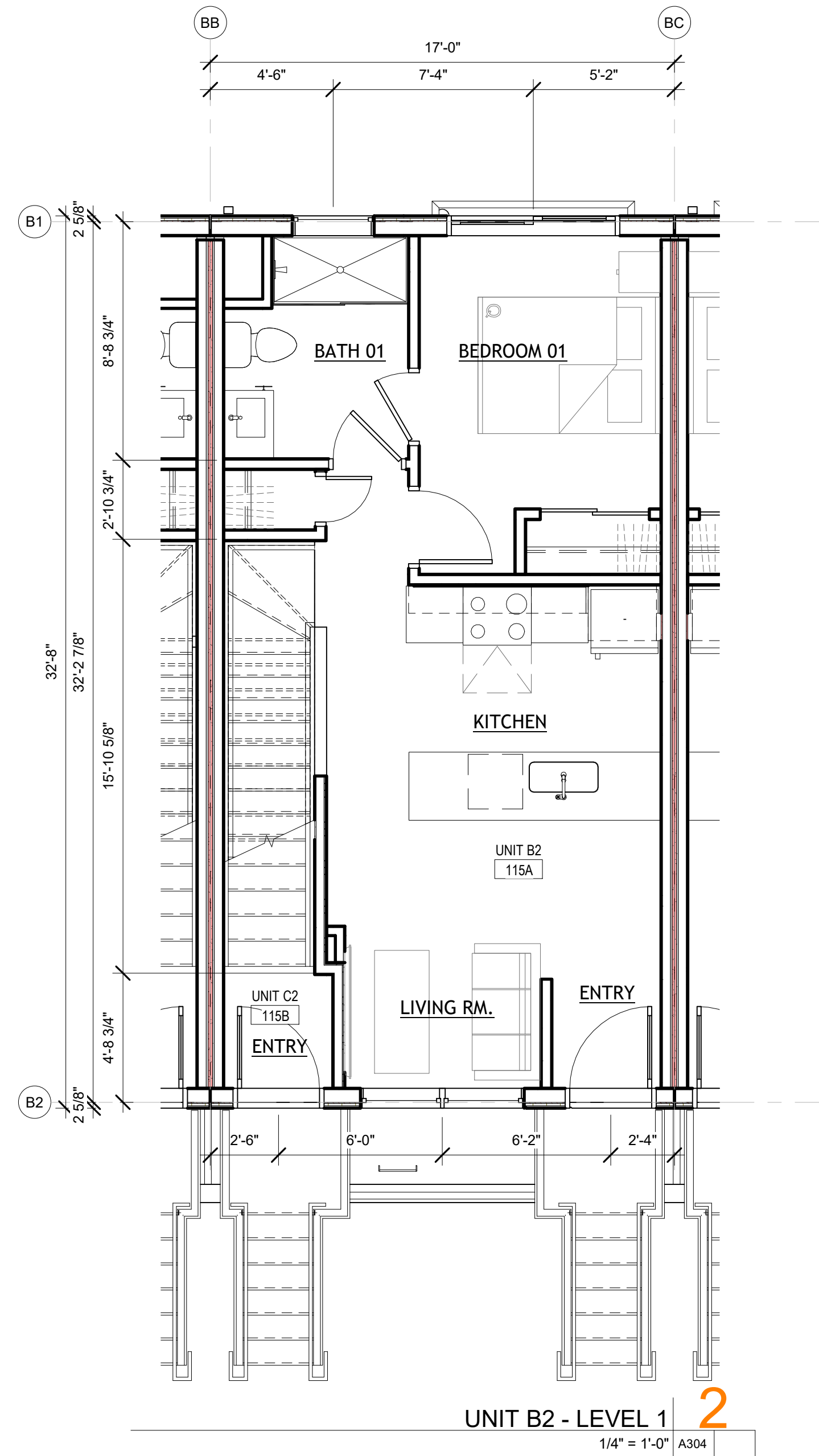


NO.	DESCRIPTION	DATE

ANGER RESIDENCES
2340 ANGER PL SE
WASHINGTON, DC 20020

SHEET TITLE
UNIT B1 - PLANS AND RCPS
SHEET NUMBER

A303
05/04/22
SCHEMATIC DESIGN

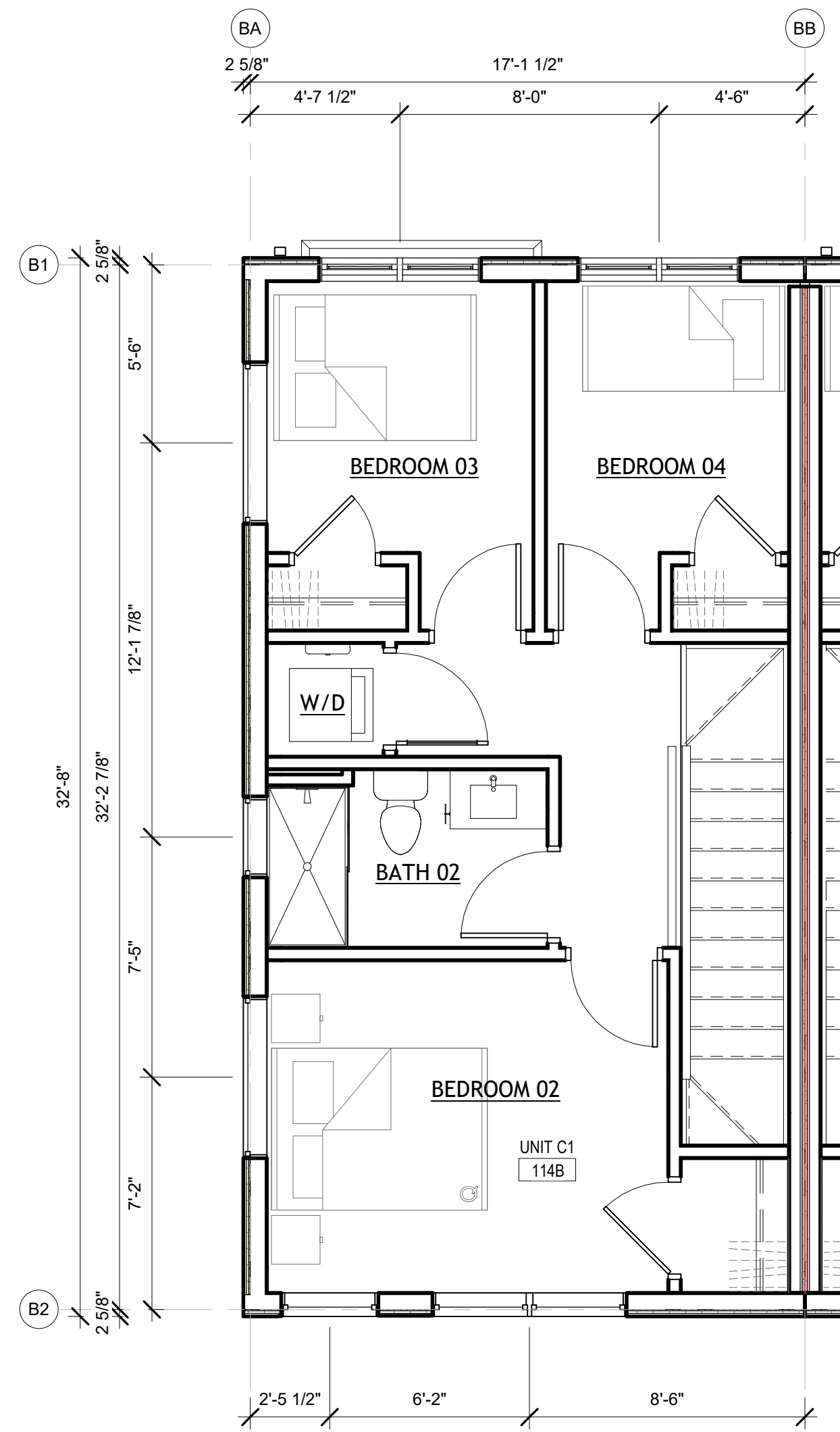


NO.	DESCRIPTION	DATE

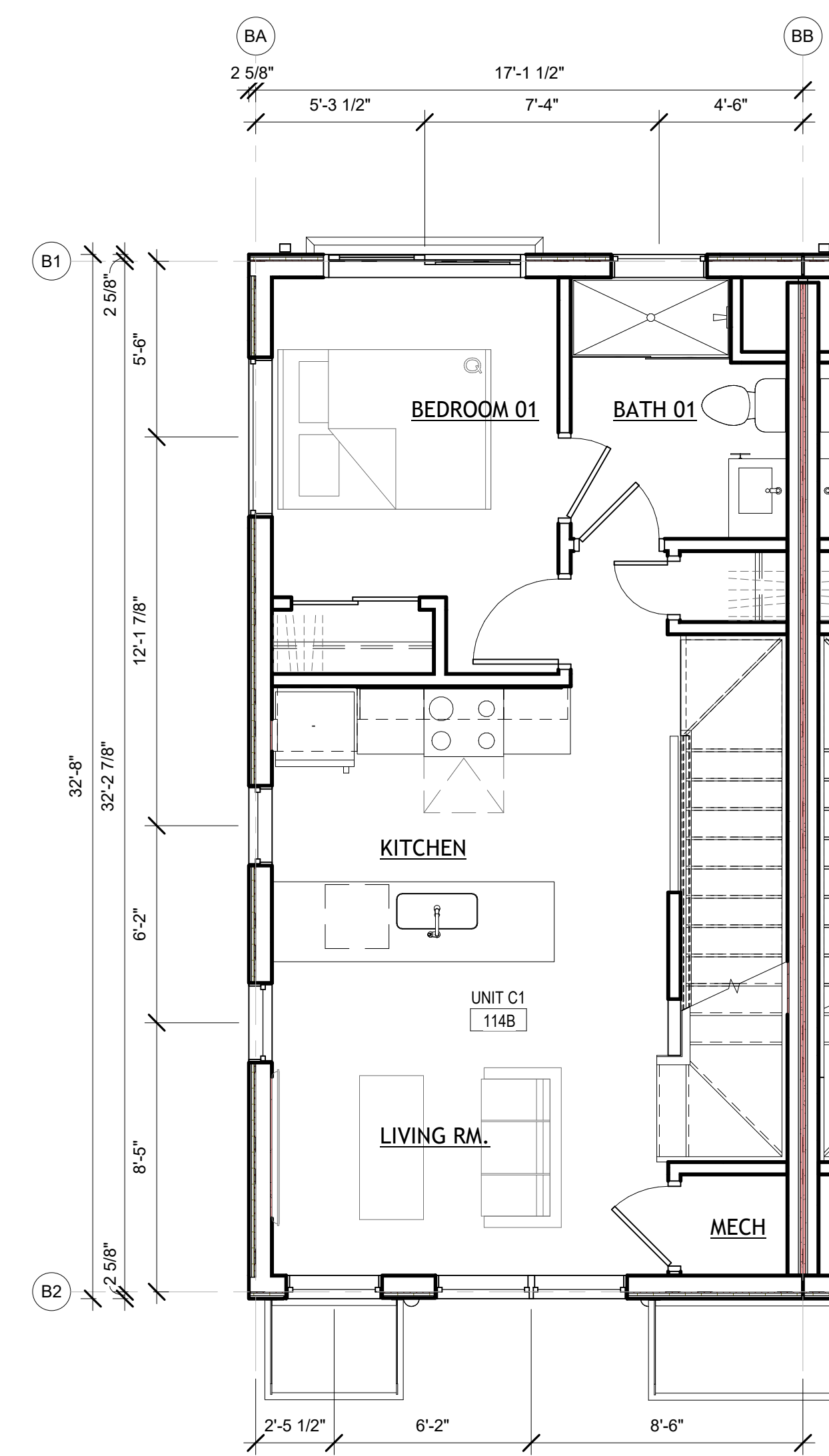
ANGER RESIDENCES
2340 ANGER PL SE
WASHINGTON, DC 20020

SHEET TITLE
UNIT B2 - PLANS AND RCPS
SHEET NUMBER

A304
05/04/22
SCHEMATIC DESIGN



UNIT C1 - LEVEL 2 **2**
 1/4" = 1'-0" A305



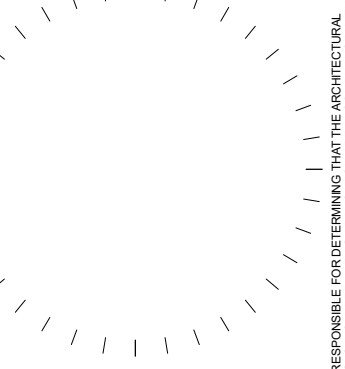
UNIT C1 - LEVEL 1 **1**
 1/4" = 1'-0" A305

AHJ APPROVAL STAMP

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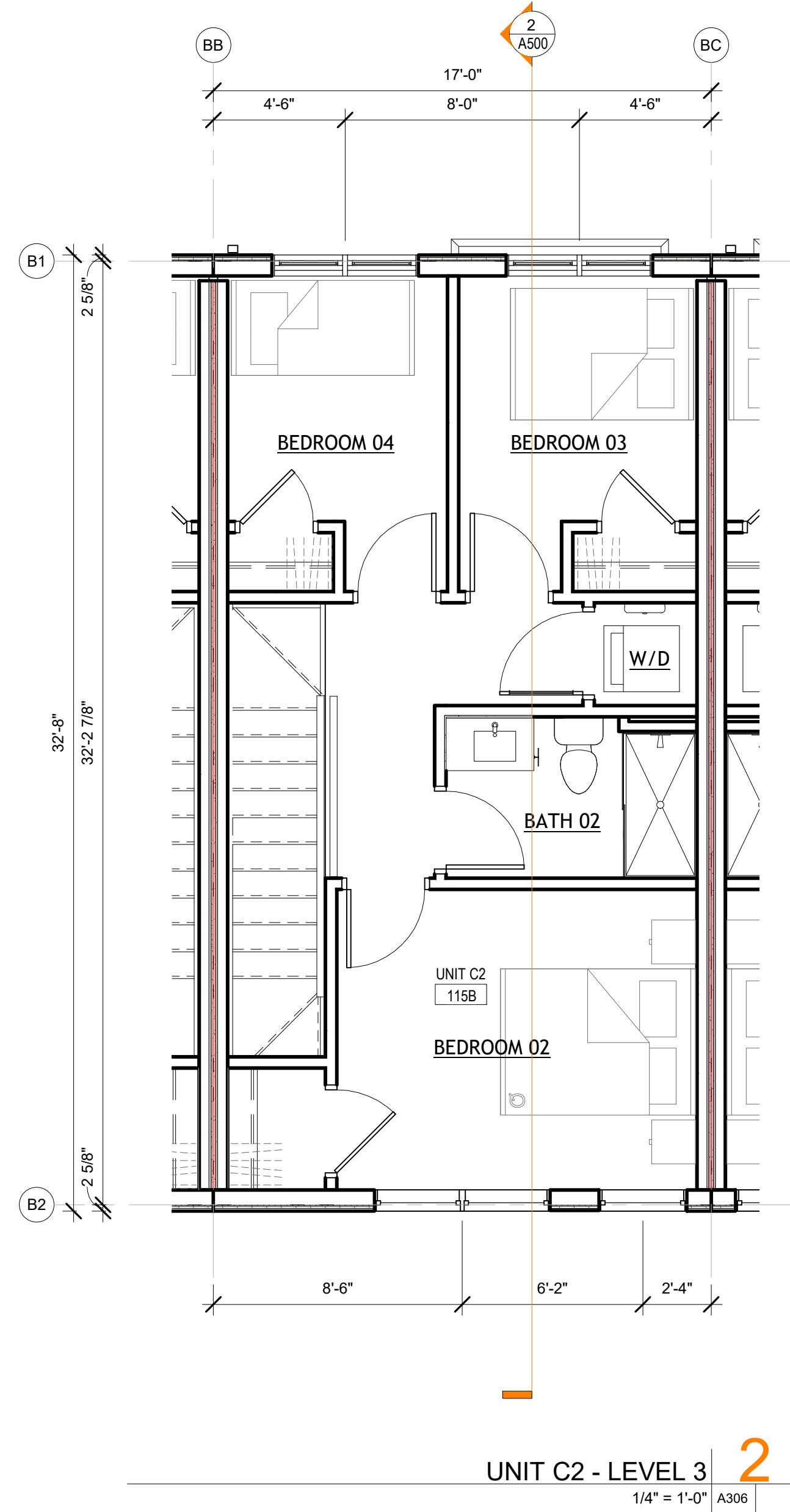
ANGER RESIDENCES
 2340 ANGER PL SE
 WASHINGTON, DC 20020

SHEET TITLE
 UNIT C1 - PLANS AND RCPS

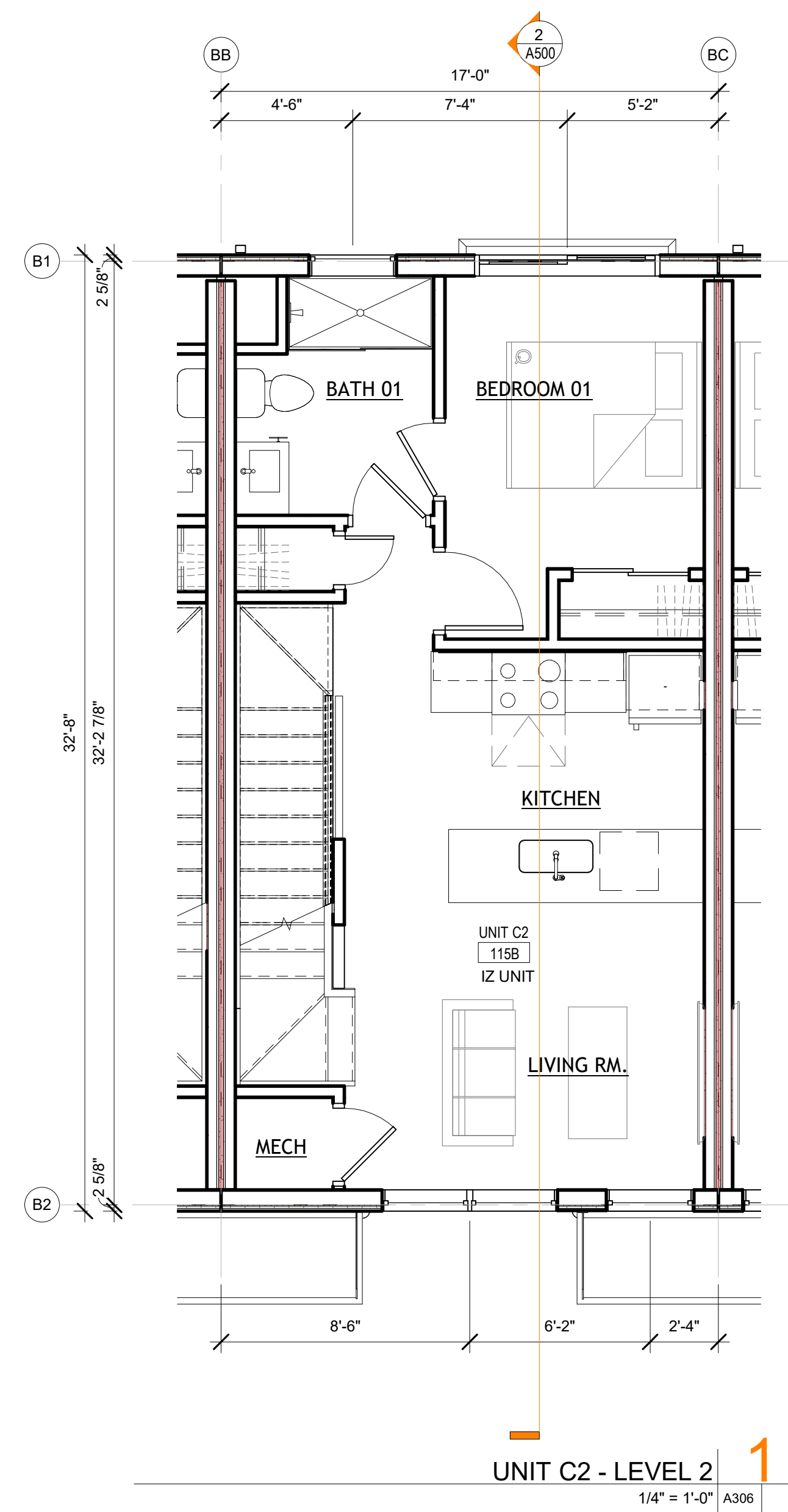
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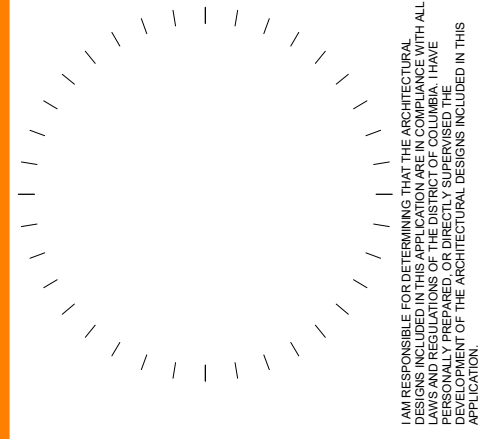
05/04/22
 SCHEMATIC DESIGN



UNIT C2 - LEVEL 3 **2**
1/4" = 1'-0" A306



UNIT C2 - LEVEL 2 **1**
1/4" = 1'-0" A306



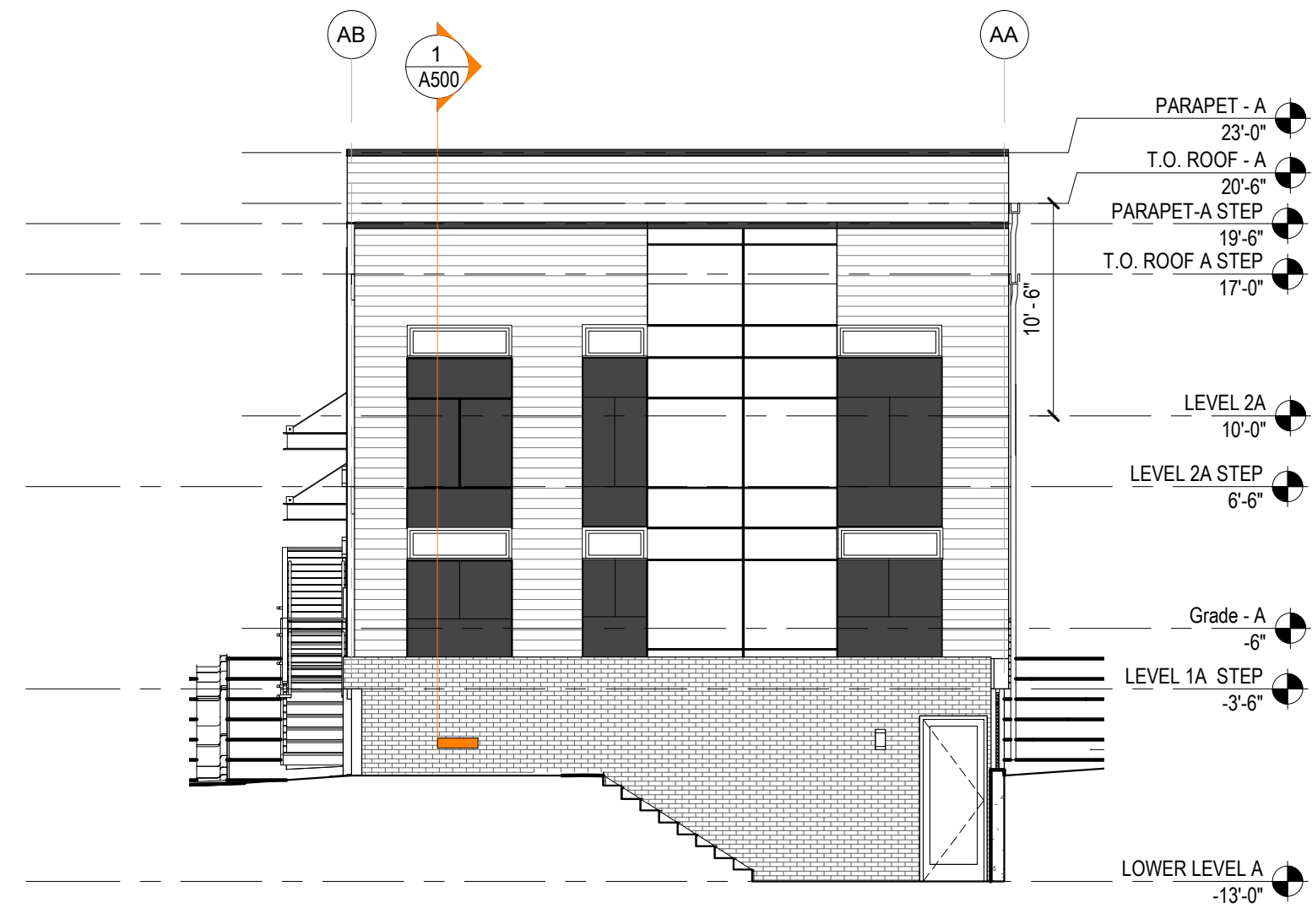
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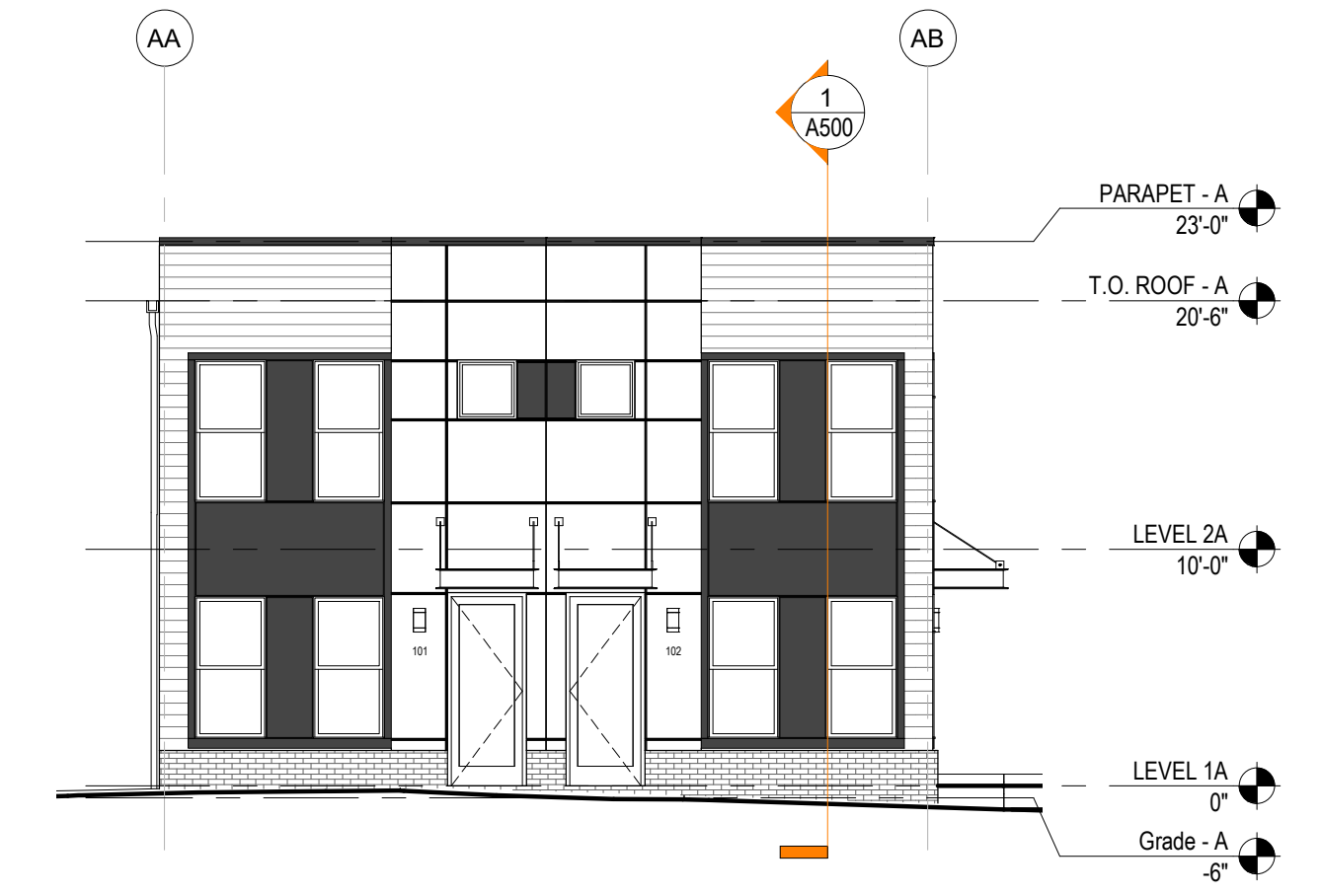
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SHEET NUMBER

A306

05/04/22
SCHEMATIC DESIGN



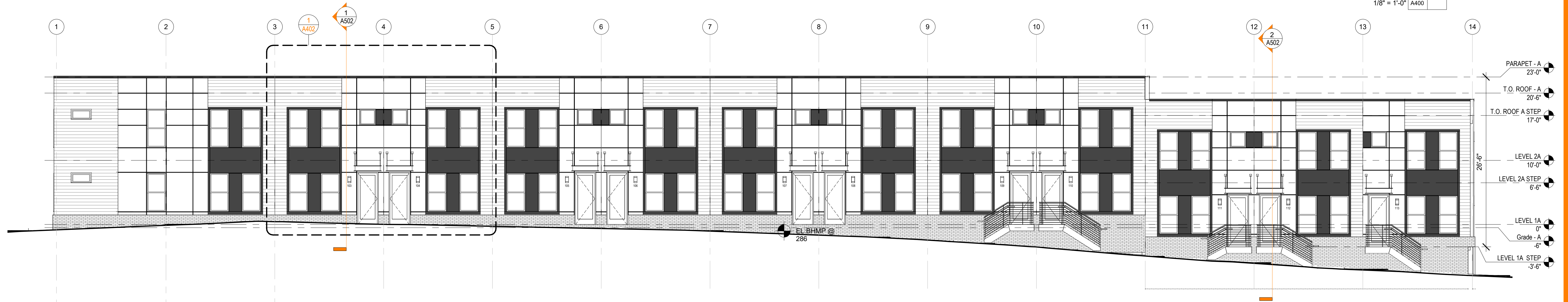
BUILDING A - NORTH ELEVATION 4
1/8" = 1'-0" A400 A201-A



BUILDING A - SOUTH ELEVATION 3
1/8" = 1'-0" A400 A201-A



BUILDING A -- WEST ELEVATION 2
1/8" = 1'-0" A400



BUILDING A - EAST ELEVATION 1
1/8" = 1'-0" A400

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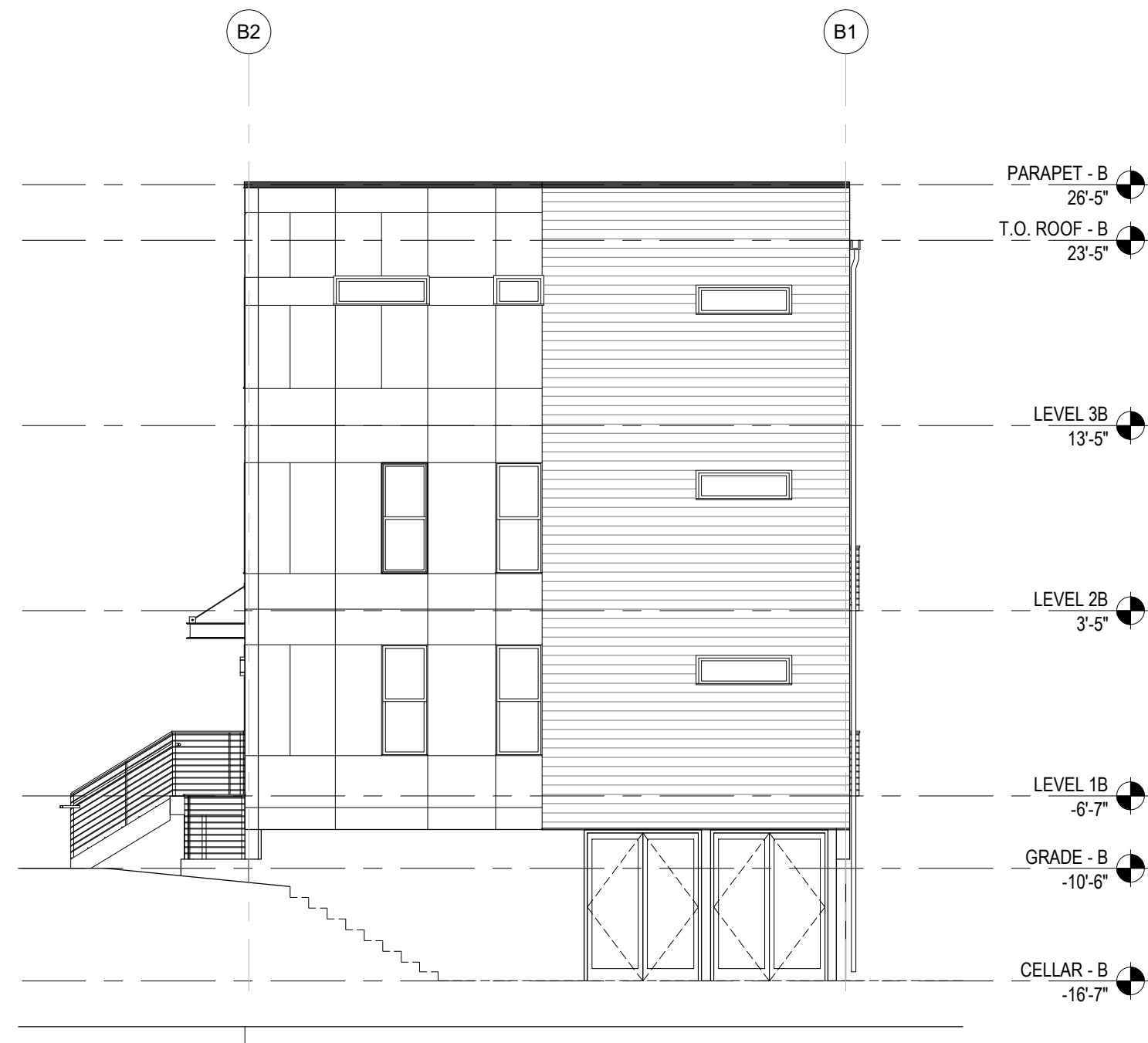
ANGER RESIDENCES
2340 ANGER PL SE
WASHINGTON, DC 20020

SHEET TITLE
ELEVATIONS - BLDG A

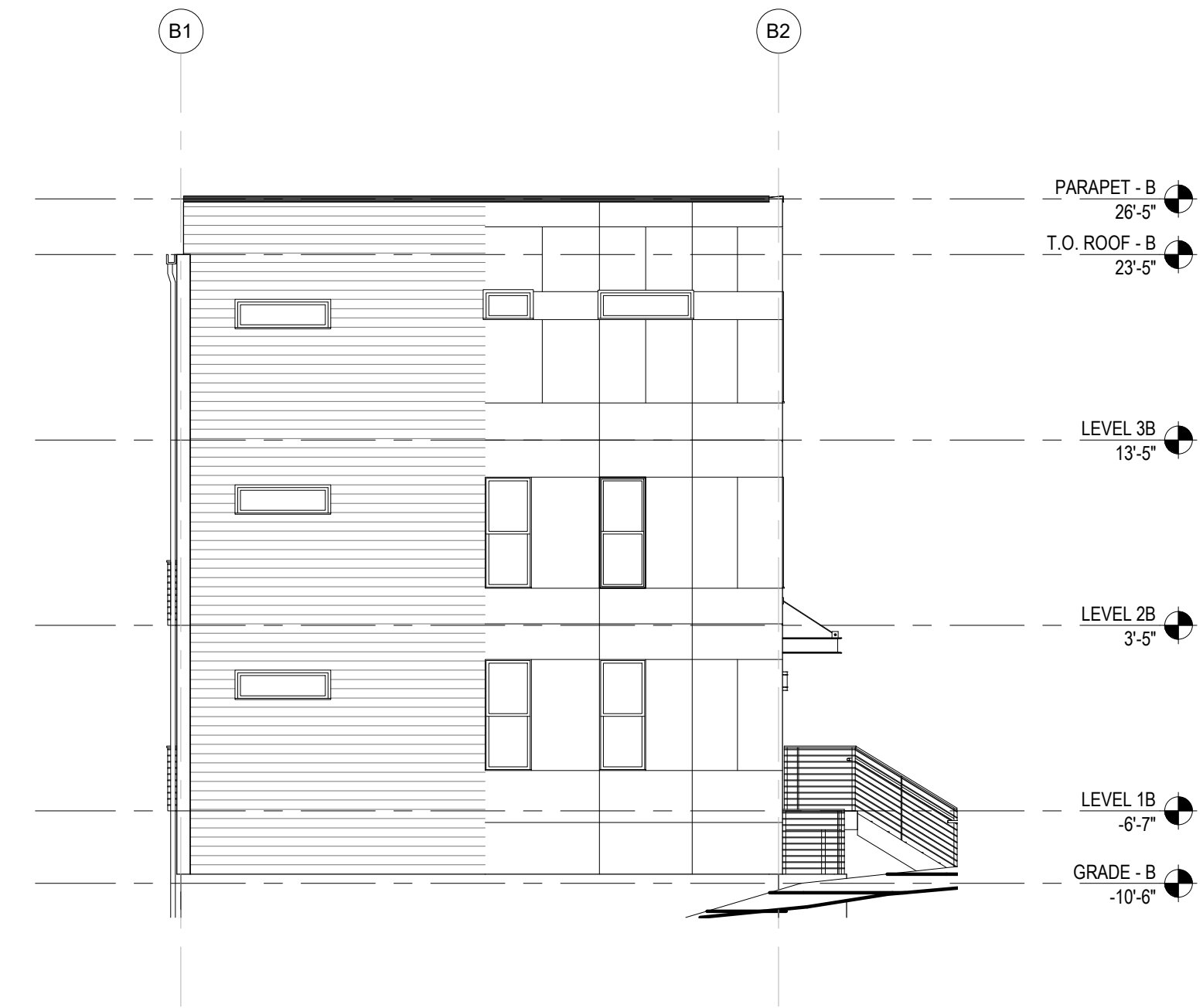
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A400

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SCHEMATIC DESIGN



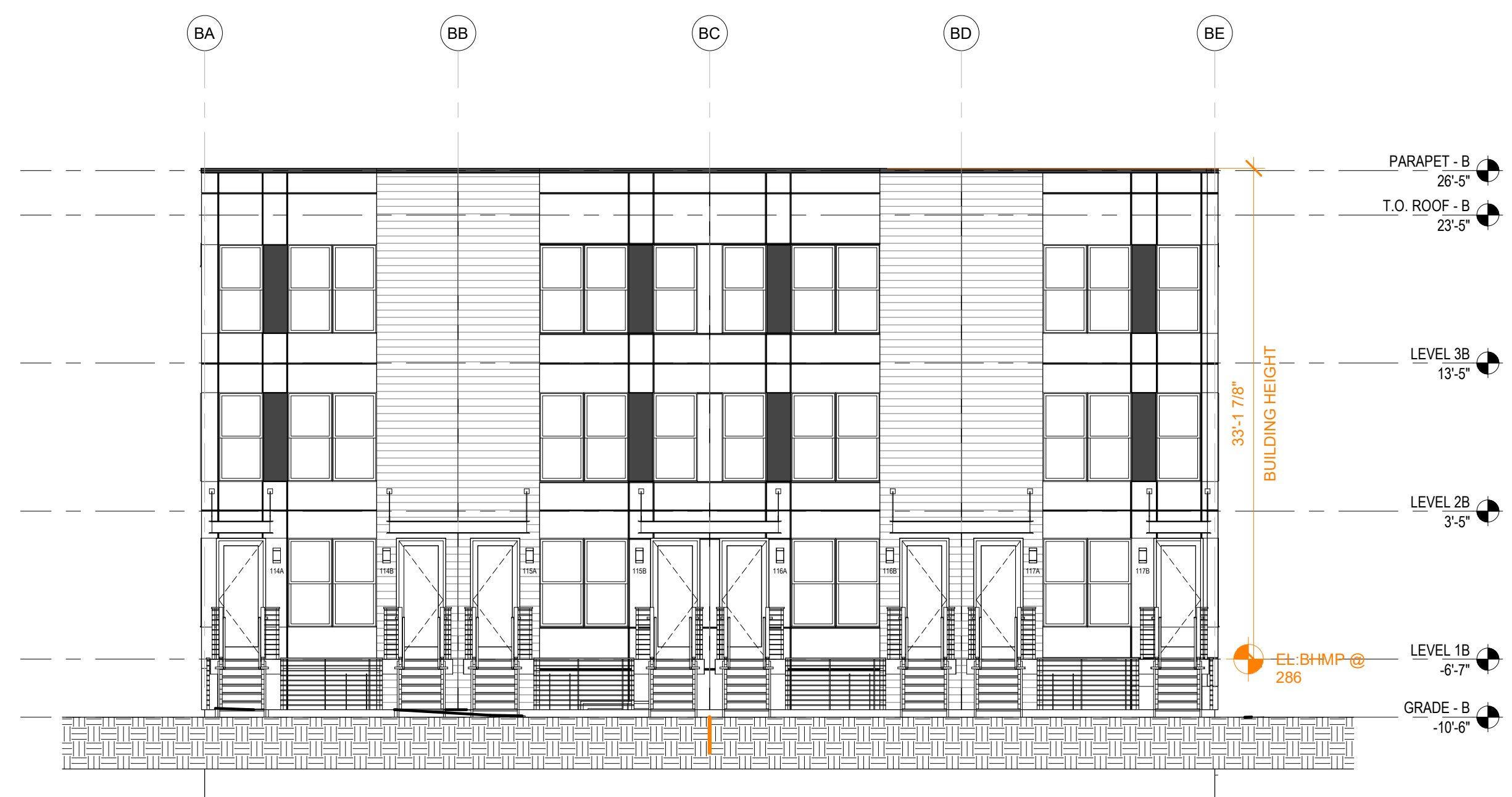
BUILDING B - EAST ELEVATION **4**
1/8" = 1'-0" A401



BUILDING B - WEST ELEVATION **3**
1/8" = 1'-0" A401



BUILDING B - NORTH ELEVATION **2**
1/8" = 1'-0" A401



BUILDING B - SOUTH ELEVATION **1**
1/8" = 1'-0" A401

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SHEET TITLE
ELEVATIONS - BLDG B

SHEET NUMBER

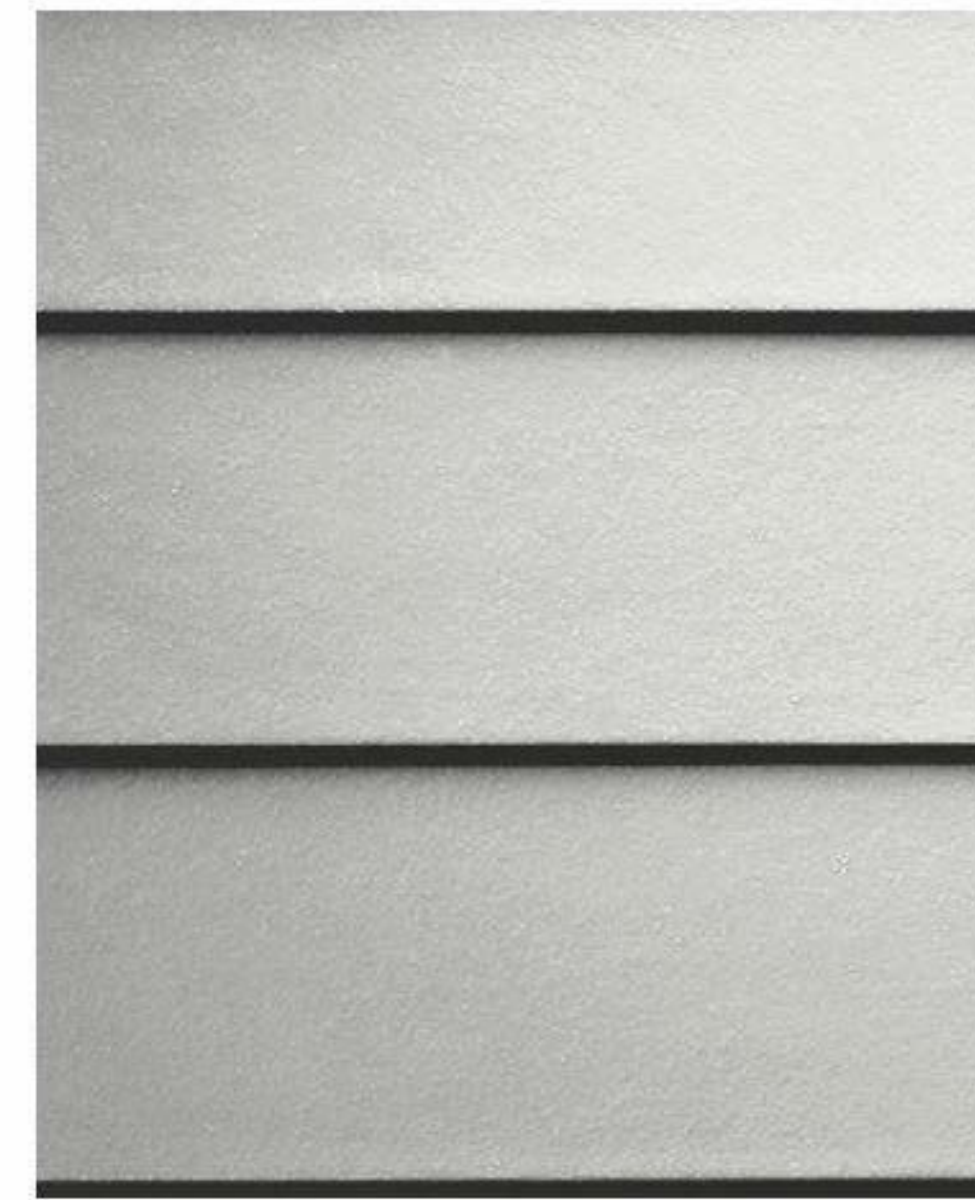
A401

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HARDIE REVEAL PANEL W/ SURROUND TRIM - GREY

HARDIE REVEAL PANEL W/ RECESSED TRIM - ARTIC WHITE



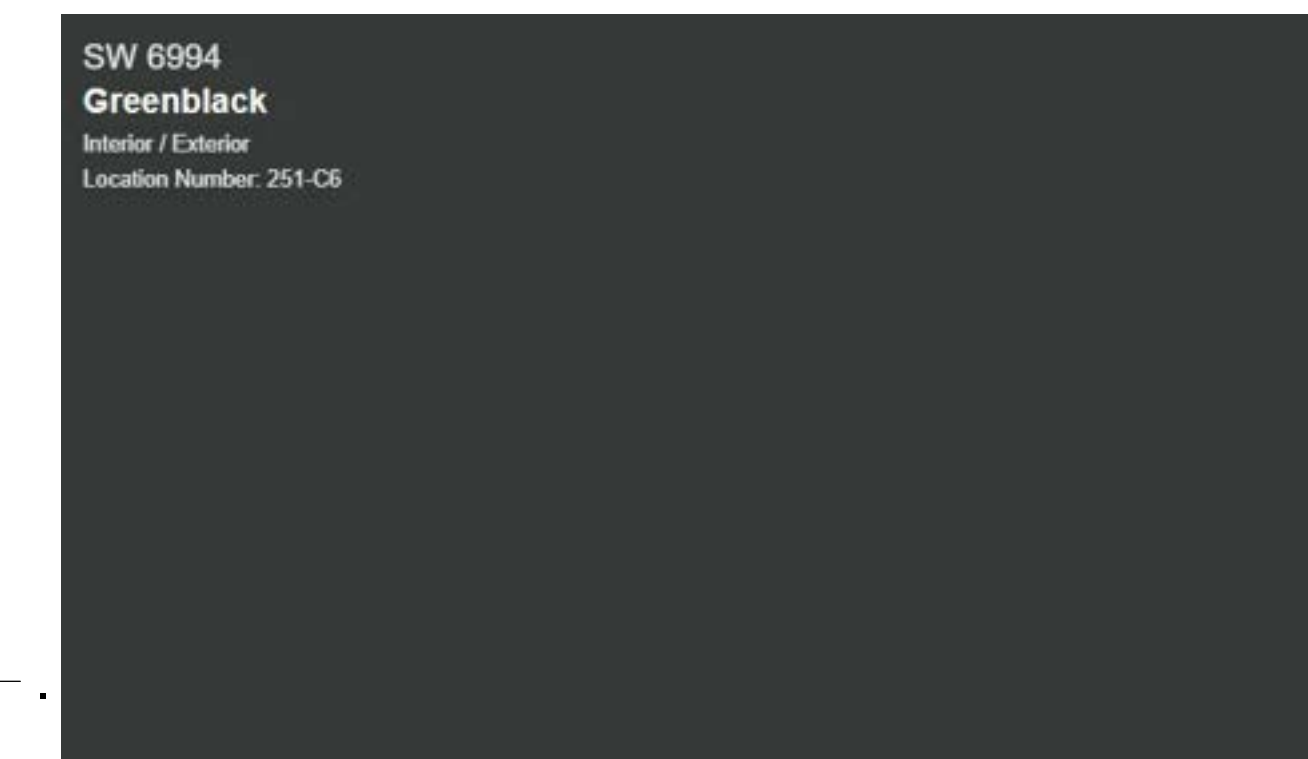
HARDIE PLANK LAP SIDING - ARTIC WHITE



WOOD FENCE: STAIN - TRUE BLACK



WINDOW TRIM | COPING | CANOPY



DOOR FRAME



MASONRY BASE GG CASTLE GRAY VELOUR OR SIMILAR



BUILDING A - EAST ELEVATION - Callout 1

3/8" = 1'-0" A402

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SHEET TITLE
MATERIALS

SHEET NUMBER

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SHEET TITLE
PERSPECTIVE VIEWS

SHEET NUMBER

A403

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SCHEMATIC DESIGN

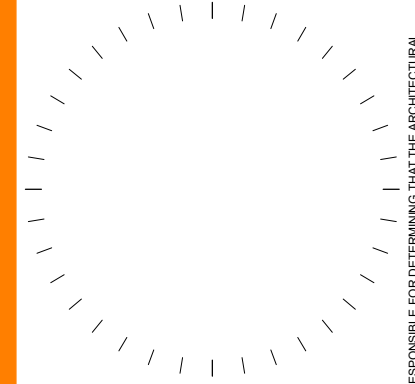


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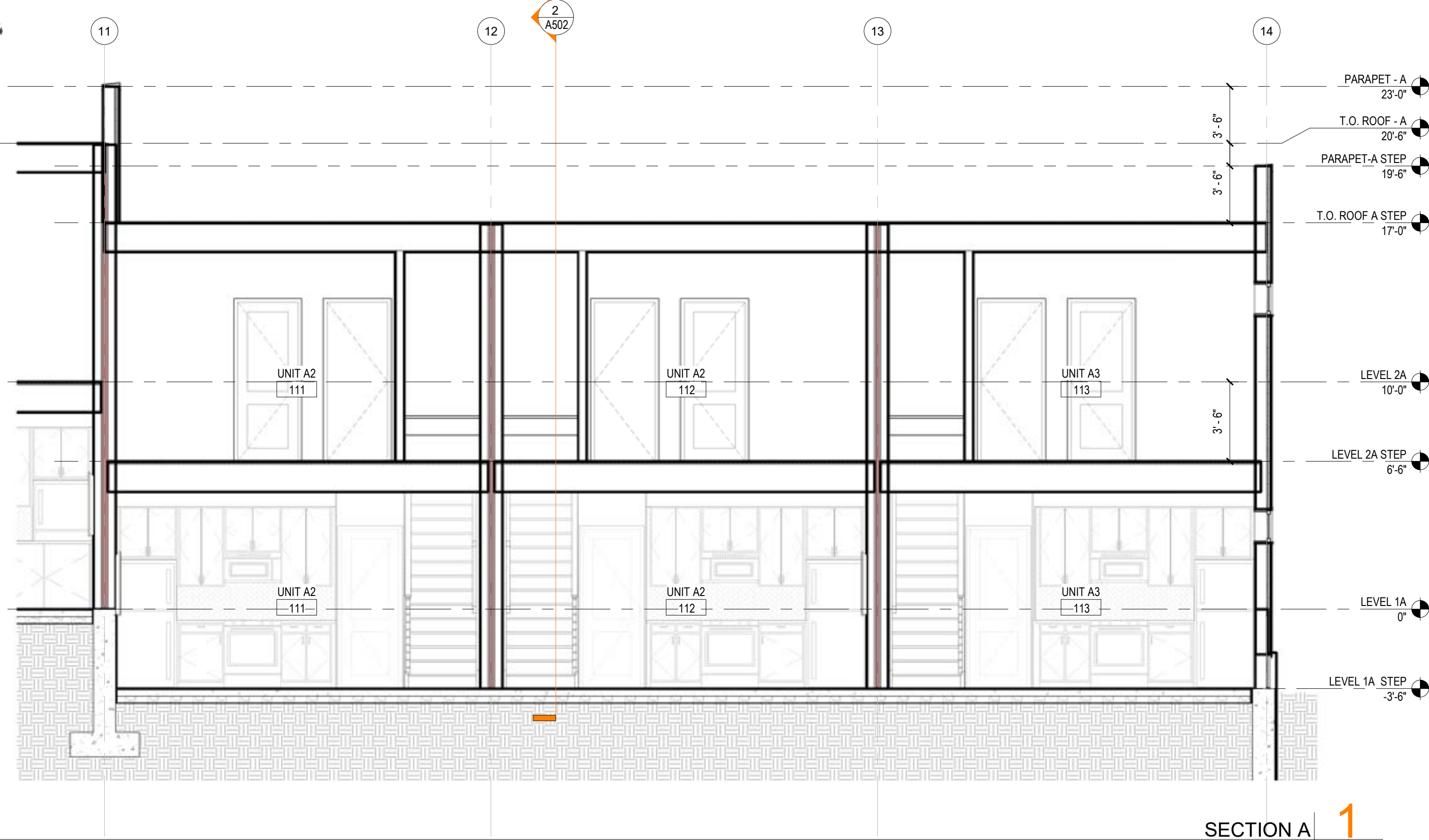
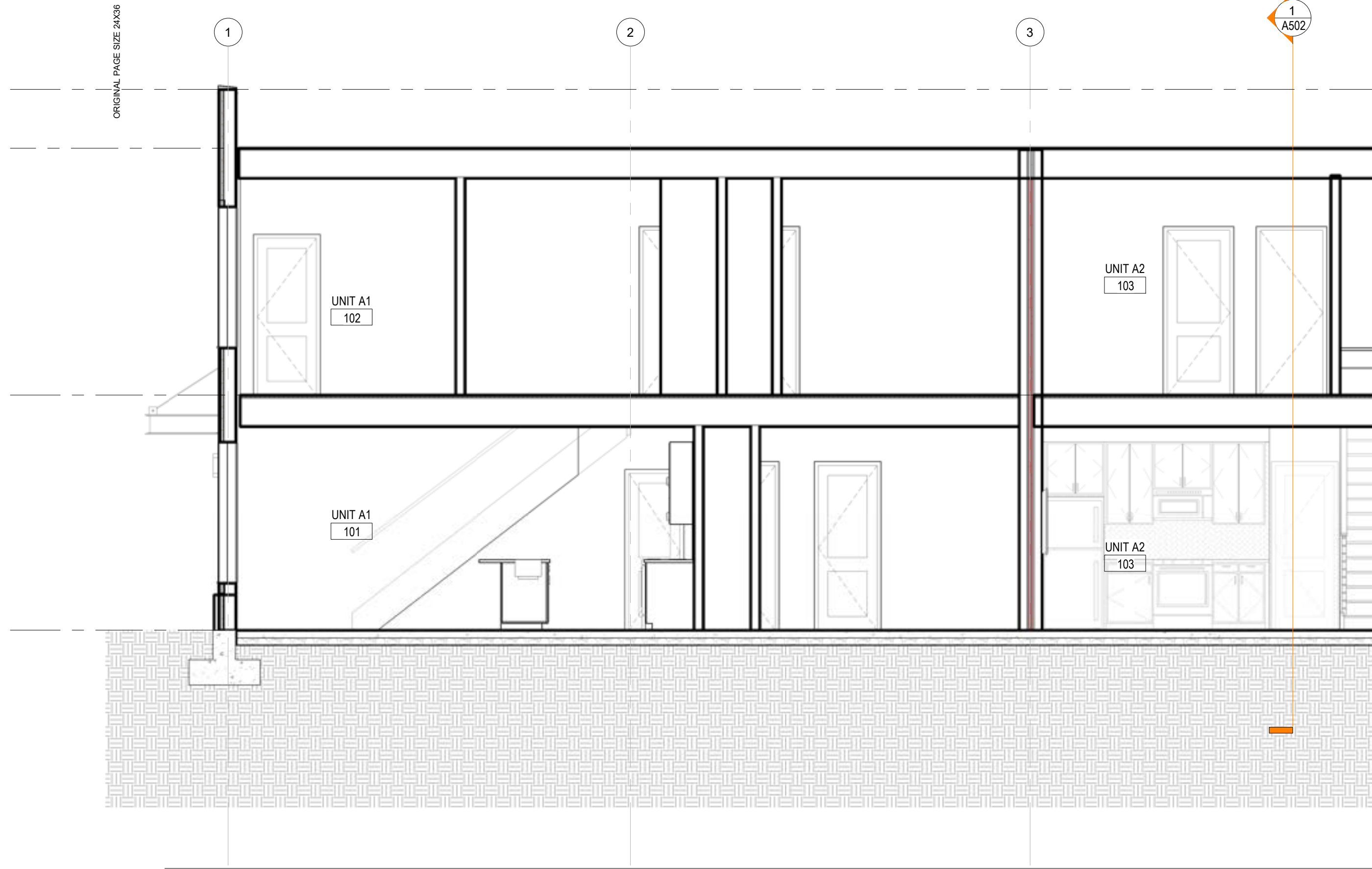
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PERSPECTIVE VIEWS

SHEET NUMBER

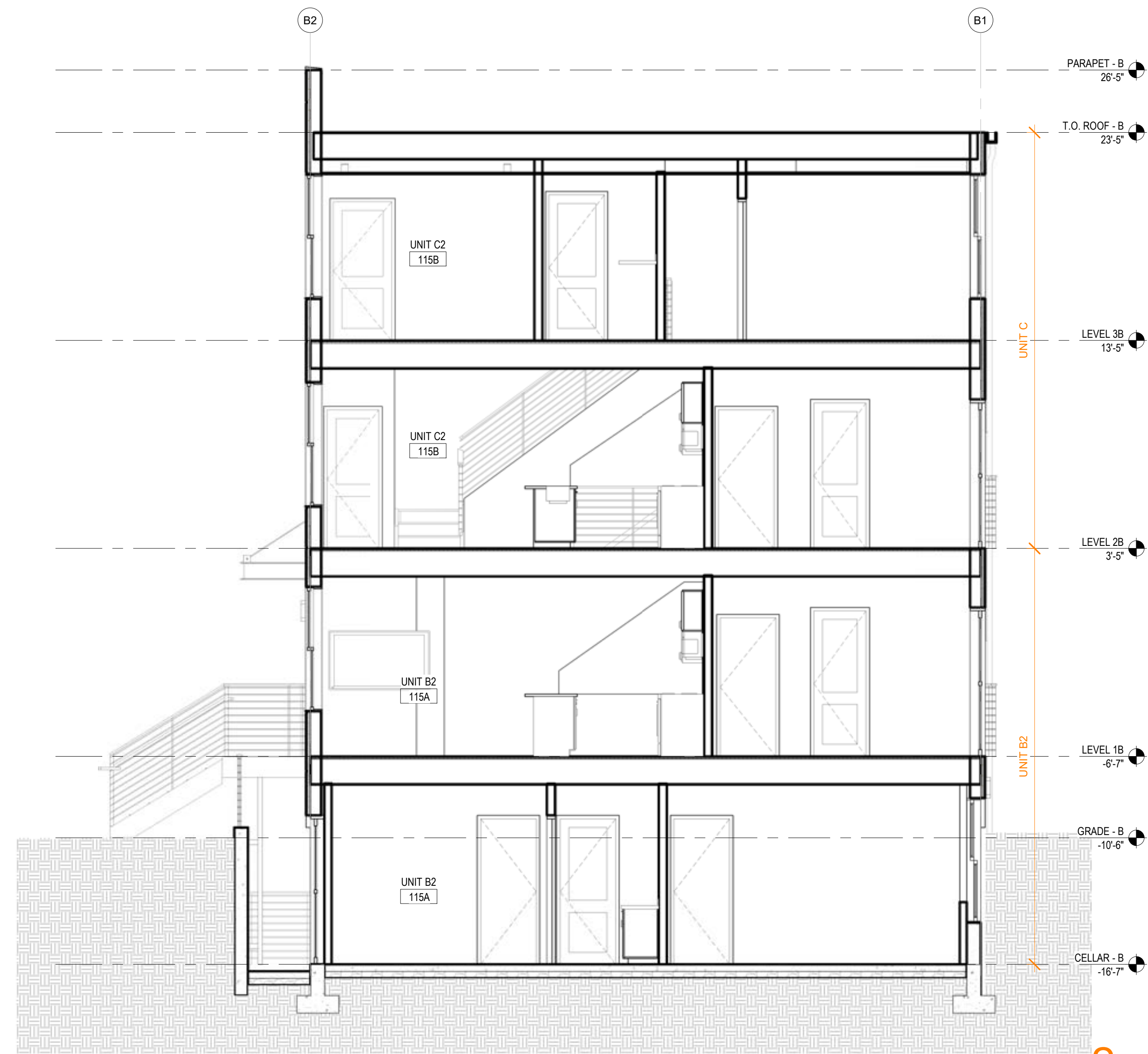
A404

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ORIGINAL PAGE SIZE 2400



SECTION A
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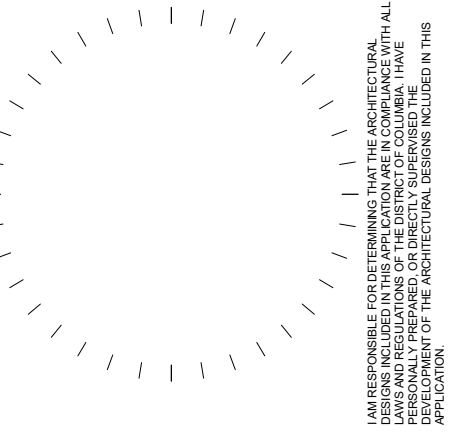
SECTION B
1/4" = 1'-0" A500

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SHEET TITLE
BUILDING SECTIONS AND
DETAILS

SHEET NUMBER

A500

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