

# BZA Application No. 20710

**2340 Ainger Place, SE  
TMT Services, LLC  
May 25, 2022**

Board of Zoning Adjustment  
District of Columbia  
CASE NO.20710  
EXHIBIT NO.29

**Sullivan & Barros, LLP**

# Overview and Requested Relief

## Overview

- Razing existing single-family dwelling
- Two new buildings on their own theoretical lot (*Building A: 13 units, Building B: 8 units*)
- Meets all other development standards
- Three, 4-BR IZ Units + voucher units
- 21 Parking Spaces
- Individual unit entrances/townhome style units for family housing

## Three Special Exceptions

1. New Residential Multi-Family in RA-1 (U-421)
2. Theoretical Lot Subdivision- 2 buildings on one record lot (C-305)
3. Special Exception Relief from the screening Requirements (C-714.3)

## Agency Communications

- The Office of Planning recommends approval
- DDOT has no objection
- See next slide for ANC outreach

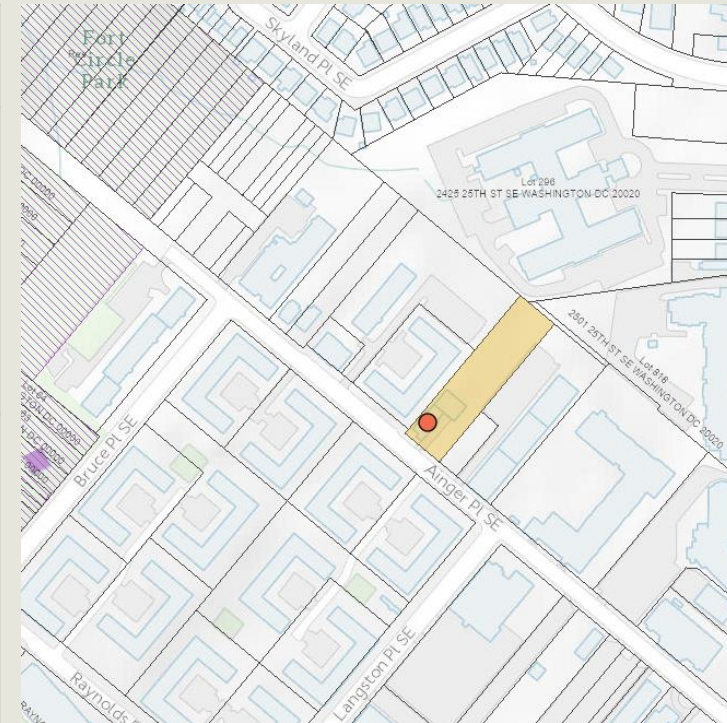


# ANC Outreach

- February 4, 2022: Filed Application and served ANC, asks to meet with ANC
- March 15, 2022: Emailed again asking to meet/be placed on March or April agenda
- April 13, 2022: Emailed again to be placed on ANC agenda/answer questions
- April 18, 2022: Emailed again to be placed on ANC agenda/answer questions
- April 19, 2022: SMD called Attorney; then Architect called SMD to coordinate meeting in-person; also sent hard-copies of plans to SMD
- April 22, 2022: Architect spoke with SMD again after she cancelled in-person meeting, rescheduled for 5/3
- April 26, 2022: Emailed again to be placed on ANC agenda/answer questions
- May 3, 2022: Architect met in-person with SMD. SMD likes project, she presents it at the executive meeting, the ANC agrees to place on May agenda (May 17<sup>th</sup>)
- Week of May 10: Applicant requests link for meeting
- May 16, 2022: Request link for meeting again
- ANC meeting May 17: Meeting link does not work; applicant's team attempts to login and contact SMD/chair, but no alternative link is provided.

# General Requirements of Subtitle X § 901.2

Criteria	Project
1) "Granting relief will be in harmony with the general purpose and intent of the Zoning Regulations, and Zoning Maps."	<ul style="list-style-type: none"><li>• The RA-1 Zone provides for areas predominately developed with low to moderate density development, including multi-family residential buildings. The proposal is for a new multi-family development.</li><li>• The area is made up of a mix of multi-family residential buildings.</li></ul>
2) "Granting relief will not tend to affect adversely, the Use of Neighboring Property in accordance with the Zoning Regulations and Zoning Maps."	<ul style="list-style-type: none"><li>• The proposed buildings and development conform to the development standards of the RA-1 Zone.</li></ul>



Specific Requirements of U § 421	Project
<p><b><u>Section 421.2 (a)</u></b> Existing and planned area schools to accommodate the numbers of students that can be expected to reside in the project; and</p>	<p>It is expected that the Office of the State Superintendent of Education will not have an issue with the addition of residents from the development. In-boundary Schools: Stanton Elementary School, Kramer Middle School, and Anacostia High School.</p>
<p><b><u>Section 421.2 (b)</u></b> Public streets, recreation, and other services to accommodate the residents that can be expected to reside in the project</p>	<p>The Property is located near priority Metrobus route 92, which stops at the intersection of Ainger Pl., SE, and Alabama Ave., SE, about 635 feet to the southeast. The closest recreation center—Fort Stanton Recreation Center—is only four-tenths of a mile away. The recreation center can also be accessed via the W2 and W3 bus routes, which stop directly in front of the subject Property. A shopping center with amenities such as a Safeway grocery store, drugstore, bank, retail, and dining, is located approximately one-half mile to the northeast, accessed via Good Hope Road.</p>
<p><b><u>Section 421.3:</u></b> The Board of Zoning Adjustment shall refer the application to the Office of Planning for comment and recommendation on the site plan, arrangement of buildings and structures, and provisions of light, air, parking, recreation, landscaping, and grading as they relate to the surrounding neighborhood, and the relationship of the proposed project to public plans and projects.</p>	<p>The Applicant has provided sufficient information for the Office of Planning to recommend approval.</p>
<p><b><u>Section 421.4:</u></b> In addition to other filing requirements, the developer shall submit to the Board of Zoning Adjustment with the application a site plan and set of typical floor plans and elevations, grading plan (existing and final), landscaping plan, and plans for all new rights-of-way and easements.</p>	<p>All relevant materials have been submitted.</p>

Specific Requirements of C-305.3	Project
<p><b><u>Section 305.3(a)</u></b> The following development standards shall apply to theoretical lots: (a) Side and rear yards of a theoretical lot shall be consistent with the requirements of the zone;</p>	<p>The side and rear yards of each proposed theoretical lot are consistent with the requirements of the RA-1 zone.</p>
<p><b><u>Section 305.3(b)</u></b> Each means of vehicular ingress and egress to any principal building shall be at least twenty-four feet (24 ft.) in width, exclusive of driveways;</p>	<p>The Applicant is requesting variance relief from this requirement as more thoroughly discussed below.</p>
<p><b><u>Section 305.3(c)</u></b> The height of a building governed by the provisions of this section shall be measured from the finished grade at the middle of the building façade facing the nearest street lot line; and</p>	<p>The height of each building has been measured from the finished grade at the middle of the building façade facing the nearest street lot line.</p>
<p><b><u>Section 305.3(d)</u></b> The rule of height measurement in Subtitle C § 305.3(c) shall supersede any other rules of height measurement that apply to a zone, but shall not be followed if it conflicts with the Height Act.</p>	<p>The rule of height measurement in Subtitle C § 305.3(c) shall supersede any other rules of height measurement that apply to a zone but shall not be followed if it conflicts with the Height Act.</p>

## Specific Requirements of C-305.4

**Section 305.4(a)** For a theoretical subdivision application, the following information is required to be submitted to the Board of Zoning Adjustment, in addition to other filing requirements pursuant to Subtitle Y § 300:

(a) Site plans including the following information:

- (1) A plat of the record lots proposed for subdivision;
- (2) The location of proposed streets and designated fire apparatus roads;
- (3) Location of proposed easements;
- (4) Lot lines of proposed theoretical lots, and the delineation of the lot lines shared by theoretical lots that will serve as private drives or easements;
- (5) Existing grading and proposed grading plans;
- (6) Existing landscaping and proposed landscaping plans, including the sizes and locations of all trees on or adjacent to the property on public or private lands;
- (7) Plans for the location of building footprints on theoretical lots; and
- (8) Required yards (rear, side and front) based on the regulations applicable to a zone or any modifications to regulations provided through this section;

**Section 305.4(b)** Typical or individual floor plans and elevations for the proposed buildings and structures; and

**Section 305.4(c)** A table of zoning information including required and proposed development standards.

*The Applicant has provided the relevant information as required by C-305.4.*

## Specific Requirements of C-305.5-6

**Section 305.5(a)** Before taking final action on an application under this section, the Board of Zoning Adjustment shall refer the application to the Office of Planning for coordination, review, and report, including:

(a) The relationship of the proposed development to the overall purpose and intent of the Zoning Regulations, and other planning considerations for the area and the District of Columbia as a whole, including the plans, programs, and policies of other departments and agencies of the District government

**Section 305.5(b)** Considerations of site planning; the size, location, and bearing capacity of driveways; deliveries to be made to the site; side and rear setbacks; density and open space; and the location, design, and screening of structures;

**Section 305.5(c)** Considerations of traffic to be generated and parking spaces to be provided, and their impacts;

**Section 305.5(d)** The impact of the proposed development on neighboring properties; and

**Section 305.5(e)** The findings, considerations, and recommendations of other District government agencies.

*The Applicant has provided sufficient information for the Office of Planning to review the above-referenced criteria.*

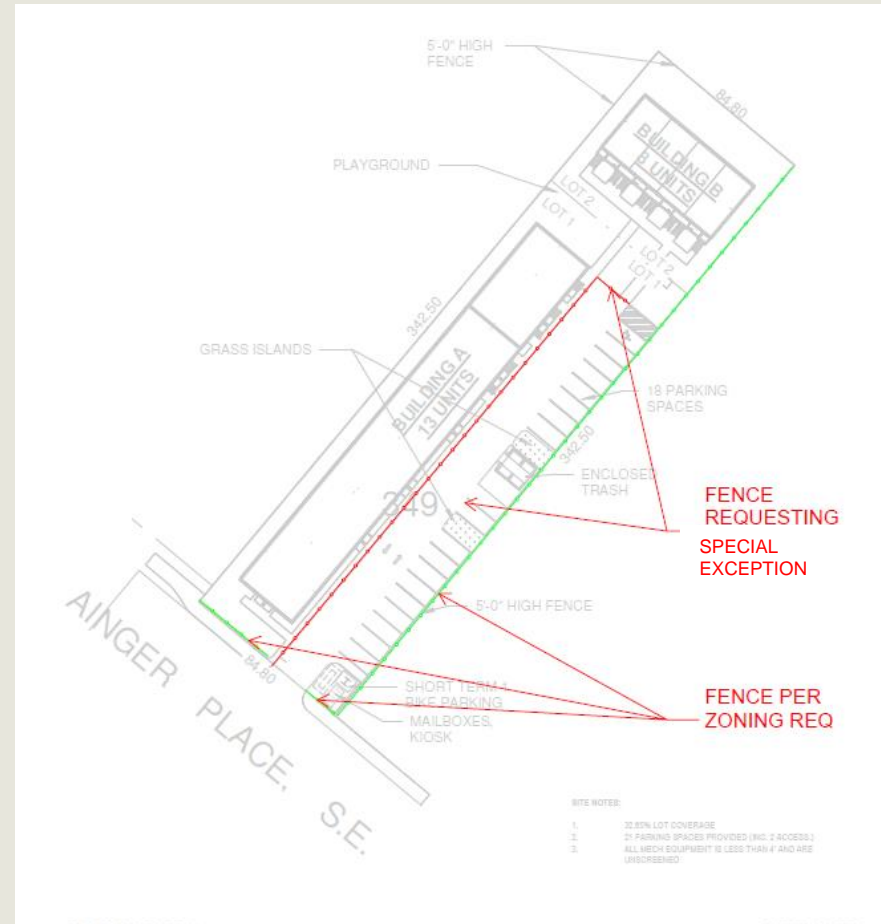
**Section 305.6** The proposed development shall comply with the substantive intent and purpose of this title and shall not be likely to have an adverse effect on the present character and future development of the neighborhood.

*The proposed project will comply with the substantive intent and purpose of the title and will not have an adverse effect on the present character or future development of the neighborhood.*



# Screening Relief

- A strict reading of C-714.2(a) means that it would be required to place screening where the paved parking area meets the curb and sidewalks as “screening shall be provided around the entire perimeter of the surface parking area.”
- The surface parking area is defined as “The area of a lot, building, or structure devoted to parking spaces, attendant driveways, aisles, queuing lanes, and landscaping. All such areas on a lot shall be considered to constitute a single parking area, even if the areas are not contiguous.”
- As there are a number of areas with curbs adjacent to the parking area, it is not possible to provide the required screening; therefore, the Applicant is requesting special exception relief pursuant to C-714.3.





Specific Requirements of C-714.3	Project
<p><b><u>Section 714.3(a)</u></b> Impacts on the pedestrian environment within adjacent streets, sidewalks, and other public areas;</p>	<ul style="list-style-type: none"> <li>• The parking area is located at the side of the Subject Property and does not intersect with any public areas except at the driveway</li> <li>• A strict enforcement of this rule would mean that the driveway and parking area would have to have a fence surrounding it-- that would impede egress by increasing the distance between residents' parking spaces and their respective homes.</li> <li>• It creates a dangerous situation where the residents would have to walk much further through a parking area to go around a fence through an opening to get to their respective front doors.</li> </ul>
<p><b><u>Section 714.3(b)</u></b> Existing vegetation, buildings or protective and screening walls located on adjacent property;</p>	<p>The Applicant will have a fence between the parking area and the adjacent property to the east/southeast <b><u>and a fence along Ainger</u></b></p>
<p><b><u>Section 714.3(c)</u></b> Existing topographic conditions;</p>	<p>Does not apply.</p>
<p><b><u>Section 714.3(d)</u></b> Traffic conditions; and</p>	<p>The parking area is surrounded by sidewalks and islands which are separated from the parking area by a curb up to the sidewalks and island as clearly shown in the plans. As there are a number of areas with curbs, it is impossible to provide the required screening between the curb area/sidewalk and still have room for people to walk. And the screening cannot go in front of the curb or else it would impact the vehicular egress.</p>
<p><b><u>Section 714.3(e)</u></b> In granting a modification or waiver, the Board of Zoning Adjustment may require any special treatment of the premises that it deems necessary to prevent adverse impacts on neighboring properties or the general public.</p>	<p>The Applicant will comply with special treatment if the Board deems it necessary.</p>

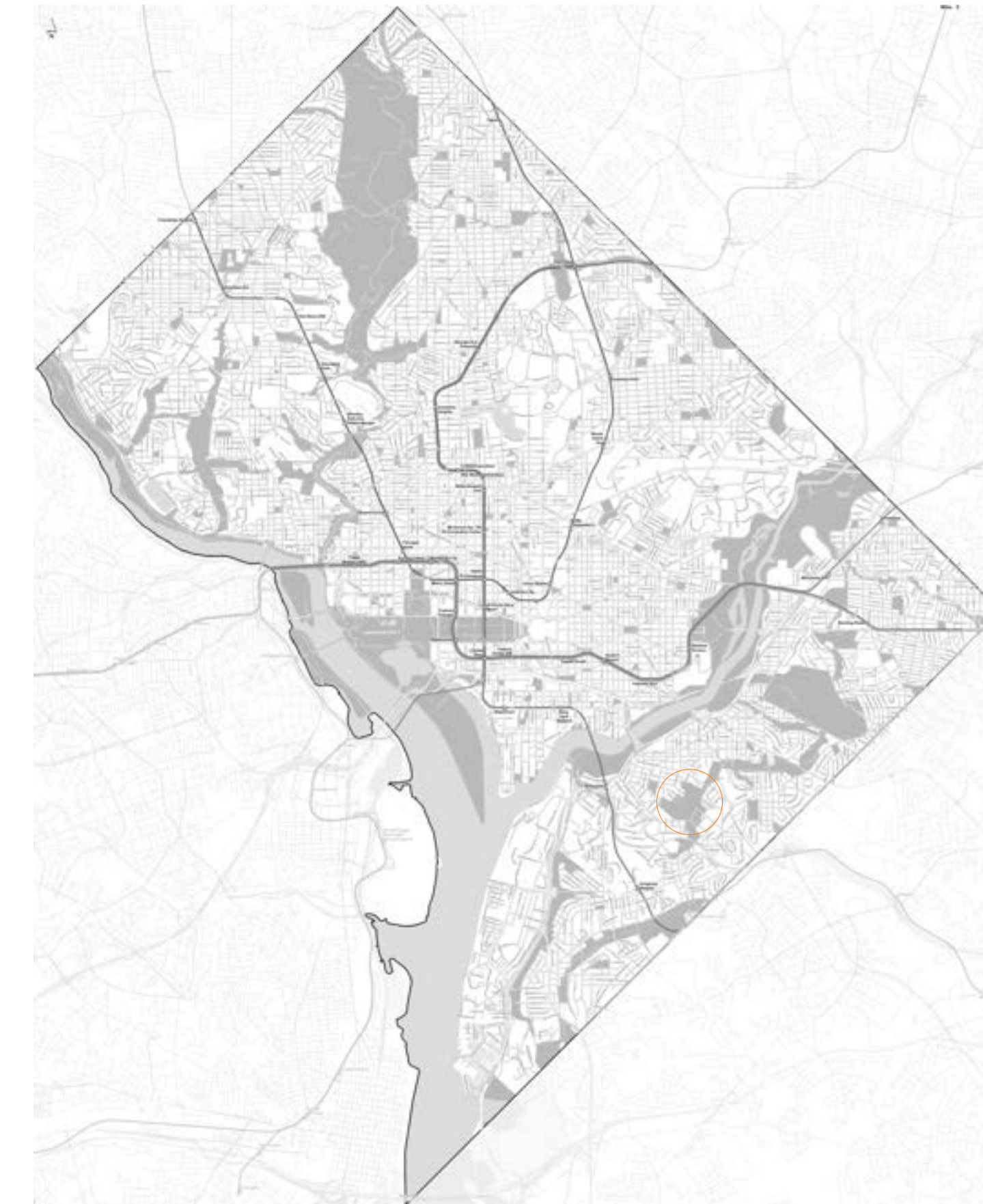
# AINGER RESIDENCES

2340 AINGER PL SE  
WASHINGTON, DC 20020

SSL: 5740 0349



## CITY MAP



## VICINITY MAP



## SHEET LIST

<b>GENERAL</b>	
001	COVER AND SHEET INDEX
020	ZONING COMPLIANCE
021	UNIT AREA
<b>ARCHITECTURAL</b>	
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.

AHJ APPROVAL STAMP

**LEEDESIGN.STUDIO**

PROJECT # :  
21000

6818 JACKSON AVE  
FALLS CHURCH, VA 22042  
404.375.0733  
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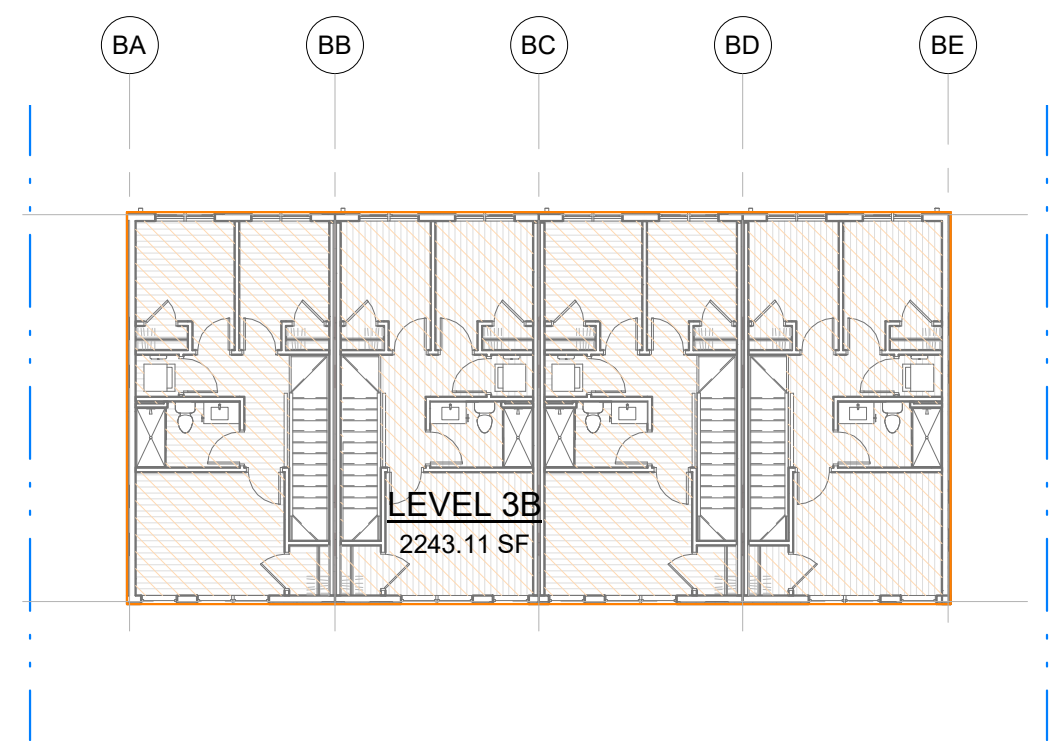
NO.	DESCRIPTION	DATE

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2340 AINGER PL SE  
WASHINGTON, DC 20020

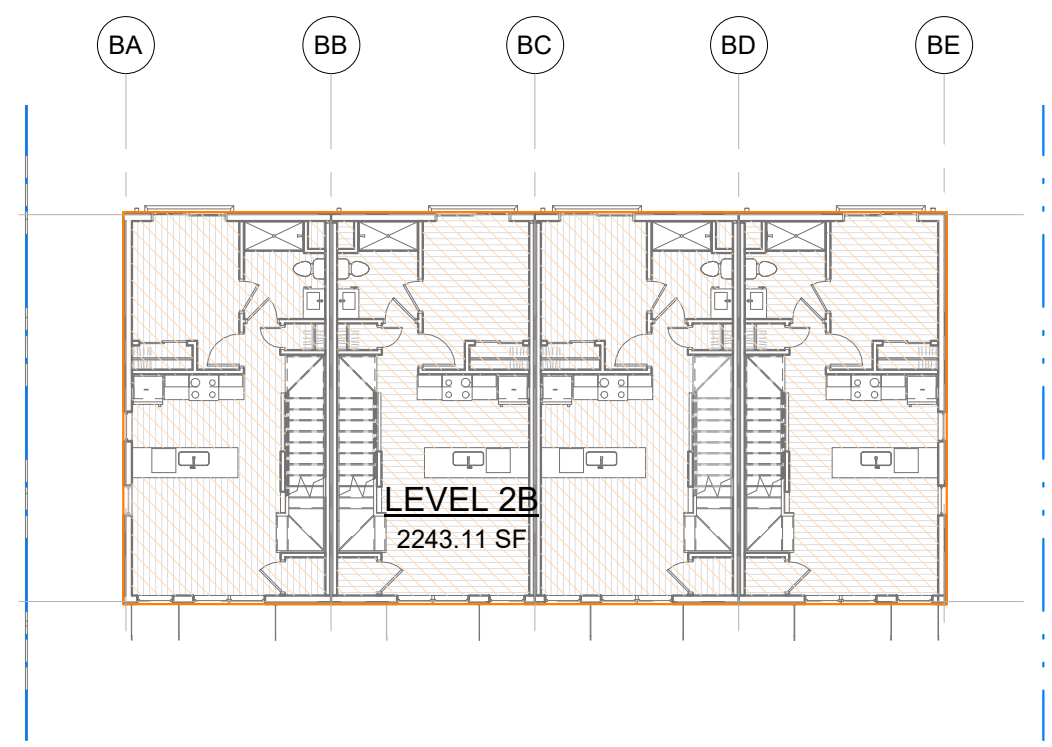
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COVER AND SHEET INDEX

SHEET NUMBER  
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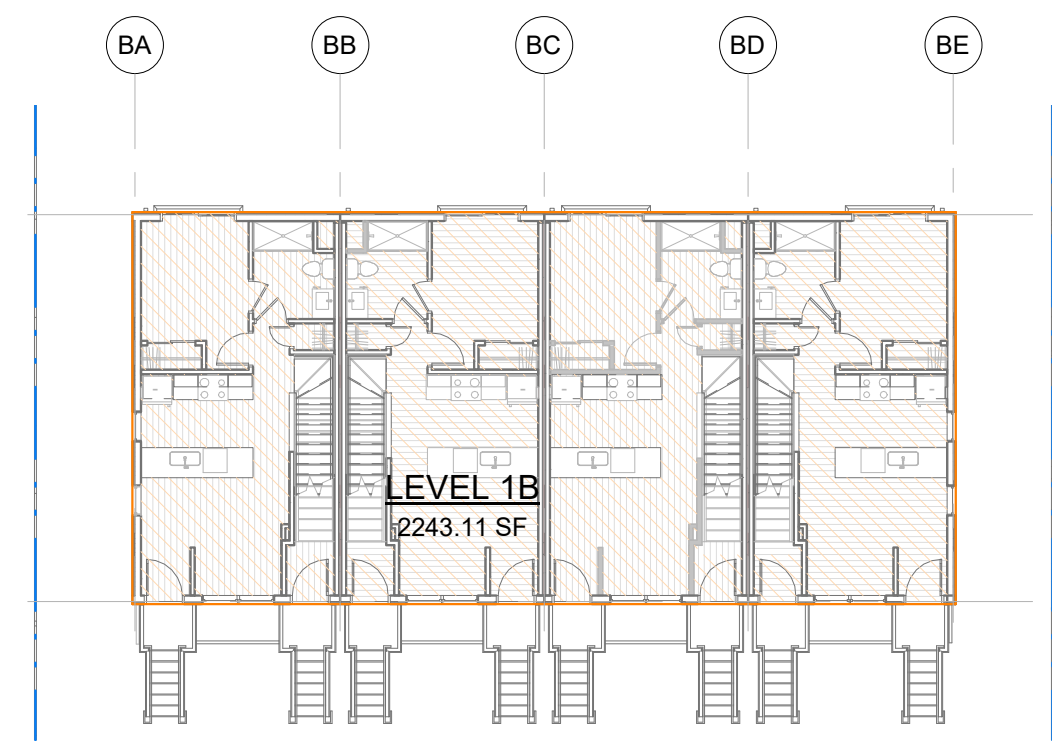
05/04/22  
Board of Zoning Adjustment  
**SCHEMATIC DESIGN**  
CASE NO 20210  
EXPIRES 05/04/25



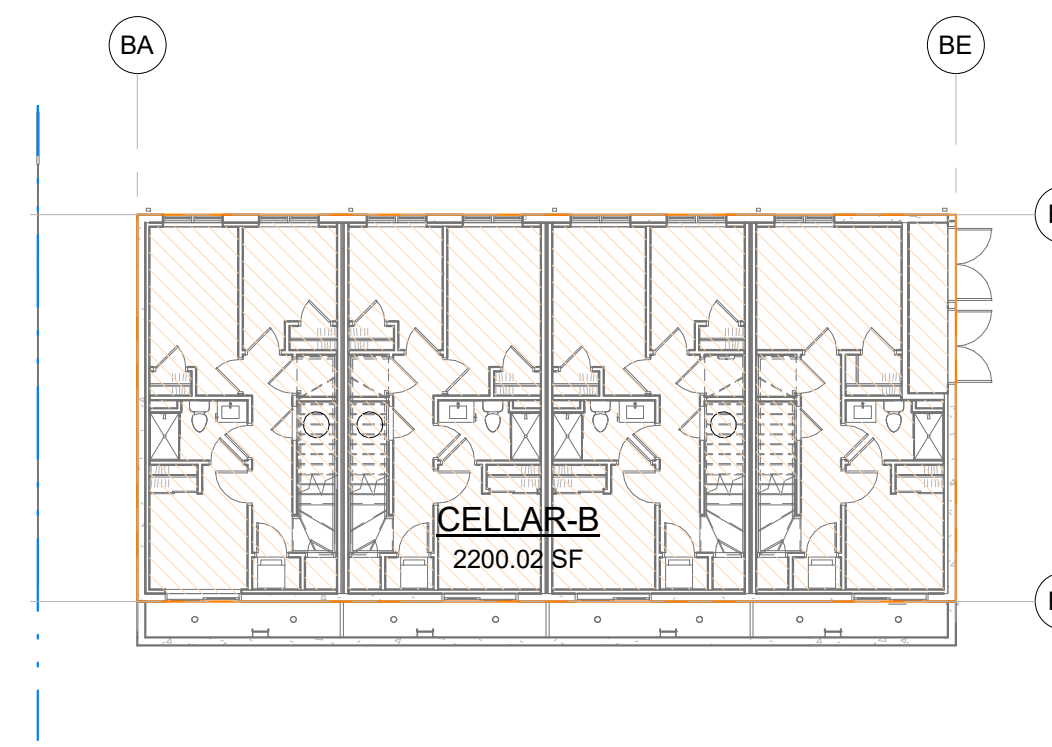
LEVEL 3B - FAR 9  
1/16" = 1'-0" 020



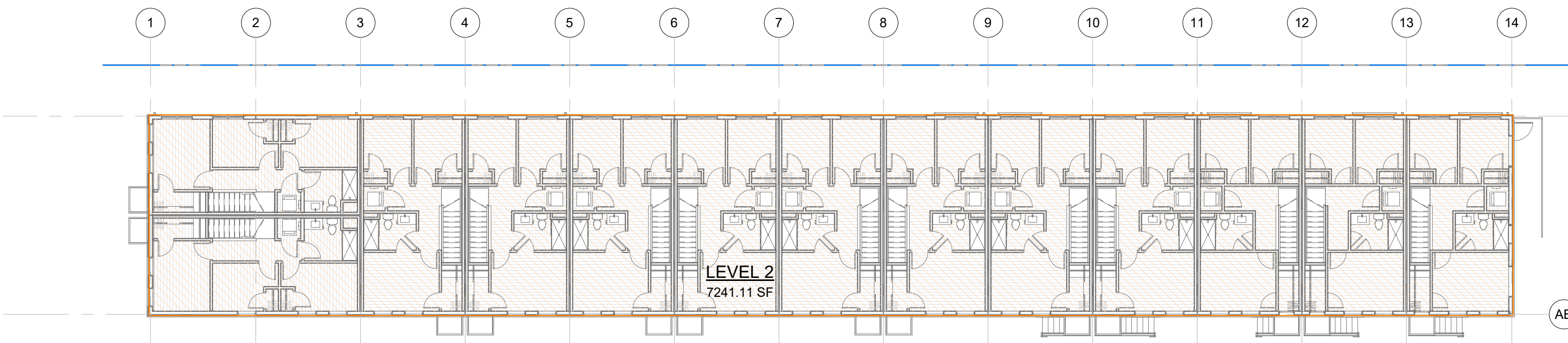
LEVEL 2B - FAR 8  
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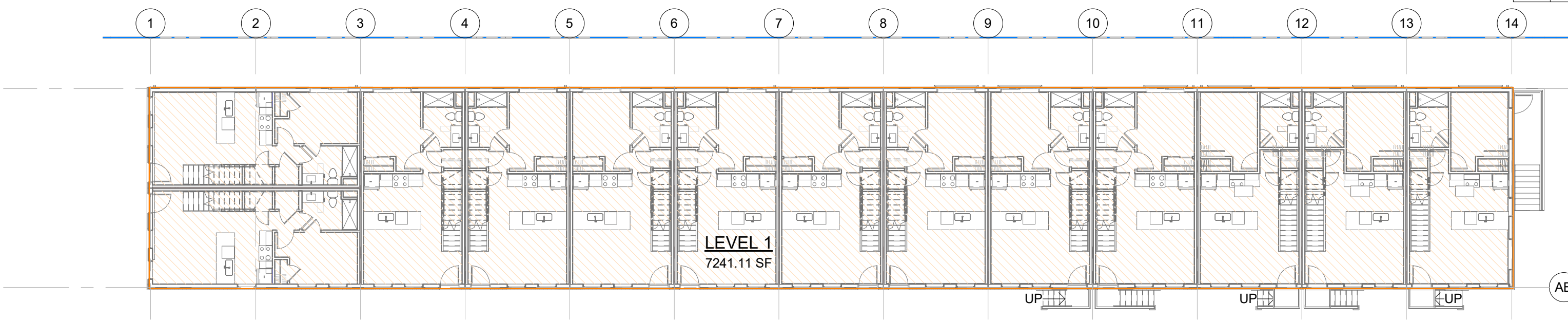
LEVEL 1B - FAR 7  
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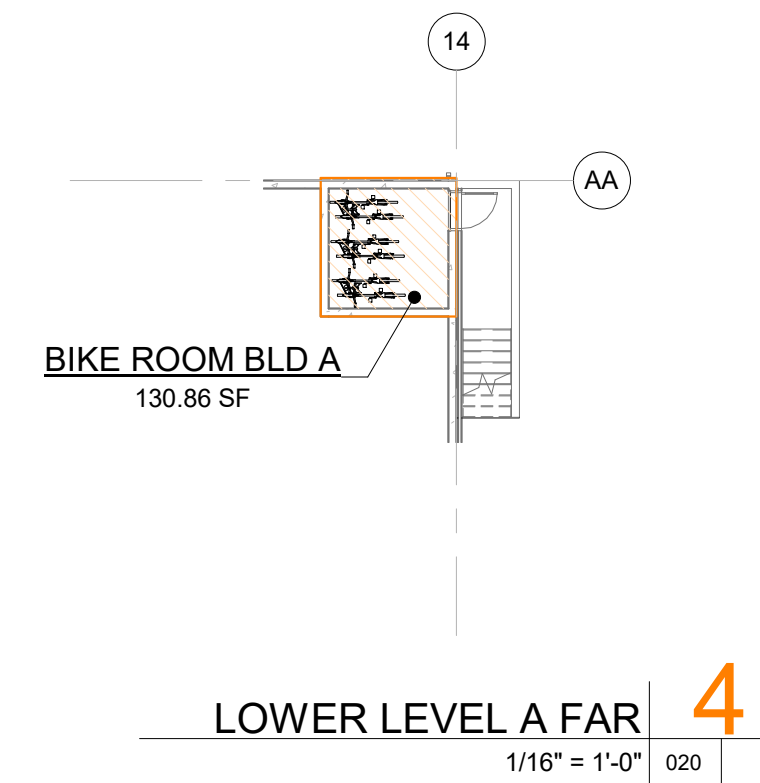
CELLAR B - FAR 6  
1/16" = 1'-0" 020



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

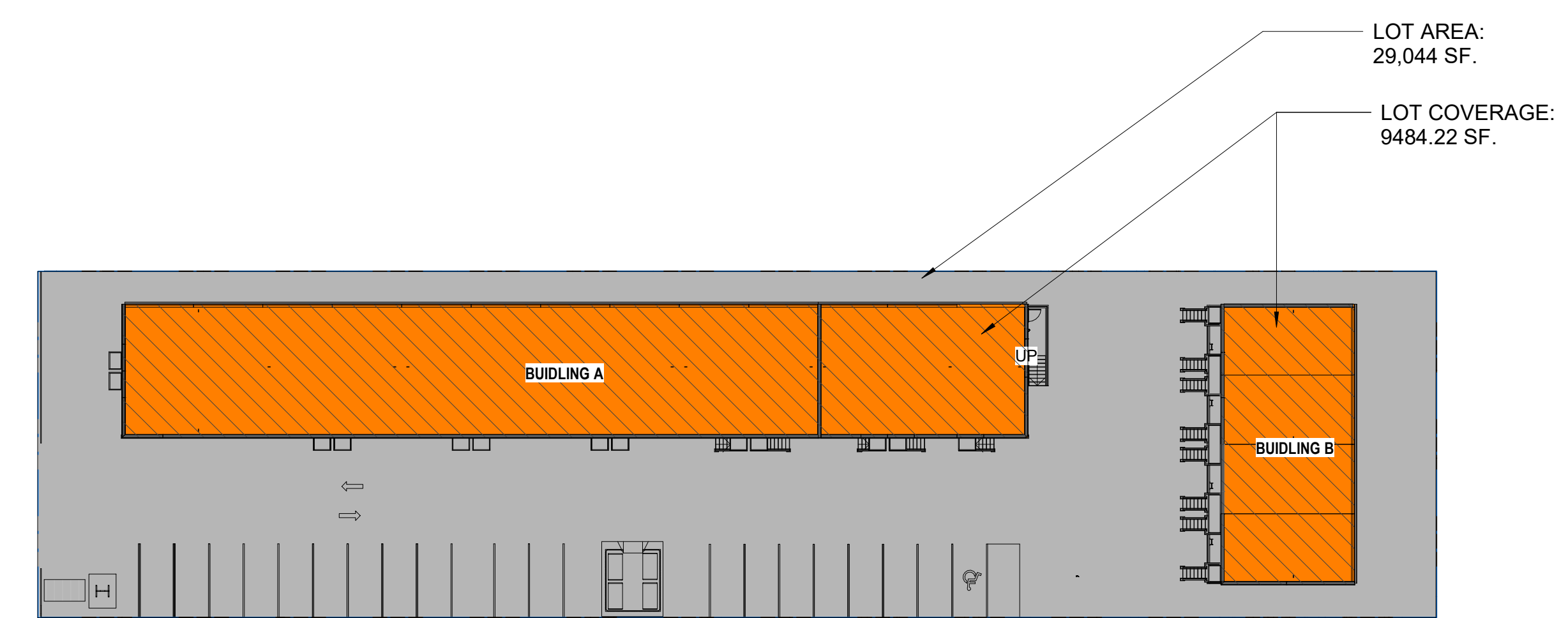
LEVEL	AREA
BUILDING A	
LEVEL 1A	7241.11 SF
LEVEL 2A	7241.11 SF
LOWER LEVEL A	130.86 SF
	14613.09 SF
BUILDING B	
CELLAR - B	2200.02 SF
LEVEL 1B	2243.11 SF
LEVEL 2B	2243.11 SF
LEVEL 3B	2243.11 SF
	8929.35 SF
TOTAL FAR PROVIDED	23542.44 SF
FAR ALLOWABLE FOR RA-1 (.90)	26,139.60 SF

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

AHJ APPROVAL STAMP

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PROJECT #: 21000

6818 JACKSON AVE  
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NO.	DESCRIPTION	DATE

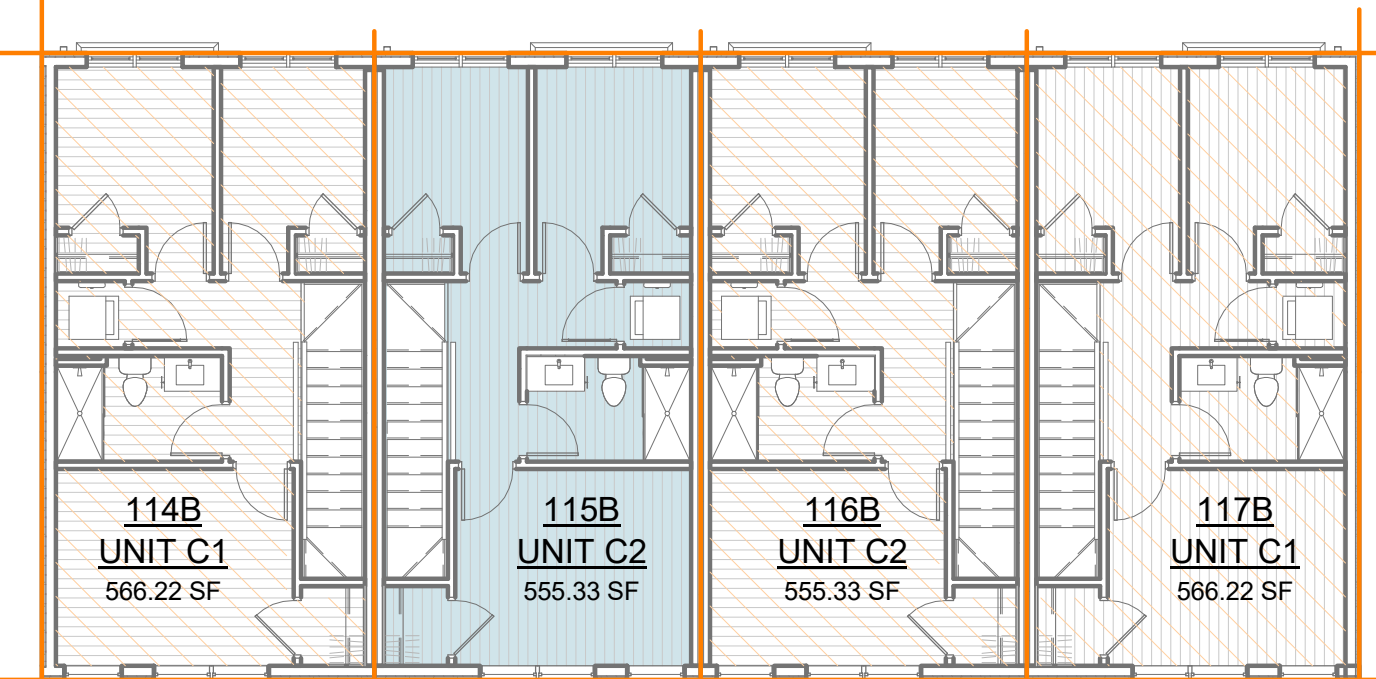
ANGER RESIDENCES  
2340 ANGER PL SE  
WASHINGTON, DC 20020

SHEET TITLE  
ZONING COMPLIANCE

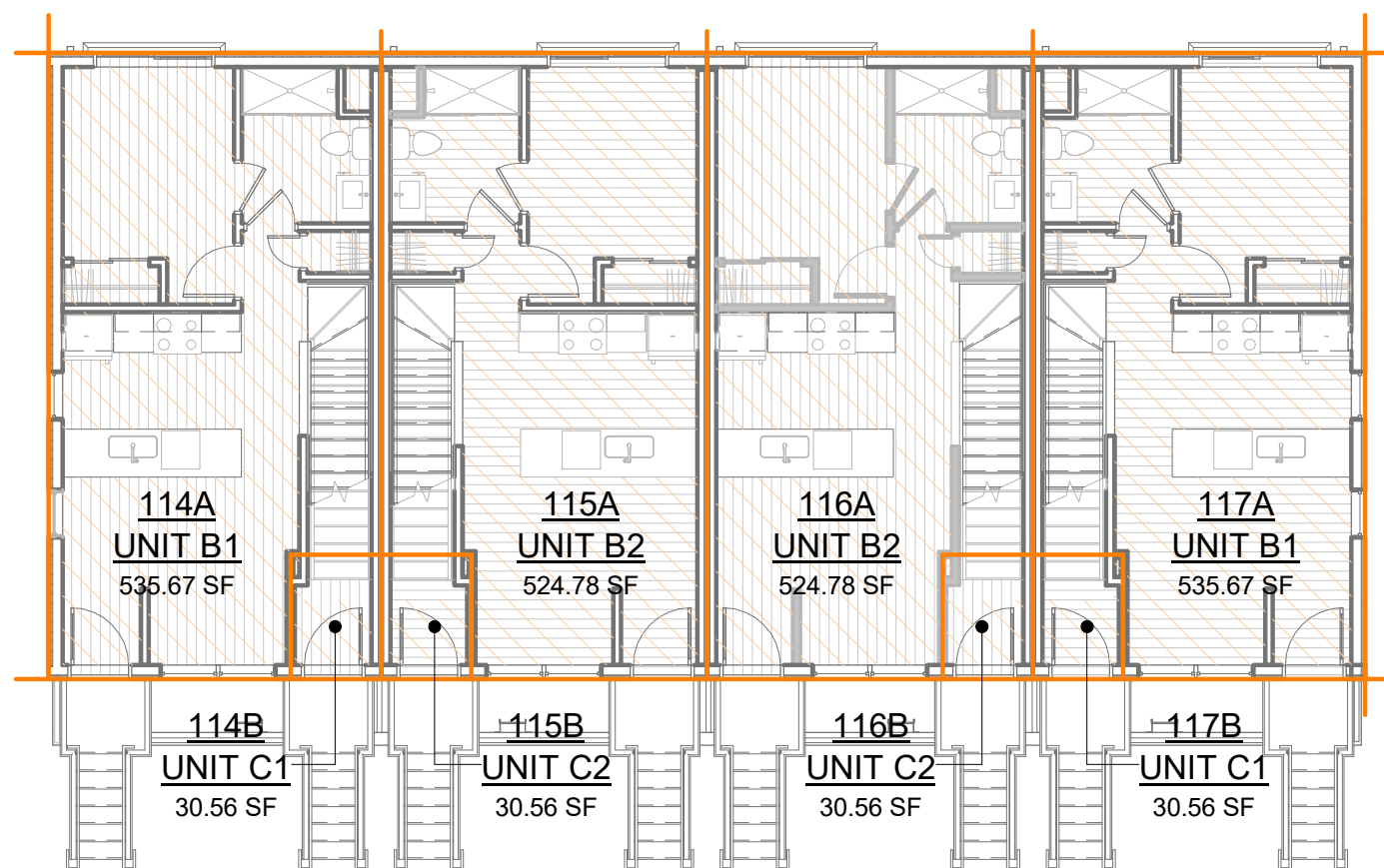
SHEET NUMBER

020

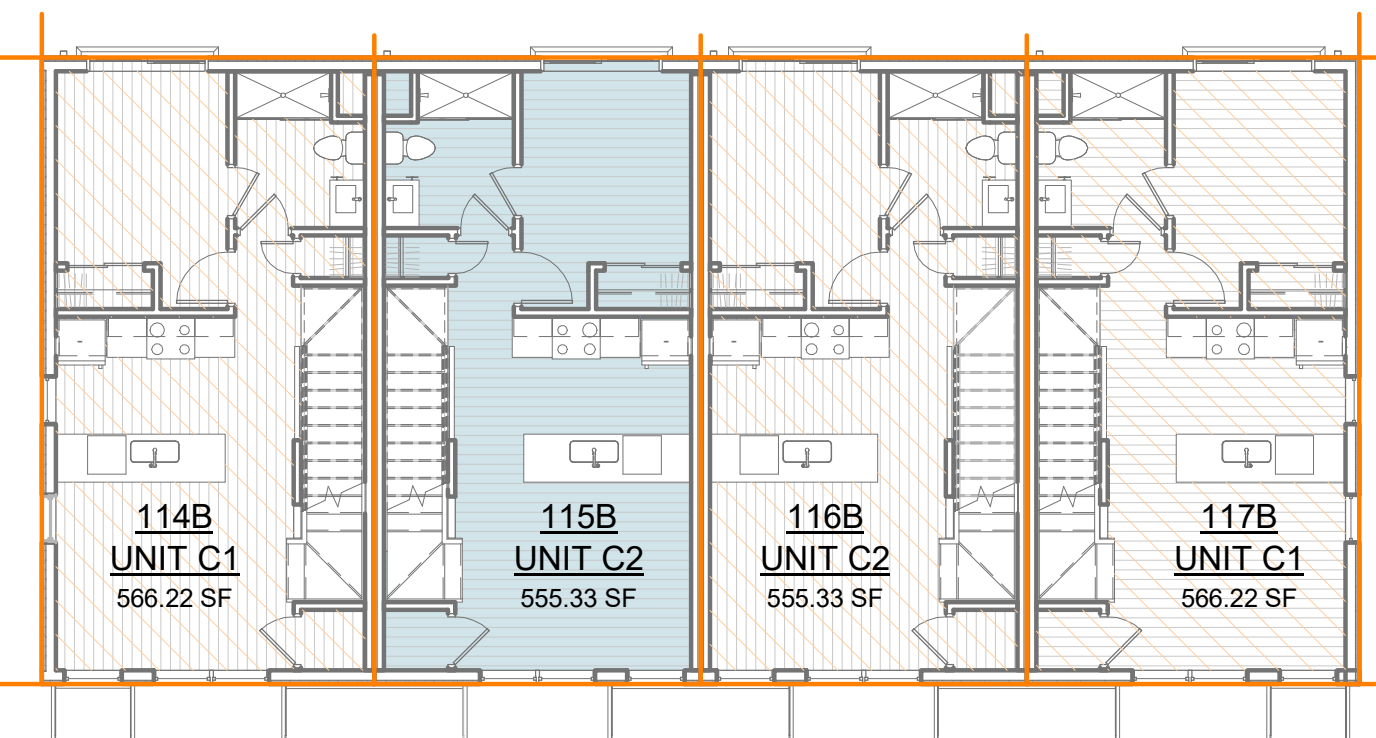
05/04/22  
SCHEMATIC DESIGN



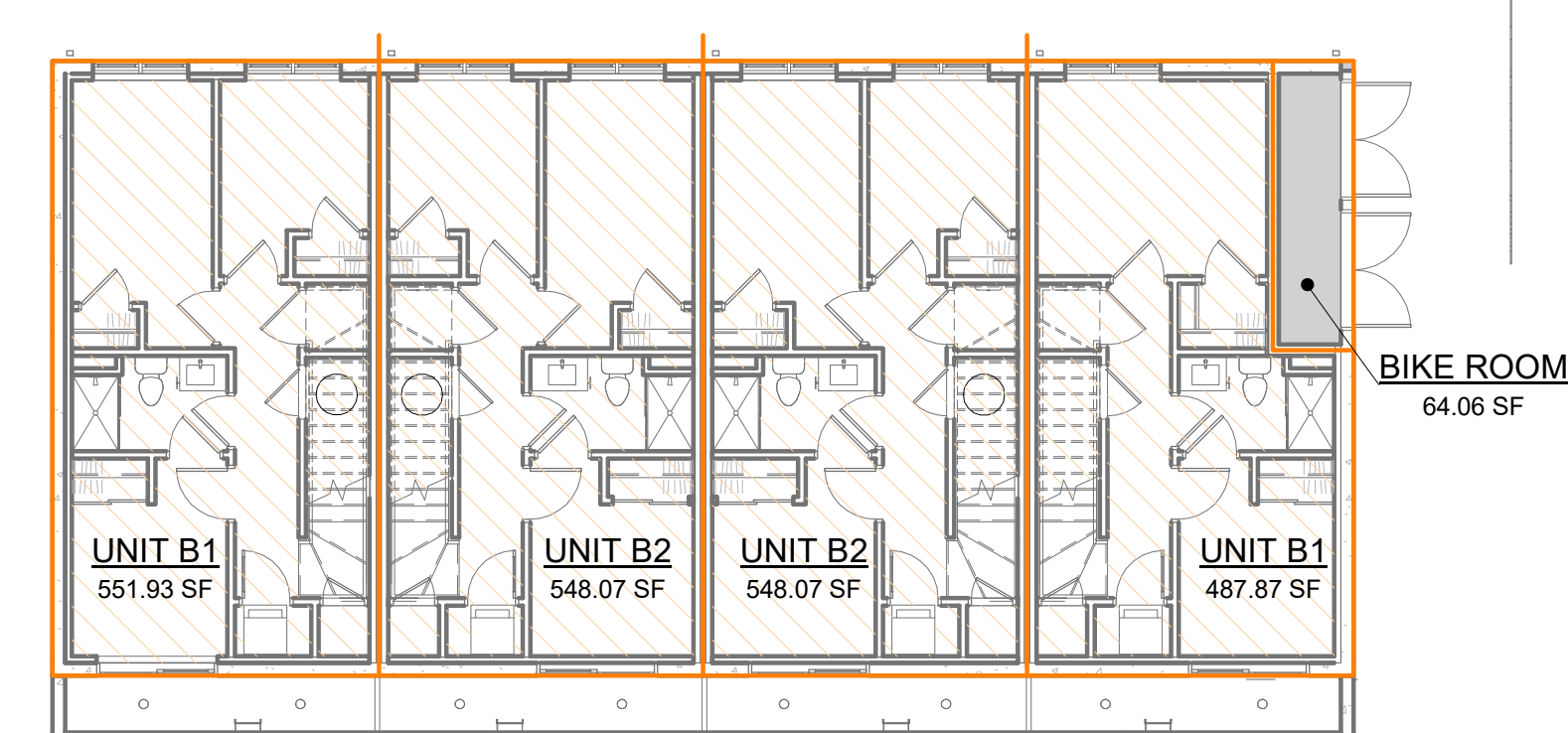
UNIT AREA - LEVEL 3B **6**  
1" = 10'-0" 021



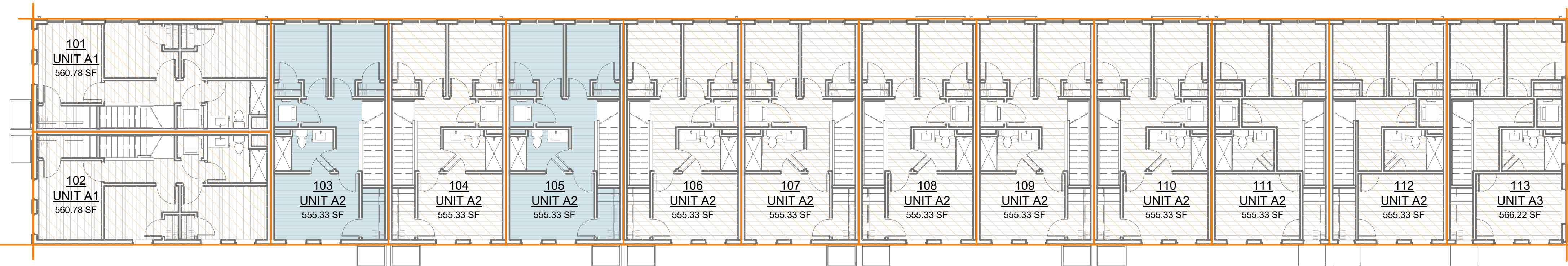
UNIT AREA - LEVEL 1B **4**  
1" = 10'-0" 021



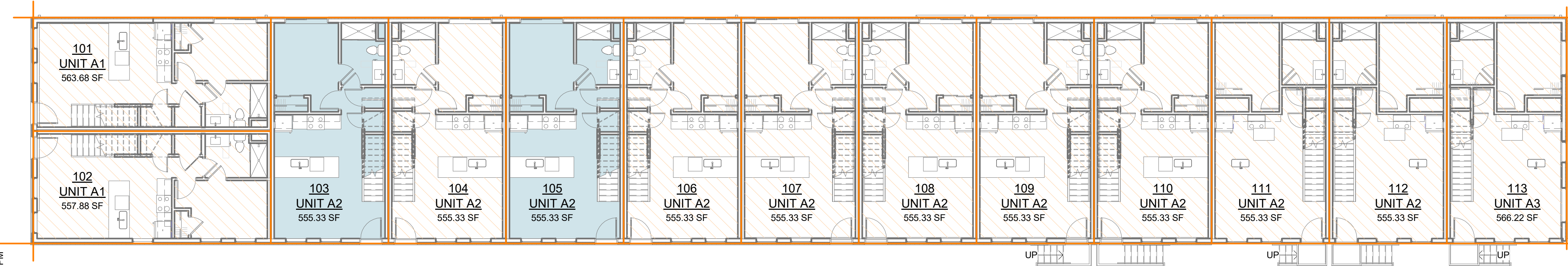
UNIT AREA - LEVEL 2B **5**  
1" = 10'-0" 021



UNIT AREA - CELLAR **3**  
1" = 10'-0" 021



UNIT AREA - LEVEL 2A **2**  
1" = 10'-0" 021



UNIT AREA - LEVEL 1A **1**  
1" = 10'-0" 021

**GROSS AREA TABULATIONS**

AREA - UNIT GSF			
NUMBER	UNIT NAME	UNIT TYPE	AREA
<b>BUILDING A</b>			
101	UNIT A1	4 BED/ 2 BA	1124.45 SF
102	UNIT A1	4 BED/ 2 BA	1118.66 SF
103	UNIT A2	4 BED/ 2 BA	1110.67 SF
104	UNIT A2	4 BED/ 2 BA	1110.67 SF
105	UNIT A2	4 BED/ 2 BA	1110.67 SF
106	UNIT A2	4 BED/ 2 BA	1110.67 SF
107	UNIT A2	4 BED/ 2 BA	1110.67 SF
108	UNIT A2	4 BED/ 2 BA	1110.67 SF
109	UNIT A2	4 BED/ 2 BA	1110.67 SF
110	UNIT A2	4 BED/ 2 BA	1110.67 SF
111	UNIT A2	4 BED/ 2 BA	1110.67 SF
112	UNIT A2	4 BED/ 2 BA	1110.67 SF
113	UNIT A3	4 BED/ 2 BA	1132.44 SF
			14482.22 SF
<b>BUILDING B</b>			
114A	UNIT B1	4 BED/ 2 BA	1087.60 SF
114B	UNIT C1	4 BED/ 2 BA	1163.00 SF
115A	UNIT B2	4 BED/ 2 BA	1072.85 SF
115B	UNIT C2	4 BED/ 2 BA	1141.22 SF
116A	UNIT B2	4 BED/ 2 BA	1072.85 SF
116B	UNIT C2	4 BED/ 2 BA	1141.22 SF
117A	UNIT B1	4 BED/ 2 BA	1023.54 SF
117B	UNIT C1	4 BED/ 2 BA	1163.00 SF
			8865.29 SF
<b>TOTAL GSF</b>			23347.51 SF

**NET AREA TABULATIONS**

NET AREA - SCHEDULE			
NUMBER	UNIT NAME	AREA	IZ UNIT
<b>BUILDING A</b>			
101	UNIT A1	1006.88 SF	
102	UNIT A1	1006.88 SF	
103	UNIT A2	1000.30 SF	•
104	UNIT A2	1000.30 SF	
105	UNIT A2	1000.30 SF	•
106	UNIT A2	1000.30 SF	
107	UNIT A2	1000.30 SF	
108	UNIT A2	1000.30 SF	
109	UNIT A2	1000.30 SF	
110	UNIT A2	1000.30 SF	
111	UNIT A2	1000.08 SF	
112	UNIT A2	1000.08 SF	
113	UNIT A3	1006.26 SF	
		13022.60 SF	
<b>BUILDING B</b>			
114A	UNIT B1	945.92 SF	
114B	UNIT C1	1030.62 SF	
115A	UNIT B2	956.35 SF	
115B	UNIT C2	1000.30 SF	•
116A	UNIT B2	955.37 SF	
116B	UNIT C2	1024.44 SF	
117A	UNIT B1	896.49 SF	
117B	UNIT C1	1006.48 SF	
		7815.97 SF	
		20838.56 SF	

**IZ UNIT**

**IZ UNIT SET ASIDE REQUIREMENTS OF TITLE 11-ZONING(1003)**

BOX	DESCRIPTION	AREA	REMARKS
BOX 20	TOTAL LAND AREA	29,044 SF	
BOX 21	TOTAL GROSS FLOOR AREA (FAR)	23,543 SF	(0.81)
BOX 22	IZ BONUS DENSITY USED	0 SF	
BOX 23	TOTAL GROSS FLOOR AREA (RES)	21,212 SF	
BOX 24	NOT APPLICABLE		
BOX 25	RESIDENTIAL GROSS FLOOR AREA (BOX 23) +GROSS CELLAR AREA +GROS PROJECTIONS	21,212 SF 2,136 SF 0 SF	
		<b>23,348 SF</b>	
BOX 26	RESIDENTIAL NET FLOOR AREA +NET CELLAR AREA +NET PROJECTIONS	18,979 SF 1,860 SF 0 SF	
		<b>20,839 SF</b>	
BOX 27	RATIO BOX 26 / BOX 25	0.89	
BOX 28	FACTOR YIELDING GREATER IZ % OF GFA (BOX 25)	10%	
BOX 29	PRELIMINARY IZ REQUIREMENT RESIDENTIAL GROSS FLOOR AREA NET RESIDENTIAL FLOOR AREA (GROSS * BOX 27)	2,335 SF 2,078 SF	
BOX 30	OWNERSHIP 20% REDUCTION	N/A	
BOX 31	PENTHOUSE IZ REQ W/IN BUILDING SF	N/A	
BOX 32	PENTHOUSE IZ FULFILLED BY PAYMENT	N/A	
BOX 33	TOTAL NET RESIDENTIAL IZ REQUIRED	2,078 SF	
UNIT AVERAGE UNIT SIZE		992 SF	
UNIT REQUIRED TO BE 98% OF AVE. UNIT SIZE		973 SF	
IZ UNIT PROPOSED		(2) UNIT A2 (1) UNIT C2	
IZ SF PROVIDED		<b>3,001 SF</b>	

**AREA PLAN LEGEND**

- UNIT AREA
- COMMON AREA
- IZ UNIT

**GENERAL NOTES**

**NOTE:**  
UNIT AREA IS CALCULATED WITH CENTERWALL OF PARTY AND DEMISING WALLS, CENTERLINE OF COMMON WALLS, EXTERIOR FACE OF WALL AT STAIRS, EXTERIOR FACE OF STUD AT EXTERIOR WALLS, AND CORRIDOR SIDE FACE OF WALL AT CORRIDORS

AHJ APPROVAL STAMP

**LEEDESIGN.STUDIO**

PROJECT #: 2100

6818 JACKSON AVE  
FALLS CHURCH, VA 22042  
404.375.0733  
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NO.	DESCRIPTION	DATE

**ANGER RESIDENCES**  
2340 ANGER PL SE  
WASHINGTON, DC 20020

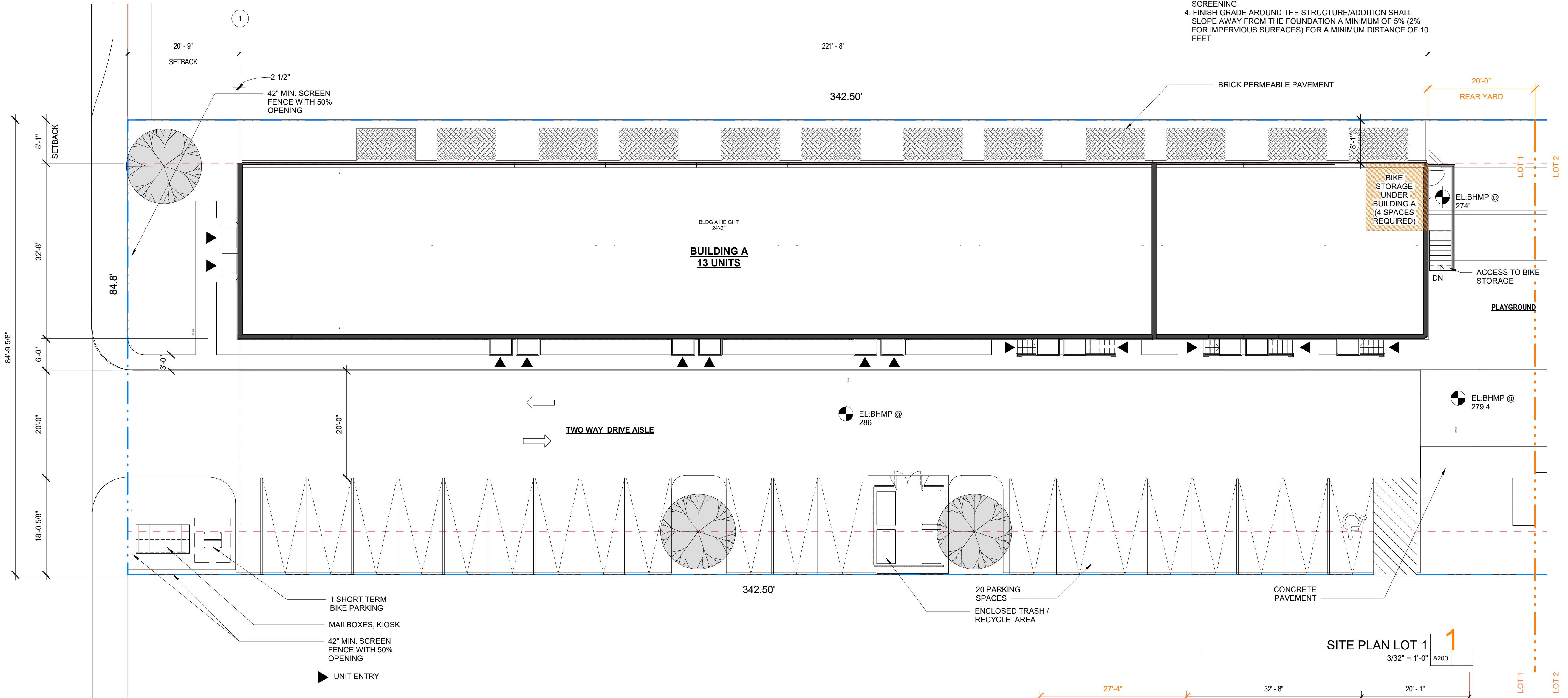
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UNIT AREA

SHEET NUMBER

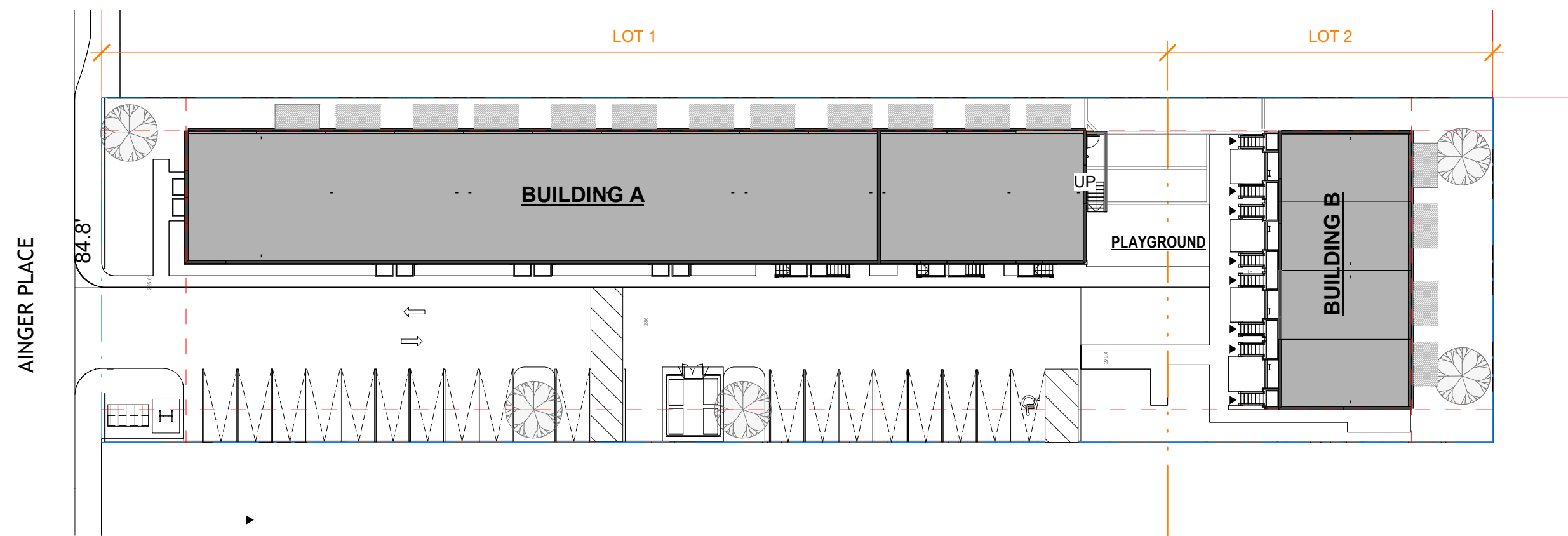
**021**

05/04/22  
SCHEMATIC DESIGN

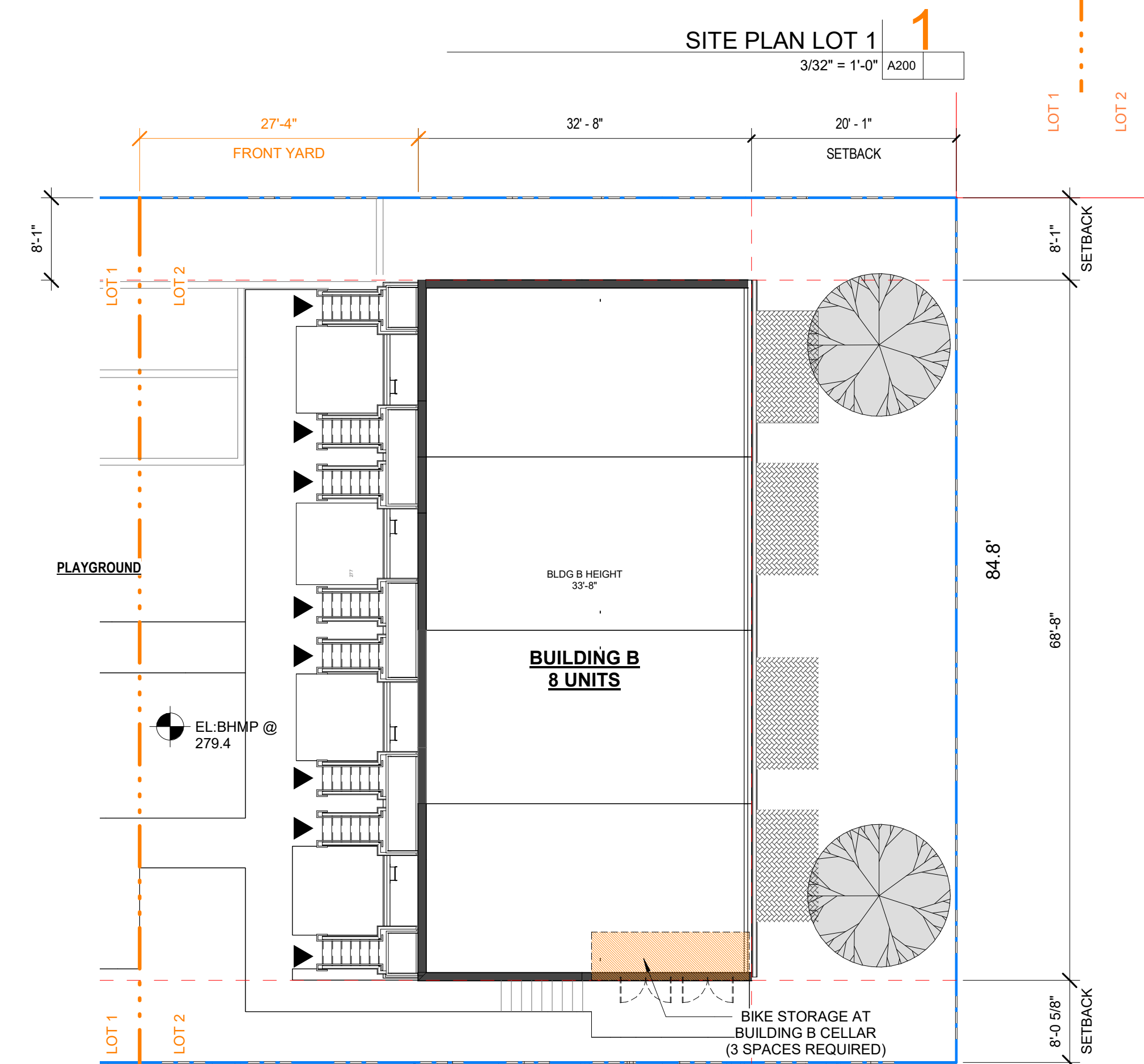
INGER PLACE



- 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



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



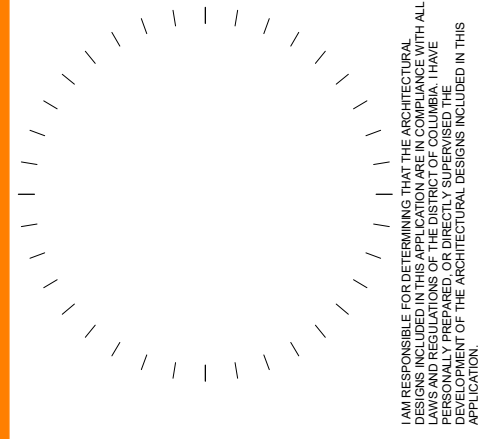
**SITE PLAN LOT 2 2**  
 3/32" = 1'-0" A200 A401

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**LEED DESIGN STUDIO**

PROJECT # : 21040

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 FALLS CHURCH VA 22042  
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NO.	DESCRIPTION	DATE

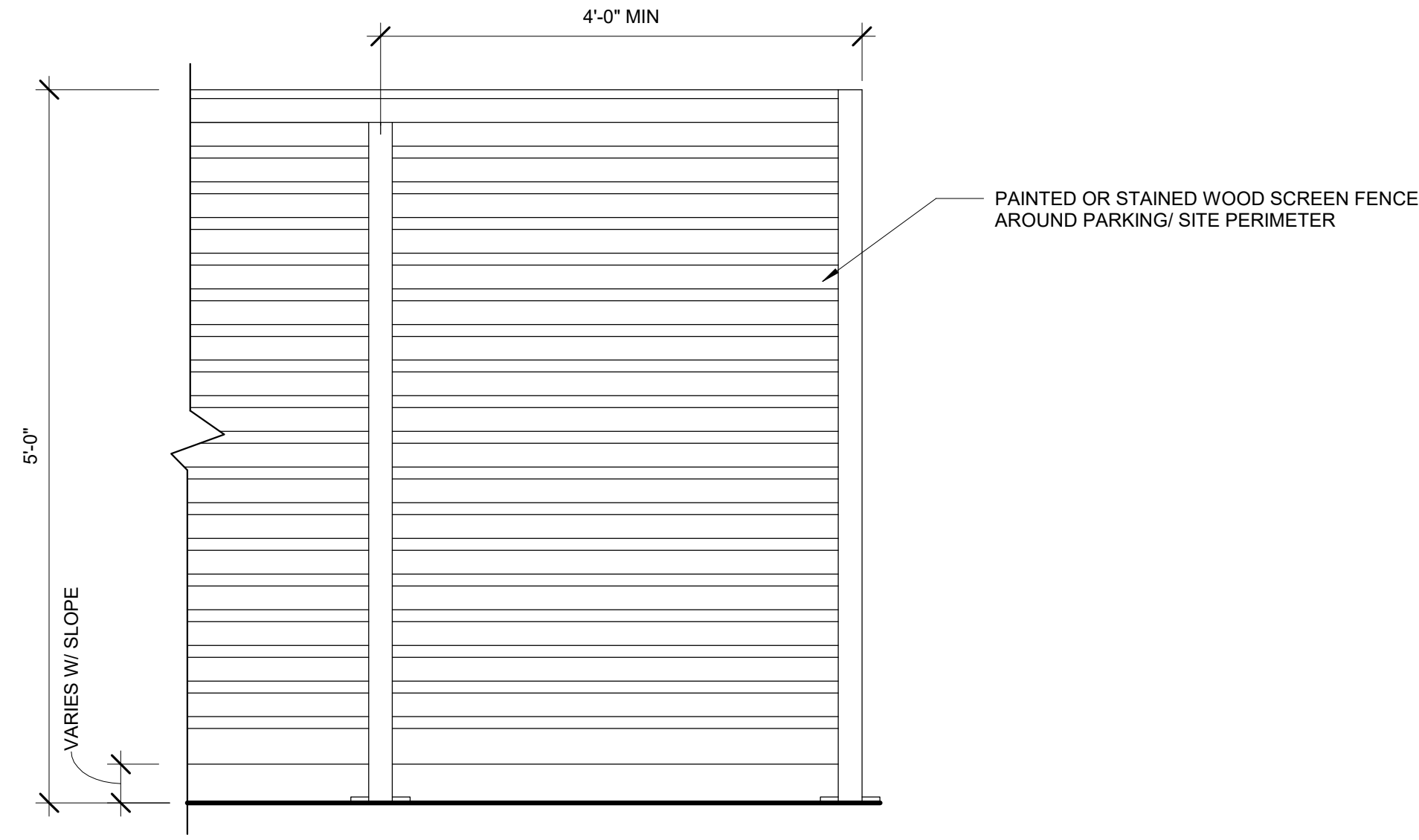
**ANGER RESIDENCES**  
 2340 ANGER PL SE  
 WASHINGTON, DC 20020

SHEET TITLE  
**ARCHITECTURAL SITE PLAN**

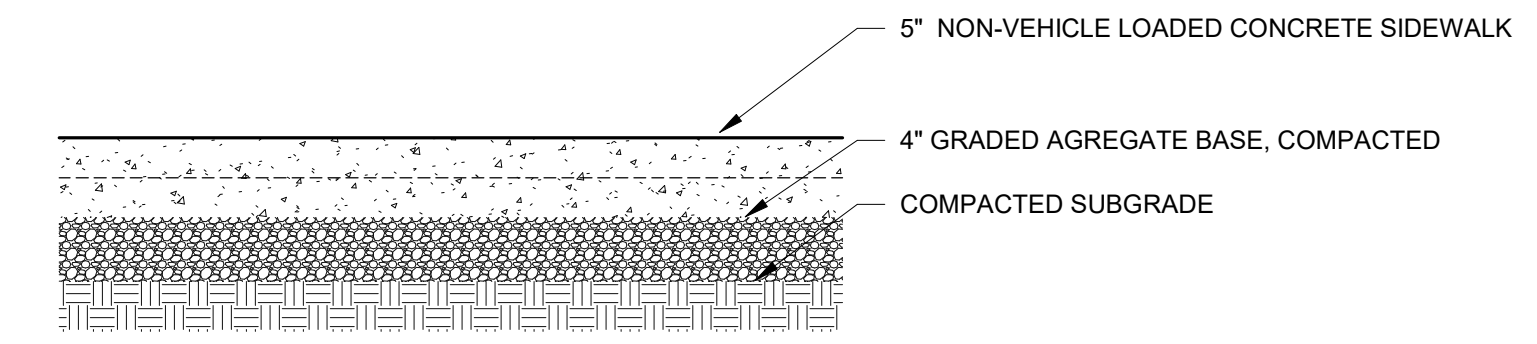
SHEET NUMBER

**A200**

05/04/22  
 SCHEMATIC DESIGN

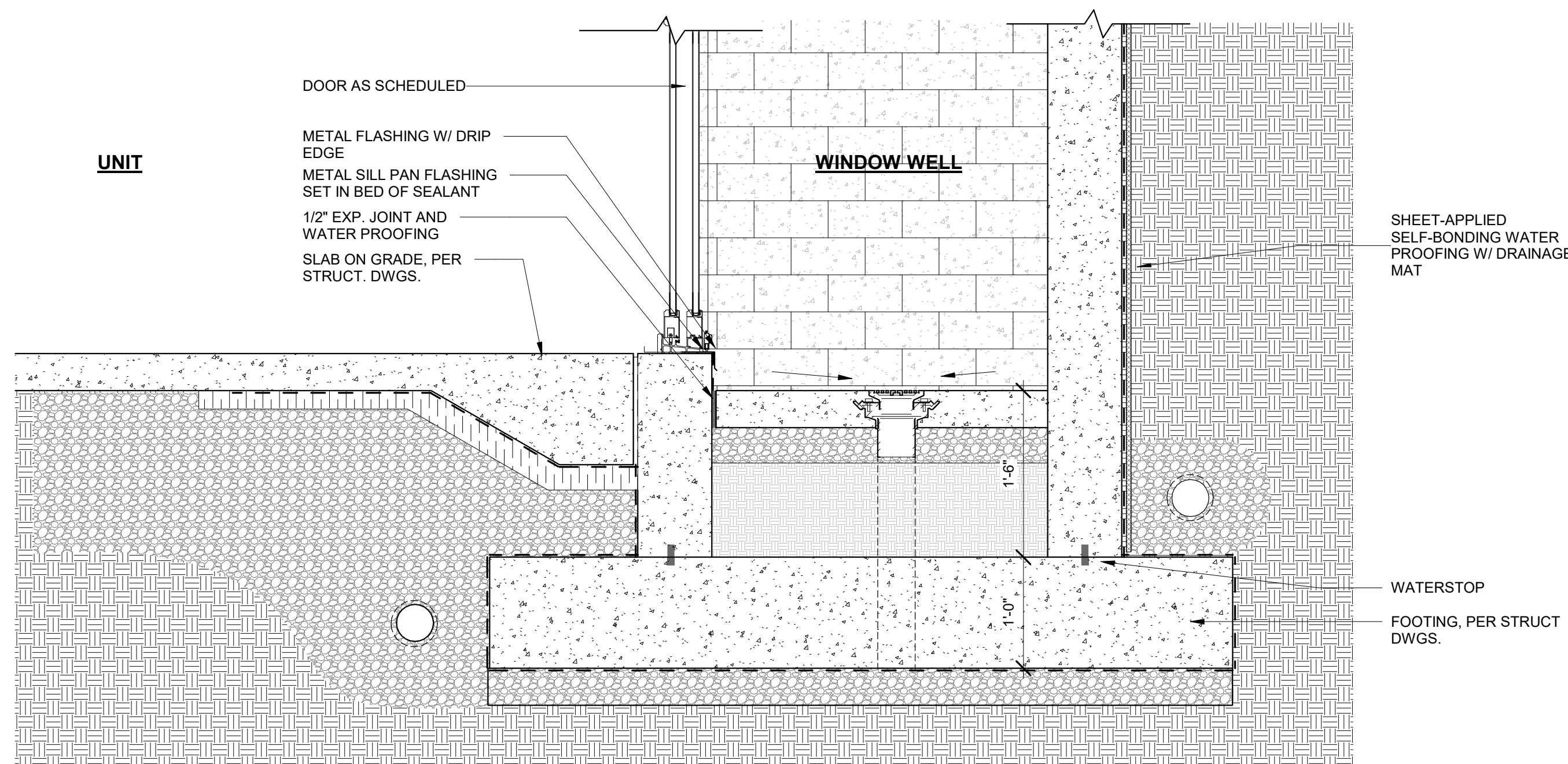


SCREEN FENCE DETAIL **5**  
1" = 1'-0" A201

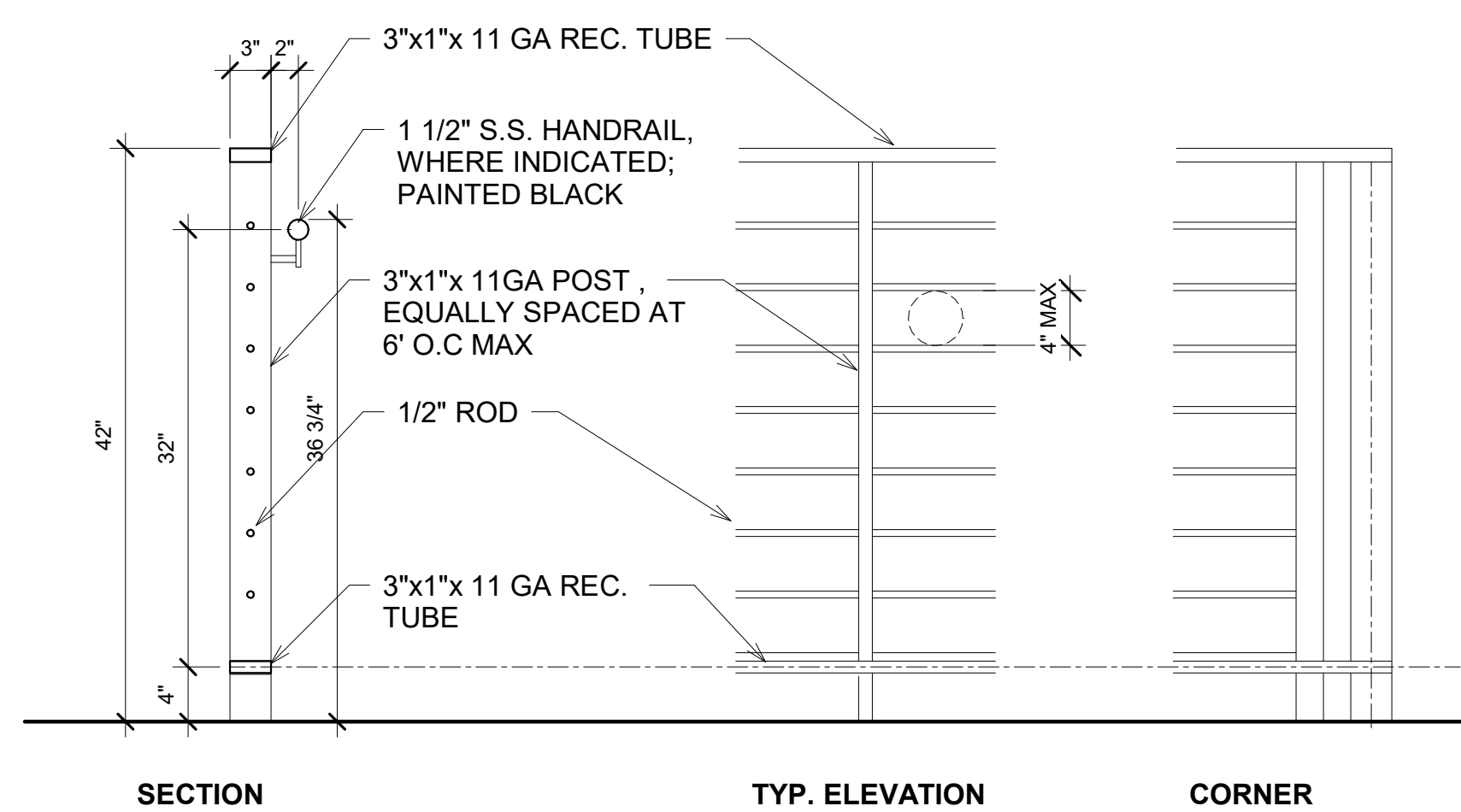


NOTE:  
1. CONTRACTOR TO REFER TO CIVIL DRAWINGS AND DDOT STANDARDS FOR GENERAL CONSTRUCTION METHODS LOCATION AND MATERIALS.

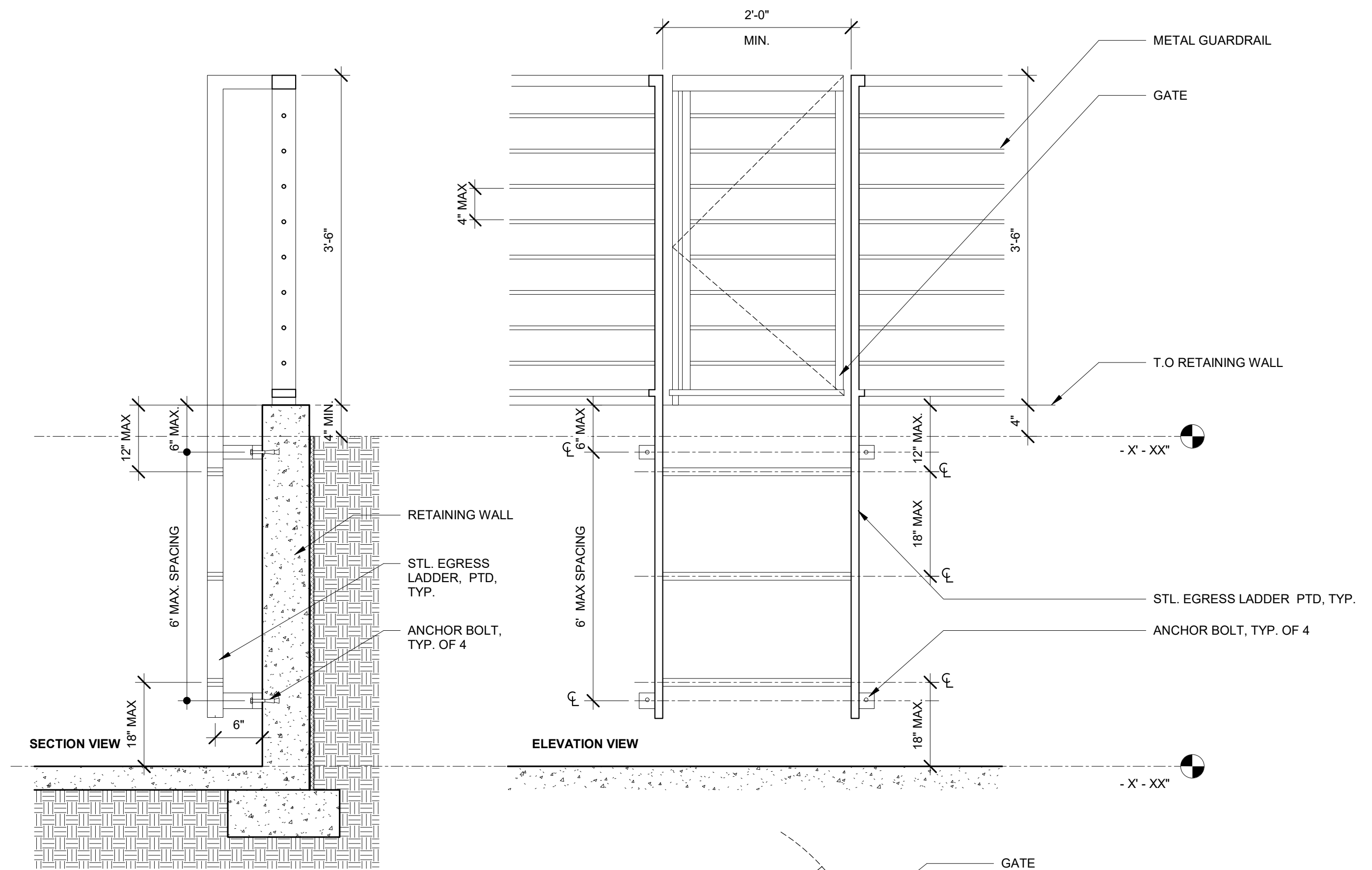
CONCRETE LEAD WALK DETAIL **1**  
1" = 1'-0" A201



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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21000

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WASHINGTON, DC 20020

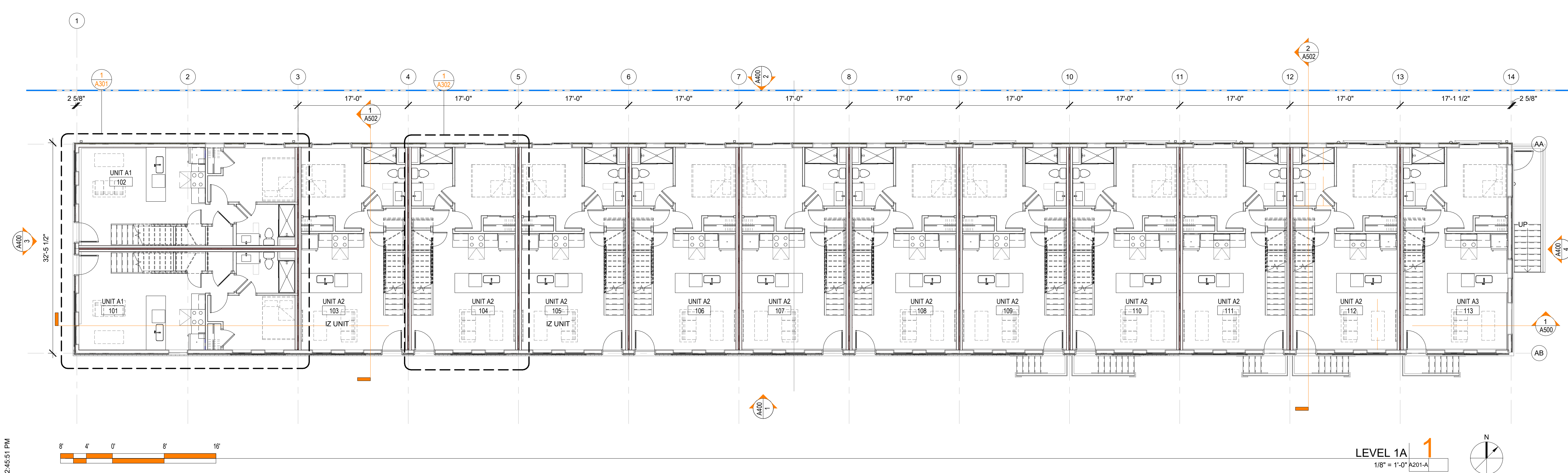
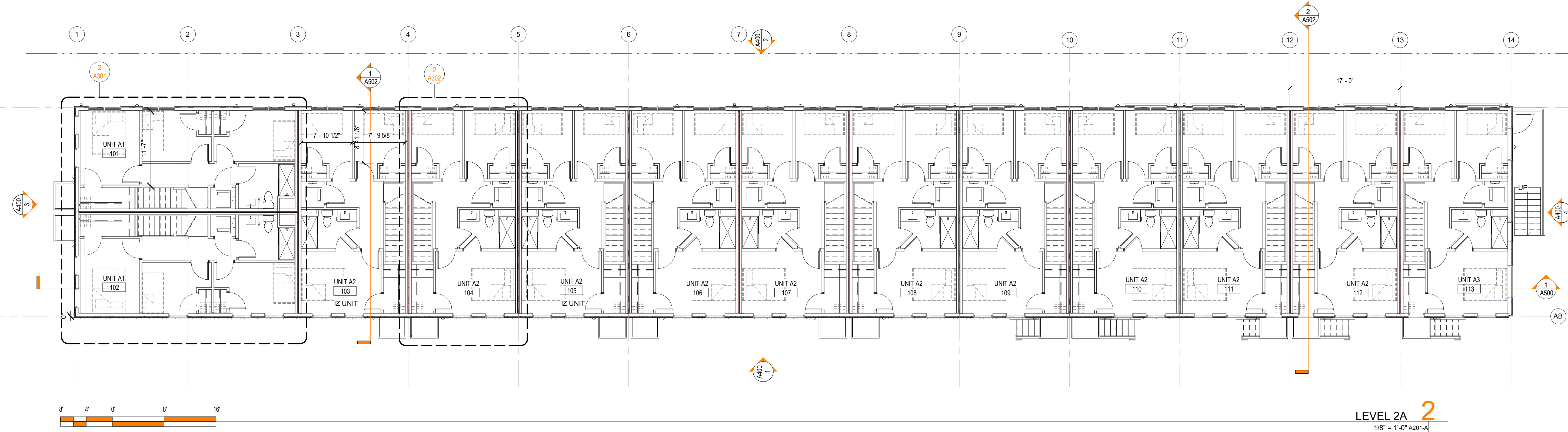
SHEET TITLE  
TYPICAL SITE DETAILS

SHEET NUMBER

**A201**

05/04/22  
SCHEMATIC DESIGN





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I AM RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE ARCHITECTURAL WORK SHOWN ON THIS SHEET. I HAVE REVIEWED THE WORK AND APPROVE IT FOR CONSTRUCTION. I HAVE REVIEWED THE WORK AND APPROVE IT FOR CONSTRUCTION. I HAVE REVIEWED THE WORK AND APPROVE IT FOR CONSTRUCTION.

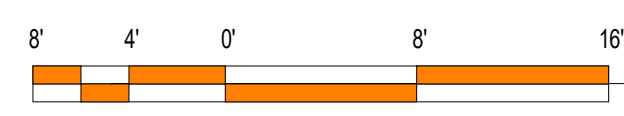
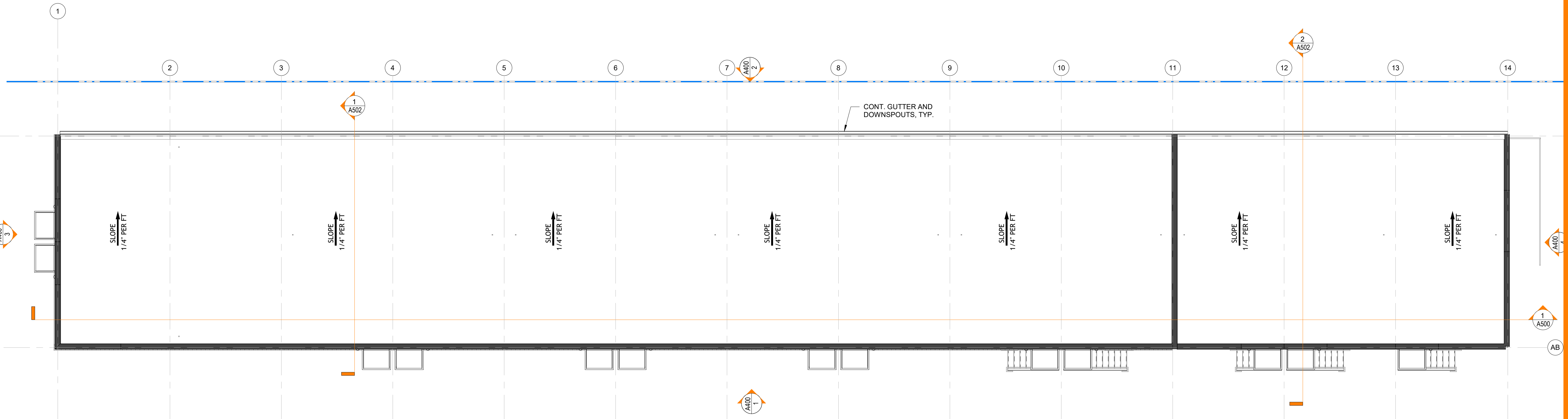
NO.	DESCRIPTION	DATE

**ANGER RESIDENCES**  
2340 ANGER PL SE  
WASHINGTON, DC 20020

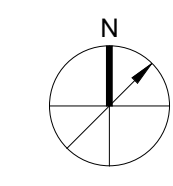
SHEET TITLE  
**BUILDING A - FIRST AND SECOND FLOOR PLAN**

SHEET NUMBER

**A201-A**  
05/04/22  
SCHEMATIC DESIGN

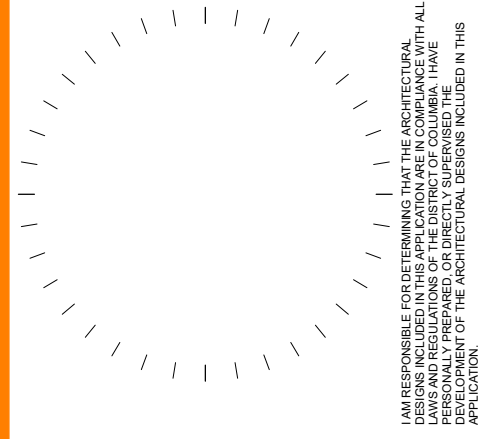


T.O. ROOF - A1  
 1/8" = 1'-0" A202-A



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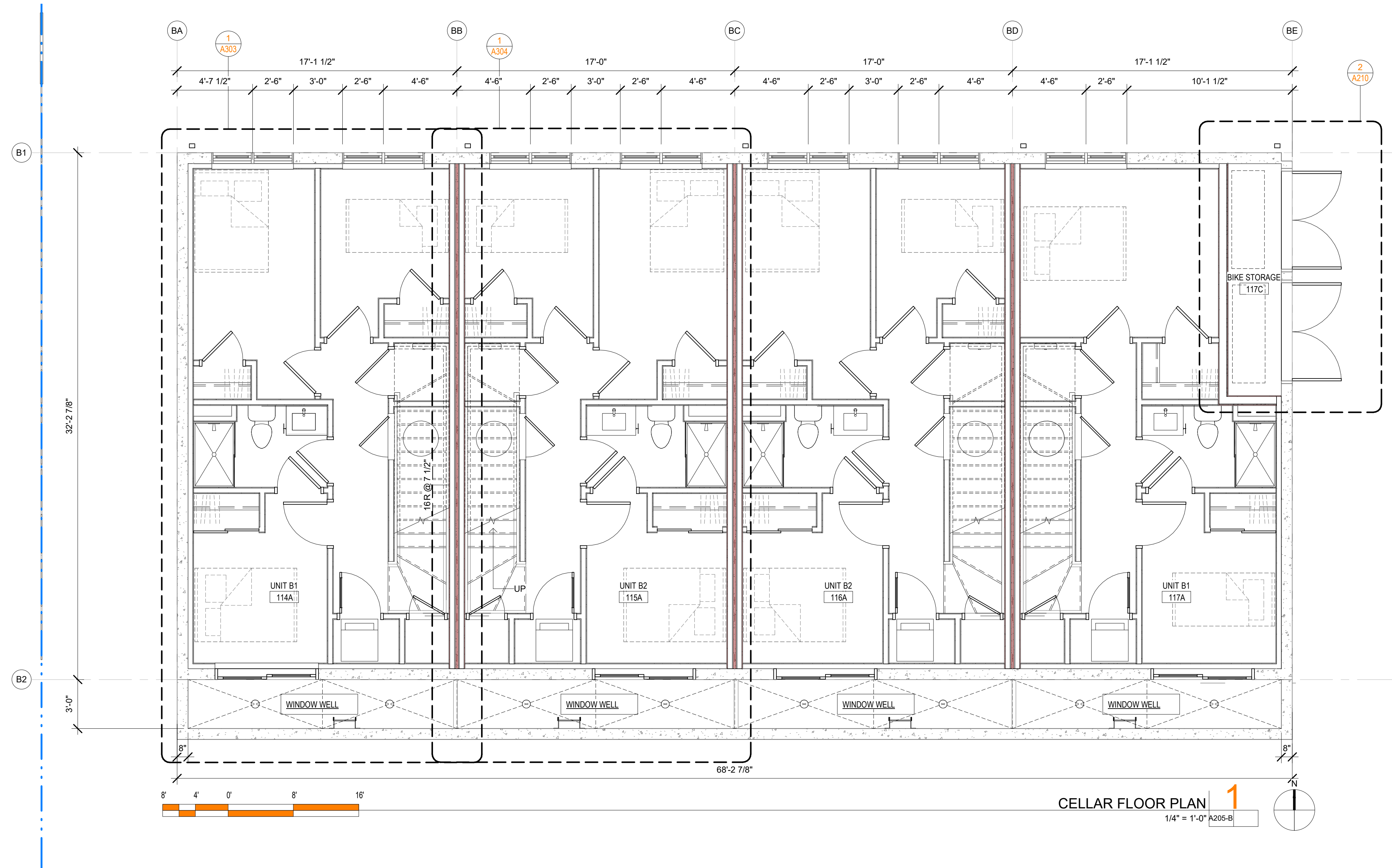
**ANGER RESIDENCES**  
 2340 ANGER PL SE  
 WASHINGTON, DC 20020

SHEET TITLE  
**BUILDING A - ROOF PLAN**

SHEET NUMBER

**A202-A**  
 05/04/22  
 SCHEMATIC DESIGN

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21000

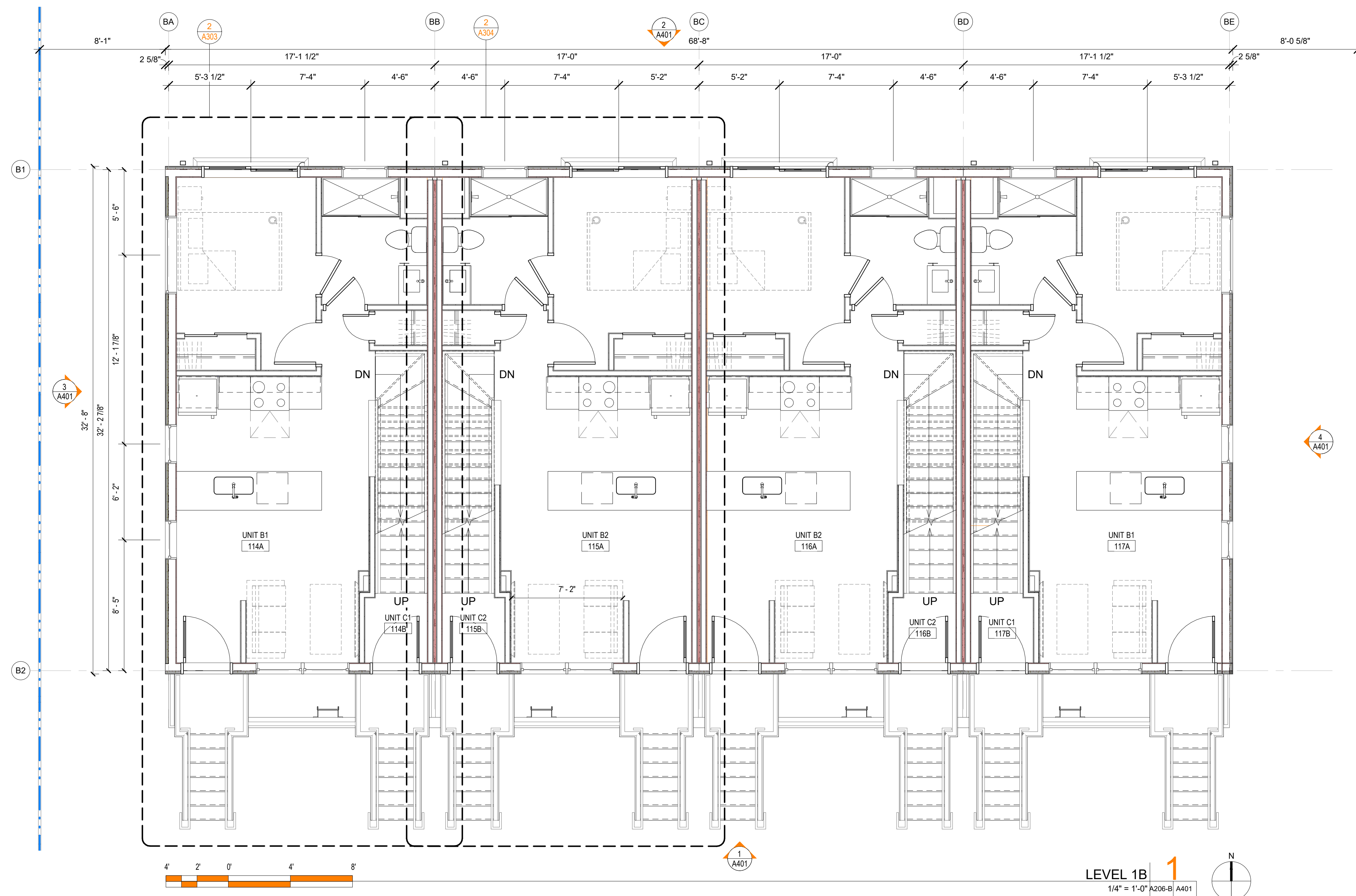


NO.	DESCRIPTION	DATE

**ANGER RESIDENCES**  
2340 ANGER PL SE  
WASHINGTON, DC 20020

SHEET TITLE  
**BUILDING B - CELLAR  
FLOOR PLAN**

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

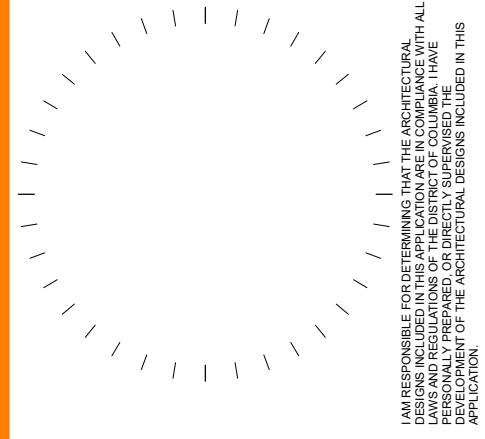


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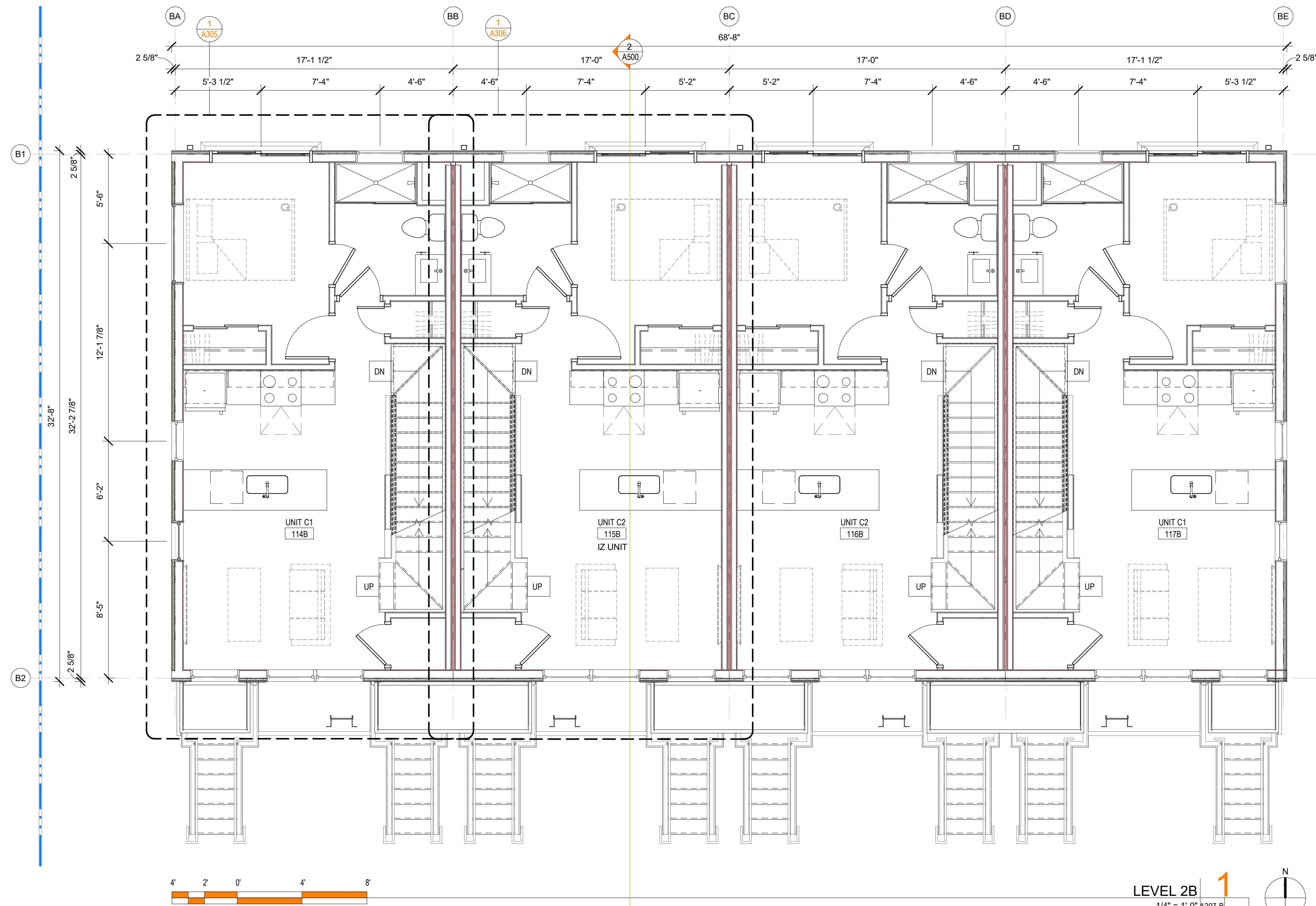
NO.	DESCRIPTION	DATE

**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

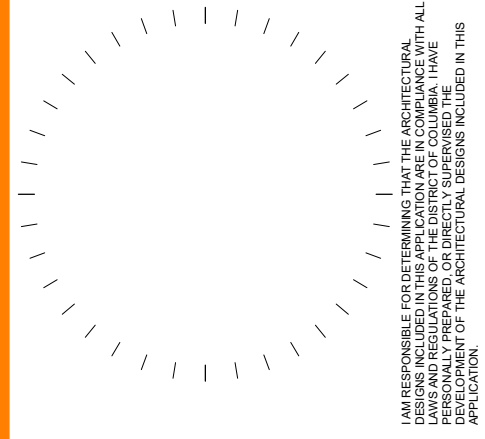


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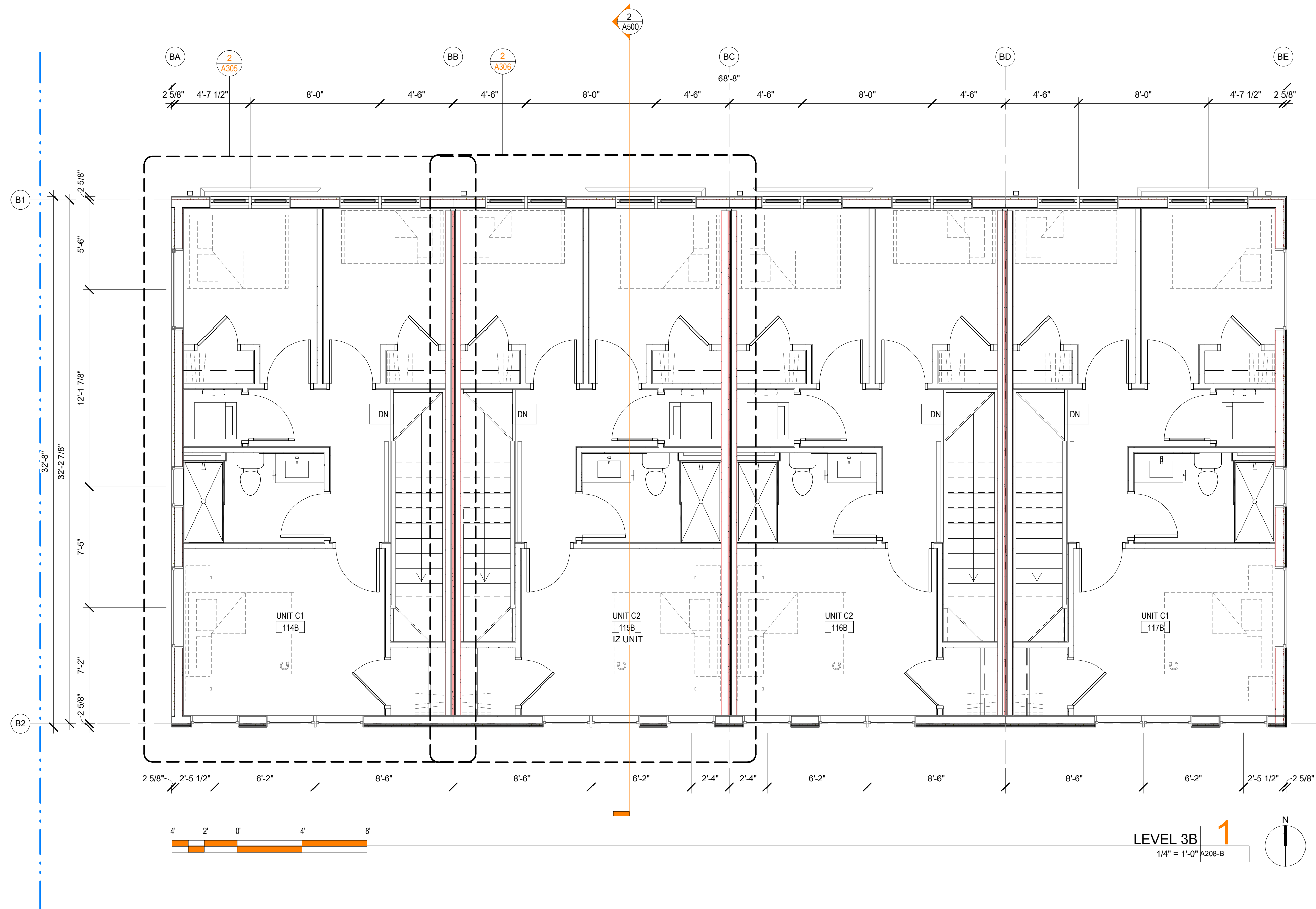
NO.	DESCRIPTION	DATE

**ANGER RESIDENCES**  
2340 AINGER PL SE  
WASHINGTON, DC 20020

SHEET TITLE  
**BUILDING B - SECOND FLOOR PLAN**

SHEET NUMBER  
**A207-B**

05/04/22  
SCHEMATIC DESIGN

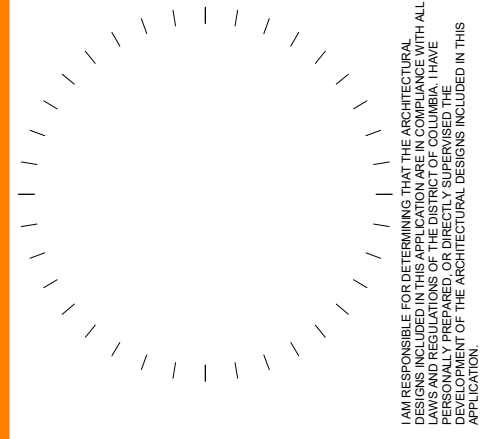


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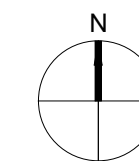
ANGER RESIDENCES  
2340 AINGER PL SE  
WASHINGTON, DC 20020

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

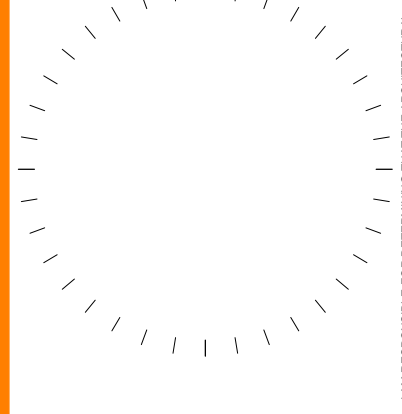


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PROJECT # :  
2100

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I AM AN ARCHITECT REGISTERED IN THE STATE OF VIRGINIA. I HEREBY CERTIFY THAT I AM THE ARCHITECT OF RECORD FOR THE PROJECT AND THAT I AM A LICENSED PROFESSIONAL ARCHITECT IN THE STATE OF VIRGINIA. I AM NOT PROVIDING ANY SERVICES TO THE CLIENT OR TO ANY OTHER PARTY THAT ARE NOT PERMITTED BY THE BOARD OF ARCHITECTURE OF THE STATE OF VIRGINIA.

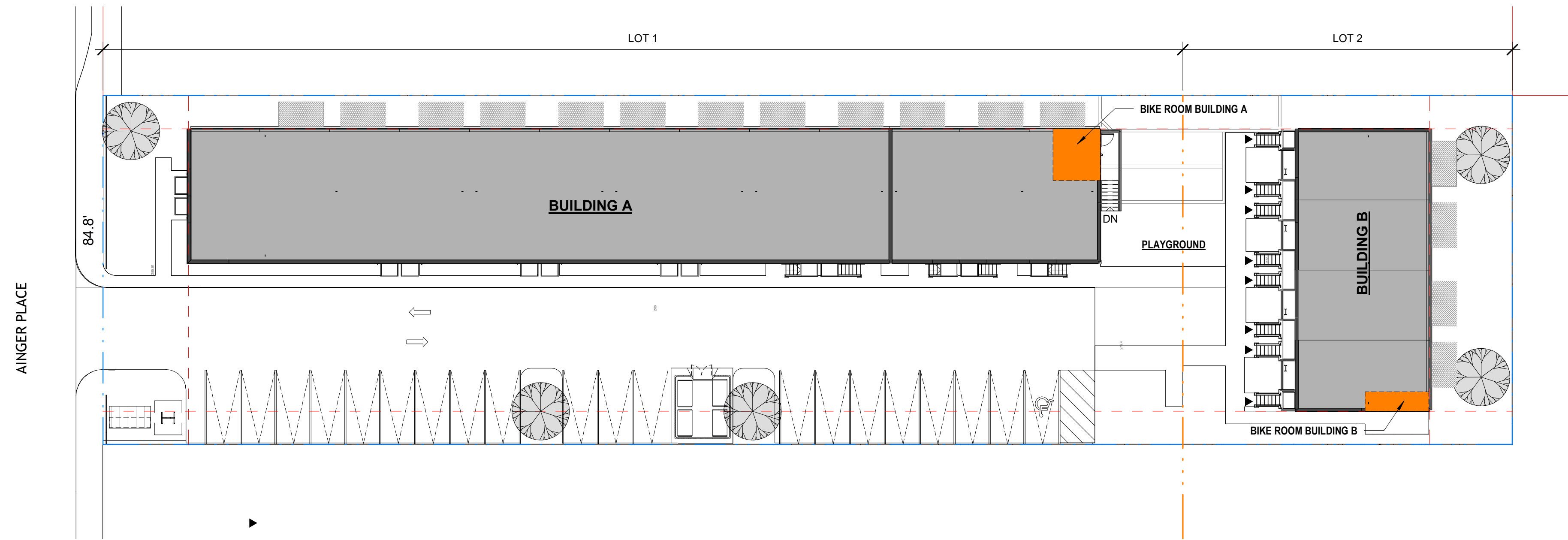
NO.	DESCRIPTION	DATE

**ANGER RESIDENCES**  
2340 ANGER PL SE  
WASHINGTON, DC 20020

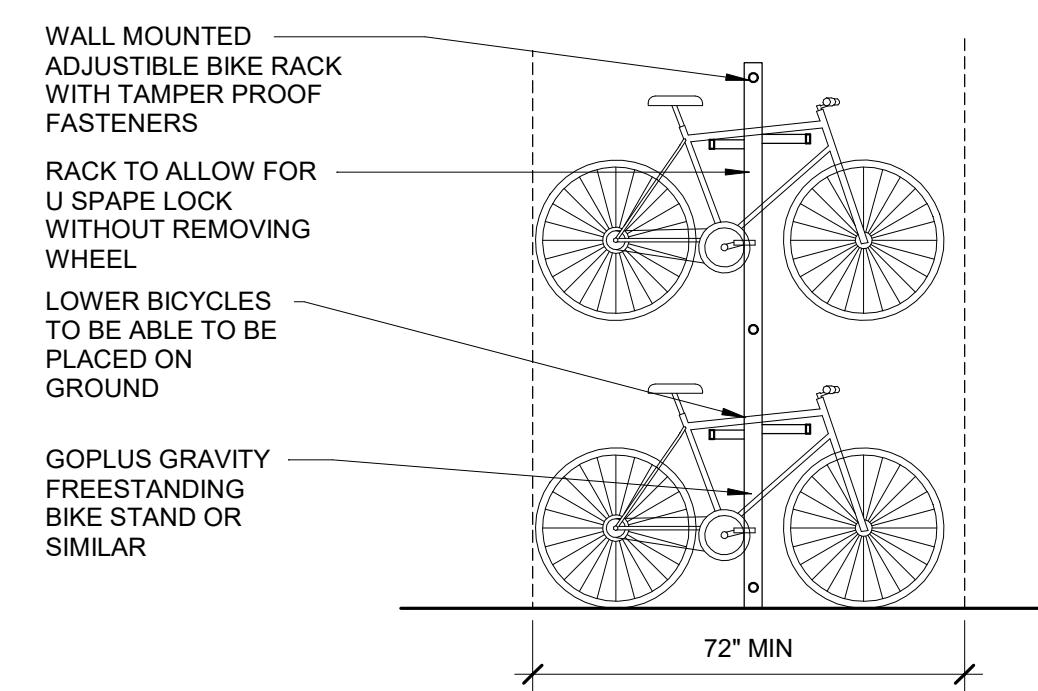
SHEET TITLE  
BUILDING B - ROOF PLAN

SHEET NUMBER

**A209-B**  
05/04/22  
SCHEMATIC DESIGN

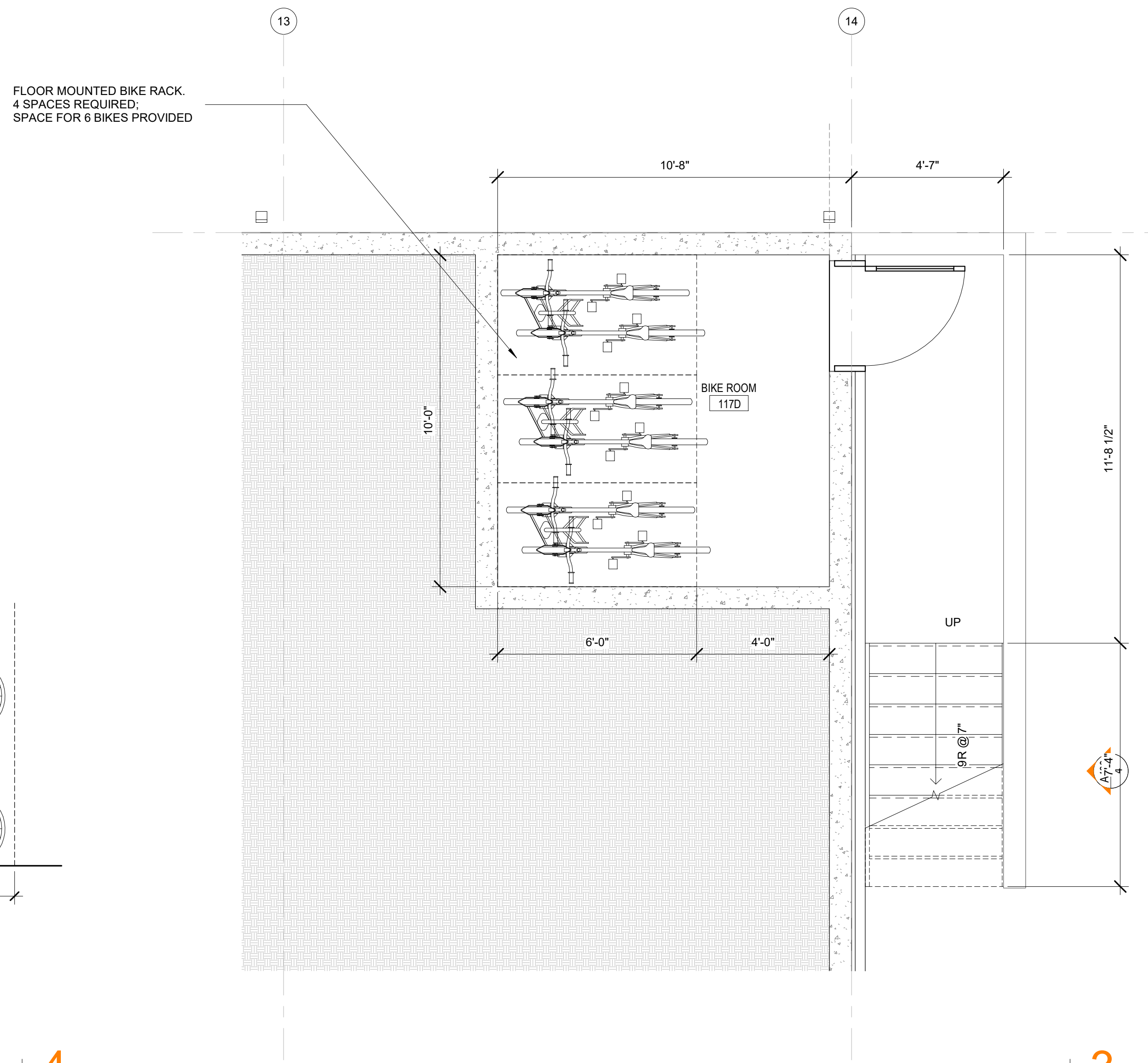


BIKE ROOMS LOCATION KEY PLAN **1**  
1" = 20'-0" A210

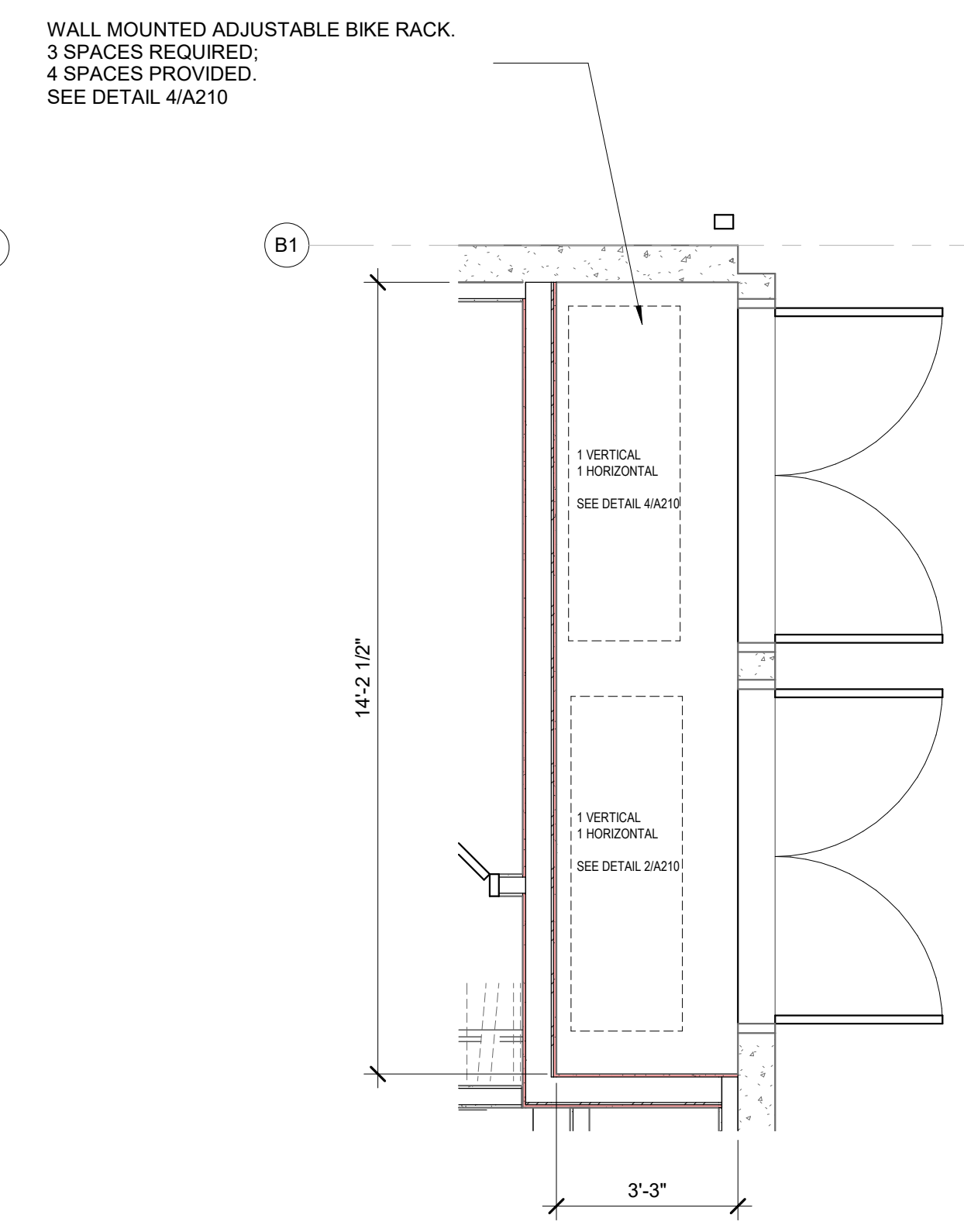


**NOTE:**  
WHEN BICYCLE PARKING SPACES ARE REQUIRED, SIGNS SHALL BE POSTED IN A PROMINENT PLACE AT EACH ENTRANCE TO THE BUILDING OR STRUCTURE STATING WHERE BICYCLE PARKING SPACES ARE LOCATED. DCMR TITLE 11, SUBTITLE C801.1.

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

ANGER RESIDENCES  
2340 AINGER PL SE  
WASHINGTON, DC 20020

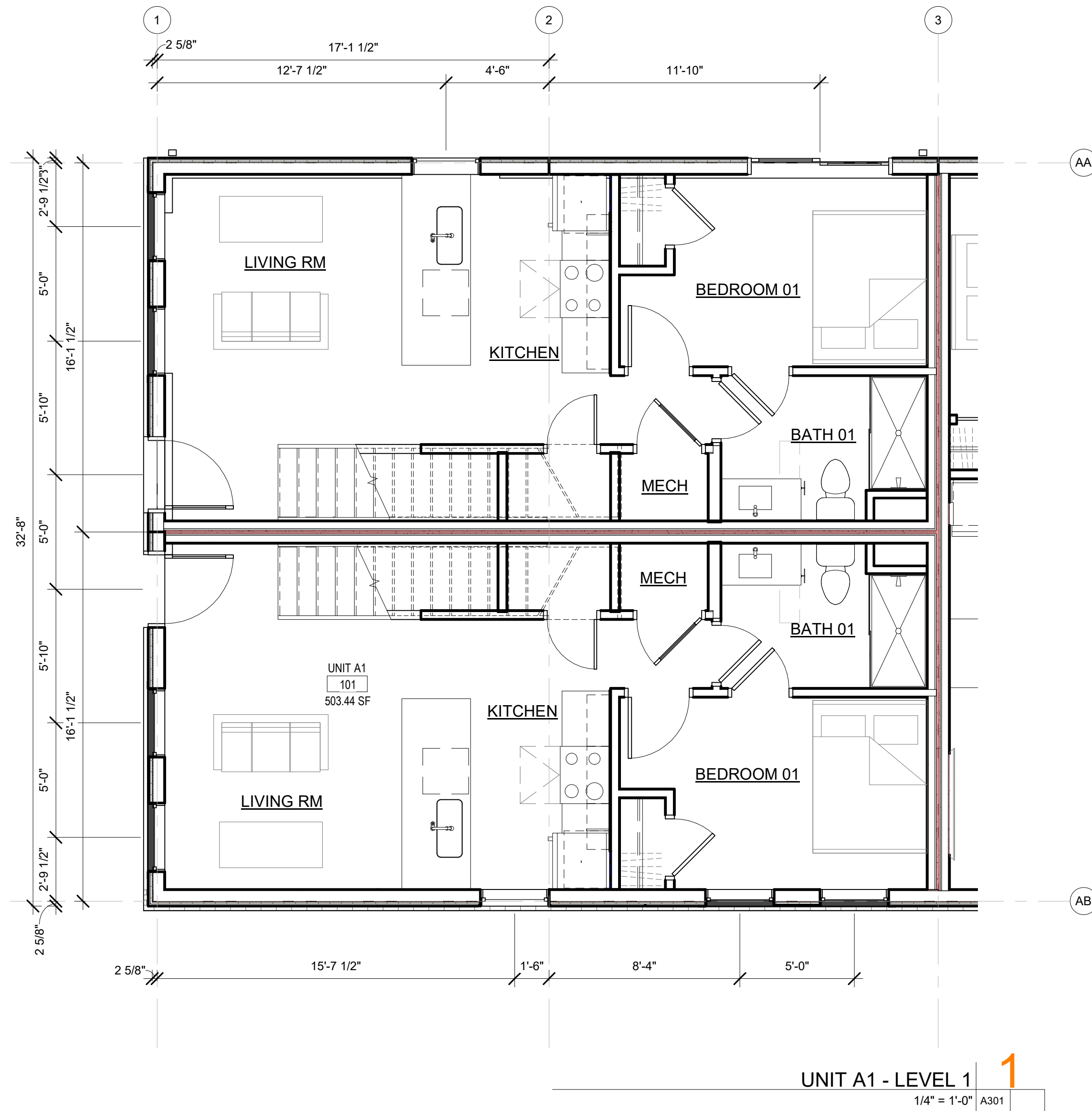
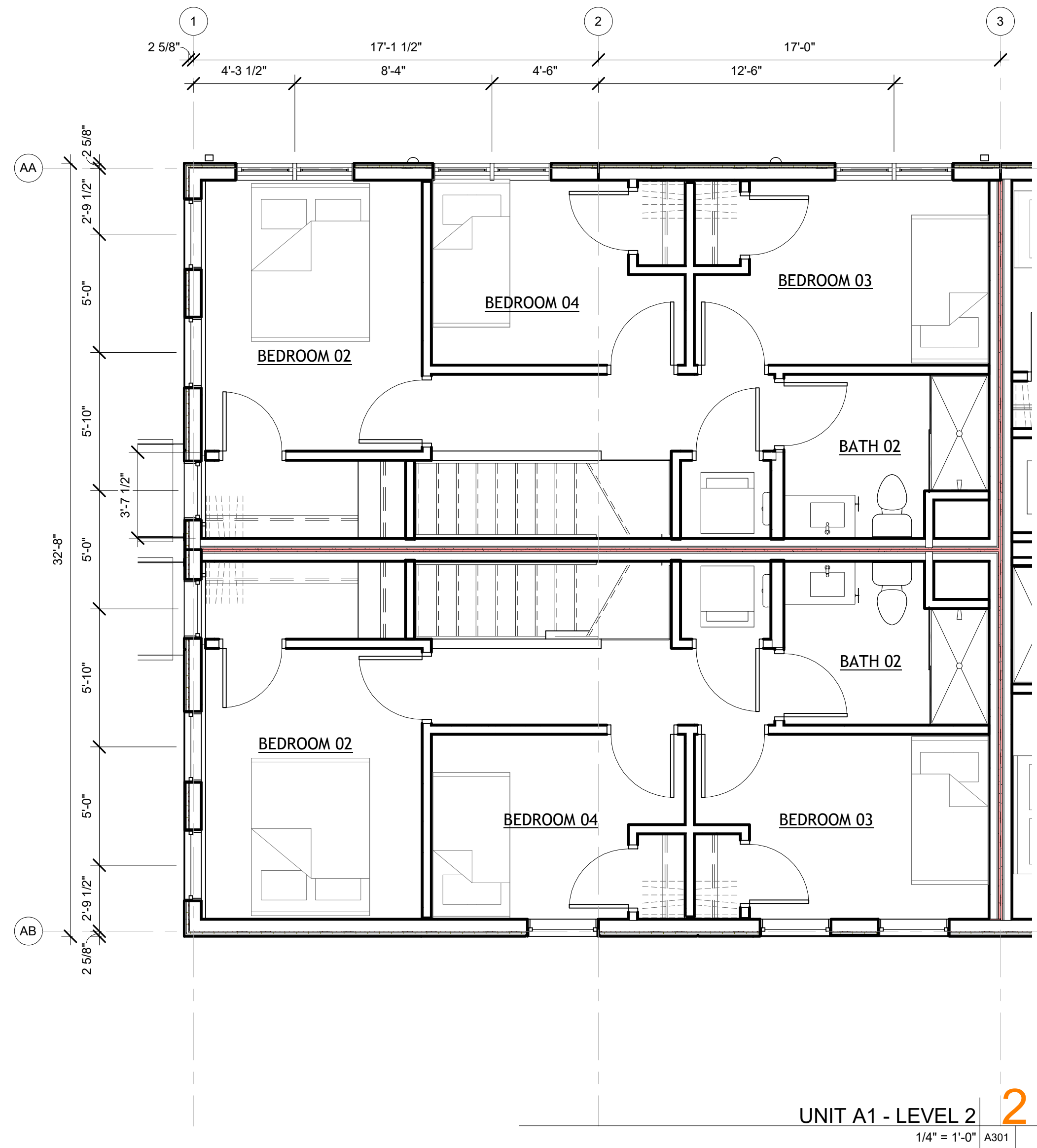
SHEET TITLE  
BIKE STORAGE

SHEET NUMBER

A210

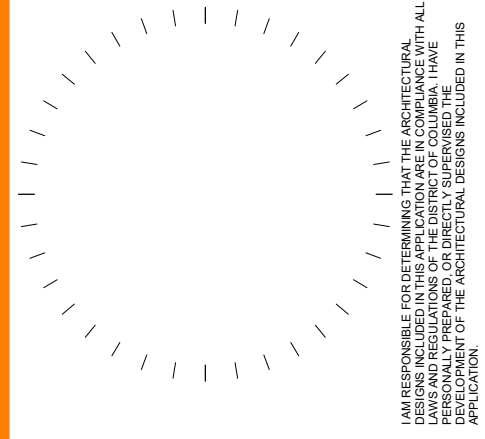
05/04/22  
SCHEMATIC DESIGN





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NO.	DESCRIPTION	DATE

ANGER RESIDENCES  
2340 ANGER PL SE  
WASHINGTON, DC 20020

SHEET TITLE  
UNIT A1 - PLANS AND RCPS

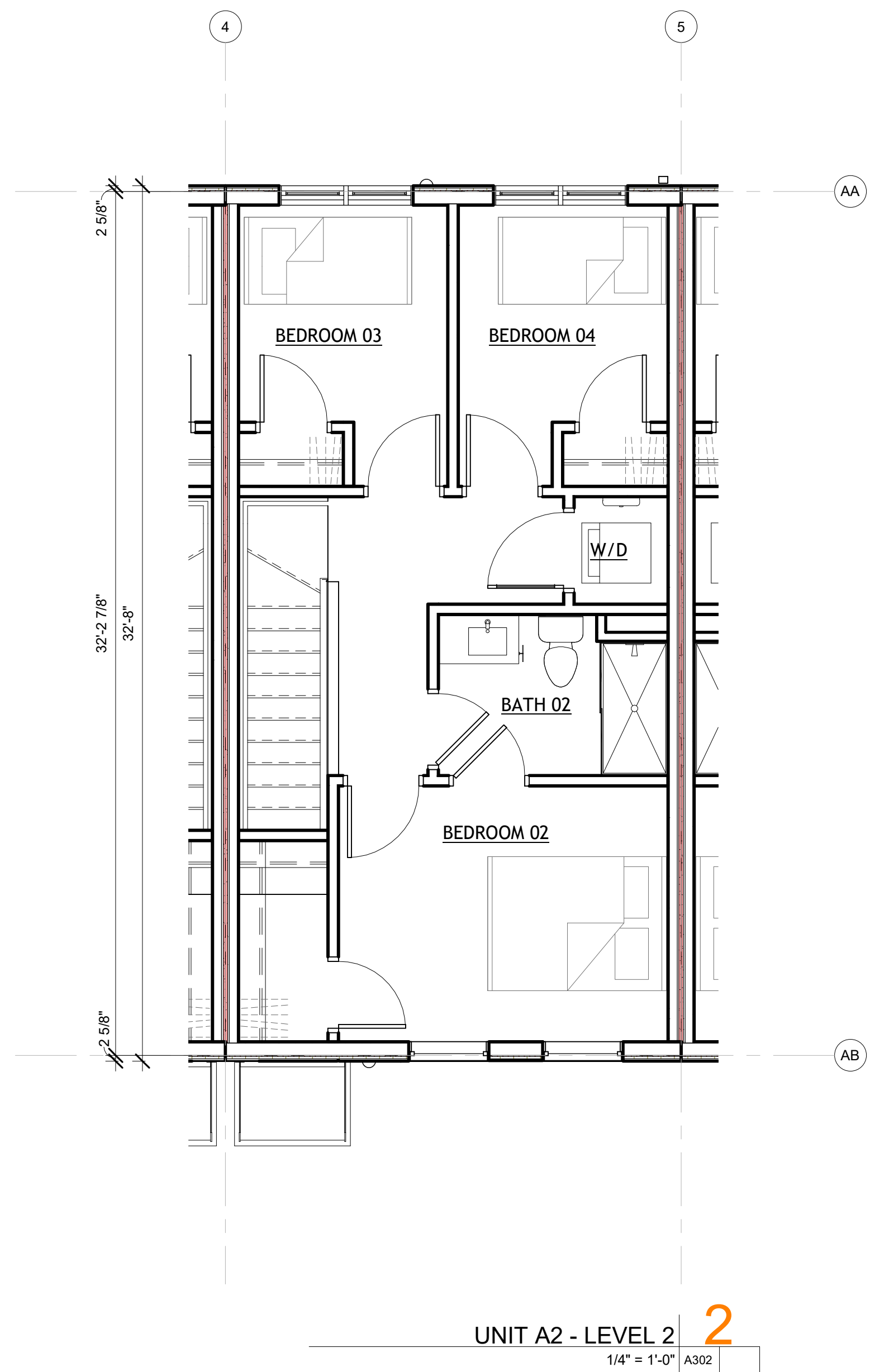
SHEET NUMBER

A301

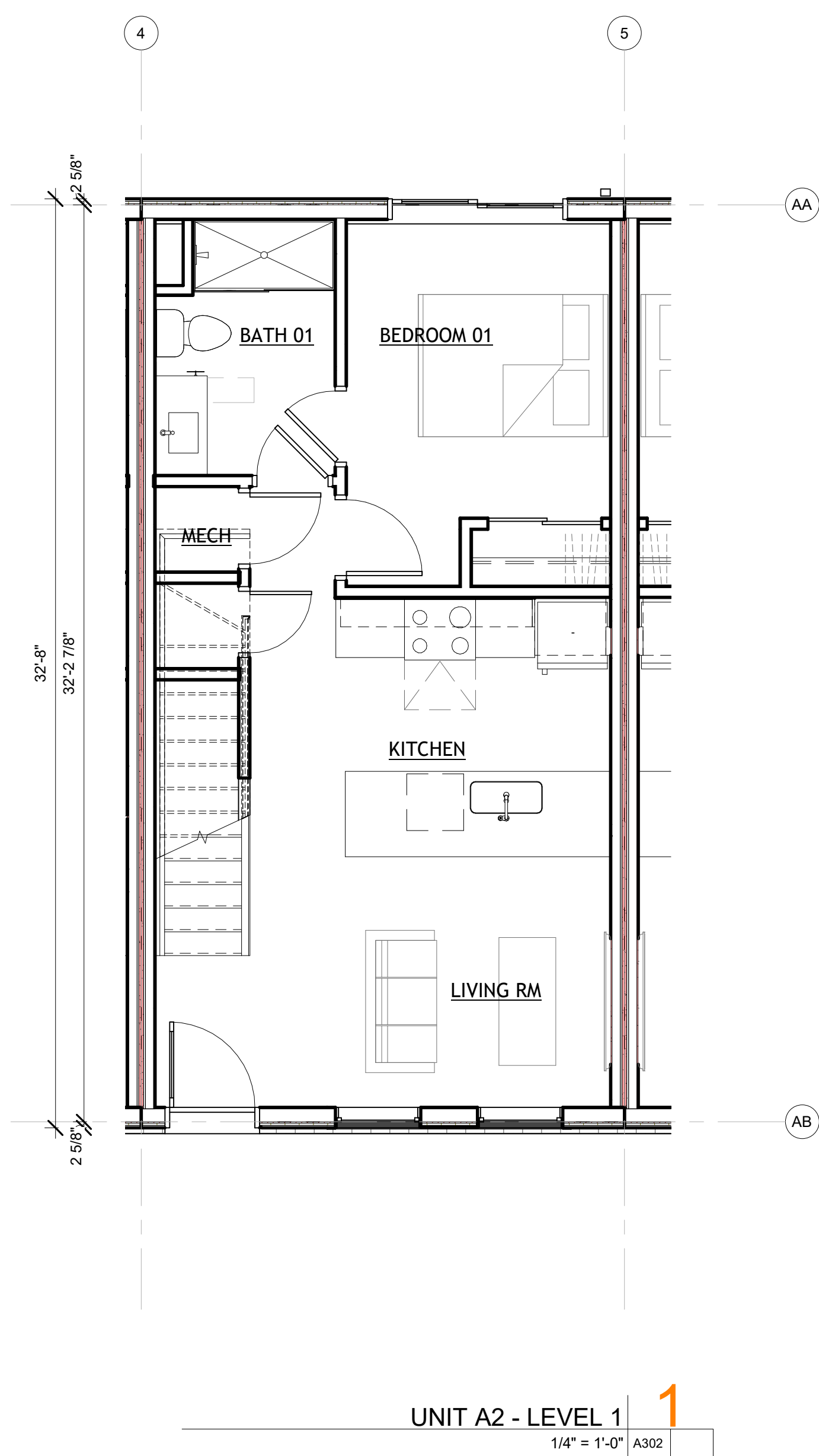
05/04/22  
SCHEMATIC DESIGN

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PROJECT # :  
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UNIT A2 - LEVEL 2  
1/4" = 1'-0" A302

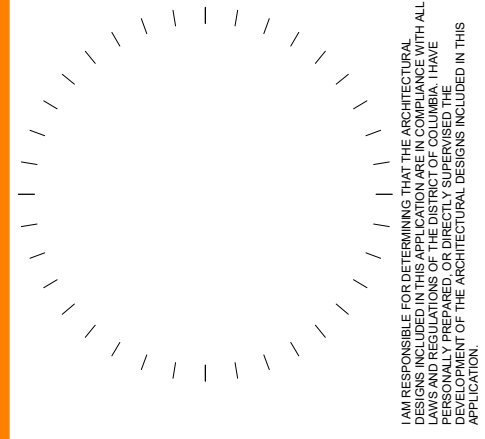


UNIT A2 - LEVEL 1  
1/4" = 1'-0" A302

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PROJECT # :  
21000



NO.	DESCRIPTION	DATE

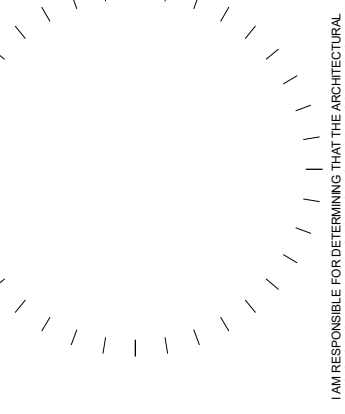
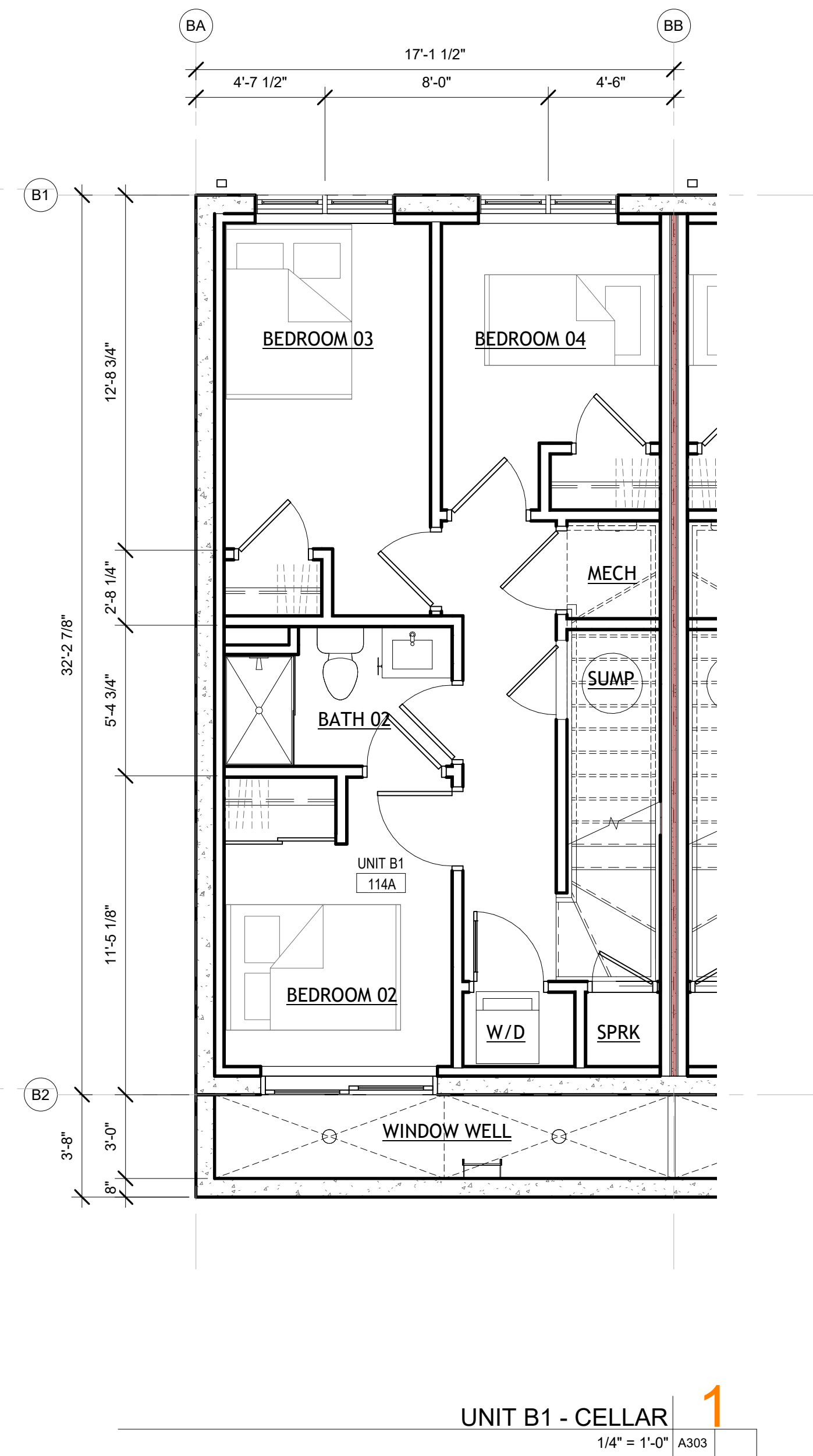
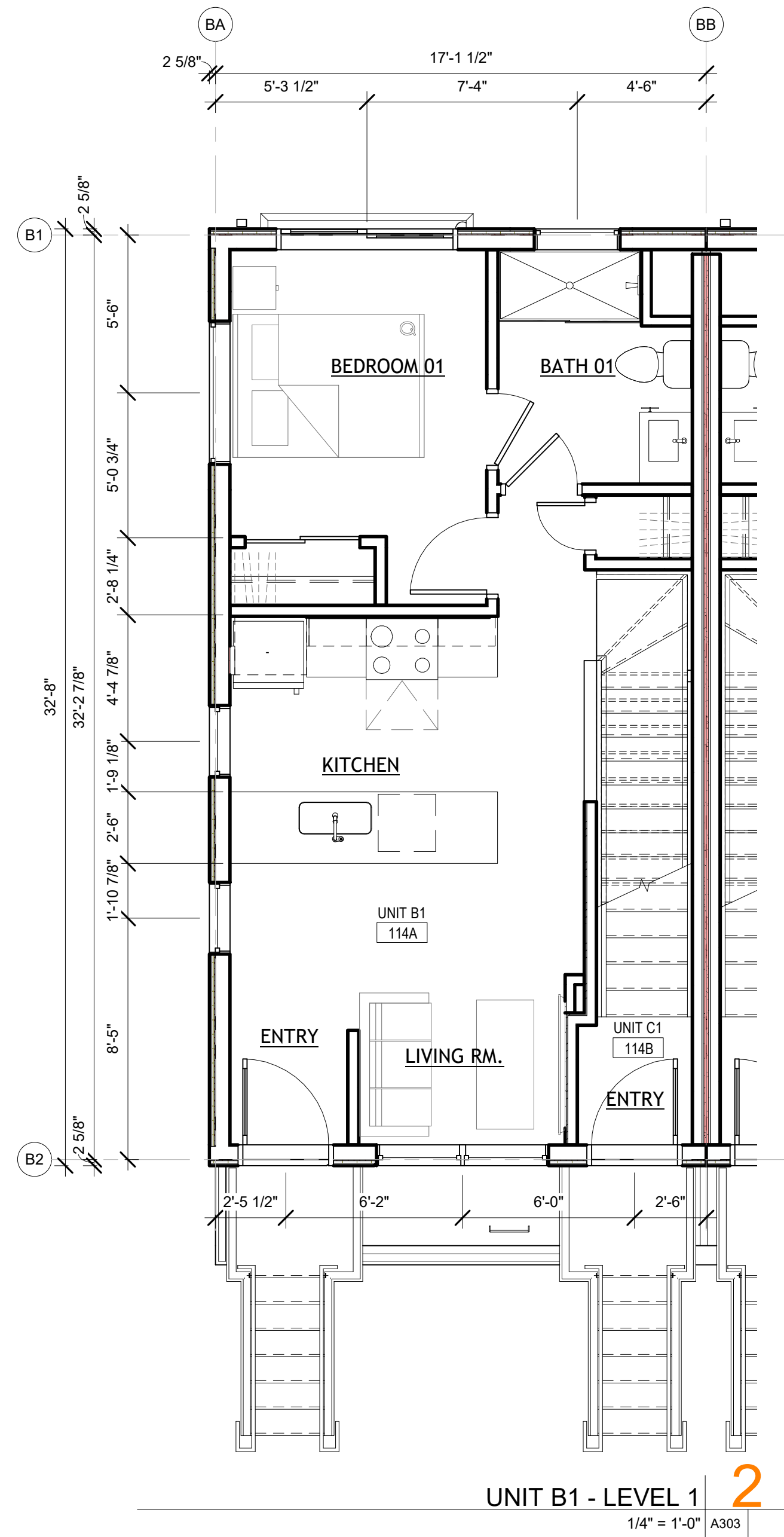
**ANGER RESIDENCES**  
2340 ANGER PL SE  
WASHINGTON, DC 20020

SHEET TITLE  
UNIT A2 - PLANS AND  
RCPS

SHEET NUMBER  
**A302**  
05/04/22  
SCHEMATIC DESIGN

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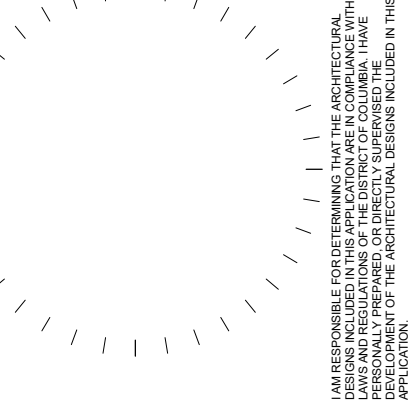
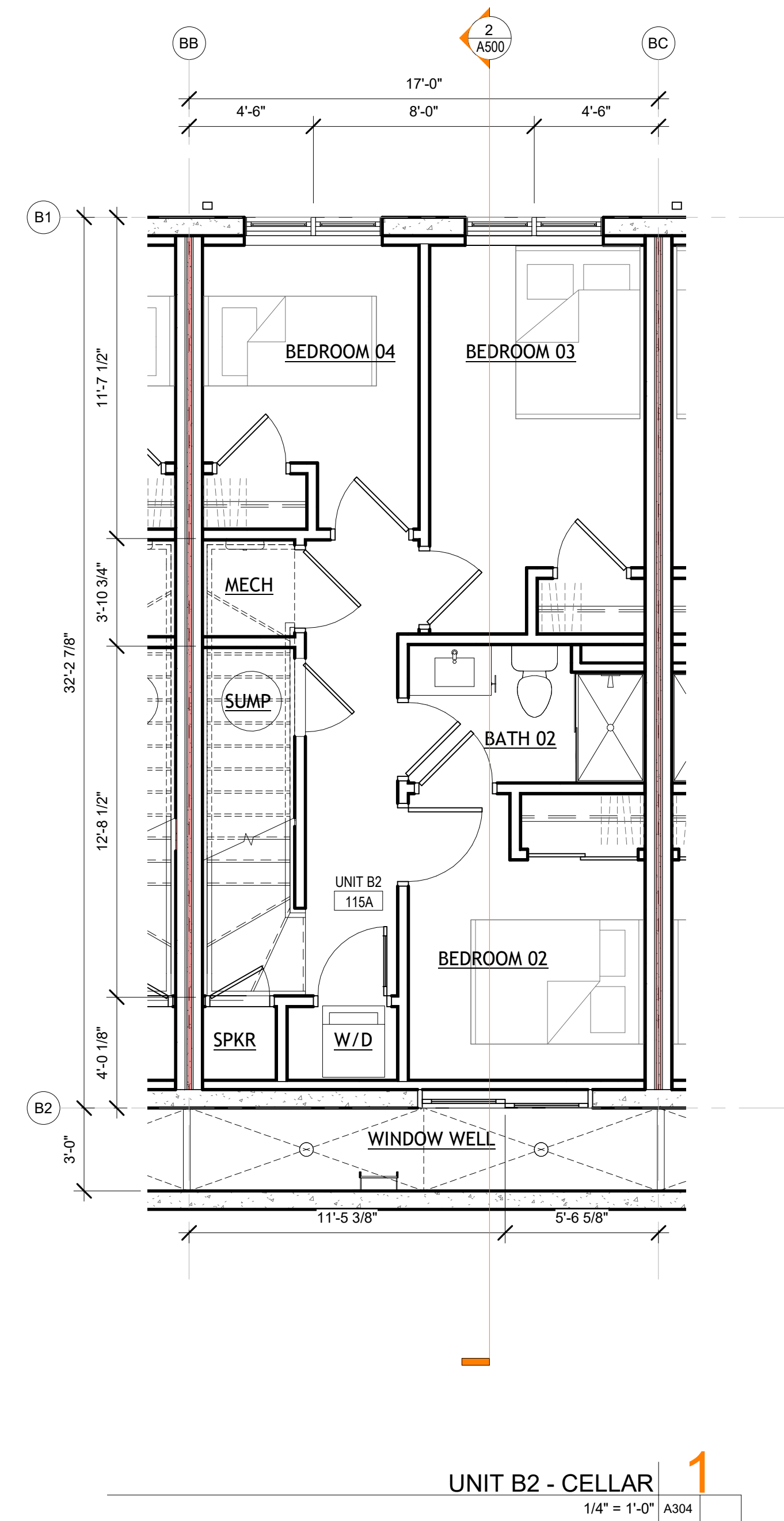
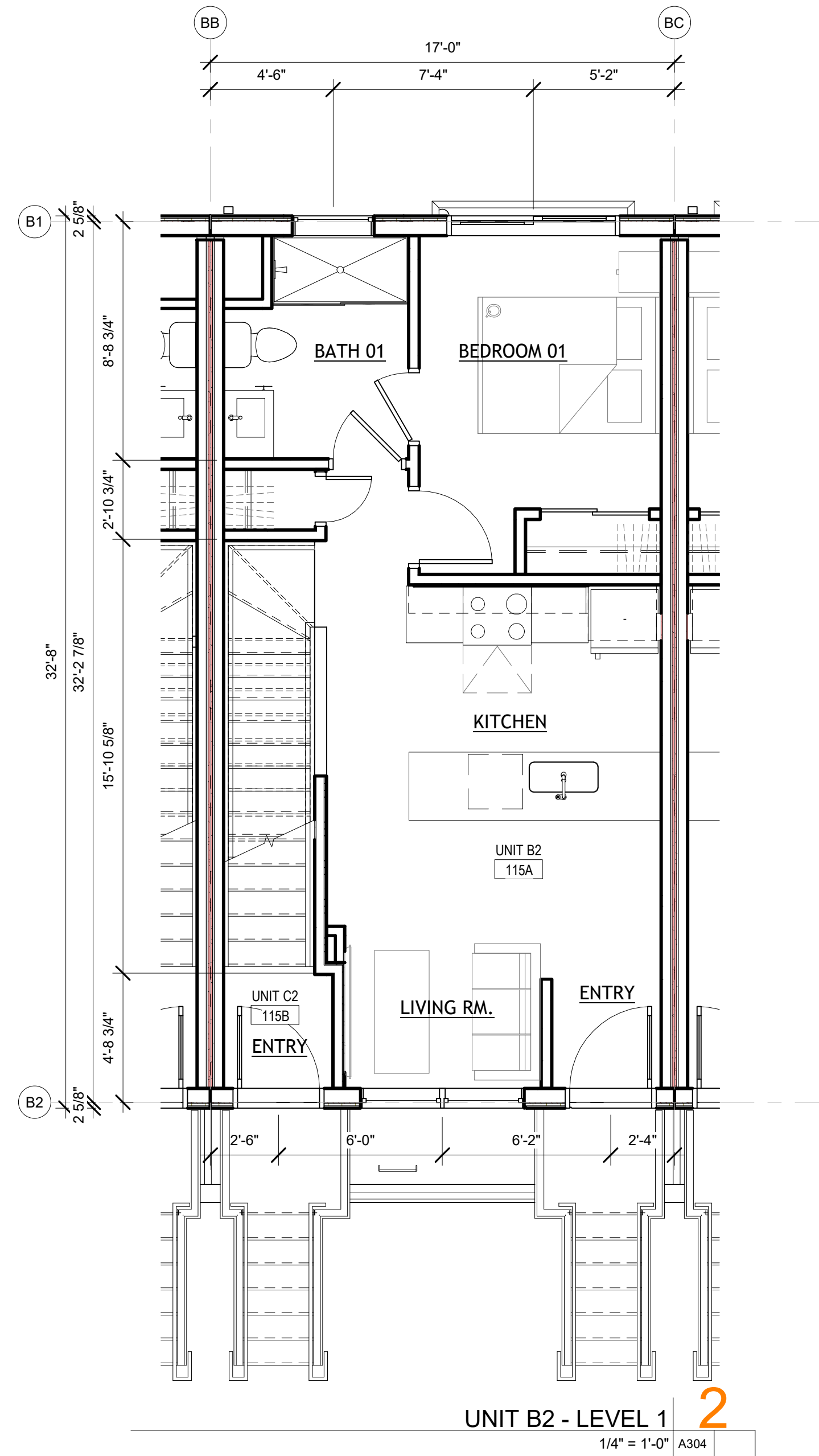


NO.	DESCRIPTION	DATE

ANGER RESIDENCES  
2340 ANGER PL SE  
WASHINGTON, DC 20020

SHEET TITLE  
UNIT B1 - PLANS AND RCPS  
SHEET NUMBER

**A303**  
05/04/22  
SCHEMATIC DESIGN



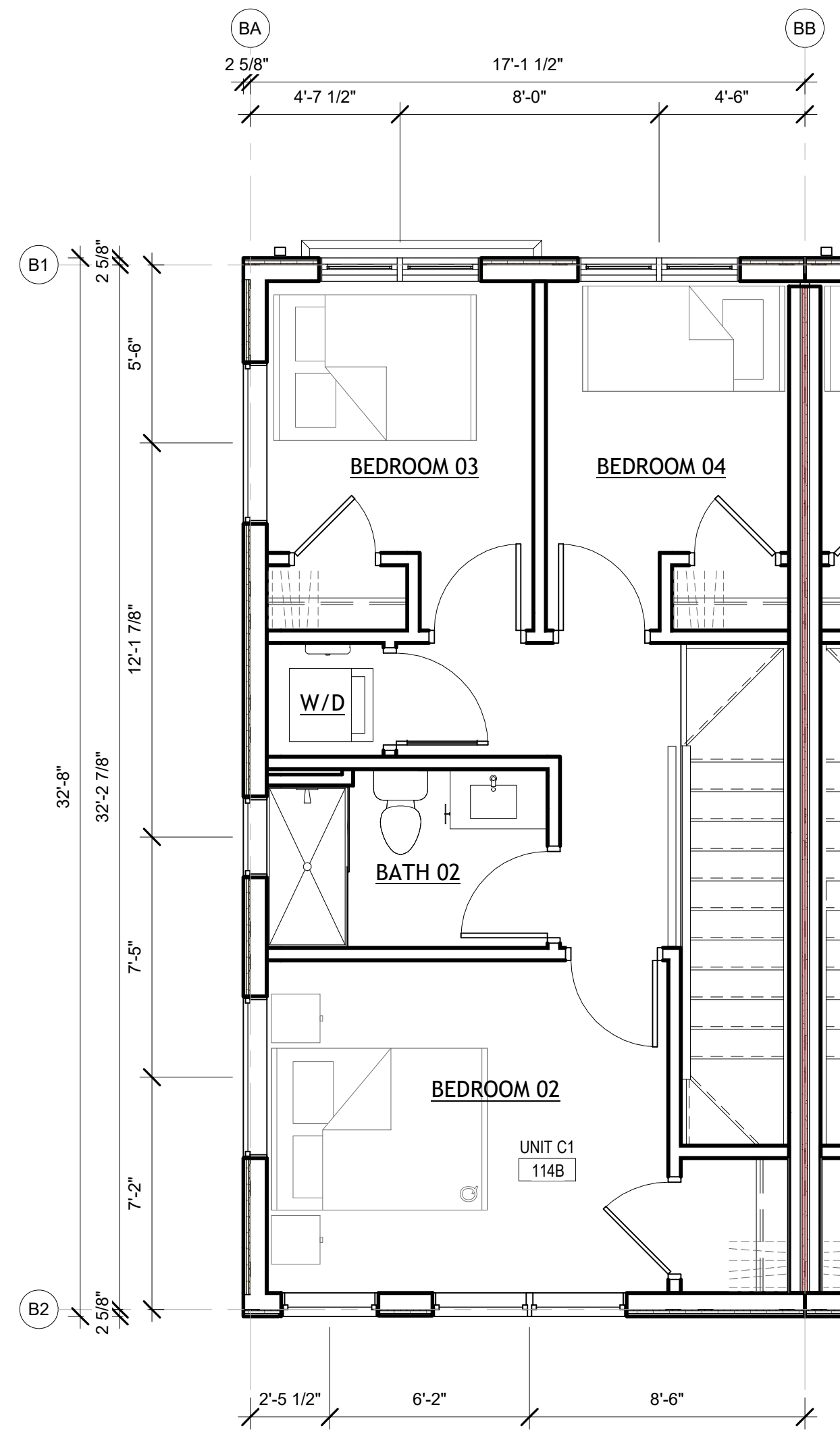
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**ANGER RESIDENCES**  
2340 ANGER PL SE  
WASHINGTON, DC 20020

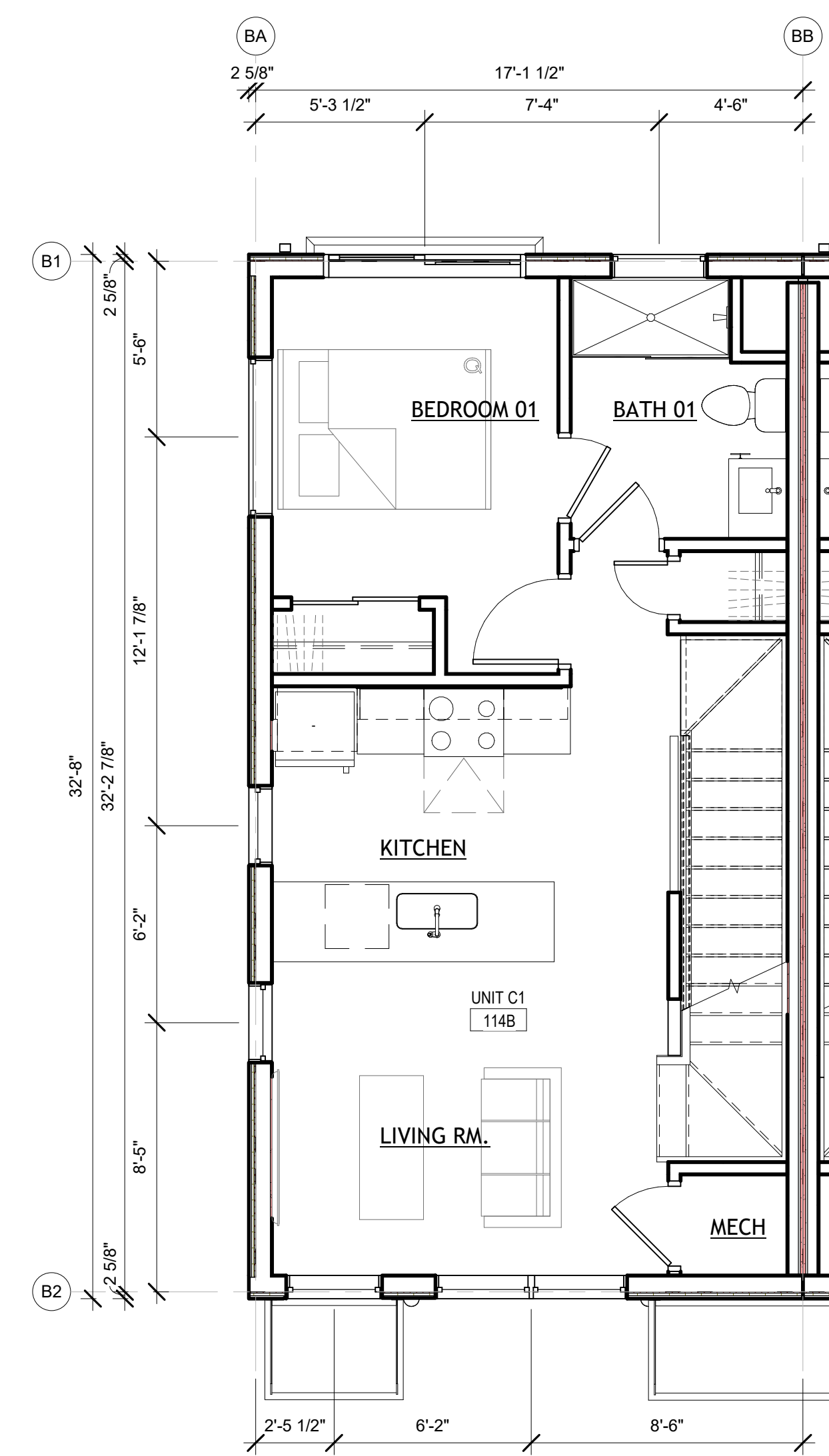
SHEET TITLE  
**UNIT B2 - PLANS AND RCPS**  
SHEET NUMBER

**A304**

05/04/22  
SCHEMATIC DESIGN



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



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

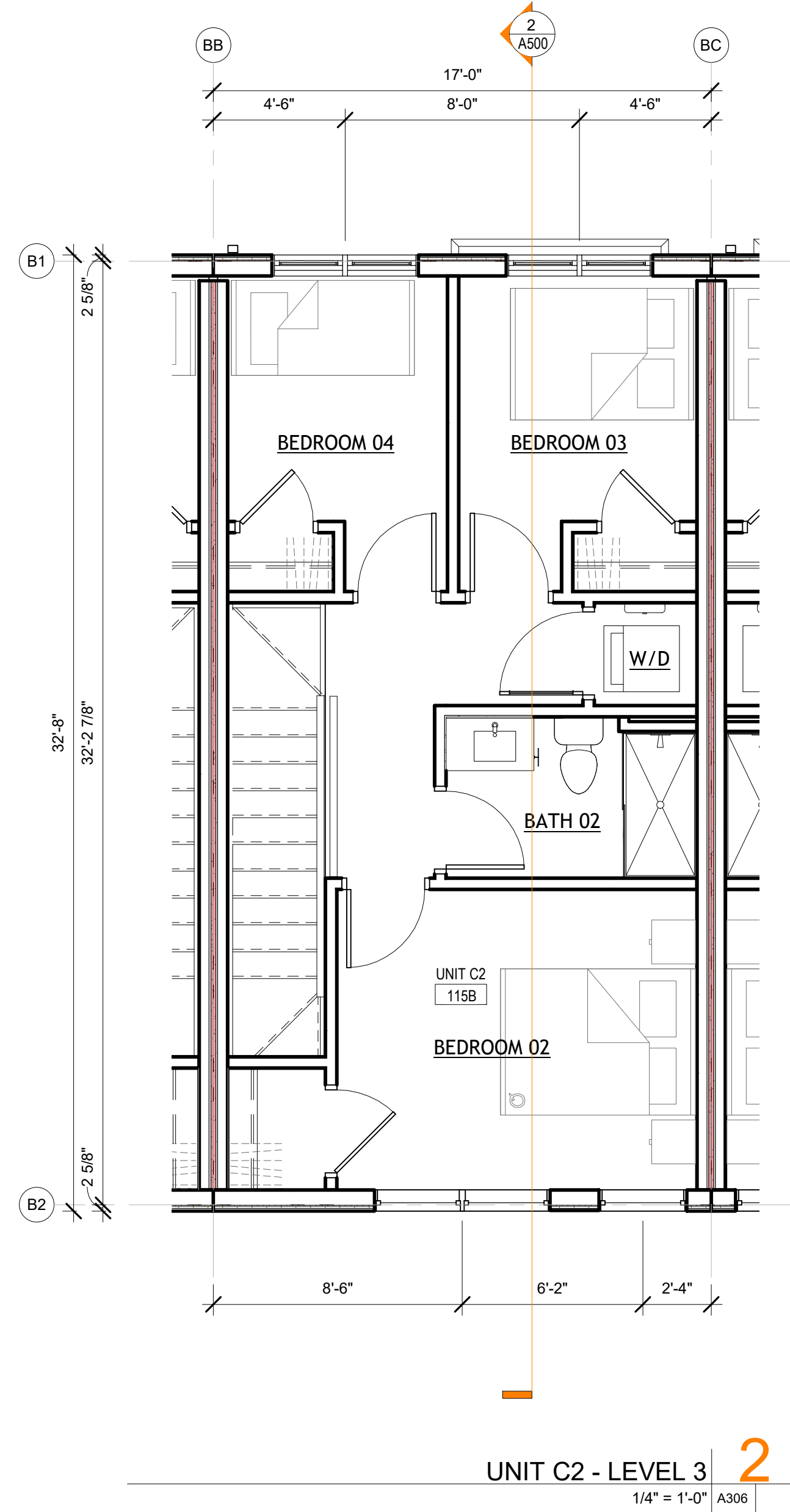


NO.	DESCRIPTION	DATE

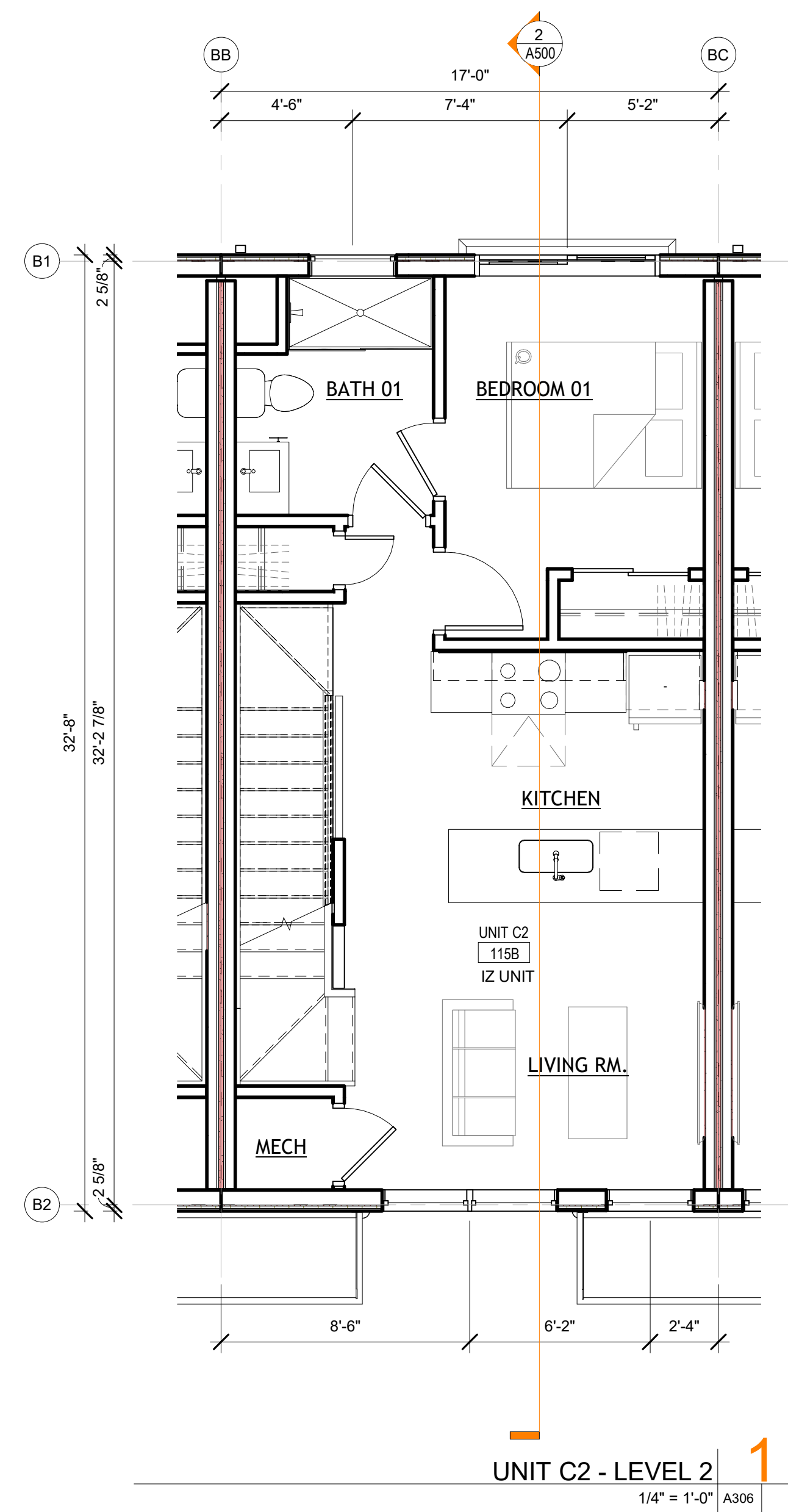
ANGER RESIDENCES  
2340 ANGER PL SE  
WASHINGTON, DC 20020

SHEET TITLE  
UNIT C1 - PLANS AND RCPS  
SHEET NUMBER

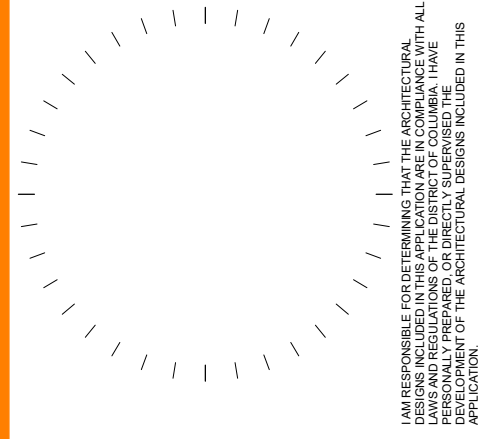
A305  
05/04/22  
SCHEMATIC DESIGN



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



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

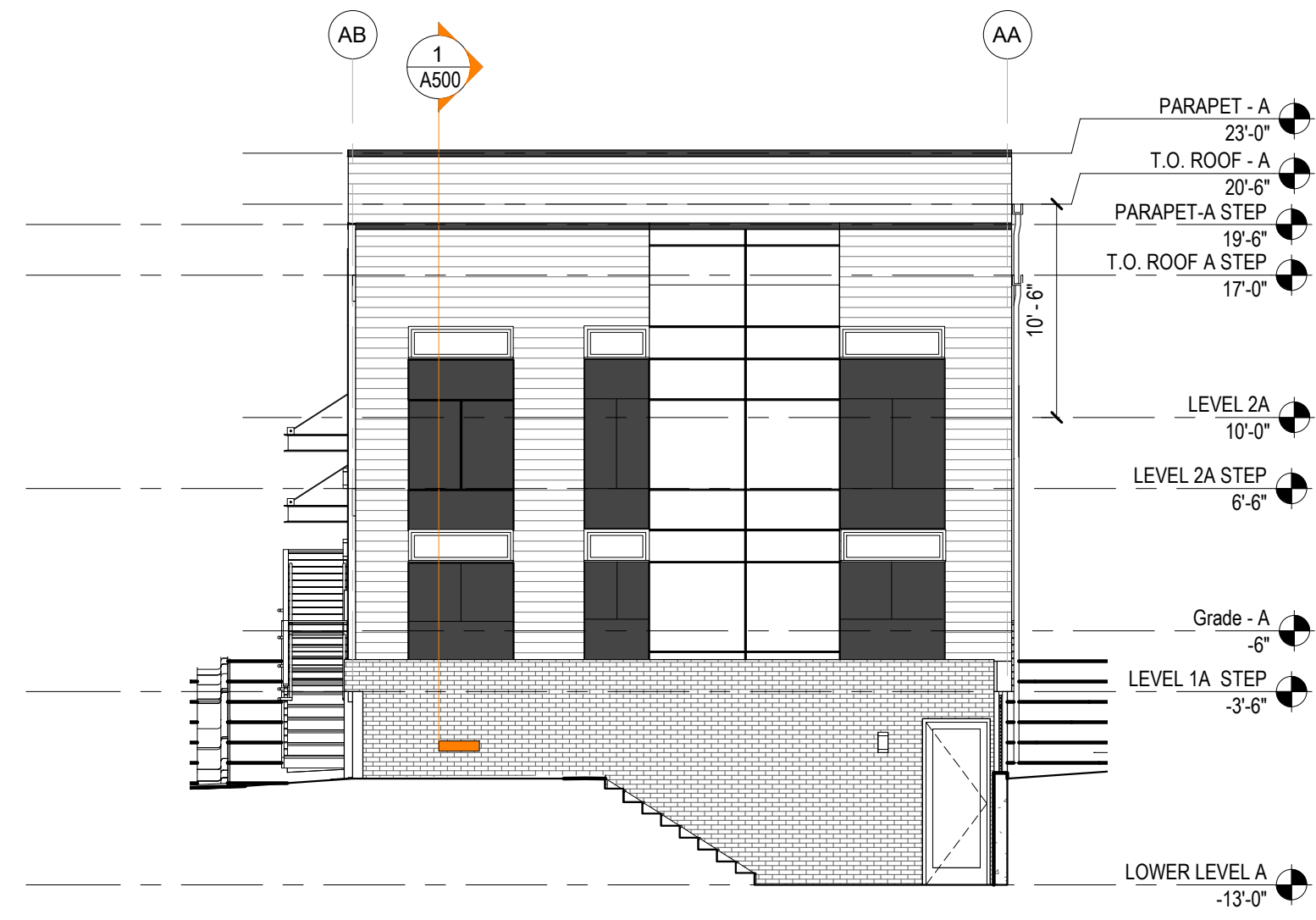


NO.	DESCRIPTION	DATE

ANGER RESIDENCES  
 2340 ANGER PL SE  
 WASHINGTON, DC 20020

SHEET TITLE  
 UNIT C2 - PLANS AND RCPS  
 SHEET NUMBER

**A306**  
 05/04/22  
 SCHEMATIC DESIGN



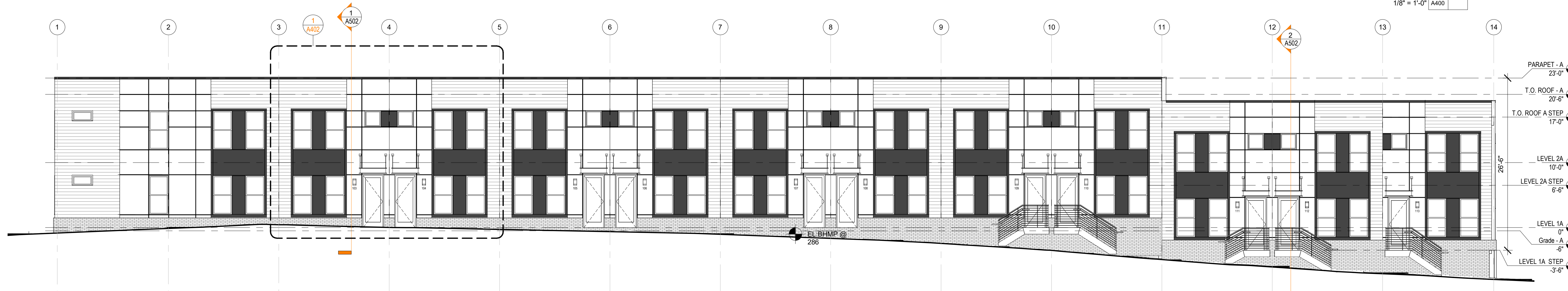
BUILDING A - NORTH ELEVATION **4**  
1/8" = 1'-0" A400 A201-A



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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NO.	DESCRIPTION	DATE

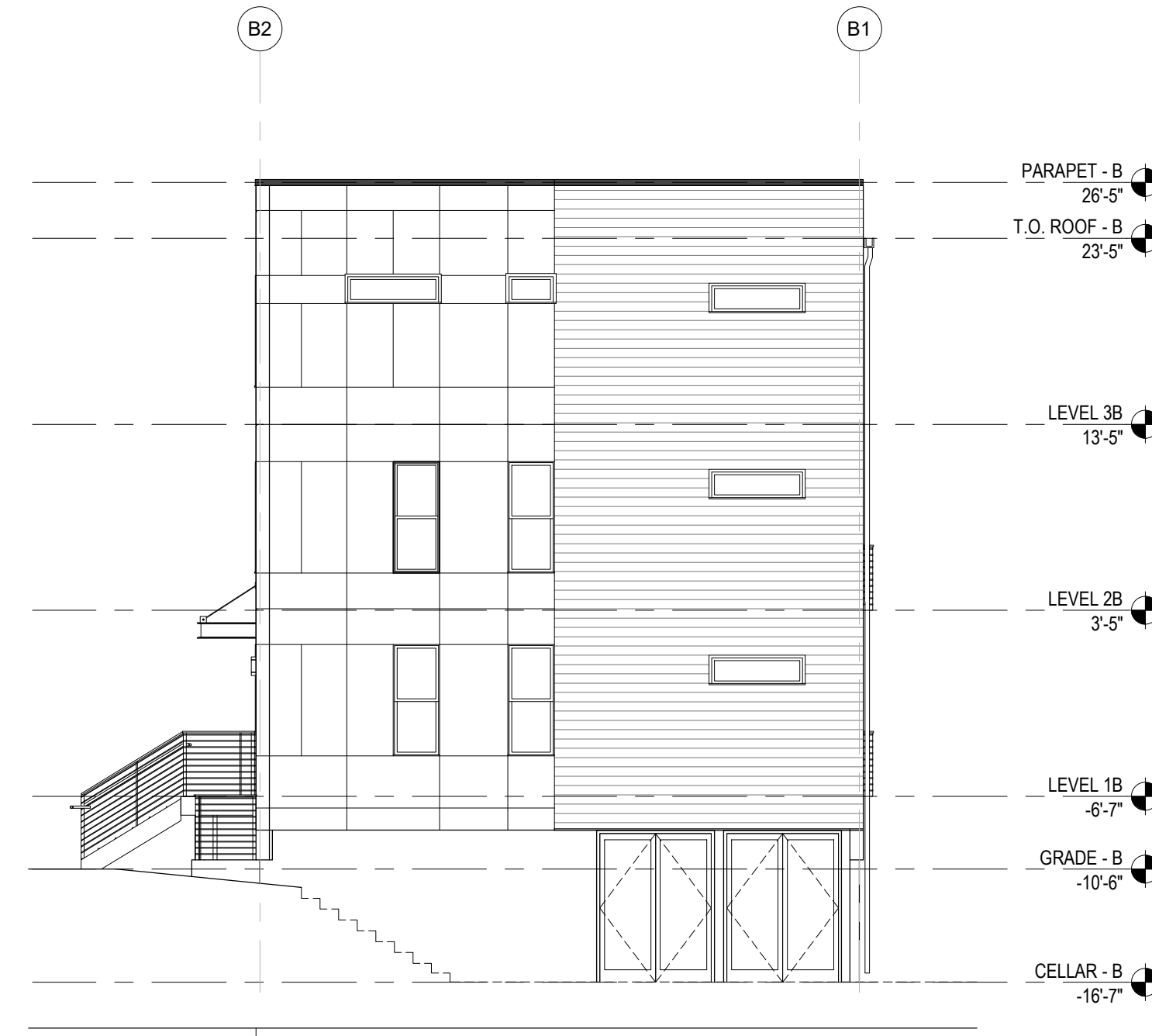
ANGER RESIDENCES  
2340 ANGER PL SE  
WASHINGTON, DC 20020

SHEET TITLE  
ELEVATIONS - BLDG A

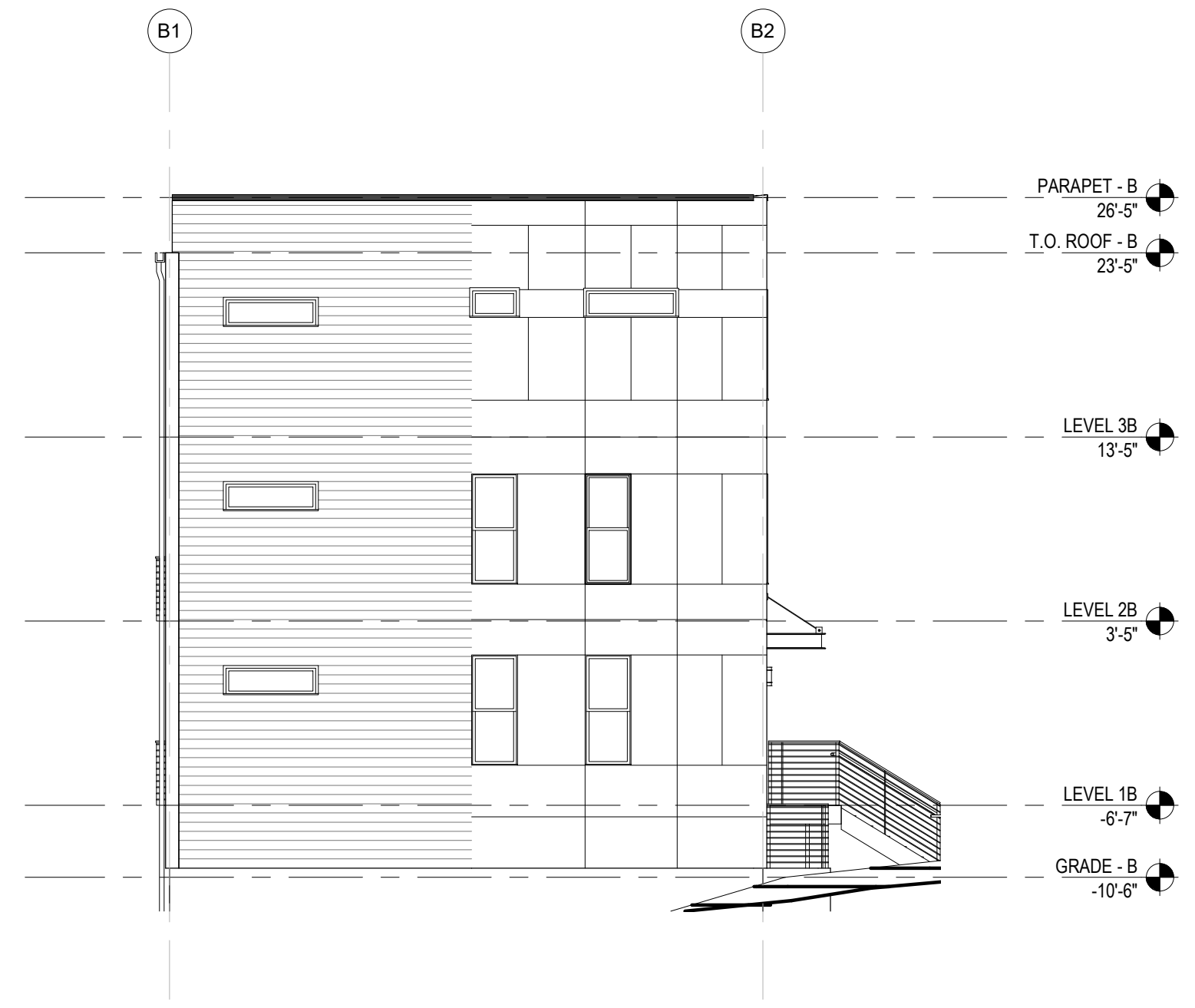
SHEET NUMBER

**A400**

05/04/22  
SCHEMATIC DESIGN



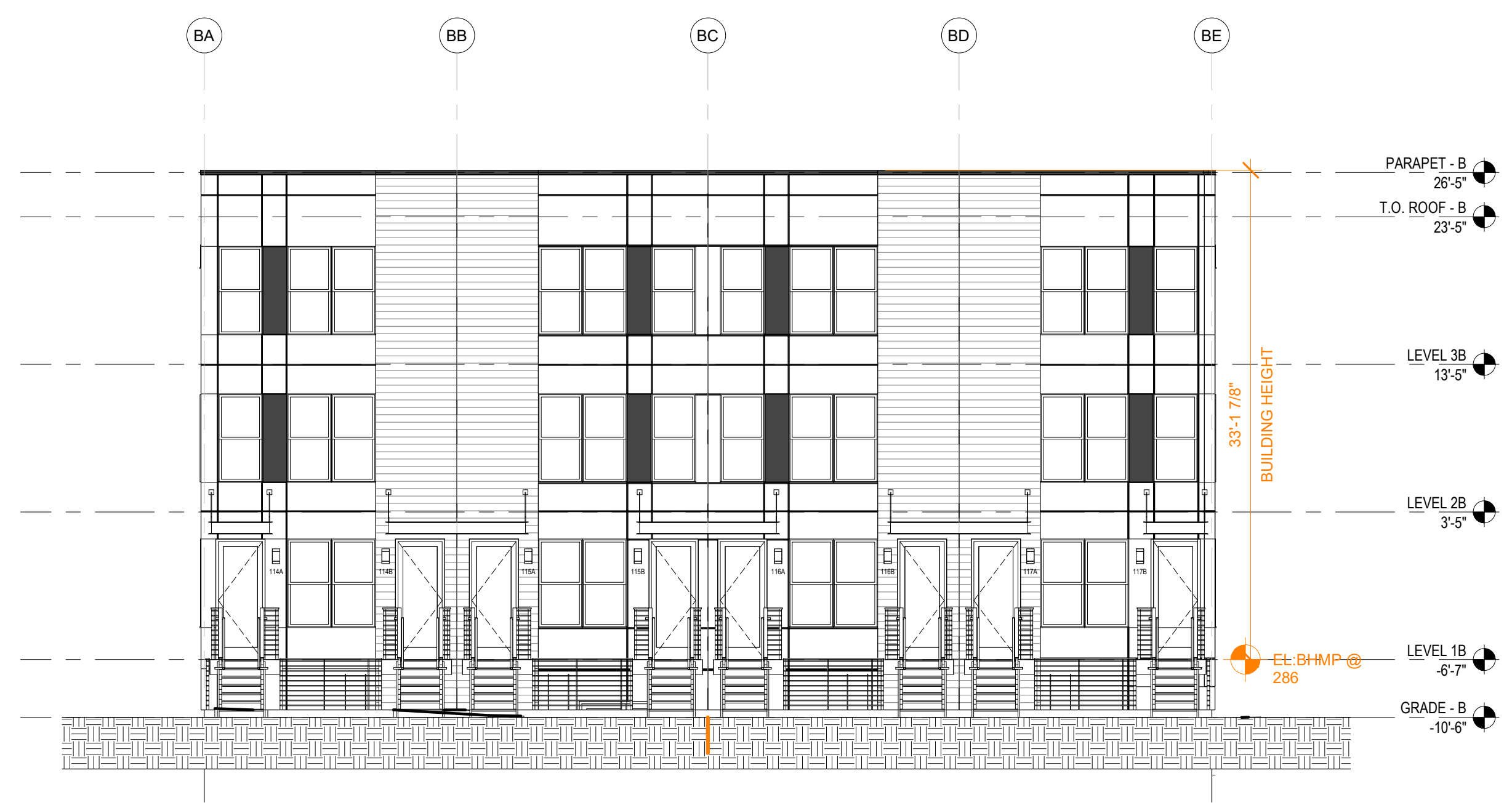
**BUILDING B - EAST ELEVATION** **4**  
1/8" = 1'-0" A401



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



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



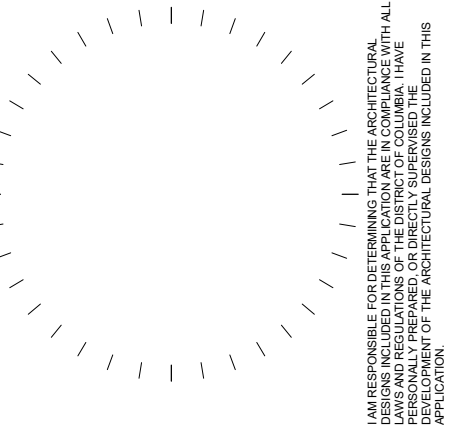
**BUILDING B - SOUTH ELEVATION** **1**  
1/8" = 1'-0" A401

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**LEEDESIGN.STUDIO**

PROJECT # : 21000

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ALL WORK SHALL BE IN ACCORDANCE WITH THE ARCHITECTURAL CONTRACT AND THE SUPPLEMENTAL CONDITIONS TO THE ARCHITECTURAL CONTRACT. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THIS DOCUMENT.

NO.	DESCRIPTION	DATE

**ANGER RESIDENCES**  
2340 ANGER PL SE  
WASHINGTON, DC 20020

SHEET TITLE  
**ELEVATIONS - BLDG B**

SHEET NUMBER

**A401**

05/04/22  
SCHEMATIC DESIGN

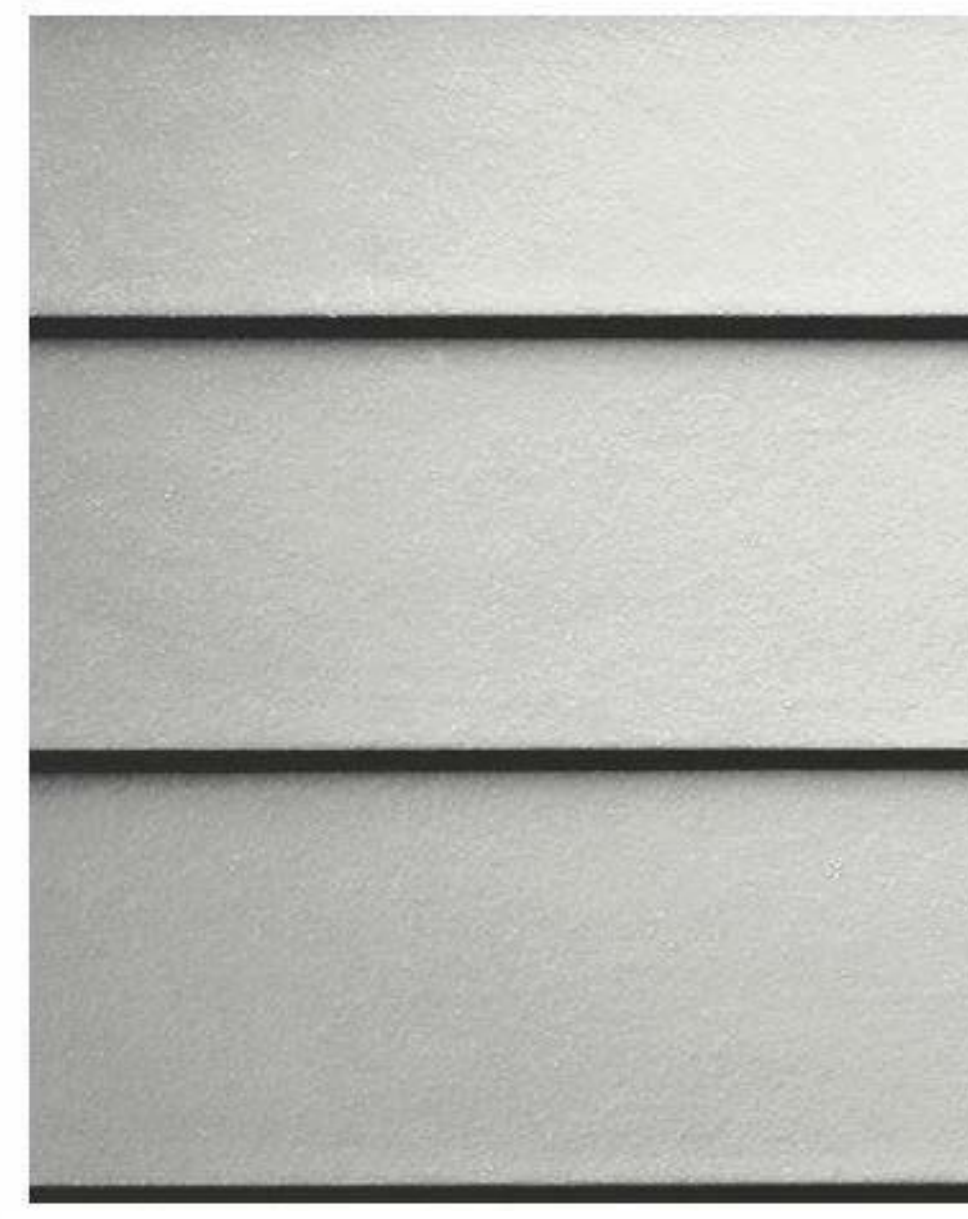




HARDIE REVEAL  
PANEL W/ SURROUND  
TRIM - GREY



HARDIE REVEAL PANEL  
W/ RECESSED TRIM -  
ARTIC WHITE



HARDIE PLANK  
LAP SIDING -  
ARTIC WHITE

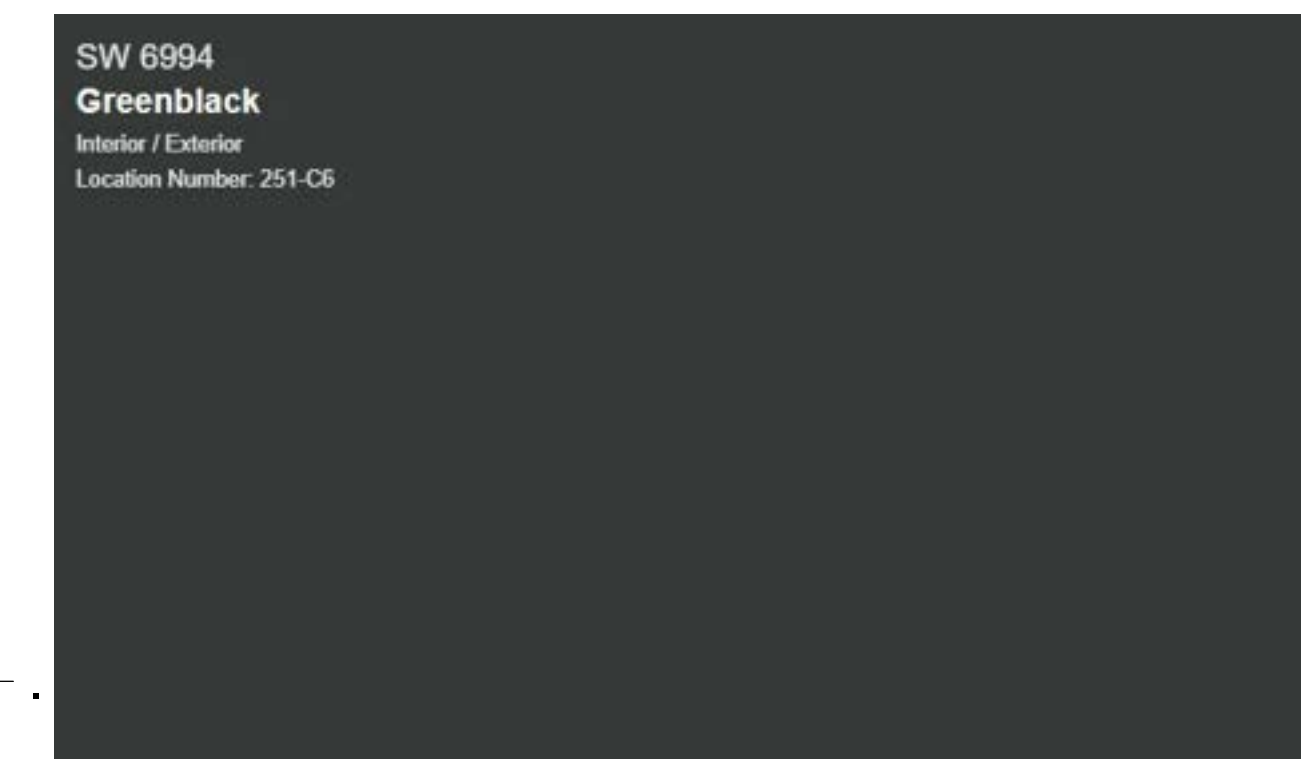


WOOD FENCE: STAIN - TRUE BLACK



BUILDING A - EAST ELEVATION - Callout 1

3/8" = 1'-0" A402



WINDOW TRIM |  
COPING | CANOPY

DOOR FRAME

MASONRY BASE  
GG CASTILE GRAY  
VELOUR OR SIMILAR

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2100

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NO.	DESCRIPTION	DATE

ANGER RESIDENCES  
2340 ANGER PL SE  
WASHINGTON, DC 20020

SHEET TITLE  
MATERIALS

SHEET NUMBER

A402

05/04/22  
SCHEMATIC DESIGN



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SHEET TITLE  
PERSPECTIVE VIEWS

SHEET NUMBER

A403

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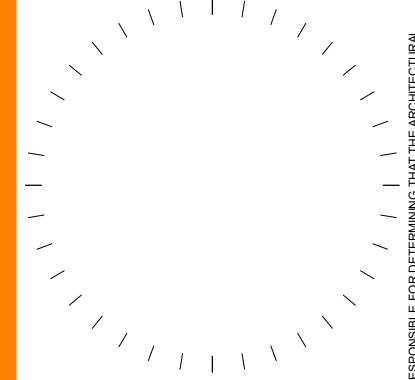


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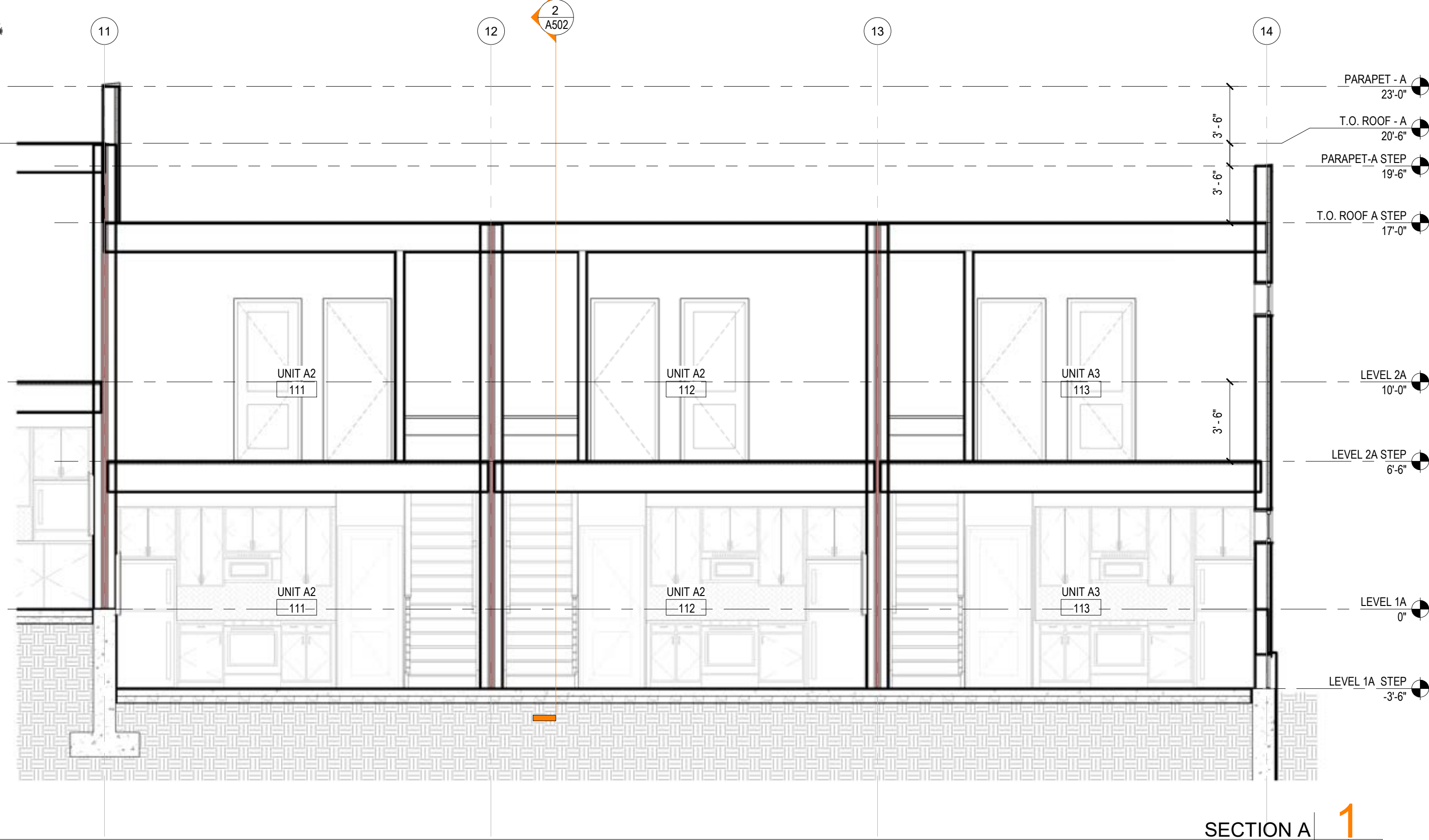
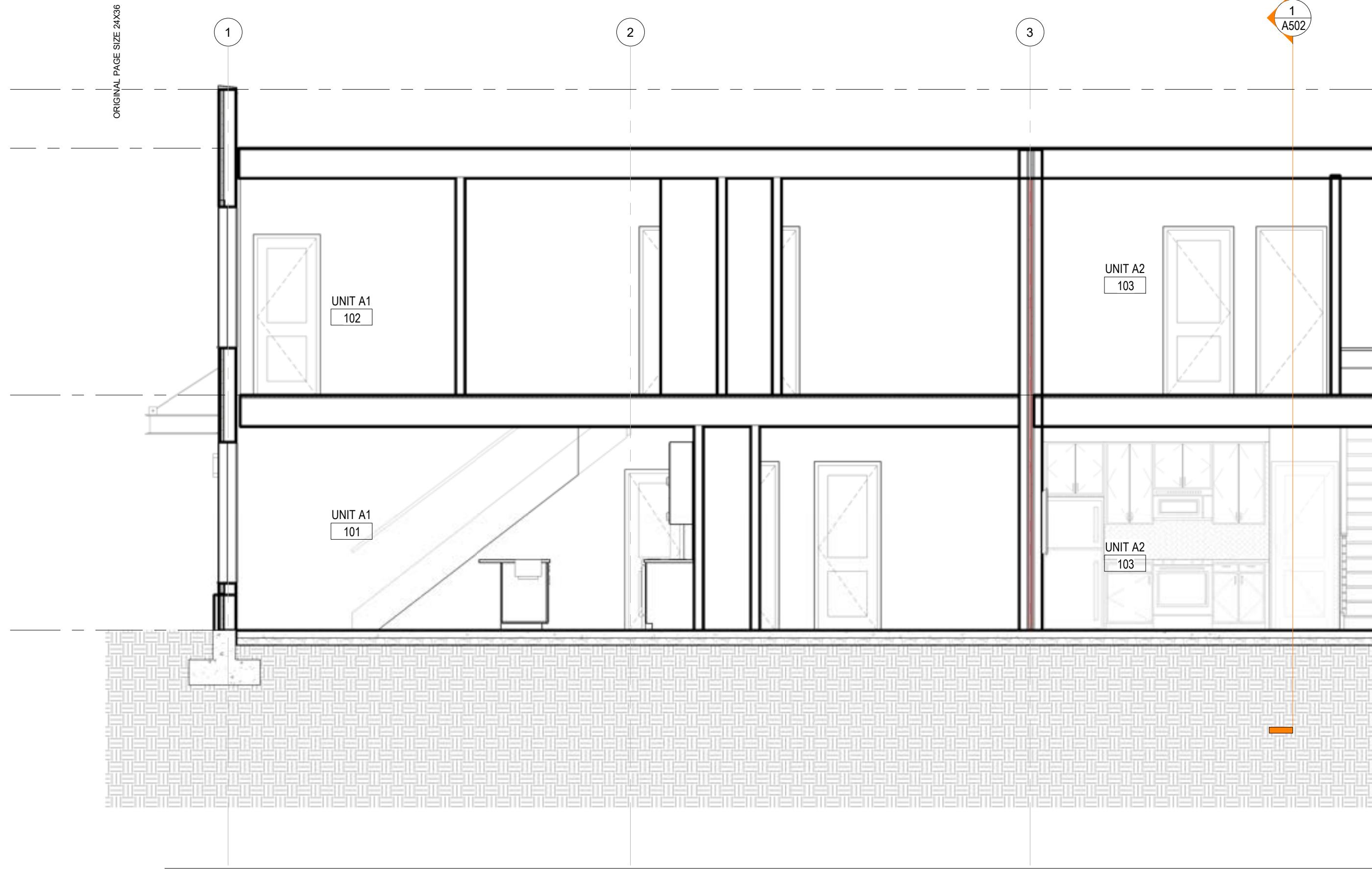
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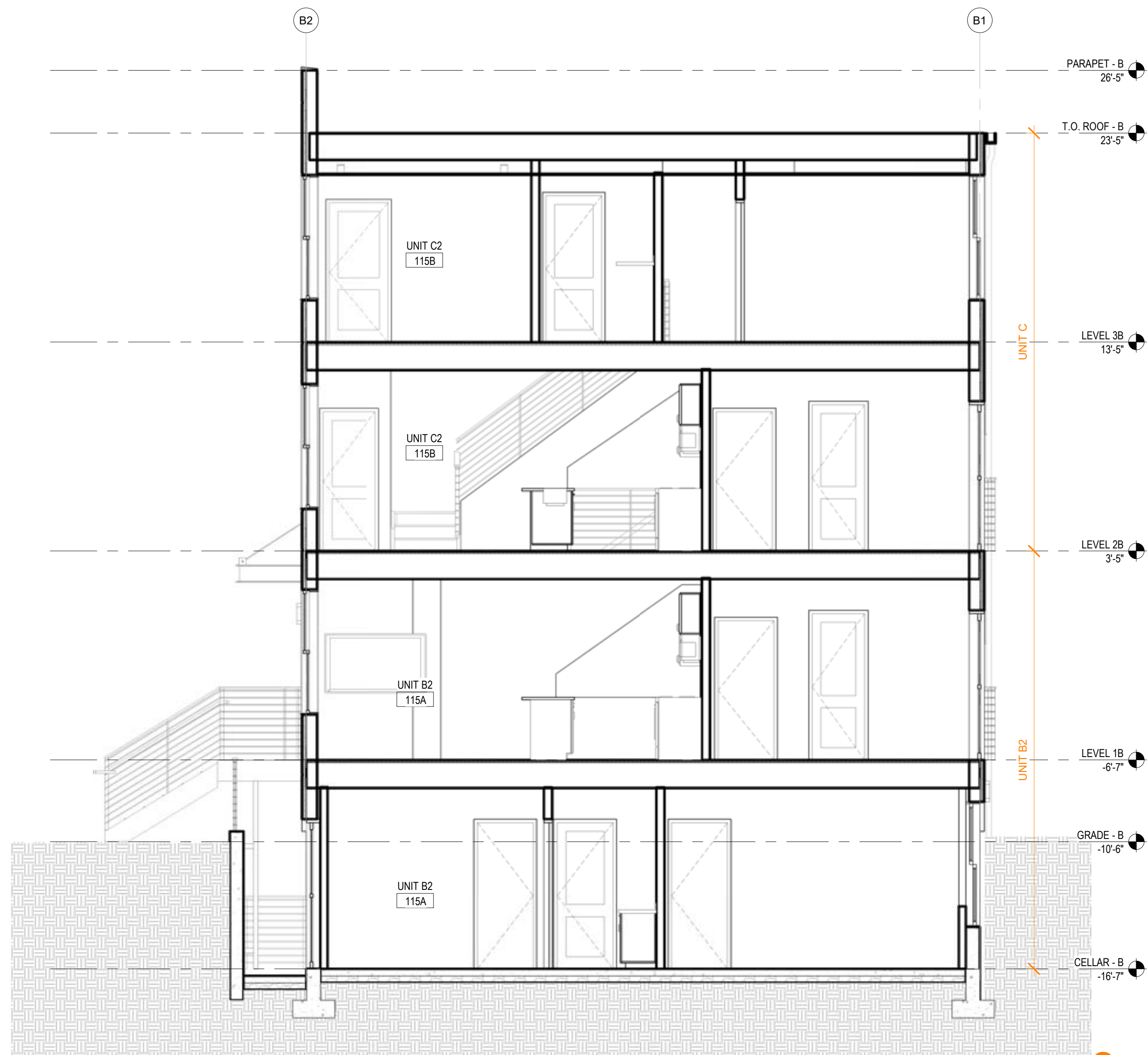
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ORIGINAL PAGE SIZE 2400



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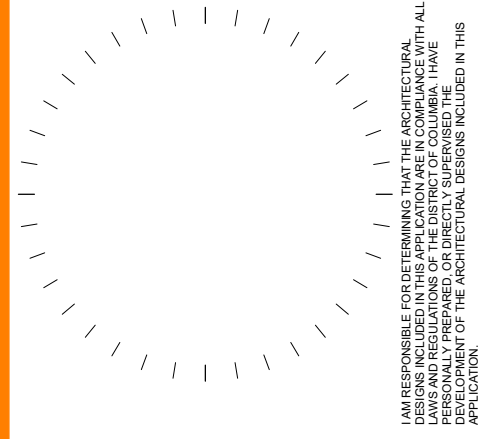


SECTION B  
2  
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SHEET TITLE  
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Questions?