

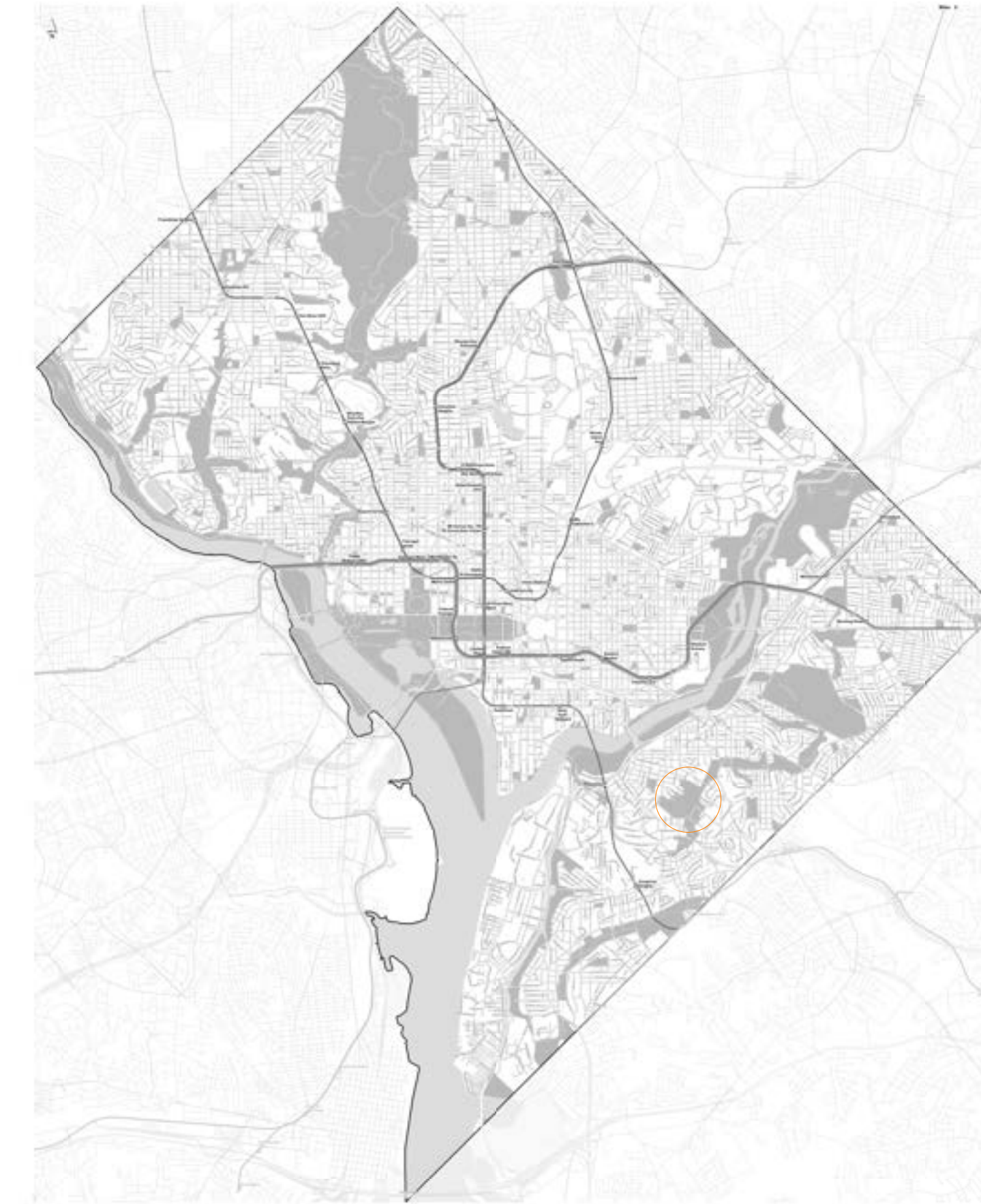
AINGER RESIDENCE

2340 AINGER PL SE
WASHINGTON, DC 20020

SSL: 5740 0349



CITY MAP



VICINITY MAP



SHEET LIST

- GENERAL
- 001 COVER AND SHEET INDEX
- 003 CODE REVIEW
- 005 UL ASSEMBLIES
- 020 ZONING COMPLIANCE
- 021 UNIT AREA
- ARCHITECTURAL
- A101 EGRESS PLANS
- A110 ACCESSIBILITY
- A111 ACCESSIBLE LAYOUT
- A121 PUBLIC SPACE PLAN
- A122 TYPICAL SITE DETAILS
- A200 ARCHITECTURAL SITE PLAN
- 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
- 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
- A700 PERSPECTIVE 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

AHJ APPROVAL STAMP

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PROJECT #:
21000

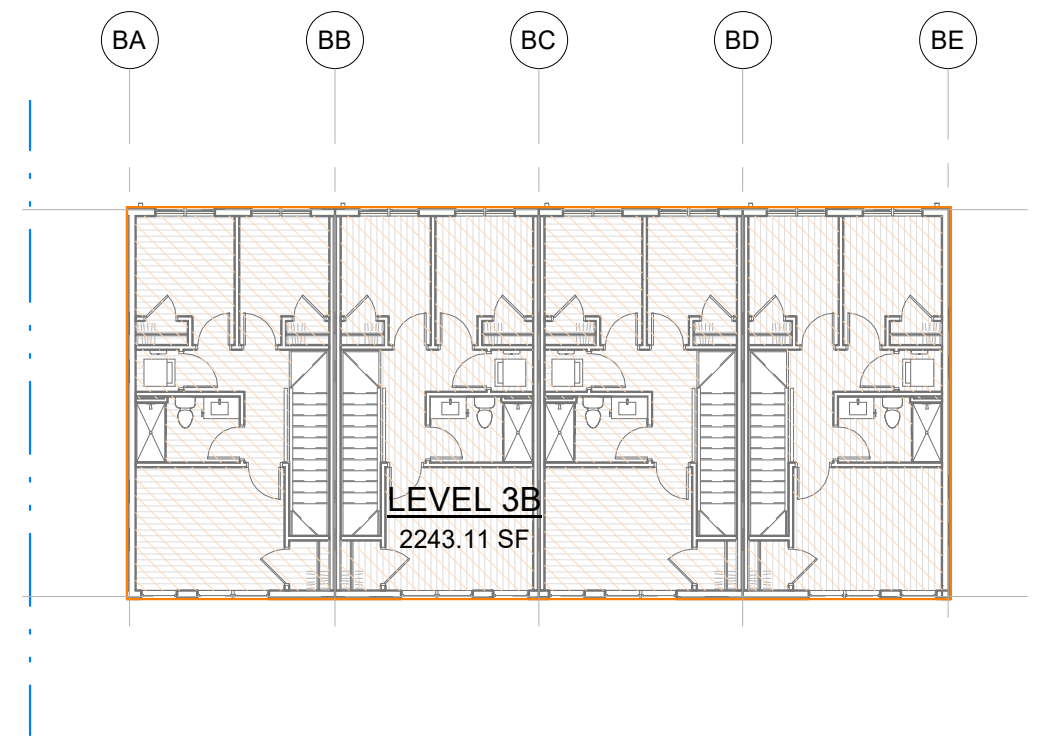
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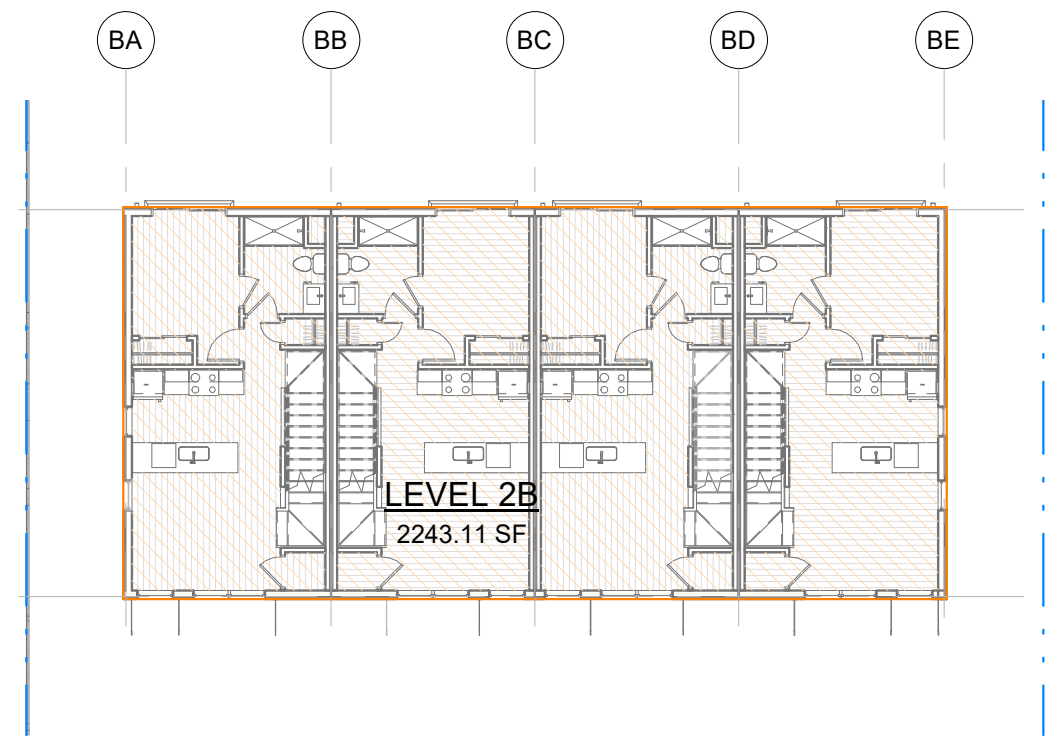
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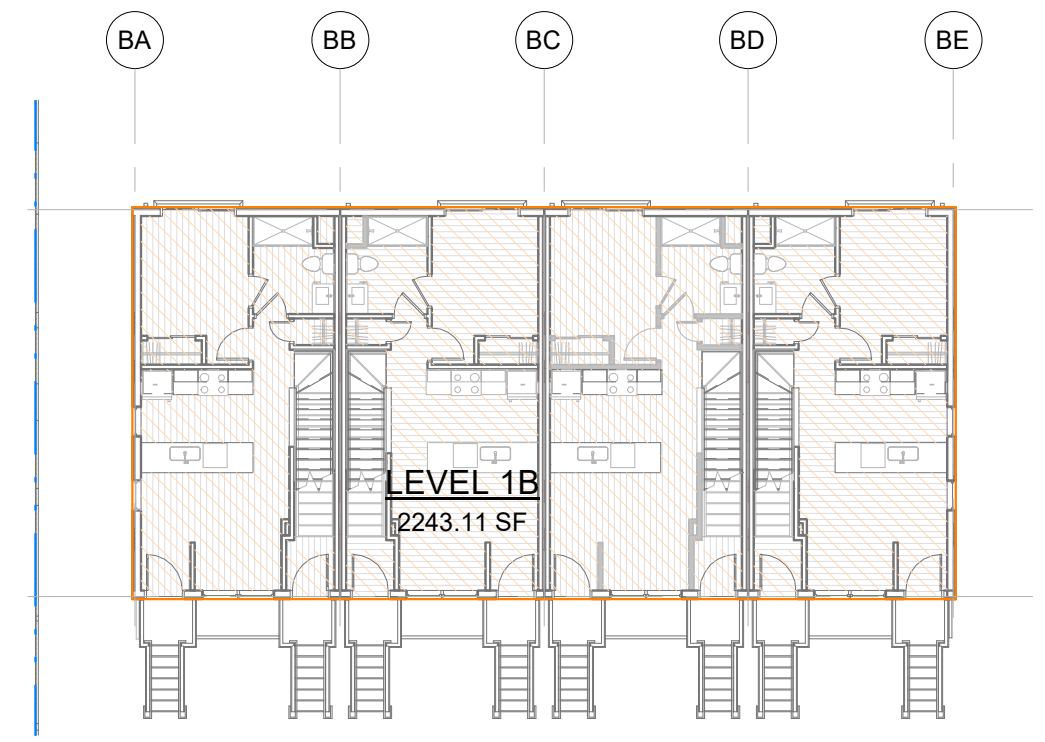
SHEET TITLE	COVER AND SHEET INDEX
SHEET NUMBER	001
DATE	02/03/22
BOARD	Board of Zoning Adjustment
SCHEMA	SCHEMATIC DESIGN
CASE NO	NO 20210
EXPIRE	06/09/22



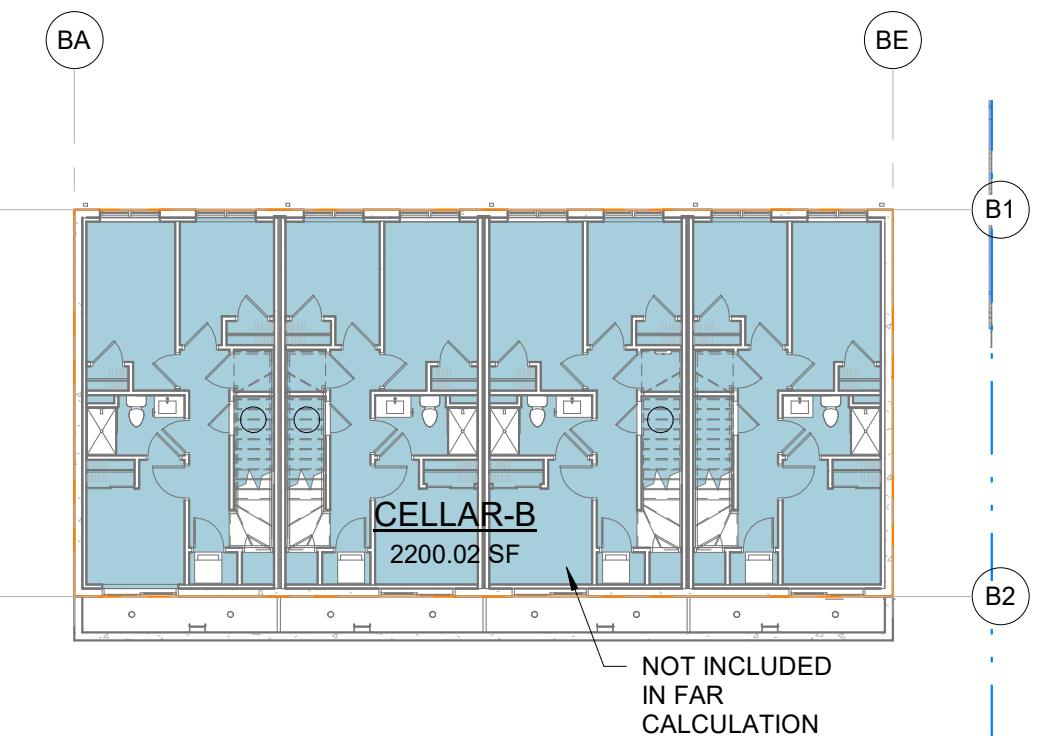
LEVEL 3B - FAR 8
1/16" = 1'-0" 020



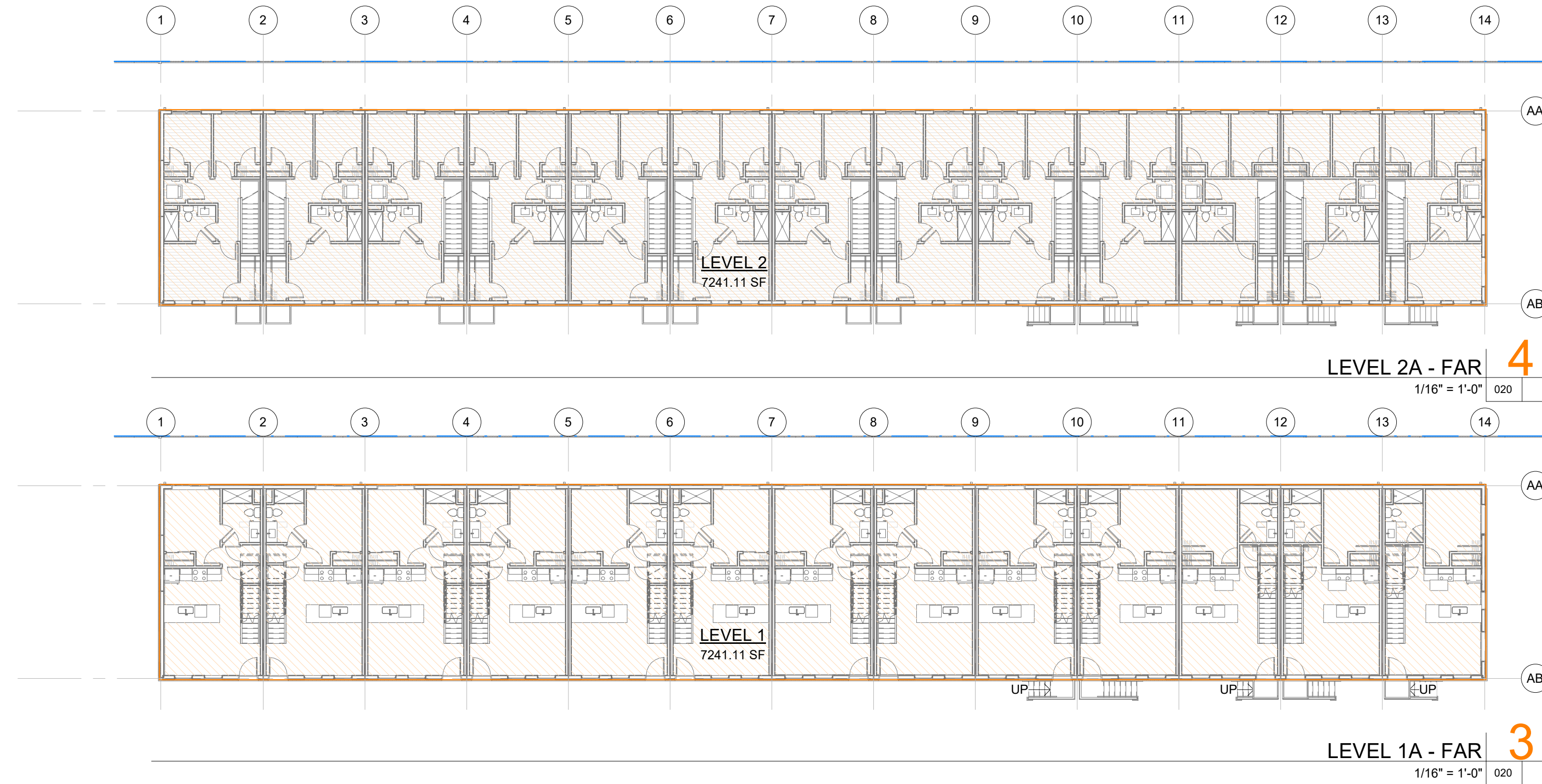
LEVEL 2B - FAR 7
1/16" = 1'-0" 020



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



CELLAR B - FAR 5
1/16" = 1'-0" 020



LEVEL 2A - FAR 4
1/16" = 1'-0" 020

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

FAR AREA SCHEDULE	
LEVEL	AREA
BUILDING A	
LEVEL 1A	7241.11 SF
LEVEL 2A	7241.11 SF
LEVEL 2A	14482.22 SF
BUILDING B	
LEVEL 1B	2243.11 SF
LEVEL 2B	2243.11 SF
LEVEL 3B	2243.11 SF
CELLAR - B	2200.02 SF
CELLAR - B	6729.33 SF
TOTAL FAR	21211.56 SF

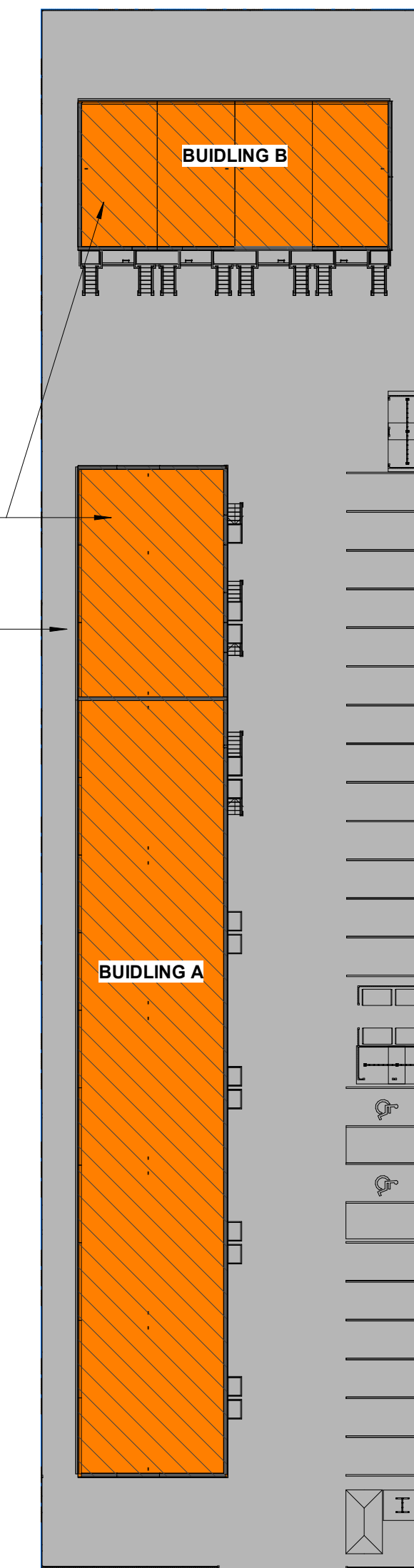
GROSS BUILDING AREA	
LEVEL	AREA
BUILDING A	
LEVEL 1A	7241.11 SF
LEVEL 2A	7241.11 SF
LEVEL 2A	14482.22 SF
BUILDING B	
CELLAR - B	2200.02 SF
LEVEL 1B	2243.11 SF
LEVEL 2B	2243.11 SF
LEVEL 3B	2243.11 SF
TOTAL GROSS AREA	8929.35 SF

GROSS BUILDING AREA (EXISTING)	
LEVEL	AREA
LEVEL 1A	1306.67 SF

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)

LOT COVERAGE:
9484.22 SF.

LOT AREA:
29,044 SF.



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

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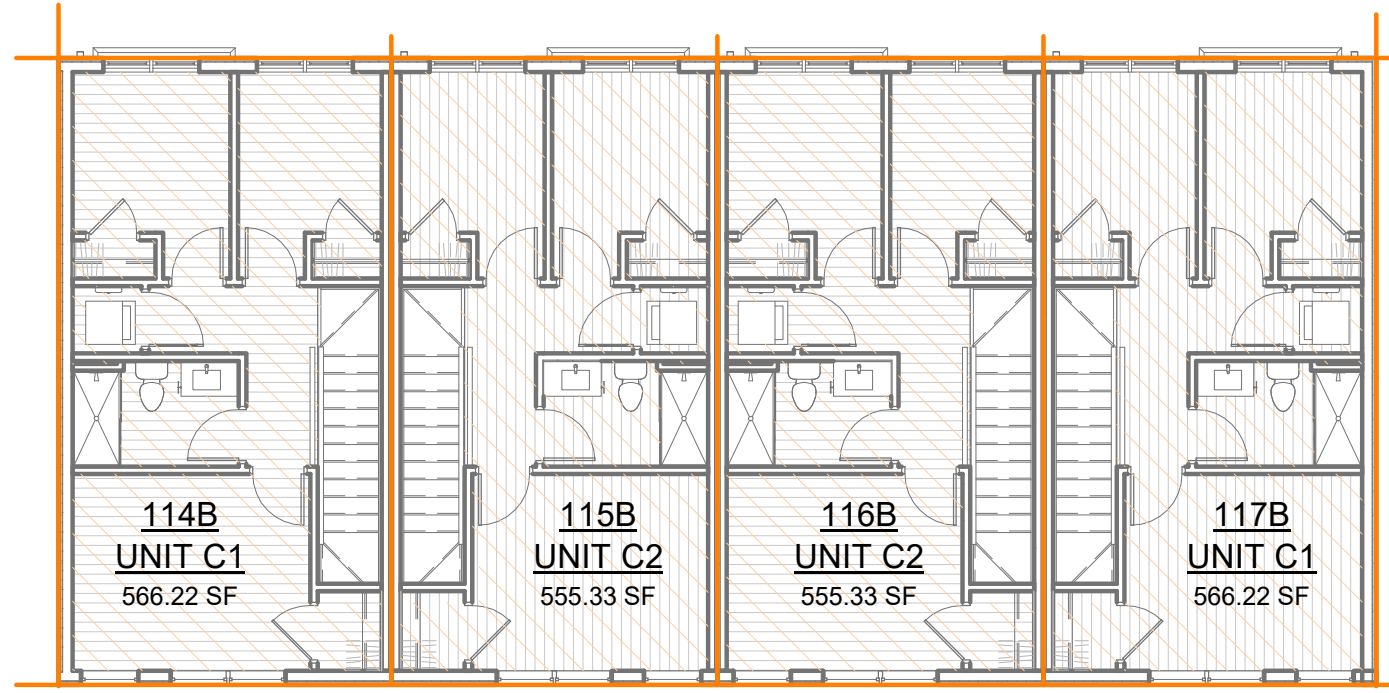
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SHEET TITLE
ZONING COMPLIANCE

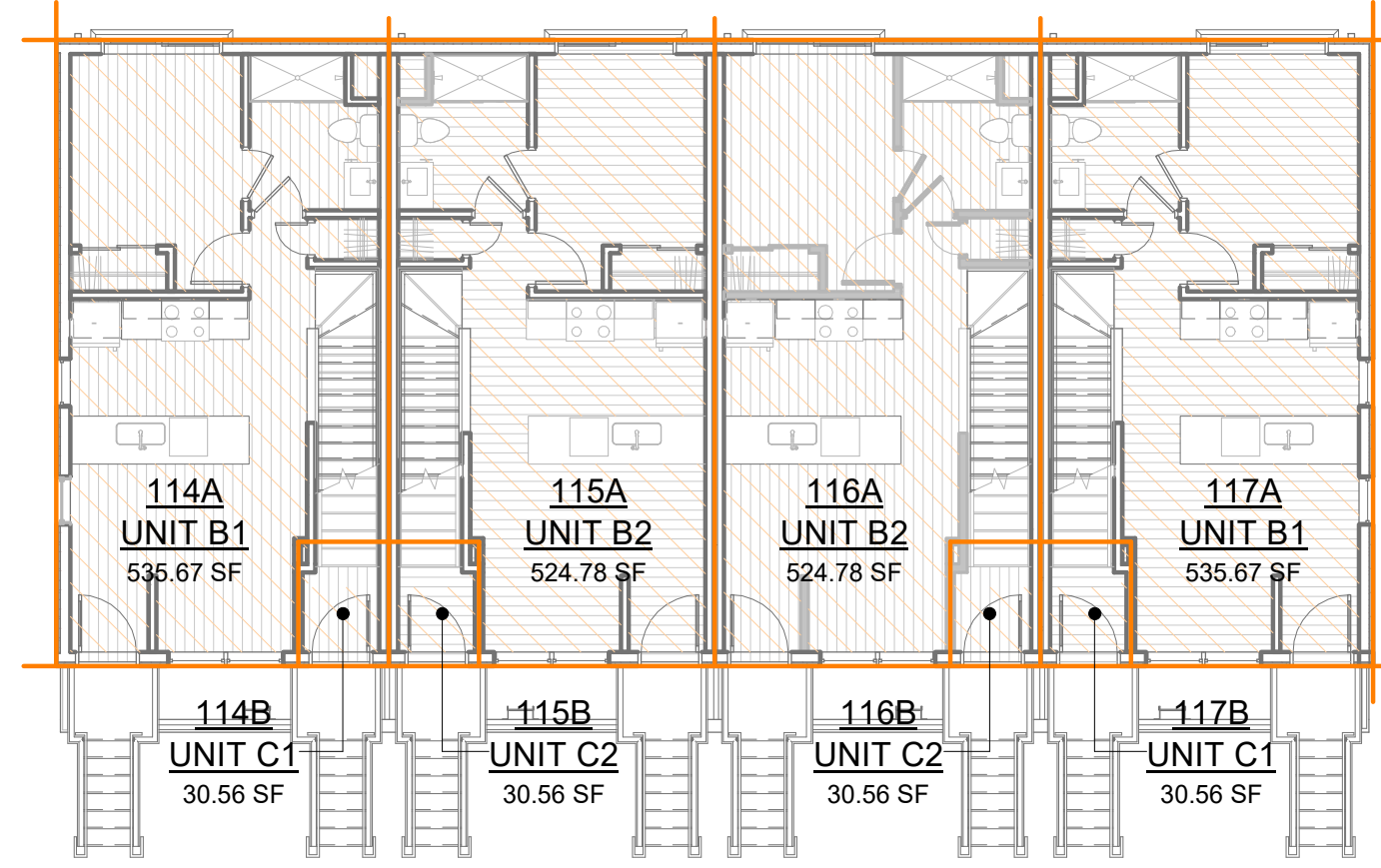
SHEET NUMBER

020

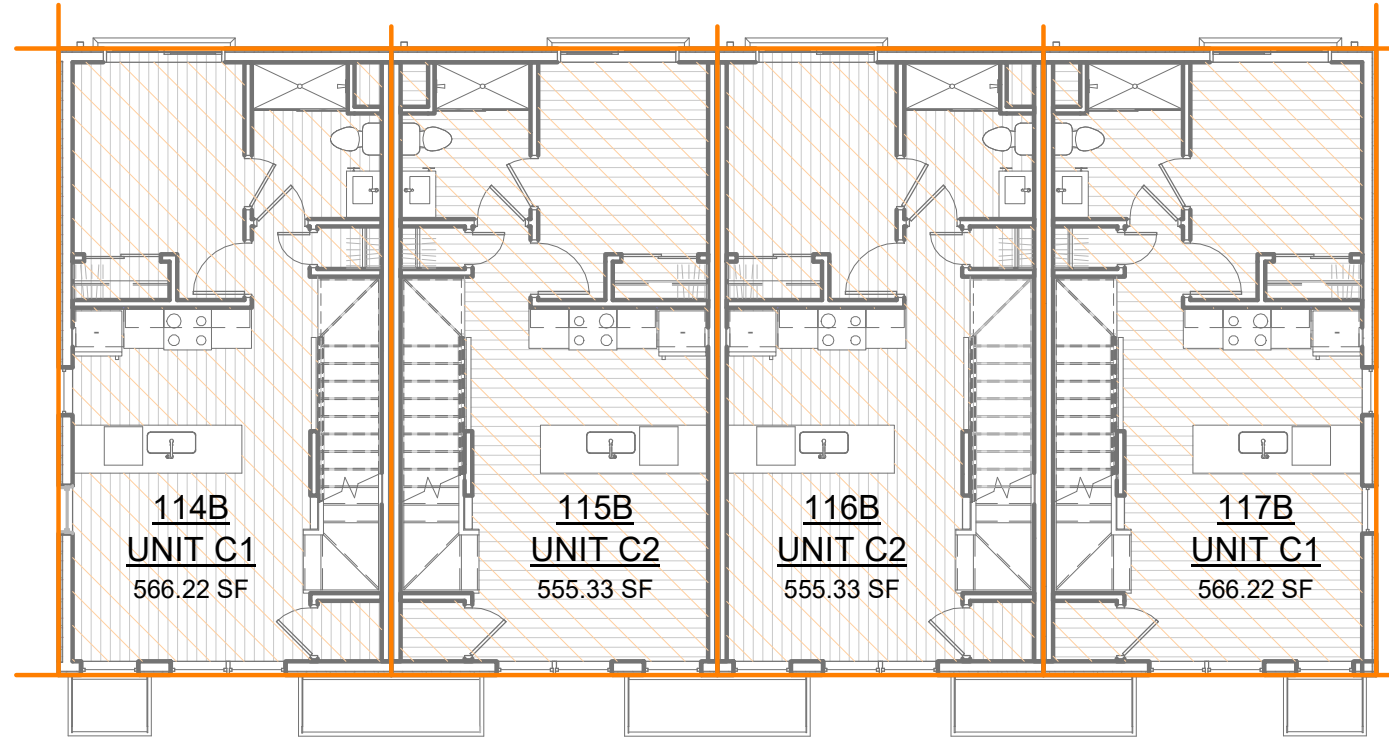
02/03/22
SCHEMATIC DESIGN



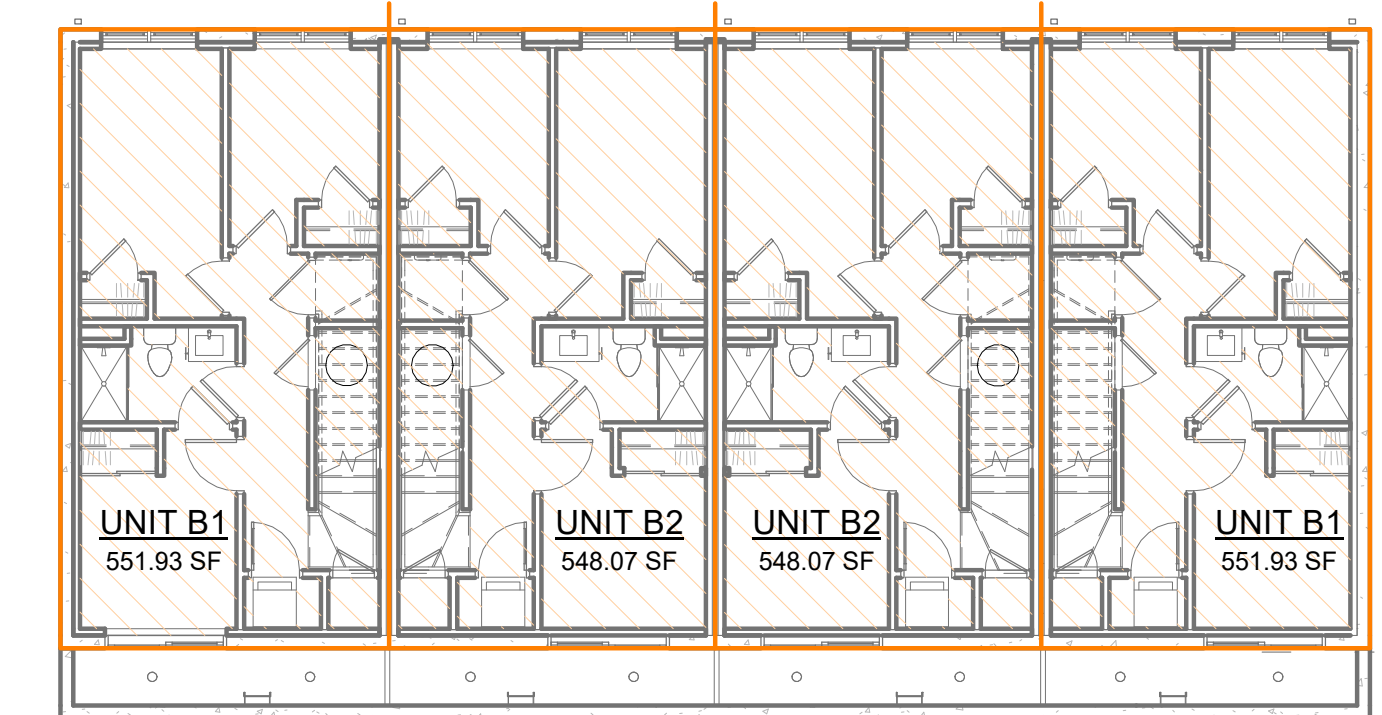
UNIT AREA - LEVEL 3B **6**
1" = 10'-0" 021



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

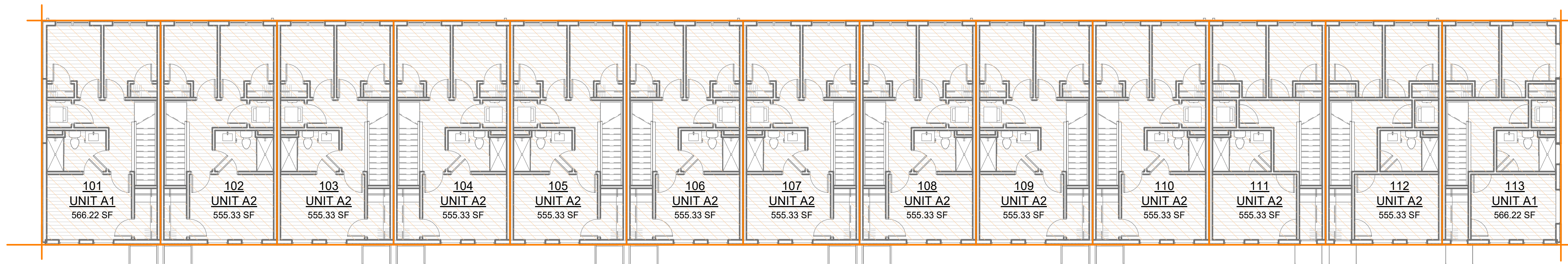
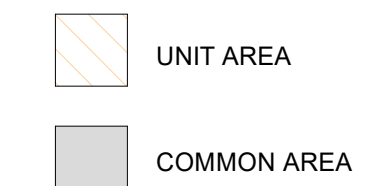
GROSS AREA TABULATIONS

AREA - UNIT GSF			
Number	UNIT NAME	Unit Type	AREA
BUILDING A			
101	UNIT A1	4 BED/ 2 BA	1132.44 SF
102	UNIT A2	4 BED/ 2 BA	1110.67 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 A1	4 BED/ 2 BA	1132.44 SF
BUILDING A			14482.22 SF
BUILDING 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	1087.60 SF
117B	UNIT C1	4 BED/ 2 BA	1163.00 SF
BUILDING B			8929.35 SF
TOTAL GSF			23411.57 SF

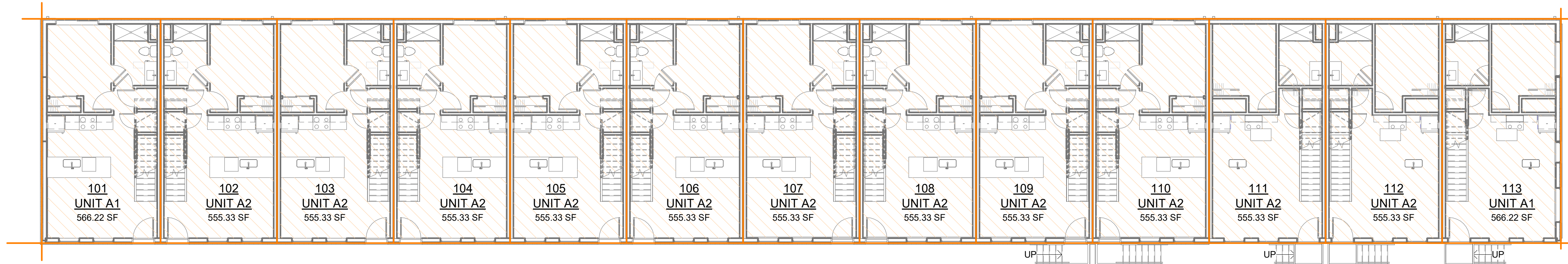
GENERAL NOTES

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

AREA PLAN LEGEND



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



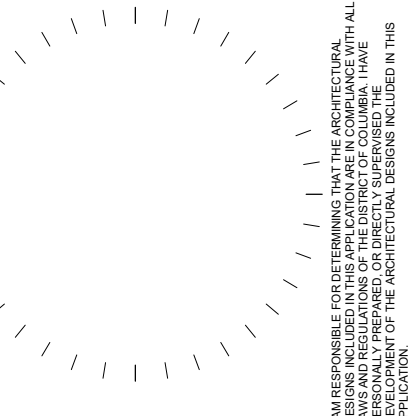
UNIT AREA - LEVEL 1A **1**
1" = 10'-0" 021

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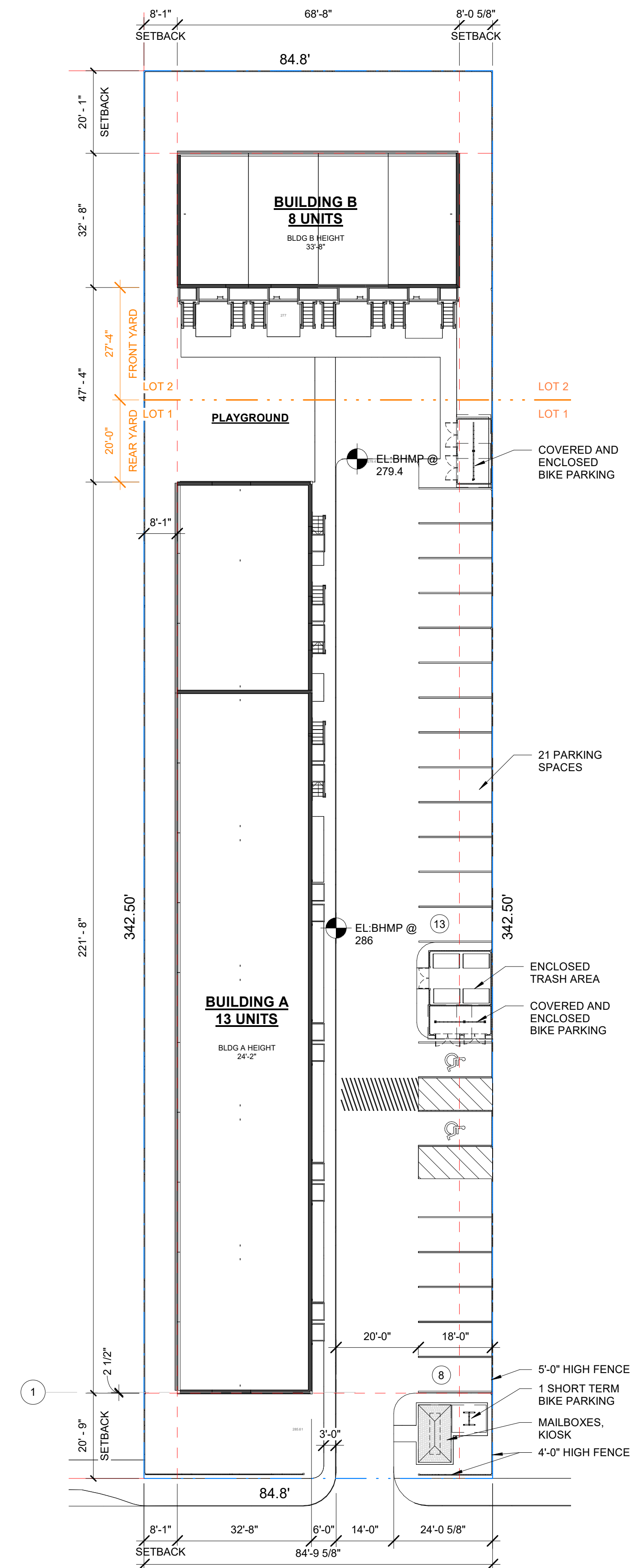
SHEET TITLE
UNIT AREA

SHEET NUMBER

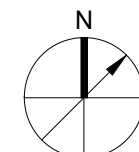
021

02/03/22
SCHEMATIC DESIGN

- 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
1" = 20'-0" | A200

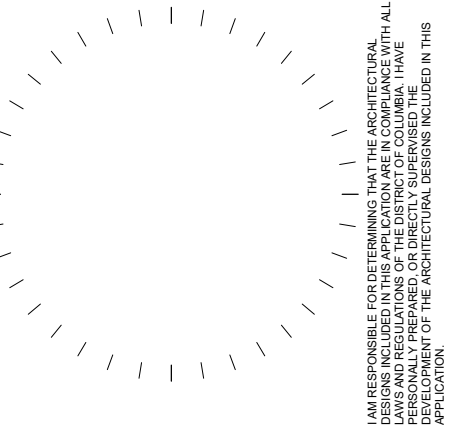


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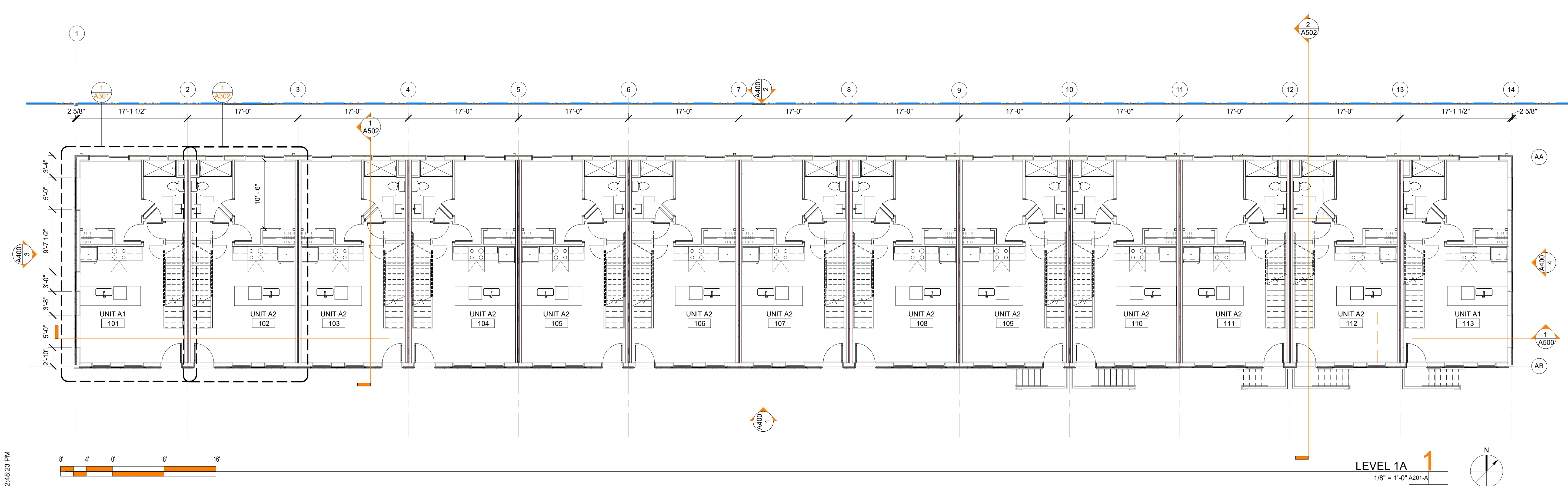
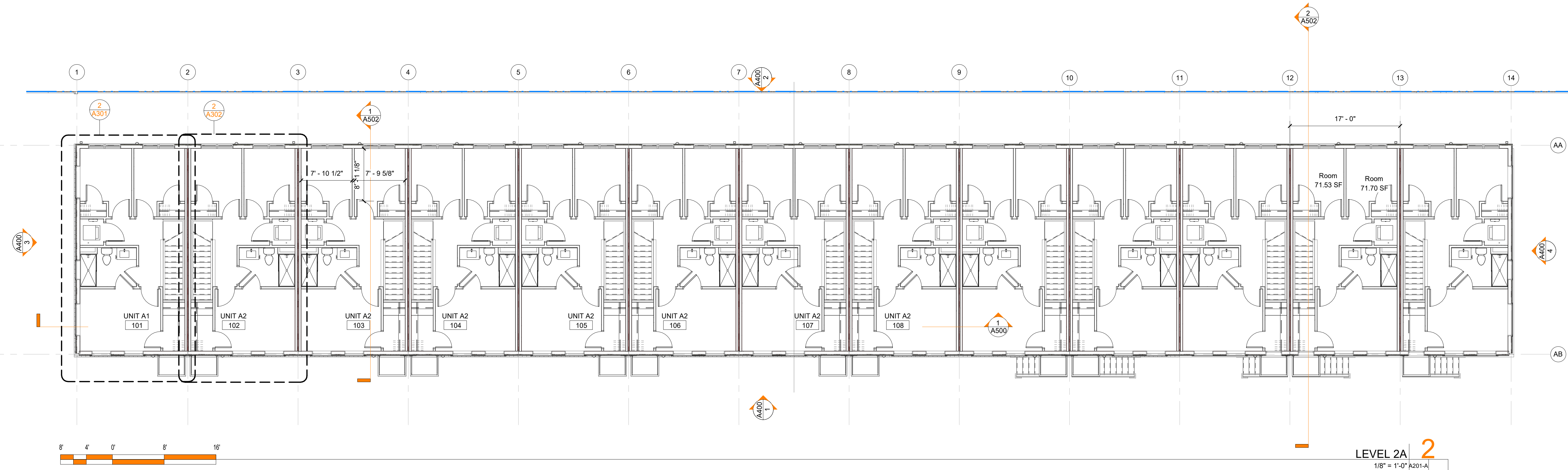
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2340 ANGER PL SE
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SHEET TITLE
ARCHITECTURAL SITE PLAN

SHEET NUMBER

A200

02/03/22
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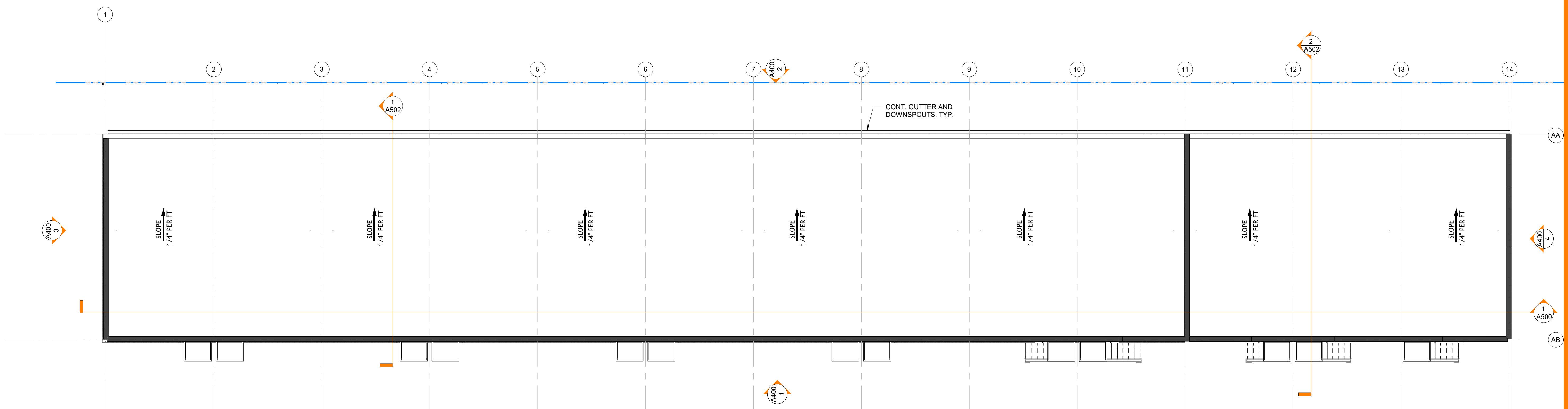
No.	Description	Date

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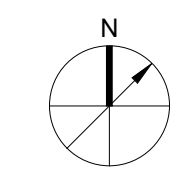
SHEET TITLE
BUILDING A - FIRST AND
SECOND FLOOR PLAN

SHEET NUMBER

A201-A
02/03/22
SCHEMATIC DESIGN



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



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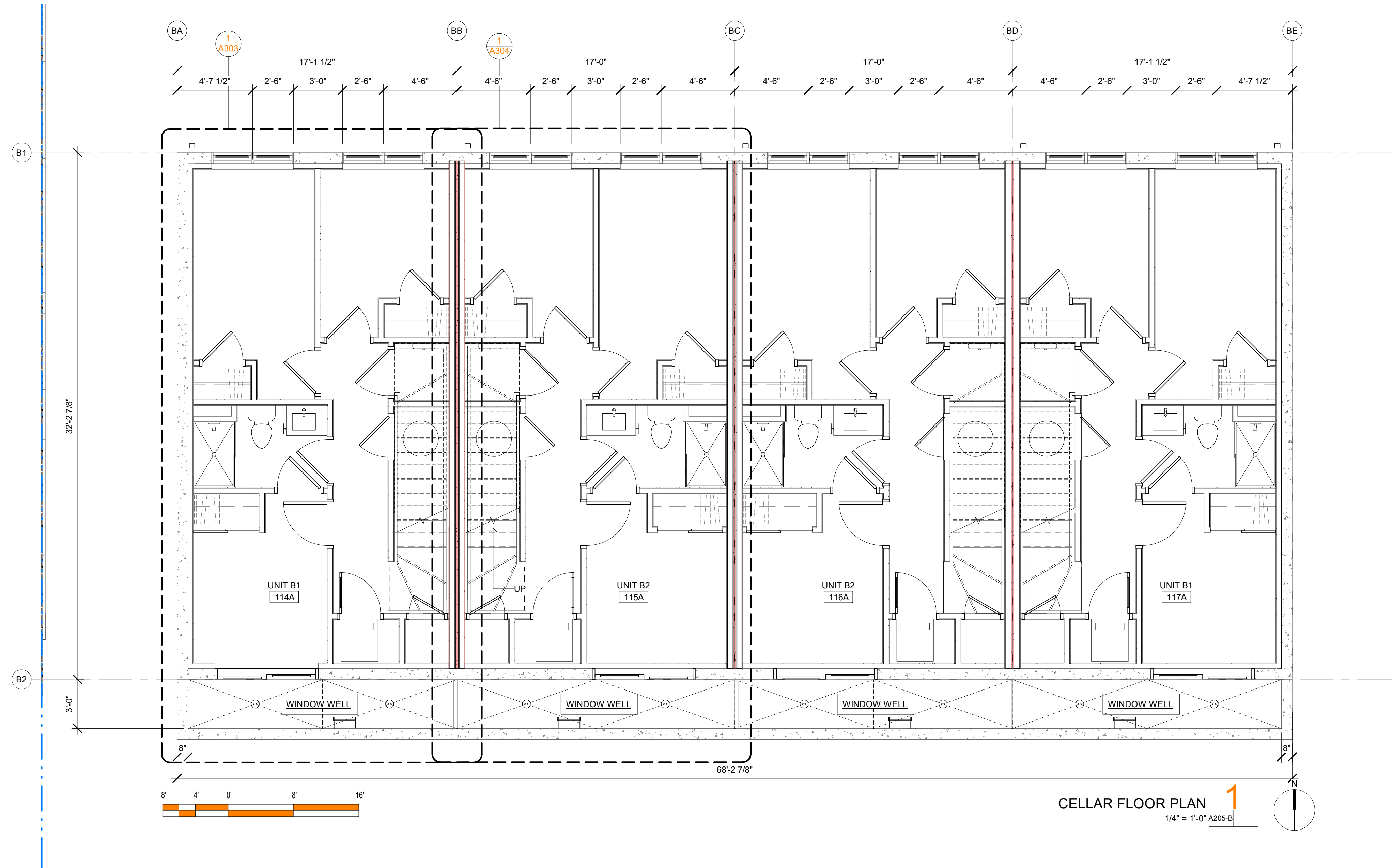
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SHEET TITLE
BUILDING A - ROOF PLAN

SHEET NUMBER

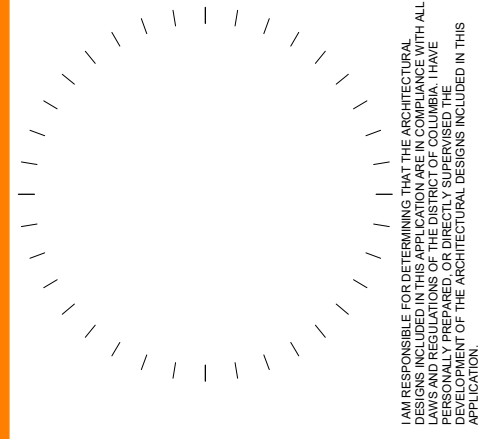
A202-A
 02/03/22
 SCHEMATIC DESIGN



CELLAR FLOOR PLAN **1**
 1/4" = 1'-0" A205-B

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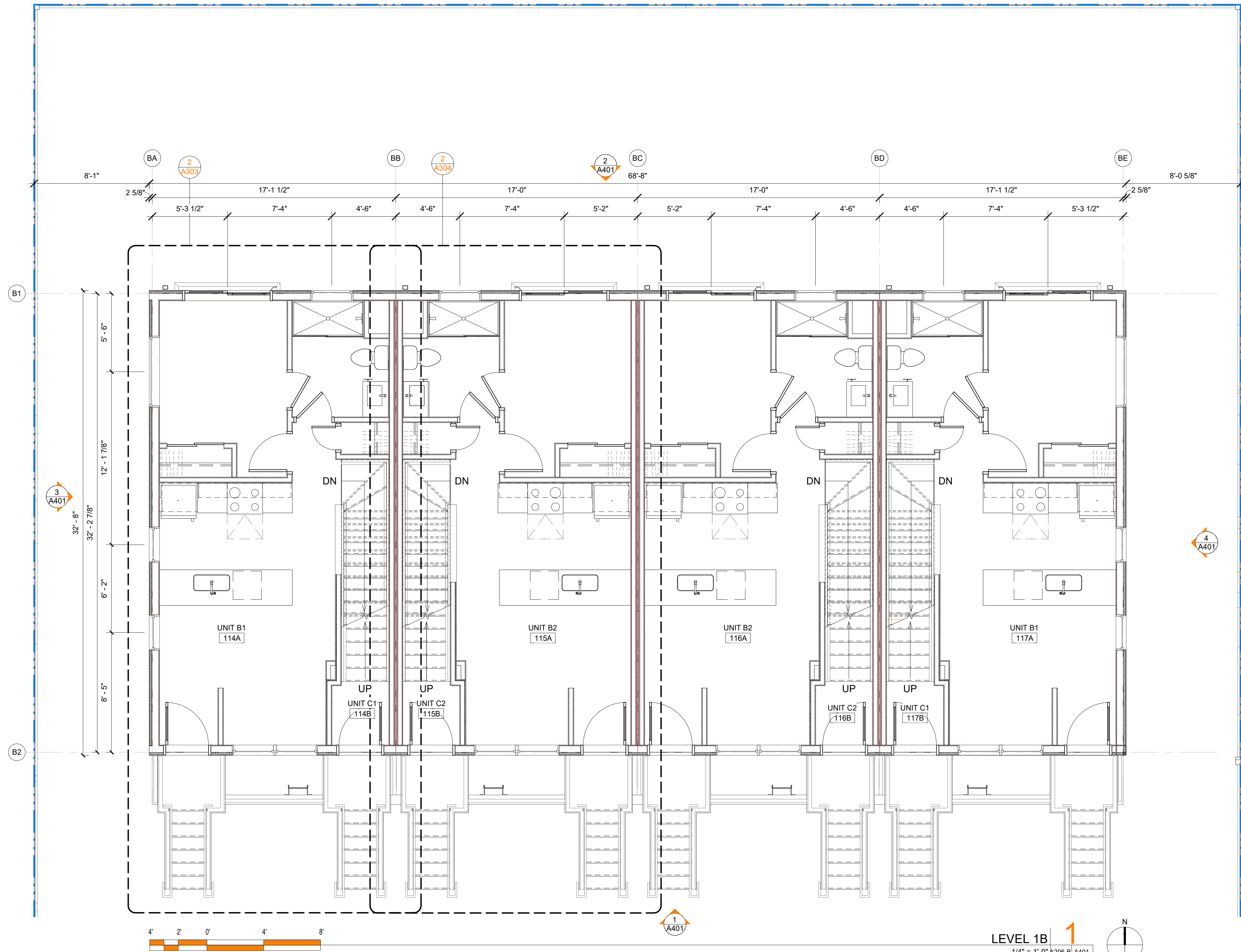
No.	Description	Date

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SHEET TITLE
BUILDING B - CELLAR FLOOR PLAN

SHEET NUMBER
A205-B
 02/03/22
 SCHEMATIC DESIGN

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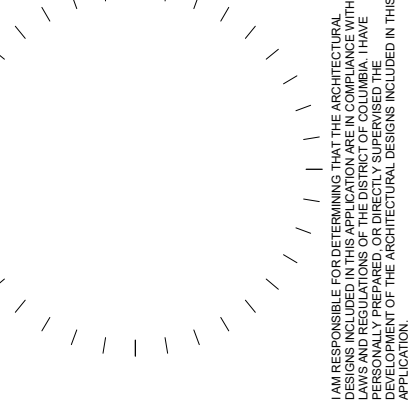


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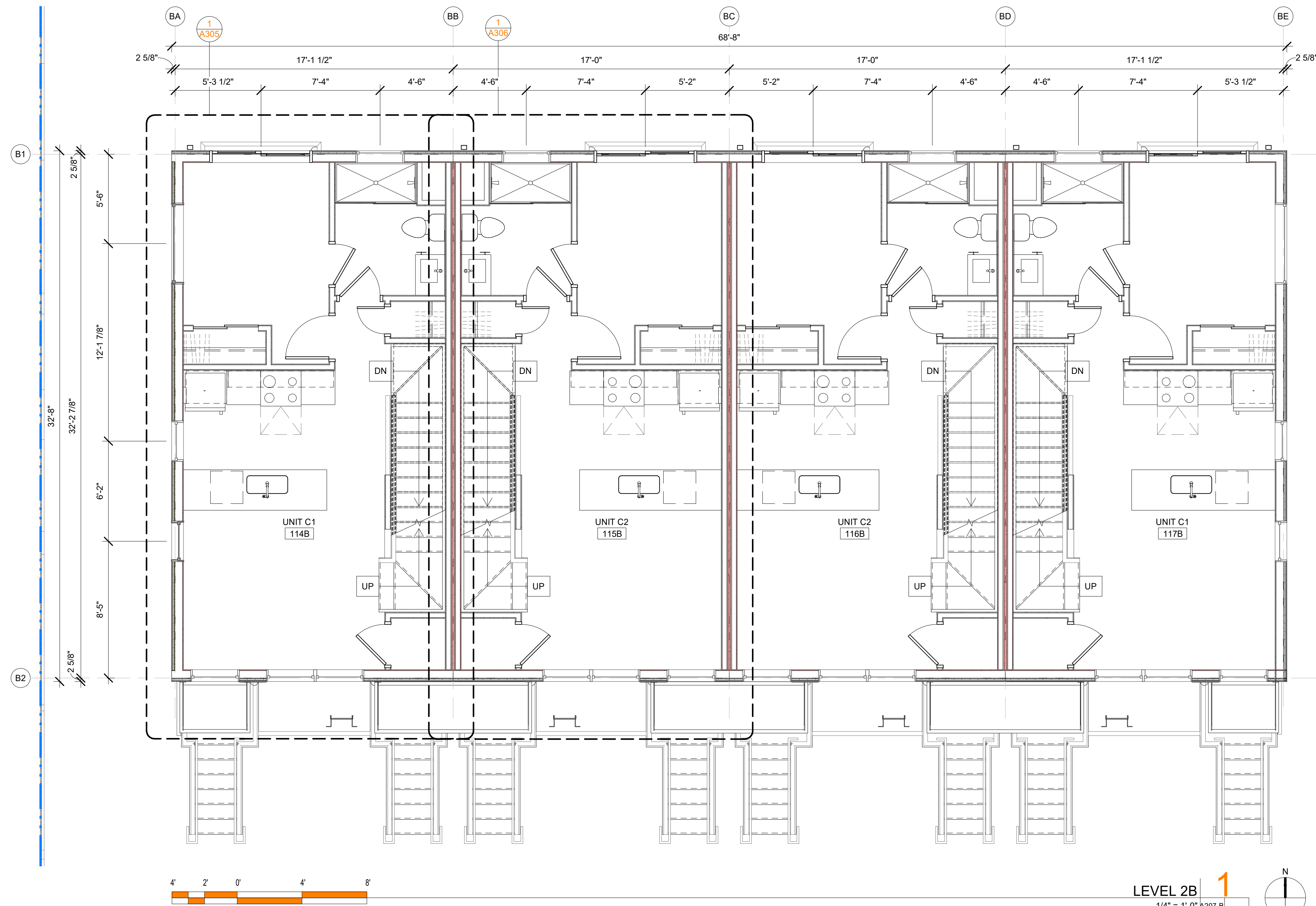


No.	Description	Date

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SHEET TITLE
BUILDING B - FIRST FLOOR PLAN

SHEET NUMBER
A206-B
 02/03/22
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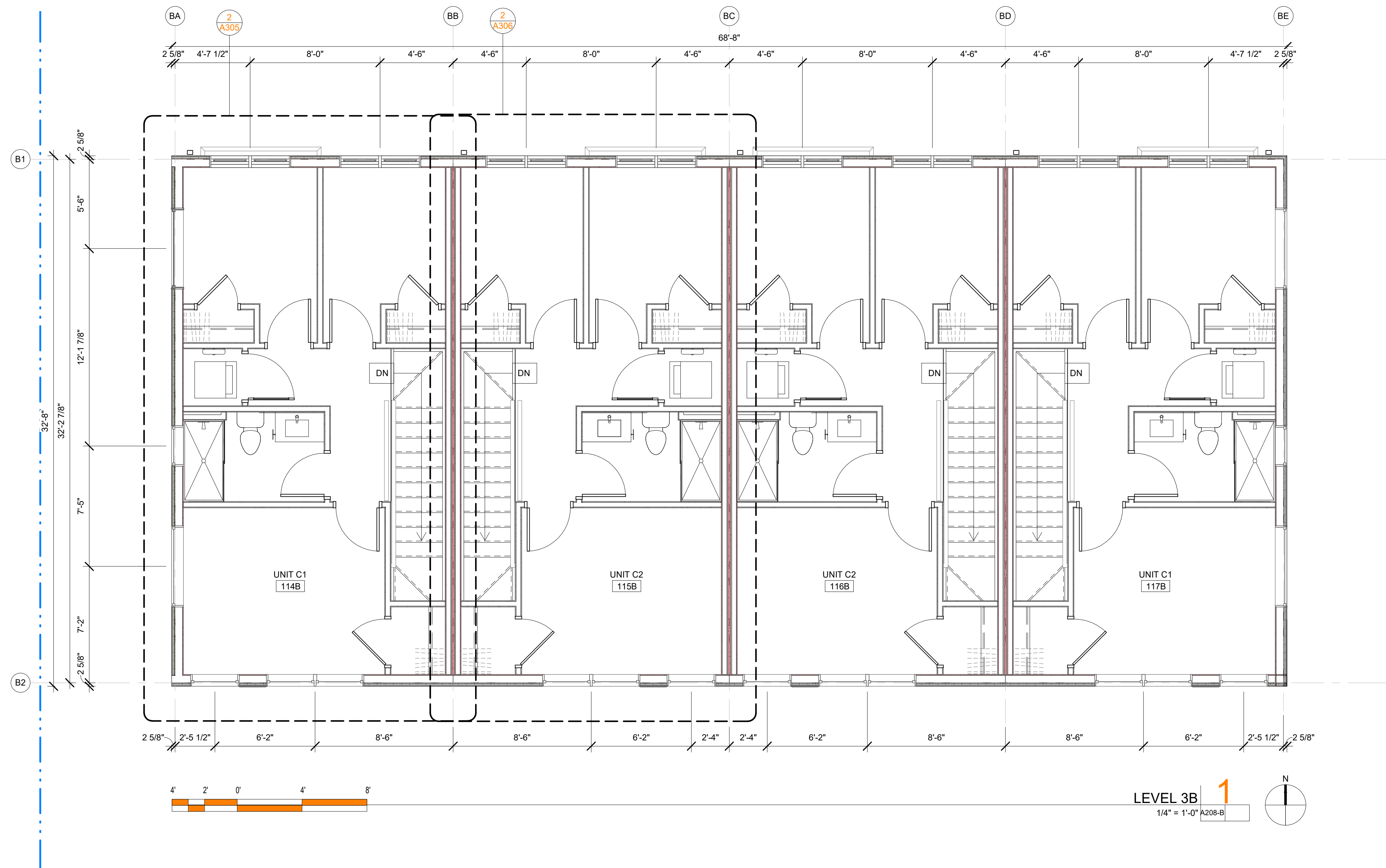
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SHEET TITLE
BUILDING B - SECOND FLOOR PLAN

SHEET NUMBER

A207-B

02/03/22
SCHEMATIC DESIGN

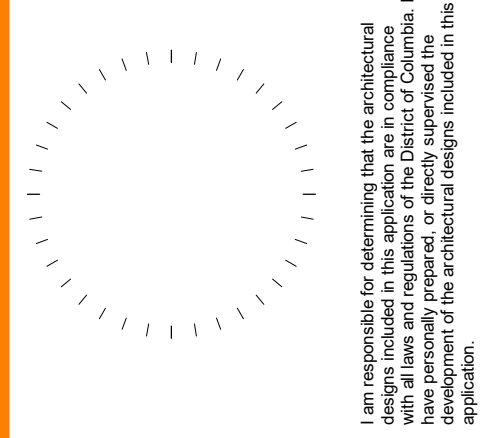


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SHEET TITLE
BUILDING B - THRID FLOOR PLAN

SHEET NUMBER

A208-B
02/03/22
SCHEMATIC DESIGN

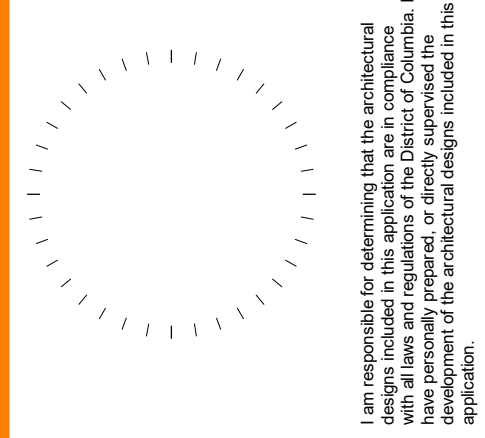


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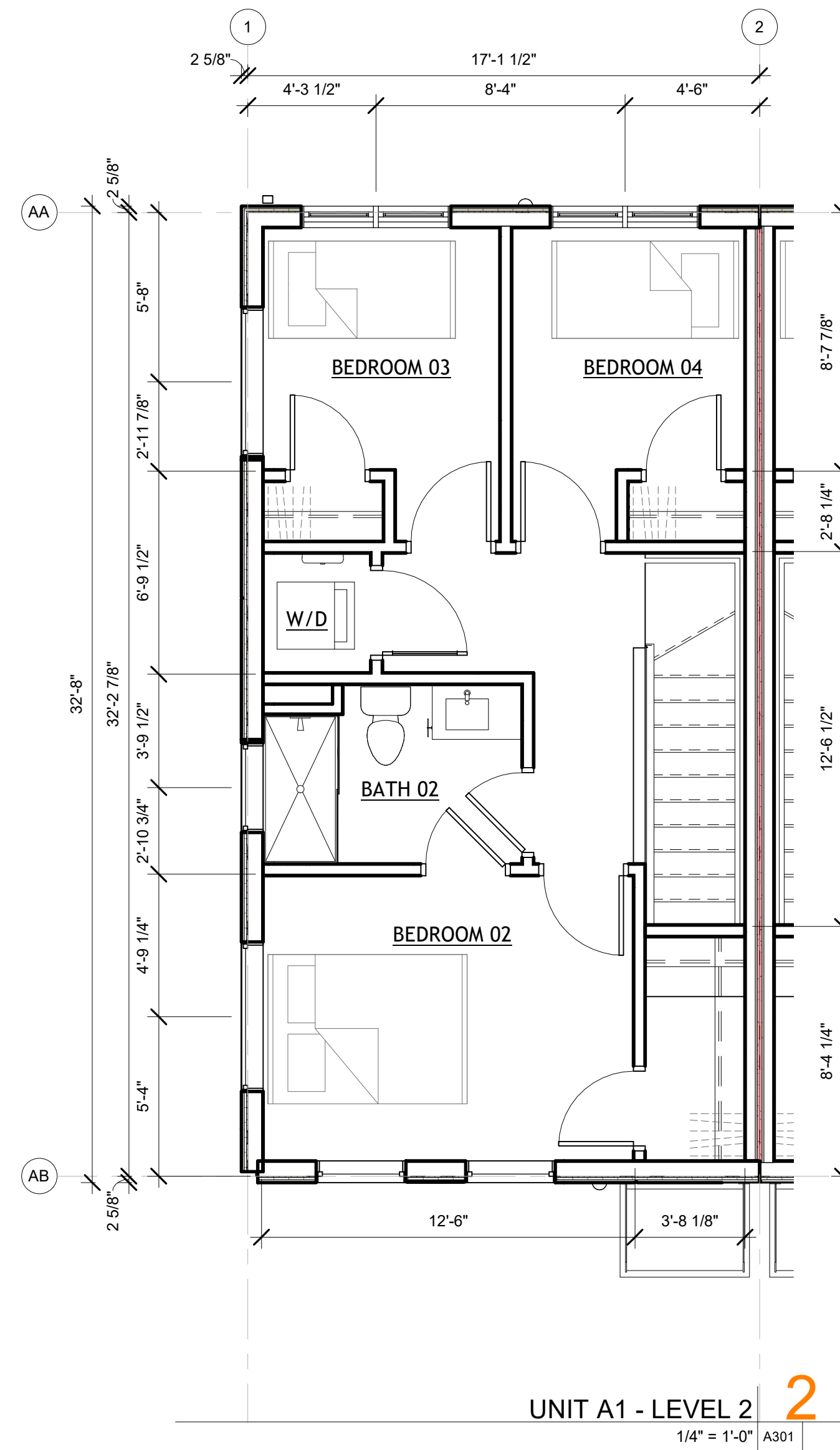
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SHEET TITLE
BUILDING B - ROOF PLAN

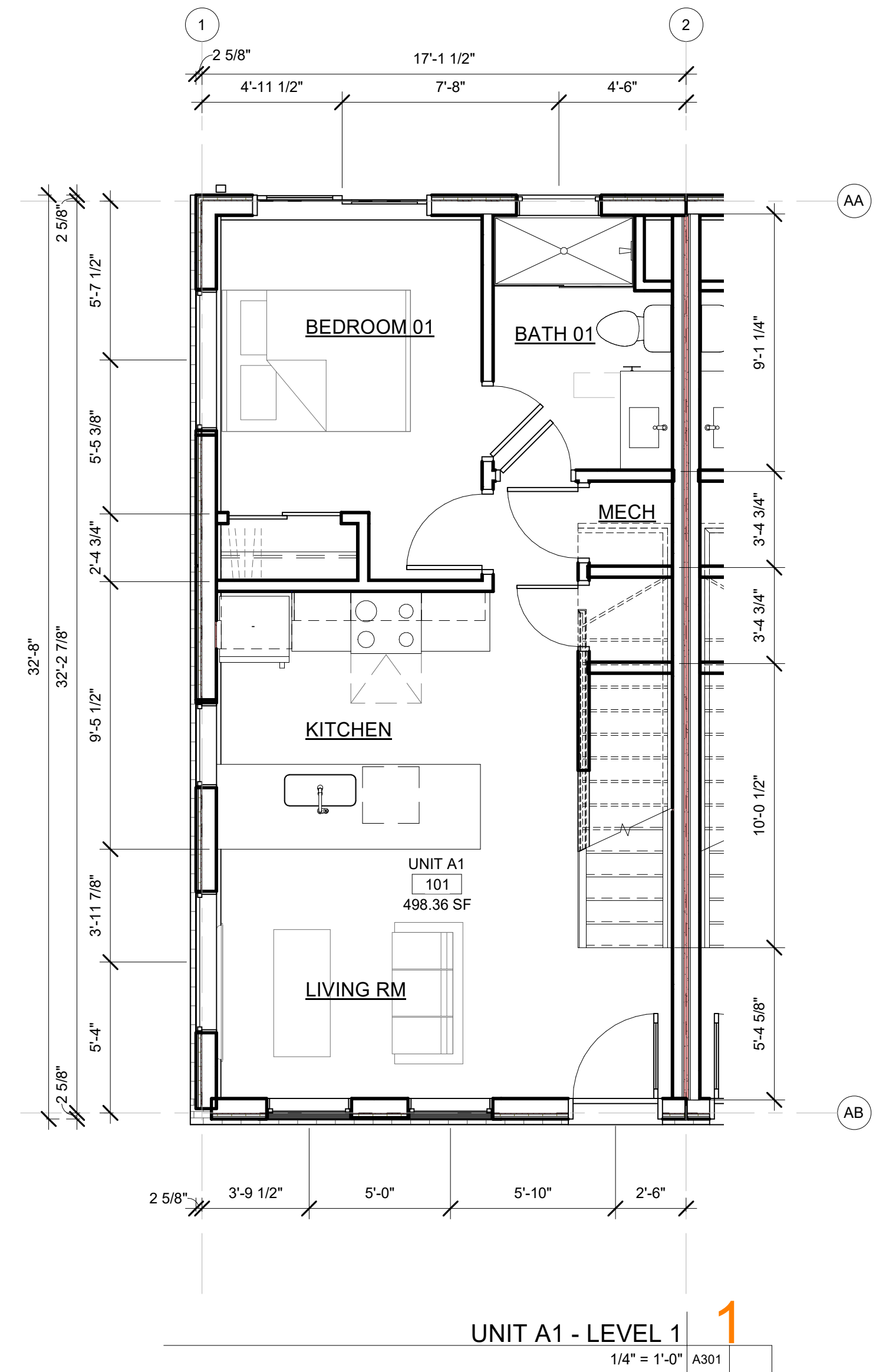
SHEET NUMBER

A209-B

02/03/22
SCHEMATIC DESIGN



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



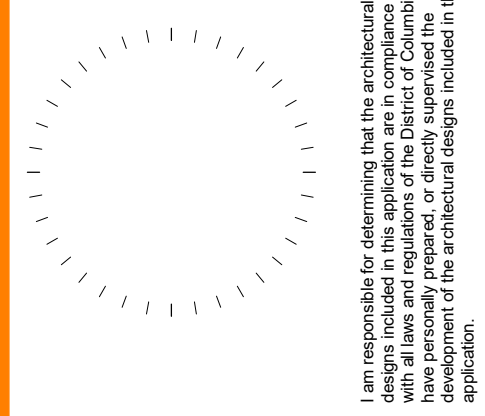
UNIT A1 - LEVEL 1
1/4" = 1'-0" A301

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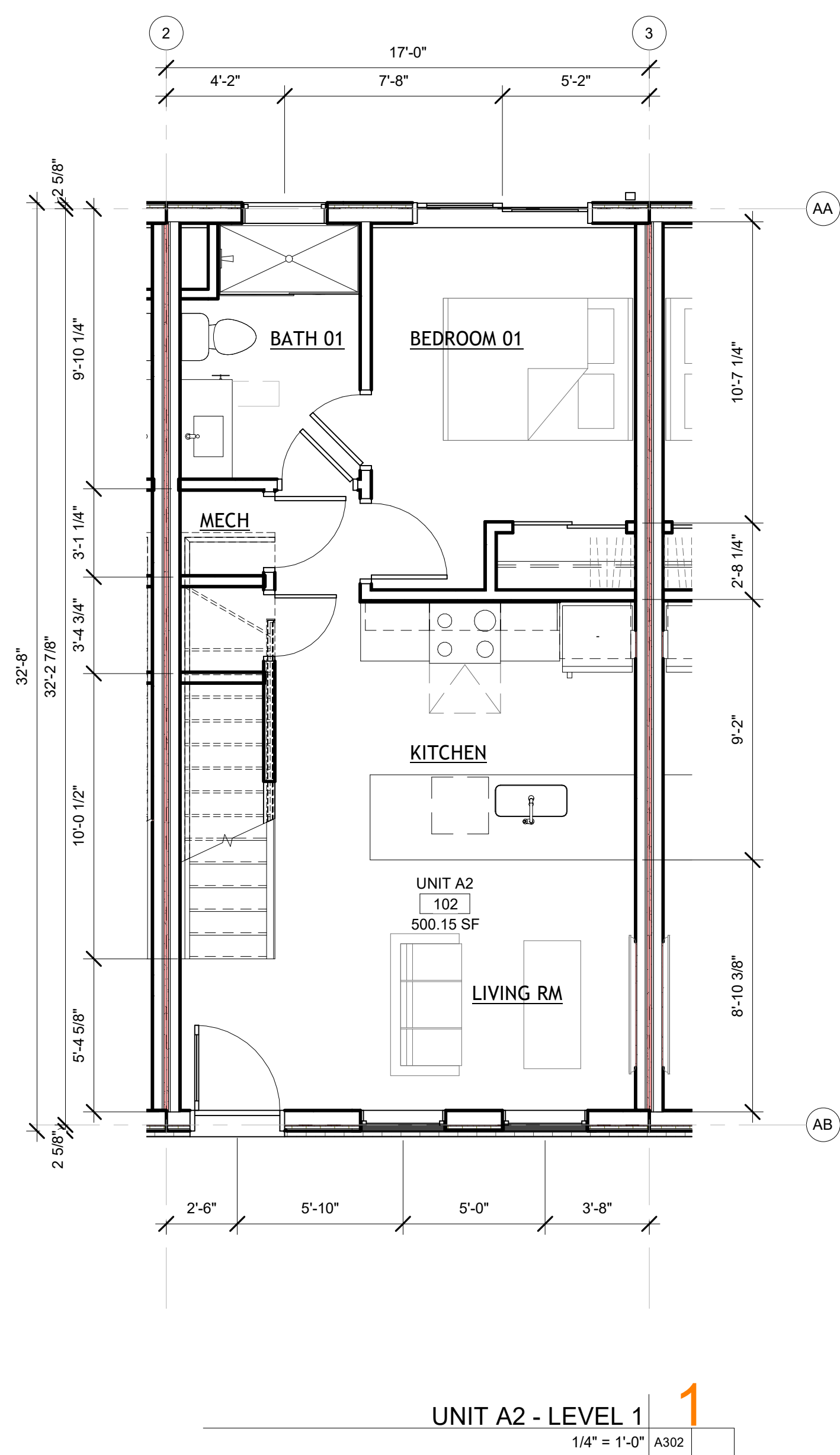
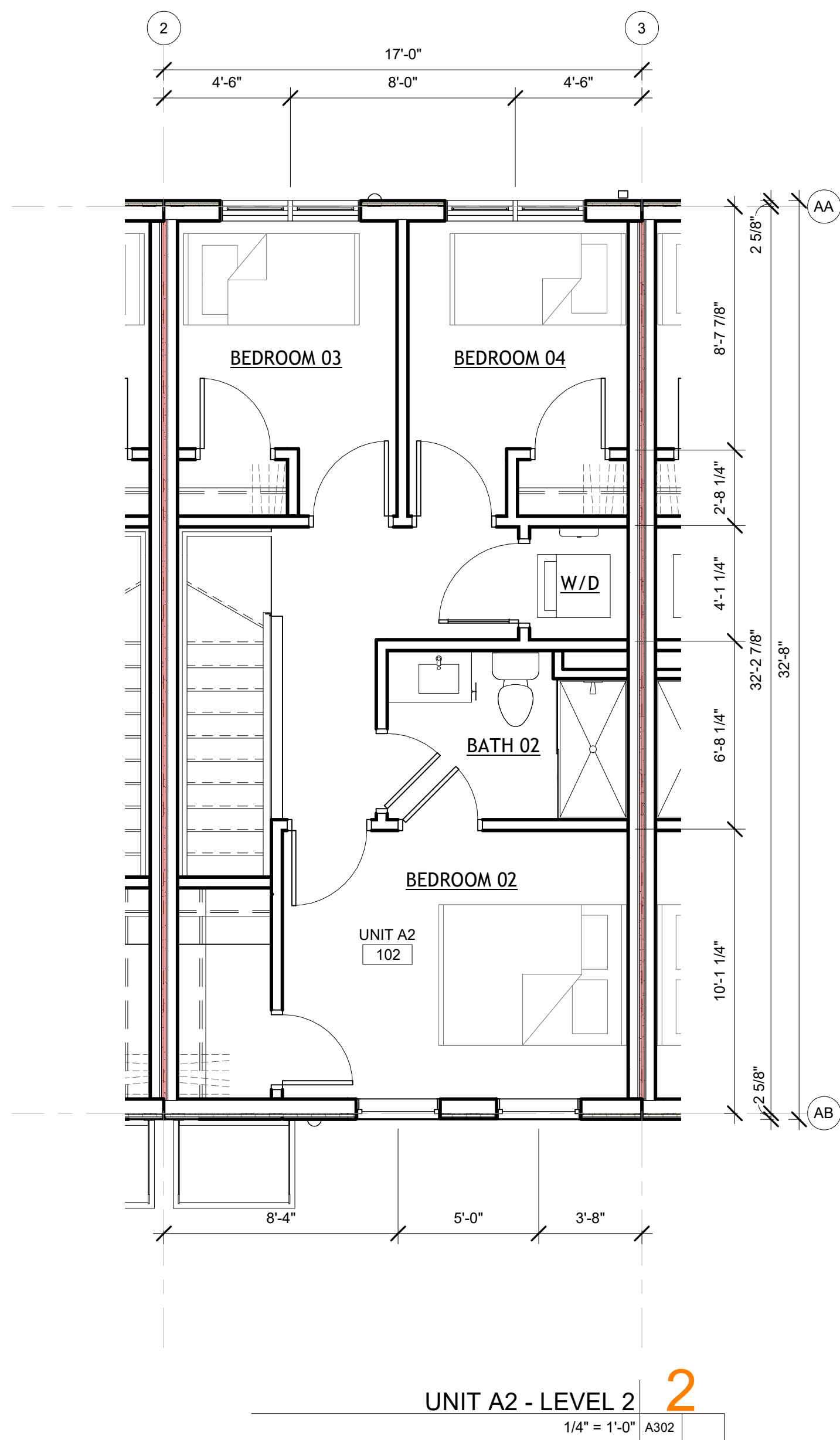
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SHEET TITLE
UNIT A1 - PLANS AND
RCPS

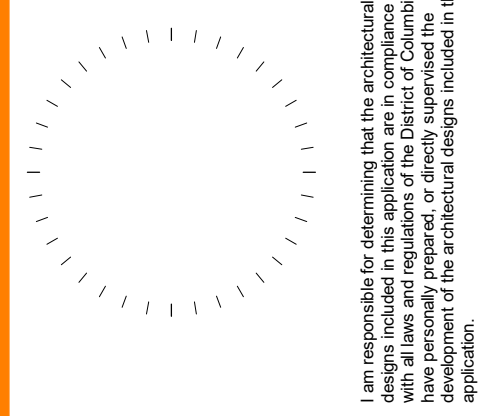
SHEET NUMBER

A301

02/03/22
SCHEMATIC DESIGN



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No.	Description	Date

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SHEET TITLE
UNIT A2 - PLANS AND RCPS

SHEET NUMBER

A302

02/03/22
SCHEMATIC DESIGN

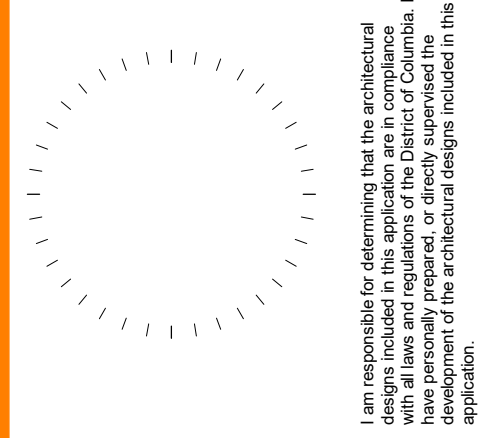
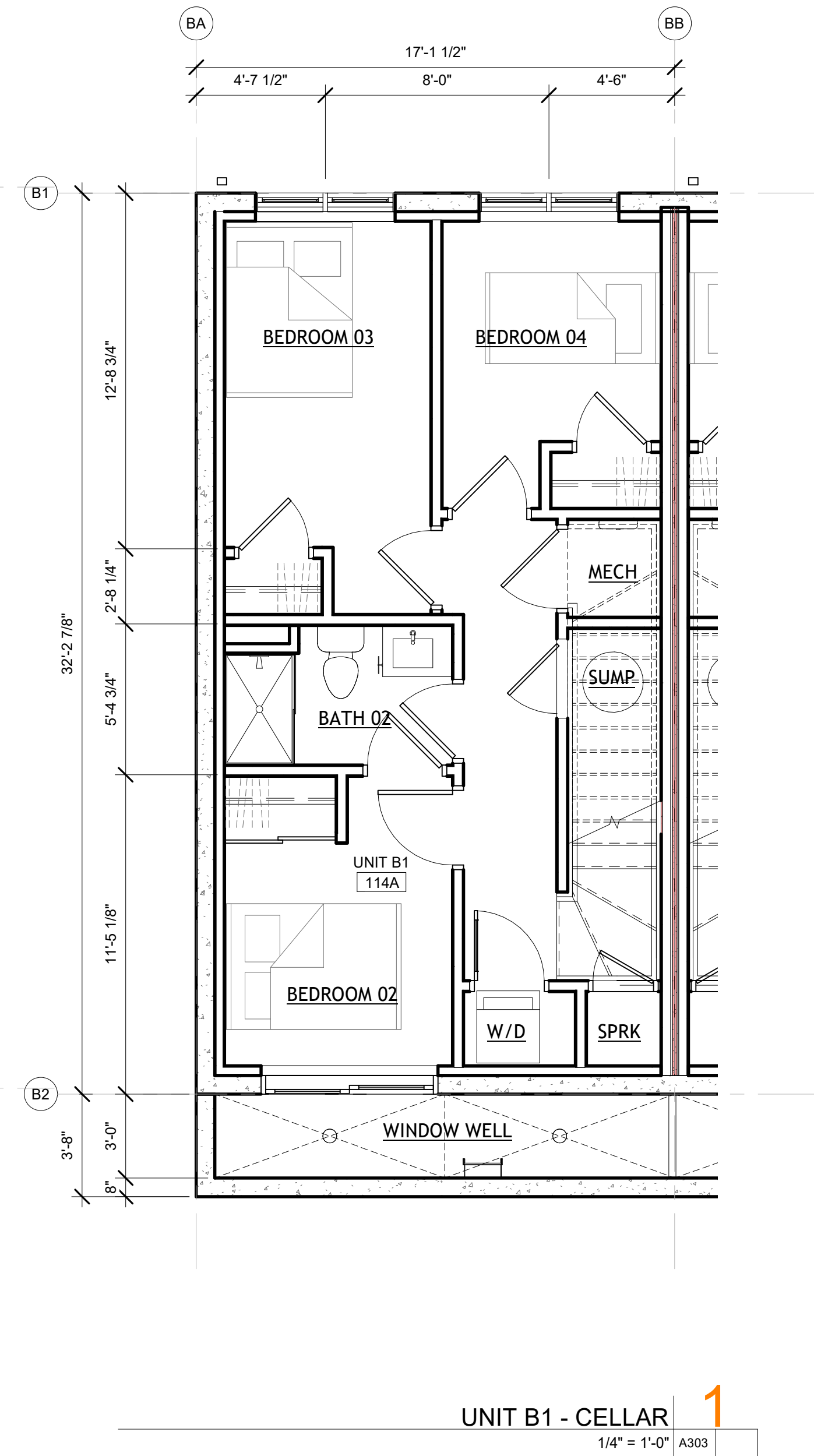
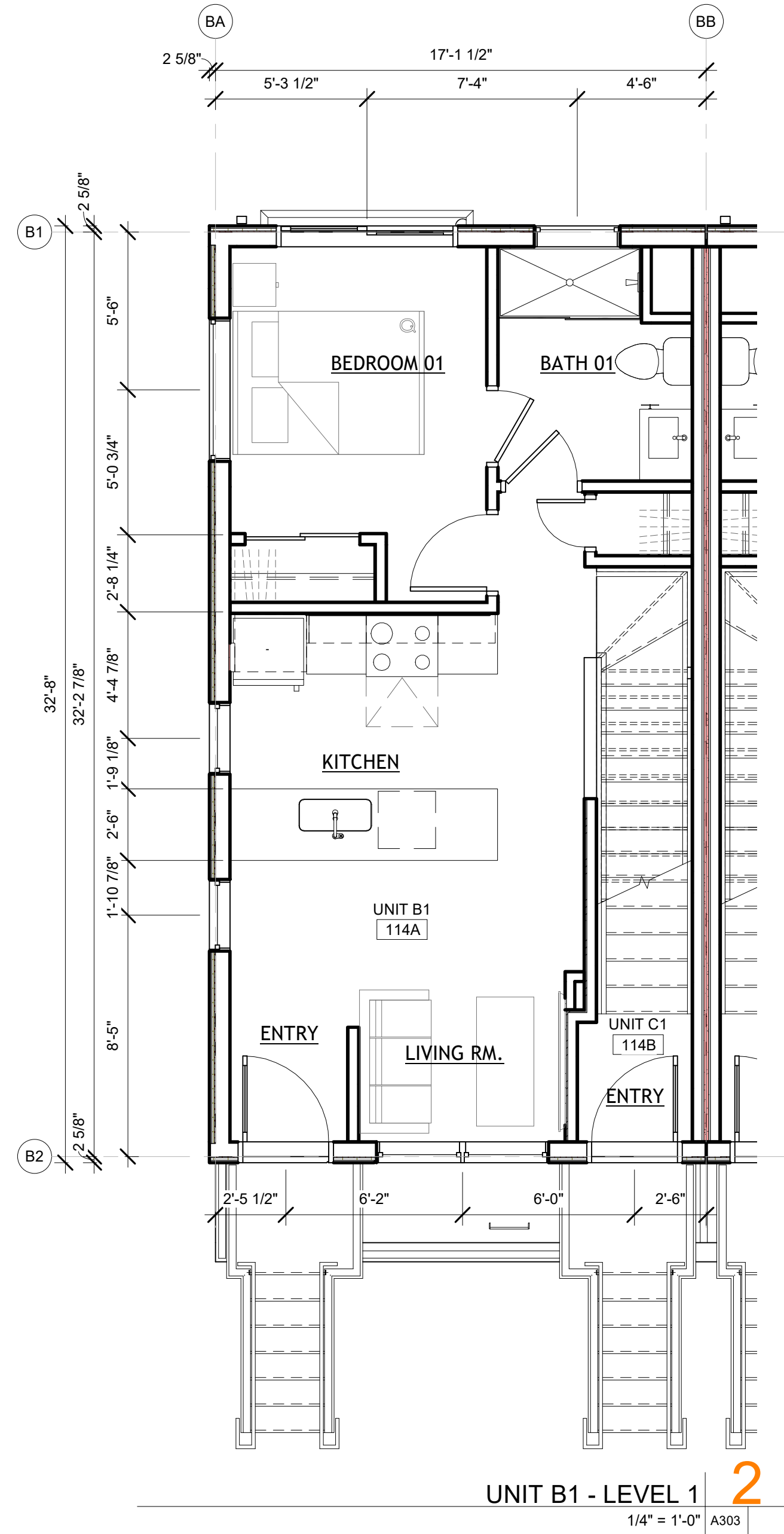
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SHEET TITLE
UNIT B1 - PLANS AND RCPS

SHEET NUMBER

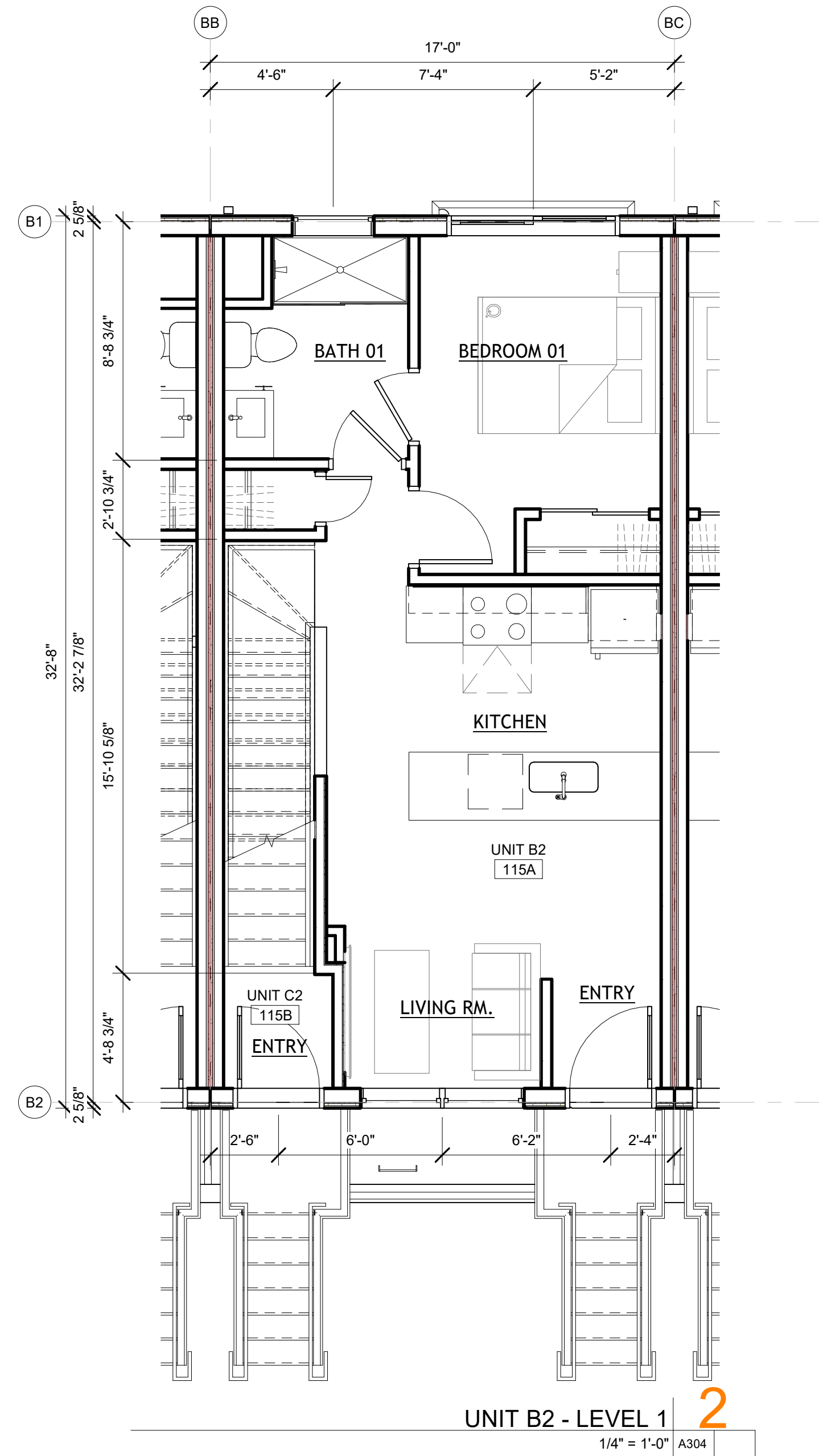
A303
02/03/22
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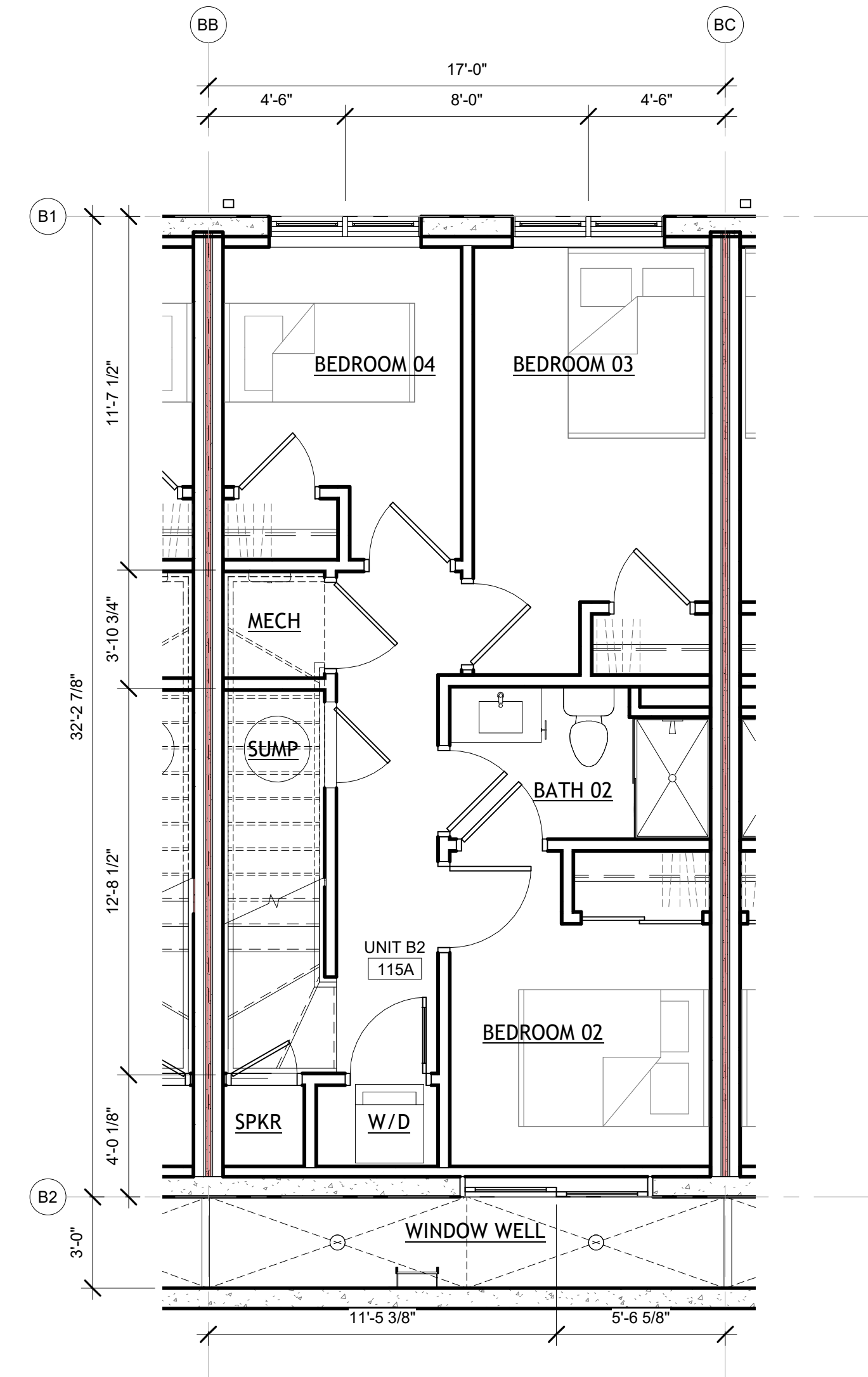
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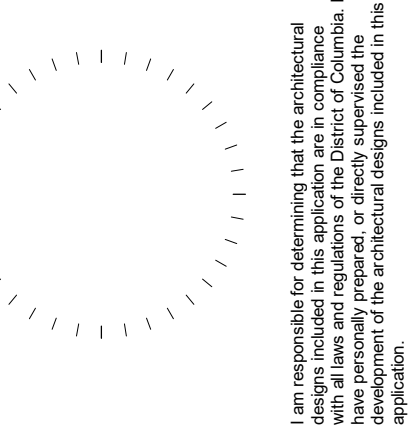
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UNIT B2 - LEVEL 1
1/4" = 1'-0" A304

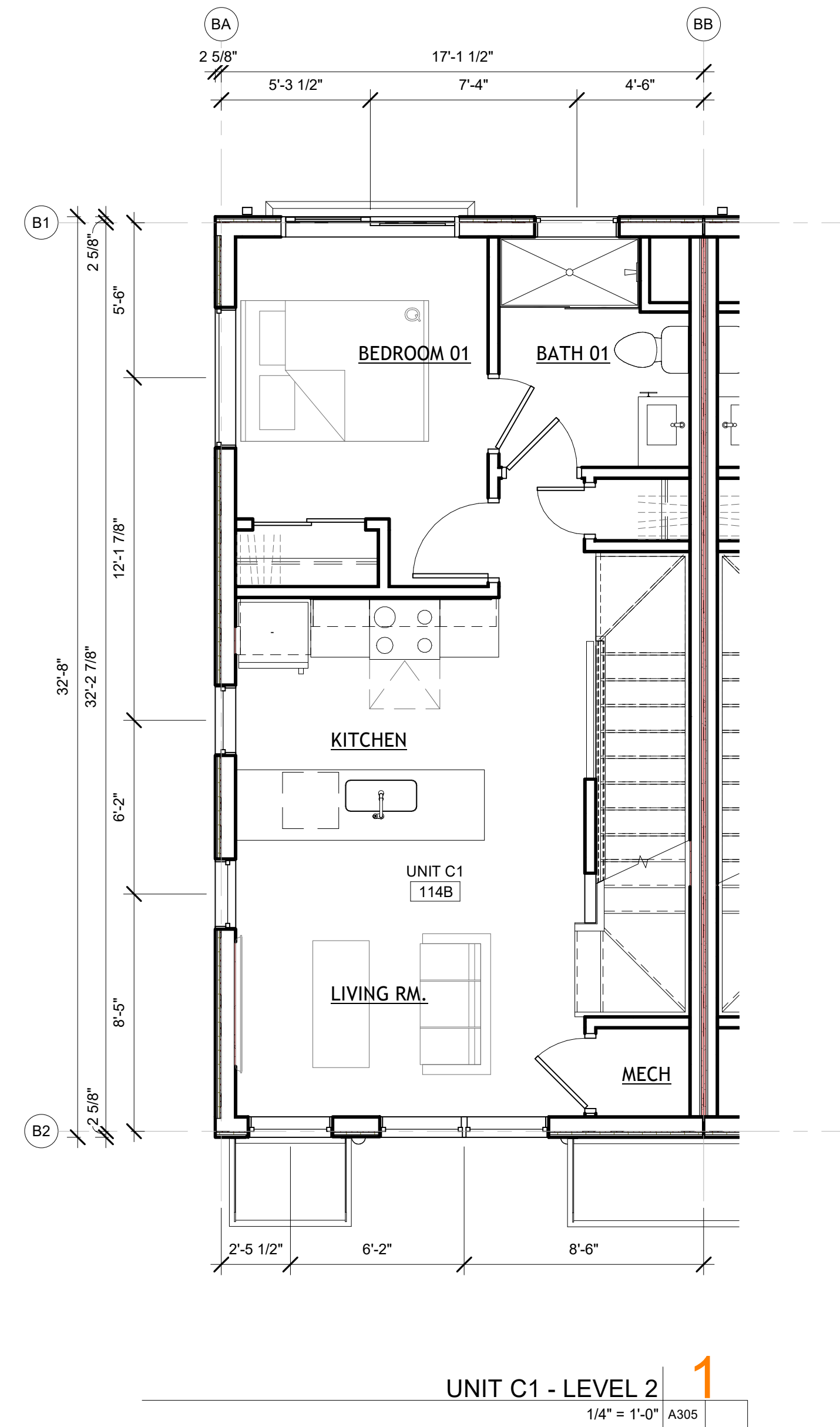
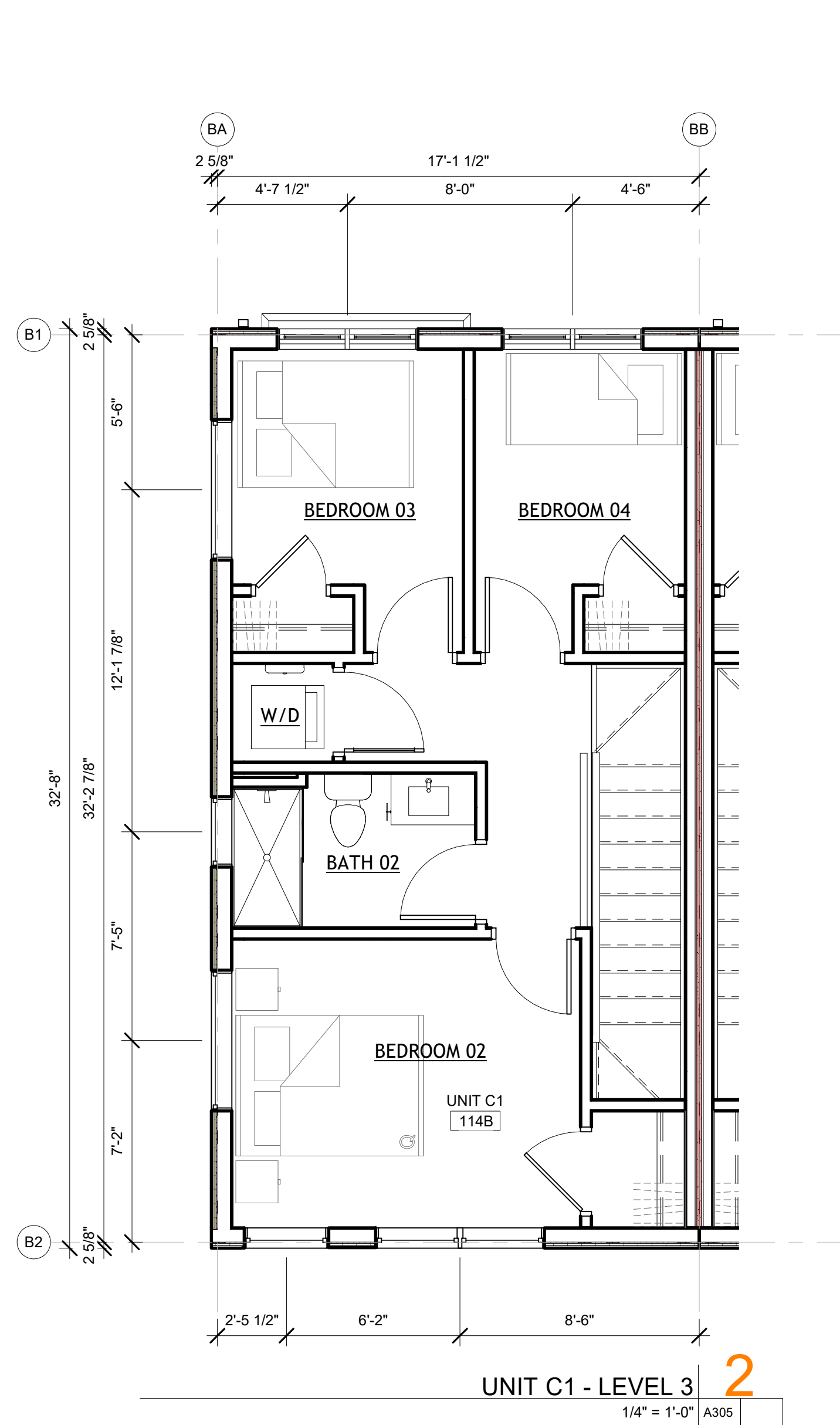


UNIT B2 - CELLAR
1/4" = 1'-0" A304



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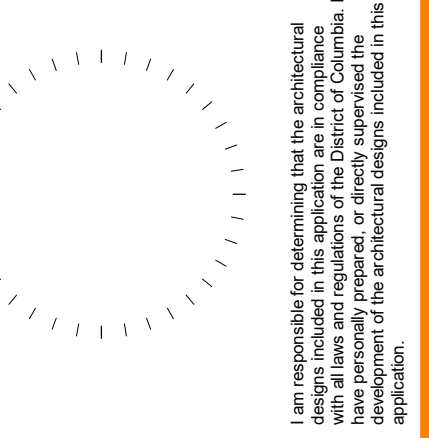


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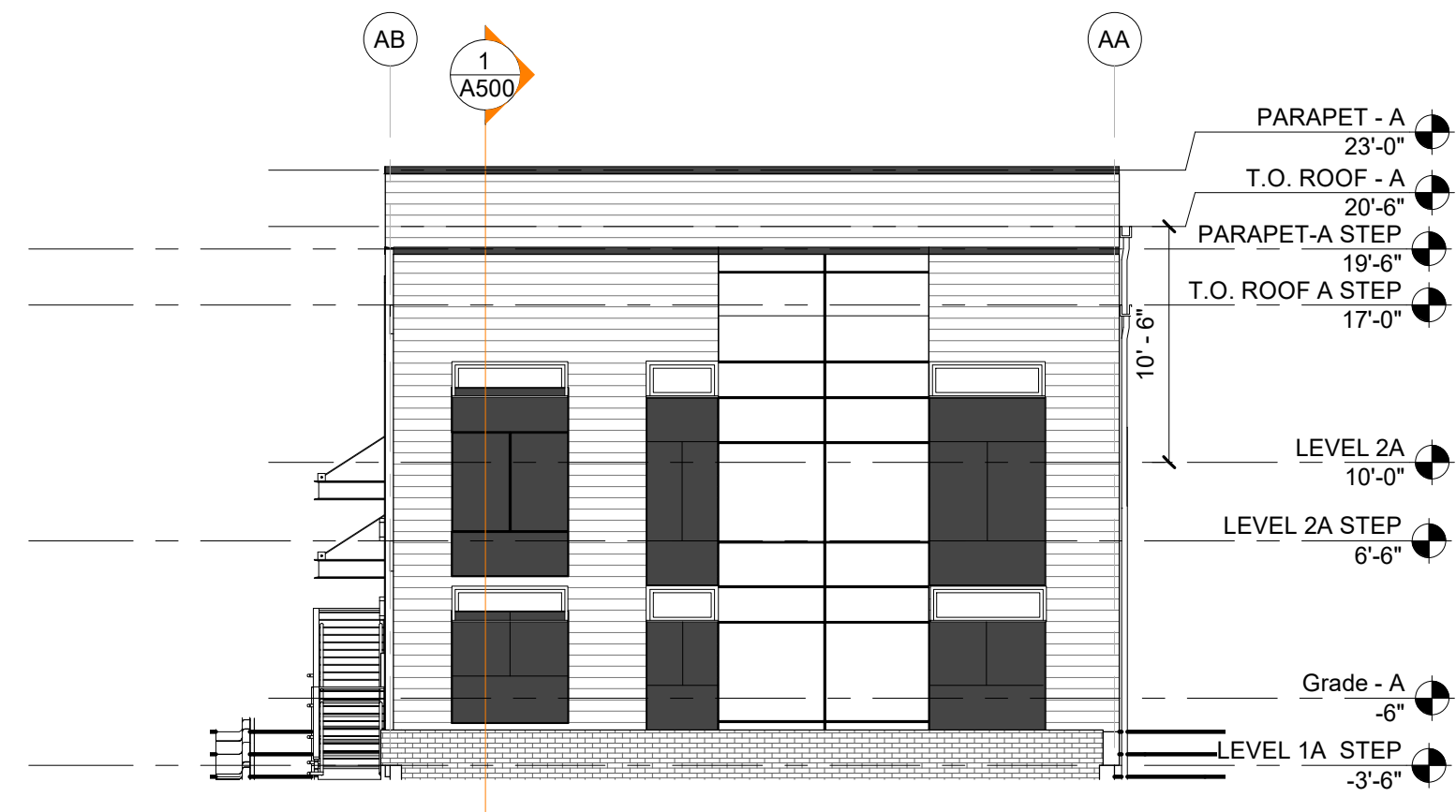
ANGER RESIDENCE
2340 ANGER PL SE
WASHINGTON, DC 20020

SHEET TITLE
UNIT C1 - PLANS AND
RCPS

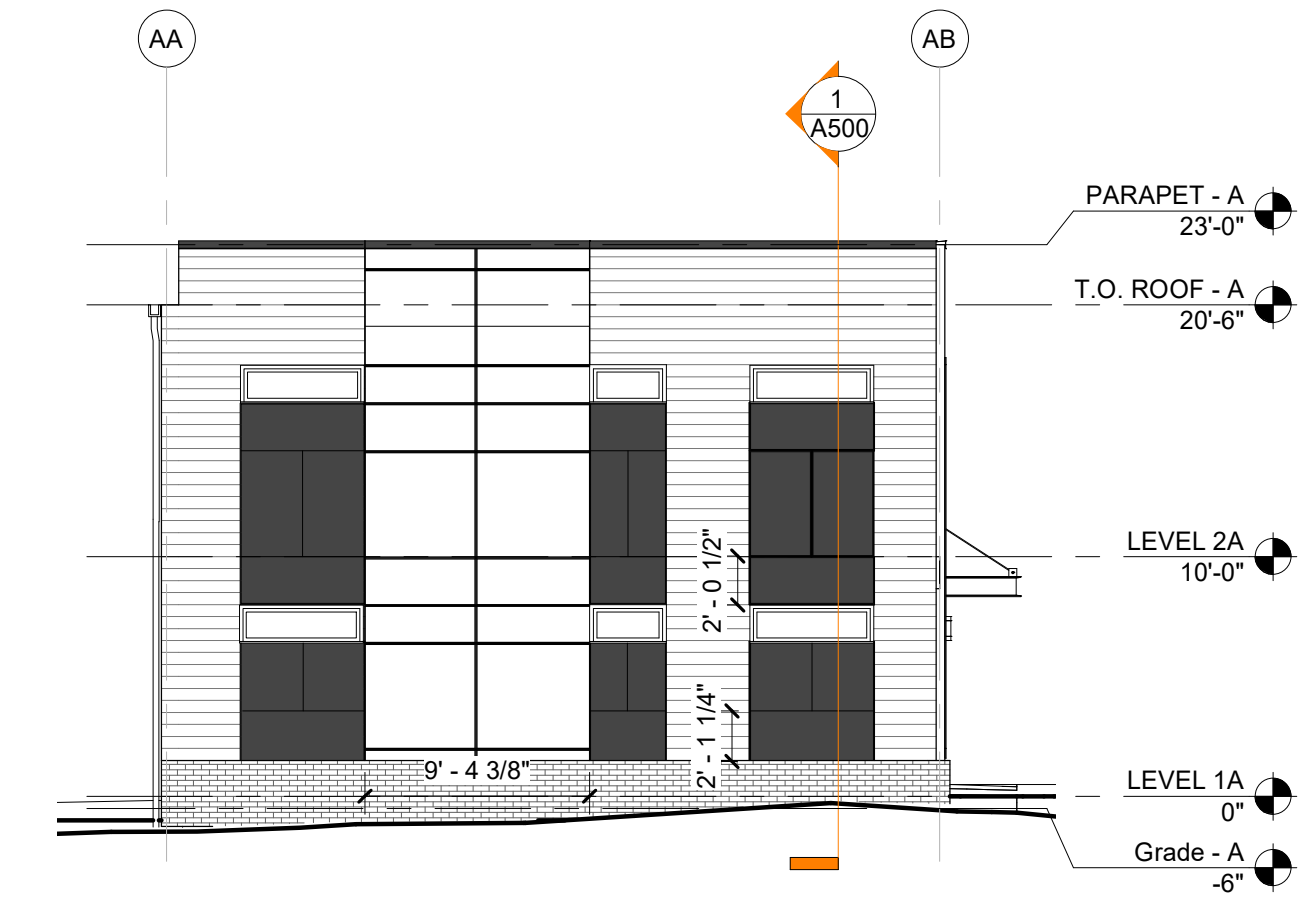
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A305

02/03/22
SCHEMATIC DESIGN



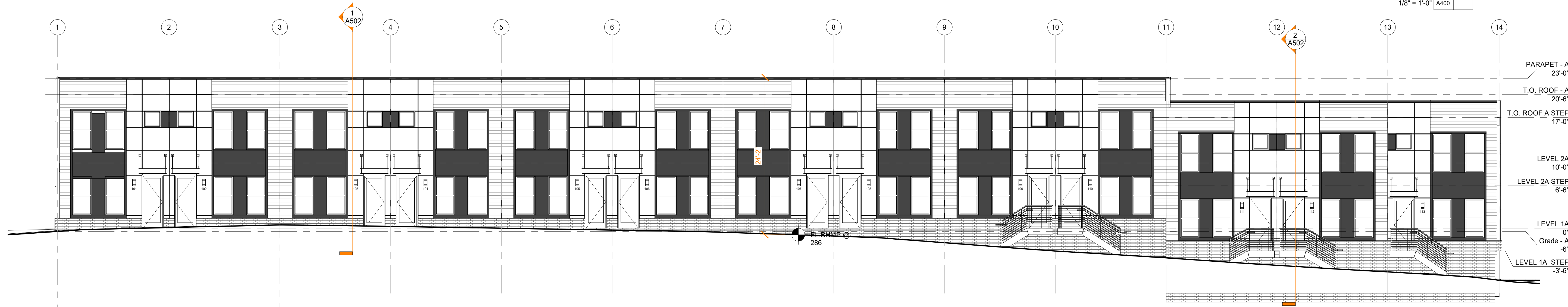
BUILDING A - NORTH ELEVATION 4
1/8" = 1'-0" A400 A201-A



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



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



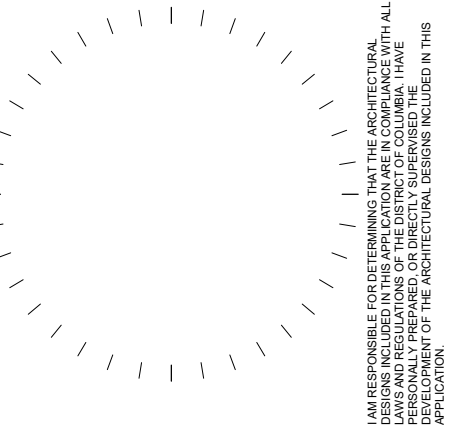
BUILDING A - EAST ELEVATION 1
1/8" = 1'-0" A400

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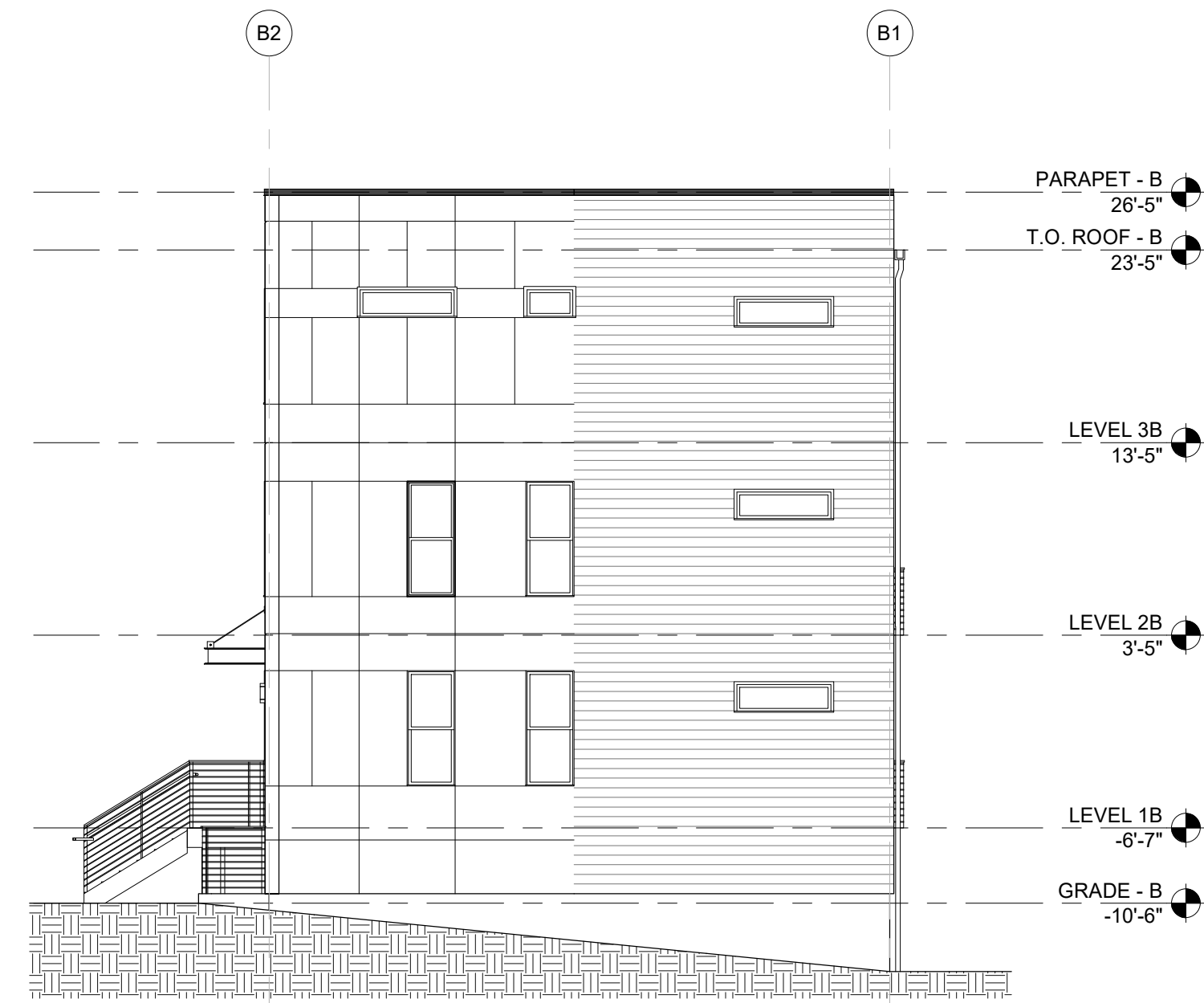
ANGER RESIDENCE
2340 ANGER PL SE
WASHINGTON, DC 20020

SHEET TITLE
ELEVATIONS - BLDG A

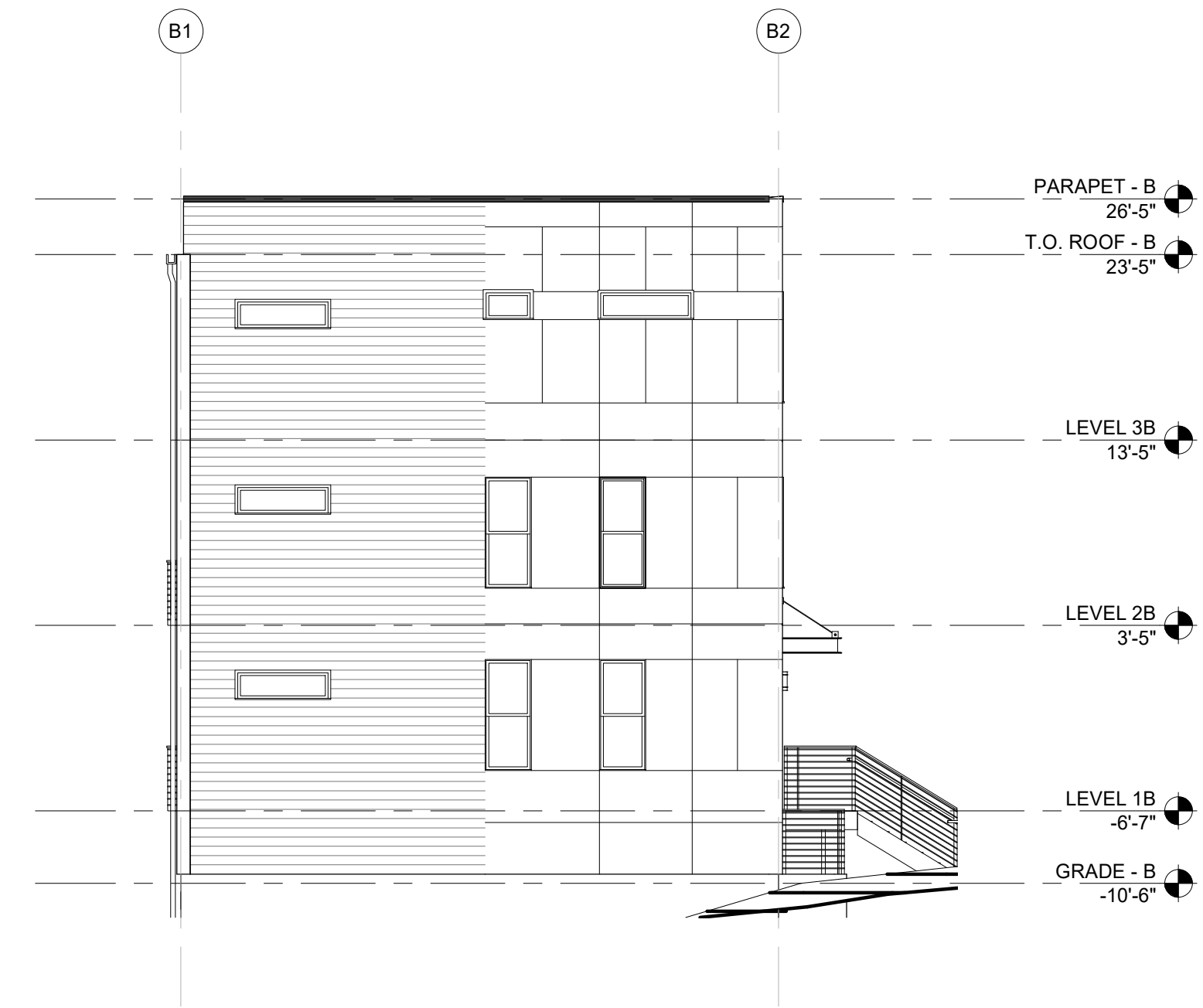
SHEET NUMBER

A400

02/03/22
SCHEMATIC DESIGN



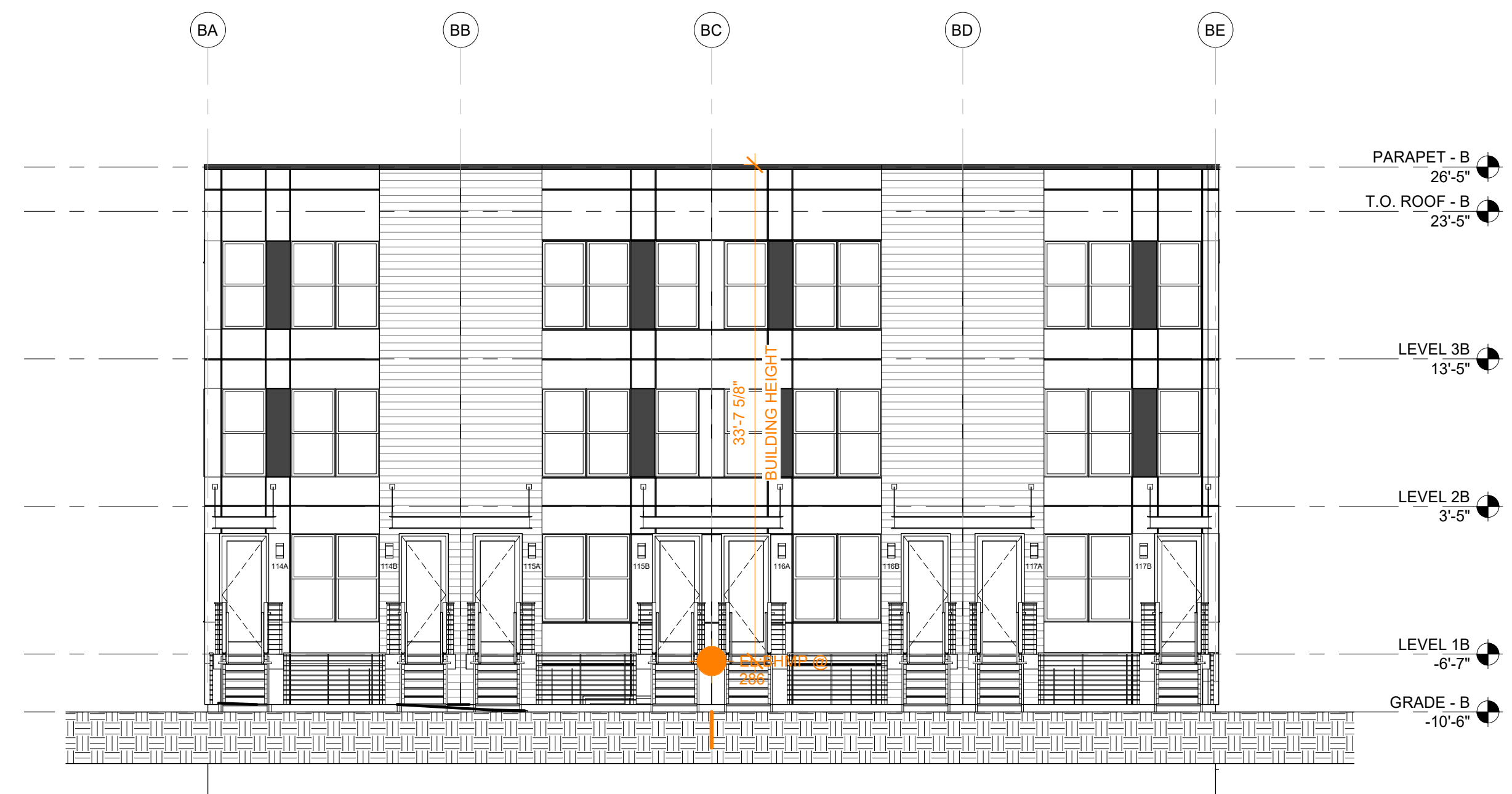
BUILDING B - EAST ELEVATION 4
1/8" = 1'-0" A401



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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No.	Description	Date

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SHEET TITLE
ELEVATIONS - BLDG B

SHEET NUMBER

A401

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SCHEMATIC DESIGN

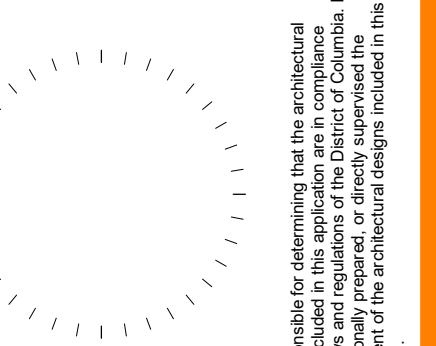


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SHEET TITLE
PRESPECTIVE VIEWS

SHEET NUMBER

A700

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