

M o h a n r a j R e s i d e n c e
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HPRB Concept Review Package

17 May 2024

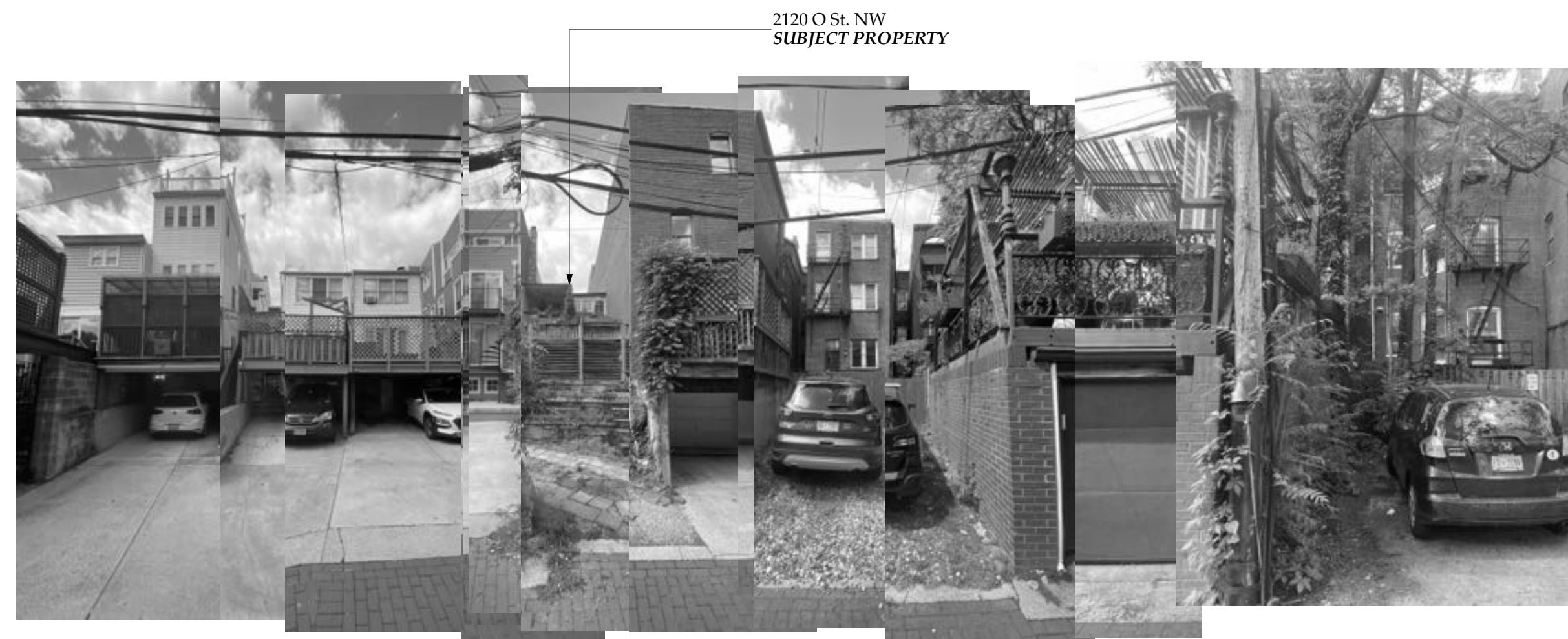


MICHAEL PATRICK ROUSE
a r c h i t e c t u r e

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View of O St NW Looking South



View of Rear Alley Looking North

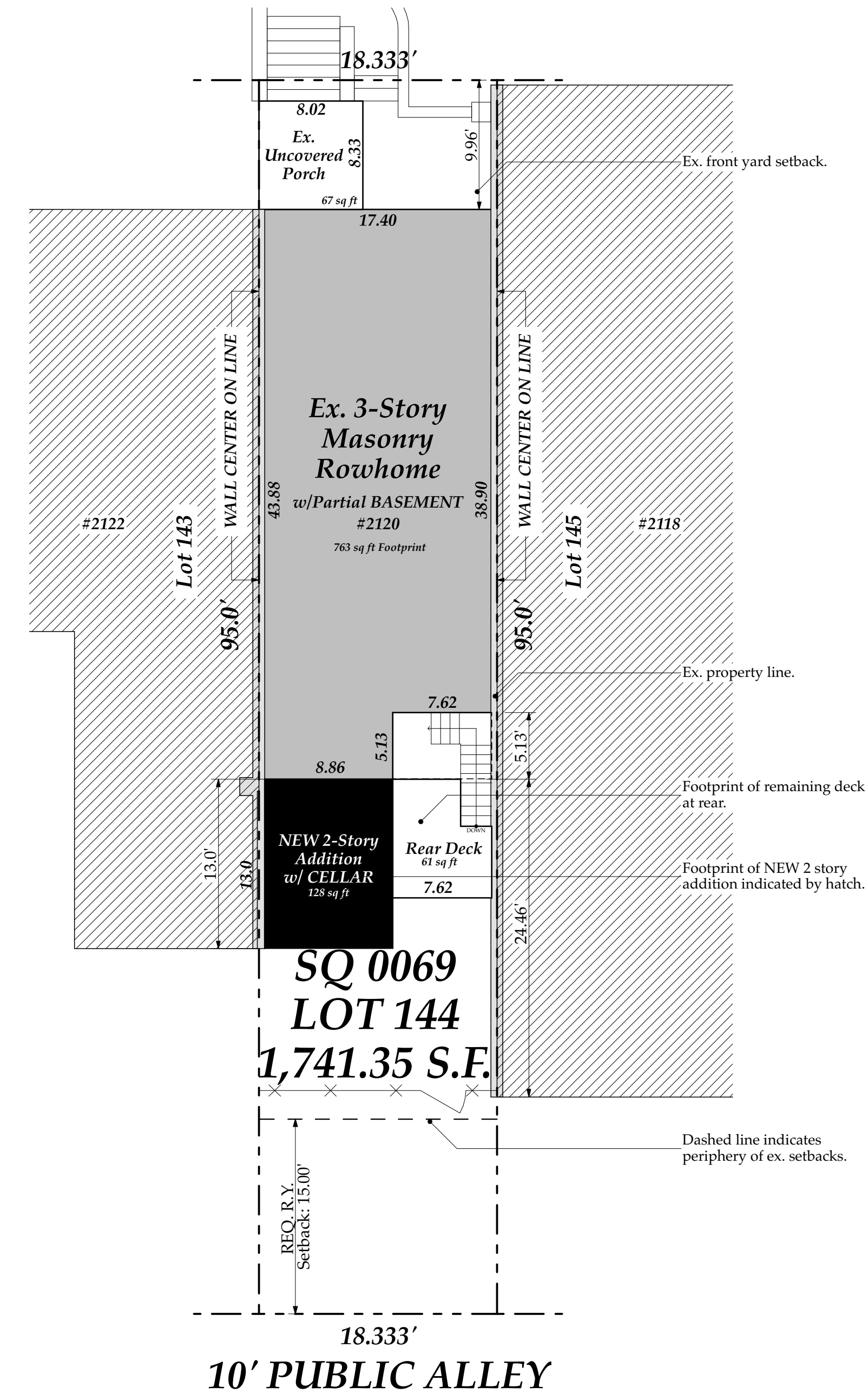
Zoning Review

Mohanraj Residence
2120 O St NW
Washington, DC 20037

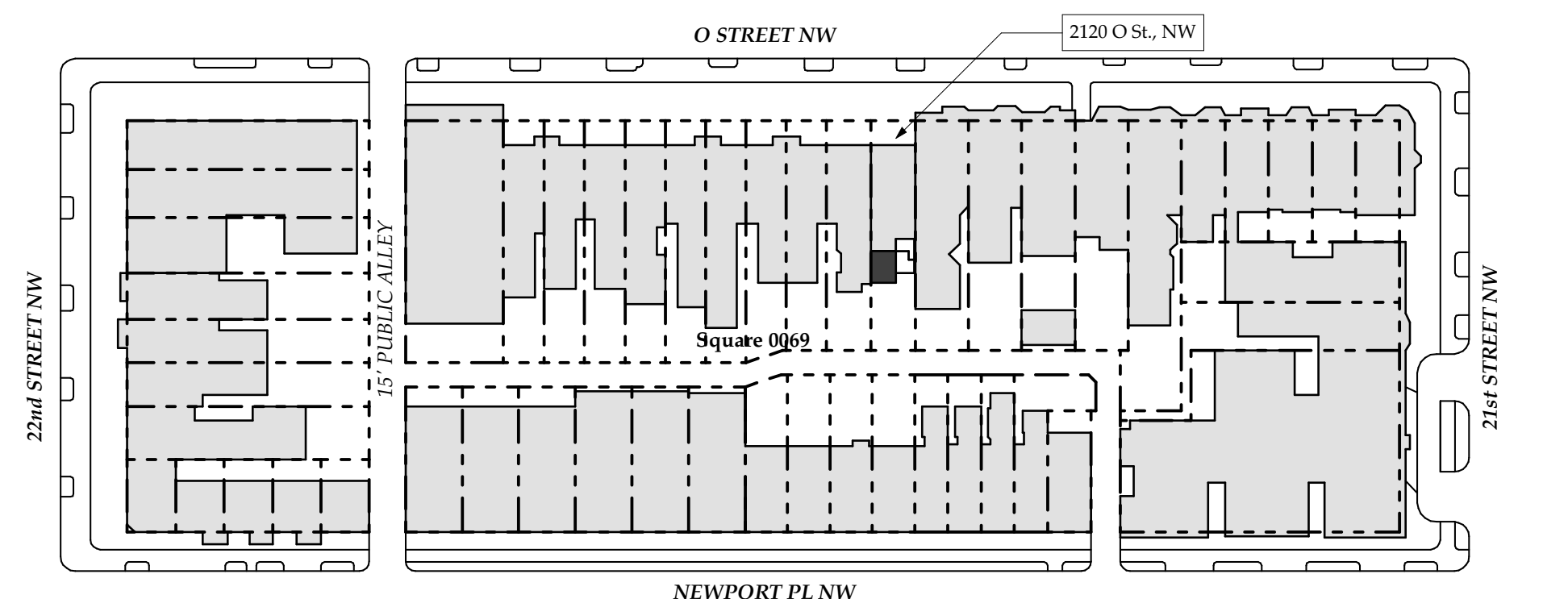
Lot: 0144
Square: 0069
Jurisdiction: Washington, DC
Zoning: RA-2/DC
Lot Area: 1741.4 S.F.
Overlay District: DC: Dupont Circle
Historic District: Dupont Circle Historic District

Attached Dwelling: Yes
Existing Use: Single-Family Residence
Proposed Use: Two-unit Residential Flats

	Required	Existing	Proposed
Units & Parking Spaces			
Number of Parking Spaces	1 Spaces	1 Spaces	1 Spaces
Setbacks & Building Heights			
Front Yard Setback	10 L.F.	9.96 L.F.	9.96 L.F.
Side Yard Setback (East)	8 L.F.	0.00 L.F.	0 L.F.
Side Yard Setback (West)	8 L.F.	0.00 L.F.	0 L.F.
Rear yard depth (min.)	15 L.F.	32.00 L.F.	28.00 L.F.
Building Height	3 Stories	3.00 Stories	3 Stories
Lot Width	40 Ft.	35.00 Ft.	35.00 Ft.
Areas			
Lot Area	1800 min. S.F.	1741.4 S.F.	1741.35 S.F.
Lot Coverage	S.F.	981 S.F.	1019 S.F.
Lot Occupancy	60% Max.	56.34%	58.52%
(Total SF Allowed)	3134.4 S.F.		
Gross Floor Area (incl. partial basement of 244 S.F.)		1964 S.F.	2159 S.F.
FAR	1.8	1.1279	1.23984



1 PROPOSED PLAN of SITE
Scale: 1/8" = 1'-0"



2 Block Plan
Scale: 1/64" = 1'-0"



Front View of 2120 O St NW



Rear View of 2120 O St NW



Rear View of 2120 O St NW



View of Rear Yards Looking West

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Block Plan & Zoning, Photos

Progress Set Only
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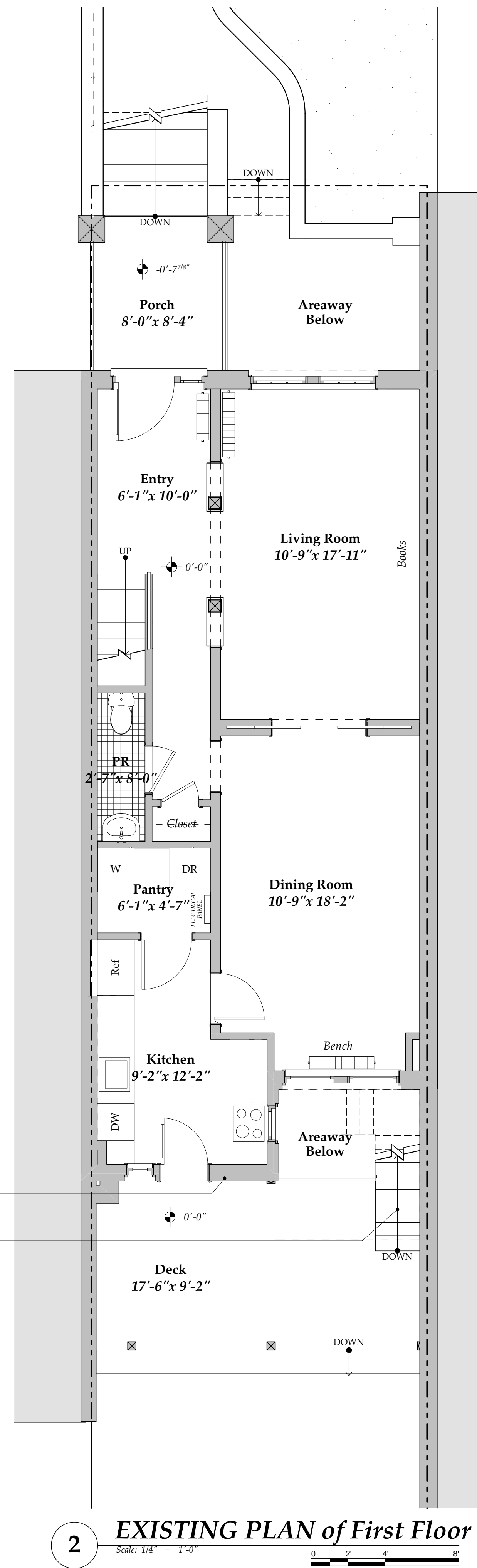
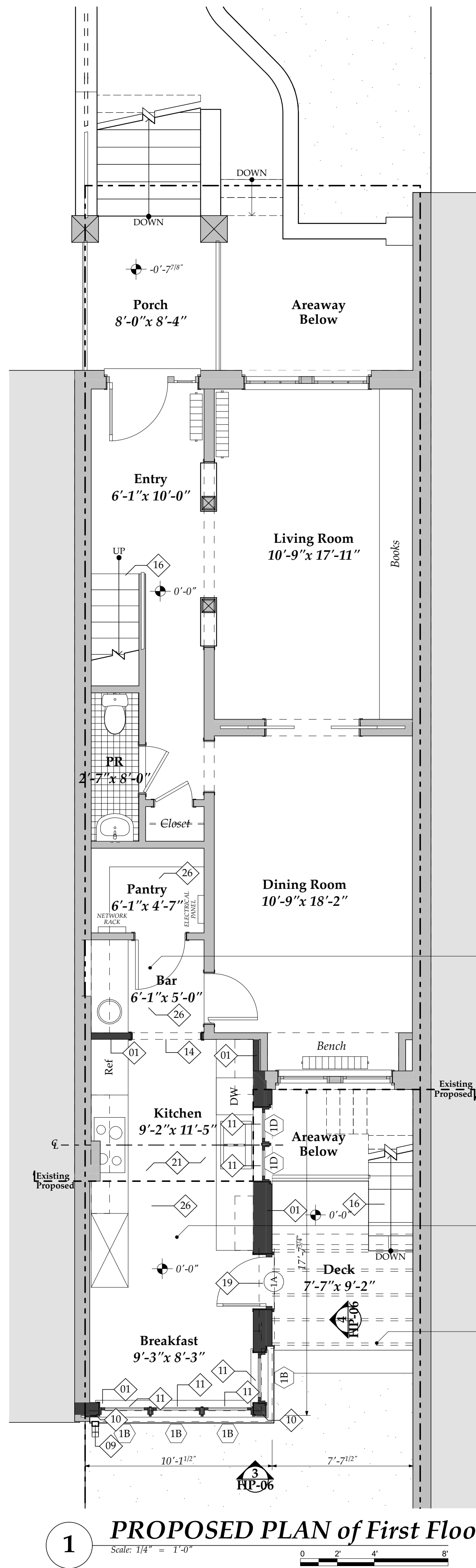
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Sheet:

HP-01

NOTE: The drawings shown on this sheet are only intended to depict graphically the general nature of the work for the project.

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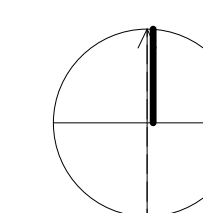
CONSTRUCTION LEGEND

- Ex. WALL- See Partition Schedule (A002) and Legend, this sheet.
- Ex. DOOR- See Interior Door Schedule, A001.
- Ex. WINDOW- See Exterior Door and Window Schedule, A001.
- DOWNSPOUT
- CENTER LINE
- DIMENSION REGULATING LINE
- ELEVATION MARKER
- SECTION MARKER
- DETAIL MARKER
- INTERIOR ELEVATION MARKER
- ROUGH FLOOR HEIGHT MARKER
- FINISH CEILING HEIGHT MARKER
- FINISHES ALIGNMENT INDICATOR
- CHANGE IN FLOOR/CLG LEVEL
- ROUGH DIMENSIONS
- FINISH DIMENSIONS
- ANNOTATION TAG- See Key Notes, this sheet.

Key Notes

ID	Note
01	NEW wood stud wall. See partition schedule.
02	NEW door. See interior door schedule.
03	NEW stone threshold at bath door.
04	Ex. mechanical space TO REMAIN.
05	NEW dropped ceiling.
06	NEW TPO roof to match ex.
07	NEW standing seam metal roof.
08	NEW 5" gutter, K style to match ex.
09	NEW 4"x6" downspout.
10	NEW ptd. PVC/cement. trim.
11	NEW clad/wood windows in new openings.
12	Infill ex. window/door openings.
13	NEW bath with NEW plumbing, fixtures, and finishes.
14	NEW cased opening.
15	NEW closet. Assume metal hanging rod and ptd. wd. hat shelf.
16	Ex. staircase TO REMAIN.
17	NEW concrete foundation w/ footing.
18	NEW tile flooring.
19	NEW entry door. See ext. door schedule.
20	NEW skylight above. See schedule.
21	NEW kitchen space with new appliances, cabinets, and finishes.
22	NEW 42" AFD PVC railing system for NEW 2nd story balcony.
23	NEW 5/8" tempered low-iron glass and door.
24	NEW underlayment and tiled shower pan w/ drain.
25	NEW skylight. See schedule.
26	NEW wood flooring. Provide threshold where indicated.

PLAN NORTH



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First Floor Plans

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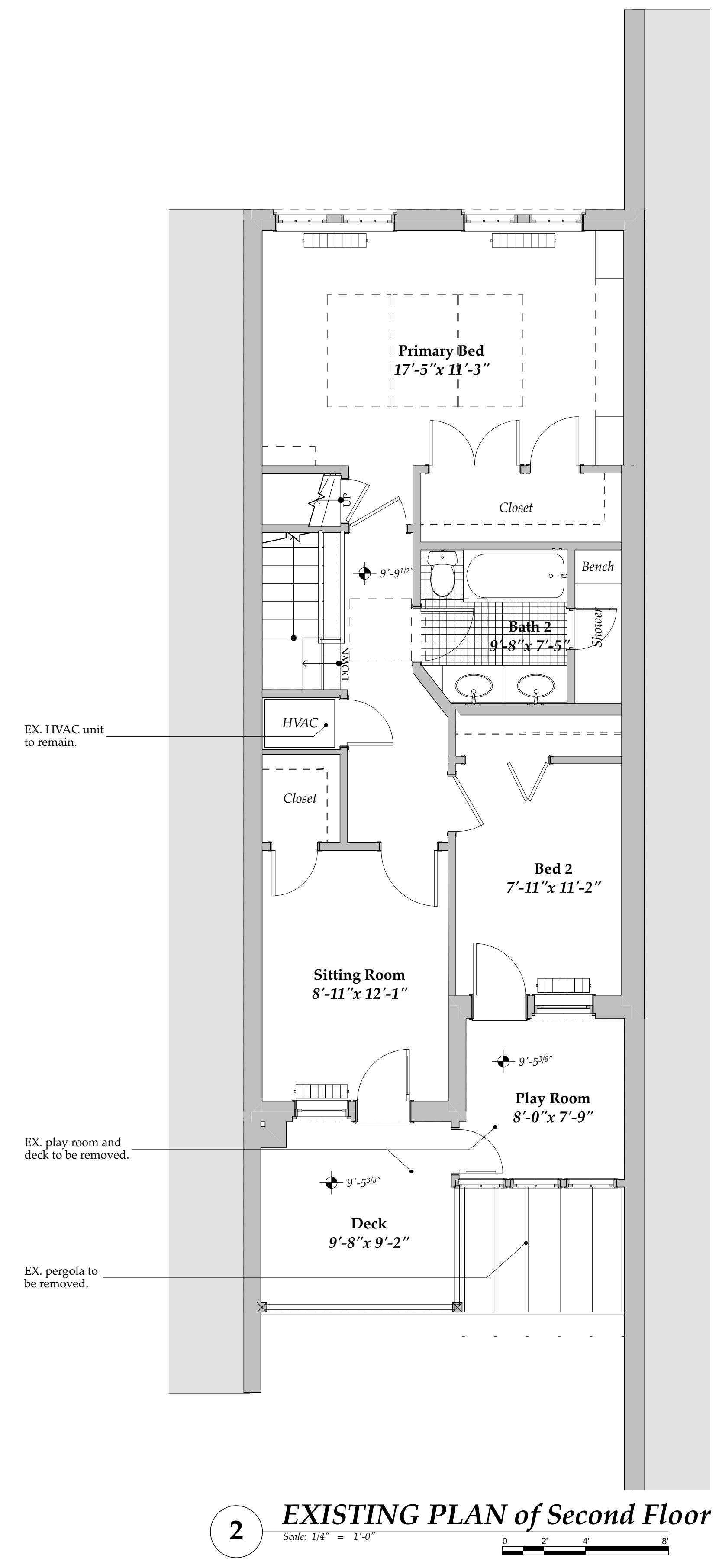
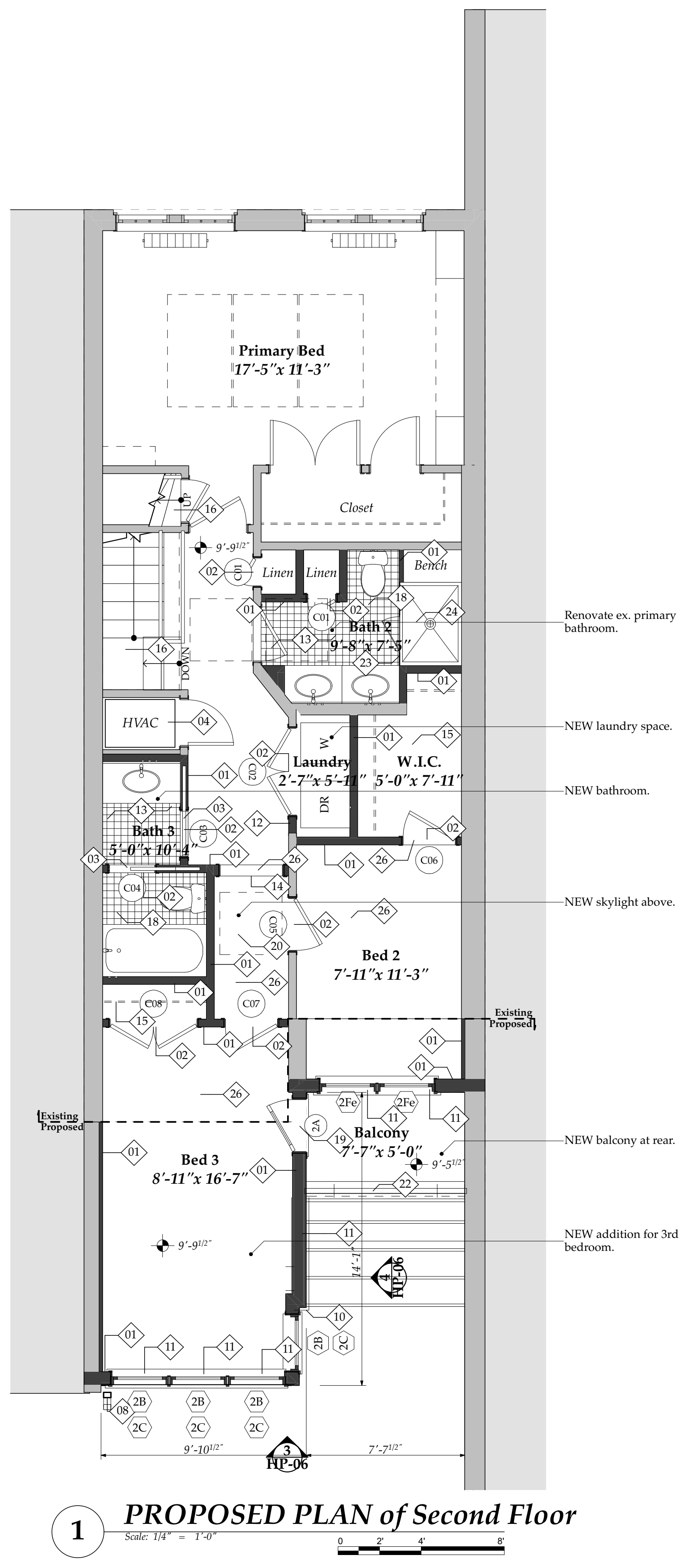
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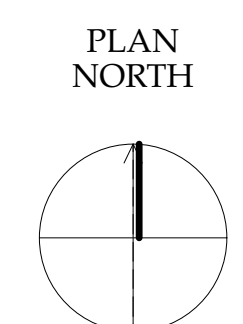


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12	Infill ex. window/door openings.
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14	NEW casework opening.
15	NEW closet. Assume metal hanging rod and ptd. wd. hat shelf.
16	Ex. staircase TO REMAIN.
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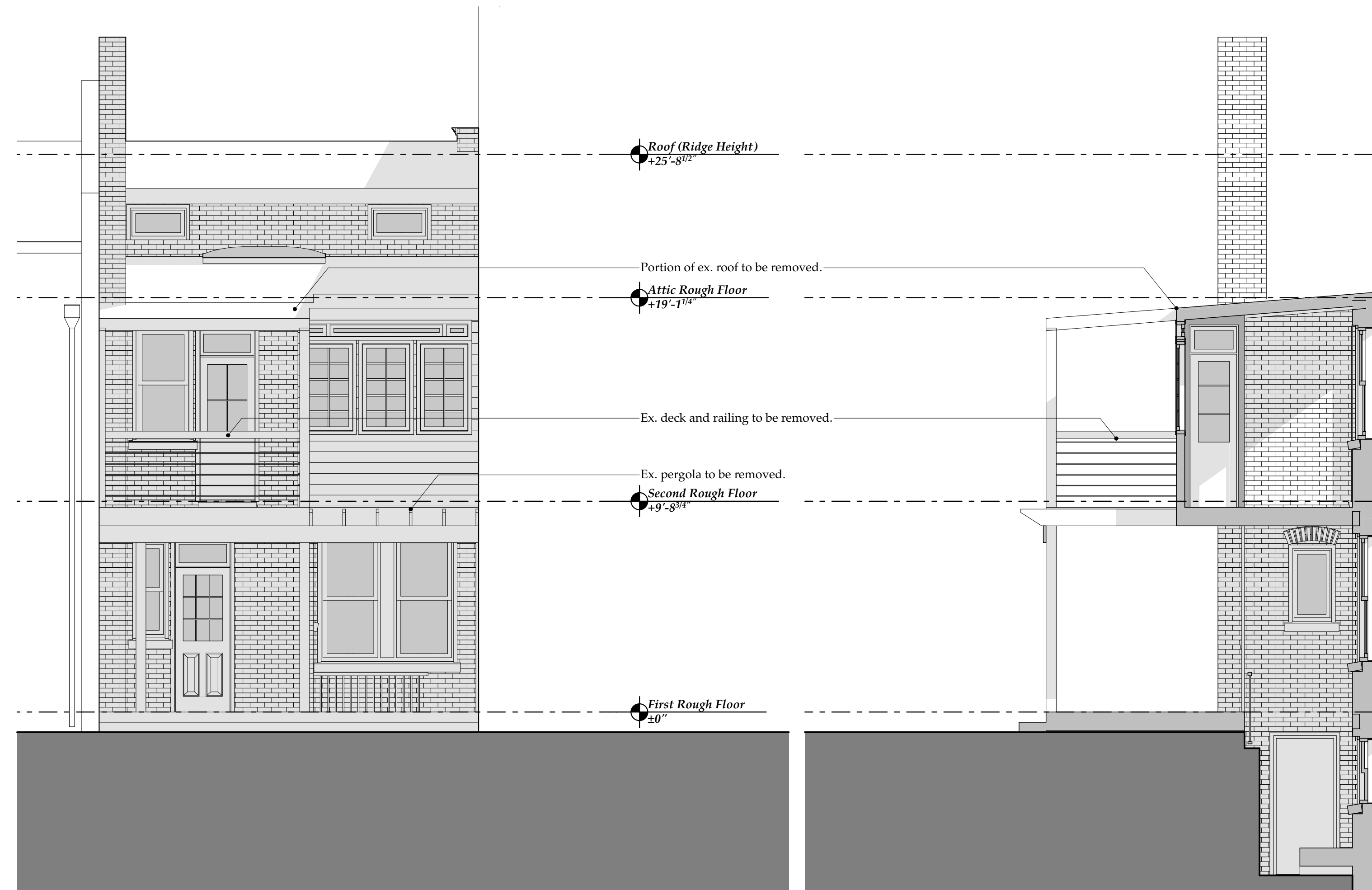
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Second Floor Plans

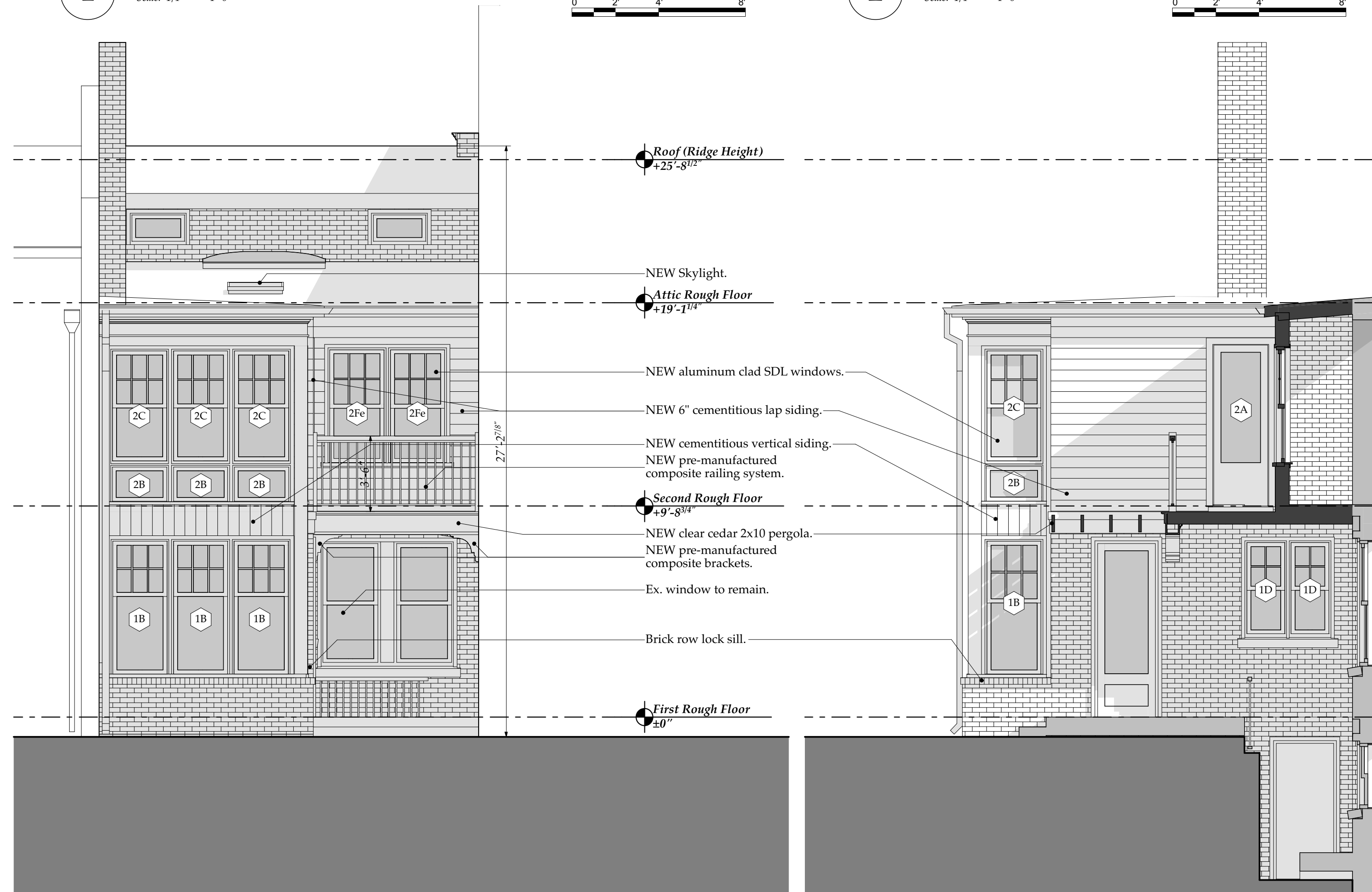
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HP-04



1 *EXISTING South (Rear) Elevation*
Scale: 1/4" = 1'-0"

2 *EXISTING East (Side) Elevation*
Scale: 1/4" = 1'-0"



3 *PROPOSED South (Rear) Elevation*
Scale: 1/4" = 1'-0"

4 *PROPOSED East (Side) Elevation*
Scale: 1/4" = 1'-0"

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South & East (Rear & Side) Elevations

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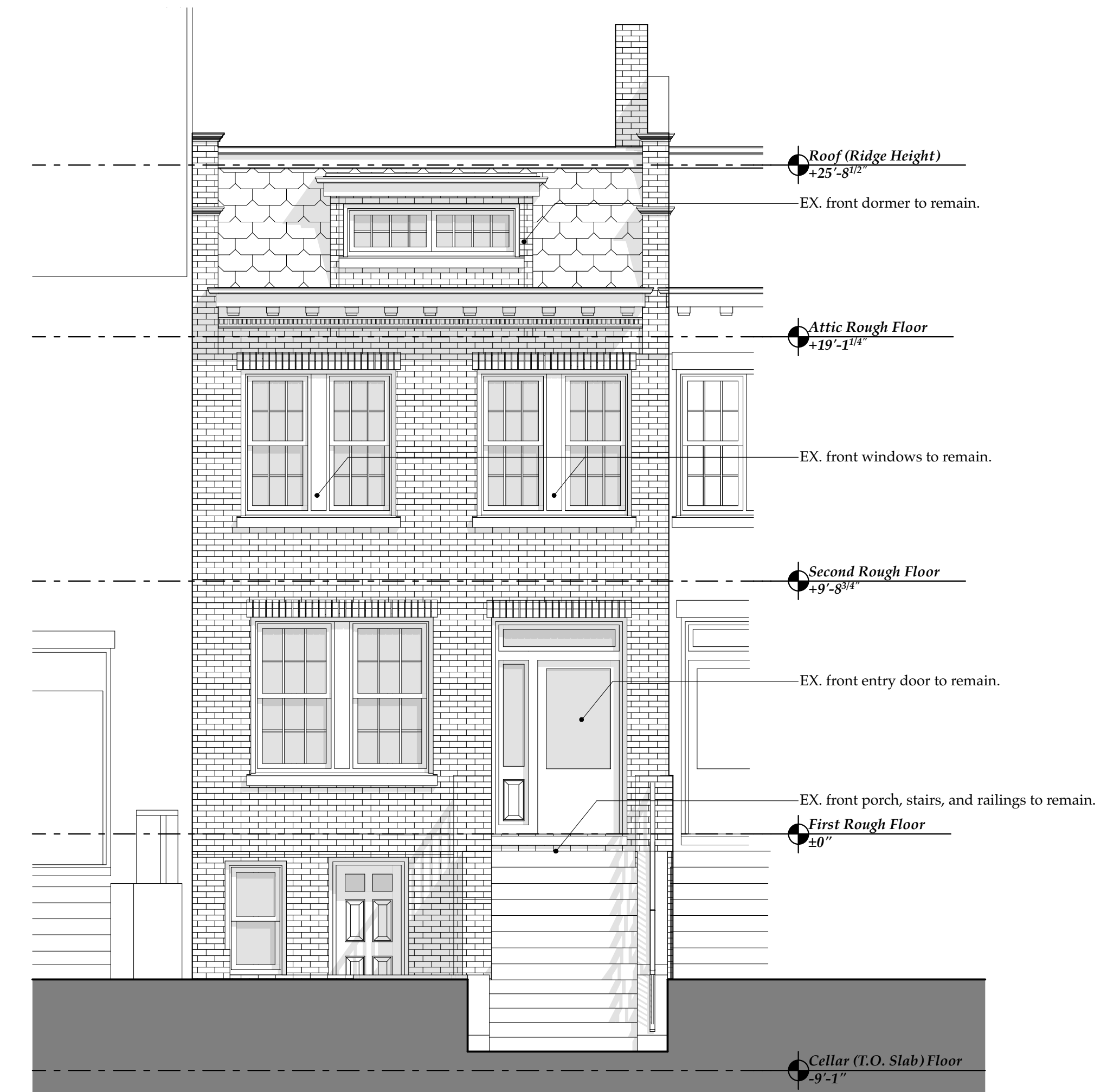
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○ *Rear View Looking North East*



○ *Rear View Looking North West*



1 **EX. & PROPOSED North (O St NW) Elevation**
 Scale: 1/4" = 1'-0"
 NO WORK

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**North (O St.) Elevations and
 Rear Perspectives**

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