

Exhibit A

w:\4-COTI minnesota ave\drawings\data\4-COTI_dfp all lot 846 only regnal - 2.dwg 9/8/2015 5:24:46 PM

Minnesota Avenue, NE

Square: 5097 Lot: 846 Zone: R-2



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MINNESOTA AVE., NE

Minnesota Ave., NE
Washington, DC 20019
Square: 5097 Lot Nos: 846 Zone: R-2



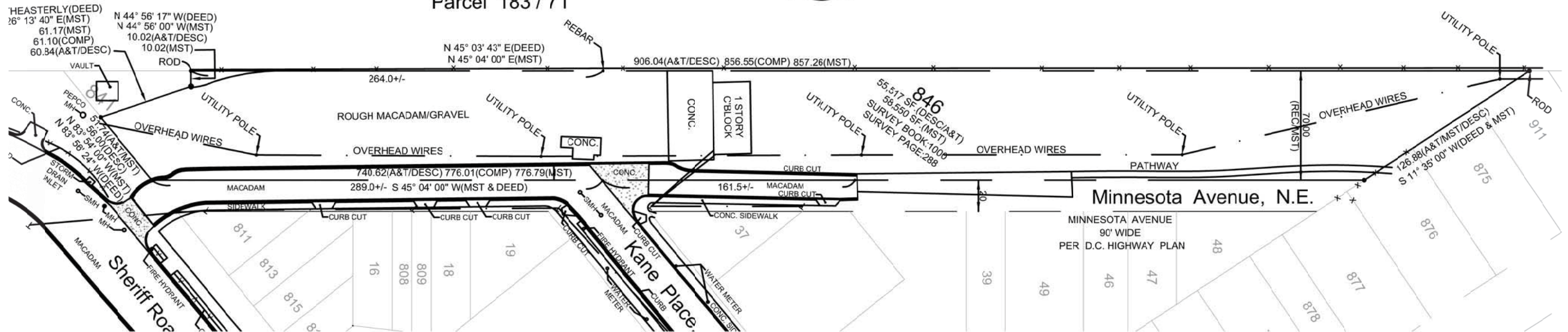
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COVER SHEET

A-00

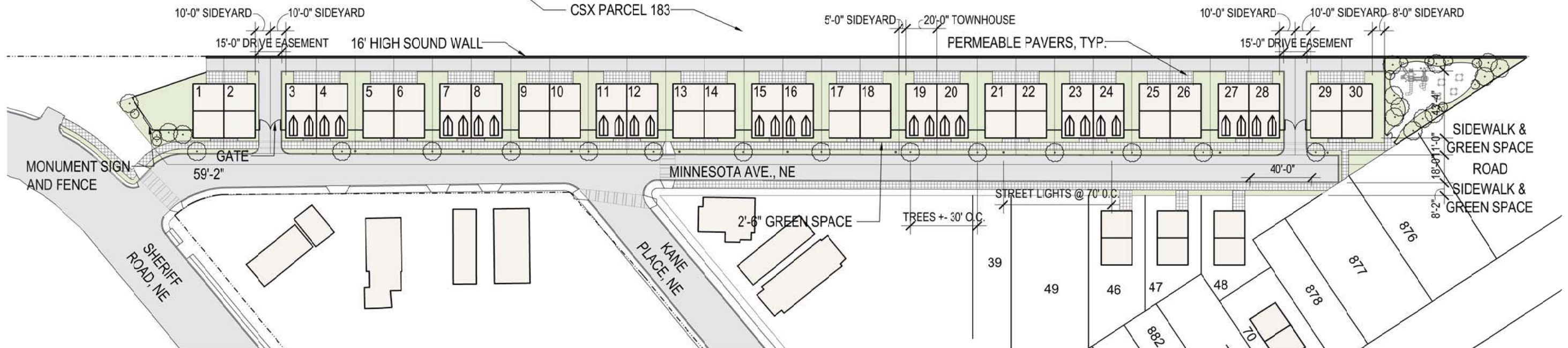
09/08/2015

C.S.X.
Parcel 183 / 71



2 EXISTING SITE PLAN
SCALE: 1:800

SINGLE FAMILY SEMI-DETACHED TOWNHOUSES
30 @ 20'-0" X 35'-0"
TYP. LOT 25'-0" X 63'-10" - 1,595.75 SF
CSX PARCEL 183



1 PROPOSED SITE PLAN
SCALE: 1:800

MINNESOTA AVE., NE

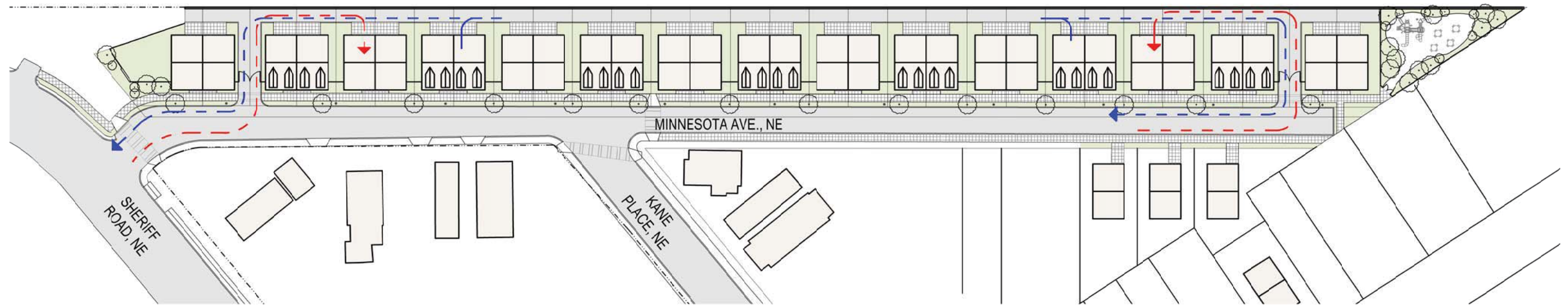
Minnesota Ave., NE
Washington, DC 20019
Square: 5097 Lot Nos: 846 Zone: R-2



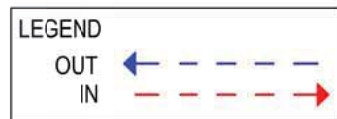
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SITE PLAN A-01

09/08/2015



1 CIRCULATION DIAGRAM
SCALE: 1/800



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CIRCULATION DIAGRAM

A-02

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9/9/2015 5:45:12 PM
K:\4-001 Minnesota ave\drawings\data\4-001_dtp all lot 846 only regnal - 2.dwg

Zoning Requirements	Required	Road 6'-0" Into Property	Road 6'-0" Into Property	Road 6'-0" Into Property	Road 6'-0" Into Property	Road 6'-0" Into Property
Description		Existing opposite side of the street sidewalk to remain, 18'-0" road, 5'-6" sidewalk, 3'-0" townhouse lead walk/green area. P.L. at face of curb.	Existing opposite side of the street sidewalk to remain, 18'-0" road, 5'-6" sidewalk, 3'-0" townhouse lead walk/green area. P.L. at face of curb.	Existing opposite side of the street sidewalk to remain, 18'-0" road, 5'-6" sidewalk, 3'-0" townhouse lead walk/green area. P.L. at face of curb.	Existing opposite side of the street sidewalk to remain, 18'-0" road, 5'-6" sidewalk, 3'-0" townhouse lead walk/green area. P.L. at face of curb.	Existing opposite side of the street sidewalk to remain, 18'-0" road, 5'-6" sidewalk, 3'-0" townhouse lead walk/green area. P.L. at face of curb.
Zoning District	R-2	R-2	R-2	R-2	R-2	R-2
House Footprint SF 20'-0" x 35'-0"		700	700	700	700	700
Minimum Lot Area Typ. Lot 25'-0" x 63'-10"	2,500	1,595.75 Relief Needed	2,804	1,660.00 Relief Needed	1,787 Relief Needed	1,914.90 Relief Needed
Lot Occupancy	40%	43.9% Relief Needed	25%	42.2% Relief Needed	39%	36.6%
Minimum Lot Width (Special Exception), 30'-0" w/out Special Exception	25'-0"	25'-0"	42'-7"	26'-0"	28'-0"	30'-0"
Height	40'-0"	40'-0"	40'-0"	40'-0"	40'-0"	40'-0"
Side Yard Setback	8'-0"	5'-0" Relief Needed	30'-8"	6'-0"	8'-0"	10'-0"
Rear Yard Setback	20'-0"	17'-10" Relief Needed	9'-0 1/8" Relief Needed	17'-10" Relief Needed	17'-10" Relief Needed	17'-10" Relief Needed
Residential Parking 1:1	1 Per	1 Per Townhouse	1 Per Townhouse	1 Per Townhouse	1 Per Townhouse	1 Per Townhouse
One-way driveway width	7'-0"	9'-0"	9'-0"	9'-0"	9'-0"	9'-0"
GAR	N/A	N/A	N/A	N/A	N/A	N/A
30% Pervious Surface (SF)	479	521	969	521	1360	969

- 1 ZONING DATA - TOWNHOUSE 4-7, 9-13, 15-19, 21-25, 27
SCALE: NO SCALE
- 2 ZONING DATA - TOWNHOUSE 1
SCALE: NO SCALE
- 3 ZONING DATA - TOWNHOUSES 8, 14, 20, 26
SCALE: NO SCALE
- 3 ZONING DATA - TOWNHOUSE 30
SCALE: NO SCALE
- 4 ZONING DATA - TOWNHOUSES 2-3,28-29
SCALE: NO SCALE

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ZONING DATA | A-03

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Please Check Model Textures View only

Model Draft | ATCHAIN

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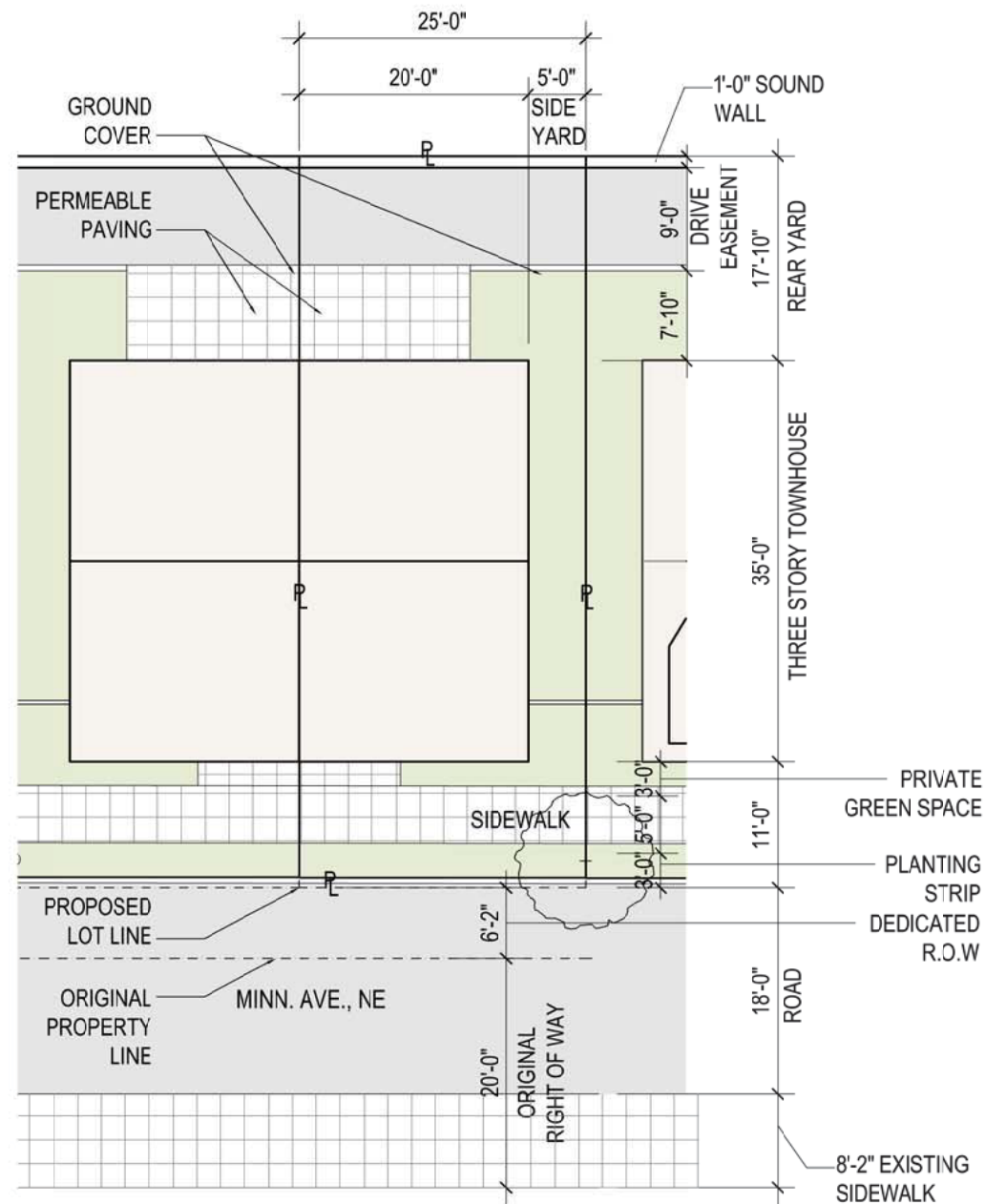
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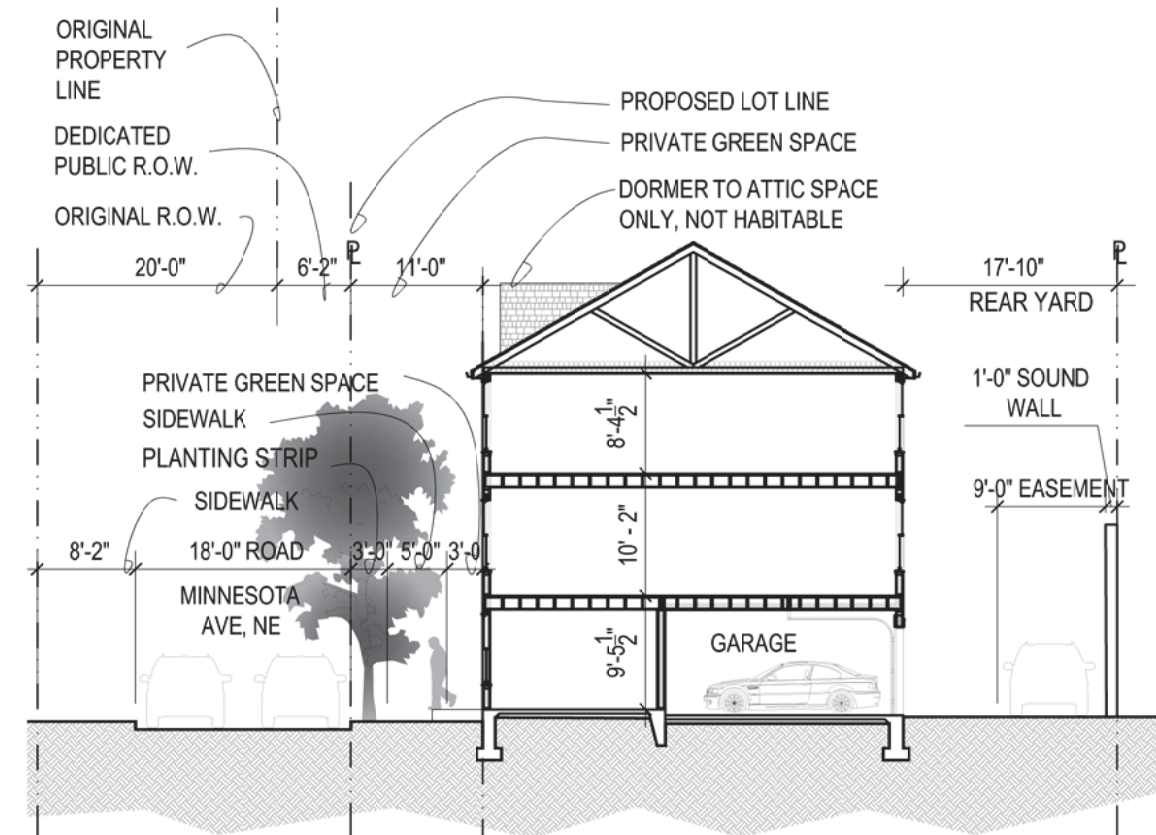
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RENDERING | A-04

09/08/2015



1 TYPICAL ENLARGED SITE PLAN TOWNHOUSES 6-7, 9-13, 15-19, 21-25, 27
SCALE: 1/16" = 1'-0"



2 TYPICAL SECTION TOWNHOUSES 6-7, 9-13, 15-19, 21-25, 27
SCALE: 1/16" = 1'-0"

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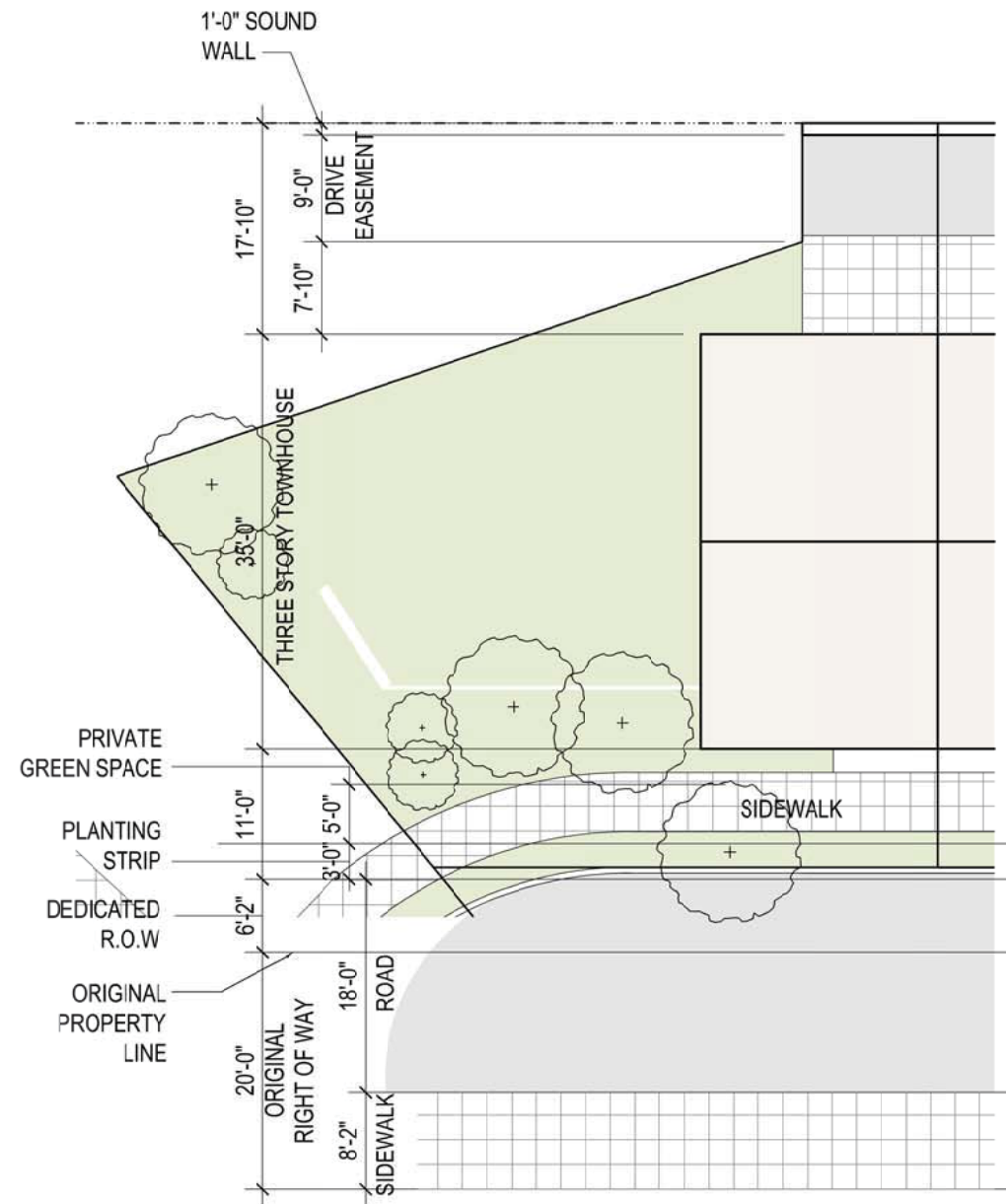


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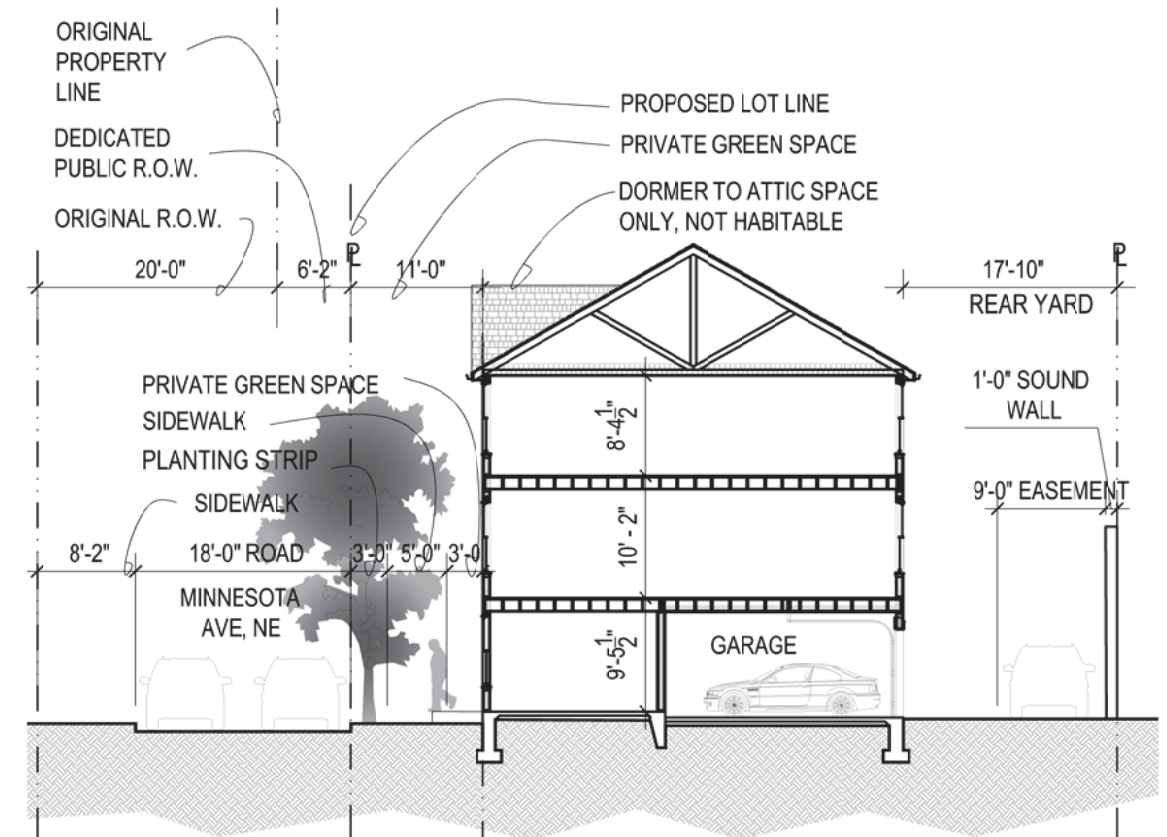
ENLARGED PLAN AND SECTION - TYPICAL TOWNHOUSES 6-7, 9-13, 15-19, 21-25, 27

A-05

09/08/2015



1 ENLARGED SITE PLAN - TOWNHOUSE 1
SCALE: 1/16" = 1'-0"



2 SECTION - TOWNHOUSE 1
SCALE: 1/16" = 1'-0"

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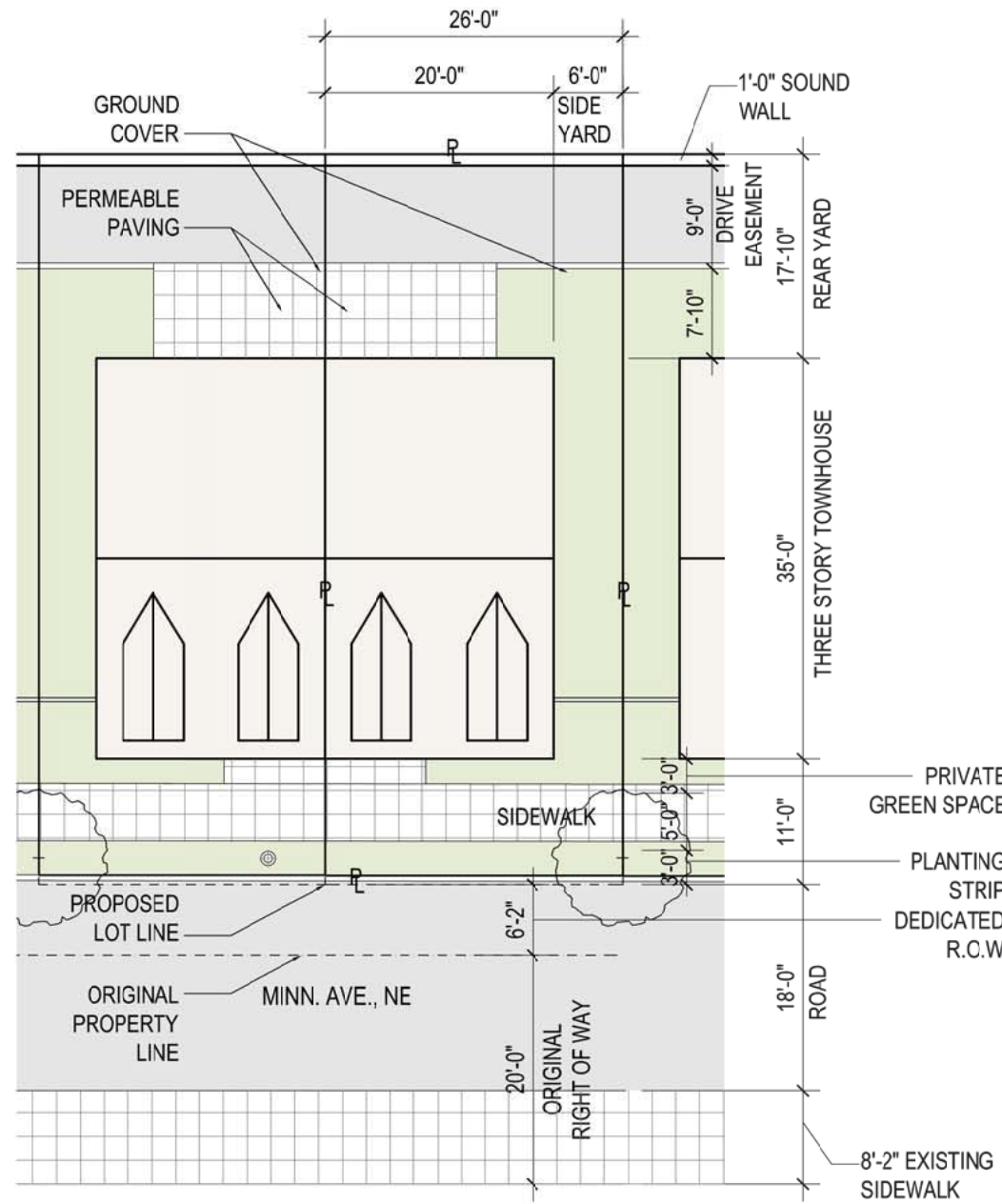


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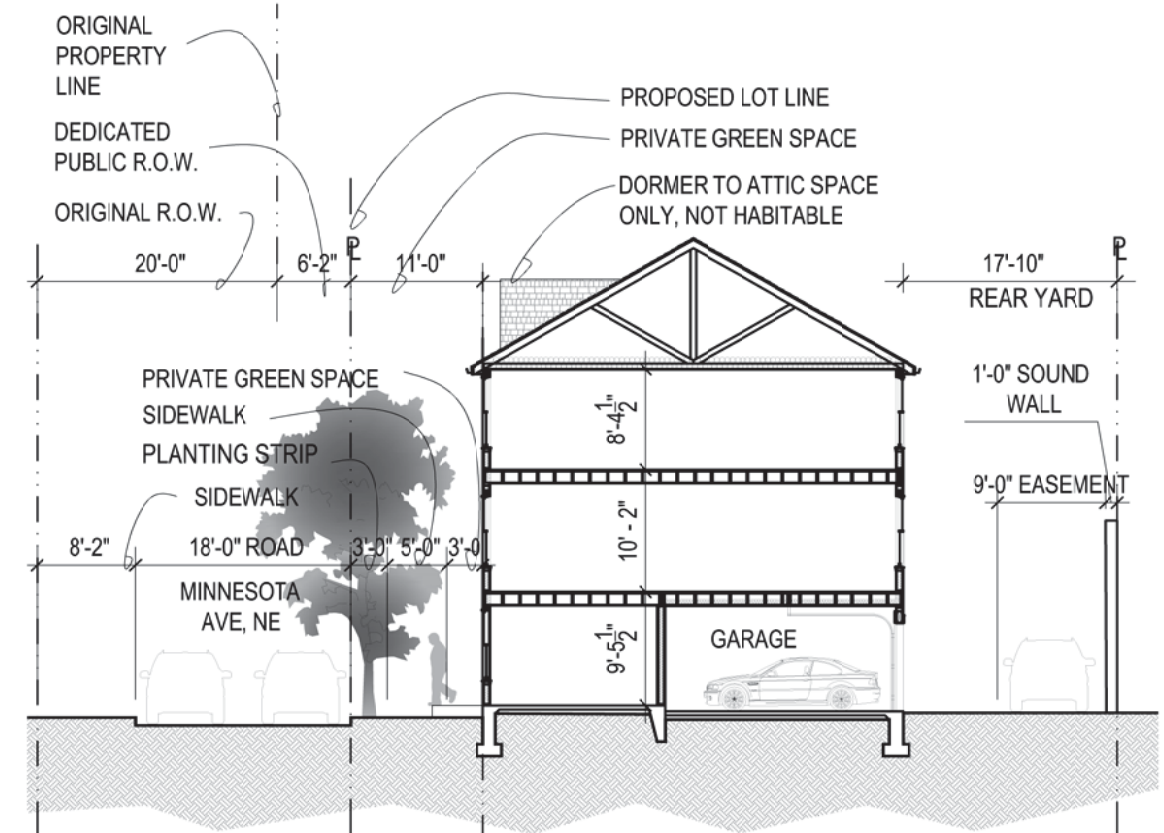
ENLARGED PLAN AND SECTION - TOWNHOUSE 1

A-06

09/08/2015



1 ENLARGED SITE PLAN - TOWNHOUSE 8, 14, 20, 26
SCALE: 1/16" = 1'-0"



2 SECTION - TOWNHOUSE 8, 14, 20, 26
SCALE: 1/16" = 1'-0"

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Square: 5097 Lot Nos: 846 Zone: R-2

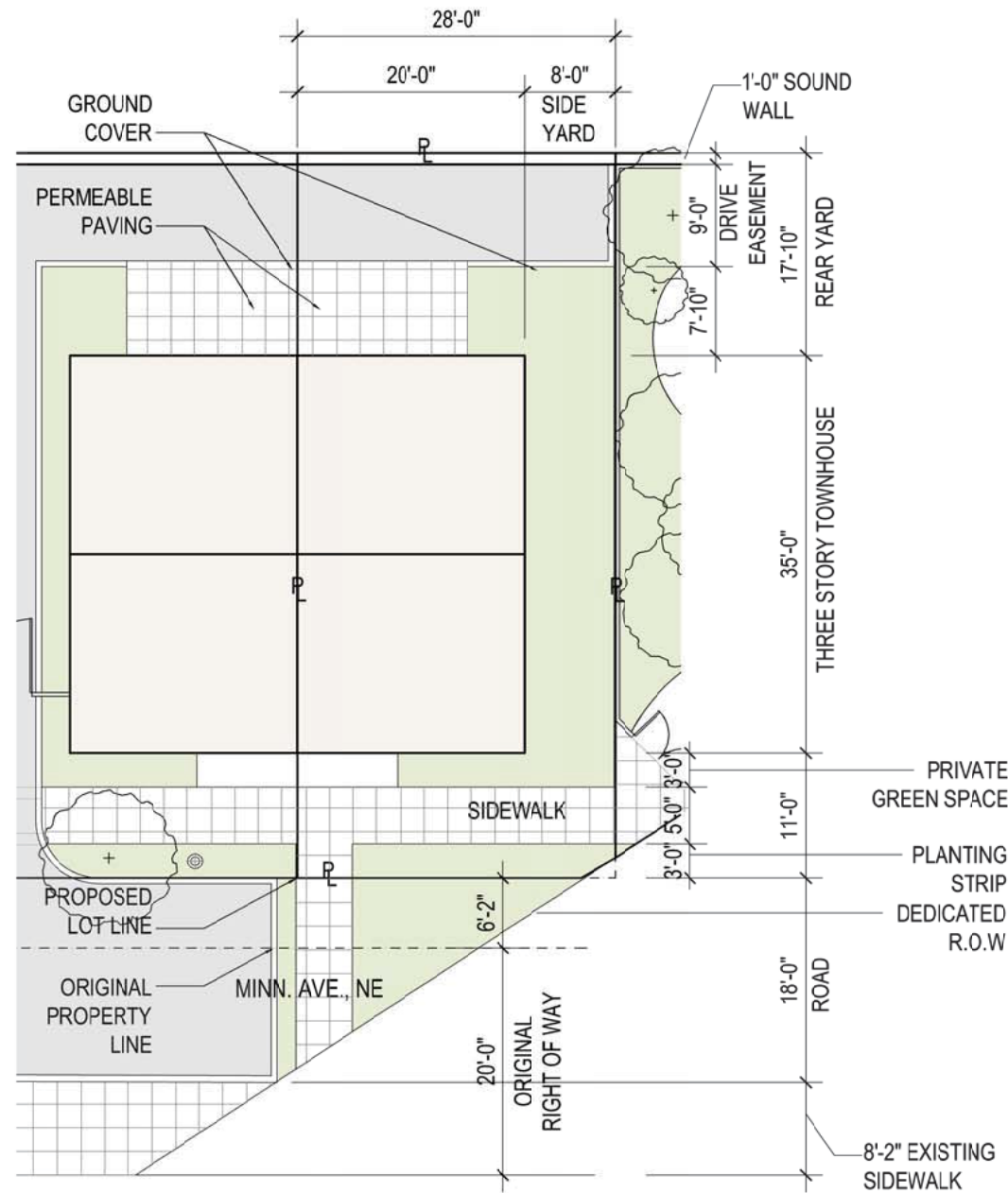


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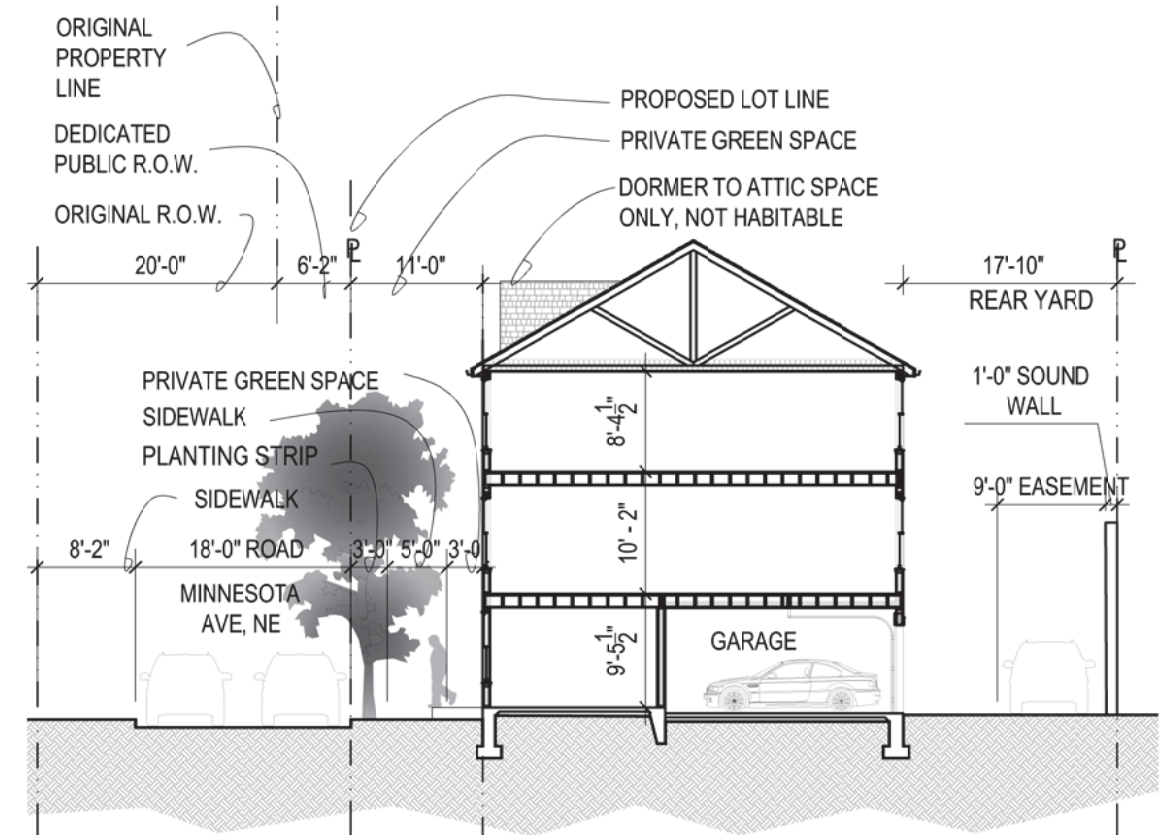
ENLARGED PLAN AND SECTION - TOWNHOUSES 8, 14, 20, 26

A-07

09/08/2015



1 ENLARGED SITE PLAN - TOWNHOUSE 30
SCALE: 1/16" = 1'-0"



2 SECTION - TOWNHOUSE 30
SCALE: 1/16" = 1'-0"

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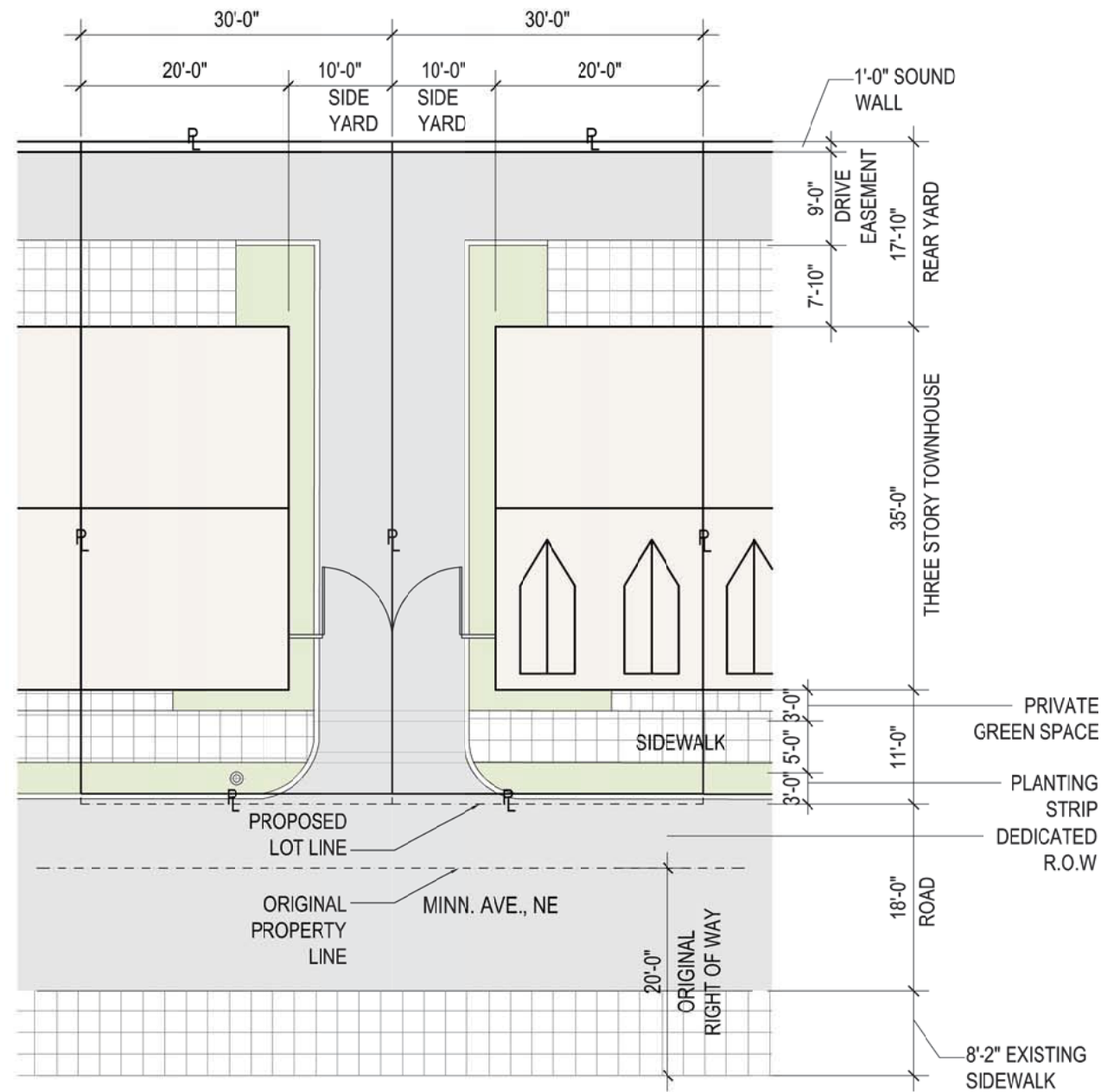


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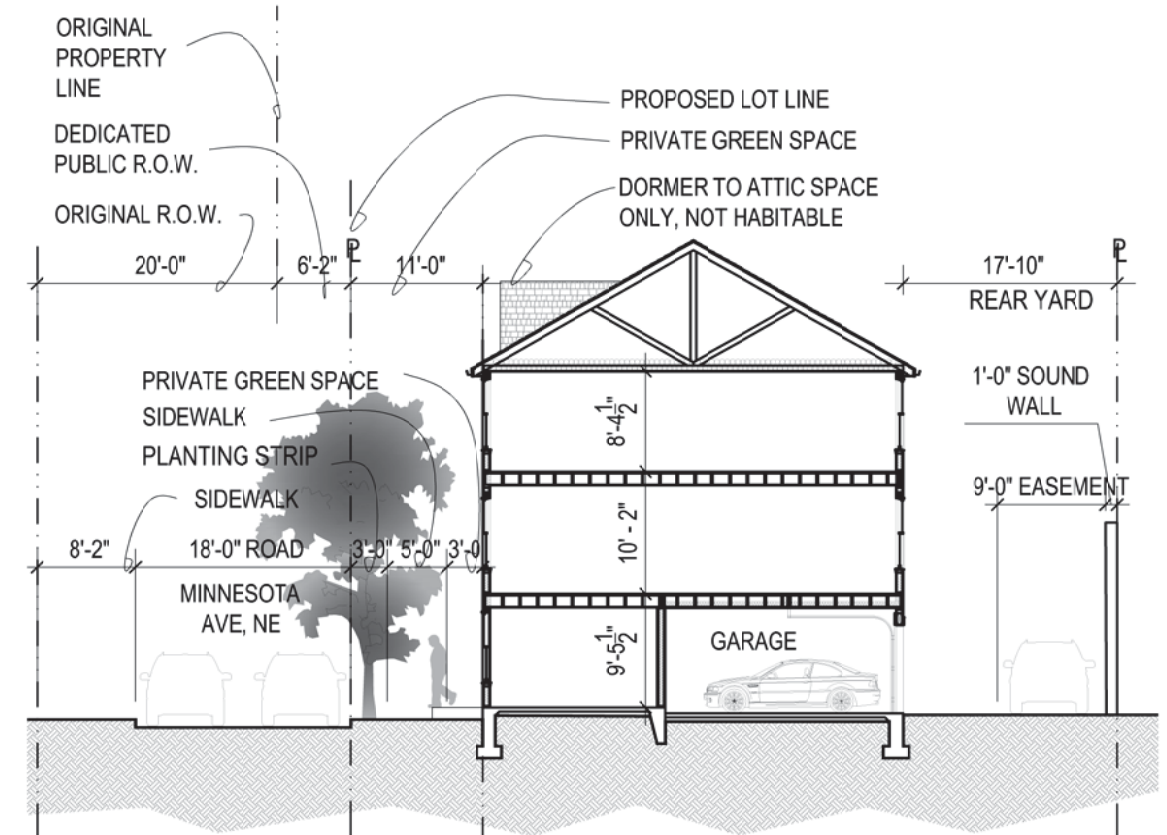
ENLARGED PLAN AND SECTION - TOWNHOUSE 30

A-08

09/08/2015



1 ENLARGED SITE PLAN - TOWNHOUSES 4-5, 28-29
SCALE: 1/16" = 1'-0"



2 SECTION - TOWNHOUSES 4-5, 28-29
SCALE: 1/16" = 1'-0"

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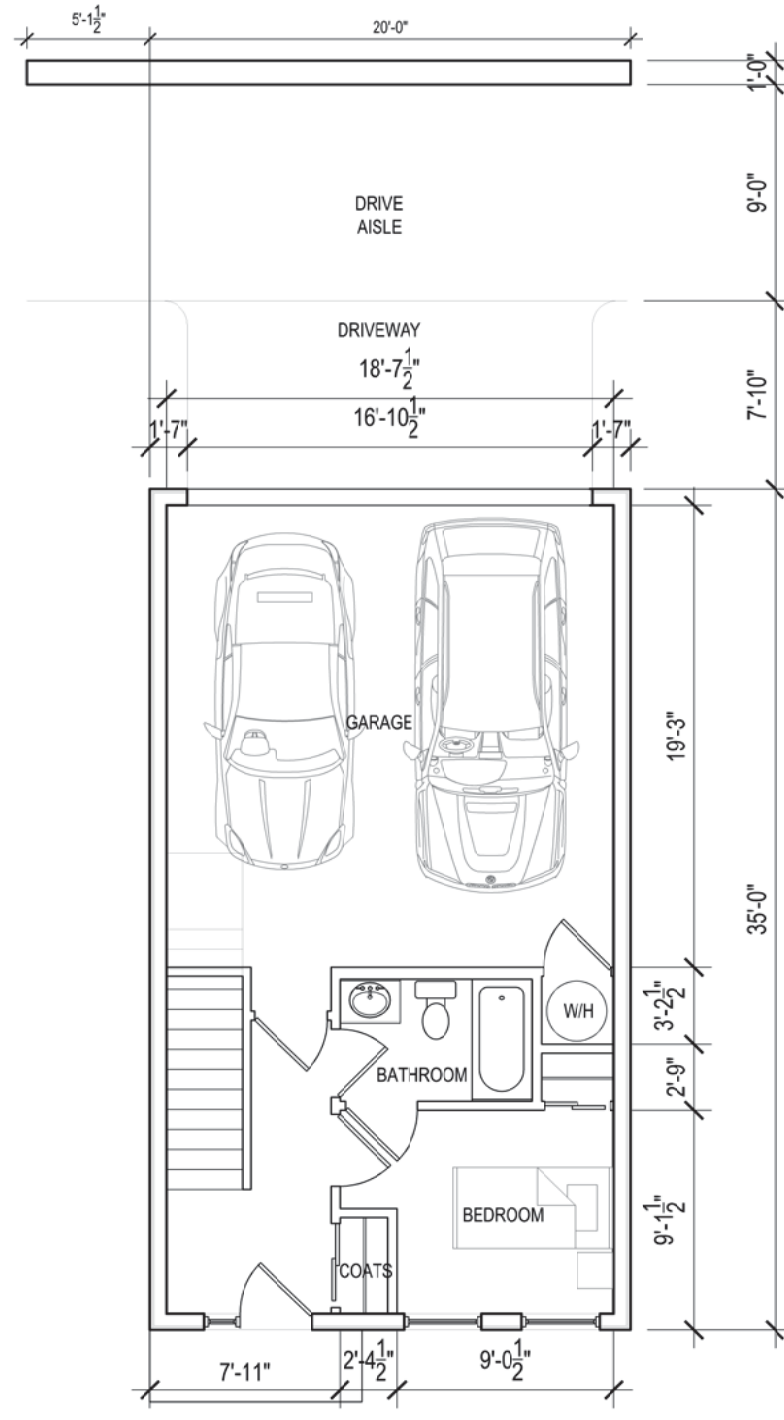


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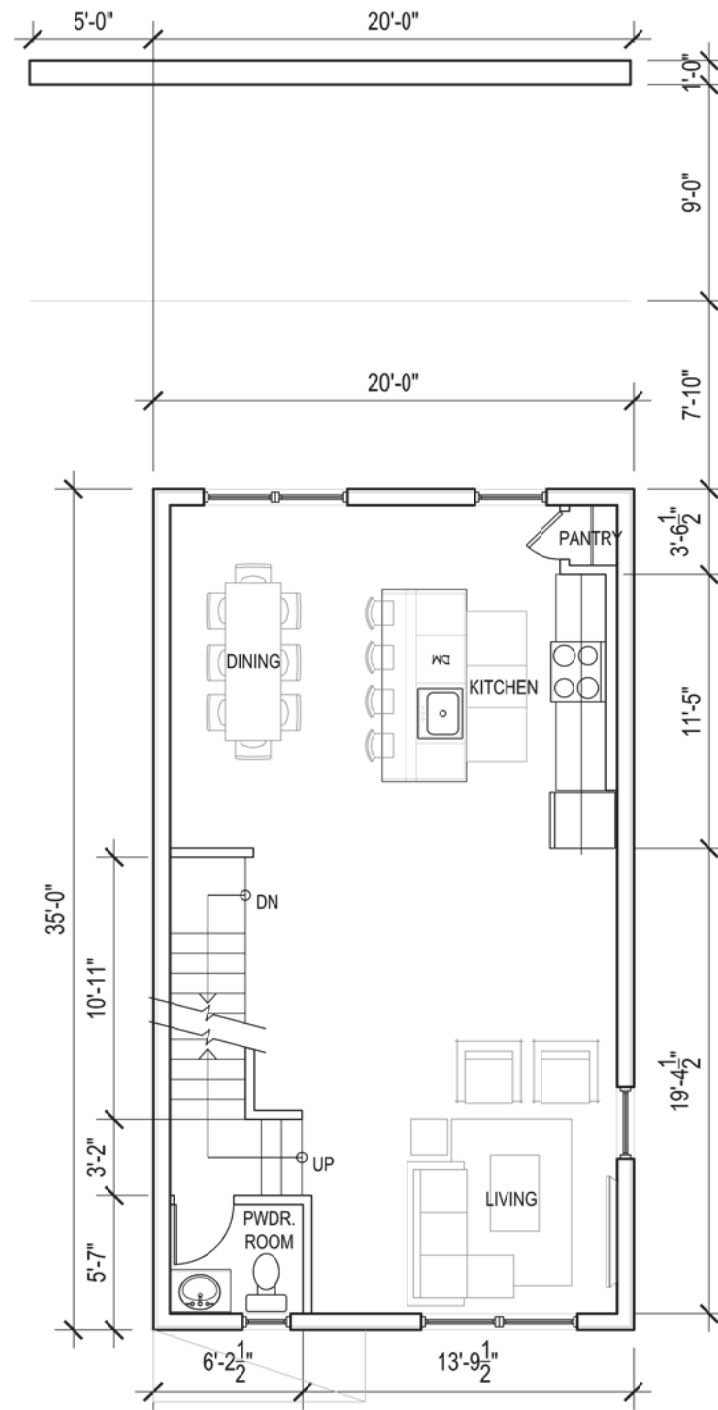
ENLARGED PLAN AND SECTION - TOWNHOUSES 4-5, 28-29

A-09

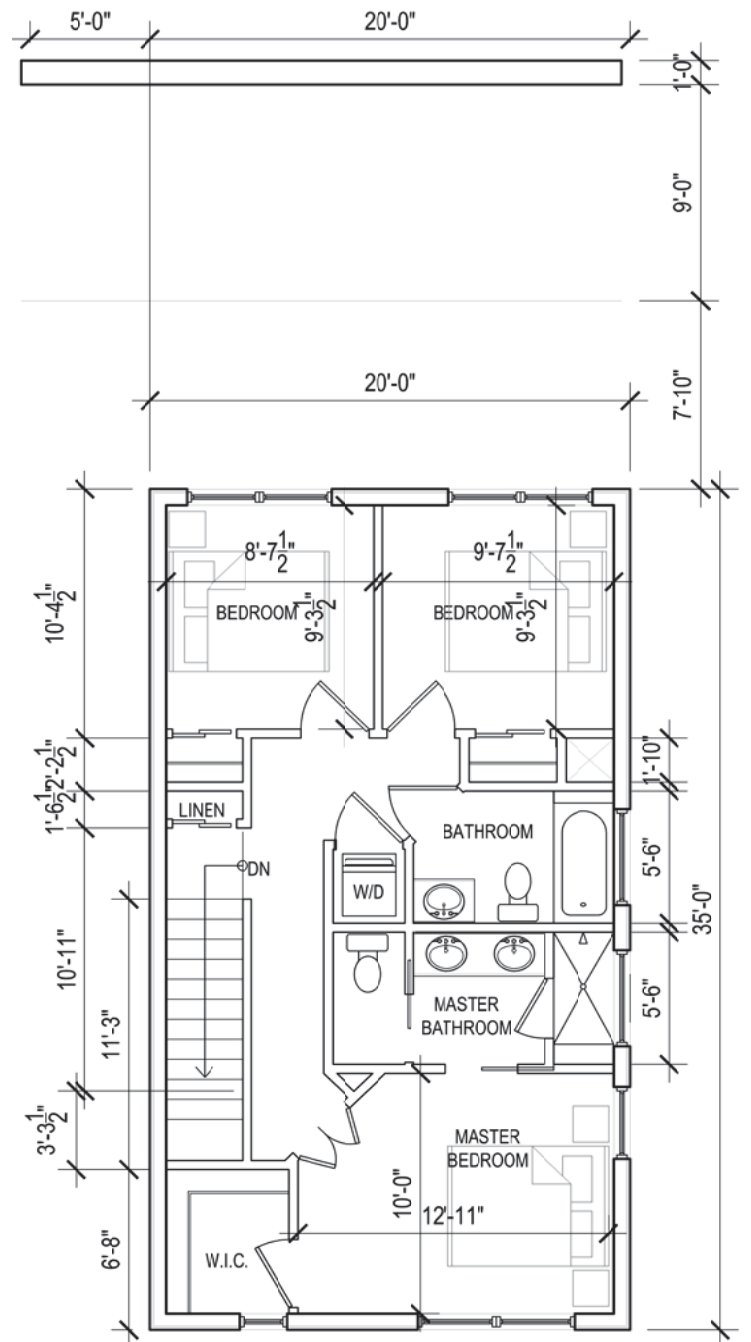
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1 FIRST FLOOR TOWNHOUSE 1-30 PLAN
SCALE: 1/8" = 1'-0"



2 SECOND FLOOR TOWNHOUSE 1-30 PLAN
SCALE: 1/8" = 1'-0"



3 THIRD FLOOR TOWNHOUSE 1-30 PLAN
SCALE: 1/8" = 1'-0"

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1 TYPICAL ELEVATION (TOWNHOUSES 1-30)
SCALE: 1/8" = 1'-0"

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ENLARGED TYPICAL ELEVATIONS

A-11

09/08/2015



FIBER CEMENT FASCIA AND
DECORATIVE BRACKETS



FIBER CEMENT SIDING AND TRIM



ASPHALT COMPOSITION SHINGLE ROOFING



VINYL FRAME WINDOW ASSEMBLY



DECORATIVE COLUMN



1 EXTERIOR MATERIALS
SCALE: 1/8" = 1'-0"

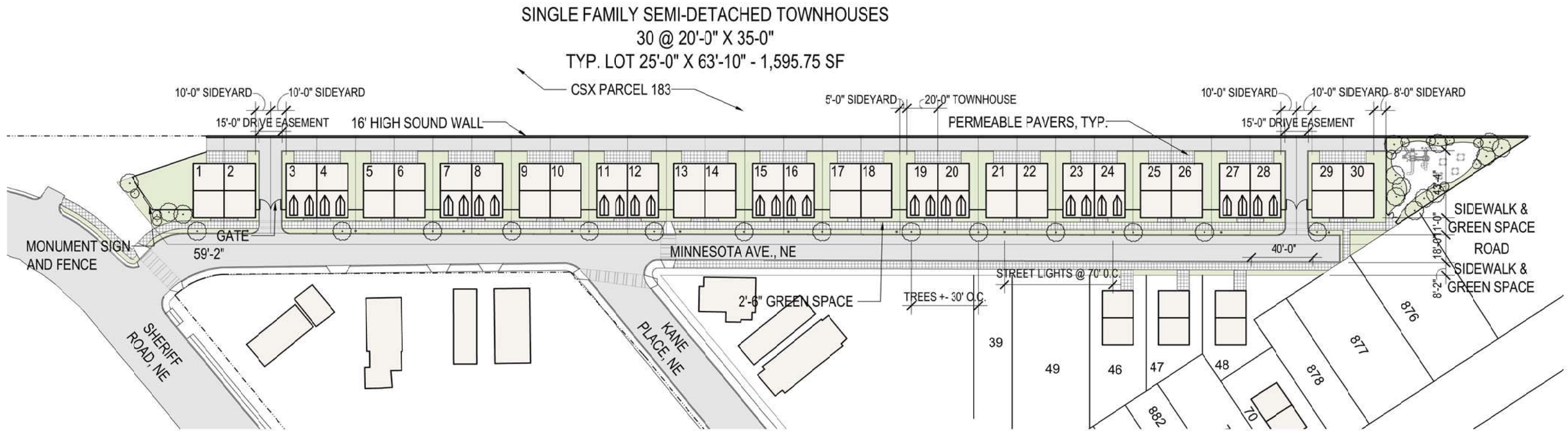
Disclaimer:
Materials shown are preliminary and subject to
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1 SITE PLAN
SCALE: 1/800



MONUMENT SIGN



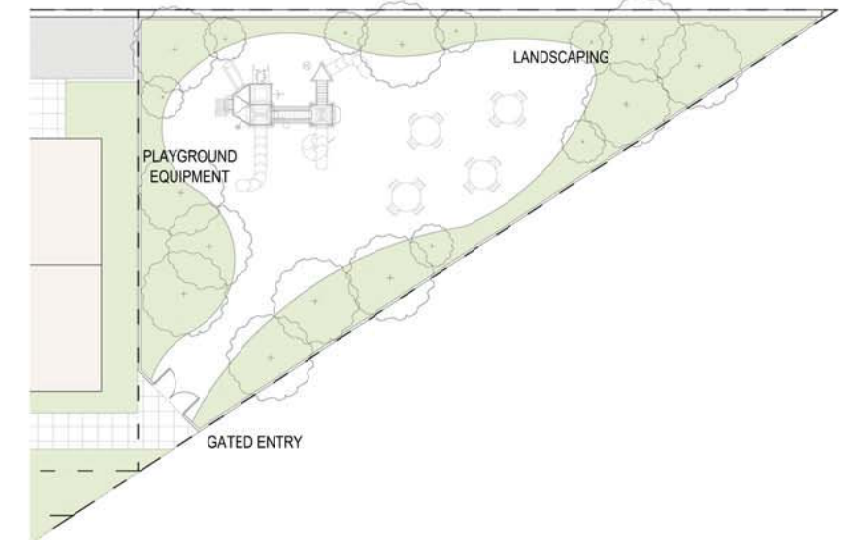
SOUND WALL



FENCING



TEAR DROP
STREET LAMP



ENLARGED PLAYGROUND PLAN

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PGN ARCHITECTS
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