BEFORE THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT

In Re: Application by Capitol Apartment Property Associates, LP (fee Owner and Applicant) and AHD, Inc. Contract Purchaser and Developer) for R-5-A Review Pursuant to Section 353.1 of the Zoning Regulations in an R-5-A zoning district

Subject Property:

Lot 41, Square 6118
3817-3819 2nd Street, S.E.
and 172-174 Mississippi Avenue, S.E.

RECEIVED
D.C. OFFICE OF ZONING
2002 MAY 16 AM 4:26

JORDAN KEYS & JESSAMY, LLP

George R. Keys, Jr.
1400 Sixteenth Street, N.W.
Suite 700
Washington, DC 20036-2217

Dated: May 14, 2002

BZA Application No. 16904

BZA
Case No. 16904
Exhibit No. 12

Board of Zoning Adjustment
District of Columbia
CASE NO.16904
EXHIBIT NO.12

Development Team

Applicant/Contract Purchaser

AHD, Inc.
3 Bethesda Metro Center
Suite 707
Bethesda, Maryland 20814

Architect

EDG Architects
3 Bethesda Metro Center
Suite 707
Bethesda, Maryland 20814

Civil Engineer

Cervantes & Associates
3541 Chain Bridge Road
Suite 7
Fairfax, VA 22030

Zoning/Land Use Legal Services

Jordan Keys & Jessamy, LLP
1400 16th Street, N.W.
Suite 700
Washington, DC 20036

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3. Project Description 2

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F. Exhibits

1. Plat of Survey
2. Zoning Location Map
3. Photographic Views of Site
4. List of Property owners within 200 feet of the site
5. Preliminary Site Plan
6. Typical Floor Plans
7. Existing Conditions
8. Preliminary Site Grading and Drainage Plan
9. Preliminary Landscape Plan
10. Building Elevations (Color)
11. Site Plan Rendering (Color)

D. Application for R-5-A Review

Pursuant to Section 353.1, the Applicant requests that the Board of Zoning Adjustment ("BZA") conduct an R-5-A Review of the subject property as a precondition to the construction of an apartment building containing a total of thirty (30) apartment units.

1. Site Description

The subject property is a 1-acre parcel of land zoned R-5-A and bounded by 2nd Street, S.E., Mississippi Avenue, S.E. and two 15-foot wide public alleys in the Washington Highlands neighborhood of Southeast Washington, D.C. The land is improved with a three-story flat-front garden apartment building, now vacant and boarded-up. The subject property slopes gradually from the west along 2nd Street, S.E. over 40 feet in elevation to the lowest point at the intersection of 4th Street, S.E. and Wilmington Place, S.E. From the architect's estimation, the existing apartments on this land once contained approximately thirty (30) rental units. The vacant building, which has been in that condition for several years, is an obvious eyesore in the community and was at one time a haven for criminal activity.

2. Description of the Surrounding Area

The area surrounding the subject property represents almost exclusively a variety of residential, public education or

recreational uses. Two blocks to the east of the subject property is Frank W. Ballou Senior High School and the nearby Oxon Run Recreational Center. The neighborhood residential uses are an even mixture of single-family row houses and low-rise multifamily projects typical of R-5-A zoning. Many of the multifamily structures are either vacant or in poor condition. The neighborhood is beginning to exhibit signs of revitalization and the subject property along with the 96-unit, three apartment building new housing project at 4th Street, S.E. and Mississippi Avenue, S.E. and the 26-unit renovation at 1410 and 1414 3rd Street, S.W., which the Applicant is planning to develop simultaneously with the subject property, will make a significant contribution, visually and economically, to the neighborhood.

3. Project Description

The Applicant will demolish the existing building on the subject property and erect one (1) three-story apartment building. Parking in a ratio of one (1) parking space for each dwelling unit will be provided at the rear of the property with access from Mississippi Avenue, S.E..

Rather than the usual approach to the garden apartment design with a single main entrance for each building (so that apartment units can only be accessed through interior corridors), the Applicant has adopted a different design approach, both on the

issues of entrances and overall building aesthetics. For this project the building will consist of modules that resemble more a row of townhomes than the traditional Ward 8 apartment house. Each apartment unit will have its own exterior entrance with the second and third floor units sharing a walk-up, covered stoop with individual entry doors to second and third floor dwellings. The modules within a building can be assembled side-by-side as they are along 2nd Street, S.E., but also front-to-back so that there are entrances facing in two directions for each building. The Applicant considers that this unique design feature will enhance the personal safety of residents as it spreads activity and pedestrian movement along the entire length of each building as well as in the front and rear of each building.

Each building will have a brick lower level and vinyl siding for the two upper storys. With the steep change in topography from the north end where the elevation is 120 feet above datum, to the south end at Mississippi Avenue, S.E. where the elevation is 85 feet above datum, each building module will be at a different elevation, thus breaking up the rigid horizontal lines typical of buildings containing 30-36 apartment units. The use of gabled rooflines and variations in vinyl siding color and other architectural embellishment also contribute to the townhouse row-like appearance of the building. The front and rear of each

building will look similar as each has the same functional characteristics, gables variety of color and other embellishment.

This last characteristic of the building that it has entrances facing in two directions for the two modules facing 2nd Street, s.E. lying to the north end of the site. Section 410.3 of the Zoonig Regulations provides that "[a]ll front entrances of the group shall abut street, front yard, or front court." In this instance, the entrances for twelve apartment units are on the side of the building away from 2nd Street, S.E. and so do not strictly comply with § 410.3. This particular arrangement was dictated by two needs: (1) to locate the parking lot in such a way that the severe grade change of the site could be accommodated and (2) to locate a sufficient number of apartment units on the site to make the project economically feasible. The interaction of these two variables led to the particular site plan before the BZA. We note, however, that under § 410.12, the BZA has the authority to approve the site plan without strict compliance with § 410.3, provided that all other conditions set forth in §§ 410.4 and 410.5 can be meet and that the building will not adversely affect the character or future development of the neighborhood.

4. Development Characteristics

Subject Property Site Area		44,579 sq. ft. (1.023 acres)
Allowable Floor Area Ratio (FAR)		.9
Allowable Building Area		40,121 sq. ft. (Gross Floor Area)
Building 4 G.F.A.		31,434 sq. ft.
FAR		.70
Allowable Site Coverage		40% (17,831 sq. ft.)
Building Coverage		23.5% (10,478 sq. ft.)
Building 4 30 units	12	3-bedroom
	18	2-bedroom
Building Height		28 feet, as measured from finished grade level to ceiling of the top story

5. Consistency with Zoning Scheme

A further and general requirement of the special exception standard of review, applicable under both §§ 353.1 and 2516.1 of the Zoning Regulations, expressed in § 3108.1, is that in the judgment of the BZA:

> ... the special exception will be in harmony with the general purpose and intent of the Zoning Regulations and Maps and will not tend to adversely affect the use of neighboring property.

The subject property is zoned R-5-A and the proposed use is a matter-of-right use within that zoning district and the site plan can be implemented with the development parameters

applicable to R-5-A development, except as specifically noted herein. The District of Columbia Generalized Land Use Map (May 1995) prepared by the D.C. Office of Planning in order to illustrate the policies of the Comprehensive Plan process identified the entire Washington Highlands neighborhood west of 4th Street, S.E. as "moderate density" residential. The "moderate density" classification envisions a mix of row houses and garden apartments.

The Comprehensive Plan elements for Ward 8 are set forth in Chapter 19 of 10 DCMR *Planning and Development* (August 1975). In particular, Ward 8 planning objectives for housing included the need to promote new and rehabilitated housing for all levels of need and demand and to provide housing opportunities for low-and moderate-income households. §§ 1908.1(d) and(e). The Comprehensive Plan also encourages aggressive measures by city government to enforce housing codes and utilize the Distressed Properties Program to rid the community of abandoned or under-used privately owned apartment buildings and replace such units with appropriate residential uses. §§ 1909.1 (b)(i) and (2).

Finally, the Comprehensive Plan recognizes that all too often residential and commercial development in Ward 8 did not represent a high standard of design quality or building aesthetics. § 1921.1(a) and (b).

The proposed development harmonizes easily with the goals of the Comprehensive Plan. The Applicant is replacing a vacant apartment building with a new housing type comparable in density to the existing building which will be demolished. The design of the subject project is an advance in design over the flat-front garden apartment style which has typified too much of Ward 8 multifamily development. By creating a gabled roofline, the rhythm and color alternation of townhouse style facade and affording each resident with a separate, distinct entryway, the Applicant presents an interesting, new housing type for the community. The fact that the Department of Housing and Community Development and the District of Columbia Housing Finance Agency will assist the project with block grants and tax-exempt bond financing also ensures that the new housing produced will remain as affordable housing.

E. Conclusion

Based upon the foregoing discussion and attached exhibits, the Applicant requests approval of the proposed site plan for a new residential development in the R-5-A zoning district as shown on the accompanying plans submitted with this application and for approval of the location of one (1) apartment building on the subject property, as configured. The proposed development complies with all applicable design and planning standards set forth in the Zoning Regulations, is consistent with the zoning scheme and the

Comprehensive Plan and present no adverse impacts on neighboring property.

Respectfully submitted,

Jordan Keys & Jessamy, LLP

By: George R. Keys, Jr.

George R. Keys, Jr.

BZA Form 2
(Revised 7/17/95)

Docket No. _____

BEFORE THE BOARD OF ZONING ADJUSTMENT
FOR THE DISTRICT OF COLUMBIA

APPLICATION

NOTE: See reverse side of this form for filing instructions, filing fees and information required by the Board

DO NOT MAIL DO NOT MAIL

TO THE BOARD OF ZONING ADJUSTMENT

Pursuant to Sections 3108.1 of the Zoning Regulations of the District of Columbia, an application is hereby made for the following action: R-5-A Review of a proposal to construct 30 units of affordable rental housing, which is provided for by Section(s) 353.1 and 410 of the Zoning Regulations.

Premises affected are located at 3817-3819 2nd Street, S.E. 172-174 Mississippi Avenue, S.E., (street address)

Lot(s) 41, Square(s) 6118,

in the District of Columbia, in Zoning District R-5-A.

Present use of Property: Vacant apartment building.

Proposed use of Property: 30 rental apartment units (new construction).

Owner of Property: Capitol Apartment Property Associates, LP.

Address of Owner: c/o AHD, Inc. 2 Bethesda Metro Center, Suite 707, Bethesda, Maryland20814.

State briefly the bases for action sought:

See attached Narrative Statement.

Date: May 14, 2002 Signature: George R Keys (Applicant)*

*The owner of the property for which application is made or his/her authorized agent may file an application. In the event an authorized agent files an application on behalf of the owner, the notice of application shall be accompanied by a letter signed by the owner authorizing the agent to act on his behalf in this appeal.

TO BE NOTIFIED OF HEARING AND DECISION:

Name: George R. Keys, Jr. Jordan Keys & Jessamy, LLP

Address: 1400 16th Street, N.W., Suite 700, Washington, DC

Zip Code 20036 Phone No. (202)483-8300

ANY APPLICATION THAT IS NOT COMPLETED IN ACCORDANCE WITH THE INSTRUCTIONS ON THE BACK OF THIS FORM WILL NOT BE ACCEPTED.

Form 1 - BZA Certification - Side 1 (Revised 03/07/00)

ZONING SELF-CERTIFICATION FORM

Date	Project Address(es)
5/13/02	3817-3819 2nd Street, SE and 172-174 Mississippi Avenue, S.E.

Square	Lot(s)	Zone District(s)	ANC(s)/Single Member District(s)	Case No.
6118	41	R-5-A	8C-07	

CERTIFICATION

The undersigned agent hereby certifies that the following zoning relief is required from the Board of Zoning Adjustment in this matter pursuant to:

☐	Use Variance DCMR 11 §3103	☐	Area Variance DCMR 11 §3103	☒	Special Exception DCMR 11 §3104

which is provided for by DCMR Title 11 Section No(s).: 353, 410, 3108.1

Pursuant to 11 DCMR §3113.2, the undersigned agent certifies that:

(1) the agent is duly licensed to practice law or architecture in the District of Columbia;
(2) the agent is currently in good standing and otherwise entitled to practice law or architecture in the District of Columbia;
(3) the applicant is entitled to apply for the variance or special exception sought for the reasons stated in the application.

The undersigned agent and owner acknowledge that they are assuming the risk that the owner may require additional or different zoning relief from that which is self-certified in order to obtain, for the above-referenced project, any building permit, certificate of occupancy, or other administrative determination based upon the Zoning Regulations and Map. Any approval of the application by the Board of Zoning Adjustment does not constitute a Board finding that the relief sought is the relief required to obtain such permit, certification, or determination.

The undersigned agent and owner further acknowledge that any person aggrieved by the issuance of any permit, certificate, or determination for which the requested zoning relief as a prerequisite may appeal that permit, certificate, or determination on the grounds that additional or different zoning relief is required.

The undersigned agent and owner hereby hold the District of Columbia Office of Zoning and Department of Consumer and Regulatory Affairs harmless from any liability for failure of the undersigned to seek complete and proper zoning relief from the Board of Zoning Adjustment.

The undersigned owner hereby authorizes the undersigned agent to act on the owner's behalf in this matter.

Owner's Signature	Owner's Name (Please Print)
See Authorization of Agent letter, 5/02/02	Capitol Apartment Property Associates, LP
Agent's Signature	**Agent's Name (Please Print)**
George R Keys	George R. Keys, Jr.

D.C. Bar No	292722	or	Architect Registration No.	

OFFICE OF ZONING DETERMINATION
(DCMR Title 11 §3113.2)

Based upon review of the application and self-certification, this application is

☐	Accepted for filing.
☐	Referred to the Office of the Zoning Administrator, Department of Consumer and Regulatory Affairs, for determination of proper zoning relief required.
☐	Rejected for failure to comply with the provisions of ☐ DCMR Title 11 §3113.2; or ☐ DCMR Title 11 Zoning Regulations. Explanation _____

Signature		Date	

Side 2

INSTRUCTIONS

Any request for self-certification that is not completed in accordance with the following instructions shall not be accepted.

1. All self-certification applications shall be made on BZA Certification Form 1. All certification forms must be completely filled out (front **and** back) and be typewritten or legibly printed. All information shall be furnished by the applicant. If additional space is necessary, use separate sheets of paper to complete this form.

2. Complete one self-certification form per each application filed. Present this form with the BZA Form 2 application to the Office of Zoning, 441 4th Street, N.W., Suite 210, Washington, D.C. 20001.

Existing buildings are to be demolished.

ITEM	EXISTING	REQUIRED	ALLOWED	PROVIDED	VARIANCE Deviation/Percent
Lot Area	44,579	n/a	n/a	444,579	———
Lot Width	n/a	n/a	n/a	n/a	
Lot Occupancy	n/a	n/a	17,832 (40%)	10,478 (23.5%)	-43%
Floor Area Ratio (FAR)	n/a	n/a	40,101 (.90)	31,434 (70.5%)	-23%
Parking Spaces	n/a	30	n/a	30	0
Loading Berths	n/a	None	None	None	———
Front Yard	n/a	None	n/a	27'	
Rear Yard	n/a	20'	nn/a	65'-80'	+300%
Side Yard	n/a	8'	n/a	38'-12'	0
Court, Open	n/a	n/a	n/a	n/a	
Court, Closed	n/a	n/a	n/a	n/a	———
HEIGHT:	n/a	n/a	40'	28'	

Building Ventures Limited

5101 River Road, Suite 102 • Bethesda, MD 20816
Phone 301-656-4200 • Fax 301-656-8075
Toll Free 800-965-4999

May 2, 2002

District of Columbia Board of Zoning Adjustment
441 4th Street, N.W. -- Room 210 South
Washington, D.C. 2001

Re: Authorization of Agent

To Whom It May Concern:

Capitol Apartment Property Associates, a District of Columbia Limited partnership (the "Owner"), is the fee owner of two parcels of land in the Southeast quadrant of the District of Columbia: (1) a 3.014 acre parcel comprising lots 25-29 in Square 6092 and known as 3701-3705, 3715-3723 4th Street, S.E., 200-208 Wilmington Place, S.E. and 3708-3722 2nd Street, S.E. and (2) a 1/02 acre parcel comprising lot 41 in Square 6118 and known as 3817-3819 2nd Street, S.E. and 172-174 Mississippi Avenue, S.E. (collectively, the "Land"). AHD, Inc. is the contract purchaser of the land and proposes to demolish the improvements located on the Land and to redevelop the Land in accordance with the accompanying application for R-5-A Review pursuant to Sections 353 and 410 of the Zoning Regulations.

AHD, Inc. and their counsel, George R. Keys, Jr. of the Jordan Keys & Jessamy, LLP, are hereby designated as the authorized agents for the Owner (with authority to act singly) for the purpose of filing and prosecuting the above-referenced application.

Building Ventures Limited, Nominee For The Partnership

By: E. M. Westbrook
Title: Agent For The Owner

1

DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., April 25, 2002

Plat for Building Permit of SQUARE 6118 LOT 41

Scale: 1 inch = 40 feet Recorded in Book 119 Page 178

Receipt No. 008401

Furnished to: D. WINGER

Surveyor, D.C.

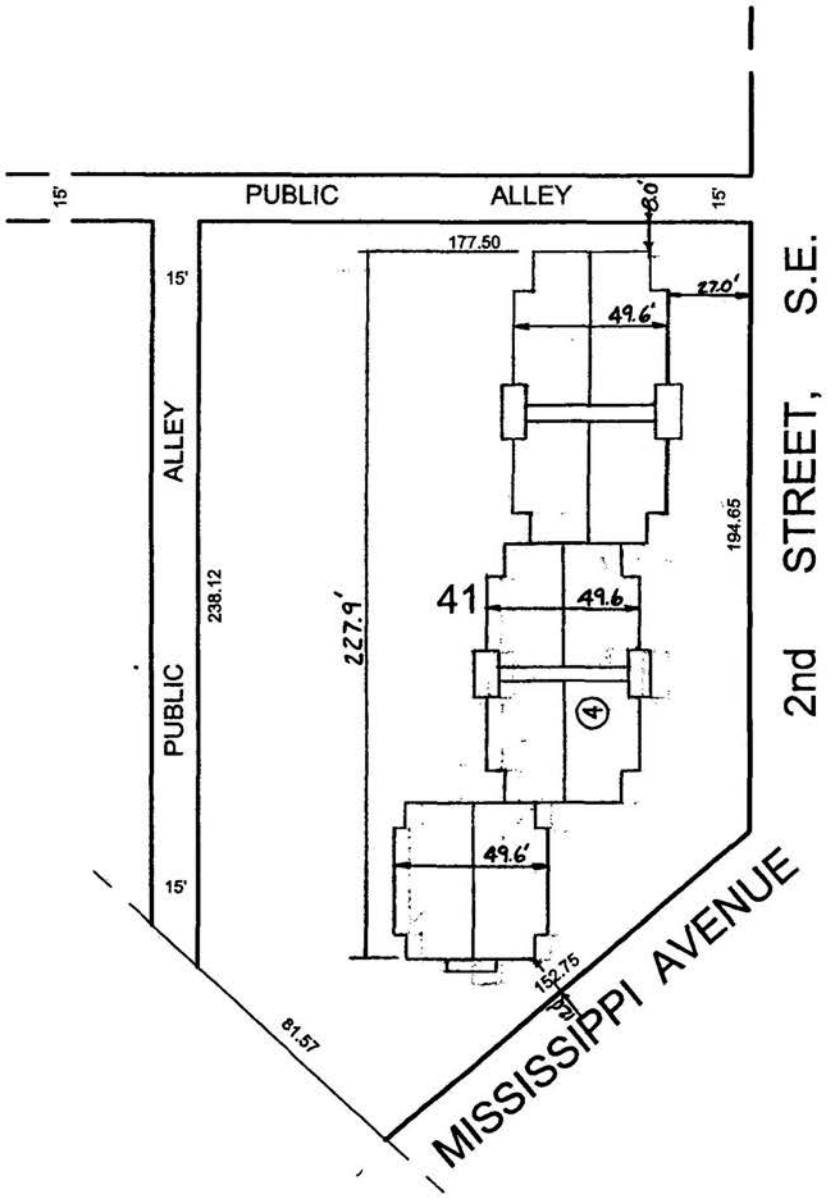
By: L.E.S.

I hereby certify that all existing improvements shown hereon, are completely dimensioned, and are correctly platted; that all proposed buildings or construction, or parts thereof, including covered porches, are correctly dimensioned and platted and agree with plans accompanying the application; that the foundation plans as shown hereon is drawn, and dimensioned accurately to the same scale as the property lines shown on this plat;and that by reason of the proposed improvements to be erected as shown hereon the size of any adjoining lot or premises is not decreased to an area less than is required by the Zoning Regulations for light and ventilation; and it is further certified and agreed that accessible parking area where required by the Zoning Regulations will be reserved in accordance with the Zoning Regulations, and that this area has been correctly drawn and dimensioned hereon. It is further agreed that the elevation of the accessible parking area with respect to the Highway Department approved curb and alley grade will not result in a rate of grade along centerline of driveway at any point on private property in excess of 20% for single-family dwellings or flats, or in excess of 12% at any point for other buildings. (The policy of the Highway Department permits a maximum driveway grade of 12% across the public parking and the private restricted property.)

Date: 05-6-02

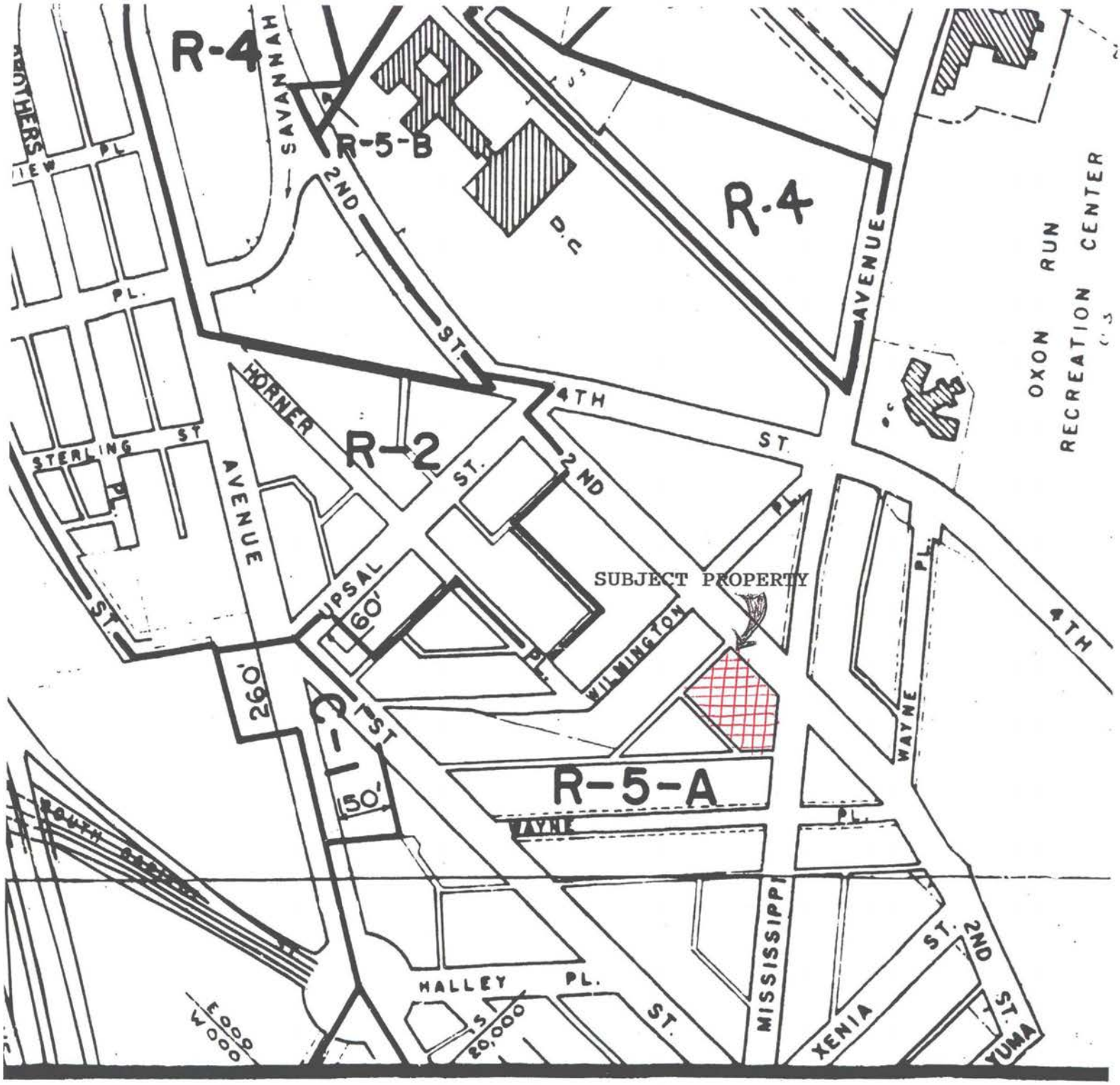
(Signature of owner or his authorized agent)

NOTE: Data shown for Assessment and Taxation Lots or Parcels are in accordance with the records of the Department of Finance and Revenue, Assessment Administration, and do not necessarily agree with deed description.



SO-8401(2002)

2


R-4
SAVANNAH
R-5-B
2ND
ST.
D.C
R-4
AVENUE
OXON RUN
RECREATION CENTER
4TH
ST.
HORNER
R-2
ST.
2ND
STERLING
ST
AVENUE
SUBJECT PROPERTY
UPSAL
60'
WILMINGTON
4TH
260'
1ST
C-1
50'
WAYNE
R-5-A
SOUTH
WAYNE
MISSISSIPPI
ST.
2ND
ST.
HALLEY
PL.
ST.
XENIA
ST.
YUMA
E 000
W 000
S
20,000

3





Existing Parcel "B"
Buildings scheduled to be demolished

Bowling Green Apartments
Washington, D.C., SE





Oxon Run Apartments
Mississippi Ave, SE
Adjacent to Parcels "A" & "B"

Bowling Green Apartments
Washington, D.C., SE

4

NAME AND MAILING ADDRESSES OF THE OWNERS OF ALL PROPERTY 200 FEET IN ALL DIRECTION FROM ALL BOUNDARIES OF THE PROPERTY INVOLVED IN THE APPLICATION

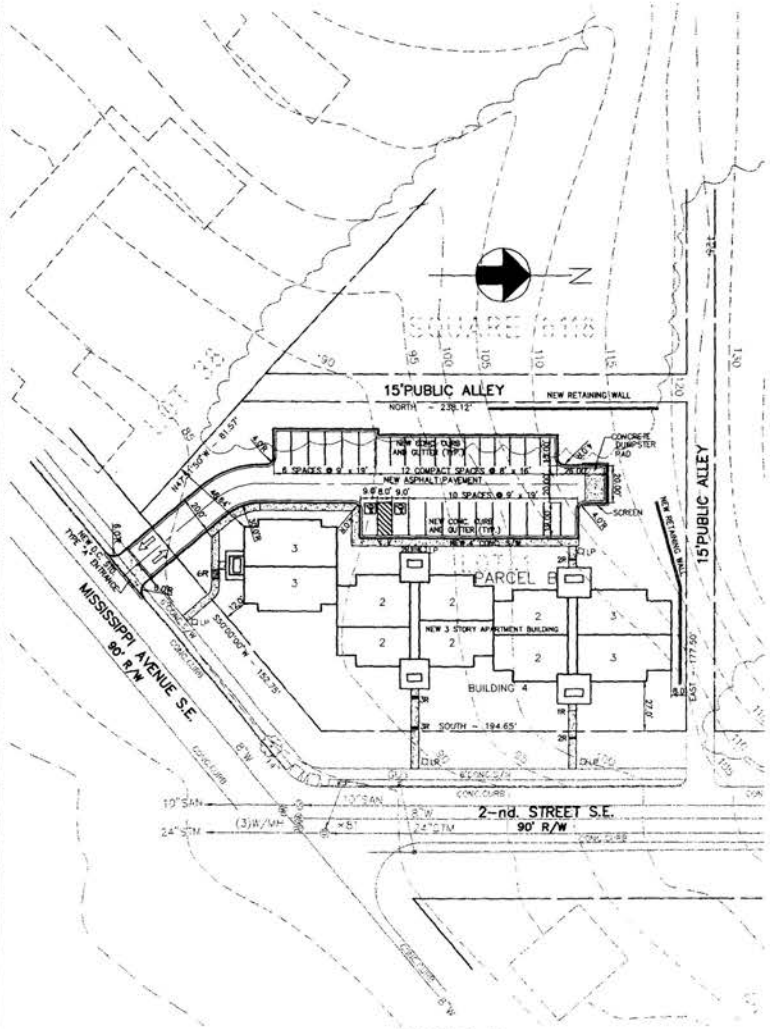
SQUARE	LOT	PREMISES ADDRESS	OWNER AND MAILING ADDRESS
6119	15	-	Oxon Run Ltd. Partnership 3701 St. Barnabas Road Suitland, MD 20746
6119	16	3814-3816 2nd Street, S.E.	Oxon Run Ltd. Partnership 3701 St. Barnabas Road Suitland, MD 20746
6119	17	3808 2nd Street, S.E.	John & Linda M. McNeil 3808 2nd Street, S.E. Washington, D.C. 20032
6119	18	3806 2nd Street, S.E.	William & R.M. Montgomery 3806 2nd Street, S.E. Washington, D.C. 20032
6119	19	3802 2nd Street, S.E.	Shanieka Holley 3802 2nd Street, S.E. Washington, D.C. 20032
6119	20	3800 2nd Street, S.E.	Willet R. Moore 3800 2nd Street, S.E. Washington, D.C. 20032
6120-N	40	3820-2878 2nd Street, S.E.	Oxon Run Ltd. Partnership 3701 St. Barnabas Road Suitland, MD 20746
6118-E	1	148-152 Wayne Place, S.E.	MMM Development Co. Lathan Square Building 1611 Telegraph Avenue, #828 Oakland, CA 94612
6118	9	127 Wilmington Place, S.E.	Robert L. Evans 127 Wilmington Place, S.E. Washington, D.C. 20032
6118	10	129 Wilmington Place, S.E.	Diane M. Thorpe 129 Wilmington Place, S.E. Washington, D.C. 20032

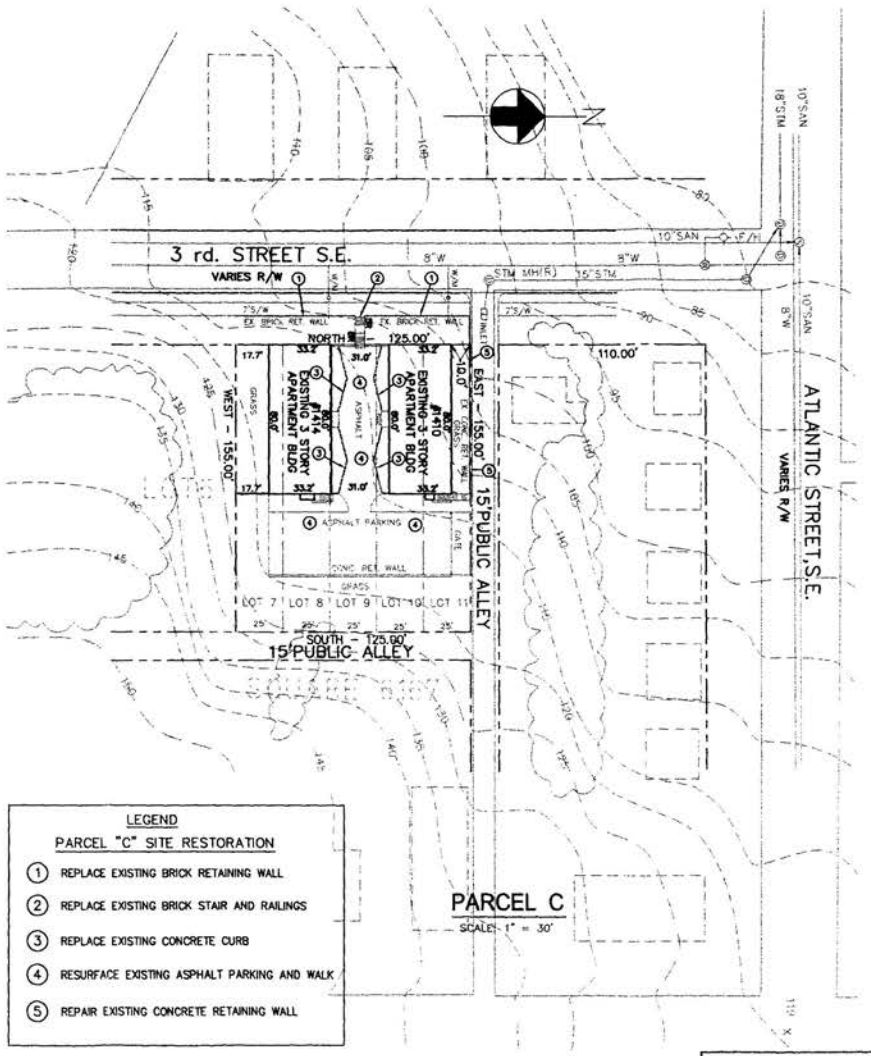
SQUARE	LOT	PREMISES ADDRESS	OWNER AND MAILING ADDRESS
6118	11	133 Wilmington Place, S.E.	Robert D. & B.J. Byrd 133 Wilmington Place, S.E. Washington, D.C. 20032
6118	12	135 Wilmington Place, S.E.	Joyce R. Prue 135 Wilmington Place, S.E. Washington, D.C. 20032
6118	13	139 Wilmington Place, S.E.	Frederick & W. Manago 6610 Trowbridge Place Ft. Washington, MD 20744
6118	14	141 Wilmington Place, S.E.	Mortgage Edge Corp. 141 Wilmington Place, S.E. Washington, D.C. 20032
6118	15	145 Wilmington Place, S.E.	Allen Lester 2017 31st Place, S.E. Washington, D.C. 20020
6118	16	147 Wilmington Place, S.E.	P.& B. Aiken . 147 Wilmington Place, S.E. Washington, D.C. 20032
6118	17	151 Wilmington Place, S.E.	Minnie W. Jefferson 151 Wilmington Place, S.E.
6118	18	153 Wilmington Place, S.E.	Lawrence T. & J.E. Warren 153 Wilmington Place, S.E. Washington, D.C. 20032
6118	19	155 Wilmington Place, S.E.	Willie B. Williamson 155 Wilmington Place, S.E. Washington, D.C. 20032
6118	20	157 Wilmington Place, S.E	Katherine Meadows 157 Wilmington Place, S.E Washington, D.C. 20032
6118	21	-	National Capital Building & Supply Co. 2155 Queen's Chapel Road N.E. Washington, D.C. 20018

SQUARE	LOT	PREMISES ADDRESS	OWNER AND MAILING ADDRESS
6118	38	142-146 Wayne Place, S.E.	W&M Associates, LP 1200 29th Street, N.W. Washington, D.C. 20007
6118	39	134-140 Wayne Place, S.E.	W&M Associates, LP 1200 29th Street, N.W. Washington, D.C. 20007
6093	1	-	National Capital Building & Supply Co. 2155 Queen's Chapel Road N.E. Washington, D.C. 20018
6093	2	150 Wilmington Place, S.E.	Edward Holloway 150 Wilmington Place, S.E. Washington, D.C. 20032
6093	3	148 Wilmington Place, S.E.	Judy M. Butler c/o Judy Perrine 6608 Dandee Lane Bowie MD 20720

S:\SHARED\George\273-2POL B.wpd

5





LEGEND

CATCH BASIN	
CLEANOUT	
CONCRETE CURB	
CONCRETE CURB AND GUTTER	
CONCRETE SIDEWALK	
CONTOUR	
FIRE HYDRANT	
HANDICAP RAMP	
OVERHEAD ELECTRIC	
POWER POLE W/ LIGHT	
LIGHT POLE	
SANITARY SEWER MANHOLE	
SPOT ELEVATION	x71
SHRUB	
STORM SEWER MANHOLE	
TREE	
UNDERGROUND SANITARY SEWER	
UNDERGROUND STORM SEWER	STM
UNDERGROUND WATER	
WATER MANHOLE	

SITE TABULATION PARCEL B :

LOT: 41
SQUARE: 6118
TOTAL AREA: 44,579 S.F.
OR 1.02 AC.

ZONE: R-5A
PROPOSED USE: 30 APARTMENT UNITS
PARKING REQUIRES: 30 SPACES
PARKING PROVIDED: 12 COMPACT SPACES
16 REGULAR SPACES
2 HANDICAP SPACES
30 SPACES TOTAL

SEE ARCHITECTURAL DRAWINGS FOR BUILDING DATA

SITE TABULATION PARCEL C :

LOT: 7, 8, 9 & 10
SQUARE: 6167
TOTAL AREA: 19,375 S.F.
OR 0.44 AC.

ZONE: R-5A
EXISTING USE: 26 APARTMENT UNITS

SEE ARCHITECTURAL DRAWINGS FOR BUILDING DATA

LEGEND

PARCEL "C" SITE RESTORATION

1. REPLACE EXISTING BRICK RETAINING WALL
2. REPLACE EXISTING BRICK STAIR AND RAILINGS
3. REPLACE EXISTING CONCRETE CURB
4. RESURFACE EXISTING ASPHALT PARKING AND WALK
5. REPAIR EXISTING CONCRETE RETAINING WALL

GRAPHIC SCALE
0 30 60 90
1" = 30'

PRELIMINARY SITE PLAN, PARCELS B&C

4-TH STREET S.E.
LOT 25, 26, 27, 28 & 29 SQUARE 6092
MISSISSIPPI AVE S.E.
LOT 41 SQUARE 6118
3-RD STREET S.E.
LOT 7, 8, 9, 10 & 11 SQUARE 6167
WASHINGTON DISTRICT OF COLUMBIA

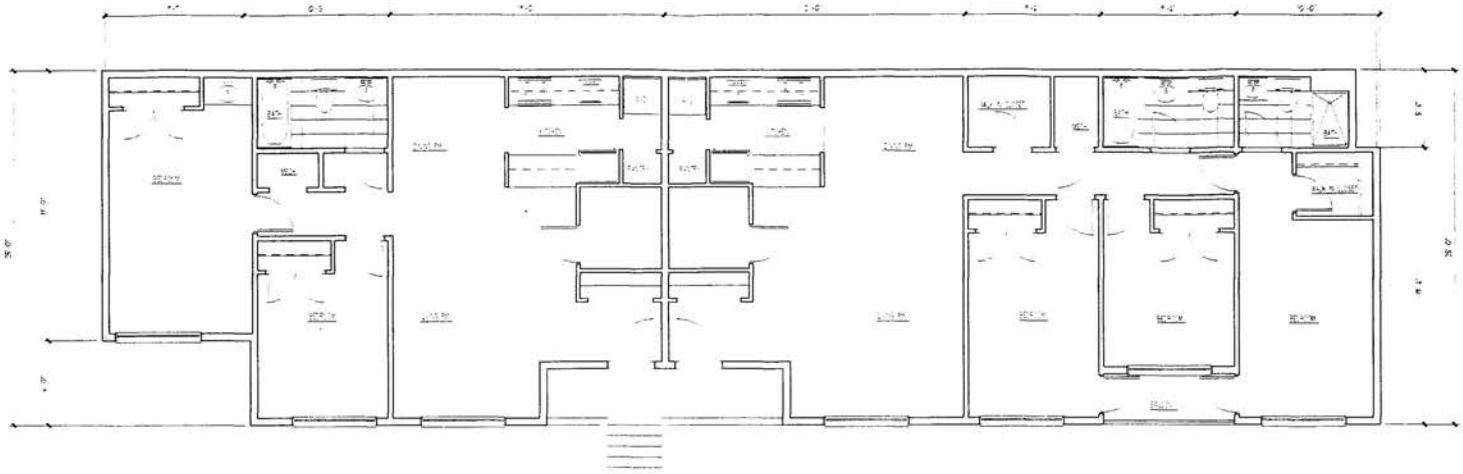
DATE: MAY 3, 2002

CERVANTES & ASSOCIATES, P.C.
3541 CHAIN BRIDGE ROAD, SUITE 7,
FAIRFAX, VIRGINIA 22030
TEL.: 703-691-4114
FAX: 703-385-1869

C-4

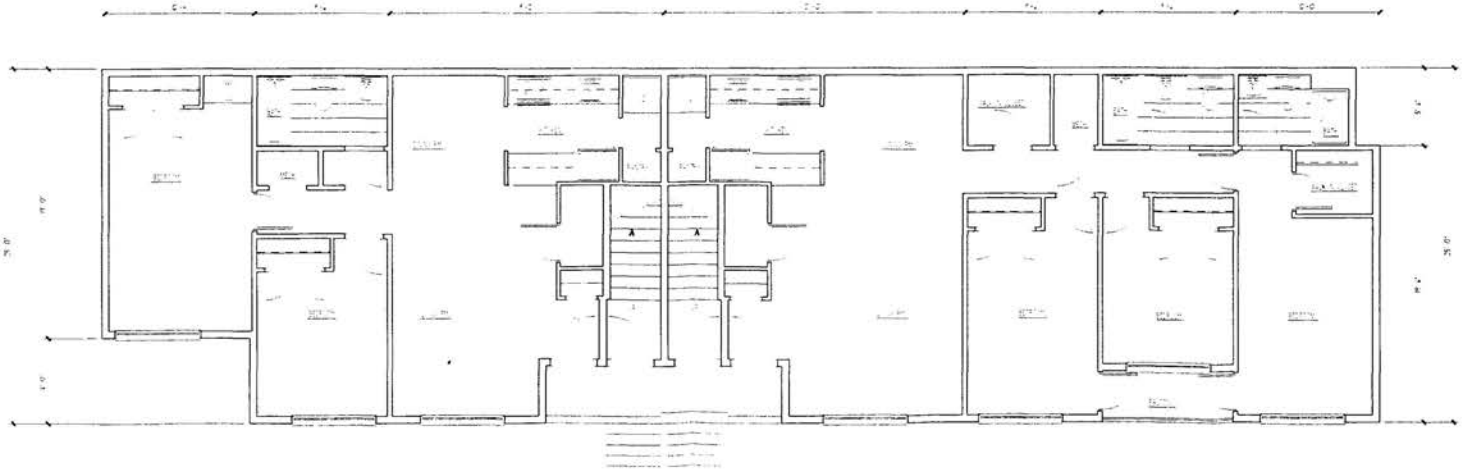
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6



2 BEDROOM 1ST FLOOR PLAN

3 BEDROOM 1ST FLOOR PLAN



2 BEDROOM 2ND FLOOR PLAN

3 BEDROOM 2ND FLOOR PLAN

EDG ARCHITECTS
2 Bethesda Metro Center
Suite 707
Bethesda, MD 20814
(301) 654-0058

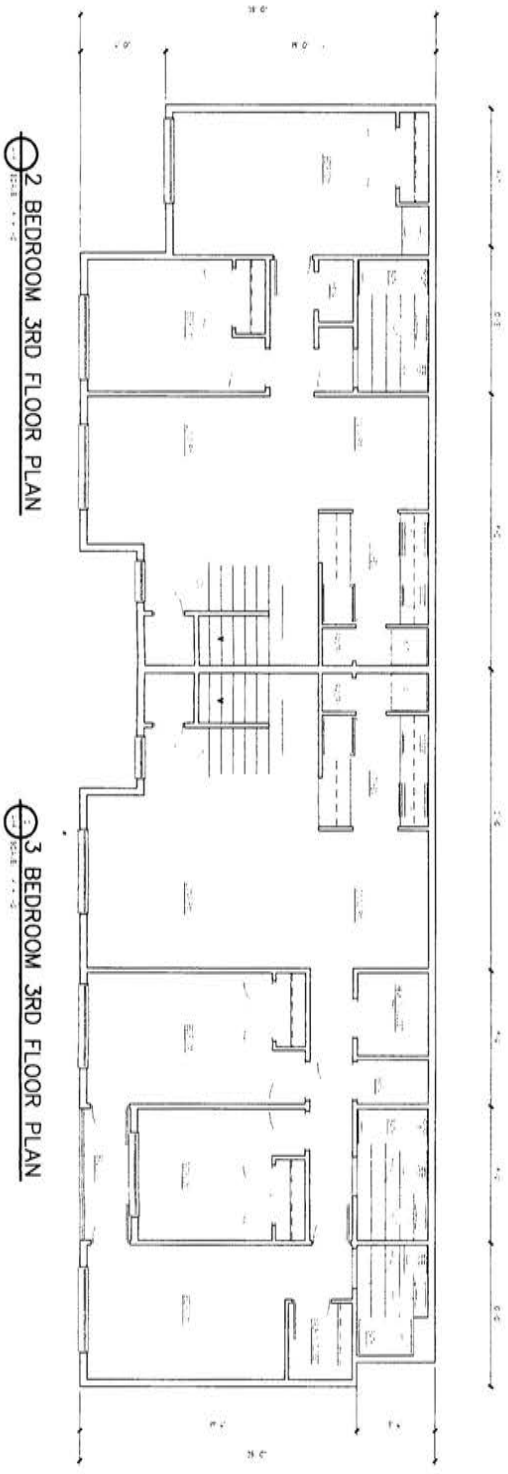
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HUD SUBMISSION	5 DEC 01
DC DHCD SUBMISSION	21 APR 02
DCHFA SUBMISSION	30 APR 02
SITE PLANS SUBMISSION	2 MAY 02

BOWLING GREEN
NEW APARTMENTS & REHAB, WASHINGTON, D.C.

UNIT PLANS

A-4

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2 BEDROOM 3RD FLOOR PLAN

3 BEDROOM 3RD FLOOR PLAN

A-5

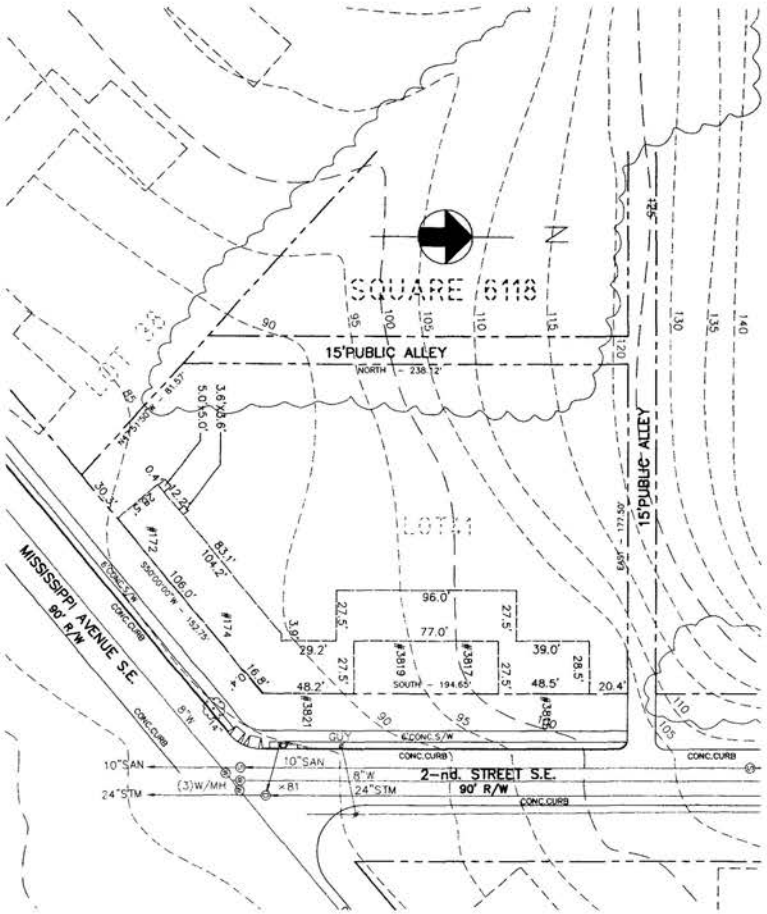
BOWLING GREEN
NEW APARTMENTS & REHAB, WASHINGTON, D.C.

UNIT PLANS

Printing	Date
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DC DHCD SUBMISSION	24 APR 02
DCHFA SUBMISSION	30 APR 02
SITE PLANS SUBMISSION	2 MAY 02

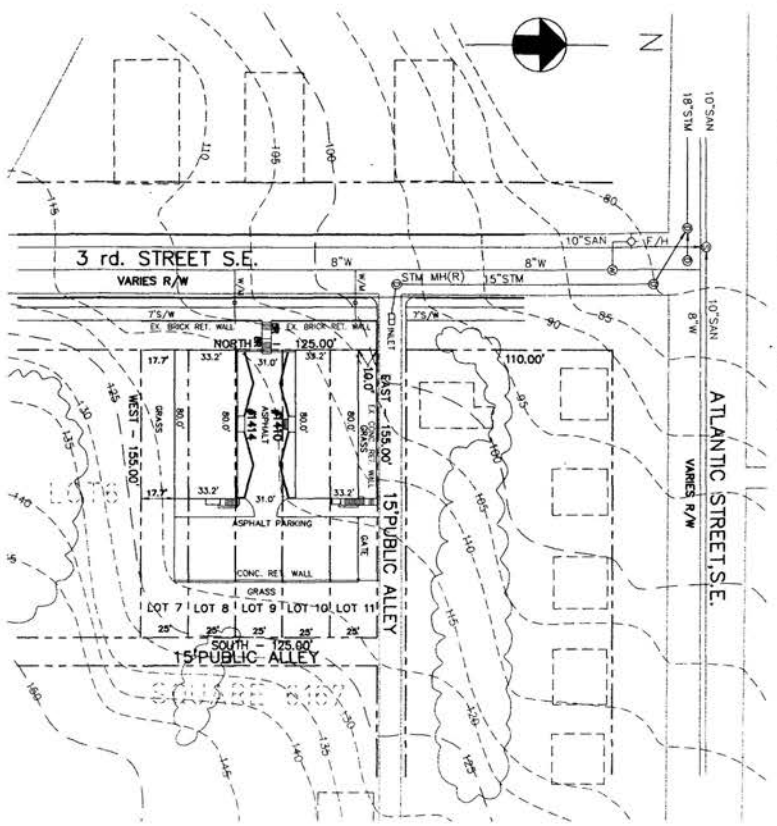
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2 Bethesda Metro Center
Suite 707
Bethesda, MD 20814
(301) 654-0058

7



PARCEL B

SCALE: 1" = 30'



PARCEL C

SCALE: 1" = 30'



LEGEND

EXISTING

- CATCH BASIN
- CLEANOUT
- CONCRETE CURB
- CONCRETE CURB AND GUTTER
- CONCRETE SIDEWALK
- CONTOUR
- FIRE HYDRANT
- HANDICAP RAMP
- OVERHEAD ELECTRIC
- POWER POLE W/ LIGHT
- LIGHT PLOE
- SANITARY SEWER MANHOLE
- SPOT ELEVATION
- SHRUB
- STORM SEWER MANHOLE
- TREE
- UNDERGROUND SANITARY SEWER
- UNDERGROUND STORM SEWER
- UNDERGROUND WATER
- WATER MANHOLE

GRAPHIC SCALE

0 30 60 90

1"= 30'

EXISTING CONDITIONS PARCEL B & C

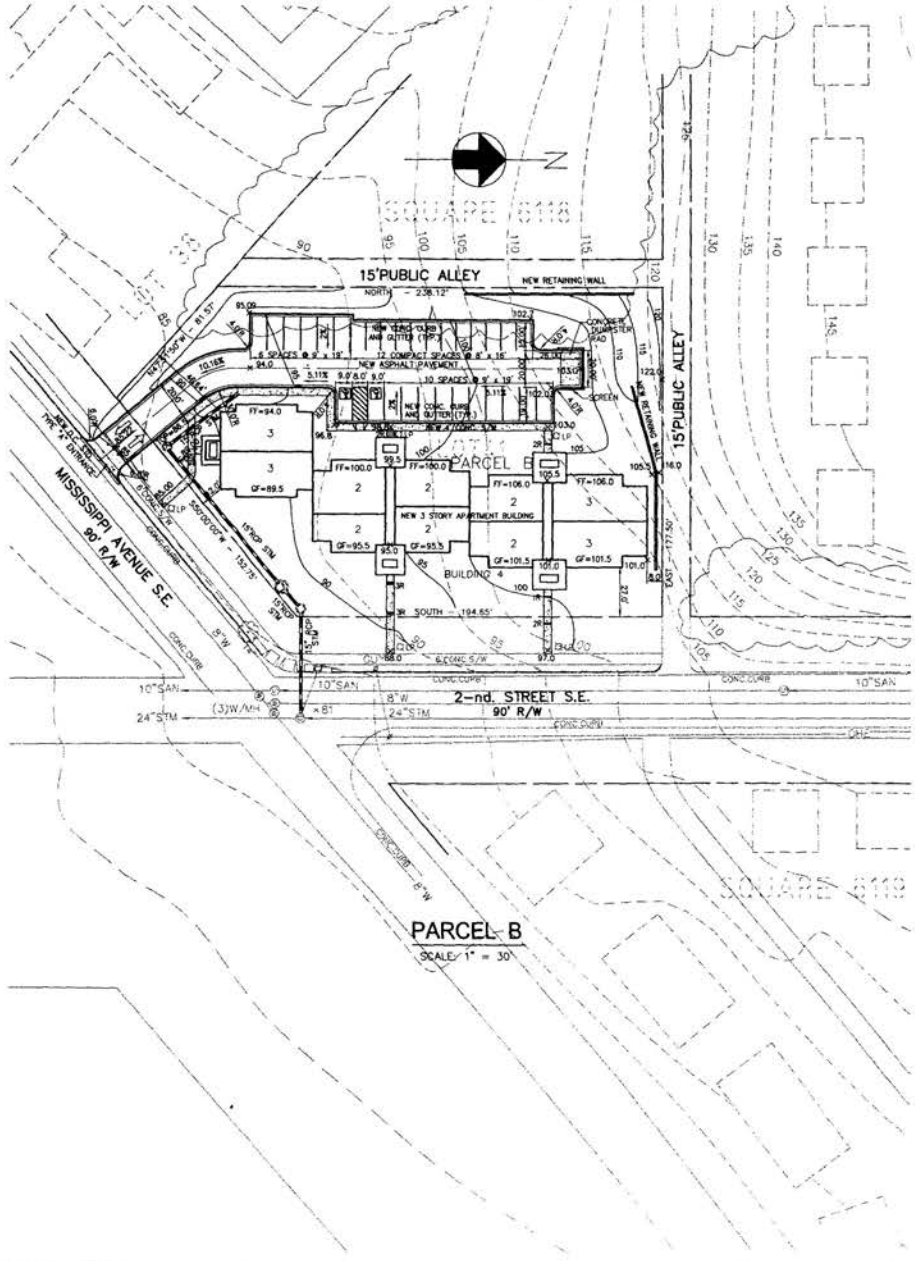
4-TH STREET S.E.
LOT 25, 26, 27, 28 & 29 SQUARE 6092
MISSISSIPPI AVE S.E.
LOT 41 SQUARE 6118
3-RD STREET S.E.
LOT 7, 8, 9, 10 & 11 SQUARE 6167
WASHINGTON DISTRICT OF COLUMBIA

DATE: MAY 3, 2002

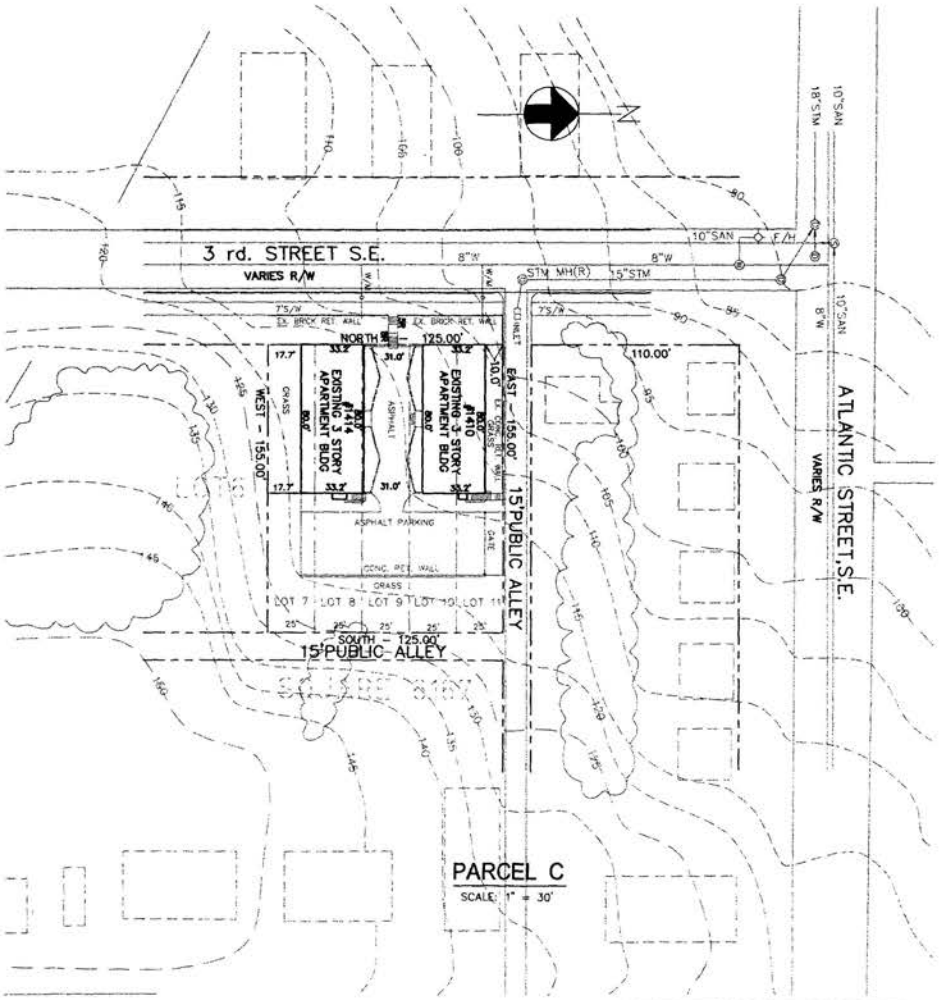
CERVANTES & ASSOCIATES, P.C.
3541 CHAIN BRIDGE ROAD, SUITE 7,
FAIRFAX, VIRGINIA 22030
TEL.: 703-691-4114
FAX: 703-385-1869

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8



PARCEL B
SCALE: 1" = 30'



PARCEL C
SCALE: 1" = 30'

GRAPHIC SCALE
0 30 60 90
1" = 30'

PRELIMINARY SITE GRADING AND DRAINAGE PLAN PARCEL B & C

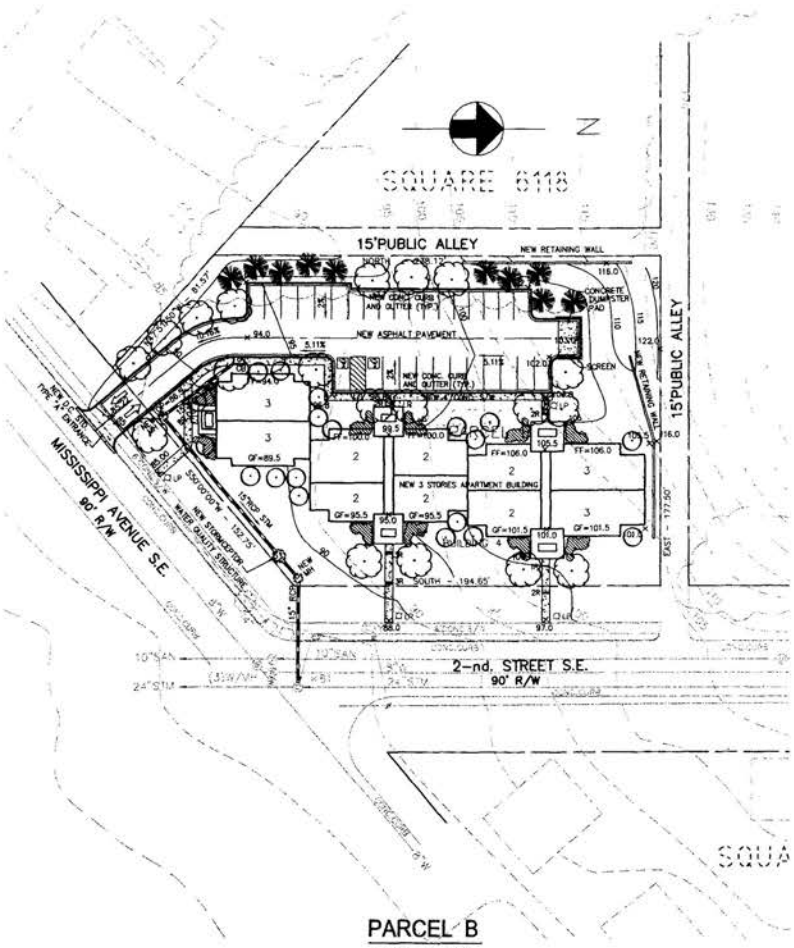
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LOT 25, 26, 27, 28 & 29 SQUARE 6092
MISSISSIPPI AVE S.E.
LOT 41 SQUARE 6118
3-RD STREET S.E.
LOT 7, 8, 9, 10 & 11 SQUARE 6167
WASHINGTON DISTRICT OF COLUMBIA

DATE: MAY 3, 2002

CERVANTES & ASSOCIATES, P.C.
3541 CHAIN BRIDGE ROAD, SUITE 7,
FAIRFAX, VIRGINIA 22030
TEL.: 703-691-4114
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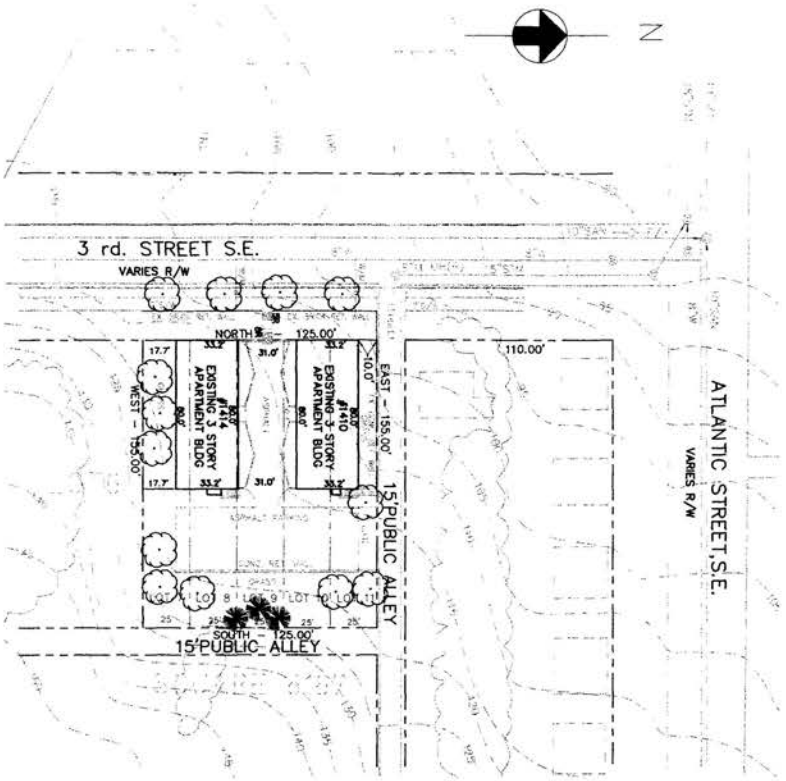
C-6

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PARCEL B

SCALE: 1" = 30'



PARCEL C

SCALE: 1" = 30'

LEGEND:

- SHADE TREES — TO BE PLANTED AT 2-1/2"-3" CALIPER
- EVERGREEN TREES — TO BE PLANTED AT 6-7' HEIGHT
- ORNAMENTAL TREES — TO BE PLANTED AT 7-8' HEIGHT
- SHRUB BEDS — SHRUBS TO BE PLANTED AT 15-18" OR 18"-24"

GRAPHIC SCALE

0 30 60 90

1"= 30'

PLANT LEGEND

The Preliminary Landscape Plan shows the general location and type of plantings proposed. The specific plant species will be selected from the list provided below:

Shade Trees: London Plane Tree, Zelcova, Thornless Honeylocust, Green Ash, Red Maple, Willow Oak, Little Leaf Linden.

Evergreen Trees: American Holly, Nellie Stevens Holly, Leland Cypress, Arborvitae, Juniper.
Ornamental Trees: Golden Rain Tree, Crabapple, Hawthorn, Ornamental Cherry, Magnolia, Crape Myrtle, Purple Leaf Plum, Japanese Pagoda Tree, Redspire Pear.

Shrubs: Wintergreen Barberry, Pyracantha, Japanese Holly, Red Barberry, Cotoneaster, Euonymus, Mahonia, Viburnum, Northern Bayberry, Yew, Juniper, Hypericum, Liriope.

PRELIMINARY LANDSCAPE PLAN - PARCEL B &

4-TH STREET S.E.
LOT 25, 26, 27, 28 & 29 SQUARE 6092
MISSISSIPPI AVE S.E.
LOT 41 SQUARE 6118
3-RD STREET S.E.
LOT 7, 8, 9, 10 & 11 SQUARE 6167

DATE: MAY 3, 2002

WASHINGTON DISTRICT OF COLUMBIA

CERVANTES & ASSOCIATES, P.C.
3541 CHAIN BRIDGE ROAD, SUITE 7,
FAIRFAX, VIRGINIA 22030
TEL.: 703-691-4114
FAX: 703-385-1869

C-

10



A-1

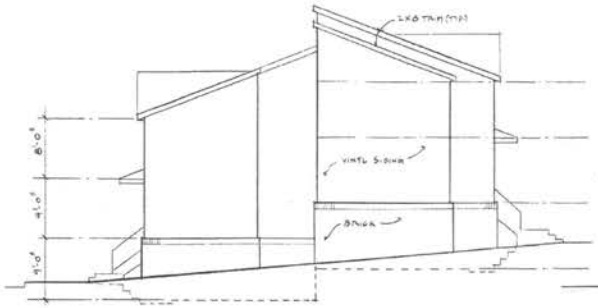
BOWLING GREEN
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SITE PLAN

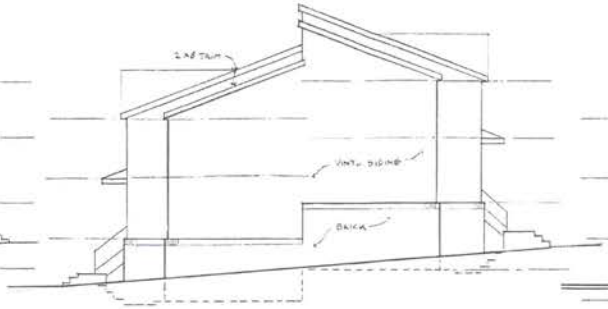
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DC DHCD SUBMISSION	21 APR 02
DCHFA SUBMISSION	30 APR 02

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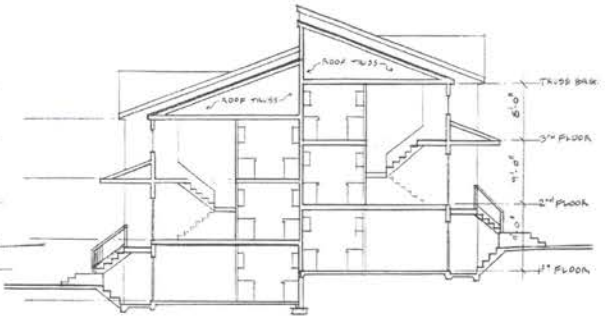
11



2/A5 SIDE ELEVATION - BUILDING 3



3/A5 SIDE ELEVATION - BUILDING 2



4/A5 BUILDING SECTION



1/A5 TYPICAL FRONT ELEVATION

Environmental Design Group Architects

EDG

Printing Date

EDG No. A1-L

BOWLING GREEN APARTMENTS

1/8" ELEVATIONS

Sheet No. A-5