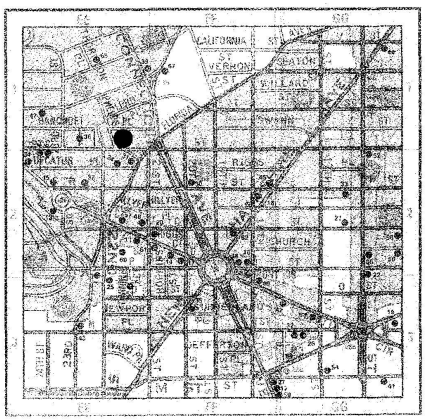
BANCROFT PLACE, NW RESIDENCES

Washington, DC 20008

Owner:
ICG Bancroft, LLC
c/o Infrastructure Capital Group, LLC
901 F Street, NW
Suite 550
Washington, DC 20004
202-783-4700
202-783-4701 fax

LOCATION PLAN



SYMBOLS

GENERAL LEGEND

- DETAIL REFERENCE MARK
- DETAIL REFERENCE MARK
- INTERIOR ELEVATION MARK
- DOOR MARK
- WINDOW TYPE
- INTERIOR PARTITION TYPE
- EXTERIOR WALL TYPE
- CONT SEALANT BEAD
- SEALANT AND BACKER ROD
- EQUIPMENT
- LOUVER
- REVISION
- SPOT ELEVATION
- STRUCTURAL SLAB ELEVATION (FINISHED FLOOR ELEVATION WHERE NOTED)

SYMBOLS

REFLECTED CEILING PLAN LEGEND

- RECESSED FLUORESCENT LIGHT FIXTURES
- SURFACE MOUNTED LIGHT FIXTURE
- PENDANT HUNG FLUORESCENT LIGHT FIXTURE
- RECESSED DOWNLIGHT
- RECESSED WALL WASHER
- WALL MOUNTED LIGHT FIXTURE
- WALL MOUNTED LIGHT FIXTURE
- FLUORESCENT COVE LIGHTING
- WALL MOUNTED LIGHT
- DECORATIVE DOWNLIGHT
- DIRECTIONAL DOWNLIGHT
- AIR GRILLES
- LINEAR SLOT DIFFUSER
- RECESSED LINEAR SLOT DIFFUSER
- SPRINKLER HEAD
- SIDE-MOUNTED SPRINKLER HEAD
- FIRE CONTROL SPEAKER
- CONCEALED FIRE CONTROL SPEAKER
- SMOKE DETECTOR
- CEILING MOUNTED EXIT SIGN
- WALL MOUNTED EXIT SIGN
- ACCESS PANEL

MATERIALS

- CONCRETE POURED IN PLACE
- PRECAST CONCRETE
- CONCRETE, PLASTER, PAVING IN ELEVATION
- PLASTER, CEMENT, SPRAY-ON INSULATION
- RIGID INSULATION
- BATT INSULATION
- CONCRETE MASONRY UNIT
- TILE, CERAMIC AND QUARRY
- GRAVEL
- EARTH
- FINISHED WOOD
- PLYWOOD
- CONTINUOUS WOOD BLOCKING AND FURRING
- DISCONTINUOUS WOOD BLOCKING AND FURRING
- WOOD IN ELEVATION
- STONE
- LIMESTONE
- STEEL
- ALUMINUM

DRAWING LIST

ARCHITECTURAL DRAWINGS

ZONING INFORMATION

2138 BANCROFT PLACE, NW

BUILDING DESCRIPTION
PROPOSED USE:
R-3-SINGLE-FAMILY ROW DWELLINGS
PROPOSED BUILDING TYPE:
CLASSIFICATION 3A

BUILDING AREA (EXISTING)

CELLAR	(870) SF
FIRST FLOOR	935 SF
SECOND FLOOR	860 SF
THIRD FLOOR	860 SF
TOTAL GROSS FLOOR AREA	2,635 SF

BUILDING AREA (PROPOSED)

CELLAR	(1,660) SF
FIRST FLOOR	1,135 SF
SECOND FLOOR	1,080 SF
THIRD FLOOR	1,080 SF
ROOF	175 SF
TOTAL GROSS FLOOR AREA	3,470 SF

LOT DESCRIPTION
SQUARE 2532
LOT 56 A
AREA 2,000 SF

ZONING ANALYSIS

ZONE CLASSIFICATION:	R-3
HEIGHT PERMITTED:	40\' 3 STORIES
HEIGHT PROPOSED:	COMPLY - SEE DWGS
MIN. LOT DIMENSIONS 2000 SF (20' MIN WIDTH)	
FLOOR AREA RATIO PERMITTED: NONE PRESCRIBED	
PERCENTAGE OF LOT OCCUPANCY PERMITTED 60% =	1200 SF
PERCENTAGE OF LOT OCCUPANCY EXISTING 51.8 % =	1,035 SF
PERCENTAGE OF LOT OCCUPANCY PROPOSED 56.0% =	1120 SF
REAR YARD REQUIRED:	20'-0"
REAR YARD EXISTING:	COMPLY - SEE DWGS
REAR YARD PROPOSED:	4'-6"
SIDE YARD REQUIRED:	NONE
*IF REQ'D MUST COMPLY WITH DCMR 11 7755	
SIDE YARD PROPOSED:	NONE
COURTS REQUIRED:	NONE
*IF REQ'D MUST COMPLY WITH DCMR 11 7755	
COURTS PROPOSED:	NONE

ZONING INFORMATION

2140 BANCROFT PLACE, NW

BUILDING DESCRIPTION
PROPOSED USE:
R-3-SINGLE-FAMILY ROW DWELLINGS
PROPOSED BUILDING TYPE:
CLASSIFICATION 3A

BUILDING AREA (EXISTING)

CELLAR	(1,406) SF
FIRST FLOOR	1,125 SF
SECOND FLOOR	1,355 SF
THIRD FLOOR	1,355 SF
TOTAL GROSS FLOOR AREA	3,935 SF

BUILDING AREA (PROPOSED)

CELLAR	(1,796) SF
FIRST FLOOR	1,225 SF
SECOND FLOOR	1,355 SF
THIRD FLOOR	1,355 SF
ROOF	231 SF
TOTAL GROSS FLOOR AREA	4,166 SF

LOT DESCRIPTION
SQUARE 2532
LOT 56 B
AREA 2,275 SF**

ZONING ANALYSIS

ZONE CLASSIFICATION:	R-3
HEIGHT PERMITTED:	40\' 3 STORIES
HEIGHT PROPOSED:	COMPLY - SEE DWGS
MIN. LOT DIMENSIONS 2000 SF (20' MIN WIDTH)	
FLOOR AREA RATIO PERMITTED: NONE PRESCRIBED	
PERCENTAGE OF LOT OCCUPANCY PERMITTED 60% =	1,365 SF**
PERCENTAGE OF LOT OCCUPANCY EXISTING 60.0 % =	1365 SF
PERCENTAGE OF LOT OCCUPANCY PROPOSED 60.0% =	1365 SF
REAR YARD REQUIRED:	20'-0"
REAR YARD EXISTING:	COMPLY - SEE DWGS
REAR YARD PROPOSED:	4'-6"
SIDE YARD REQUIRED:	NONE
*IF REQ'D MUST COMPLY WITH DCMR 11 7755	
SIDE YARD PROPOSED:	NONE
COURTS REQUIRED:	NONE
*IF REQ'D MUST COMPLY WITH DCMR 11 7755	
COURTS PROPOSED: NONE	NONE

SiRu
SINGLETARY RUEDA ARCHITECTS
1711 Connecticut Avenue, NW
suite 206
Washington, DC 20009
202-265-9180 p 202-265-9187 f
email: SiRu@aol.com
PO Box 105
100 East New Street
Shepherdstown, WV 25443
304-876-2449 p 304-876-7164 f
email: SiRu@intrepid.net
http://www.siruarchitects.com

STRUCTURAL ENGINEER:

MEP ENGINEER:

CONSULTANT:

NOTES:

CERTIFICATION:

DATE	DESCRIPTION
01/23/2002	HPRB submission revd

Units 2138+2140 Bancroft Place, NW

SiRu #01011

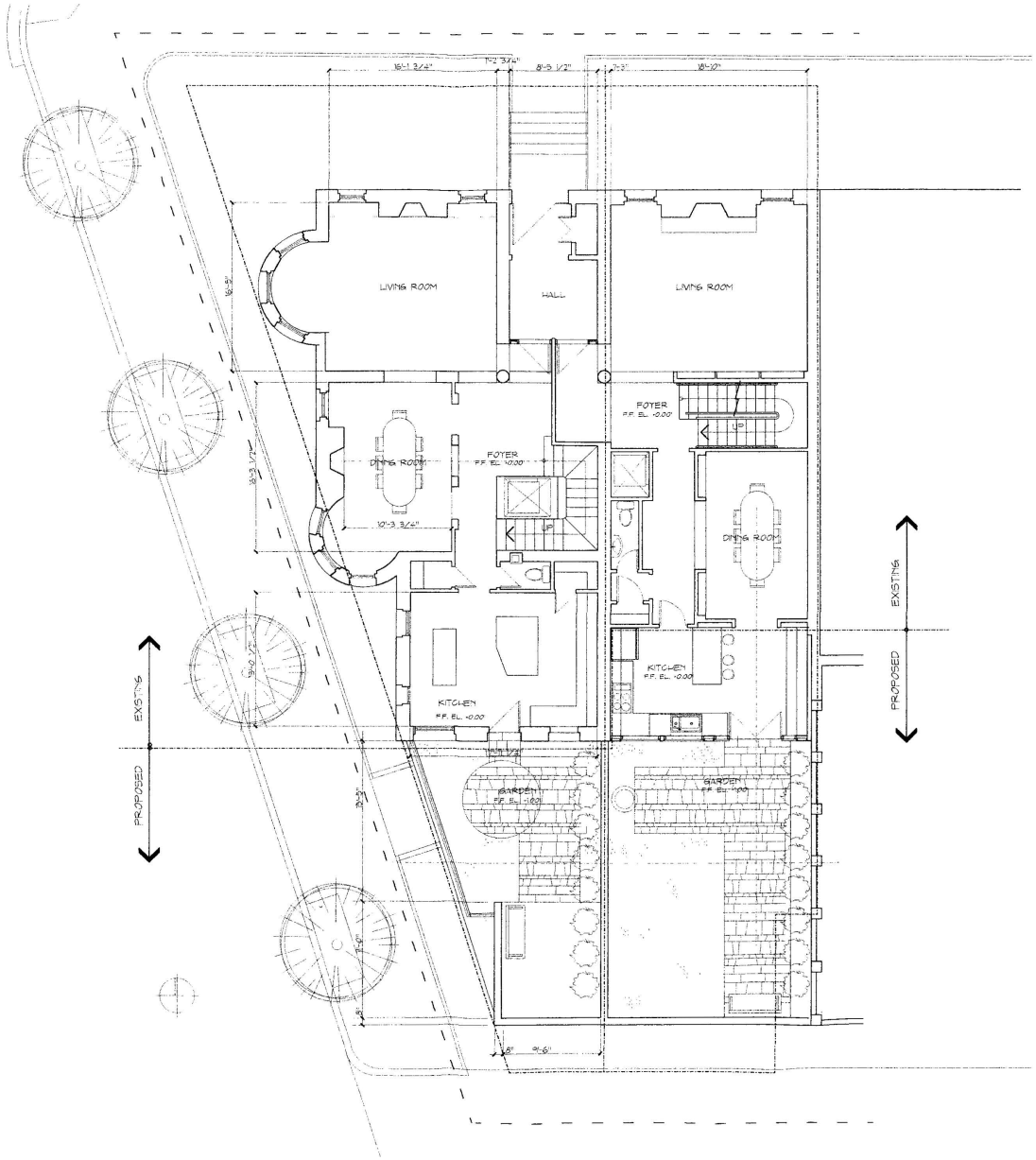
COVER SHEET

RECORD HPRB

P-A0.1

61 :d
DHI

Board of Zoning Adjustment
District of Columbia
CASE NO.16932
EXHIBIT NO.5



1 / 2.01 FIRST FLOOR PLAN
1/4" = 1'-0"

SiRu
SINGLETARY RUMEA ARCHITECTS
1711 Connecticut Avenue, NW
suite 206
Washington, DC 20009
202-265-8180 p 202-265-9187 f
email: SiRu@aol.com
100 East New Street
Shepherdstown, WV 25443
304-876-3448 p 304-876-2154 f
email: Sinapet@intrepid.net
http://www.sruarchitects.com

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CONSULTANT:

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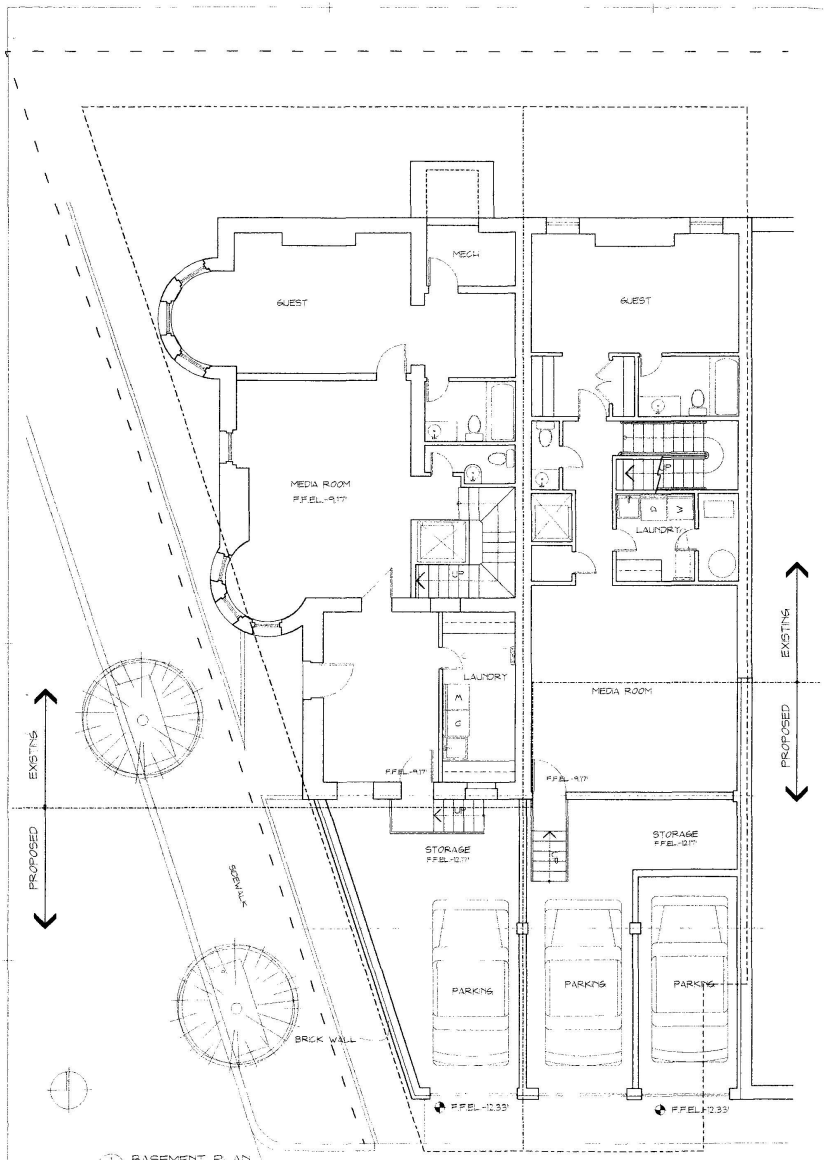
DATE	DESCRIPTION
11/24/01	HPRB concept
12/2/01	Zoning Letter
12/12/01	HPRB submission
1/23/02	HPRB submission rev'd

2138+2140 Bancroft Place, NW

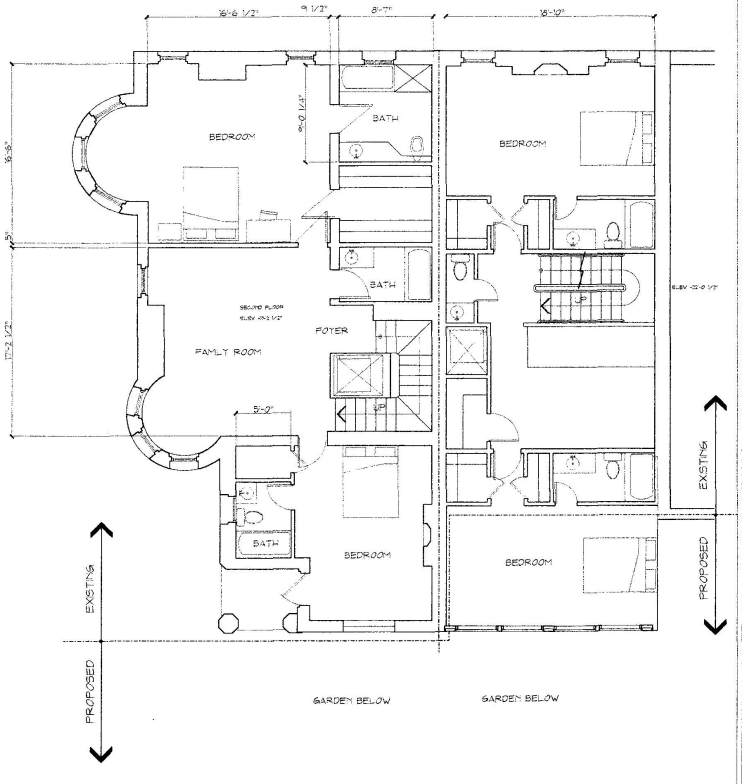
FLOOR PLANS

ICG

A-2.01



1 BASEMENT PLAN
2.02 1/4" = 1'-0"



2 SECOND FLOOR PLAN
2.02 1/4" = 1'-0"

SiRu
SINGLETARY RIVERA ARCHITECTS
1711 Connecticut Avenue, NW
suite 206
Washington, DC 20009
202-265-9190 p 202-265-9187 f
email: SiRu@aol.com
100 East New Street
Shepherdstown, WV 25443
304-876-2440 p 304-876-2164 f
email: Singpatt@intrepid.net
http://www.siruarchitects.com

STRUCTURAL ENGINEER:

MEP ENGINEER:

CONSULTANT:

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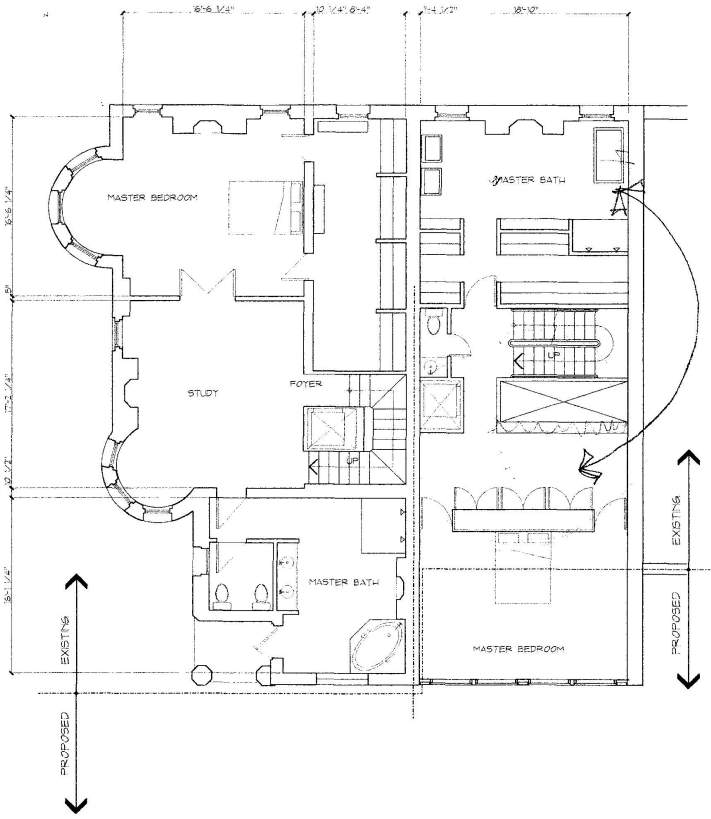
DATE	DESCRIPTION
11/24/01	HPRB concept
12/12/01	HPRB submission
1/23/02	HPRB submission rev'd

2138 Bancroft Place, NW

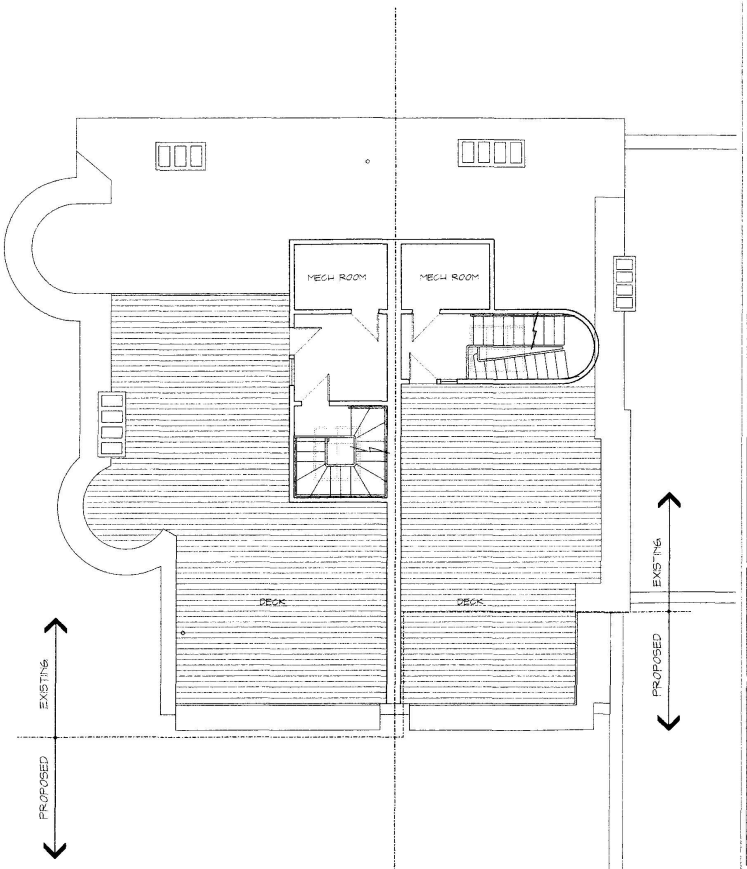
FLOOR PLANS

ICG

A-2.02



1 THIRD FLOOR PLAN
2.03 1/4" = 1'-0"



2 ROOF PLAN
2.03 1/4" = 1'-0"

SiRu
SINGLETARY RUEDA ARCHITECTS

1711 Connecticut Avenue, NW
suite 205
Washington, DC 20009
202-265-9198 p 202-265-9197 f
email: SiRu@aol.com

100 East New Street
Shepherdstown, WV 25443
304-876-2448 p 304-876-2194 f
email: Singpatt@intrepid.net

http://www.sirumarchitects.com

STRUCTURAL ENGINEER:

MEP ENGINEER:

CONSULTANT:

NOTES:

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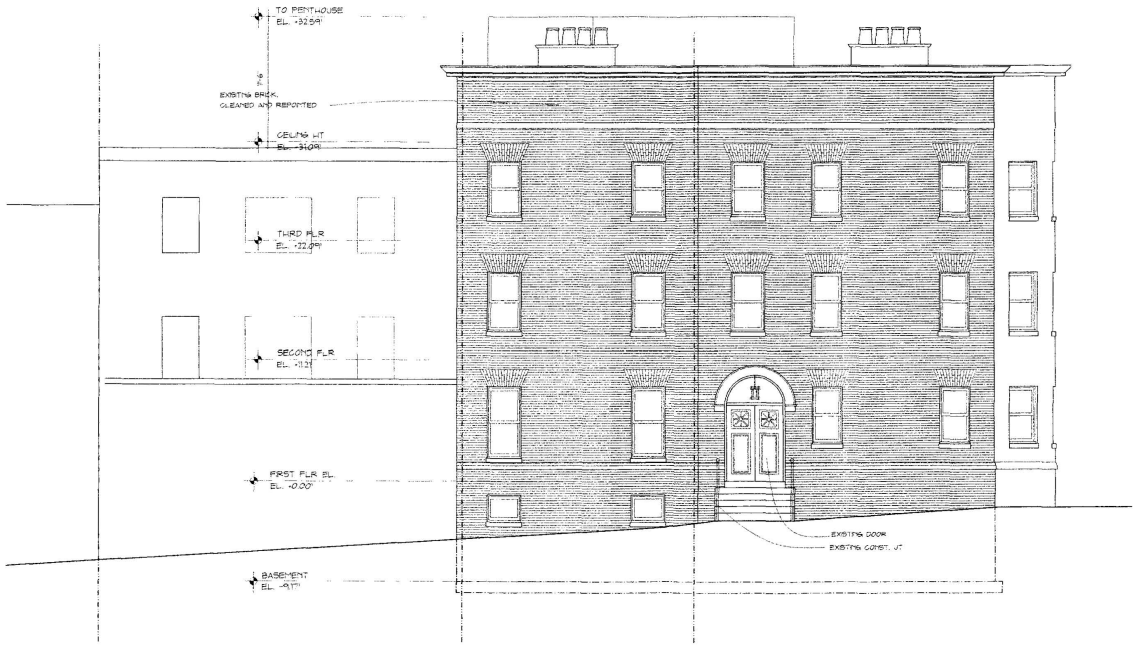
DATE	DESCRIPTION
11/24/01	HPRB concept
12/12/01	HPRB submission
1/23/02	HPRB submission rev'd

2138+2140 Bancroft Place, NW

FLOOR PLANS

ICG

A-2.03



3.01 NORTH ELEVATION
1/4" = 1'-0"

SiRu
SINGLETARY RUEDA ARCHITECTS

1711 Connecticut Avenue, NW
suite 205
Washington, DC 20009
202-265-9190 p 202-265-9187 f
email: SiRu@aol.com

100 East New Street
Shepherdstown, WV 25443
304-876-2448 p 304-876-2154 f
email: Snapoli@intrepid.net

http://www.sirurchitects.com

STRUCTURAL ENGINEER:

MEP ENGINEER:

CONSULTANT:

NOTES:

CERTIFICATION:

DATE	DESCRIPTION
11/24/01	hprb concept
12/12/01	hprb submission
01/23/2002	HPRB submission rev'd

2138 + 2140 Bancroft Place, NW

BANCROFT ELEVATION

ICG

A-3.01



1 SOUTH ELEVATION
3.02 1/4" = 1'-0"

SiRu
SINGLETARY RUEDA ARCHITECTS

1711 Connecticut Avenue, NW
suite 206
Washington, DC 20009
202-265-9180 p 202-265-9187 f
email: SiRu@aol.com

100 East New Street
Shepherdstown, WV 25443
304-876-7440 p 304-876-7164 f
email: Singsell@intrepid.net

http://www.sirumarchitects.com

STRUCTURAL ENGINEER:

MEP ENGINEER:

CONSULTANT:

NOTES:

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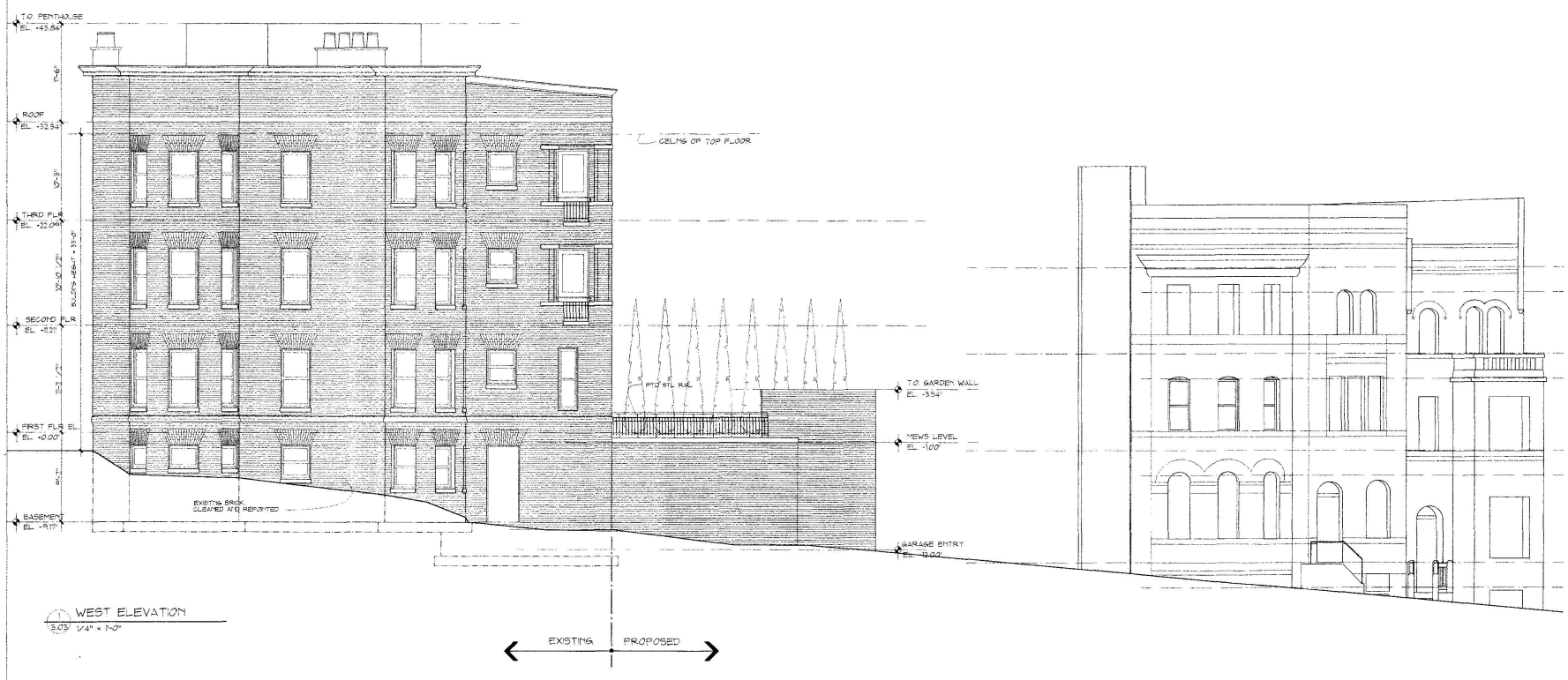
DATE	DESCRIPTION
11/24/01	hprb concept
12/2/01	zoning letter
12/12/01	hprb submission
01/23/2002	HPRB submission rev'd

2138 + 2140 Bancroft Place, NW

ALLEY ELEVATION

ICG

A-3.02



WEST ELEVATION
3.03 1/4" = 1'-0"

SiRu
SINGLEFART RUBIA ARCHITECTS
1711 Connecticut Avenue, NW
suite 205
Washington, DC 20009
202-265-9190 p 202-265-9187 f
email: SiRu@aol.com
PO Box 185
130 East New Street
Shepherdstown, WV 25443
304-876-2448 p 304-876-2164 f
email: SiRu@intrepid.net
http://www.sirurchitects.com

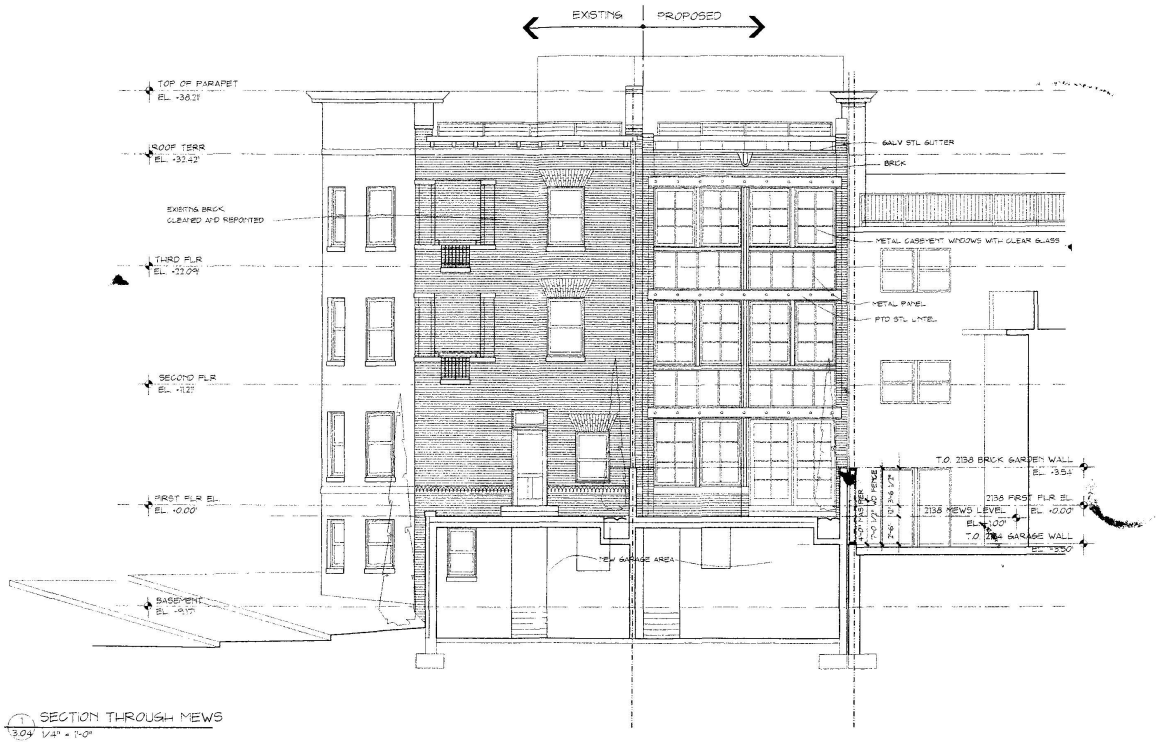
2138 and 2140 Bancroft Place, NW

DATE	DESCRIPTION
11/24/2001	hprb concept
12/02/2001	zoning letter
12/12/2001	hprb submission
01/23/2002	HPRB submission rev'd

PHELPS STREET
ELEVATION

ICG

A-3.03



3.04 SECTION THROUGH MEWS
1/4" = 1'-0"

SiRu
SINGLETARY RUEDA ARCHITECTS

1711 Connecticut Avenue, NW
suite 205
Washington, DC 20009
202-265-5190 p 202-265-9187 f
email: SiRu@aol.com

100 East View Street
Shepherdstown, WV 25443
304-876-2448 p 304-876-2164 f
email: Singpall@intrepid.net

http://www.sirurchitects.com

STRUCTURAL ENGINEER:

MEP ENGINEER:

CONSULTANT:

NOTES:

CERTIFICATION:

DATE	DESCRIPTION
11/24/01	hprb concept
12/12/01	hprb submission
01/23/2002	HPRB submission rev'd

2138+2140 Bancroft Place, NW

SECTION THRU MEWS

ICG

A-3.04