

C STREET ELEVATION



CALL STREET ELEVATIONS



50TH STREET ELEVATION



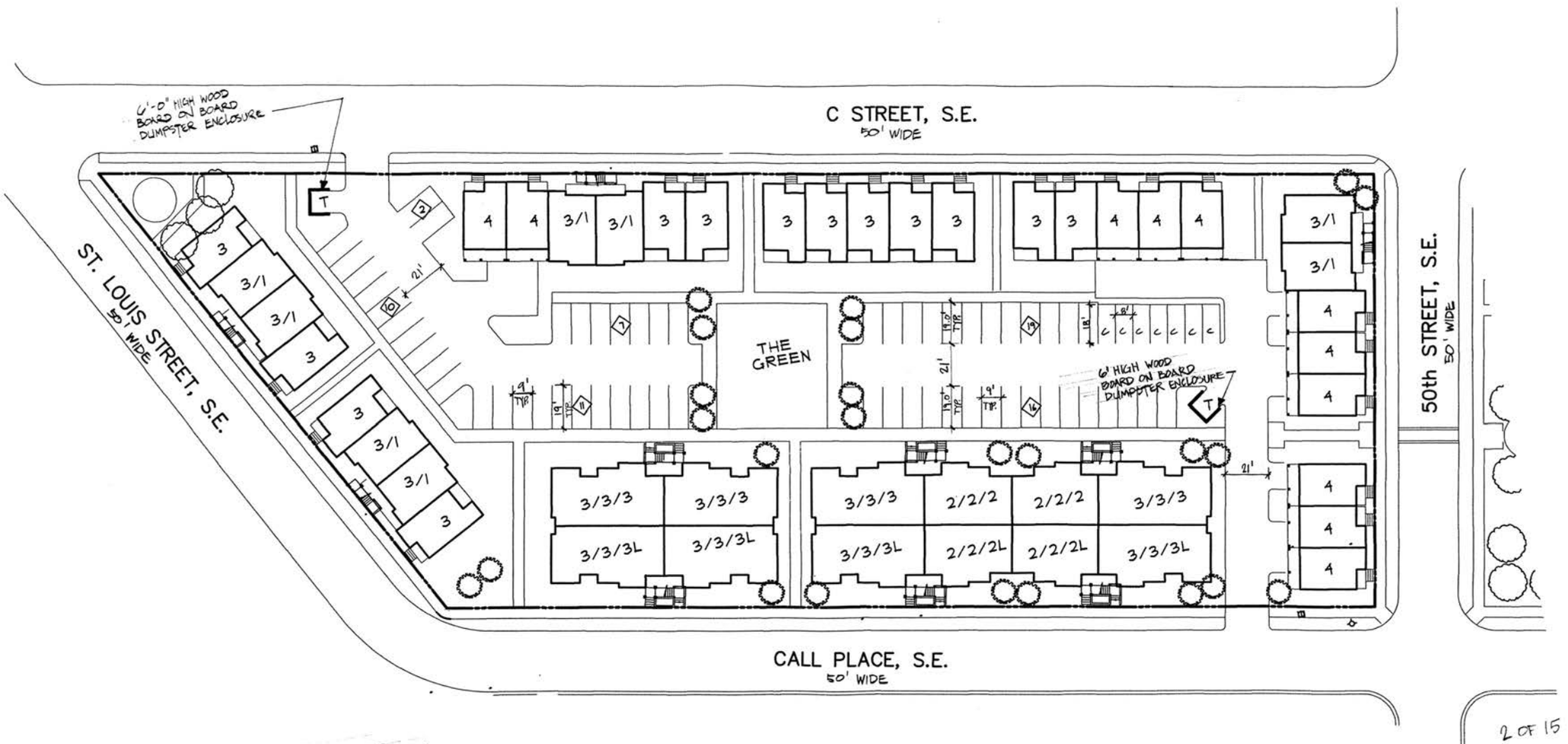
ST LOUIS STREET ELEVATIONS

EDG ARCHITECTS

AMBER OVERLOOK ELEVATIONS
WASHINGTON DC

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 17252
EXHIBIT NO. 6

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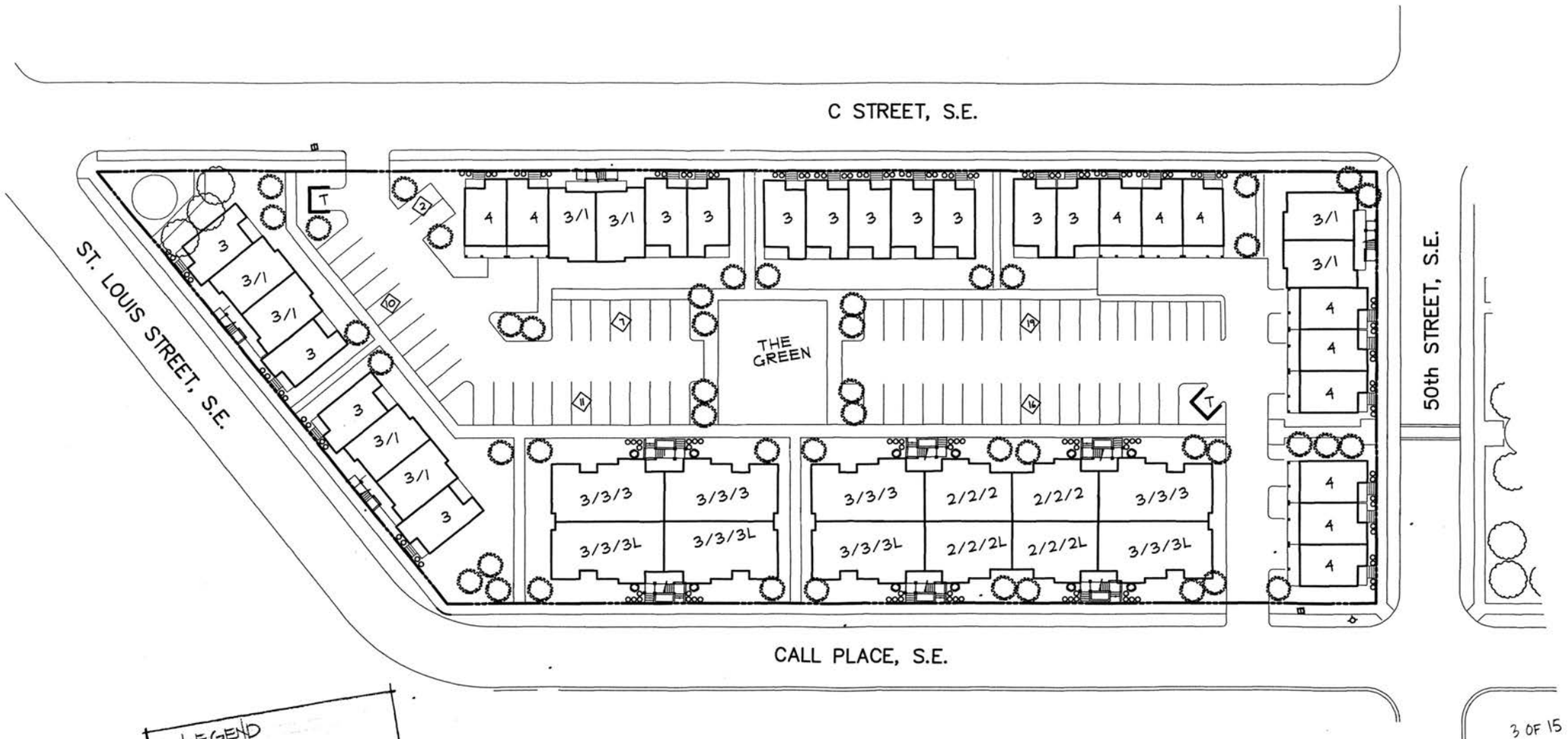


PARKING:
1 SPACE PER UNIT = 76 SPACES
- 65 ON-GRADE SPACES
- 11 GARAGES (IN 4 BR UNITS)

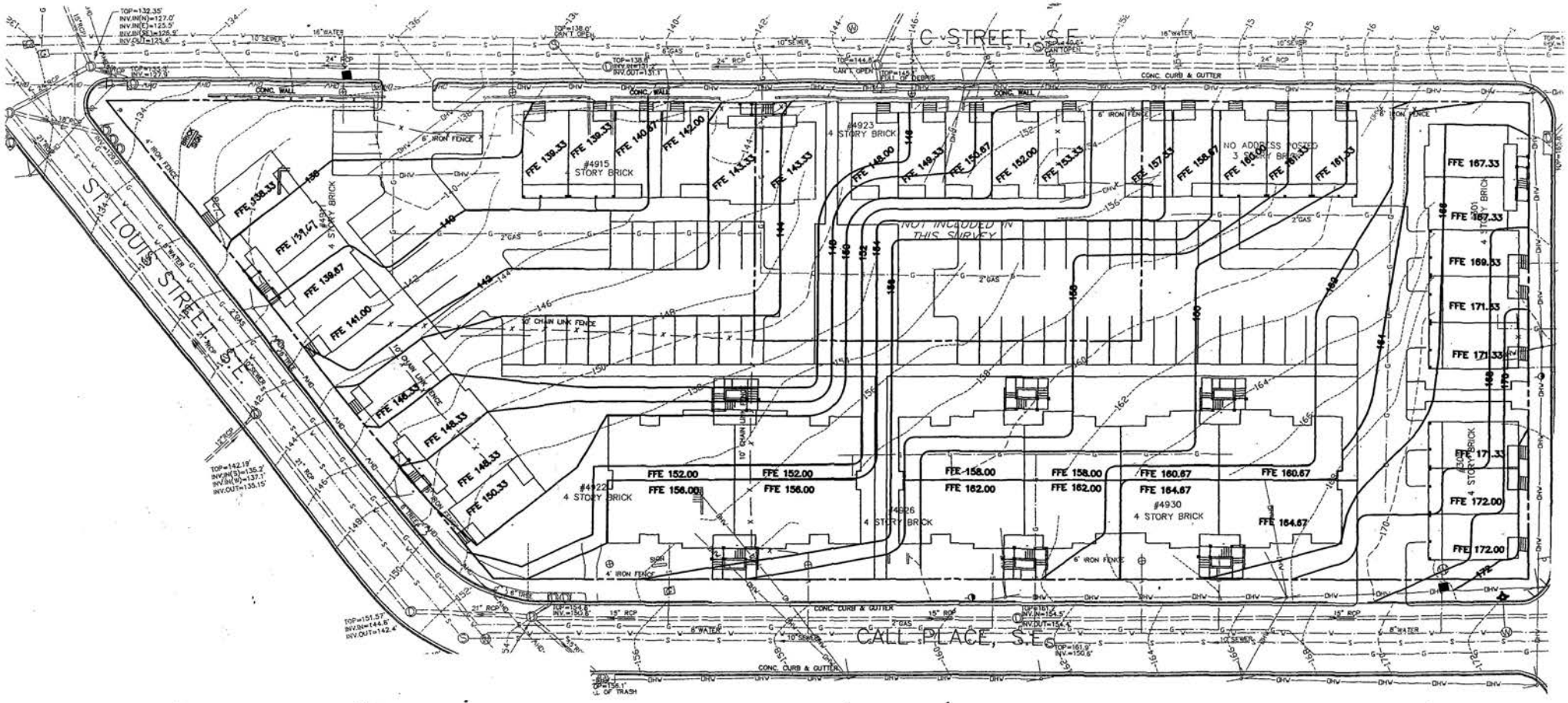
76 SPACES TOTAL

NO LOADING SPACE REQ'D.

AMBER OVERLOOK - SITE PLAN



AMBER OVERLOOK - LANDSCAPE PLAN



AMBER OVERLOOK - EXISTING/PROPOSED TOPOGRAPHY

NOTE: BUILDING HEIGHTS SHOWN ON ELEVATIONS ARE MEASURED FROM THE CURB AT THE CENTER OF THE FRONT OF EACH BUILDING TO THE U/S OF THE TOP FLOOR CEILING.

DISTRICT OF COLUMBIA GOVERNMENT

OFFICE OF THE SURVEYOR

Washington, D.C., July 24, 2003

Plat for Building Permit of SQUARE 5336 LOTS 1 & 27-35

Scale: 1 inch = 40 feet Recorded in Books Co.6,145,146 & Microfilm Pages 39,106,10

Receipt No. 06020

Furnished to: AMERI DREAM

Surveyor, D.C.

By: L.M.A.

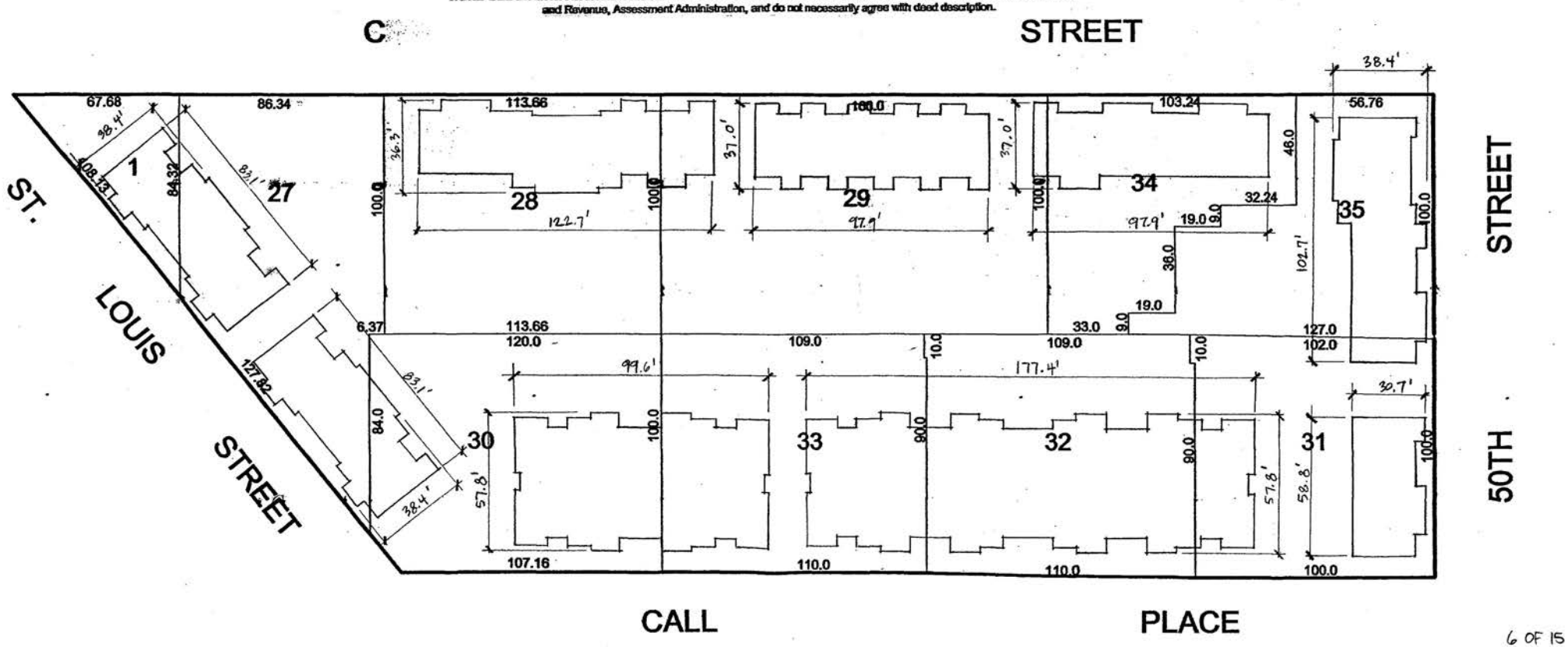
I hereby certify that all existing improvements shown hereon, are completely dimensioned, and are correctly platted; that all proposed buildings or construction, or parts thereof, including covered porches, are correctly dimensioned and platted and agree with plans accompanying the application; that the foundation plans as shown hereon is drawn, and dimensioned accurataly 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: _____

_____

(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.



AMBER OVERLOOK FAR/LOT COVERAGE FOR THEORETICAL BUILDING SITES

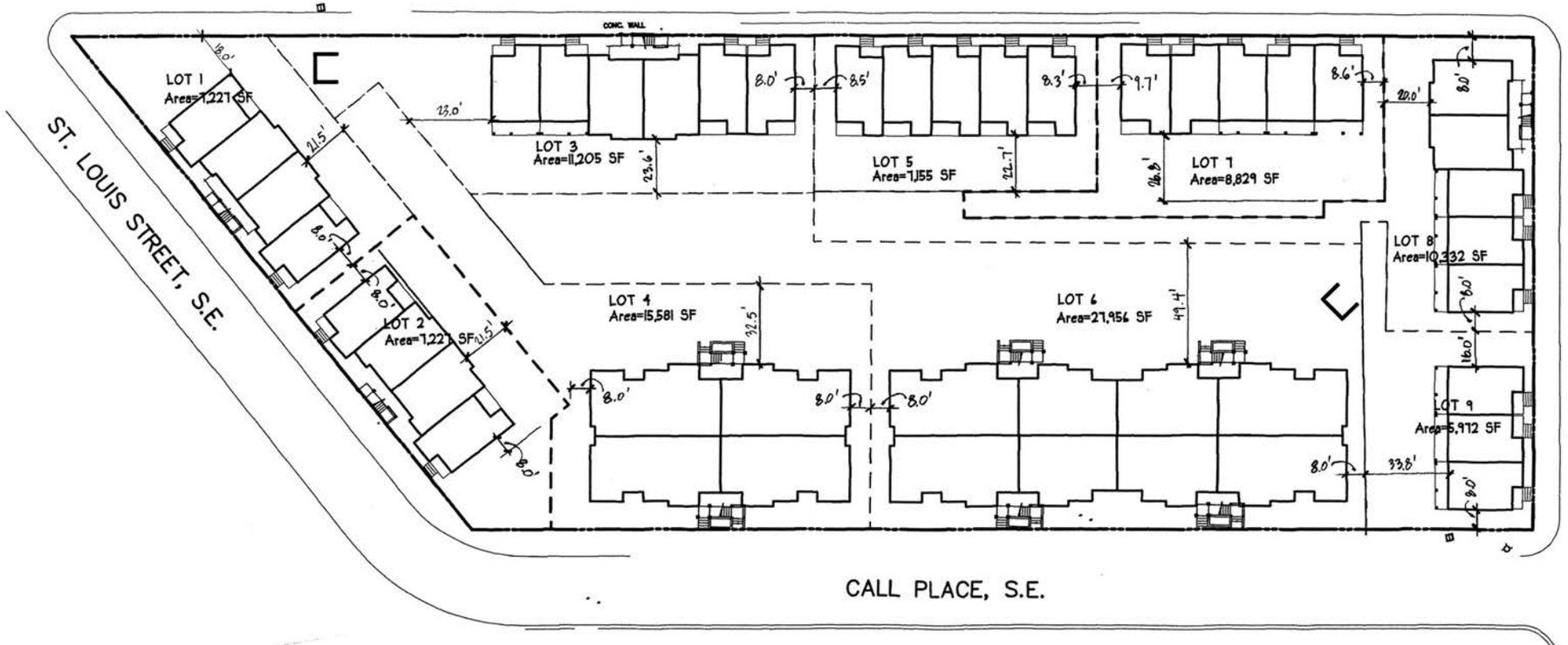
LOT	BLDG FOOTPRINT (GSF)	TOTAL BLDG AREA (GSF)	NEW LOT AREA (GSF)	F.A.R	BUILDING COVERAGE
1	2560	6540	7227	0.90	35.42%
2	2560	10140	7227	0.90	35.42%
3	3760	14100	11205	0.90	33.56%
4	4348	6475	15581	0.90	27.91%
5	2860	25300	7155	0.90	39.97%
6	7852	7990	27956	0.90	28.09%
7	3000	9350	8829	0.90	33.98%
8	3160	5400	10332	0.90	30.58%
9	1800		5972	0.90	30.14%
TOTALS	31900	91835	101484	0.90	31.43%
TOTAL SITE AREA:		101,484 SQ FT			

C STREET, S.E.

ST. LOUIS STREET, S.E.

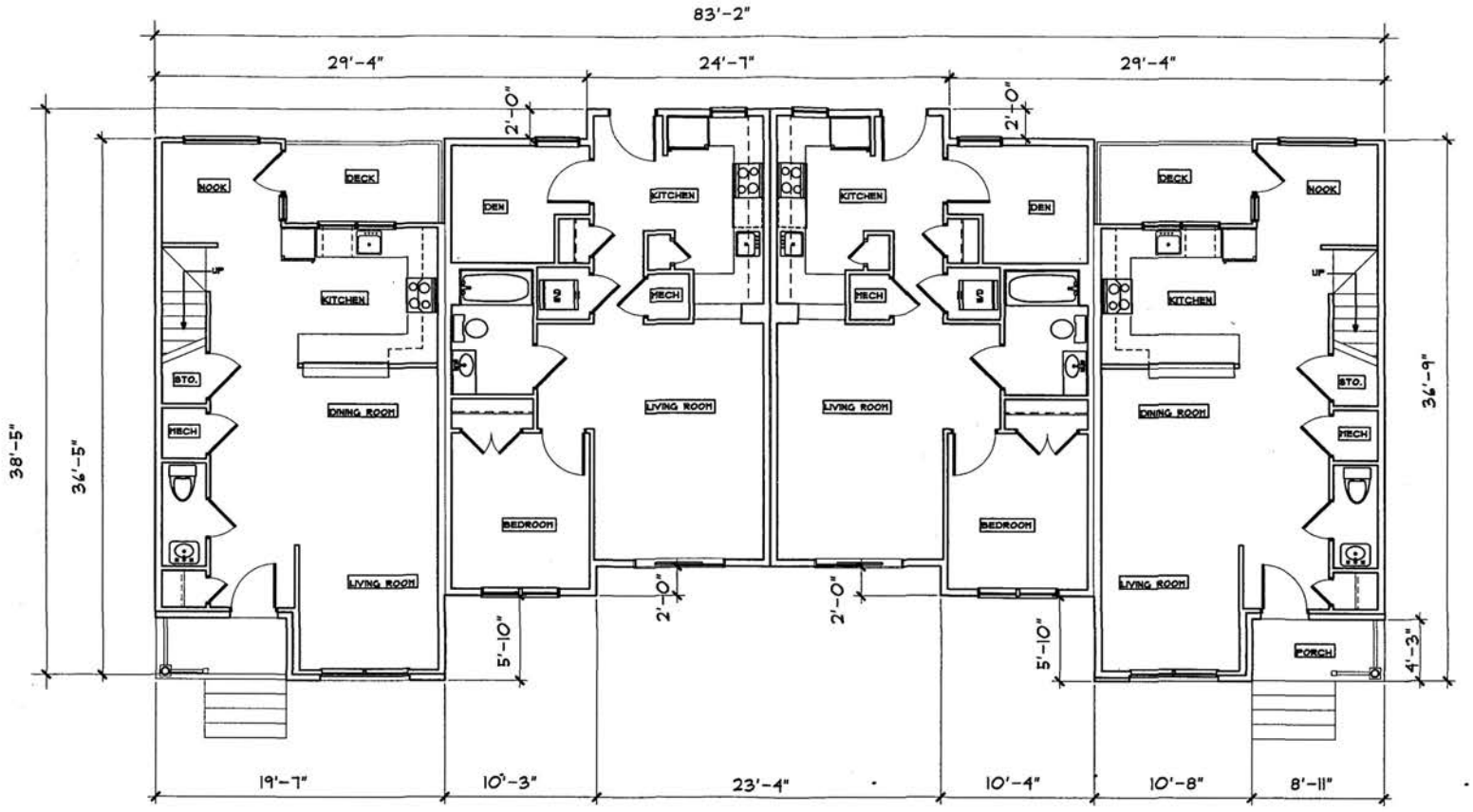
50th STREET, S.E.

CALL PLACE, S.E.



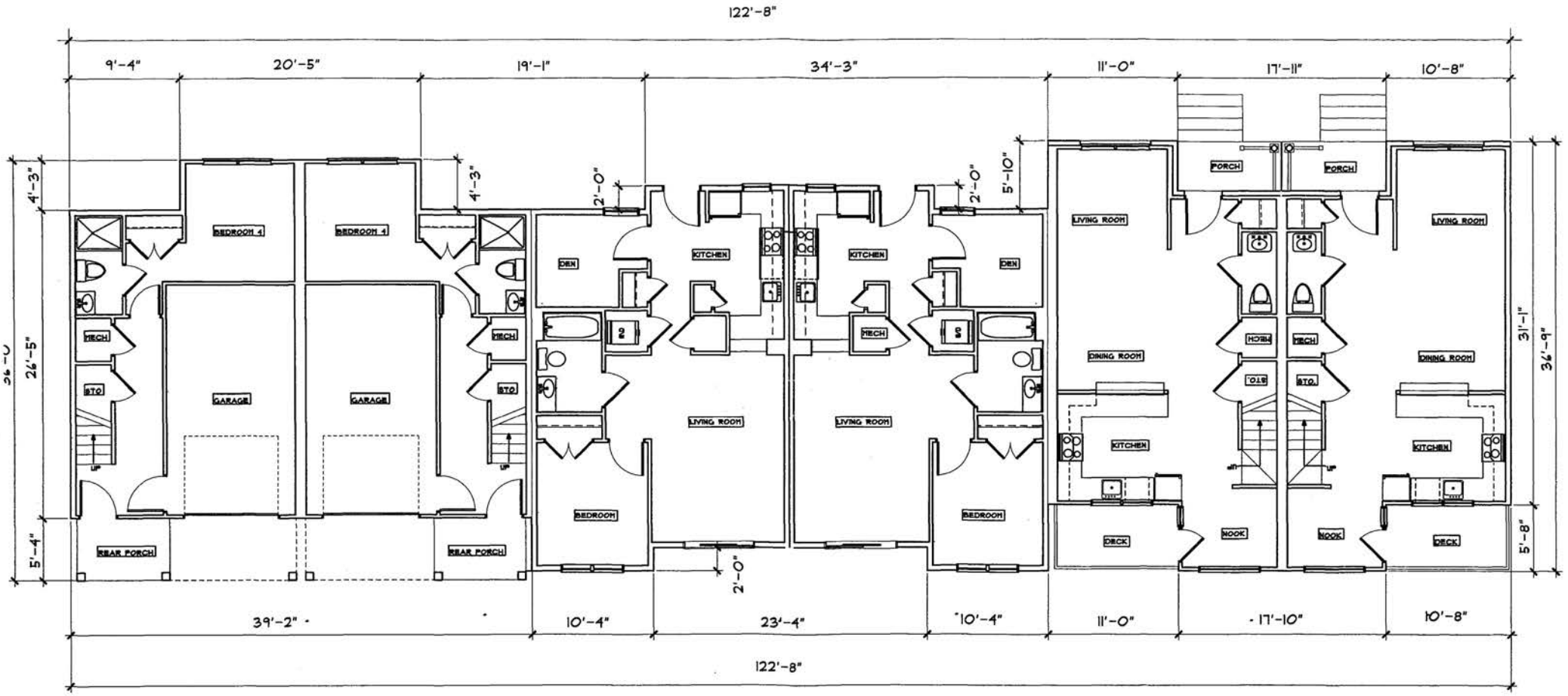
SETBACKS:
FRONT YARD: 0'
SIDE YARD: 8'
REAR YARD: 20'
BUILDING HEIGHT: 28' TO U/S OF 3RD FLR. CEILING

AMBER OVERLOOK - THEORETICAL BUILDING LOTS



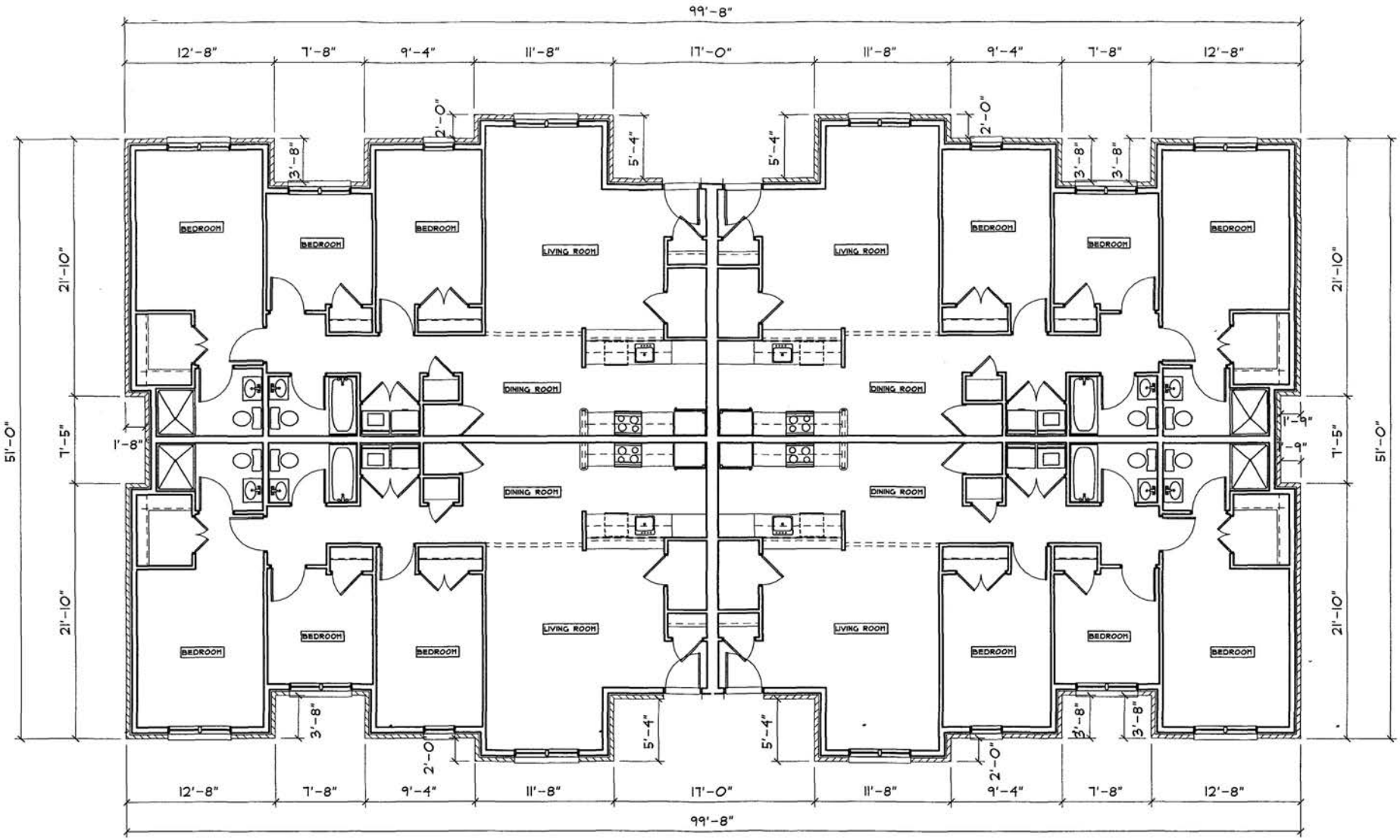
AMBER OVERLOOK - BUILDING PLANS - LOTS 1 & 2

NOTE: INTERIOR LAYOUTS SHOWN ON FLOOR PLANS ARE SCHEMATIC. CHANGES NOT AFFECTING THE EXTERIOR ENVELOPE MAY OCCUR.



AMBER OVERLOOK - BUILDING PLANS - LOT 3

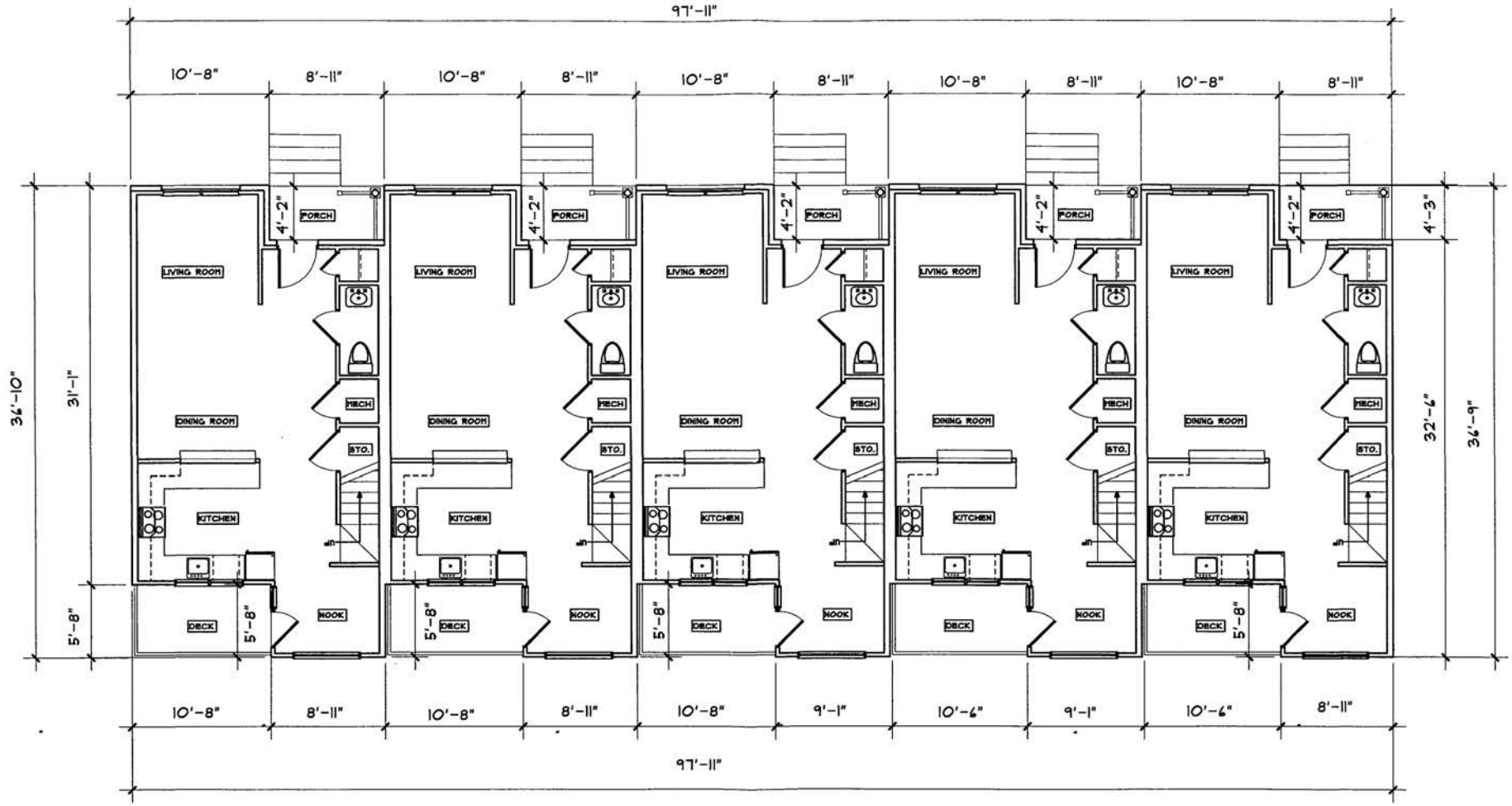
NOTE: INTERIOR LAYOUTS SHOWN ON FLOOR PLANS ARE SCHEMATIC. CHANGES NOT AFFECTING THE EXTERIOR ENVELOPE MAY OCCUR.



AMBER OVERLOOK - BUILDING PLANS - LOT 4

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

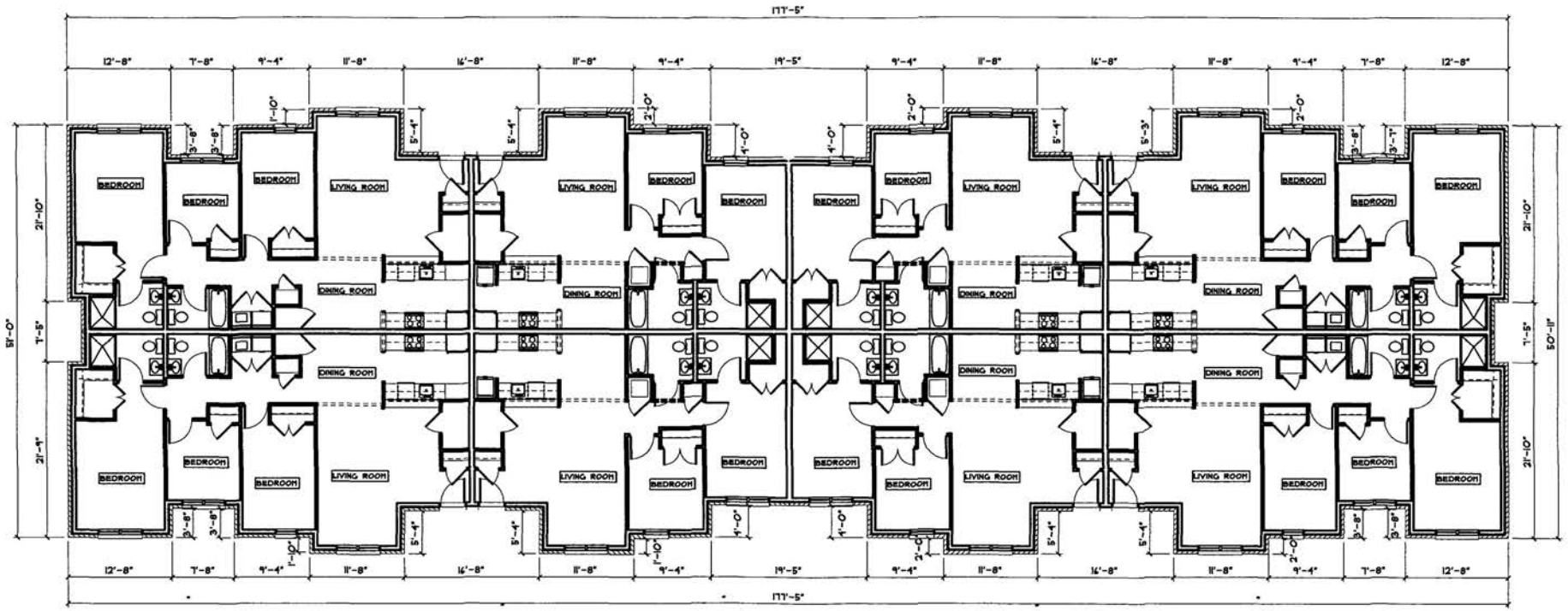
NOTE: INTERIOR LAYOUTS SHOWN ON FLOOR PLANS ARE SCHEMATIC. CHANGES NOT AFFECTING THE EXTERIOR ENVELOPE MAY OCCUR.



AMBER OVERLOOK - BUILDING PLANS - LOT 5

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

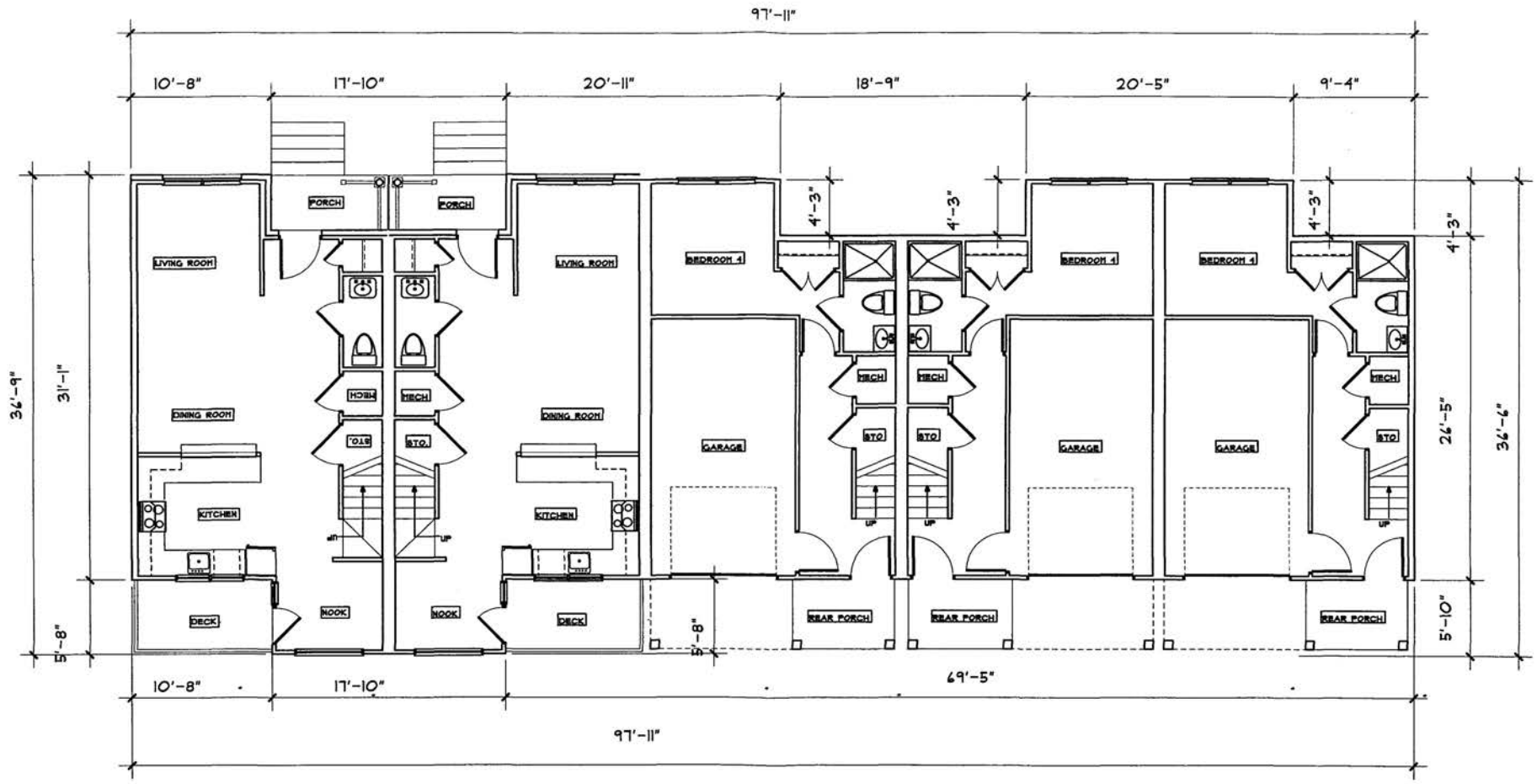
NOTE: INTERIOR LAYOUTS SHOWN ON FLOOR PLANS ARE SCHEMATIC. CHANGES NOT AFFECTING THE EXTERIOR ENVELOPE MAY OCCUR.



AMBER OVERLOOK - BUILDING PLANS - LOT 6

SCALE: N.T.S.

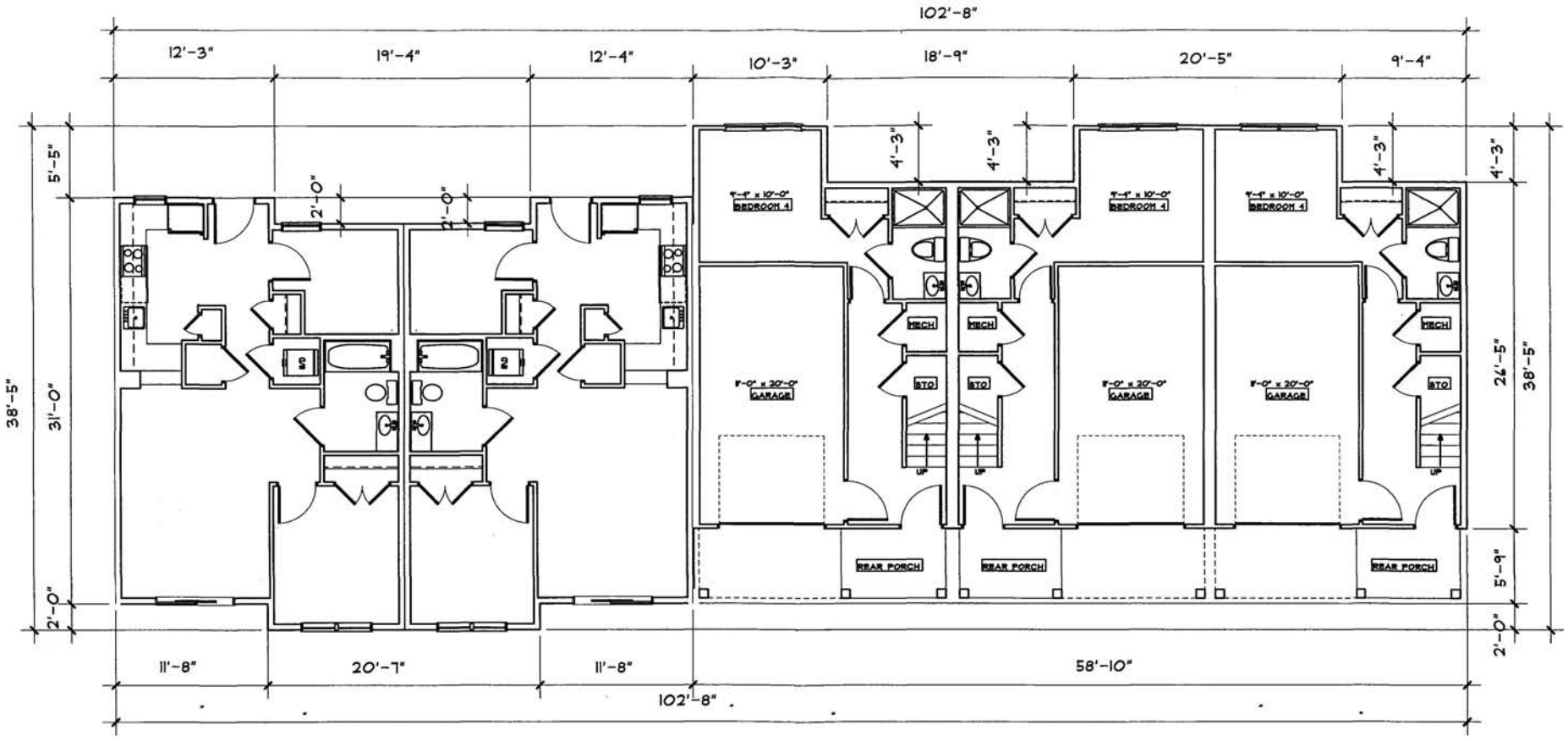
NOTE: INTERIOR LAYOUTS SHOWN ON FLOOR PLANS ARE SCHEMATIC. CHANGES NOT AFFECTING THE EXTERIOR ENVELOPE MAY OCCUR.



AMBER OVERLOOK - BUILDING PLANS - LOT 7

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

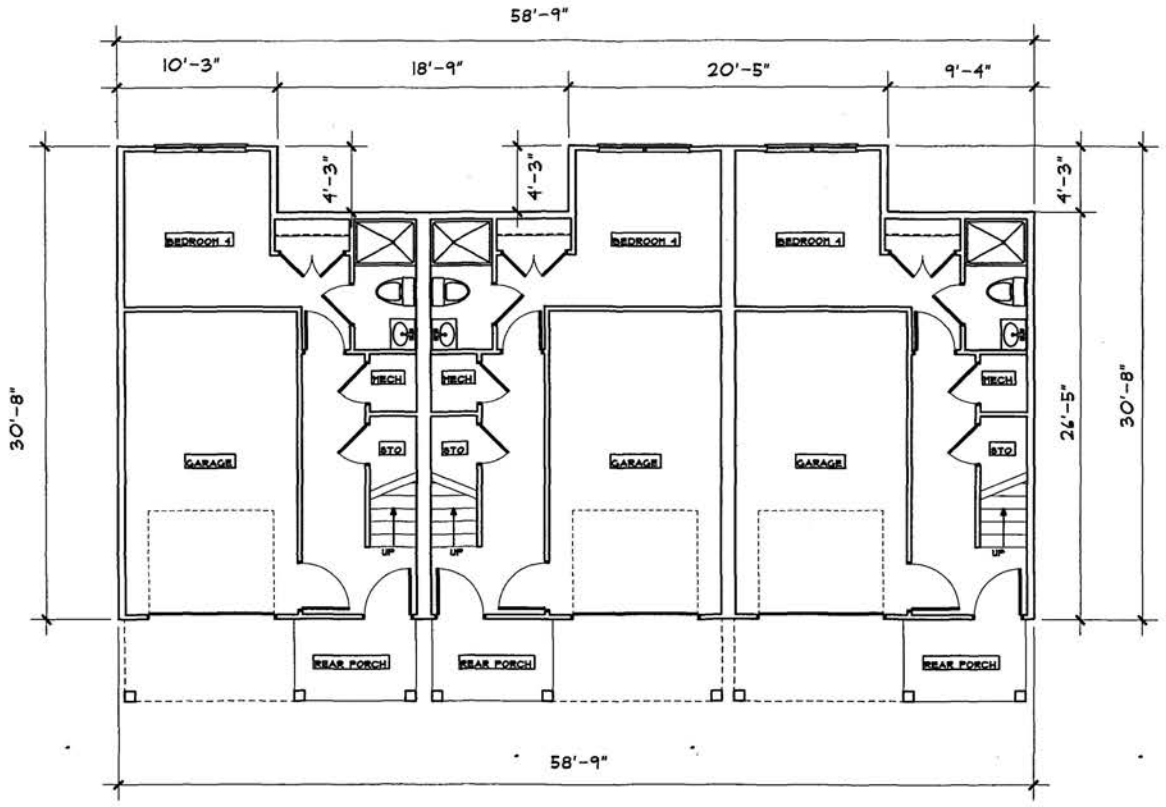
NOTE: INTERIOR LAYOUTS SHOWN ON FLOOR PLANS ARE SCHEMATIC. CHANGES NOT AFFECTING THE EXTERIOR ENVELOPE MAY OCCUR.



AMBER OVERLOOK - BUILDING PLANS - LOT 8

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

NOTE: INTERIOR LAYOUTS SHOWN ON FLOOR PLANS ARE SCHEMATIC. CHANGES NOT AFFECTING THE EXTERIOR ENVELOPE MAY OCCUR.



AMBER OVERLOOK - BUILDING PLANS - LOT 9

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

NOTE: INTERIOR LAYOUTS SHOWN ON FLOOR PLANS ARE SCHEMATIC. CHANGES NOT AFFECTING THE EXTERIOR ENVELOPE MAY OCCUR.