"FORT STEVENS TOWNHOMES"

PROJECT LOCATION

FORT STEVENS DRIVE AND ROCK CREEK FORD ROAD N.W.

WASHINGTON D.C.

D.C. ... 2005 ... PM 12:52

LAND USE SCHEDULE	REQUIRED			PROVIDED
LOT SIZE	7118.58 SQ.FT.			
ZONING DISTRICT	R5A			
F.A.R.	0.9	ALLOWED 6,406.0 SQ.FT.	PROVIDED	6,035.6 SQ.FT.
LOT OCCUPANCY	40%	ALLOWED 2,847.4 SQ.FT	PROVIDED	2,805.0 SQ.FT.
REAR YARD	20'		PROVIDED	+20'
SIDE YARD	8'		PROVIDED	+8'
PARKING	4		PROVIDED	8

TYPICAL UNIT SQUARE FOOTAGE		WITH IN F.A.R.
GROUND FLOOR	690.4 SQ.FT.	0
FIRST FLOOR	675.7 SQ.FT.	675.7 SQ.FT.
SECOND FLOOR	809.2 SQ.FT.	809.2 SQ.FT.
ROOF TERRACE	24.0 SQ.FT.	24.0 SQ.FT.
TOTAL	2,199 SQ.FT.	1508.9 SQ.FT.

BZA
Case No. 17381
Exhibit No. 10

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NO.	REVISIONS	BY

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Lelio Inoa, R.A.
8120 Woodmont Avenue, Suite 440, Bethesda, Maryland 20814 USA (301)654-3700

FORT STEVENS TOWNHOMES
FORT STEVENS DRIVE & ROCK CREEK FORD ROAD N.W.
WASHINGTON D.C.
COVER

SCALE - 1/C
DRAWN
DATE - AS NOTED
- 5.02.2005
SHEET
A1.0
OF

Board of Zoning Adjustment
District of Columbia
CASE NO. 17381
EXHIBIT NO. 10

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DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., NOVEMBER 26, 2004

Plat for Building Permit of: SQUARE 2726 LOT 810

Scale: 1 inch = 20 feet Recorded in A & T Book 3502-Z

Receipt No. 15794

Furnished to: CARL WILSON

Surveyor, D.C.

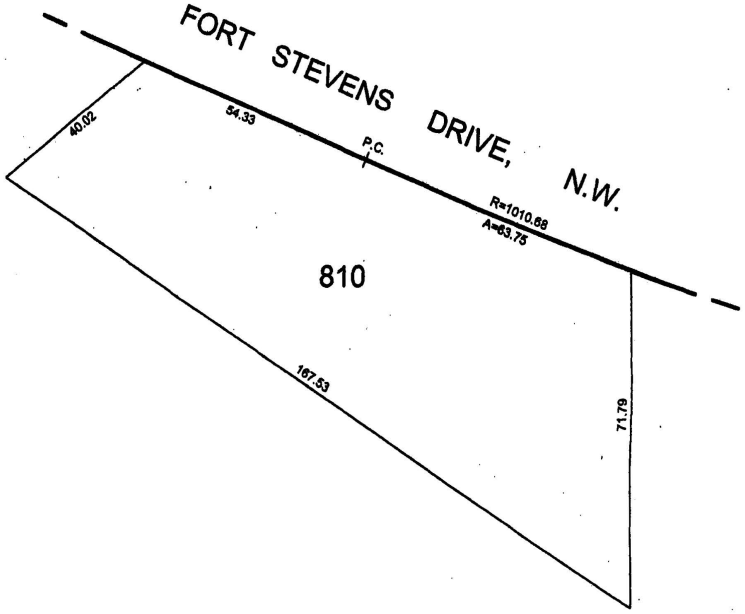
By: B.D.M.

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: _____

_____
(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-15794(2004)

SCALE 1" = 20'

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DRAWN: J.C.			
CHECKED:			
SCALE: AS NOTED			
DATE: 05.02.2005			
SHEET			

FORT STEVENS TOWNHOMES

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TOPOGRAPHIC SITE

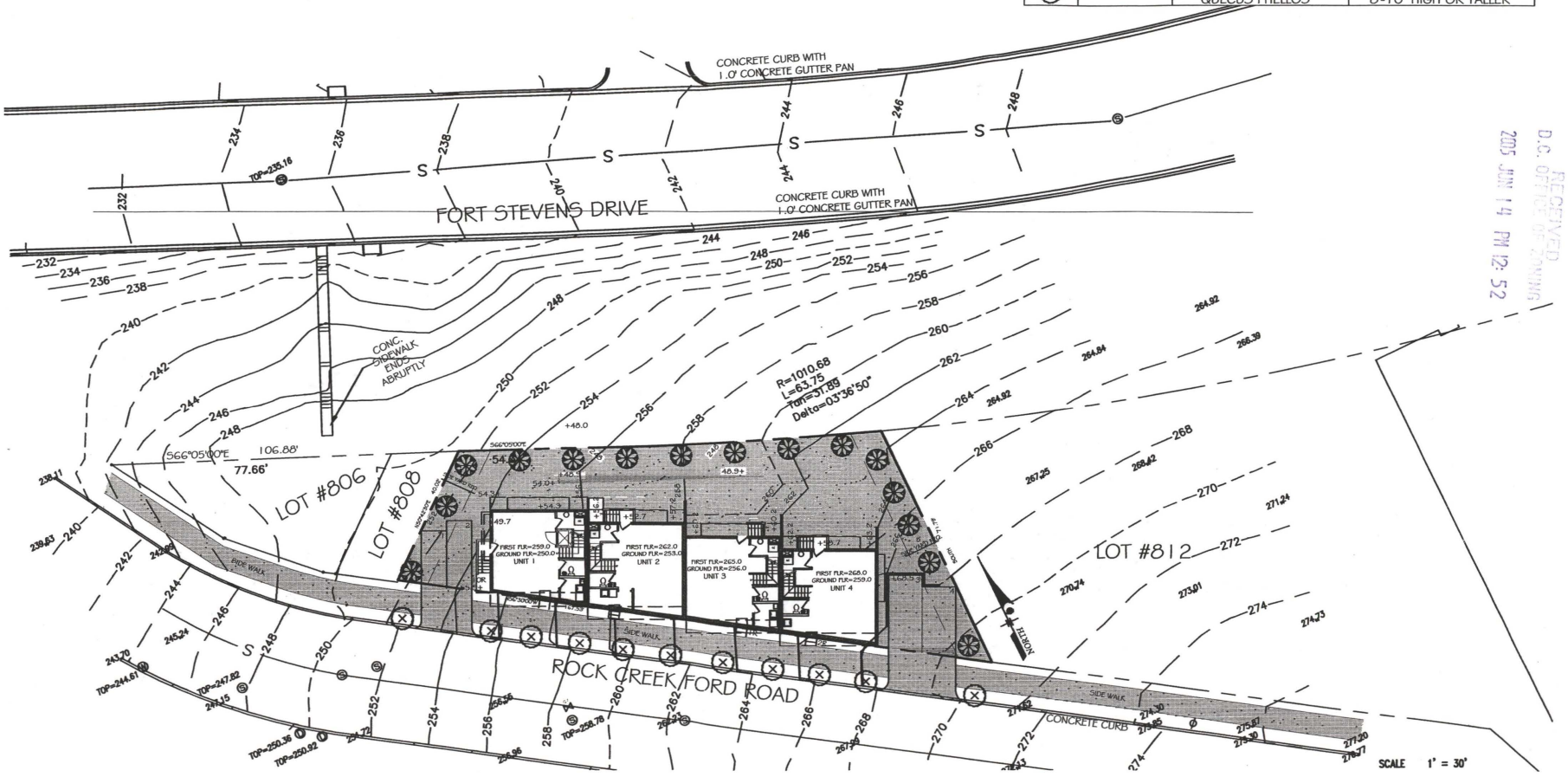
SITE

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ARCHITECTS AND PLANNERS

Lidio Inniss, R.A.
8720 Woodmont Avenue, Suite 440, Bethesda,
Maryland 20814 USA (301)654-3700
301-654-4005
fax 301-913-0005

NO.	REVISIONS	BY

PLANT SCHEDULE			
SYM	QUANTITY	PLANT: COMMON NAME (BOTANIC NAME)	SIZE AND CONDITION
SHADE TREES			
⊛	15	RED MAPLE ACER RUBRUM	25"-3" CALIPER OR LARGER 8'-10" HIGH OR TALLER
⊗	11	WILLOW OAK QUECUS PHELLOS	25"-3" CALIPER OR LARGER 8'-10" HIGH OR TALLER



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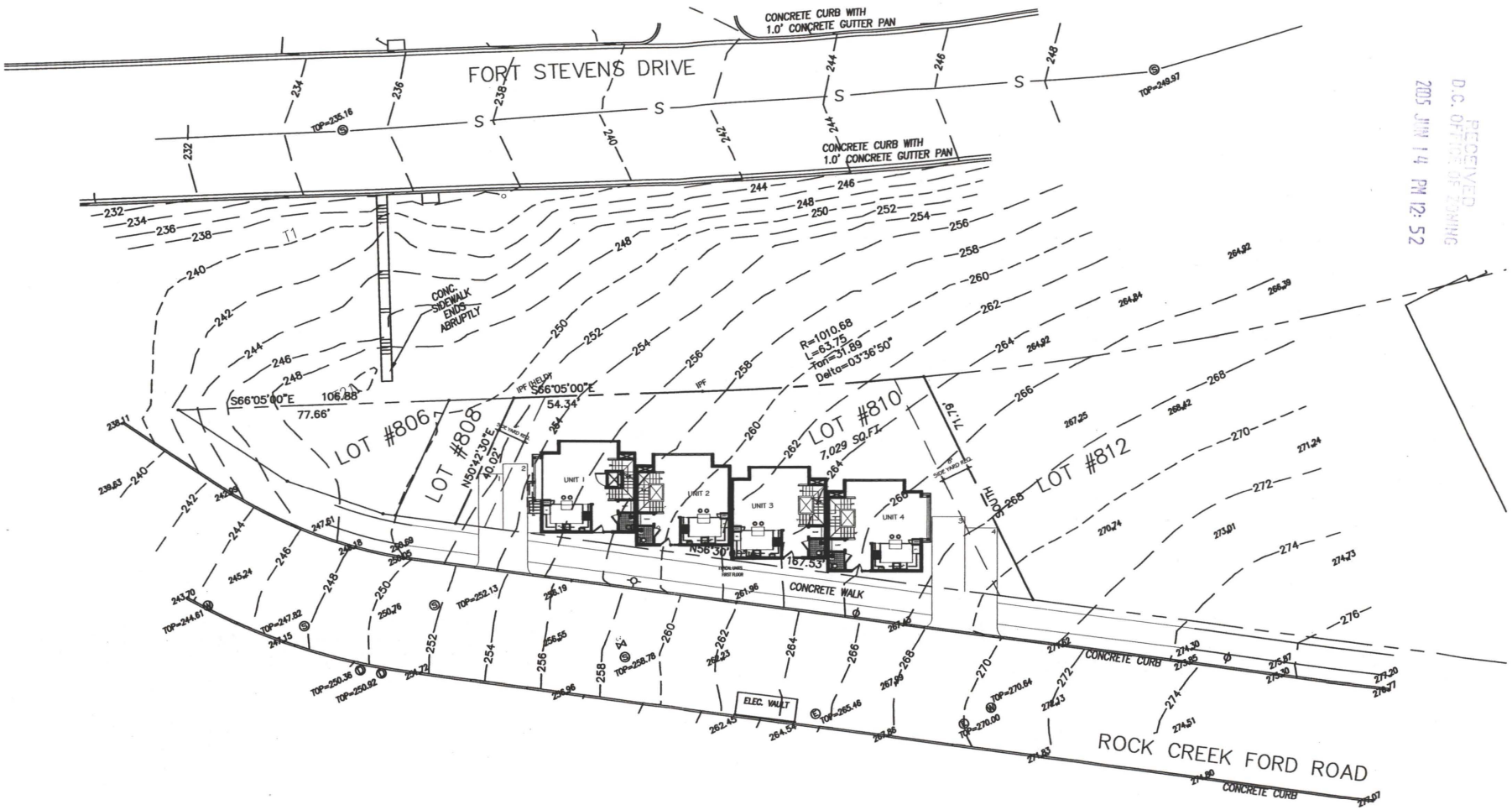
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TEL: 301-654-3700
FAX: 301-913-0100

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SITE DEVELOPMENT & LANDSCAPE PLAN

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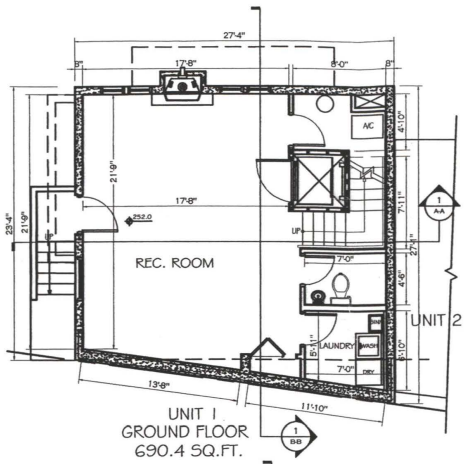
ARCHITECTURA, LTD. ARCHITECTS AND PLANNERS
Lelia Imas, R.A.
8120 Woodmont Avenue, Suite 440, Bethesda,
Maryland 20814 USA (301)654-3700

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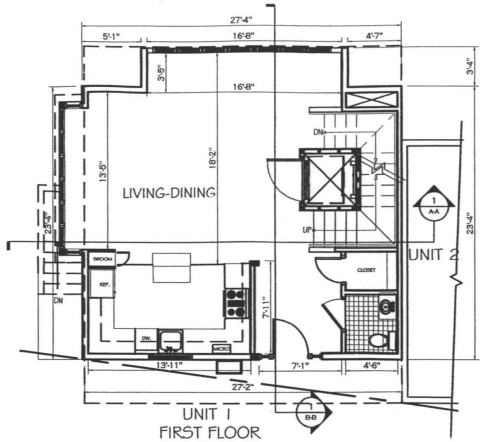
FORT STEVENS DRIVE & ROCK CREEK FORD ROAD N.W.
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EXISTING SITE & FIRST FLOOR

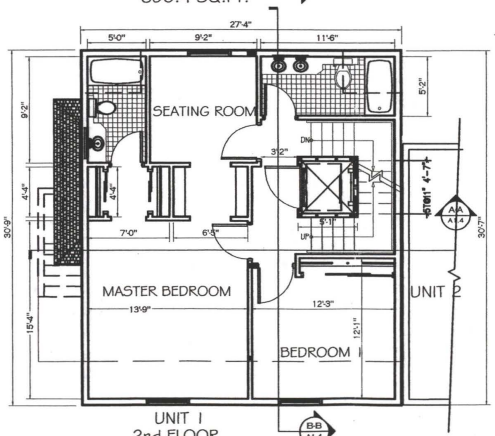
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OF



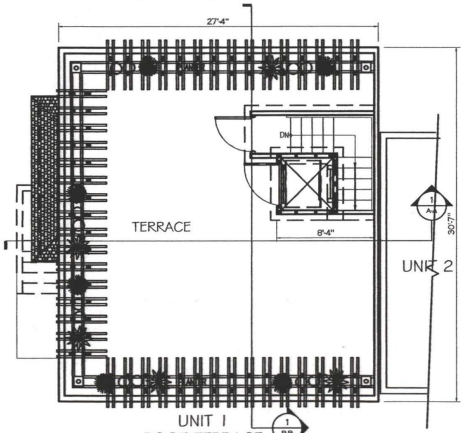
UNIT 1
GROUND FLOOR
690.4 SQ.FT.



UNIT 1
FIRST FLOOR
675.7 SQ.FT.



UNIT 1
2nd FLOOR
809.2 SQ.FT.



UNIT 1
ROOF TERRACE

SCALE 3/32" = 1'

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GRAPHIC SCALE
0 1 2 4 8 16
3/32" = 1'-0"

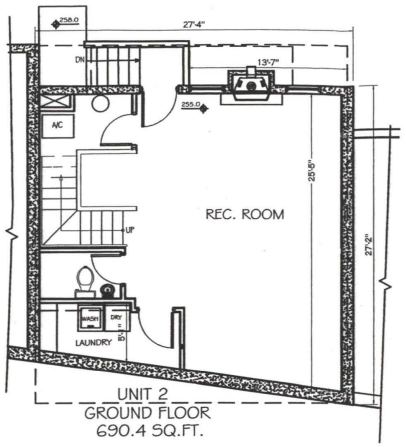
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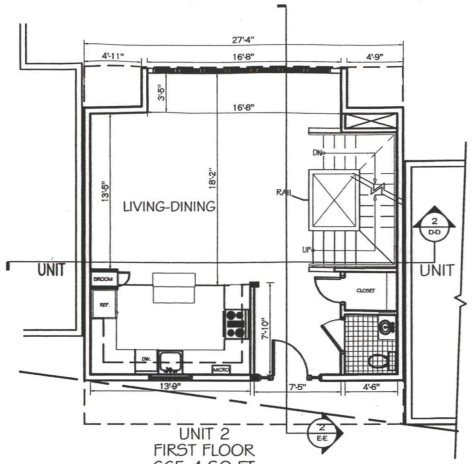
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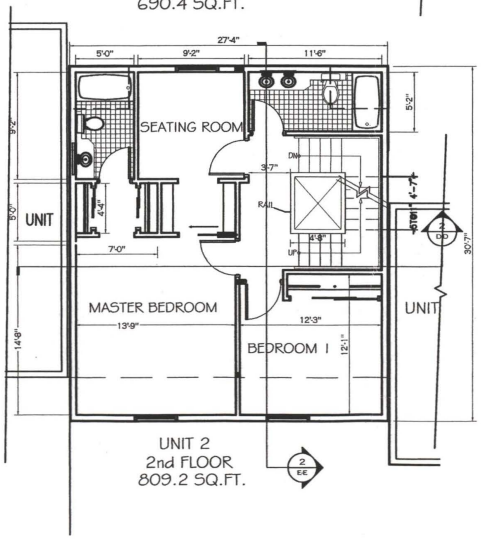
UNIT 1 – FLOOR PLANS DESIGN

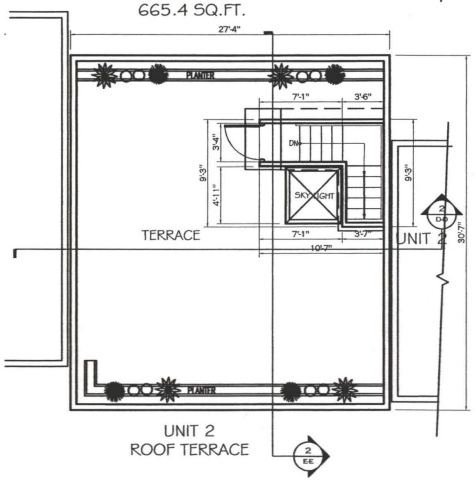
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GRAPHIC SCALE
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3/32" = 1'-0"

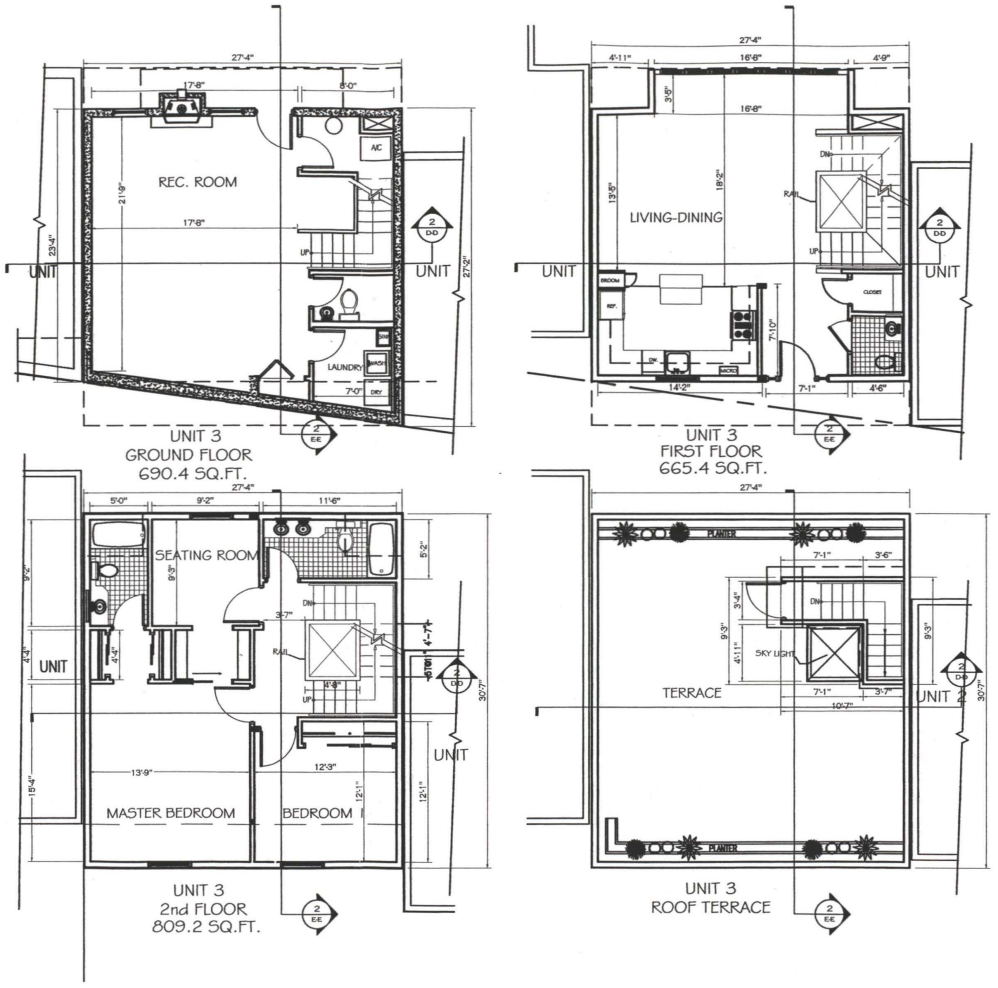
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UNIT 2 – FLOOR PLANS

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SCALE 3/32" = 1'

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GRAPHIC SCALE
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3/32" = 1'-0"

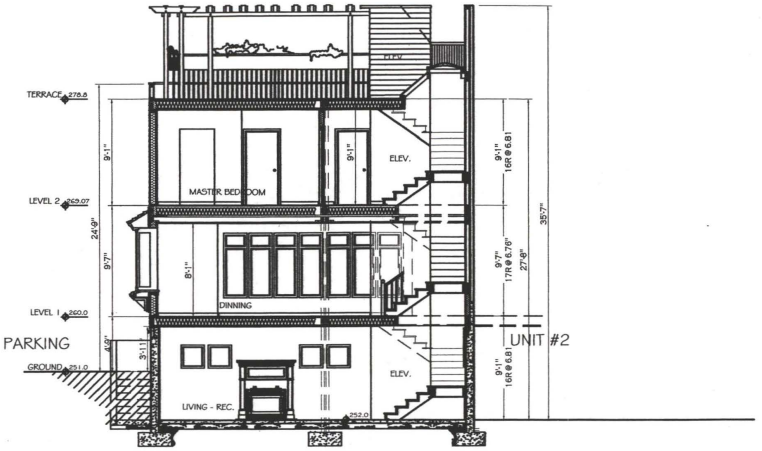
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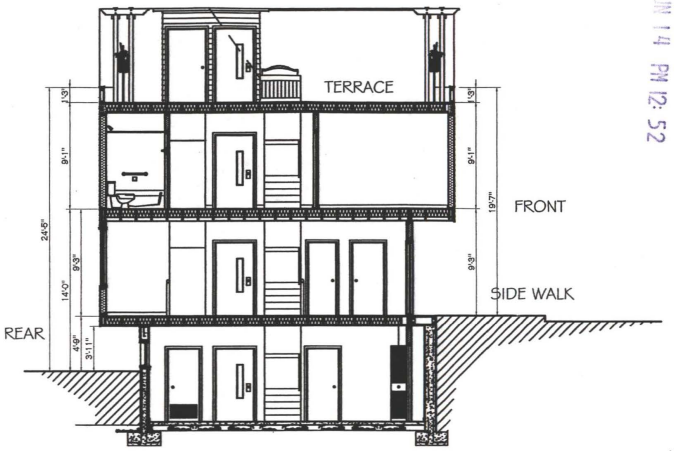
UNIT 3 – FLOOR PLANS

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SECTION A-A
WEST END UNIT



SECTION B-B
WEST END UNIT

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SCALE 3/32" = 1'

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GRAPHIC SCALE
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3/32" = 1'-0"

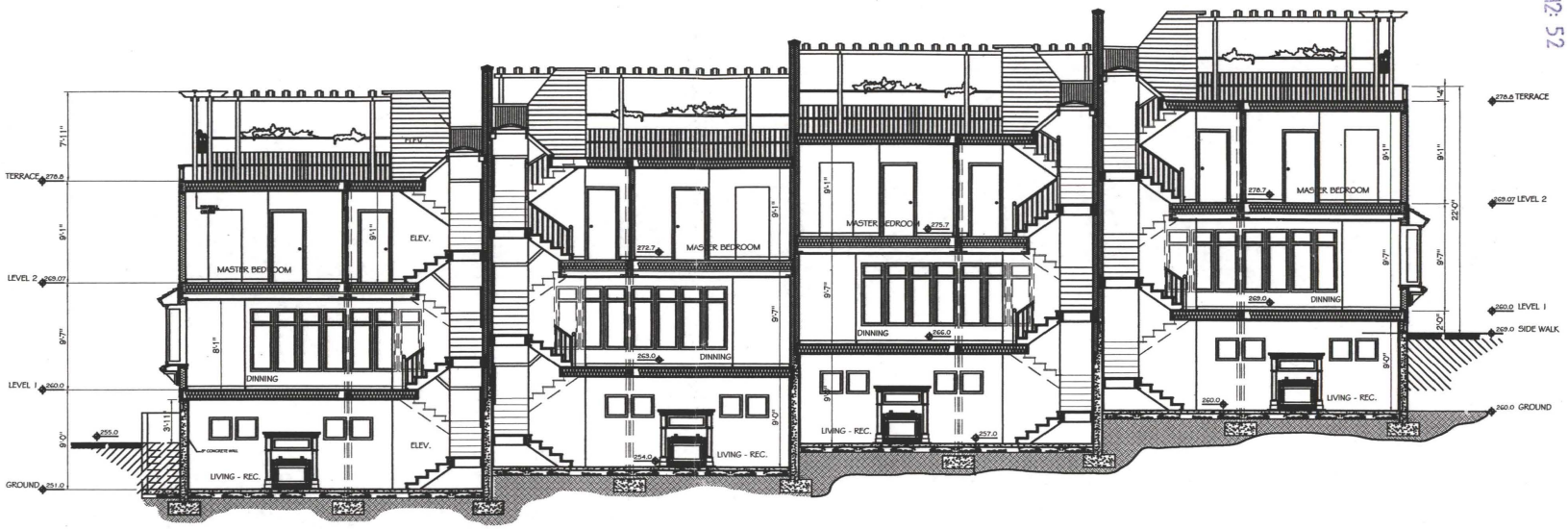
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SECTION

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SECTION C-C
ALL UNITS

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GRAPHIC SCALE
0 1 2 4 8 16
3/32" = 1'-0"

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SECTION THRU ALL UNITS

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FRONT ELEVATIONS
ALL UNITS

SCALE 3/32" = 1'

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GRAPHIC SCALE
0 1 2 4 8 16
3/32" = 1'-0"

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ROCK CREEK FORD ROAD ELEVATION

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