

Zoning Summary North		
#	TOPIC	INFO
1	ADDRESS	2501 WEST ST SE
2	HISTORIC DISTRICT	N/A
3	SQUARE	5808
4	LOT	050,069,824
5	ZONING DISTRICT	R-3
6	WARD	8
7	OWNER(S)	HIP WEST ST PARTNERS LLLC
8	PROPOSED SCOPE OF WORK	NEW GROUND UP SFD ROWHOUSES W/ ATTACHED GARAGES. FOUNDATIONS, WOOD FRAMED FLOORS AND EXTERIOR WALLS, WINDOWS, DOORS, MEP SYSTEMS AND FIXTURES, ROOFING.
9	PROPOSED USE	MEDIUM DENSITY RESIDENTIAL
10	EXISTING LOT SF	REFER TO DETAILED BREAKDOWN ON SITE PLAN SHEET
11	PROPOSED LOT SF	REFER TO DETAILED BREAKDOWN ON SITE PLAN SHEET
12	MIN. LOT AREA (IZ)	1,600 SQ FT
13	PROPOSED BUILDING FOOTPRINT	REFER TO DETAILED BREAKDOWN ON SITE PLAN SHEET
14	PROPOSED LOT OCCUPANCY	REFER TO DETAILED BREAKDOWN ON SITE PLAN SHEET
15	PROPOSED BUILDING GROSS SF	REFER TO DETAILED BREAKDOWN ON SITE PLAN SHEET
16	PROPOSED BUILDING HEIGHT	29'
17	MAXIMUM ALLOWABLE BUILDING HEIGHT	40'
18	MAXIMUM ALLOWABLE LOT OCCUPANCY	ATTACHED DWELLINGS = 60%
19	CONSTRUCTION TYPE	III 2HR RATED EXTERIOR WALLS
20	FIRE PROTECTION	FULLY SPRINKLERED
21	APPLICABLE CODES	IBC/IRC 2012 (IBC) W/ 2013 DCMR12 SUPPLEMENT

2501-2509 WEST ST SE

2501-2509 WEST ST SE, WASHINGTON DC 20020

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PROJECT INFORMATION

2501-2514 WEST ST SE
HIP WEST ST PARTNERS LLLC
 2501-2514 WEST ST SE

PROJECT NUMBER: **2018-04**

ISSUE RECORD

Issue:
 Reference Sheet:
 Drawing Date: 10/02/18
 Drawn By: Author
 Drawing Scale:

DRAWING INFORMATION

North- Cover Sheet
 Board of Zoning Adjustment
 District of Columbia
 CASE NO.19901
 EXHIBIT NO.38



SUBJECT PROPERTY



SUBJECT PROPERTY



SUBJECT PROPERTY



SUBJECT PROPERTY

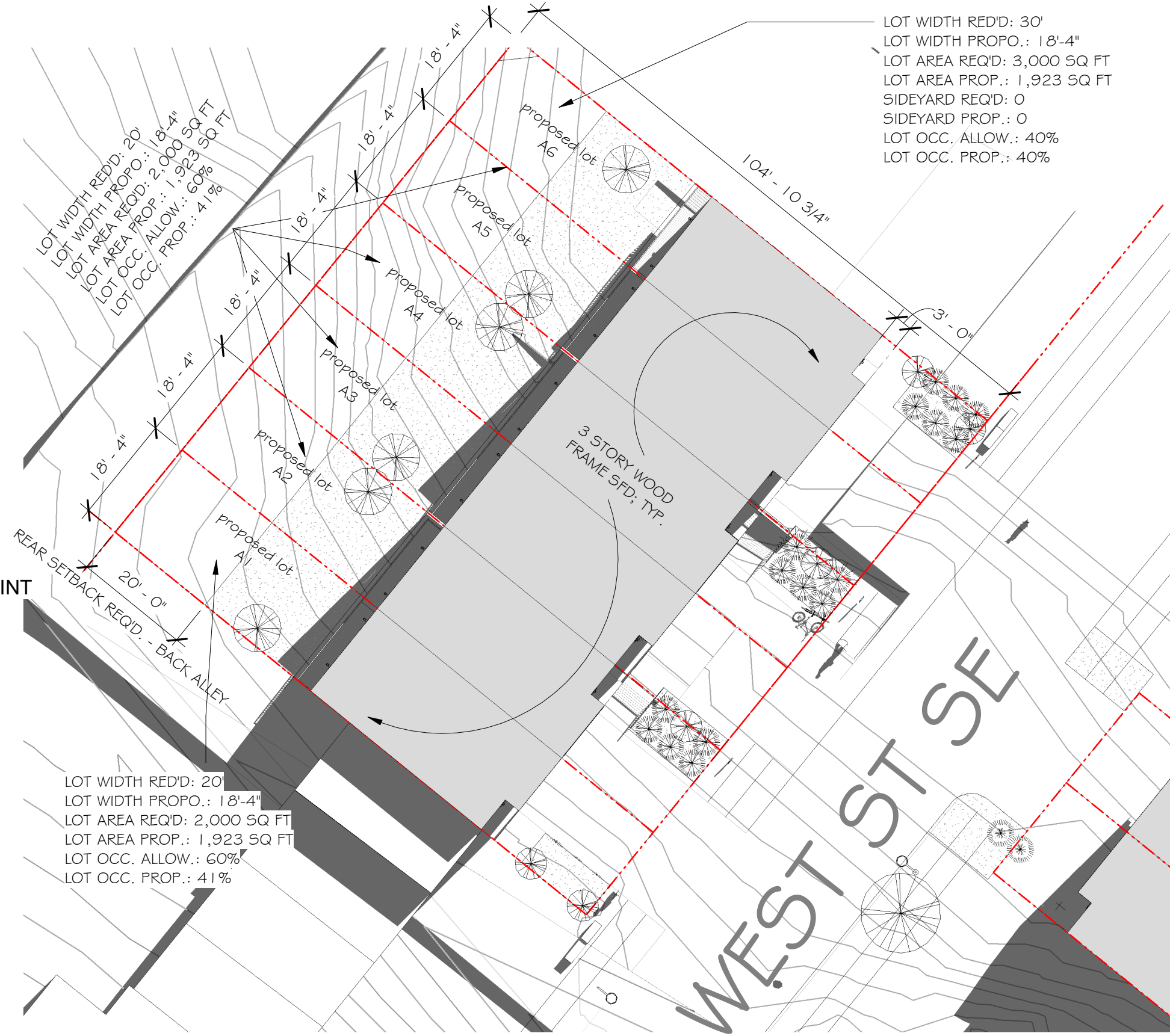
EXISTING LOT SF
 A lots = 3 existing lots:
 3,147 SF
 4,196 SF
 4,196 SF

PROPOSED LOT SF
 ALL LOTS = 1,923 SF

PROPOSED LOT OCCUPANCY
 A1 - A5 = 787SF/1,923 SF = 41%
 A6 = 770SF/1,923 SF = 40%

PROPOSED BUILDING FOOTPRINT
 A1-A5 = 787 SF
 A6 = 770 SF





PROPOSED GBA
 A1 = 2,161SF
 A2 = 2,131SF
 A3 = 2,161SF
 A4 = 2,131SF
 A5 = 2,161SF
 A6 = 2,041SF

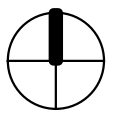


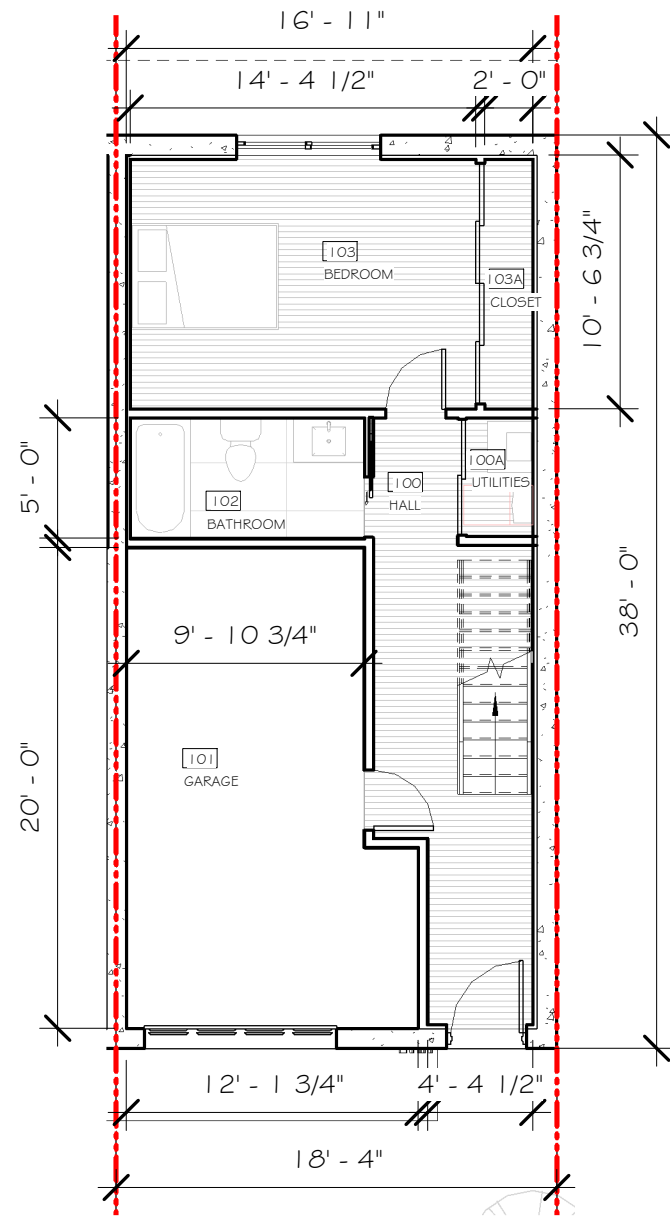
LOT WIDTH RED'D: 30'
 LOT WIDTH PROPO.: 18'-4"
 LOT AREA REQ'D: 3,000 SQ FT
 LOT AREA PROP.: 1,923 SQ FT
 SIDEYARD REQ'D: 0
 SIDEYARD PROP.: 0
 LOT OCC. ALLOW.: 40%
 LOT OCC. PROP.: 40%

LOT WIDTH RED'D: 20'
 LOT WIDTH PROPO.: 18'-4"
 LOT AREA REQ'D: 2,000 SQ FT
 LOT AREA PROP.: 1,923 SQ FT
 LOT OCC. ALLOW.: 60%
 LOT OCC. PROP.: 41%

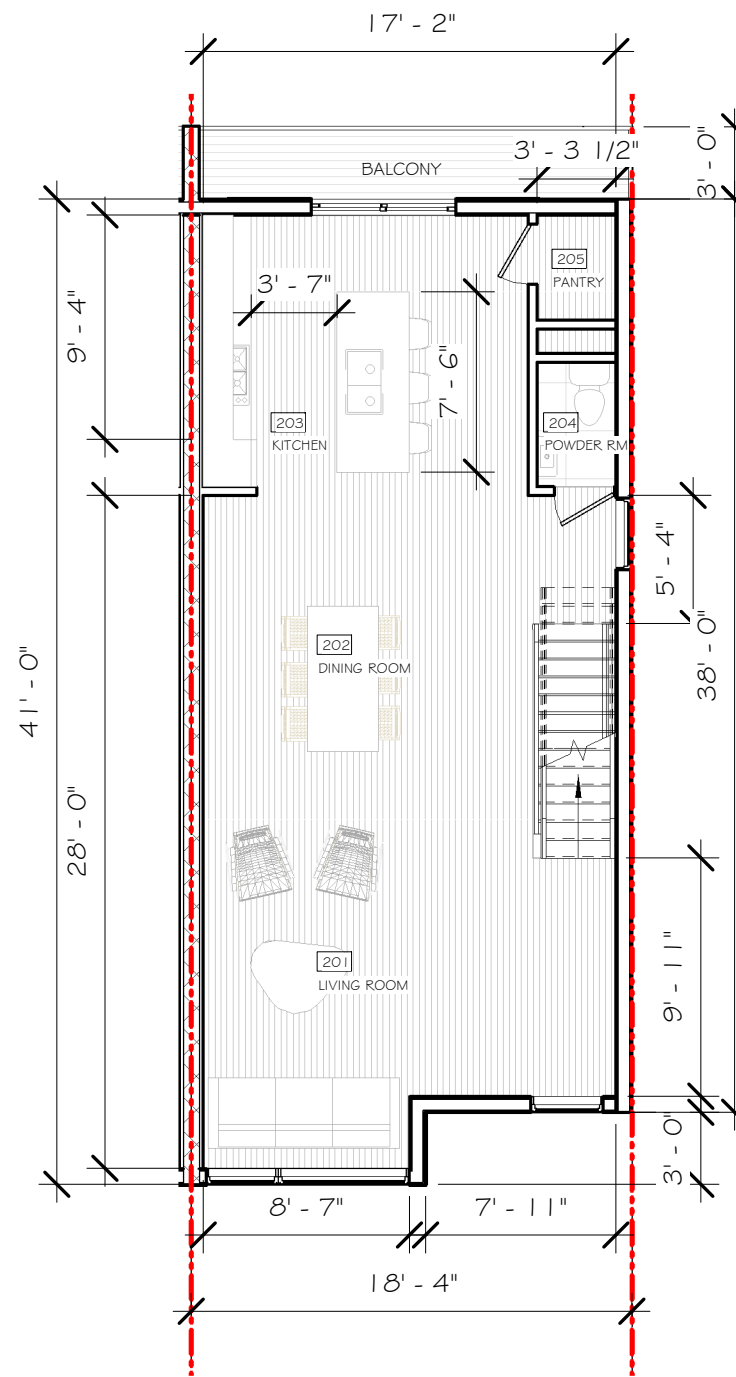
SITE PLAN LEGEND

-  PLANTER
-  SETBACK
-  PROPERTY LINE
-  TOPOGRAPHY CONTOUR

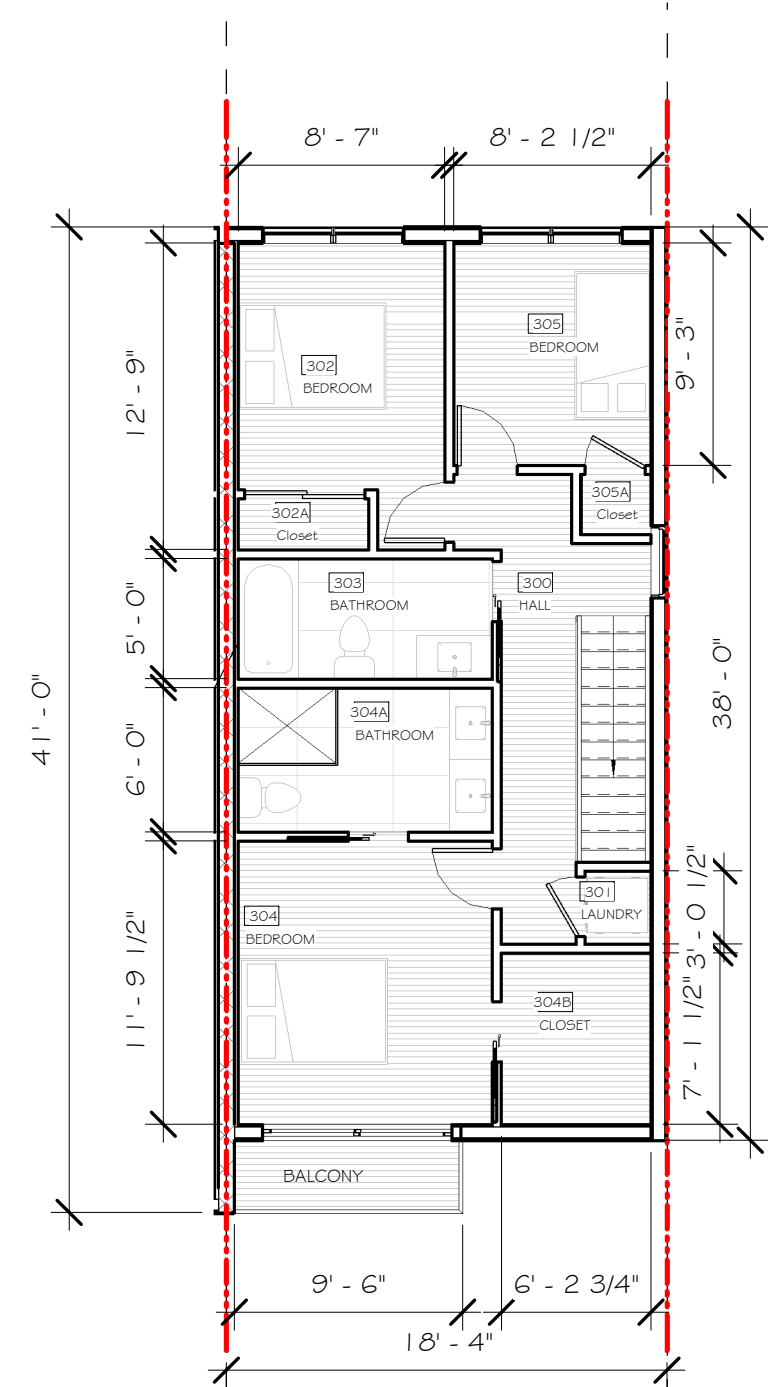




01 Basement 18' Unit
SCALE 1/8" = 1'-0"



2 1st Floor 18' Unit
SCALE 1/8" = 1'-0"



3 2nd Floor 18' Unit
SCALE 1/8" = 1'-0"



02 North -Side Elevation
SCALE 3/32" = 1'-0"



03 North -Back Elevation
SCALE 3/32" = 1'-0"



01 North - Front Elevation
SCALE 3/32" = 1'-0"

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PROJECT INFORMATION

2501-2514 WEST ST SE
HIP WEST ST PARTNERS LLC
2501-2514 WEST ST SE

PROJECT NUMBER: **2018-04**

1/15/2019 4:05:11 PM

ISSUE RECORD

Issue:
Reference Sheet:
Drawing Date: 10/02/18
Drawn By: *Amr*
Drawing Scale: 1'-0"

DRAWING INFORMATION

North - Elevations

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PROJECT INFORMATION

2501-2514 WEST ST SE
HIP WEST ST PARTNERS LLC
2501-2514 WEST ST SE

PROJECT NUMBER: **2018-04**

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ISSUE RECORD

Issue:
Reference Sheet:
Drawing Date: 09/03/18
Drawn By: Author
Drawing Scale:

DRAWING INFORMATION

North - Perspectives

Z.300

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PROJECT INFORMATION

2501-2514 WEST ST SE
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DRAWING INFORMATION

North - Perspectives

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