



5900 FOOTE ST NE WASHINGTON DC
BZA SUBMISSION

OCTOBER 19, 2020
Board of Zoning Adjustment
District of Columbia
CASE NO. 20320
EXHIBIT NO. 31

TABLE OF CONTENTS

EXISTING CONDITIONS.....	3
SURVEY	4
SITE PLAN	5
PROJECT DESCRIPTION.....	5
ZONING ANALYSIS.....	5
CELLAR FLOOR PLAN	6
FIRST FLOOR PLAN.....	7
SECOND AND THIRD FLOOR PLAN	8
ROOF PLAN	9
LONGITUDINAL BUILDING SECTION.....	10
CROSS BUILDING SECTION	11
FRONT ELEVATION	12
REAR ELEVATION	13
EAST ELEVATION	14
WEST ELEVATION.....	15
3D VIEWS- FRONT ELEVATION	16
3D VIEW- REAR ELEVATION	17

OWNER
5900 FOOTE LLC
12909 Glen Mill Rd
Potomac, MD 20852

ARCHITECT
AXIS ARCHITECTS
702 Carter Rd
Rockville MD 20852
202.361.8811

EXISTING CONDITIONS



Front View of the Property



North-West View of 6th Street



East View of 6th St Seen from 2nd Floor of Property



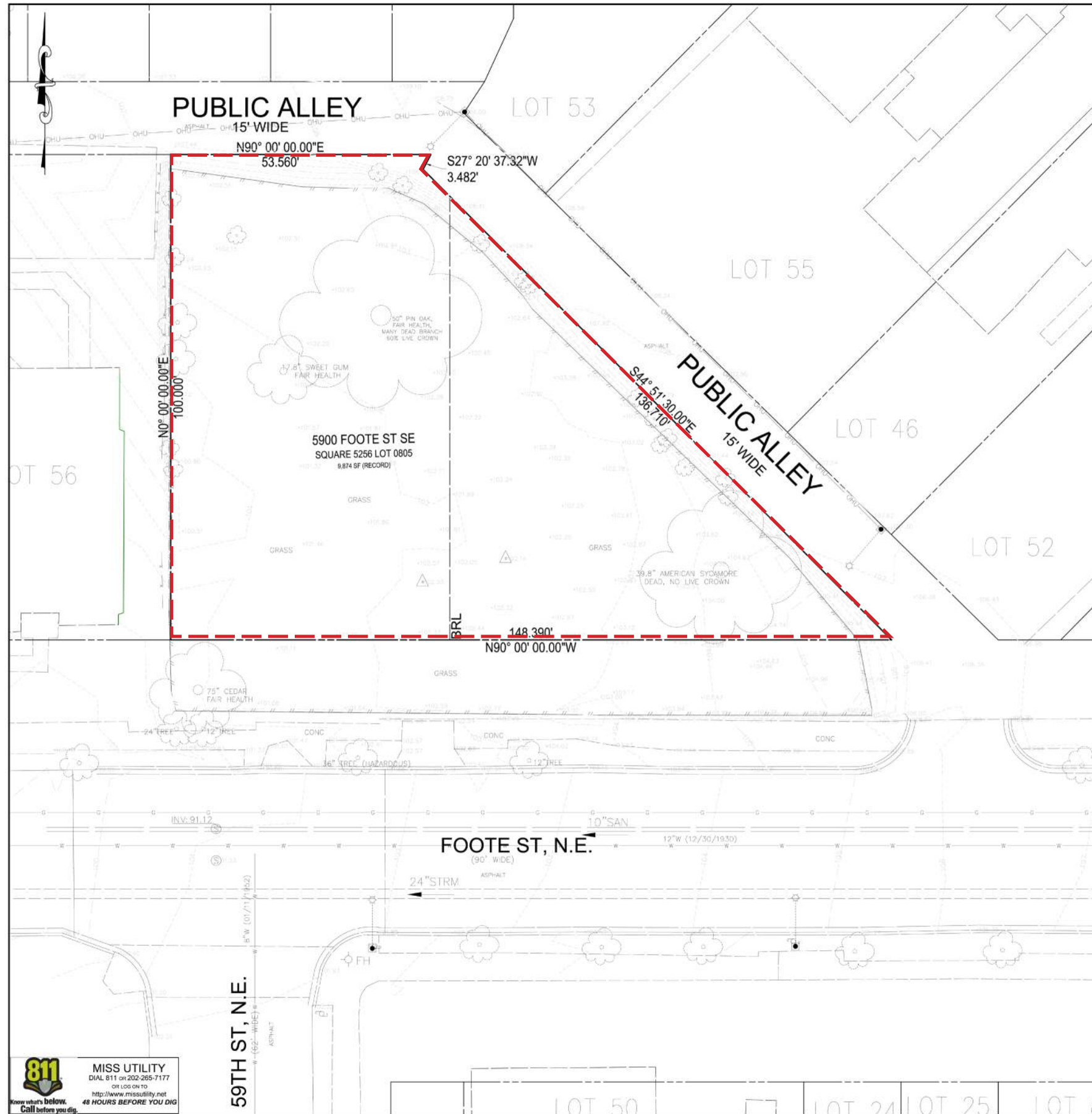
South-West View of 6th Street



East View of 6th St Seen from 2nd Floor of Property



SURVEY



LEGEND:

- TREE
- ROOF DRAIN
- POST
- SINGLE POST SIGN
- GAS VALVE / METER
- POWER POLE
- STREET LIGHT
- SANITARY SEWER MANHOLE
- FIRE HYDRANT
- WATER MANHOLE
- WATER METER
- IRON WROUGHT FENCE
- WOOD FENCE/WALL INSTALLED BY DC
- TRAVERSE
- CURB
- WATERLINE PAINT MARK
- OVERHEAD UTILITY LINE
- GAS LINE PAINT MARK
- FINISH FLOOR ELEVATION
- WIDTH DOOR
- BUILDING

NOTES:

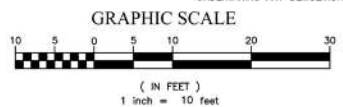
1. HORIZONTAL DATUM: DISTRICT OF COLUMBIA SURVEYOR'S OFFICE MERIDIAN
2. VERTICAL DATUM: DISTRICT OF COLUMBIA DEPARTMENT OF PUBLIC WORKS.
3. PROPERTY LINE INFORMATION BASED LANDTECH ASSOCIATES, RECORDED DEED 11/19/2014 AND CONFIRMED BY SUBDIVISION BOOK 0061 RECORDED JULY 1ST 1919.
4. BOUNDARY INFORMATION SHOWN HEREON IS JUST FOR INFORMATION PURPOSES ONLY. OBTAINED FROM RECORDS AND VERIFIED IN THE FIELD INsofar AS POSSIBLE. PROPERTY LINE DIMENSIONS FROM OFFICIAL CITY RECORDS MAY NOT NECESSARILY AGREE WITH ACTUAL MEASURED DIMENSIONS. ALL PROPERTY LINES IN THE DISTRICT OF COLUMBIA ARE SUBJECT TO CHANGE BY THE OFFICE OF THE SURVEYOR, D.C. THIS SURVEY DOES NOT REFLECT A "SURVEY TO MARK". THE PROPERTY LINE REFLECTED ON THIS SURVEY IS NOT TO BE USED FOR ANY CONSTRUCTION STAKEOUT OR DESIGN PURPOSES; A "SURVEY TO MARK" MUST BE APPROVED BY THE OFFICE OF THE SURVEYOR PRIOR TO BEGINNING ANY BUILDING DEMOLITION OR CONSTRUCTION OPERATIONS.
5. THE UNDERGROUND UTILITIES INDICATED HEREON ARE DERIVED FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES. THE LOCATION OF THESE UTILITIES SHOULD BE CONSIDERED APPROXIMATE AND OTHER UTILITIES MAY EXIST WHICH HAVE NO RECORD DATA OR ARE UNDETECTABLE WITH CONVENTIONAL METHODS. NO GUARANTEE OR WARRANTY IS EXPRESSED OR IMPLIED REGARDING THE ACCURACY OR COMPLETENESS OF UTILITY INFORMATION PROVIDED HEREON. UTILITIES LABELED (DATA) ARE SHOWN BASED UPON "DATA ACCORDING TO RECORDS".
6. CONTOUR INTERVAL IS ONE (1) FOOT.
7. TREES NOT LABELED ARE LESS THAN 9"DBH.

EXISTING CONDITIONS NARRATIVE

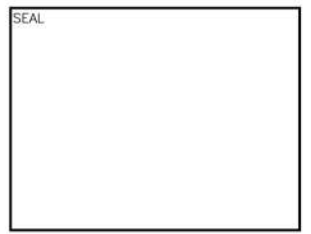
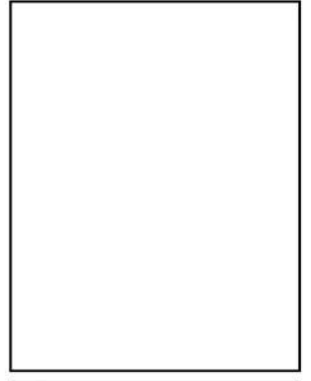
THE SITE CONSISTS OF RECORD LOTS 1, 42, AND 41 AND TAX LOT 805 OF SQUARE 5259. EXISTING SITE IS CURRENTLY VACANT. THE EXISTING SITE IS ABOUT 1000 PERIODS AS A RESULT OF PREVIOUS DEVELOPMENT WITH LOW RELIEF AND MOST SLOPES <15%. SITE CONTAINS 2 HERITAGE TREES ON SITE AND 1 OFF SITE. ALL TREES TO BE CONSIDERED HAZARDOUS. TREES ON SITE 1 IS DEAD AND OTHER IS HAZARDOUS WITH LITTLE CROWN AND MANY FALLEN ESSENTIAL BRANCHES. EXISTING DRAINAGE IS THROUGH VIA OVERLAND FLOW TO THE COMBINED SEWER IN PUBLIC ALLEY. THE ANACOSTIA RIVER IS OVER 2 MILES AWAY FROM SITE. NO WATER BODIES ARE ON OR DIRECTLY ADJACENT TO THE PROPERTY.

EXISTING CONDITIONS PLAN NOTES

1. EXISTING CONDITIONS LEGEND APPLIES TO THIS SHEET ONLY. EXISTING CONDITIONS MAY BE DEPICTED DIFFERENTLY OR NOT FULLY DEPICTED ON OTHER PLAN SHEETS.
2. LOCATIONS OF EXISTING UTILITIES ARE APPROXIMATE AND BASED UPON AVAILABLE RECORDS. CONTRACTOR SHALL LOCATE AND CONFIRM ALL UTILITIES PRIOR TO UNDERTAKING ANY DEMOLITION OR EXCAVATION.



04/15/2020
 THESE PLANS ARE ISSUED FOR AGENCY REVIEW. ALL APPLICABLE AGENCY PERMIT APPROVALS MUST BE OBTAINED PRIOR TO CONSTRUCTION. FINAL APPROVED "FOR CONSTRUCTION" PLANS WILL BE ISSUED UPON COMPLETION OF THE REVIEW AND APPROVAL PROCESS BY ALL DISTRICT AGENCIES.



REVISIONS		
No.	Date	Drawing Issue By

DATE: APRIL 15, 2020
 DRAWN BY: GS CHECKED BY: GS
 S.E. JOB NUMBER: 120-047

PROJECT ADDRESS:
 5900 FOOTE ST NE
 WASHINGTON DC

PHASE:
 PERMIT DOCUMENTS

SHEET NO.:

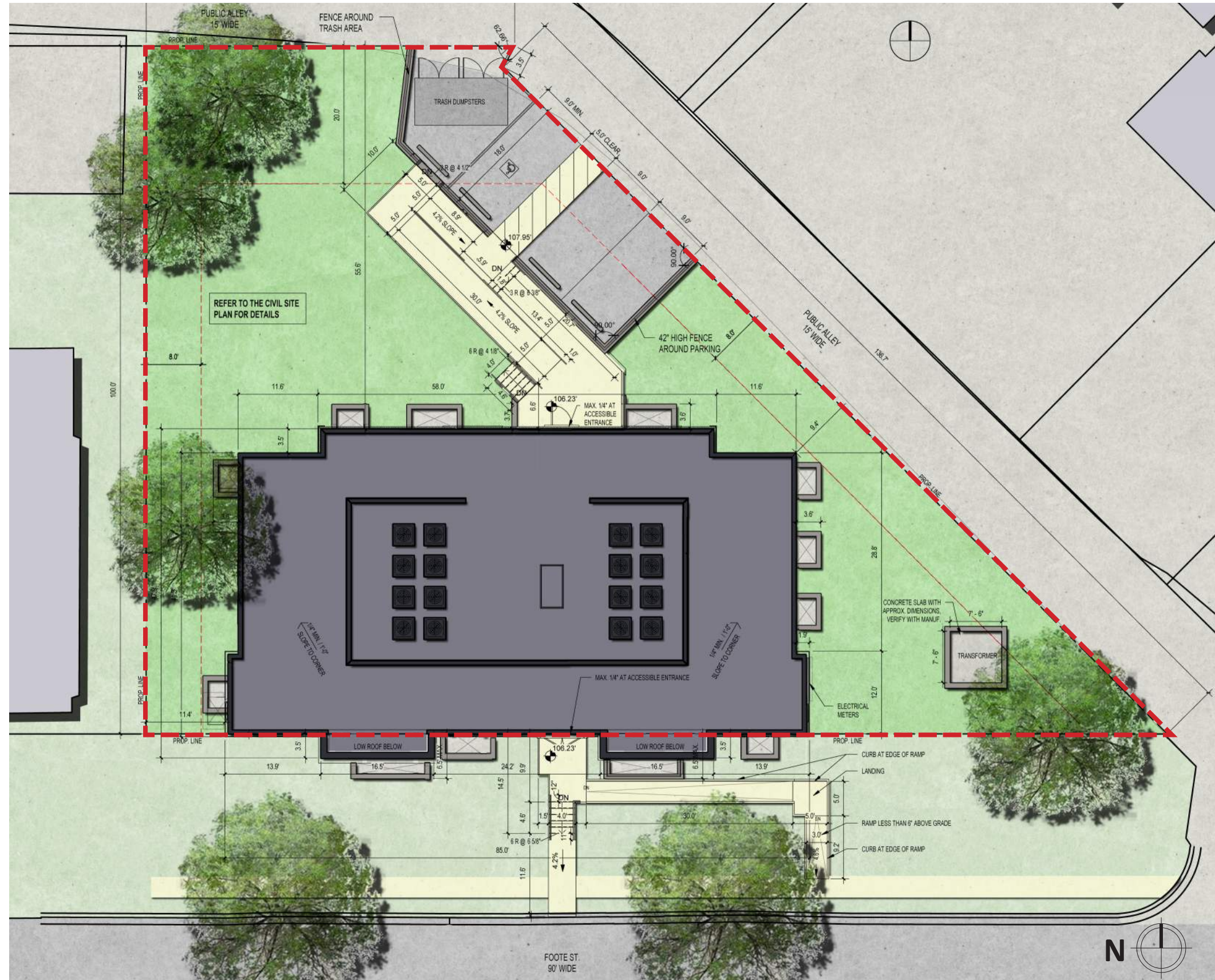
SHEET TITLE:
 EXISTING CONDITIONS PLAN

SHEET SCALE:
 AS SHOWN



59TH ST, N.E.

SITE PLAN



PROJECT DESCRIPTION

The project proposes a new three story (plus cellar) 16 unit apartment building located in RA-1 zone. There will be three surface parking spaces on site. The project complies with all zoning regulations, no relief is requested. BZA application is submitted for new residential developments at RA1 and RA6 zones as required by Subtitle G Section 421.

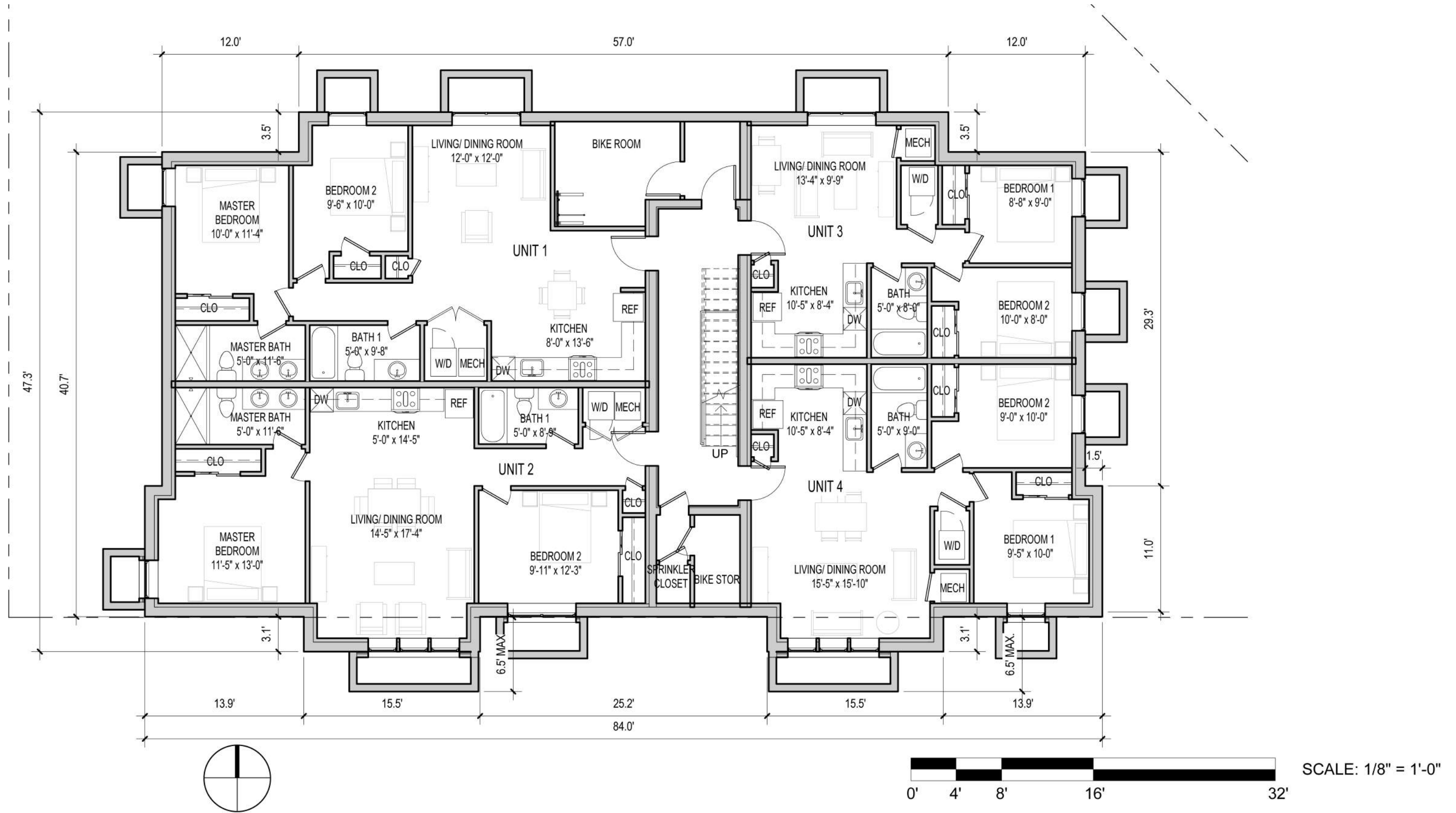
The building will have 10 2-bedroom units and 6 3-bedroom units

ZONING ANALYSIS

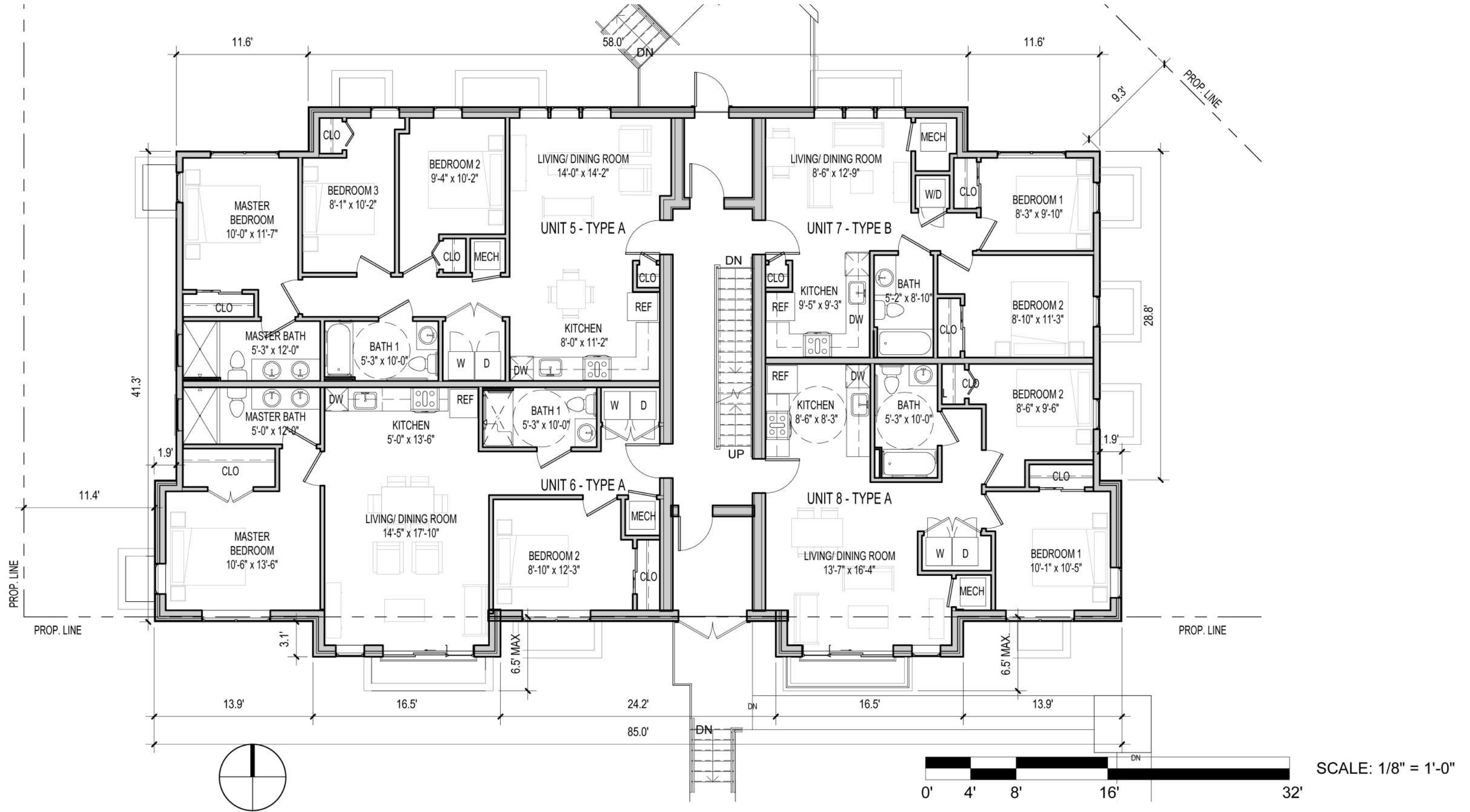
Zone: RA-1
 Lot Area: 9,874 sf
 FAR allowed : 1.08" = 10,663 sf
 Lot Coverage : 40%= 3,950 sf
 Max Height: 40' / 3 Stories

Proposed Lot Occupancy : 36% (footprint: 3,551 sf)
 Proposed FAR: 10,653 sf
 Cellar (non-FAR): 3,551 sf
 Proposed Building Height: +/-36.4'
 Number of Parking Provided: 3 Spaces (2 required)
 Required Bike Storage: 6 Spaces

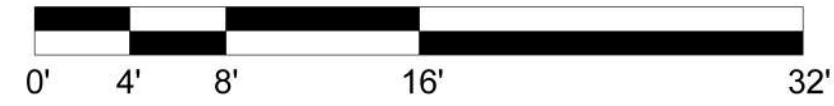
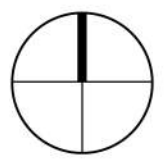
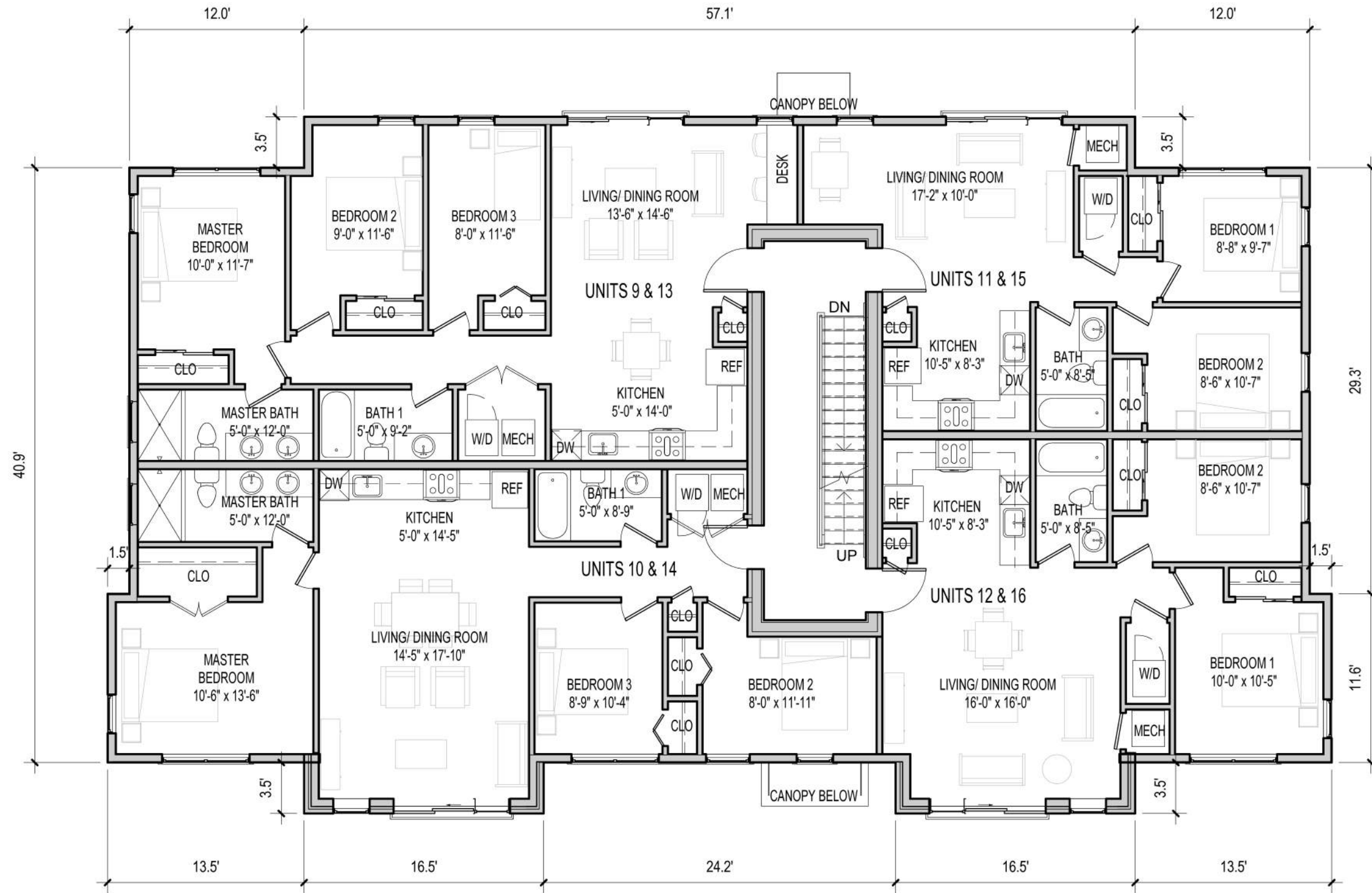
CELLAR FLOOR PLAN



FIRST FLOOR PLAN

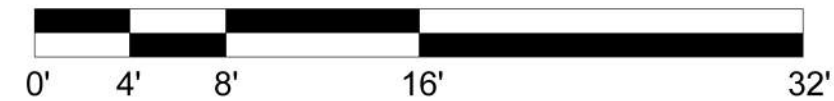
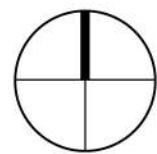
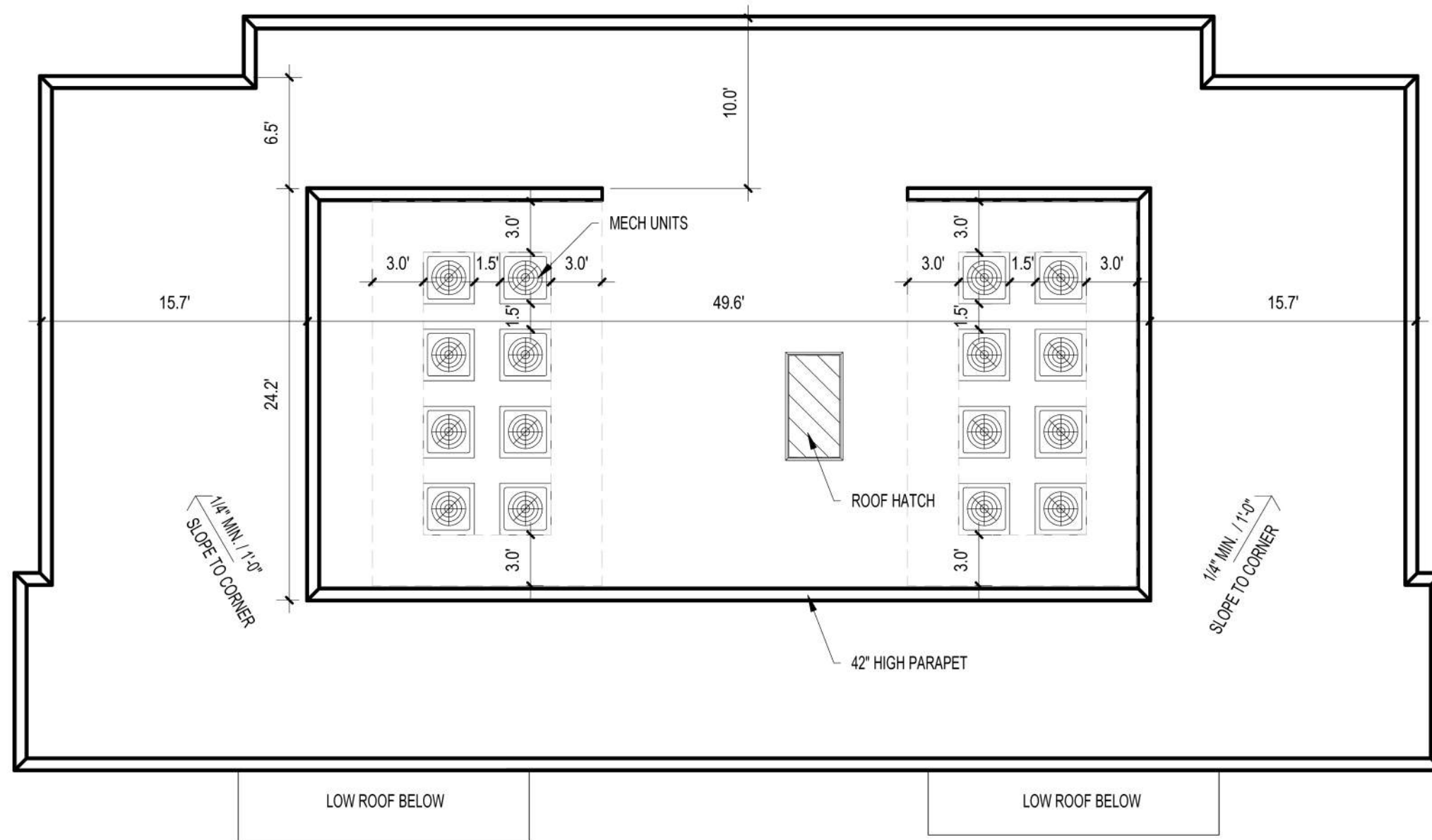


SECOND AND THIRD FLOOR PLAN



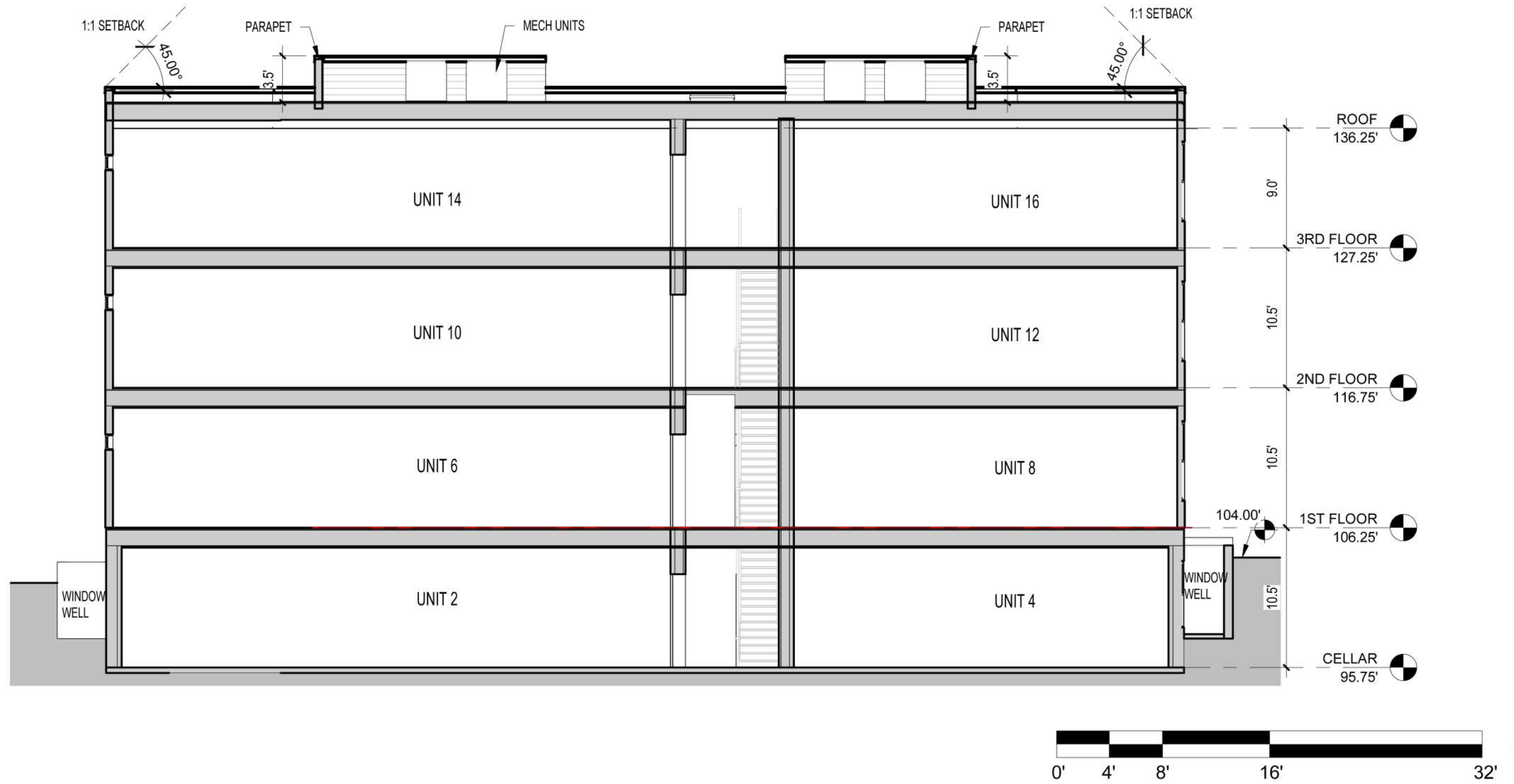
SCALE: 1/8" = 1'-0"

ROOF PLAN

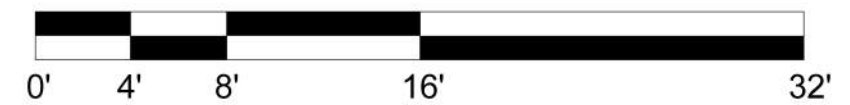
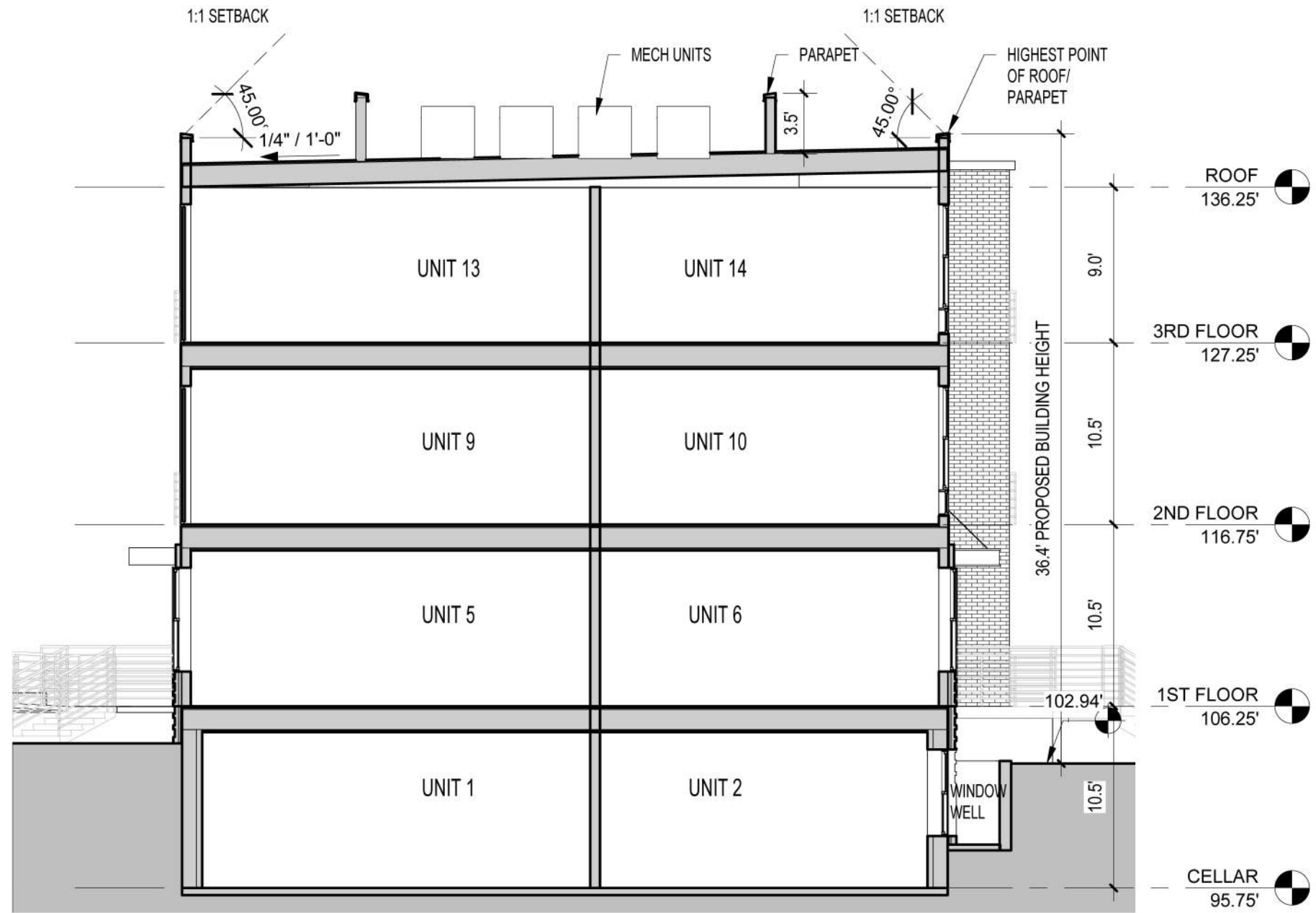


SCALE: 1/8" = 1'-0"

LONGITUDINAL BUILDING SECTION



CROSS BUILDING SECTION



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

FRONT ELEVATION



REAR ELEVATION



EAST ELEVATION



WEST ELEVATION



3D VIEWS- FRONT ELEVATION



3D VIEW- Rear Elevation

