

Zoning Summary		
#	TOPIC	INFO
1	ADDRESS	2504-2509 WEST ST SE
2	HISTORIC DISTRICT	NONE
3	SQUARE	5808
4	LOT	0043,0044
5	ZONING DISTRICT	R-3
6	WARD	7
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
12	PROPOSED BUILDING FOOTPRINT	REFER TO DETAILED BREAKDOWN ON SITE PLAN SHEET
13	MAXIMUM ALLOWABLE LOT OCCUPANCY	ATTACHED DWELLINGS = 60%
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	CONSTRUCTION TYPE	III 2HR RATED EXTERIOR WALLS
19	FIRE PROTECTION	FULLY SPRINKLERED
20	APPLICABLE CODES	IBC/IRC 2012 (IBC) W/ 2013 DCMR12 SUPPLEMENT

# 2501-2509 WEST ST SE

## 2501-2509 WEST ST SE, WASHINGTON DC 20020

ARCHITEXTUAL

www.architextual.com

T 202 295 9001

PROJECT INFORMATION

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

PROJECT NUMBER: **2018-04**

10/16/2018 9:13:05 AM

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: 1800125

**EXHIBIT NO. 4**

COPYRIGHT © archi-TEXTUAL, PLLC 2017



SUBJECT PROPERTY



SUBJECT PROPERTY



SUBJECT PROPERTY



SUBJECT PROPERTY

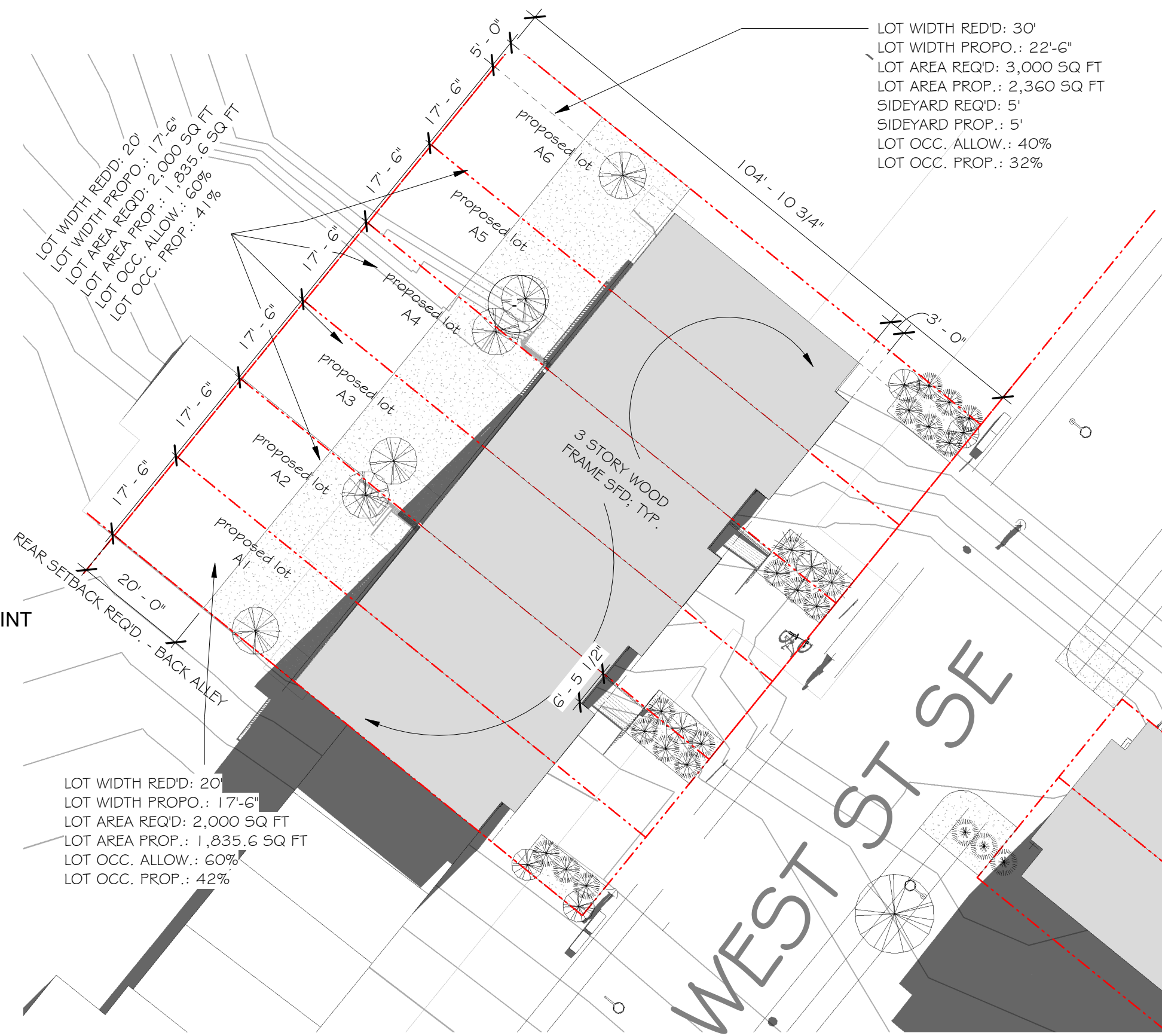
EXISTING LOT SF  
 A lots = 3 existing lots:  
 3,147 SF  
 4,196 SF  
 4,196 SF

PROPOSED LOT SF  
 A1 = 1,835.6 SF  
 A2 = 1,835.6 SF  
 A3 = 1,835.6 SF  
 A4 = 1,835.6 SF  
 A5 = 1,835.6 SF  
 A6 = 2,360 SF

PROPOSED LOT OCCUPANCY  
 A1 = 754SF/1,835.6 SF = 41%  
 A2 = 754SF/1,835.6 SF = 41%  
 A3 = 754SF/1,835.6 SF = 41%  
 A4 = 754SF/1,835.6 SF = 41%  
 A5 = 754SF/1,835.6 SF = 41%  
 A6 = 754SF/2,360 SF = 32%

PROPOSED BUILDING FOOTPRINT  
 A1 = 752 SF  
 A2 = 752 SF  
 A3 = 752 SF  
 A4 = 752 SF  
 A5 = 752 SF  
 A6 = 752 SF

PROPOSED GBA  
 A1 = 2,286SF  
 A2 = 2,319SF  
 A3 = 2,286SF  
 A4 = 2,319SF  
 A5 = 2,286SF  
 A6 = 2,319SF

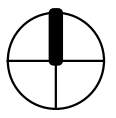


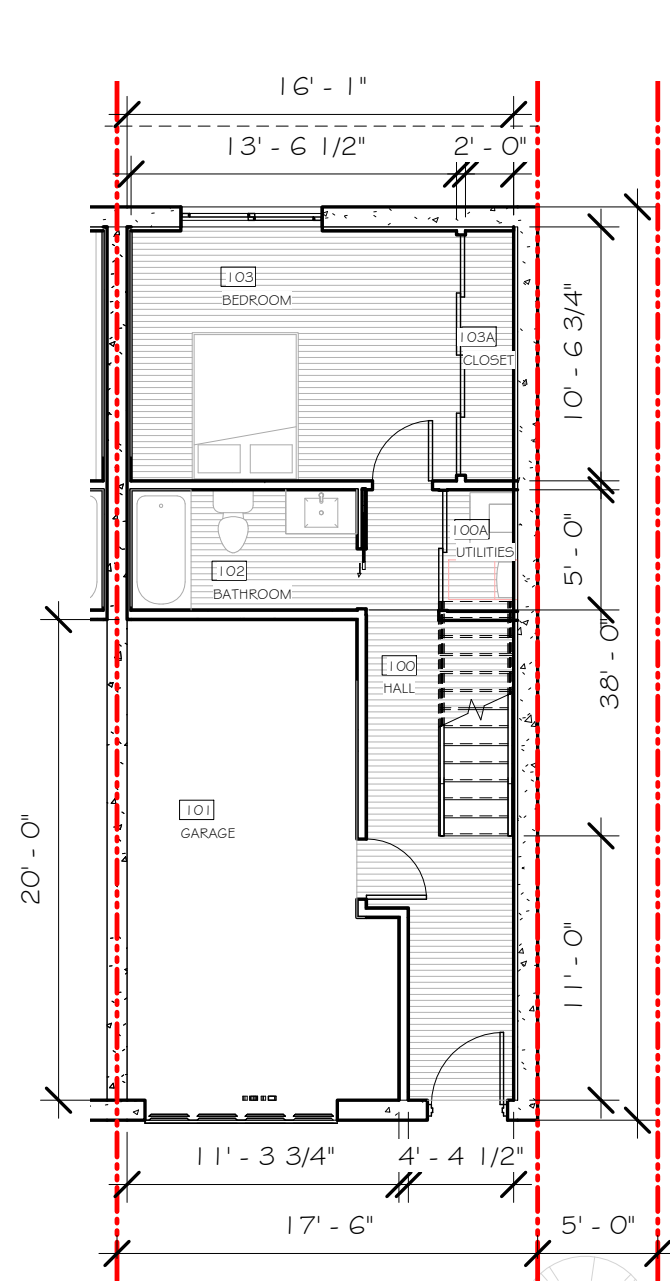
LOT WIDTH RED'D: 30'  
 LOT WIDTH PROPO.: 22'-6"  
 LOT AREA REQ'D: 3,000 SQ FT  
 LOT AREA PROP.: 2,360 SQ FT  
 SIDEYARD REQ'D: 5'  
 SIDEYARD PROP.: 5'  
 LOT OCC. ALLOW.: 40%  
 LOT OCC. PROP.: 32%

LOT WIDTH RED'D: 20'  
 LOT WIDTH PROPO.: 17'-6"  
 LOT AREA REQ'D: 2,000 SQ FT  
 LOT AREA PROP.: 1,835.6 SQ FT  
 LOT OCC. ALLOW.: 60%  
 LOT OCC. PROP.: 42%

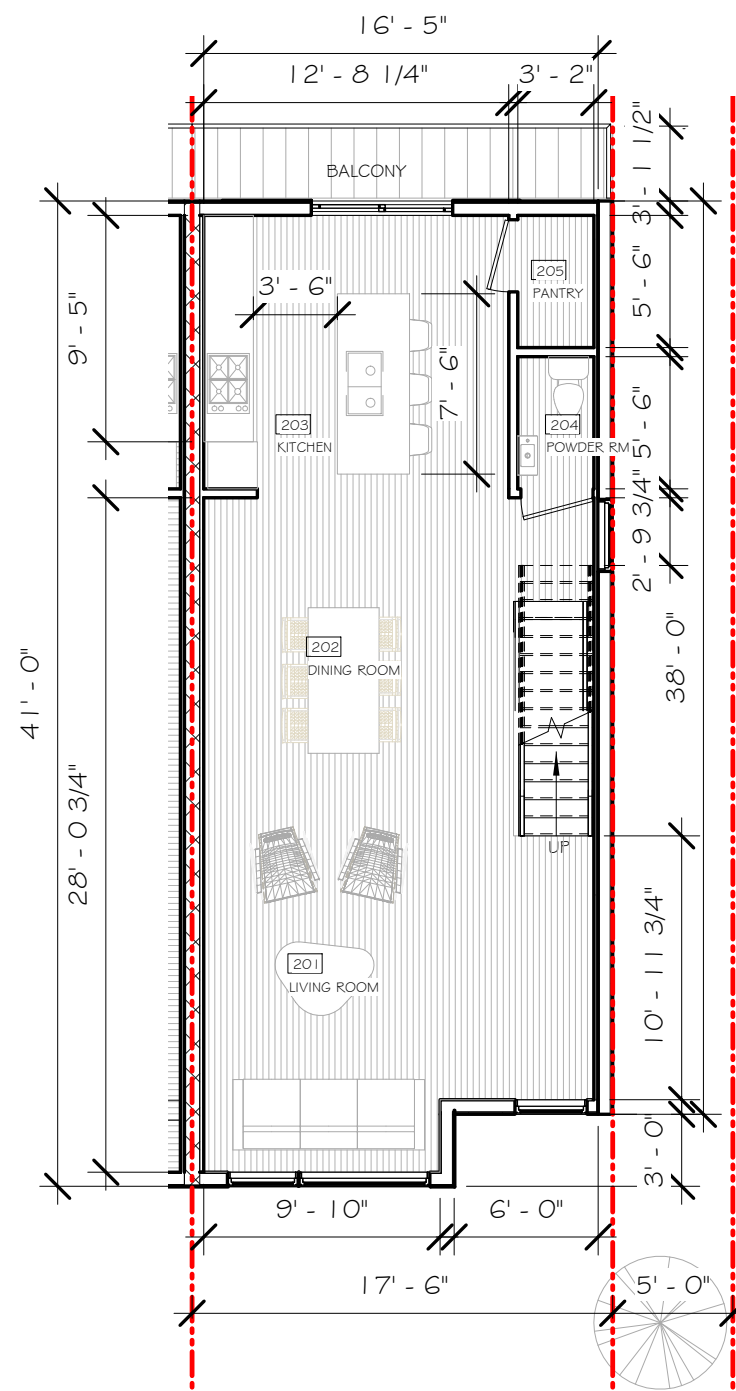
SITE PLAN LEGEND

- PLANTER
- SETBACK
- PROPERTY LINE
- TOPOGRAPHY CONTOUR

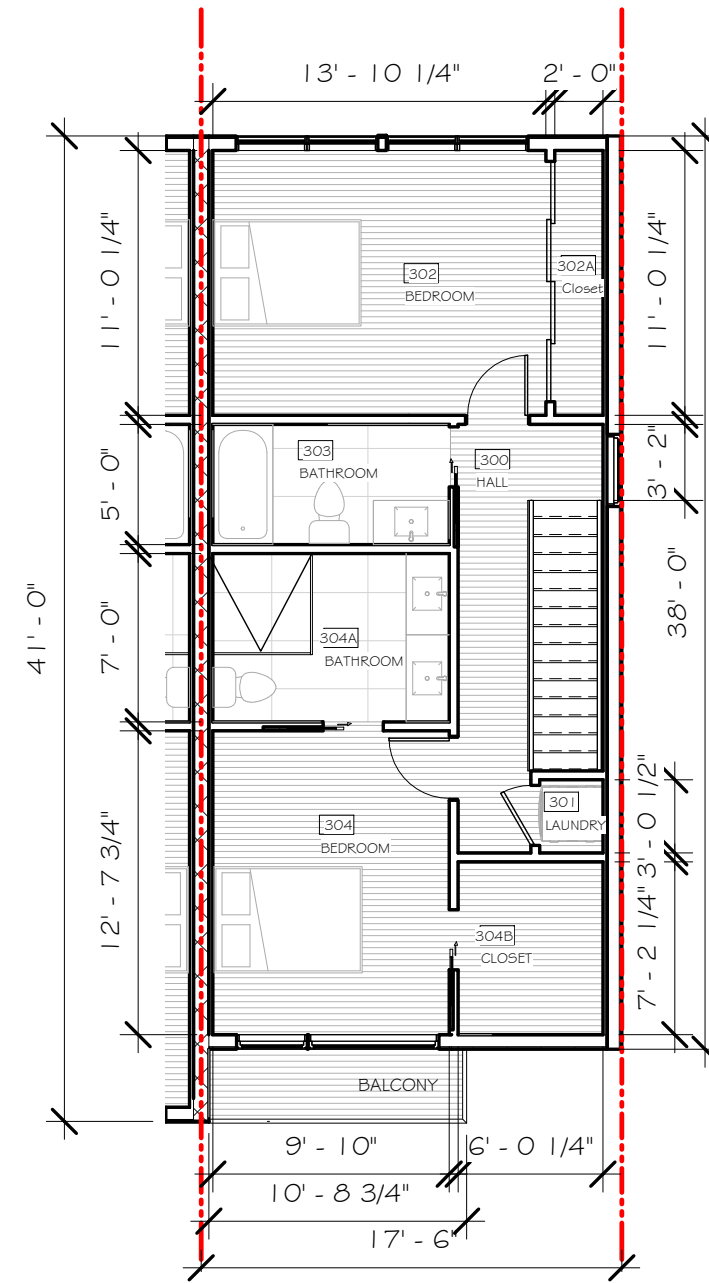




**1** Basement 18' Unit  
SCALE 1/8" = 1'-0"



**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"

ARCHITEXTUAL

www.architextual.com

T 202 295 9001

PROJECT INFORMATION

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

PROJECT NUMBER: **2018-04**

10/16/2018 9:13:32 AM

ISSUE RECORD

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

DRAWING INFORMATION

**North - Elevations**

**Z.200**

COPYRIGHT © archi-TEXTUAL, PLLC 2017



ARCHITEXTUAL

www.architextual.com

T 202 295 9001

C:\Users\cferr\OneDrive\Documents\2018-04\_WEST\_ST\_SE\_V3 (on slab)\181012\_CatarinaFerreira4652.rvt

PROJECT INFORMATION

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

PROJECT NUMBER: **2018-04**

10/16/2018 9:14:12 AM

ISSUE RECORD

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

DRAWING INFORMATION

**North - Perspectives**

**Z.300**

COPYRIGHT © archi-TEXTUAL, PLLC 2017



ARCHITEXTUAL

www.architextual.com

T 202 295 9001

C:\Users\cferr\OneDrive\Documents\2018-04\_WEST\_ST\_SE\_V3 (on slab)\181012\_CatarinaFerreira4652.rvt

PROJECT INFORMATION

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

PROJECT NUMBER: 2018-04

10/16/2018 9:14:53 AM

ISSUE RECORD

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

DRAWING INFORMATION

North - Perspectives

Z.301

COPYRIGHT © archi-TEXTUAL, PLLC 2017