

Zoning Summary		
#	TOPIC	INFO
1	ADDRESS	2514 WEST ST SE
2	HISTORIC DISTRICT	NONE
3	SQUARE	5809
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	1,800 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

2514 WEST ST SE

2514 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**

10/16/2018 3:19:35 PM

ISSUE RECORD

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

DRAWING INFORMATION

South -Cover Sheet

Board of Zoning Adjustment
 District of Columbia
 CASE NO: A390206
 EXHIBIT NO. 5

Z.000S

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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

10/16/2018 3:19:43 PM

ISSUE RECORD

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

DRAWING INFORMATION

South - Existing
Conditions

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PROPOSED BUILDING FOOTPRINT

B1 = 861SF
 B2 = 861SF

PROPOSED BUILDING GROSS SF

B1 = 2,094SF
 B2 = 2,094SF

EXISTING LOT SF

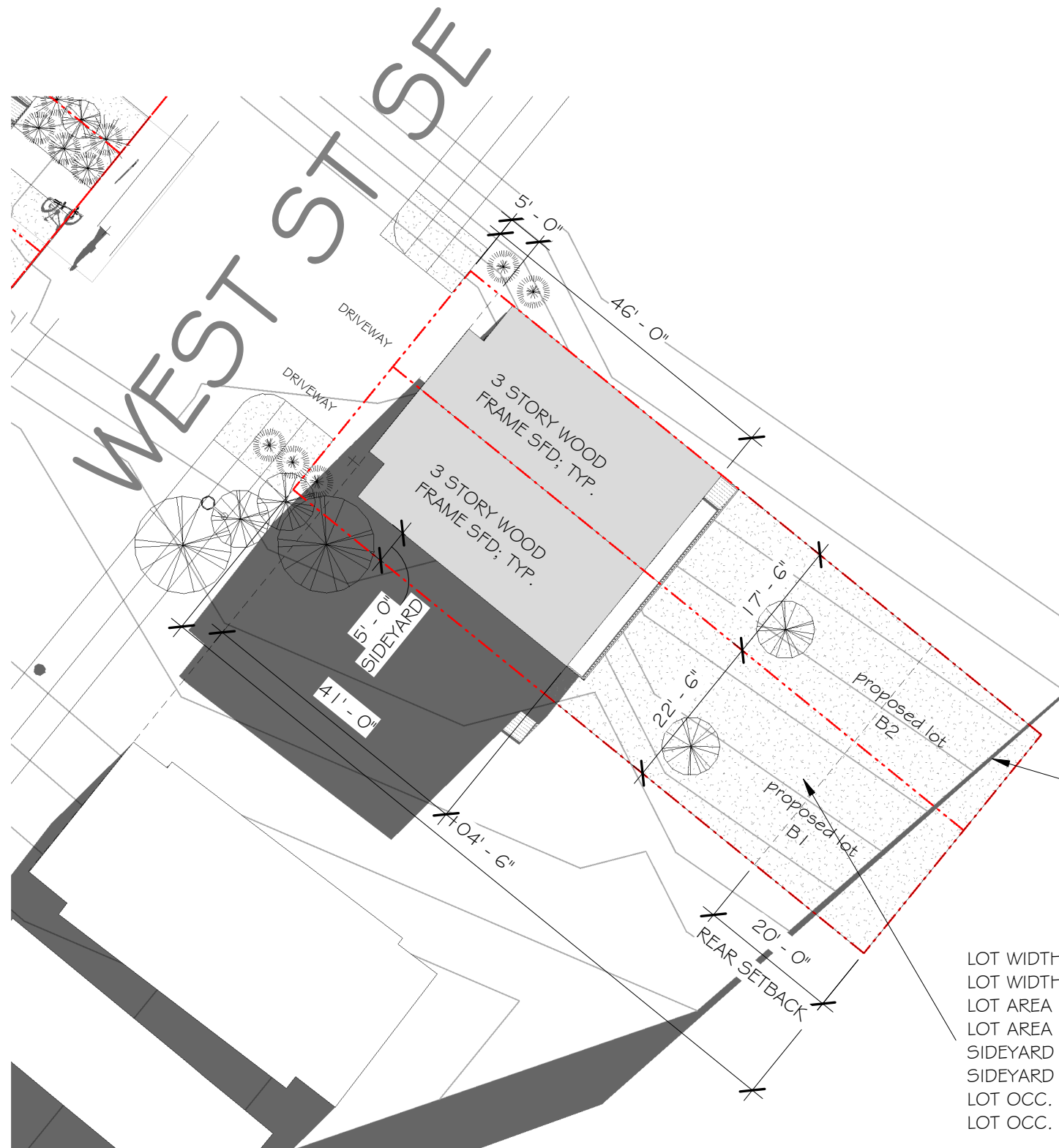
B lots = 2 existing lots:
 2,090 SF
 2,090 SF

PROPOSED LOT SF

B1 = 1,828.75 SF
 B2 = 2,351.25 SF

PROPOSED LOT OCCUPANCY

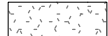



B1 = 698SF/2,351.25 SF = 30%
 B2 = 698SF/1,828.75 SF = 38%



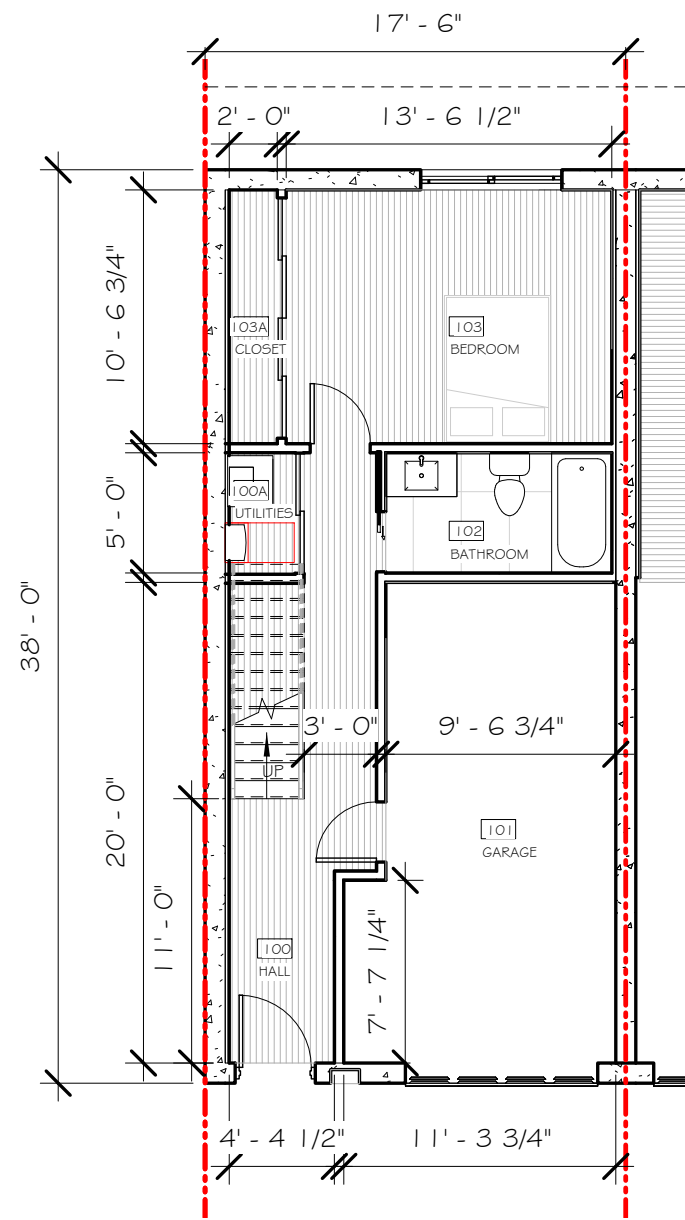
LOT WIDTH RED'D: 20'
 LOT WIDTH PROPO.: 17' 6"
 LOT AREA REQ'D: 2,000 SQ FT
 LOT AREA PROP.: 1,828.75
 SIDEYARD REQ'D: 5'
 SIDEYARD PROP.: 0
 LOT OCC. ALLOW.: 40%
 LOT OCC. PROP.: 38%

LOT WIDTH RED'D: 30'
 LOT WIDTH PROPO.: 22' 6"
 LOT AREA REQ'D: 3,000 SQ FT
 LOT AREA PROP.: 2,351.25
 SIDEYARD REQ'D: 5'
 SIDEYARD PROP.: 5'
 LOT OCC. ALLOW.: 40%
 LOT OCC. PROP.: 30%

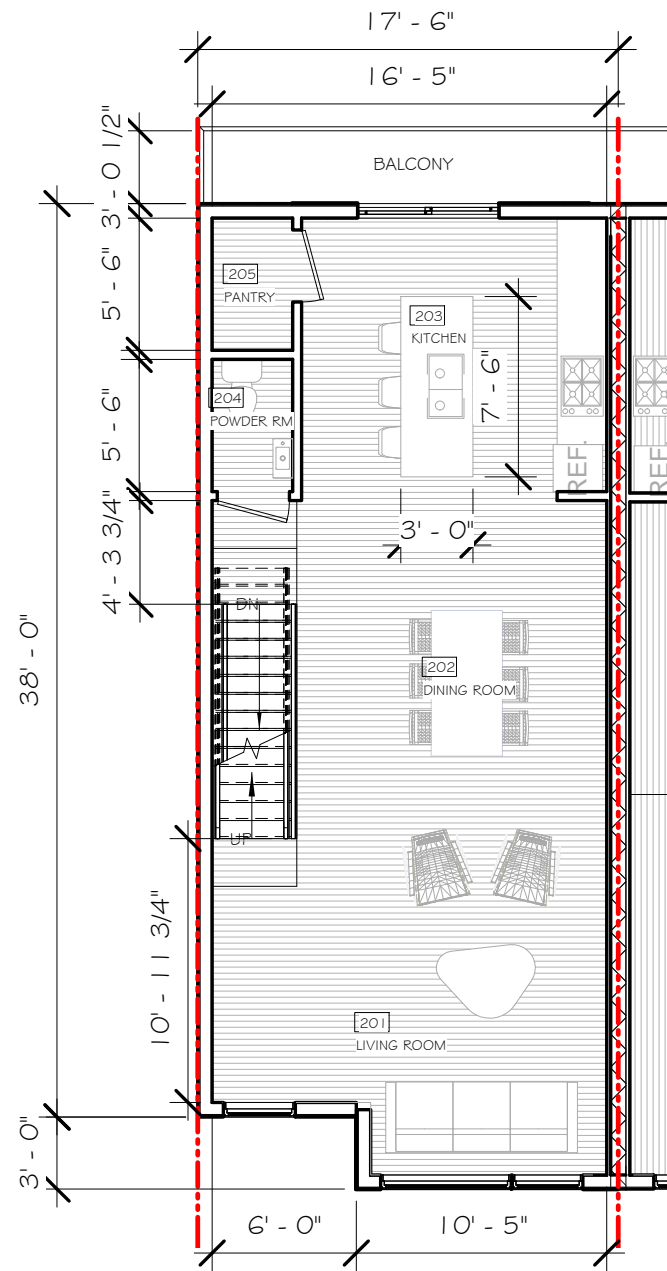
SITE PLAN LEGEND

-  PLANTER
-  SETBACK
-  PROPERTY LINE
-  TOPOGRAPHY CONTOUR

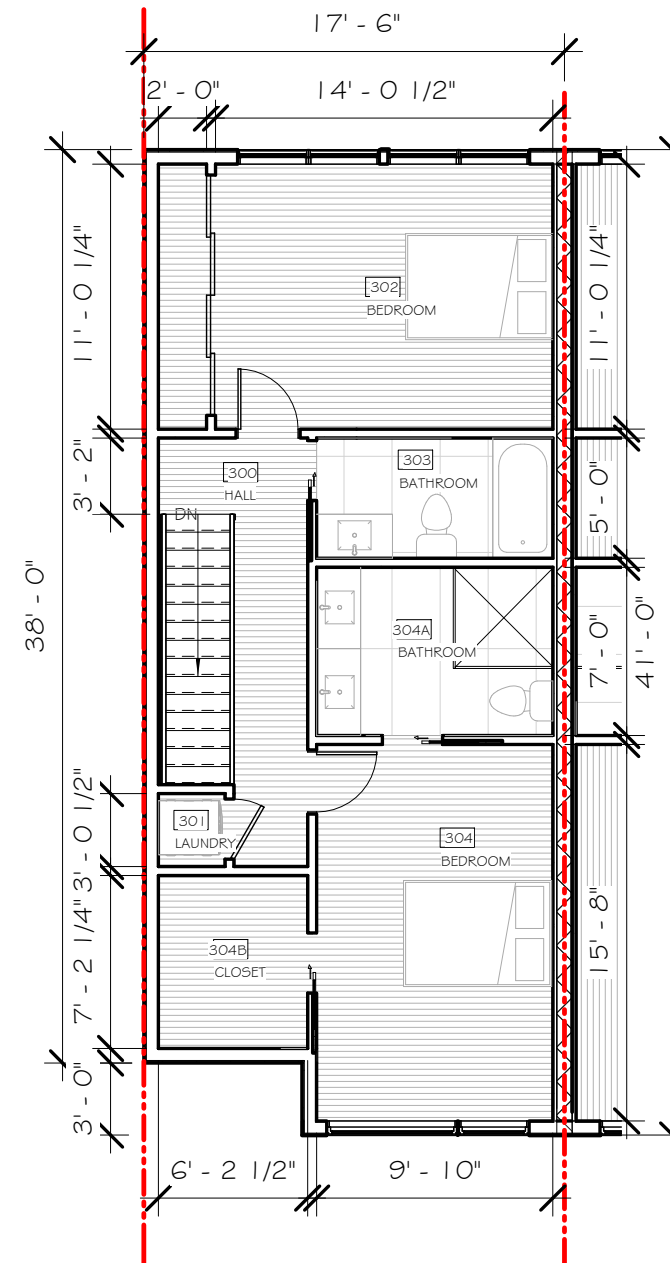




1 Basement 17'6" Unit
SCALE 1/8" = 1'-0"



2 1st Floor 17'6" Unit
SCALE 1/8" = 1'-0"



3 2nd Floor 17'6" Unit
SCALE 1/8" = 1'-0"



01 SOUTH - FRONT ELEVATION
SCALE 3/32" = 1'-0"



02 SOUTH - REAR 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**

10/16/2018 3:20:20 PM

ISSUE RECORD

Issue:
Reference Sheet:
Drawing Date: 09/06/18
Drawn By: Author
Drawing Scale:

DRAWING INFORMATION

South -Perspectives

Z.300S

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