

ZONING INFORMATION

CURRENT ZONING:	R-5-B		
LOT SIZE:	42,847.50 SF (survey combined lot) 42,750.00 SF (record of combined lots)	SIDE YARD SETBACKS:	None required. 12'-0" / 12'-0" (west / east respectively) provided for residential component
LOT DIMENSIONS:	285' length x 150' depth	REQUIRED OFF STREET PARKING: PARKING PROVIDED:	1 space/4 u. Approximately 160 spaces
LOT OCCUPANCY:	26,730 SF (.63 %)	LOADING BERTH:	55' x 12' wide x 14' high loading space provided
TOTAL GROSS FLOOR AREA:	115,260 residential	LOADING PLATFORM:	200 SF provided
FLOOR AREA RATIO:	2.70	DELIVERY SPACE:	20' x 10' wide x 10' high delivery space provided
PERMITTED BUILDING HEIGHT BASED UPON 1910 HEIGHT ACT:	55'-0" to main roof (1910 Height Act; Belmont St. has a 65'-0" Right of Way subtract 10'-0", measured from top of curb at center of lot on Belmont St.)	BASEMENT DWELLINGS:	Ceiling is greater than 4'-0" above grade.
		PROJECTING BAYS:	Permitted: 133'-6" total length; 13'-0" allowed for a building 24'-0" in length and then 6" for every 1 foot over 24'-0" Provided: 93'-8"
REQUIRED REAR YARD:	4" per 1'-0" vertical distance to roof equals approximately 18'-2"		

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ARCHITECTURAL

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A-8 1/8" Elevation - North and West
A-9 1/8" Sections

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A-11 Street Elevations of Surrounding Square

CIVIL

1. Cover Sheet
2. Existing Conditions - Topo Survey
3. Demolition Plan
4. Site Plan
5. Landscape Plan
6. Sediment Control Plan

PUD DESIGN SET 11-22-02

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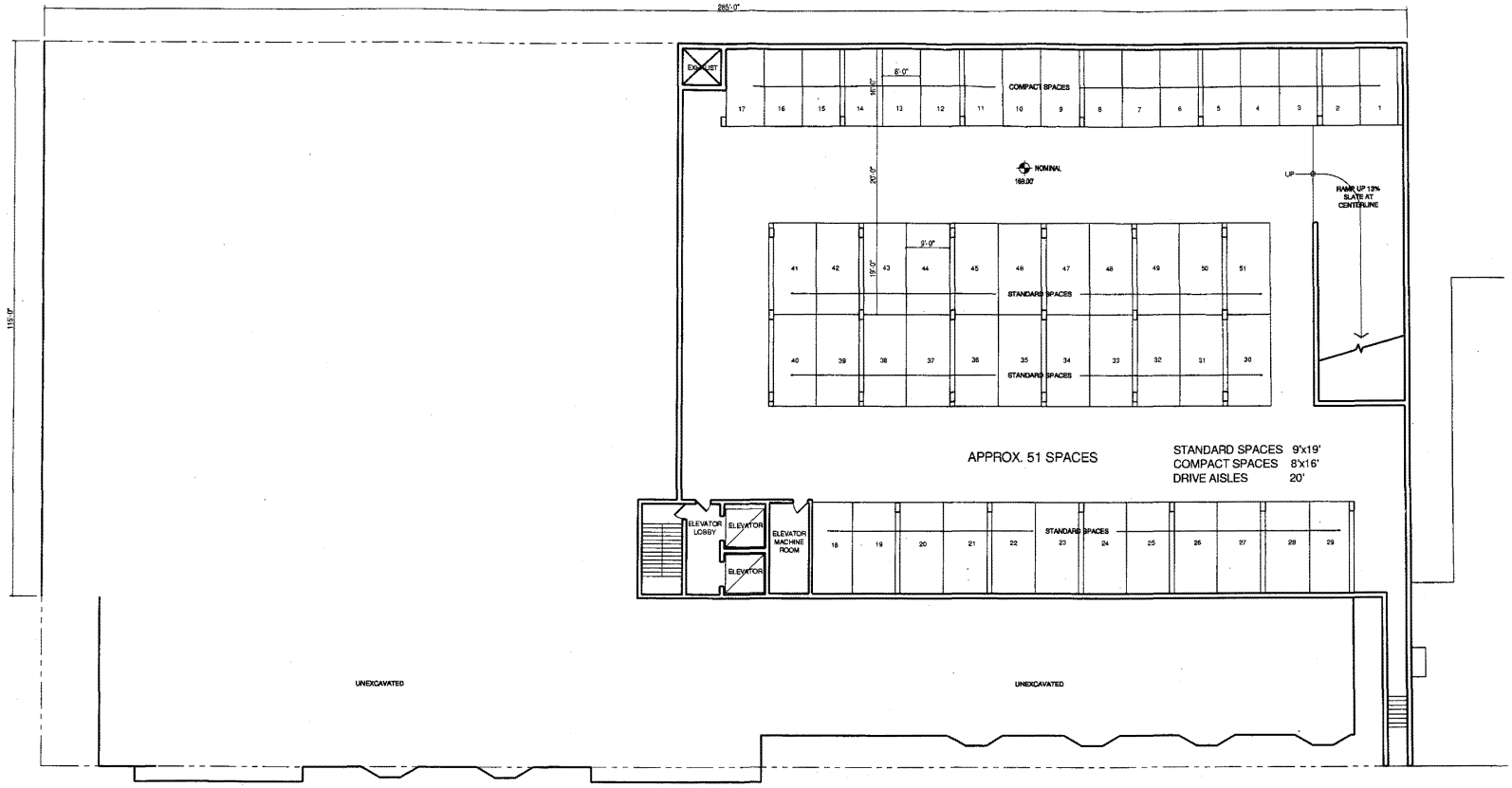
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ZONING COMMISSION
District of Columbia
CASE NO.03-04
EXHIBIT NO.5

ZONING COMMISSION
District of Columbia
Case 03-04
Exhibit 5

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1 G2 Garage Level

1/8" = 1'-0"

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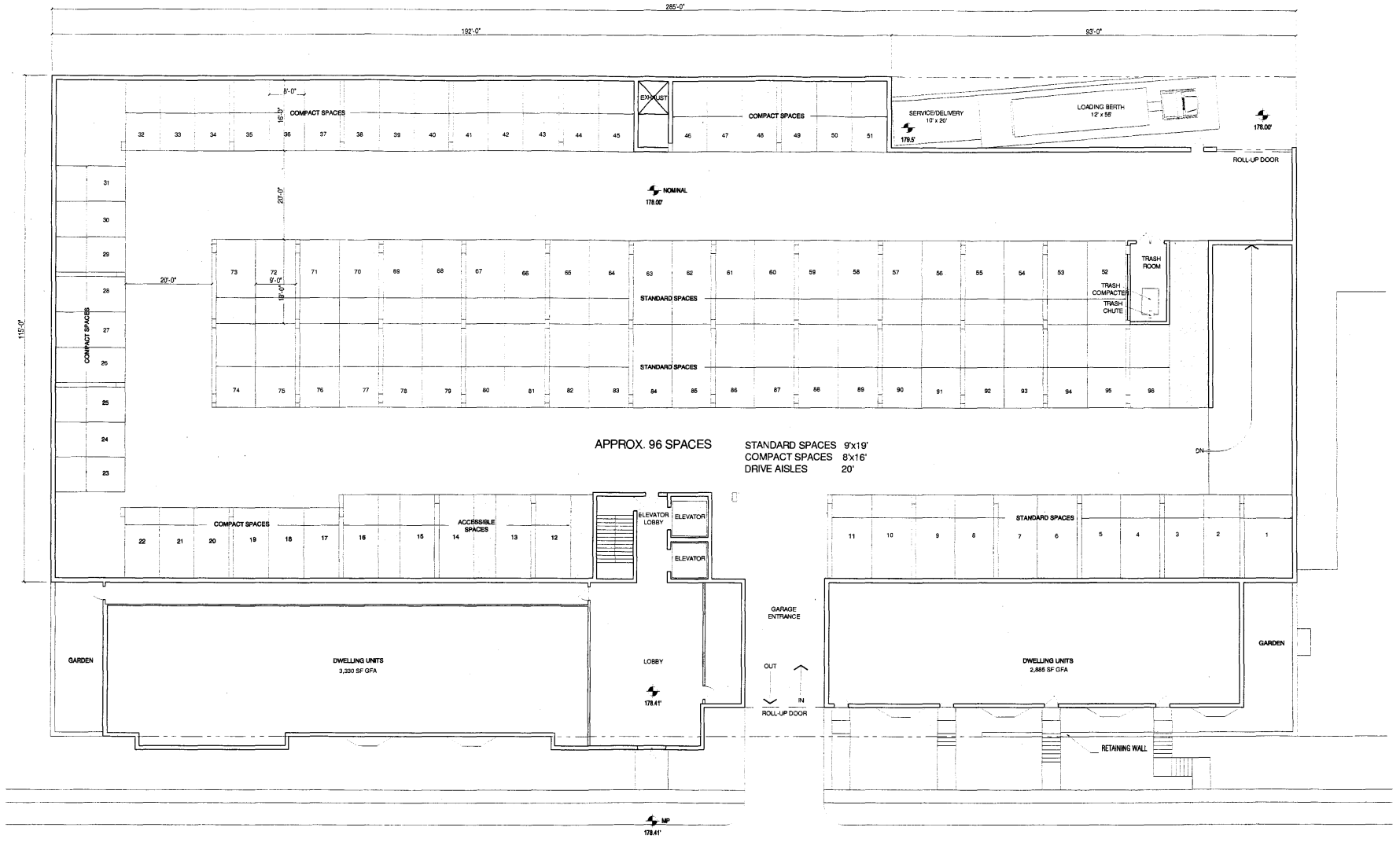
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1 Basement and Garage Levels
1/8" = 1'-0"

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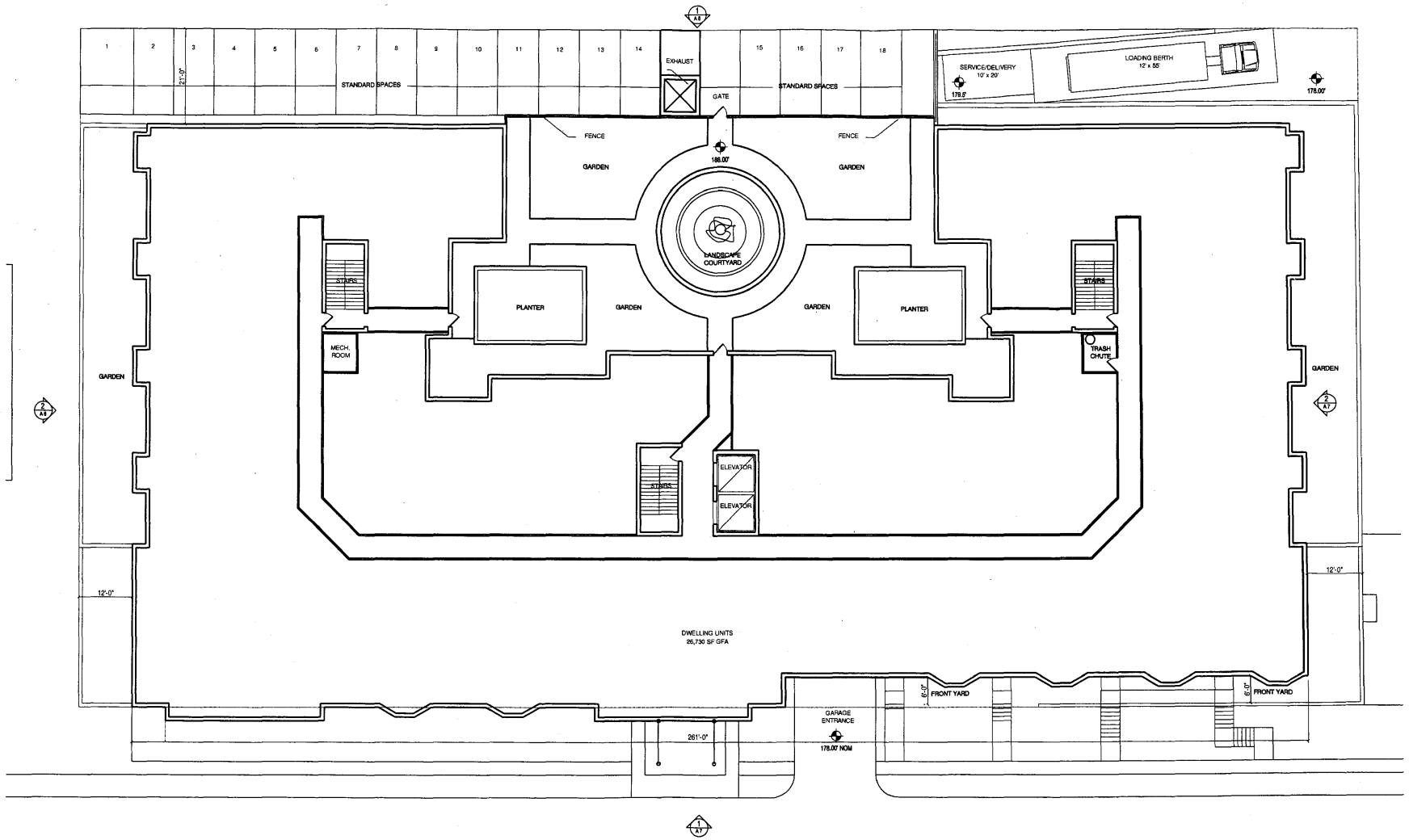
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1 First Floor and Courtyard

1/8" = 1'-0"

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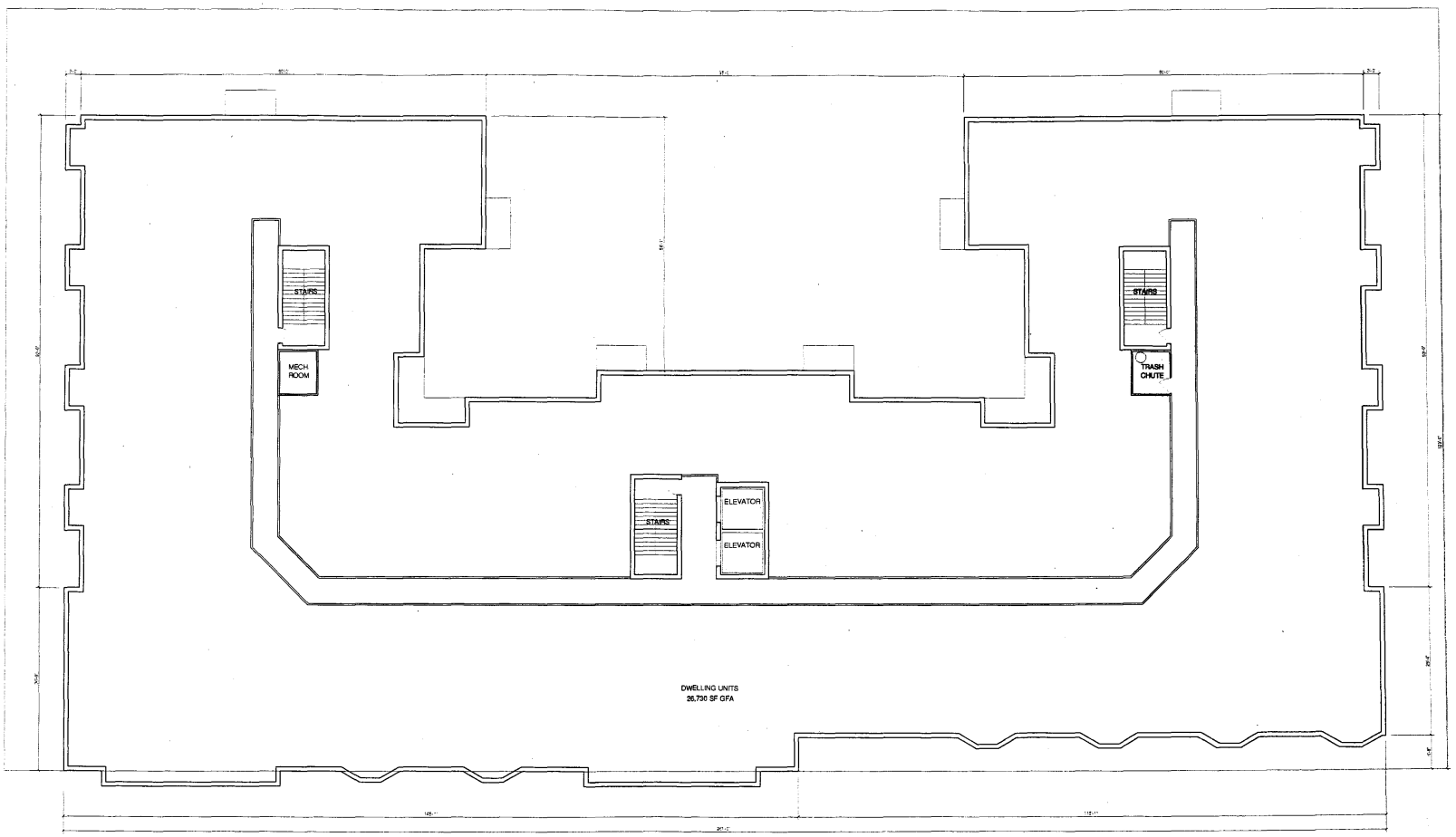
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1 Second and Third Floors
1/8" = 1'-0"

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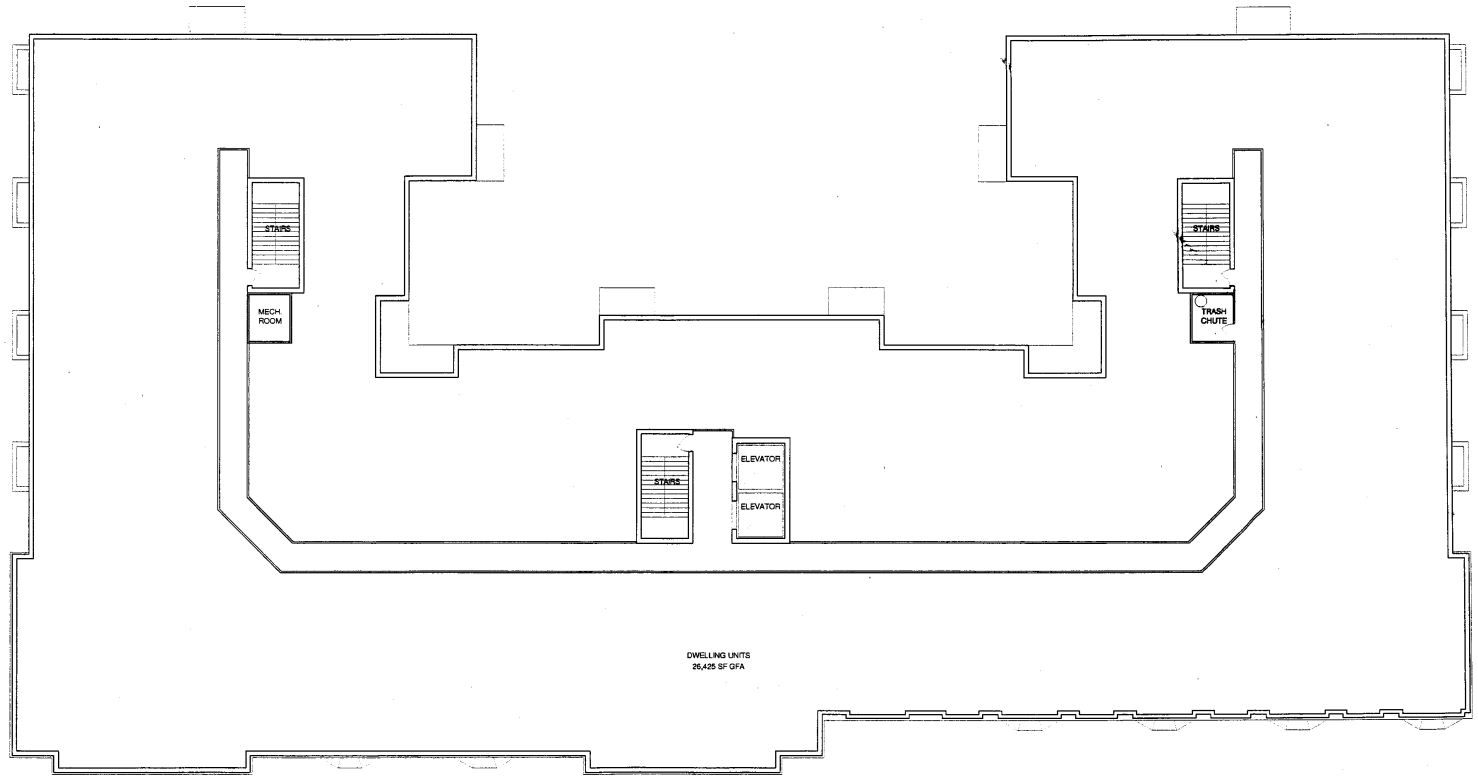
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1 Fourth Floor
1/8" = 1'-0"

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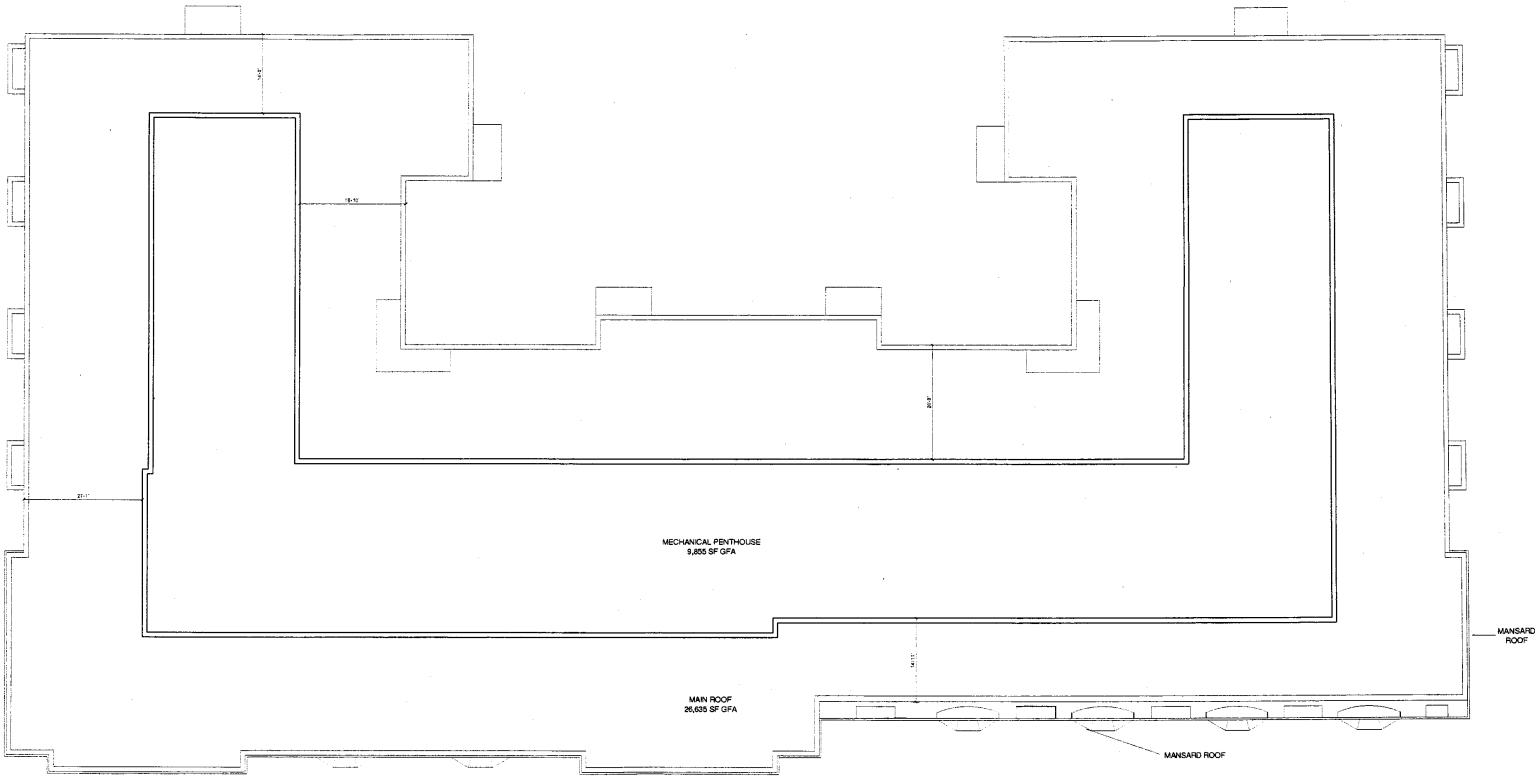
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1 Main Roof
1/8" = 1'-0"

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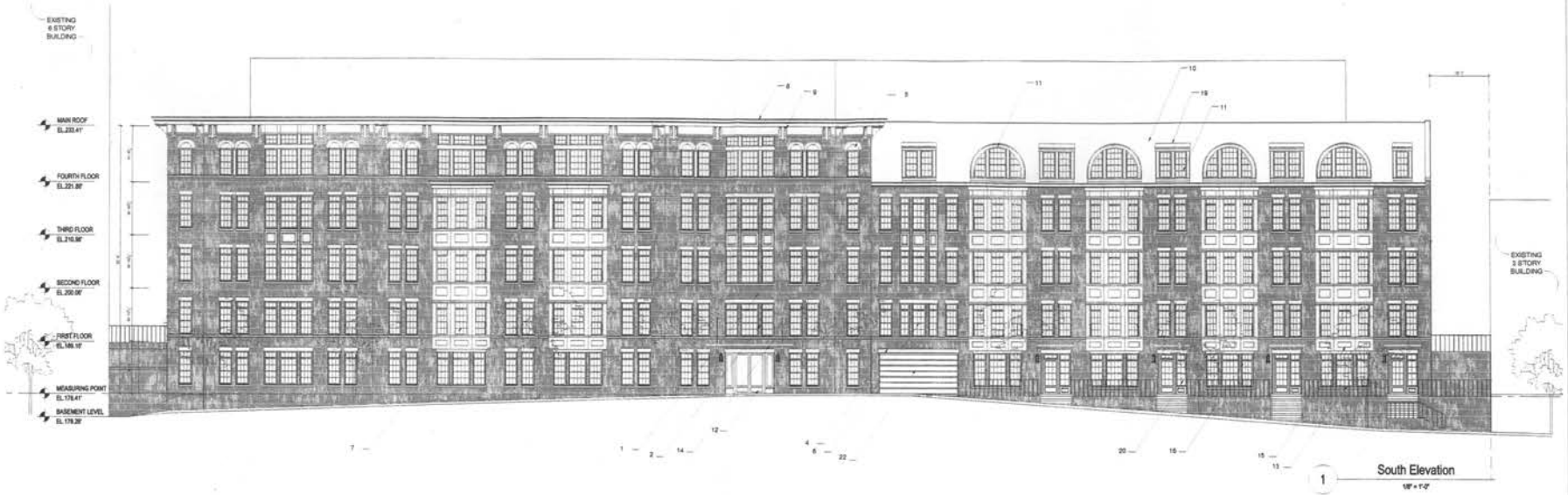
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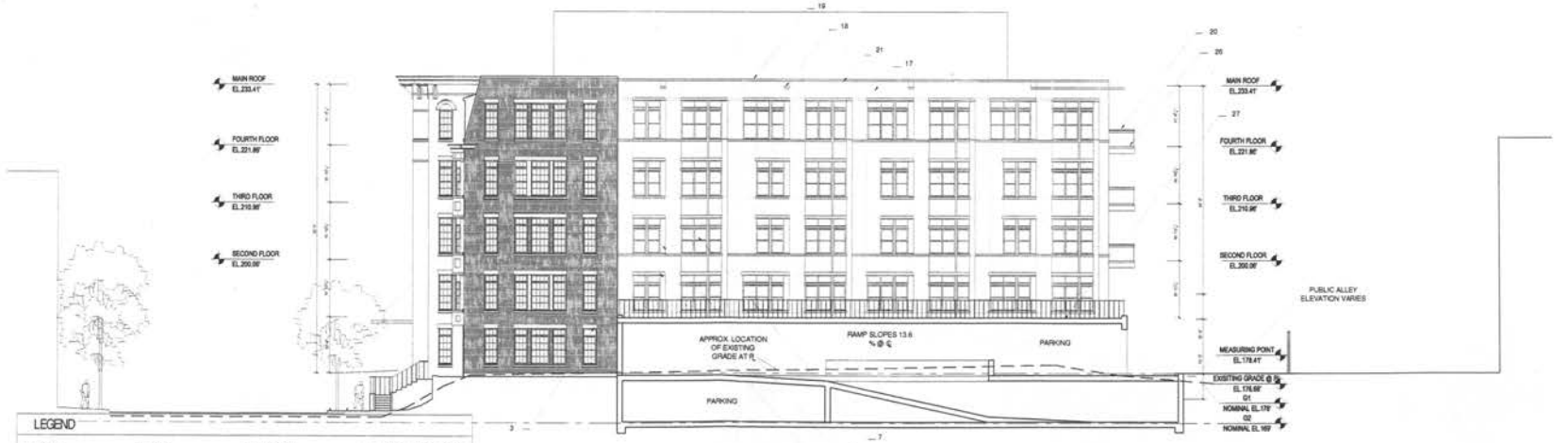
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1 South Elevation
1/8" = 1'-0"



2 East Elevation
1/8" = 1'-0"

LEGEND

1 RED BRICK	8 CORNICE	15 PRIVATE CANOPY	22 PRE-FINISHED METAL GARAGE DOOR
2 RED BRICK SOLDIER BOND	9 BRACKET	16 EXTERIOR LIGHT FIXTURE	23 STEEL LINTEL
3 NOT USED	10 MANSARD ROOF	17 EXTERIOR WALL FINISH	24 STEEL ACCENT
4 CAST STONE LINTEL	11 DORMER WINDOW	18 CONTROL JOINT	25 NOT USED
5 CAST STONE ARCH	12 ENTRY DOOR	19 PRE-FINISHED METAL COPING	26 TREATED BALCONY
6 DOUBLE HUNG WINDOW W/ TRANSOM	13 EXTERIOR PRIVATE DOOR	20 PRE-FINISHED METAL RAILING	27 TERRACE PAVERS
7 BAY WINDOW	14 ENTRY CANOPY	21 PRE-FINISHED METAL SCUPPER	

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1 North Elevation

1/8" = 1'-0"



2 West Elevation

1/8" = 1'-0"

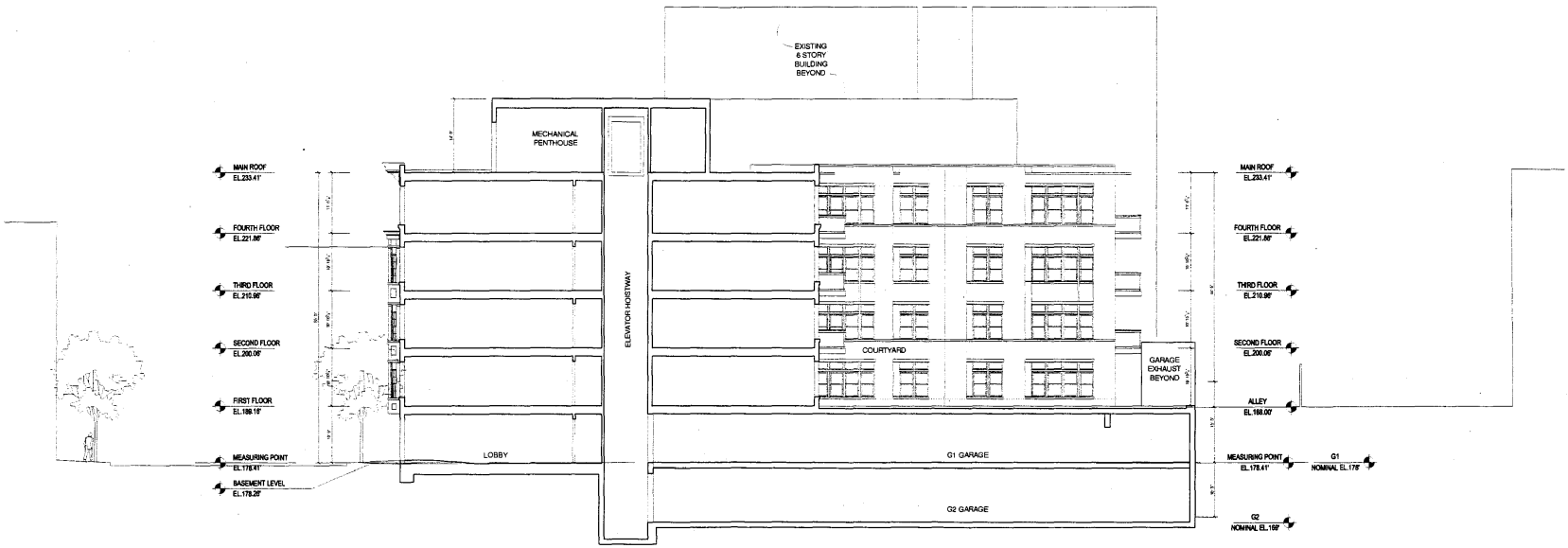
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1 Section A - A
1/8" = 1'-0"

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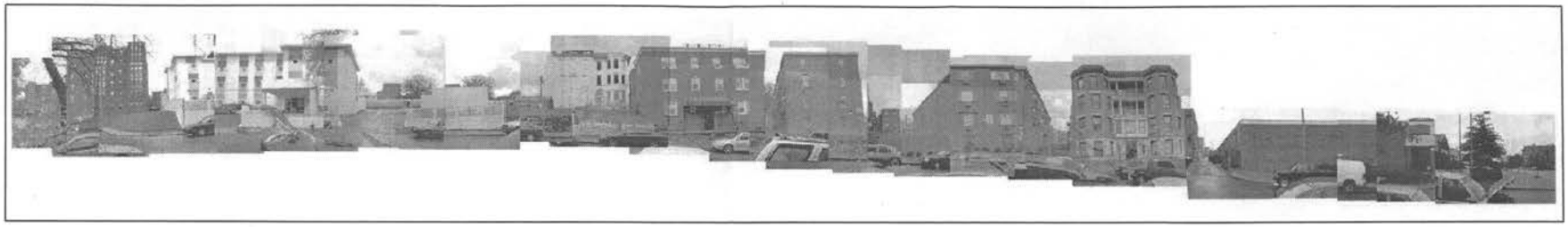
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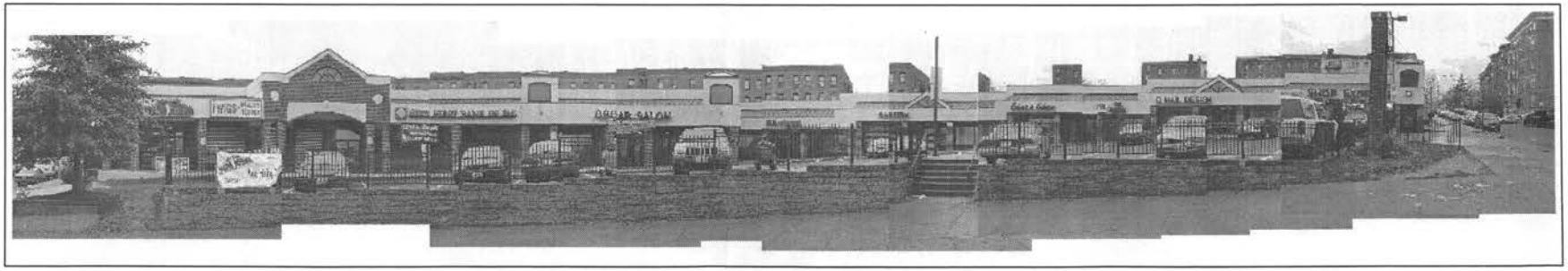
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1 Belmont Street
North Side



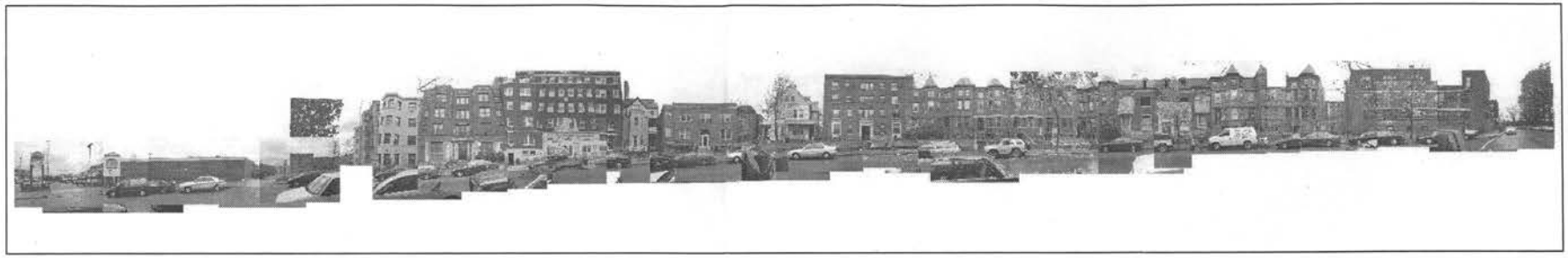
2 14th Street
West Side

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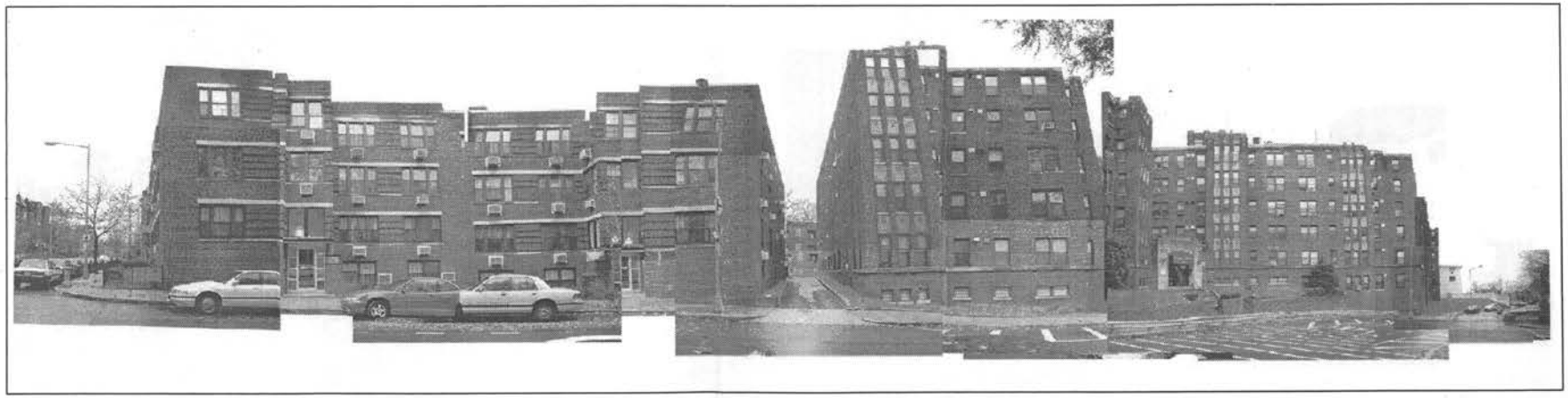
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3 Chapin Street
South Side



4 15th Street
East Side

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