

Zoning Summary South

#	TOPIC.	INFO.
1	ADDRESS	2514 WEST ST SE
2	HISTORIC DISTRICT	N/A
3	SQUARE	5809
4	LOT	043,044
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	3,000 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	SEMI-DETACHED DWELLINGS = 40%
19	CONSTRUCTION TYPE	III 2HR RATED EXTERIOR WALLS
20	FIRE PROTECTION	FULLY SPRINKLERED
21	APPLICABLE CODES	IBC/IRC 2012 (IBC) W/ 2013 DCMR12 SUPPLEMENT

2514 WEST ST SE

2514 WEST ST SE, WASHINGTON DC 20020

ARCHITEXTUAL

www.architextual.com

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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: 09/03/18
 Drawn By: Author
 Drawing Scale:

DRAWING INFORMATION

South -Cover Sheet

Board of Zoning Adjustment
 District of Columbia

CASE NO. 19902
 EXHIBIT NO. 32
2.000S



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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

1/15/2019 4:02:46 PM

ISSUE RECORD

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

DRAWING INFORMATION

South - Existing
Conditions

Z.001S

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PROPOSED BUILDING FOOTPRINT

B1 = 813.4 SF
 B2 = 813.4 SF

PROPOSED BUILDING GROSS SF

B1 = 2,333 SF
 B2 = 2,387 SF

EXISTING LOT SF

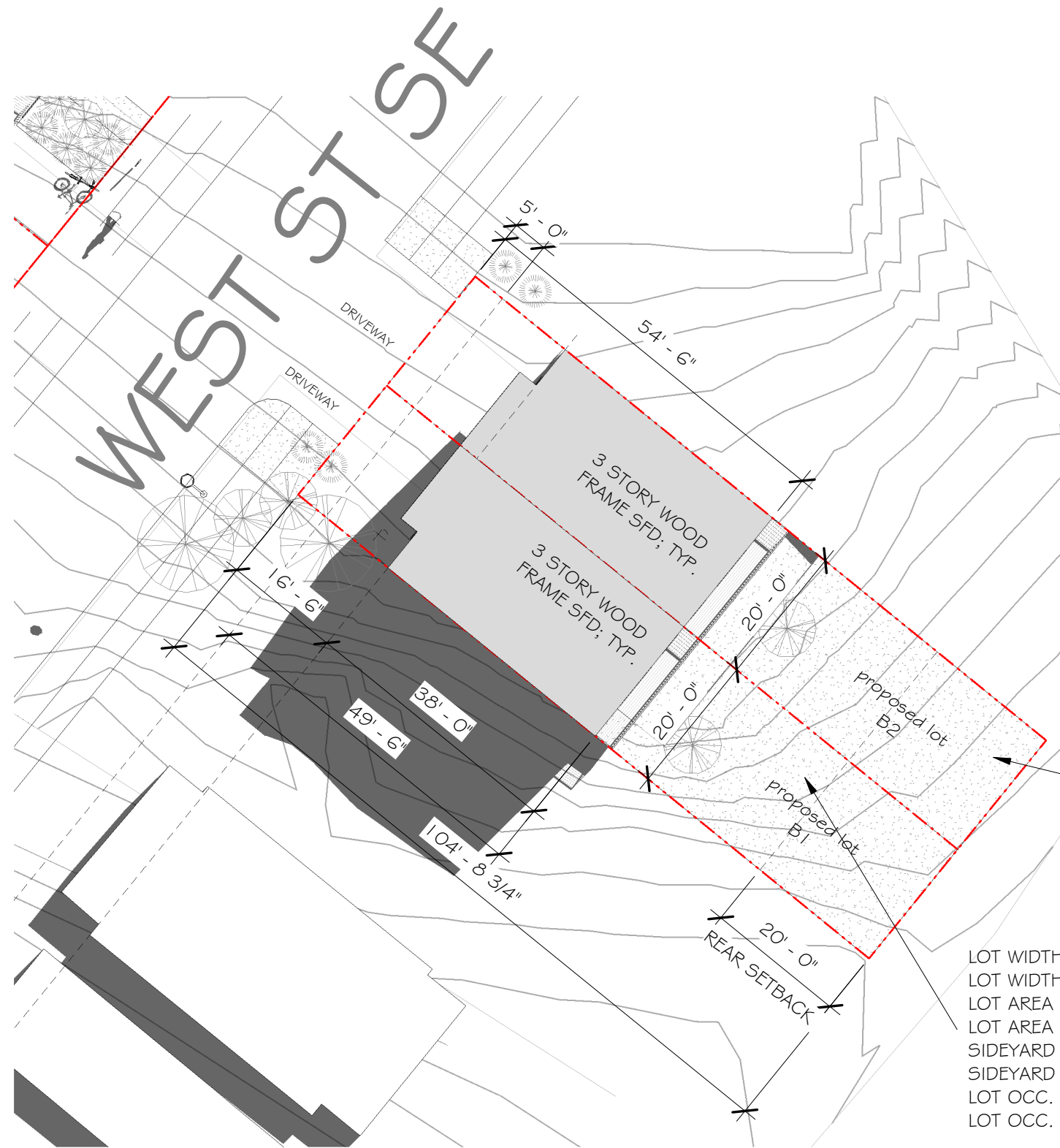
B lots = 2 existing lots:
 2,094 SF
 2,094 SF

PROPOSED LOT SF

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

PROPOSED LOT OCCUPANCY

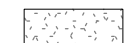



B1 = 813.4SF/2,094 SF = 38.8%
 B2 = 813.4SF/2,094 SF = 38.8%



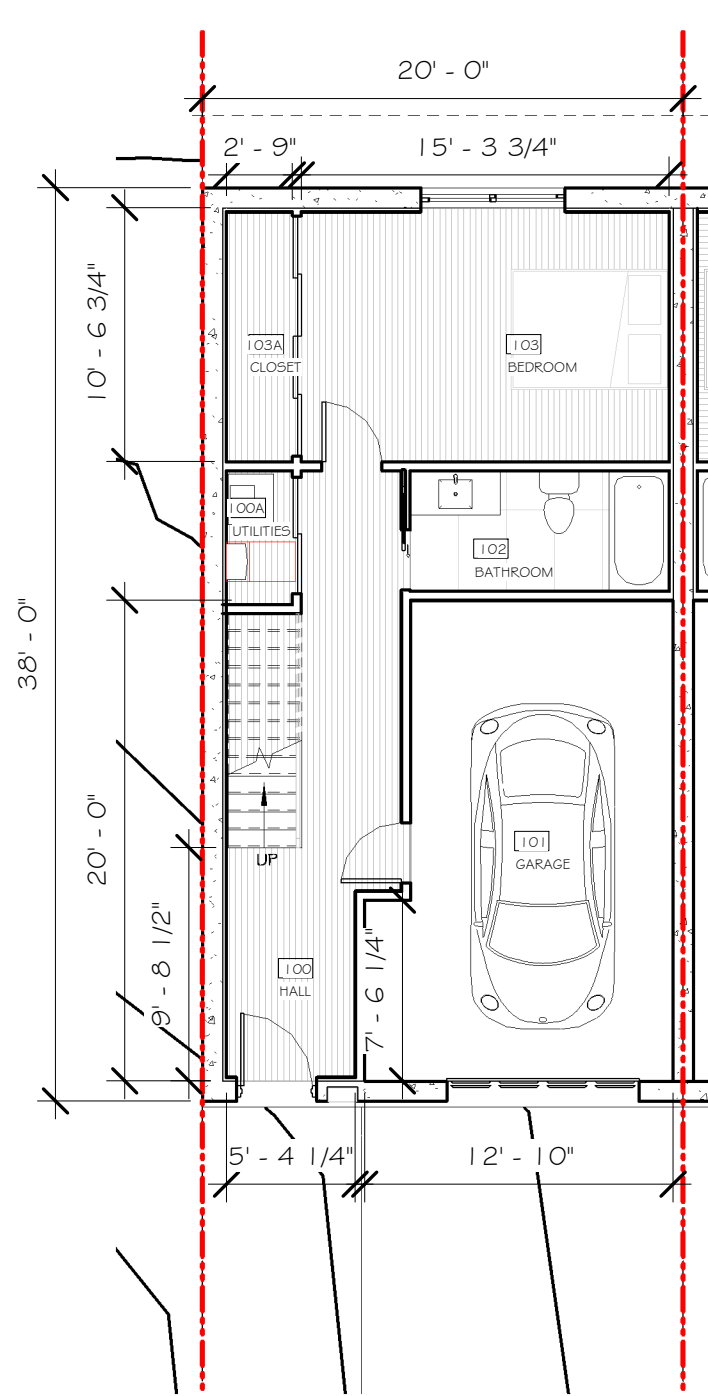
LOT WIDTH RED'D: 20'
 LOT WIDTH PROPO.: 20'
 LOT AREA REQ'D: 2,000 SQ FT
 LOT AREA PROP.: 2,094
 SIDEYARD REQ'D: 0
 SIDEYARD PROP.: 0
 LOT OCC. ALLOW.: 40%
 LOT OCC. PROP.: 38.8%

LOT WIDTH RED'D: 20'
 LOT WIDTH PROPO.: 20'
 LOT AREA REQ'D: 3,000 SQ FT
 LOT AREA PROP.: 2,094
 SIDEYARD REQ'D: 0
 SIDEYARD PROP.: 0
 LOT OCC. ALLOW.: 40%
 LOT OCC. PROP.: 38.8%

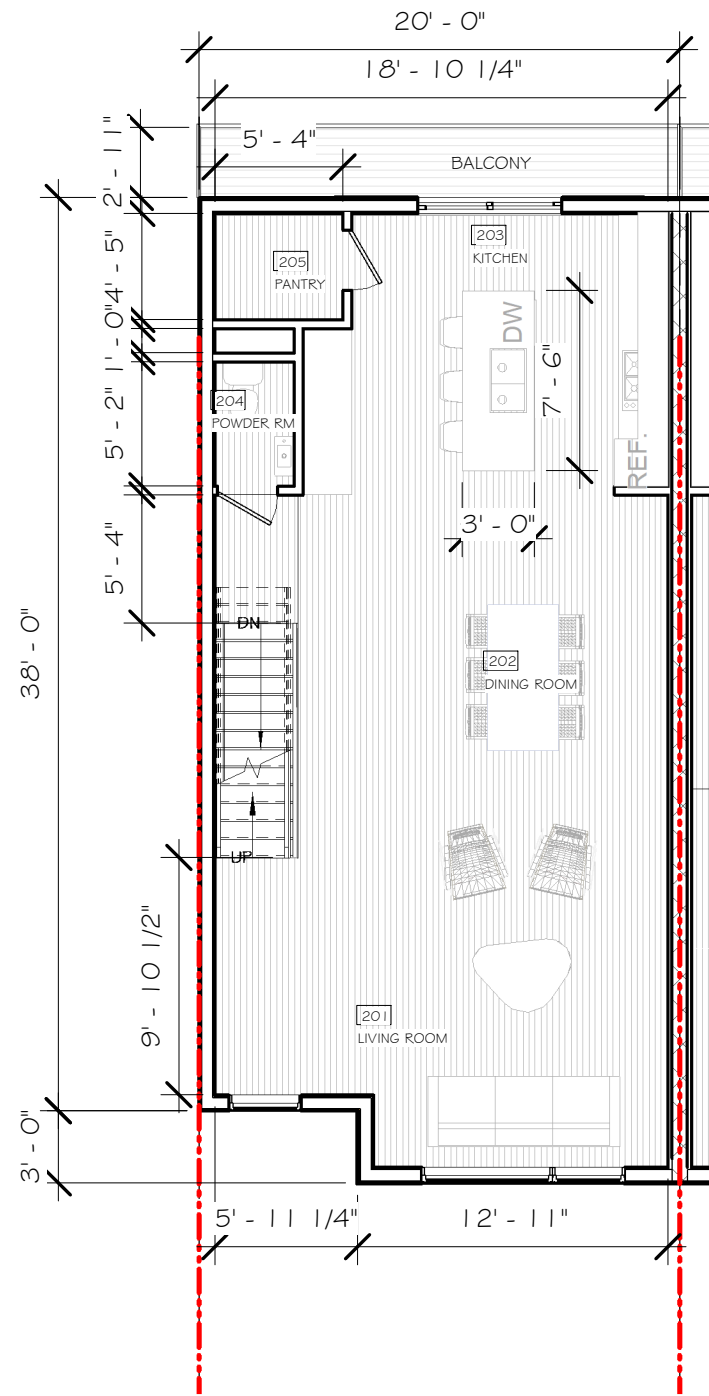
SITE PLAN LEGEND

-  PLANTER
-  SETBACK
-  PROPERTY LINE
-  TOPOGRAPHY CONTOUR

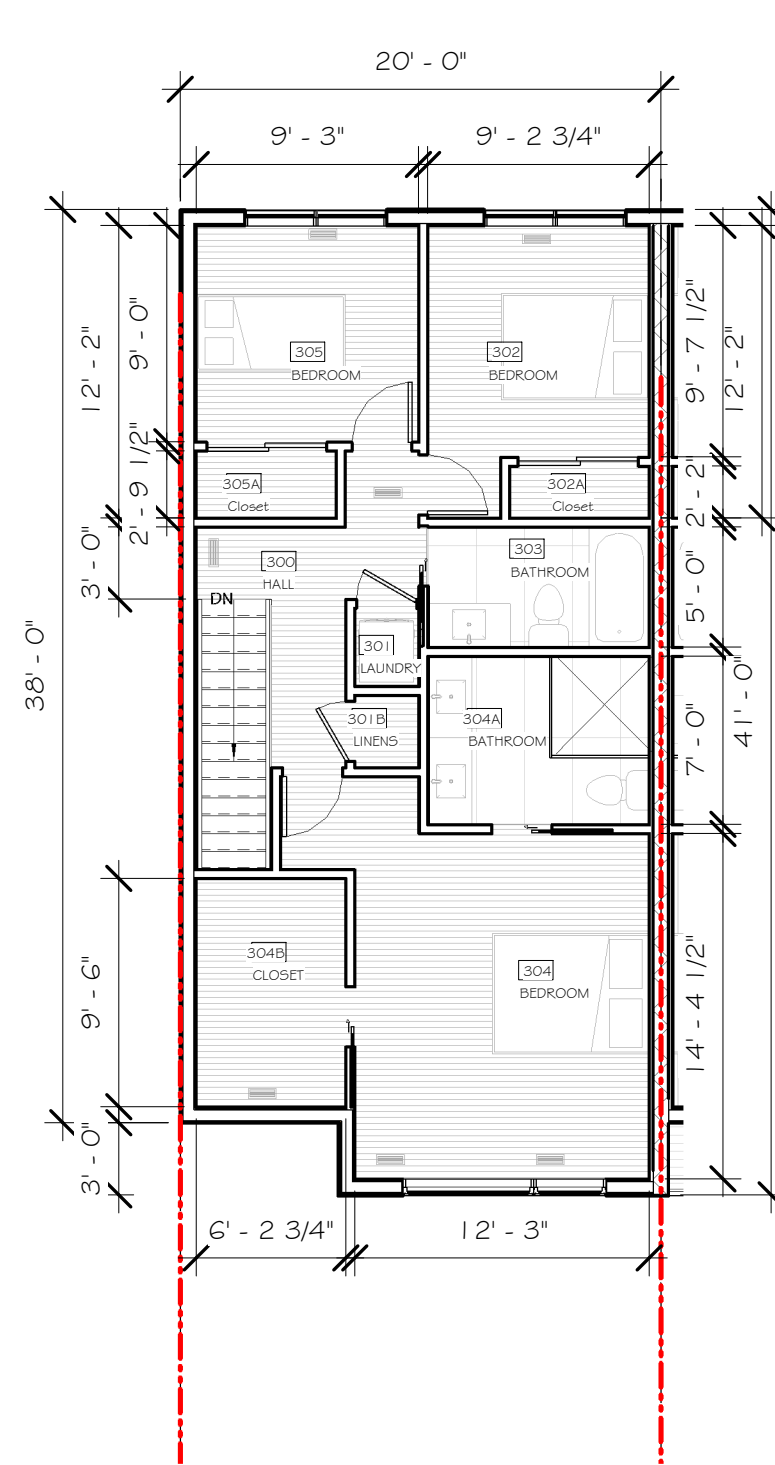




1 Basement 20' Unit
SCALE 1/8" = 1'-0"



2 1st Floor 20' Unit
SCALE 1/8" = 1'-0"



3 2nd Floor 20' Unit
SCALE 1/8" = 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

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ISSUE RECORD

Issue:
Reference Sheet:
Drawing Date: 09/03/18
Drawn By: Author
Drawing Scale: 1/8" = 1'-0"

DRAWING INFORMATION

South - Typ Unit Plans
20'

Z.102S

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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**

1/15/2019 4:49:39 PM

ISSUE RECORD

Issue:
Reference Sheet:
Drawing Date: 09/03/18
Drawn By: *Amr*
Drawing Scale: 1'-0"

DRAWING INFORMATION

South -Elevations

Z.200S

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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 4:29:24 PM

ISSUE RECORD

Issue:
Reference Sheet:
Drawing Date: 09/06/18
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Drawing Scale:

DRAWING INFORMATION

South -Perspectives

Z.300S

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