

ZONING/CODE		
#	TOPIC	INFO
1	ADDRESS	5835 Colorado Ave NW, Washington DC 20011
2	HISTORIC DISTRICT	NA
3	SQUARE	2937
4	LOT	0832
5	ZONING DISTRICT	RA-1
6	WARD	4
7	YEAR BUILT	NA
8	OWNER(S)	5835 Colorado Ave NW, Washington DC 20011
9	EXISTING BUILDING DESCRIPTION	SINGLE FAMILY HOUSE (RUIN)
10	PROPOSED SCOPE OF WORK	CONVERSION FROM SINGLE FAMILY TO FIVE UNIT CONDOMINIUM. NEW CONSTRUCTION WITH NEW STRUCTURAL AND MEP SYSTEMS AND FIXTURES THROUGHOUT.
11	EXISTING USE	RESIDENTIAL ROW SINGLE FAMILY DWELLING
12	PROPOSED USE	5-UNIT APARTMENT HOUSE
13	EXISTING LOT SF	2,325 SQ FT
14	EXISTING BUILDING FOOTPRINT	970 SQ FT
15	PROPOSED BUILDING FOOTPRINT	1,424 SQ FT
16	EXISTING GROSS SF	1,940 SQ FT
17	PROPOSED BUILDING GROSS SF	6,499 SQ FT
18	MAXIMUM ALLOWABLE LOT OCCUPANCY	40%
19	EXISTING LOT OCCUPANCY	42% (NOT INCLUDING DETACHED GARAGE)
20	PROPOSED LOT OCCUPANCY	61%
21	MAXIMUM BUILDING HEIGHT	40 FT
22	PROPOSED BUILDING HEIGHT	47.7 FT
23	APPLICABLE CODES	INTERNATIONAL BUILDING CODE 2012 (IBC)
24	APPLICABLE CODES	INTERNATIONAL RESIDENTIAL CODE 2012 (IRC)
25	MAXIMUM FAR	0.90 (2,092 SQ FT)
26	PROPOSED FAR	1.8 (4,288 SQ FT)
27	MAXIMUM PENTHOUSE FAR	0.40 (930 SQ FT)
28	PROPOSED PENTHOUSE FAR	0.15 (348 SQ FT)

5835 COLORADO CONDOMINIUM

5835 Colorado Ave. NW, Washington DC 20011

ARCHITEXTUAL

www.architextual.com

T 202 295 9001

PROJECT INFORMATION

5835 COLORADO CONDOMINIUM
 Owner
 5835 Colorado Ave NW, Washington DC

PROJECT NUMBER:

Project Number

ISSUE RECORD

Issue:
 Reference Sheet:
 Drawing Date: 10/19/18
 Drawn By: Author
 Drawing Scale:

DRAWING INFORMATION

Cover Sheet

Board of Zoning Adjustment
 District of Columbia
 CASE NO. 1301012
 EXHIBIT NO. 5
2.000



ARCHITEXTUAL

www.architextual.com

T 202 295 9001

C:\Users\Catarina Ferreira\Documents\5835 COLORADO AVE NW_MIRROR_NEW_CatarinaFerreira4652.rvt

PROJECT INFORMATION

5835 COLORADO CONDOMINIUM
 Owner
 5835 Colorado Ave NW, Washington DC

PROJECT
 NUMBER:

Project Number

10/20/2018 8:11:38 AM

ISSUE RECORD

Issue:
 Reference Sheet:
 Drawing Date: 10/19/18
 Drawn By: Author
 Drawing Scale:

DRAWING INFORMATION

Existing Conditions

Z.001

COPYRIGHT © archi-TEXTUAL, PLLC 2017



VIEW FORM INTERSECTION

ARCHITEXTUAL

www.architextual.com

T 202 295 9001

C:\Users\Catarina Ferreira\Documents\5835 COLORADO AVE NW_MIRROR_NEW_CatarinaFerreira4652.rvt

PROJECT INFORMATION

5835 COLORADO CONDOMINIUM
 Owner
 5835 Colorado Ave NW, Washington DC

PROJECT
 NUMBER:

Project Number

10/20/2018 8:11:39 AM

ISSUE RECORD

Issue:
 Reference Sheet:
 Drawing Date: 10/19/18
 Drawn By: Author
 Drawing Scale:

DRAWING INFORMATION

Existing Conditions

Z.002

COPYRIGHT © archi-TEXTUAL, PLLC 2017



ARCHITEXTUAL

www.architextual.com

T 202 295 9001

C:\Users\Catarina Ferreira\Documents\5835 COLORADO AVE NW_MIRROR_NEW_CatarinaFerreira4652.rvt

PROJECT INFORMATION

5835 COLORADO CONDOMINIUM
 Owner
 5835 Colorado Ave NW, Washington DC

PROJECT
 NUMBER:

Project Number

10/20/2018 8:11:48 AM

ISSUE RECORD

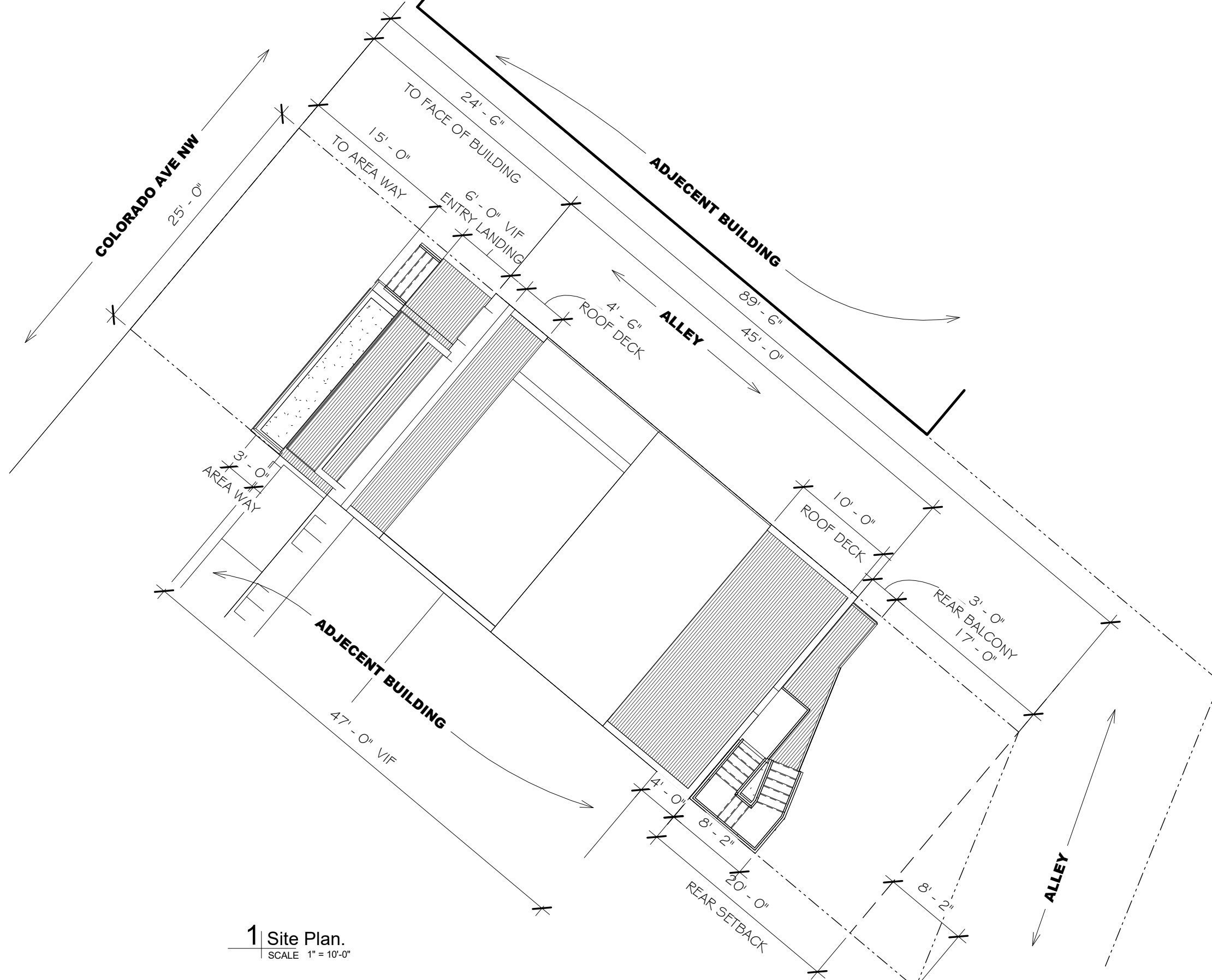
Issue:
 Reference Sheet:
 Drawing Date: 10/19/18
 Drawn By: Author
 Drawing Scale:

DRAWING INFORMATION

Existing Conditions

Z.003

COPYRIGHT © archi-TEXTUAL, PLLC 2017



1 Site Plan.
SCALE 1" = 10'-0"

PROJECT INFORMATION

5835 COLORADO CONDOMINIUM
 Owner
 5835 Colorado Ave NW, Washington DC

PROJECT NUMBER:

Project Number

10/20/2018 8:11:49 AM

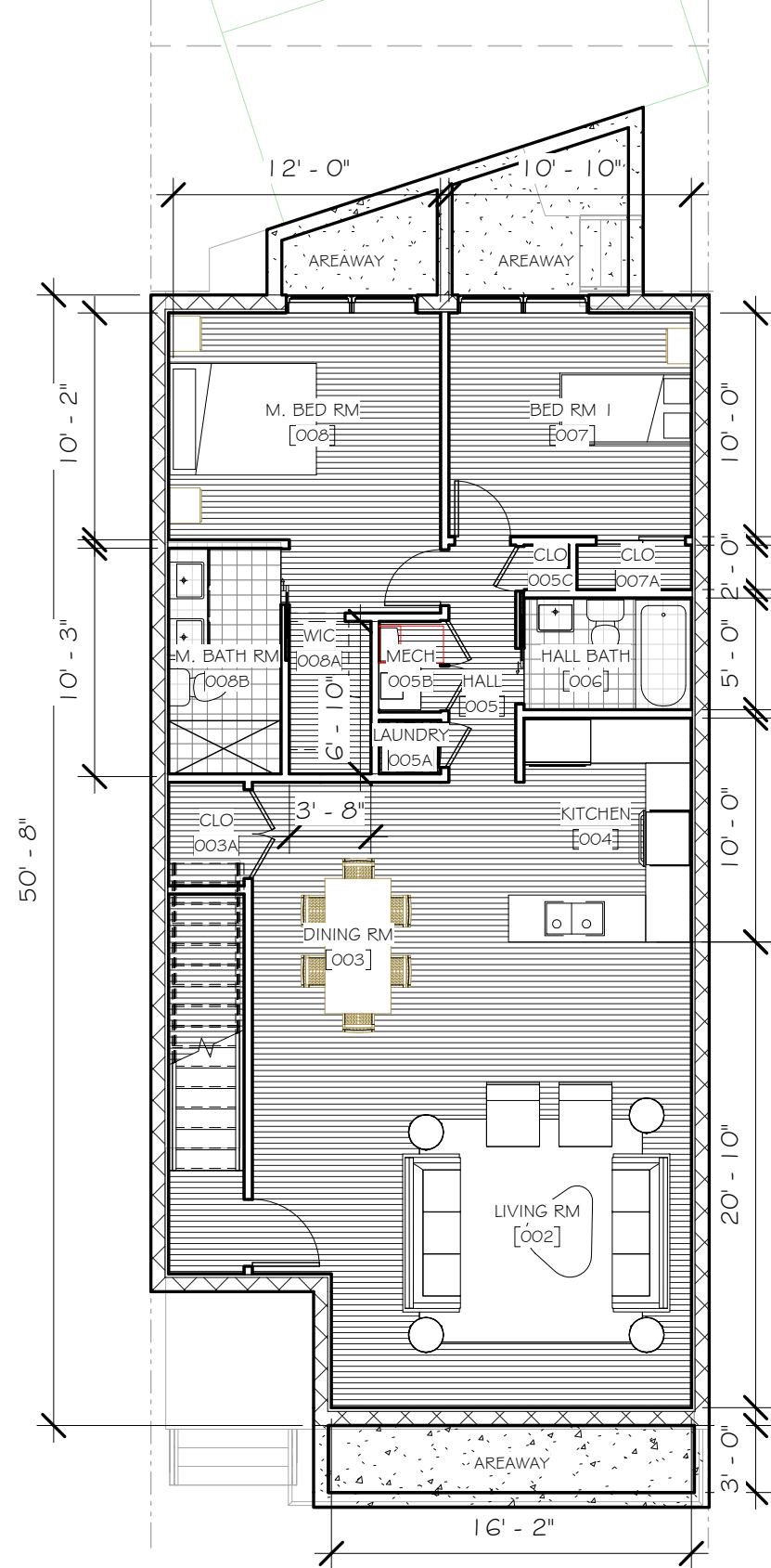
ISSUE RECORD

Issue:
 Reference Sheet:
 Drawing Date: 10/10/18
 Drawn By: Author
 Drawing Scale: 1" = 10'-0"

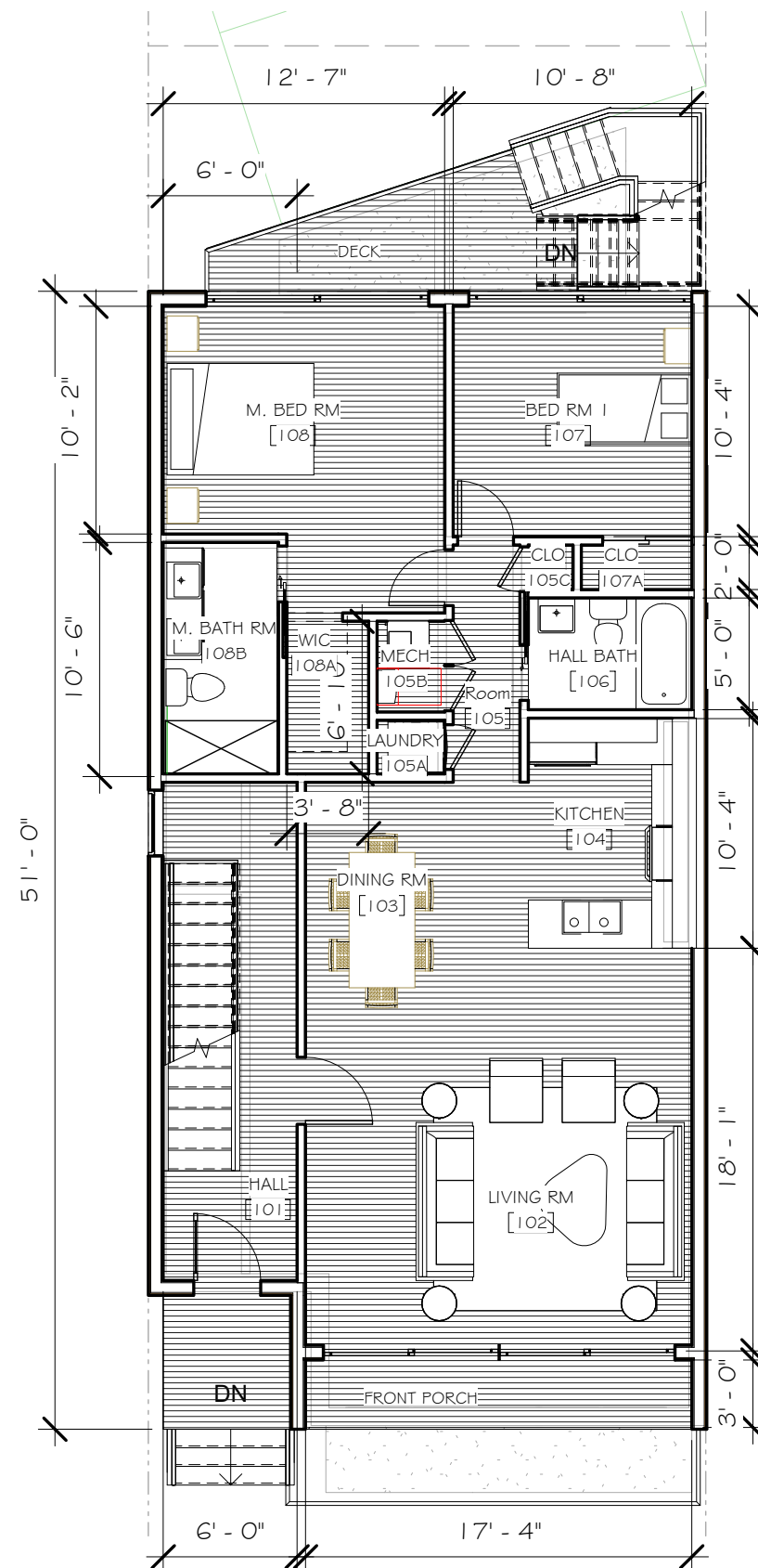
DRAWING INFORMATION

Site Plan

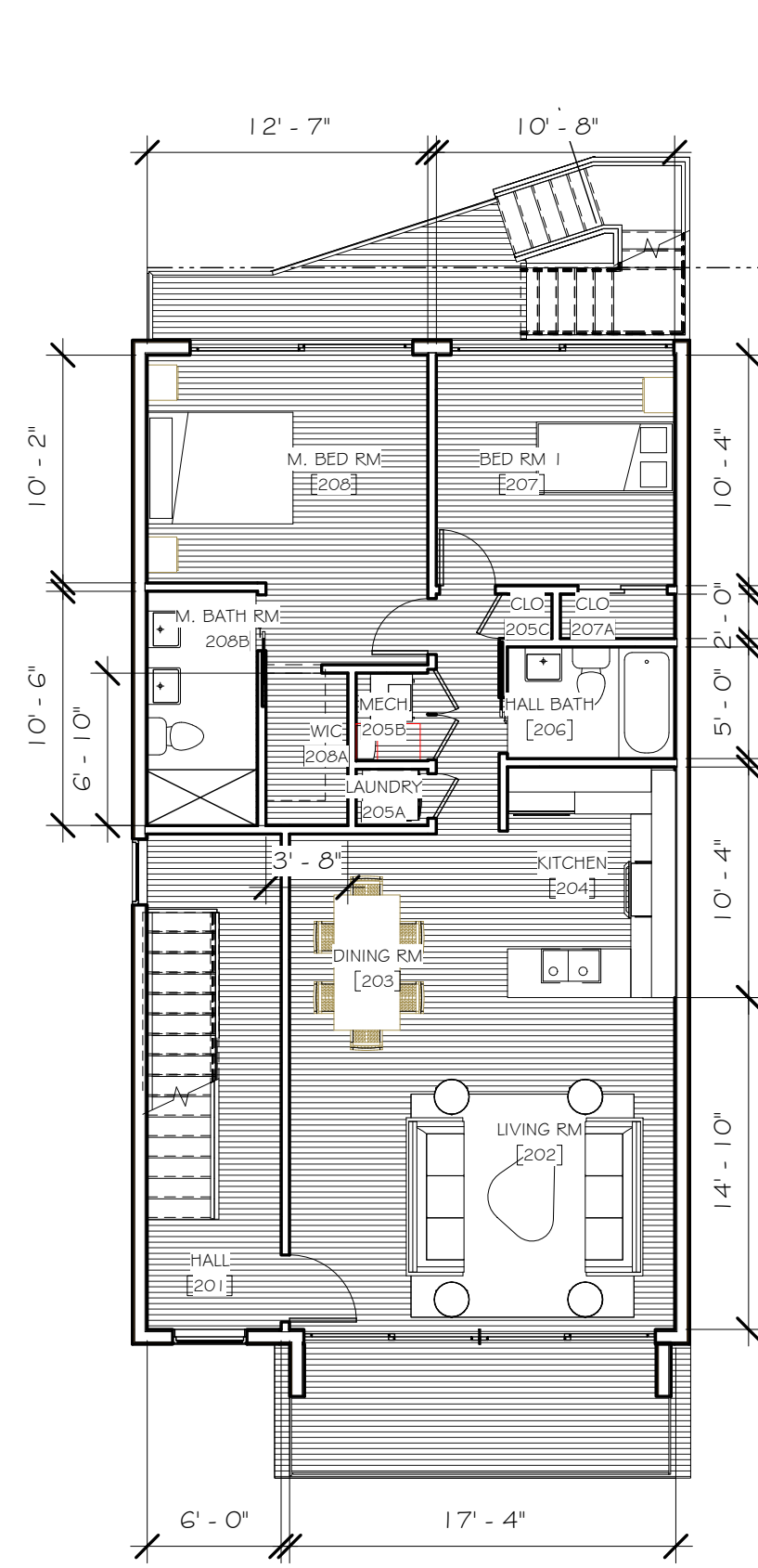
Z.100



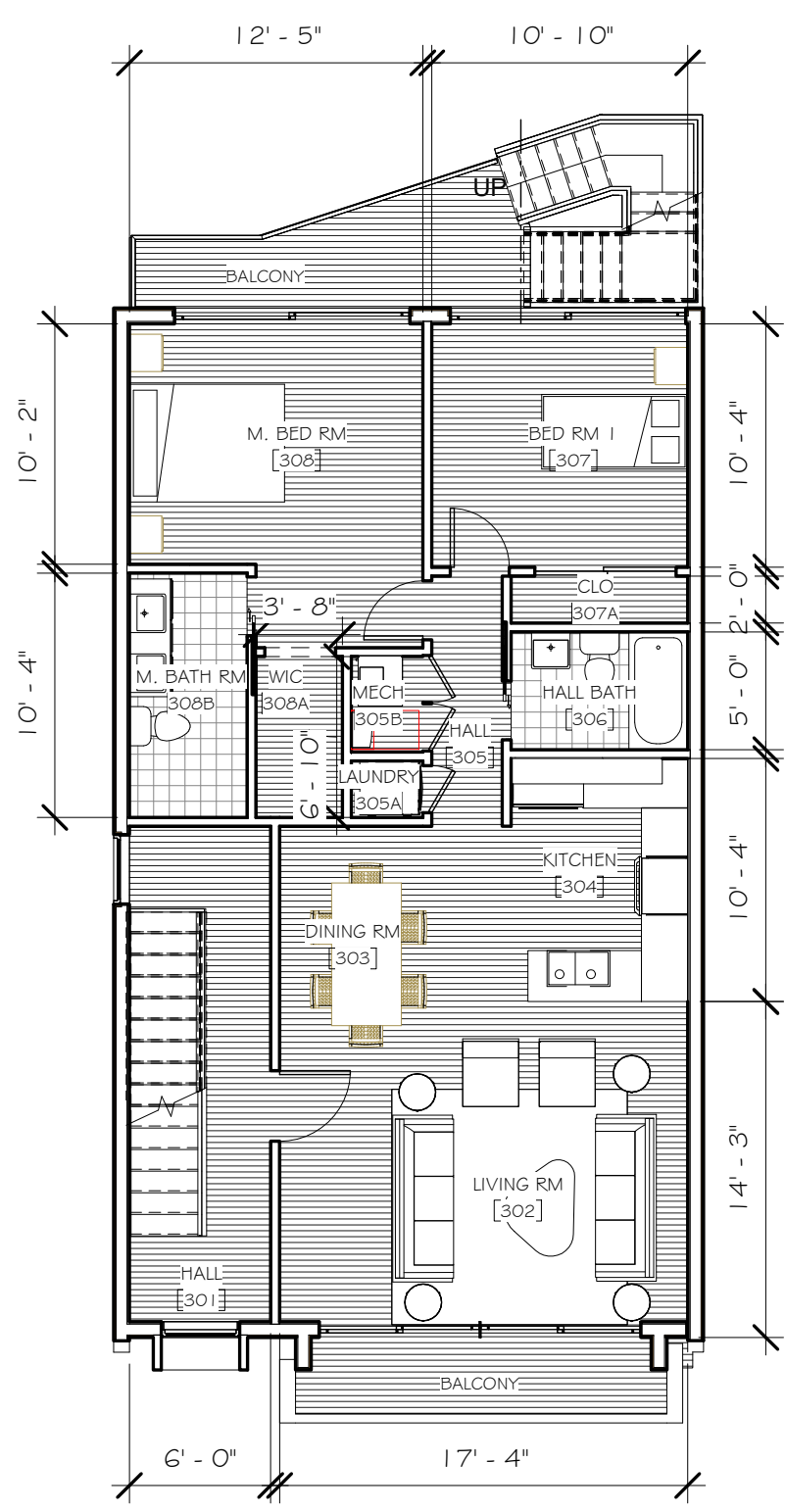
01 Basement
SCALE 1/8" = 1'-0"



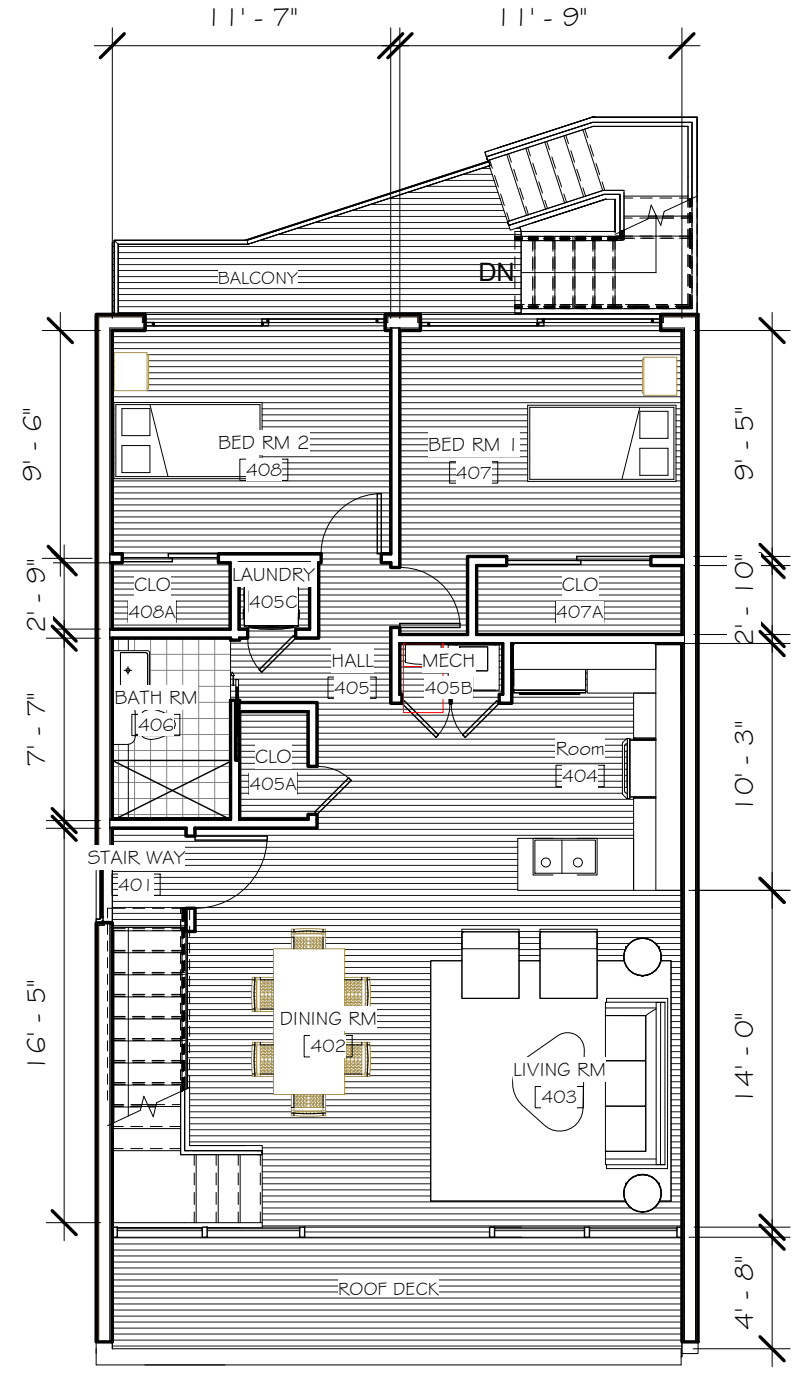
02 1st Floor
SCALE 1/8" = 1'-0"



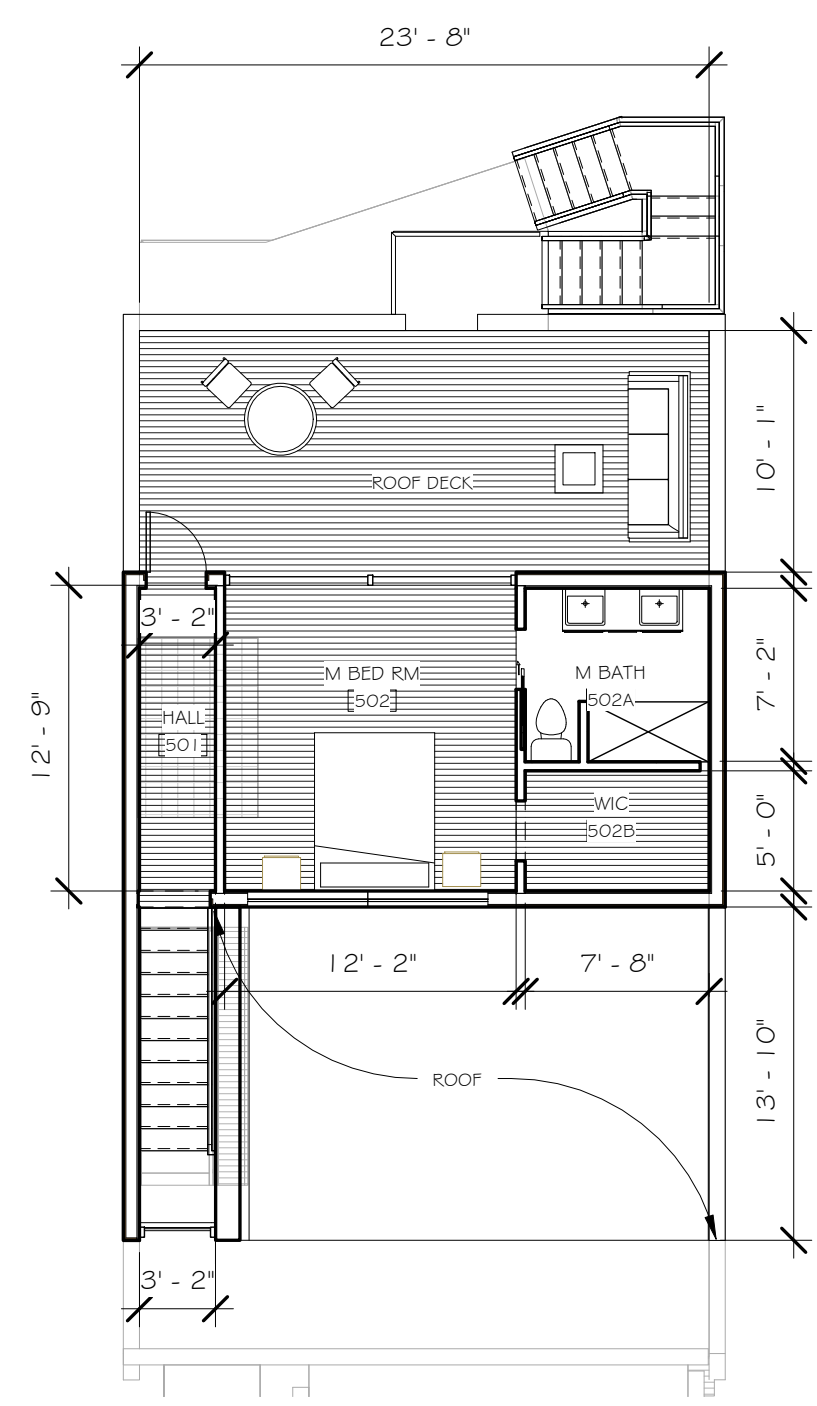
3 2nd Floor
SCALE 1/8" = 1'-0"



01 3rd Floor
SCALE 1/8" = 1'-0"

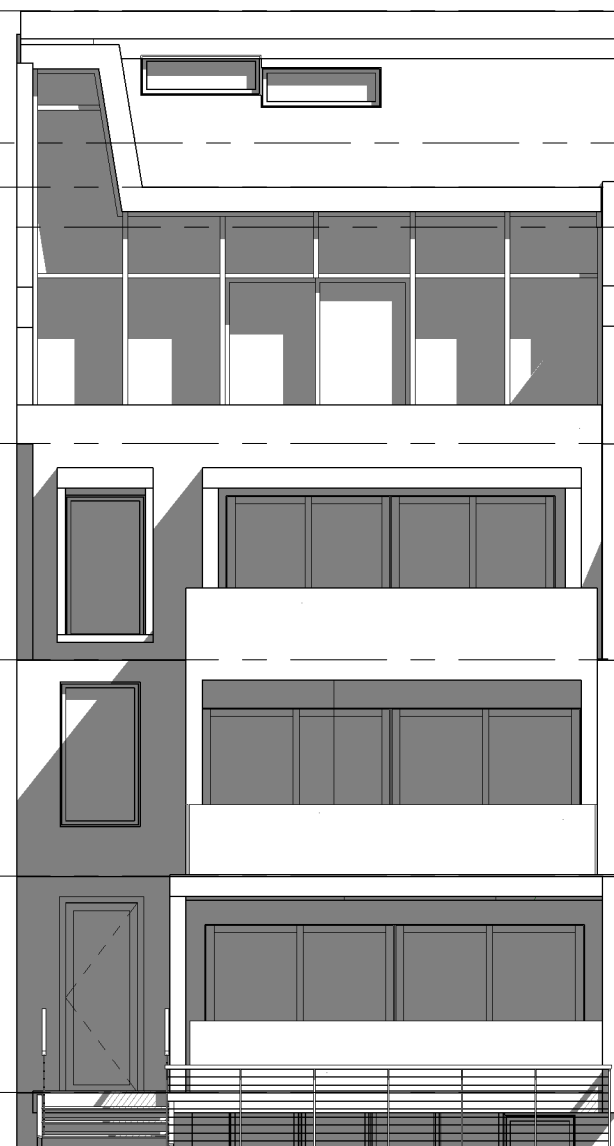


02 4th Floor
SCALE 1/8" = 1'-0"



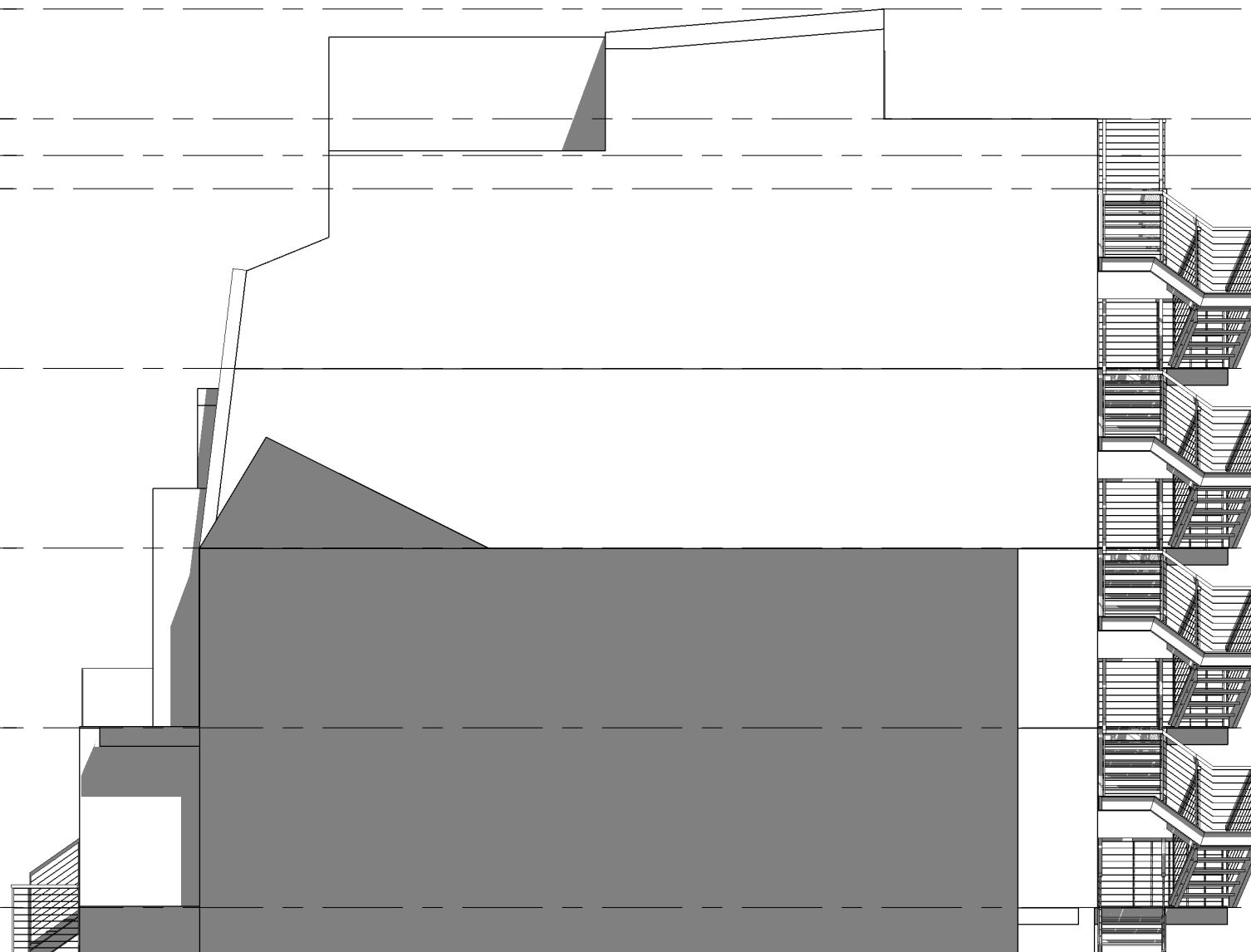
03 Mezzanine & Roof Deck.
SCALE 1/8" = 1'-0"

- Mezzanine Roof
47' - 4"
- Parapet at Rear
41' - 10"
- Main Roof
40' - 0"
- Penthouse & Roof Deck
38' - 4"
- 4th Floor
29' - 4"
- 3rd Floor
20' - 4"
- 2nd Floor
11' - 4"
- 1st Floor
2' - 4"
- GRADE
0' - 0"



01 West Elevation
SCALE 1/8" = 1'-0"

- Mezzanine Roof
47' - 4"
- Parapet at Rear
41' - 10"
- Main Roof
40' - 0"
- Penthouse & Roof Deck
38' - 4"
- 4th Floor
29' - 4"
- 3rd Floor
20' - 4"
- 2nd Floor
11' - 4"
- 1st Floor
2' - 4"
- GRADE
0' - 0"



02 South Elevation.
SCALE 1/8" = 1'-0"



1 East Elevation.
SCALE 1/8" = 1'-0"

2 North Elevation.
SCALE 1/8" = 1'-0"



ARCHITEXTUAL

www.architextual.com

T 202 295 9001

C:\Users\Catarina Ferreira\Documents\5835 COLORADO AVE NW_MIRROR_NEW_CatarinaFerreira4652.rvt

PROJECT INFORMATION

5835 COLORADO CONDOMINIUM
Owner
5835 Colorado Ave NW, Washington DC

PROJECT
NUMBER:

Project Number

10/20/2018 8:12:22 AM

ISSUE RECORD

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

DRAWING INFORMATION

Perspectives

Z.300

COPYRIGHT © archi-TEXTUAL, PLLC 2017



ARCHITEXTUAL

www.architextual.com

T 202 295 9001

C:\Users\Catarina Ferreira\Documents\5835 COLORADO AVE NW_MIRROR_NEW_CatarinaFerreira4652.rvt

PROJECT INFORMATION

5835 COLORADO CONDOMINIUM
Owner
5835 Colorado Ave NW, Washington DC

PROJECT
NUMBER:

Project Number

10/20/2018 8:12:41 AM

ISSUE RECORD

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

DRAWING INFORMATION

Perspectives

Z.301

COPYRIGHT © archi-TEXTUAL, PLLC 2017



ARCHITEXTUAL

www.architextual.com

T 202 295 9001

C:\Users\Catarina Ferreira\Documents\5835 COLORADO AVE NW_MIRROR_NEW_CatarinaFerreira4652.rvt

PROJECT INFORMATION

5835 COLORADO CONDOMINIUM
Owner
5835 Colorado Ave NW, Washington DC

PROJECT
NUMBER:

Project Number

10/20/2018 8:13:00 AM

ISSUE RECORD

Issue:
Reference Sheet:
Drawing Date: 10/17/18
Drawn By: Author
Drawing Scale:

DRAWING INFORMATION

Perspectives

Z.302

COPYRIGHT © archi-TEXTUAL, PLLC 2017



ARCHITEXTUAL

www.architextual.com

T 202 295 9001

C:\Users\Catarina Ferreira\Documents\5835 COLORADO AVE NW_MIRROR_NEW_CatarinaFerreira4652.rvt

PROJECT INFORMATION

5835 COLORADO CONDOMINIUM
Owner
5835 Colorado Ave NW, Washington DC

PROJECT
NUMBER:

Project Number

10/20/2018 8:13:17 AM

ISSUE RECORD

Issue:
Reference Sheet:
Drawing Date: 10/19/18
Drawn By: Author
Drawing Scale:

DRAWING INFORMATION

Perspectives

Z.303

COPYRIGHT © archi-TEXTUAL, PLLC 2017