

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

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PROJECT INFORMATION

5835 COLORADO CONDOMINIUM
 Owner
 5835 Colorado Ave NW, Washington DC

PROJECT NUMBER:

Project Number

10/20/2018 8:11:36 AM

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. 1391012
 EXHIBIT NO. 4
2.000



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PROJECT INFORMATION

5835 COLORADO CONDOMINIUM
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10/20/2018 8:11:38 AM

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Existing Conditions

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VIEW FORM INTERSECTION

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10/20/2018 8:11:39 AM

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5835 COLORADO CONDOMINIUM
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10/20/2018 8:11:48 AM

ISSUE RECORD

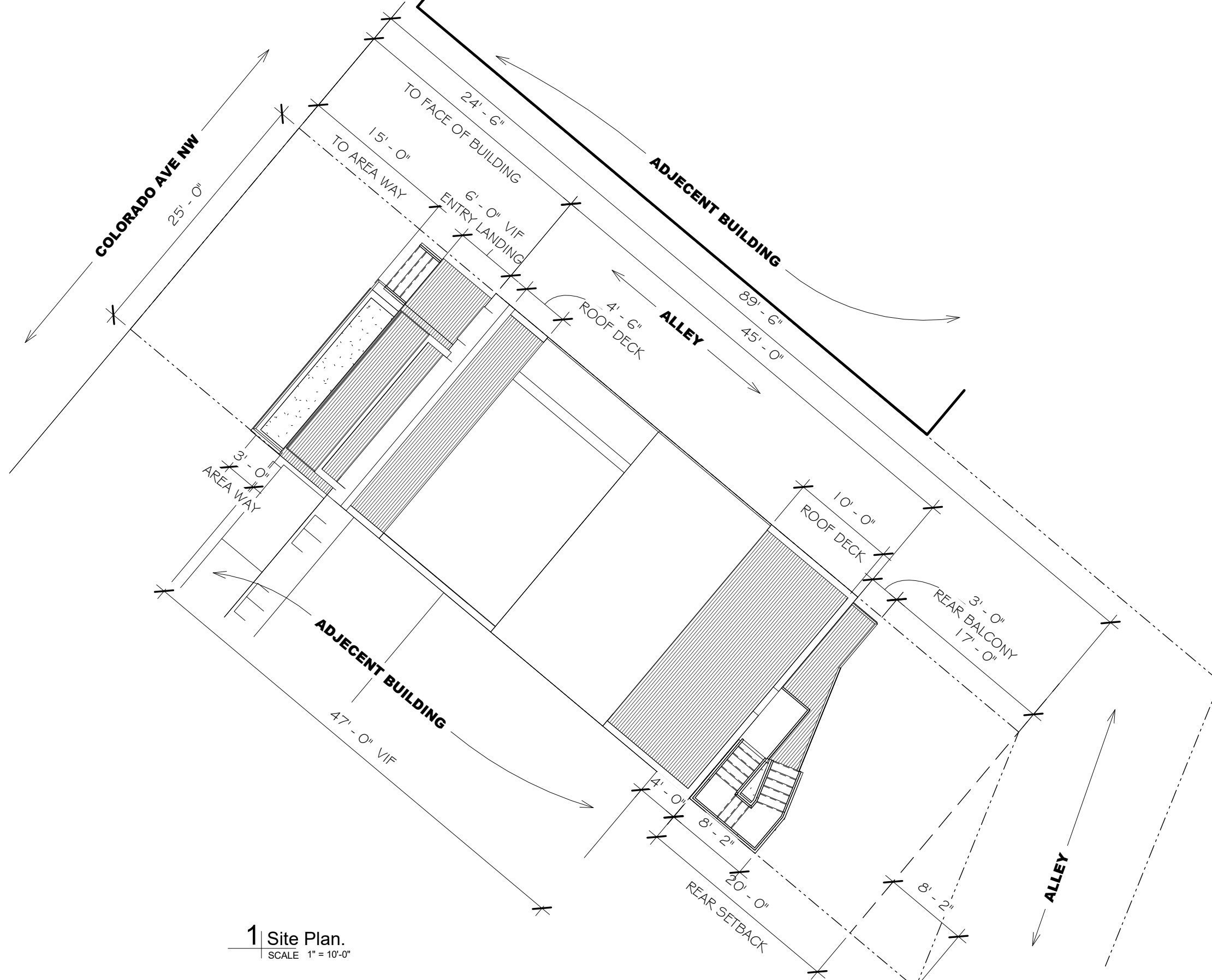
Issue:
 Reference Sheet:
 Drawing Date: 10/19/18
 Drawn By: Author
 Drawing Scale:

DRAWING INFORMATION

Existing Conditions

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

PROJECT INFORMATION

5835 COLORADO CONDOMINIUM
 Owner
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PROJECT NUMBER:

Project Number

10/20/2018 8:11:49 AM

ISSUE RECORD

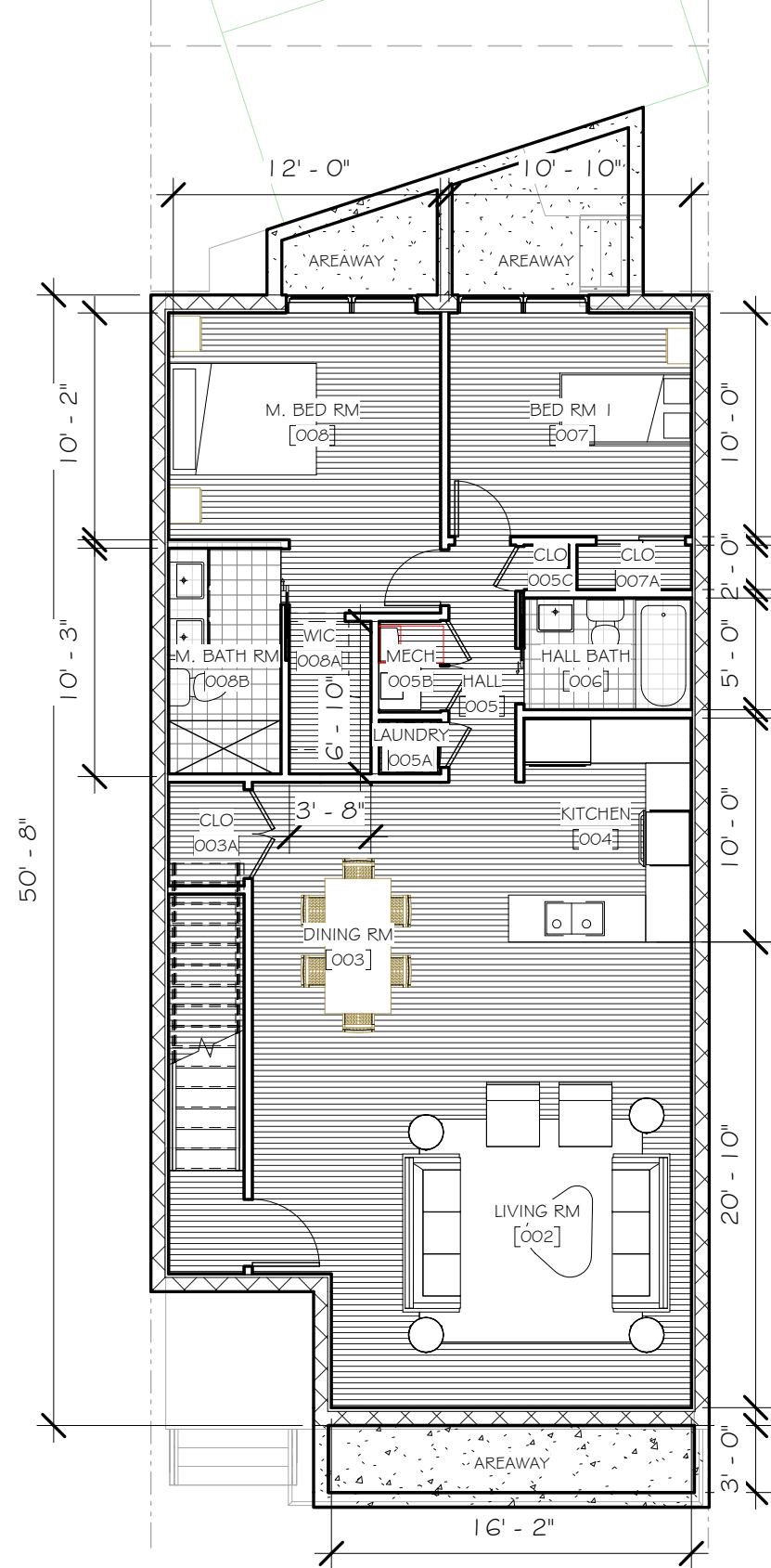
Issue:
 Reference Sheet:
 Drawing Date: 10/10/18
 Drawn By: Author
 Drawing Scale: 1" = 10'-0"

DRAWING INFORMATION

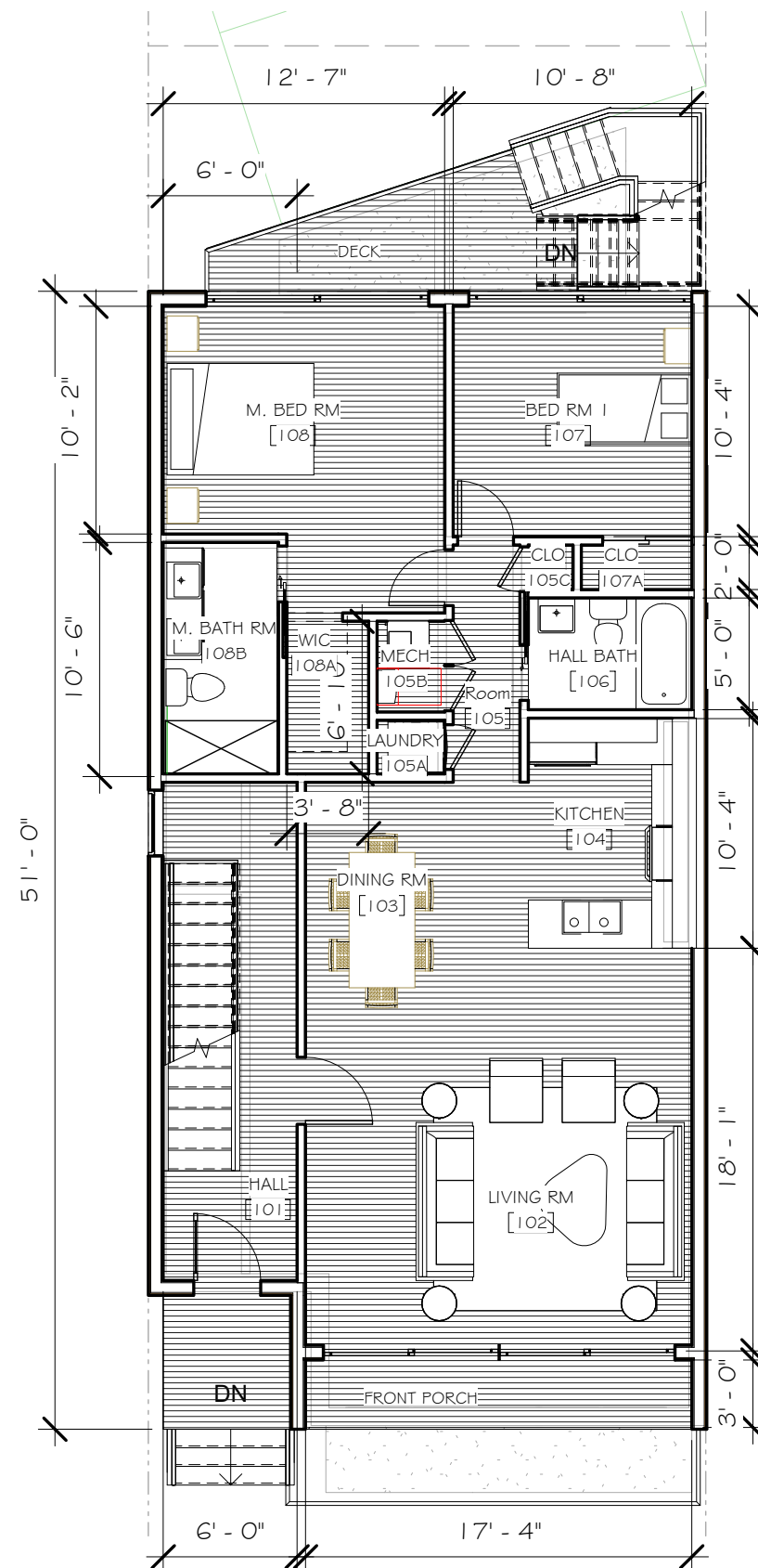
Site Plan

Z.100

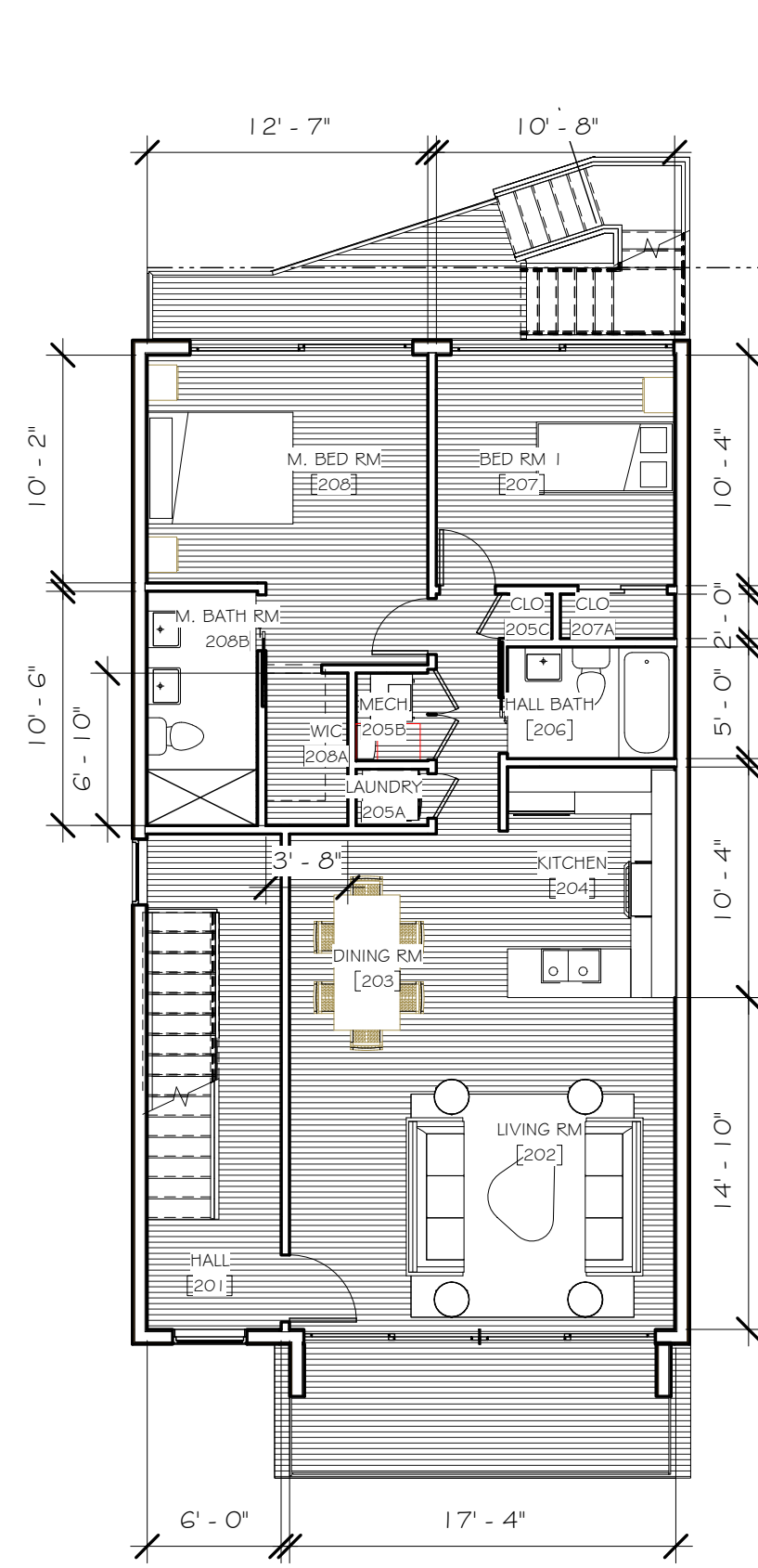
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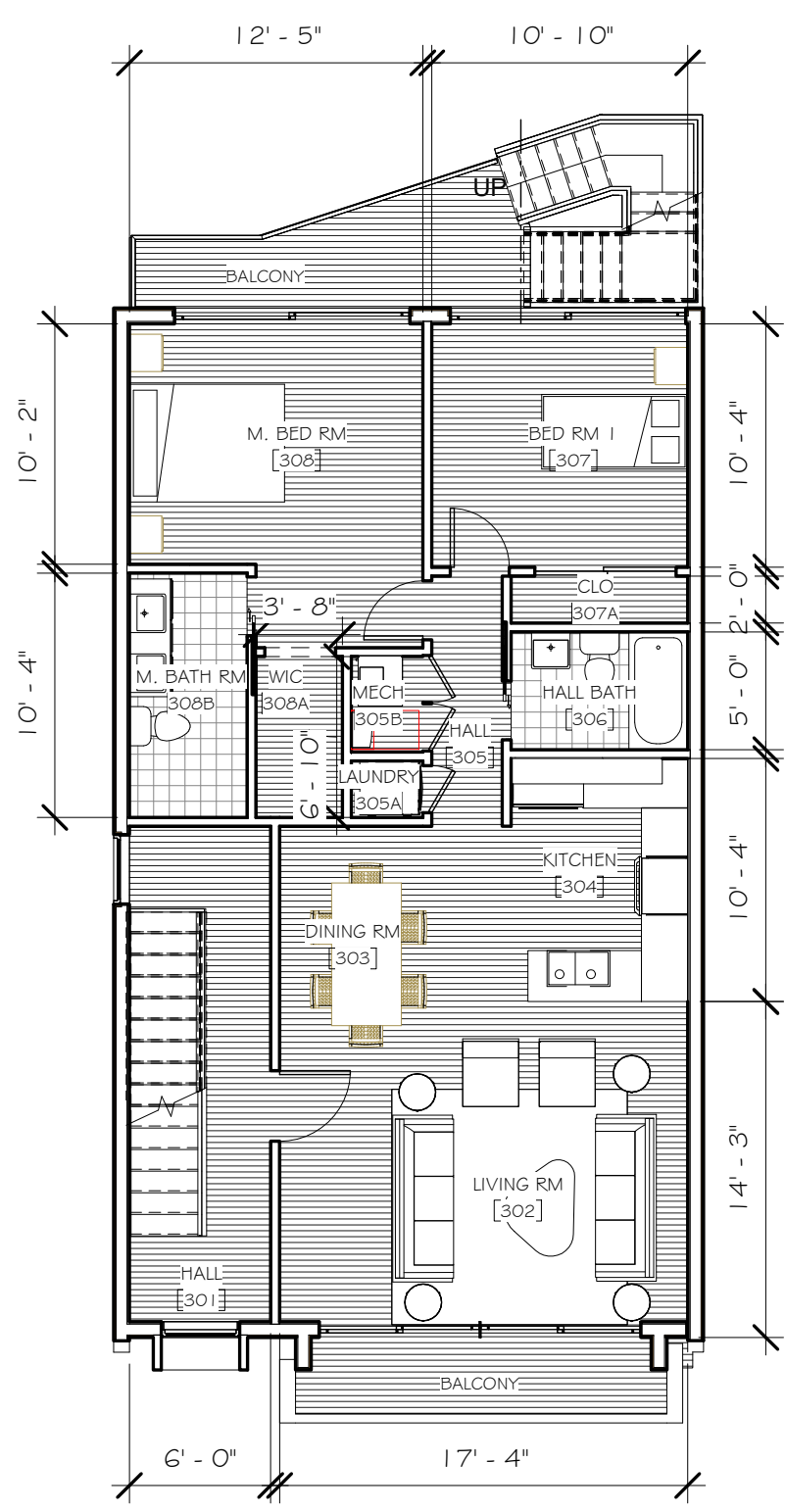
01 Basement
SCALE 1/8" = 1'-0"



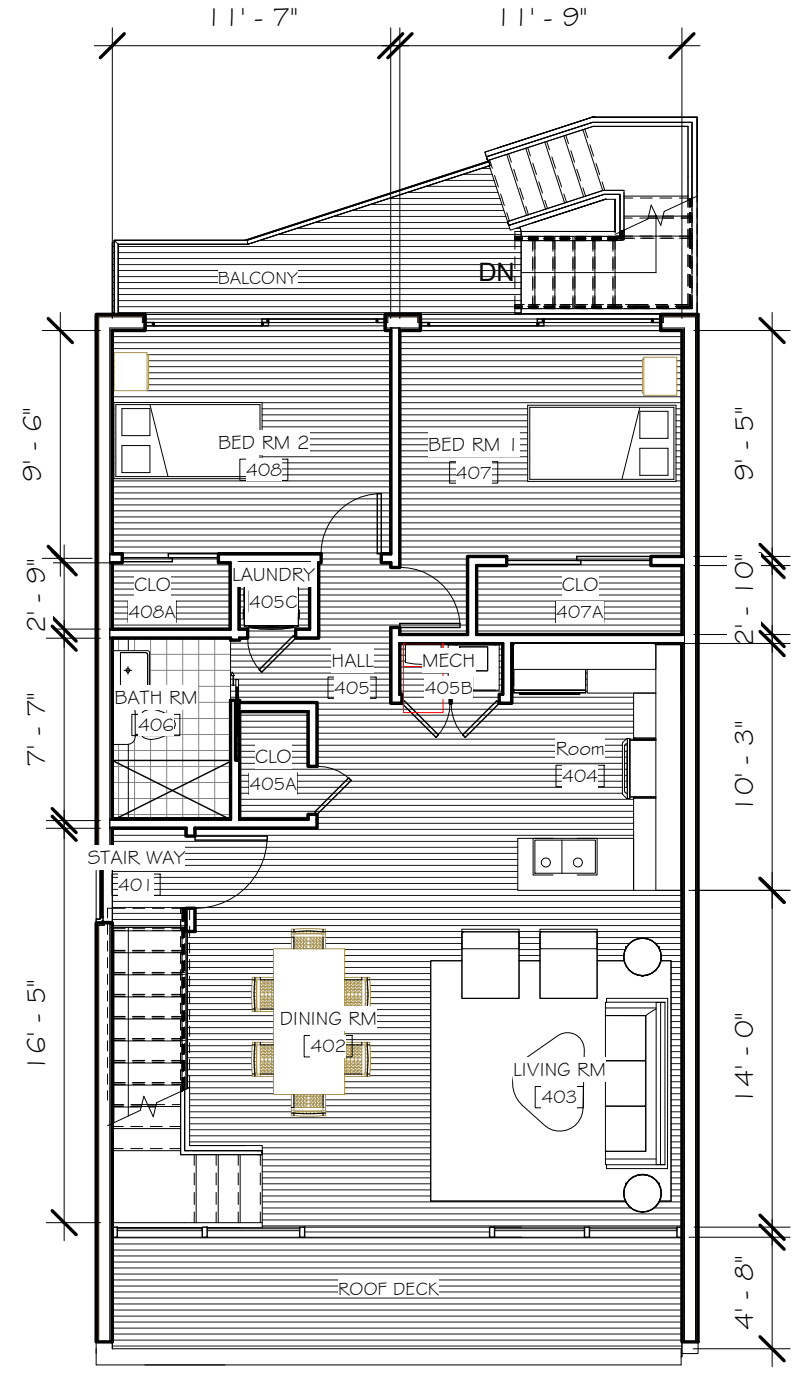
02 1st Floor
SCALE 1/8" = 1'-0"



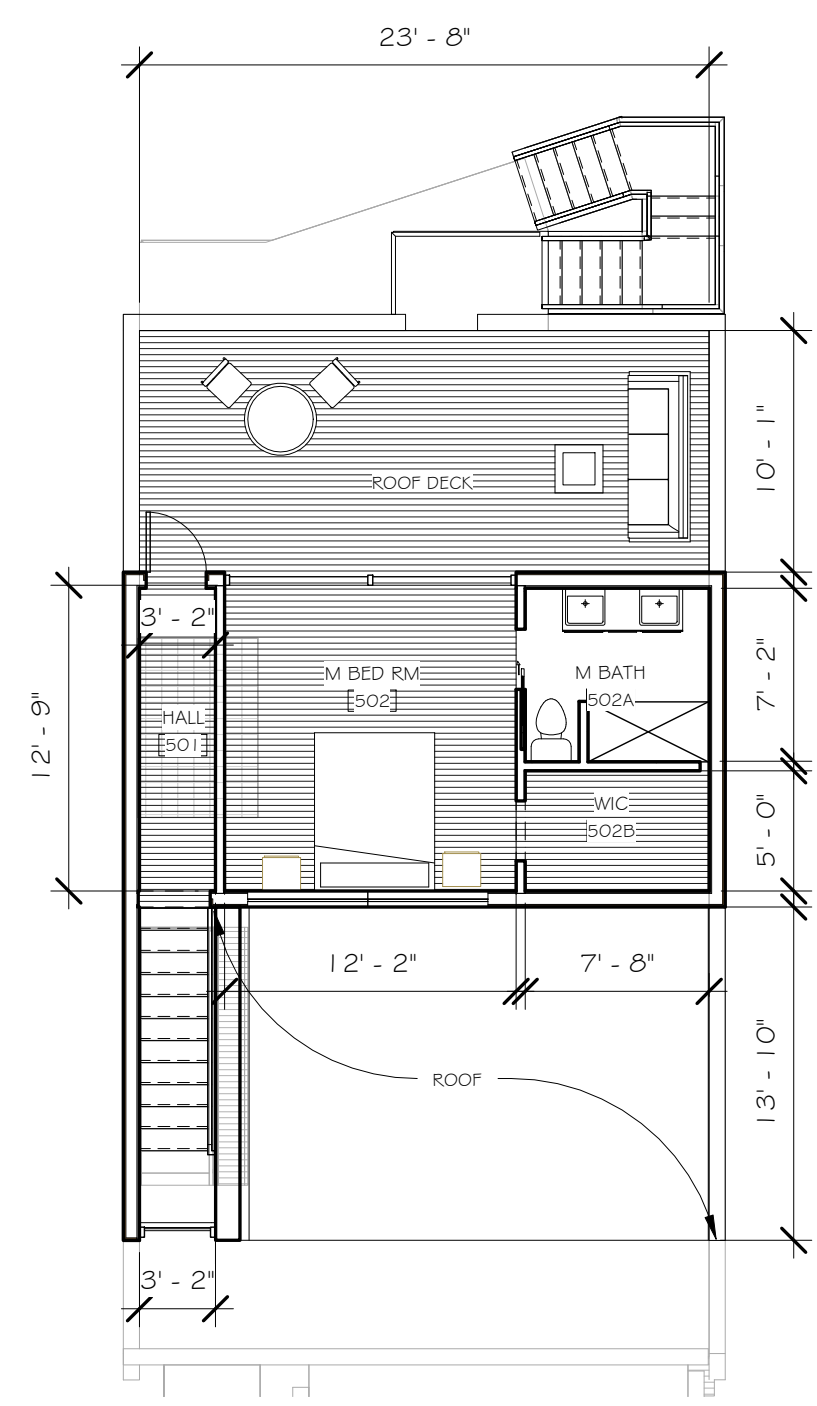
3 2nd Floor
SCALE 1/8" = 1'-0"



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

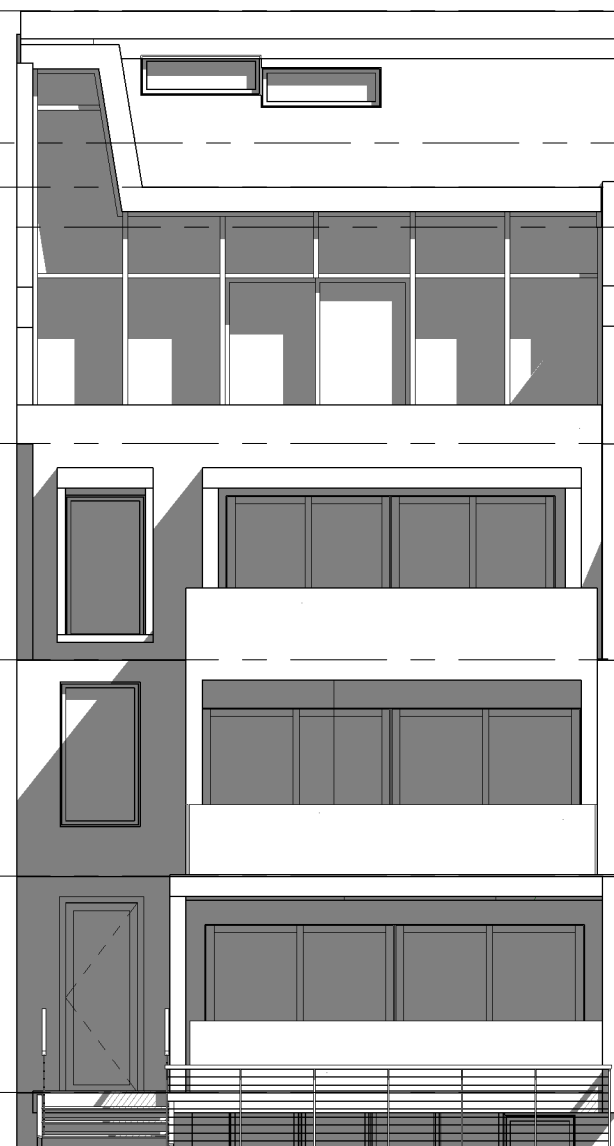


02 4th Floor
SCALE 1/8" = 1'-0"



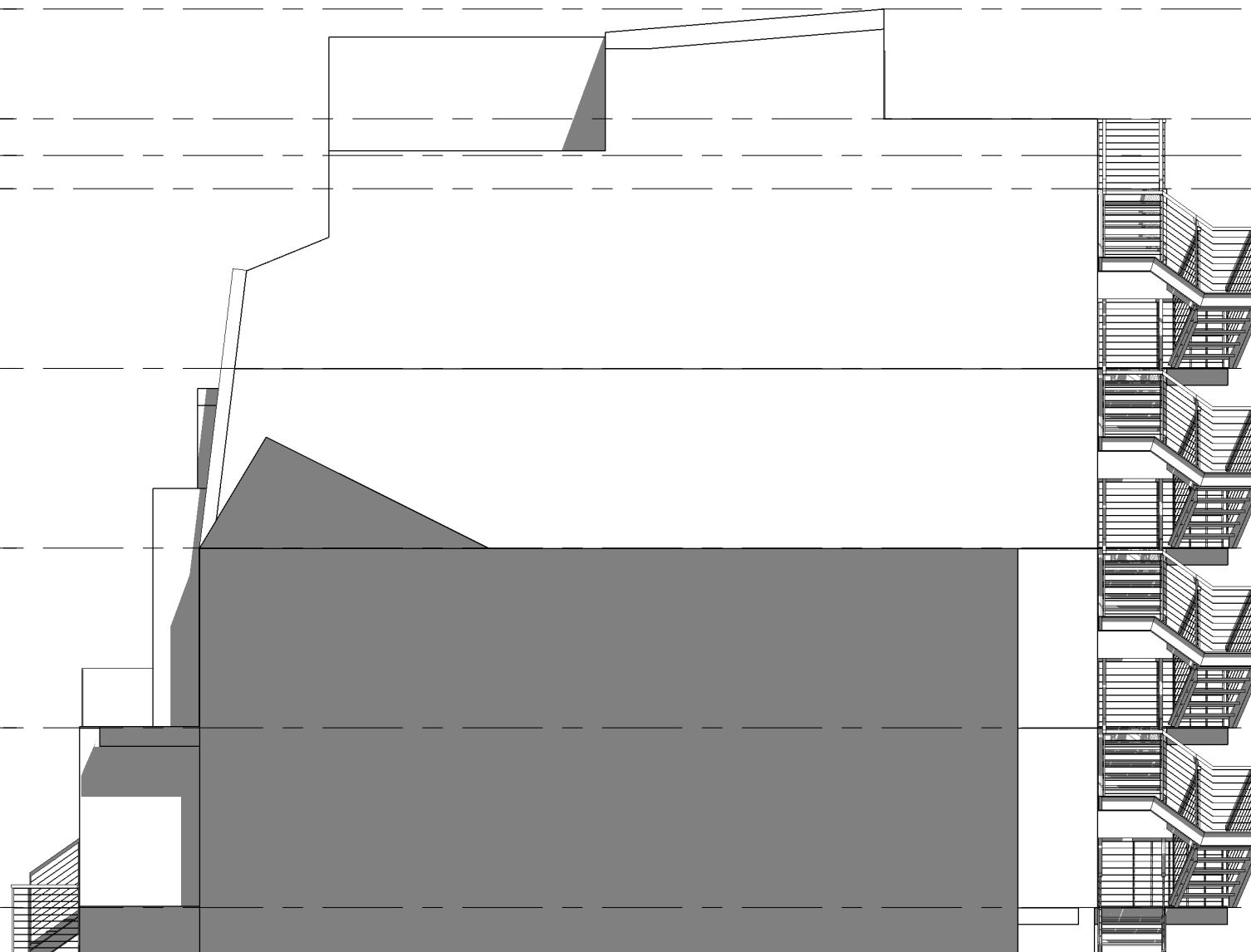
03 Mezzanine & Roof Deck.
SCALE 1/8" = 1'-0"

- 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"



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10/20/2018 8:12:22 AM

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Perspectives

Z.300

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Perspectives

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