

2321 4TH STREET, NE



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BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18372
EXHIBIT NO. 10

2321 4th Street NE, Washington DC 20002		
Square 3629 Lot 0808 Zoning District C-3-A		
Lot Area	39,203.87 sf	
Lot Occupancy		
Maximum Permitted	31,363.10 sf	80%
Proposed	37,417.00 sf	95.40% (Due to limited Res. on ground floor)
Gross Floor Area per DCMR 11		
8th floor	25,021.80 gfa	
5th floor	25,207.85 gfa	
4th floor	25,207.85 gfa	
3rd floor	25,207.85 gfa	
2nd floor	25,181.83 gfa	
1st floor	29,460.04 gfa	
Total	155,287.22 gfa	
Floor Area Ratio		
Maximum Permitted	4.00	
Proposed	3.96	
Building Height		
Maximum Permitted	65'-0"	
Proposed	64'-6"	
Mechanical Penthouse Height		
Maximum Permitted	18'-6"	
Proposed	11'-0"	
Rear Yard		
Minimum Required	10' 7-1/2" or 12'-0"	
Proposed	18'-0"	
Court		
Min Width Required	17'-0"	4'12" (65' 14' 3") = 17'
Min Area Required (Closed)	578.00 sf	
Court A (Open)		
Width Provided	19'-0"	
Area Provided	5,071.52 sf	
Court B (Closed)		
Width Provided	66'-0"	
Area Provided	7,565.00 sf	
Dwelling Units	155 - 160	
Parking Spaces		
Minimum Required	1:2 units = 80 spaces	
Proposed	1:4 units = 40 spaces	
Loading		
Minimum Required	1 berth @ 55' long	
Proposed	1 berth @ 30' long	
Minimum Clear Height Required	14'-0"	
Proposed Clear Height	12'-0"	
Service/Delivery Loading Space		
Minimum Required	1 space @ 20'	
Proposed	1 space @ 20'	

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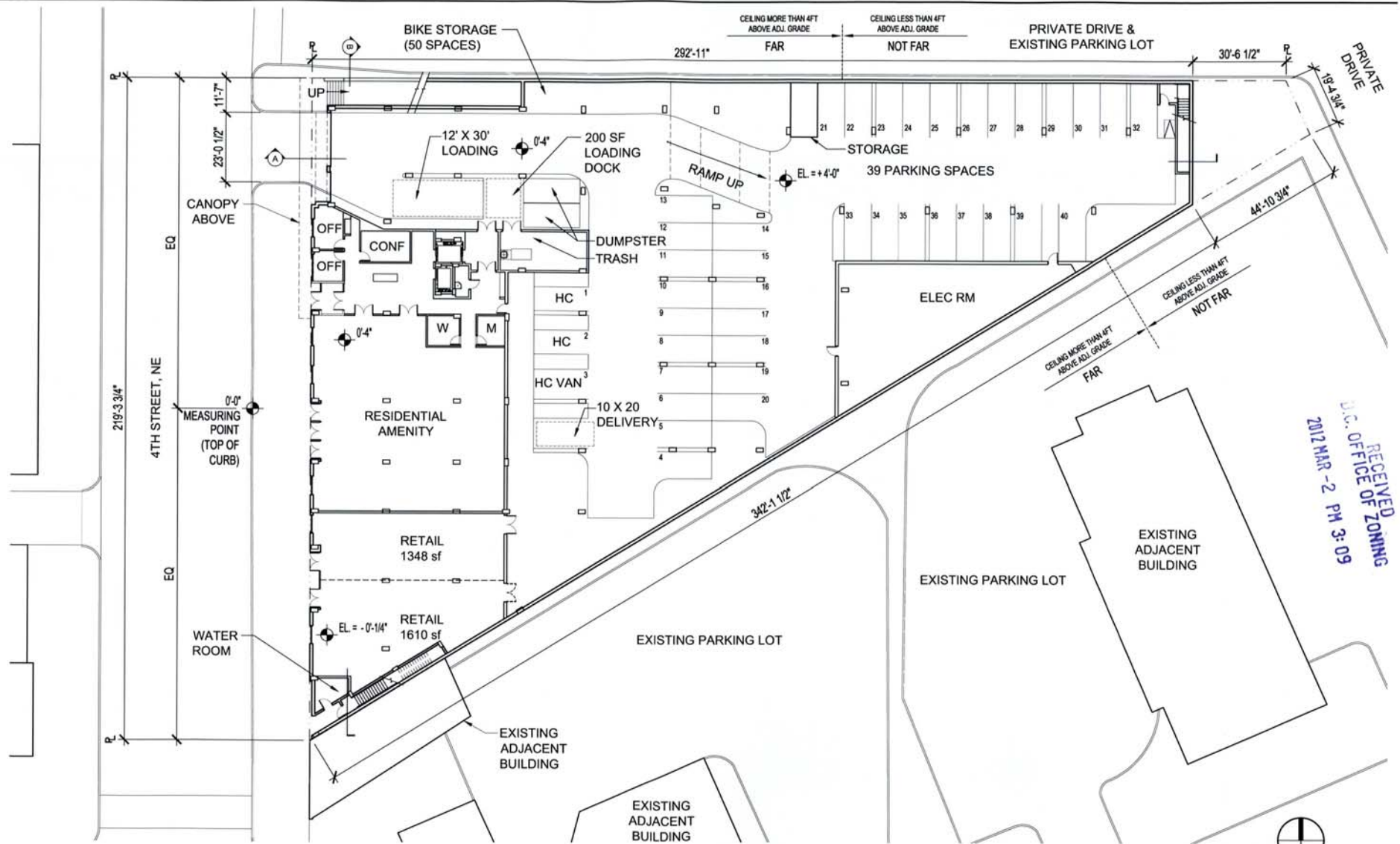
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COVER SHEET

2321 4TH STREET, NE

Board of Zoning Adjustment
District of Columbia
CASE NO. 18372
EXHIBIT NO. 10
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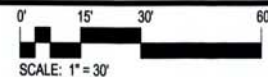
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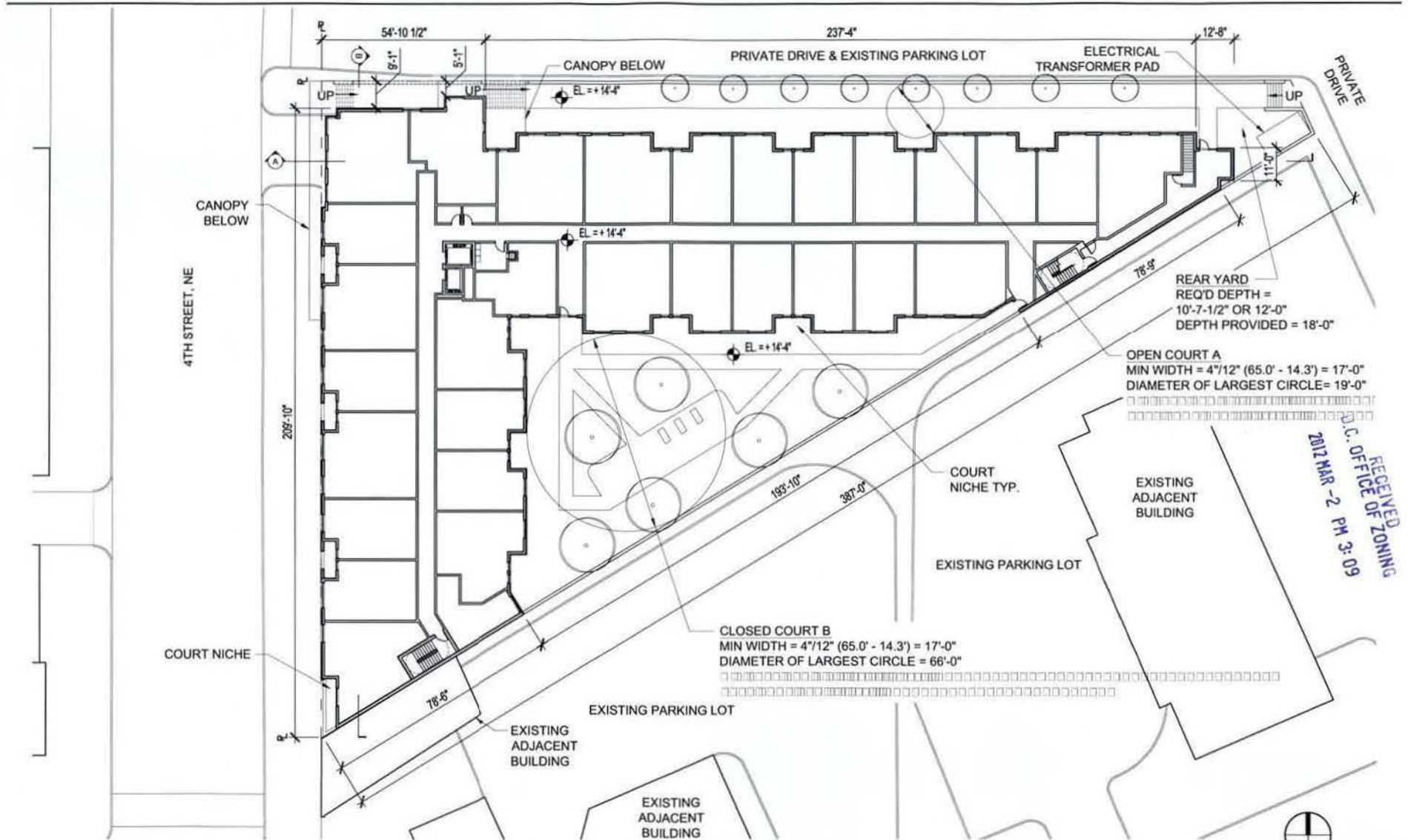
SITE/ GROUND FLOOR

Scale: 1" = 30'-0"

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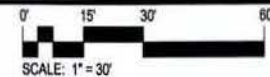
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SECOND FLOOR

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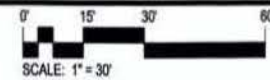


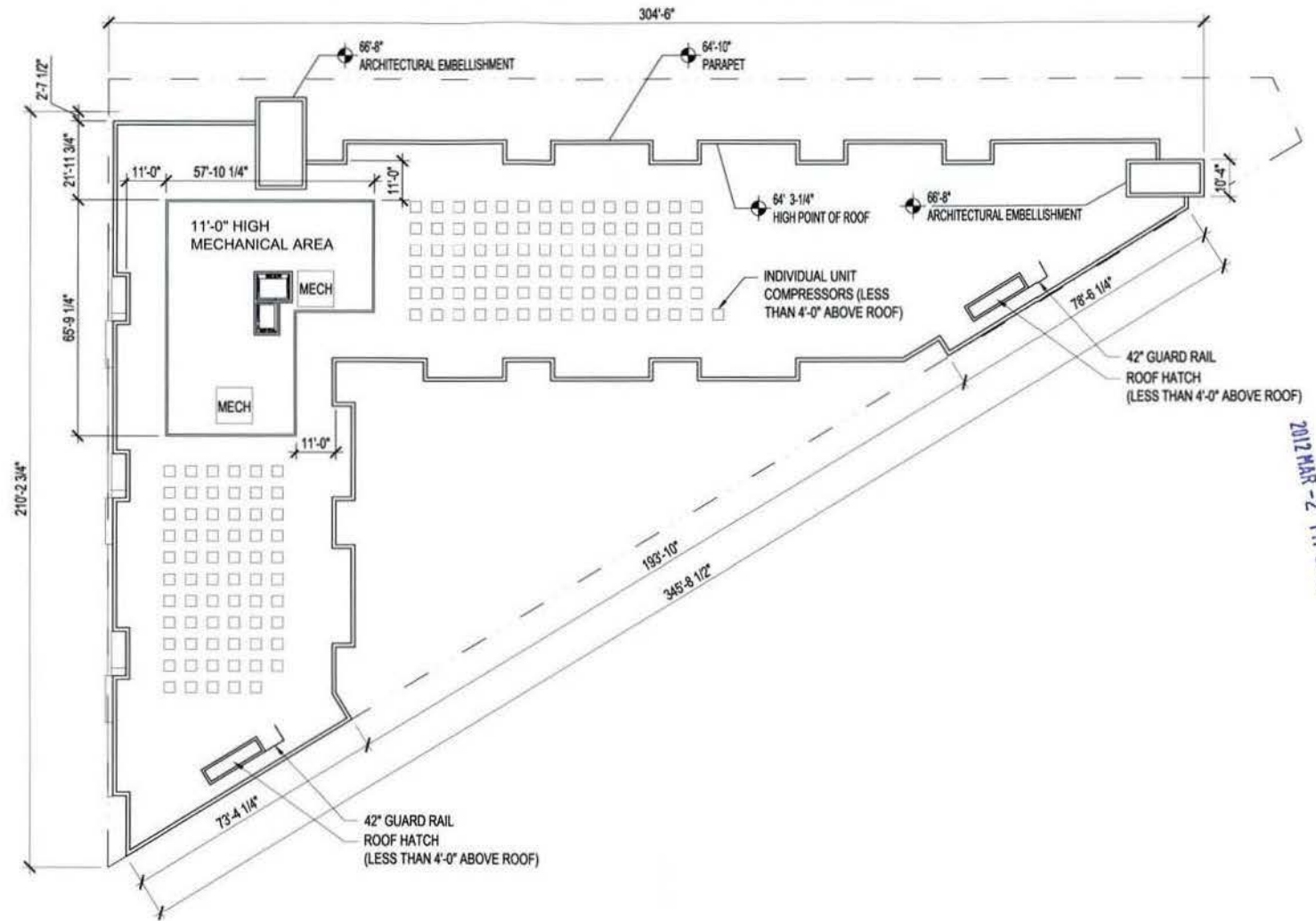
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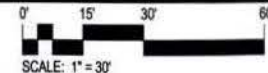
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ROOF PLAN

Scale: 1" = 30'-0"

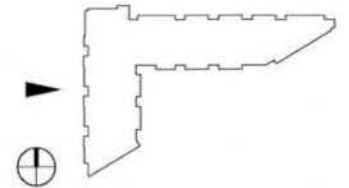


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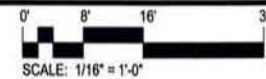
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WEST ELEVATION (4TH STREET)

1/16" = 1'-0"

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SCALE: 1/16" = 1'-0"

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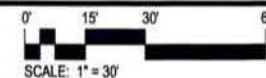
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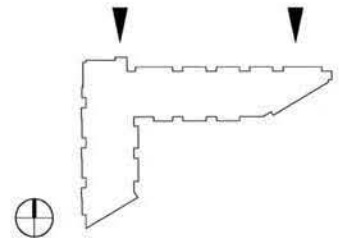
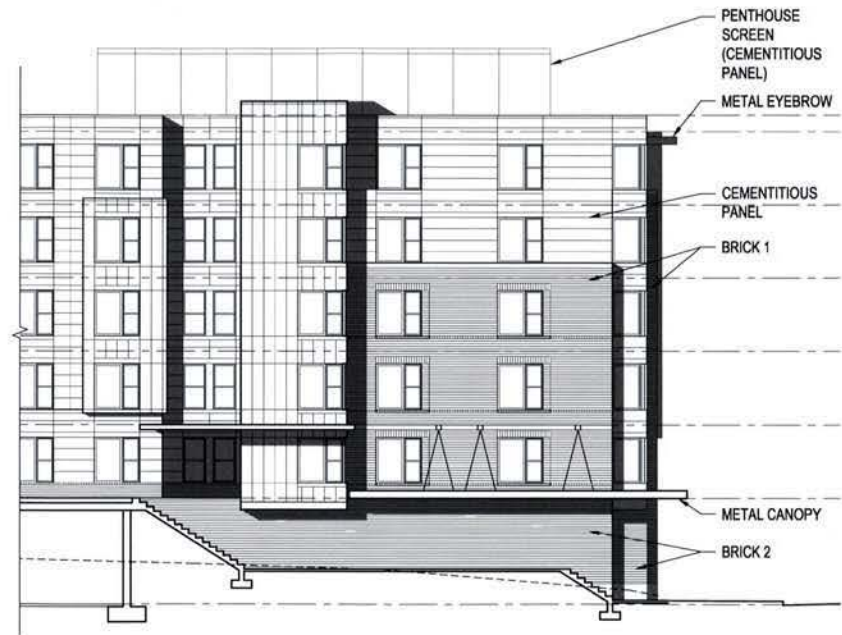
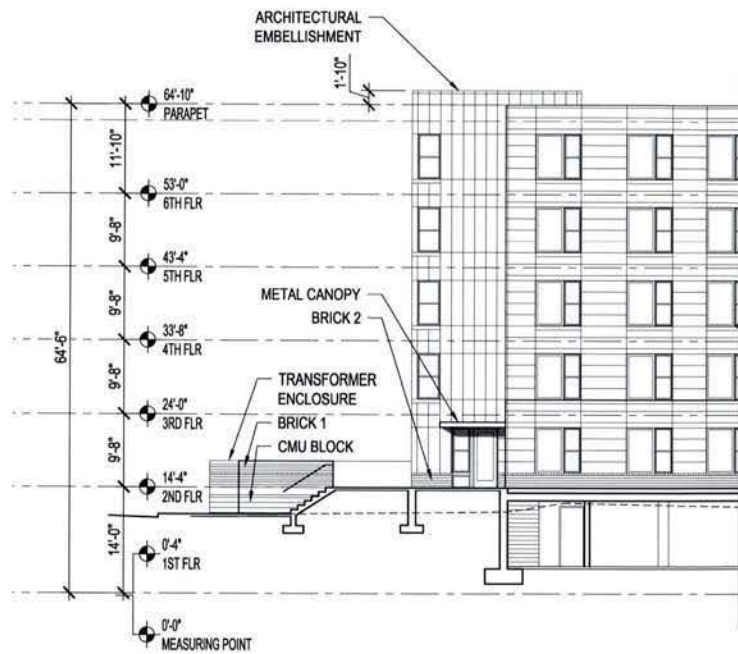
NORTH ELEVATION (FULL)

1" = 30'-0"

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NORTH ELEVATION (PARTIAL)

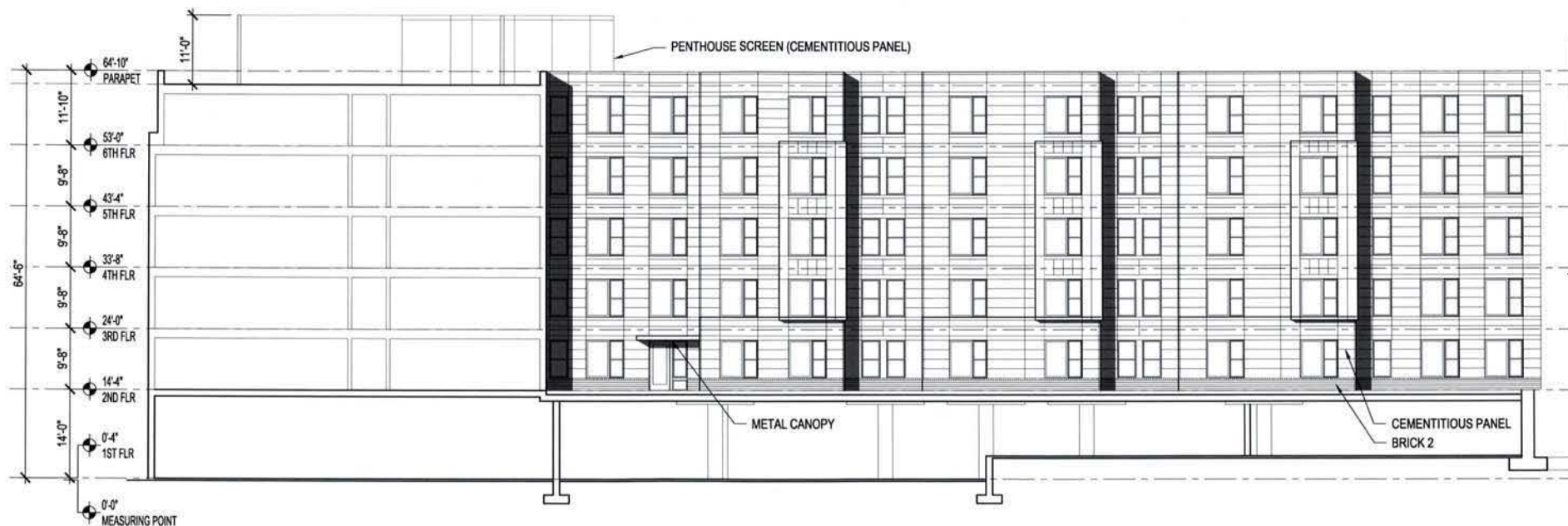
1/16" = 1'-0"

0' 8' 16' 32'
SCALE: 1/16" = 1'-0"

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SOUTH ELEVATION (COURTYARD)

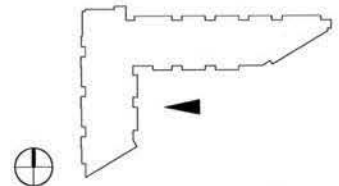
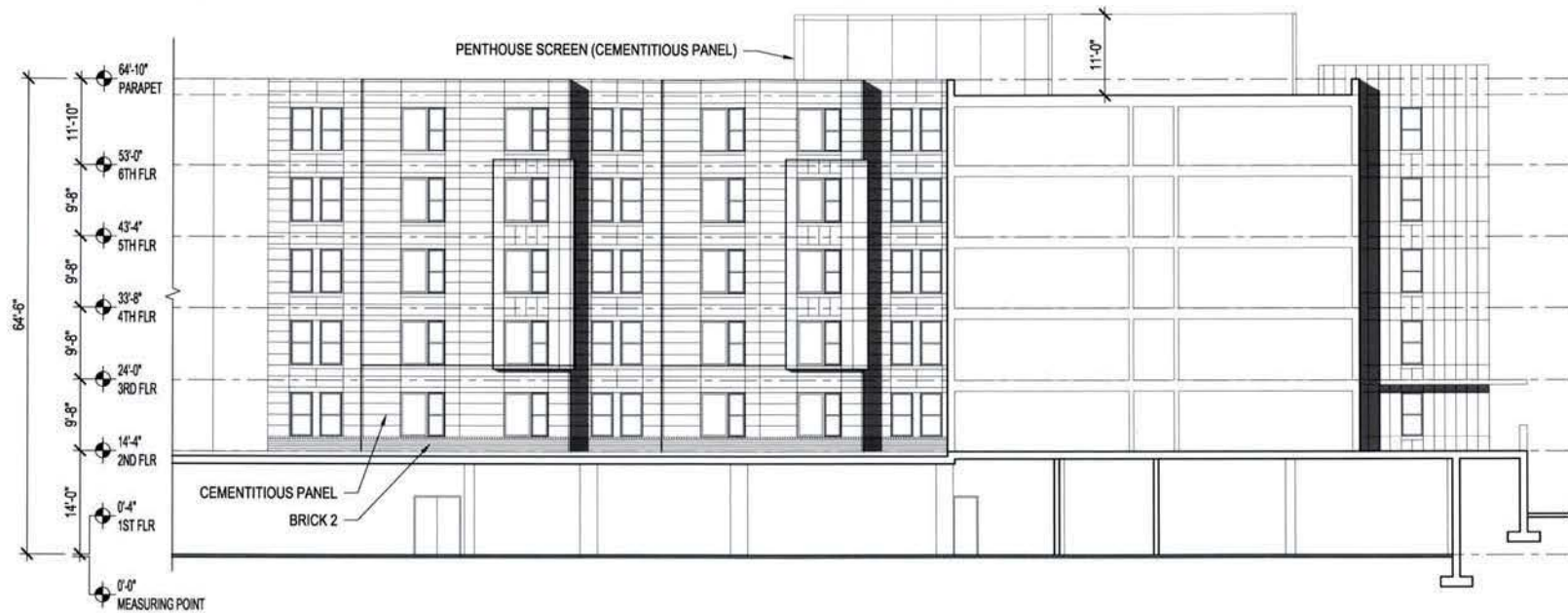
1/16" = 1'-0"

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0' 8' 16' 32'
SCALE: 1/16" = 1'-0"

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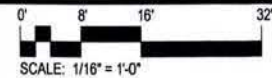
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WEST ELEVATION (COURTYARD)

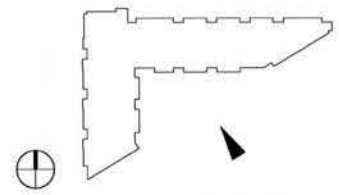
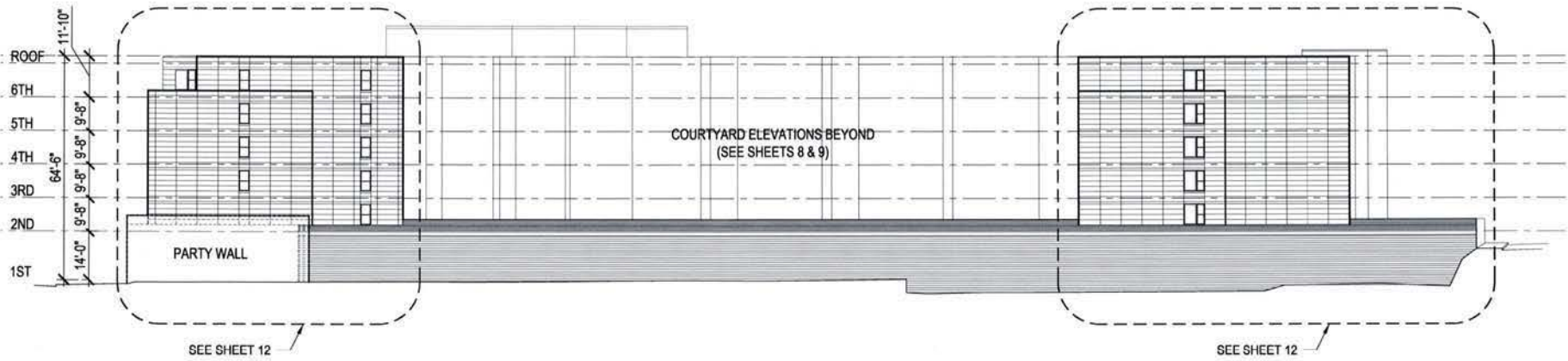
1/16" = 1'-0"

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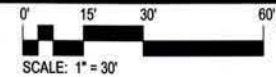
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SOUTHEAST ELEVATION (FULL)

1" = 30'-0"

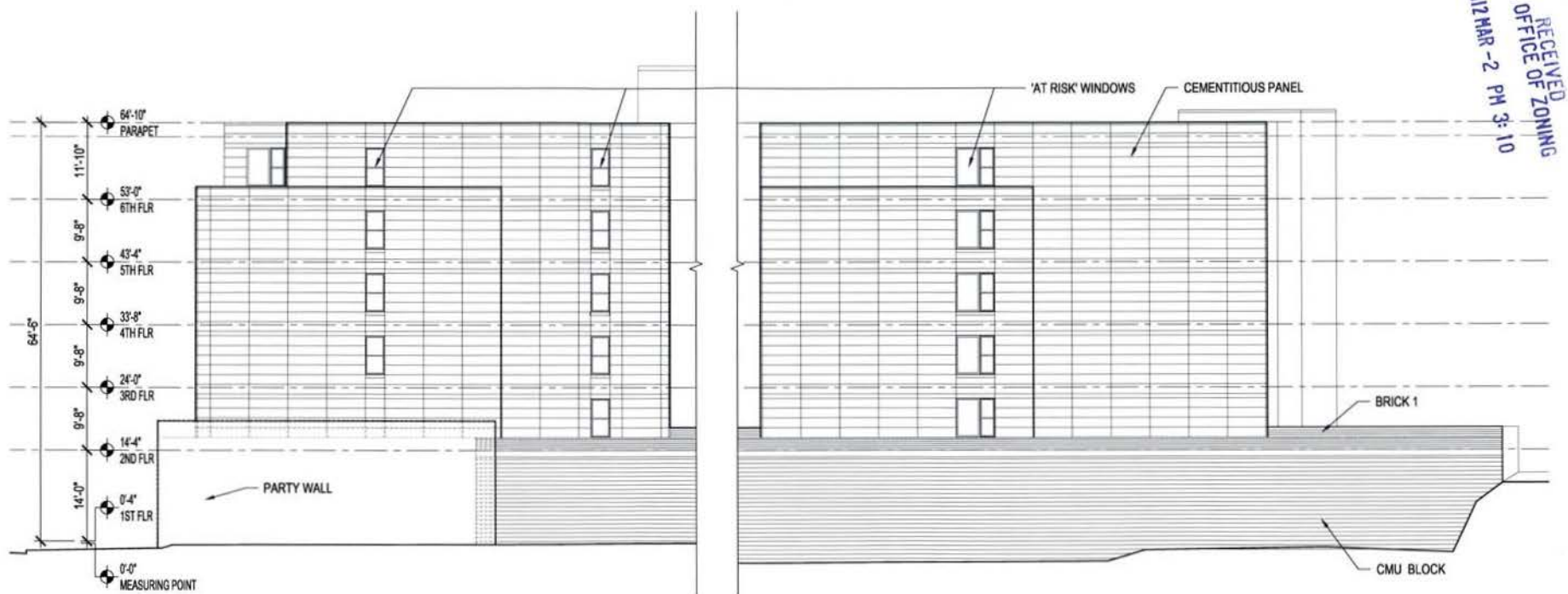
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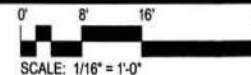
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SOUTHEAST ELEVATION (PARTIAL)

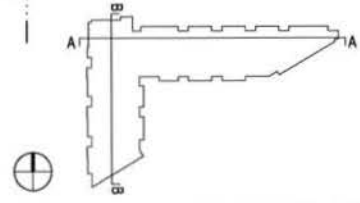
1/16" = 1'-0"

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NR04KUC - DUNVLD SUPPLWHTFY

Scale: 1" = 30'-0"



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VIEW LOOKING NORTH FROM 4TH STREET



VIEW LOOKING SOUTH FROM 4TH STREET