

2321 4TH STREET, NE

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2321 4th Street NE, Washington DC 20002		
Square 5629, Lot 0808, Zoning District C-3A		
Lot Area	38,203.87 SF	
Lot Occupancy (Residential floors)		
Maximum Permitted	31,363.10 SF	80%
Proposed (Floors 2-6)	26,140.79 SF	68.67%
Proposed (Floor 1 - in the case that retail spaces shown are converted to residential units at a future date)	37,818.18 SF	98.72%
Gross Floor Area per DCMR 11		
6th floor	24,606.80 GFA	
5th floor	25,015.06 GFA	
4th floor	25,108.80 GFA	
3rd floor	25,108.80 GFA	
2nd floor	25,083.78 GFA	
1st floor	29,520.87 GFA	
Total	154,742.90 GFA	
Floor Area Ratio		
Maximum Permitted	4.00	4.8 with L2
Proposed	3.96	
Building Height		
Maximum Permitted	60'-0"	
Proposed	54'-0"	
Mechanical Penthouse Height		
Maximum Permitted	18'-0"	
Proposed	11'-0"	
Rear Yard		
Minimum Required	10' 7 1/2" or 12'-0"	
Proposed	18'-0"	
Court		
Min Width Required (AM)	17'-0"	4'12" (65'-14'-3") = 17'
Min Area Required (Closed)	578.00 SF	
Min Width Required (AM)	10'-0"	4'12" (65'-53'-0") = 4'
Court A (Open)		
Width Provided	18'-0"	
Area Provided	5,071.52 SF	
Court B (Closed)		
Width Provided	66'-0"	
Area Provided	7,545.00 SF	
Court C (Open)		
Width Provided	15'-0"	
Dwelling Units	155-160	
Retail	5,173 SF	
Parking Spaces		
Residential Minimum Required	1.2 units = 80 spaces	
Proposed	1.4 units = 40 spaces	
Retail Minimum Required	1,300 GSF over 3,000 SF	(5,173-3,000) / 300 = 7 spaces
Proposed	1,750 GSF over 3,000 SF	(5,173-3,000) / 750 = 3 spaces
Loading		
Minimum Required	1 berth @ 50' long	
Proposed	1 berth @ 30' long	
Minimum Clear Height Required	14'-0"	

01	Cover Sheet	08	North Elevation (Partial)
02	Site/Ground Floor	09	South Elevation (Courtyard)
03	Second Floor	10	East Elevation (Courtyard)
04	Typical Floor (2-6)	11	Southeast Elevation (Full)
05	Roof Plan	12	Southeast Elevation (Partial)
06	West Elevation (4th Street)	13	Building Sections
07	North Elevation (Full)		

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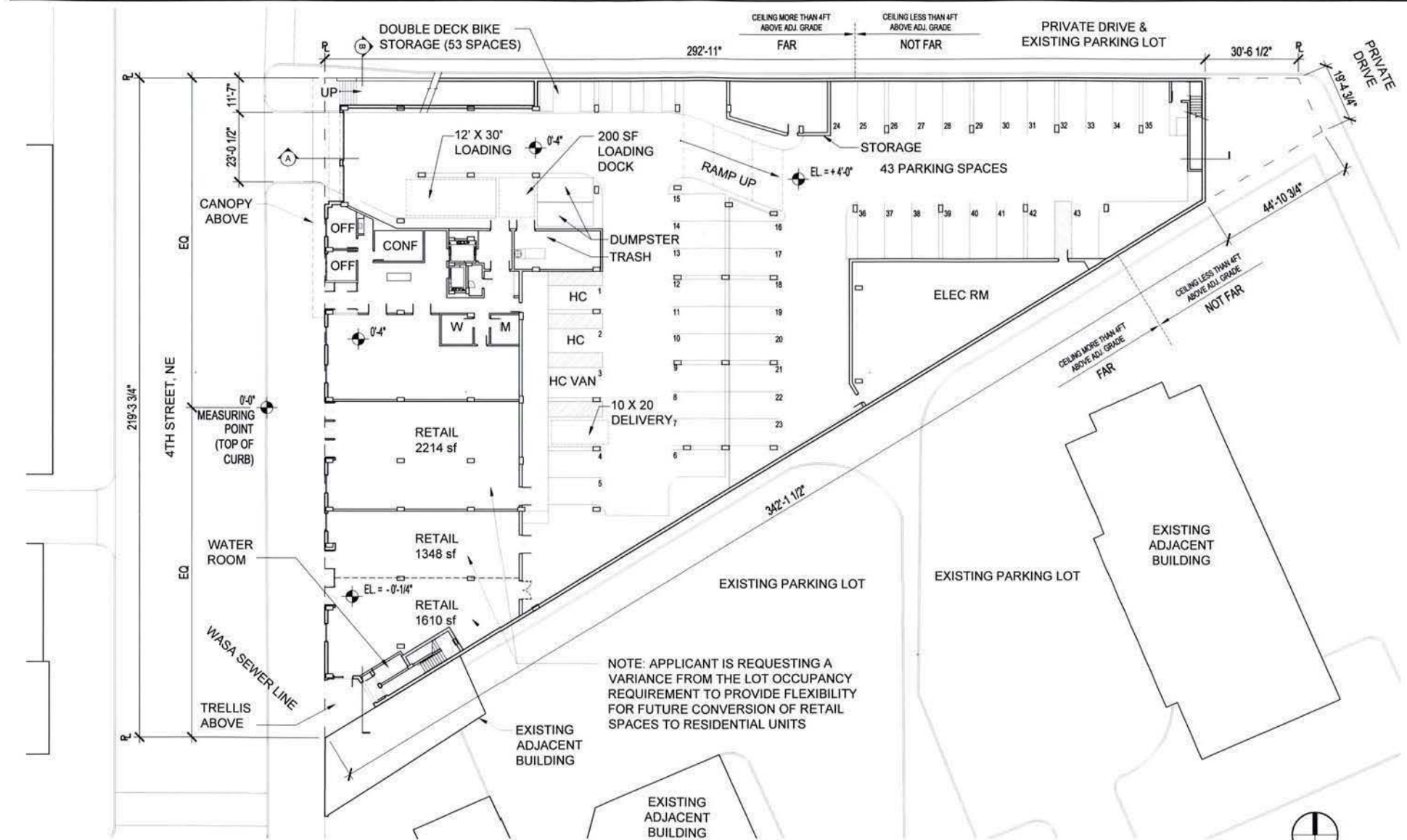
COVER SHEET

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2321 4TH STREET, NE

Board of Zoning Adjustment
District of Columbia
CASE NO.18372
EXHIBIT NO.26C

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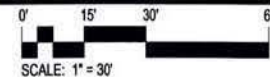


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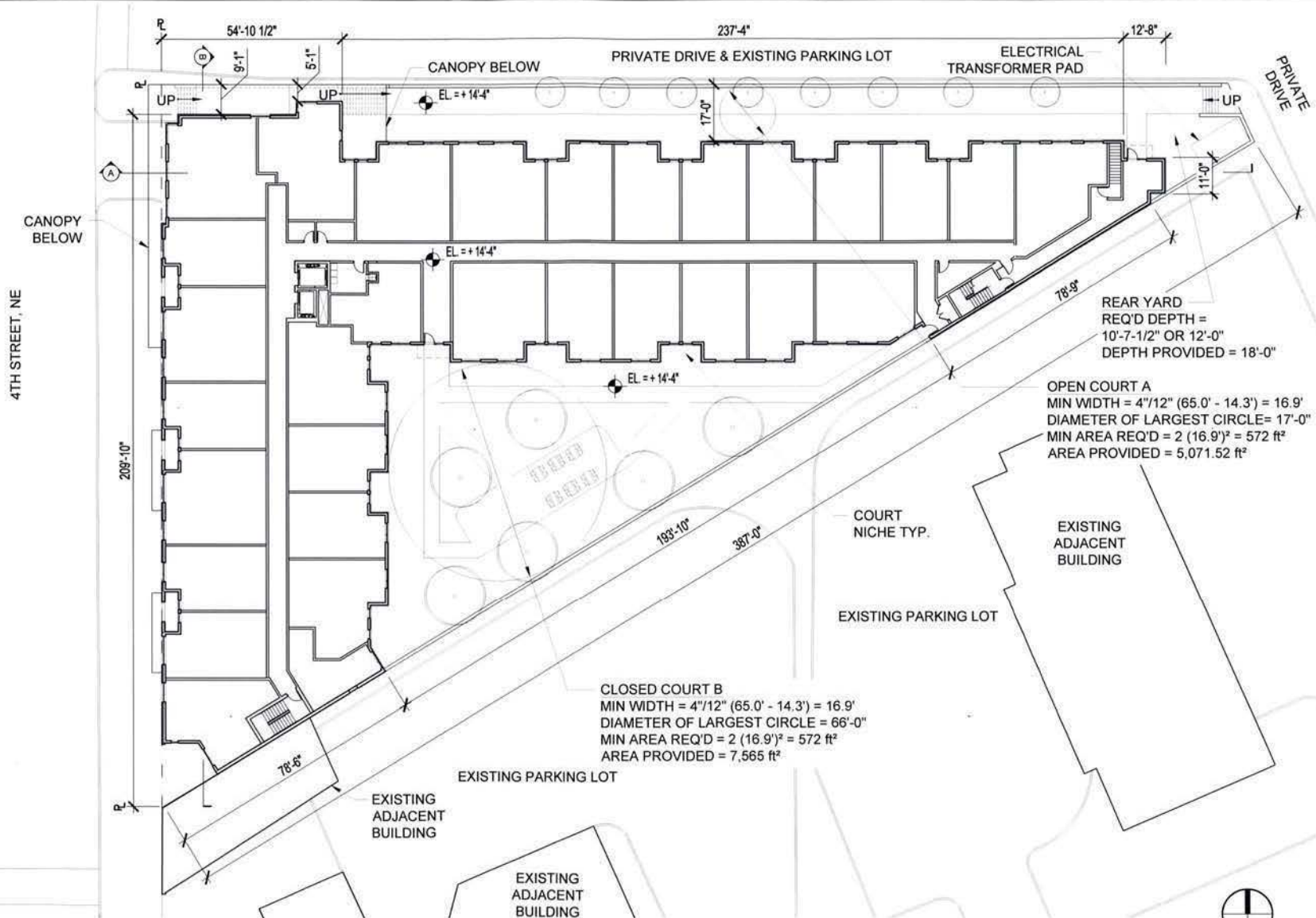
SITE/ GROUND FLOOR

Scale: 1" = 30'-0"



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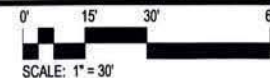
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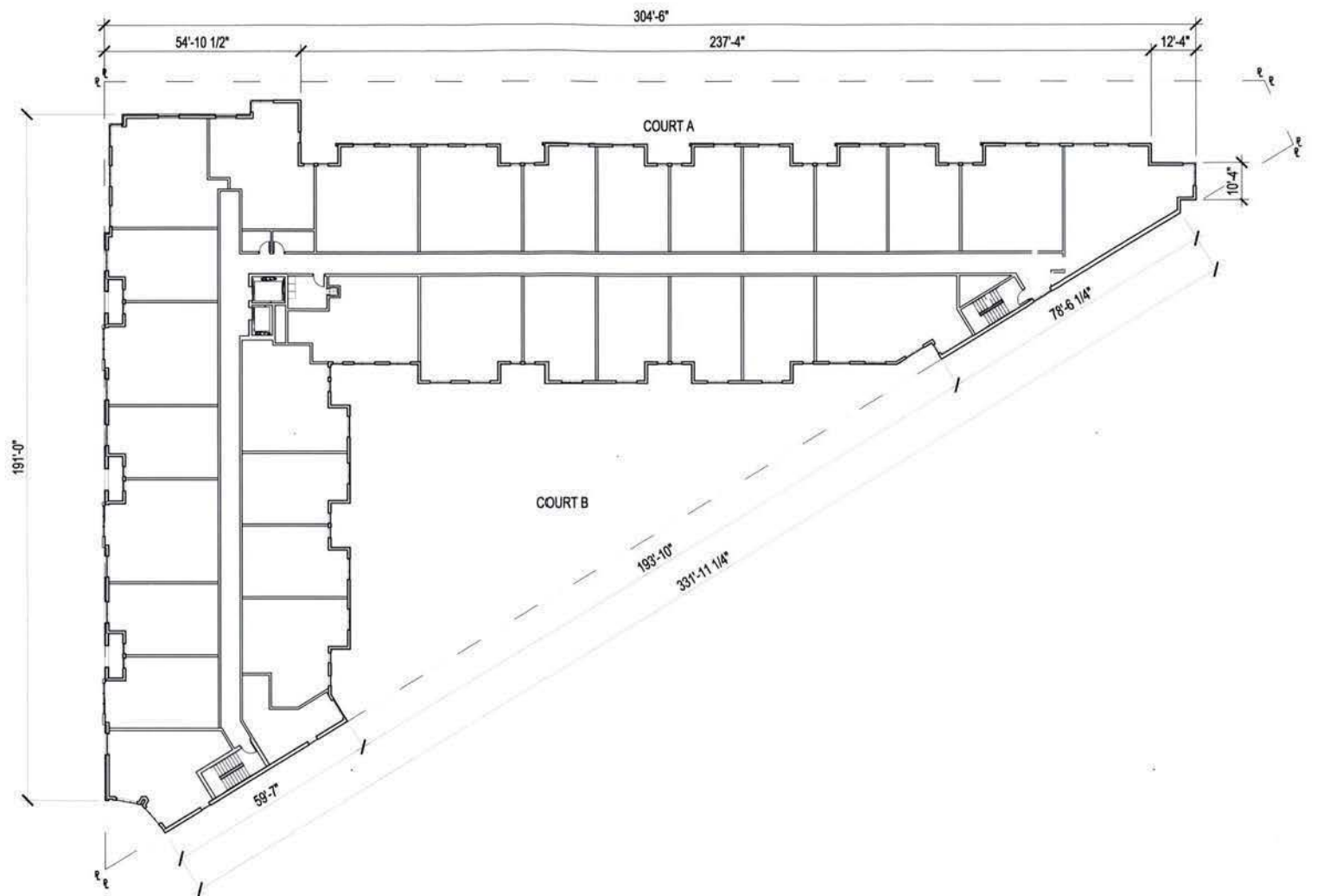
SECOND FLOOR

Scale: 1" = 30'-0"

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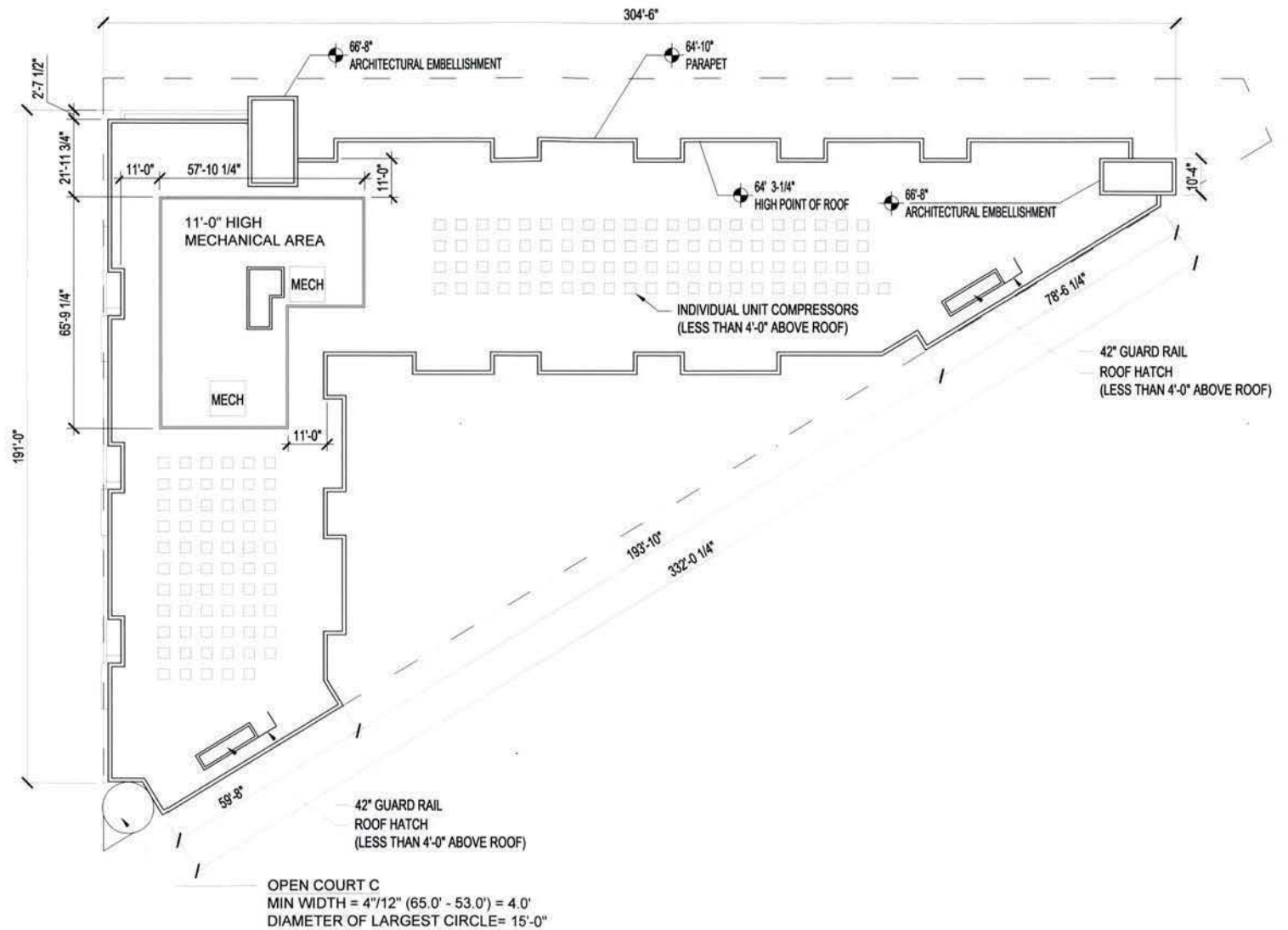


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TYPICAL FLOOR (2-6)

Scale: 1" = 30'-0"



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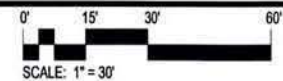
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ROOF PLAN

Scale: 1" = 30'-0"



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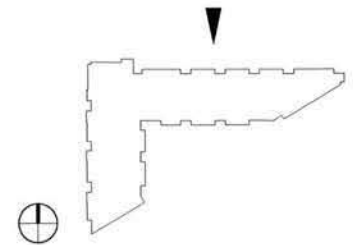
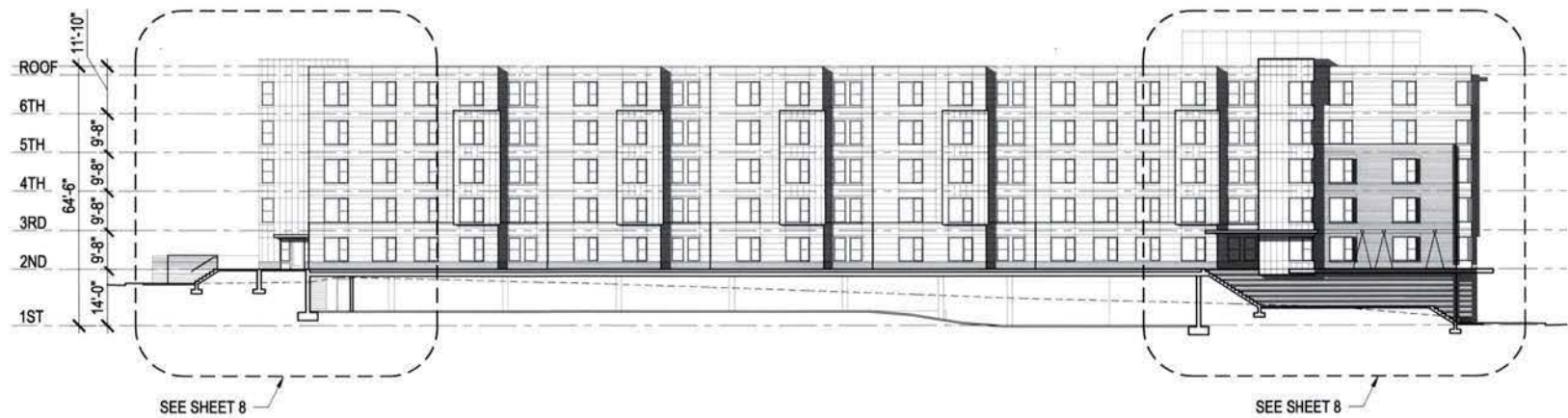


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WEST ELEVATION (4TH STREET)

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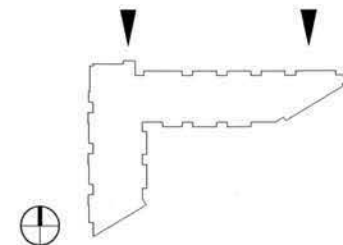
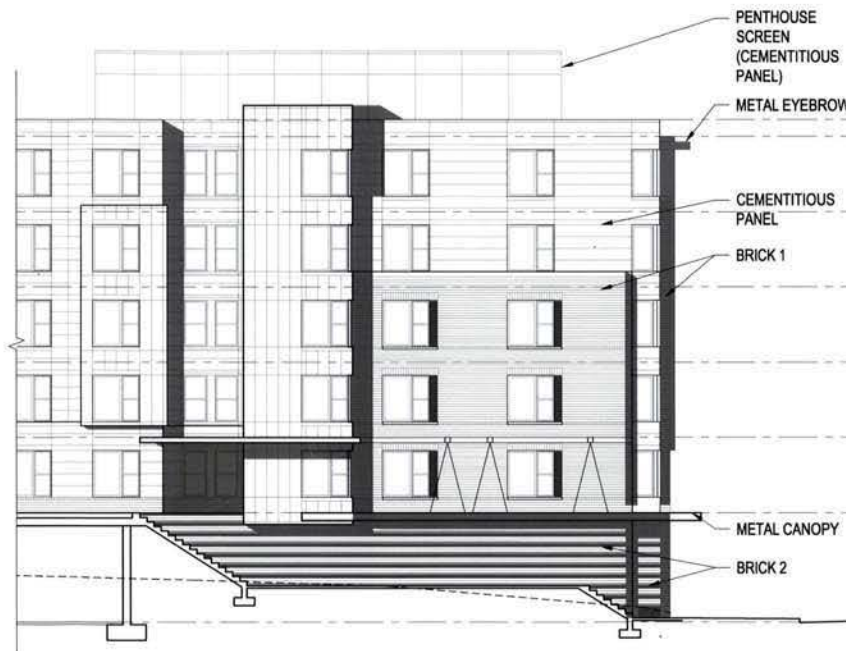
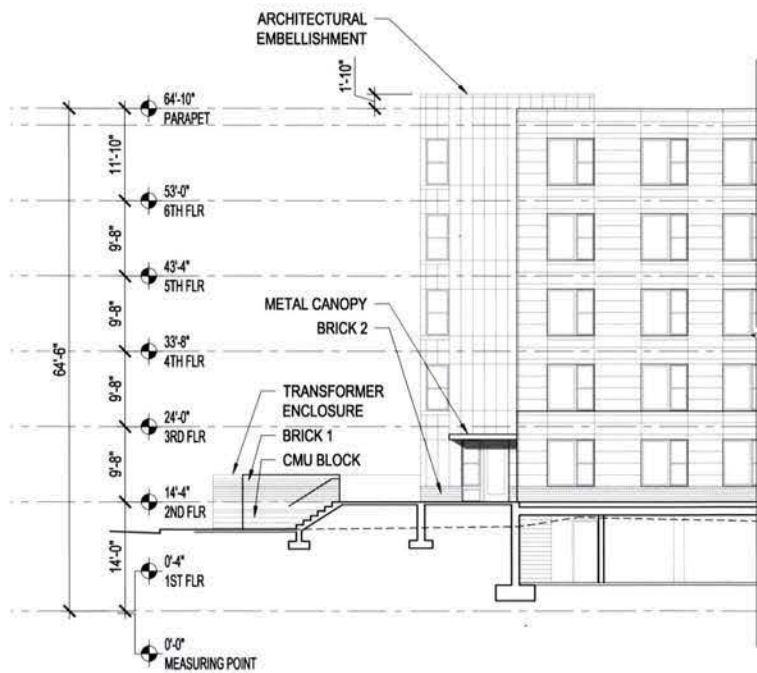
NORTH ELEVATION (FULL)

1" = 30'-0"

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0' 15' 30' 60'
SCALE: 1" = 30'

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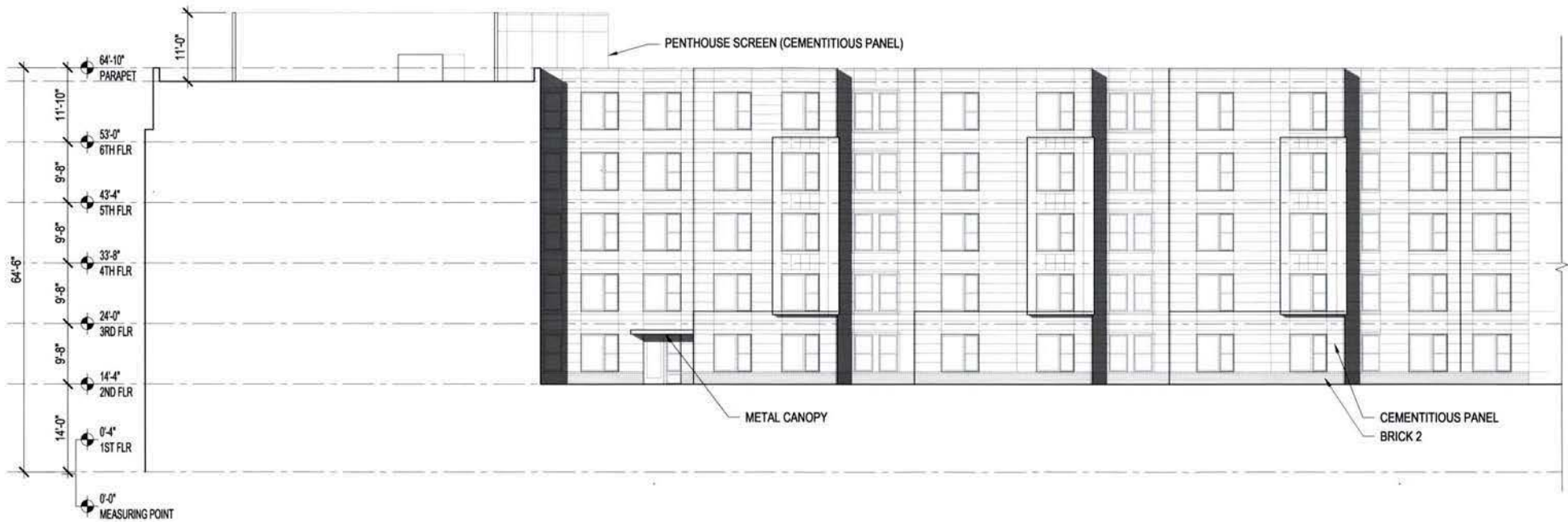
NORTH ELEVATION (PARTIAL)

1/16" = 1'-0"

2321 4TH STREET, NE

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

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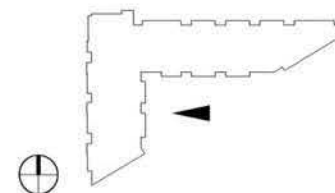
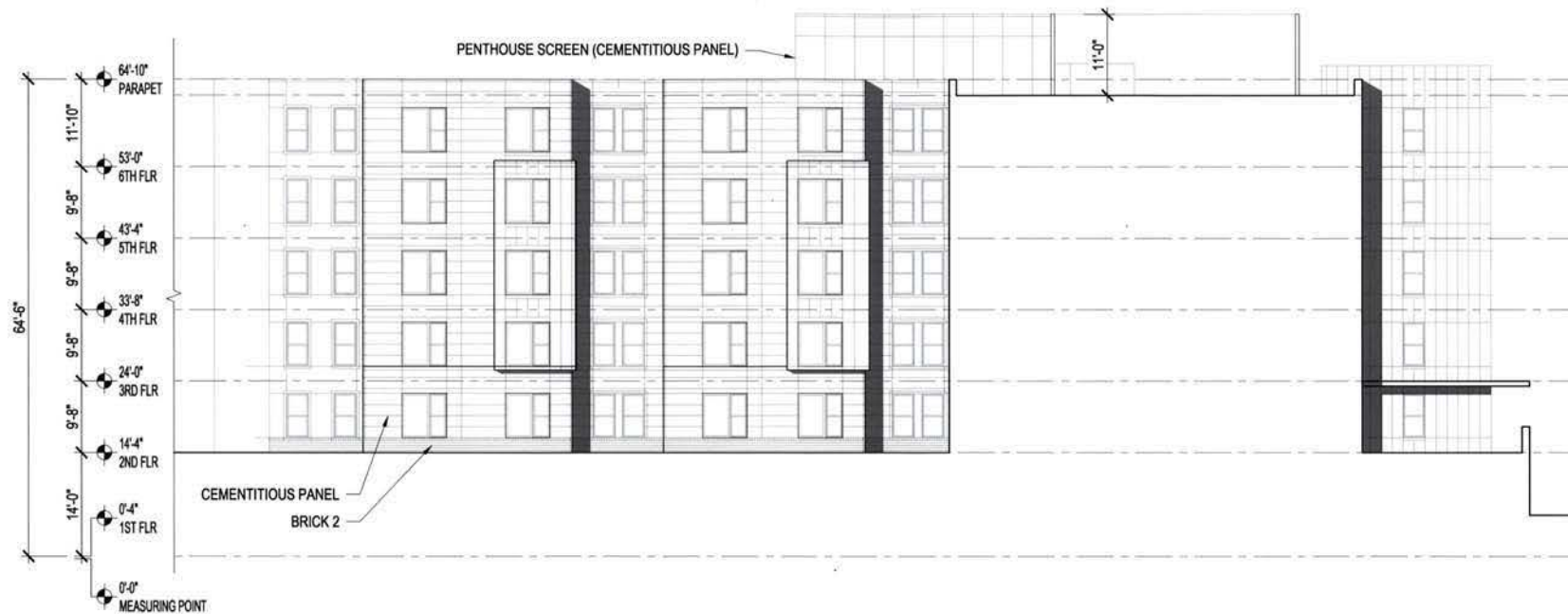
SOUTH ELEVATION (COURTYARD)

1/16" = 1'-0"

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

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WEST ELEVATION (COURTYARD)

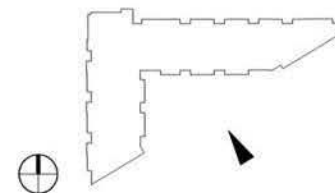
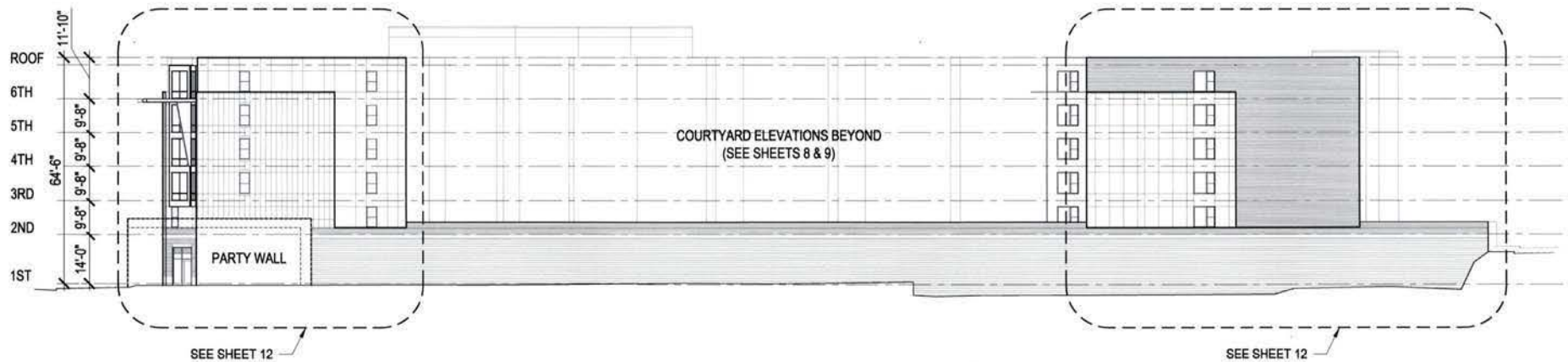
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1/16" = 1'-0"

0' 8' 16' 32' 10
SCALE: 1/16" = 1'-0"

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SOUTHEAST ELEVATION (FULL)

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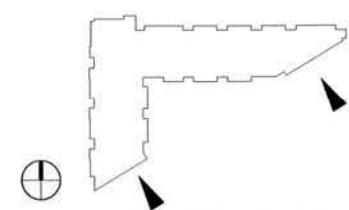
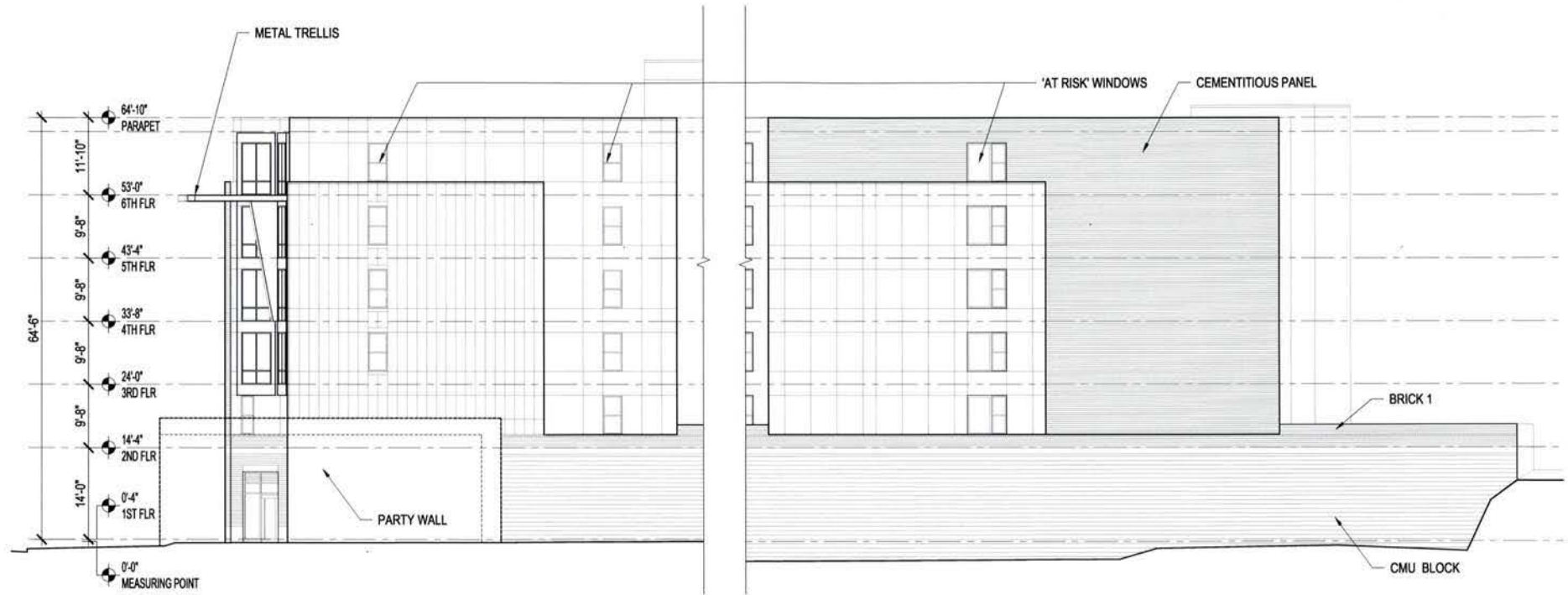
1" = 30'-0"

0' 15' 30' 60'

11

SCALE: 1" = 30'

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SOUTHEAST ELEVATION (PARTIAL)

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1/16" = 1'-0"

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

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