

2321 4TH STREET, NE

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2321 4th Street NE, Washington DC 20002 Square 3829 - Lot 0018 - Zoning District C-3-A				
	6/17/2013	Approved	Permitted/Required	Proposed
Lot Area		39,393.87 sf		39,393.87 sf
Lot Occupancy	80% with 12	96.72%	Relief approved per B2A order # 18372	78.50%
Gross Floor Area				
Proposed Total		154,242.8 sf		122,257.2 sf
Floor Area ratio				
Total	4.0	3.95	4.0	3.12
Building Height				
Max Height	65.0 ft	64.5 ft	65.0 ft	64.8 ft
Mechanical Penthouse				
Max Height	18.5 ft	11.0 ft	18.5 ft	11.0 ft
Rear Yard				
Min Width	12.0 ft	18.0 ft	12.0 ft	47.6 ft
Courts, Closets & Open				
Court A - North Court (Open)				
Min Width	17.0 ft	17.0 ft	15.0 ft	17.0 ft
Min Area	578.0 sf	5,071.5 sf	865.0 sf	4,160.7 sf
Court B - South Court (Closed)				
Min Width	17.0 ft	66.0 ft	15.0 ft	66.0 ft
Min Area	578.0 sf	7,545.0 sf	865.0 sf	7,488.0 sf
Court C - Southwest Court (Open)				
Min Width	12.0 ft	15.0 ft	12.0 ft	15.0 ft
Dwelling Units		155-160		116-121
Retail GSF		5,173.0 sf		5,096.0 sf
Parking Spaces				
Residential Min	1-2 units = 40	1-4 units = 40	Relief approved per B2A order # 18372	1-4 units = 29
Retail Min	1,000 GSF over 3,000 = 3 spaces	1,750 GSF over 3,000 = 3 spaces	Relief approved per B2A order # 18372	1,750 GSF over 3,000 = 3 spaces
Total	87	43		32
Loading				
Loading Berth Min	18' 5"	18' 30"	Relief approved per B2A order # 18372	18' 30"
Min Clear Height Req'd	14.0 ft	12.0 ft	Relief approved per B2A order # 18372	12.0 ft

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BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18567
EXHIBIT NO. 13

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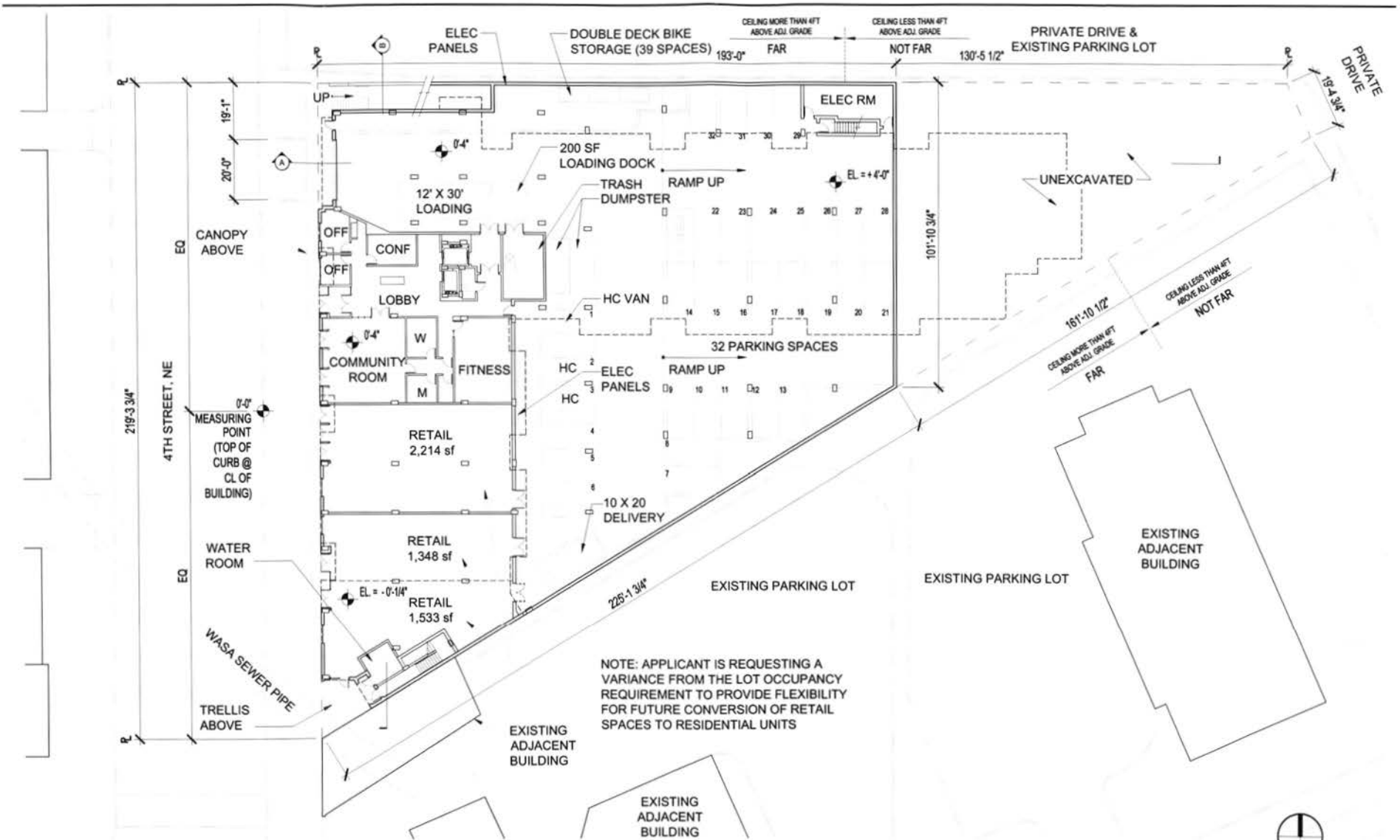
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COVER SHEET

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Board of Zoning Adjustment
District of Columbia
CASE NO. 18567
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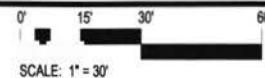
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SITE/ GROUND FLOOR

Scale: 1" = 30'-0"

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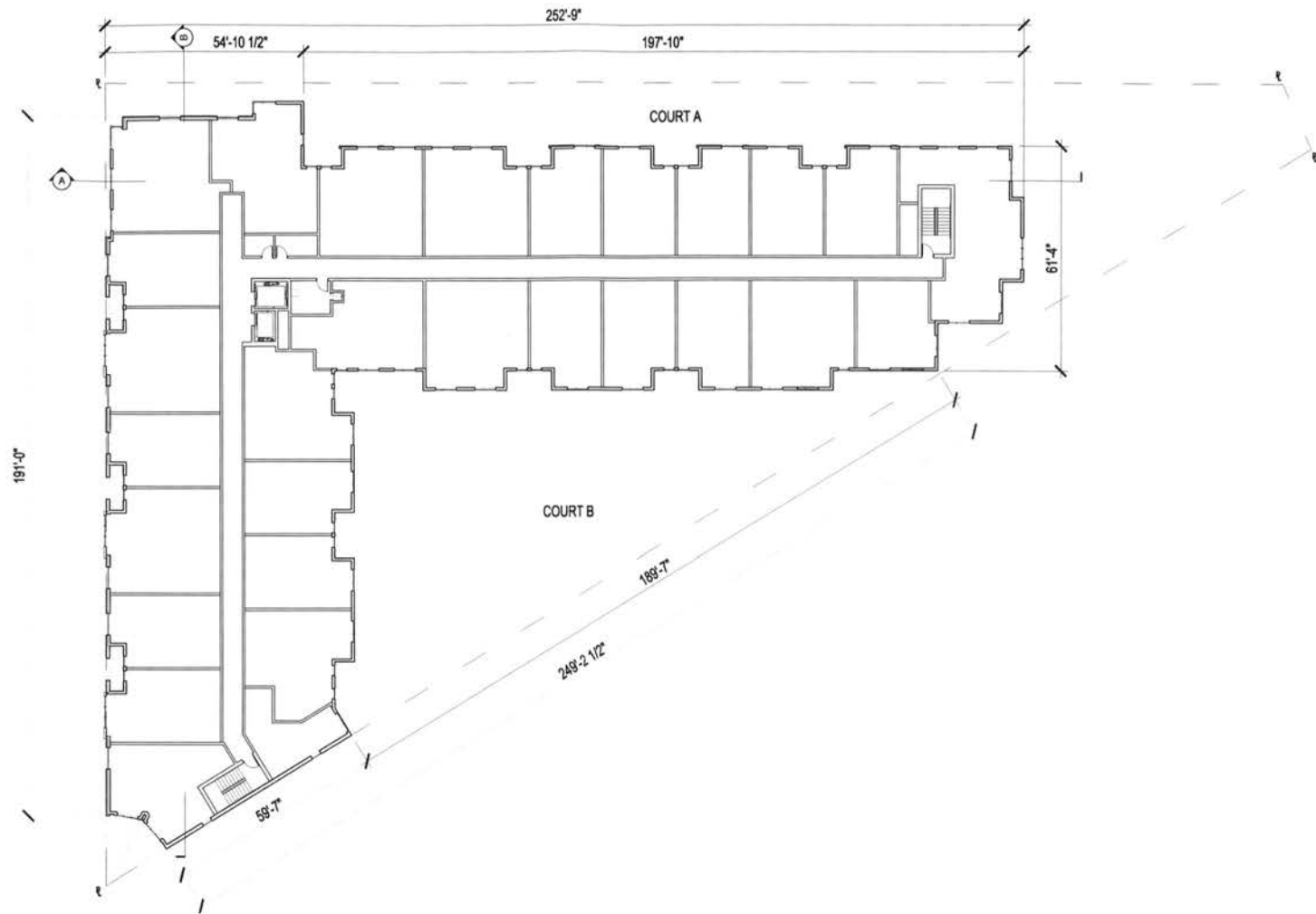


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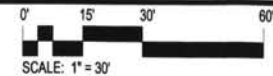


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TYPICAL FLOOR (2-5)

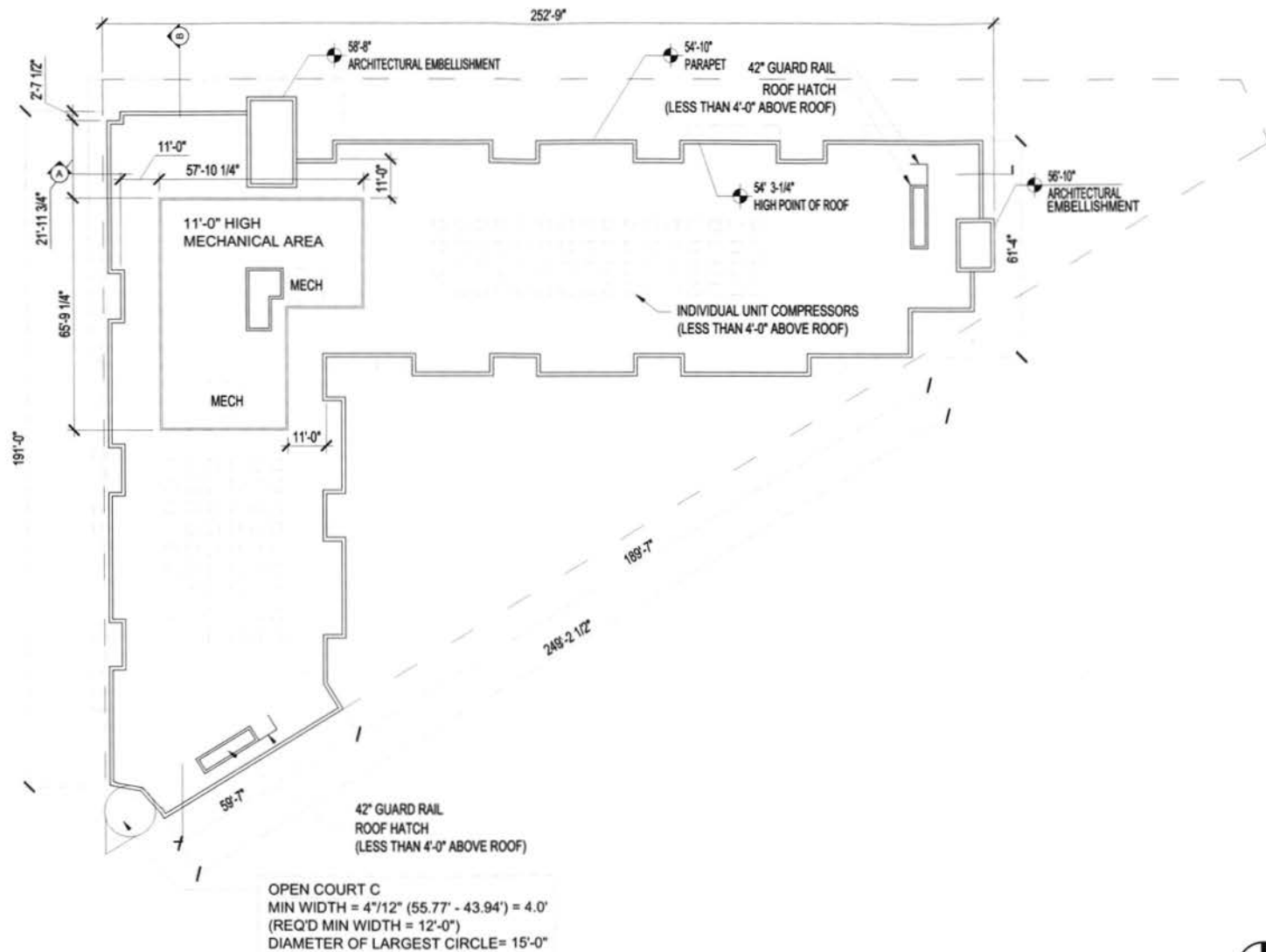
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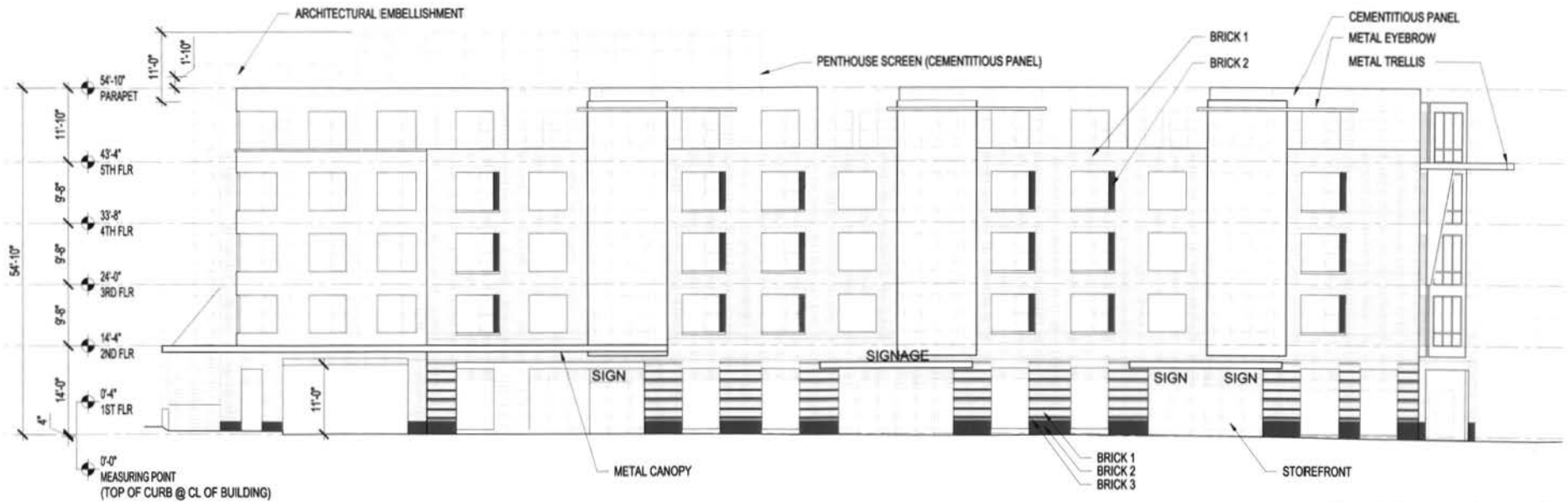
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ROOF PLAN

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WEST ELEVATION (4TH STREET)

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1/16" = 1'-0"

0' 8' 16' 32'

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

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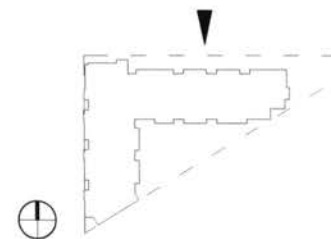
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NORTH ELEVATION (FULL)

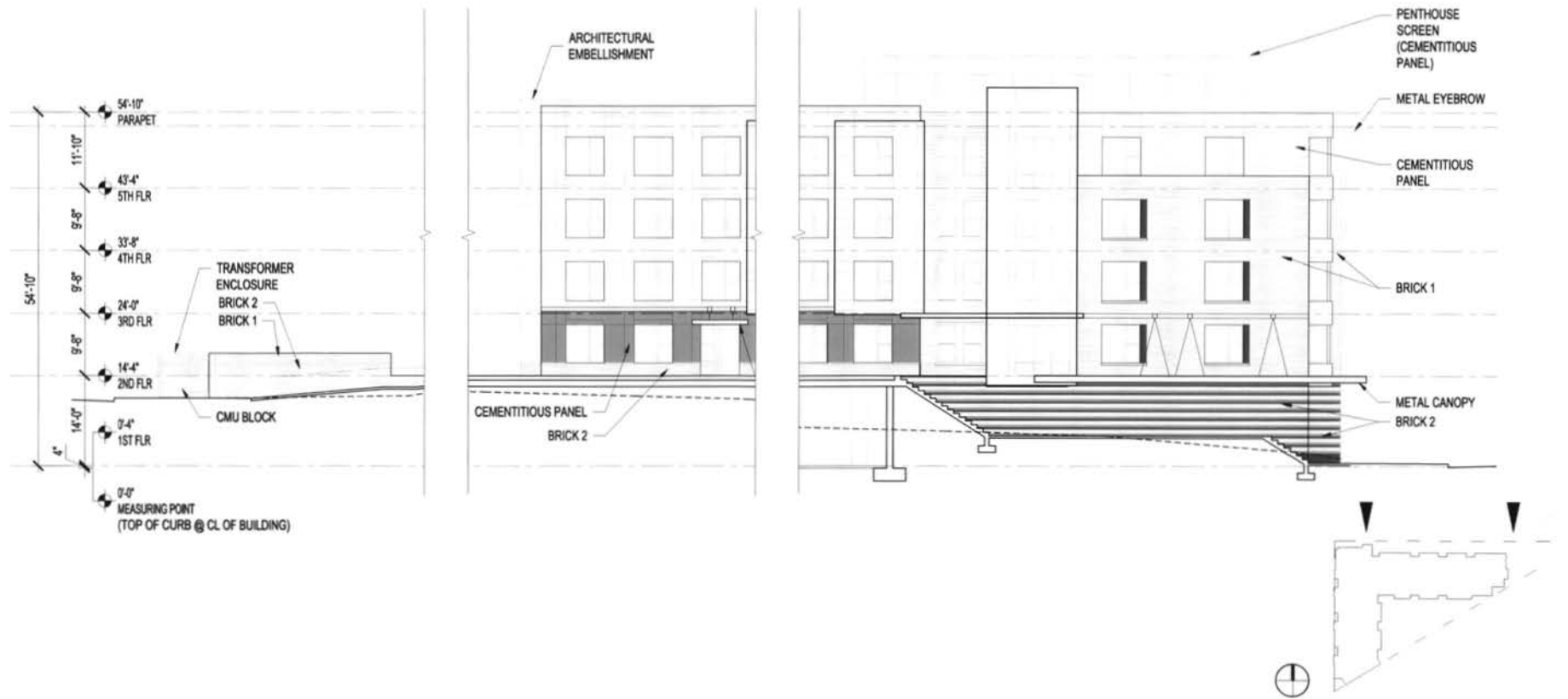
1" = 30'-0"

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



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NORTH ELEVATION (PARTIAL)

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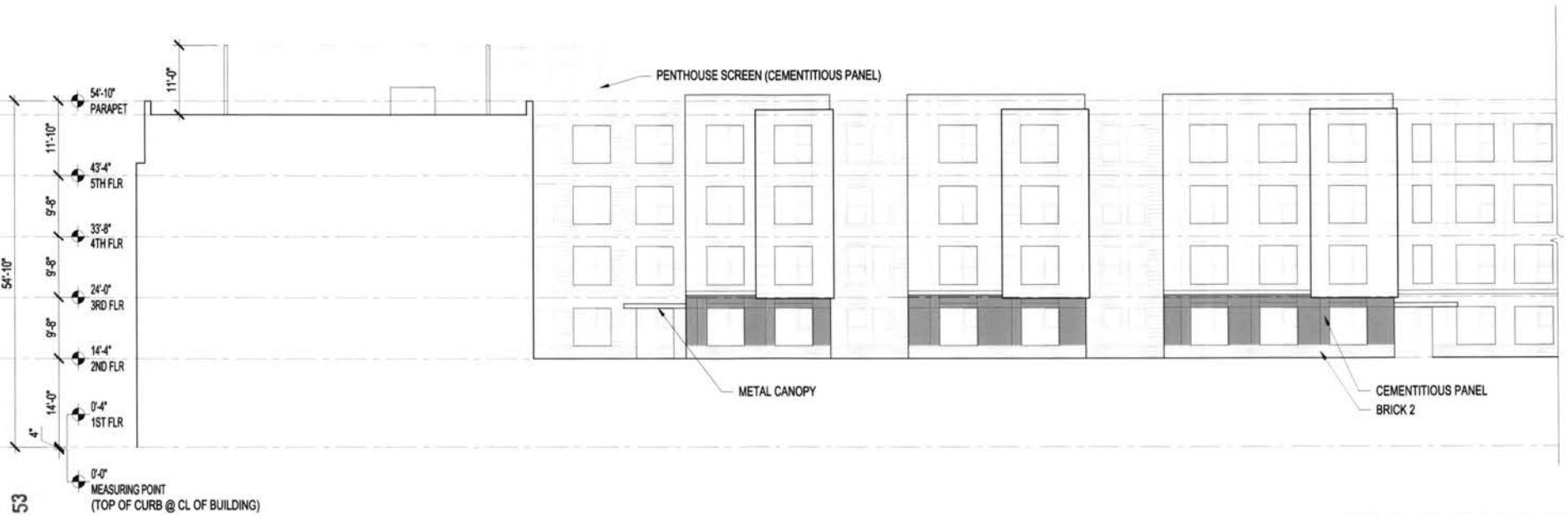
1/16" = 1'-0"

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

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SOUTH ELEVATION (COURTYARD)

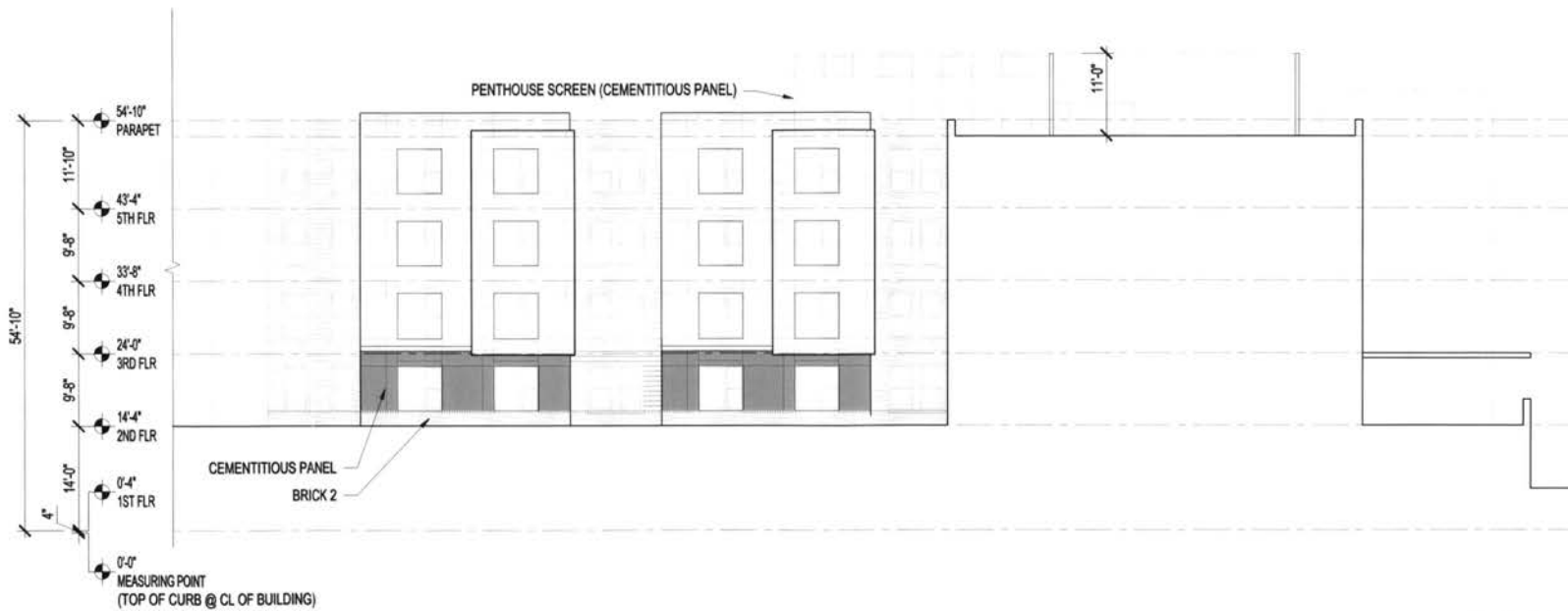
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1/16" = 1'-0"

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

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WEST ELEVATION (COURTYARD)

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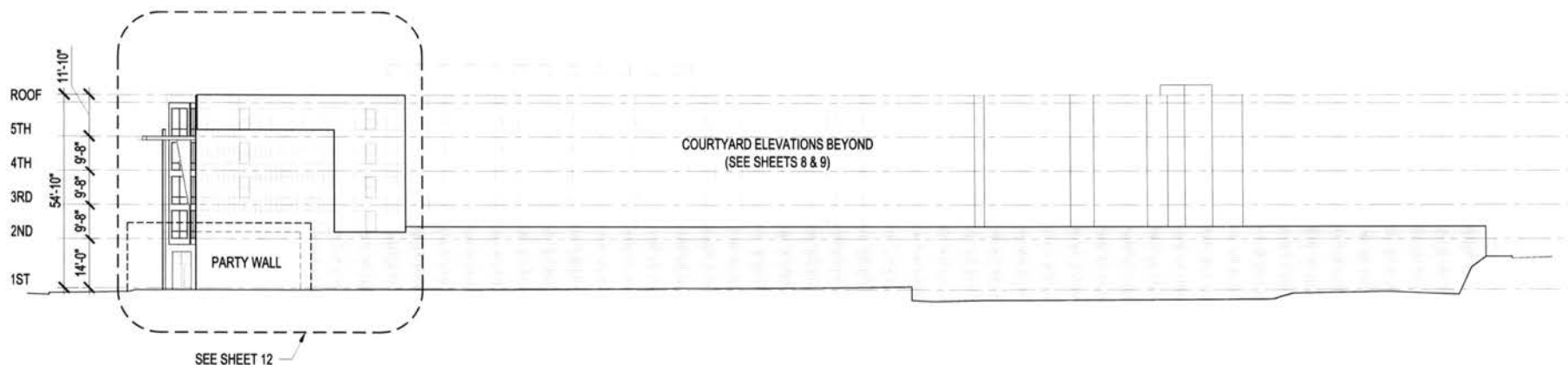
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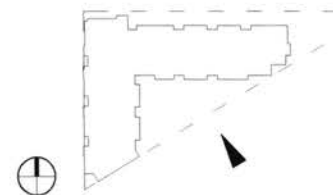


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SOUTHEAST ELEVATION (FULL)

1" = 30'-0"

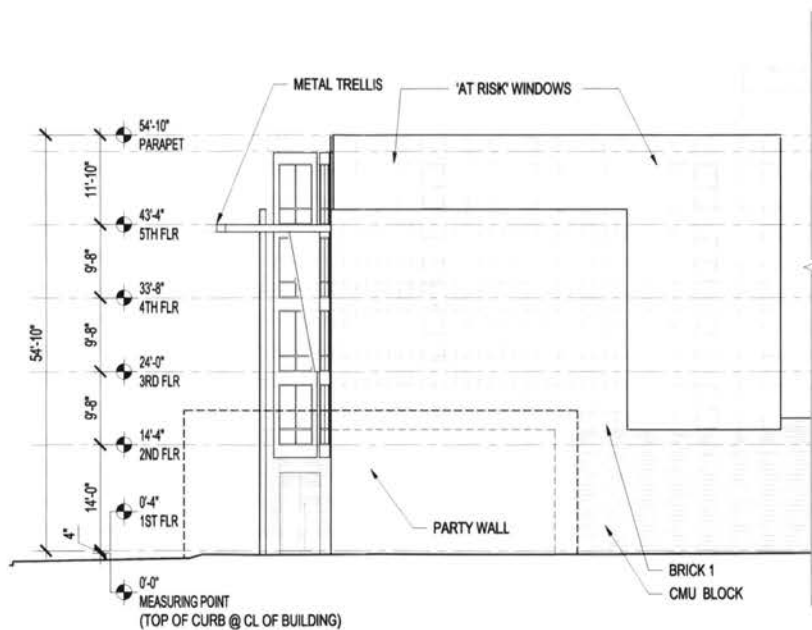


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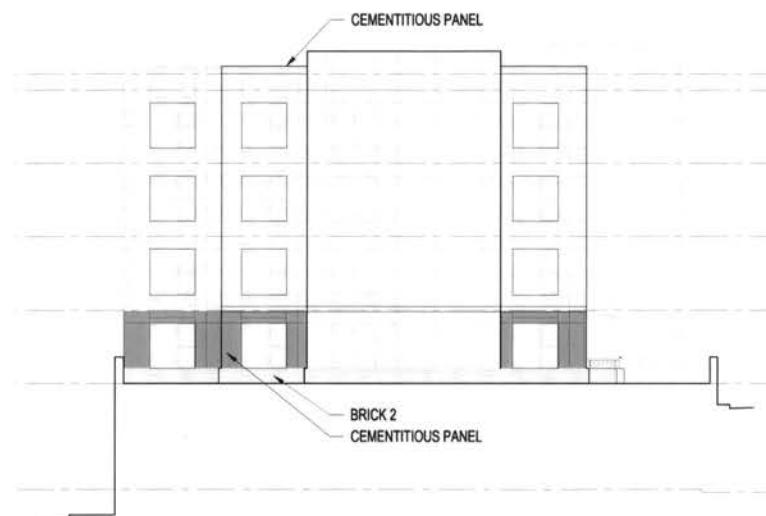
0' 15' 30' 60'
SCALE: 1" = 30'

11

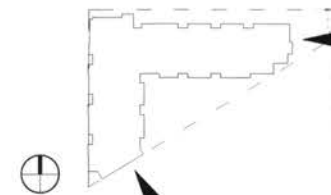
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1 SOUTHEAST ELEVATION (PARTIAL)



2 EAST ELEVATION (PARTIAL)



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SOUTHEAST ELEVATION (PARTIAL) & EAST ELEVATION

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1/16" = 1'-0"

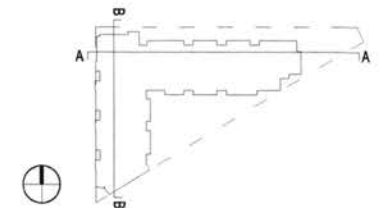
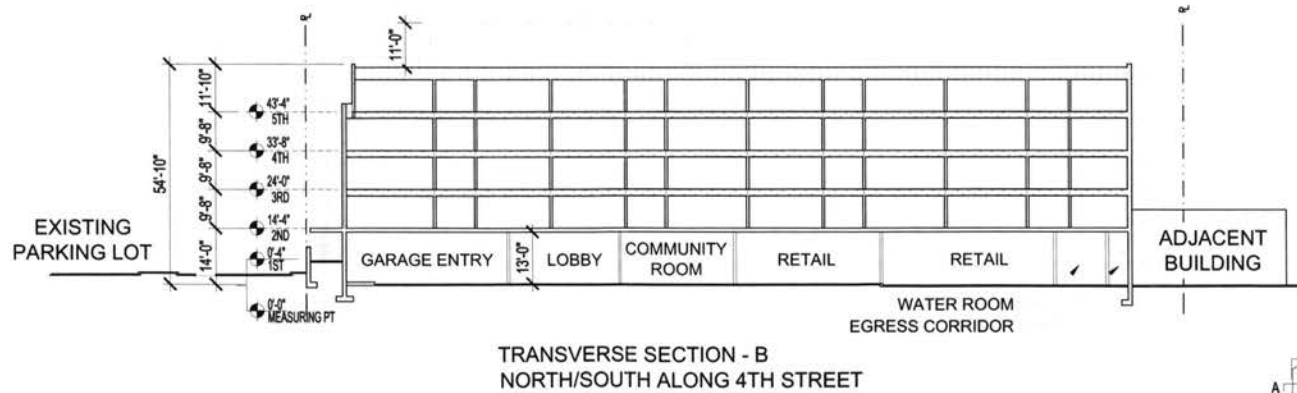
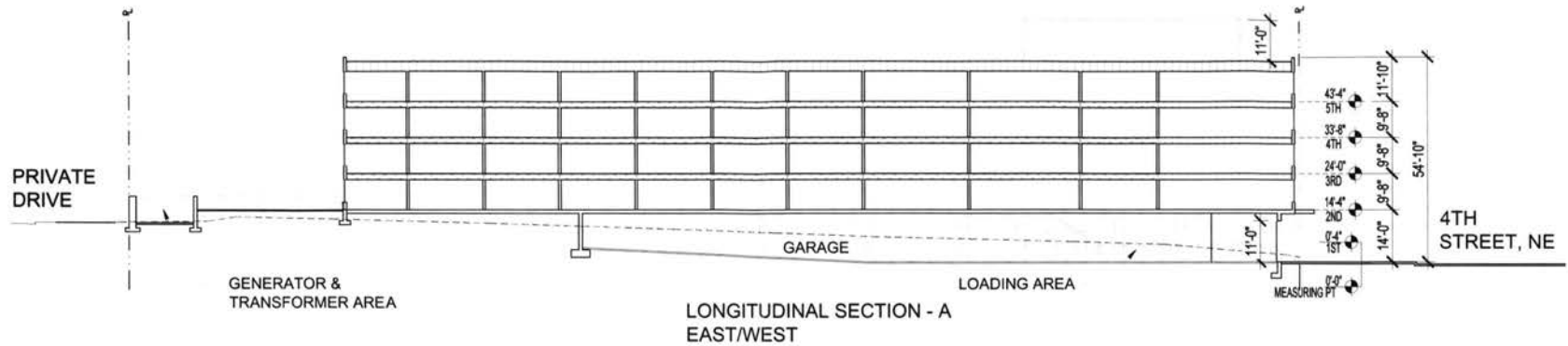
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12

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

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BUILDING SECTIONS

Scale: 1" = 30'-0"

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

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