BZA SUBMITTAL SET

NOVEMBER 10, 2003

THE WILSON - 2412 17TH STREET, NW WASHINGTON, DC

Rehab of Existing 2-Story Residential Building W/Basement and Construction of New 2-Story Addition

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ZONING DATA	ALLOWED / REQUIRED	EXISTING	PROPOSED
ZONE : R-5B			
LOT AREA : 7113 SF			
LOT OCCUPANCY:	60%	65%	79% *(VARIANCE REQ'D)*
HEIGHT:	50' + Roof Structure	28'	50' + 9' Roof Structure
FAR:	1.8	1.79	2.97 *(VARIANCE REQ'D)*
REAR YARD:	4"/Ft of Ht - 15' minimum	18'-6"	15'-0"
PARKING:	None existing - None Req'd	0 Spaces	5 Spaces
LOADING BERTH:	< 50 Units - None Req'd	N/A	N/A
GROSS FLOOR AREA:	12,803 GSF	12,726 GSF	21,108 GSF
Cellar		3,538 GSF	628 GSF (15% of 4,184 SF)
First		4,594 GSF	5,120 GSF
Second		4,594 GSF	5,120 GSF
Third		-	5,120 GSF
Fourth		-	5,120 GSF

#12

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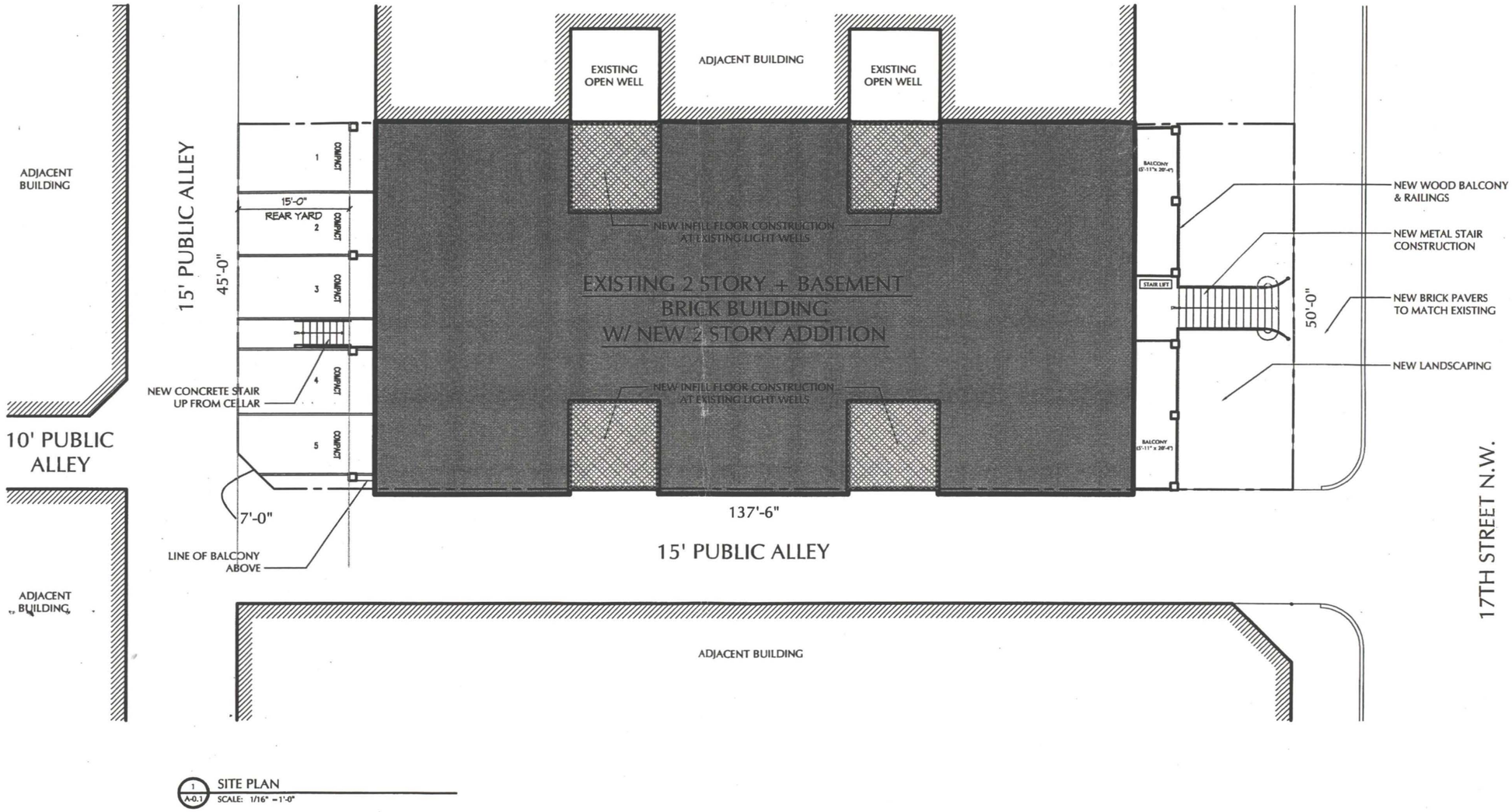
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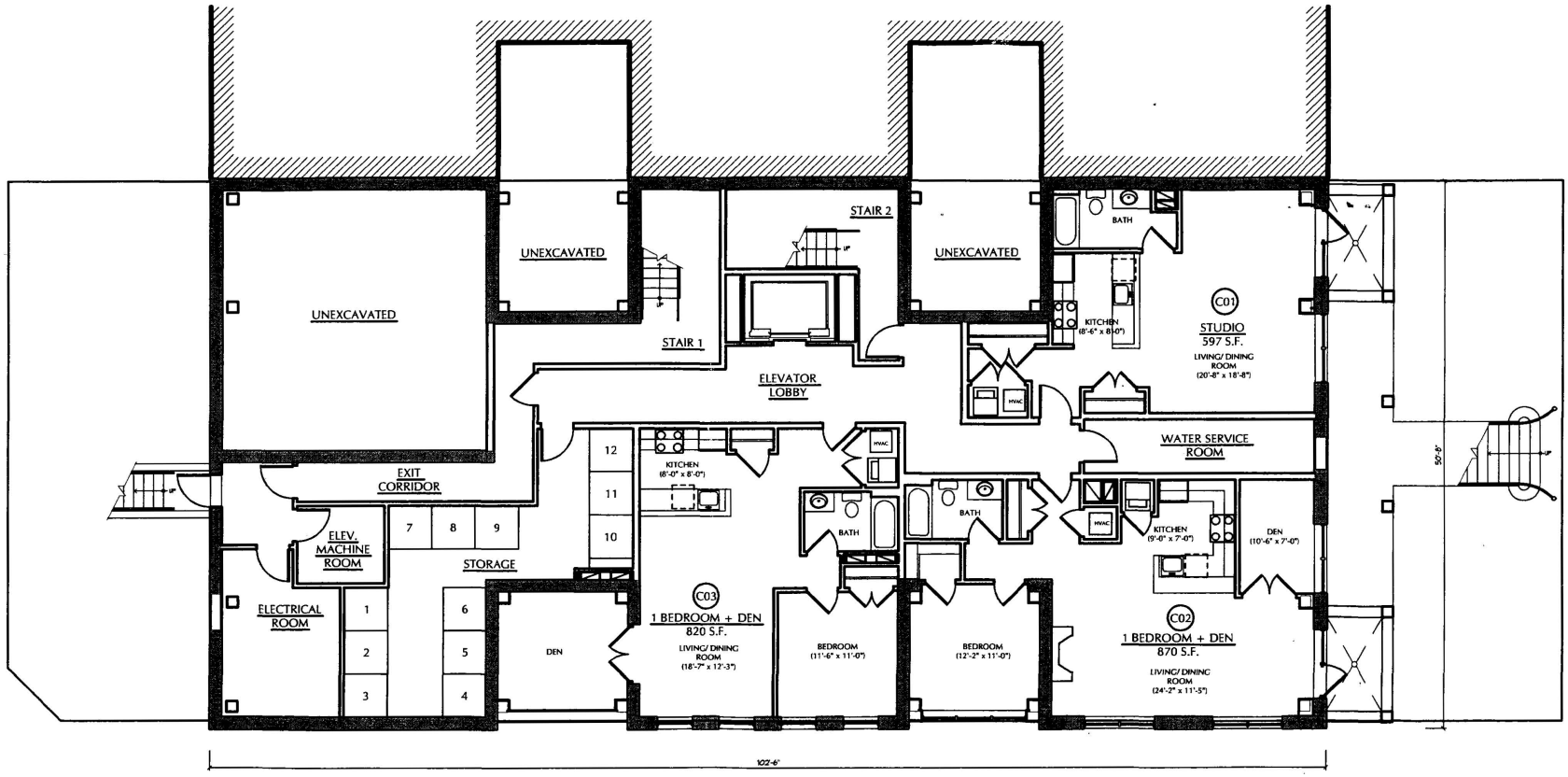
Board of Zoning Adjustment
District of Columbia
CASE NO. 17111
EXHIBIT NO. 12



1 / A-0.1 SITE PLAN
SCALE: 1/16" = 1'-0"

SITE PLAN

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1 / A-1.0 CELLAR PLAN
SCALE: 3/32" = 1'-0"

NOTE: 85% OF CELLAR LEVEL AREA HAS CEILING LESS THAN 48" ABOVE GRADE.

REMAINING 15% OF CELLAR IS COUNTED IN FAR GSF.

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CELLAR PLAN

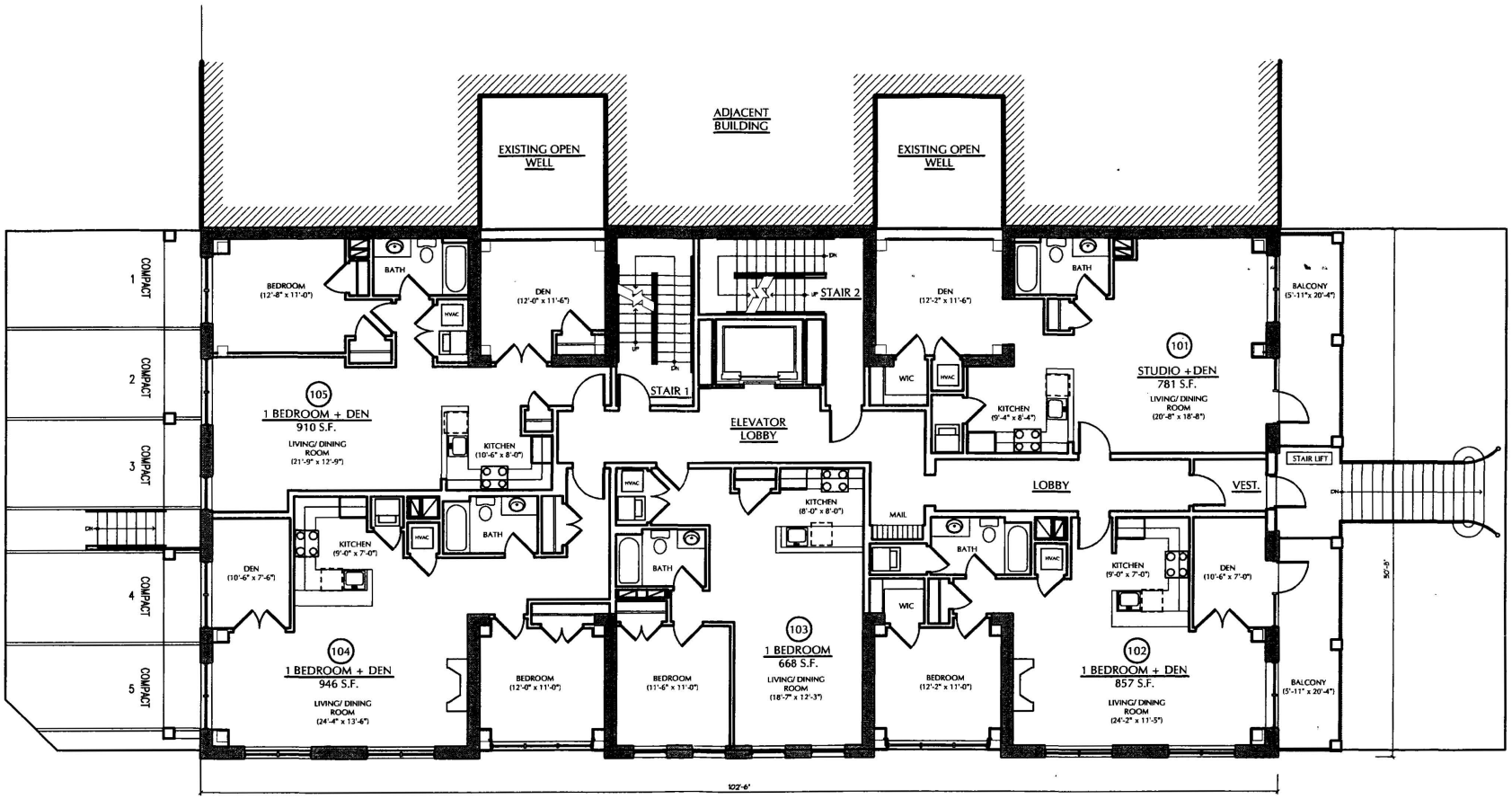
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A-1.0



1 / A-1.1 FIRST FLOOR PLAN
SCALE: 3/32" = 1'-0"

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FIRST FLOOR PLAN

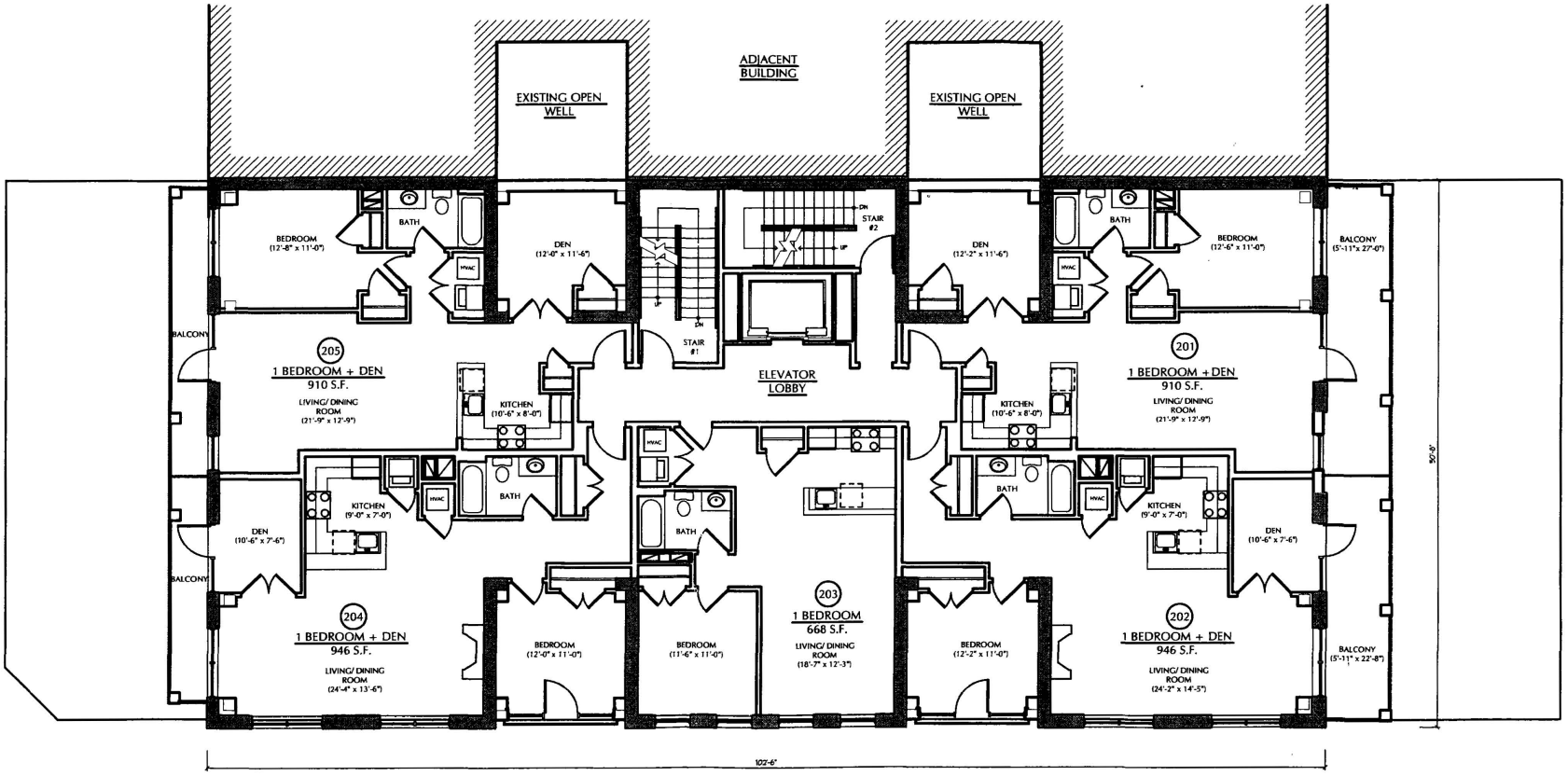
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A-1.1



1 A-1.2 SECOND FLOOR PLAN
SCALE: 3/32" = 1'-0"

N

SECOND FLOOR PLAN

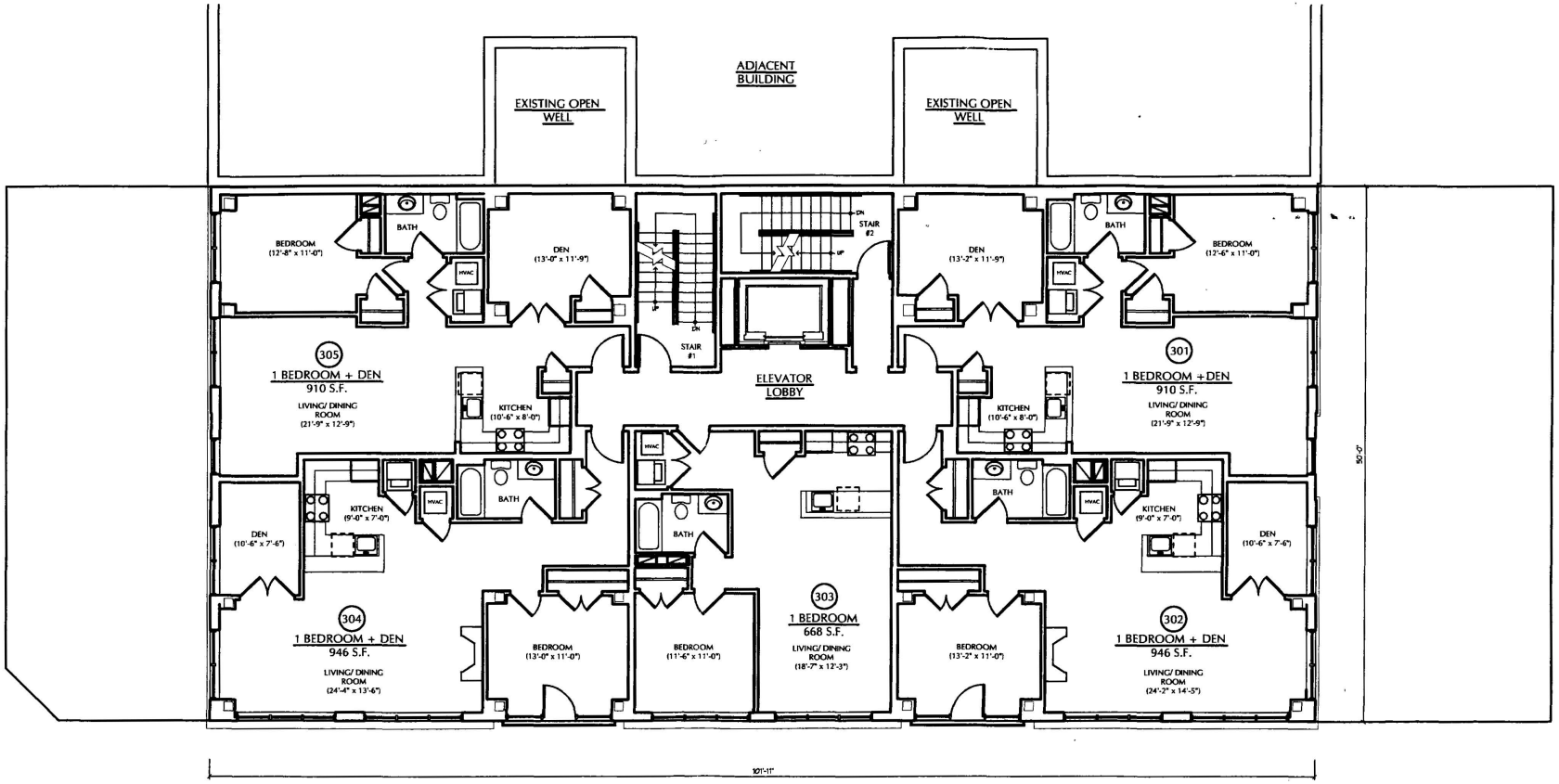
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1 / A-1.3 THIRD FLOOR PLAN
SCALE: 3/32" = 1'-0"

THIRD FLOOR PLAN

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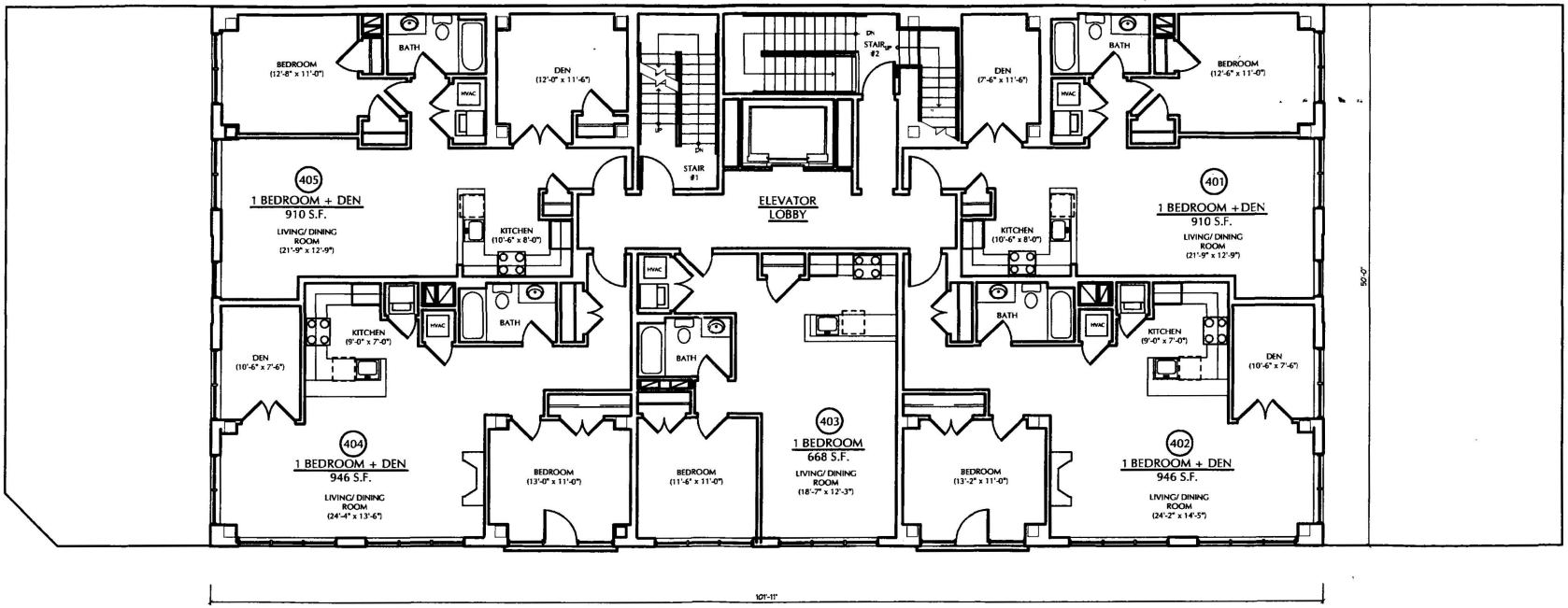
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A-1.3

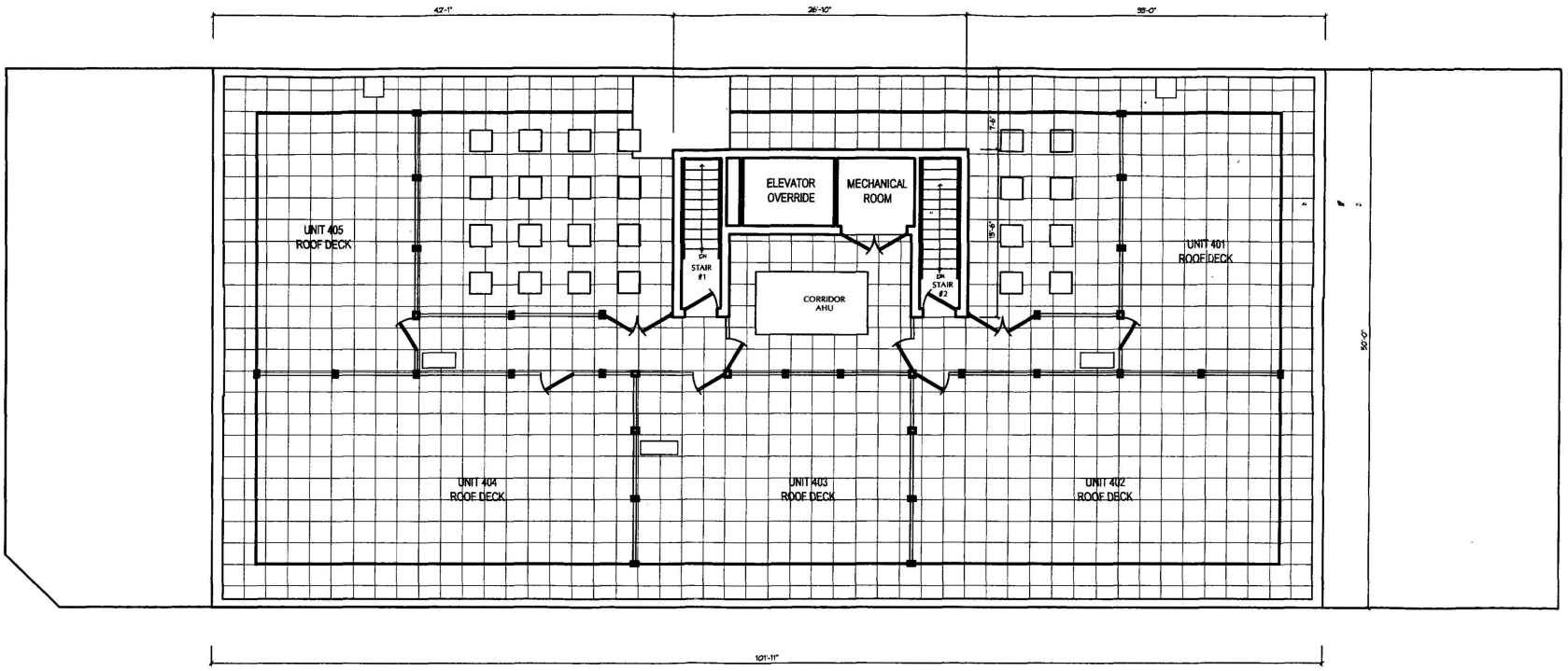


1 A-1.4 FOURTH FLOOR PLAN
SCALE: 3/32" = 1'-0"

N

FOURTH FLOOR PLAN

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1 A-1.5 ROOF PLAN
SCALE: 3/32" = 1'-0"

N

ROOF PLAN

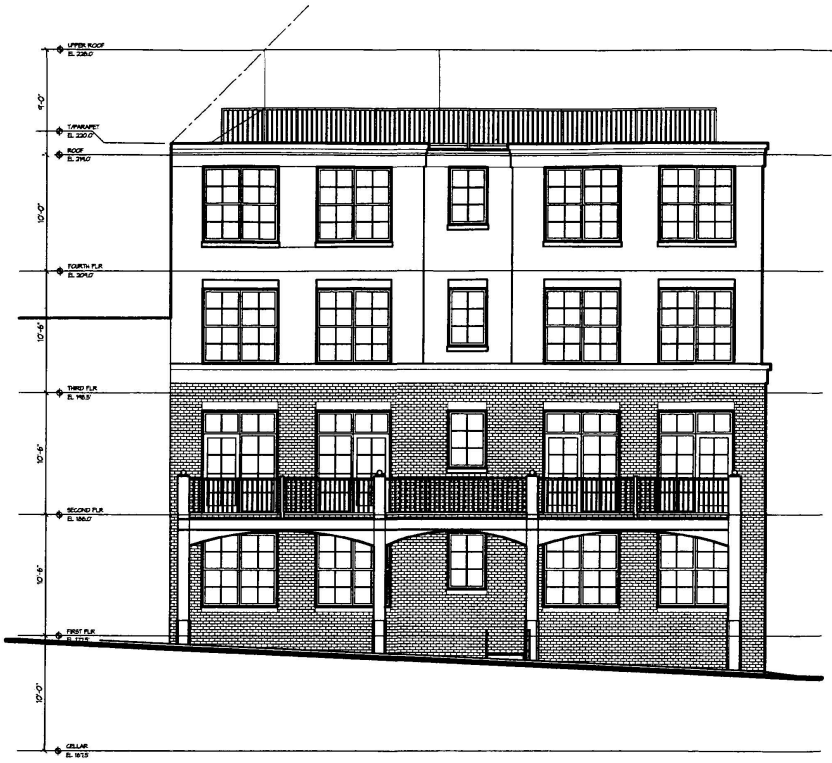
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A-1.5



2 A-2.1 WEST (ALLEY) ELEVATION
SCALE: 3/32" = 1'-0"



1 A-2.1 EAST (17TH STREET) ELEVATION
SCALE: 3/32" = 1'-0"

EAST & WEST ELEVATIONS

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A-2.1



1 A-2.2 SOUTH (ALLEY) ELEVATION
SCALE: 3/32" = 1'-0"

SOUTH ELEVATION

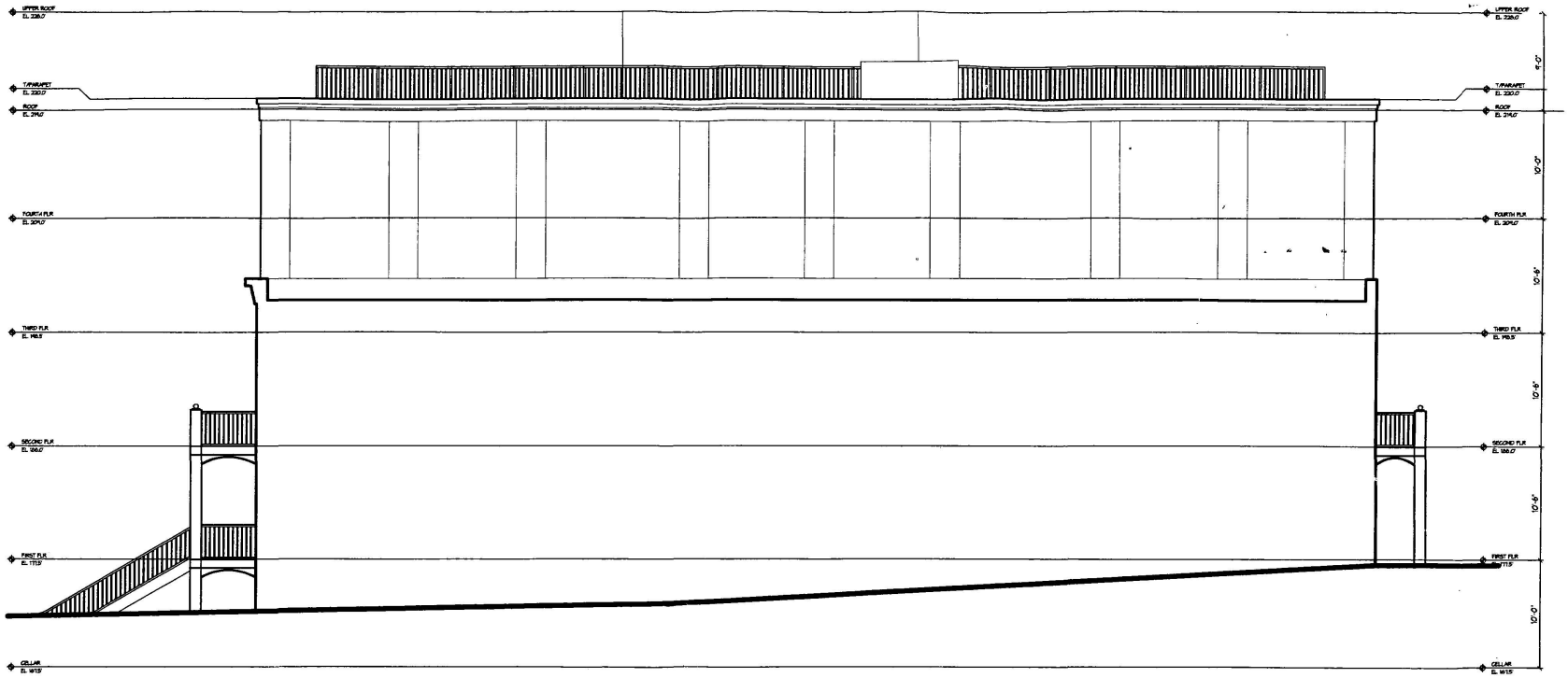
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1 A-2.3 NORTH ELEVATION
SCALE: 3/32" = 1'-0"

NORTH ELEVATION

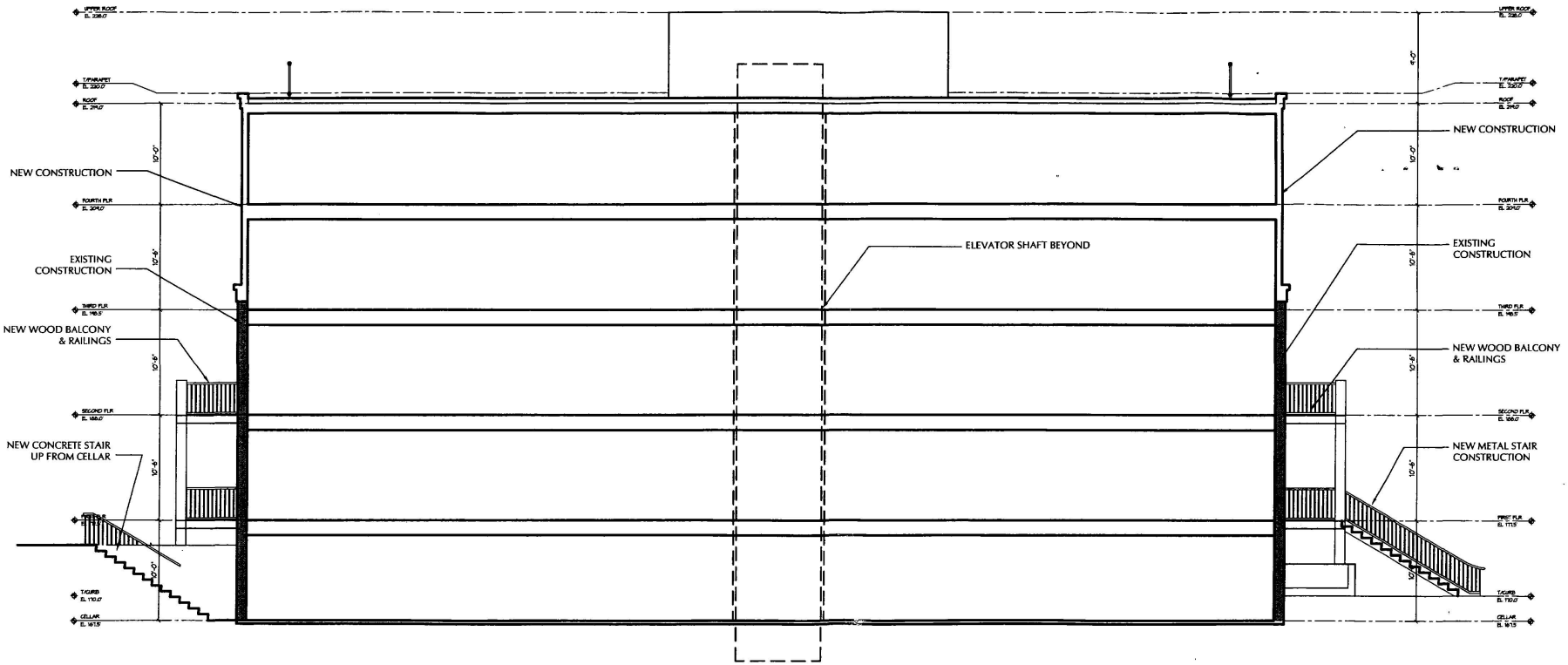
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1 / A-2.4 LONGITUDINAL SECTION
SCALE: 3/32" = 1'-0"

LONGITUDINAL SECTION
SCALE: 3/32" = 1'-0"

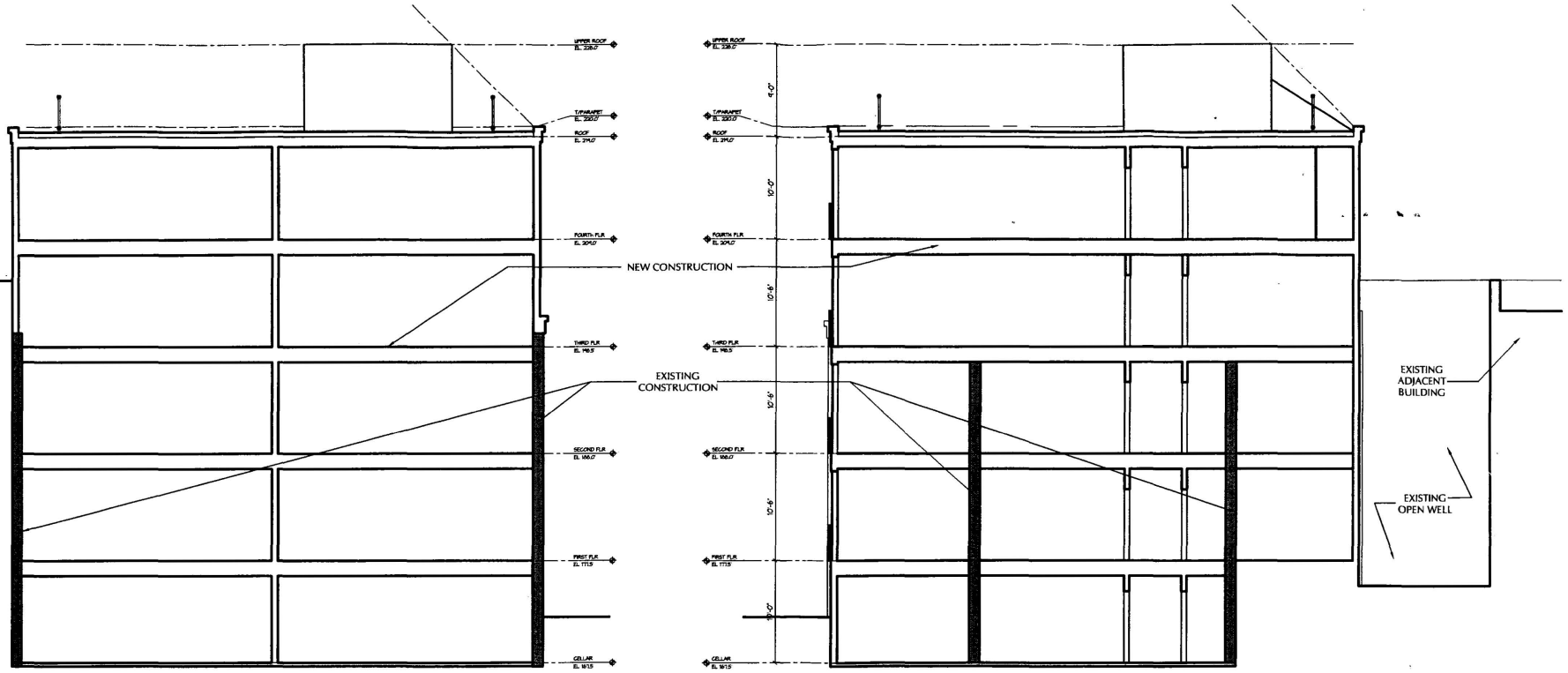
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A-2.4



1 A-2.5 TRANSVERSE SECTION
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1 A-2.5 TRANSVERSE SECTION
SCALE: 3/32" = 1'-0"

TRANSVERSE SECTION
SCALE: 3/32" = 1'-0"

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