PROJECT NARRATIVE:

This project is proposing to convert an existing 1-Story Commercial Structure into a 2-Story 14-unit Multi-Family Residence over a cellar with a penthouse above. Full Mechanical, Electrical, Plumbing, & Underpinning Scope to be included.

ZONING INFO

Address:	3309 12TH ST NE WASHINGTON DC 20018
SSL:	3930 0044
Zoning:	MU-3A
Historic District:	-
Lot Area:	4650 SF
Lot Width :	46.5 FT
ANC:	5B

	EXISTING	ALLOWED/REQ.	PROPOSED
Land Use:	Commercial 1-Story		14-Unit Multi-Family
# of Stories:	1 + Cellar	3 MAX	2+Cellar+PHouse
Rear Yard:	18 FT 2 IN	20 FT MIN	18 FT 2 IN
Side Yard:	-	2"/FT OF HT	8 FT 8 IN
Building Height:	16 FT	40 FT MAX	29.3 FT
FAR:	.7	1.2 (w/ IZ bonus)	1.2 [5574]
Lot Occupancy:	71% [3288 SF]	60% [2790 SF]	60% [2787 SF]
Gross Building Area:	3288 SF	-	5574 SF
Parking:	1 Spaces	2 Spaces	0 Spaces

ATH   T2

BZA01
COVER SHEET

06/04/24
3309 12TH ST NE
3309 12th Street Holdings LLC
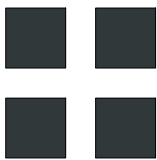
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FRONT FACADE

EXISTING PARKING SPACE

ATH T2

BZA02

EXISTING PHOTOS

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18' - 2"

REAR YARD

46' - 6"

LOT WIDTH

51' - 8 7/8"

BLDG LENGTH @ SHORTEST

100' - 0"

LOT LENGTH

79' - 10"

BUILDING LENGTH

3309 12TH ST NE
1-STORY SMALL STORE
SSL: 3930   0044

31' - 3"

BLDG WIDTH @ SHORTEST

15' - 3"

CLOSED COURT

28' - 1 1/4"

2' - 0"

FRONT YARD

EXISTING 15.9" GINGKO
STREET TREE TO REMAIN

EXISTING CURB CUT
TO BE CLOSED
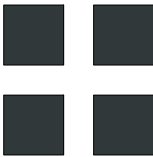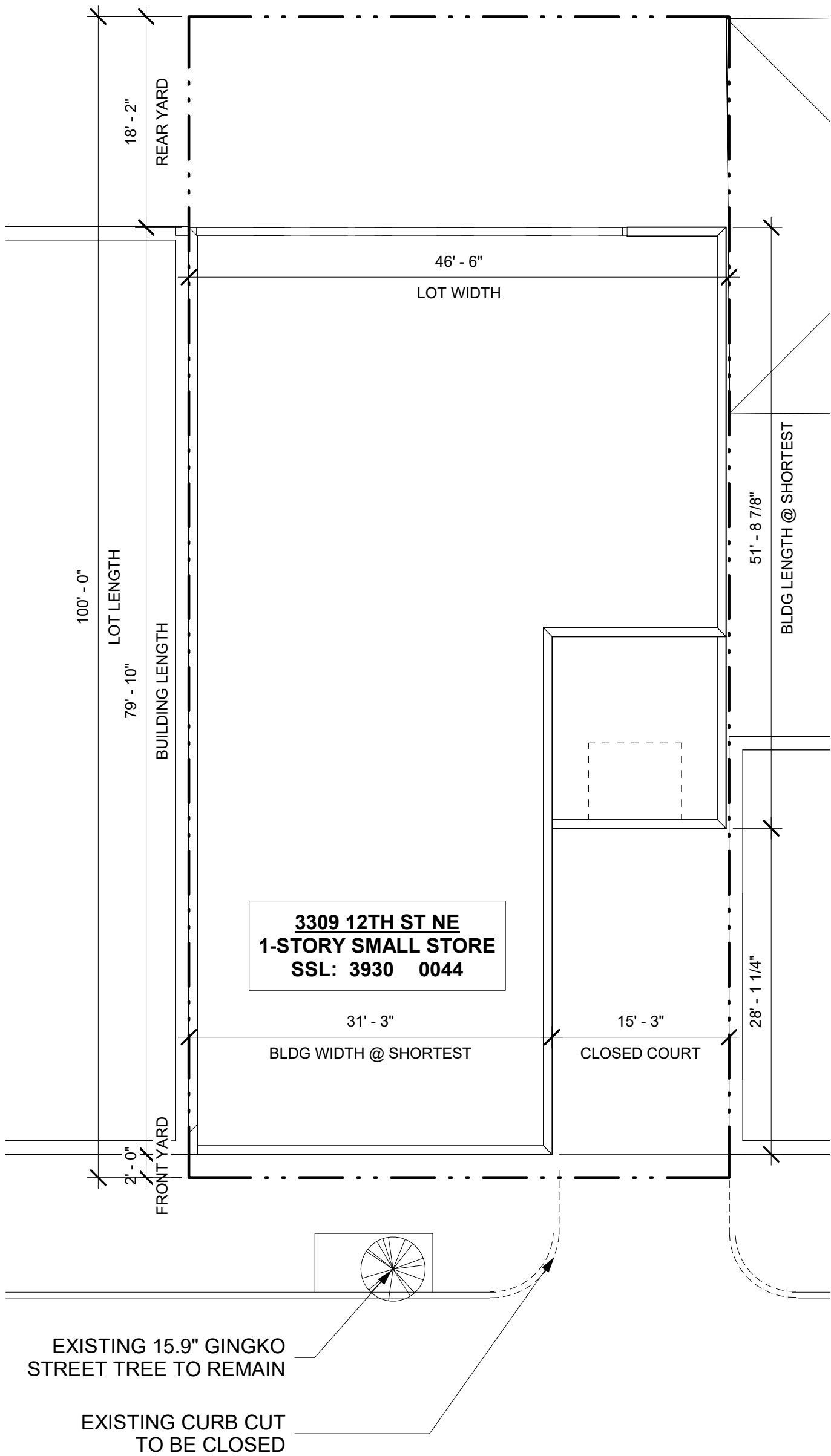
1   **SITE PLAN - EXISTING - BZA**
A201 | BZA03   1" = 10'-0"

ATH   T2

BZA03
SITE PLAN - EXISTING

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DESIGN GROUP

46' - 6"

LOT WIDTH

8' - 4 7/8"

SIDE YARD

U RACK (2 SHORT TERM BICYCLE SPACES)

18' - 1 1/2"

REAR YARD

1
C201

DN

DN

100' - 0"

LOT LENGTH

78' - 1"

BUILDING LENGTH

0.25

0.25

0.25

0.25

3309 12TH ST NE
3-STORY 14-UNIT BLDG
SSL: 3930   0044

0.25

0.25

DN

0.25

DN

3 - 9 1/2"

FRONT YARD
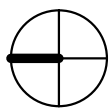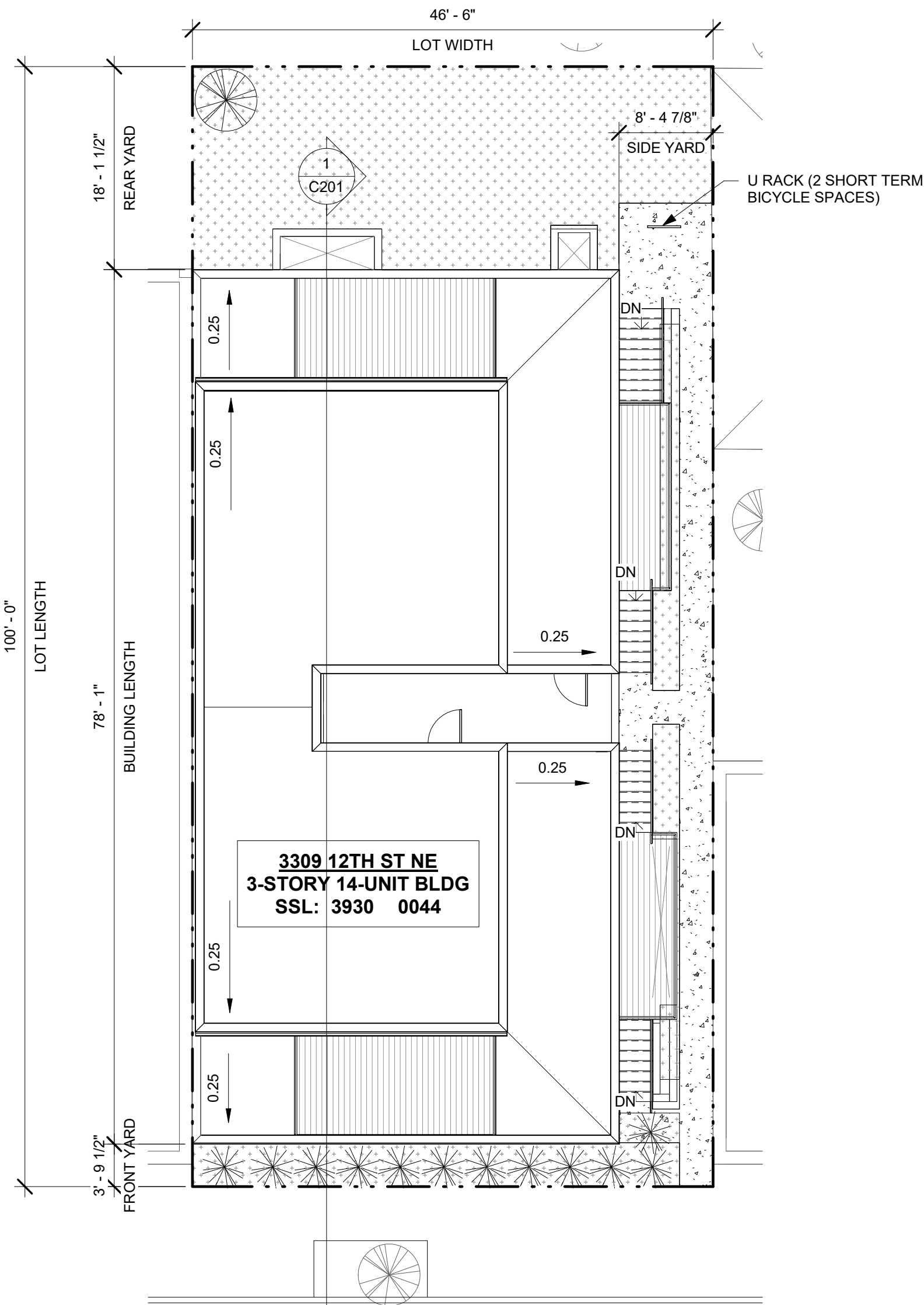
1   **SITE PLAN - PROPOSED - BZA**

A201 | BZA04   1" = 10'-0"

Floor Plan Labels and Dimensions

Top dimension strings:
9' - 6 1/2" | 2' - 0" | 10' - 5" | 12' - 9 1/8"
4' - 0 1/8"

Left-side dimension strings (top to bottom):
10' - 4 7/8"
2' - 0"
4' - 6"
2' - 0"
12' - 1 1/2"
11' - 2 5/8"
2' - 0"
4' - 6"
4' - 6"
2' - 0"
11' - 1 1/4"

Right-side dimension strings (top to bottom):
17' - 7 7/8"
15' - 5"
6' - 3 7/8"
7' - 8 1/4"
3' - 5"
6' - 0"
13' - 6 3/8"

Interior labels and dimensions:

11' - 0"
3' - 0"

W | AHU | REF. | DW

UNIT 1
689 GSF

UP
5' - 9 1/8"

W | AHU | REF. | DW
5' - 9 1/8"

3' - 4"

UNIT 3
685 GSF

8' - 8 5/8"

9' - 7 3/4" | 2' - 0" | 10' - 3 1/8" | 13' - 0"

9' - 7 3/4" | 13' - 4 1/8" | 2' - 0" | 9' - 11"

3' - 0"

2' - 0"

7' - 8 1/4"

UNIT 2
667 GSF

AHU | W

DW | REF.

REF. | DW

W | AHU

6' - 0 7/8"

2' - 4 3/8"

3' - 2"

UNIT 1
689 GSF

11' - 1 1/4"

3' - 6"

8' - 6 3/8"

UP

Bottom dimension string:
8' - 11" | 12' - 6 7/8" | 2' - 0" | 10' - 4 3/4"

Title Block

1 — **00 CELLAR - BZA**
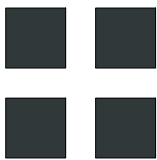A201 | BZA05 | 3/16" = 1'-0"

ATH   T2

BZA05
PROPOSED CELLAR

05/24/22
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UNIT 8
699 GSF

UNIT 7
624 GSF

UNIT 6
624 GSF

UNIT 5
699 GSF

AHU

W   AHU

W   AHU

W   AHU

DW

DW

DW

DW

REF.

REF.

REF.

REF.

UP

UP

DN

DN

18R @ 6 1/4"

17R @ 6 5/8"

9R @ 6 3/4"

9R @ 6 7/8"

Dimensions (top): 10' - 0" | 2' - 0" | 10' - 0" | 13' - 2 1/8" | 8' - 4 7/8"

Dimensions (bottom): 10' - 0" | 2' - 0" | 10' - 0" | 13' - 2 1/8"

3' - 0"

3' - 5 1/2"

3' - 9 1/2"

3' - 0"

3' - 9 1/2"

2' - 8"

15' - 9 3/4"

16' - 10 1/2"

9' - 3 1/2"

2' - 0"

4' - 10"

4' - 10"

2' - 0"

20' - 2 3/4"

12' - 6 3/4"

9' - 7 3/4"

9' - 6"

7' - 8 1/8"

2' - 0"

14' - 0 3/8"

13' - 1 1/2"

12' - 2 1/4"

6' - 2 7/8"

18' - 5 5/8"

10' - 10 5/8"

9' - 7 3/4"

10' - 6"

7' - 0"

2' - 0"

13' - 0 3/8"

13' - 0"

12' - 0"

4' - 10"

2' - 0"

4' - 10"

2' - 0"

18' - 9 3/4"

11' - 2 3/4"

10' - 7"

16' - 0 3/8"

1 **1st FLOOR - BZA**
A201 | BZA06   3/16" = 1'-0"

ATH   T2

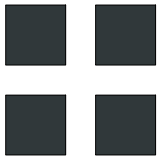# BZA06
PROPOSED 1ST FLOOR

05/24/22
3309 12TH ST NE
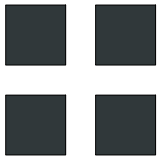3309 12th Street Holdings LLC

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2nd FLOOR - BZA

Dimensions (top): 10' - 0" · 14' - 10 3/4" · 10' - 11 1/4"

Dimensions (right side): 8' - 11 3/4" · 2' - 0" · 8' - 8 1/4" · 2' - 0" · 11' - 1 1/8" · 10' - 7 1/2" · 2' - 0" · 35' - 9" · 8' - 8 1/4" · 2' - 0" · 9' - 2 3/8"

Dimensions (left side): 9' - 10 1/2" · 2' - 0" · 6' - 0 1/4" · 7' - 9 7/8" · 10' - 0 1/2" · 10' - 0" · 7' - 9 7/8" · 6' - 0 1/4" · 2' - 0" · 10' - 1"

Dimensions (bottom): 10' - 0" · 14' - 9 1/8" · 10' - 9 1/2"

UNIT 12
666 GSF

UNIT 11
594 GSF

UNIT 10
594 GSF

UNIT 9
666 GSF

W
AHU
REF.
DW
DN
18R @6 1/4"
4' - 0"
4' - 6"
3' - 0"
2' - 0"
9' - 8"
17' - 8 1/2"
8' - 3 1/2"
17' - 7 1/8"
8' - 3 1/2"
17R @6 5/8"
UP
16R @7 3/4"

1	2nd FLOOR - BZA
A201 BZA07	3/16" = 1'-0"

UNIT 14
831 GSF

LIVING/KITCHEN
344 SF

DW

REF.

AHU

BEDROOM
79 SF

BEDROOM
97 SF

W

0.25

15' - 6 3/4"

11' - 11 1/4"

24' - 6"

2' - 7"

9' - 2 3/4"

27' - 11 3/4"

8' - 0"

10' - 0 7/8"

3' - 1 7/8"

5' - 2 1/2"

2' - 9 1/2"

3' - 0"

5' - 0"

2' - 0"

8' - 10"

UNIT 13
831 GSF

LIVING/KITCHEN
344 SF

DW

REF.

AHU

BEDROOM
75 SF

BEDROOM
97 SF

W

DN

0.25

15' - 6 3/4"

9' - 7 3/4"

4' - 11 1/2"

2' - 0"

8' - 6 5/8"

27' - 10 7/8"

8' - 0"

10' - 0 7/8"

4' - 9"

2' - 10 1/2"

3' - 0"

5' - 0"

2' - 9 7/8"

3' - 1"

8' - 9 3/8"

24' - 2 7/8"

2' - 7 1/2"

12' - 1"

10' - 0"

0.25

10' - 0"

0.25

① 3rd FLOOR - BZA
A201 | BZA08   3/16" = 1'-0"

ATH   T2

BZA08
PROPOSED 3RD FLOOR

05/24/22
3309 12TH ST NE
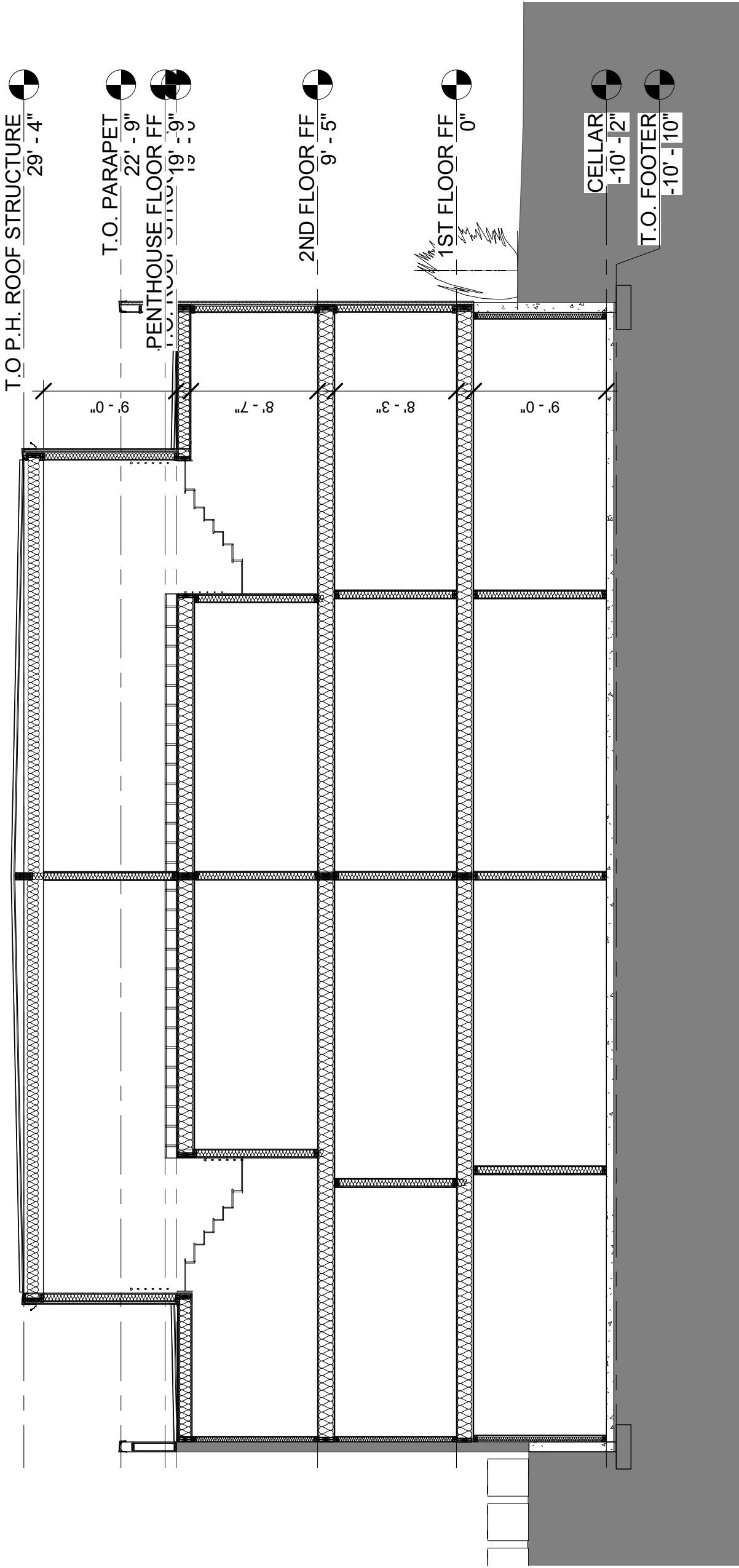3309 12th Street Holdings LLC

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T.O P.H. ROOF STRUCTURE
29' - 4"

T.O. PARAPET
22' - 9"

PENTHOUSE FLOOR FF
19' - 9"

2ND FLOOR FF
9' - 5"

1ST FLOOR FF
0"

CELLAR
-10' -2"

T.O. FOOTER
-10' -10"

9' - 0"

8' - 7"

8' - 3"

9' - 0"
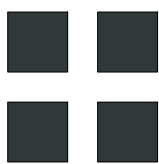
1 LONGITUDINAL SECTION - BZA
BZA10 1/8" = 1'-0"

ATH   T2

BZA10
BUILDING SECTION

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T.O.P.H. ROOF STRUCTURE
29' - 4"

T.O. PARAPET
22' - 9"

PENTHOUSE FLOOR FF
19' - 9"

2ND FLOOR FF
9' - 5"

1ST FLOOR FF
0"

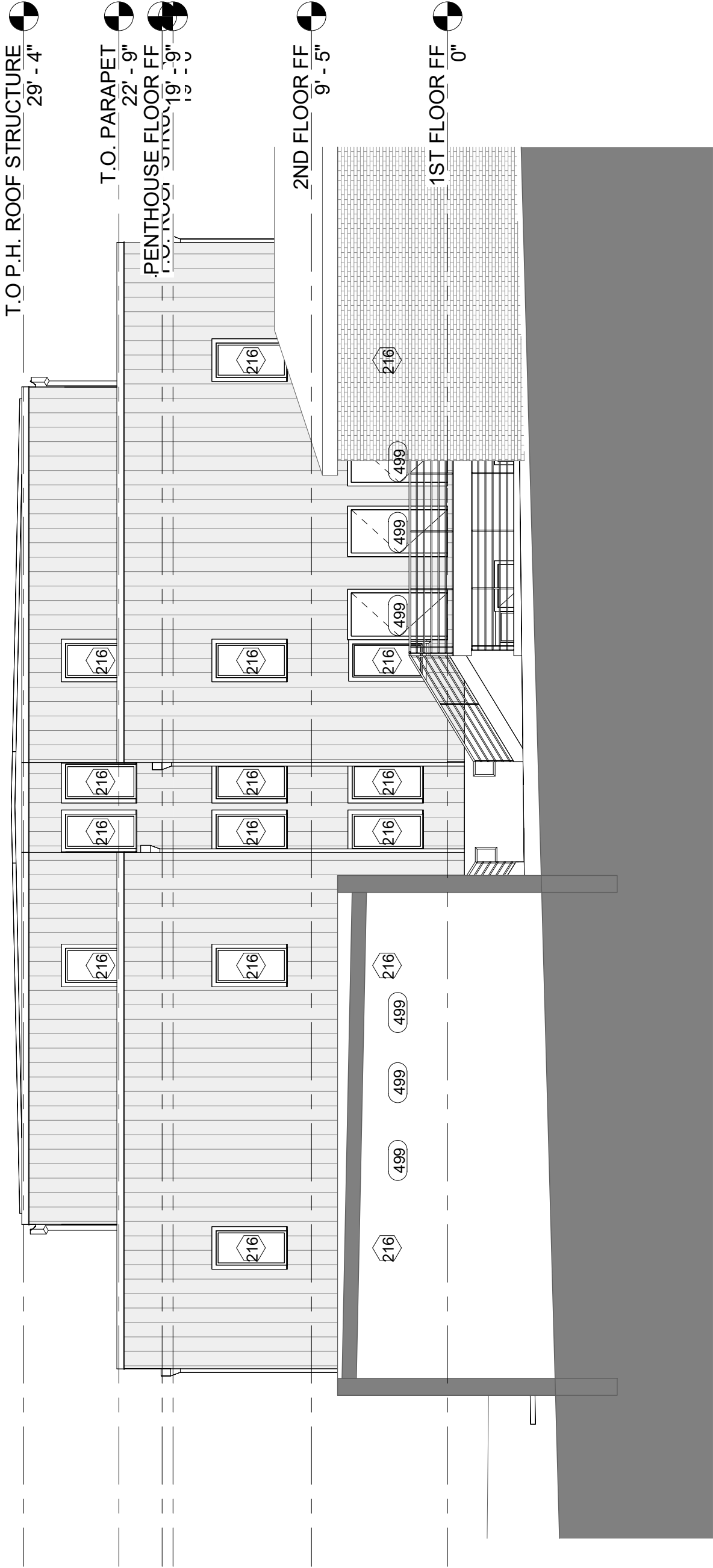1 ELEVATION - SOUTH
BZA11 1/8" = 1'-0"

ATH   T2

BZA11
ELEVATIONS

05/24/22
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ELEVATION - EAST
1   BZA12   1/8" = 1'-0"
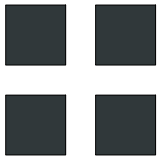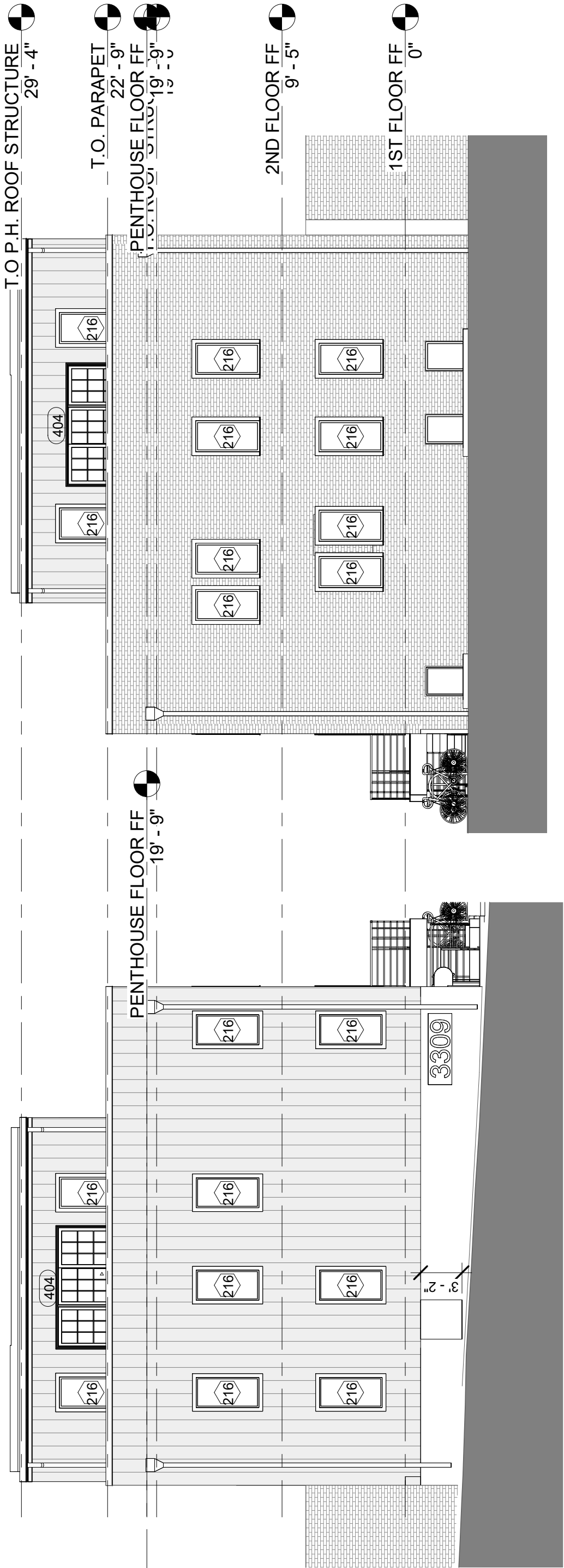
ELEVATION - WEST
2   BZA12   1/8" = 1'-0"

T.O.P.H. ROOF STRUCTURE
29' - 4"

T.O. PARAPET
22' - 9"

PENTHOUSE FLOOR FF
19' - 9"

2ND FLOOR FF
9' - 5"

1ST FLOOR FF
0"

PENTHOUSE FLOOR FF
19' - 9"

3' - 2"

404

216

3309

ATH   T2

BZA12
ELEVATIONS

06/03/24
3309 12TH ST NE
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