BZA CASE # _____

PROPOSED RESIDENTIAL DEVELOPMENT

2917 KNOX PL. SE , WASHINGTON D.C. 20020

SQUARE 5741, LOT 0105

CONCEPTUAL RENDERING VIEW 1

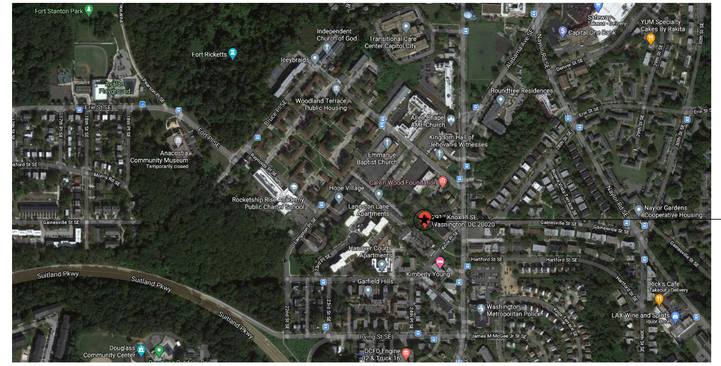
PROJECT INFORMATION:

ADDRESS: 2917 KNOX PL. SE , WASHINGTON D.C. 20020
OWNER: RUSHPA 2011 LLC
OWNER ADDRESS: 6201 COLUMBIA PARK RD LANDOVER MD 20785-3214
PLAN DESIGNER: CITADEL DESIGN BUILD DEVELOPMENT

PROJECT NARRATIVE:

SCOPE OF WORK IS A NEW 3 STORY BUILDING + CELLAR.
THE PROPOSED USE FOR THE BUILDING WOULD BE RESIDENTIAL USE WITH 16 DWELLING UNITS. EACH BUILDING FLOOR WILL BE AS FOLLOW:

CELLAR LEVEL:	(4) RESIDENTIAL UNITS
FIRST FLOOR LEVEL:	(4) RESIDENTIAL UNITS
SECOND FLOOR LEVEL:	(4) RESIDENTIAL UNITS
THIRD FLOOR LEVEL:	(4) RESIDENTIAL UNITS



VICINITY MAP 2

DRAWING INDEX

G000	COVER SHEET
AS00	EXISTING CONDITION
AS01	NEIGHBORHOOD MAP SITE STREET ELEVATION
AS02	PROPOSED SITE PLAN & ZONING CALCULATION
A001	PROPOSED FLOOR PLANS
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A004	CONCEPTUAL RENDERING VIEW
A005	CONCEPTUAL RENDERING VIEW

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NEW 3 STORY BUILDING + CELLAR AND PENTHOUSE
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PROJECT NUMBER: ---- ----

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SHEET TITLE:
COVE SHEET

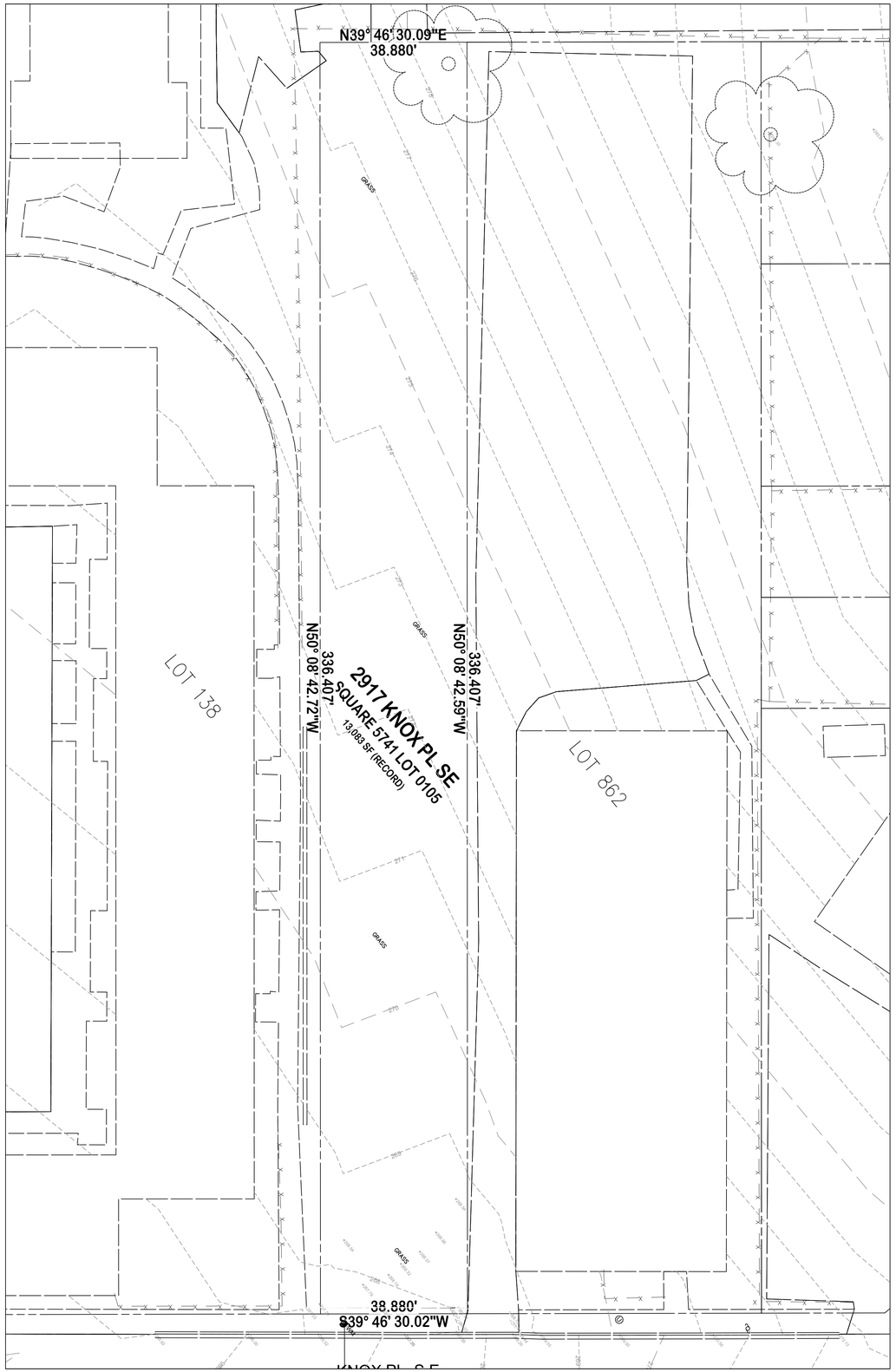
SHEET NUMBER:
G000

Board of Zoning Adjustment
District of Columbia
CASE NO.20698
EXHIBIT NO.6

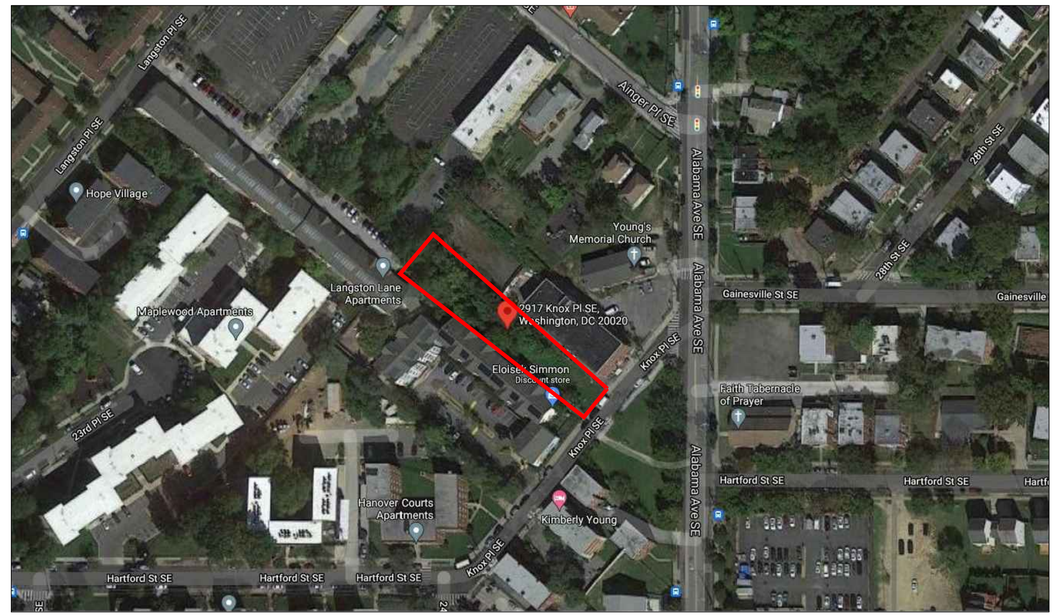
PROPOSED RESIDENTIAL DEVELOPMENT

2917 KNOX PL. SE , WASHINGTON D.C. 20020

SQUARE 5741, LOT 0105



1 EXISTING SITE PLAN
1/16" =1'-0"



2 AERIAL VIEW - EXISTING SITE PLAN
NTS

NORTH ARROW

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PROPOSED SITE PLAN & ZONING CALCULATIONS

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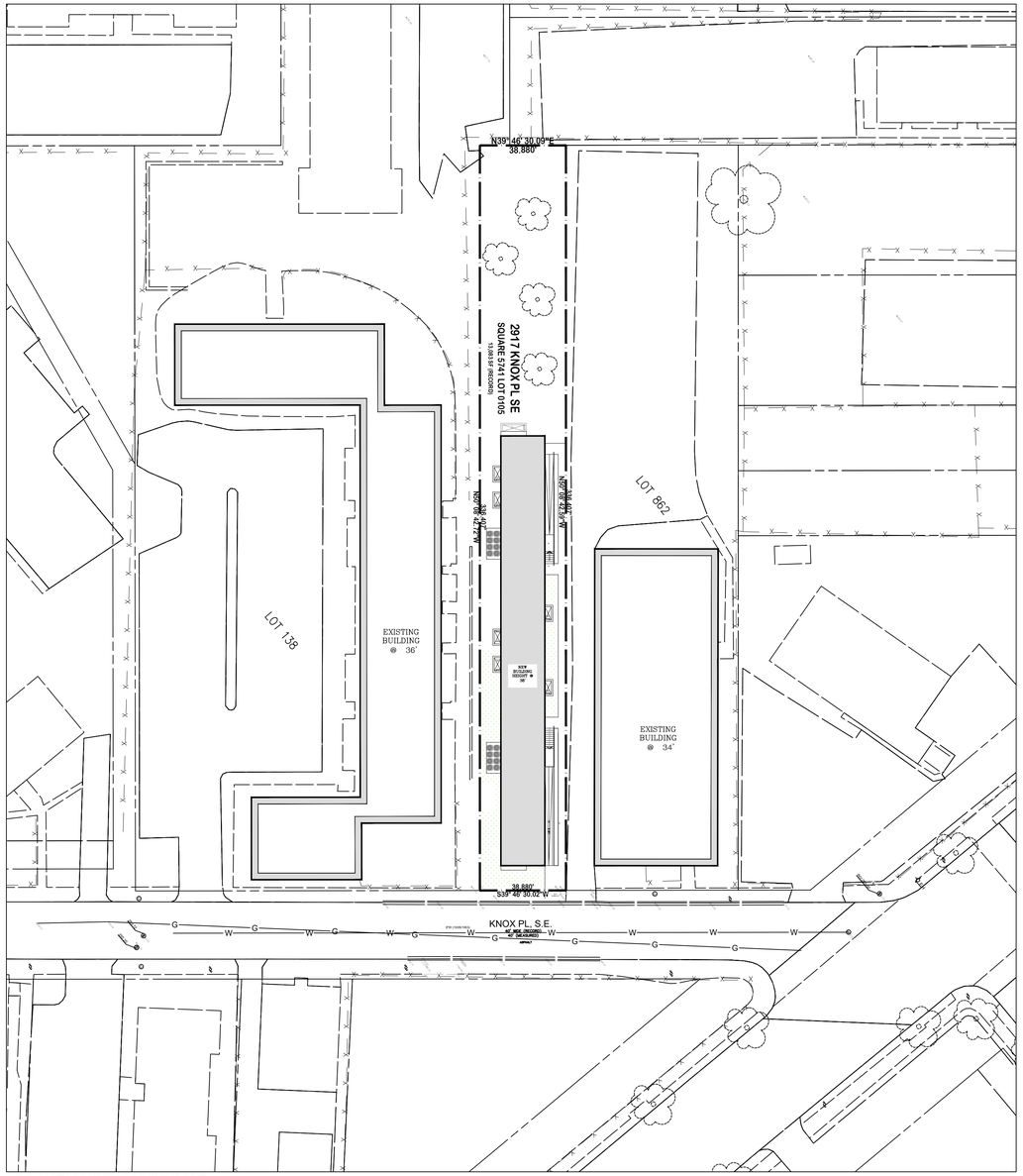
AS00

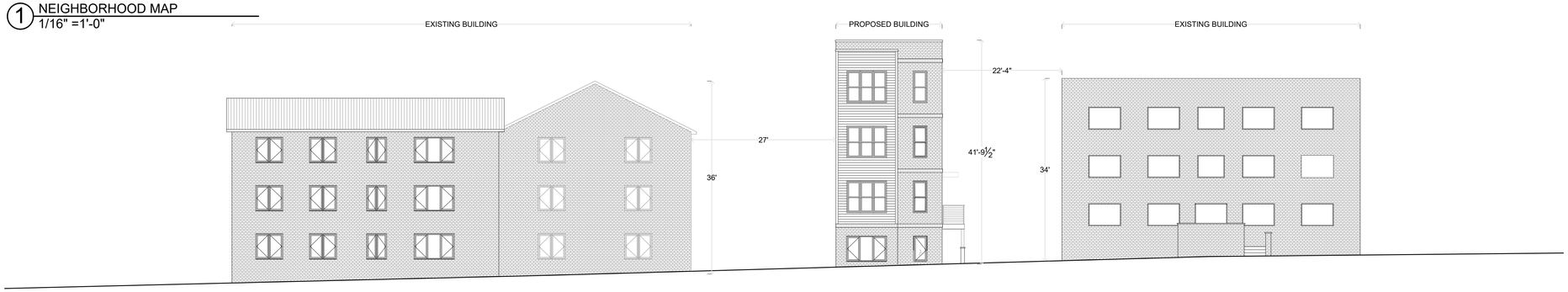


1 NEIGHBORHOOD MAP
1/16" =1'-0"

3 EXISTING STREET VIEW
NTS

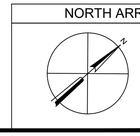
4 EXISTING STREET VIEW
NTS

NOTE:
THE PROPOSED BUILDING IS SET AWAY FROM THE EXISTING HOUSE AND ALLOWS FOR PROPER AIR AND LIGHT TO THE ADJACENT PROPERTIES. THE HEIGHT OF THE PROPOSED BUILDING IS WITHIN THE ZONING REGULATIONS. THE ARCHITECTURAL STYLE OF THE PROPOSED BUILDING IS IN LINE WITH OTHER BUILDINGS NEXT DOOR. THE BRICK AND SIDING USED ON THE EXTERIOR IS COMMON WITHIN THE NEIGHBORHOOD



2 STREET ELEVATION FROM SOUTHEAST
NTS

NORTH ARROW



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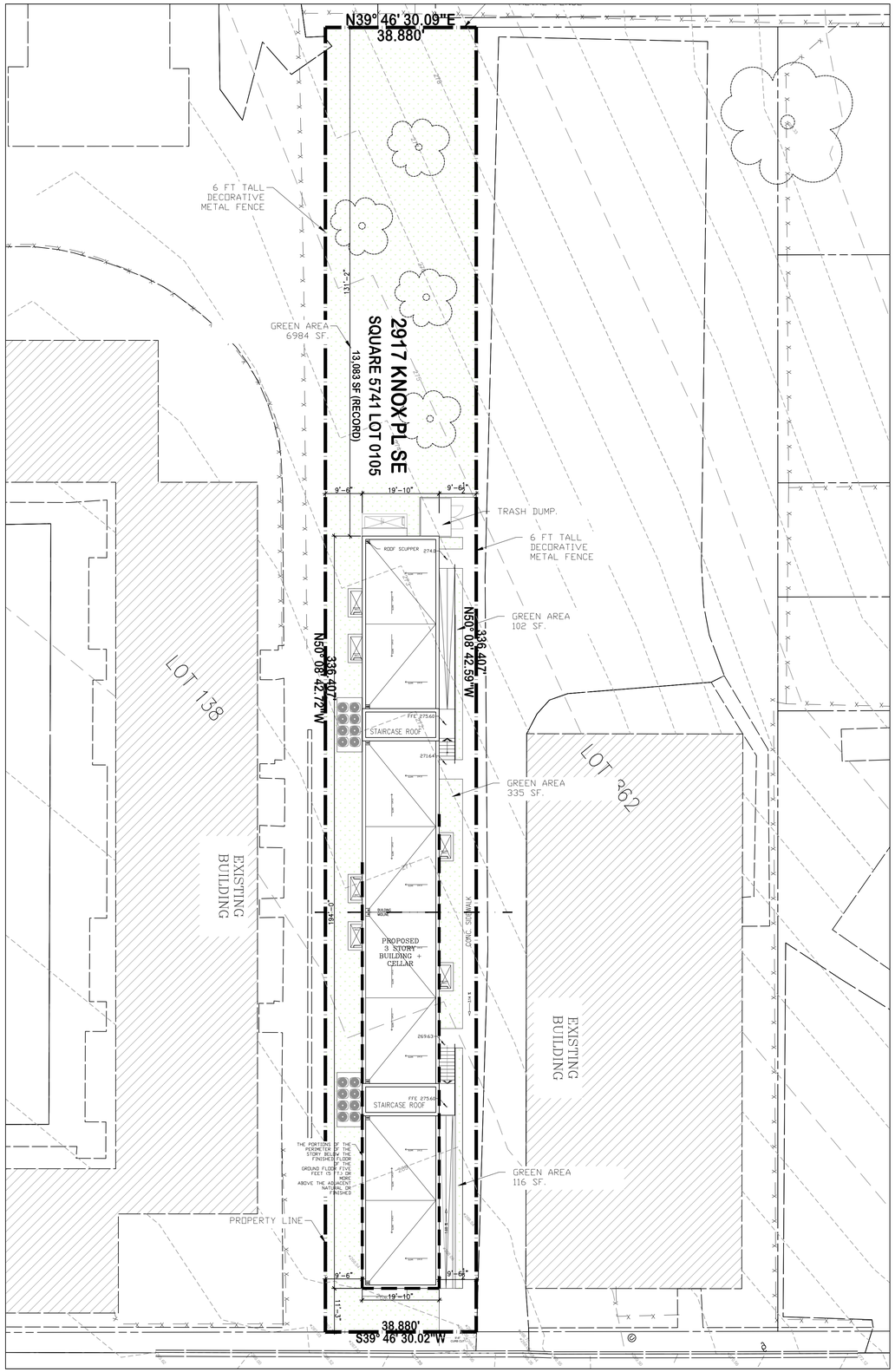
ISSUE DATE:	ISSUE:
8-14-2021	BZA SUBMISSION

SHEET TITLE:
NEIGHBORHOOD MAP
SITE STREET ELEVATION

SHEET NUMBER:
AS01



PROPOSED RESIDENTIAL DEVELOPMENT

2917 KNOX PL. SE , WASHINGTON D.C. 20020

SQUARE 5741, LOT 0105

ZONING ANALYSIS

ADDRESS :	2917 KNOX PL. SE, WASHINGTON DC. 20020	
SQUARE / SUFFIX / LOT :	5741 0105	
LOT SIZE:	13,083 SF.	
ZONE (2016) :	RA-1	RESIDENTIAL APARTMENT (RA)
HISTORIC:	NO	
EXISTING USE:	VACANT LOT	
PROPOSED USE:	RESIDENTIAL	

ZONING REQUIREMENT FOR RA-1 ZONE

	REF.	VALUE	ALL./REQ.	PROPOSED
FLOOR AREA RATIO (SF):		1.08 (IZ)	14,129 SF	13,955 SF
MAX BUILDING HEIGHT (FT/STORIES):		-	40 FT/ 3 ST	38 FT/ 3 ST
PENTHOUSE HT AND STORIES (FEET):		-	-	-
LOT OCCUPANCY (SF):		40%	5,521 SF	3,895 SF
REAR YARD (FT) :		-	20' MIN.	131'-2"
GREEN AREA RATIO (SF) :		0.4	5,521 SF	7,537 SF
PERVIOUS SURFACE (SF) :		50%	6,541 SF	7,537 SF
SIDE YARD (SF) :		-	9'-6" FT MIN.	9'-6"
PARKING (NO. OF SPACES) :		Residential -1 per 3 D.U. Excess of 4	4	0
		Retail, 1.33 per 1,000 sq. ft. in excess of 3,000 sq. ft	0	0
BICYCLE PARKING (NO. OF SPACES) :	C 802.1	Residential -1 per 3 D.U.	5	6

ZONING CALCULATION

Square	Lot.	Zone	Lot Size
5741	105	RA-1	13,083 sf.

FAR Summary	Value	All/ Req.	Proposed
Max FAR with IZ		1.08 (14,129 sf.)	1.06 (13,814 sf.)
Cellar floor		2,270 sf.*	
1st floor		3,895sf.	
2nd floor		3,895sf.	
3rd floor		3,895sf.	
Total FAR		13,955 sf.	< OF 14,129 Sq.ft. Allowable

LEVEL	FAR	PH FAR	GFA	UNITS
Cellar	2,270 sf. *	n/a	3,895sf.	4
1st.	3,895sf.	n/a	3,895sf.	4
2nd.	3,895sf.	n/a	3,895sf.	4
3rd.	3,895sf.	n/a	3,895sf.	4
Penthouse	n/a	n/a	n/a	n/a
TOTAL	**13,955 SF**	n/a	**15,580 SF**	**16**

***FAR CAL. PER 11-B DCMR § 304.4**

The portions of the perimeter of the story below the finished floor of the ground floor that are five feet (5 ft.) or more above the **adjacent natural or finished grade, whichever is the lower elevation** **251.8 FEET**

the total perimeter of the story located below the finished floor of the ground floor; **427.70 FEET**

251.8 / 427.7 = 0.59 * 3848 = 2,270 SF

PORTION OF CELLAR TO BE CALCULATED WITH FAR

1 PROPOSED SITE PLAN
1/16" =1'-0"

NORTH ARROW

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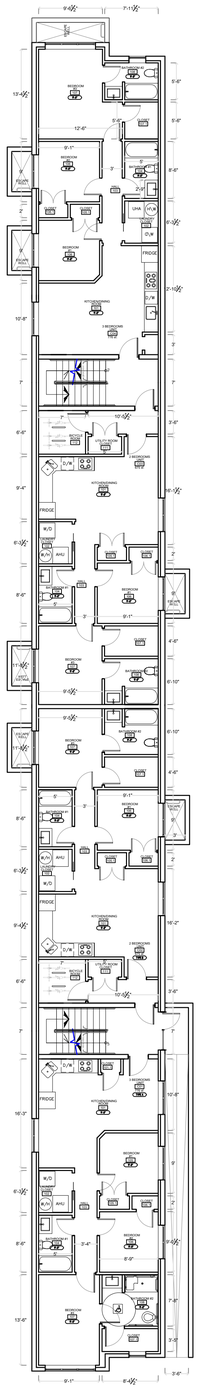
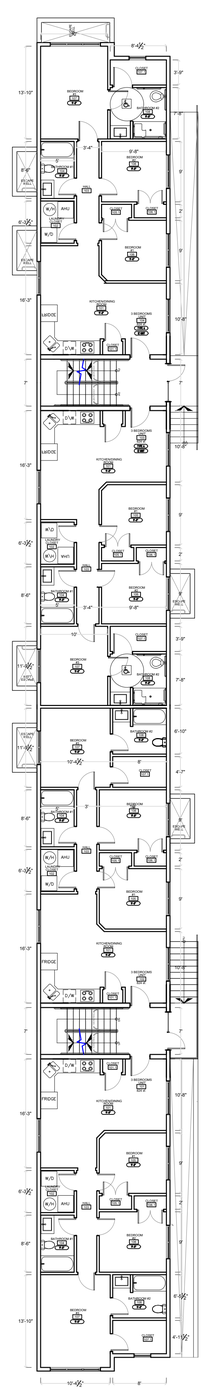
ISSUE DATE:	ISSUE:
8-14-2021	BZA SUBMISSION

SHEET TITLE:
PROPOSED SITE PLAN & ZONING CALCULATIONS

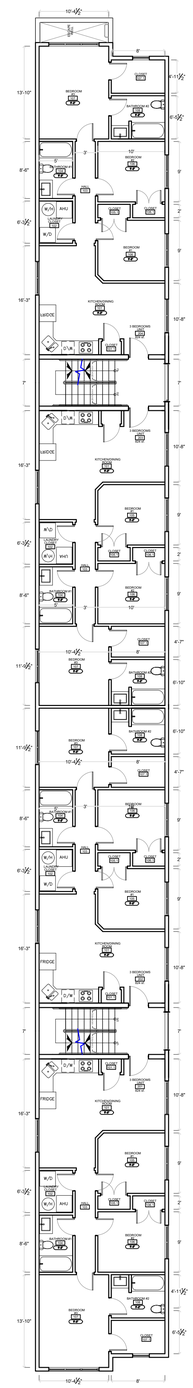
SHEET NUMBER:
AS02



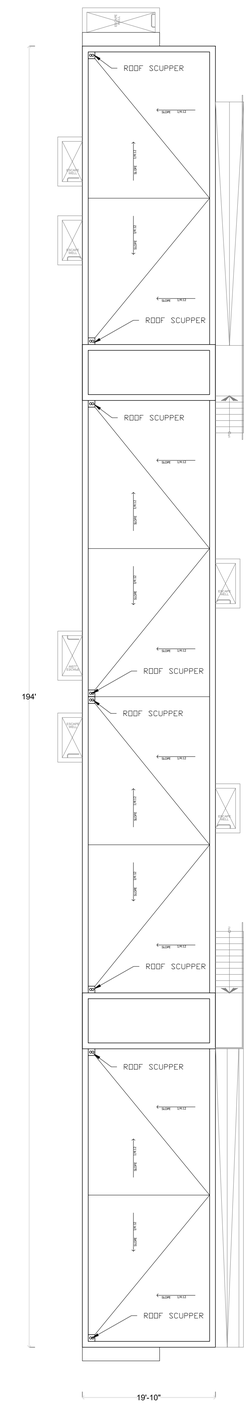
1 PROPOSED CELLAR FLOOR PLAN
3/32" =1'-0"



2 PROPOSED 1ST. FLOOR PLAN
3/32" =1'-0"



3 PROPOSED 2ND & 3RD FLOOR PLAN
3/32" =1'-0"



4 PROPOSED ROOF FLOOR PLAN
3/32" =1'-0"

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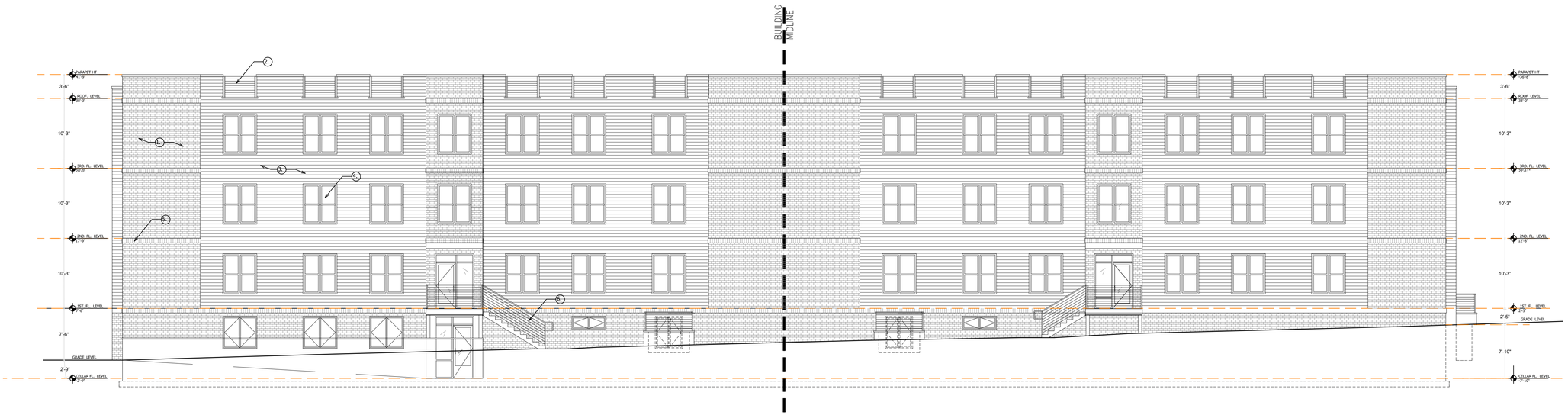
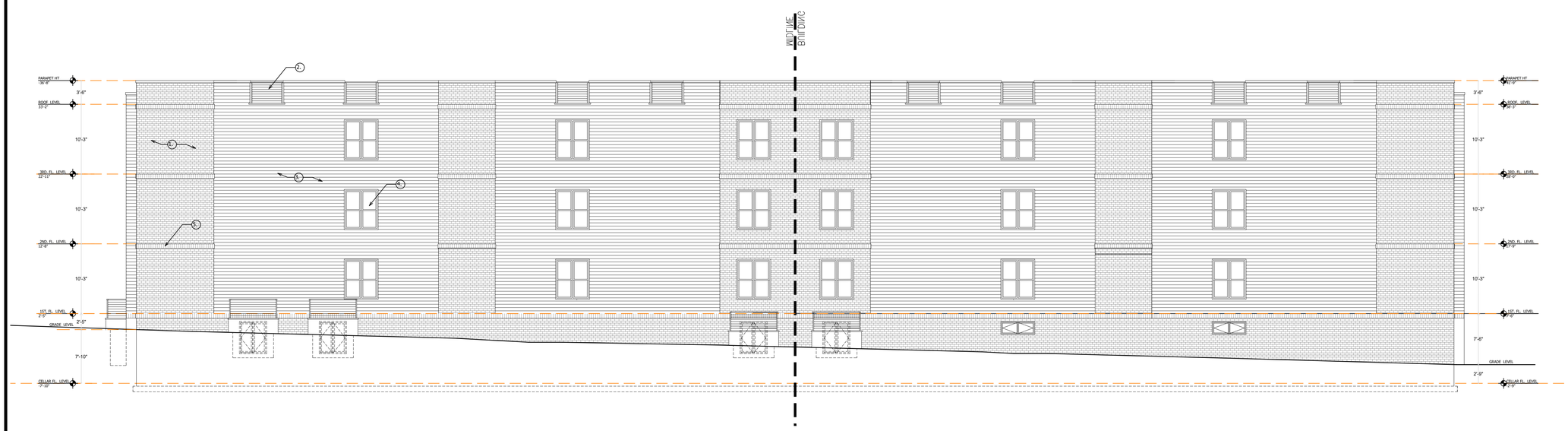
PROPOSED FLOOR PLAN

SHEET NUMBER:
A001



1 PROPOSED NORTHEAST ELEVATION
1/8" =1'-0"



2 PROPOSED SOUTHWEST ELEVATION
1/8" =1'-0"

KEYED NEW CONSTRUCTION NOTES

01. BRICK VENEER
02. 42" METAL PARAPET
03. HARDIE PLANK SIDING
04. SINGLE HUNG VINYL WINDOW
05. BRICK SOLDIER DETAIL
06. METAL STAIR & RAILING

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PROPOSED ELEVATIONS

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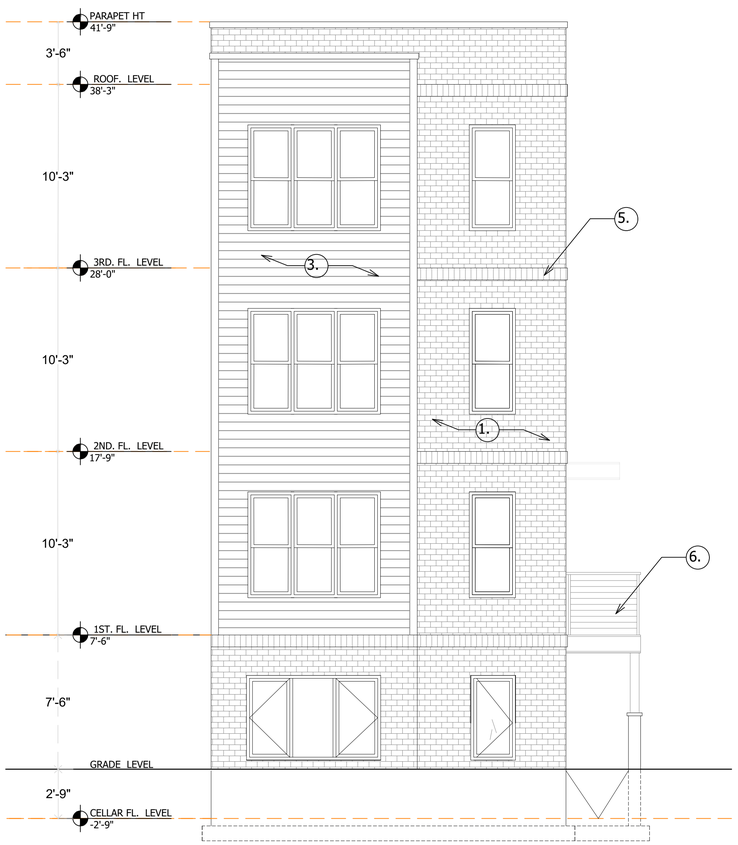
A002



1 PROPOSED SOUTHEST ELEVATION
1/4" =1'-0"

2 PROPOSED NORTHWEST ELEVATION
1/4" =1'-0"

KEYED NEW CONSTRUCTION NOTES

01. BRICK VENEER
02. 42" METAL PARAPET
03. HARDIE PLANK SIDING
04. SINGLE HUNG VINYL WINDOW
05. BRICK SOLDIER DETAIL
06. METAL STAIR & RAILING

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ISSUE DATE:	ISSUE:
8-14-2021	BZA SUBMISSION

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PROPOSED ELEVATIONS

SHEET NUMBER:
A003

1 PROPOSED NORTHEAST ELEVATION
NTS

2 PROPOSED SOUTHWEST ELEVATION
NTS

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ISSUE DATE:	ISSUE:
8-14-2021	BZA SUBMISSION

SHEET TITLE:
CONCEPTUAL RENDERING VIEW

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A004

1 PROPOSED SOUTHEST ELEVATION
NTS

2 PROPOSED NORTHWEST ELEVATION
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SHEET TITLE:
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A005