

PROJECT INFORMATION

ADDRESS:	3319 12TH ST NE WASHINGTON, DC
SQUARE:	3930
LOT:	0029
DESCRIPTION:	NEW CONSTRUCTION, 3-STORY + CELLAR + PENTHOUSE, SEMI-DETACHED BUILDING

DRAWING INDEX

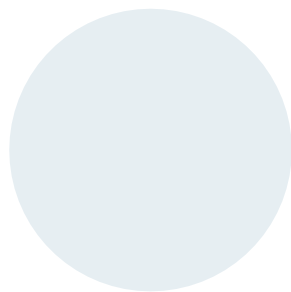
A.01	PROJECT INFORMATION
A0.6	SITE PLAN
A1.1	CONSTRUCTION PLANS
A1.2	CONSTRUCTION PLANS
A1.3	CONSTRUCTION PLANS

ZONING DATA

	EXISTING	PROPOSED
SQUARE:	3930	3930
LOT:	0029	0029
ZONE:	MU-3A	MU-3A
HISTORIC ZONE:	NA	NA
NUMBER OF STORIES:		2+CELLAR+ PENTHOUSE
BUILDING HEIGHT FROM BHMP: GRADE TO 1ST FLOOR, FINISHED:		
NUMBER OF UNITS:		9
NUMBER OF PARKING SPACES:		0
LOT AREA [SF]		3,500
BLDG AREA [SF] / LOT OCC [%]		1,806 SF / 51.60%
GROSS FLR AREA [SF] / FAR		3,500 SF / 1.0 FAR
PENTHOUSE GROSS FLR AREA [SF] / FAR		847 SF / 0.24 FAR
REAR YARD SETBACK		25.49'
SIDEYARD SETBACK @ LEFT		9.00'
SIDEYARD SETBACK @ RIGHT		0.00'

3319 12TH ST NE
WASHINGTON DC

CLIENT: BORS PROPERTIES LLC



I AM RESPONSIBLE FOR DETERMINING THAT THE ARCHITECTURAL DESIGN INCLUDED IN THIS APPLICATION ARE IN COMPLIANCE WITH ALL LAWS AND REGULATIONS OF THE DISTRICT OF COLUMBIA. I HAVE PERSONALLY PREPARED OR DIRECTLY SUPERVISED THE DEVELOPMENT OF THE ARCHITECTURAL DESIGNS INCLUDED IN THIS APPLICATION.

PROJECT INFORMATION

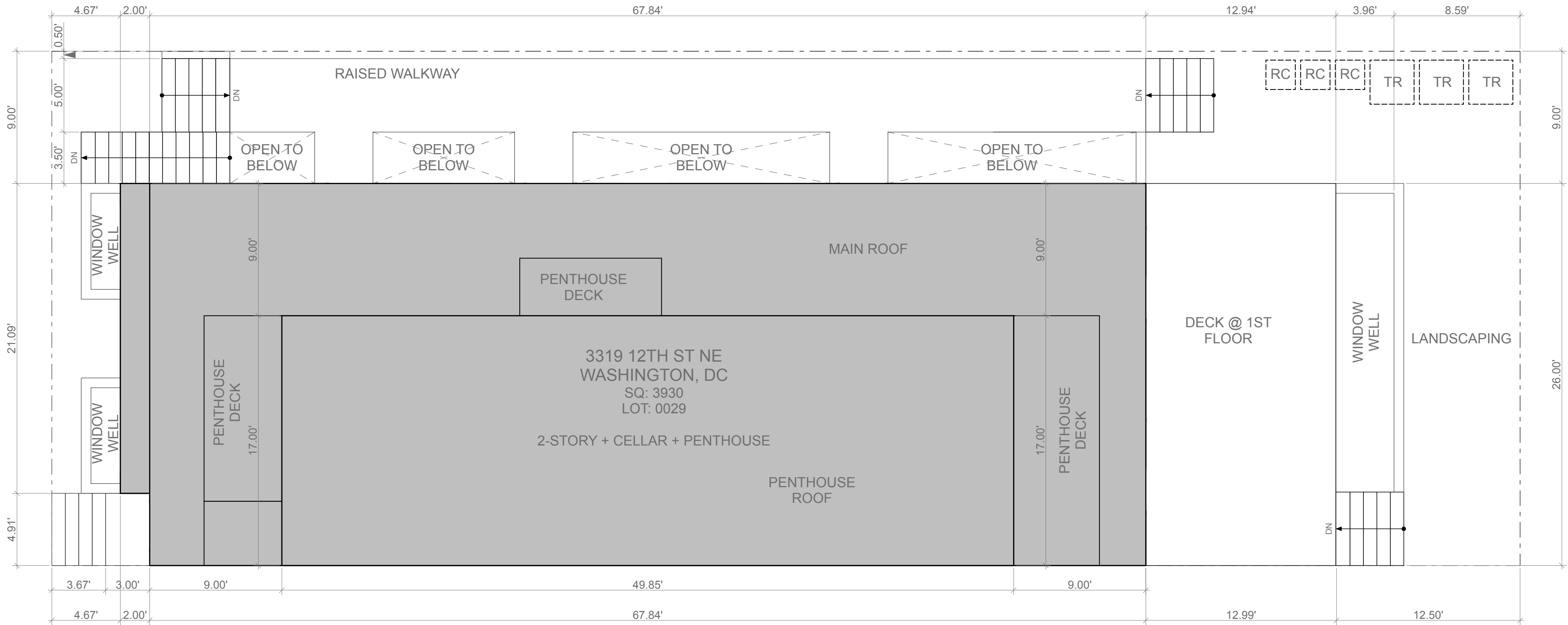
ISSUED
FOR PERMIT

REVISION

A0.1

Board of Zoning Adjustment
District of Columbia
CASE NO. ZJ218
EXHIBIT NO. 1
3/4/24

12TH ST NE



PROPOSED SITE PLAN

SCALE: 1" = 5'

2

12TH ST NE

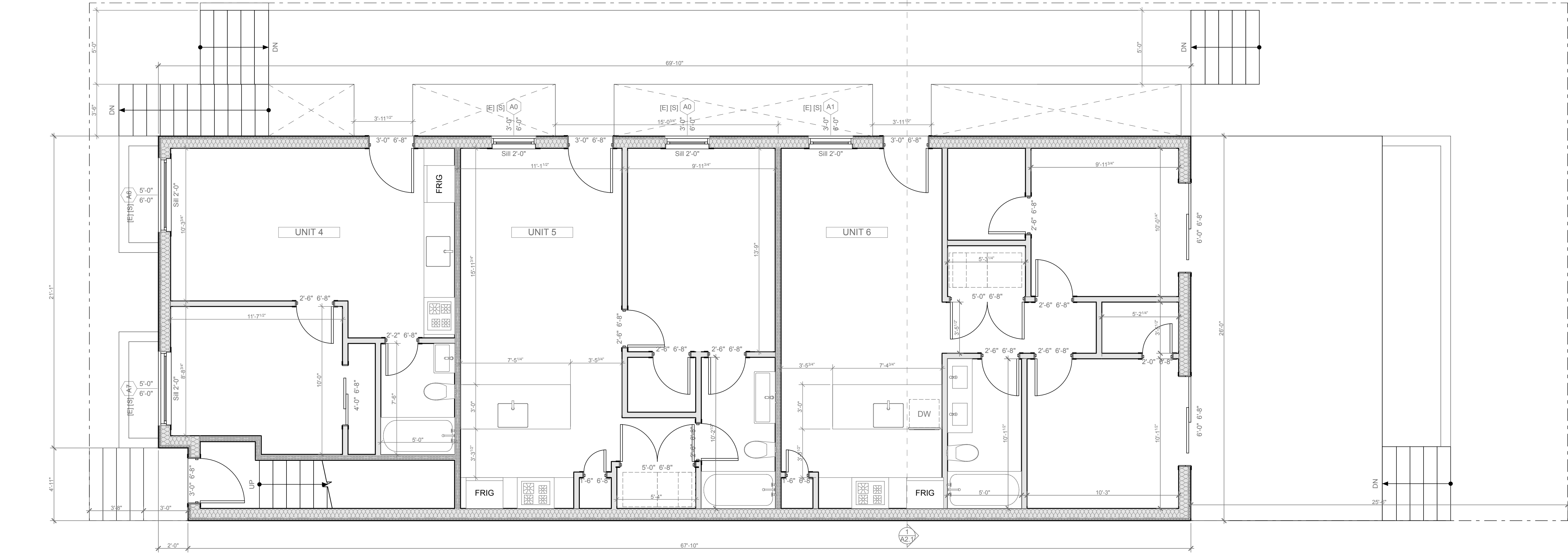


EXISTING SITE PLAN

SCALE: 1" = 5'

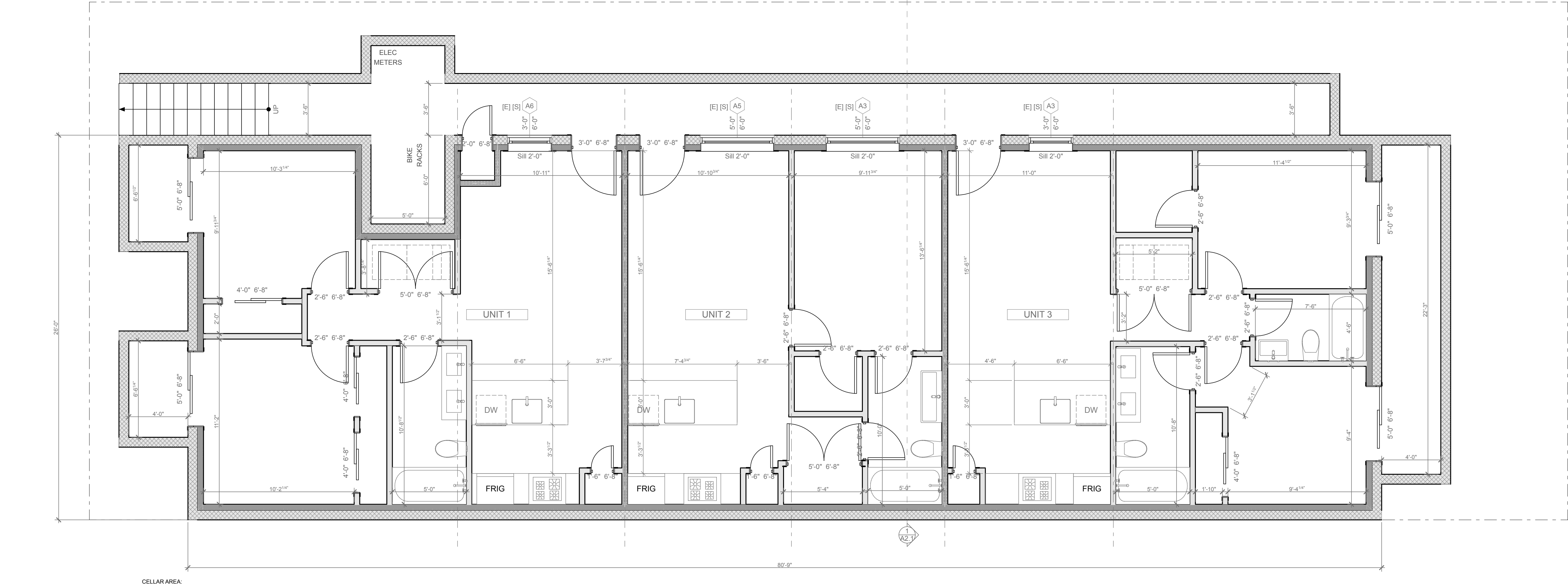
1





1ST FLOOR

SCALE: 1/4" = 1'-0"

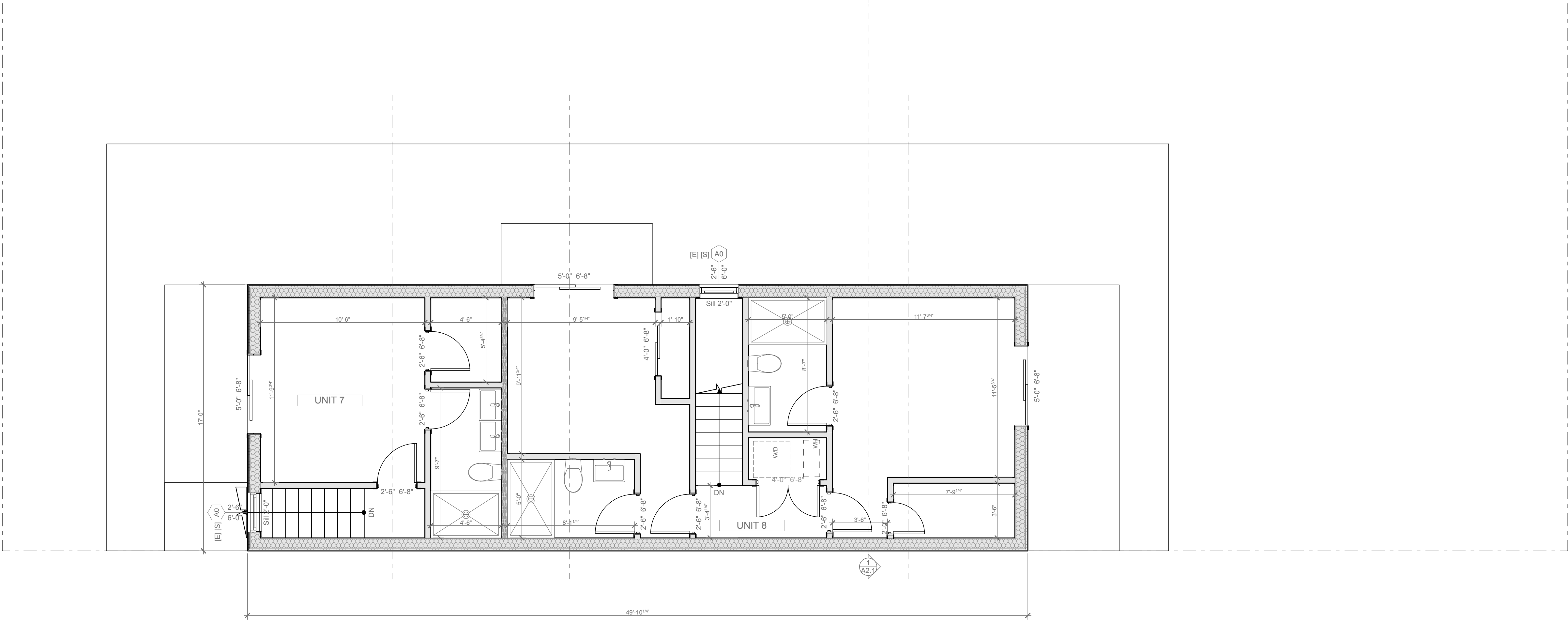
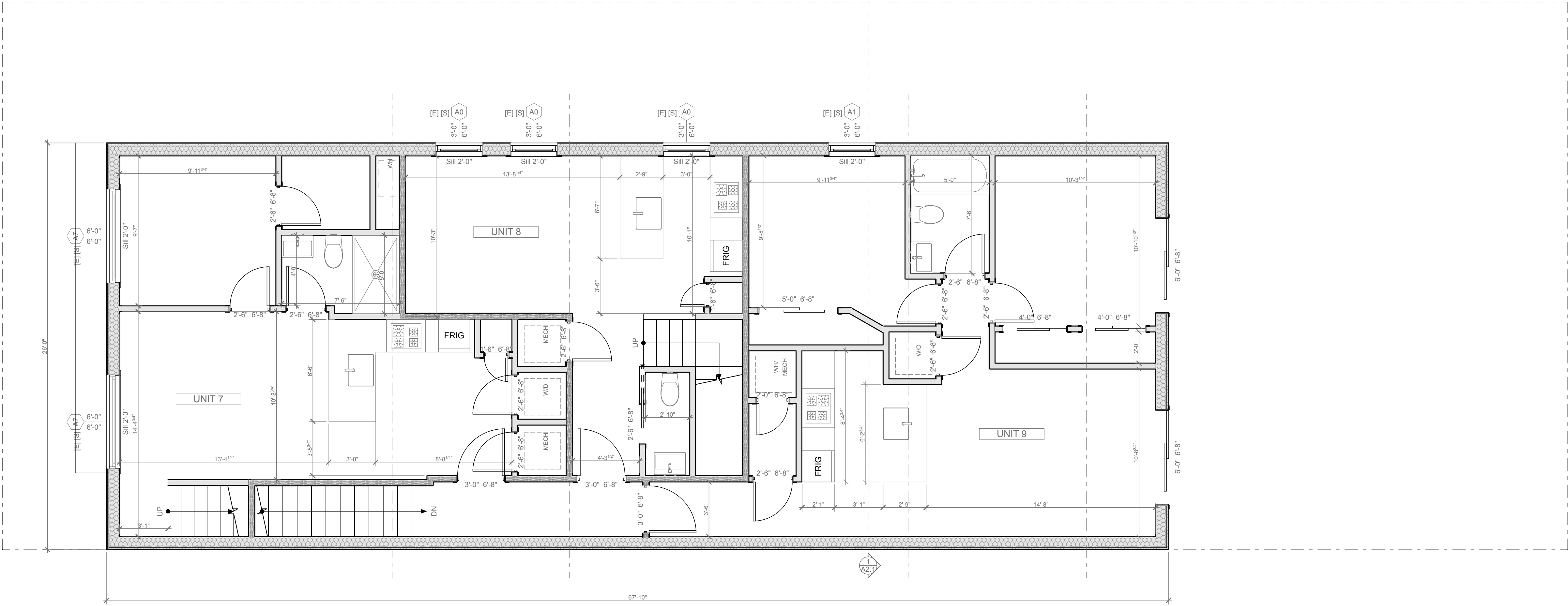


CELLAR

SCALE: 1/4" = 1'-0"



I AM RESPONSIBLE FOR DETERMINING THAT THE ARCHITECTURAL DESIGN INCLUDED IN THIS APPLICATION ARE IN COMPLIANCE WITH ALL LAWS AND REGULATIONS OF THE DISTRICT OF COLUMBIA. I HAVE PERSONALLY PREPARED OR DIRECTLY SUPERVISED THE DEVELOPMENT OF THE ARCHITECTURAL DESIGNS INCLUDED IN THIS APPLICATION.



CONSTRUCTION PLANS

ISSUED
FOR PERMIT

A1.2

REVISION
DATE
9/4/24

3319 12TH ST NE
WASHINGTON DC

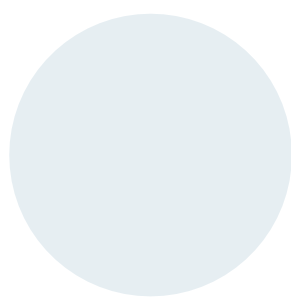
CLIENT: BORS PROPERTIES LLC

I AM RESPONSIBLE FOR DETERMINING THAT THE ARCHITECTURAL DESIGN INCLUDED IN THIS APPLICATION ARE IN COMPLIANCE WITH ALL LAWS AND REGULATIONS OF THE DISTRICT OF COLUMBIA. I HAVE PERSONALLY PREPARED OR DIRECTLY SUPERVISED THE DEVELOPMENT OF THE ARCHITECTURAL DESIGNS INCLUDED IN THIS APPLICATION.

DISTRICT
architecture
studio
1766 Florida Ave NW Washington DC

3319 12TH ST NE
WASHINGTON DC

CLIENT: BORS PROPERTIES LLC



I AM RESPONSIBLE FOR DETERMINING THAT THE ARCHITECTURAL DESIGN INCLUDED IN THIS APPLICATION ARE IN COMPLIANCE WITH ALL LAWS AND REGULATIONS OF THE DISTRICT OF COLUMBIA. I HAVE PERSONALLY PREPARED OR DIRECTLY SUPERVISED THE DEVELOPMENT OF THE ARCHITECTURAL DESIGNS INCLUDED IN THIS APPLICATION.

CONSTRUCTION PLANS

ISSUED
FOR PERMIT

REVISION

A1.3

DATE
9/4/24

4. PENTHOUSE ROOF

SCALE: 1/4" = 1'-0"