

ZONING

BUILDING

RESIDENTIAL GROUP R-2 APARTMENT HOUSE

ZONING
SQUARE
LOT

RF-1
2825
0127

ALLOWABLE FAR
ALLOWABLE LOT OCCUPANCY
ALLOWABLE HEIGHT
ALLOWABLE STORIES
FRONT YARD SETBACK

N/A
60% (45.1% PROVIDED)
35FT (35FT PROVIDED)
3
NO LESS OR GREATER THAN EXISTING SETBACK IN THE SAME BLOCK
20FT (58'-9" PROVIDED)
NONE
20% (28.8% PROVIDED)

REAR YARD SETBACK
SIDE YARD SETBACK
PERVIOUS SURFACE

BUILDING

YEAR BUILT
LOT AREA
BUILDING AREA
LOT OCCUPANCY
CONSTRUCTION TYPE
GROSS FLOOR AREA
GROSS FLOOR AREA W/CELLAR
NUMBER OF STORIES ABOVE GRADE
CELLAR
PARKING
USE GROUP
PERVIOUS SURFACE
WIDTH /LENGTH/ HEIGHT

EXISTING	PROPOSED
1919	
2,700SF	
768SF (PUBLIC REC.)	1,218SF
28.4%	45.1%
5A	5A
1,536SF (PUBLIC REC.)	3,366SF
2,304SF (PUBLIC REC.)	4,518SF
2	3
1	1
1	2
R-3	R-2
N/A PER RF-1 ZONING	N/A PER RF-1 ZONING
18FT/54FT/28.67FT	18FT/77FT/35FT

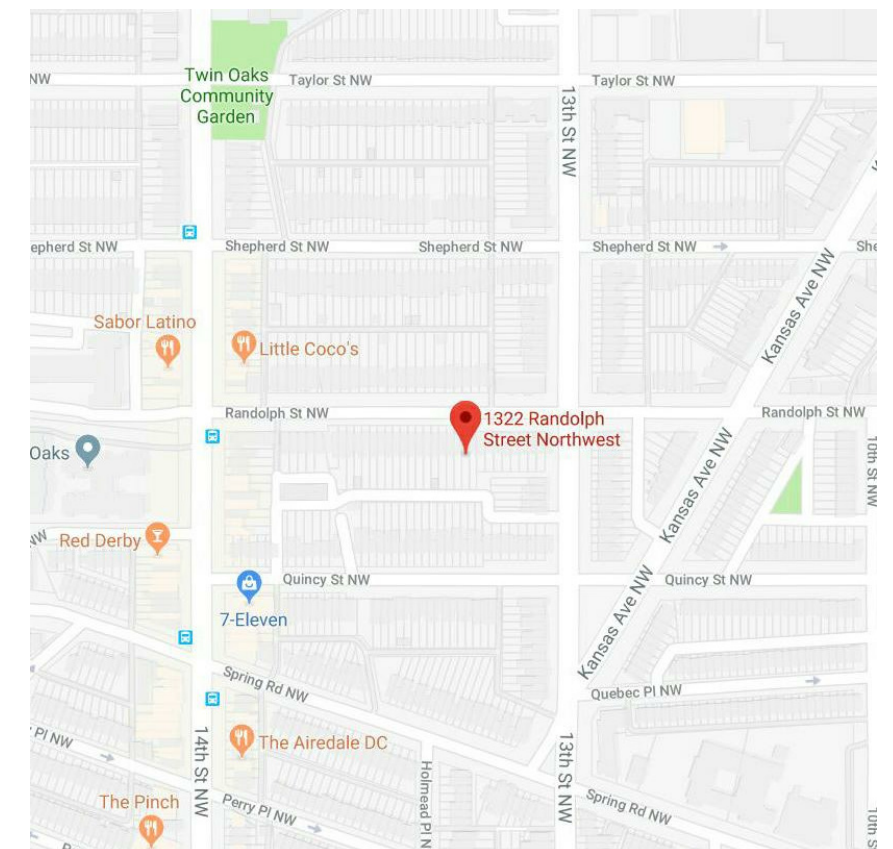
OCCUPANCY CALCULATION

PORCH	8.67X18=156
EXISTING	54X18=972
NEW DECK	6X13.56=82
SPIRAL STAIR	3.17X3.14X3/4=8
TOTAL	1,218SF
OCCUPANCY	1,218/2,700=45.1%

PERVIOUS SURFACE CALCULATION

STAIR TO 1ST	3.92X6.17=25
STAIR TO BSMT	3.5X4=14
PORCH	8.67X18=156
EXISTING	54X18=972
AREAWAY	13X18=234
WALKWAY	4.67X34.65=162
PARKING	20X18=360
TOTAL	1,923SF
PERVIOUS SURFACE	1-1,923/2,700=28.8%

VICINITY MAP



Project Name

1322 Randolph St. NW WDC 20011

Drawing Name

Cover Sheet, Site Plan

Number

00-1

Date of Zoning Adjustment

District of Columbia
CASE NO. 19821
EX-166-19-NC-440

10/24/18

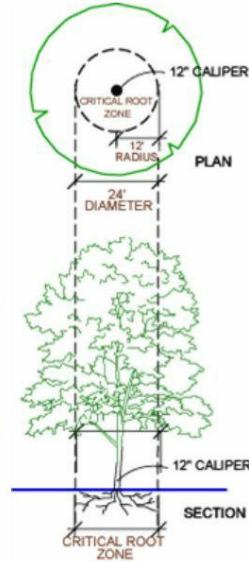
Critical Root Zone

The CRZ is equal to:

One foot of tree protection for every inch in tree diameter

For example, a tree with a 12-inch DBH or caliper breast height, would require 12 feet of protection on every side measured from the base of the tree.

This area must be protected using 4' fence (orange mesh construction fence is acceptable)



In the CRZ:

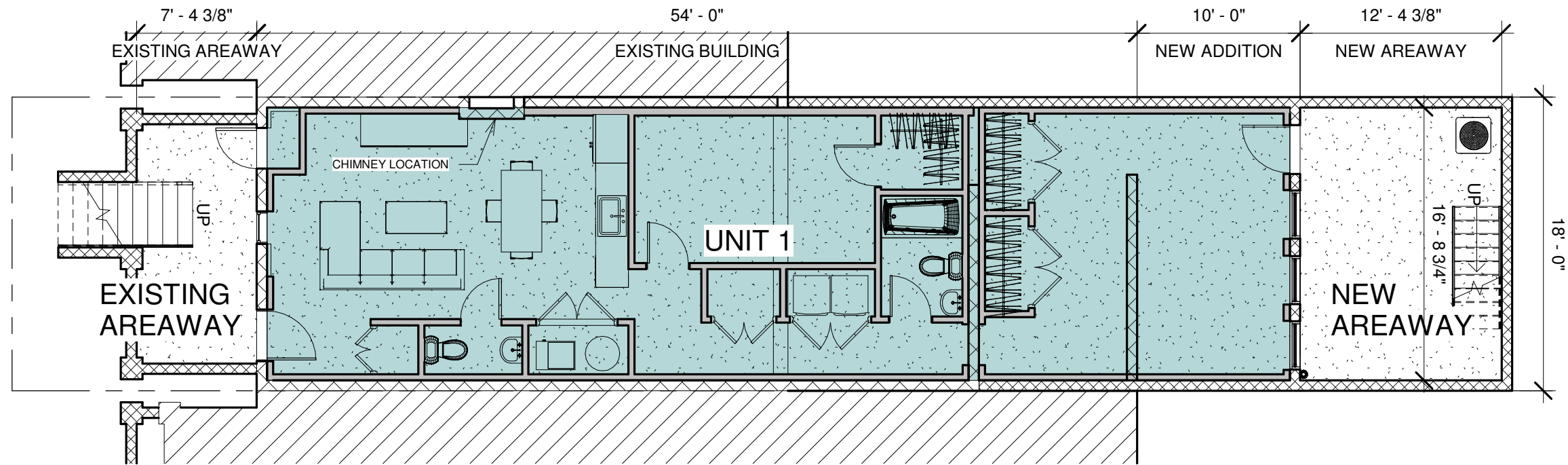
- (1) No alteration or disturbance to existing grade
- (2) No storage of construction materials, equipment, soil, or debris
- (3) No disposal of any liquids e.g. concrete, gas, oil, paint; and blacktop
- (4) No trenching within the critical root zone
- (5) Trees within the CRZ must be watered every 10 days from April-September

TREE PROTECTION
(EXCEPT FOR FENCE)

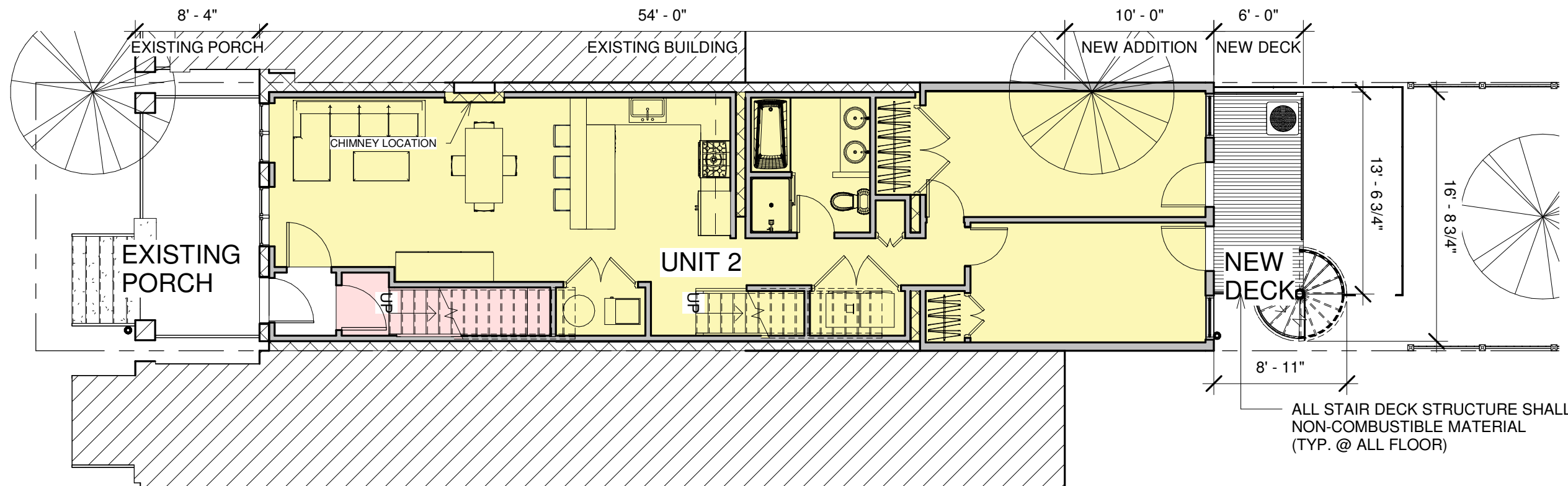
1322 RANDOLPH St. NW 20011

LOT AREA	2,700 SF
BUILDING AREA	1,218 SF
GROSS FLOOR AREA	3,638SF
1ST FLOOR	1,218SF
2ND FLOOR	1,218SF
3RD FLOOR	1,202SF
CELLAR	1,152SF
GFA(INCLUDING CELLAR)	4,790SF

1 BZA CELLAR FLOOR PROPOSED
1/8" = 1'-0"



2 BZA FIRST FLOOR PROPOSED
1/8" = 1'-0"



ALL STAIR DECK STRUCTURE SHALL BE MADE BY
NON-COMBUSTIBLE MATERIAL
(TYP. @ ALL FLOOR)



Project Name

1322 Randolph St. NW WDC 20011

Drawing Name

Plans

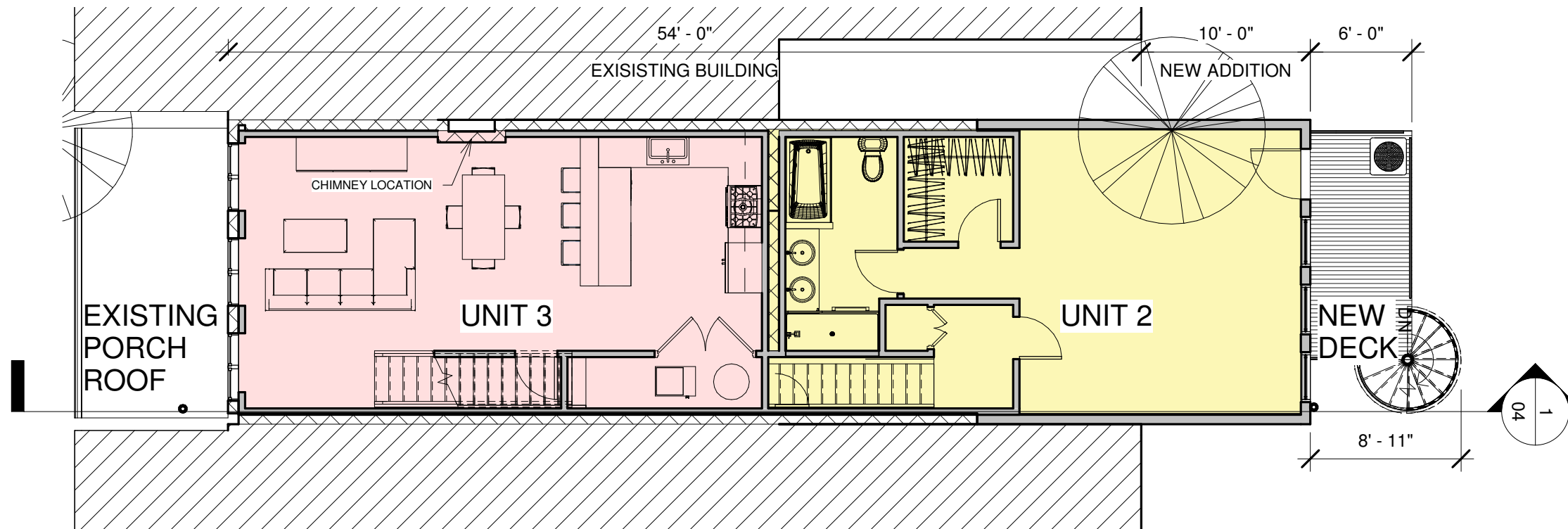
Number

01

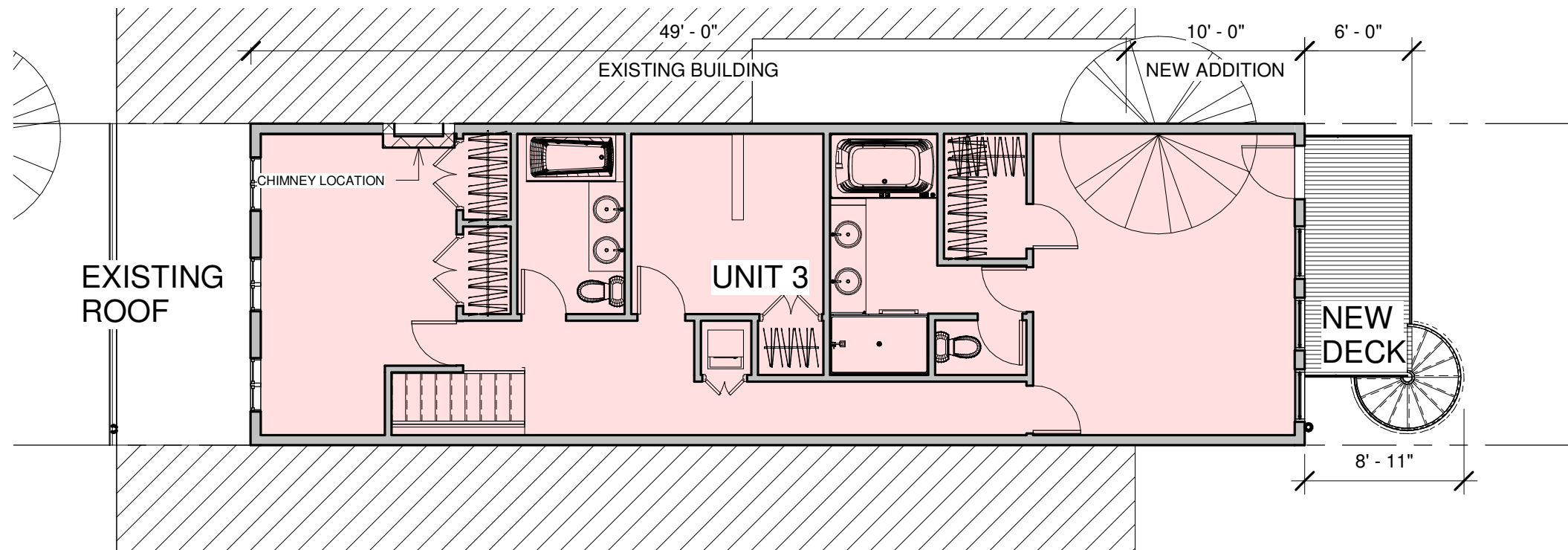
Date

10/24 /18

1 BZA SECOND FLOOR PROPOSED
1/8" = 1'-0"



2 BZA THIRD FLOOR PROPOSED
1/8" = 1'-0"



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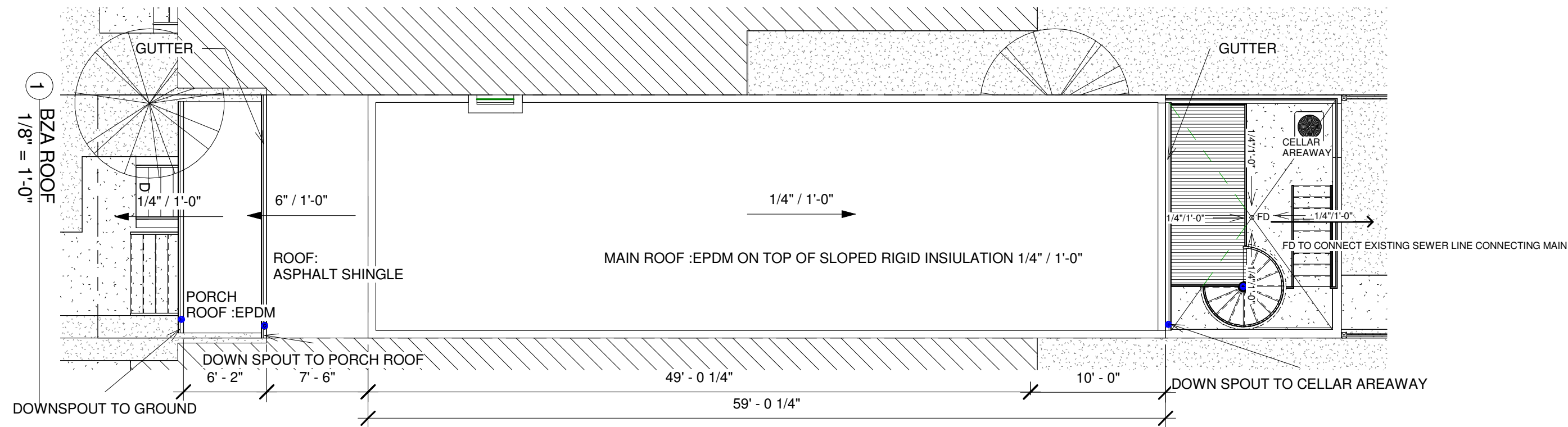
Plans

Number

02

Date

10/24 /18



Project Name

1322 Randolph St. NW WDC 20011

Drawing Name

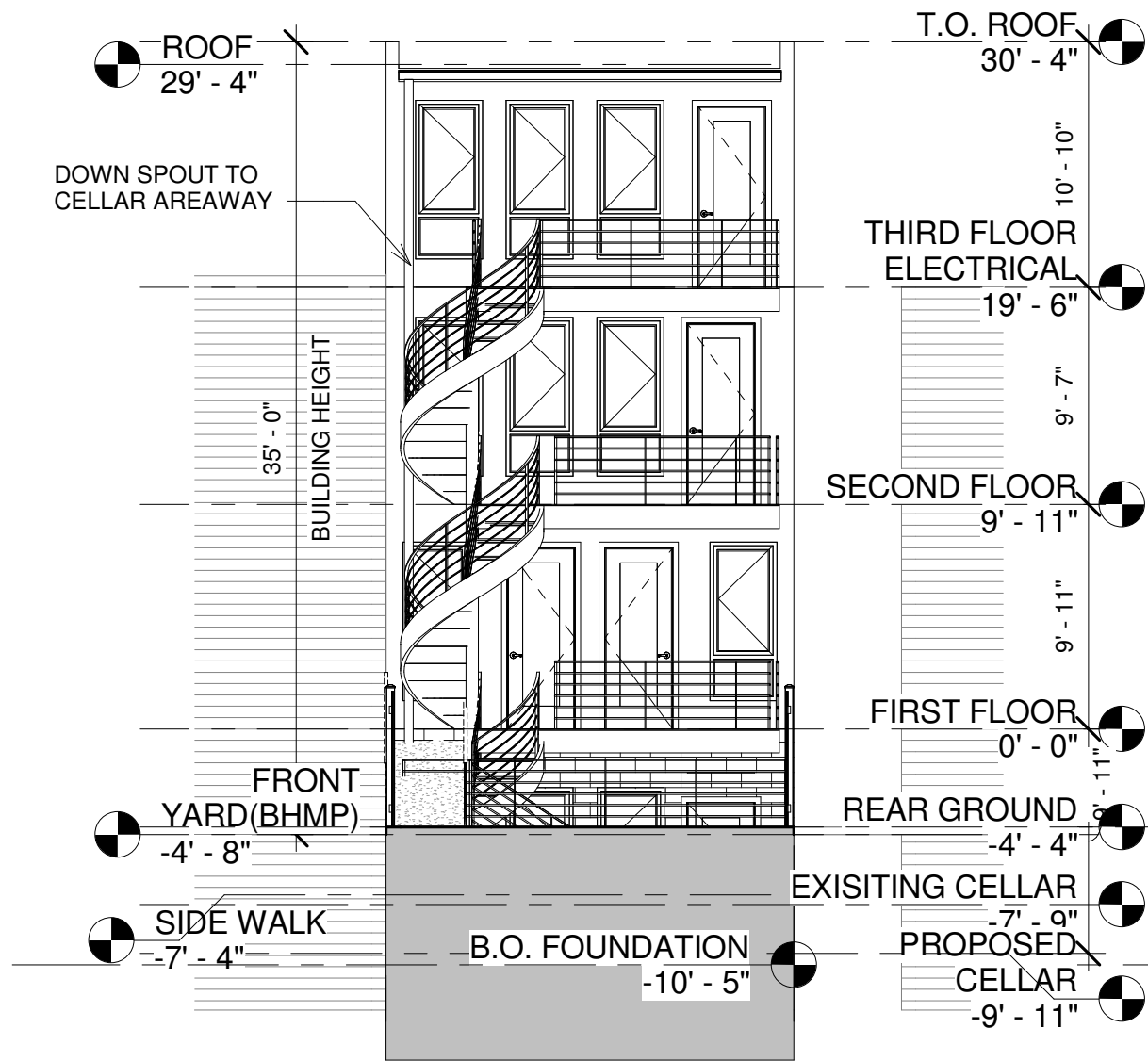
Plans

Number

02A

Date

10/24 /18



② BZA SOUTH ELEVATION
1/8" = 1'-0"



① BZA NORTH ELEVATION
1/8" = 1'-0"

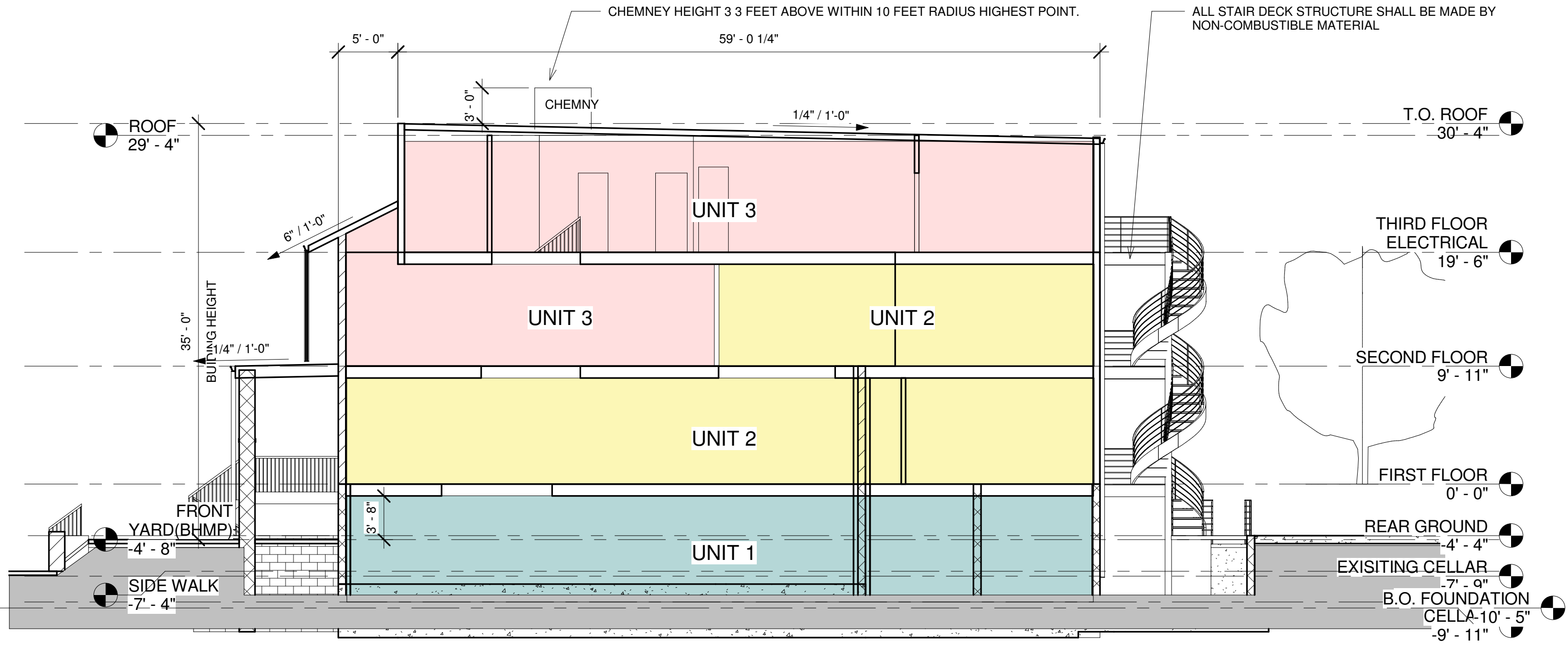


Project Name
1322 Randolph St. NW WDC 20011

Drawing Name
Elevations

Number
03

Date
10/24 /18



1 BZA Longitudinal Section
1/8" = 1'-0"



Project Name
1322 Randolph St. NW WDC 20011

Drawing Name
Section

Number
04

Date
10/24 /18