



ZONING INFO

Address:	1001 - 1003 Bryant St NE WASHINGTON DC 20018
SSL:	3869 0025 & 0026
Zoning:	RA-1
Historic District:	N/A
Lot Area:	10,355 SF
Lot Width :	125 FT
ANC:	5C

	ALLOWED/REQ.	PROPOSED
Land Use:		16-Unit Multi-Family
# of Stories:	3 MAX	3
Rear Yard:	20 FT MIN	24' - 5"
Side Yard:	8 FT	8' - 9 1/4"
Building Height:	40 FT MAX	34' - 9"
FAR:	.9 + IZ Bonus =1.08	1.07
Lot Occupancy:	40%	36%
Gross Building Area:		11,131/ SF
Parking:	2 Spaces	5 Spaces

LOCATION MAP



DRAWING LIST - BZA	
Sheet Number	Sheet Name
BZA 01	COVER SHEET
BZA 02	SITE PLAN
BZA 03	CELLAR PLAN
BZA 04	1ST FLOOR PLAN
BZA 05	2ND FLOOR PLAN
BZA 06	3RD FLOOR PLAN
BZA 07	ROOF PLAN
BZA 08	FRONT ELEVATION
BZA 09	EAST ELEVATION
BZA 10	WEST ELEVATION
BZA 11	REAR ELEVATION
BZA 12	3D VIEWS
BZA 13	3D VIEWS

07/30/19
1001 - 1003 Bryant St NE

ERB B3

BZA 01

RHODE ISLAND AVE NE

BRYANT ST NE

10TH ST NE

3D VIEW 1/BZA 09

DC WATER EASEMENT
PROPOSED RAMP TO GRADE
FRONT ENTRANCE WITH AWNING

SELECT EXISTING TREES TO REMAIN

3D VIEW 2/BZA 09

3D VIEW 1/BZA 10

PROPOSED GRASS GROUND COVER, TYP

PROPOSED SHRUBS

PROPOSED TREES, TYP

PUBLIC ALLEY

1
BZA BZA
08 02

SITE PLAN

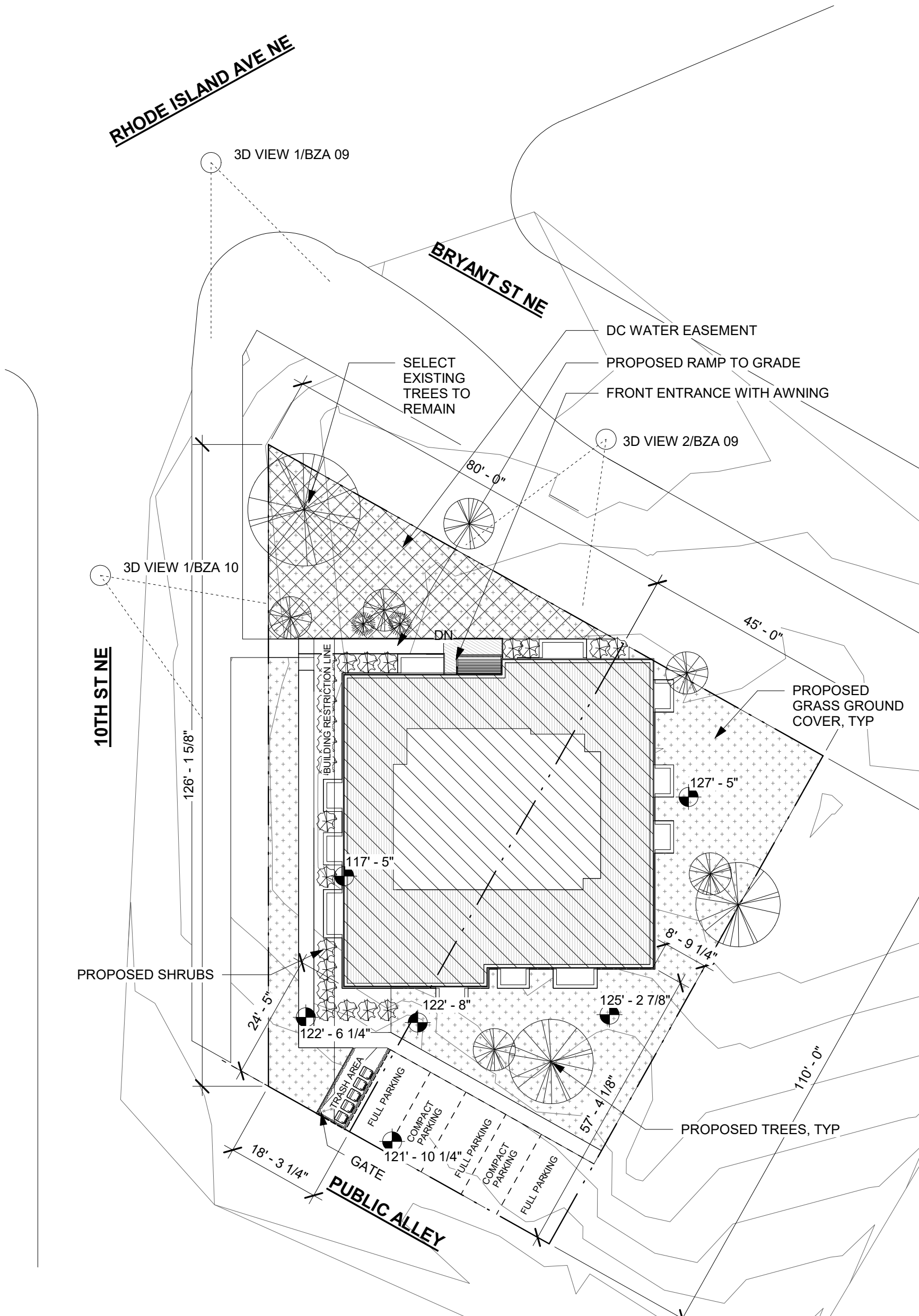
1" = 20'-0"

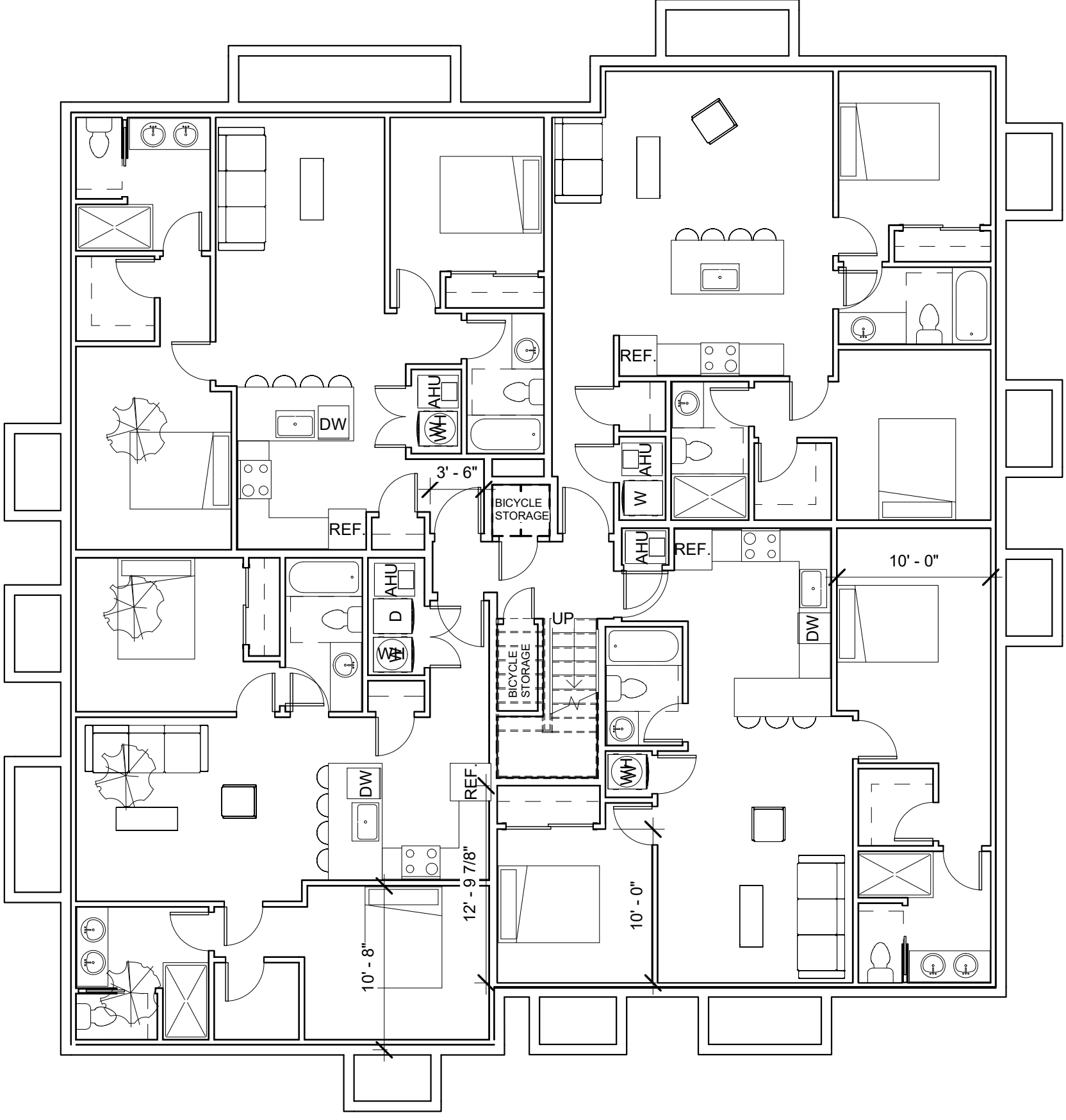
**R. MICHAEL CROSS
DESIGN GROUP**

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BZA 02





1
BZA
03

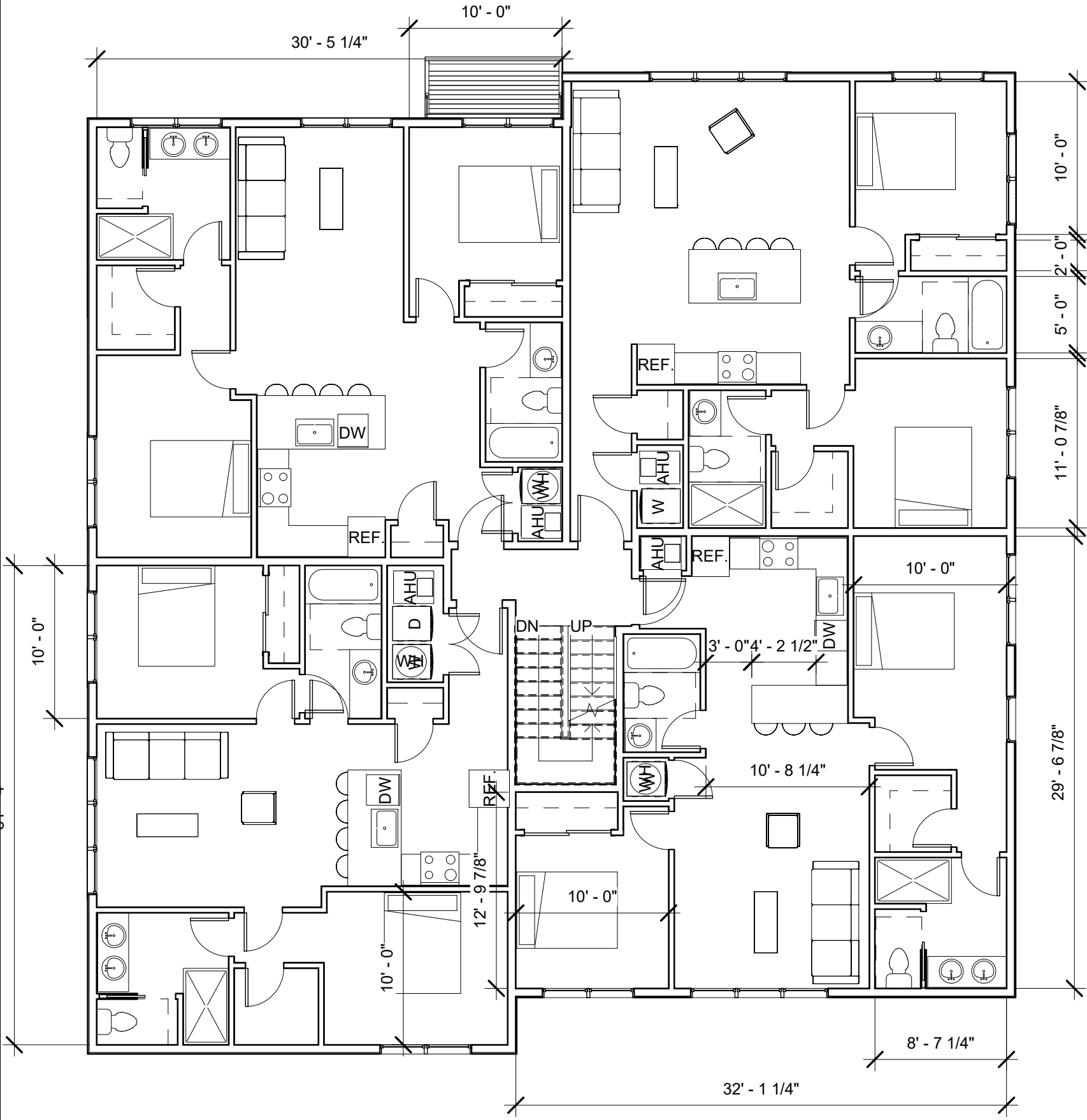
00 CELLAR
1/8" = 1'-0"

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BZA 03

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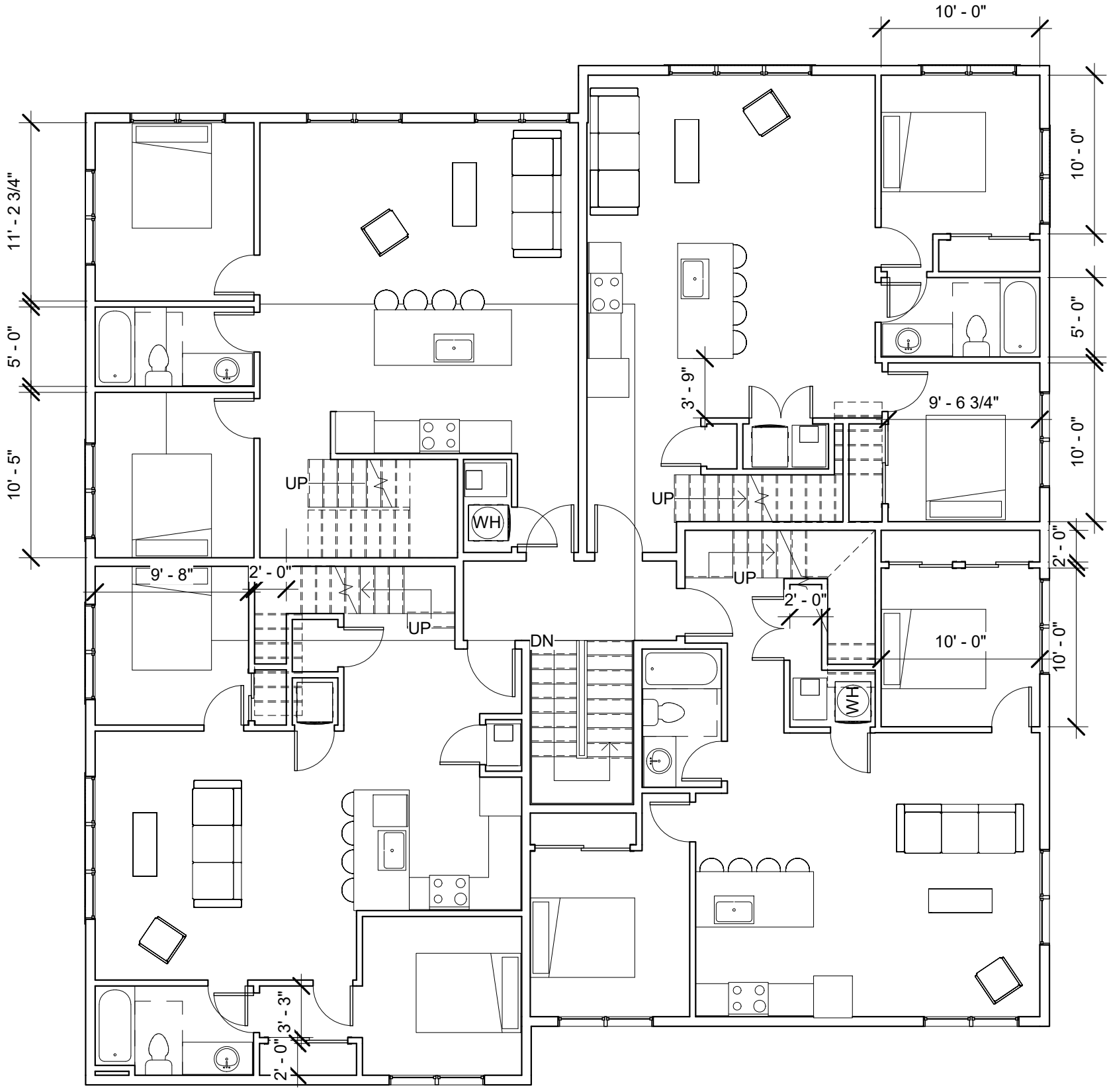
1 2nd FLOOR
 BZA | BZA
 08 | 05 1/8" = 1'-0"

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BZA 05

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1 3rd FLOOR
 BZA | BZA 08 | 06 1/8" = 1'-0"

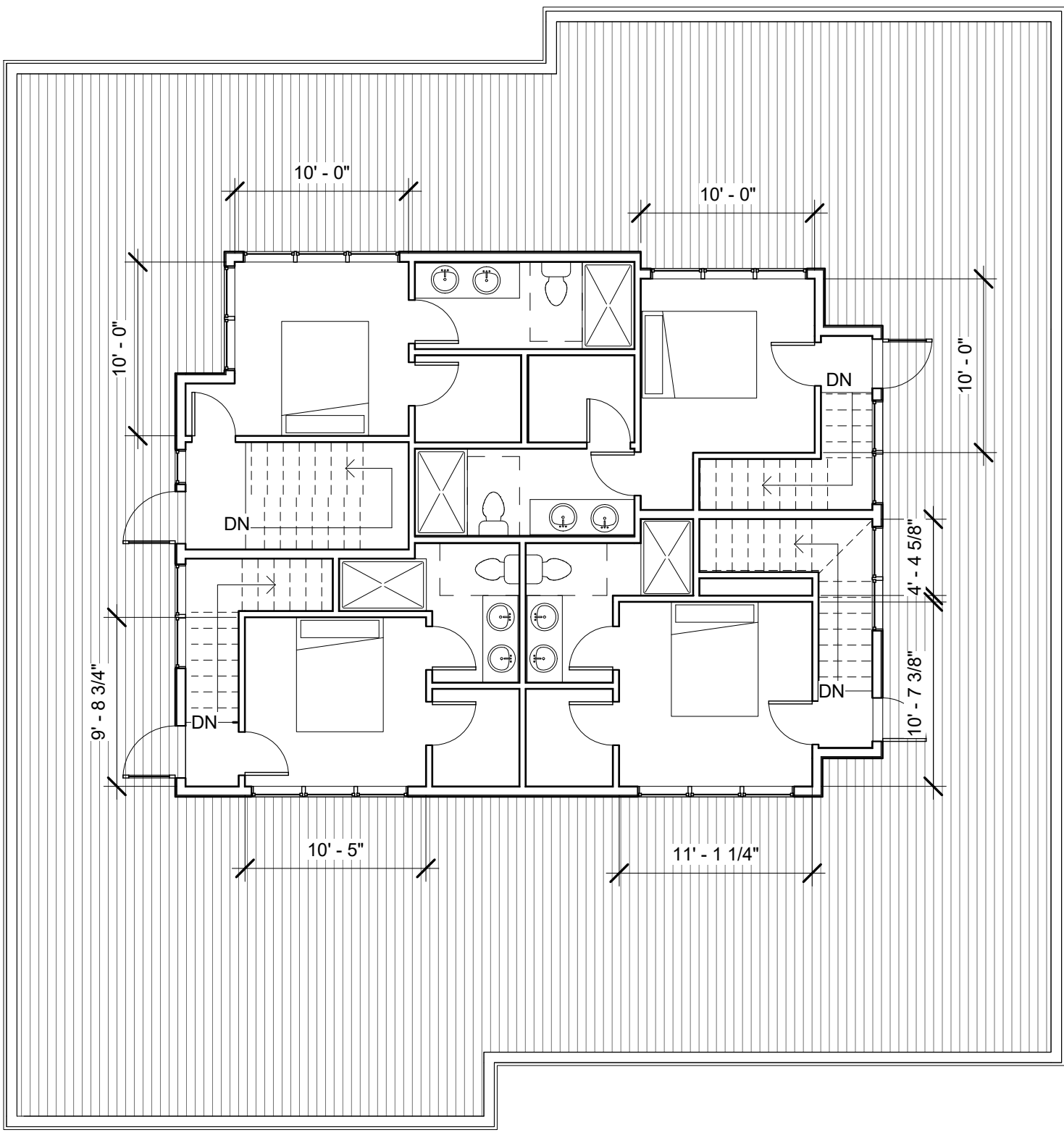
ERB B3

BZA 06

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1 ROOF
BZA | BZA
08 | 07 1/8" = 1'-0"



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BZA 07

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1 NORTH
BZA
08 1/8" = 1'-0"

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BZA 08

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1 EAST
BZA 09 1/8" = 1'-0"

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BZA 09

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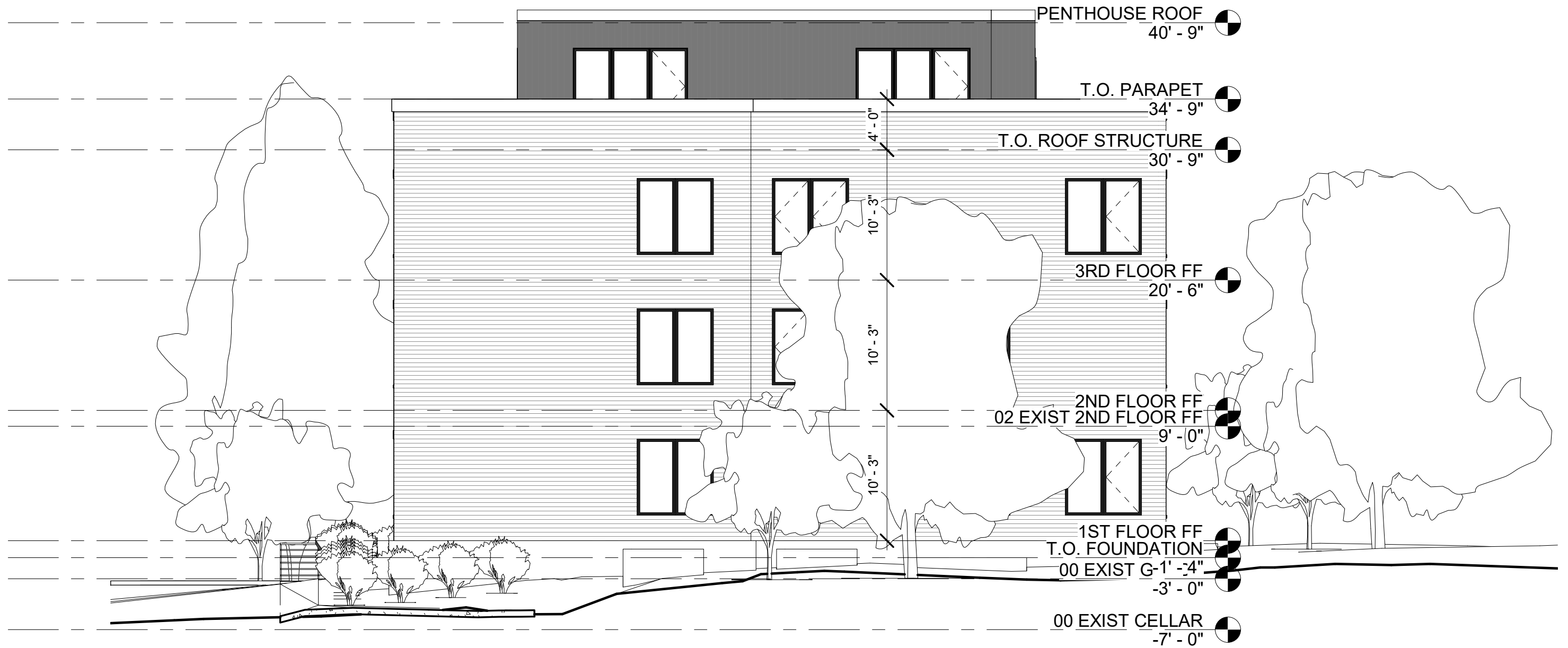
1 WEST
 BZA 10 1/8" = 1'-0"

ERB B3

BZA 10

01/10/20
 1001 - 1003 Bryant St NE


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1 SOUTH
BZA 11 1/8" = 1'-0"

ERB B3

BZA 11

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1 VIEW FROM BRYANT ST NE

BZA
12



2 VIEW FROM RHODE ISLAND AVE NE

BZA
12

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BZA 12



1 VIEW FROM 10TH ST NE

BZA
13

ERB B3

BZA 13

01/29/20
1001 - 1003 Bryant St NE

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