

ZONING/CODE		
#	TOPIC	INFO
1	ADDRESS	20TH & CHANNING STREET NE, WASHINGTON DC 20018
2	HISTORIC DISTRICT	N/A
3	SQUARE	4110
4	LOT	17
5	ZONING DISTRICT	RA-1
6	WARD	5
8	OWNER(S)	20TH & CHANNING DEVELOPMENT LLC
9	EXISTING BUILDING DESCRIPTION	N/A
10	PROPOSED SCOPE OF WORK	TWENTY FOUR UNIT APARTMENT HOUSE. BUILDING IS COMPRISED OF CELLAR, 1ST FLOOR, 2ND FLOOR, 3RD FLOOR & PENTHOUSE. NEW FRAMING, INSULATION, WINDOWS & DOORS, ROOFING, MEP SYSTEMS AND FIXTURES THROUGHOUT, NEW FINISHES. CONSTRUCTION TYPE IIIA, FULLY SPRINKLERED.
12	PROPOSED USE	R-2 APARTMENT HOUSE
13	EXISTING LOT SF	10,419 SQ FT
15	PROPOSED BUILDING FOOTPRINT	4,248 SQ FT
16	MAX. ALLOWABLE FAR	1.08 (11,252.5 SQ FT)
17	PROPOSED BUILDING GROSS SF (FAR)	1.076 (11,217 SQ FT)
18	MAXIMUM ALLOWABLE LOT OCCUPANCY	60%
20	PROPOSED LOT OCCUPANCY	41%
21	MAXIMUM BUILDING HEIGHT	40 FT
22	PROPOSED BUILDING HEIGHT	36 FT PLUS PENTHOUSE
23	PARKING SPACES REQUIRED	7
24	PARKING SPACES PROVIDED	9 (2 CARSHARE SPACES=6 + 3 REGULAR SPACES)
25	APPLICABLE CODES	2015 DC CONSTRUCTION CODE.

# 20TH & CHANNING APARTMENTS

2425 20th Street NE, Washington, DC 20018

ARCHITEXTUAL

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PROJECT INFORMATION

**20TH & CHANNING APARTMENTS**  
 20TH AND CHANNING NE LLC  
 2425 20TH ST NE

PROJECT NUMBER: 2021-12

4/8/2022 10:03:10 AM

ISSUE RECORD

Issue:  
 Reference Sheet:  
 Drawing Date: 04/06/22  
 Drawn By: SB  
 Drawing Scale:

DRAWING INFORMATION

**COVER SHEET**

Board of Zoning Adjustment  
 District of Columbia  
 CASE NO 20655  
 EXHIBIT NO 01  
**2.000**

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View of the corner of 20th St. and Lafayette Ave.



View of the corner of 20th St. and Lafayette Ave.



View from Lafayette Ave. looking at 20th St.





View from 20th St. Looking at Channing St.



View from 20th St. Looking at Lafayette Ave.



View from the corner of 20th St. and Channing St. looking at Lafayette Ave.



View from 20th St. looking at the corner of 20th St. and Lafayette Ave.



View from the corner of 20th St. and Channing St.





View from Lafayette Ave. looking at 20th St.



View from the corner of 20th St. and Lafayette Ave. looking at Channing St.

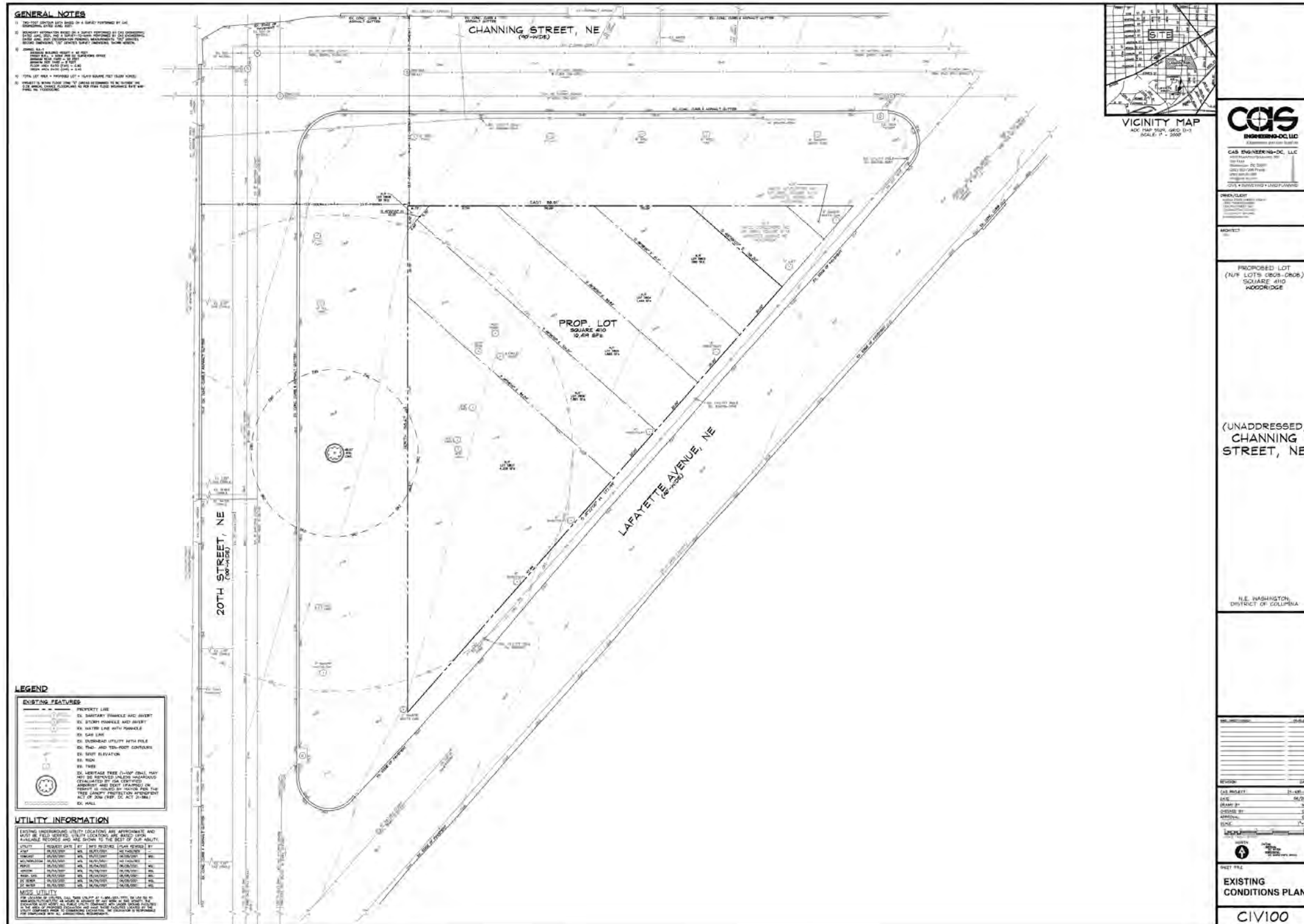


View from Lafayette Ave. looking at 20th St.



View of the corner of Channing St. and Lafayette Ave.





**GENERAL NOTES**

1. THESE CONDITIONS ARE BASED ON A SURVEY PERFORMED BY CAS.
2. THE EXISTING BUILDING FOOTPRINTS AND UTILITIES SHOWN ON THIS PLAN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. THE EXISTING BUILDING FOOTPRINTS AND UTILITIES SHOWN ON THIS PLAN ARE NOT TO BE CONSIDERED AS A GUARANTEE OF ACCURACY.
3. THE EXISTING BUILDING FOOTPRINTS AND UTILITIES SHOWN ON THIS PLAN ARE NOT TO BE CONSIDERED AS A GUARANTEE OF ACCURACY.
4. THE EXISTING BUILDING FOOTPRINTS AND UTILITIES SHOWN ON THIS PLAN ARE NOT TO BE CONSIDERED AS A GUARANTEE OF ACCURACY.
5. THE EXISTING BUILDING FOOTPRINTS AND UTILITIES SHOWN ON THIS PLAN ARE NOT TO BE CONSIDERED AS A GUARANTEE OF ACCURACY.

**LEGEND**

**EXISTING FEATURES**

- PROPERTY LINE
- EXISTING FOUNDATION AND ROOF
- EXISTING LINE WITH PARALLEL
- EXISTING LINE
- EXISTING UTILITY WITH FILE
- EXISTING AND TYPICAL CONTAINERS
- EXISTING ELEVATION
- EXISTING SIGN
- EXISTING TREE (LUMP SHALL NOT BE REMOVED UNLESS NECESSARY AS DETERMINED BY THE ARCHITECT AND TREE REMOVAL SHALL BE PERMITTED BY THE DISTRICT OF COLUMBIA (DC ACT 5-1381))
- EXISTING WALL

**UTILITY INFORMATION**

EXISTING UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND MUST BE FIELD VERIFIED. UTILITY LOCATIONS ARE BASED UPON AVAILABLE RECORDS AND ARE SHOWN TO THE BEST OF OUR ABILITY.

UTILITY	DEPT. OR AGENCY	FILE NO.	DATE	REVISION
WATER	DC WATER	...	...	...
SEWER	DC SEWER	...	...	...
ELECTRIC	DC POWER	...	...	...
TELEPHONE	DC TELECOM	...	...	...
TRASH	DC TRASH	...	...	...
STORM	DC STORM	...	...	...
TELEVISION	DC TELECOM	...	...	...
COAXIAL	DC TELECOM	...	...	...
DATA	DC TELECOM	...	...	...
OTHER	DC TELECOM	...	...	...

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PROJECT INFORMATION  
**20TH & CHANNING APARTMENTS**  
 20TH AND CHANNING NE LLC  
 2425 20TH ST NE

PROJECT NUMBER: 2021-12

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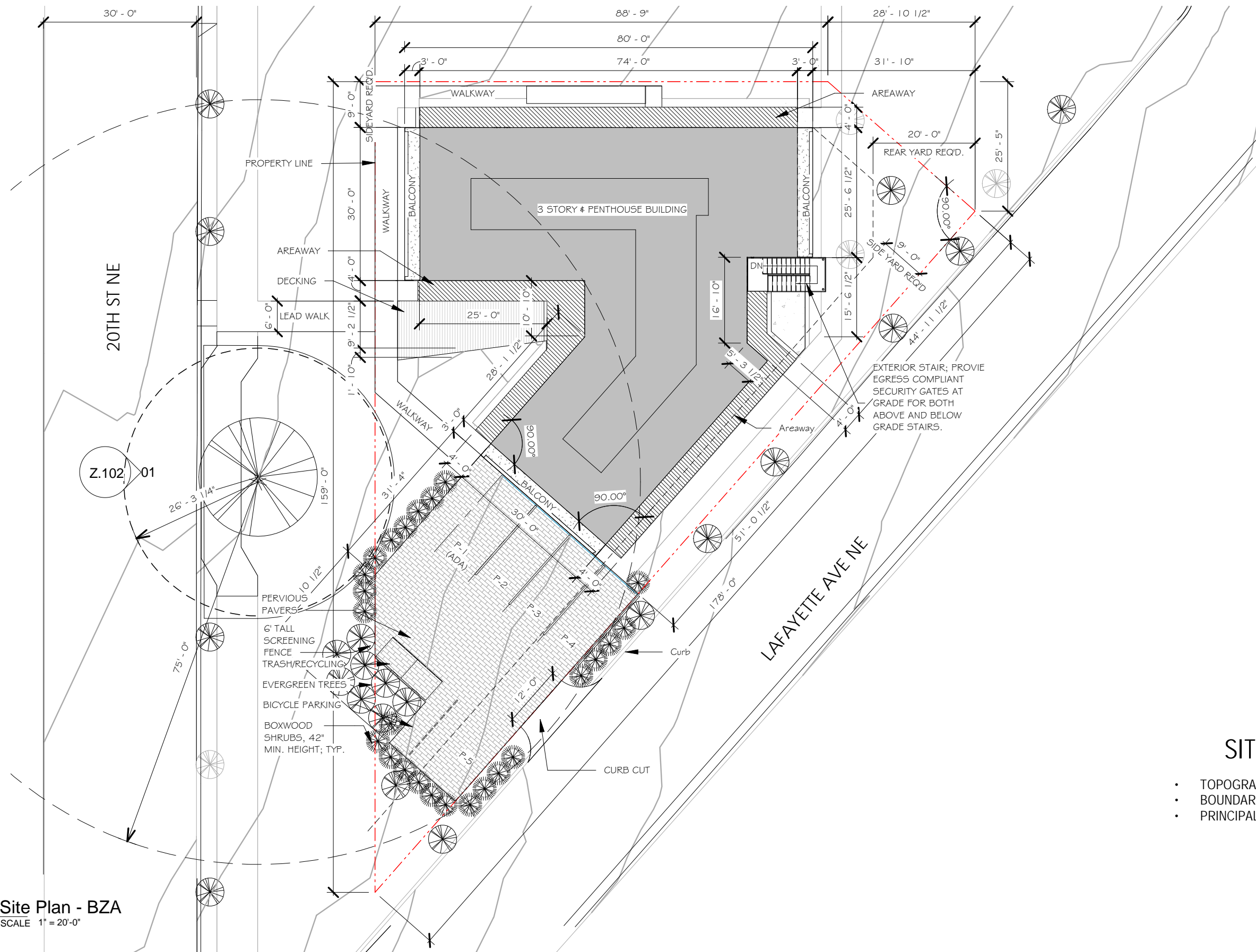
ISSUE RECORD  
 Issue:  
 Reference Sheet:  
 Drawing Date: 04/06/22  
 Drawn By: DL  
 Drawing Scale:

DRAWING INFORMATION  
**EXISTING SITE PLAN**

**Z.100**

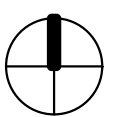
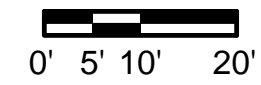
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### SITE PLAN LEGEND

- TOPOGRAPHIC CONTOUR LINE:
- BOUNDARY LINE:
- PRINCIPAL STRUCTURE SETBACK:



**01** Site Plan - BZA  
SCALE 1" = 20'-0"

# ARCHITEXTUAL

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PROJECT INFORMATION

**20TH & CHANNING APARTMENTS**  
20TH AND CHANNING NE LLC  
2425 20TH ST NE

PROJECT NUMBER: **2021-12**

4/8/2022 10:03:29 AM

ISSUE RECORD

Issue:  
Reference Sheet:  
Drawing Date: 04/06/22  
Drawn By: SB  
Drawing Scale: As indicated

DRAWING INFORMATION

**PROPOSED SITE PLAN**

**Z.101**

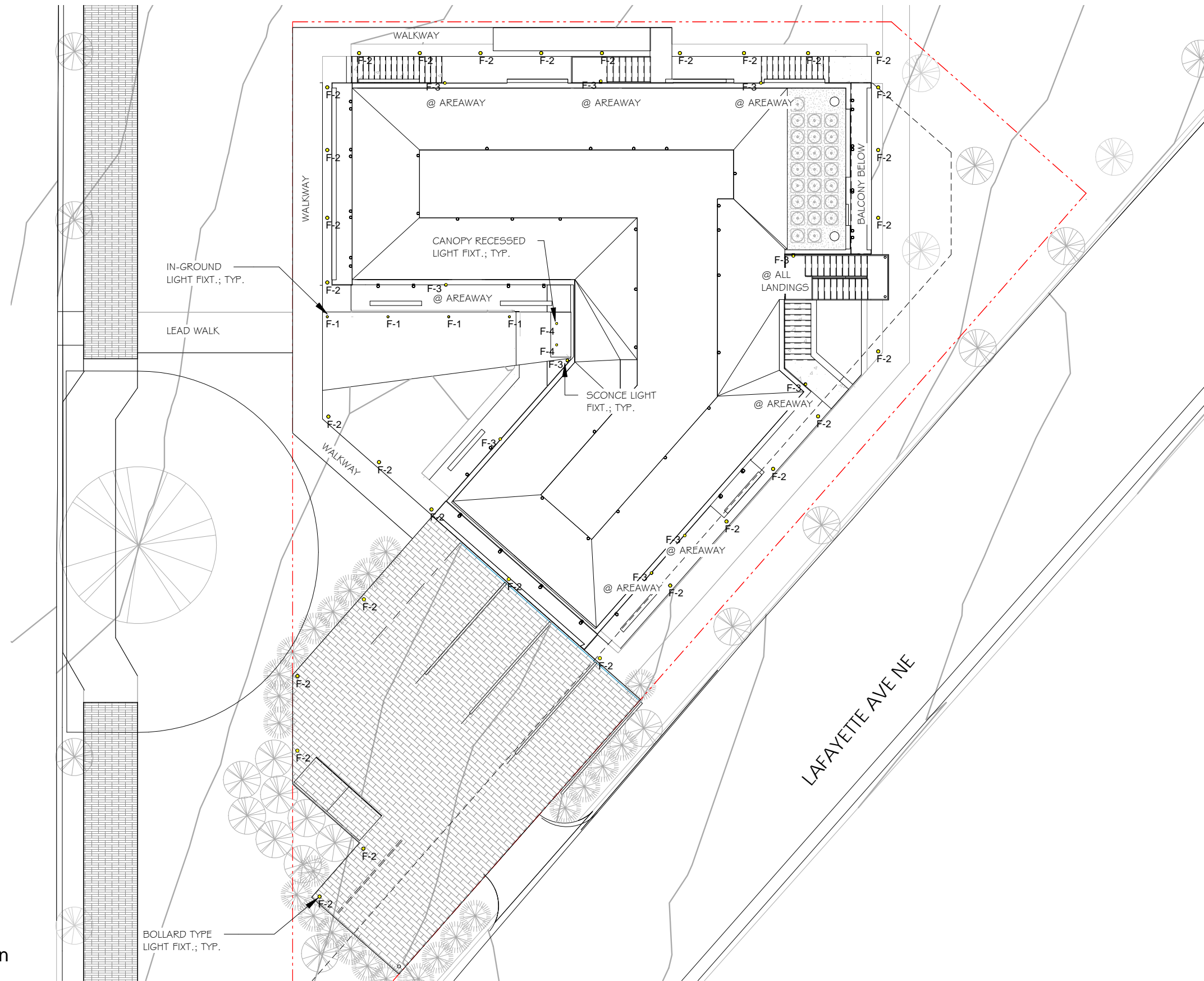
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01 | Site Elevation  
SCALE 1/16" = 1'-0"



20TH ST NE



**01** Site Lighting Plan  
SCALE 1/16" = 1'-0"

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PROJECT INFORMATION

**20TH & CHANNING APARTMENTS**  
20TH AND CHANNING NE LLC  
2425 20TH ST NE

PROJECT NUMBER: 2021-12

4/8/2022 10:03:32 AM

ISSUE RECORD

Issue:  
Reference Sheet:  
Drawing Date: 04/06/22  
Drawn By: *A. Utter*  
Drawing Scale: 1'-0"

DRAWING INFORMATION

**SITE LIGHTING PLAN**

**Z.103**

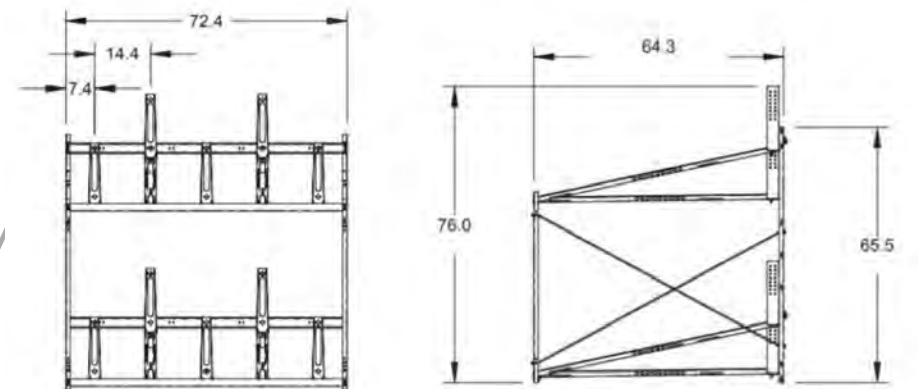
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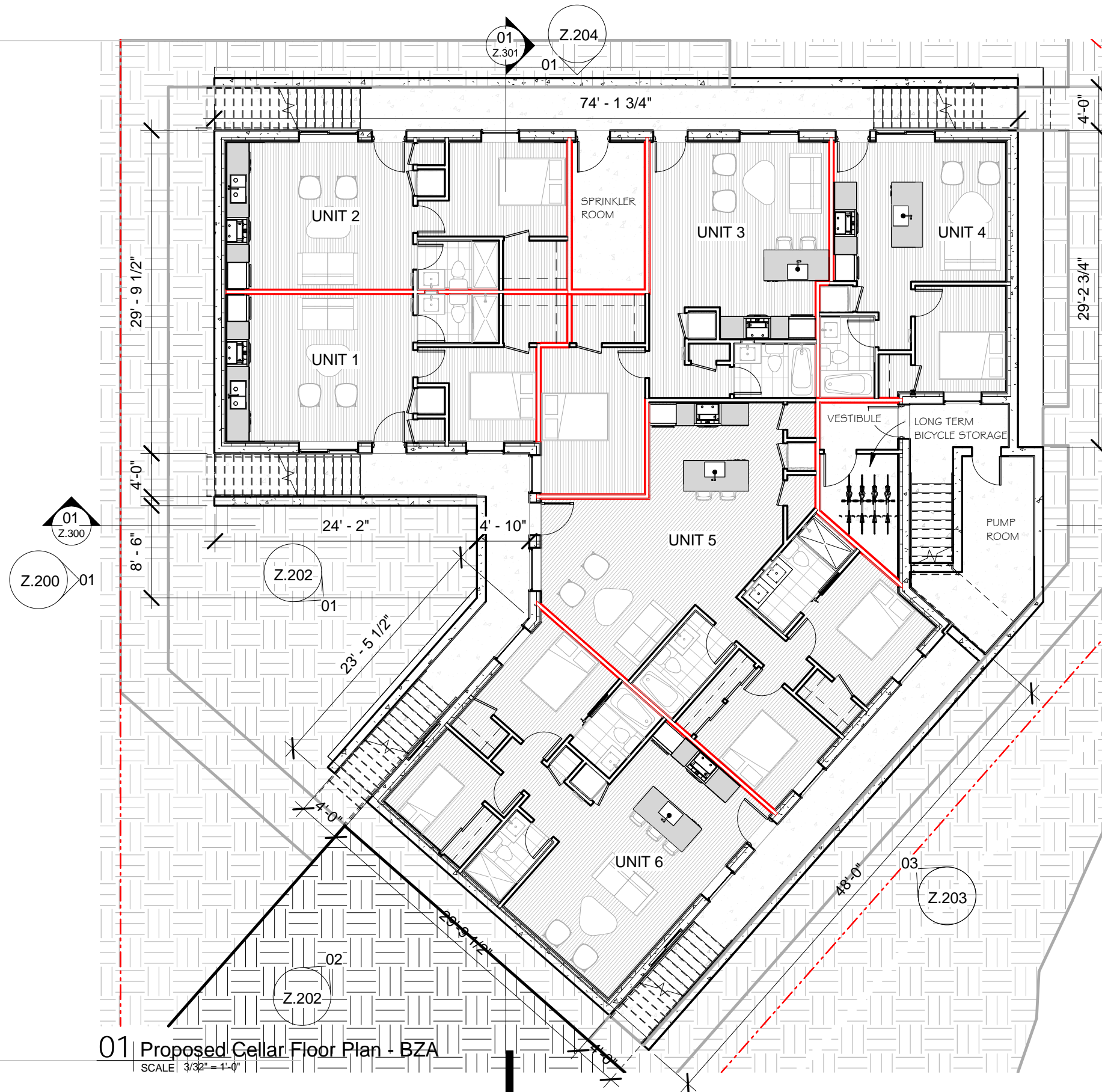
# GENERAL NOTES BICYCLE PARKING

## BICYCLE PARKING GENERAL NOTES

1. BASIS OF DESIGN:
  - A. SHORT TERM RACK(OUTDOOR): U RACK
  - B. LONG TERM RACK(INDOOR): DOUBLE DECKER BIKE RACK
2. BICYCLE PARKING REQUIREMENTS: (FROM DMCR TITLE 11 ZONING SUBTITLE C)
  - A. MINIMUM NUMBER OF PARKING SPACES (RESIDENTIAL)
    - 1 LONG-TERM SPACE FOR EACH THREE DWELLING UNITS. (TABLE C802.1)
    - REQUIRED: 24 DWELLING UNITS = 8 LONG-TERM SPACES.
    - PROVIDED: 8 LONG-TERM SPACES
    - 1 SHORT-TERM SPACE FOR EACH TWENTY DWELLING UNITS
    - REQUIRED: 24 DWELLING UNITS = 2 SHORT-TERM SPACES.
    - PROVIDED: 2 SHORT-TERM SPACES.
  - B. SPACE REQUIREMENTS:
    - RACKS SHALL BE PLACED A MINIMUM OF THIRTY INCHES (30 IN.) ON CENTER FROM ONE ANOTHER; TWENTY-FOUR INCHES (24 IN.) FROM ANY OTHER OBSTRUCTIONS; WITH A FORTY-EIGHT INCH (48 IN.) MINIMUM AISLE SEPARATING RACKS; AND PROVIDE A MINIMUM CLEARANCE WIDTH OF TWELVE INCHES (12 IN.) FOR EACH BICYCLE (C801.3.C)
    - EACH REQUIRED LONG-TERM BICYCLE PARKING SPACE SHALL BE DIRECTLY ACCESSIBLE BY MEANS OF AN AISLE OF A MINIMUM WIDTH OF FOUR FEET (4 FT.) AND HAVE A MINIMUM VERTICAL CLEARANCE OF SEVENTY-FIVE INCHES (75 IN.). AISLES SHALL BE KEPT CLEAR OF OBSTRUCTIONS AT ALL TIMES. (C805.8)
    - A MINIMUM OF FIFTY PERCENT (50%) OF THE REQUIRED LONG-TERM BICYCLE PARKING SPACES SHALL ALLOW THE BICYCLES TO BE PLACED HORIZONTALLY ON THE FLOOR OR GROUND. VERTICAL BICYCLE RACKS SHALL SUPPORT THE BICYCLE WITHOUT THE BICYCLE BEING SUSPENDED. (C805.9)
3. INSTALL BIKE RACKS PE MANUFACTURERS INSTRUCTIONS.

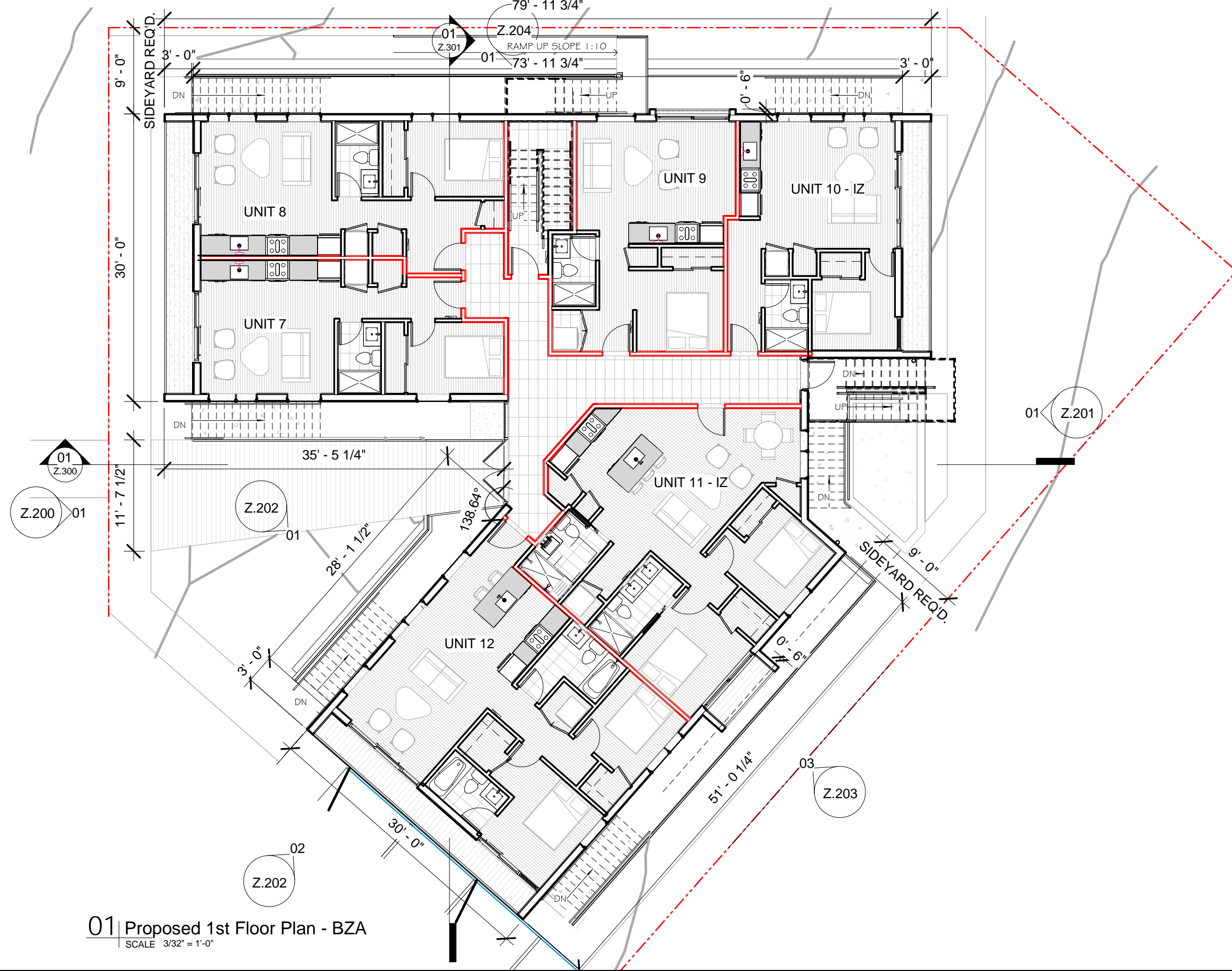


**02** Bike Rack Detail  
SCALE 3" = 1'-0"



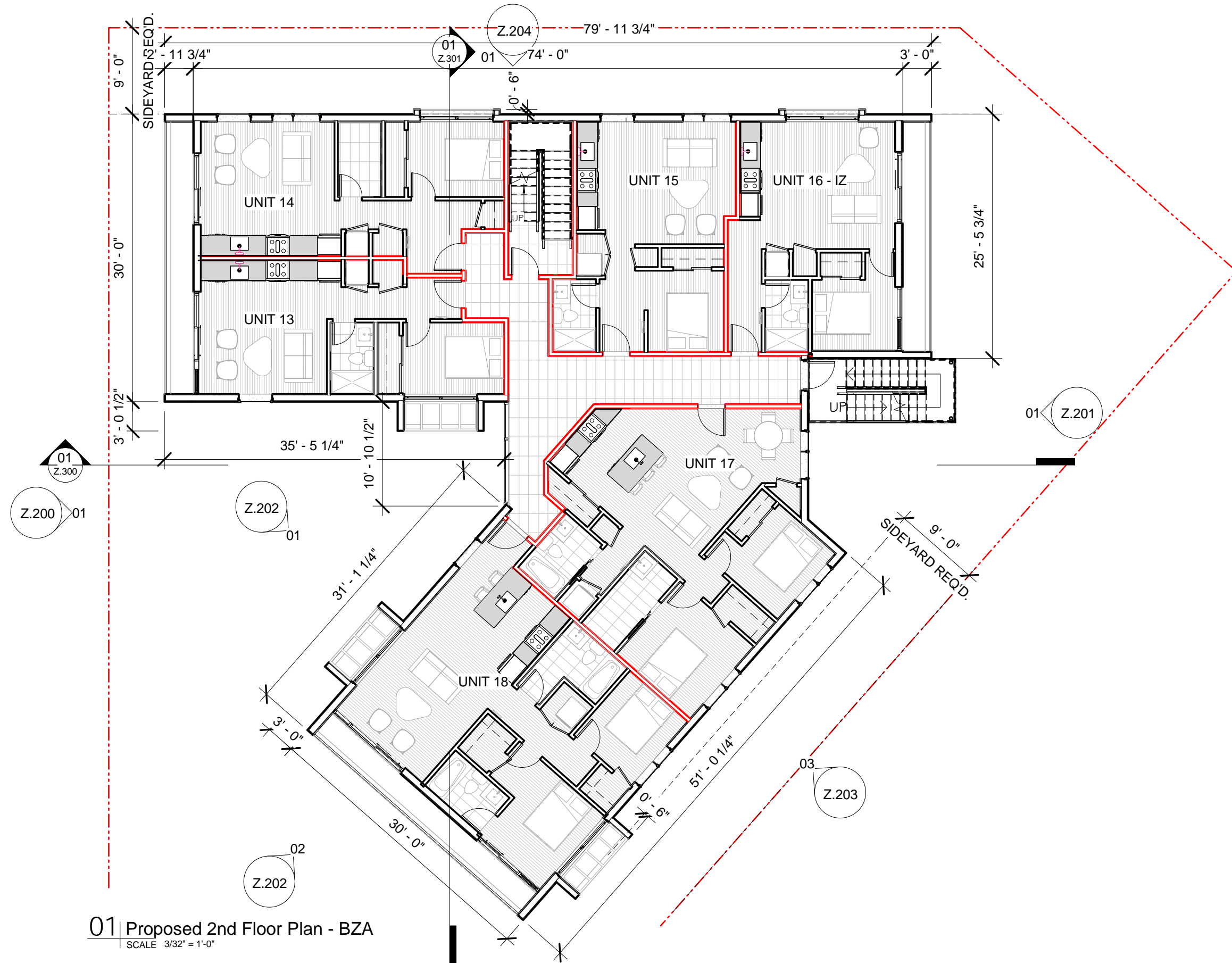
**01** Proposed Cellar Floor Plan + BZA  
SCALE 3/32" = 1'-0"





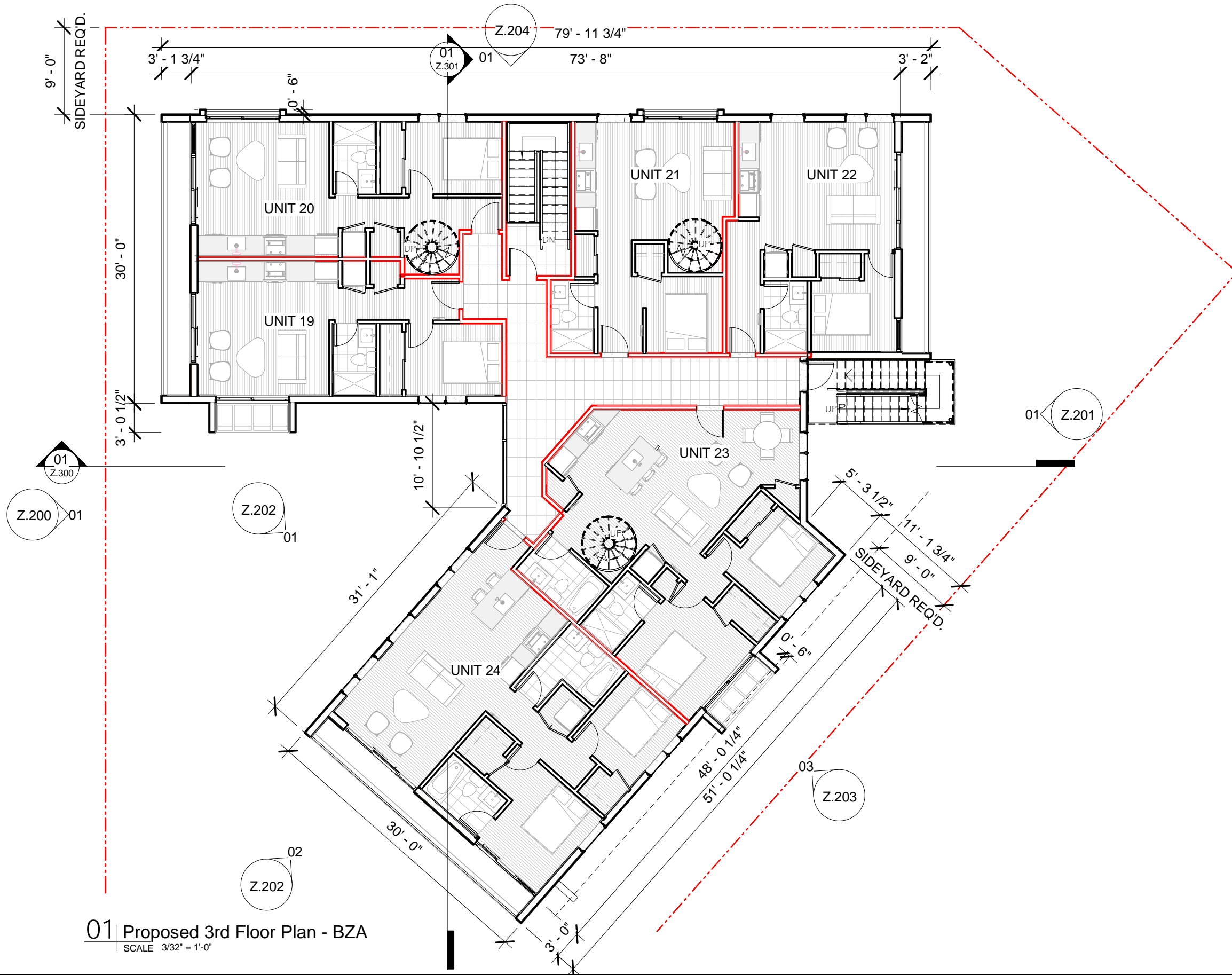
01 Proposed 1st Floor Plan - BZA  
SCALE 3/32" = 1'-0"





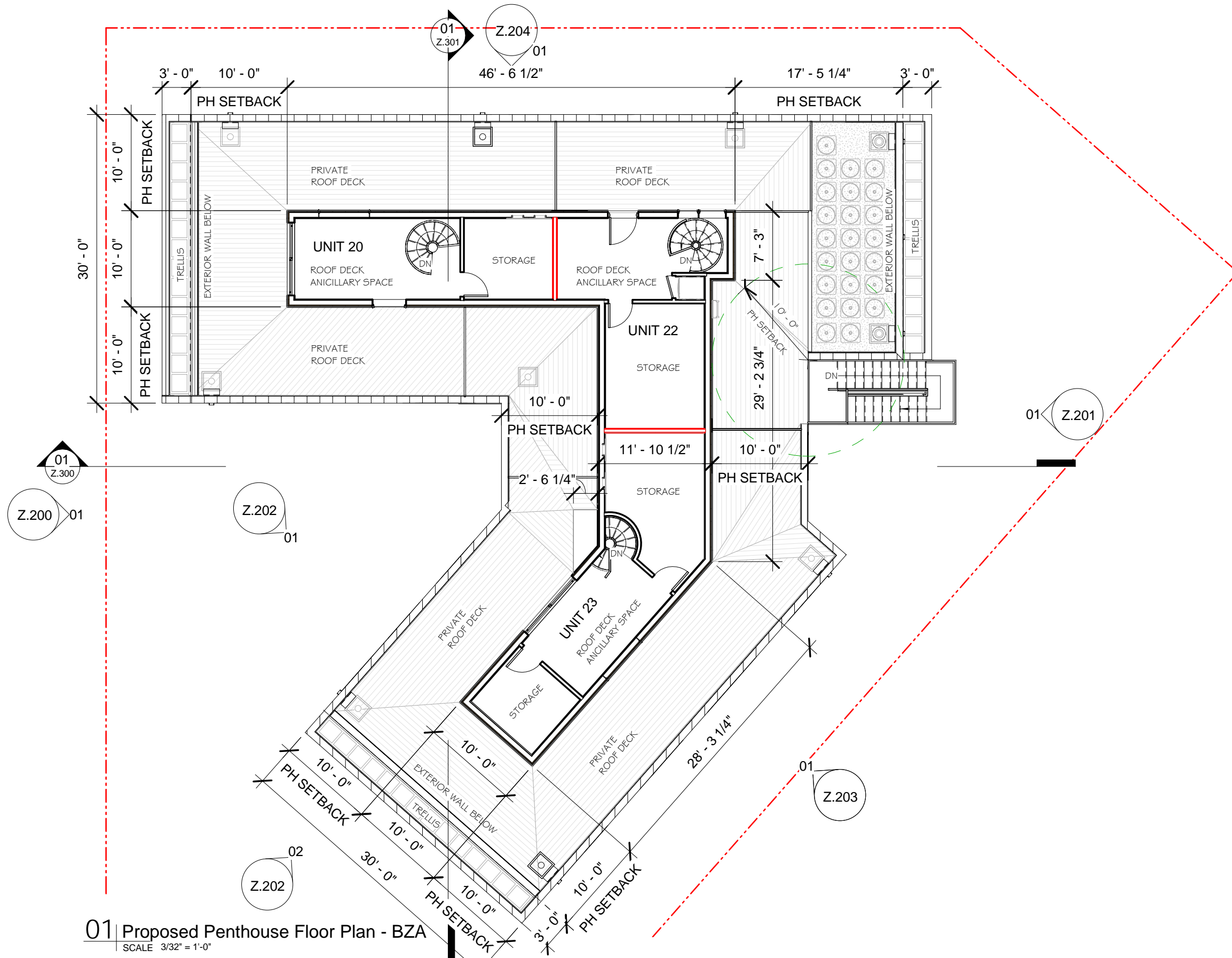
**01** Proposed 2nd Floor Plan - BZA  
 SCALE 3/32" = 1'-0"





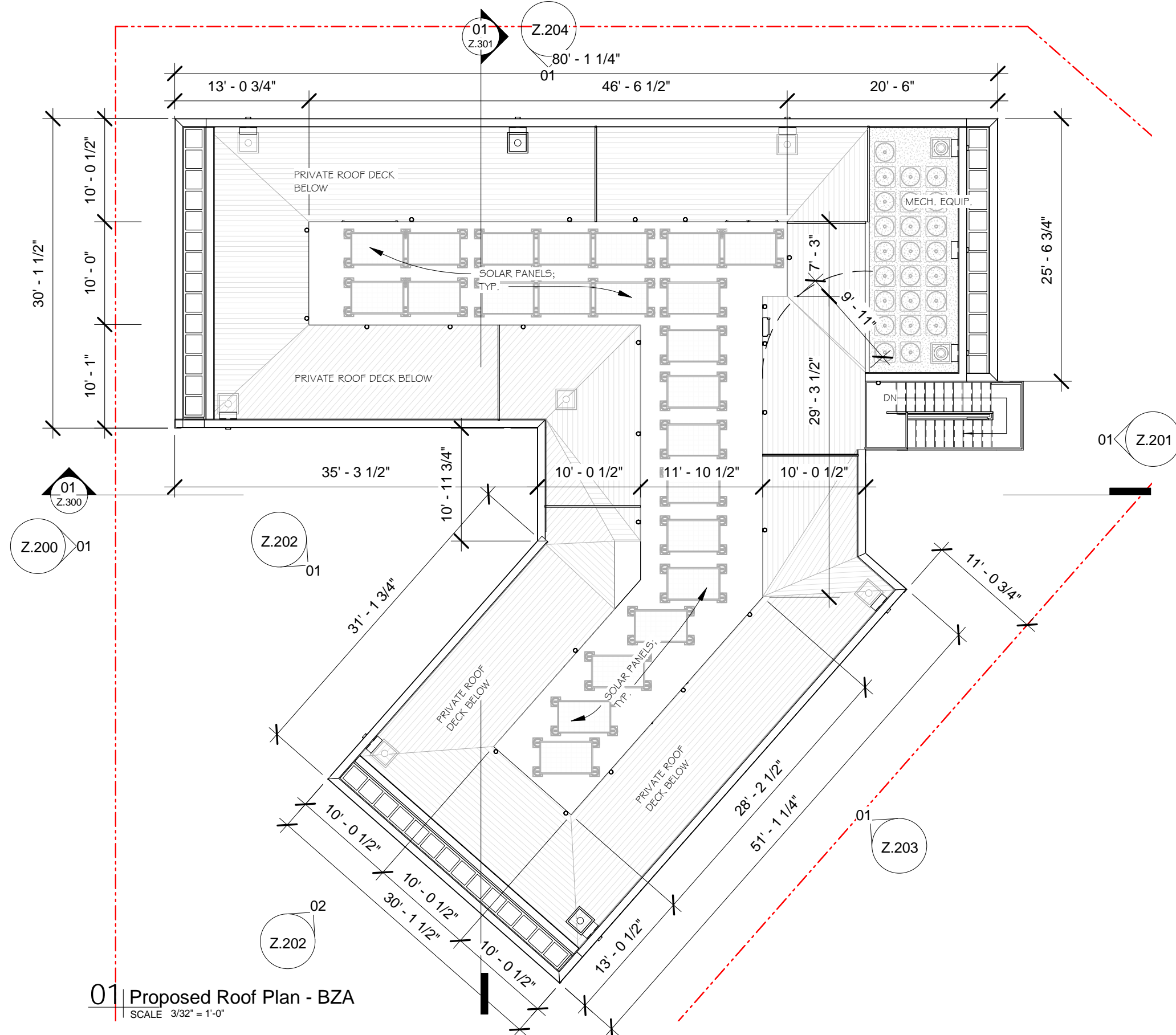
01 Proposed 3rd Floor Plan - BZA  
SCALE 3/32" = 1'-0"





**01** Proposed Penthouse Floor Plan - BZA  
 SCALE 3/32" = 1'-0"





**01** Proposed Roof Plan - BZA  
 SCALE 3/32" = 1'-0"

PROJECT INFORMATION

**20TH & CHANNING APARTMENTS**  
 20TH AND CHANNING NE LLC  
 2425 20TH ST NE

PROJECT NUMBER: 2021-12

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ISSUE RECORD

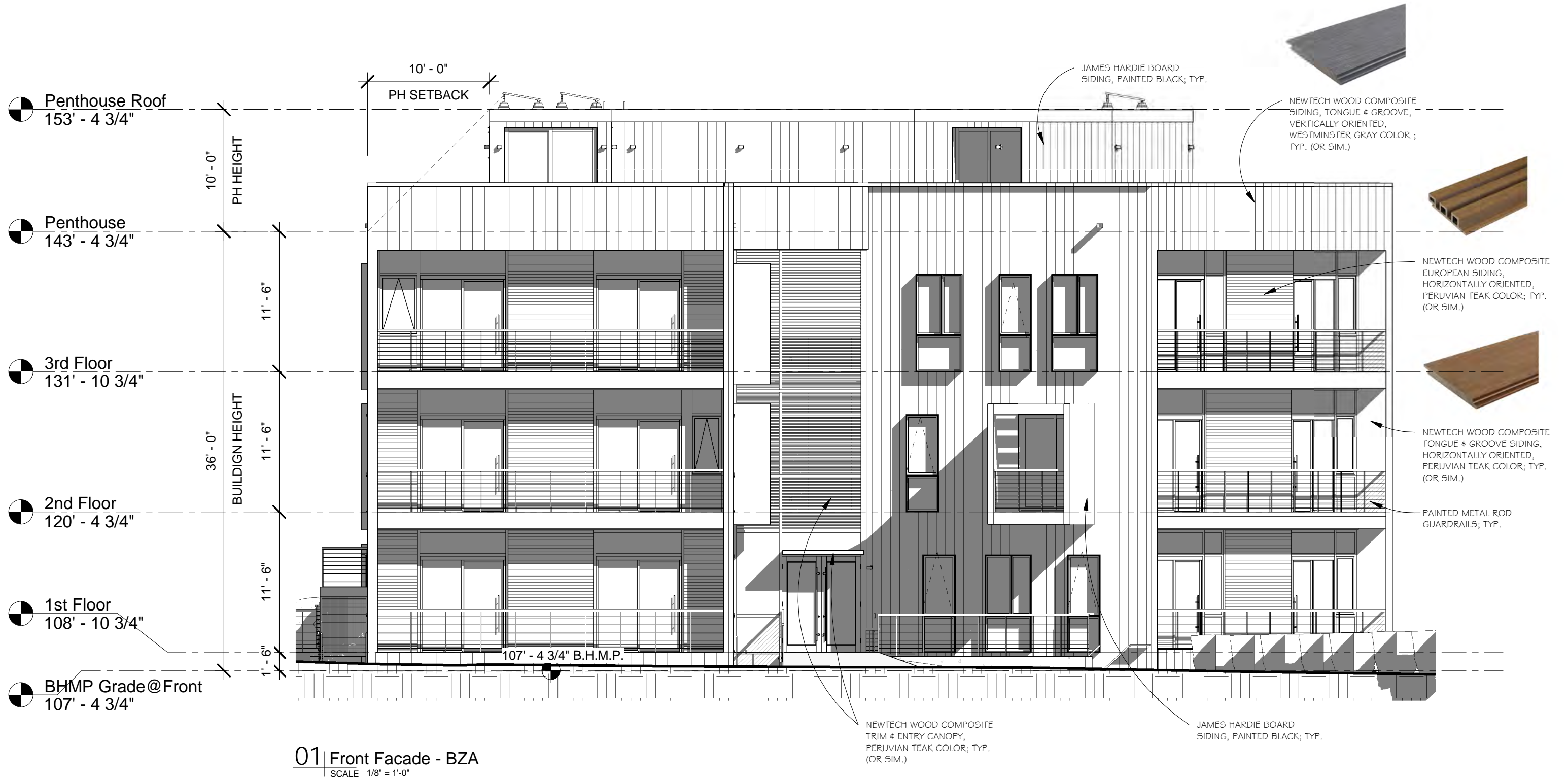
Issue:  
 Reference Sheet:  
 Drawing Date: 04/06/22  
 Drawn By: SB  
 Drawing Scale: 3/32" = 1'-0"

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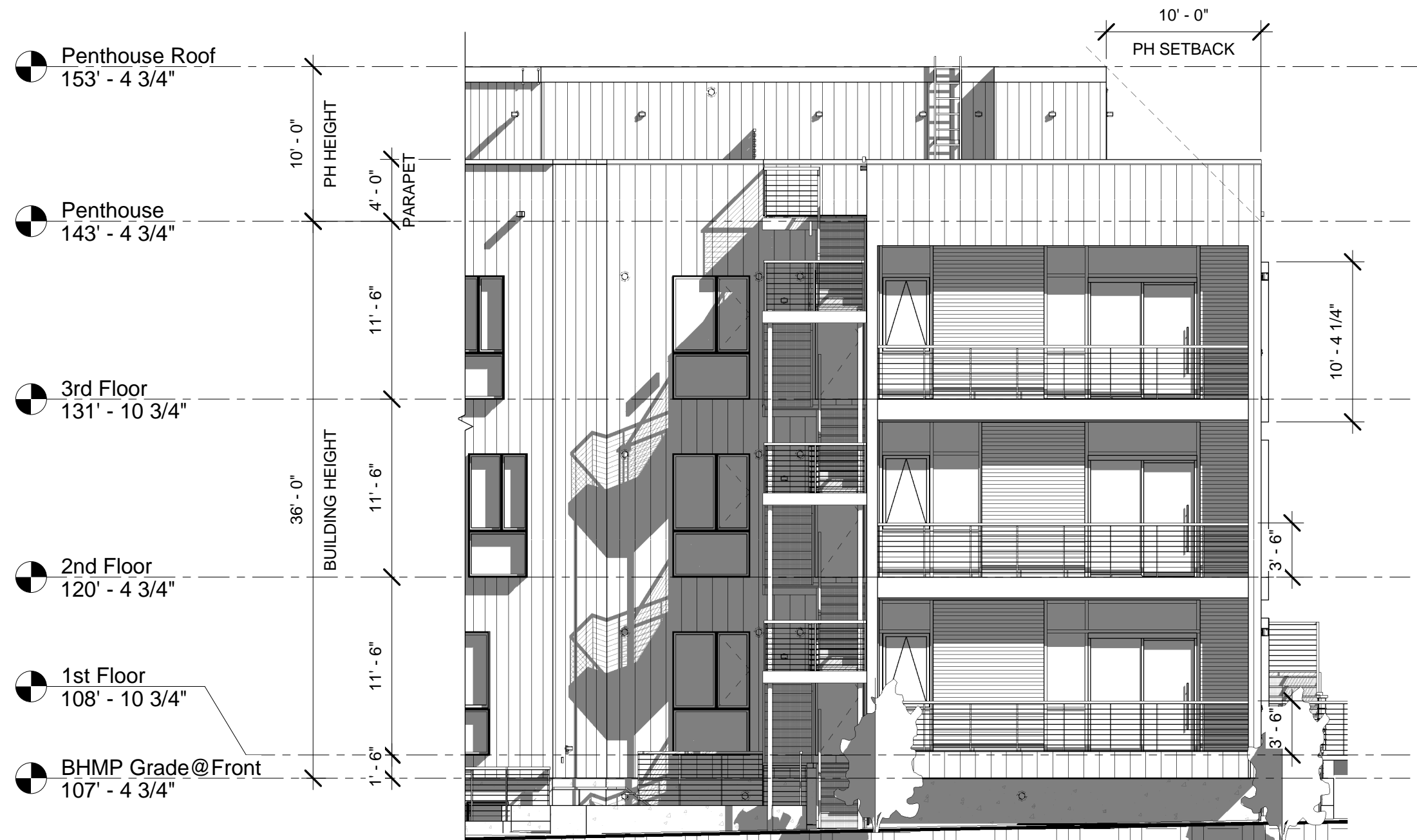
**FLOOR PLANS**

**Z.115**









01 Rear Elevation - BZA  
SCALE 1/8" = 1'-0"





01 Head-On Elevation @ Southern Wing North - BZA  
SCALE 1/8" = 1'-0"

02 Head-On Elevation @ Southern Wing West - BZA  
SCALE 1/8" = 1'-0"



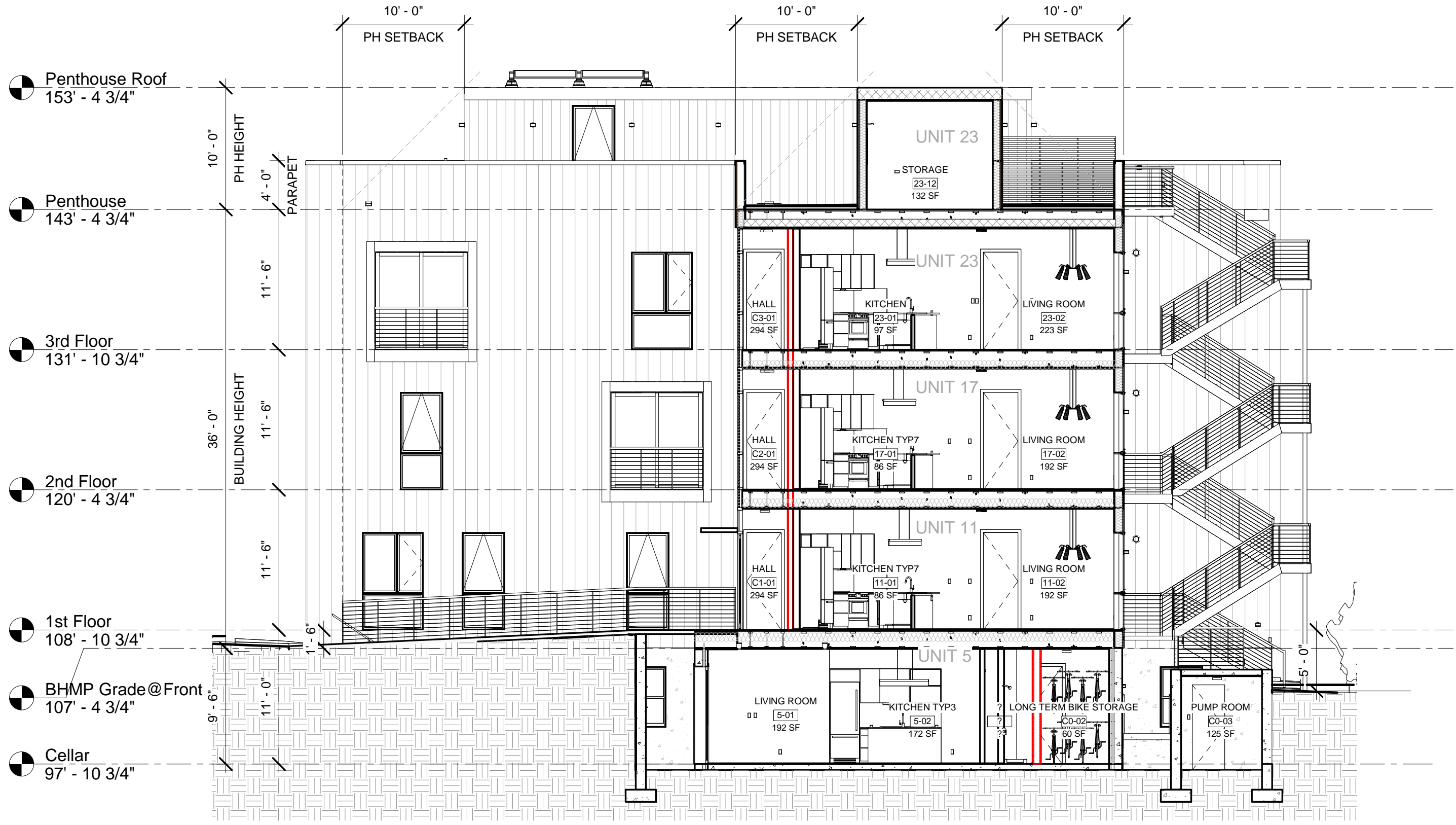


01 | Head-On Elevation @ Southern Wing South - BZA  
 SCALE 1/8" = 1'-0"

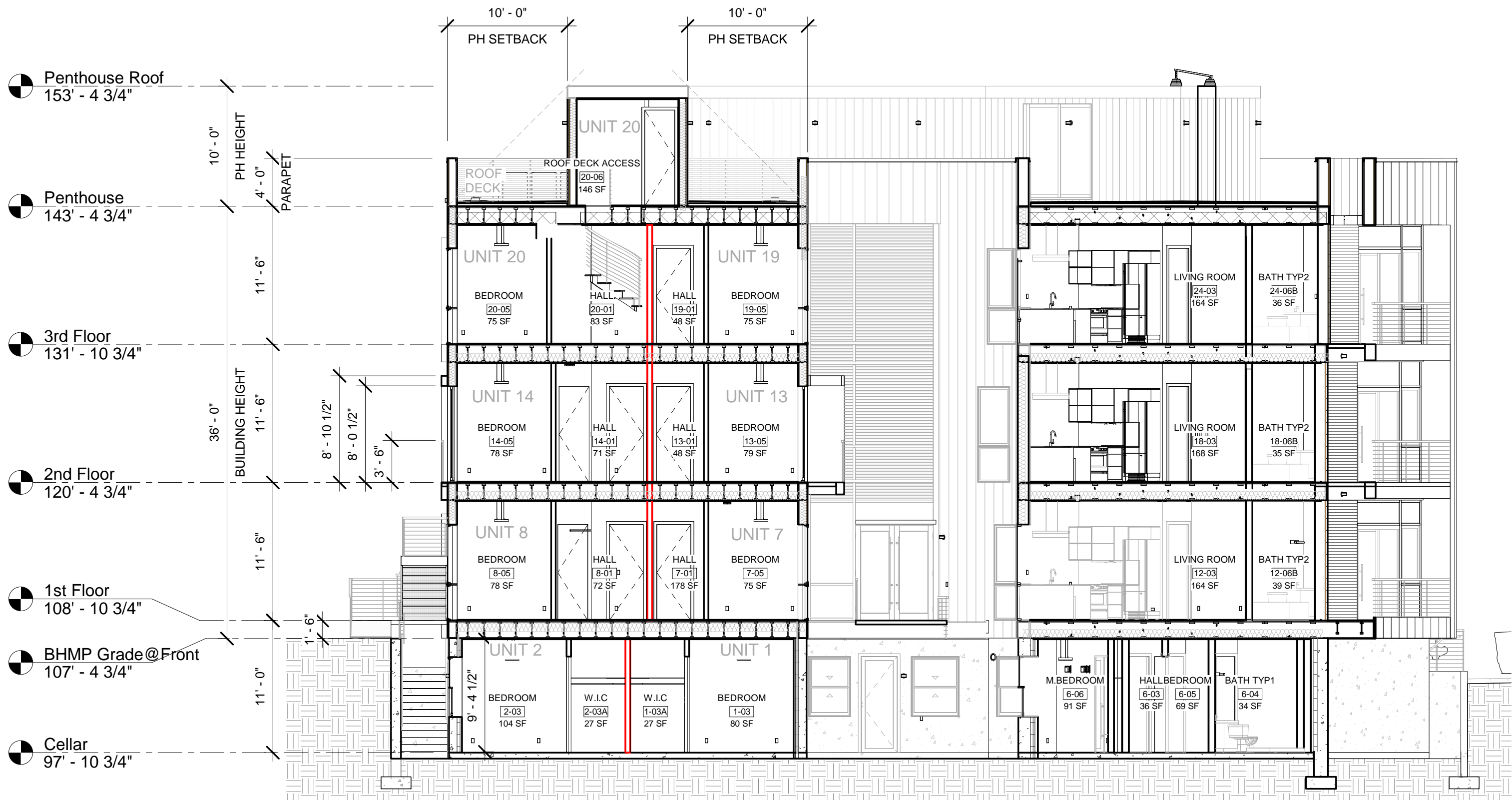


01 North Elevation - BZA  
 SCALE 1/8" = 1'-0"





01 Proposed Transverse Section- Main - BZA  
SCALE 1/8" = 1'-0"



01 Longitudinal Section - North Wing - BZA  
SCALE 1/8" = 1'-0"





PERSPECTIVE VIEW FROM 20th ST NE



PERSPECTIVE VIEW FROM 20th ST NE

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 Drawn By: CF  
 Drawing Scale:

DRAWING INFORMATION

**PERSPECTIVES**

**Z.400**

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PERSPECTIVE VIEW FROM 20th ST NE



PERSPECTIVE VIEW FROM LAFAYETTE AVE NE & CHANNING ST NE





PERSPECTIVE VIEW FROM LAFAYETTE AVE NE & CHANNING ST NE



PERSPECTIVE VIEW @ BUILDING ENTRANCE

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PROJECT INFORMATION

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 2425 20TH ST NE

PROJECT NUMBER: **2021-12**

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ISSUE RECORD

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 Drawing Scale:

DRAWING INFORMATION

**PERSPECTIVES**

**Z.402**

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