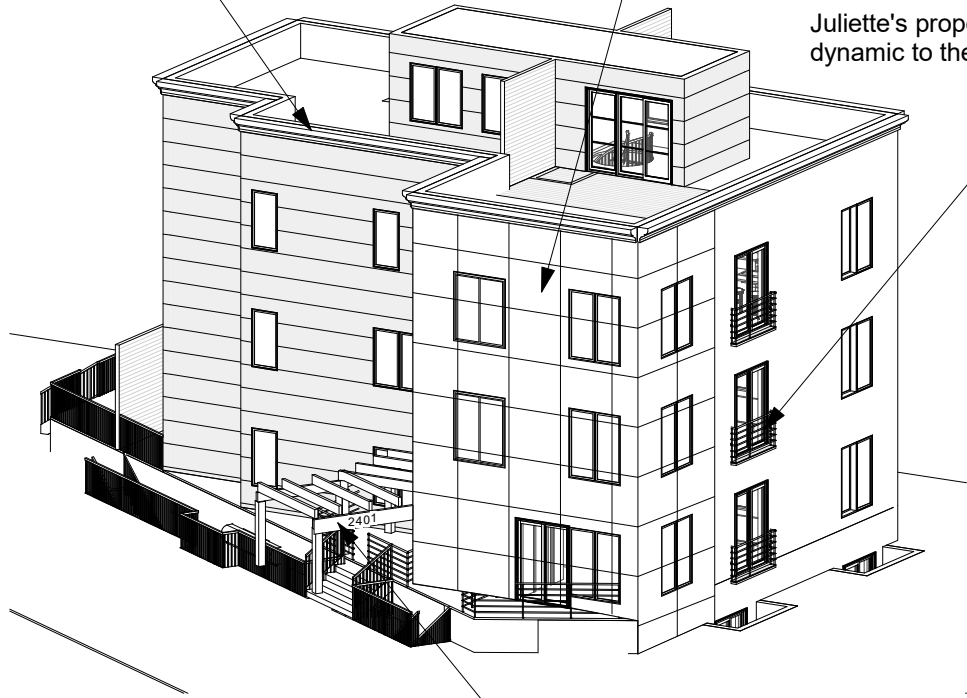


proposed cornice at parapet

12th ST and Bryant ST corner to be proposed with panels defining the street frontage

Juliette's proposed to bring dynamic to the facades



Entry marked by Trellis and Address

**1 3D-BZA**  
BZA-01

**PROJECT NARATIVE:**

This project is proposing to raze the existing 2-story structure and build new construction of 3-Story multi-Family Structure. Full Mechanical, Electrical, Plumbing & Demolition Scope to be included.

**ZONING INFO**

Address:	2401 12th ST NE WASHINGTON DC 20018
SSL:	3939 0030
Zoning:	RA-1
Historic District:	N/A
Lot Area:	6322 SF
Lot Width :	40 FT
ANC:	ANC 5C

	ALLOWED/REQ.	PROPOSED
Land Use:		11-Unit Multi-Family
# of Stories:	3 MAX	3
Rear Yard:	20 FT MIN	48.8 FT
Side Yard:	8 FT	8 FT
Building Height:	40 FT MAX	40 FT
FAR:	0.9	0.9
Lot Occupancy:	40%	38.5%
Gross Building Area:	5690	5460 SF
Pervious Surface:	N/A	33% (2095 SF)
GAR	0.4	0.4
Parking:	0 Spaces	0 Spaces

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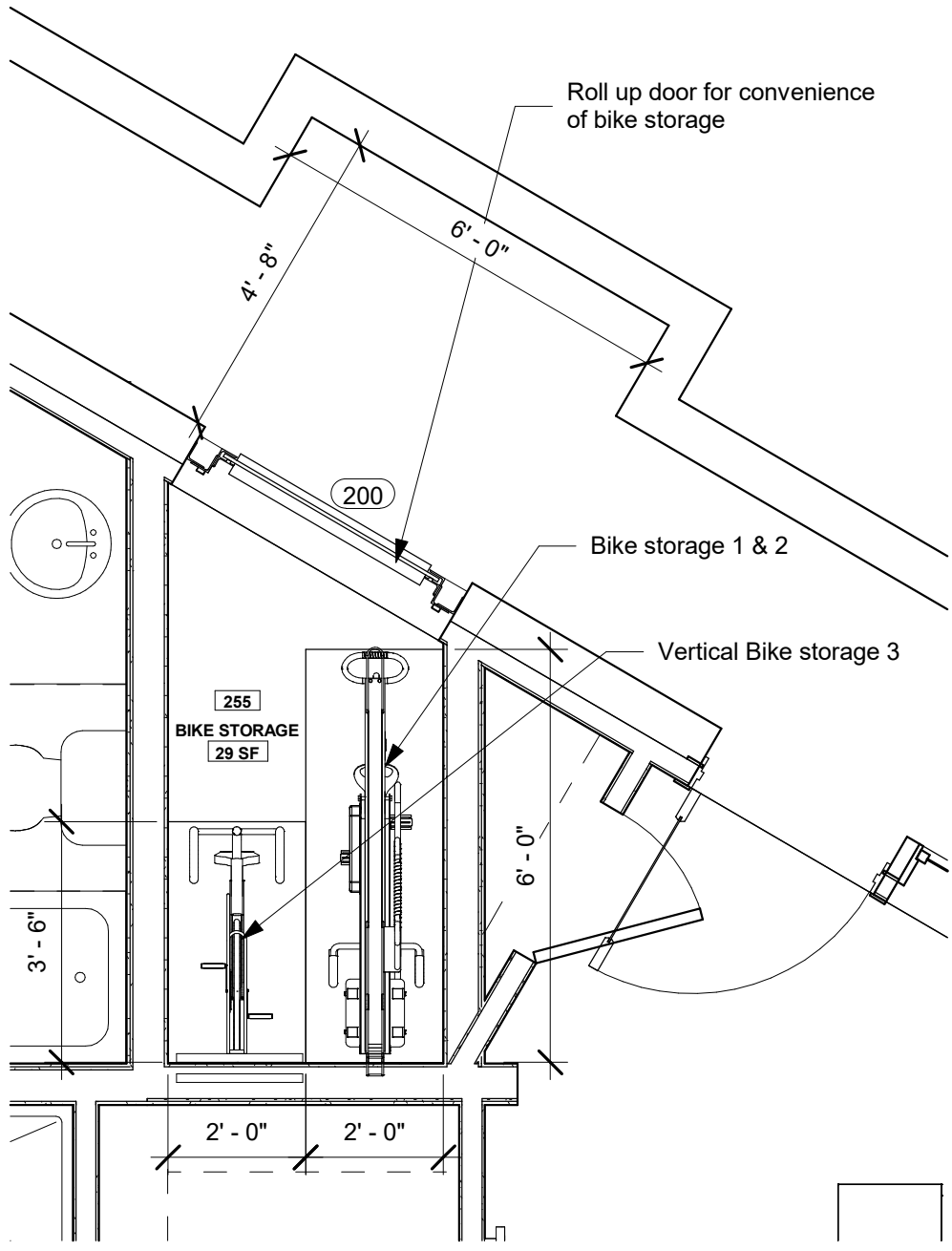
04/06/22  
2401 12th ST NE  
**BZA-01**

**BRG 12**

Board of Zoning Adjustment  
District of Columbia  
CASE NO. 20759  
EXHIBIT NO. 19

COVER SHEET





**1 BIKE STORAGE DIMENSIONS**  
 BZA-04 | BZA-14 3/8" = 1'-0"

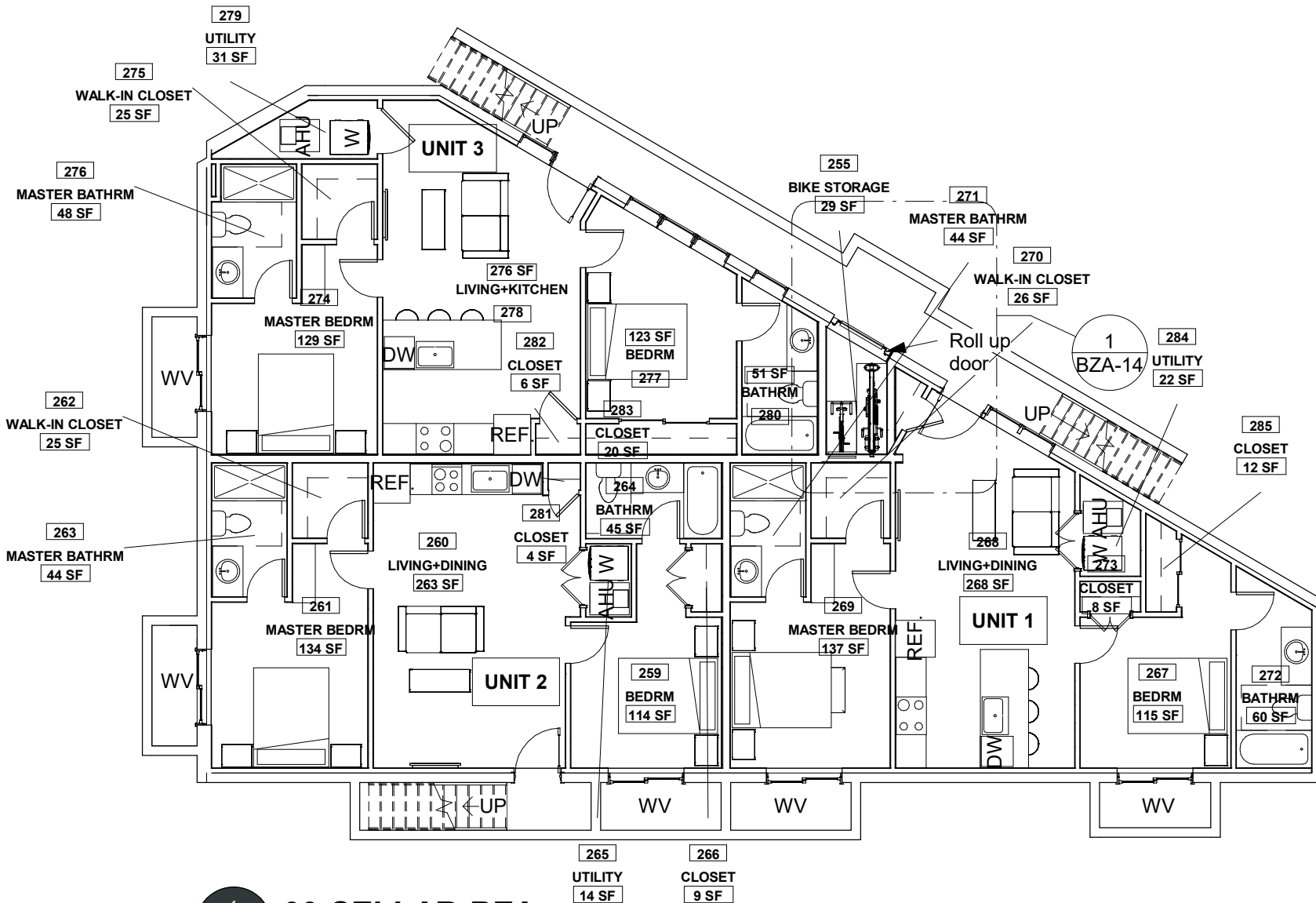
**R. MICHAEL CROSS  
 DESIGN GROUP**

**BZA-14**  
 06/21/22  
 2401 12th ST  
 NE

**BRG 12**

**BIKE STORAGE DIMENSIONS**



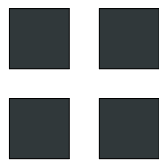


**1 00 CELLAR-BZA**

A302 BZA-04 1" = 10'-0"

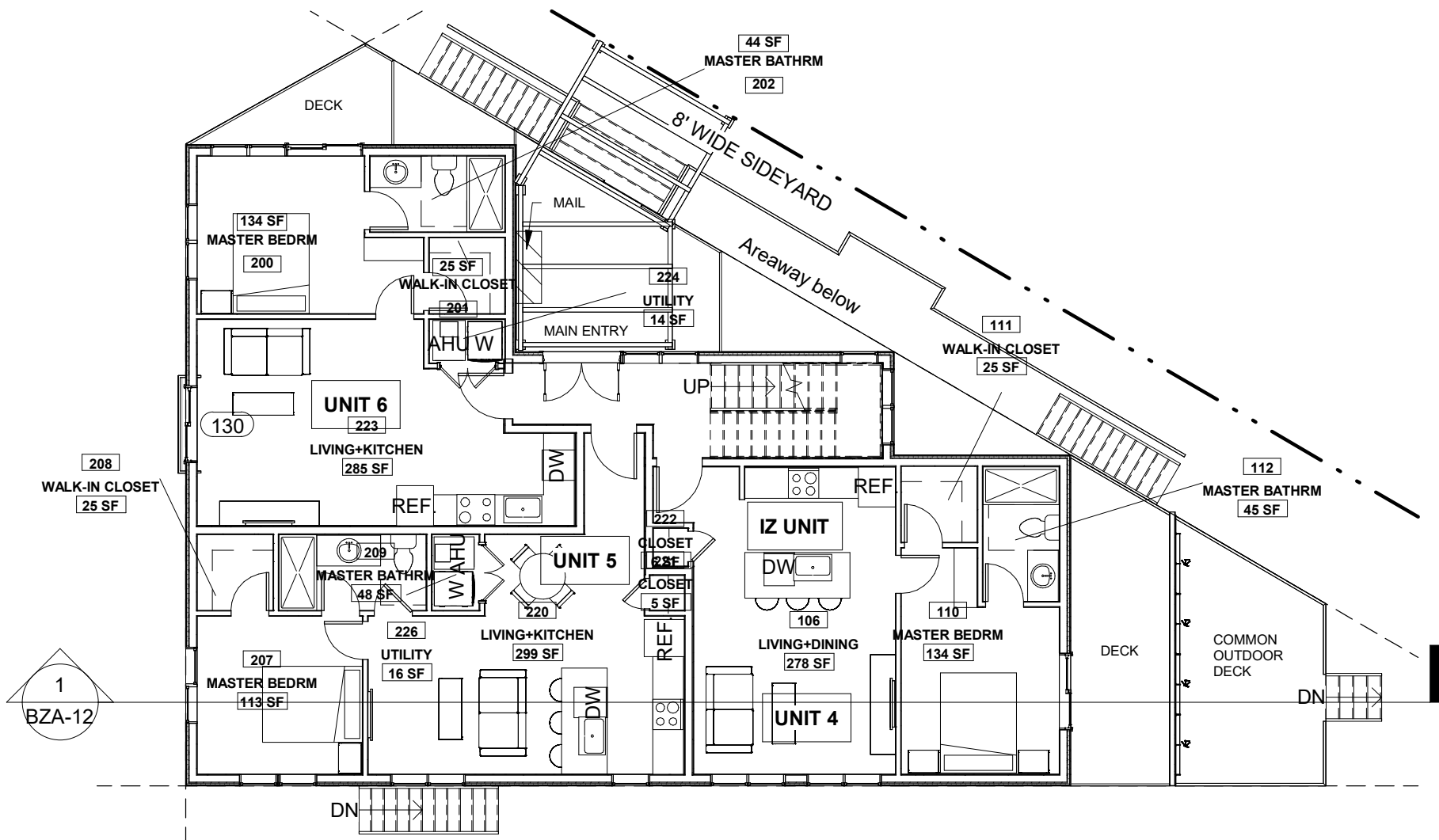
**BRG 12**

**BZA-04** 04/11/22  
2401 12th ST  
NE



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DESIGN GROUP**

**CELLAR FLOOR PLAN**



**1 1st FLOOR-BZA**

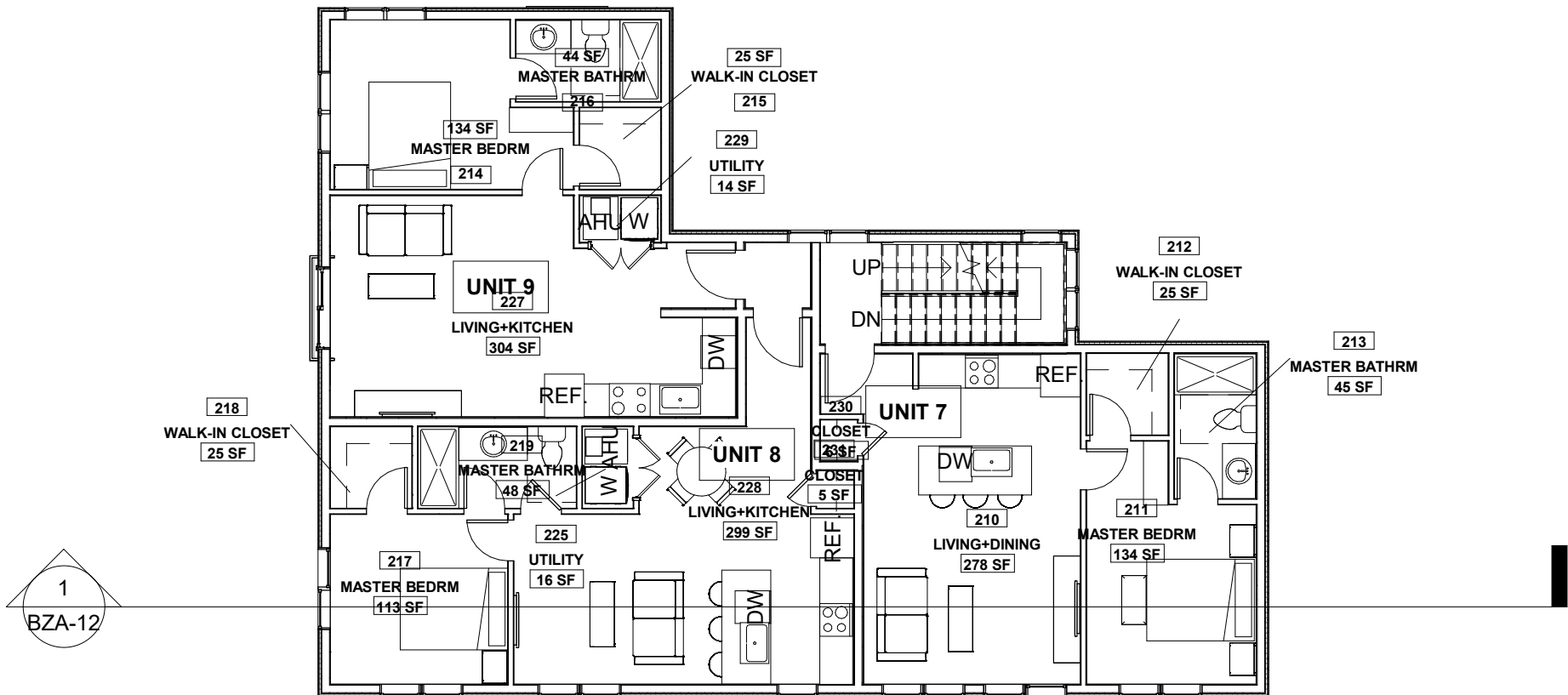
A302 | BZA-05 1" = 10'-0"

**BRG 12**

**BZA-05** 04/11/22  
2401 12th ST  
NE

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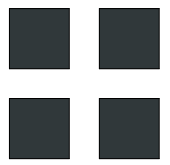
**FIRST FLOOR PLAN**



**1 2nd FLOOR-BZA**  
 A302 | BZA-06 1" = 10'-0"

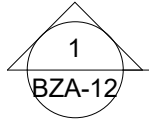
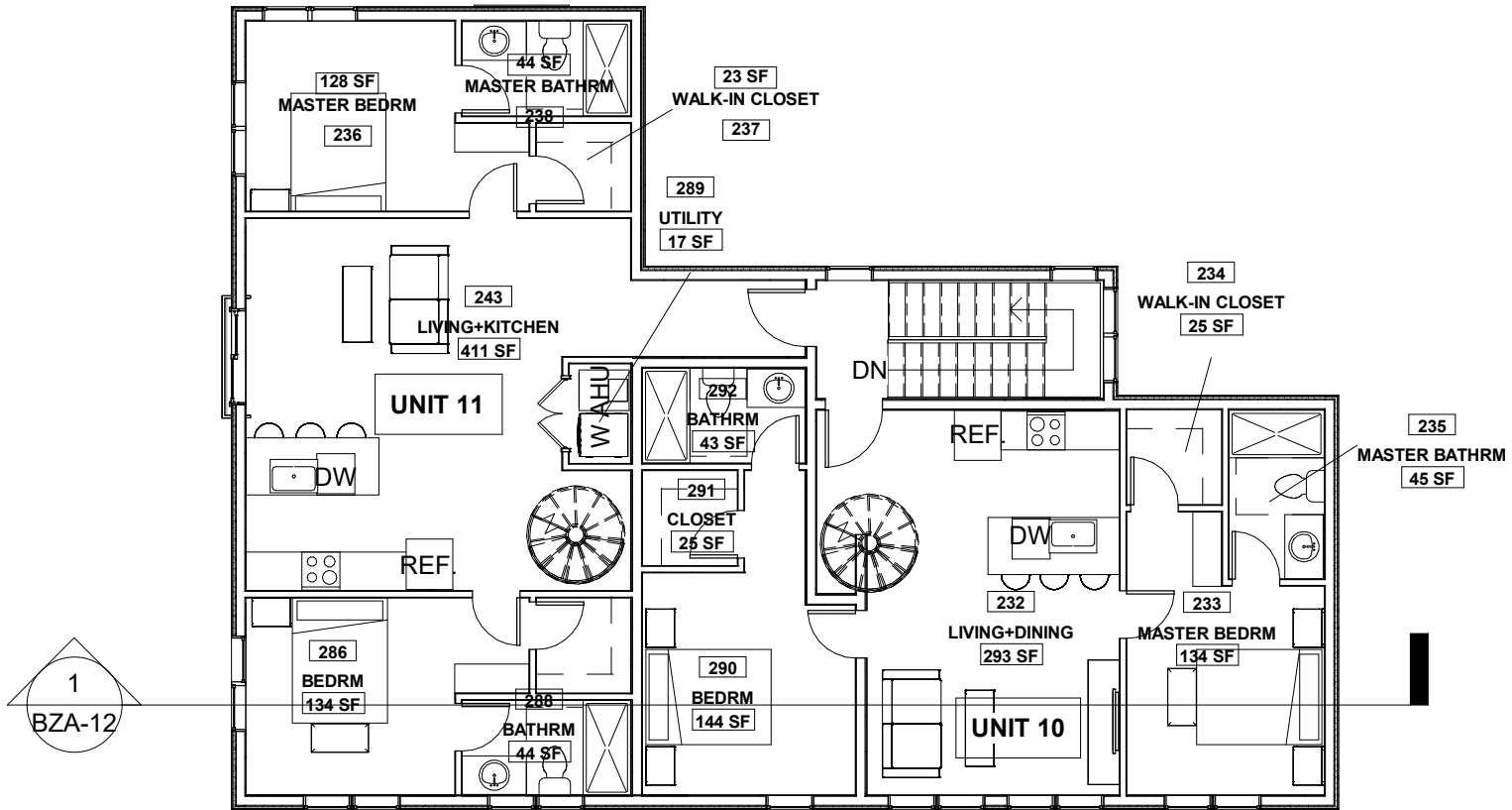
**BRG 12**

**BZA-06** 04/11/22  
 2401 12th ST  
 NE



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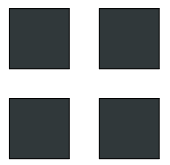
**SECOND FLOOR PLAN**



**1 3rd FLOOR-BZA**  
 A302 | BZA-07 1" = 10'-0"

**BRG 12**

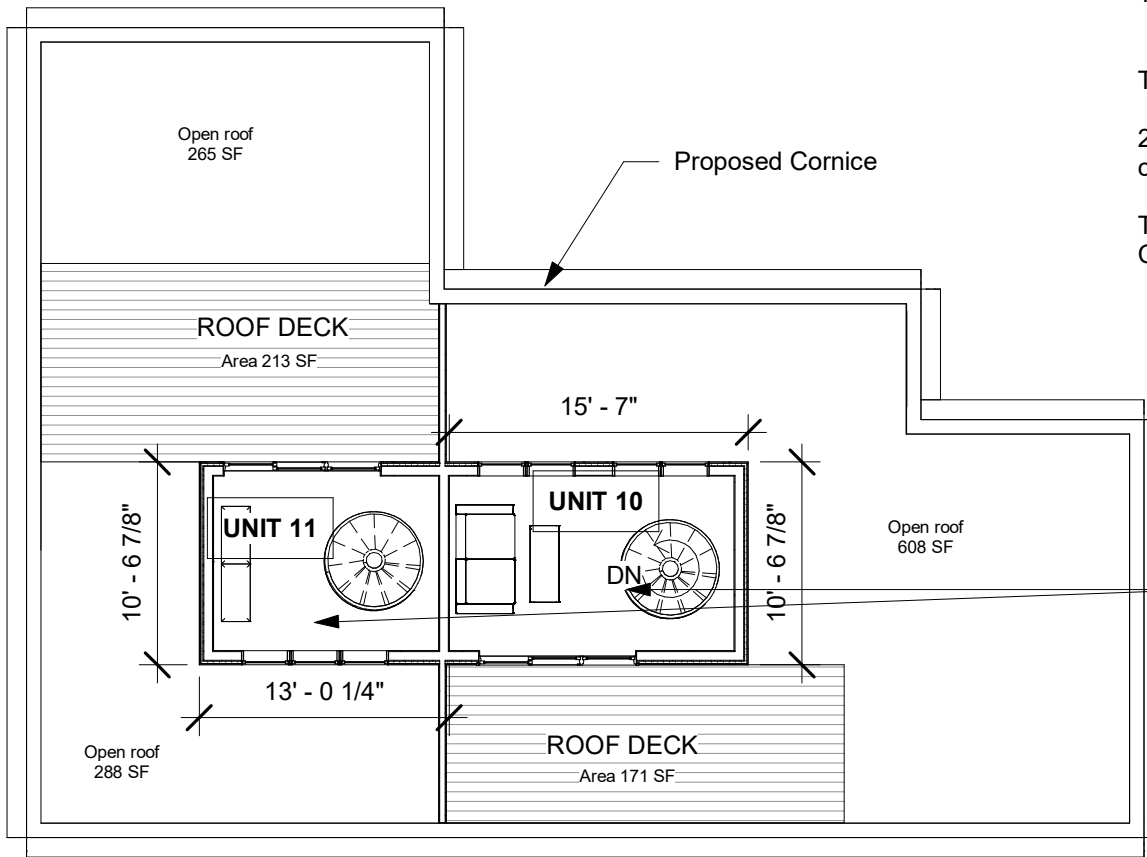
**BZA-07** 04/11/22  
 2401 12th ST  
 NE



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 DESIGN GROUP**

**THIRD FLOOR PLAN**





Total penthouse area= 302 SF

Total roof deck area = 213 SF + 171 SF  
=384 SF

Total open roof area = 1161 SF

20% of total roof area for penthouse area  
calculation = 309 SF

Therefore, penthouse is complying per  
C-1501.1(a)

**1 ROOF-BZA**  
A302 | BZA-08 1" = 10'-0"

**BRG 12**

**BZA-08** 04/11/22  
2401 12th ST  
NE



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DESIGN GROUP**

**ROOF PLAN**

CEMENTITIOUS SIDING OR SIM.

WINDOW TRIMS TO BE PAINTED DARK GRAY

CEMENTITIOUS SIDING OR SIM. WHITE/LIGHT GRAY

T.O. PENTHOUSE

40' - 0"

T.O. PARAPET

33' - 9"

T.O. ROOF STRUCTURE

30' - 9"

3RD FLOOR FF

20' - 6"

2ND FLOOR FF

10' - 3"

1ST FLOOR FF

00 EXIST GRADE

-3' - 0"

BUILDING HEIGHT

33' - 9"

BLACK PANELS ON CORNER OF THE STRUCTURE

TRELLIS FOR ENTRANCE

2401 12th ST NE

# 2 FRONT ELEVATION-BZA

BZA-09 1" = 10'-0"

CEMENTITIOUS SIDING OR SIM.

WINDOW TRIMS TO BE PAINTED DARK GRAY

CEMENTITIOUS SIDING OR SIM. WHITE/LIGHT GRAY

T.O. PENTHOUSE

40' - 0"

T.O. PARAPET

33' - 9"

T.O. ROOF STRUCTURE

30' - 9"

3RD FLOOR FF

20' - 6"

2ND FLOOR FF

10' - 3"

1ST FLOOR FF

00 EXIST GRADE

-3' - 0"

BUILDING HEIGHT  
33' - 9"

OUTDOOR VERTICAL GARDEN

TRELLIS FOR ENTRANCE

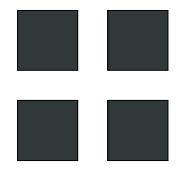
BRG 12

BRG 12

# 1 REAR ELEVATION-BZA

BZA-09 1" = 10'-0"

# R. MICHAEL CROSS DESIGN GROUP



04/11/22  
2401 12th ST NE  
**BZA-09**

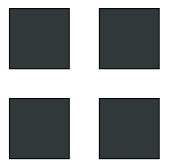
ELEVATIONS



**1 NORTH-BZA**  
 BZA-10 1" = 10'-0"

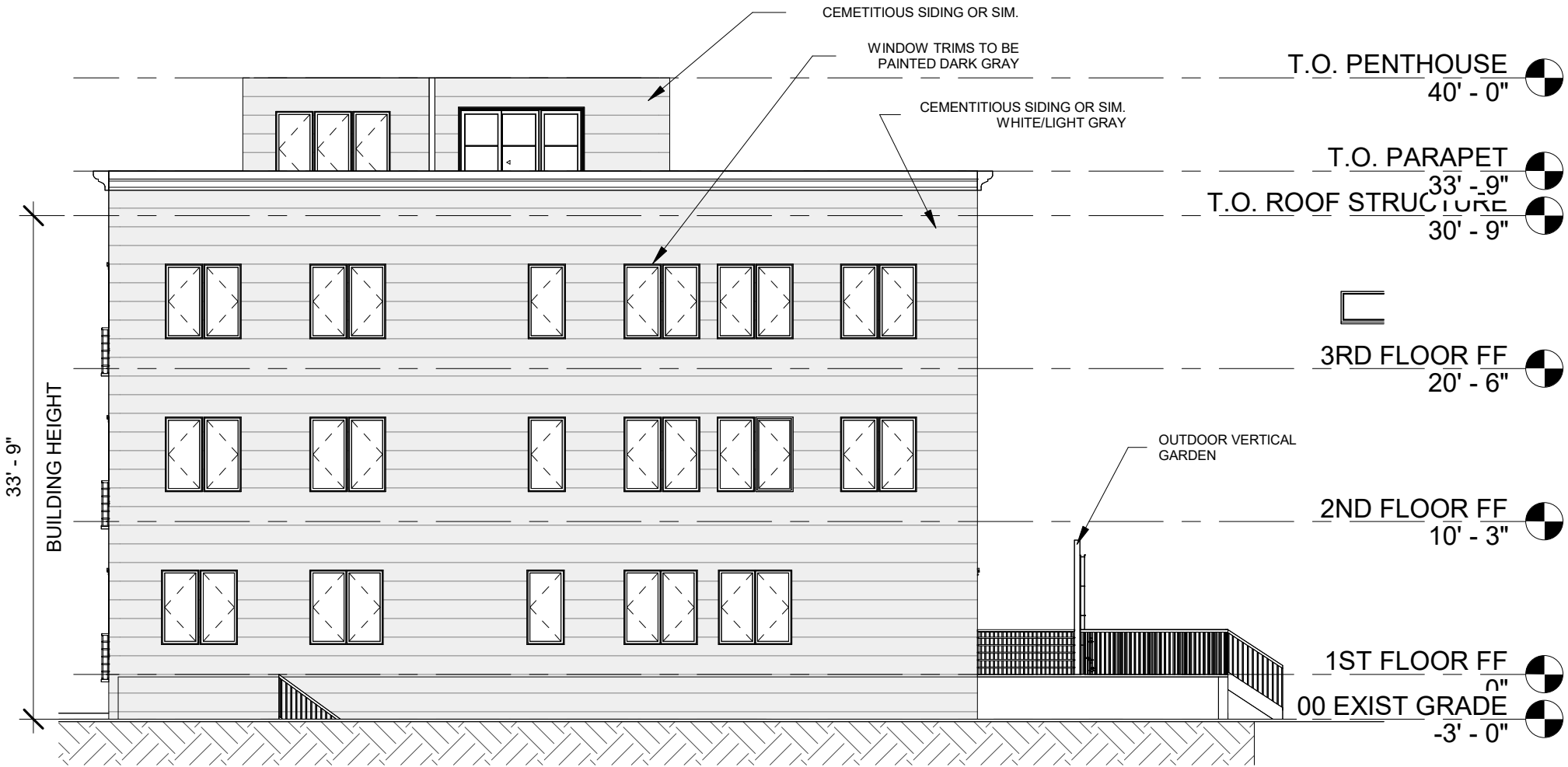
**BRG 12**

**BZA-10** 04/11/22  
 2401 12th ST  
 NE



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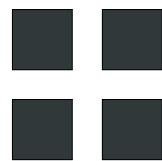
**ELEVATIONS**



**1 SOUTH-BZA**  
 BZA-11 1" = 10'-0"

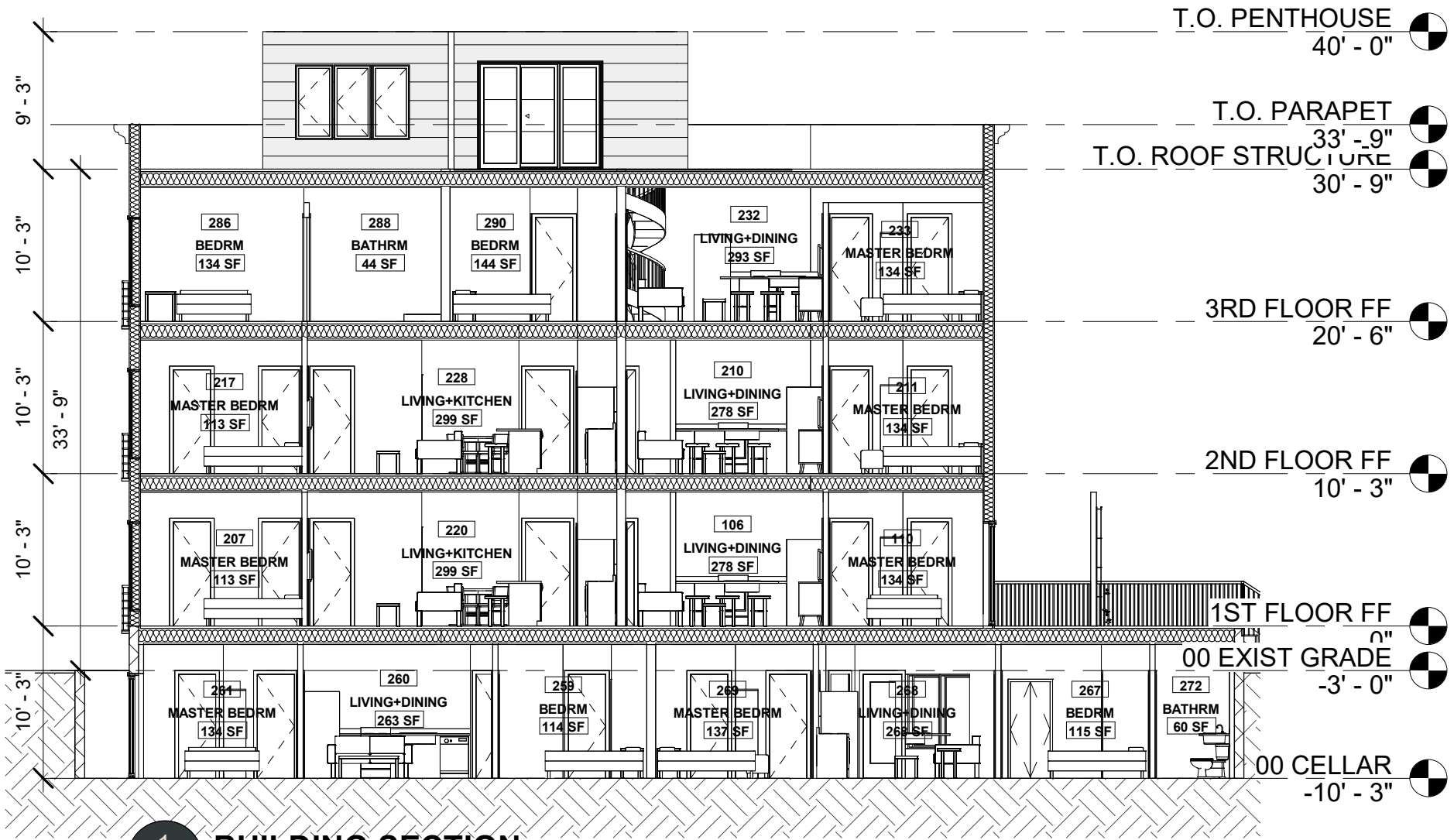
**BRG 12**

**BZA-11** 04/11/22  
 2401 12th ST  
 NE



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 DESIGN GROUP**

**ELEVATIONS**



A104 BZA-12 1" = 10'-0"

**BRG 12**

**BZA-12**

04/11/22  
2401 12th ST  
NE



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DESIGN GROUP**

**SECTIONS**

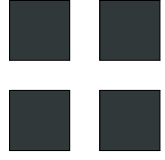


**1** 3D View-Front  
BZA-13



**2** 3d View- Rear  
BZA-13

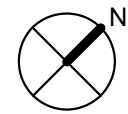
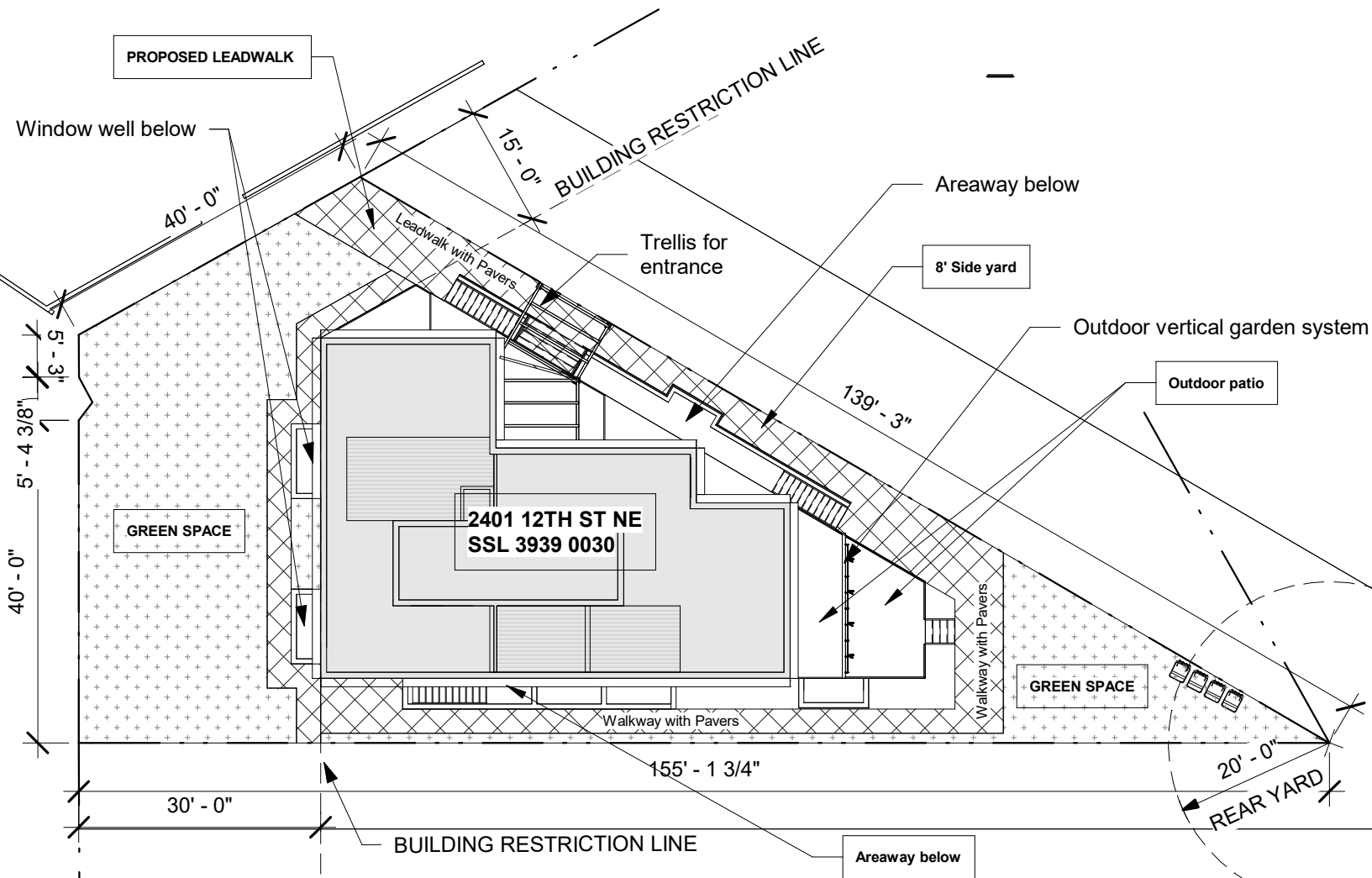
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DESIGN GROUP



BRG 12

04/11/22  
2401 12th ST  
NE  
**BZA-13**

3D VIEWS

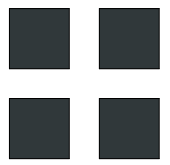


**1 LANDSCAPING PLAN-BZA**

A302 BZA-15 1" = 20'-0"

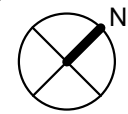
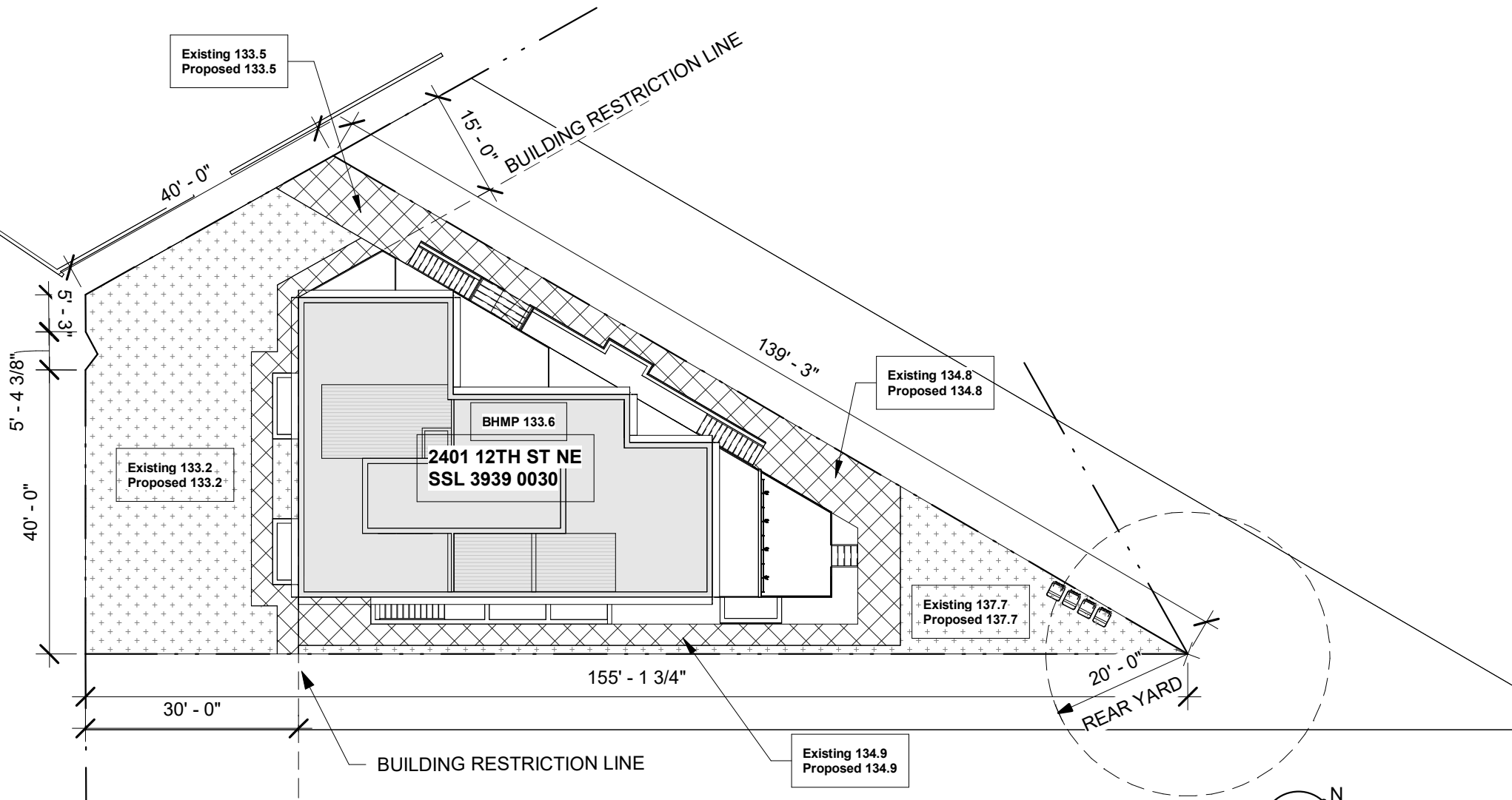
**BRG 12**

**BZA-15** 06/21/22  
2401 12th ST  
NE



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DESIGN GROUP**

**LANDSCAPING PLAN**

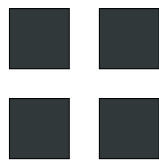


**1 GRADING PLAN-BZA**

A302 BZA-16 1" = 20'-0"

**BRG 12**

**BZA-16** 06/21/22  
2401 12th ST  
NE



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DESIGN GROUP**

**GRADING PLAN**