

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



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:	-
Lot Area:	6322 SF
Lot Width :	40 FT
ANC:	ANC 5C

	ALLOWED/REQ.	PROPOSED
Land Use:		9-UNIT MULTI-FAMILY
# of Stories:	3 MAX	3
Rear Yard:	20 FT MIN	50.1 FT
Side Yard:	8 FT	8 FT
Building Height:	40 FT MAX	33.8 FT
FAR:	0.9	0.9
Lot Occupancy:	40%	36%
Gross Building Area:	5689.8	5316 SF
Pervious Surface:	N/A	33% (2095 SF)
GAR	0.4	0.4
Parking:	0 Spaces	Parking Credit

1 3D VIEW-BZA

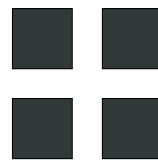
BZA-01

BRG 12

BZA-01

04/06/22
2401 12th ST
NE

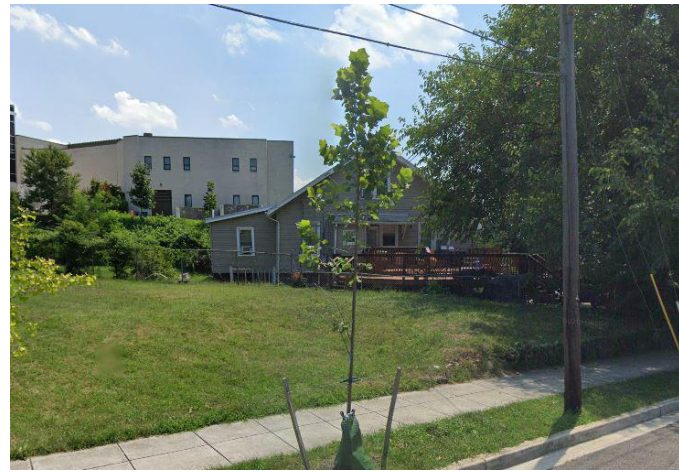
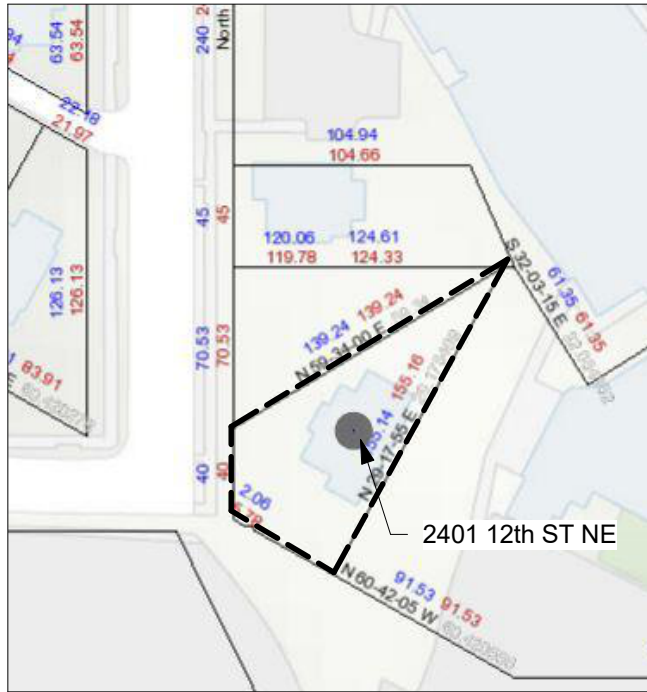
COVER SHEET



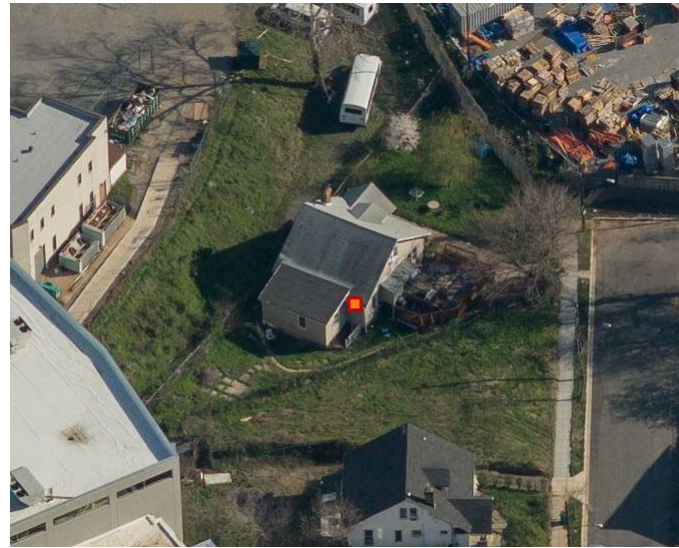
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DESIGN GROUP**

Board of Zoning Adjustment
District of Columbia
CASE NO.20759
EXHIBIT NO.27

LOCATION MAP



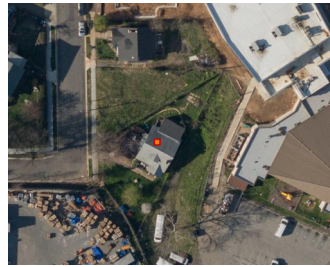
EXISTING FRONT VIEW



EXISTING VIEW FROM 12TH ST NE



EXISTING VIEW FROM SOUTH



EXISTING VIEW FROM TOP

DRAWINGS LIST- BZA

Sheet Number	Sheet Name
BZA-01	COVER SHEET
BZA-02	LOCATION & EXISTING PHOTOS
BZA-03	EXISTING SITE PLAN
BZA-04	SITE PLAN
BZA-05	CELLAR FLOOR PLAN
BZA-06	FIRST FLOOR PLAN
BZA-07	SECOND FLOOR PLAN
BZA-08	THIRD FLOOR PLAN
BZA-09	ROOF PLAN
BZA-10	FRONT ELEVATION
BZA-11	REAR ELEVATION
BZA-12	SIDE ELEVATION-ENTRY
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BZA-14	SECTIONS
BZA-15	3D VIEWS
BZA-16	LANDSCAPING PLAN
BZA-17	GRADING PLAN
BZA-18	BIKE STORAGE DIMENSIONS

BRG 12

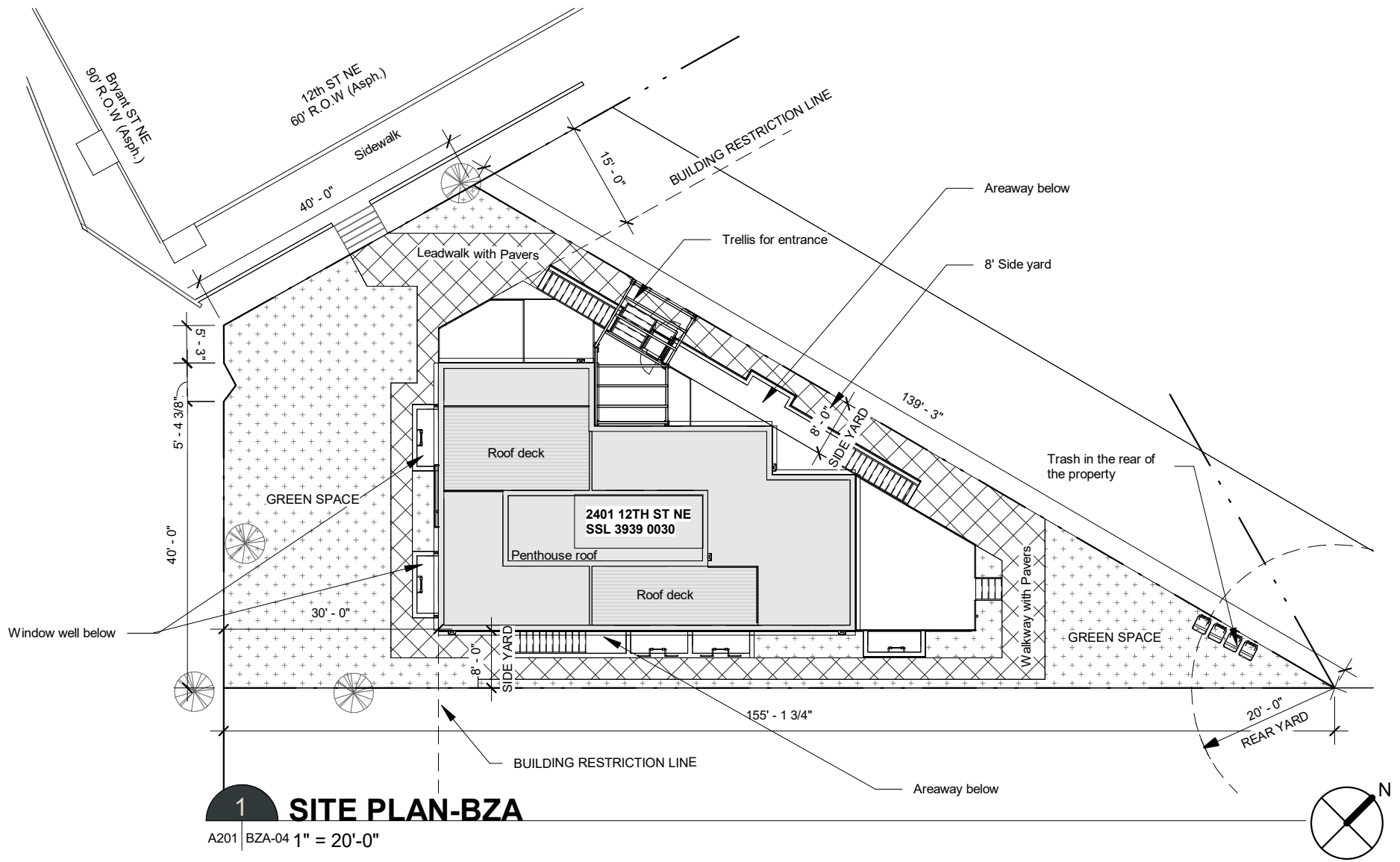
BZA-02

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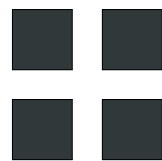
LOCATION & EXISTING PHOTOS



BRG 12

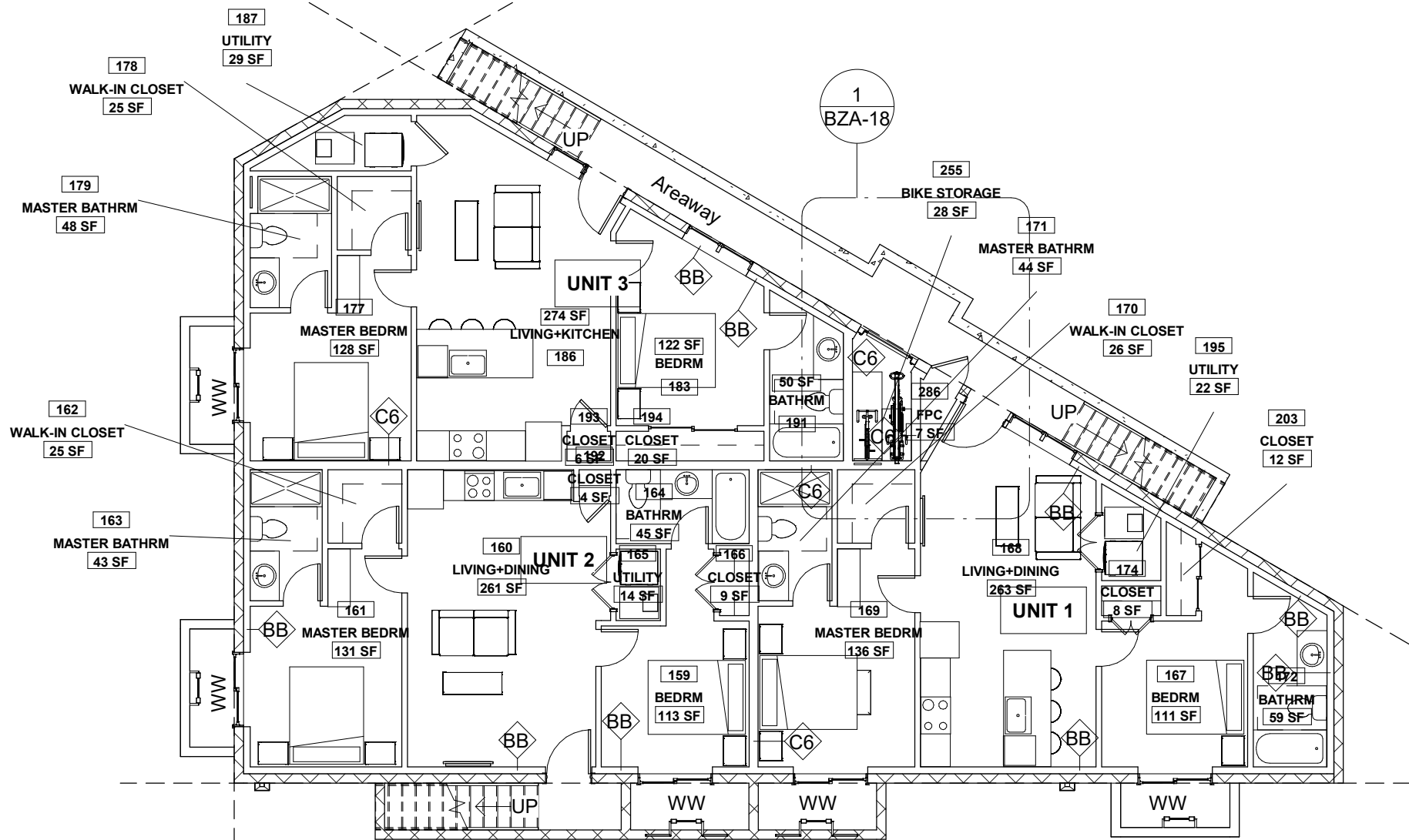
BZA-04

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SITE PLAN

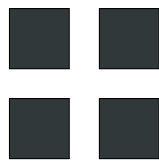


1 00 CELLAR-BZA

A201 BZA-05 1" = 10'-0"

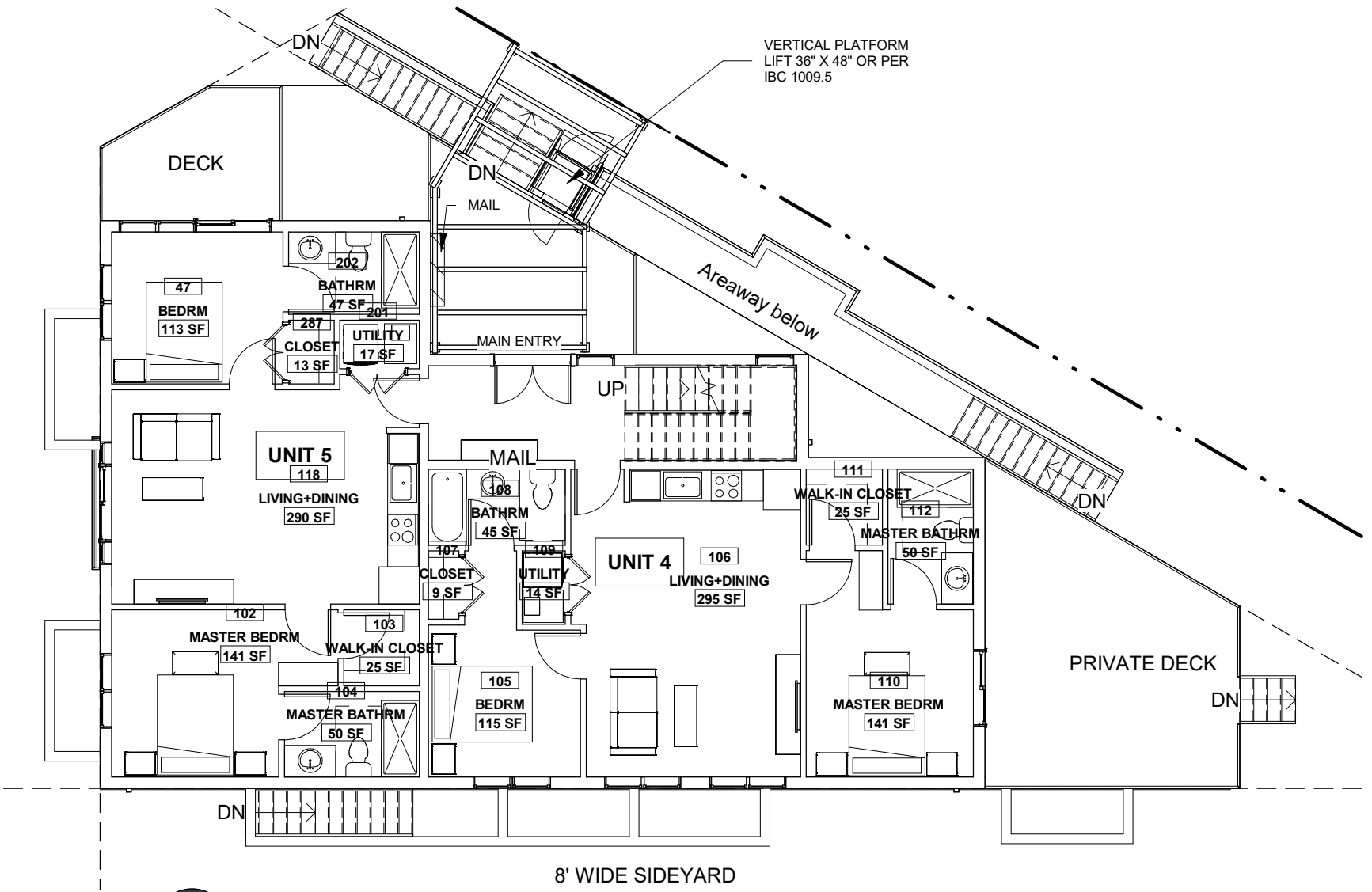
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2401 12th ST
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CELLAR FLOOR PLAN



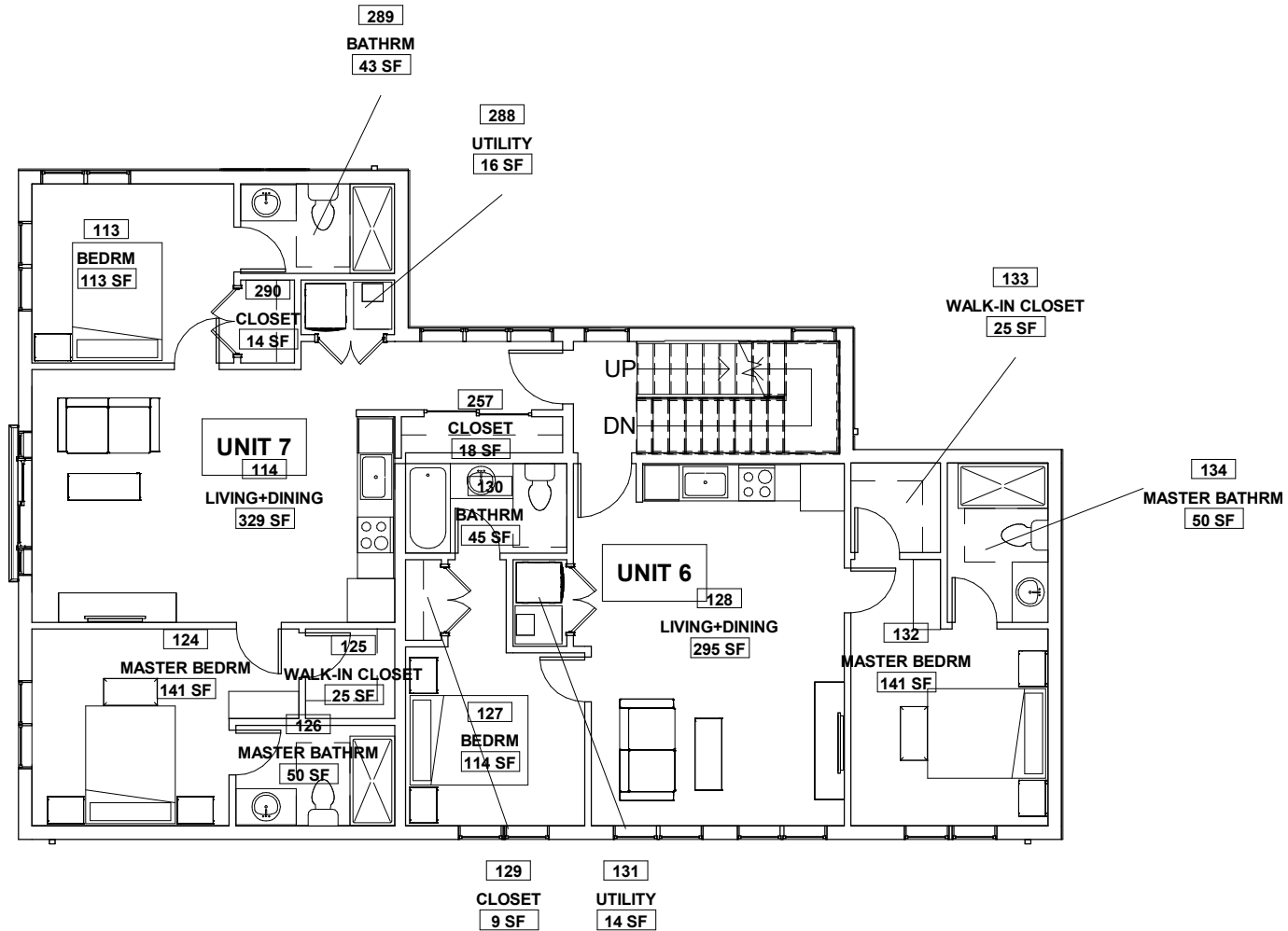
1 1st FLOOR-BZA
 A201 | BZA-06 1" = 10'-0"

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FIRST FLOOR PLAN

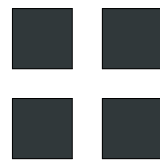


1 2nd FLOOR-BZA
A201 | BZA-07 1" = 10'-0"

BRG 12

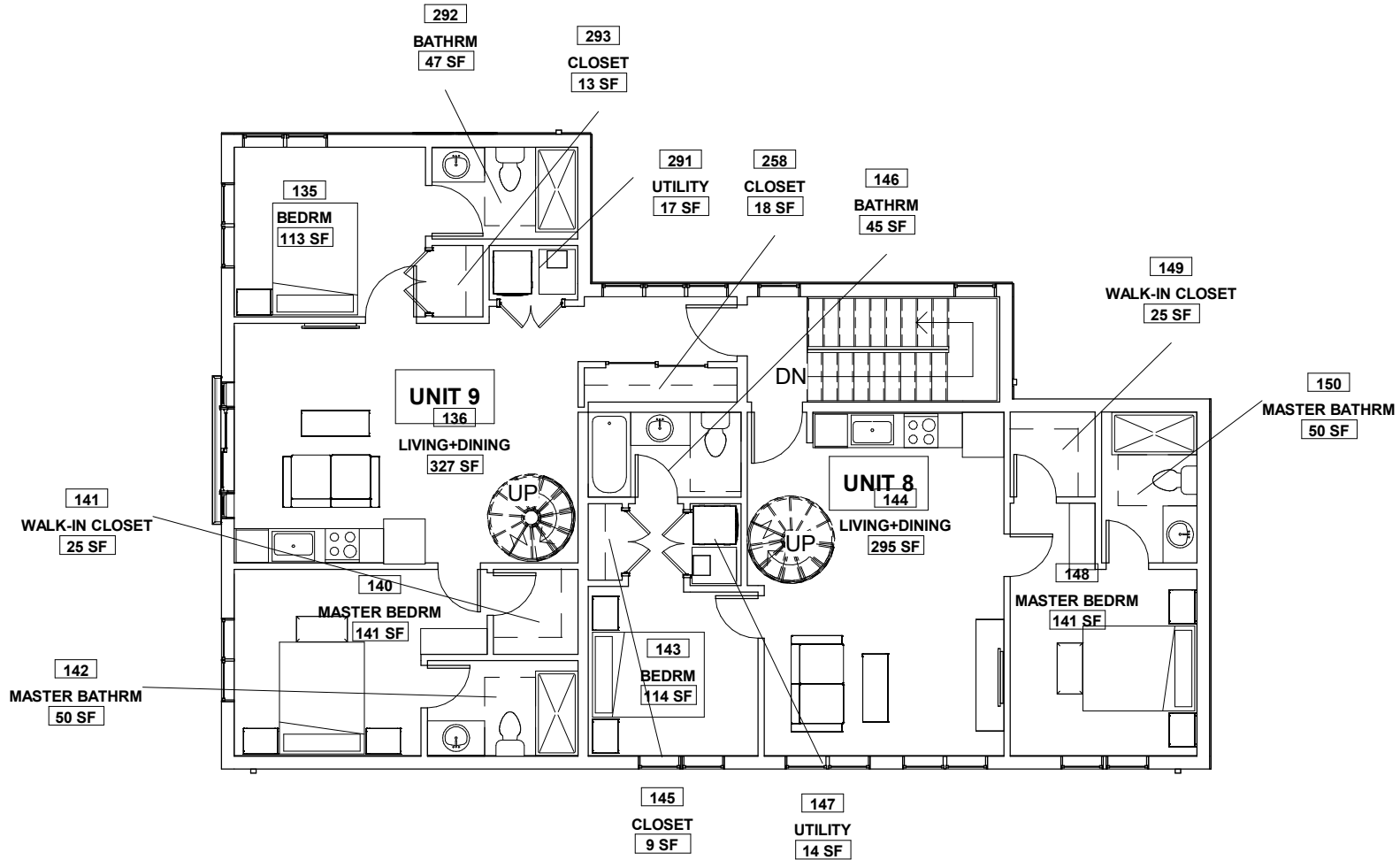
BZA-07

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SECOND FLOOR PLAN



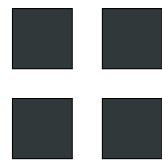
1 3rd FLOOR-BZA

A201 | BZA-08 1" = 10'-0"

BRG 12

BZA-08

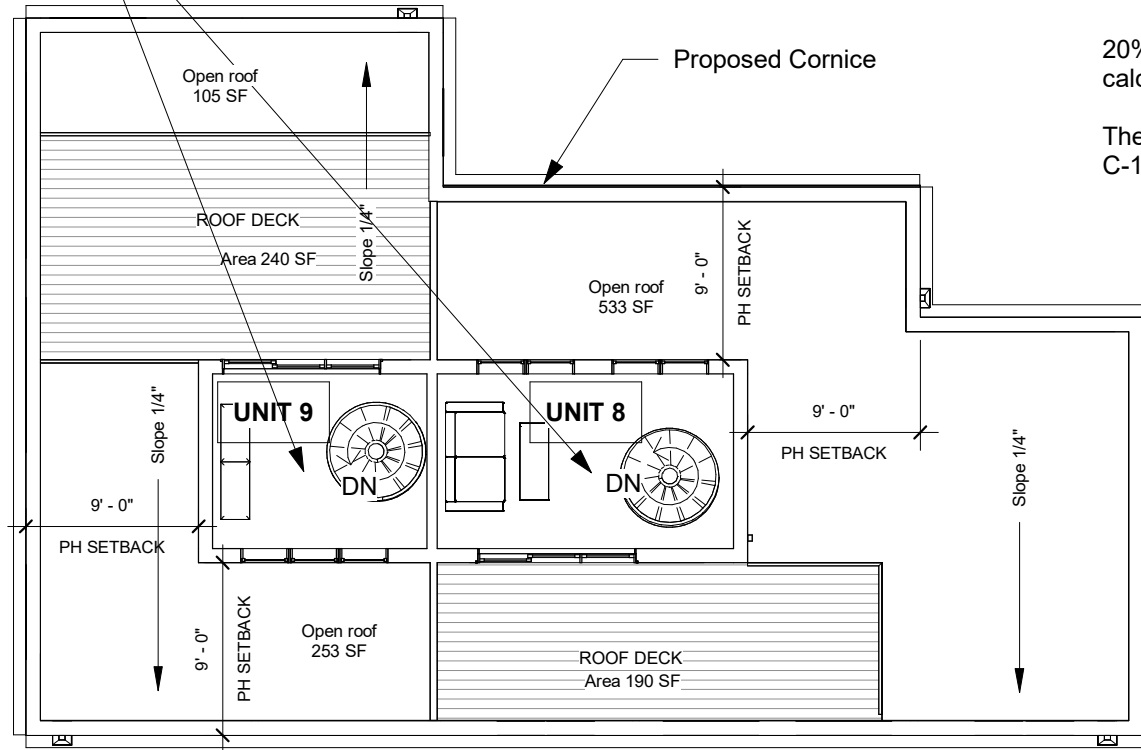
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THIRD FLOOR PLAN

Proposed penthouse
for access to roof deck



Total roof area = 1636 SF

Total penthouse area = 302 SF

Total roof deck area = 240 SF + 190 SF
= 430 SF

Total open roof area = 891 SF

20% of total roof area for penthouse area
calculation = 327.2 SF

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

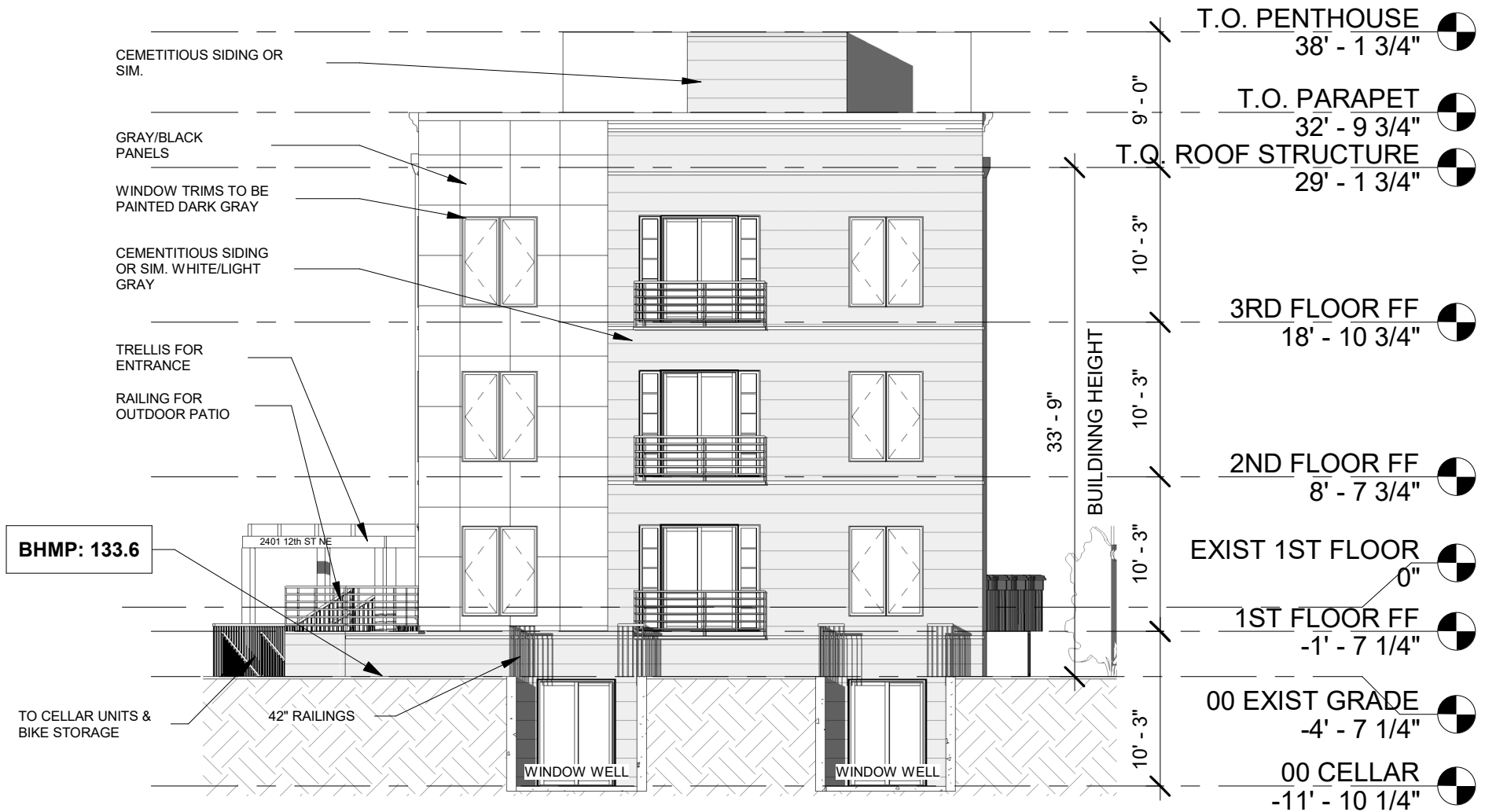
1 PENTHOUSE-BZA
A201 | BZA-09 1" = 10'-0"

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ROOF PLAN



1 FRONT (WEST) ELEVATION-BZA
 BZA-10 1" = 10'-0"

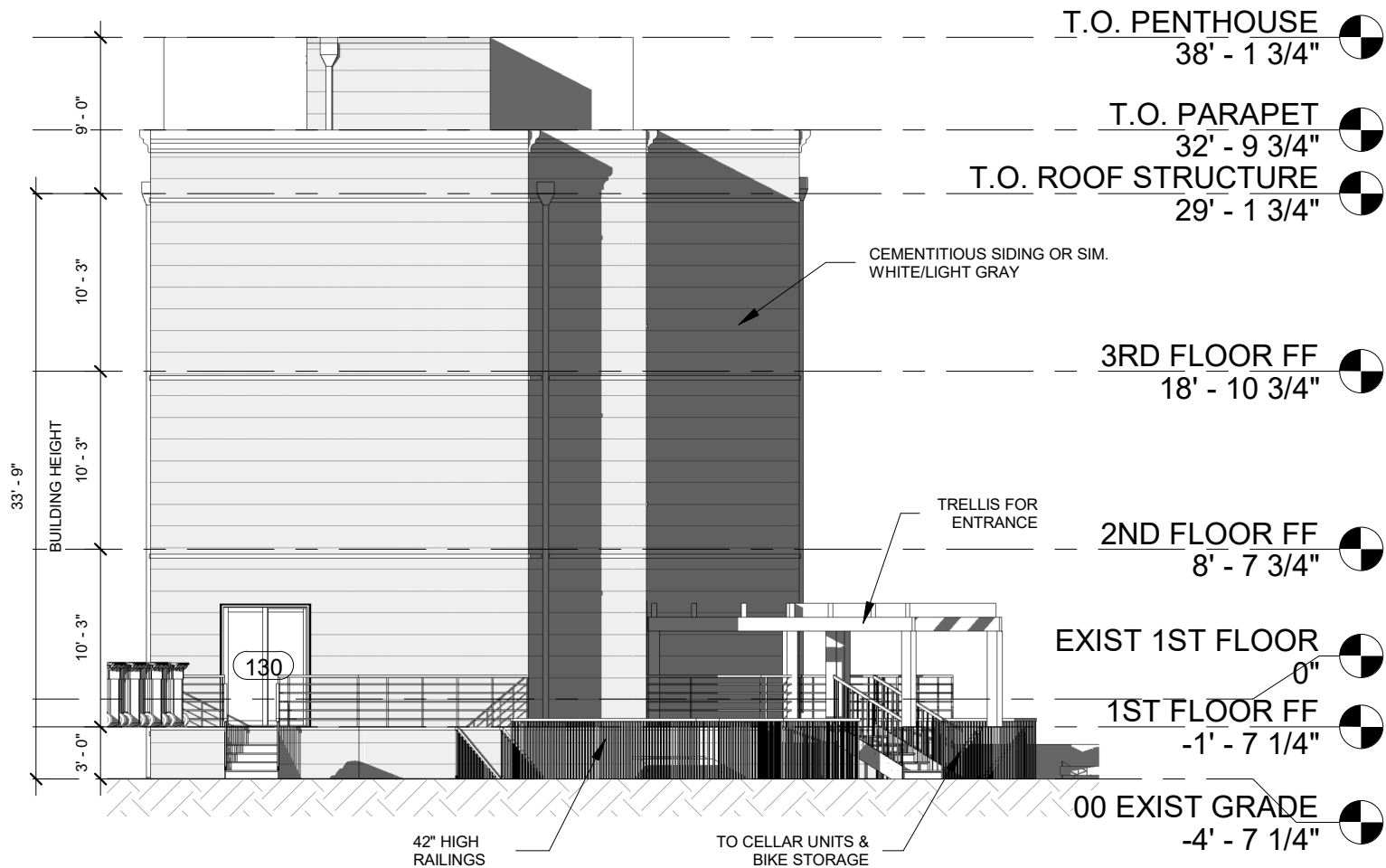
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FRONT ELEVATION



1 REAR (EAST) ELEVATION-BZA

BZA-11 1" = 10'-0"

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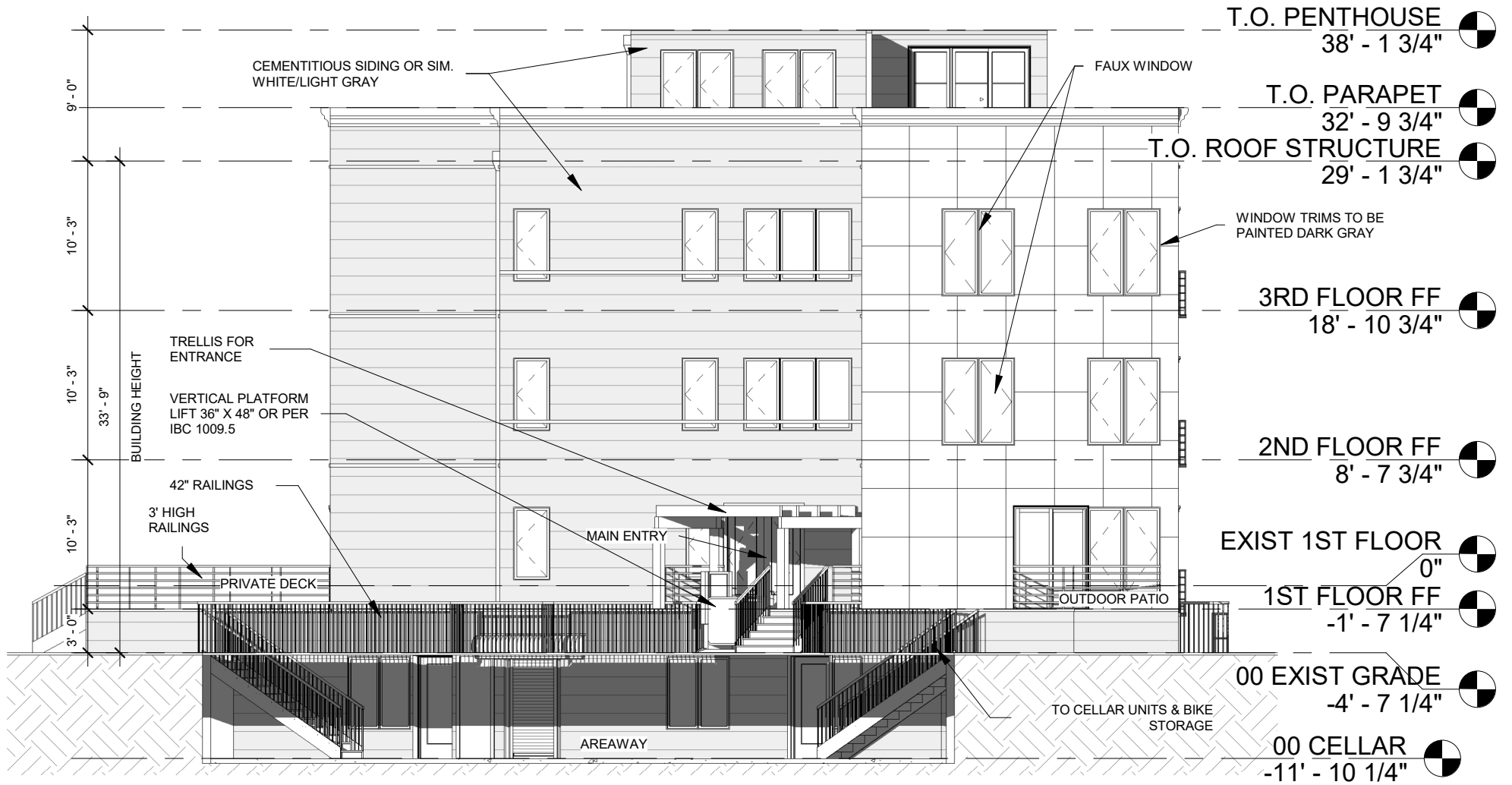
BZA-11

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REAR ELEVATION



1 SIDE ELEVATION (NORTH)- ENTRY-BZA

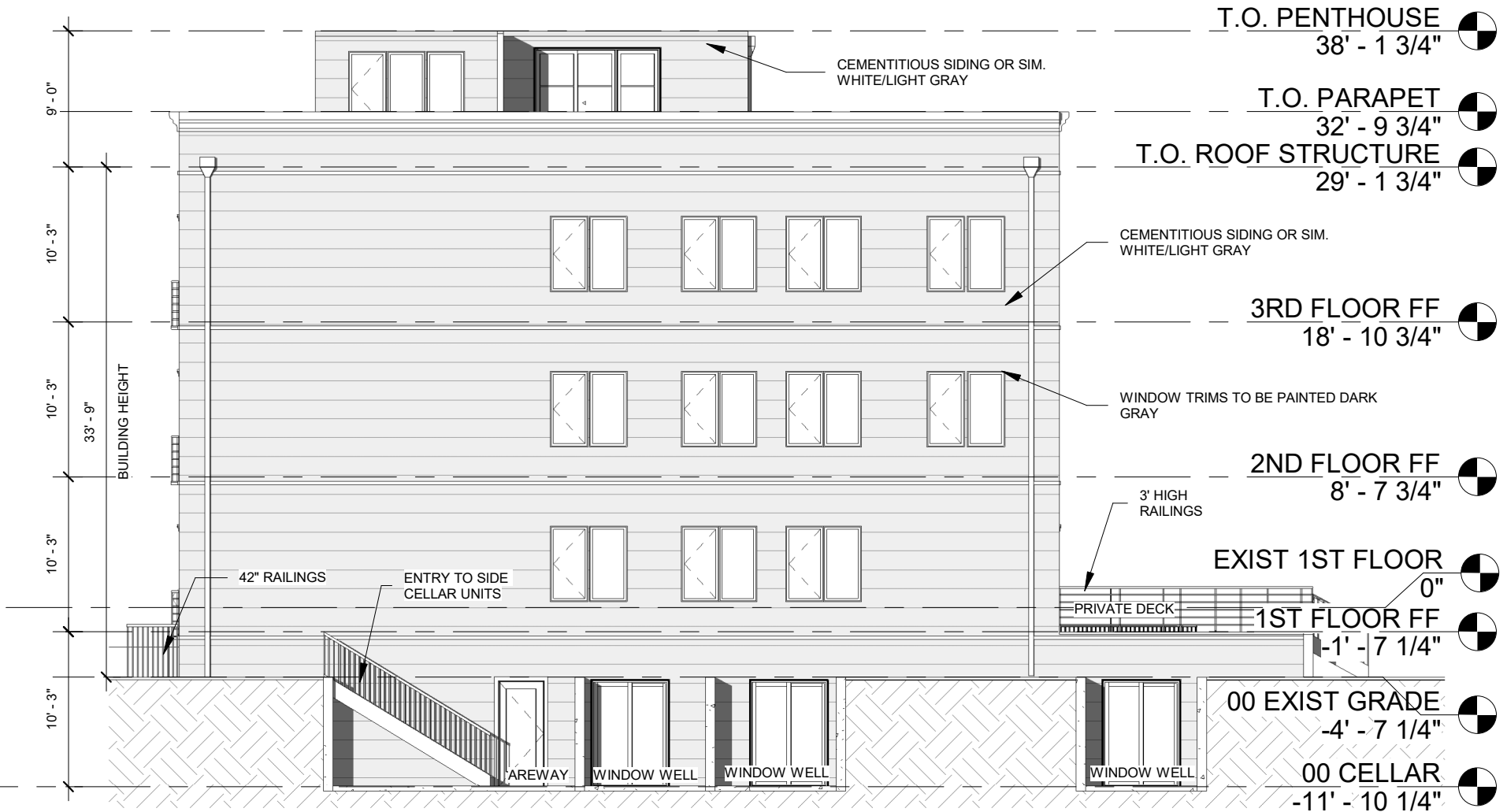
BZA-12 1" = 10'-0"

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SIDE ELEVATION-ENTRY



1 SIDE (SOUTH) ELEVATION-BZA

BZA-13 1" = 10'-0"

BRG 12

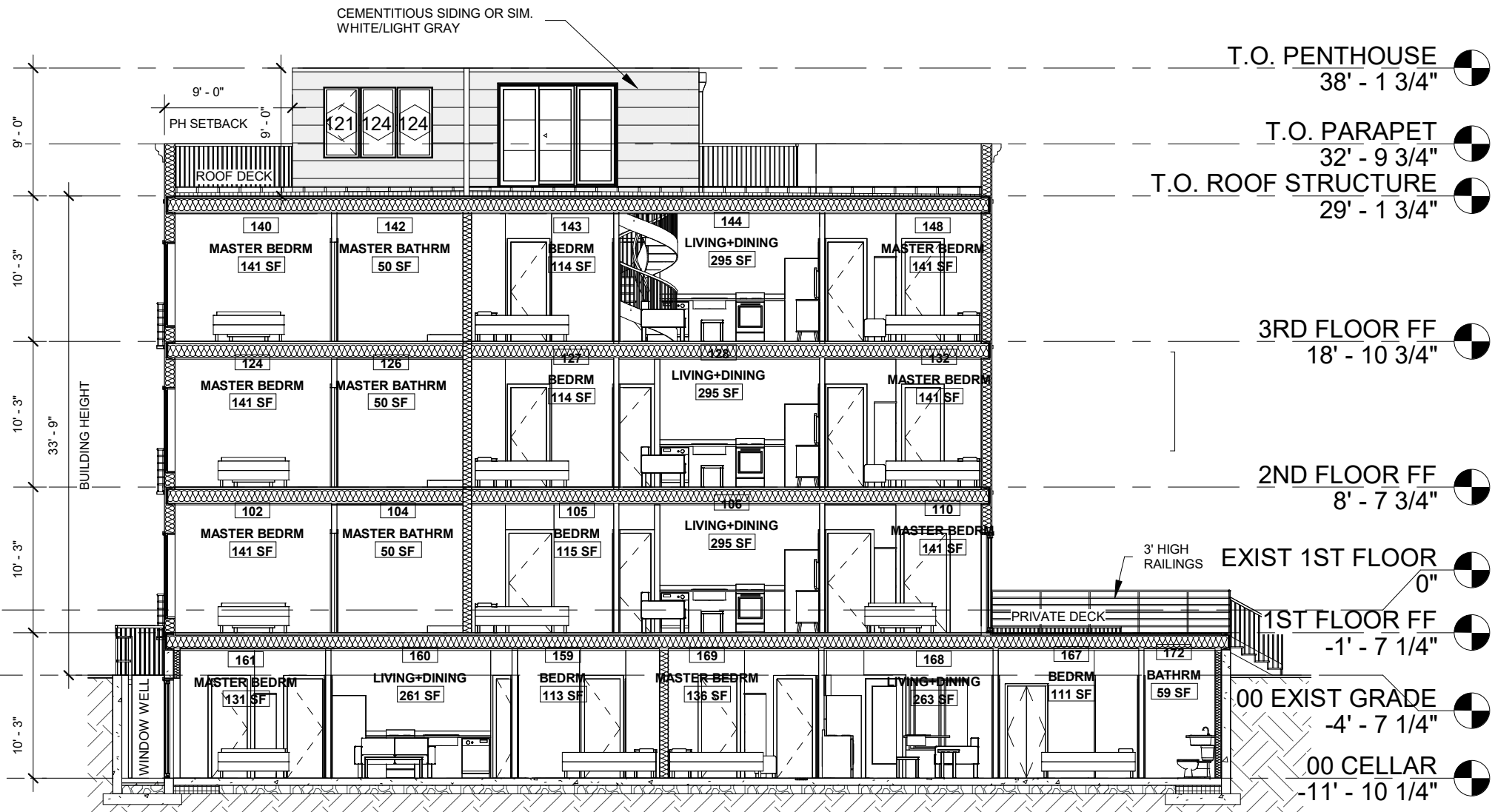
BZA-13

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SIDE ELEVATION



1 LONGITUDINAL SECTION-BZA

A006 BZA-14 1" = 10'-0"

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SECTIONS



1 3D View Rear -BZA

BZA-15



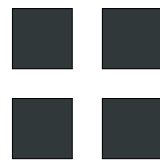
2 3D View-BZA

BZA-15

BRG 12

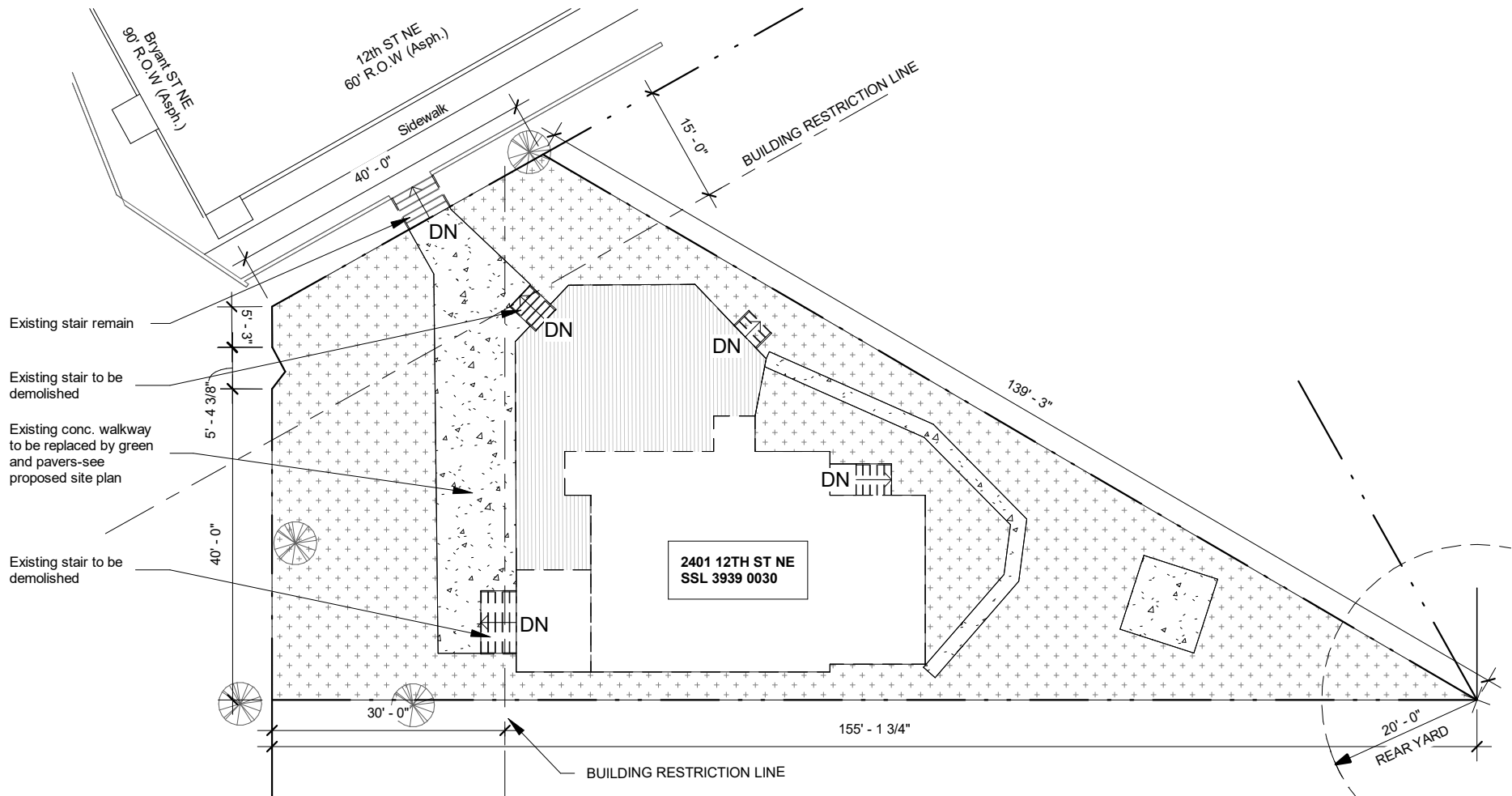
BZA-15

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3D VIEWS



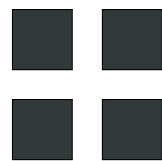
1 SITE PLAN- EXISTING-BZA

A201 | BZA-03 1" = 20'-0"

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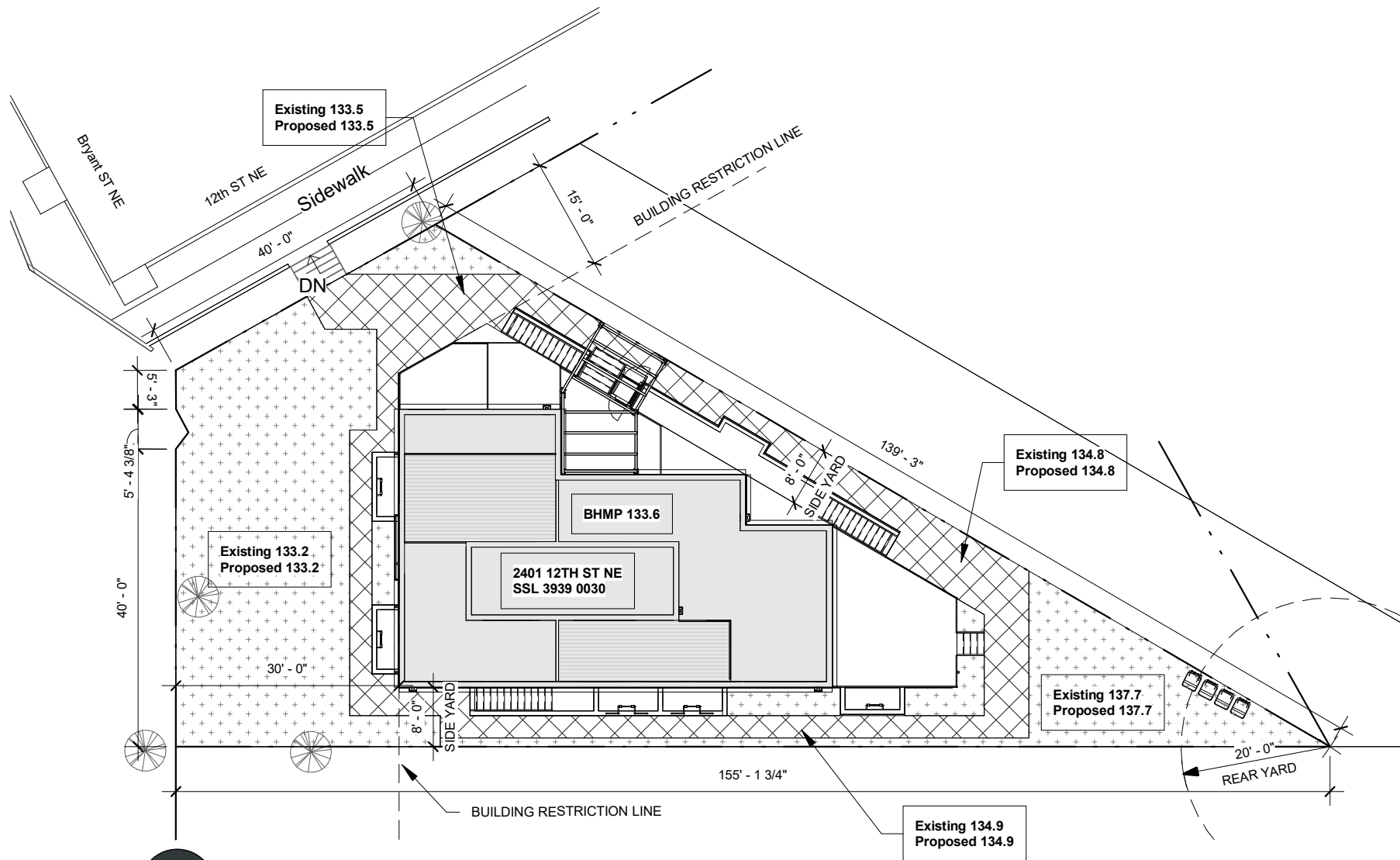
BZA-03

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EXISTING SITE PLAN



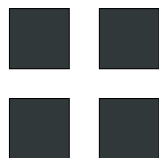
1 LANDSCAPING PLAN-BZA

A201 BZA-16 1" = 20'-0"

BRG 12

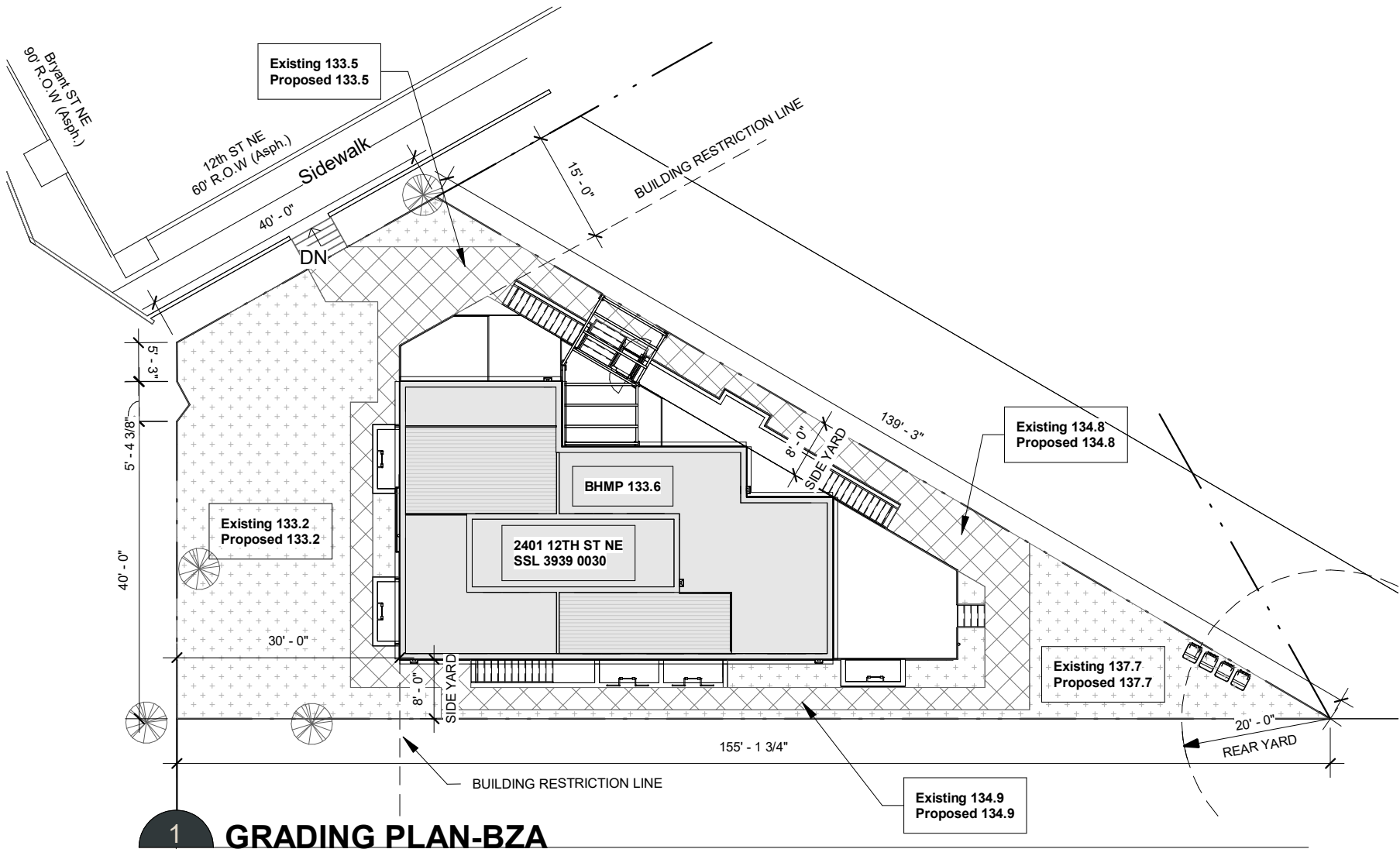
BZA-16

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LANDSCAPING PLAN

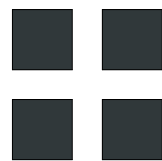


A201 BZA-17 1" = 20'-0"

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BZA-17

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GRADING PLAN

BIKE STORAGE CALCULATIONS

Bike Storage spaces required per Subtitle C, Section: 11-C801:

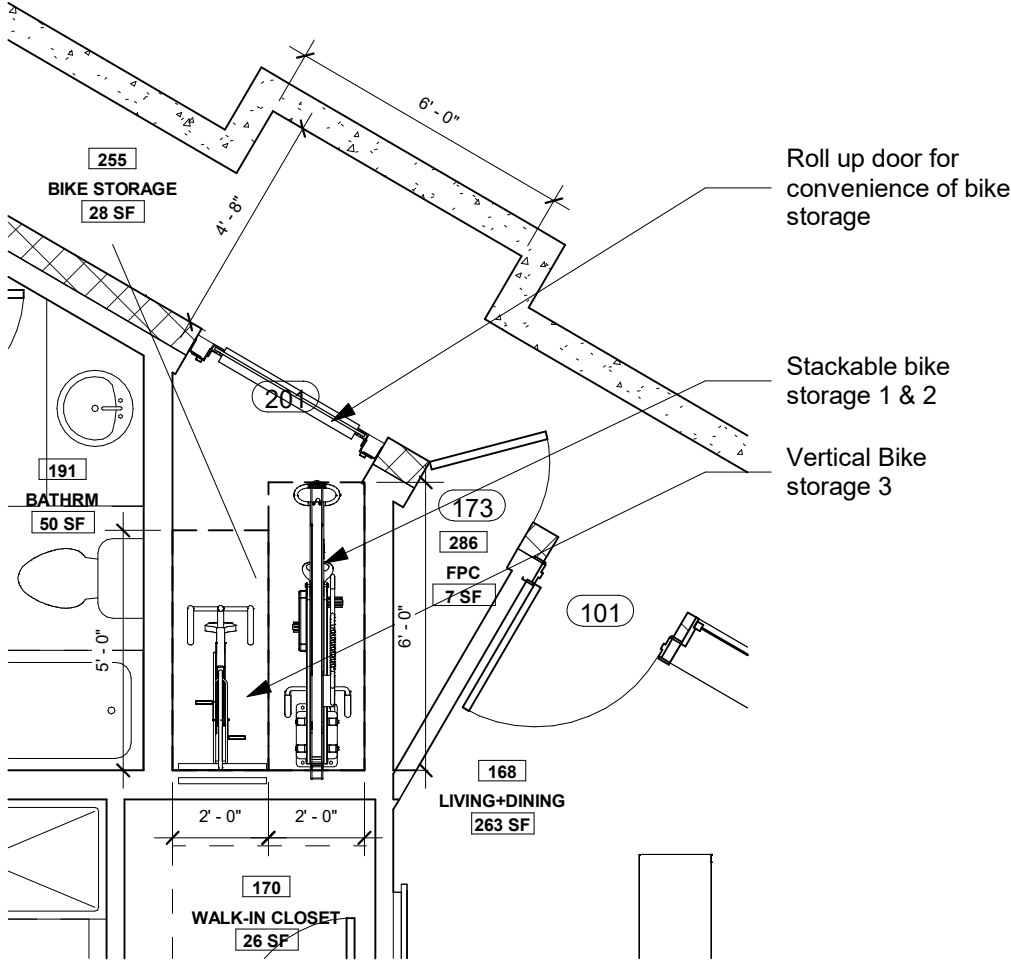
	Long-term space
Residential, multiple dwelling unit	1 space for each 3 dwelling units

NO. OF UNITS = 9

BIKE STORAGE REQUIRED FOR = $9/3 = 3$

BIKE STORAGE PROVIDED = 3

25% of the bike storage spaces provided are vertical bike storages



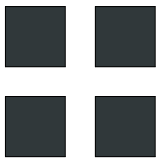
1 BIKE STORAGE DIMENSIONS

BZA-05 | BZA-18 1/4" = 1'-0"

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BIKE STORAGE DIMENSIONS



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