

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
7	YEAR BUILT	N/A
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.
11	EXISTING USE	N/A
12	PROPOSED USE	24-UNIT APARTMENT HOUSE
13	EXISTING LOT SF	10,419 SQ FT
14	EXISTING BUILDING FOOTPRINT	N/A
15	PROPOSED BUILDING FOOTPRINT	3,735 SQ FT
16	EXISTING GROSS SF	N/A
17	PROPOSED BUILDING GROSS SF	15,968 SQ FT
18	MAXIMUM ALLOWABLE LOT OCCUPANCY	60%
19	EXISTING LOT OCCUPANCY	N/A
20	PROPOSED LOT OCCUPANCY	36%
21	MAXIMUM BUILDING HEIGHT	40 FT
22	PROPOSED BUILDING HEIGHT	35 FT PLUS PENTHOUSE
23	APPLICABLE CODES	2015 DC CONSTRUCTION CODE.

20TH & CHANNING APARTMENTS

2425 20th Street NE, Washington, DC 20018

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PROJECT INFORMATION

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

PROJECT NUMBER: 2021-12

11/12/2021 1:05:27 PM

ISSUE RECORD

Issue:
Reference Sheet:
Drawing Date: 11/12/21
Drawn By: SB
Drawing Scale:

DRAWING INFORMATION

Cover Sheet

Board of Zoning Adjustment
District of Columbia
CASE NO 20655
EXHIBIT NO 4
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.

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PROJECT INFORMATION

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20TH AND CHANNING NE LLC
2425 20TH ST NE

PROJECT NUMBER: **2021-12**

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ISSUE RECORD

Issue:
Reference Sheet:
Drawing Date: 11/12/21
Drawn By: SB
Drawing Scale:

DRAWING INFORMATION

**Existing Conditions
Photos**

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View from Lafayette Ave. looking at 20th St.



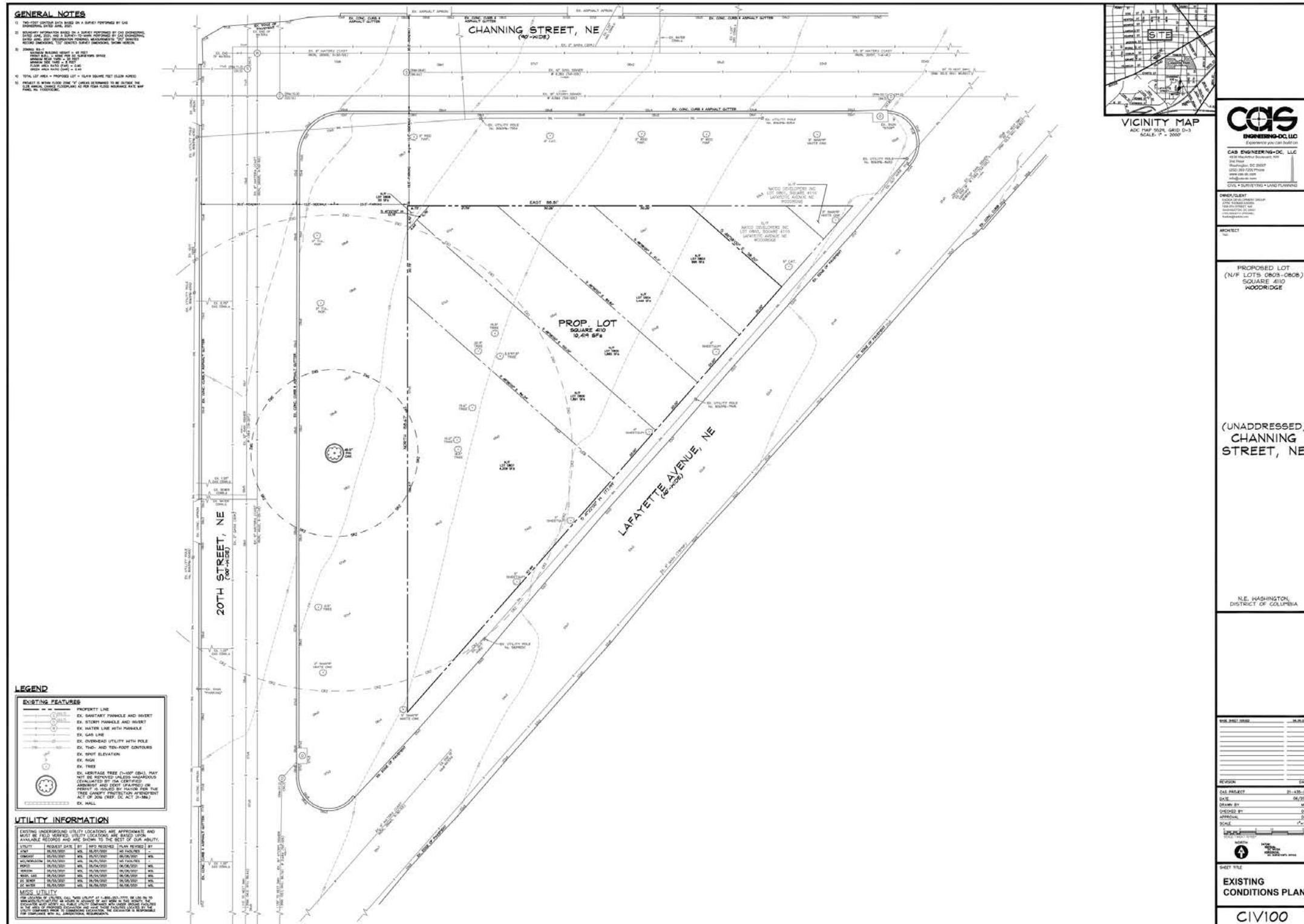
View from the corner of 20th St. and Lafayette Ave. looking at Channing St.



View from Lafayette Ave. looking at 20th St.



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



GENERAL NOTES

1. ALL DIMENSIONS SHOWN ARE BASED ON A SURVEY PERFORMED BY US.
2. THE PROPOSED LOT IS A 10.49 SF LOT AS SHOWN ON THE SURVEY.
3. THE PROPOSED LOT IS A 10.49 SF LOT AS SHOWN ON THE SURVEY.
4. THE PROPOSED LOT IS A 10.49 SF LOT AS SHOWN ON THE SURVEY.
5. THE PROPOSED LOT IS A 10.49 SF LOT AS SHOWN ON THE SURVEY.
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9. THE PROPOSED LOT IS A 10.49 SF LOT AS SHOWN ON THE SURVEY.
10. THE PROPOSED LOT IS A 10.49 SF LOT AS SHOWN ON THE SURVEY.

LEGEND

EXISTING FEATURES

- PROPERTY LINE
- EX. BARRIER FENCE AND INVERT
- EX. STORM FENCE AND INVERT
- EX. WATER LINE WITH PARALLEL
- EX. GAS LINE
- EX. OVERHEAD UTILITY WITH POLE
- EX. 1/4" AND 1/2" TYP. CONTOURS
- EX. SPOT ELEVATION
- EX. ROAD
- EX. TREE
- EX. HERITAGE TREE (1/4" TYP. ONLY) MAY NOT BE REMOVED UNLESS NECESSARY (CONSULTED BY US (SERVICED) APPROVED AND DEPT. SPACING) OR PERMIT IS OBTAINED BY THE OWNER FOR THE TREE REMOVAL PERMIT UNDER THE ACT OF 2002 (DC ACT 5-186)
- EX. 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.	DATE	BY	REVISION	PLAN NUMBER
WATER	DCWATER	08/15/2011	DL	1	10.00
SEWER	DCSEWER	08/15/2011	DL	1	10.00
GAS	DCGAS	08/15/2011	DL	1	10.00
TELEPHONE	DCPHONE	08/15/2011	DL	1	10.00
POWER	DCPOWER	08/15/2011	DL	1	10.00
TELEVISION	DCTELEVISION	08/15/2011	DL	1	10.00
TRASH	DCTRASH	08/15/2011	DL	1	10.00
STORM	DCSTORM	08/15/2011	DL	1	10.00
RAIN	DCRAIN	08/15/2011	DL	1	10.00
IRRIGATION	DCIRRIGATION	08/15/2011	DL	1	10.00
OTHER	DCOTHER	08/15/2011	DL	1	10.00

MISSING UTILITY

THE LOCATION OF UTILITIES HAS BEEN ASSUMED AT 18" DEPTH. THIS IS NOT TO BE CONSIDERED A GUARANTEE OF LOCATION OR DEPTH. THE CLIENT IS RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES BEFORE CONSTRUCTION. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE DISTRICT OF COLUMBIA AND ANY APPLICABLE AGENCIES.

CAS
ENGINEERING-DC, LLC
433 MacArthur Boulevard, NW
Washington, DC 20007
202.232.2200
cas@cas-engineering.com

PROPOSED LOT
(N/F LOTS 0803-0808)
SQUARE 410
WOODRIDGE

(UNADDRESSED)
CHANNING
STREET, NE

N.E. WASHINGTON,
DISTRICT OF COLUMBIA

NO.	DATE	DESCRIPTION
1	11/12/21	ISSUE FOR PERMIT

**EXISTING
CONDITIONS PLAN**

CIV100

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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

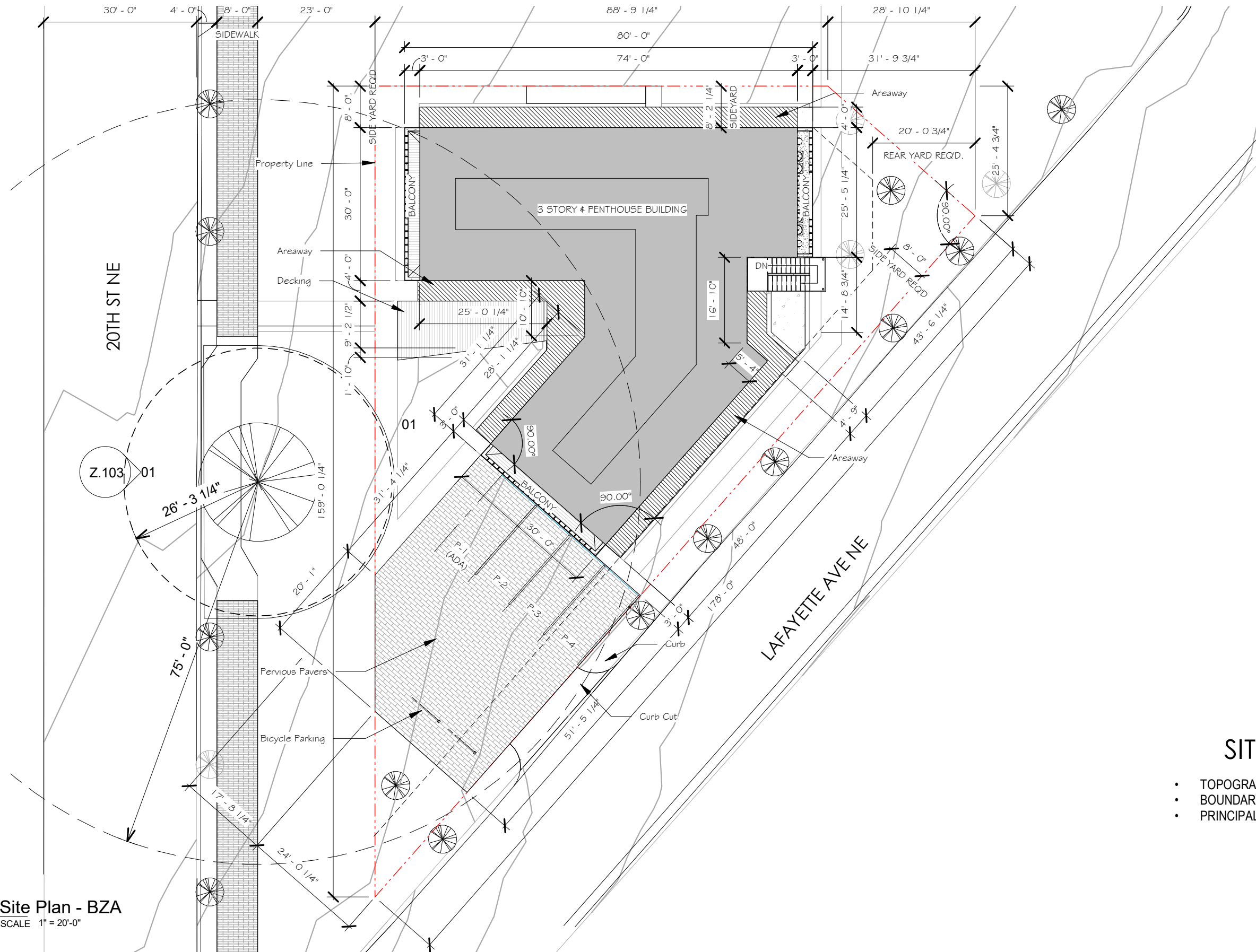
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Reference Sheet:
Drawing Date: 11/12/21
Drawn By: DL
Drawing Scale:

DRAWING INFORMATION

Existing Site Plan

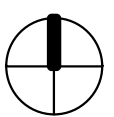
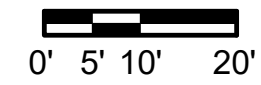
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SITE PLAN LEGEND

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



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

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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

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Drawn By: SB
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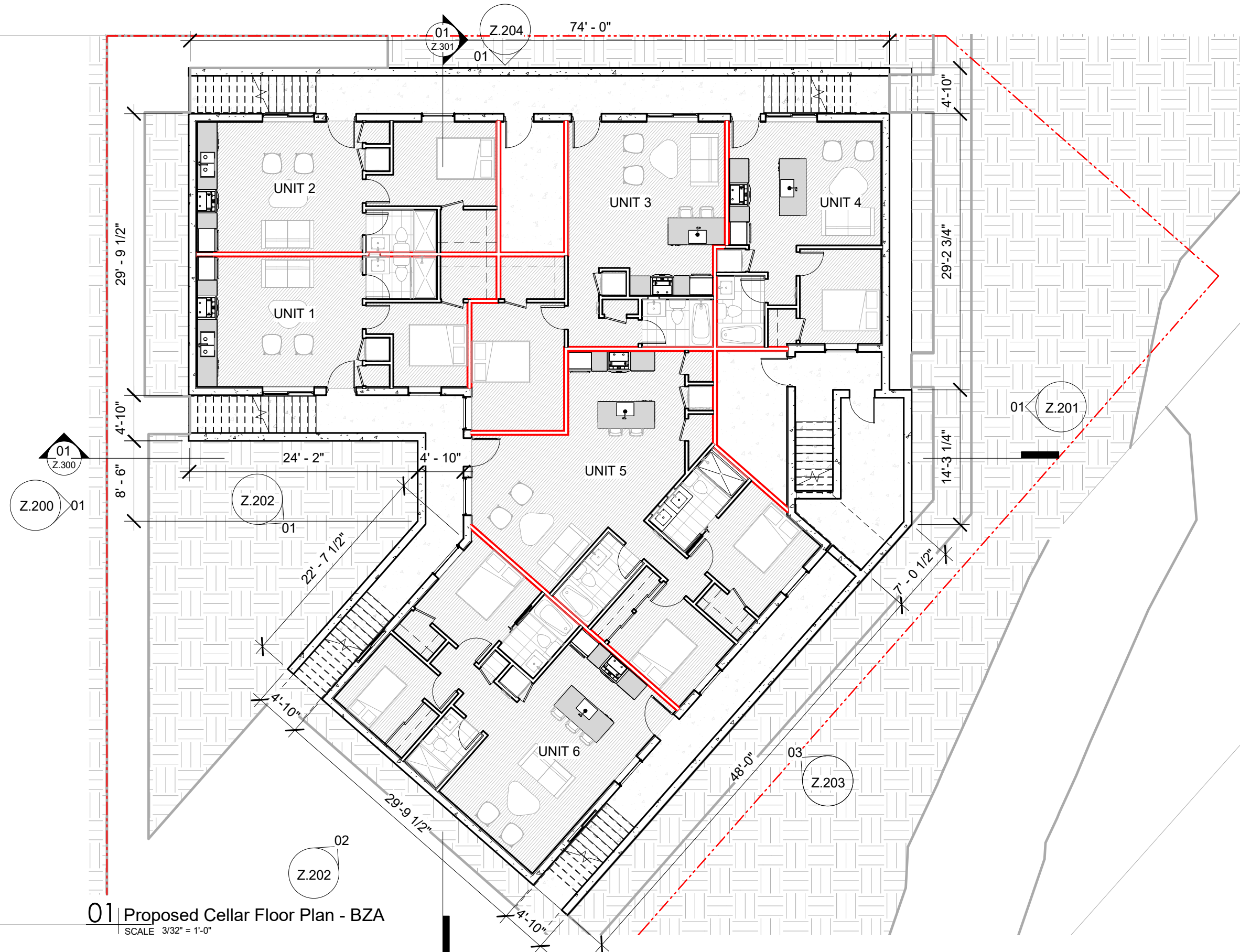
Proposed Site Plan - Architectural

Z.102

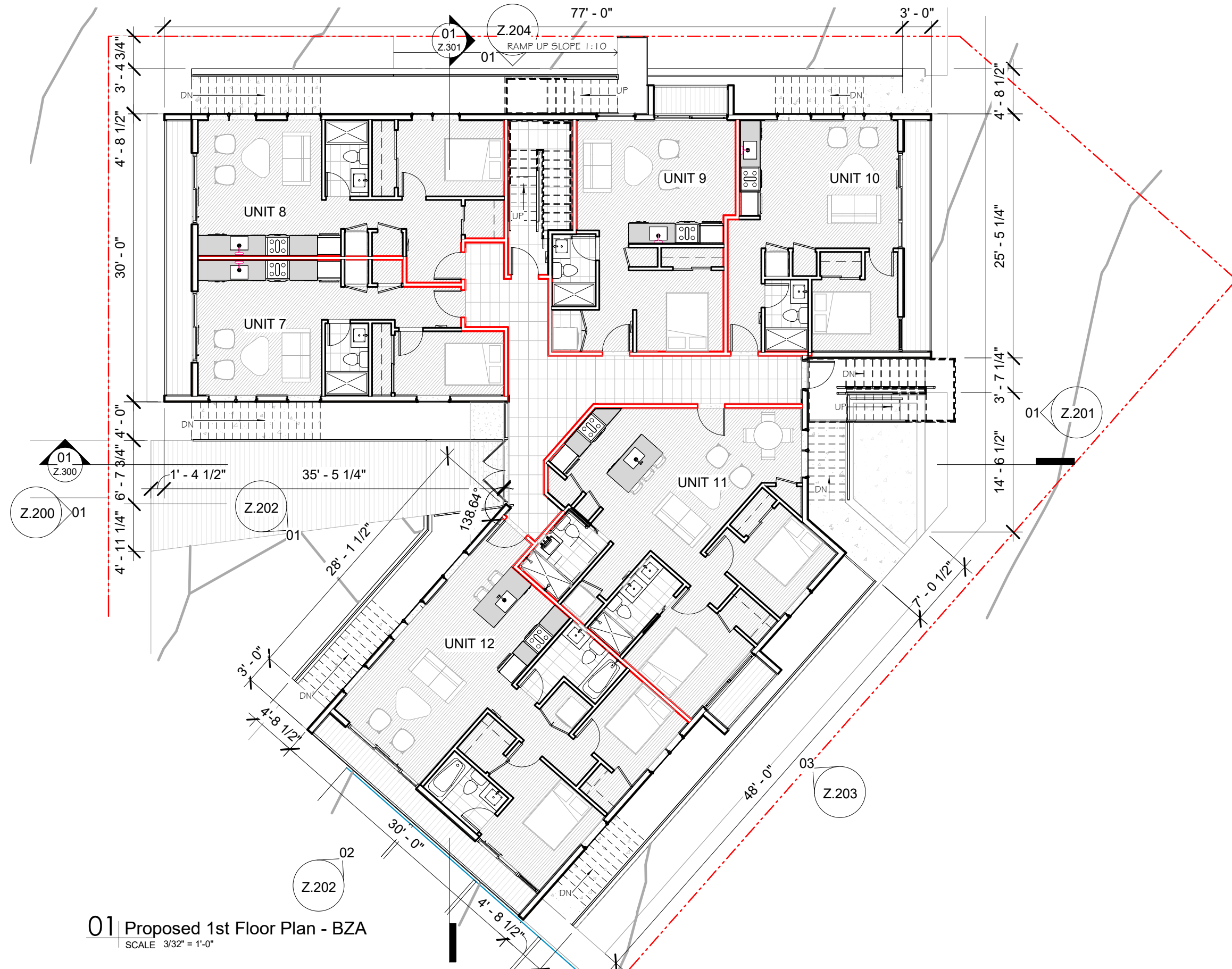
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01 | Site Elevation
SCALE 1/16" = 1'-0"



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



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

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PROJECT INFORMATION

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ISSUE RECORD

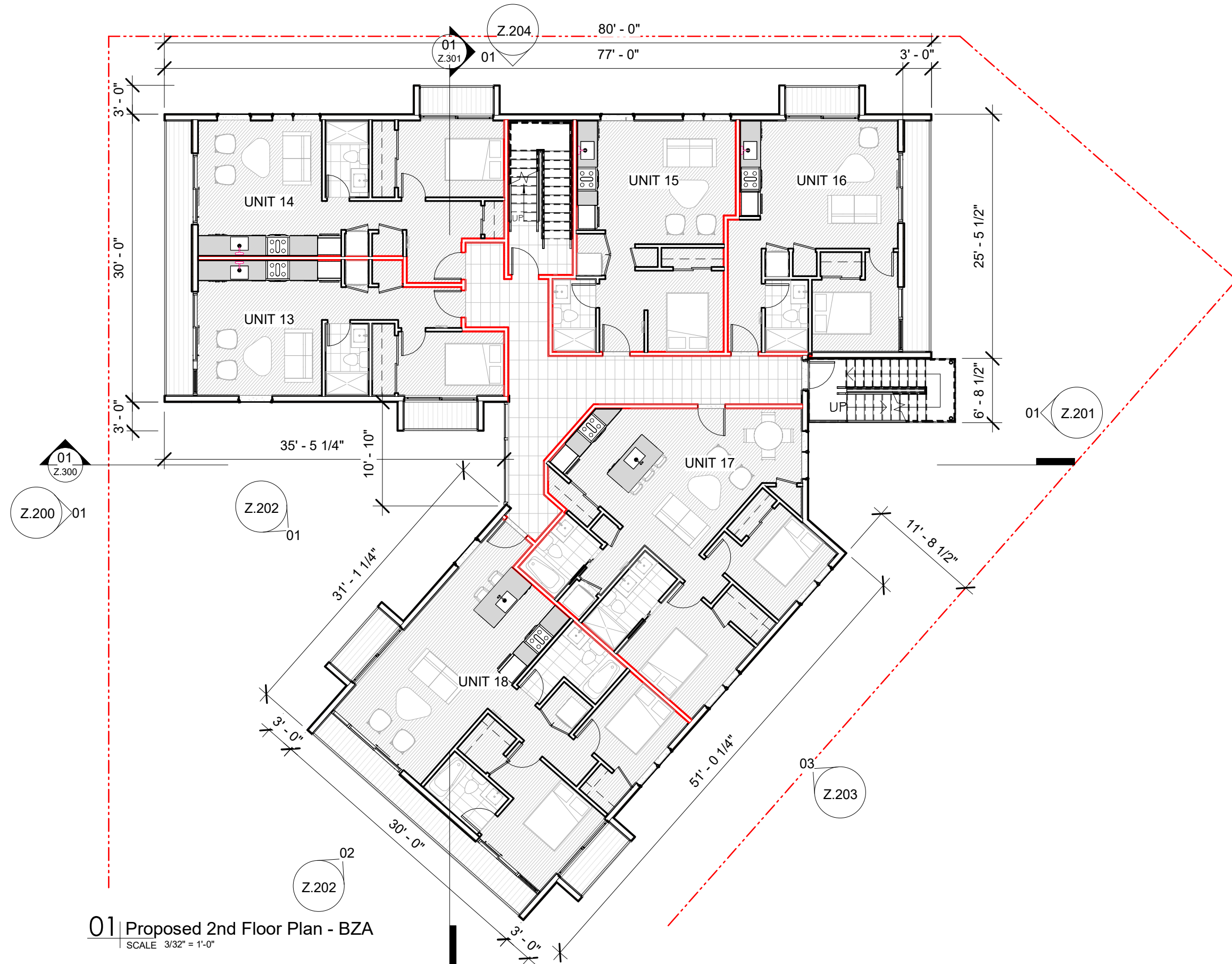
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 Reference Sheet:
 Drawing Date: 11/12/21
 Drawn By: SB
 Drawing Scale: 3/32" = 1'-0"

DRAWING INFORMATION

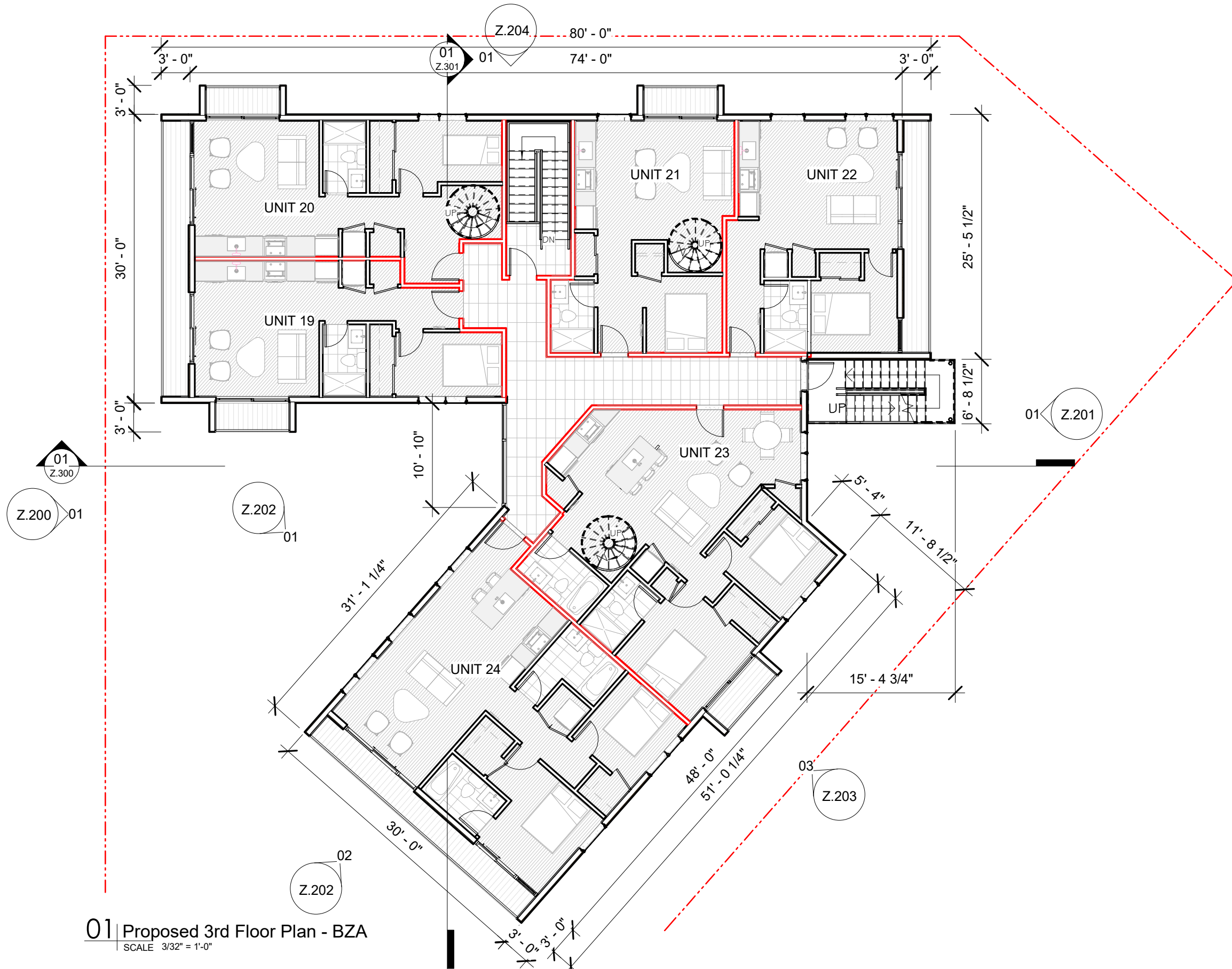
Floor Plans

Z.111

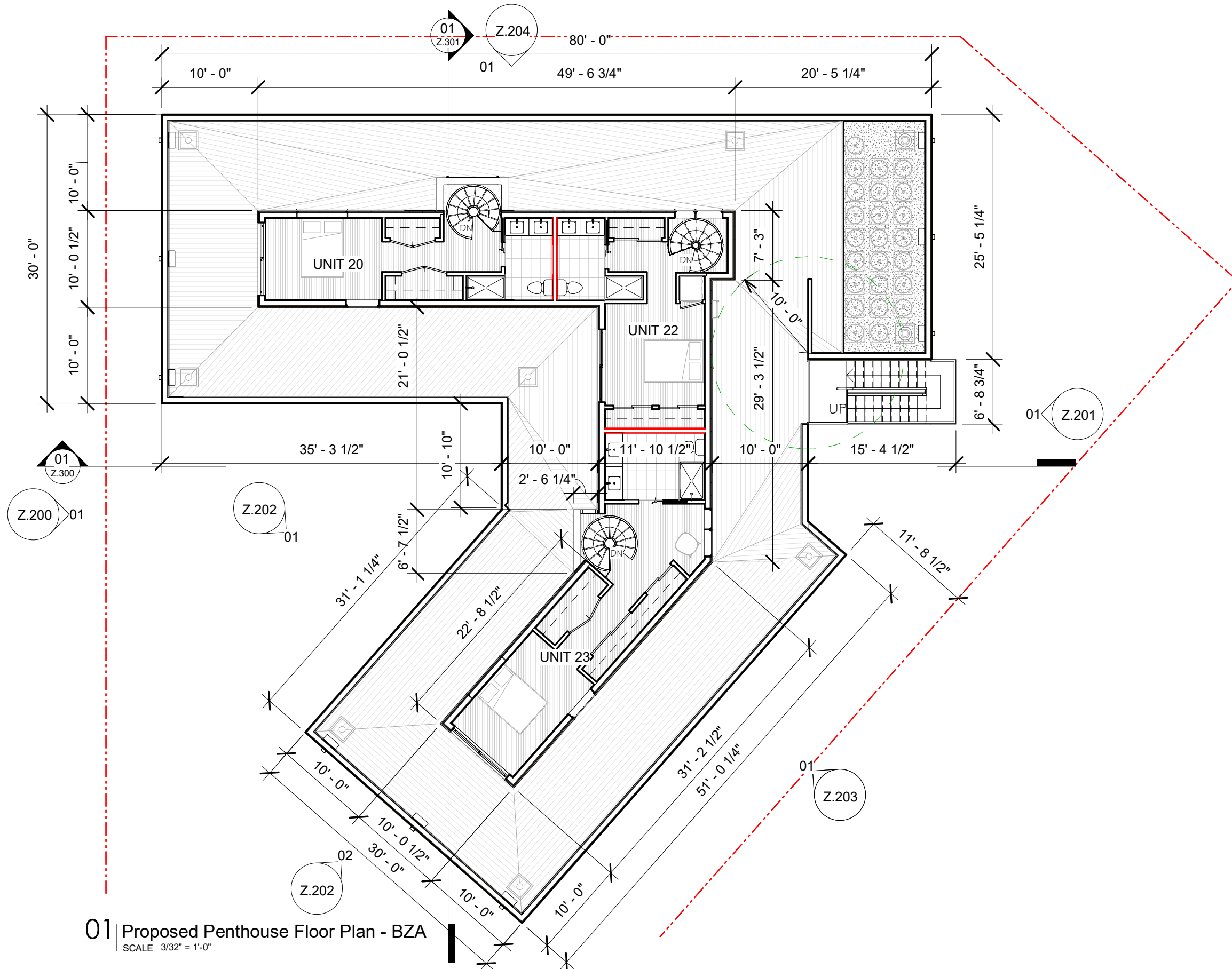
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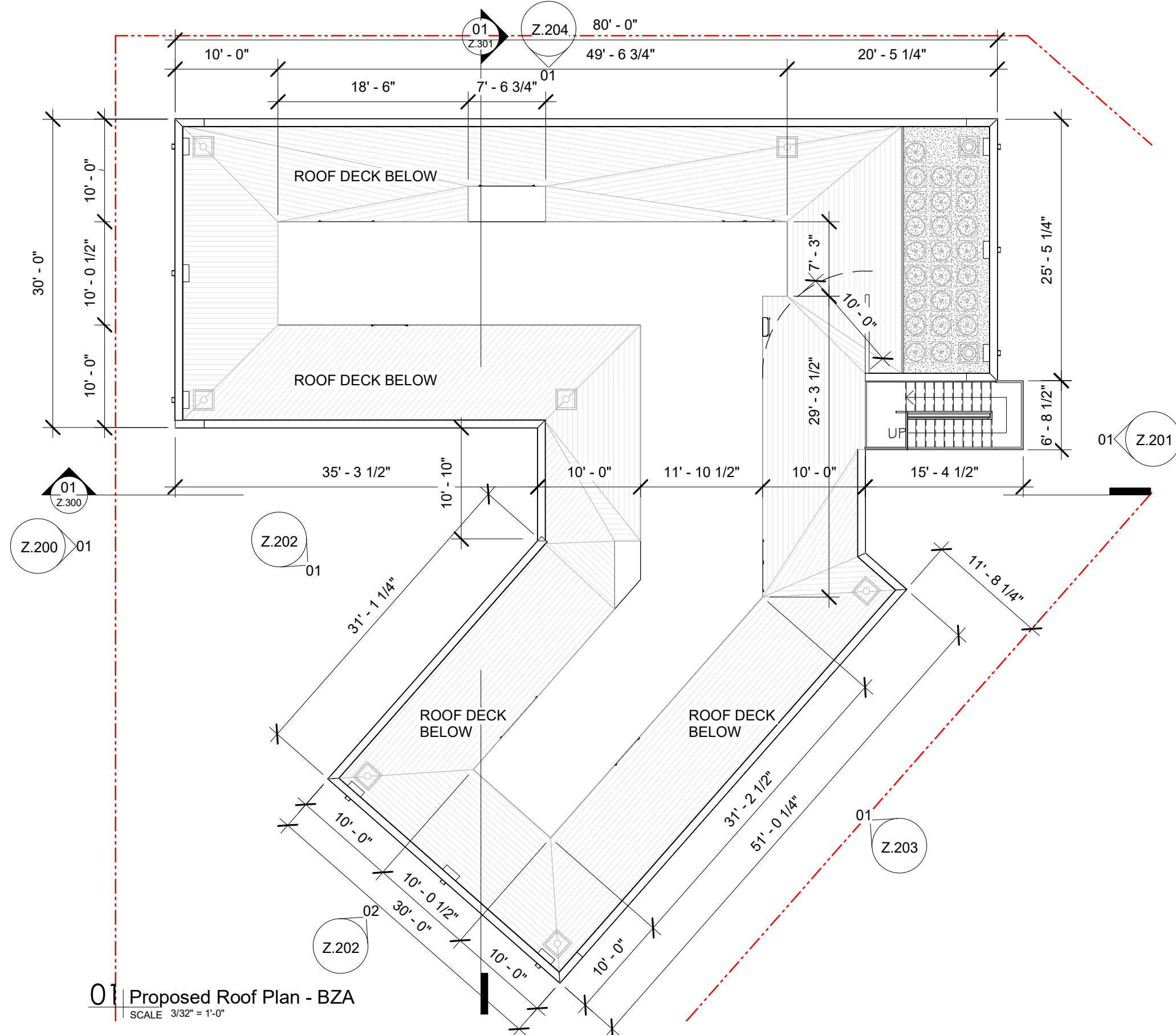
01 Proposed 2nd Floor Plan - BZA
 SCALE 3/32" = 1'-0"



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



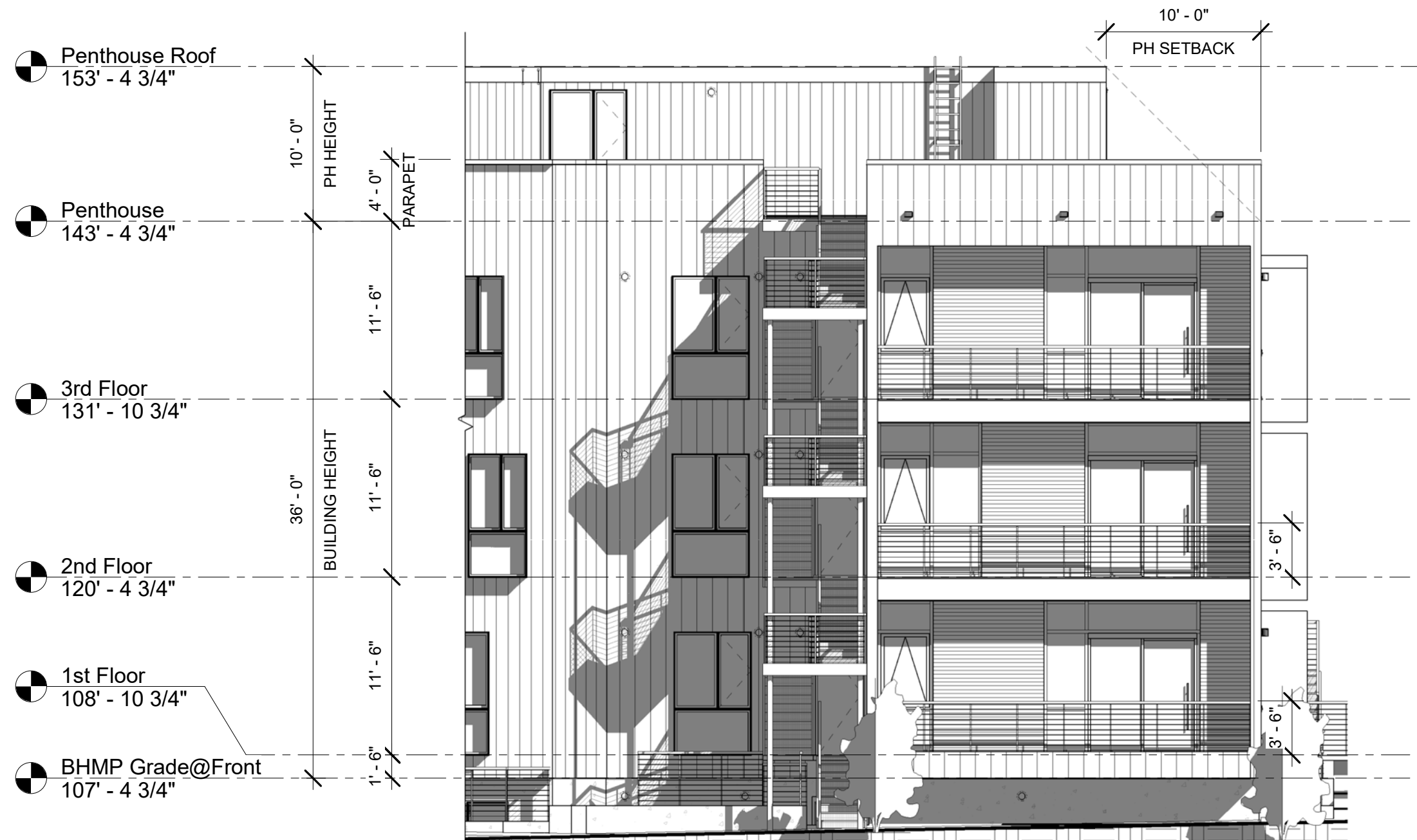
01 Proposed Penthouse Floor Plan - BZA
SCALE 3/32" = 1'-0"



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



01 Front Facade - BZA
 SCALE 1/8" = 1'-0"



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"

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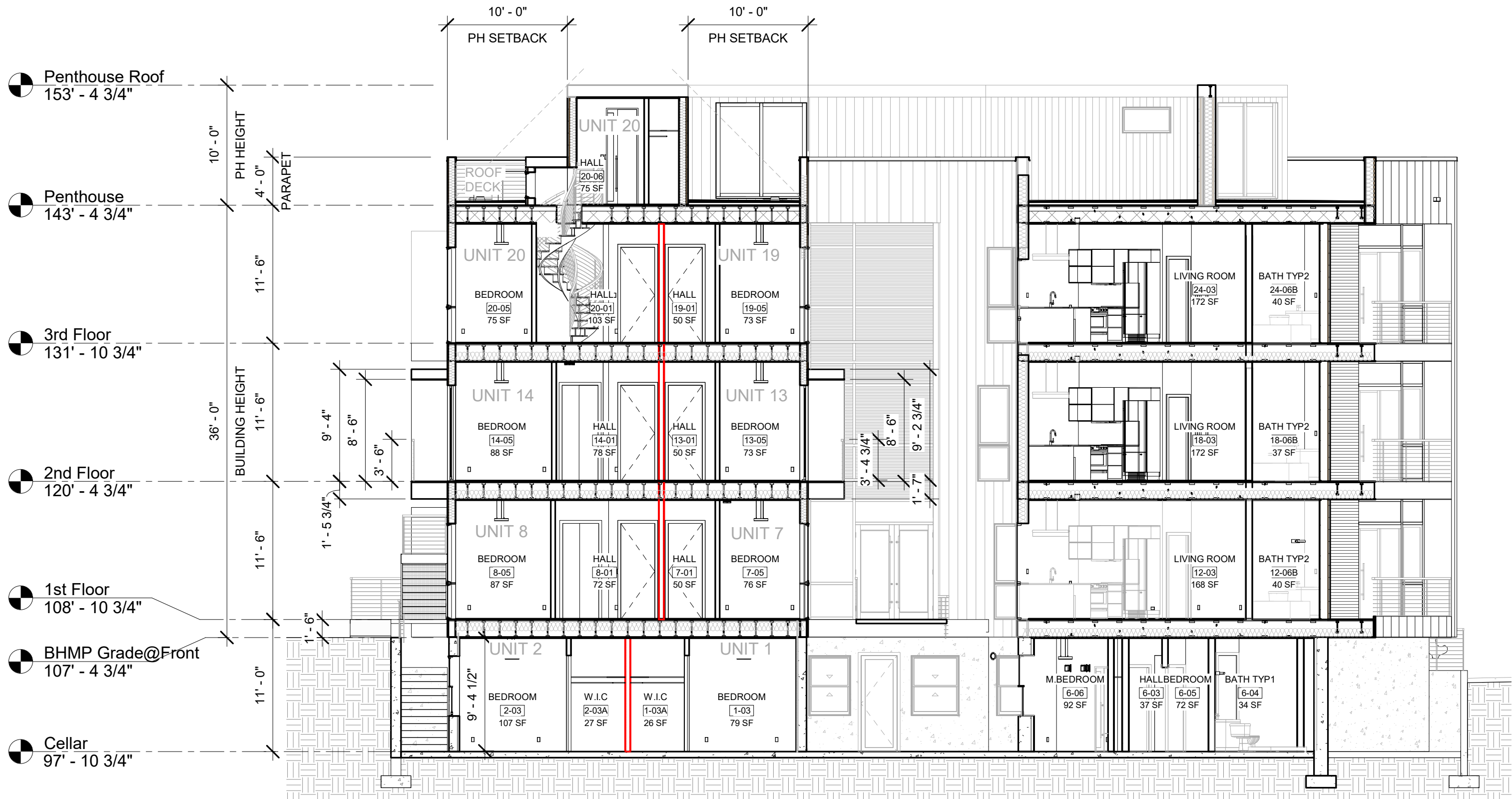
Issue:
Reference Sheet:
Drawing Date: 11/12/21
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Drawing Scale: 1/8" = 1'-0"

DRAWING INFORMATION

Sections

Z.300

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

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DRAWING INFORMATION

Sections

Z.301

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PERSPECTIVE VIEW FROM 20th ST NE



PERSPECTIVE VIEW FROM 20th ST NE

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PROJECT INFORMATION

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 2425 20TH ST NE

PROJECT NUMBER: **2021-12**

11/12/2021 1:06:20 PM

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Issue:
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DRAWING INFORMATION

Perspectives

Z.400

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PERSPECTIVE VIEW FROM 20th ST NE



PERSPECTIVE VIEW FROM LAFAYETTE AVE NE & CHANNING ST NE

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Perspectives

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PERSPECTIVE VIEW FROM LAFAYETTE AVE NE & CHANNING ST NE



PERSPECTIVE VIEW @ BUILDING ENTRANCE

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DRAWING INFORMATION

Perspectives

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