

# 12TH PLACE RESIDENCES

## SCOPE

NEW 8 UNIT APARTMENT BUILDING ON A VACANT LOT.  
NEW MEP SERVICES. SITE IMPROVEMENTS  
INCLUDING BUT NOT LIMITED TO PARKING, BIO-  
RETENTION, AND TREES PER CIVIL DRAWINGS.

2611 12TH PLACE SE  
WASHINGTON, DC 20020

## BZA SUBMISSION

OWNER:  
RUPSHA 2011 LLC  
4626 WISCONSIN AVE NW  
SUITE 324  
WASHINGTON, DC 20016

ARCHITECT:  
NORTHEAST COLLABORATIVE ARCHITECTS DC, LLC  
1015 15TH ST NW SUITE 600  
WASHINGTON, DC 20005

CIVIL/LANDSCAPE:  
SERA ENGINEERED  
322 RITTENHOUSE ST NW  
WASHINGTON, DC 20011

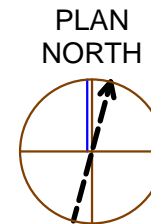
## DRAWING LIST

ID	NAME
BZA-00	COVER SHEET
BZA-01	EXISTING PHOTOGRAPHS
BZA-02	EXISTING PHOTOGRAPHS
BZA-03	CIVIL PLANS
BZA-04	NEIGHBORHOOD PLAN
BZA-05	SITE/STREET ELEVATIONS
BZA-06	ARCH SITE PLANS
BZA-07	FLOOR PLANS
BZA-08	EXTERIOR ELEVATIONS
BZA-09	EXTERIOR ELEVATIONS
BZA-10	3D IMAGES
BZA-11	3D IMAGES
BZA-12	3D IMAGES
BZA-13	SUN STUDY PLANS
BZA-14	SUN STUDY ELEVATIONS
BZA-15	SUN STUDY ELEVATION

## LOCATION MAP (NTS)



PROJECT  
LOCATION



2611 12th Place SE Zoning			
	Allowed	Existing	Proposed
Square & Lot Number		5875 0924	5875 0924
Lot area		7,048 sf	7,048 sf
Zoning	RA-1	RA-1	RA-1
Use	Residential Apartment	Residential Apartment	Residential Apartment
Building Height	40'	-	36'
Stories	3	-	3 plus cellar
FAR	0.9= 6,343 1.08(IZ)=7,611	-	1.054= 7,429
GFA		-	7,429 1ST = 2,517 2ND = 2,456 3RD = 2,456
Lot Occupancy (building area/lot area)	40% = 3,663 sf	-	36%= 2,517
Rear Yard Set Back	20'	-	20'-0"
Side Yard Set Backs	minimum of 3" per 1' of height but not less than 8'	-	12'-6 1/2" on the south 35'-0 1/2" on the north
Green Area Ratio	0.4	-	0.465
Courts	none, if provided, 10' min width open, 15' min width closed and 350 sf area close	none	none
#of units			8
Car Parking	1 per 3 units after 4 units= 8-4/3=2 spaces		2
Bicycle Parking	1 per 3 units for long term= 8/3=3 spaces 1 per 20 units for short term= 1 space		3 First Floor 1

## BUILDING AREA:

Cellar Floor Area: 2,517 sf  
1st Floor Area: 2,517 sf  
2nd Floor Area: 2,456 sf  
3rd Floor Area: 2,456 sf  
Total Area: 9,946 sf

## IZ UNIT- UNIT 102

UNIT MIX AND SIZES		
	TYPE	SIZE
CELLAR		
001	3BD	999
002	3BD	999
FIRST		
2 Type B ADA		
101	3BD	970
102	3BD	970
SECOND		
201	3BD	1023
202	3BD	1023
THIRD		
301	3BD	1023
302	3BD	970
TOTAL MIX OF TYPES		
8	3BD	

## 12TH PLACE RESIDENCES

2611 12TH PLACE SE  
WASHINGTON, DC 20020

Board of Zoning Appeals  
District of Columbia  
CASE NO. 20736  
EXHIBIT NO. 6

COVER SHEET  
**BZA-00**





AERIAL VIEW

LOOKING NORTHEAST



**12TH PLACE RESIDENCES**

2611 12TH PLACE SE  
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EXISTING  
PHOTOGRAPHS

**BZA-01**





LOOKING WEST



LOOKING SOUTHWEST



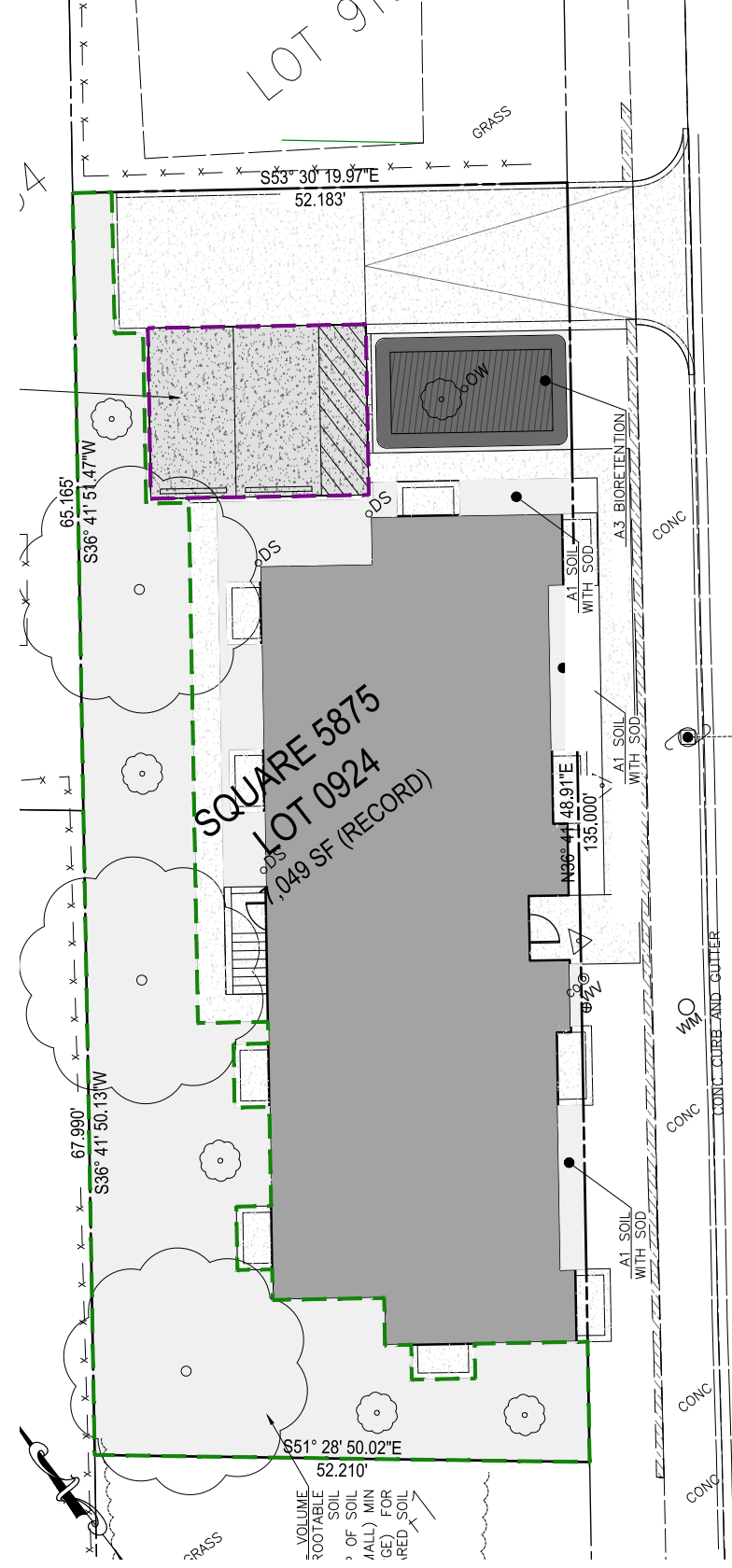
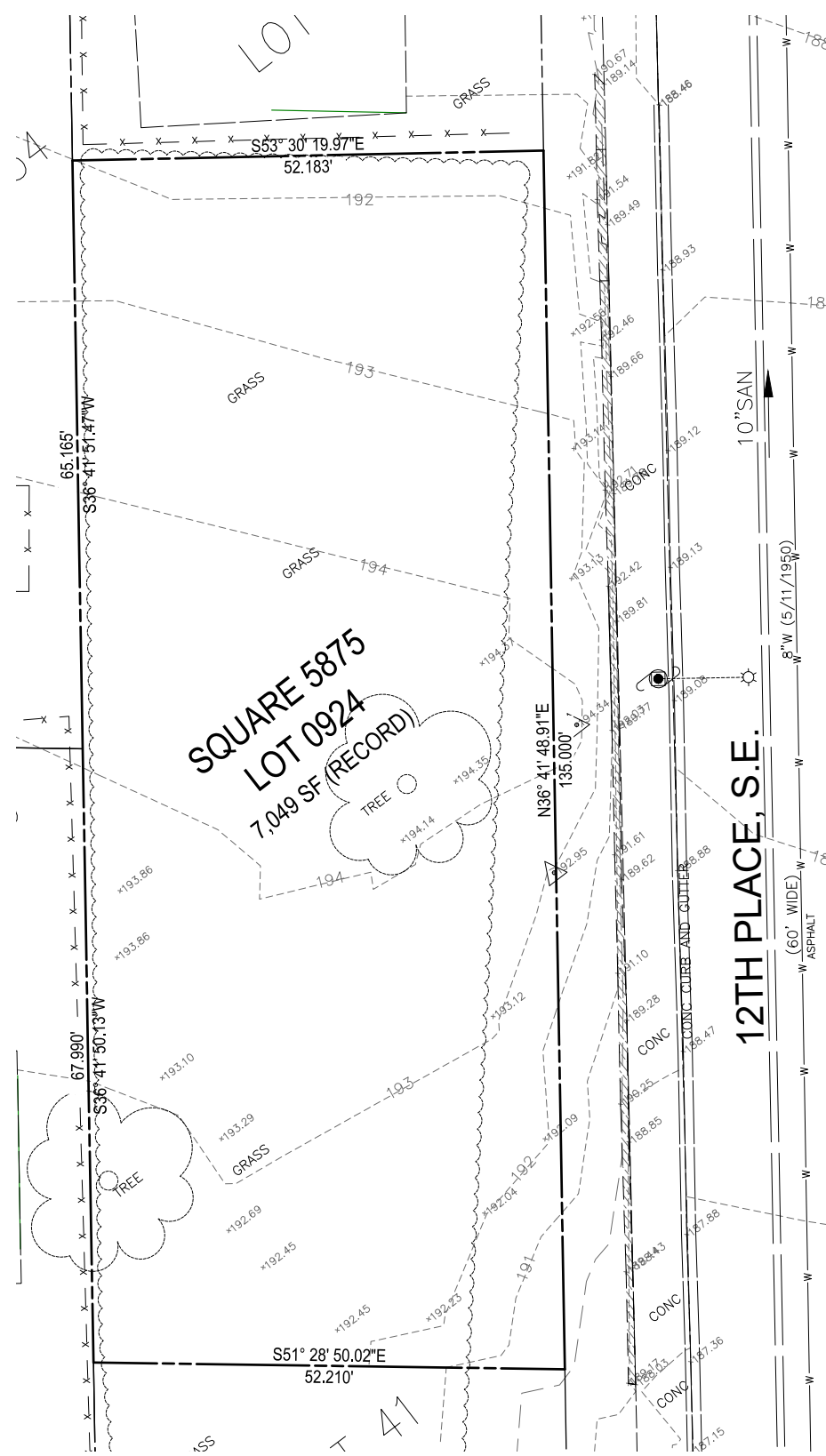
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EXISTING  
PHOTOGRAPHS

**BZA-02**





Green Area Ratio Scoresheet					
Address	Parcel	Lot	Zone	Area	Score
2611 12th Pl SE	5875	524	RM-1	7,049	0.865
<b>Landscaping Elements</b>					
<b>A. Landscaped areas (select one of the following for each area)</b>					
1. Landscaped areas with a soil depth > 24"	square feet	395	0.38		118.4
2. Landscaped areas with a soil depth > 24"	square feet	2,895	1.00		1,254.4
3. Bioretention facilities	square feet	131	1.40		92.5
<b>B. Plantings (credit for plants in landscaped areas from Section A)</b>					
1. Groundcovers, or other plants < 2' height	square feet	0	0.10	0	-
2. Plants > 2' height at maturity - calculated at 5-sq ft per plant	square feet	0	0.10	0	-
3. New trees with less than 40-foot canopy spread - calculated at 50 sq ft per tree	square feet	0	0.50	0	-
4. New trees with 40-foot or greater canopy spread - calculated at 100 sq ft per tree	square feet	0	0.60	0	900.0
5. Preservation of existing tree 6" to 12" DBH - calculated at 250 sq ft per tree	square feet	3	0.70	3	525.0
6. Preservation of existing tree 12" to 30" DBH - calculated at 500 sq ft per tree	square feet	0	0.70	0	-
7. Preservation of existing tree 30" to 24" DBH - calculated at 1,000 sq ft per tree	square feet	0	0.70	0	-
8. Preservation of existing tree 24" DBH or greater - calculated at 2,000 sq ft per tree	square feet	0	0.80	0	-
9. Vegetated wall, plantings on a vertical surface	square feet	0	0.40	0	-
<b>C. Vegetated or "green" roofs</b>					
1. Over at least 2" and less than 8" of growth medium	square feet	0	0.60	0	-
2. Over at least 8" of growth medium	square feet	0	0.60	0	-
<b>D. Permeable Paving***</b>					
1. Permeable paving over 6" to 34" of soil or gravel	square feet	0	0.40	0	-
2. Permeable paving over at least 24" of soil or gravel	square feet	0	0.50	0	-
<b>E. Other</b>					
1. Enhanced tree growth systems***	square feet	454	0.40		165.6
2. Renewable energy generation	square feet	0	0.50		-
3. Approved water features	square feet	0	0.20		-
<b>F. Bonus</b>					
1. Native plant species	square feet	2,250	0.10		225.0
2. Landscaping in food cultivation	square feet	0	0.10		-
3. Harvested stormwater irrigation	square feet	0	0.10		-
Green Area Ratio Summary					3,181
Total square footage of all permeable paving and enhanced tree growth					165.6

**1 CIVIL EXISTING CONDITIONS**  
NOT TO SCALE

**2 CIVIL SITE PLAN**  
NOT TO SCALE

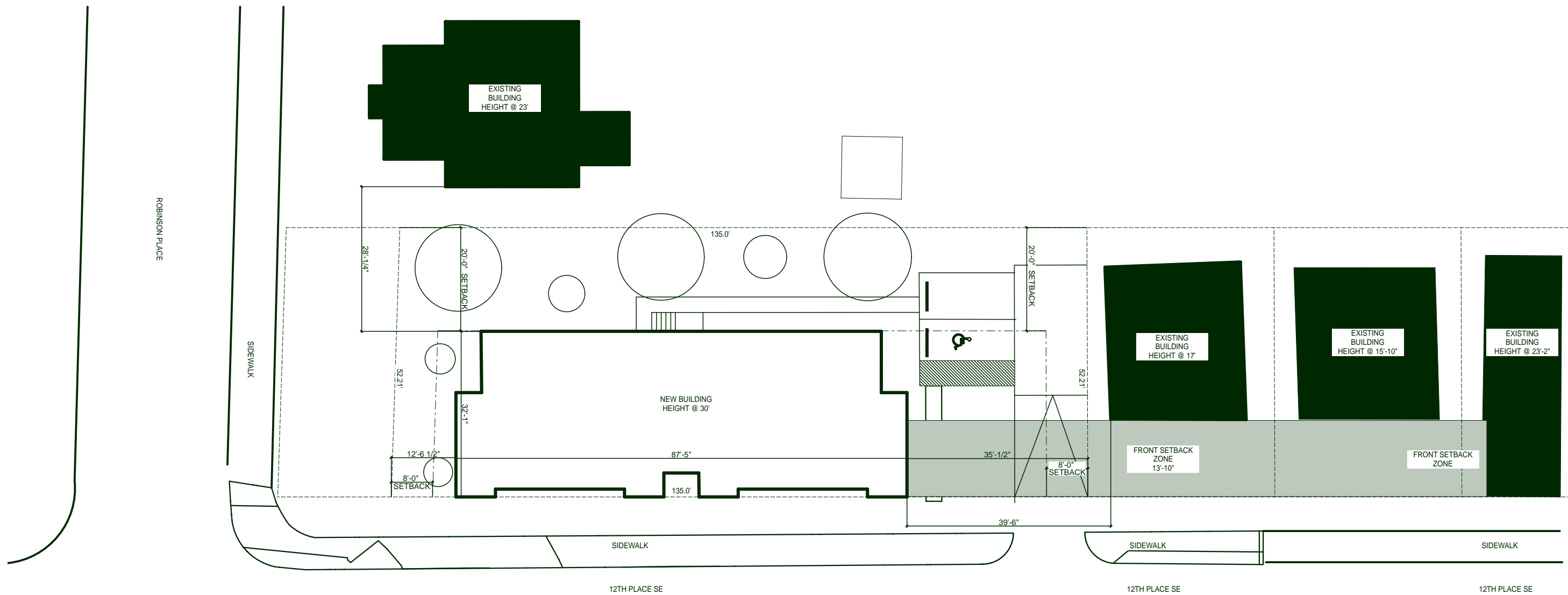
**3 GAR SCORE CARD**  
NOT TO SCALE

**12TH PLACE RESIDENCES**

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CIVIL PLANS  
**BZA-03**



**1** NEIGHBORHOOD PLAN  
 BZA-04 SCALE: 1" = 20'

THE PROPOSED BUILDING IS SET AWAY FROM THE EXISTING HOUSE AND ALLOWS FOR PROPER AIR AND LIGHT TO THE ADJACENT PROPERTIES. THE HEIGHT OF THE PROPOSED BUILDING IS WITHIN THE ZONING REGULATIONS. THE ARCHITECTURAL STYLE OF THE PROPOSED BUILDING IS IN LINE WITH OTHER BUILDINGS OF SIMILAR SIZE ALONG ROBINSON PLACE. THE BRICK AND SIDING USED ON THE EXTERIOR IS COMMON WITHIN THE NEIGHBORHOOD.

**12TH PLACE RESIDENCES**

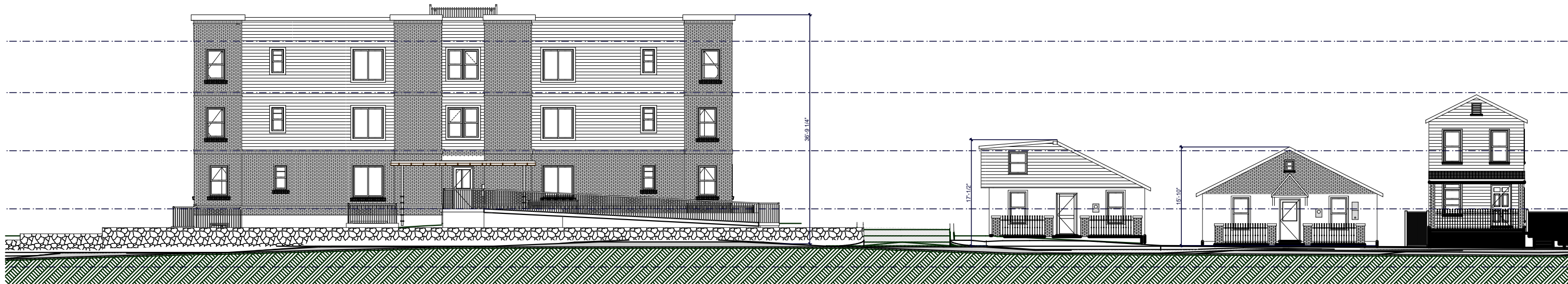
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NEIGHBORHOOD  
 PLAN

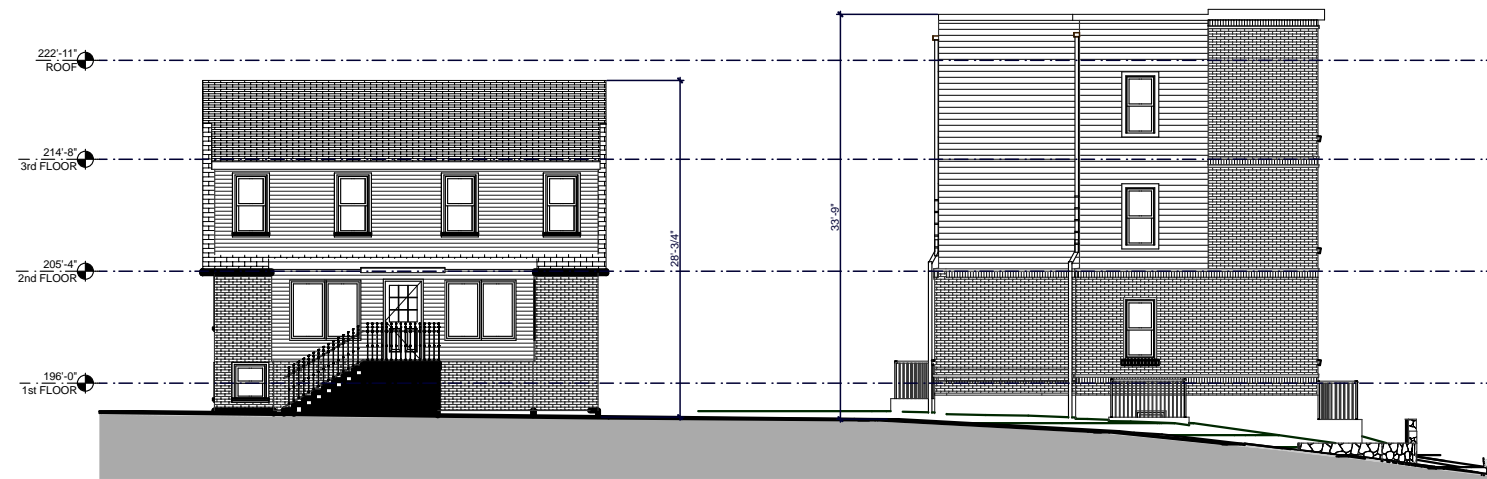
**BZA-04**

Revised: 7/20/24





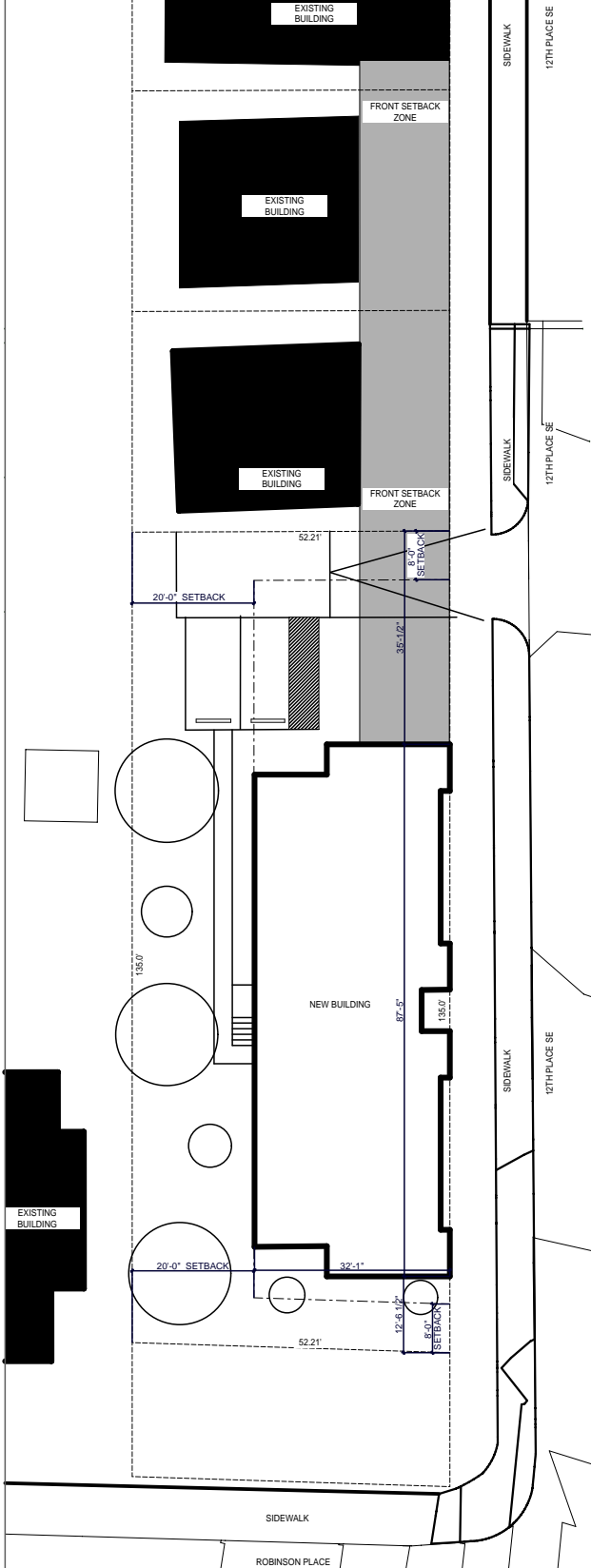
1 EAST STREET ELEVATION  
 BZA-05 SCALE: 1/16" = 1'-0"



2 SOUTH STREET ELEVATION  
 BZA-05 SCALE: 1/16" = 1'-0"

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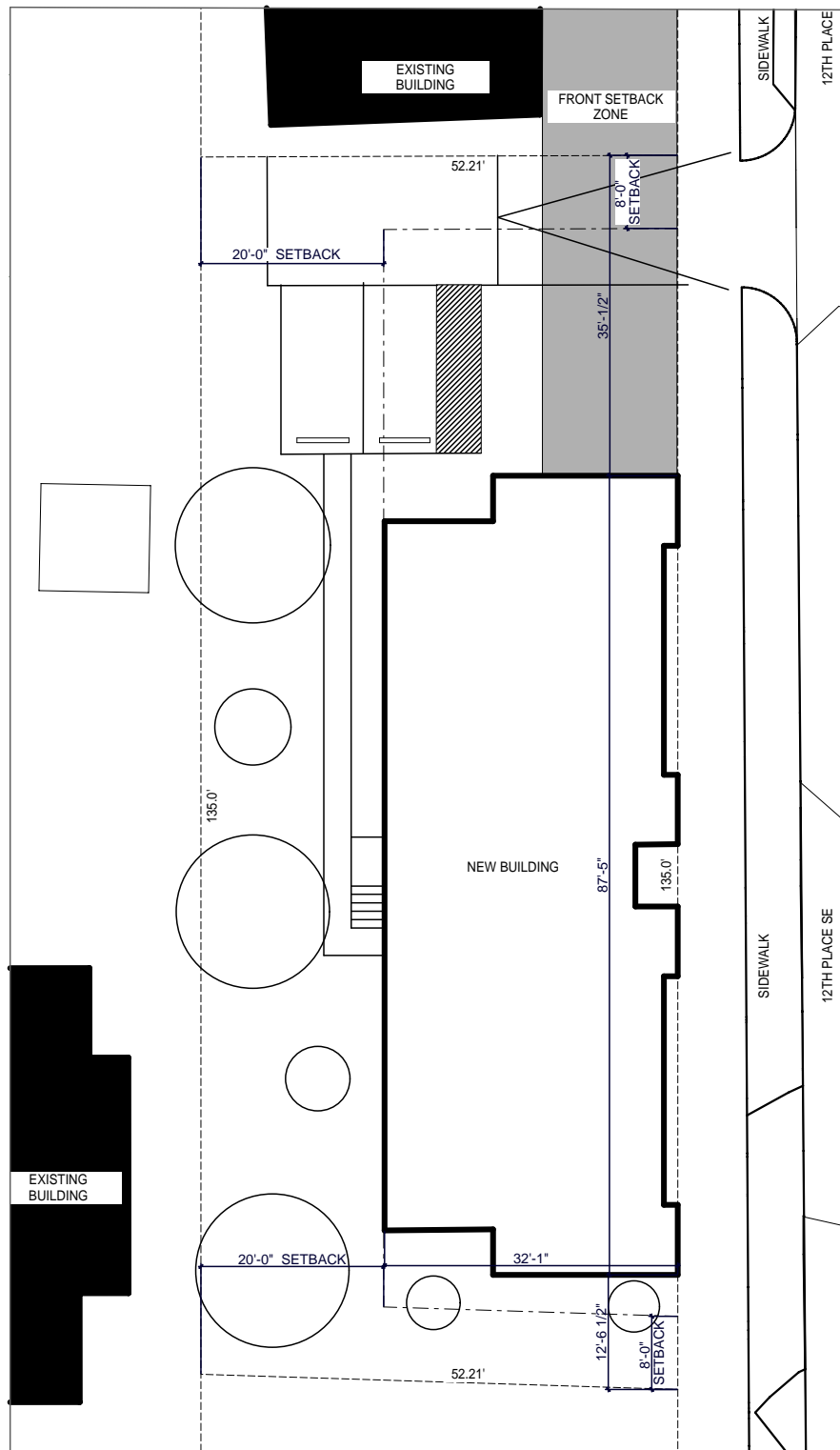
# NEW SITE PLAN WITH SETBACKS

SCALE: 1" = 30'

1

## LEGEND

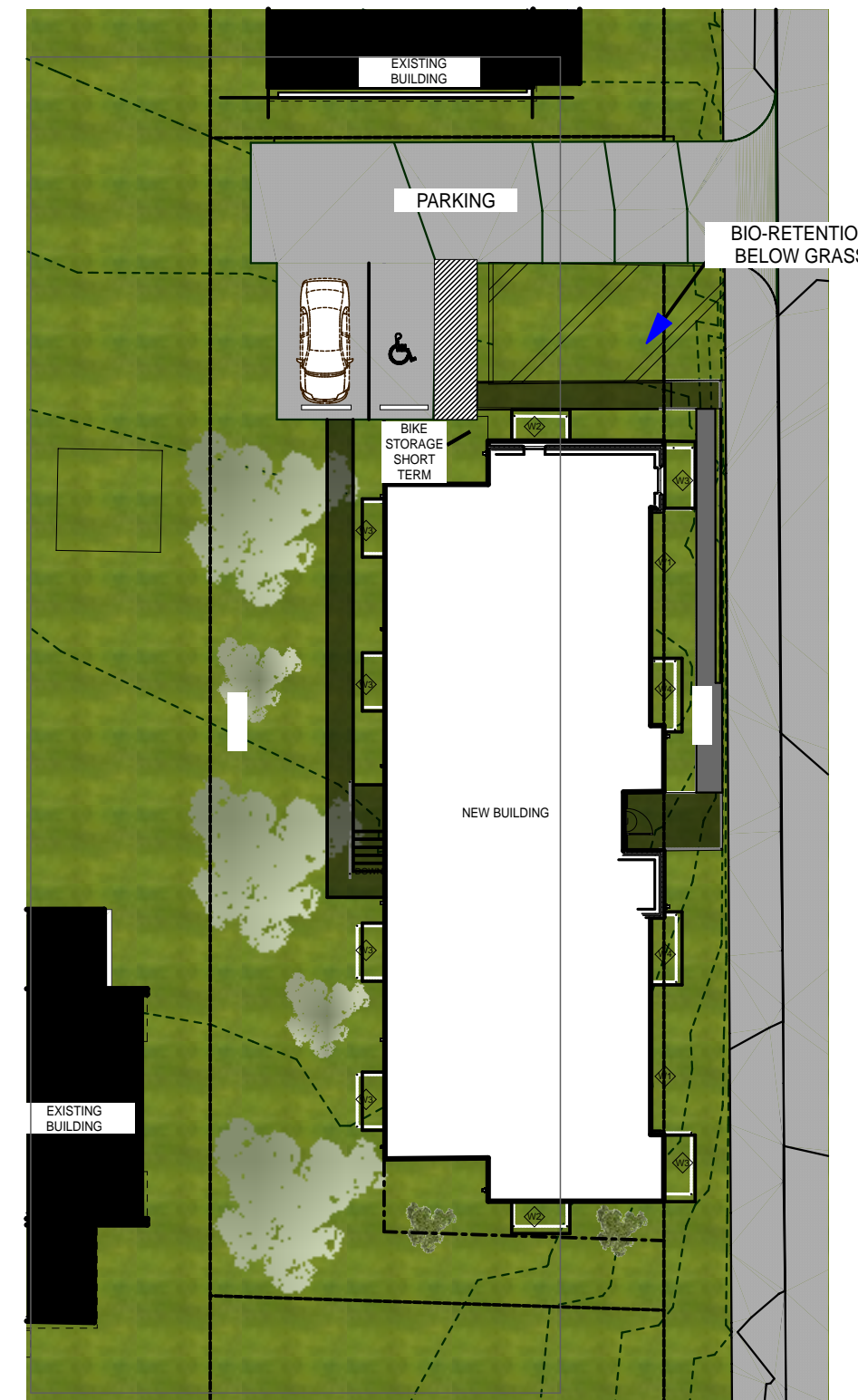
- - - SET BACK LINE
- - - PROPERTY LINE



# NEW SITE PLAN WITH SETBACKS

SCALE: 1" = 20'

2



# NEW SITE PLAN

SCALE: 1" = 20'

3

## 12TH PLACE RESIDENCES

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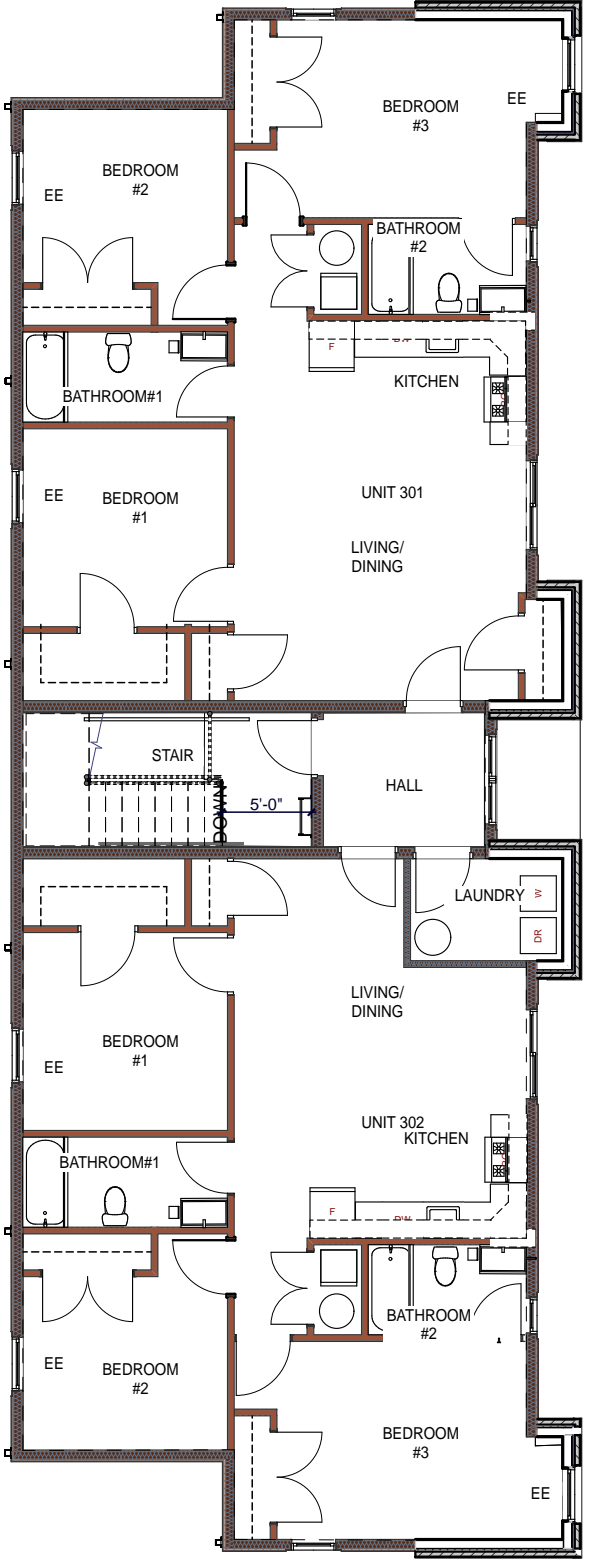
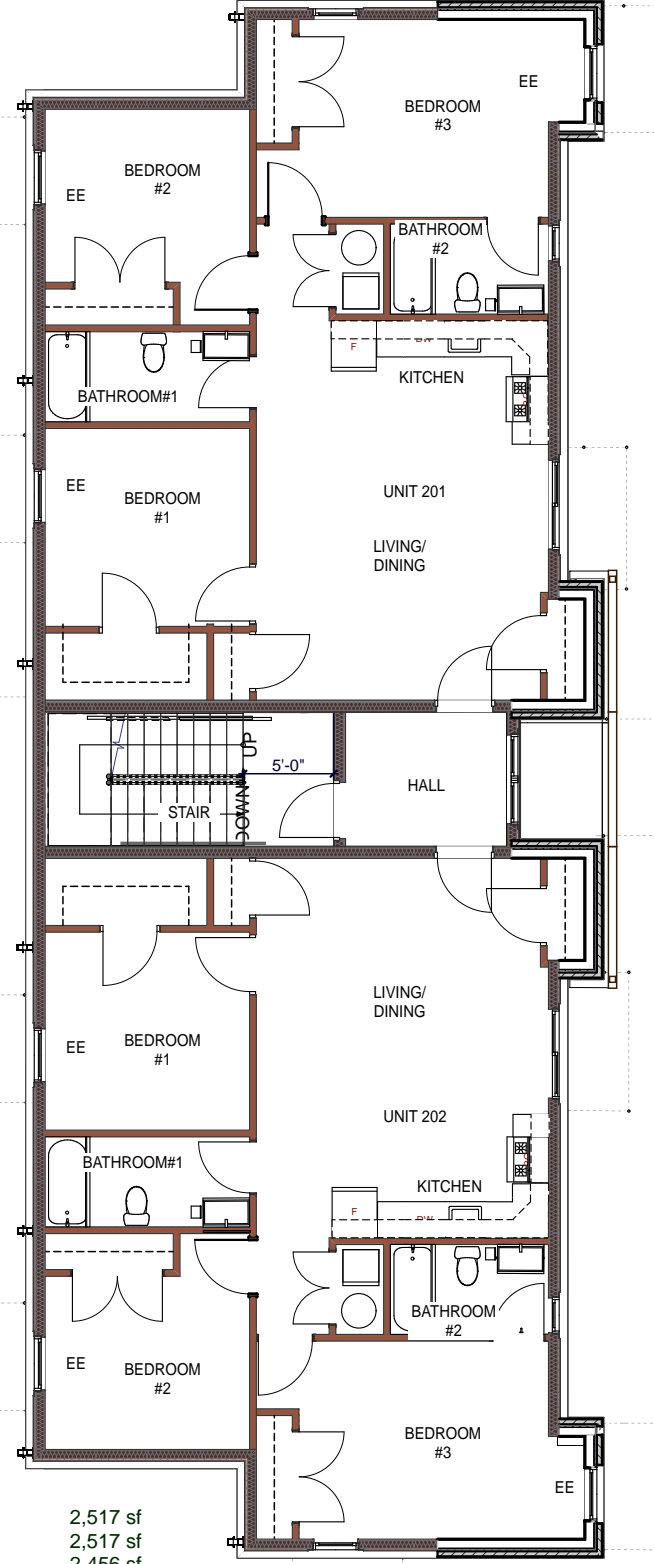
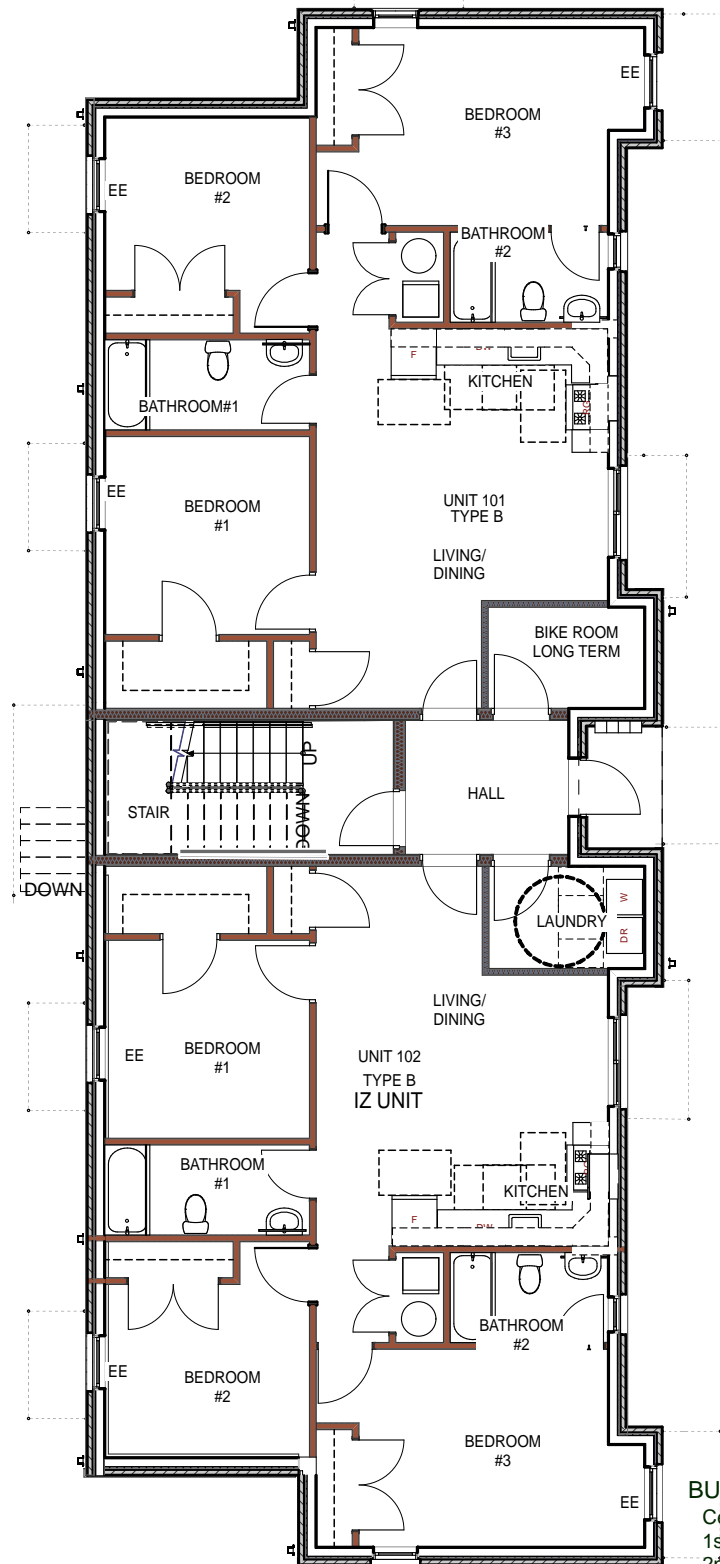
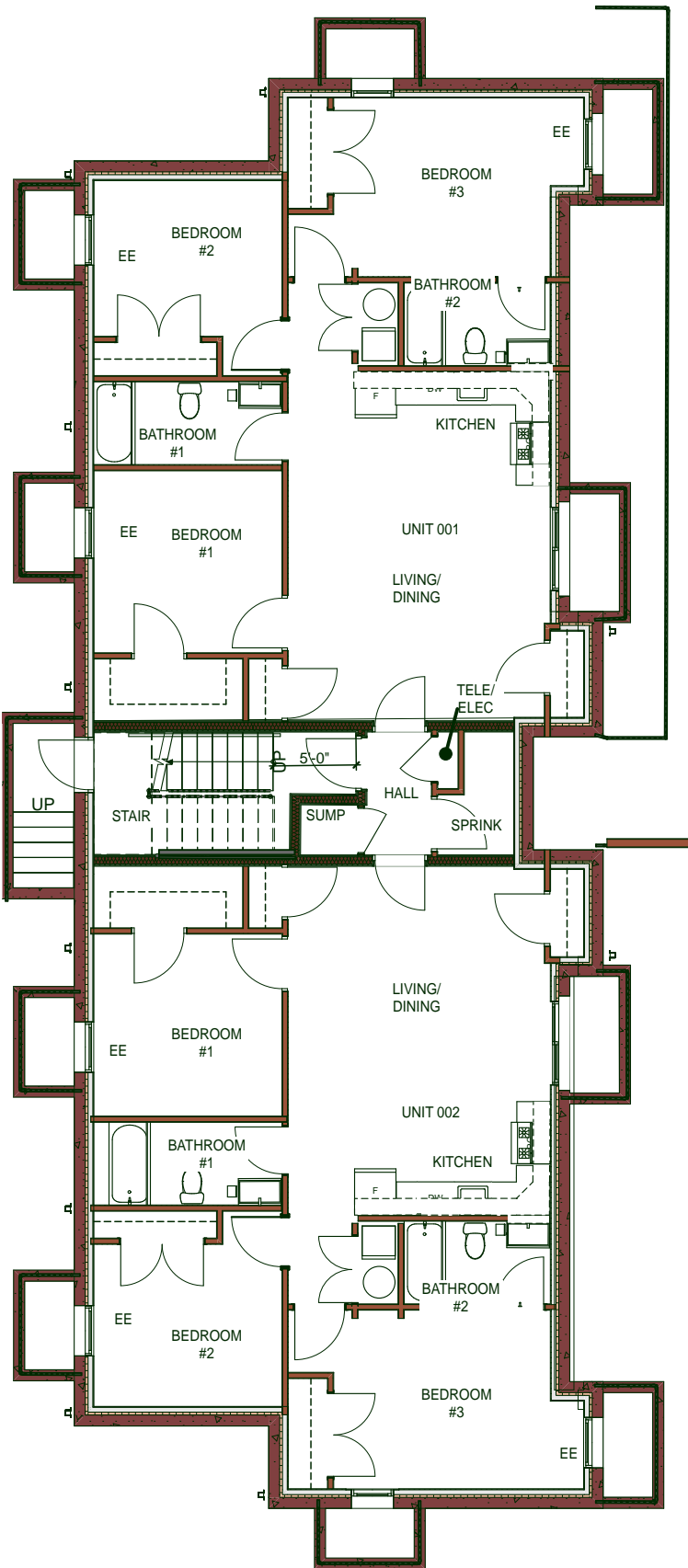
ARCH SITE PLANS

BZA-06

Date: 7/20/24







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 Cellar Floor Area: 2,517 sf  
 1st Floor Area: 2,517 sf  
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 3rd Floor Area: 2,456 sf  
 Total Area: 9,946 sf

**1 CELLAR PLAN**  
 SCALE: 3/32" = 1'-0"

**2 1ST FLOOR PLAN**  
 SCALE: 3/32" = 1'-0"

**3 2ND FLOOR PLAN**  
 SCALE: 3/32" = 1'-0"

**4 3RD FLOOR PLAN**  
 SCALE: 3/32" = 1'-0"

**12TH PLACE RESIDENCES**

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**1 EAST ELEVATION**  
SCALE: 3/32" = 1'-0"



**2 NORTH ELEVATION**  
SCALE: 3/32" = 1'-0"



**1 SOUTH ELEVATION**  
SCALE: 3/32" = 1'-0"



**2 WEST ELEVATION**  
SCALE: 3/32" = 1'-0"





1

FRONT(FACING 12TH PL)

NOT TO SCALE

**12TH PLACE RESIDENCES**

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3D IMAGES

**BZA-10**





1

REAR(FROM ROBINSON PL)

NOT TO SCALE

## 12TH PLACE RESIDENCES

2611 12TH PLACE SE  
WASHINGTON, DC 20020

3D IMAGES

**BZA-11**

Revised: 7/20/24





1

## PARKING LOT SIDE VIEW

NOT TO SCALE

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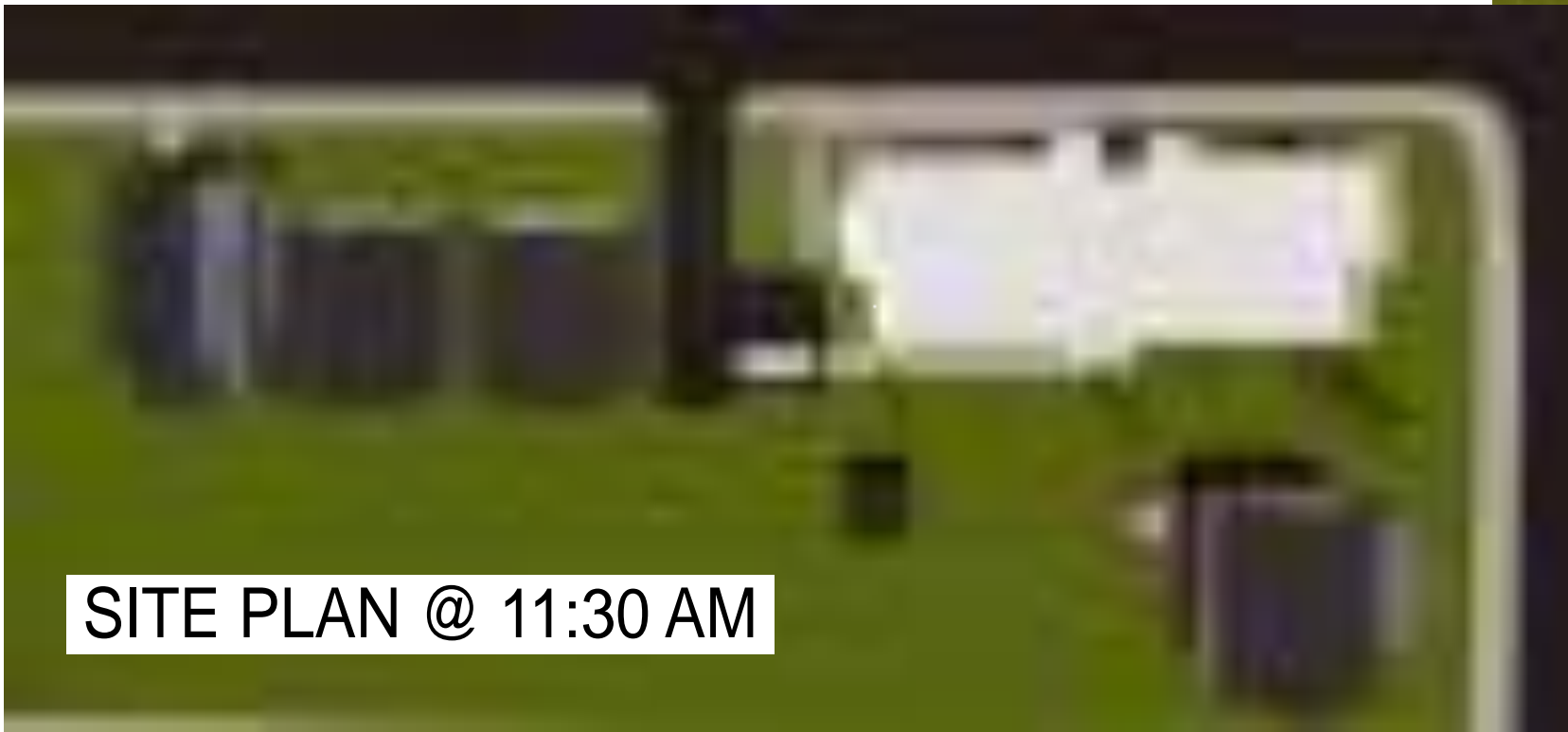




SITE PLAN @ 7AM



SITE PLAN @ 5PM



SITE PLAN @ 11:30 AM

**12TH PLACE RESIDENCES**

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SUN STUDY PLANS

**BZA-13**



ELEVATION @ 9 AM

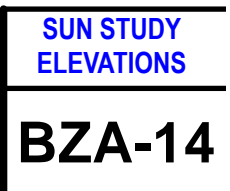


ELEVATION @ 12 PM



**12TH PLACE RESIDENCES**

2611 12TH PLACE SE  
WASHINGTON, DC 20020





ELEVATION @ 5PM

**12TH PLACE RESIDENCES**

2611 12TH PLACE SE  
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