

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%	30%
Gross Building Area:	5690	5460 SF
Pervious Surface:	N/A	22% (1391 SF)
GAR	0.4	0.4
Parking:	0 Spaces	0 Spaces

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04/06/22
2401 12th ST NE

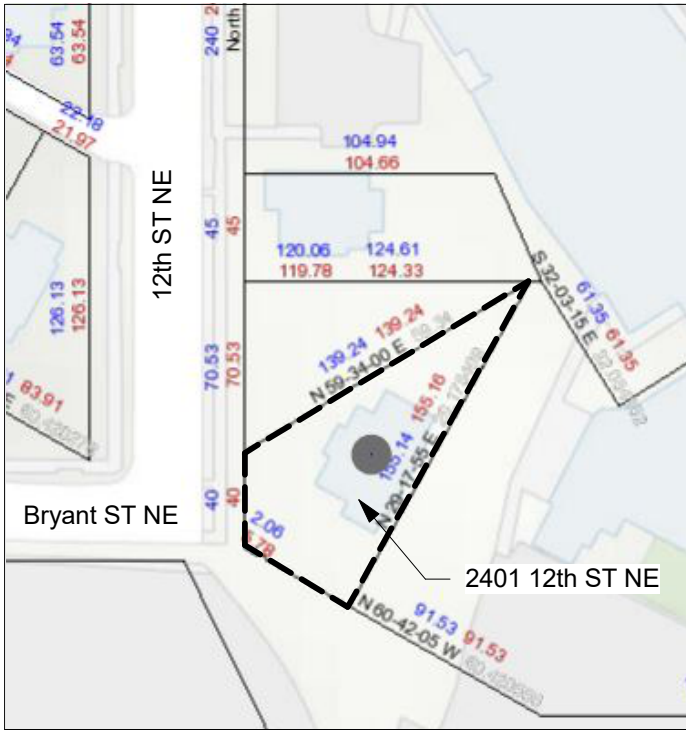
BZA-01

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Board of Zoning Adjustment
District of Columbia
CASE NO 20759
EXHIBIT NO.6

COVER SHEET

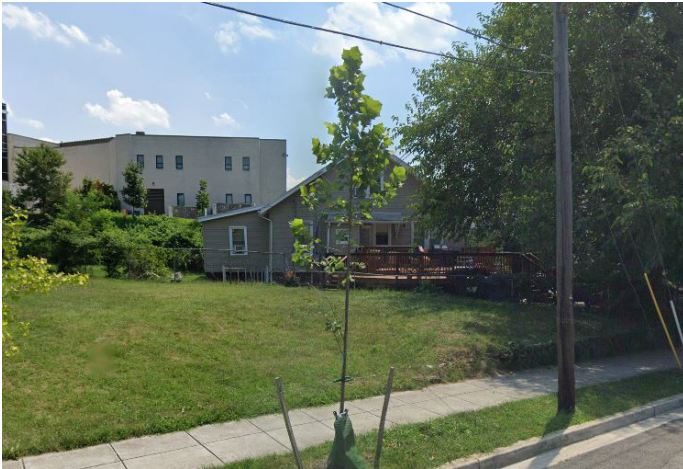
LOCATION MAP



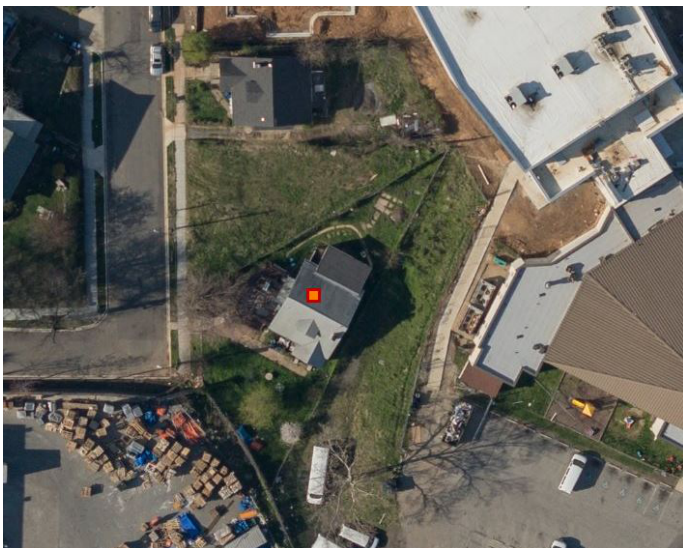
DRAWING LIST- BZA

Sheet Number	Sheet Name
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BZA-01	COVER SHEET
BZA-02	LOCATION & EXISTING PHOTOS
BZA-03	SITE PLAN
BZA-04	CELLAR FLOOR PLAN
BZA-05	FIRST FLOOR PLAN
BZA-06	SECOND FLOOR PLAN
BZA-07	THIRD FLOOR PLAN
BZA-08	ROOF PLAN
BZA-09	ELEVATIONS
BZA-10	ELEVATIONS
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BZA-12	SECTIONS
BZA-13	3D VIEWS



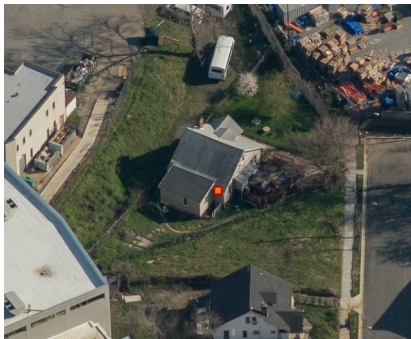
EXISTING FRONT VIEW



EXISTING VIEW FROM TOP



EXISTING VIEW FROM SOUTH

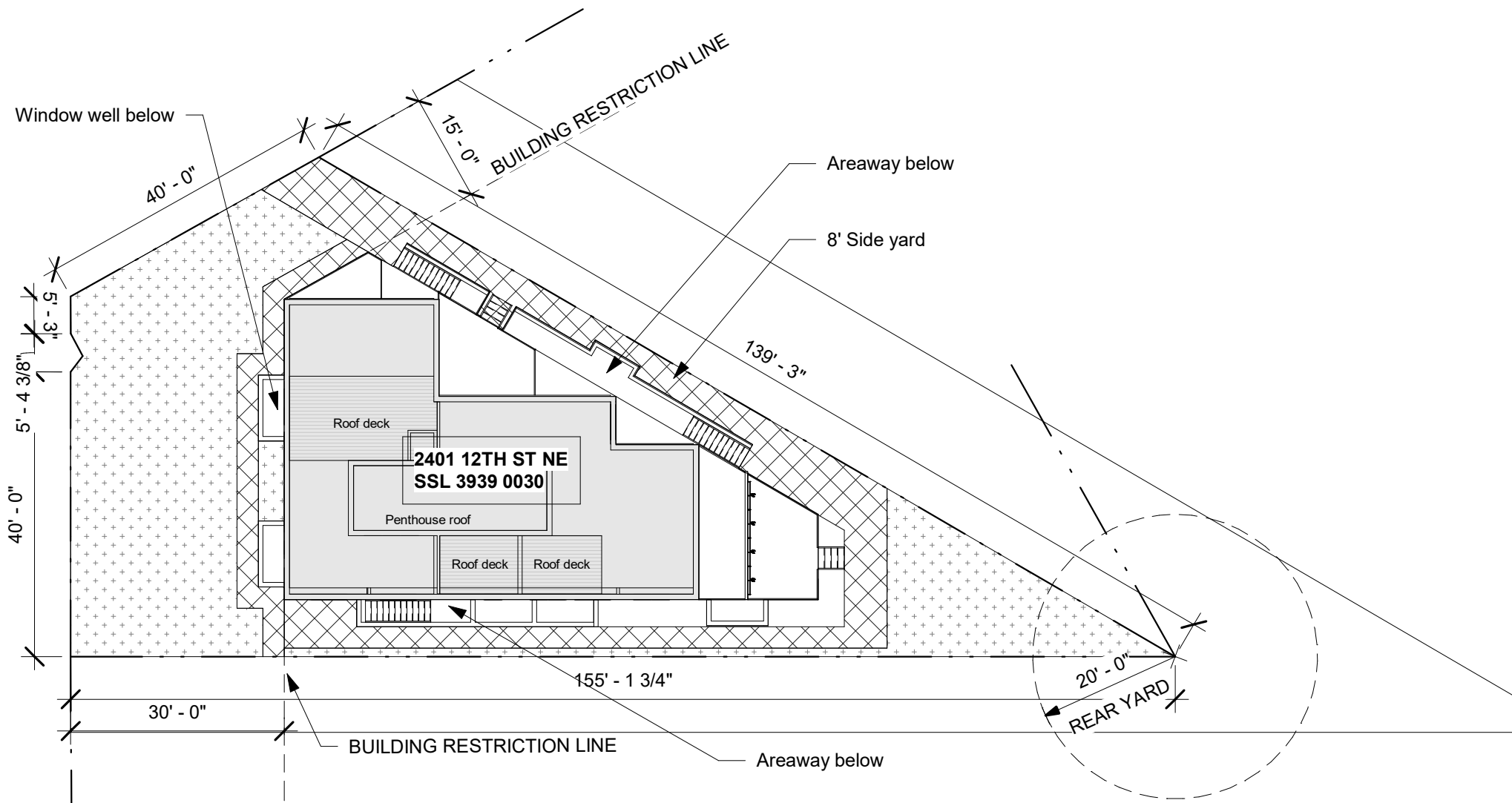


EXISTING VIEW FROM 12TH ST NE

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LOCATION & EXISTING PHOTOS

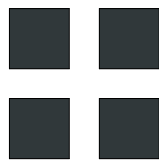


1 SITE PLAN-BZA

A302 | BZA-03 1" = 20'-0"

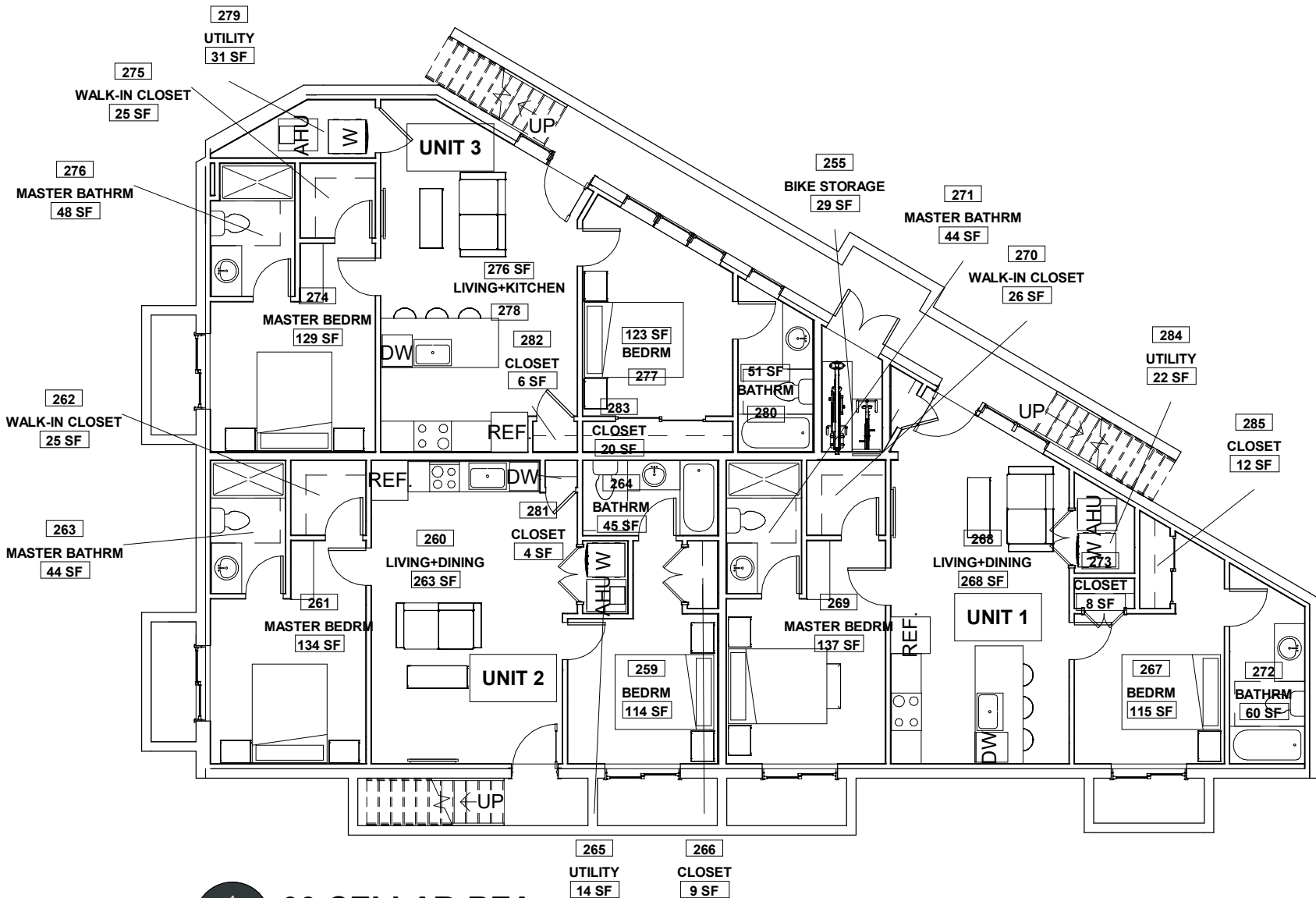
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SITE PLAN



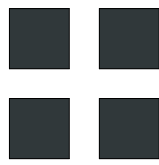
1 00 CELLAR-BZA

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

BRG

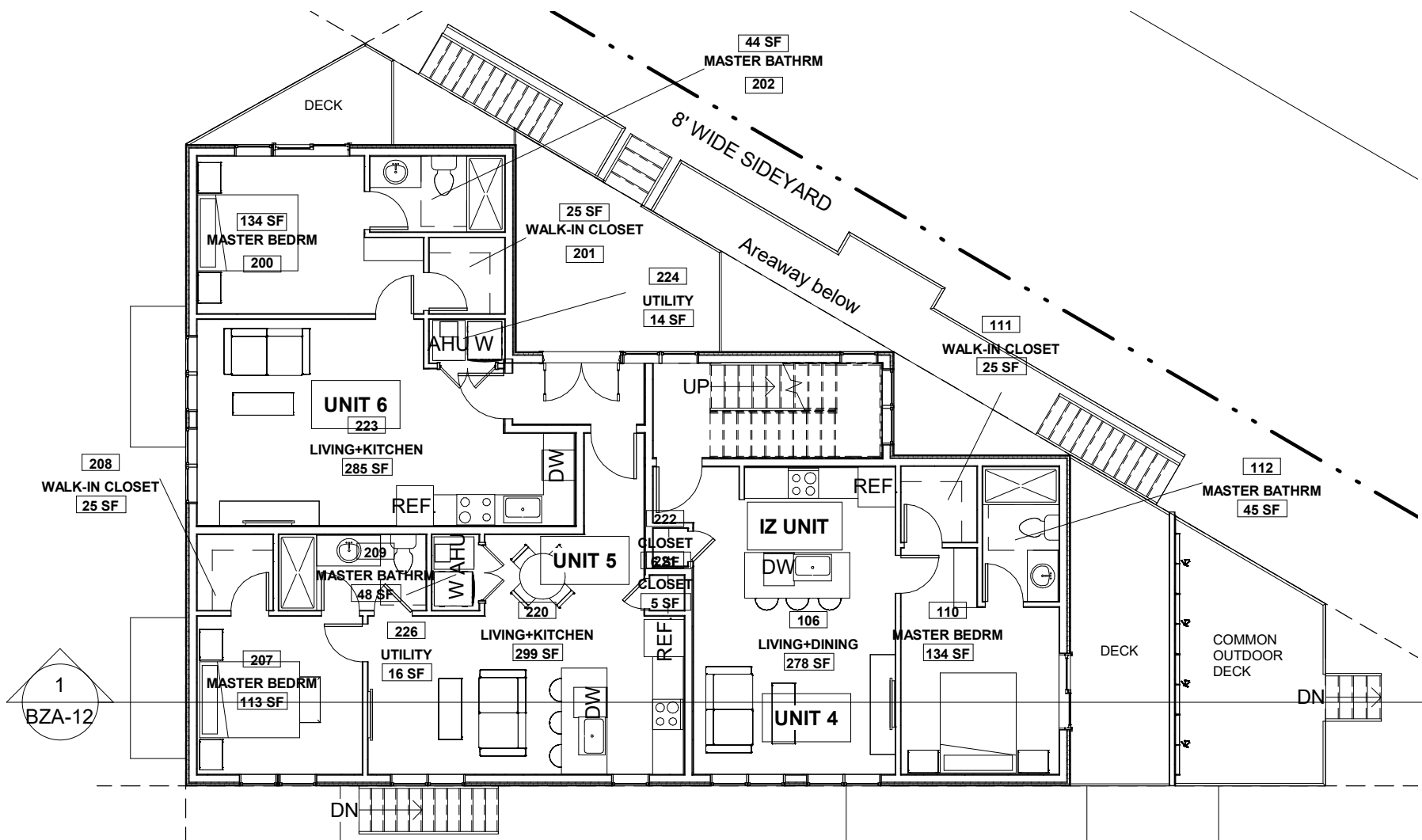
12

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CELLAR FLOOR PLAN



1 1st FLOOR-BZA

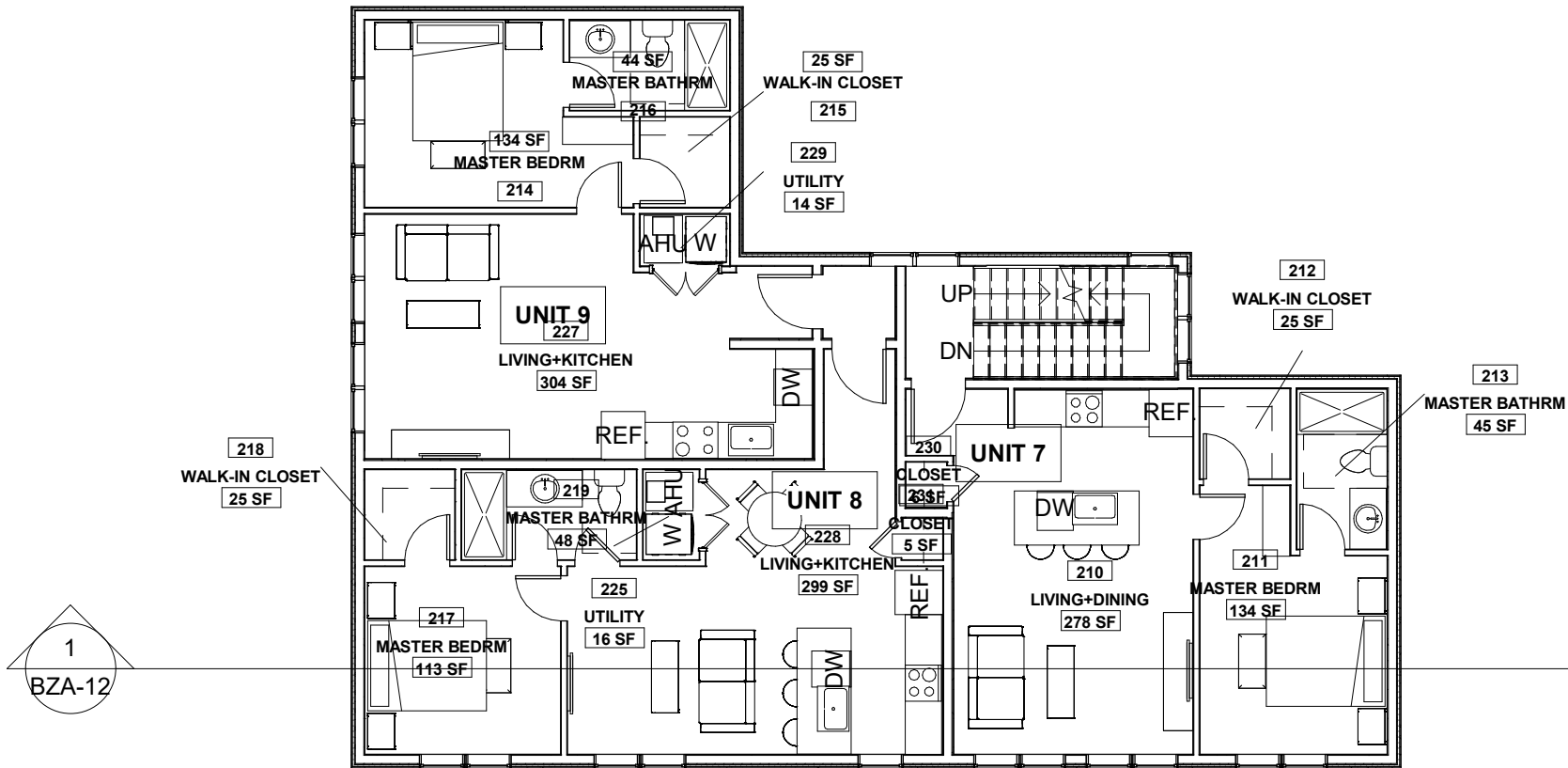
A302 | BZA-05 1" = 10'-0"

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FIRST FLOOR PLAN



1 2nd FLOOR-BZA

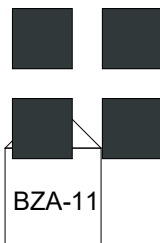
A302 | BZA-06 1" = 10'-0"

BRG 12

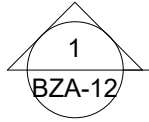
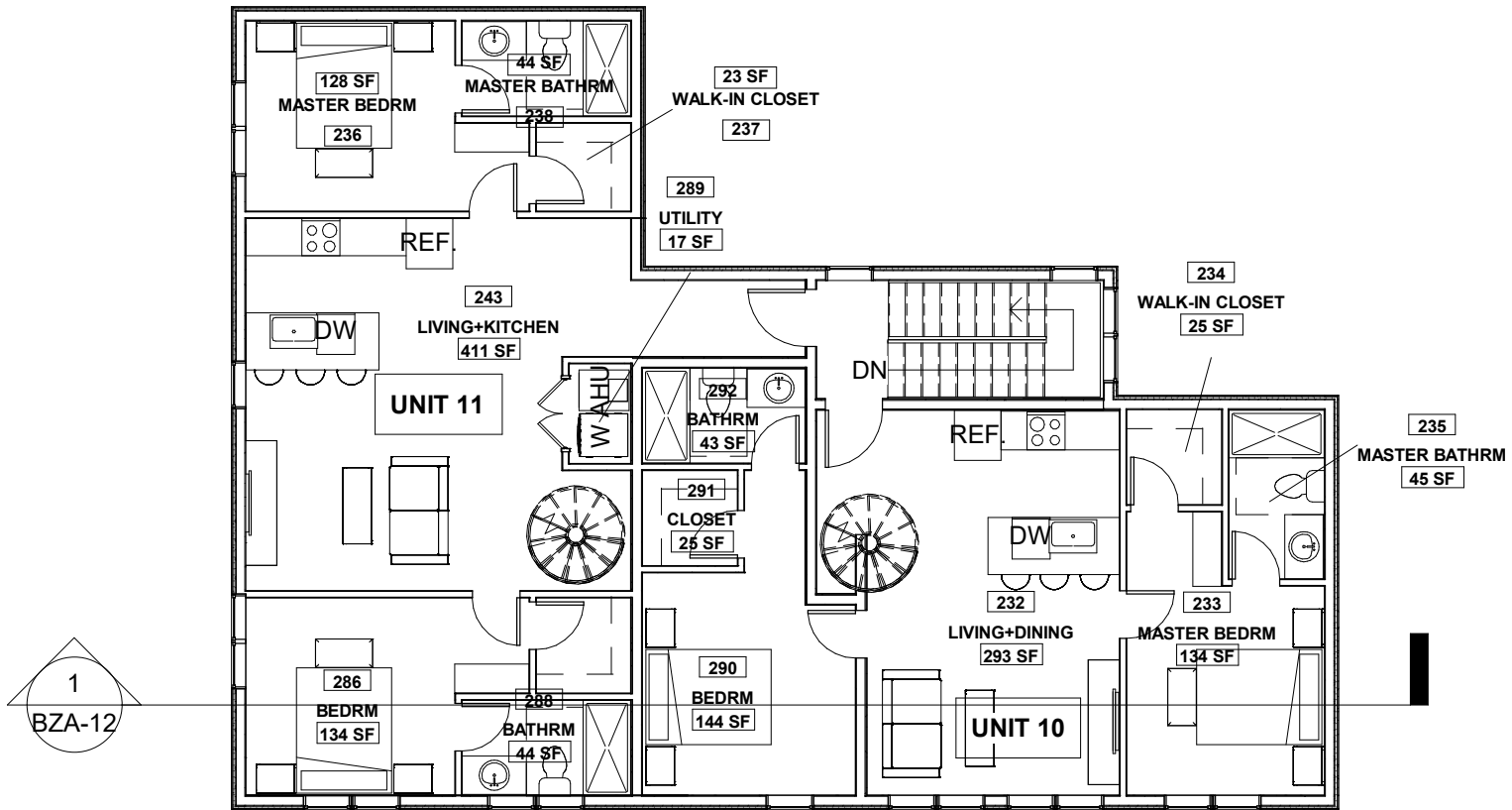
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SECOND FLOOR PLAN



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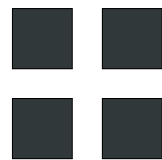


1 3rd FLOOR-BZA

A302 | BZA-07 1" = 10'-0"

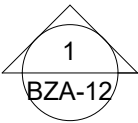
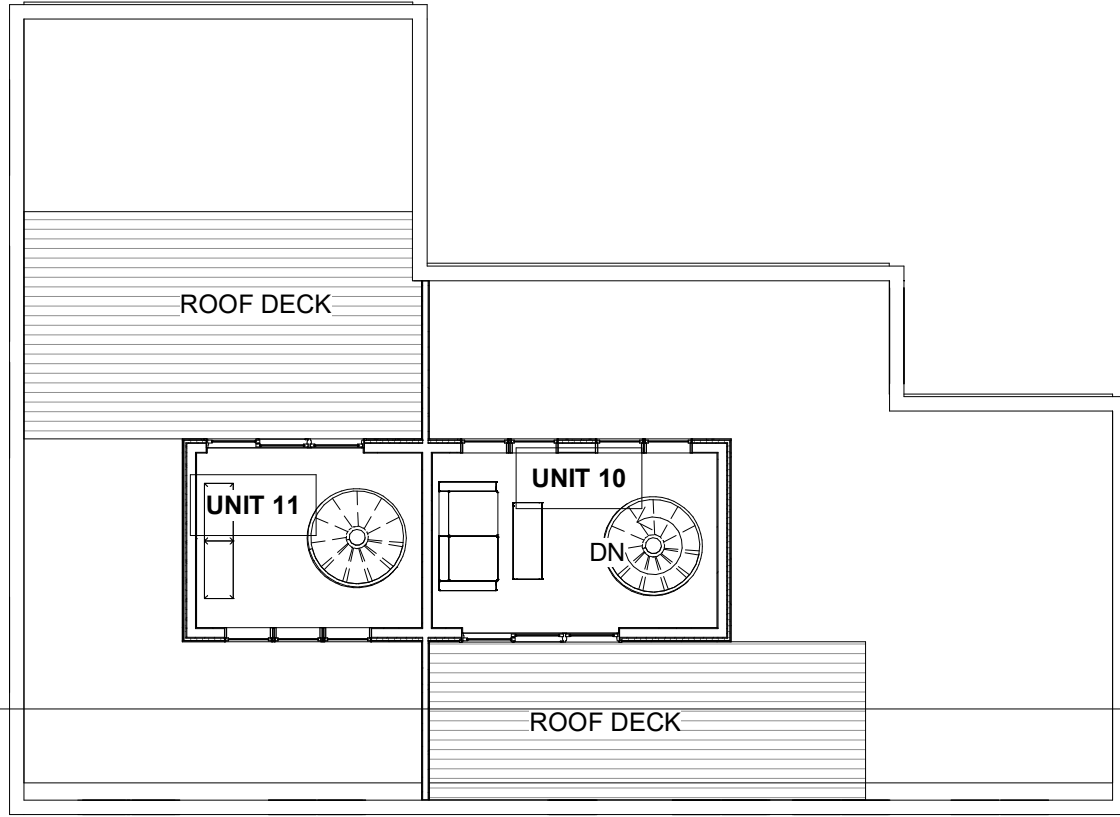
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THIRD FLOOR PLAN

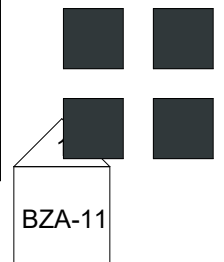


1 ROOF-BZA
A302 | BZA-08 1" = 10'-0"

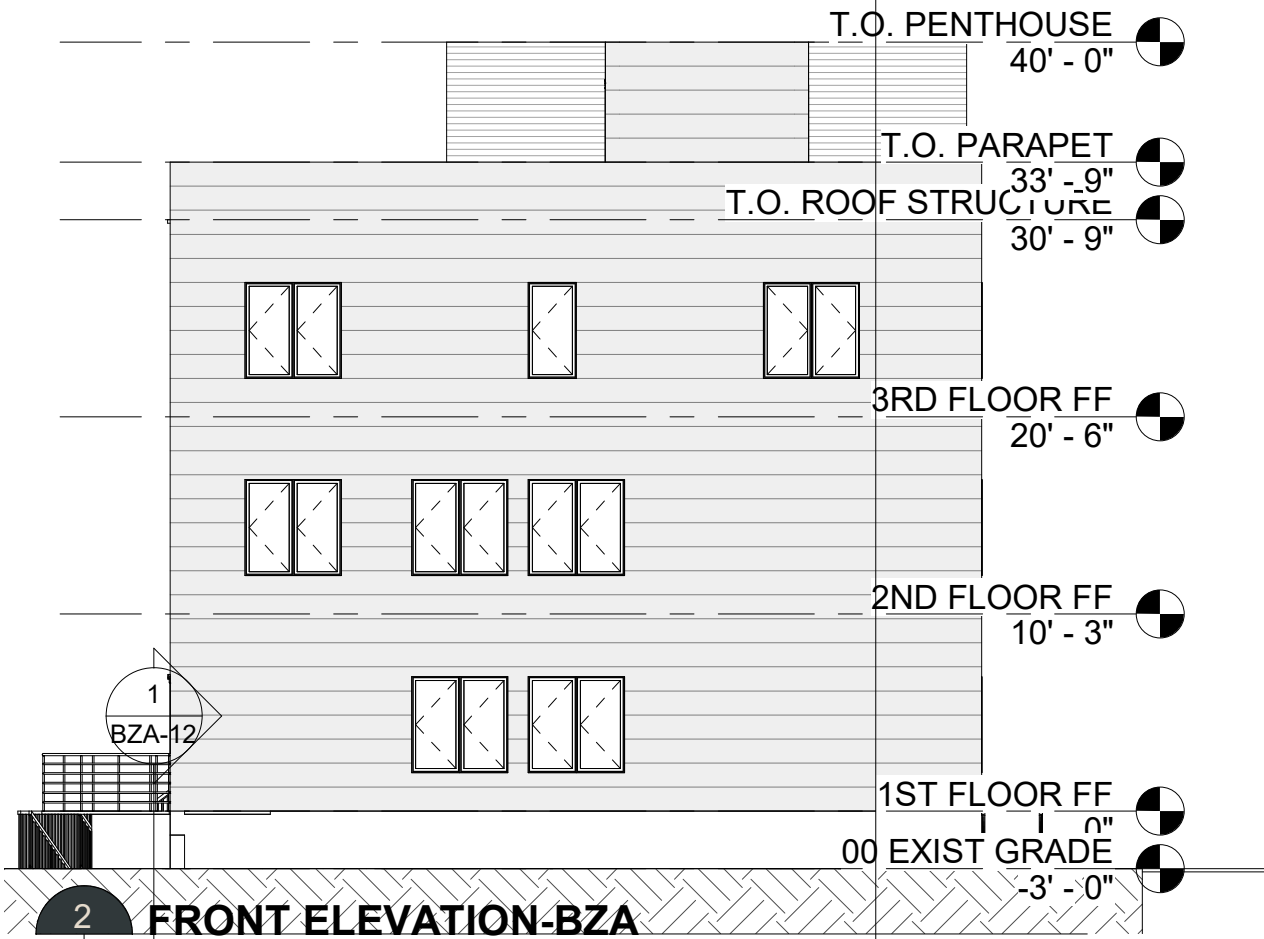
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ROOF PLAN

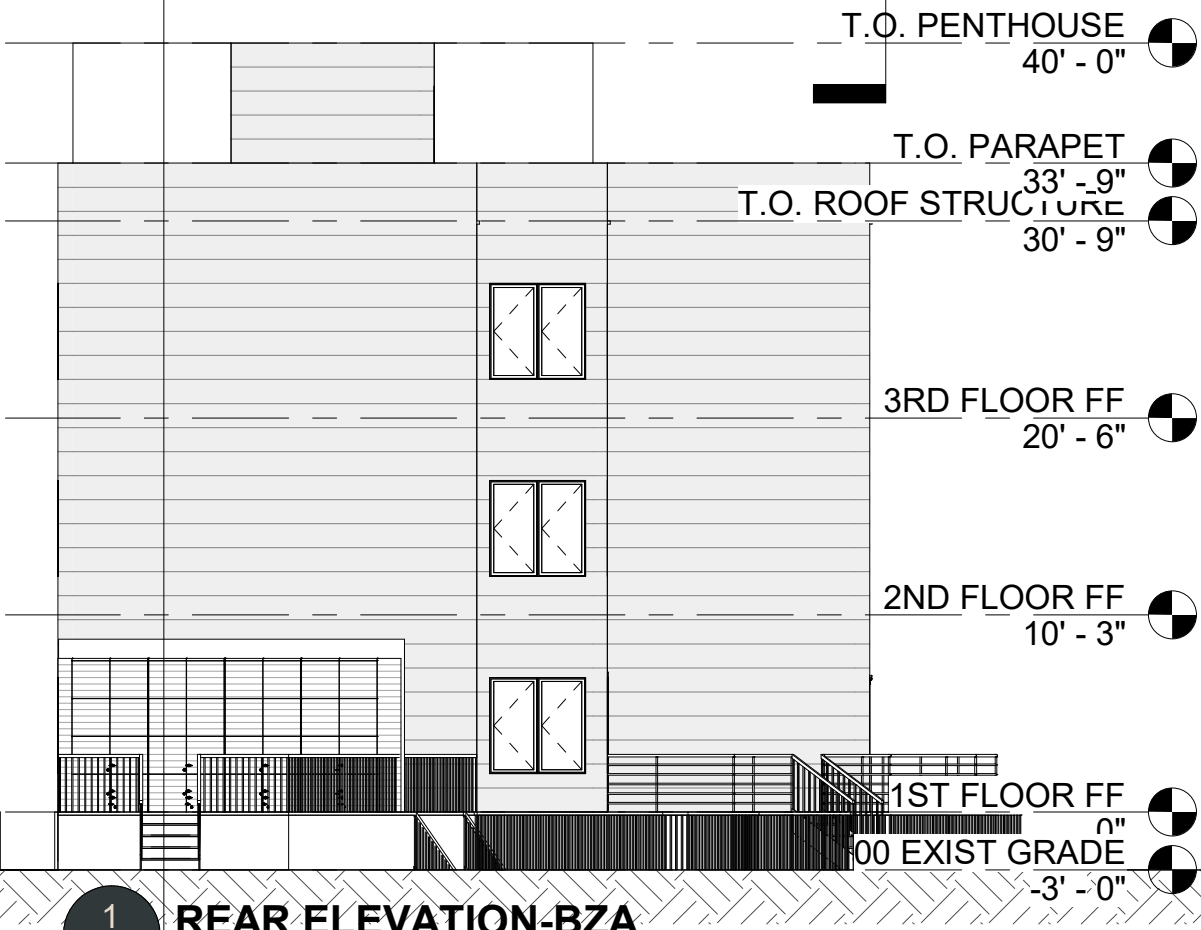


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FRONT ELEVATION-BZA

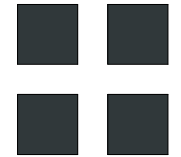
A105 | BZA-09 1" = 10'-0"



REAR ELEVATION-BZA

A105 | BZA-09 1" = 10'-0"

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BZA-09

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ELEVATIONS



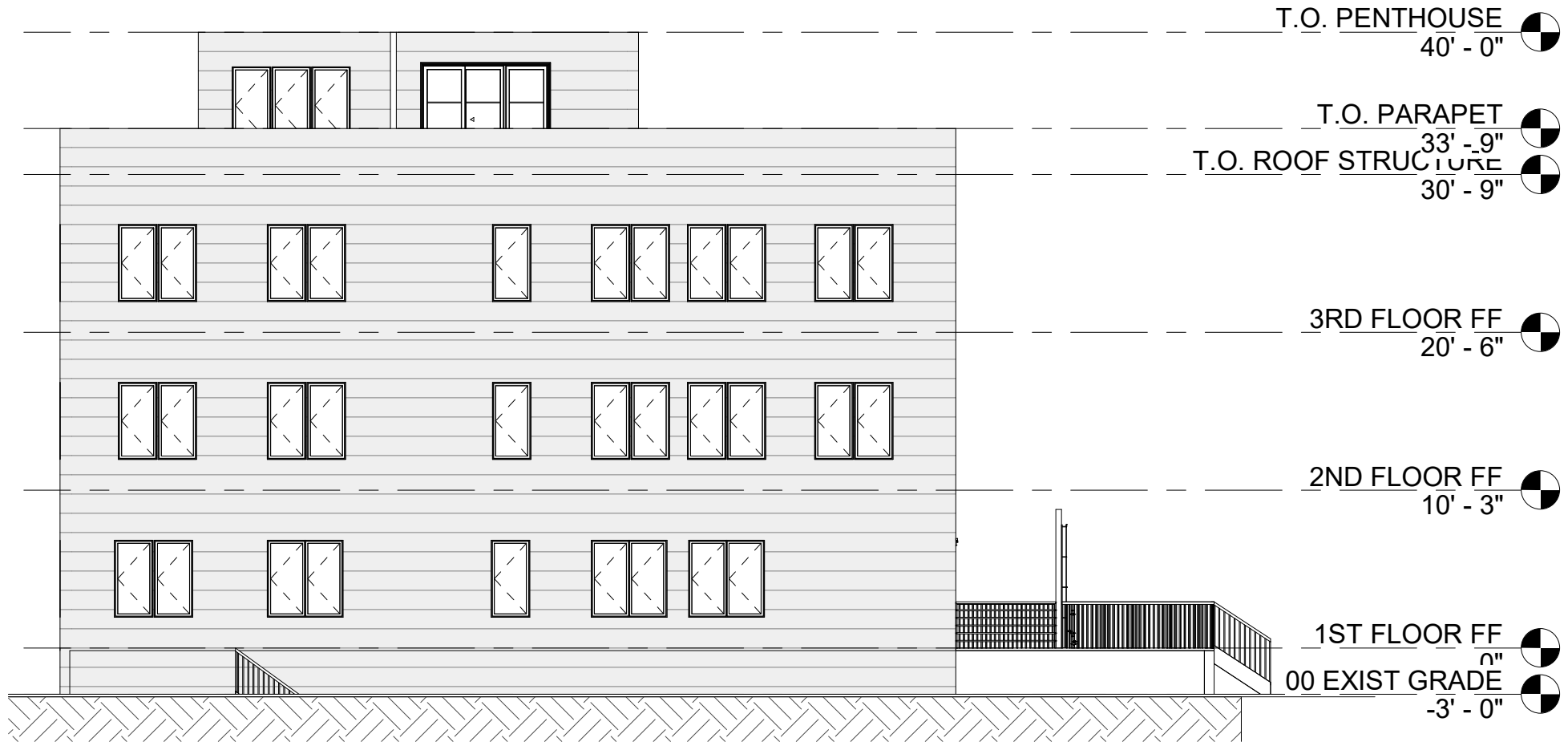
1 NORTH-BZA
 A105 | BZA-10 1" = 10'-0"

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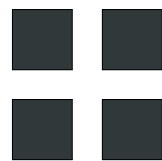
ELEVATIONS



1 SOUTH-BZA
A105 | BZA-11 1" = 10'-0"

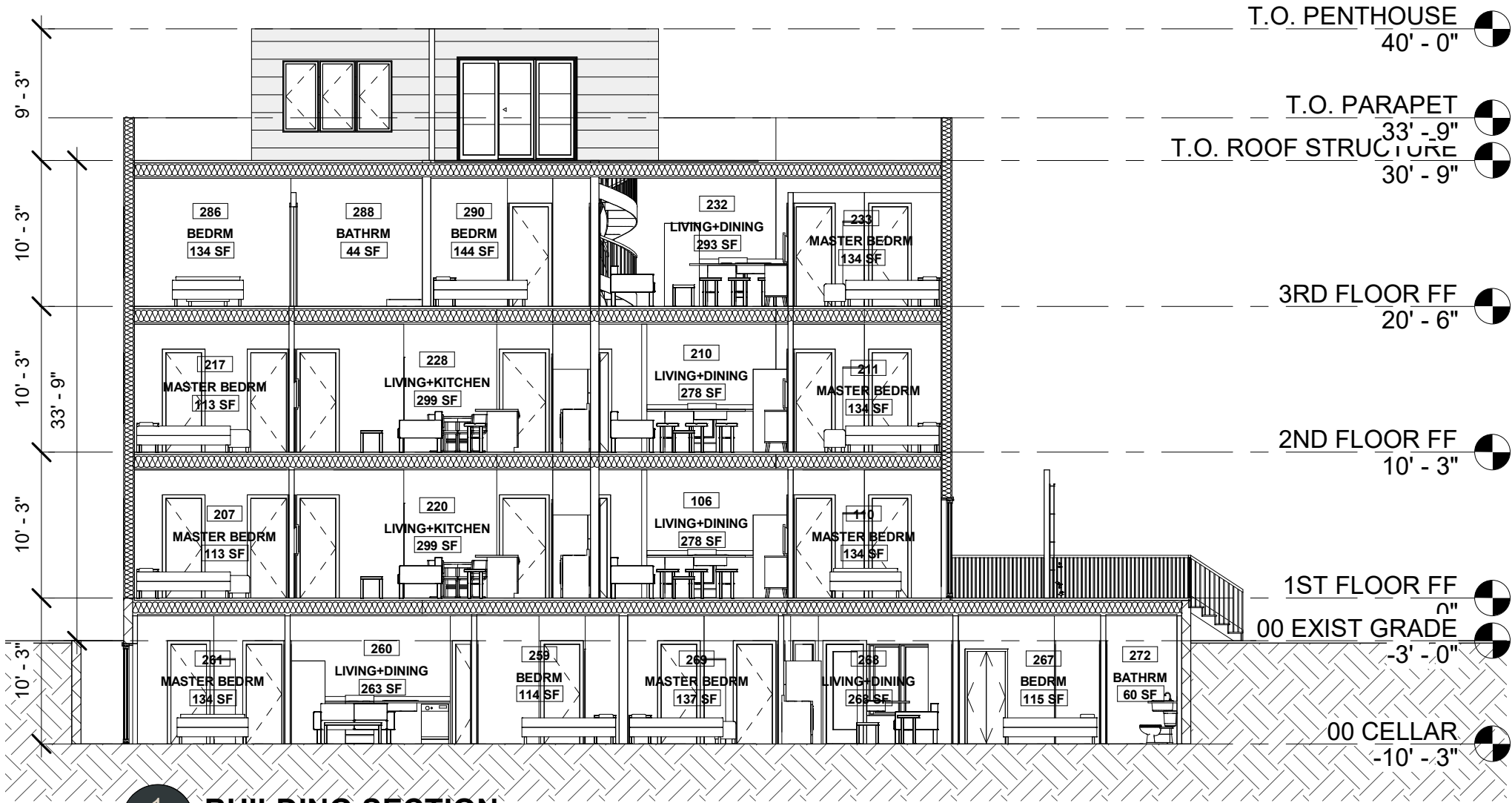
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BZA-11 04/11/22
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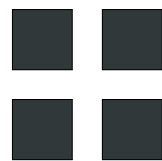
ELEVATIONS



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

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BZA-12 04/11/22
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SECTIONS



1 3D View-Front

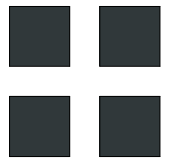
BZA-13



2 3d View- Rear

BZA-13

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BZA-13

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3D VIEWS