



**R. MICHAEL CROSS
DESIGN GROUP**

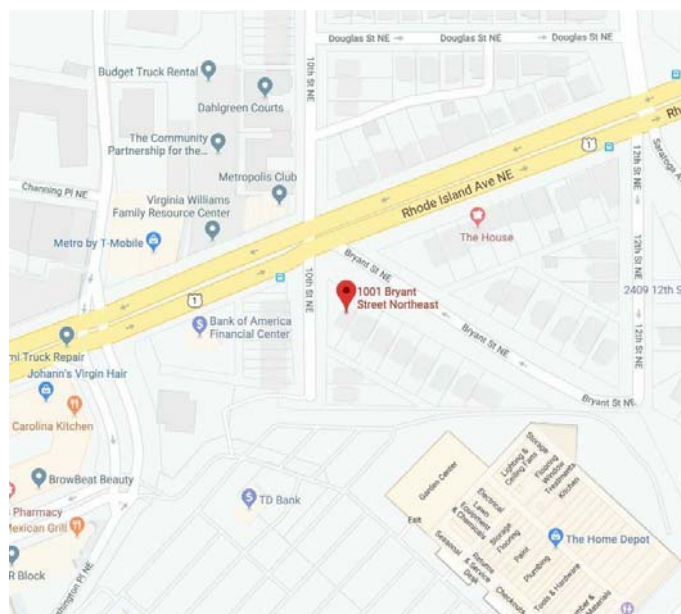
1 3D View 1
BZA
01

ZONING INFO

Address:	1001 - 1003 Bryant St NE WASHINGTON DC 20018
SSL:	3869 0025 & 0026
Zoning:	RA-1
Historic District:	N/A
Lot Area:	10,355 SF
Lot Width :	125 FT
ANC:	5C

	ALLOWED/REQ.	PROPOSED
Land Use:		16-Unit Multi-Family
# of Stories:	3 MAX	3
Rear Yard:	20 FT MIN	24' - 5"
Side Yard:	8 FT	8' - 9 1/4"
Building Height:	40 FT MAX	34' - 9"
FAR:	.9 + IZ Bonus =1.08	1.07
Lot Occupancy:	40%	36%
Gross Building Area:		11,131/ SF
Parking:	2 Spaces	5 Spaces

LOCATION MAP

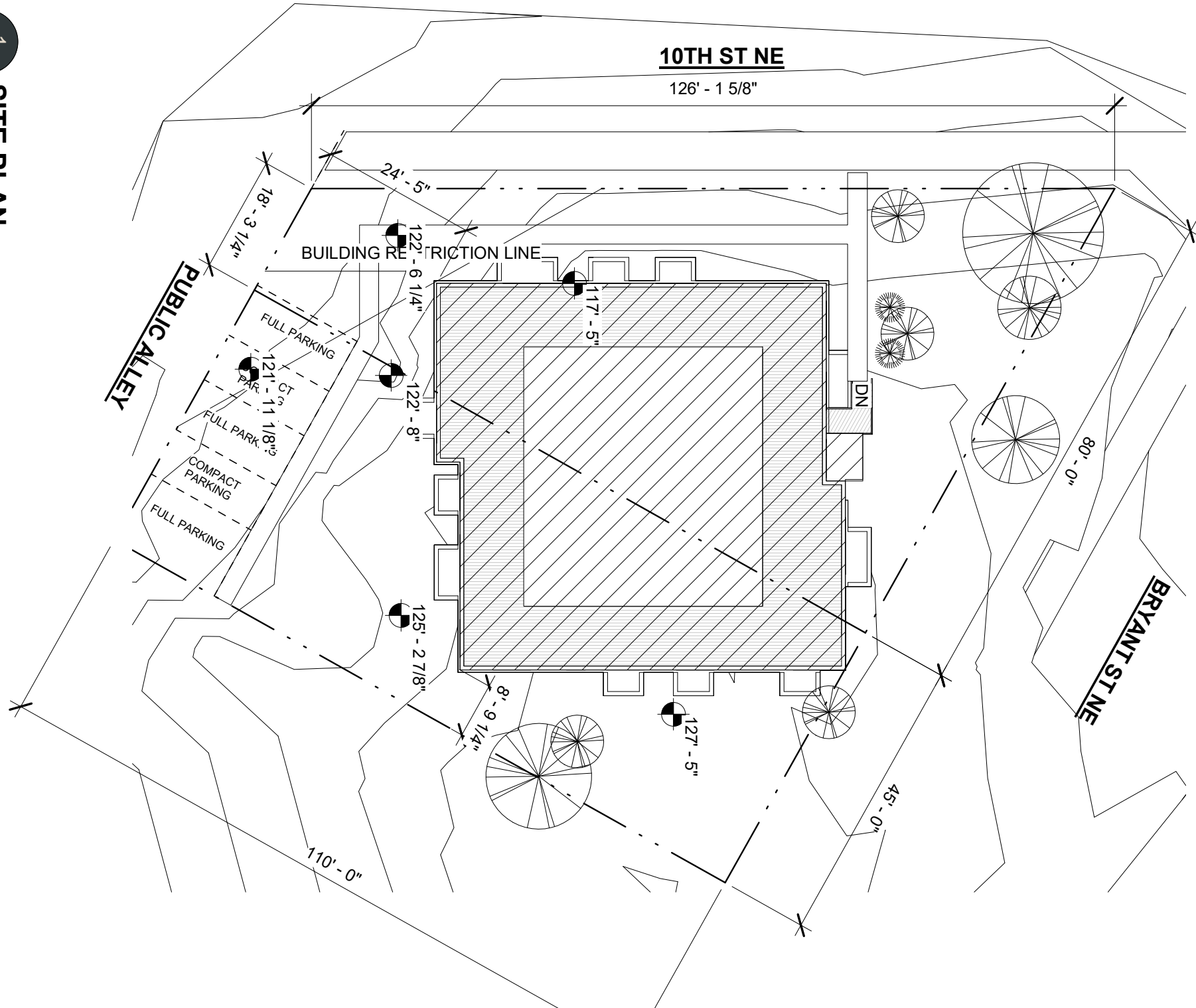


DRAWING LIST - BZA	
Sheet Number	Sheet Name
BZA 01	COVER SHEET
BZA 02	SITE PLAN
BZA 03	CELLAR PLAN
BZA 04	1ST FLOOR PLAN
BZA 05	2ND FLOOR PLAN
BZA 06	3RD FLOOR PLAN
BZA 07	ROOF PLAN
BZA 08	FRONT ELEVATION

07/30/19
1001 - 1003 Bryant St NE

ERB B3

BZA 01

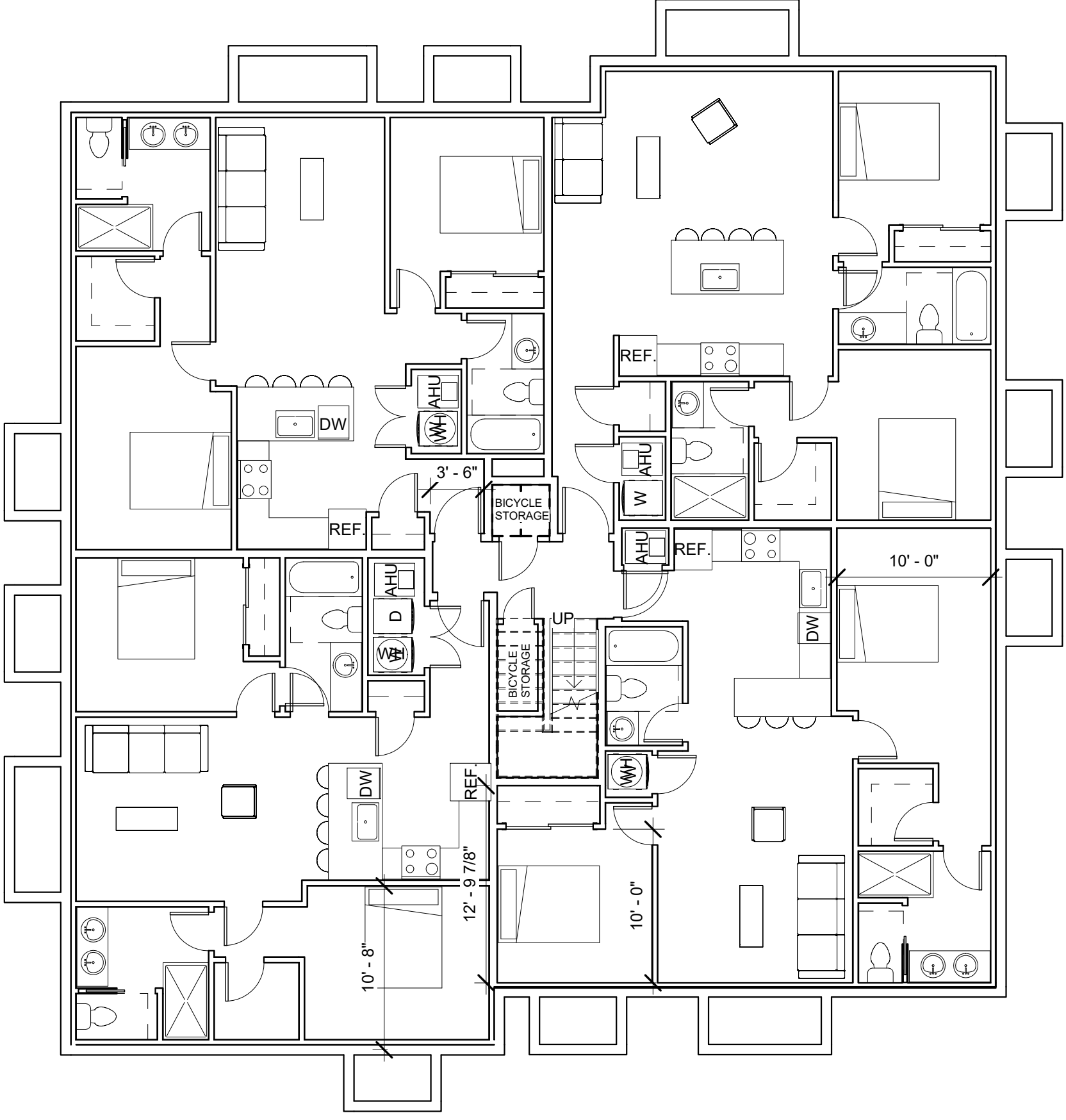


ERB B3

BZA 02

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 1001 - 1003 Bryant St NE

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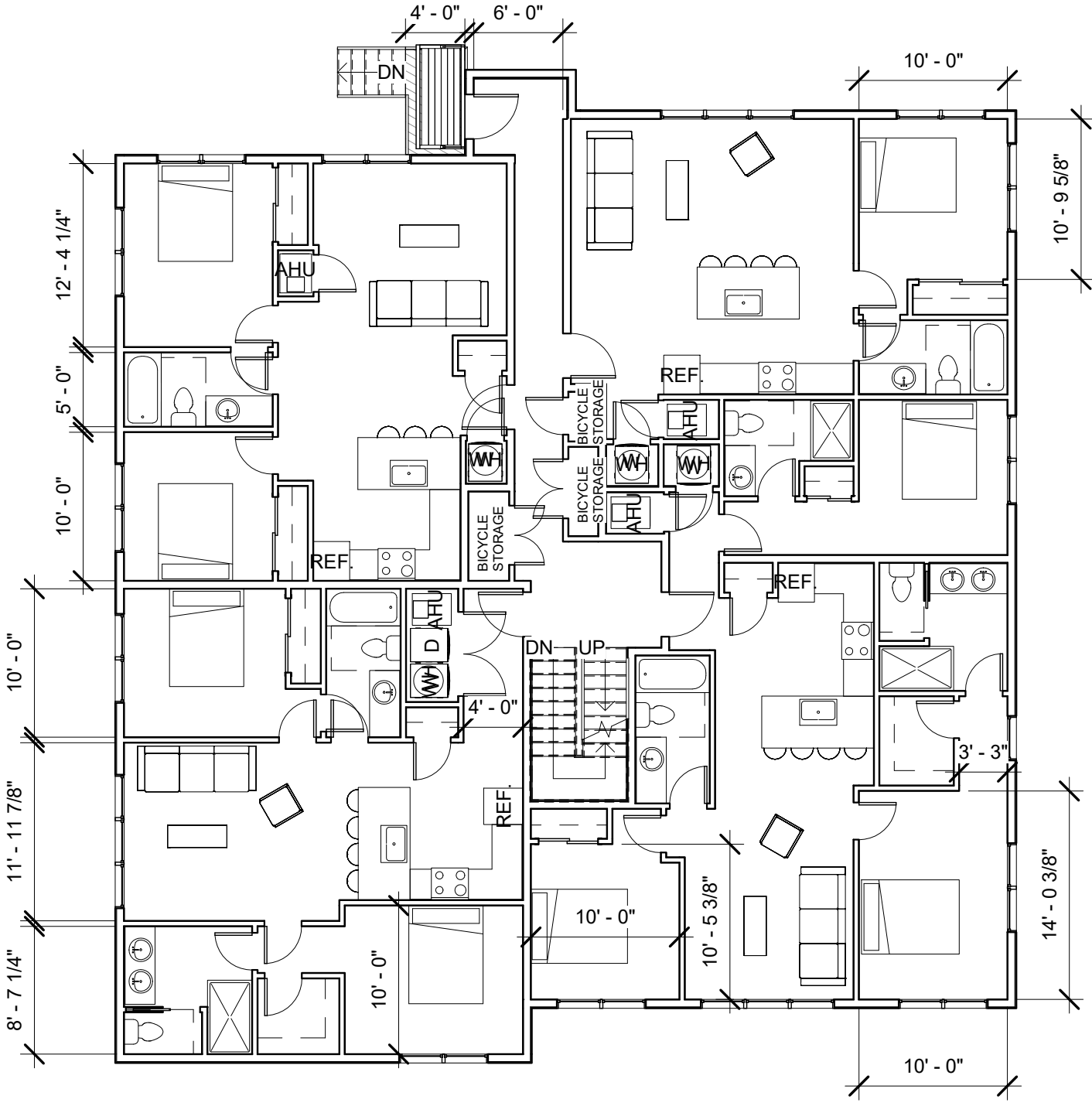
1 00 CELLAR
 BZA 03 1/8" = 1'-0"

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BZA 03

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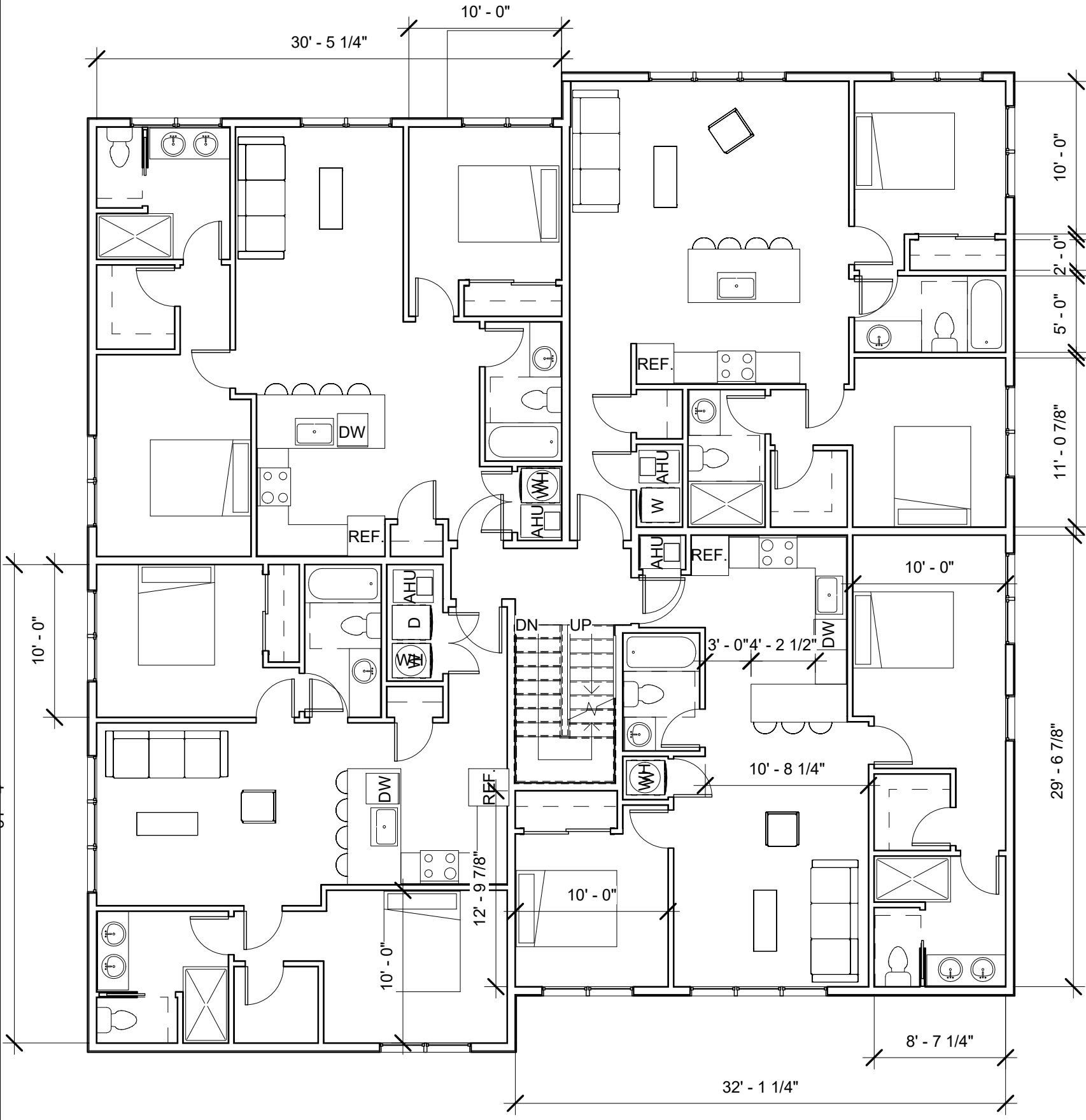
1 1st FLOOR
 BZA | BZA
 08 | 04 1" = 10'-0"

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BZA 04

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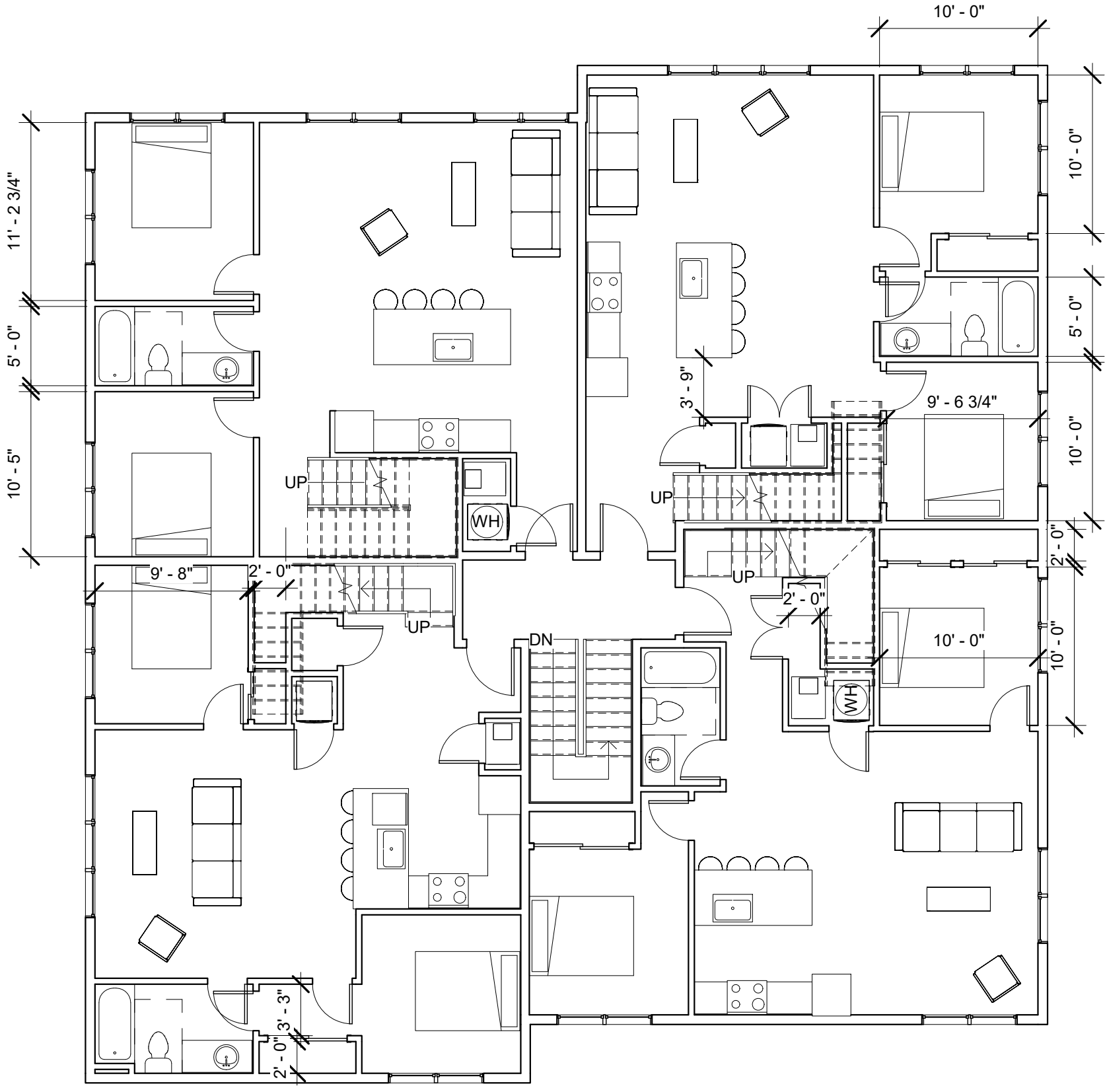
1 2nd FLOOR
 BZA | BZA
 08 | 05 1/8" = 1'-0"

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BZA 05

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1 3rd FLOOR
 BZA | BZA
 08 | 06 1/8" = 1'-0"

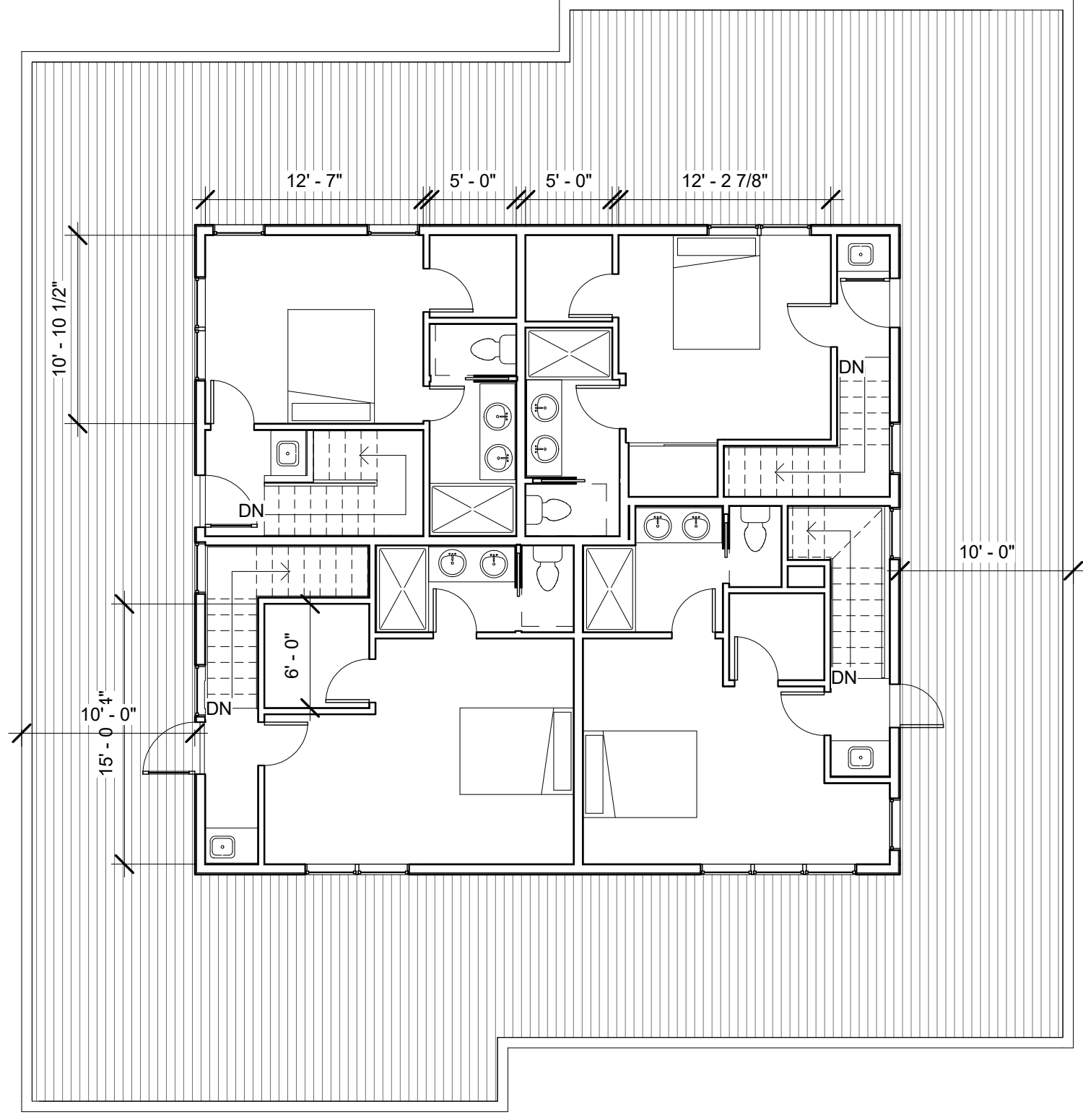
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BZA 06

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1 ROOF
BZA | BZA
08 | 07 1/8" = 1'-0"



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BZA 07

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1 NORTH
BZA
08 1/8" = 1'-0"

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BZA 08

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