

GRACE STREET LOFTS

WASHINGTON, DC 20002



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BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18292
EXHIBIT NO. 4

GRACE STREET LOFTS

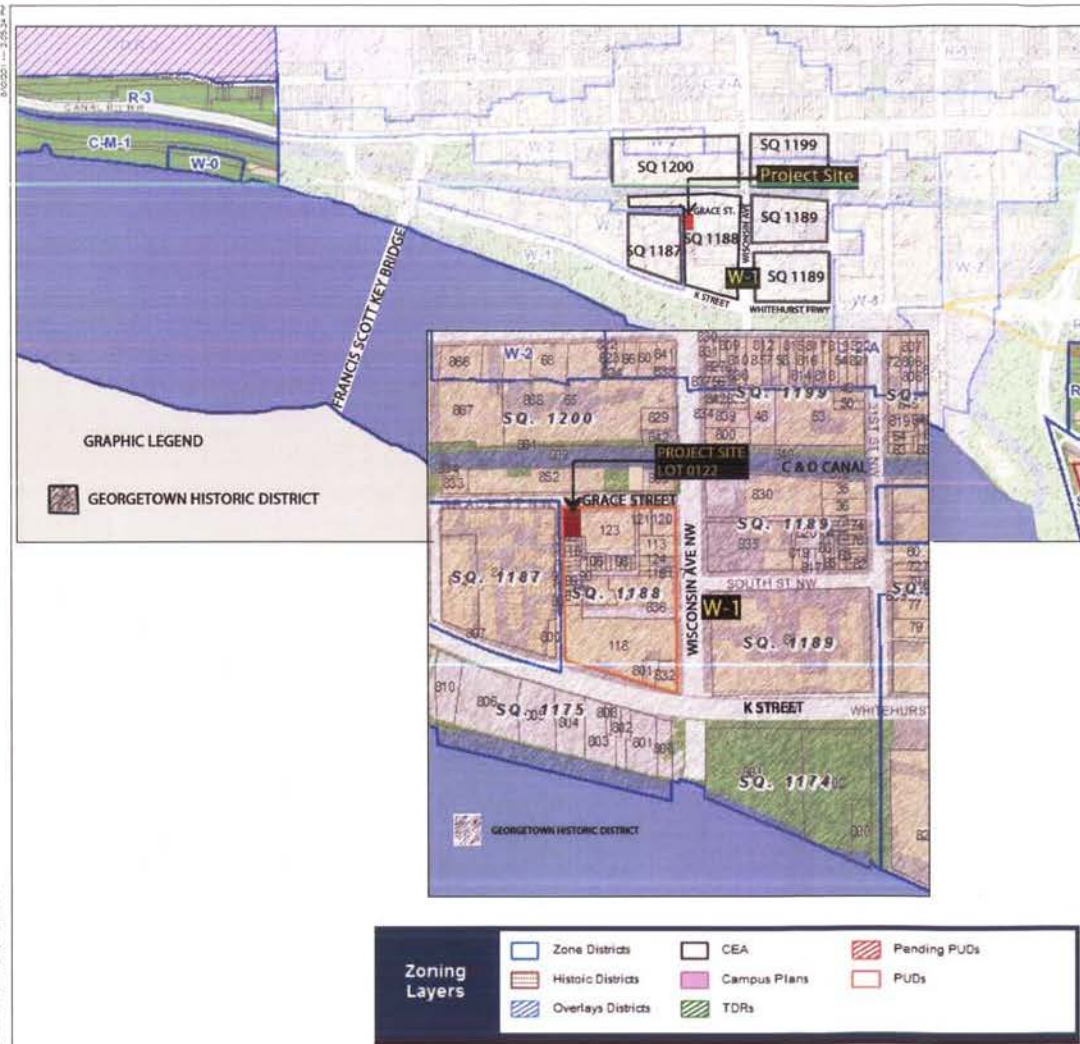
Grace St, NW
Washington, DC 20007
Square: 1188 Lot No: 0122 Zone: W-1

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Board of Zoning Adjustment
District of Columbia
CASE NO. 18292
EXHIBIT NO. 6

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ZONING TABULATIONS

SQUARE: 1188
 LOT: 0122
 ZONE: W-1
 SITE AREA: 2,727 SF

	W-1 REQUIRED/ALLOWED	PROVIDED
		Ground Floor - 2,151 sf Second Floor - 2,151 sf Third Floor - 2,151 sf Fourth Floor - 365 sf Total GSF - 6,818 sf FAR - 2.5
FAR:	6,818 sf (2.5 FAR MAXIMUM)	2.5
LOT OCCUPANCY:	80% (RESIDENTIAL, M.O.R.)	79%
BUILDING HEIGHT:	45 ft (MAXIMUM)	45'-0" ft 3 STORIES
PARKING:	1 PER 2 DWELLING UNITS = 4 SPACES	NO PARKING SPACES
		TOTAL UNITS: 7 1 BEDROOM - 1 2 BEDROOM - 4 3 BEDROOM - 2
REAR YARD:	NOT LESS THAN 12 ft	ZERO
LOADING:	IF LESS THAN 50 DWELLING UNITS, THEN NONE REQUIRED.	N/A

3207 GRACE STREET NW

3207 Grace St, NW
 Washington, DC 20007
 Square: 1200 Lot No: 0052 Zone: W-1

Zoning Boundary & Development Plan A 0.0

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1



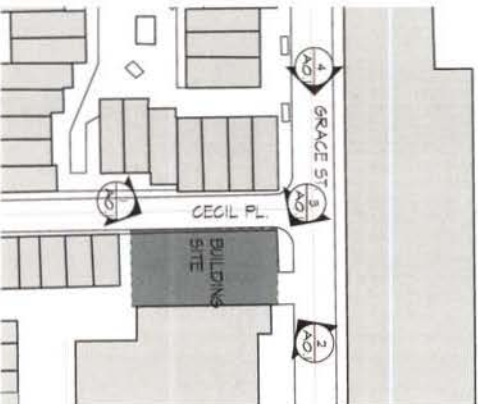
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3



4



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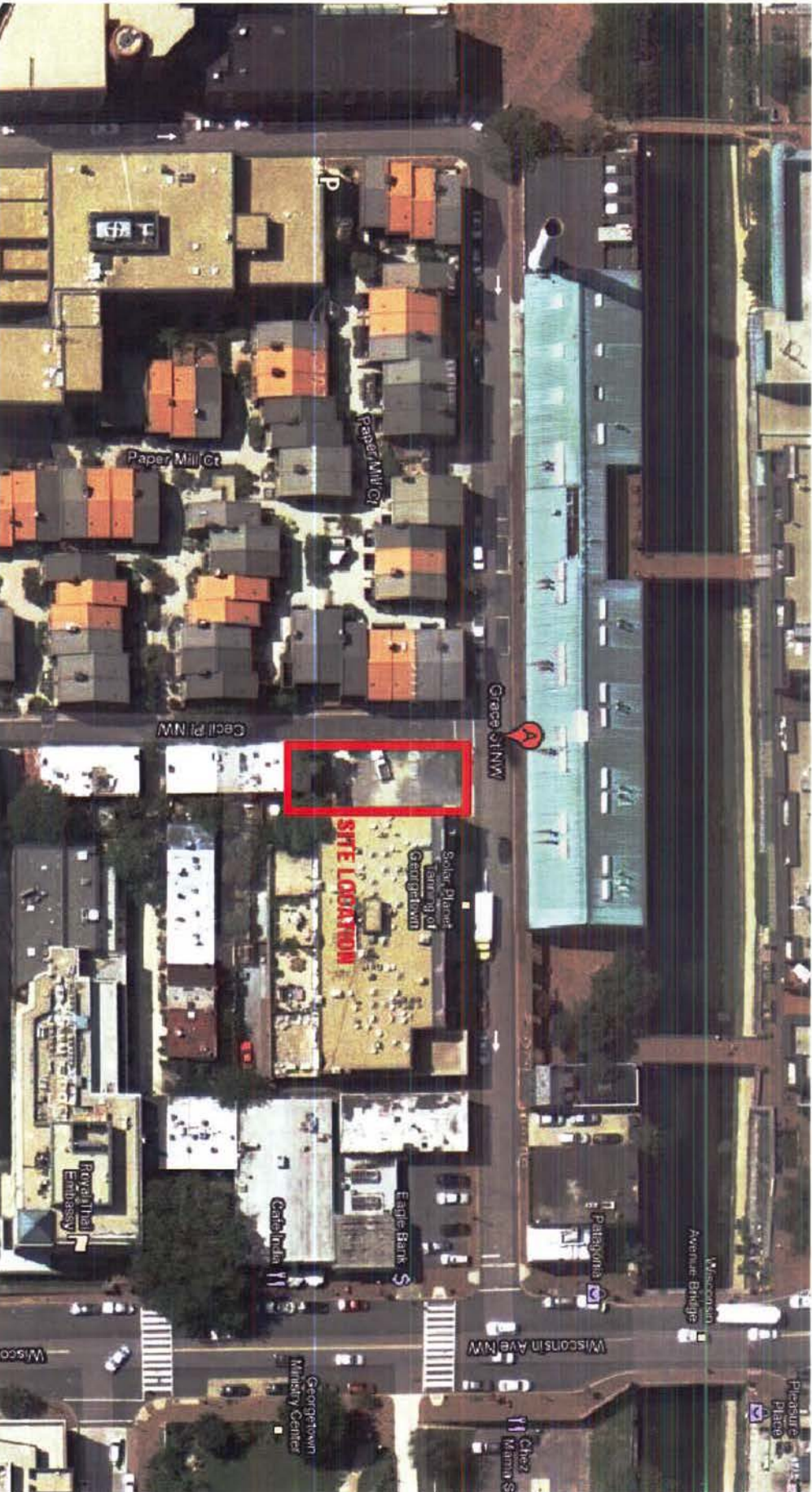
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POW ARCHITECTS, PLLC
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SITE CONTEXT

A0.1

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GRACE STREET LOFTS

Grace St. NW
Washington, DC 20007
Square 1188 Lot No. 0122 Zone: W-1

FROM ARCHITECTS, PLLC
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90 ft Wd 21 9th 1182

AERIAL SITE VIEW

A0.2

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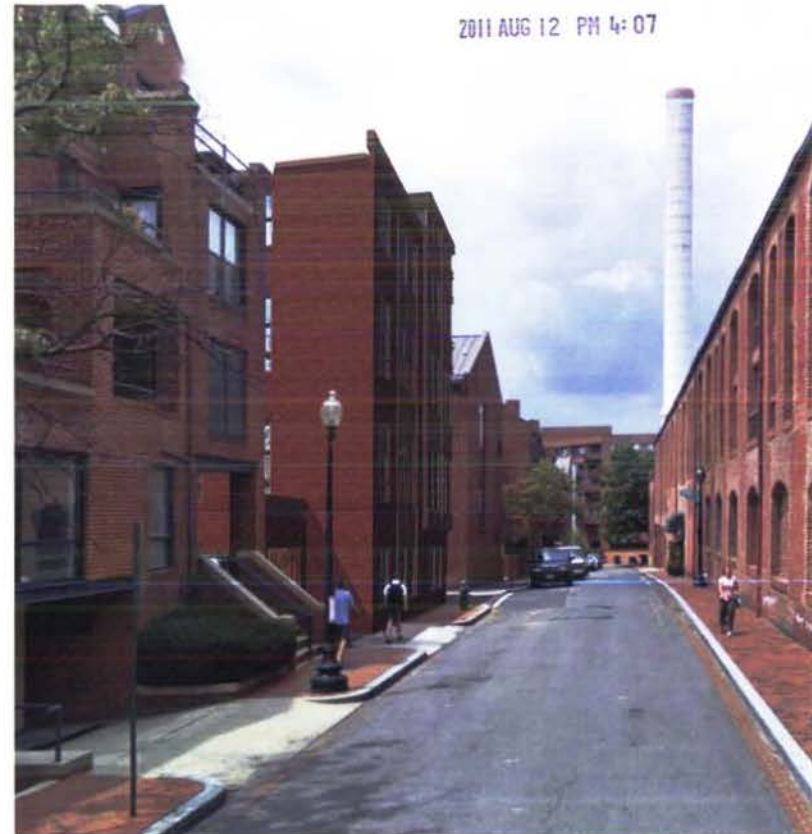
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1 RENDERED VIEW AT GRACE AND CECIL STREETS



2 RENDERED VIEW AT GRACE STREET

GRACE STREET LOFTS

Grace St, NW
Washington, DC 20007
Square: 1188 Lot No: 0122 Zone: W-1

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COLOR RENDERINGS

A 0.3

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1 CECIL STREET RENDERING
SCALE: N.T.S.



2 GRACE STREET RENDERING
SCALE: N.T.S.

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Square: 1188 Lot No: 0122 Zone: W-1

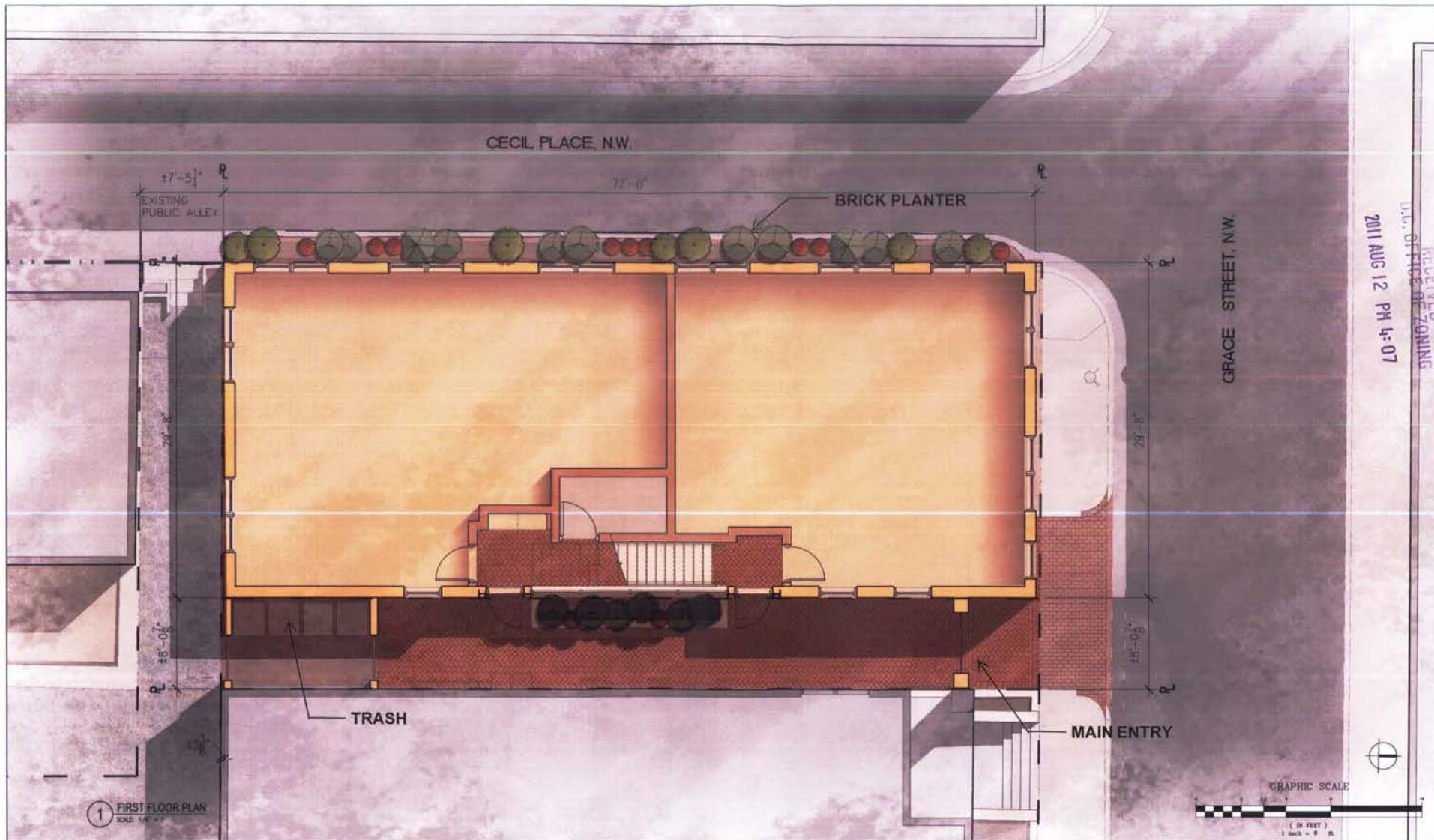
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COLOR RENDERINGS

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SITE PLAN RENDERING

A 0.5

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1 CECIL STREET RENDERING
SCALE: 3/32" = 1'-0"



2 COURTYARD RENDERING
SCALE: 3/32" = 1'-0"

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COLOR RENDERINGS | A 0.6

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1 GRACE STREET RENDERING
SCALE: 1/32" = 1'-0"



2 ALLEY RENDERING
SCALE: 1/32" = 1'-0"

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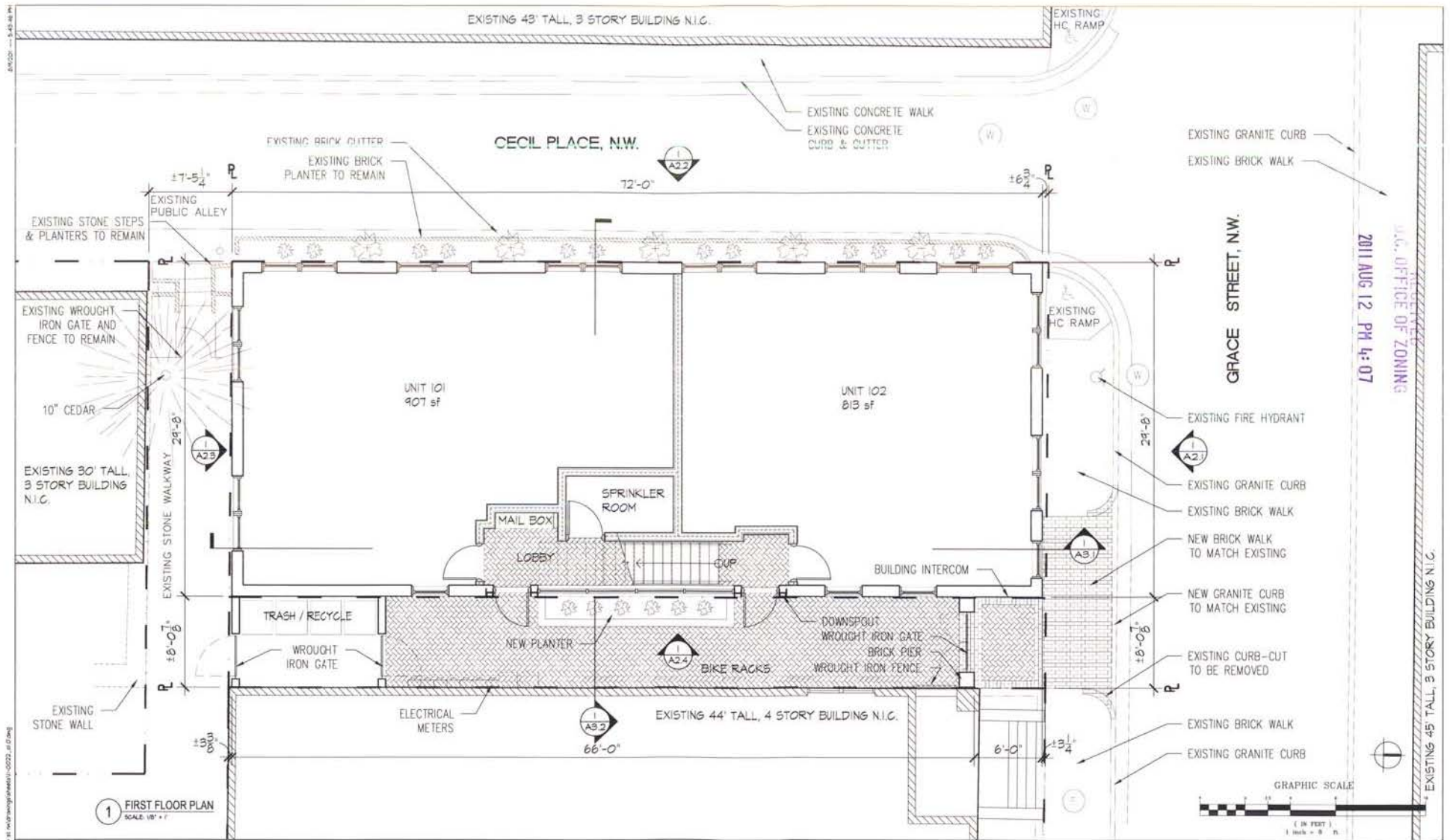
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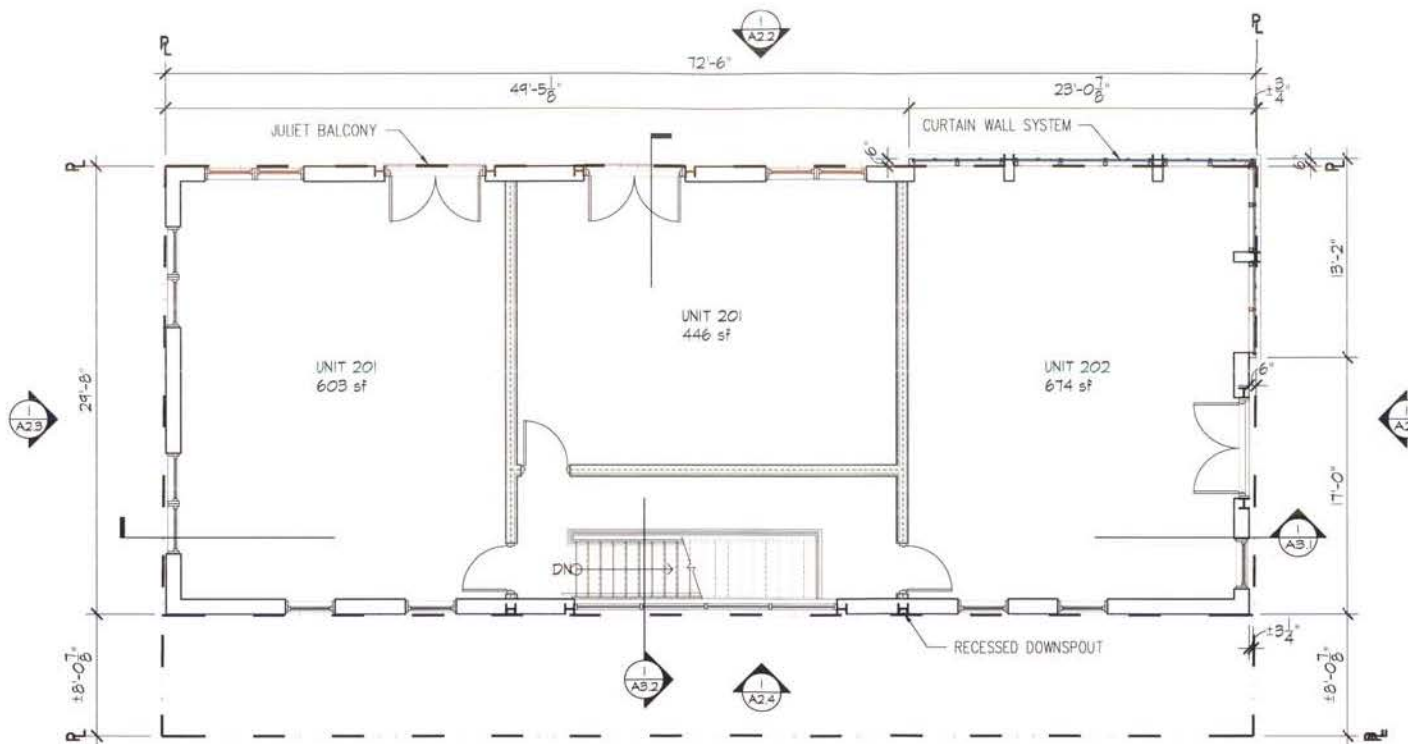
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Square: 1188 Lot No: 0122 Zone: W-1



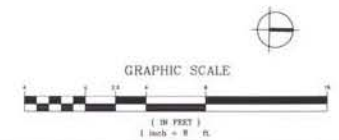
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FIRST FLOOR PLAN A 1.1

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1 SECOND FLOOR PLAN
 SCALE: 1/8" = 1'

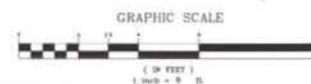


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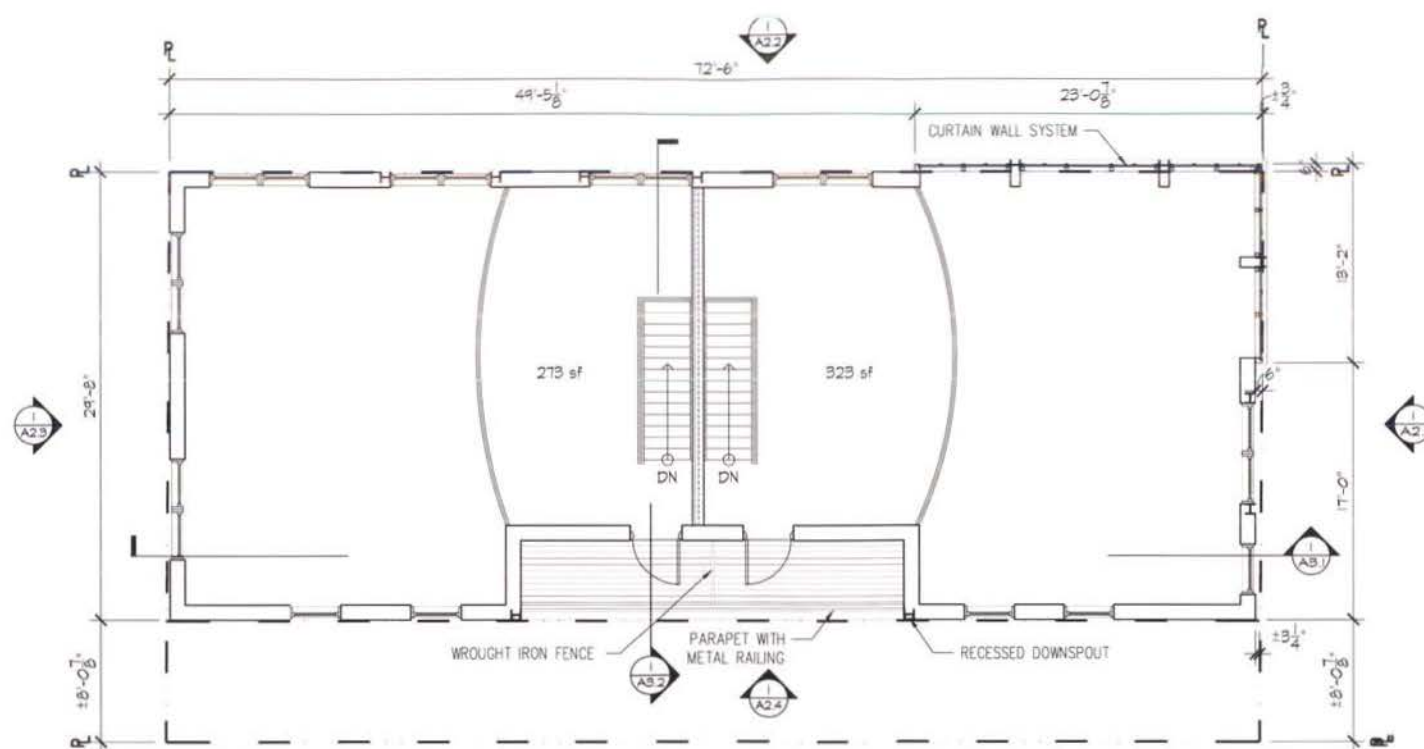
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1 THIRD FLOOR PLAN
SCALE: 1/8" = 1'

GRACE STREET LOFTS

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1 MEZZANINE FLOOR PLAN
SCALE: 1/8" = 1'

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Square: 1188 Lot No: 0122 Zone: W-1



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GRAPHIC SCALE



MEZZANINE PLAN

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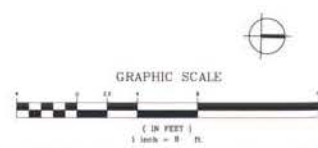
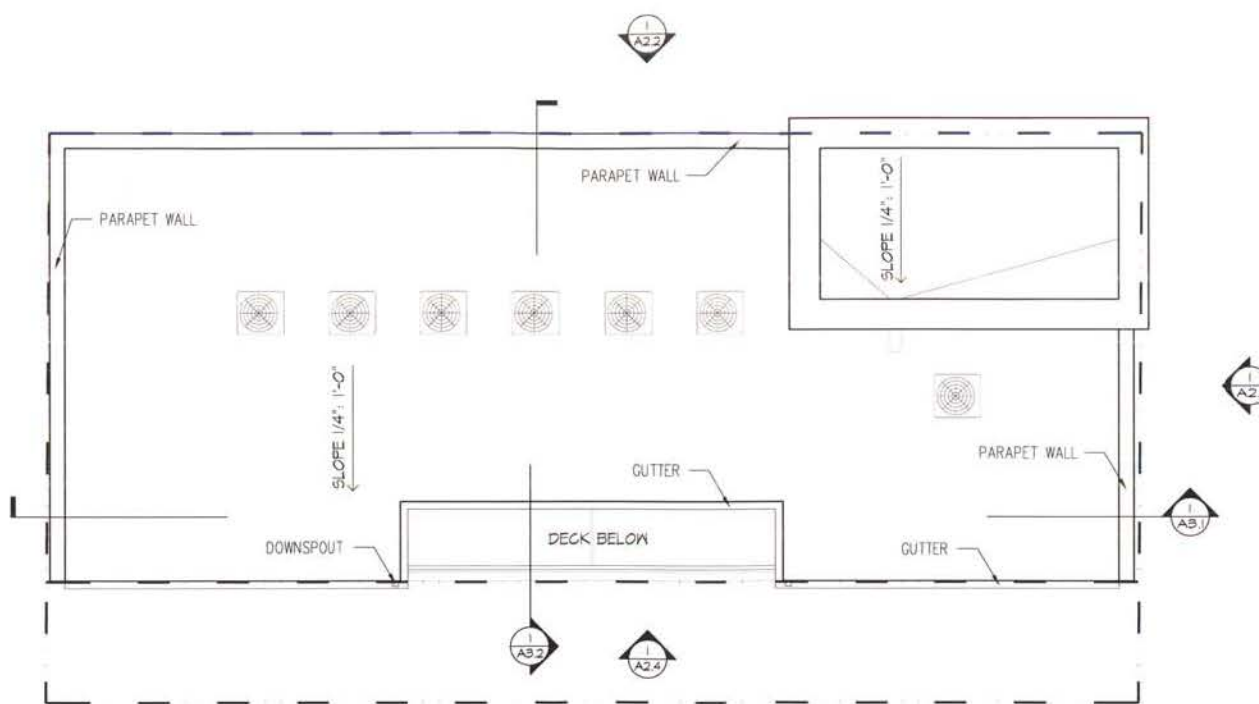
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1 FIRST FLOOR PLAN
SCALE: 1/8" = 1'

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ROOF PLAN A 1.5

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1 GRACE STREET ELEVATION - NORTH
SCALE: 1/8" = 1'-0"

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EXTERIOR MATERIALS

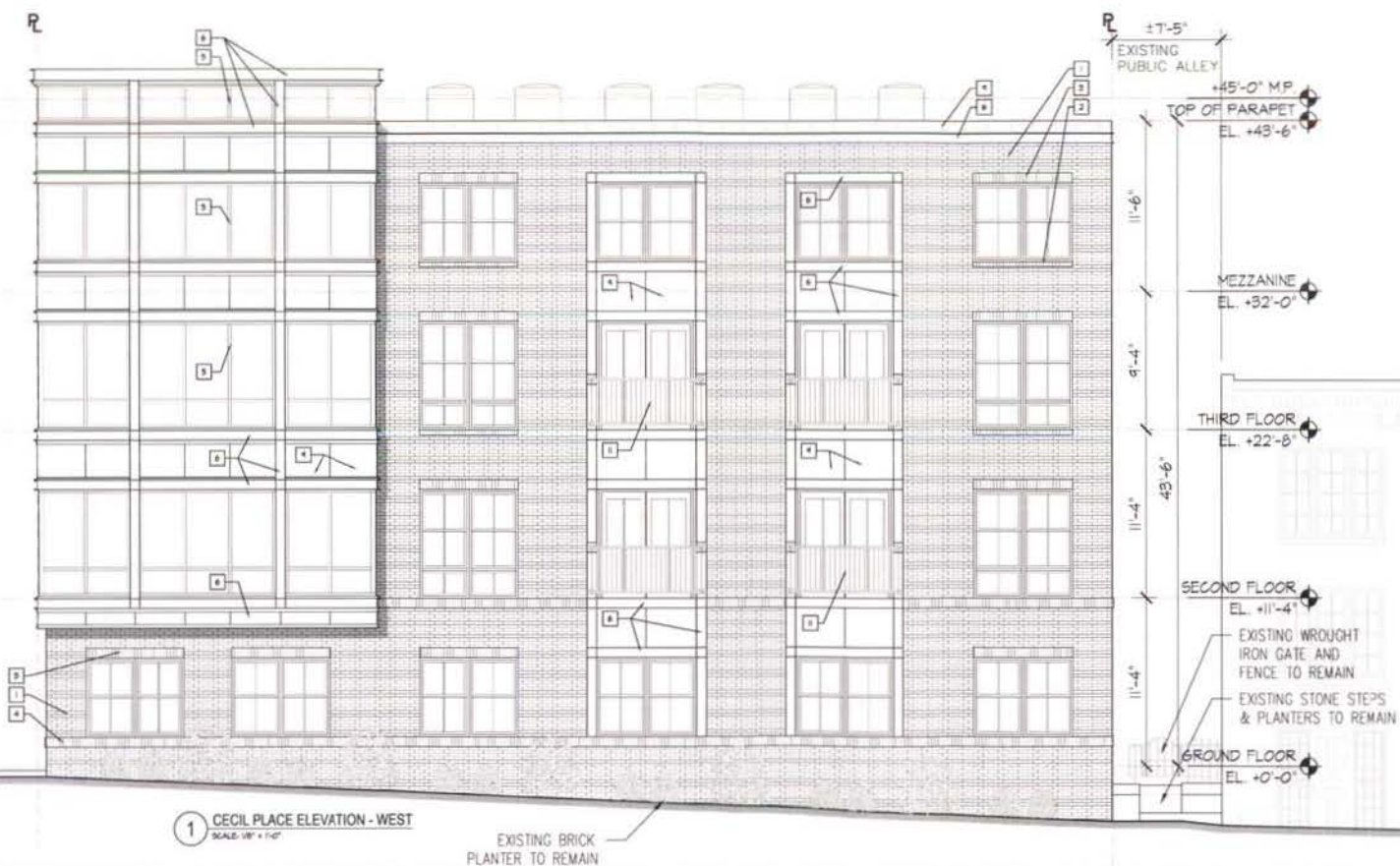
MA RQ	MATERIAL / FINISH
1	STANDARD MODULAR (3'-5/8"x2'-1/4"x1-5/8") MASONRY VENEER
2	ROCK LOCK WINDOW SILL IN DROP EDGE (4" NOM. HEIGHT)
3	SOLDER COURSE HEADER (6" NOM. HEIGHT)
4	SOLDER COURSE
5	ALUMINUM CURTAIN WALL SYSTEM
6	RECESSED STEEL (C CHANNEL)
7	WOOD SLATS (2 COLORS)
8	WROUGHT IRON GATE
9	METAL PANEL
10	DOWNSPOUT (RECESSED IN C CHANNEL)
11	METAL RAILING SYSTEM
12	GUTTER
13	ALUMINUM STOREFRONT
14	PLANTER BOX

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GRACE STREET ELEVATION

A 2.1

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EXTERIOR MATERIALS

HA RC	MATERIAL/ FINISH
1	STANDARD MODULAR (3-5/8"x2-1/4"x7-5/8") MASONRY VENEER
2	ROW LOCK WINDOW SILL W/ DRIP EDGE (4" NOM. HEIGHT)
3	SOLDER COURSE HEADER (5" NOM. HEIGHT)
4	SOLDER COURSE
5	ALUMINUM CURTAIN WALL SYSTEM
6	RECESSED STEEL "C" CHANNEL
7	WOOD SLATS (2 COLORS)
8	WROUGHT IRON GATE
9	METAL PANEL
10	DOWNPOUT (RECESSED IN "C" CHANNEL)
11	METAL RAILING SYSTEM
12	GUTTER
13	ALUMINUM STOREFRONT
14	PLANTER BOX

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EXTERIOR MATERIALS

MA RK	MATERIAL / FINISH
1	STANDARD MODULAR (3-5/8"X2-1/4"X7-5/8") MASONRY VENEER
2	NOM. LOCK WINDOW SILL IV DRIP EDGE (4" NOM. HEIGHT)
3	SOLDER COURSE HEADER (8" NOM. HEIGHT)
4	SOLDER COURSE
5	ALUMINUM CURTAIN WALL SYSTEM
6	RECESSED STEEL 'C' CHANNEL
7	WOOD SLATS (2 COLORS)
8	WROUGHT IRON GATE
9	METAL PANEL
10	DOWNSPOUT (RECESSED IN 'C' CHANNEL)
11	METAL RAILING SYSTEM
12	GUTTER
13	ALUMINUM STOREFRONT
14	PLANTER BOX

GRACE STREET LOFTS

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ALLEY ELEVATION

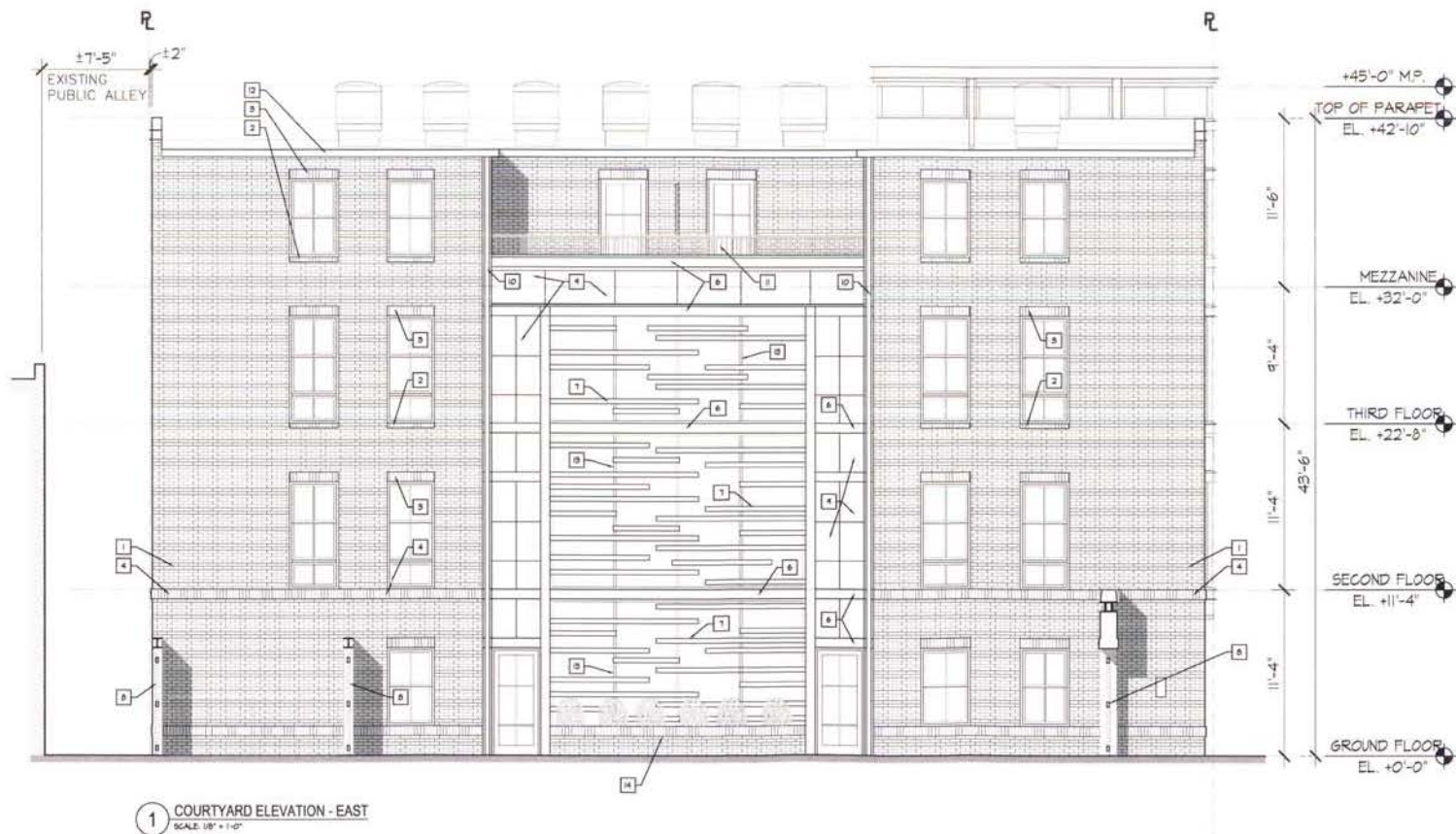
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EXTERIOR MATERIALS

MA NO.	MATERIAL/ FINISH
1	STANDARD MODULAR (3-5/8"x3-1/4"x7-5/8") MASONRY VENEER
2	ROW LOCK WINDOW SILL IV DRIP EDGE (4" NOM. HEIGHT)
3	SOLDER COURSE HEADER (8" NOM. HEIGHT)
4	SOLDER COURSE
5	ALUMINUM CURTAIN WALL SYSTEM
6	REGRESSED STEEL C-CHANNEL
7	WOOD SLATS (2 COLORS)
8	WROUGHT IRON GATE
9	METAL PANEL
10	DOWNPOUT (REGRESSED IN C-CHANNEL)
11	METAL RAILING SYSTEM
12	SHUTTER
13	ALUMINUM STOREFRONT
14	PLANTER BOX

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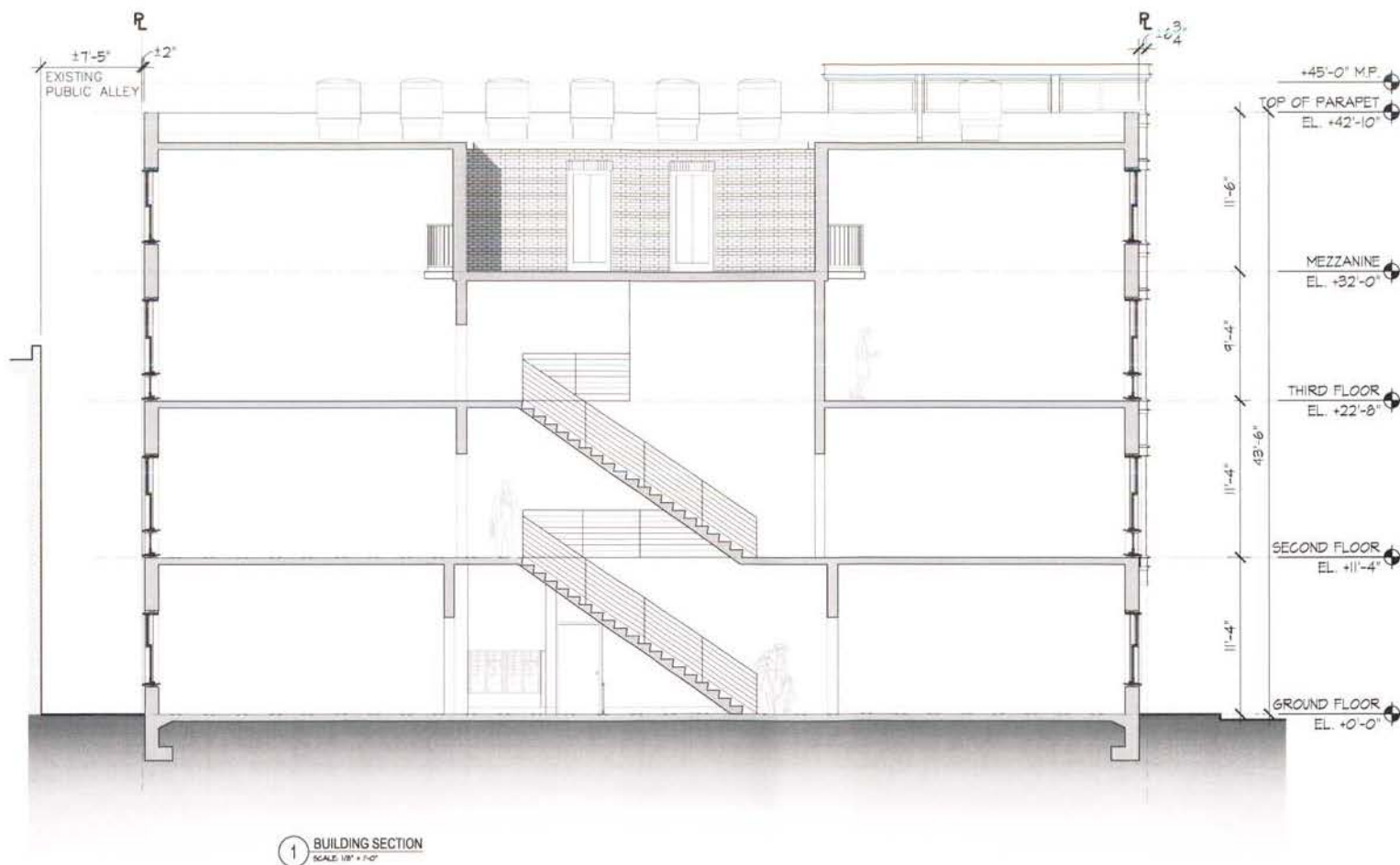
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COURTYARD ELEVATION

A 2.4

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1 BUILDING SECTION
SCALE: 1/8" = 1'-0"

GRACE STREET LOFTS

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Washington, DC 20007
Square: 1188 Lot No: 0122 Zone: W-1



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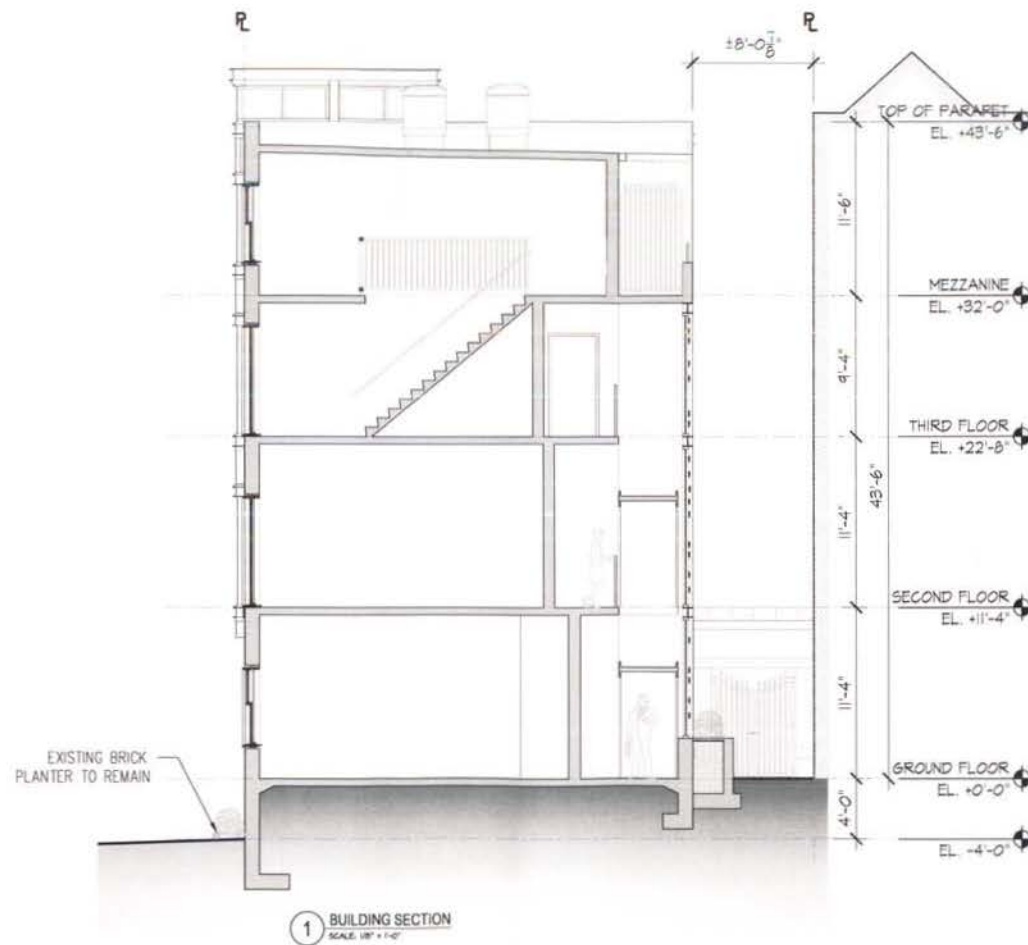
BUILDING SECTION

A 3.1

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BUILDING SECTION A 3.2
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