



1337 Connecticut Ave, NW
Washington, D.C.

2 Story Addition and Remodel to an Existing Mixed-Use Building



ZONING INFORMATION:

Zone: C-3-C / SP-1 DC Overlay

Total Lot Area: 7.799SF

Lot Area by Zone:

SP-1	3,035 SqFt.
C-3-C	4,764 SqFt.

FAR by Zone:

C-3-C	6.5 - 90Ft.
SP-1	4.0 Residential - 65 Ft.
SP-1	2.5 Other
Total Allowed	
Total Proposed (Existing + Proposed)	

Allowed	Existing	Proposed
30,966 SF	23,055 SF	3,987 SF
12,140 SF	13,707 SF	1,722 SF
43,106 SF		
	42,471 SF	

Floor Plate:

1-5 - No Change
6th Floor - 5,013 SF
7th Floor - 696 SF

Lot Occupancy:

Max. Lot Occupancy: 100% 7,799SF
Proposed Lot Occupancy: 100%

Front is Connecticut Avenue

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18569
EXHIBIT NO. 11

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1991-1992 1992-1993 1993-1994 1994-1995 1995-1996 1996-1997 1997-1998 1998-1999 1999-2000 2000-2001 2001-2002 2002-2003 2003-2004 2004-2005 2005-2006 2006-2007 2007-2008 2008-2009 2009-2010 2010-2011 2011-2012 2012-2013 2013-2014 2014-2015 2015-2016 2016-2017 2017-2018 2018-2019 2019-2020 2020-2021 2021-2022 2022-2023 2023-2024 2024-2025 2025-2026 2026-2027 2027-2028 2028-2029 2029-2030 2030-2031 2031-2032 2032-2033 2033-2034 2034-2035 2035-2036 2036-2037 2037-2038 2038-2039 2039-2040 2040-2041 2041-2042 2042-2043 2043-2044 2044-2045 2045-2046 2046-2047 2047-2048 2048-2049 2049-2050 2050-2051 2051-2052 2052-2053 2053-2054 2054-2055 2055-2056 2056-2057 2057-2058 2058-2059 2059-2060 2060-2061 2061-2062 2062-2063 2063-2064 2064-2065 2065-2066 2066-2067 2067-2068 2068-2069 2069-2070 2070-2071 2071-2072 2072-2073 2073-2074 2074-2075 2075-2076 2076-2077 2077-2078 2078-2079 2079-2080 2080-2081 2081-2082 2082-2083 2083-2084 2084-2085 2085-2086 2086-2087 2087-2088 2088-2089 2089-2090 2090-2091 2091-2092 2092-2093 2093-2094 2094-2095 2095-2096 2096-2097 2097-2098 2098-2099 2099-2100 2100-2101 2101-2102 2102-2103 2103-2104 2104-2105 2105-2106 2106-2107 2107-2108 2108-2109 2109-2110 2110-2111 2111-2112 2112-2113 2113-2114 2114-2115 2115-2116 2116-2117 2117-2118 2118-2119 2119-2120 2120-2121 2121-2122 2122-2123 2123-2124 2124-2125 2125-2126 2126-2127 2127-2128 2128-2129 2129-2130 2130-2131 2131-2132 2132-2133 2133-2134 2134-2135 2135-2136 2136-2137 2137-2138 2138-2139 2139-2140 2140-2141 2141-2142 2142-2143 2143-2144 2144-2145 2145-2146 2146-2147 2147-2148 2148-2149 2149-2150 2150-2151 2151-2152 2152-2153 2153-2154 2154-2155 2155-2156 2156-2157 2157-2158 2158-2159 2159-2160 2160-2161 2161-2162 2162-2163 2163-2164 2164-2165 2165-2166 2166-2167 2167-2168 2168-2169 2169-2170 2170-2171 2171-2172 2172-2173 2173-2174 2174-2175 2175-2176 2176-2177 2177-2178 2178-2179 2179-2180 2180-2181 2181-2182 2182-2183 2183-2184 2184-2185 2185-2186 2186-2187 2187-2188 2188-2189 2189-2190 2190-2191 2191-2192 2192-2193 2193-2194 2194-2195 2195-2196 2196-2197 2197-2198 2198-2199 2199-2200 2200-2201 2201-2202 2202-2203 2203-2204 2204-2205 2205-2206 2206-2207 2207-2208 2208-2209 2209-2210 2210-2211 2211-2212 2212-2213 2213-2214 2214-2215 2215-2216 2216-2217 2217-2218 2218-2219 2219-2220 2220-2221 2221-2222 2222-2223 2223-2224 2224-2225 2225-2226 2226-2227 2227-2228 2228-2229 2229-2230 2230-2231 2231-2232 2232-2233 2233-2234 2234-2235 2235-2236 2236-2237 2237-2238 2238-2239 2239-2240 2240-2241 2241-2242 2242-2243 2243-2244 2244-2245 2245-2246 2246-2247 2247-2248 2248-2249 2249-2250 2250-2251 2251-2252 2252-2253 2253-2254 2254-2255 2255-2256 2256-2257 2257-2258 2258-2259 2259-2260 2260-2261 2261-2262 2262-2263 2263-2264 2264-2265 2265-2266 2266-2267 2267-2268 2268-2269 2269-2270 2270-2271 2271-2272 2272-2273 2273-2274 2274-2275 2275-2276 2276-2277 2277-2278 2278-2279 2279-2280 2280-2281 2281-2282 2282-
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COVER SHEET
1337 Connecticut Ave

Valor Development
1337DC

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Board of Zoning Adjustment
District of Columbia
CASE NO.18569
EXHIBIT NO.11

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EXISTING COURT TO
REMAIN, NO CHANGE

23,055 APPROX FAR currently used (5 stories) C-3-C
3,987 C-3-C

13707.5 APPROX. FAR currently used (5 stories) SP-1
1,722 SP-1

LINE OF PROPOSED ADDITION



1 ARCHITECTURAL SITE PLAN

SCALE: 1/16" = 1'-0"

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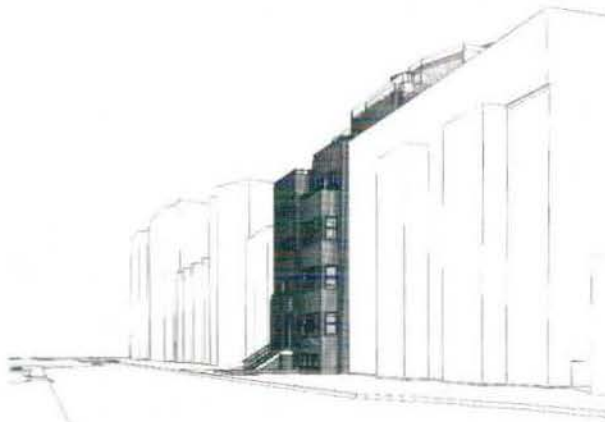
213 South Ave.
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ZONING MAP
1337 Connecticut Ave

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6 Mass Ave View



5 Diagonal View 18th Street



4 Front View 18th Street



3 Mass Ave Photo



2 Diagonal Photo 18th Street



1 Front Photo 18th Street

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4 N Street View

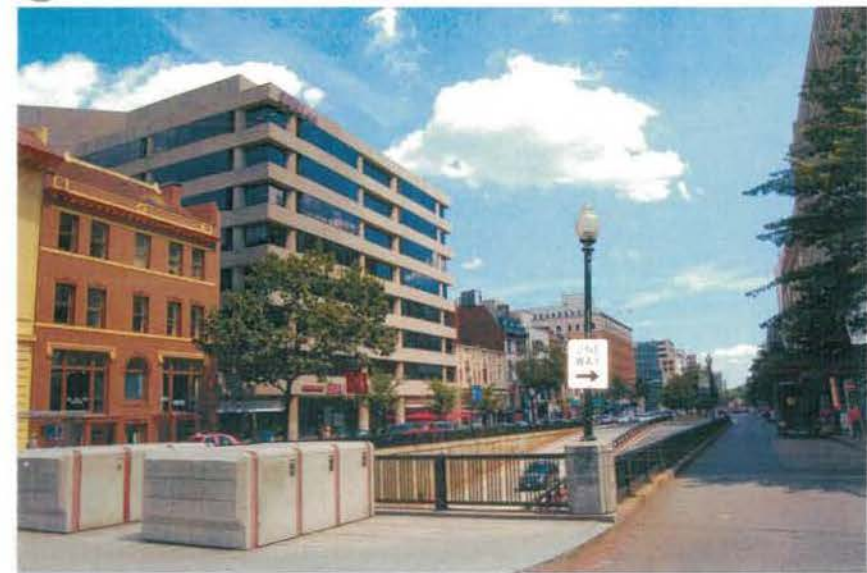


2 N Street View

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3 Dupont Circle View (from Krispy Kreme)



1 Dupont Circle View (from Krispy Kreme)



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3D VIEWS
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4 CONNECTICUT AVENUE ELEVATION



3 18th and Mass



2 CONNECTICUT AVENUE ELEVATION



1 18th and Mass

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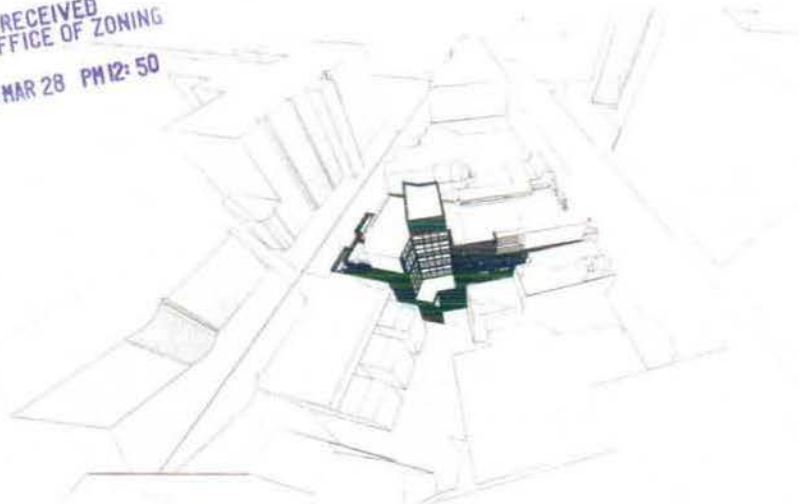
3D VIEWS
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INTER-SHAPE 3D
DATE
Tuesday
March 12, 2013

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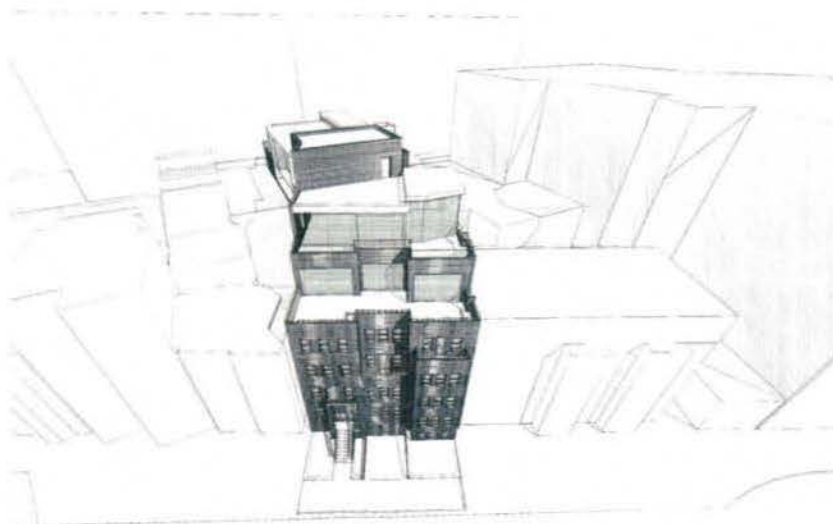
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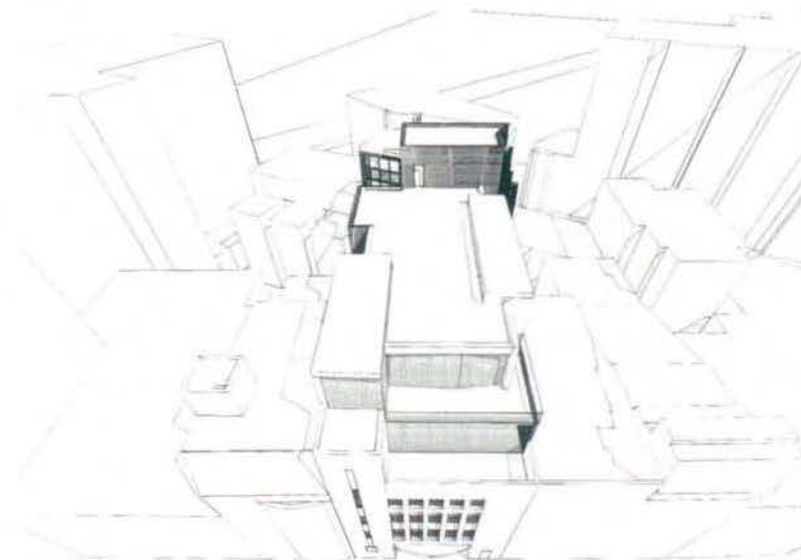
4 Aerial Top 3



3 Aerial Top 2

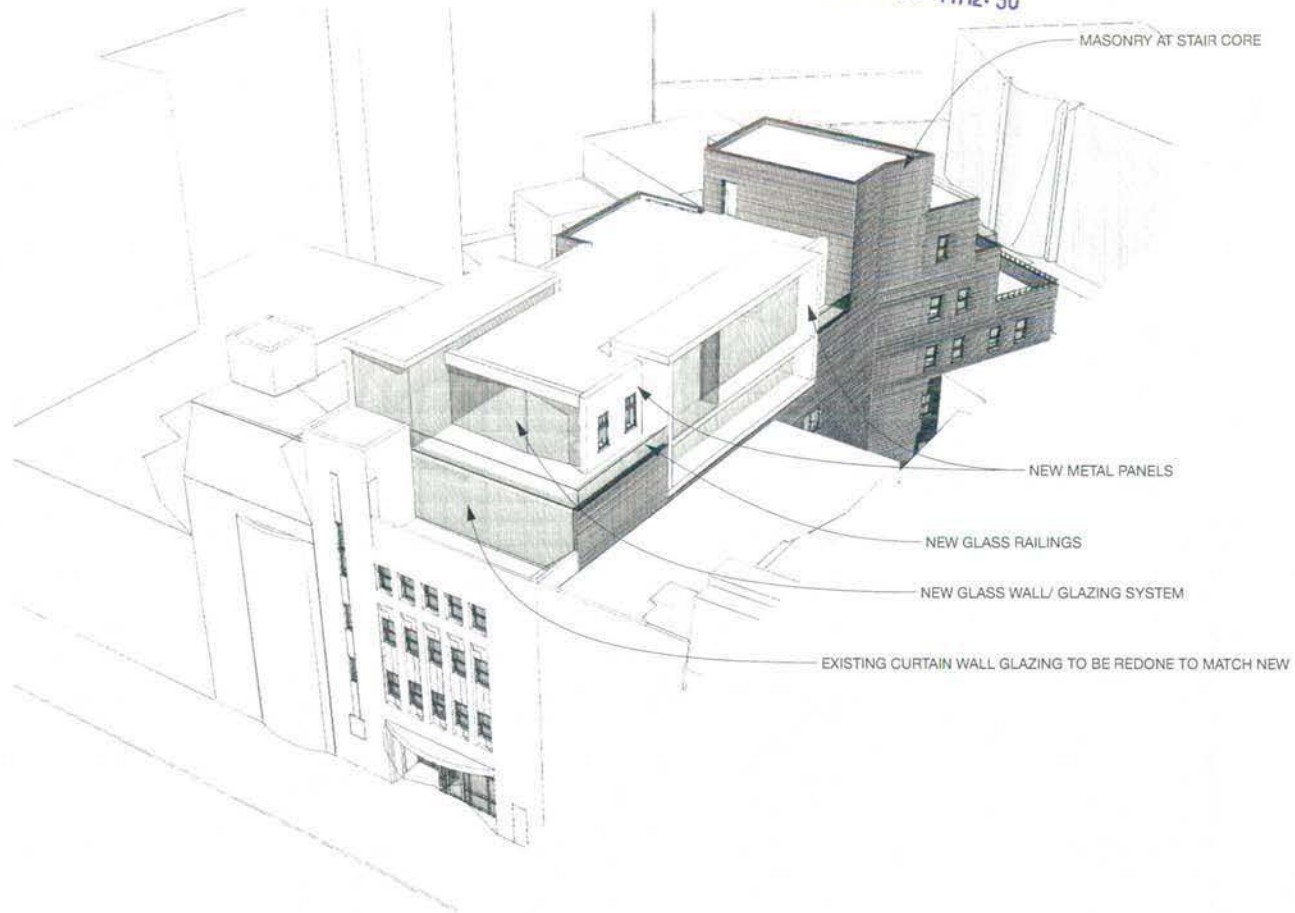


2 Aerial 18th Street



1 Aerial Connecticut

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1 MATERIALS



PROJECT: 1337DC
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Washington, DC 20004
ARCHITECT: TROUT
DATE: 3/12/13

MATERIALS
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5TH FLOOR
SCALE: 1/16" = 1'-0"



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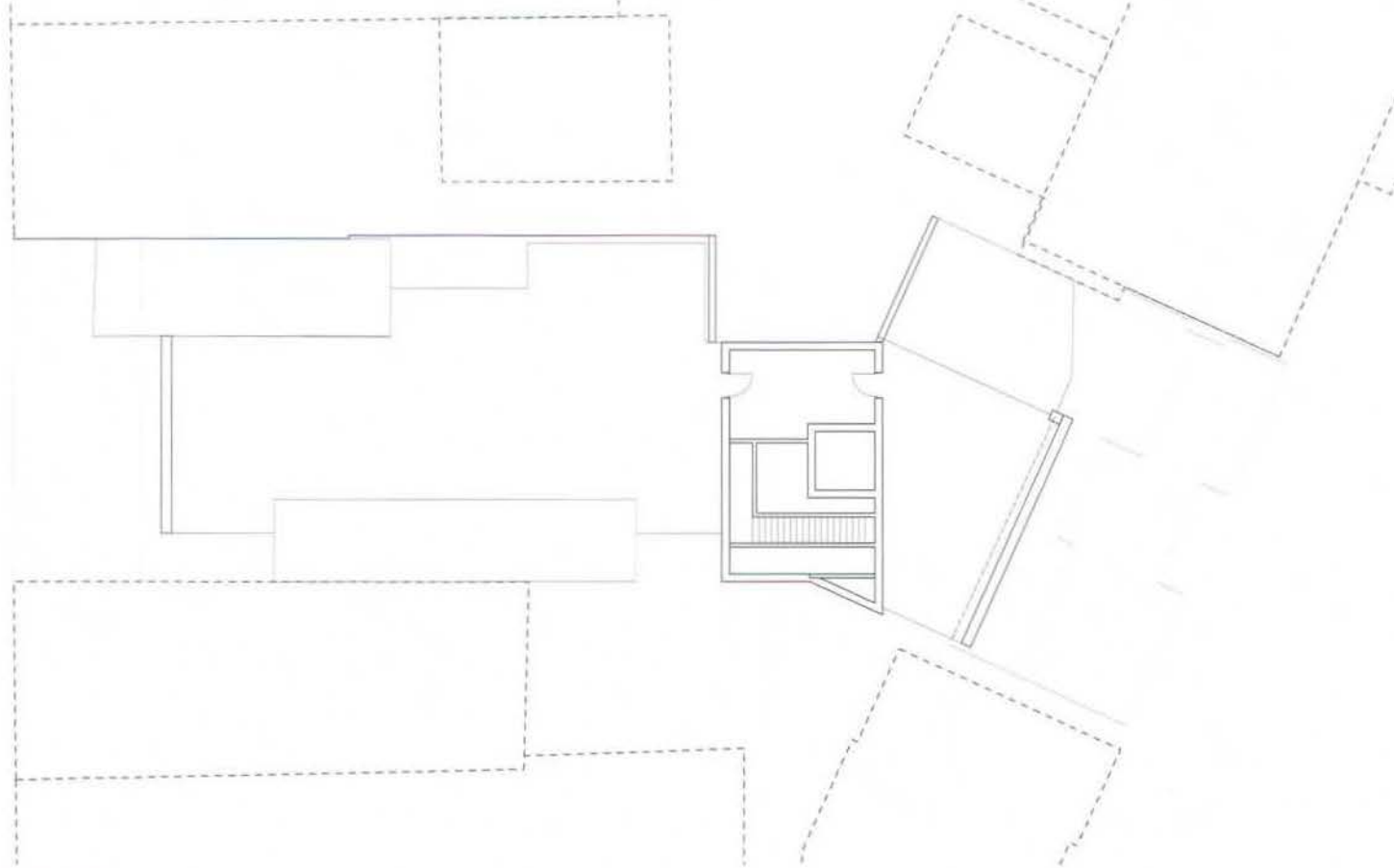
5TH FLOOR PLAN
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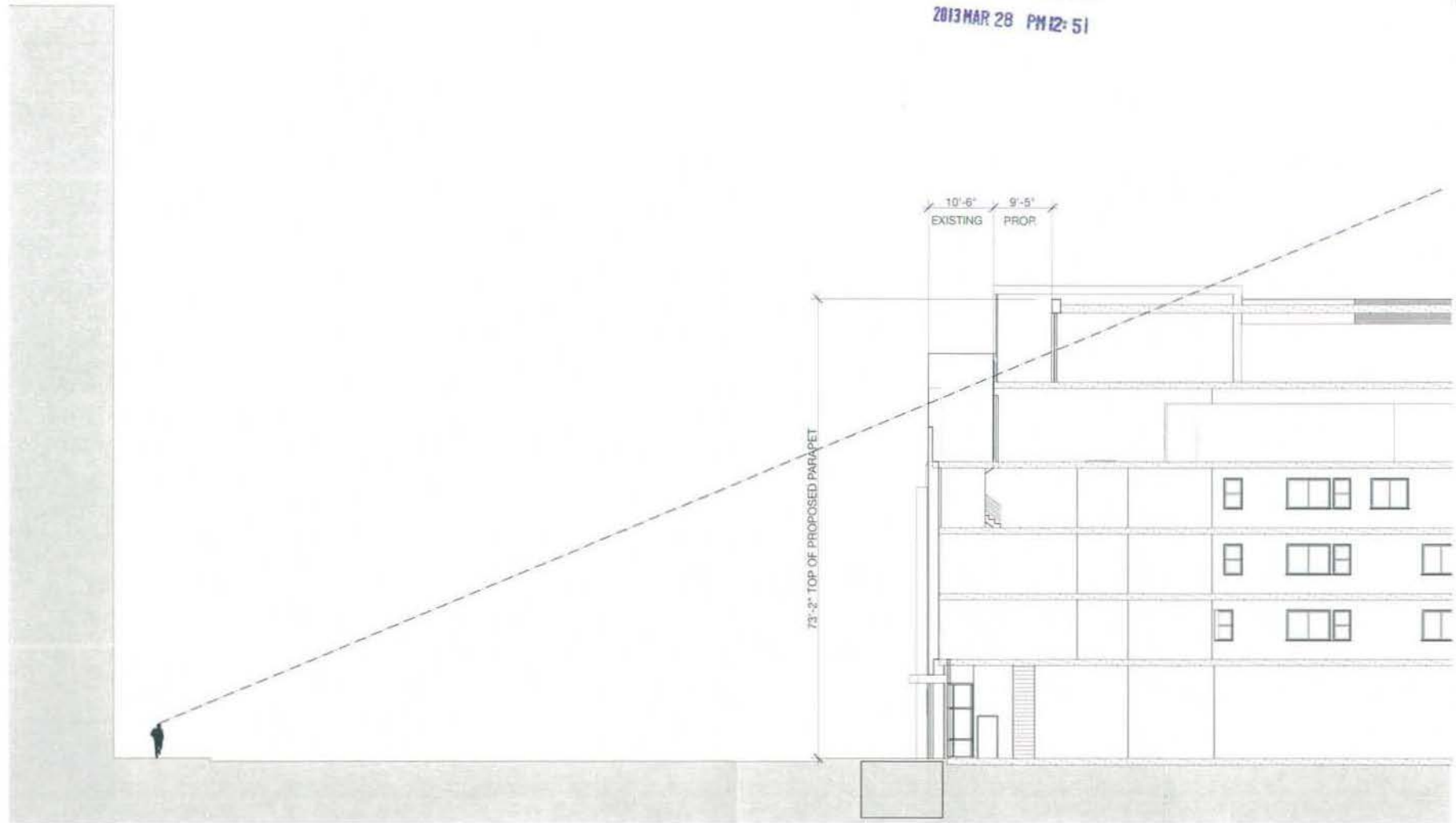


1 **7TH FLOOR**
SCALE: 1/16" = 1'-0"



	
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7TH FLOOR PLAN 1337 Connecticut Ave	
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2

CONNECTICUT AVENUE SECTION

SCALE: 1/16" = 1'-0"



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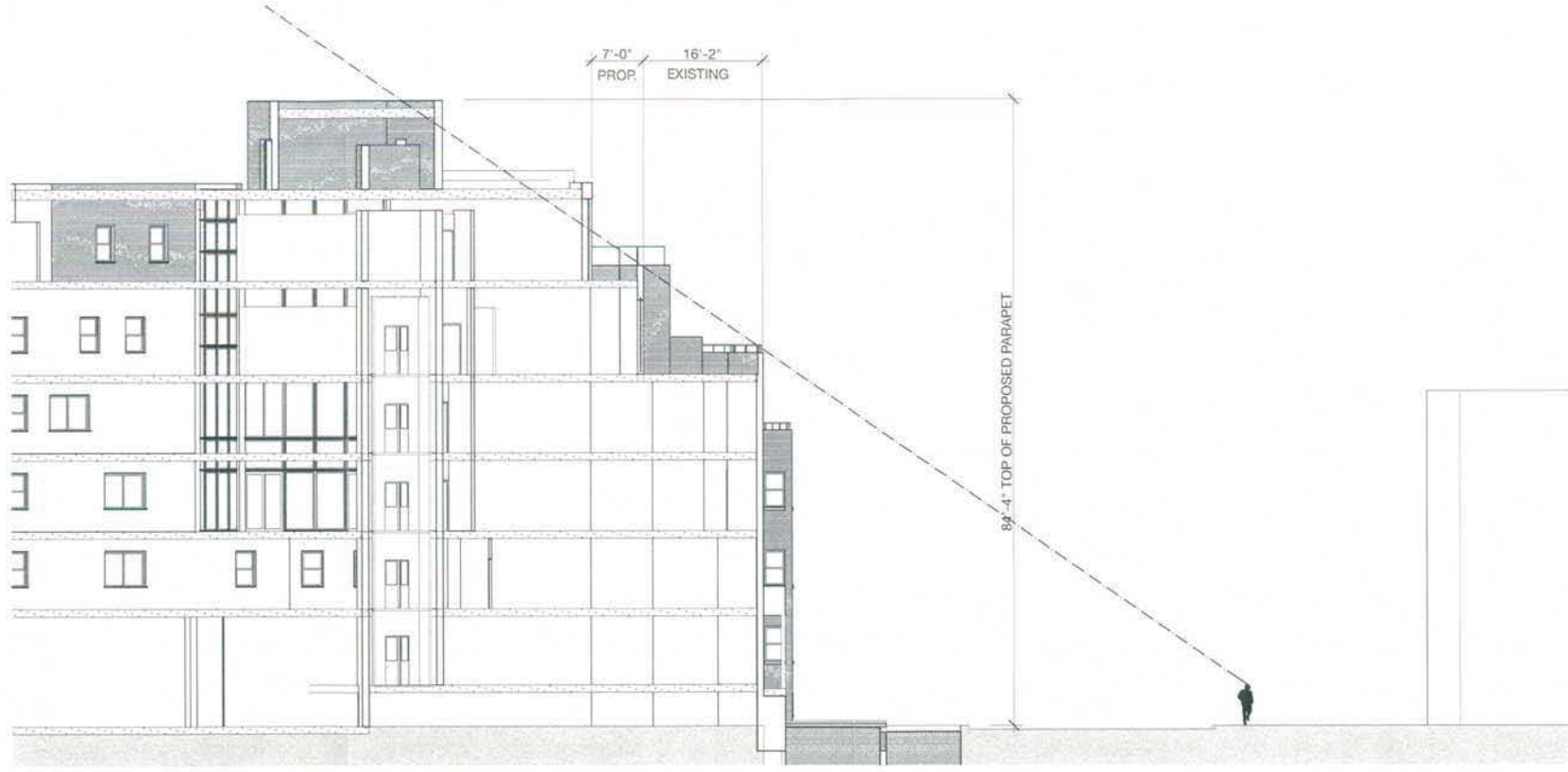
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1 18TH STREET SECTION
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18TH STREET SECTION
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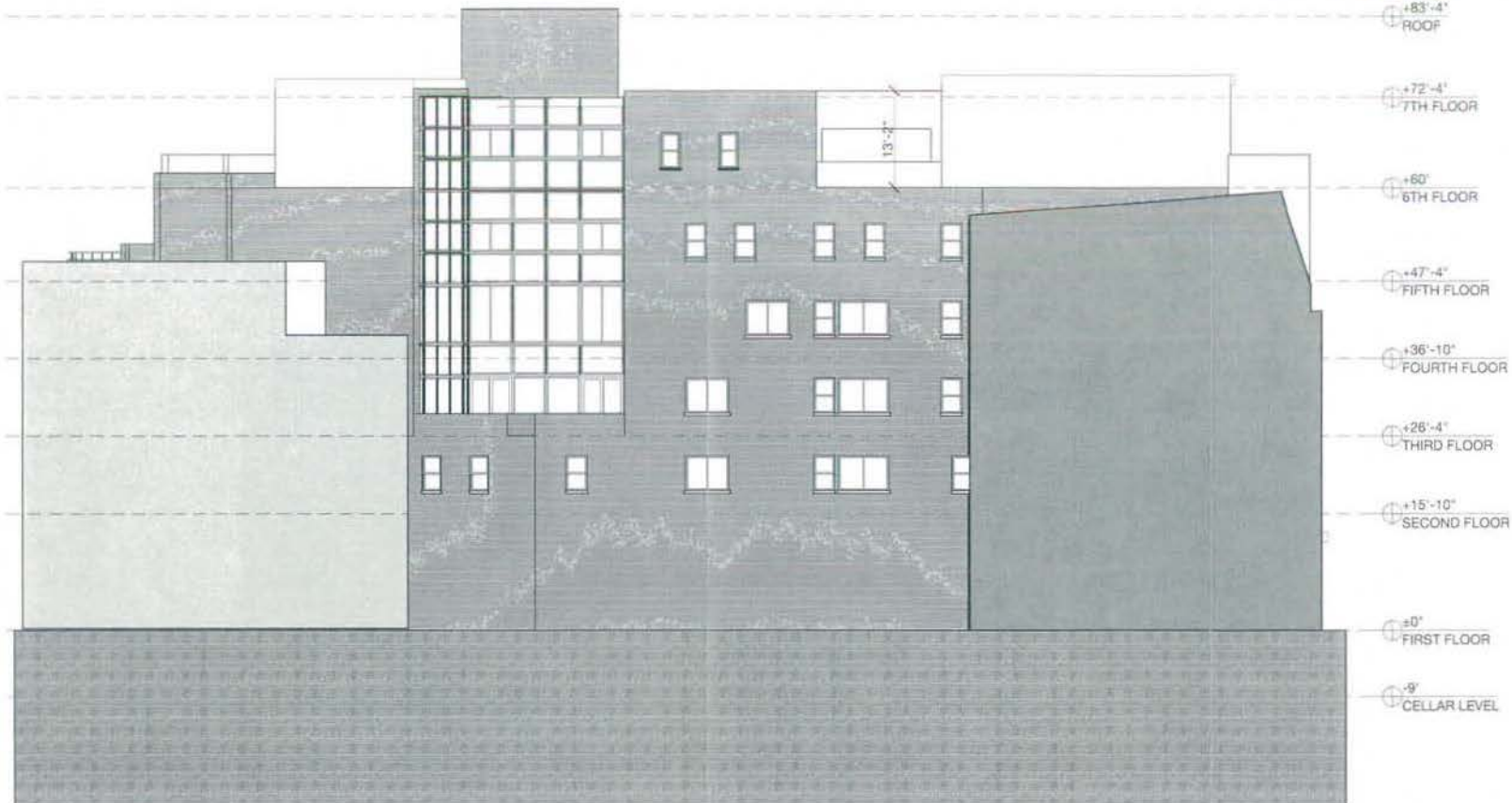
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NORTH ELEVATION-PROPOSED

SCALE: 1/16" = 1'-0"



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NORTH ELEVATION
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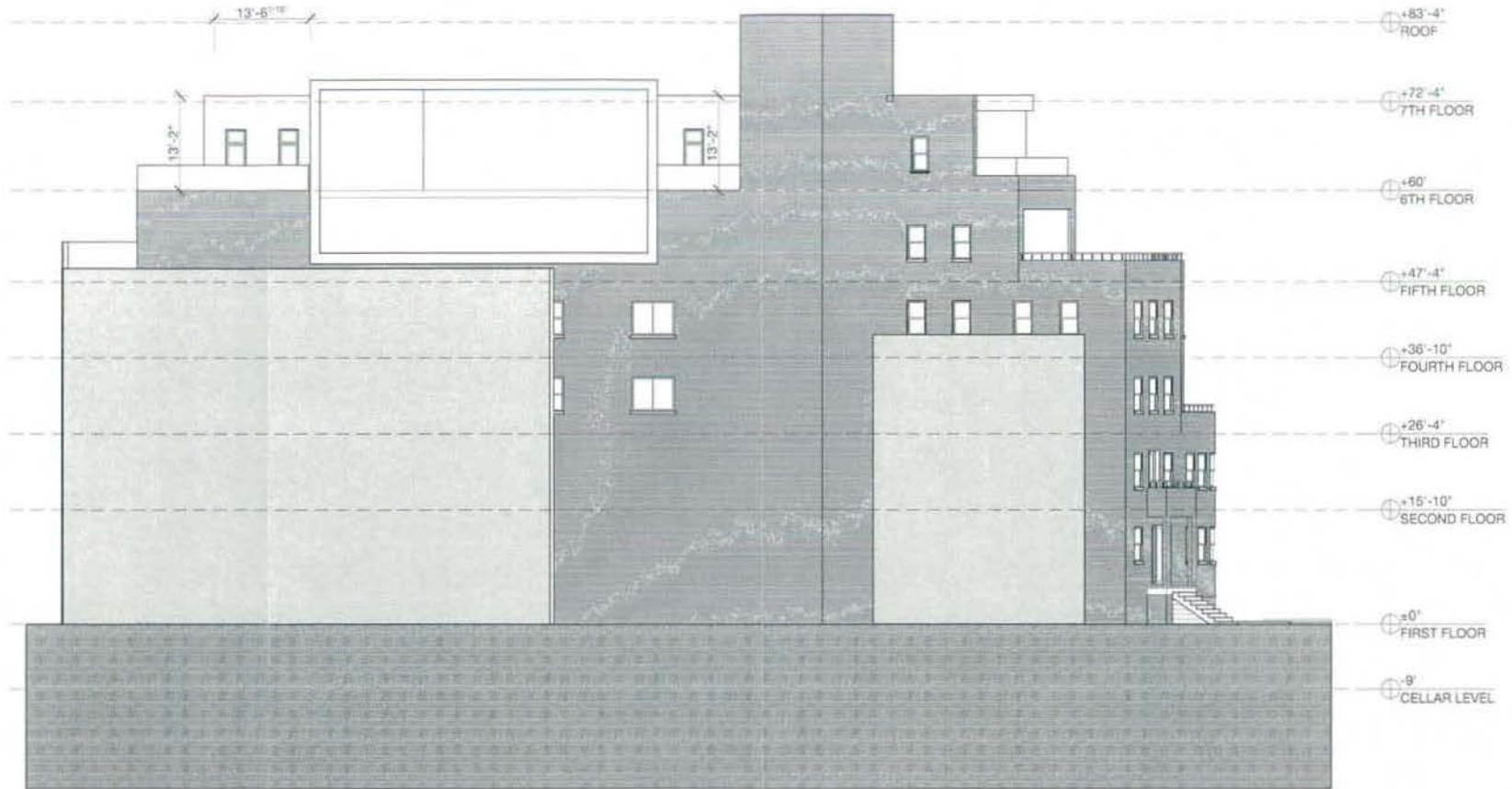
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SOUTH ELEVATION-PROPOSED

SCALE: 1/16" = 1'-0"



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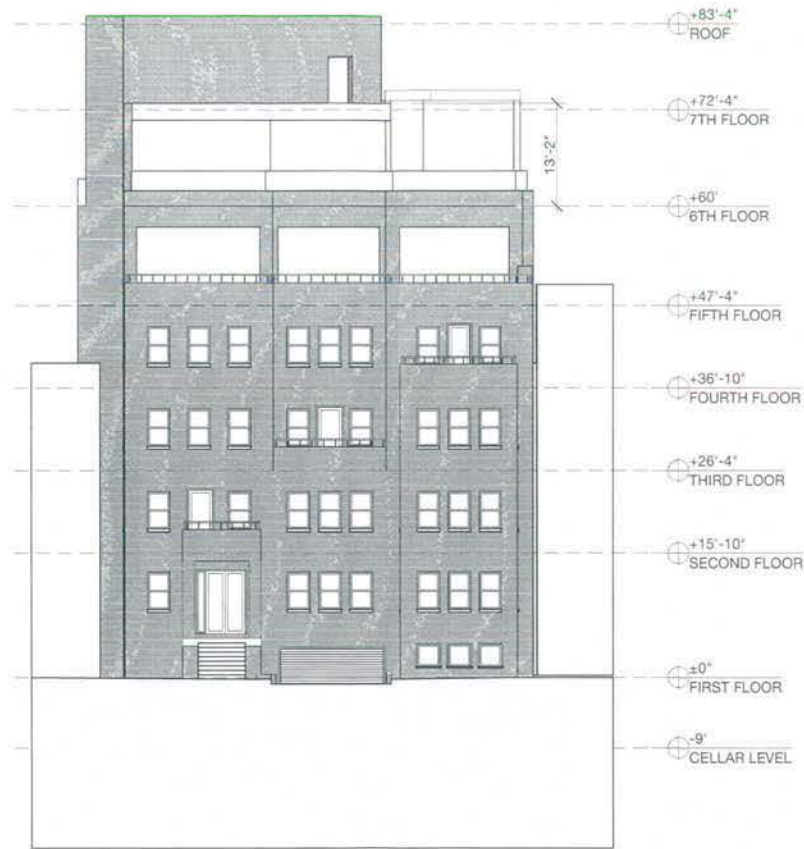
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1 **EAST ELEVATION-PROPOSED**
SCALE: 1/16" = 1'-0"



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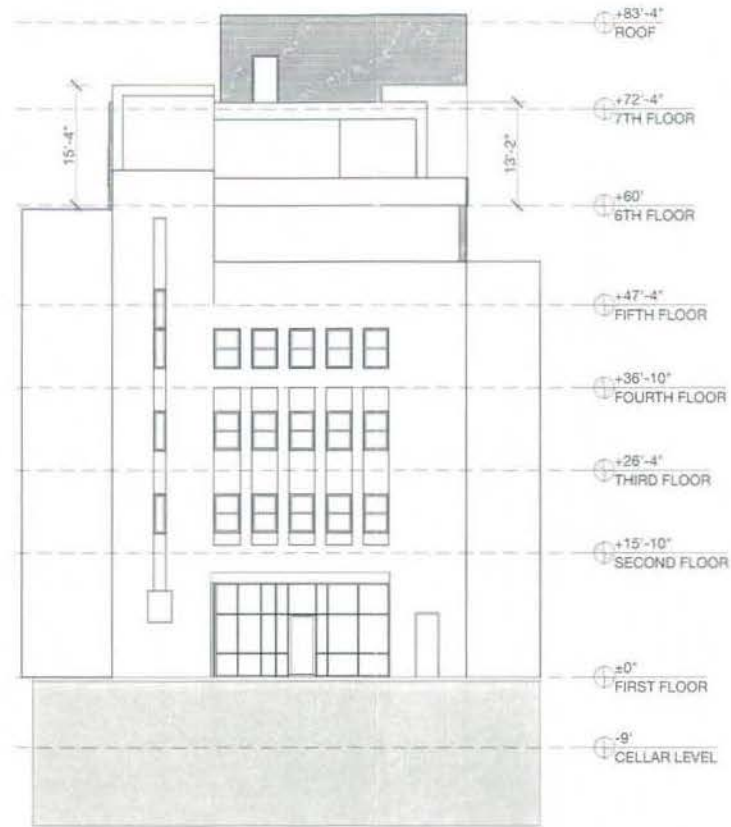
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1 **WEST ELEVATION-PROPOSED**
SCALE: 1/16" = 1'-0"



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