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Aerial View from Logan CIR

ZONING INFORMATION:

Zone :	R-5-B
Lot:	0837
Square:	0241
Lot Size:	895 S.F.
Existing C/O:	Parking Lot
Proposed C/O:	Private Garage
FAR allowed:	1.8 = 1611 S.F
FAR proposed:	1.79 = 1604 S.F
Lot occupancy allowed:	60%
Existing lot occupancy:	N/A
Proposed lot occupancy:	93.9% (841 S.F.)
Max. Height allowed;	50 feet
Existing Height:	N/A
Proposed Height:	22'-0"
Minimum Rear Yard Req:	N/A
Existing rear yard:	N/A
Proposed Rear yard:	N/A
Parking Required:	None \$2100.5
GAR Required:	0.40 (358 S.F.)
GAR Proposed:	0.40 (358 S.F.)

1306DC

0012R Logan Circle NW
Washington, D.C.

SCOPE OF WORK: NEW CONSTRUCTION OF ALLEY
GARAGE WITH STORAGE.

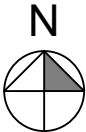
DRAWING INDEX

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AREA MAP

NOT TO SCALE



Board of Zoning Adjustment
District of Columbia
CASE NO.19171
EXHIBIT NO.25A



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COVER SHEET

NEW CONSTRUCTION

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3 EX. SITE - View from SW



2 EX. SITE - View from NE



1 EX. SITE - View from NW



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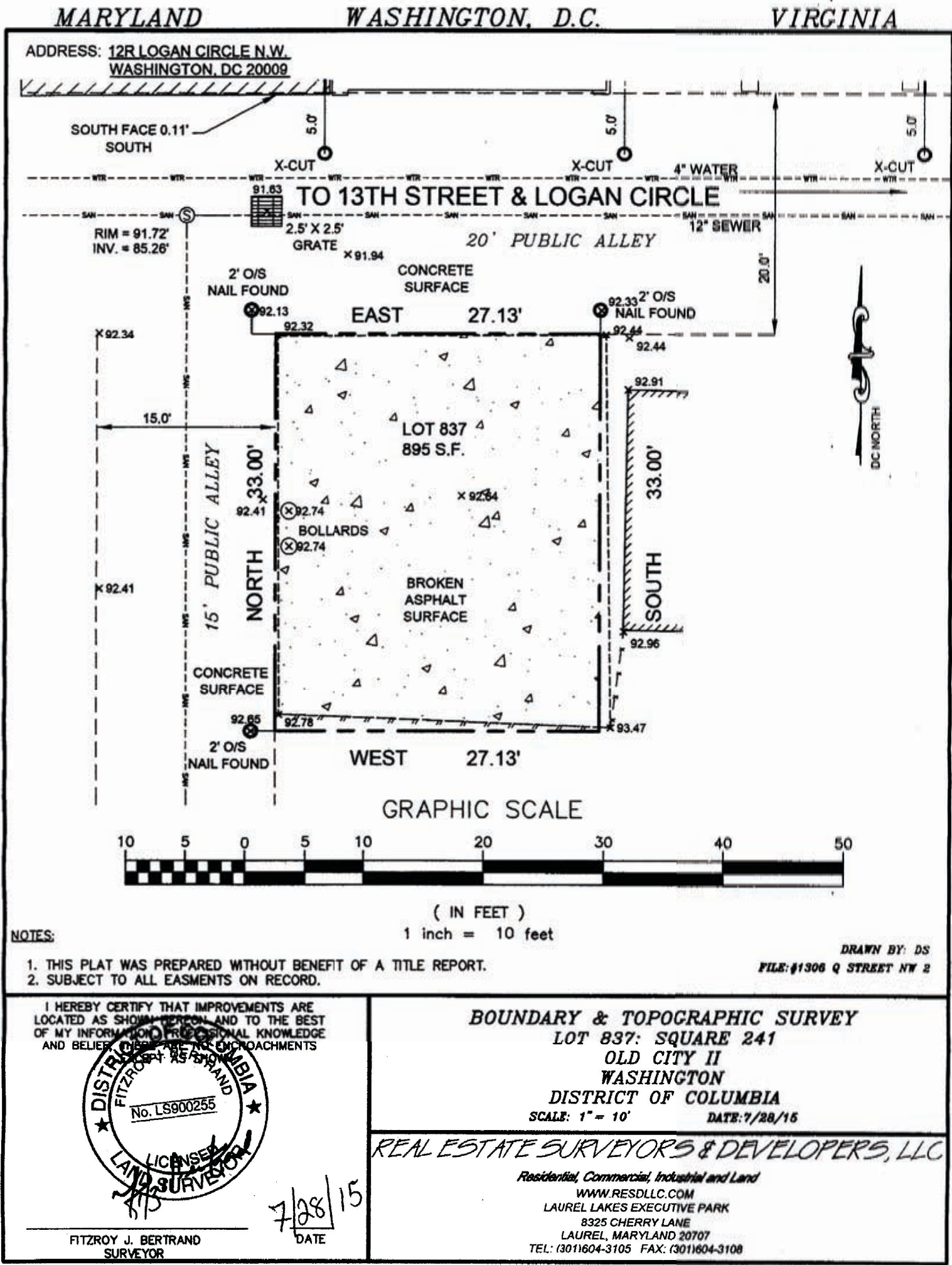
EXISTING CONDITIONS PHOTOS
NEW CONSTRUCTION

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DATE SCALE PRINTING
10 August 2015
15 January 2016

A-1

teamwork://bin.troutdesign.com/1306DC_Q ST LOGAN CIRCLE 1/15/16 12:16 PM



A-2	10 August 2015	DATE
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EXISTING SURVEY
NEW CONSTRUCTION

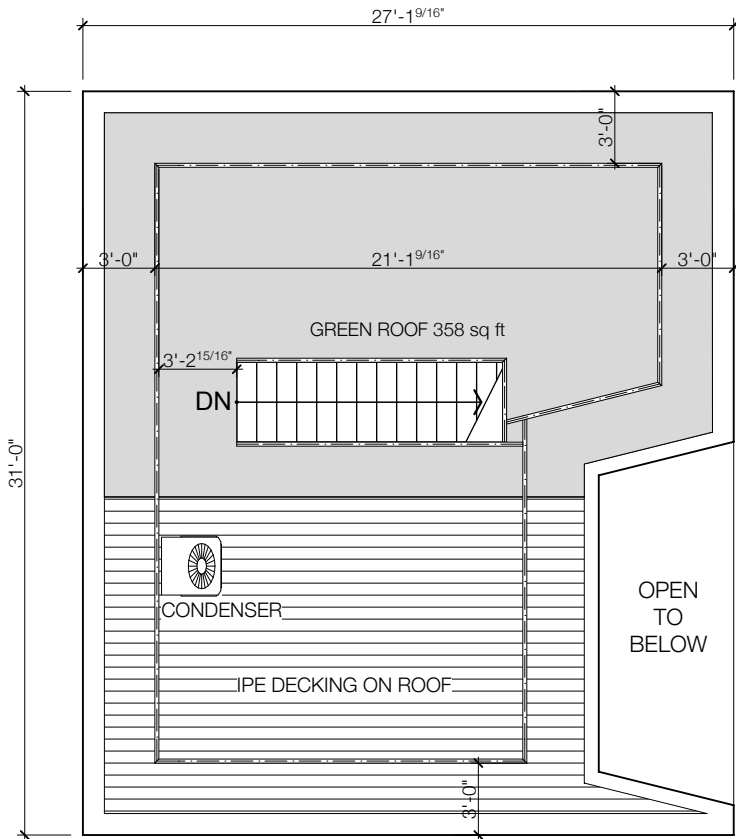
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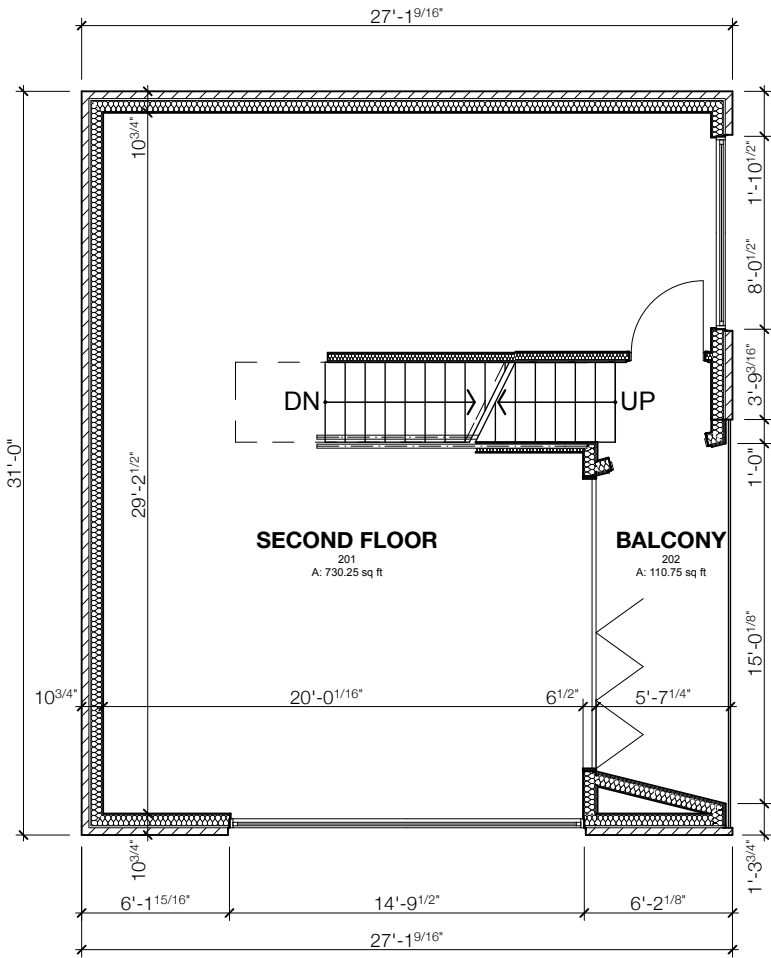
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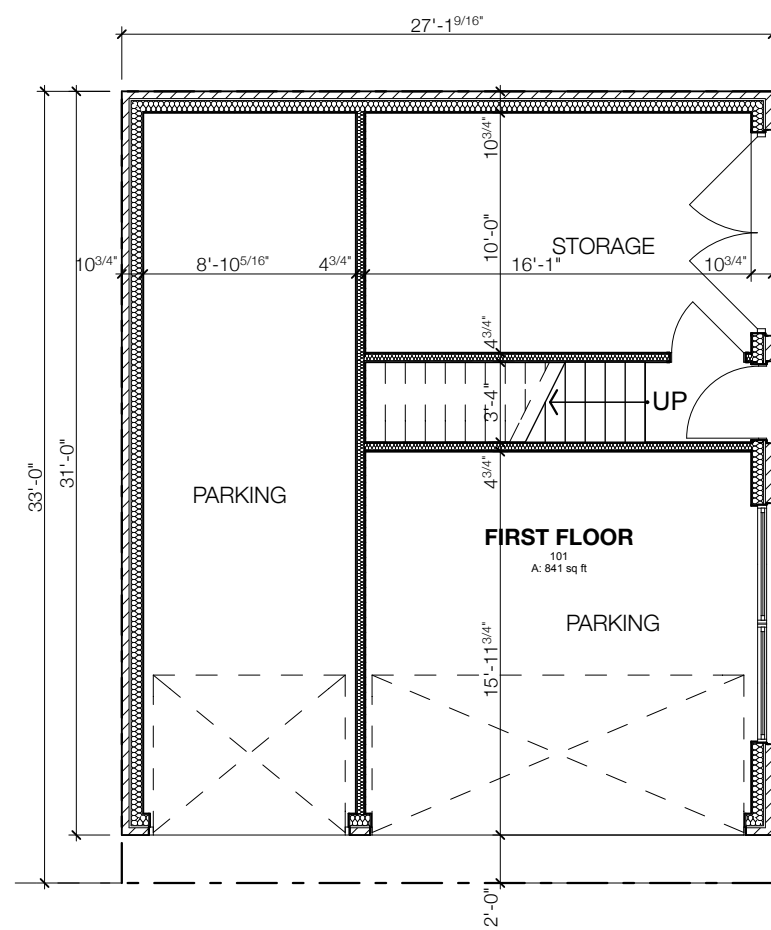
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3 **PROP. ROOF**
SCALE: 1/8" = 1'-0"



2 **PROP. 2ND FLR.**
SCALE: 1/8" = 1'-0"



1 **PROP. 1ST FLOOR**
SCALE: 1/8" = 1'-0"

GROSS AREA FIRST FLOOR: 841 SQ FT
GROSS AREA SECOND FLOOR: 763.75 SQ FT
BALCONY SECOND FLOOR: 77.25 SQ FT
TOTAL GROSS AREA: 1604.75 SQ FT





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PROPOSED PLANS

NEW CONSTRUCTION

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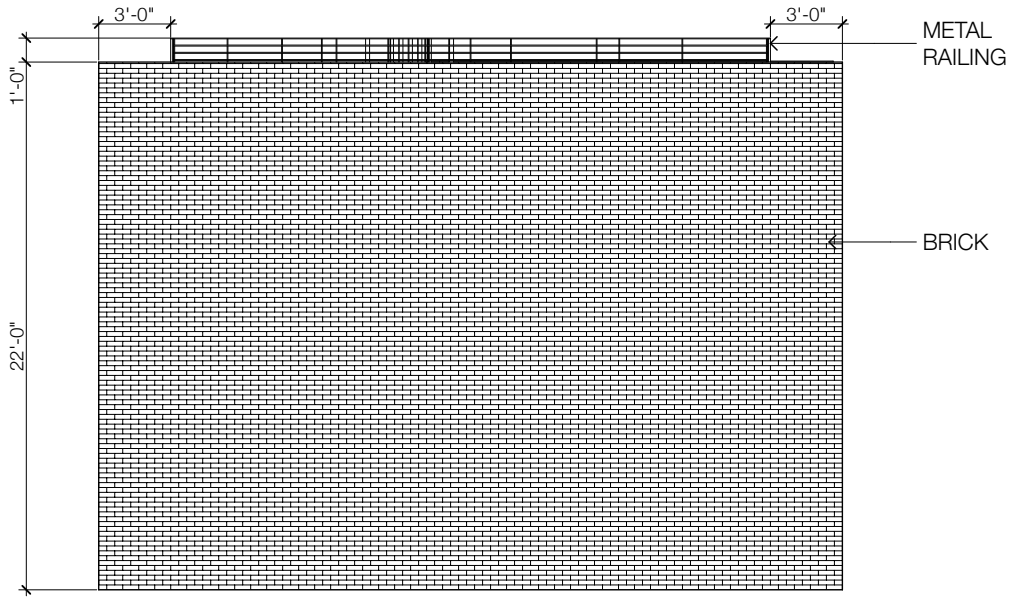
DATE: 10 August 2015

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

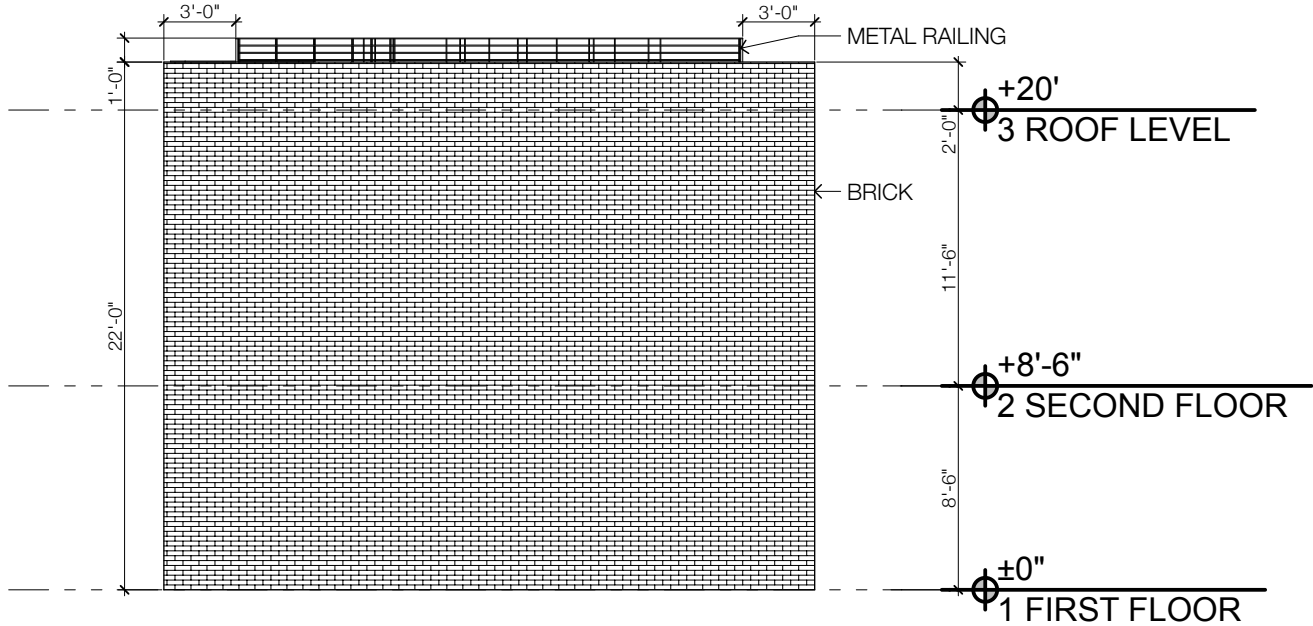
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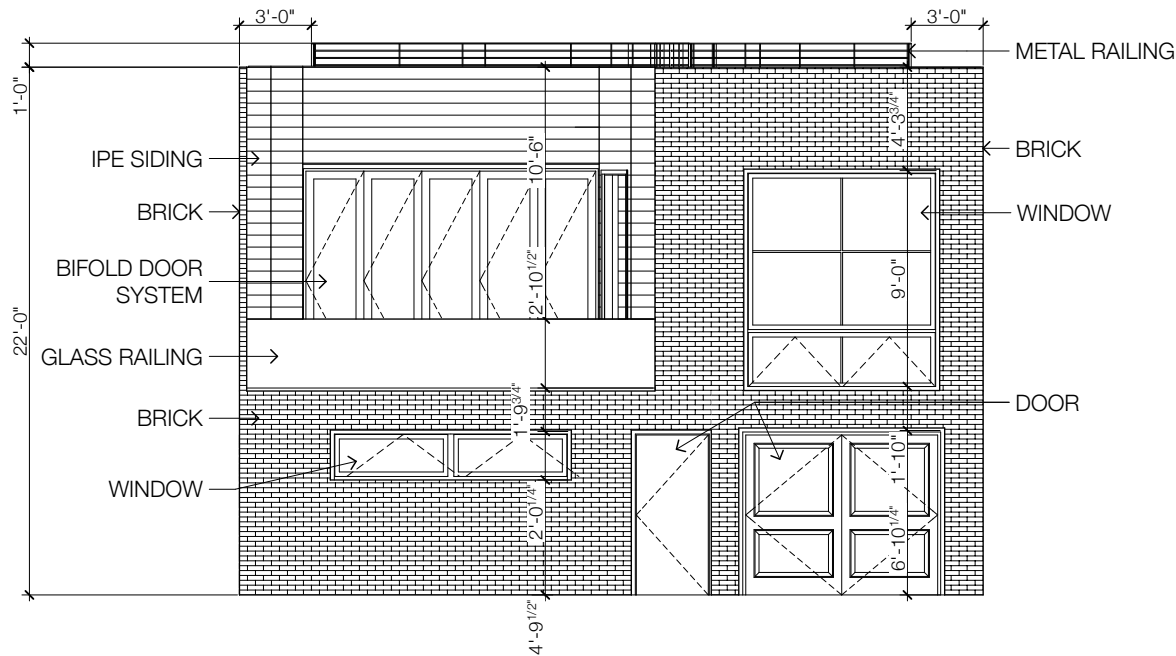
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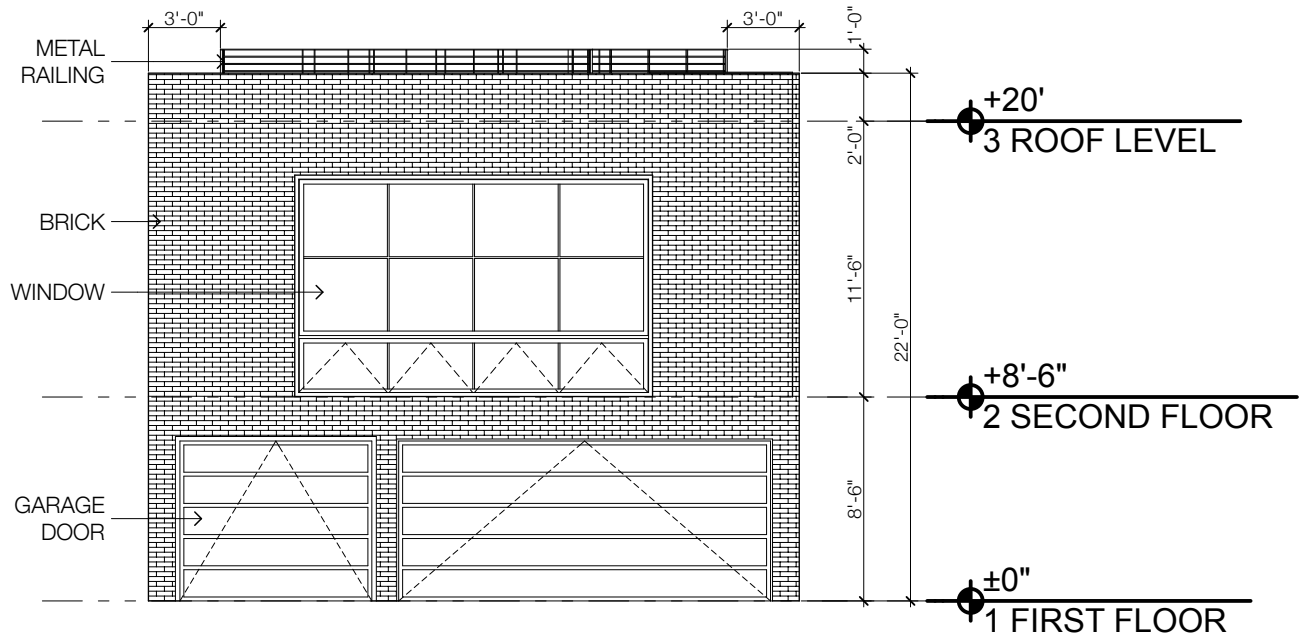
4 **EAST ELEVATION / LEFT**
SCALE: 1/8" = 1'-0"



3 **SOUTH ELEVATION / REAR**
SCALE: 1/8" = 1'-0"



2 **WEST ELEVATION / RIGHT**
SCALE: 1/8" = 1'-0"



1 **NORTH ELEVATION / FRONT**
SCALE: 1/8" = 1'-0"



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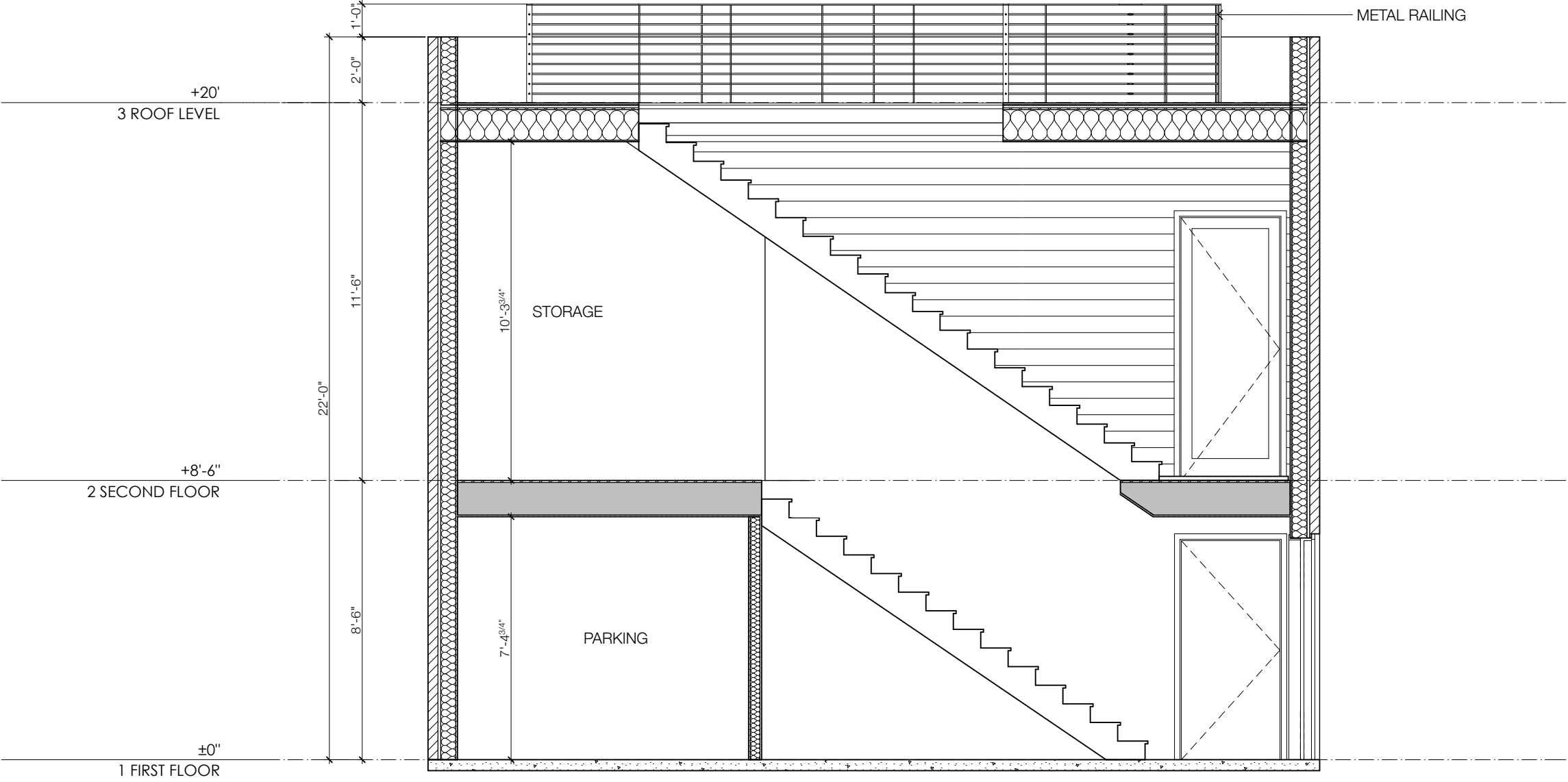
PROPOSED ELEVATIONS
NEW CONSTRUCTION

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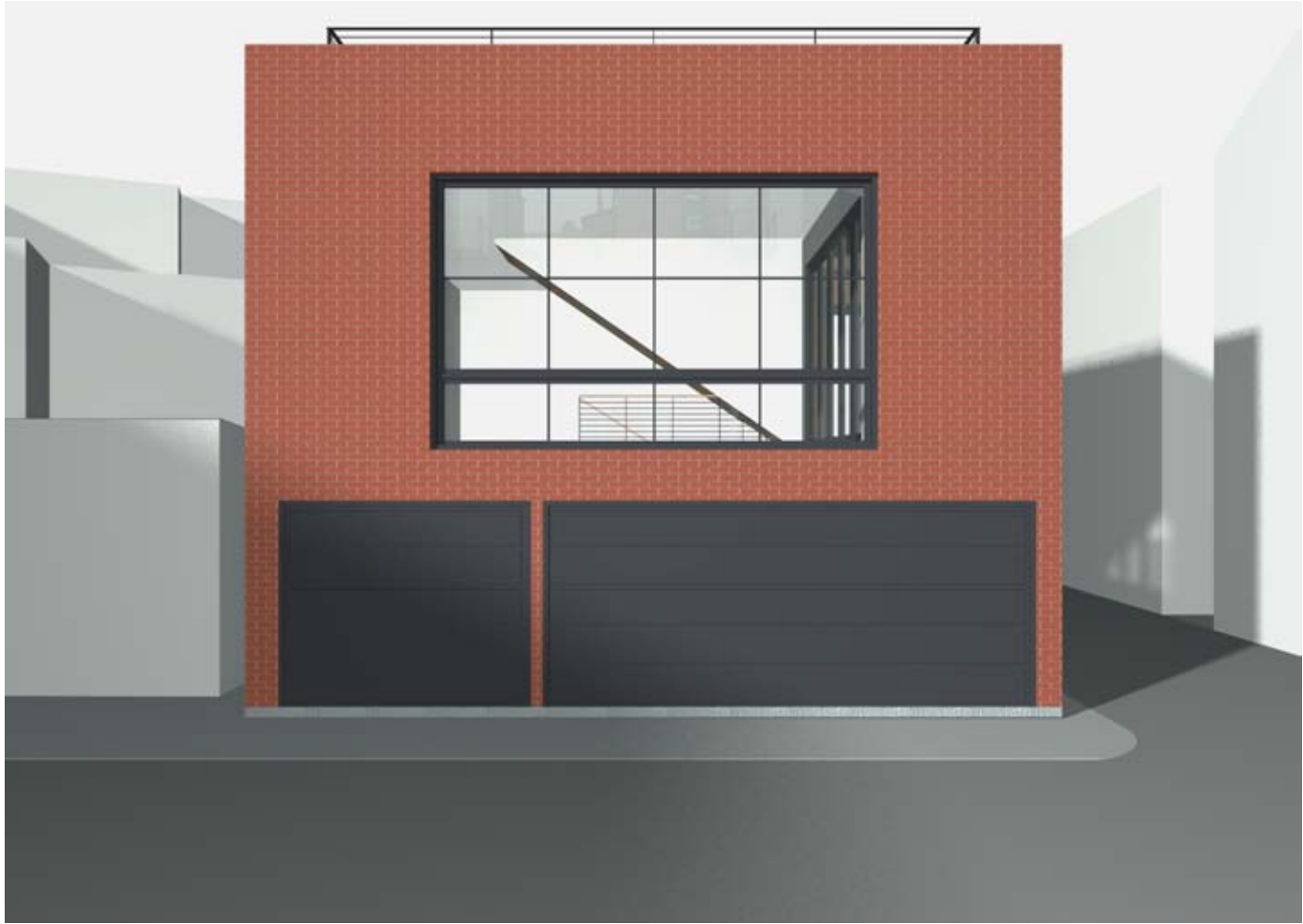
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1 SECTION - PROPOSED
SCALE: 1/4" = 1'-0"

		
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PROPOSED SECTION NEW CONSTRUCTION		
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2 Camera View from North



1 Camera View from NE

		
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PERSPECTIVE VIEWS NEW CONSTRUCTION		
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2

Camera View from SW



1

Camera View from NW



		
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3 Aerial from Logan Circle



2 Aerial View from 13th ST



1 Aerial View from Q ST



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CONTEXTUAL VIEWS
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