



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:	1.78 = 1600 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.)

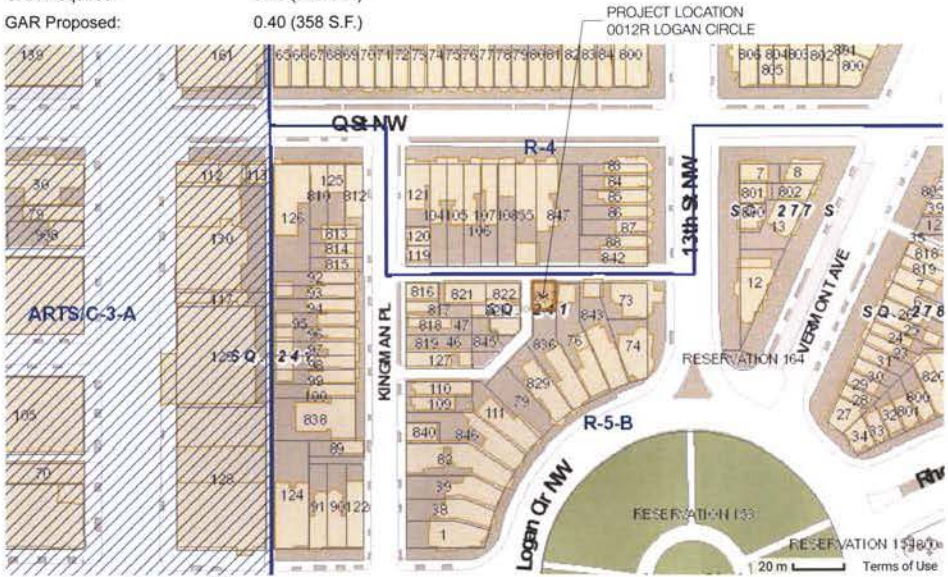
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SCOPE OF WORK: NEW CONSTRUCTION OF ALLEY
GARAGE WITH STORAGE.

DRAWING INDEX

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AREA MAP

NOT TO SCALE



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COVER SHEET
NEW CONSTRUCTION

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10 August 2015
1 February 2016

Board of Zoning Adjustment
District of Columbia
CASE NO.19171
EXHIBIT NO.32



7 EX. SITE - View from SW



6 EX. SITE - View from NE



5 EX. SITE - View from NE



4 EX. SITE - View from NE



3 EX. SITE - View from NW



2 EX. SITE - View from NW



1 EX. SITE - View from NW



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EXISTING CONDITIONS PHOTOS
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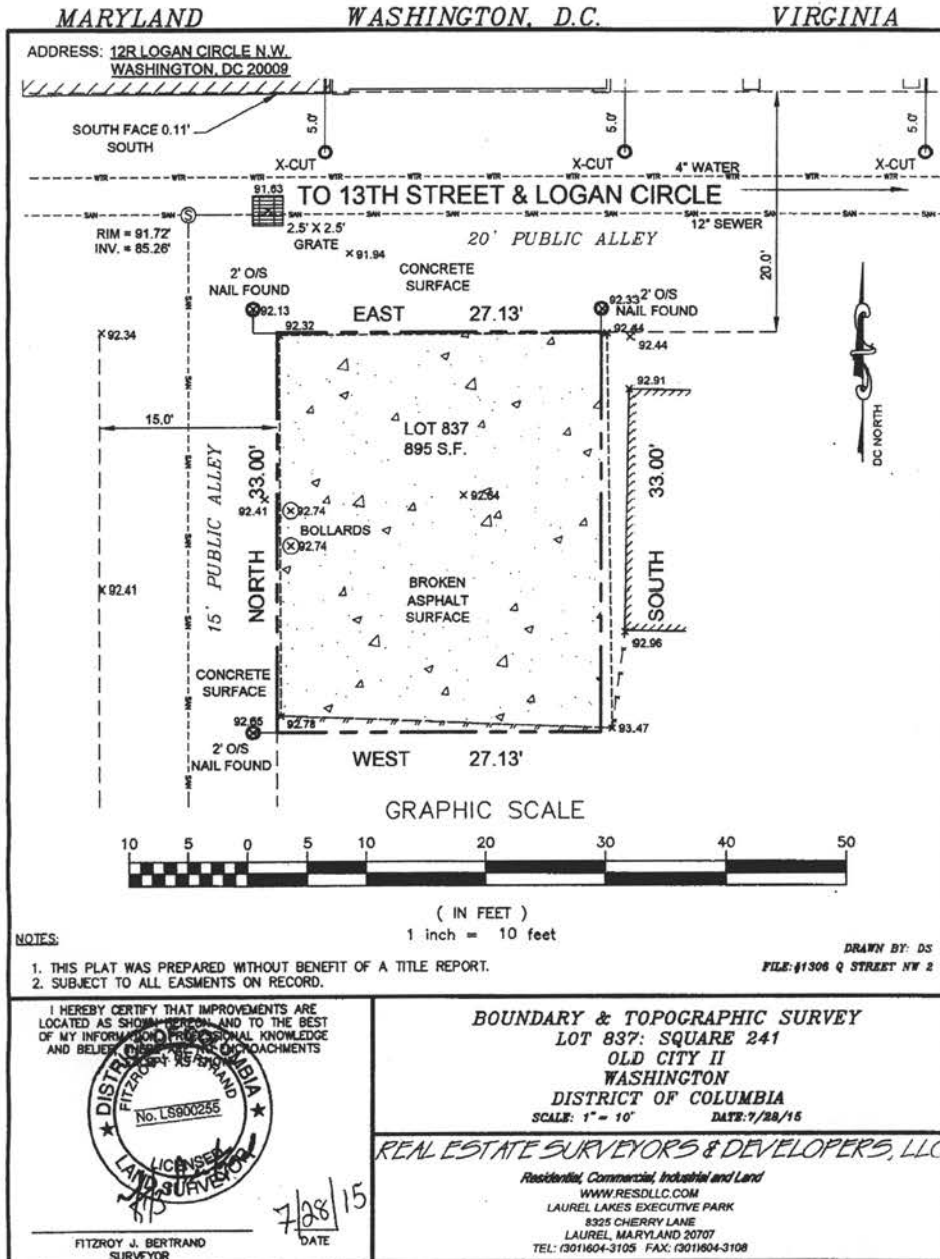
A-1

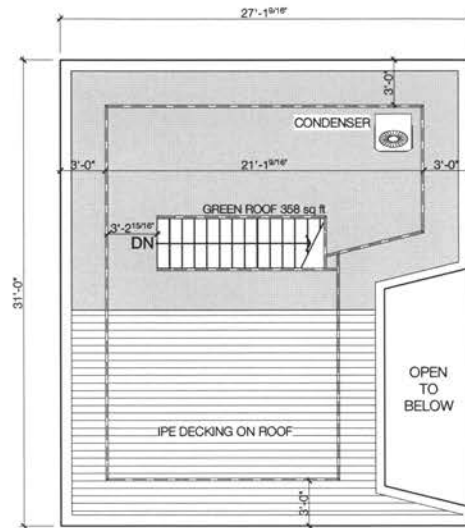
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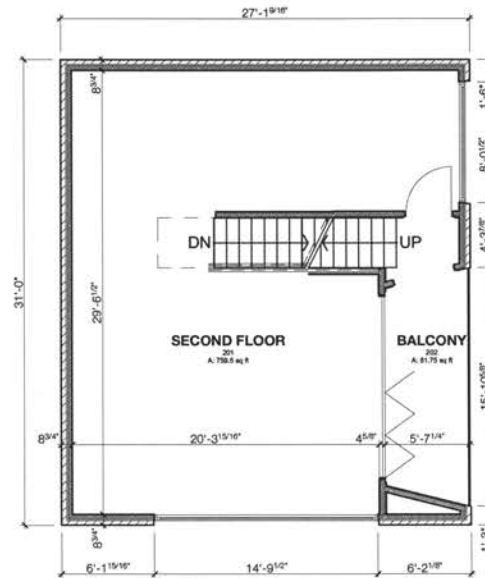
1 EX. SITE - Aerial View from 1310 Q ST

		
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A-2		
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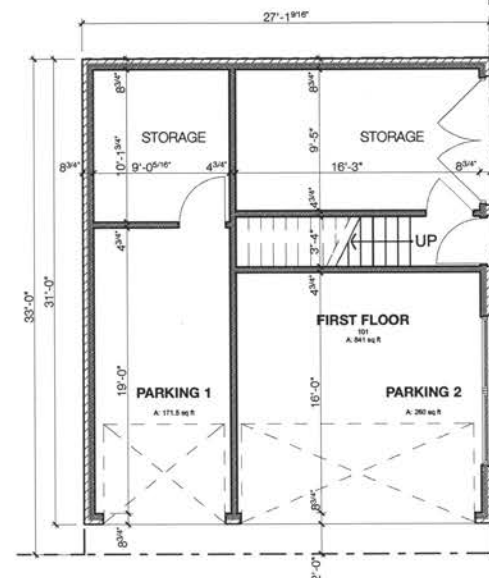




3 PROP. ROOF
SCALE: 1/8" = 1'-0"



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
NET PARKING: 431.5 SQ FT
TOTAL GROSS AREA: 1604.75 SQ FT

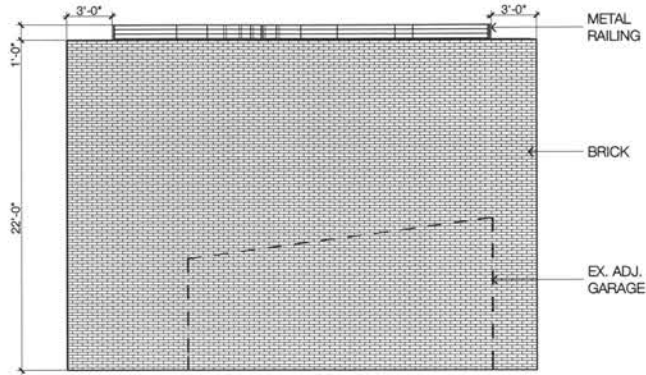


PROPOSED PLANS	NEW CONSTRUCTION
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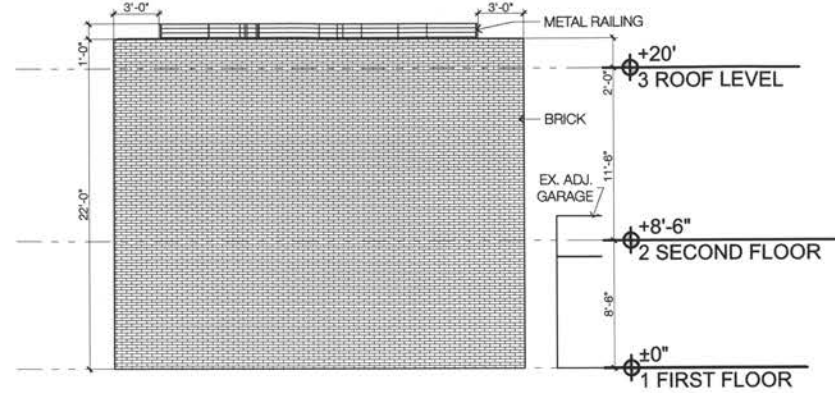
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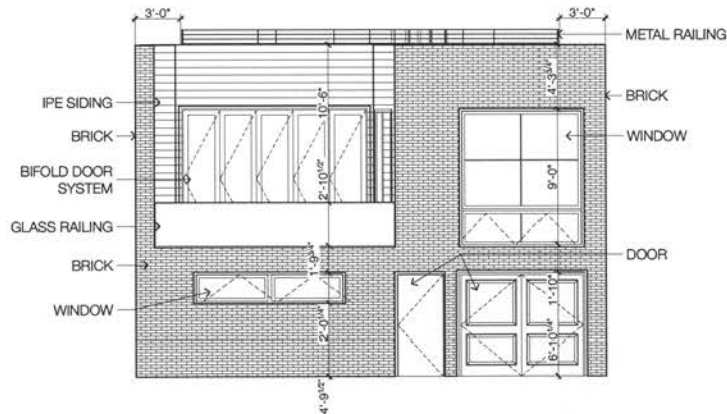
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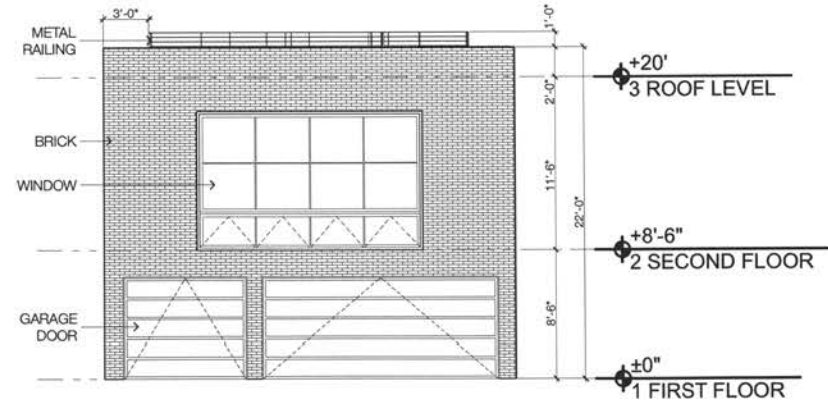
4 **EAST ELEVATION / LEFT**
SCALE: 1/8" = 1'-0"



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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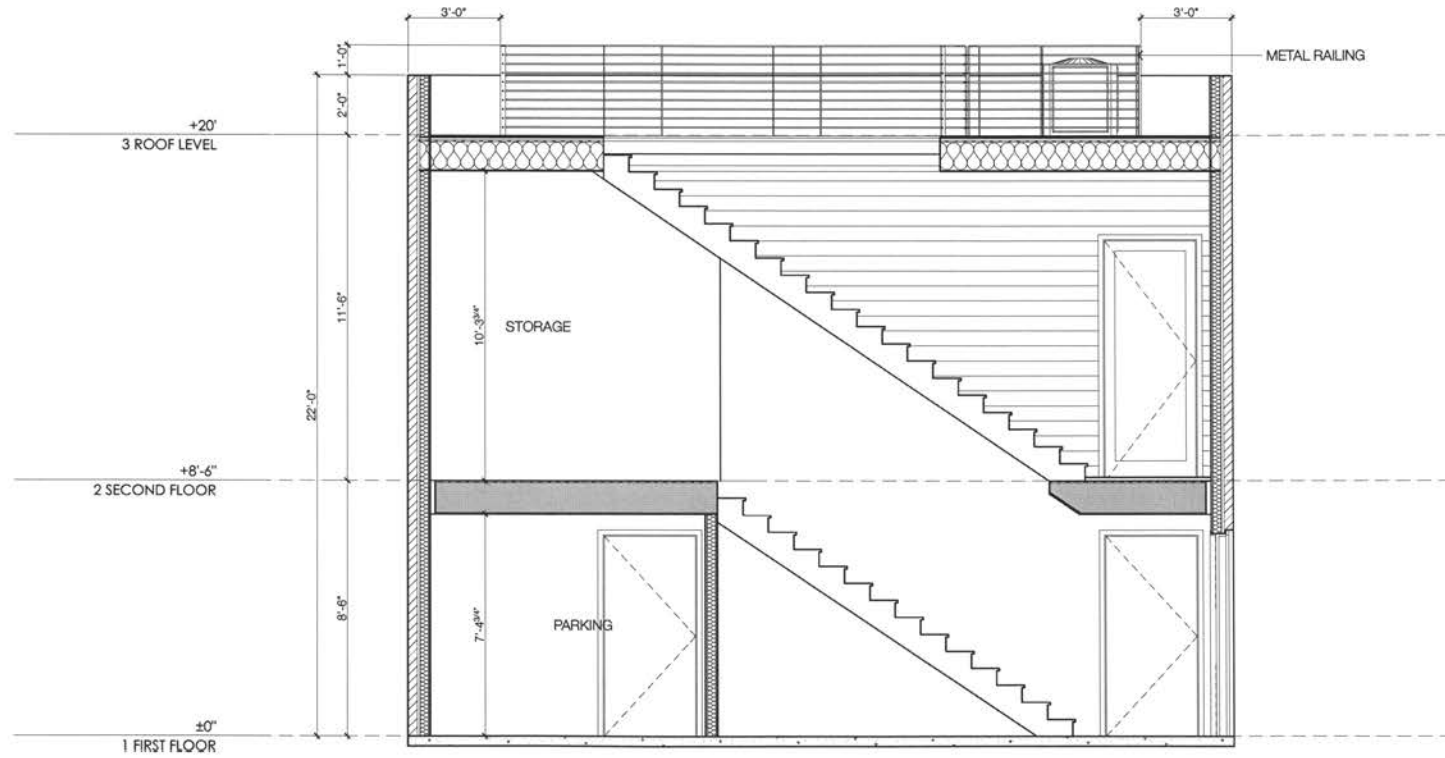
PROPOSED ELEVATIONS
NEW CONSTRUCTION

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



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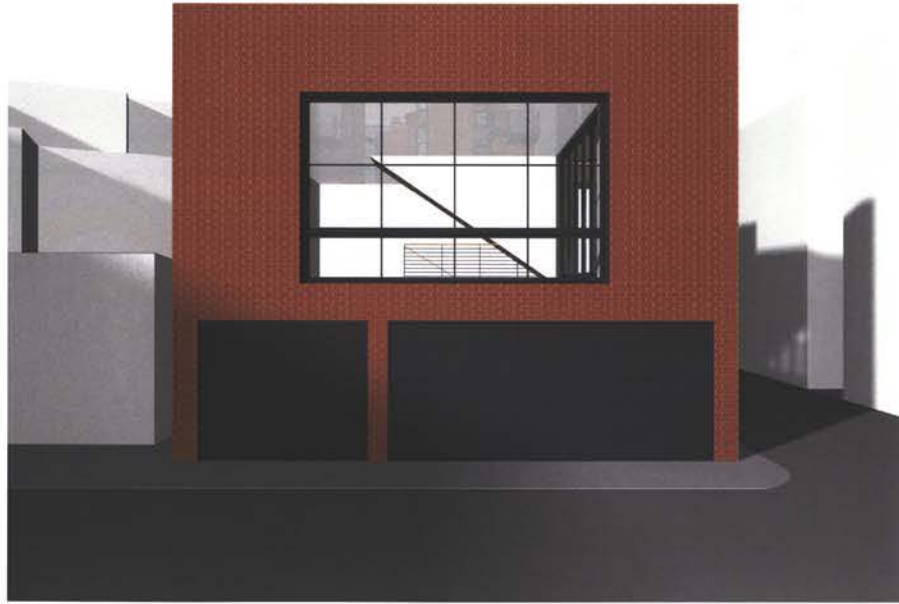
PROPOSED SECTION
NEW CONSTRUCTION

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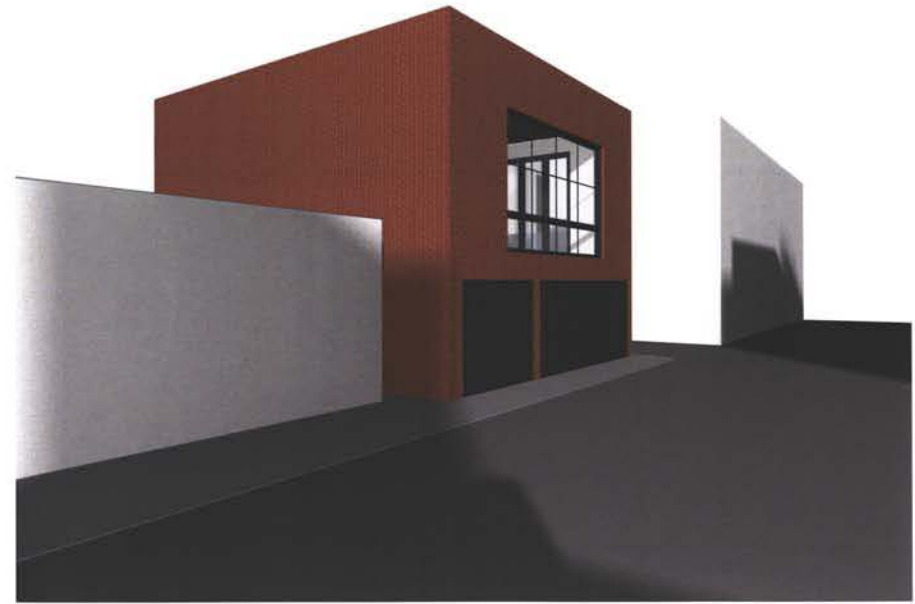
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SCALE: 1/4" = 1'-0"
PROJECT: 1 February 2016

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2 Camera View from North



1 Camera View from NE



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PERSPECTIVE VIEWS
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2 EX. SITE - View from SW



1 EX. SITE - View from NW



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PERSPECTIVE VIEWS
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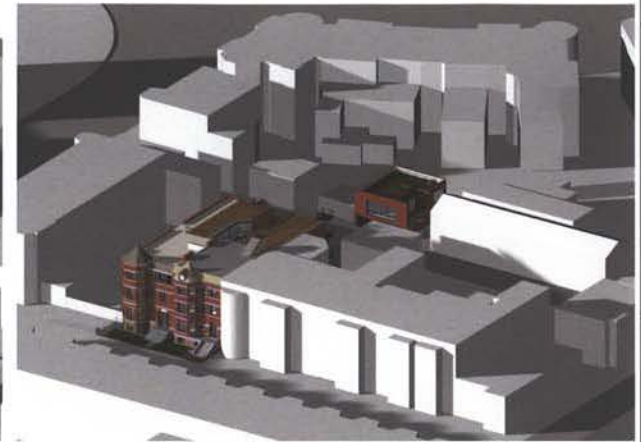
A-8



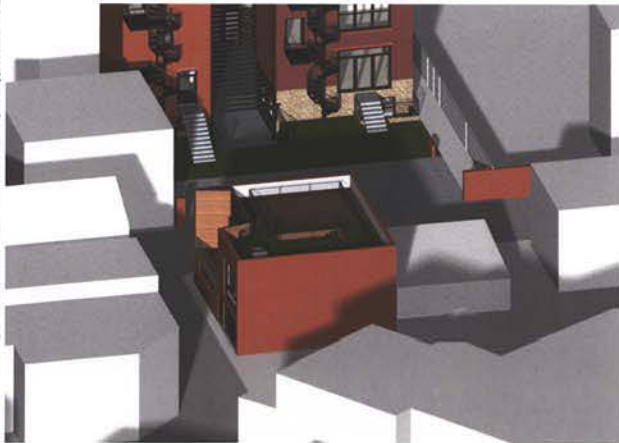
5 Aerial from Logan Circle - A



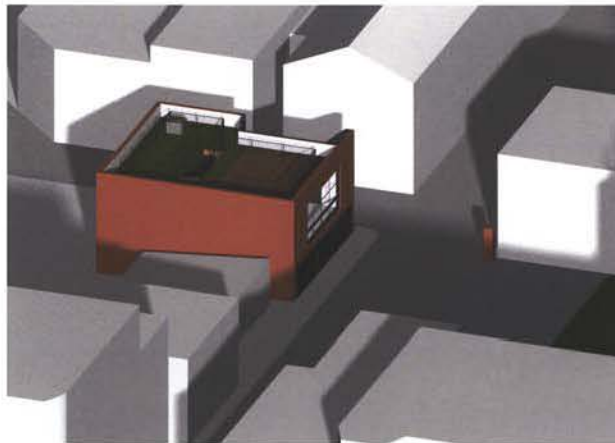
3 Aerial View from 13th ST - A



1 Aerial View from Q ST - A



6 Aerial from Logan Circle - B



4 Aerial View from 13th ST - B



2 Aerial View from Q ST - B



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CONTEXTUAL VIEWS
NEW CONSTRUCTION

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