

SOUTHEAST NEIGHBORHOOD LIBRARY

DISTRICT OF COLUMBIA PUBLIC LIBRARY
 403 7TH STREET SE
 WASHINGTON, DC 20003



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QUINN EVANS 2121 WARD PLACE NW FOURTH FLOOR WASHINGTON DC 20036 (202) 298-6700	SOUTHEAST NEIGHBORHOOD LIBRARY 403 7TH STREET SE, WASHINGTON, DC 20003	41810370 Board of Zoning Adjustment District of Columbia CASE NO. 2021-0010 EXHIBIT NO. 10C	Date: 01/05/22 Sketch Number: A-00
		COVER SHEET	

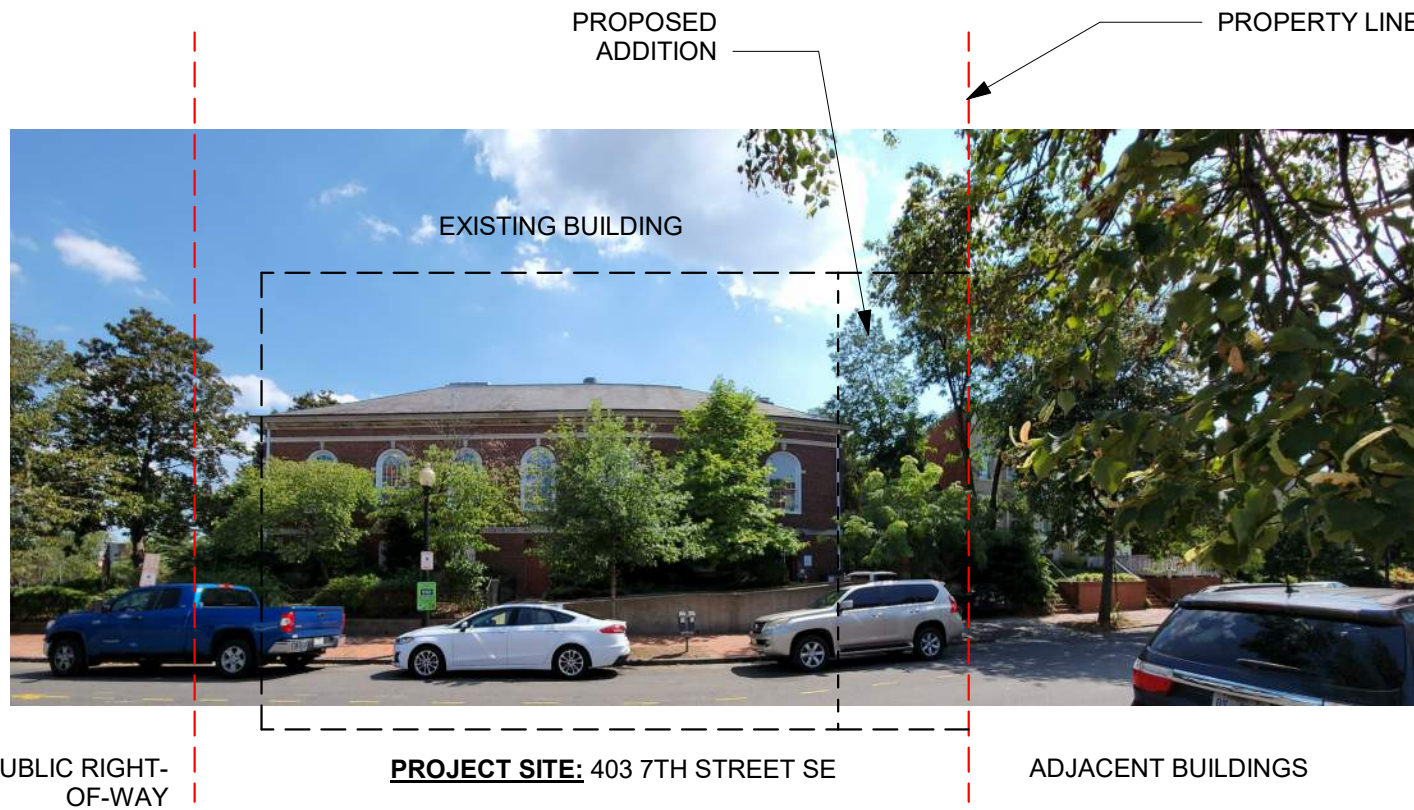


PHOTO - VIEW FROM D STREET SE

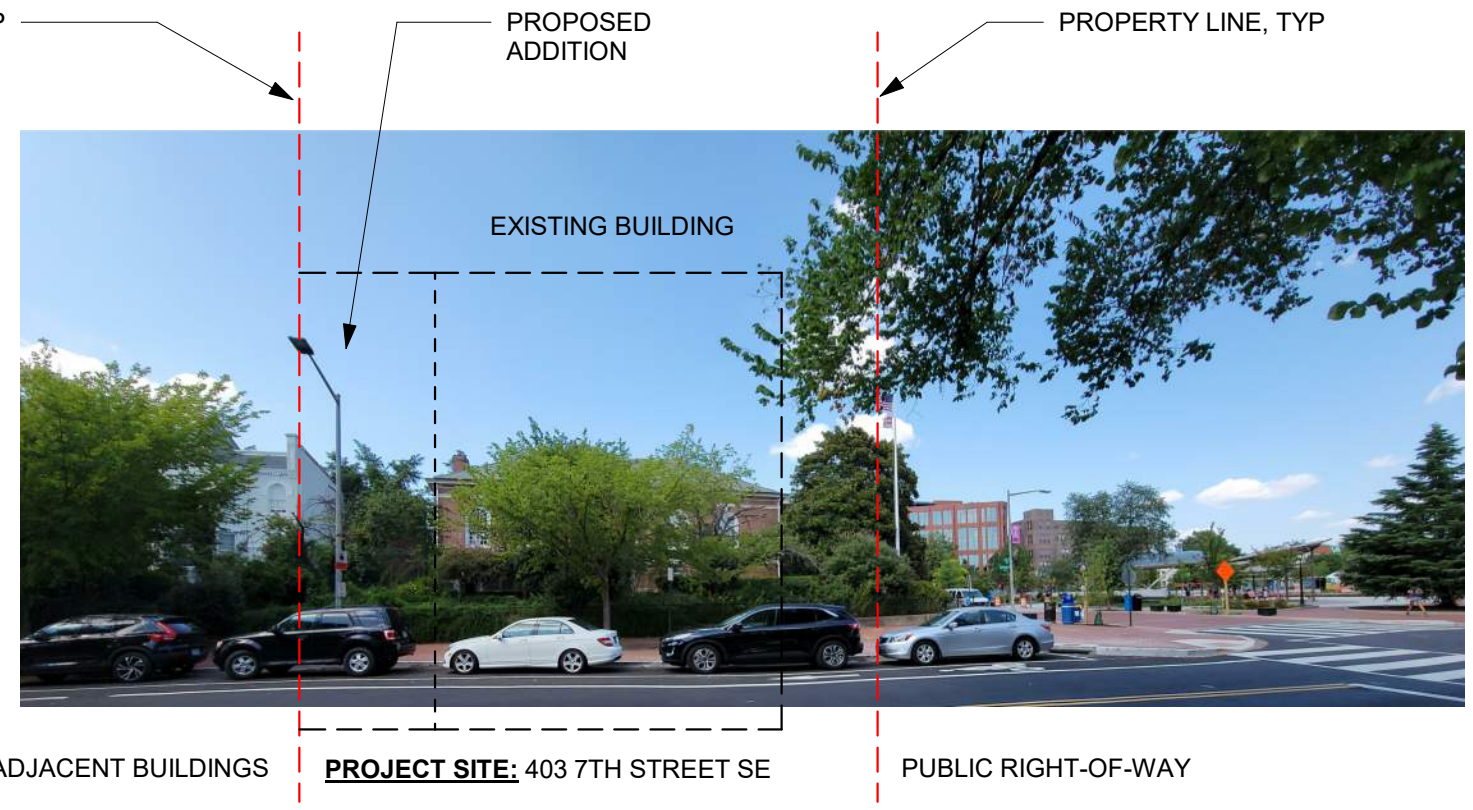


PHOTO - VIEW FROM SOUTH CAROLINA AVENUE SE



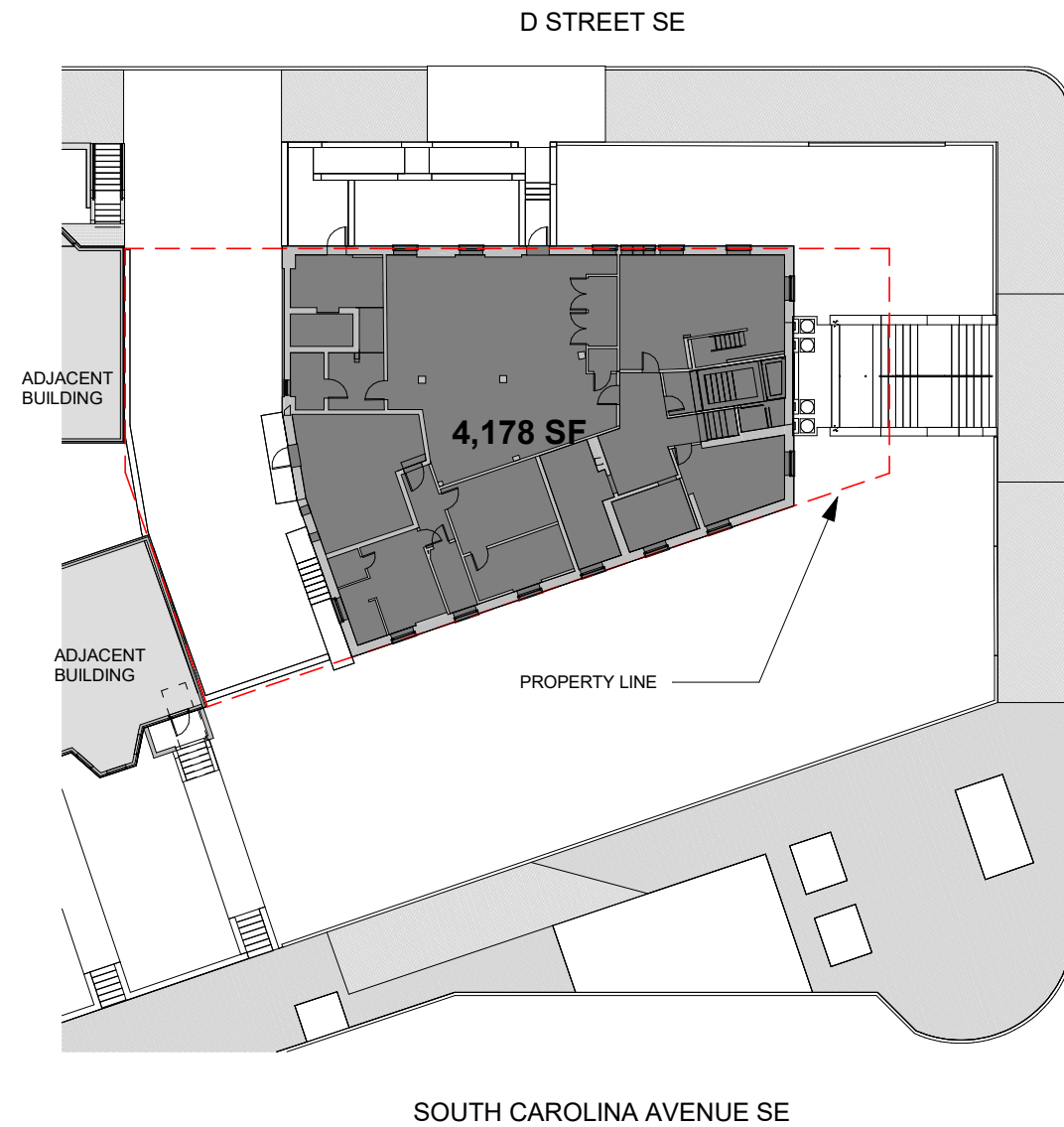
AREA ZONING MAP

PROJECT SITE: LOT # 1, SQUARE #875 AND ZONE RF-1

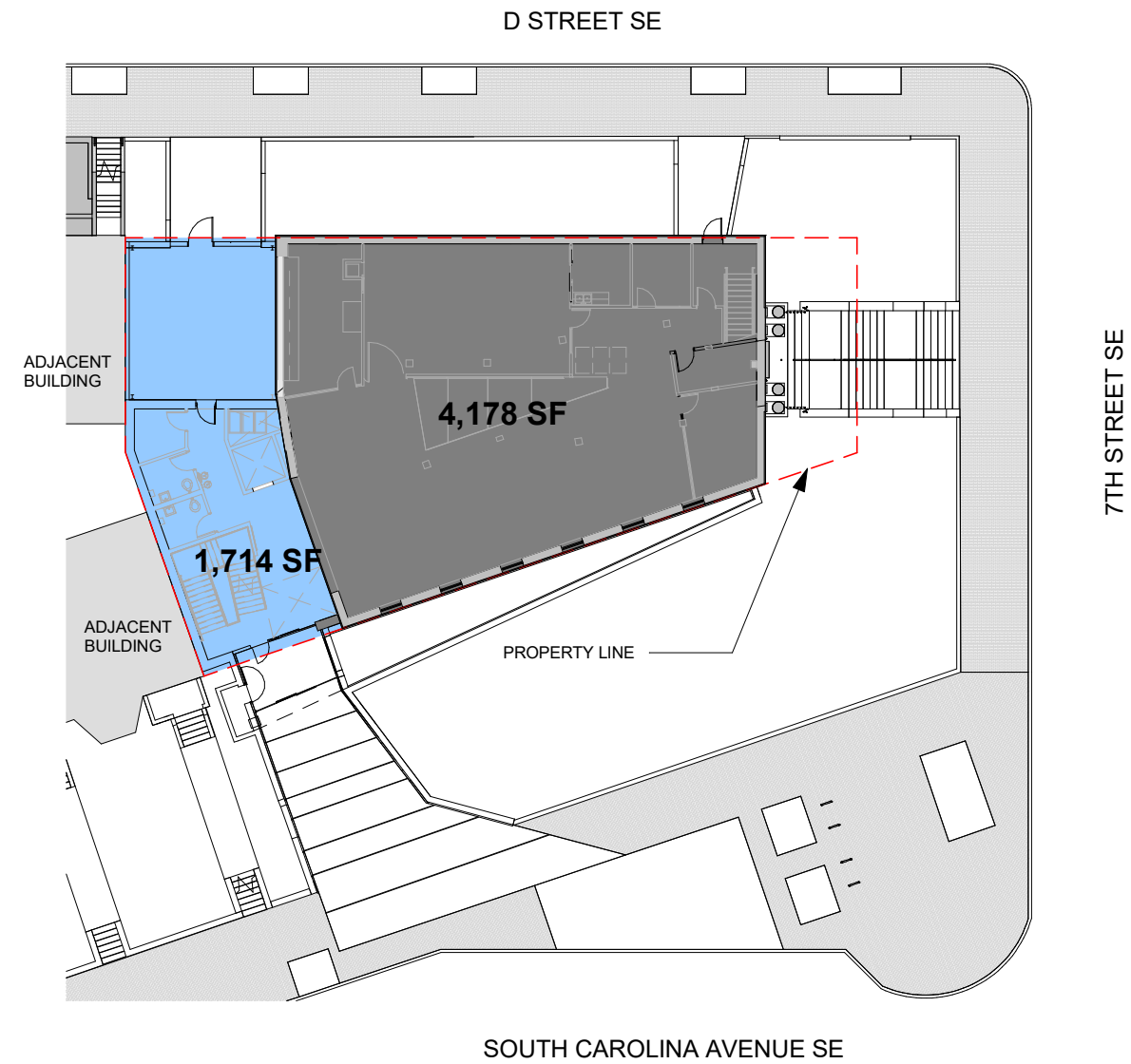


AERIAL VIEW

QUINN EVANS 2121 WARD PLACE NW FOURTH FLOOR WASHINGTON DC 20036 (202) 298-6700	SOUTHEAST NEIGHBORHOOD LIBRARY 403 7TH STREET SE, WASHINGTON, DC 20003	41810370
		Date: 01/05/22
Scale:	SITE ANALYSIS	Sketch Number: A-01



EXISTING LOT OCCUPANCY



PROPOSED LOT OCCUPANCY

LOT OCCUPANCY:

ZONING LOT OCCUPANCY		
	OCCUPANCY AREA	LOT OCCUPANCY
MAX. PERMITTED	2,575 SF	40%
EXISTING	4,178 SF	64.9%
PROPOSED	5,892 SF	91.5%

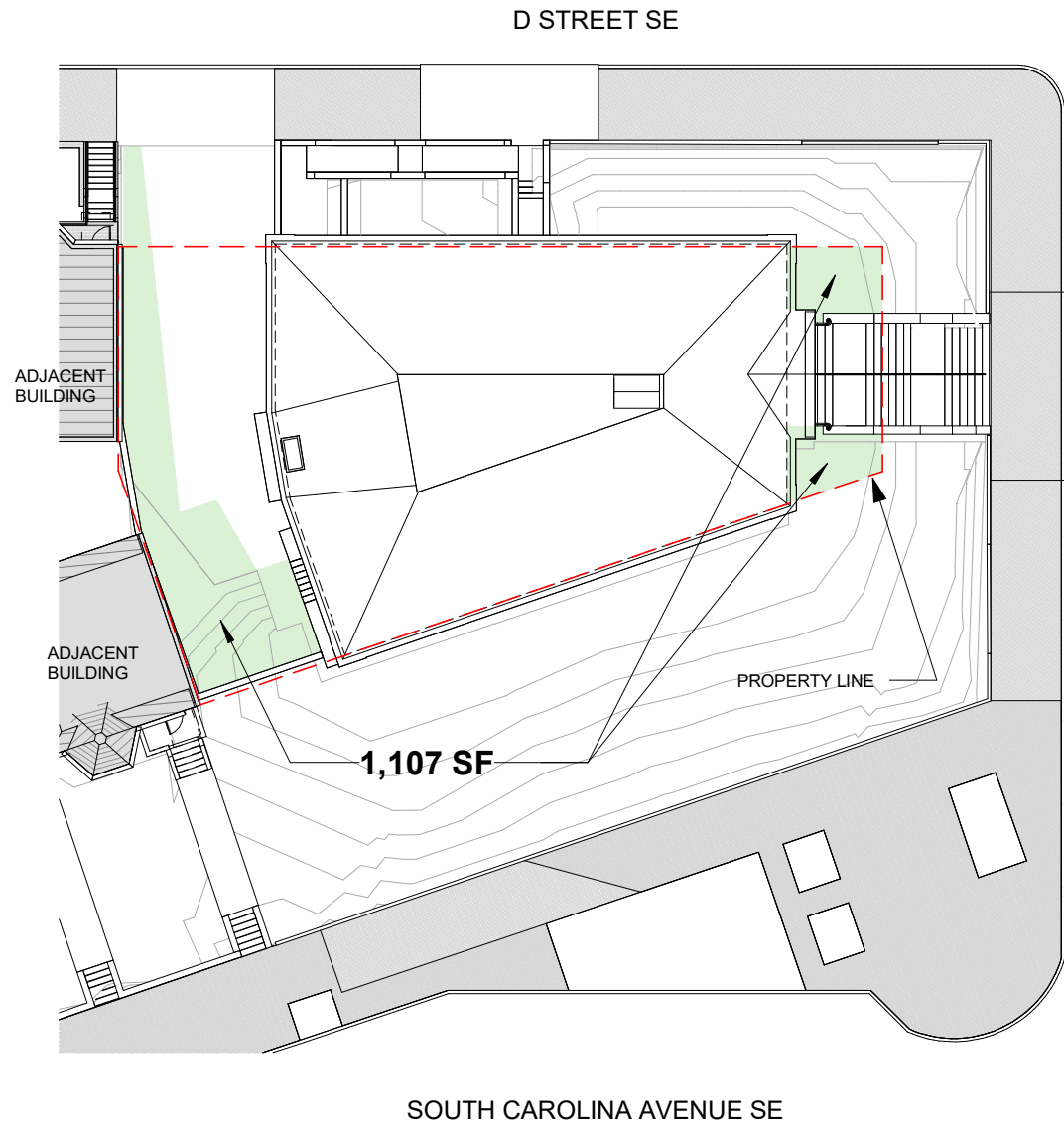
TOTAL LOT AREA = 6,438 SF
 EXISTING LOT OCCUPANCY = 4,178 SF
 PROPOSED LOT OCCUPANCY = 5,892 SF = 4,178 SF (EX. LIBRARY) + 1,714 SF (ADDITION)
 MAXIMUM PERMITTED FOR LIBRARY ZONE RF-1 = 6,438 * 0.40 = 2,575 SF

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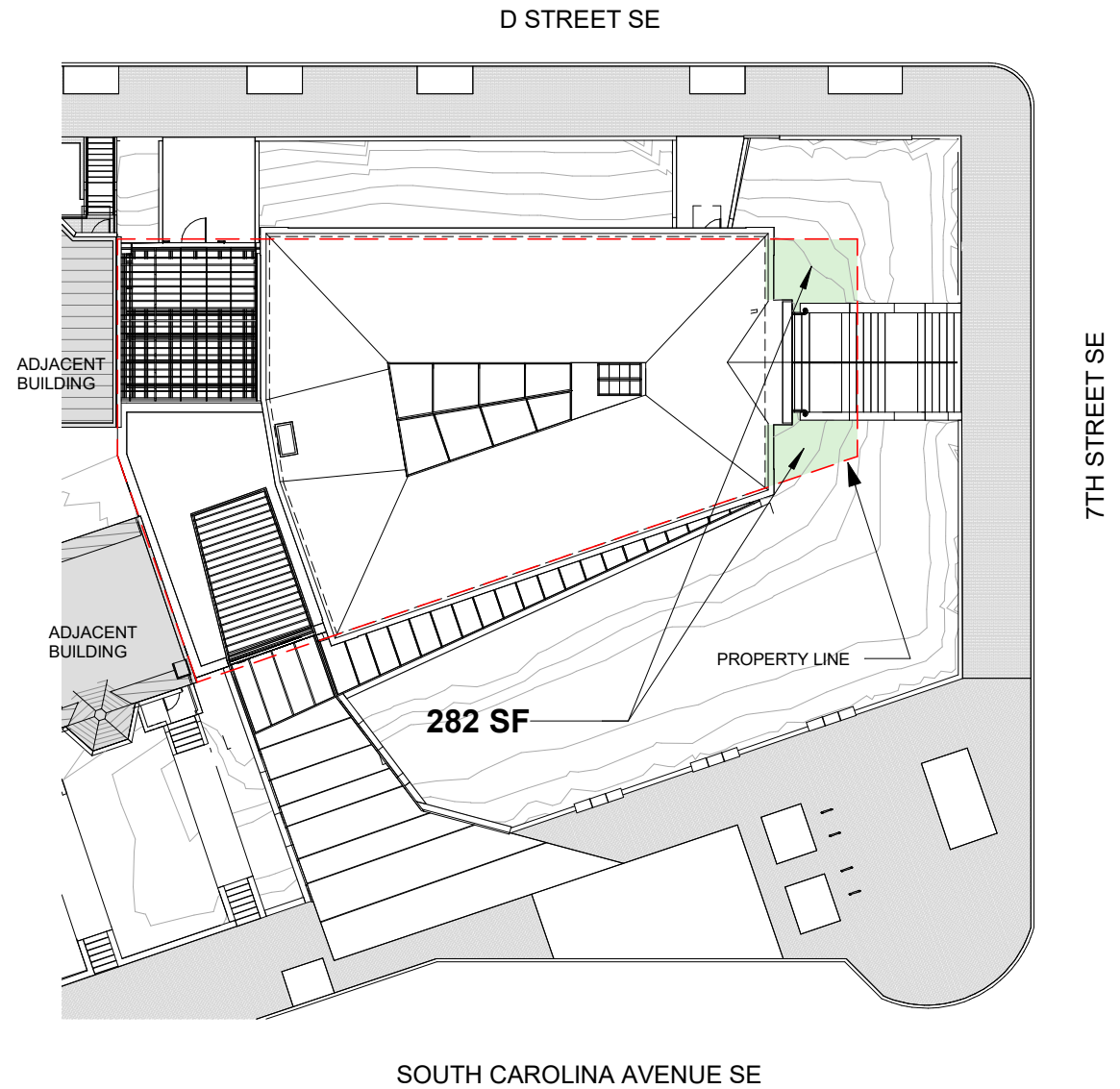
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EXISTING PERVIOUS SURFACE



PROPOSED PERVIOUS SURFACE

PERVIOUS SURFACE:

PERVIOUS SURFACE		
	PERVIOUS AREA	PERVIOUS PERCENTAGE
REQUIRED	3,219 SF	50%
EXISTING	1,107 SF	17.2%
PROPOSED	282 SF	4.4%

- TOTAL LOT AREA = 6,438 SF
- EXISTING PERVIOUS SURFACE AREA = 1,107 SF (17.2%)
- PROPOSED PERVIOUS SURFACE AREA = 282 SF (4.4%)
- MINIMUM REQUIRED = 50%, IF PROPOSED ADDITION INCREASES LOT OCCUPANCY BY 25%. PROPOSED LOT ADDITION INCREASES OCCUPANCY BY 26.7%

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ALLOWABLE DENSITY						
	RF-1		EXISTING		PROVIDED	
FAR / DENSITY	NO LIMIT ¹	NO LIMIT ¹	N/A	N/A	N/A ¹	N/A ¹
LOT OCCUPANCY	40%	2,575	64.90%	4,178	91.50%	5,892
BUILDING HEIGHT (HEIGHT IN FT)	35'-0"		27'-9"		27'-9"	
BUILDING HEIGHT (STORIES)	3		2		2	
REAR YARD	20'-0"		+/- 24'-0" (VARIES)		N/A ²	

¹ No prescribed maximum FAR for public libraries in Zone RF-1

² The property fronts on three streets, and thus rear yard is measured to the center of the adjacent street. Therefore, no rear yard must be provided on the property



PHOTO - VIEW FROM SOUTH CAROLINA AVE.



PHOTO - VIEW FROM CORNER OF 7TH ST. AND D ST.

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<p>Scale:</p>	<p>CONTEXT PHOTOGRAPHS</p>	<p>Date: 01/05/22</p>
		<p>Sketch Number: A-05</p>

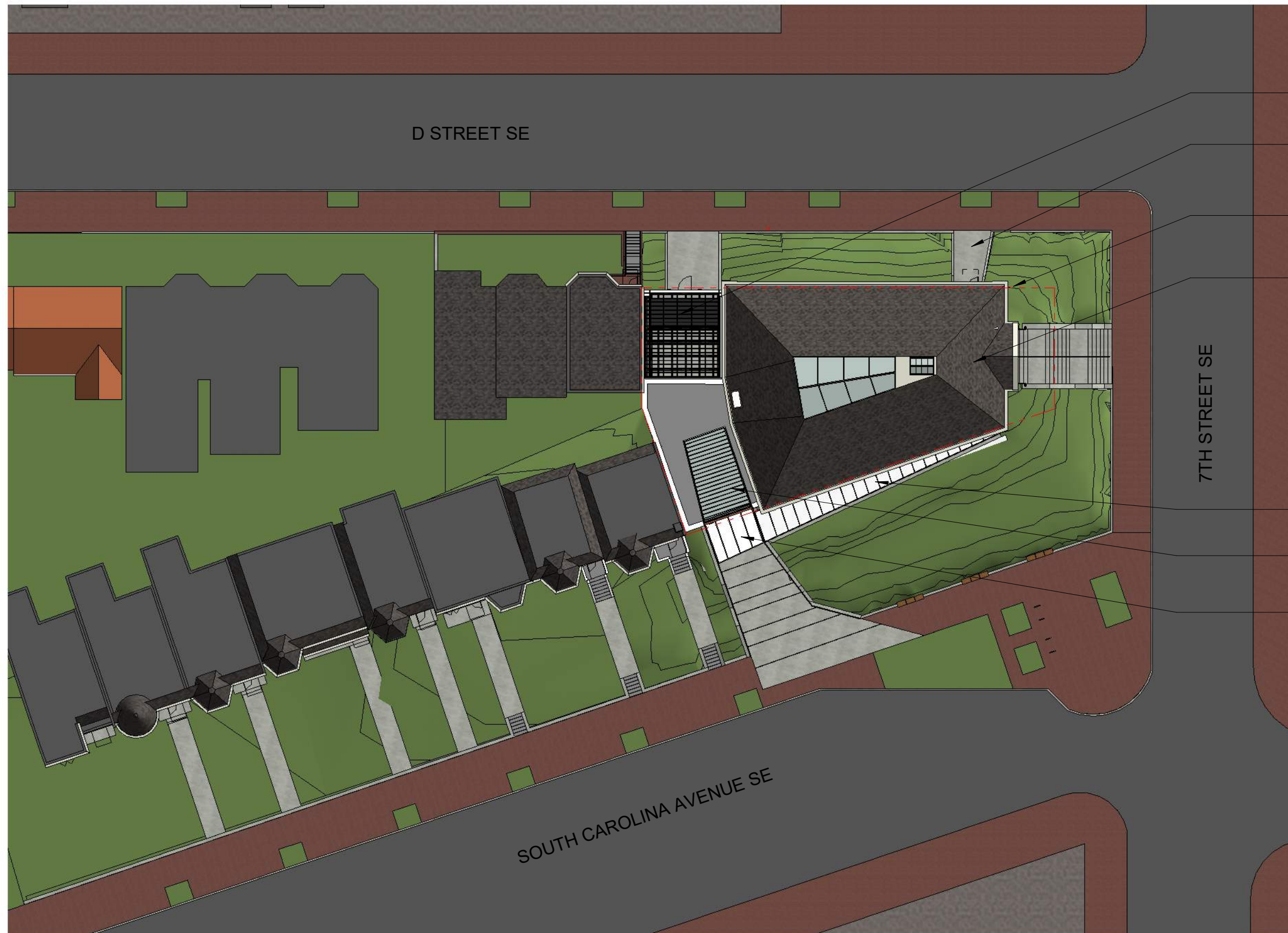


PHOTO - VIEW FROM 7TH ST.



PHOTO - VIEW FROM CORNER OF SOUTH CAROLINA AVE. AND 7TH ST.

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- PROPOSED SERVICE COURTYARD
- PROPOSED OPENING IN BERM W/ CONC PAVER AT NEW EXIT DOOR
- PROPERTY LINE
- EXIST LIBRARY BUILDING
- PROPOSED SKYLIGHT IN BERM
- PROPOSED LIBRARY ADDITION
- PROPOSED NEW ENTRY VESTIBULE

D STREET SE

7TH STREET SE

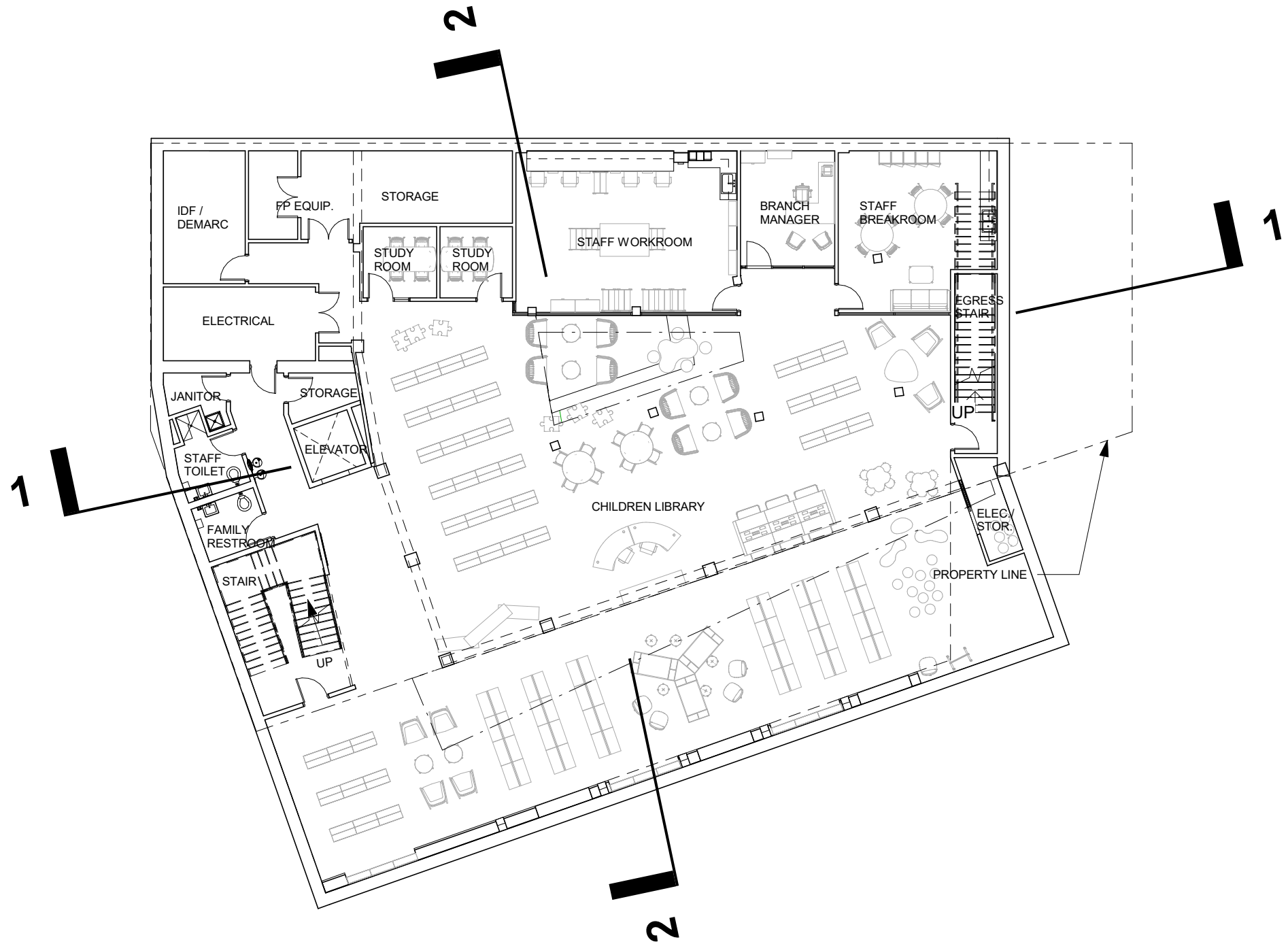
SOUTH CAROLINA AVENUE SE

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SITE PLAN

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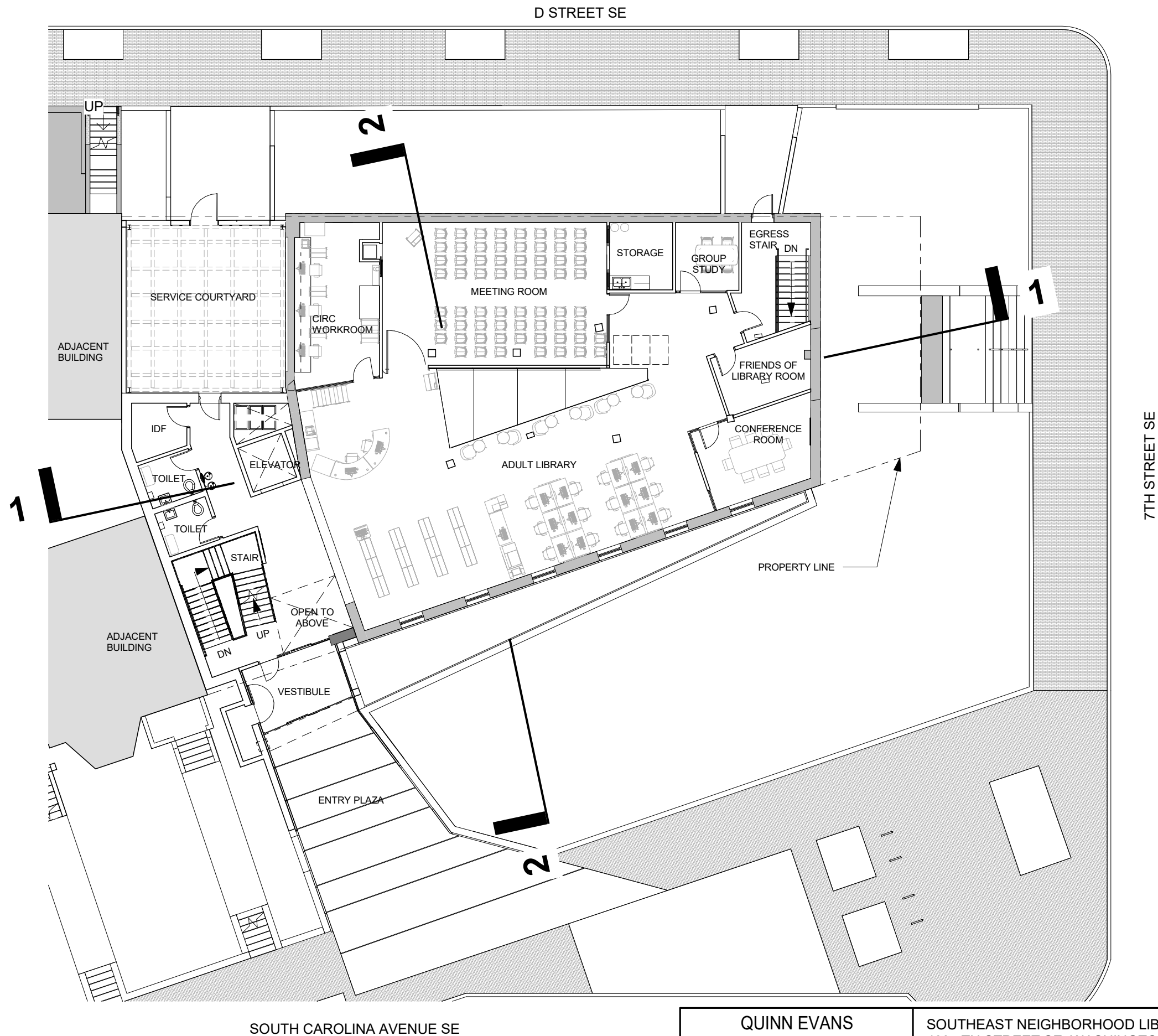


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LOWER LEVEL PLAN

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SOUTH CAROLINA AVENUE SE

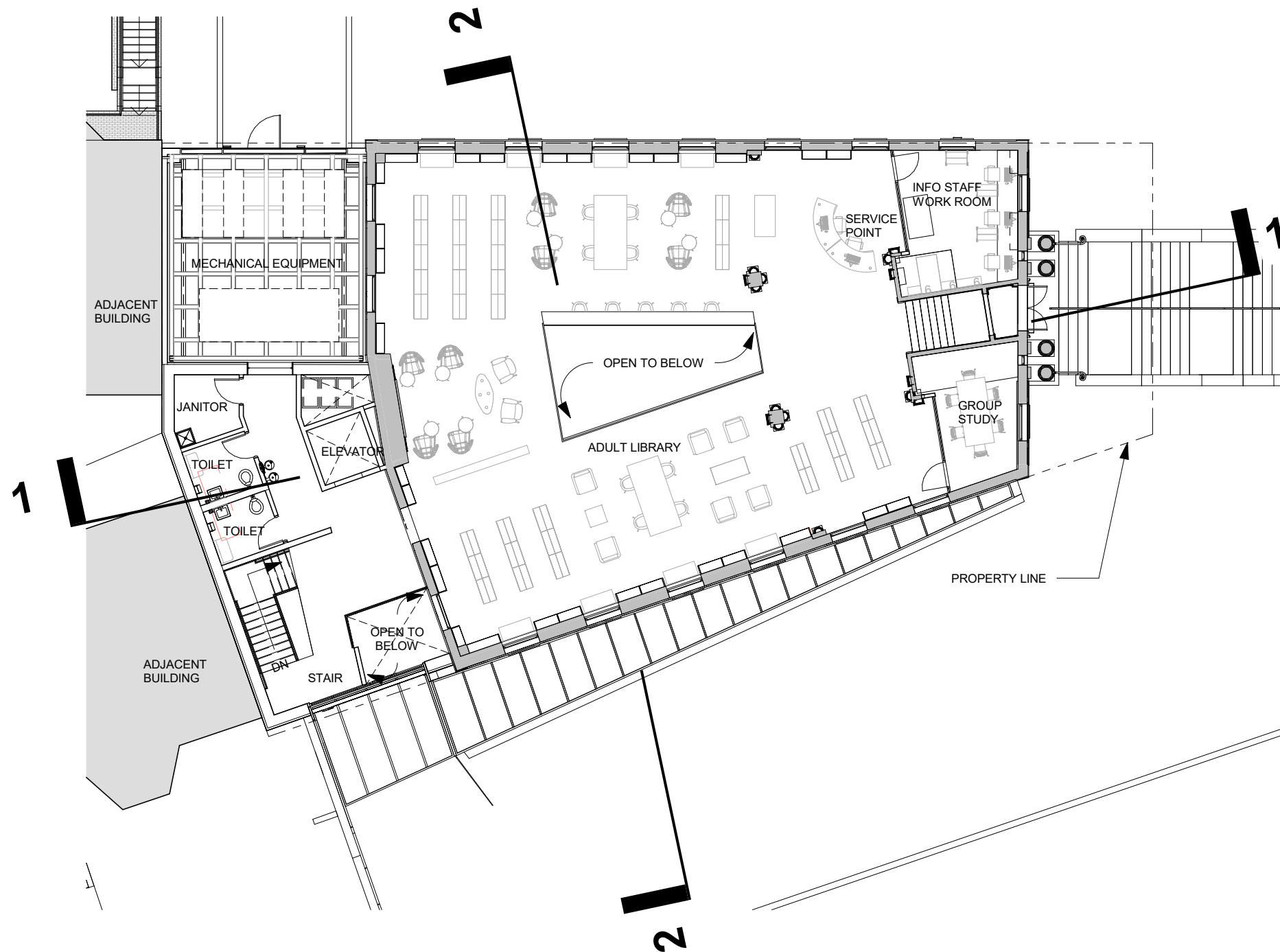
D STREET SE

7TH STREET SE

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GROUND LEVEL PLAN

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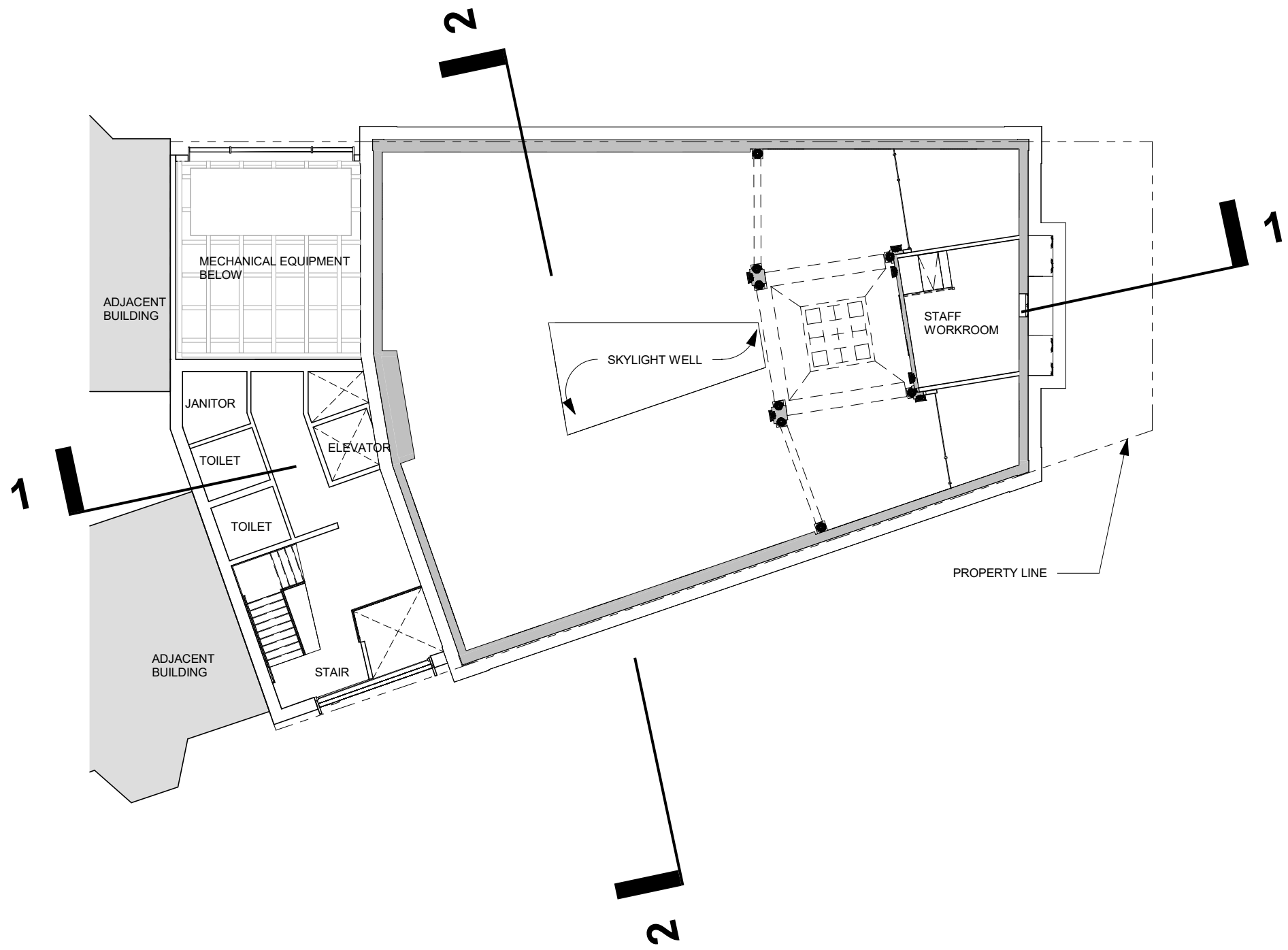


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UPPER LEVEL PLAN

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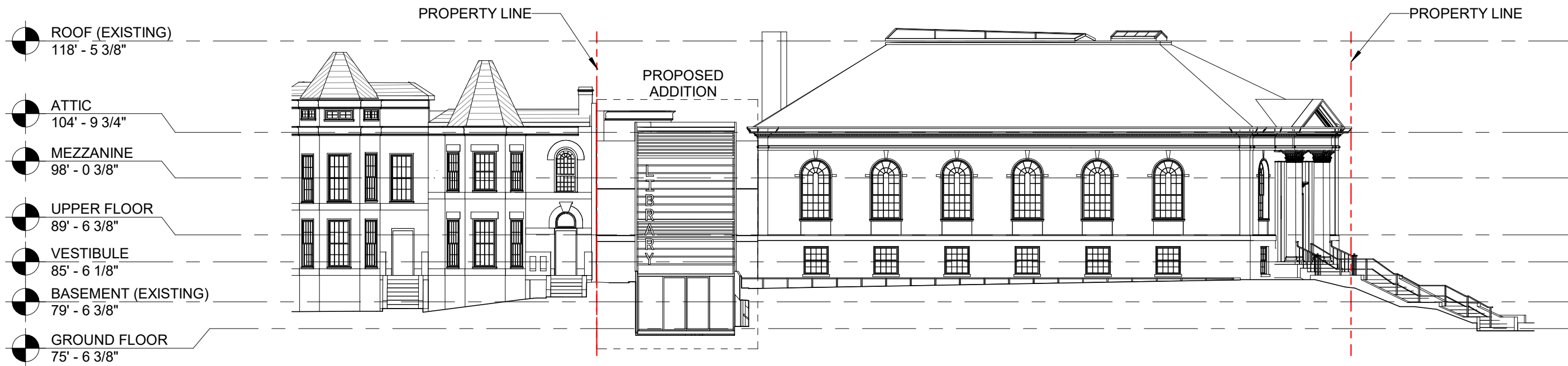


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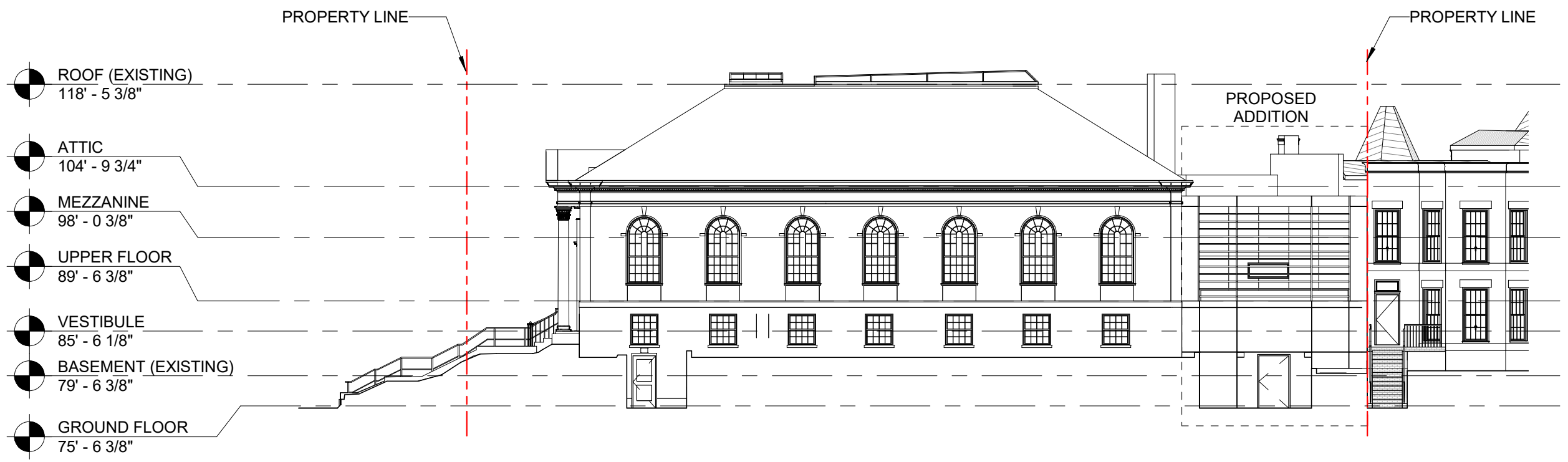
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MEZZANINE PLAN

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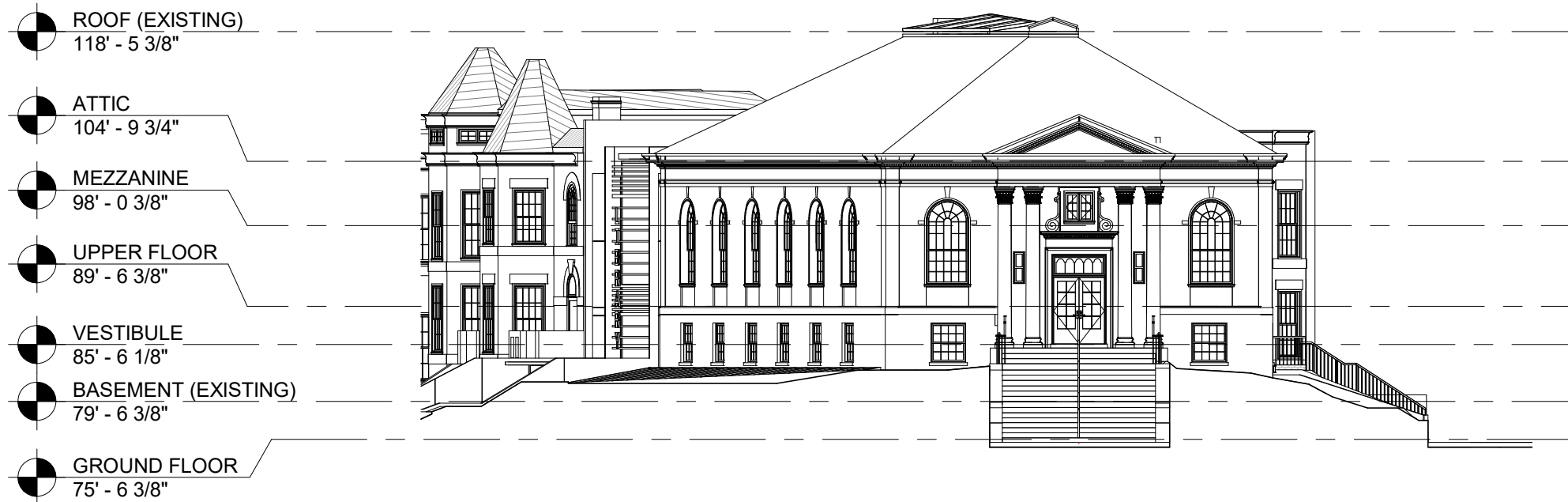


SOUTH ELEVATION



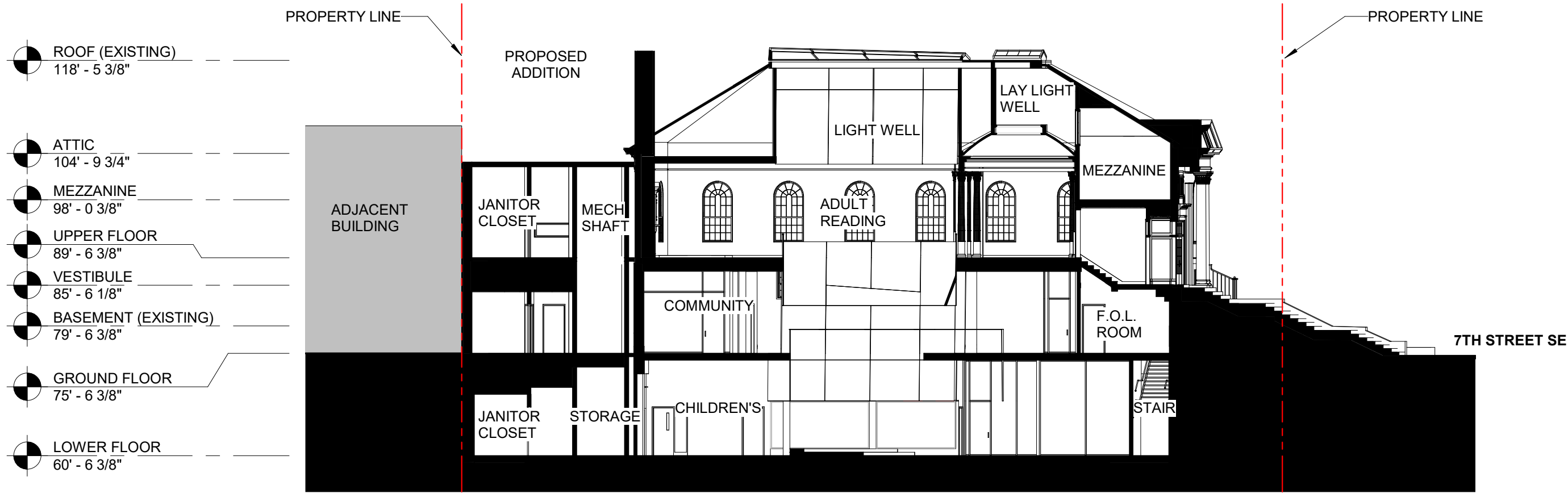
NORTH ELEVATION

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<p>Scale: 1/16" = 1'-0"</p>	<p>ELEVATIONS</p>	<p>Date: 01/05/22</p>
		<p>Sketch Number:</p>
		<p>A-20</p>

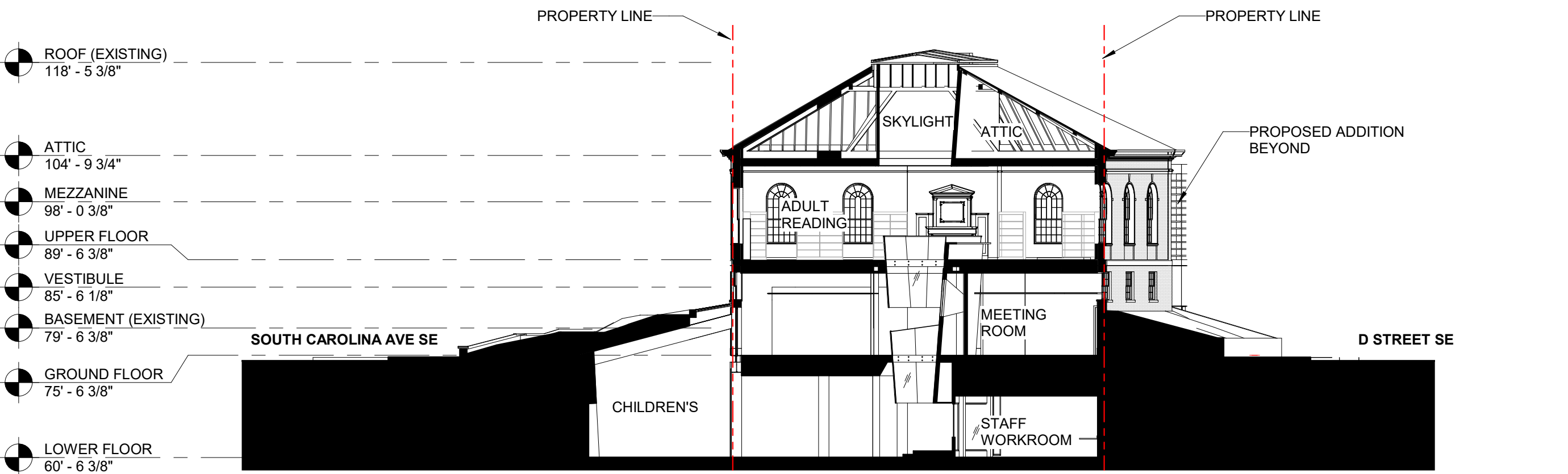


EAST ELEVATION

<p>QUINN EVANS 2121 WARD PLACE NW FOURTH FLOOR WASHINGTON DC 20036 (202) 298-6700</p>	<p>SOUTHEAST NEIGHBORHOOD LIBRARY 403 7TH STREET SE, WASHINGTON, DC 20003</p>	<p>41810370</p>
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		<p>Sketch Number: A-21</p>



1 EAST-WEST SECTION (LOOKING NORTH)



2 NORTH-SOUTH SECTION (LOOKING WEST)

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<p>Scale:</p>	<p>RENDERINGS</p>	<p>Date: 01/05/22 Sketch Number: A-40</p>