

# 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. 2021-0001 EXHIBIT NO. 11	Date: 08/30/21 Sketch Number: A-00
		Scale:	



PHOTO - VIEW FROM D STREET SE

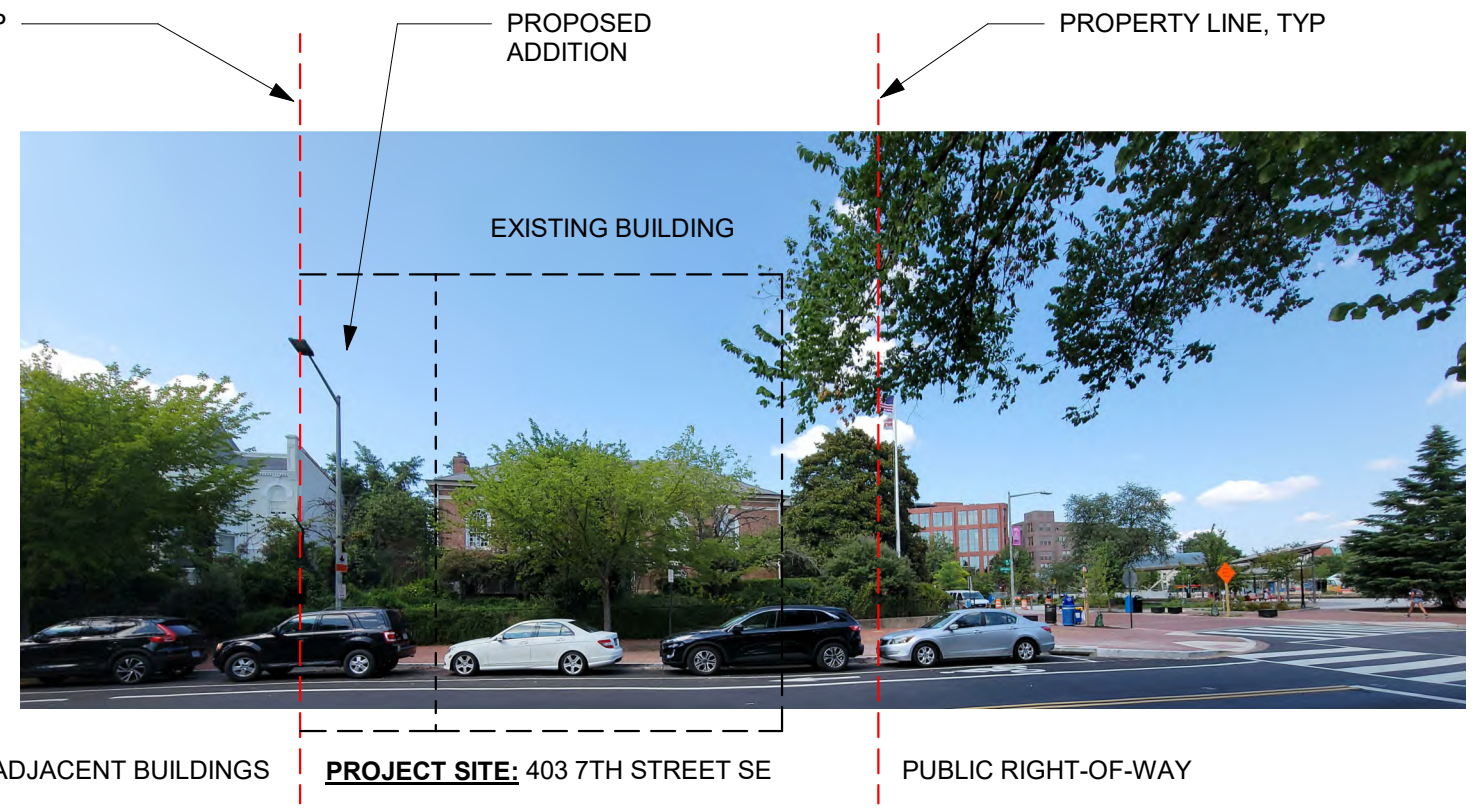
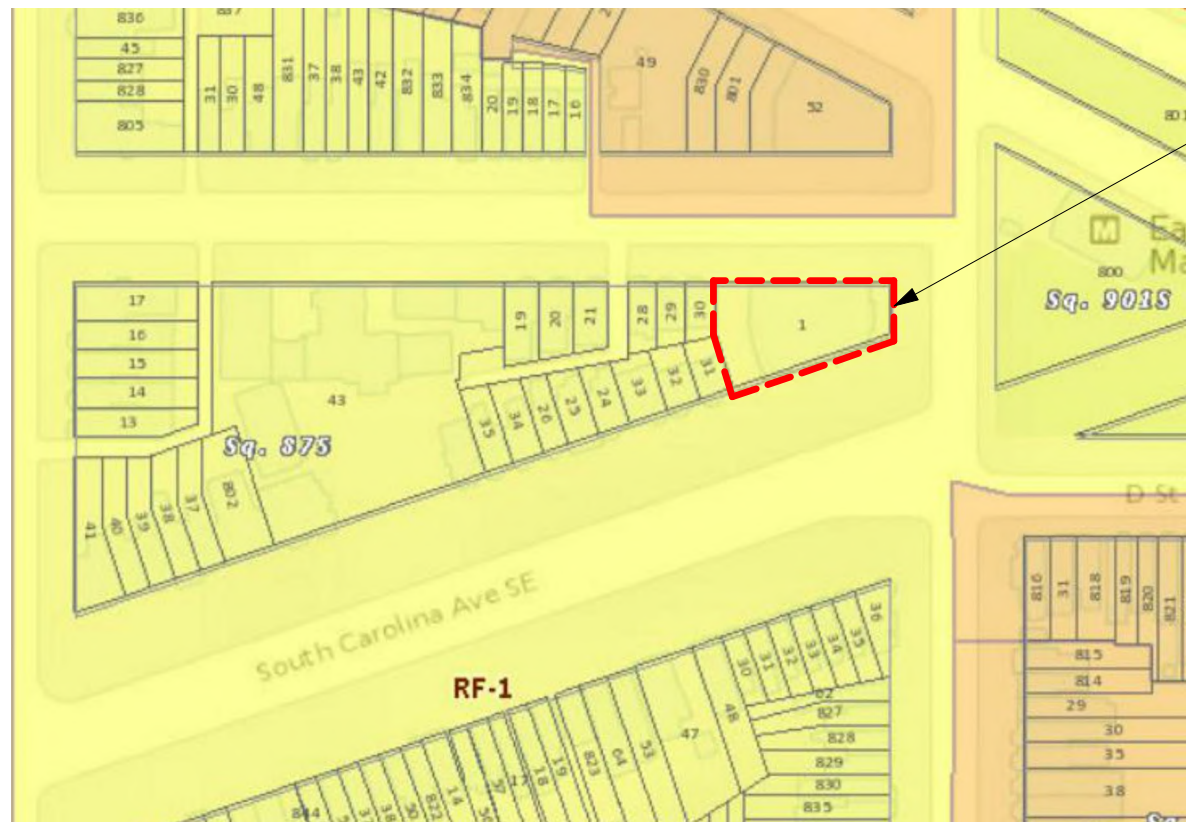


PHOTO - VIEW FROM SOUTH CAROLINA AVENUE SE



AREA ZONING MAP

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



AERIAL VIEW

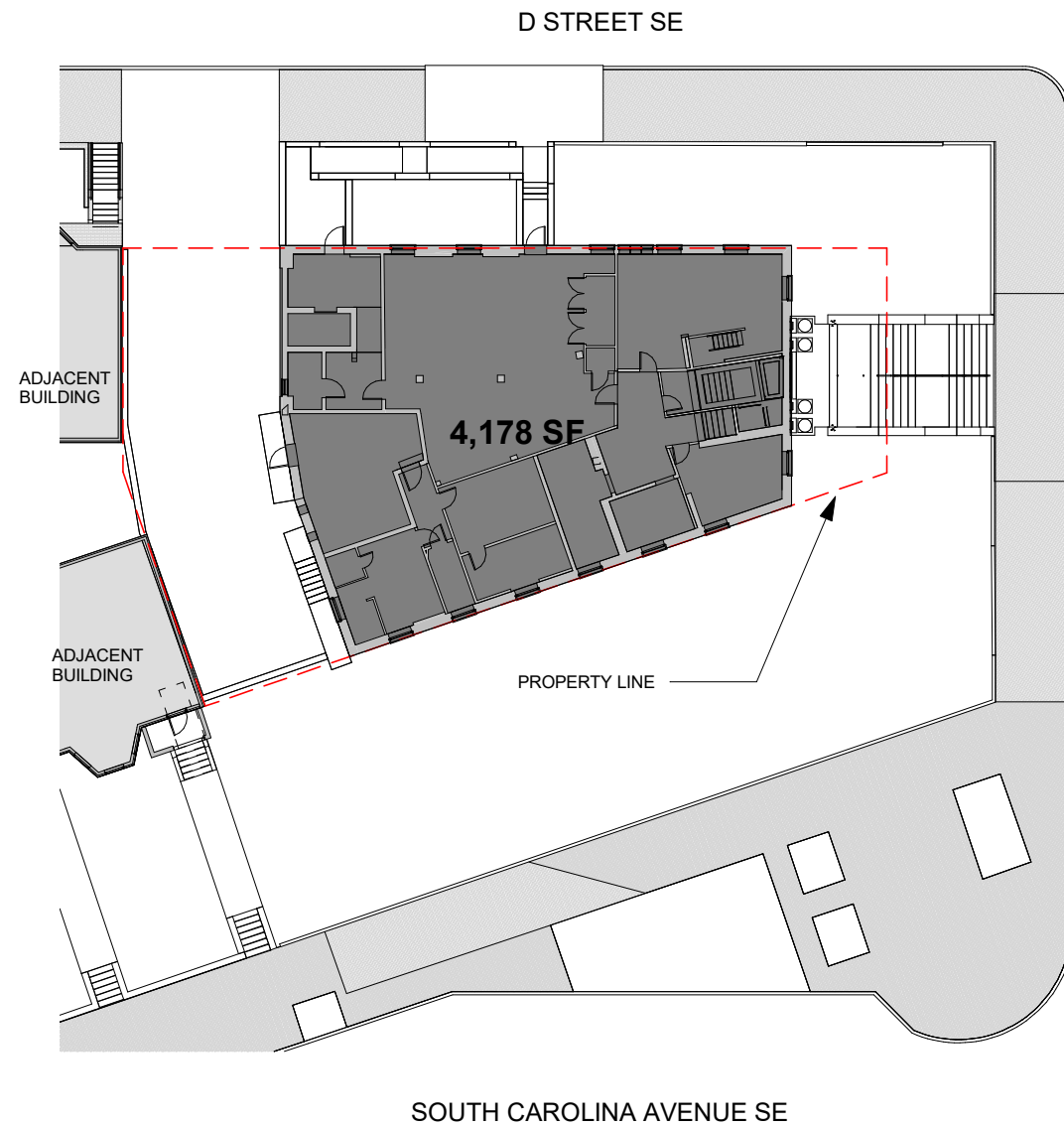
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Scale:

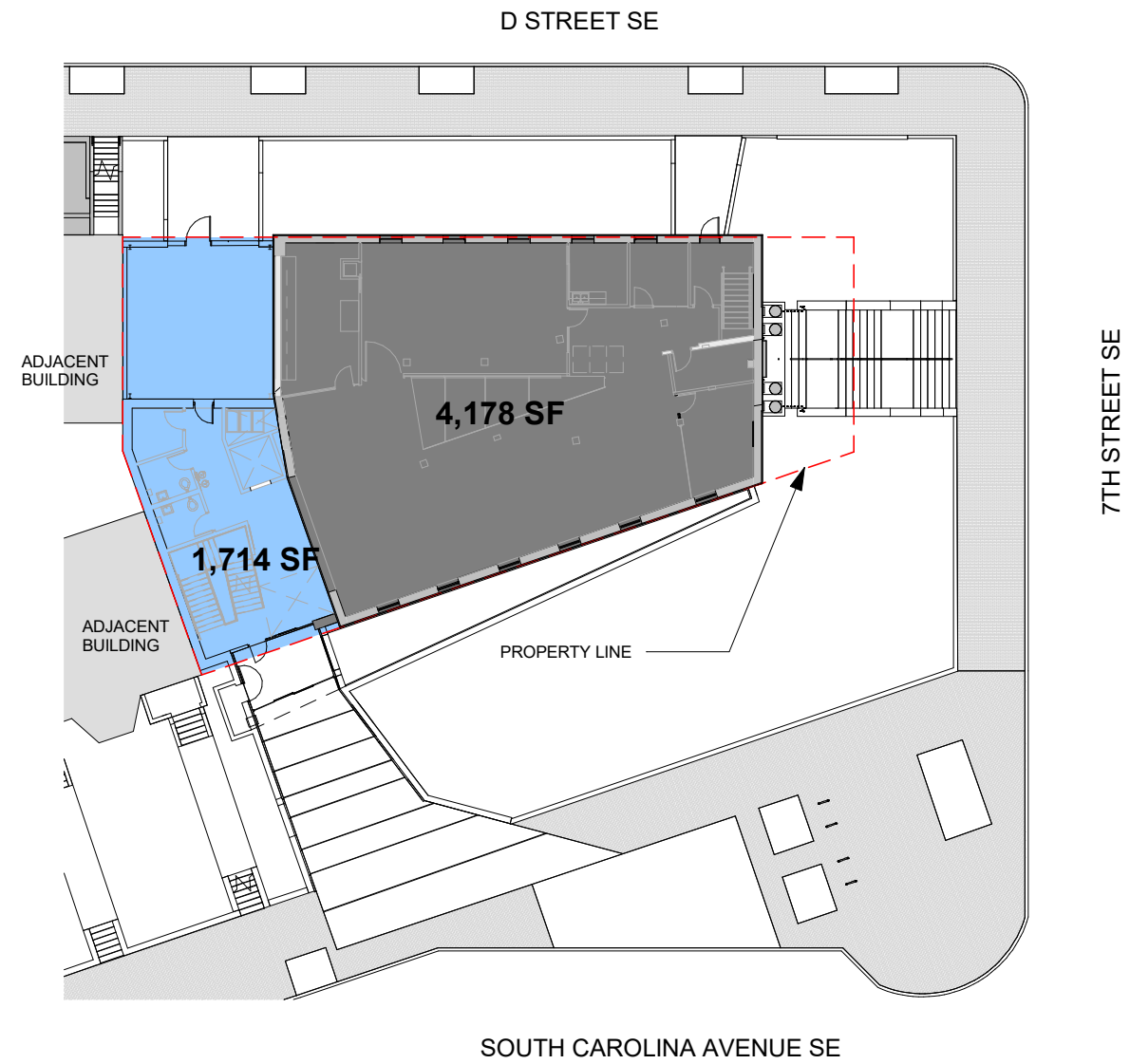
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**SITE ANALYSIS**

41810370  
 Date: 08/30/21  
 Sketch Number:  
**A-01**



EXISTING LOT OCCUPANCY



PROPOSED LOT OCCUPANCY

**LOT OCCUPANCY:**

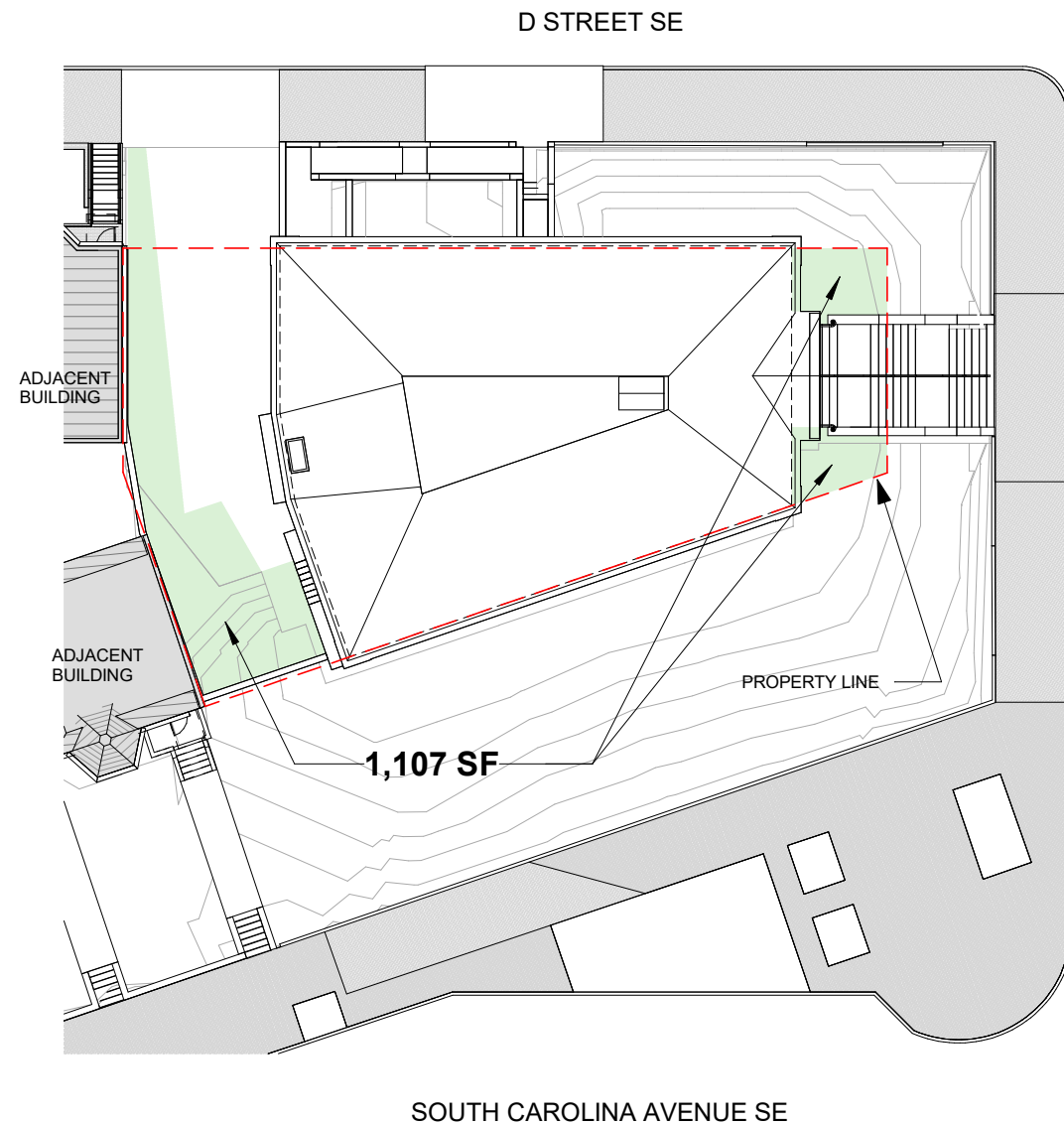
ZONING LOT OCCUPANCY		
	OCCUPANCY AREA	LOT OCCUPANCY
MAX. PERMITTED	2,575 SF	40%
EXISTING	4,178 SF	64.9%
PROPOSED	5,892 SF	91.5%

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

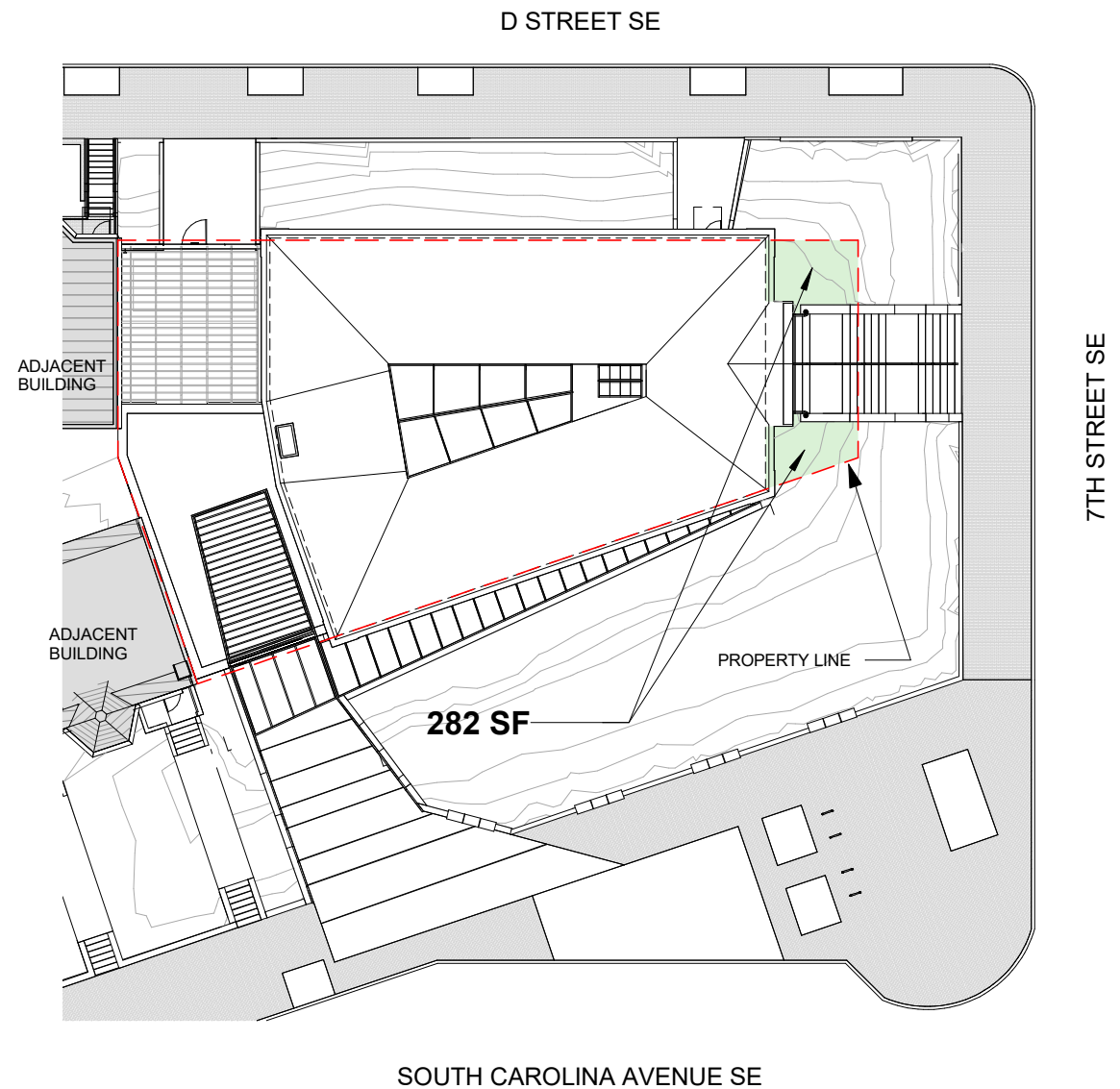
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**SOUTHEAST NEIGHBORHOOD LIBRARY**  
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**SITE ANALYSIS**

41810370  
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 Sketch Number:  
**A-02**



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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**SITE ANALYSIS**

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**A-03**

ALLOWABLE DENSITY	RF-1		EXISTING		PROVIDED	
FAR / DENSITY	NO LIMIT <sup>1</sup>	NO LIMIT <sup>1</sup>	N/A	N/A	N/A <sup>1</sup>	N/A <sup>1</sup>
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 <sup>2</sup>	

<sup>1</sup> No prescribed maximum FAR for public libraries in Zone RF-1

<sup>2</sup> 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.

<p><b>QUINN EVANS</b>          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>
<p>Scale:</p>	<p><b>CONTEXT PHOTOGRAPHS</b></p>	
<p>Date: 08/30/21</p>		<p>Sketch Number:</p>
<p></p>		<p><b>A-05</b></p>



PHOTO - VIEW FROM 7TH ST.



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

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<p>Scale:</p>	<p><b>CONTEXT PHOTGRAPHS</b></p>	<p>Date: 08/30/21          Sketch Number:  <b>A-06</b></p>



- 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

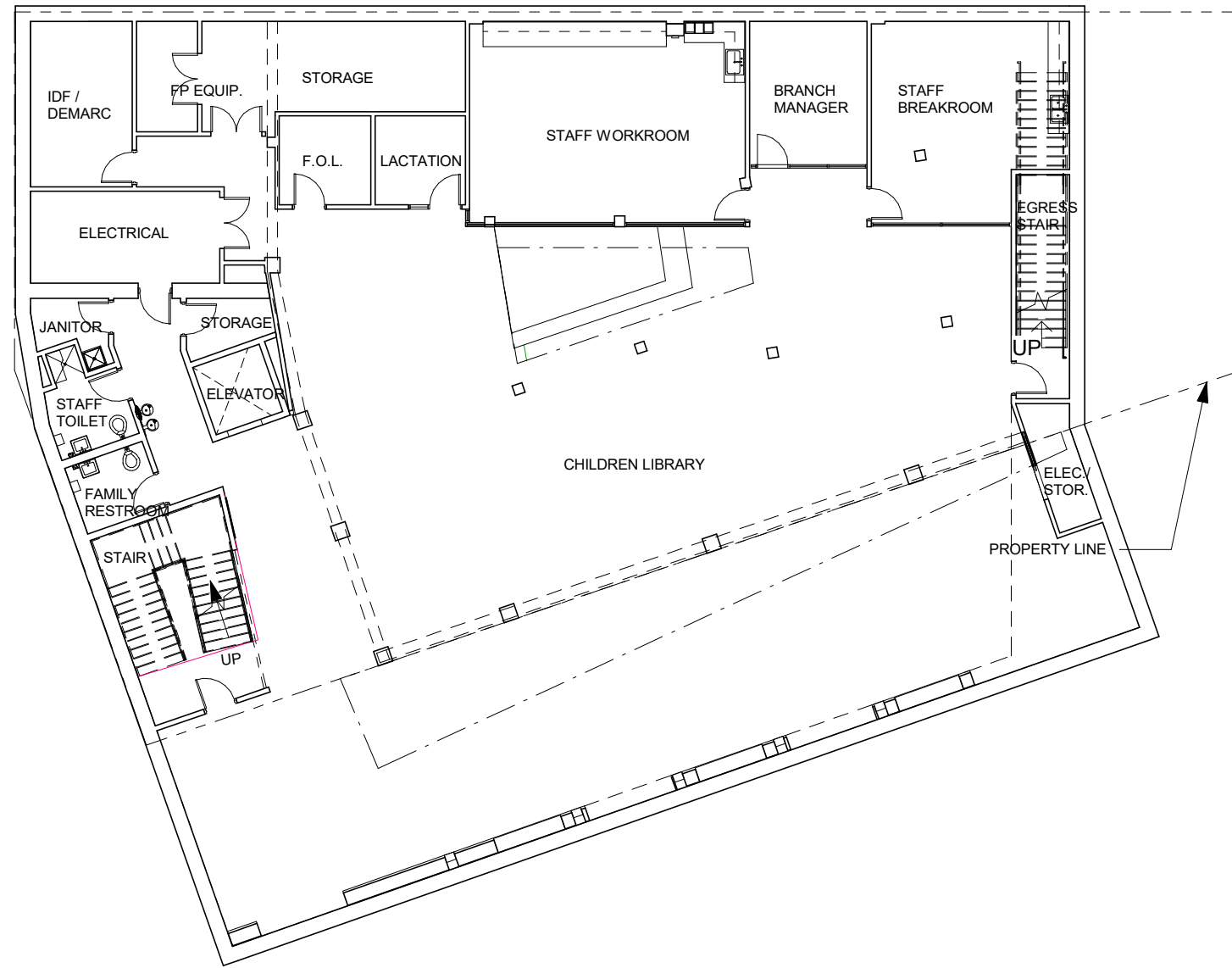
SOUTH CAROLINA AVENUE SE

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**SITE PLAN**

41810370  
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 Sketch Number:  
**A-07**

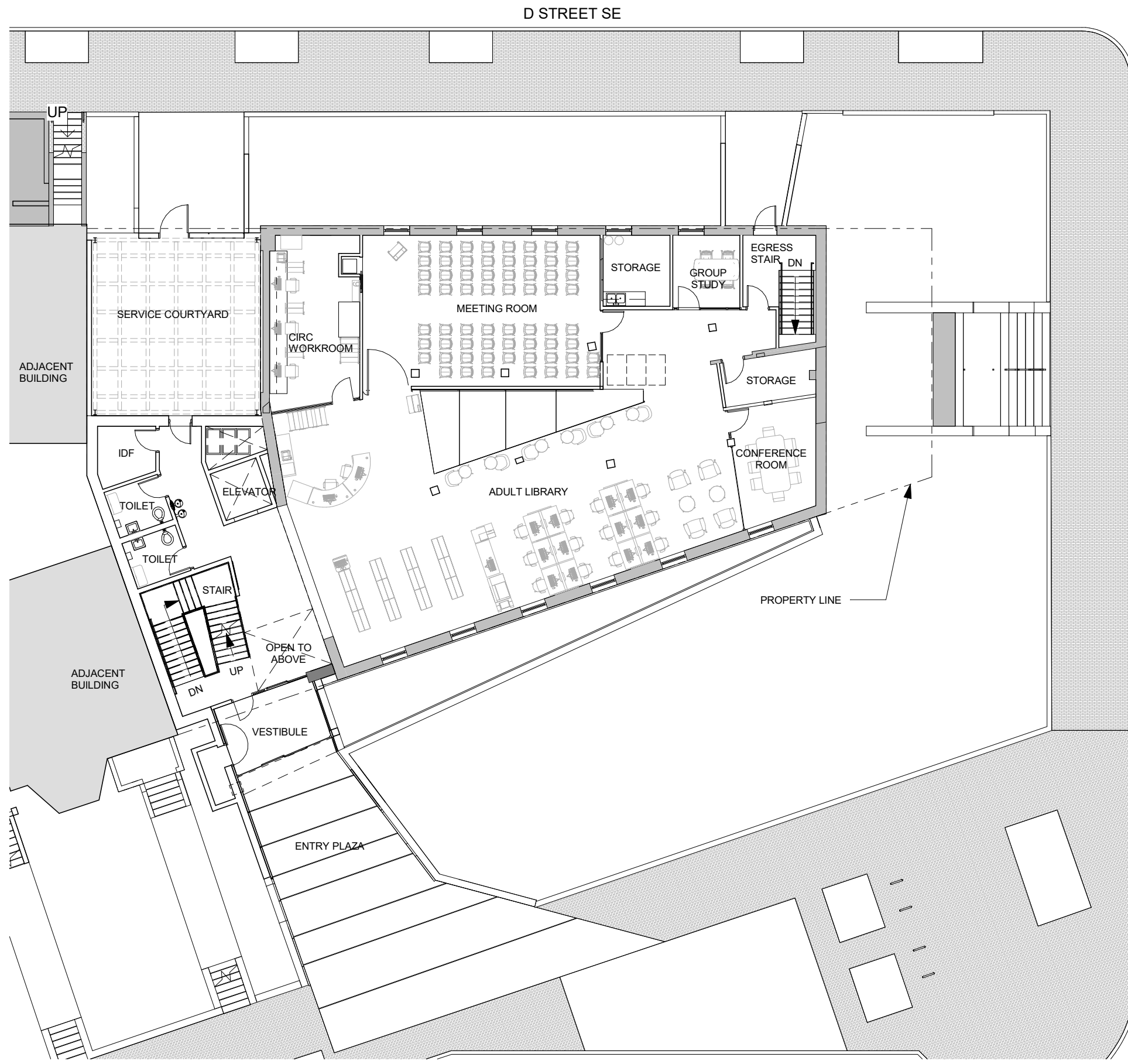




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**LOWER LEVEL PLAN**

41810370  
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**A-10**



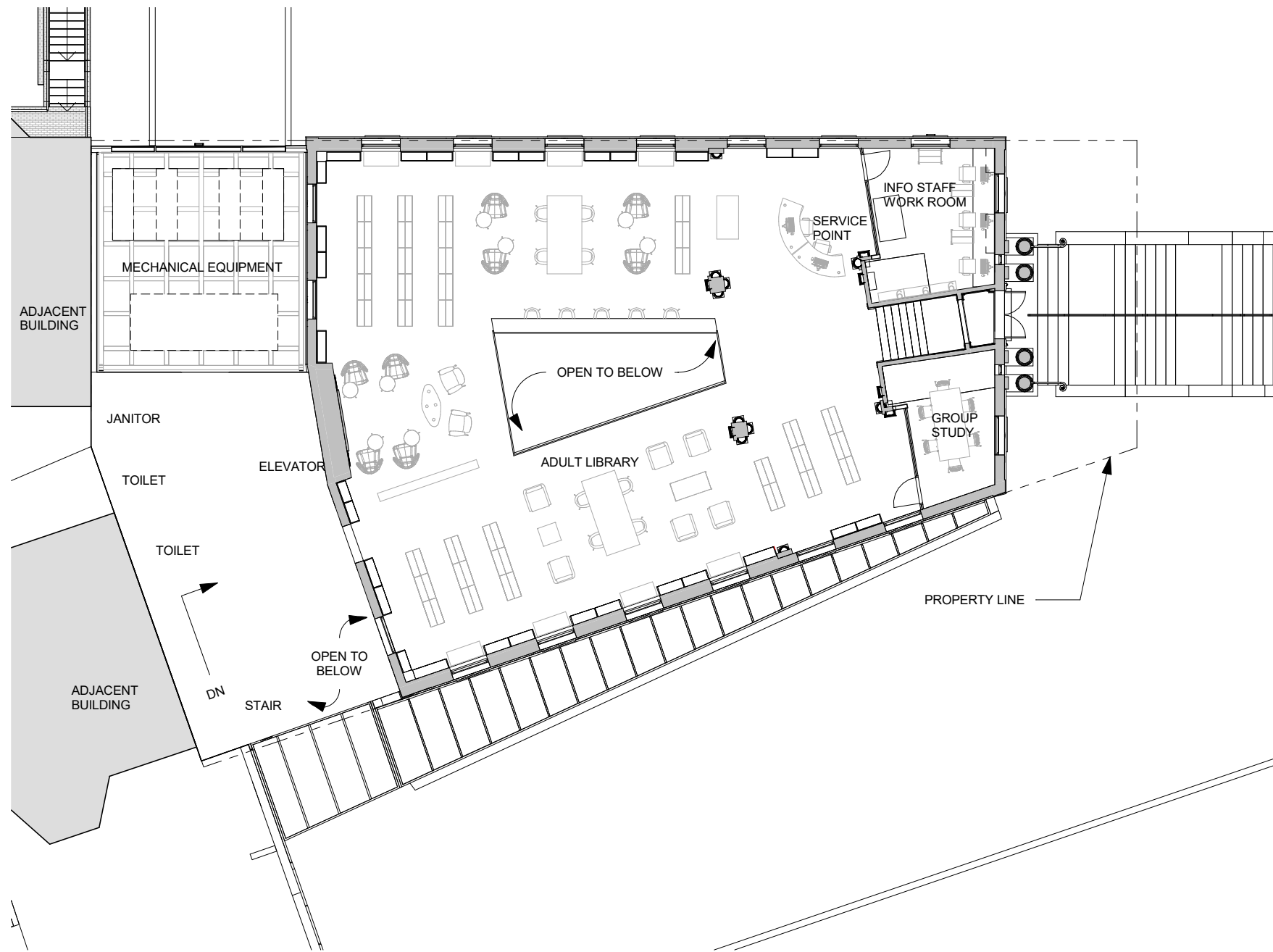
SOUTH CAROLINA AVENUE SE

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**GROUND LEVEL PLAN**

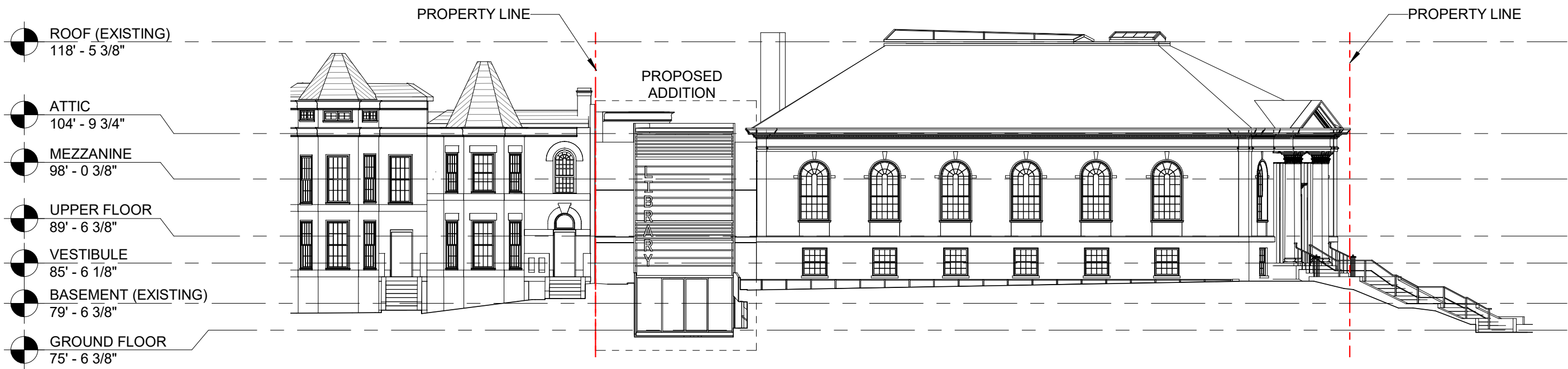
41810370  
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 Sketch Number:  
**A-11**



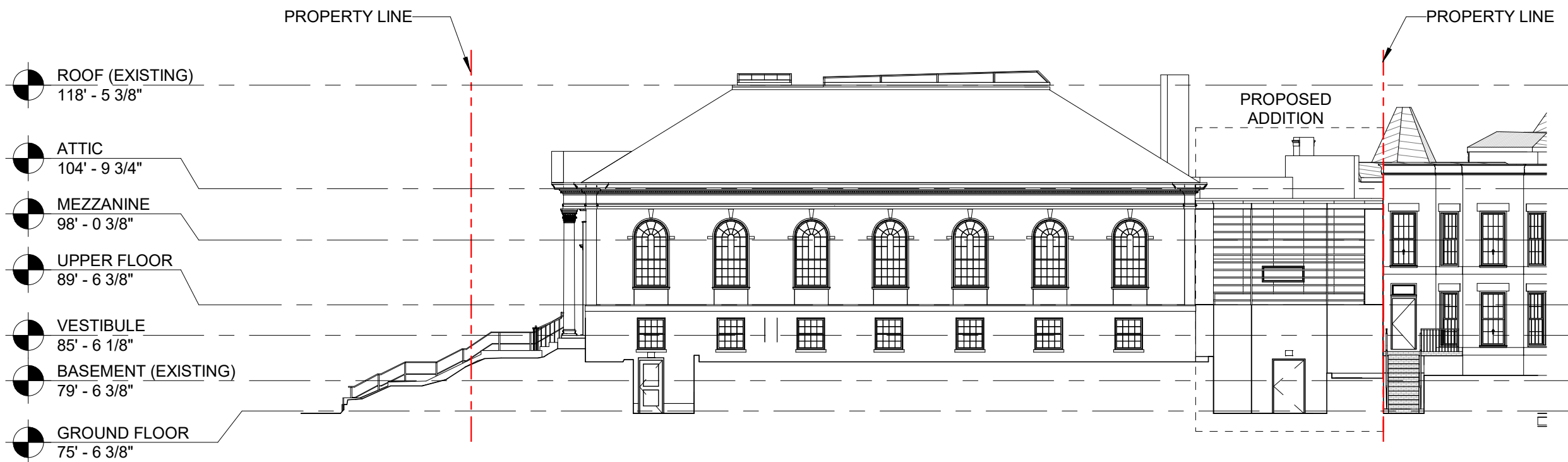
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**UPPER LEVEL PLAN**

41810370  
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**A-12**

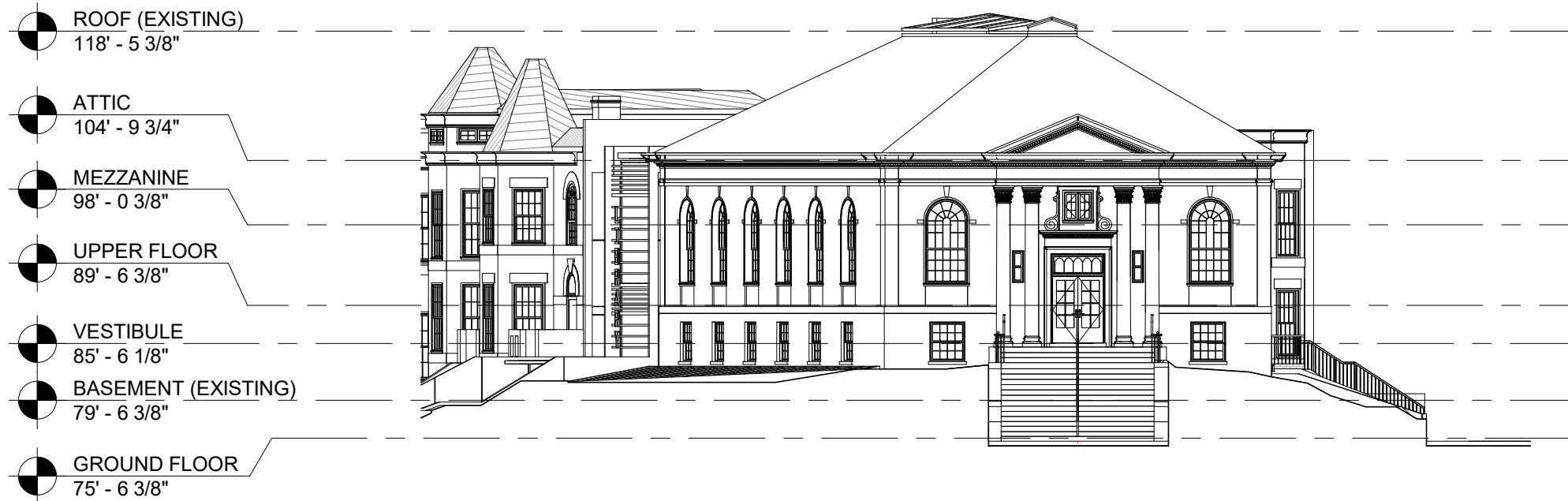


SOUTH ELEVATION



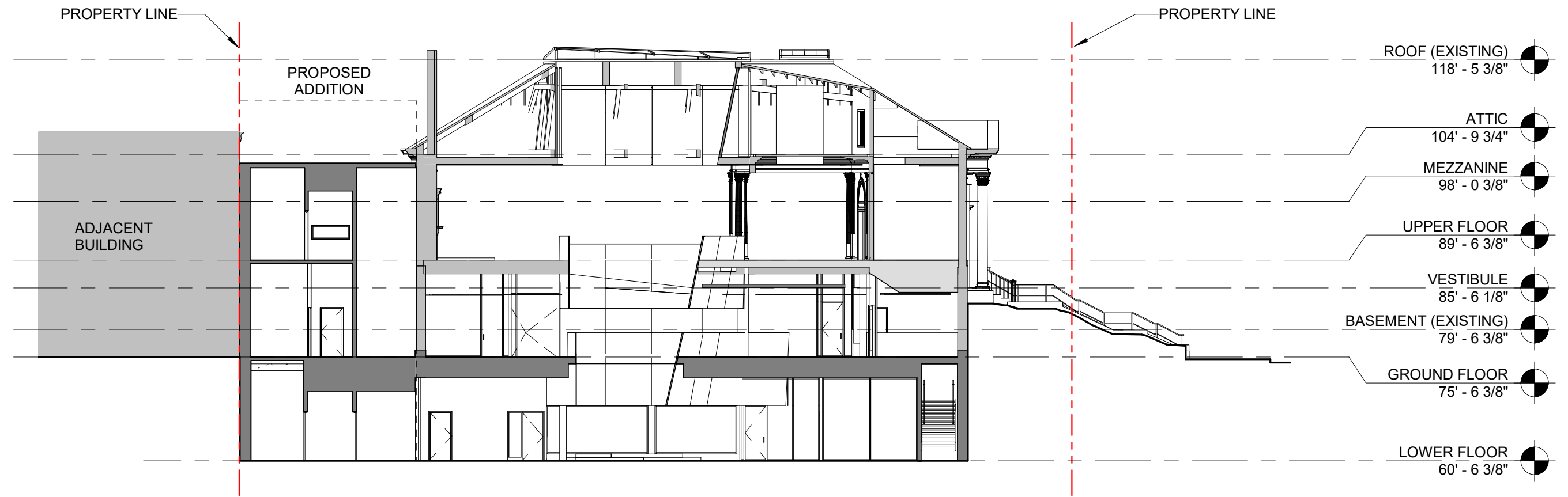
NORTH ELEVATION

<p><b>QUINN EVANS</b>          2121 WARD PLACE NW          FOURTH FLOOR          WASHINGTON DC 20036          (202) 298-6700</p>	<p><b>SOUTHEAST NEIGHBORHOOD LIBRARY</b>          403 7TH STREET SE, WASHINGTON, DC 20003</p>	<p>41810370</p>
<p>Scale: 1/16" = 1'-0"</p>	<p><b>ELEVATIONS</b></p>	<p>Date: 08/30/21</p>
		<p>Sketch Number:  <b>A-20</b></p>



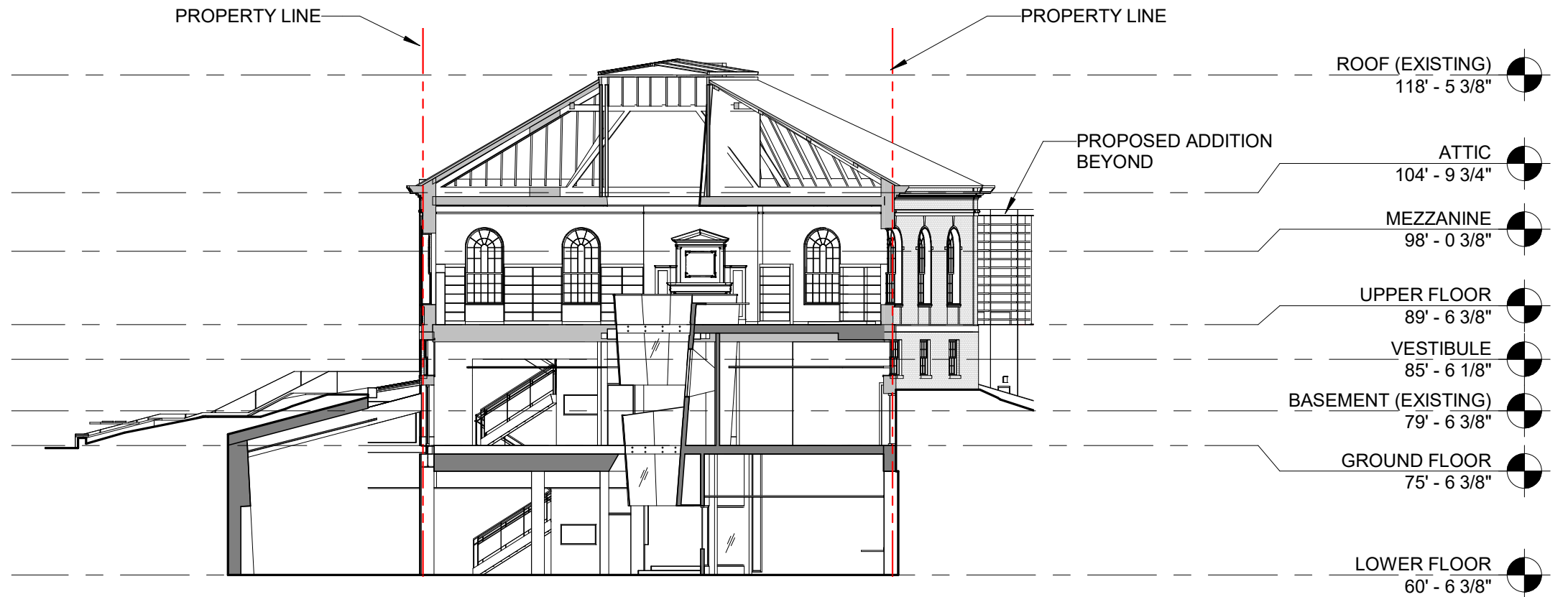
EAST ELEVATION

<b>QUINN EVANS</b> 2121 WARD PLACE NW FOURTH FLOOR WASHINGTON DC 20036 (202) 298-6700	SOUTHEAST NEIGHBORHOOD LIBRARY 403 7TH STREET SE, WASHINGTON, DC 20003	41810370
		Date: 08/30/21
Scale: 1/16" = 1'-0"	<b>ELEVATIONS</b>	Sketch Number: <b>A-21</b>



EAST-WEST SECTION (LOOKING NORTH)

- ROOF (EXISTING) 118' - 5 3/8"
- ATTIC 104' - 9 3/4"
- MEZZANINE 98' - 0 3/8"
- UPPER FLOOR 89' - 6 3/8"
- VESTIBULE 85' - 6 1/8"
- BASEMENT (EXISTING) 79' - 6 3/8"
- GROUND FLOOR 75' - 6 3/8"
- LOWER FLOOR 60' - 6 3/8"



NORTH-SOUTH SECTION (LOOKING WEST)

- ROOF (EXISTING) 118' - 5 3/8"
- ATTIC 104' - 9 3/4"
- MEZZANINE 98' - 0 3/8"
- UPPER FLOOR 89' - 6 3/8"
- VESTIBULE 85' - 6 1/8"
- BASEMENT (EXISTING) 79' - 6 3/8"
- GROUND FLOOR 75' - 6 3/8"
- LOWER FLOOR 60' - 6 3/8"

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<p>Scale: 1/16" = 1'-0"</p>		<p><b>SECTIONS</b></p>



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<p>Scale:</p>	<p><b>RENDERINGS</b></p>	<p>Date: 08/30/21          Sketch Number:  <b>A-40</b></p>