

Reneau Hopkins Condos

25 August 2015 | BZA Submission

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Owner
Reneau Hopkins Partnership
1721 T Street, NW
Washington, DC 20009

Architect
Inscape Studio
1353 U Street, NW, Second Floor
Washington, DC 20009

Site Description

1719 T Street, NW
Washington, DC 20009

Square 151, Lot 10

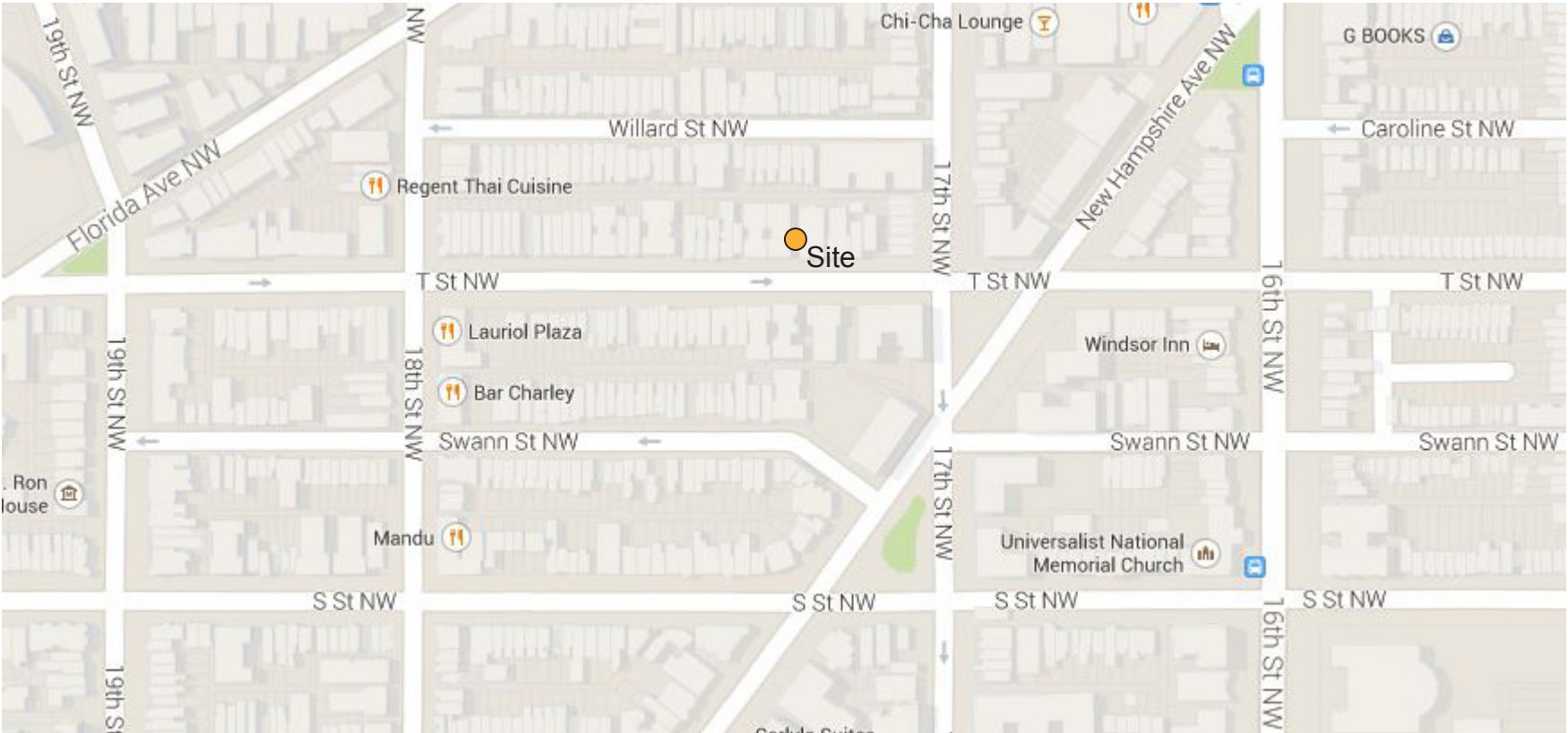
Zoning Information

DCMR Title 11 Zoning Regulations

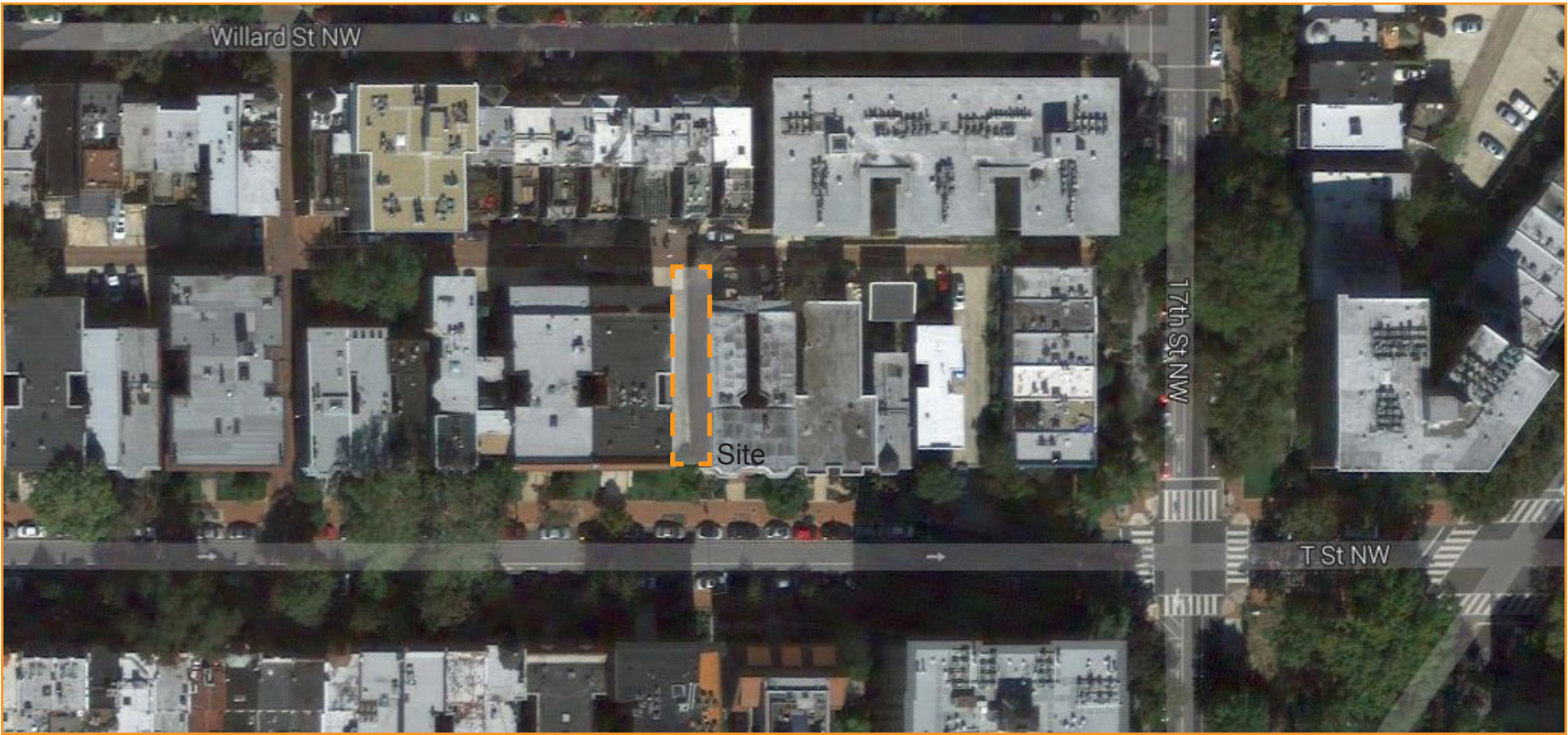
Zone District Historic	R-5-B Strivers' Section Historic District (HPA #15-301)			
Height of Bldg. (400)	Max. Height:	50'-0"	Max. Stories:	No Limit
	Proposed Height:	50'-0	Proposed Stories:	3+Cellar
Lot Size (401.3)	Min. Area:	None	Min. Width:	None
	Area:	2,000 sf	Width:	20'-0"
Gross Floor Area (199)	Existing (party walls)		New Const.	
	Mezzanine:	20 gsf	373 gsf	
	Third Floor:	79 gsf	1,297 gsf	
	Second Floor:	79 gsf	1,297 gsf	
	First Floor:	87 gsf	1,373 gsf	
	Totals:	265 gsf	4,340 gsf	
	Grand Total:	4,605 gsf		
Floor Area Ratio (402.4)	Max. Allowable FAR:	1.8 = 3,600 gsf		
	Proposed FAR:	Existing	0.13 = 265 gsf	
		<u>New Const.</u>	<u>2.17 = 4,340 gsf</u>	
		Total:	2.3 = 4,605 gsf	
Lot Occupancy (403.2)	Max. Allowable:	60% = 1,200 gsf		
	Proposed:	Existing	4% = 80 gsf	
		<u>New Const.</u>	<u>69% = 1,380 gsf</u>	
		Total Proposed	73% = 1,460 gsf	
Setbacks (405.6) (404.1)	Front:	None Required	Proposed:	None
	Side:	None Required	Proposed:	None
	Rear:	Min. 15'-10"	Proposed:	19'-0"
Closed Court (406.1)	Min. Width:	4" x 55' court height = 18'-4"		
	Min. Area:	2 x (18'-4") ² = 672 sf		
	Proposed Width:	15' x 5'		
	Proposed Area:	75 sf		
Parking (2101.1)	Required:	2 Spaces at 9'x19' (1 per 2 units)		
	Proposed:	2 Spaces at 9'x19' (4 units total)		
Green Area Ratio (3401.2) (3402.9)	Required:	0.4 x 2,000 sf = 800 sf		
	Proposed:	526 sf (refer to GAR plan for calcs)		

Building Code

2012 International Construction Codes, as modified by the
2013 DCMR-12 Construction Codes Supplements



Site Location



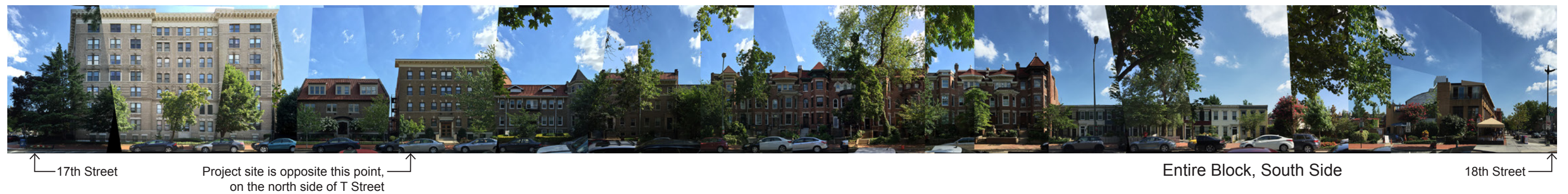
Aerial Image

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Project Information

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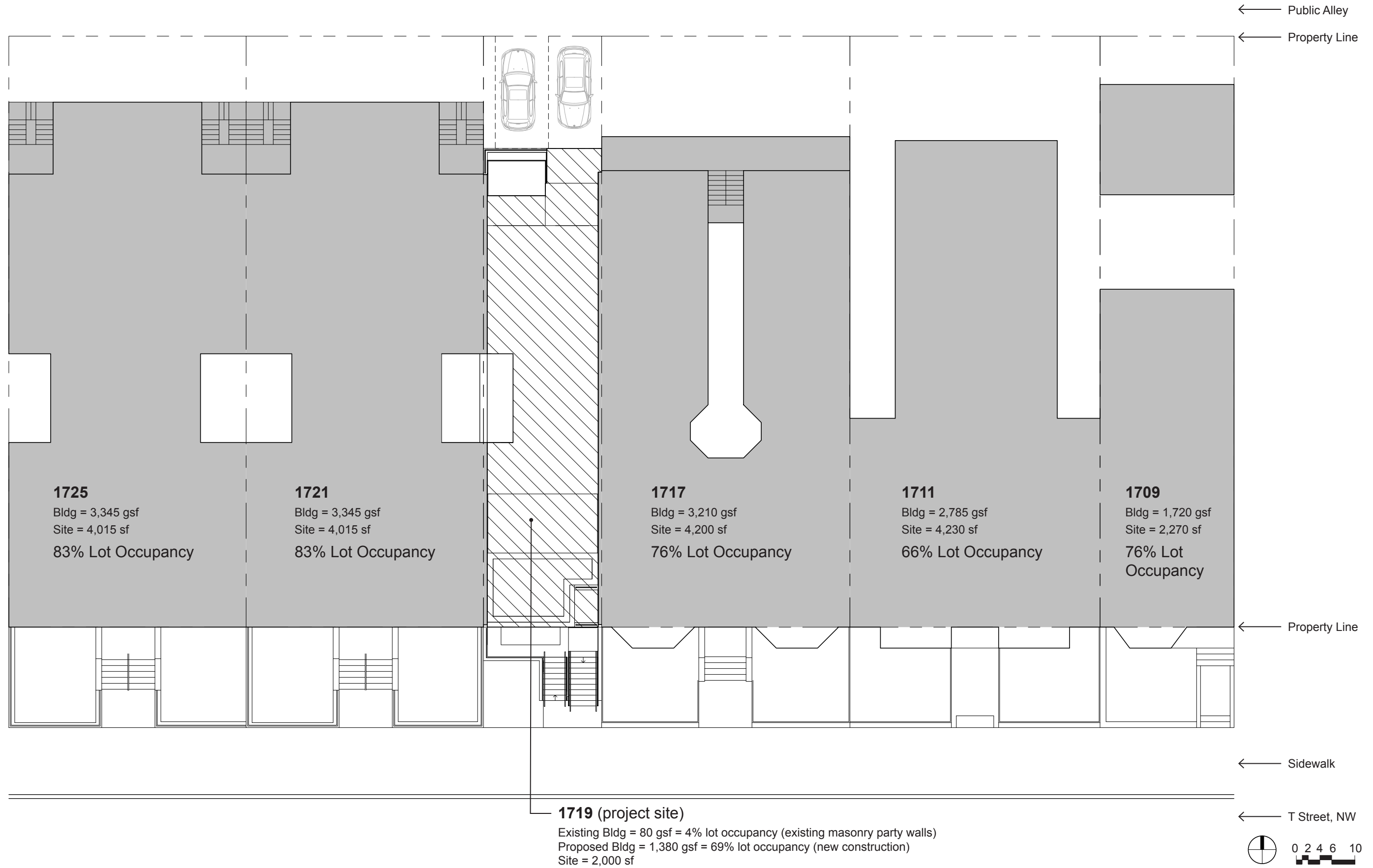


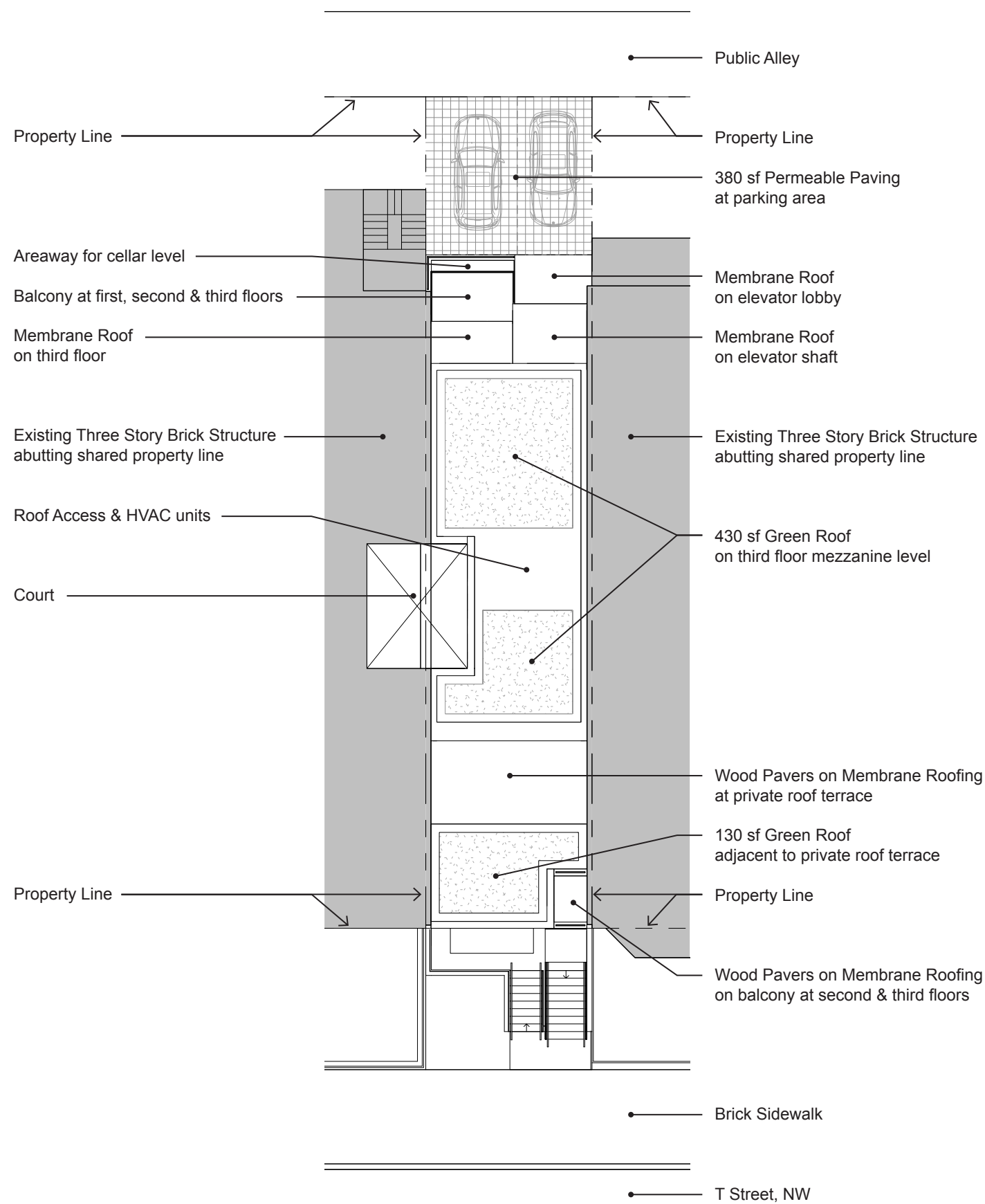


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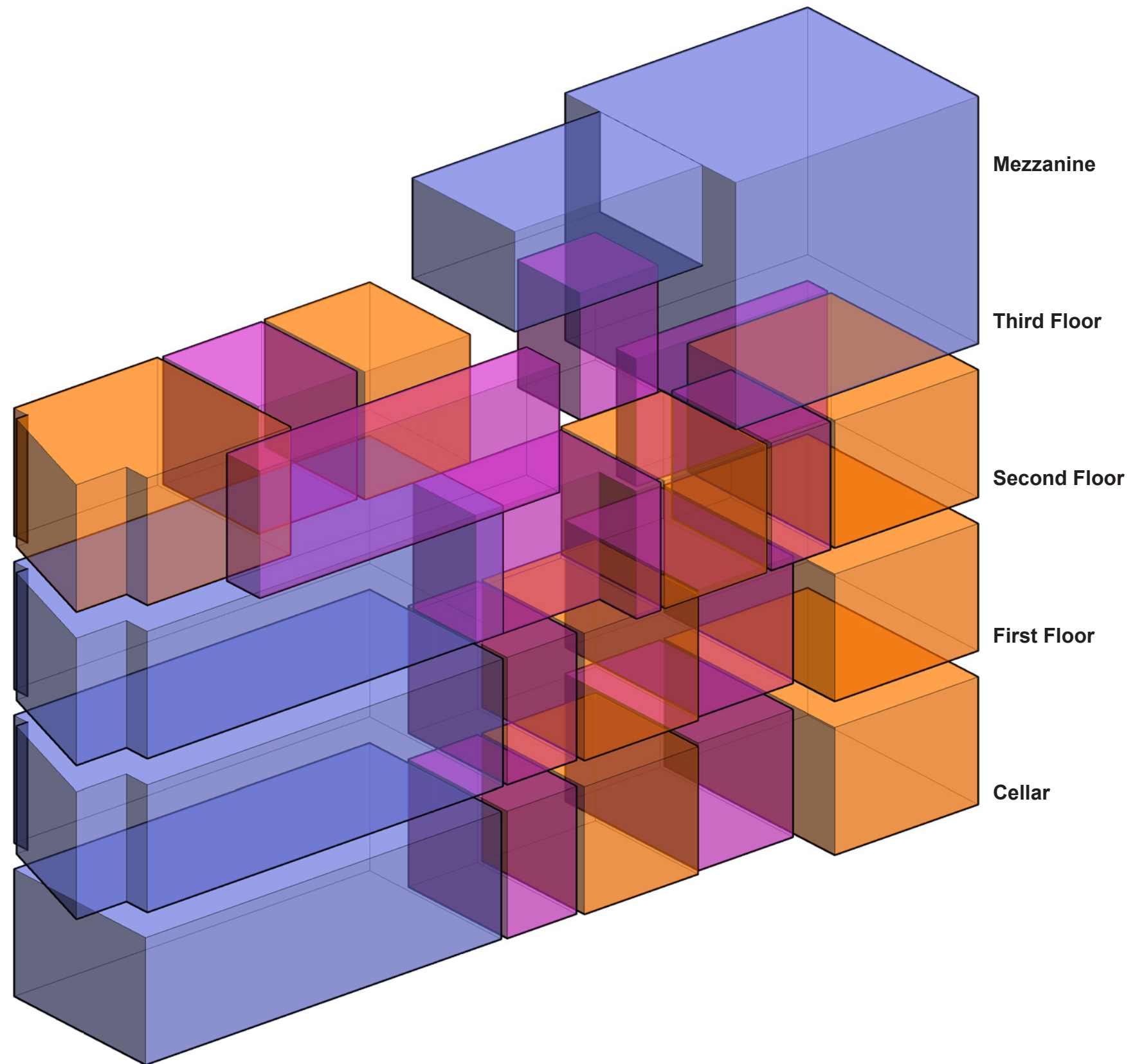


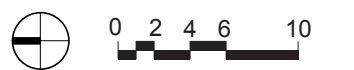
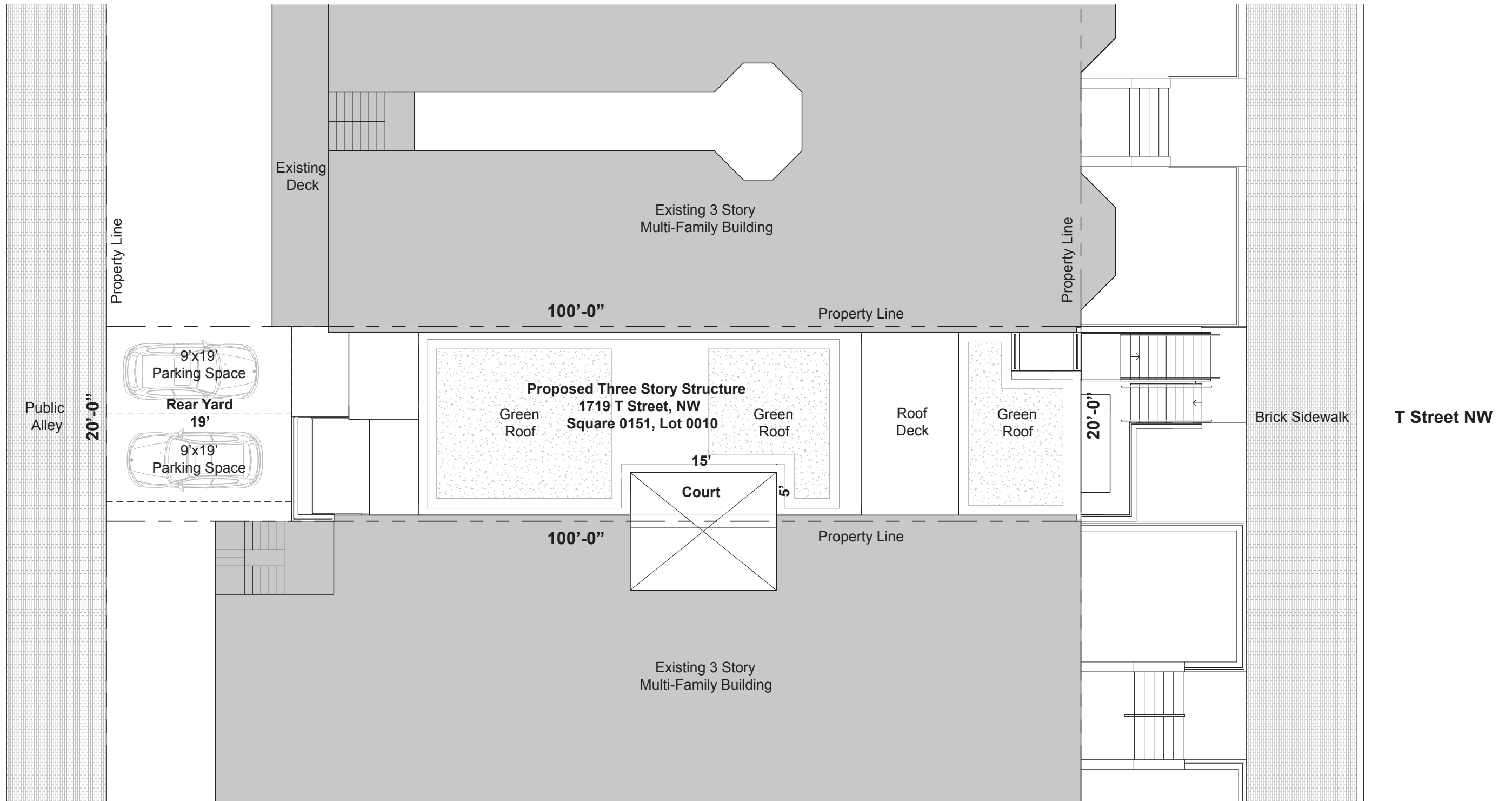


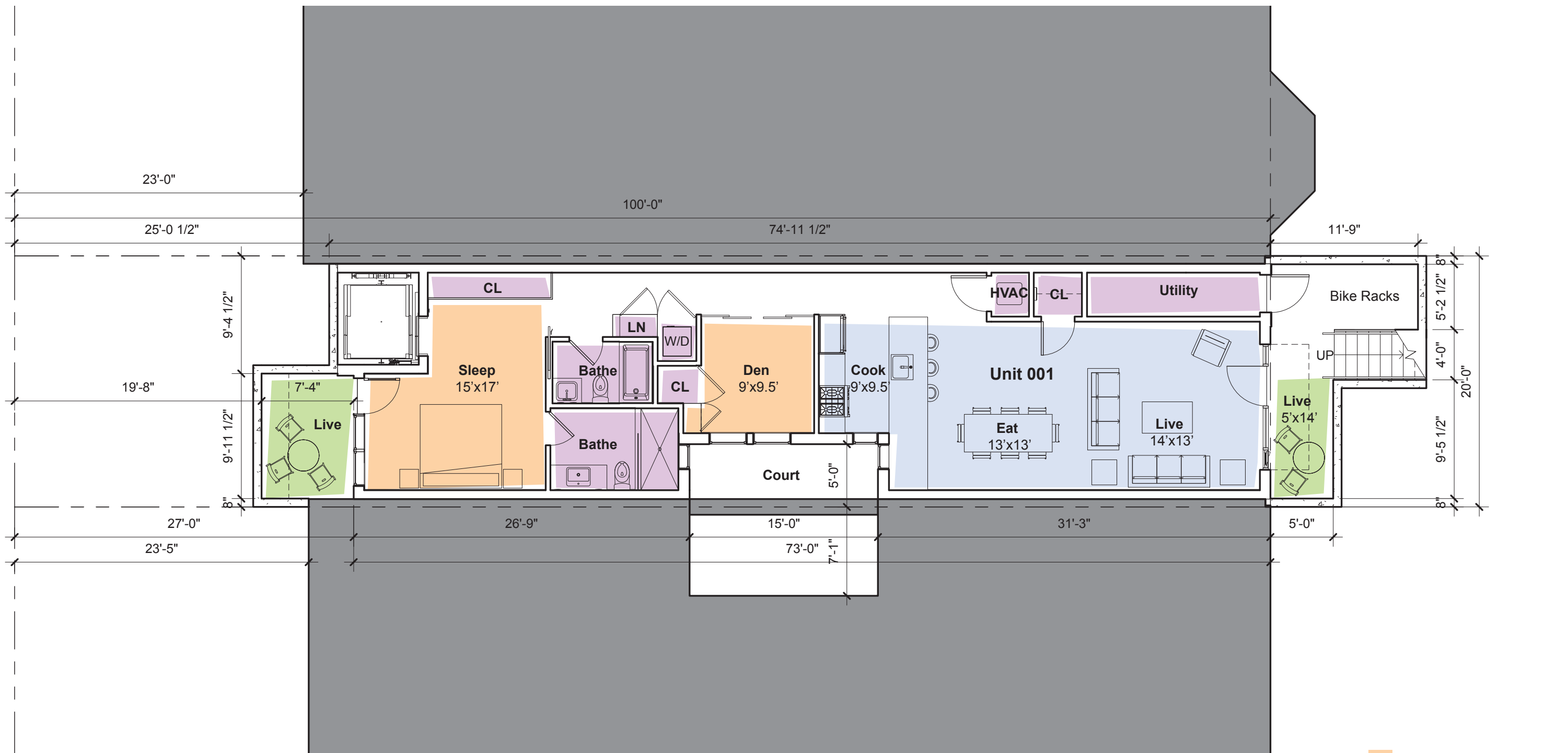
Green Area Ratio Calculations

(3401.2)	Required (Zone R-5-B):	0.40 x 2,000 sf =	800 sf
(3402.9)	Provided:		
	Extensive Green Roof	0.60 x 560 sf =	336 sf
	Permeable Paving	0.50 x 380 sf =	190 sf
	Total		526 sf









- Private Space
- Public Space
- Support Space
- Outdoor Living



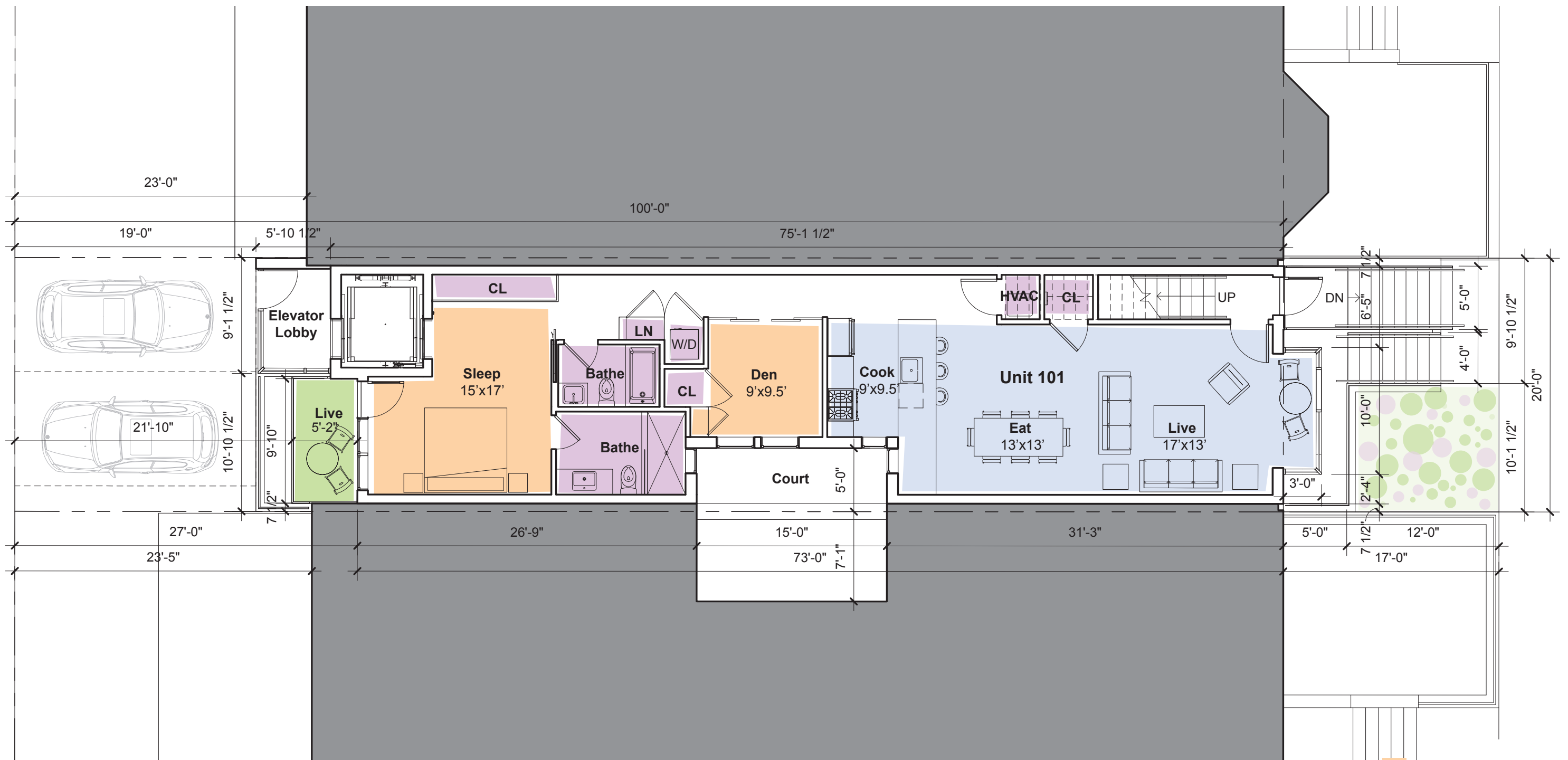
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Cellar Plan
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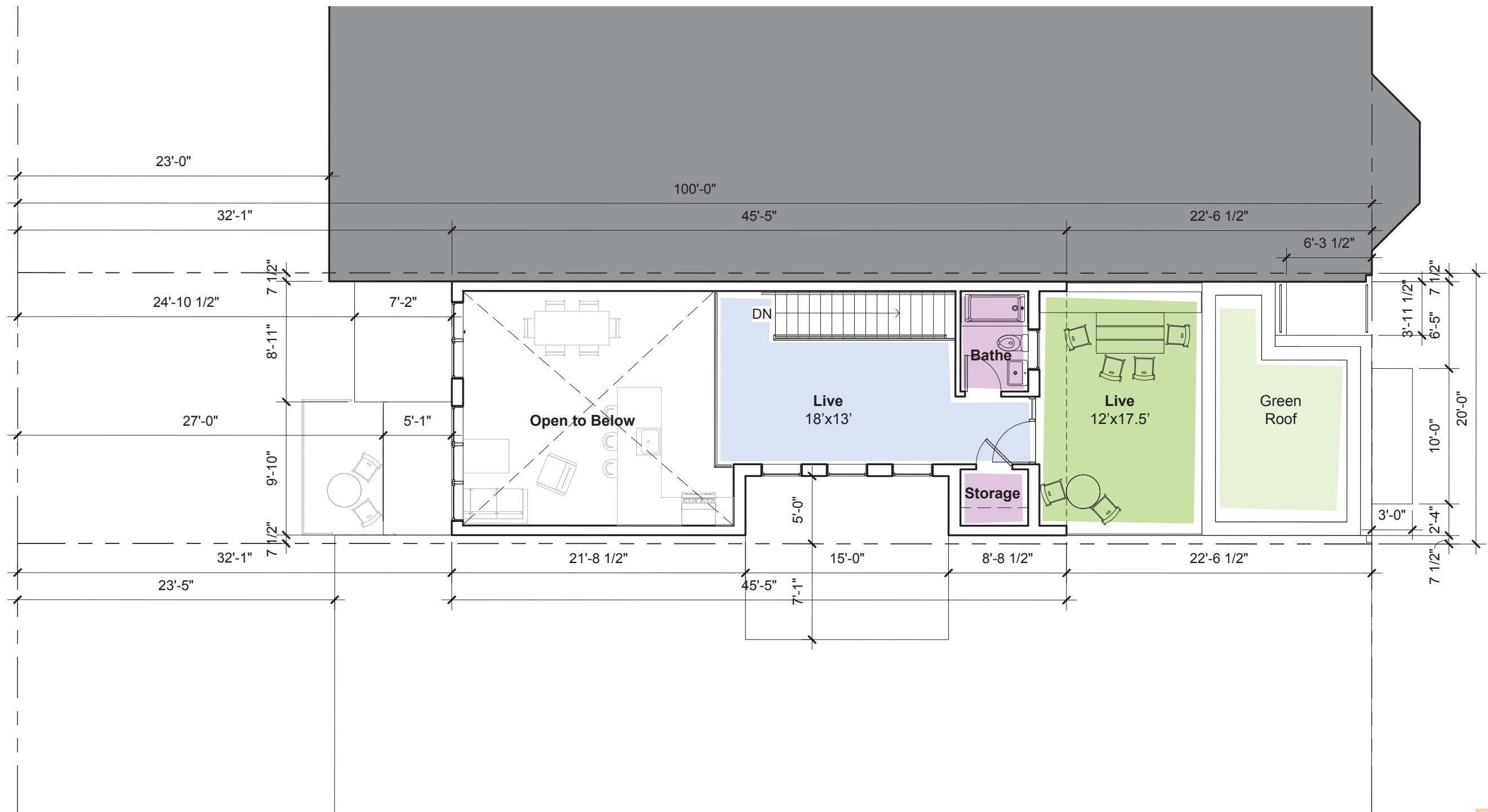


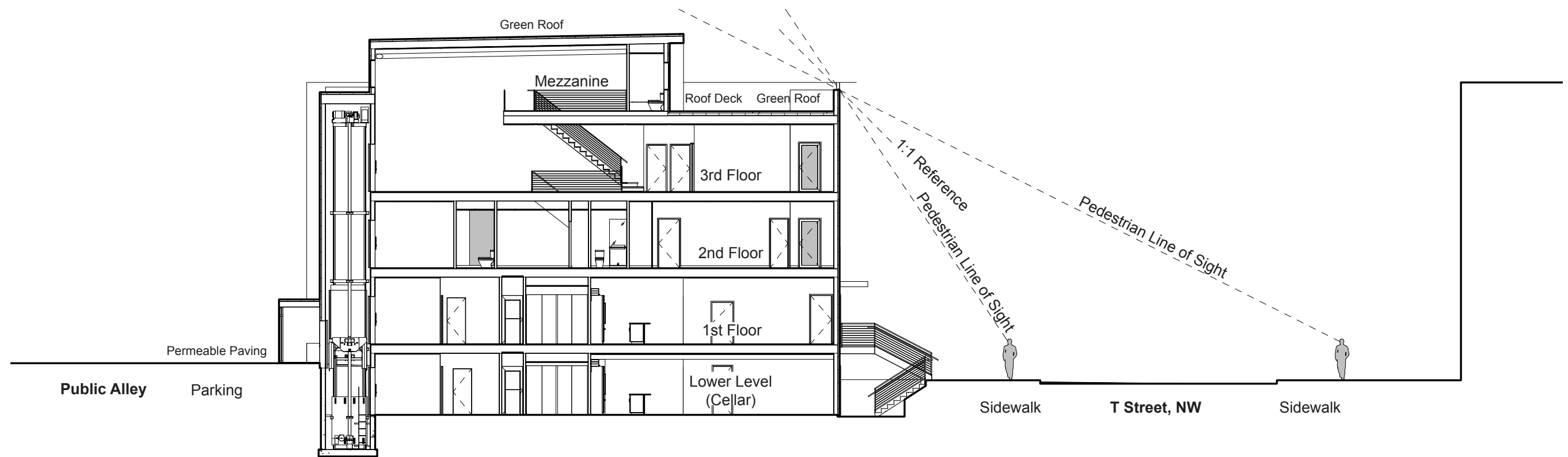
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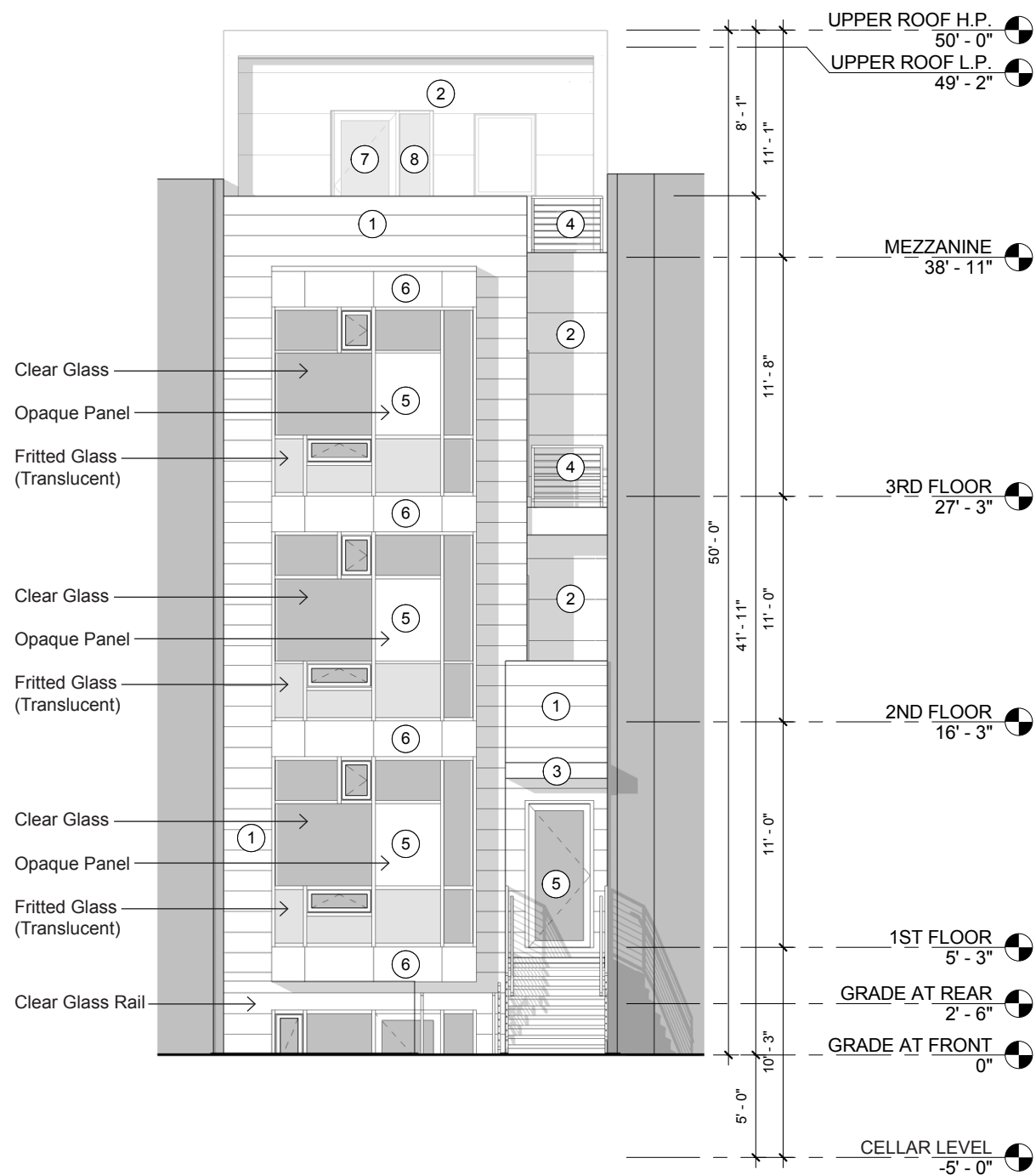






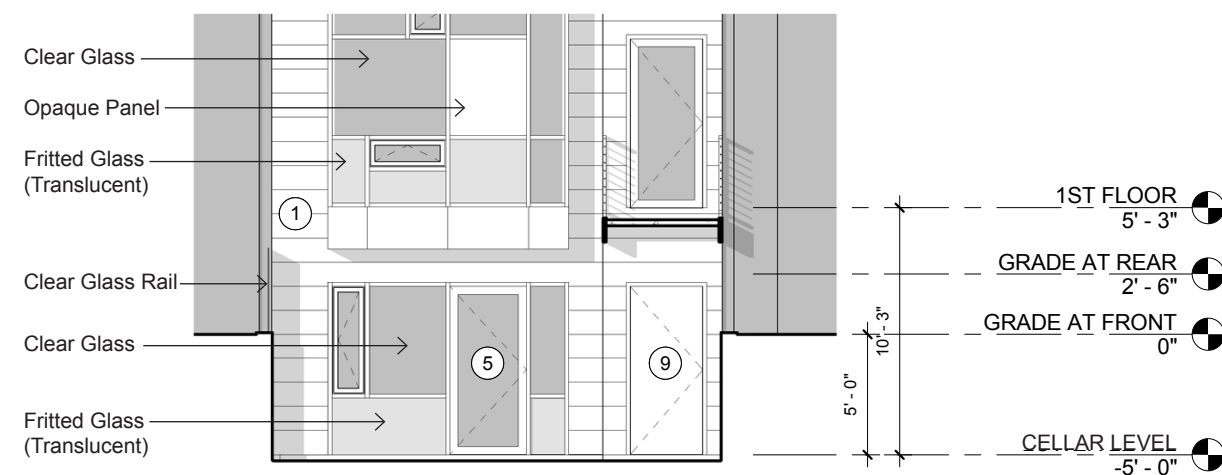






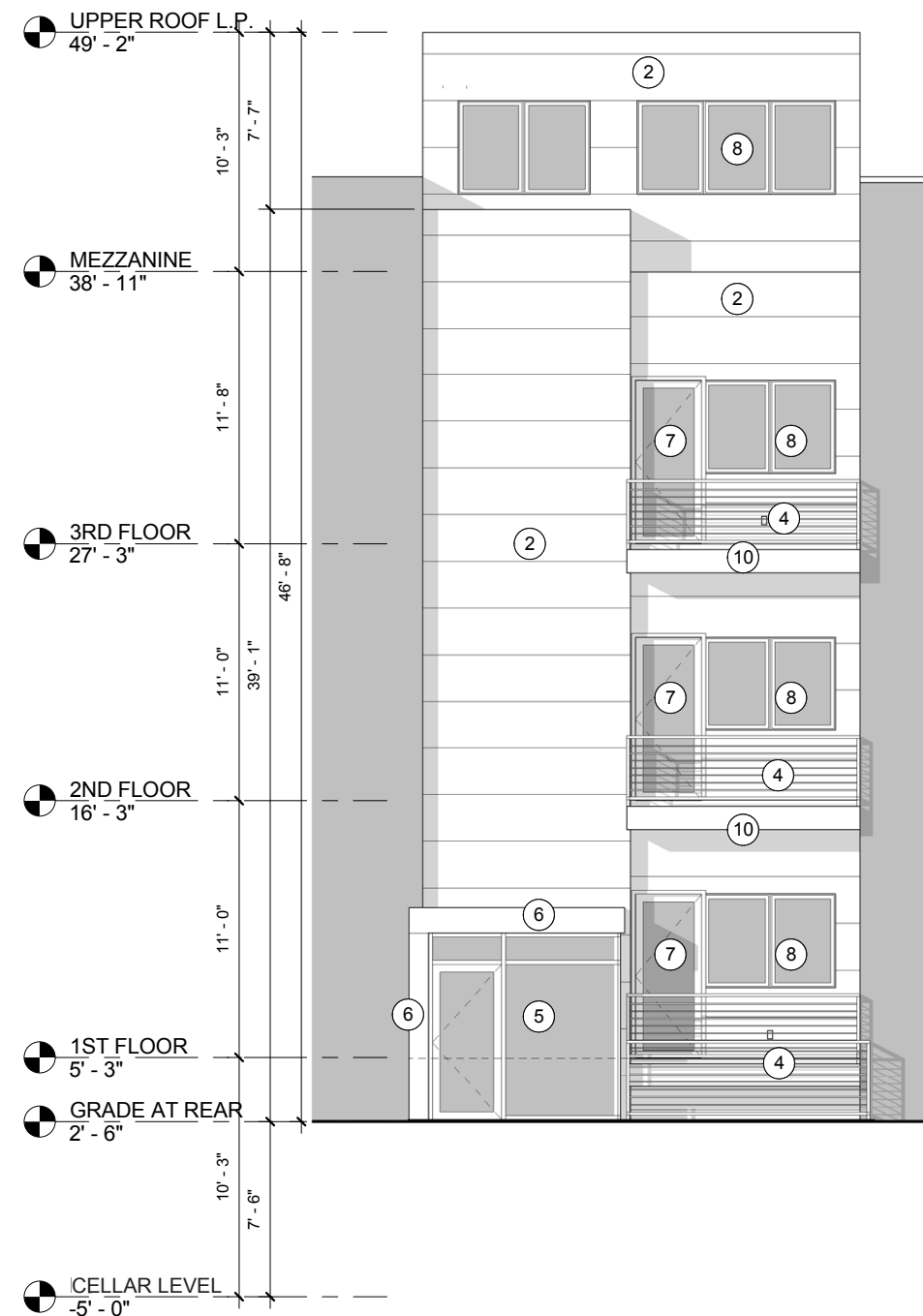
Front (T Street) Elevation

- 1 TERRACOTTA RAIN SCREEN CLADDING SYSTEM.
- 2 FIBER CEMENT PANEL RAINSCREEN.
- 3 CANOPY STEEL FRAME CANTILEVERED FROM BUILDING.
- 4 PAINTED METAL GUARDRAIL.
- 5 THERMALLY BROKEN ALUM. STOREFRONT.
- 6 ALUM. PANEL TO MATCH STOREFRONT.
- 7 ALUM. CLAD WOOD DOOR.
- 8 ALUM. CLAD WOOD WINDOW.
- 9 STEEL DOOR.
- 10 BALCONY: STEEL BALCONY SUPPORTED BY LEDGER TO TWO SIDES AND STEEL COLUMN.



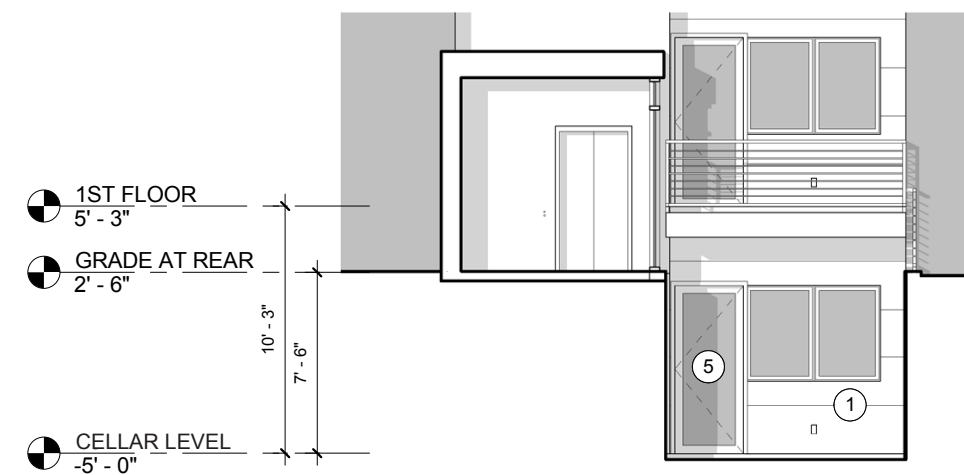
Front (T Street) Elevation at Sunken Patio





Rear (Alley) Elevation

- 1 TERRACOTTA RAIN SCREEN CLADDING SYSTEM.
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Rear (Alley) Elevation at Sunken Patio





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View from T Street
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