

Reneau Hopkins Condos

27 January 2016 | 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

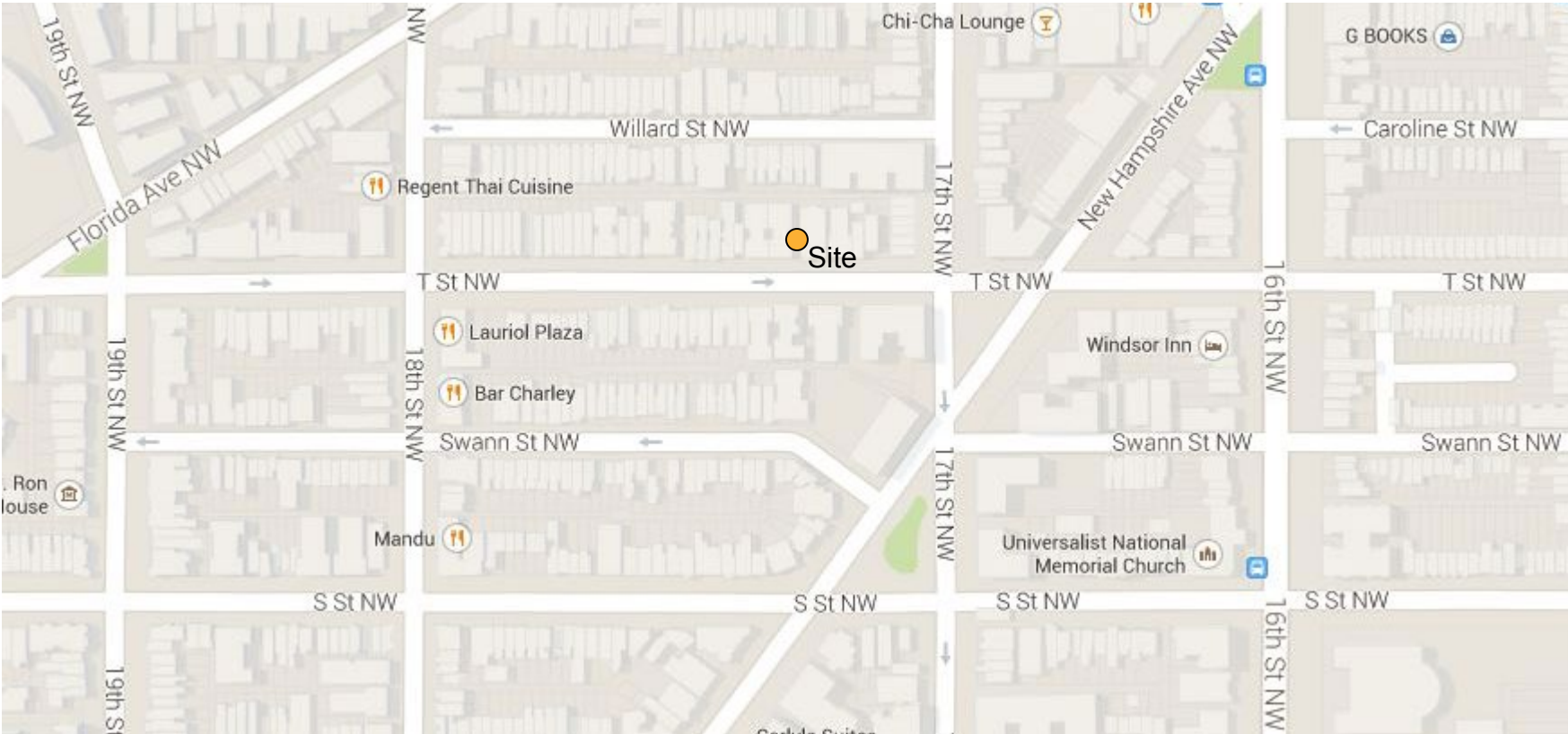
Zoning Information

DCMR Title 11 Zoning Regulations

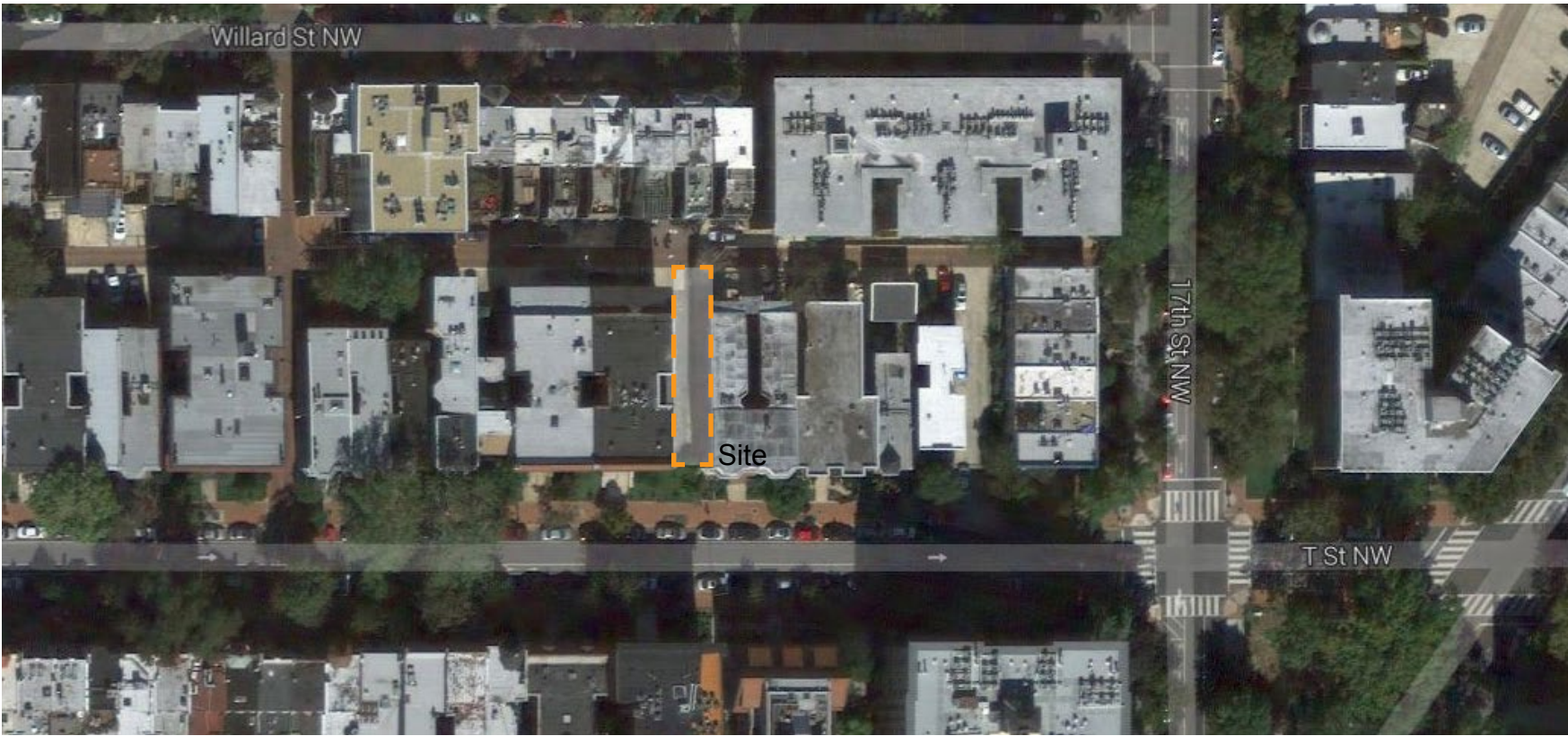
|                                          |                                                            |                                      |                         |          |
|------------------------------------------|------------------------------------------------------------|--------------------------------------|-------------------------|----------|
| Zone District<br>Historic                | R-5-B<br>Strivers' Section Historic District (HPA #15-301) |                                      |                         |          |
| Height of Bldg.<br>(400)                 | Max. Height:                                               | 50'-0"                               | Max. Stories:           | No Limit |
|                                          | Proposed Height:                                           | 50'-0                                | Proposed Stories:       | 3+Cellar |
| Lot Size<br>(401.3)                      | Min. Area:                                                 | None                                 | Min. Width:             | None     |
|                                          | Area:                                                      | 2,000 sf                             | Width:                  | 20'-0"   |
| Gross Floor Area<br>(199)                | Existing<br>(party walls)                                  |                                      | New Const.              |          |
|                                          | Mezzanine:                                                 | 87 gsf                               | 373 gsf                 |          |
|                                          | Third Floor:                                               | 87 gsf                               | 1,349 gsf               |          |
|                                          | Second Floor:                                              | 87 gsf                               | 1,349 gsf               |          |
|                                          | First Floor:                                               | 87 gsf                               | 1,374 gsf               |          |
|                                          | Totals:                                                    | 348 gsf                              | 4,445 gsf               |          |
|                                          | Grand Total:                                               | 4,793 gsf                            |                         |          |
| Floor Area Ratio<br>(402.4)              | Max. Allowable FAR:                                        | 1.8 = 3,600 gsf                      |                         |          |
|                                          | Proposed FAR:                                              | Existing                             | 0.17 = 348 gsf          |          |
|                                          |                                                            | <u>New Const.</u>                    | <u>2.22 = 4,445 gsf</u> |          |
|                                          |                                                            | Total:                               | 2.4 = 4,793 gsf         |          |
| Lot Occupancy<br>(403.2)                 | Max. Allowable:                                            | 60% = 1,200 gsf                      |                         |          |
|                                          | Proposed:                                                  | Existing                             | 4% = 87 gsf             |          |
|                                          |                                                            | <u>New Const.</u>                    | <u>69% = 1,374 gsf</u>  |          |
|                                          |                                                            | Total Proposed                       | 73% = 1,461 gsf         |          |
| Setbacks<br>(405.6)<br>(404.1)           | Front:                                                     | None Required                        | Proposed:               | None     |
|                                          | Side:                                                      | None Required                        | Proposed:               | None     |
|                                          | Rear:                                                      | Min. 15'-10"                         | Proposed:               | 19'-0"   |
| Closed Court<br>(406.1)                  | Min. Width:                                                | 4" x 55' court height = 18'-4"       |                         |          |
|                                          | Min. Area:                                                 | 2 x (18'-4") <sup>2</sup> = 672 sf   |                         |          |
|                                          | Proposed Width:                                            | 15' x 5'                             |                         |          |
|                                          | Proposed Area:                                             | 75 sf                                |                         |          |
| Parking<br>(2101.1)                      | Required:                                                  | 2 Spaces at 9'x19' (1 per 2 units)   |                         |          |
|                                          | Proposed:                                                  | 2 Spaces at 9'x19' (4 units total)   |                         |          |
| Green Area Ratio<br>(3401.2)<br>(3402.9) | Required:                                                  | 0.4 x 2,000 sf = 800 sf              |                         |          |
|                                          | Proposed:                                                  | 851 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

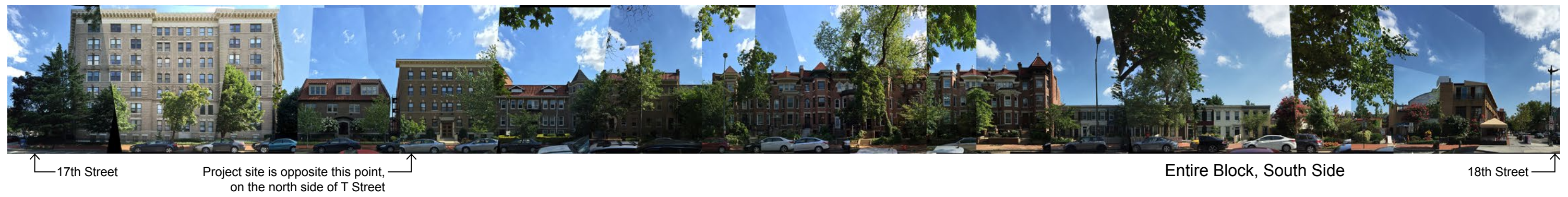
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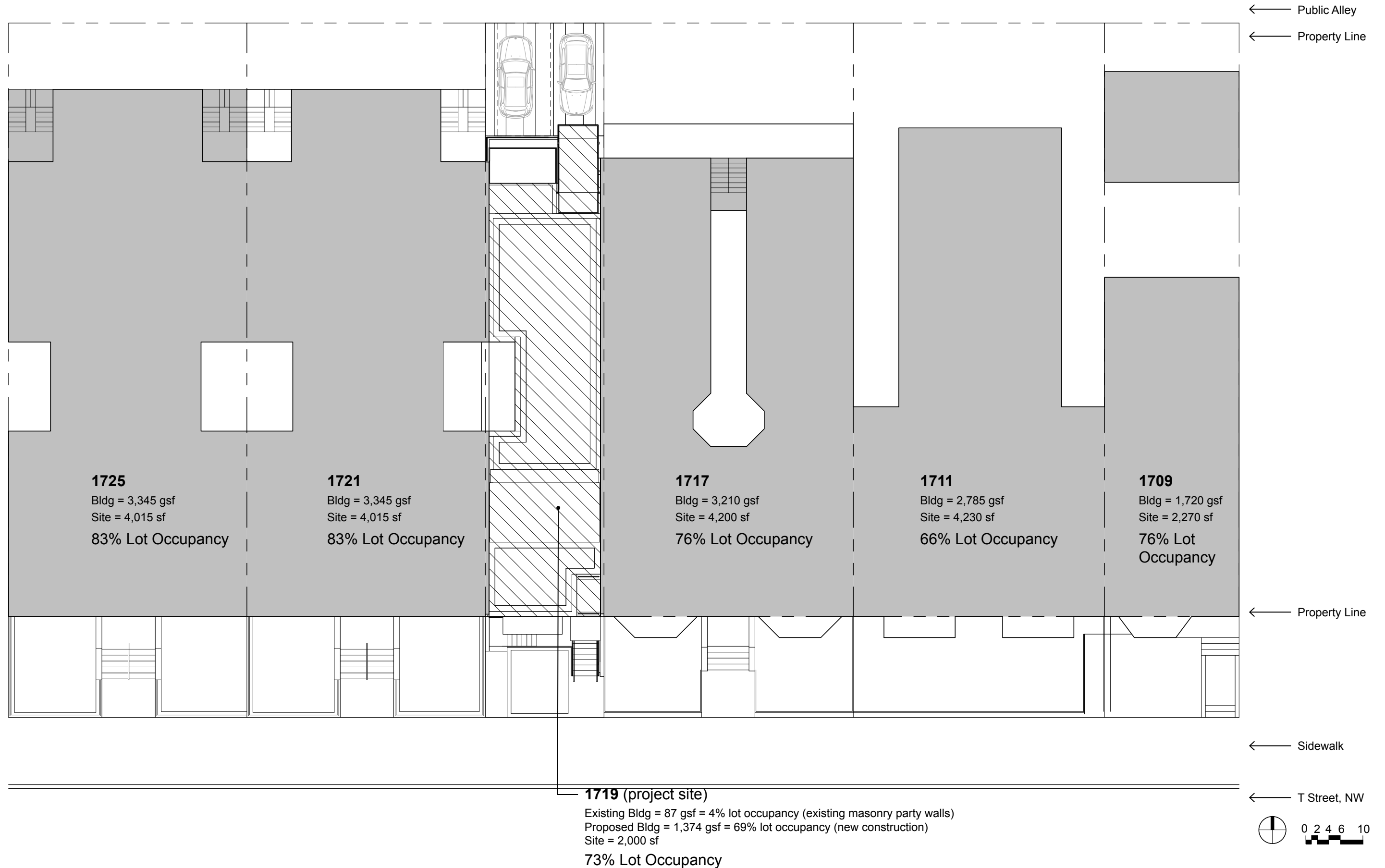


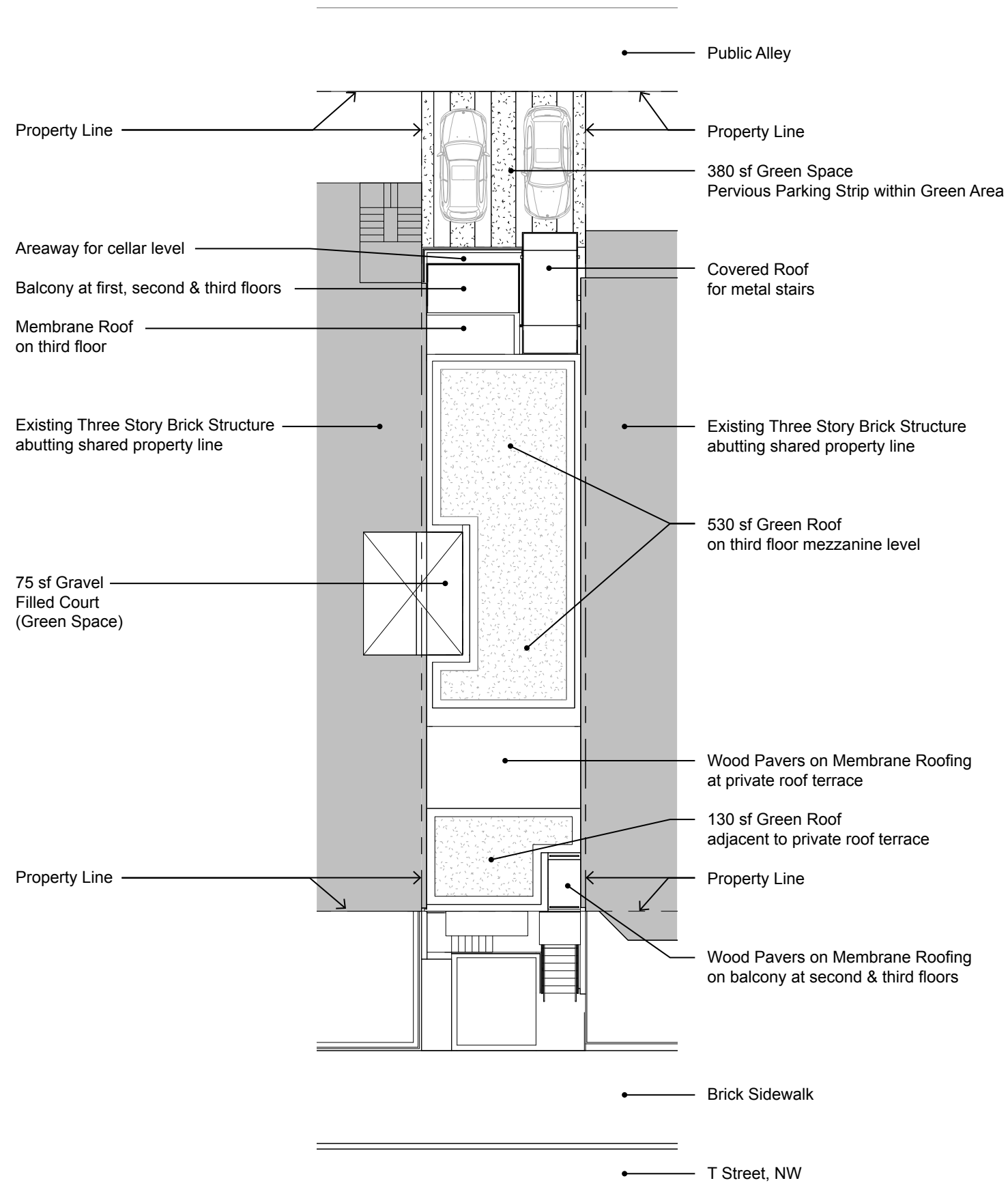






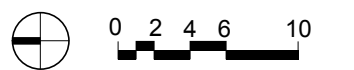
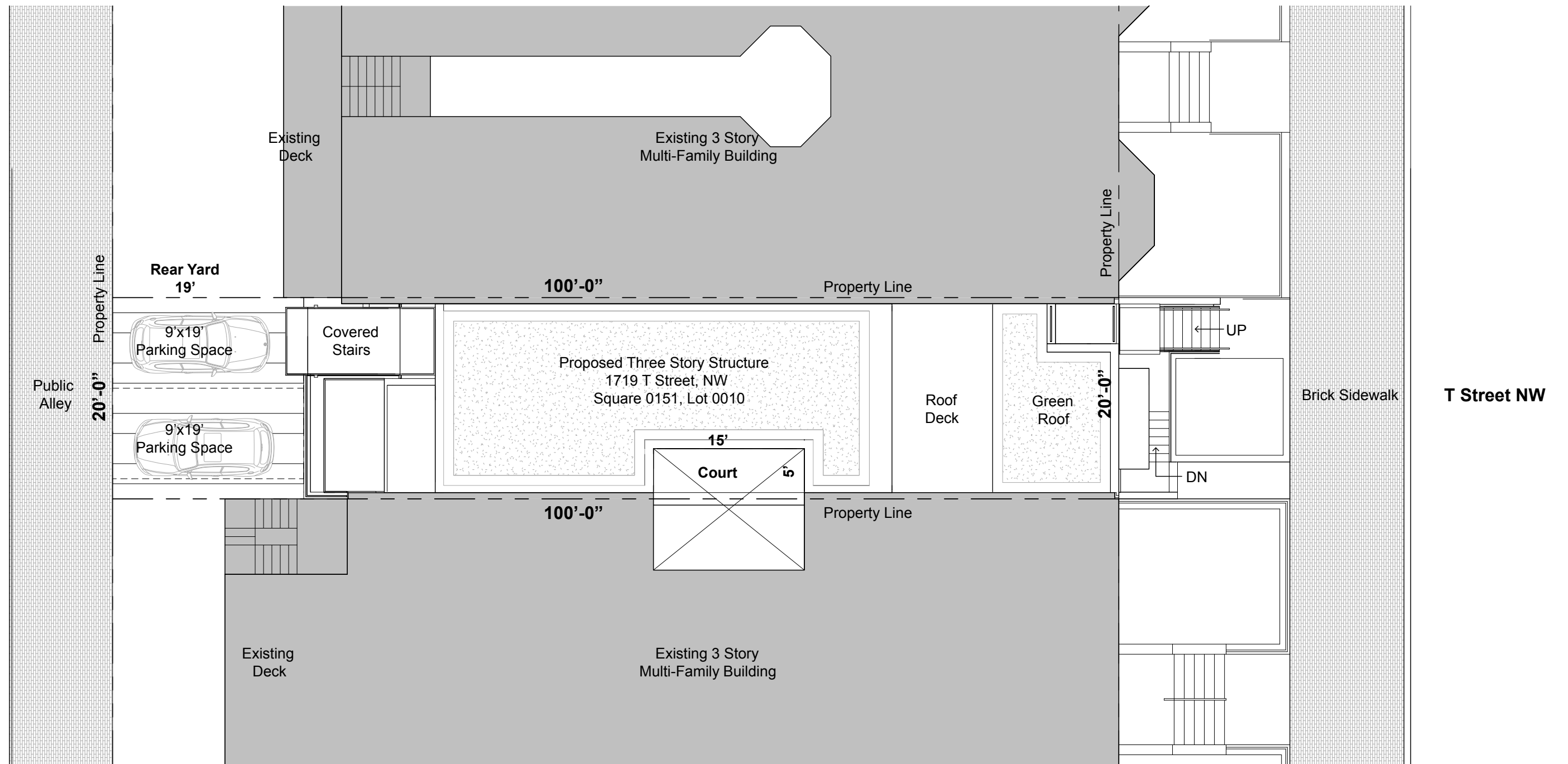




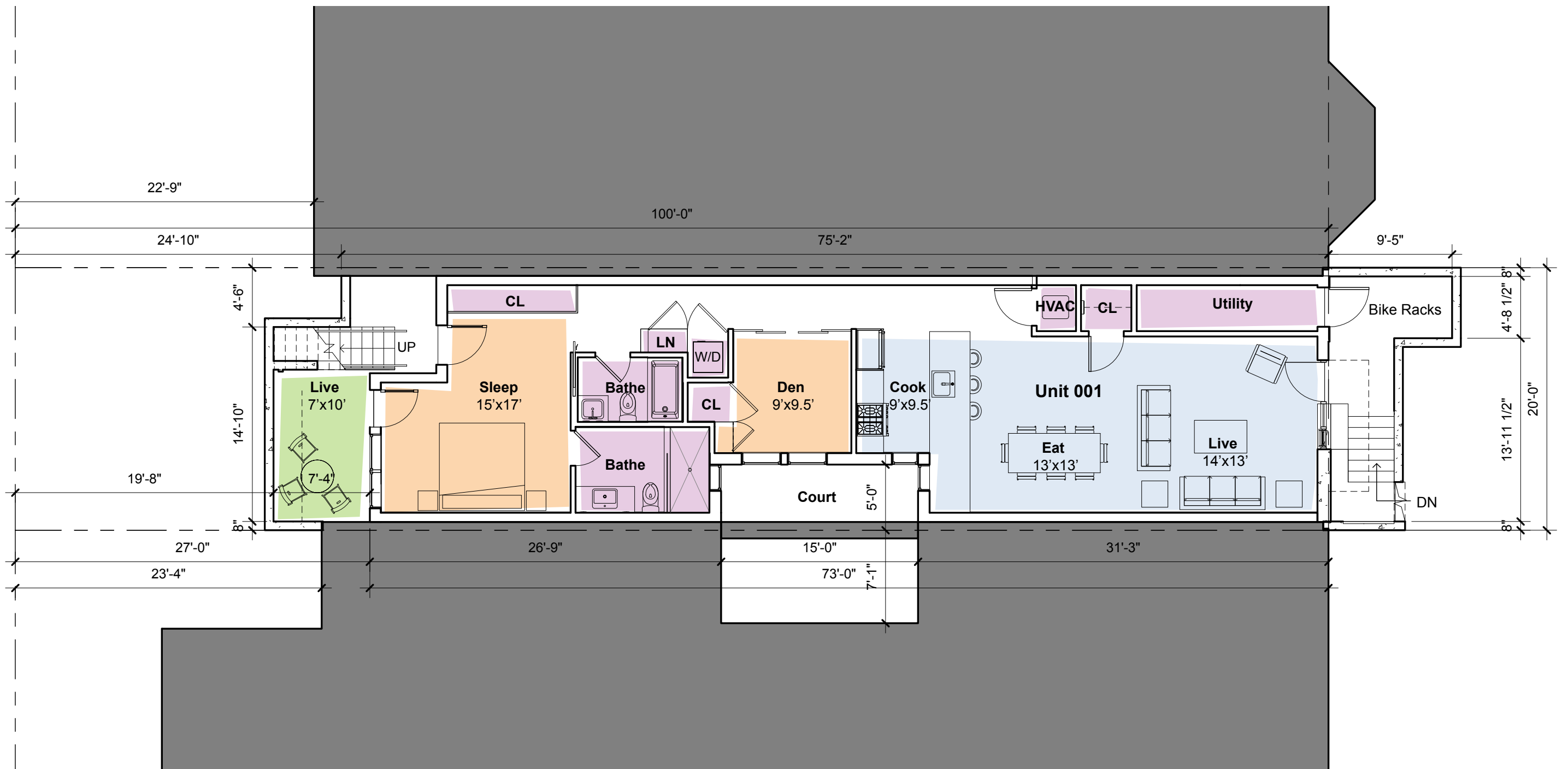


#### Green Area Ratio Calculations

|          |                        |                                                 |
|----------|------------------------|-------------------------------------------------|
| (3401.2) | Required (Zone R-5-B): | $0.40 \times 2,000 \text{ sf} = 800 \text{ sf}$ |
| (3402.9) | Provided:              |                                                 |
|          | Extensive Green Roof   | $0.60 \times 660 \text{ sf} = 396 \text{ sf}$   |
|          | Green Space            | $1.00 \times 455 \text{ sf} = 455 \text{ sf}$   |
|          | <b>Total</b>           | <b>851 sf</b>                                   |



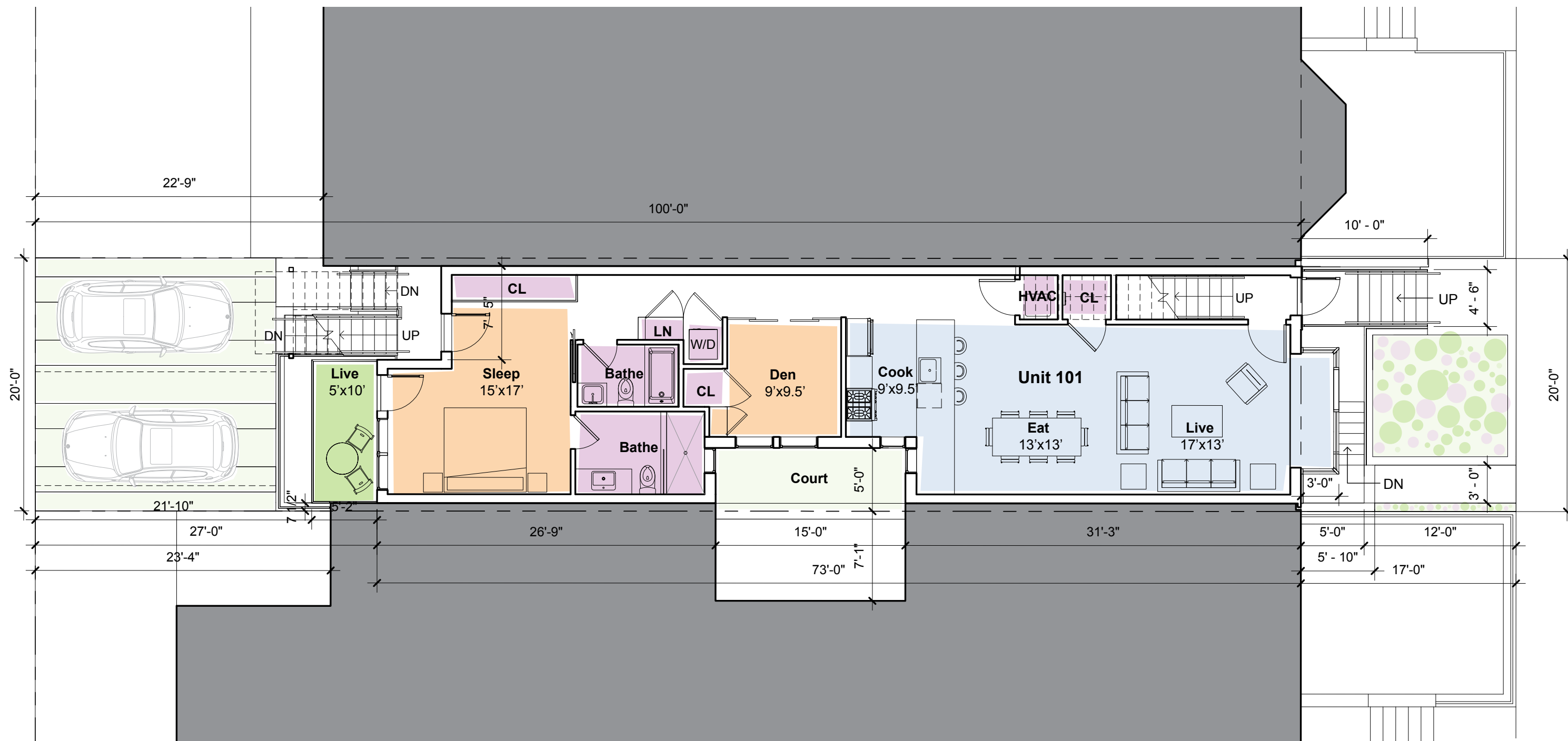




- Private Space
- Public Space
- Support Space
- Outdoor Living







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



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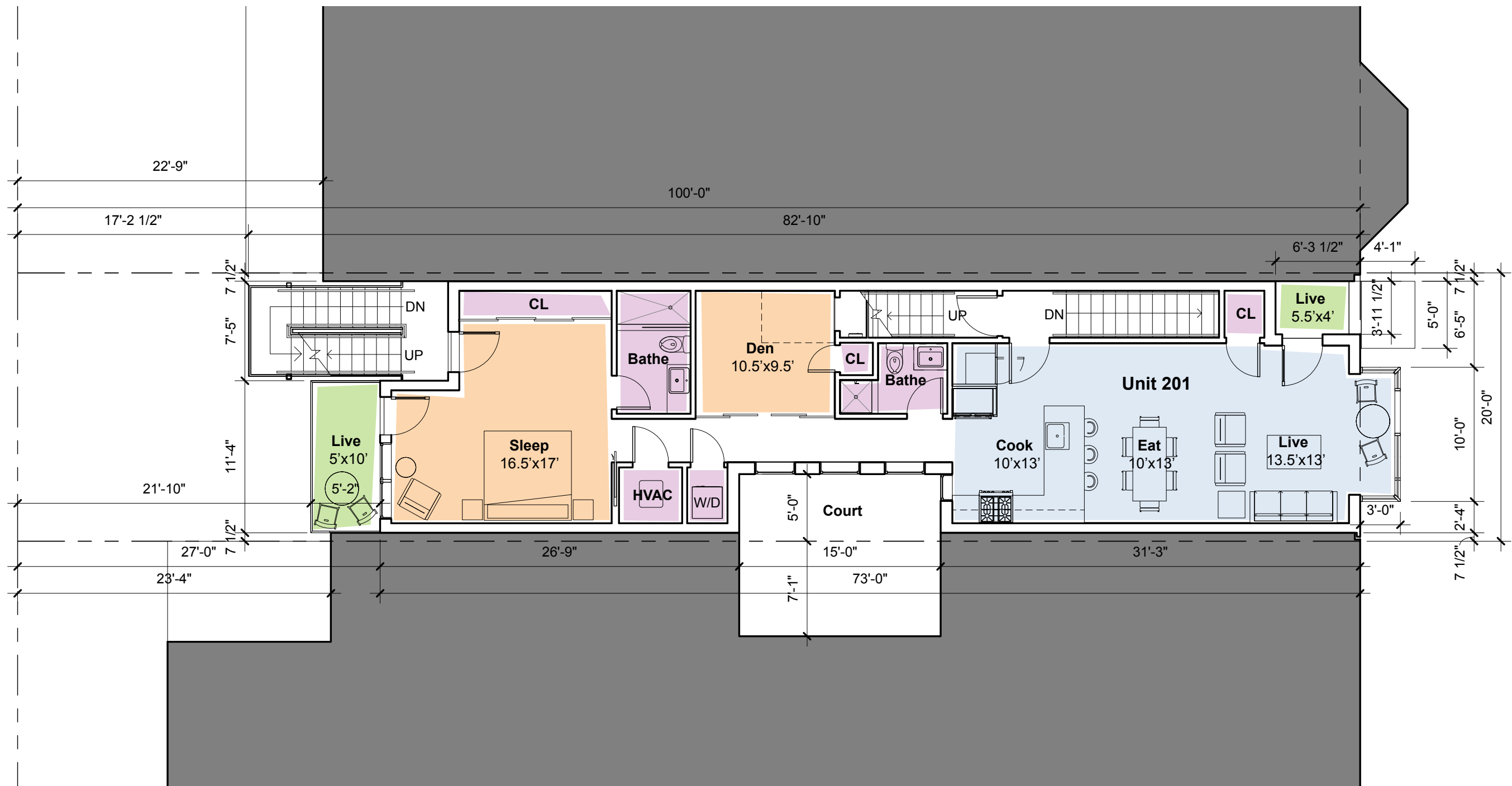
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First Floor Plan  
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- Private Space
- Public Space
- Support Space
- Outdoor Living

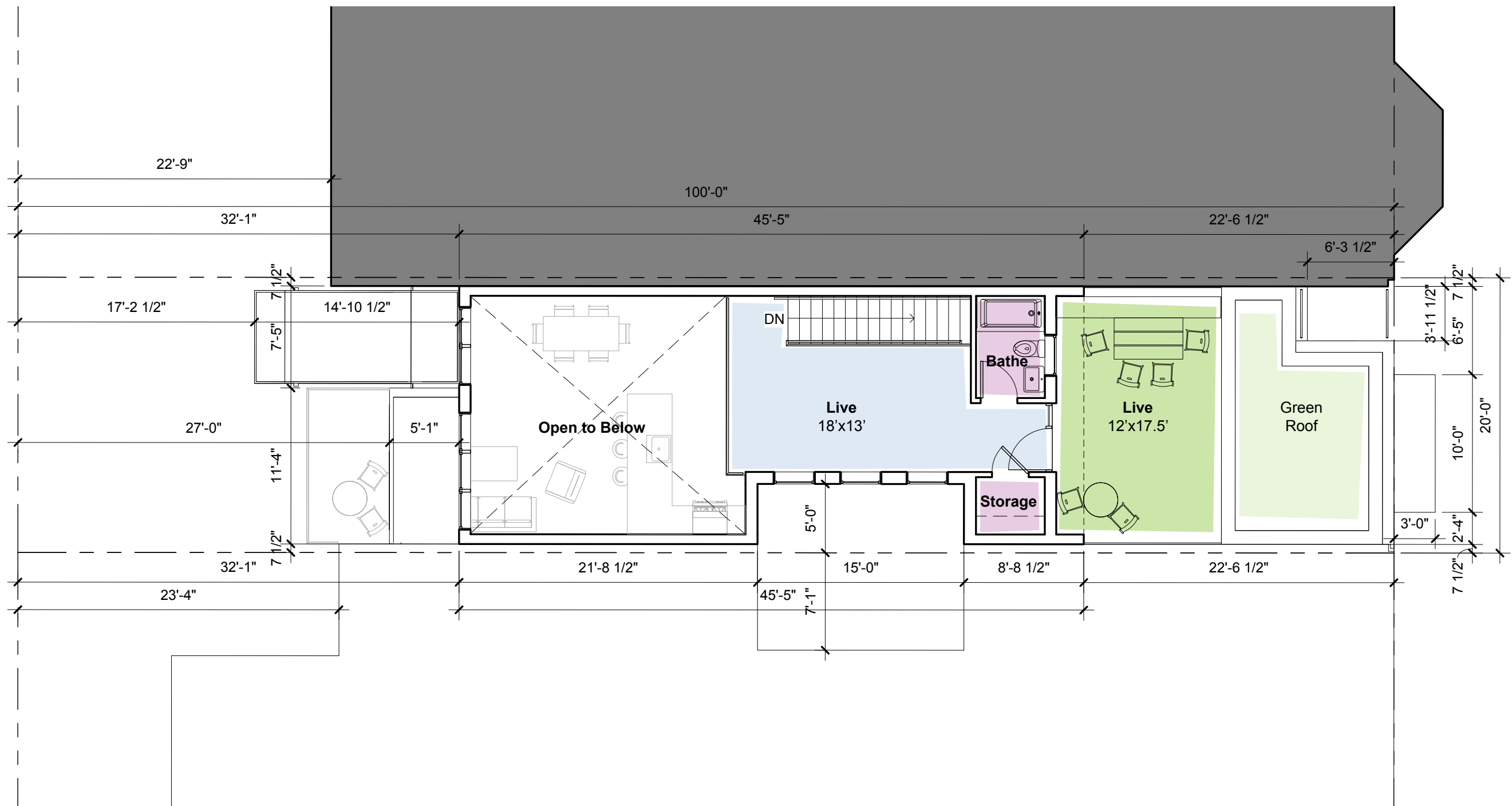






- Private Space
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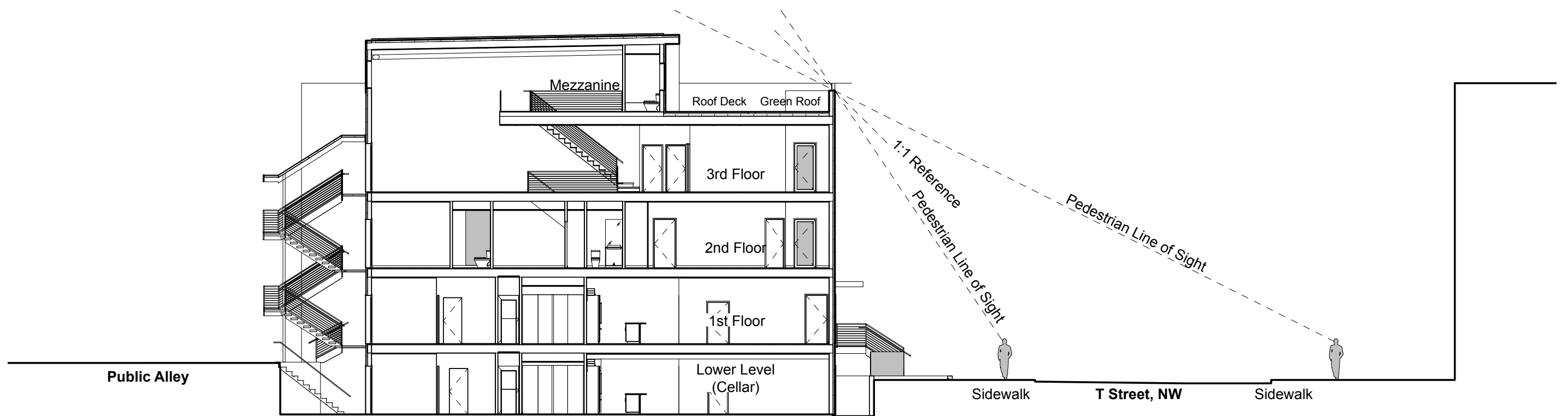




- Private Space
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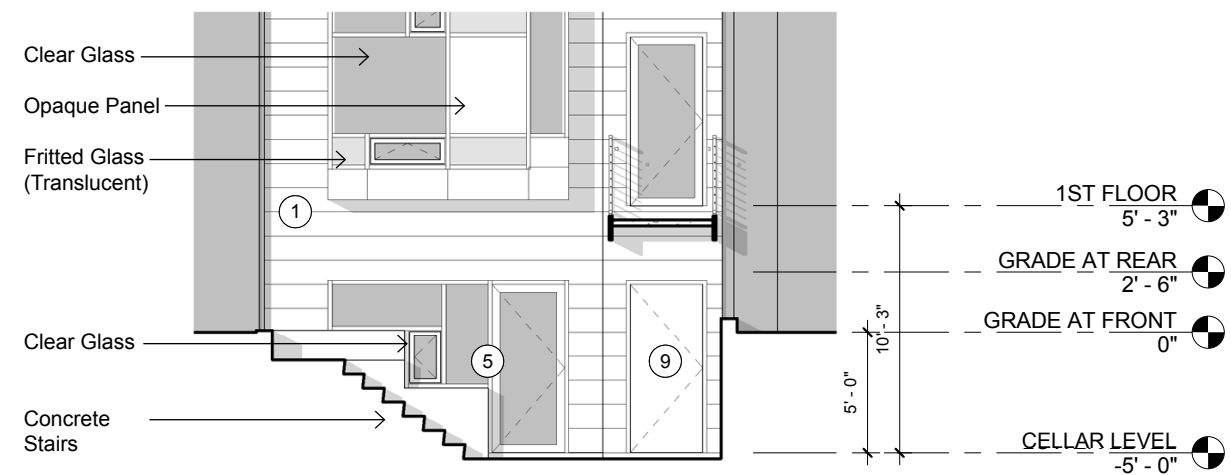






Front (T Street) Elevation

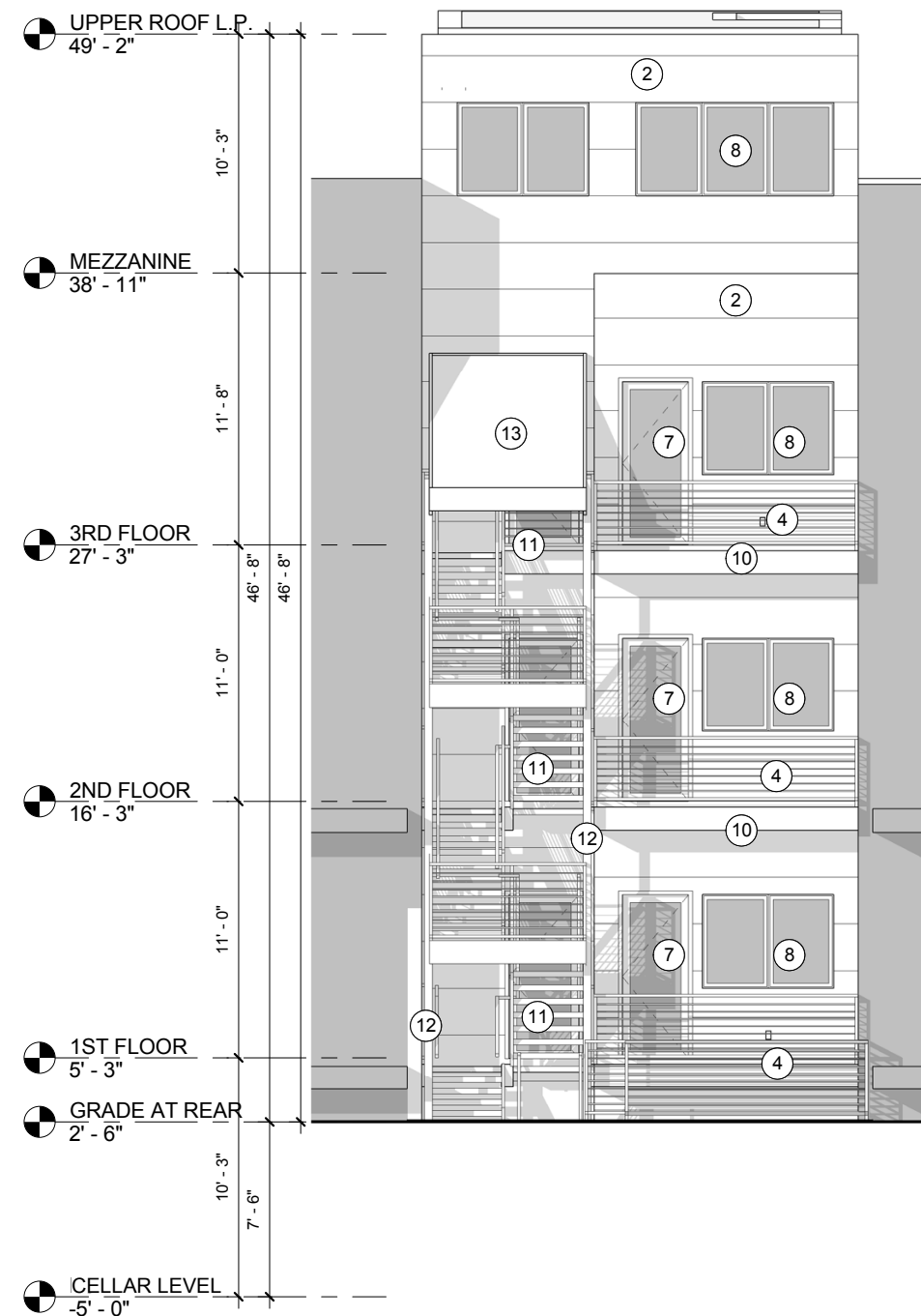
- 1 TERRACOTTA RAIN SCREEN CLADDING SYSTEM.
- 2 FIBER CEMENT PANEL RAINSCREEN.
- 3 CANOPY STEEL FRAME CANTILEVERED FROM BUILDING.
- 4 PAINTED METAL GUARDRAIL.
- 5 THERMALLY BROKEN ALUM. STOREFRONT.
- 6 ALUM. PANEL TO MATCH STOREFRONT.
- 7 ALUM. CLAD WOOD DOOR.
- 8 ALUM. CLAD WOOD WINDOW.
- 9 STEEL DOOR.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



Front (T Street) Elevation at Sunken Patio

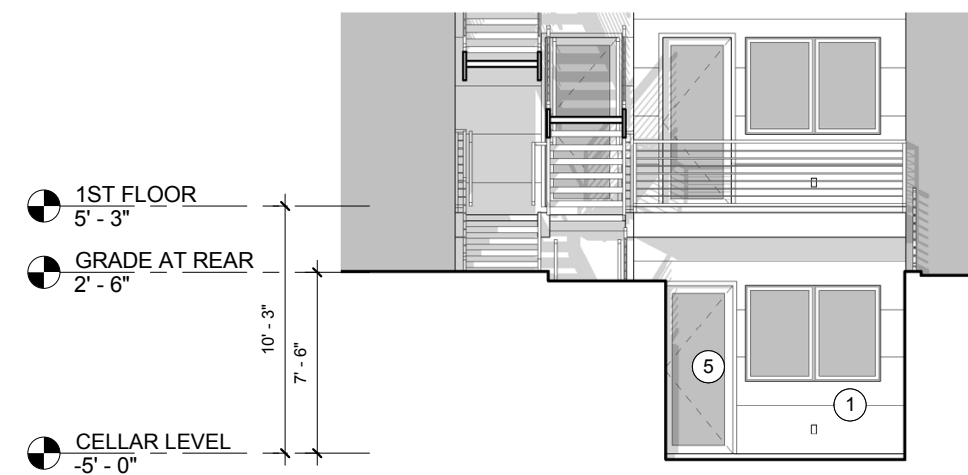






Rear (Alley) Elevation

- 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.
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- 10 BALCONY: STEEL BALCONY SUPPORTED BY LEDGER TO TWO SIDES AND STEEL COLUMN.
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Rear (Alley) Elevation at Sunken Patio







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View from T Street  
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