

Reneau Hopkins Condos

16 March 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

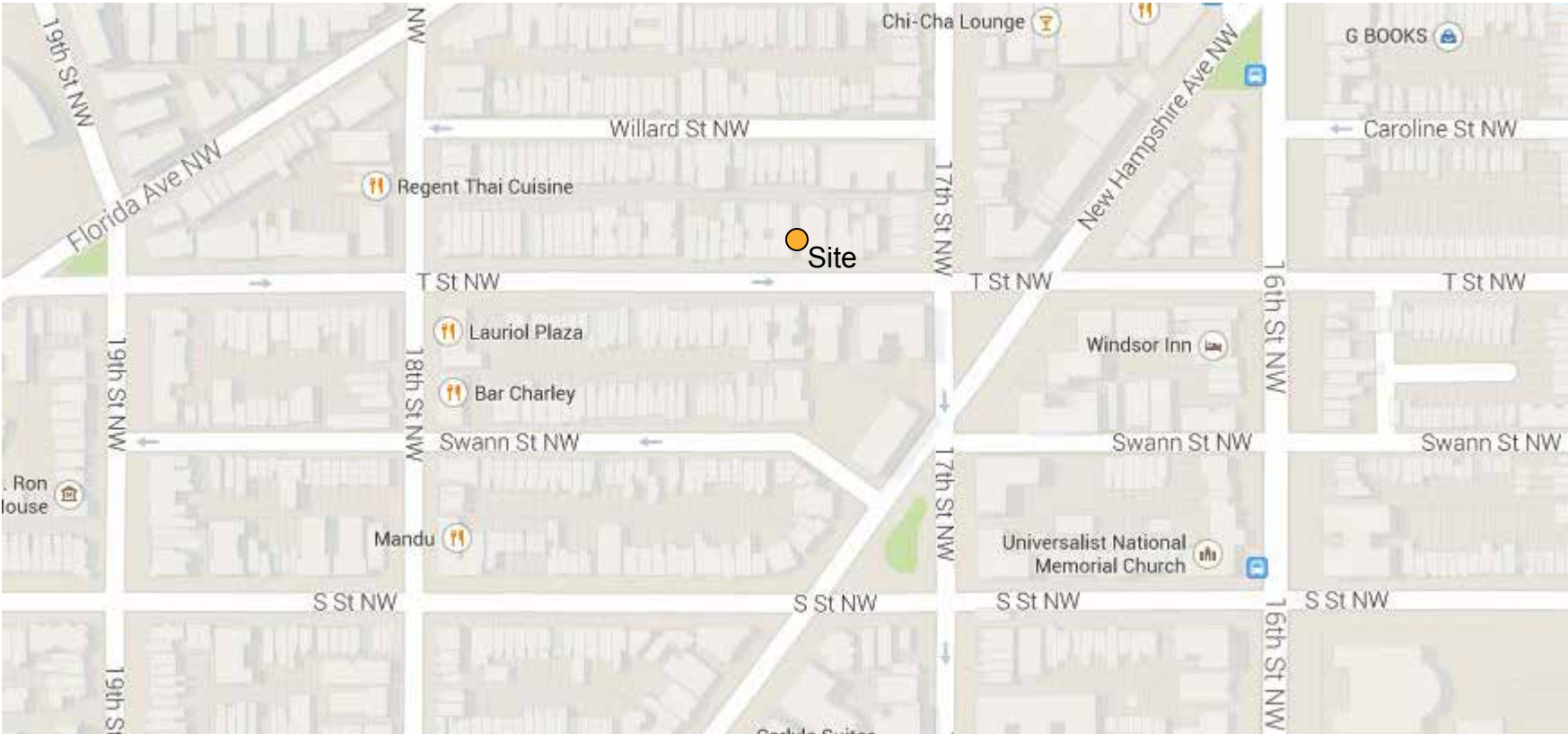
Zoning Information

DCMR Title 11 Zoning Regulations

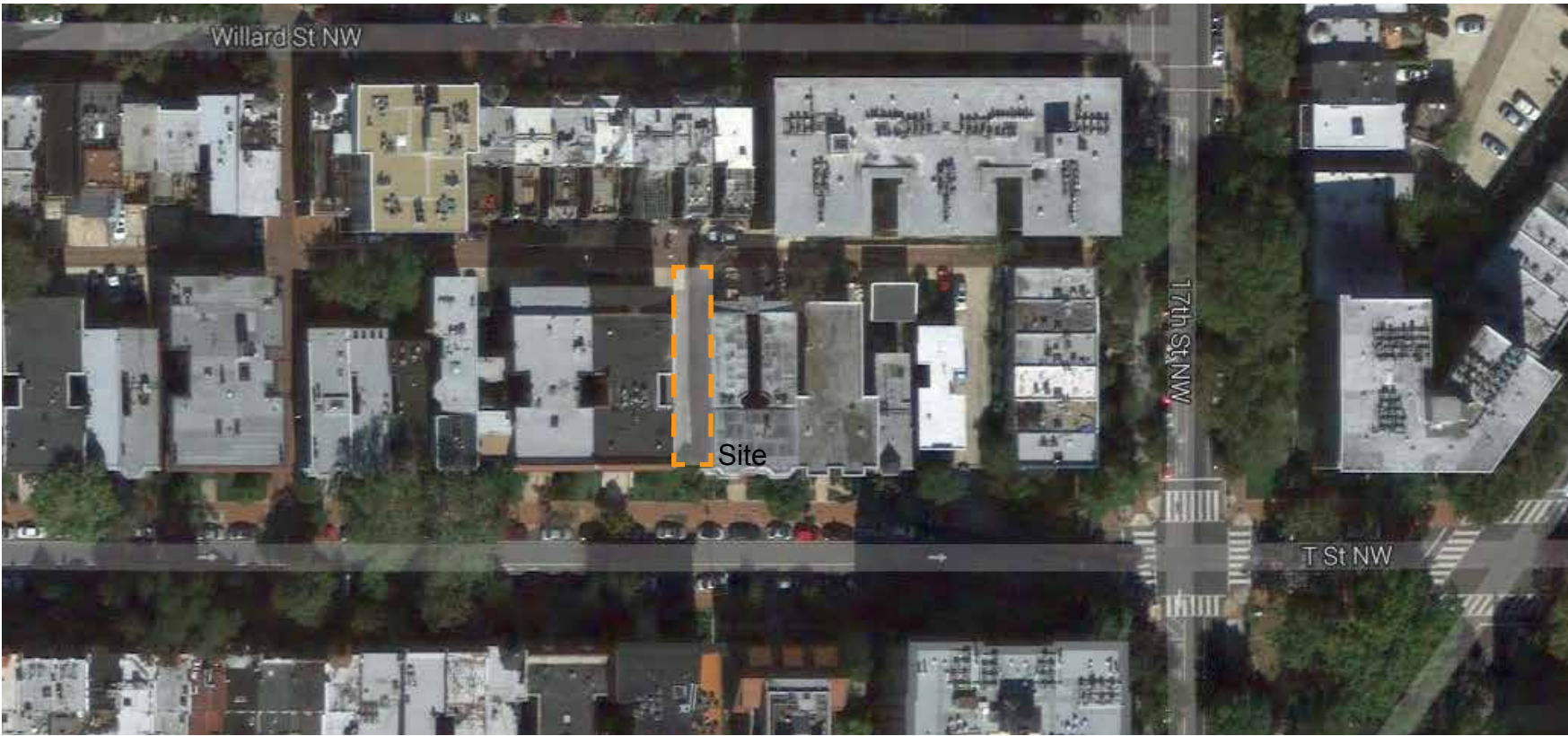
Zone District Historic	R-5-B Strivers' Section Historic District (HPA #15-301)			
Height of Bldg. (400)	Max. Height:	50'-0"	Max. Stories:	No Limit
	Proposed Height:	50'-0	Proposed Stories:	3+Cellar
Lot Size (401.3)	Min. Area:	None	Min. Width:	None
	Area:	2,000 sf	Width:	20'-0"
Gross Floor Area (199)	Existing (party walls)		New Const.	
	Mezzanine:	87 gsf	358 gsf	
	Third Floor:	87 gsf	1,296 gsf	
	Second Floor:	87 gsf	1,296 gsf	
	First Floor:	87 gsf	1,321 gsf	
	Totals:	348 gsf	4,271 gsf	
	Grand Total:	4,619 gsf		
Floor Area Ratio (402.4)	Max. Allowable FAR:	1.8 = 3,600 gsf		
	Proposed FAR:	Existing	0.17 = 348 gsf	
		<u>New Const.</u>	<u>2.14 = 4,271 gsf</u>	
		Total:	2.31 = 4,619 gsf	
Lot Occupancy (403.2)	Max. Allowable:	60% = 1,200 gsf		
	Proposed:	Existing	4% = 87 gsf	
		<u>New Const.</u>	<u>66% = 1,321 gsf</u>	
		Total Proposed	70% = 1,408 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:	844 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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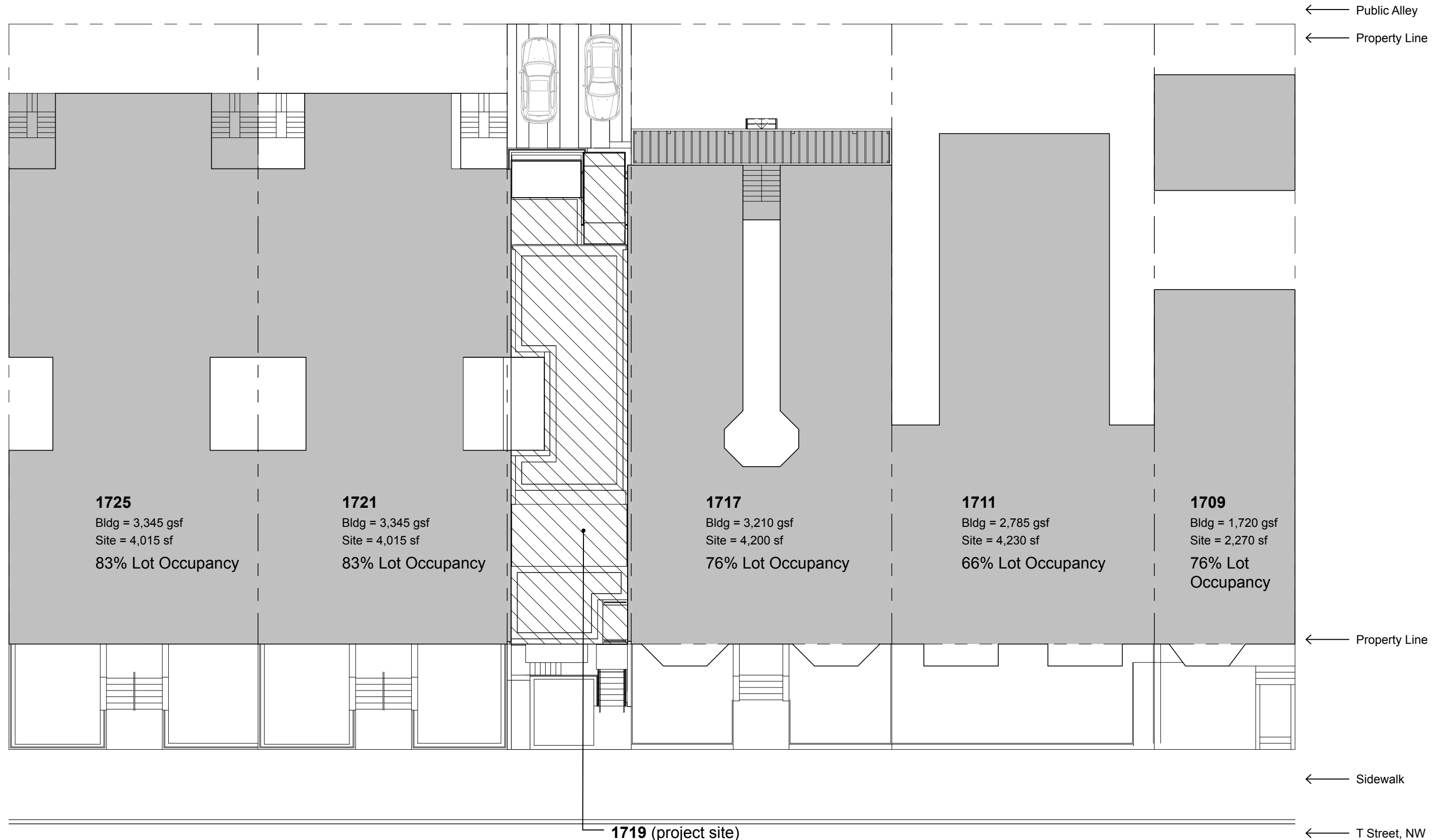


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Photograph of Existing Conditions





1719 (project site)

Existing adjacent properties encroaching on site = 87 gsf = 4% lot occupancy (existing masonry party walls)

Proposed Bldg = 1,336 gsf = 66% lot occupancy (new construction)

Total Building Area: 1408 gsf

Site = 2,000 sf

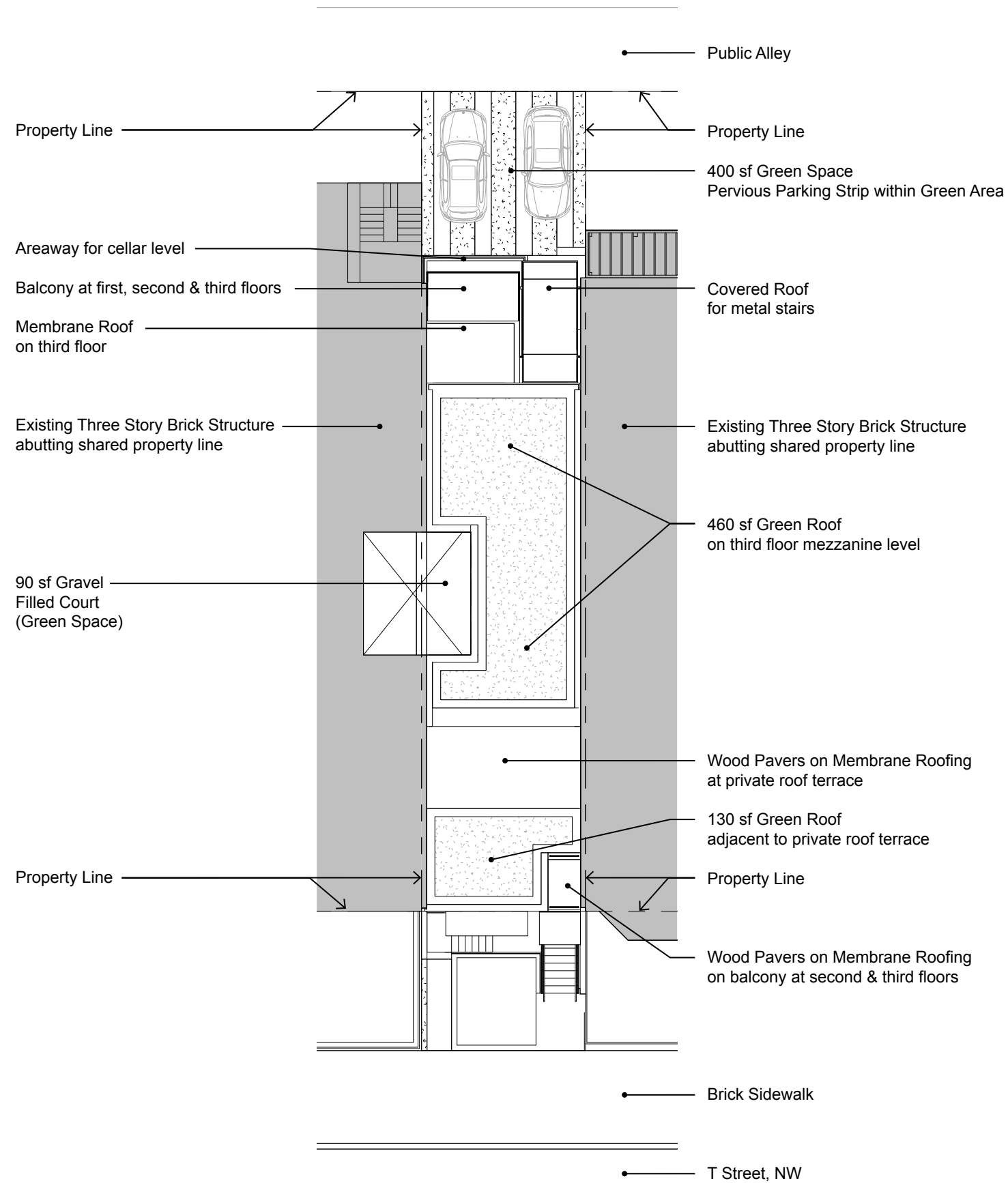
70% Lot Occupancy

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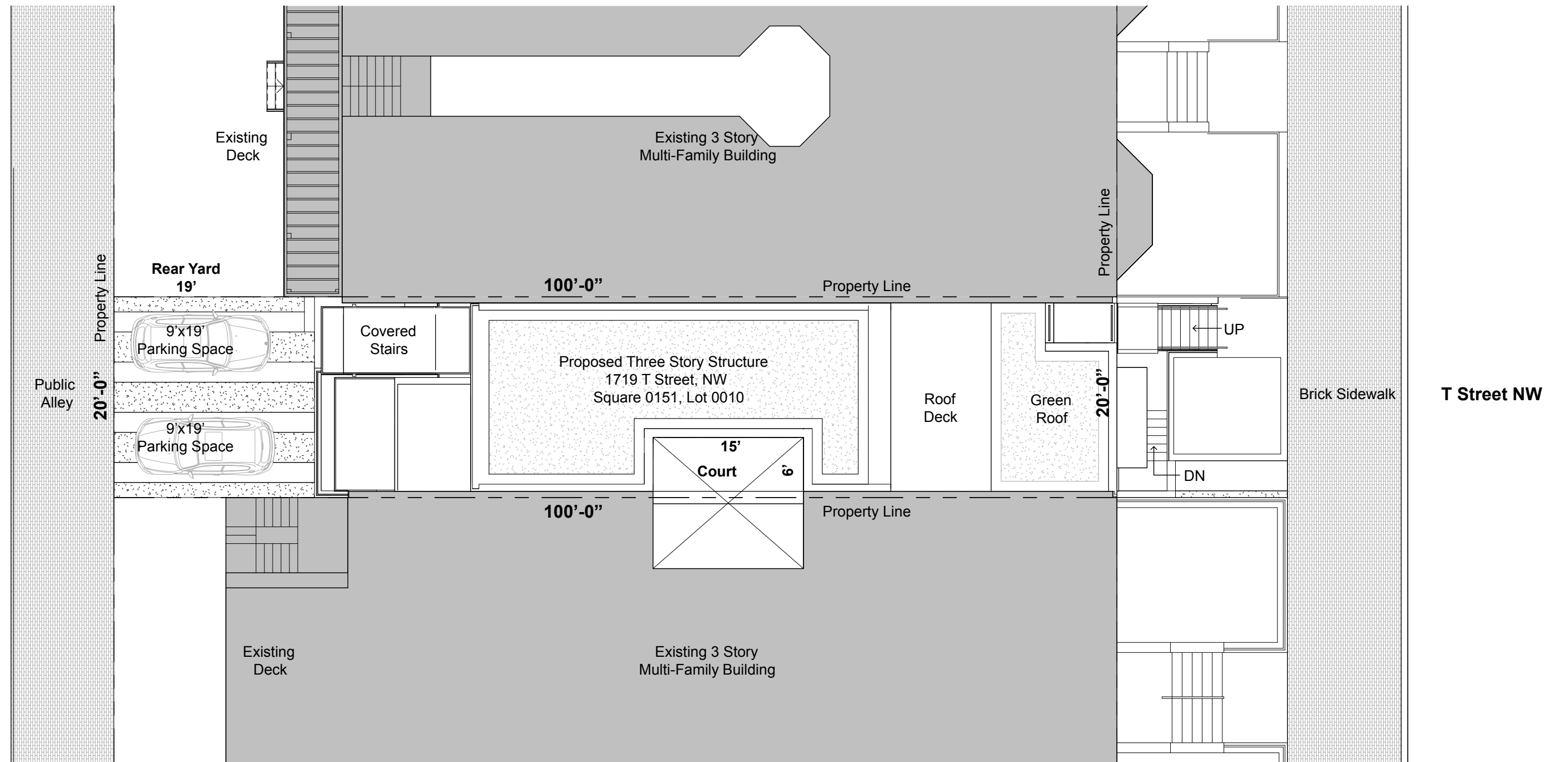
Lot Occupancy Analysis

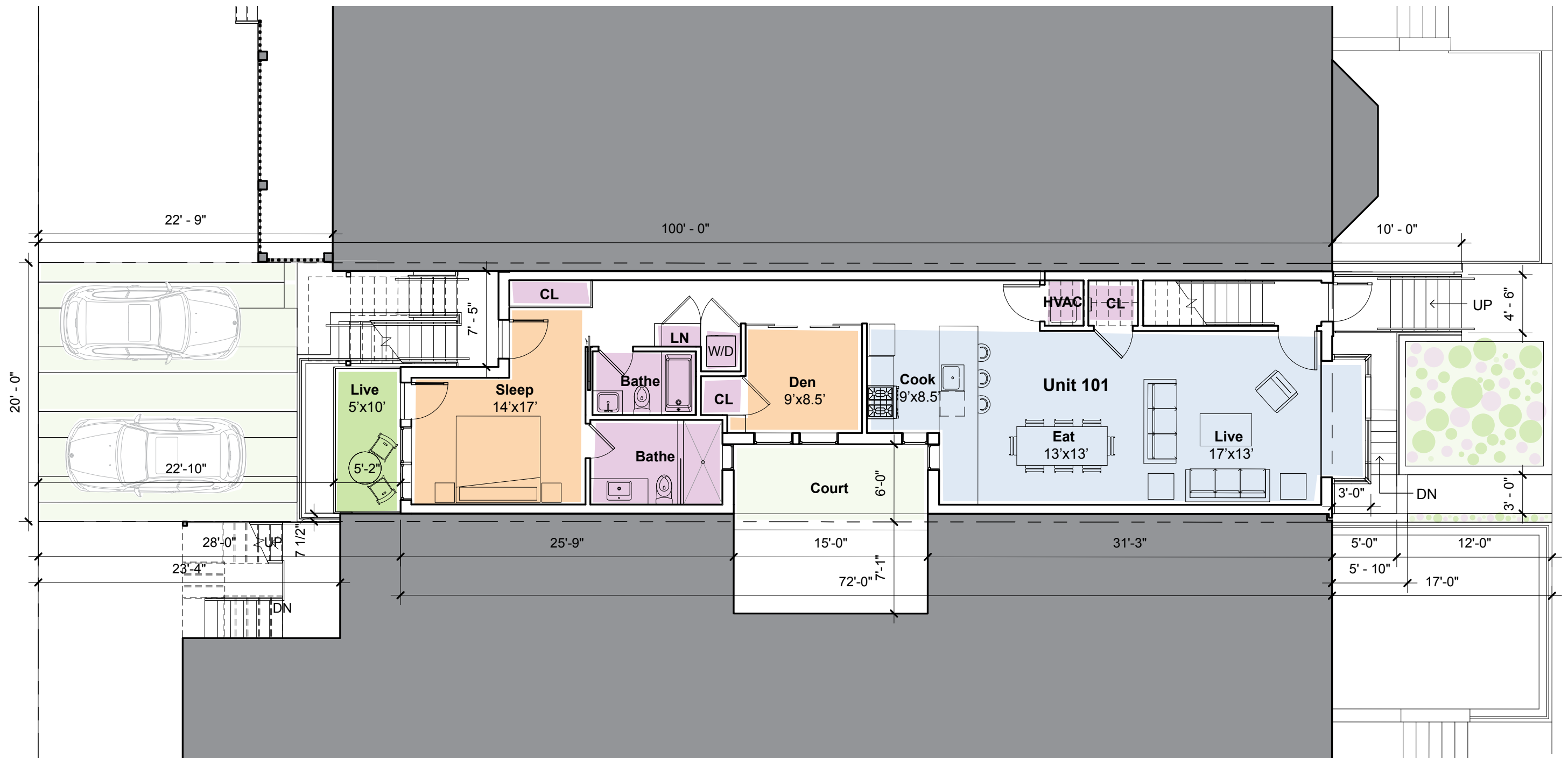
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Green Area Ratio Calculations

(3401.2)	Required (Zone R-5-B):	$0.40 \times 2,000 \text{ sf} = 800 \text{ sf}$
(3402.9)	Provided:	
	Extensive Green Roof	$0.60 \times 590 \text{ sf} = 354 \text{ sf}$
	Green Space	$1.00 \times 490 \text{ sf} = 490 \text{ sf}$
	Total	844 sf





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



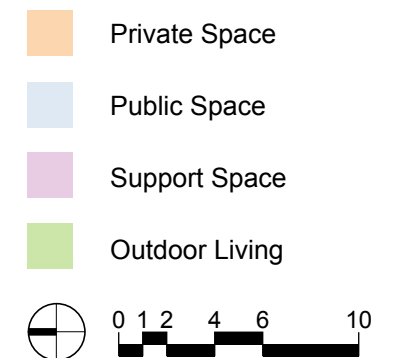
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First Floor Plan
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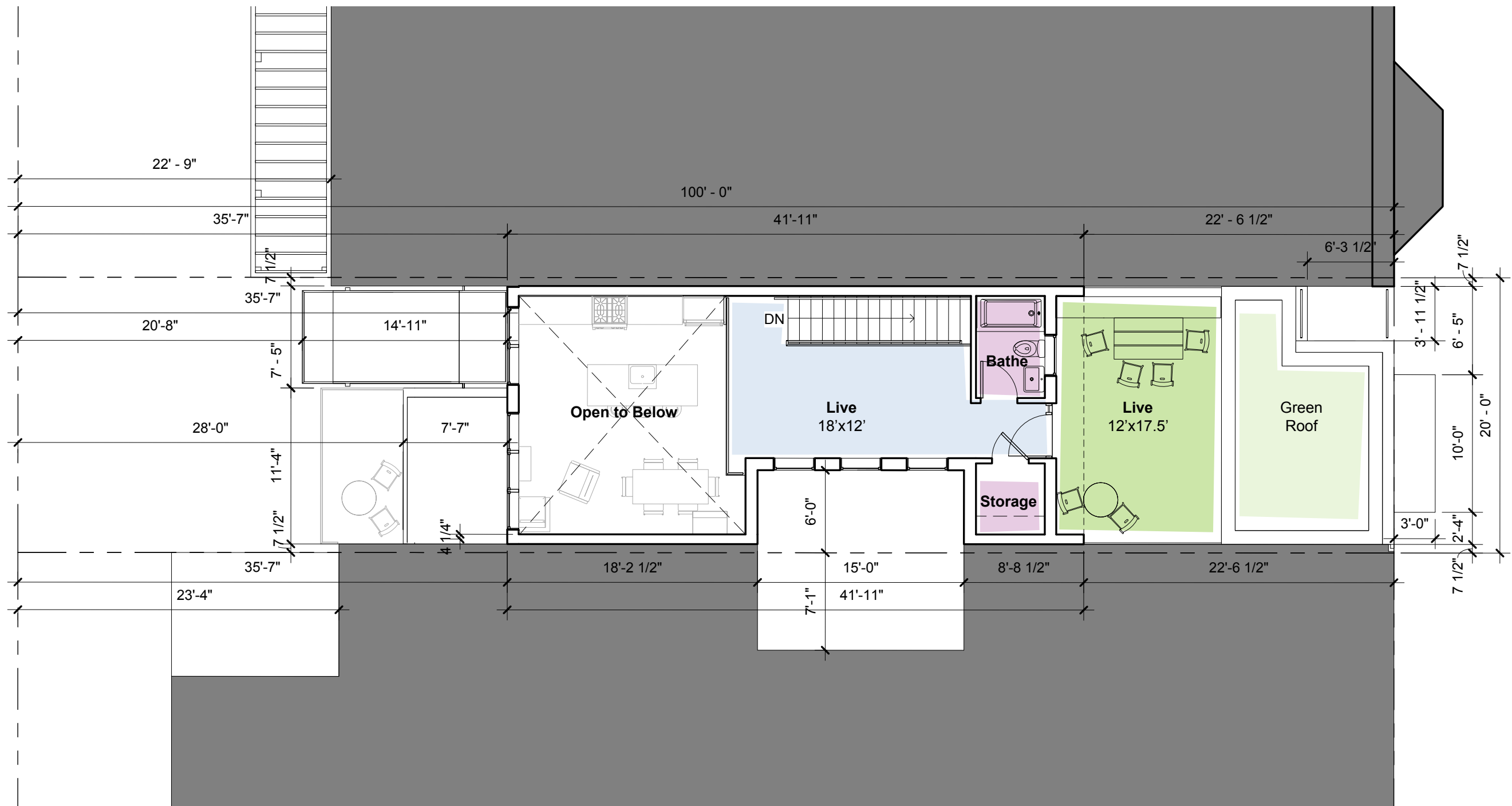
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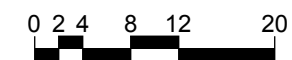
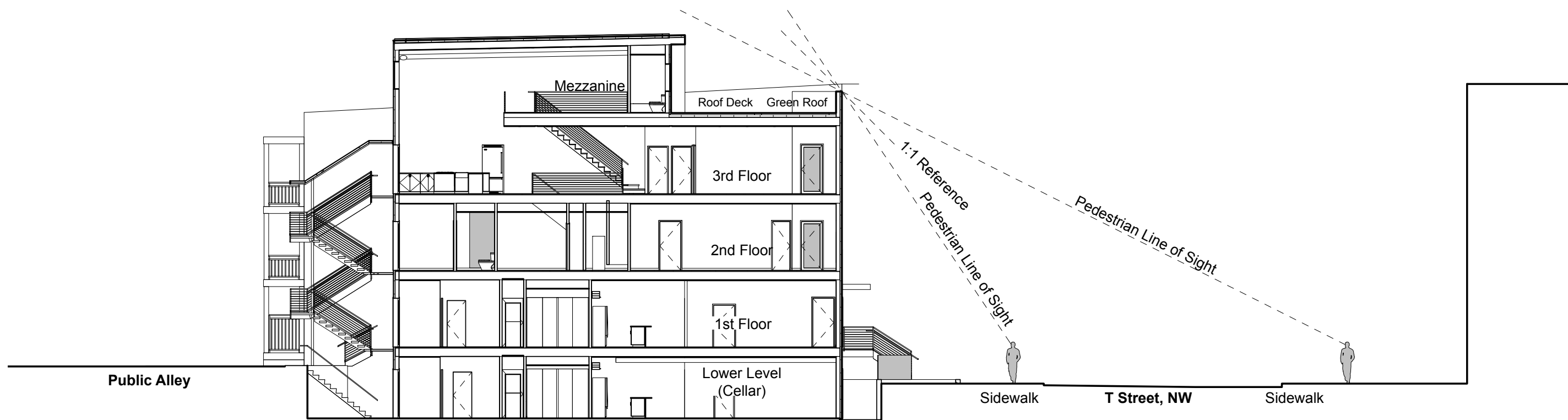


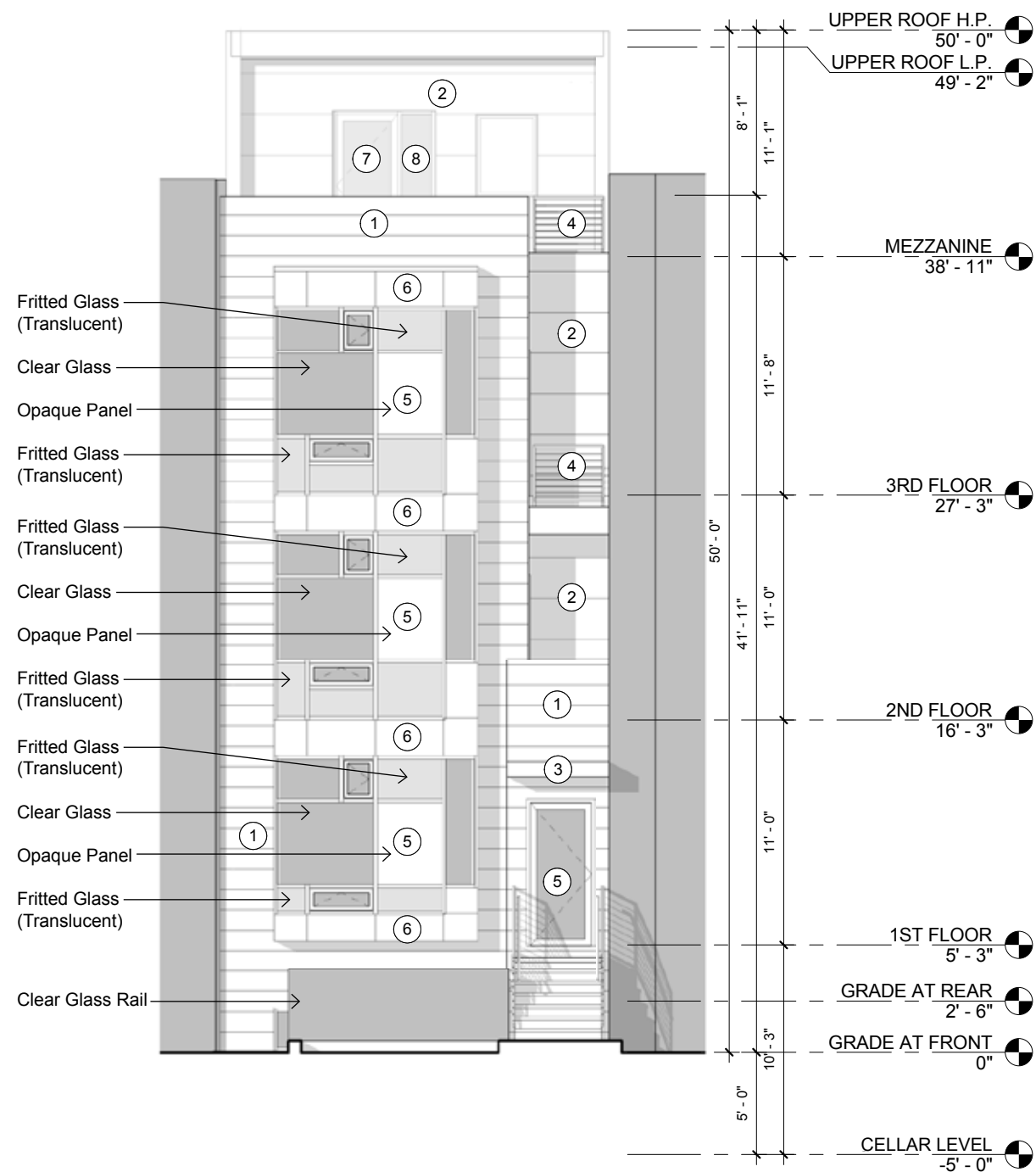


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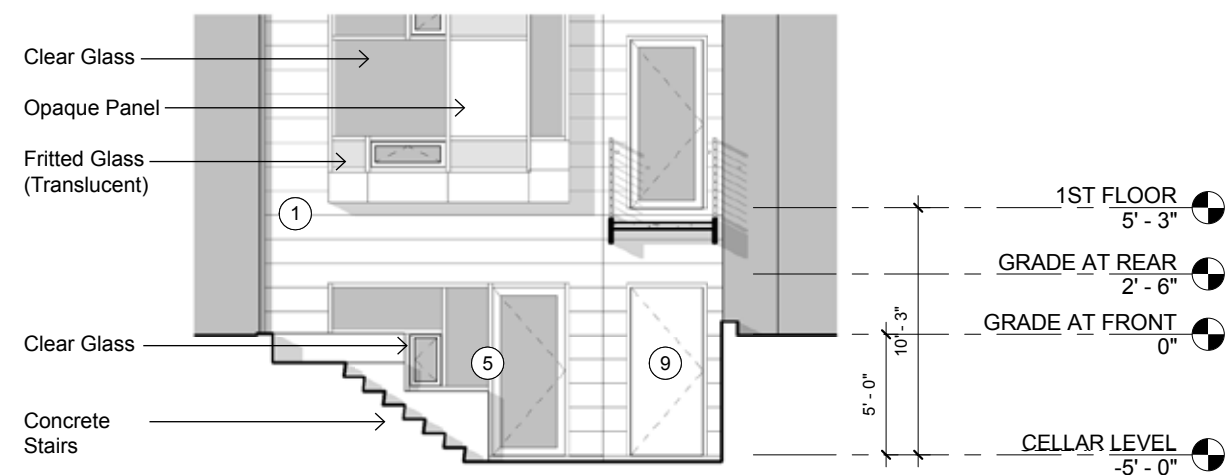






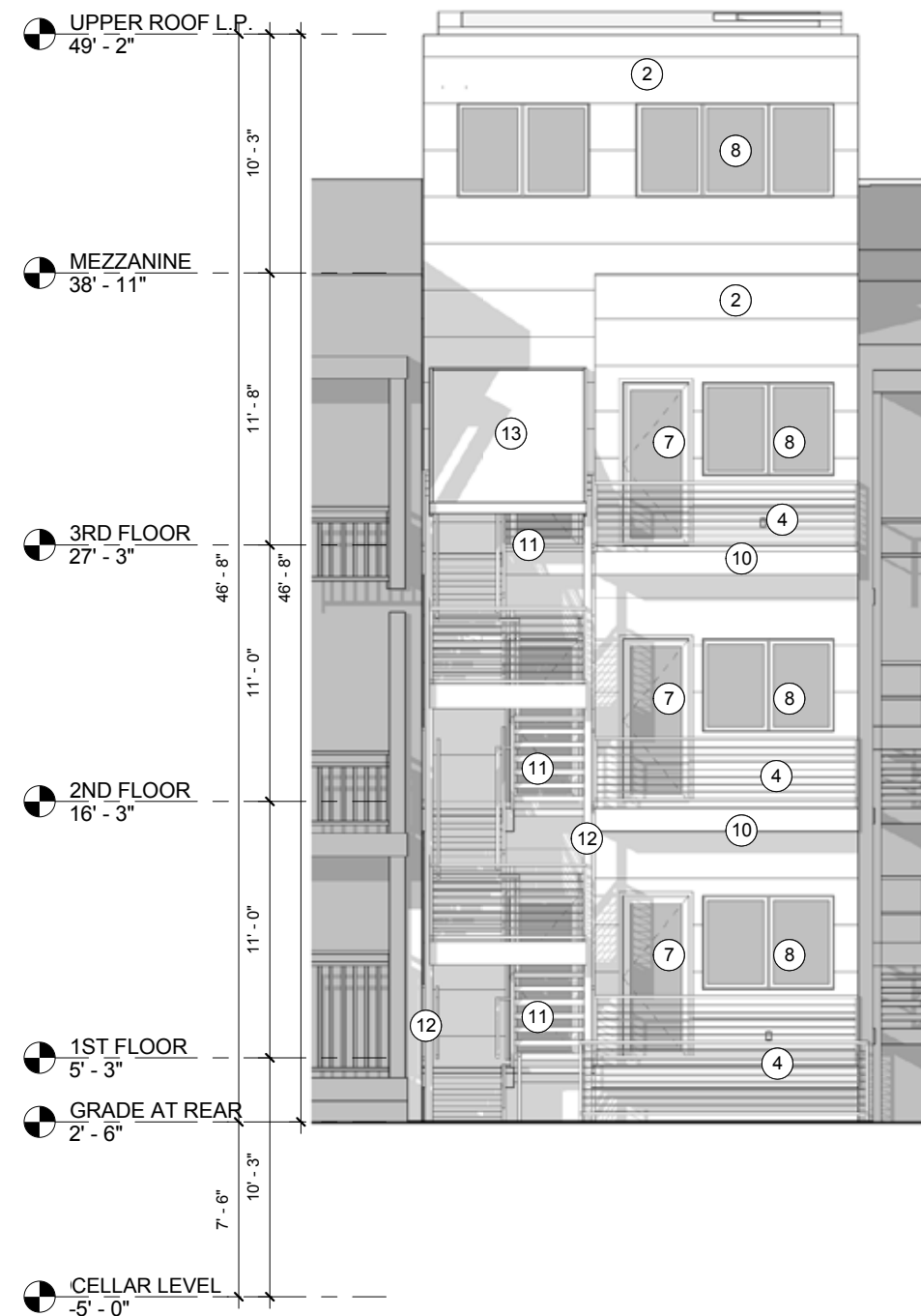
Front (T Street) Elevation

- 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.
- 11 METAL STAIRS.
- 12 STEEL SQUARE POST.
- 13 METAL ROOF.



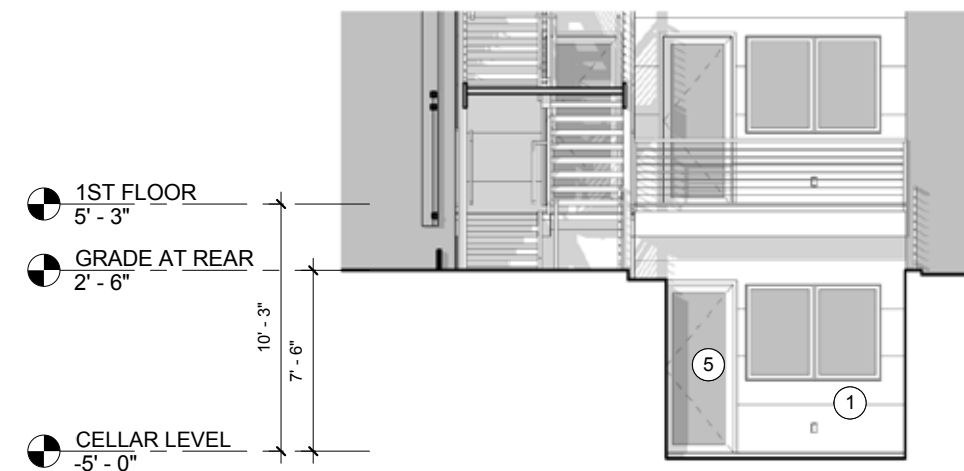
Front (T Street) Elevation at Sunken Patio





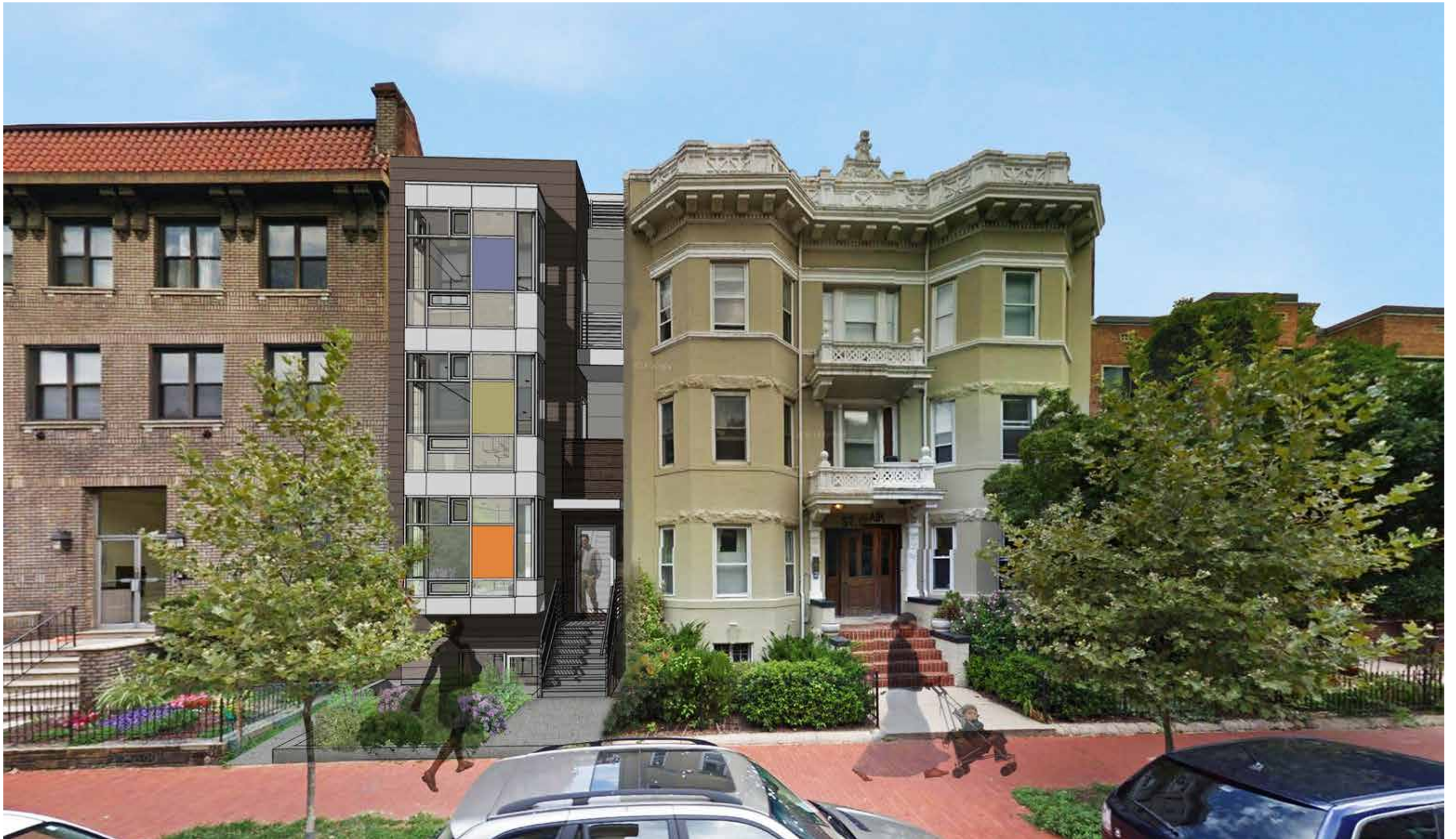
Rear (Alley) Elevation

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





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View from T Street
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