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# 1729 T St NW

## BZA 19772 Supplemental Exhibit

23 May 2018

Prepared for:

**R Street Development**

1328 Florida Ave, NW  
Washington, DC 20009  
240 620 6653

Prepared by:

**Teass \ Warren Architects**  
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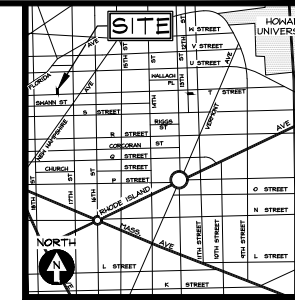
**Board of Zoning Adjustment**  
District of Columbia  
CASE NO.19772  
EXHIBIT NO.37A





**GENERAL NOTES**

- ONE-FOOT CONTOUR DATA BASED ON A SURVEY PERFORMED BY CAS ENGINEERING, DATED FEBRUARY, 2018.  
SURVEY DOES NOT INCLUDE ROOFTOP ITEMS ON SUBJECT PROPERTY OR ADJOINING PROPERTIES. ANY ROOFTOP FEATURES SHOWN ARE APPROXIMATE AND ADDITIONAL ROOFTOP FEATURES MAY EXIST. CLIENT/CONTRACTOR TO REVIEW/EXAMINE ON-SITE PRIOR TO DESIGN/CONSTRUCTION TO ENSURE SEPARATION FROM KNOTS, CHIMNEYS, ETC. AS REQUIRED BY BUILDING CODE.
- BOUNDARY INFORMATION BASED ON A SURVEY PERFORMED BY CAS ENGINEERING, DATED FEBRUARY, 2018, AND A SURVEY-TO-MARK PERFORMED BY CAS ENGINEERING, DATED FEBRUARY, 2018 (RECORDATION PENDING). MEASUREMENTS: "(R)" DENOTES RECORD DIMENSIONS, "(S)" DENOTES SURVEY DIMENSIONS, SHOWN HEREON.
- ZONING: RA-2  
MAXIMUM BUILDING HEIGHT = 50 FEET  
FRONT SETBACK = NONE PER DC SURVEYORS OFFICE  
MINIMUM REAR YARD = 15 FEET  
MINIMUM SIDE YARD = NONE REQUIRED  
MAXIMUM LOT OCCUPANCY = 60%  
FLOOR AREA RATIO (FAR) = 1.8  
GREEN AREA RATIO (GAR) = 0.40  
NOTE: SITE IS IN THE STRIVERS' SECTION HISTORIC DISTRICT. ADDITIONAL REVIEW AND REQUIREMENTS MAY APPLY.
- TOTAL LOT AREA: LOT 15 = 2,000 SQUARE FEET (0.046 ACRES)  
PROJECT IS WITHIN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS PER FEMA FLOOD INSURANCE RATE MAP PANEL NO. 110001004C.



VICINITY MAP  
ADC MAP 5528, GRID D-4  
SCALE: 1" = 200'



CAS ENGINEERING-DC, LLC  
1001 Connecticut Avenue, NW  
Suite 401  
Washington, DC 20036  
(202) 393-7200 Phone  
www.cas-dc.com  
info@cas-dc.com

OWNER/CLIENT  
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ARCHITECT  
TEASS | WARREN ARCHITECTS  
ATTN: DESIRE HELLAR  
515 M STREET, SE, SUITE 200  
WASHINGTON, DC 20003  
(202) 683-4300 PHONE  
dhellar@teass-warren.com

LOT 0015, SQUARE 0151  
OLD CITY I

1729 T STREET, NW

N.W. WASHINGTON,  
DISTRICT OF COLUMBIA



**SURVEYOR'S CERTIFICATE**  
I hereby certify that 1729 T Street TF LLC, to the best of my professional knowledge and belief, that this is a survey of those lands conveyed from Court Appointed Trustees Richard A. Lash, Barry K. Bedford, David A. Rosen, Leonard W. Harrington, Jr., Robert E. Kelly and Ramsey Saleebey to 1729 T Street TF LLC, in Instrument Number 2018007150, dated January 17, 2018, and recorded in the land records of the District of Columbia.

BASE SHEET ISSUED	02/09/2018
BASE PERMIT SET	02/22/2018
TRAFFIC CONTROL PLAN	02/22/2018

REVISION	DATE

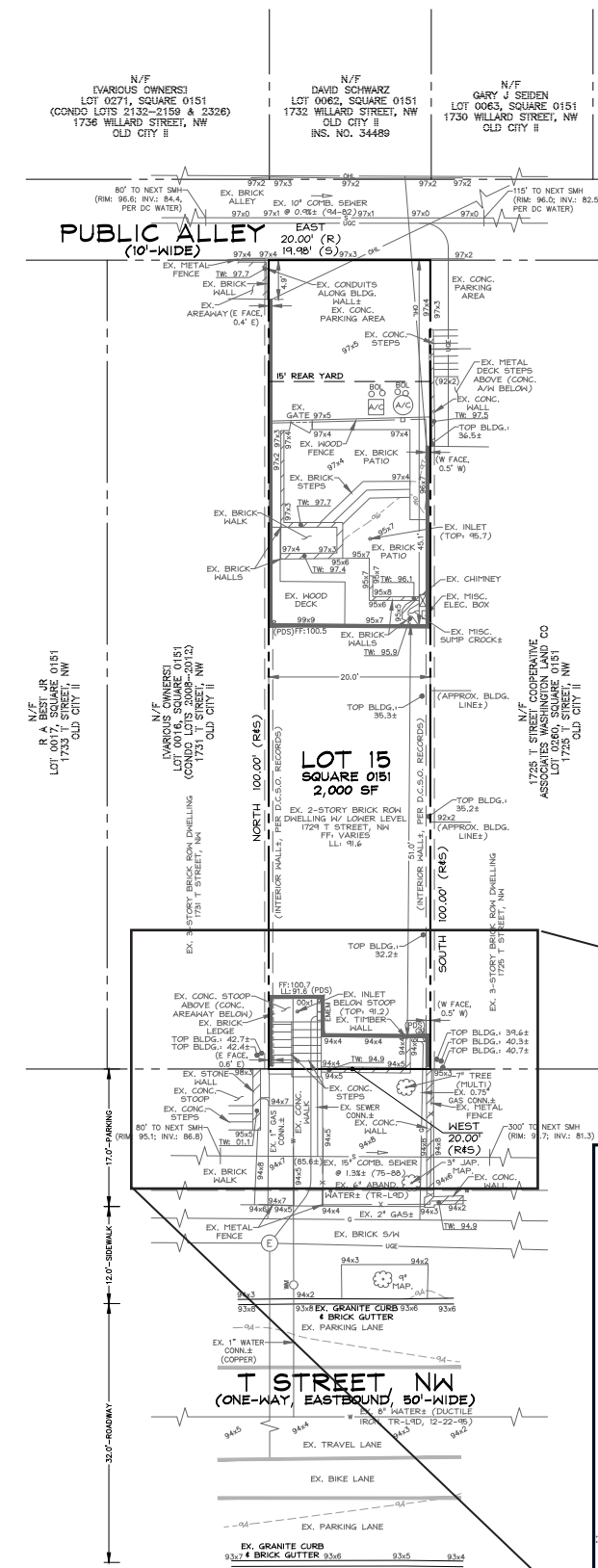
CAS PROJECT	17-749-DC
DATE	02/22/2018
DRAWN BY	JAK
CHECKED BY	DCL
APPROVAL	DCL
SCALE	1"=10'



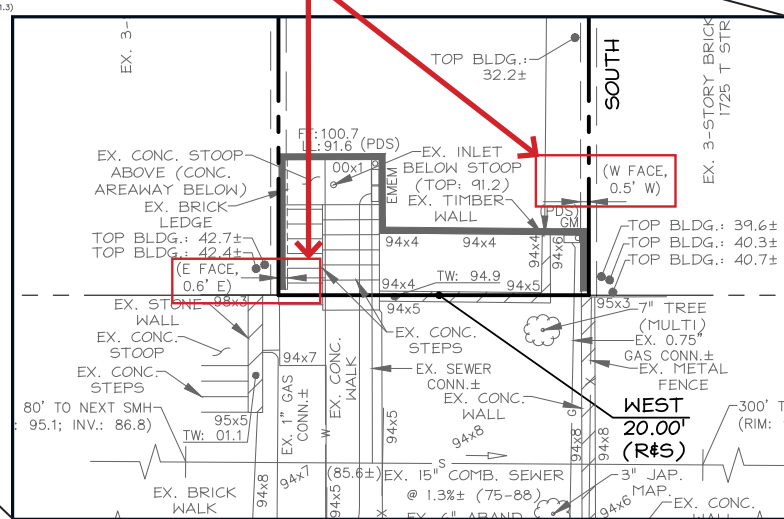
SHEET TITLE

**EXISTING CONDITIONS PLAN**

CIV100



existing party walls encroach 0.6' and 0.5' on either side



**LEGEND**

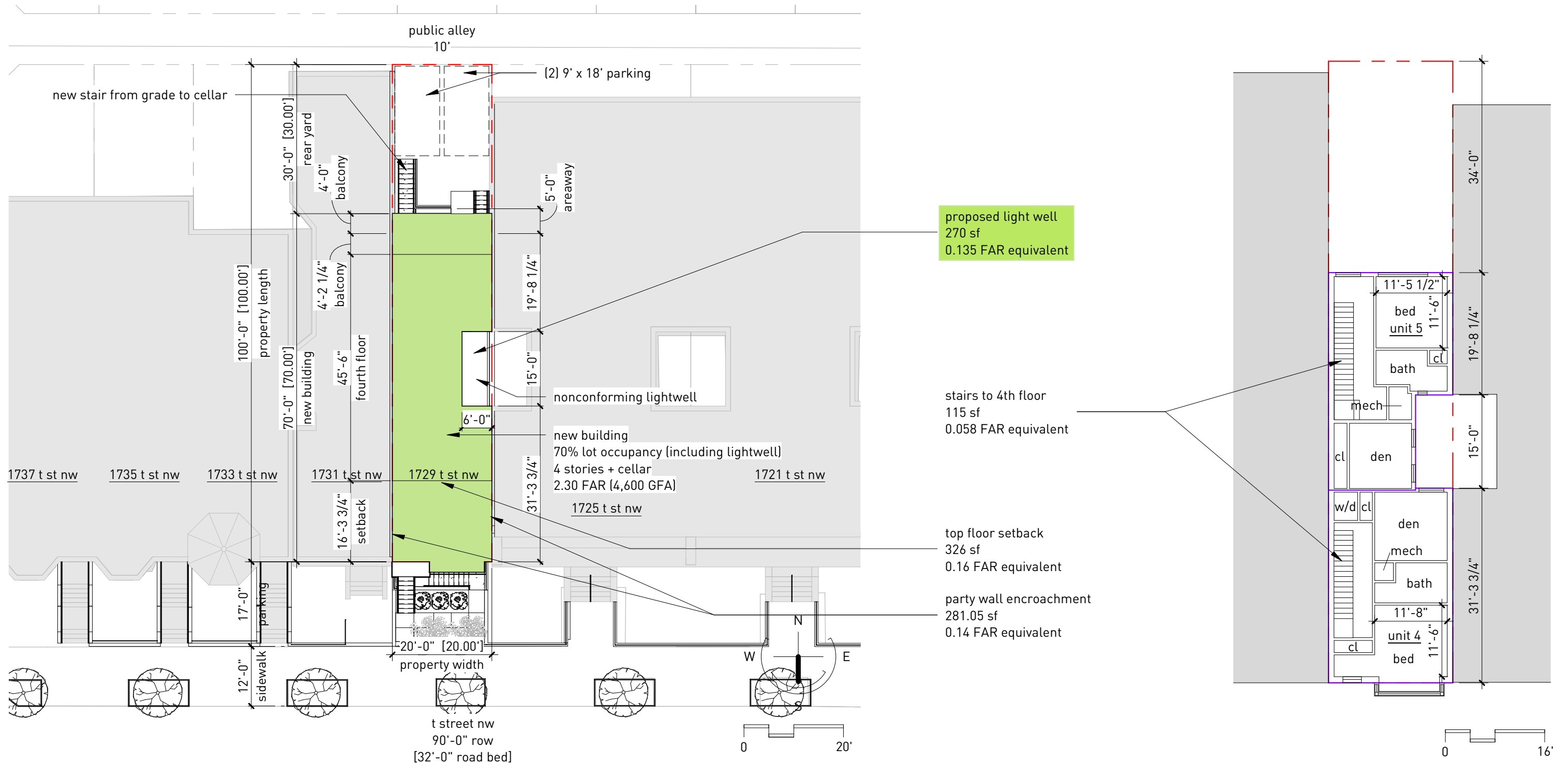
EXISTING FEATURES	
---	PROPERTY LINE
---	EX. SANITARY SEWER LINE
---	EX. WATER LINE
---	EX. GAS LINE
---	EX. UNDERGROUND ELECTRIC LINE
---	EX. UNDERGROUND CONDUIT LINE
---	EX. OVERHEAD UTILITY LINE
---	EX. ONE- AND FIVE-FOOT CONTOURS
---	EX. SPOT ELEVATION
---	EX. WOOD FENCE
---	EX. METAL FENCE
---	EX. BOLLARD
---	EX. PIPED DOWNSPOUT
---	EX. TREE
---	EX. WALL

**UTILITY INFORMATION**

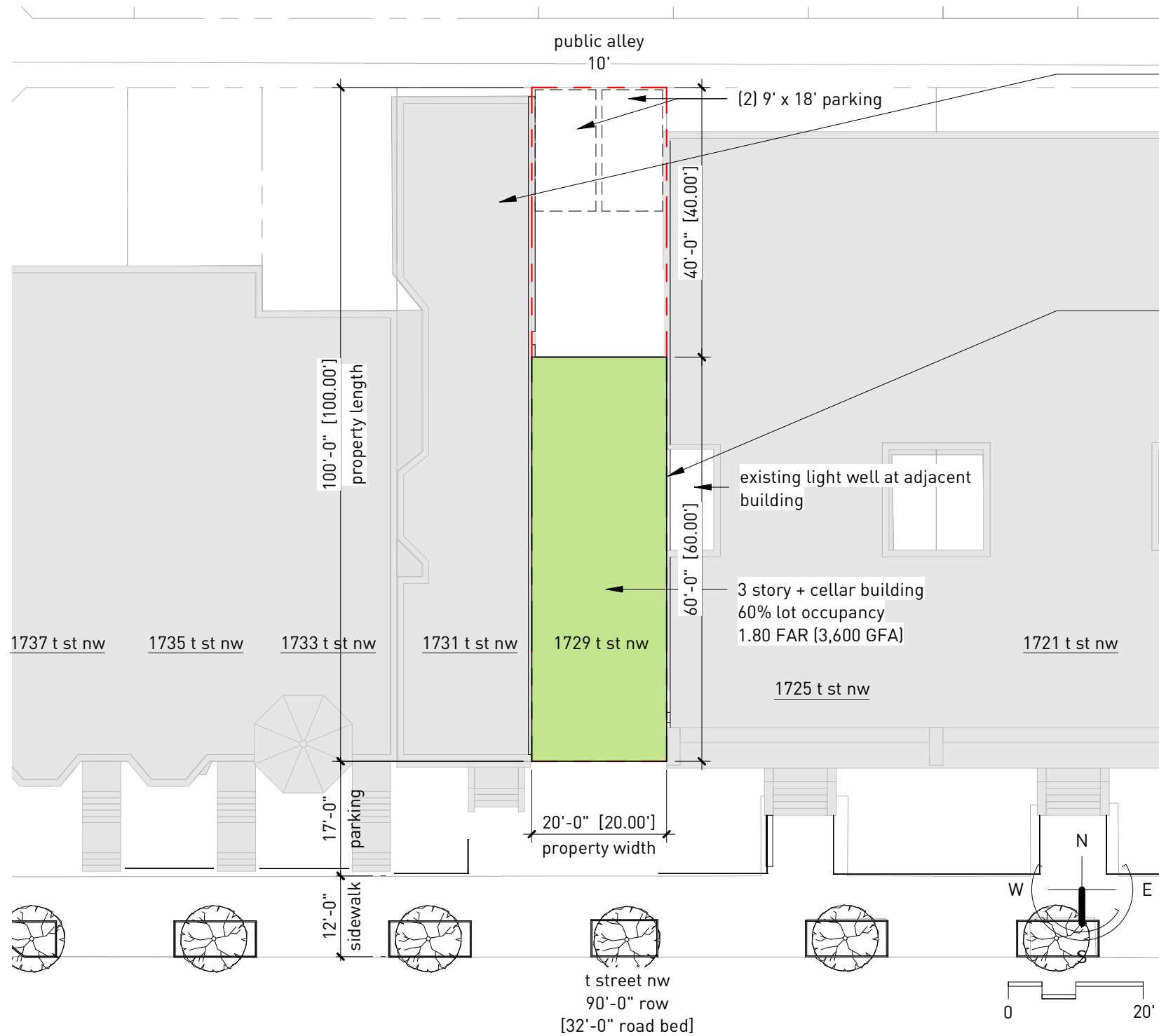
EXISTING UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND MUST BE FIELD VERIFIED. UTILITY LOCATIONS ARE BASED UPON AVAILABLE RECORDS AND ARE SHOWN TO THE BEST OF OUR ABILITY.

UTILITY	REQUEST DATE	BY	INFO RECEIVED	PLAN REVISED	BY
AT&T	12/18/2017	JAK	12/18/2017	NO FACILITIES	-
COMCAST	12/18/2017	JAK	12/18/2017	02/09/2018	JAK
MCOWORLDCOM	12/18/2017	JAK	PENDING	-	-
PEPCO	12/18/2017	JAK	PENDING	-	-
VERIZON	12/18/2017	JAK	01/24/2018	02/09/2018	JAK
WASH. GAS	12/18/2017	JAK	12/18/2018	02/09/2018	JAK
DC SEWER	12/18/2017	JAK	ON FILE	02/09/2018	JAK
DC WATER	12/18/2017	JAK	ON FILE	02/09/2018	JAK

**MISS UTILITY**  
FOR LOCATION OF UTILITIES, CALL "MISS UTILITY" AT 1-800-257-7777, OR LOG ON TO WWW.MISSUTILITY.NET/DC 48 HOURS IN ADVANCE OF ANY WORK IN THIS WORTHY. THE EXCAVATOR MUST NOTIFY ALL PUBLIC UTILITY COMPANIES WITH UNDER GROUND FACILITIES IN THE AREA OF PROPOSED EXCAVATION AND HAVE THOSE FACILITIES LOCATED BY THE UTILITY COMPANIES PRIOR TO COMMENCING EXCAVATION. THE EXCAVATOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL JURISDICTIONAL REQUIREMENTS.



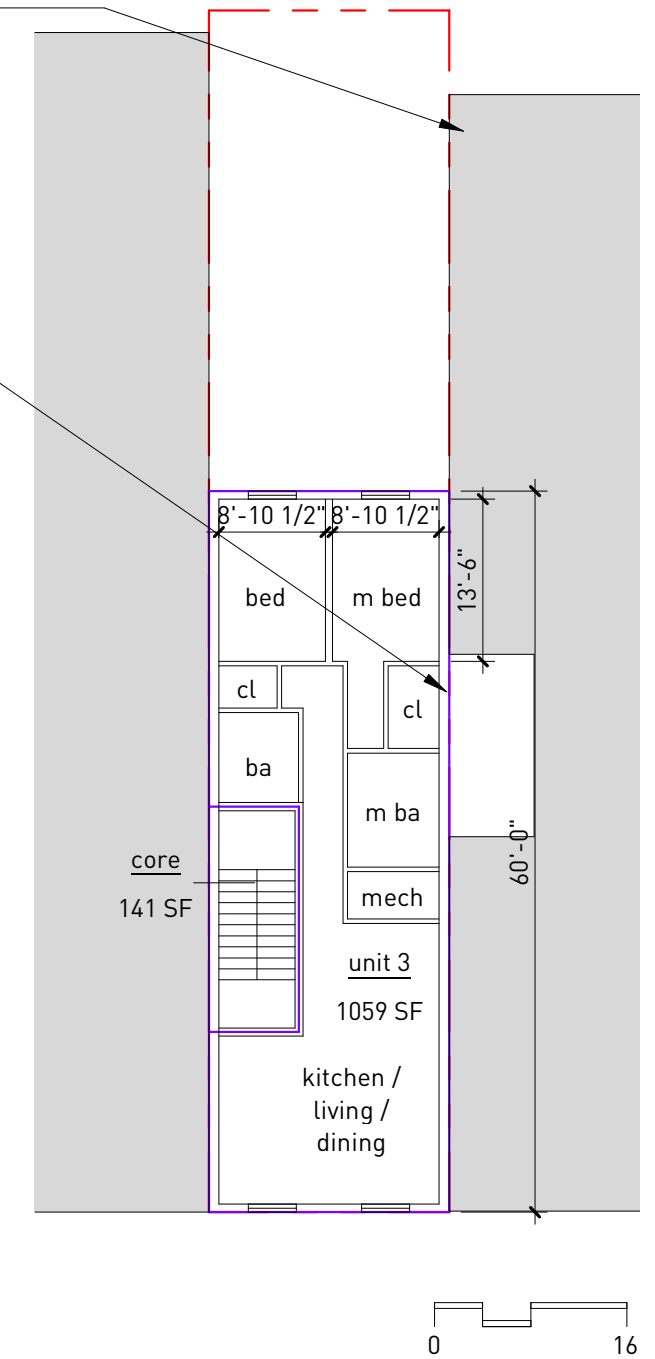
site plan  
1" = 20'-0"



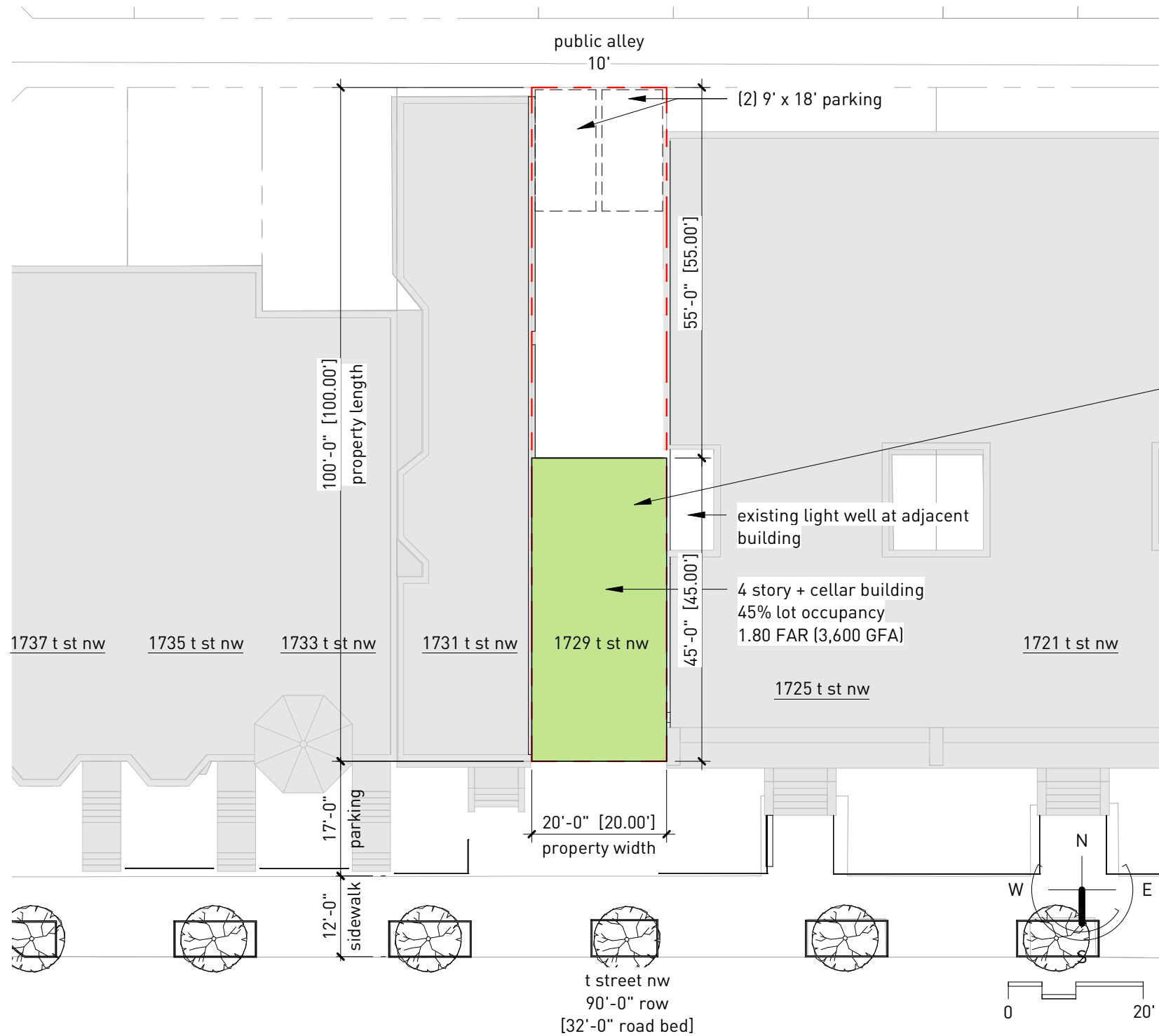
site plan  
1" = 20'-0"

exceptionally deep context buildings on both sides impact natural light

light and air blocked at adjacent building

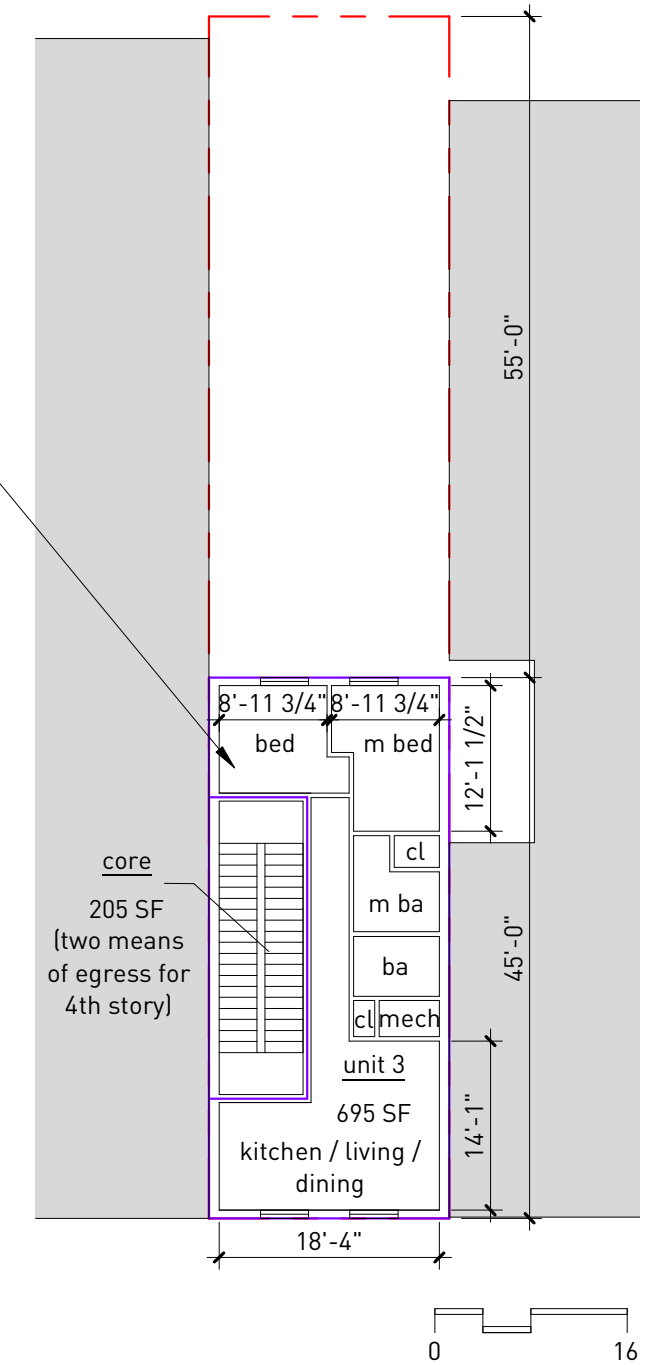


typical second floor  
1/16" = 1'-0"

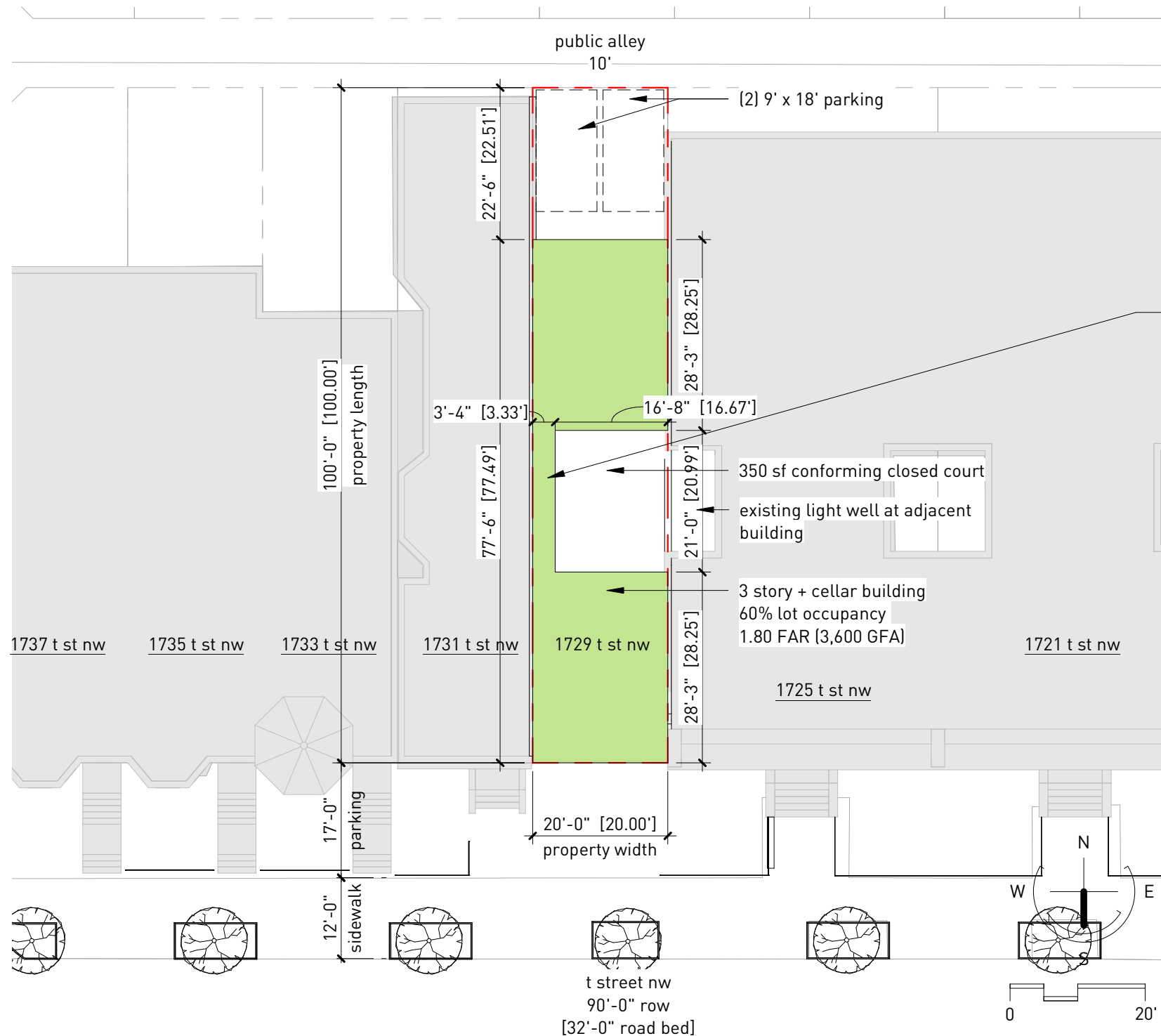


site plan  
1" = 20'-0"

small floor plate and second means of egress requirement creates interior inefficiencies for two bedroom units

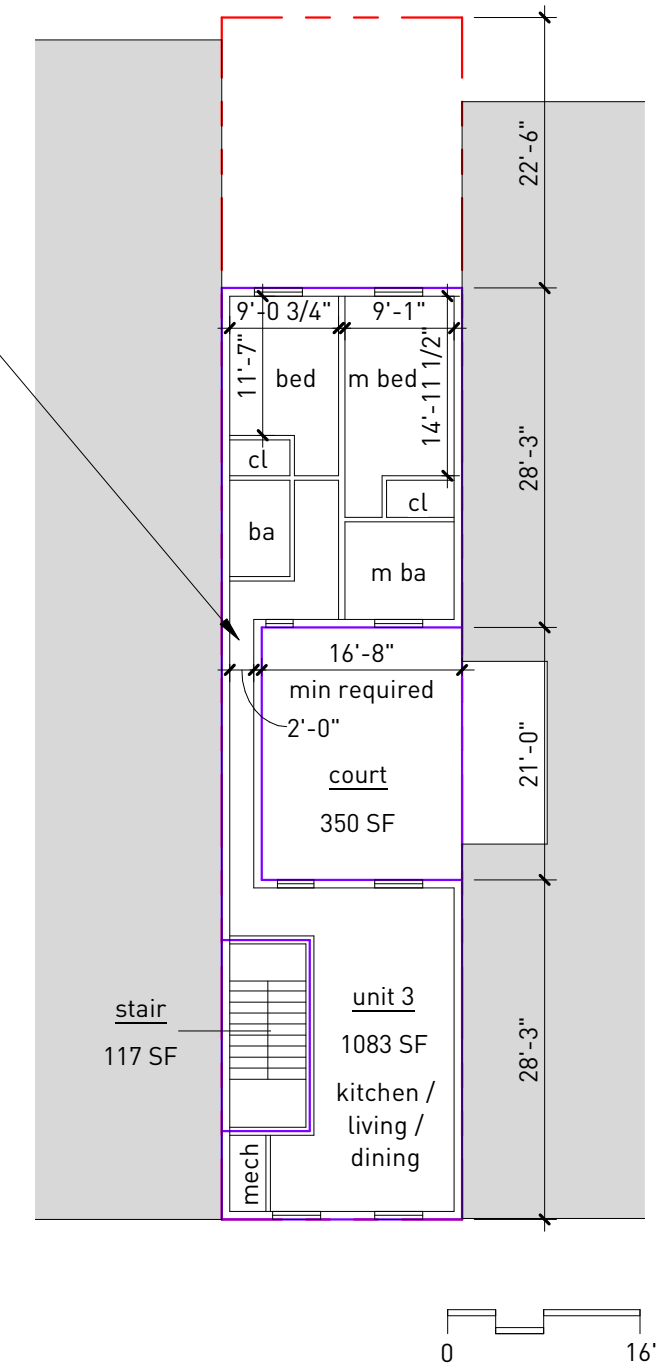


typical second floor  
1/16" = 1'-0"



site plan  
1" = 20'-0"

large closed court creates interior inefficiencies



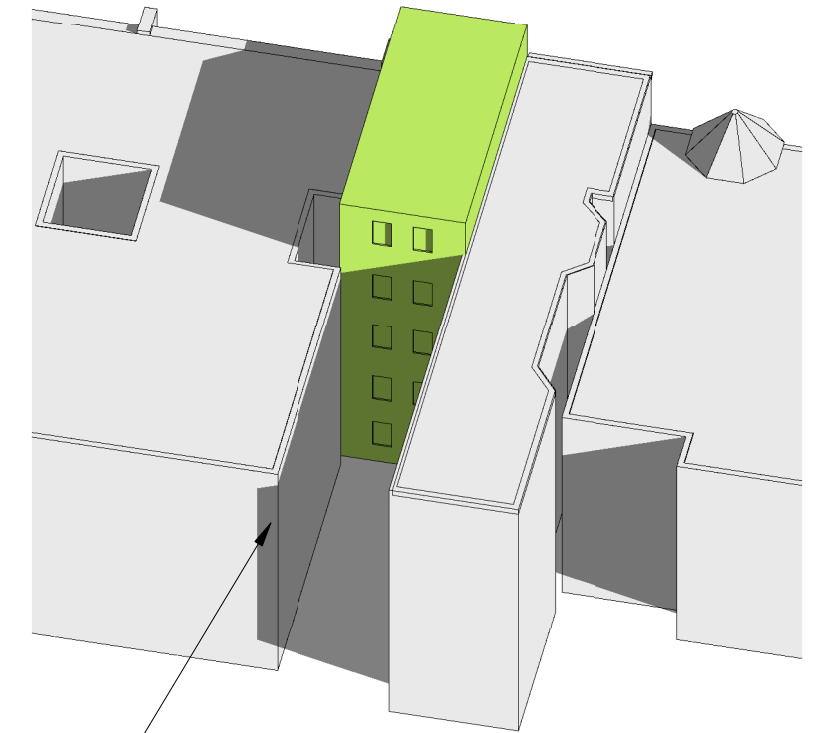
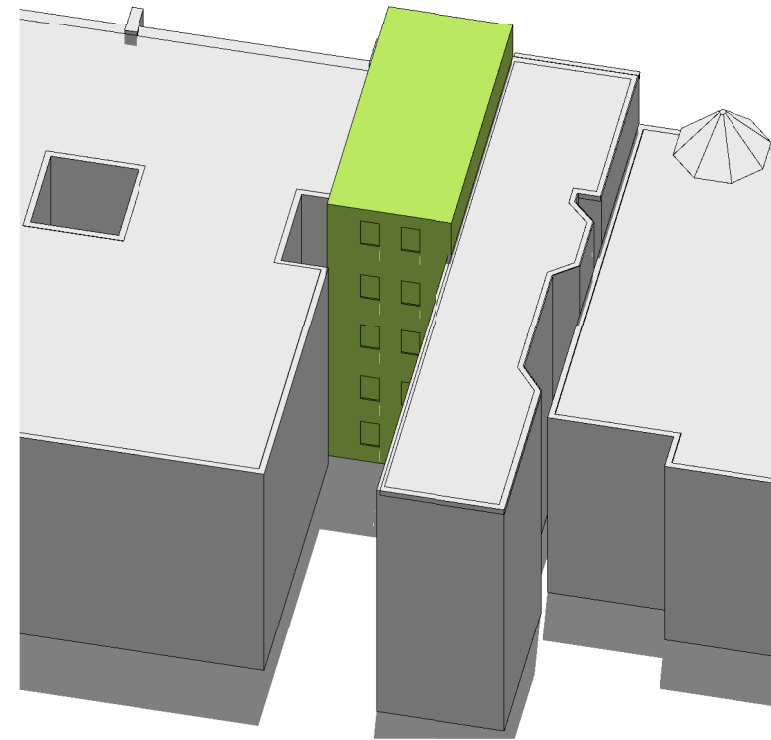
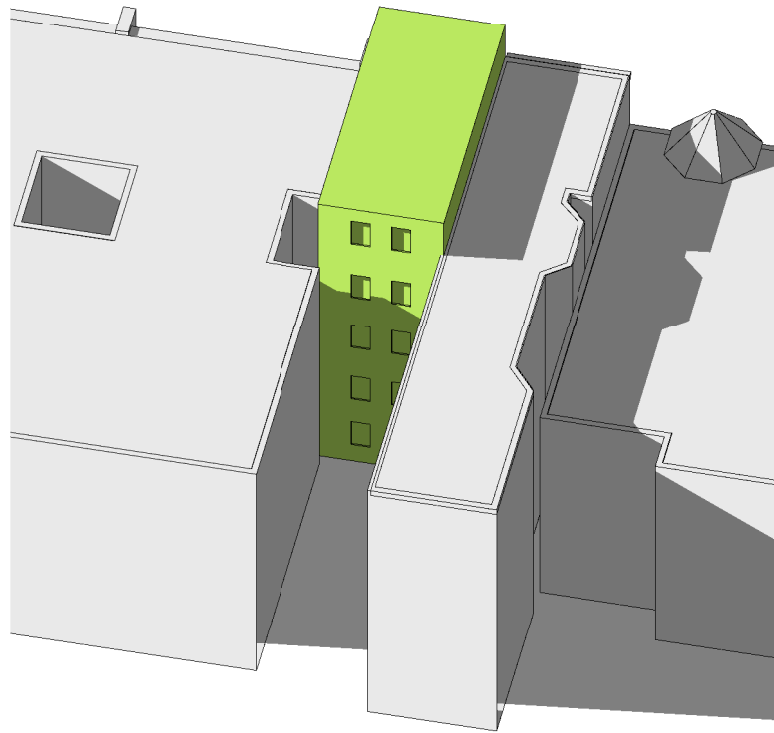
typical second floor  
1/16" = 1'-0"

morning

mid-day

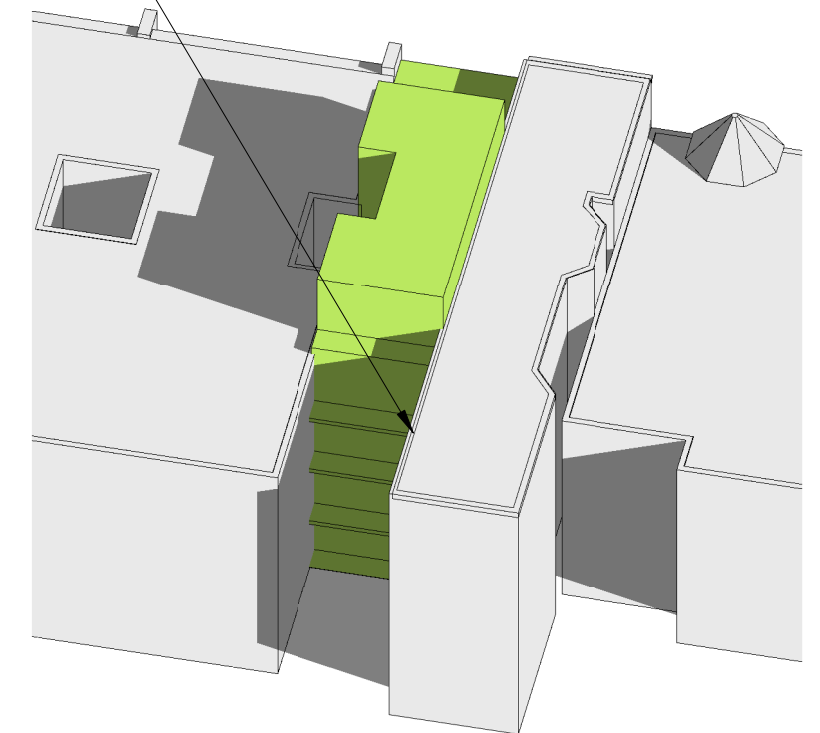
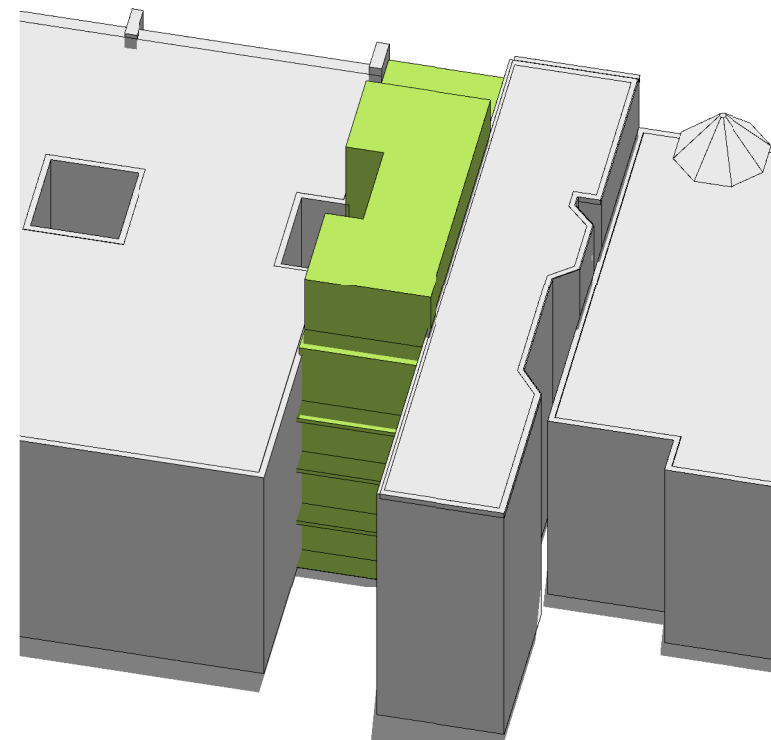
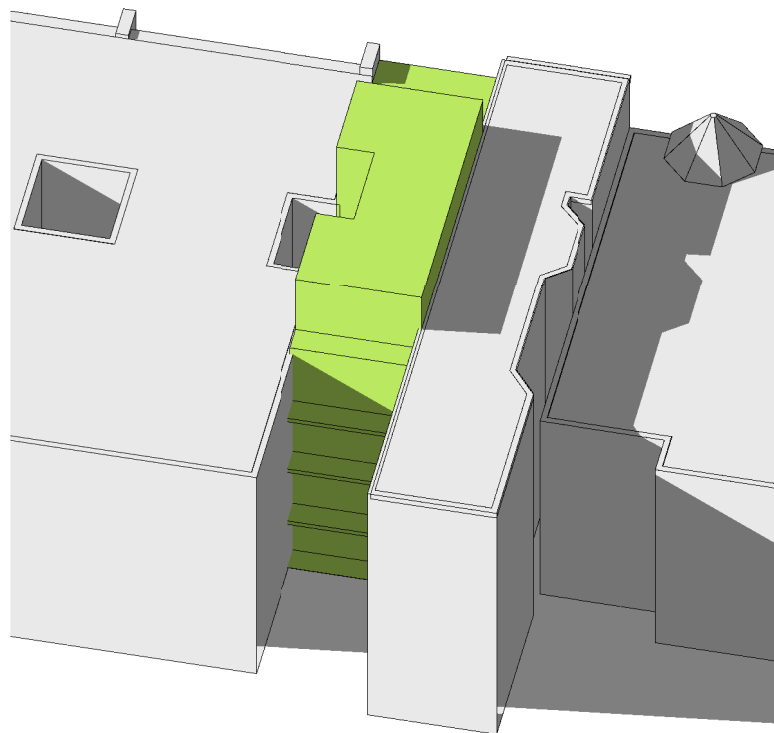
evening

alternative 1



exceptional depth of adjacent buildings creates significant impact to natural light; somewhat mitigated by extending building to 70%

proposed design

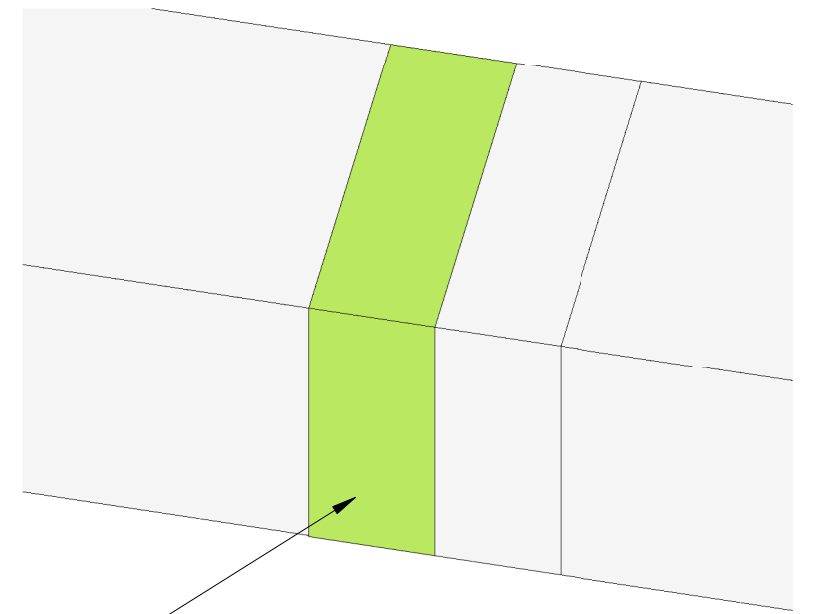
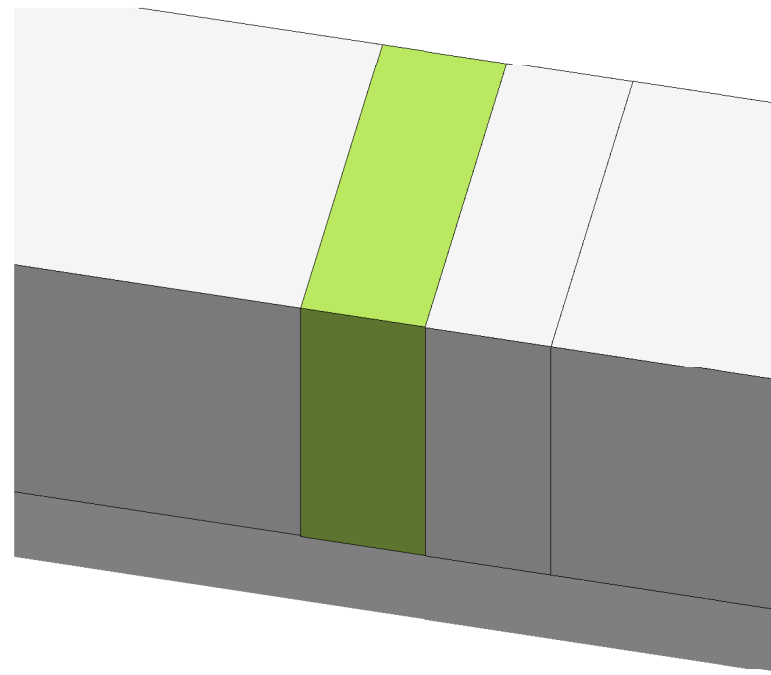
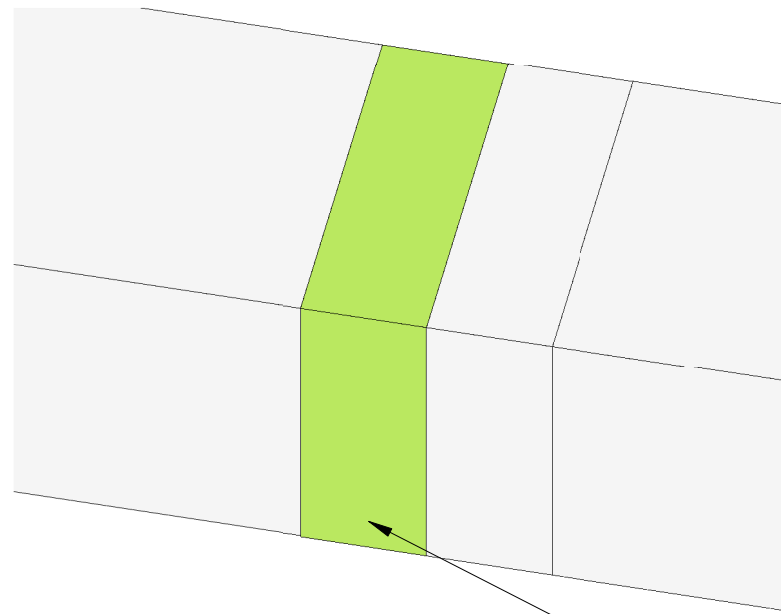


morning

mid-day

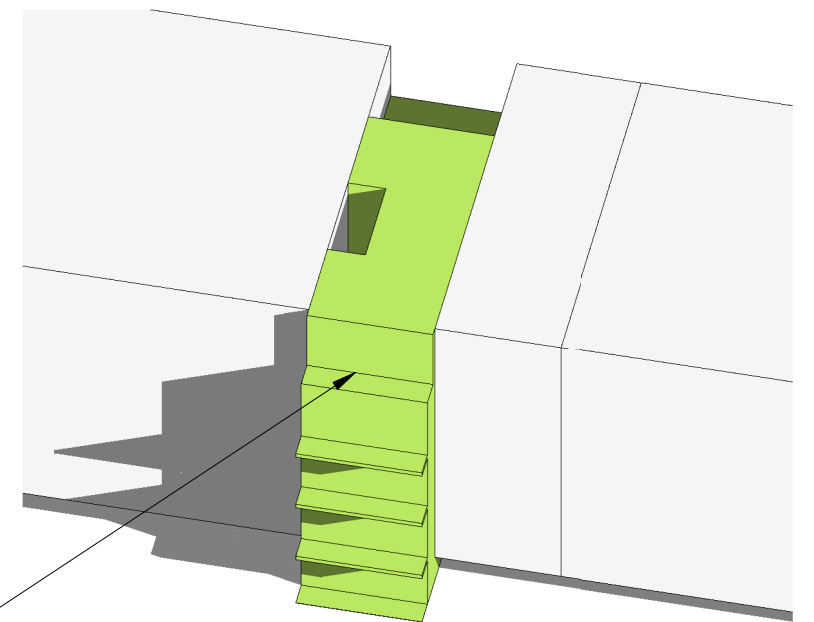
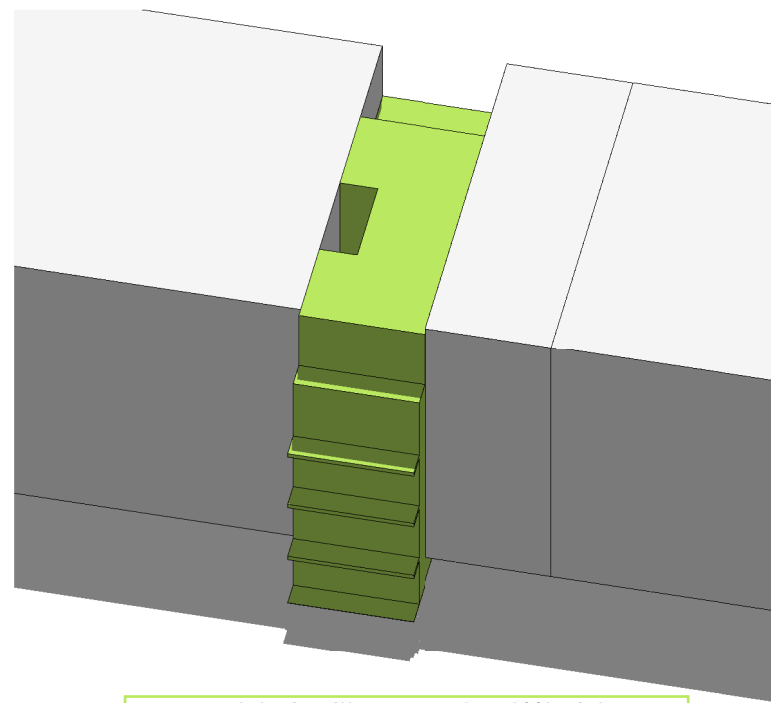
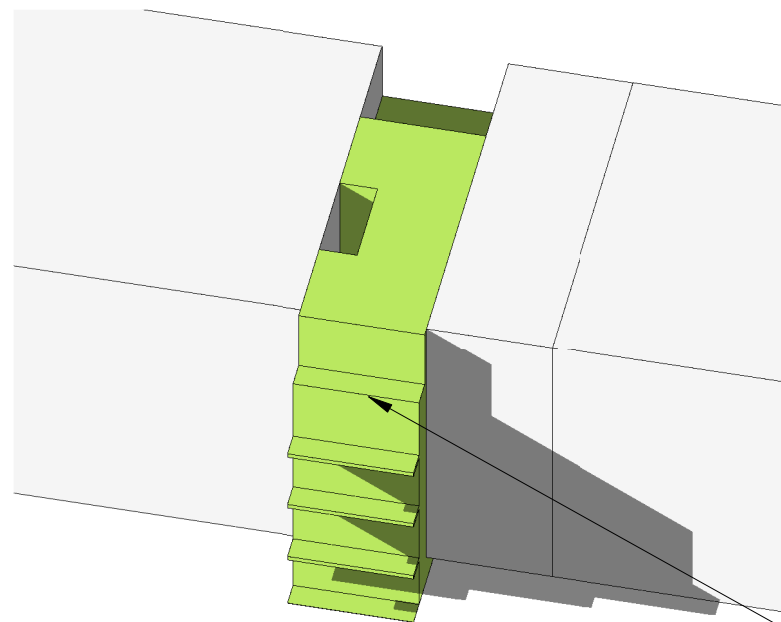
evening

alternative 2



a conforming context would provide much greater access to natural light

proposed design



proposed design illustrates that 40% of the proposed relief serves exterior balconies

note: theoretical context illustrates conforming lot occupancy and does not reflect actual site conditions