



1729 T St NW

BZA 19772 Presentation

13 June 2018

Prepared for:

R Street Development

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

Prepared by:

Teass \ Warren Architects
Will Teass, AIA LEED AP

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Washington, DC 20003
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Board of Zoning Adjustment
District of Columbia
CASE NO.19772
EXHIBIT NO.44



10% of unit net area is required for iz - 587 sf

Market Rate (Current Mix)			
Studio	493 - 584 nsf	2	40%
One-Bedroom	1,094 nsf	1	20%
Two-Bedroom	1,373 - 1,456 nsf	2	40%
		5 units	100%

	Market Rate Units		IZ Units	
Studio	2	50%	0	0%
One-Bedroom	1	25%	0	0%
Two-Bedroom	1	25%	1	100%
		4 units	1 unit	100%

under iz proportionality rules, studios and one-bedrooms can not be disproportionately used to meet IZ requirements; therefore a 2-bedroom unit is required and represents a practical difficulty





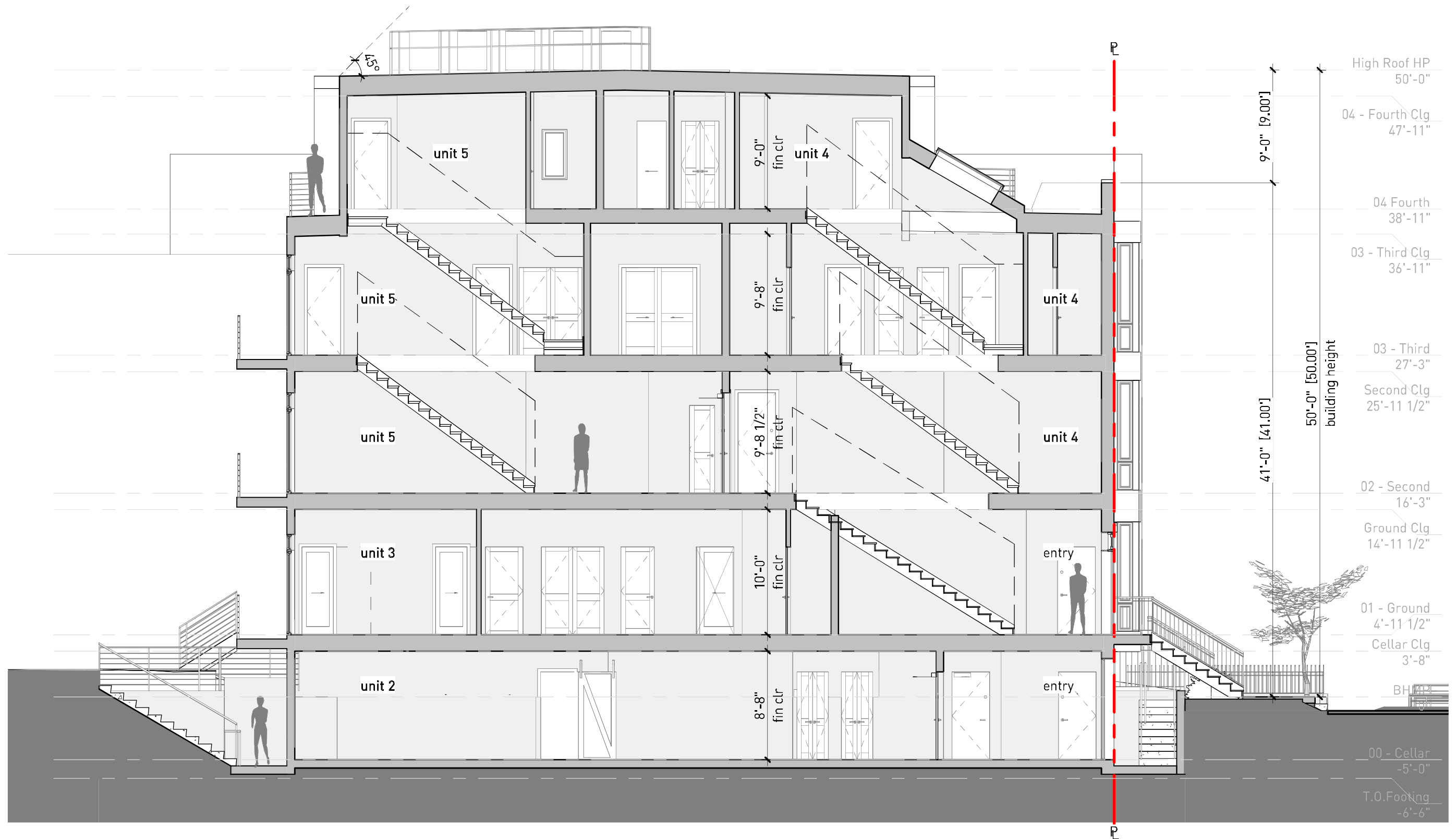


subject property





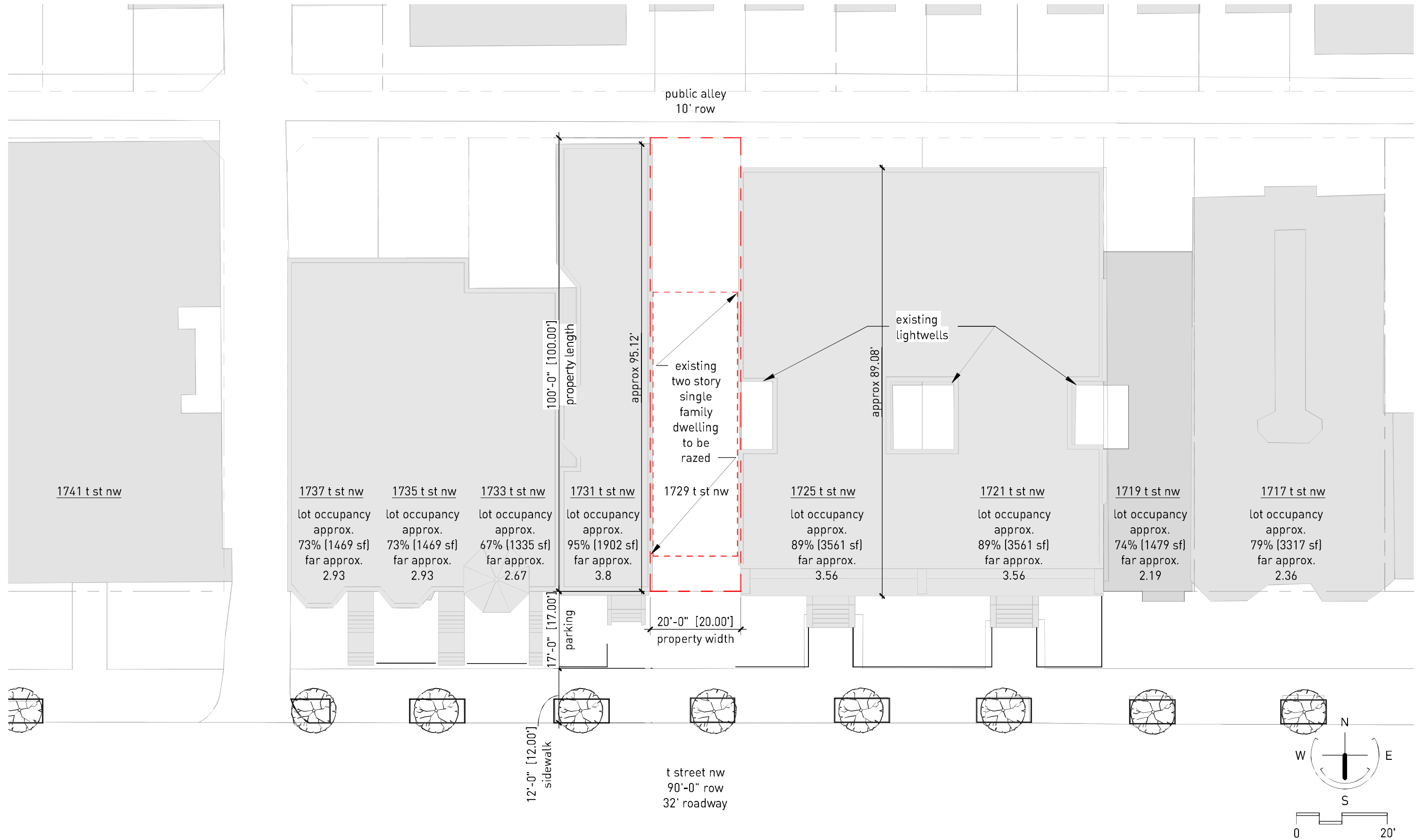






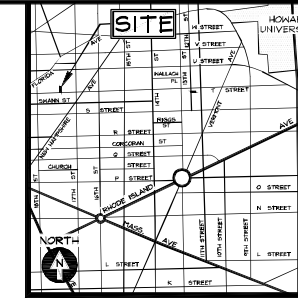
exceptionally
deep adjacent
buildings





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 ADJACENT 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 ROOFS, 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 RECORDED 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 = 10 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. 1100010D/C.



VICINITY MAP
ADC MAP 5526, GRID D-4
SCALE: 1" = 200'



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dhellar@teass-warren.com

LOT 0015, SQUARE 0151
OLD CITY I

1729 T STREET, NW

N.W. WASHINGTON,
DISTRICT OF COLUMBIA

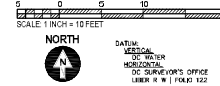


SURVEYOR'S CERTIFICATE
I hereby certify to 1729 T Street, NW, DC, to the best of my professional knowledge, and belief, that this is a survey of those lands conveyed from Court Appointed Trustees Richard A. Laeh, Barry K. Bedford, David A. Rowan, Leonard W. Harrington, Jr., Robert E. Kelly and Ramsey Saleeby to 1729 T Street, NW, 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	02/23/2018
TRAFFIC CONTROL PLAN	02/22/2018

REVISION	DATE
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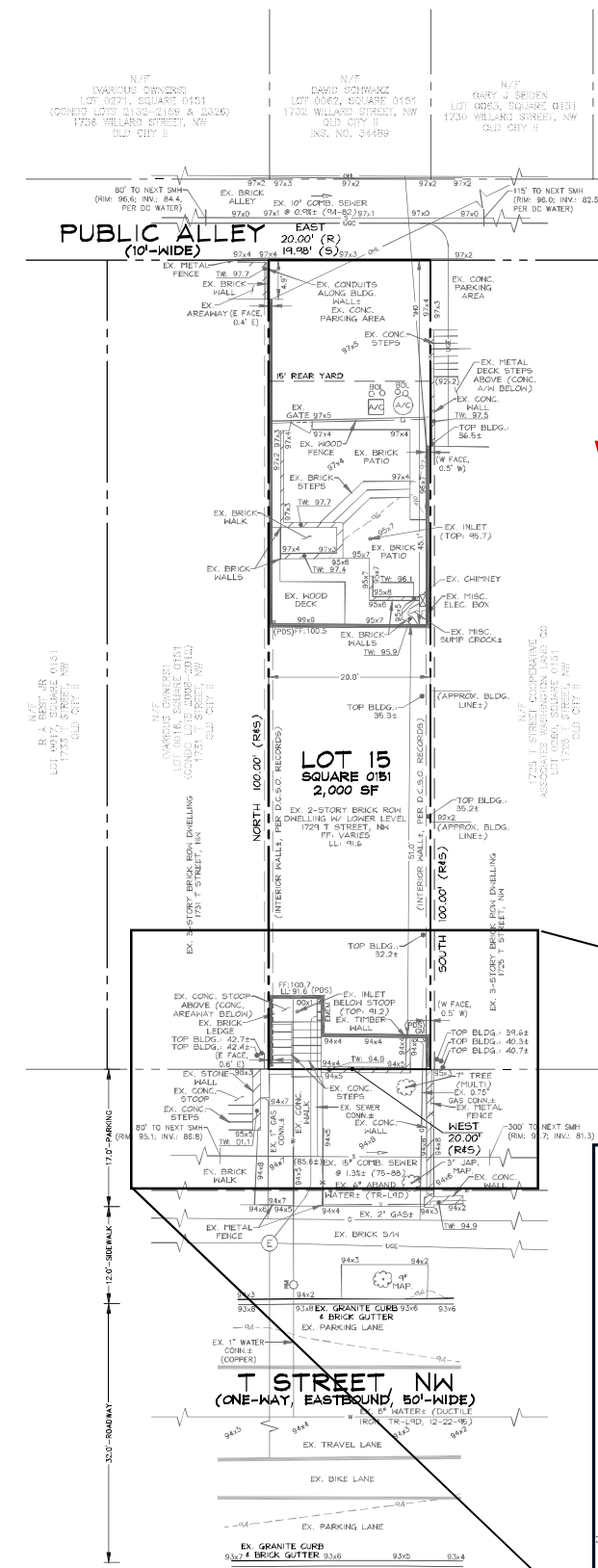
CAS PROJECT	17-749-2C
DATE	02/20/18
DRAWN BY	JAK
CHECKED BY	DCL
APPROVAL	DCL
SCALE	1" = 10'



SHEET TITLE

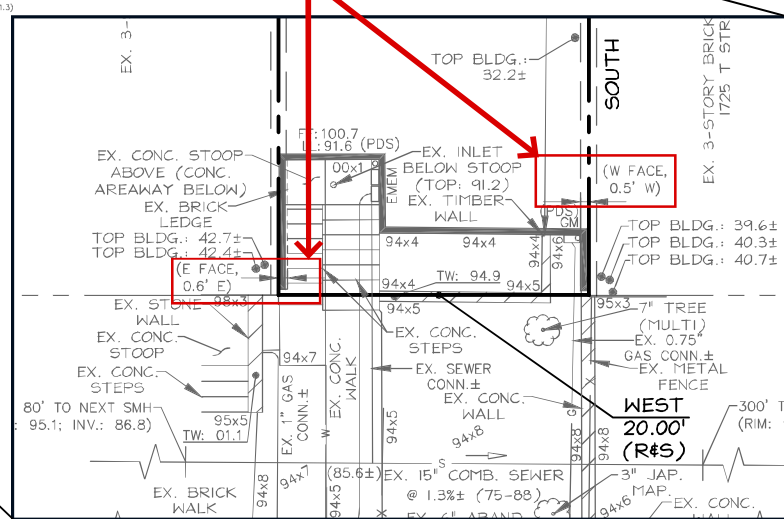
EXISTING CONDITIONS PLAN

CIV100



party wall encroachment

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
MCW/WR/DCOM	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.MISSUTILITYAFC.COM 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY. THE EXCAVATOR MUST NOTIFY ALL PUBLIC UTILITY COMPANIES WITH UNDERGROUND 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.

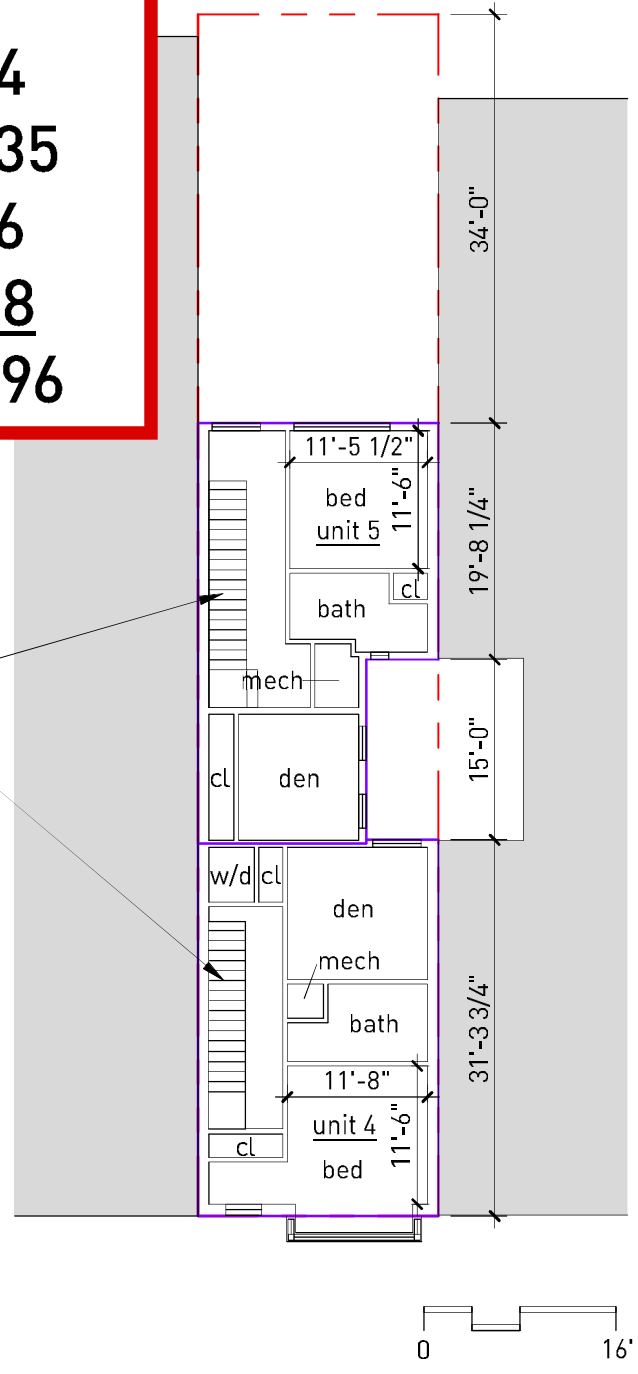
far impacts		
party wall	281 sf	0.14
light well	270 sf	0.135
setback	326 sf	0.16
internal stair	<u>115 sf</u>	<u>0.58</u>
	992 sf	0.496



stairs to 4th floor
115 sf
0.058 FAR equivalent

top floor setback
326 sf
0.16 FAR equivalent

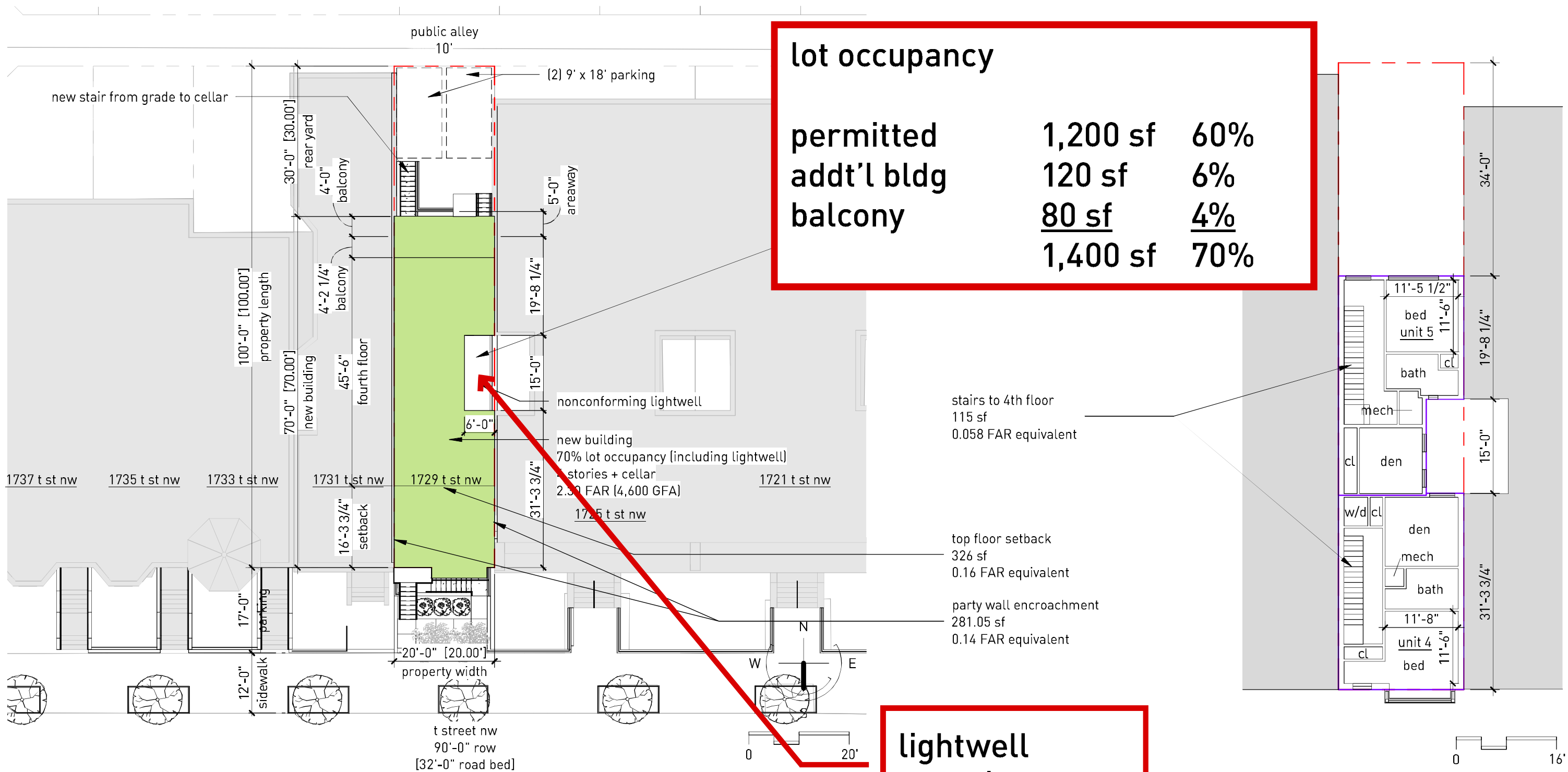
party wall encroachment
281.05 sf
0.14 FAR equivalent



4th floor
820 sf / 0.41

site plan
1" = 20'-0"

proposed third floor
1/16" = 1'-0"



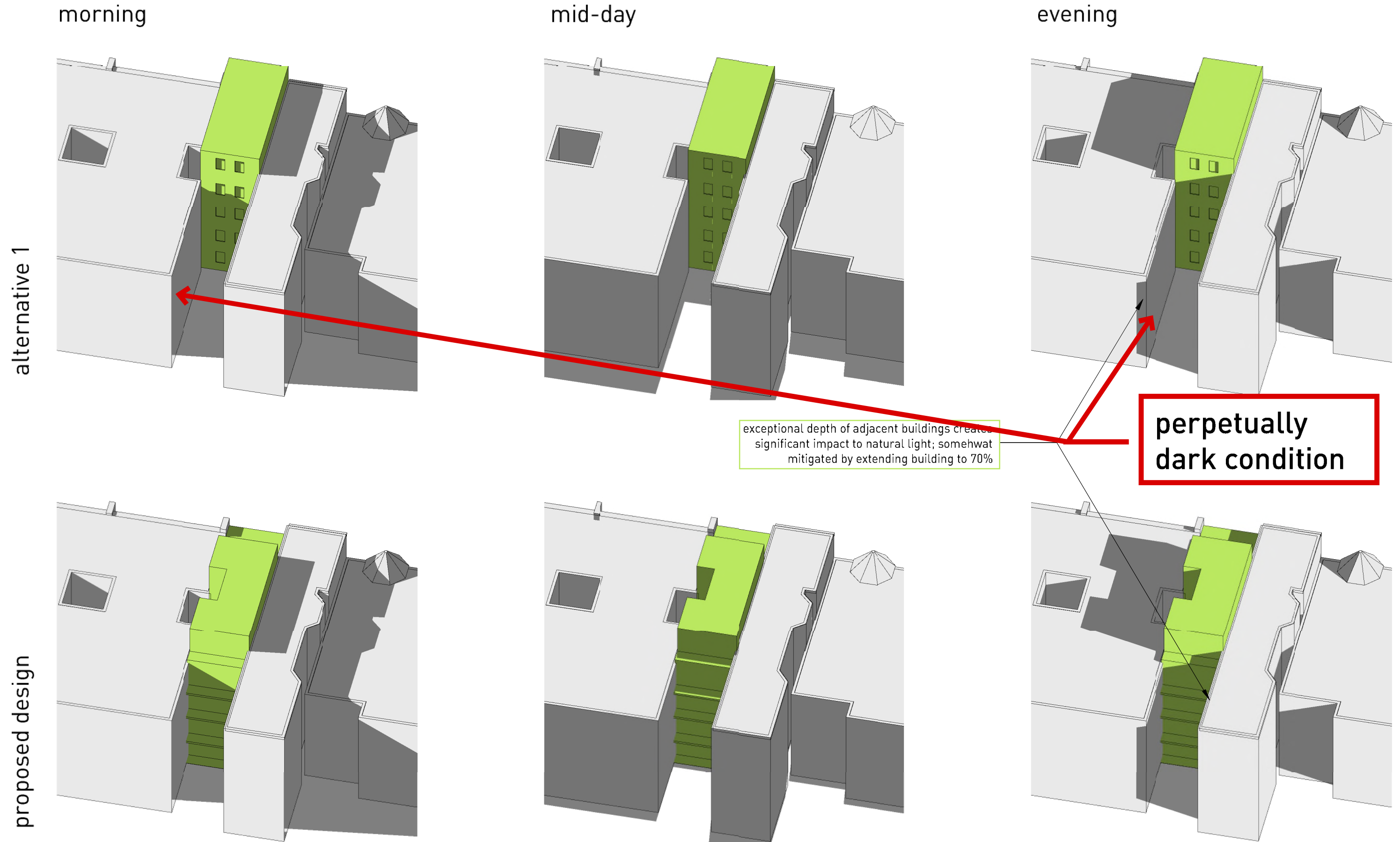
lot occupancy		
permitted	1,200 sf	60%
add'l bldg	120 sf	6%
balcony	80 sf	4%
	1,400 sf	70%

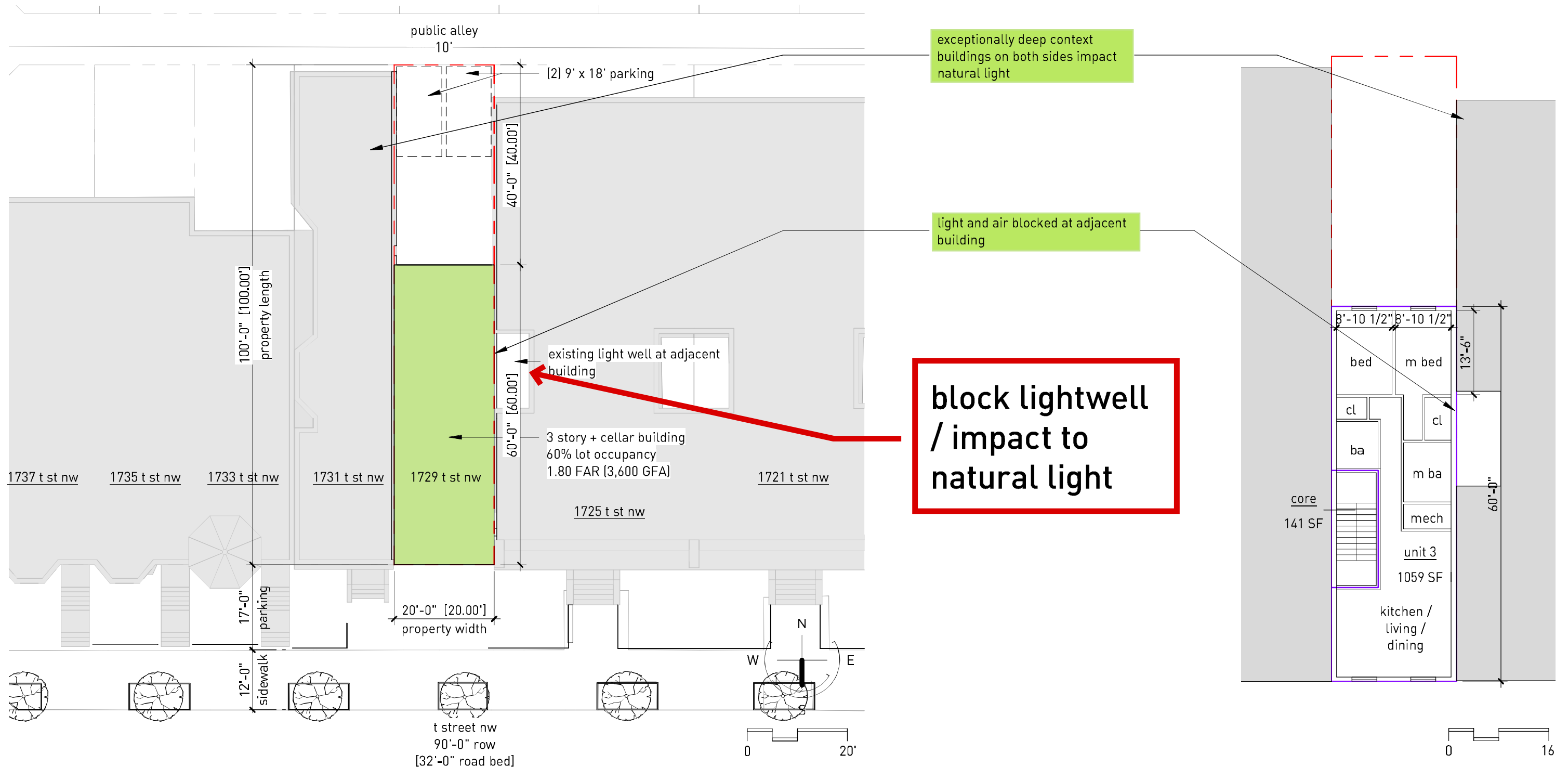
lightwell
90 sf / 4.5%

- stairs to 4th floor
115 sf
0.058 FAR equivalent
- top floor setback
326 sf
0.16 FAR equivalent
- party wall encroachment
281.05 sf
0.14 FAR equivalent

site plan
1" = 20'-0"

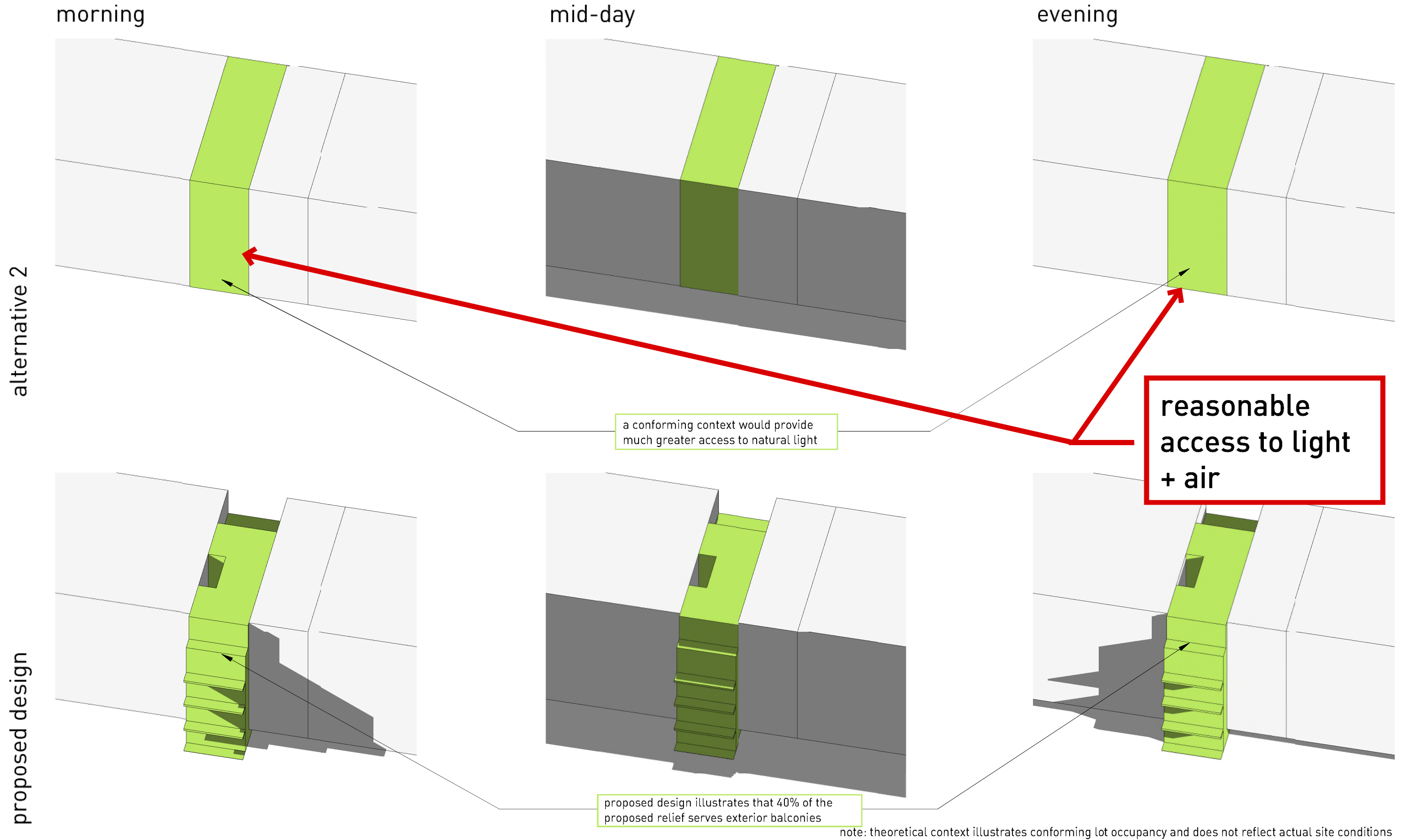
proposed third floor
1/16" = 1'-0"

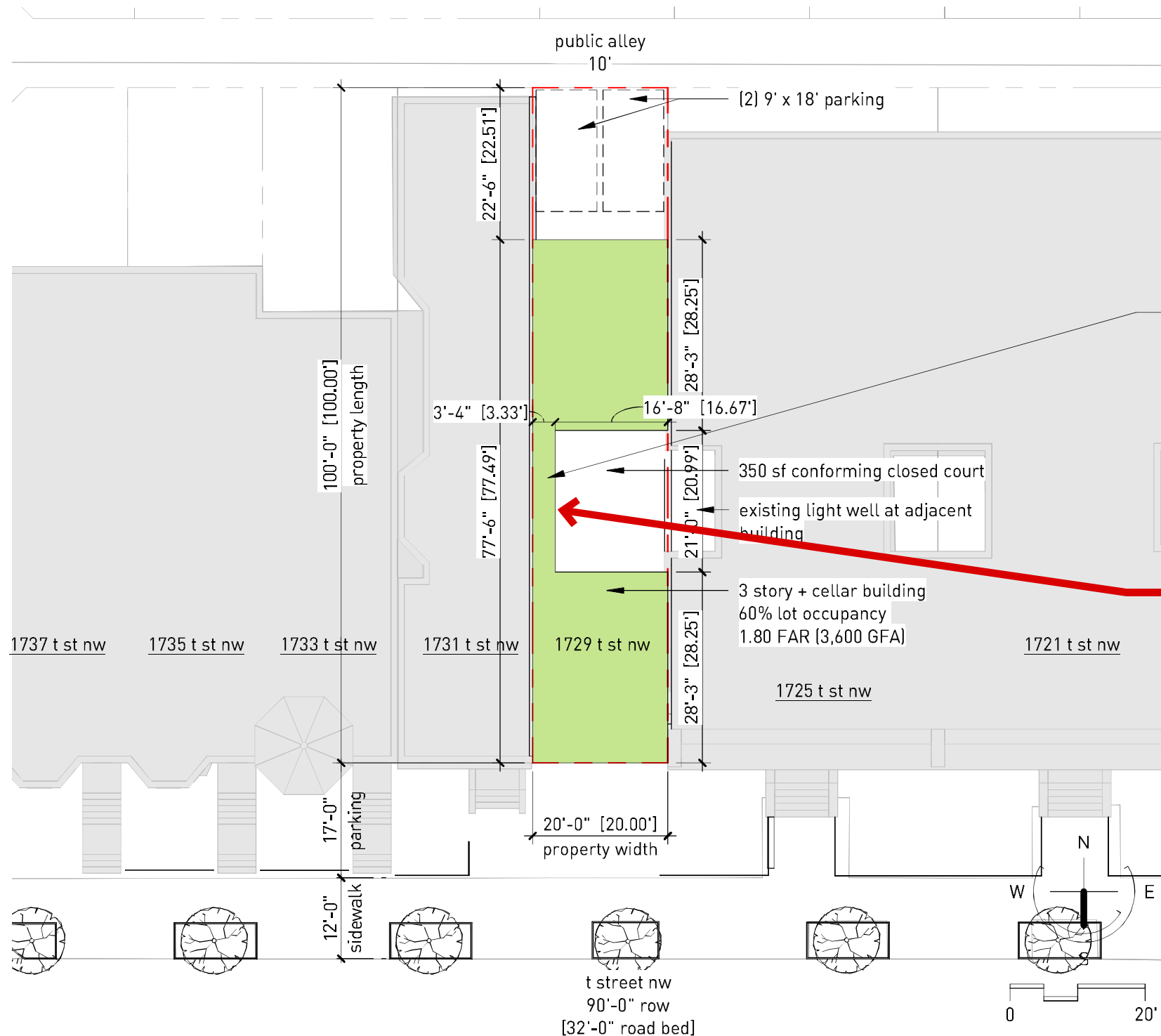




site plan
1" = 20'-0"

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

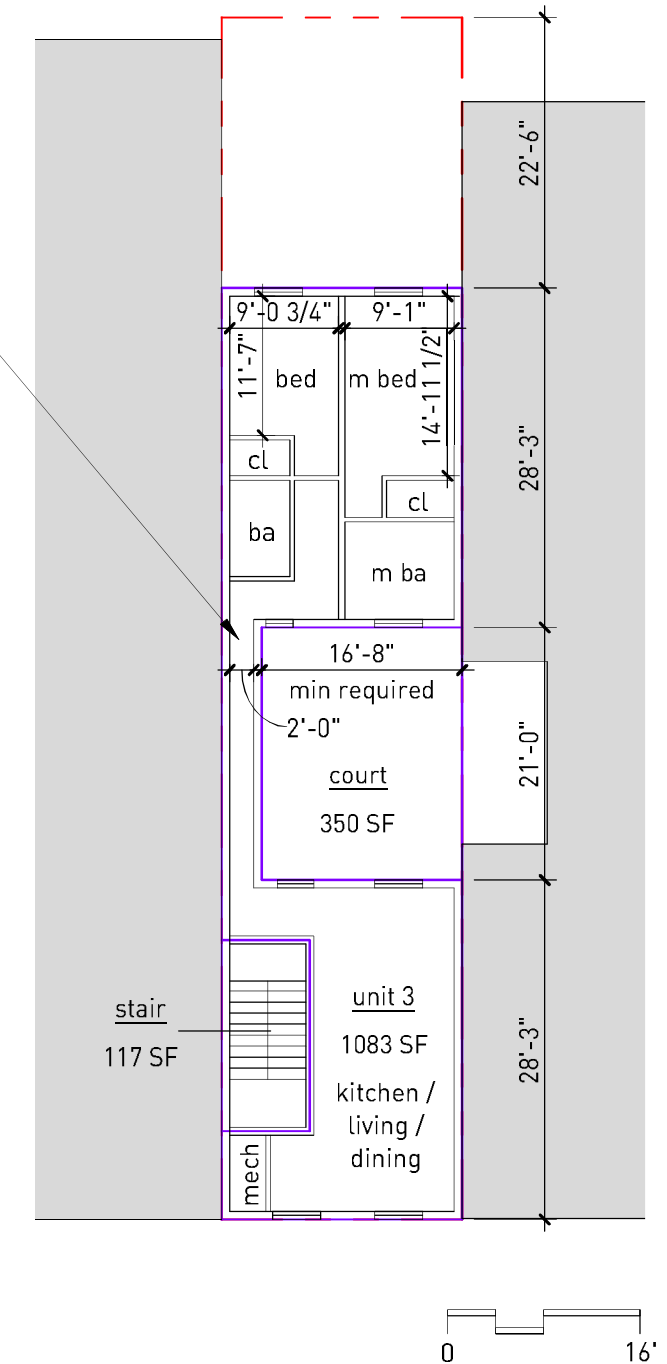




site plan
1" = 20'-0"

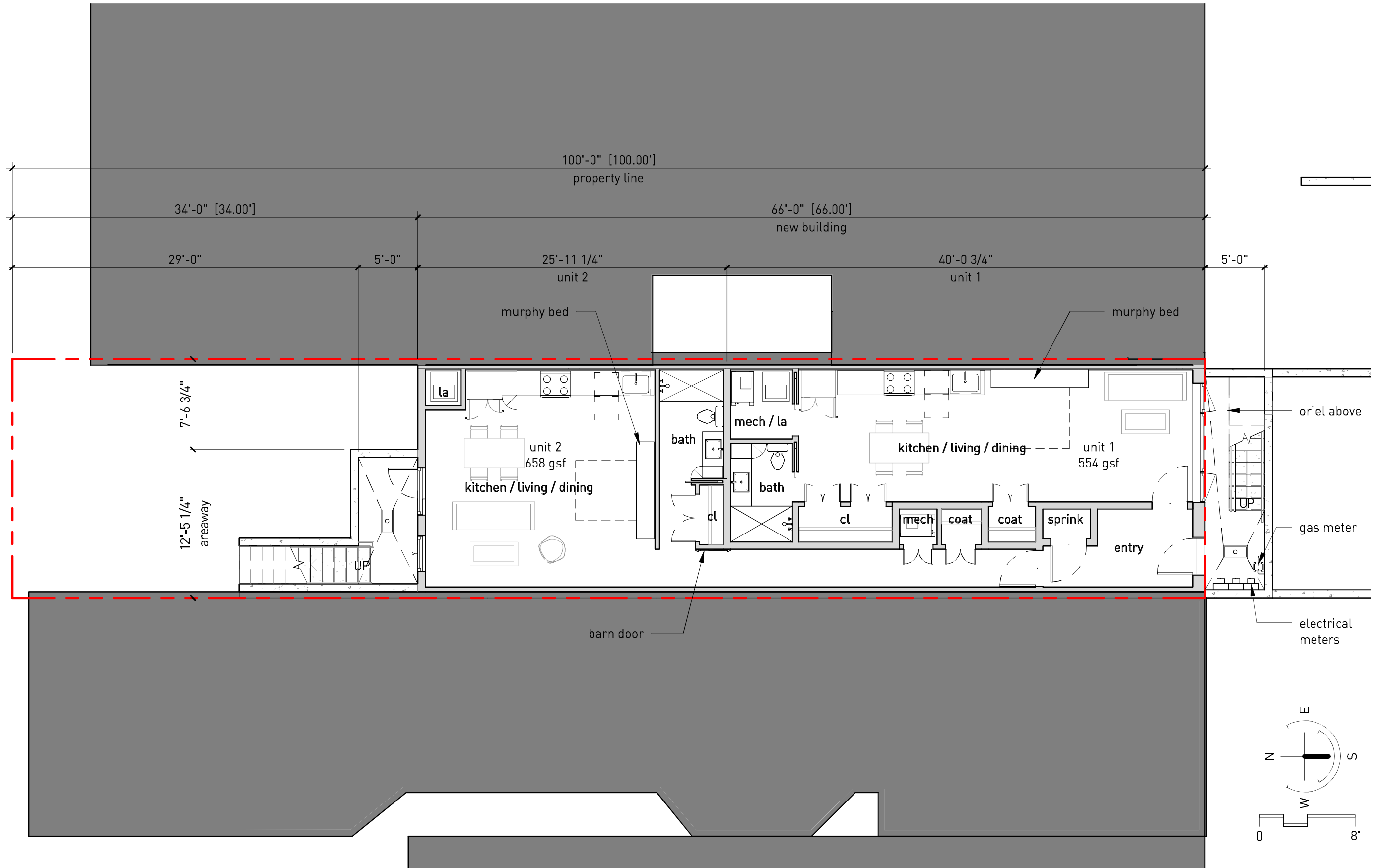
large closed court creates interior inefficiencies

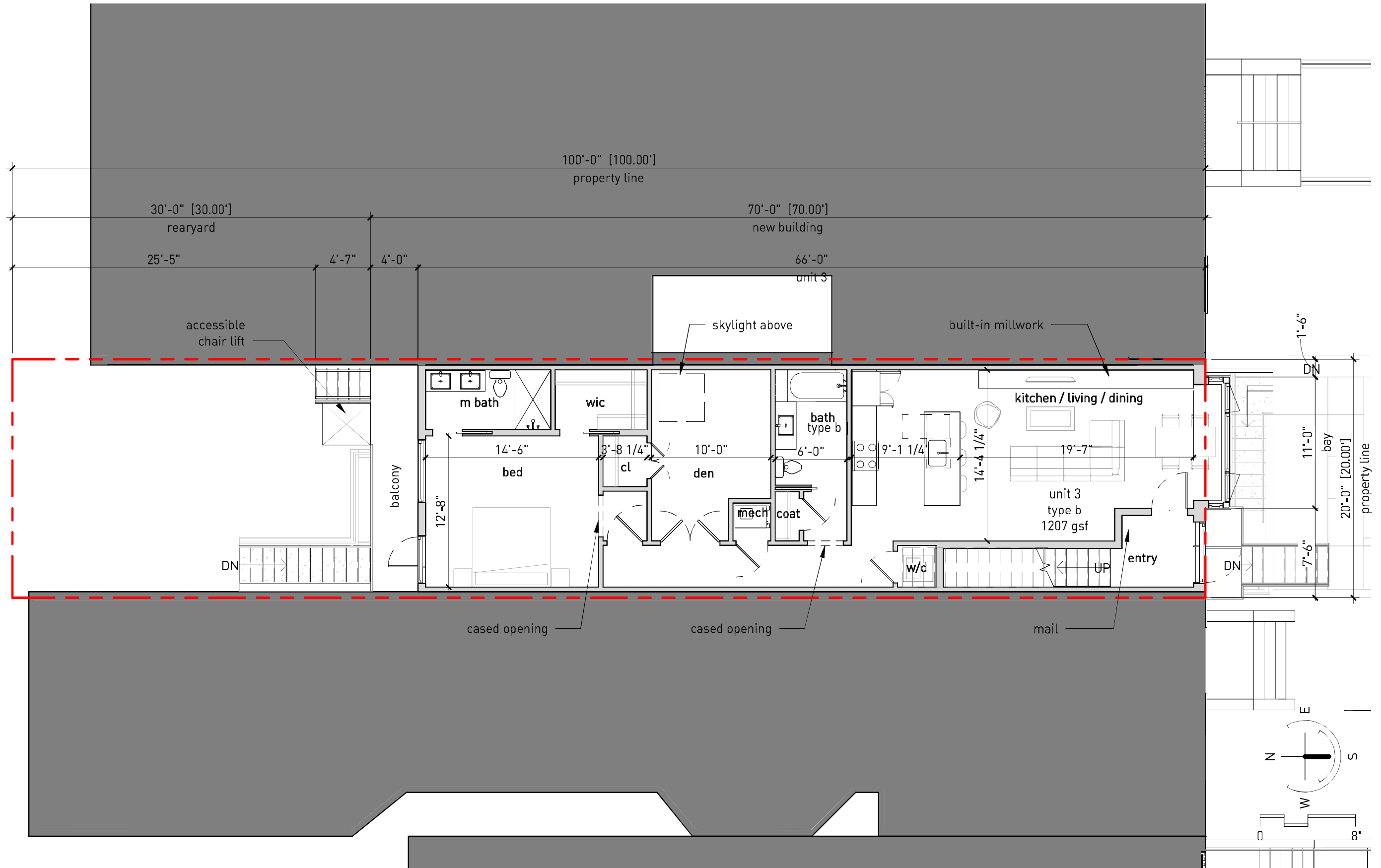
excessively narrow space remains

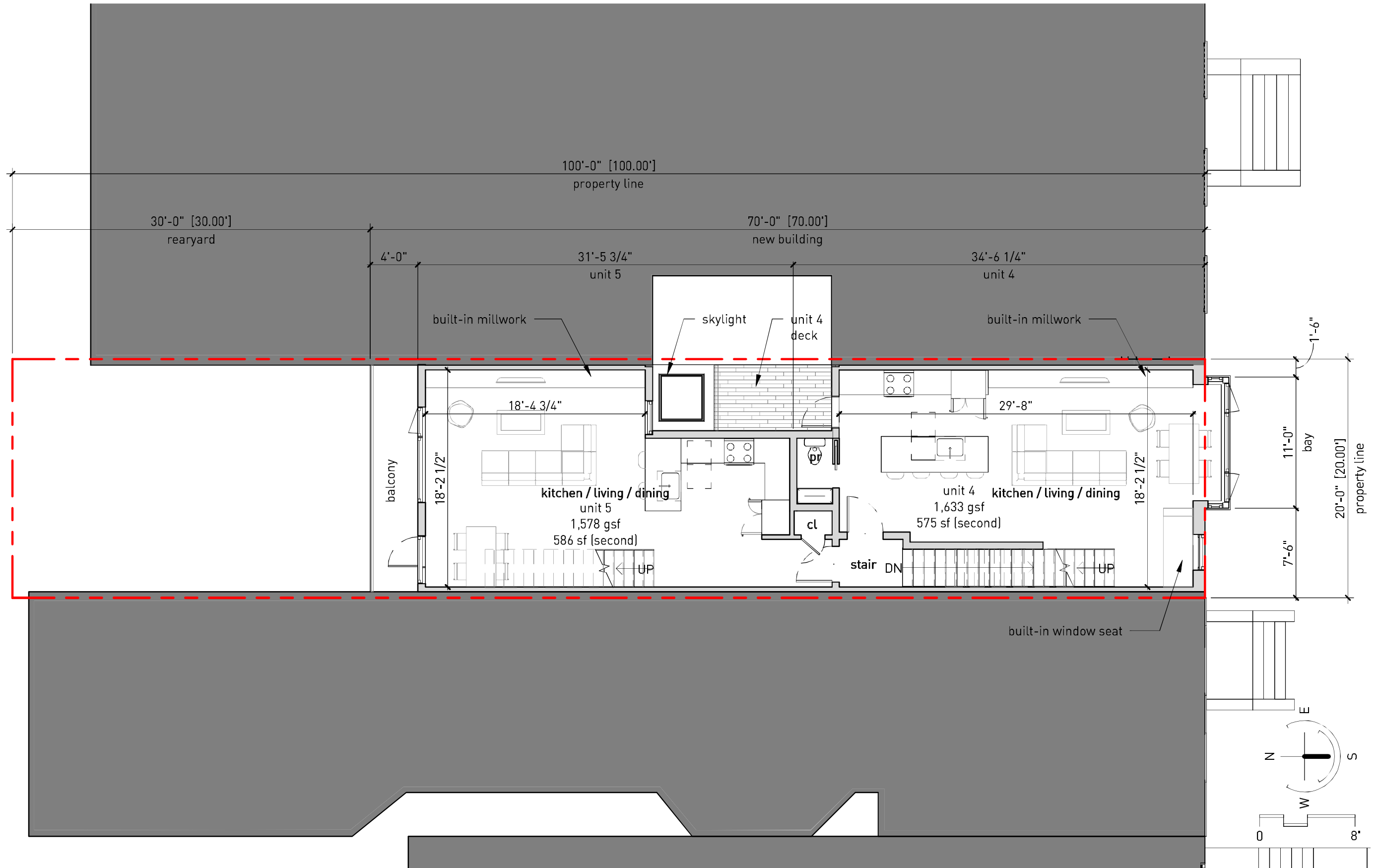


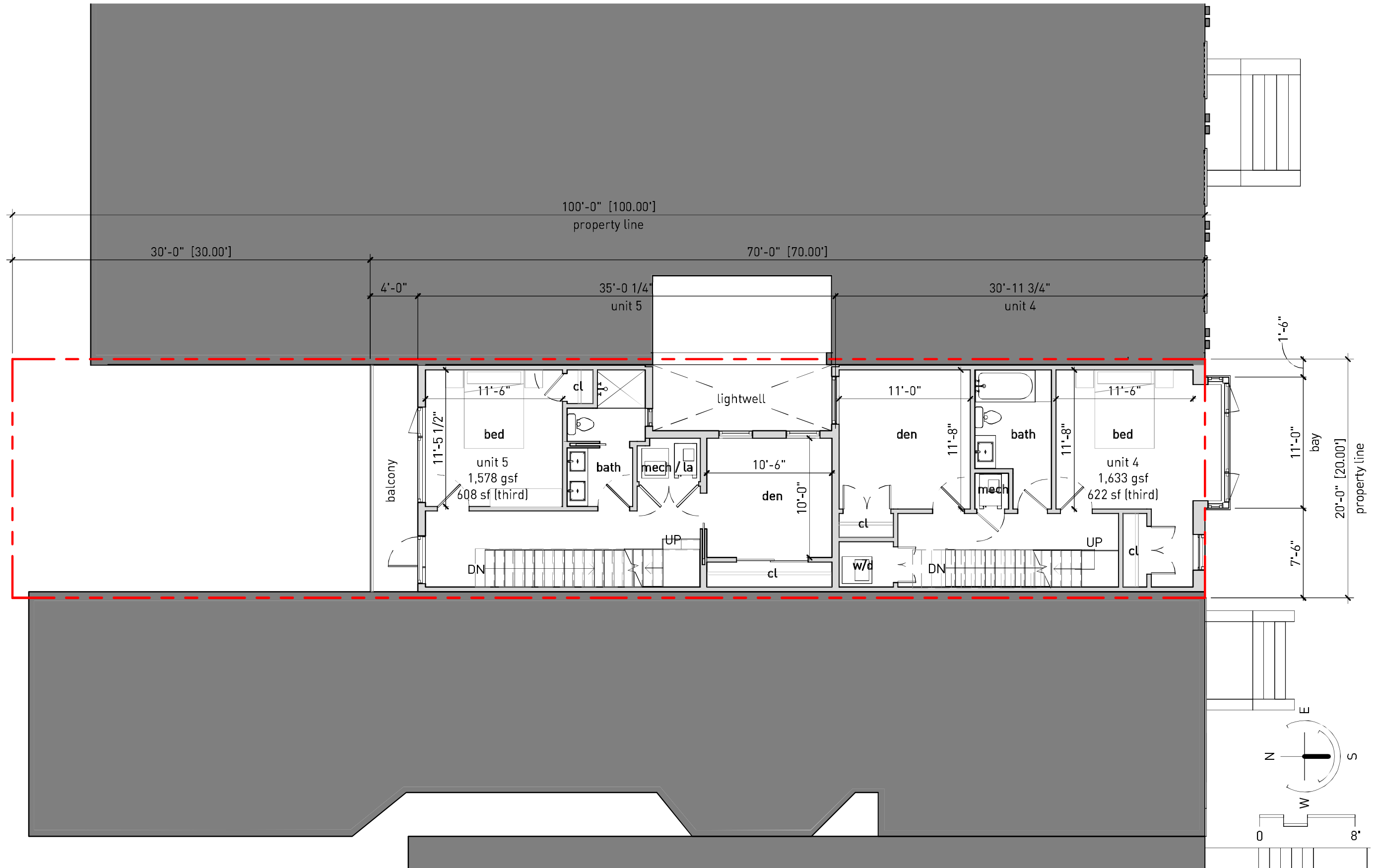
typical second floor
1/16" = 1'-0"

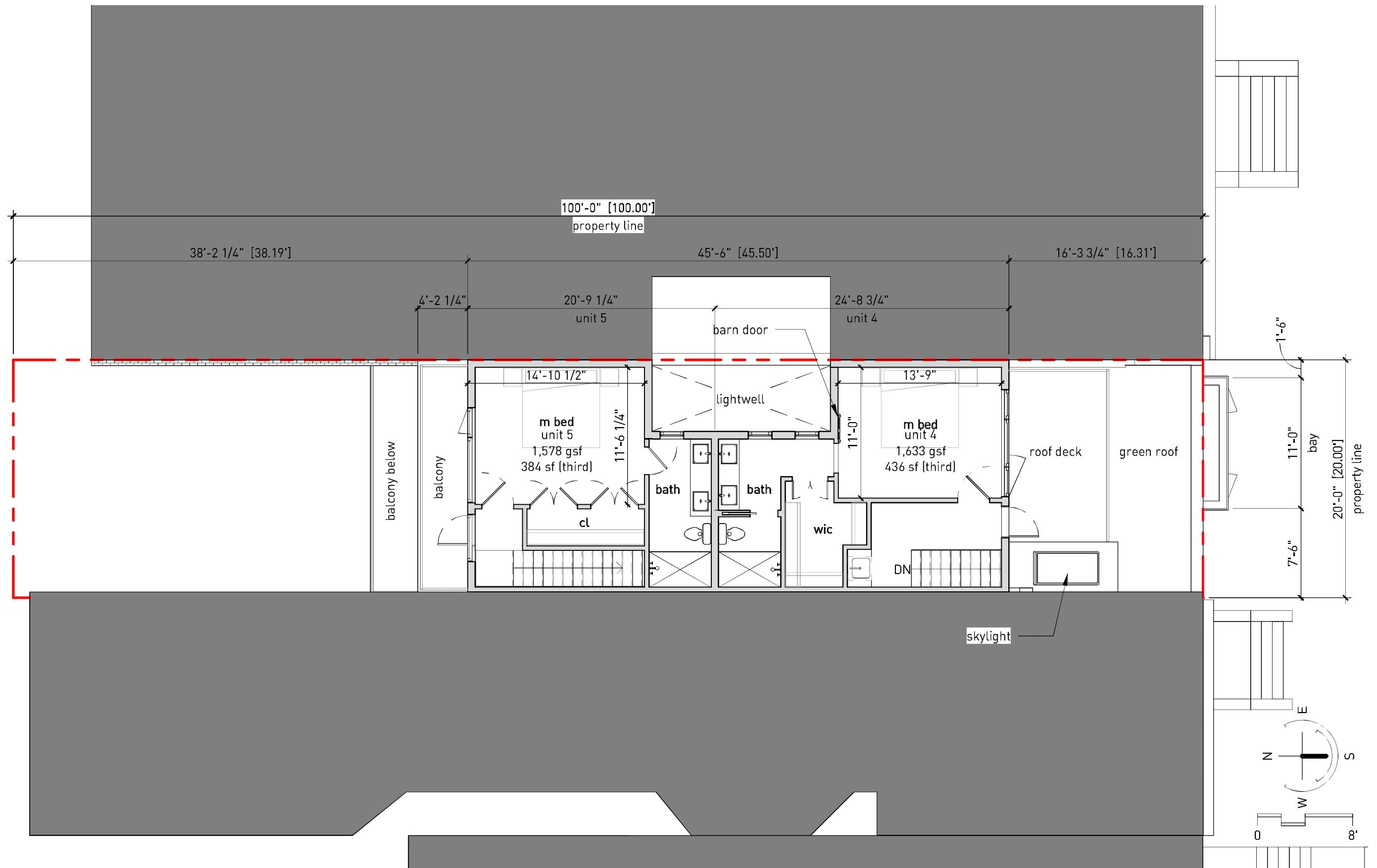


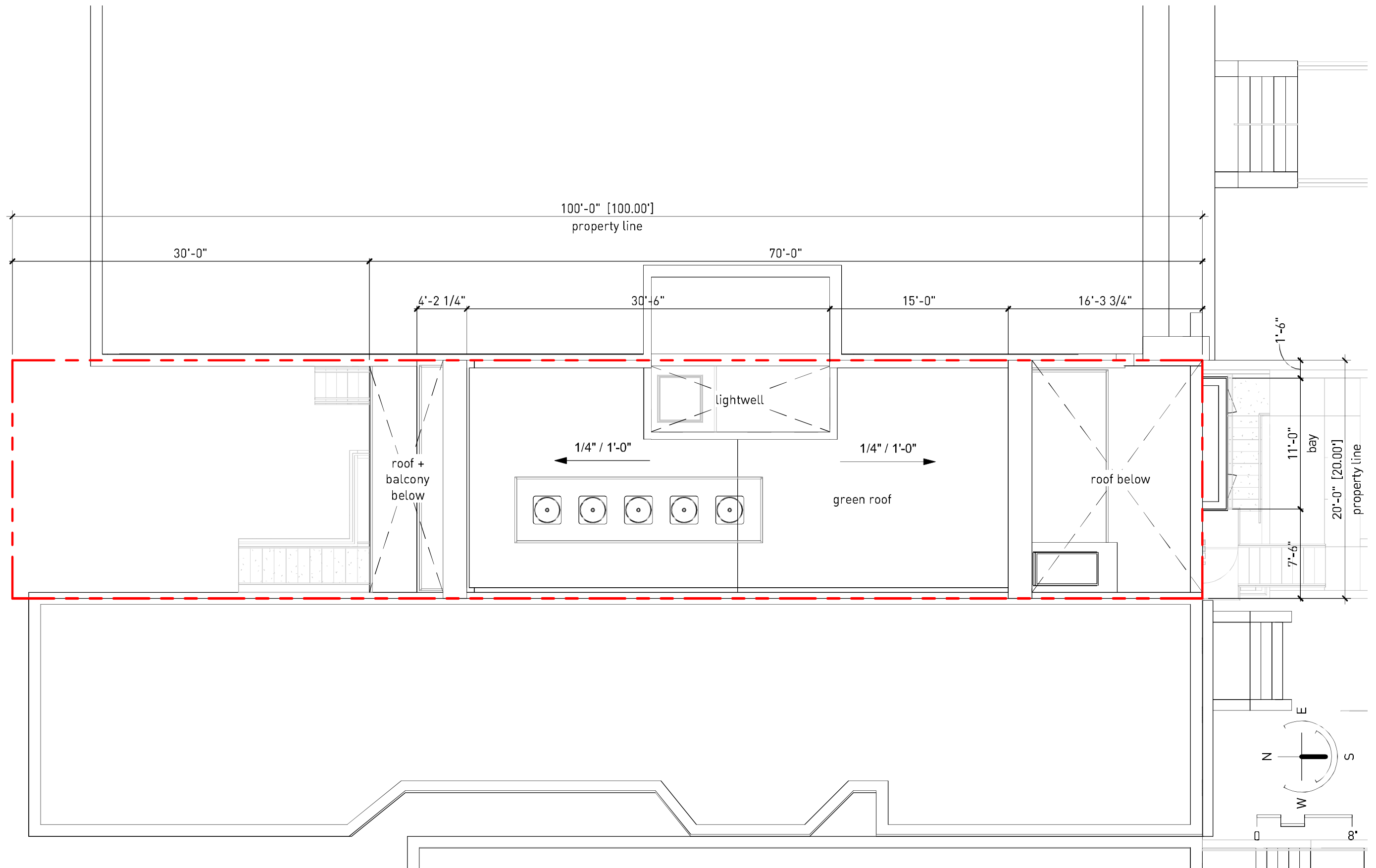


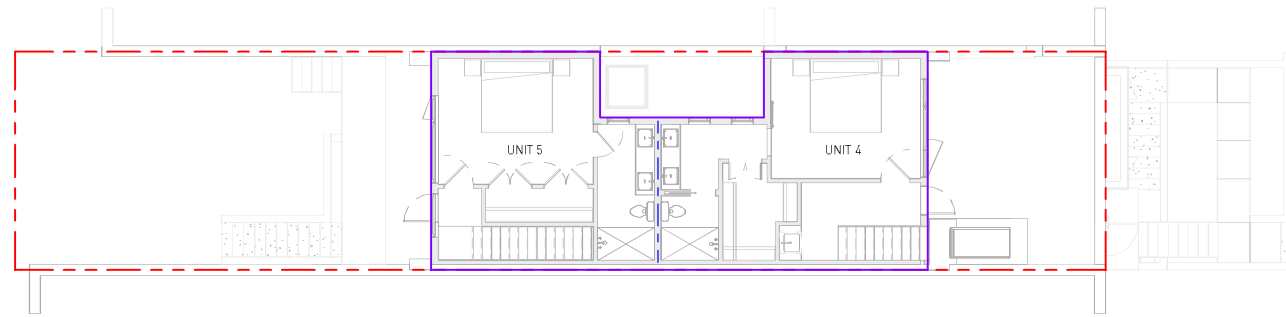




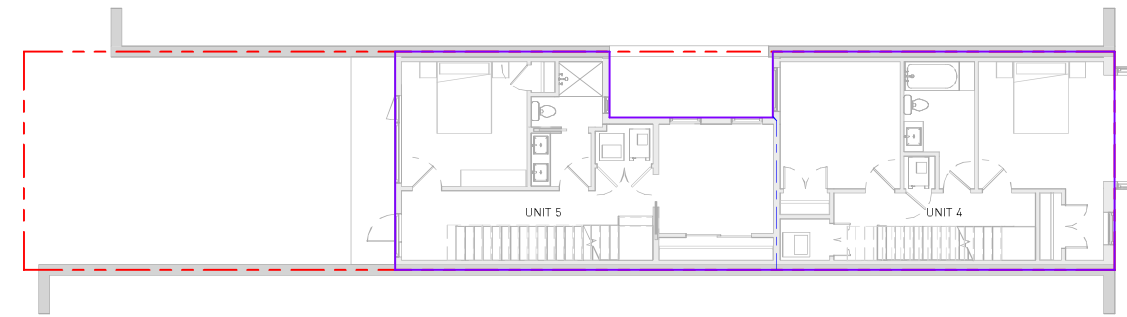




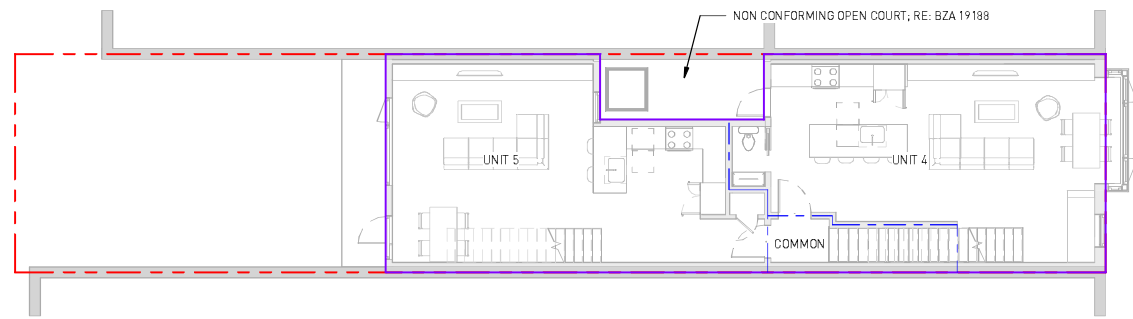




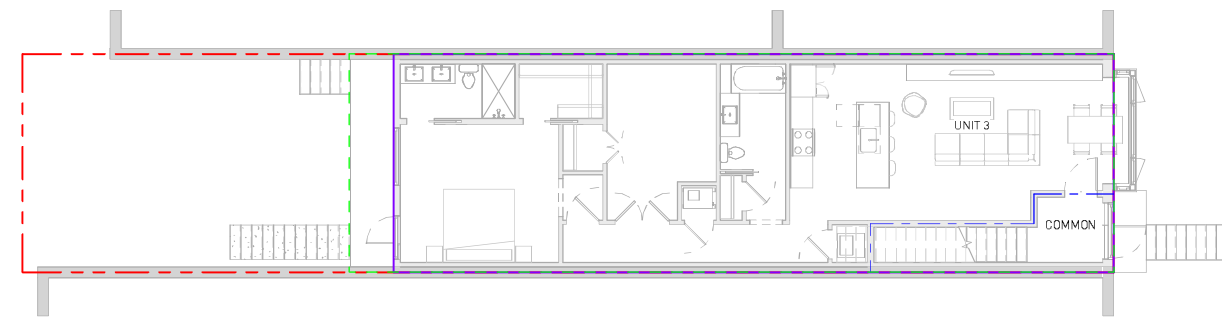
12 AREA PLAN - FOURTH
CS.02 1/8" = 1'-0"



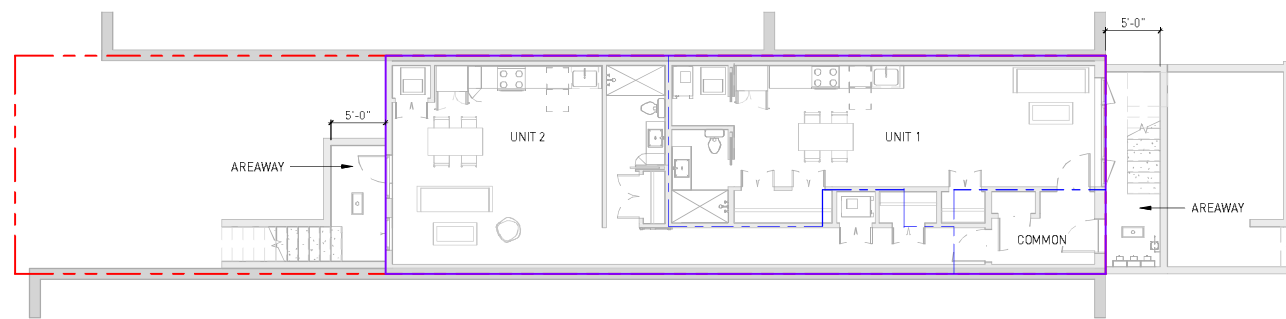
10 AREA PLAN - THIRD
CS.02 1/8" = 1'-0"



8 AREA PLAN - SECOND
CS.02 1/8" = 1'-0"



6 AREA PLAN - GROUND
CS.02 1/8" = 1'-0"



4 AREA PLAN - CELLAR
CS.02 1/8" = 1'-0"

LOT OCCUPANCY	
LOT OCCUPANCY = 70%	
Name	Area
building	1400 SF
	1400 SF

GROSS FLOOR AREA	
TOTAL FAR = 2.3	
Level	Area
01 - Ground	1320 SF
02 - Second	1230 SF
03 - Third	1230 SF
04 Fourth	820 SF
	4600 SF

CONSTRUCTION AREA		
Level	Name	Area
00 - Cellar	common	108 SF
00 - Cellar	unit 1	554 SF
00 - Cellar	unit 2	658 SF
		1320 SF

01 - Ground	common	119 SF
01 - Ground	poriel	23 SF
01 - Ground	unit 3	1201 SF
		1343 SF

02 - Second	common	69 SF
02 - Second	poriel	23 SF
02 - Second	unit 4	575 SF
02 - Second	unit 5	586 SF
		1253 SF

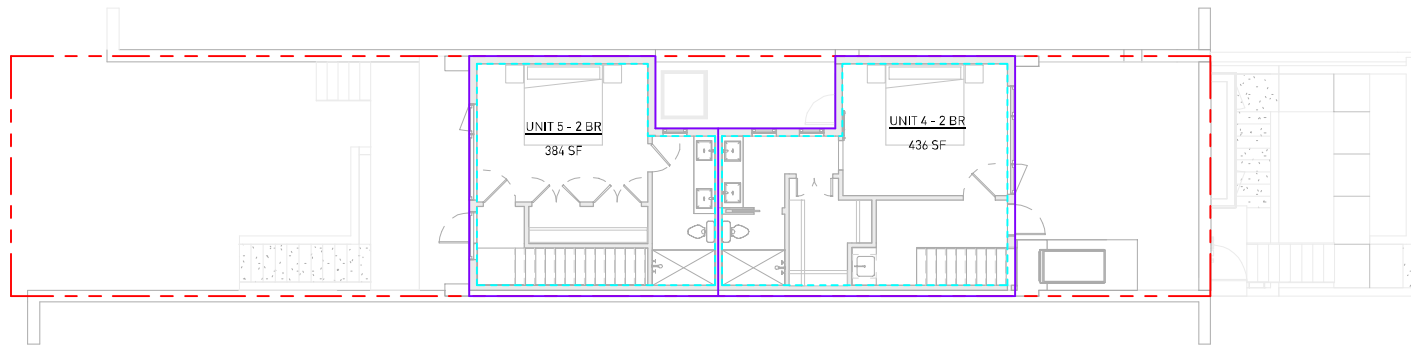
03 - Third	poriel	23 SF
03 - Third	unit 4	622 SF
03 - Third	unit 5	608 SF
		1253 SF

04 Fourth	unit 4	436 SF
04 Fourth	unit 5	384 SF
		820 SF
		5989 SF

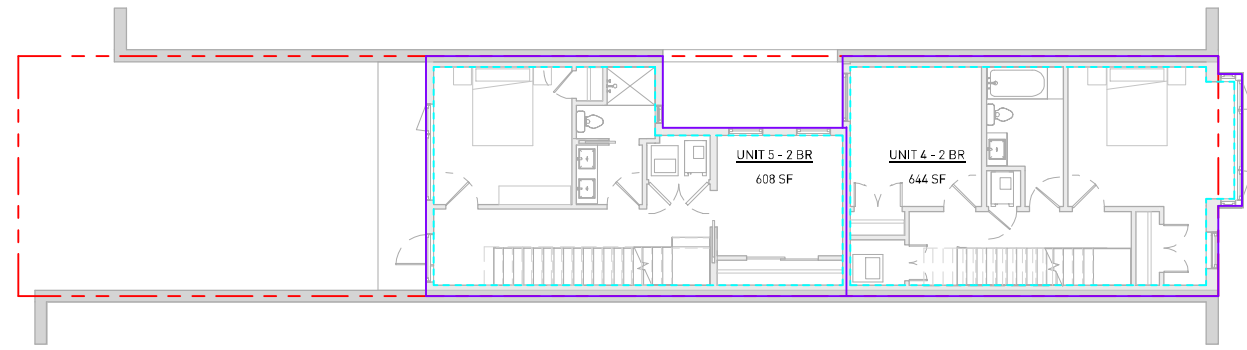
2 AREA TABULATIONS
CS.02

1 LEGEND
CS.02

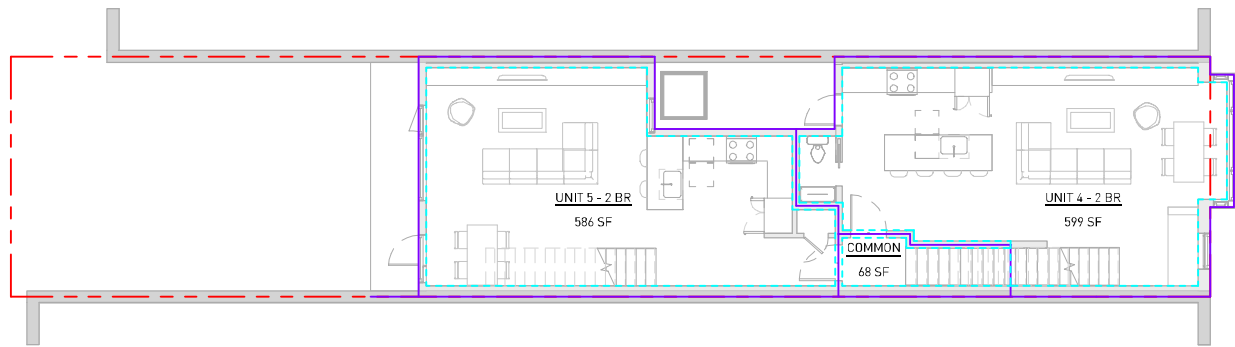
- - - - - PROPERTY LINE
- - - - - LOT OCCUPANCY
- - - - - GROSS FLOOR AREA
- - - - - CONSTRUCTION AREA



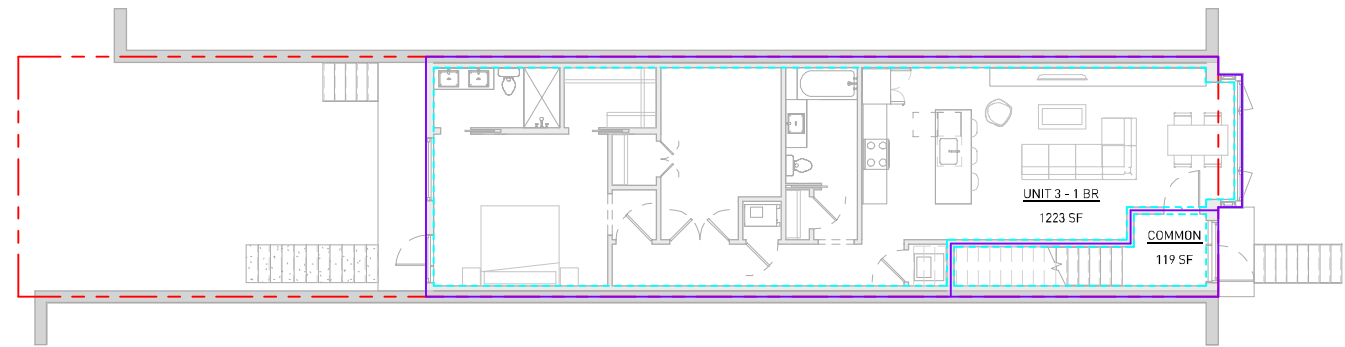
11 UNIT GROSS - FOURTH
CS.03 1/8" = 1'-0"



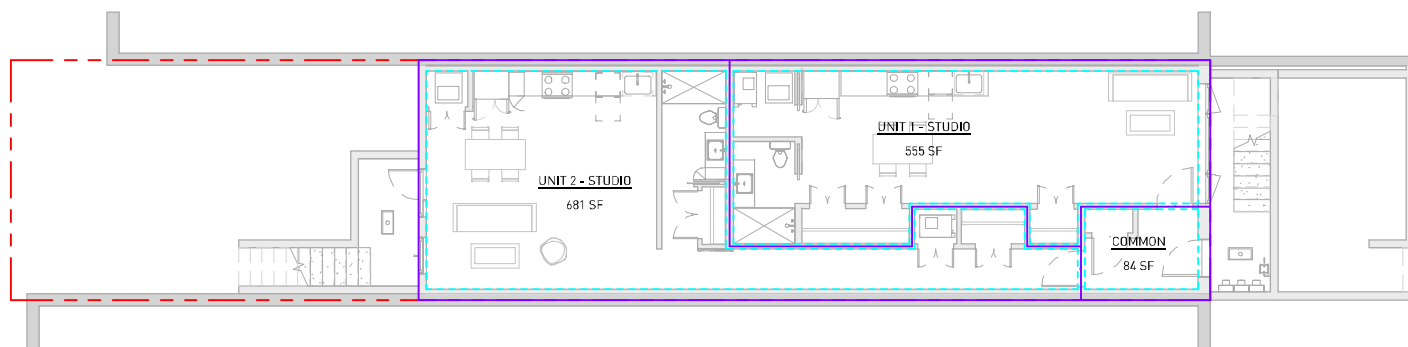
9 UNIT GROSS - THIRD
CS.03 1/8" = 1'-0"



7 UNIT GROSS - SECOND
CS.03 1/8" = 1'-0"



5 UNIT GROSS - GROUND
CS.03 1/8" = 1'-0"



3 UNIT GROSS - CELLAR
CS.03 1/8" = 1'-0"

AREA - UNIT GROSS		
NAME	LEVEL	AREA
UNIT 1 - STUDIO	00 - Cellar	555 SF
		555 SF
UNIT 2 - STUDIO	00 - Cellar	681 SF
		681 SF
UNIT 3 - 1 BR	01 - Ground	1223 SF
		1223 SF
UNIT 4 - 2 BR	02 - Second	599 SF
UNIT 4 - 2 BR	03 - Third	644 SF
UNIT 4 - 2 BR	04 - Fourth	436 SF
		1678 SF
UNIT 5 - 2 BR	02 - Second	586 SF
UNIT 5 - 2 BR	03 - Third	608 SF
UNIT 5 - 2 BR	04 - Fourth	384 SF
		1578 SF
TOTAL UNIT GROSS AREA		5716 SF

AREA - COMMON GROSS		
NAME	LEVEL	AREA
COMMON	00 - Cellar	84 SF
COMMON	01 - Ground	119 SF
COMMON	02 - Second	68 SF
		270 SF
TOTAL COMMON GROSS AREA		270 SF

AREA - UNIT NET		
NAME	LEVEL	AREA
UNIT 1 - STUDIO	00 - Cellar	493 SF
		493 SF
UNIT 2 - STUDIO	00 - Cellar	584 SF
		584 SF
UNIT 3 - 1 BR	01 - Ground	1094 SF
		1094 SF
UNIT 4 - 2 BR	02 - Second	514 SF
UNIT 4 - 2 BR	03 - Third	564 SF
UNIT 4 - 2 BR	04 - Fourth	379 SF
		1456 SF
UNIT 5 - 2 BR	02 - Second	509 SF
UNIT 5 - 2 BR	03 - Third	531 SF
UNIT 5 - 2 BR	04 - Fourth	333 SF
		1373 SF
TOTAL UNIT NET AREA		4999 SF

AREA - COMMON NET		
NAME	LEVEL	AREA
COMMON	00 - Cellar	63 SF
COMMON	01 - Ground	85 SF
COMMON	02 - Second	59 SF
		206 SF
TOTAL COMMON NET AREA		206 SF

— UNIT GROSS AREA
- - - UNIT NET AREA

2 UNIT AREA TABULATIONS
CS.03

1 LEGEND
CS.03

AHJ APPROVAL STAMP

TEASS | WARREN
ARCHITECTS

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202.683.6240
email@teass-warren.com

1729 T ST

NEW CONSTRUCTION

1729 T STREET NW
WASHINGTON, DC 20009

DATE USC REV

DESIGN PROFESSIONAL STAMP

AREA
TABULATIONS -
UNIT

ISSUE TITLE:

ISSUE DATE: 06/11/18

PIG:

PL:

CS.03

PROJECT R17413
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