



1729 T St NW

BZA 19772 Presentation

25 July 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
202 683 6260
will @ teass-warren.com

Board of Zoning Adjustment
District of Columbia
CASE NO.19772
EXHIBIT NO.52

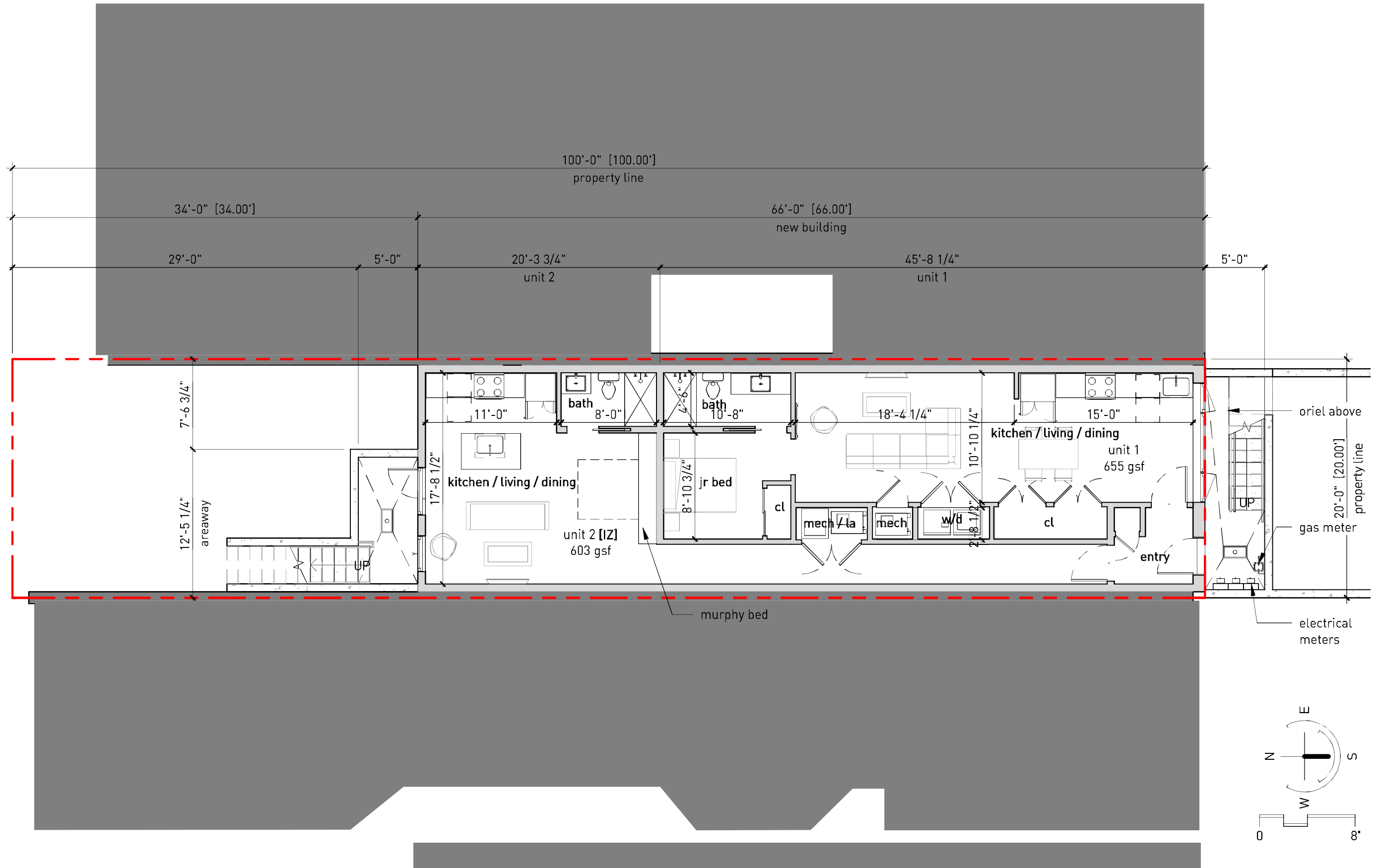


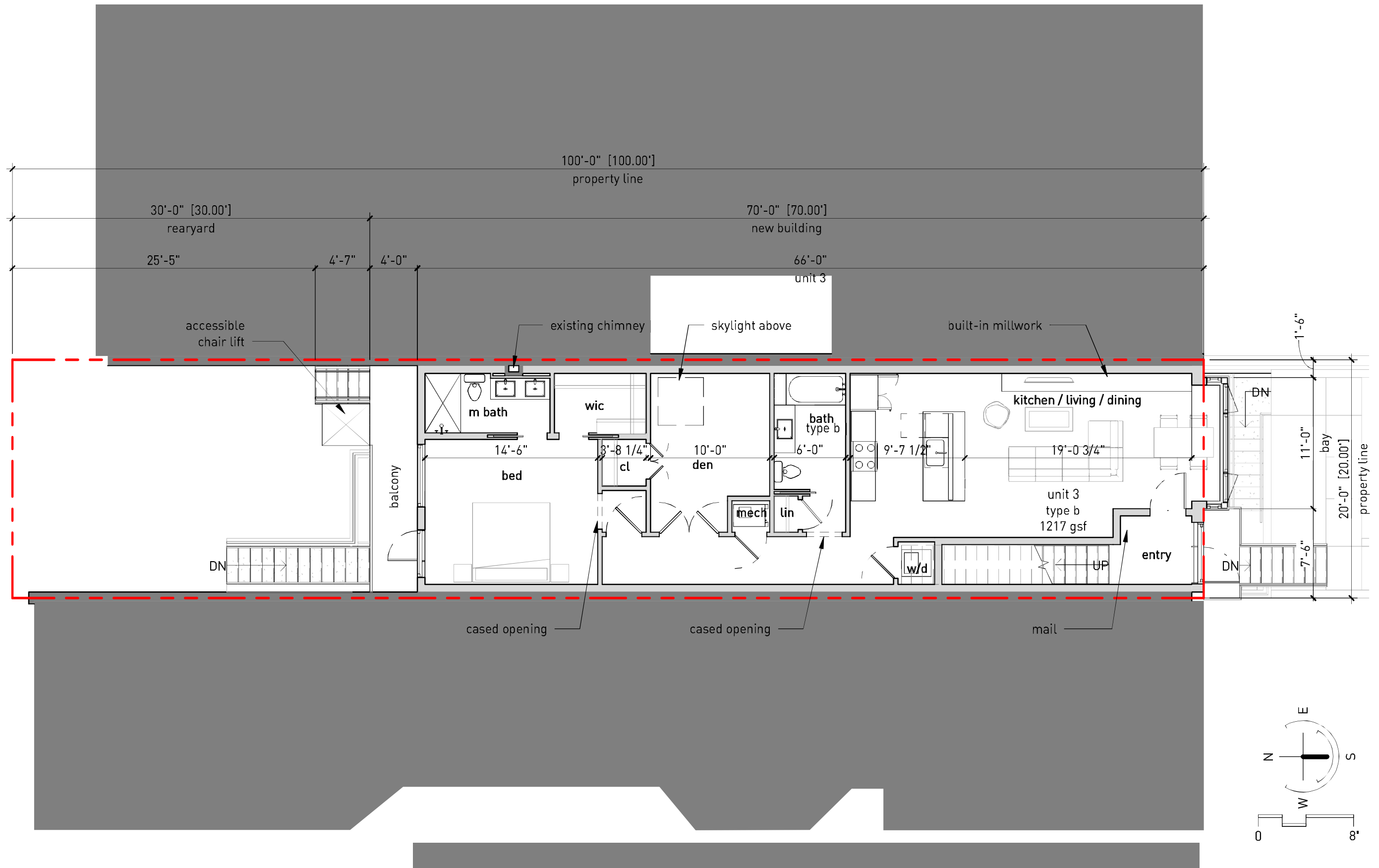
Gross area required for IZ - 600 sf

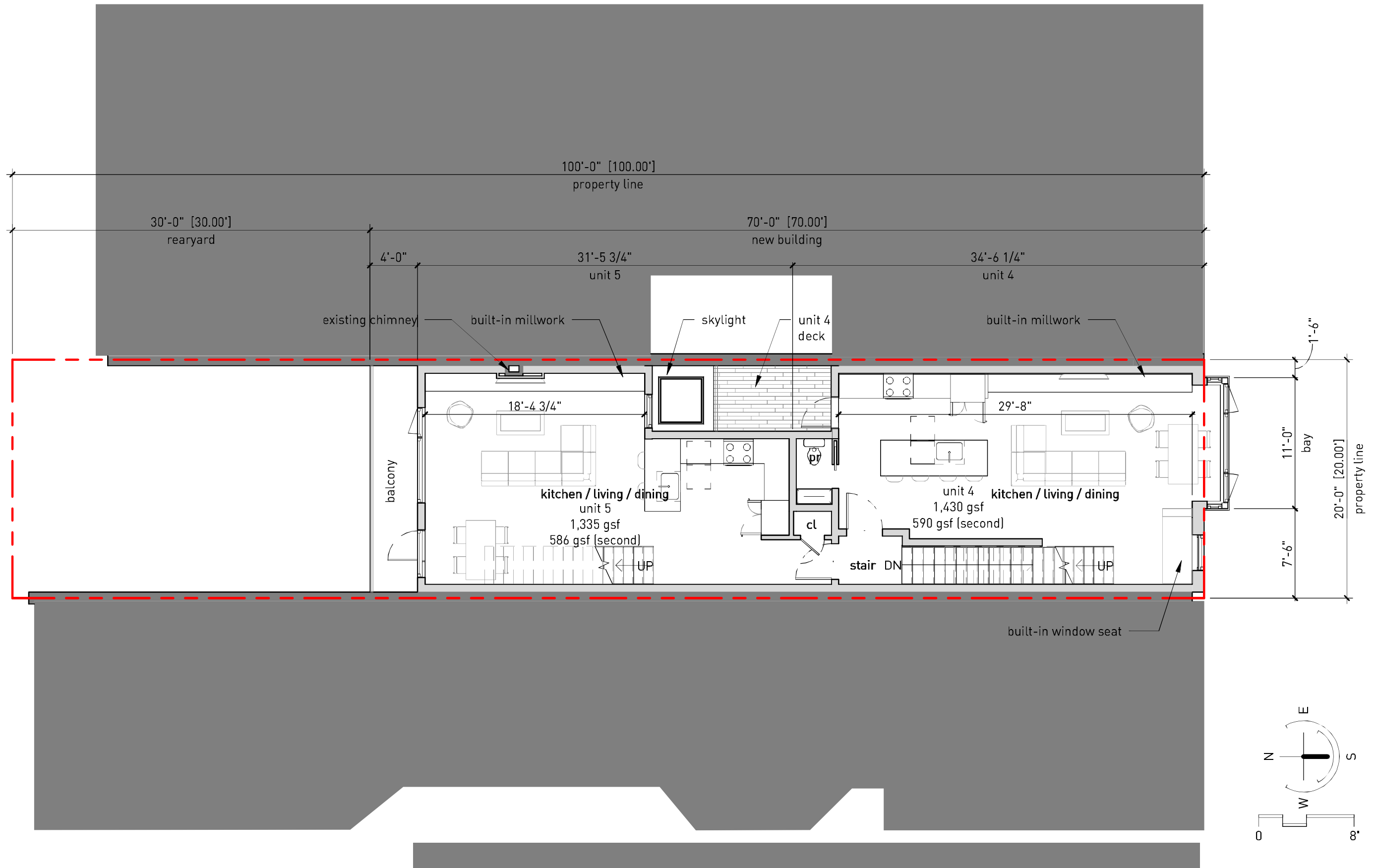
Market Rate (Current Mix)			
Studio	603 - 655 gsf	2	40%
One-Bedroom	1,195 gsf	1	20%
Two-Bedroom	1,578 - 1,626 gsf	2	40%

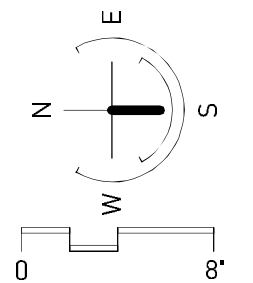
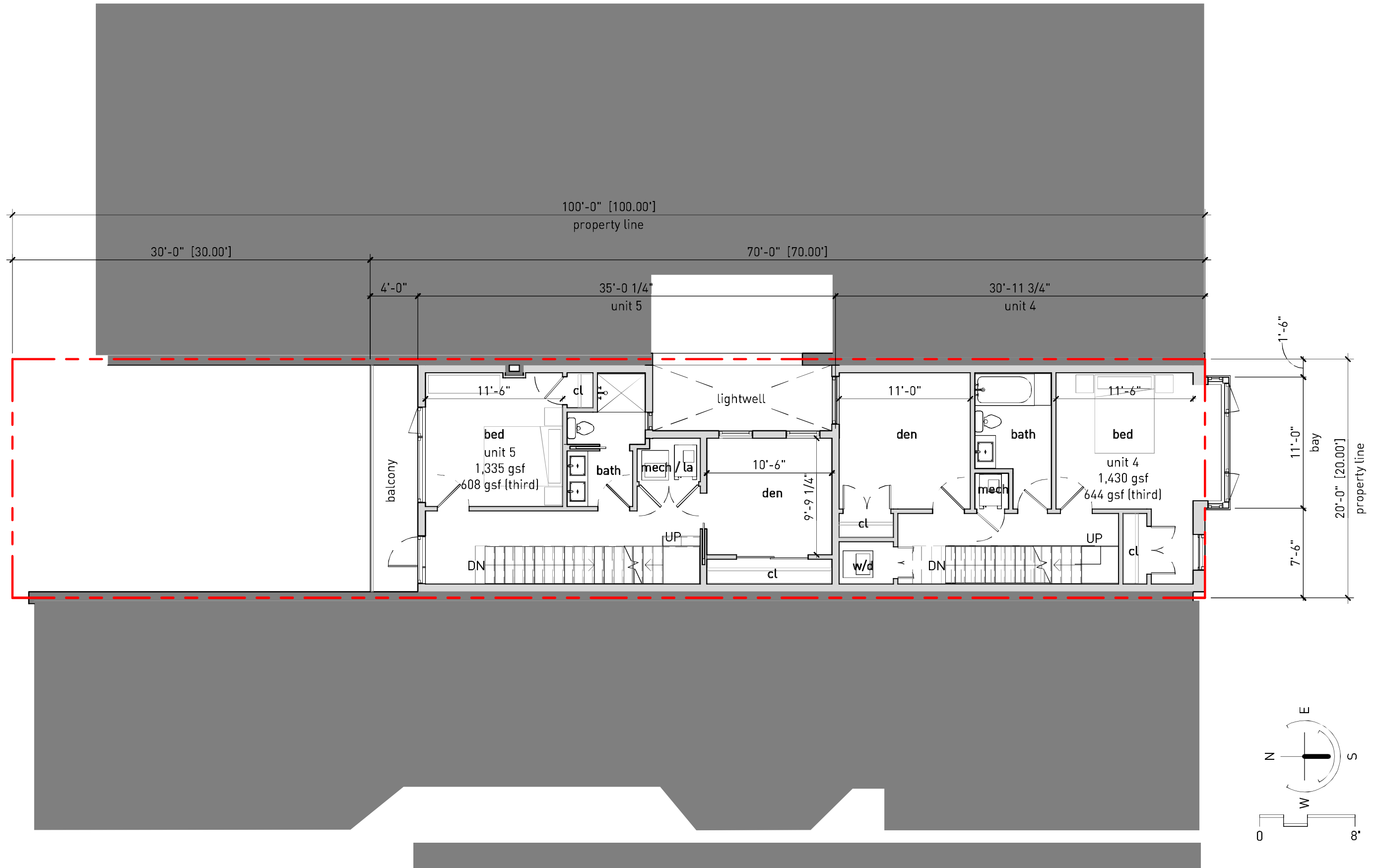
	Market Rate Units		IZ Units	
Studio	2	50%	0	0%
One-Bedroom	1	25%	0	0%
Two-Bedroom	1	25%	1	100%
	4 units	100%	1 unit	100%

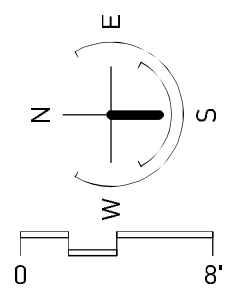
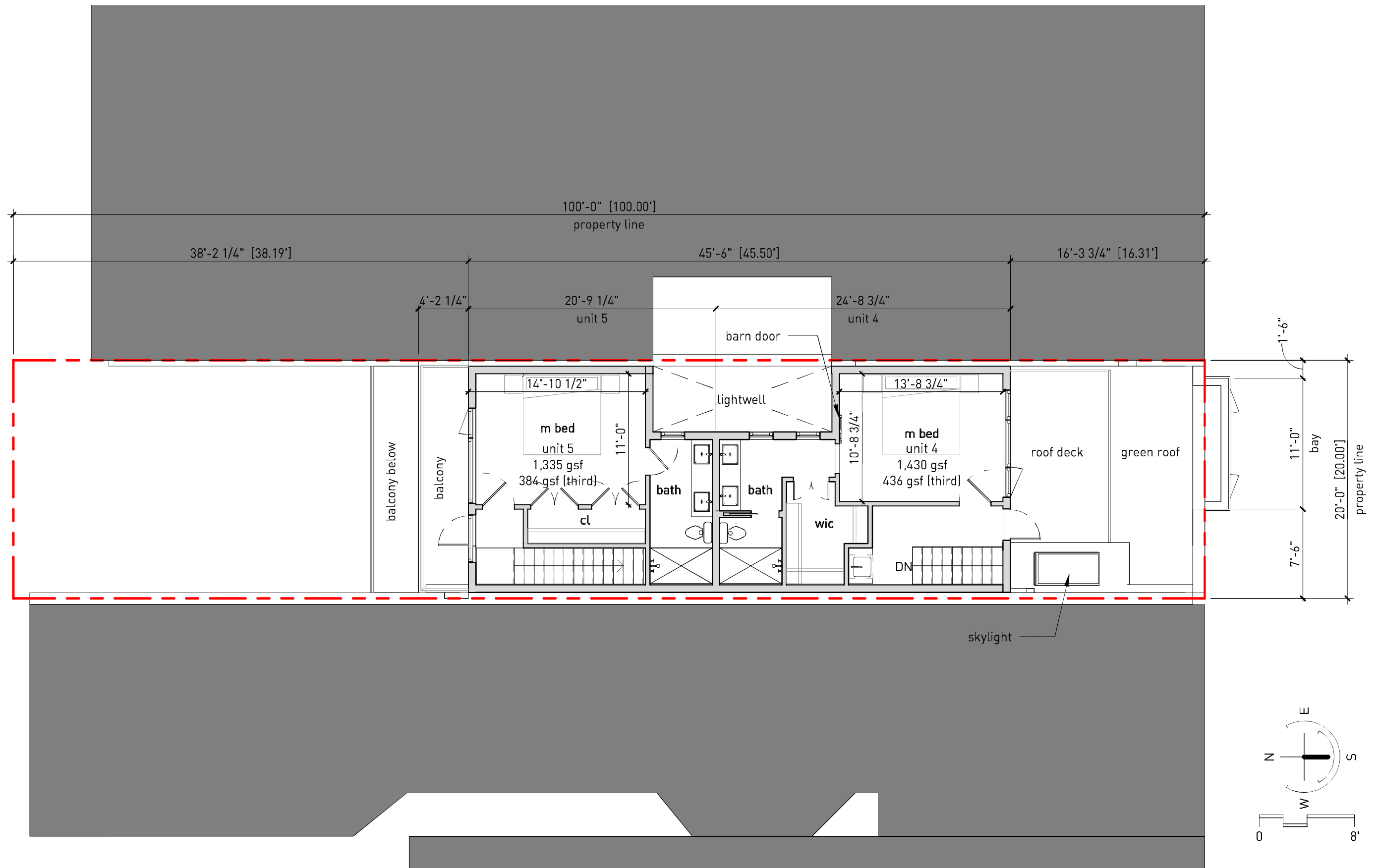
under iz proportionality rules, studios and one-bedrooms can not be disproportionately used to meet IZ requirements; therefore a 2-bedroom unit is required and represents a practical difficulty

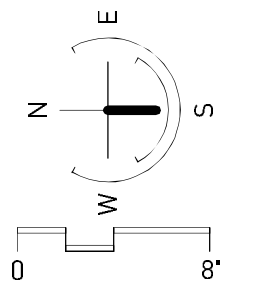
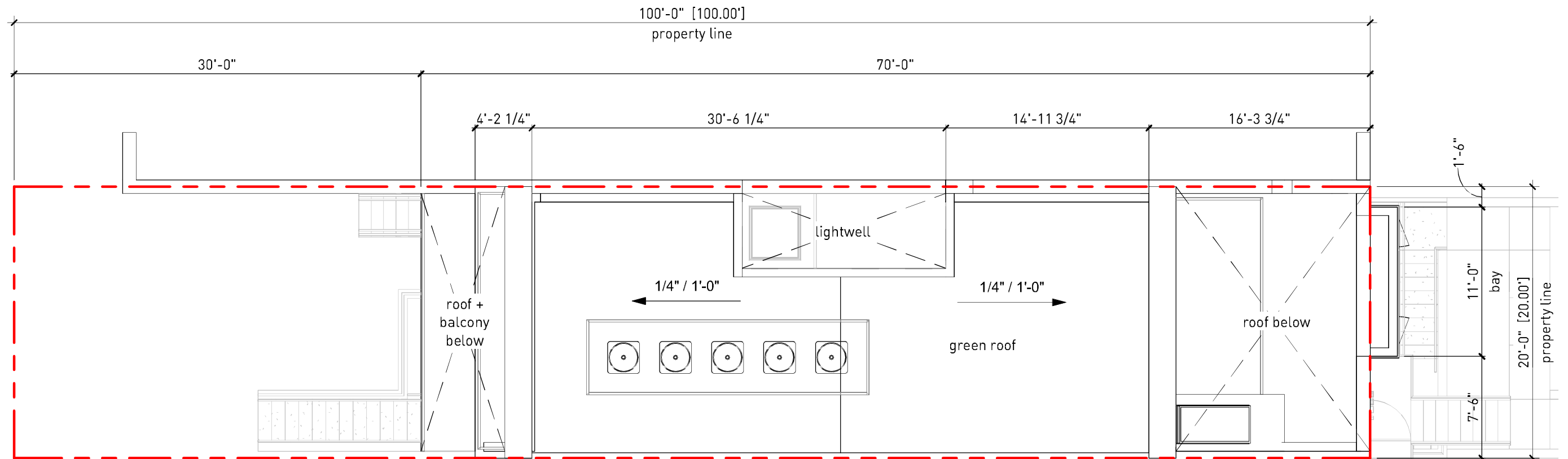


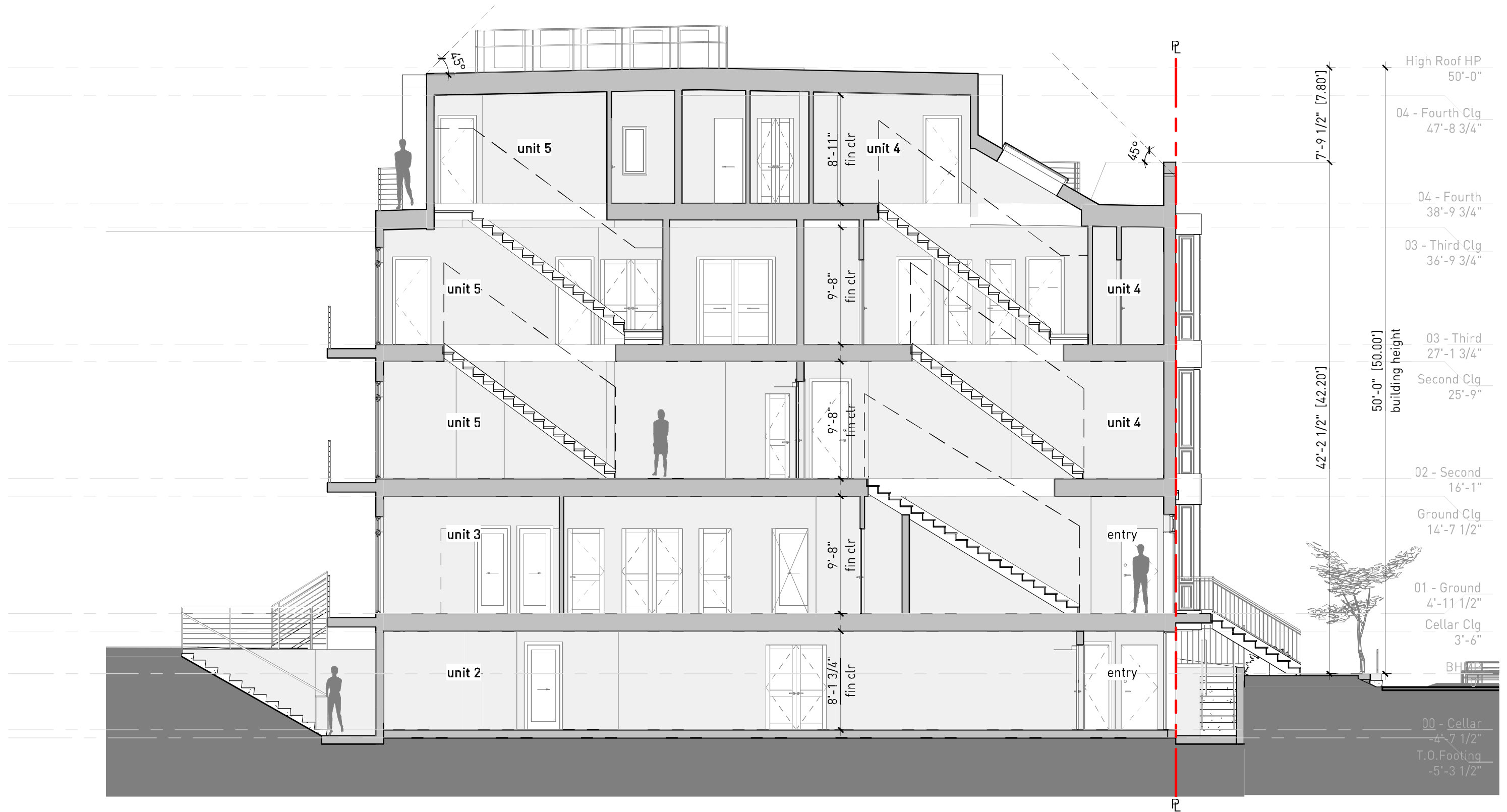


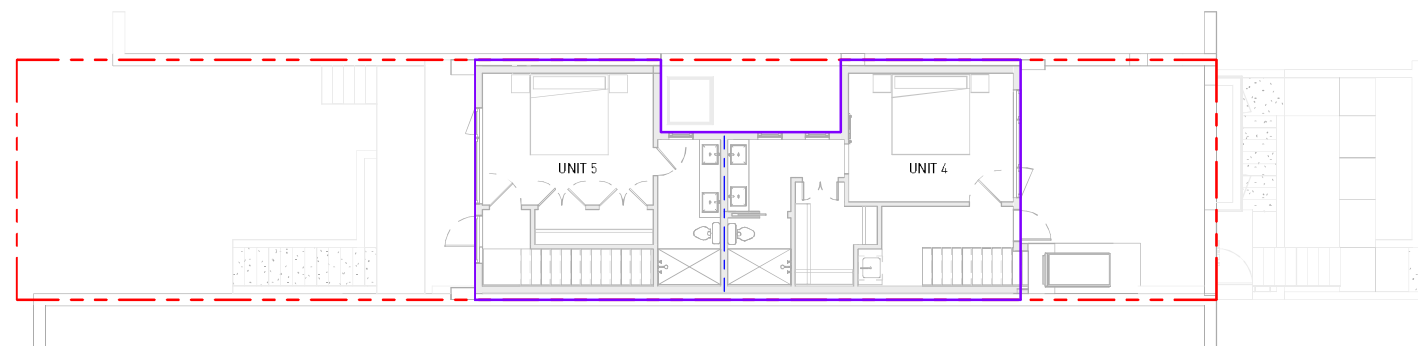




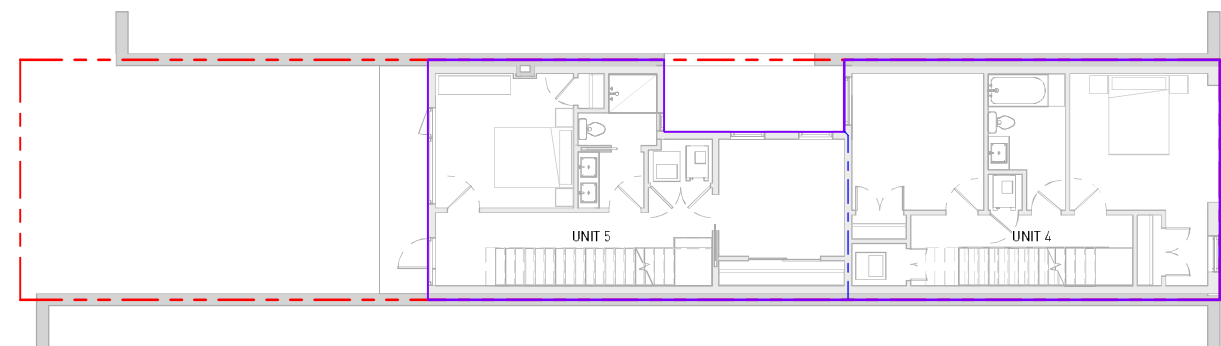




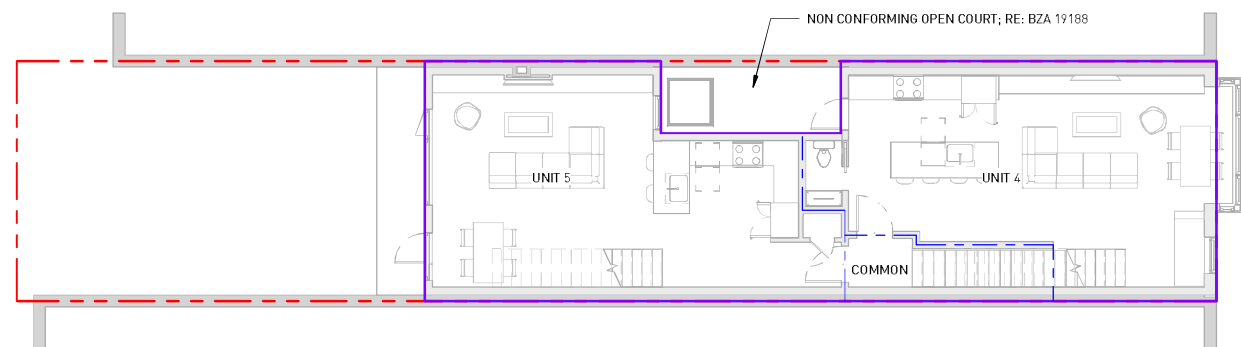




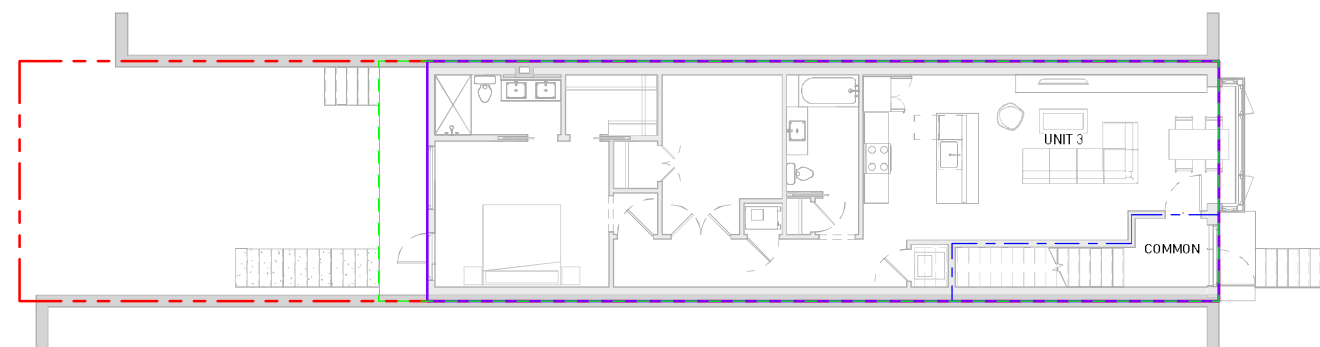
12 AREA PLAN - FOURTH
CT.01 1/8" = 1'-0"



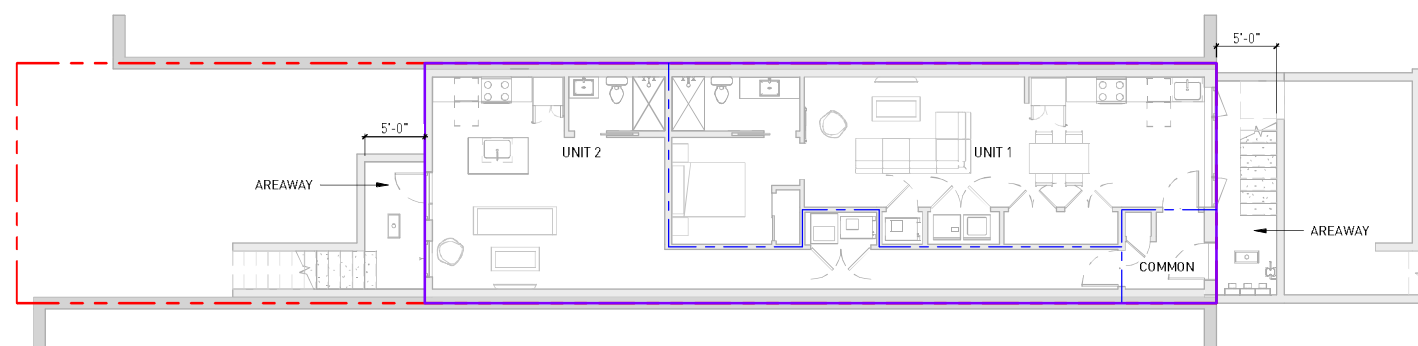
10 AREA PLAN - THIRD
CT.01 1/8" = 1'-0"



8 AREA PLAN - SECOND
CT.01 1/8" = 1'-0"



6 AREA PLAN - GROUND
CT.01 1/8" = 1'-0"



4 AREA PLAN - CELLAR
CT.01 1/8" = 1'-0"

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

CONSTRUCTION AREA		
Level	Name	Area
00 - Cellar	UNIT 1 - STUDIO	655 SF
00 - Cellar	UNIT 2 - STUDIO (IZ)	603 SF
00 - Cellar	COMMON	62 SF
		1320 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

01 - Ground	UNIT 3 - 1 BR	1195 SF
01 - Ground	COMMON	125 SF
01 - Ground	ORIEL	24 SF
		1344 SF

02 - Second	UNIT 4 - 2 BR	568 SF
02 - Second	UNIT 5 - 2 BR	586 SF
02 - Second	COMMON	76 SF
02 - Second	ORIEL	24 SF
		1254 SF

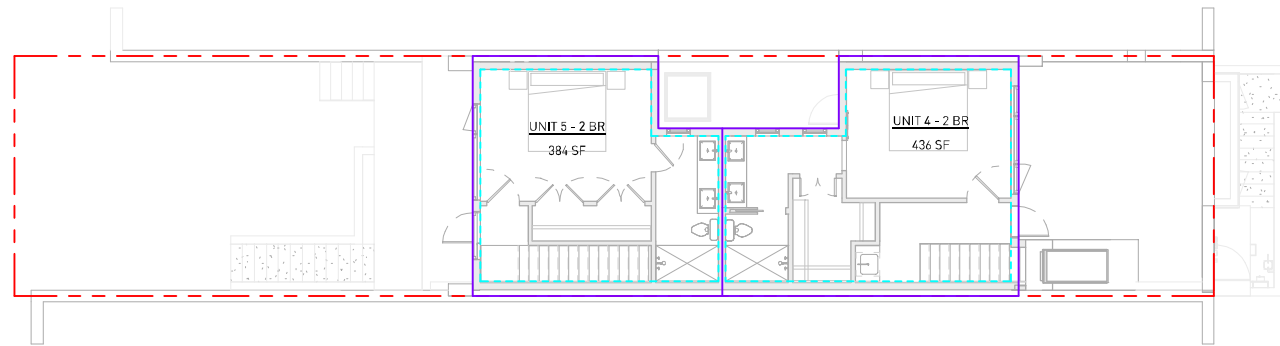
03 - Third	UNIT 5 - 2 BR	608 SF
03 - Third	UNIT 4 - 2 BR	622 SF
03 - Third	ORIEL	24 SF
		1254 SF

04 - Fourth	UNIT 4 - 2 BR	436 SF
04 - Fourth	UNIT 5 - 2 BR	384 SF
		820 SF
		5992 SF

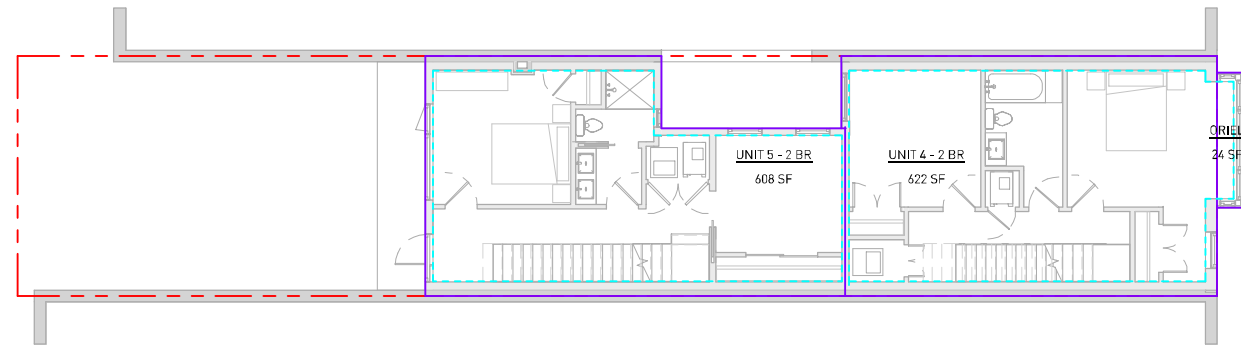
- - - - - PROPERTY LINE
- - - - - LOT OCCUPANCY
- _____ GROSS FLOOR AREA
- - - - - CONSTRUCTION AREA

2 AREA TABULATIONS
CS.02

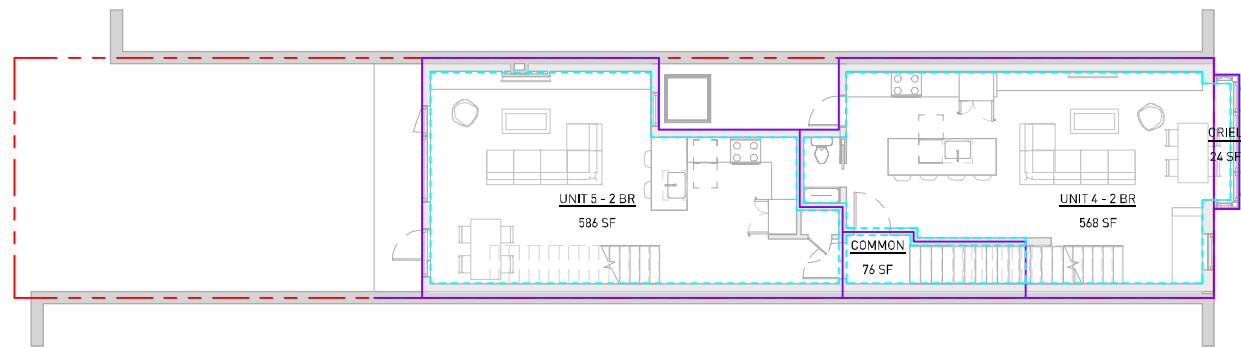
1 LEGEND
CS.02



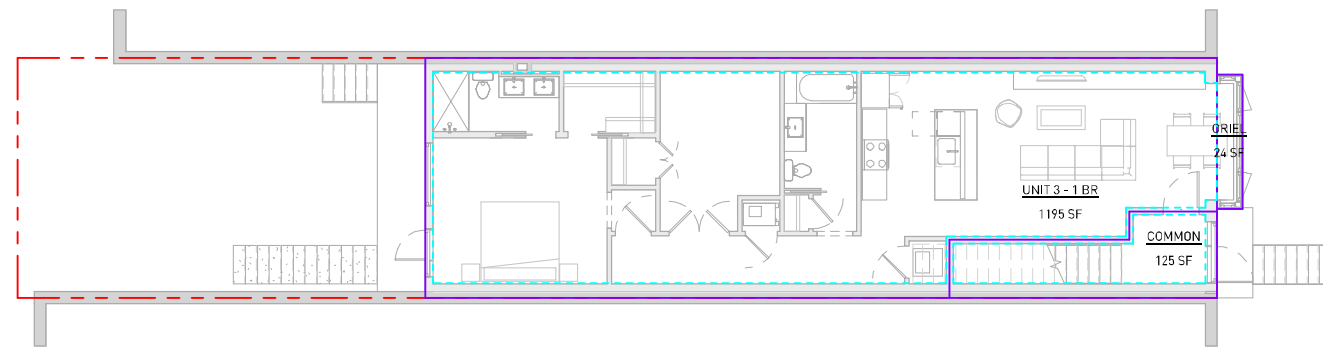
6 UNIT GSF - FOURTH
CT.02 1/8" = 1'-0"



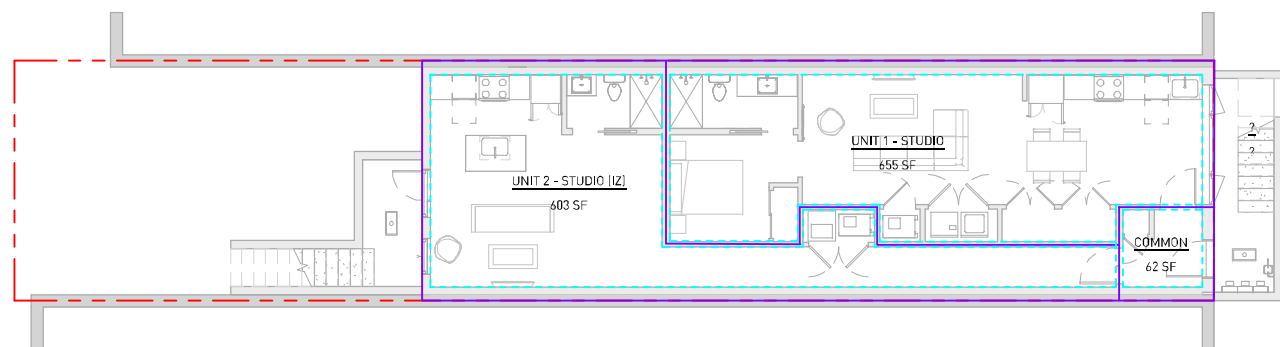
5 UNIT GSF - THIRD
CT.02 1/8" = 1'-0"



4 UNIT GSF - SECOND
CT.02 1/8" = 1'-0"



3 UNIT GSF - GROUND
CT.02 1/8" = 1'-0"



2 UNIT GSF - CELLAR
CT.02 1/8" = 1'-0"

1 UNIT AREA TABULATIONS / LEGEND
CS.02

AREA - UNIT GROSS		
NAME	LEVEL	AREA
UNIT 1 - STUDIO	00 - Cellar	655 SF
		655 SF
UNIT 2 - STUDIO (I2)	00 - Cellar	603 SF
		603 SF
UNIT 3 - 1 BR	01 - Ground	1195 SF
		1195 SF
UNIT 4 - 2 BR	02 - Second	568 SF
	03 - Third	622 SF
	04 - Fourth	436 SF
		1626 SF
UNIT 5 - 2 BR	02 - Second	586 SF
	03 - Third	608 SF
	04 - Fourth	384 SF
		1578 SF
TOTAL UNIT GROSS AREA		5657 SF

AREA - ORIELS - GROSS		
NAME	LEVEL	AREA
ORIEL	01 - Ground	24 SF
	02 - Second	24 SF
	03 - Third	24 SF
		72 SF
TOTAL UNIT GROSS AREA		72 SF

AREA - COMMON GROSS		
NAME	LEVEL	AREA
COMMON	00 - Cellar	42 SF
	01 - Ground	125 SF
	02 - Second	76 SF
		263 SF
TOTAL COMMON GROSS AREA		263 SF

--- UNIT GROSS AREA
--- UNIT NET AREA

AHJ APPROVAL STAMP
TEASS | WARREN ARCHITECTS
615 M ST SE
SUITE 200
WASHINGTON, DC 20003
202.683.6240
email@teass-warren.com

1729 T ST
NEW CONSTRUCTION

1729 T STREET NW
WASHINGTON, DC 20009

DATE USE REV

DESIGN PROFESSIONAL STAMP

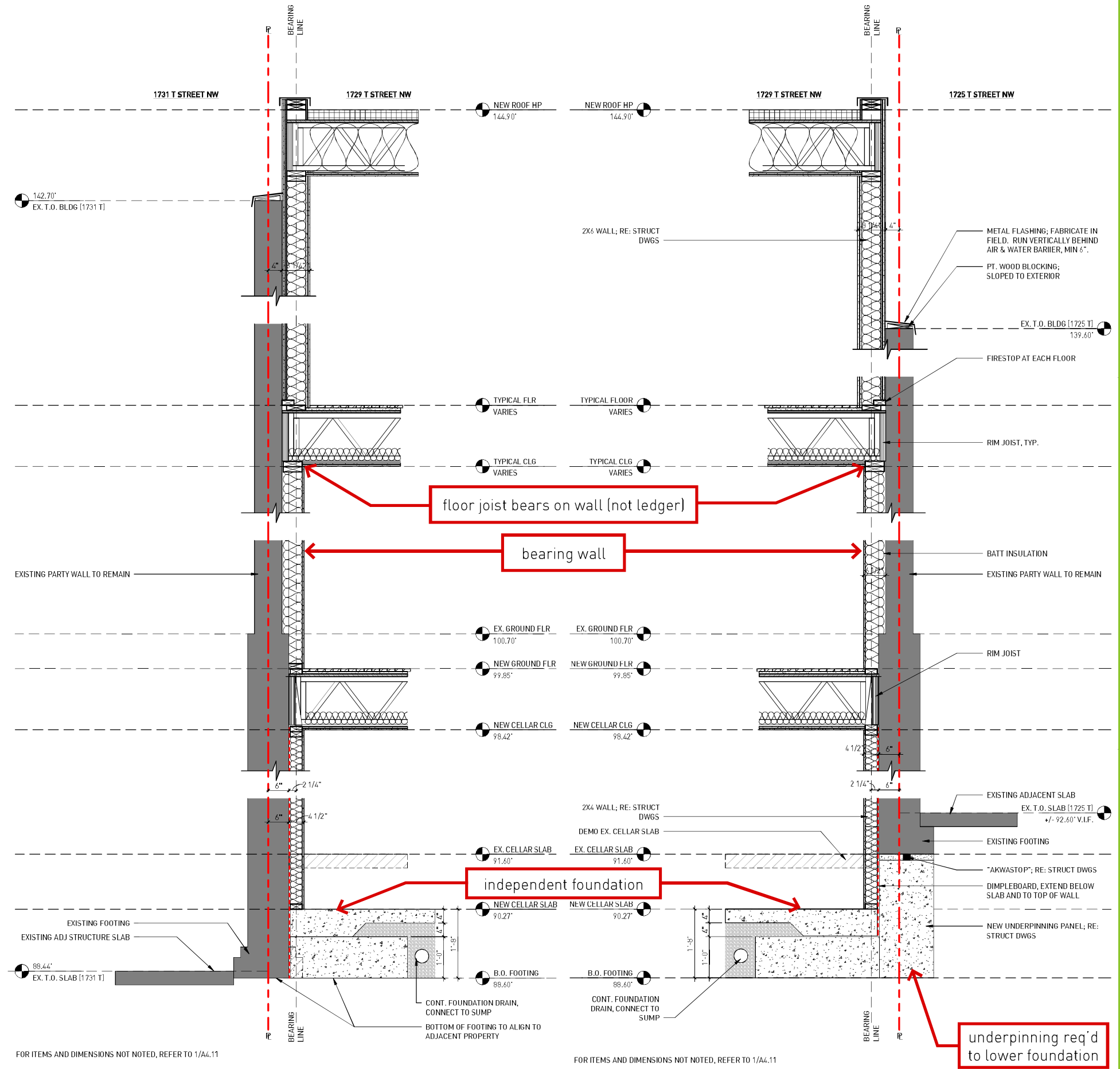
AREA TABULATIONS - UNIT

ISSUE TITLE: BZA SUPPLEMENTAL
ISSUE DATE: 06/11/18

PI:
PL:

CT.02

PROJECT R17413
© 2018 TEASS | WARREN ARCHITECTS



2 WALL SECTION - AT WEST PARTY WALL (1731 T)
 A4.11 3/4" = 1'-0"

1 WALL SECTION - AT EAST PARTY WALL (1725 T)
 A4.11 3/4" = 1'-0"

AHJ APPROVAL STAMP

TEASS WARREN ARCHITECTS

515 M ST SE
 SUITE 200
 WASHINGTON, DC 20003
 202.683.6269
 email@teass-warren.com

1729 T ST

NEW CONSTRUCTION

1729 T STREET NW
 WASHINGTON, DC 20009

DATE USE REV

DESIGN PROFESSIONAL STAMP

WALL SECTIONS

ISSUE TITLE: BZA SUPPLEMENTAL

ISSUE DATE: 11 JULY 2018

PIC:

PL:

A4.11





subject property



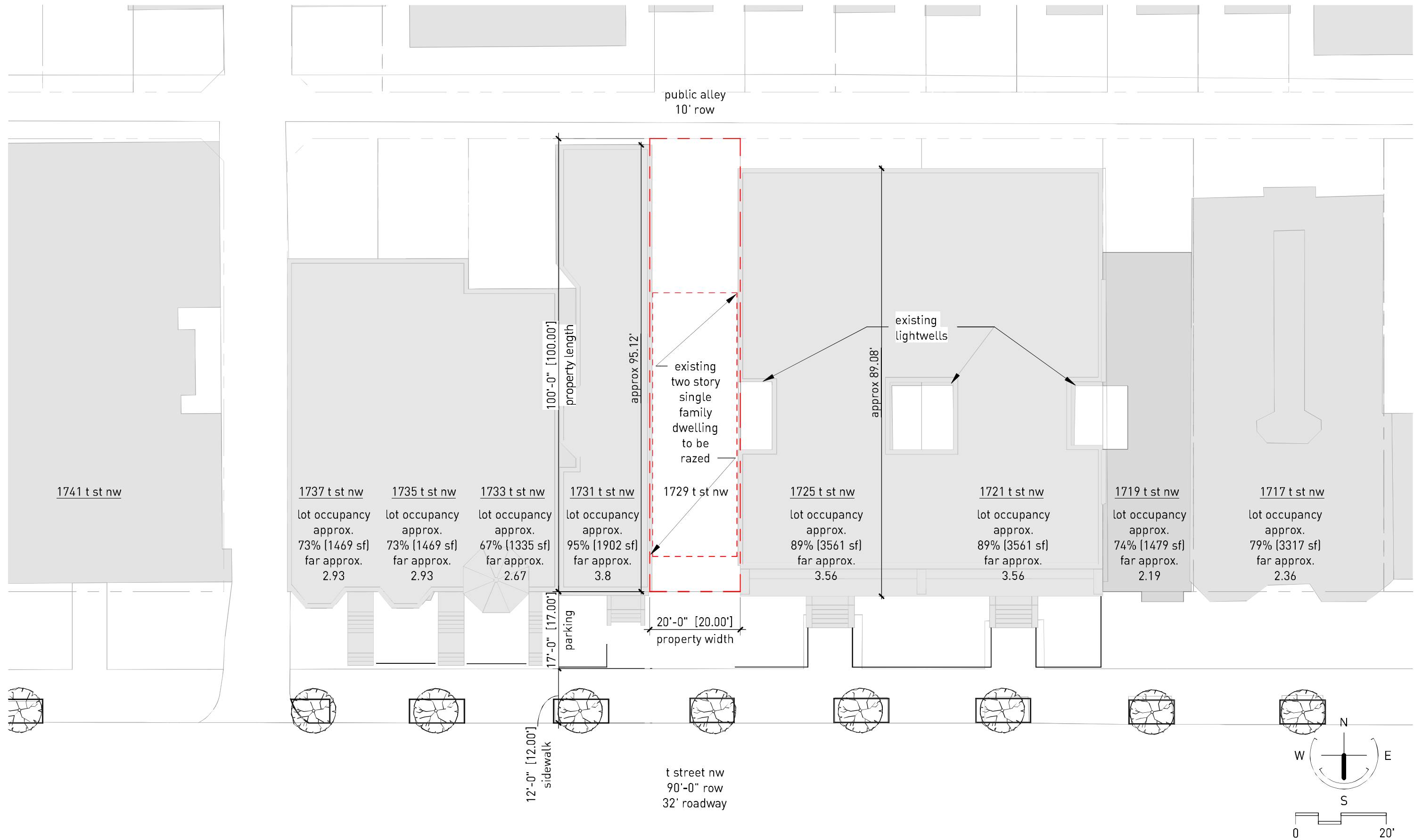






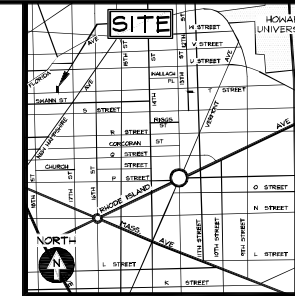
exceptionally
deep adjacent
buildings





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: "RS" DENOTES RECORDED DIMENSIONS, "ES" 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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ARCHITECT
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dthe@teass-warren.com

LOT 0015, SQUARE 0151
OLD CITY I

1729 T STREET, NW

N.W. WASHINGTON,
DISTRICT OF COLUMBIA

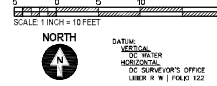


SURVEYOR'S CERTIFICATE
I hereby certify to 1729 T Street NW L.L.C. to the best of my professional knowledge, and belief, that this is a survey of those lands conveyed from Court Appointed Trustees Richard A. Laib, Barry K. Bedford, David A. Rowan, Leonard W. Harrington, Jr., Robert E. Kally and Ramsey Saleeby to 1729 T Street NW L.L.C. 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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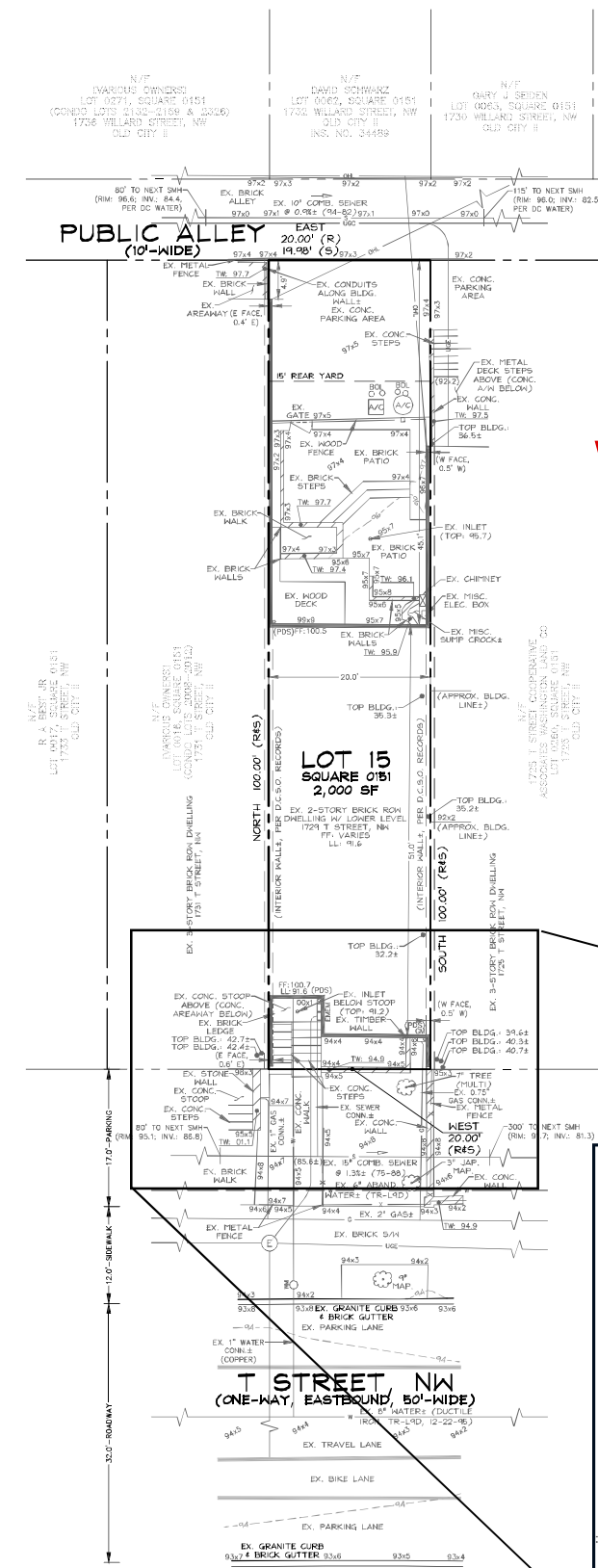
CAS PROJECT	17-749-2C
DATE	02/20/18
DRAWN BY	JAK
CHECKED BY	DCL
APPROVAL	DCL
SCALE	1"=10'



SHEET TITLE

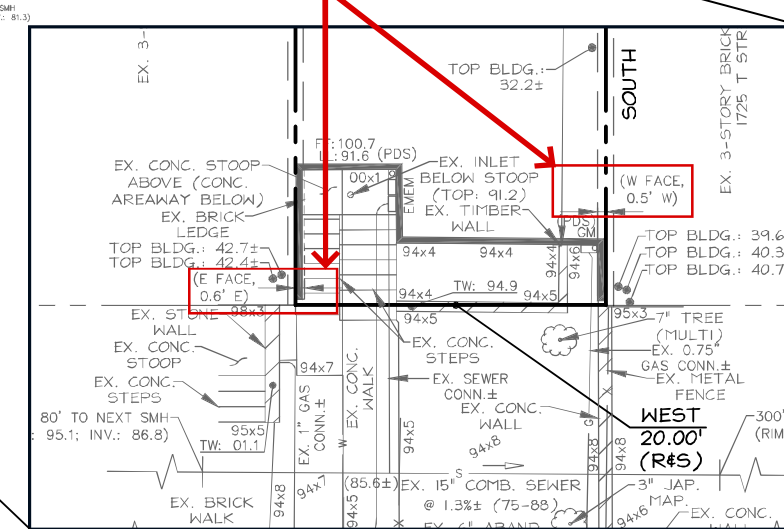
EXISTING CONDITIONS PLAN

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

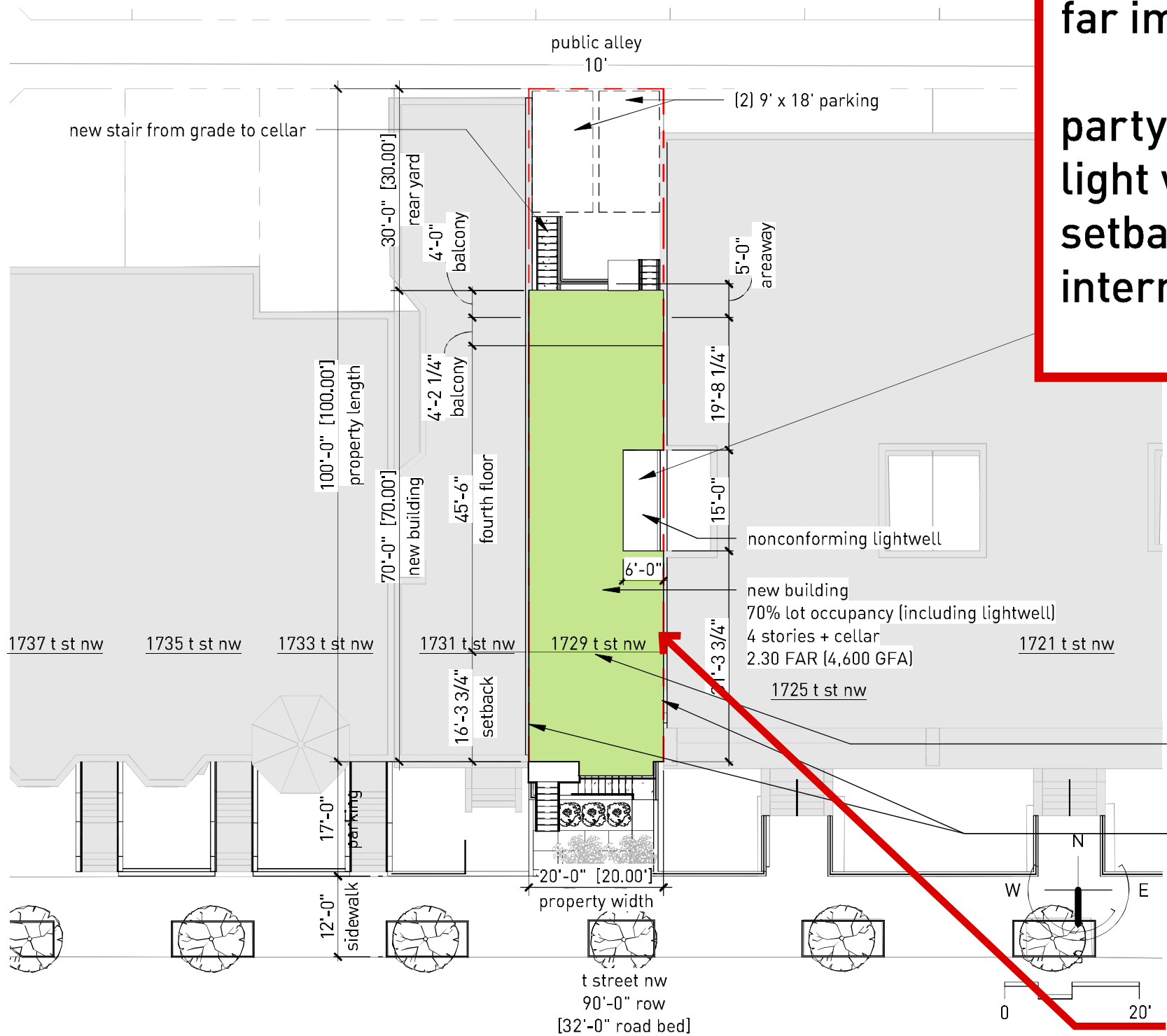
UTILITY INFORMATION

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
MC/ANIRLDCOM	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.

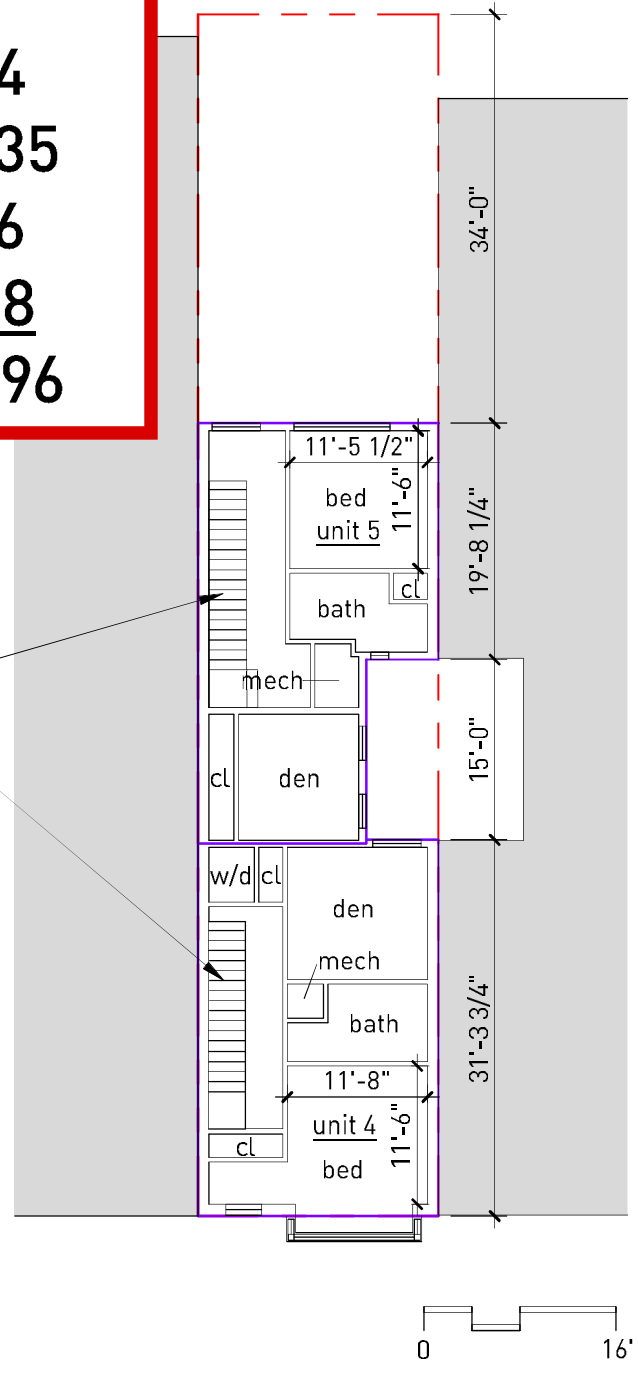
far impacts		
party wall	281 sf	0.14
light well	270 sf	0.135
setback	326 sf	0.16
internal stair	<u>115 sf</u>	<u>0.58</u>
	992 sf	0.496



stairs to 4th floor
115 sf
0.058 FAR equivalent

top floor setback
326 sf
0.16 FAR equivalent

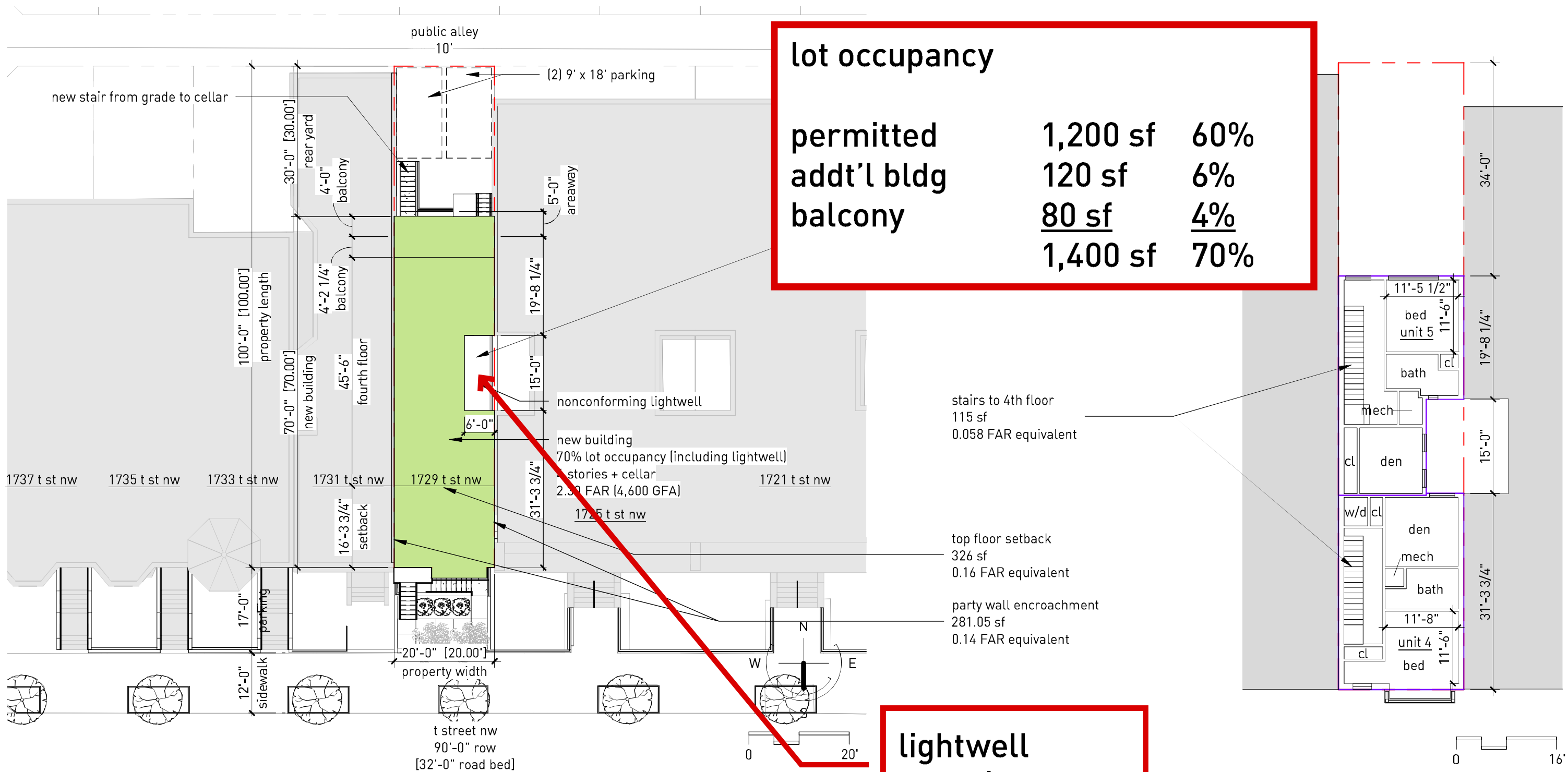
party wall encroachment
281.05 sf
0.14 FAR equivalent



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%

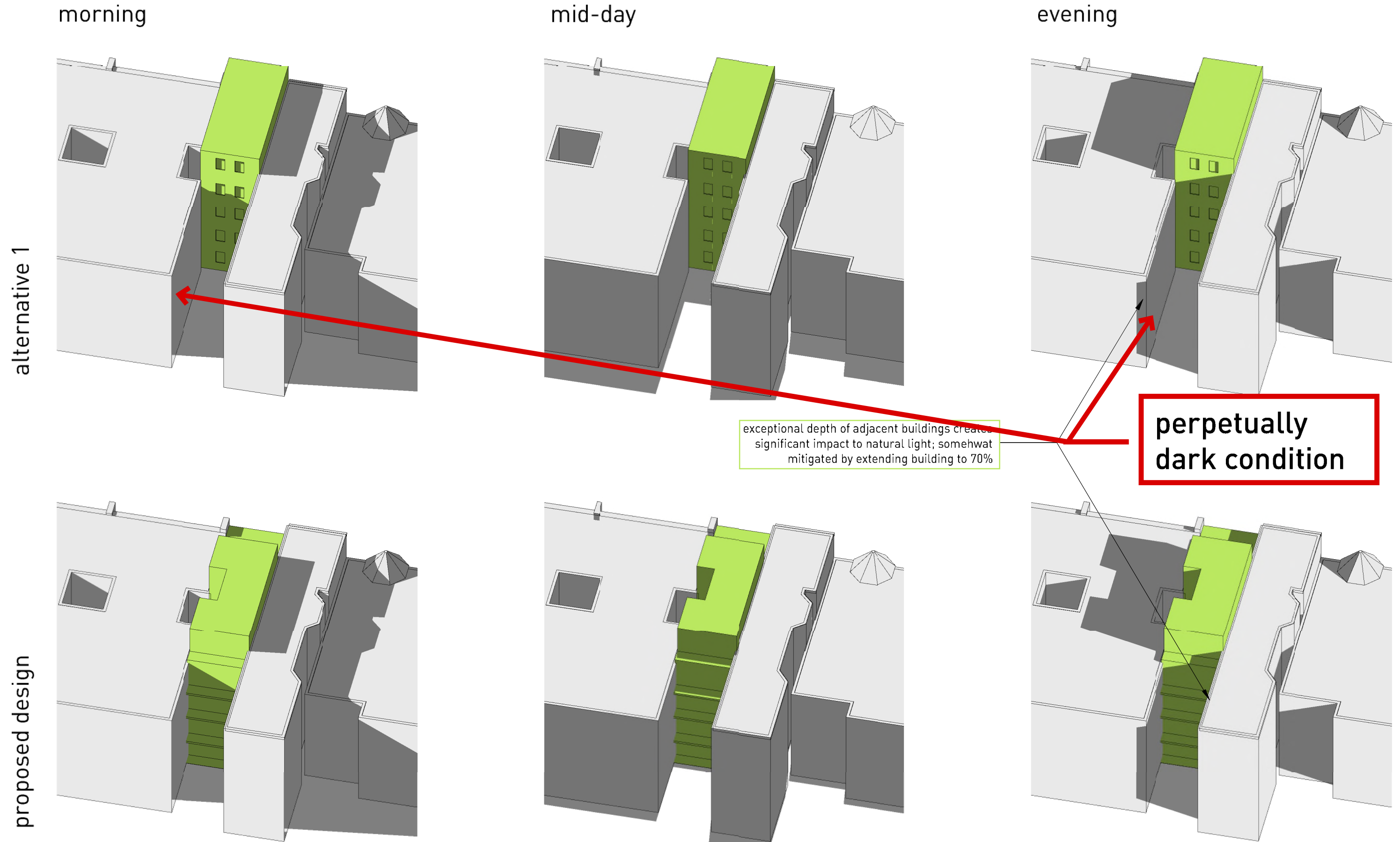
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115 sf
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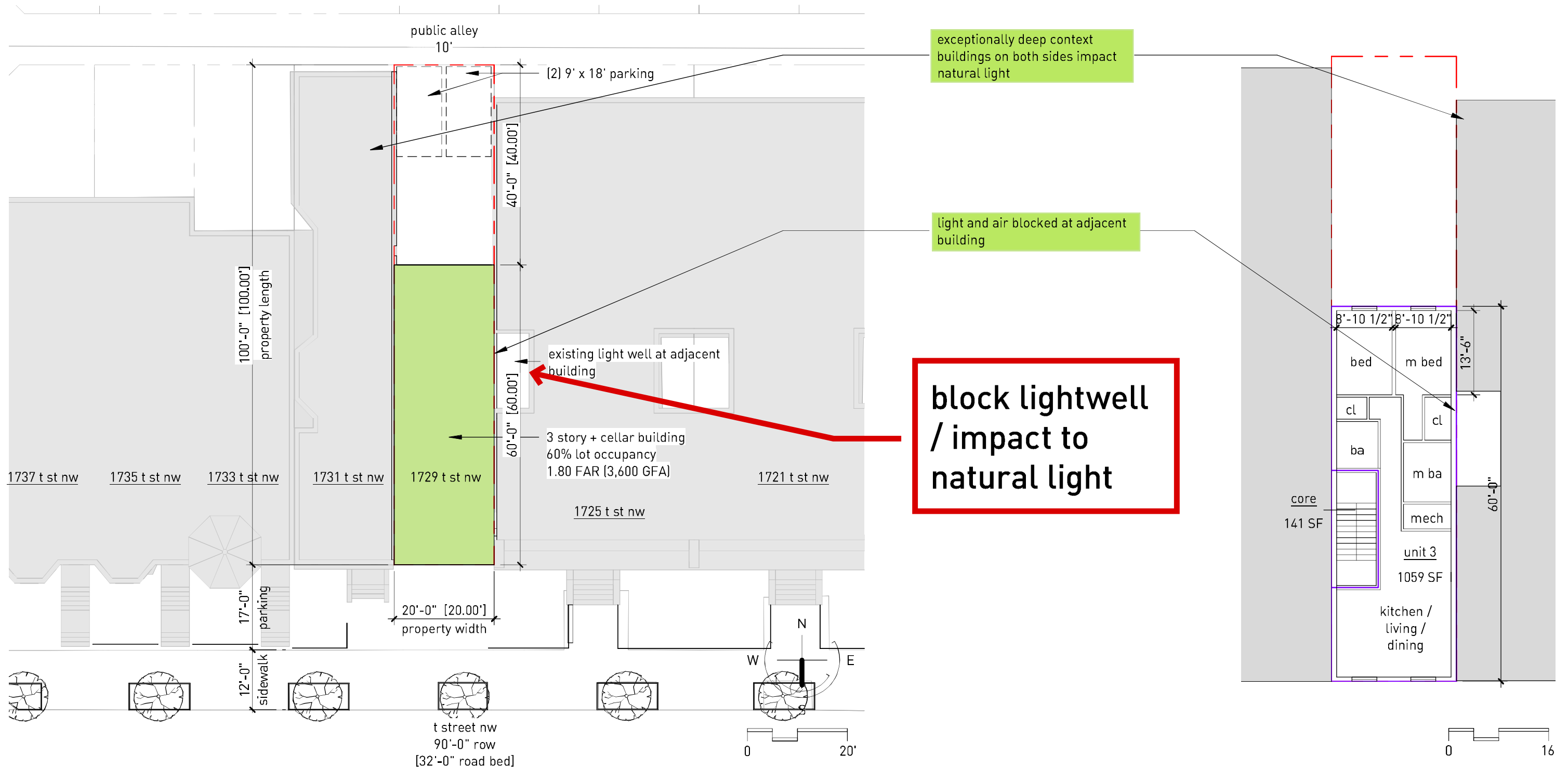
top floor setback
326 sf
0.16 FAR equivalent

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"

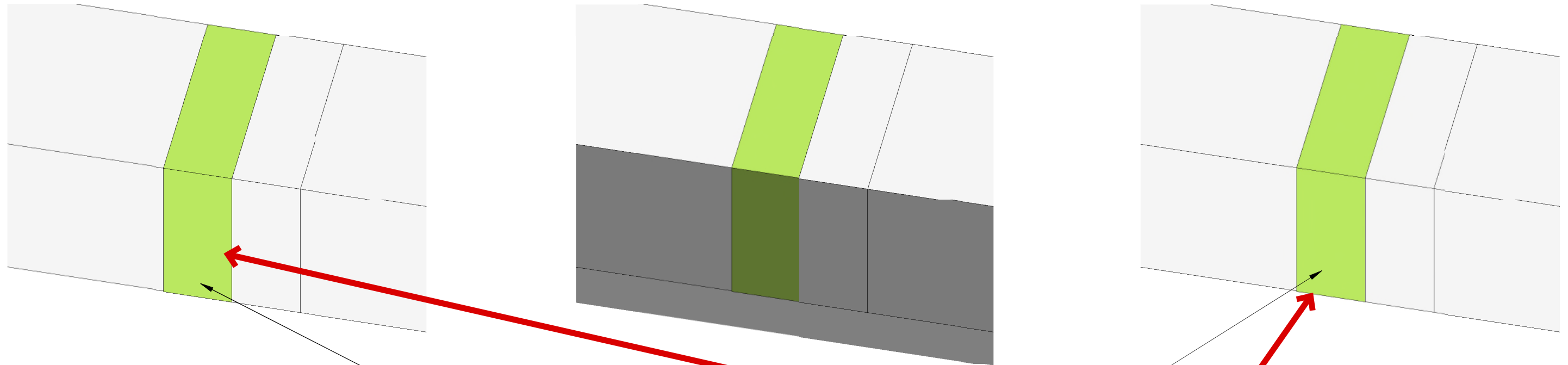
typical second floor
1/16" = 1'-0"

morning

mid-day

evening

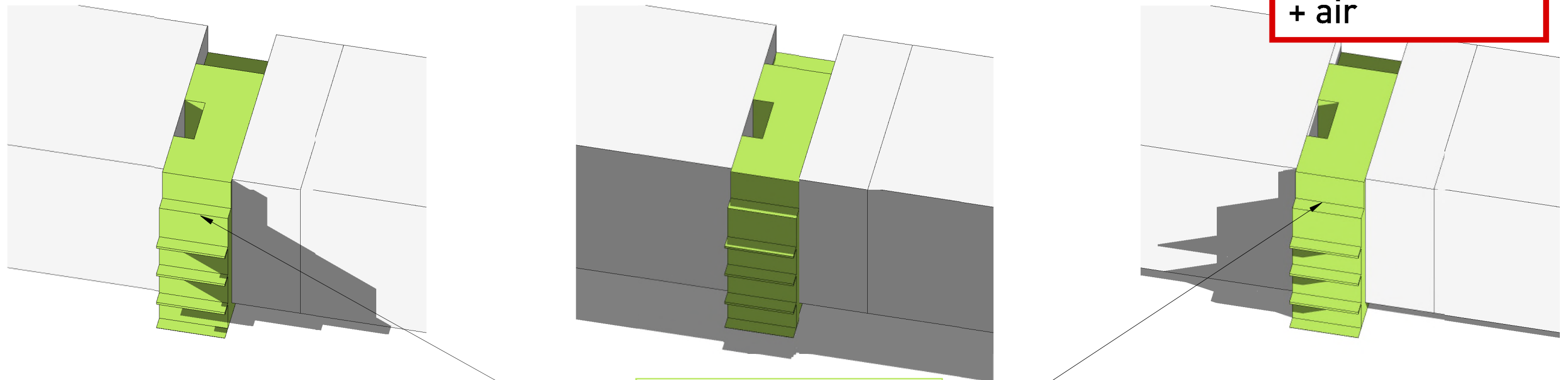
alternative 2



a conforming context would provide much greater access to natural light

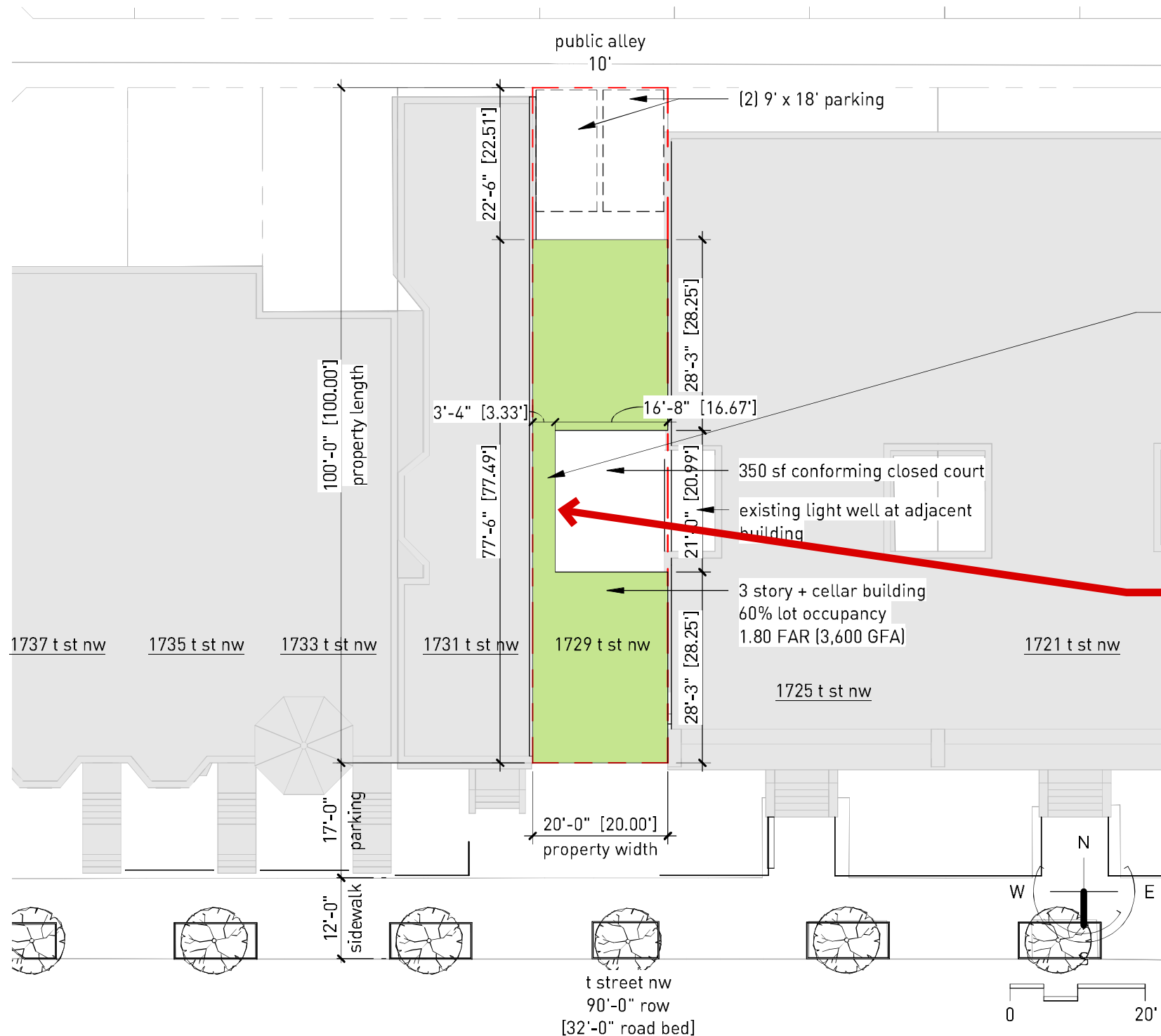
**reasonable
access to light
+ air**

proposed design



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

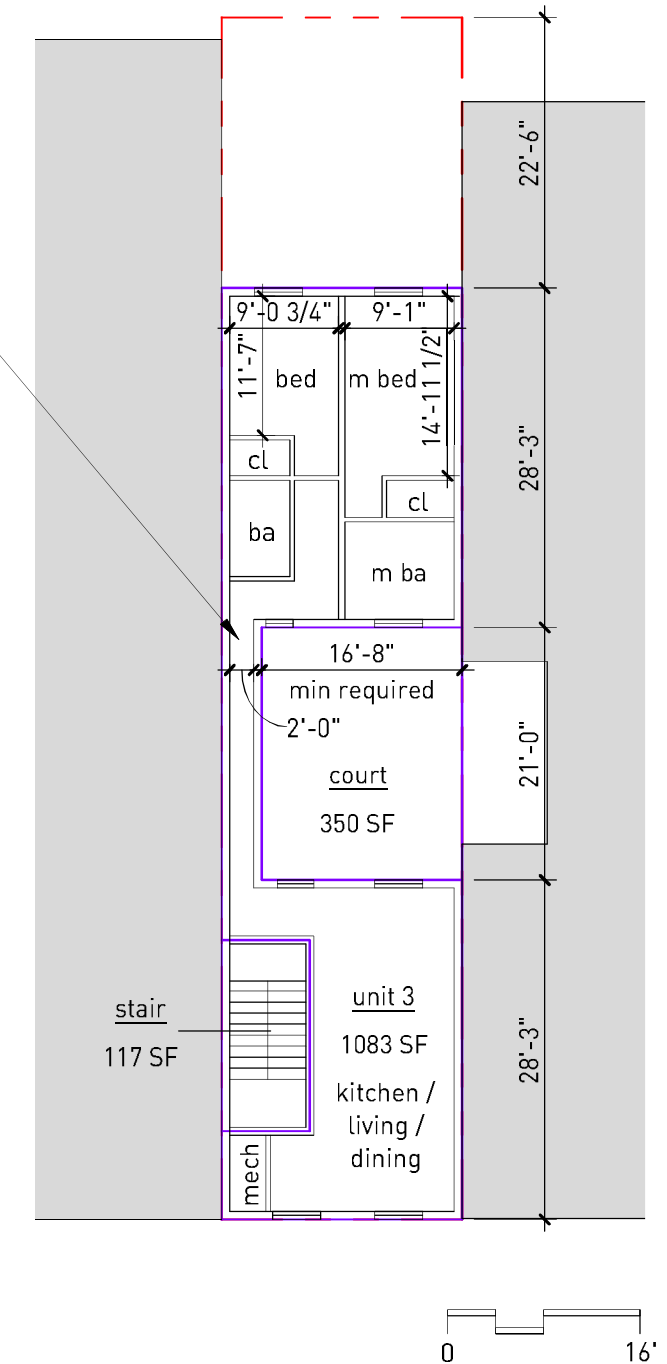
note: theoretical context illustrates conforming lot occupancy and does not reflect actual site conditions



site plan
1" = 20'-0"

large closed court creates interior inefficiencies

excessively narrow space remains



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

