

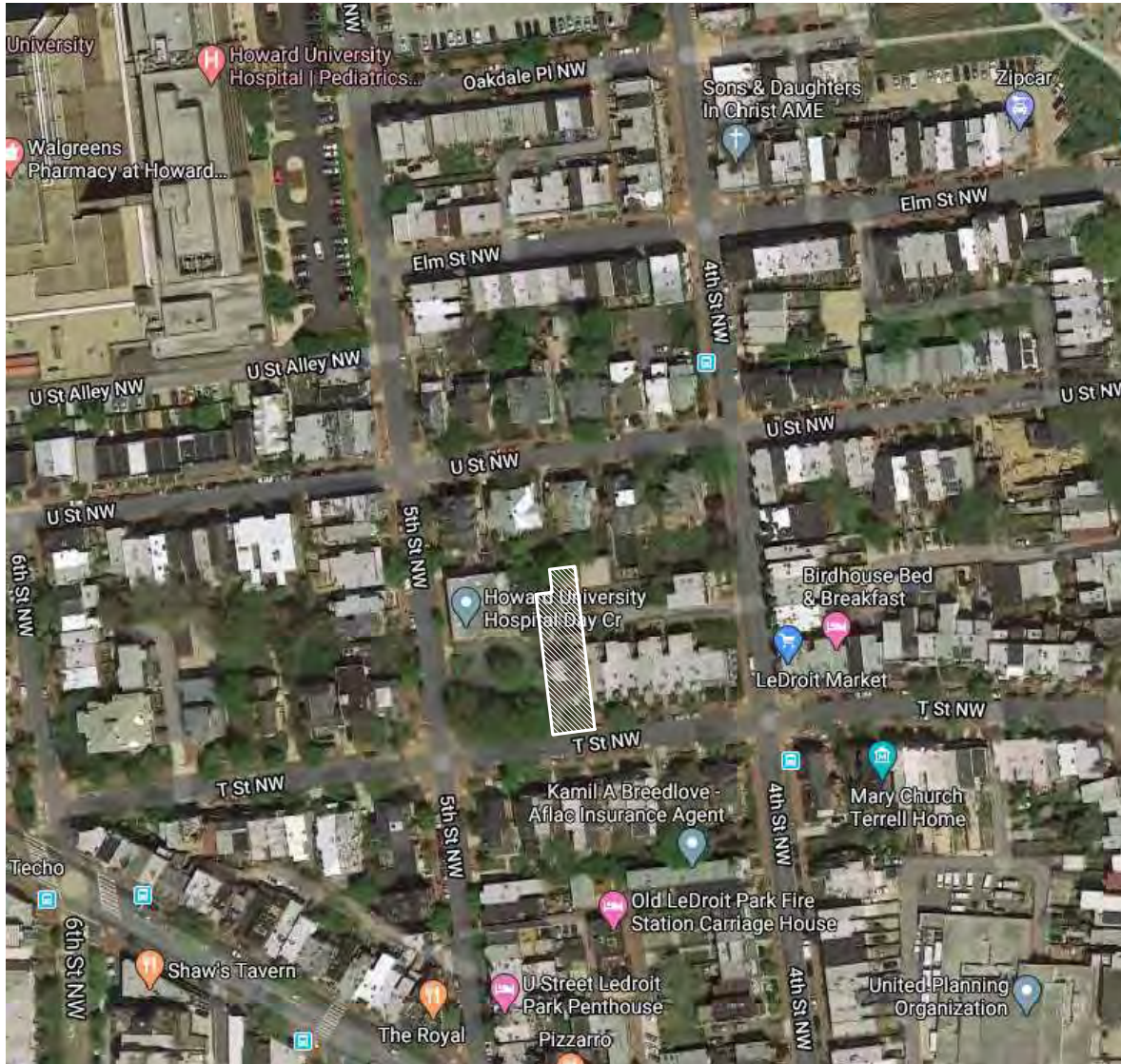
421 T ST NW

WASHINGTON DC 20001

SHEET #	SHEET NAME
SD1.1	EXISTING CONTEXT & ZONING MAP
SD1.2	ZONING ANALYSIS & UNIT COUNT
SD1.3	EXISTING PHOTOGRAPHS - FRONT
SD1.4	EXISTING PHOTOGRAPHS - REAR
SD1.5	ADDITIONS TO HISTORIC BUILDINGS
SD1.6	PROPOSED BLOCK PLAN
SD1.7	VISUAL IMPACT STUDY
SD1.8	PROPOSED SITE PLAN
SD1.9	SITE SECTIONS
SD1.10	DEMO PLANS
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SD1.12	DEMO PLANS
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SHEET #	SHEET NAME
SD1.23	PROPOSED PLANS
SD2.1	PREVIOUS ELEVATIONS
SD2.2	PROPOSED ELEVATIONS
SD2.3	PREVIOUS ELEVATIONS
SD2.4	PROPOSED ELEVATIONS
SD2.5	PREVIOUS ELEVATIONS
SD2.6	PROPOSED ELEVATIONS
SD2.7	PREVIOUS ELEVATIONS
SD2.8	PROPOSED ELEVATIONS
SD2.9	PREVIOUS ELEVATIONS
SD2.10	PROPOSED ELEVATIONS
SD2.11	SECTION
SD3.1	3D PERSPECTIVES
SD3.2	3D PERSPECTIVES
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SD3.5	3D PERSPECTIVES
SD3.6	3D PERSPECTIVES
SD3.7	BIRD'S EYE - FRONT
SD3.8	BIRD'S EYE - REAR
SD3.9	PROPOSED MATERIALS
SD5.1	END COVER





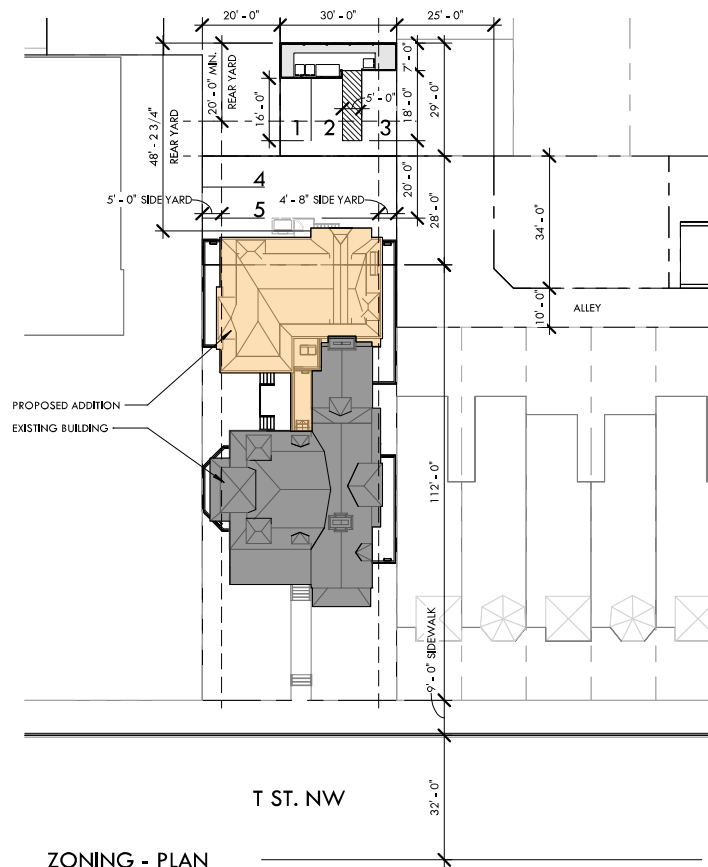
ZONING ANALYSIS

PROJECT INFORMATION

PROJECT ADDRESS:	421 T ST, NW, WASHINGTON, DC. 20001	
PROJECT SCOPE:	HISTORIC RENOVATION WITH ADDITION TO PROVIDE 7 RESIDENTIAL DWELLING UNITS	
SQUARE:	3090	
LOT:	804, 805, 807	
ZONE:	RF-1	
LOT SIZE:	7,870 SF	
HISTORIC:	LEDROIT PARK HISTORIC DISTRICT	
FLOOR	EXISTING GFA	PROPOSED GFA
CELLAR:	1,764 SF	3,113 SF
FIRST:	2,021 SF	3,148 SF
SECOND:	1,813 SF	3,185 SF
THIRD:	1,409 SF	2,486 SF
TOTAL:	7,007 SF	11,932 SF

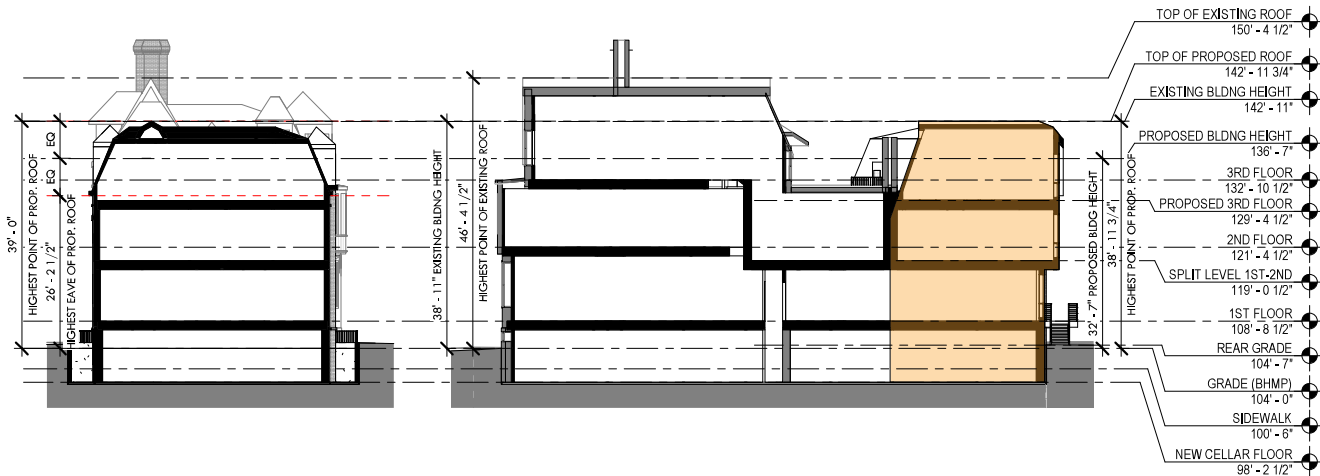
ZONING CONSTRAINTS

	ALLOWABLE / REQUIRED	EXISTING	PROPOSED
LOT SIZE	7,870 SF	7,870 SF	7,870 SF
LOT OCCUPANCY	60% (4,722 SF)	26.7% (2,102 SF)	42.6% (3,356 SF)
FAR	N/A	N/A	N/A
PENTHOUSE RES. FAR	N/A	N/A	N/A
REAR YARD SETBACK	20' - 0" MIN.	76' - 0"	48' - 2 3/4"
SIDE YARD SETBACK	5' - 0" MIN.	EAST YARD: 4' - 4" WEST YARD: 3' - 1 1/2"	EAST YARD: 4' - 4" WEST YARD: 4' - 0"
BUILDING HEIGHT	35' - 0" (40' - 0" AS A SPECIAL EXCEPTION)	38' - 11" (PER SUBTITLE B SECTION 308.4)	32' - 7" (PER SUBTITLE B SECTION 308.4)
PENTHOUSE HEIGHT	N/A	N/A	N/A
OPEN COURT WIDTH	2.5"/1' - 0" OF HEIGHT, NOT LESS THAN 6' - 0"	N/A	15' - 6" (9' - 8" REQUIRED WIDTH)
CLOSED COURT WIDTH	2.5"/1' - 0" OF HEIGHT, NOT LESS THAN 12' - 0"	N/A	N/A
CLOSED COURT AREA	TWICE THE SQUARE OF REQD. WIDTH ≥ 350 SF. MIN AREA	N/A	N/A
RESIDENTIAL PARKING	1 SPACE / 2 DWELLING UNITS (REQUIRED FOR AN EXPANSION OR CHANGE OF USE WITHIN AN EXISTING BUILDING)	N/A (1 SPACE REQUIRED)	5 PARKING SPACES 7 UNITS/2 = 3.5; 4 - 1 = 3 SPACES REQUIRED
RETAIL PARKING	1.33 SPACES / 1000 SF IN EXCESS OF 3000 SF	N/A	N/A
LONG TERM BICYCLE PARKING - RESIDENTIAL	1 SPACE / 3 DWELLING UNITS	N/A	8 SPACES 7 UNITS/3 = 2.3 (3 SPACES REQUIRED)
LONG TERM BICYCLE PARKING - RETAIL	1 SPACE / 10,000 SF	N/A	N/A
SHORT TERM BICYCLE PARKING - RESIDENTIAL	1 SPACE / 20 DWELLING UNITS	N/A	N/A
SHORT TERM BICYCLE PARKING - RETAIL	1 SPACE / 10,000 SF	N/A	N/A
GAR	N/A	N/A	N/A



ZONING - PLAN

1/32" = 1'-0"



ZONING - CROSS SECTION

3/64" = 1'-0"

ZONING - LONGITUDINAL SECTION

3/64" = 1'-0"



T STREET LOOKING NORTHEAST



EAST SIDE YARD



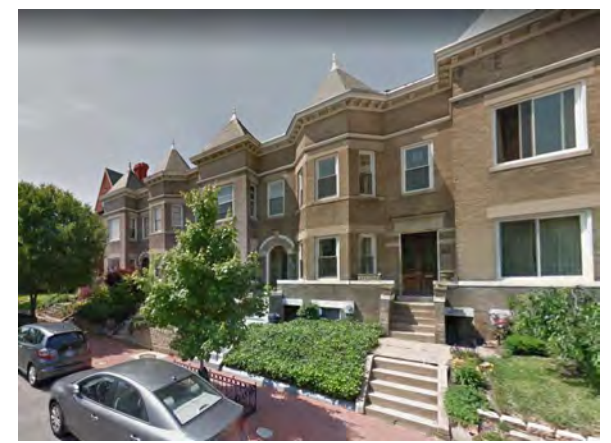
5TH STREET LOOKING EAST



FRONT PORCH



T STREET LOOKING NORTHWEST



T STREET NEIGHBORING BUILDINGS



REAR YARD LOOKING SOUTHWEST



REAR YARD LOOKING SOUTH

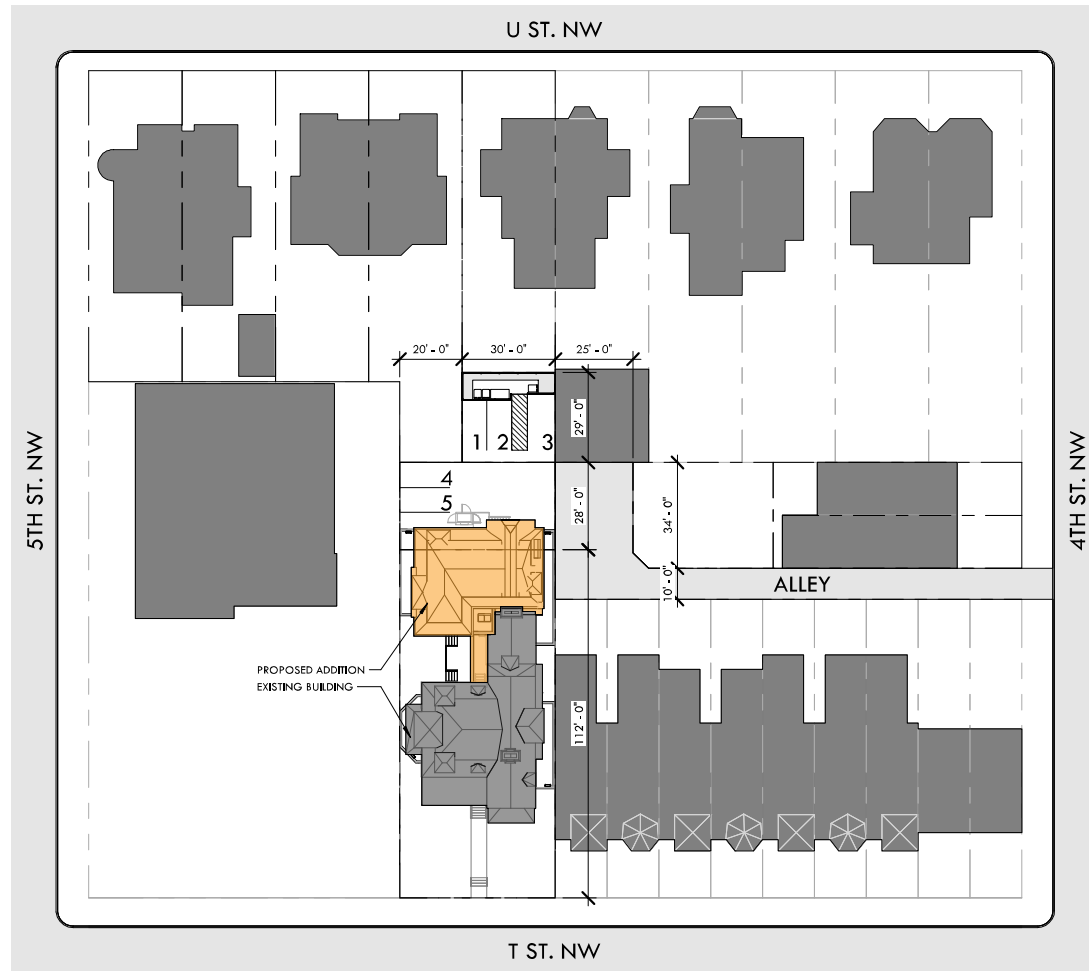


REAR YARD LOOKING NORTH



WEST SIDE YARD

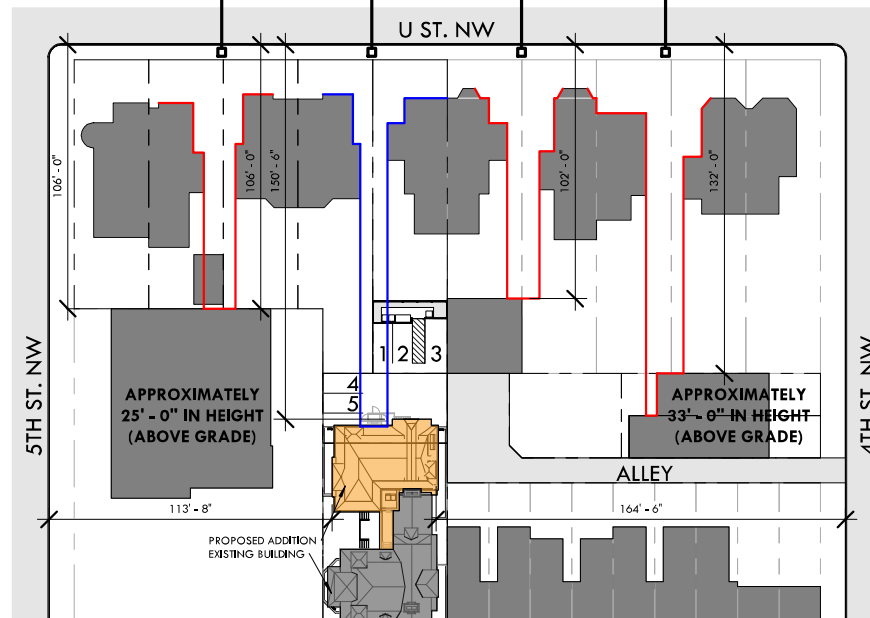
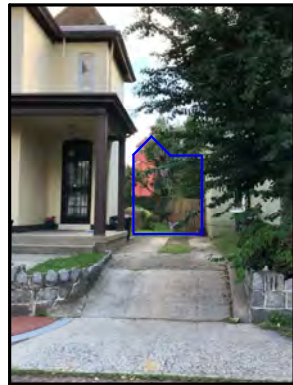




1

SD BLOCK PLAN PROPOSED

1" = 40'-0"



SD BLOCK PLAN - VISUAL IMPACT

1" = 50'-0"

EXISTING SITE CONDITIONS



VIEW FROM 2ND FLOOR

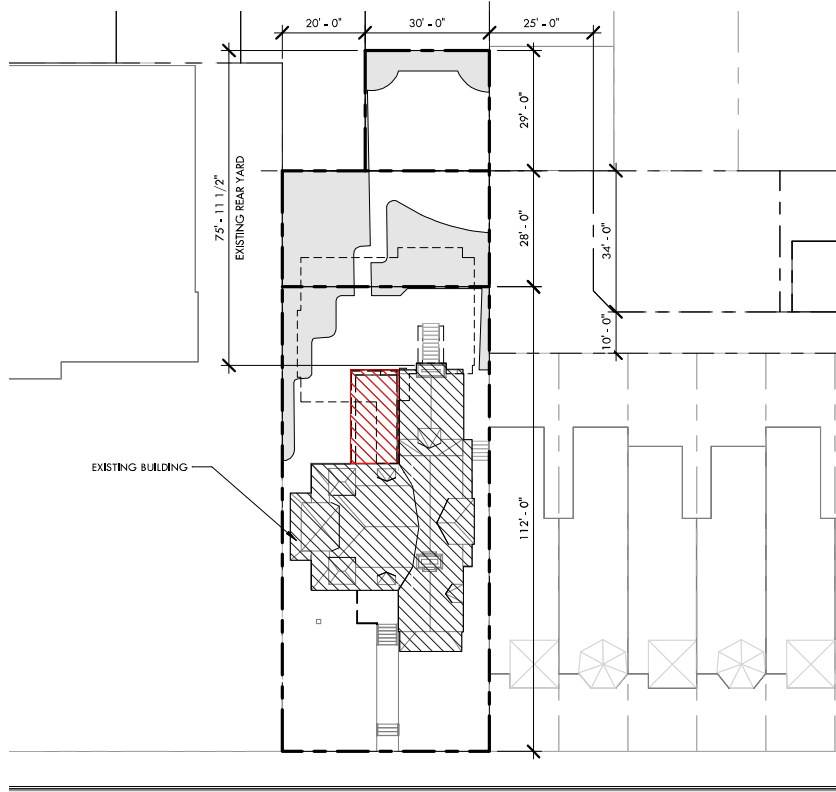


VIEW FROM REAR YARD

PAVEMENT/PLANTING AREA
 EXISTING PLANTING: 1,561 SF
 EXISTING PAVEMENT: 2,080 SF

ADDED GREEN AREA
 PAVEMENT BECOMING PLANTING: 263 SF
 PAVEMENT BECOMING GREEN PAVERS: 1,036 SF

LOCATION OF ADDITION
 ADDITION ON PLANTING: 477 SF
 ADDITION ON PAVEMENT: 790 SF
 TOTAL SITE ADDITION: 1,267 SF



T ST. NW

SD SITE PLAN EXISTING
 1" = 30'-0"

SITE MATERIAL OPTIONS



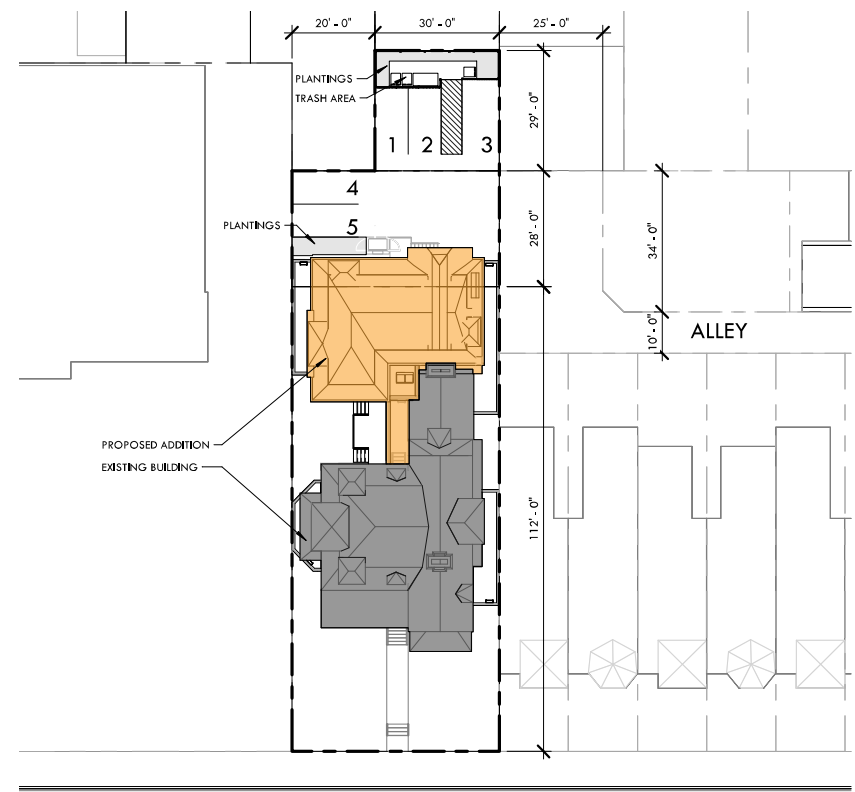
BELGARD TURFSTONE



TECHO BLOC PAVER

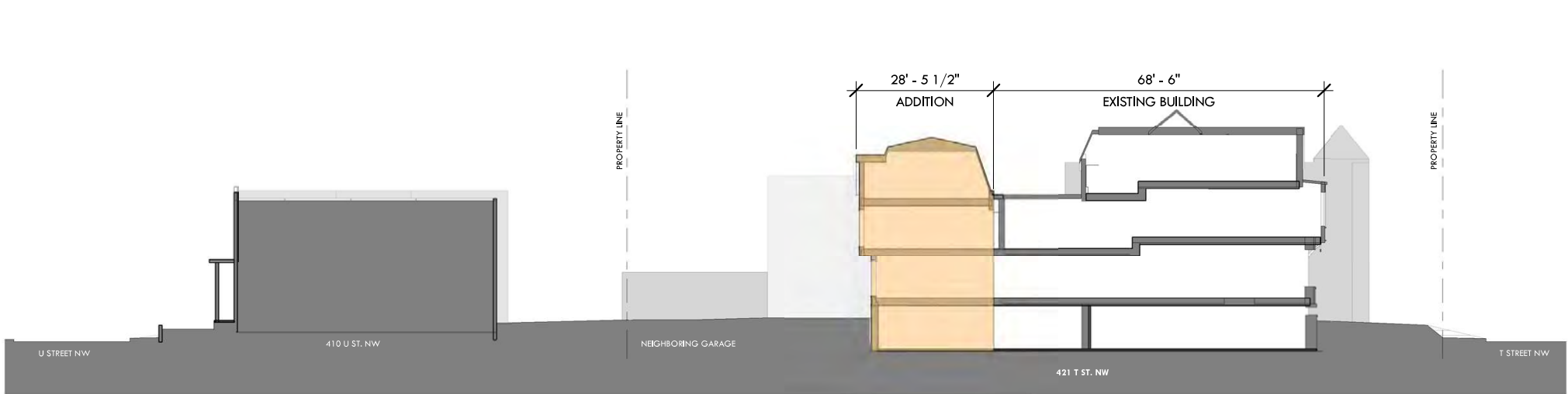


GREEN WALL



T ST. NW

SD SITE PLAN PROPOSED
 1" = 30'-0"



SITE SECTION A

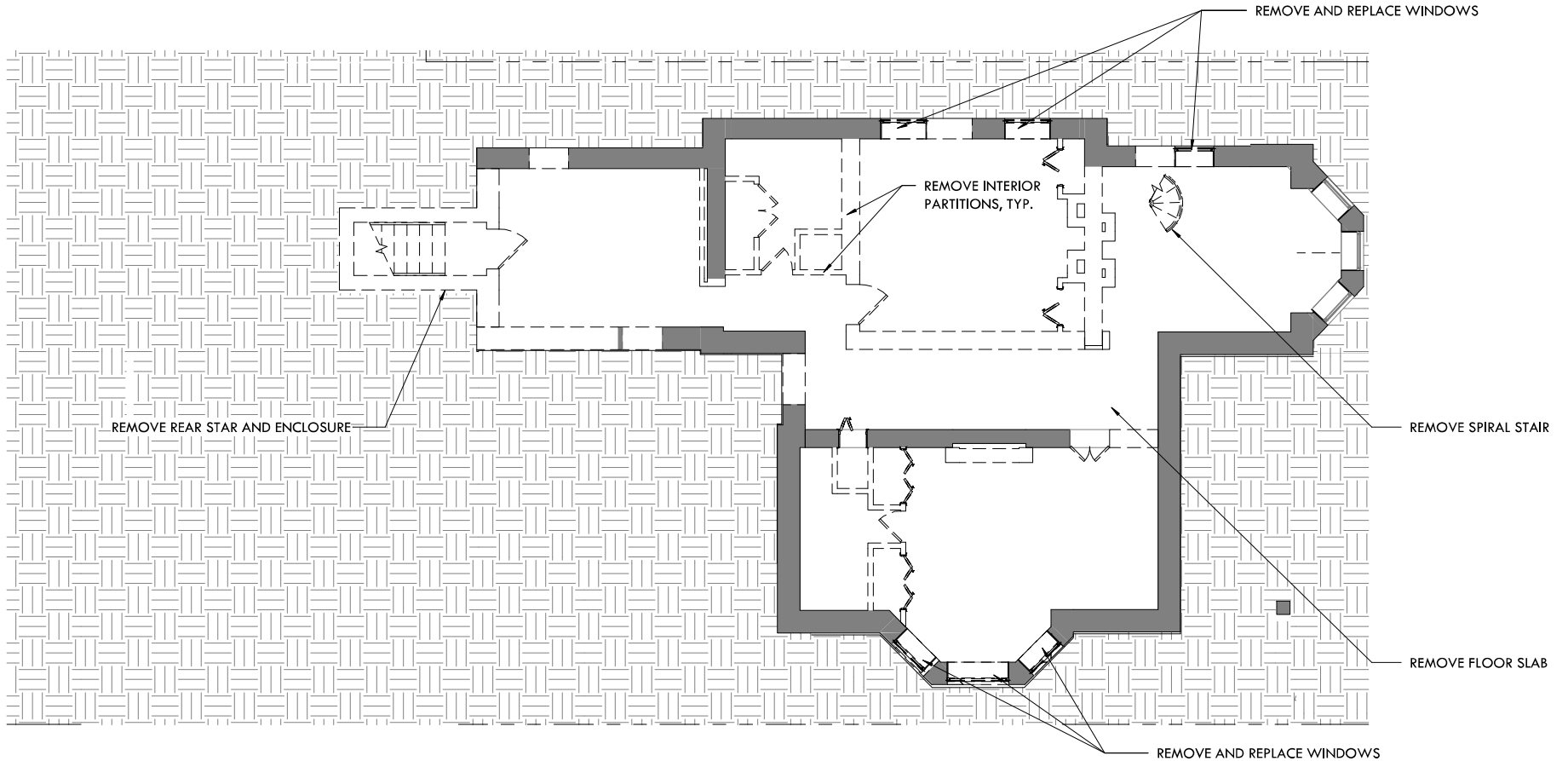
1" = 20'-0"

LEVEL	GSF OF JOISTS TO REMAIN	TOTAL AREA OF EXIST. JOISTS	% OF JOISTS TO REMAIN
CELLAR	N/A	N/A	N/A
FIRST	1,333.5 GSF	1,448 GSF	92.1%
SECOND	1,508 GSF	1,733.5 GSF	87%
THIRD	1,019 GSF	1,038 GSF	98.2%
ROOF	N/A	N/A	N/A
TOTAL	3,860.5 SF	4,219.5 SF	91.5%

LEVEL	GSF OF INTERIOR WALL TO REMAIN	TOTAL AREA OF INTERIOR WALLS	% OF WALLS TO REMAIN
CELLAR	35 GSF	155 GSF	22.6%
FIRST	66.5 GSF	165 GSF	40.3%
SECOND	18 GSF	90 GSF	20%
THIRD	18 GSF	61 GSF	29.5%
ROOF	N/A	N/A	N/A
TOTAL	1,074 SF	1,544 SF	69.5%

LEVEL	GSF OF EXTERIOR WALL TO REMAIN	TOTAL AREA OF EXTERIOR WALLS	% OF WALLS TO REMAIN
CELLAR	313 GSF	376 GSF	83.2%
FIRST	207 GSF	276 GSF	75%
SECOND	236 GSF	256 GSF	92.2%
THIRD	168 GSF	168 GSF	100%
ROOF	N/A	N/A	N/A
TOTAL	924 SF	1,076 SF	85.9%

LEVEL	GSF OF ORIGINAL EXT. TO REMAIN	TOTAL AREA OF ORIGINAL EXT.	% OF WALLS TO REMAIN
CELLAR	313 GSF	376 GSF	83.2%
FIRST	243 GSF	288 GSF	84.4%
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THIRD	168 GSF	168 GSF	78.8%
ROOF	N/A	N/A	N/A
TOTAL	960 SF	1,088 SF	88.2%



SD DEMO PLAN - CELLAR

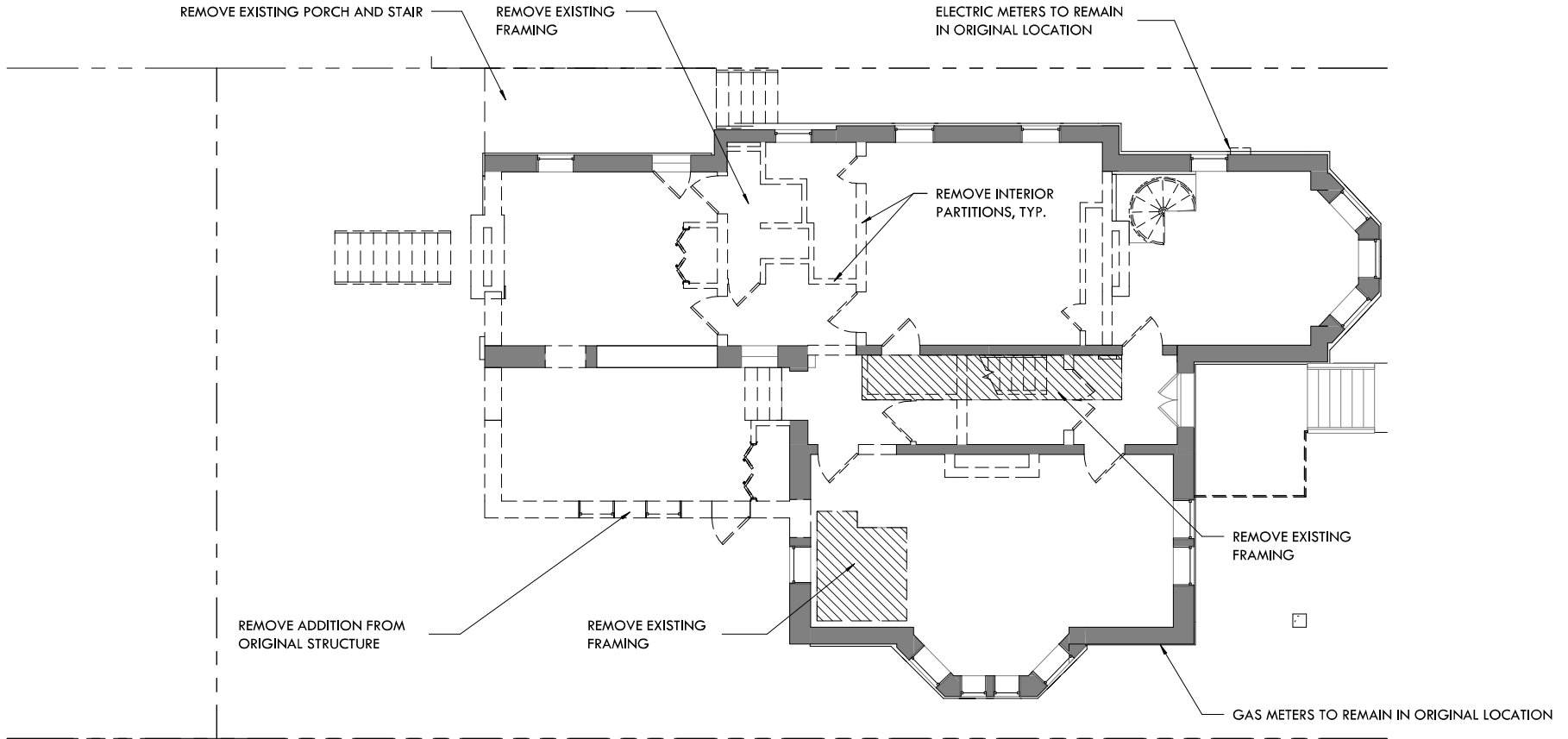
1/8" = 1'-0"

LEVEL	GSF OF JOISTS TO REMAIN	TOTAL AREA OF EXIST. JOISTS	% OF JOISTS TO REMAIN
CELLAR	N/A	N/A	N/A
FIRST	1,333.5 GSF	1,448 GSF	92.1%
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SD DEMO PLAN - 1ST FLOOR

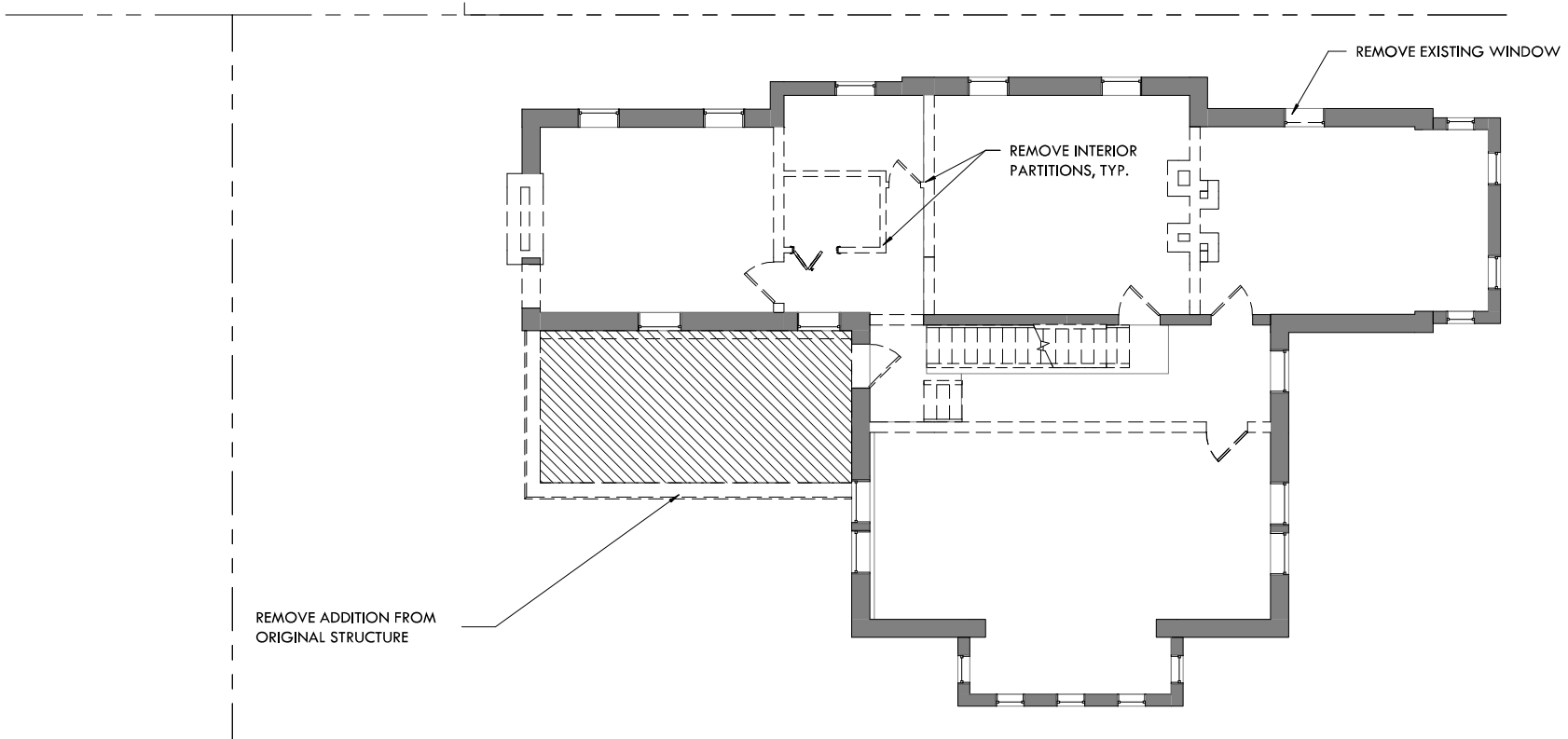
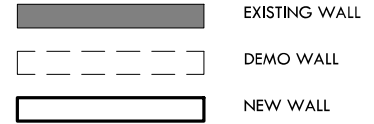
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SD DEMO PLAN - 2ND FLOOR

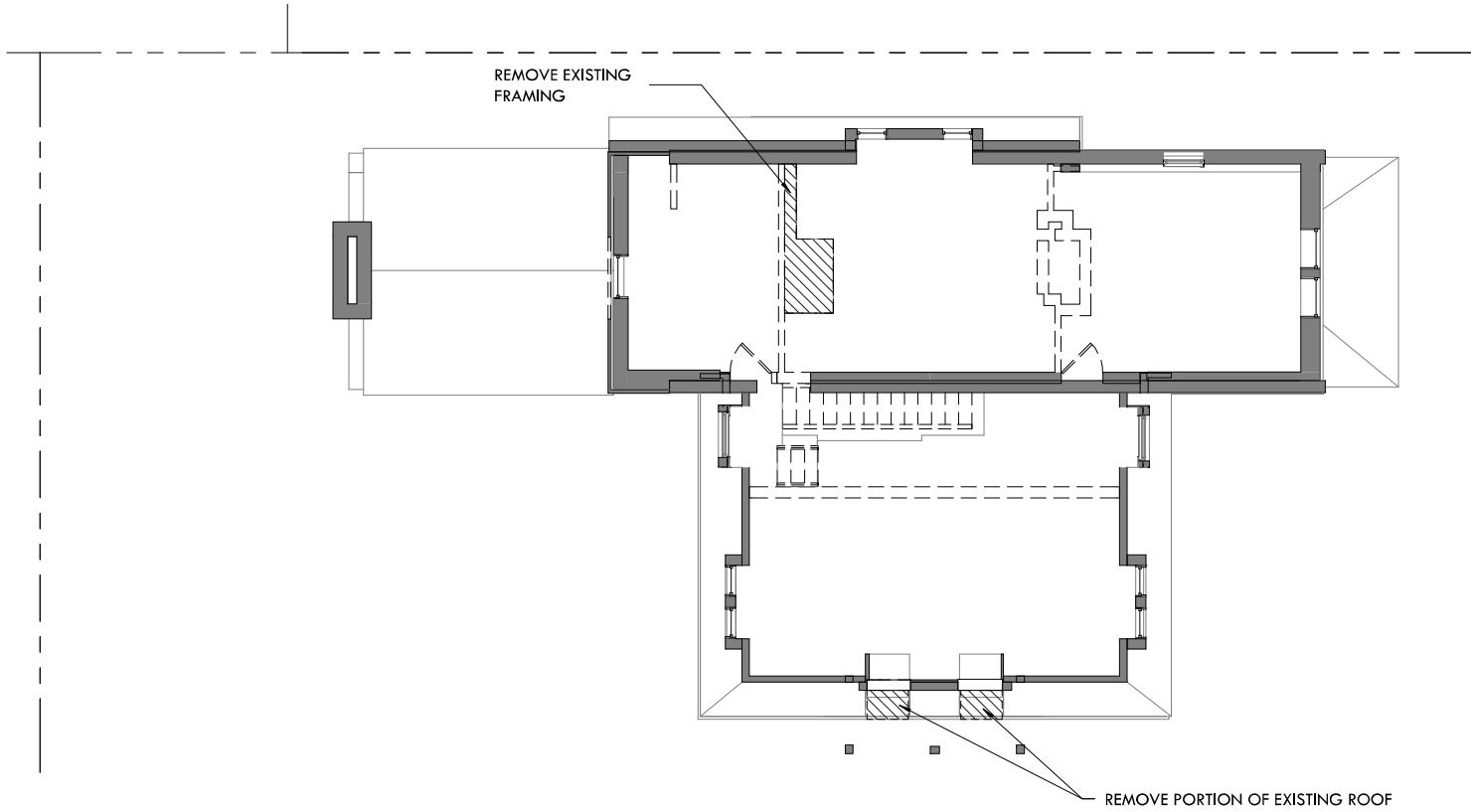
1/8" = 1'-0"

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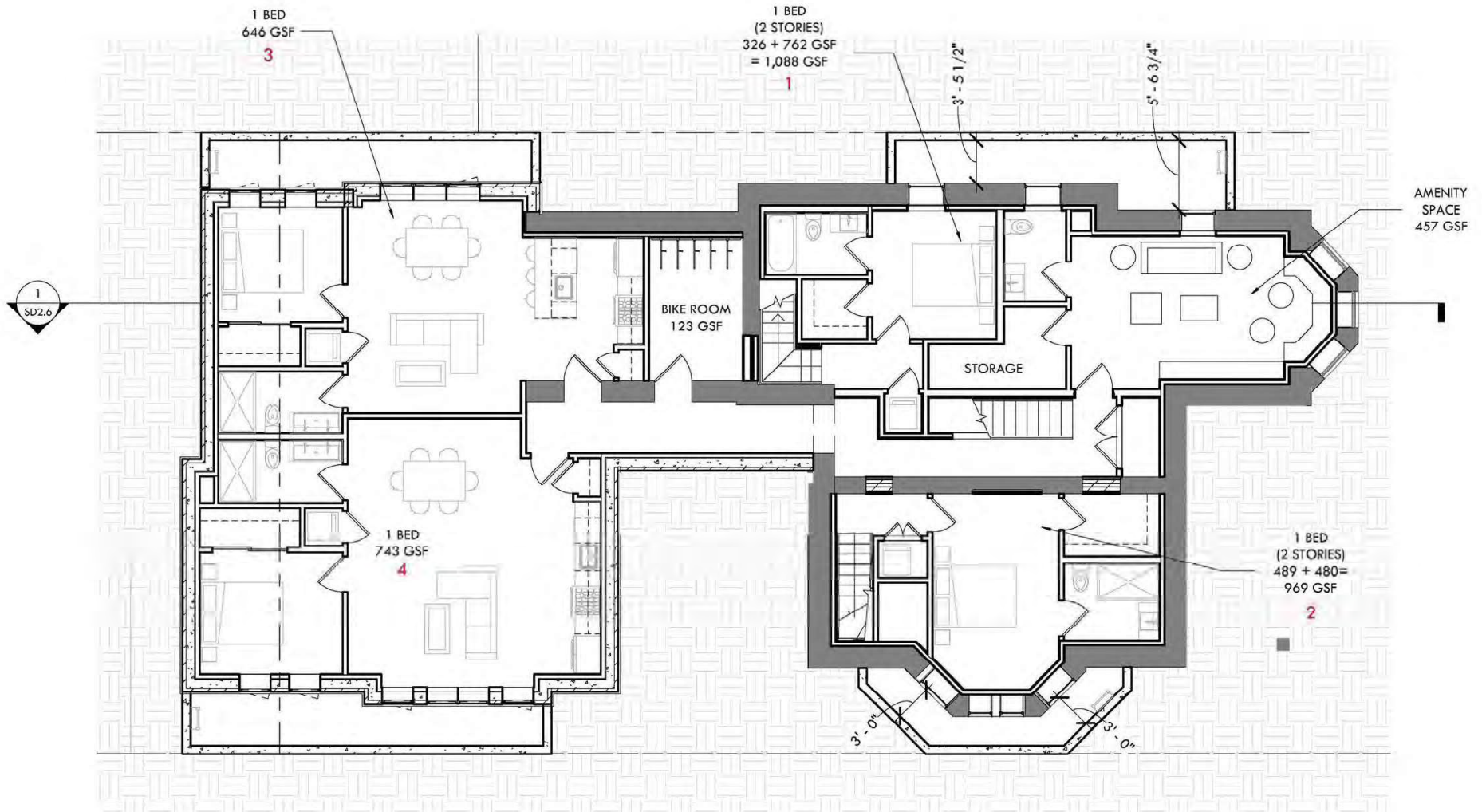
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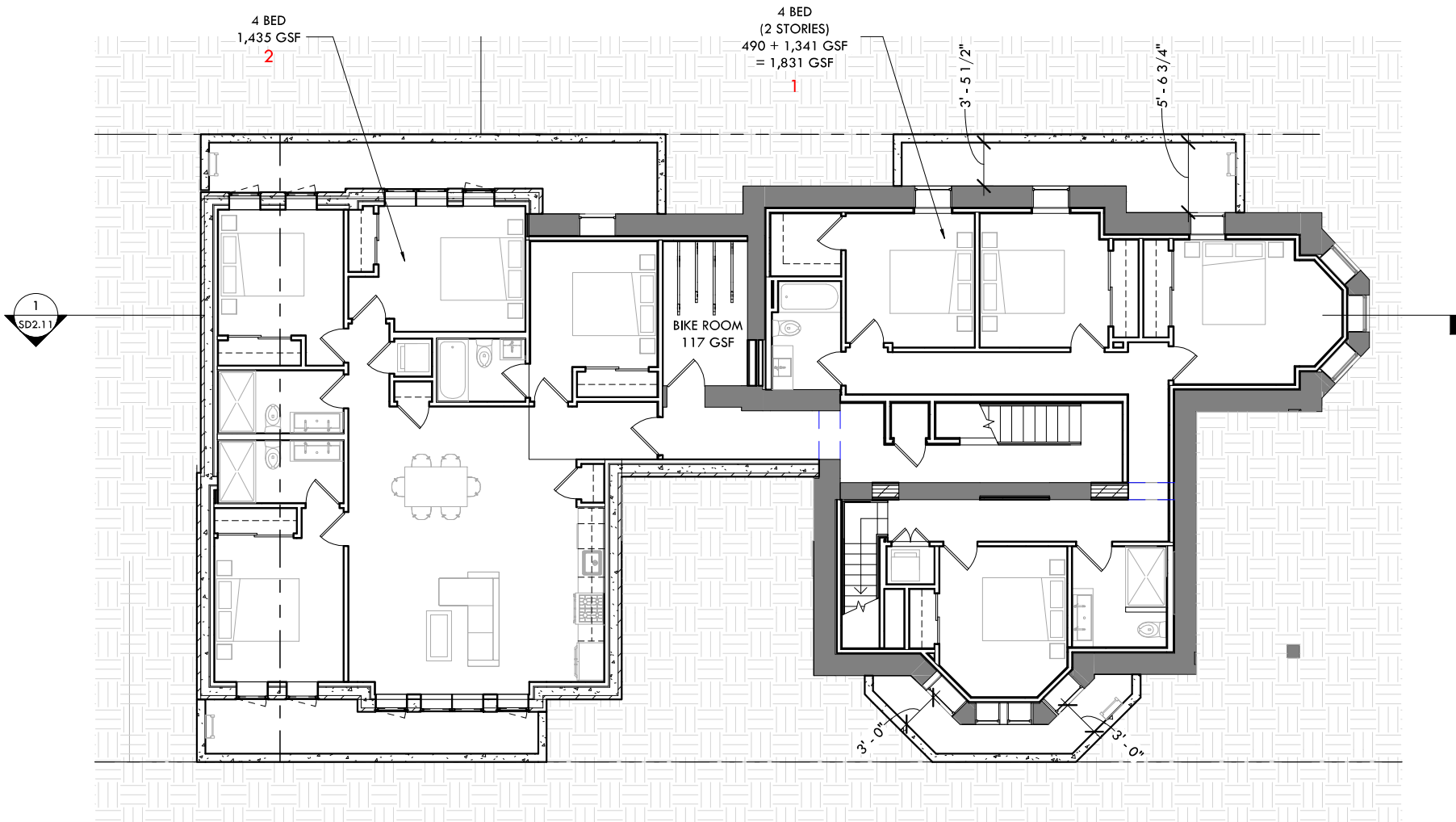
SD DEMO PLAN - 3RD FLOOR

1/8" = 1'-0"



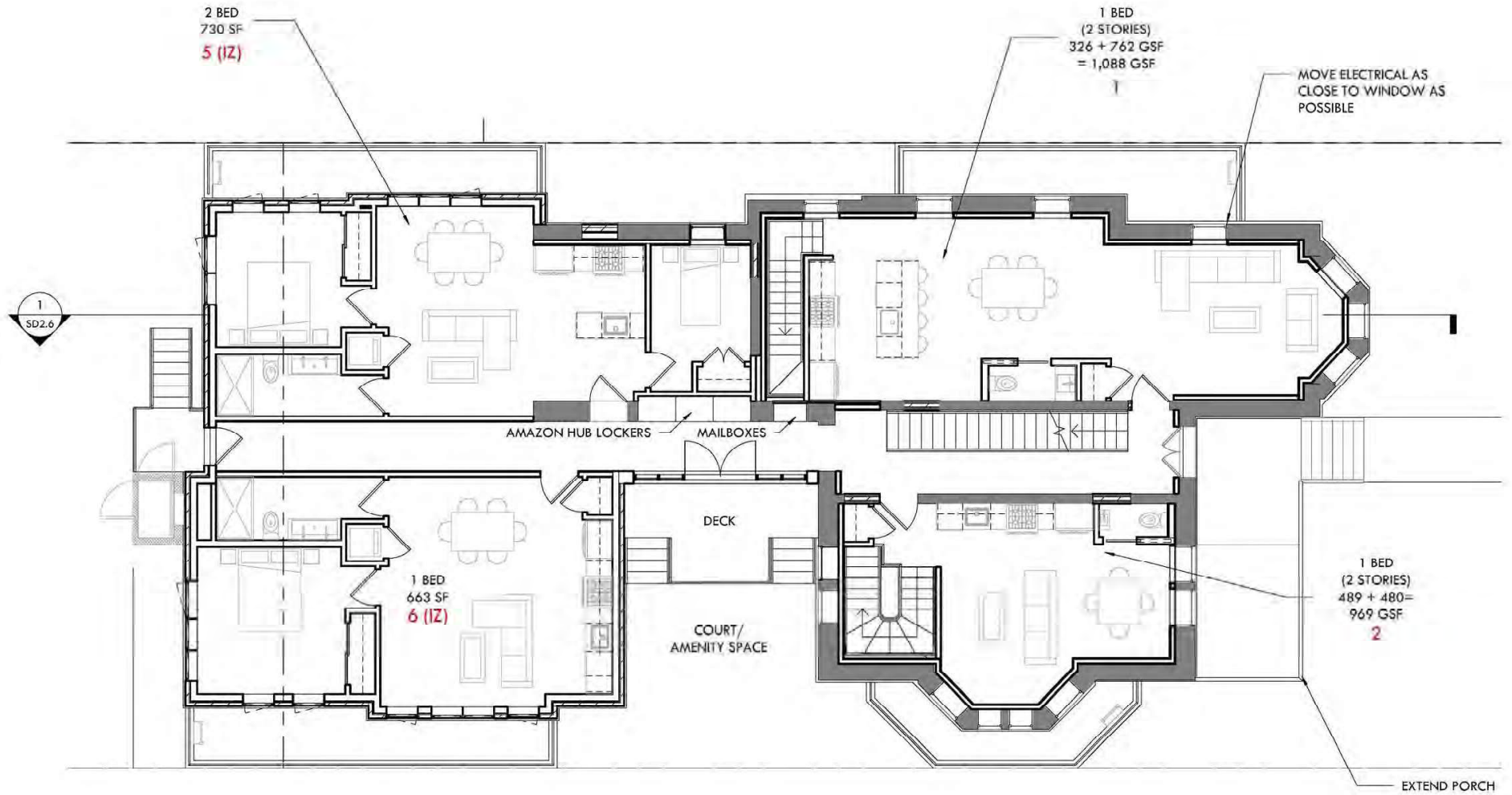
SD PLAN - CELLAR - 09.24.2020

1/8" = 1'-0"



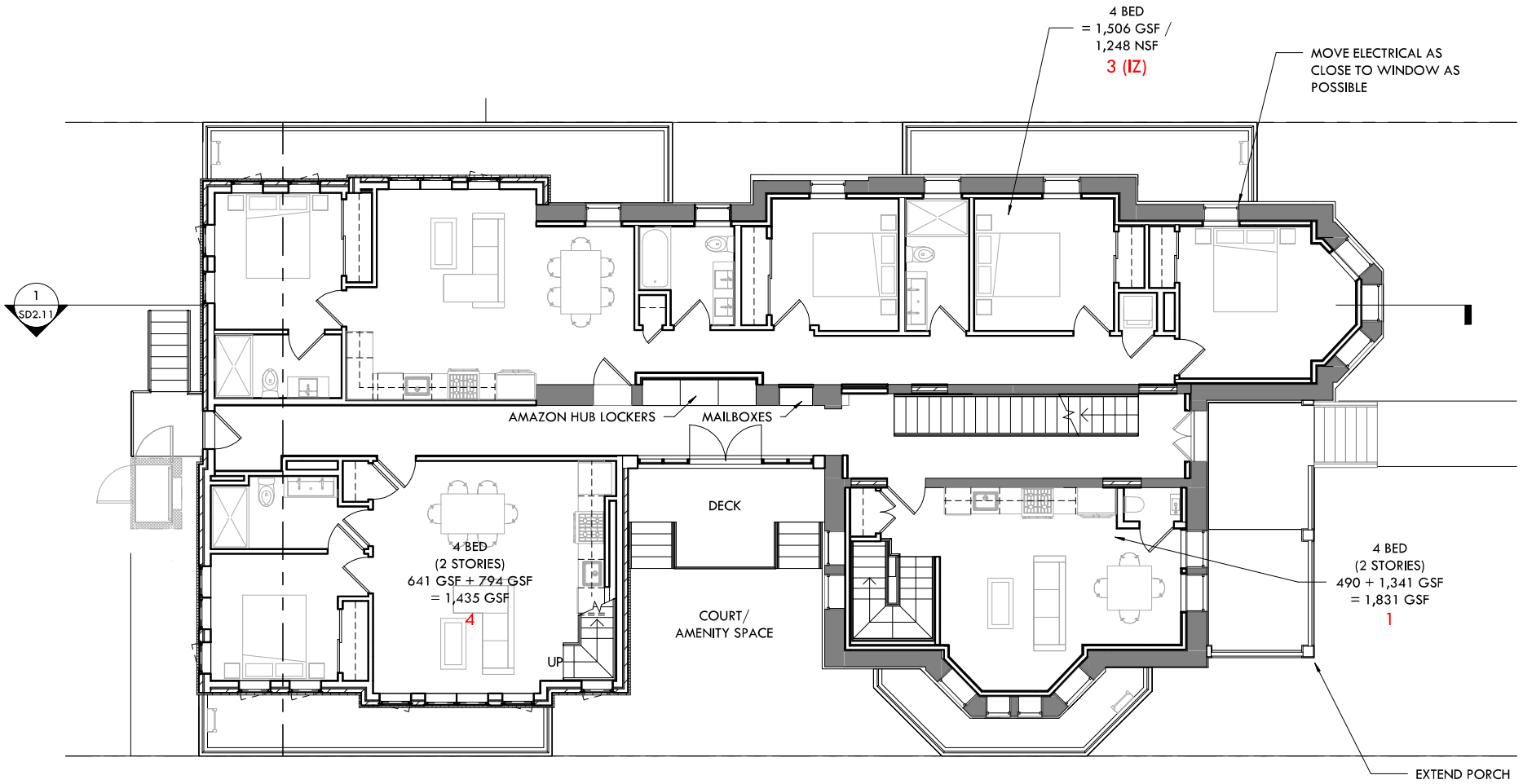
SD PLAN - CELLAR

1/8" = 1'-0"



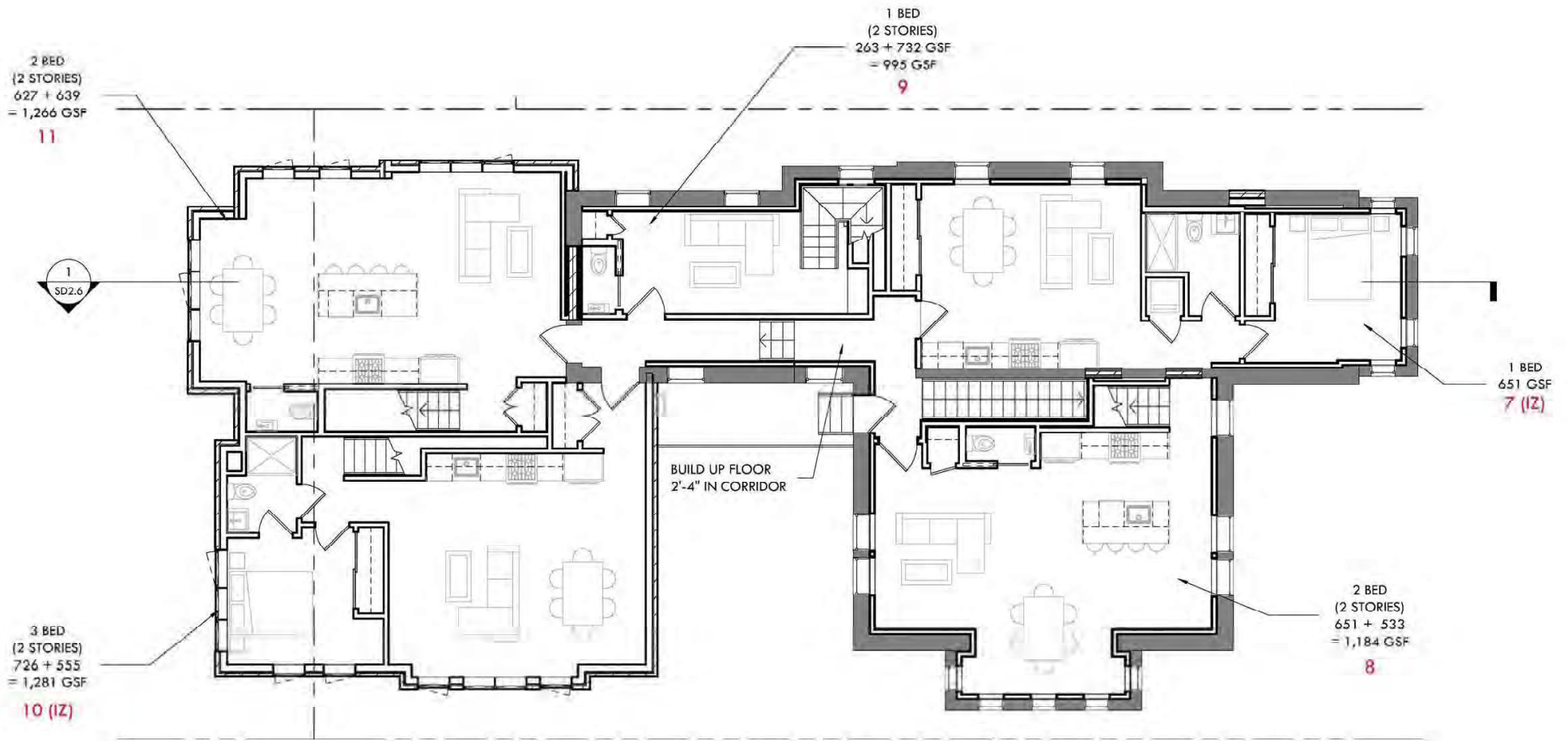
SD PLAN - 1ST FLOOR - 09.24.2020

1/8" = 1'-0"



SD PLAN - 1ST FLOOR

1/8" = 1'-0"

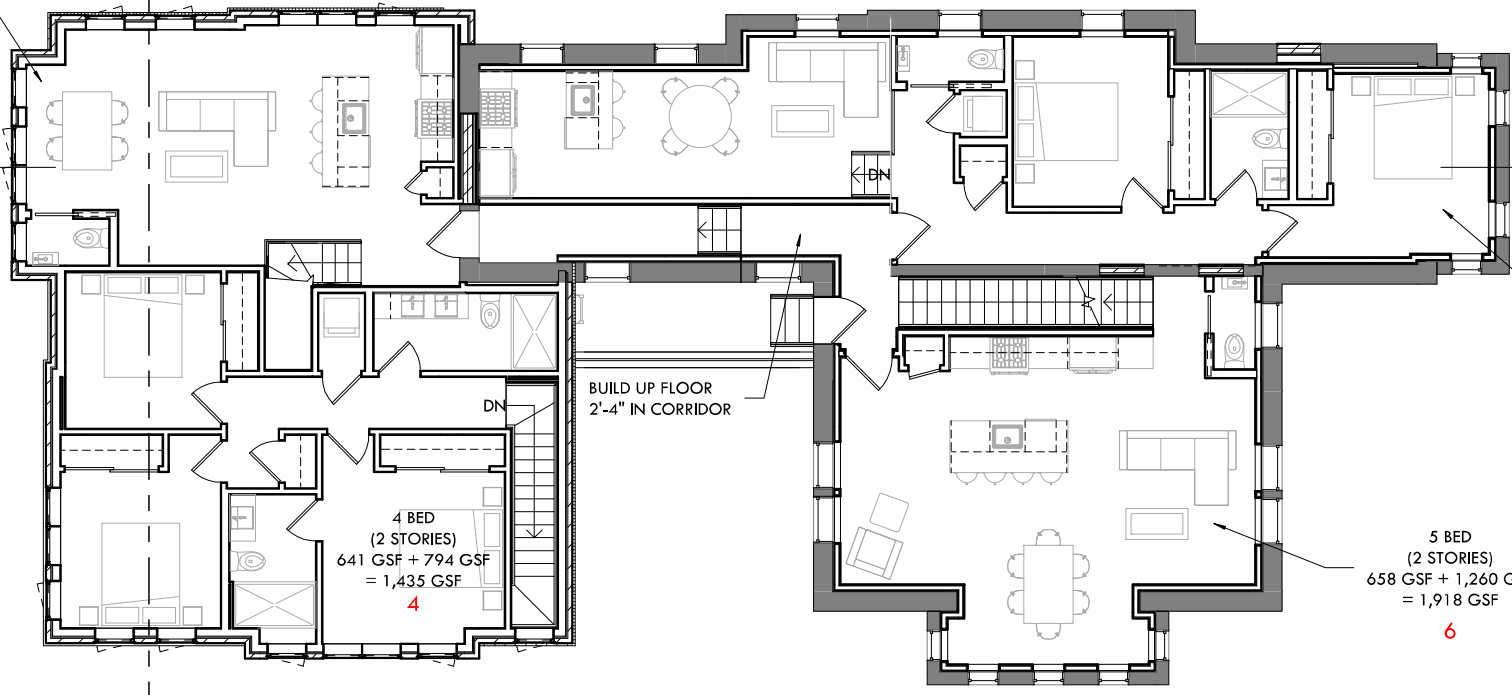


SD PLAN - 2ND FLOOR - 09.24.2020

1/8" = 1'-0"

4 BED
(2 STORIES)
520 GSF + 1,092 GSF
= 1,612 GSF
7

1
SD2.11

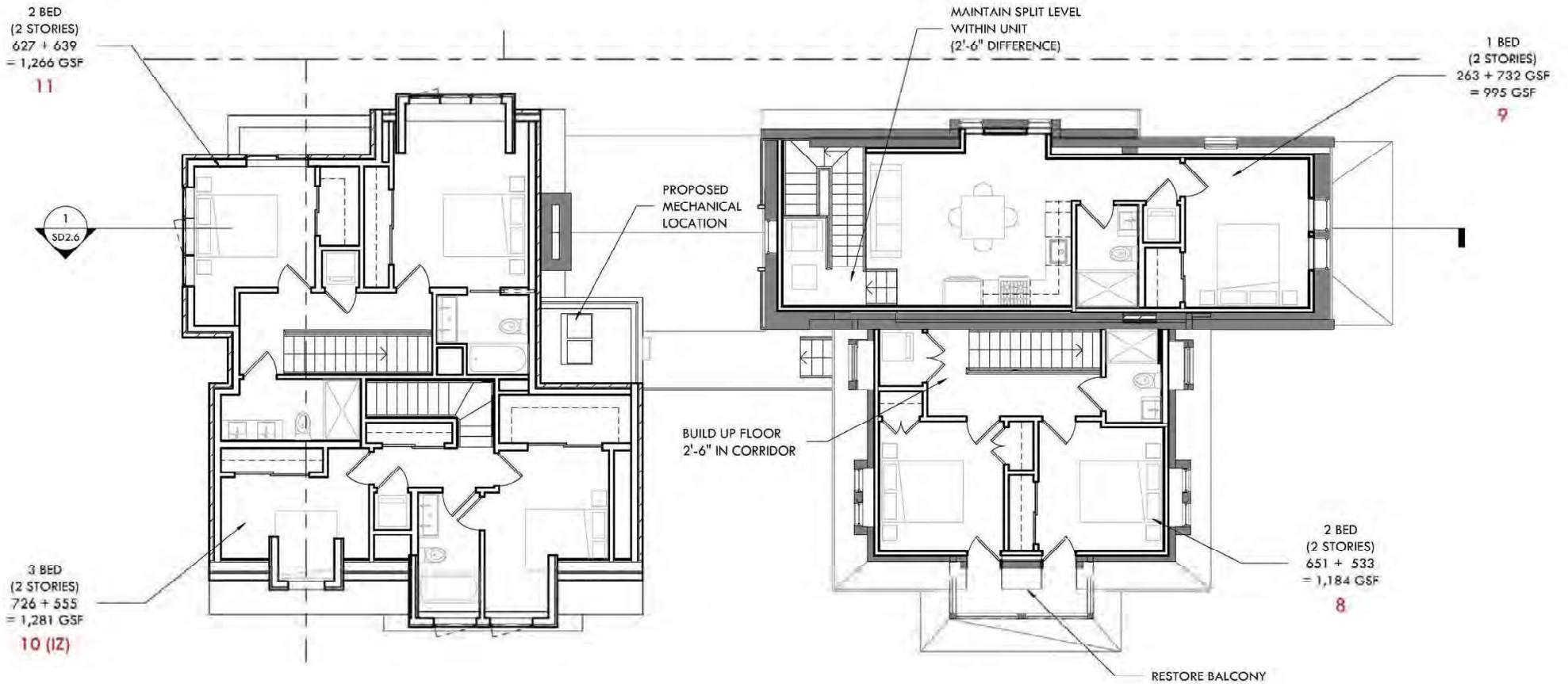


2 BED
930 GSF /
742 NSF
5 (IZ)

4 BED
(2 STORIES)
641 GSF + 794 GSF
= 1,435 GSF
4

5 BED
(2 STORIES)
658 GSF + 1,260 GSF
= 1,918 GSF
6

SD PLAN - 2ND FLOOR
1/8" = 1'-0"

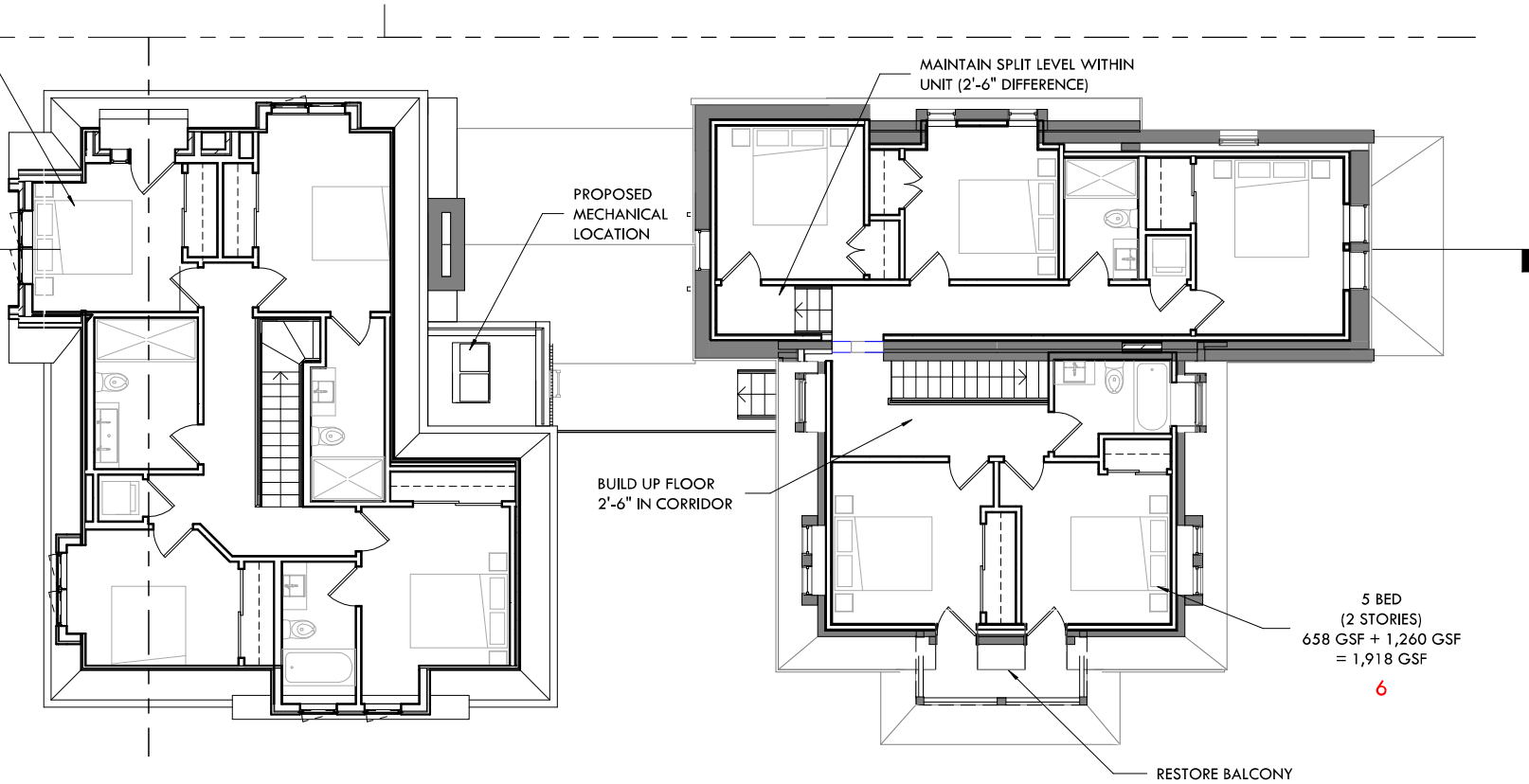


SD PLAN - 3RD FLOOR - 09.24.2020

1/8" = 1'-0"

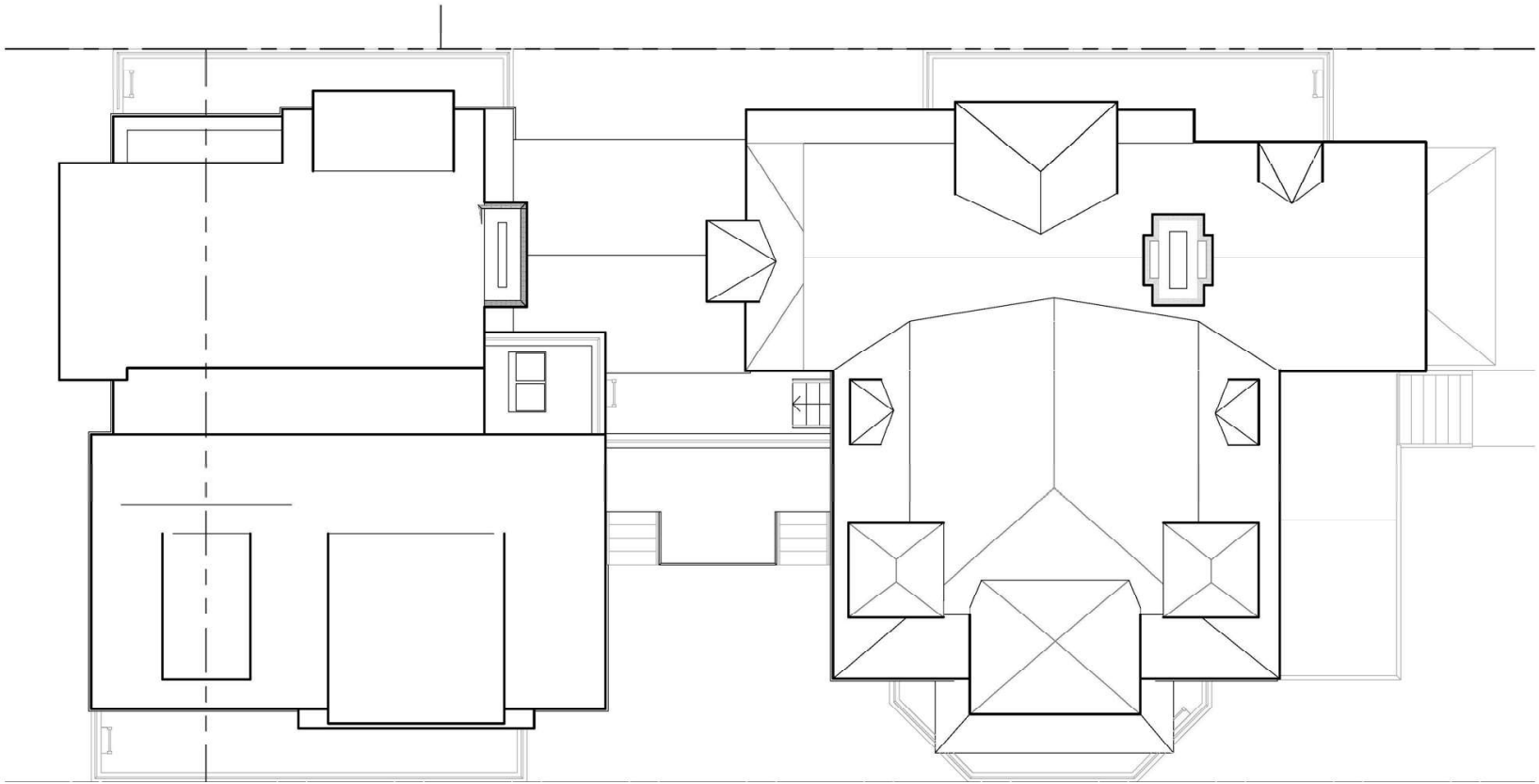
4 BED
(2 STORIES)
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7



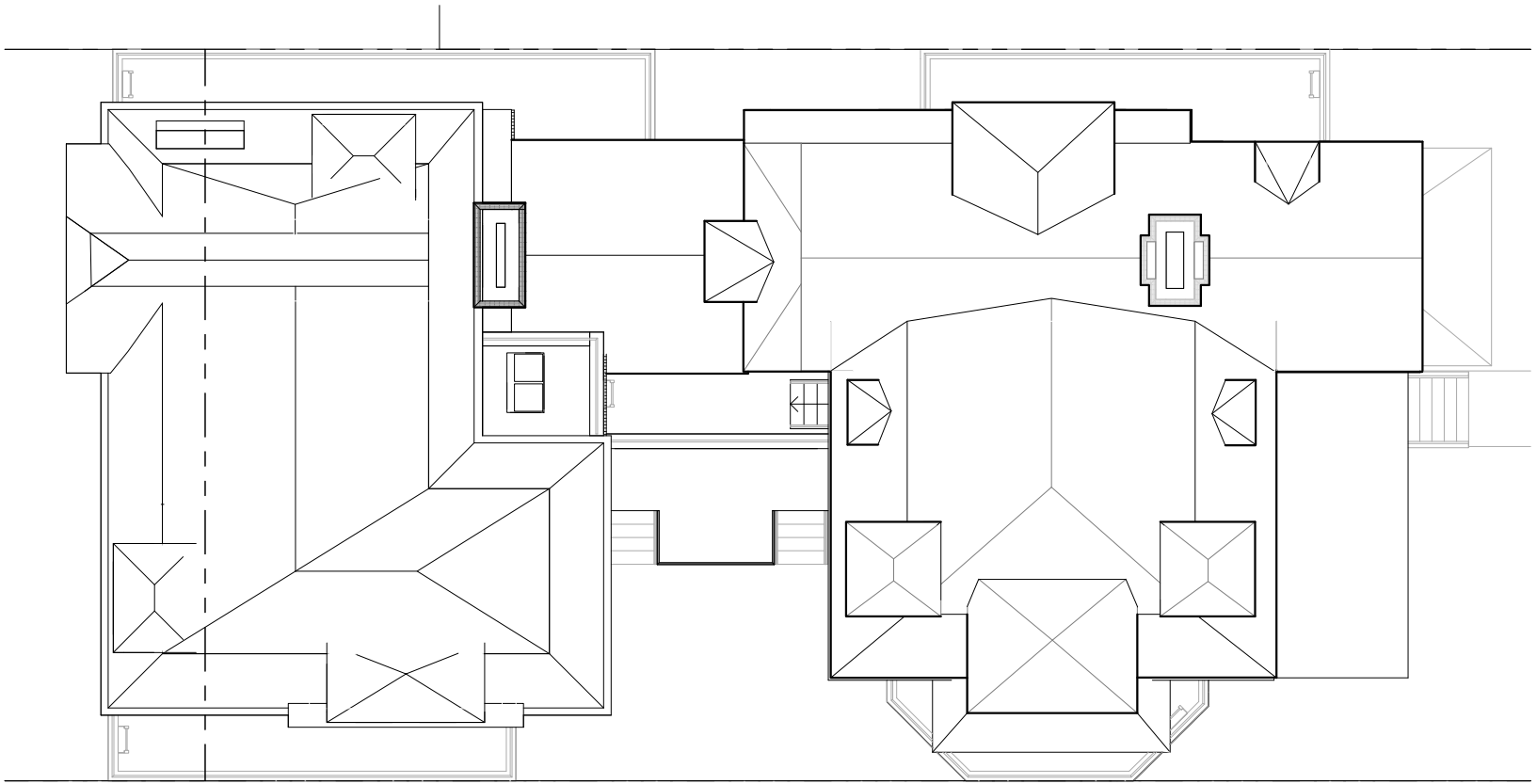
SD PLAN - 3RD FLOOR

1/8" = 1'-0"



SD PLAN - ROOF - 09.24.2020

1/8" = 1'-0"



SD PLAN - ROOF

1/8" = 1'-0"



SD ELEVATION - SOUTH - 09.24.2020

1/8" = 1'-0"

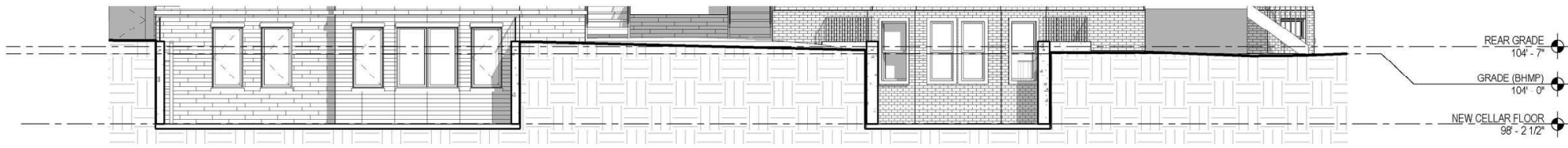


SD ELEVATION - SOUTH

1/8" = 1'-0"



SD ELEVATION - WEST - 09.24.2020
1/8" = 1'-0"

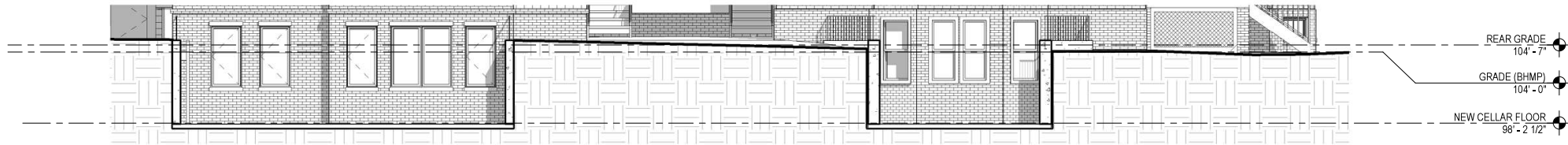


SD ELEVATION - WEST AREAWAY - 09.24.2020
1/8" = 1'-0"



SD ELEVATION - WEST

1/8" = 1'-0"



SD ELEVATION - WEST AREAWAY

1/8" = 1'-0"



SD ELEVATION - NORTH - 09.24.2020

1/8" = 1'-0"



SQUARE 134 ARCHITECTS
 1501 11th Street NW, Suite 3, Washington DC 20001
 202.328.0134

421 T STREET NW
 Washington, DC 20001

HPRB SUBMISSION
 11/19/2020

PREVIOUS ELEVATIONS

SD2.5

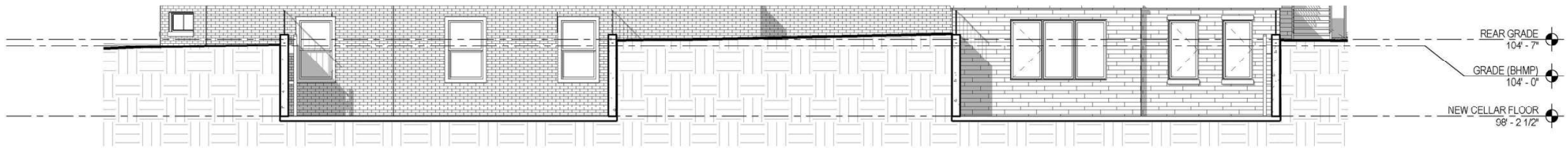


SD ELEVATION - NORTH
 1/8" = 1'-0"



SD ELEVATION - EAST - 09.24.2020

1/8" = 1'-0"



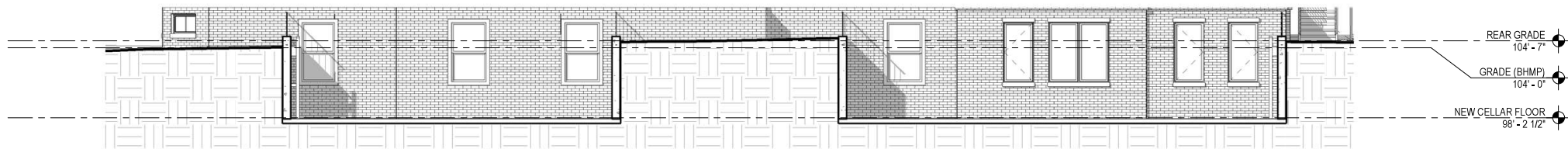
SD ELEVATION - EAST AREAWAY - 09.24.2020

1/8" = 1'-0"



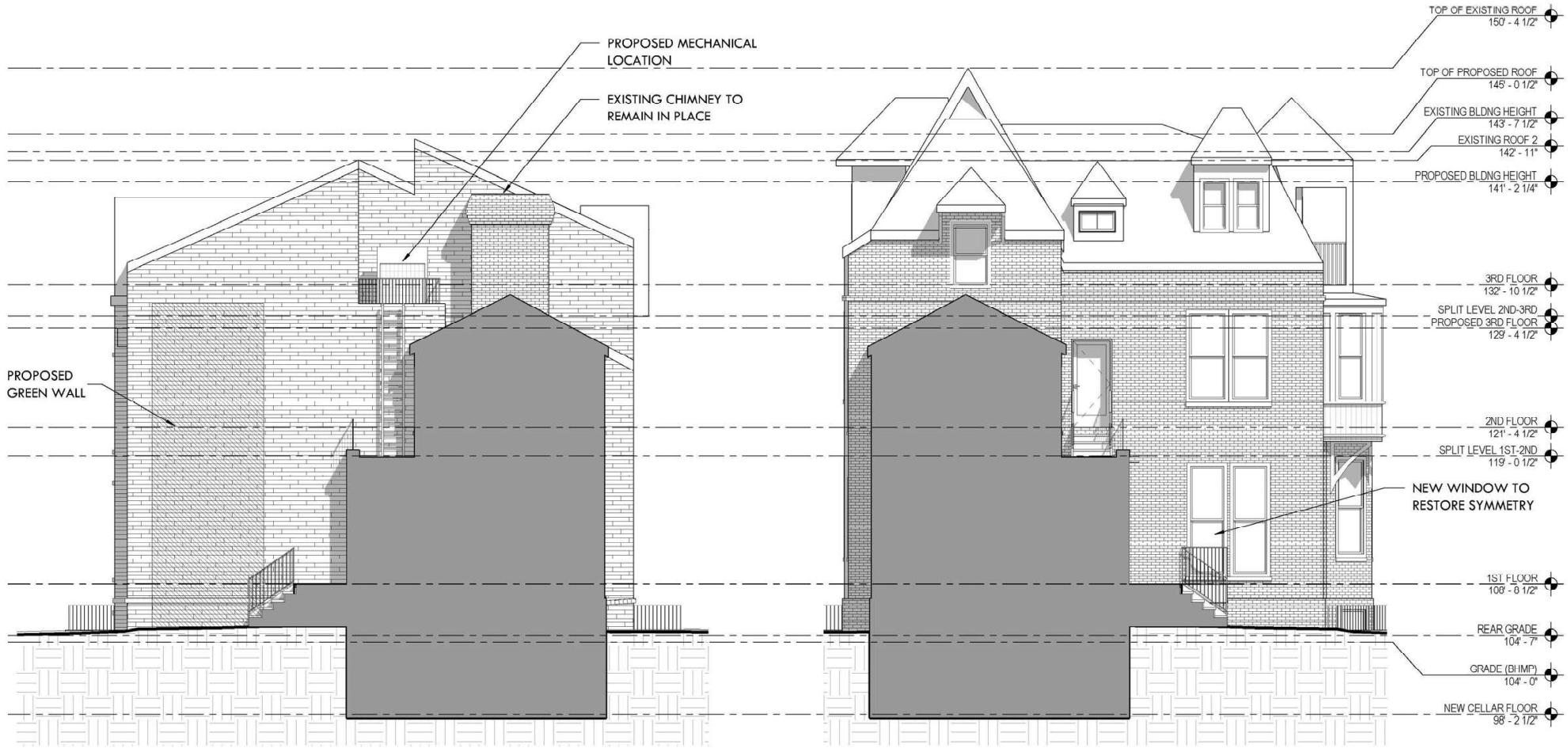
SD ELEVATION - EAST

1/8" = 1'-0"



SD ELEVATION - EAST AREAWAY

1/8" = 1'-0"

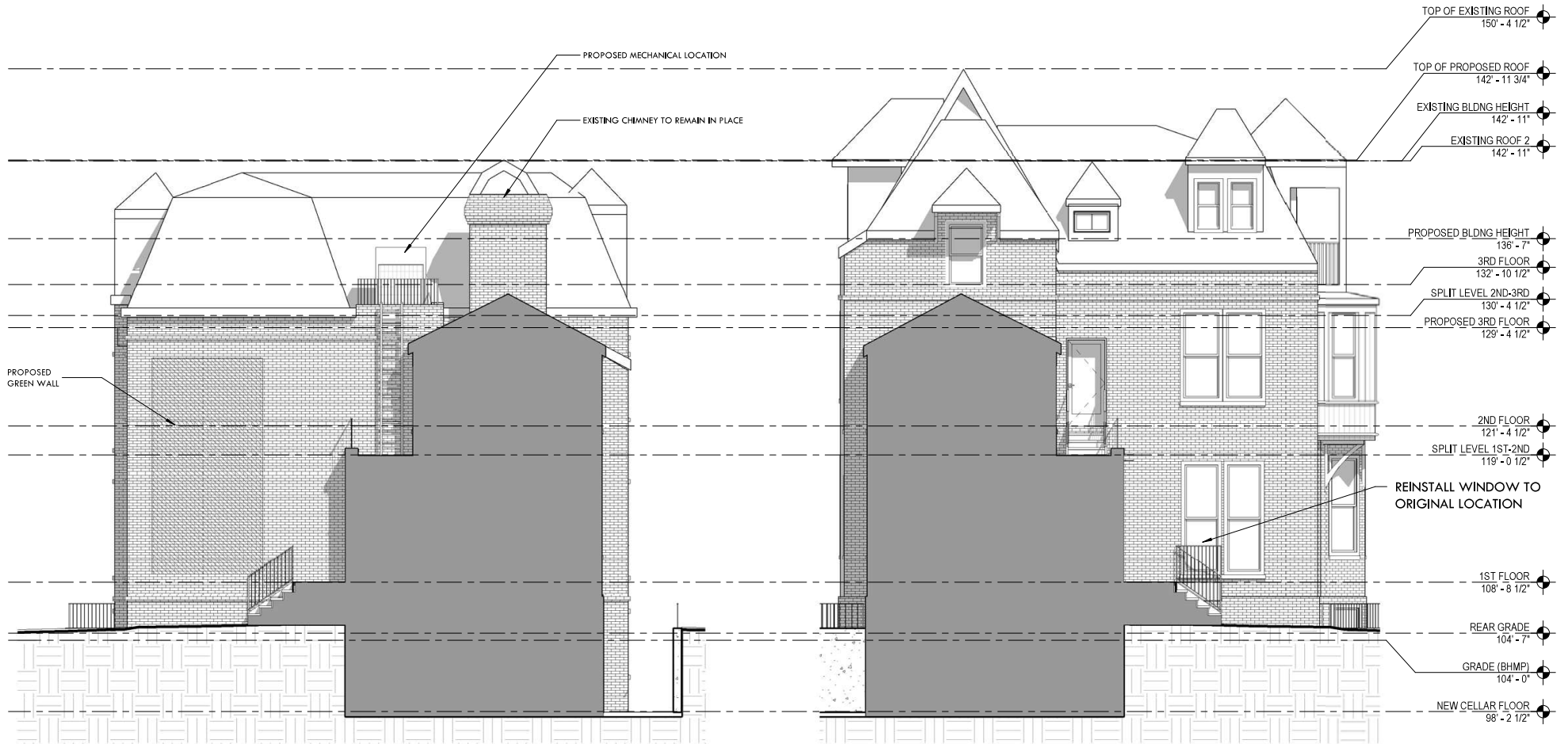


SD ELEVATION - SOUTH COURT - 09.24.2020

1/8" = 1'-0"

SD ELEVATION - NORTH COURT - 09.24.2020

1/8" = 1'-0"

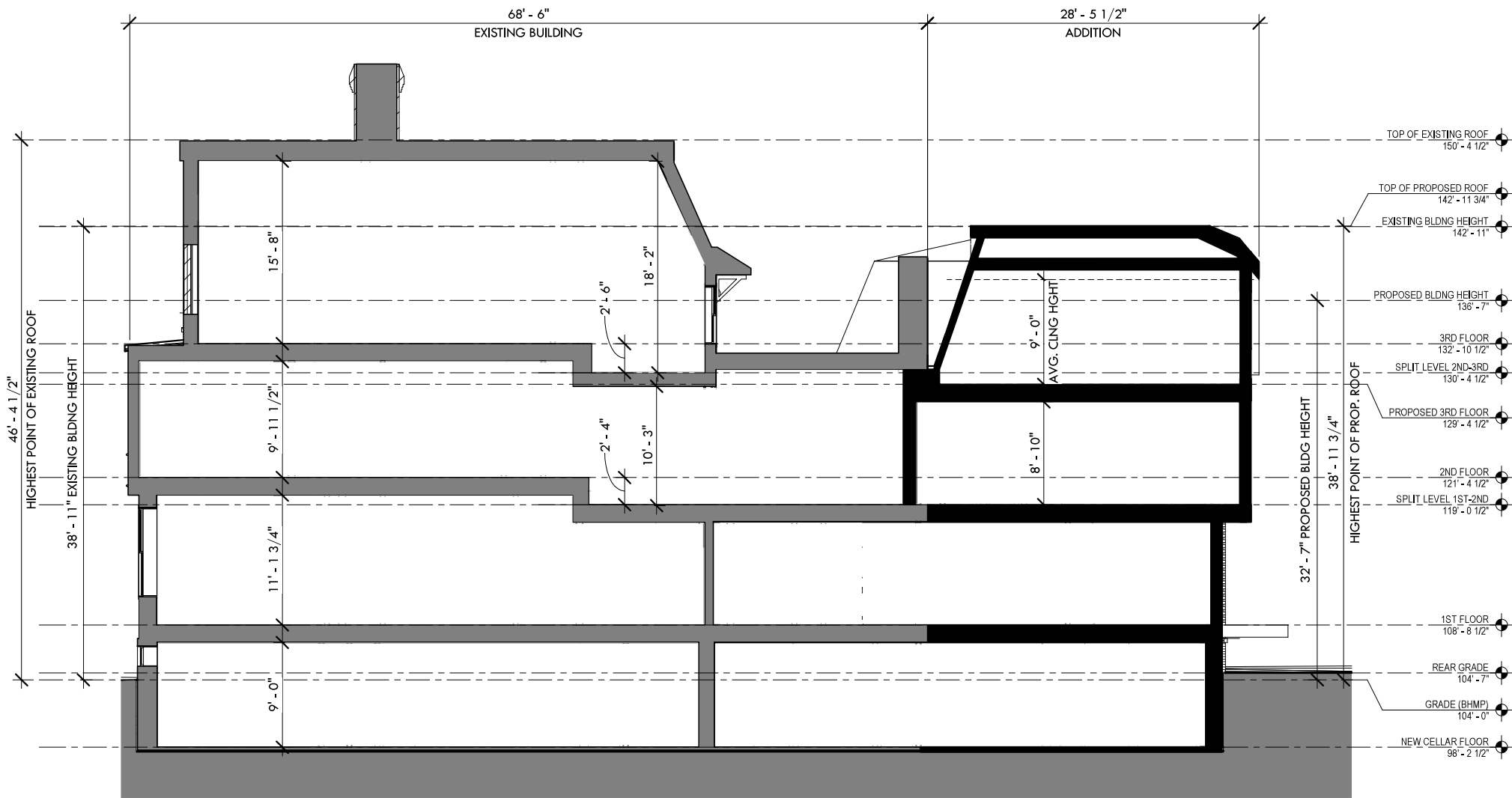


SD ELEVATION - SOUTH COURT

1/8" = 1'-0"

SD ELEVATION - NORTH COURT

1/8" = 1'-0"



SECTION - LONGITUDINAL

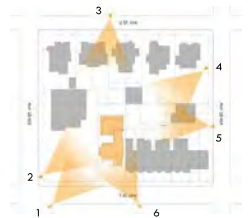
1/8" = 1'-0"



1 - PREVIOUS - 09.24.2020



1 - PROPOSED - T ST. EAST

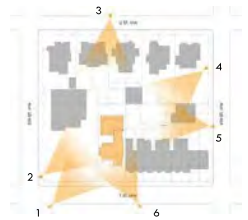




2 - PREVIOUS - 09.24.2020



2 - PROPOSED - 5TH ST.

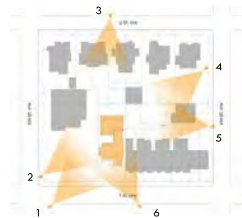




3 - PREVIOUS - 09.24.2020



3 - PROPOSED - U ST.

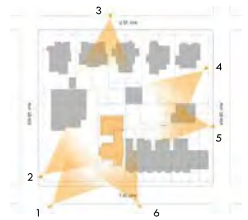




4 - PREVIOUS - 09.24.2020

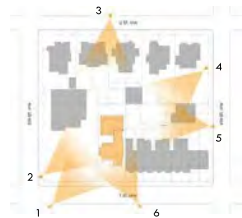


4 - PROPOSED - 4TH ST.





5 - PROPOSED - 4TH ST. ALLEY

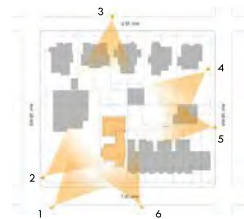




6 - PREVIOUS - 09.24.2020



6 - PROPOSED - T ST. WEST





BIRD'S EYE - FRONT



SQUARE 134 ARCHITECTS
1501 11th Street NW, Suite 3, Washington DC 20001
202.328.0134

421 T STREET NW
Washington, DC 20001

HPRB SUBMISSION
11/19/2020

BIRD'S EYE - FRONT

SD3.7



BIRD'S EYE - REAR

MASONRY COLOR OPTIONS



**RUM RAISIN
VELOUR**



**BRANDYWINE
VELOUR**



**SIENNA BLEND
VELOUR**

ADDITION METAL ROOFING OPTIONS



**QUADRO PANEL
FINISH TBD**



**MORIN
FINISH TBD**

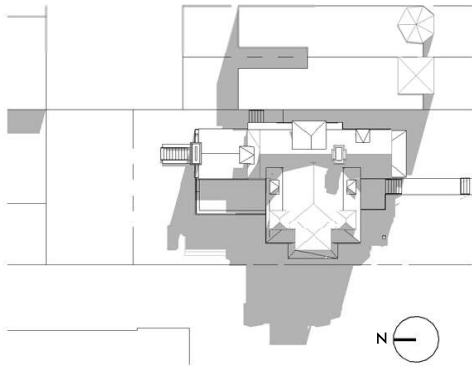


SD ELEVATION - WEST MATERIALS

1/8" = 1'-0"



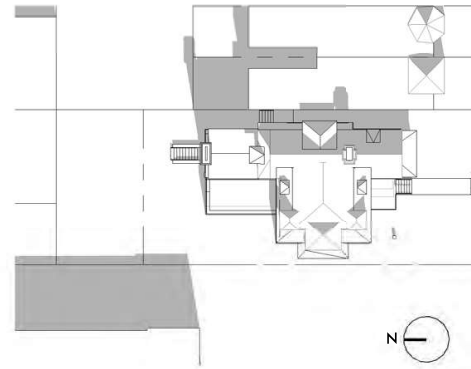
APPENDIX



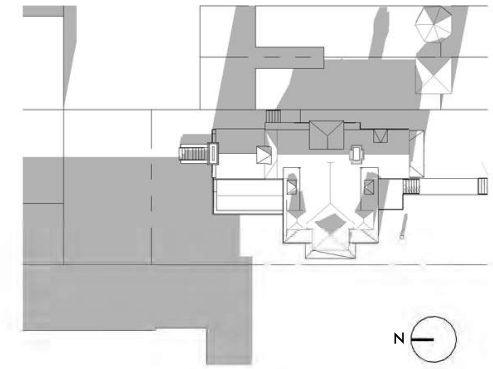
06/21 - 9 AM - EXISTING
1" = 40'-0"



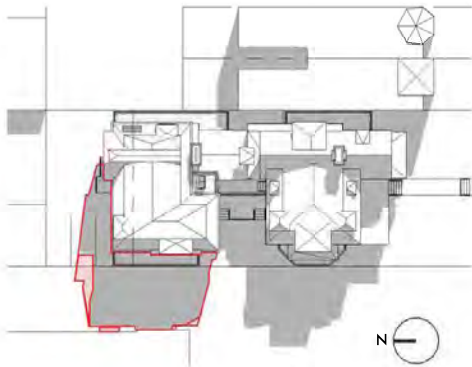
06/21 - 1 PM - EXISTING
1" = 40'-0"



06/21 - 3 PM - EXISTING
1" = 40'-0"



06/21 - 5 PM - EXISTING
1" = 40'-0"



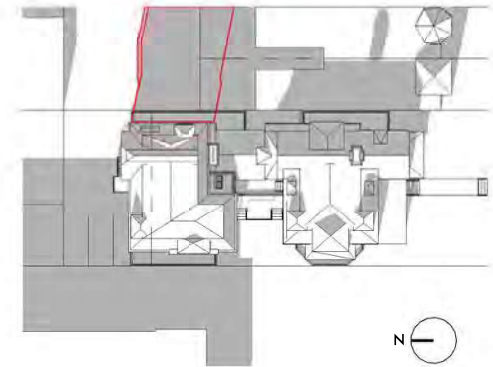
06/21 - 9 AM - PROPOSED
1" = 40'-0"



06/21 - 1 PM - PROPOSED
1" = 40'-0"



06/21 - 3 PM - PROPOSED
1" = 40'-0"



06/21 - 5 PM - PROPOSED
1" = 40'-0"

DIAGRAM KEY



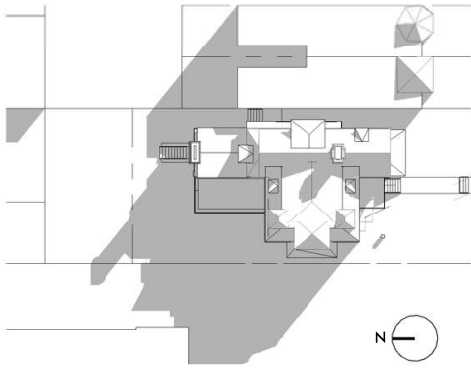
CURRENT SHADOW CAST BY SURROUNDING PROPERTIES.



AREA OF SHADOW CAST BY PROPOSED PROJECT.



ADDITIONAL AREA OF SHADOW CAST BY PREVIOUS 09.24.2020 DESIGN



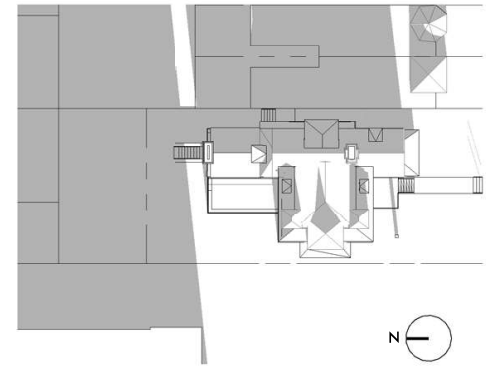
09/21 - 9 AM - EXISTING
1" = 40'-0"



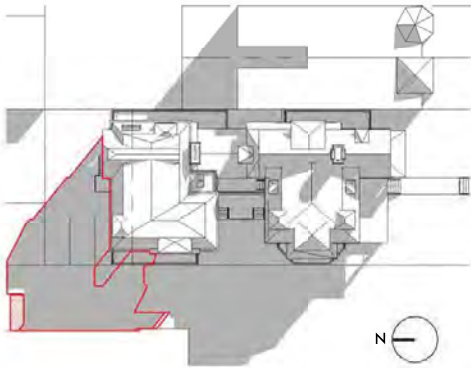
09/21 - 1 PM - EXISTING
1" = 40'-0"



09/21 - 3 PM - EXISTING
1" = 40'-0"



09/21 - 5 PM - EXISTING
1" = 40'-0"



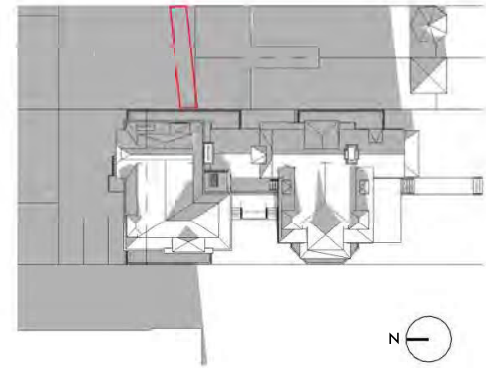
09/21 - 9 AM - PROPOSED
1" = 40'-0"



09/21 - 1 PM - PROPOSED
1" = 40'-0"



09/21 - 3 PM - PROPOSED
1" = 40'-0"



09/21 - 5 PM - PROPOSED
1" = 40'-0"

DIAGRAM KEY



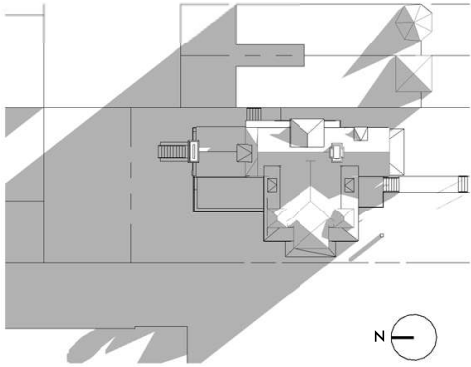
CURRENT SHADOW CAST BY SURROUNDING PROPERTIES.



AREA OF SHADOW CAST BY PROPOSED PROJECT.



ADDITIONAL AREA OF SHADOW CAST BY PREVIOUS 09.24.2020 DESIGN



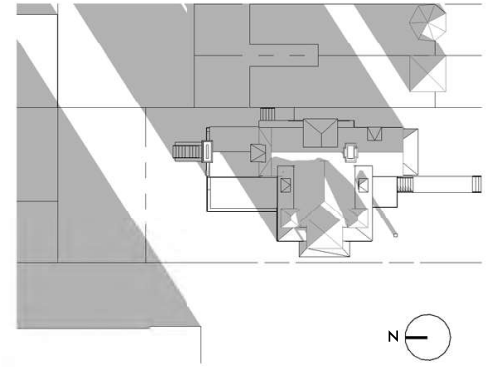
12/21 - 9 AM - EXISTING
1" = 40'-0"



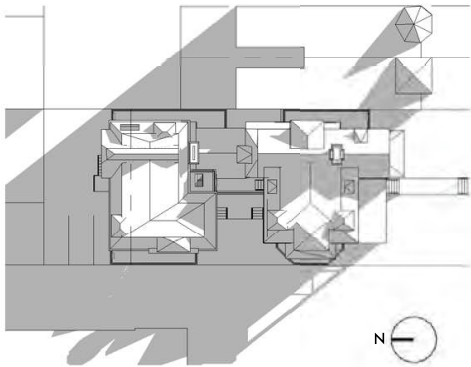
12/21 - 1 PM - EXISTING
1" = 40'-0"



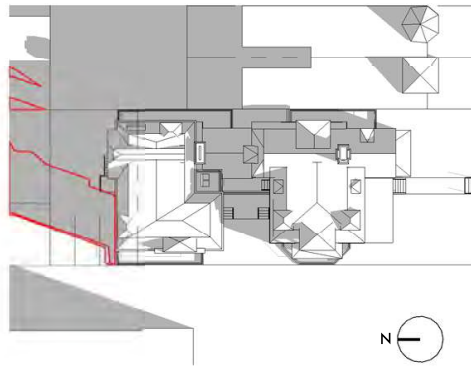
12/21 - 3 PM - EXISTING
1" = 40'-0"



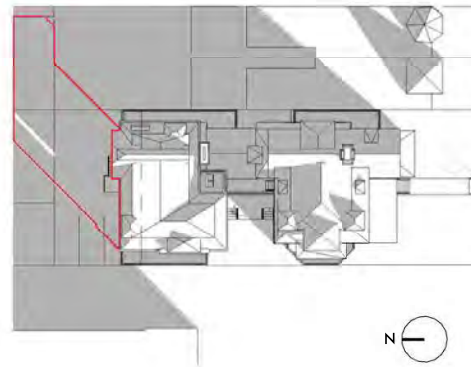
12/21 - 5 PM - EXISTING
1" = 40'-0"



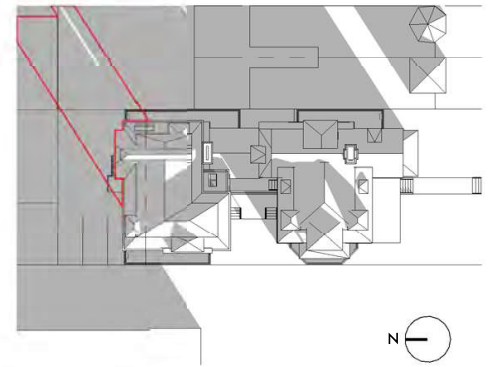
12/21 - 9 AM - PROPOSED
1" = 40'-0"



12/21 - 1 PM - PROPOSED
1" = 40'-0"



12/21 - 3 PM - PROPOSED
1" = 40'-0"



12/21 - 5 PM - PROPOSED
1" = 40'-0"

DIAGRAM KEY



CURRENT SHADOW CAST BY SURROUNDING PROPERTIES.



AREA OF SHADOW CAST BY PROPOSED PROJECT.



ADDITIONAL AREA OF SHADOW CAST BY PREVIOUS
09.24.2020 DESIGN