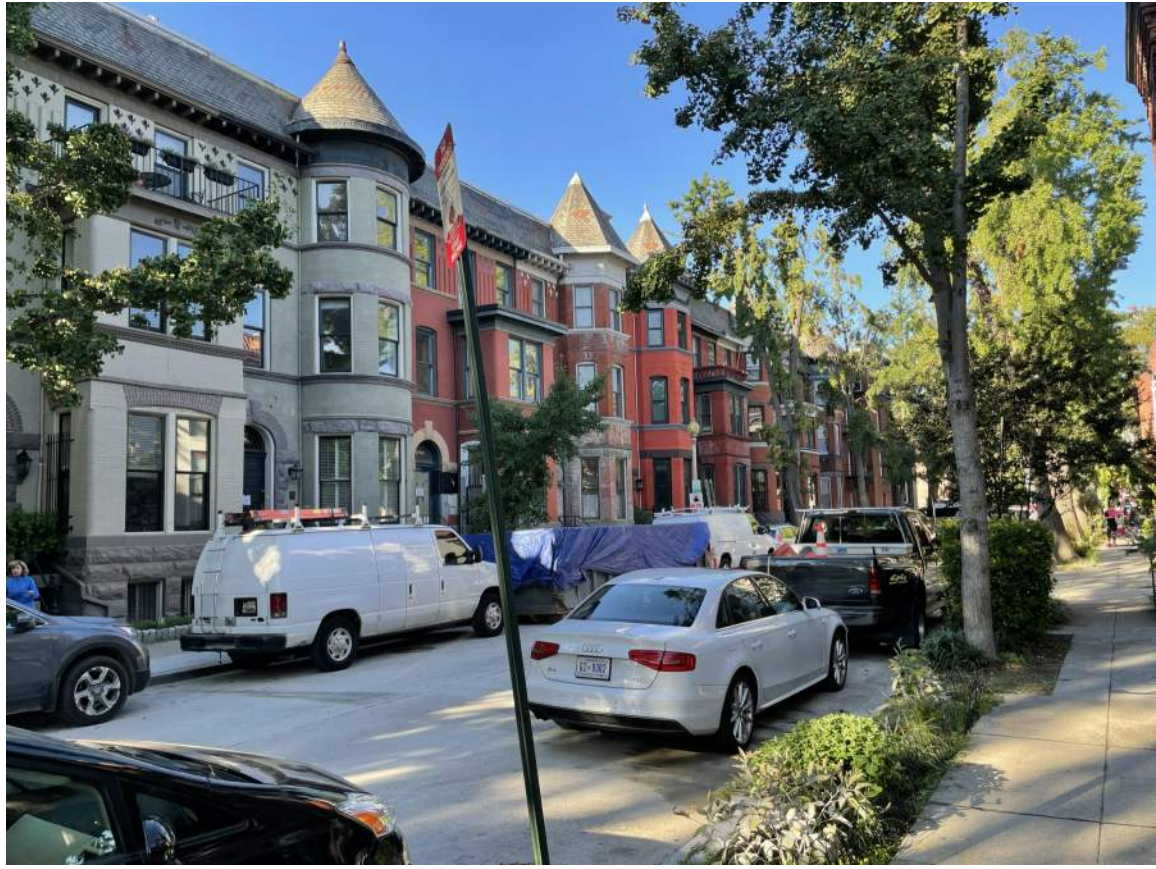
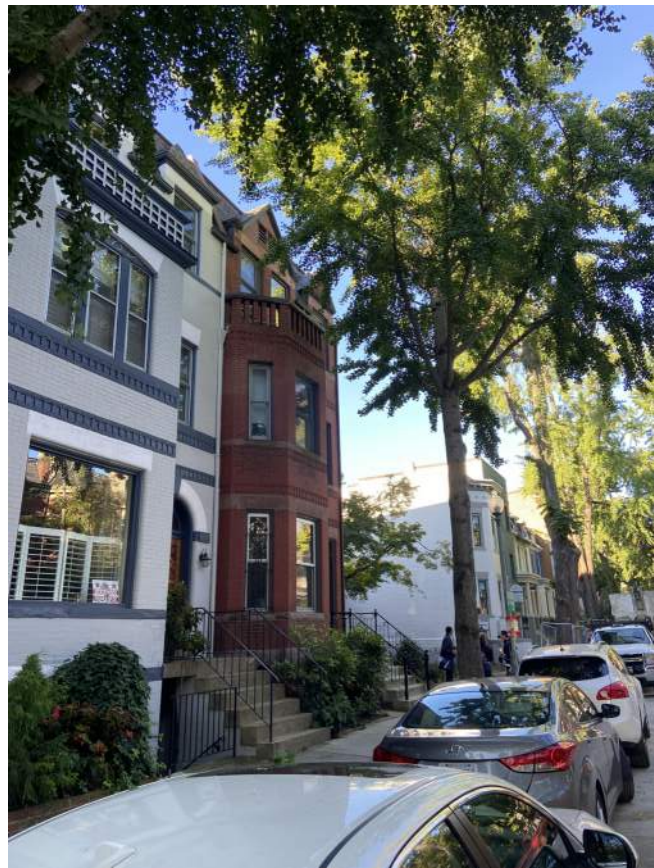
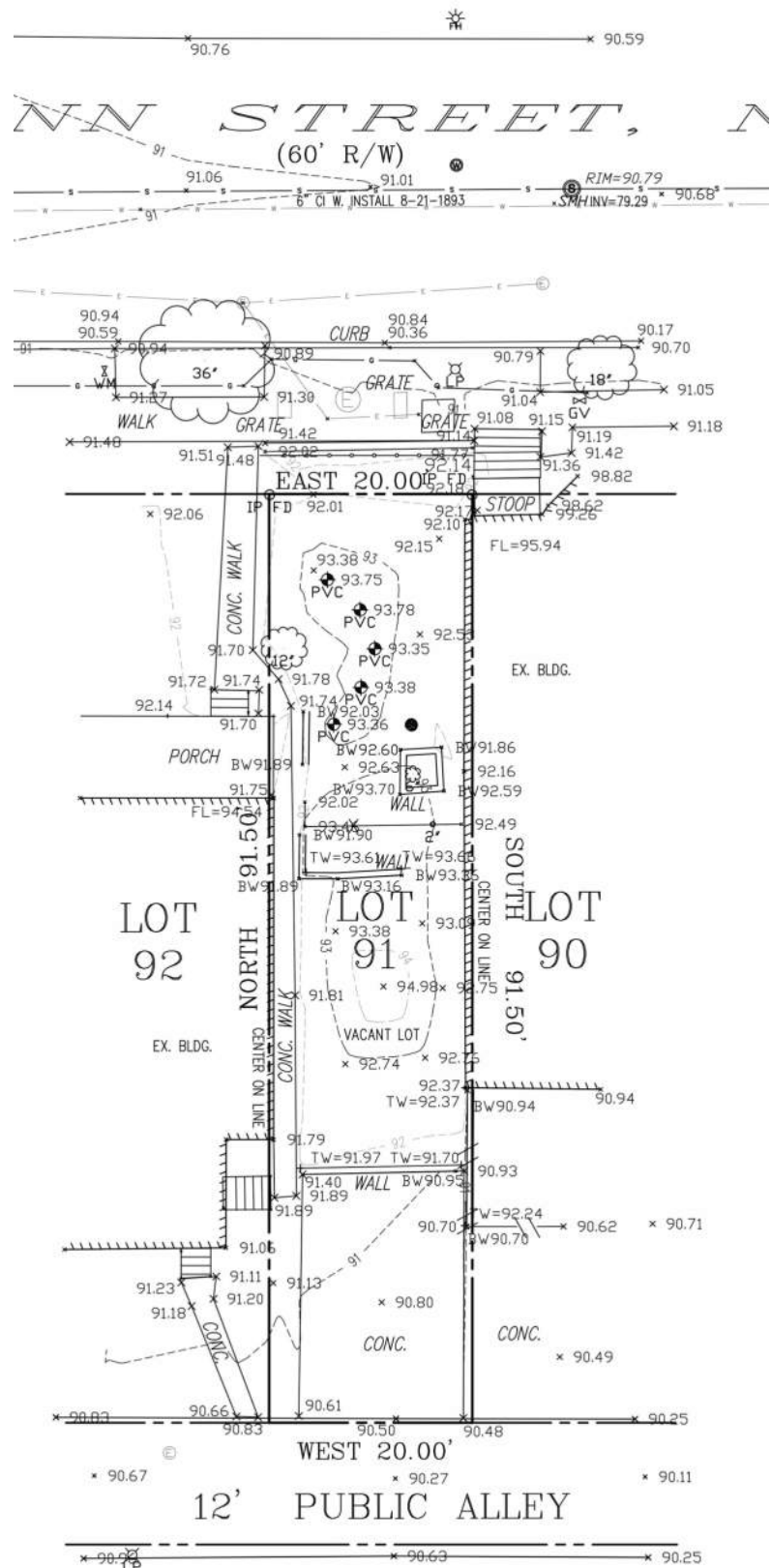




1722 SWANN ST







ZONING SUMMARY:

Zone: RA-2
 Dupont Circle Historic District
 Lot area: 1,830 sf

REQUIREMENT:

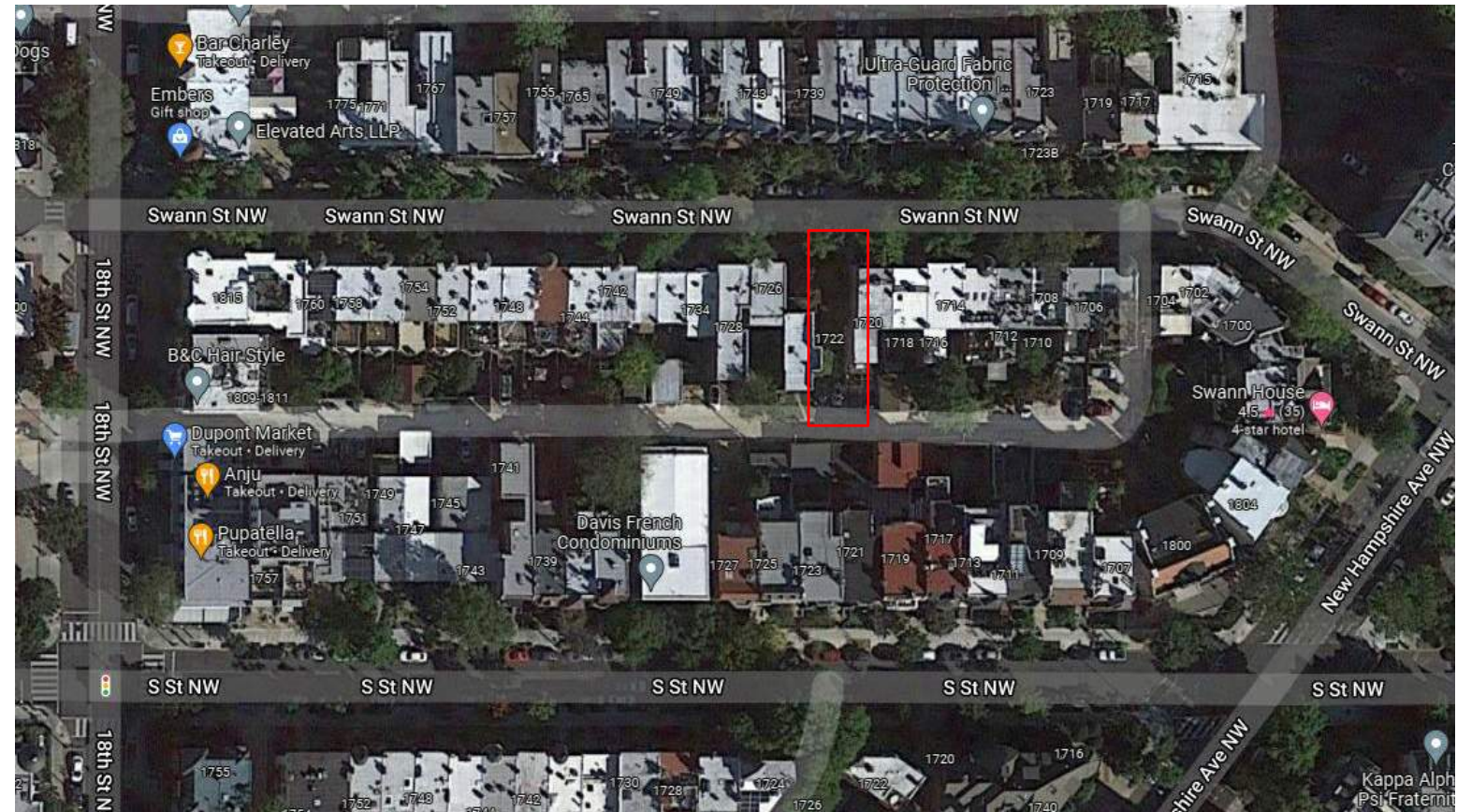
Lot Occupancy: 60% (1,098 SF)
 FAR: 1.8 (3,294 SF)
 Penthouse FAR: 0.4 (732 SF) Need BZA special exception approval if it is habitable space
 Stories: N/A
 Max Height: 50'
 Penthouse Height: 12' except 15' for mechanical
 Rear Yard Setback: Min 15' with 4" per 1' in height
 Side Yard Setback: Not required, if provide 8' min Court:

Residential open court minimum width: 4in/ft of height but not less than 10'
 Residential closed court minimum width: 4in/ft of height but not less than 15'

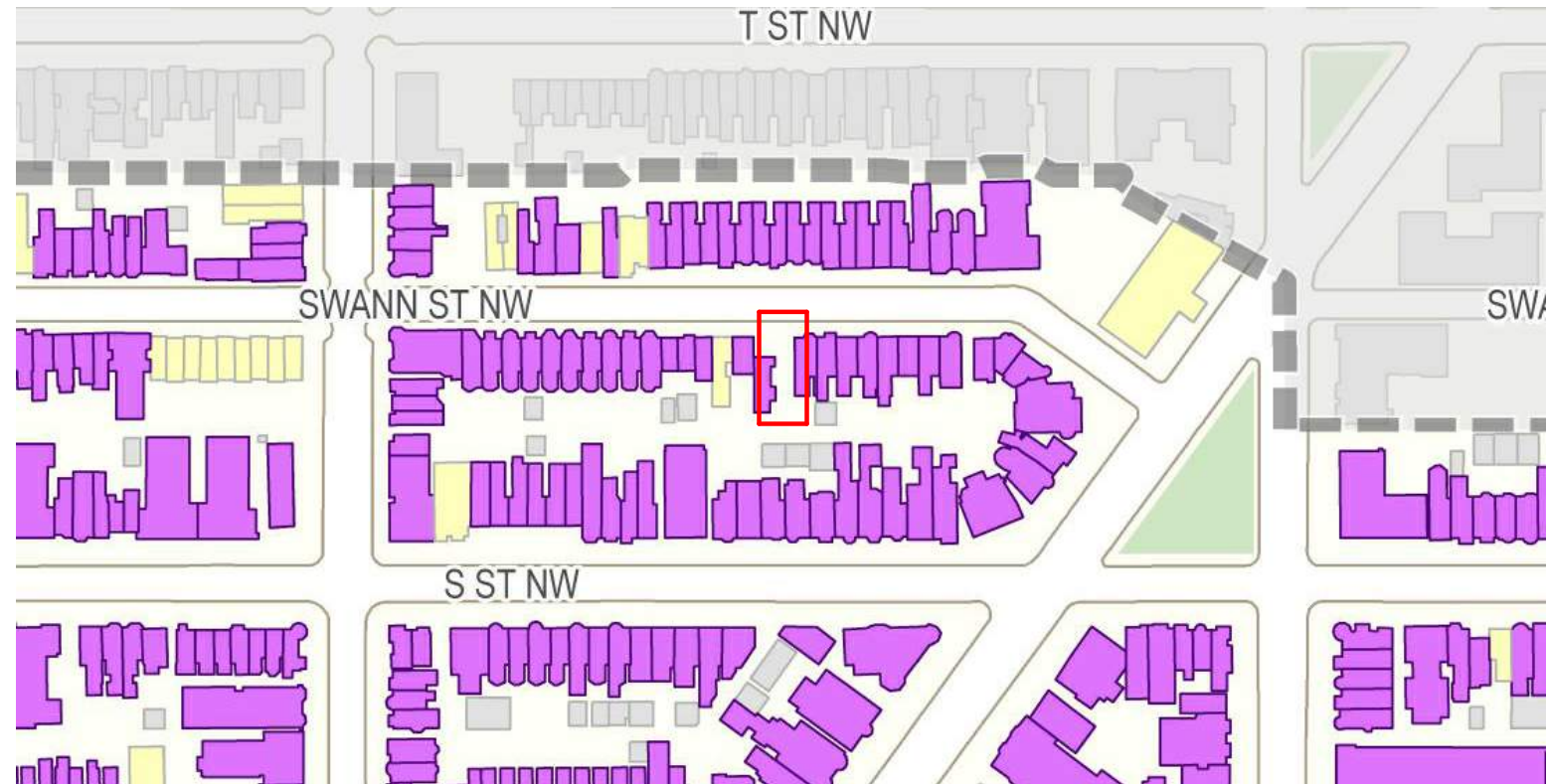
Min Parking: 1 per 3 Dwellings in excess of 4 units
 Dupont Circle metro Station less than 0.5 miles from project, required parking reduce by 50%
 Long Term Bike Parking: 1 per 3 Dwellings in excess of 8 units
 Short Term Bike Parking: 1 per 20 dwellings
 Green Area Ratio: 0.4 (732 SF)

NOTE: Existing Party Walls (70 GSF) count toward Lot Occupancy

SATELITE VIEW

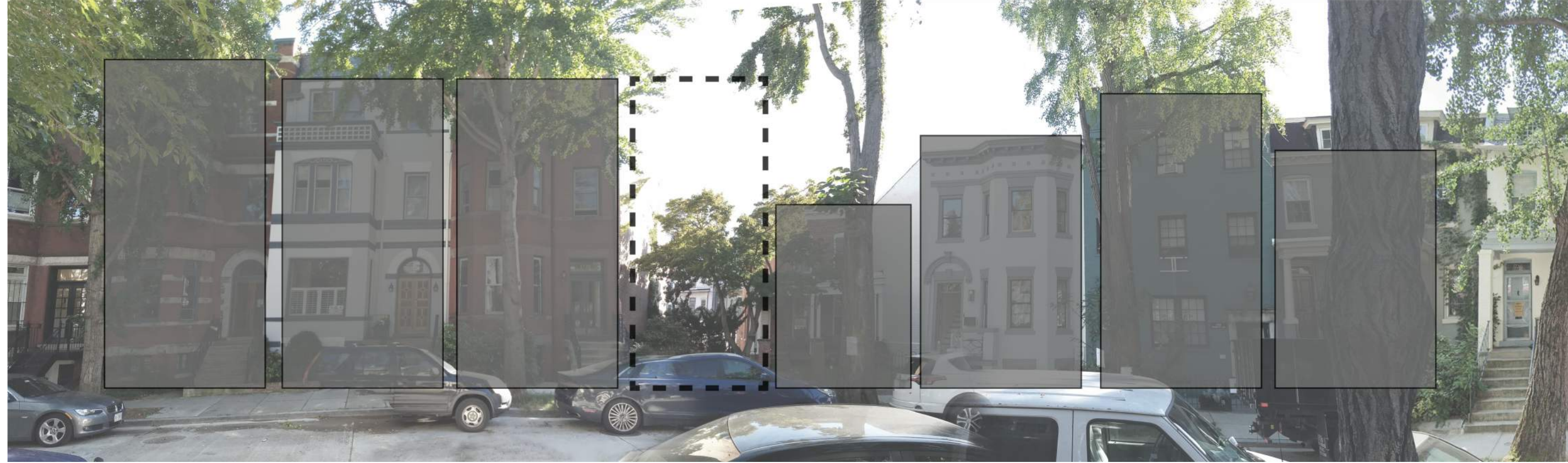


CONTRIBUTING STRUCTURE MAP

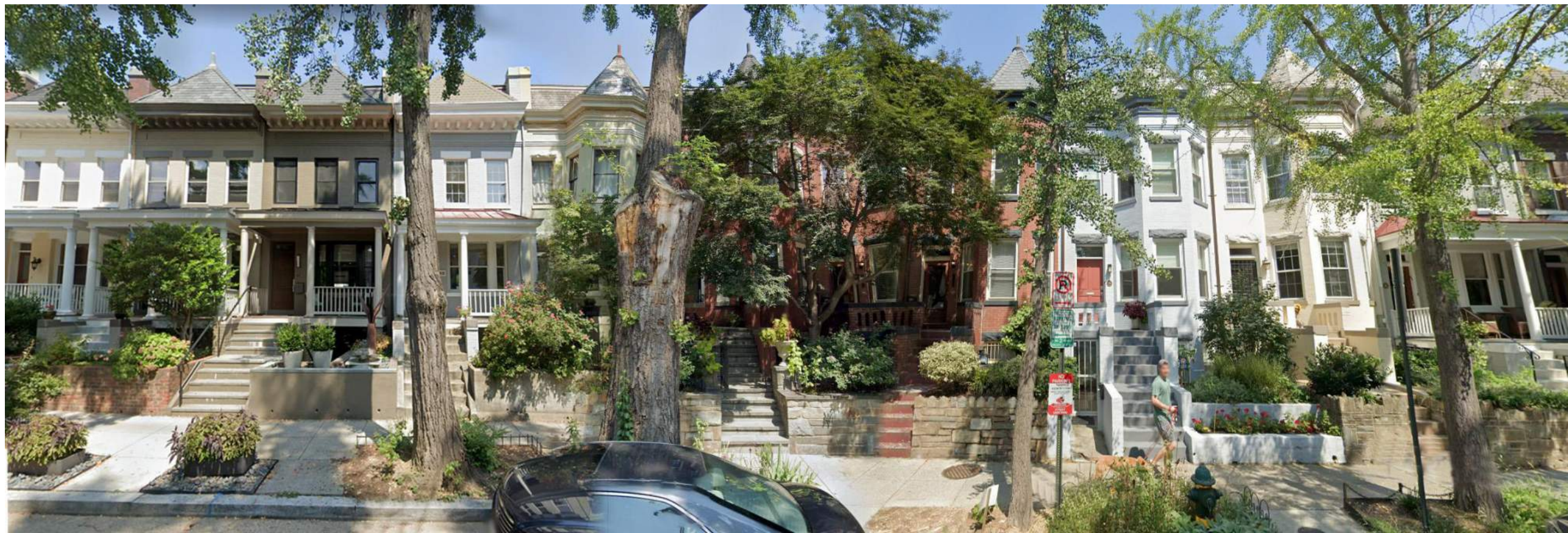




Swann Street Composite Elevation



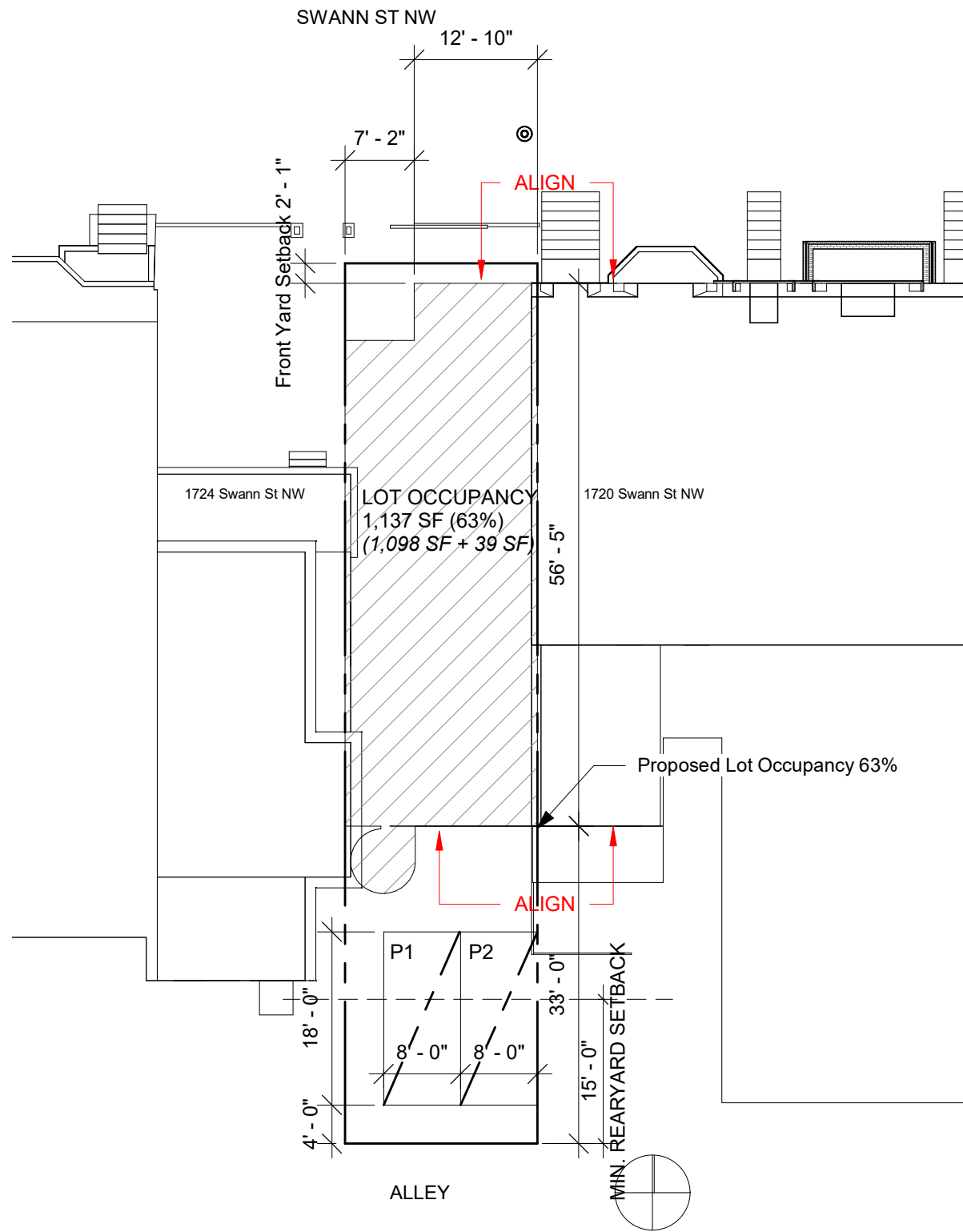
Swann Street Perceptible Height



Swann Street Composite Elevation



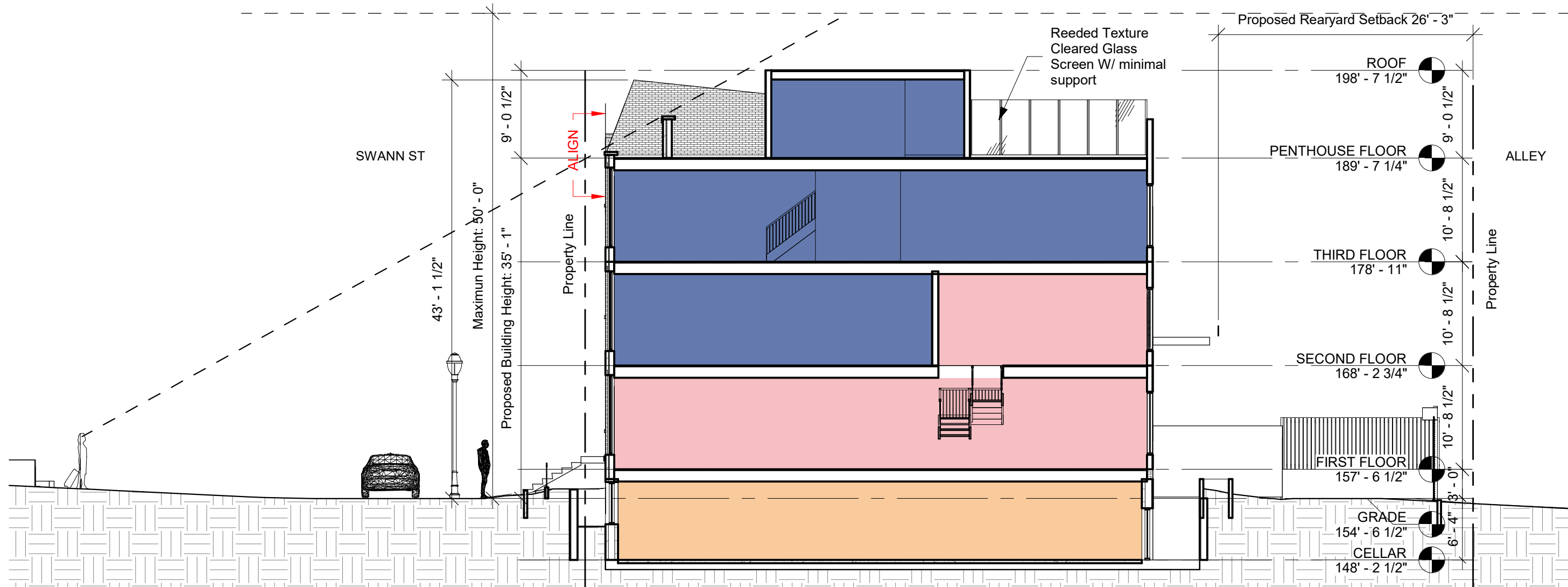
Swann Street Perceptible Height



1 | Concept Site Plan
1/16" = 1'-0"



2 | Volume 4



ZONING SUMMARY:

Zone: RA-2
 Dupont Circle Historic District
 Lot area: 1,830 sf
 Lot Occupancy: 60% (1,098 SF)
 FAR: 1.8 (3,294 SF)
 Penthouse FAR: 0.4 (732 SF)

PROPOSED:

Lot Occupancy: 63% (1,137 SF)
 Height: 37'
 Side Yard Setback: NONE
 Parking: 2 Spaces
 GAR: 480 SF (Rearyard covered with pervious pavers)
 20 SF (Front Yard planter)
 220 SF (Green roof around roof deck)

Number of units: 3 units

1 | SECTION
 3/32" = 1'-0"

Area Schedule (GSF Option Mod)		
GSA	Level	Area

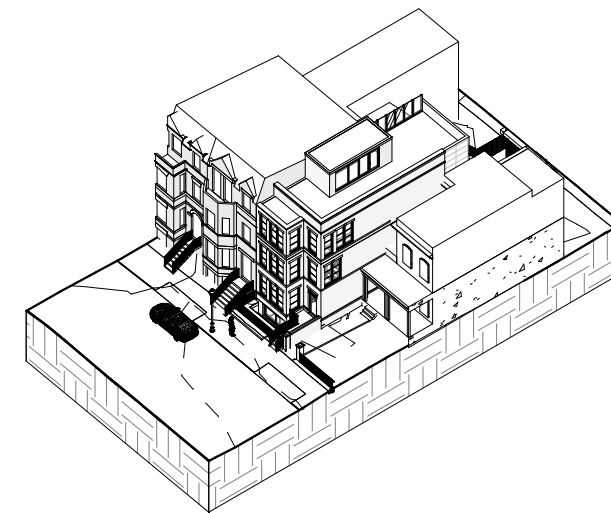
Included	FIRST FLOOR	1098 SF
Included	SECOND FLOOR	1098 SF
Included	THIRD FLOOR	1098 SF

Allowable FAR: 3,294SF
 Proposed FAR: 3,294 SF

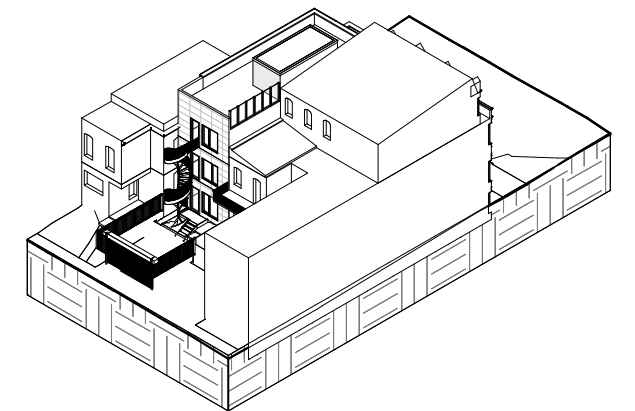
Exempted	CELLAR	1098 SF
Exempted	PENTHOUSE FLOOR	215 SF

Allowable Bonus FAR: 732 SF
 Proposed Bonus FAR: 215 SF

1313 SF
 4608 SF

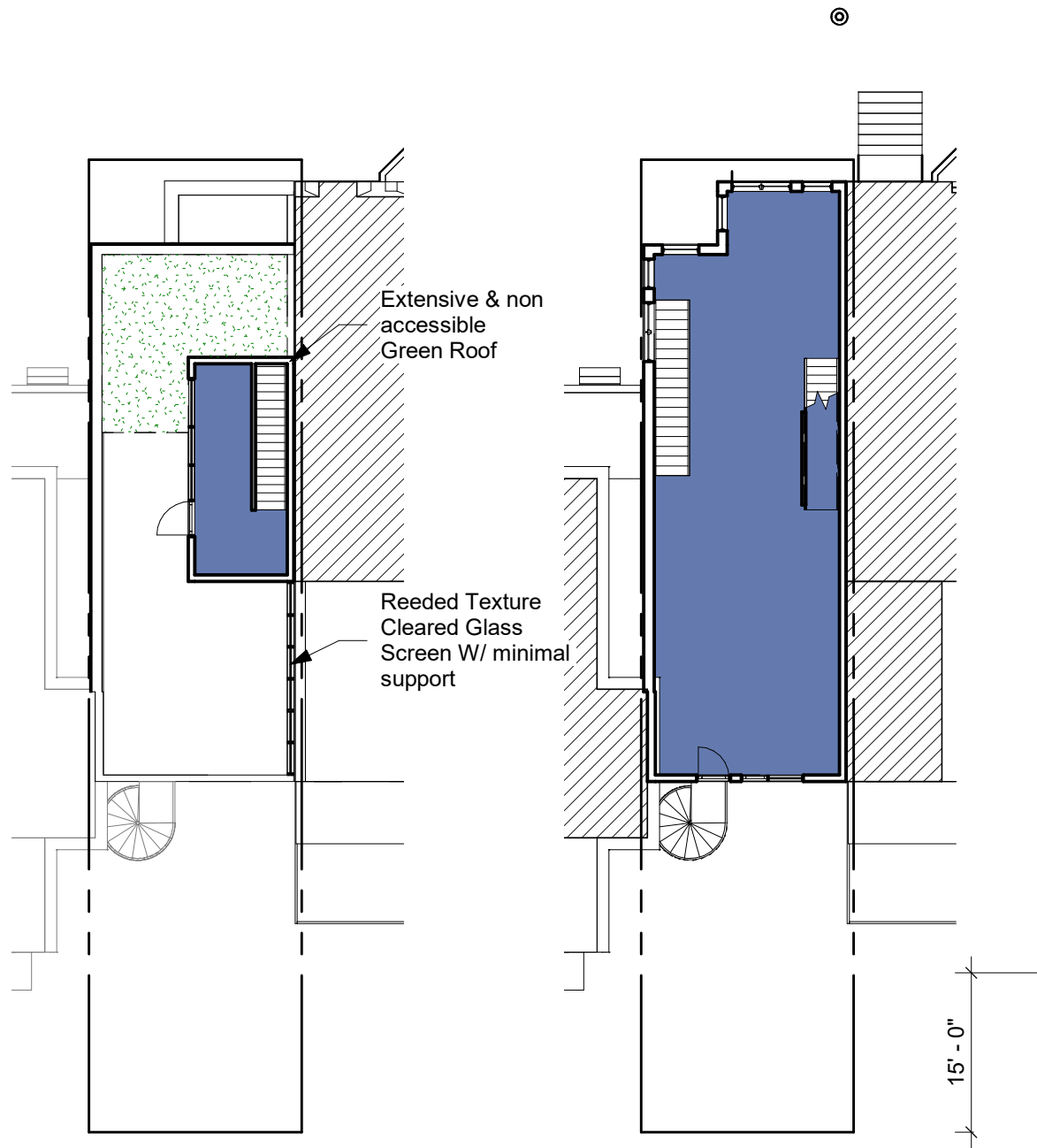


2 | Front Axon



3 | Rear Axon

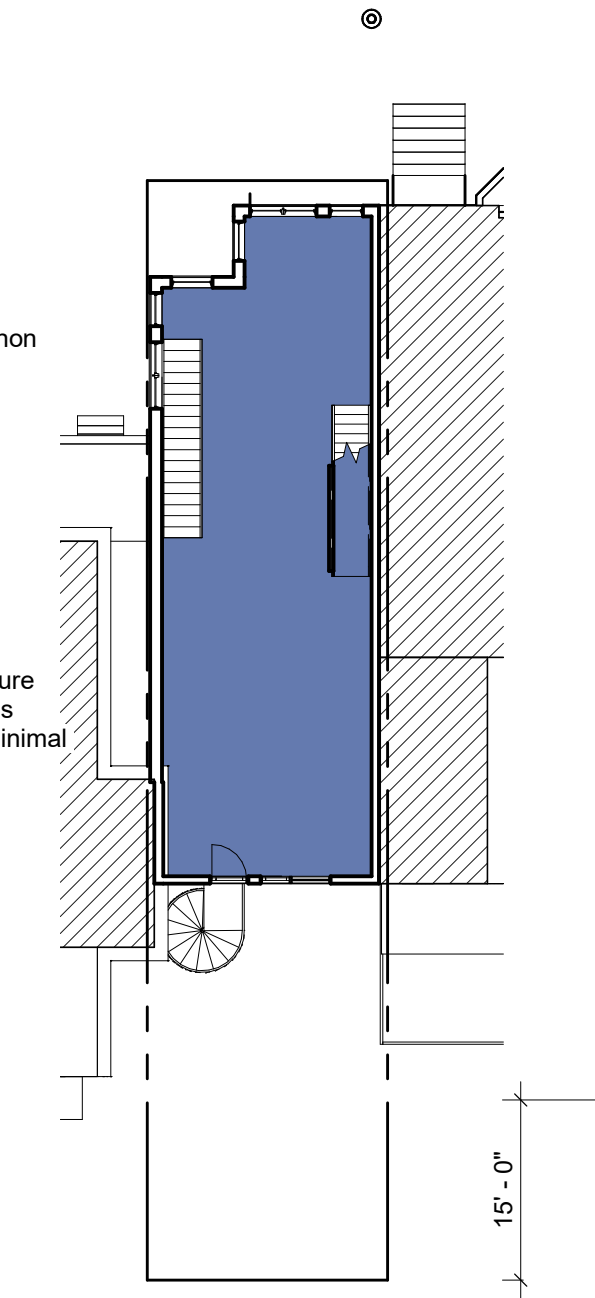
SWANN ST NW



GSF AREA: 215 SF

5 | Penthouse Floor Plan
1/16" = 1'-0"

SWANN ST NW

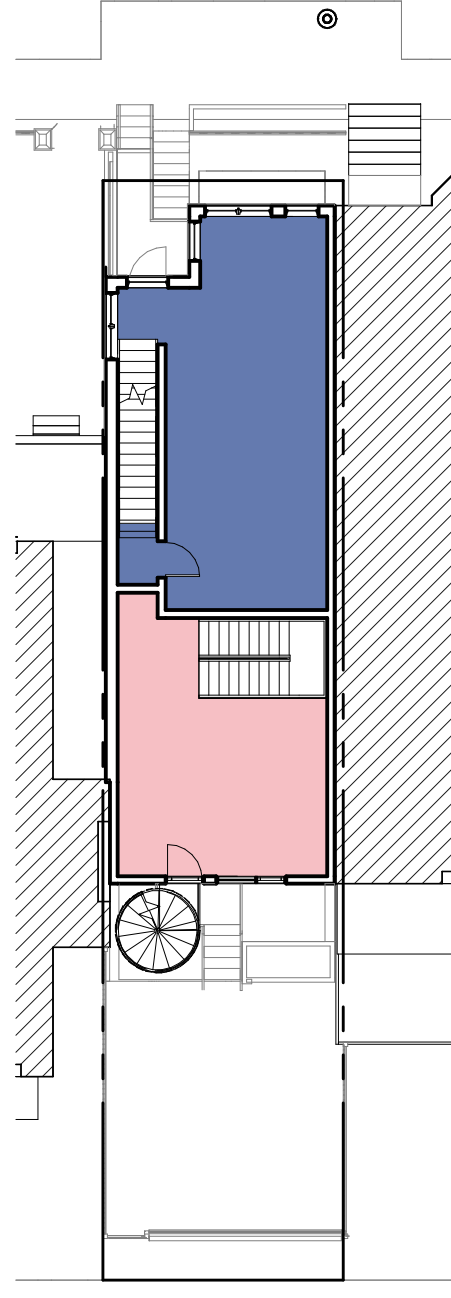


GSF AREA: 1,098 SF

UNIT B: 1,750 SF

4 | Third Floor Plan
1/16" = 1'-0"

SWANN ST NW



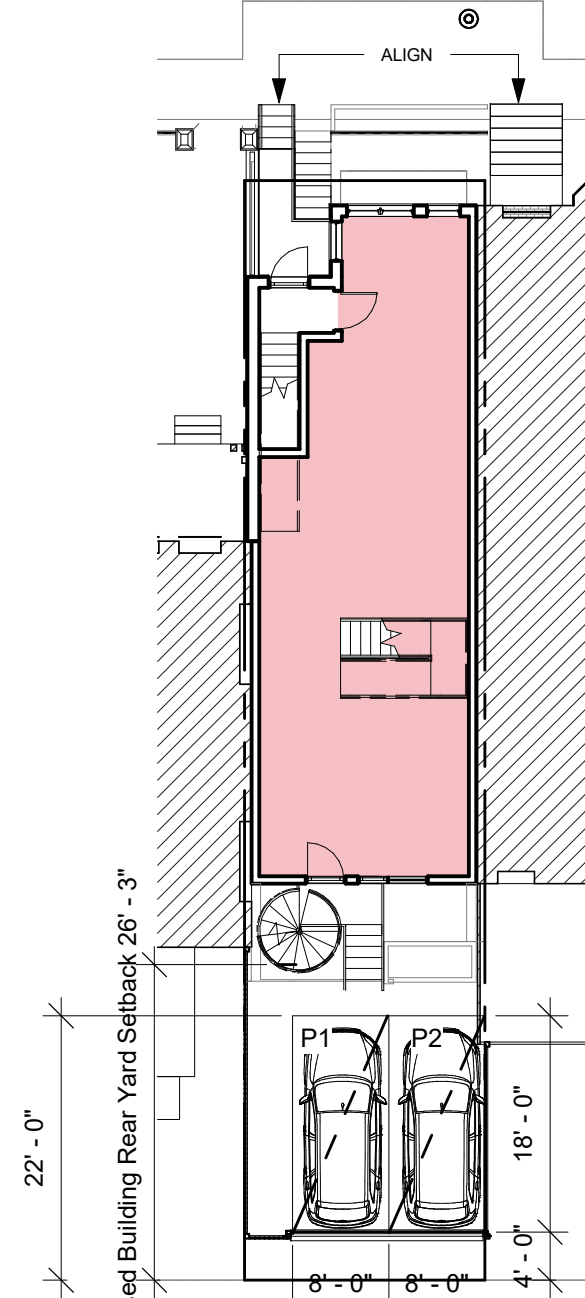
GSF AREA: 1,098 SF

UNIT A: 800 SF

UNIT B

3 | Second Floor Plan
1/16" = 1'-0"

SWANN ST NW

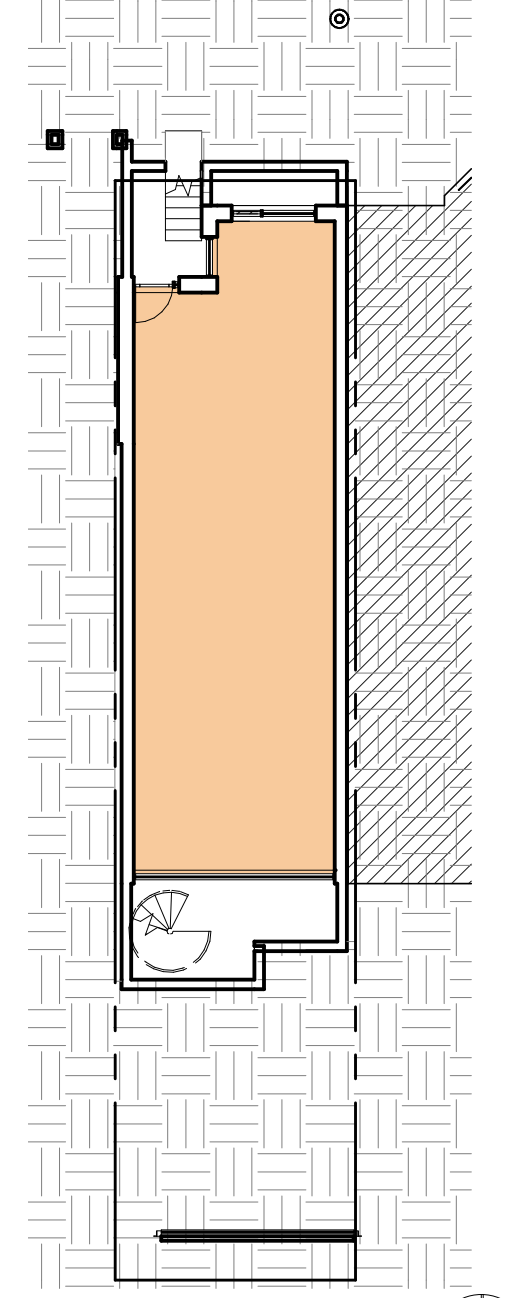


GSF AREA: 1,098 SF

UNIT A: 1,350 SF

2 | First Floor Plan
1/16" = 1'-0"

SWANN ST NW



GSF AREA: 1,116 SF

UNIT D: 1,010 SF

1 | Cellar Floor Plan
1/16" = 1'-0"

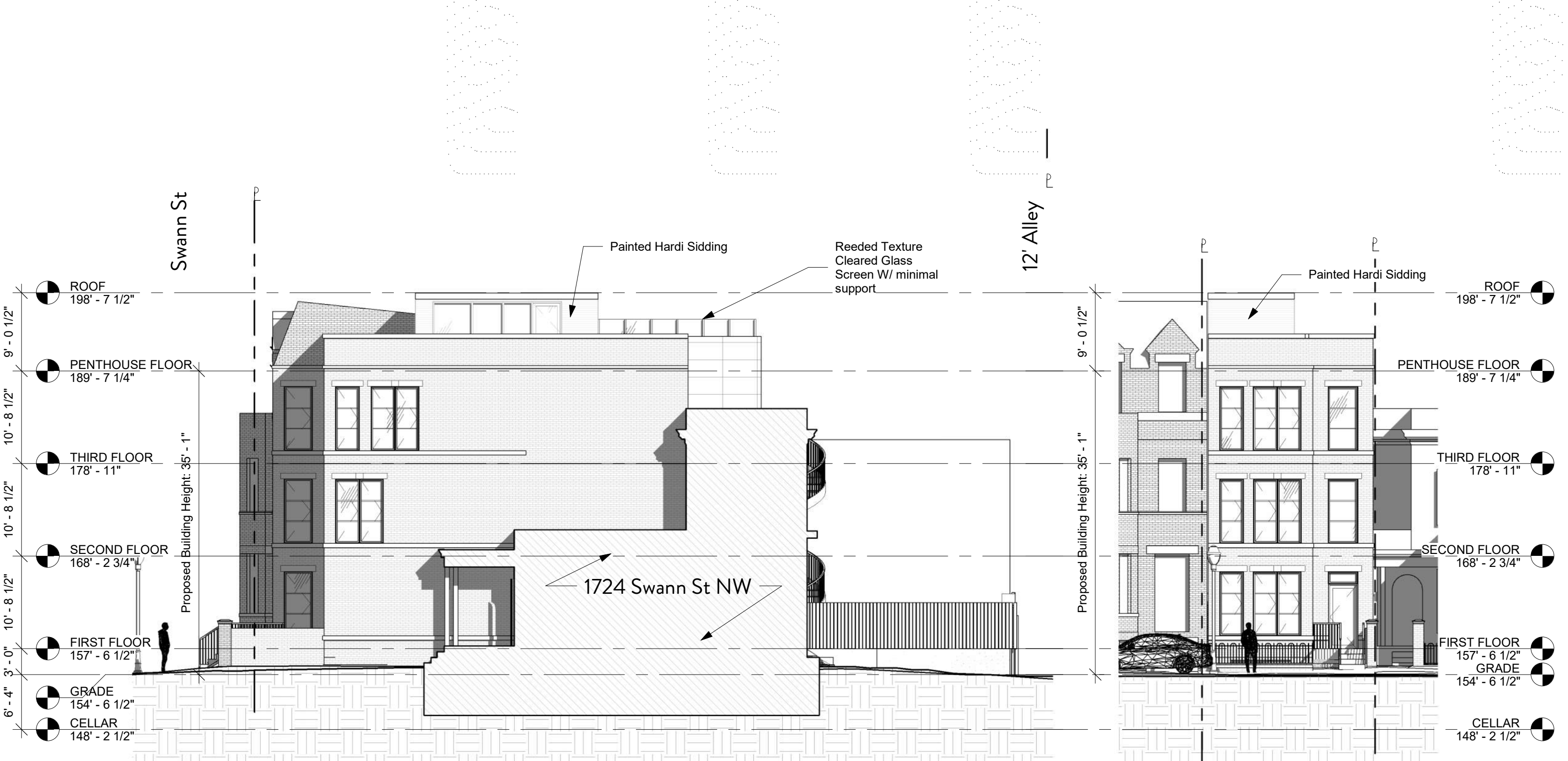
Proposed Floor Plans

1722 SWANN ST

LOTSQUARED

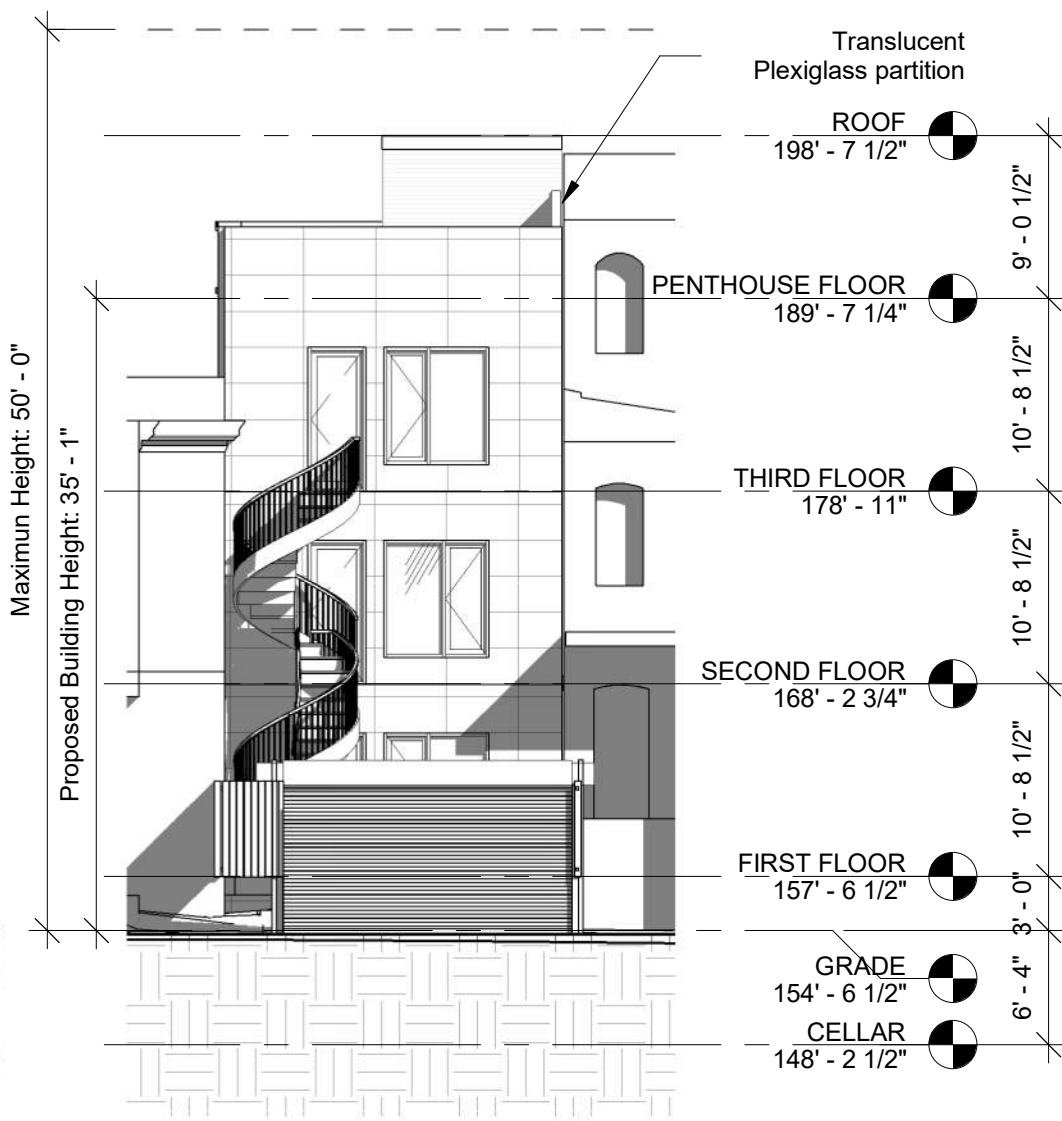
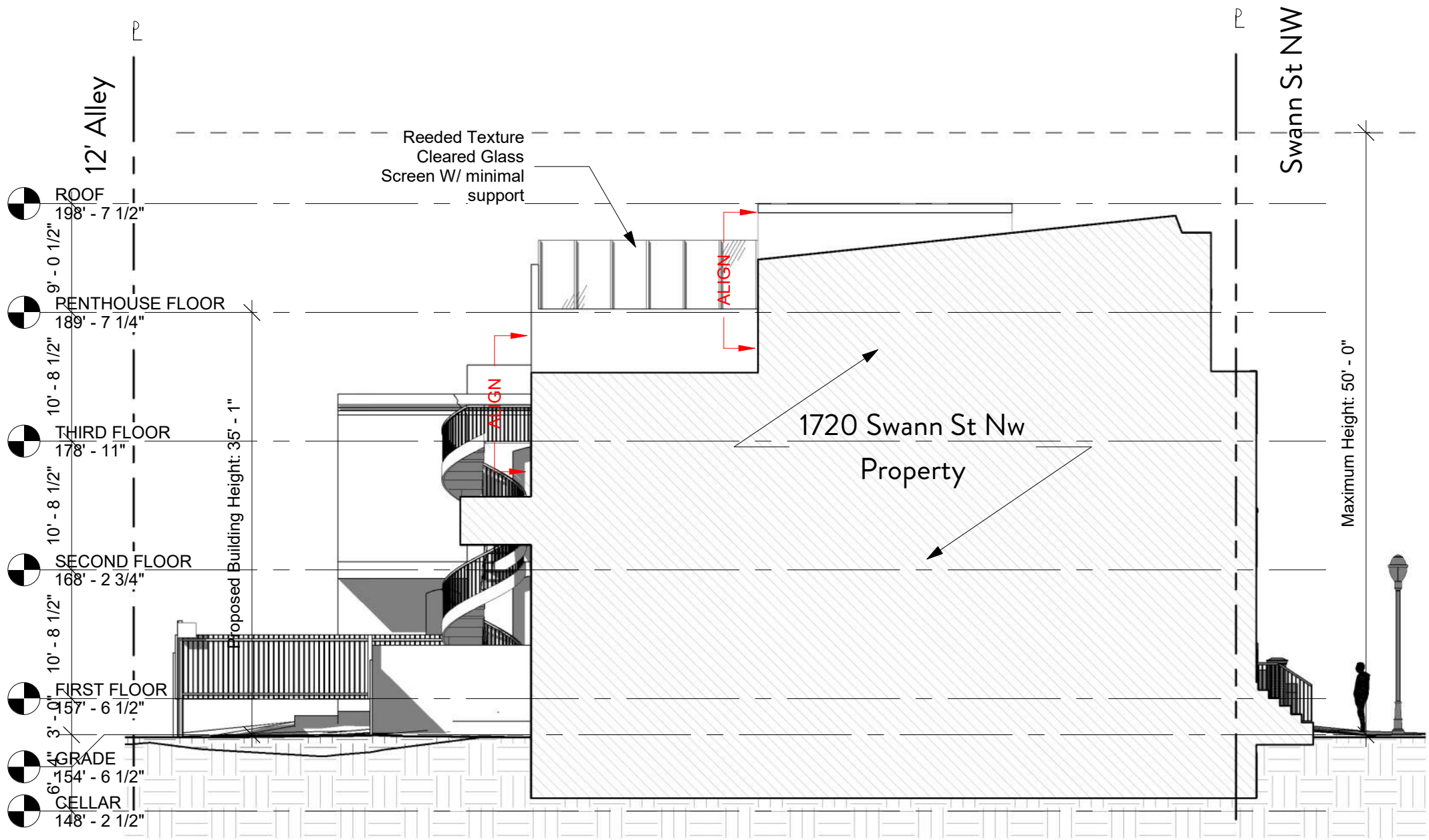
StudioMB

HPRB Draft Presentation 06/06/2022



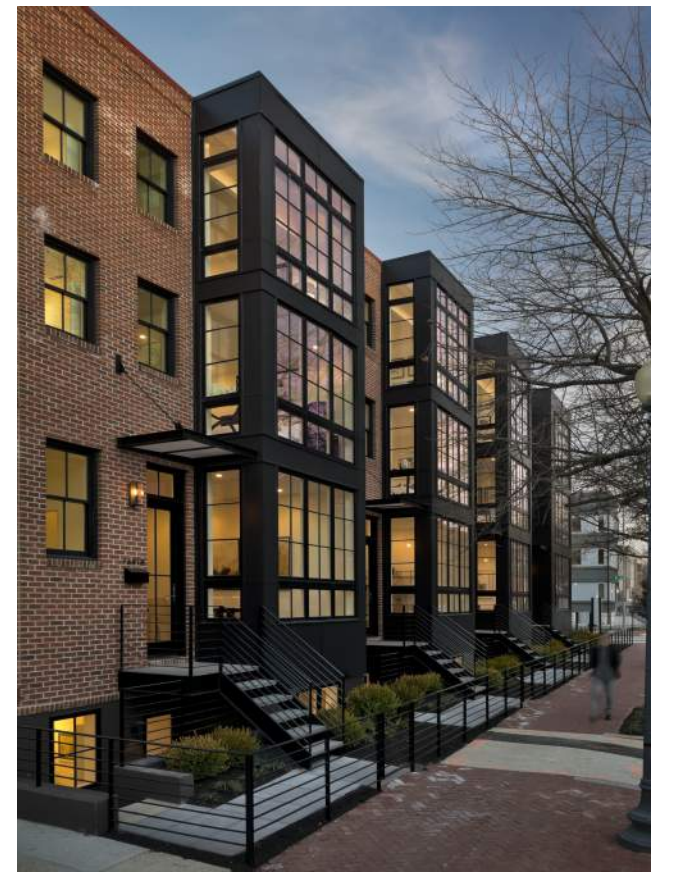
2 | West Elevation
3/32" = 1'-0"

1 | North Elevation
3/32" = 1'-0"



2 | East Elevation
3/32" = 1'-0"

1 | South Elevation
3/32" = 1'-0"

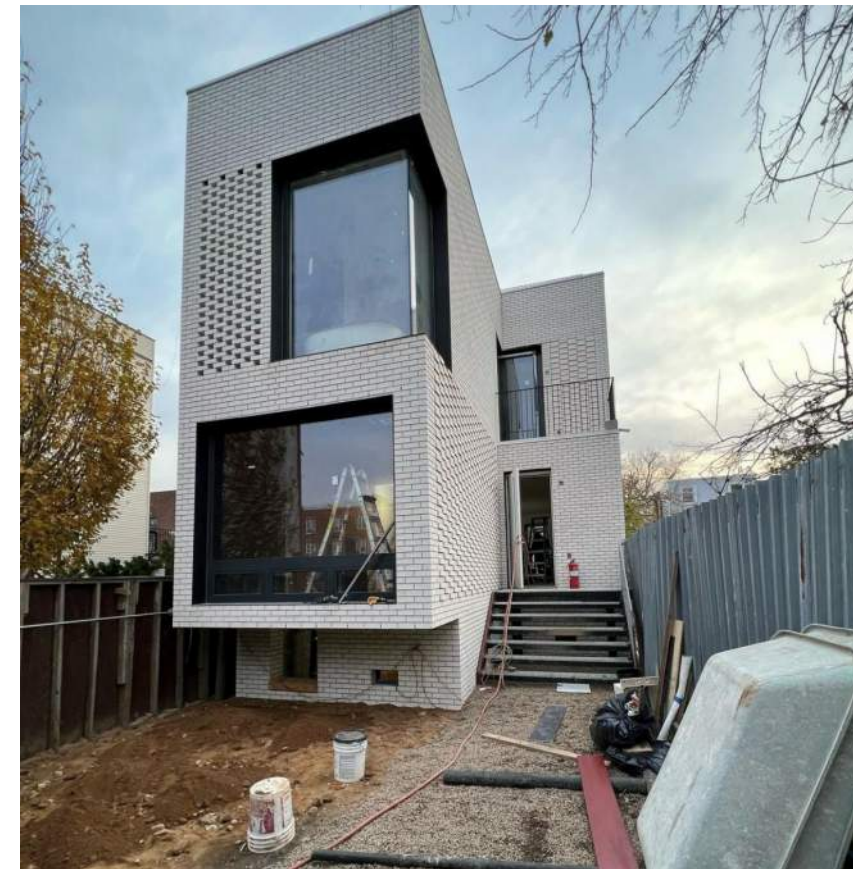


Facade Precedents

1722 SWANN ST

LOTSQUARED **StudioMB**

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Facade Precedents

1722 SWANN ST



View 1



View 2

Previously Submitted Views

1722 SWANN ST

LOTSQUARED

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View 1



View 2



View 3

Proposed - Bird View

1722 SWANN ST