

421 T ST NW

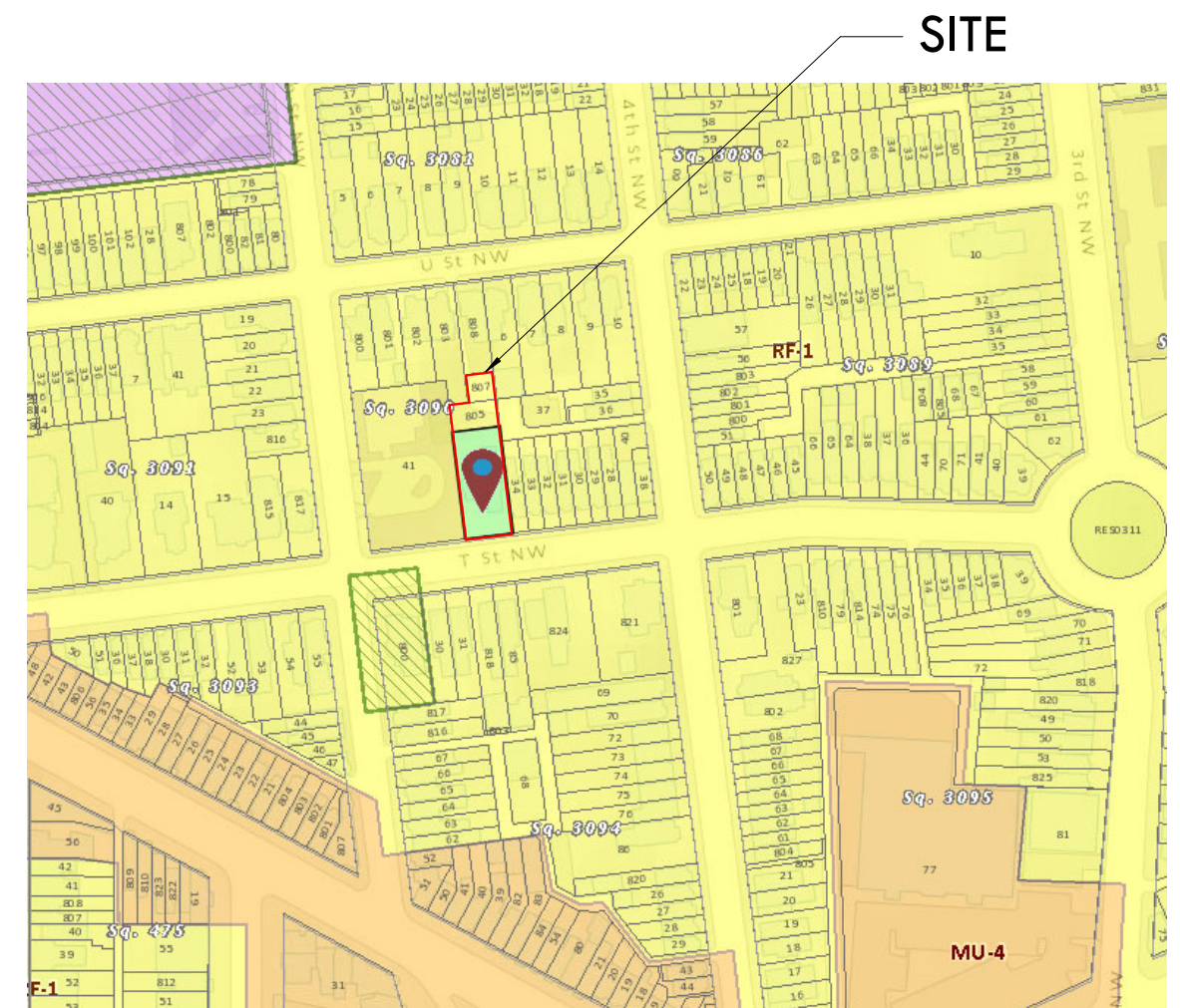
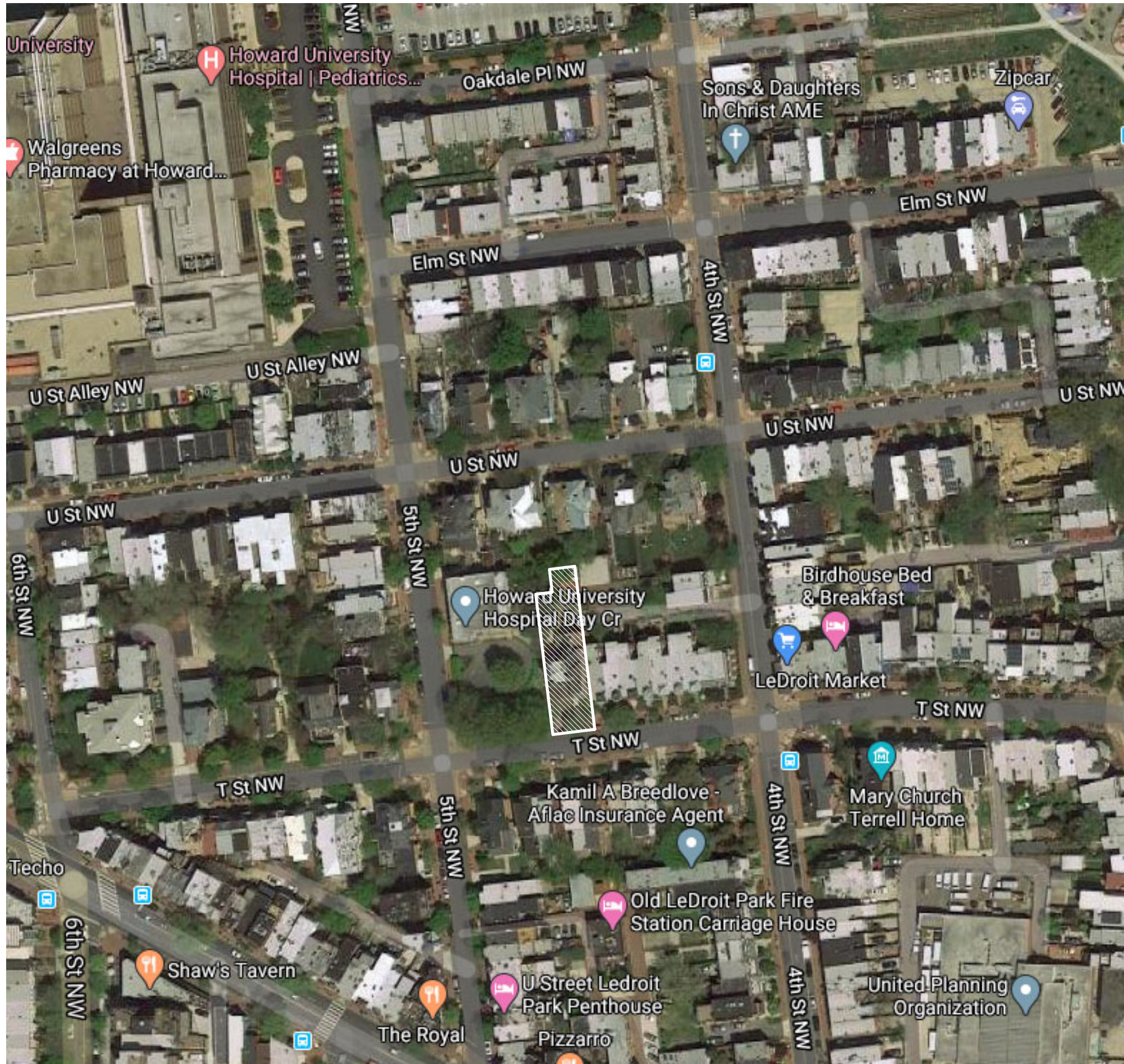
WASHINGTON DC 20001

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Board of Zoning Adjustment
 District of Columbia
 CASE NO. 20290
 EXHIBIT NO. 8



ZONING ANALYSIS

PROJECT INFORMATION

PROJECT ADDRESS: 421 T ST, NW. WASHINGTON, DC. 20001
PROJECT SCOPE: HISTORIC RENOVATION WITH ADDITION TO PROVIDE 11 RESIDENTIAL 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:	1,837 SF	3,077 SF
FIRST:	2,016 SF	3,080 SF
SECOND:	2,081 SF	3,077 SF
THIRD:	1,232 SF	2,409 SF
TOTAL:	7,166 SF	11,296 SF

ZONING CONSTRAINTS

	ALLOWABLE / REQUIRED	EXISTING	PROPOSED
LOT SIZE	7,870 SF	7,870 SF	7,870 SF
LOT OCCUPANCY	60% (4,722 SF) RESIDENTIAL PER IZ	26.05% (2,050 SF) RESIDENTIAL	41.6% (3,270 SF) RESIDENTIAL
FAR	N/A	N/A	N/A
PENTHOUSE RES. FAR	N/A	N/A	N/A
REAR YARD SETBACK	20'-0" MIN.	76'-0"	50'-8"
SIDE YARD SETBACK	5'-0" MIN.	4'-6"	5'-0"
BUILDING HEIGHT	35'-0"	46'-4 1/2"	46'-4 1/2"
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"
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 = ##### SF	N/A	N/A
RESIDENTIAL PARKING	1 SPACE / 2 DWELLING UNITS, PARKING REDUCED 50% IF SITE IS WITHIN 0.5 MILES OF A METRORAIL STATION	3 PARKING SPACES	5 PARKING SPACES
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	4 SPACES
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



T STREET LOOKING NORTHEAST



EAST SIDE YARD



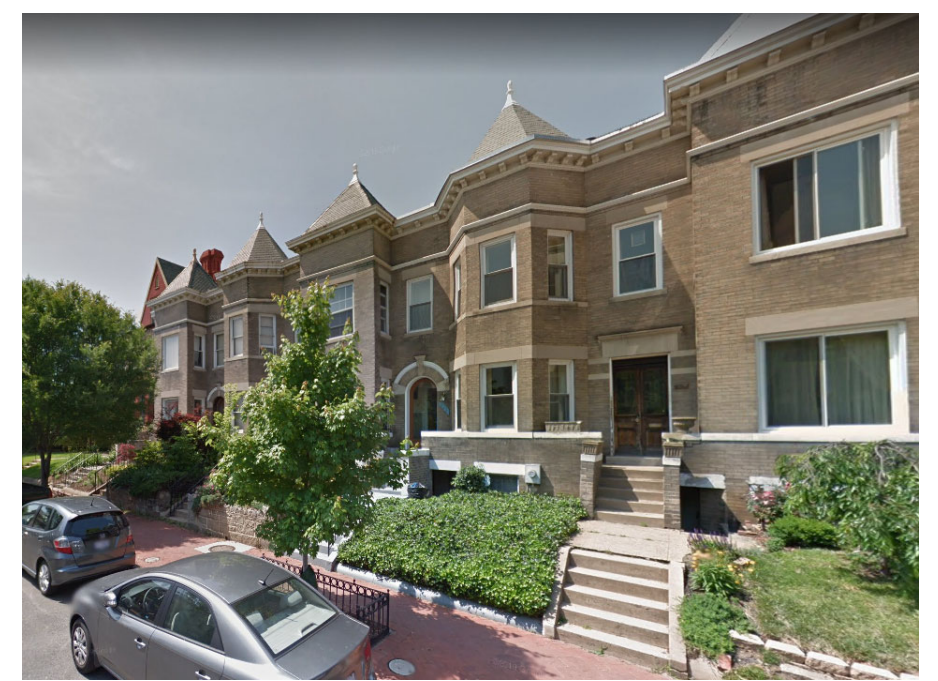
5TH STREET LOOKING EAST



FRONT PORCH



T STREET LOOKING NORTHWEST



T STREET NEIGHBORING BUILDINGS



REAR YARD LOOKING SOUTHWEST



REAR YARD LOOKING SOUTH

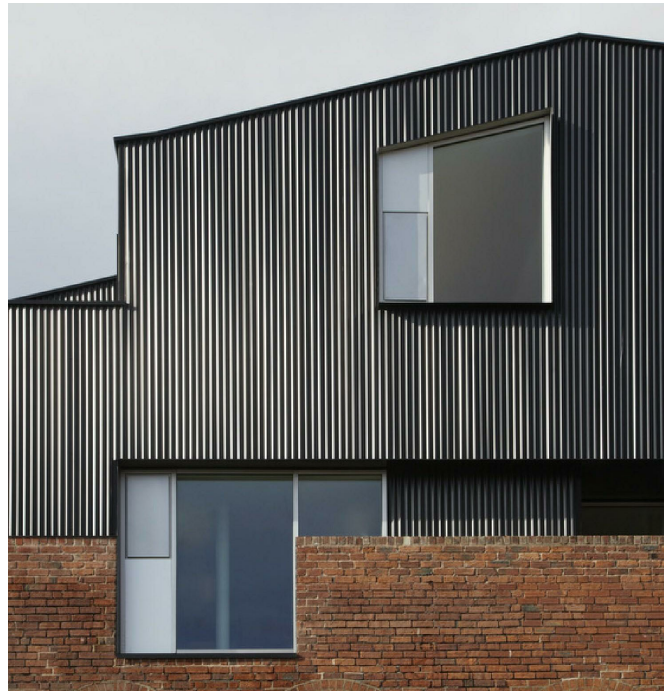


REAR YARD LOOKING NORTH



WEST SIDE YARD



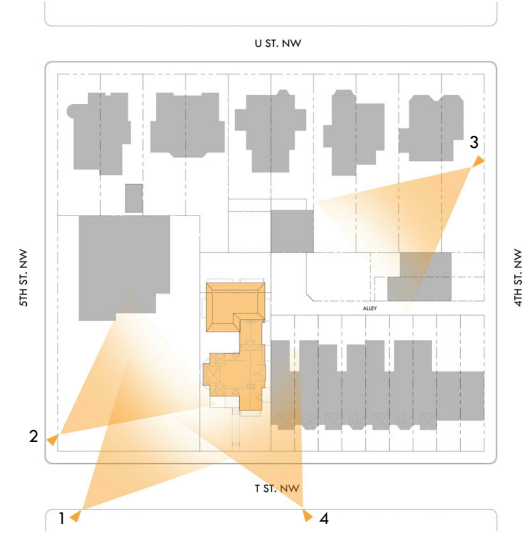




3 - PERSPECTIVE - 4TH ST.



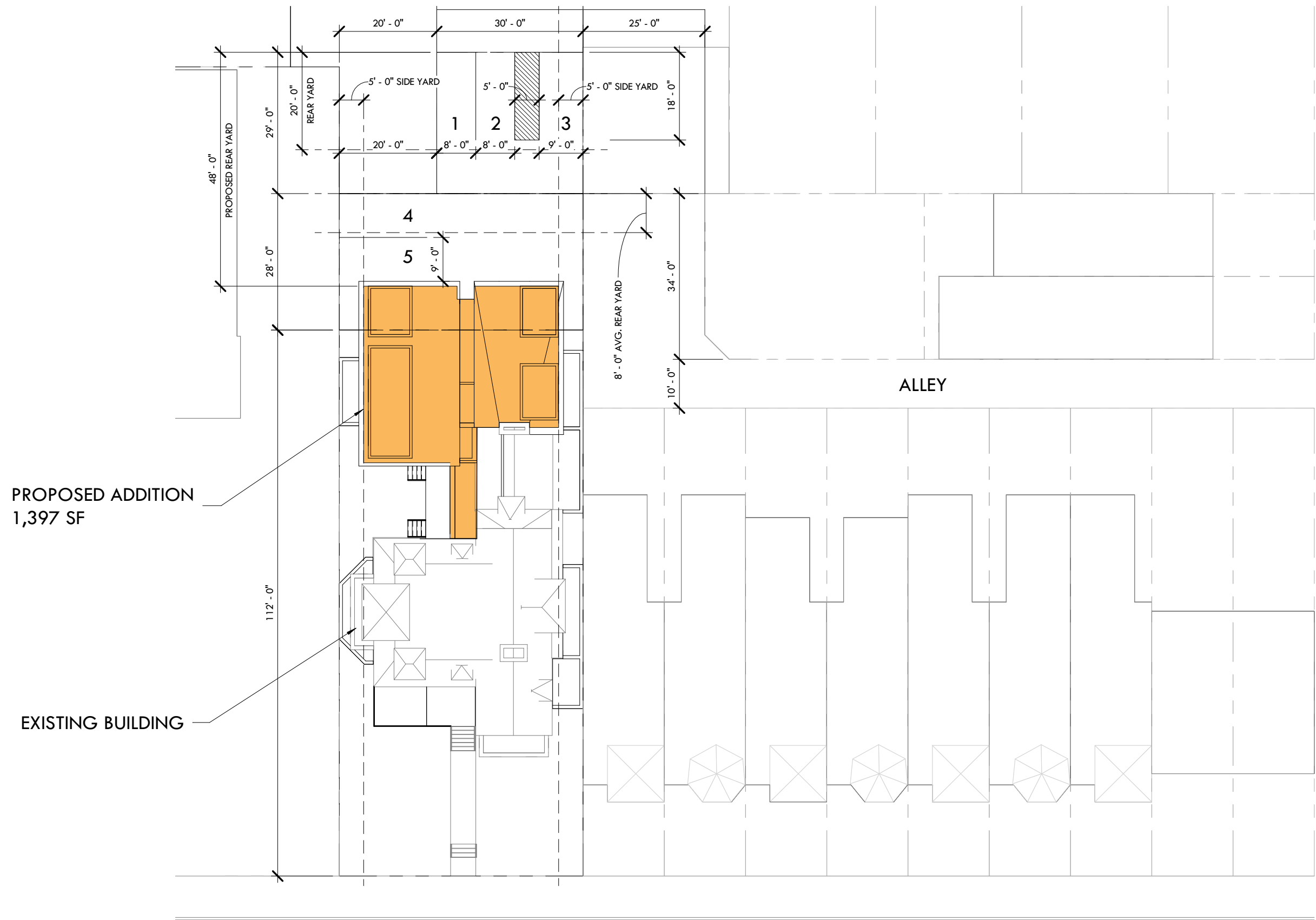
4 - PERSPECTIVE - T ST. WEST



2 - PERSPECTIVE - 5TH ST.



1 - PERSPECTIVE - T ST. EAST



PROPOSED ADDITION
1,397 SF

EXISTING BUILDING

T ST. NW



1

SD ELEVATION - SOUTH

1/8" = 1'-0"



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



1

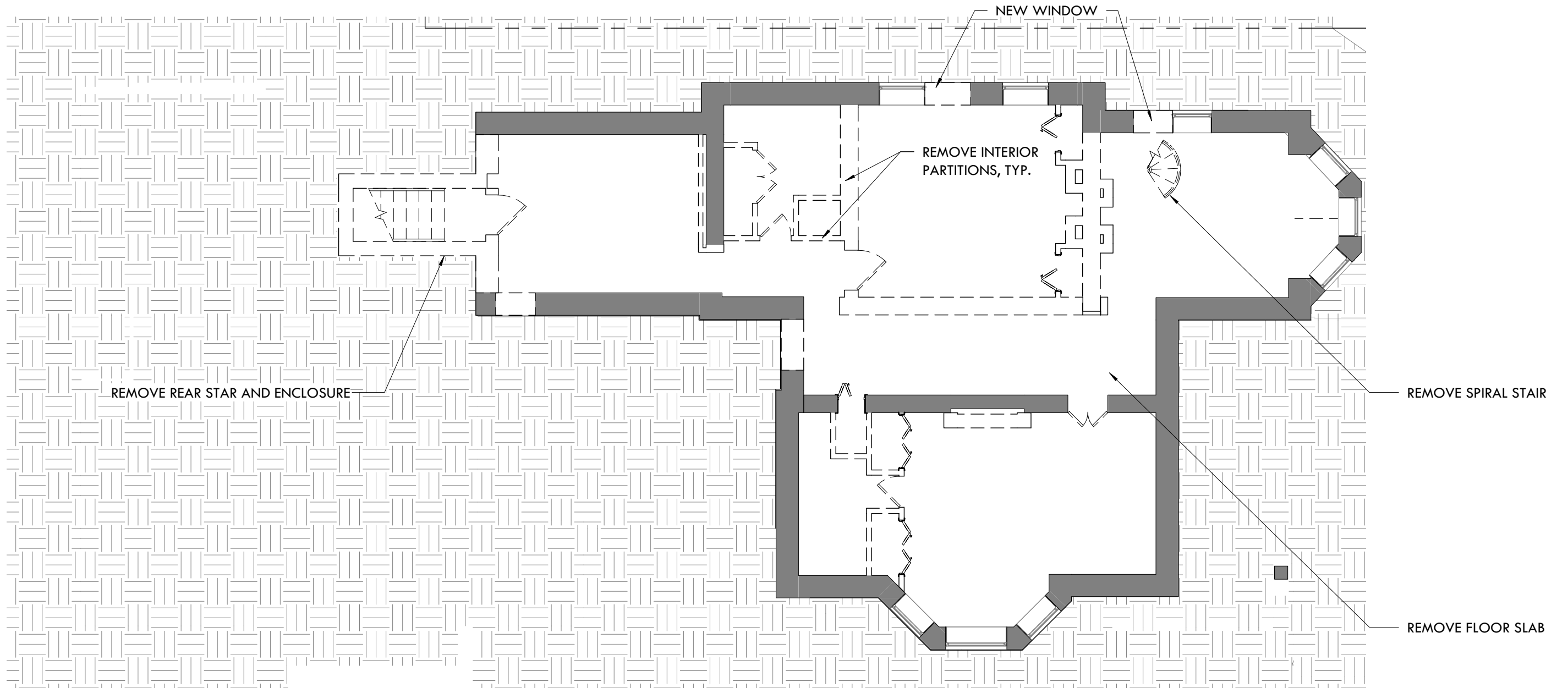
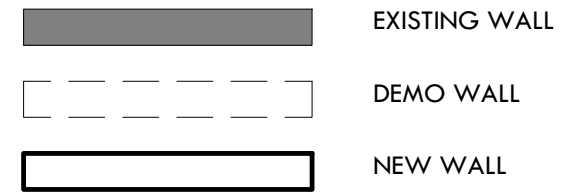
SD ELEVATION - NORTH
1/8" = 1'-0"



1 SD ELEVATION - EAST
 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	1,276.5 GSF	1,448 GSF	88%
SECOND	1,508 GSF	1,733.5 GSF	87%
THIRD	981 GSF	1,038 GSF	94.5%
ROOF	N/A	N/A	N/A
TOTAL	3,765.5 SF	4,219.5 SF	89%

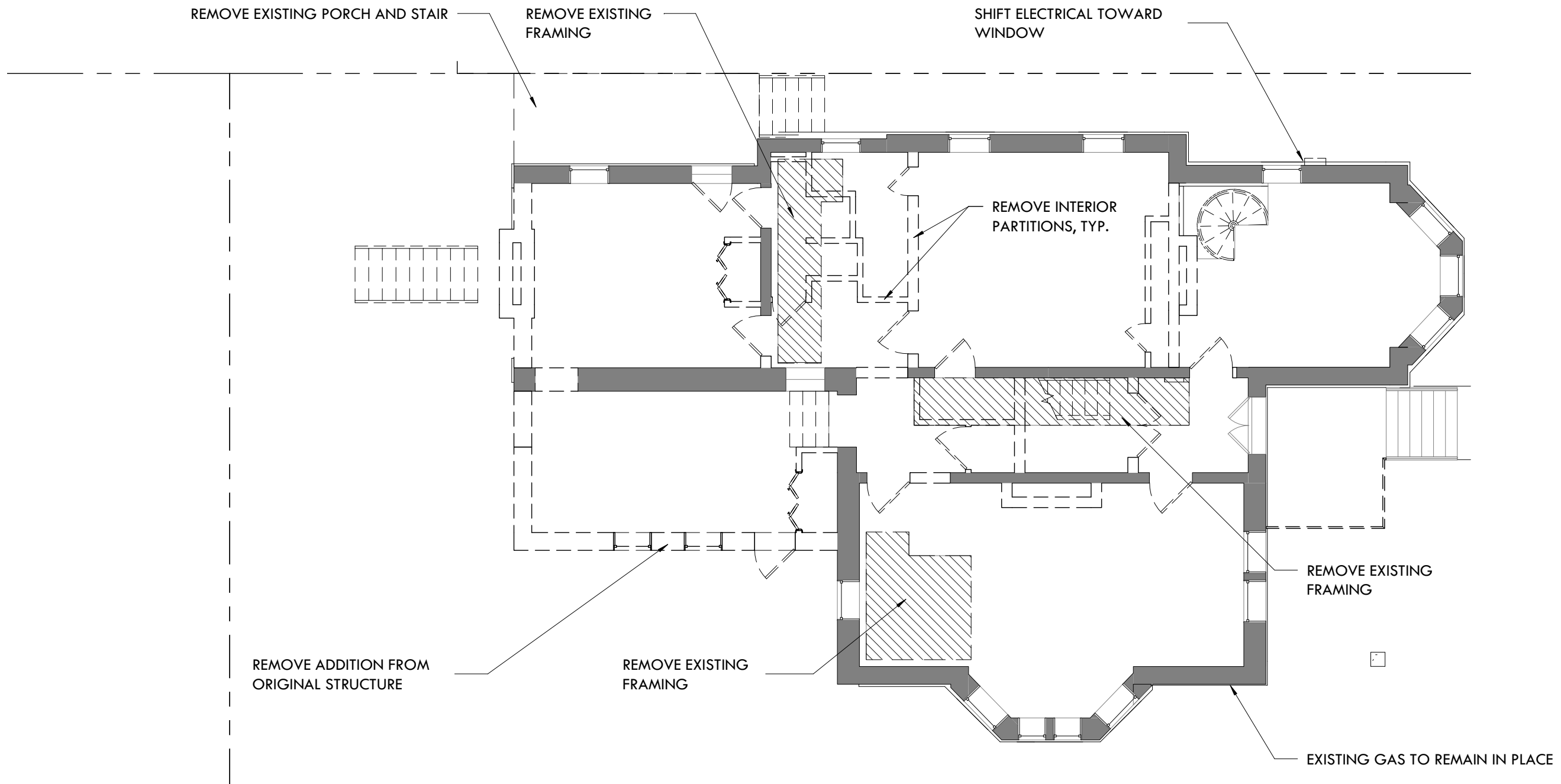
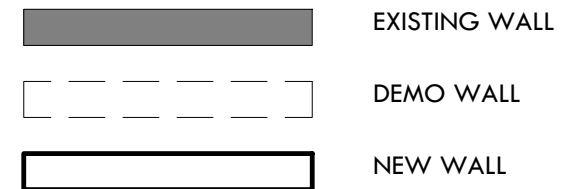
LEVEL	GSF OF WALL TO REMAIN	TOTAL AREA OF EXIST. WALLS	% OF WALLS TO REMAIN
CELLAR	379 GSF	532.5 GSF	71%
FIRST	293 GSF	439 GSF	67%
SECOND	251.5 GSF	344 GSF	73%
THIRD	184 GSF	228.5 GSF	80.5%
ROOF	N/A	N/A	N/A
TOTAL	1,107.5 SF	1,544 SF	71.7%



1 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
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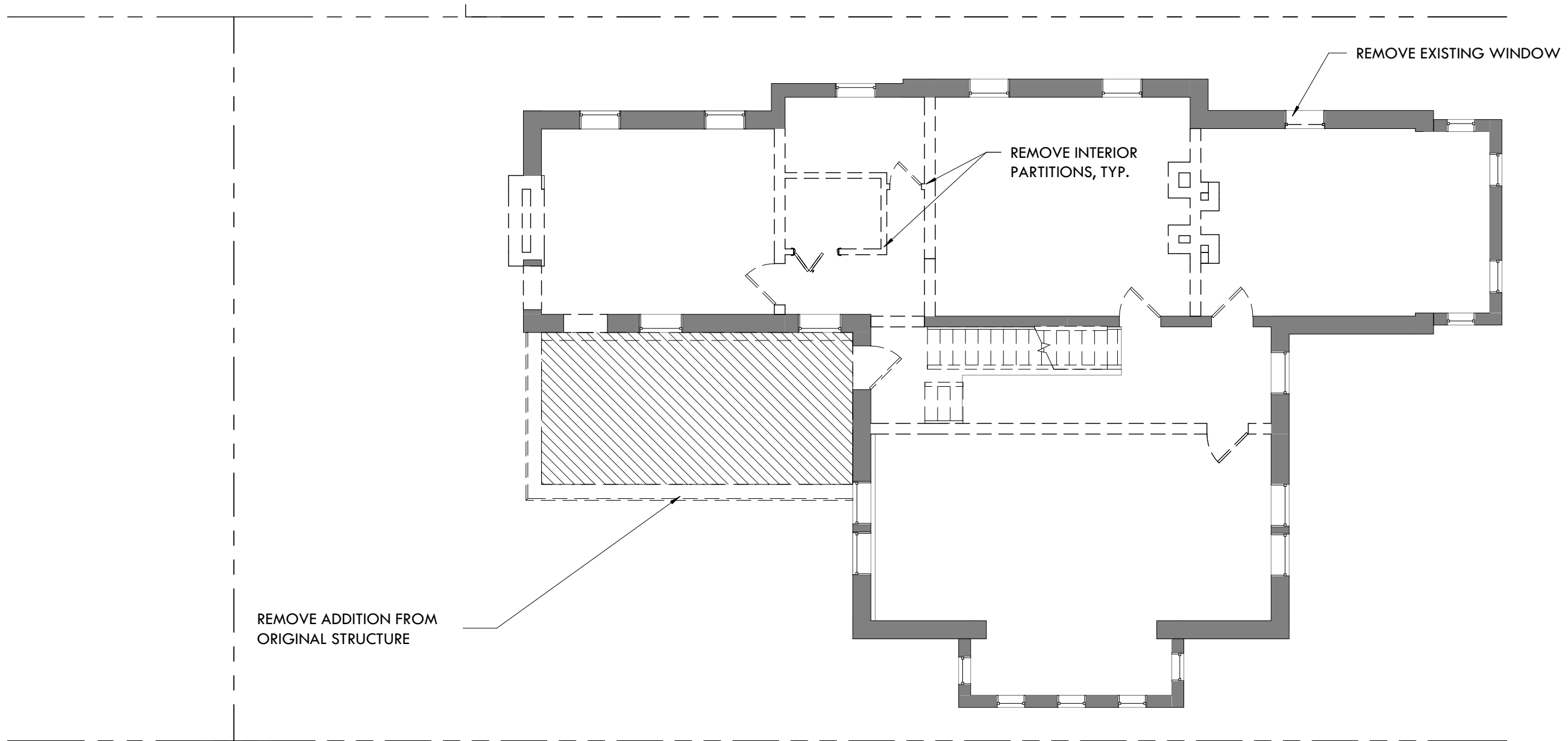
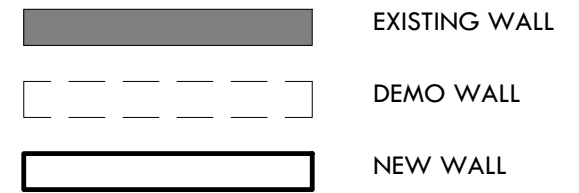
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ROOF	N/A	N/A	N/A
TOTAL	1,107.5 SF	1,544 SF	71.7%



1 SD DEMO PLAN - 1ST FLOOR
 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	1,276.5 GSF	1,448 GSF	88%
SECOND	1,508 GSF	1,733.5 GSF	87%
THIRD	981 GSF	1,038 GSF	94.5%
ROOF	N/A	N/A	N/A
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ROOF	N/A	N/A	N/A
TOTAL	1,107.5 SF	1,544 SF	71.7%



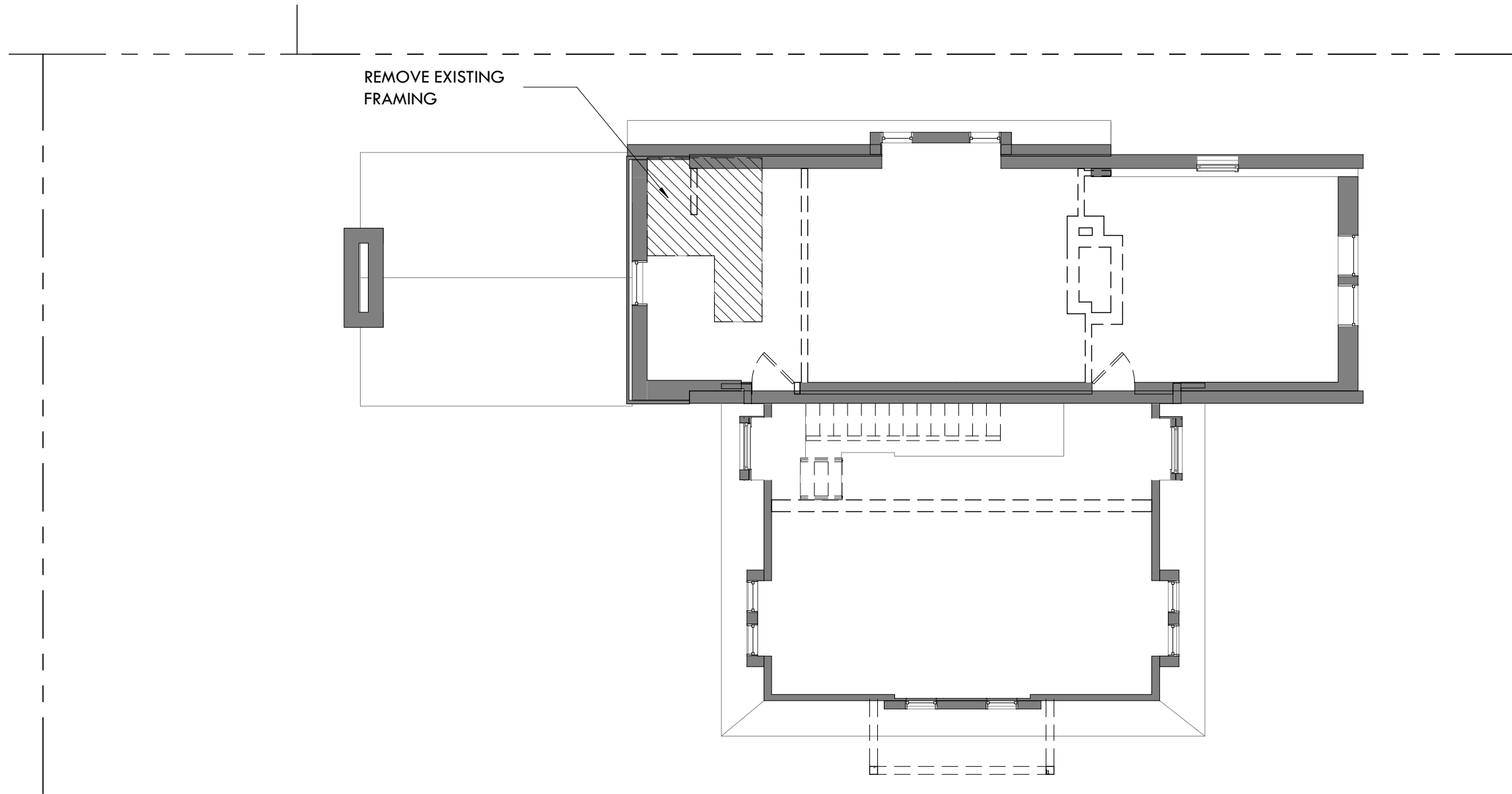
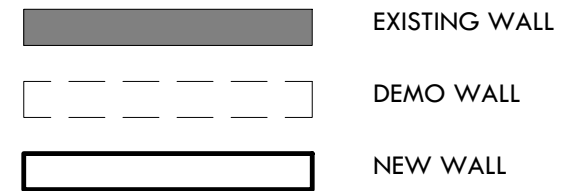
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SD DEMO PLAN - 2ND FLOOR

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	1,276.5 GSF	1,448 GSF	88%
SECOND	1,508 GSF	1,733.5 GSF	87%
THIRD	981 GSF	1,038 GSF	94.5%
ROOF	N/A	N/A	N/A
TOTAL	3,765.5 SF	4,219.5 SF	89%

LEVEL	GSF OF WALL TO REMAIN	TOTAL AREA OF EXIST. WALLS	% OF WALLS TO REMAIN
CELLAR	379 GSF	532.5 GSF	71%
FIRST	293 GSF	439 GSF	67%
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THIRD	184 GSF	228.5 GSF	80.5%
ROOF	N/A	N/A	N/A
TOTAL	1,107.5 SF	1,544 SF	71.7%

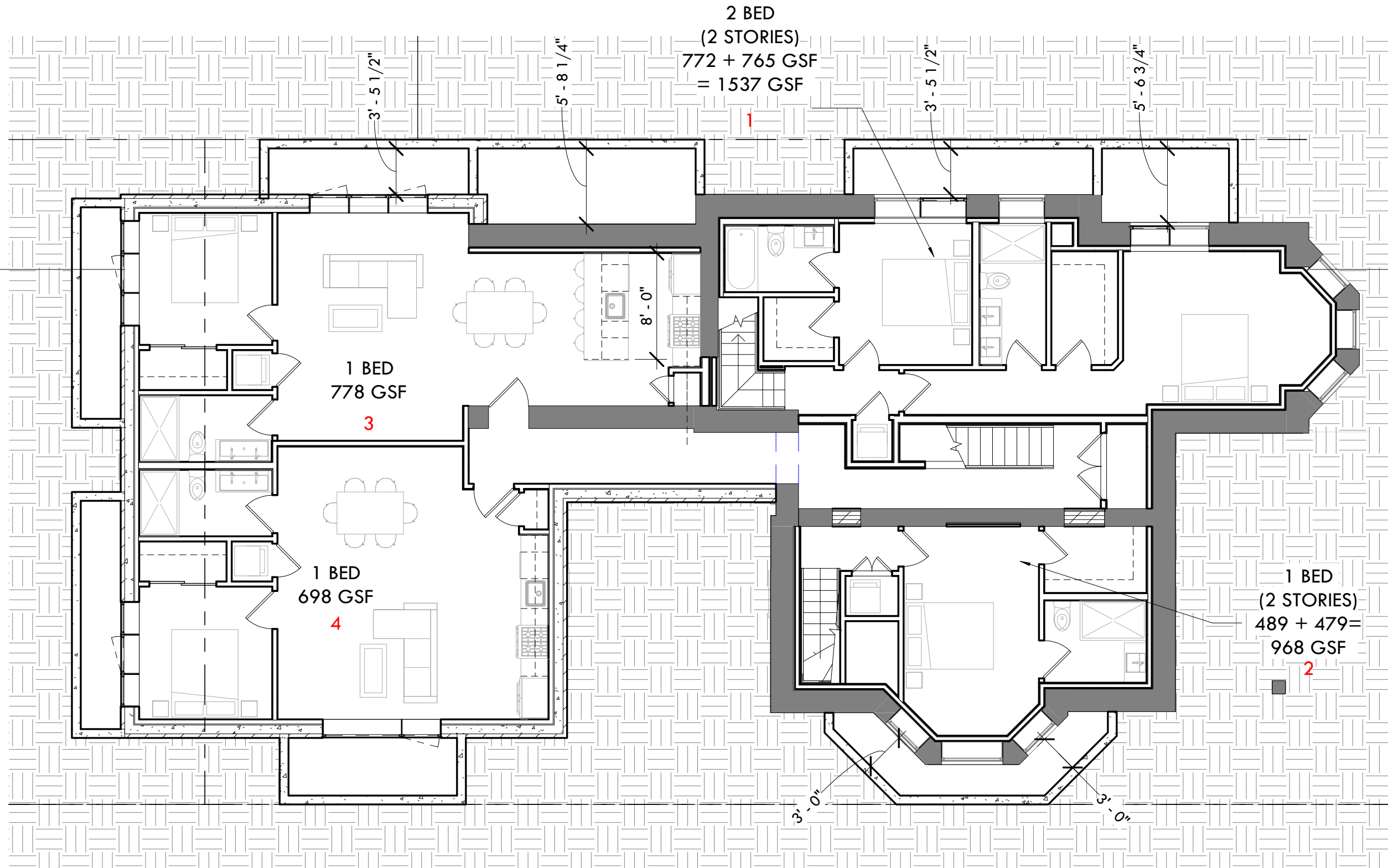


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SD DEMO PLAN - 3RD FLOOR

1/8" = 1'-0"

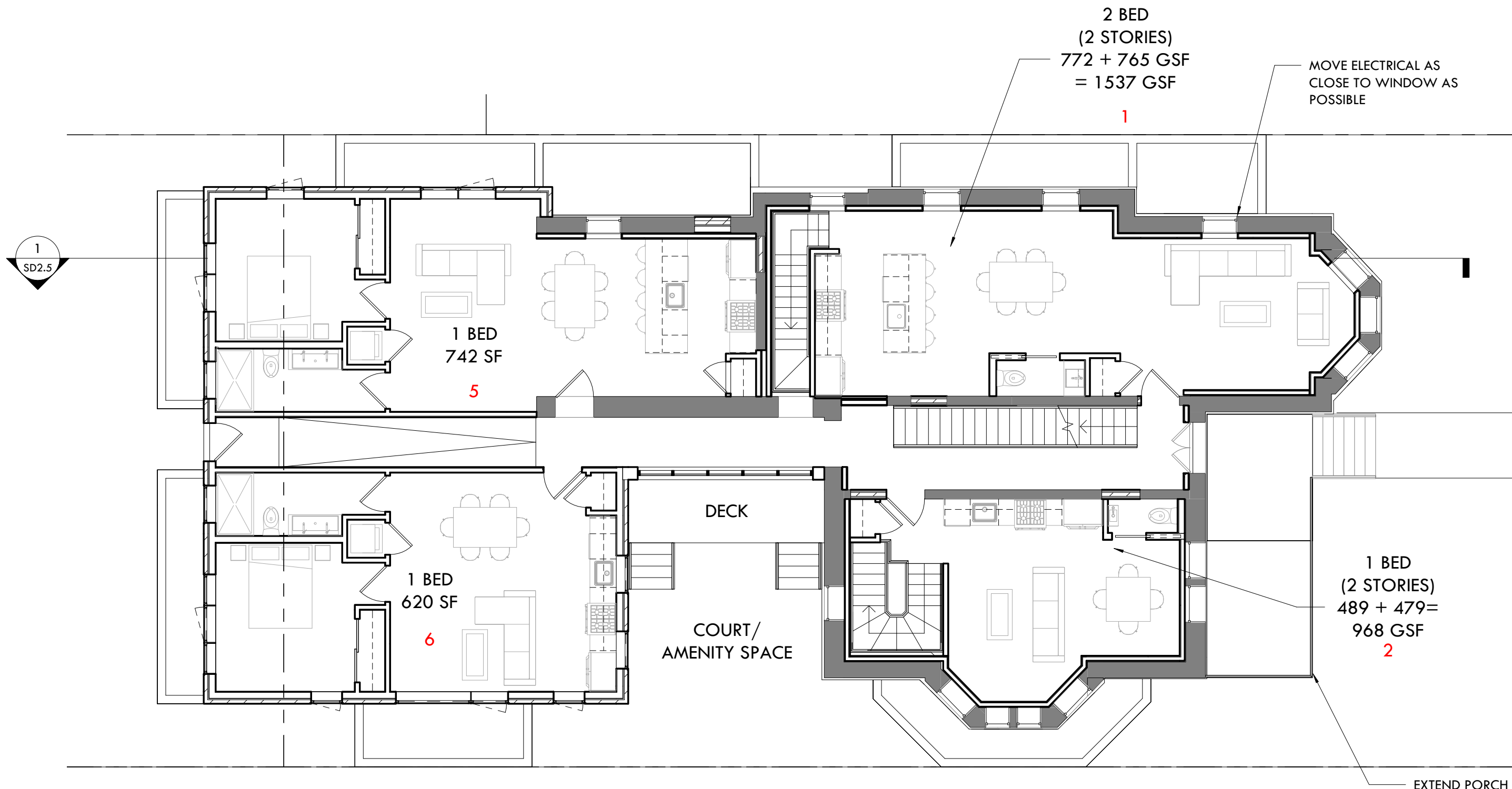
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SD2.5



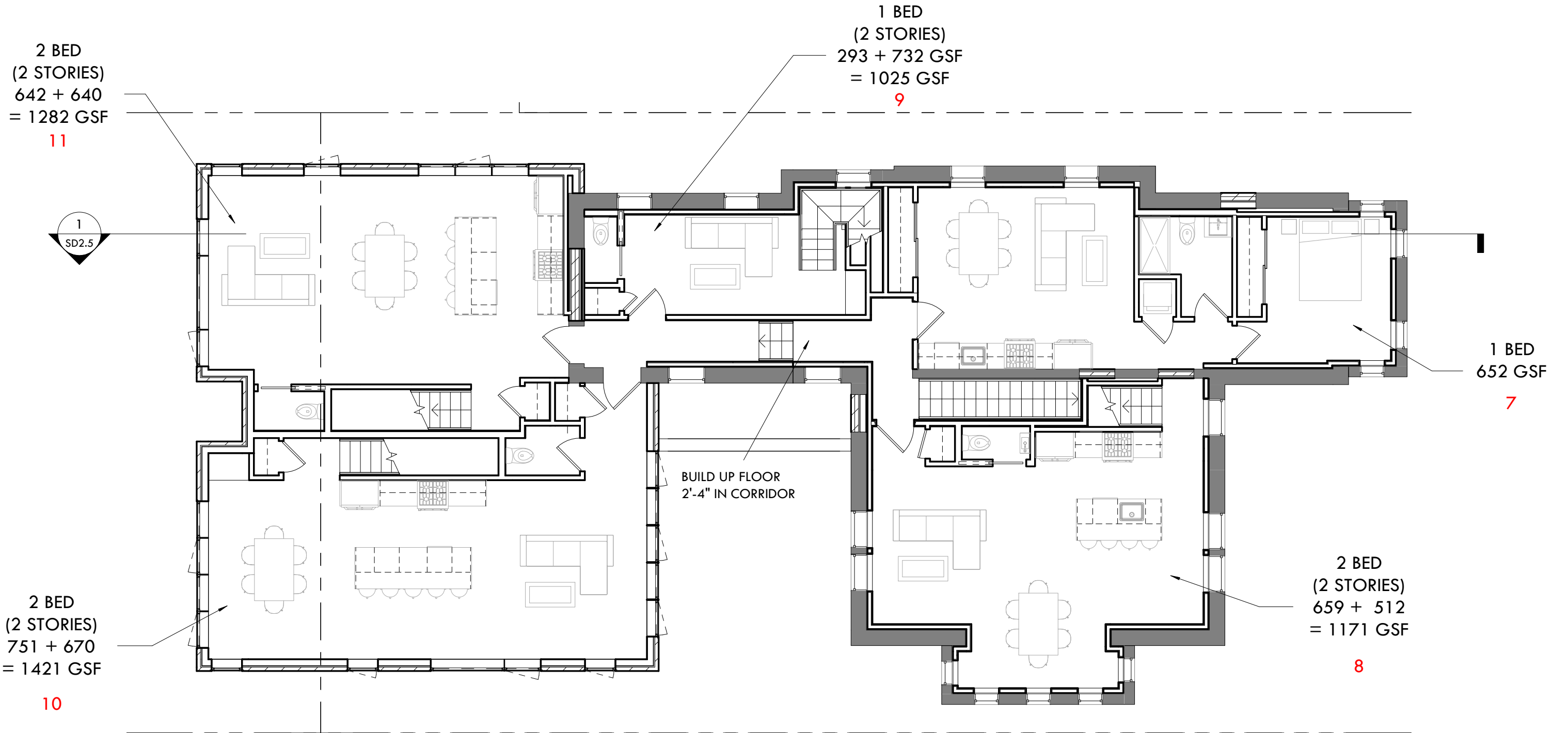
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SD PLAN - CELLAR

1/8" = 1'-0"



1 SD PLAN - 1ST FLOOR
1/8" = 1'-0"



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

2 BED
(2 STORIES)
642 + 640
= 1282 GSF
11



2 BED
(2 STORIES)
751 + 670
= 1421 GSF
10

MAINTAIN SPLIT LEVEL
WITHIN UNIT
(2'-6" DIFFERENCE)

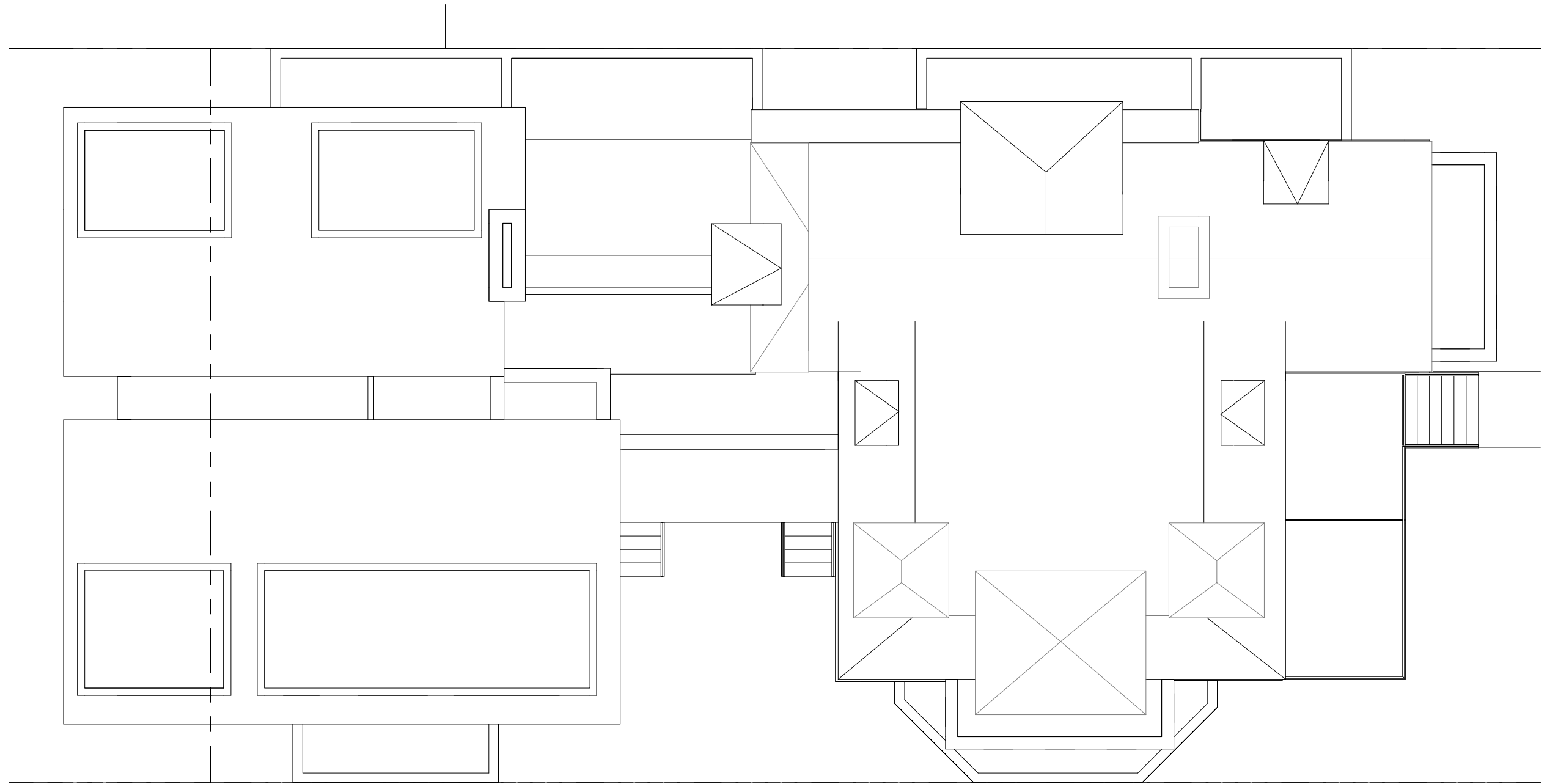
1 BED
(2 STORIES)
293 + 732 GSF
= 1025 GSF
9

BUILD UP FLOOR
2'-6" IN CORRIDOR

2 BED
(2 STORIES)
659 + 512
= 1171 GSF
8

BALCONY

1 SD PLAN - 3RD FLOOR
1/8" = 1'-0"



1

SD PLAN - ROOF
1/8" = 1'-0"