

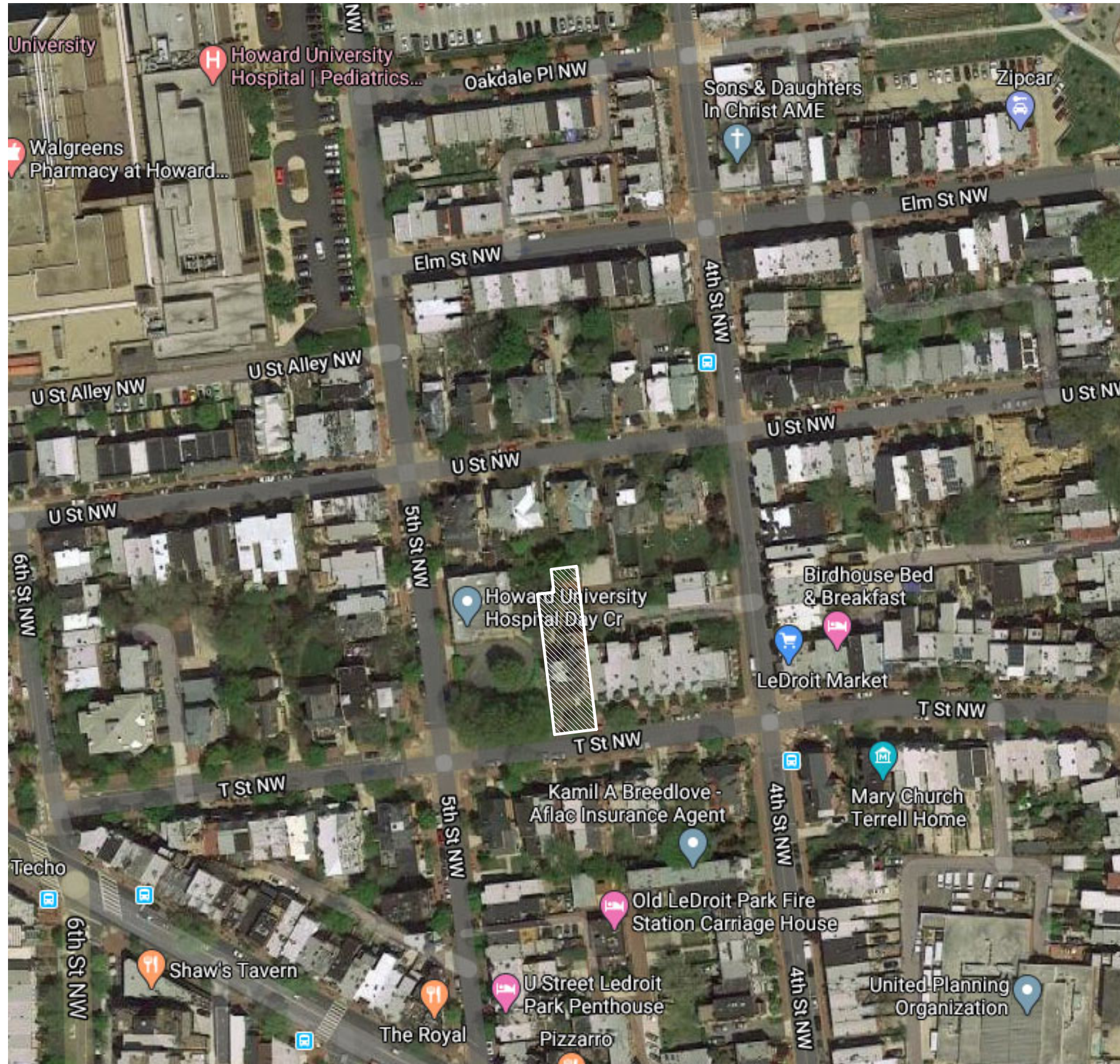
# 421 T ST NW

WASHINGTON DC 20001

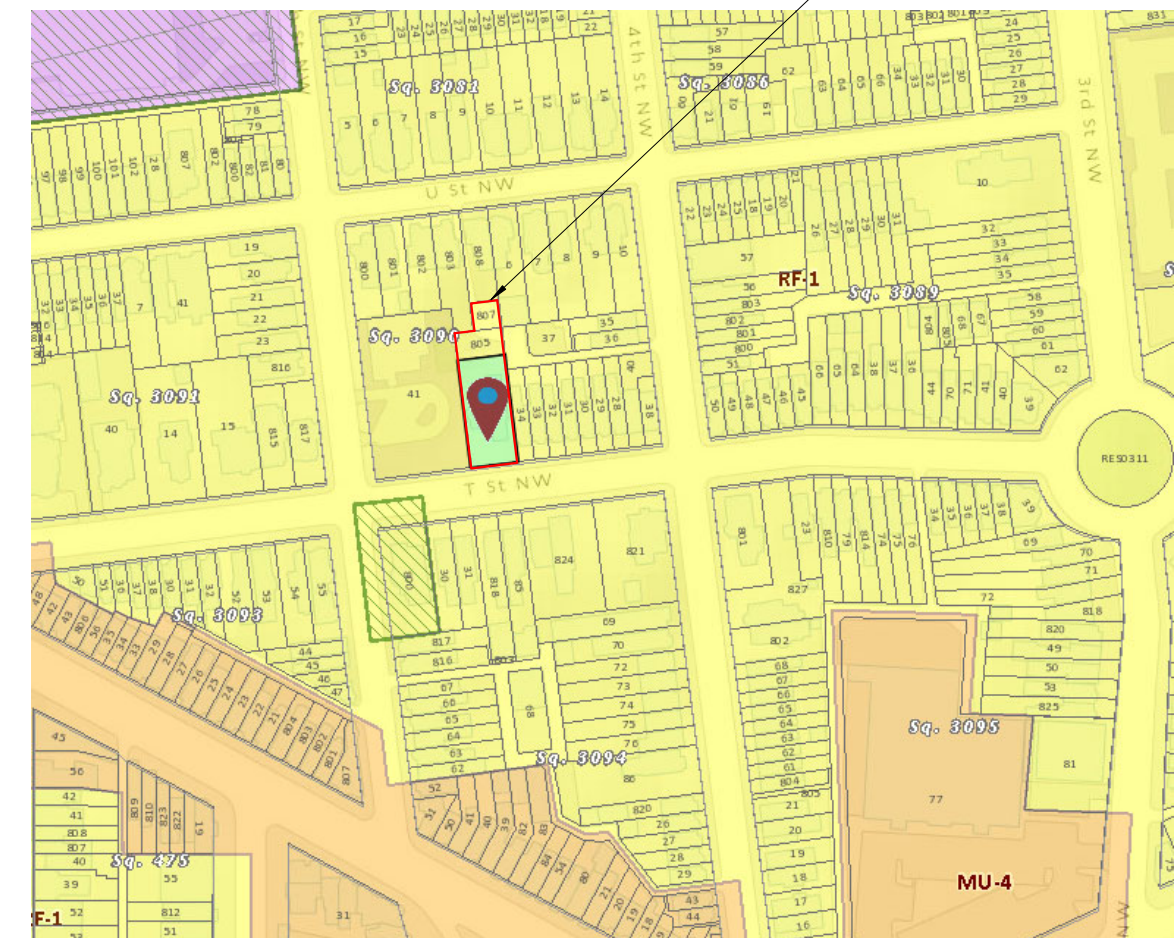
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SITE



# ZONING ANALYSIS

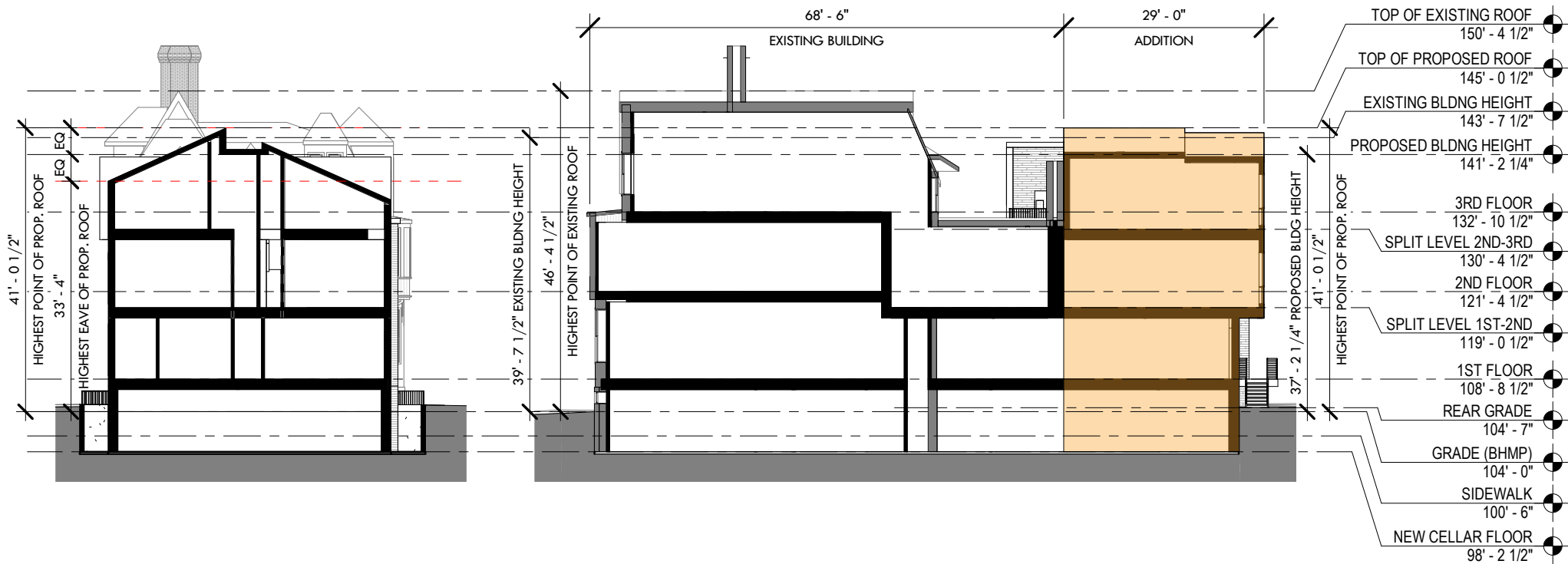
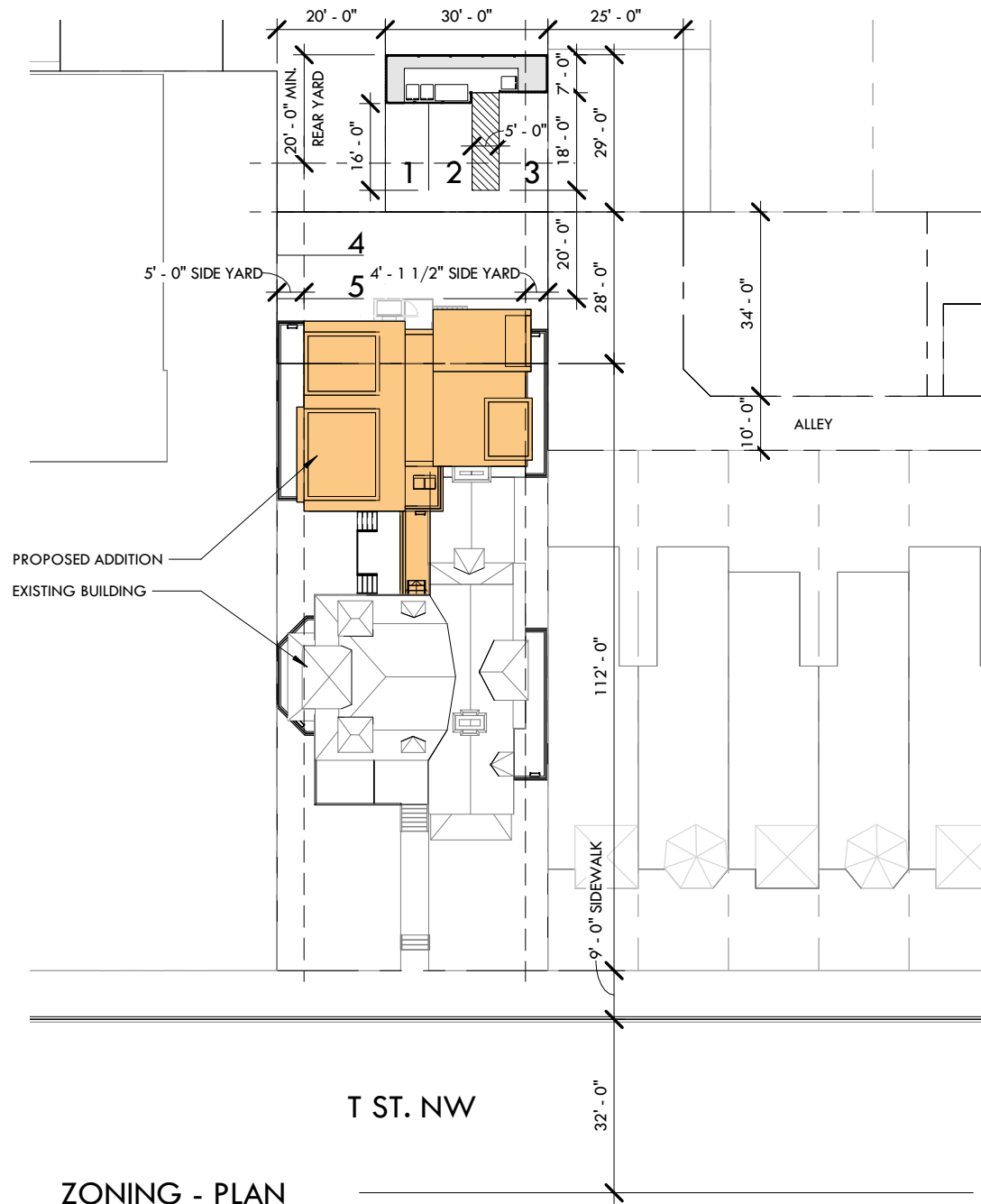
## PROJECT INFORMATION

**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:	1,764 SF	3,146 SF
FIRST:	2,021 SF	3,120 SF
SECOND:	1,813 SF	3,171 SF
THIRD:	1,409 SF	2,577 SF
TOTAL:	7,007 SF	12,014 SF

## ZONING CONSTRAINTS

	ALLOWABLE / REQUIRED	EXISTING	PROPOSED
<b>LOT SIZE</b>	7,870 SF	7,870 SF	7,870 SF
<b>LOT OCCUPANCY</b>	60% (4,722 SF)	26.7% (2,102 SF)	41.6% (3,271 SF)
<b>FAR</b>	N/A	N/A	N/A
<b>PENTHOUSE RES. FAR</b>	N/A	N/A	N/A
<b>REAR YARD SETBACK</b>	20' - 0" MIN.	76' - 0"	47' - 0"
<b>SIDE YARD SETBACK</b>	5' - 0" MIN.	4' - 1 1/2"	4' - 1 1/2"
<b>BUILDING HEIGHT</b>	35' - 0" (40' - 0" AS A SPECIAL EXCEPTION)	39' - 7 1/2" (PER SUBTITLE B SECTION 308.4)	37' - 2 1/4" (PER SUBTITLE B SECTION 308.4)
<b>PENTHOUSE HEIGHT</b>	N/A	N/A	N/A
<b>OPEN COURT WIDTH</b>	2.5"/1' - 0" OF HEIGHT, NOT LESS THAN 6' - 0"	N/A	15' - 6" (9' - 8" REQUIRED WIDTH)
<b>CLOSED COURT WIDTH</b>	2.5"/1' - 0" OF HEIGHT, NOT LESS THAN 12' - 0"	N/A	N/A
<b>CLOSED COURT AREA</b>	TWICE THE SQUARE OF REQD. WIDTH ≥ 350 SF. MIN AREA	N/A	N/A
<b>RESIDENTIAL PARKING</b>	1 SPACE / 2 DWELLING UNITS (REQUIRED FOR AN EXPANSION OR CHANGE OF USE WITHIN AN EXISTING BUILDING)	3 PARKING SPACES (1 SPACE REQUIRED)	5 PARKING SPACES 11 UNITS/2 = 6; 6 - 1 = 5 SPACES REQUIRED
<b>RETAIL PARKING</b>	1.33 SPACES / 1000 SF IN EXCESS OF 3000 SF	N/A	N/A
<b>LONG TERM BICYCLE PARKING - RESIDENTIAL</b>	1 SPACE / 3 DWELLING UNITS	N/A	4 SPACES 11 UNITS/3 = 3.6 (4 SPACES REQUIRED)
<b>LONG TERM BICYCLE PARKING - RETAIL</b>	1 SPACE / 10,000 SF	N/A	N/A
<b>SHORT TERM BICYCLE PARKING - RESIDENTIAL</b>	1 SPACE / 20 DWELLING UNITS	N/A	N/A
<b>SHORT TERM BICYCLE PARKING - RETAIL</b>	1 SPACE / 10,000 SF	N/A	N/A
<b>GAR</b>	N/A	N/A	N/A





T STREET LOOKING NORTHEAST



EAST SIDE YARD



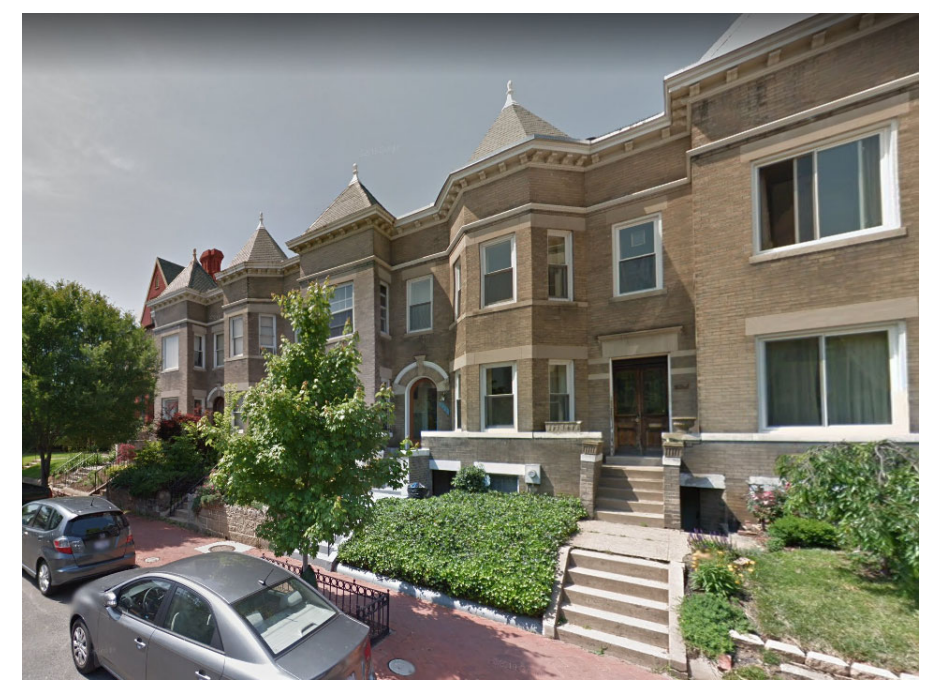
5TH STREET LOOKING EAST



FRONT PORCH



T STREET LOOKING NORTHWEST



T STREET NEIGHBORING BUILDINGS



REAR YARD LOOKING SOUTHWEST



REAR YARD LOOKING SOUTH

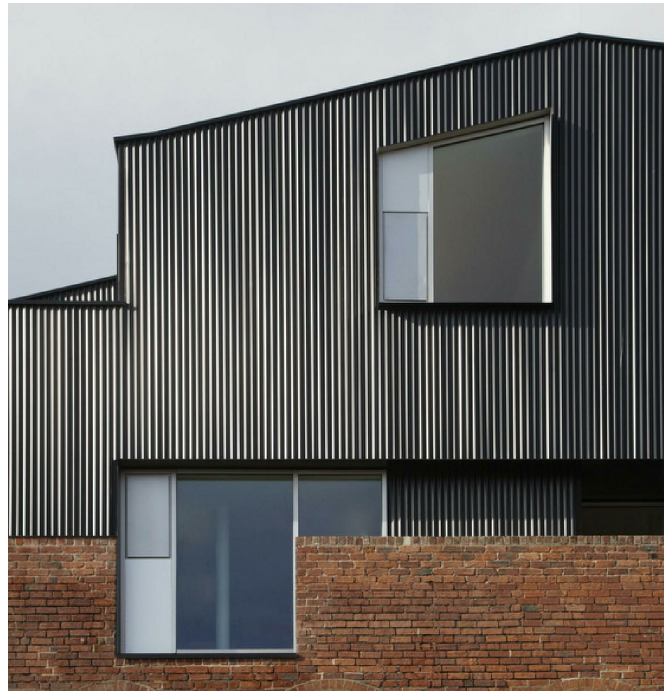


REAR YARD LOOKING NORTH



WEST SIDE YARD







1

SD BLOCK PLAN PROPOSED

1" = 40'-0"



**SITE MATERIAL OPTIONS**



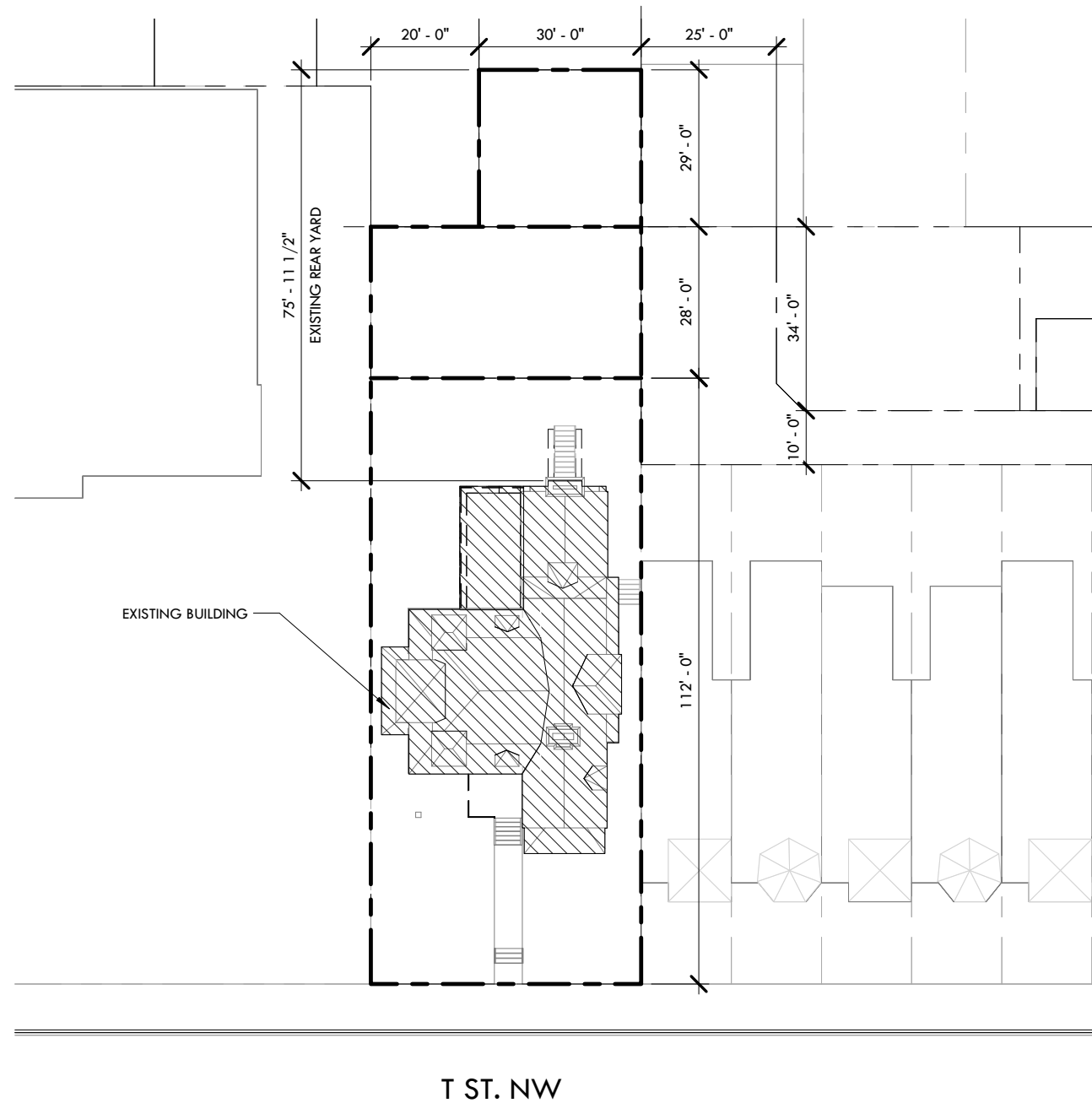
**BELGARD TURFSTONE**



**TECHO BLOC PAVER**

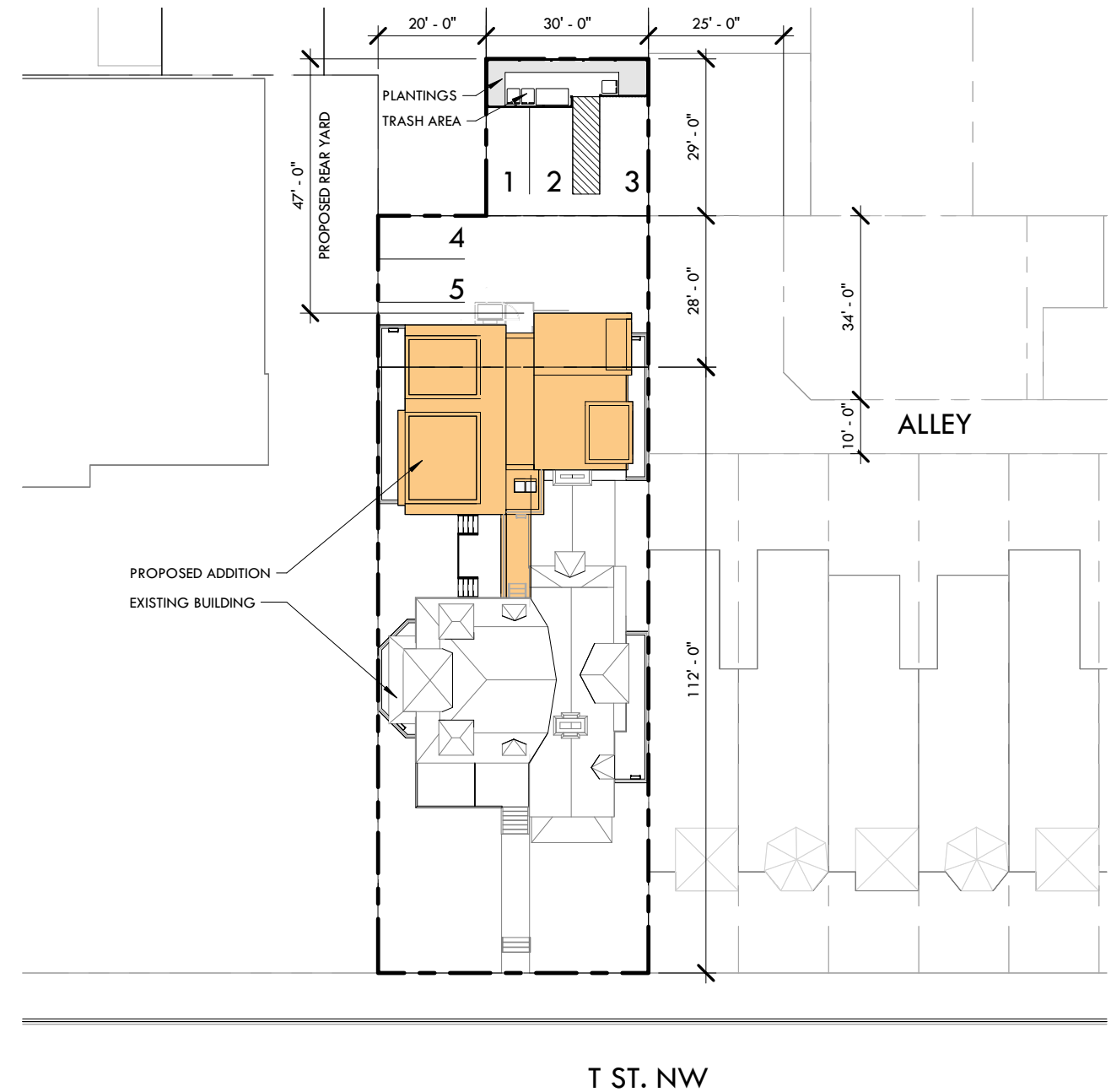


**GREEN WALL**



**SD SITE PLAN EXISTING**

1" = 30'-0"



**SD SITE PLAN PROPOSED**

1" = 30'-0"



**MASONRY COLOR OPTIONS**



**RUM RAISIN  
VELOUR**



**BRANDYWINE  
VELOUR**



**SIENNA BLEND  
VELOUR**

**MASONRY PROPORTION**



**LINEAR BRICK**

**ADDITION METAL ROOFING OPTIONS**



**QUADRO PANEL  
FINISH TBD**

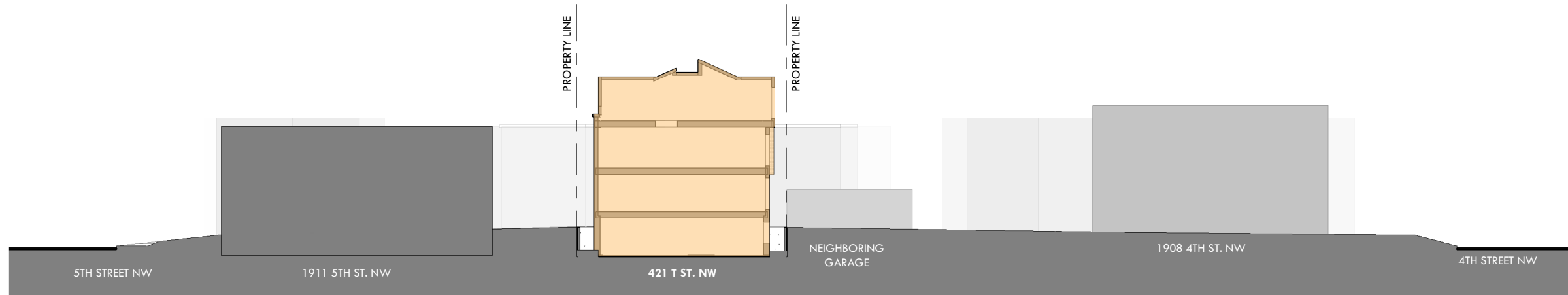


**MORIN  
FINISH TBD**



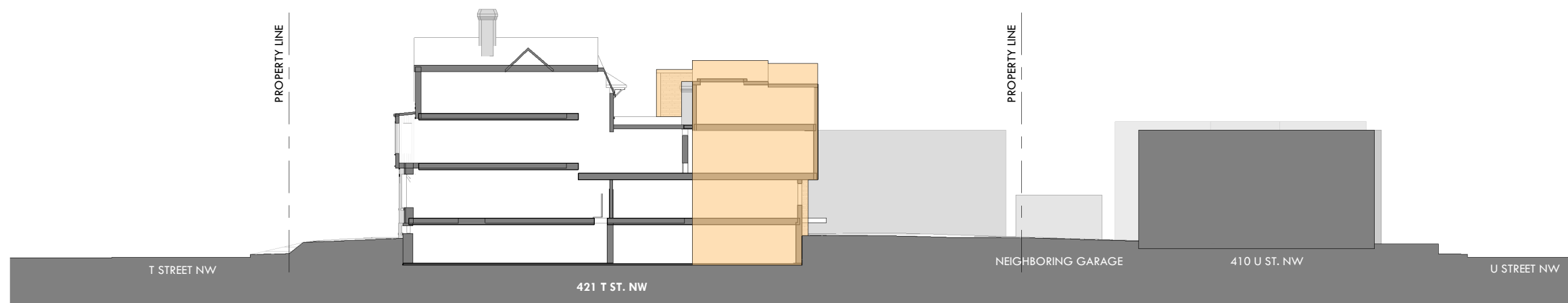
**SD ELEVATION - WEST MATERIALS**

1/8" = 1'-0"



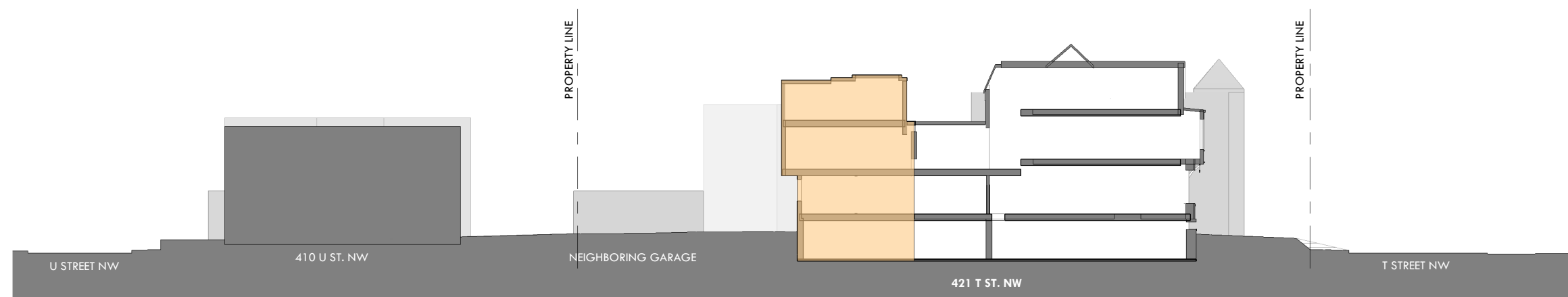
**SITE SECTION C**

1" = 30'-0"



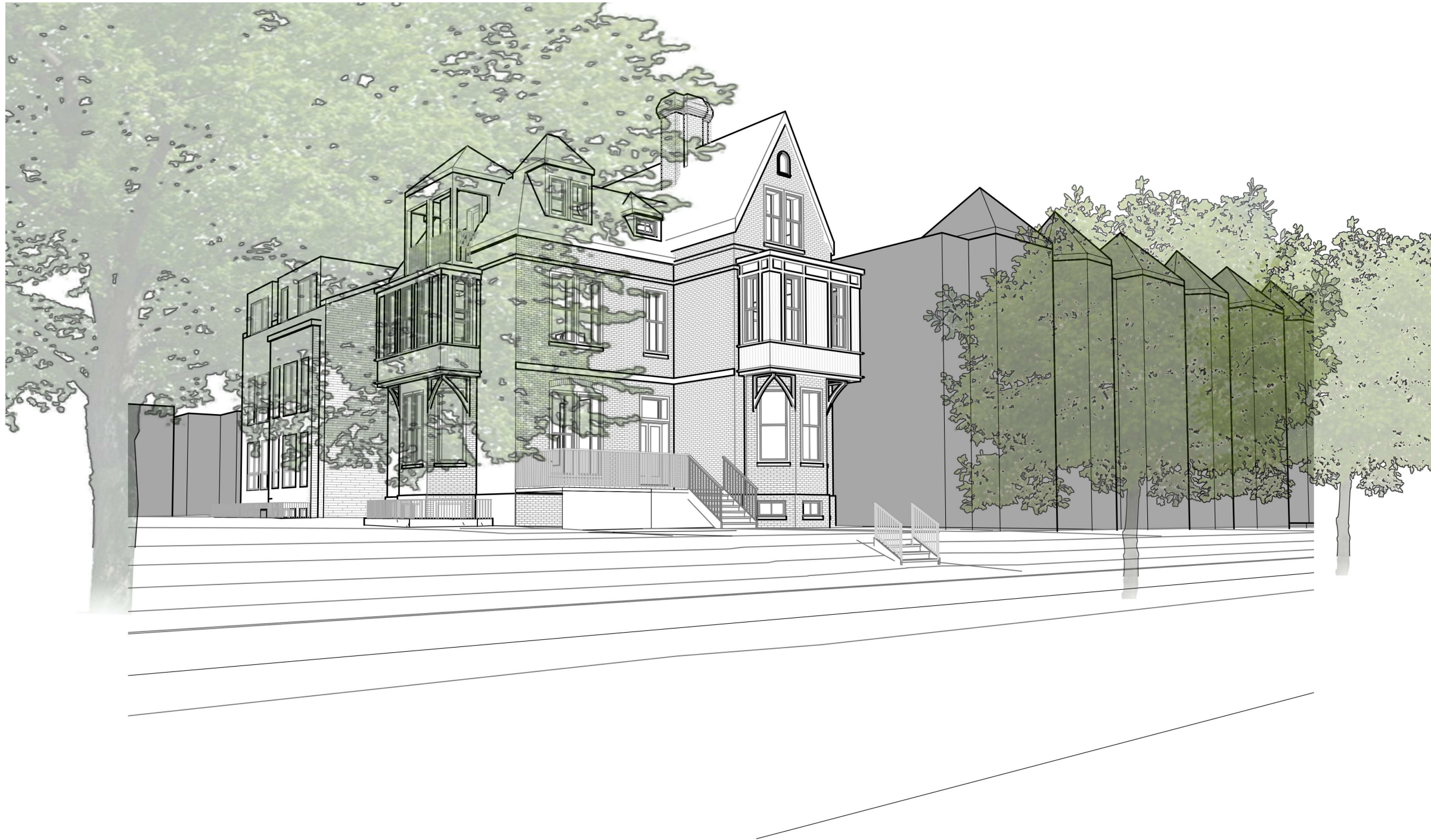
**SITE SECTION B**

1" = 30'-0"

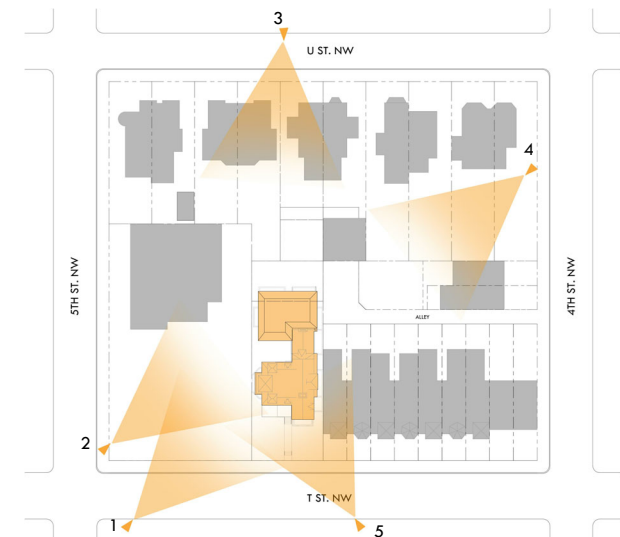


**SITE SECTION A**

1" = 30'-0"



1 - PERSPECTIVE - T ST. EAST





2 - PERSPECTIVE - 5TH ST.

