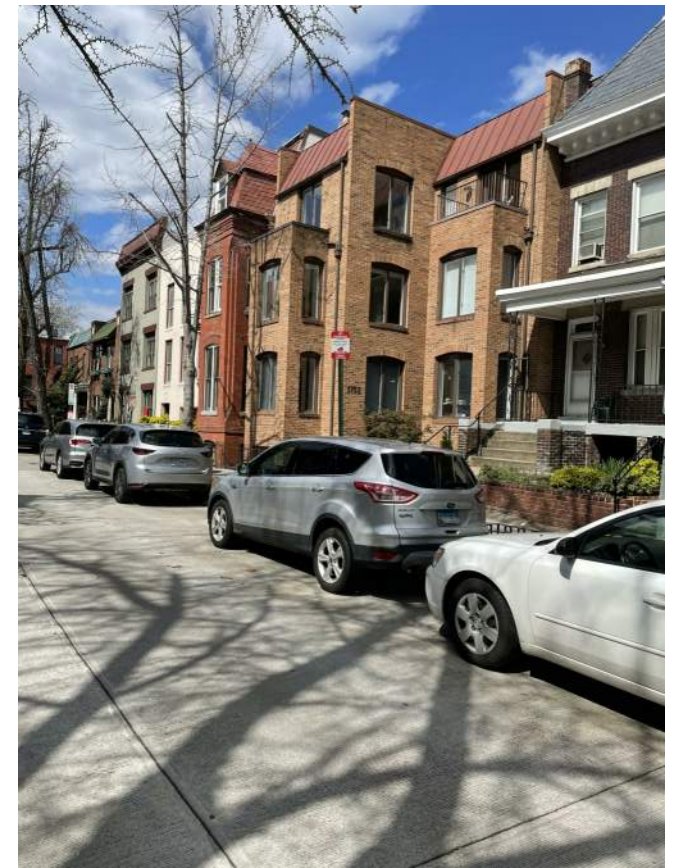
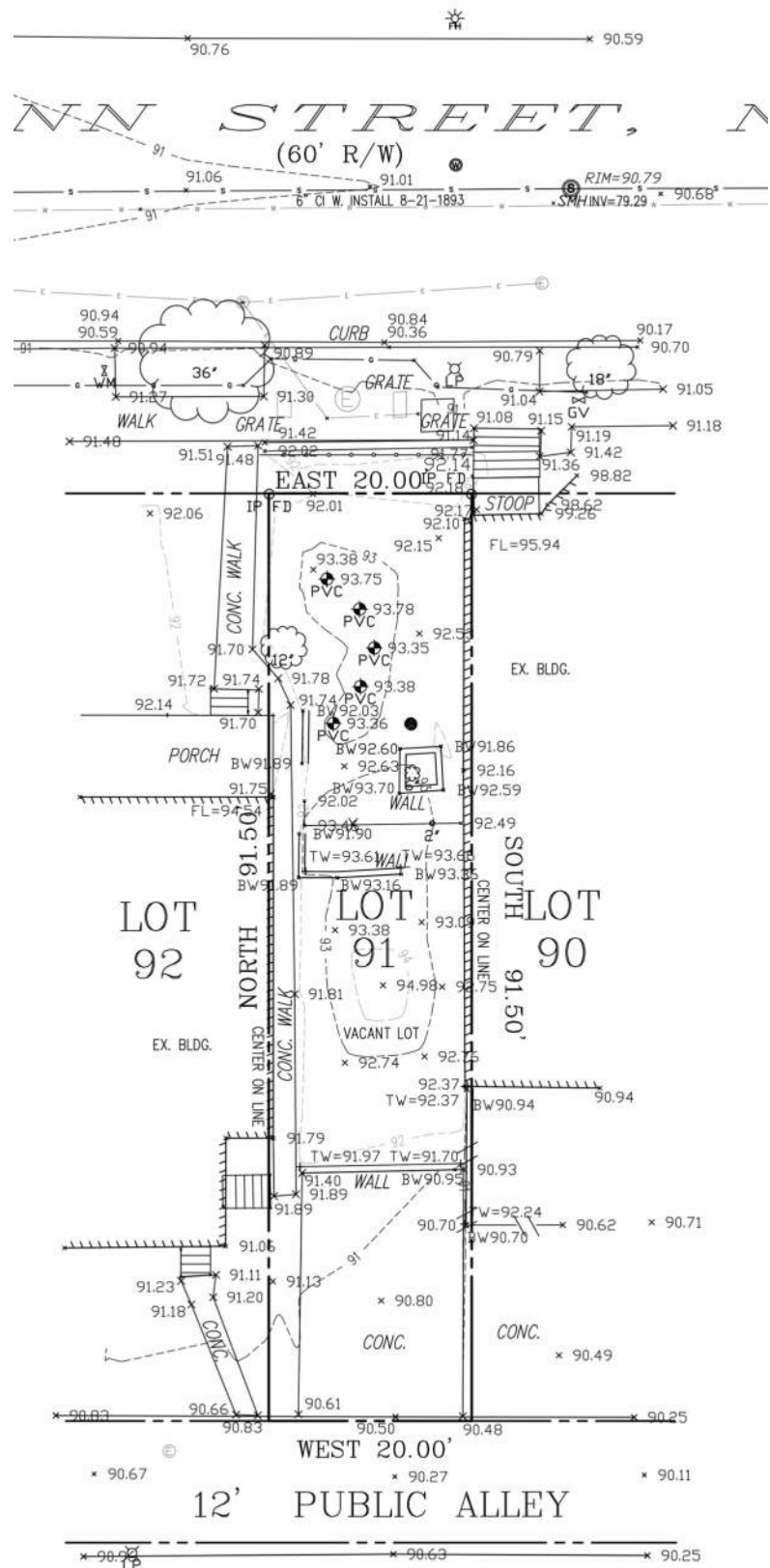




1722 SWANN ST







ZONING SUMMARY:

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

REQUIREMENT:

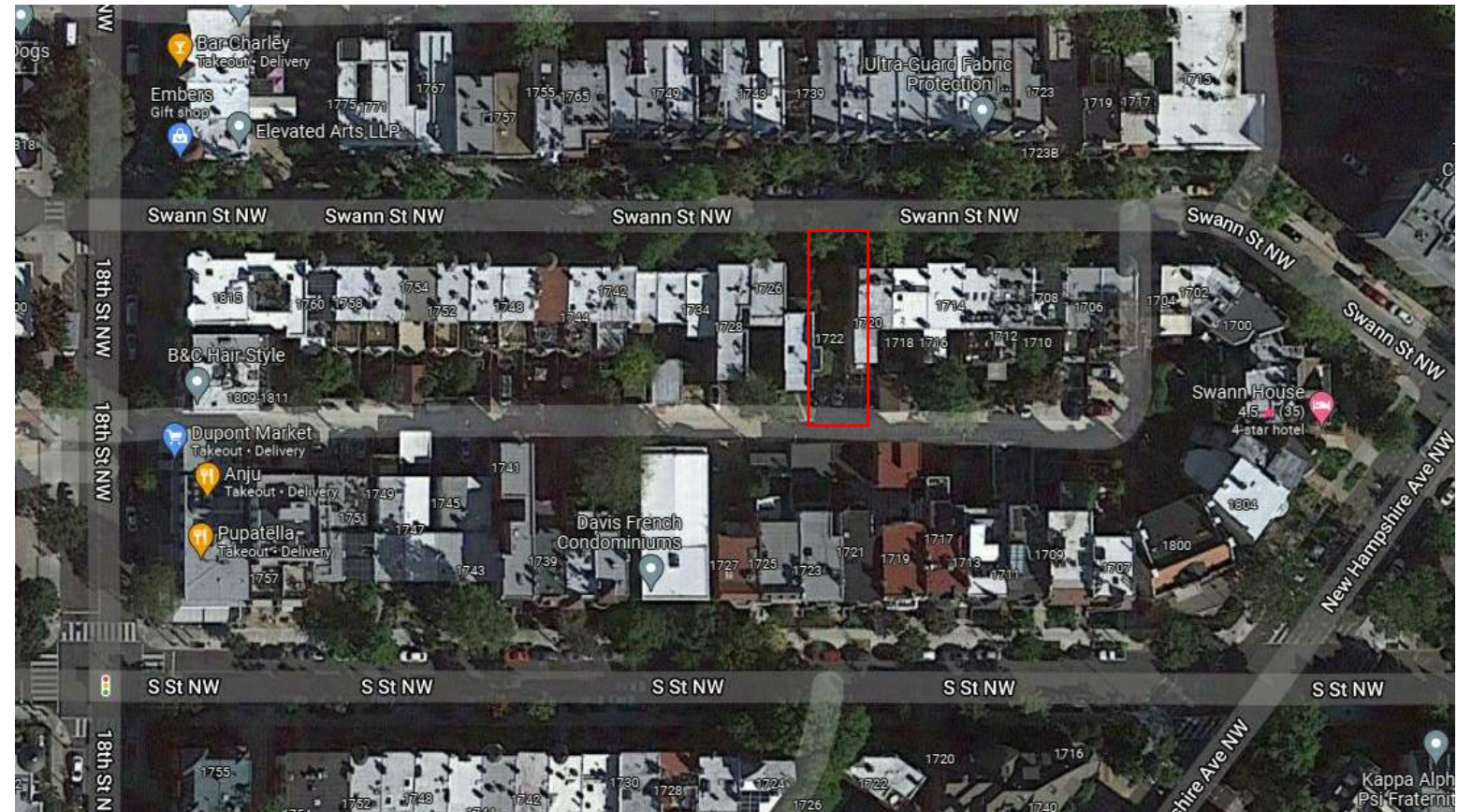
Lot Occupancy: 60% (1,098 SF)
 FAR: 1.8 (3,294 SF)
 Penthouse FAR: 0.4 (732 SF) Need BZA special exception approval if it is habitable space
 Stories: N/A
 Max Height: 50'
 Penthouse Height: 12' except 15' for mechanical
 Rear Yard Setback: Min 15' with 4" per 1' in height
 Side Yard Setback: Not required,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

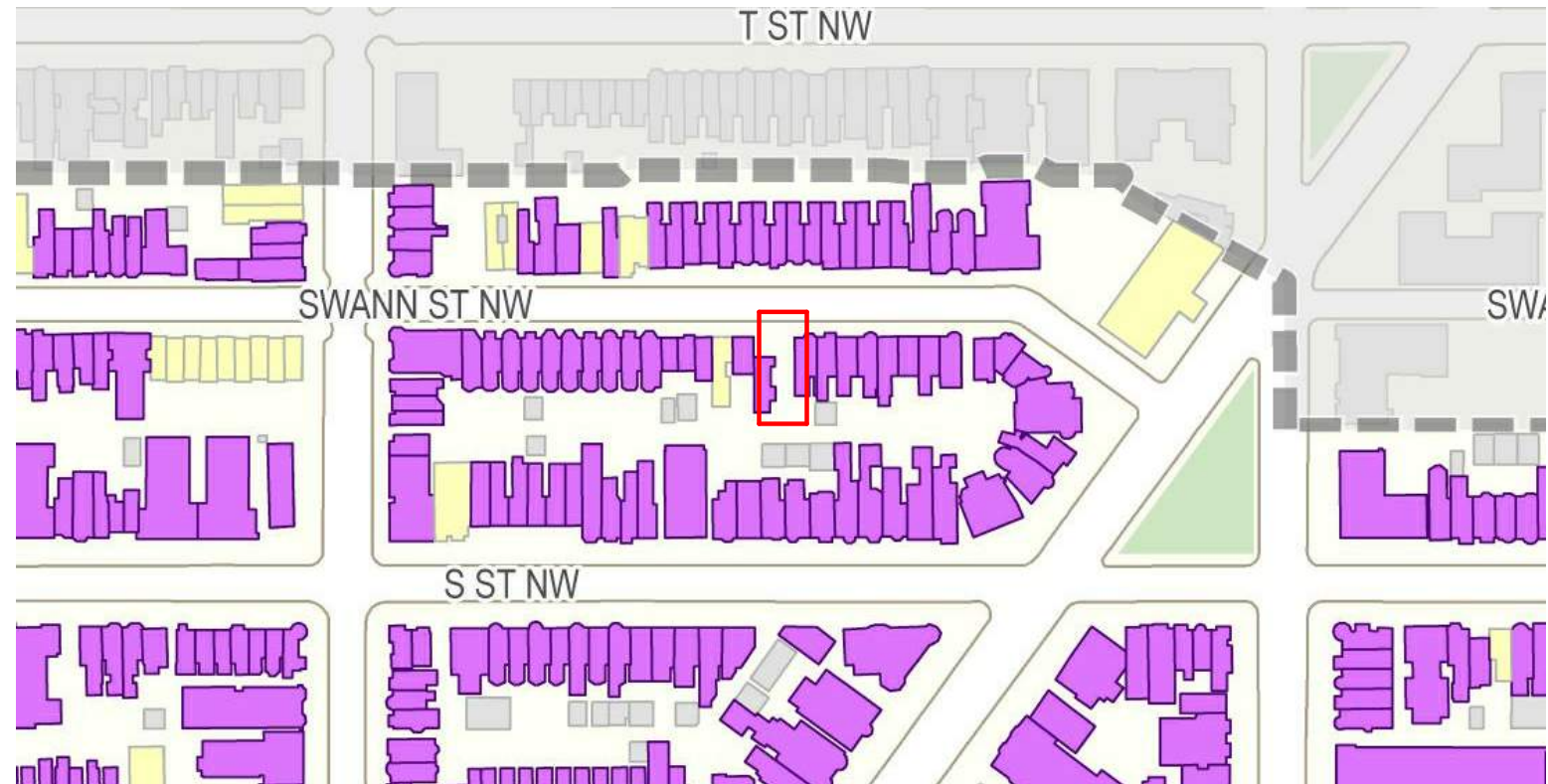
Min Parking: 1 per 3 Dwellings in excess of 4 units
 Dupont Circle metro Station less than 0.5 miles from project, required parking reduce by 50%
 Long Term Bike Parking: 1 per 3 Dwellings in excess of 8 units
 Short Term Bike Parking: 1 per 20 dwellings
 Green Area Ratio: 0.4 (732 SF)

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

SATELITE VIEW



CONTRIBUTING STRUCTURE MAP

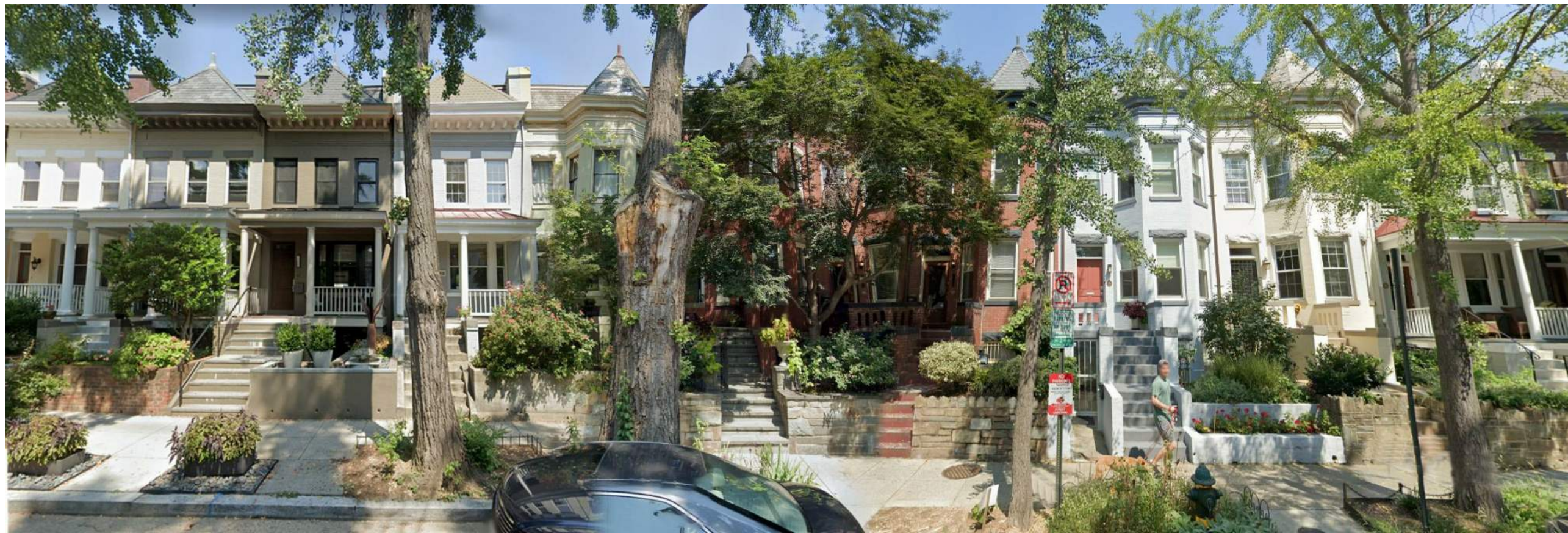




Swann Street Composite Elevation



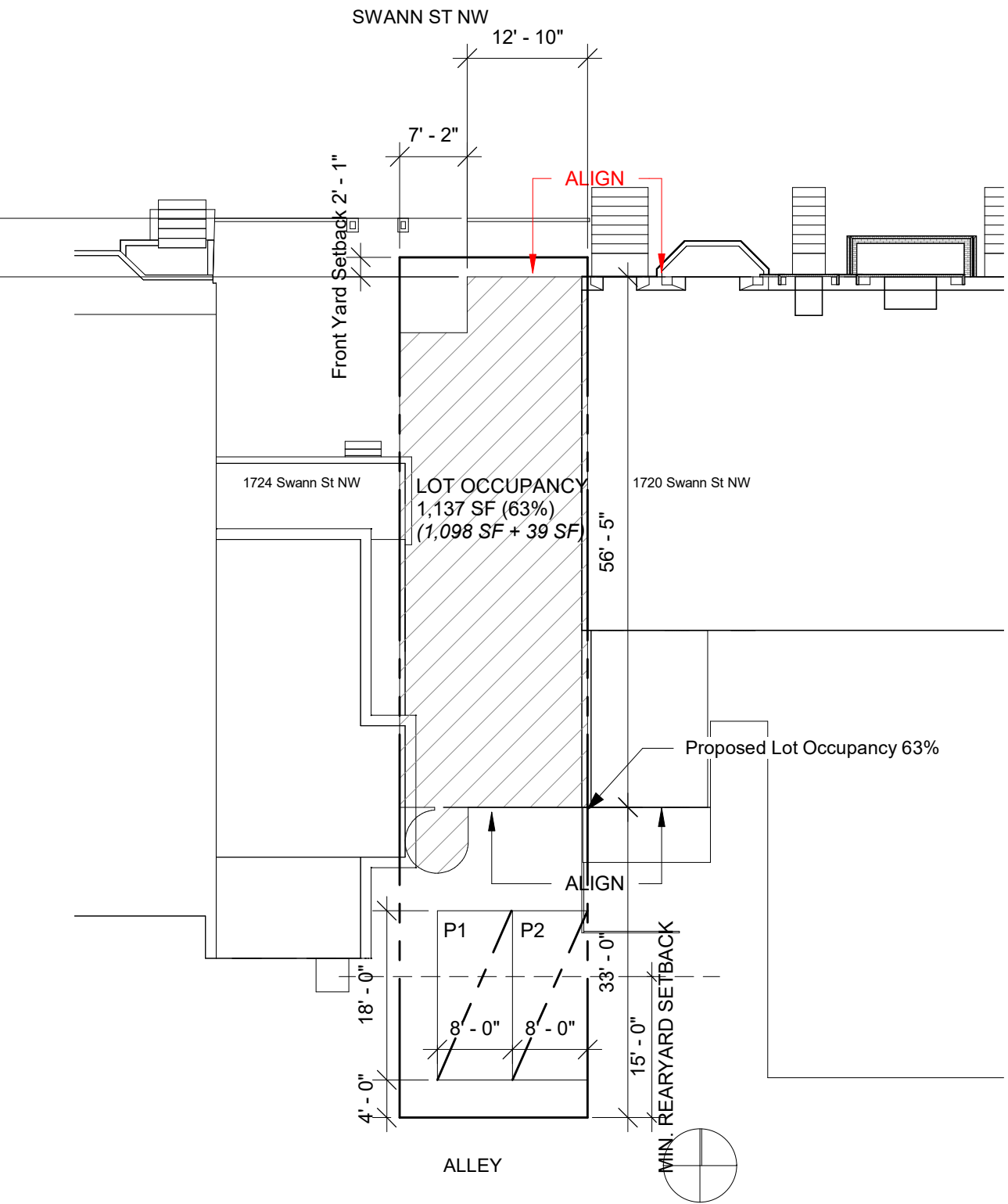
Swann Street Perceptible Height



Swann Street Composite Elevation



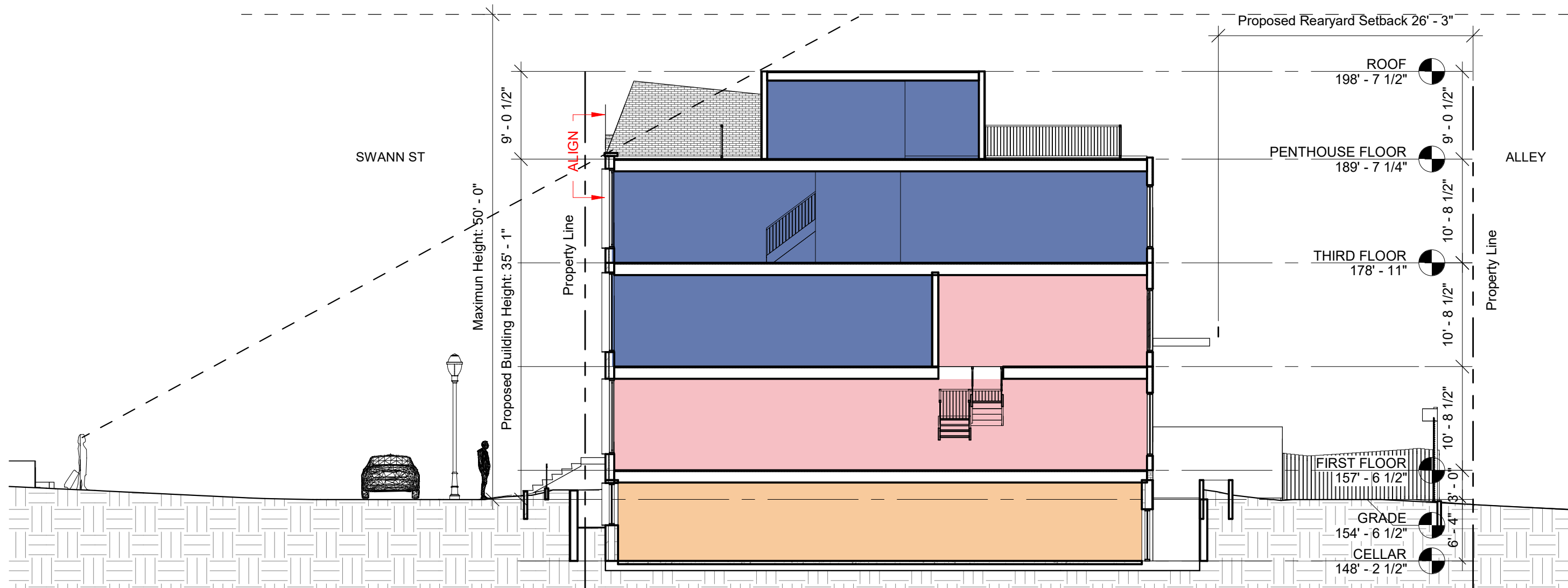
Swann Street Perceptible Height



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: 520 SF (Rearyard covered with pervious pavers)
 80 SF (Front Yard planter)
 200 SF (Green roof around roof deck)

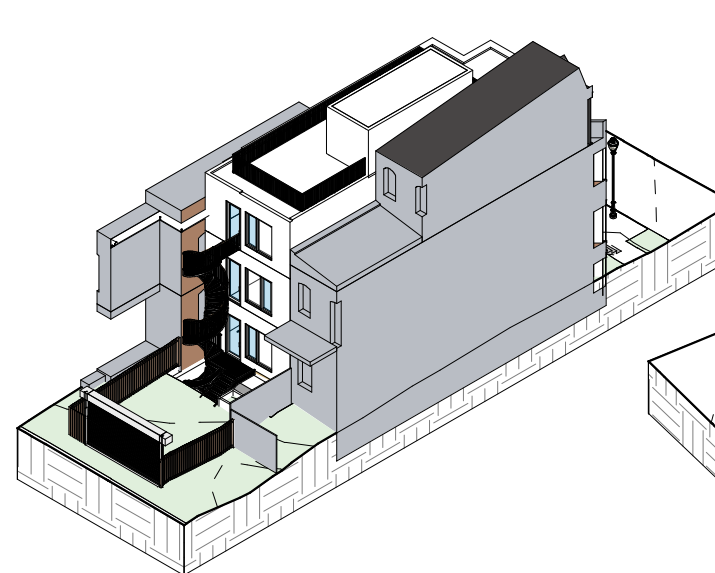
Number of units: 3 units

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

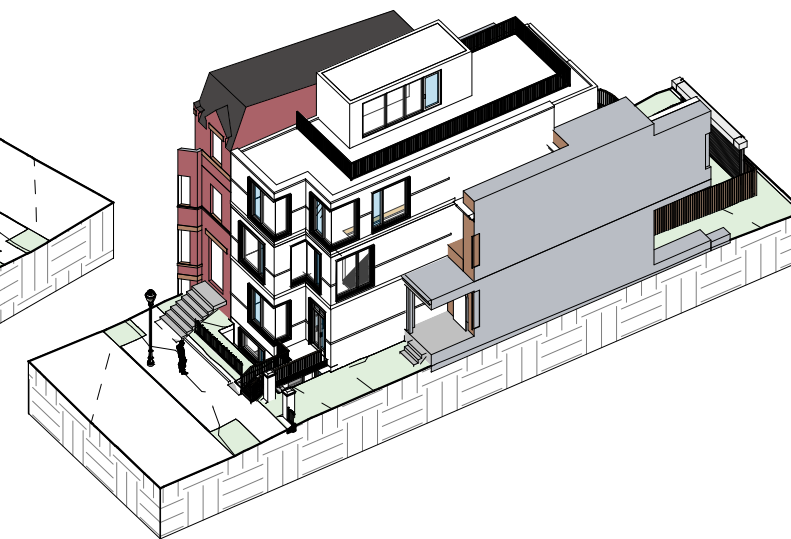
GSF Option 3 Units		
GSA	Level	Area
Included	FIRST FLOOR	1098 SF
Included	SECOND FLOOR	1098 SF
Included	THIRD FLOOR	1098 SF
		3294 SF
Exempted	CELLAR	1116 SF
Exempted	PENTHOUSE FLOOR	230 SF
		1346 SF
		4640 SF

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

Allowable Bonus FAR: 732 SF
 Proposed Bonus FAR: 230 SF

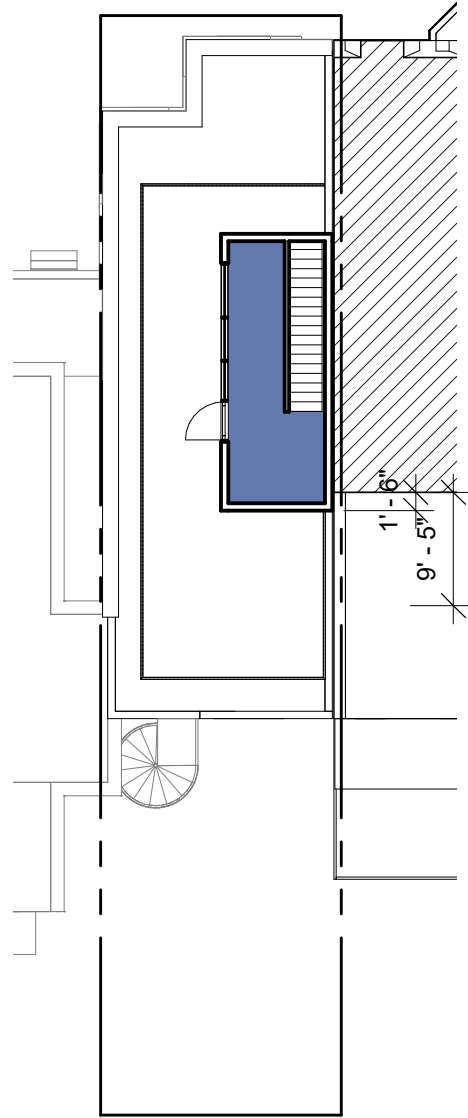


3 | REAR VIEW



2 | FRONT VIEW

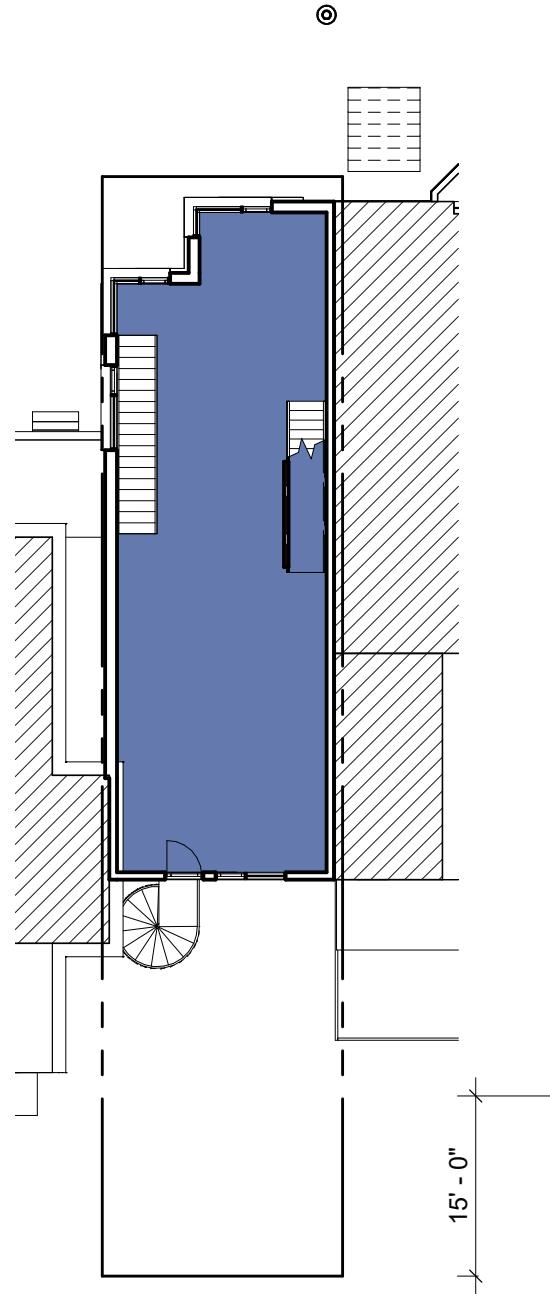
SWANN ST NW



GSF AREA: 230 SF

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

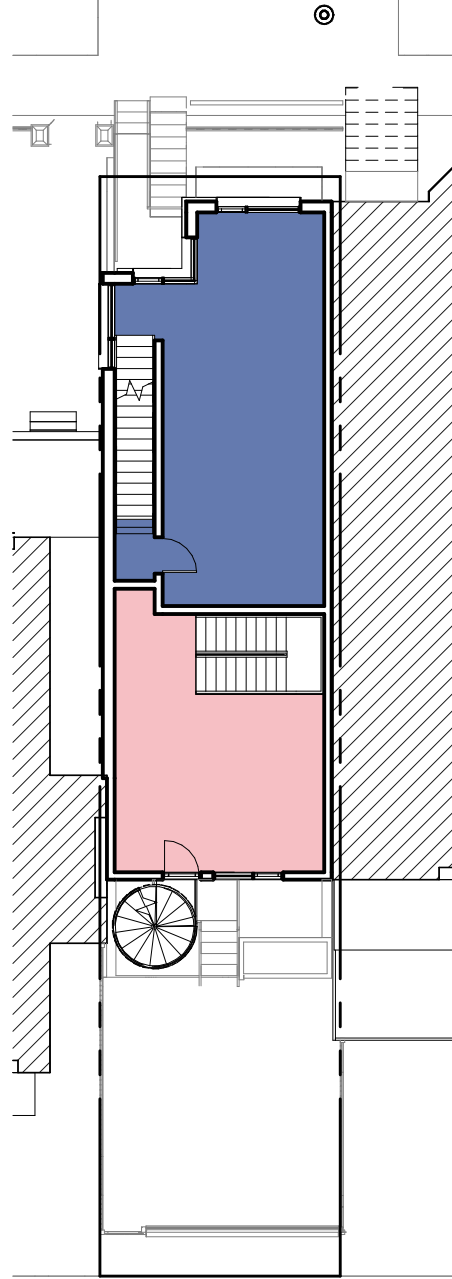
SWANN ST NW



GSF AREA: 1,098 SF

UNIT B: 1,750 SF

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



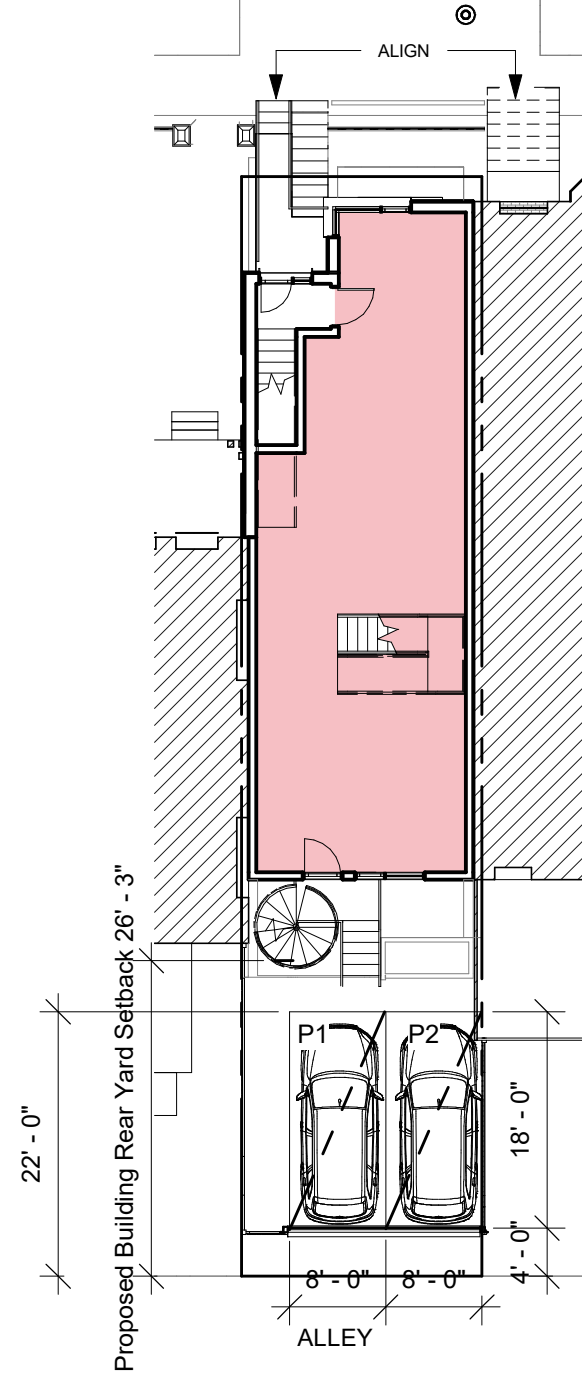
GSF AREA: 1,098 SF

UNIT A: 800 SF

UNIT B

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

SWANN ST NW

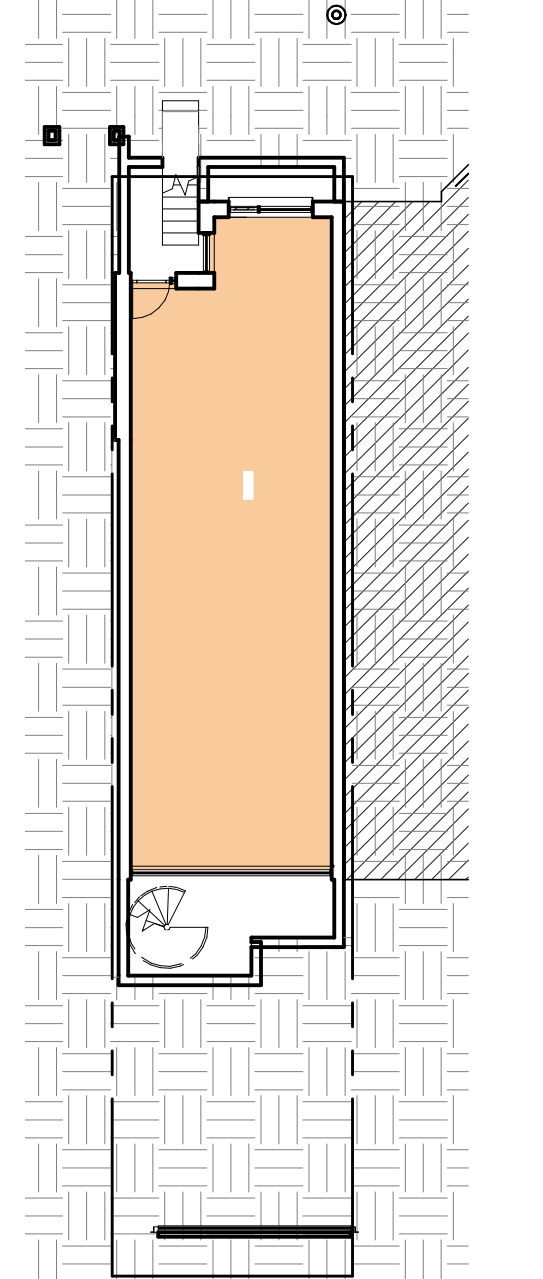


GSF AREA: 1,098 SF

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"

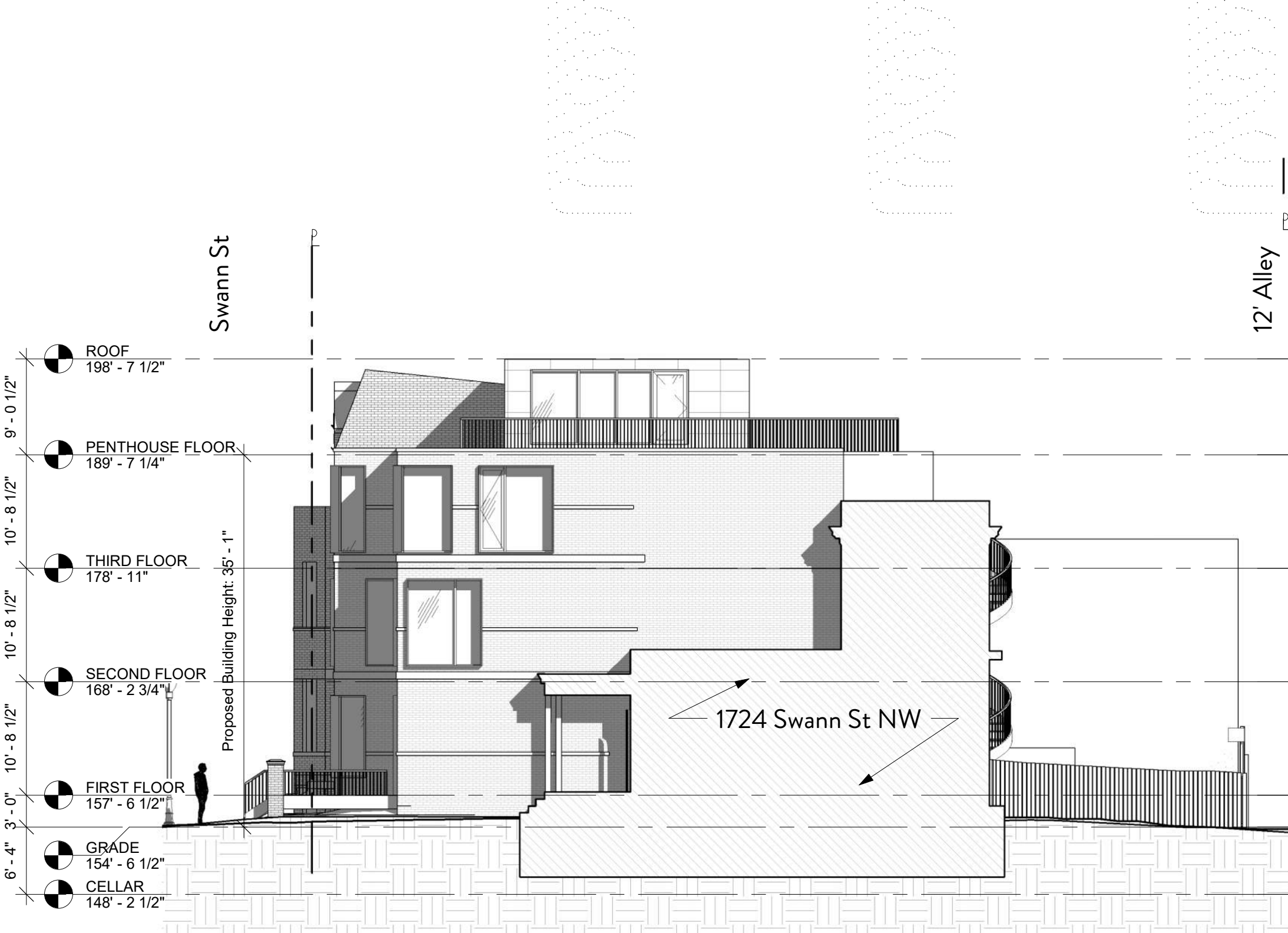
Proposed Floor Plans

1722 SWANN ST

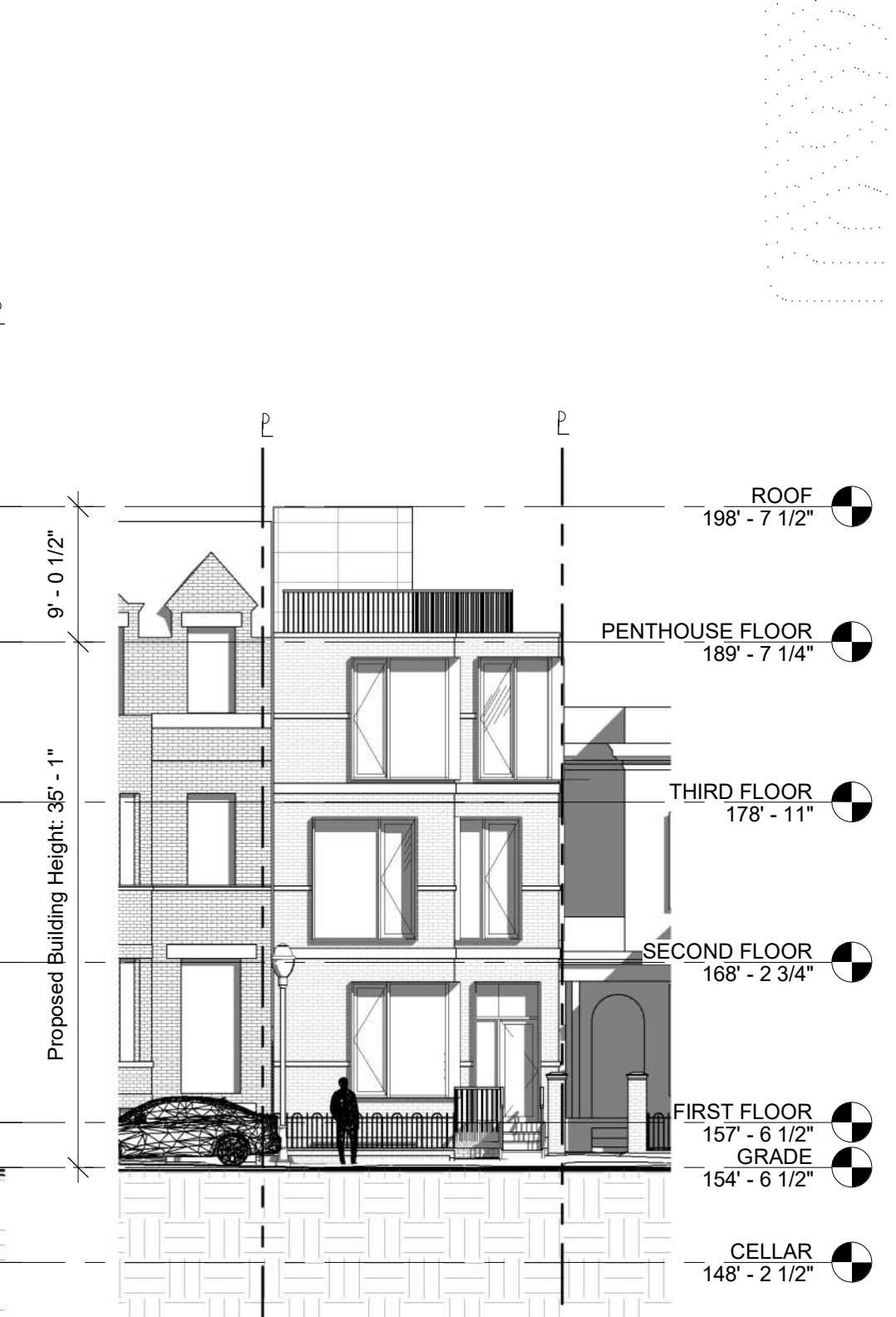
LOTSQUARED

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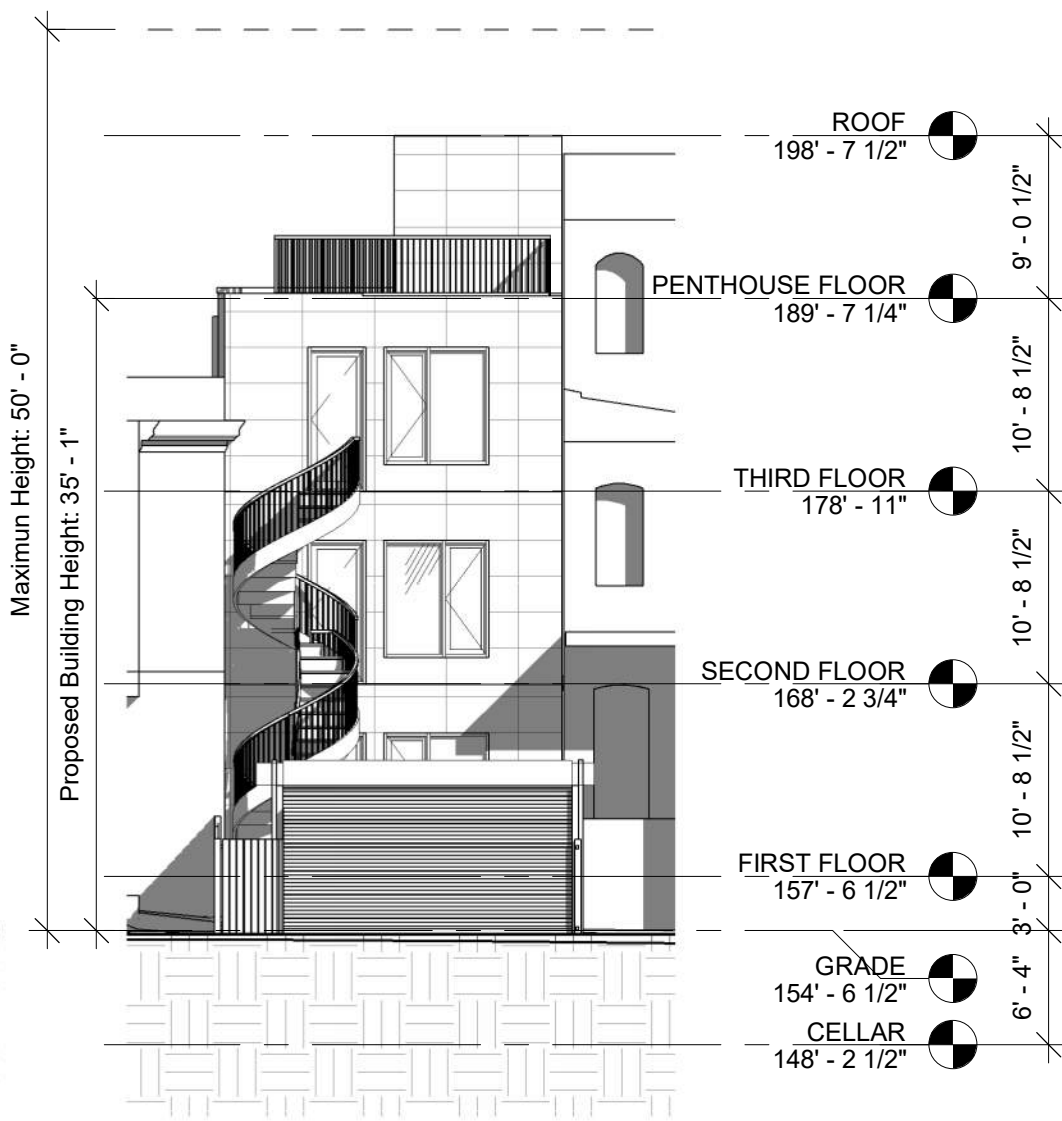
BAZ Draft Presentation 04/07/2022



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

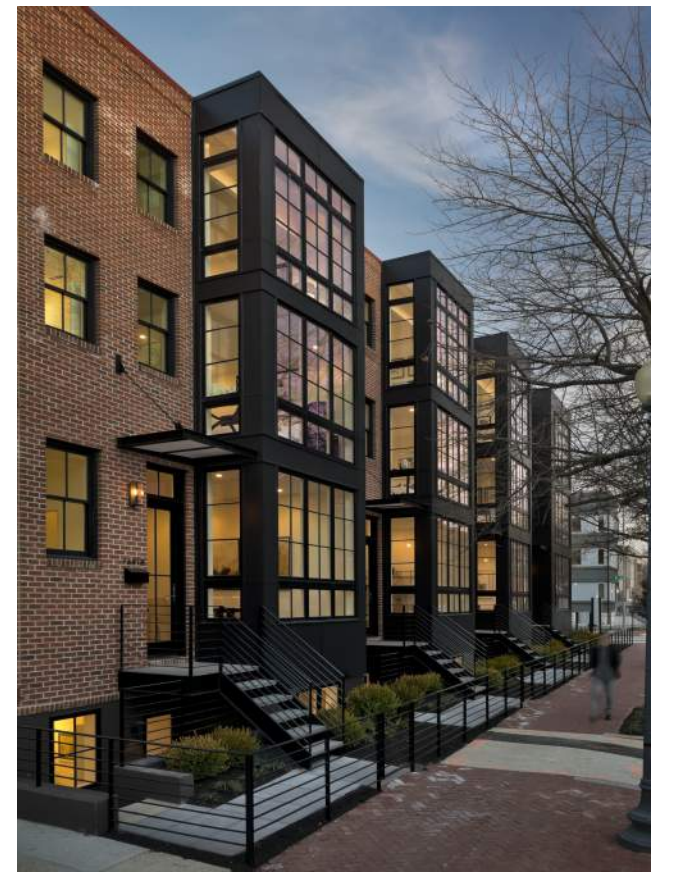


1 | North Elevation
3/32" = 1'-0"



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

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

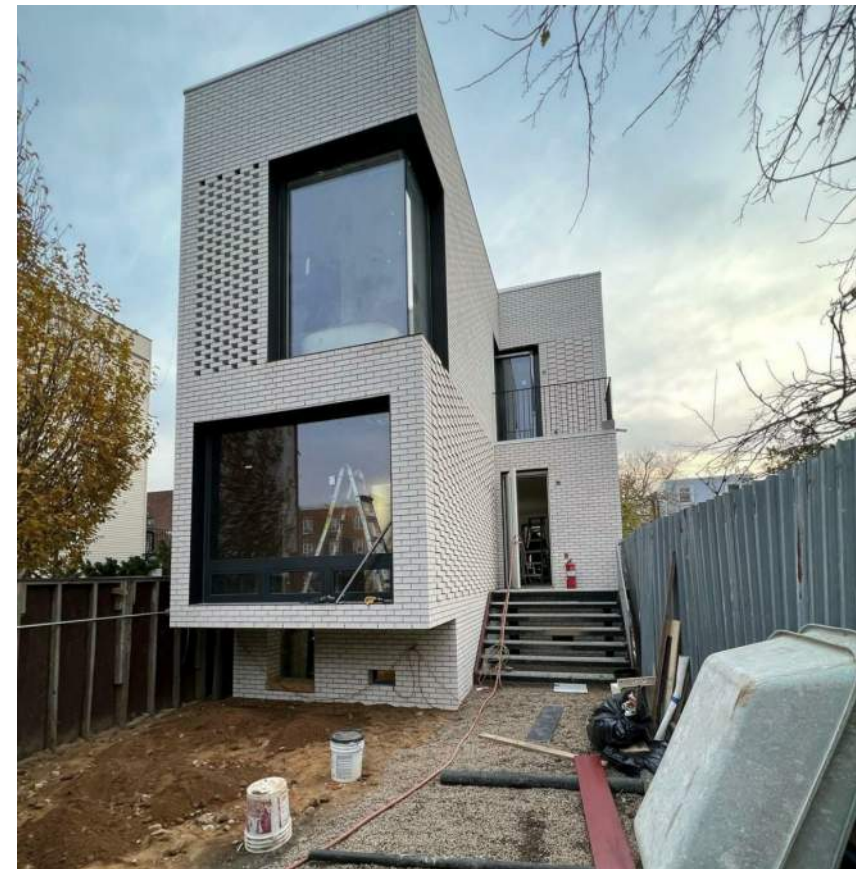


Facade Precedents

1722 SWANN ST

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Facade Precedents

1722 SWANN ST



View 1

Proposed Perspective View

1722 SWANN ST



View 2

Proposed Perspective View

1722 SWANN ST

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BZA Draft Presentation 04/07/2022