

proposed cellar floor plan	2
proposed ground floor plan	3
proposed second floor plan	4
proposed third floor plan	5
proposed fourth floor plan	6
proposed roof plan	7
proposed building section	8
area tabulations   gross building	9
area tabulations   unit	10
wall sections	11
CIZC application	12



# 1729 T St NW

## BZA 19772 - Supplemental Filing

11 July 2018

Prepared for:

**R Street Development**

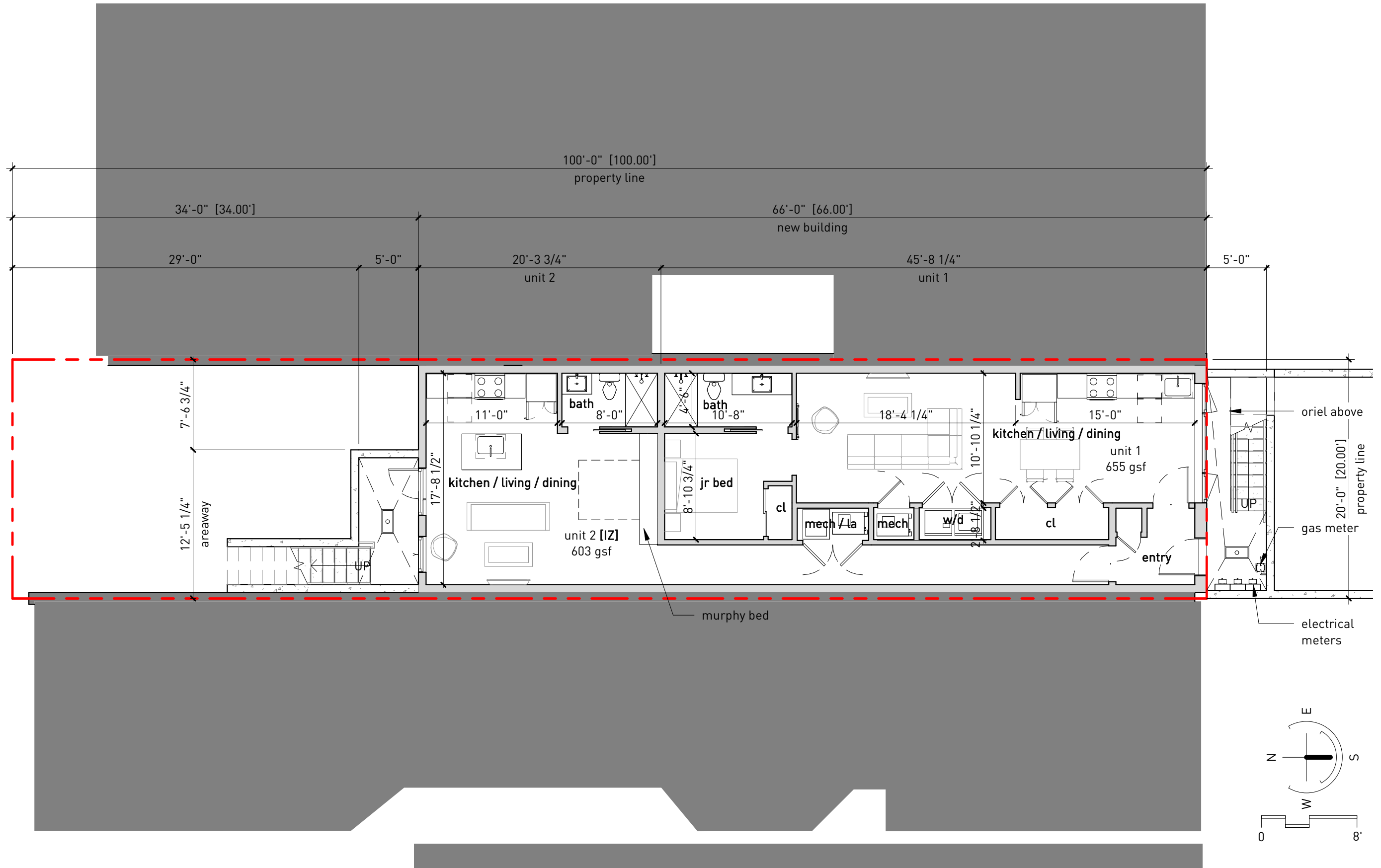
1328 Florida Ave, NW  
Washington, DC 20009  
240 620 6653

Prepared by:

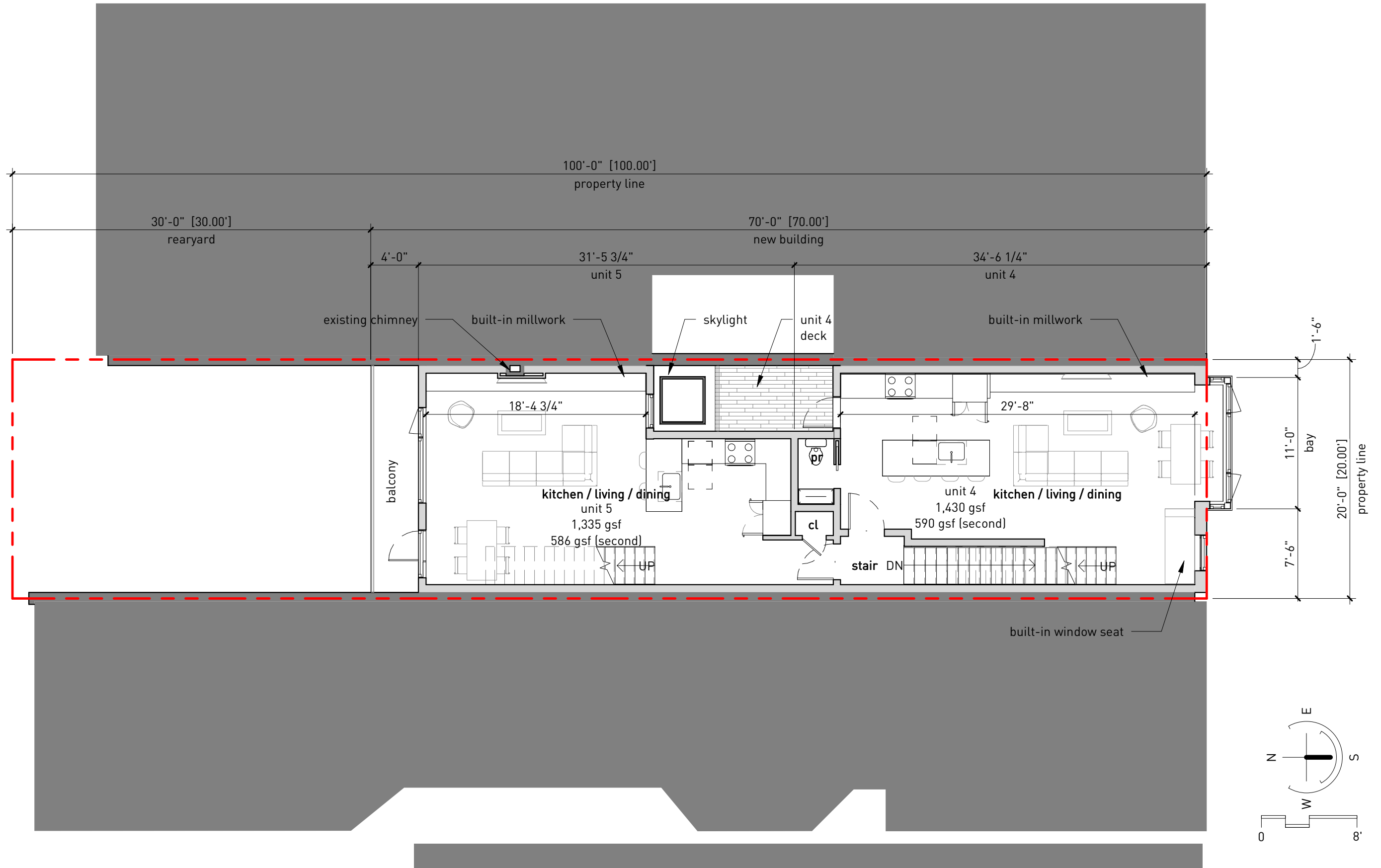
**Teass \ Warren Architects**  
Will Teass, AIA LEED AP

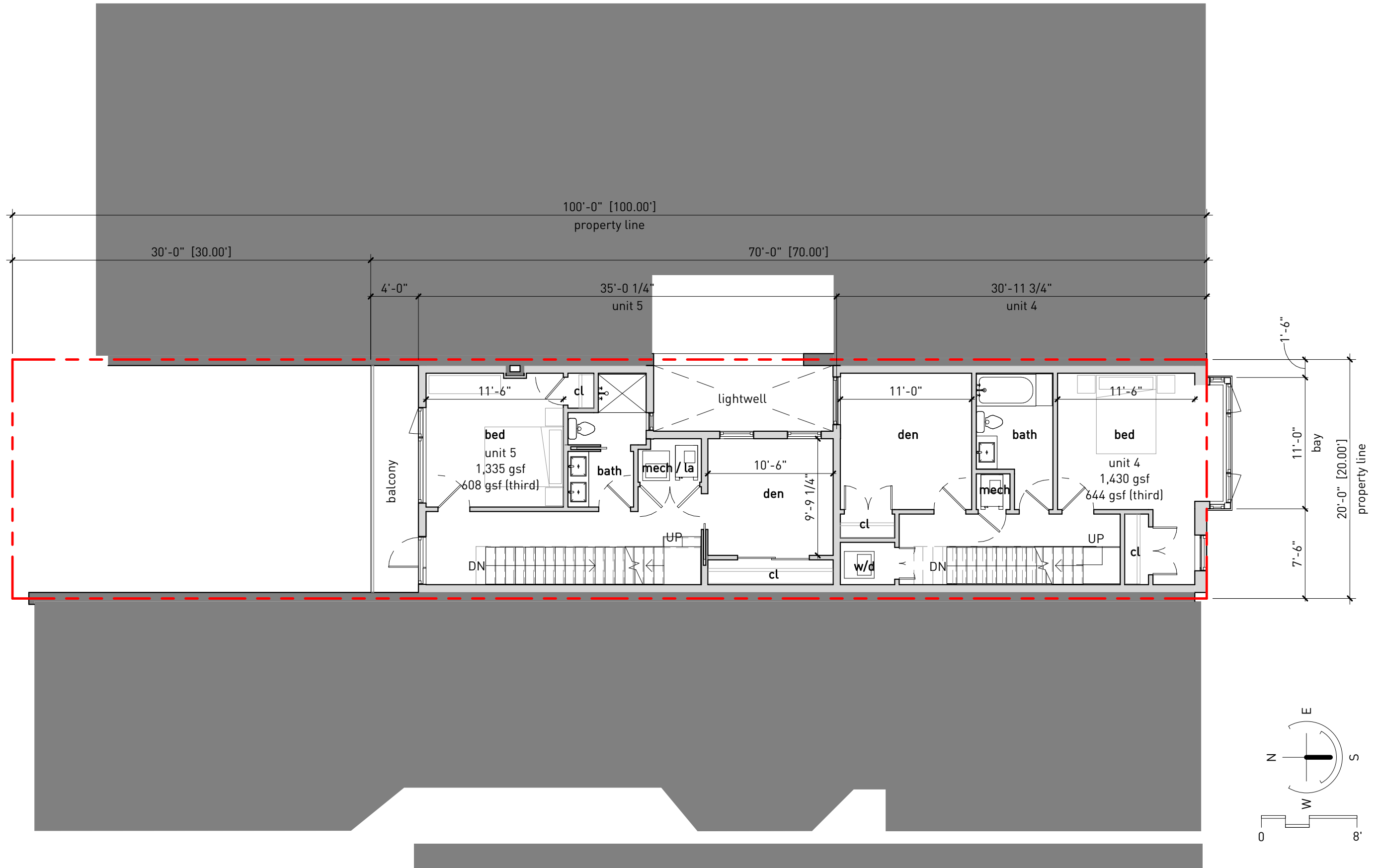
515 M St SE, Suite 200  
Washington, DC 20003  
202 683 6260  
will @ teass-warren.com

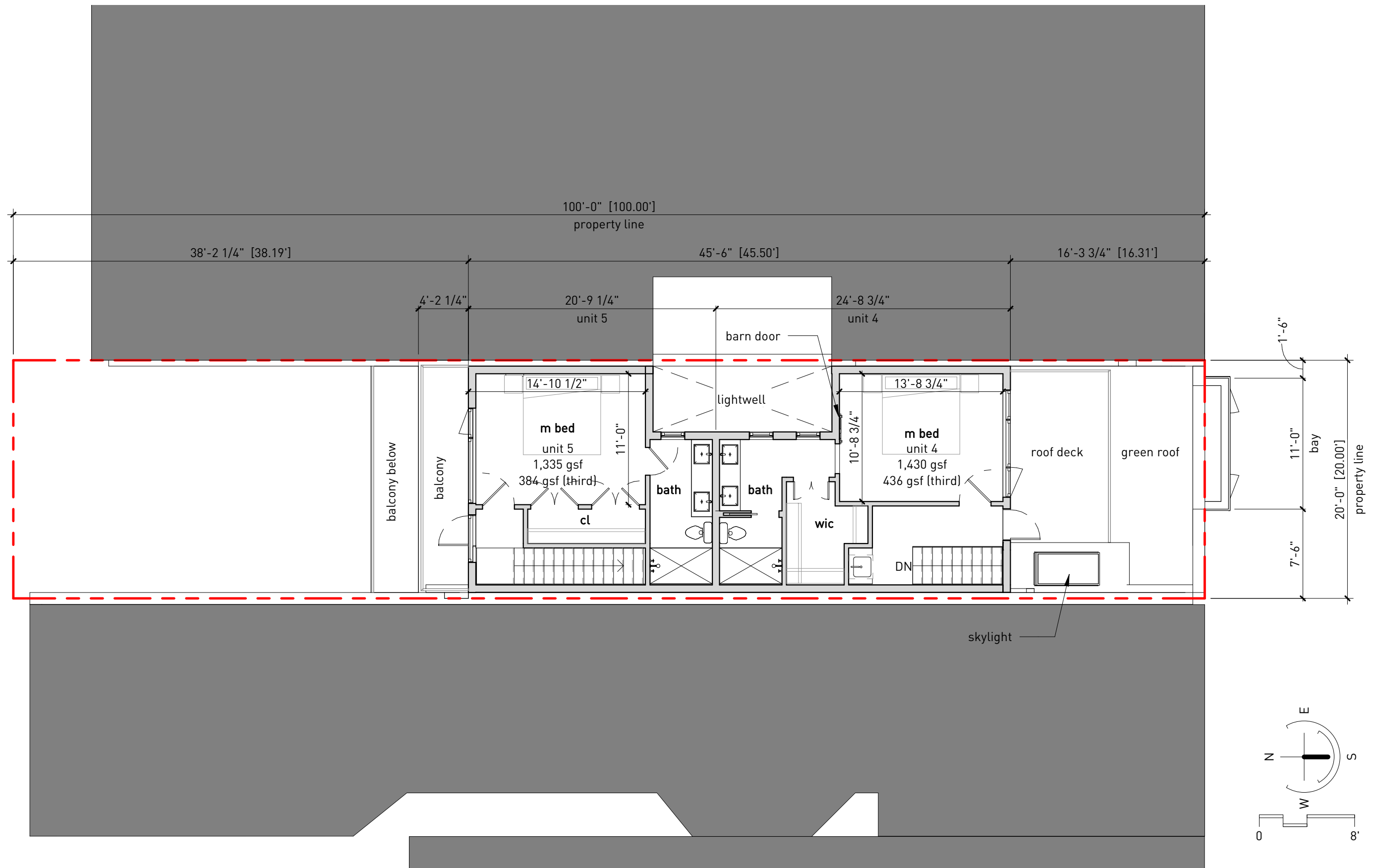
**Board of Zoning Adjustment**  
District of Columbia  
CASE NO.19772  
EXHIBIT NO.48A

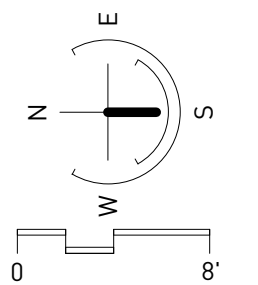
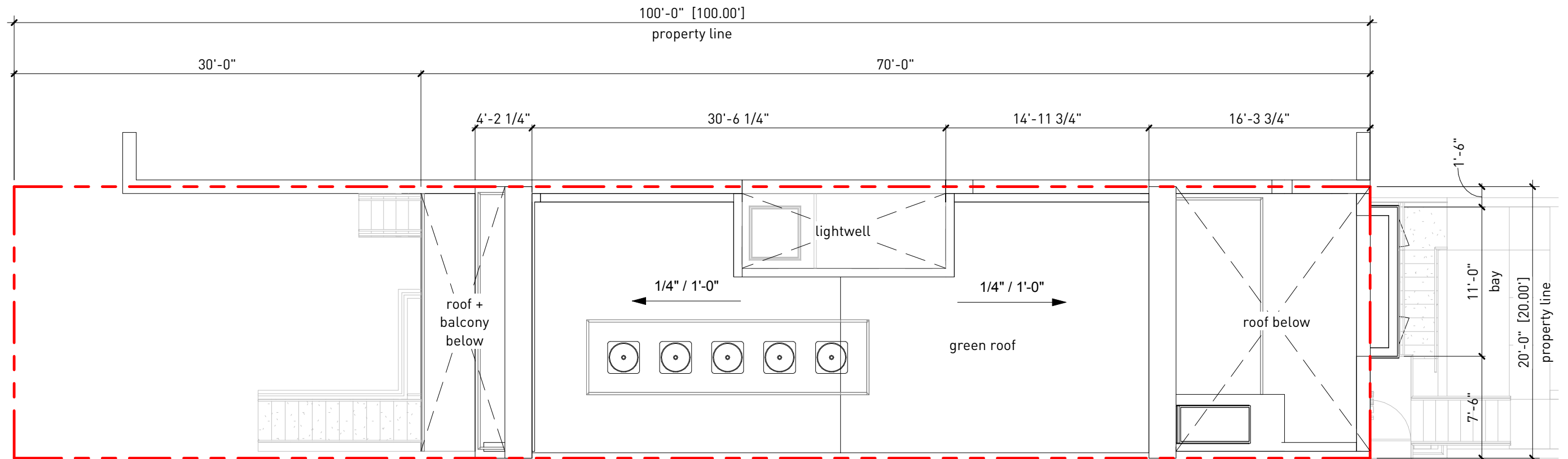


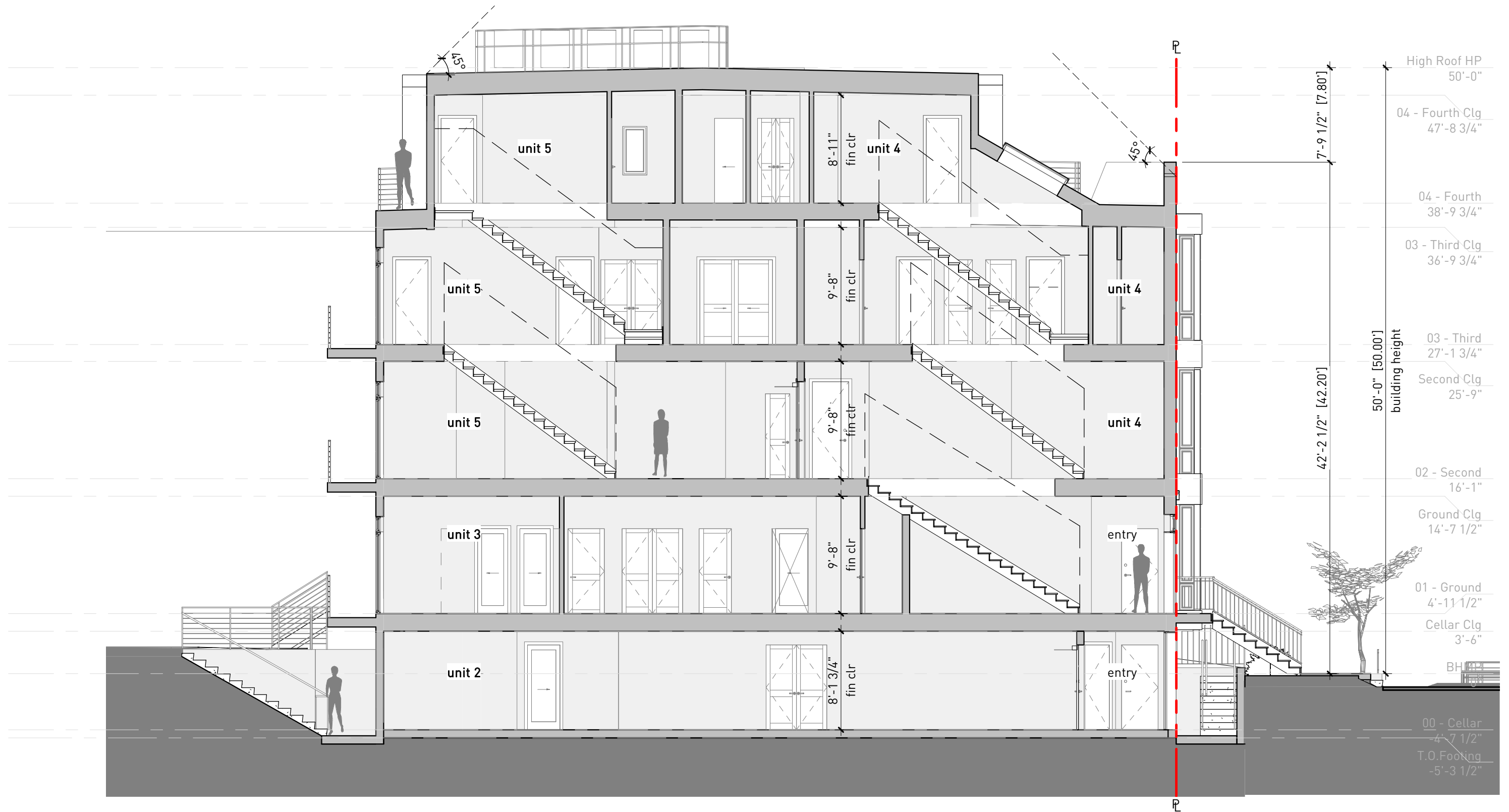


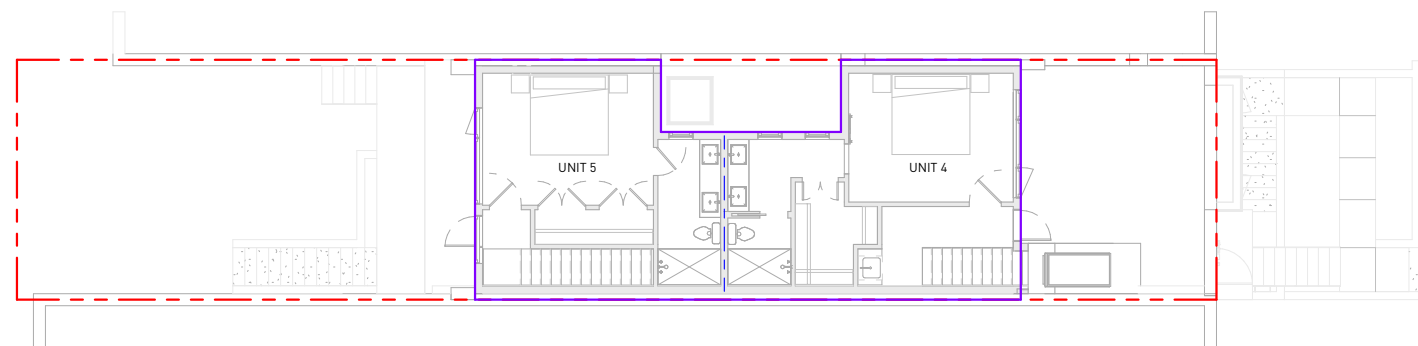




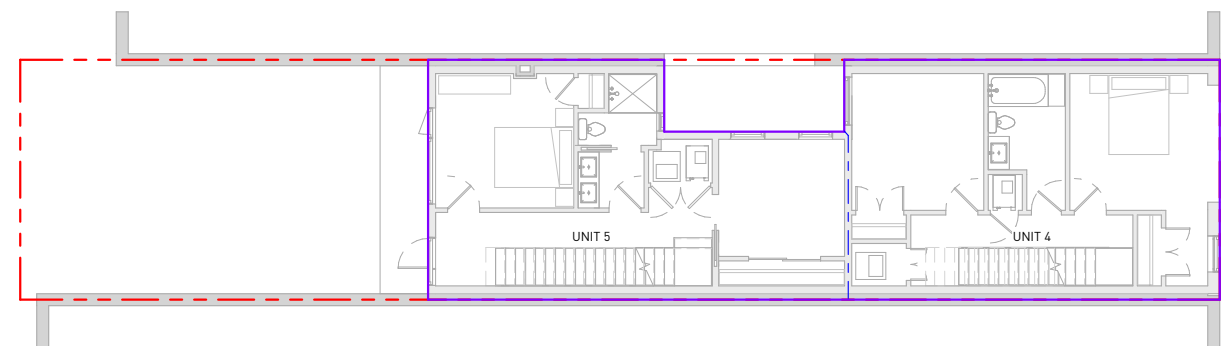




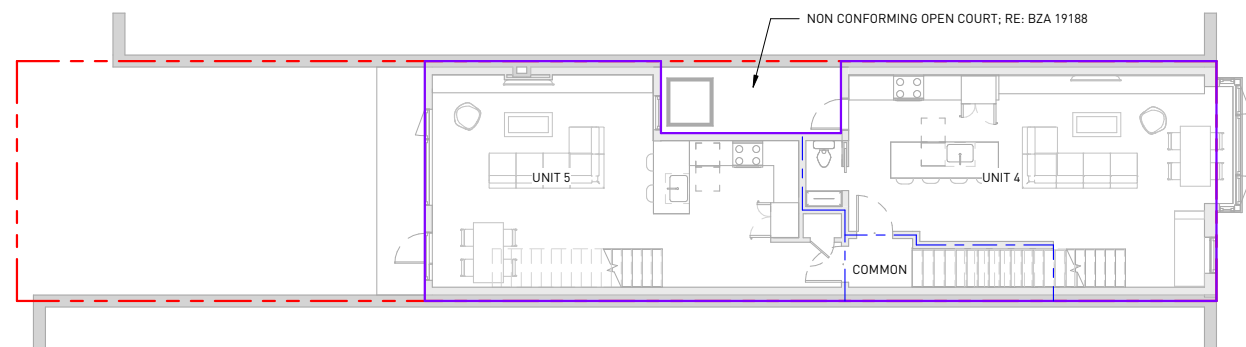




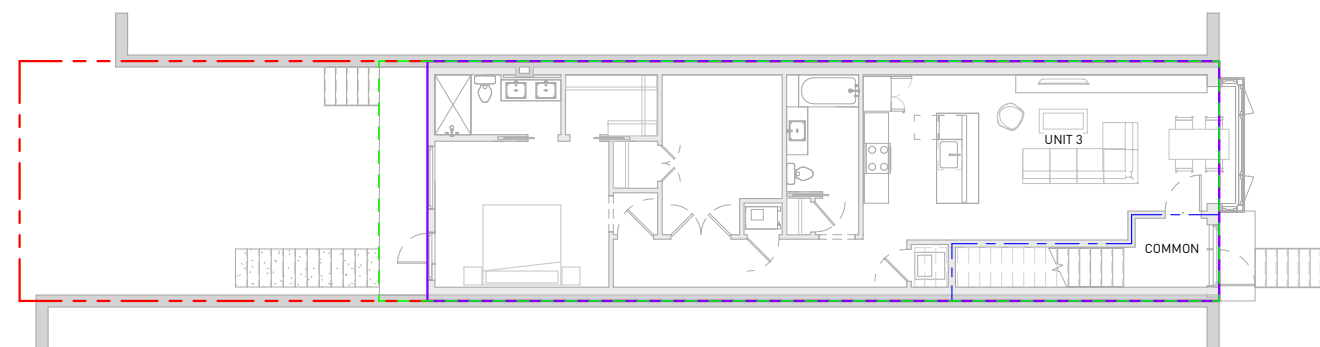
**12** AREA PLAN - FOURTH  
CT.01 1/8" = 1'-0"



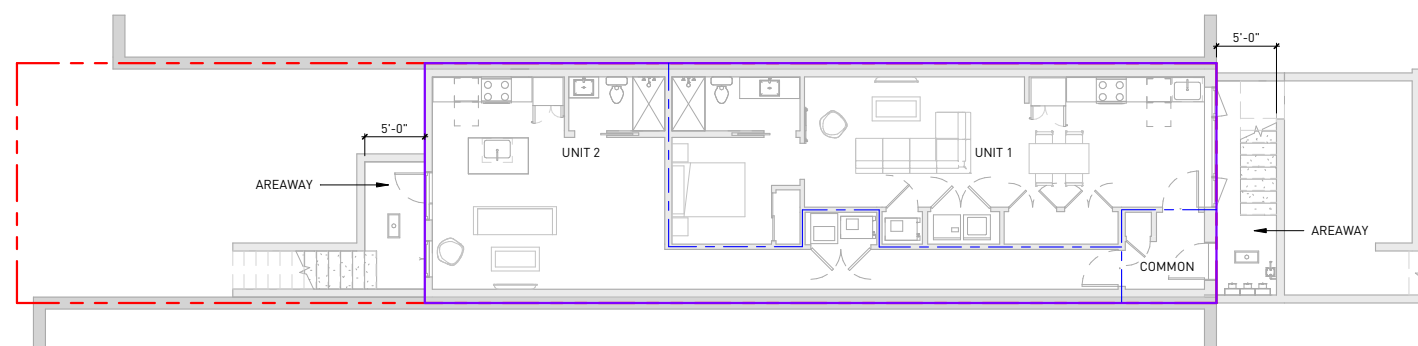
**10** AREA PLAN - THIRD  
CT.01 1/8" = 1'-0"



**8** AREA PLAN - SECOND  
CT.01 1/8" = 1'-0"



**6** AREA PLAN - GROUND  
CT.01 1/8" = 1'-0"



**4** AREA PLAN - CELLAR  
CT.01 1/8" = 1'-0"

LOT OCCUPANCY	
LOT OCCUPANCY = 70%	
Name	Area
building	1400 SF
	1400 SF

CONSTRUCTION AREA		
Level	Name	Area
00 - Cellar	UNIT 1 - STUDIO	655 SF
00 - Cellar	UNIT 2 - STUDIO (IZ)	603 SF
00 - Cellar	COMMON	62 SF
		1320 SF

GROSS FLOOR AREA	
TOTAL FAR = 2.3	
Level	Area
01 - Ground	1320 SF
02 - Second	1230 SF
03 - Third	1230 SF
04 - Fourth	820 SF
	4600 SF

01 - Ground	UNIT 3 - 1 BR	1195 SF
01 - Ground	COMMON	125 SF
01 - Ground	ORIEL	24 SF
		1344 SF

02 - Second	UNIT 4 - 2 BR	568 SF
02 - Second	UNIT 5 - 2 BR	586 SF
02 - Second	COMMON	76 SF
02 - Second	ORIEL	24 SF
		1254 SF

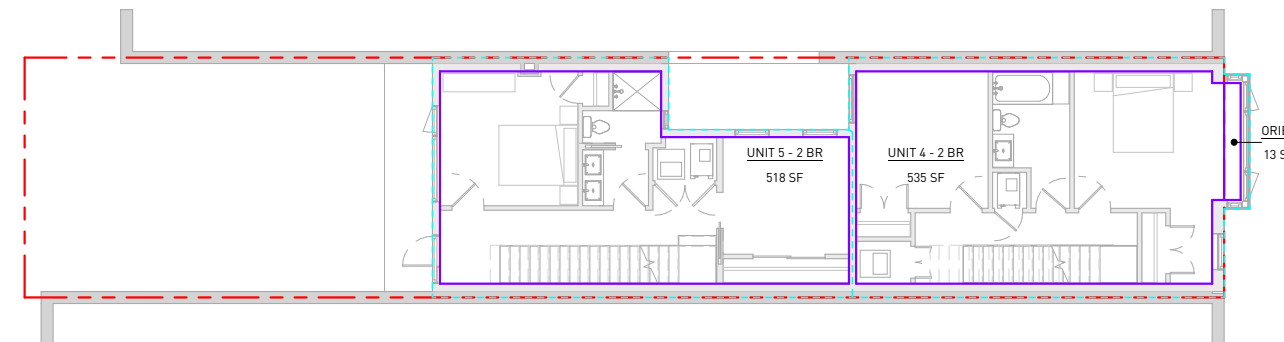
03 - Third	UNIT 5 - 2 BR	608 SF
03 - Third	UNIT 4 - 2 BR	622 SF
03 - Third	ORIEL	24 SF
		1254 SF

04 - Fourth	UNIT 4 - 2 BR	436 SF
04 - Fourth	UNIT 5 - 2 BR	384 SF
		820 SF
		5992 SF

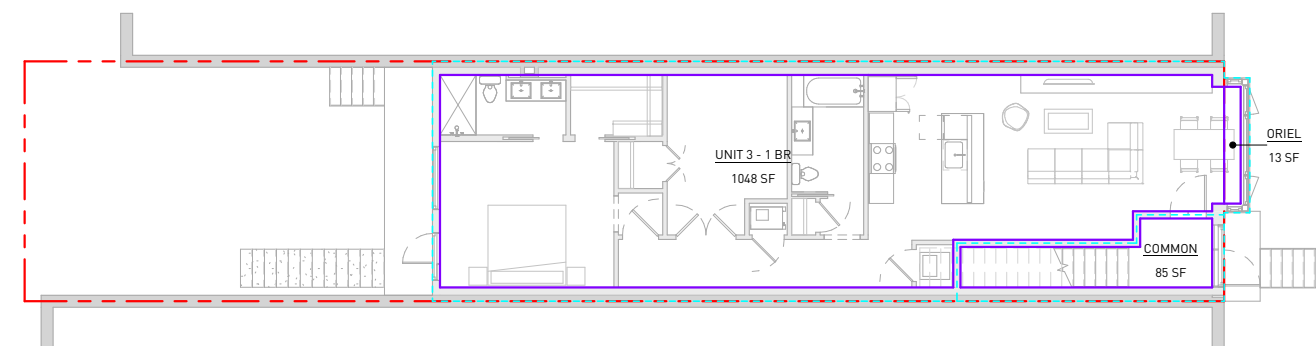
- - - - PROPERTY LINE
- - - - LOT OCCUPANCY
- GROSS FLOOR AREA
- - - - CONSTRUCTION AREA

**2** AREA TABULATIONS  
CS.02

**1** LEGEND  
CS.02



**7** UNIT NSF - THIRD  
CT.02 1/8" = 1'-0"



**5** UNIT NSF - GROUND  
CT.02 1/8" = 1'-0"

AREA - UNIT GROSS		
NAME	LEVEL	AREA
UNIT 1 - STUDIO	00 - Cellar	655 SF
		655 SF
UNIT 2 - STUDIO (I2)	00 - Cellar	603 SF
		603 SF
UNIT 3 - 1 BR	01 - Ground	1195 SF
		1195 SF
UNIT 4 - 2 BR	02 - Second	568 SF
UNIT 4 - 2 BR	03 - Third	622 SF
UNIT 4 - 2 BR	04 - Fourth	436 SF
		1626 SF
UNIT 5 - 2 BR	02 - Second	586 SF
UNIT 5 - 2 BR	03 - Third	608 SF
UNIT 5 - 2 BR	04 - Fourth	384 SF
		1578 SF
<b>TOTAL UNIT GROSS AREA</b>		<b>5657 SF</b>

AREA - UNIT NET		
NAME	LEVEL	AREA
UNIT 1 - STUDIO	00 - Cellar	575 SF
		575 SF
UNIT 2 - STUDIO (I2)	00 - Cellar	488 SF
		488 SF
UNIT 3 - 1 BR	01 - Ground	1048 SF
		1048 SF
UNIT 4 - 2 BR	02 - Second	484 SF
UNIT 4 - 2 BR	03 - Third	535 SF
UNIT 4 - 2 BR	04 - Fourth	366 SF
		1386 SF
UNIT 5 - 2 BR	02 - Second	496 SF
UNIT 5 - 2 BR	03 - Third	518 SF
UNIT 5 - 2 BR	04 - Fourth	321 SF
		1335 SF
<b>TOTAL UNIT NET AREA</b>		<b>4832 SF</b>

AREA - ORIELS - GROSS		
NAME	LEVEL	AREA
Oriel	01 - Ground	24 SF
Oriel	02 - Second	24 SF
Oriel	03 - Third	24 SF
		72 SF
<b>TOTAL UNIT GROSS AREA</b>		<b>72 SF</b>

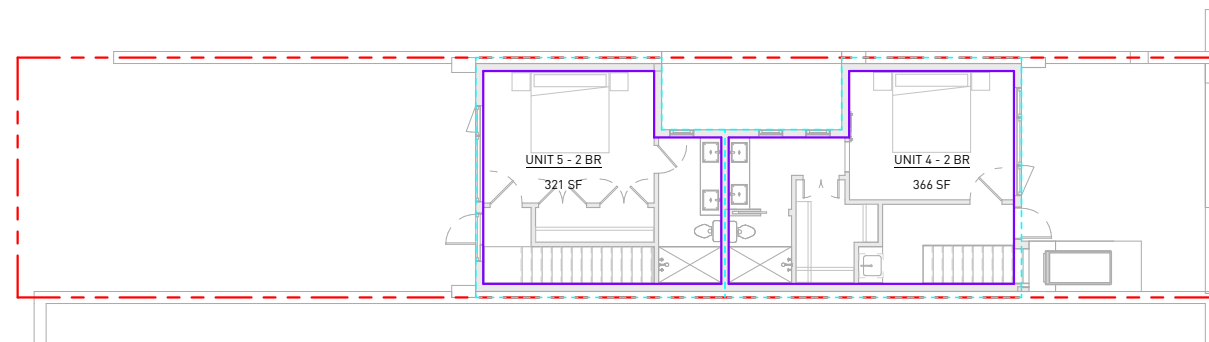
AREA - ORIELS - NET		
NAME	LEVEL	AREA
Oriel	01 - Ground	13 SF
Oriel	02 - Second	13 SF
Oriel	03 - Third	13 SF
		40 SF
<b>TOTAL UNIT NET AREA</b>		<b>40 SF</b>

AREA - COMMON GROSS		
NAME	LEVEL	AREA
COMMON	00 - Cellar	42 SF
COMMON	01 - Ground	125 SF
COMMON	02 - Second	76 SF
		263 SF
<b>TOTAL COMMON GROSS AREA</b>		<b>263 SF</b>

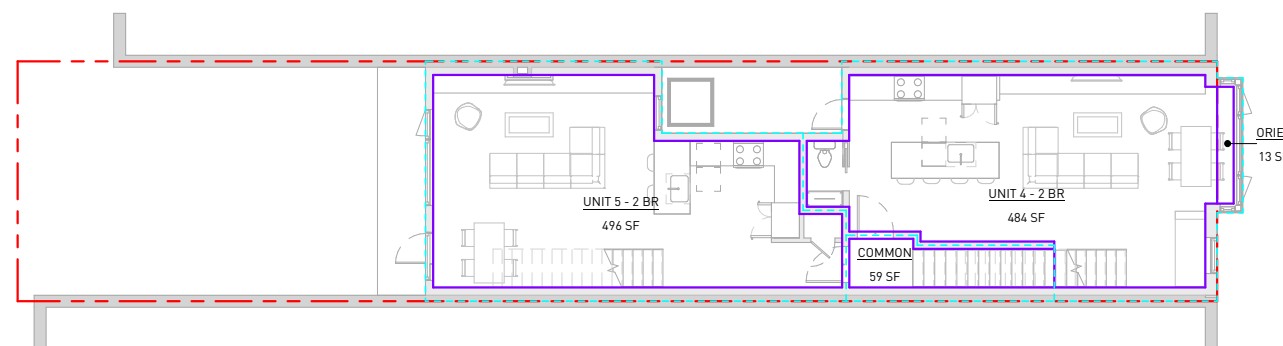
AREA - COMMON NET		
NAME	LEVEL	AREA
COMMON	00 - Cellar	42 SF
COMMON	01 - Ground	85 SF
COMMON	02 - Second	59 SF
		187 SF
<b>TOTAL COMMON NET AREA</b>		<b>187 SF</b>

--- UNIT GROSS AREA  
--- UNIT NET AREA

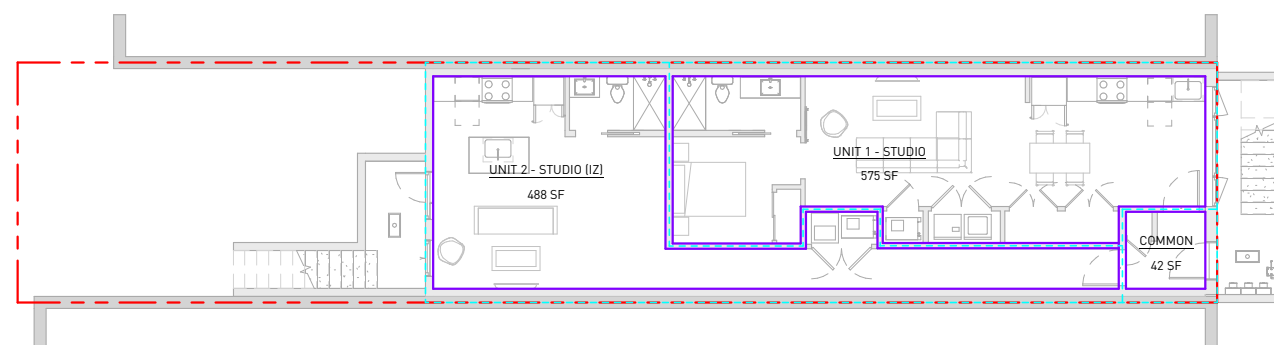
**2** UNIT AREA TABULATIONS / LEGEND  
CS.03



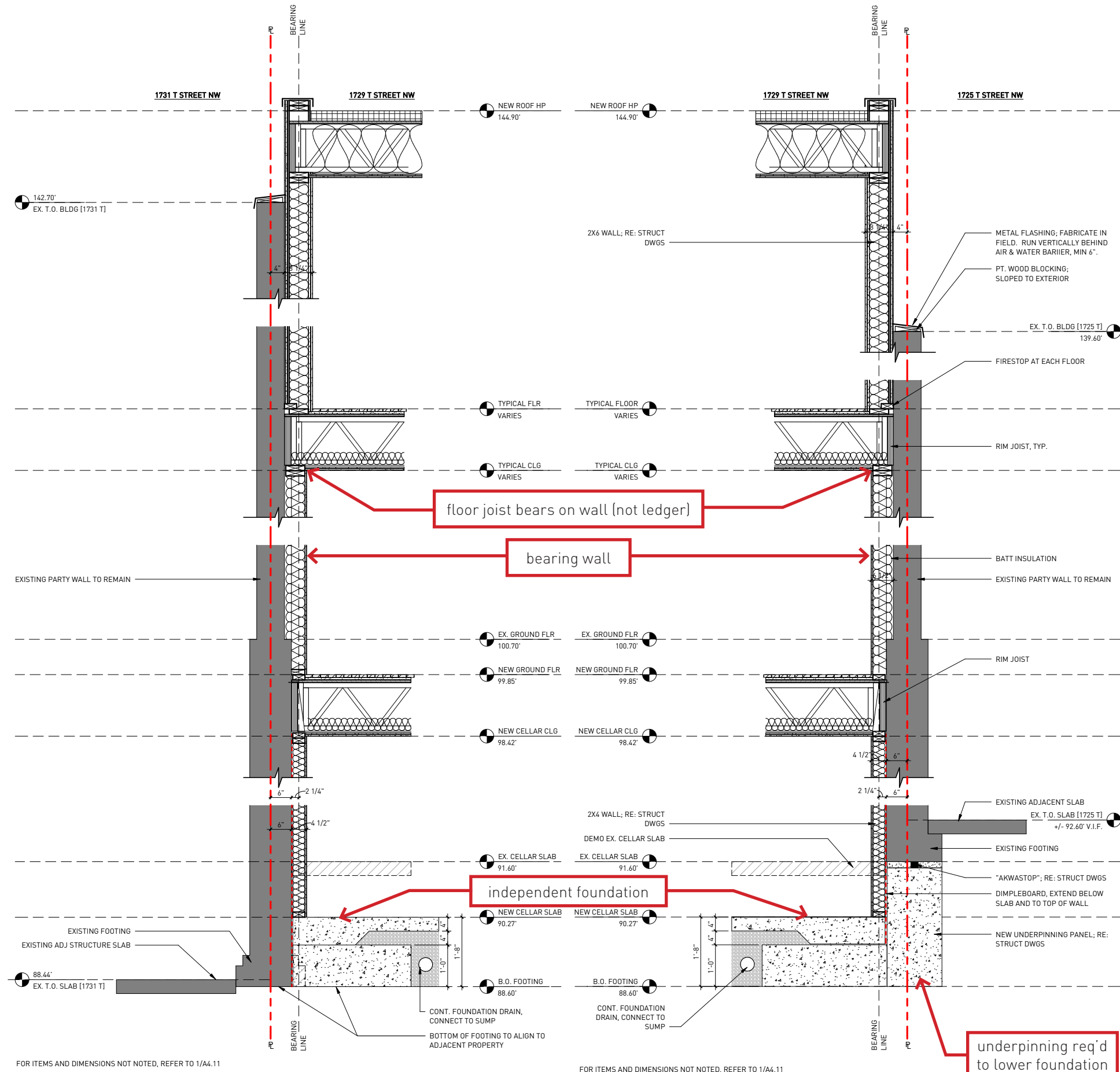
**8** UNIT NSF - FOURTH  
CT.02 1/8" = 1'-0"



**6** UNIT NSF - SECOND  
CT.02 1/8" = 1'-0"



**3** UNIT NSF - CELLAR  
CT.02 1/8" = 1'-0"



2 WALL SECTION - AT WEST PARTY WALL (1731)  
A4.11 3/4" = 1'-0"

1 WALL SECTION - AT EAST PARTY WALL (1725)  
A4.11 3/4" = 1'-0"

AHJ APPROVAL STAMP

TEASS WARREN ARCHITECTS

515 M ST SE  
SUITE 200  
WASHINGTON, DC 20003  
202.483.6260  
email@teass-warren.com

1729 T ST  
NEW CONSTRUCTION

1729 T STREET NW  
WASHINGTON, DC 20009

DATE USE REV

DESIGN PROFESSIONAL STAMP

WALL SECTIONS

ISSUE TITLE: BZA SUPPLEMENTAL

ISSUE DATE: 11 JULY 2018

PIC:

PL:

A4.11

PROJECT R17413