



| | |
|---|----|
| approved drawing comparison building section | 2 |
| approved drawing comparison cellar | 3 |
| approved drawing comparison ground floor | 4 |
| approved drawing comparison second floor | 5 |
| approved drawing comparison third floor | 6 |
| approved drawing comparison roof | 7 |
| approved drawing comparison parapet + guard rail location | 8 |
| approved drawing comparison parapet + guard rail location | 9 |
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| precedents 638 newton | 21 |

1125 7th St NE

Board of Zoning Adjustment Supplemental Filing

17 October 2018

Prepared for:

Lot Squared
Tarique Jawed

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McLean, VA 22102
202 888 4000
tarique @ lotsquared.com

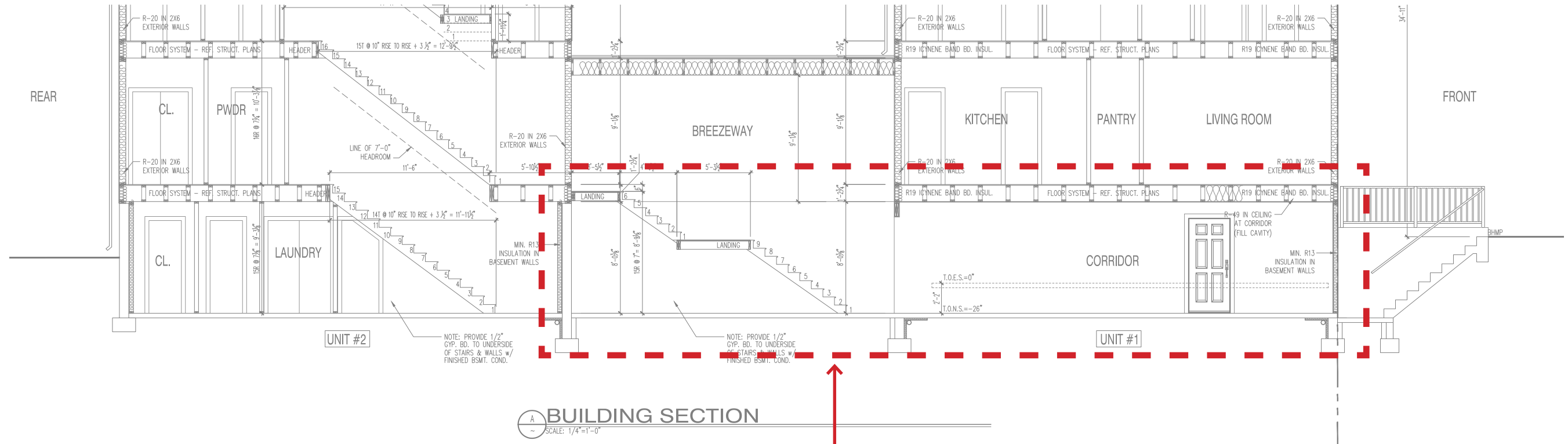
Prepared by:

Teass \ Warren Architects
Will Teass, AIA LEED AP

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Washington, DC 20003
202 683 6260
will @ teass-warren.com

Board of Zoning Adjustment
District of Columbia
CASE NO.19550
EXHIBIT NO.63A1

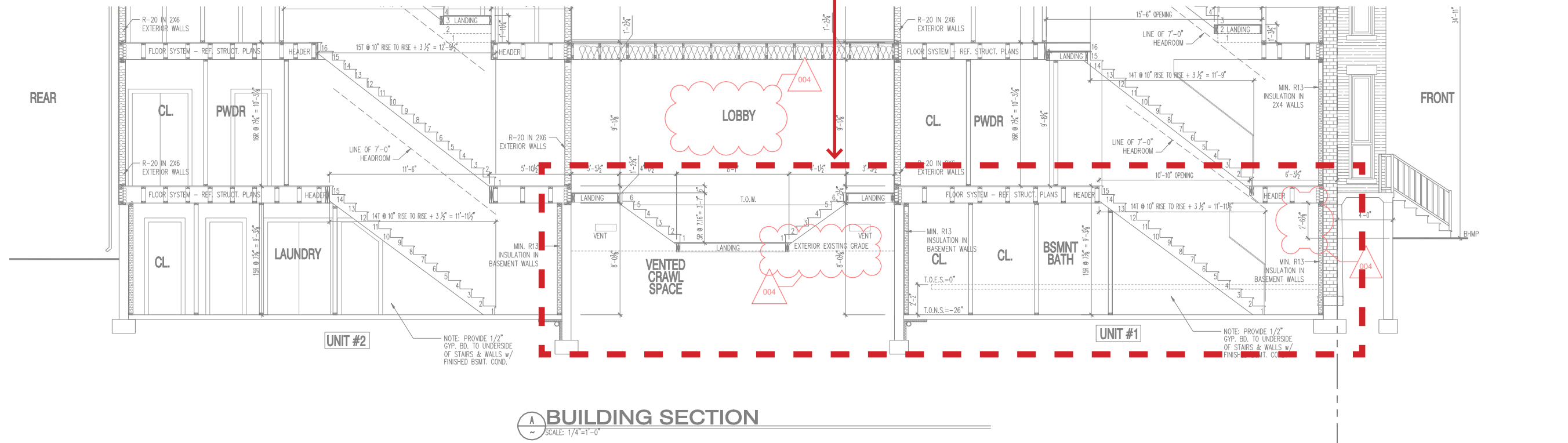
approved permit set - B1706219
31 march 2017



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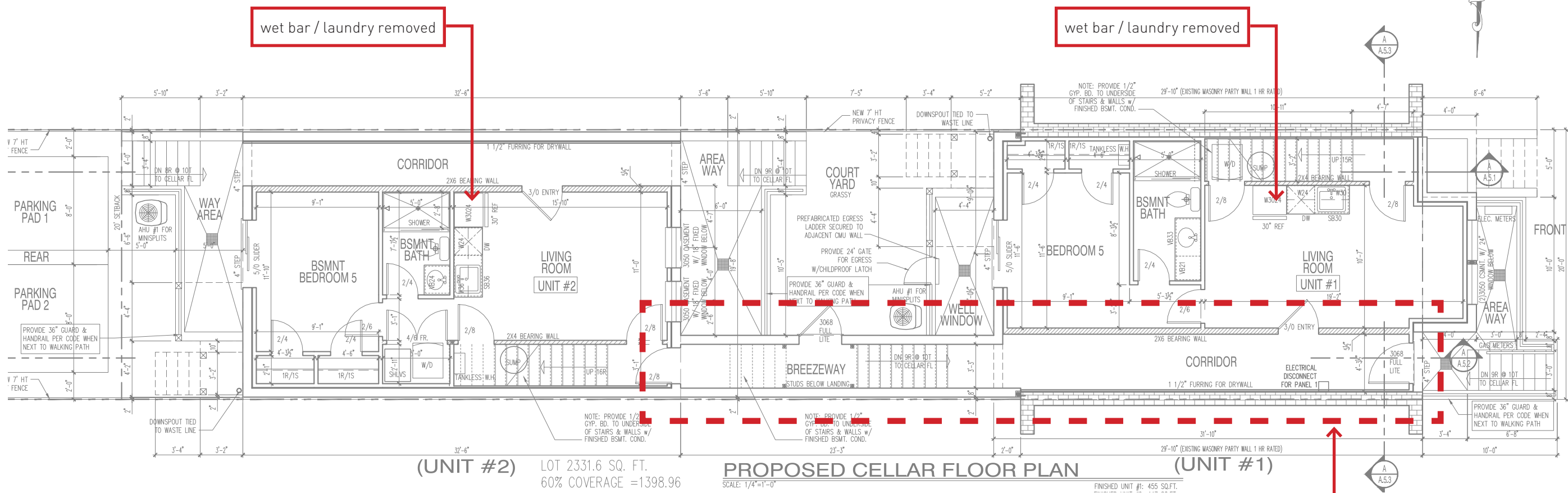
stair location / corridor location coordinated

approved permit set - B1805207
18 april 2018

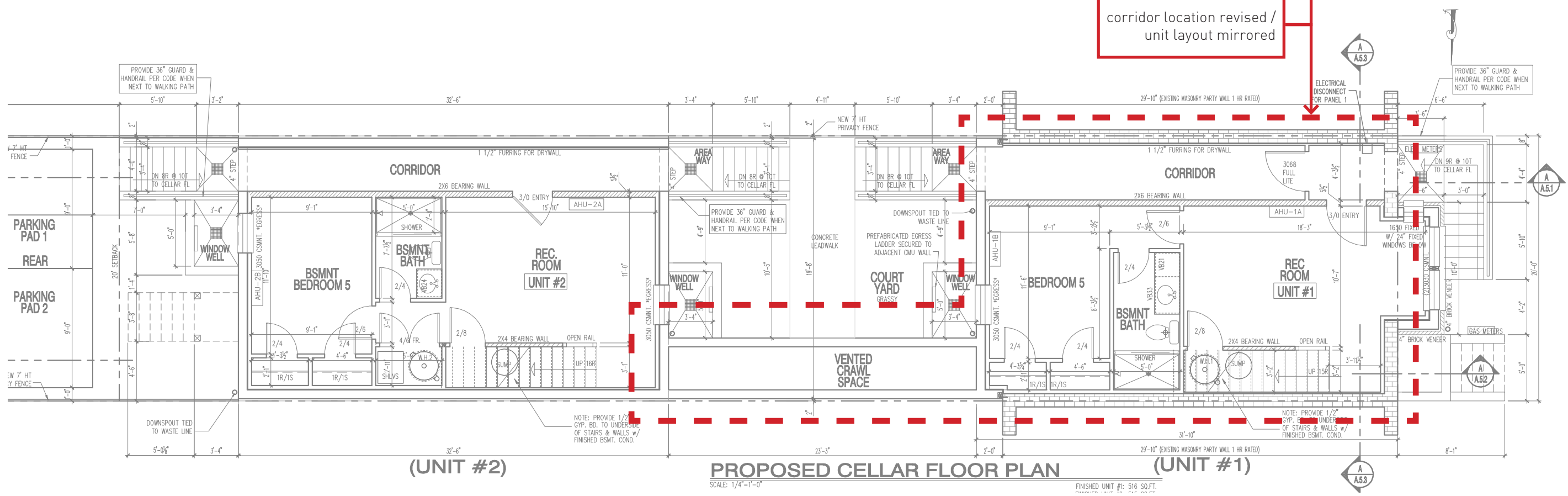


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approved permit set - B1706219
31 march 2017



approved permit set - B1805207
18 april 2018



1125 7th St NE - STONY C
PROPOSED CELLAR &

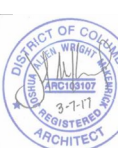


DRAWN BY: MCR
DATE: 03/10/17
REV No. DATE
XXX XX-XX-X

01.01.17

SHEET No. A 1 1

1125 7th St NE - STONY C
PROPOSED CELLAR &

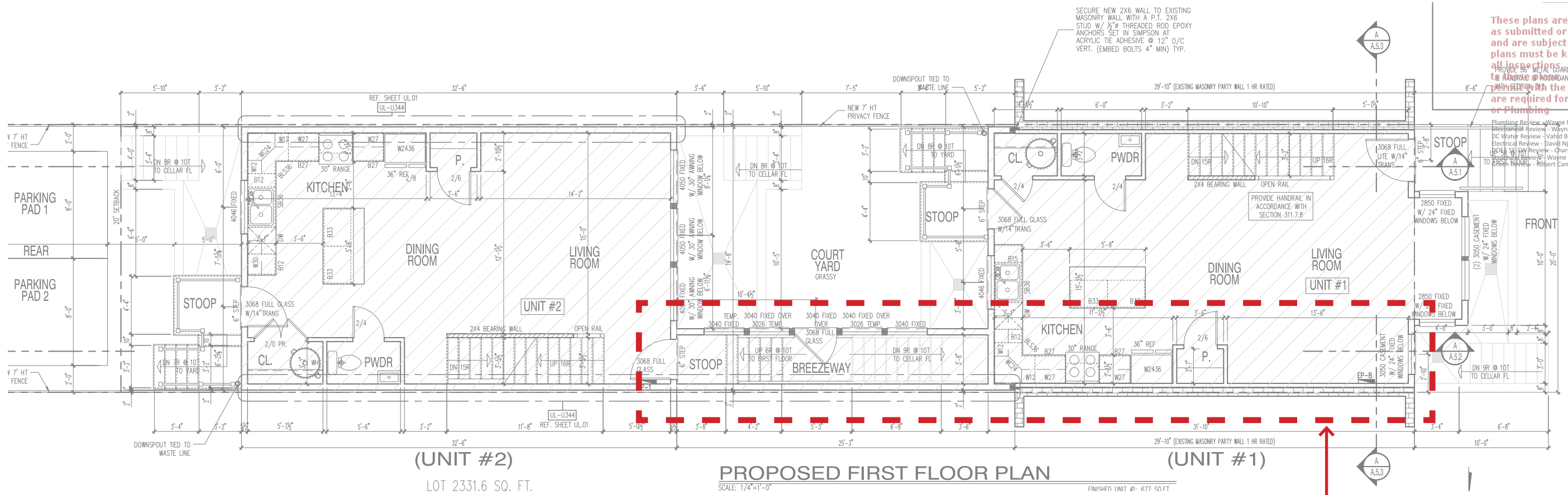


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DATE: 03/10/17
REV No. DATE
004 04/16/18

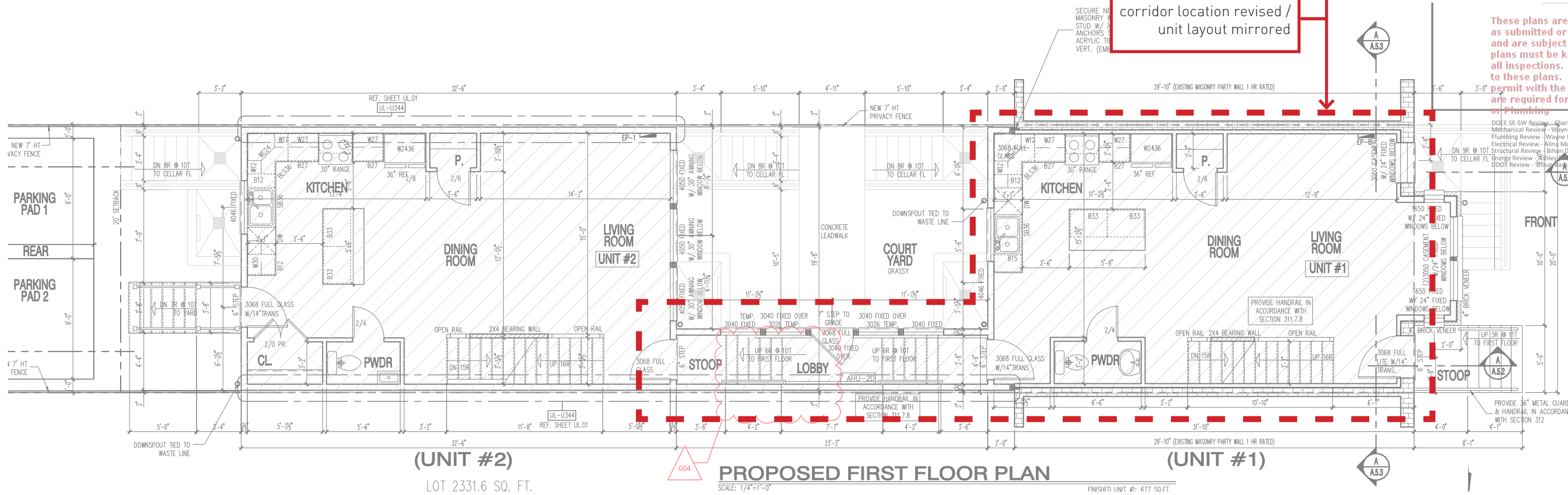
01.01.17

SHEET No. A 1 1

approved permit set - B1706219
31 march 2017



approved permit set - B1805207
18 april 2018



These plans are conditionally approved as submitted or noted during plan review and are subject to field inspection. All plans must be kept on site and ready for all inspections. No changes or modifications to these plans are permitted without the revised plans. Changes require a permit with the revised plans. All trades are required for trade work.

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DC VIRGINIA
10530 WARWICK AVENUE, SUITE #65
FAIRFAX, VA 22030
Phone: 703.988.2350 • Email: info@teasswarren.com

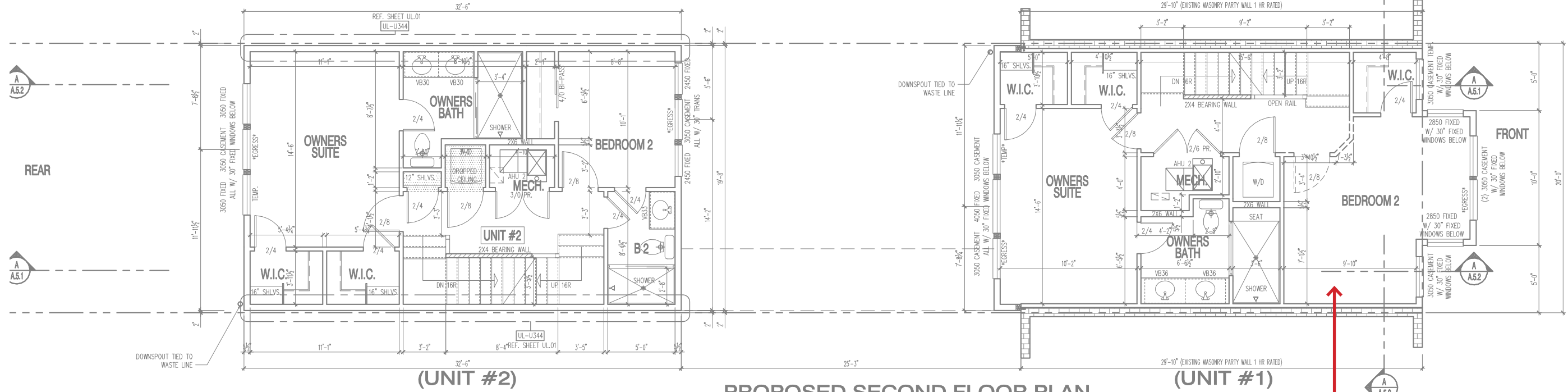
HOMES
5T FLOOR PLAN
7 Plotted at 1/8" = 1'-0"

DC VIRGINIA
10530 WARWICK AVENUE, SUITE #65
FAIRFAX, VA 22030
Phone: 703.988.2350 • Email: info@teasswarren.com

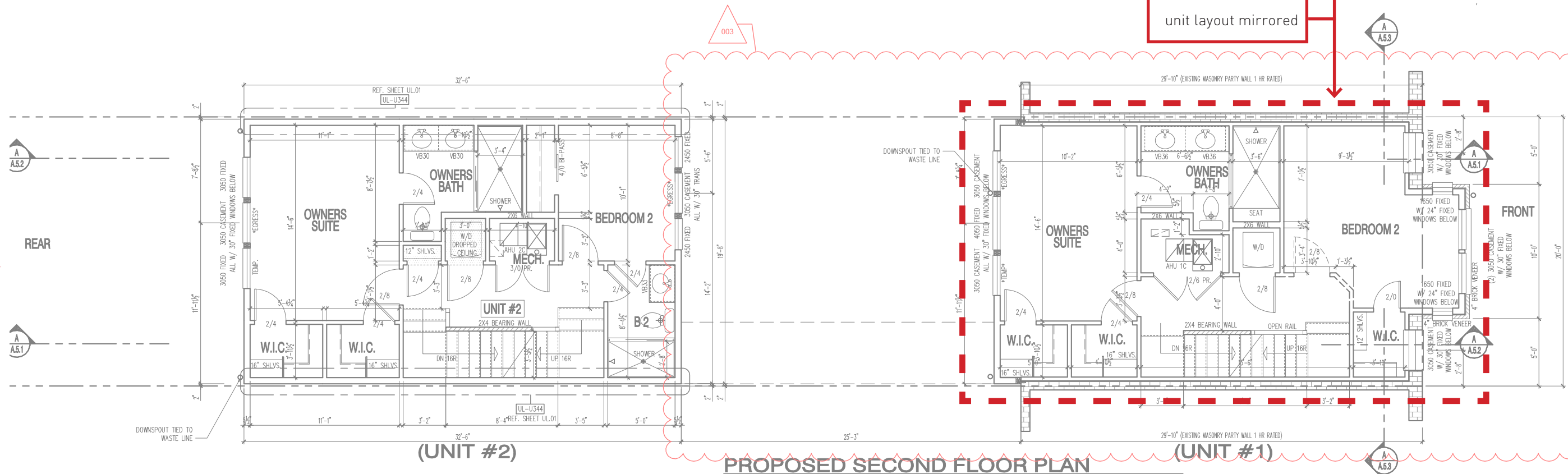
HOMES
5T FLOOR PLAN
7 Plotted at 1/8" = 1'-0"

approved permit set - B1706219
31 march 2017

approved permit set - B1805207
18 april 2018



PROPOSED SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"
FINISHED UNIT #1: 677 SQ.FT.



PROPOSED SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"
FINISHED UNIT #1: 677 SQ.FT.
FINISHED UNIT #2: 650 SQ.FT.

1125 7th St NE - STONY C
PROPOSED SECOND



DRAWN BY:
MCR
DATE: 03/10/17
REV No. DATE
001 03/30/17

01.01.1'

SHEET No.
A2.1

1125 7th St NE - STONY C
PROPOSED SECOND

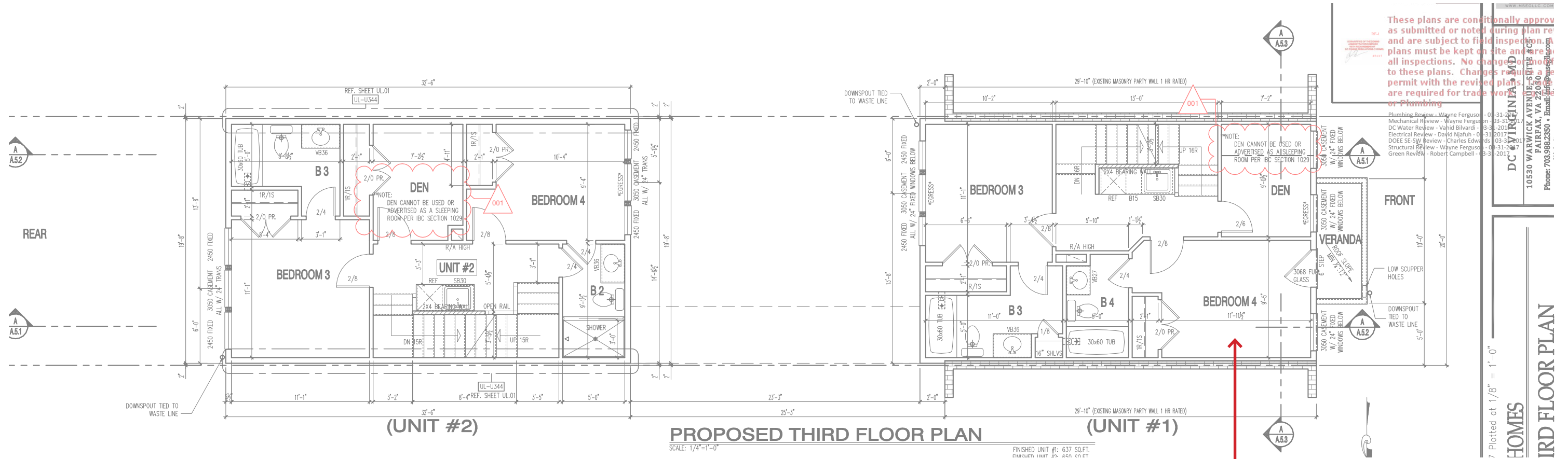


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MCR
DATE: 03/10/17
REV No. DATE
003 04/04/17

01.01.1'

SHEET No.
A2.1

approved permit set - B1706219
31 march 2017

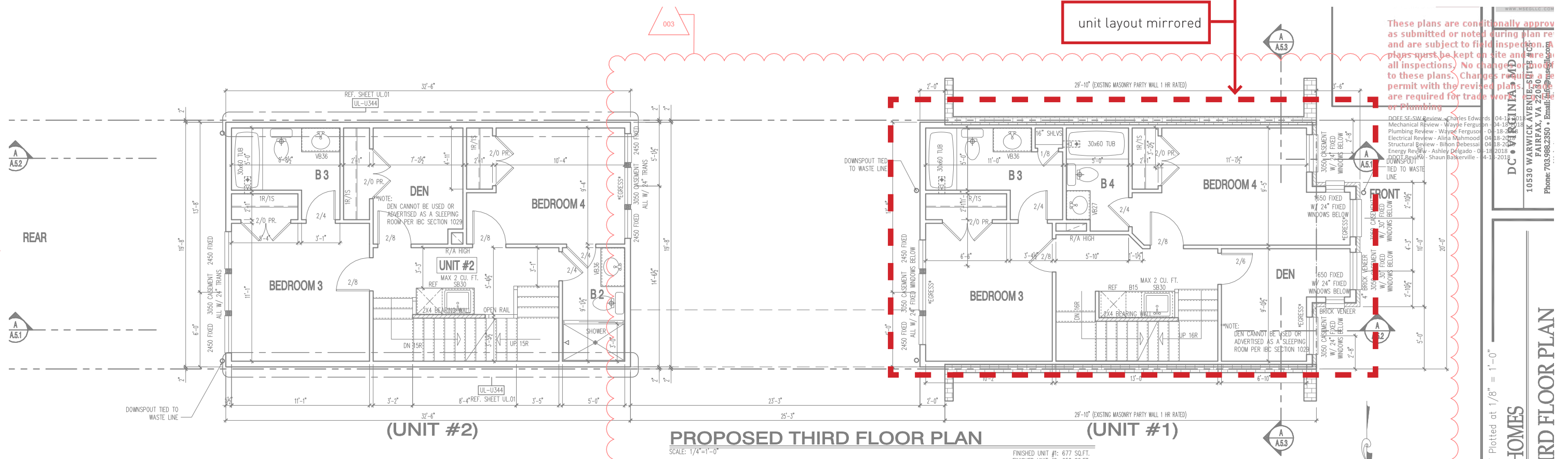


These plans are conditionally approved as submitted or noted during plan review and are subject to field inspection. All plans must be kept on site and ready for all inspections. No changes or modifications to these plans. Changes require a permit with the revised plans. All trades are required for trade work.

Plumbing Review - Wayne Ferguson
Mechanical Review - Wayne Ferguson
DC Water Review - Vahid Bilvardi
Electrical Review - David Njafun
DOEE SE SW Review - Charles Edwards
Structural Review - Wayne Ferguson
Green Review - Robert Campbell

DC • VIRGINIA
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FAIRFAX, VA 22030
Phone: 703.988.2350 • Email: info@teass.com

approved permit set - B1805207
18 april 2018

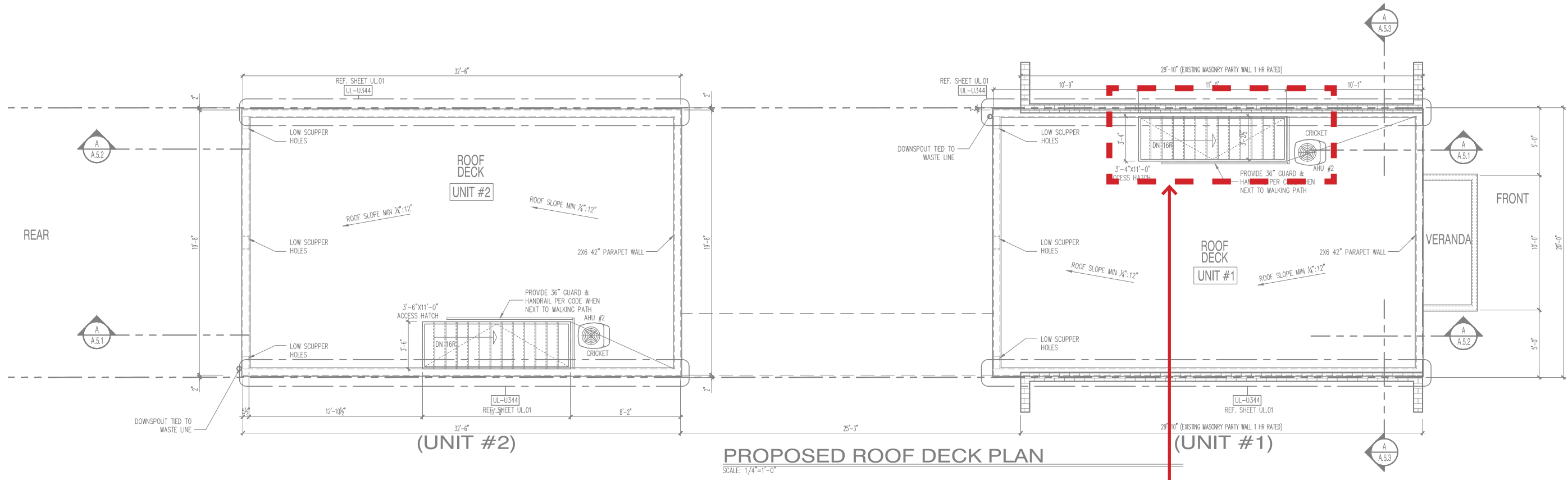


These plans are conditionally approved as submitted or noted during plan review and are subject to field inspection. All plans must be kept on site and ready for all inspections. No changes or modifications to these plans. Changes require a permit with the revised plans. All trades are required for trade work.

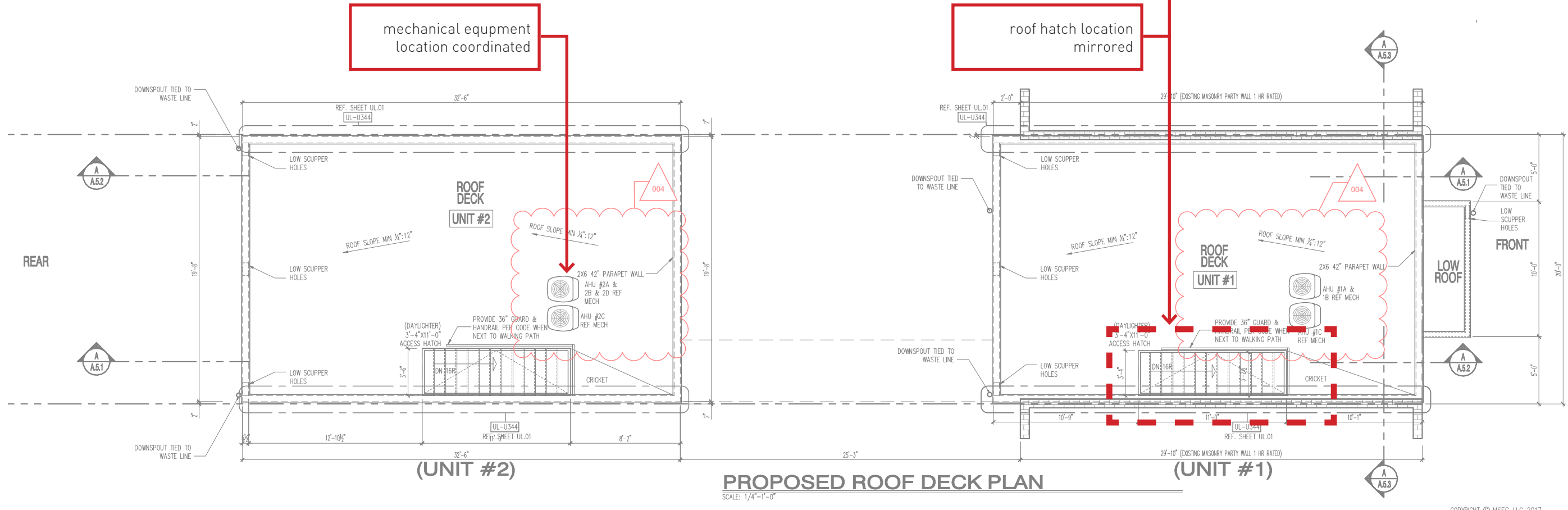
DOEE SE SW Review - Charles Edwards
Mechanical Review - Wayne Ferguson
Plumbing Review - Wayne Ferguson
Electrical Review - Alina Mahmood
Structural Review - Bilal Bebesian
Energy Review - Ashley Delgado
Green Review - Shaun Barkerville

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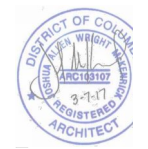
approved permit set - B1706219
31 march 2017



approved permit set - B1805207
18 april 2018



22x34 Plotted at 1/4"=1'
1125 7th St NE - STONY C
PROPOSED ROOF PL



DRAWN BY:
MCR
DATE: 03/10/17
REV No. DATE
XXX XX-XX-X

01.01.1'

SHEET No.
A3.1

22x34 Plotted at 1/4"=1'
1125 7th St NE - STONY C
PROPOSED ROOF PL

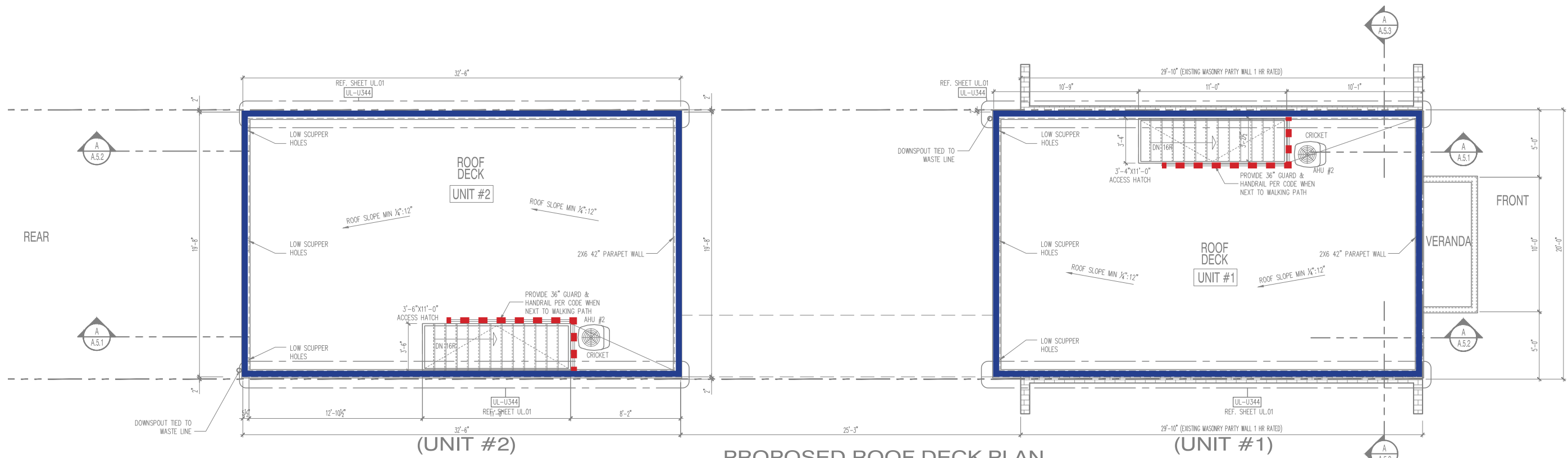


DRAWN BY:
MCR
DATE: 03/10/17
REV No. DATE
004 04/16/18

01.01.1'

SHEET No.
A3.1

approved permit set - B1706219
31 march 2017

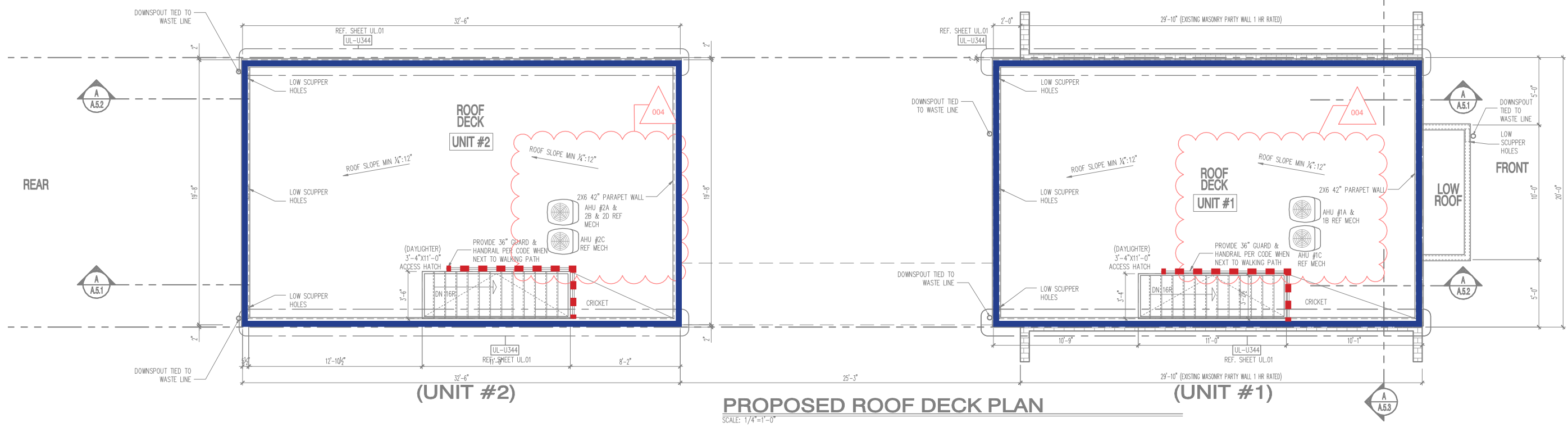


PROPOSED ROOF DECK PLAN

SCALE: 1/4"=1'-0"

--- guardrail, 36" maximum height above roof
 — parapet, 48" maximum height above roof

approved permit set - B1805207
18 april 2018



PROPOSED ROOF DECK PLAN

SCALE: 1/4"=1'-0"

1125 7th St NE - STONY C
 PROPOSED ROOF PL



DRAWN BY:
MCR
 DATE: 03/10/17
 REV No. DATE
 XXX XX-XX-X

01.01.1'

SHEET No.
A3.1

1125 7th St NE - STONY C
 PROPOSED ROOF PL



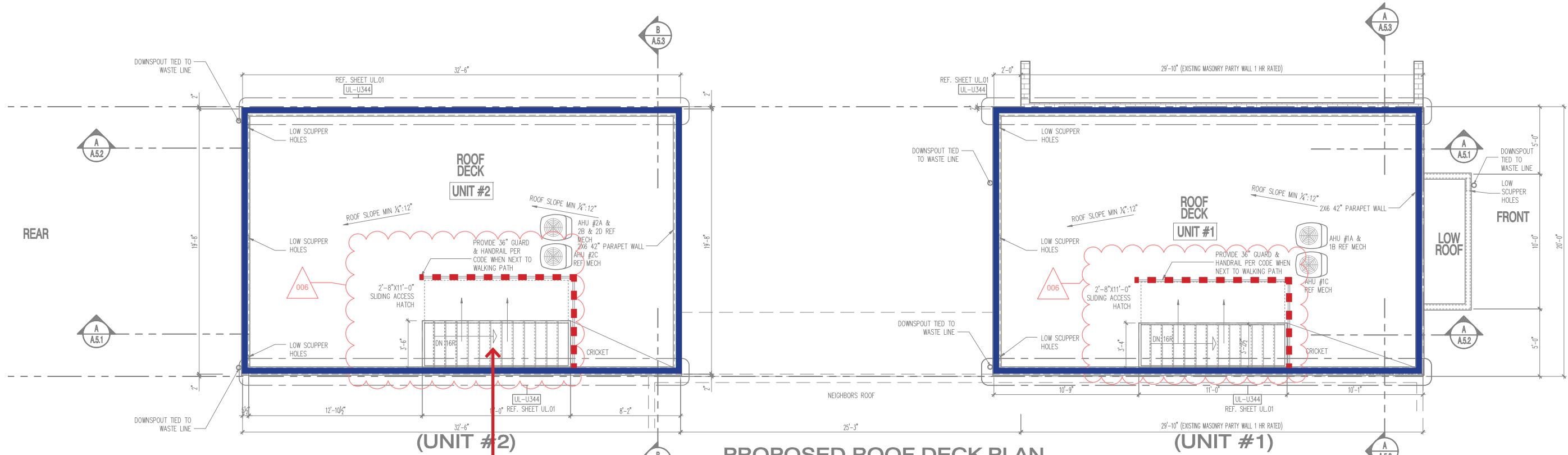
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MCR
 DATE: 03/10/17
 REV No. DATE
 004 04/16/18

01.01.1'

SHEET No.
A3.1

approved permit set - B1811245
2 august 2018

approved permit set - B1805207
18 april 2018

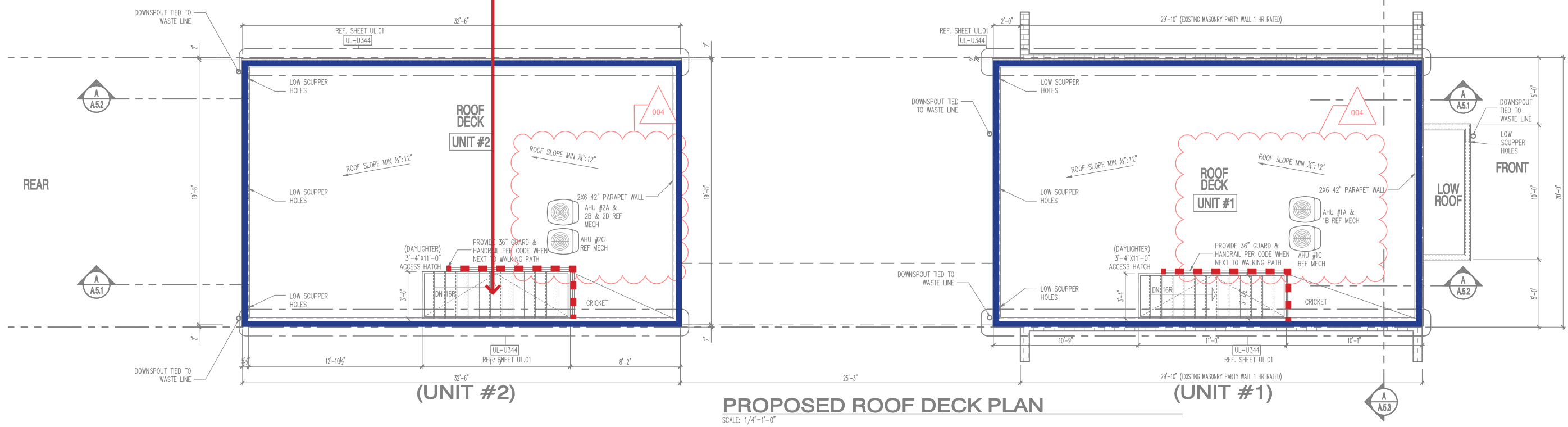


PROPOSED ROOF DECK PLAN

SCALE: 1/4"=1'-0"

motorized swinging roof hatch changed to motorized sliding roof hatch

--- guardrail, 36" maximum height above roof
— parapet, 48" maximum height above roof



PROPOSED ROOF DECK PLAN

SCALE: 1/4"=1'-0"

22x34 Plotted at 1/4"=1'
1125 7th St NE - STONY C
PROPOSED ROOF PL



DRAWN BY:
MCR
DATE: 03/10/17
REV No. DATE
006 07/24/18

01.01.1'

SHEET No.
A3.1

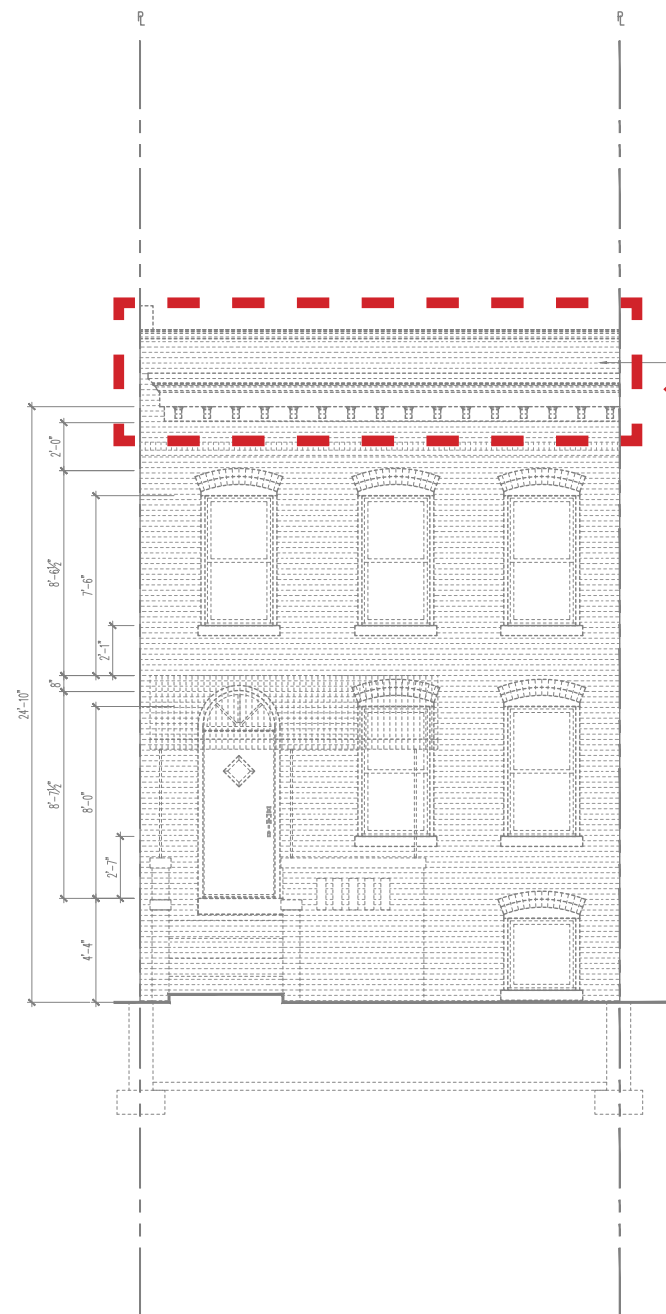
22x34 Plotted at 1/4"=1'
1125 7th St NE - STONY C
PROPOSED ROOF PL



DRAWN BY:
MCR
DATE: 03/10/17
REV No. DATE
004 04/16/18

01.01.1'

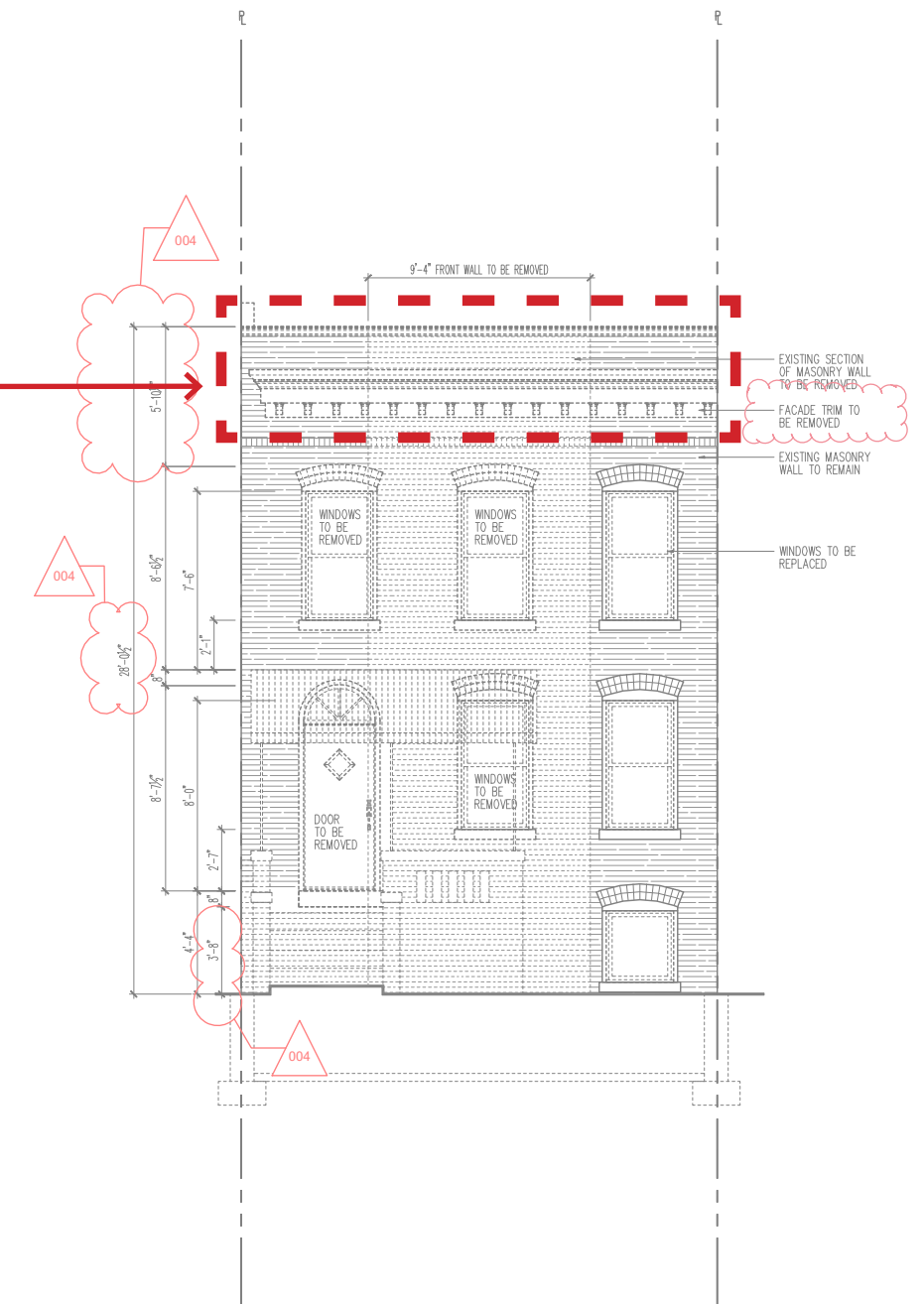
SHEET No.
A3.1



EXISTING FRONT ELEVATION
SCALE: 1/4" = 1'-0"

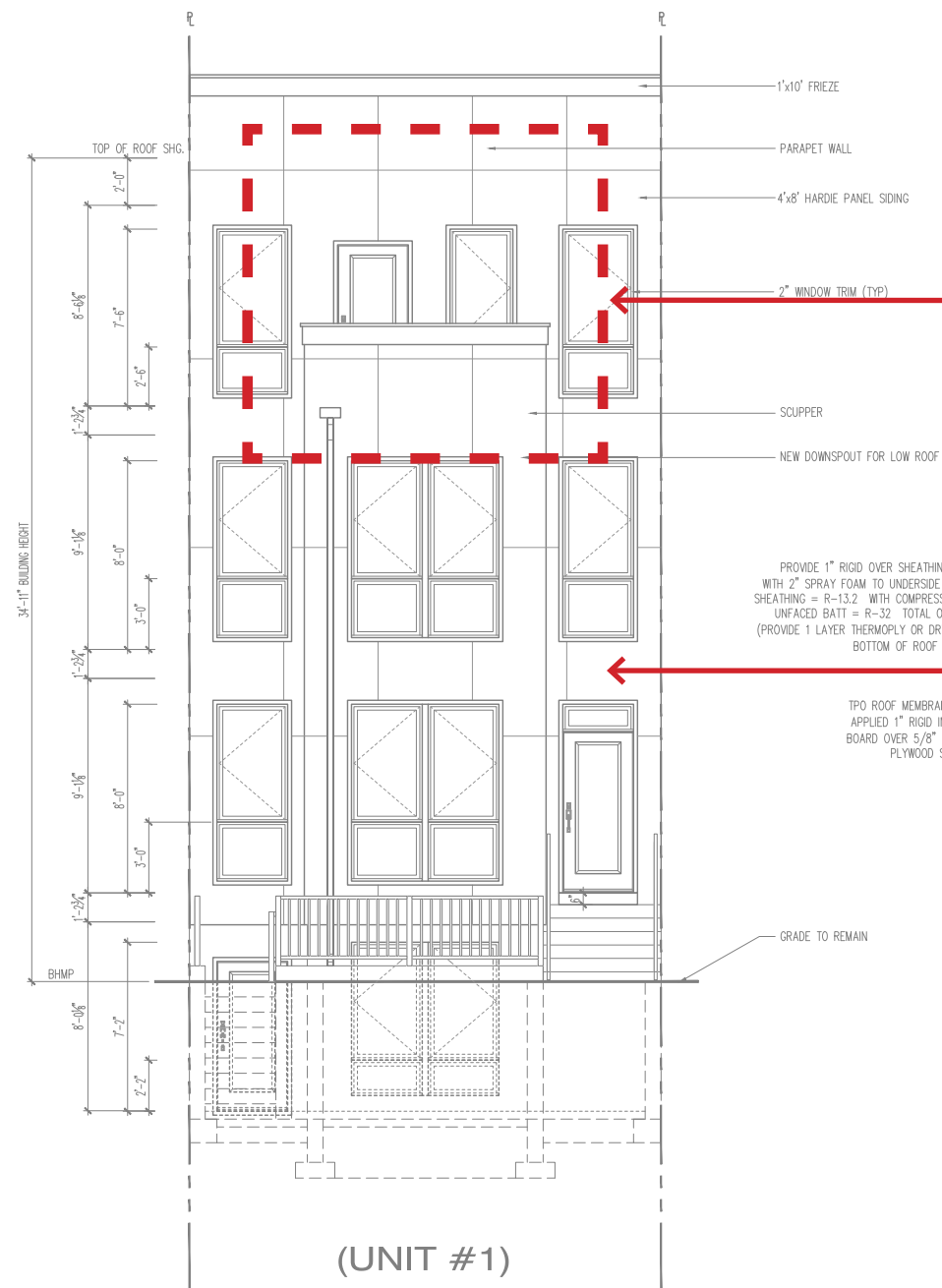
approved permit set - B1706219
31 march 2017

facade trim removed



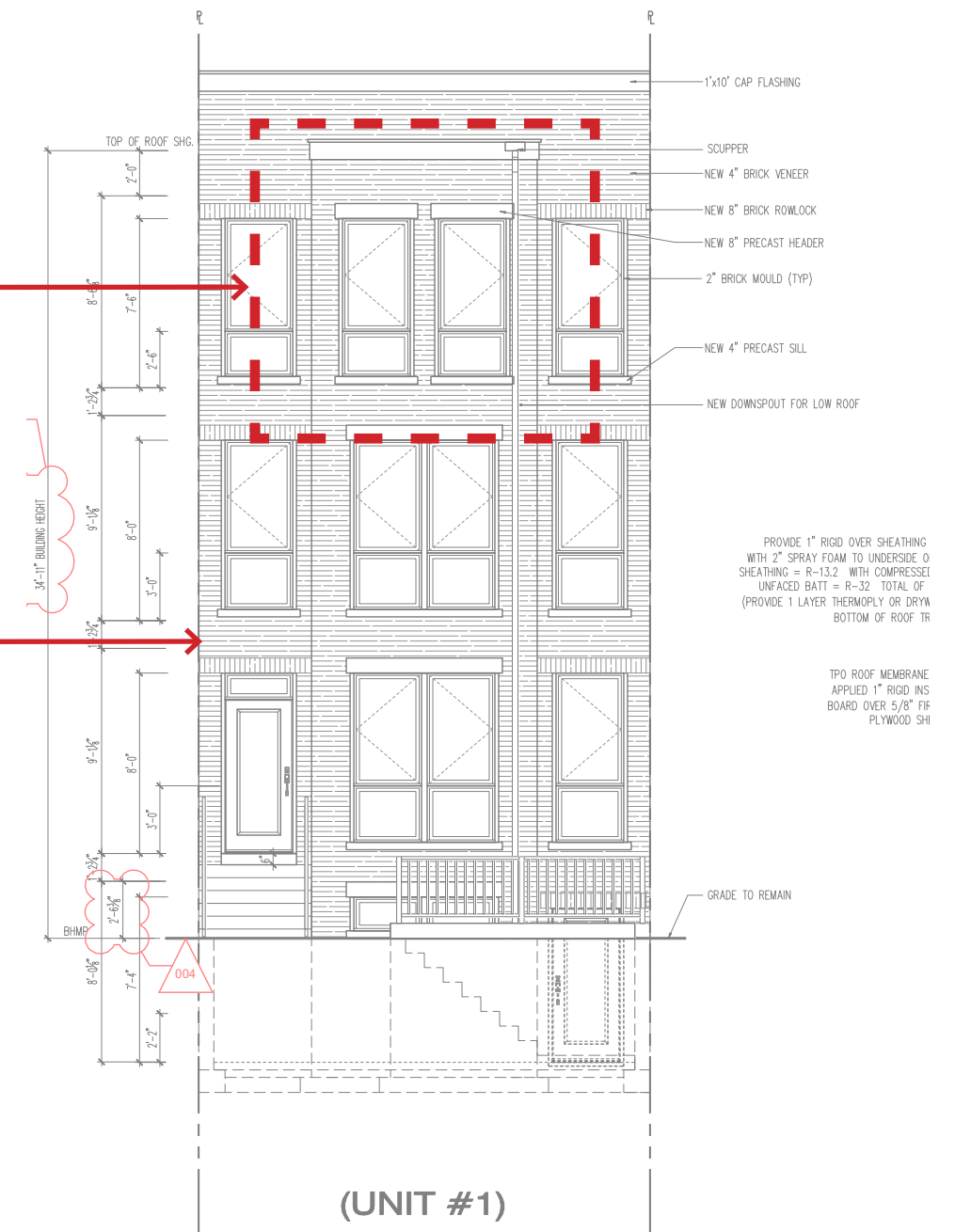
EXISTING FRONT ELEVATION
SCALE: 1/4" = 1'-0"

approved permit set - B1805207
18 april 2018



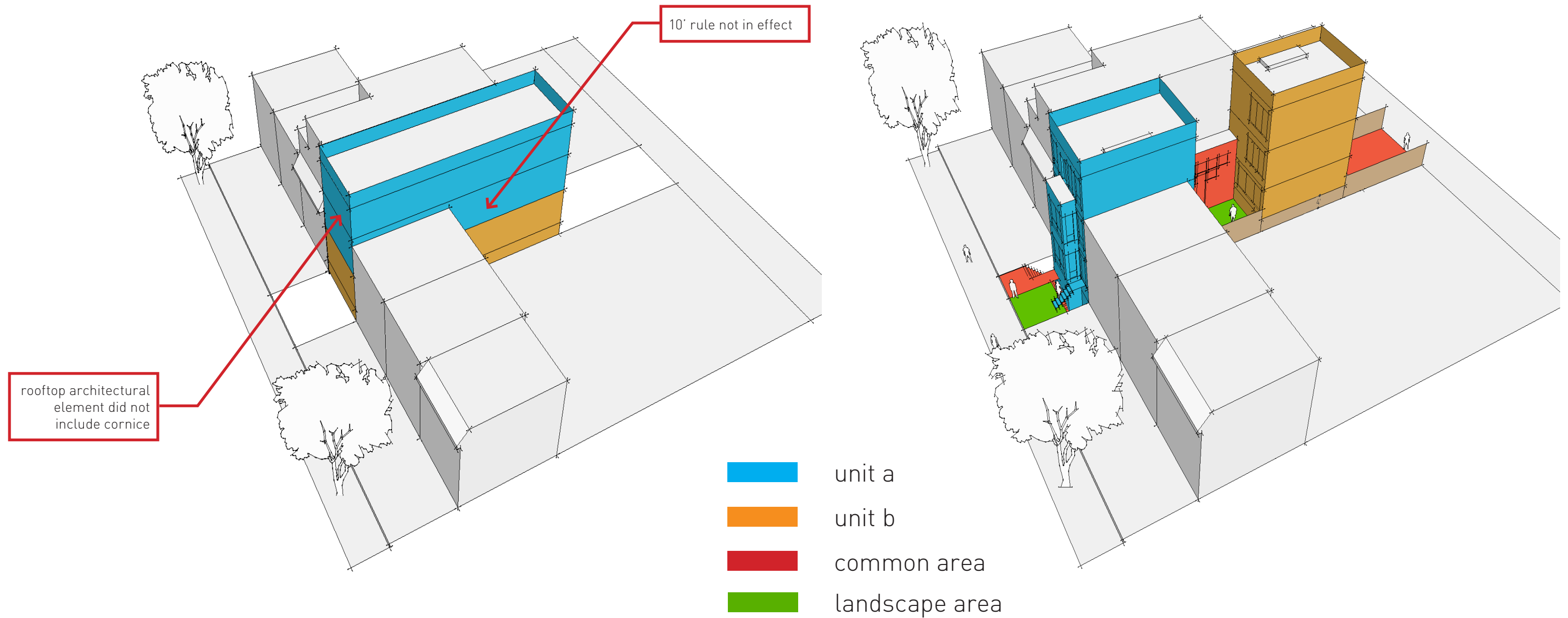
PROPOSED FRONT ELEVATION
SCALE: 1/4"=1'-0"

approved permit set - B1706219
31 march 2017



PROPOSED FRONT ELEVATION
SCALE: 1/4"=1'-0"

approved permit set - B1805207
18 april 2018

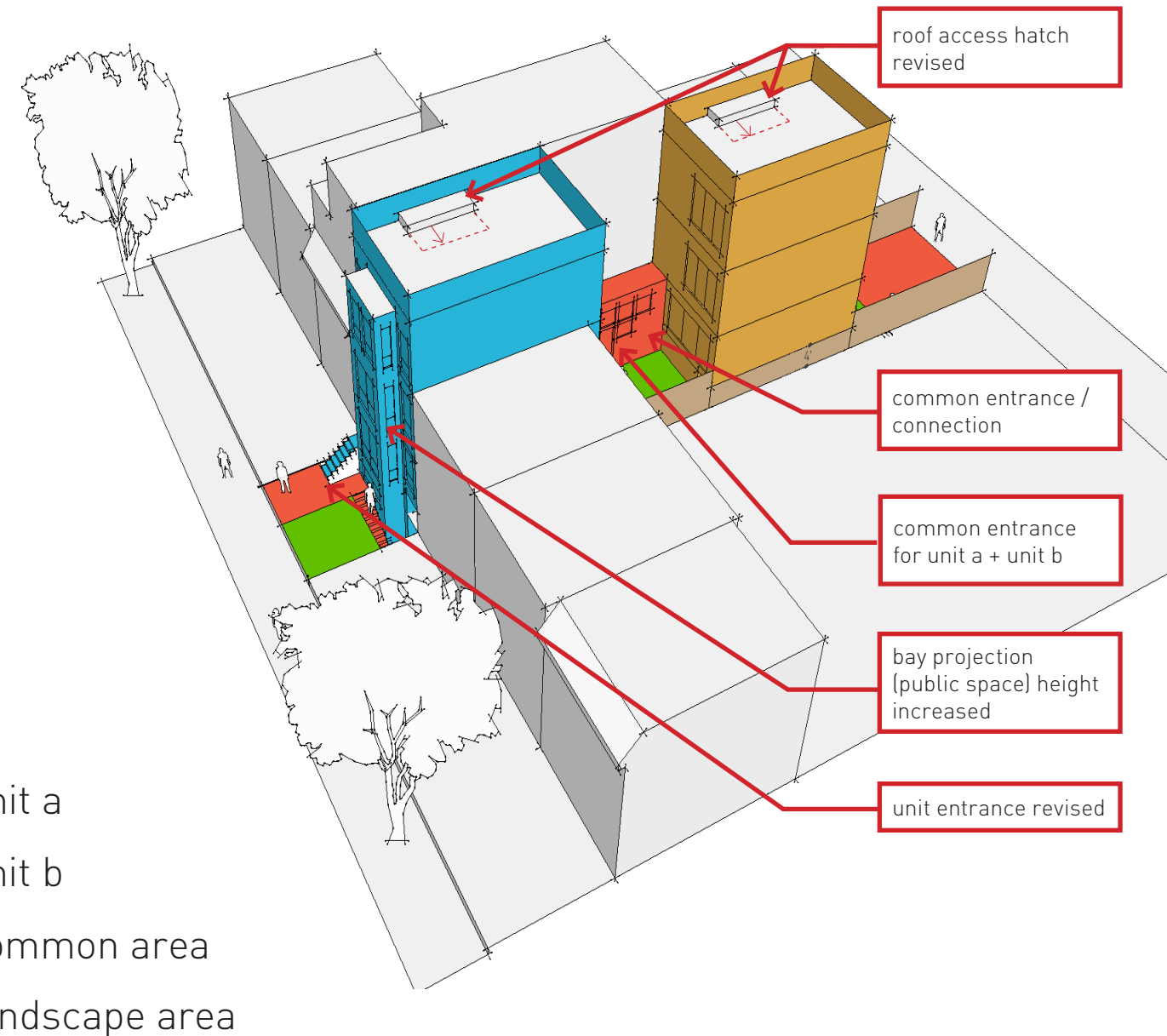
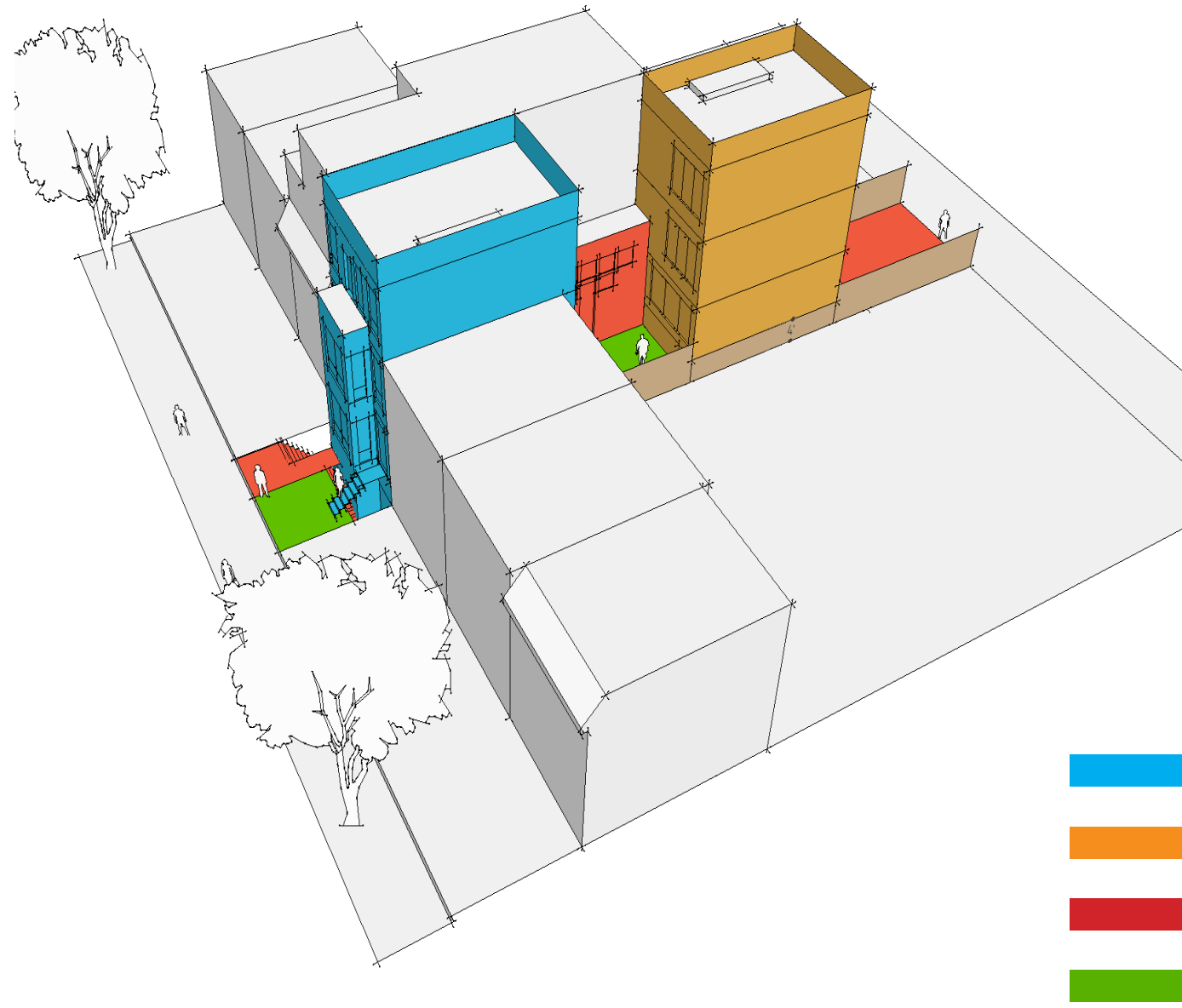


matter of right zoning envelope

- post 2016 ZRR
- pre 10' rule + expanded rooftop element
- maximum of two units
- 3 stories / 35' height limit
- 60% lot occupancy
- 20' rear yard

matter of right zoning envelope

- post 2016 ZRR
- pre 10' rule + expanded rooftop element
- maximum of two units
- 3 stories / 35' height limit
- 60% occupancy
- 20' rear yard
- two-story accessory structure (450 sf max)



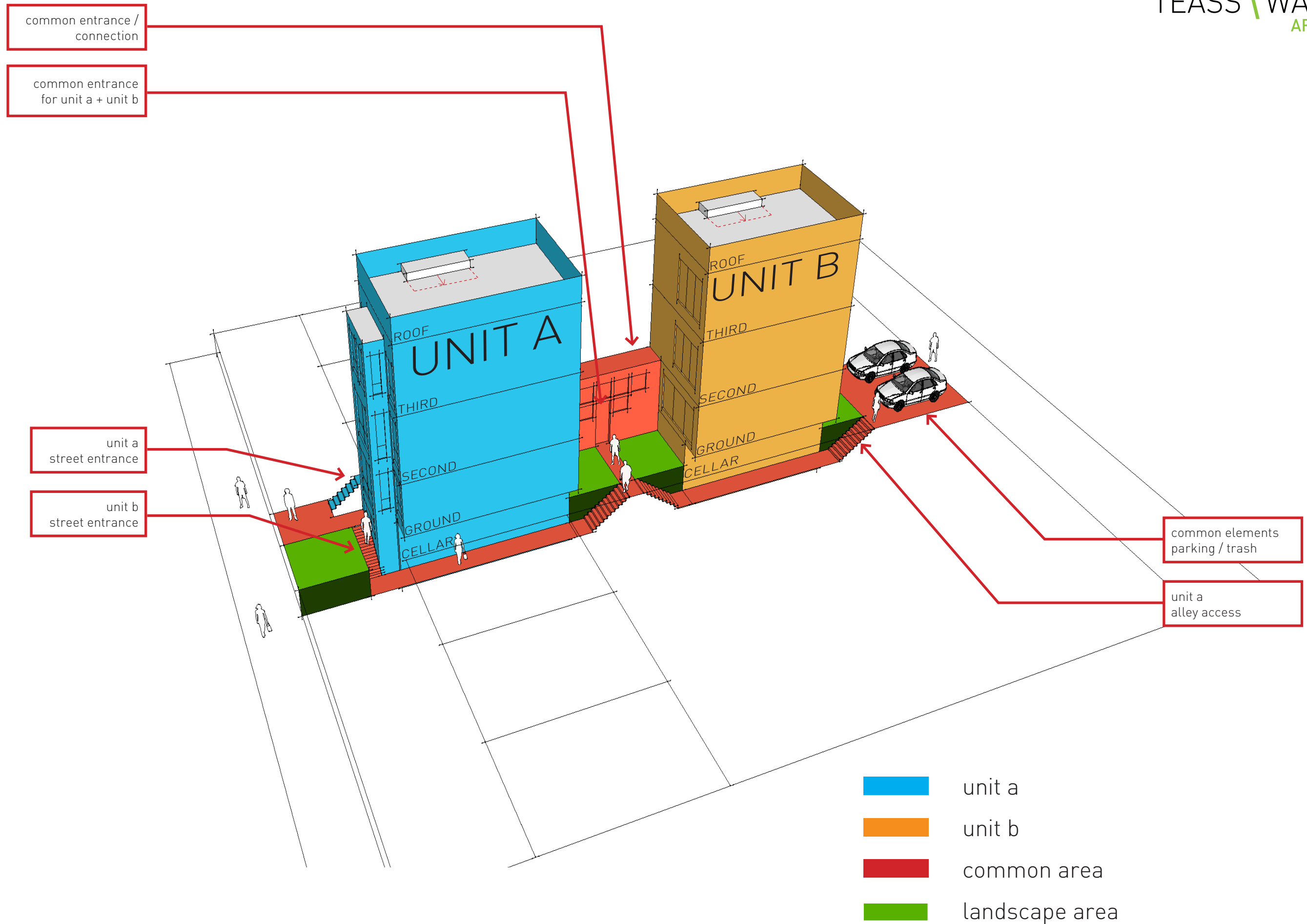
- unit a
- unit b
- common area
- landscape area

approved permit - march 2017

- two units
- 3 stories / 35' height limit
- 60% lot occupancy
- 20' rear yard
- substantial connection

approved permit revision - april 2018

- two units
- 3 stories / 35' height limit
- 60% lot occupancy
- 20' rear yard
- substantial connection





approved - july 2017 (BZA 19524)

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