

01/20/2005 08:22:05 PM



Board of Zoning Adjustment

CASE NO.18365

EXHIBIT NO.25A

6/12/2012

1250 9th Street NW
Washington, DC 20001
Square: 0368 Lot No: 0912 Zone: C-2-A



PGN Architects, PLLC
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202-506-1764



City Interests
2900 K Street N.W. Suite 401
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202 544-4700



VIEW FROM EAST



VIEW FROM SOUTH



VIEW FROM WEST



VIEW FROM NORTH

1250 9TH STREET NW

1250 9th Street NW
Washington, DC 20001
Square: 0368 Lot No: 0912 Zone: C-2-A

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1. VIEW ALONG 9TH STREET,
LOOKING NORTH



AERIAL VIEW



2. VIEW FROM INTERSECTION OF
9TH STREET AND N STREET NW,
LOOKING SOUTH

1250 9TH STREET NW

1250 9th Street NW
Washington, DC 20001
Square: 0368 Lot No: 0912 Zone: C-2-A

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STREET VIEWS A0.3

6/12/2012



1. FRONT ELEVATION (9TH ST)



AERIAL VIEW



2. SIDE ELEVATION (N ST)



3. REAR ELEVATION (N ST/BLAGDEN ALLEY)



4. REAR ELEVATION (BLAGDEN ALLEY)



5. SIDE ELEVATION

1250 9TH STREET NW

1250 9th Street NW
Washington, DC 20001
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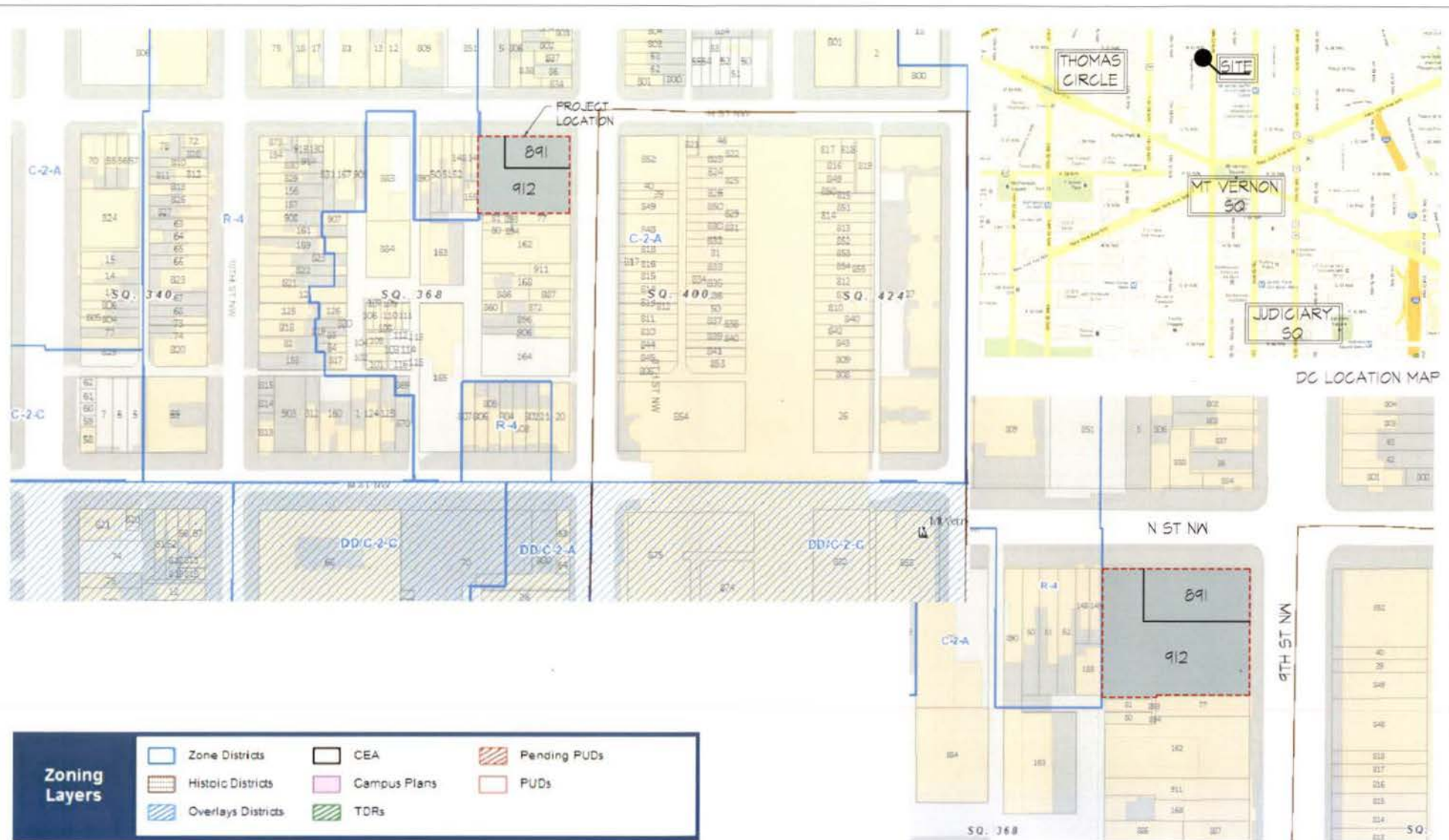
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202-844-4700

EXISTING CONDITIONS A0.4

6/12/2012



1250 9TH STREET NW

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Washington, DC 20001
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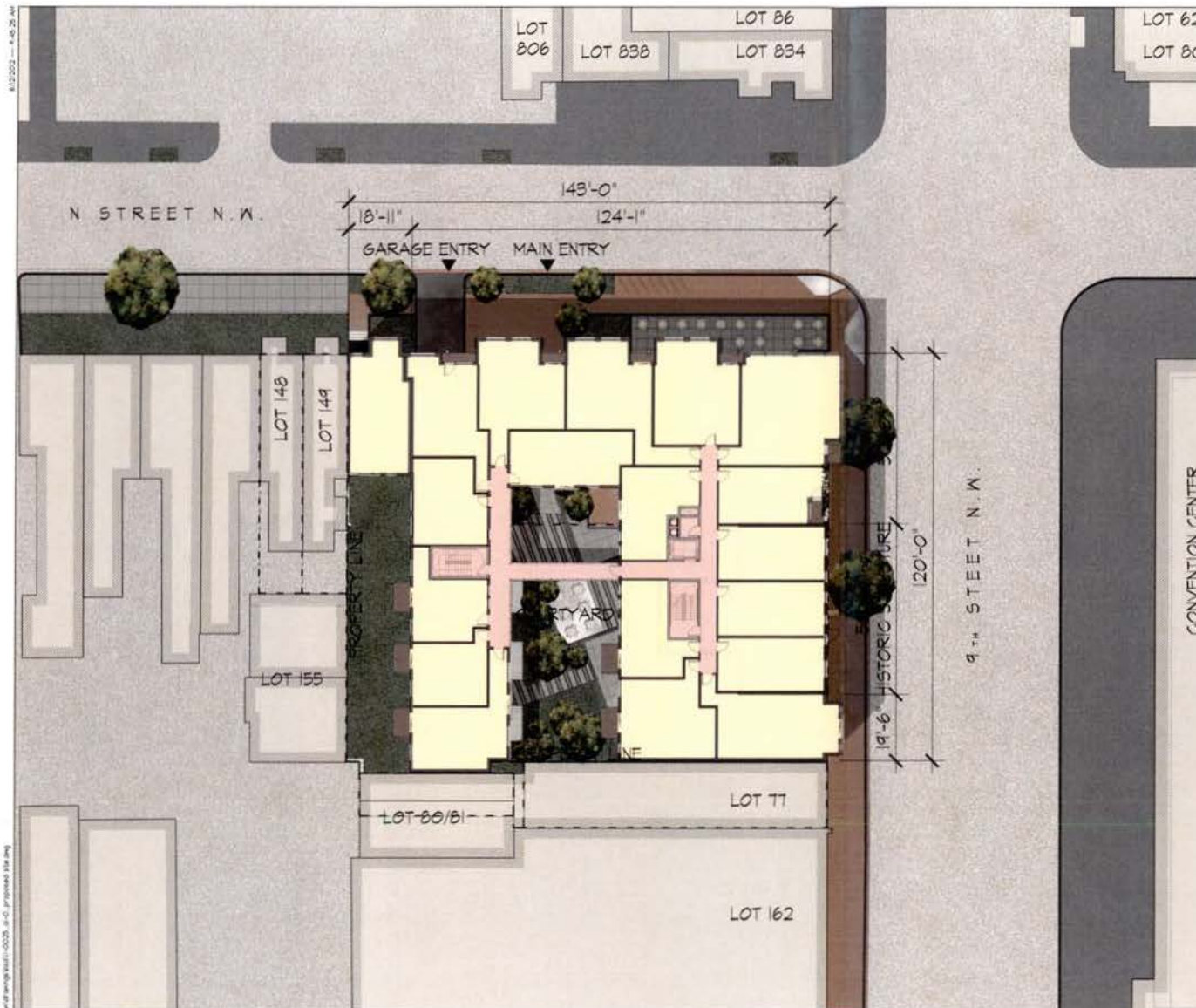
CAS Riegler Companies
1345 S St NW, Suite 1
Washington, DC 20005
202-696-1766

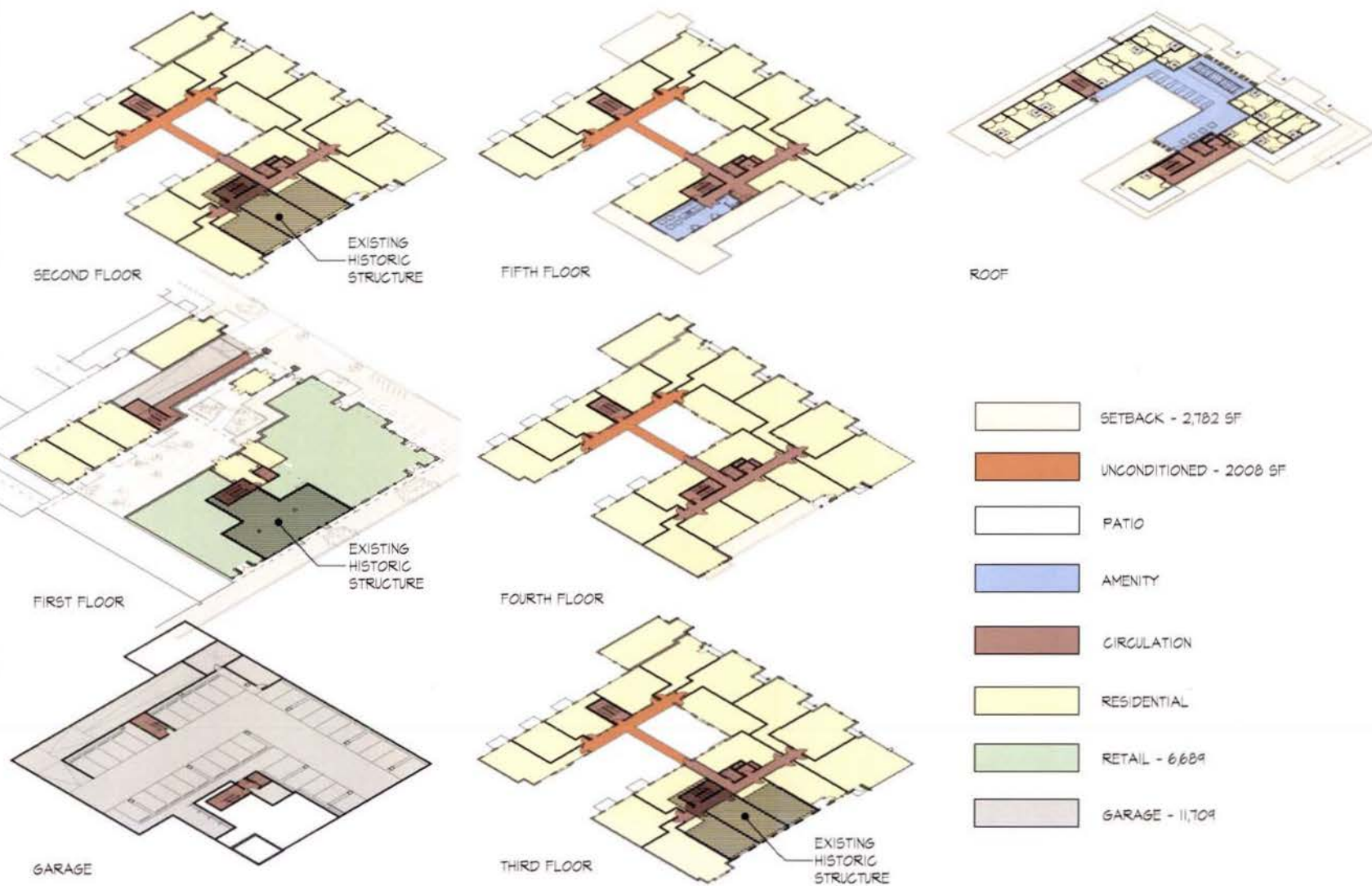
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202-844-4700

A0.5

6/12/2012





1250 9TH STREET NW

1250 9th Street NW
Washington, DC 20001
Square: 0368 Lot No: 0912 Zone: C-2-A

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CITYINTERESTS

City Interests
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Washington, DC 20007
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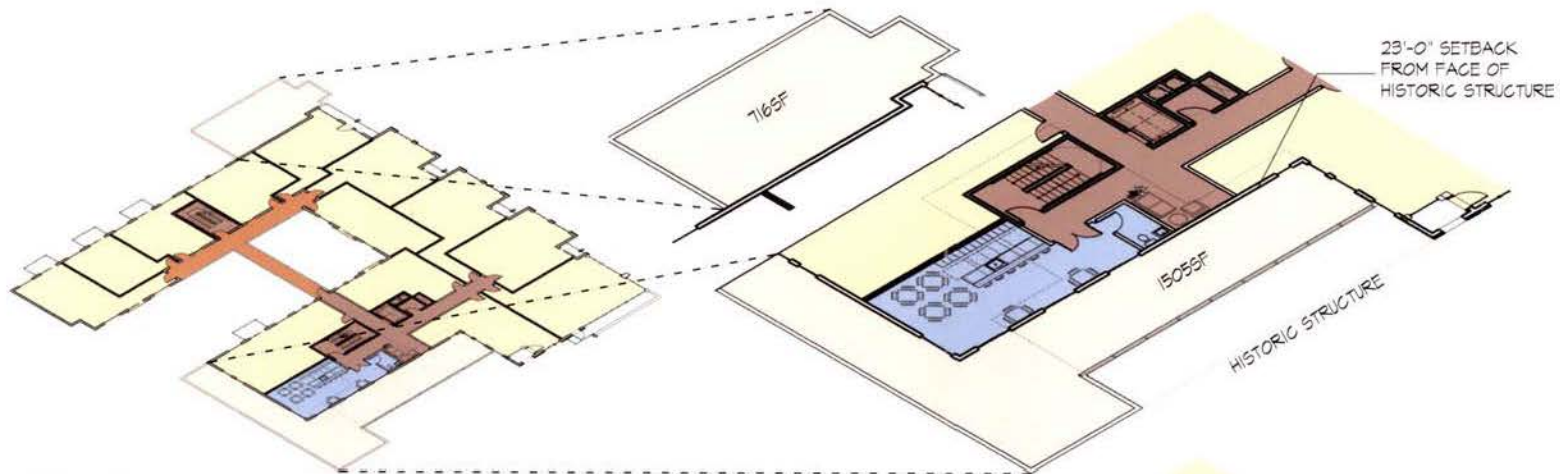
PROPOSED ISOMETRIC DIAGRAM

0' 10' 20' 40'

SCALE: N.T.S.

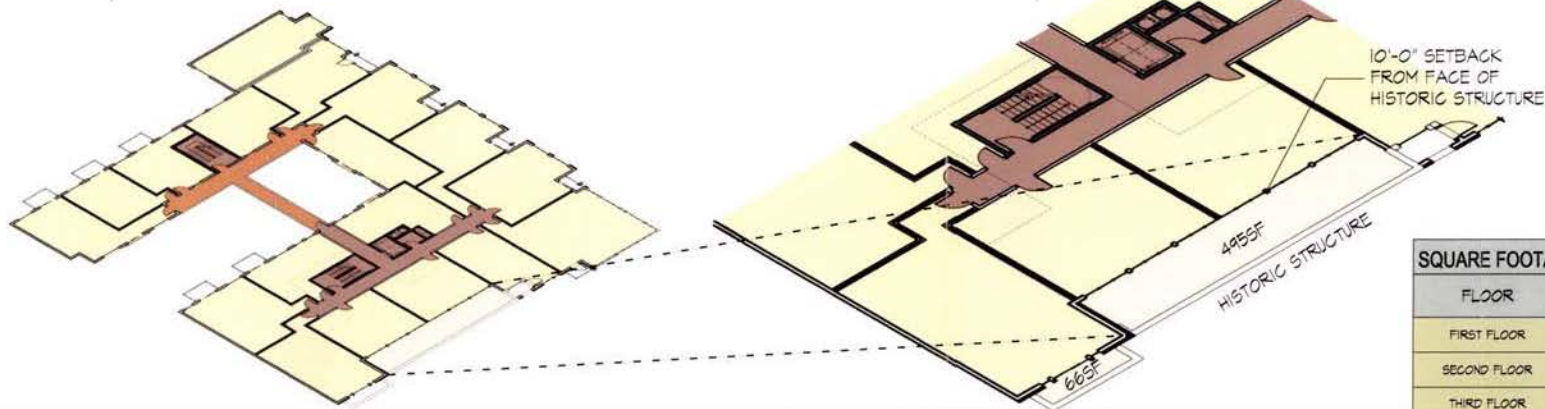
A1.0A

6/12/2012



FIFTH FLOOR

ENLARGED FIFTH FLOOR SETBACK



FOURTH FLOOR

ENLARGED FOURTH FLOOR SETBACK

SQUARE FOOTAGES:			
FLOOR	BRIDGES + CORRIDORS	SETBACKS	TOTAL
FIRST FLOOR	1,706 SF		421 SF
SECOND FLOOR	444 SF + 906 SF		1,350 SF
THIRD FLOOR	444 SF + 906 SF		1,350 SF
FOURTH FLOOR	444 SF + 906 SF	561 SF	1,411 SF
FIFTH FLOOR	268 SF + 947 SF	2,221 SF	3,486 SF
TOTAL SF	7,021 SF	2,782 SF	9,803 SF

UNCONDITIONED
 RESIDENTIAL
 CIRCULATION
 AMENITY
 PATIO
 SETBACK

1250 9TH STREET NW

1250 9th Street NW
 Washington, DC 20001
 Square: 0368 Lot No: 0912 Zone: C-2-A

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 Washington, DC 20007
 202-944-4700

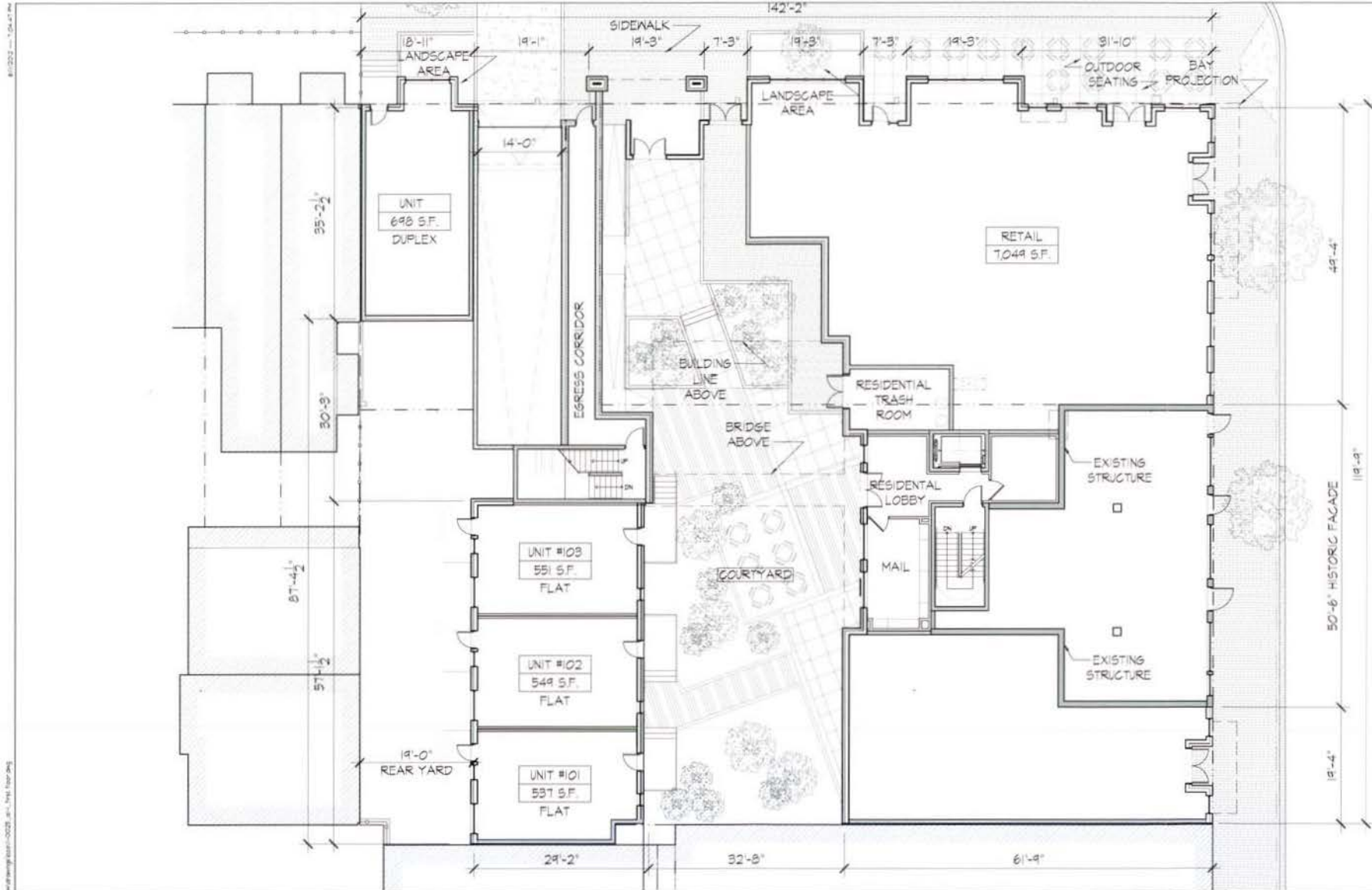
City Interests
 2000 K Street N.W., Suite 401
 Washington, DC 20007
 202-944-4700



0' 10' 20' 40'

SCALE: N.T.S. 6/12/2012

PROPOSED ENLARGED ISOMETRIC DIAGRAM A1.0B



1250 9TH STREET NW

FIRST FLOOR PLAN A1.1

1250 9th Street NW
Washington, DC 20001
Square: 0368 Lot No: 0912 Zone: C-2-A

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City Interests
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Washington, DC 20007
202-844-4700



0' 4' 8' 16'

SCALE: 1" = 16' 6/12/2012



1250 9TH STREET NW

SECOND FLOOR PLAN A1.2

1250 9th Street NW
Washington, DC 20001
Square: 0368 Lot No: 0912 Zone: C-2-A

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(202) 222-5222 (202) 222-0908

CAS Riegler

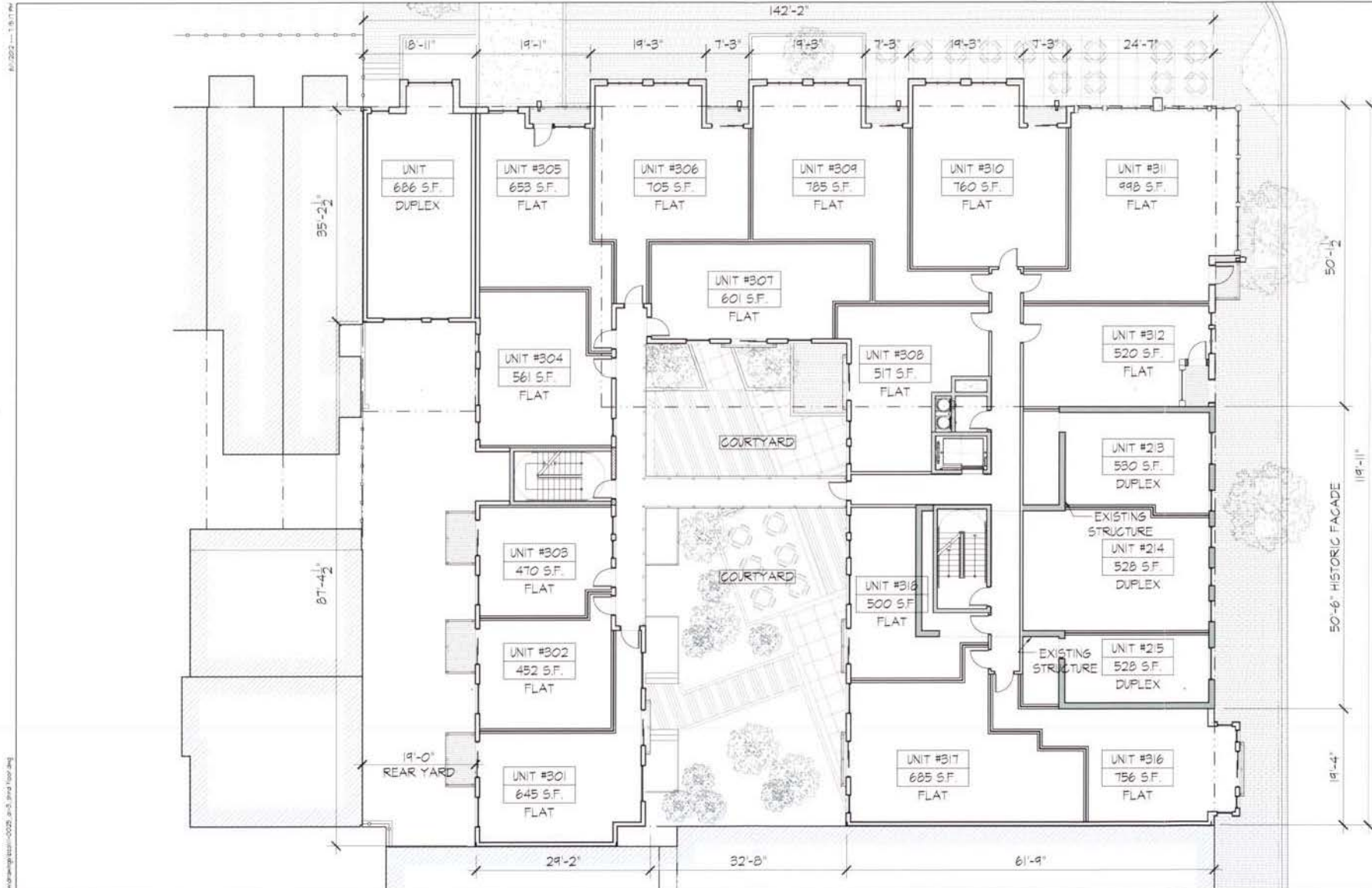
CAS Riegler Companies
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Washington, DC 20005
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CITYINTERESTS

City Interests
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Washington, DC 20007
202-844-4700



SCALE: 1" = 16' 6/12/2012



1250 9TH STREET NW

THIRD FLOOR PLAN A1.3

1250 9th Street NW
Washington, DC 20001
Square: 0368 Lot No: 0912 Zone: C-2-A

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CAS Riegler
ARCHITECTS

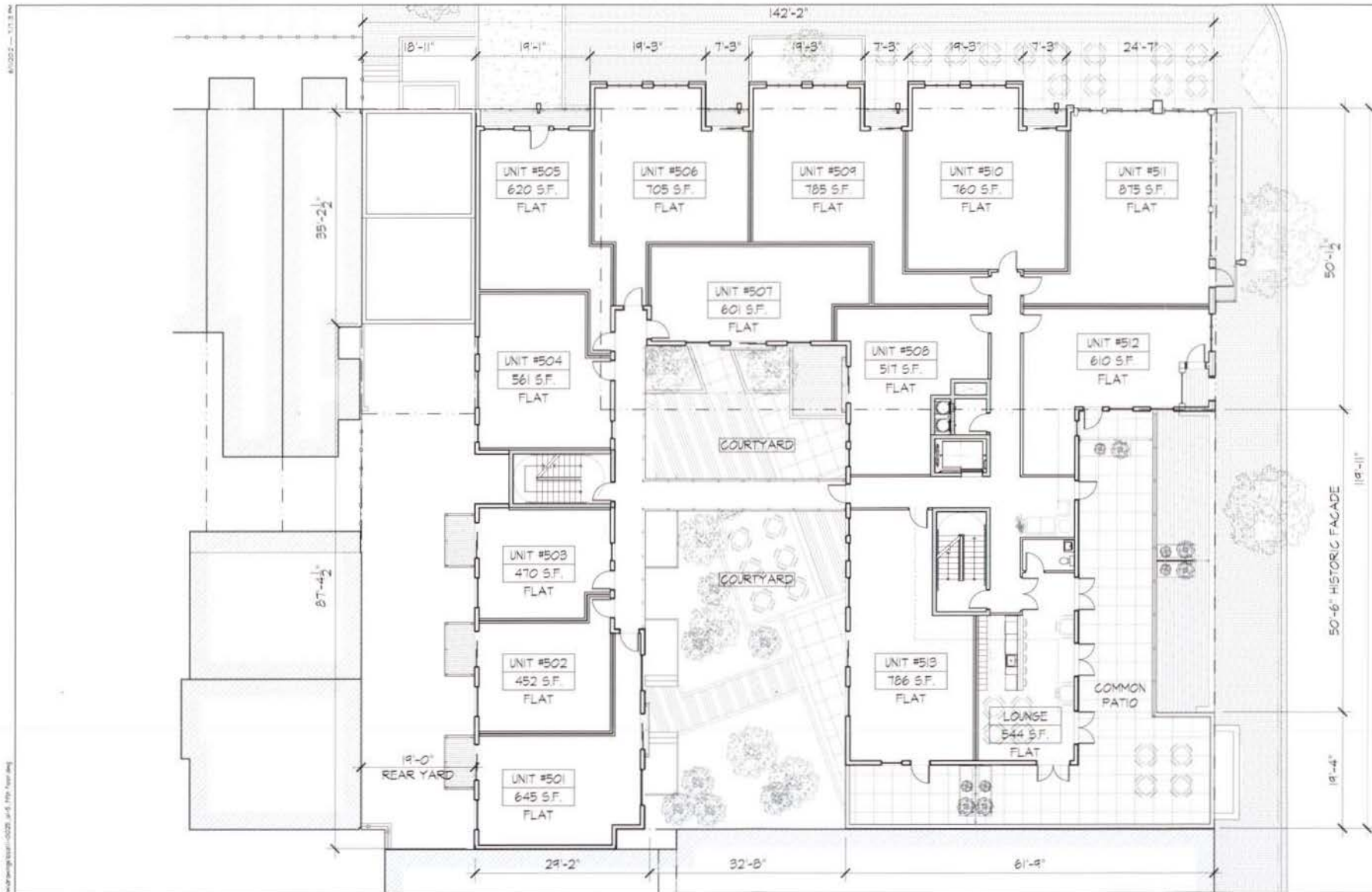
CAS Riegler Companies
1345 S St NW, Suite 1
Washington, DC 20009
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CITY INTERESTS
2800 K Street NW, Suite 401
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0' 4' 8' 16'

SCALE: 1" = 16' 6/12/2012



1250 9TH STREET NW

FIFTH FLOOR PLAN A1.5

1250 9th Street NW
Washington, DC 20001
Square: 0368 Lot No: 0912 Zone: C-2-A

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CITYINTERESTS

City Interests
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Washington, DC 20007
202-944-4700

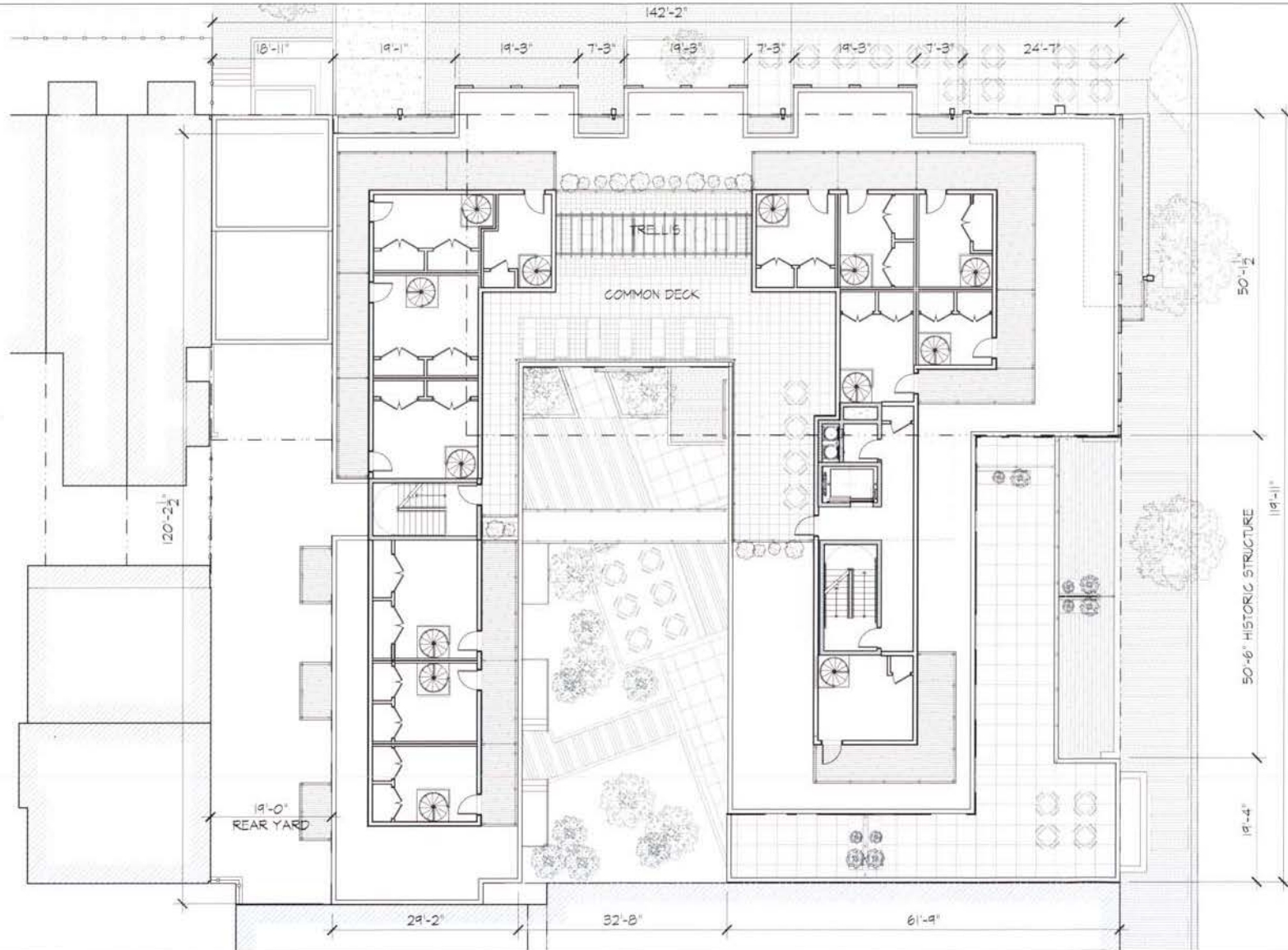


0' 4' 8' 16'

SCALE: 1" = 16' 6/12/2012

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1250 9TH STREET NW

1250 9th Street NW
Washington, DC 20001
Square: 0368 Lot No: 0912 Zone: C-2-A

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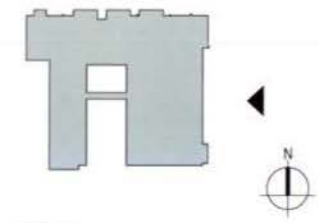


0 4 8 16'

ROOF PLAN A1.6
SCALE: 1" = 16' 6/12/2012



1 9TH STREET N.W. ELEVATION (EAST)
SCALE: 1/16" = 1'-0"



KEY PLAN

1250 9TH STREET NW

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Square: 0368 Lot No: 0912 Zone: C-2-A

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CITY INTERESTS

City Interests
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Washington, DC 20007
202-844-4700

0' 4' 8' 16'

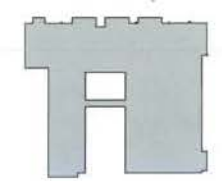
SCALE: 1/16" = 1'-0"

A2.1

6/12/2012



1 9TH STREET N.W. ELEVATION
SCALE: NTS



KEYPLAN

1250 9TH STREET NW

9TH ST ELEVATION RENDERING A2.2

1250 9th Street NW
Washington, DC 20001
Square: 0368 Lot No: 0912 Zone: C-2-A

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City Interests
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Washington, DC 20007
202-944-4700

SCALE: NTS 6/12/2012

← 9TH ST. NW SIDEWALK

PROPOSED BUILDING

→ EXISTING BUILDINGS

6'-0" RELIEF
TOP OF PARAPET
EL. 145.06

56'-0" PROPOSED BUILDING HEIGHT
50'-0" M.O.R. BUILDING HEIGHT

MEASURING PT.
EL. 84.75

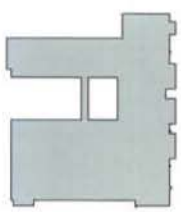
±88.5'

COURTYARD ENTRY
GARAGE ENTRY

±81.00'

1 N STREET NW ELEVATION (NORTH)
SCALE: 1/8" = 1'-0"

KEYPLAN



1250 9TH STREET NW

1250 9th Street NW
Washington, DC 20001
Square 0368 Lot No. 0912 Zone C-2A

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CASA Riepler Companies
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CITY INTERESTS

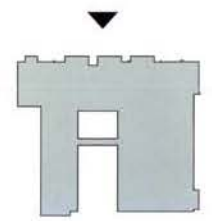
CITY INTERESTS
2900 K Street, NW, Suite 401
Washington, DC 20007
Tel: 202.644.4700

0' 4' 8' 16'

N ST ELEVATION A2.3
SCALE: 1/16" = 1'-0"
6/12/2012



1 N STREET N.W. ELEVATION
SCALE: NTS



KEYPLAN



1250 9TH STREET NW

N ST ELEVATION RENDERING A2.4

1250 9th Street NW
Washington, DC 20001
Square: 0368 Lot No: 0912 Zone: C-2-A

PGH
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(P) 202-822-5995 (F) 202-822-0908

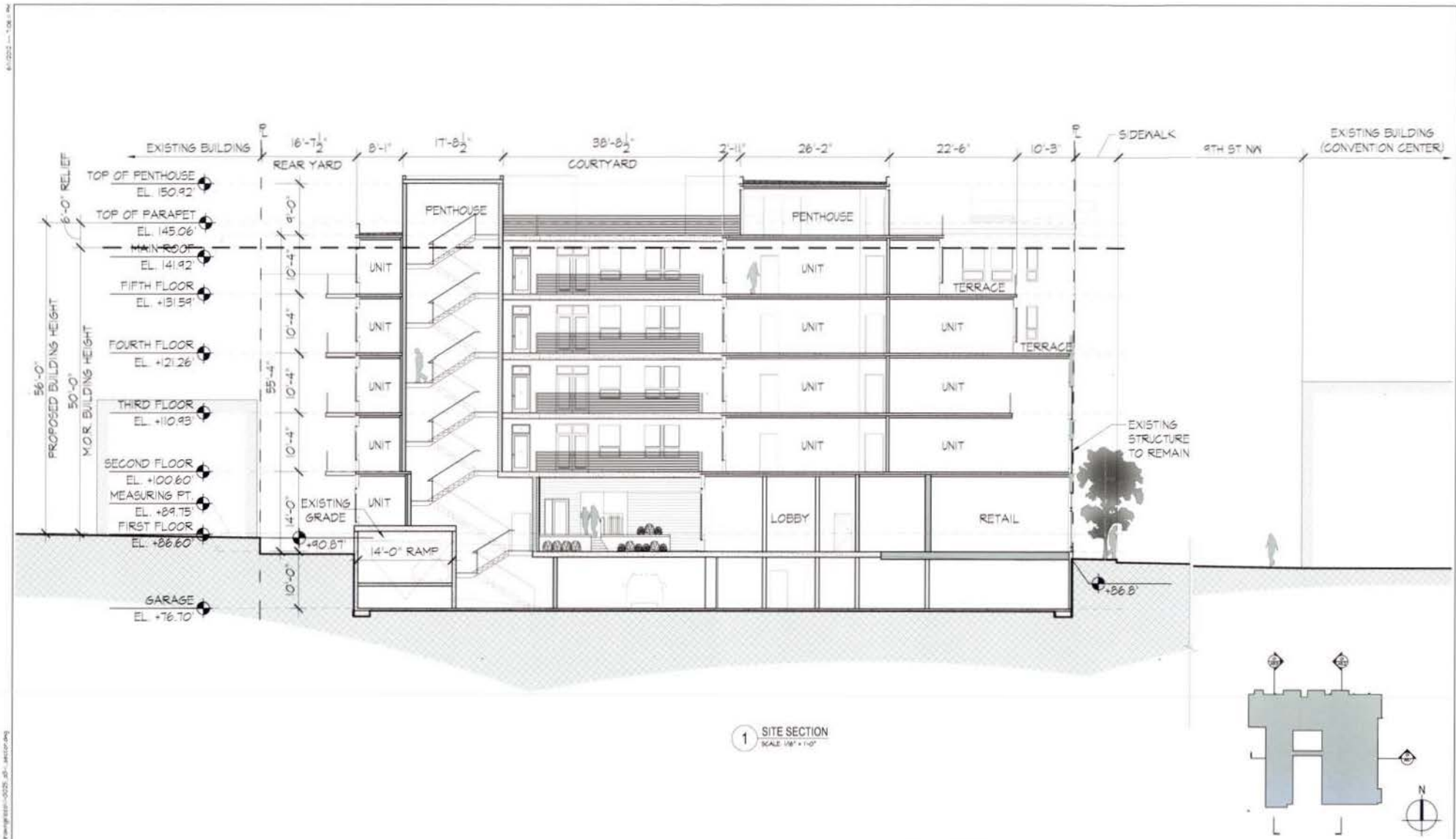
CAS Riegler

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202-506-1784

CITYINTERESTS

City Interests
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Washington, DC 20007
202-944-4700

SCALE: NTS 6/12/2012



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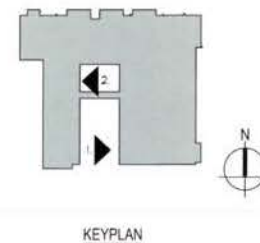
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2 COURTYARD ELEVATION 2
SCALE: 1/8" = 1'-0"



1 COURTYARD ELEVATION 1
SCALE: 1/8" = 1'-0"



1250 9TH STREET NW

1250 9th Street NW
Washington, DC 20001
Square: 0368 Lot No: 0912 Zone: C-2-A

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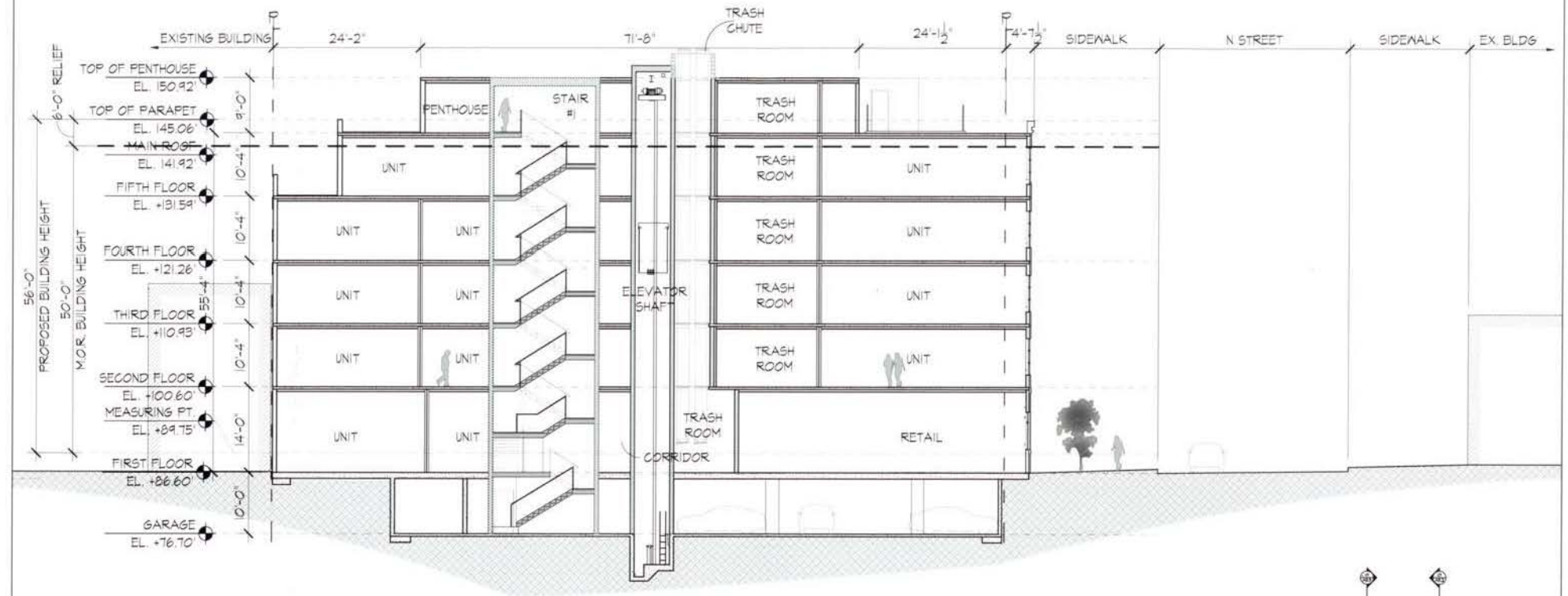
CITYINTERESTS
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Washington, DC 20007
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City Interests
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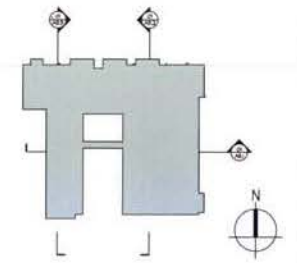
0' 4' 8' 16'

COURTYARD ELEVATIONS A2.5

SCALE: 1/16" = 1'-0" 6/12/2012



1 BUILDING SECTION
SCALE: 1/8" = 1'-0"



1250 9TH STREET NW

1250 9th Street NW
Washington, DC 20001
Square: 0368 Lot No: 0912 Zone: C-2-A

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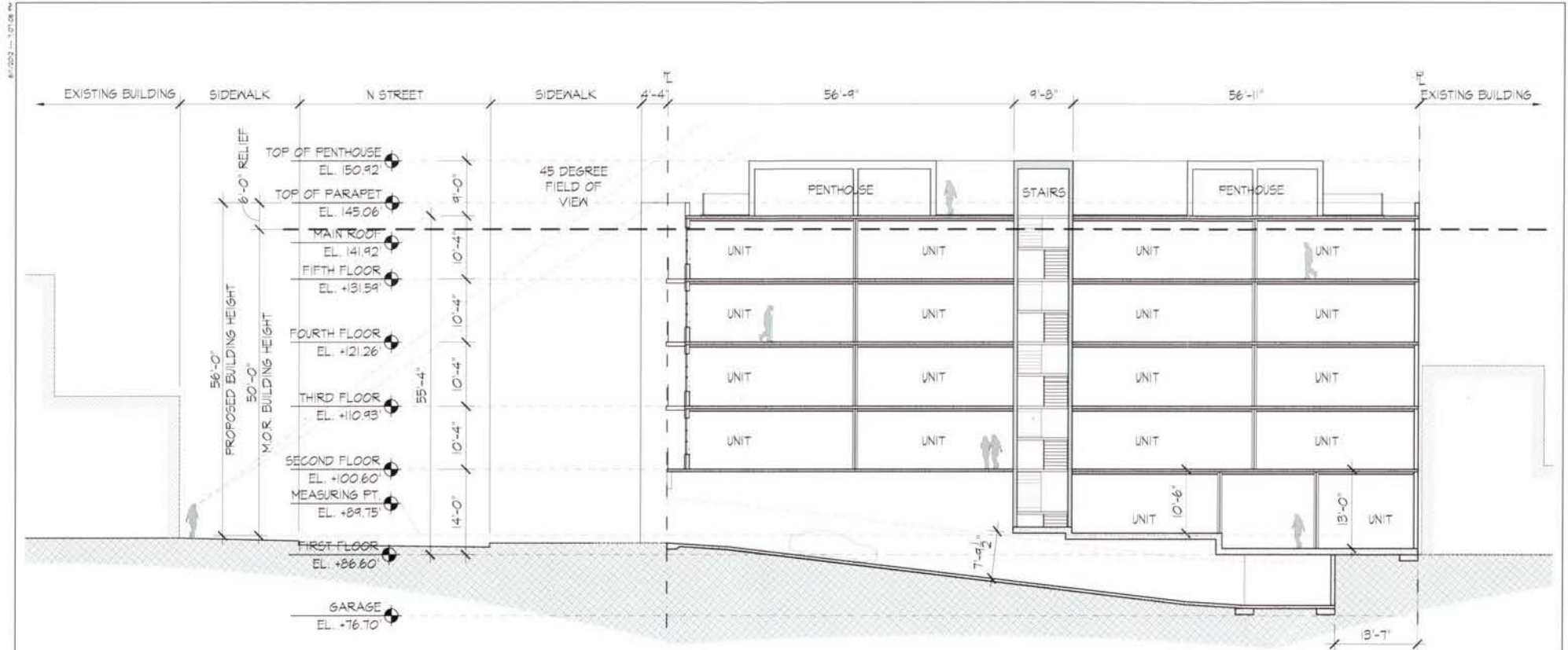
CAS Riegler Companies
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202 506-1784

CITYINTERESTS

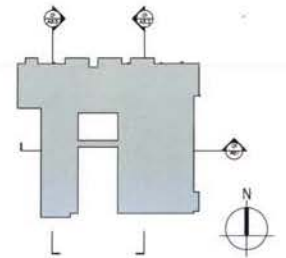
City Interests
2900 K Street N.W. Suite 401
Washington, DC 20007
202 844-4700

0' 4' 8' 16'

BUILDING SECTION A3.2
SCALE: 1/16" = 1'-0" 6/12/2012



1 BUILDING SECTION
SCALE: 1/16" = 1'-0"



1250 9TH STREET NW

1250 9th Street NW
Washington, DC 20001
Square: 0368 Lot No: 0912 Zone: C-2-A

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CITYINTERESTS

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0' 4' 8' 16'

BUILDING SECTION A3.3

SCALE: 1/16" = 1'-0" 6/12/2012



1250 9TH STREET NW

1250 9th Street NW
Washington, DC 20001
Square: 0368 Lot No: 0912 Zone: C-2-A



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PERSPECTIVE 4.1

SCALE: NTS 6/12/2012



1250 9TH STREET NW

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Washington, DC 20001
Square: 0368 Lot No: 0912 Zone: C-2-A



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PERSPECTIVE 4.2

SCALE: NTS 6/12/2012



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Architects

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PERSPECTIVE 4.3
SCALE: NTS 6/12/2012



1250 9TH STREET NW

PERSPECTIVE 4.4

1250 9th Street NW
Washington, DC 20001
Square 0388 Lot No 0912 Zone C-2-A

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SCALE: NTS 6/12/2012