

1250 9TH ST NW WASHINGTON, DC 20001

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1250 9TH STREET NW

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



PGN Architects, PLLC
310 7th Street SE, Suite 201
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City Interests
2000 K Street NW, Suite 401
Washington, DC 20007
(202) 844-4793

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 18368
EXHIBIT NO. 10
Board of Zoning Adjustment
District of Columbia
CASE NO. 18365
EXHIBIT NO. 10
02/17/2012

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THE UNIVERSITY OF CHICAGO



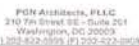
SITE
LOT 891/ 912

D.C. CONVENTION
CENTER

HISTORIC FACADE

HISTORIC FACADE

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



EXISTING SITE PLAN

A0.1

SCALE: 1" = 40'

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VIEW FROM EAST



VIEW FROM SOUTH



VIEW FROM WEST



VIEW FROM NORTH

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PG POM Architects, PLLC
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AERIAL VIEWS | A0.2

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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

STREET VIEWS | A0.3

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

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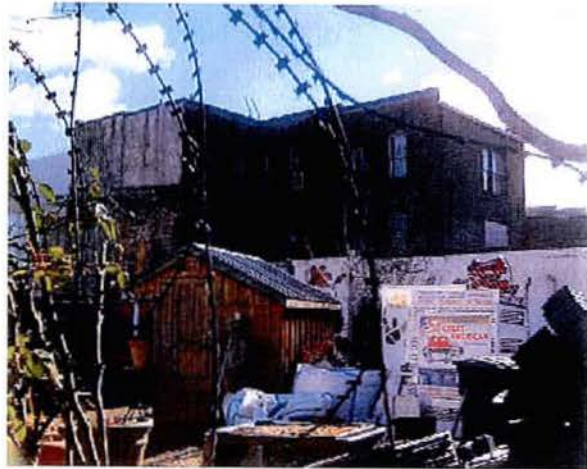
1. FRONT ELEVATION (9TH ST)



AERIAL VIEW



2. SIDE ELEVATION (N ST)



3. REAR ELEVATION (N ST/BLAGDEN ALLEY)



4. REAR ELEVATION (BLAGDEN ALLEY)



5. SIDE ELEVATION

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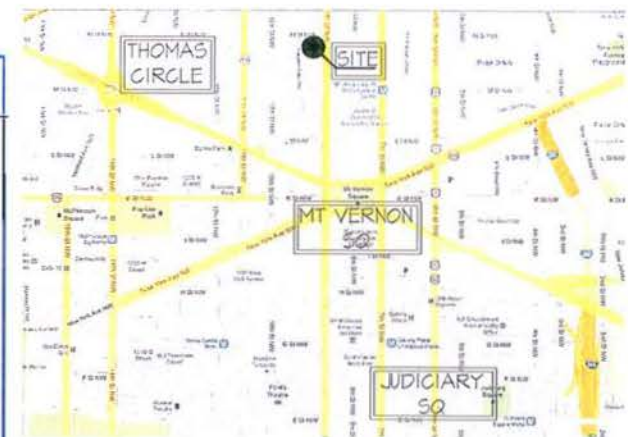
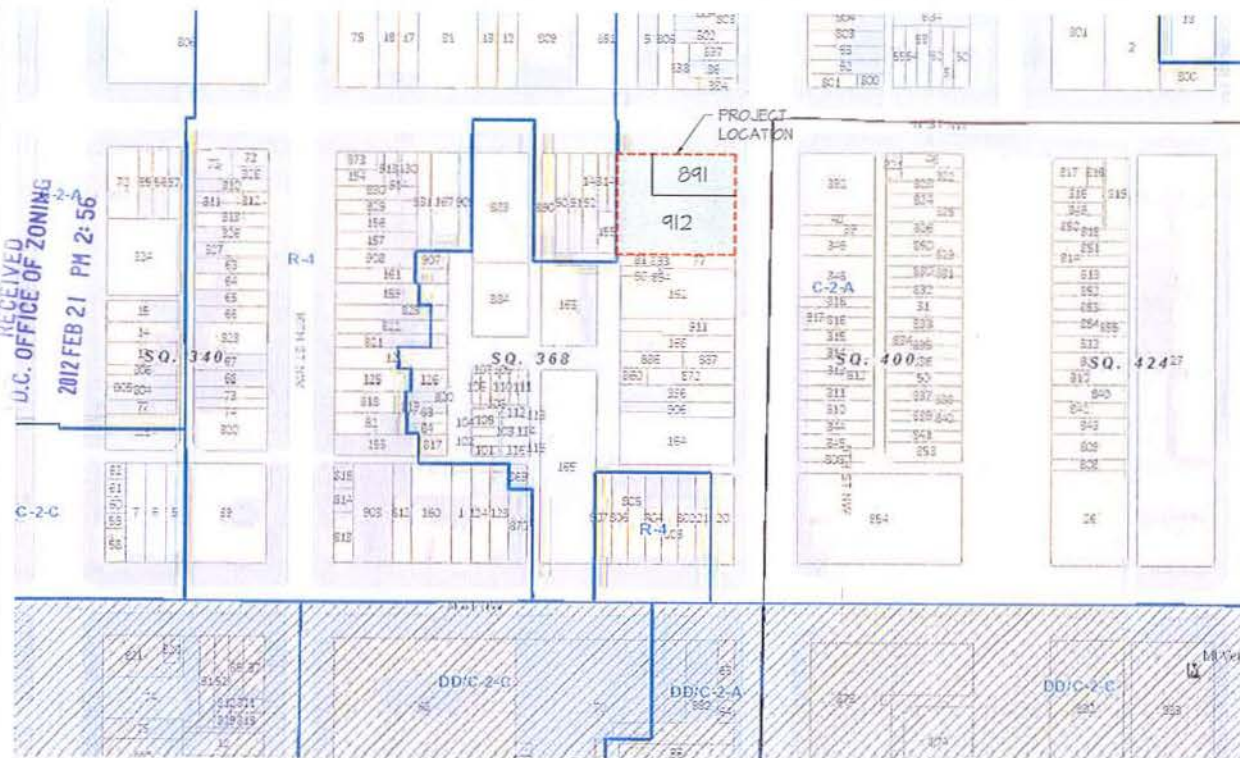
City Interests
2900 R Street NW, Suite 401
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202-544-4700

EXISTING CONDITIONS

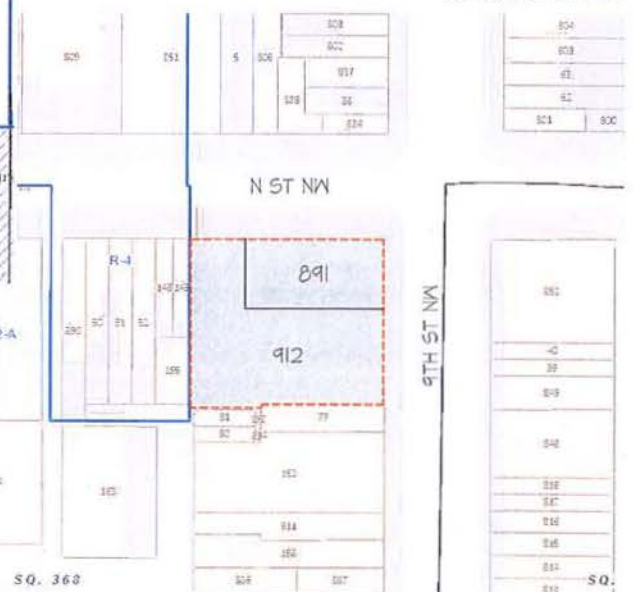
A0.4

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DC LOCATION MAP



Zoning Layers

-  Zone Districts
  CEA
  Pending FUDs
 Historic Districts
  Campus Plans
  FUDs
 Overlays Districts
  TDRs

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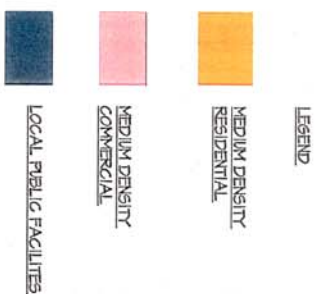
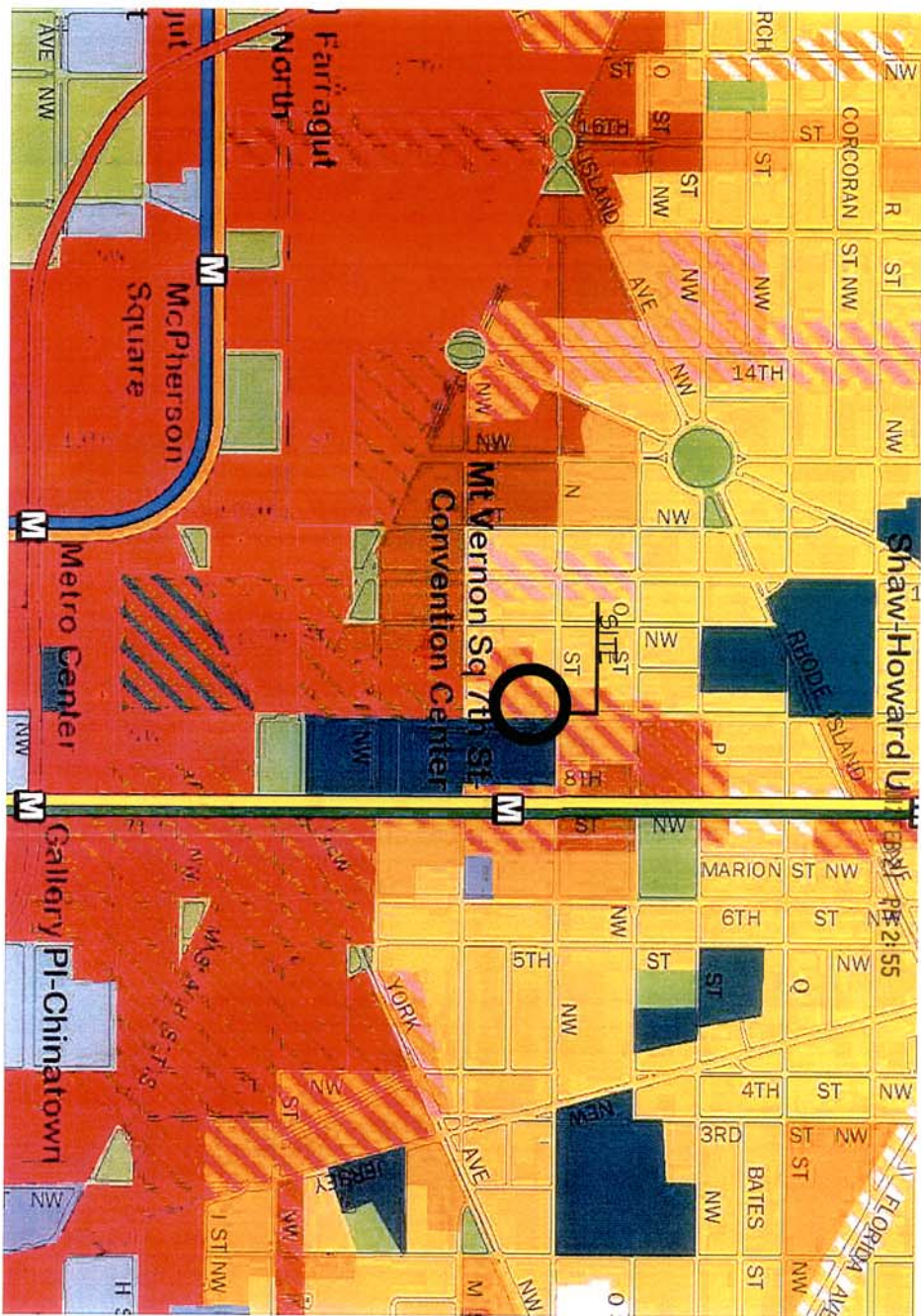
ZONING BOUNDARY PLAN & DEVELOPMENT DATA

A0.5

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CAS Riegler
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Washington, DC 20009
Tel: 202-546-5000

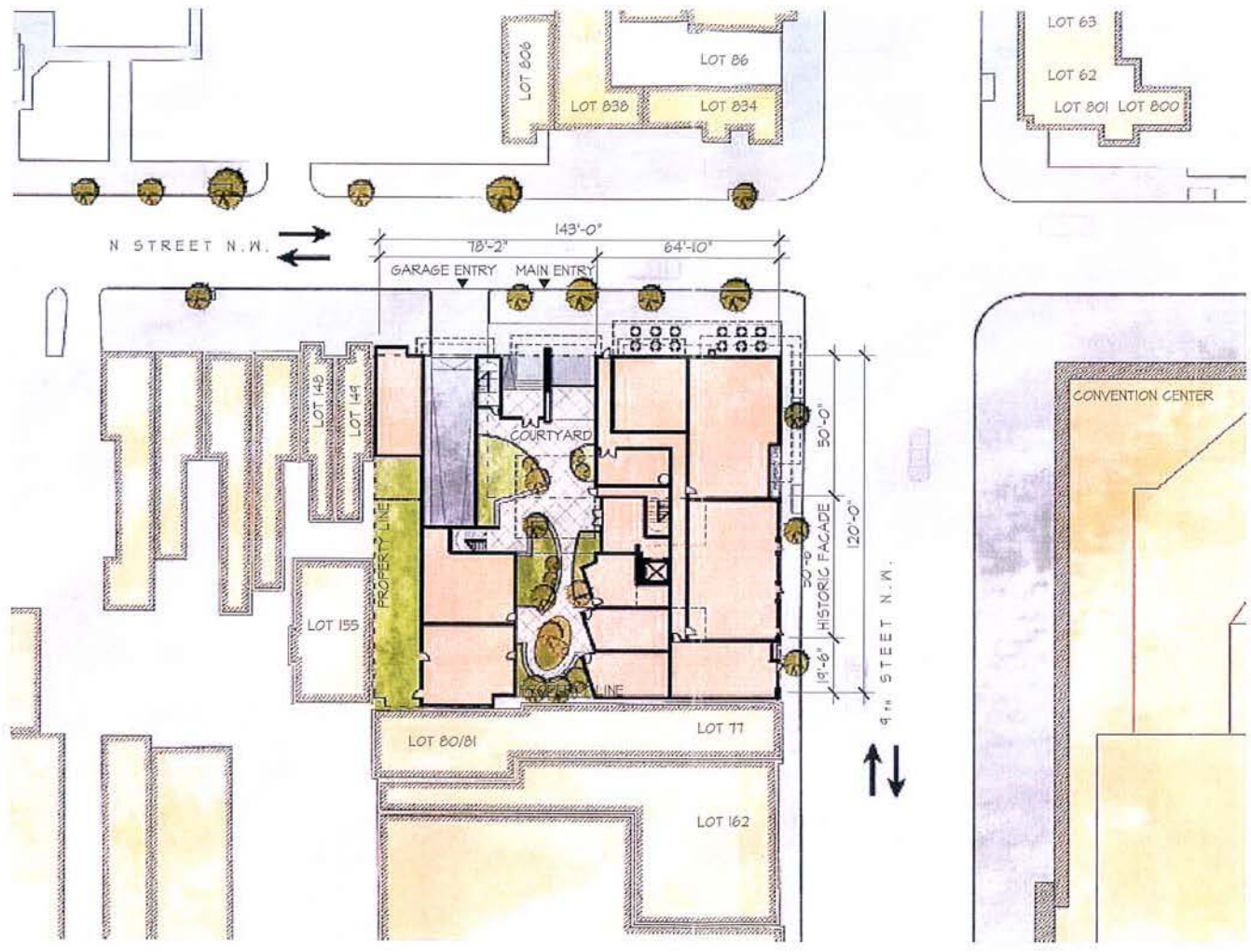
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CITY ANALYSIS
2000 S Street NW
Washington, DC 20007
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LAND USE MAP | A0.6

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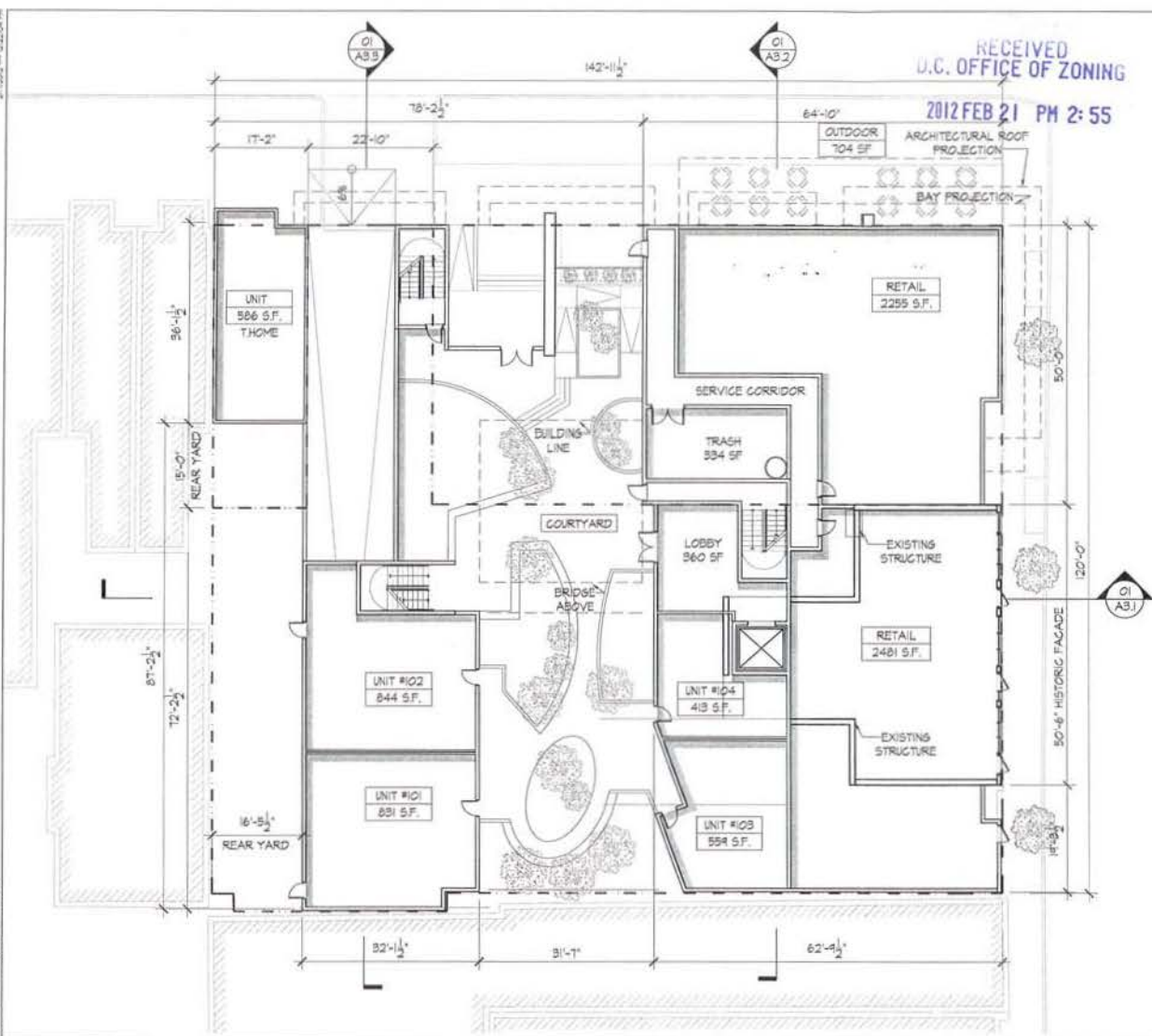
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PROPOSED SITE PLAN | A1.0
SCALE: 1" = 40' | 02/09/2012

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PROJECT INFORMATION: LOT SIZE = 16,454 SF ZONING: C-2-A

1250 9th Street NW		
LOT# 0912, 0891		
SQ# 0368, 0368		
REGULATION ITEM	REQUIRED/ALLOWED	PROVIDED
FIRST FLOOR:		4,441 SF (Residential) 9,132 SF (Commercial, no commercial core)
SECOND FLOOR:		12,342 SF + 526 SF BALCONIES
THIRD FLOOR:		12,342 SF + 526 SF BALCONIES
FOURTH FLOOR:		11,645 SF + 326 SF BALCONIES
FIFTH FLOOR:		10,034 SF
Total Gross SF		55,464 SF
GROSS BUILDING AREA/ FAR:	3.0 (2) 5(TT)	55,464 @ 3.40 FAR
NUMBER OF UNITS:	TOTAL 34 UNITS 1ST FLOOR - 4 UNITS 2ND FLOOR - 12 UNITS 3RD FLOOR - 12 UNITS 4TH FLOOR - 13 UNITS	
MAX LOT OCCUPANCY:	12341 SF @ 75%	12118 SF @ 71.3%
MAX BUILDING HEIGHT:	50'	56'-0" PROPOSED BLDG. HEIGHT (T.O. PARAPET)
LOADING REQUIREMENTS:	NONE REQUIRED, ADDITION TO HISTORIC	NONE PROVIDED
SIDE YARD:	0'	0'
REAR YARD:	15'	15'
COURTYARD:	15'-0" MIN. WIDTH (350 SF MIN.)	31'-1" WIDTH X 41'-3" 3104 SF
PARKING REQUIREMENTS:	FOR RESIDENTIAL: C-2-A: 1 PER 2 DWELLING UNITS (28 SPACES)	26

PROJECT INFORMATION: LOT SIZE = 835 SF

1250 9th Street NW (Townhouse)		
LOT# 0912, 0891		
SQ# 0368, 0368		
REGULATION ITEM	REQUIRED/ALLOWED	PROVIDED
FIRST FLOOR:		611 SF
SECOND FLOOR:		611 SF
THIRD FLOOR:		611 SF
MEZZANINE:		204 SF
BUILDING TOTAL:		2,444 SF
PARKING SPACES:	1 SPACE	NONE PROVIDED
GROSS BUILDING AREA/ FAR:		2,031 SF @ 2.5 FAR
MAX LOT OCCUPANCY:	626 SF @ 75%	611 SF @ 73%
MAX BUILDING HEIGHT:		43'-1 1/2"
SIDE YARD:	0'	0'
REAR YARD:	15'	15'

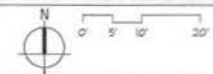
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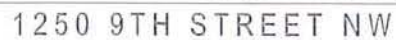
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202-844-4700



FIRST FLOOR PLAN A1.1

SCALE: 1" = 20' 02/17/2012

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RG

CASRIegle



CITYINTERESTS

A diagram of a bar magnet with a North (N) pole at the top and a South (S) pole at the bottom. Magnetic field lines are shown as loops emerging from the North pole and entering the South pole.

SCALE: 1" = 20' 02/17/2012

1 MAY 2002 / VOLUME 40



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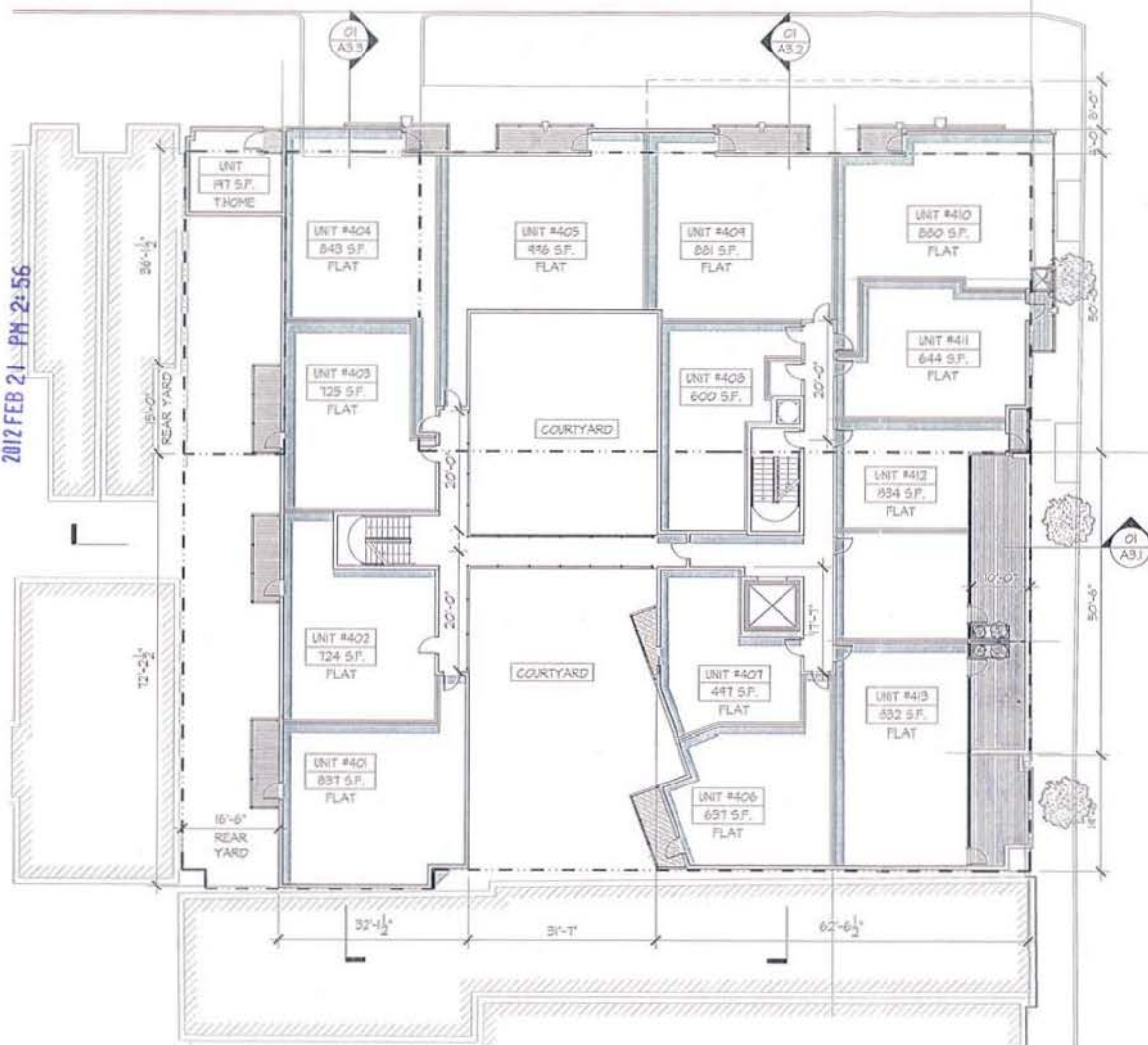


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THIRD FLOOR PLAN	A1.3
SCALE: 1" = 20'	02/17/2012

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Washington, DC 20003
PH 202-802-5955 (F) 202-802-0068



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Washington, DC 20009
202-389-5420



City Interests
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Washington, DC 20007
202-546-4100



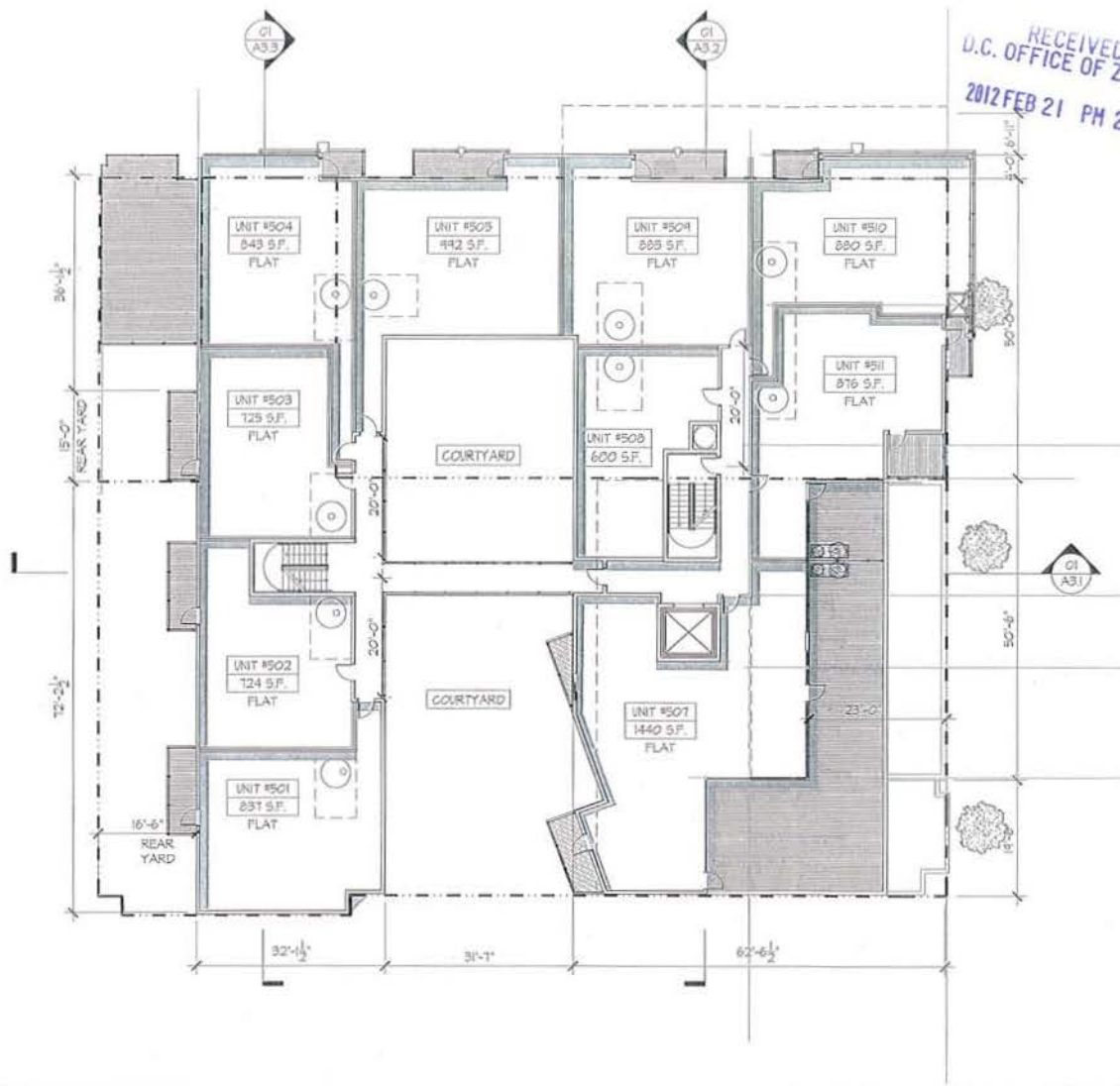
0' 5' 10' 20'

SCALE: 1" = 20'

FOURTH FLOOR PLAN | A1.4

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PGW Architecture, PLLC
210 7th Street SE - Suite 208
Washington, DC 20003
(202) 202-7000 (F) 202-622-8808

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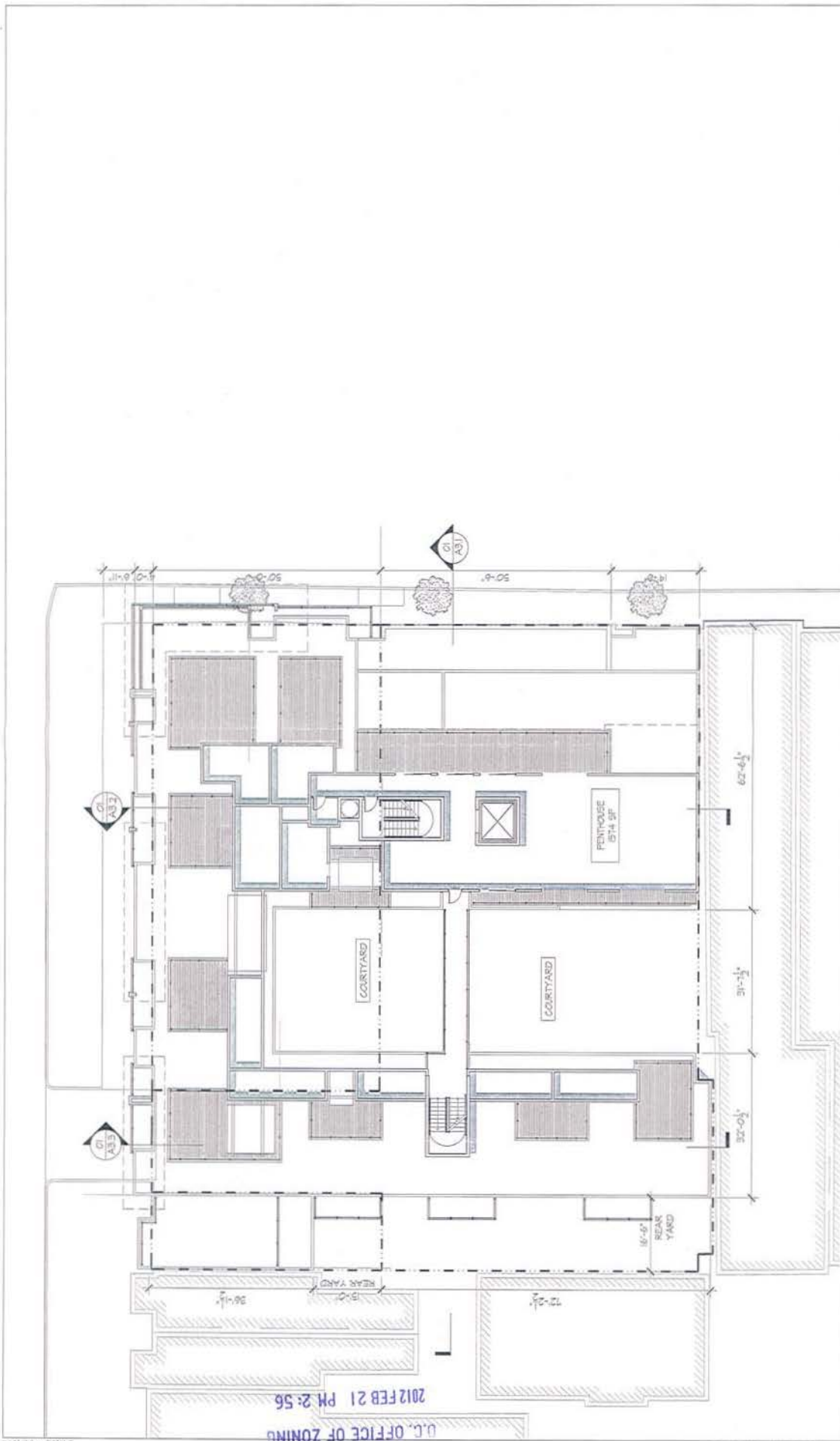
CAS Riegler Companies
2125 14th St NW, Suite 214
Washington, DC 20005
(202) 369-1000

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2900 K Street NW, Suite 404
Washington, DC 20007
(202) 464-7008



SCALE: 1" = 20' 02/17/2012



1250 9TH STREET NW

1250 9th Street NW
Washington, DC 20001
Square: 0368 Lot No: 0812 Zone: C-2A

SIXTH FLOOR PLAN | A1.6

SCALE: 1" = 20'



City Information
2000 N. Street NW, Suite 401
Washington, DC 20007
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CAS Riegler Corporation
4710 14th St NW, Suite 114
Washington, DC 20004
(202) 462-5629

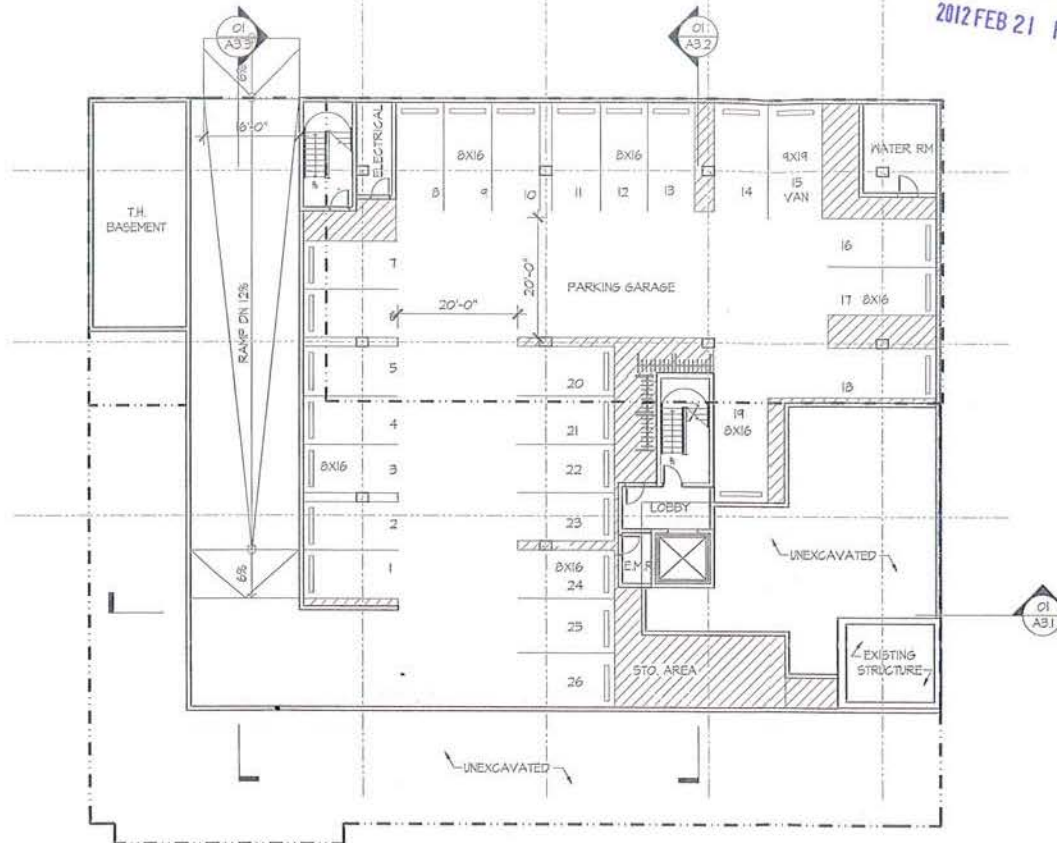


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Washington, DC 20009
202-388-5829

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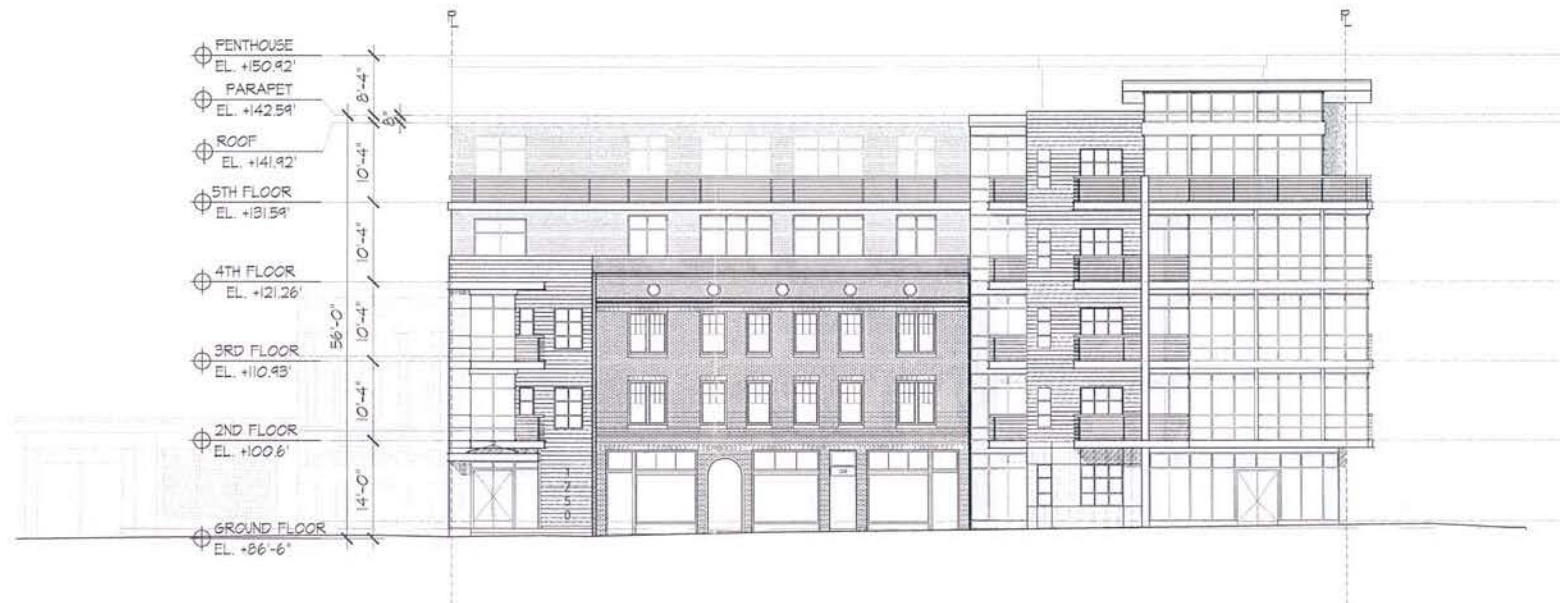
0' 5' 10' 30'

SCALE: 1" = 20'

02/17/2012

BASEMENT PLAN | A1.7

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

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

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202-944-4700

0' 4' 8' 16'

9TH ST ELEVATION

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

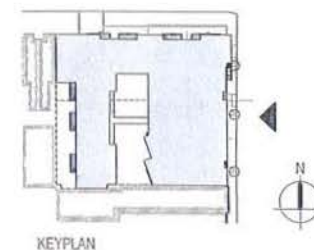
A2.1

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1 9TH STREET N.W. ELEVATION
SCALE: 1/8"



KEYPLAN

1250 9TH STREET NW

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



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202-469-5429



City Interests
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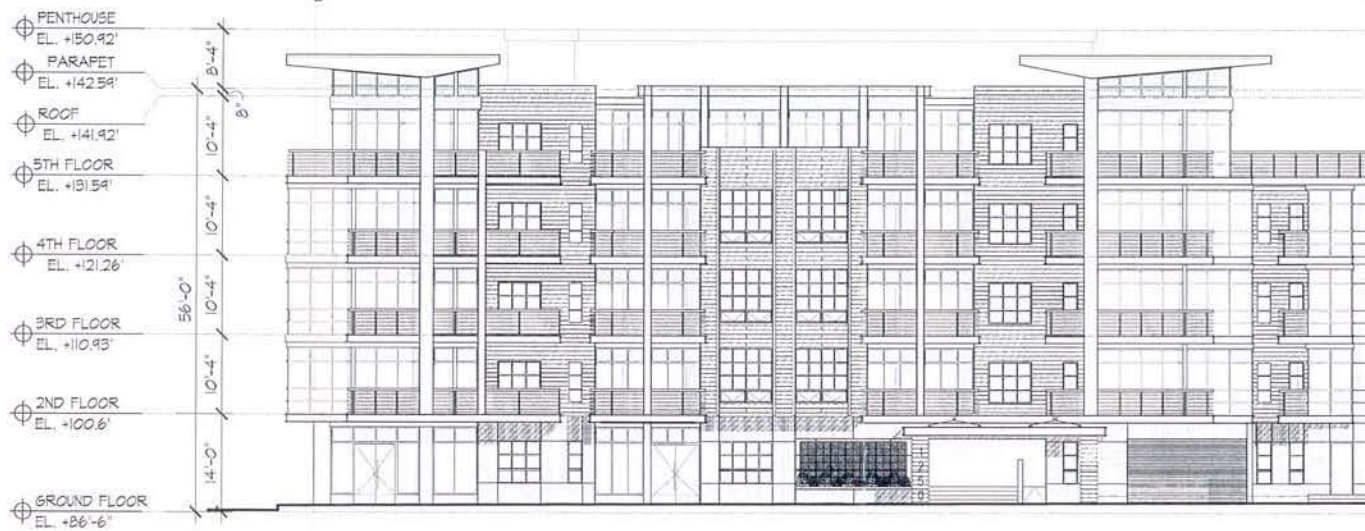
9TH ST ELEVATION

SCALE: NTS

A2.2

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

1250 9TH STREET NW

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202-389-5820

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Washington, DC 20007
202-844-4700

0' 4' 8' 16'

N ST ELEVATION
SCALE: 1/16" = 1'-0"

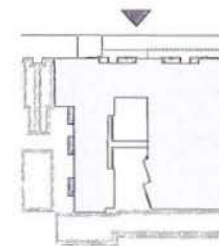
A2.3
02/17/2012

2000年12月31日

For $\beta = 0.05$, the power of the test is 0.80 for $\rho = 0.5$ and 0.70 for $\rho = 0.4$.

PEDESTRIAN ACCESS GARAGE ACCESS

1 N STREET N.W. ELEVATION
SCALE: NTS



KEYPLAN



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CAS Riegler Composites
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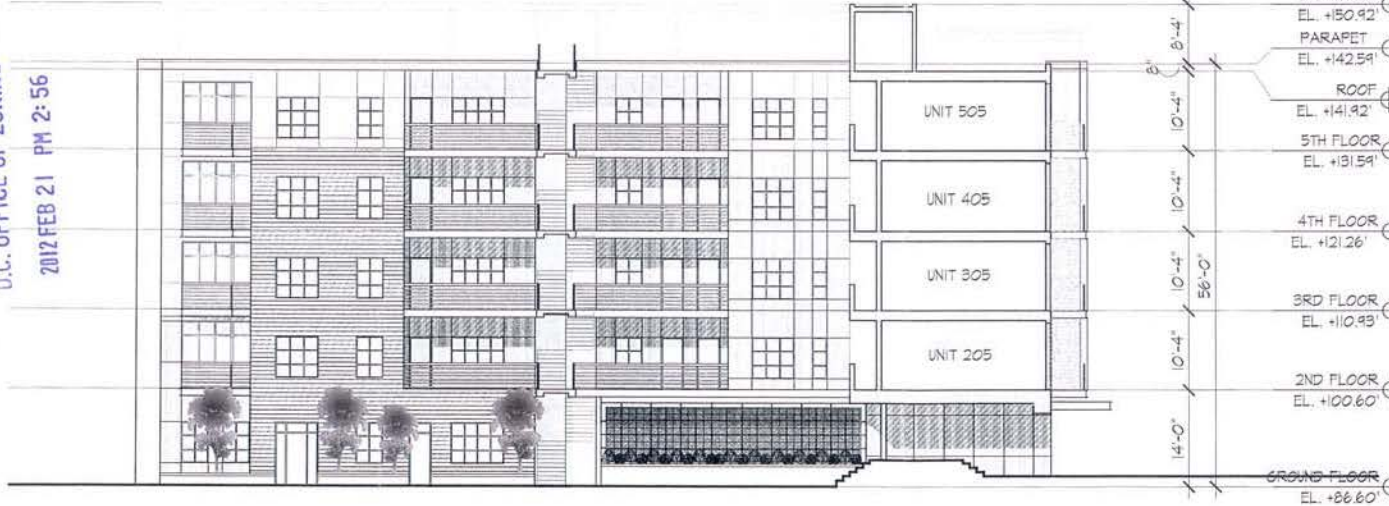
City Interests
2950 K Street NW, Suite 407
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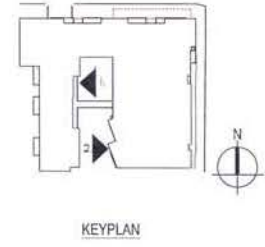
2/17/2012 11:23:00 AM



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



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



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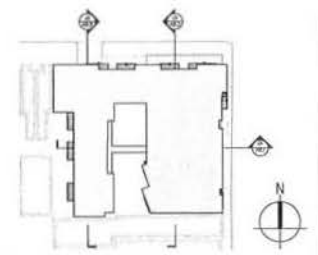
COURTYARD ELEVATIONS | A2.5

0' 4' 8' 16'

SCALE: 1/16" = 1'-0" 02/17/2012

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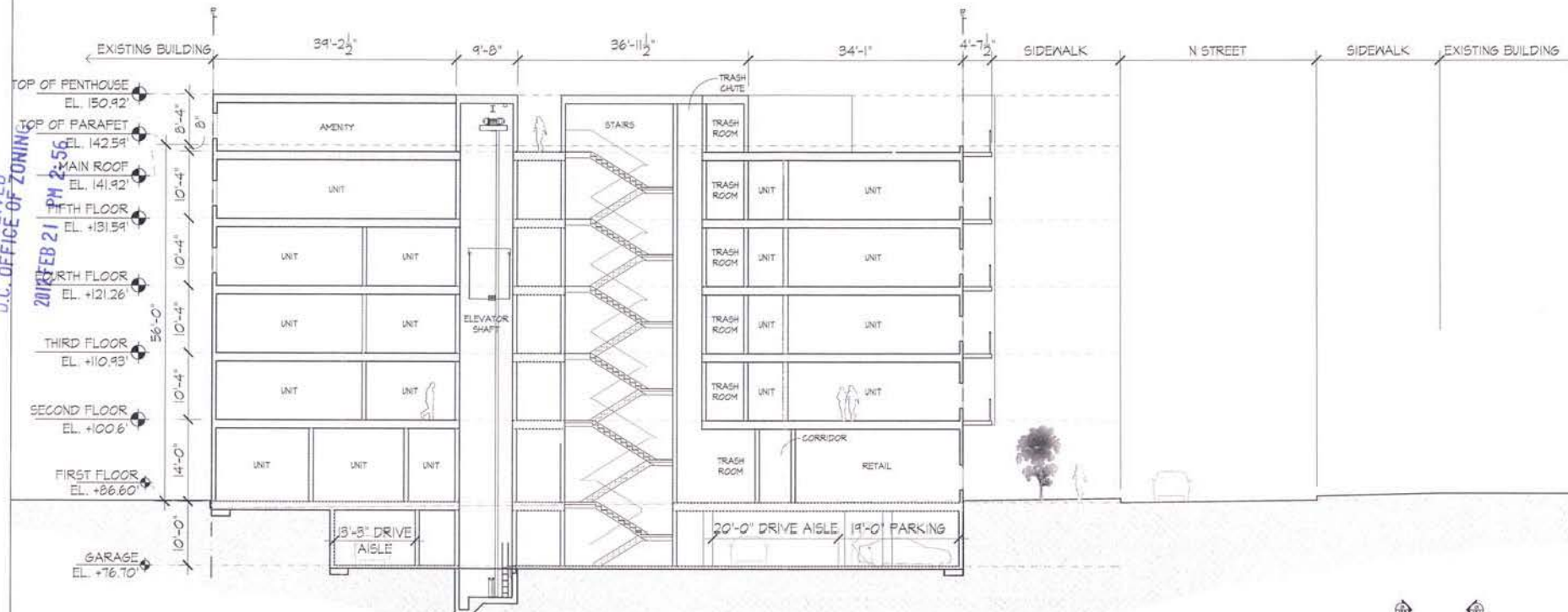
SITE SECTION	A3.1
SCALE: 1/16" = 1'-0"	02/17/2012

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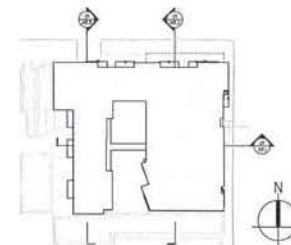
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1 BUILDING SECTION
SCALE: 1/8" = 1'-0"



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0' 4' 8' 16'

BUILDING SECTION

A3.2

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

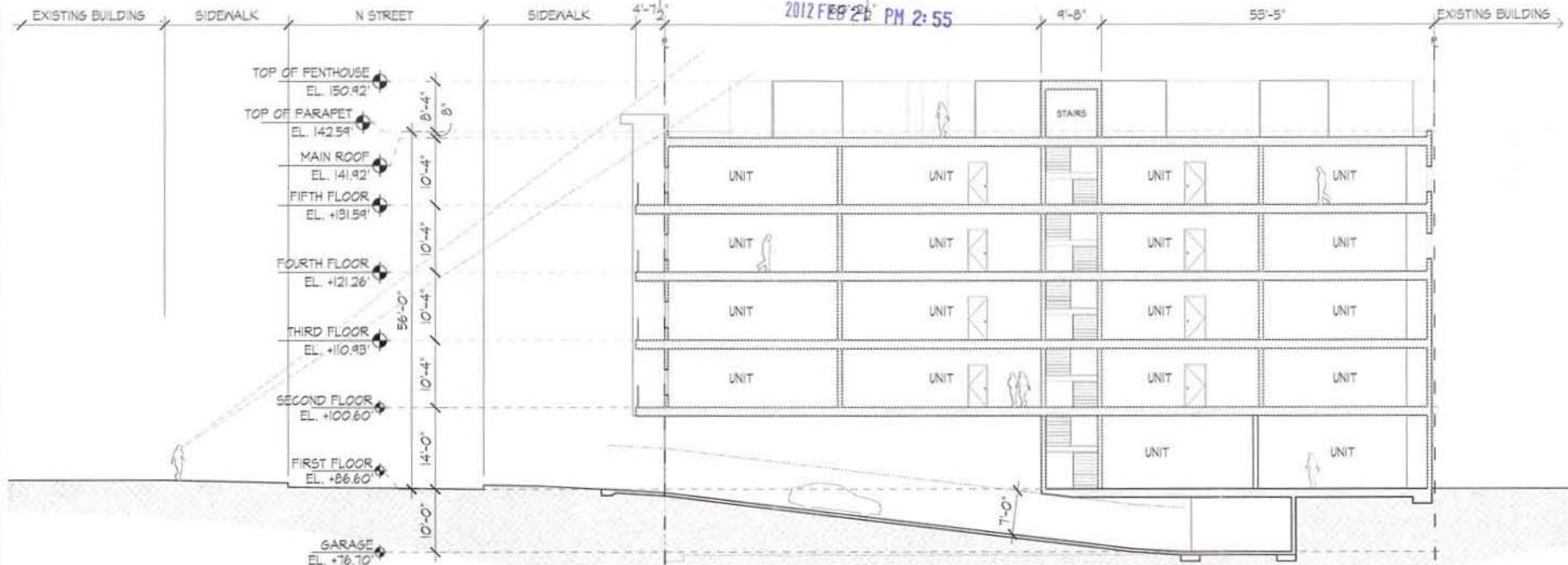
02/17/2012

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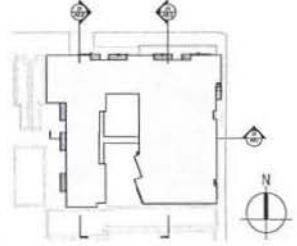
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1 BUILDING SECTION
SCALE: 1/16" = 1'-0"



1250 9TH STREET NW

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

P&G
P&G Architects, PLLC
215 7th Street SE - Suite 201
Washington, DC 20003
(202) 200-8000 FAX (202) 200-8008

CAS Riegler

CAS Riegler Companies
2125 14th St NW, Suite 514
Washington, DC 20005
202-369-1820

CITY INTERESTS

City Interests
2100 K Street NW, Suite 401
Washington, DC 20007
202-944-4700

0' 4' 8' 16'

BUILDING SECTION A3.3
SCALE: 1/16" = 1'-0" 02/17/2012

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1250 9TH STREET NW

1250 9th Street NW
Washington, DC 20001
Square: 0358 Lot No: 0912 Zone: C-2-A



PAUL A. BELL, P.A.
1000 ANDERSON PL, SE
WASHINGTON, DC 20003
Tel: 202.638.1091 Fax: 202.638.5008



CASRIEGLER
PAUL A. BELL, P.A. ARCHITECT

PEARL RIVER COMPANY
3729 14TH ST NW, Suite 1114
Washington, DC 20004
Tel: 202.519.9420



CITY INTERESTS
2500 K Street NW, Suite 402
Washington, DC 20007
Tel: 202.462.4120

PERSPECTIVE 4.1

SCALE: NTS 02/17/2012

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1250 9TH STREET NW

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



P&N Architects, PLLC
218 7th Street SE - Suite 201
Washington, DC 20003
202-522-2555 / 202-522-2558



CAS Riegler Companies
8105 14th St NW, Suite 504
Washington, DC 20009
202-589-9429



City Interests
2902 R Street NW, Suite 401
Washington, DC 20007
202-944-4709

PERSPECTIVE 4.2
SCALE: NTS 02/17/2012

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1250 9TH STREET NW

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



PGN Architects, PLLC
210 7th Street SE - Suite 201
Washington, DC 20003
(202) 202-2000 (F) 202-202-0900



CAS Riegler Companies
3125 18th Street NW, Suite 818
Washington, DC 20009
202-388-6809



City Interests
2900 K Street NW, Suite 401
Washington, DC 20007
202-944-1100

PERSPECTIVE

4.3

SCALE: NTS

02/17/2012

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