

PT2SO

Revised Schematic Design Drawings

ARCHITECT



1353 U STREET, NW 2ND FLOOR
WASHINGTON, DC 20009
202.332.7222

OWNER

PT2SO, LLC
813 RIVERGATE PLACE
ALEXANDRIA, VA 22314
301.602.9511



BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 18415
EXHIBIT NO. 11

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PT2SO 18.003
1032 6th Street, NW
WASHINGTON, DC 20001
BZA

REVISIONS

DATE: N/A
APPROVED: [Signature]
DATE: APR 2012
18415

Board of Zoning Adjustment
District of Columbia
CASE NO. 18415
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A/C	AIR / CONDITIONING
AFF	AT FINISHED FLOOR
BD.	BOARD
BLDG.	BUILDING
CAB.	CABINET
CLG.	CEILING
CONSTR.	CONSTRUCTION
D	DEMOLISH
DISP.	DISPOSAL
DS	DIMMER SWITCH
DWG.	DRAWING
E, EXIST.	EXISTING
FIXT.	FIXTURE
FL.	FLOOR
FT.	FEET
G	GRAMS
GAL.	GALLONS
GFI	GROUND FAULT INTERRUPT
GWB	GYPSON WALL BOARD
HT.	HEIGHT
IN.	INCHES
INSUL.	INSULATION
L	LITRES
LB	POUNDS
MDF	MEDIUM DENSITY FIBERBOARD
M.O.	MASONRY OPENING
NIC	NOT IN CONTRACT
OCFI	OWNER FURNISHED, CONTRACTOR INSTALLED
OPT.	OPTION
P.LAM.	PLASTIC LAMINATE
PNT.,PTD.	PAINT, PAINTED
R	RELOCATE
R.O.	ROUGH OPENING
REQD	REQUIRED
SA	SUPPLY AIR
SIM.	SIMILAR
SS	STAINLESS STEEL
TBD	TO BE DETERMINED
T.B.R.	TO BE REMOVED
TYP.	TYPICAL
UNO	UNLESS NOTED OTHERWISE
URS	UPRISIDE
VIF	VERIFY IN FIELD
VOC	VOLATILE ORGANIC COMPOUNDS
W/	WITH /
WO.	WOOD

	INDICATION ON PLAN CALLING OUT EXTERIOR ELEVATIONS		WALLS
	SECTION		EXIST. TO REMAIN
	INDICATES DETAIL BLOW-UP		EXIST. TO BE REMOVED
	INDICATION ON PLAN CALLING OUT INTERIOR ELEVATIONS		
	DOOR TYPE		
	PARTITION TYPE		
	FINISHES		
	CHANGES		
	WINDOW TYPE		
	SKYLIGHT MARKER		
	TEL/DATA/ELEC		LIGHTS
	WALL SWITCH		FLUORESCENT STRIP
	OUTLET		PENDANT
	ELECTRICAL STRIP		UNDER-CABINET
	GFI OUTLET		DOWNLIGHT
	OUTLET - QUAD		CEILING-MOUNTED
	FLOOR-MOUNTED DUPLEX		SCONCE
	EXISTING TO REMAIN		TRACK LIGHTING
	TO BE RELOCATED		FLUORESCENT LIGHTING
	TO BE DEMOLISHED		RECESSED WALL WASHERS
	SMOKE DETECTOR		STRIP WALL FIXTURE
	DATA OUTLET		FAN WITH LIGHT
	TELEPHONE OUTLET		WALL MOUNTED WALL WASH
	TELEPHONE/DATA OUTLET		WALL MOUNTED EXTERIOR LT
	JUNCTION BOX		
	THERMOSTAT		
	SPEAKER JUNCTION BOX		
	SPEAKER		

SUNSET JUN 21

U ST, NW

SUNRISE JUNE 21

SUNSET DEC 21

SUNRISE DEC 21

9TH ST, NW

NOON DEC 21

NOON JUN 21

127 ALT.

74 ALT.

ADDRESS:	1932 9TH STREET, NW WASHINGTON, DC 20001
PARCEL DESCRIPTION:	ZMAP 6, BLOCK 361, LOT 134 WASHINGTON DC, NW
WARD:	1
NEIGHBORHOOD:	SHAW
ZONING:	ARTS/C-2-B
OVERLAY ZONE:	UPTOWN ARTS
HISTORIC DISTRICT:	GREATER U STREET
LOT AREA:	5,436 SF
USE GROUP:	R-2 , M (Residential, Retail)
BUILDING CODE:	IBC 2006
STORIES ABOVE GRADE:	4
ACTUAL GROSS FLOOR AREA:	18,020 SF
FAR GROSS FLOOR AREA:	15,708 SF
BUILDING HEIGHT ALLOWED:	65'-0" up to a max of 75'-0
BUILDING HEIGHT PROPOSED:	54'0" at roof structures 48'-0" at main building parapet
FAR ALLOWED:	3.5 Residential, 1.5 Other, 3.5 Max.
FAR PROPOSED:	2.25 Res., 0.64 Other, 2.89 Total
LOT COVERAGE ALLOWED:	80%
LOT COVERAGE PROPOSED:	88% (4748 of build area = 698 of open space)
FRONT SET BACK:	NONE
SIDE SET BACKS:	NONE
REAR SET BACK:	15'-0"
PARKING REQUIRED:	Res. = 1 per 3 dwelling units, for proposed 9 dwelling units = 3 spaces Retail = 1:750gsf after 3,000gsf = 1 space - 4 Total
PARKING PROVIDED:	4 spaces

A000	COVER SHEET
A001	CURRENT & PREVIOUS VIEW COMPARISON
A002	GRAPHIC SYMBOLS
	PROJECT INFORMATION
	DRAWING INDEX
A010	SITE PLAN
A100	FLOOR PLANS
A101	FLOOR PLANS
A102	FLOOR PLANS
A200	EXTERIOR ELEVATIONS
A201	EXTERIOR ELEVATIONS

MECHANICAL

ELECTRICAL

PLUMBING

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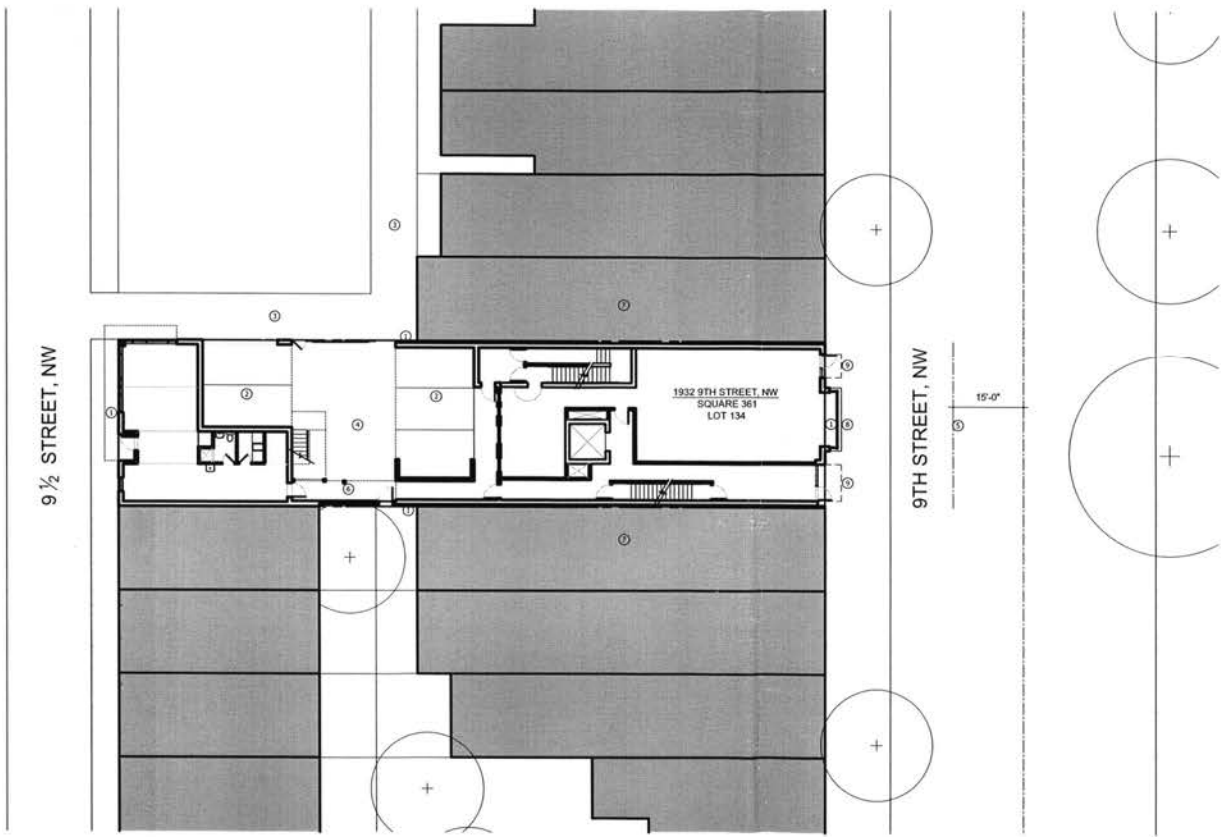
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N/A

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A002

SHEET 402



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SITE PLAN

KEY NOTES	
①	PROPERTY LINE
②	REQUIRED PARKING
③	PUBLIC ALLEY
④	COURTYARD
⑤	REAR SET BACK (15'-0" FROM CENTER OF STREET)
⑥	COVERED WALKWAY ABOVE
⑦	NEIGHBORING STRUCTURE - SHADED TYP.
⑧	BAY AT PUBLIC SPACE
⑨	CANOPY ABOVE
GENERAL NOTES	

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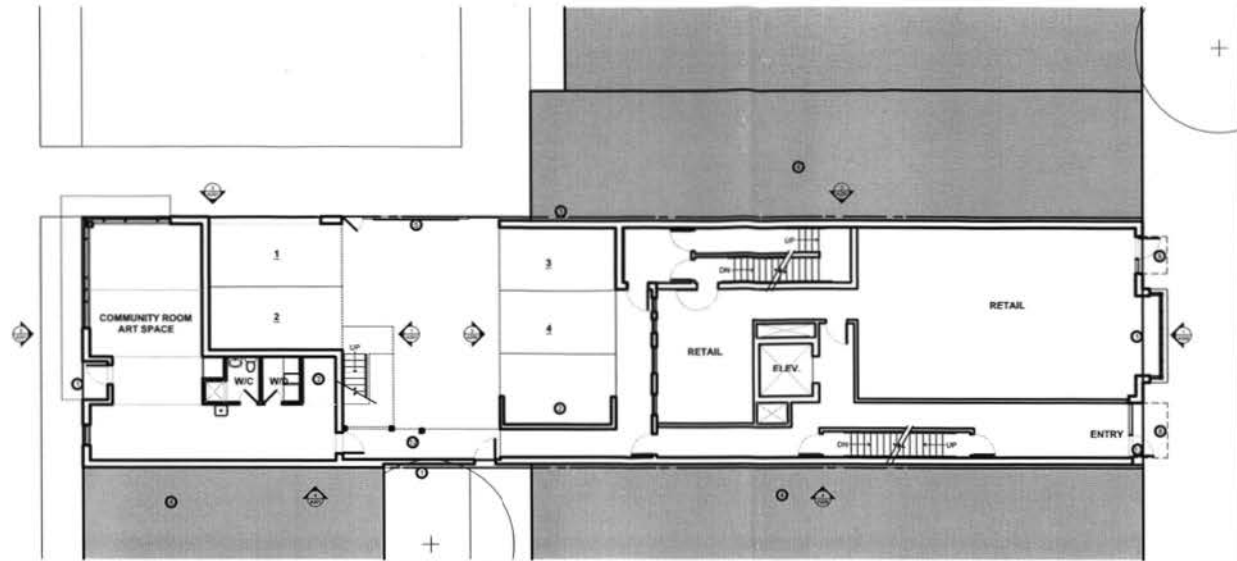
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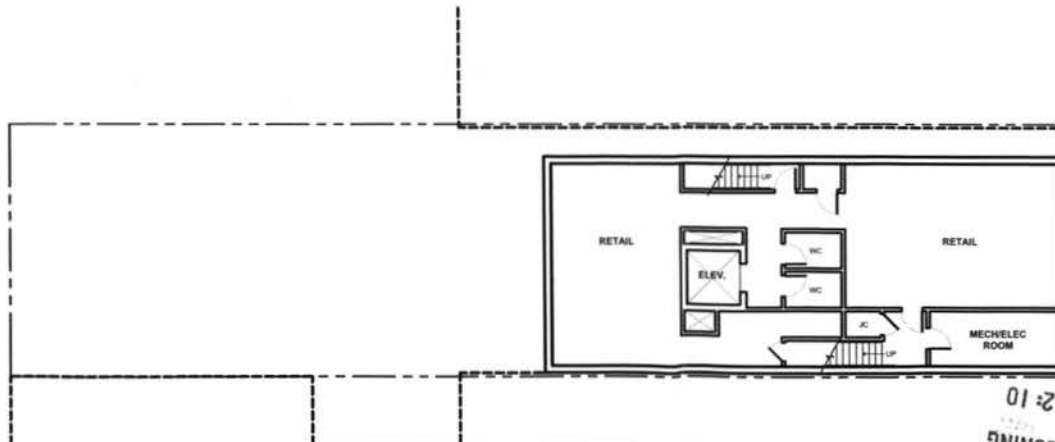
SCALE
3/32" = 1'-0"

DATE
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A010



FIRST FLOOR PLAN



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KEY NOTES

- 1 PROPERTY LINE
- 2 TRASH
- 3 BIKE STORAGE
- 4 ADJOINING BUILDING
- 5 ROLL-UP GARAGE DOOR
- 6 ACCESS GATE TO PEDESTRIAN ALLEY
- 7 PLANTER
- 8 CANOPY ABOVE
- 9 ROOF DECK
- 10 GREEN ROOF
- 11 ELEVATOR OVER-RIDE
- 12 COVERED BREEZEWAY
- 13 NEW STRUCTURE SET BACK 18" FROM PROPERTY LINE AT RESIDENTIAL ENTRY

GENERAL NOTES

FRONT STRUCTURE
 CELLAR: 2,312 SF GROSS, 1,671 SF NET
 FIRST FLOOR: 2,517 SF GROSS, 1,387 SF NET
 SECOND FLOOR: 3,165 SF GROSS, 2,367 SF NET
 THIRD FLOOR: 3,165 SF GROSS, 2,367 SF NET
 FOURTH FLOOR: 3,005 SF GROSS, 2,225 SF NET
 PENTHOUSES: 300 SF GROSS, 226 SF NET
TOTAL FRONT STRUCTURE
 14,464 SF GROSS 10,243 SF NET
REAR STRUCTURE
 FIRST FLOOR: 950 SF GROSS, 806 SF NET
 SECOND FLOOR: 1,291 SF GROSS, 947 SF NET
 THIRD FLOOR: 1,315 SF GROSS, 1,171 SF NET
TOTAL REAR STRUCTURE
 3,556 SF GROSS 2,924 SF NET
COMBINED TOTALS
 GROSS BUILDING 18,020 SF
 FAR GROSS (LESS CELLAR)
 15,708 SF
 NET 10,243 SF



FLOOR PLANS

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SCALE
 1/8" = 1'-0"

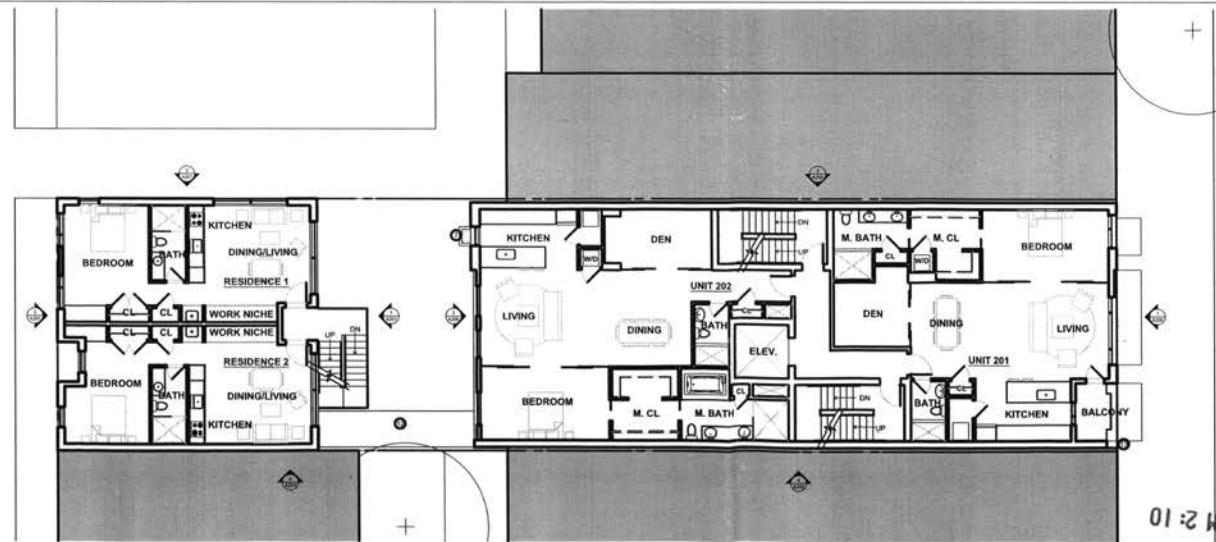
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DATE

A100



THIRD FLOOR PLAN



SECOND FLOOR PLAN

KEY NOTES

- ① PROPERTY LINE
- ② TRASH
- ③ BIKE STORAGE
- ④ ADJOINING BUILDING
- ⑤ ROLL-UP GARAGE DOOR
- ⑥ ACCESS GATE TO PEDESTRIAN ALLEY
- ⑦ PLANTER
- ⑧ CANOPY ABOVE
- ⑨ ROOF DECK
- ⑩ GREEN ROOF
- ⑪ ELEVATOR OVER-RIDE
- ⑫ COVERED BREEZEWAY
- ⑬ NEW STRUCTURE SET BACK 18" FROM PROPERTY LINE AT RESIDENTIAL ENTRY

GENERAL NOTES

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FLOOR PLANS

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PENTHOUSE PLAN



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FLOOR PLANS

KEY NOTES ① PROPERTY LINE ② TRASH ③ BIKE STORAGE ④ ADJOINING BUILDING ⑤ ROLL-UP GARAGE DOOR ⑥ ACCESS GATE TO PEDESTRIAN ALLEY ⑦ PLANTER ⑧ CANOPY ABOVE ⑨ ROOF DECK ⑩ GREEN ROOF ⑪ ELEVATOR OVER-RIDE ⑫ COVERED BREEZEWAY ⑬ NEW STRUCTURE SET BACK 18" FROM PROPERTY LINE AT RESIDENTIAL ENTRY		 inscapestudio www.inscapestudio.com 1321 L Street, NW, 2nd floor Washington, DC 20004 202.332.7222
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A102		



- ① NEIGHBORING BUILDING
- ② TERRA COTTA RAINSCREEN CLADDING
- ③ TILE CLADDING
- ④ BRICK CLADDING G
- ⑤ SPECIAL BRICK PATTERN
- ⑥ METAL PANEL CLADDING, MTL 1
- ⑦ METAL PANEL CLADDING, MTL 2
- ⑧ STONE BASE
- ⑨ METAL MESH RAILING
- ⑩ METAL PLATE RAILING
- ⑪ GLASS RAILING
- ⑫ METAL PLANTER BOX
- ⑬ PERFORATED OR MESH METAL SCREEN
- ⑭ OVERHEAD ROLLING DOOR TO PARKING
- ⑮ NOT USED
- ⑯ METAL GLAD CANOPY MTL 2



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EXTERIOR ELEVATIONS

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1/8" = 1'-0"

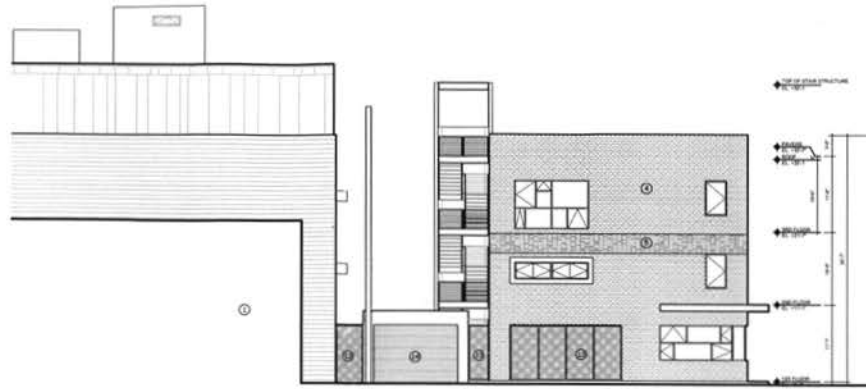
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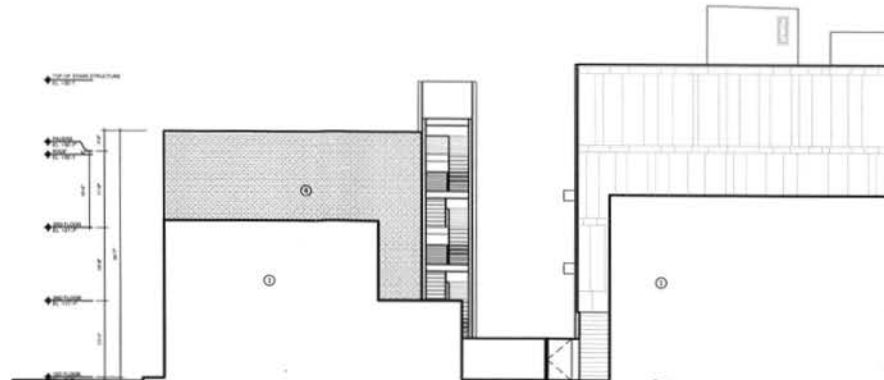
1 BACK BUILDING - WEST ELEVATION



2 BACK BUILDING - NORTH ELEVATION



3 BACK BUILDING - EAST ELEVATION



4 BACK BUILDING - SOUTH ELEVATION

KEY NOTES

- ① NEIGHBORING BUILDING
- ② TERRA COTTA RAINSCREEN CLADDING
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- ⑮ NOT USED
- ⑯ METAL CLAD CANOPY MTL 2

GENERAL NOTES

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EXTERIOR ELEVATIONS

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