

# THE GAN GOF 3



## BLAGDEN ALLEY

East Perspective

Antunovich Associates - Architecture, Planning, Interior Design © | Douglas Development Corporation - Developer

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Owner: Jemal's 9th Street Gang of 3 LLC

Adress: 1218 9th Street, NW  
Washington, DC 20017

Board of Zoning Adjustment  
District of Columbia  
CASE NO.18905  
EXHIBIT NO.10

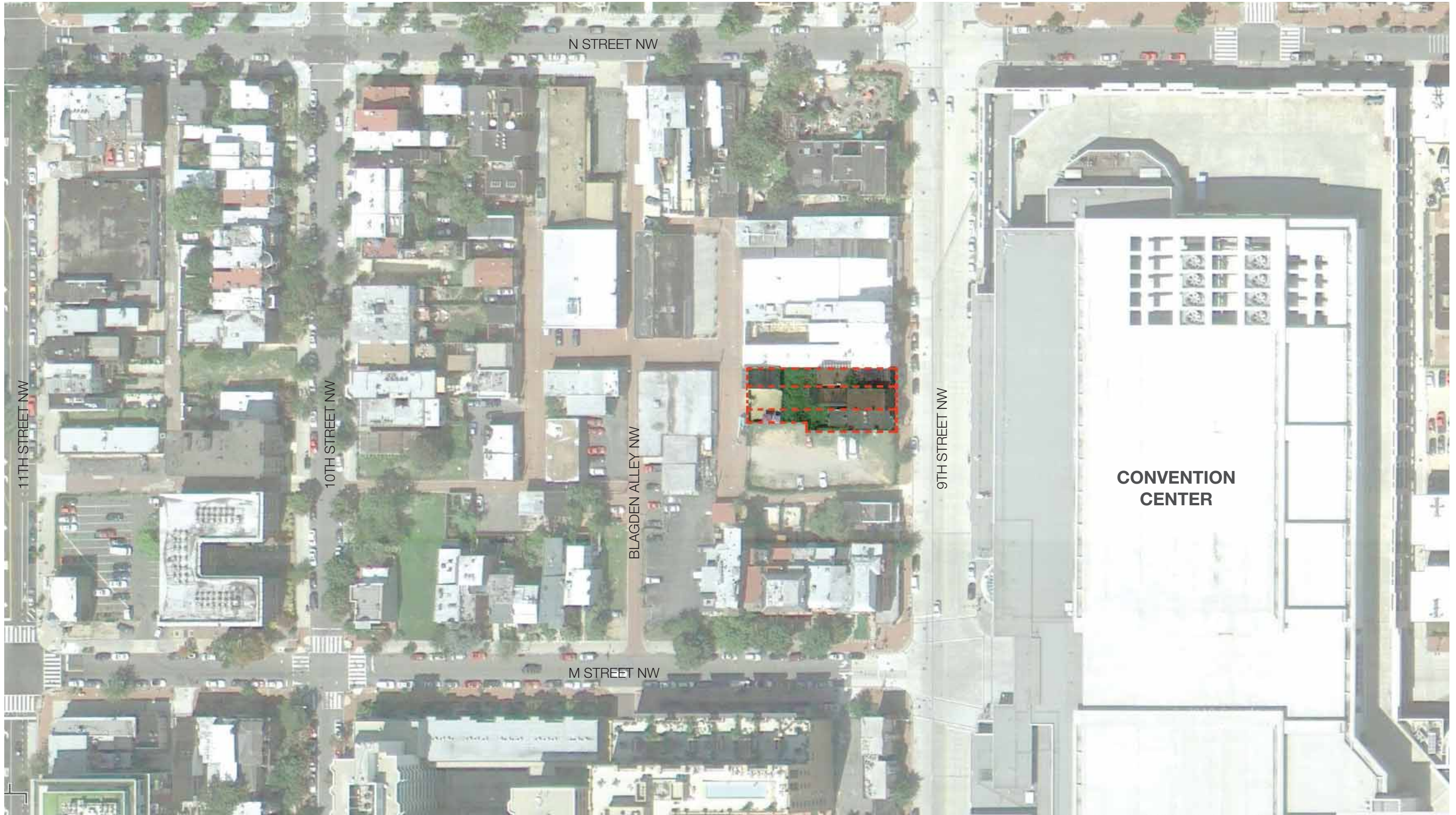
1218 9th Street NW, Washington DC | October 10, 2014

## Zoning Tabulations

Zone: C-2-A				
Lot: 174				
Square: 368				
Site Area: 7,757 s.f.				
	Approved Plans	Allowed/ Required	Proposed Plans	Relief Required
FAR	1.46	1.5	2.07	(+0.57)
Gross Floor Area	11,632 s.f.	11,635.5 s.f.	16,025 s.f.	Y
Building Height Measuring point to top of Roof	42'-11"	50'-0"	42'-11"	N
Rear Yard	15'-0"	15'-0"	15'-0"	N
Side Yard	None	None Required	None	N
Roof Structure	None	1 Continuous Structure		N
Height: Setback:	N/A	w/ 1:1 setback	Complies	N
Loading Berth	None	None Required per 2200.5	No Change	N
Delivery Spaces	None	None Required	No Change	N
Open Court	14' x 63'	12'	12' x 63'	N
Parking	0	14	0	Y

\*Approved pursuant to building permit #B1403618









9TH STREET EAST VIEW



9TH STREET NE VIEW SHOWING SLOPED ROOF



SOUTH ELEVATION



GARAGE & ADJACENT NORTH STRUCTURES

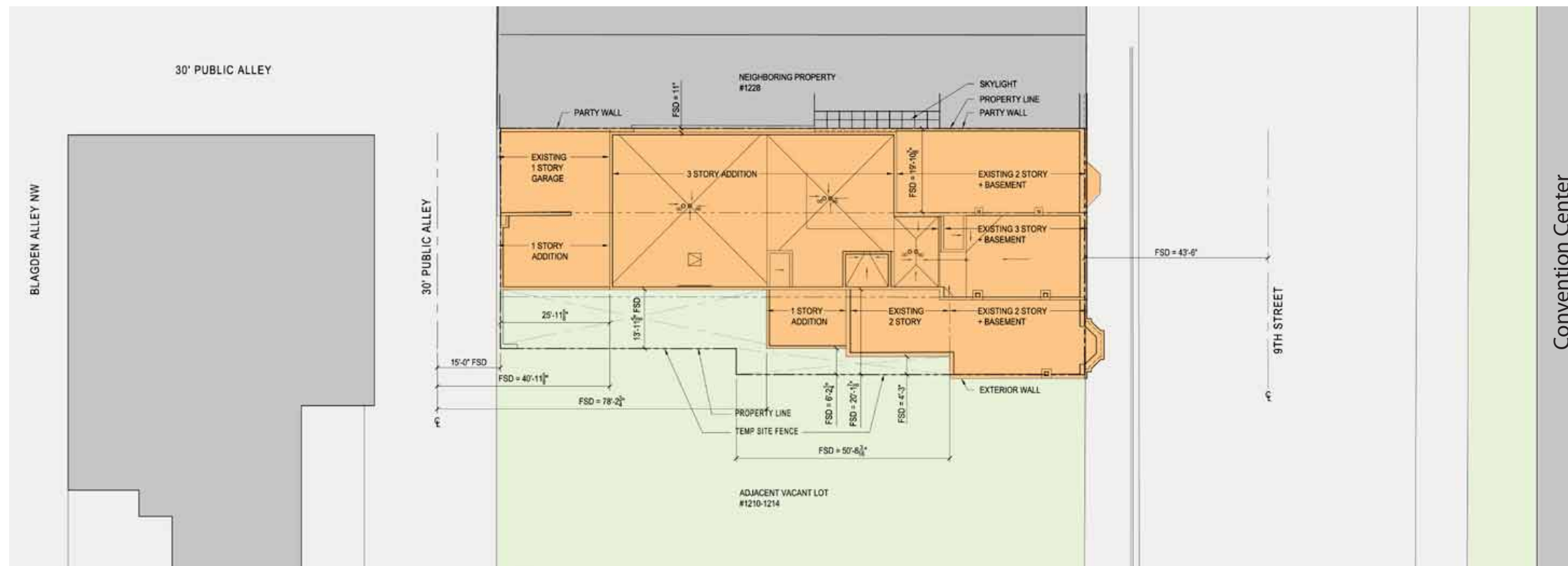


GARAGE FRONT ELEVATION

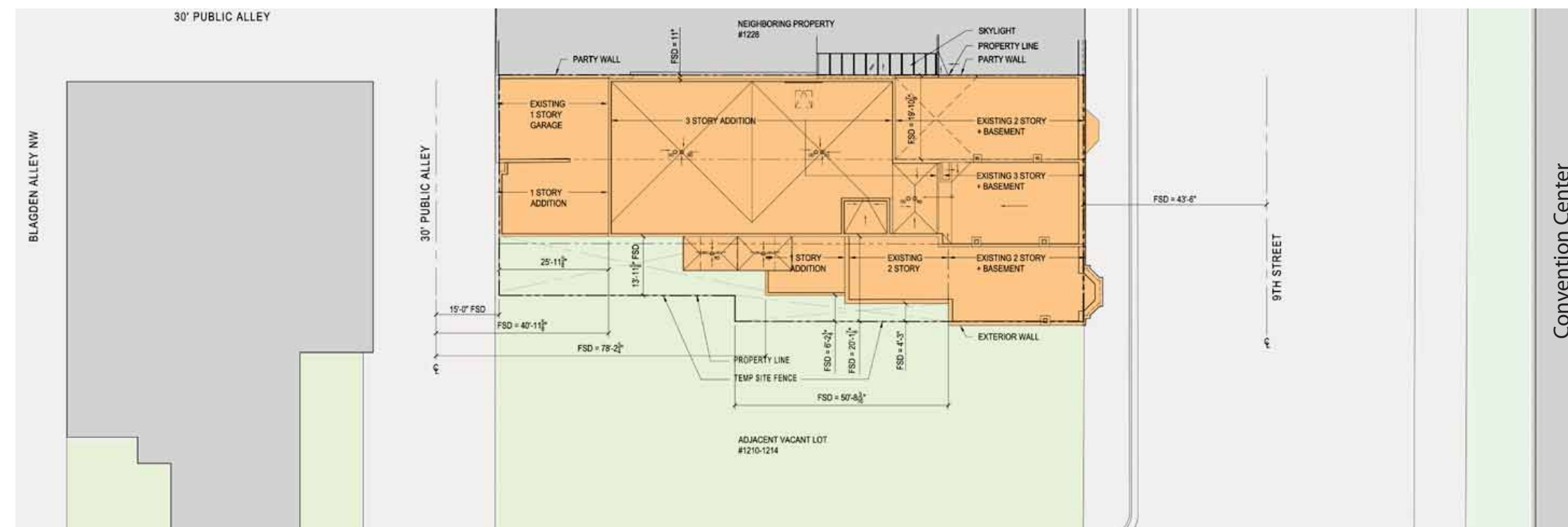


REAR WEST ELEVATIONS





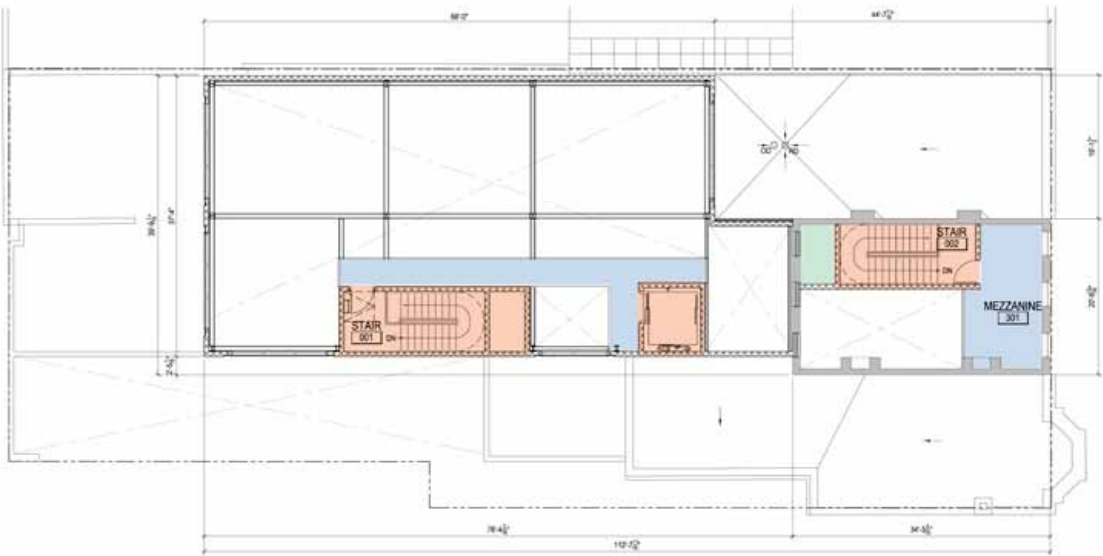
Site Plan : Approved



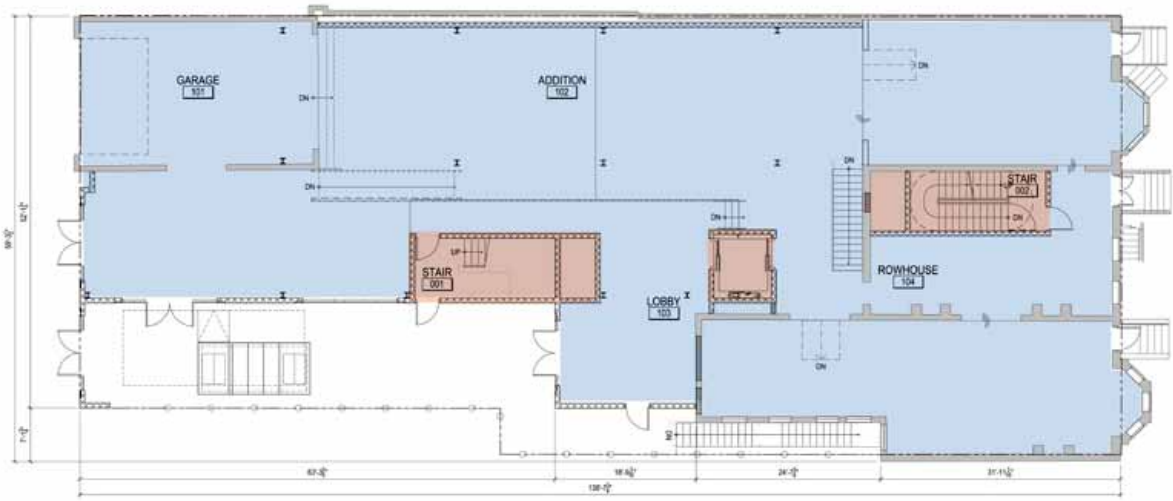
Site Plan : Proposed

Area Summary

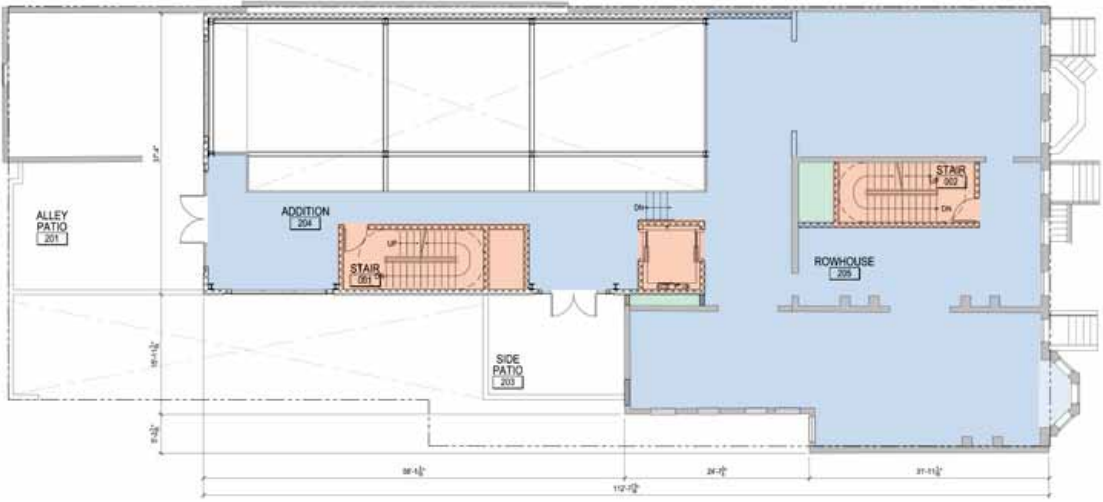
Cellar	4,070 s.f.
First Floor	6,656 s.f.
Second Floor	3,858 s.f.
Mezzanine	1,118 s.f.



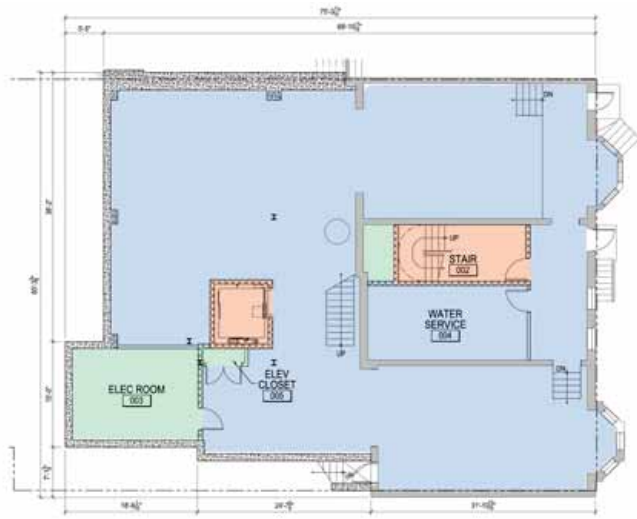
Third Floor Plan



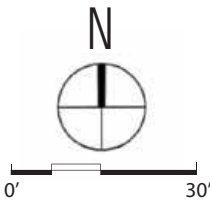
First Floor Plan



Second Floor Plan



Cellar Plan



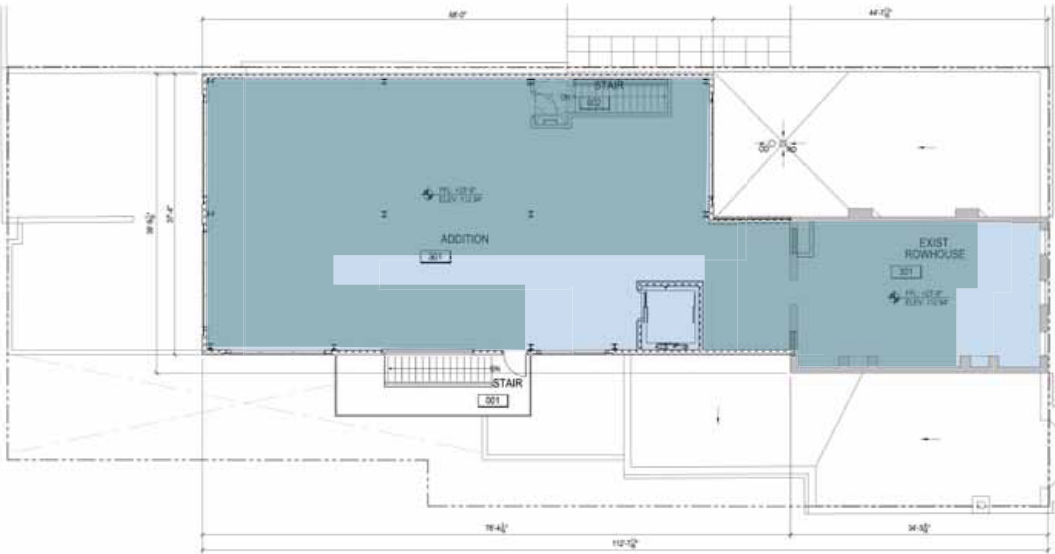
# Floor Areas

	Approved	Proposed	Change
Cellar	4,070 s.f.	4,070 s.f.	0
First Floor	6,656 s.f.	6,817 s.f.	+161 s.f.
Second Floor	3,858 s.f.	5,558 s.f.	+1700 s.f.
Third Floor	1,118 s.f.	3,650 s.f.	+2532 s.f.

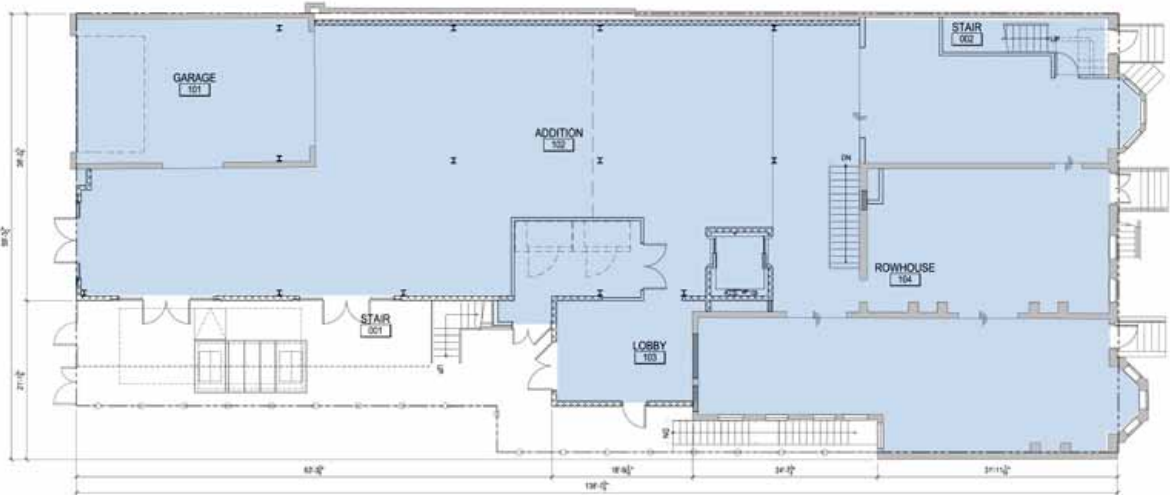
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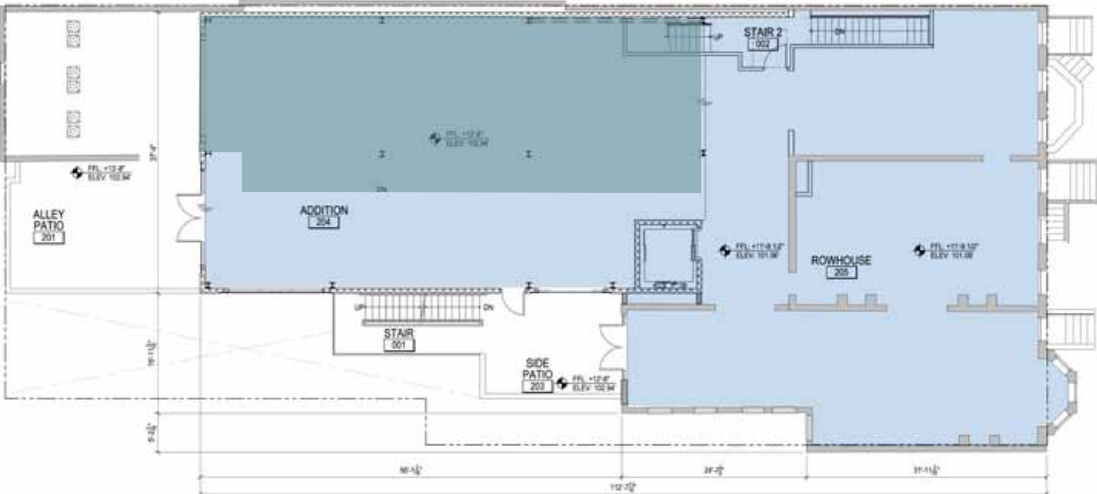
- Added floor area



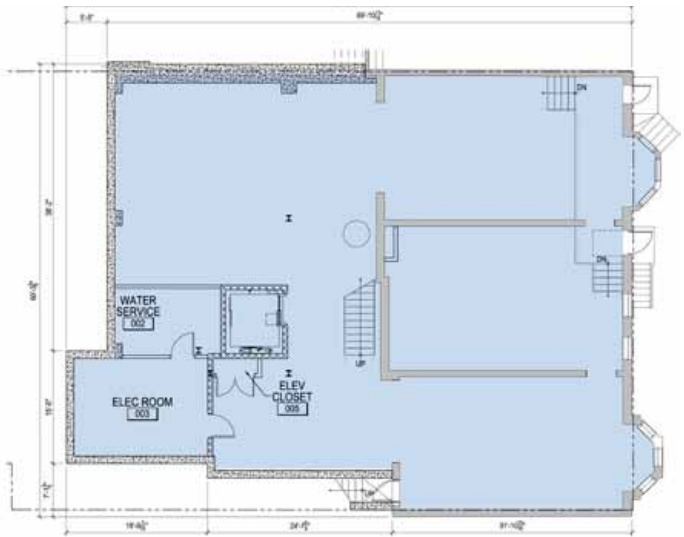
Proposed Third Floor Plan



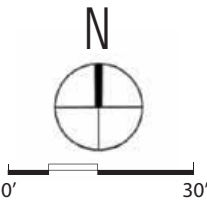
Proposed First Floor Plan



Proposed Second Floor Plan

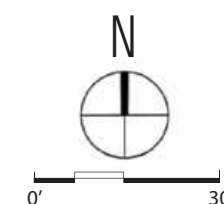
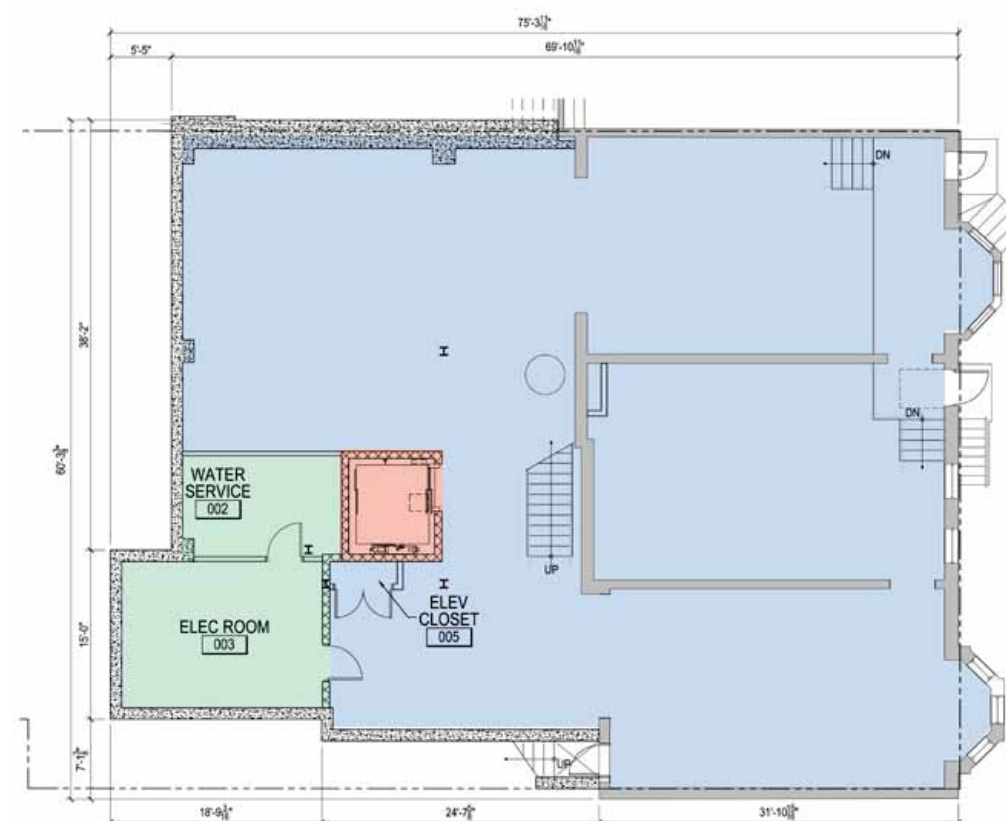


Proposed Cellar Plan



## Area Summary

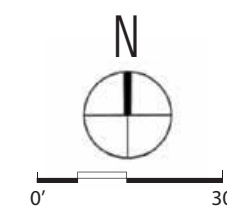
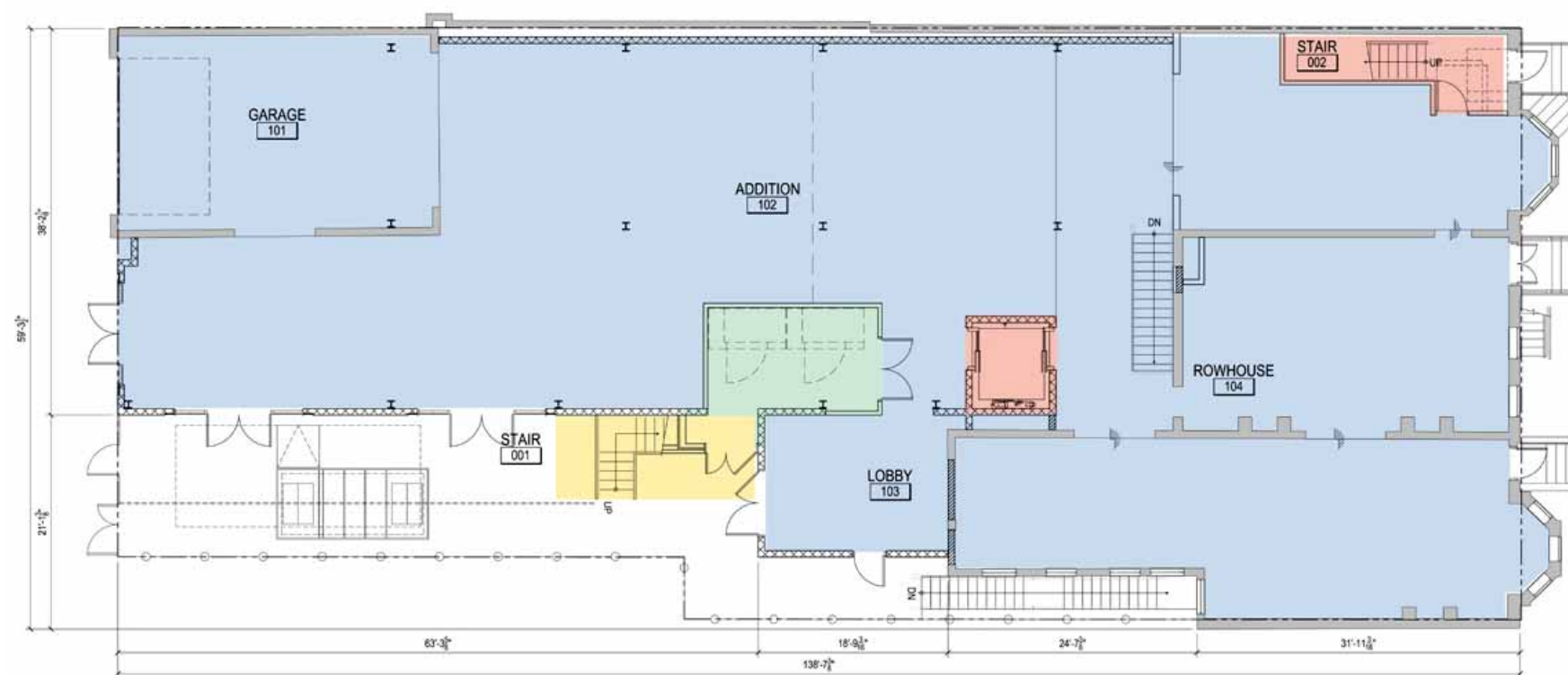
Cellar	4,070 s.f.
First Floor	6,817 s.f.
Second Floor	5,558 s.f.
Third Floor	3,650 s.f.





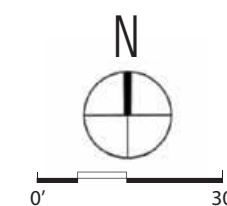
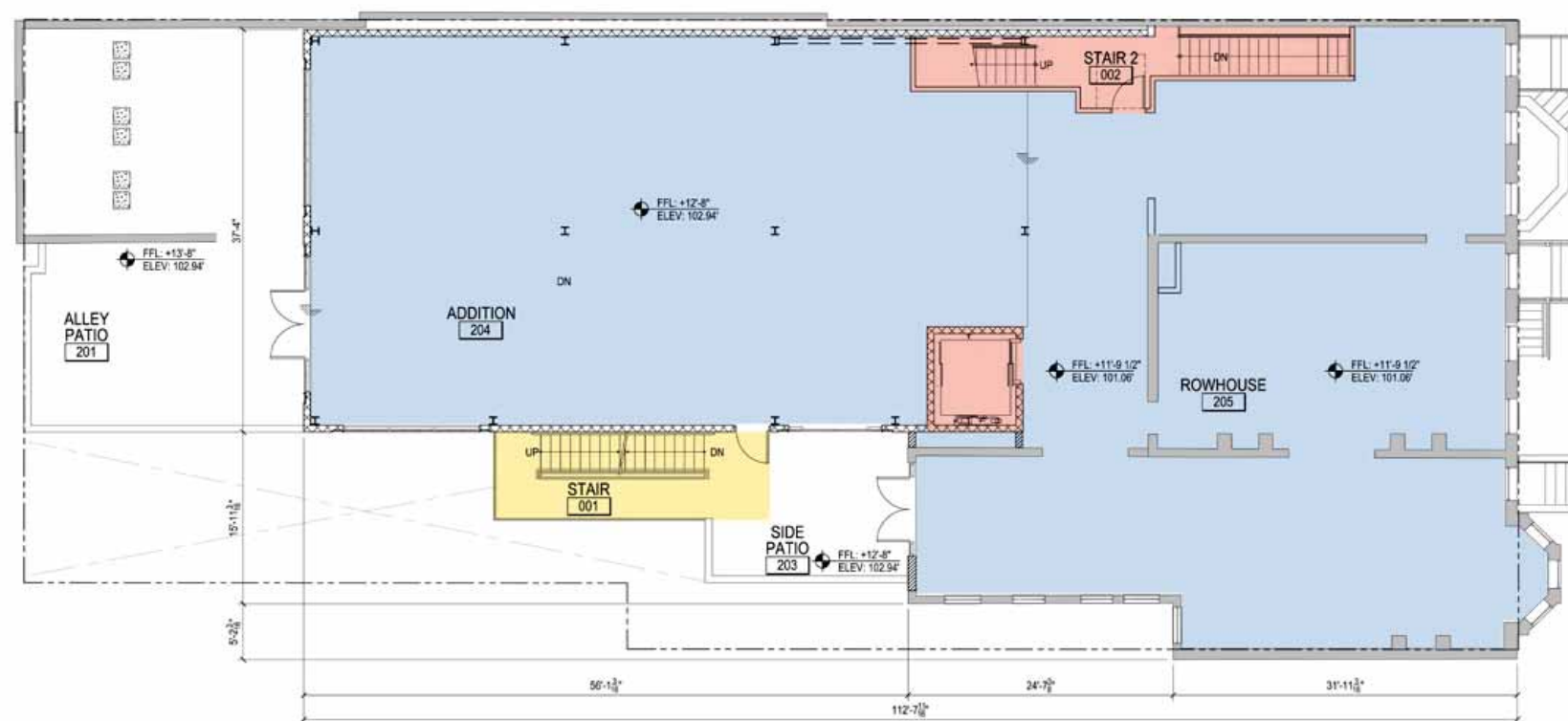
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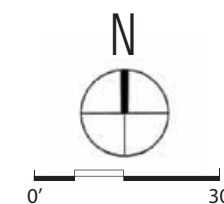
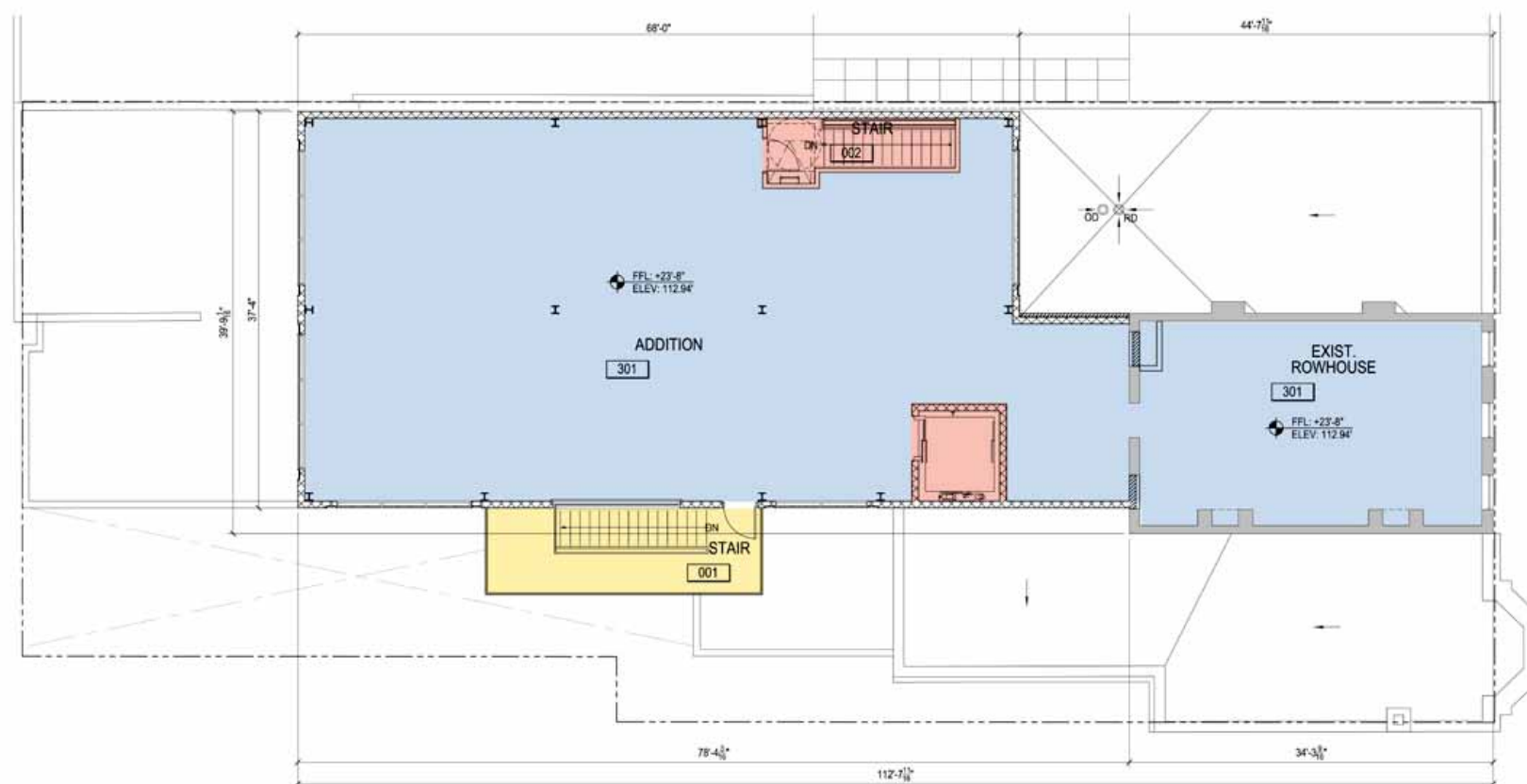
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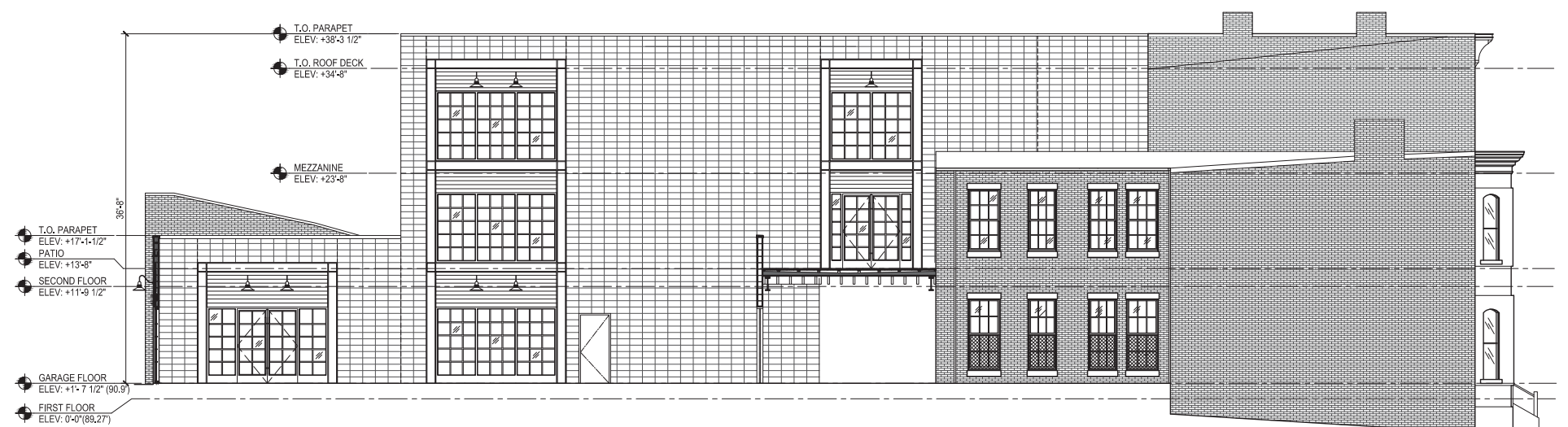
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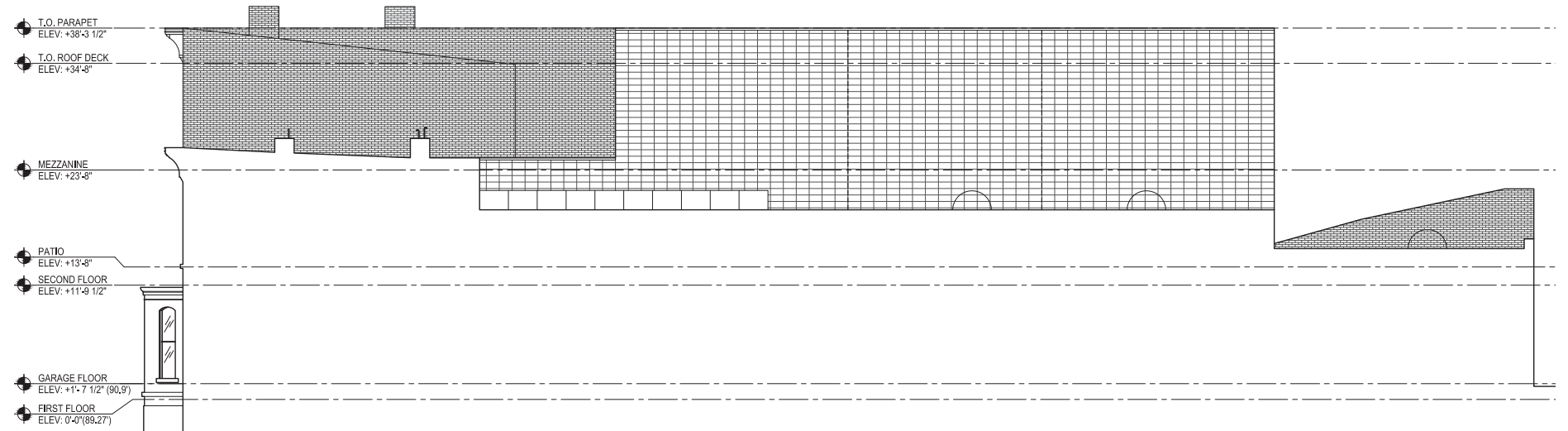
East Exterior Elevations



South Exterior Elevations



West Exterior Elevations

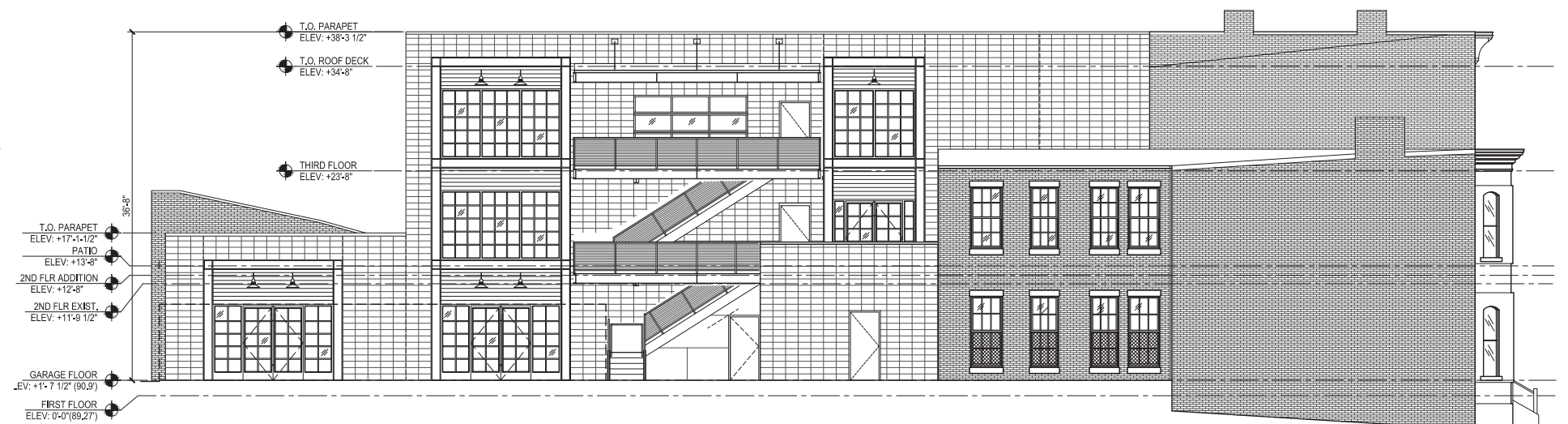


North Exterior Elevations





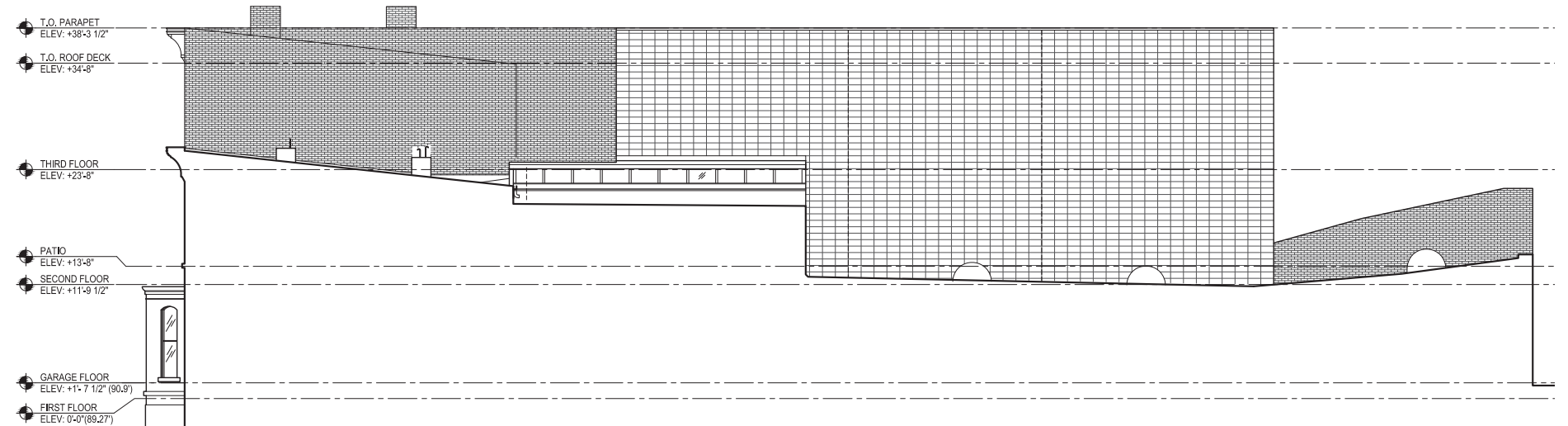
East Exterior Elevations



South Exterior Elevations



West Exterior Elevations



North Exterior Elevations



## BLAGDEN ALLEY

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West Perspective Rendering | 13

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