

THE GANG OF 3



BLAGDEN ALLEY

East Perspective

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

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

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	Height: Setback:	None N/A	1 Continuous Structure w/ 1:1 setback	Complies
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



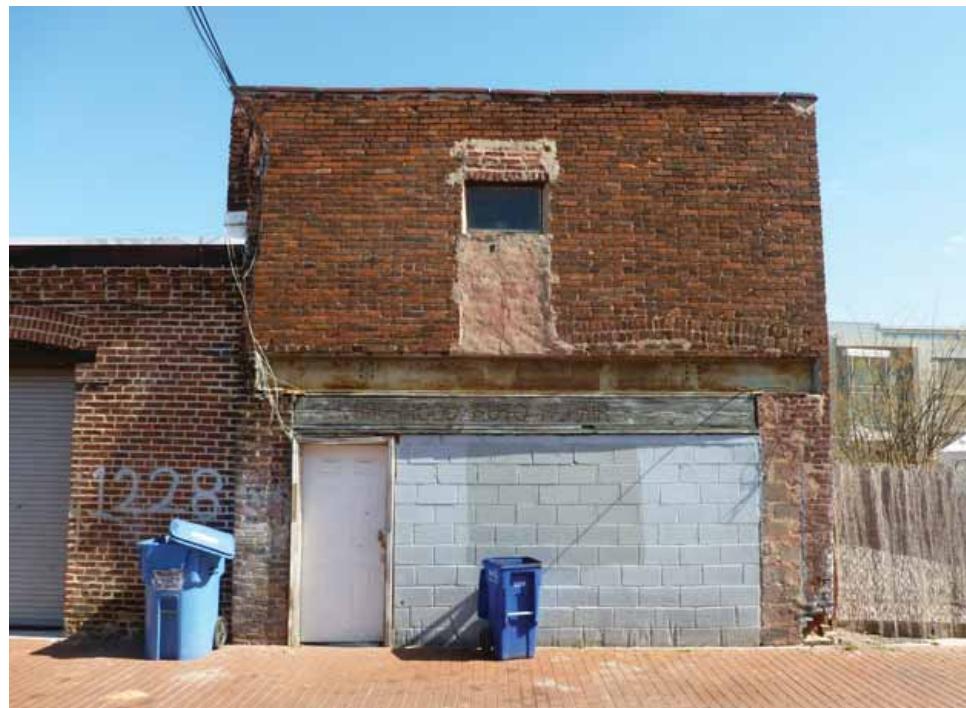
9TH STREET NE VIEW SHOWING SLOPED ROOF



SOUTH ELEVATION



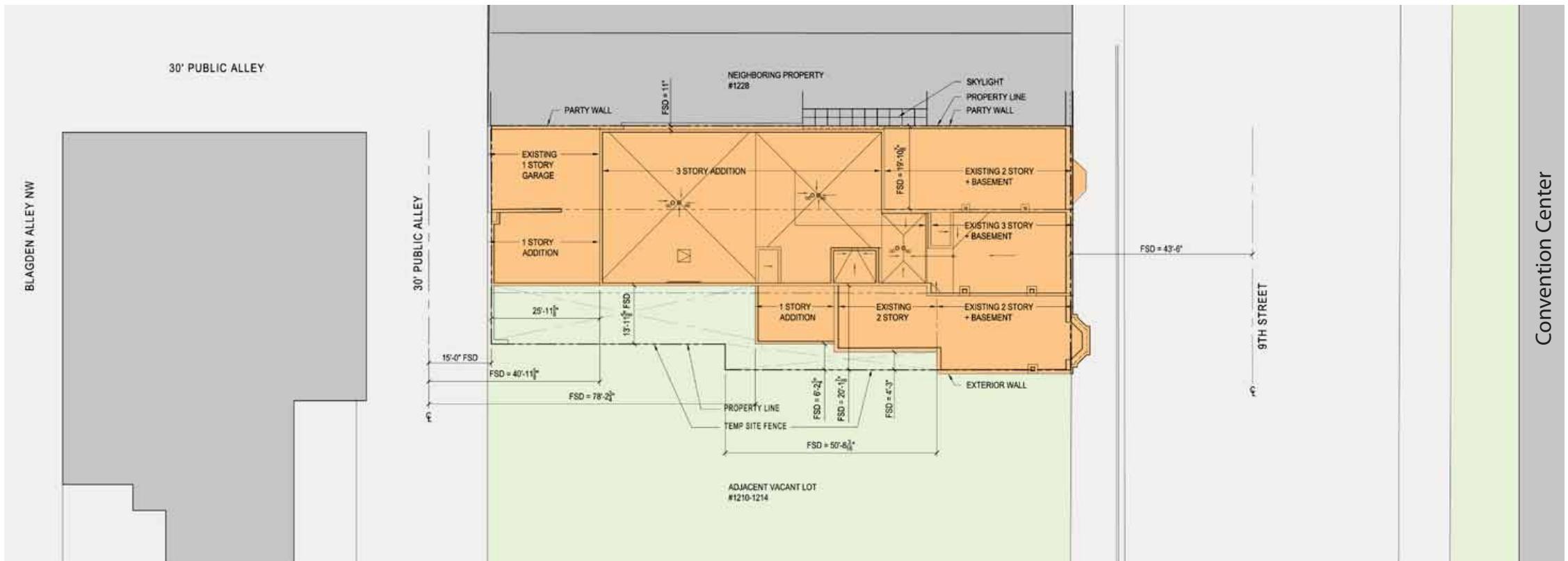
GARAGE & ADJACENT NORTH STRUCTURES



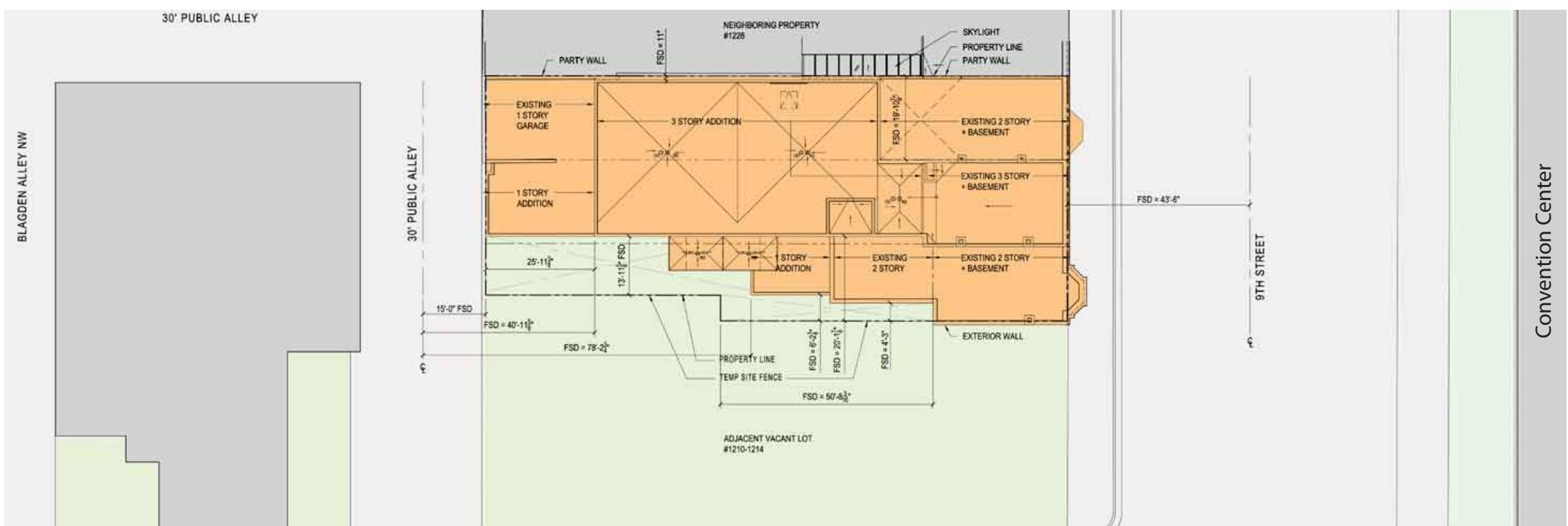
GARAGE FRONT ELEVATION



REAR WEST ELEVATIONS



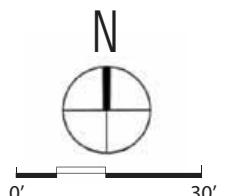
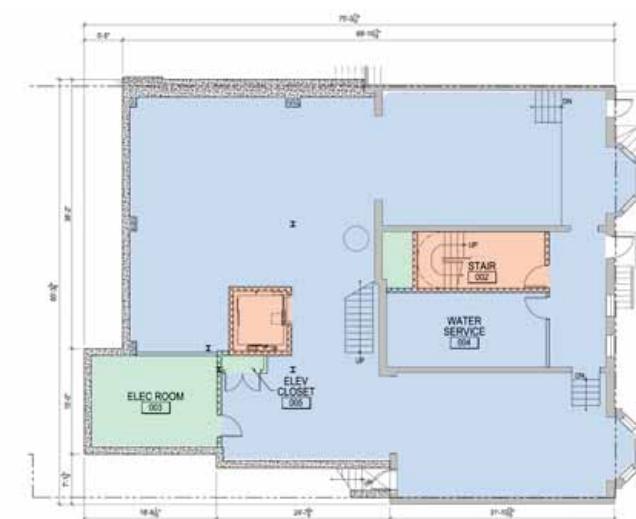
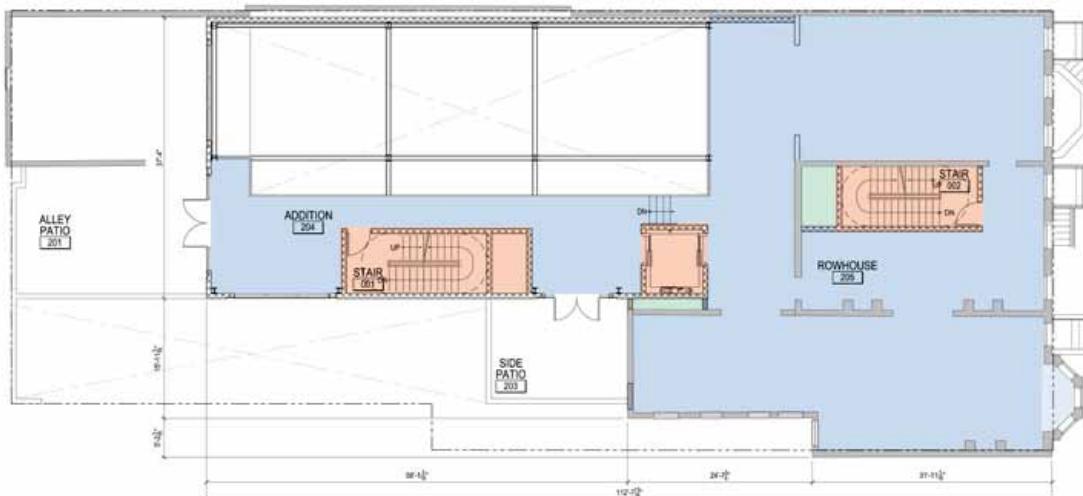
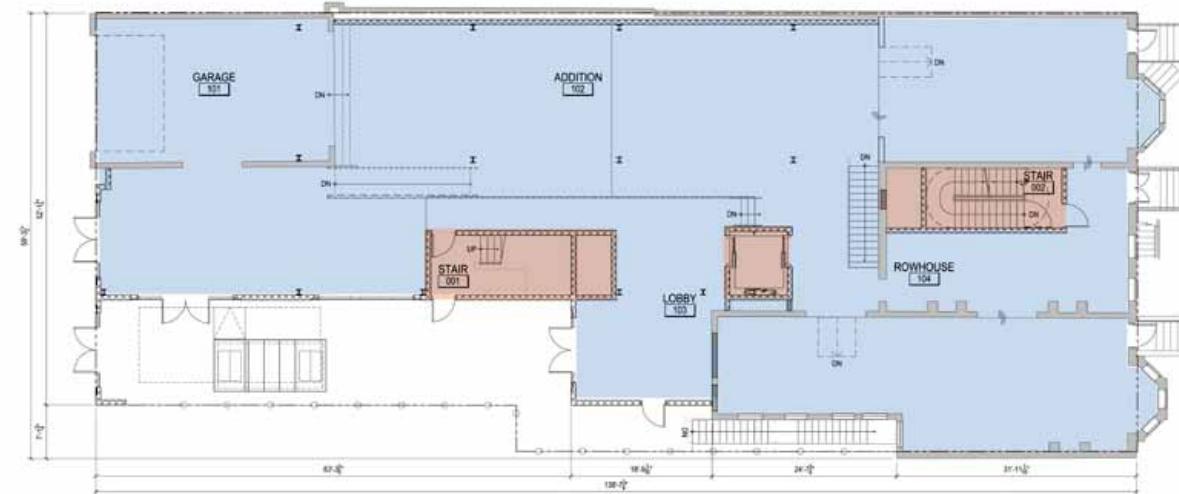
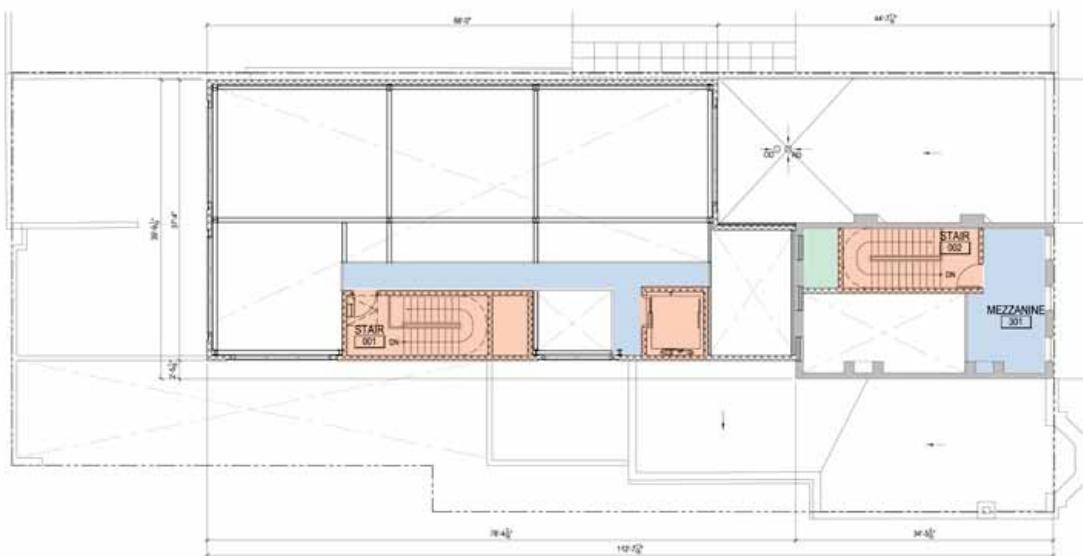
Site Plan : Approved



Site Plan : Proposed

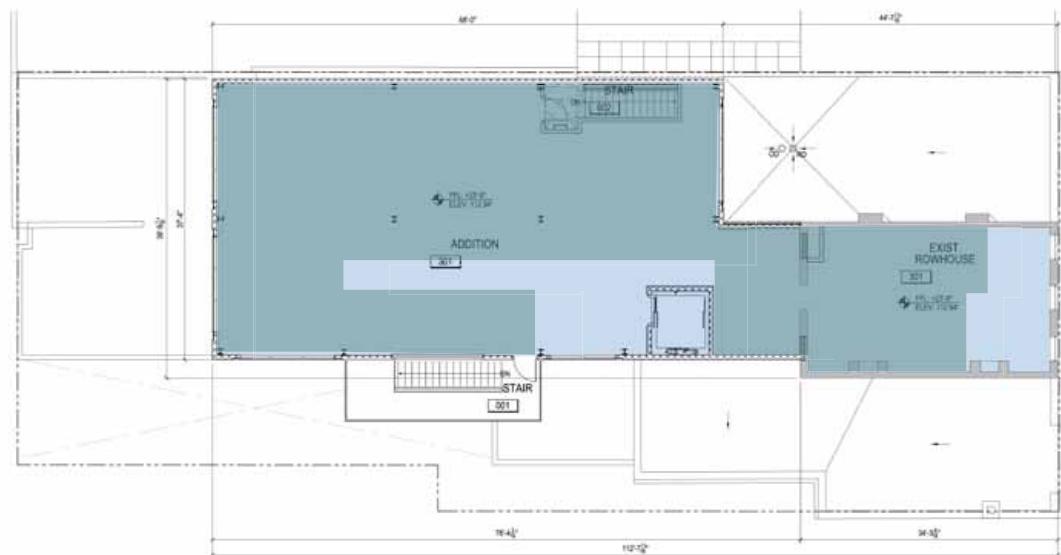
Area Summary

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

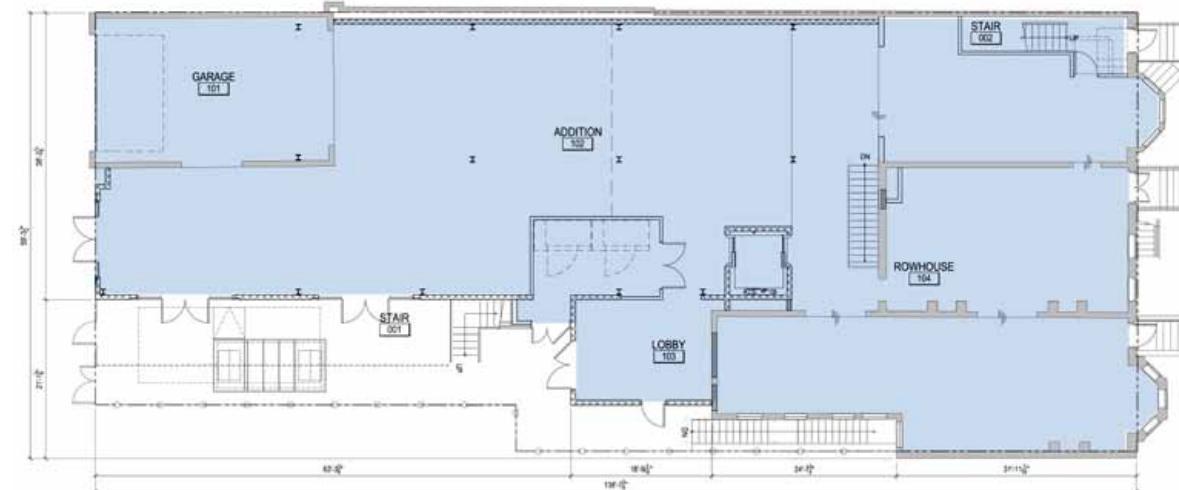


Floor Areas

	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.



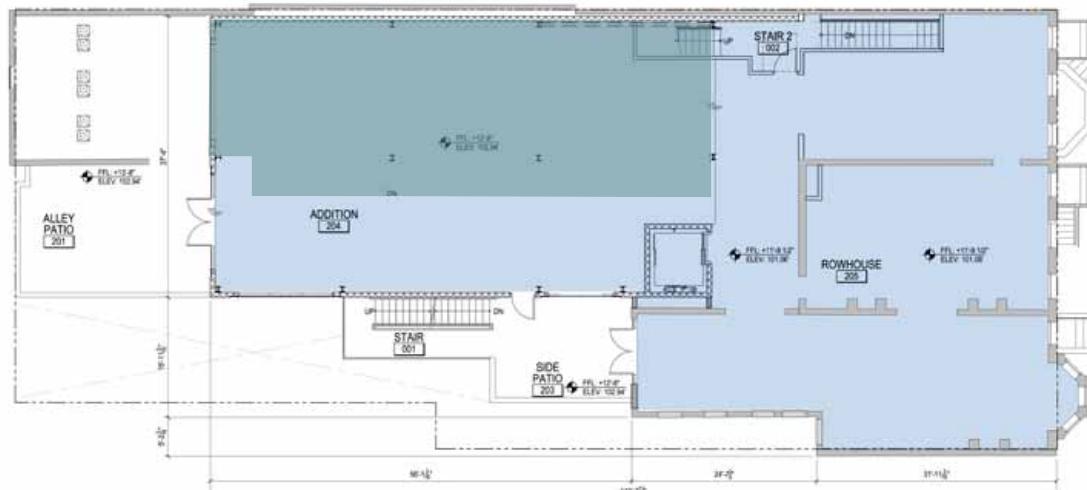
Proposed Third Floor Plan



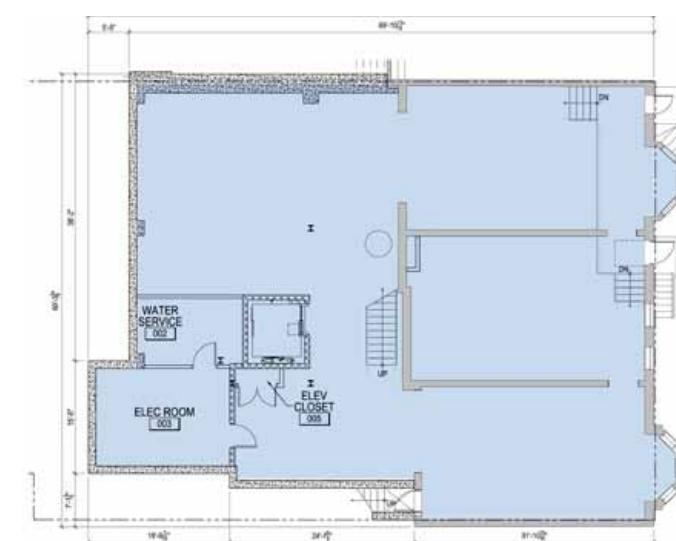
Proposed First Floor Plan

Legend:

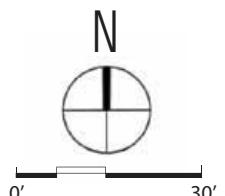
- Added floor area



Proposed Second Floor Plan

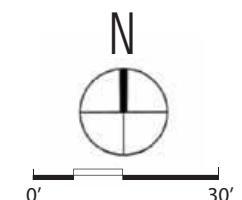
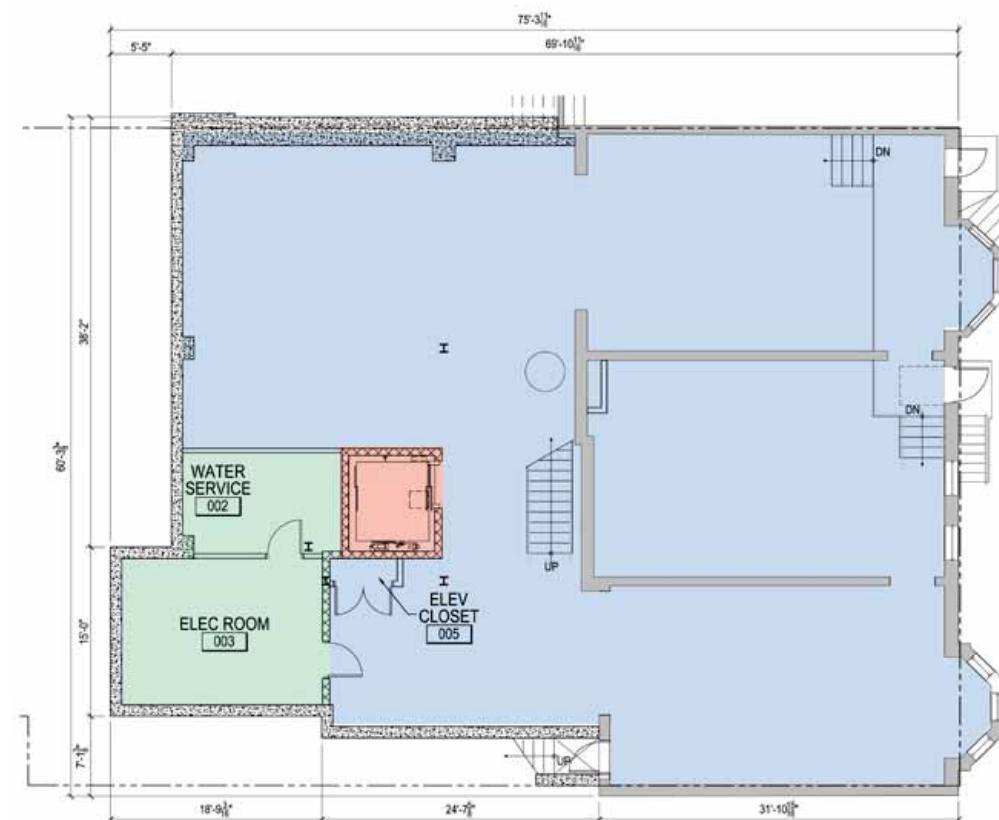


Proposed Cellar Plan



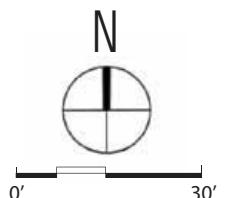
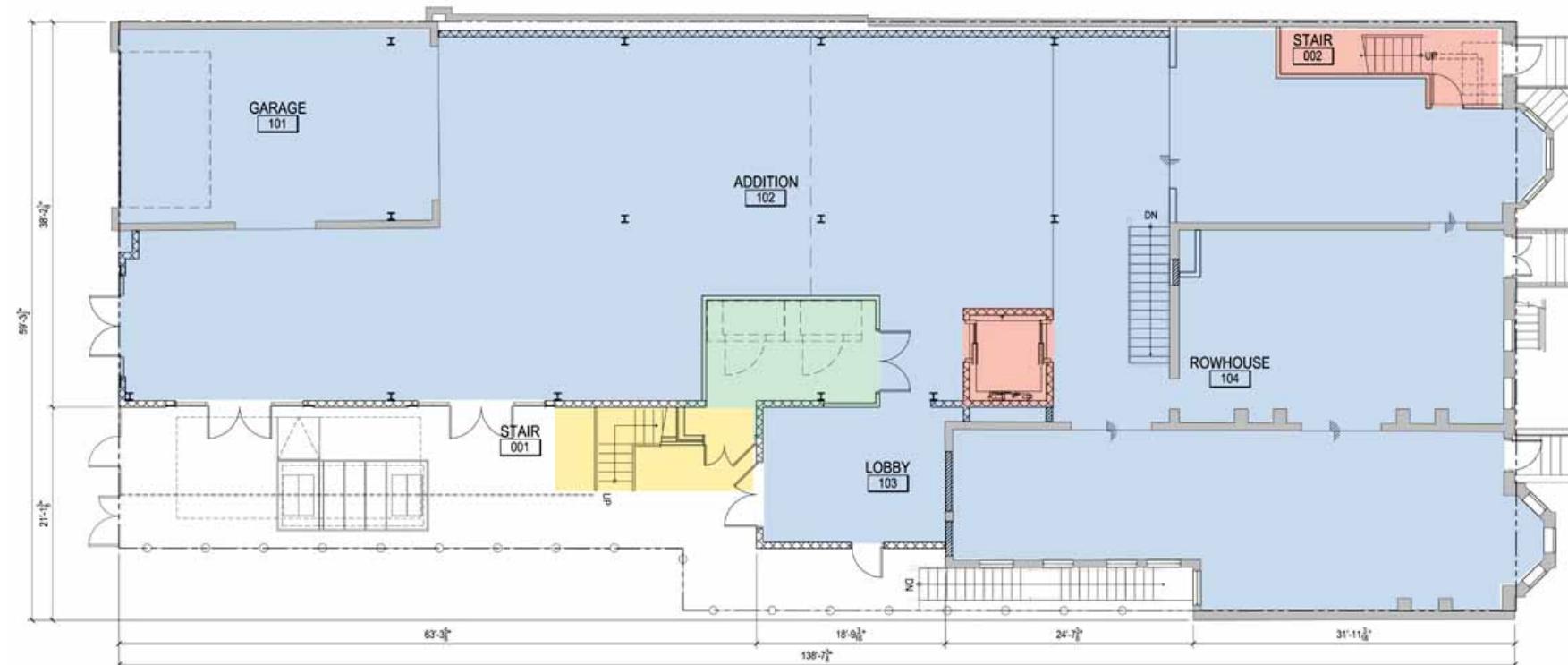
Area Summary

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



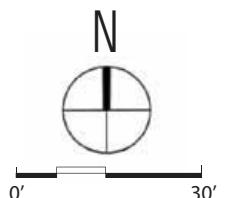
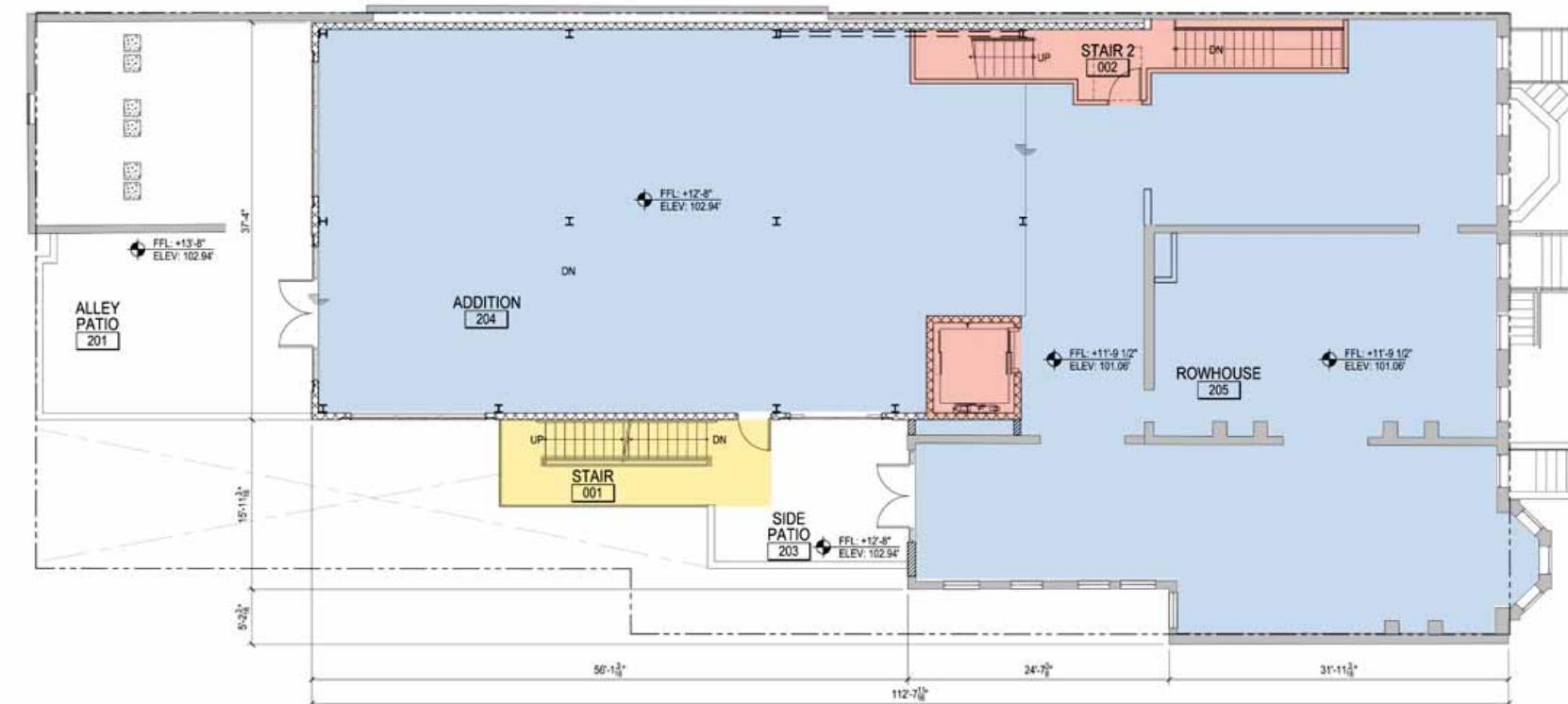
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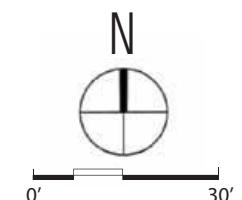
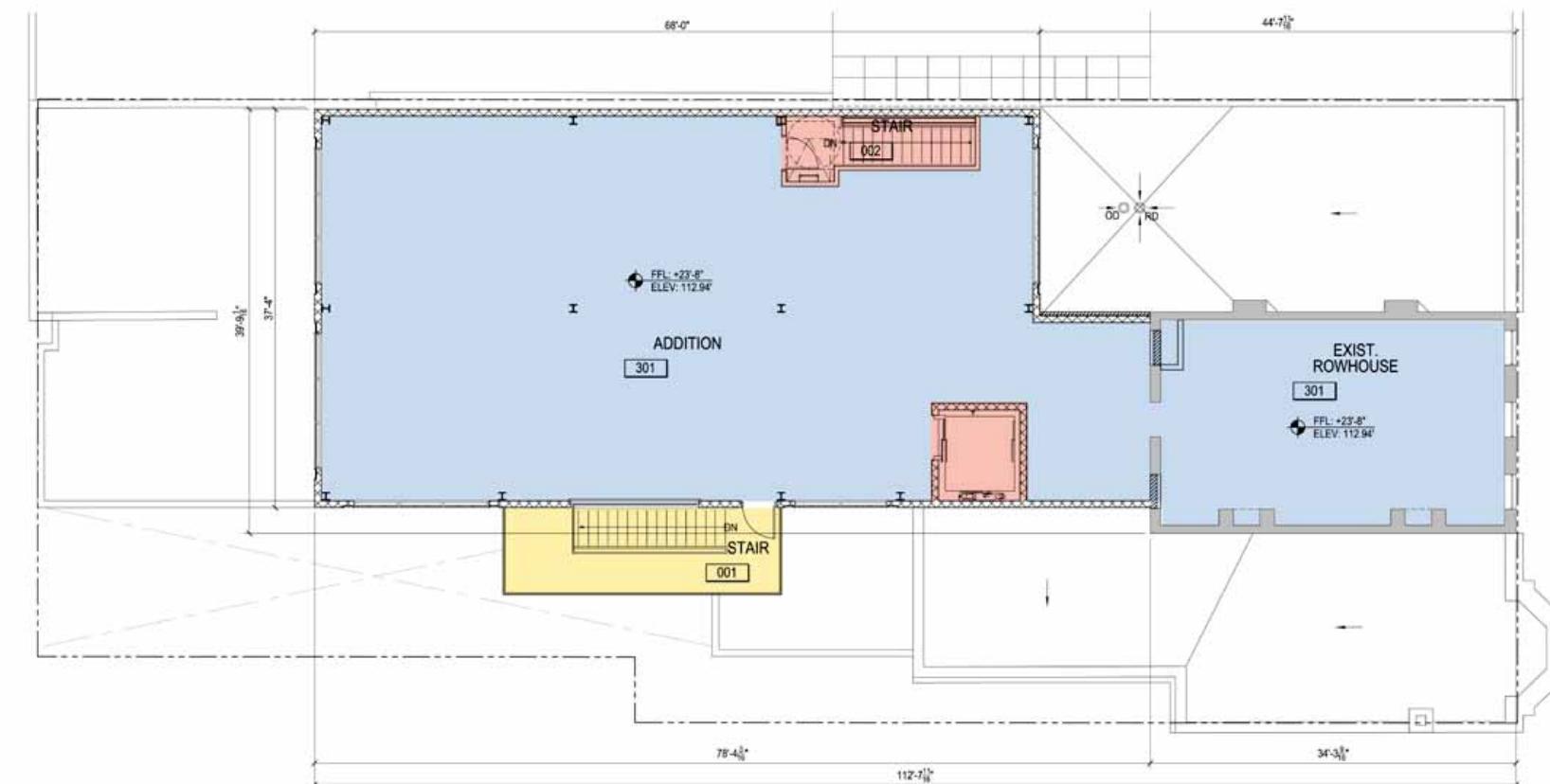
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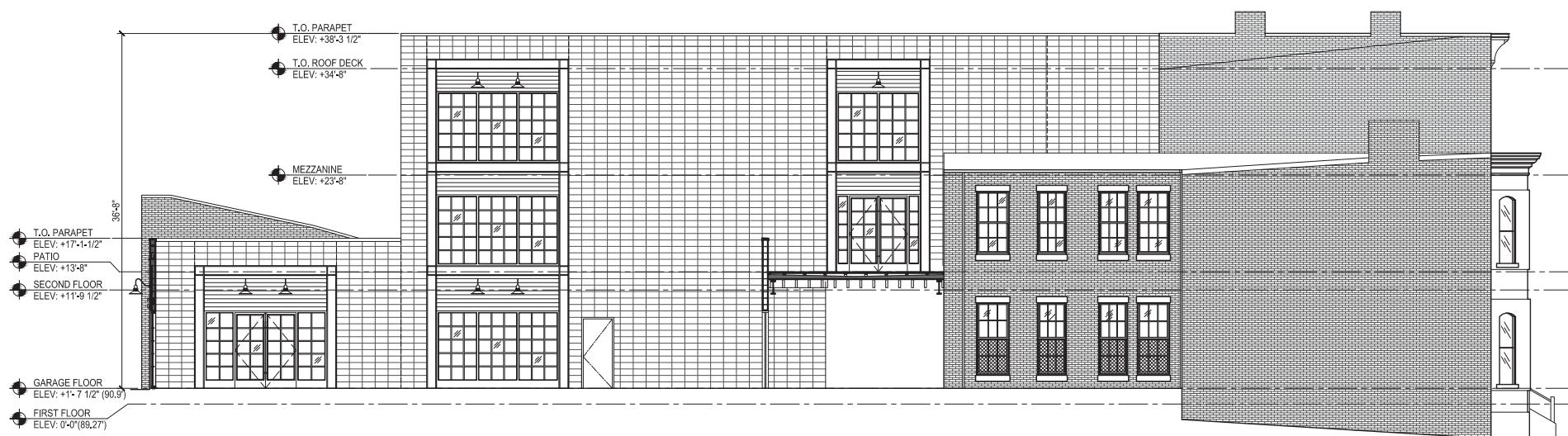
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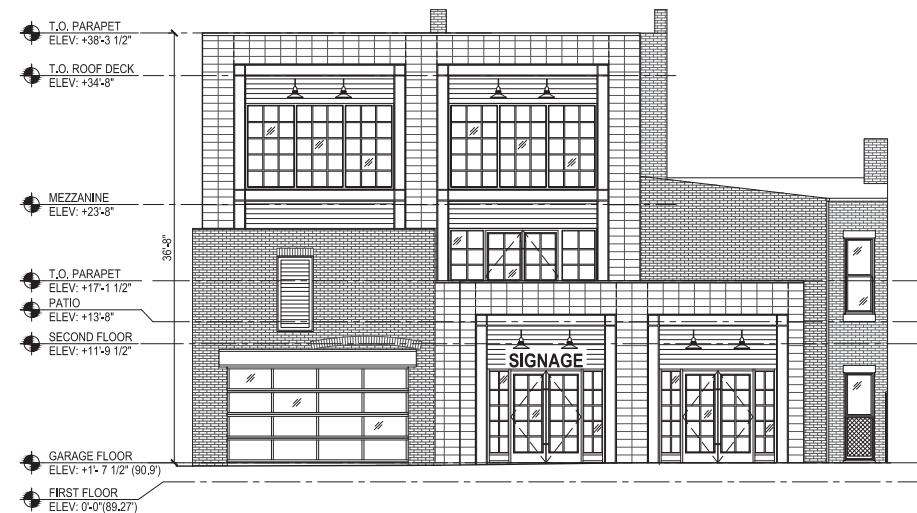




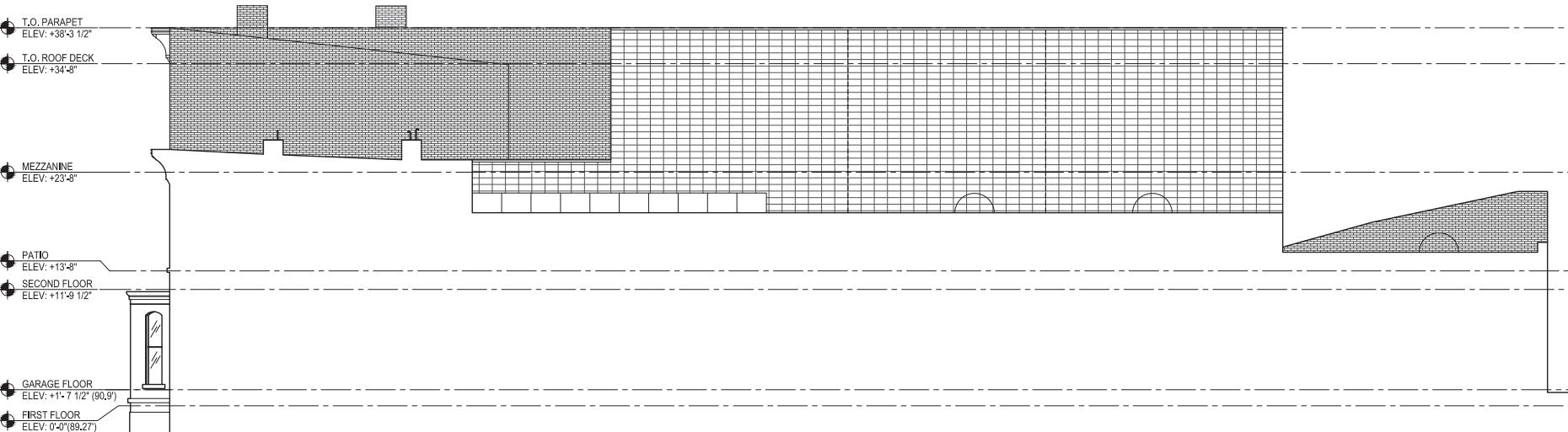
East Exterior Elevations



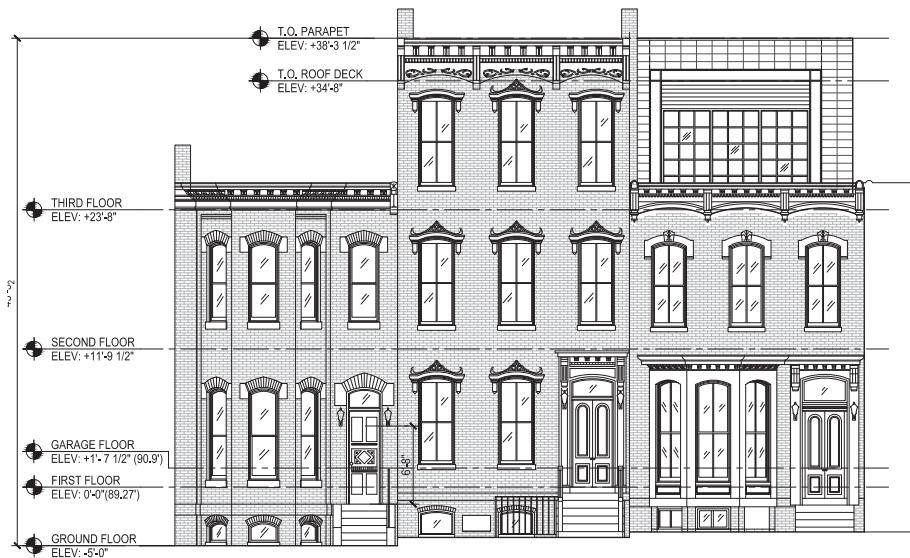
South Exterior Elevations



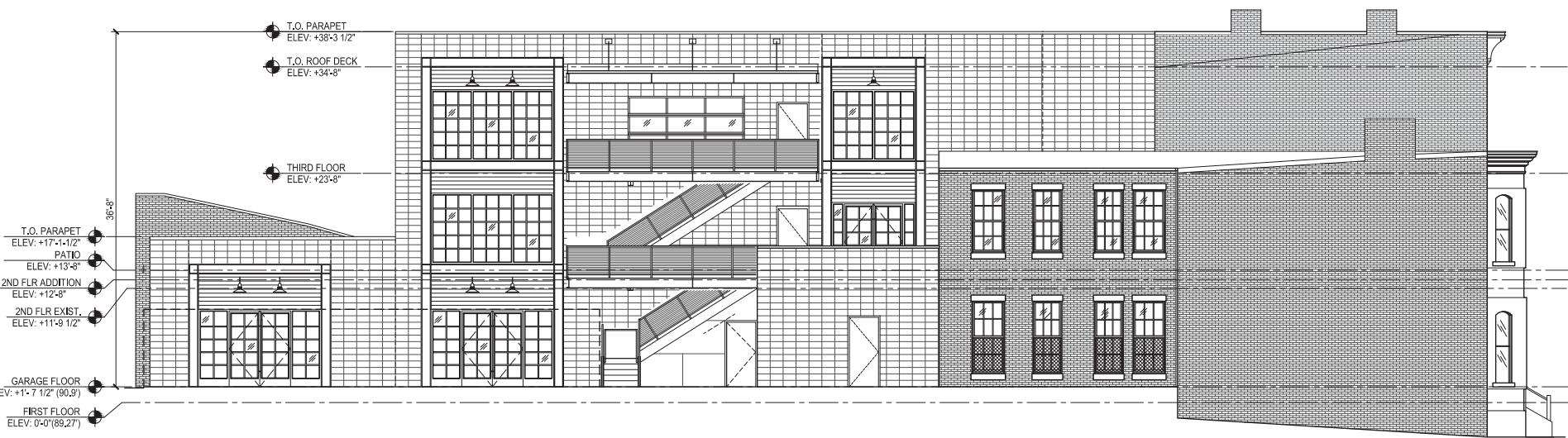
West Exterior Elevations



North Exterior Elevations



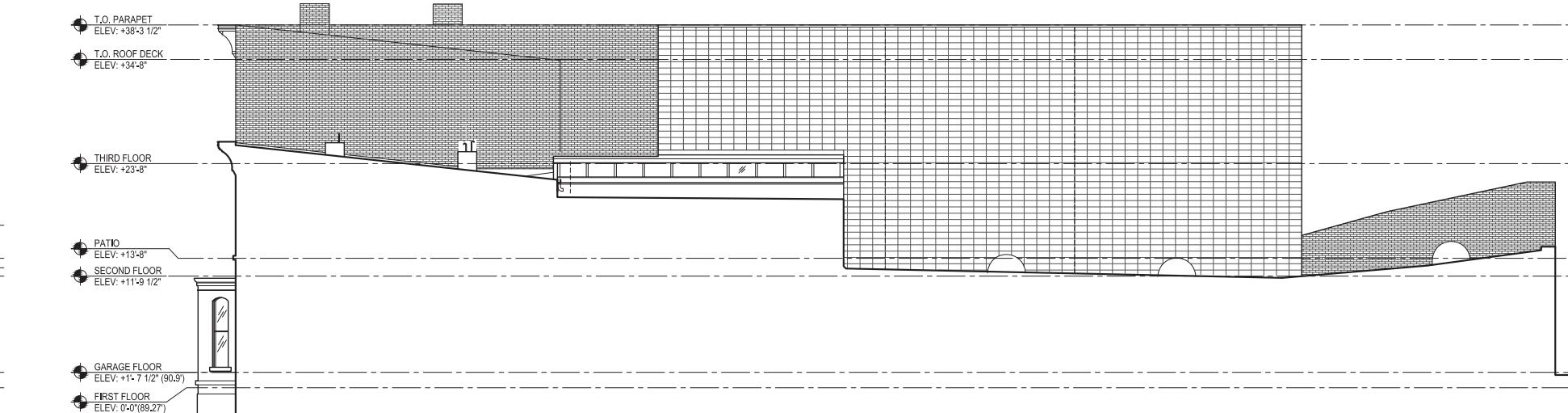
East Exterior Elevations



South Exterior Elevations



West Exterior Elevations



North Exterior Elevations



BLAGDEN ALLEY

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

West Perspective Rendering | 13

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