THE GANG OF 3

SHEET INDEX

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

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

GANG OF 3: 1216-1226 9TH STREET, NW

East Perspective

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

Board of Zoning Adjustment
District of Columbia
CASE NO.18905
EXHIBIT NO.34C

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	2.04	(+0.54)
Gross Floor Area	11,632 s.f.	11,635.5 s.f.	15,828 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	N 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	21	0	Y

*Approved pursuant to building permit #B1403618

Vicinity Map

9TH STREET EAST VIEW

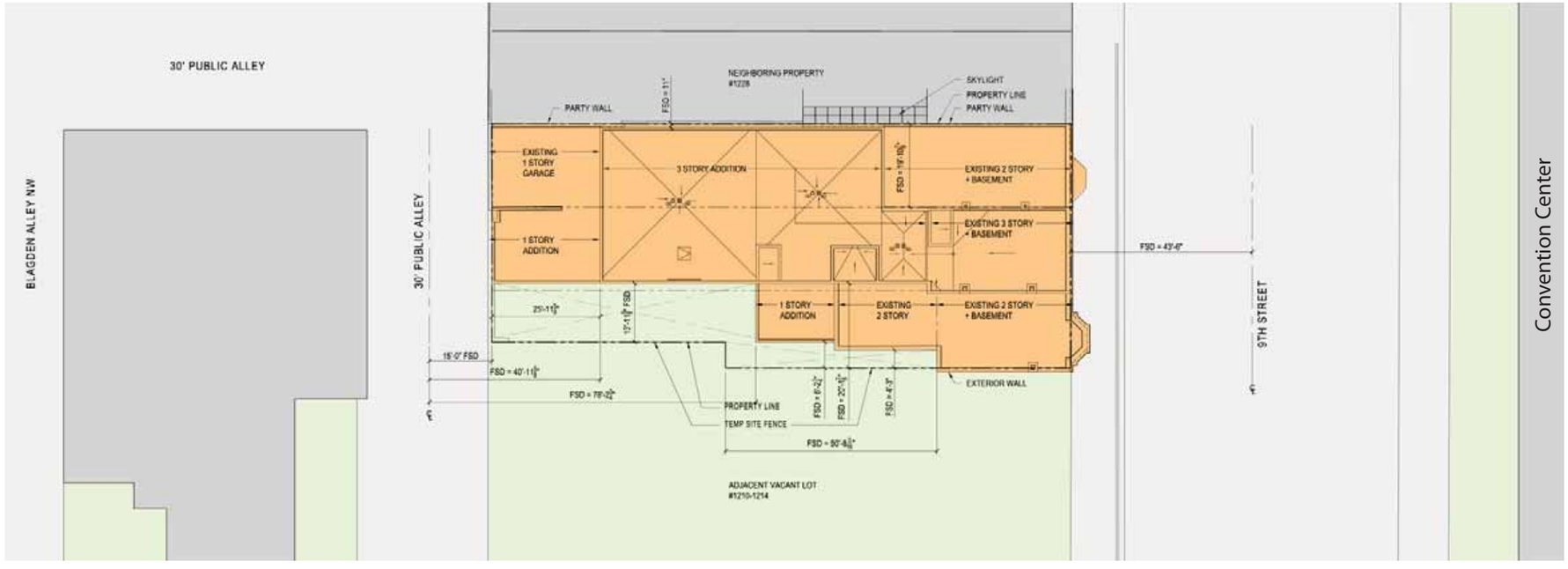
9TH STREET NE VIEW SHOWING SLOPED ROOF

SOUTH VIEW OF PROPERTY

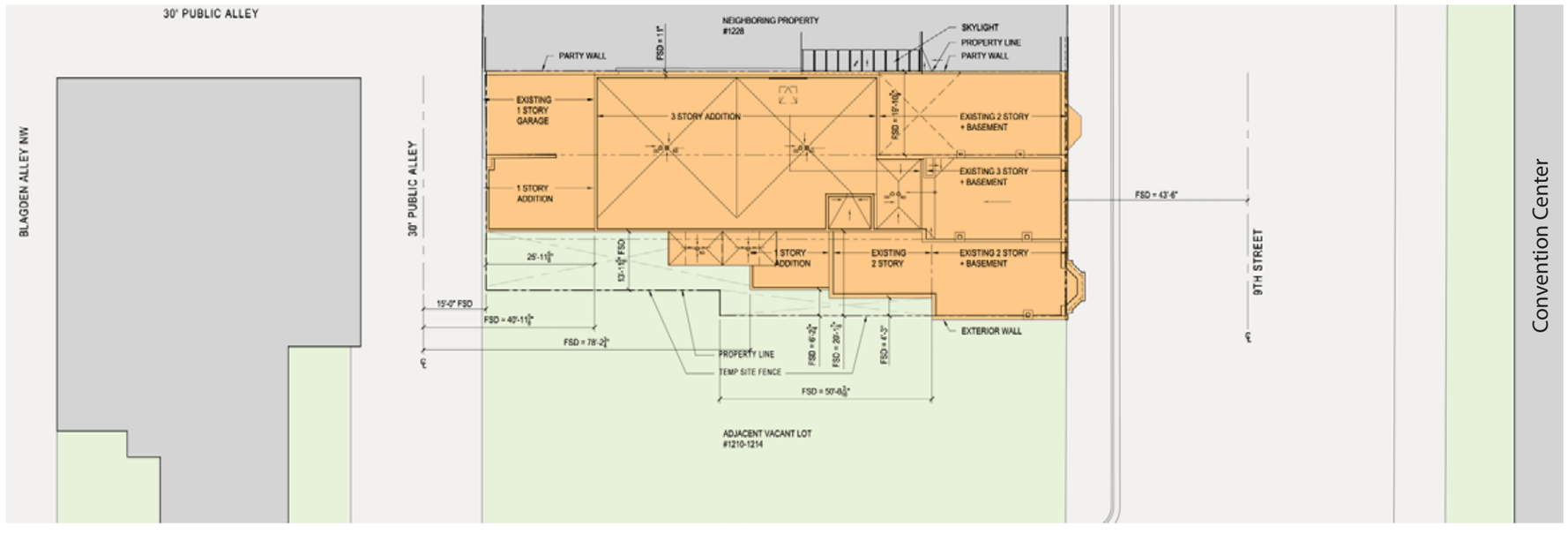
GARAGE & ADJACENT NORTH STRUCTURES

GARAGE FRONT ELEVATION

REAR WEST VIEW OF PROPERTY



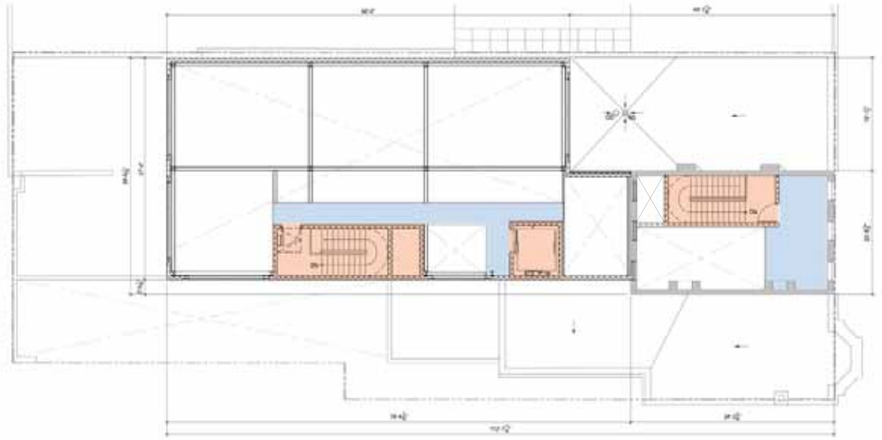
Site Plan : Approved



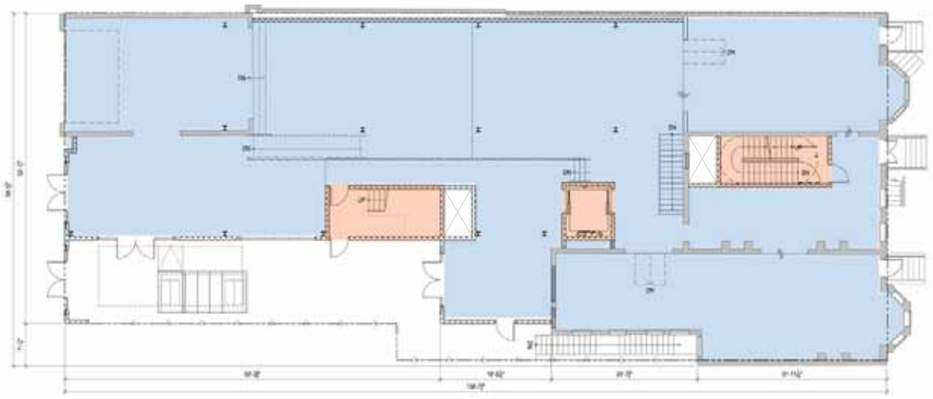
Site Plan : Proposed

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



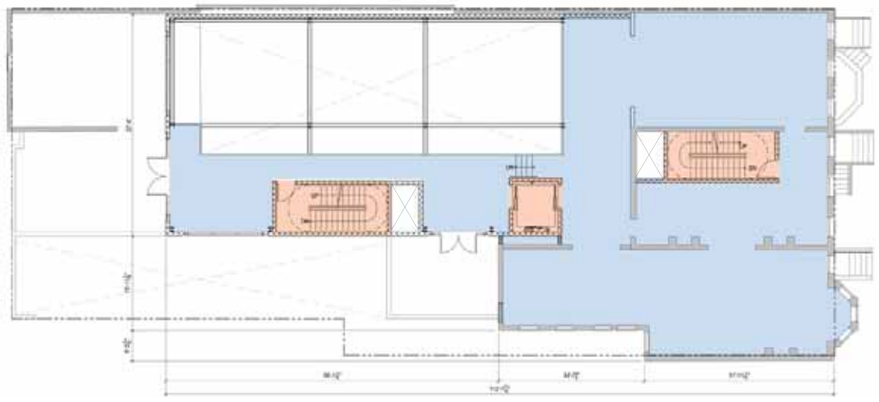
First Floor Plan

LEGEND

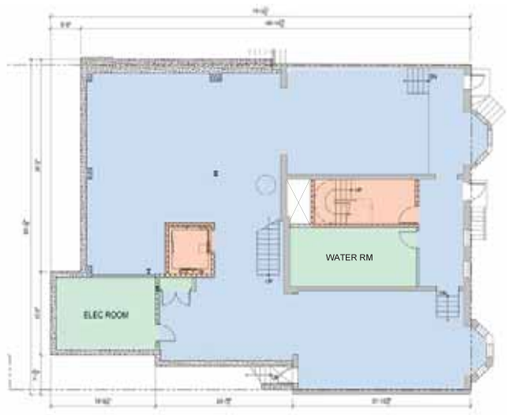
CIRCULATION

COMMON AREA

COMMERCIAL



Second Floor Plan



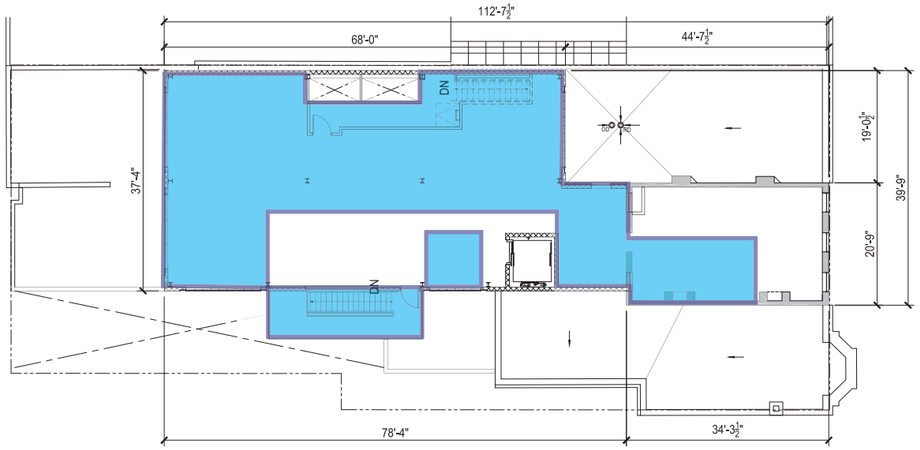
Cellar Plan

N

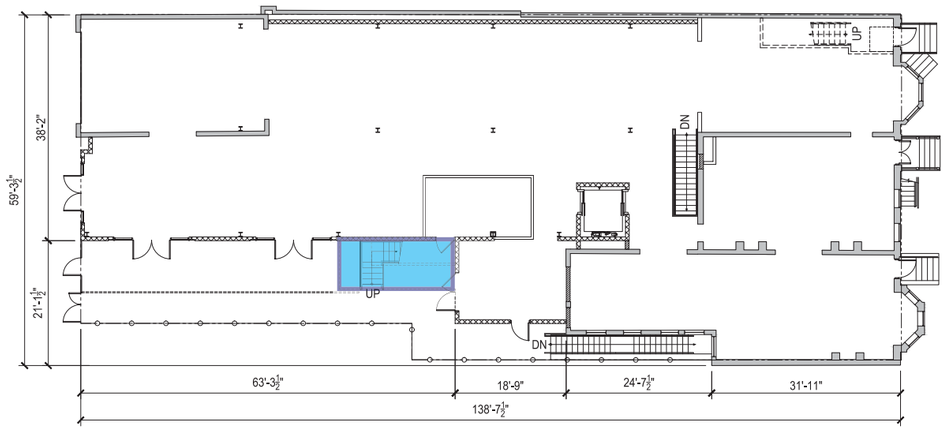
0′ 30′

Floor Areas

	Approved	Proposed	Change
Cellar	4,070 s.f.	4,070 s.f.	0
First Floor	6,656 s.f.	6,807 s.f.	+151 s.f.
Second Floor	3,858 s.f.	5,489 s.f.	+1631 s.f.
Third Floor	1,118 s.f.	3,532 s.f.	+2414 s.f.



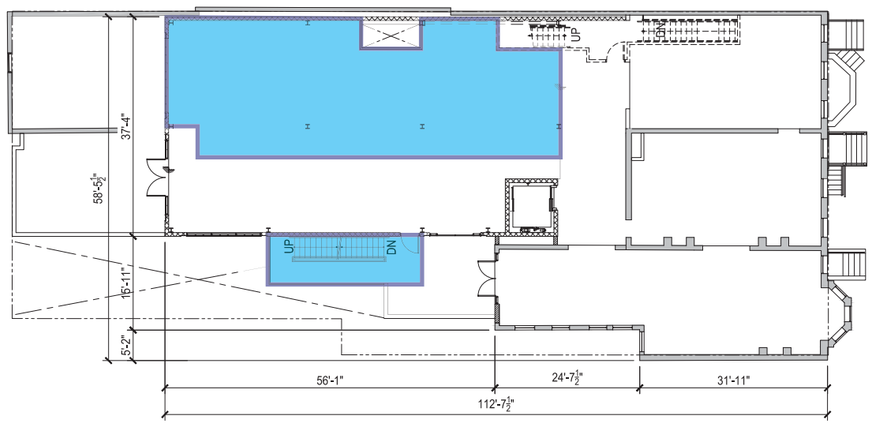
Proposed Third Floor Plan



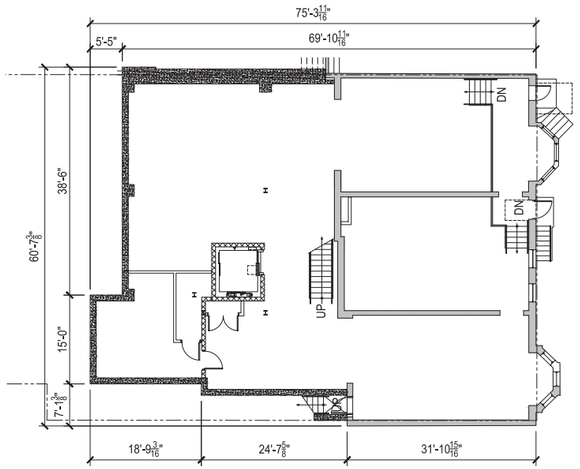
Proposed First Floor Plan

Legend:

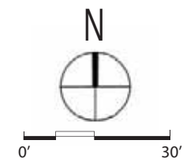
- Added gross area



Proposed Second Floor Plan



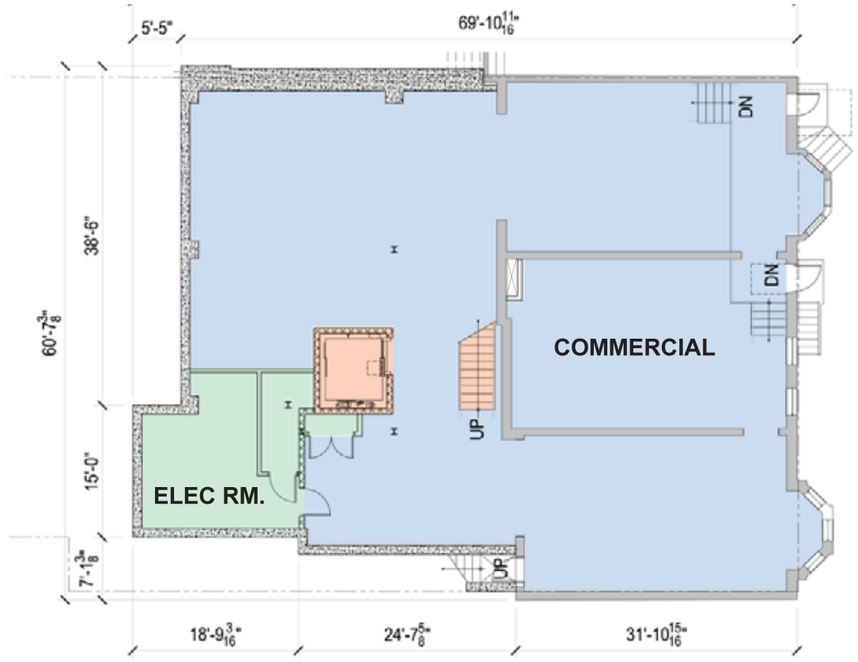
Proposed Cellar Plan



GANG OF 3: 1216-1226 9TH STREET, NW

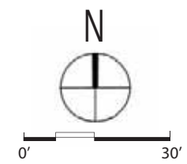
Gross Floor Area Summary

	Gross Floor Area (SF)		
	Commercial	Office	Total
Third Floor	0	3,532	3,532
Second Floor	2,300	3,189	5,489
First Floor	6,466	341	6,807
Total Area	8,766	7,062	15,828
FAR (Actual)	1.13	0.91	2.04
FAR (Permitted)	1.50	1.50	1.50
Cellar	4,070	0	4,070
Entire Gross Area (SF)	12,836	7,062	19,898
Lot Area (SF)	7,757		



LEGEND

- CIRCULATION
- COMMON AREA
- COMMERCIAL
- OFFICE



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N

0′ 30′

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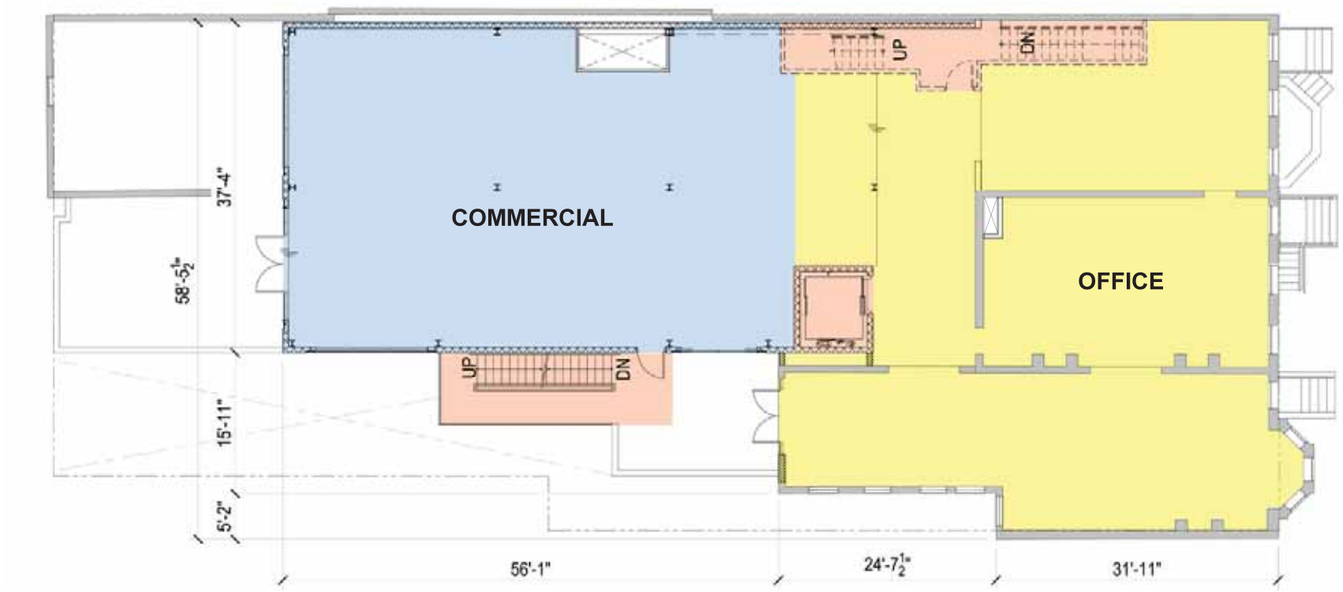

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CIRCULATION

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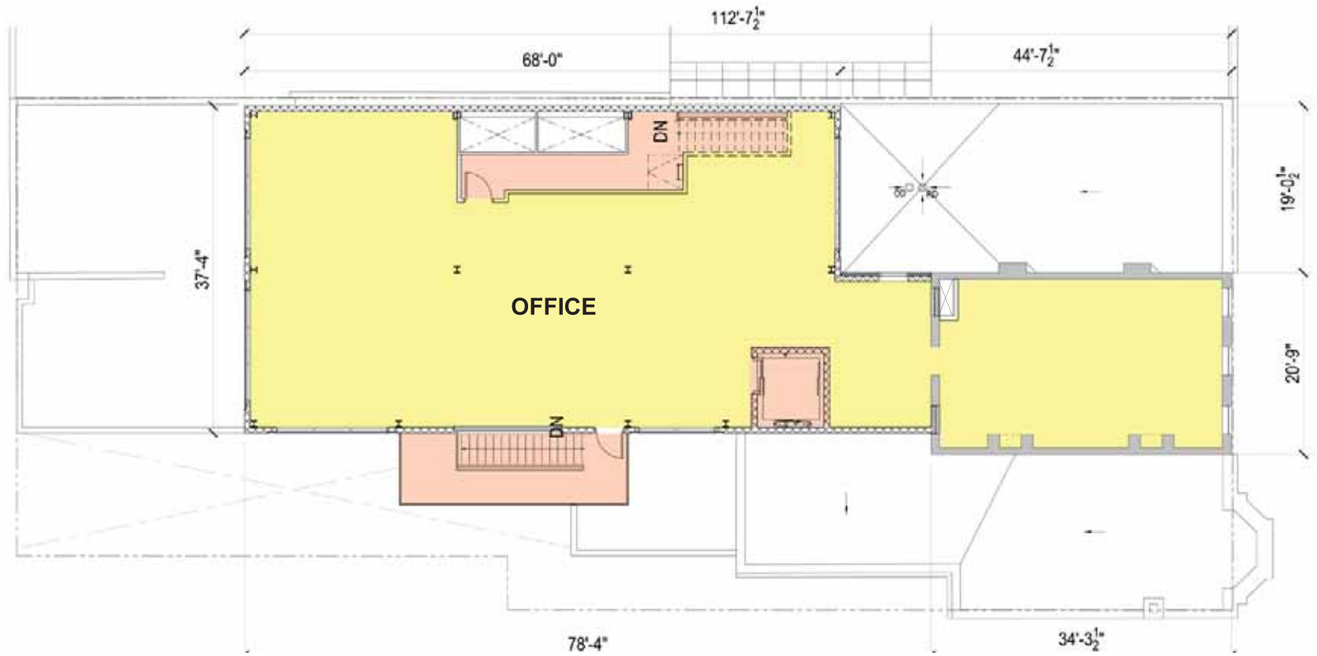


LEGEND

CIRCULATION

COMMON AREA

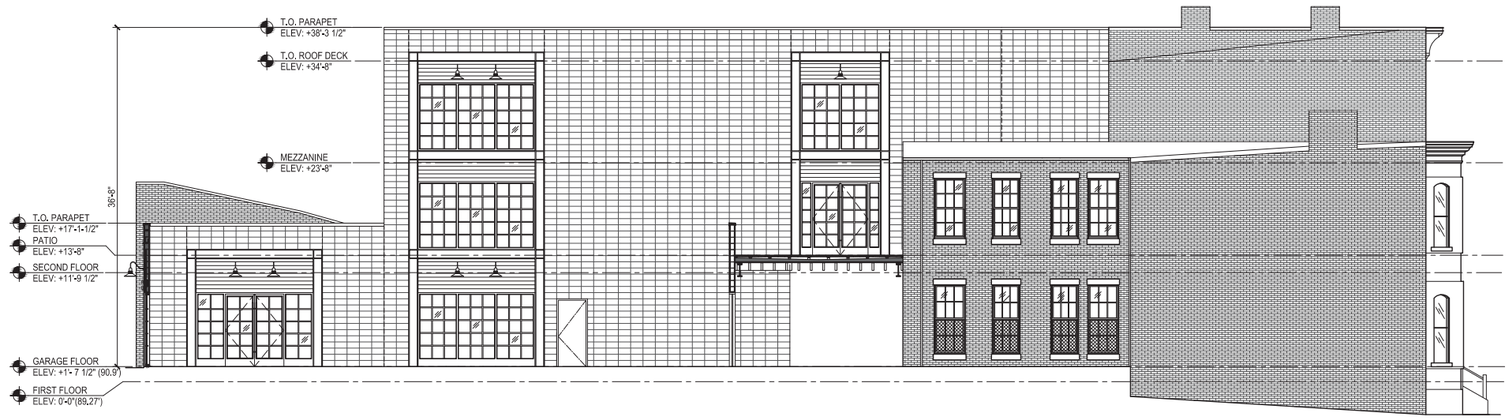
COMMERCIAL

OFFICE

N

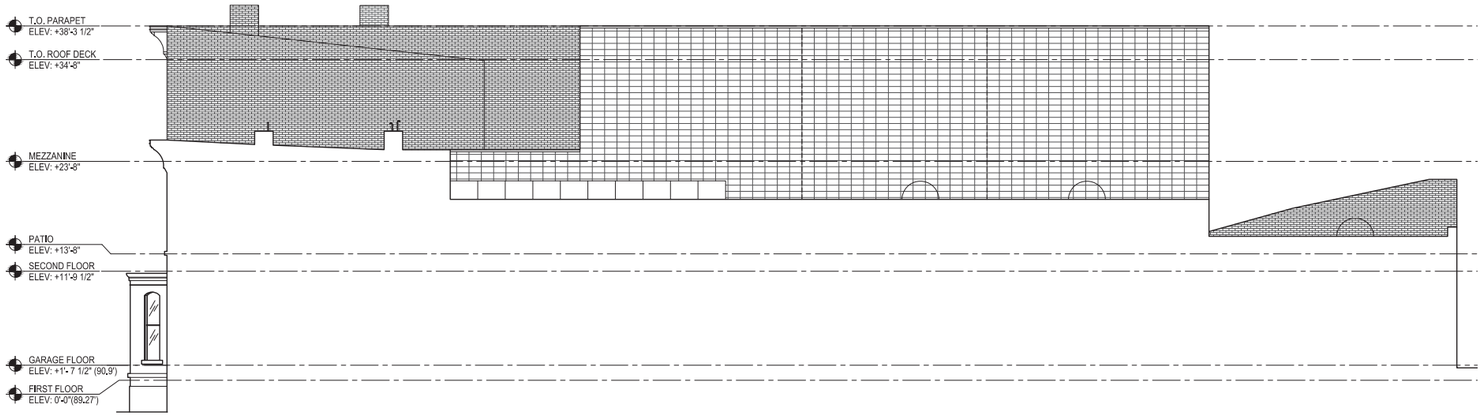
0′ 30′

East Exterior Elevations



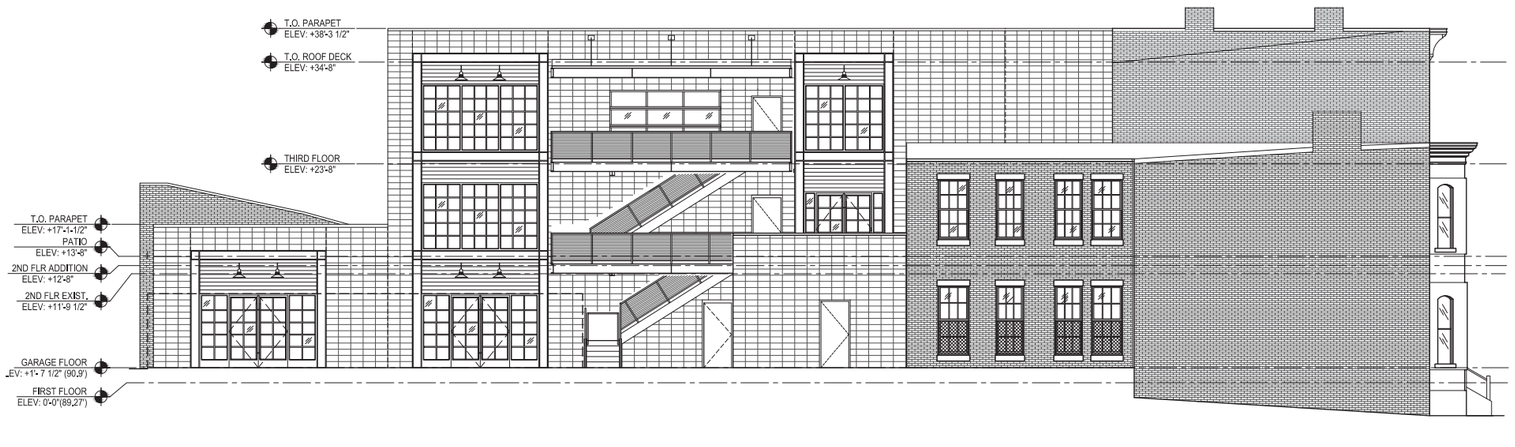
South Exterior Elevations

West Exterior Elevations



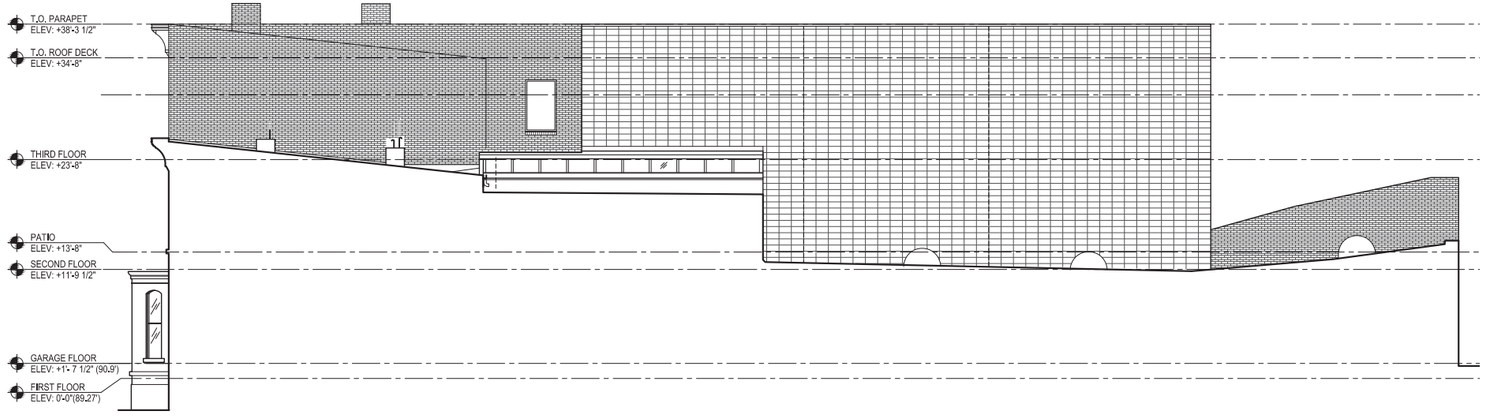
North Exterior Elevations

East Exterior Elevations



South Exterior Elevations

West Exterior Elevations



North Exterior Elevations

GANG OF 3: 1216-1226 9TH STREET, NW