1320 9TH STREET, N.W.
WASHINGTON DC

LOT(S): 823 SQUARE: 367

LOT AREA= 2862 SQ.FT.
FAR= 2.5 , 2862x 2.5 =7155 SQ.FT.

ZONING C-2-A
FRONT SET BACK .....EXISTING- NO CHANGE
REAR SETBACK .....15'
LOT OCCUPANCY..... 85%
THE BUILDING WILL BE EQUIPED WITH FULL SPRINKLER SYSTEM

BZA
Case No. 17176
Exhibit No. 10

Board of Zoning Adjustment
District of Columbia
CASE NO. 17176

ADDRESS: 1320 9TH STREET,
N.W. WASHINGTON DC

LOT(S): 823 SQUARE: 367

	REQUIRED	ALLOWED	PROVIDED	VARIANCE
LOT AREA	N/R	-	2,862 SQ.FT. (EXISTING)	
LOT WIDTH	N/A	-	23.22' (EXISTING)	
LOT OCUPANCY (60%)	-	1,717 SQ.FT	EXISTING 2360 SQ.FT. (83.2%) ADDITION 50 SQ.FT. (1.7%) TOTAL 2430 SQ.FT. (85%)	15% INCREASE OF LOT COVERAGE
FLOOR AREA RATIO (2.5)	-	7,155 SQ.FT	EXISTING RETAIL 685 SQ.FT. PROPOSED RESL 6378 SQ.FT. TOTAL 7063 SQ.FT.	
PARKING SPACE	2	-	2	
LOADING AREA	N/A	-	N/A	
FRONT YARD	N/A	-	N/A	
REAR YARD	15' MIN.	-	0' (EXISTING)	0' (PRPOSED ADDITION)
SIDE YARD	0' TO 0'	-	0' TO 0'	
COURT, OPEN	432 SQ.FT	-	EXISTING	
RECREATION AREA	1276 SQ.FT. =20% OF TOTAL RES. AREA	-	1375 SQ.FT.	

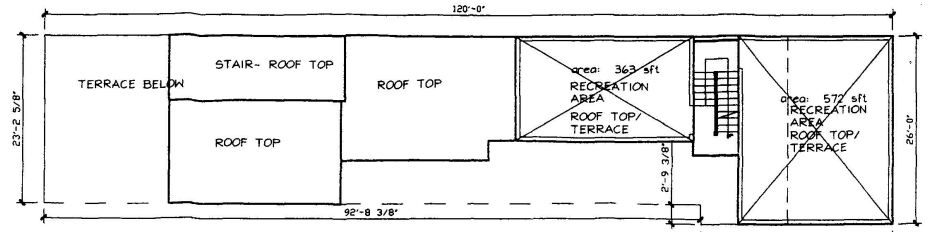
	SPACE	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR
1	SHOP	685 SQ.FT.	-	-
2	APARTMENT UNIT A	724 SQ.FT.	-	-
3	APARTMENT UNIT B	-	700 SQ.FT.	-
4	APARTMENT UNIT C	-	846 SQ.FT.	-
5	APARTMENT UNIT D	-	572 SQ.FT.	572 SQ.FT.
6	APARTMENT UNIT E	-	-	1495 SQ.FT.
7	STAIRS AND CORRDOR	394 SQ.FT.	260 SQ.FT.	243 SQ.FT.
8	GARAGE	572 SQ.FT.	-	-
9				
	TOTAL	2375 SQ.FT.	2378 SQ.FT.	2310 SQ.FT.

LOT AREA= 2862 SQ.FT.
FAR= 2.5 , 2862x 2.5 =7155 SQ.FT.

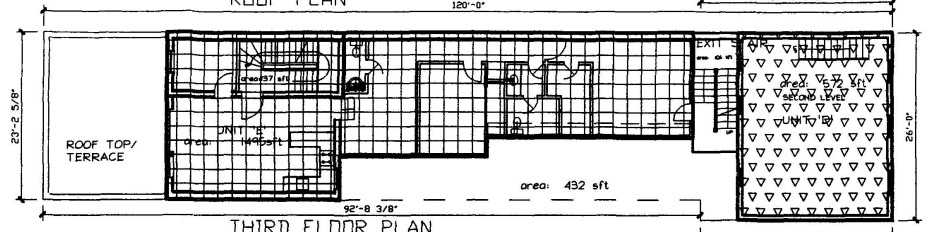
TOTAL BUILDING AREA :7063 SQ.FT.
RESIDENTIAL AREA: 6378 SQ.FT.
RECREATION AREA @ 20%: 1276 SQ.FT

ZONING C-2-A
FRONT SET BACK .....EXISTING- NO CHANGE
REAR SETBACK .....15'
LOT OCCUPANCY..... 85%

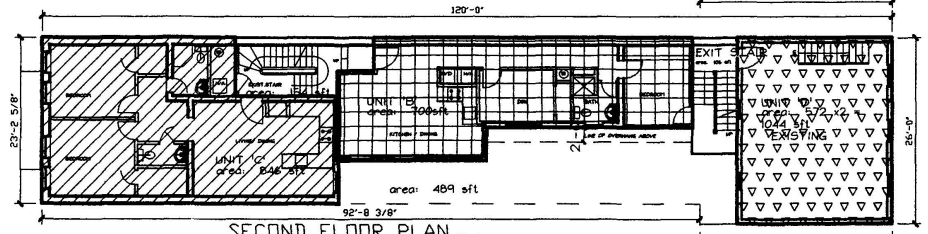
THE BUILDING WILL BE EQUIPED WITH FULL SPRINKLER SYSTEM



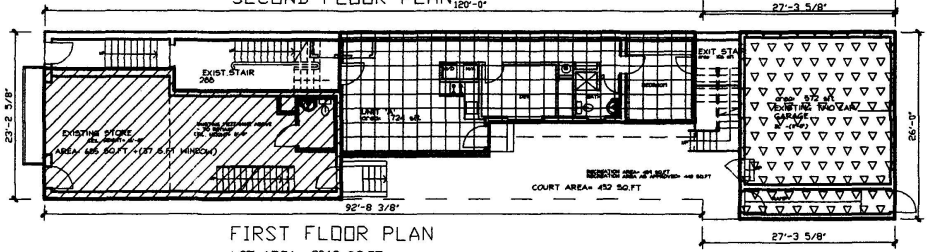
ROOF PLAN



THIRD FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN

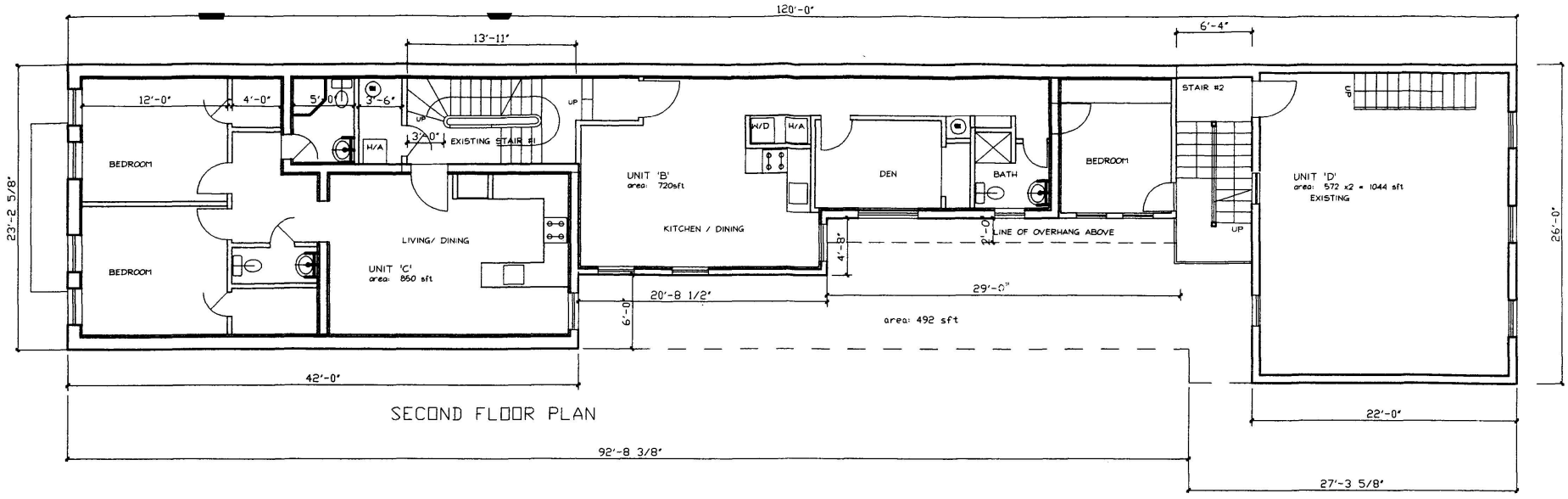
LOT AREA= 2862 SQ.FT.
LOT OCCUPANCY= 2430 SQ.FT.

TITLE:
SITE PLAN
GENERAL NOTES

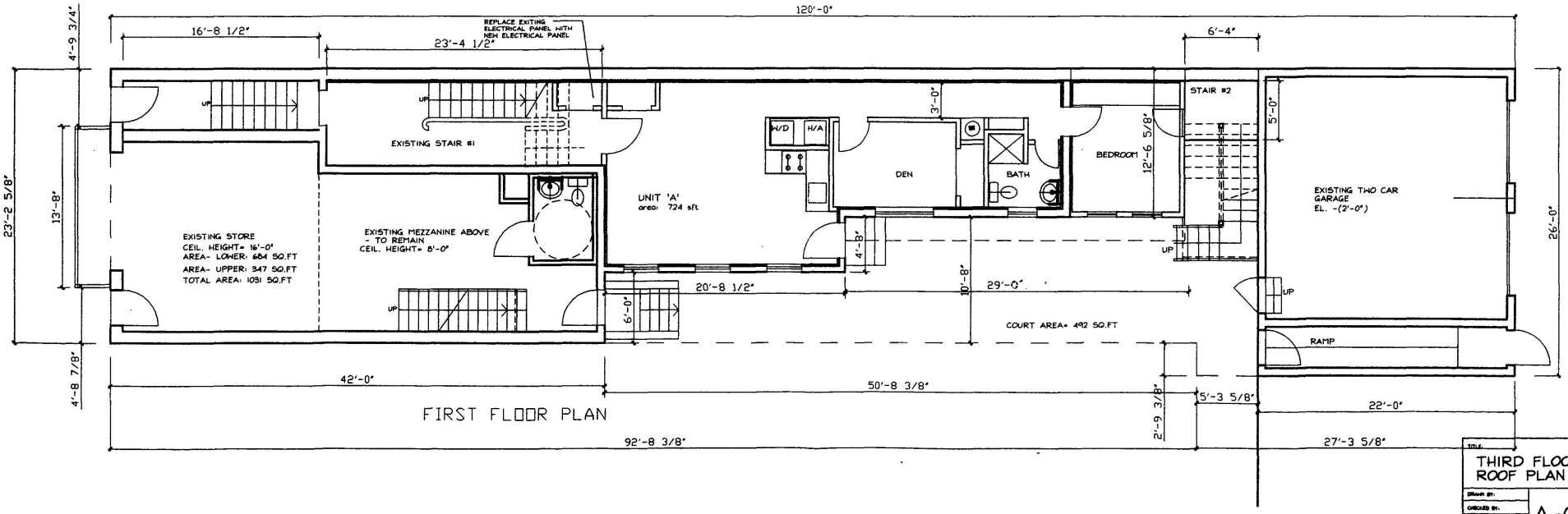
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PROJECT NO.
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DATE: 2004

A-01

SHEET OF SHEETS



SECOND FLOOR PLAN



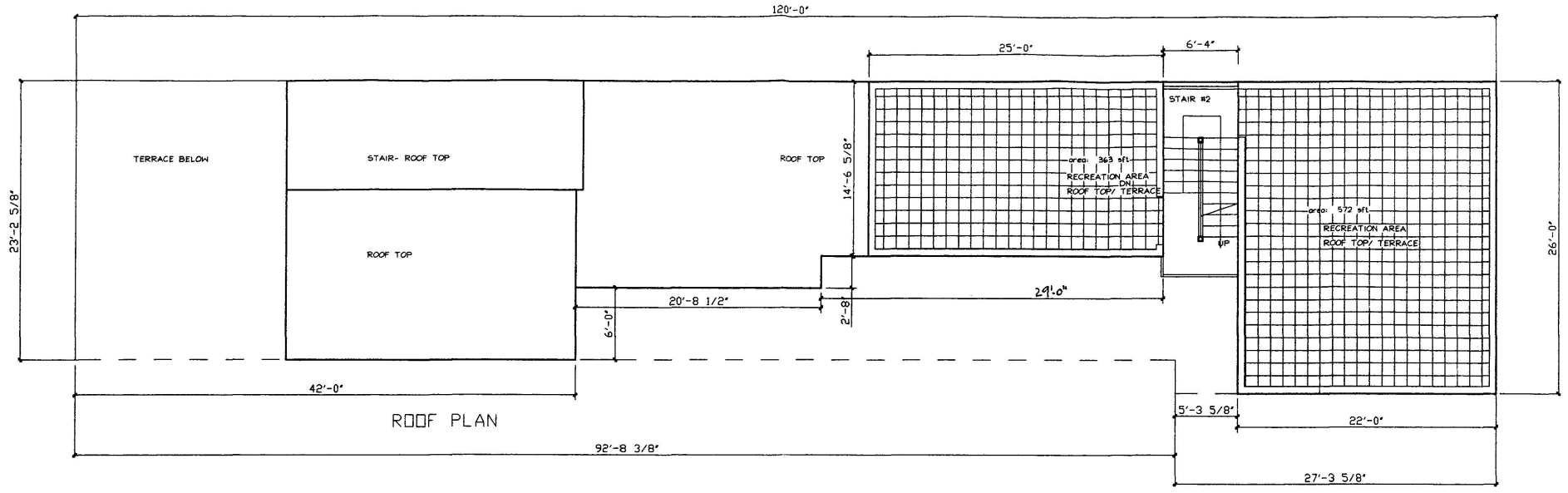
FIRST FLOOR PLAN

TITLE:
THIRD FLOOR ROOF PLAN

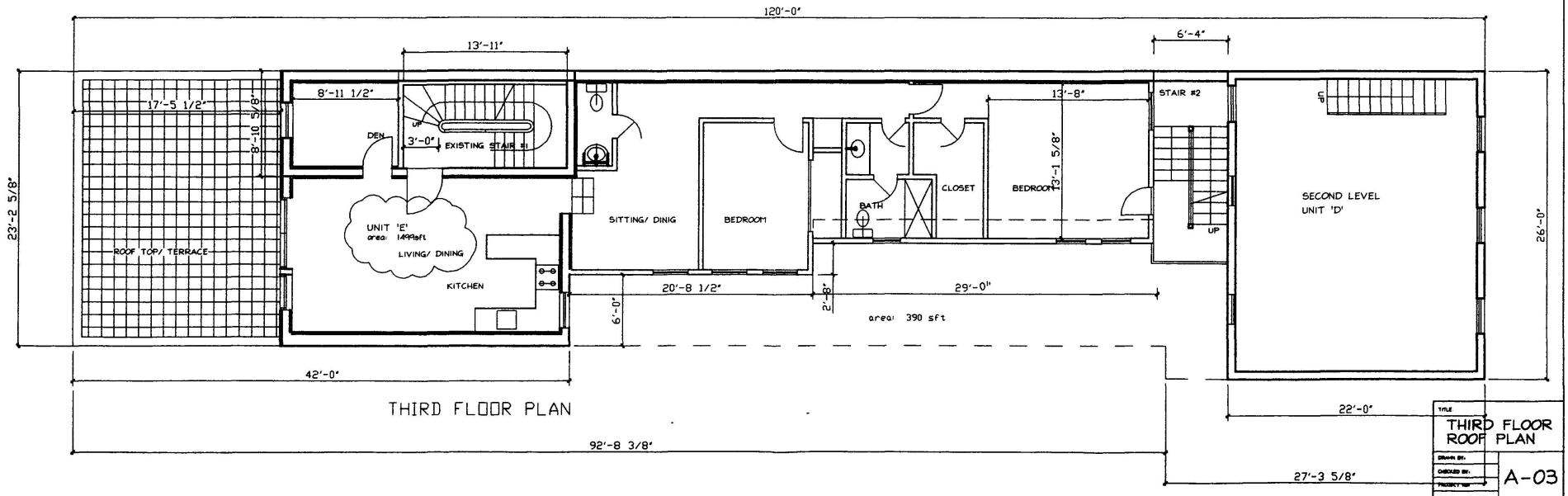
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A-02

SHEET OF SHEETS



ROOF PLAN



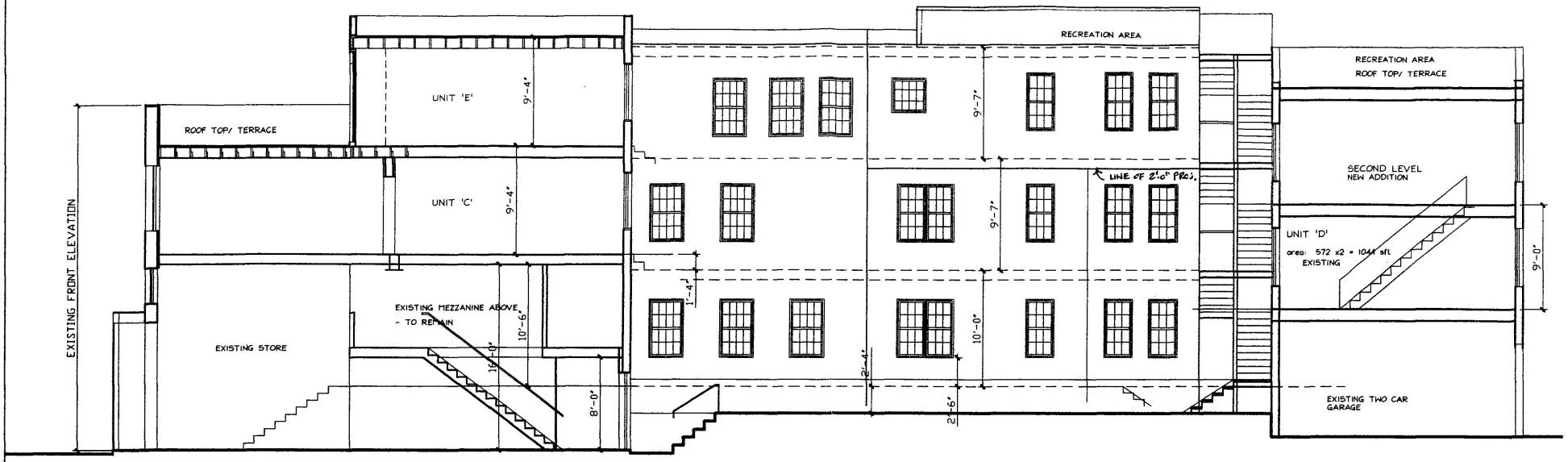
THIRD FLOOR PLAN

TITLE
THIRD FLOOR
ROOF PLAN

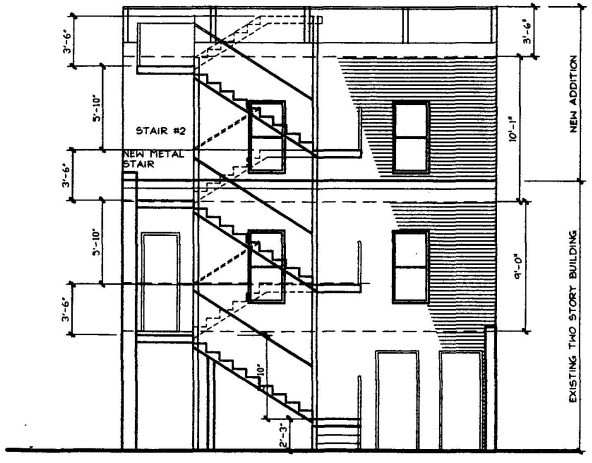
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A-03

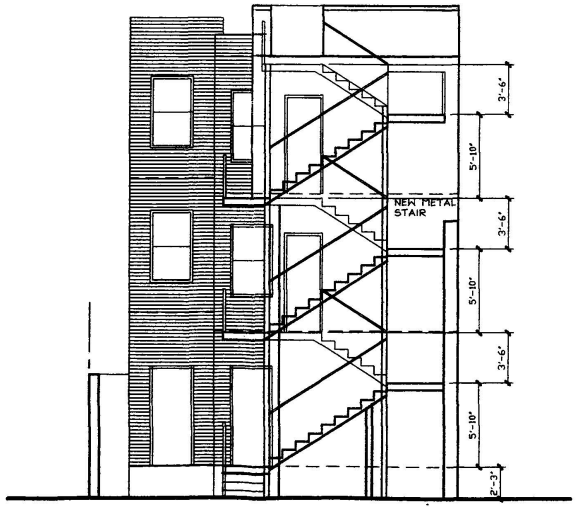
SHEET OF SHEETS



SECTION A-A
SCALE 1/4"= 1'-0"



CROSS SECTION @ NEW STAIR
FACING WEST
SCALE 1/4"= 1'-0"



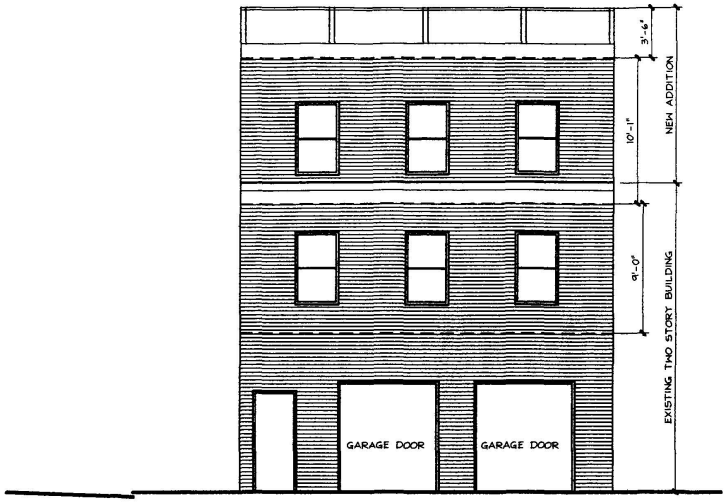
CROSS SECTION @ NEW STAIR
FACING EAST
SCALE 1/4"= 1'-0"

TITLE:
SECTION A-A
CROSS SECTIONS

DRAWN BY:
CHECKED BY:
PROJECT NO:
SCALE: 1/4" = 1'-0"
DATE: 2004

A-04

SHEET OF SHEETS



REAR ELEVATION

SCALE 1/4"= 1'-0"



FRONT ELEVATION

TITLE:
ELEVATIONS

DRAWN BY:
CHECKED BY:
PROJECT NO:
SCALE: 1/4" = 1'-0"
DATE: 2004

A-05

SHEET OF SHEETS