5401-5407 9th STREET

THE JEFFERSON
WASHINGTON , DC

RICH MARKUS ARCHITECTS
3143 N STREET WASHINGTON DC 20007

BZA APPLICATION
3 JUNE 2005

CODE ANALYSIS

Square	2994
Lot Numbers	23, 24, 25
Zone	R-4
Category	All Other Structures

R-4 ZONE	MIN. REQ'D	MAX. PERMITTED	EXISTING	PROPOSED
Building Height - Sec. 400	-	40 ft 3 stories	31.5 ft 3 stories	40 ft. 3 stories
Minimum Lot Dimension- Sec. 401	4000 sf 40 ft	- -	11,000 sf 110 ft wide	no change
F.A.R.- Sec. 402	-	none prescribed	-	-
Percent Lot Occupancy- Sec. 403	-	40%	72%	no change
Rear Yard Setback- Sec. 404	20 ft	-	3.67 ft	no change
Side Yard- Sec. 405	none	-	none	no change
Open Court- Sec. 406	1. 14.53 ft 2. 16.09 ft 3. 14.53 ft	- - -	1. 2.25 ft 2. 11.58 ft 3. 33.75 ft	1. no change 2. no change 3. no change
Parking- Sec. 2101	none	-	none	no change
Loading- Sec. 2201	none	-	none	no change
Number of Units	-	-	35	39
Gross Floor Area	-	-	23,946 sf	26,605 sf
Public Space Projection	-	-	4 bays @ 4 ft	no change

DRAWING INDEX

ARCHITECTURAL

A000 COVER
A001 SITE PLAN

A200 CELLAR PLAN
A201 FIRST FLOOR PLAN
A202 SECOND FLOOR PLAN
A203 THIRD FLOOR PLAN
A204 MEZZANINE PLAN
A205 ROOF PLAN

A300 EAST AND WEST ELEVATIONS
A301 NORTH AND SOUTH ELEVATIONS
A302 COURT ELEVATIONS

BZA
Case No. 17377
Exhibit No. 10

RICH MARKUS ARCHITECTS
3143 N STREET NW
WASHINGTON DC 20036
202.333.2733

THE JEFFERSON
5401-5407 9th STREET, NW
WASHINGTON, DC

COVER

REVISIONS

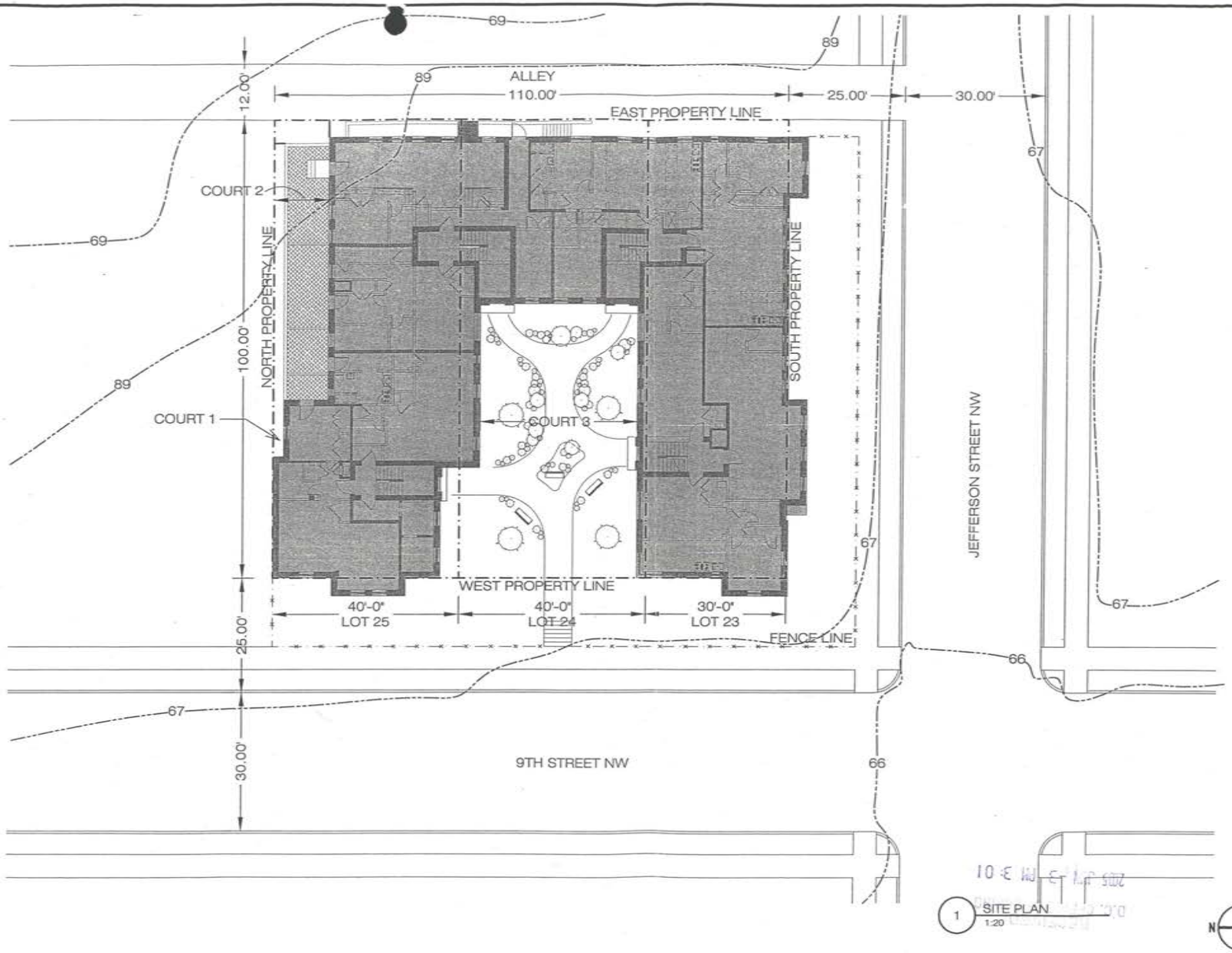
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ISSUE: 3-JUNE-05

DRAWING NUMBER: A000

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Board of Zoning Adjustment
District of Columbia
CASE NO. 17377
EXHIBIT NO. 10



RICH MARKUS ARCHITECTS
3143 N STREET NW
WASHINGTON DC 20036
202.333.2733

THE JEFFERSON
5401-5407 9th STREET, NW
WASHINGTON, DC

SITE PLAN

REVISIONS

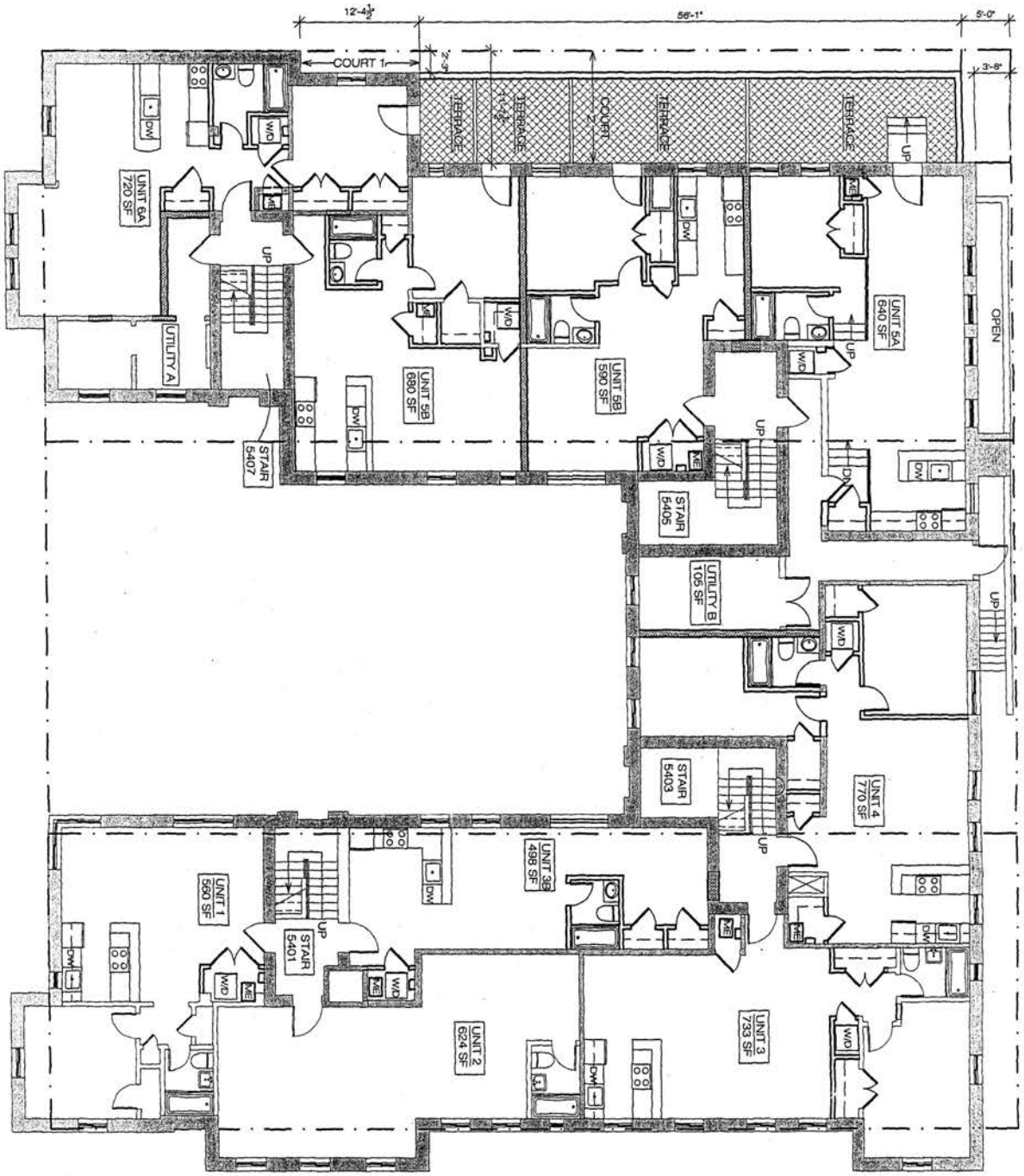
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A001

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1 CELLAR
3/32" = 1'-0"

N

GROSS SQUARE FOOTAGE

ENTIRE FLOOR: 7956 GSF

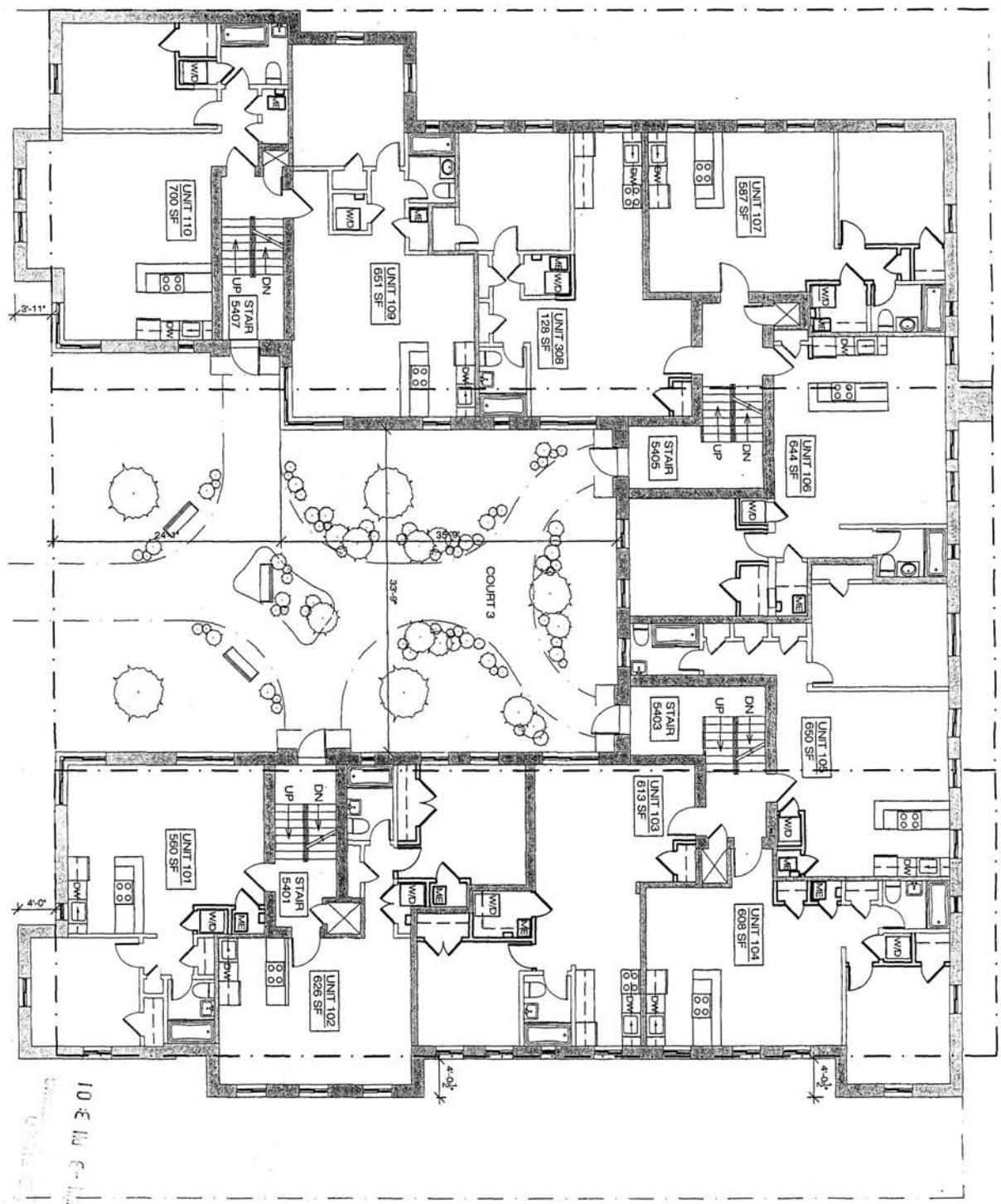
NET SQUARE FOOTAGE

UNIT 1:	560 SF
UNIT 2:	624 SF
UNIT 3:	733 SF
UNIT 3B:	498 SF
UNIT 4:	770 SF
UNIT 5A:	640 SF
UNIT 5B:	590 SF
UNIT 6A:	720 SF
UNIT 6B:	680 SF
UTILITY B:	105 SF

A200 DRAWING NUMBER	3-JUNE-05 ISSUE	3/32" = 1'-0" SCALE	REVISIONS	CELLAR PLAN	THE JEFFERSON 5401-5407 9th STREET , NW WASHINGTON, DC

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1 FIRST FLOOR PLAN
3/32" = 1'-0"

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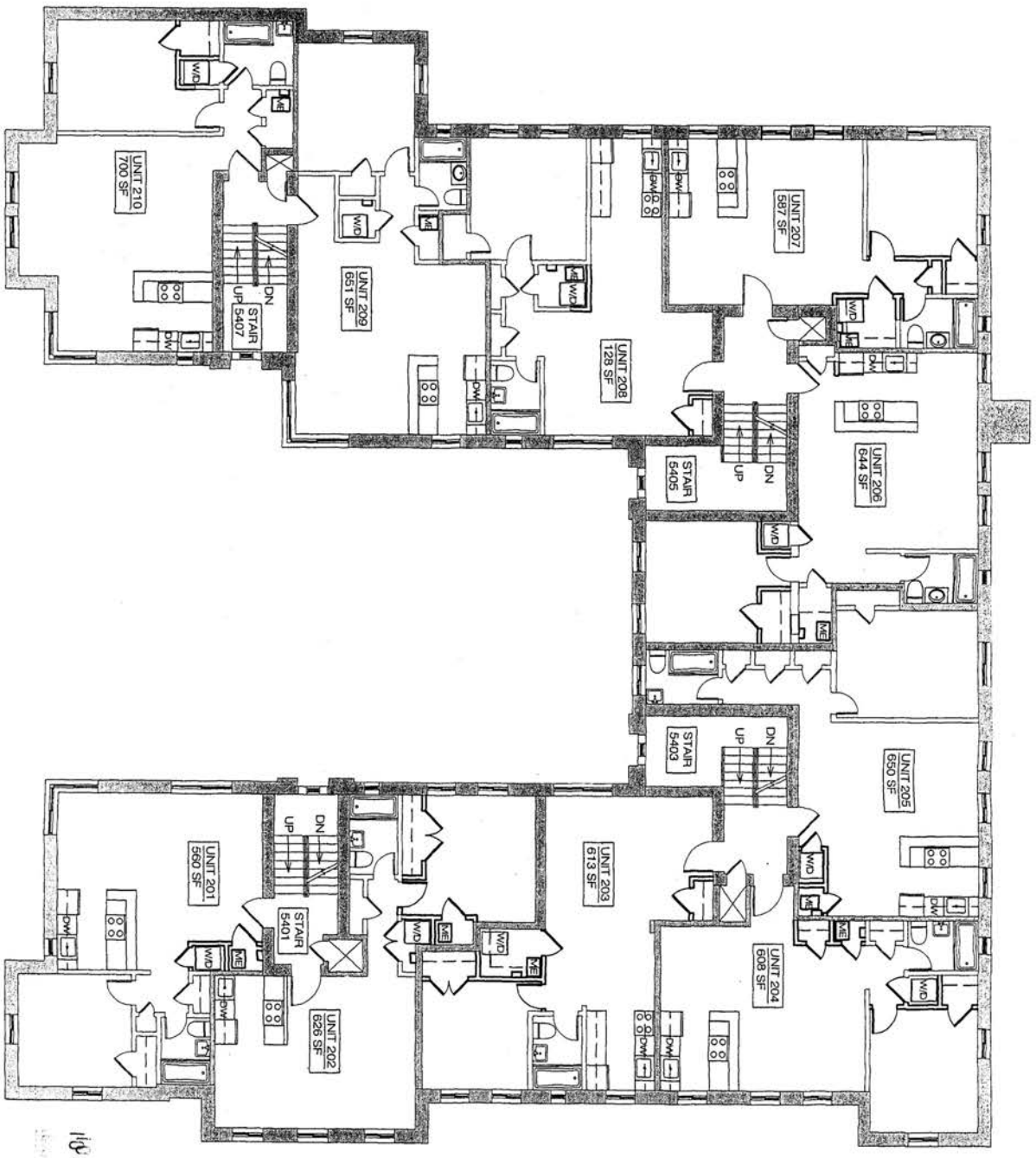
GROSS SQUARE FOOTAGE

ENTIRE FLOOR: 7968 GSF

NET SQUARE FOOTAGE

UNIT 101: 560 SF
UNIT 102: 626 SF
UNIT 103: 613 SF
UNIT 104: 608 SF
UNIT 105: 650 SF
UNIT 106: 644 SF
UNIT 107: 587 SF
UNIT 108: 628 SF
UNIT 109: 651 SF
UNIT 110: 700 SF

A201	3-JUNE-05	3/32" = 1'-0"		FIRST FLOOR PLAN	THE JEFFERSON 5401-5407 9th STREET , NW WASHINGTON, DC	RICH MARKUS ARCHITECTS 3143 N STREET NW WASHINGTON DC 20036 202.333.2733
DRAWING NUMBER	ISSUE	SCALE	REVISIONS			



1 SECOND FLOOR PLAN
3/32" = 1'-0"

N

GROSS SQUARE FOOTAGE

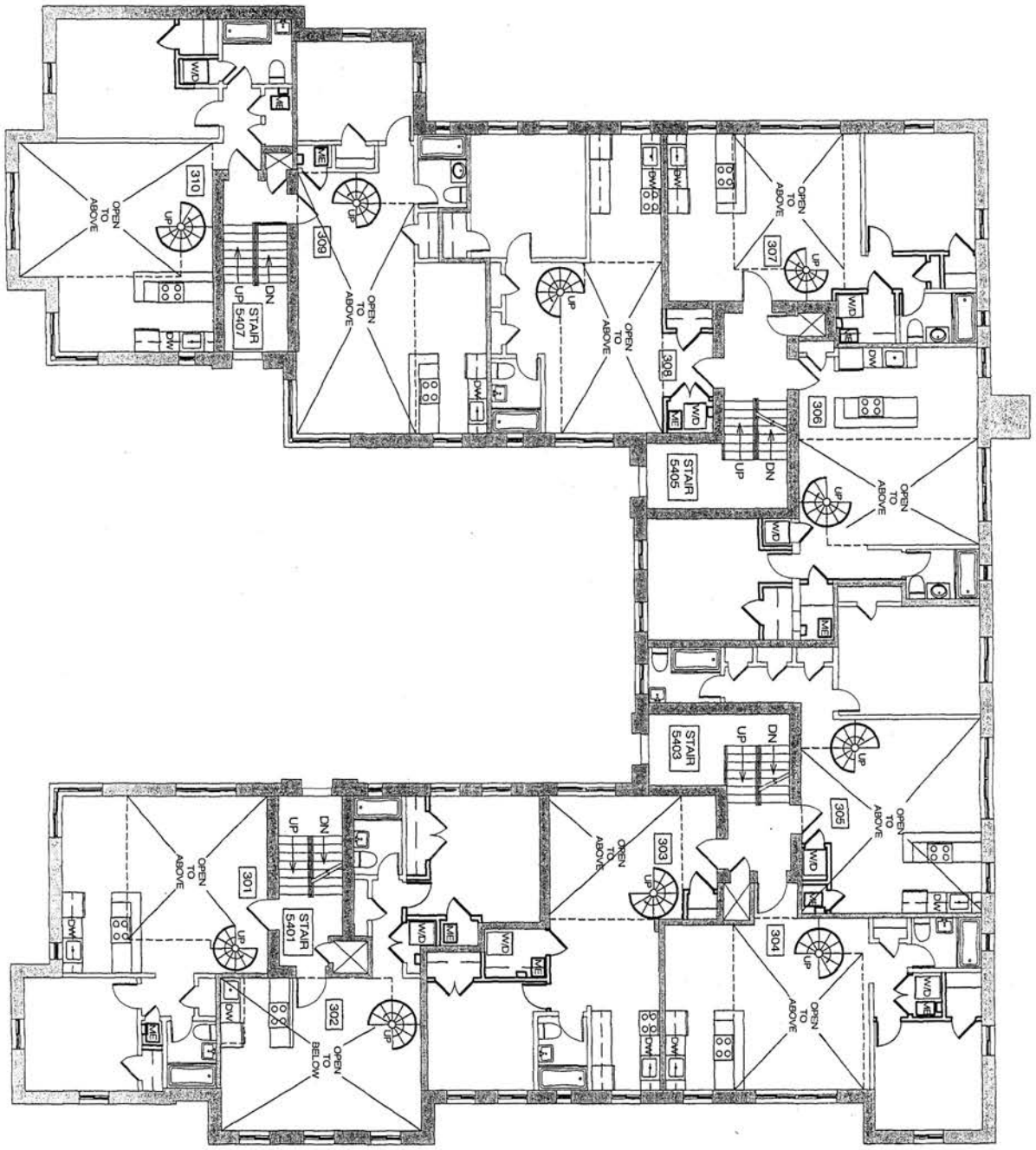
ENTIRE FLOOR: 7968 GSF

NET SQUARE FOOTAGE

UNIT 201: 560 SF
UNIT 202: 626 SF
UNIT 203: 613 SF
UNIT 204: 608 SF
UNIT 205: 650 SF
UNIT 206: 644 SF
UNIT 207: 587 SF
UNIT 208: 628 SF
UNIT 209: 651 SF
UNIT 210: 700 SF

A202	3-JUNE-05	3/32" = 1'-0"	REVISIONS	SECOND FLOOR PLAN	THE JEFFERSON 5401-5407 9th STREET , NW WASHINGTON, DC	RICH MARKUS ARCHITECTS 3143 N STREET NW WASHINGTON DC 20036 202.333.2733
DRAWING NUMBER	ISSUE	SCALE				

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GROSS SQUARE FOOTAGE

ENTIRE FLOOR: 7968 GSF

NET SQUARE FOOTAGE

UNIT 301: 560 SF
UNIT 302: 626 SF
UNIT 303: 613 SF
UNIT 304: 608 SF
UNIT 305: 650 SF
UNIT 306: 644 SF
UNIT 307: 567 SF
UNIT 308: 628 SF
UNIT 309: 651 SF
UNIT 310: 700 SF

1 THIRD FLOOR PLAN
3/32" = 1'-0"

N

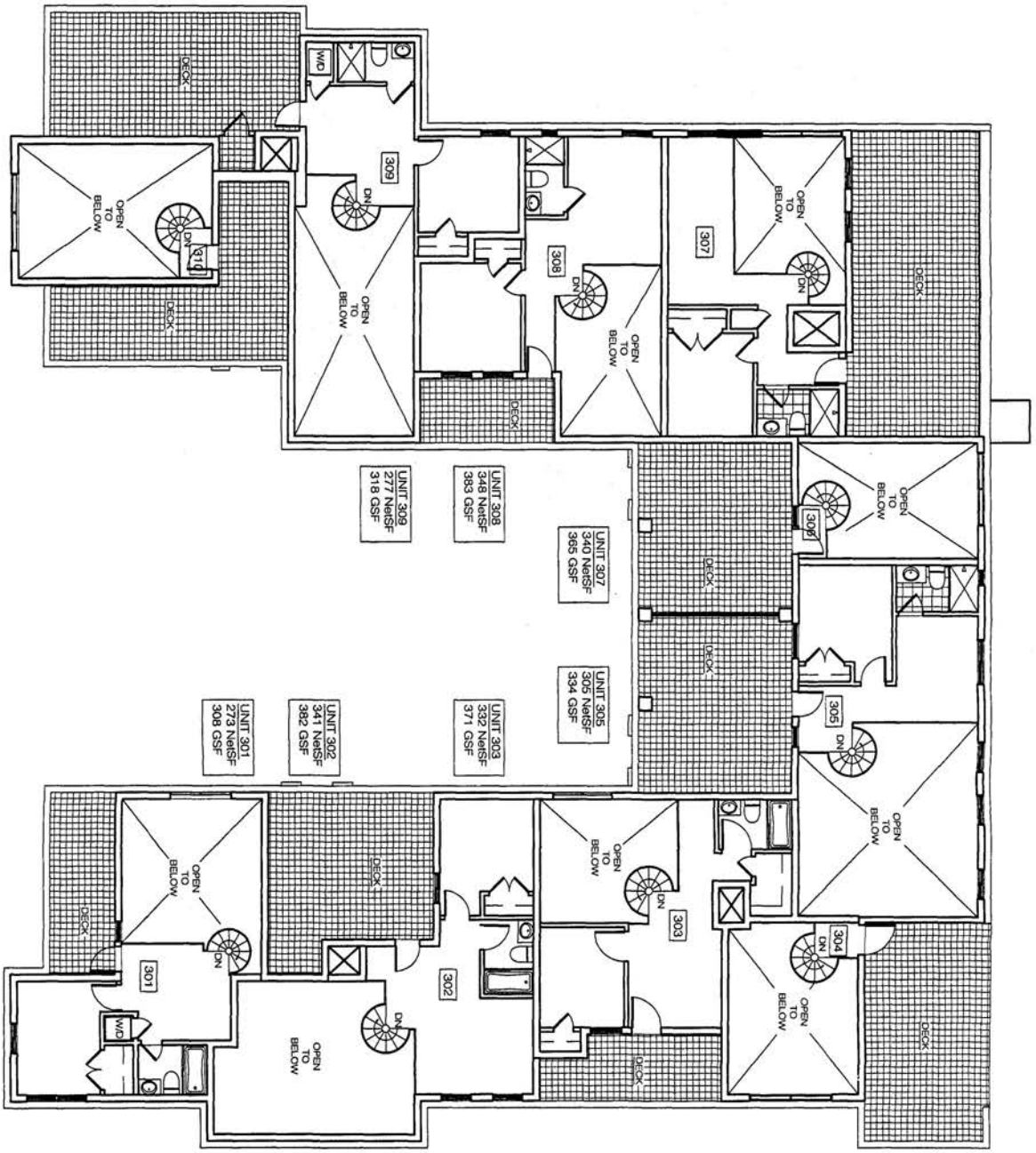
A203	3-JUNE-05	3/32" = 1'-0"	
DRAWING NUMBER	ISSUE	SCALE	REVISIONS

THIRD FLOOR PLAN

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1 MEZZANINE PLAN
3/32" = 1'-0"

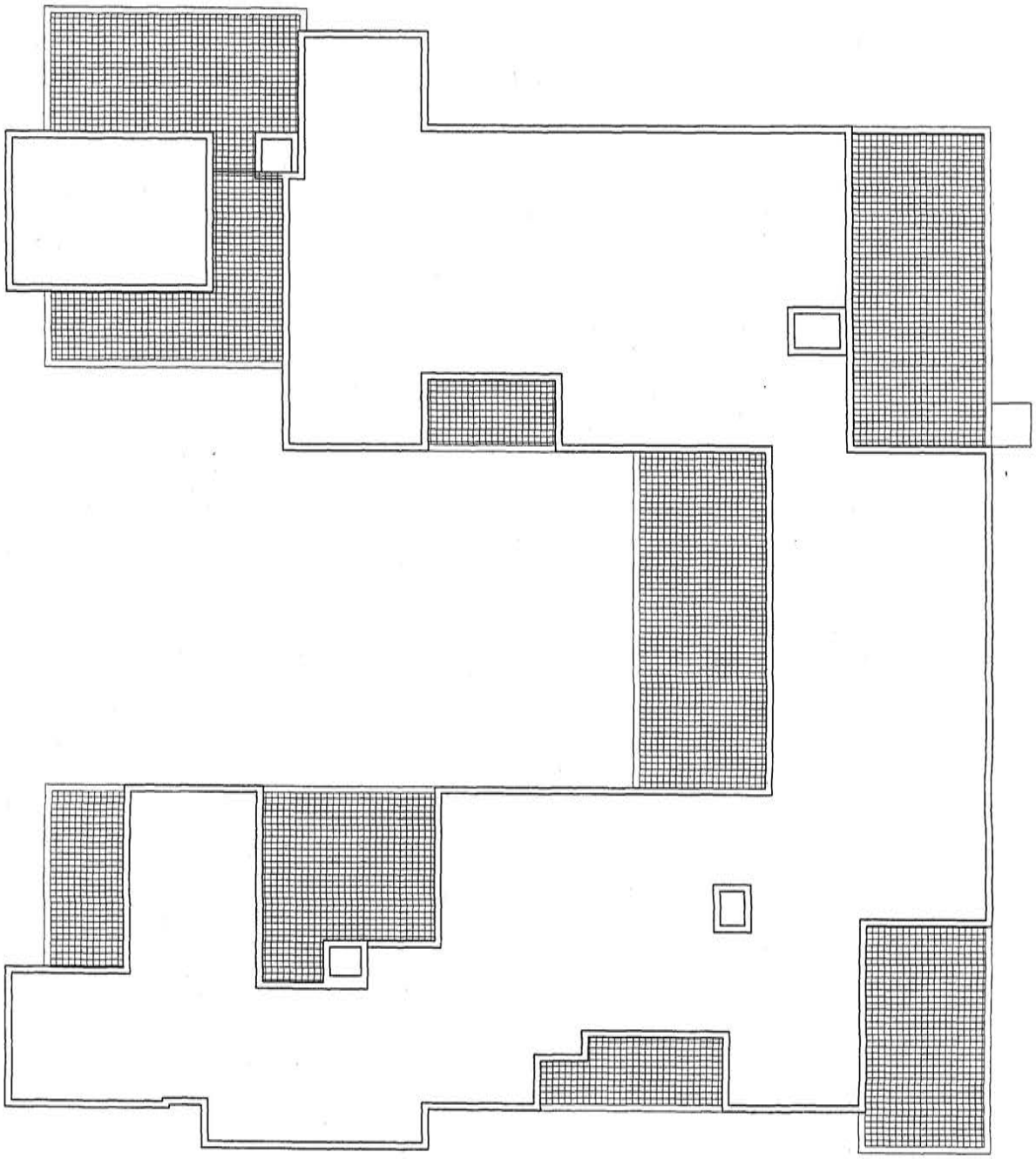
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A204	3-JUNE-05	3/32" = 1'-0"	
DRAWING NUMBER	ISSUE	SCALE	REVISIONS

MEZZANINE PLAN

THE JEFFERSON
5401-5407 9th STREET , NW
WASHINGTON, DC

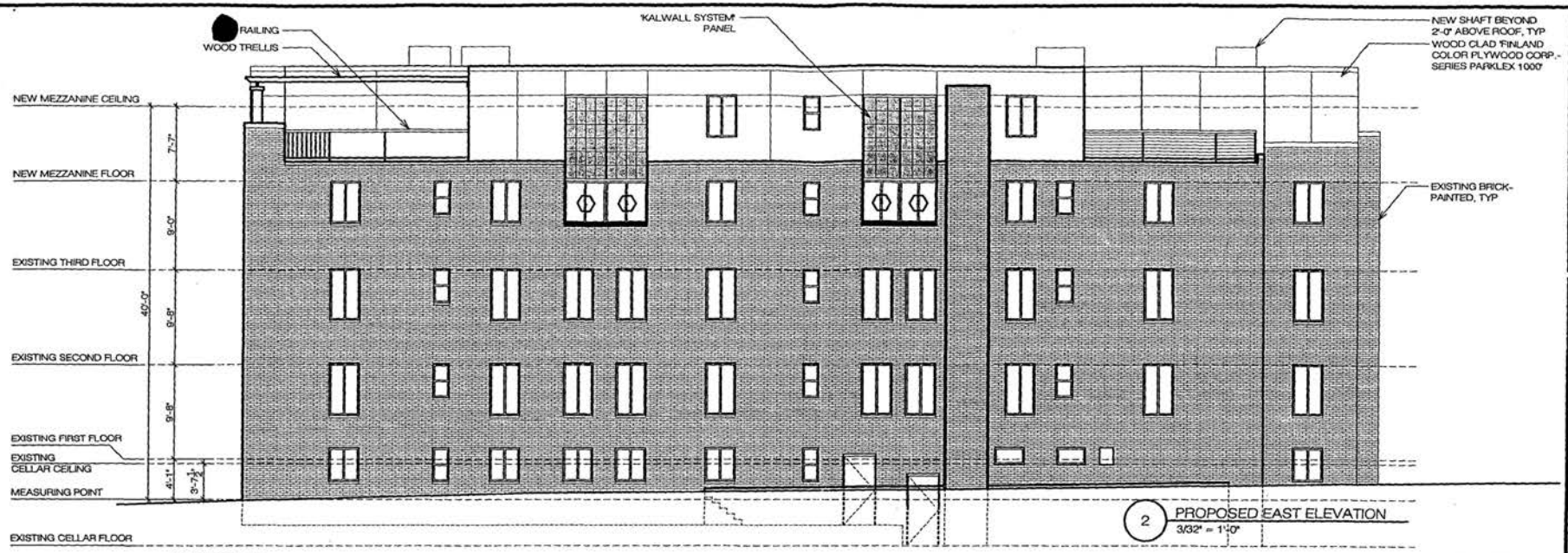
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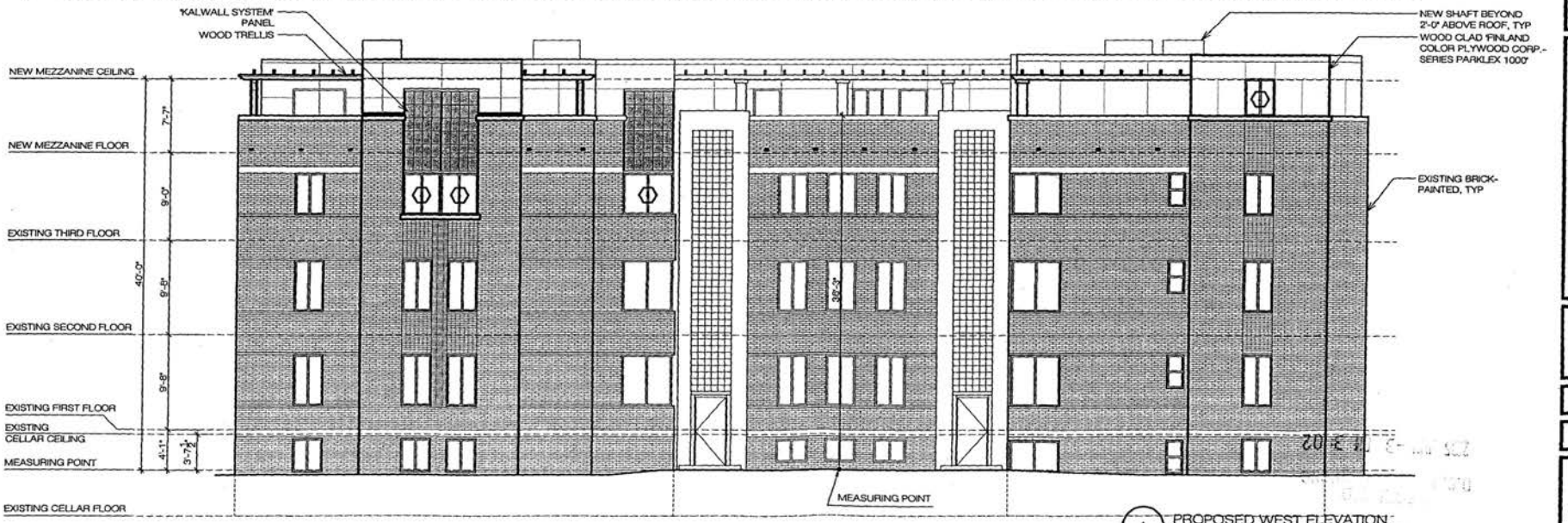
1 ROOF PLAN
3/32" = 1'-0"

N

A205 DRAWING NUMBER	3-JUNE-05 ISSUE	3/32" = 1'-0" SCALE	REVISIONS	ROOF PLAN	THE JEFFERSON 5401-5407 9th STREET , NW WASHINGTON, DC	RICH MARKUS ARCHITECTS 3143 N STREET NW WASHINGTON DC 20036 202.333.2733



2 PROPOSED EAST ELEVATION
3/32" = 1'-0"



1 PROPOSED WEST ELEVATION
3/32" = 1'-0"

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EAST AND WEST ELEVATIONS

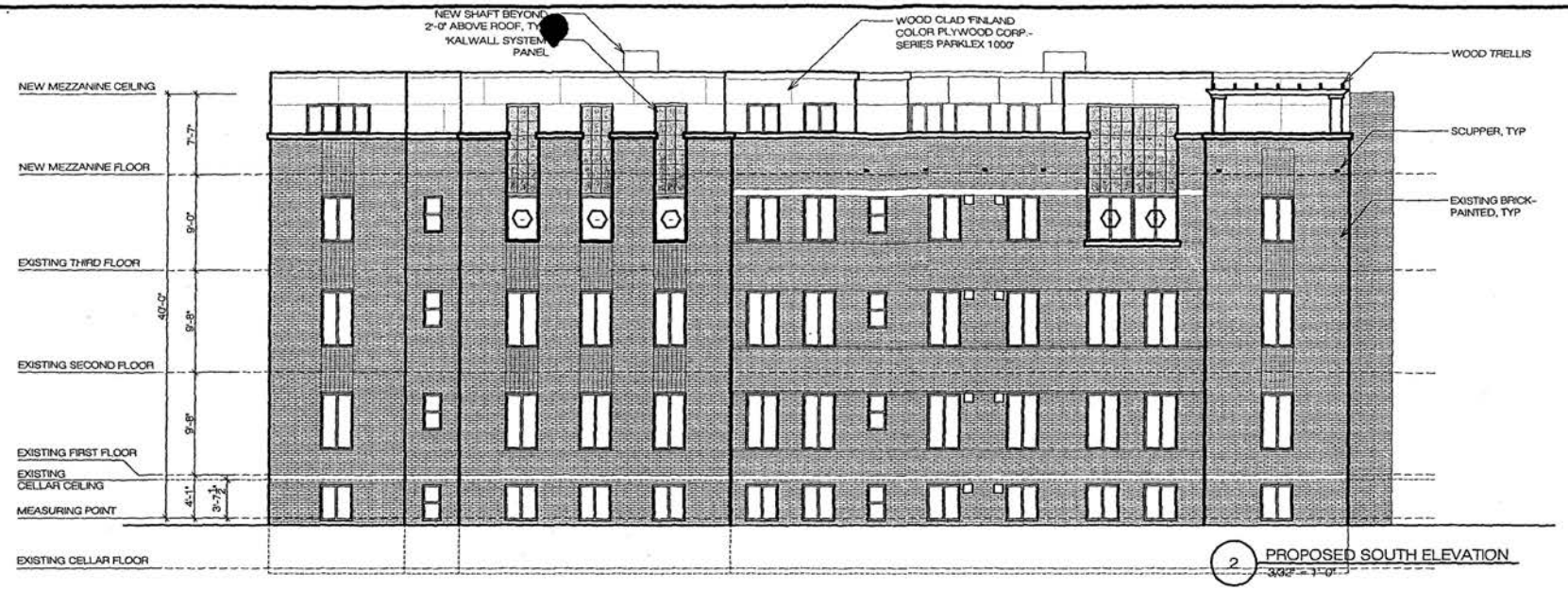
REVISIONS

SCALE: 3/32" = 1'-0"

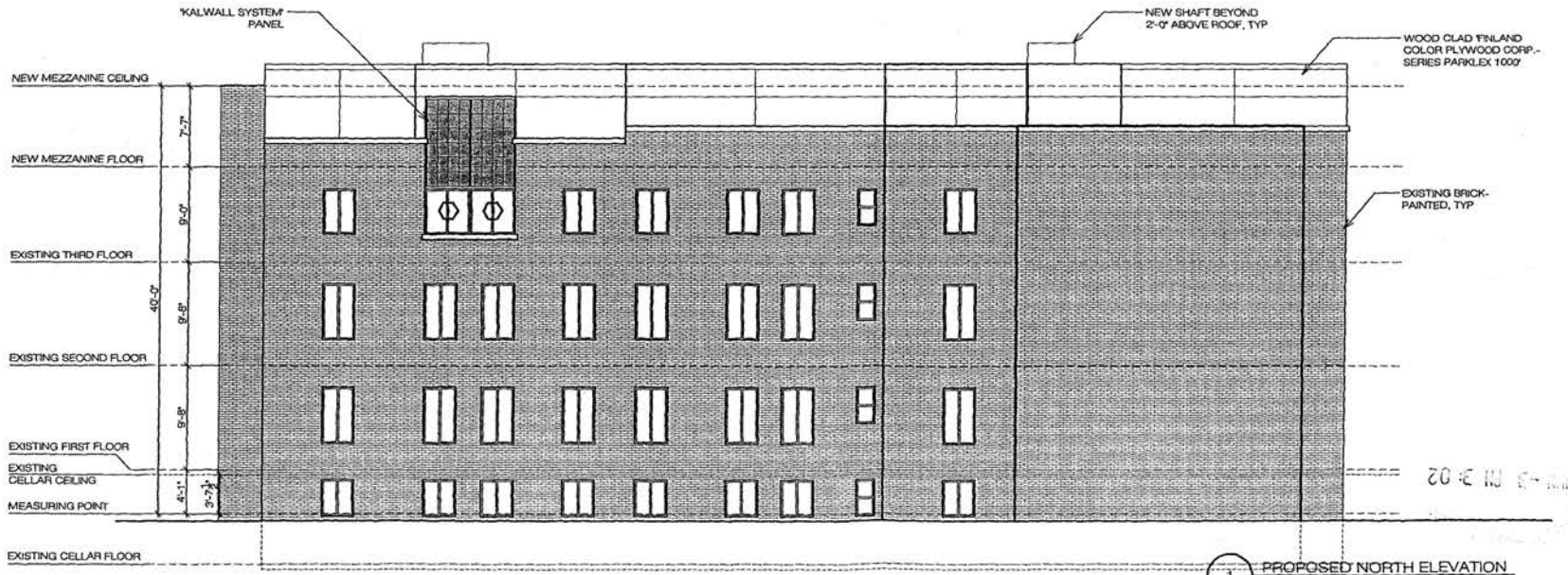
ISSUE: 3-JUNE-05

DRAWING NUMBER: A300

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2 PROPOSED SOUTH ELEVATION
3/32" = 1'-0"



1 PROPOSED NORTH ELEVATION
3/32" = 1'-0"

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NORTH AND SOUTH ELEVATIONS

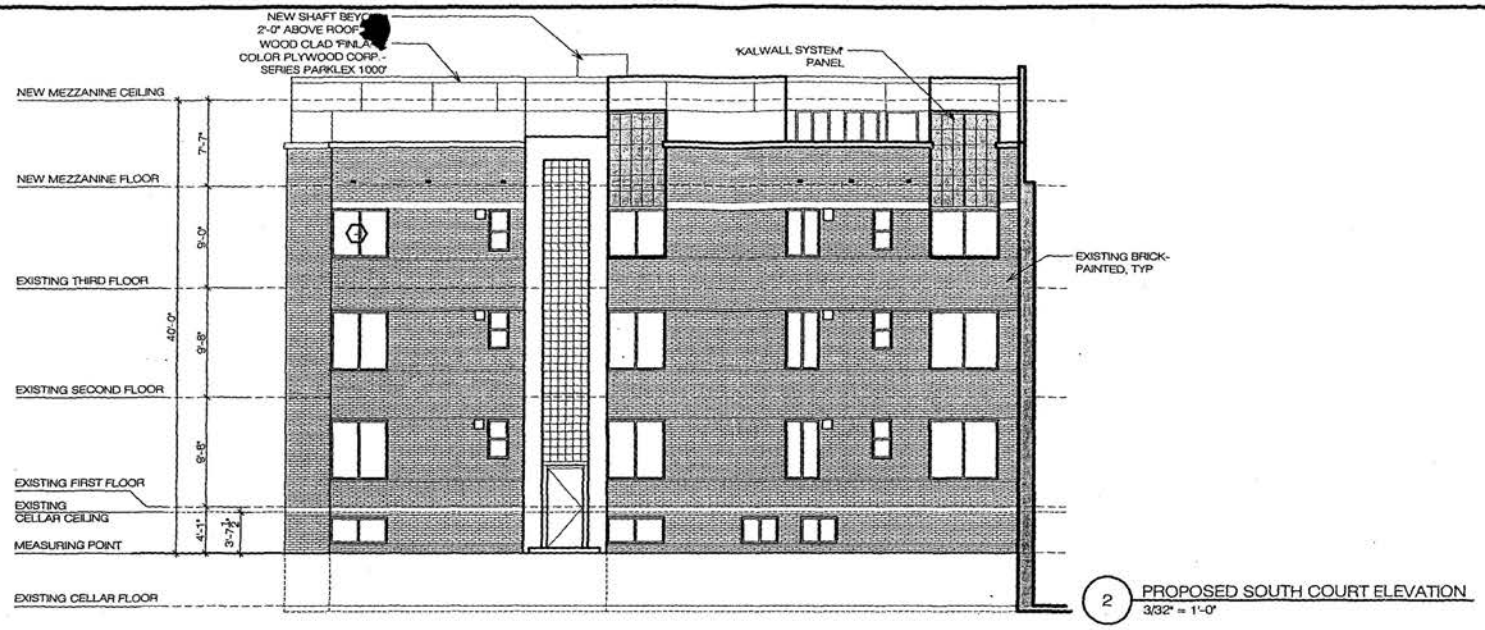
REVISIONS

3/32" = 1'-0" SCALE

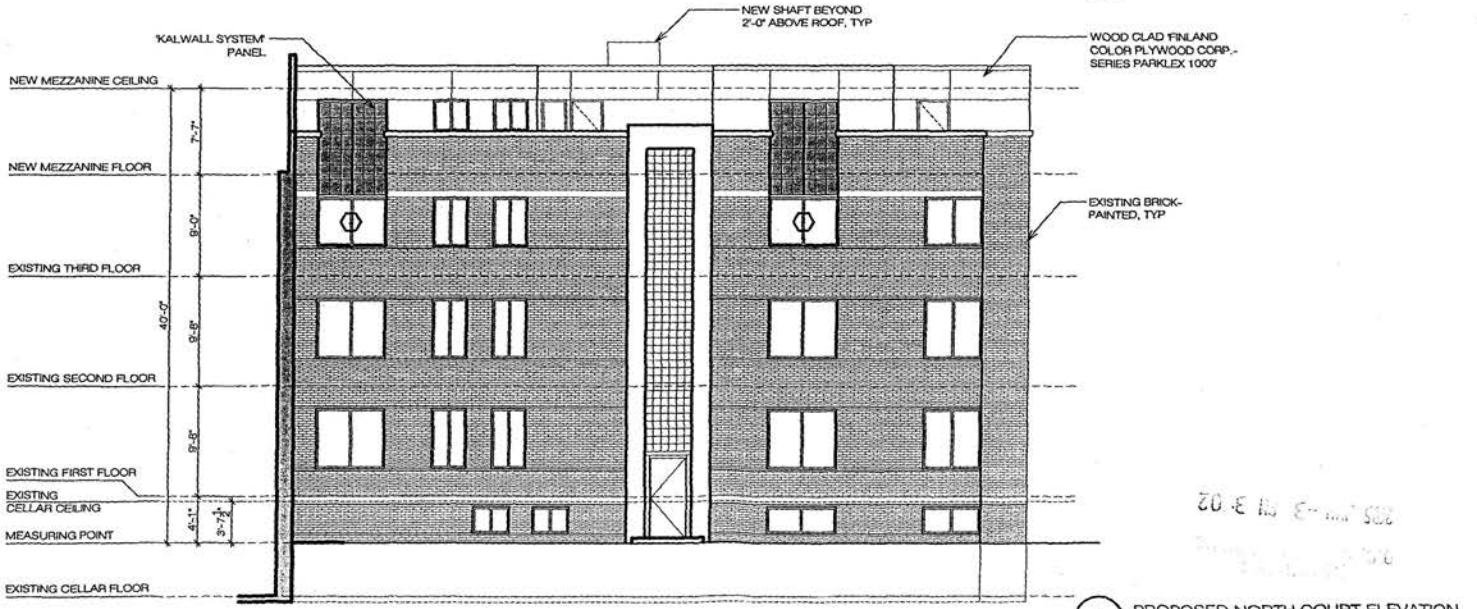
3-JUNE-05 ISSUE

A301 DRAWING NUMBER

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2 PROPOSED SOUTH COURT ELEVATION
3/32" = 1'-0"



1 PROPOSED NORTH COURT ELEVATION
3/32" = 1'-0"

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COURT ELEVATIONS

REVISIONS

SCALE: 3/32" = 1'-0"

ISSUE: 3-JUNE-05

DRAWING NUMBER: A302

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