



APPROVED



PROPOSED

1126 9TH STREET NW

APPLICATION FOR MODIFICATION OF
CONSEQUENCE FOR AN APPROVED
CONSOLIDATED PUD ZONING MAP AMENDMENT

00

9TH & M
14011

COVER

SCALE: NO SCALE
DATE: 05.04.18

ZONING COMMISSION
District of Columbia
CASE NO. 15-32A
EXHIBIT NO. 101
FILLAT+
ARCHITECTURE

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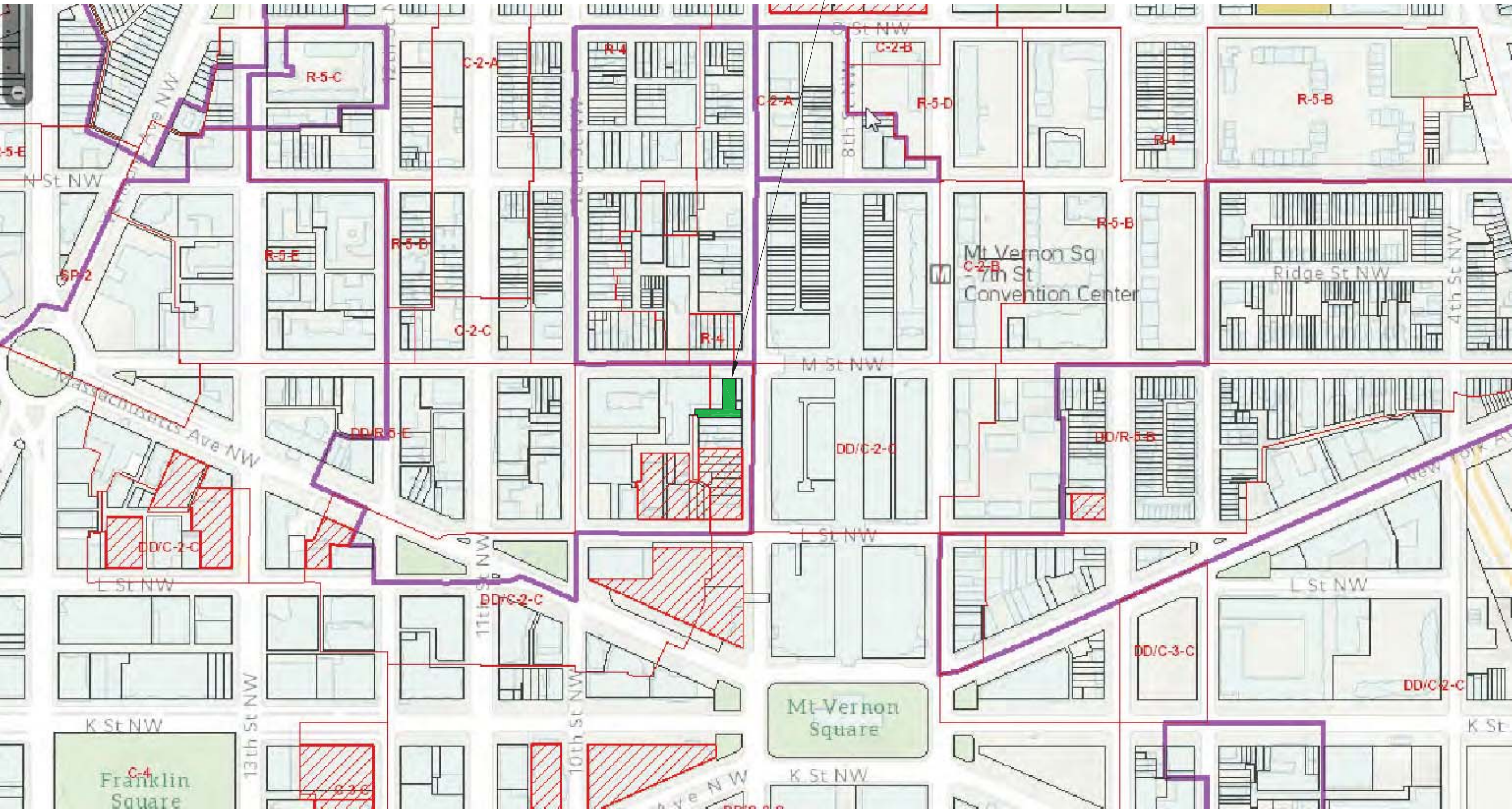


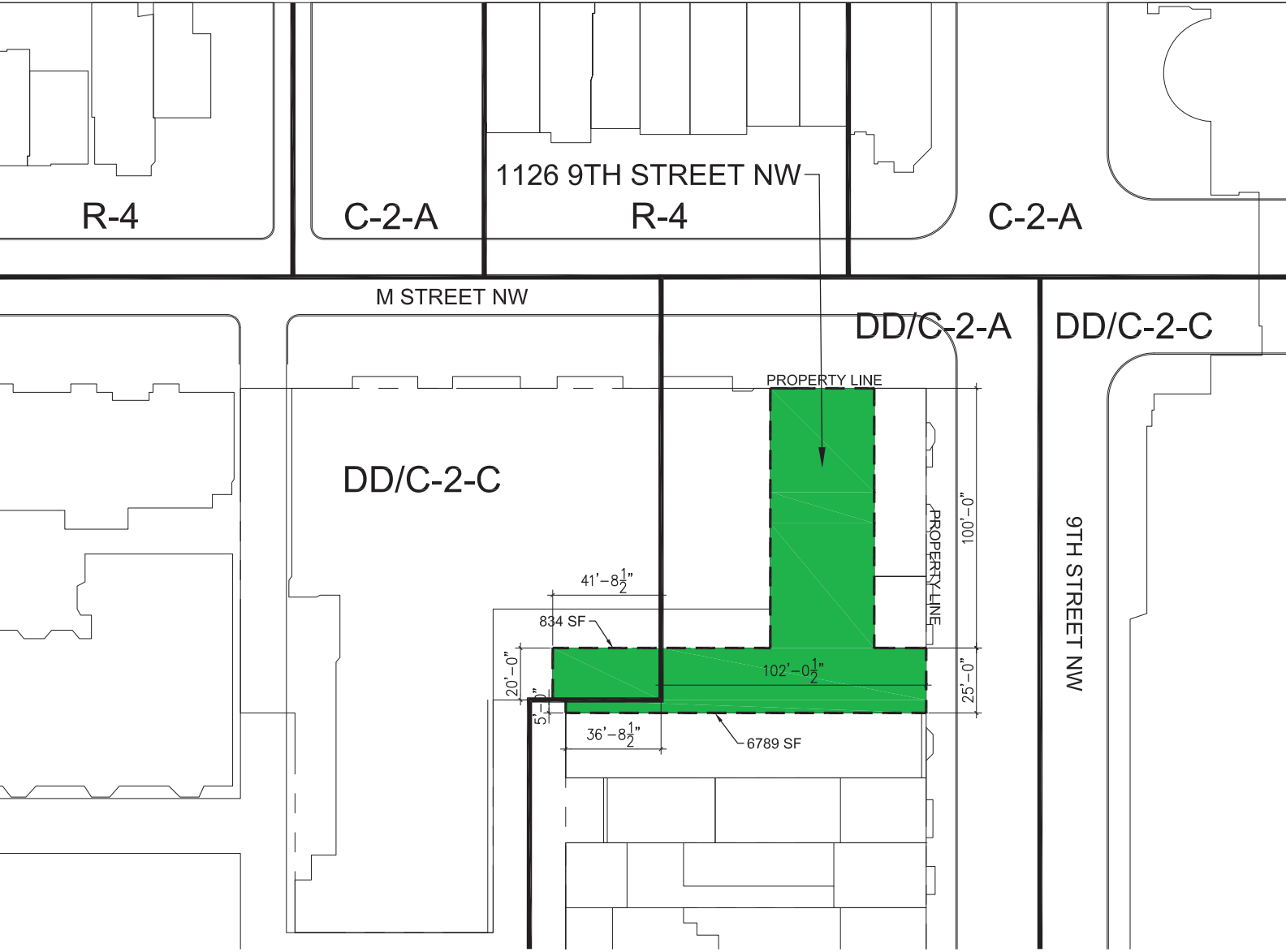
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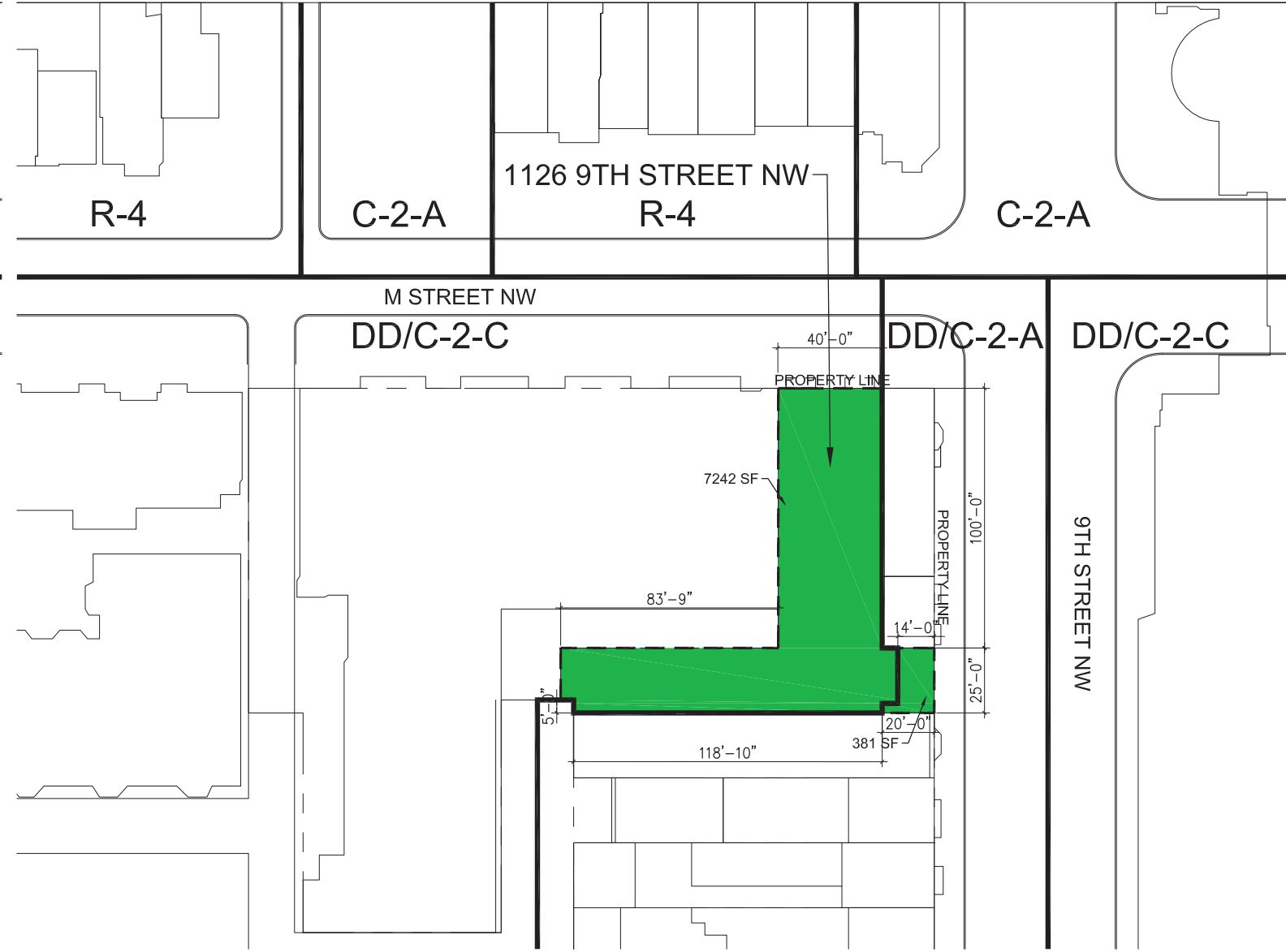


PROPOSED CONSOLIDATED PUD





CURRENT ZONING



PROPOSED ZONING

ADDRESS: 1126 9TH STREET NW
 LEGAL DESCRIPTION: SQUARE 369, LOT 880
 LAND AREA: 7,610 SF

FRONTAGE: M STREET 40' (NORTH)
 9TH STREET 25' (EAST)

OVERLAY: DD
 ZONE: C-2-A/C-2-C
 PROPOSED USE: 36,567 SF RESIDENTIAL/3,723 SF OFFICE/RETAIL
 UNIT COUNT: 33 UNITS
 TOTAL GROSS SQUARE FOOTAGE: 40,290

PROPOSED UNIT MIX	
2 - STUDIO	6%
27 - 1 BEDROOM	82%
4 - 2 BEDROOM	12%
33 UNITS TOTAL	

FLOOR	S	1	2
2ND	1	3	1
3RD		3	1
4TH		5	1
5TH		5	1
6TH		5	1
7TH	1	1	
8TH		2	
9TH		2	
10TH		2	
TOTAL:	2	27	4

DESCRIPTION	C-2-A REQUIRED/ALLOWED	C-2-C REQUIRED/ALLOWED	C-2-A PROPOSED	C-2-C PROPOSED	COMMENT
MAXIMUM BUILDING HEIGHT	50'-0"	110'-0"	24'-11"	100'-0"	
COMMERCIAL DENSITY RESIDENTIAL DENSITY TOTAL DENSITY	1.5 FAR (COMMERCIAL) 2.5 FAR (RESIDENTIAL) 2.5 FAR TOTAL	OVERALL: UNLIMITED W/RES.	230 GSF = 0.6 FAR (COM.) 530 GSF = 1.4 FAR (RES.) 760 GSF = 2.0 FAR TOTAL	3,493 GSF = 0.5 FAR (COM.) 36,037 GSF = 5.0 FAR (RES.) 39,530 GSF = 5.5 FAR TOTAL	
COMMERCIAL DENSITY RESIDENTIAL DENSITY TOTAL DENSITY PER SITE	3,723 GSF = .5 FAR (COMMERCIAL) 36,567 GSF = 4.8 FAR (RESIDENTIAL) 40,290 GSF = 5.3 FAR TOTAL				
DD OVERLAY RESIDENTIAL REQUIREMENT	N/A	4.5 F.A.R. RES. REQ'D	N/A	36,037 GSF RES > 4.5 REQ'D FAR (1706.4 (b))	FOR C-2-C PORTION OF SITE
LOT OCCUPANCY	60% (RES.) 100% (COM.)	80% (RES.) 100% (COM.)	100% LOT OCCUPANCY (EXIST.)	80% LOT OCCUPANCY	CAN CONVERT EXISTING BUILDING TO RESIDENTIAL @ 100% OCCUPANCY
SIDE YARD	IF PROVIDED, 2" WIDTH/FT HEIGHT		NONE PROVIDED		
REAR YARD	15'		53'-10"		
OFF-STREET PARKING	C-2-A RES. = 1 PER 2 UNIT OFF. = 1 FOR 600 > 2000 RET. = 1 FOR 300 > 3000	C-2-C RES. = 1 PER 4 UNIT OFF. = 1 FOR 1800 > 2000 RET. = 1 FOR 750 > 3000	C-2-A RES. = 530 - 0 OFF. = 0 - 0 RET. = 230 - 0	C-2-C RES. = 33 - 8 OFF. = 3,279 - 1 RET. = 214 - 0 TOTAL SP. - 9 2 PARKING SP. PROVIDED (NON-COMPLIANT)	RELIEF REQUEST
OFF-STREET LOADING	NOT REQUIRED		LOADING PROVIDED AT REAR 15' x 30'		
ROOF STRUCTURES	/				
AREA	MAXIMUM 0.37 FAR OF HABITABLE SPACE NO LIMIT ON MECHANICAL AND COMMUNAL SPACE		NONE	0.10 FAR OF NONHABITABLE SPACE	
ENCLOSURE WALLS, HEIGHTS	ONE ENCLOSURE ENCLOSING WALLS OF EQUAL HEIGHT		NONE	ONE ENCLOSURE ENCLOSING WALLS OF EQUAL HEIGHT	
MAXIMUM HEIGHT PH	MAXIMUM PH HEIGHT 18.5 FT		NONE	14.0'	
SETBACK	SETBACK 1:1 RATIO (MINIMUM 14')		N/A	1:1 SETBACK WHERE POSSIBLE	RELIEF REQUEST
COURTS	COM: 3"/FT & 2X SQUARE OF WIDTH, LESS THAN 250 SF, NO LESS THAN 12' RES: 4"/FT & 2X SQUARE OF WIDTH, LESS THAN 350 SF, NO LESS THAN 15'		NONE PROPOSED	COURT #1 = 9', 108 SF COURT #2 = 9', 108 SF COURT #3 = 18'-5"	RELIEF REQUEST FOR COURTS #1 AND #2
GREEN AREA RATIO	0.3		0.318		

NOTE:
 APPLICANT ALSO REQUESTS
 FLEXIBILITY FROM SECTION 1706.15
 FOR TWO SMALL PORTIONS OF THE
 BUILDING THAT RISE ABOVE THE 60
 FOOT BUILDING HEIGHT LIMITATION
 ALONG M STREET (TO A DEPTH OF
 40 FEET FROM M STREET), BY AN
 AMOUNT OF APPROXIMATELY ONE
 (1) FOOT, FOUR (4) INCHES.

ADDRESS: 1126 9TH STREET NW
 LEGAL DESCRIPTION: SQUARE 369, LOT 880
 LAND AREA: 7,610 SF

FRONTAGE: M STREET 40' (NORTH)
 9TH STREET 25' (EAST)

OVERLAY: DD
 ZONE: C-2-A/C-2-C
 PROPOSED USE: 29,924 SF RESIDENTIAL/3,773 SF OFFICE/RETAIL
 UNIT COUNT: 15 UNITS
 TOTAL GROSS SQUARE FOOTAGE: 33,697

PROPOSED UNIT MIX

4 - 2 BEDROOM	27%
1 - 3 BEDROOM	6%
4 - 4 BEDROOM	27%
1 - 5 BEDROOM	6%
5 - 6 BEDROOM	34%
15 UNITS TOTAL	

FLOOR	2	3	4	5	6
2ND	1	1			1
3RD	1				2
4TH	1				2
5TH	1		3		
6TH			1	1	
TOTAL	4	1	4	1	5

APPROXIMATELY 639 SF WILL BE LOCATED ON THE 2ND FLOOR FOR 50% AMI AND 709 SF WILL BE LOCATED ON THE 3RD FLOOR FOR 80%-120% AMI.

NOTE:
 THE OVERALL HEIGHTS (BOTH APPROVED AND PROPOSED) INCLUDE THE PENTHOUSES.

NOTE:
 APPLICANT ALSO REQUESTS FLEXIBILITY FROM SECTION 1706.15 FOR TWO SMALL PORTIONS OF THE BUILDING THAT RISE ABOVE THE 60 FOOT BUILDING HEIGHT LIMITATION ALONG M STREET (TO A DEPTH OF 40 FEET FROM M STREET), BY AN AMOUNT OF APPROXIMATELY ONE (1) FOOT, SEVEN (7) INCHES.

DESCRIPTION	C-2-A REQUIRED/ALLOWED	C-2-C REQUIRED/ALLOWED	C-2-A PROPOSED	C-2-C PROPOSED	COMMENT
MAXIMUM BUILDING HEIGHT	50'-0"	110'-0"	24'-11"	74'-4"	
COMMERCIAL DENSITY RESIDENTIAL DENSITY TOTAL DENSITY	1.5 FAR (COMMERCIAL) 2.5 FAR (RESIDENTIAL) 2.5 FAR TOTAL	OVERALL: UNLIMITED W/RES.	230 GSF = 0.6 FAR (COM.) 530 GSF = 1.4 FAR (RES.) 760 GSF = 2.0 FAR TOTAL	3,541 GSF = 0.5 FAR (COM.) 29,396 GSF = 3.9 FAR (RES.) 32,937 GSF = 4.4 FAR TOTAL	
COMMERCIAL DENSITY RESIDENTIAL DENSITY TOTAL DENSITY PER SITE			3,773 GSF = .5 FAR (COMMERCIAL) 29,924 GSF = 3.9 FAR (RESIDENTIAL) 33,697 GSF = 4.4 FAR TOTAL		
DD OVERLAY RESIDENTIAL REQUIREMENT	N/A	4.5 F.A.R. RES. REQ'D	N/A	29,396 GSF	FOR C-2-C PORTION OF SITE
LOT OCCUPANCY	60% (RES.) 100% (COM.)	80% (RES.) 100% (COM.)	100% LOT OCCUPANCY (EXIST.)	80% LOT OCCUPANCY	CAN CONVERT EXISTING BUILDING TO RESIDENTIAL @ 100% OCCUPANCY
SIDE YARD	IF PROVIDED, 2" WIDTH/FT HEIGHT		NONE PROVIDED		
REAR YARD	15'		53'-10"		
OFF-STREET PARKING	C-2-A RES. = 1 PER 2 UNIT OFF. = 1 FOR 600 > 2000 RET. = 1 FOR 300 > 3000	C-2-C RES. = 1 PER 4 UNIT OFF. = 1 FOR 1800 > 2000 RET. = 1 FOR 750 > 3000	C-2-A RES. = 530 - 0 OFF. = 0 - 0 RET. = 230 - 0	C-2-C RES. = 15 - 4 OFF. = 3,146 - 2 RET. = 395 - 0 TOTAL SP. - 6 2 PARKING SP. PROVIDED (NON-COMPLIANT)	RELIEF REQUEST
OFF-STREET LOADING	NOT REQUIRED		LOADING PROVIDED AT REAR 15' x 30'		
ROOF STRUCTURES					
AREA	MAXIMUM 0.37 FAR OF HABITABLE SPACE NO LIMIT ON MECHANICAL AND COMMUNAL SPACE		NONE	N/A	
ENCLOSURE WALLS, HEIGHTS	ONE ENCLOSURE ENCLOSING WALLS OF EQUAL HEIGHT		NONE	ONE ENCLOSURE ENCLOSING WALLS OF EQUAL HEIGHT	
MAXIMUM HEIGHT PH	MAXIMUM PH HEIGHT 18.5 FT		NONE	N/A	
SETBACK	SETBACK 1:1 RATIO (MINIMUM 14')		N/A	N/A	RELIEF IS NO LONGER REQUESTED
COURTS	COM: 3"/FT & 2X SQUARE OF WIDTH, LESS THAN 250 SF, NO LESS THAN 12' RES: 4"/FT & 2X SQUARE OF WIDTH, LESS THAN 350 SF, NO LESS THAN 15'		NONE PROPOSED	COURT #1 = 16', 176 SF COURT #2 = 9', 108 SF	RELIEF REQUEST FOR COURTS #1 AND #2
GREEN AREA RATIO	0.3		0.318		

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ZONING ANALYSIS

PROPOSED SCALE: NO SCALE
DATE: 05.04.18

M STREET NW

NEW 5 STOREY BUILDING

40'-0"

PROPERTY LINE

81'-8"

75'-8"

PROPERTY LINE

100'-0"

9TH STREET NW

25'-0"

83'-9"

138'-9"

106'-8"

32'-1"

100'-8"

20'-0"

EXISTING BUILDING -
2-STORY PORTION
TO BE RETAINED
AND RENOVATED
9 STORY ADDITION
OVER EXISTING BUILDING

4 STORY ADDITION
OVER EXISTING BUILDING

EXISTING BUILDING -
1-STORY PORTION
TO BE RETAINED
AND RENOVATED

09

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PROPOSED SITE PLAN

APPROVED

SCALE: 1/32" = 1'-0"
DATE: 11.11.15

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M STREET NW

NEW 5 STORY BUILDING

40'-0"

81'-8"

100'-0"

9TH STREET NW

83'-9"

138'-9"

14'-0"

25'-0"

106'-8"

32'-1"

100'-8"

20'-0"

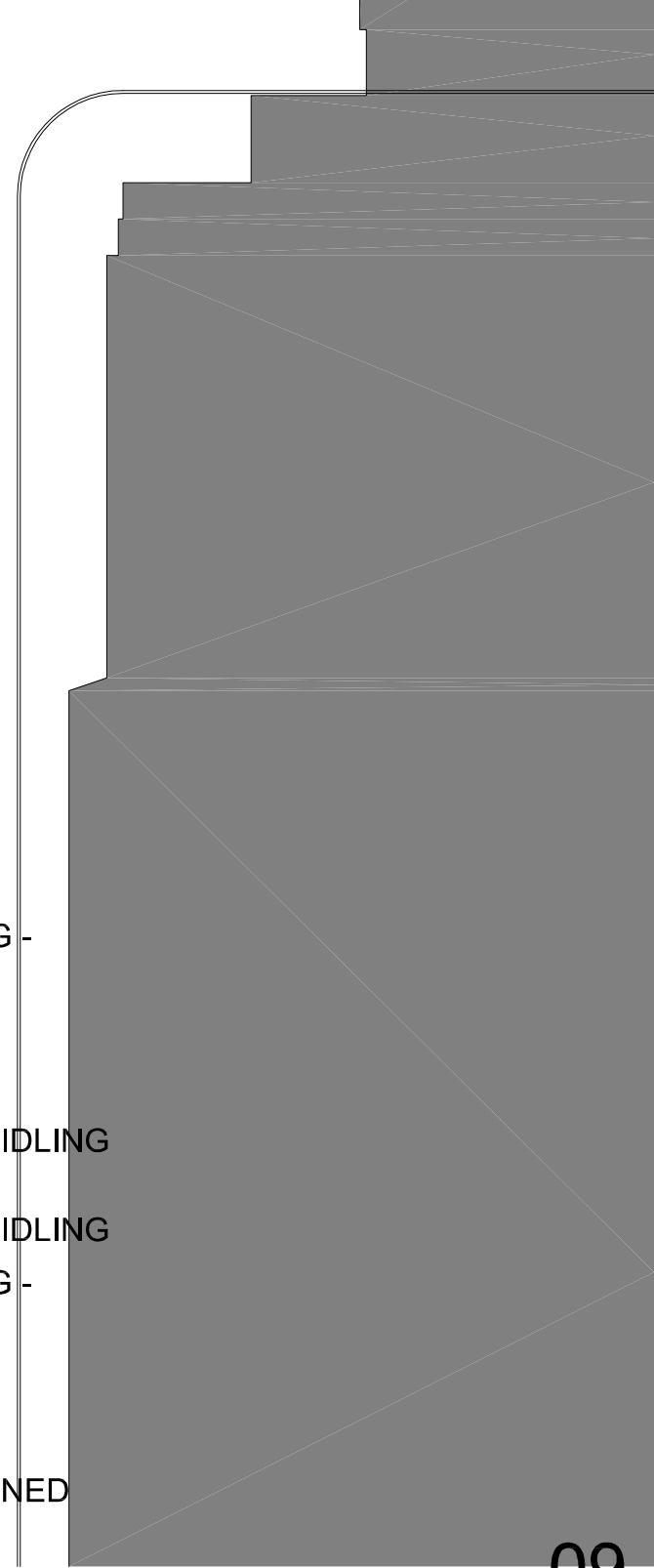
EXISTING BUILDING -
2-STORY PORTION
TO BE RETAINED
AND RENOVATED

6 STORY ADDITION
OVER EXISTING BUILDING

5 STORY ADDITION
OVER EXISTING BUILDING

EXISTING BUILDING -
1-STORY PORTION
TO BE RETAINED
AND RENOVATED

EXISTING 1-STORY
SHED TO BE RETAINED
AND RENOVATED



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PROPOSED SITE PLAN

PROPOSED

SCALE: 1/32"=1'-0"
DATE: 04.20.18

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M STREET NW

10TH STREET NW

9TH STREET NW

1126 9TH ST.



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AERIAL SITE PLAN

APPROVED

SCALE: NO SCALE
DATE: 11.11.15

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M STREET NW

10TH STREET NW

9TH STREET NW

1126 9TH ST.



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AERIAL SITEPLAN

PROPOSED

SCALE: NO SCALE
DATE: 04.20.18

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EXISTING STREET TREES

EXISTING BRICK SIDE WALK

NEW GARDEN WITH WROUGHT IRON FENCE AND BRICK WALK WAY

PUBLIC SPACE MODIFIED

SITE

NEW PAVED PARKING APRON

9TH & M
14011

LANDSCAPE PLAN

APPROVED

SCALE: 1" = 20'-0"
DATE: 11.11.15

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EXISTING STREET TREES

EXISTING BRICK SIDE WALK

NEW GARDEN WITH WROUGHT IRON FENCE AND BRICK WALK WAY

NEW PAVED PARKING APRON

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LANDSCAPE PLAN

PROPOSED

SCALE: 1"=20'
DATE: 05.04.18



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M STREET NW

RESIDENTIAL ENTRY 40'-0"

RETAIL/OFFICE ENTRY

BIKE RACK

GARDEN

GARDEN

PROPERTY LINE

NEW SIDEWALK

Note: The exterior elevations, including door and window sizes and locations, the interior partition locations, the number, size, and locations of residential units, outdoor space, stairs, and elevators are shown for illustrative purposes only and subject to change on the final plan.

GROUND LVL

9TH STREET NW

100'-0"

RETAIL/OFFICE 3,279 SF

SKYLIGHT ABOVE

ACTUAL LOCATION MAY VARY

STAIR 1

CHANGING/SHOWER

M

W

20'-0"

PROPERTY LINE 48'-0"

RETAIL/OFFICE ENTRY

LEGEND	
	EXISTING TO REMAIN
	EXISTING TO DEMO



RESIDENTIAL ENTRY



19

2 SPACES

LOADING ZONE

26'-10"

14'-0"

8'-1"

8'-8"

5'-0"

STOR.

BIKE RM.

165 SF

SKYLIGHT ABOVE

RESIDENTIAL LOBBY

1,253 SF

RETAIL/OFFICE

444 SF

25'-0"

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GROUND LEVEL PLAN

APPROVED

SCALE: 1/16" = 1'-0"
DATE: 03.31.16

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M STREET NW
RESIDENTIAL ENTRY 40'-0"

BIKE RACK

GARDEN

GARDEN

PROPERTY LINE

NEW SIDEWALK

RETAIL/OFFICE
3146 SF

37'-4"

11'-0"

PROPERTY LINE
51'-5"

GROUND LVL

9TH STREET NW

SKYLIGHT ABOVE

CHANGING/
SHOWER

ACTUAL
LOCATION
MAY VARY

LAV.

LAV.

20'-0"

PARKING
(2 SPACES)

STOR.

SERVICE CORRIDOR

BIKE
STORAGE

SKYLIGHT ABOVE

RES.
LOBBY
810 SF

ACTUAL
LOCATION
MAY VARY

LAV.

RETAIL/OFFICE
625 SF

RETAIL/OFFICE
ENTRY

RESIDENTIAL
ENTRY

25'-0"

LEGEND	
	EXISTING TO REMAIN
	EXISTING TO DEMO



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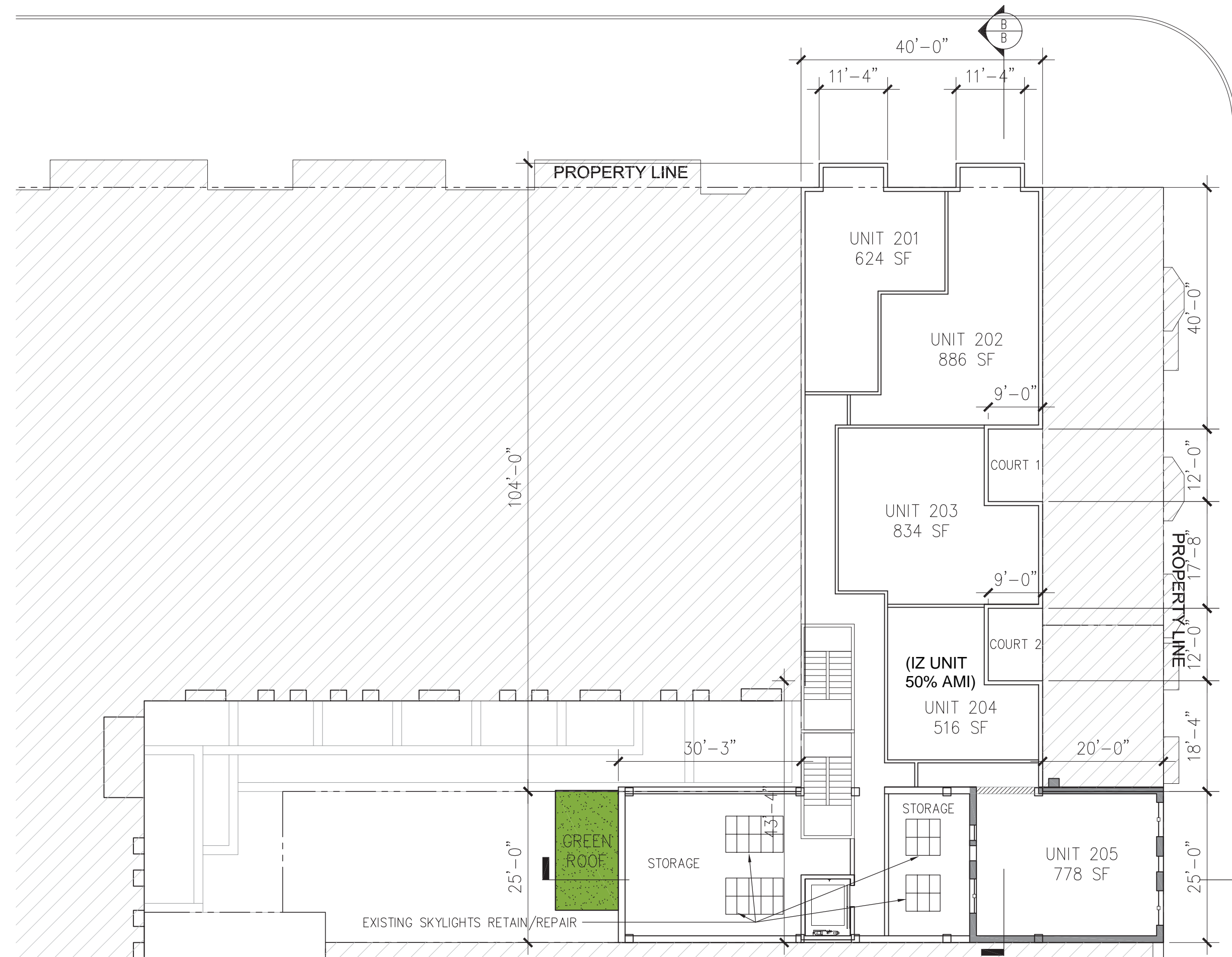
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GROUND LEVEL PLAN

PROPOSED

SCALE: 1/16"=1'-0"
DATE: 05.04.18

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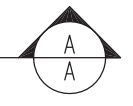
Note: The exterior elevations, including door and window sizes and locations, the interior partition locations, the number, size, and locations of residential units, outdoor space, stairs, and elevators are shown for illustrative purposes only and subject to change on the final plan.

Projections into public space shown will require review and approval by DCRA and are subject to modification as the result of such process.

LEVEL 2

9TH STREET NW

LEGEND	
	EXISTING TO REMAIN
	EXISTING TO DEMO
	GREEN ROOF
	TERRACE



20

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LEVEL 2 - RESIDENTIAL UNIT LAYOUT

APPROVED

SCALE: 1/16" = 1'-0"
DATE: 03.31.16

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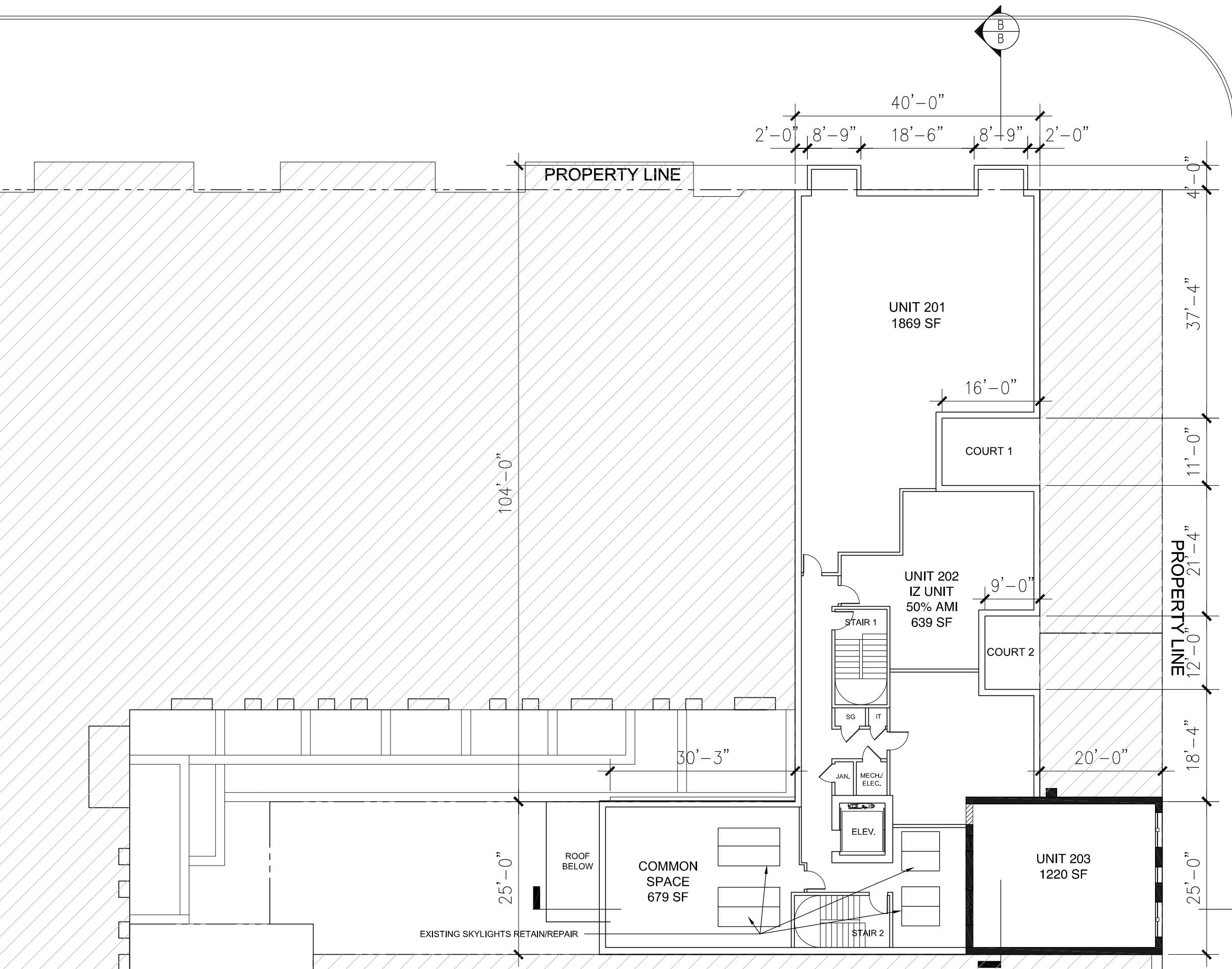
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LEVEL 2

9TH STREET NW

LEGEND	
	EXISTING TO REMAIN
	EXISTING TO DEMO
	GREEN ROOF
	TERRACE



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2ND LEVEL PLAN

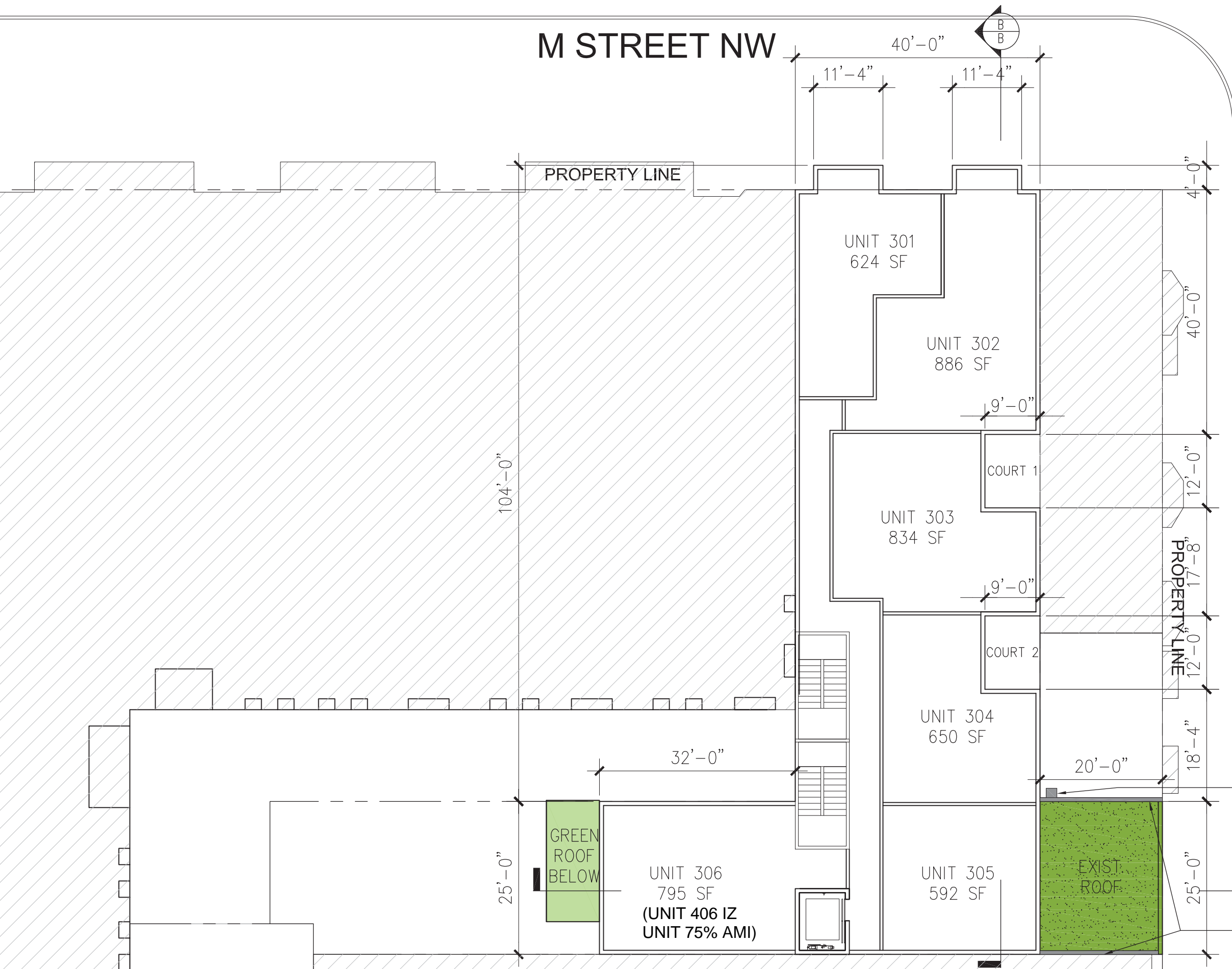
PROPOSED

SCALE: 1/16"=1'-0"
DATE: 05.04.18



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M STREET NW



Note: The exterior elevations, including door and window sizes and locations, the interior partition locations, the number, size, and locations of residential units, outdoor space, stairs, and elevators are shown for illustrative purposes only and subject to change on the final plan.

Projections into public space shown will require review and approval by DCRA and are subject to modification as the result of such process.

Location of green roof areas and configuration of trellis and other roof improvements are illustrative only and subject to change on final plan.

LEVEL 3, 4

9TH STREET NW

LEGEND	
	EXISTING TO REMAIN
	EXISTING TO DEMO
	GREEN ROOF
	GREEN ROOF BELOW
	TERRACE

EXISTING CHIMNEY TO REMAIN

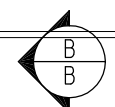
EXISTING PARAPET TO REMAIN

APPROVED

SCALE: 1/16" = 1'-0"
DATE: 11.11.15



M STREET NW



Note: The exterior elevations, including door and window sizes and locations, the interior partition locations, the number, size, and locations of residential units, outdoor space, stairs, and elevators are shown for illustrative purposes only and subject to change on the final plan.

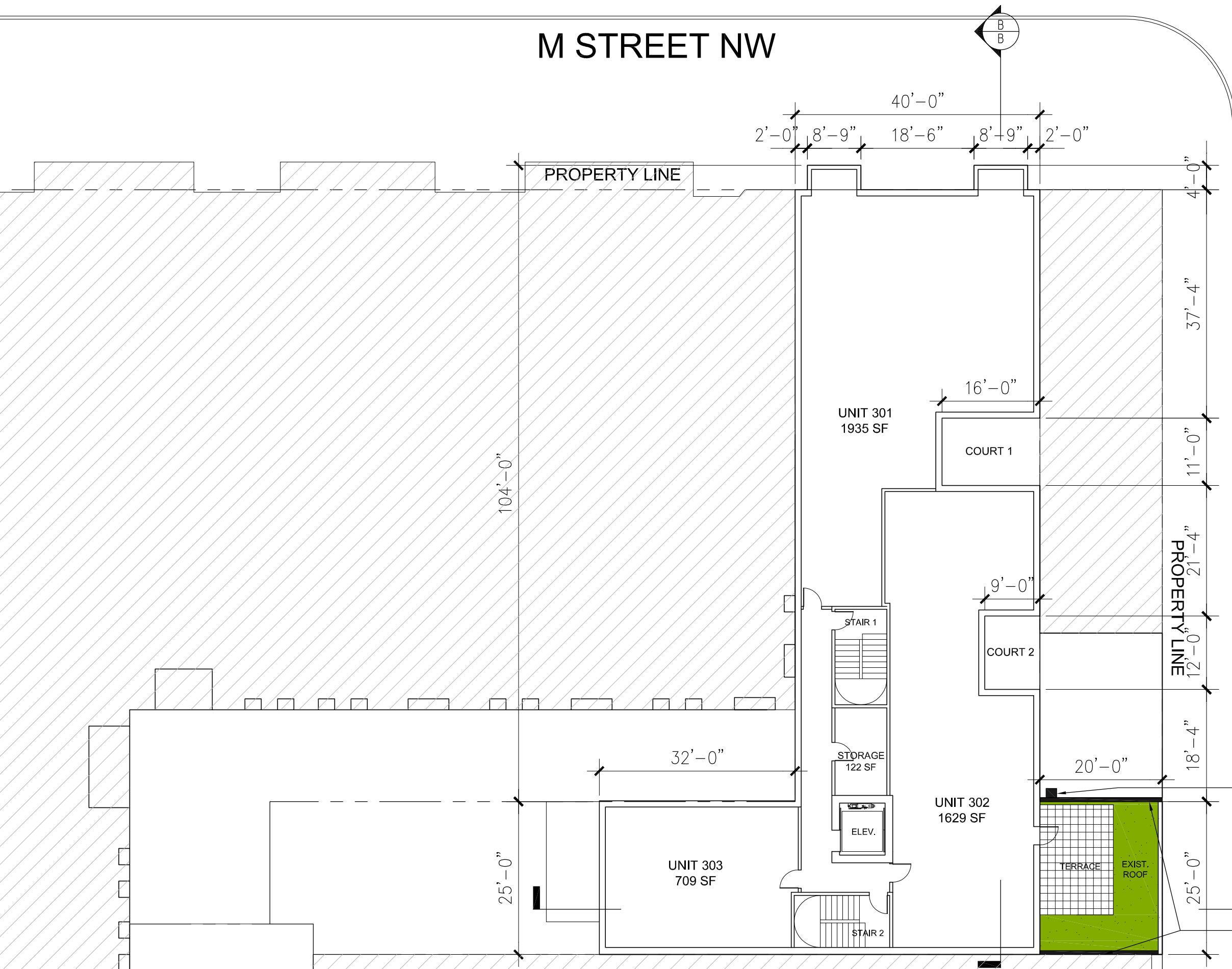
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Location of green roof areas and configuration of trellis and other roof improvements are illustrative only and subject to change on final plan.

LEVEL 3

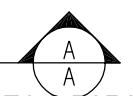
9TH STREET NW

LEGEND	
	EXISTING TO REMAIN
	EXISTING TO DEMO
	GREEN ROOF
	GREEN ROOF BELOW
	TERRACE



EXISTING CHIMNEY TO REMAIN

EXISTING PARAPET TO REMAIN



9TH & M
14011

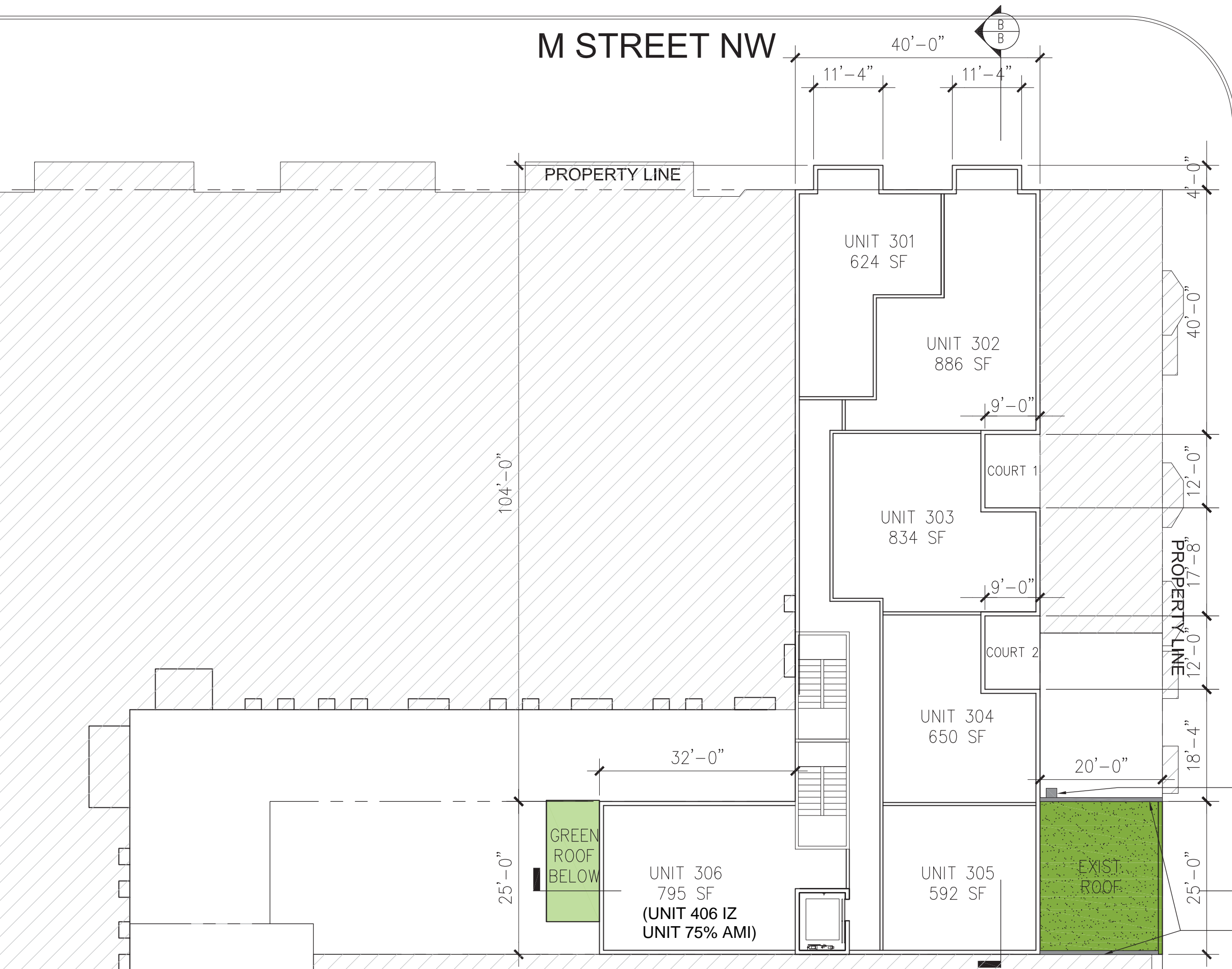
3RD LEVEL PLAN

PROPOSED

SCALE: 1/16"=1'-0"
DATE: 05.04.18



M STREET NW



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LEVEL 3, 4

9TH STREET NW

LEGEND	
	EXISTING TO REMAIN
	EXISTING TO DEMO
	GREEN ROOF
	GREEN ROOF BELOW
	TERRACE

EXISTING CHIMNEY TO REMAIN

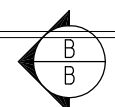
EXISTING PARAPET TO REMAIN

APPROVED

SCALE: 1/16" = 1'-0"
DATE: 11.11.15



M STREET NW



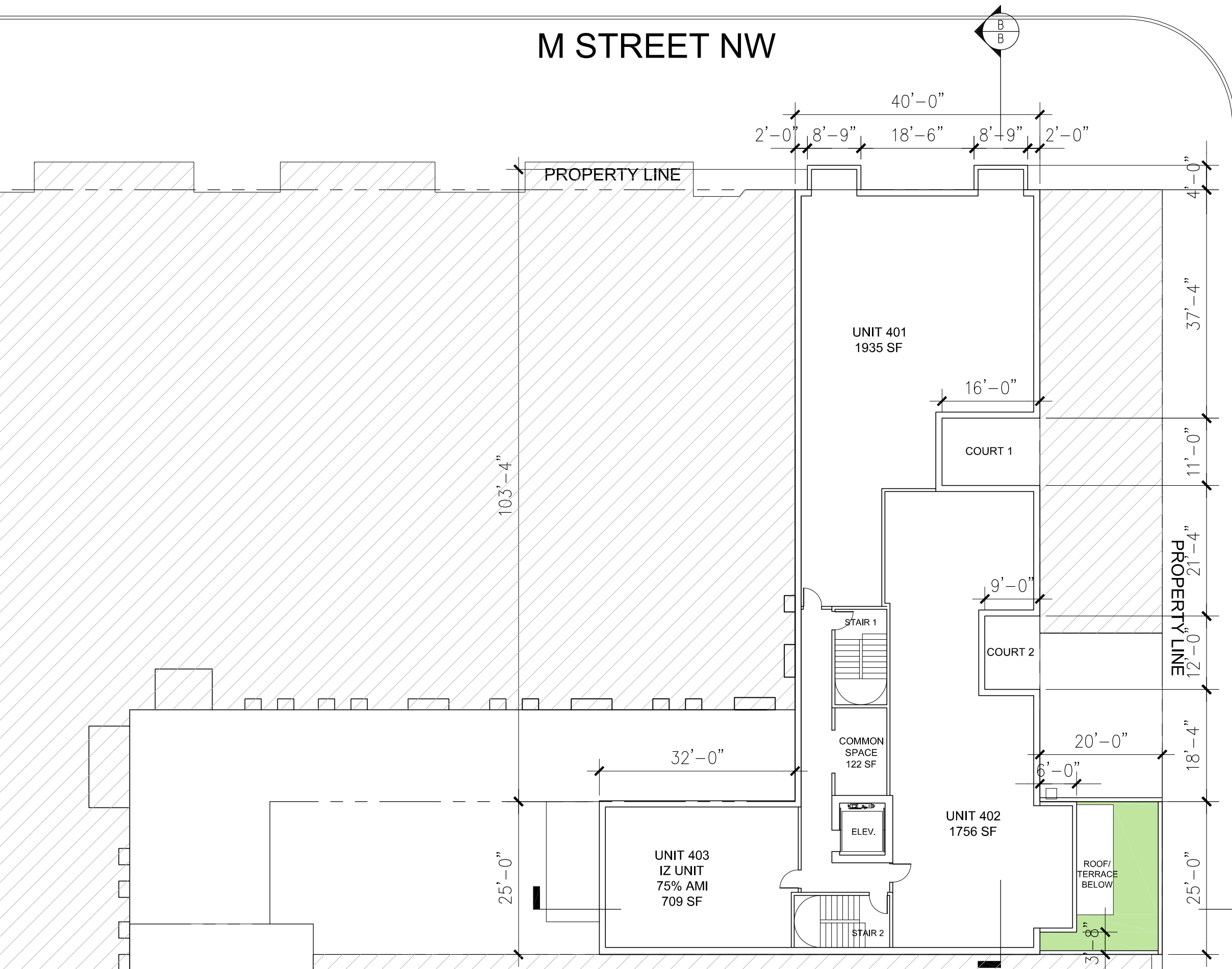
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LEVEL 4

9TH STREET NW

LEGEND	
	EXISTING TO REMAIN
	EXISTING TO DEMO
	GREEN ROOF
	GREEN ROOF BELOW
	TERRACE



9TH & M
14011

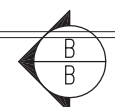
4TH LEVEL PLAN

PROPOSED

SCALE: 1/16"=1'-0"
DATE: 05.04.18



M STREET NW



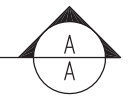
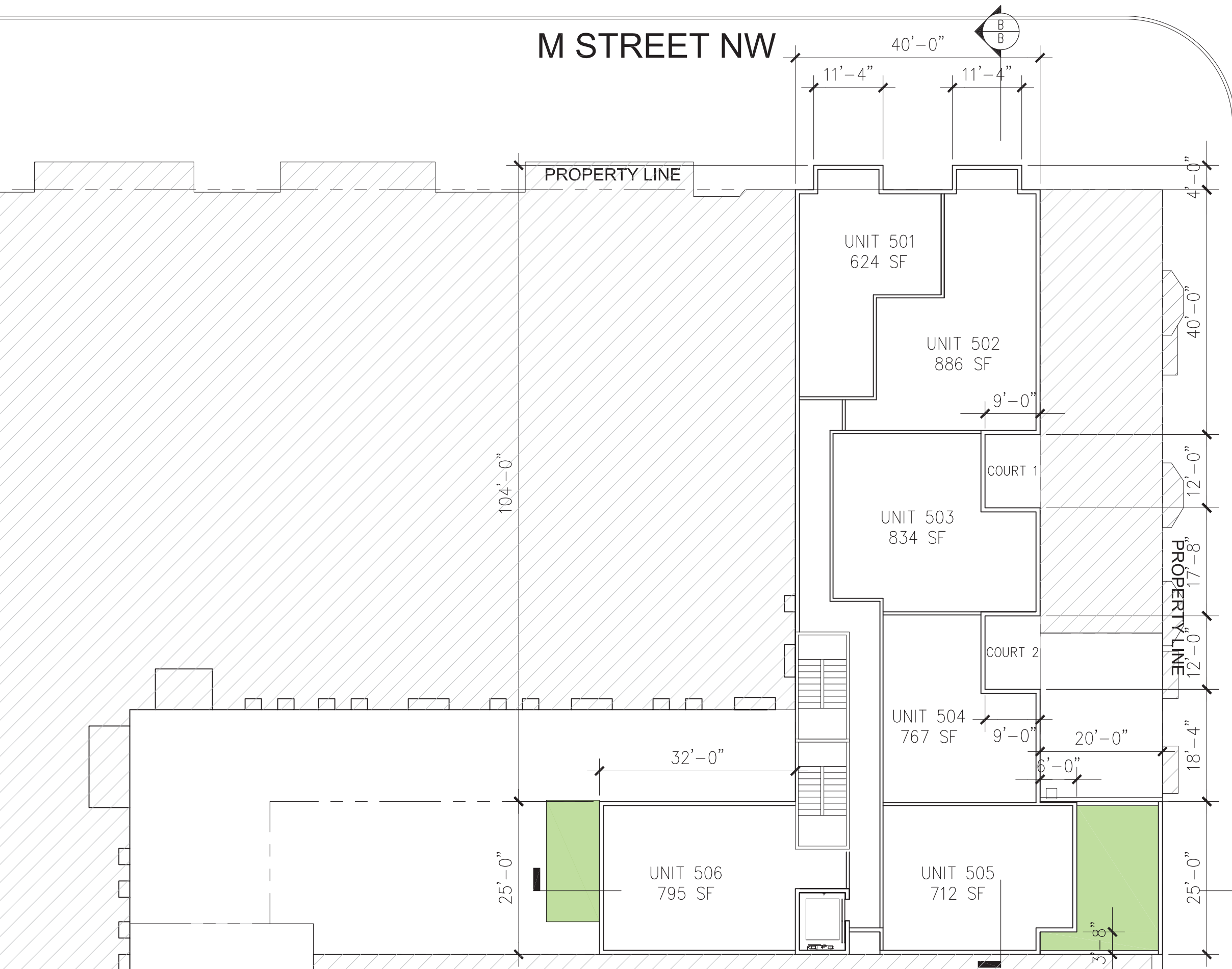
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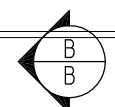
LEVEL 5

9TH STREET NW

LEGEND	
	EXISTING TO REMAIN
	EXISTING TO DEMO
	GREEN ROOF
	GREEN ROOF BELOW
	TERRACE



M STREET NW



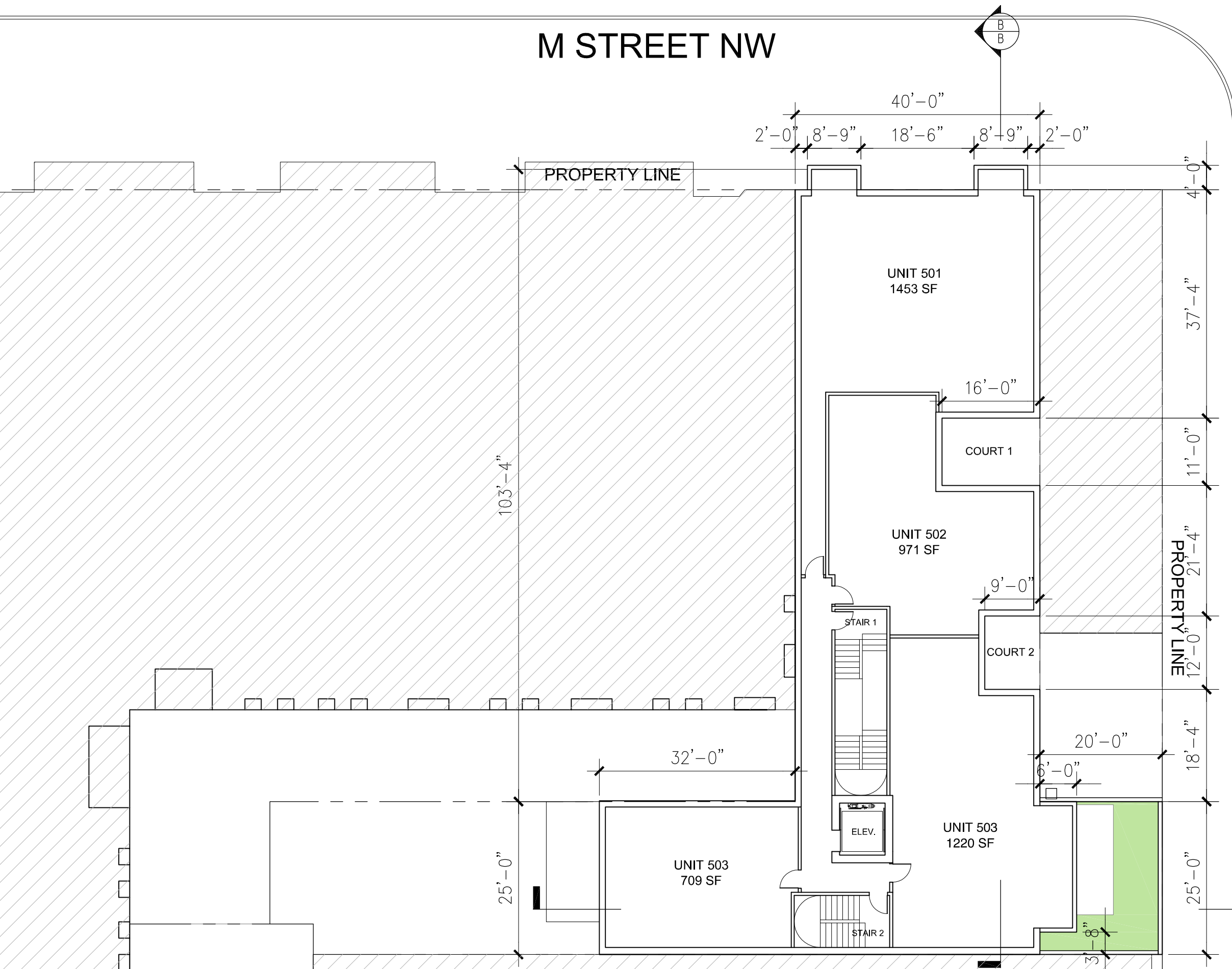
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LEVEL 5

9TH STREET NW

LEGEND	
	EXISTING TO REMAIN
	EXISTING TO DEMO
	GREEN ROOF
	GREEN ROOF BELOW
	TERRACE



9TH & M
14011

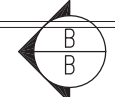
5TH LEVEL PLAN

PROPOSED

SCALE: 1/16"=1'-0"
DATE: 04.20.18



M STREET NW



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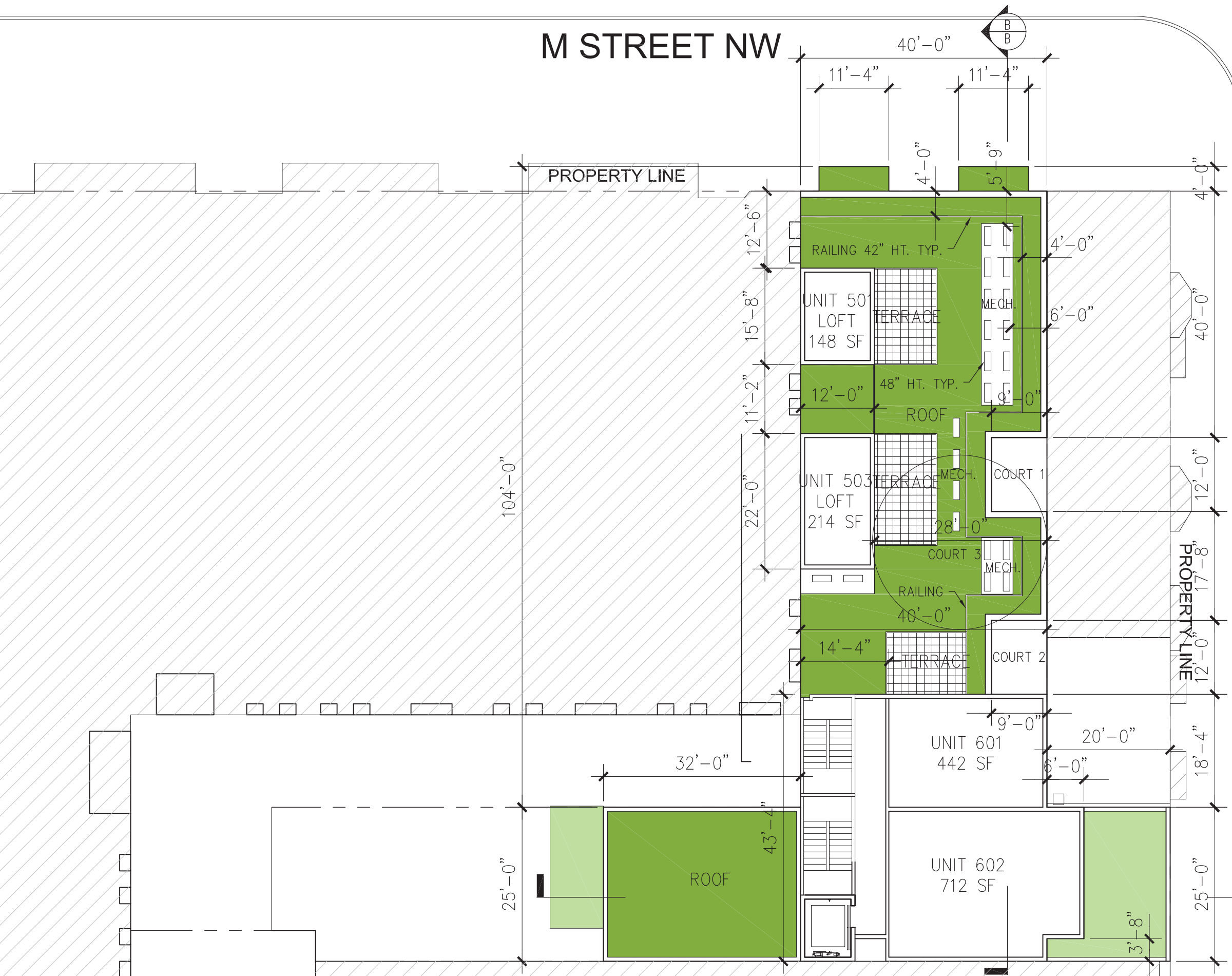
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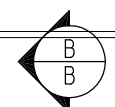
LEVEL 6

9TH STREET NW

LEGEND	
	EXISTING TO REMAIN
	EXISTING TO DEMO
	GREEN ROOF
	GREEN ROOF BELOW
	TERRACE



M STREET NW



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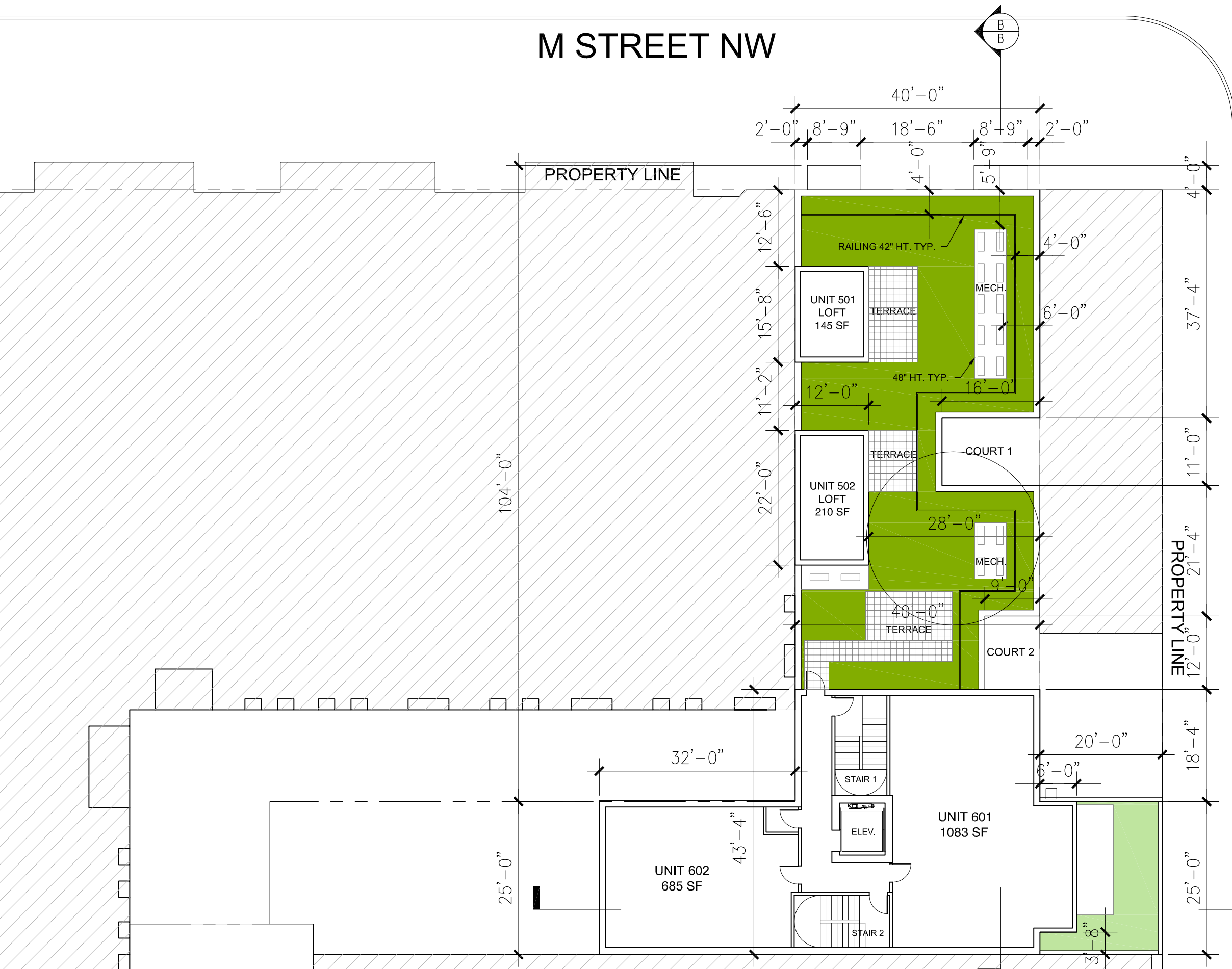
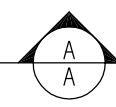
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LEVEL 6

9TH STREET NW

LEGEND	
	EXISTING TO REMAIN
	EXISTING TO DEMO
	GREEN ROOF
	GREEN ROOF BELOW
	TERRACE



9TH & M
14011

6TH LEVEL PLAN

PROPOSED

SCALE: 1/16"=1'-0"
DATE: 04.20.18



M STREET NW

40'-0"

11'-4"

11'-4"

PROPERTY LINE

12'-6"

15'-8"

11'-2"

22'-0"

104'-0"

ROOF

ROOF BELOW

ROOF

COURT 1 BELOW

COURT 3

40'-0"

13'-8"

COURT 2 BELOW

UNIT 701
596 SF

UNIT 702
712 SF

32'-0"

43'-4"

ROOF BELOW

20'-0"

6'-0"

6'-0"

18'-4"

25'-0"

3'-8"

PROPERTY LINE

12'-0"

17'-8"

12'-0"

40'-0"

4'-0"

9TH STREET NW

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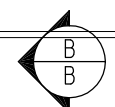
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LEVELS 7-10

LEGEND	
	EXISTING TO REMAIN
	EXISTING TO DEMO
	GREEN ROOF
	GREEN ROOF BELOW
	TERRACE



M STREET NW



40'-0"
2'-0" 8'-9" 18'-6" 8'-9" 2'-0"

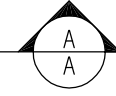
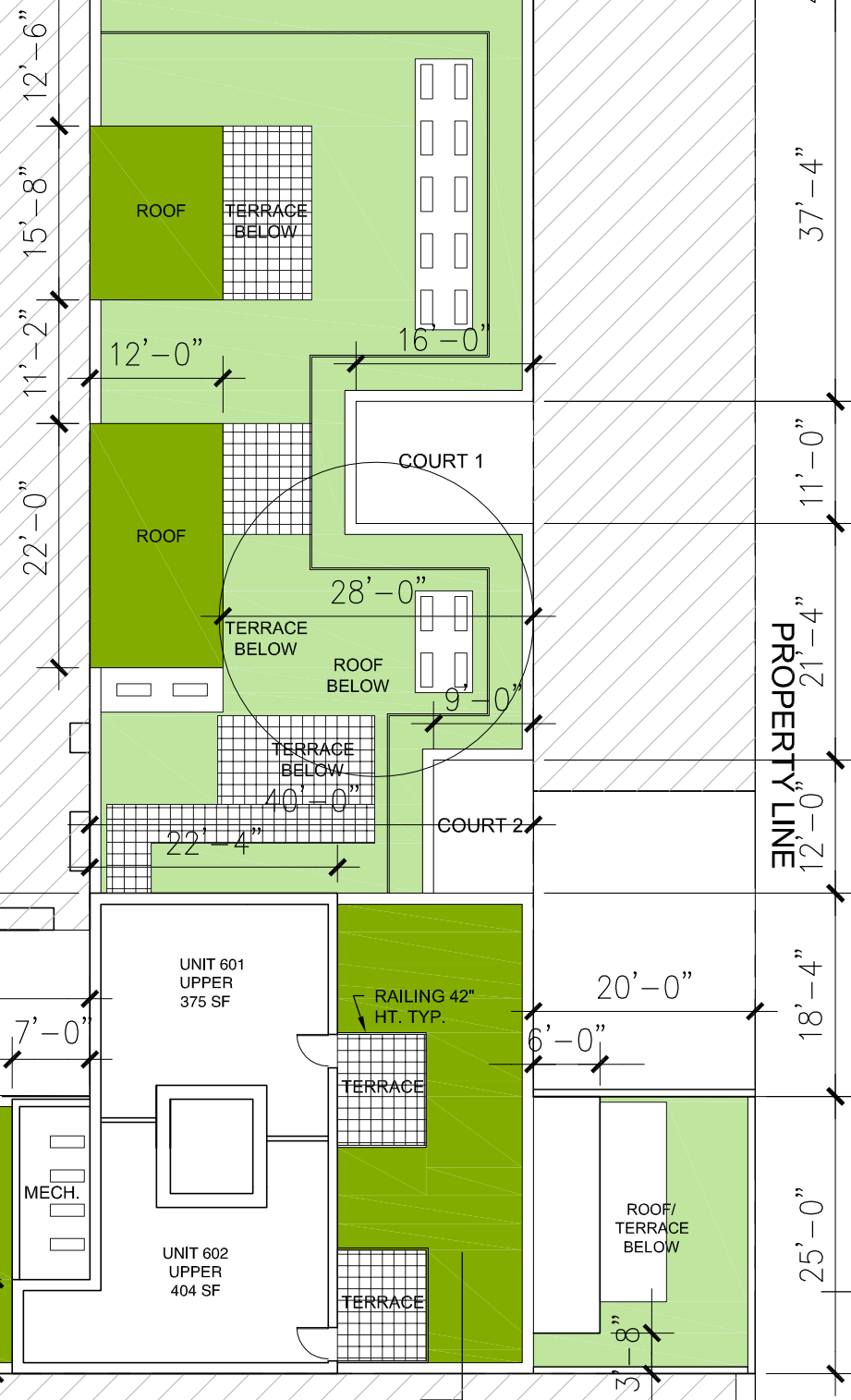
PROPERTY LINE

LEVEL 7

9TH STREET NW

LEGEND	
	EXISTING TO REMAIN
	EXISTING TO DEMO
	GREEN ROOF
	TERRACE
	NEW

104'-0"



9TH & M
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7TH LEVEL PLAN

PROPOSED

SCALE: 1/16"=1'-0"
DATE: 05.04.18



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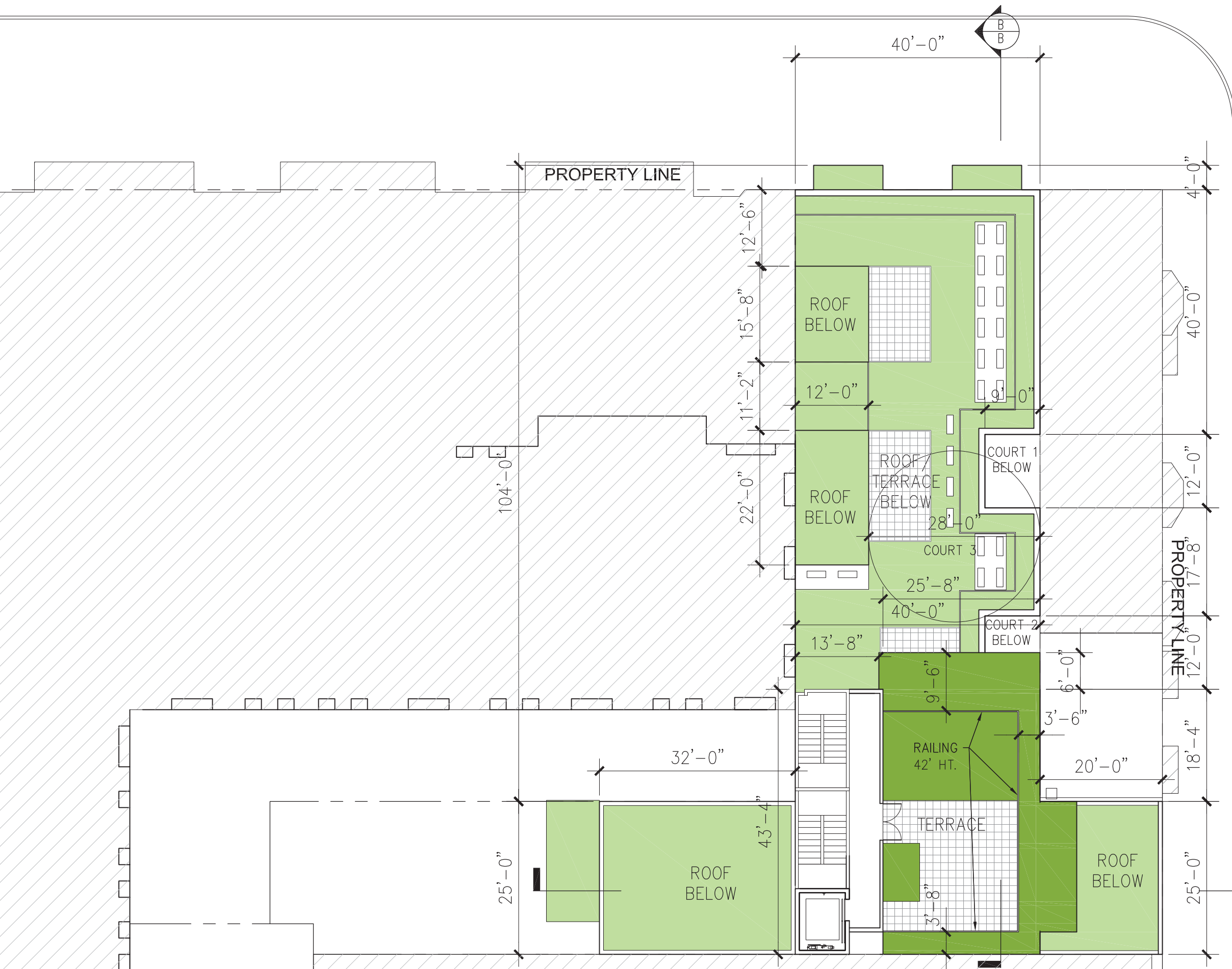
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ROOF/ TERRACE

9TH STREET NW

LEGEND	
	EXISTING TO REMAIN
	EXISTING TO DEMO
	GREEN ROOF
	GREEN ROOF BELOW
	TERRACE



9TH & M
14011

ROOF/TERRACE PLAN

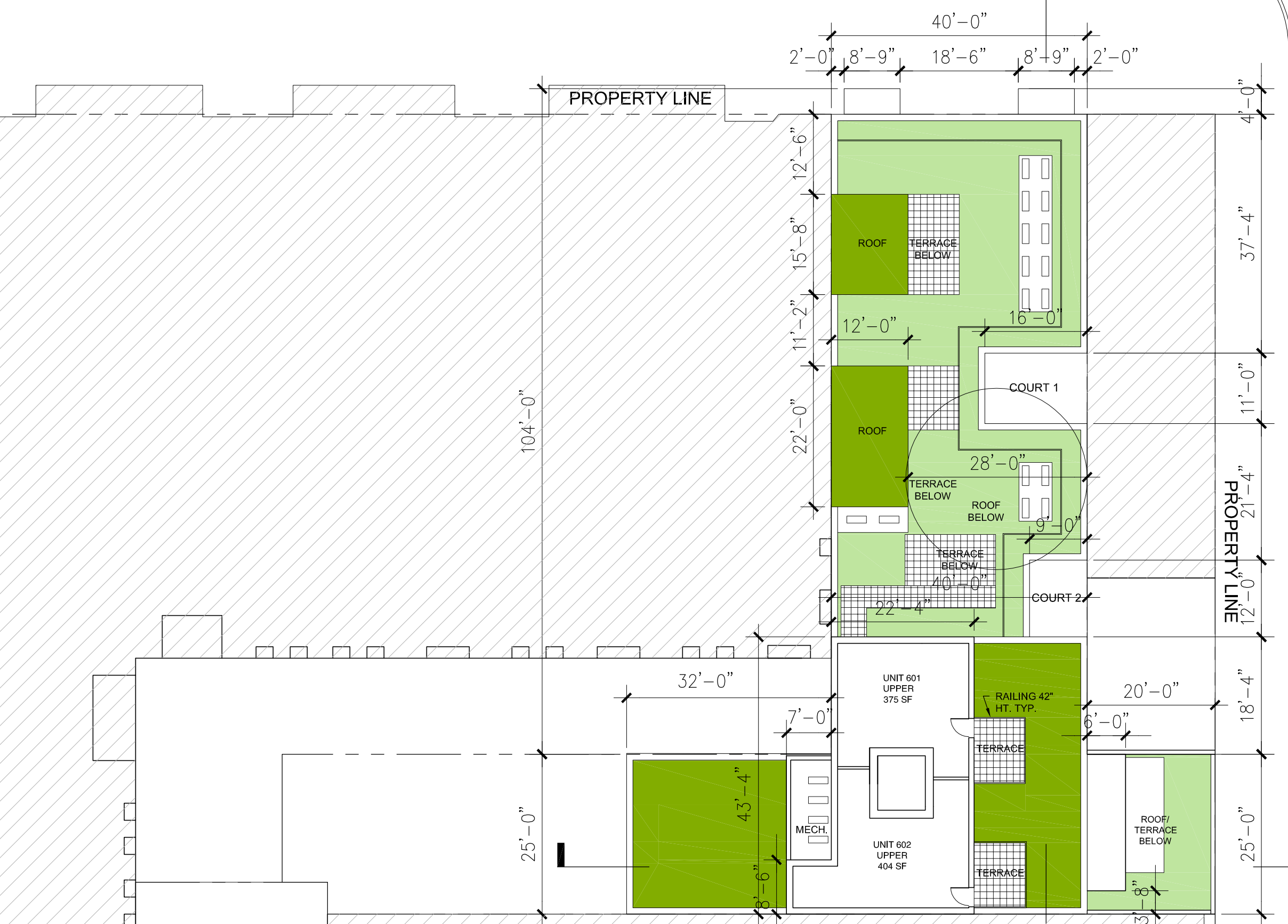
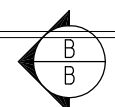
APPROVED

SCALE: 1/16" = 1'-0"
DATE: 11.11.15

25
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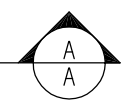
M STREET NW



LEVEL 7

9TH STREET NW

LEGEND	
	EXISTING TO REMAIN
	EXISTING TO DEMO
	GREEN ROOF
	TERRACE
	NEW



9TH & M
14011

7TH LEVEL PLAN

PROPOSED

SCALE: 1/16"=1'-0"
DATE: 05.04.18








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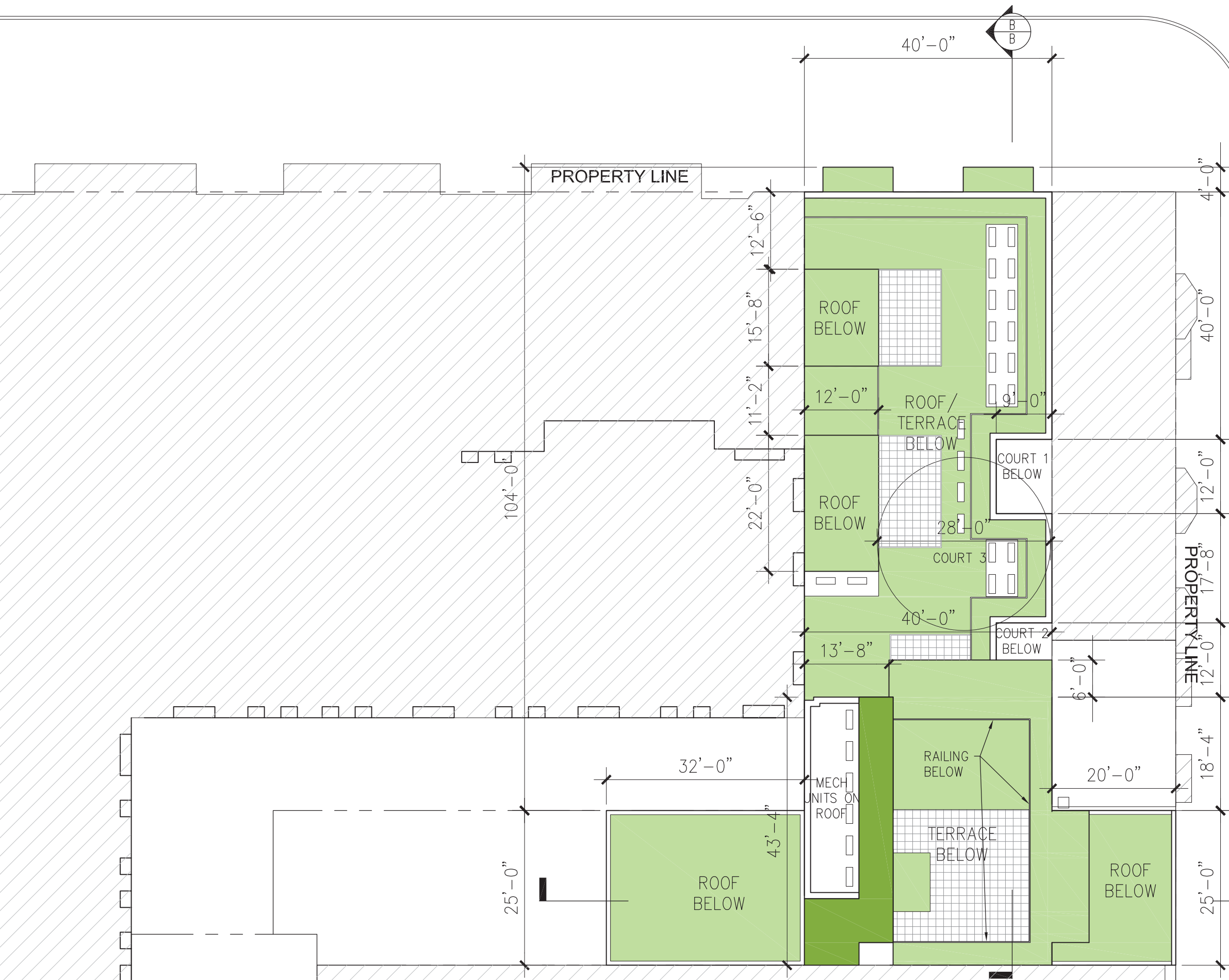
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ROOF/ TERRACE

9TH STREET NW

LEGEND	
	EXISTING TO REMAIN
	EXISTING TO DEMO
	GREEN ROOF
	GREEN ROOF BELOW
	TERRACE



9TH & M
14011

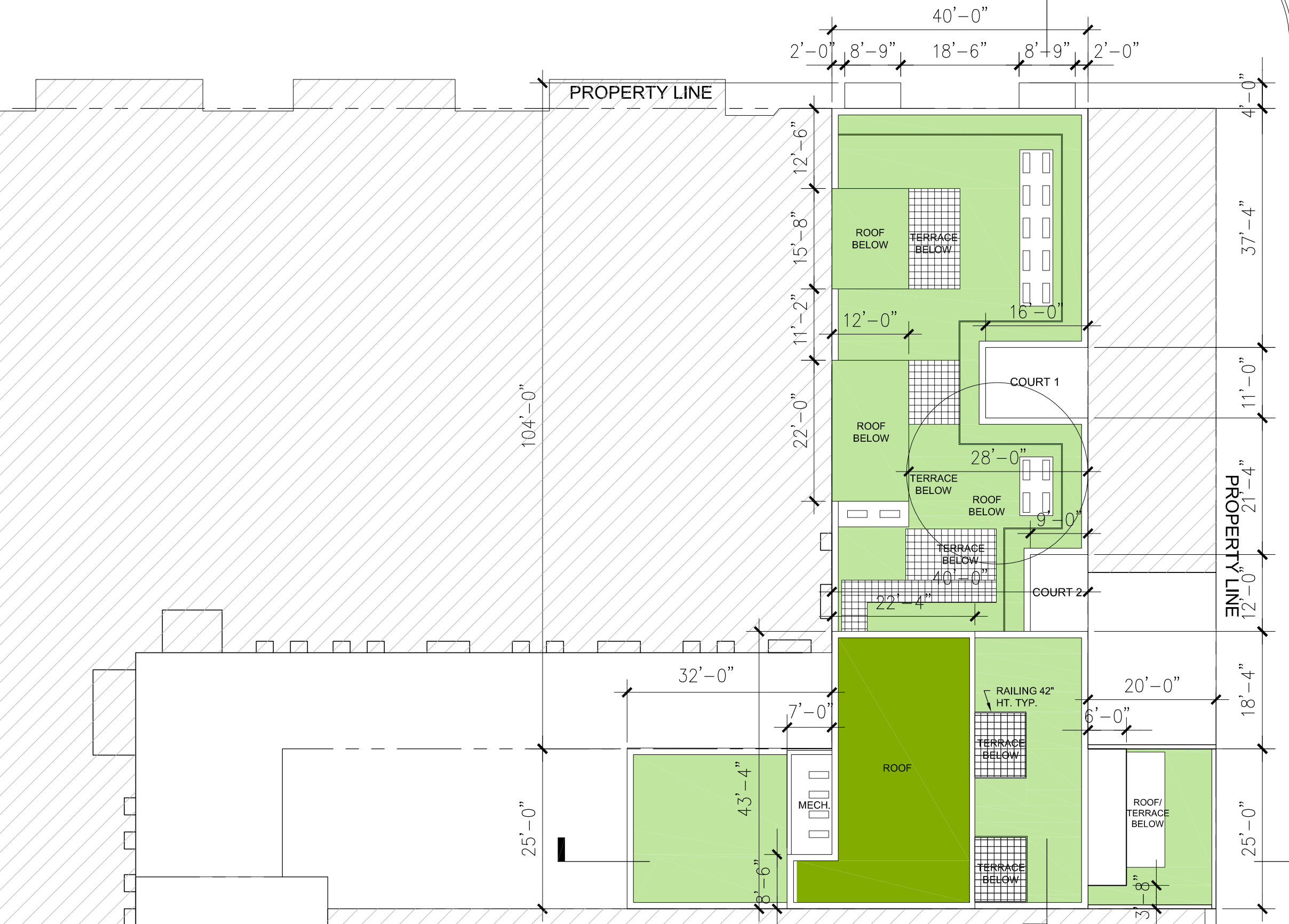
ROOF PLAN

APPROVED SCALE: 1/16" = 1'-0"
DATE: 11.11.15

 26
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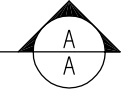
M STREET NW



ROOF/
TERRACE

9TH STREET NW

LEGEND	
	EXISTING TO REMAIN
	EXISTING TO DEMO
	GREEN ROOF
	TERRACE
	NEW



9TH & M
14011

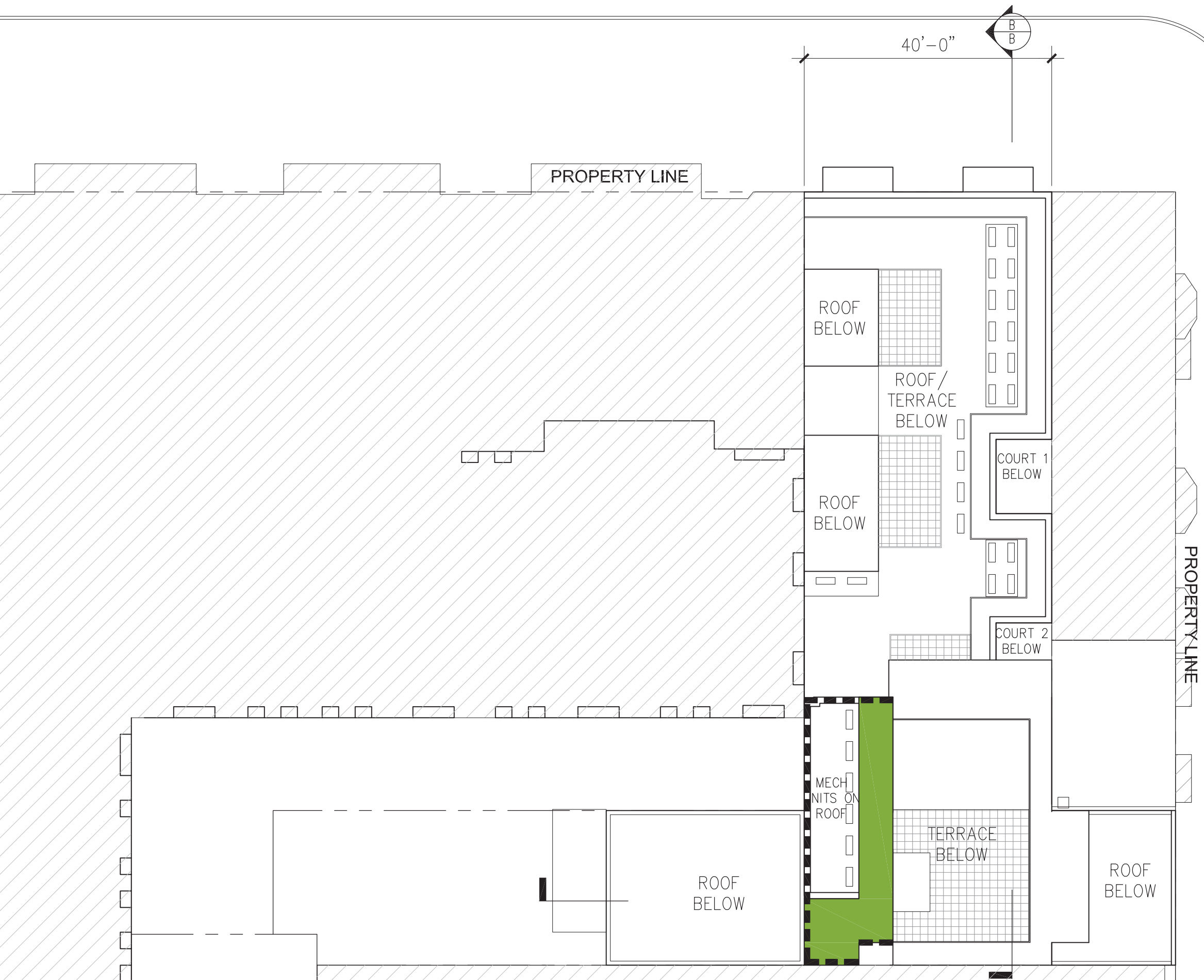
ROOF PLAN

PROPOSED

SCALE: 1/16"=1'-0"
DATE: 05.04.18



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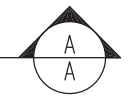
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ROOF/ TERRACE

9TH STREET NW

LEGEND
 SETBACK RELIEF



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SETBACK RELIEF PLAN

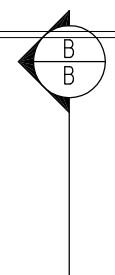
APPROVED

SCALE: 1/16" = 1'-0"
DATE: 11.11.15

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M STREET NW



PROPERTY LINE

ROOF/
TERRACE

9TH STREET NW

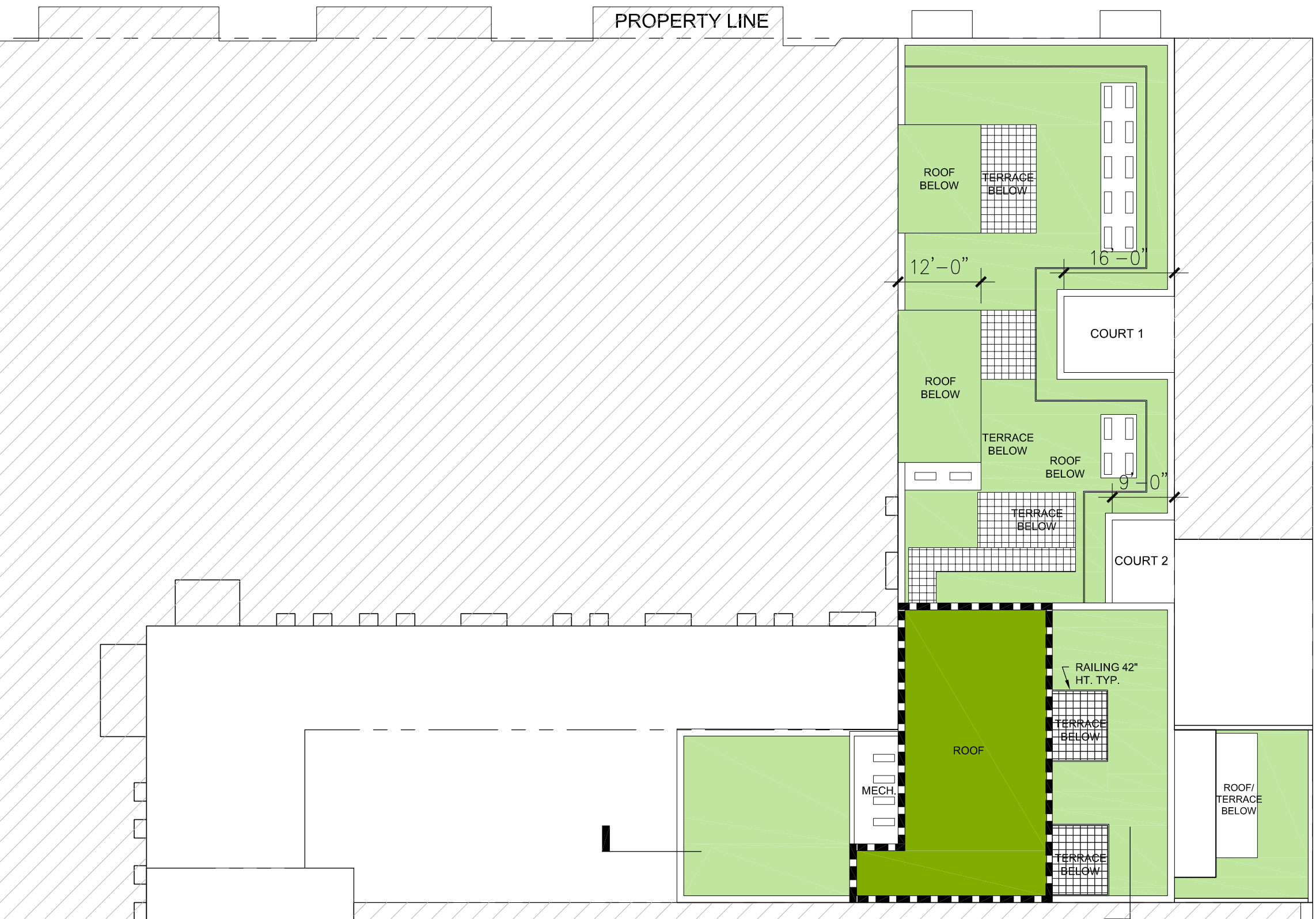
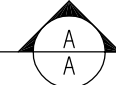
PROPERTY LINE

LEGEND

— EXTENT OF HIGH ROOF

NOTE:

SEE SHEET 24/25 (PROPOSED) FOR 7TH LEVEL PLAN. THE 7TH LEVEL CONSISTS OF INHABITABLE RESIDENTIAL UNITS. THE TOP STORY IS NO LONGER A PENTHOUSE AND DOES NOT REQUIRE RELIEF FROM SETBACK REQUIREMENTS.

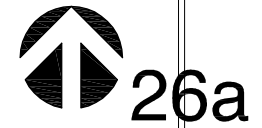


9TH & M
14011

ROOF PLAN

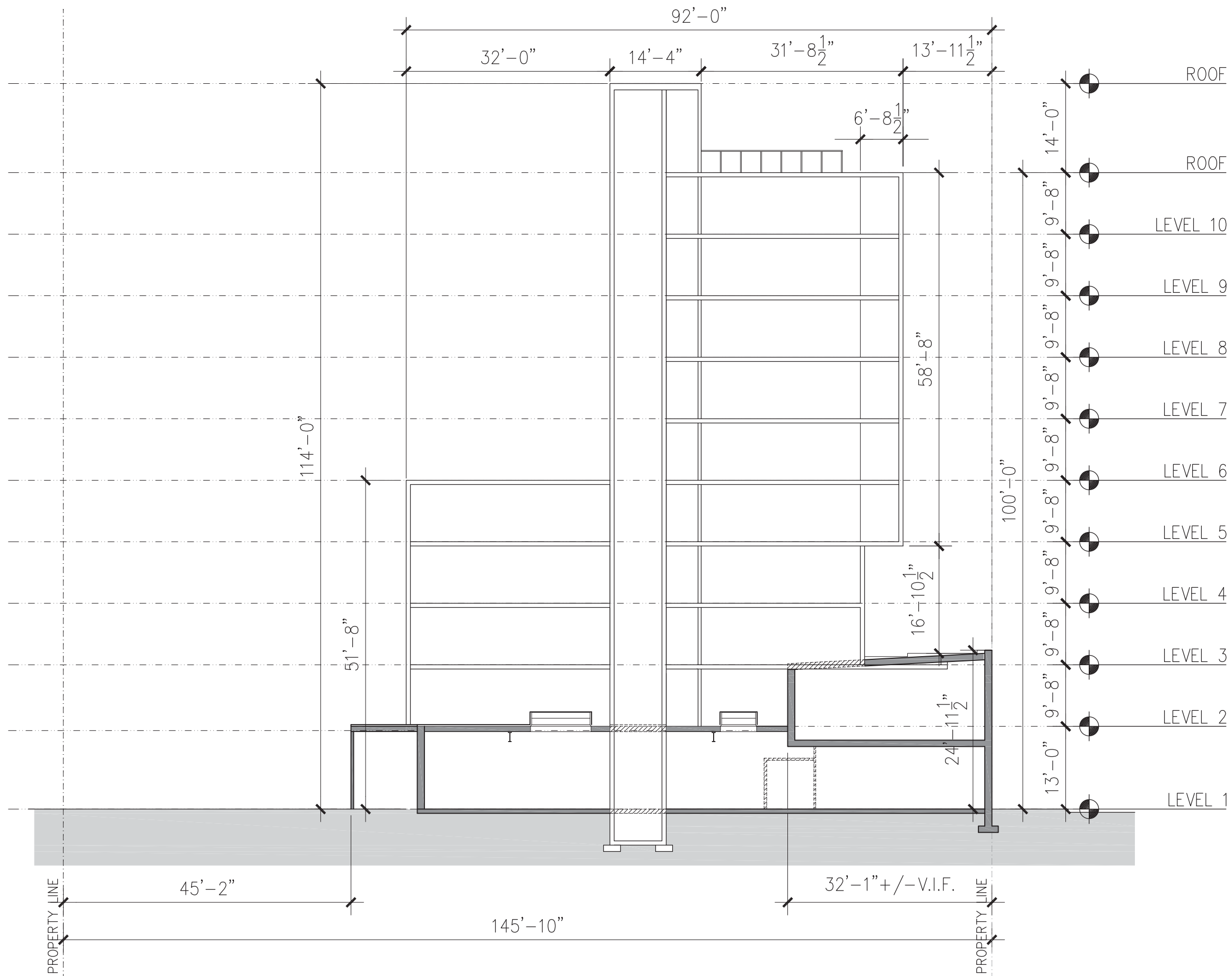
PROPOSED

SCALE: 1/16"=1'-0"
DATE: 05.04.18



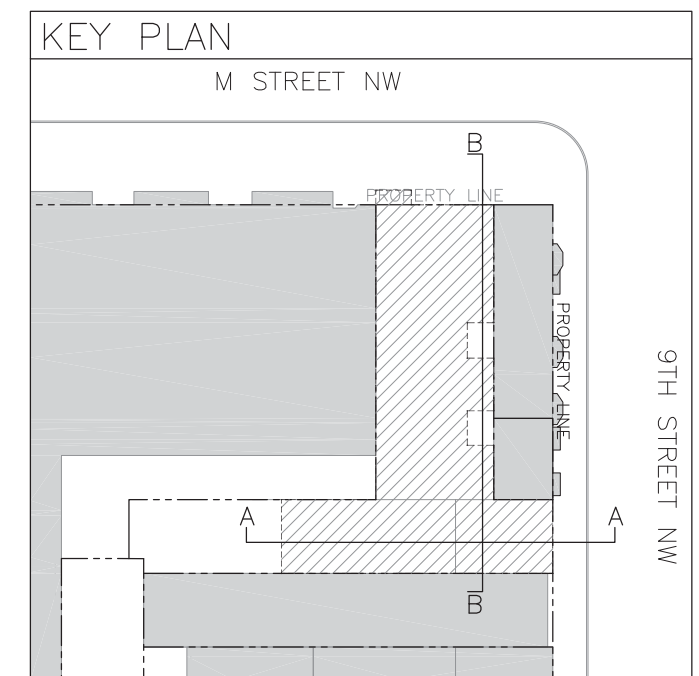
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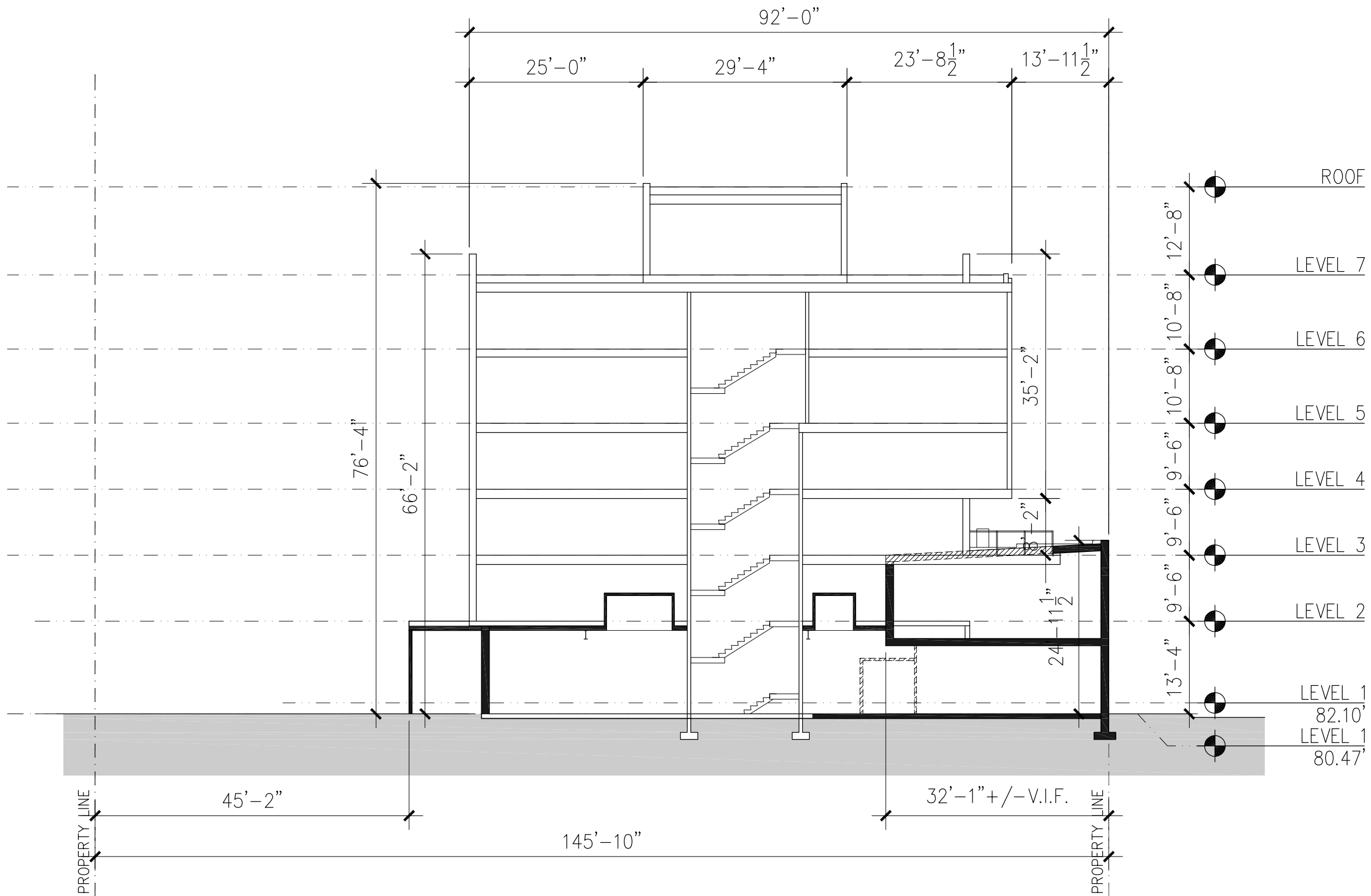
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
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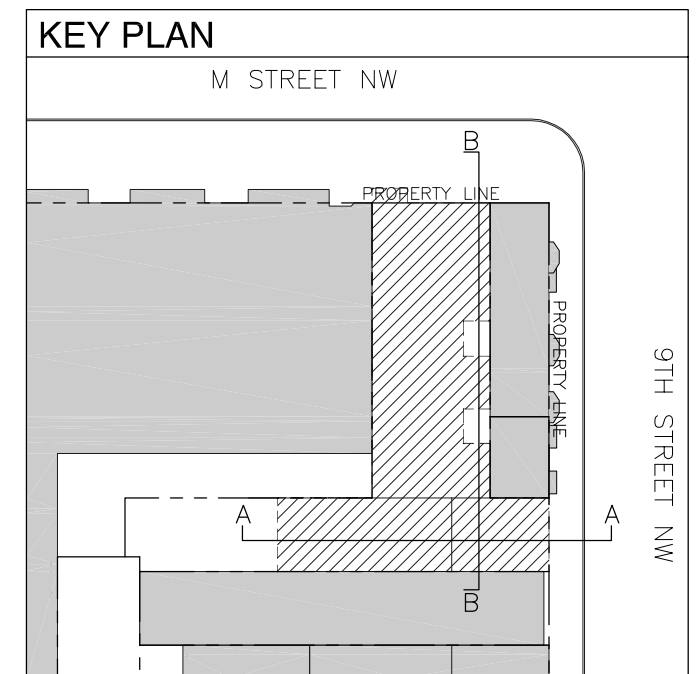
LEGEND	
	EXISTING TO REMAIN
	EXISTING TO DEMO





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LEGEND	
	EXISTING TO REMAIN
	EXISTING TO DEMO



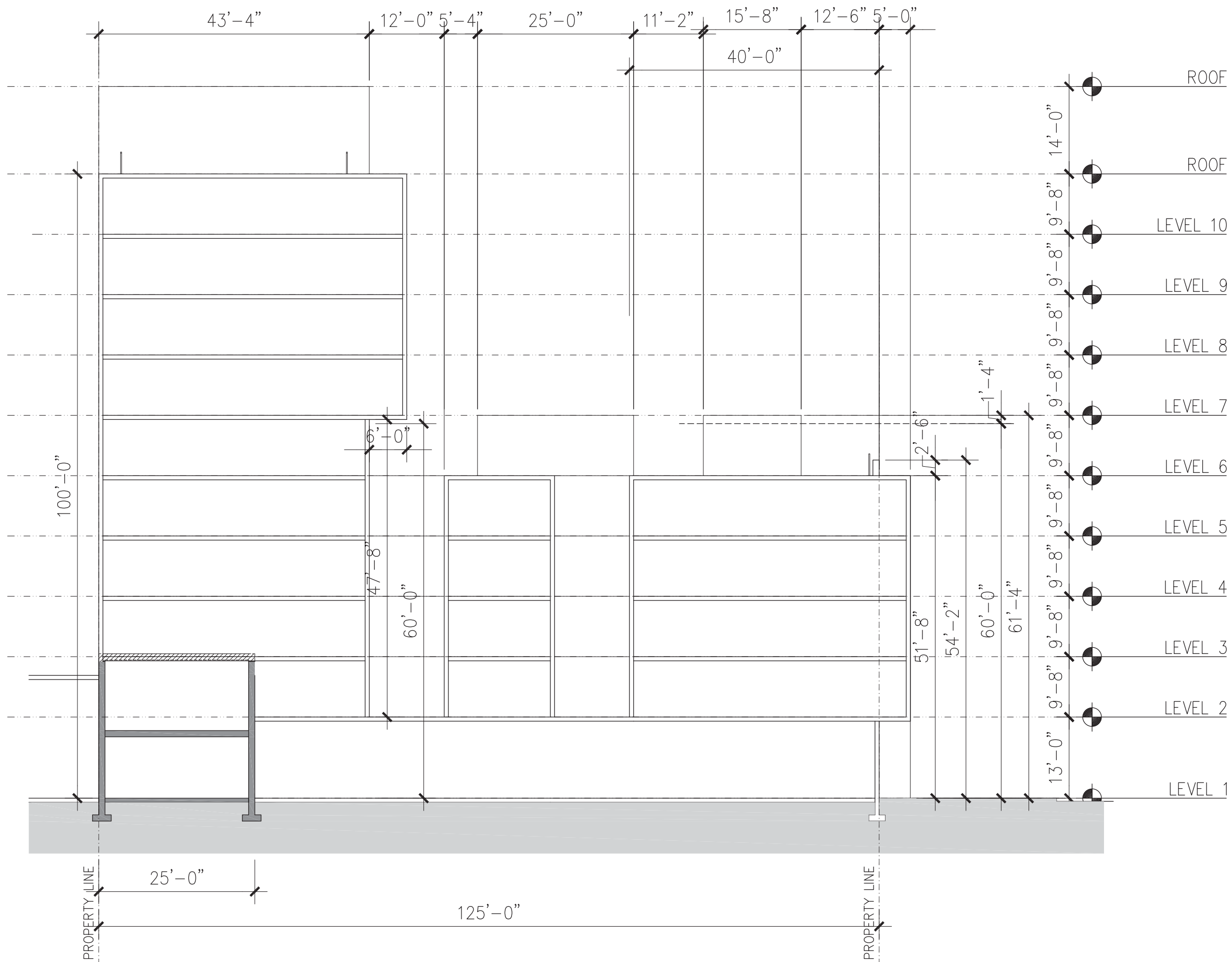
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BUILDING SECTION A

PROPOSED

SCALE: 1/16"=1'-0"
DATE: 05.04.18

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LEGEND	
	EXISTING TO REMAIN
	EXISTING TO DEMO

