

EXHIBIT A



1126 9TH STREET NW

APPLICATION FOR CONSOLIDATED PUD
ZONING MAP AMENDMENT

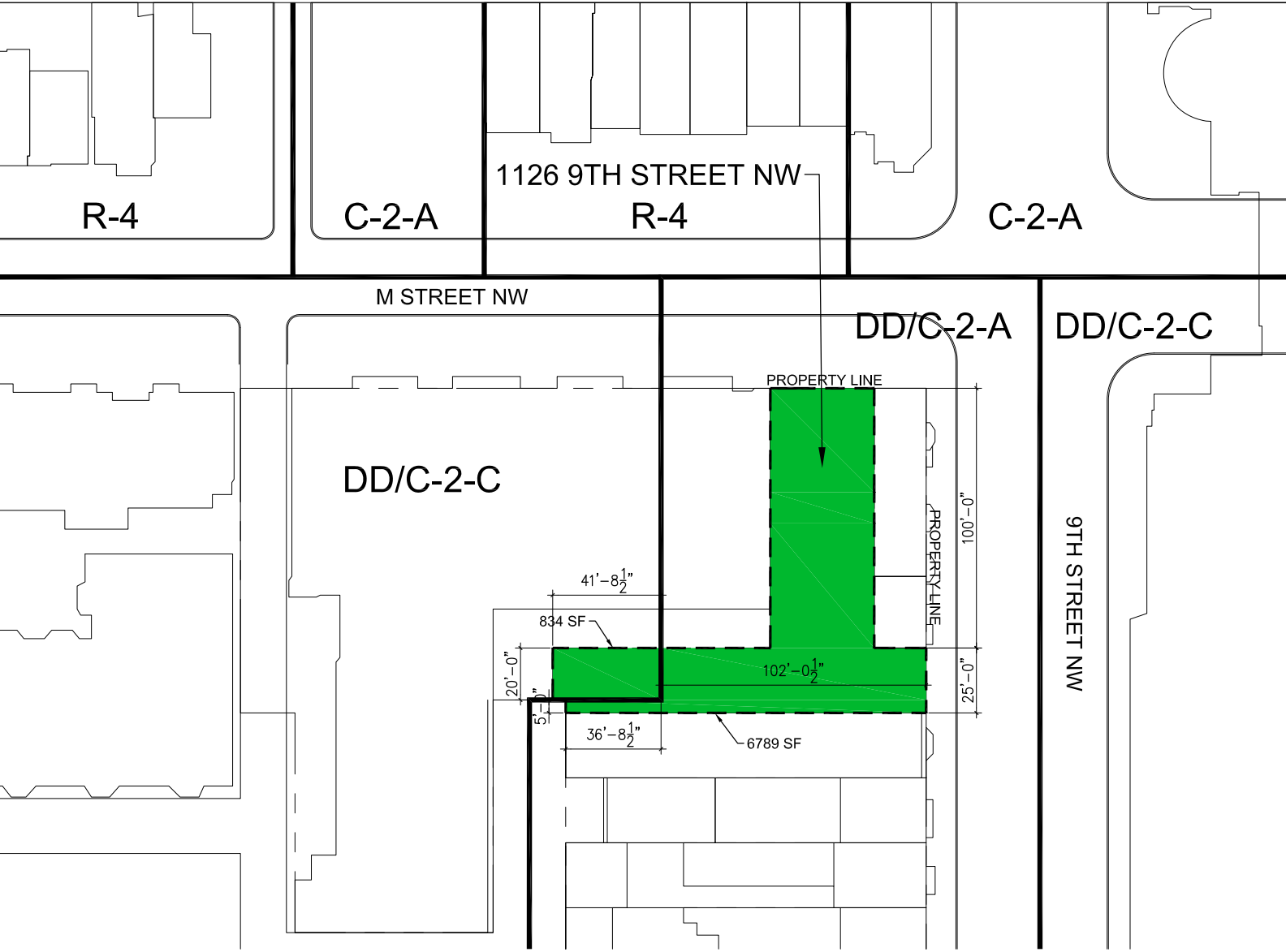
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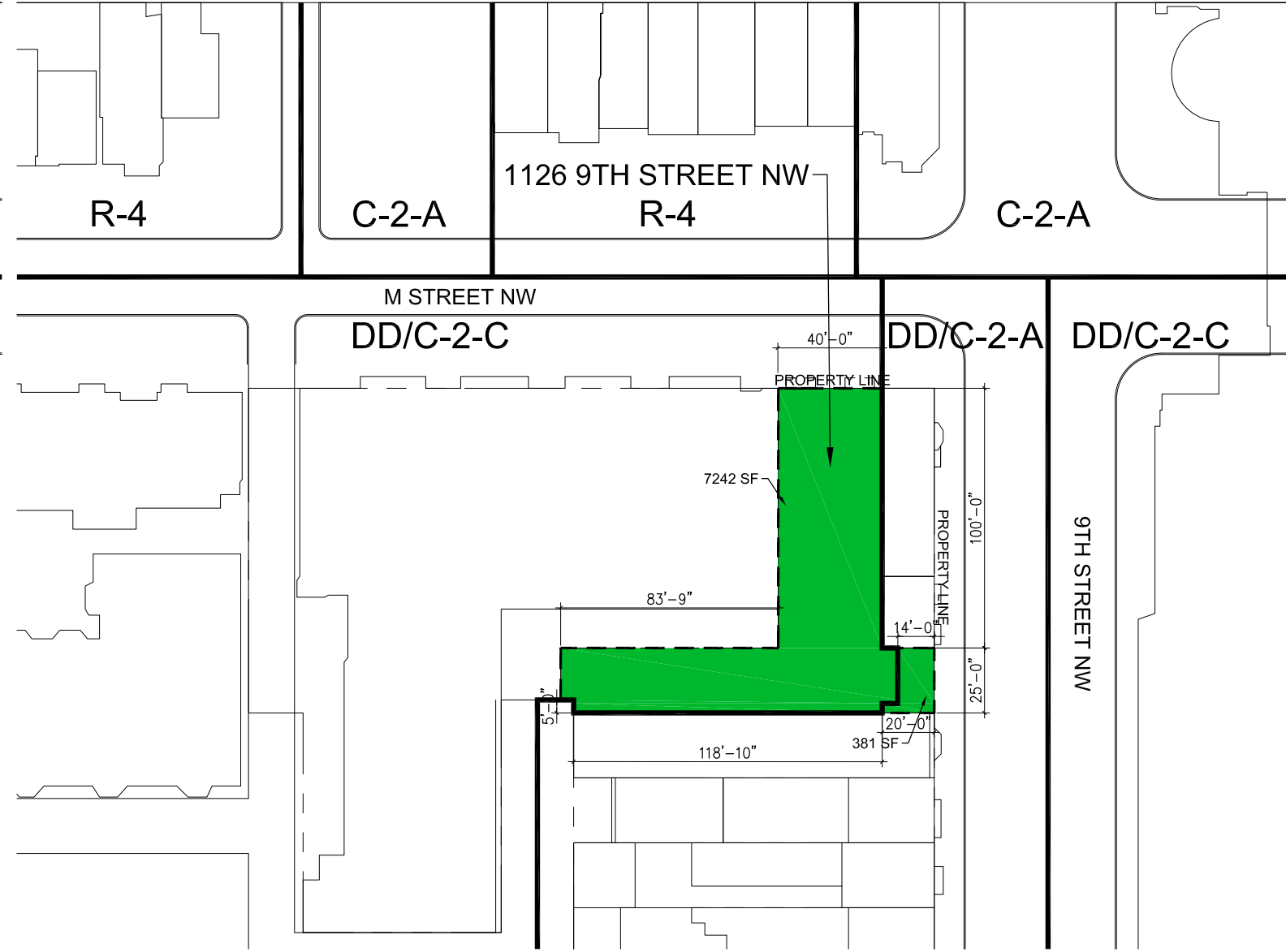


PROPOSED CONSOLIDATED PUD





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		

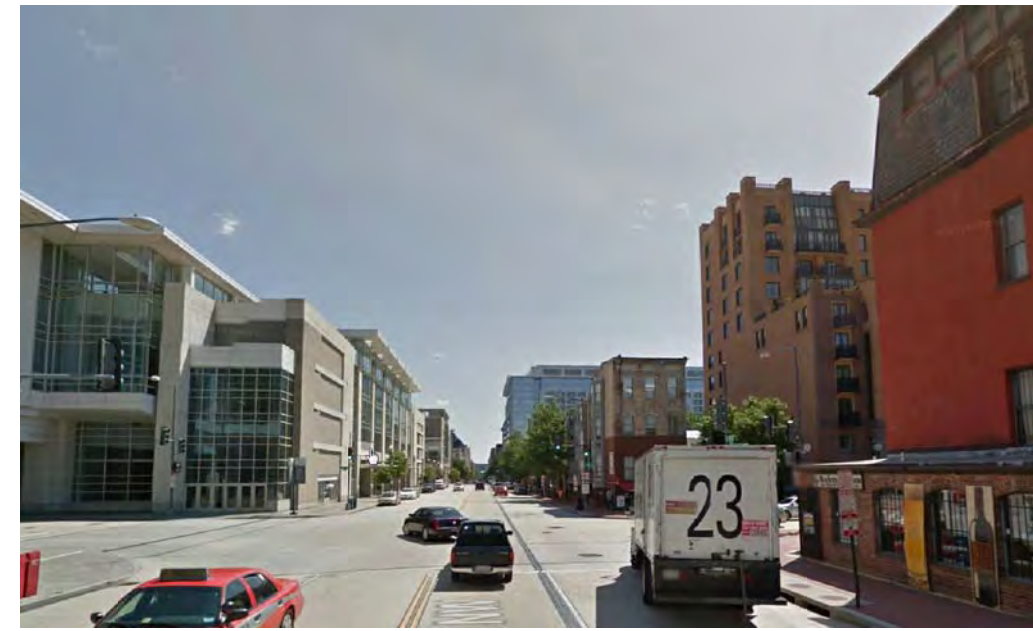
NOTE:
 APPLICANT ALSO REQUESTS
 FLEXIBILITY FROM SECTION 1706.15
 FOR TWO SMALL PORTIONS OF THE
 BUILDING THAT RISE ABOVE THE 60
 FOOT BUILDING HEIGHT LIMITATION
 ALONG M STREET (TO A DEPTH OF
 40 FEET FROM M STREET), BY AN
 AMOUNT OF APPROXIMATELY ONE
 (1) FOOT, FOUR (4) INCHES.



VIEW A



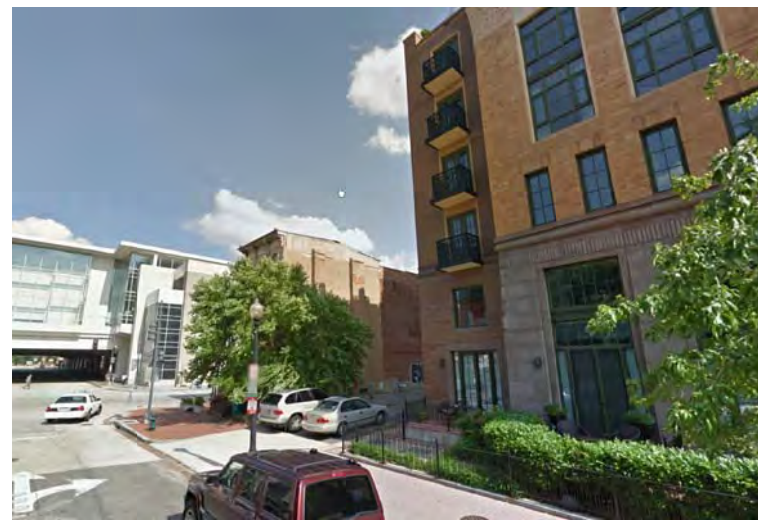
VIEW B



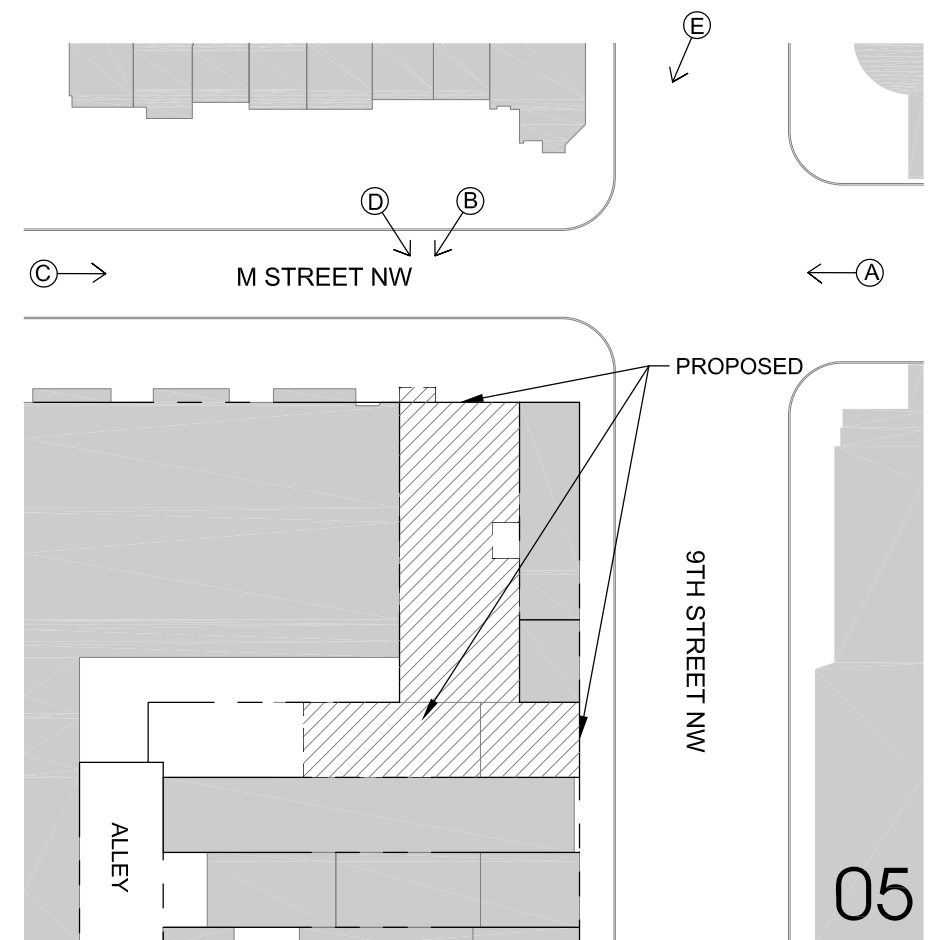
VIEW E



VIEW C



VIEW D

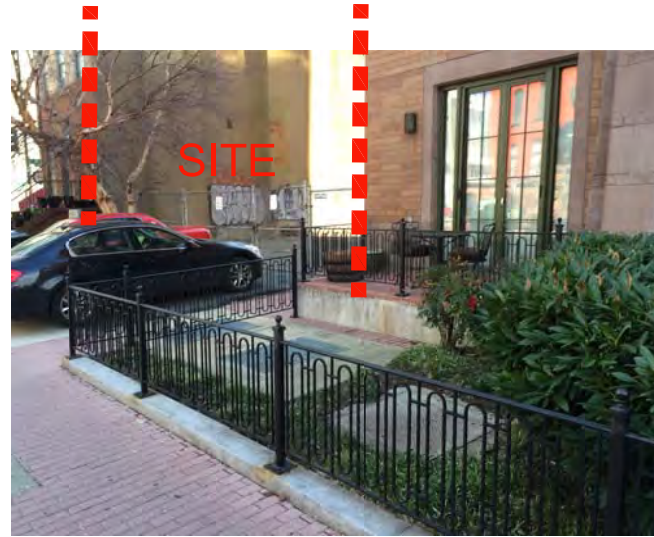


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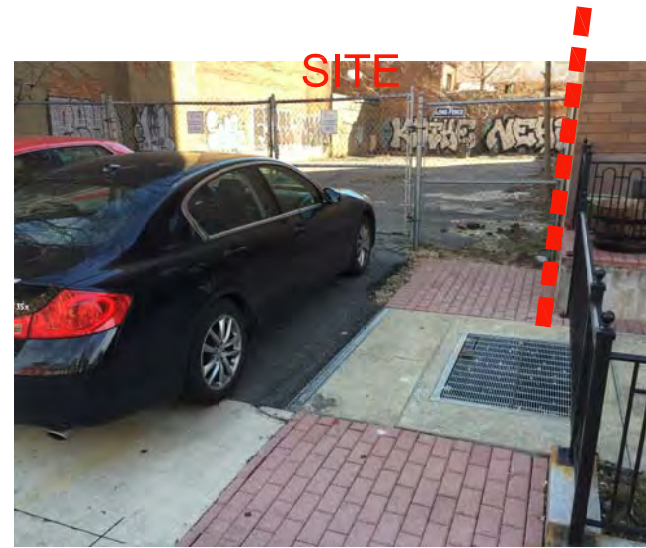
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VIEW H



VIEW G



VIEW F



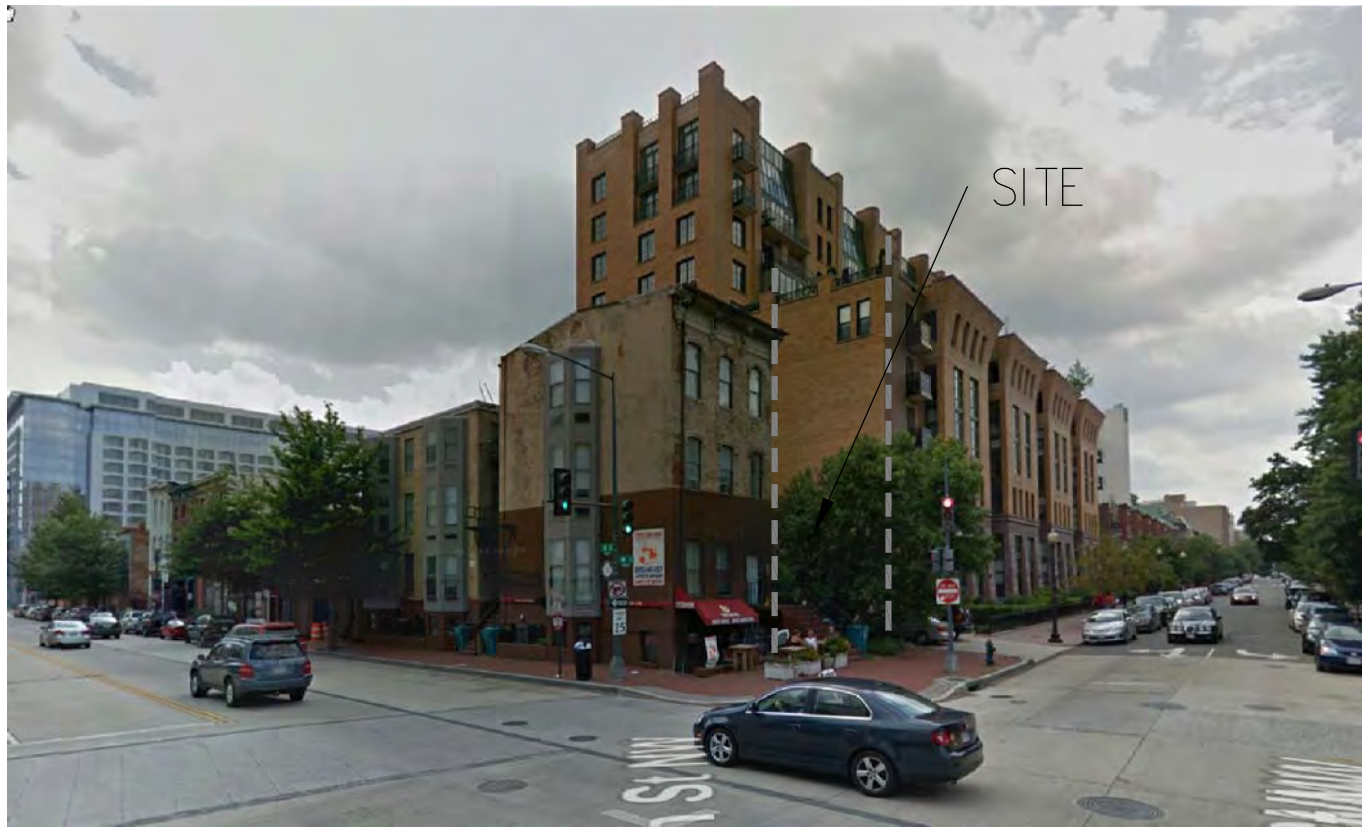
VIEW E



VIEW D



5a



VIEW A



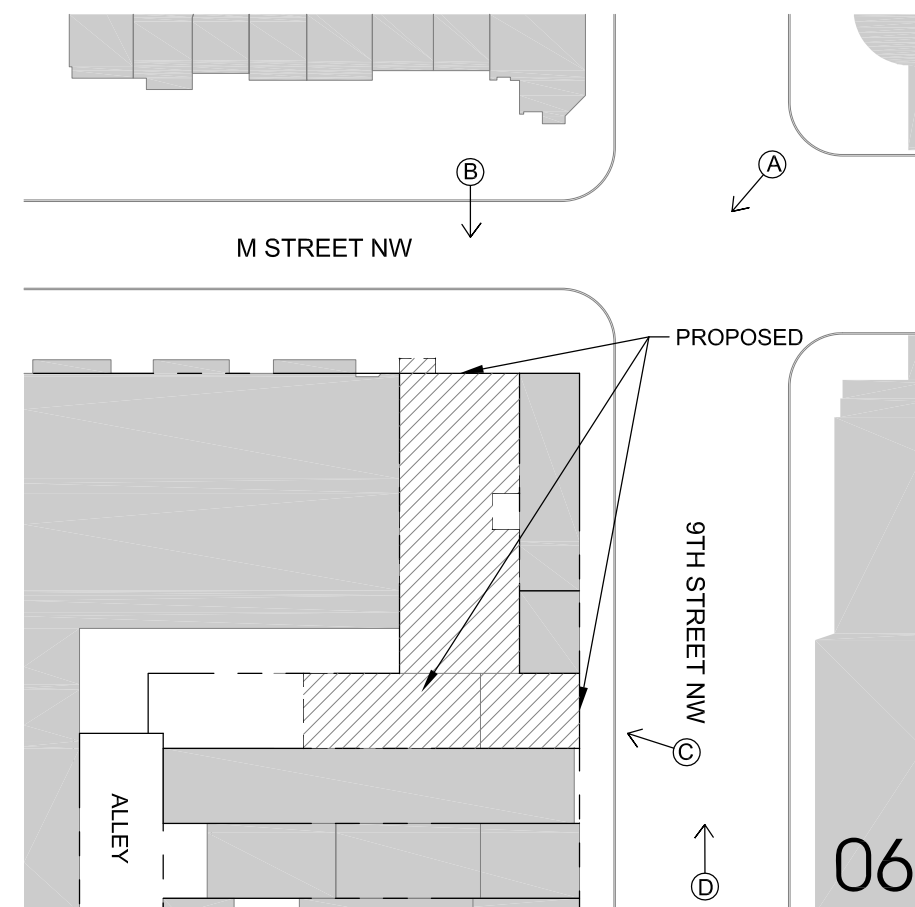
VIEW B



VIEW C



VIEW D



SCALE: NO SCALE
DATE: 11.11.15

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VIEW B



VIEW B



VIEW C



VIEW C



VIEW A

SITE



6a

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EXISTING CONTEXT PHOTOS

SCALE: NO SCALE
DATE: 03.31.16

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VIEW A



VIEW B

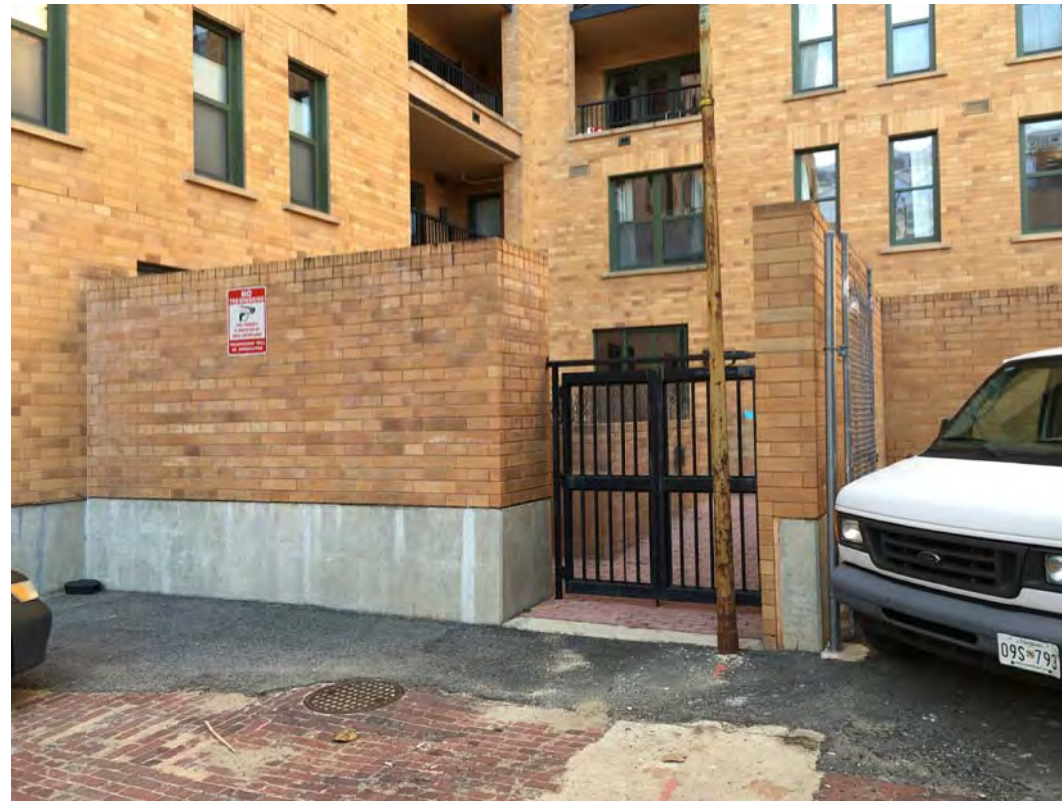


VIEW C





VIEW D



VIEW E



VIEW F



VIEW G - ALLEY ENTRY TO SITE



VIEW H - SITE - REAR YARD



07b

M STREET NW

EXISTING SITE

9TH STREET NW

EXISTING 2-STORY
BUILDING TO BE
RENOVATED

EXISTING 1-STORY
BUILDING TO BE
RENOVATED

EXISTING 1-STORY
SHED TO BE
RENOVATED

08

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EXISTING SITE PLAN

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

DATE: 11.11.15

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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



M STREET NW

10TH STREET NW

9TH STREET NW

1126 9TH ST.





LEGEND

- VEHICULAR CIRCULATION
- PEDESTRIAN CIRCULATION
- RETAIL ENTRY
- OFFICE ENTRY
- RESIDENTIAL ENTRY / EXIT
- PARKING SERVICE ENTRY
- LOADING
- RESIDENTIAL
- RETAIL
- OFFICE

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SITE BLOCK CIRCULATION PLAN

SCALE: 1"=40'
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

PUBLIC SPACE MODIFIED

SITE

NEW PAVED PARKING APRON

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LANDSCAPE PLAN

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

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VIEW 4 - M STREET ENTRY



VIEW 4 - M STREET EXISTING CONDITION



VIEW 3 - M STREET ENTRY



13a



VIEW 2 - 9TH STREET ENTRY

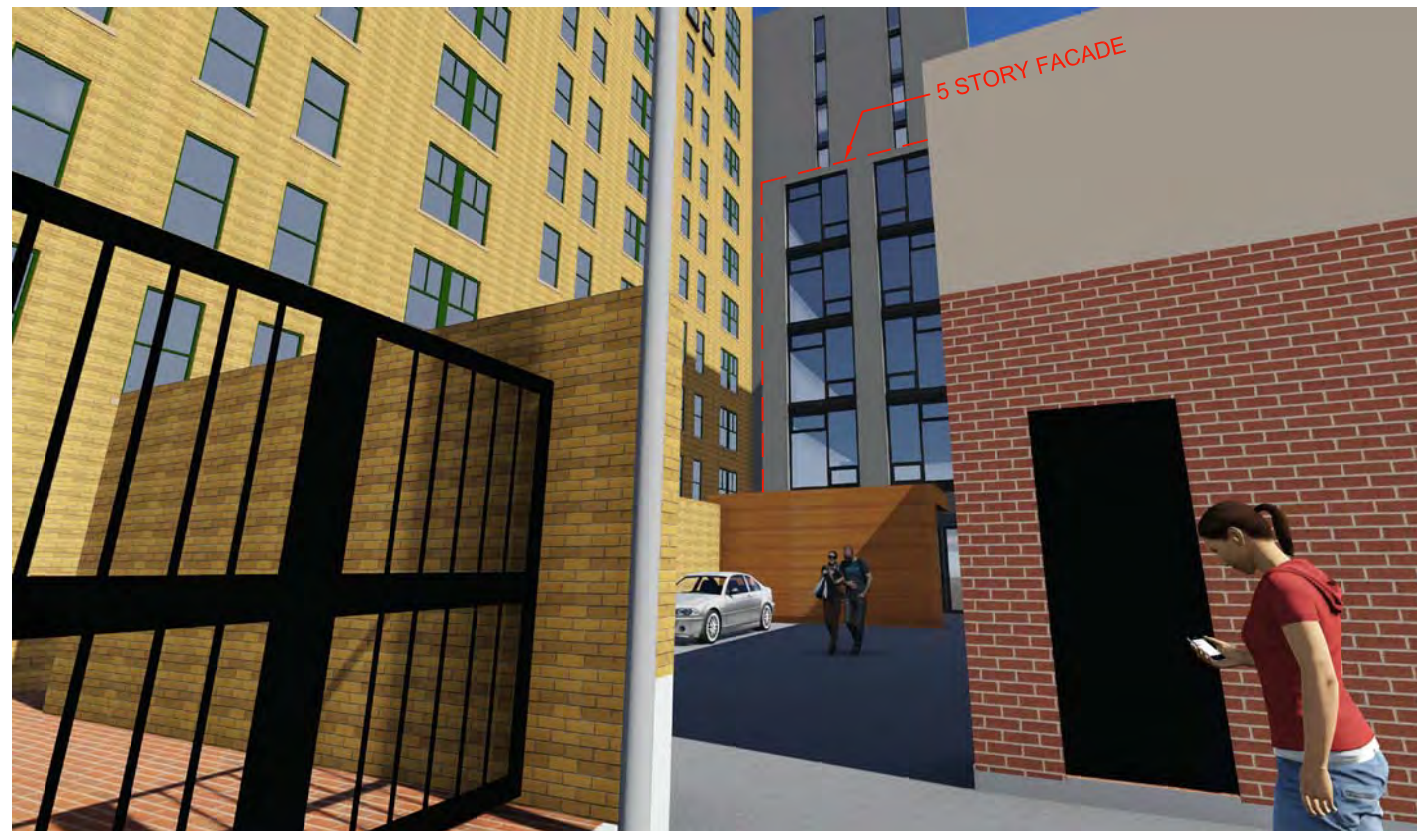


VIEW 2 - 9TH STREET EXISTING CONDITION



VIEW 1 - 9TH STREET ENTRY





VIEW 1



VIEW 1 - EXISTING CONDITIONS



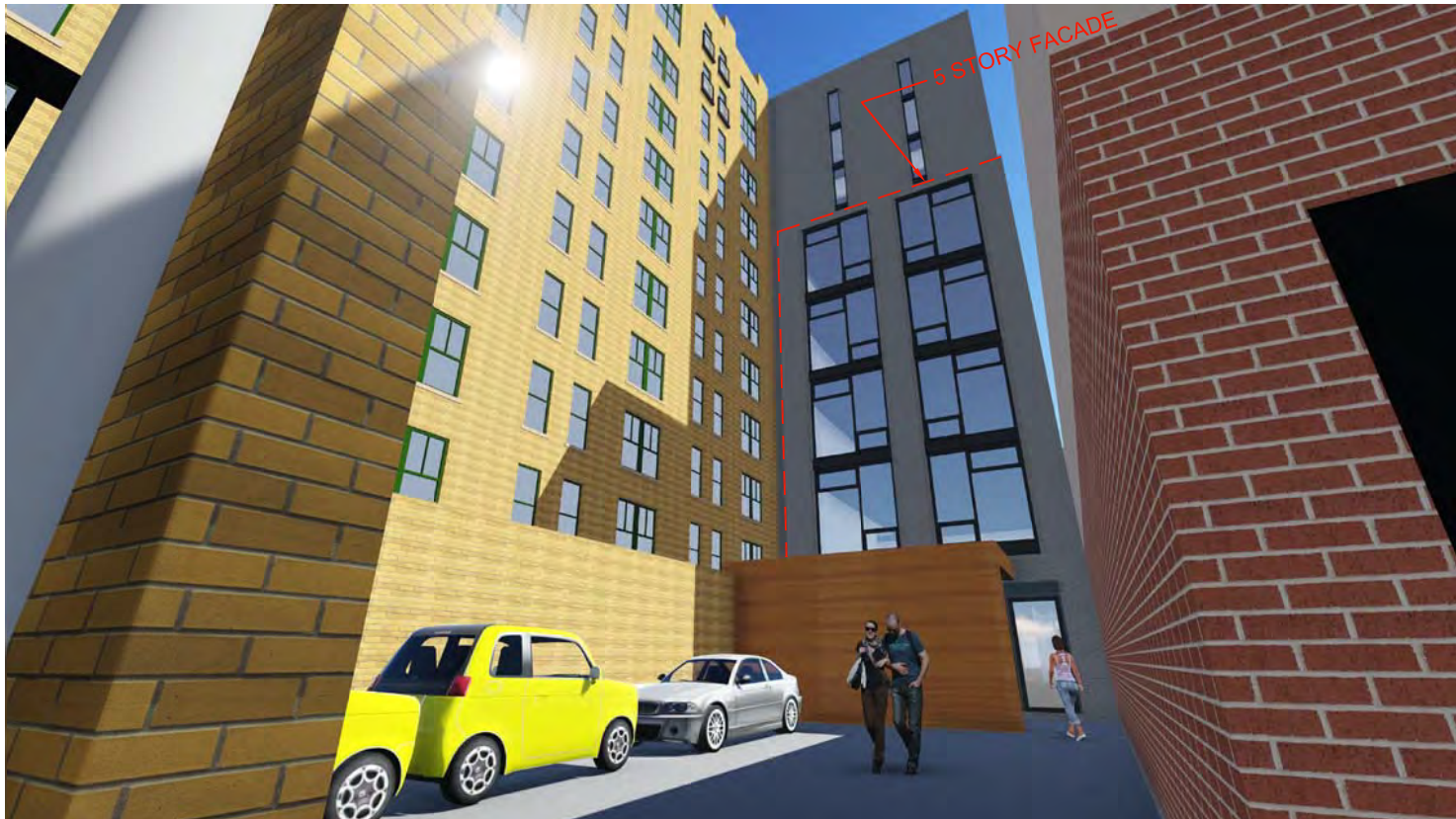
VIEW 2 - AERIAL



13c



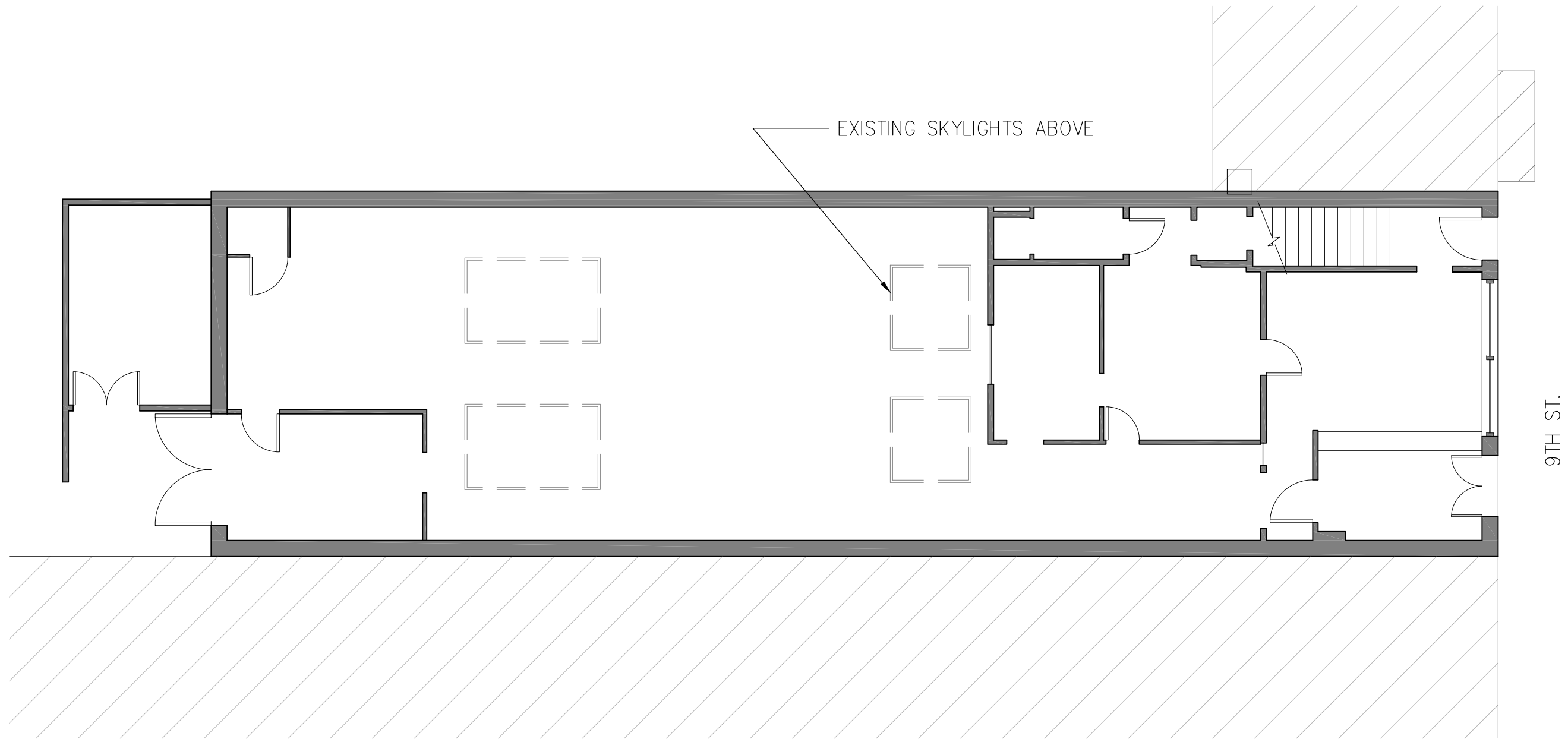
VIEW 4 - AERIAL

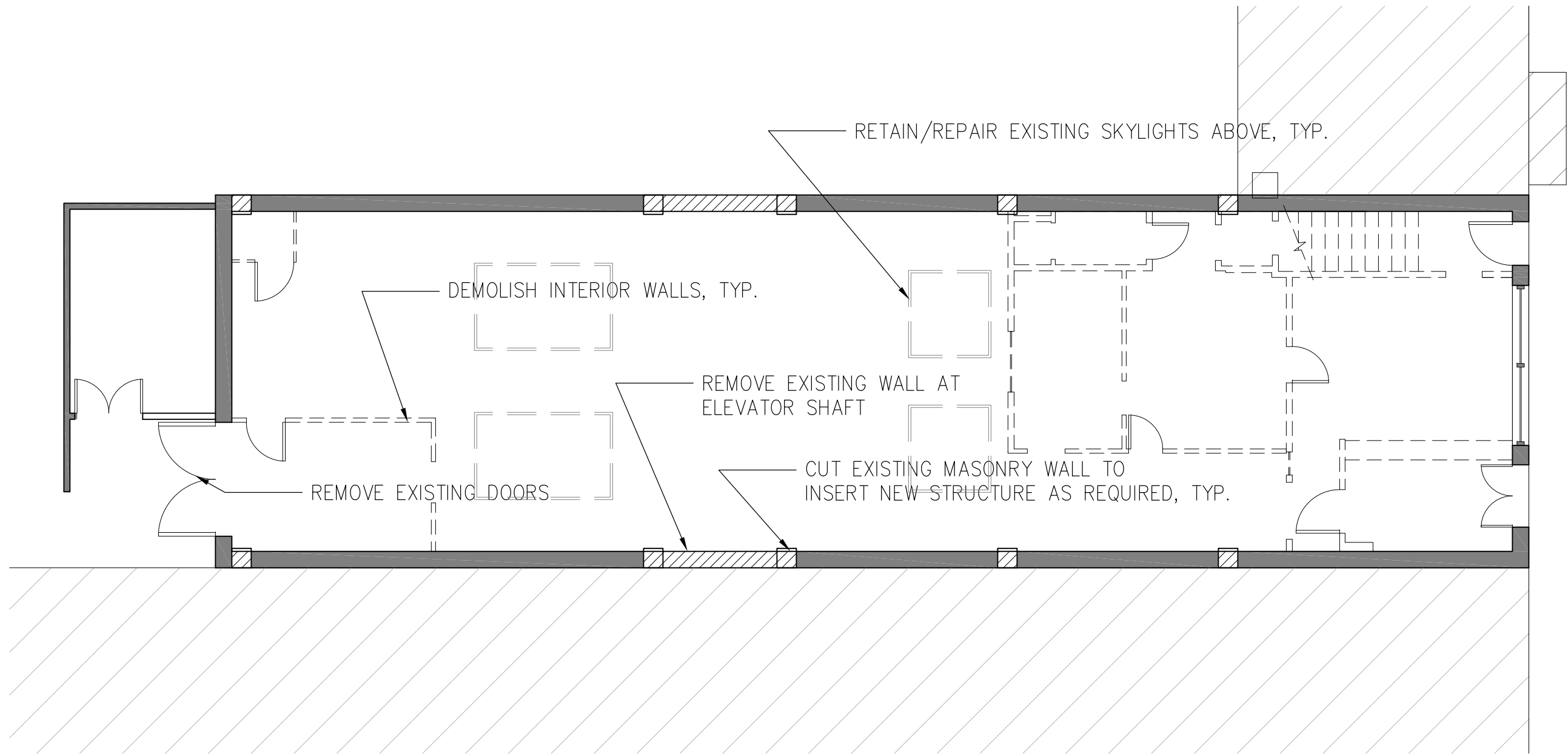


VIEW 3



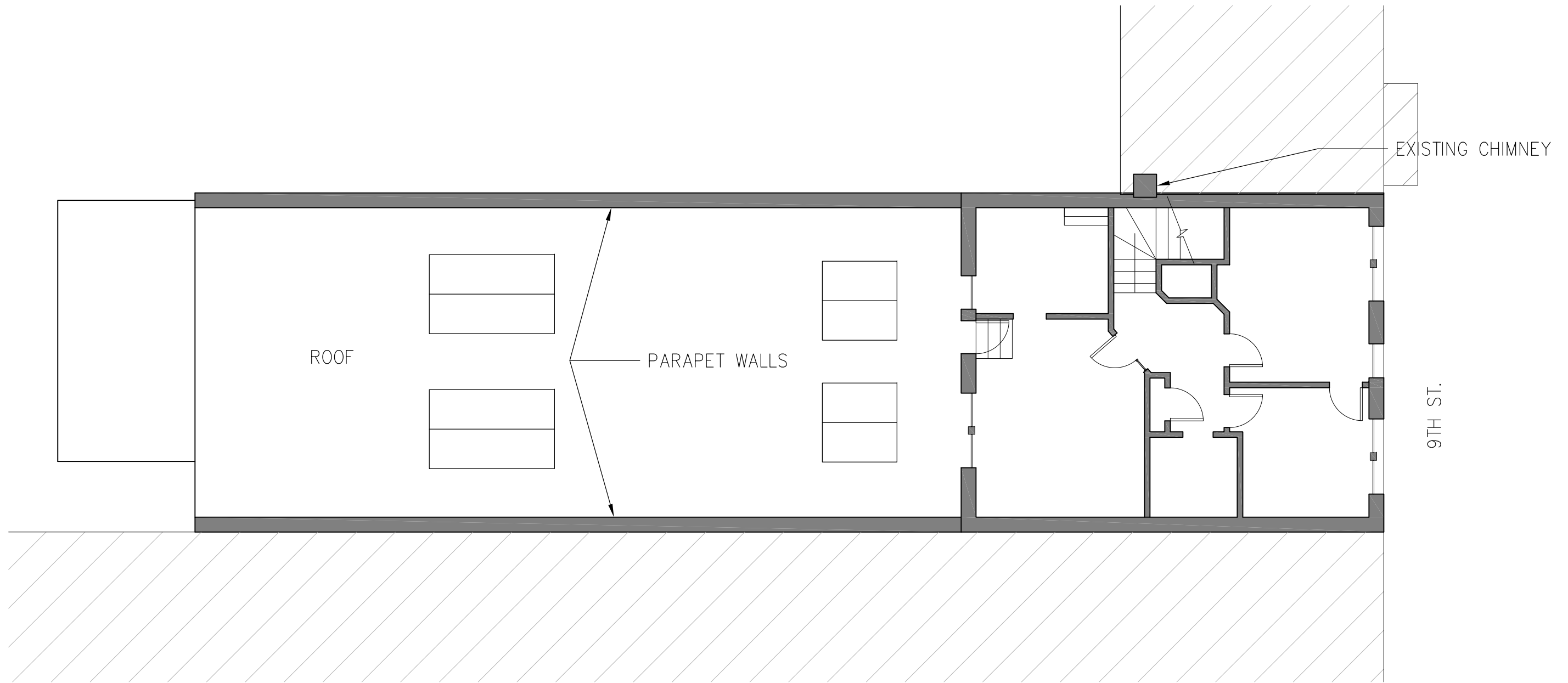
13d

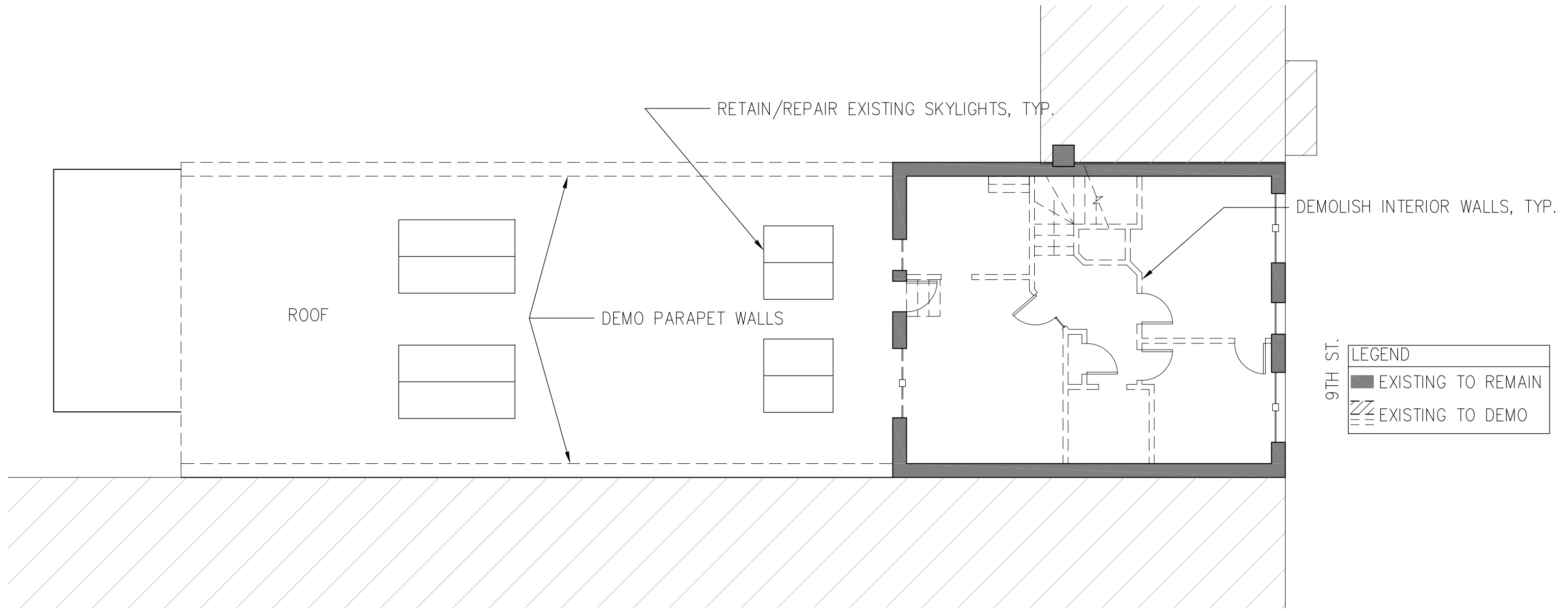




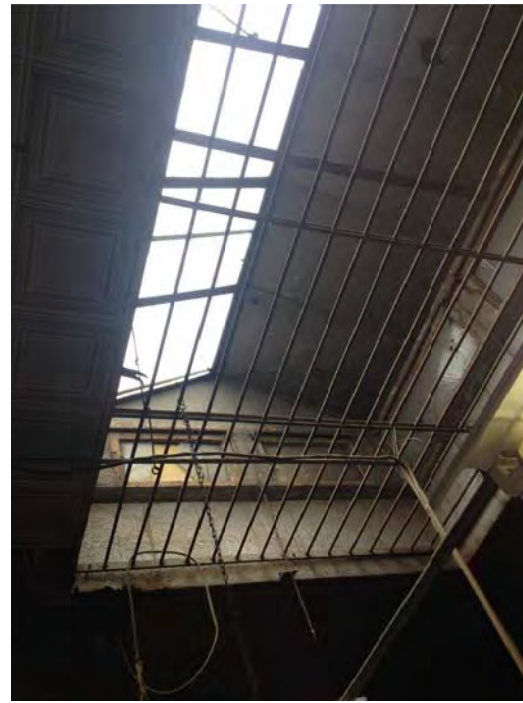
9TH ST.

LEGEND	
	EXISTING TO REMAIN
	EXISTING TO DEMO





EXISTING SKYLIGHTS



EXISTING INTERIOR



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"

22'-0"

22'-0"

30'-3"

2 SPACES

STOR.

BIKE RM.

165 SF

SKYLIGHT ABOVE

RESIDENTIAL LOBBY

1,253 SF

RETAIL/OFFICE 444 SF

LAV.

RETAIL/OFFICE ENTRY

LEGEND

- EXISTING TO REMAIN
- EXISTING TO DEMO



RESIDENTIAL ENTRY



19

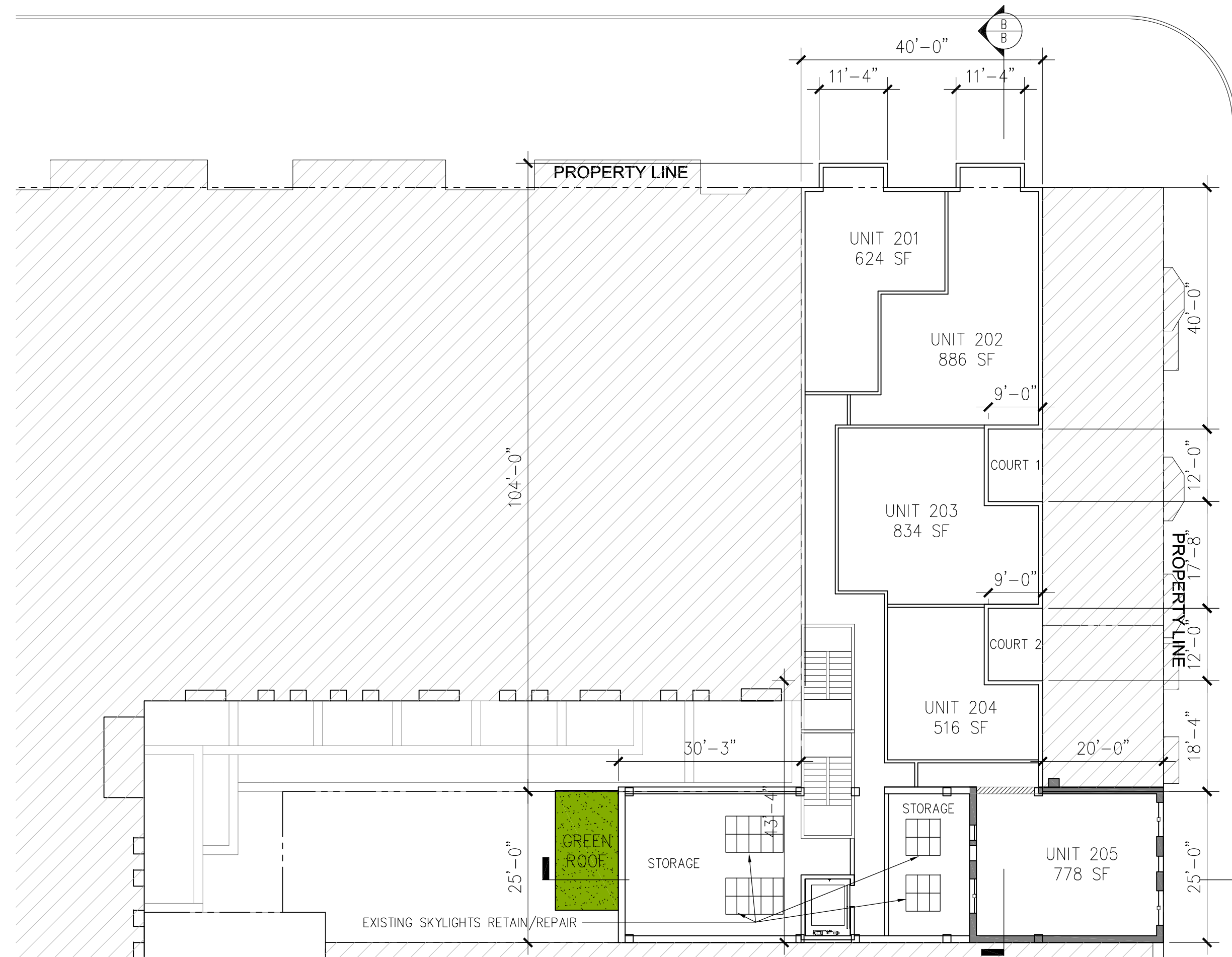
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GROUND LEVEL PLAN

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

DATE: 03.31.16

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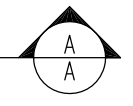
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LEVEL 2

9TH STREET NW

LEGEND	
	EXISTING TO REMAIN
	EXISTING TO DEMO
	GREEN ROOF
	TERRACE



20

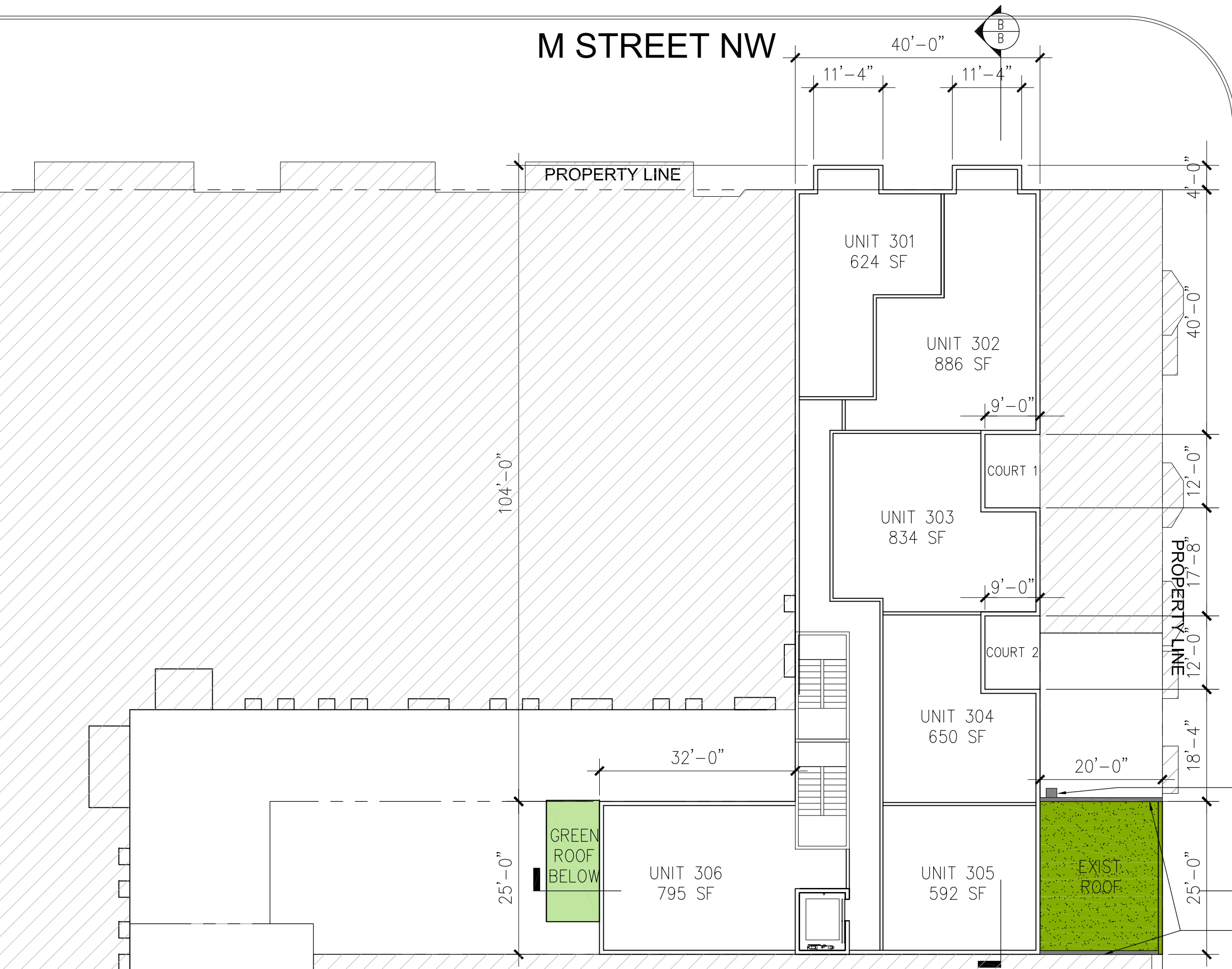
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LEVEL 2 - RESIDENTIAL UNIT LAYOUT

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

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M STREET NW



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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, 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

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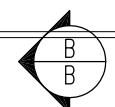
LEVEL 3-4

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

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M STREET NW



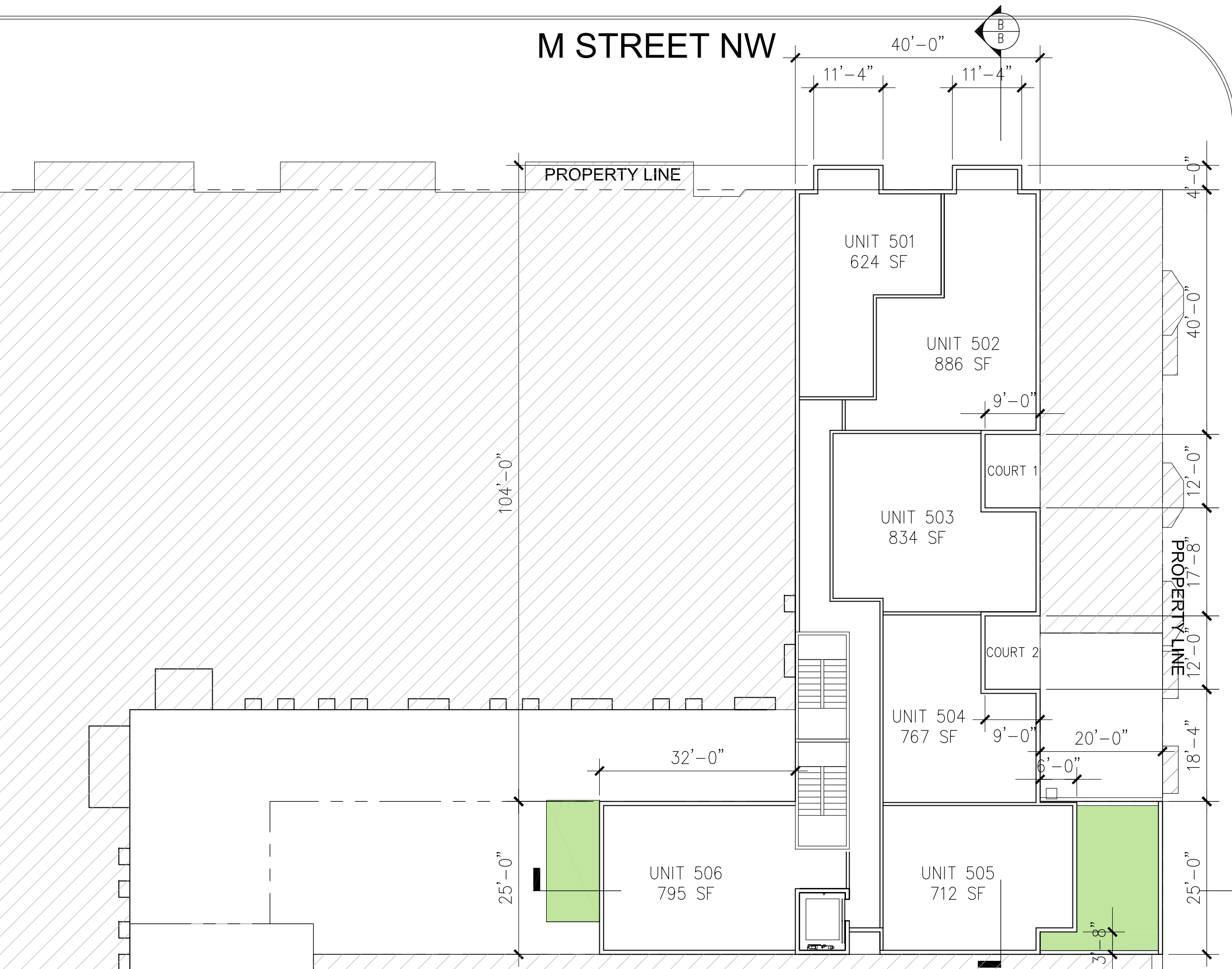
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LEVEL 5

9TH STREET NW

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



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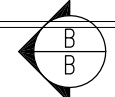
LEVEL 5

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

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M STREET NW



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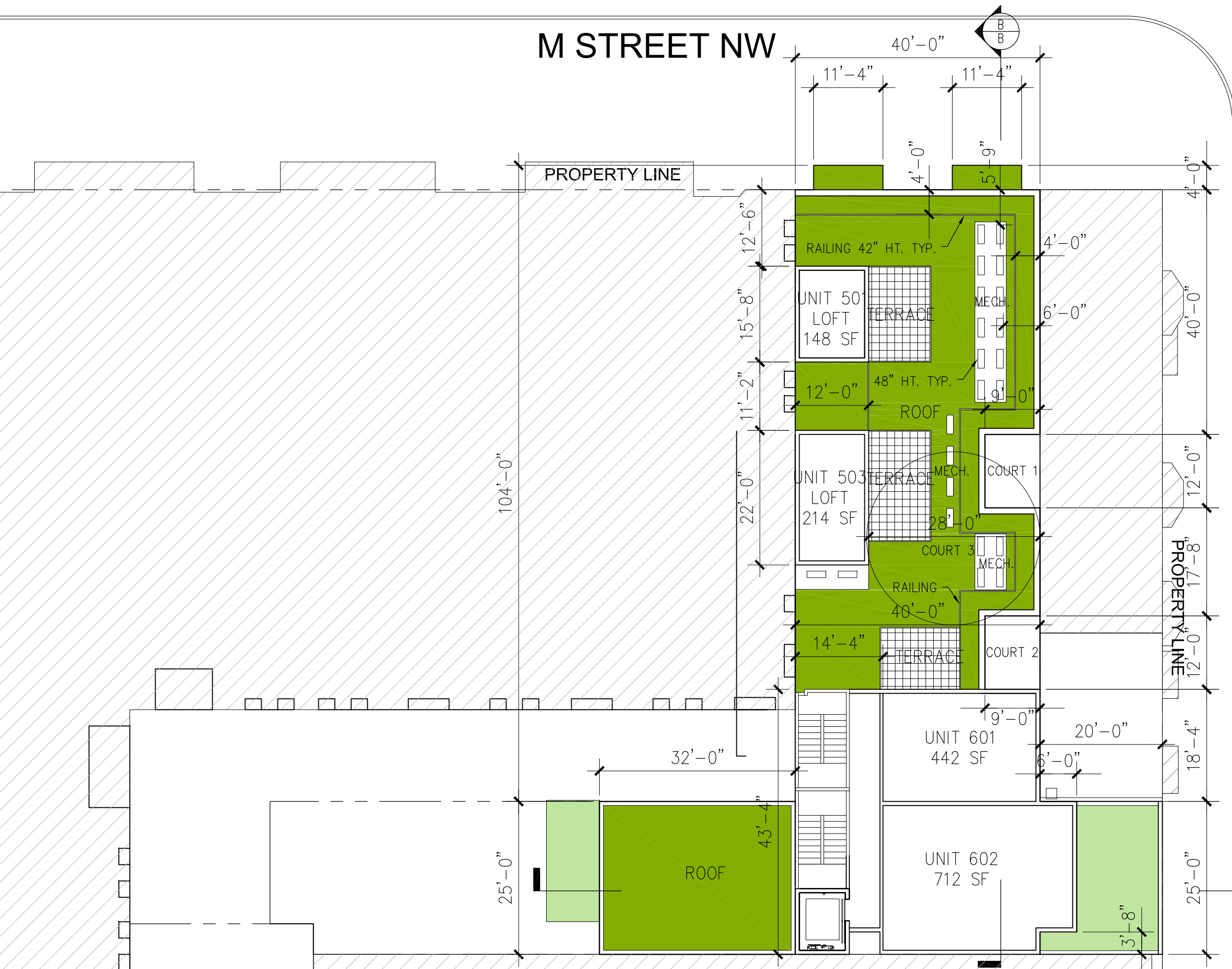
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LEVEL 6

9TH STREET NW

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



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LEVEL 6

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



M STREET NW



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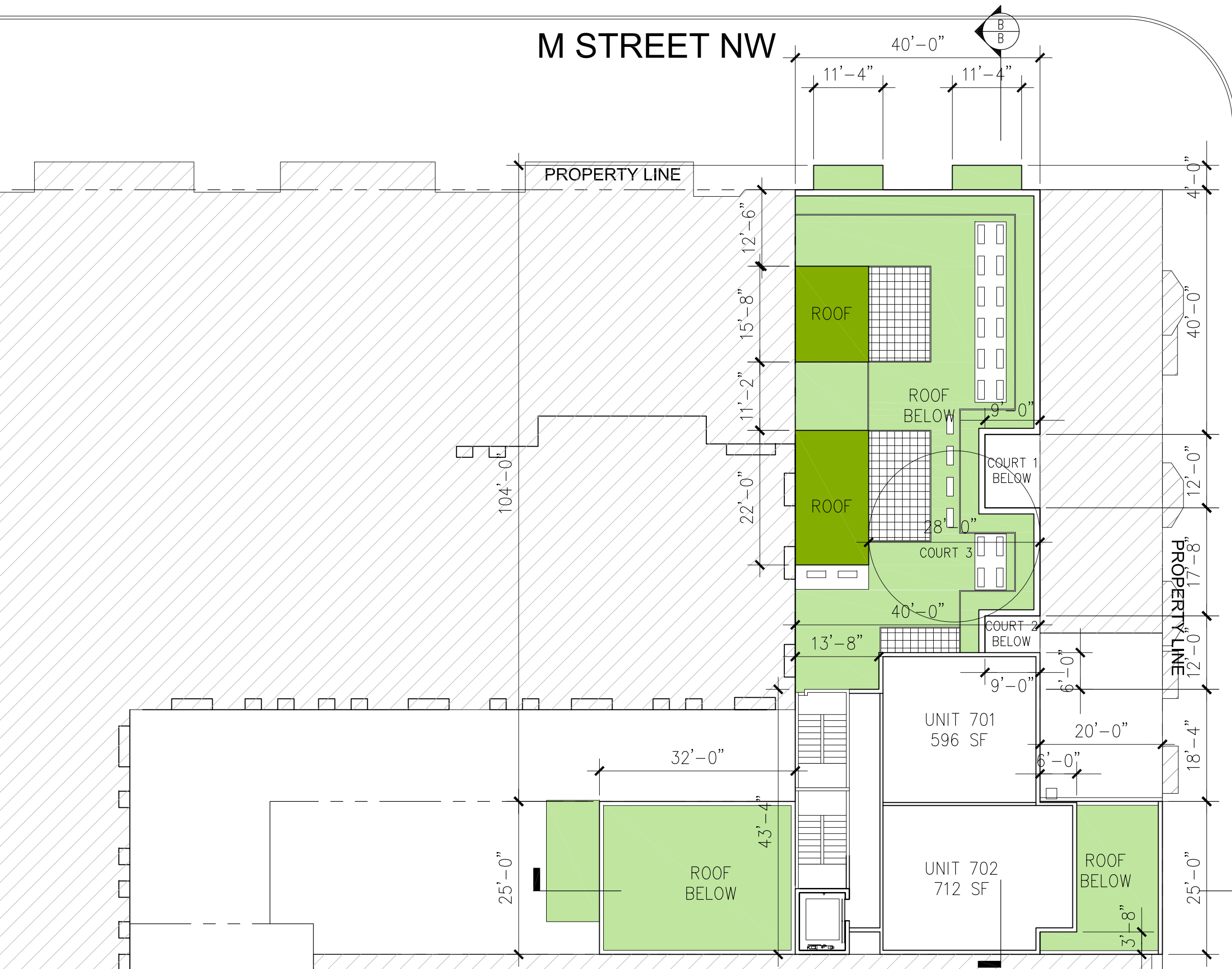
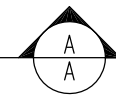
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LEVELS 7-10

9TH STREET NW

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








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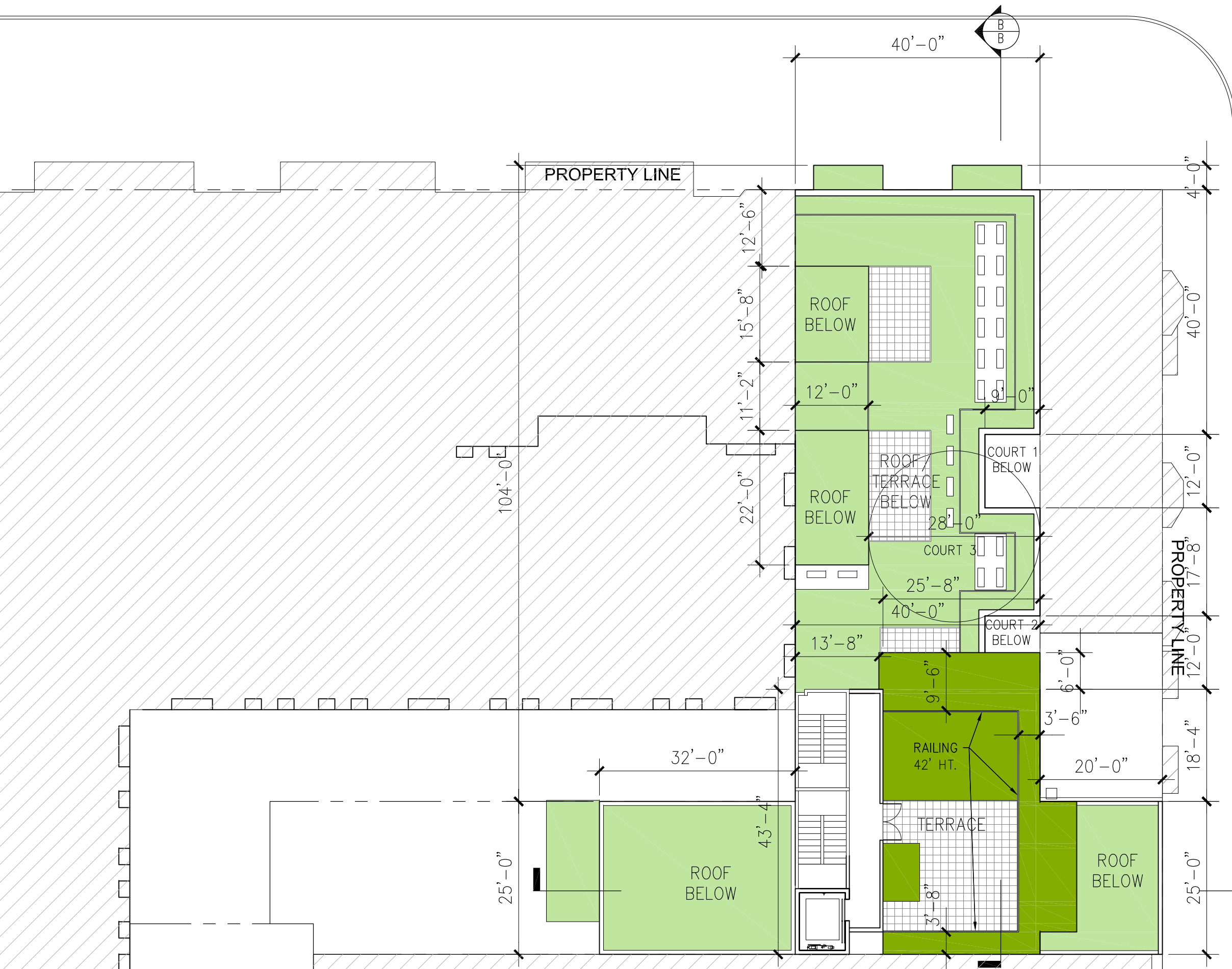
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ROOF/ TERRACE

9TH STREET NW

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



9TH & M
14011

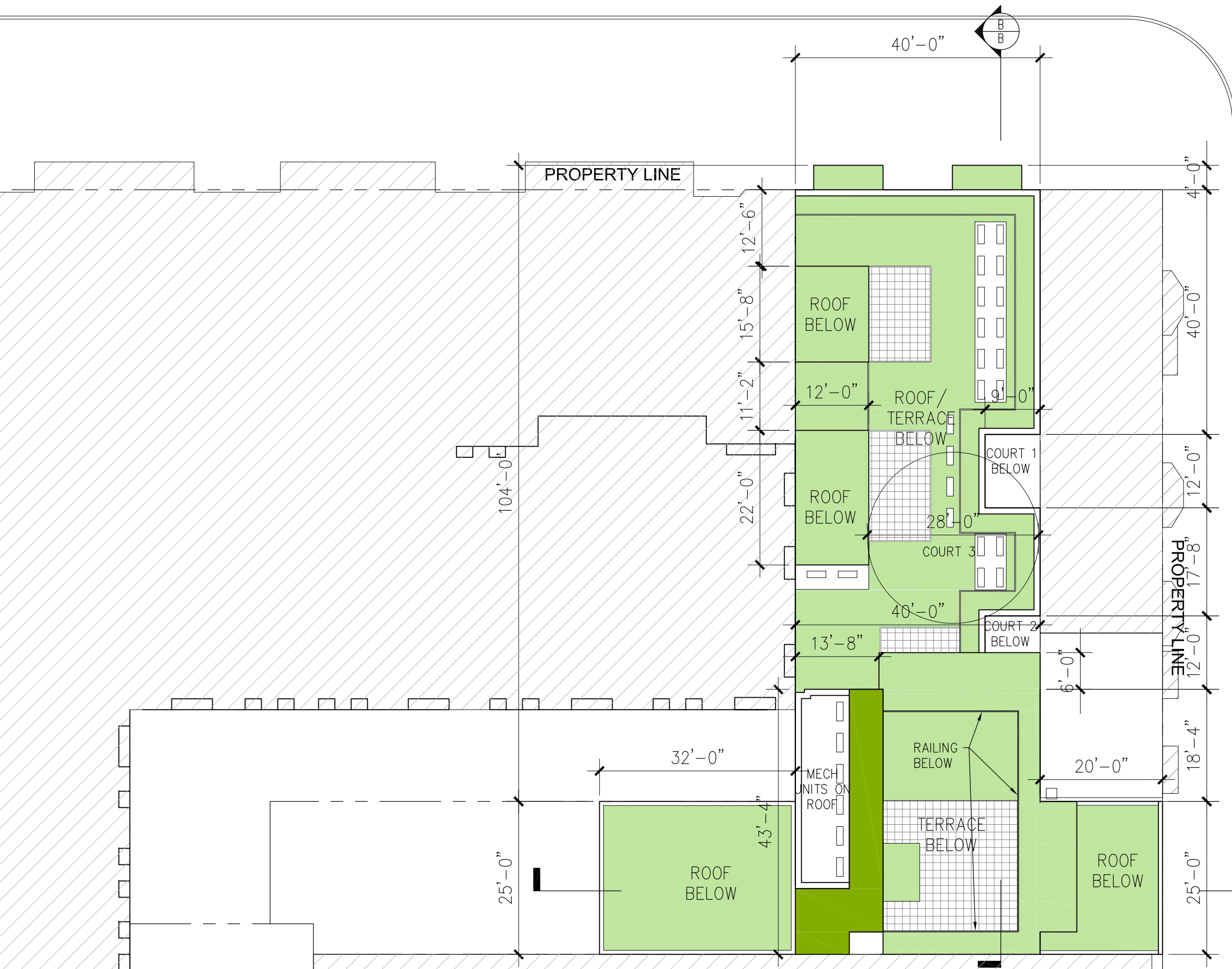
ROOF/TERRACE PLAN

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



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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

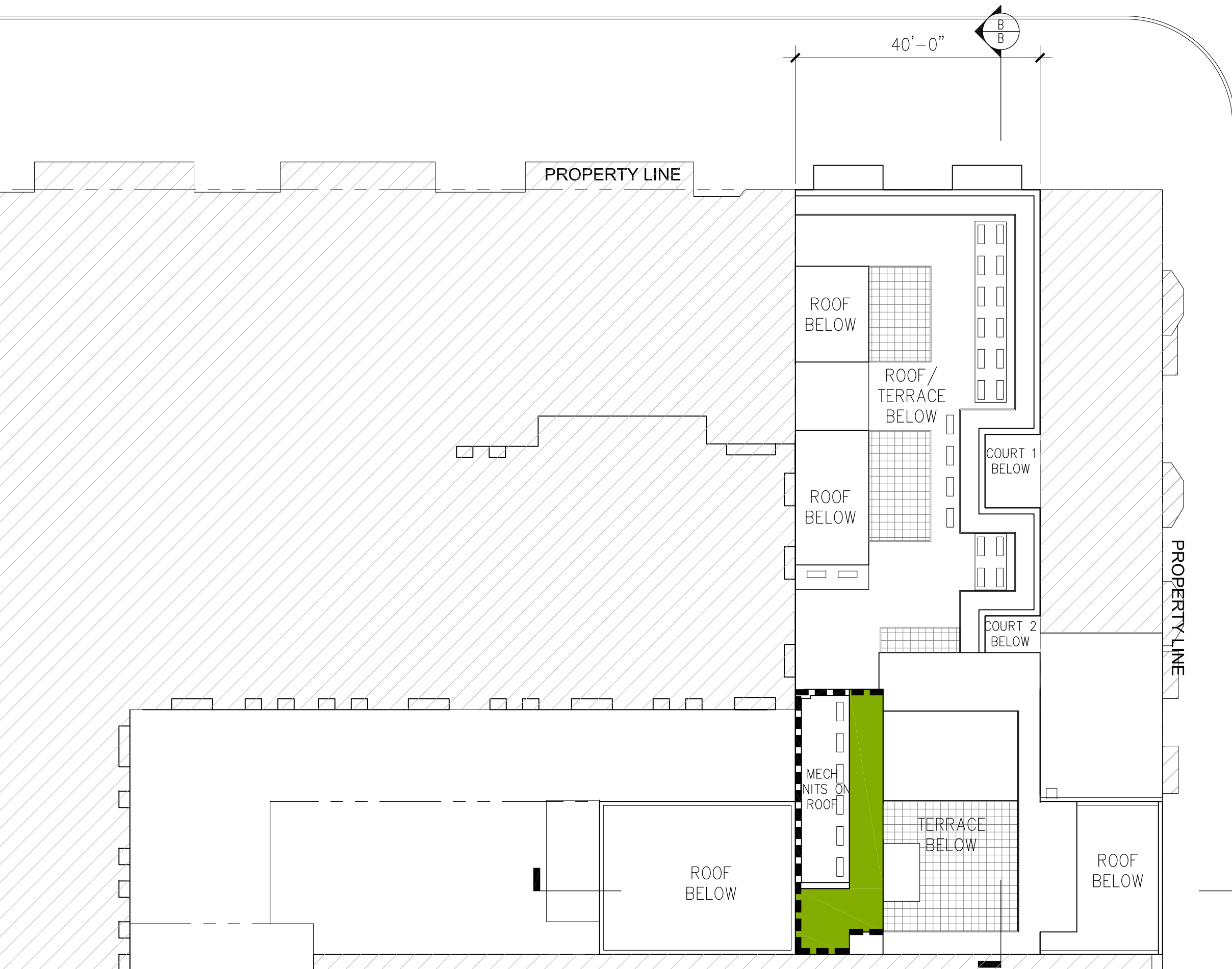
PENTHOUSE ROOF PLAN

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

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

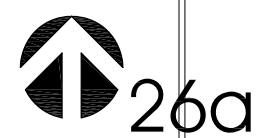
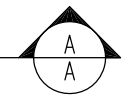
Location of green roof areas and configuration of trellis and other roof improvements are illustrative only and subject to change on final plan.

ROOF/ TERRACE

9TH STREET NW

LEGEND

■ SETBACK RELIEF



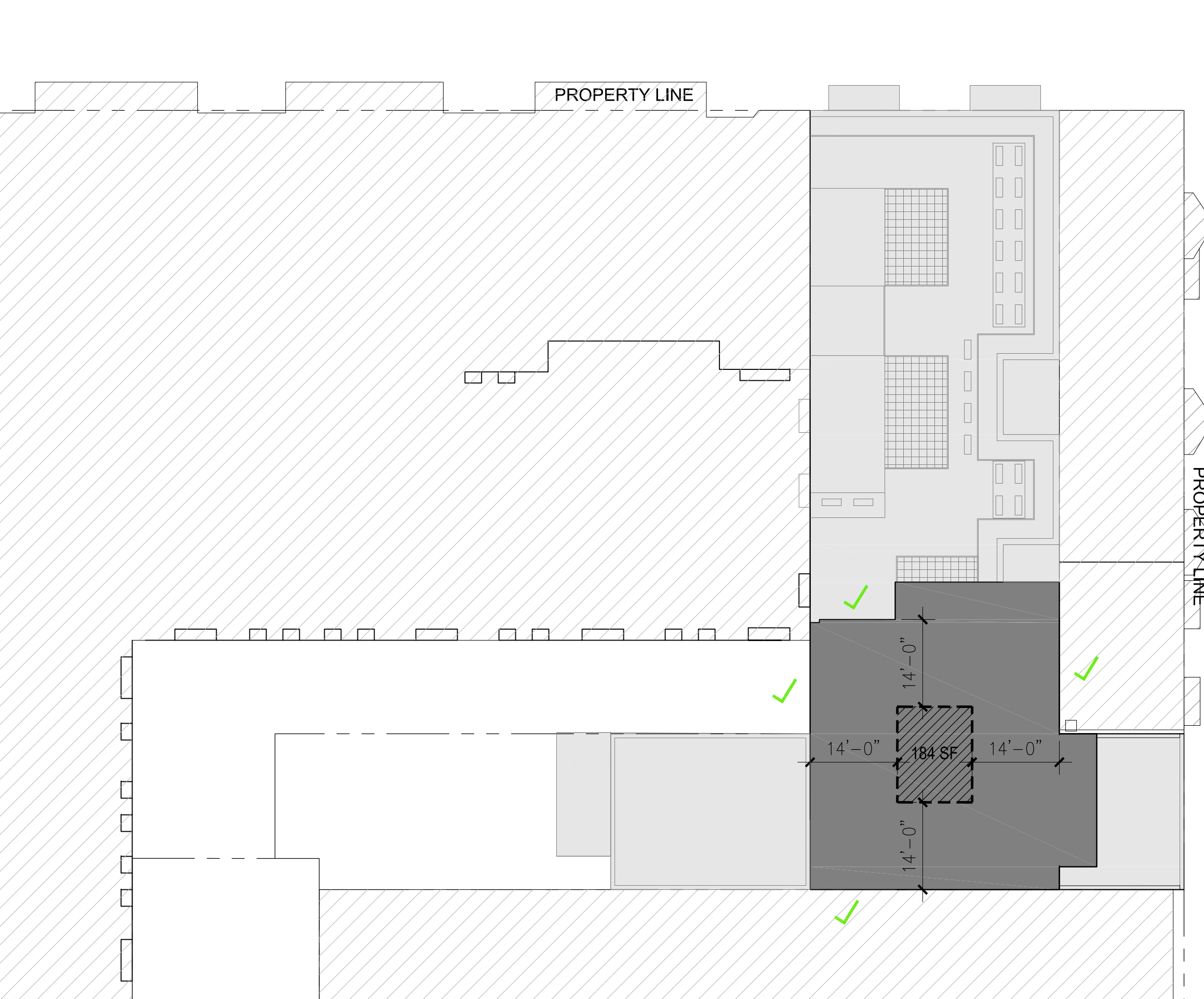
9TH & M
14011

SETBACK RELIEF PLAN

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

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9TH STREET NW

LEGEND	
■	UPPER ROOF
■	BUILDING BELOW
▨	PENTHOUSE
▩	TERRACE
⌈	ALLOWABLE WITH
⌋	ELEVATOR ACCESS

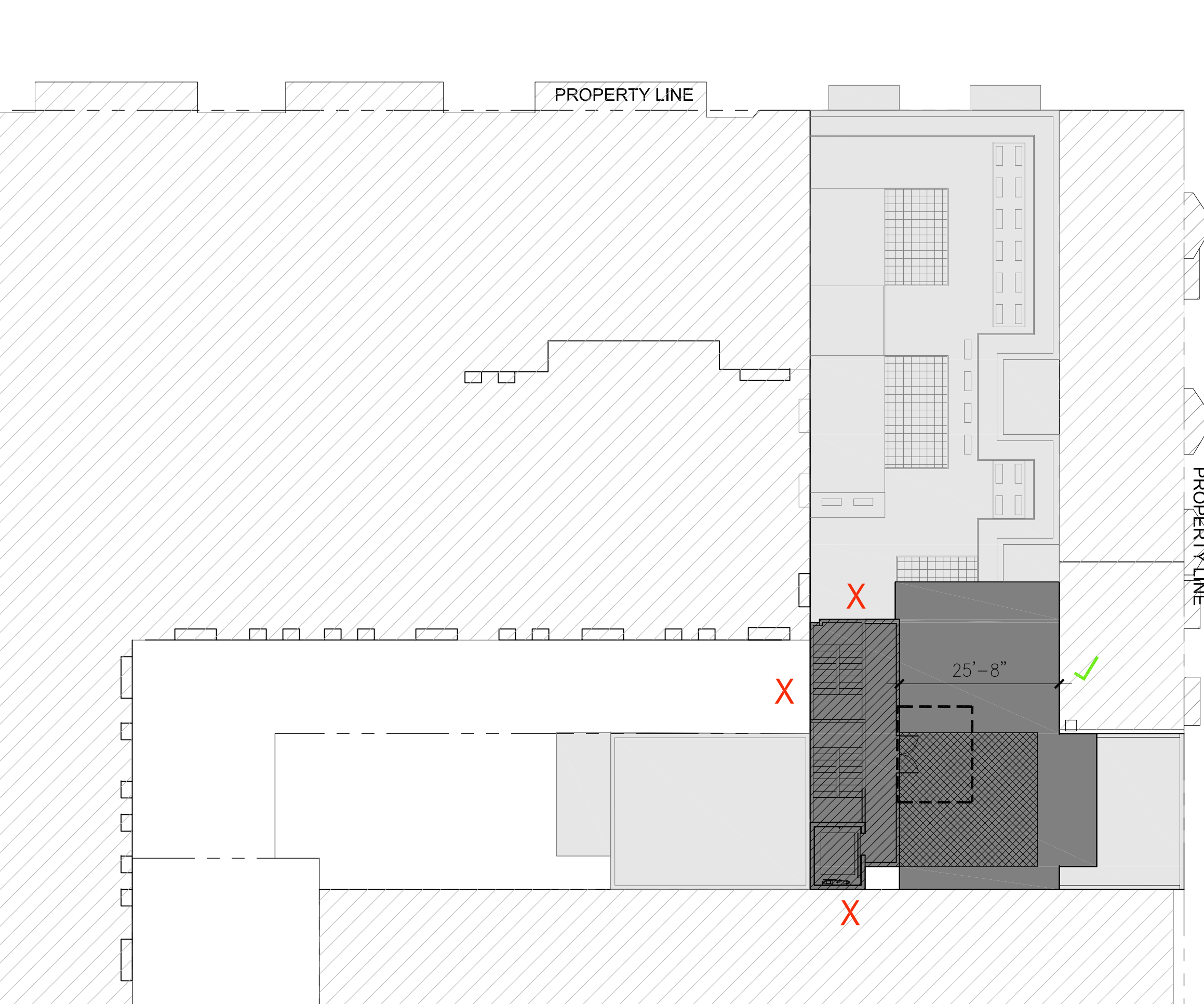
9TH & M
14011

ROOF SETBACK - ALLOWABLE WITH NO FLEXIBILITY

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

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9TH STREET NW

LEGEND	
■	UPPER ROOF
■	BUILDING BELOW
▨	PENTHOUSE
▩	TERRACE
⌈	ALLOWABLE WITH
⌋	ELEVATOR ACCESS

9TH & M
14011

ROOF SETBACK - PROPOSED

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

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