

1318 9TH ST NW MIXED-USE DEVELOPMENT

HPRB CONCEPT REVIEW - MAY 2020

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T 202 295 9001

PROJECT INFORMATION

1318 9TH ST NW
1318 9th St NW LLC
1318 9th ST NW, WASHINGTON DC

PROJECT NUMBER: 2020-02

4/29/2020 9:43:51 AM

ISSUE RECORD

Issue:
Reference Sheet:
Drawing Date: 03/10/20
Drawn By: Author
Drawing Scale:

DRAWING INFORMATION

Cover Sheet

HP.000

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PROJECT NARRATIVE

1318 9TH ST NW IS LOCATED IN BOTH THE SHAW AND BLAGDEN ALLEY/NAYLOR COURT HISTORIC DISTRICTS, HAS DIRECT ACCESS TO NAYLOR COURT AT REAR, AND IS THE 4TH BUILDING FROM NAYLOR COURT WHERE IT INTERSECTS 9TH ST NW.

NOTABLE SITE CHARACTERISTICS:

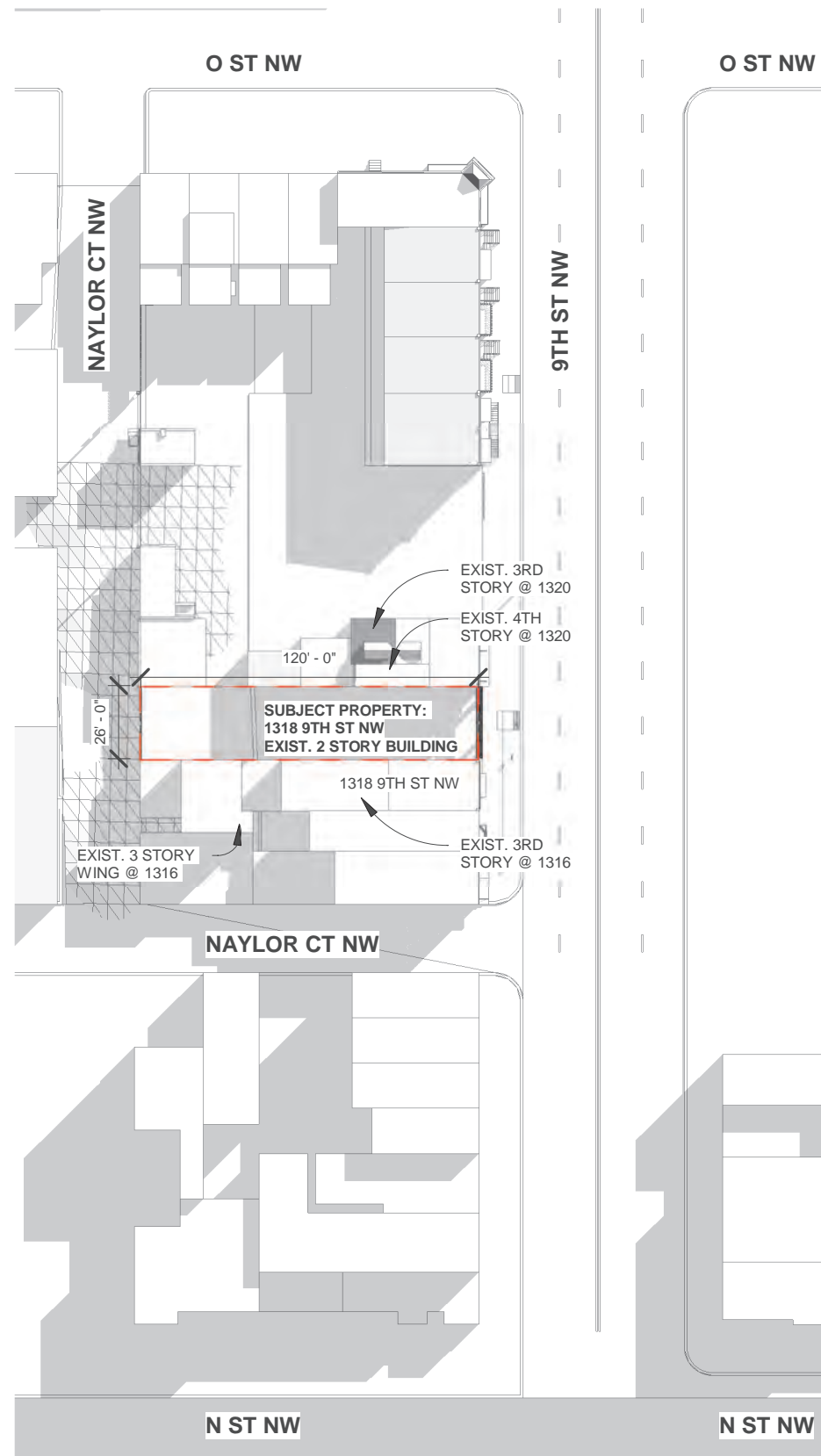
- CHARACTER OF BUILDINGS IMMEDIATELY ADJACENT TO NAYLOR COURT IS VARIED IN SCALE. HOWEVER, ALL HAVE BAY WINDOWS AND COMMERCIAL USE AT STREET LEVEL, ACCESS TO NAYLOR COURT AT REAR.
- BOTH ADJACENT BUILDINGS HAVE EXISTING HISTORIC TOP ADDITIONS, SETBACK FROM BUILDING FACADE IN BOTH CASES.

PROJECT SCOPE CONSISTS OF PARTIAL 3RD AND 4TH STORY ADDITIONS ONTO EXISTING TWO STORY COMMERCIAL BUILDING, BAY WINDOW ADDITION AT FRONT, AND CONVERSION TO MIXED-USE BUILDING WITH 9 DWELLING UNITS AND OFFICE SPACE. ZONING DISTRICT IS MU-4.

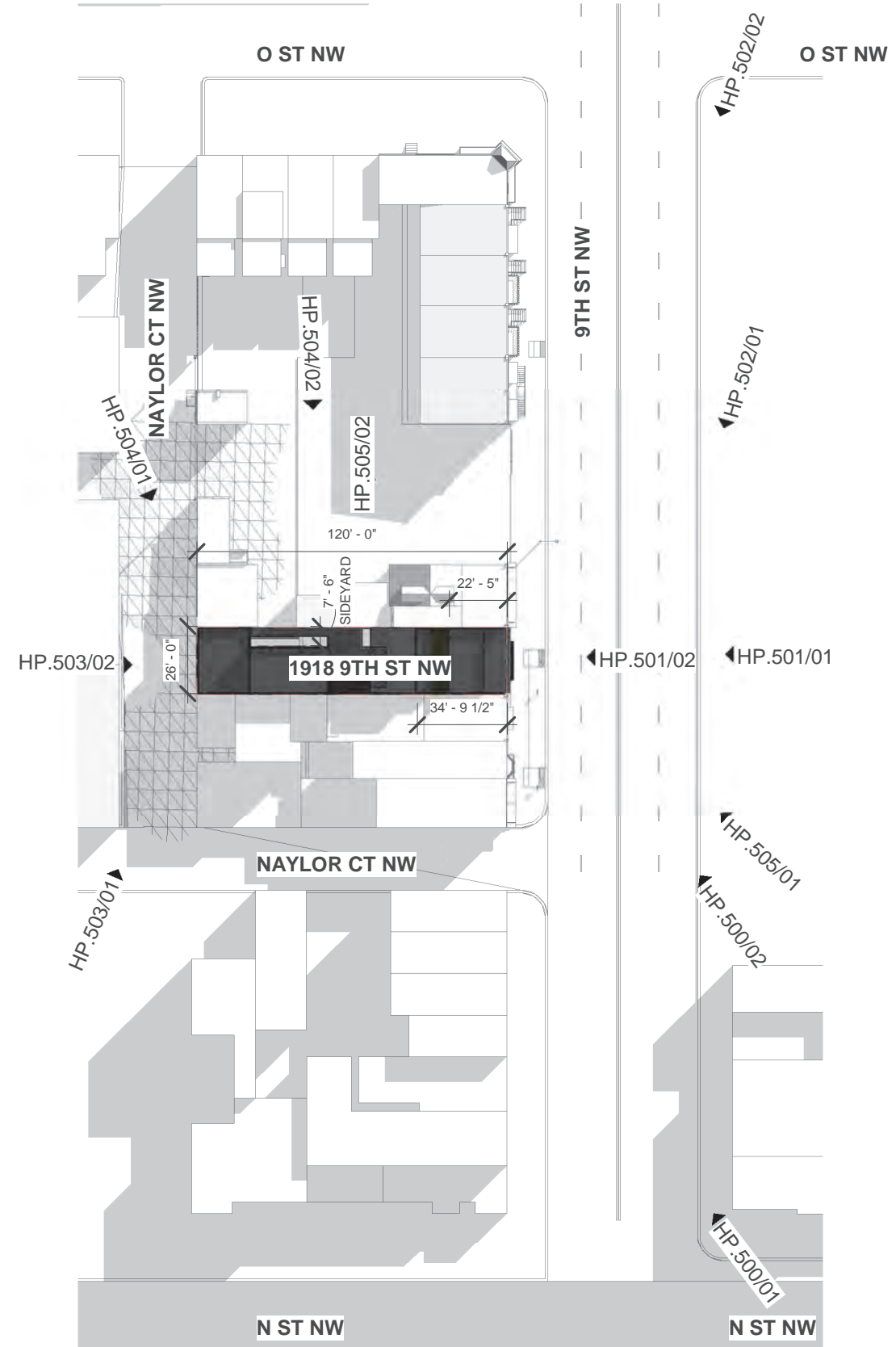
BUILDING IS CONCEIVED OF AS TWO BLOCKS, ONE FACING 9TH ST NW, ONE FACING NAYLOR COURT NW. A SIDEYARD IS EMPLOYED AS A MECHANISM TO PROVIDE LIGHT AND AIR AND DECREASE BUILDING SCALE ALONG NORTH/REAR PORTION OF BUILDING.

ON 9TH ST NW FACING BUILDING SIDE, PROPOSED ADDITIONS ARE SETBACK FROM BUILDING FRONT WALL SIGNIFICANTLY, AND INTENDED TO BE AS DISCRETE AS POSSIBLE IN TERMS OF MASSING AND CHARACTER. ON NAYLOR COURT NW FACING BUILDING SIDE, EXISTING GARAGE IS ADDED ONTO AT TOP OF EXISTING 2ND FLOOR, IN ORDER TO PROVIDE ADEQUATE HEIGHT FOR LIVING SPACE. 3RD AND 4TH STORY ADDITIONS ARE SETBACK SIGNIFICANTLY FROM BUILDING FACE FACING NAYLOR COURT NW.

ROOF DECKS ARE PROPOSED AT VARIOUS LEVELS.



01 Site Plan - Existing
SCALE 1" = 60'-0"



02 Site Plan - Proposed
SCALE 1" = 60'-0"







PROJECT INFORMATION

1318 9TH ST NW
 1318 9th St NW LLC
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Existing Conditions
 Photos

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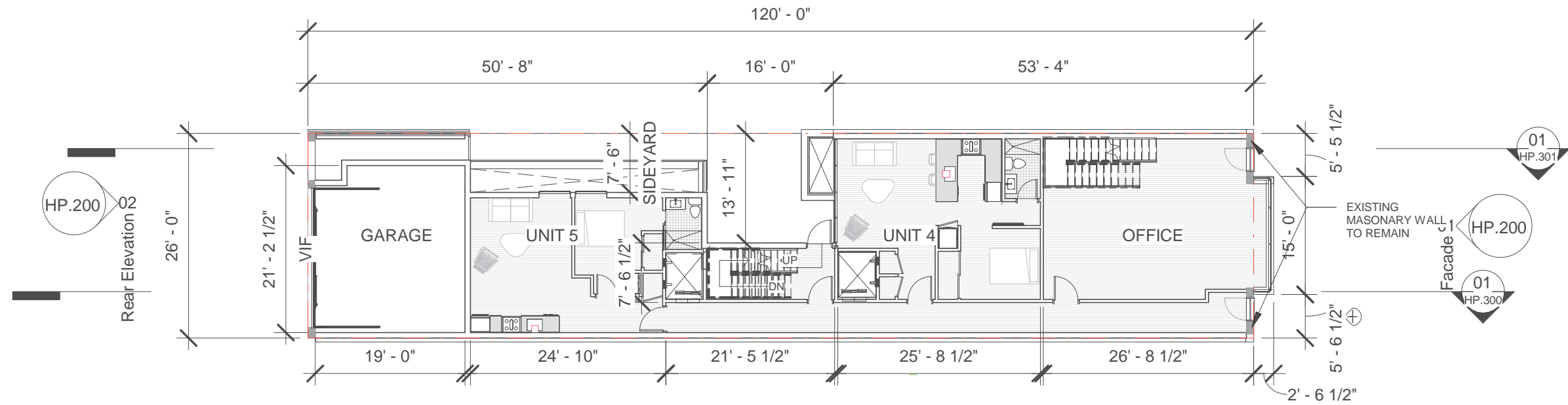
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Existing Conditions
 Photos

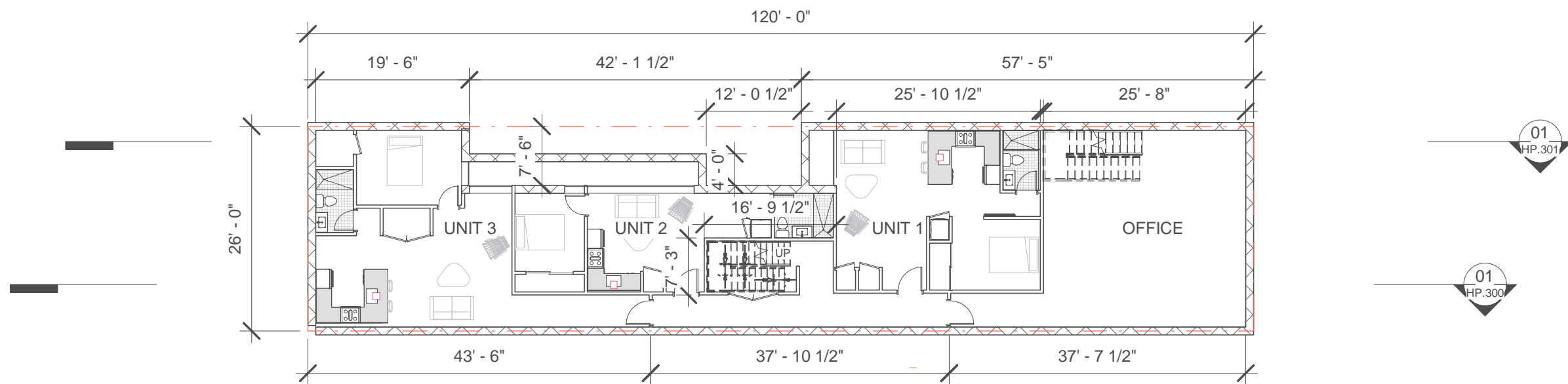
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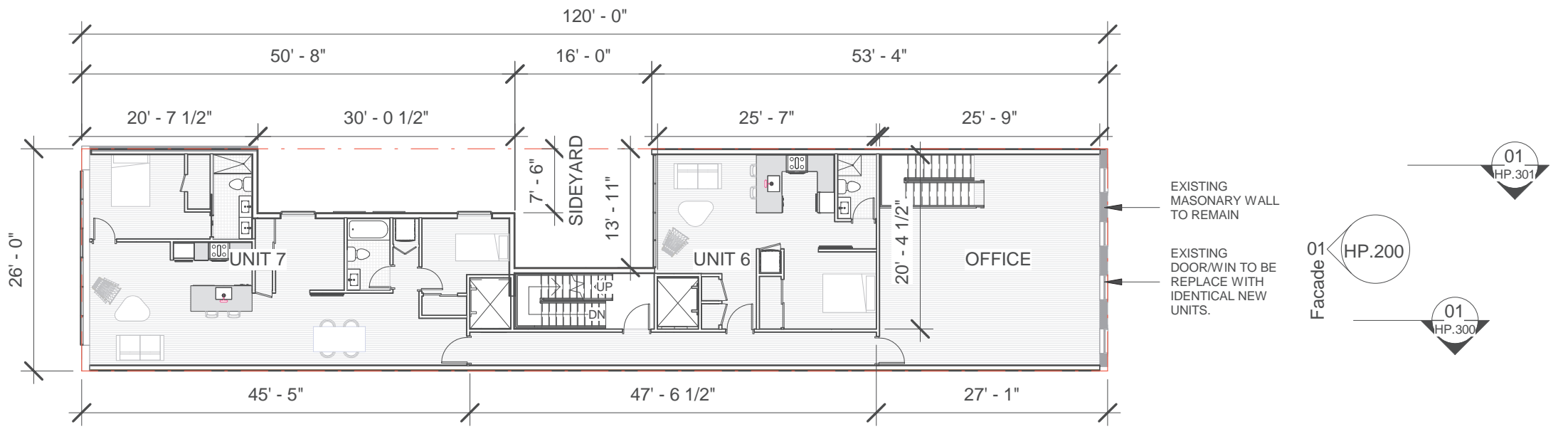
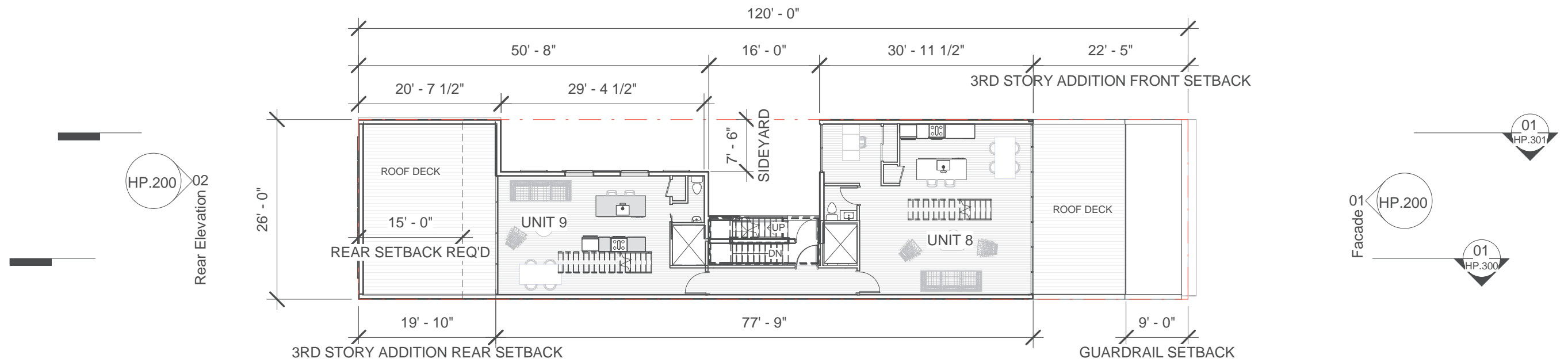


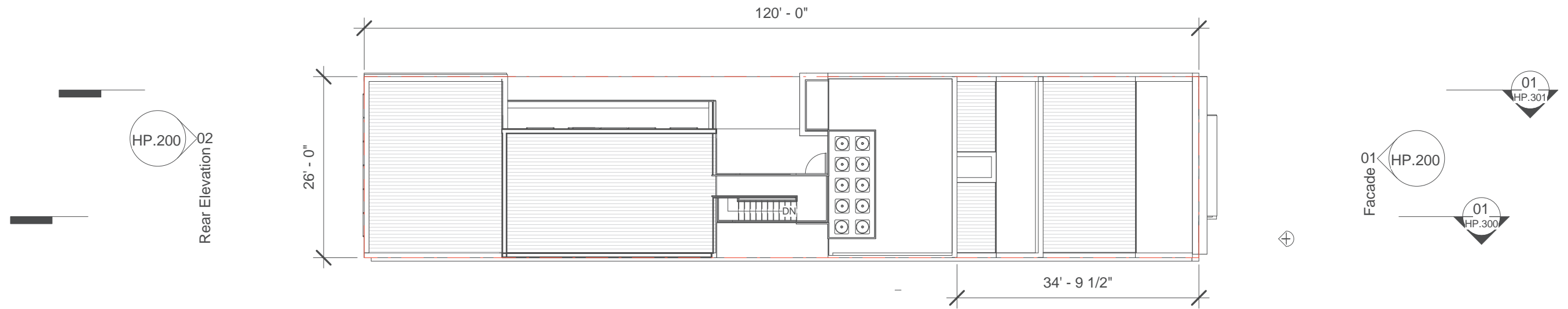
2 Proposed 1st Floor Plan
SCALE 1/16" = 1'-0"



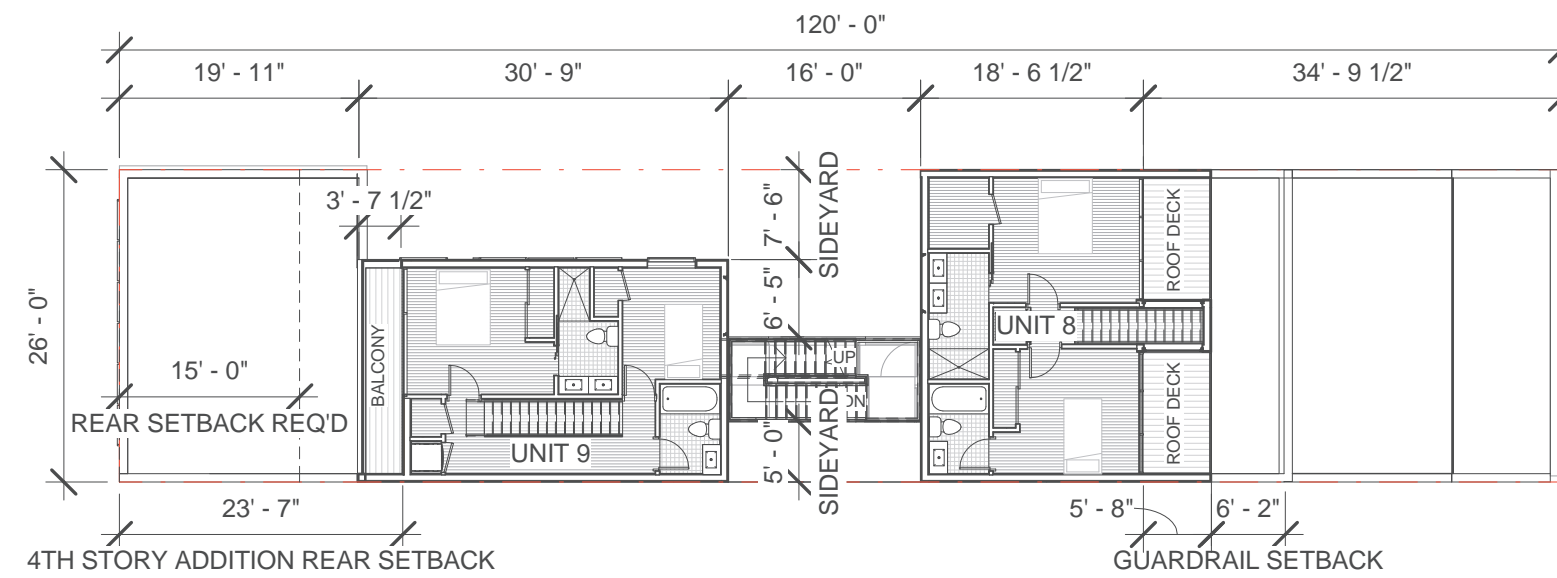
1 Proposed Cellar Plan
SCALE 1/16" = 1'-0"







02 Proposed Roof Plan
SCALE 1/16" = 1'-0"



01 Proposed 4th Floor Plan
SCALE 1/16" = 1'-0"

Proposed Roof
48' - 4"

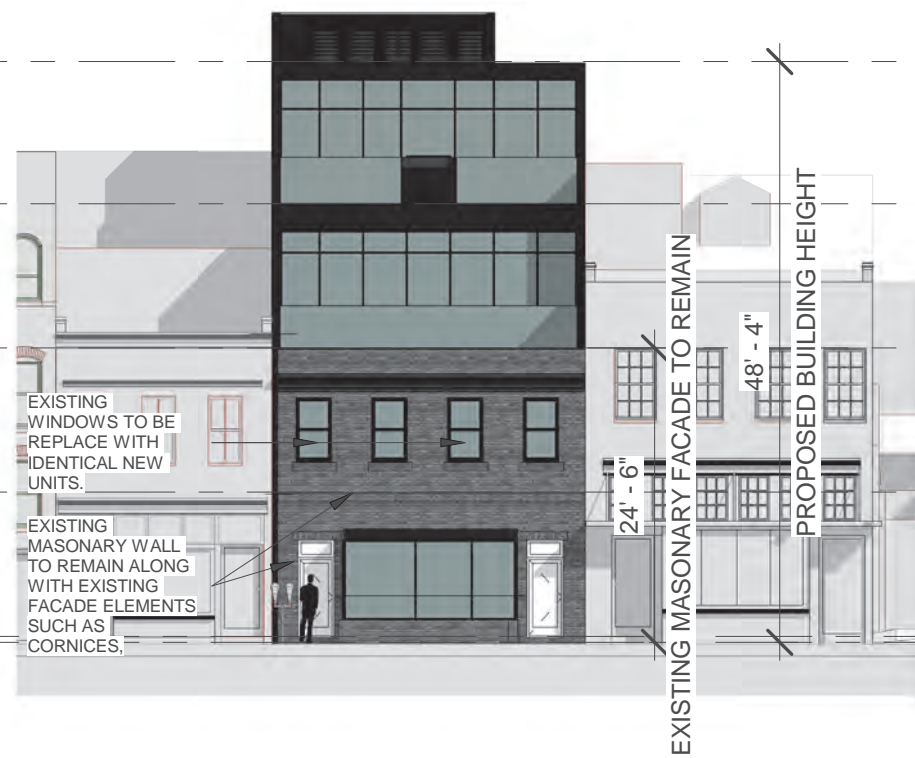
4th Floor
36' - 6"

3rd Floor
24' - 6"

2nd Floor
12' - 6"

1st Floor
0' - 6"

Grade
0' - 0"

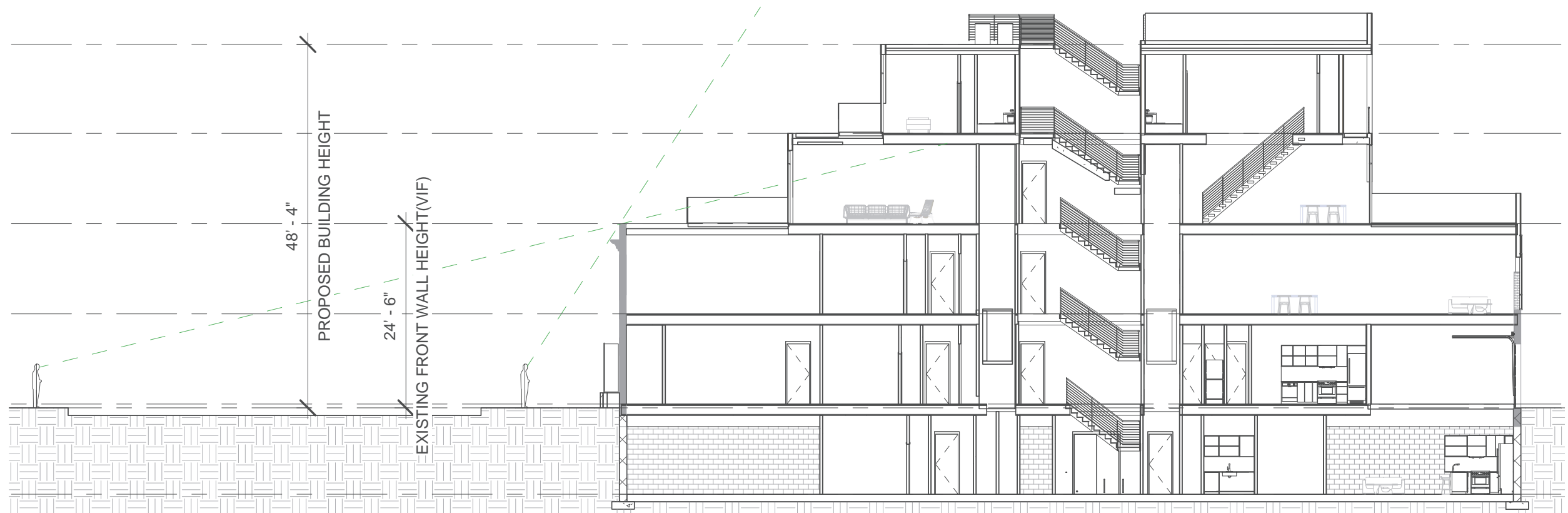


01 Facade
SCALE 1/16" = 1'-0"



02 Rear Elevation
SCALE 1/16" = 1'-0"

- Proposed Roof
48' - 4"
- 4th Floor
36' - 6"
- 3rd Floor
24' - 6"
- 2nd Floor
12' - 6"
- 1st Floor
0' - 6"
- Grade
0' - 0"
- Cellar
-11' - 6"



01 Longitudinal Section 1
SCALE 1/16" = 1'-0"

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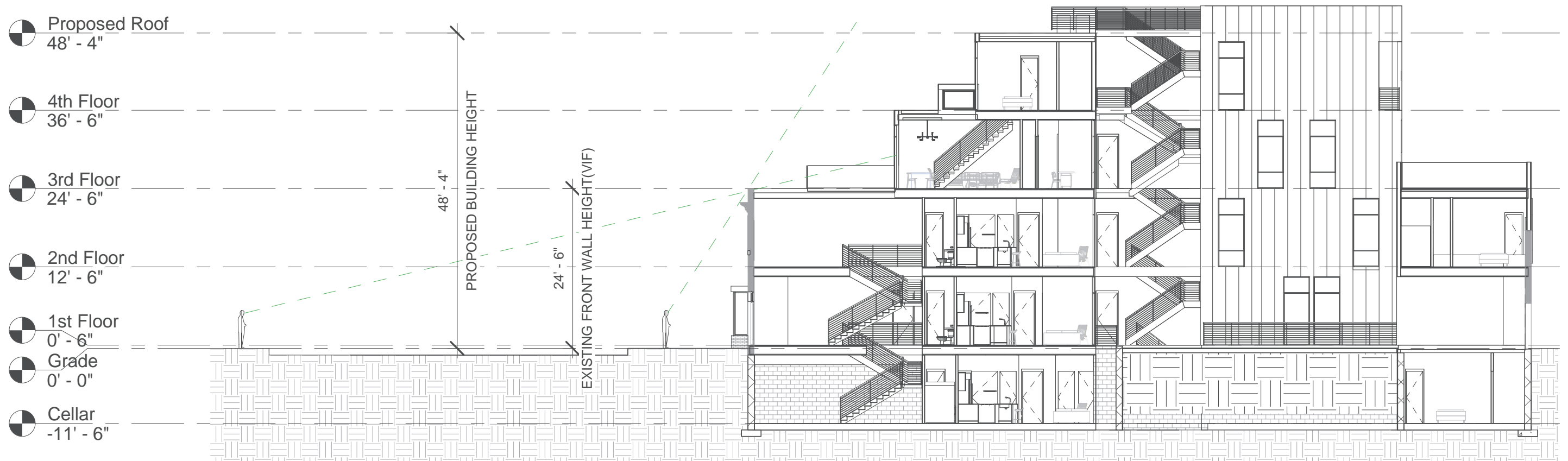
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Proposed Section

HP.300

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01 | Longitudinal Section 2
SCALE 1/16" = 1'-0"

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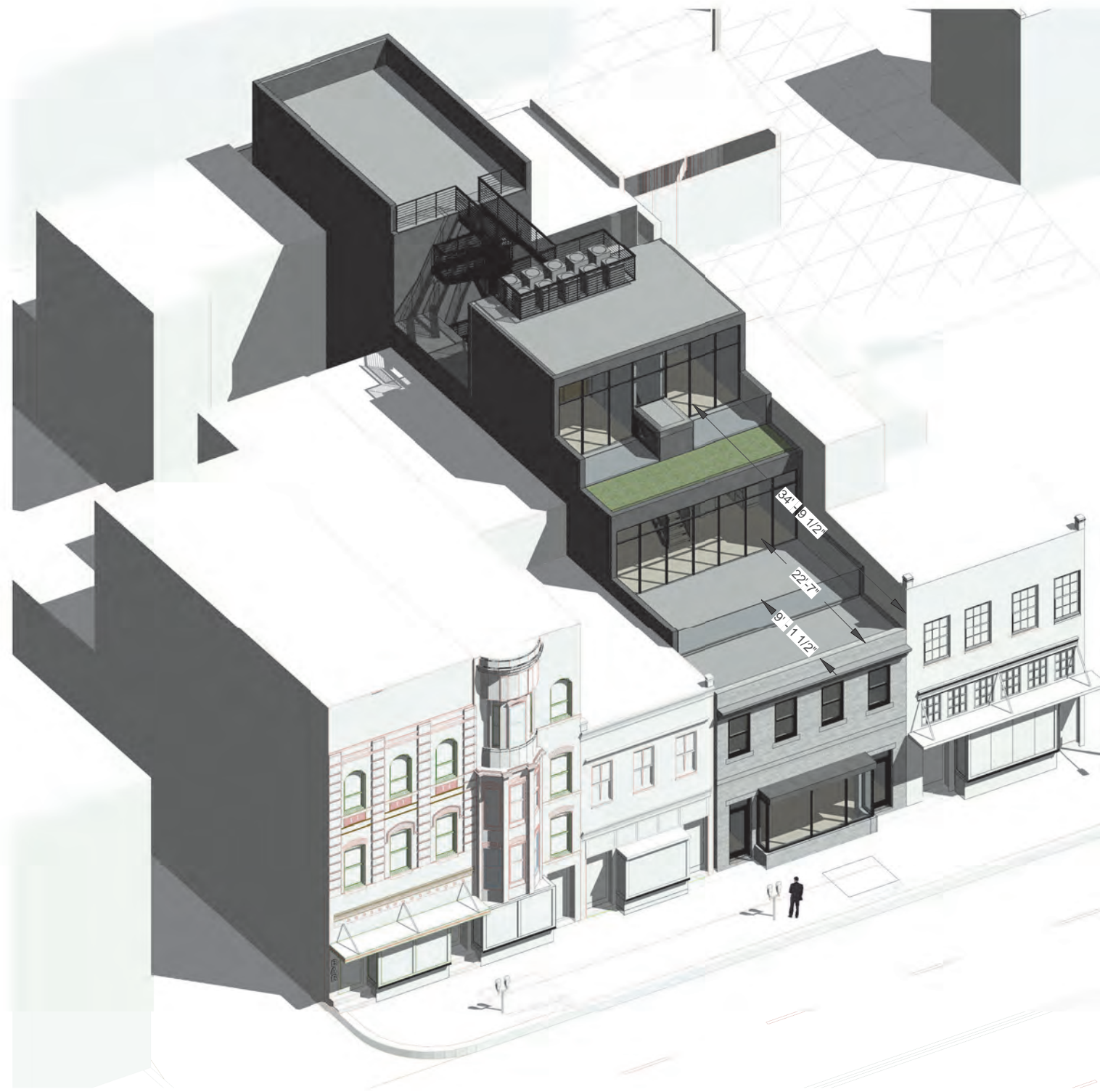
Issue:
Reference Sheet:
Drawing Date: 03/27/20
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Drawing Scale: 1/16" = 1'-0"

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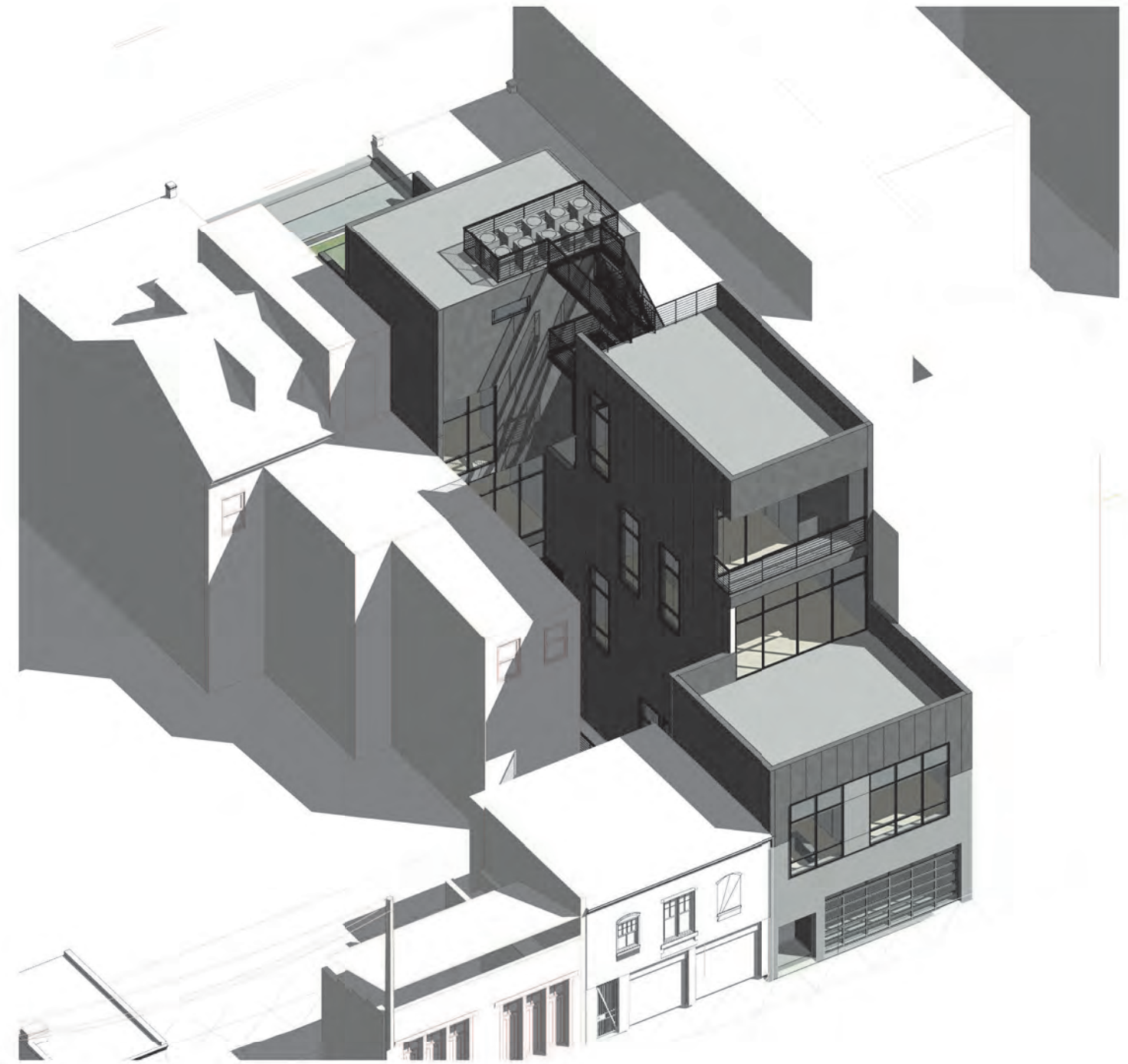
Proposed Sections

HP.301

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1 | Axonometric View 1
SCALE



2 | Axonometric View 2
SCALE

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Axonometric Views

HP.400

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01. STREET VIEW FROM CORNER OF 9TH ST NW & N ST NW



02. STREET VIEW FROM ACROSS ENTRANCE TO NAYLOR CT NW



01. FRONT VIEW - ACROSS 9TH ST NW



02. FRONT VIEW - 9TH ST NW CLOSE UP



01.VIEW FROM ACROSS 9TH ST NW



02. VIEW FROM CORNER OF 9TH ST NW & O ST NW



01. PERSPECTIVE VIEW FROM NAYLOR CT NW SOUTH



02. PERSPECTIVE VIEW FROM ACROSS NAYLOR CT NW



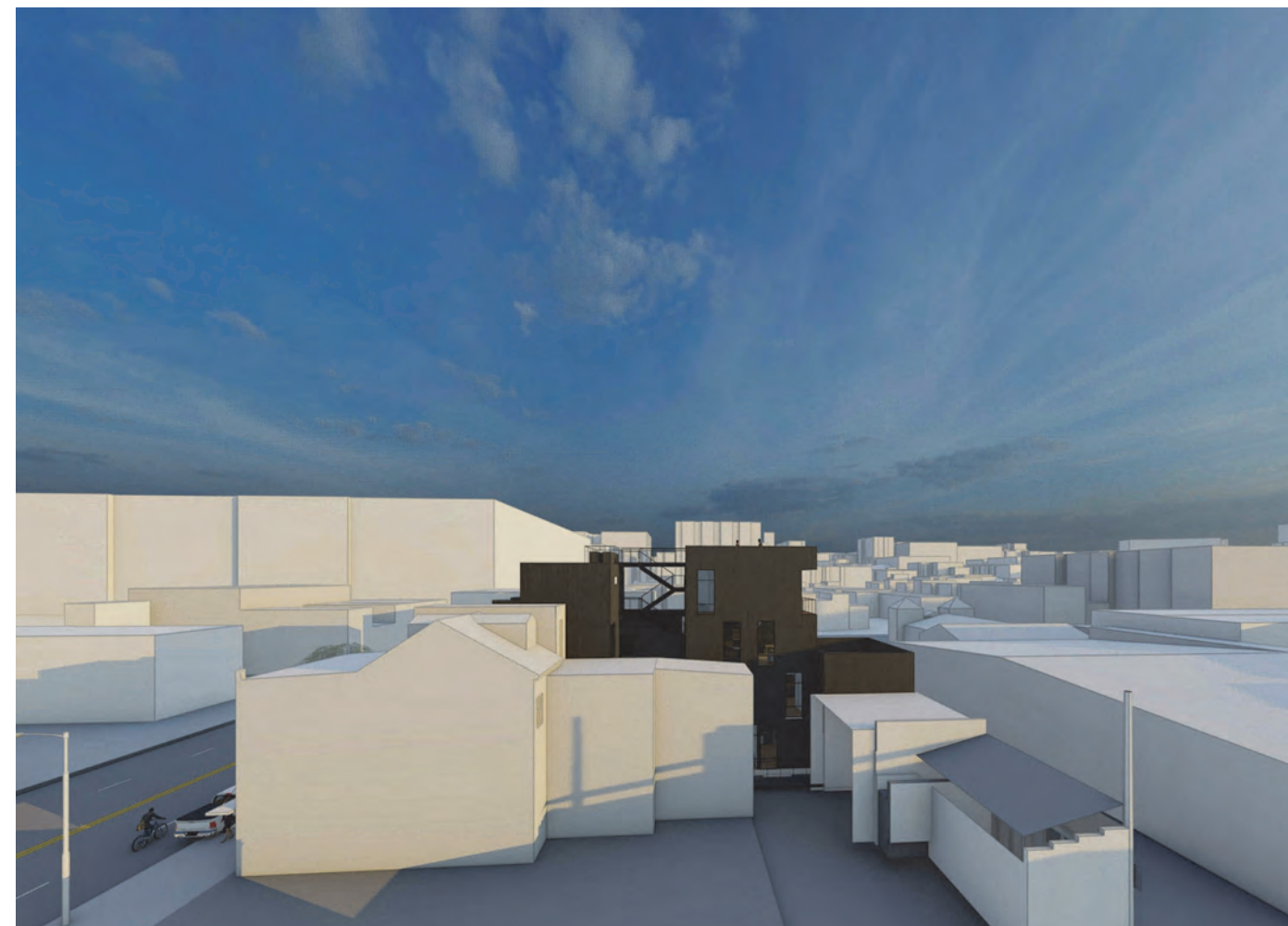
01. PERSPECTIVE VIEW FROM NAYLOR CT NW NORTH



02. PERSPECTIVE VIEW FROM NAYLOR CT NW NORTH



01. BIRDSEYE VIEW



02. SIDE BIRDSEYE VIEW

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Perspectives

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