

Data	Existing		Proposed	
Cellar	480.00		480.00	
1st	480.00		480.00	
2nd	480.00		480.00	
Front Porch	94.00		94.00	
Front Walkout	-		94.00	
1st - Rear Enclos Porch	129.11		-	
Cellar - addition			129.11	
1st - addition	-		129.11	
2nd - addition			129.11	
Rear Deck & Stair	-		-	
Lot Coverage	703.11	67.75%	703.11	67.75%
Building Area	1,183.11		1,312.22	
FAR	1.14		1.26	
Pervious Surface Calculation				
Paved (fr & bk)	SF	%	SF	%
Rear Yard	274.54	26.46%	267.18	25.75%
Front Yard	14.02	1.35%	124.02	11.95%
Compacted	269.20	25.94%	37.45	3.61%
Building	480.00	46.25%	609.11	58.69%
	1,037.76	100.00%	1,037.76	100.00%

Sub Title E	Existing	By Right	Proposed	Reference	ZR
Dwelling Units	1	2	2	302.1	No
ADU	0	No	0	302.3	No
Min Lot Width	16	18	16	201	Yes
Courts	1.5	NA	0	203	No
Minimum Lot Area	1,037.76	1,800	1,037.76	201	Yes
Max Lot Occupancy	67.75%	60%	67.75%	304	Yes
Maximum Height	24.33	35	24.33	303	No
Penthouse	NA	12'	NA	C/15, 303.7	No
Maximum Stories	2	3	2	303	No
Front Setback	NA	No lesser or greater than ex setbacks on same block	NA		
Rear Yard Setback	16.79	20	16.79	305	No
10' Extension	0	10	0	205.4	No
Side Setback	NA	NA	NA	307	No
Pervious Surface	25.94%	0	3.61%	204	No
Roof Top (Arch Elements, Chimney, Solar)		NA	NA	206	No
Parking	1	1	1	C701	Yes

Project	Hummell	Zone	RF 1
Address	1119 Abbey Place NE Washington, DC 20002	Ward	6
Square	773	ANC	6C
Lot	183	SMD	6C06

DRAWING LIST

A0.0	TITLE PAGE & SITE INFORMATION
A0.1	IMAGES
A2.0	CELLAR PLANS
A2.1	1ST FLOOR PLANS
A2.2	2ND FLOOR PLANS
A2.3	ROOF PLANS
A3.0	FRONT ELEVATIONS
A3.1	REAR ELEVATIONS
A4.0	EXISTING BUILDING SECTION
A4.1	PROPOSED BUILDING SECTION
A5.0	CELLAR INTERIOR
A5.1	INTERIOR ENLARGED PLANS & ELEV
A5.2	KITCHEN ELEVATIONS
A5.3	2ND FLOOR INTERIOR

PROJECT DESCRIPTION

PROJECT INVOLVES LOWERING CELLAR SLAB TO BOTTOM OF EXISTING FOOTING, RENOVATING CELLAR, 1ST, AND 2ND FLOOR, REPLACING EXISTING ENCLOSED PORCH WITH A TWO STORY ADDITION PLUS CELLAR IN SAME FOOTPRINT, AND CONVERTING USE FROM SINGLE FAMILY RESIDENTIAL TO RESIDENTIAL FLAT.

HUMMELL RESIDENCE

1119 ABBEY PL NE
WASHINGTON, DC
20002

RENOVATION AND ADDITION PROJECT

HARDWICK STUDIO, PLLC

GAY WIERDSMA
HARDWICK
A.I.A., LEED AP, MBA

3505 KENT STREET
KENSINGTON, MD 20895
202.455.6733
GAY@GREENARCHITECTDC.COM

NOT FOR CONSTRUCTION OR BUILDING PERMIT

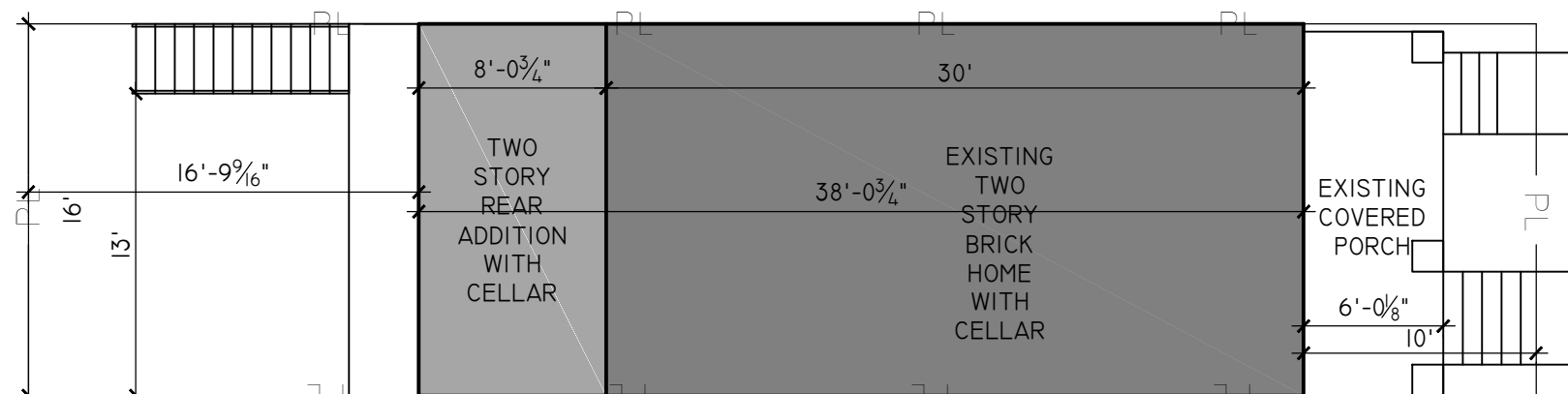
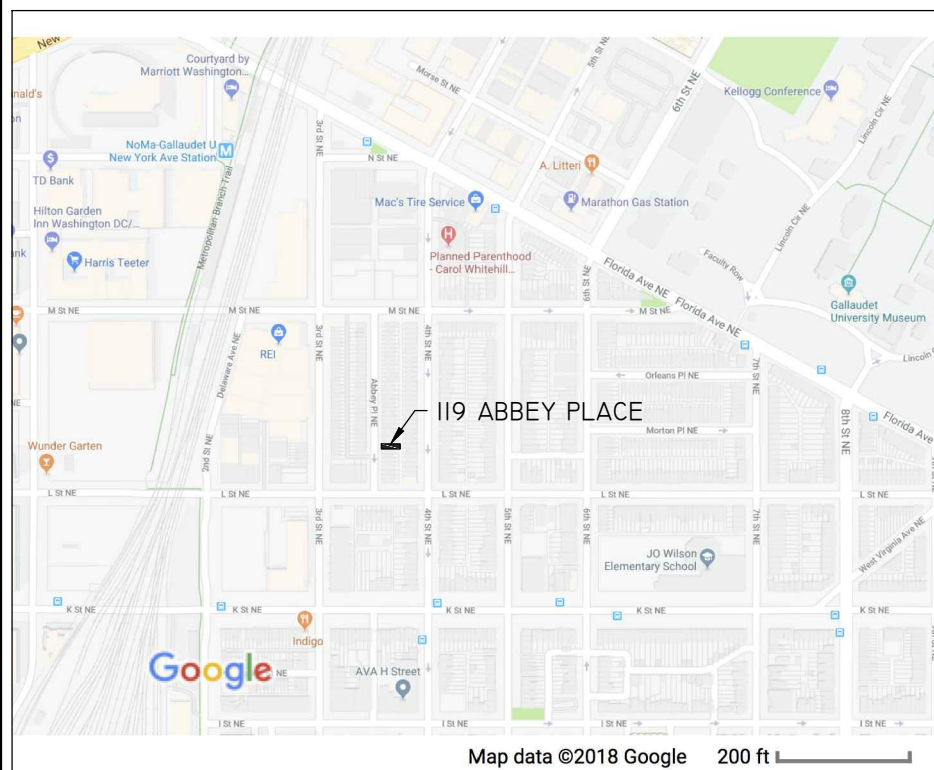
LICENCES:
DC: ARC 101315
EXPIRES 4/30/18
MD: 16049
EXPIRES 11/23/19
VA: 0401015785
EXPIRES 9/30/19

ISSUE:

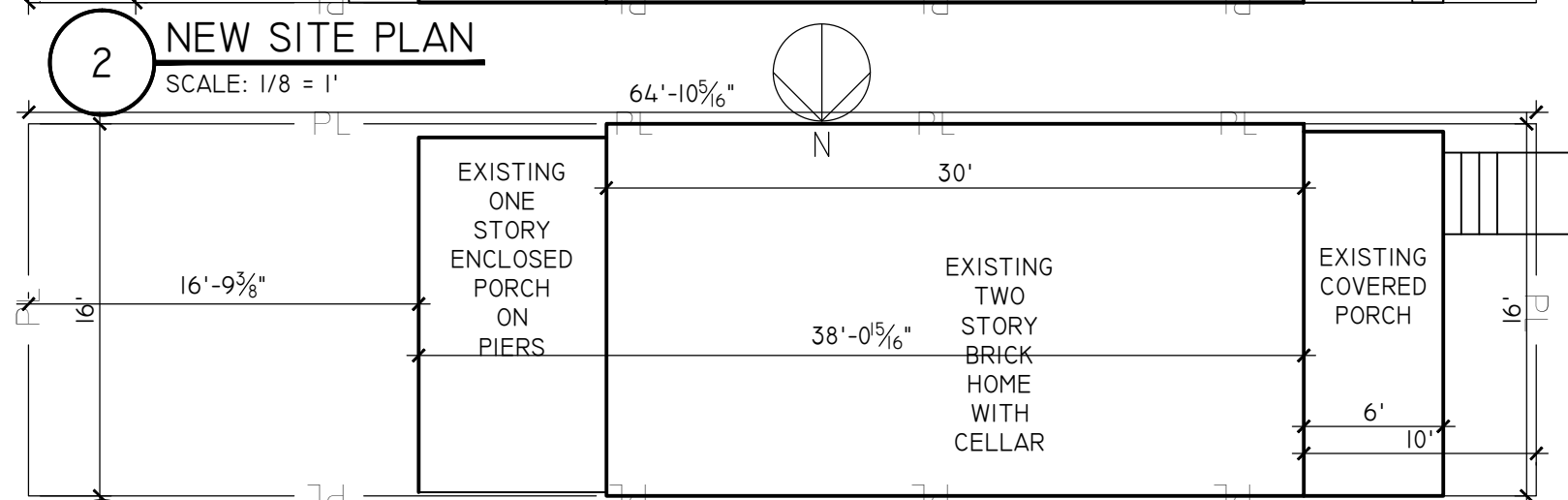
BZA 5-9-18

TITLE

Board of Zoning Adjustment
District of Columbia
CASE NO. 19840
EXHIBIT NO. 9



2 NEW SITE PLAN
SCALE: 1/8" = 1'



1 EX SITE PLAN
SCALE: 1/8" = 1'



**HUMMELL
RESIDENCE**

1119 ABBEY PL NE
WASHINGTON, DC
20002

**RENOVATION AND
ADDITION
PROJECT**

**HARDWICK
STUDIO, PLLC**

GAY WIERDSMA
HARDWICK
A.I.A., LEED AP, MBA

3505 KENT STREET
KENSINGTON, MD 20895
202.455.6733

GAY@GREENARCHITECTDC.COM

NOT FOR
CONSTRUCTION
OR BUILDING PERMIT

LICENCES:

DC: ARC 101315
EXPIRES 4/30/18
MD: 16049
EXPIRES 11/23/19
VA: 0401015785
EXPIRES 9/30/19

ISSUE:

BZA 5-9-18

IMAGES

A0.1

HUMMELL
RESIDENCE

1119 ABBEY PL NE
WASHINGTON, DC
20002

RENOVATION AND
ADDITION
PROJECT

HARDWICK
STUDIO, PLLC

GAY WIERDSMA
HARDWICK
A.I.A., LEED AP, MBA

3505 KENT STREET
KENSINGTON, MD 20895
202.455.6733
GAY@GREENARCHITECTDC.COM

NOT FOR
CONSTRUCTION
OR BUILDING PERMIT

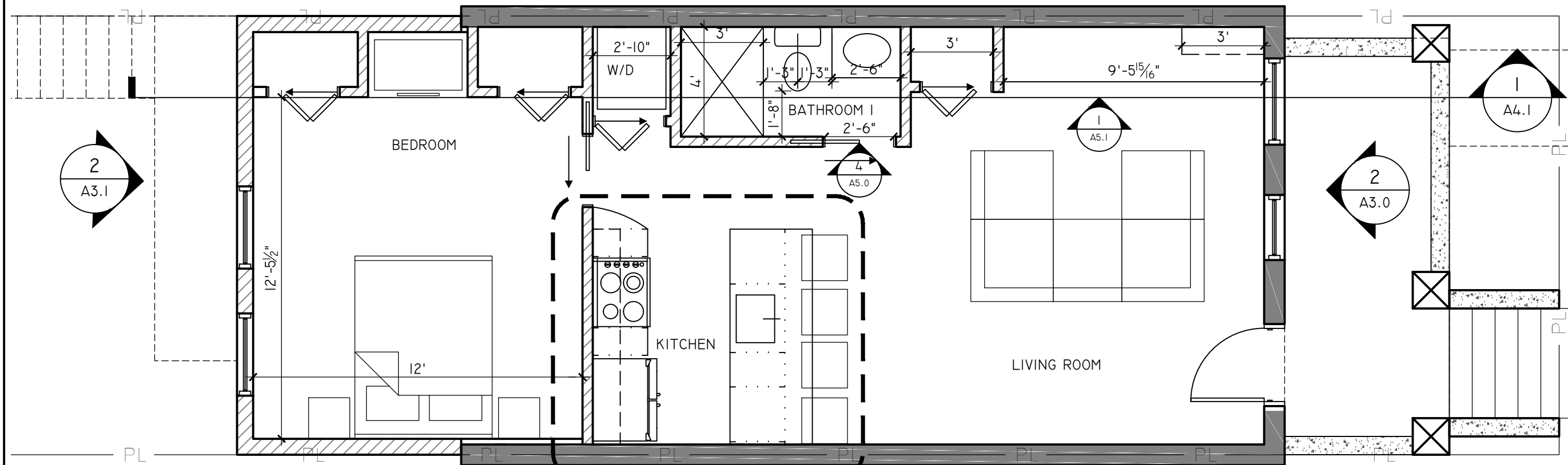
LICENCES:
DC: ARC 101315
EXPIRES 4/30/20
MD: 16049
EXPIRES 11/23/19
VA: 0401015785
EXPIRES 9/30/19

ISSUE:

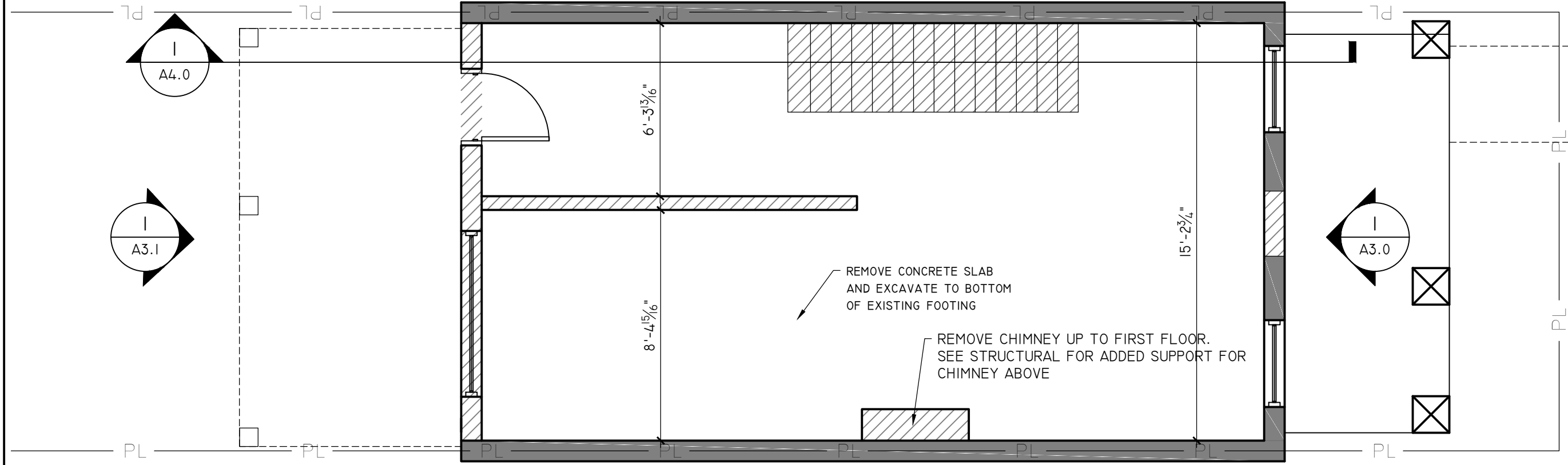
BZA 5-9-18

CELLAR FLOOR
PLANS

A2.0



2 PROPOSED PLAN
SCALE: 1/4" = 1'



1 DEMOLITION PLAN
SCALE: 1/4" = 1'

**HUMMELL
RESIDENCE**

1119 ABBEY PL NE
WASHINGTON, DC
20002

**RENOVATION AND
ADDITION
PROJECT**

**HARDWICK
STUDIO, PLLC**

GAY WIERDSMA
HARDWICK
A.I.A., LEED AP, MBA

3505 KENT STREET
KENSINGTON, MD 20895
202.455.6733
GAY@GREENARCHITECTDC.COM

NOT FOR
CONSTRUCTION
OR BUILDING PERMIT

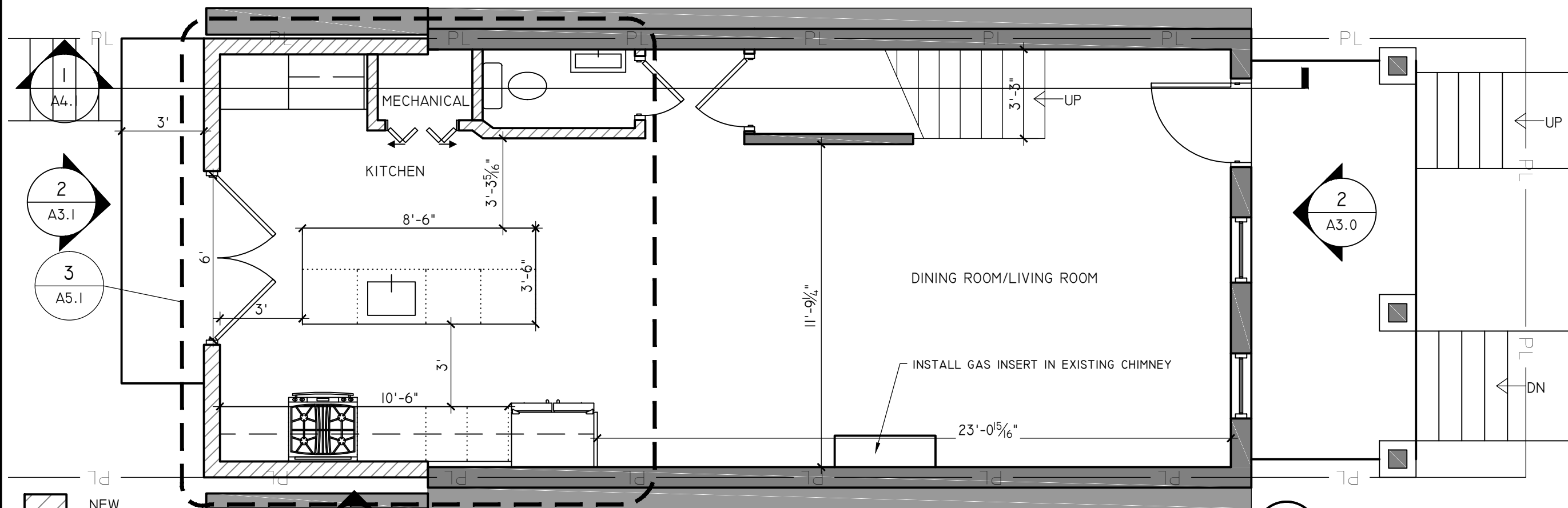
LICENCES:
DC: ARC 101315
EXPIRES 4/30/20
MD: 16049
EXPIRES 11/23/19
VA: 0401015785
EXPIRES 9/30/19

ISSUE:

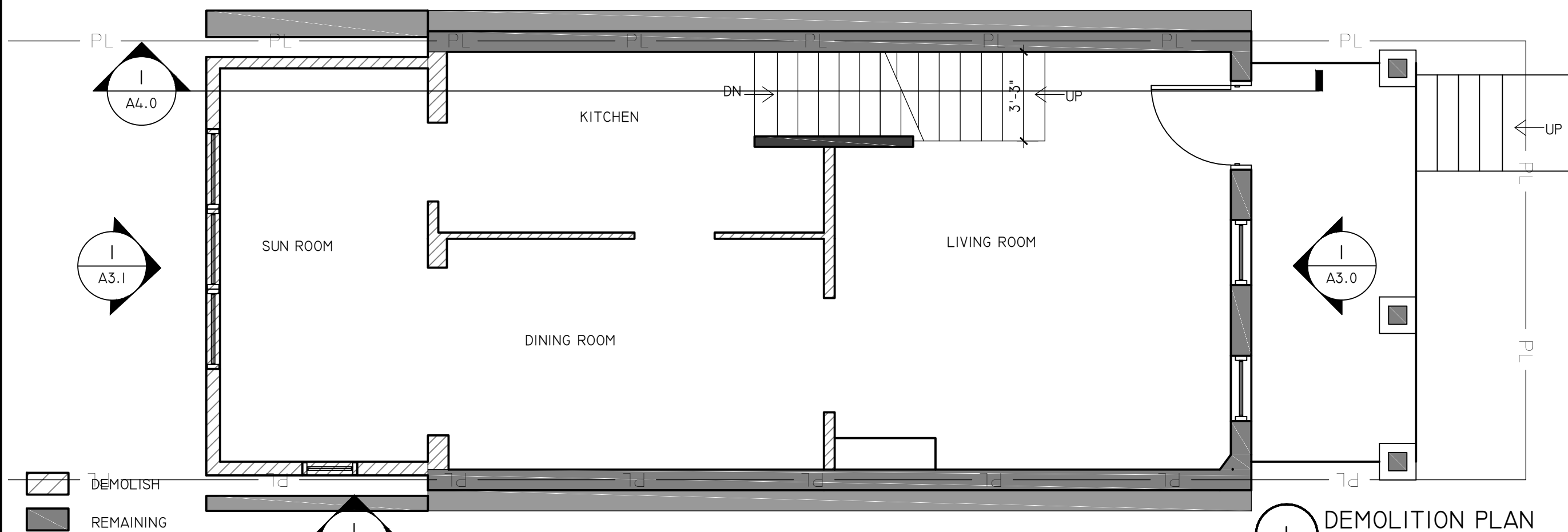
BZA 5-9-18

**FIRST FLOOR
PLANS**

A2.1



2 PROPOSED PLAN
SCALE: 1/4" = 1'



1 DEMOLITION PLAN
SCALE: 1/4" = 1'

NEW
EXISTING

DEMOLISH
REMAINING

**HUMMELL
RESIDENCE**

1119 ABBEY PL NE
WASHINGTON, DC
20002

**RENOVATION AND
ADDITION
PROJECT**

**HARDWICK
STUDIO, PLLC**

GAY WIERDSMA
HARDWICK
A.I.A., LEED AP, MBA

3505 KENT STREET
KENSINGTON, MD 20895
202.455.6733
GAY@GREENARCHITECTDC.COM

NOT FOR
CONSTRUCTION
OR BUILDING PERMIT

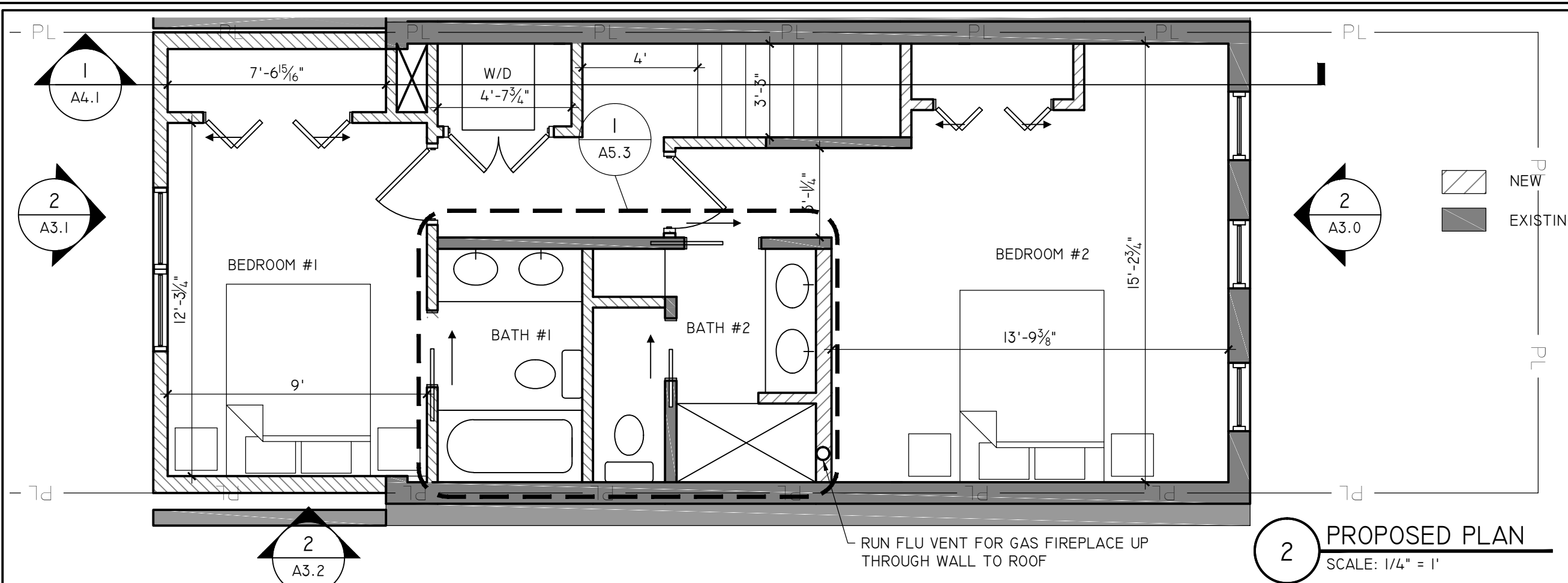
LICENCES:
DC: ARC 101315
EXPIRES 4/30/20
MD: 16049
EXPIRES 11/23/19
VA: 0401015785
EXPIRES 9/30/19

ISSUE:

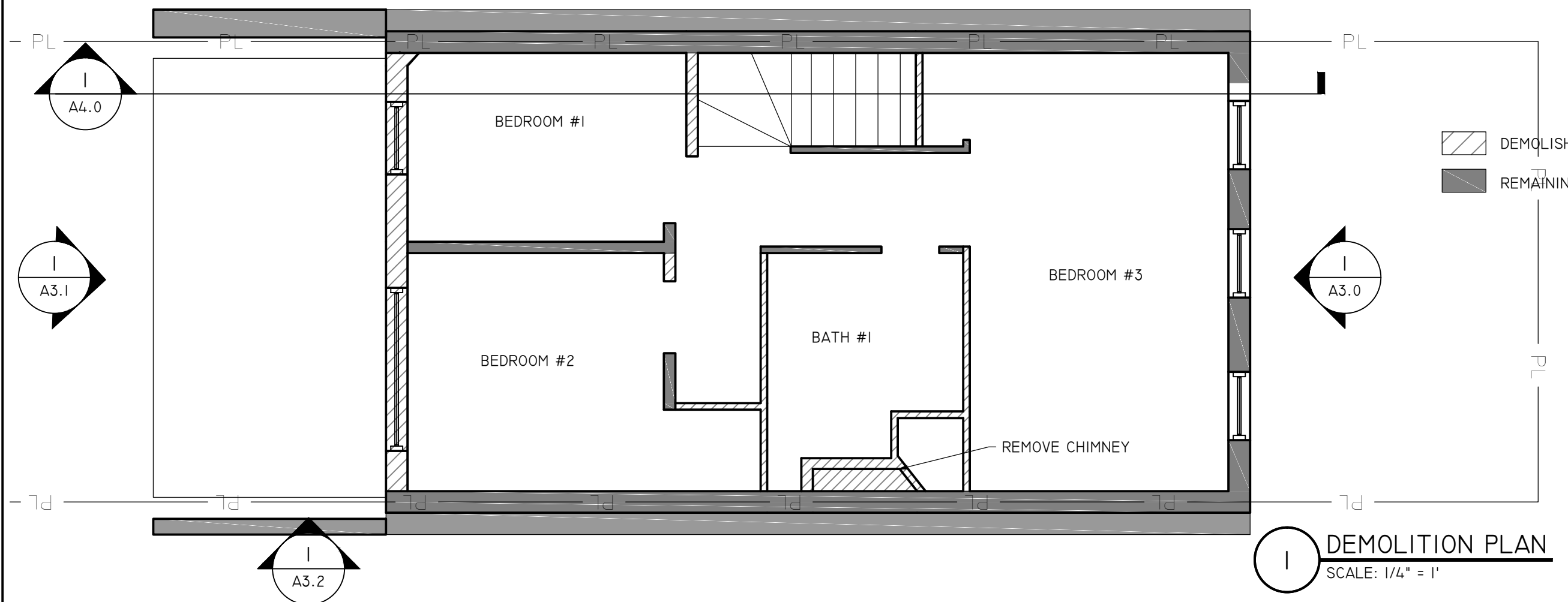
BZA 5-9-18

**SECOND FLOOR
PLANS**

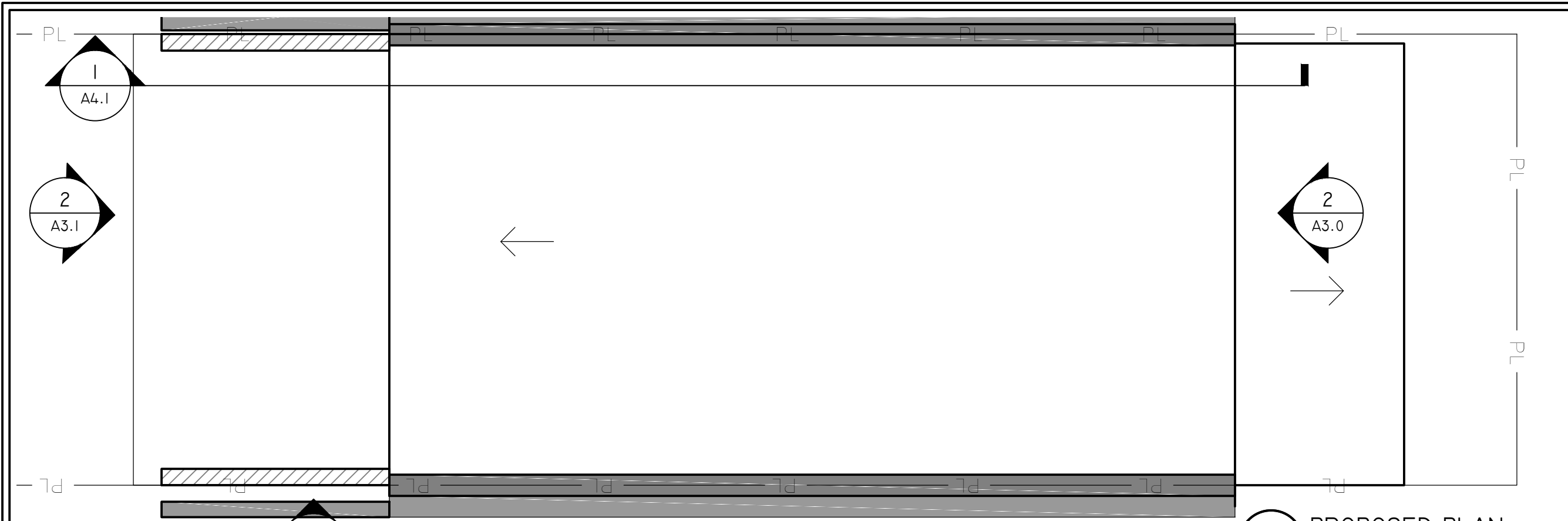
AI.2



2 PROPOSED PLAN
SCALE: 1/4" = 1'



1 DEMOLITION PLAN
SCALE: 1/4" = 1'



2 PROPOSED PLAN
SCALE: 1/4" = 1'



1 DEMOLITION PLAN
SCALE: 1/4" = 1'

**HUMMELL
RESIDENCE**
1119 ABBEY PL NE
WASHINGTON, DC
20002

**RENOVATION AND
ADDITION
PROJECT**

**HARDWICK
STUDIO, PLLC**

GAY WIERDSMA
HARDWICK
A.I.A., LEED AP, MBA

3505 KENT STREET
KENSINGTON, MD 20895
202.455.6733
GAY@GREENARCHITECTDC.COM

NOT FOR
CONSTRUCTION
OR BUILDING PERMIT

LICENCES:
DC: ARC 101315
EXPIRES 4/30/18
MD: 16049
EXPIRES 11/23/19
VA: 0401015785
EXPIRES 9/30/19

ISSUE:

BZA 4-26-18

ROOF PLANS
A2.3



1 EXISTING FRONT ELEVATION
1/4"=1'



2 PROPOSED FRONT ELEVATION
1/4"=1'

HUMMELL
RESIDENCE

1119 ABBEY PL NE
WASHINGTON, DC
20002

RENOVATION AND
ADDITION
PROJECT

HARDWICK
STUDIO, PLLC

GAY WIERDSMA
HARDWICK
A.I.A., LEED AP, MBA

3505 KENT STREET
KENSINGTON, MD 20895
202.455.6733
GAY@GREENARCHITECTDC.COM

NOT FOR
CONSTRUCTION
OR BUILDING PERMIT

LICENCES:
DC: ARC 101315
EXPIRES 4/30/20
MD: 16049
EXPIRES 11/23/19
VA: 0401015785
EXPIRES 9/30/19

ISSUE:

BZA 5-9-18

FRONT
ELEVATIONS

A3.0

HUMMELL
RESIDENCE

1119 ABBEY PL NE
WASHINGTON, DC
20002

RENOVATION AND
ADDITION
PROJECT

HARDWICK
STUDIO, PLLC

GAY WIERDSMA
HARDWICK
A.I.A., LEED AP, MBA

3505 KENT STREET
KENSINGTON, MD 20895
202.455.6733
GAY@GREENARCHITECTDC.COM

NOT FOR
CONSTRUCTION
OR BUILDING PERMIT

LICENCES:
DC: ARC 101315
EXPIRES 4/30/20
MD: 16049
EXPIRES 11/23/19
VA: 0401015785
EXPIRES 9/30/19

ISSUE:

BZA 5-9-18

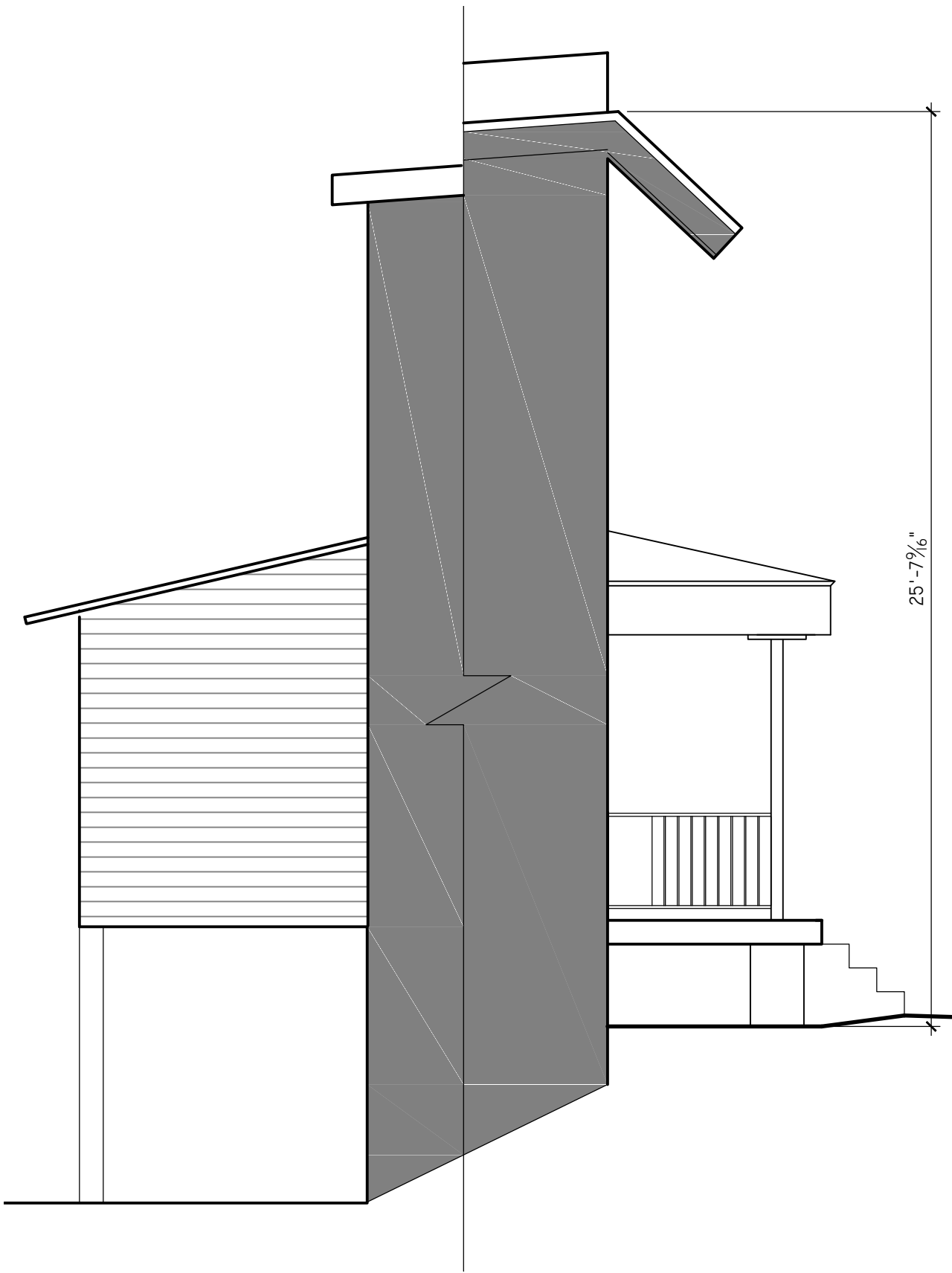
REAR
ELEVATIONS

A3.1

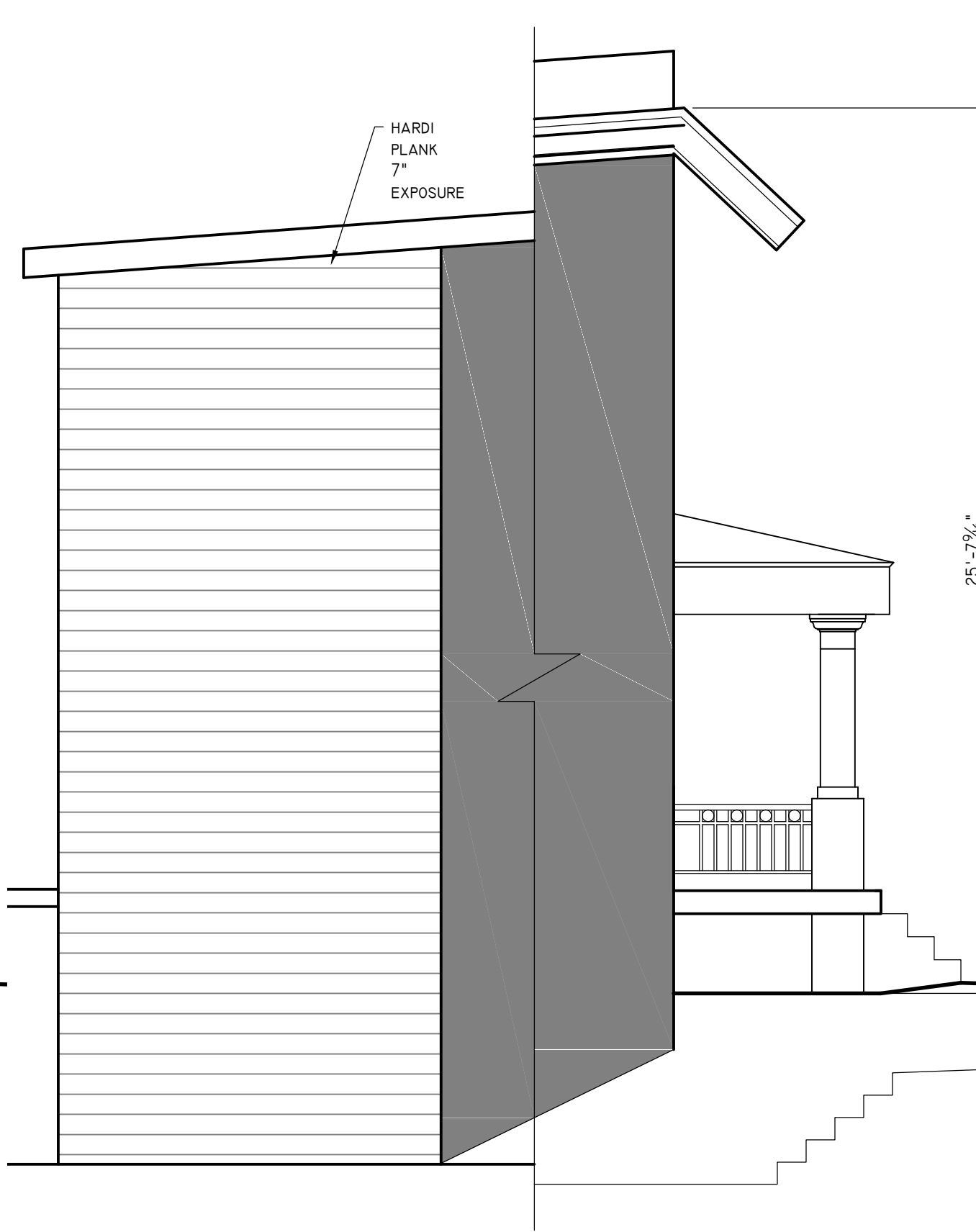


1 EXISTING REAR ELEVATION
1/4"=1'

2 PROPOSED REAR ELEVATION
1/4"=1'



1 EXISTING SIDE ELEVATION
1/4"=1'



2 PROPOSED SIDE ELEVATION
1/4"=1'

HUMMELL
RESIDENCE
1119 ABBEY PL NE
WASHINGTON, DC
20002

RENOVATION AND
ADDITION
PROJECT

HARDWICK
STUDIO, PLLC

GAY WIERDSMA
HARDWICK
A.I.A., LEED AP, MBA

3505 KENT STREET
KENSINGTON, MD 20895
202.455.6733
GAY@GREENARCHITECTDC.COM

NOT FOR
CONSTRUCTION
OR BUILDING PERMIT

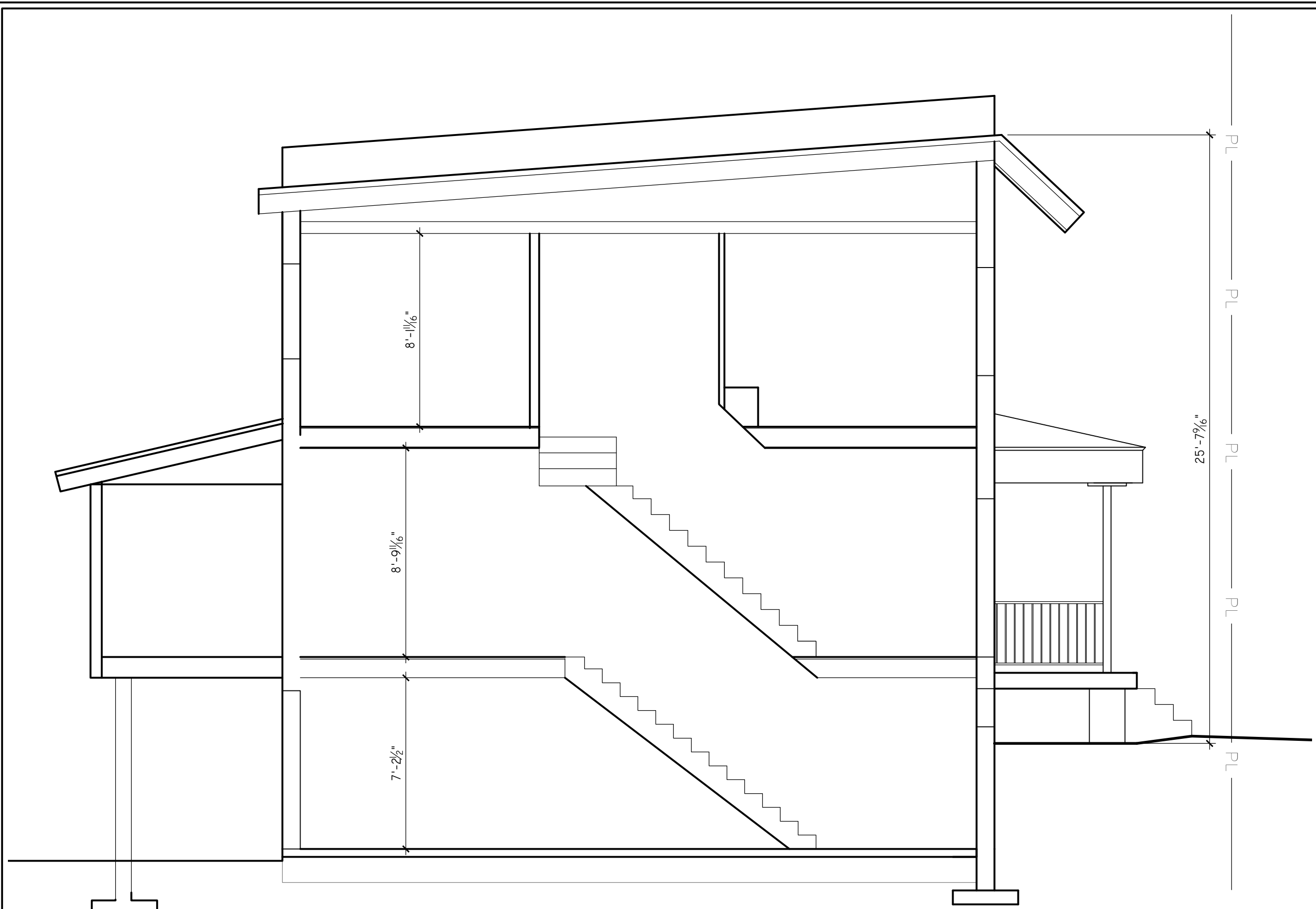
LICENCES:
DC: ARC 101315
EXPIRES 4/30/20
MD: 16049
EXPIRES 11/23/19
VA: 0401015785
EXPIRES 9/30/19

ISSUE:

BZA 5-9-18

SIDE
ELEVATIONS

A3.2



1
EXISTING SECTION
 SCALE: 1/4" = 1'

**HUMMELL
RESIDENCE**

1119 ABBEY PL NE
WASHINGTON, DC
20002

**RENOVATION AND
ADDITION
PROJECT**

**HARDWICK
STUDIO, PLLC**

GAY WIERDSMA
HARDWICK
A.I.A., LEED AP, MBA

3505 KENT STREET
KENSINGTON, MD 20895
202.455.6733
GAY@GREENARCHITECTDC.COM

NOT FOR
CONSTRUCTION
OR BUILDING PERMIT

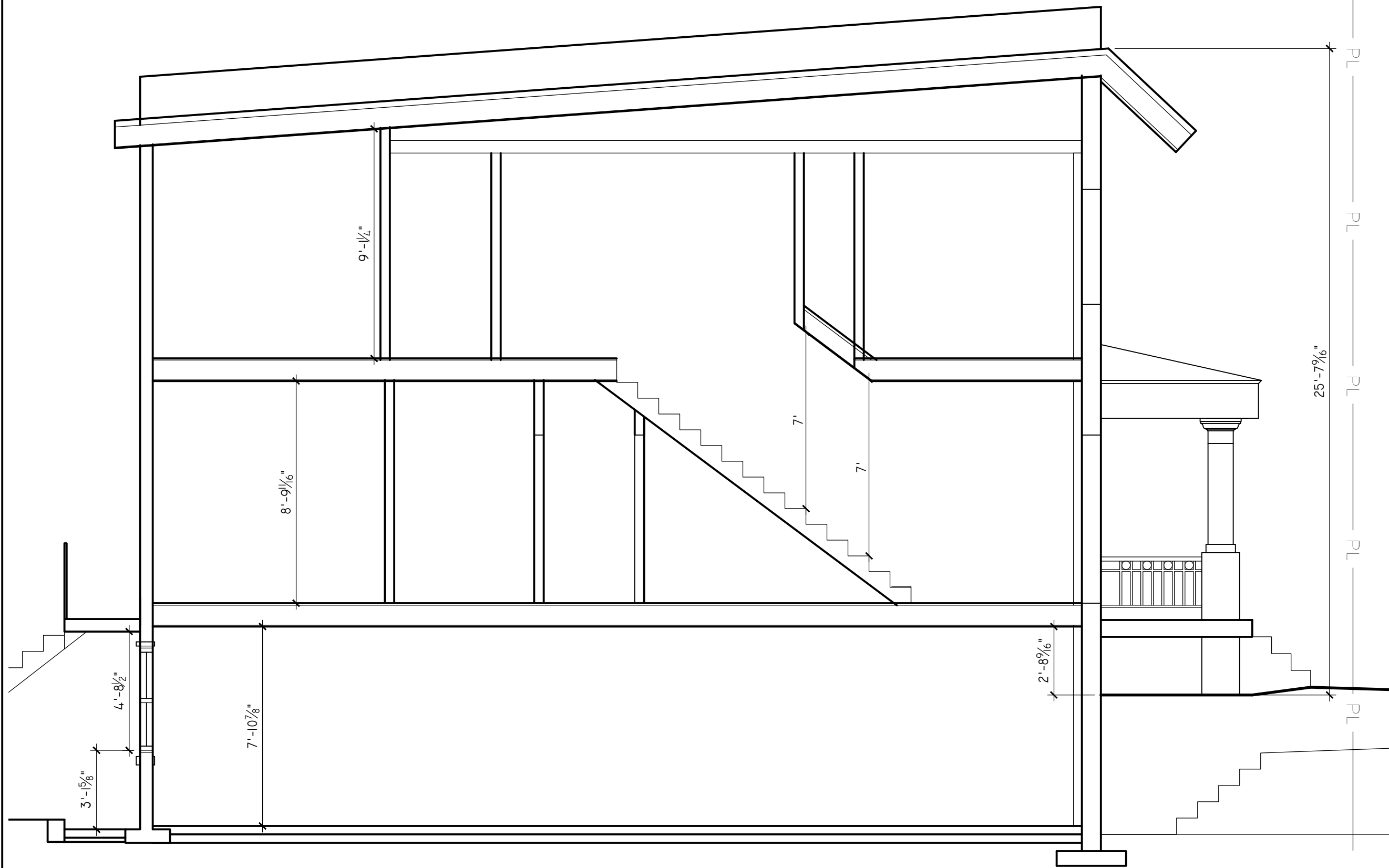
LICENCES:
DC: ARC 101315
EXPIRES 4/30/20
MD: 16049
EXPIRES 11/23/19
VA: 0401015785
EXPIRES 9/30/19

ISSUE:

BZA 5-9-18

**BUILDING
SECTIONS**

A4.0



1 PROPOSED SECTION
1/4"=1'

HUMMELL
RESIDENCE

1119 ABBEY PL NE
WASHINGTON, DC
20002

RENOVATION AND
ADDITION
PROJECT

HARDWICK
STUDIO, PLLC

GAY WIERDSMA
HARDWICK
A.I.A., LEED AP, MBA

3505 KENT STREET
KENSINGTON, MD 20895
202.455.6733
GAY@GREENARCHITECTDC.COM

NOT FOR
CONSTRUCTION
OR BUILDING PERMIT

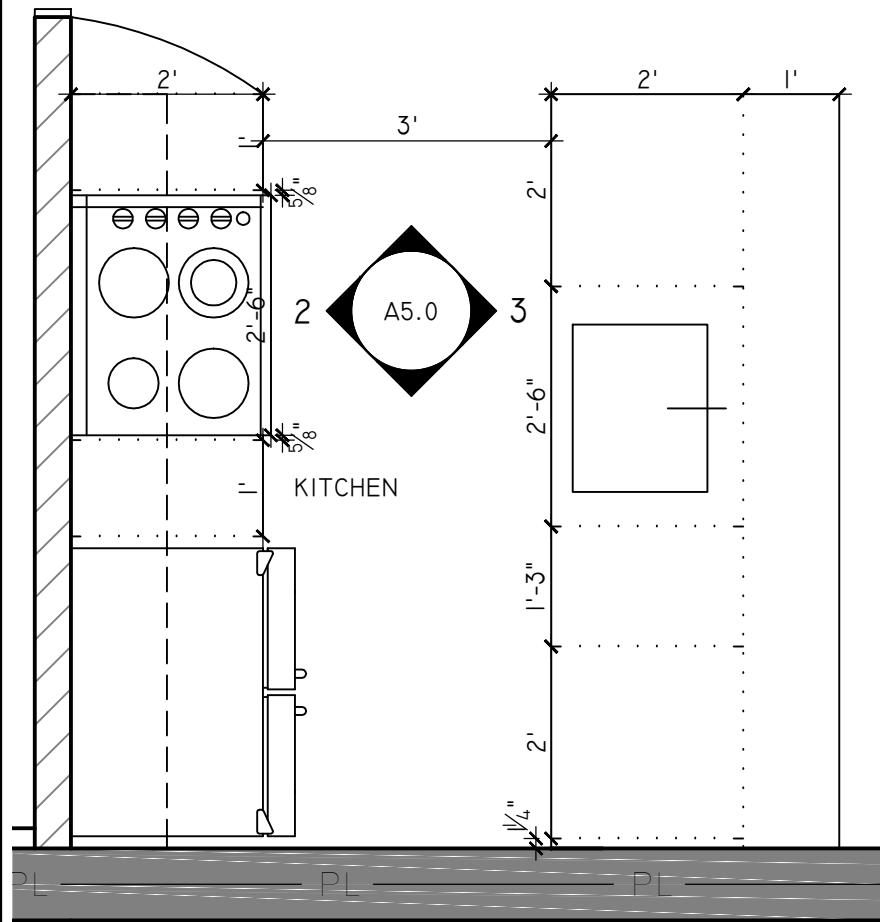
LICENCES:
DC: ARC 101315
EXPIRES 4/30/20
MD: 16049
EXPIRES 11/23/19
VA: 0401015785
EXPIRES 9/30/19

ISSUE:

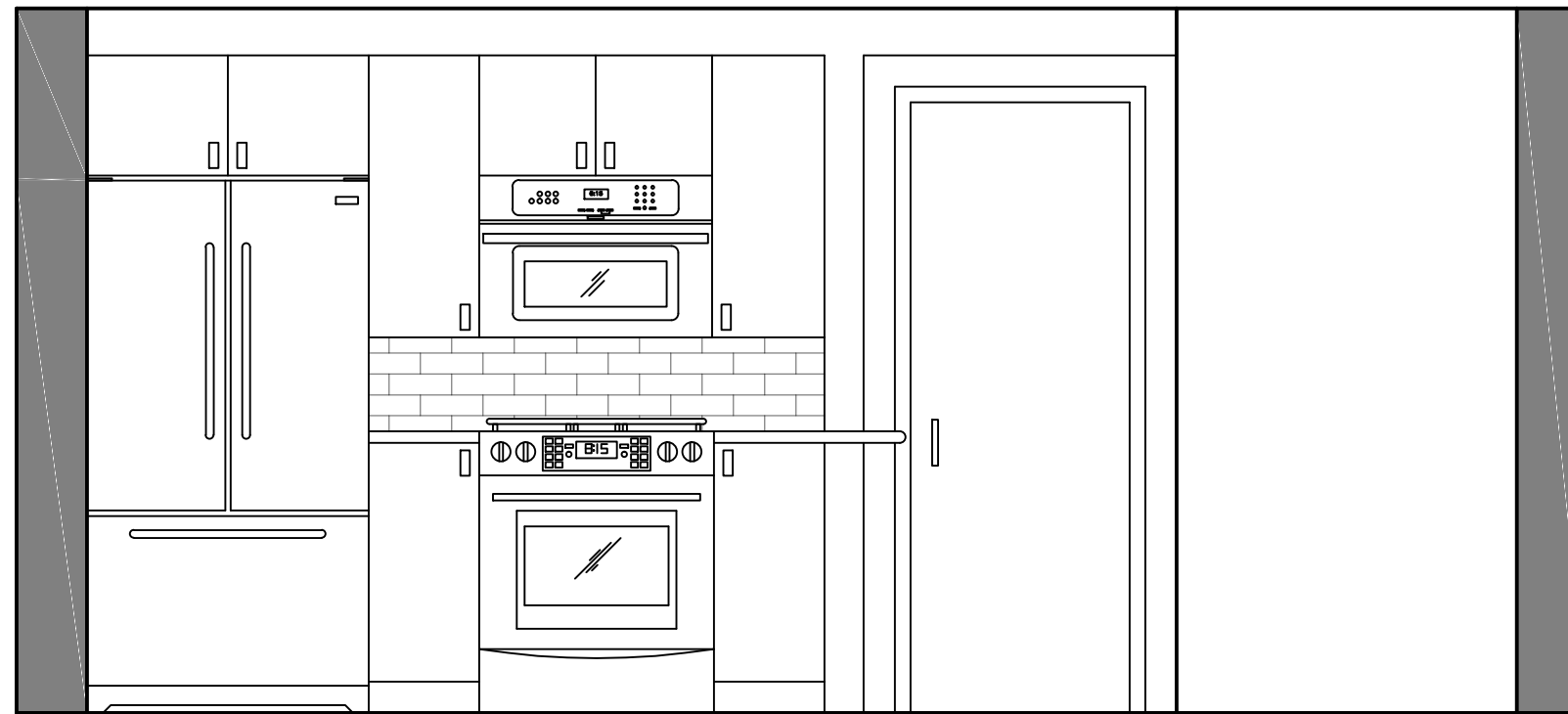
BZA 5-9-18

BUILDING
SECTIONS

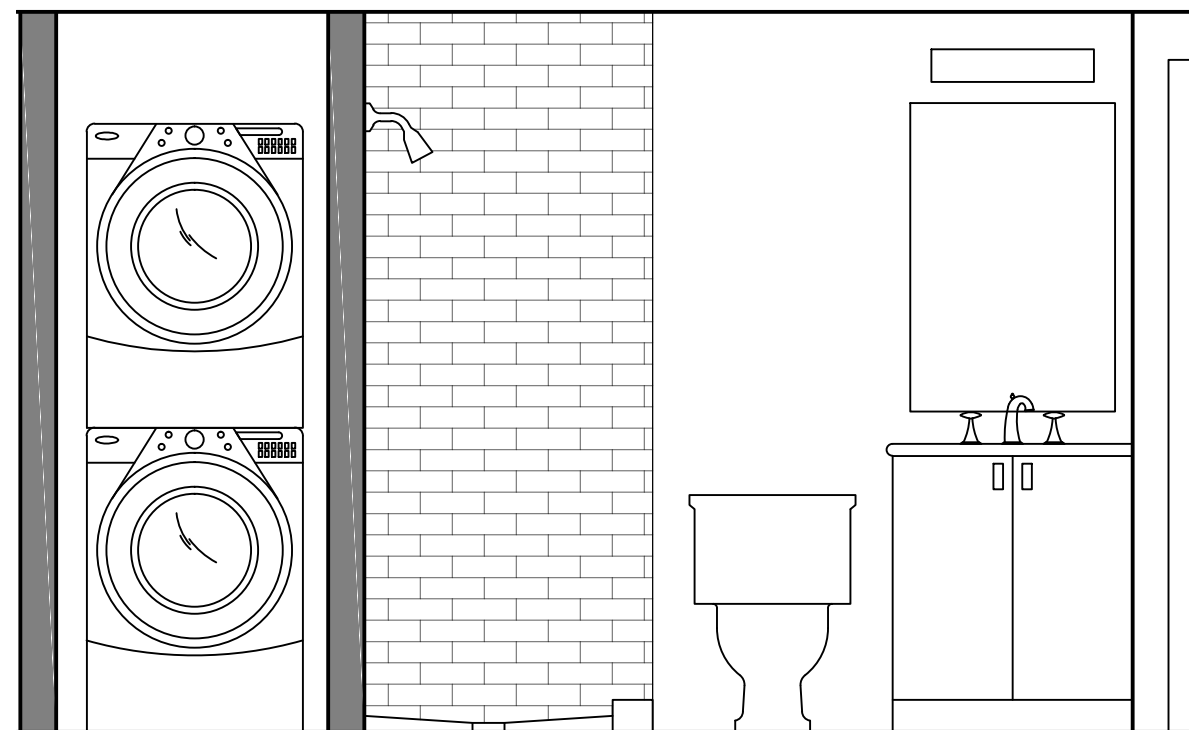
A4.1



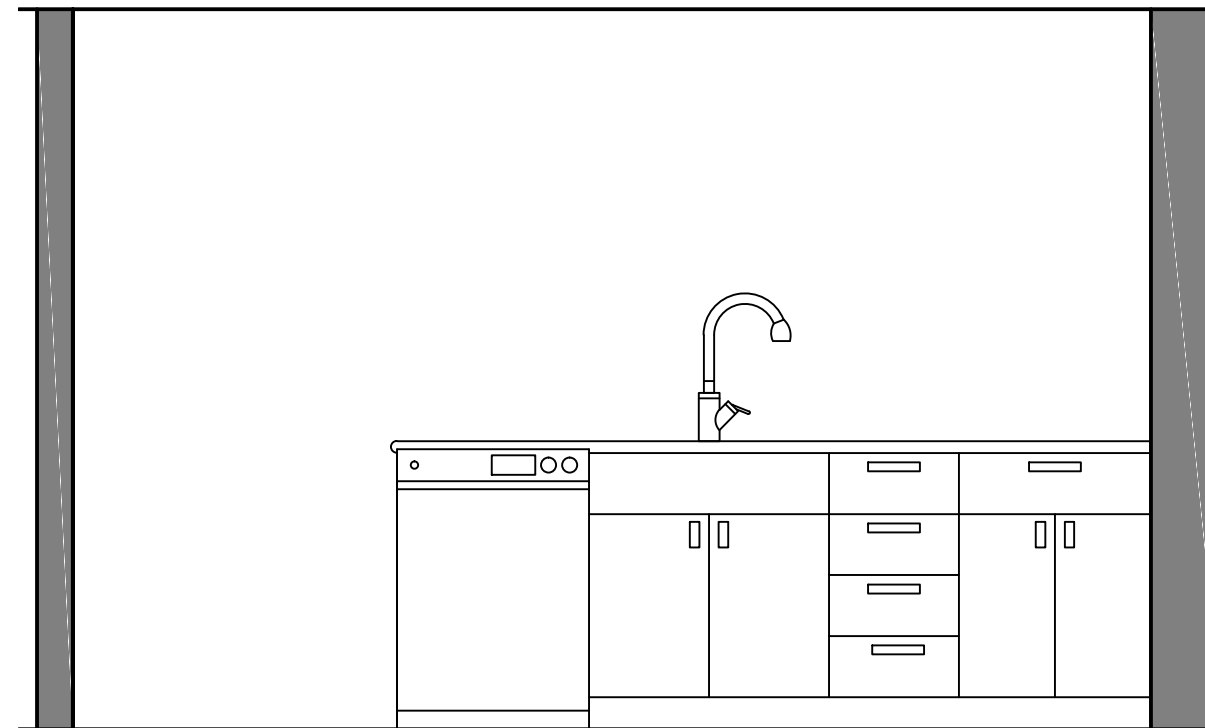
1 ENLARGED KITCHEN CELLAR
SCALE: 1/2" = 1'



2 KITCHEN ELEVATION
SCALE: 1/2" = 1'



4 BATHROOM ELEVATION
SCALE: 1/2" = 1'



3 KITCHEN ELEVATION
SCALE: 1/2" = 1'

**HUMMELL
RESIDENCE**
1119 ABBEY PL NE
WASHINGTON, DC
20002

RENOVATION AND
ADDITION
PROJECT

HARDWICK
STUDIO, PLLC

GAY WIERDSMA
HARDWICK
A.I.A., LEED AP, MBA

3505 KENT STREET
KENSINGTON, MD 20895
202.455.6733
GAY@GREENARCHITECTDC.COM

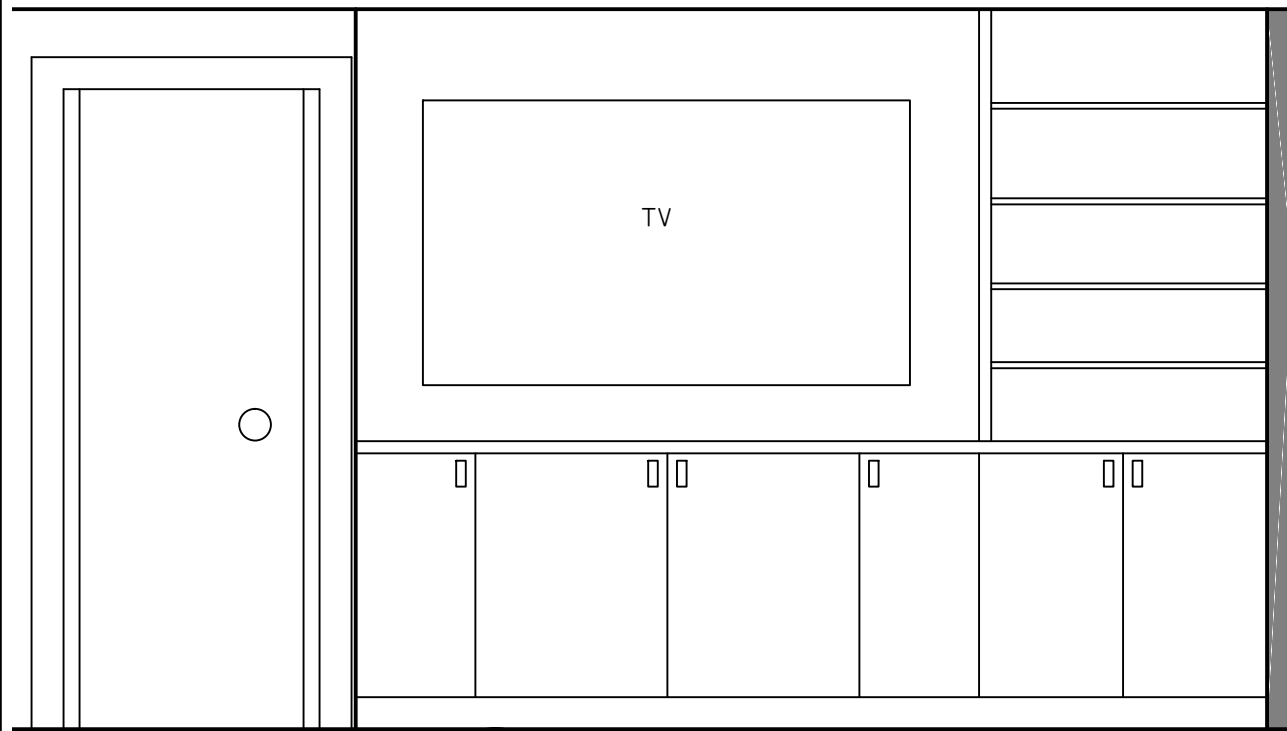
NOT FOR
CONSTRUCTION
OR BUILDING PERMIT

LICENCES:
DC: ARC 101315
EXPIRES 4/30/18
MD: 16049
EXPIRES 11/23/19
VA: 0401015785
EXPIRES 9/30/19

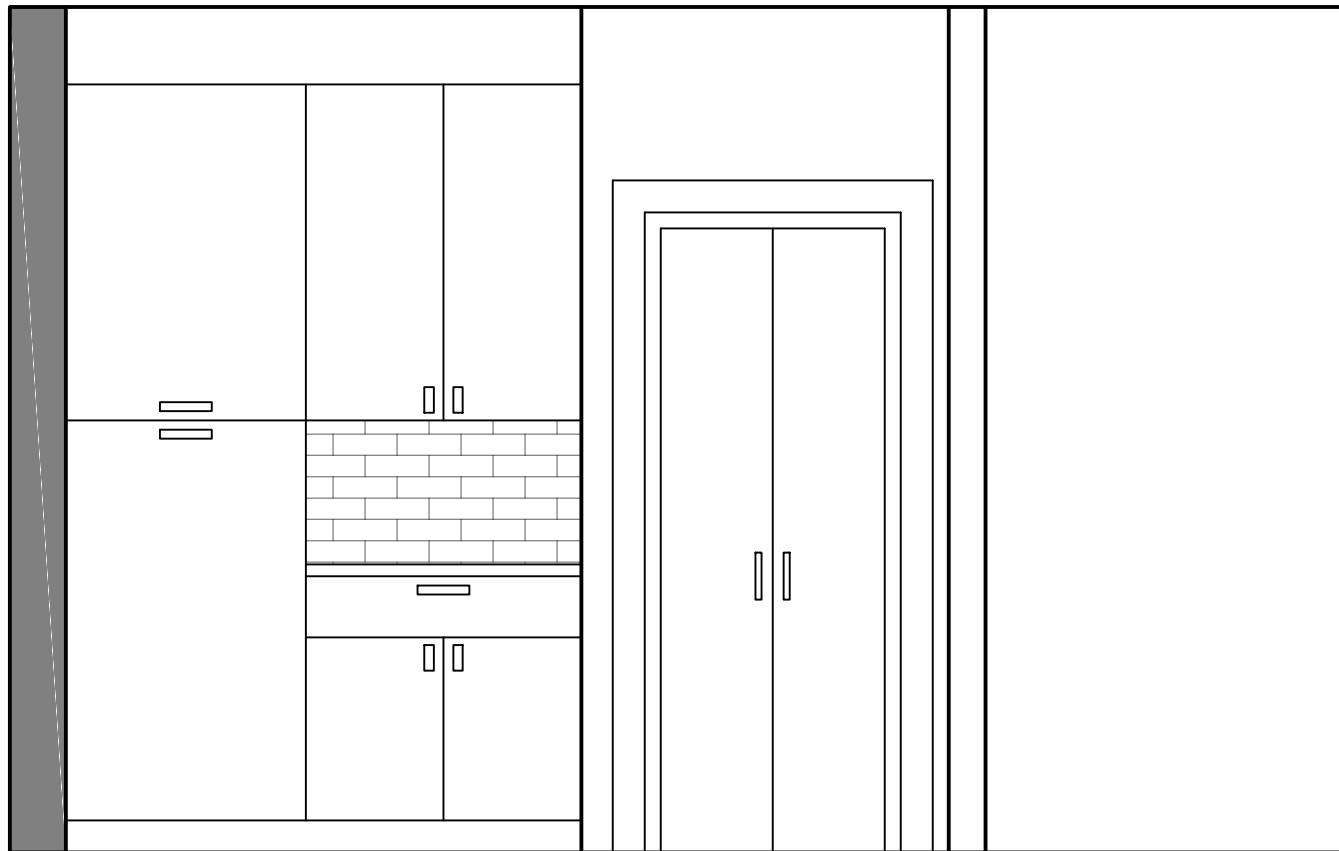
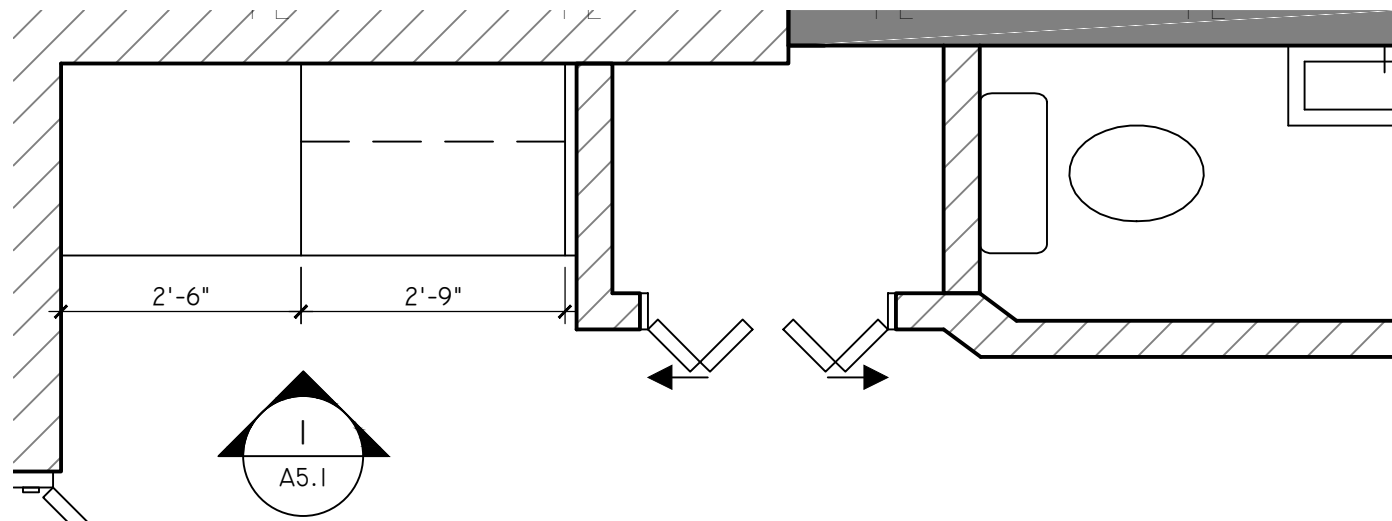
ISSUE:

BZA 12/4/17

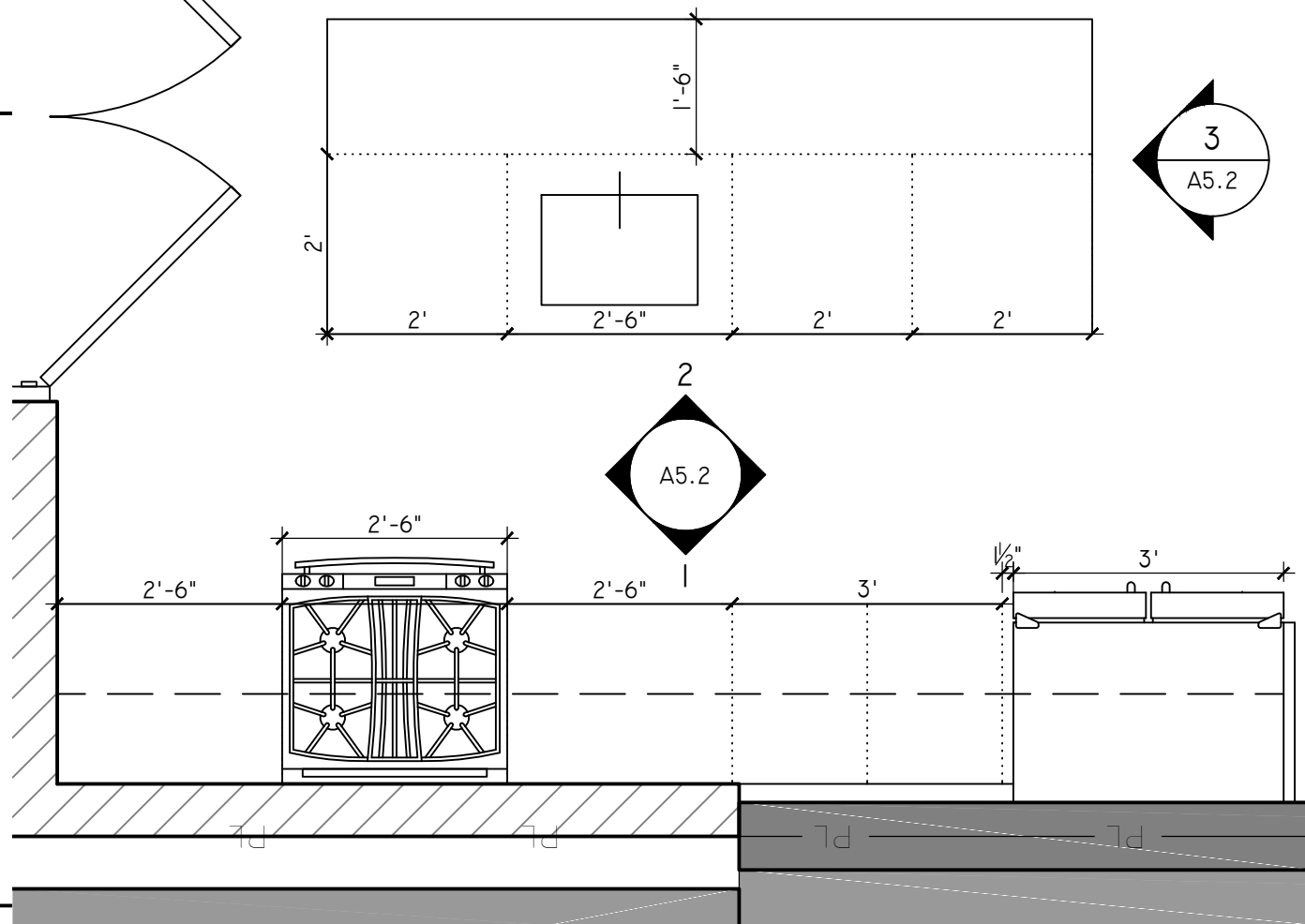
CELLAR INTERIOR
A5.0



1 CELLAR BUILT INS
SCALE: 1/2" = 1'



2 STORAGE ELEVATION
SCALE: 1/2" = 1'



3 ENLARGED KITCHEN 1ST FL
SCALE: 1/2" = 1'

**HUMMELL
RESIDENCE**

1119 ABBEY PL NE
WASHINGTON, DC
20002

RENOVATION AND
ADDITION
PROJECT

HARDWICK
STUDIO, PLLC

GAY WIERDSMA
HARDWICK
A.I.A., LEED AP, MBA

3505 KENT STREET
KENSINGTON, MD 20895
202.455.6733
GAY@GREENARCHITECTDC.COM

NOT FOR
CONSTRUCTION
OR BUILDING PERMIT

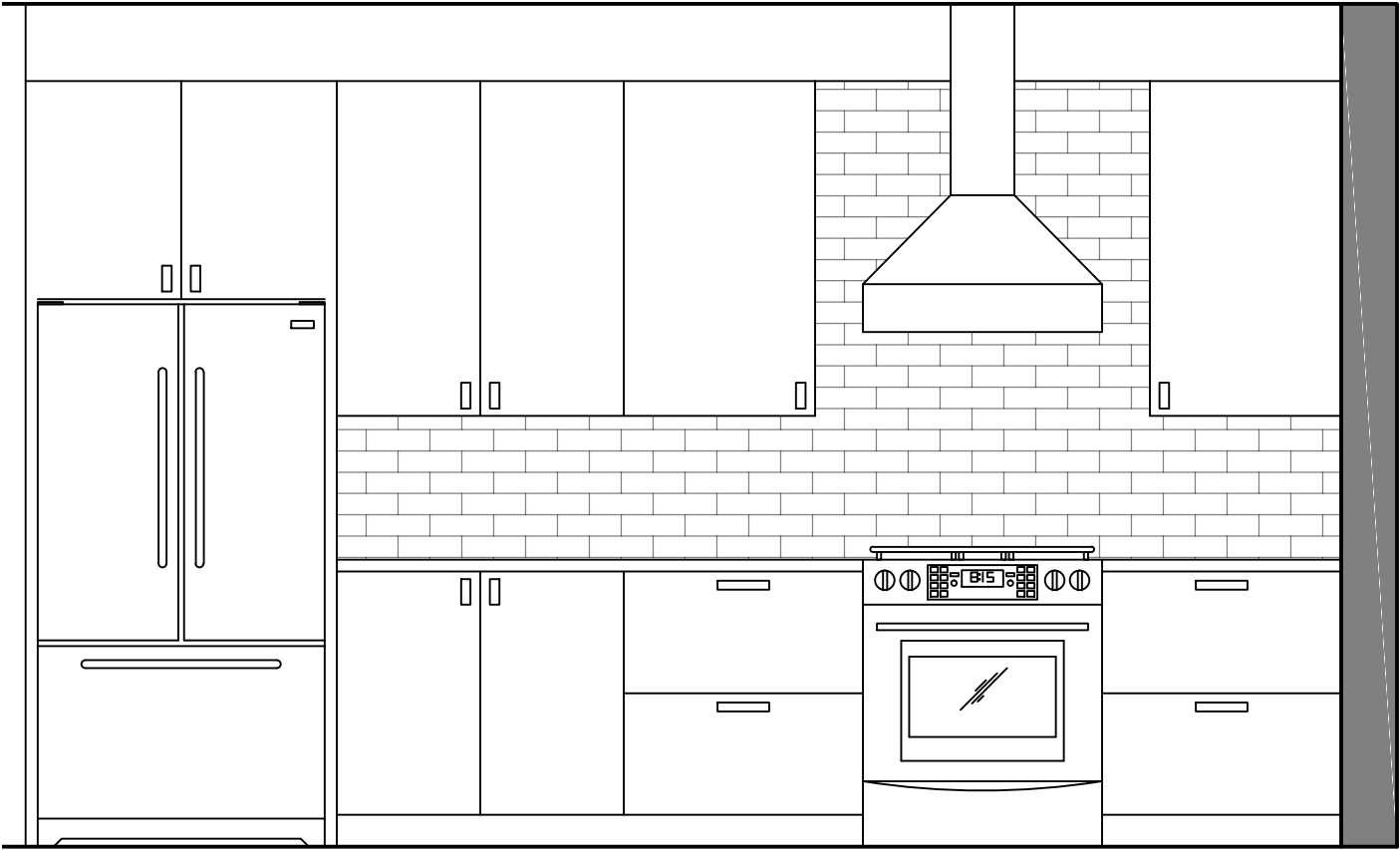
LICENCES:
DC: ARC 101315
EXPIRES 4/30/20
MD: 16049
EXPIRES 11/23/19
VA: 0401015785
EXPIRES 9/30/19

ISSUE:

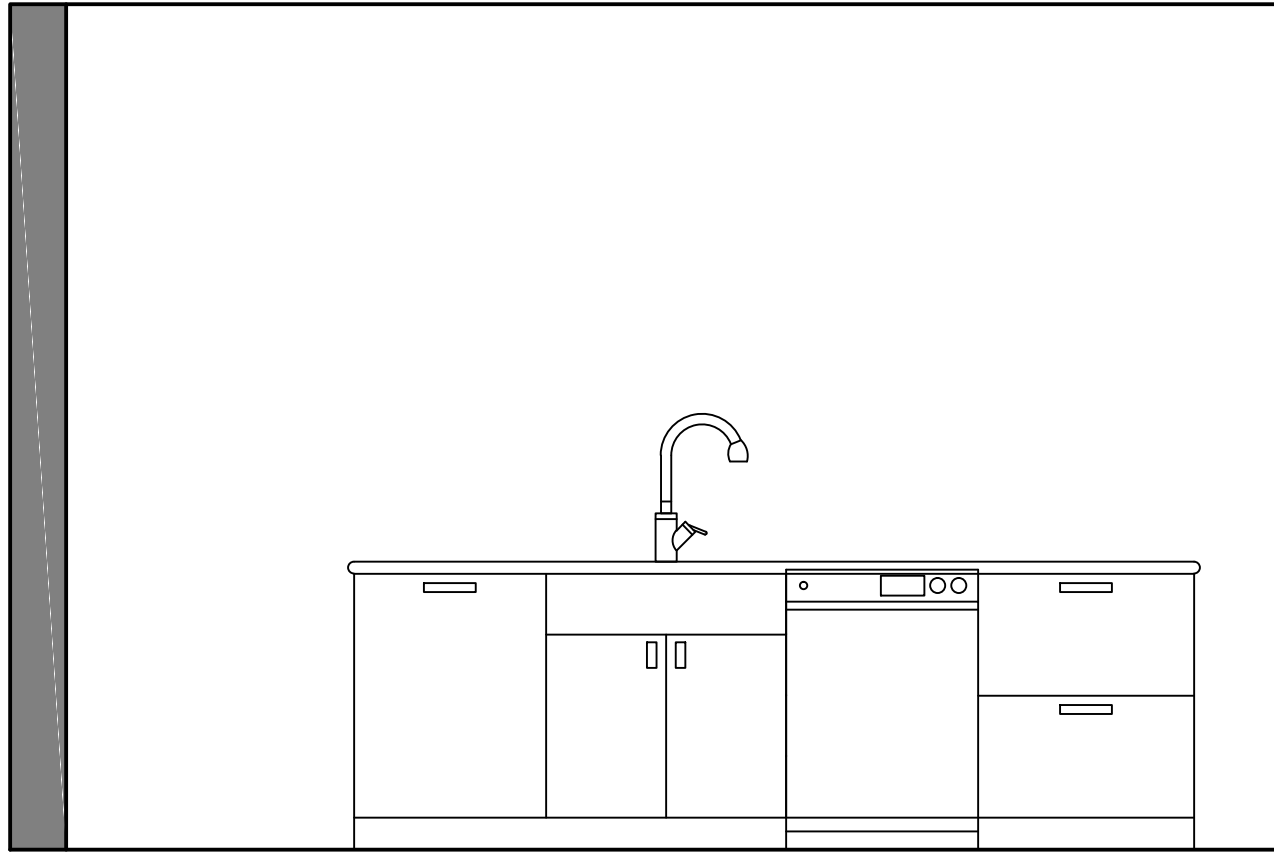
BZA 5-9-18

INTERIOR ENLARGED
PLANS &
ELEVATIONS

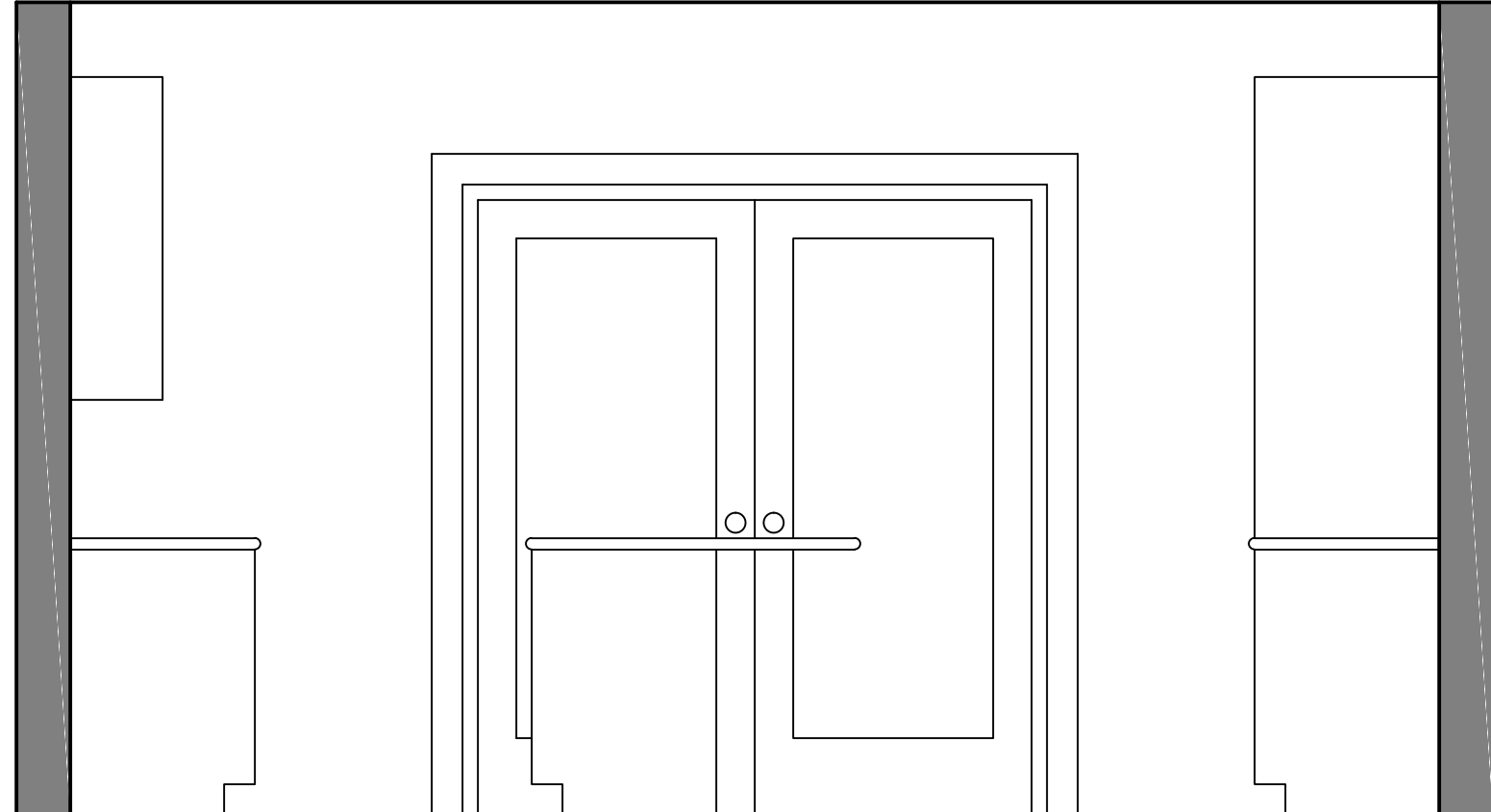
A5.1



1 KITCHEN ELEVATION
SCALE: 1/2" = 1'



2 ISLAND ELEVATION
SCALE: 1/2" = 1'



3 REAR WALL ELEV
SCALE: 1/2" = 1'

HUMMELL
RESIDENCE

1119 ABBEY PL NE
WASHINGTON, DC
20002

RENOVATION AND
ADDITION
PROJECT

HARDWICK
STUDIO, PLLC

GAY WIERDSMA
HARDWICK
A.I.A., LEED AP, MBA

3505 KENT STREET
KENSINGTON, MD 20895
202.455.6733
GAY@GREENARCHITECTDC.COM

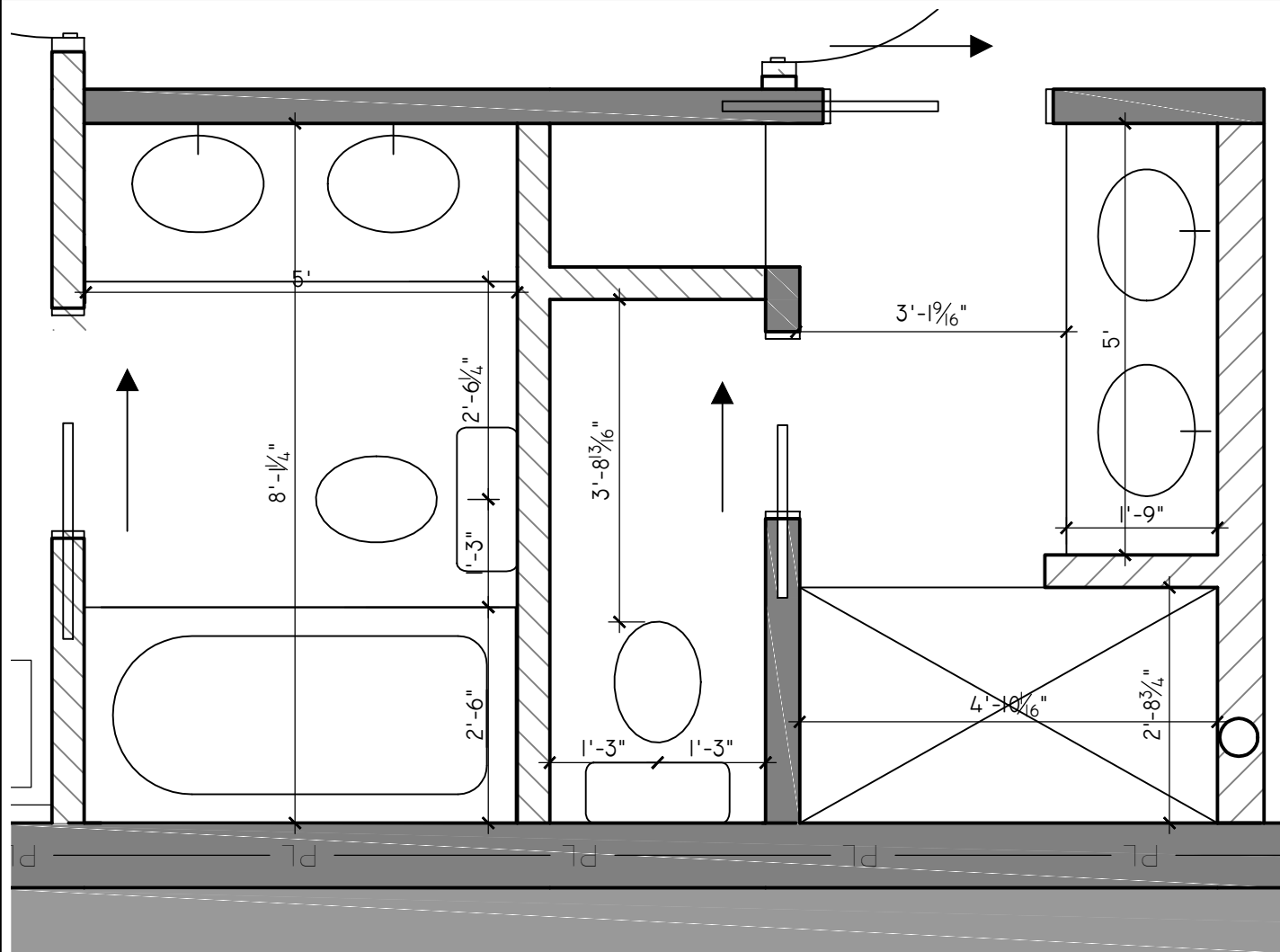
NOT FOR
CONSTRUCTION
OR BUILDING PERMIT

LICENCES:
DC: ARC 101315
EXPIRES 4/30/20
MD: 16049
EXPIRES 11/23/19
VA: 0401015785
EXPIRES 9/30/19

ISSUE:

BZA 5-9-18

KITCHEN
ELEVATIONS



1 BATHROOM ENLARGED PLAN
SCALE: 1/2" = 1'

HUMMELL
RESIDENCE

1119 ABBEY PL NE
WASHINGTON, DC
20002

RENOVATION AND
ADDITION
PROJECT

HARDWICK
STUDIO, PLLC

GAY WIERDSMA
HARDWICK
A.I.A., LEED AP, MBA

3505 KENT STREET
KENSINGTON, MD 20895
202.455.6733
GAY@GREENARCHITECTDC.COM

NOT FOR
CONSTRUCTION
OR BUILDING PERMIT

LICENCES:
DC: ARC 101315
EXPIRES 4/30/20
MD: 16049
EXPIRES 11/23/19
VA: 0401015785
EXPIRES 9/30/19

ISSUE:

BZA 5-9-18

2ND FLOOR
INTERIOR