

ADDRESS AND ZONE	
PROJECT CODE / NAME :	P00 / 3905 KANSAS AVE NW
PROJECT ADDRESS :	3905 KANSAS AVE NW WASHINGTON DC 20011
PROJECT NARRATIVE :	CONVERT EXISTING SINGLE FAMILY 2 STORY (SEMI DETACHED ) HOUSE TO A 3 STORY MULTI FAMILY RESIDENTIAL BUILDING
JURISDICTION :	DISTRICT OF COLUMBIA
USE AND OCCUPANCY :	EXISTING : R3 RESIDENTIAL / SINGLE FAMILY PROPOSED : R2 RESIDENTIAL APARTMENT HOUSES / MULTI FAMILY
SQUARE /SUFFIX / LOT :	2906 / - / 0830
ZONE :	RF-1
LOT AREA ( BASED ON PLAT ):	2845.19 SQ.FT
HISTORIC DISTRICT:	NO

ZONING REFERENCES	
ZONING REVIEWERS ASSOCIATED WITH THIS PROJECT :	
REF P1 :	JEANETTE ANDERSON DCRA ZONING OFFICE EMAIL : TBD

ONLINE REFERENCES :	
REF W1 :	DC ZONING HANDBOOK / TITLE 11 / SUBTITLE A / AUTHORITY AND APPLICABILITY
REF W2 :	DC ZONING HANDBOOK / TITLE 11 / SUBTITLE B / DEFINITIONS, RULES OF MEASUREMENT, AND USE CATEGORIES
REF W3 :	DC ZONING HANDBOOK / TITLE 11 / SUBTITLE C / GENERAL RULES
REF W4 :	DC ZONING HANDBOOK / TITLE 11 / SUBTITLE E / RESIDENTIAL FLATS (RF) ZONES
REF W4 :	DC ZONING MAP
REF W4 :	DC ATLAS PLUS

HISTORIC ZONING	REF	Y / N	ZONE
HISTORIC DISTRICT :	W4	N	NA
HISTORIC LANDMARK :	W4	N	NA

SQF SUMMARY					
FLOOR	EXISTING (SQ.FT)			ADDITION / NEW	TOTAL SQ.FT
	N.I.S.W	DEMO.	ALTER.		
3RD	0.00	0.00	0.00	1674.47	1674.47
2ND	0.00	768.00	0.00	1674.47	1674.47
1ST	0.00	768.00	0.00	1674.47	1674.47
TOTAL (GFA)	0.00	0000.00	0.00	5023.41	5023.41
B (CELLAR)	0.00	768.00	0.00	1674.47	1674.47
TOTAL (INCLUDING CELLAR)	0.00	2304.00	0.00	6697.88	6697.88

N.I.S.W : NOT IN SCOPE OF WORK

LOT AREA	REF.	SQ.FT
BASED ON PLAT	PLAT	2845.19

BUILDING HEIGHT MEASURING METHOD		
B.H.M.P MEASURING METHOD	W2 § 308.2	THE BUILDING HEIGHT MEASURING POINT (BHMP) SHALL BE ESTABLISHED AT THE ADJACENT NATURAL OR FINISHED GRADE , WHICHEVER IS LOWER IN ELEVATION , AT THE MID-POINT OF THE BUILDING FACADE OF THE PRINCIPAL BUILDING THAT IS CLOSEST TO THE STREET LOT LINE.
BUILDING HEIGHT MEASURING METHOD FOR FLAT ROOF	W2 § 308.3	THE HEIGHT OF A BUILDING WITH A FLAT ROOF SHALL BE MEASURED FROM THE BHMP TO THE HIGHEST POINT OF ROOF EXCLUDING PARAPETS AND BALUSTRADES NOT EXCEEDING 4" IN HEIGHT.
BUILDING HEIGHT MEASURING METHOD FOR SLOPED ROOF	W2 § 308.4	(A) FROM THE BHMP TO THE AVERAGE LEVEL BETWEEN THE HIGHEST EAVE , NOT INCLUDING THE EAVE OF DORMER AND THE HIGHEST POINT OF THE ROOF. AND (B) WHERE THERE ARE NO EAVES , THE AVERAGE LEVEL SHALL BE MEASURED BETWEEN THE TOP OF THE HIGHEST WALL PLATE AND THE HIGHEST POINT OF THE ROOF.

BUILDING HEIGHT	REF	EXISTING	ALLOWABLE	PROPOSED
BUILDING HEIGHT MAX (FT) :	W4 § 303.1	29	35'	34'-4 1/2"
BUILDING HEIGHT MAX (STORIES) :	W4 § 303.1	2	3	3

SETBACKS	REF.	EXISTING	ALLOWABLE	PROPOSED
FRONT (FRONT YARD)	W4 § 305.1	WITHIN THE RANGE OF EXISTING FRONT SETBACKS OF EXISTING RESIDENTIAL BUILDINGS ON THE SAME SIDE OF STREET IN THE BLOCK.		
REAR (REAR YARD)	W4 § AA	46'-7"	20'-00"	26'-11"
SIDES (SIDE YARD)	W4 § 207.1	NO SET BACK IS REQUIRED FOR ROW HOUSES.		
	W4 § 207.1	ANY SIDE YARD PROVIDED, SHALL BE MINIMUM OF 5' .		

PERVIOUS SURFACE	REF.	EXISTING	ALLOWABLE	PROPOSED
MIN. PERVIOUS SURFACE %	A	TBD	20 %	569.03
S.F	A	00.00	24.81 %	706.00

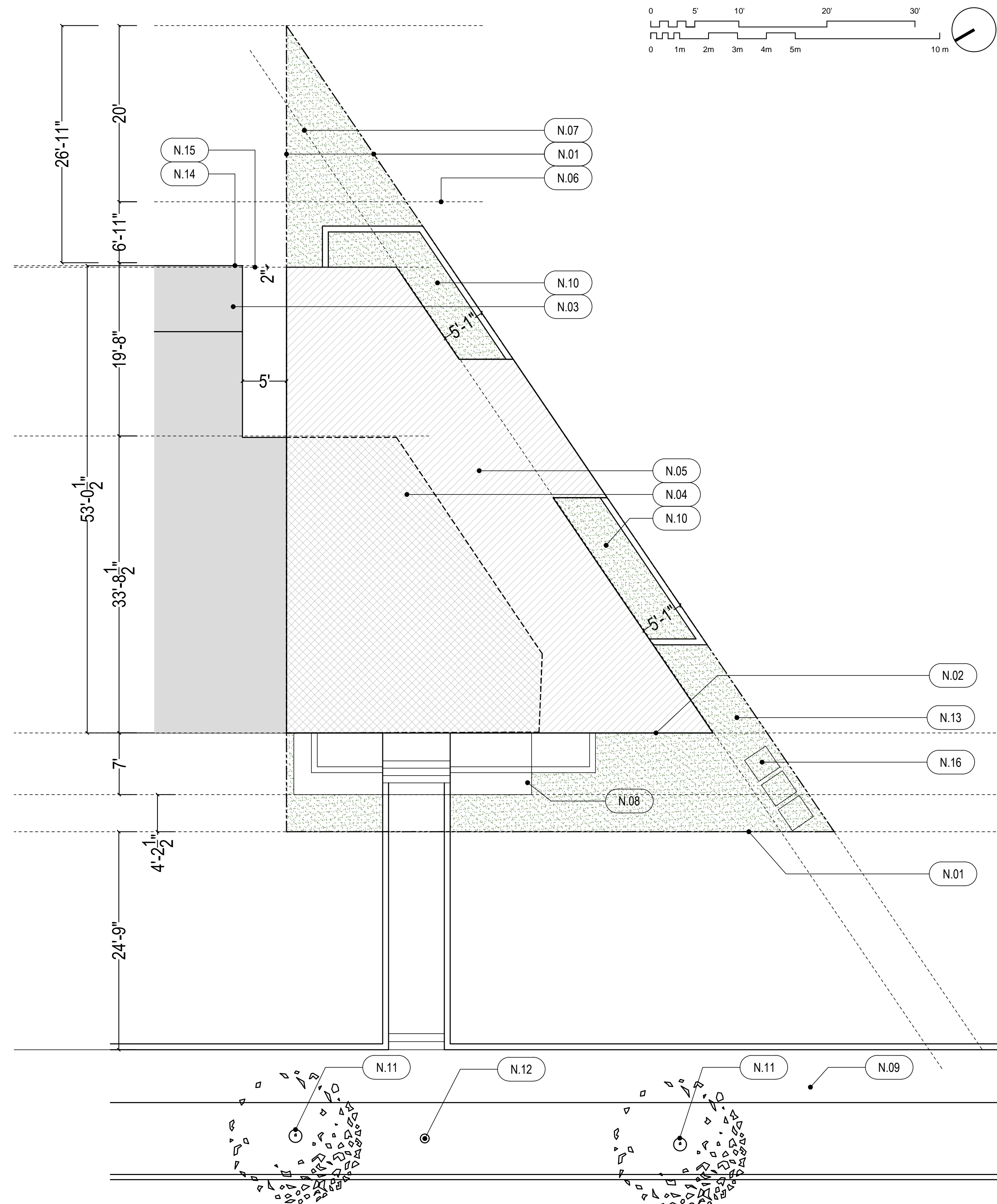
GAR (GREEN AREA RATIO)	REF.	EXISTING	ALLOWABLE	PROPOSED
	W4 § AA	GREEN AREA REGULATIONS DO NOT APPLY TO THIS ZONE.		

PARKING	REF.	EXISTING	ALLOWABLE	PROPOSED
PARKING		0	2	0
		BECAUSE THERE IS NO ACCESS FROM BACK ALLEY TO THE LOT , PARKING IS NOT REQUIRED .		
		BECAUSE THERE IS NO ACCESS FROM BACK ALLEY TO THE LOT , AND CURB CUT WASN'T ALLOWED , A WAIVER FROM 2 PARKING IN BEING REQUESTED FROM BZA.		

LOT OCCUPANCY	REF.	EXISTING	ALLOWABLE	PROPOSED
LOT AREA	PLAT	2845.19		
LOT OCCUPANCY %	W4 § 304.1	26.99	60.00	59.99
		768	1707.14	1706.96

No. OF DWELLING UNITS	REF.	EXISTING	ALLOWABLE	PROPOSED
NUMBER OF DWELLING UNITS	A	1	2	3*
		* FOR HAVING 3RD DWELLING UNIT , THIS PROJECT IS GOING TO BE PRESENTED TO BZA .		

DENSITY (FLOOR AREA RATIO ) ( FAR)	REF.	EXISTING	ALLOWABLE	PROPOSED
FAR	W4	FAR (FLOOR AREA RATIO ) REGULATIONS DO NOT APPLY ON THIS PROJECT / PROPERTY.		

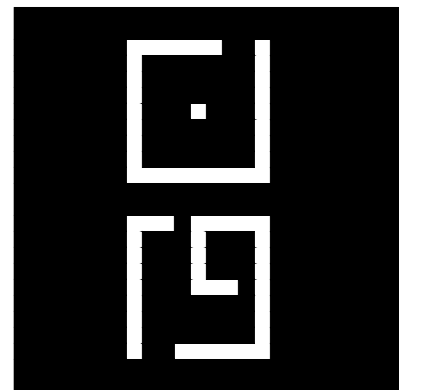


NOTES			
N.01	PROPERTY LINE	N.07	SIDE SET BACK
N.02	BUILDING EXISTING FRONT FACE . (FRONT SET BACK )	N.08	FRONT PORCH ROOF
N.03	EXISTING NEIGHBOR BUILDING .	N.09	SIDE WALK
N.04	EXISTING BUILDING.	N.10	WINDOW WELL
N.05	PROPOSED BUILDING (ADDITION )	N.11	EXISTING TREE TO REMAIN
N.06	REAR YARD SET BACK	N.12	EXISTING LIGHT POST TO REMAIN
		N.13	PERVIOUS SURFACE
		N.14	NEIGHBOR BUILDING REAR FACE.
		N.15	PROPOSED BUILDING REAR FACE.
		N.16	TRASH CAN

ZONING SITE PLAN  
SCALE : 1/8" = 1' 1:96

ZONING SITE PLAN  
SCALE : 1/8" = 1' 1:96

1  
Z1-01



**NOOR**  
ARCHITECTURE

DESIGNER:  
ARMIN ETTEHADI

CELL: 571-748-9258  
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PROJECT :

**3905**  
**KANSAS AVE NW**

3905 KANSAS AVE NW  
WASHINGTON DC 20011  
SQ : 2906  
LOT : 0830

VERSION:

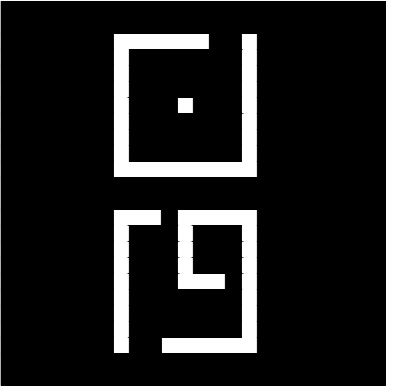
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LAST UPDATED BY: AE 06 APR 2020

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**ZONING**  
**ANALYSIS**

SHEET No :

**Z1-01**



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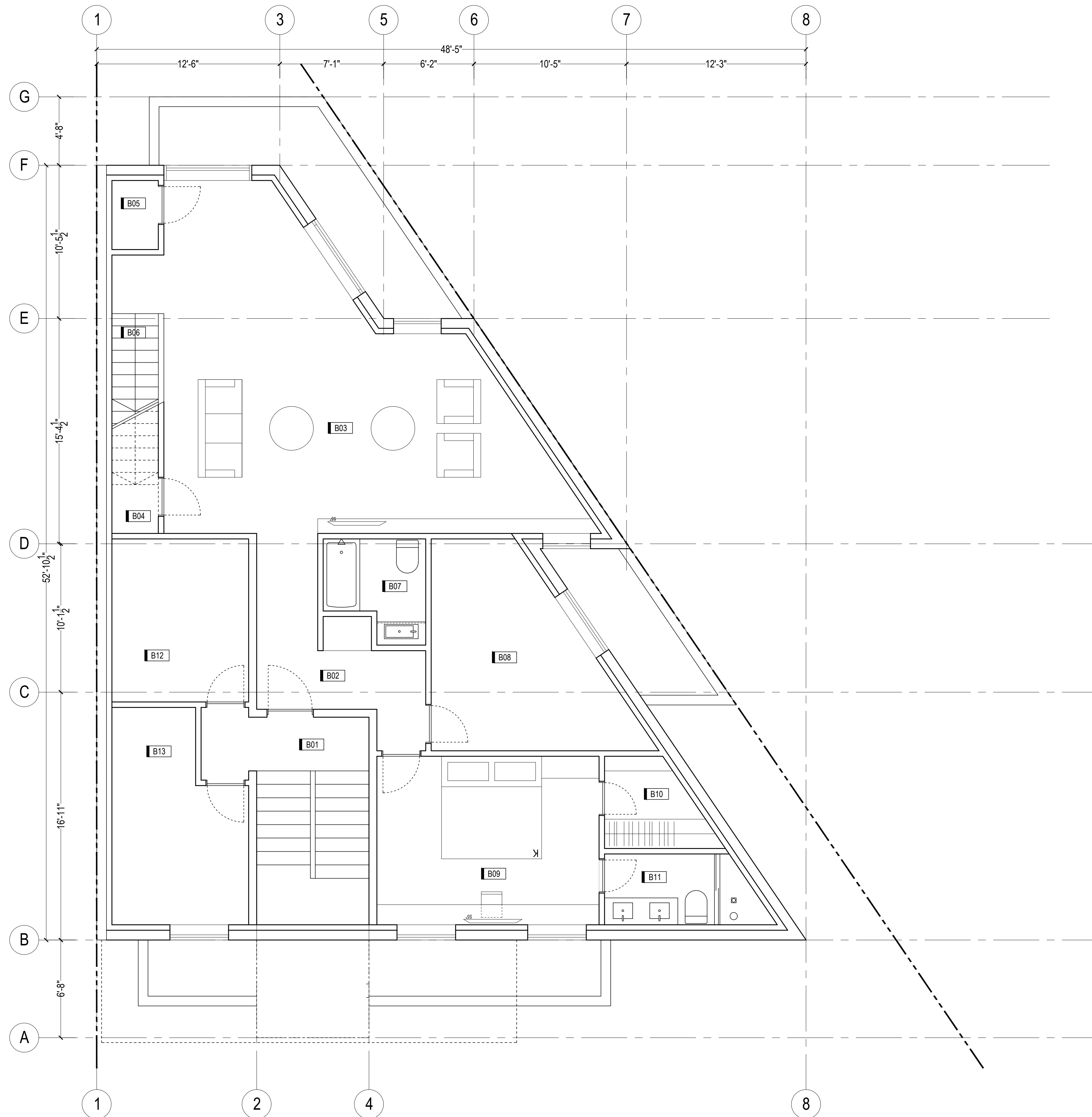
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LAST UPDATE BY / ON: M.M 05 JAN 2020

SHEET NAME:

**PROPOSED**  
**FLOOR PLAN**  
**-CELLAR**

SHEET No :

**AP1-01**



SPACE LIST

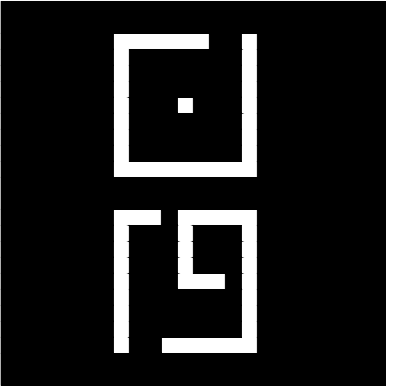
- B01 STAIRCASE
- B02 ENTRANCE HALL
- B03 RECREATION ROOM
- B04 MECHANICAL ROOM
- B05 STORAGE
- B06 STAIRS GOING TO 1ST FLOOR
- B07 BATHROOM
- B08 BEDROOM
- B09 BEDROOM
- B10 WALK-IN CLOSET
- B11 BATHROOM
- B12 STORAGE
- B13 STORAGE

1ST FLOOR - LIVABLE AREA

PROPOSED FLOOR PLAN - CELLAR

SCALE: 1/4" = 1' 1:48

1  
AP1-01



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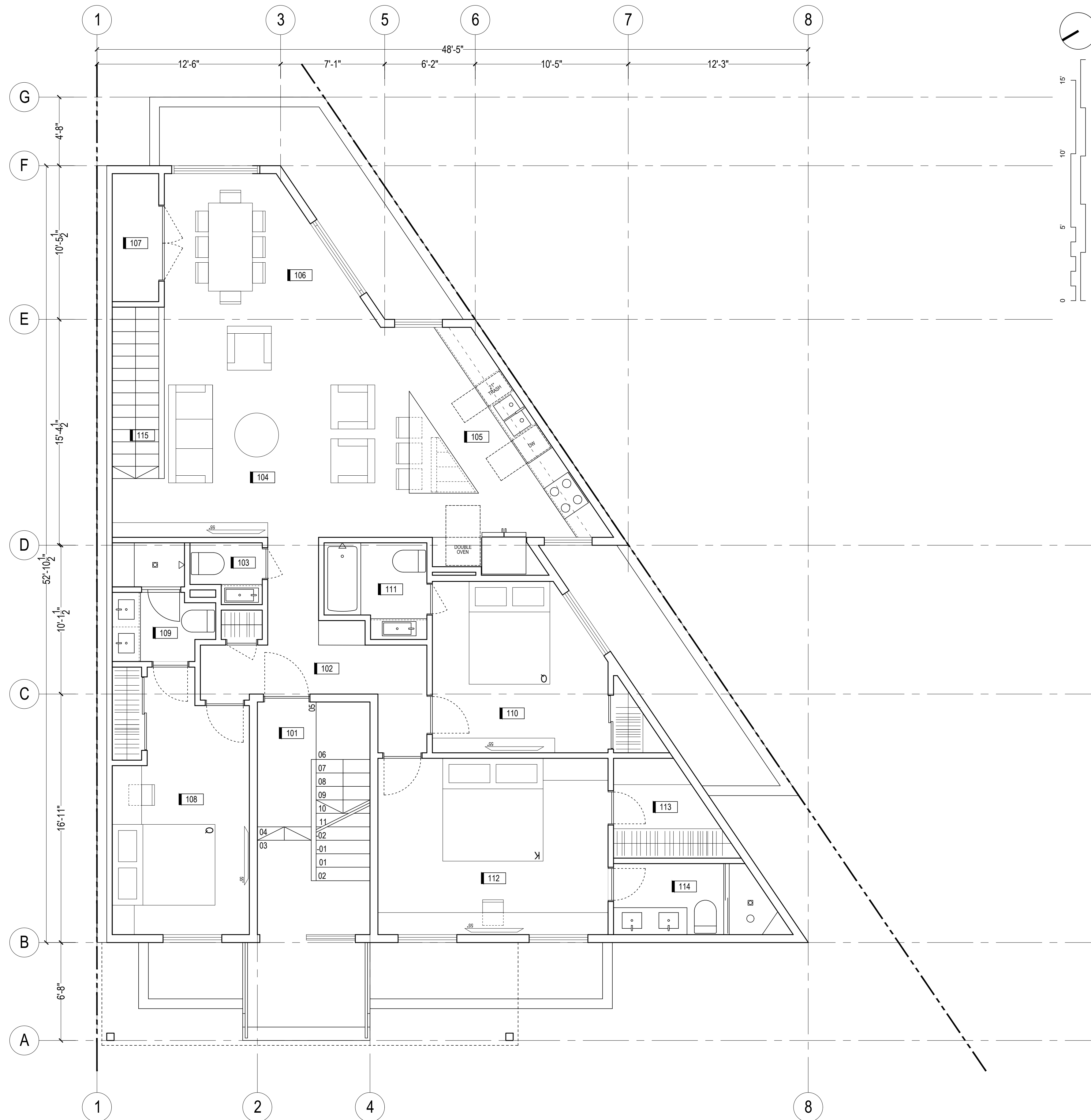
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SHEET GENERATED BY / ON: A.E 05 JAN 2020  
LAST UPDATE BY / ON: M.M 05 JAN 2020

SHEET NAME:

**PROPOSED  
FLOOR PLAN  
- 1ST FLOOR**

SHEET No :

**AP1-02**



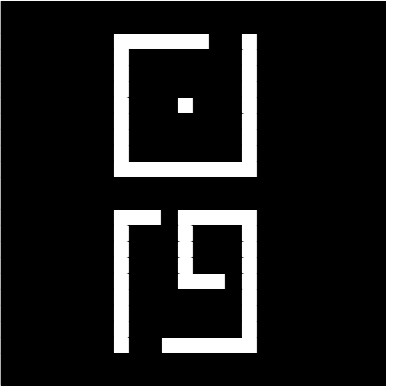
SPACE LIST

- 101 STAIRCASE
- 102 ENTRANCE HALL
- 103 POWDER ROOM
- 104 LIVING ROOM
- 105 KITCHEN
- 106 DINING ROOM
- 107 UTILITY CLOSET
- 108 BEDROOM
- 109 BATHROOM
- 110 BEDROOM
- 111 BATHROOM
- 112 MASTER-BEDROOM
- 113 MASTER-CLOSET
- 114 MASTER BATHROOM
- 115 STAIRS FROM CELLAR

PROPOSED FLOOR PLAN - 1ST FLOOR

SCALE: 1/4" = 1' 1:48

1  
AP1-02



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VERSION:

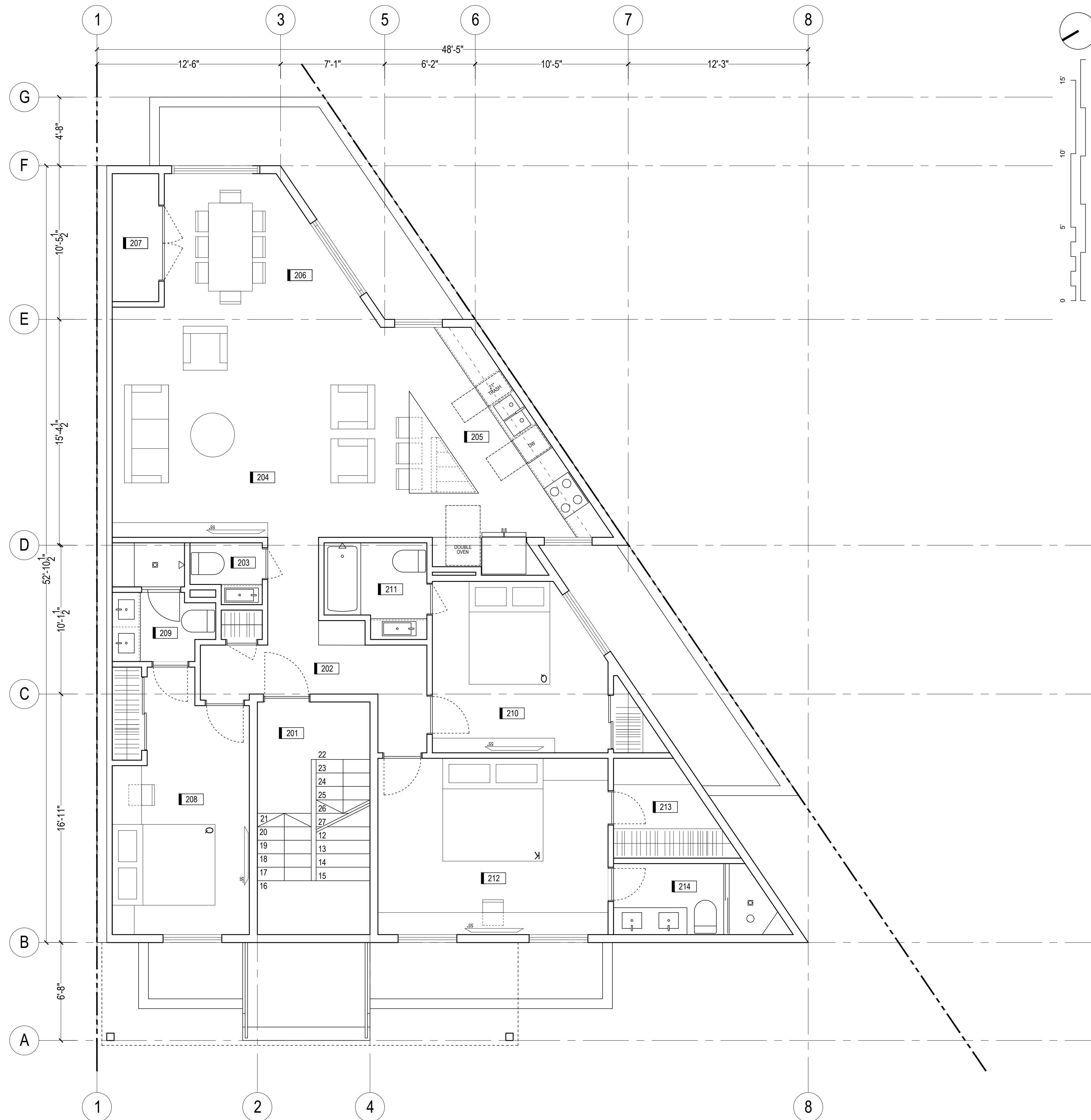
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SHEET NAME:

PROPOSED  
FLOOR PLAN  
-2ND FLOOR

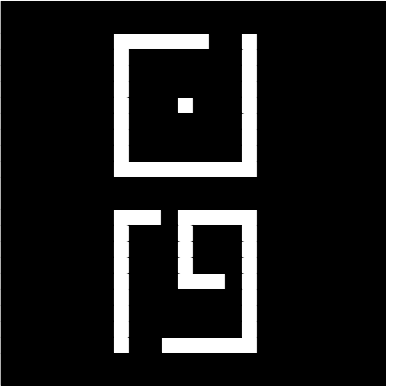
SHEET No :

AP1-03



SPACE LIST

- 201 STAIRCASE
- 202 ENTRANCE HALL
- 203 POWDER ROOM
- 204 LIVING ROOM
- 205 KITCHEN
- 206 DINING ROOM
- 207 UTILITY CLOSET
- 208 BEDROOM
- 209 BATHROOM
- 210 BEDROOM
- 211 BATHROOM
- 212 MASTER-BEDROOM
- 213 MASTER-CLOSET
- 214 MASTER BATHROOM



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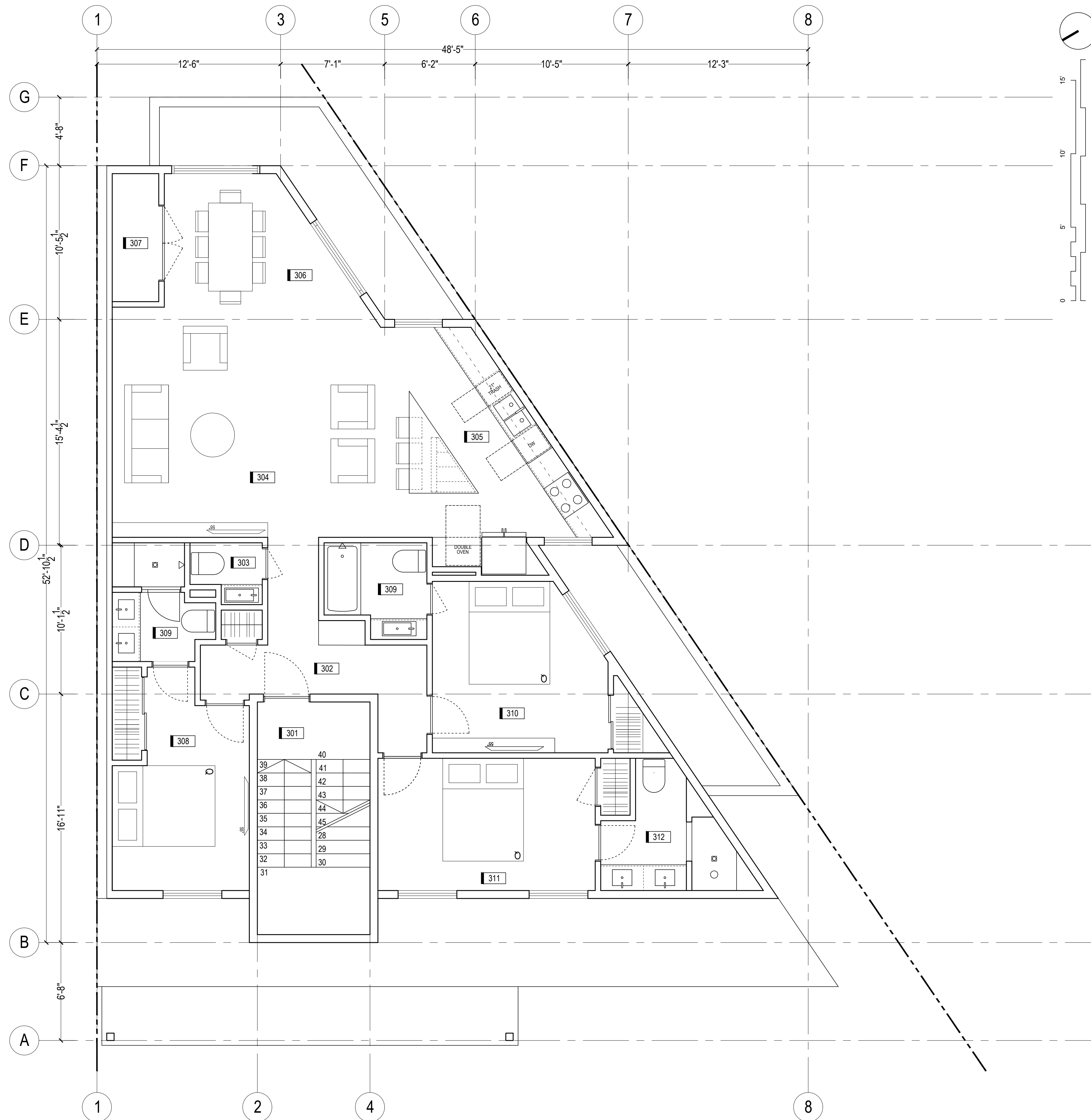
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LAST UPDATE BY / ON: M.M 05 JAN 2020

SHEET NAME:

**PROPOSED**  
**FLOOR PLAN**  
**-3RD FLOOR**

SHEET No :

**AP1-04**



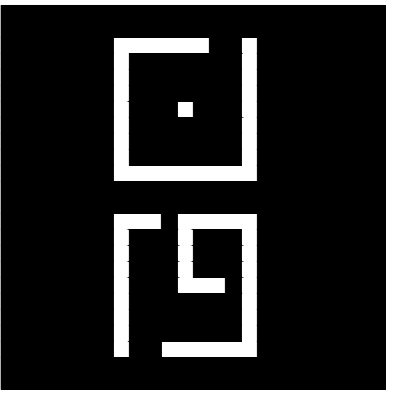
SPACE LIST

- 301 STAIRCASE
- 302 ENTRANCE HALL
- 303 POWDER ROOM
- 304 LIVING ROOM
- 305 KITCHEN
- 306 DINING ROOM
- 307 UTILITY CLOSET
- 308 BEDROOM
- 309 BATHROOM
- 310 BEDROOM
- 311 MASTER-BEDROOM
- 312 BATHROOM

PROPOSED FLOOR PLAN - 3RD FLOOR

SCALE: 1/4" = 1' 1:48

1  
AP1-04



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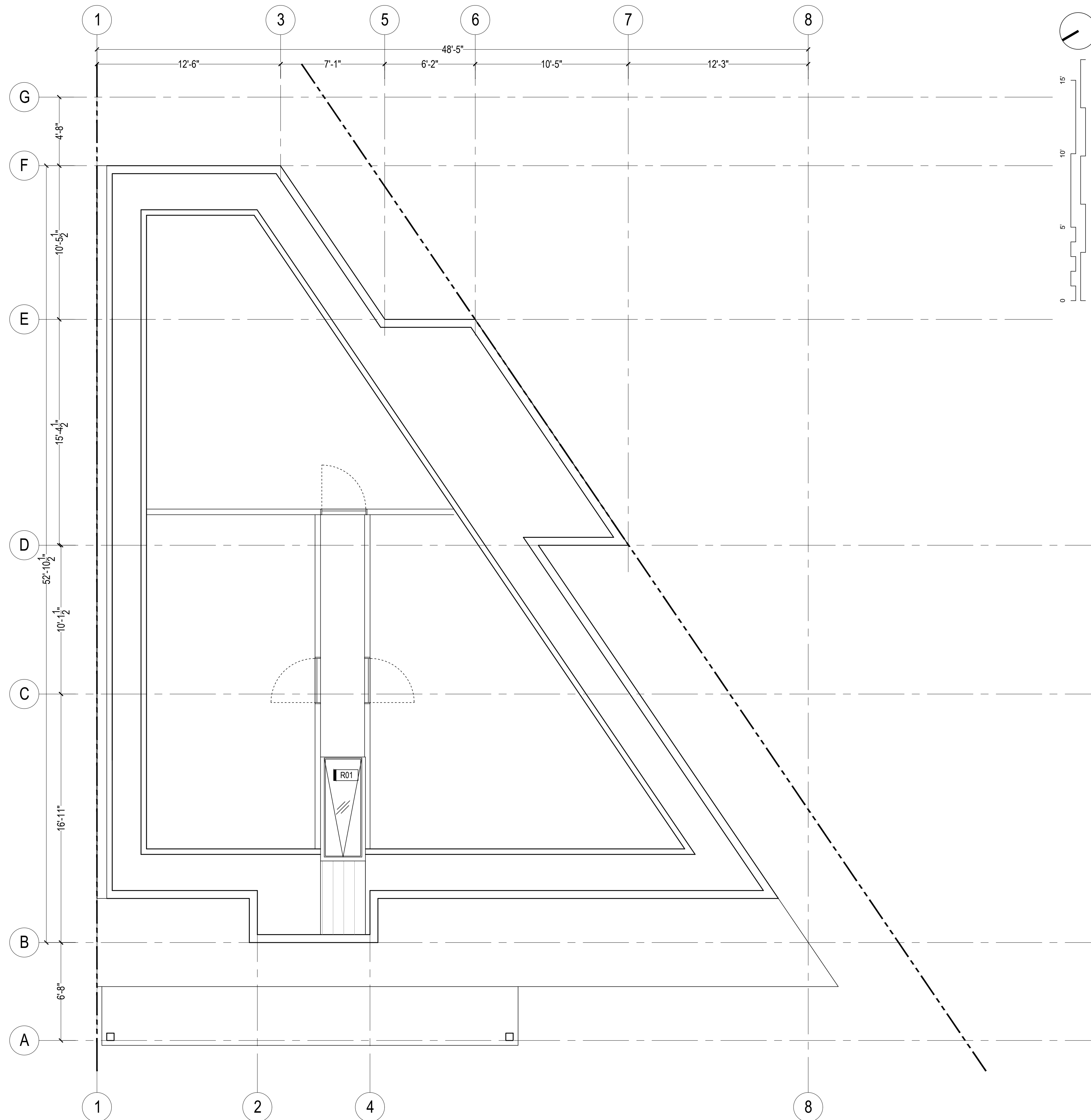
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LAST UPDATE BY / ON: M.M 05 JAN 2020

SHEET NAME:

**PROPOSED**  
**ROOF PLAN**

SHEET No :

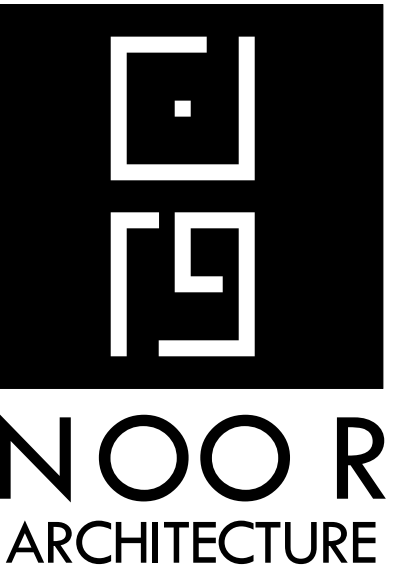
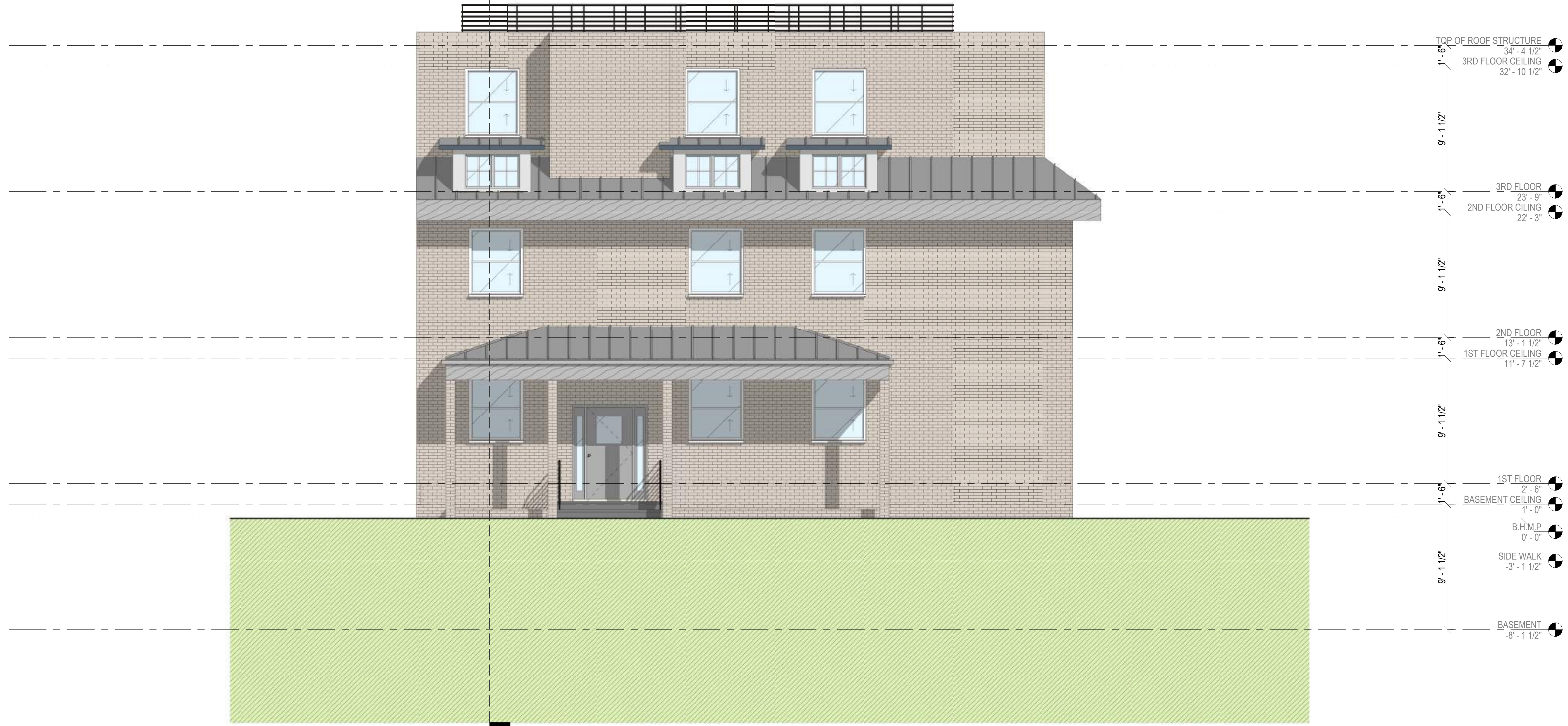
**AP1-05**



PROPOSED ROOF PLAN  
SCALE: 1/4" = 1' 1:48

1  
AP1-05

1  
A3-01



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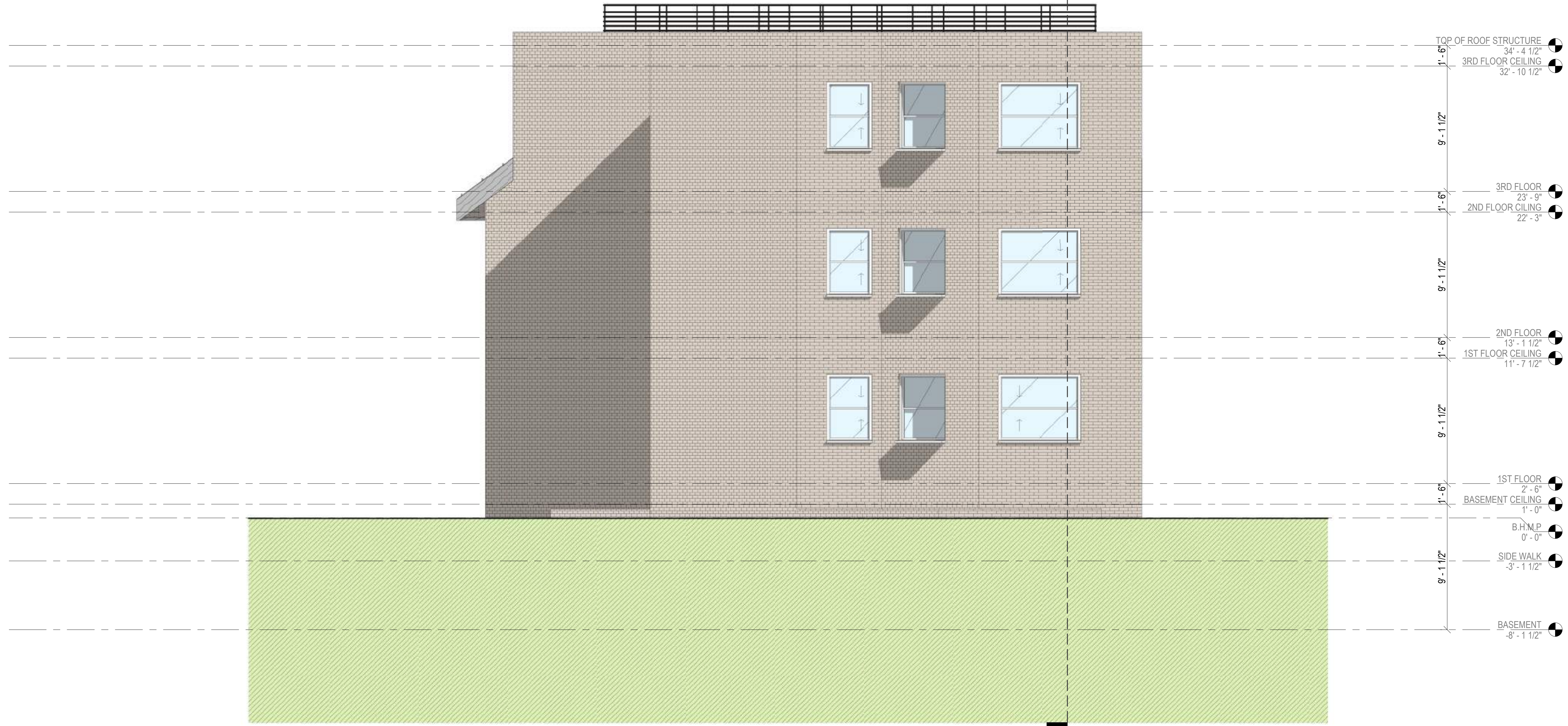
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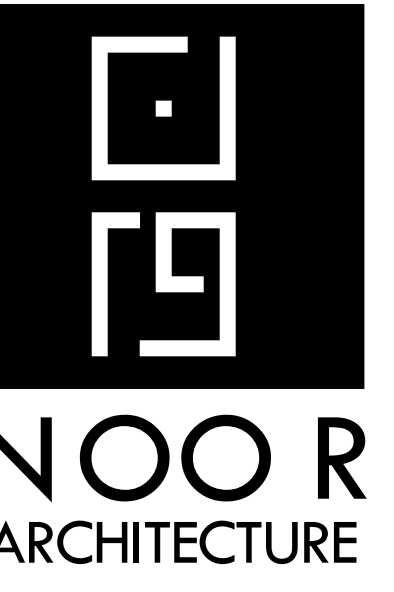
**SHEET No :**

**A2-01**

1  
A3-01



- TOP OF ROOF STRUCTURE 34' - 4 1/2" ●
- 3RD FLOOR CEILING 32' - 10 1/2" ●
- 9' - 1 1/2"
- 3RD FLOOR 23' - 9" ●
- 2ND FLOOR CEILING 22' - 3" ●
- 9' - 1 1/2"
- 2ND FLOOR 13' - 1 1/2" ●
- 1ST FLOOR CEILING 11' - 7 1/2" ●
- 9' - 1 1/2"
- 1ST FLOOR 2' - 6" ●
- BASEMENT CEILING 1' - 0" ●
- B.H.M.P. 0' - 0" ●
- 9' - 1 1/2"
- SIDE WALK -3' - 1 1/2" ●
- 9' - 1 1/2"
- BASEMENT -8' - 1 1/2" ●



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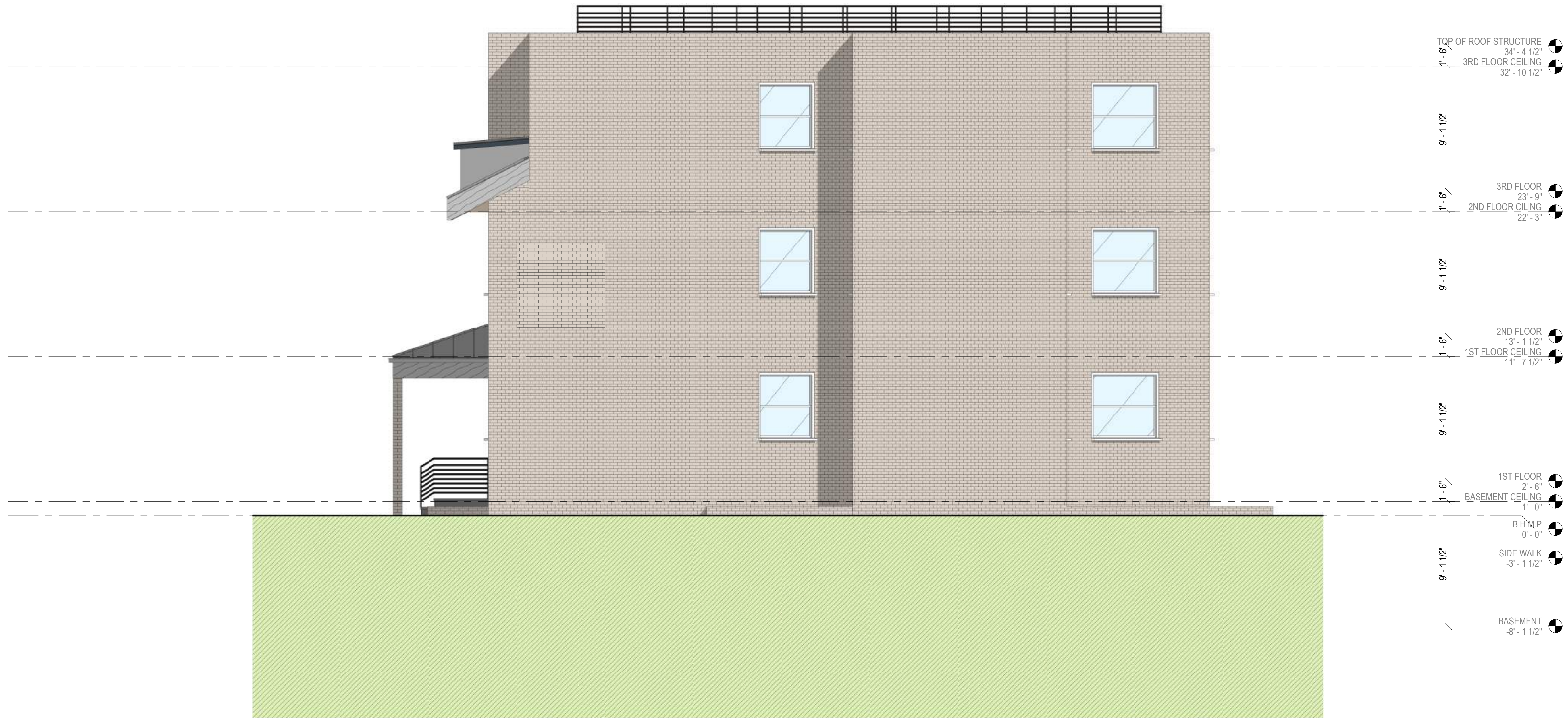
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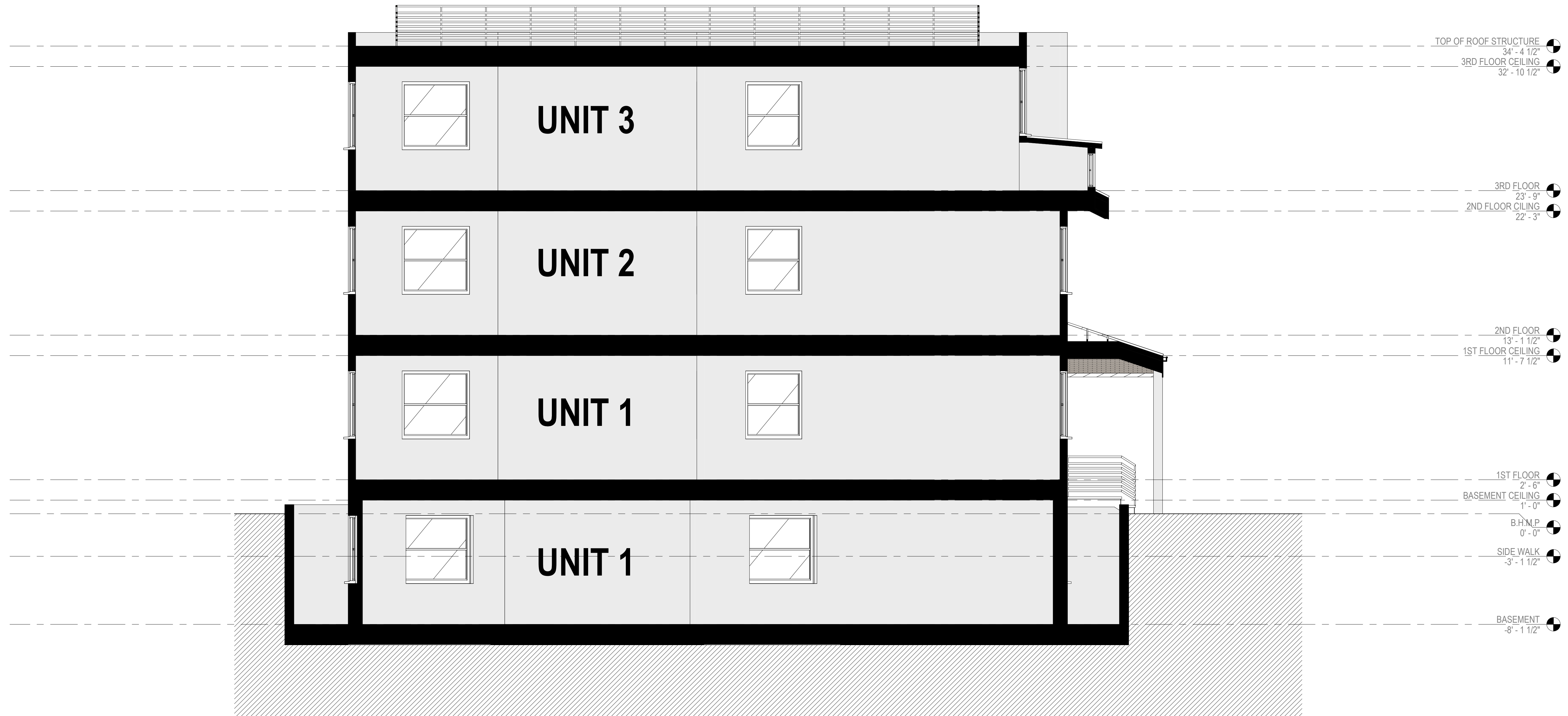
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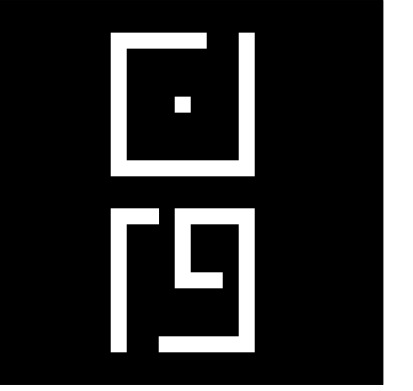
**VERSION:**

**SHEET NAME:**  
**ELEVATION - REAR**

**SHEET No :**  
**A2-02**







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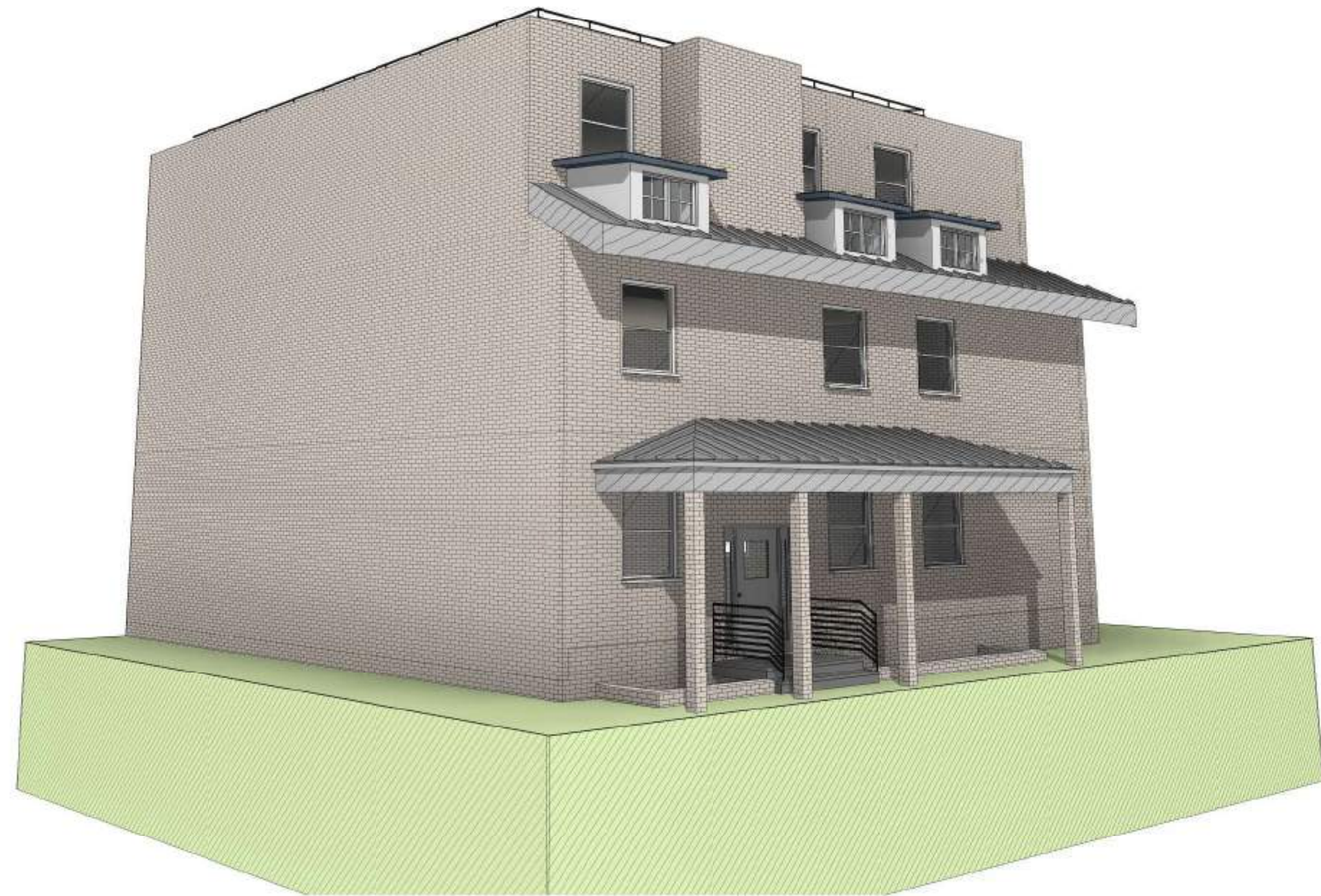
**VERSION:**

**SHEET NAME:**

**3D - VIEW**

**SHEET No :**

**A9-01**



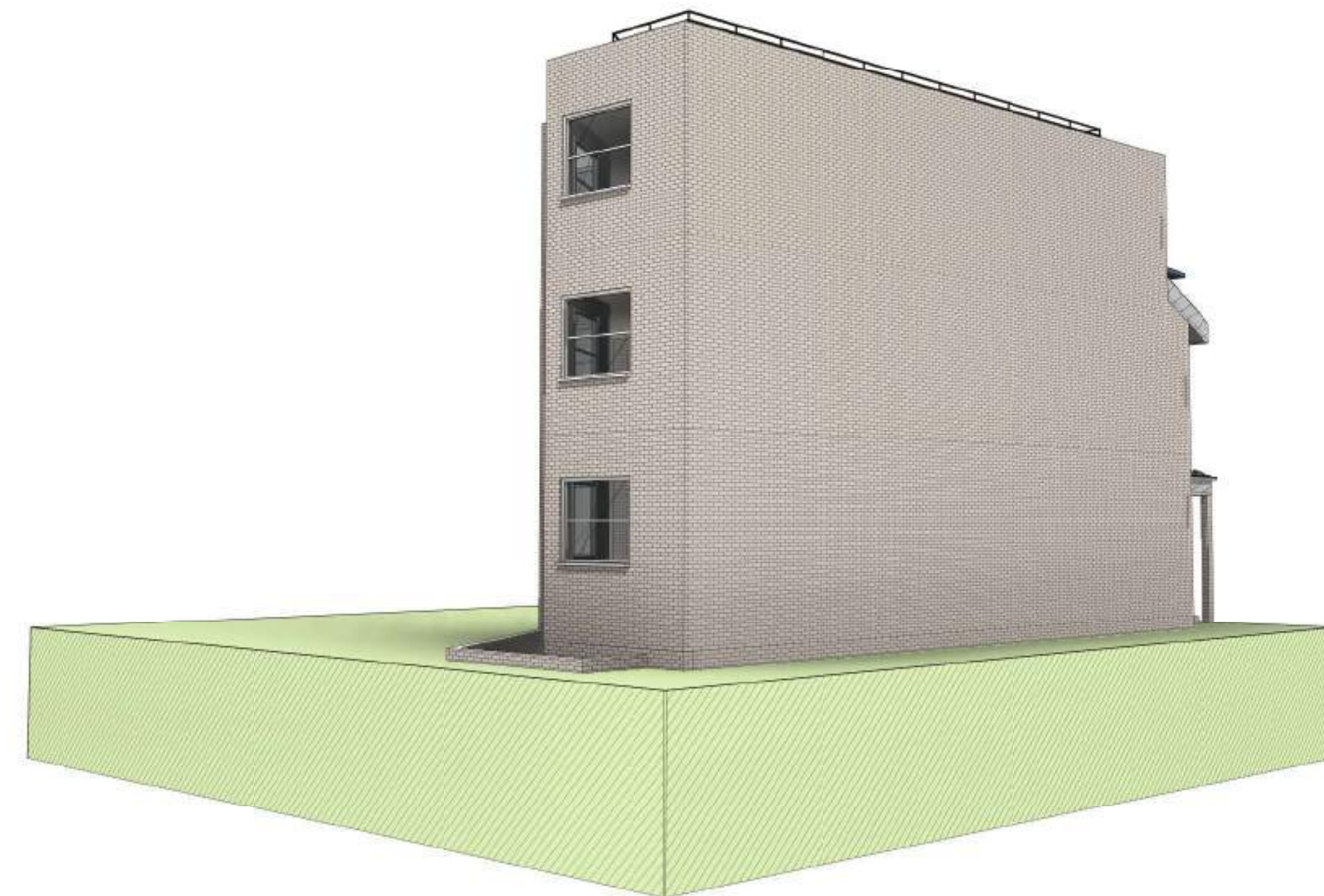
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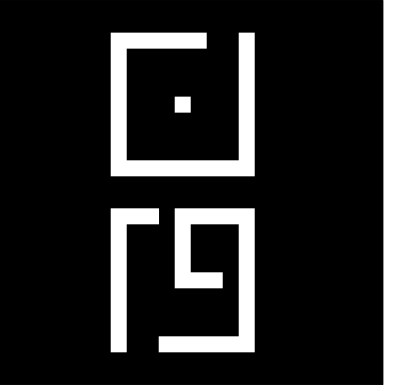
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A9-01 SCALE: 1:48



**3** CAM-03  
A9-01 SCALE: 1:48



**4** CAM-04  
A9-01 SCALE: 1:48



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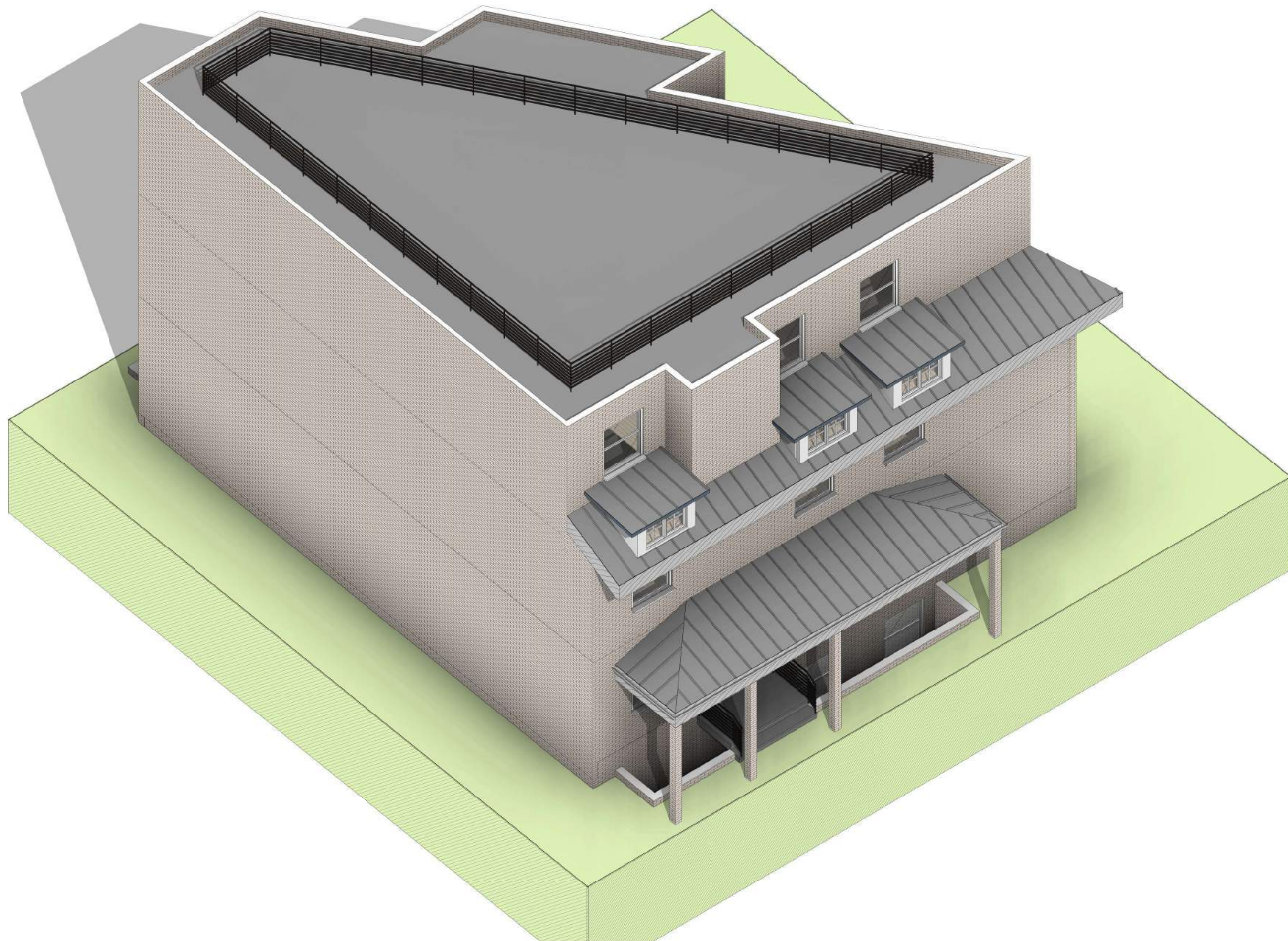
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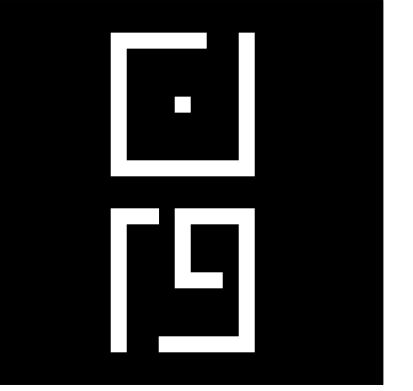
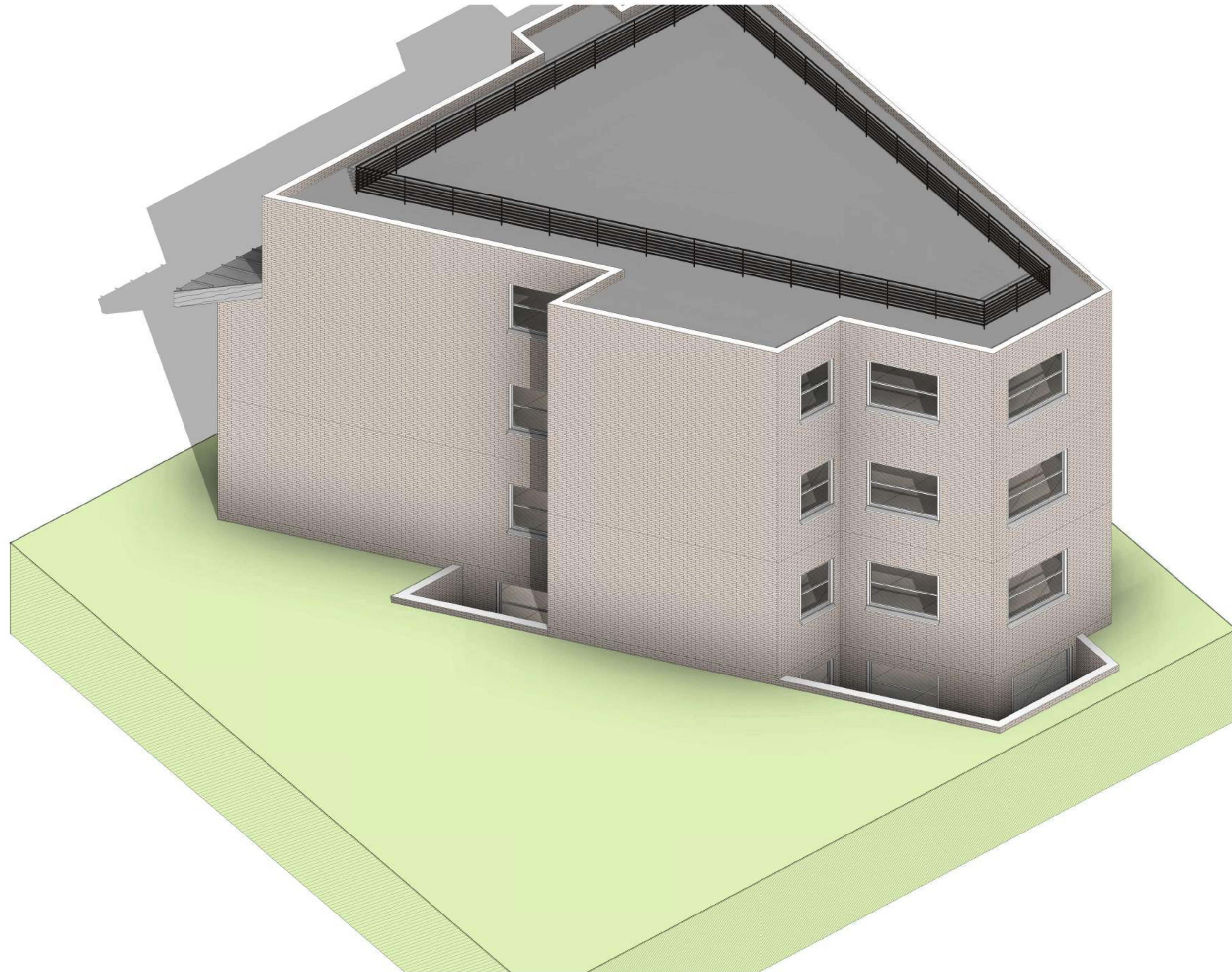
**SHEET NAME:**

**3D - VIEW**

**SHEET No :**

**A9-02**





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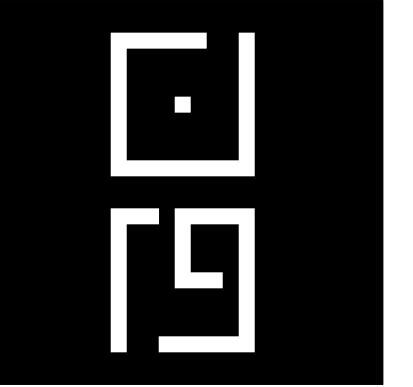
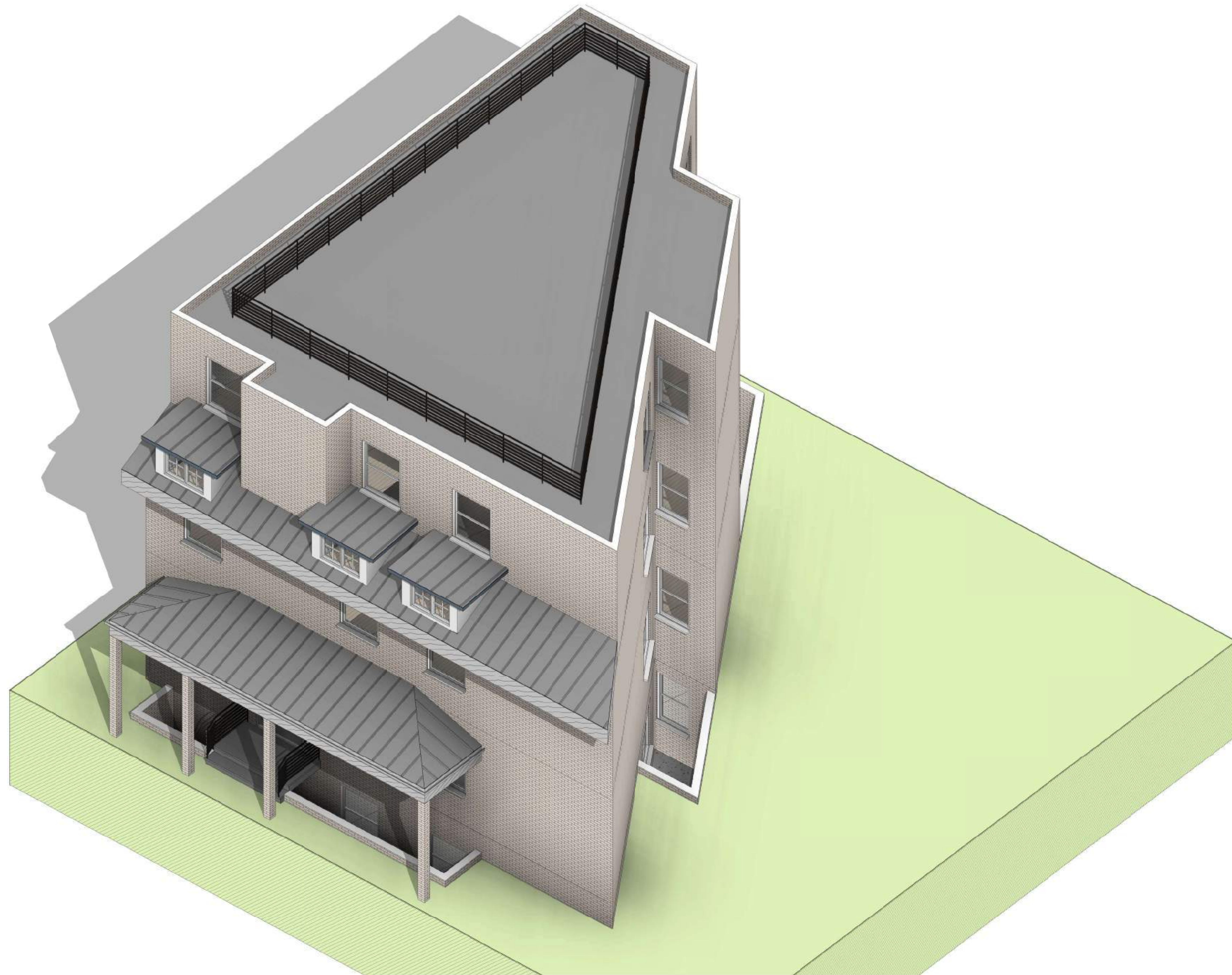
**VERSION:**

**SHEET NAME:**

**3D - VIEW**

**SHEET No :**

**A9-03**



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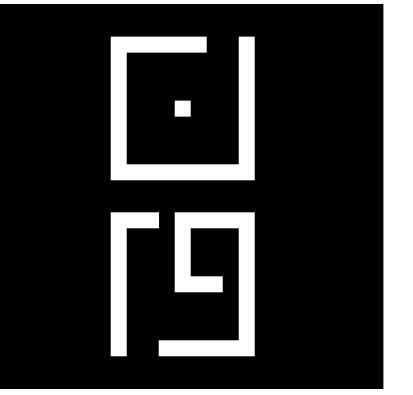
**VERSION:**

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**3D - VIEW**

**SHEET No :**

**A9-04**



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**A9-05**

