

89 AND 93 HAWAII AVENUE
NE.
WASHINGTON, DC 20011
14 UNITS APARTMENT BUILDING
CONCEPT DESIGN



RESIDENTIAL APARTMENT RA-1 ZONE

The purpose of the RA-1 zone are to:

Permit flexibility of design by permitting all types of urban residential development if they conform to the height, density, and area requirements established for these district; an permit the construction of those institutional and semi-public buildings that would be compatible with adjoining residential uses and that are excluded from the more restrictive residential zones.

The RA-1 zone provides for areas predominantly developed with low-to moderate-density development, including detached dwellings, rowhouse, and low-rise apartments.

USE PERMISSION	COURTS	PARKING	INCLUSIONARY ZONING
Subtitle U, Chapter 3	Subtitle F 204	Subtitle C, Chapter 7/8	Subtitle C, Chapter 10

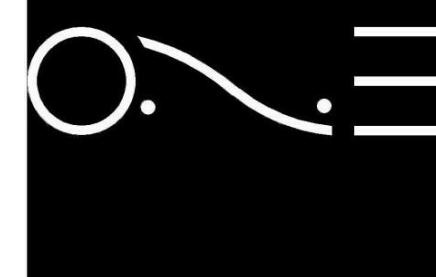
DEVELOPMENT STANDARDS							
	FLOOR AREA RATIO	HEIGHT	STORIES	LOT OCCUPANCY (PERCENTAGE)	REAR YARD (FT.)	SIDE YARD (FT.)	GREEN AREA RATIO
RA-1	0.9	40	3	40%	20(min.)	One 8 ft. side setback shall be provided for all structures	0.40 Subtitle F, Chapter 3

SCOPE OF WORK:

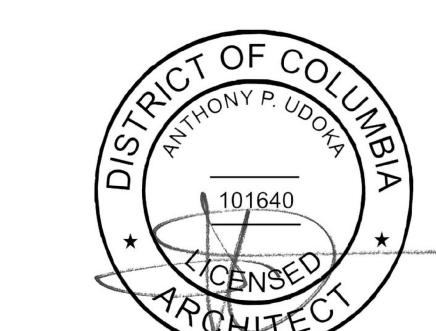
ADDITION, ALTERATION AND REPAIR ON AN EXISTING BUILDING.
-TO CONSTRUCT THIRD FLOOR.
-TO ADD THREE UNITS IN THIRD FLOOR IN AN EXISTING 11 UNITS BUILDING.

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COVER PAGE

A0

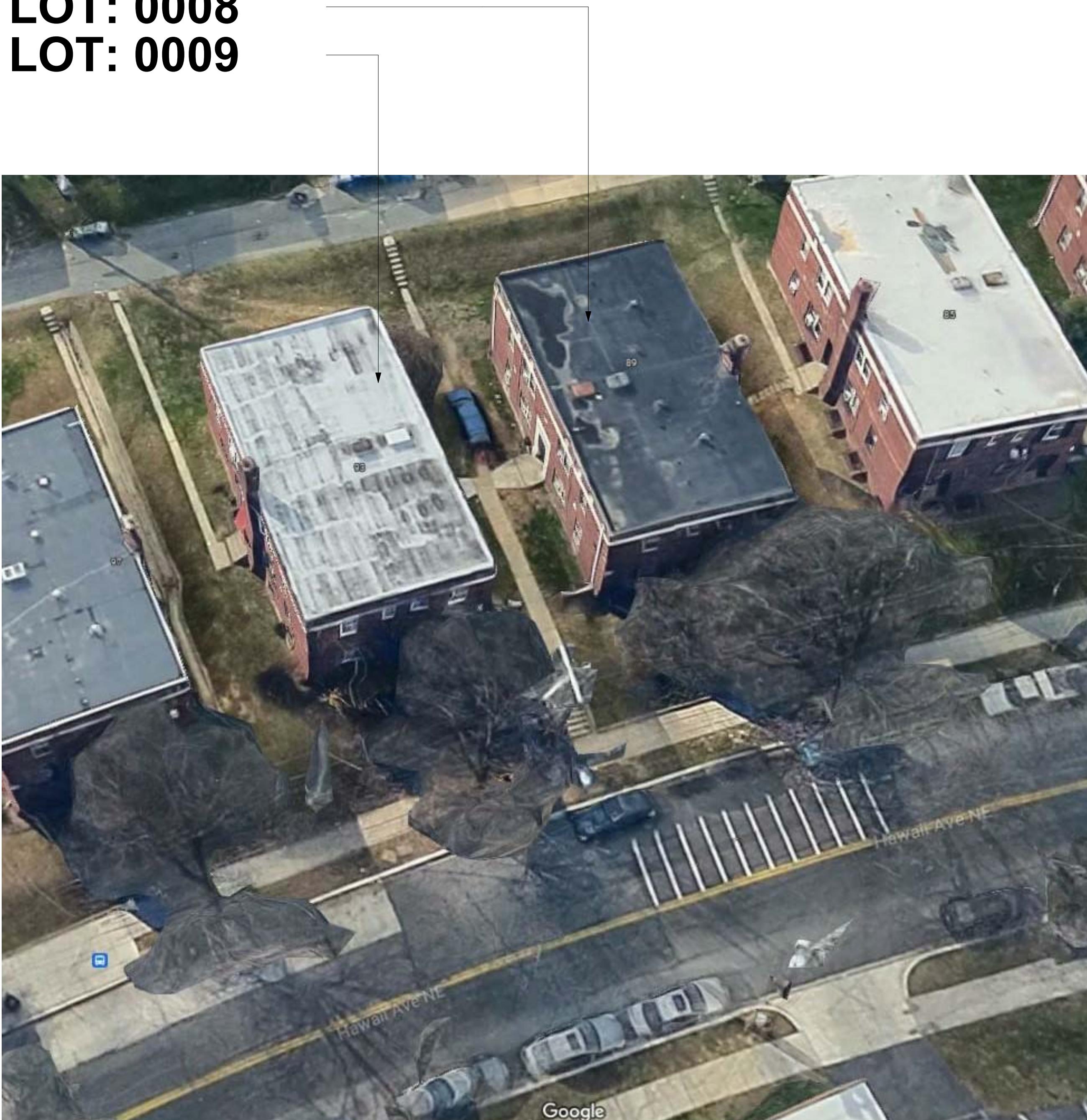
Board of Zoning Adjustment
Case No. 20011
EXHIBIT NO.12

SUBJECT PROPERTY : RECORD LOT

SQUARE: 3674

LOT: 0008

LOT: 0009

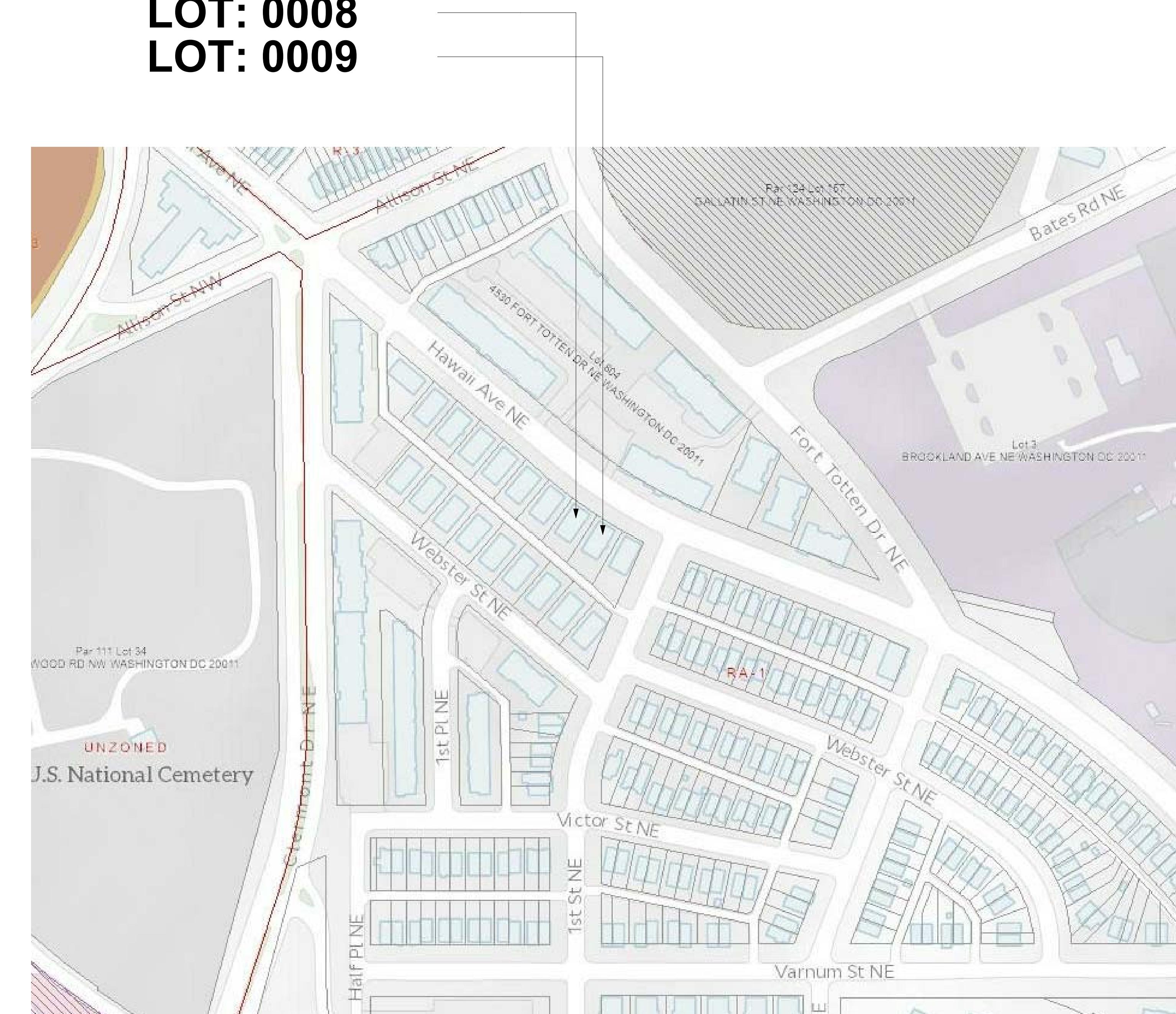


SUBJECT PROPERTY : RECORD LOT

SQUARE: 3674

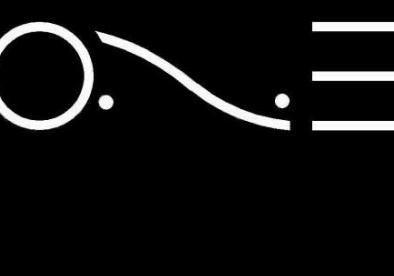
LOT: 0008

LOT: 0009

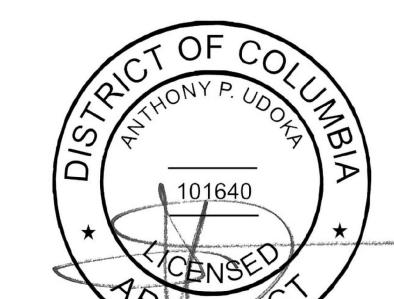


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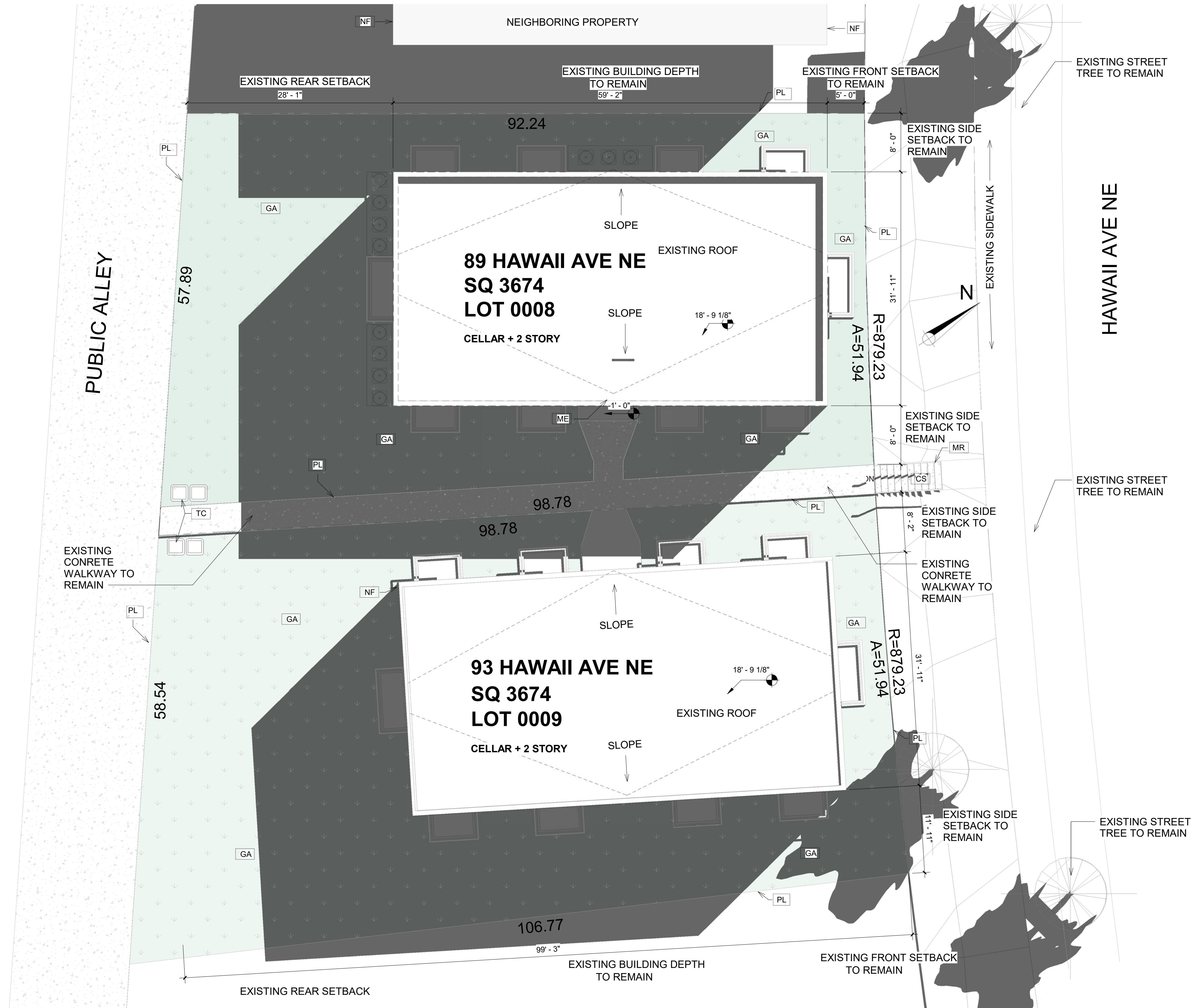
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**VICINITY MAP
AND AERIAL
VIEW**

A1



① EXISTING SITE PLAN
1/8" = 1'-0"

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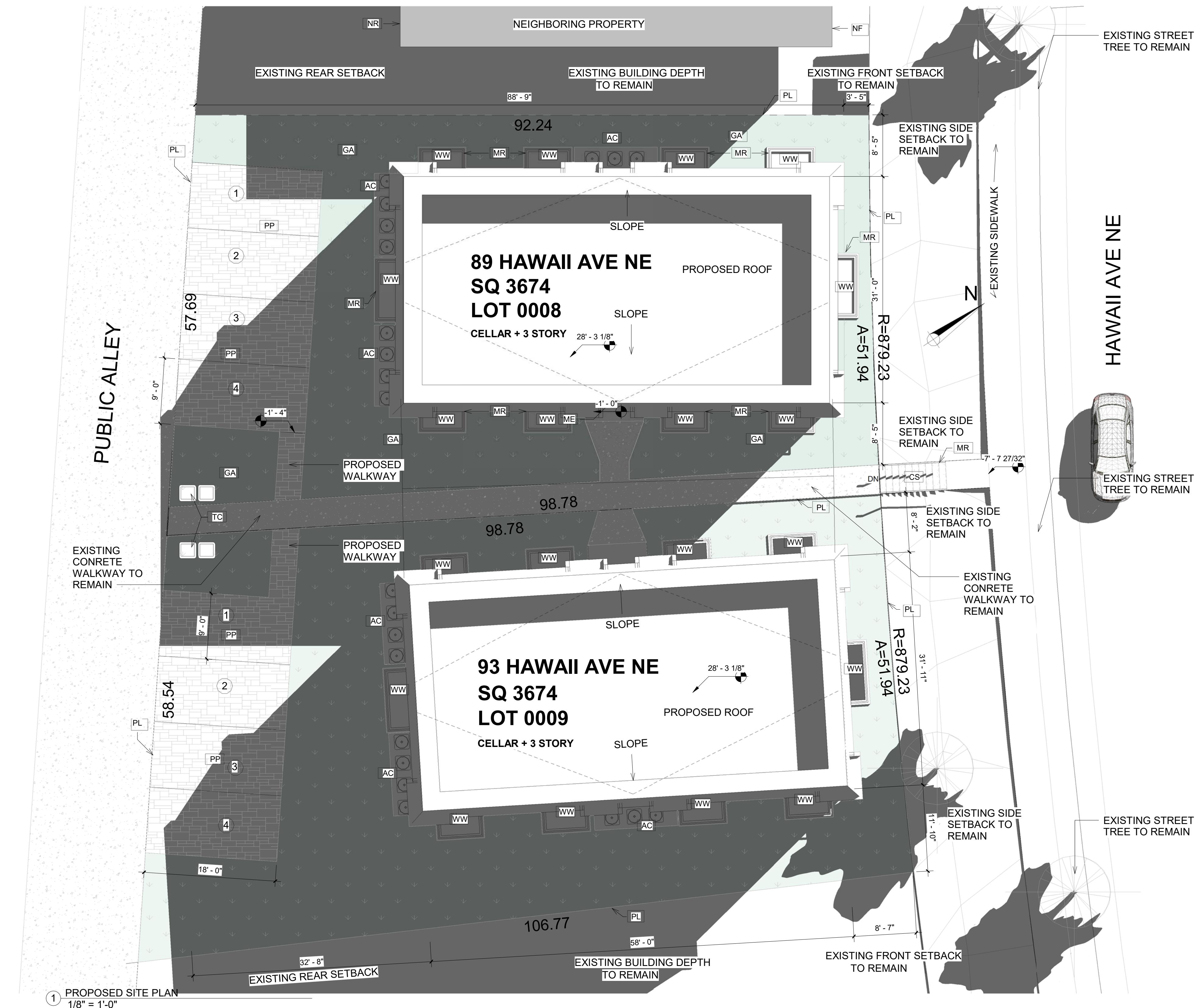
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**EXISTING SITE
PLAN**

A2



KEY NOTES

AC	AC CONDENSORS ON GRADE	WW	WINDOW WELL
PL	PROPERTY LINE	NR	NEIGHBORING REAR WALL
PR	PARKING	ME	MAIN ENTRANCE
GA	GREEN AREA	CS	CONCRETE STAIRS
MR	METAL RAILING	NF	NEIGHBORING FRONT WALL
TC	TRASH CANS	PP	PERMEABLE PAVER PAVEMENT

A diagram illustrating a beam splitter. A horizontal line representing a beam of light is shown. A diagonal line, representing the interface of the beam splitter, extends from the bottom-left towards the top-right. A thick black region represents the area where the beam is split. A small circle with a cross inside is located at the bottom-left corner where the beam enters the splitter. The letter 'N' is positioned at the top-right end of the diagonal line.

PROPOSED SITE PLAN

A3

AVENE

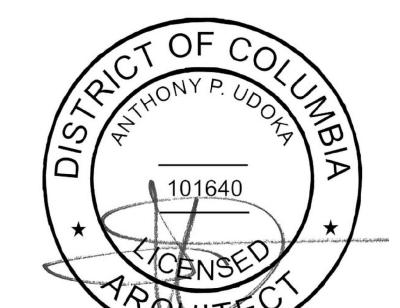
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AVENE

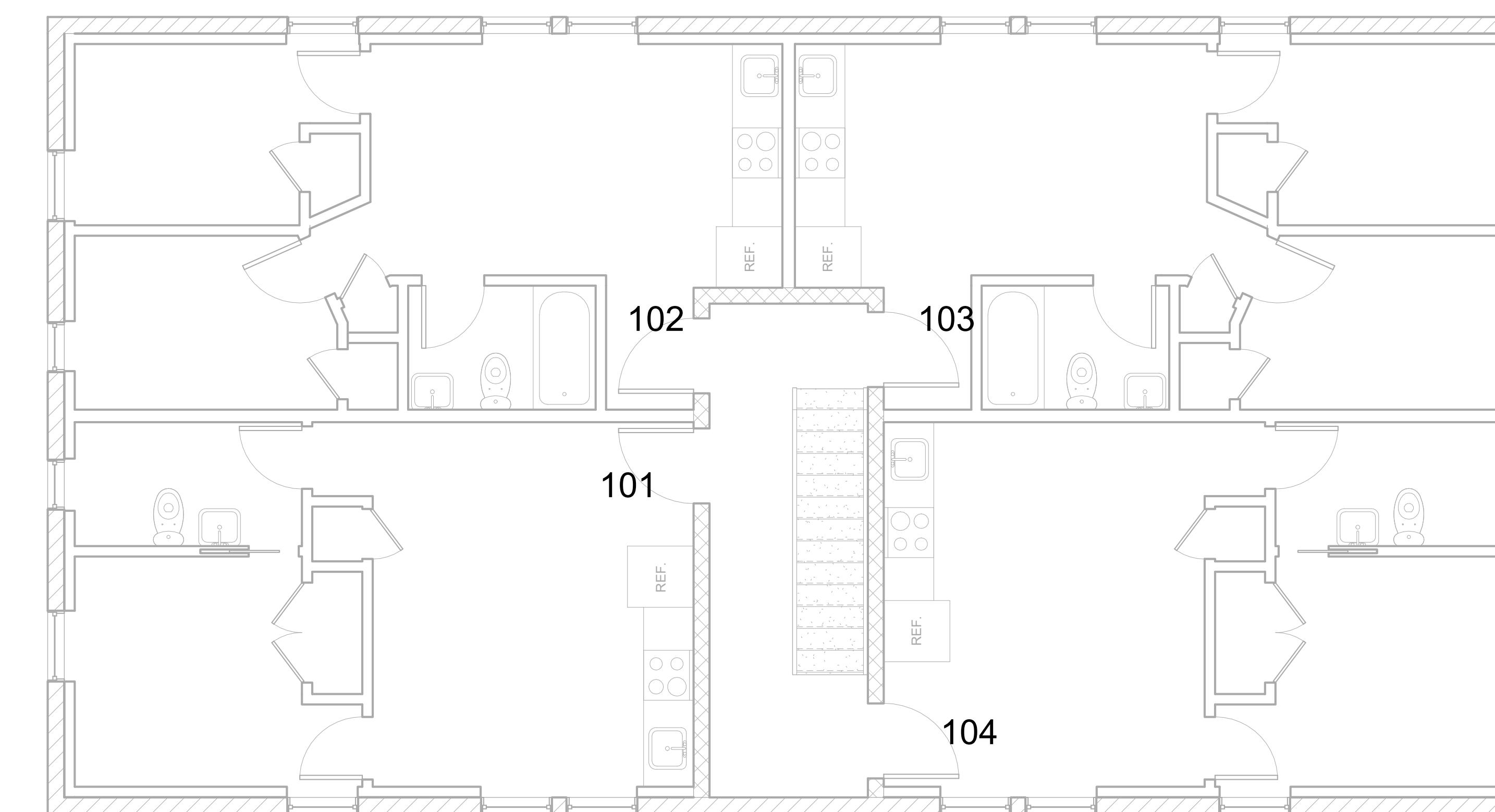
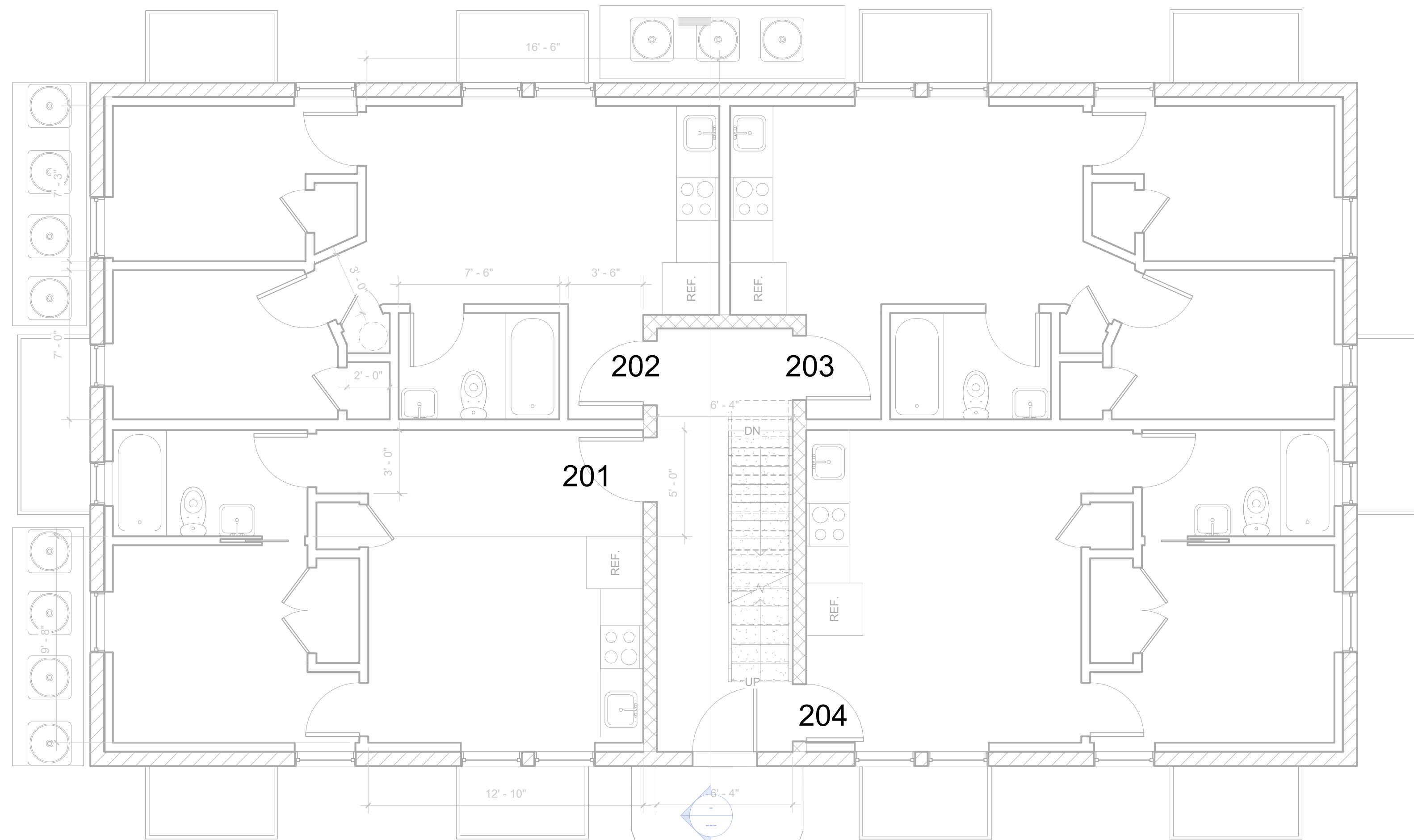
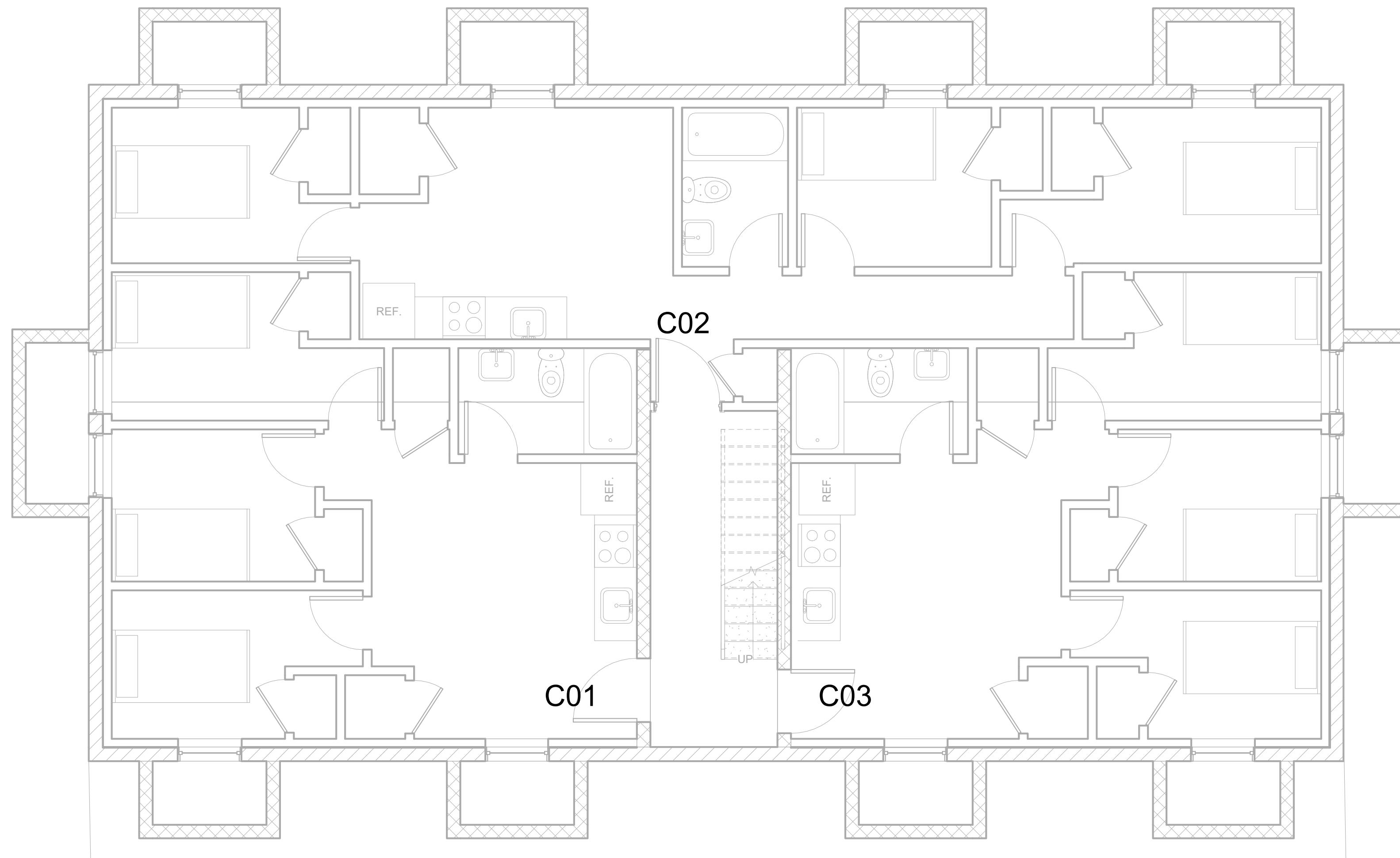
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- NO WORK TO BE DONE ON FLOORS CELLAR, FIRST AND SECOND FLOORS IN THIS SCOPE

LEGEND

DEMO WALL	
EXISTING MASONRY WALL TO REMAIN	
EXISTING BRICK WALL TO REMAIN	
NEW WALL	
EXISTING WALL TO REMAIN	
SECTION/DRAWING REFERENCE	
PROPERTY LINE	

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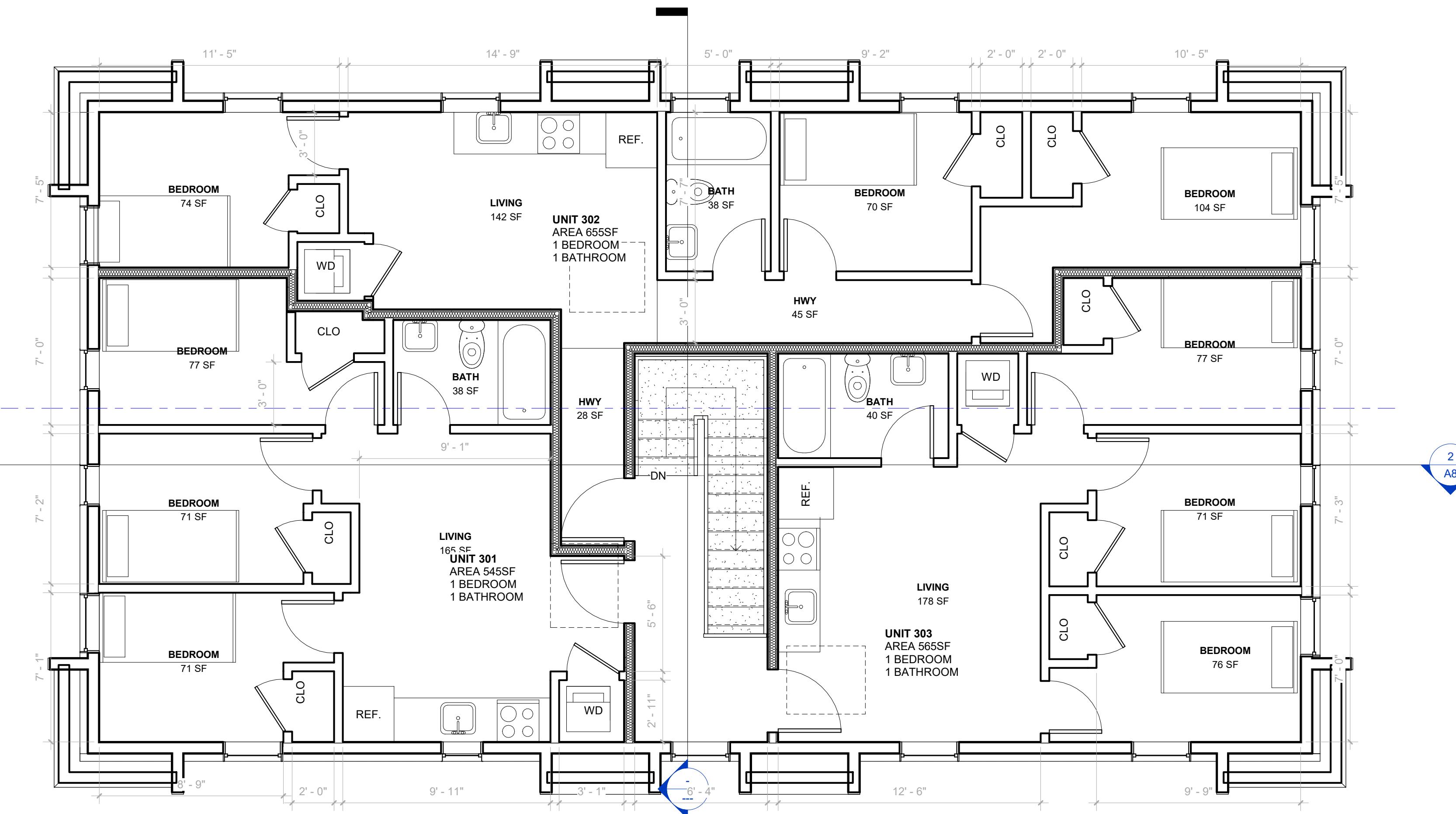
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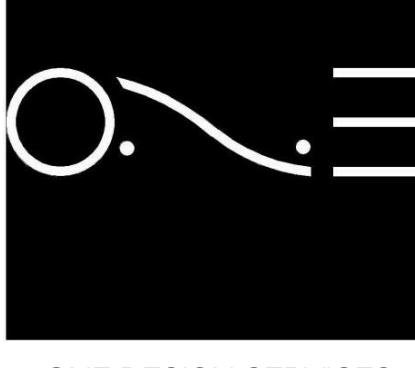
① 3RD FLOOR PROPOSED
1/4" = 1'-0"

SCOPE OF WORKS

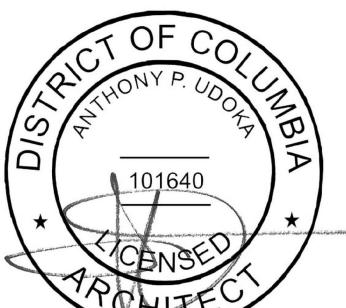
- NEW CONSTRUCTION FOR UNITS UNIT 301 - 302 - 303
- NO WORK TO BE DONE ON FLOORS CELLAR, FIRST AND SECOND FLOORS IN THIS SCOPE

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**PROPOSED
FLOOR PLANS**

A5

LEGEND

- DEMO WALL
- NEW WALL
- EXISTING WALL
- EXISTING BRICK
- EXISTING CMU
- SECTION/DRAWING REFERENCE
- PROPERTY LINE



① EXISTING STREET SIDE ELEVATION

1/4" = 1'-0"



② EXISTING FRONT ELEVATION

1/4" = 1'-0"

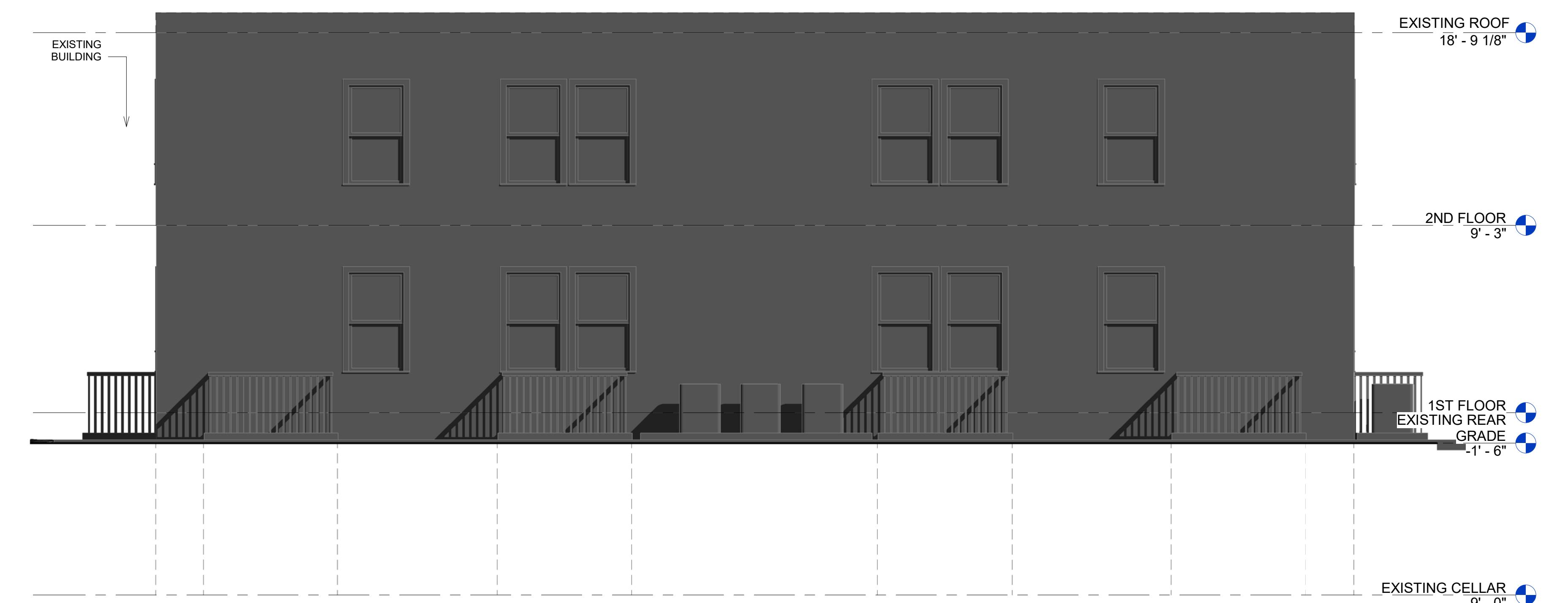
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③ EXISTING LEFT ELEVATION

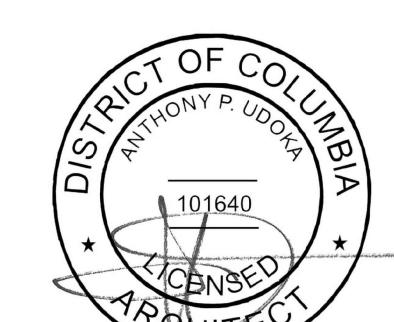
1/4" = 1'-0"



④ EXISTING REAR ELEVATION

1/4" = 1'-0"

**EXISTING
ELEVATIONS**



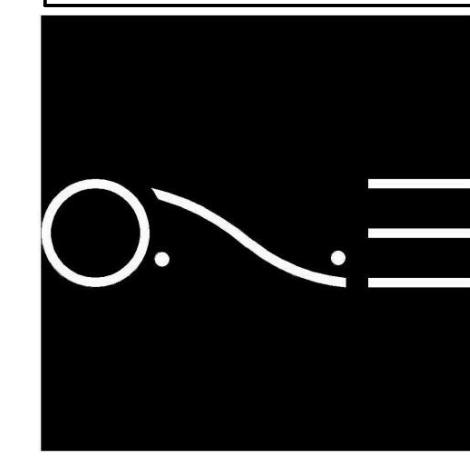
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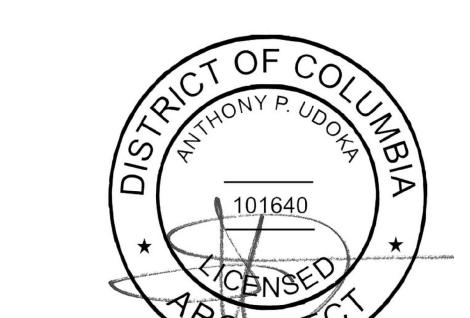
A6



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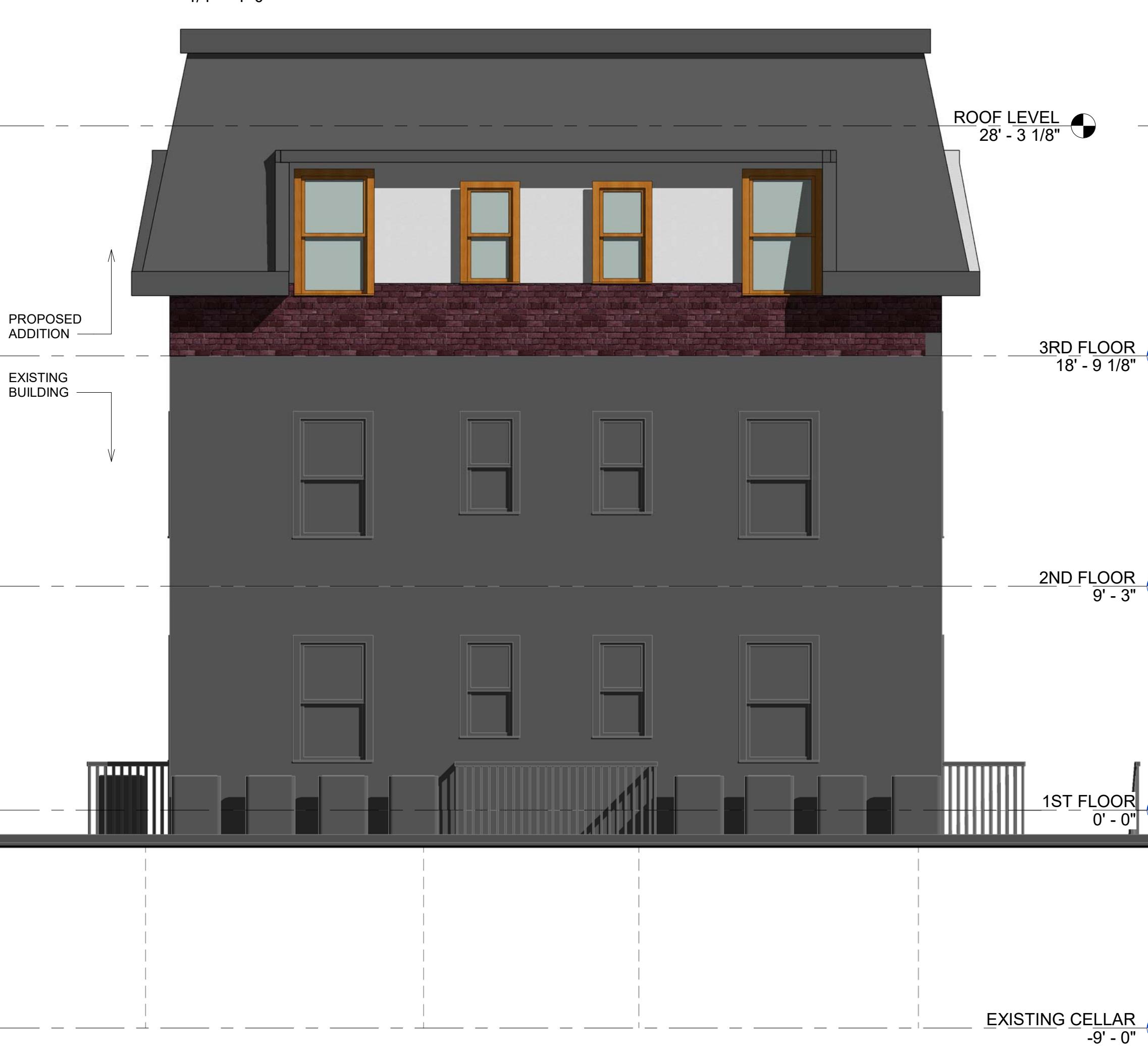
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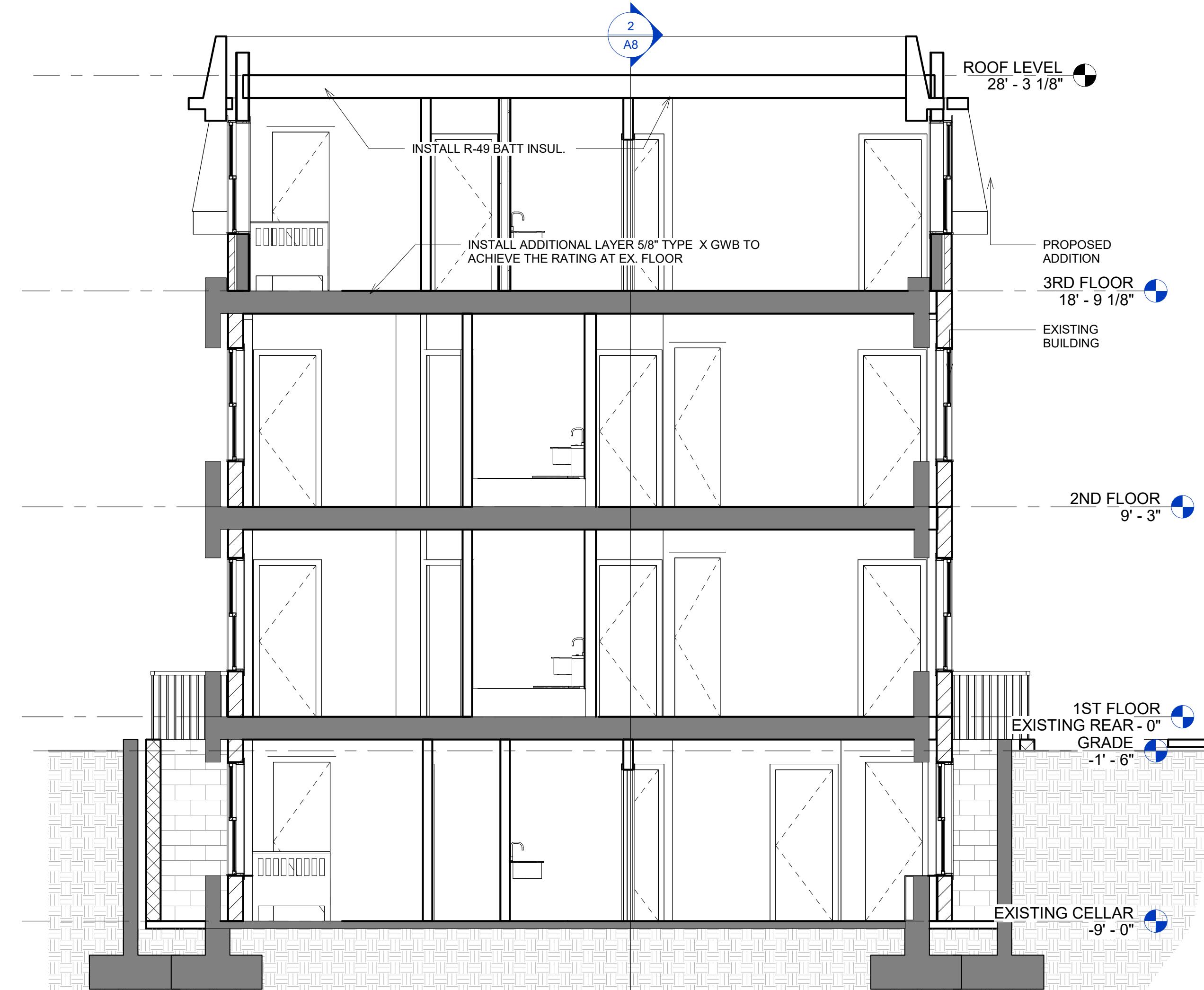
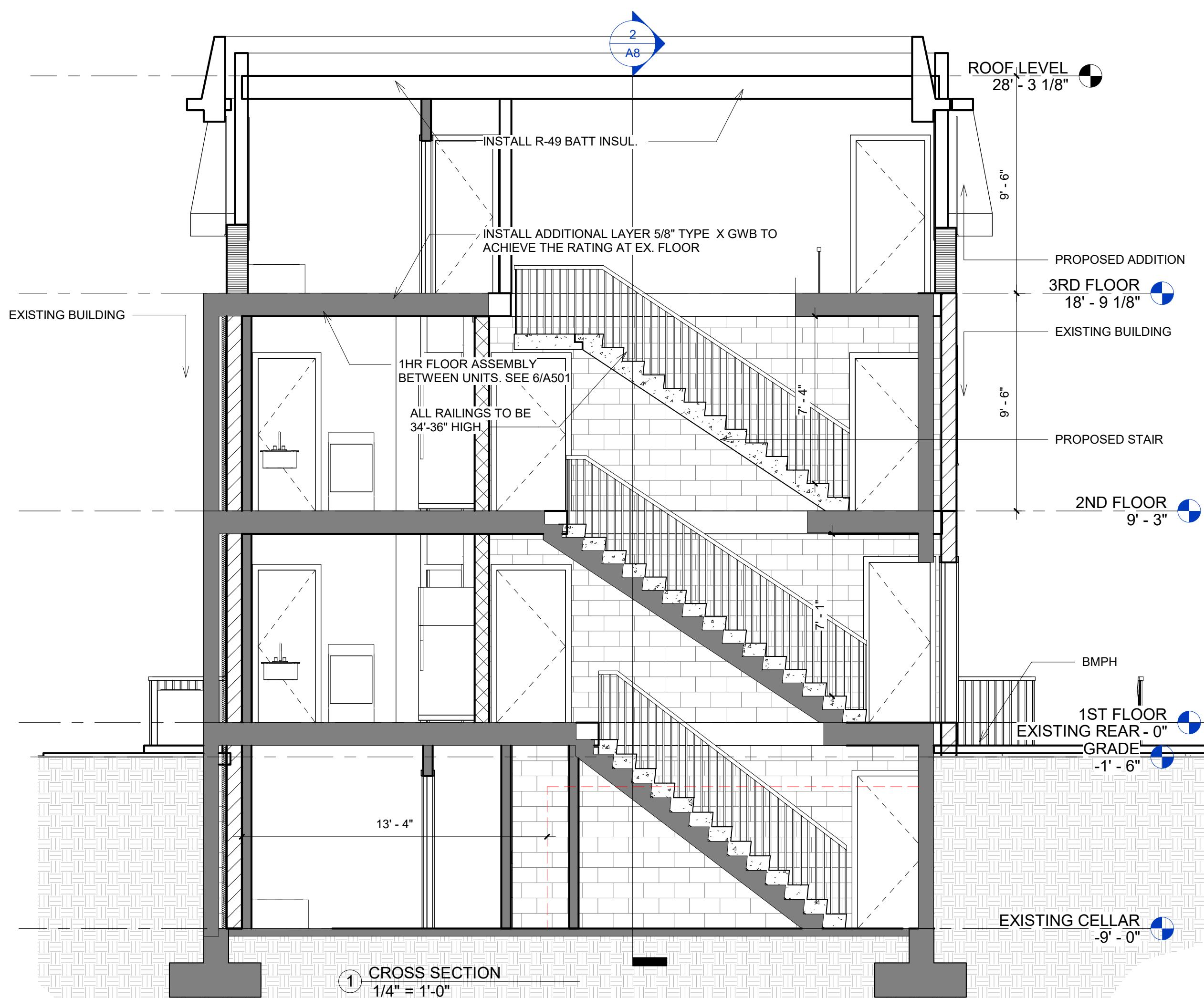
PROPOSED ELEVATIONS

A7



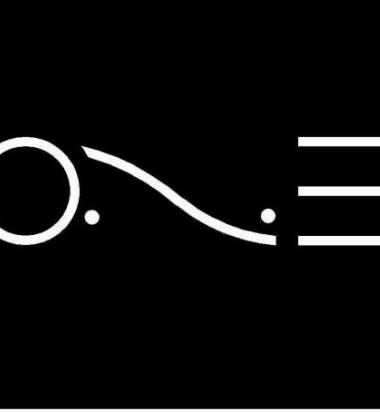
1/4" = 1'-0"

1/4" = 1'-0"

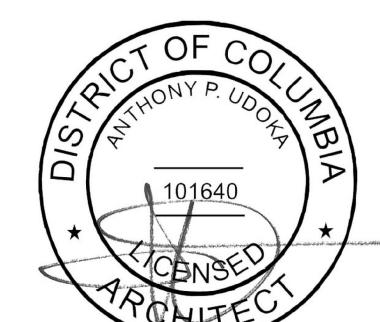


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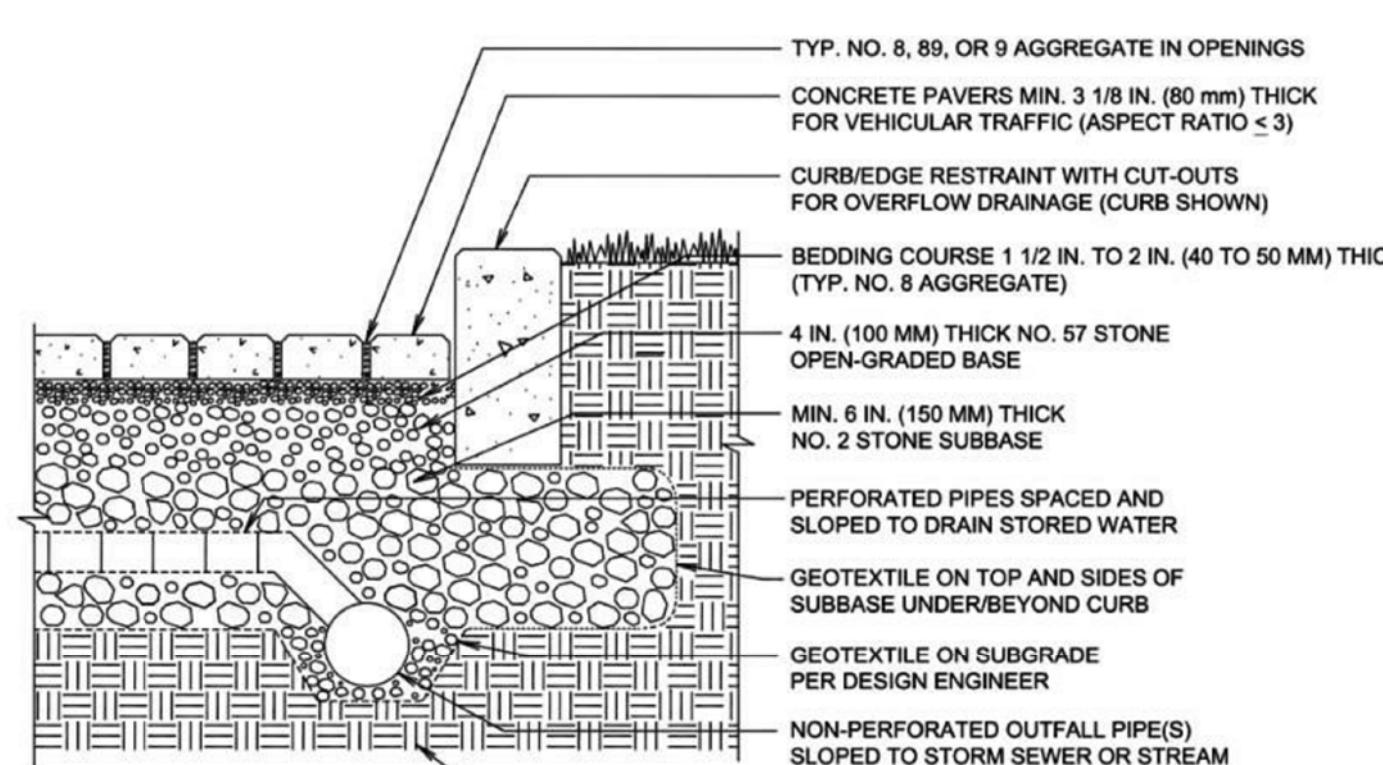
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PROPOSED SECTION

A8



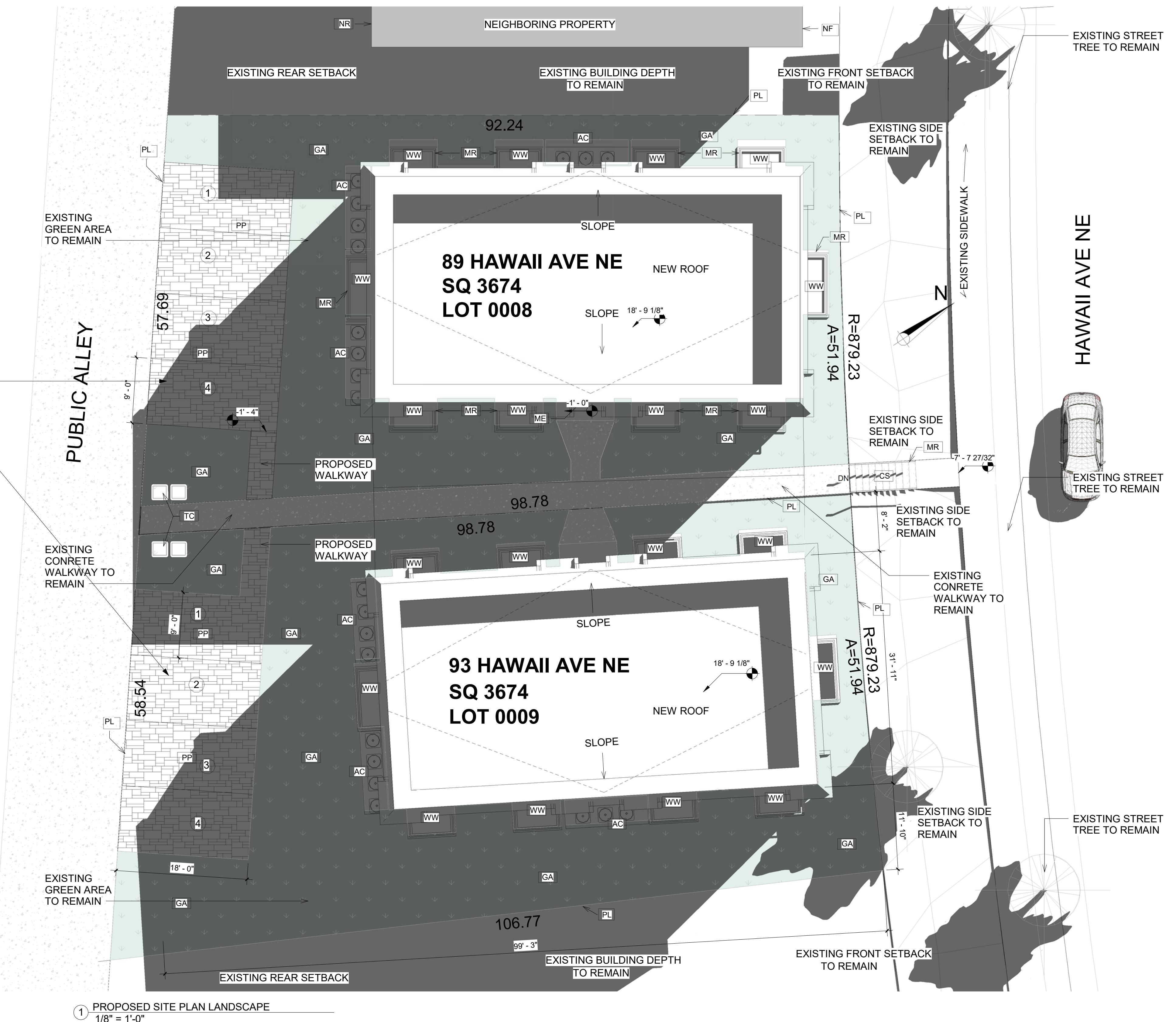
PERMEABLE PAVER SAMPLE



NOTES:

1. 2 3/8 IN. (60 MM) THICK PAVERS MAY BE USED IN PEDESTRIAN AND RESIDENTIAL APPLICATIONS.
2. NO. 2 STONE SUBBASE THICKNESS VARIES WITH DESIGN.
CONSULT ICPI PERMEABLE INTERLOCKING CONCRETE PAVEMENT MANUAL.
3. NO. 2 STONE MAY BE SUBSTITUTED WITH NO. 3 OR NO. 4 STONE.

PERMEABLE PAVER / CURB DETAIL



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A circular license plate with a black border. The outer ring contains the text "DISTRICT OF COLUMBIA" at the top and "DEPARTMENT OF MOTOR VEHICLES" at the bottom. The inner circle contains "ANTHONY P. UDOAKA" at the top and "101640" in the center. There are two stars, one on each side of the center line.

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LANDSCAPE ANALYSIS

A9