

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 area 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	ZONING REGULATION REFERENCE
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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JAN. 2023

COVER PAGE

A0  
Board of Zoning Adjustment  
District of Columbia  
CASE NO.205078  
EXHIBIT NO.12



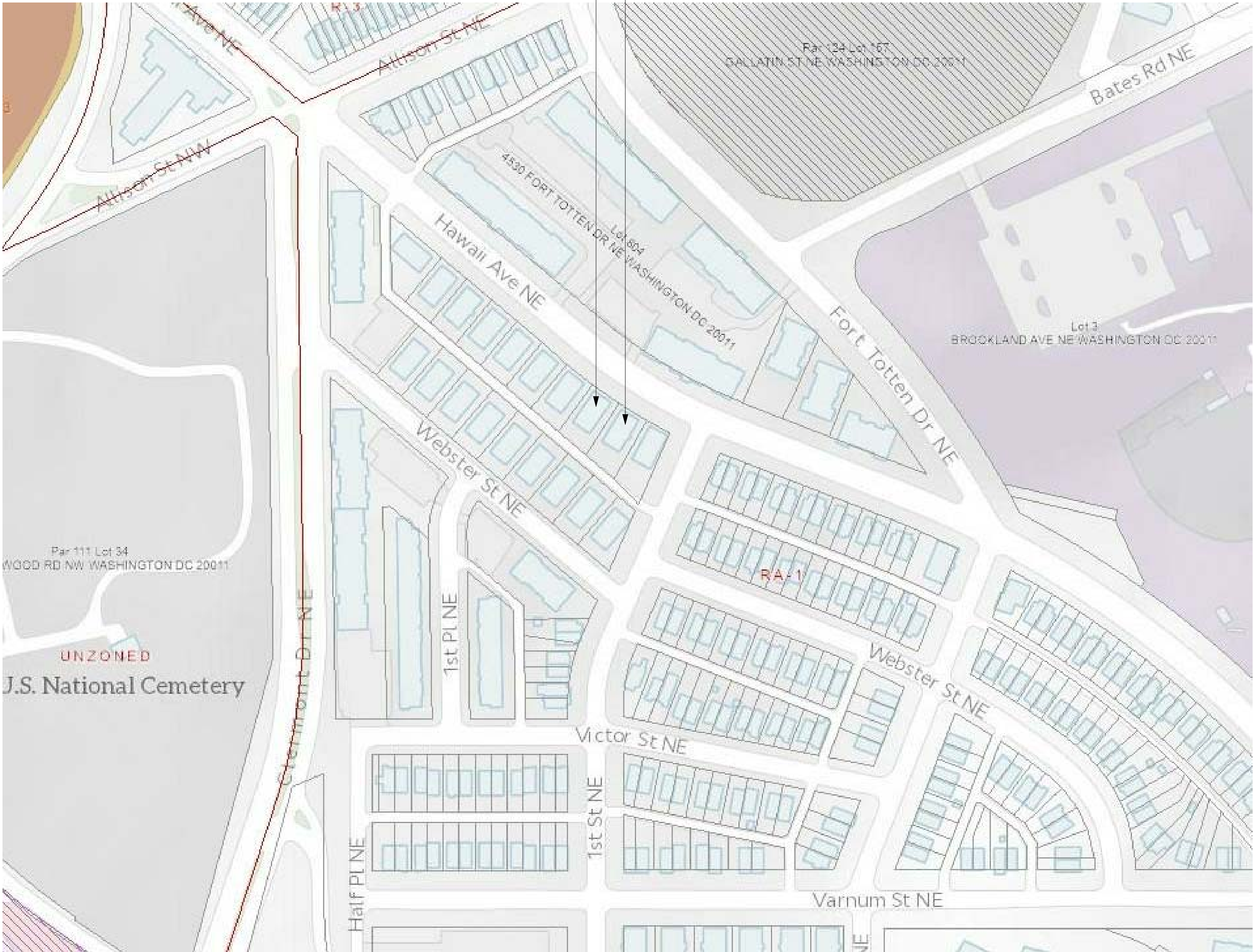
SUBJECT PROPERTY : RECORD LOT

SQUARE: 3674  
LOT: 0008  
LOT: 0009

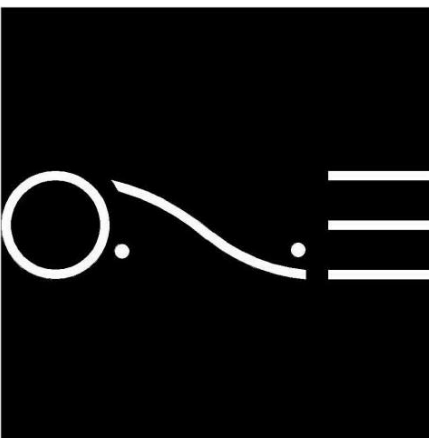


SUBJECT PROPERTY : RECORD LOT

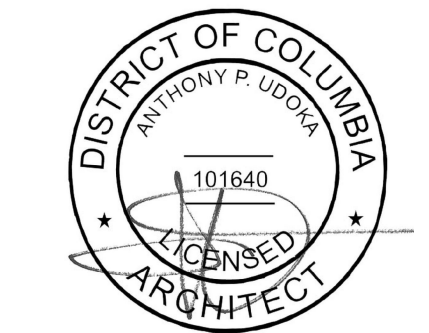
SQUARE: 3674  
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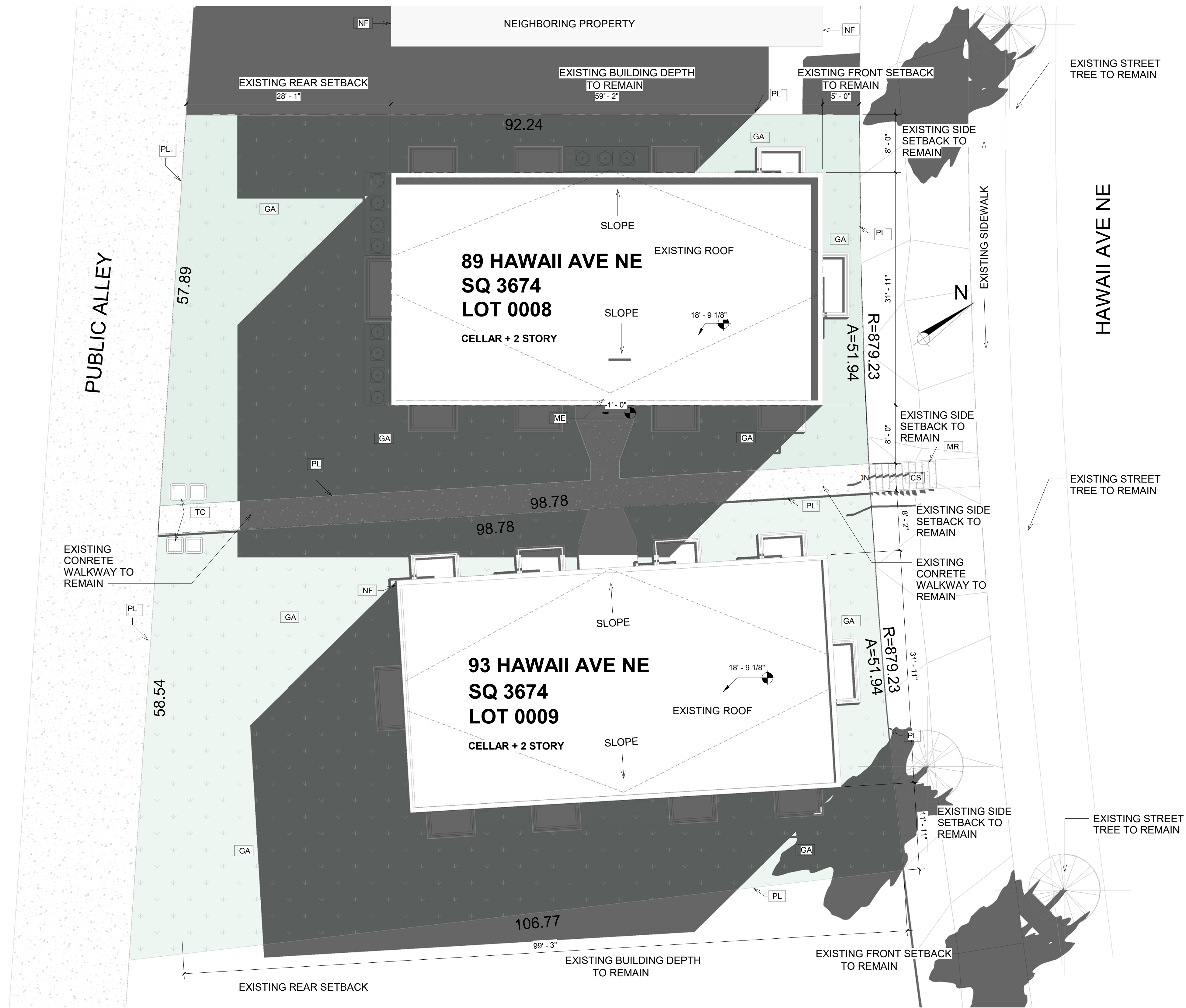


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VICINITY MAP  
AND ARIAL  
VIEW

A1

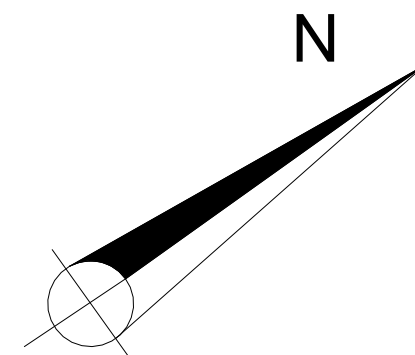




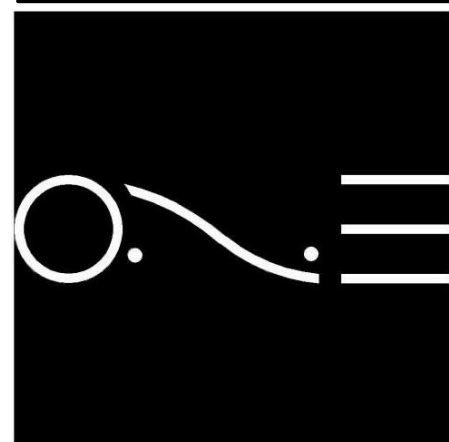
1 EXISTING SITE PLAN  
1/8" = 1'-0"

### 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 PAVMENT



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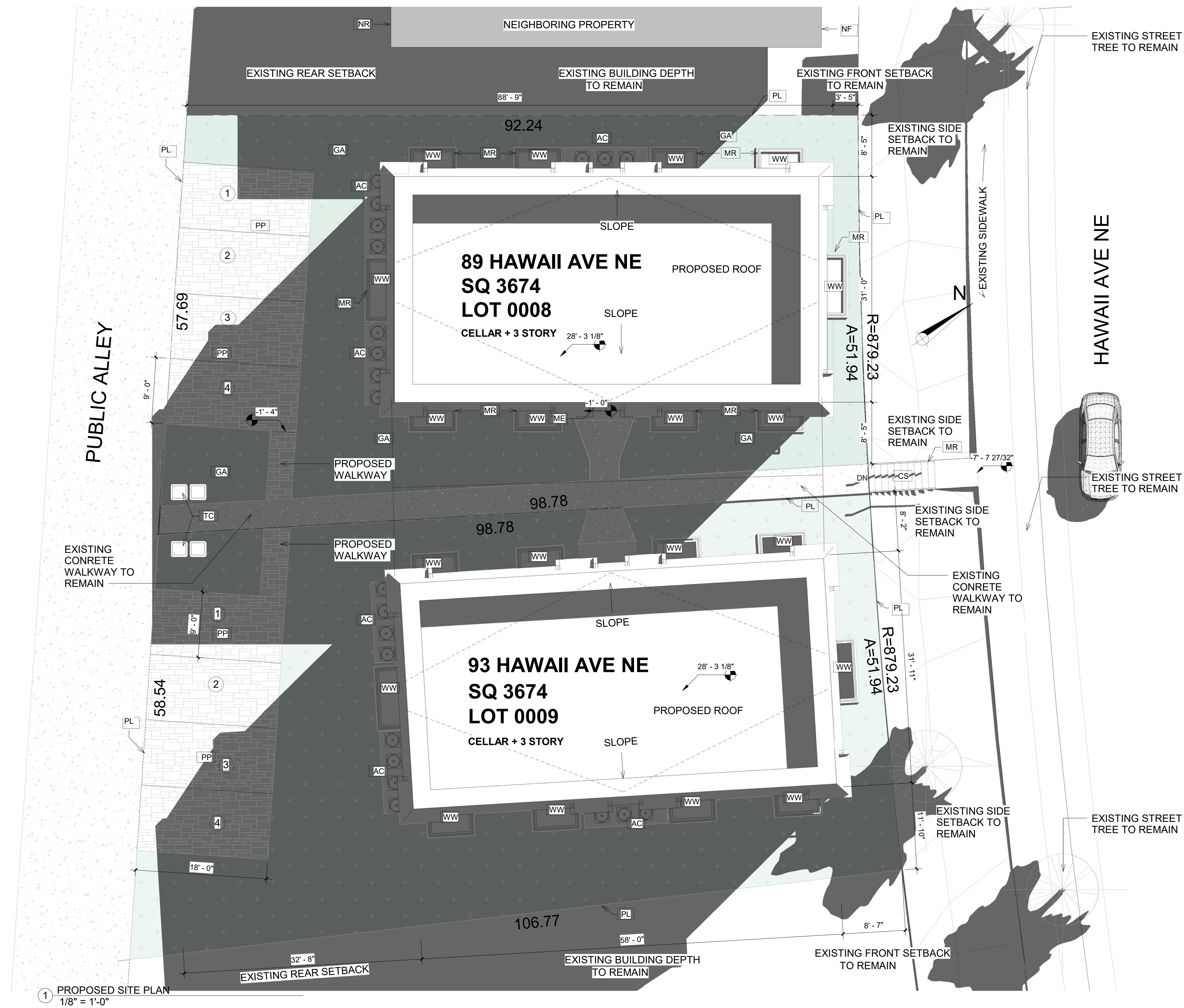


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**EXISTING SITE  
PLAN**

**A2**



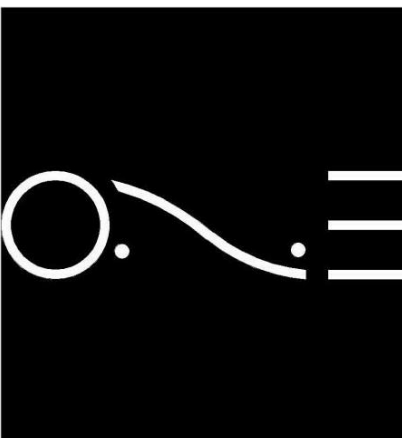


1 PROPOSED SITE PLAN  
1/8" = 1'-0"

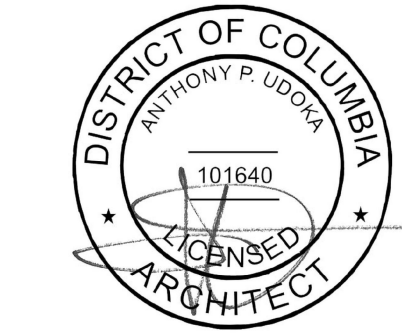
KEY NOTES

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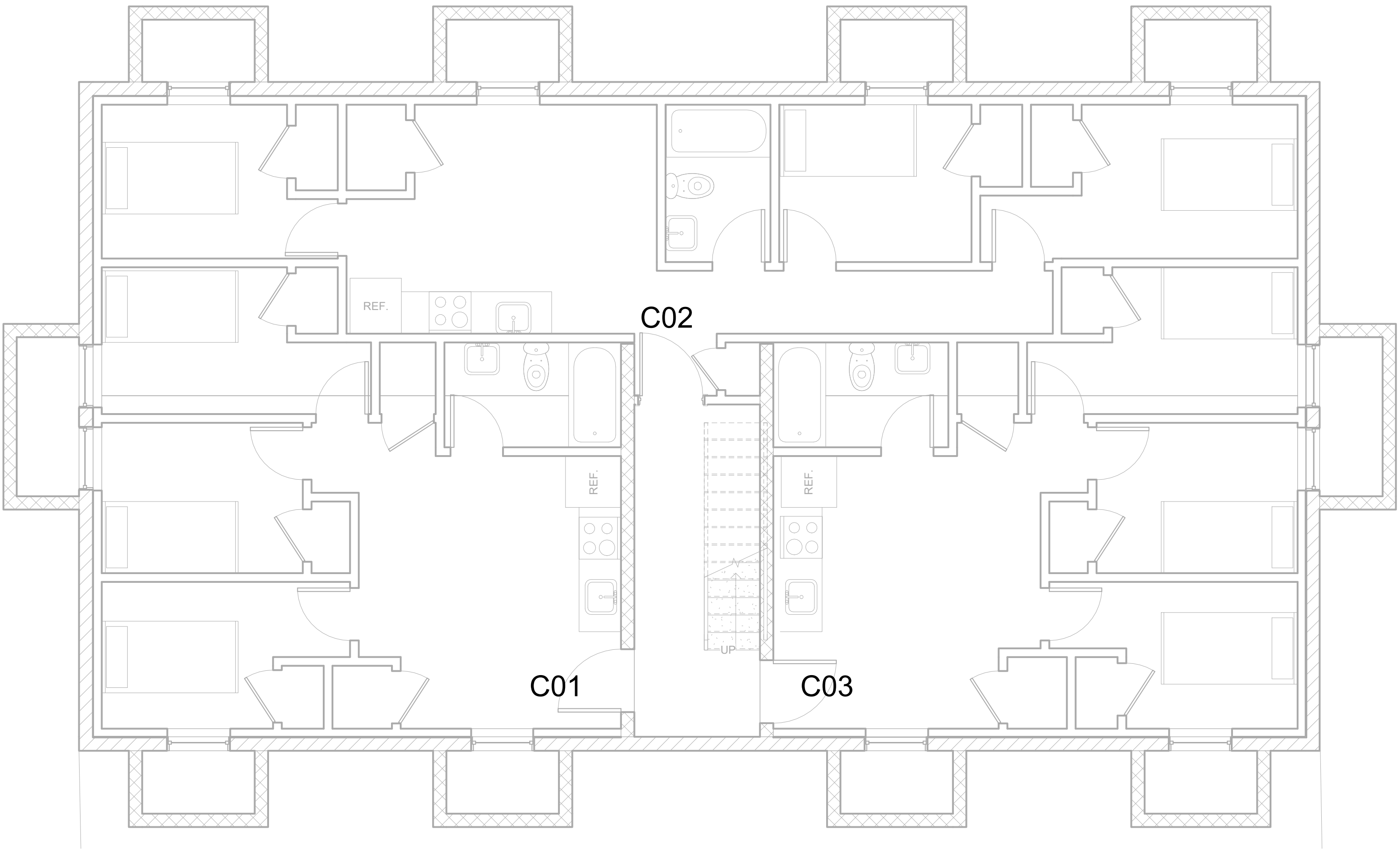


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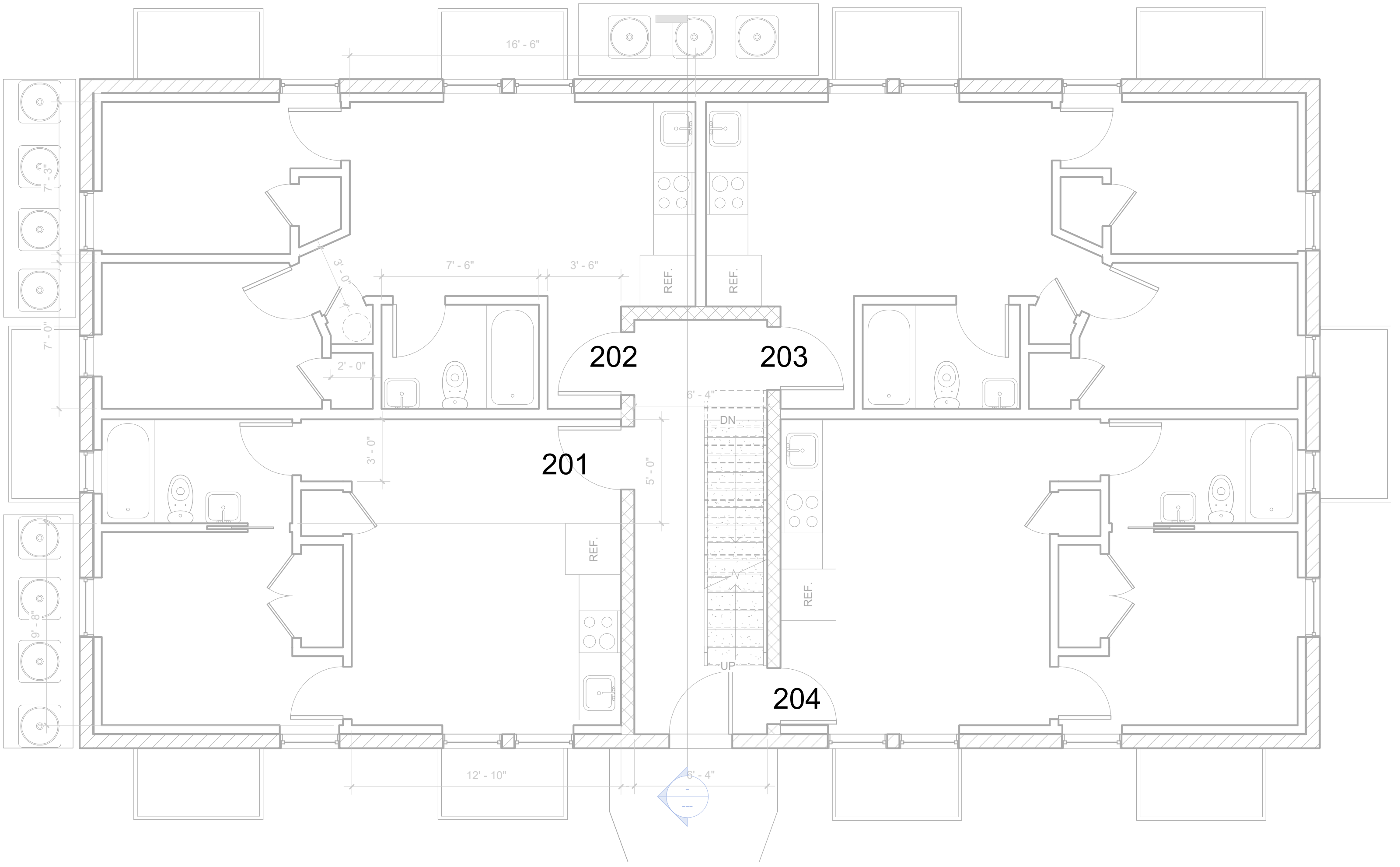
PROPOSED  
SITE PLAN

A3

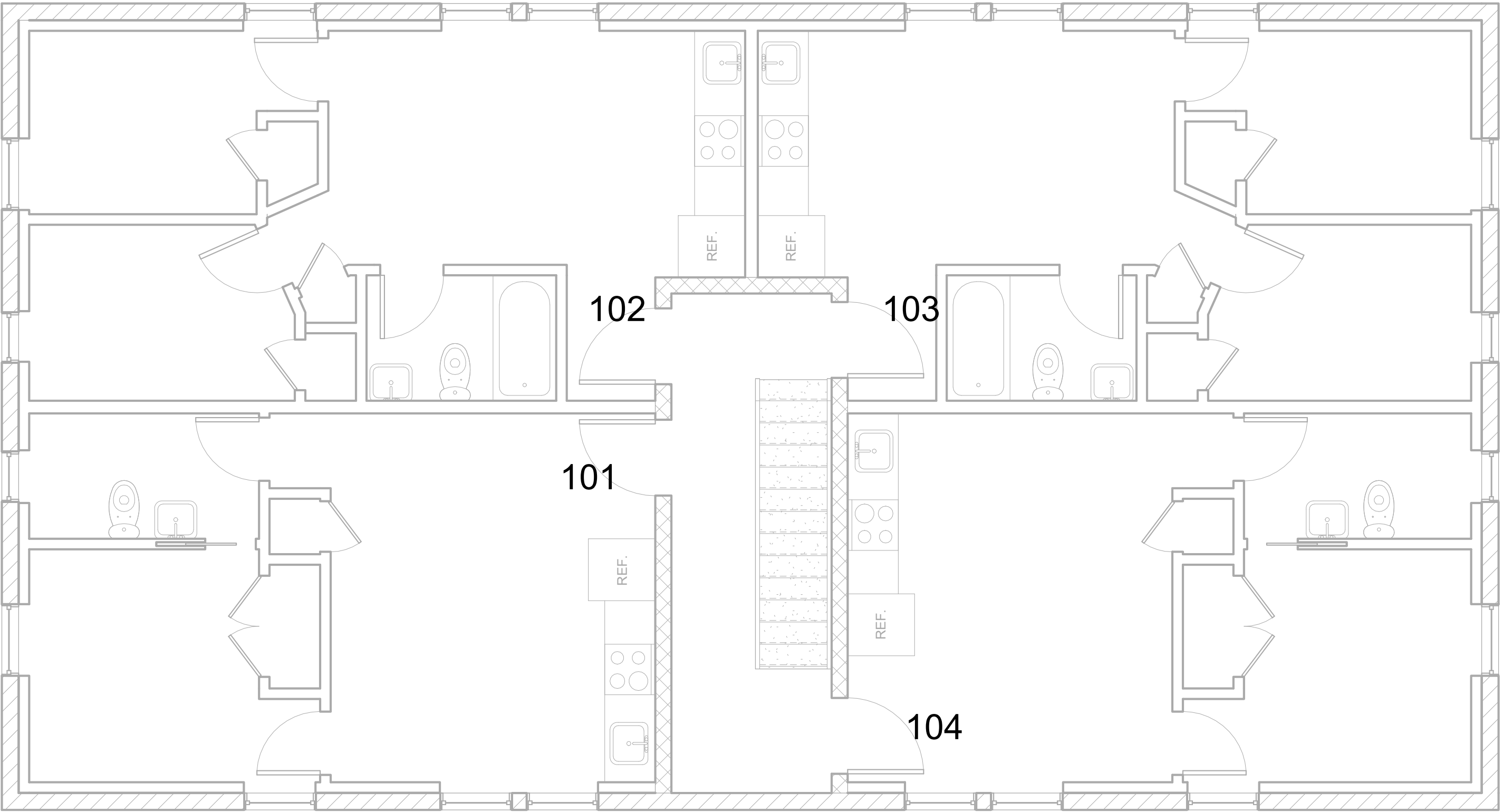




1 EXISTING CELLAR  
1/4" = 1'-0"



2 EXISTING FIRST FLOOR  
1/4" = 1'-0"

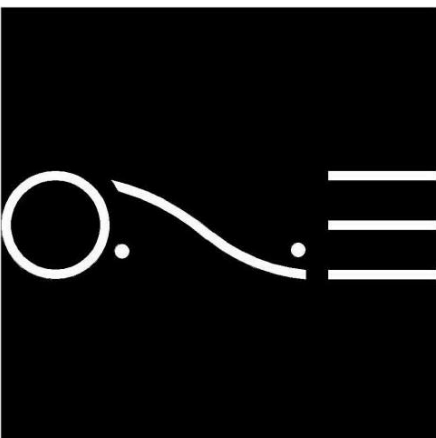
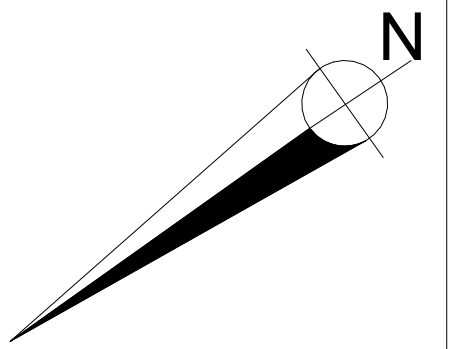


3 EXISTING 2ND FLOOR  
1/4" = 1'-0"

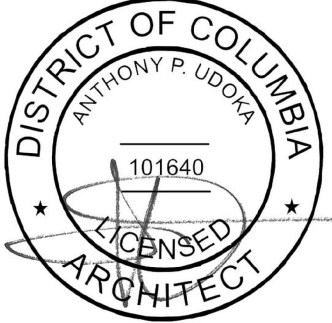
• NO WORK TO BE DONE ON FLOORS CELLAR, FIRST AND SECOND FLOORS IN THIS SCOPE

LEGEND

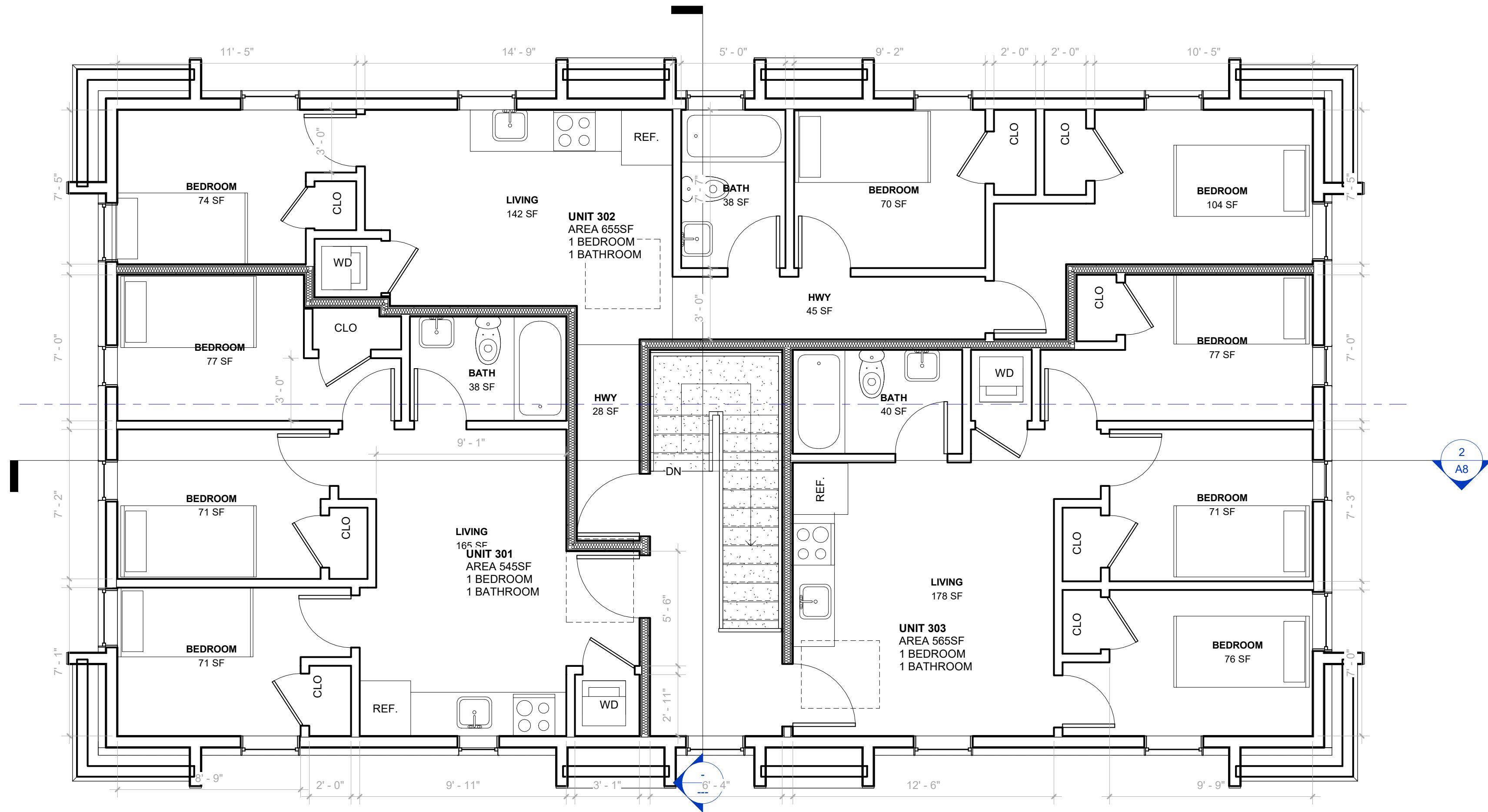
DEMO WALL	
EXISTING MASONARY WALL TO REMAIN	
EXISTING BRICK WALL TO REMAIN	
NEW WALL	
EXISTING WALL TO REMAIN	
SECTION/DRAWING REFERENCE	
PROPERTY LINE	



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1 3RD FLOOR PROPOSED  
1/4" = 1'-0"

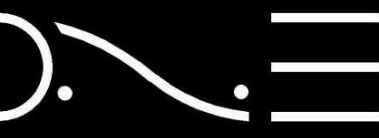
#### SCOPE OF WORKS

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

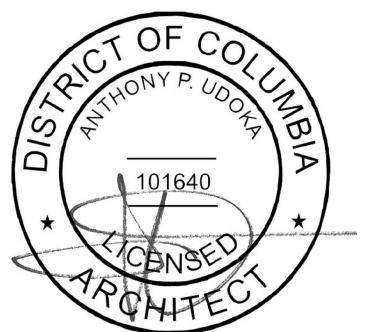
#### LEGEND

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

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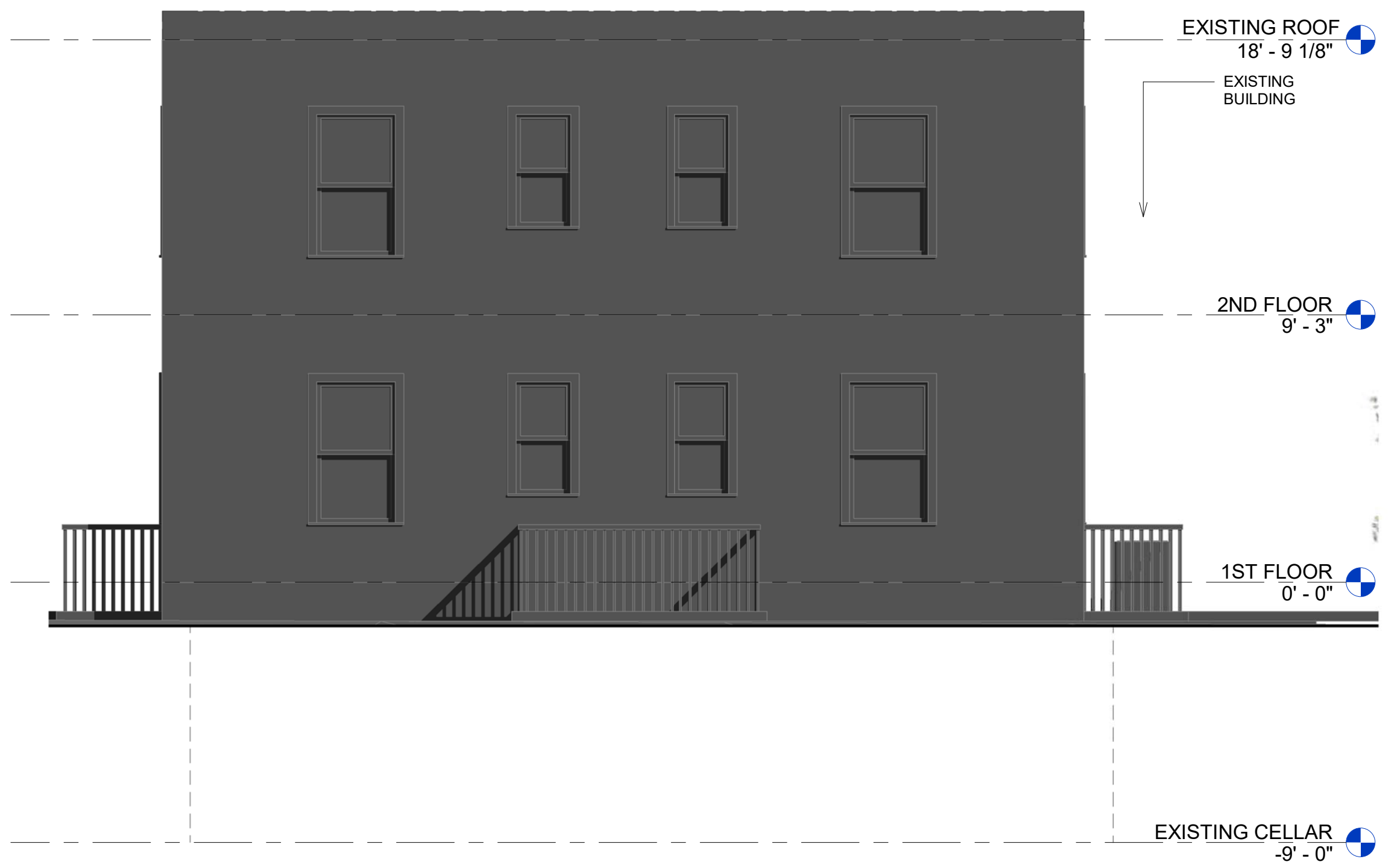
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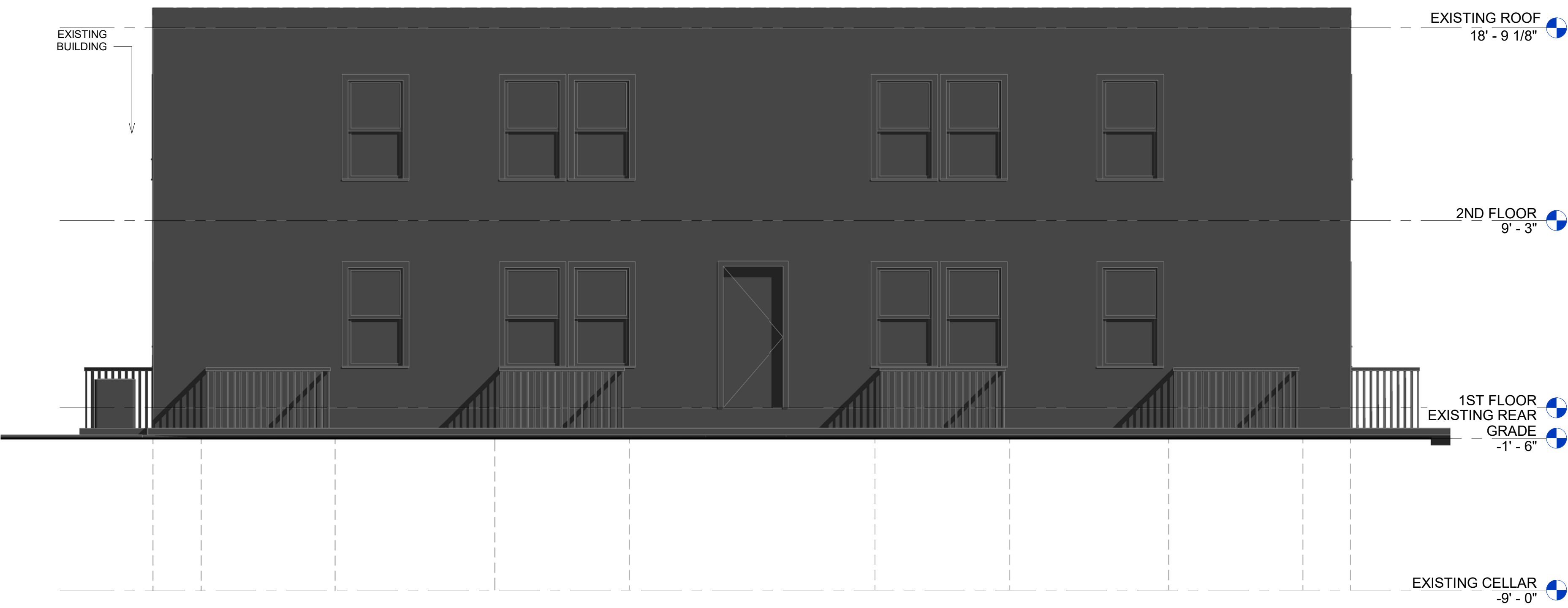
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PROPOSED  
FLOOR PLANS

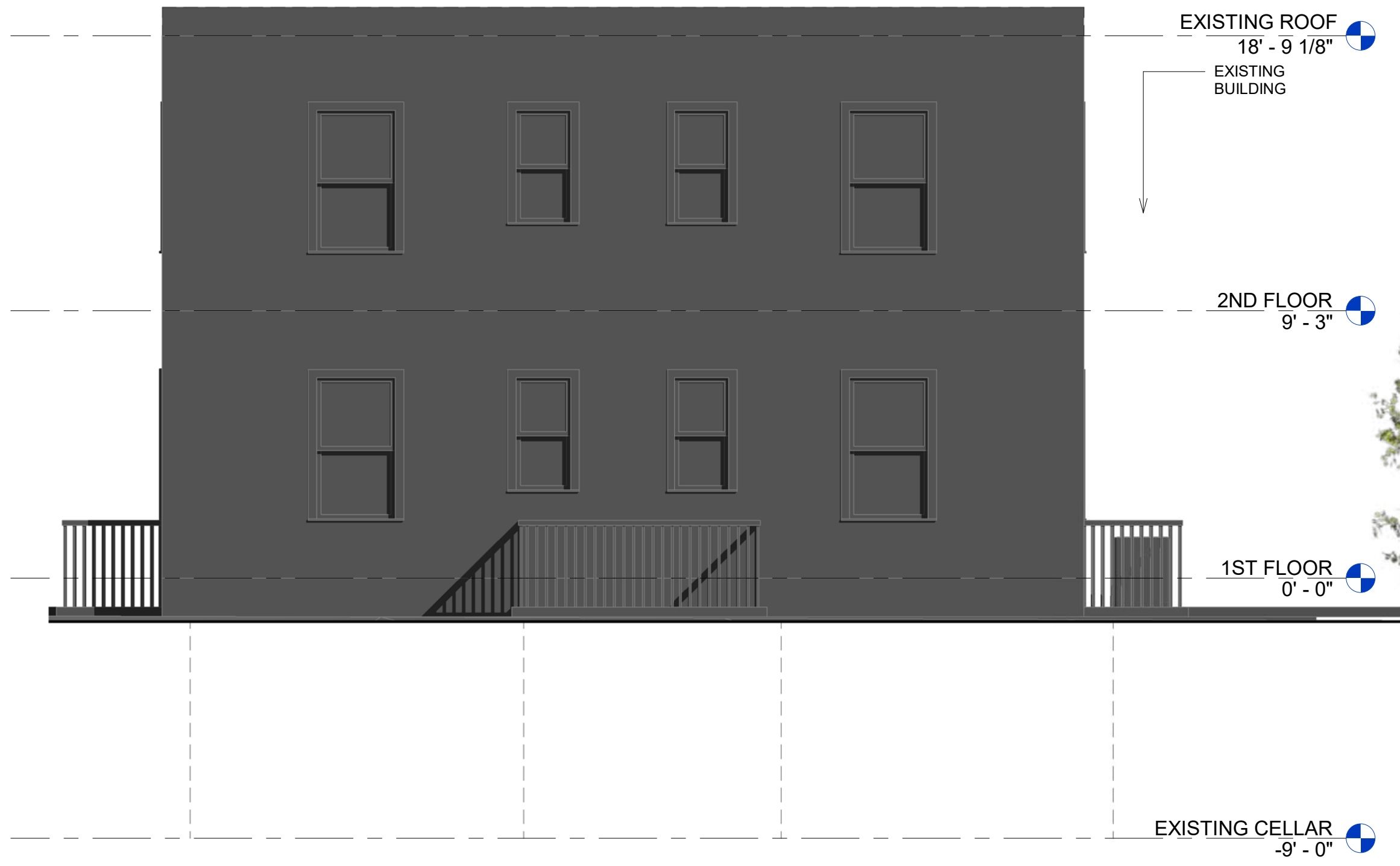
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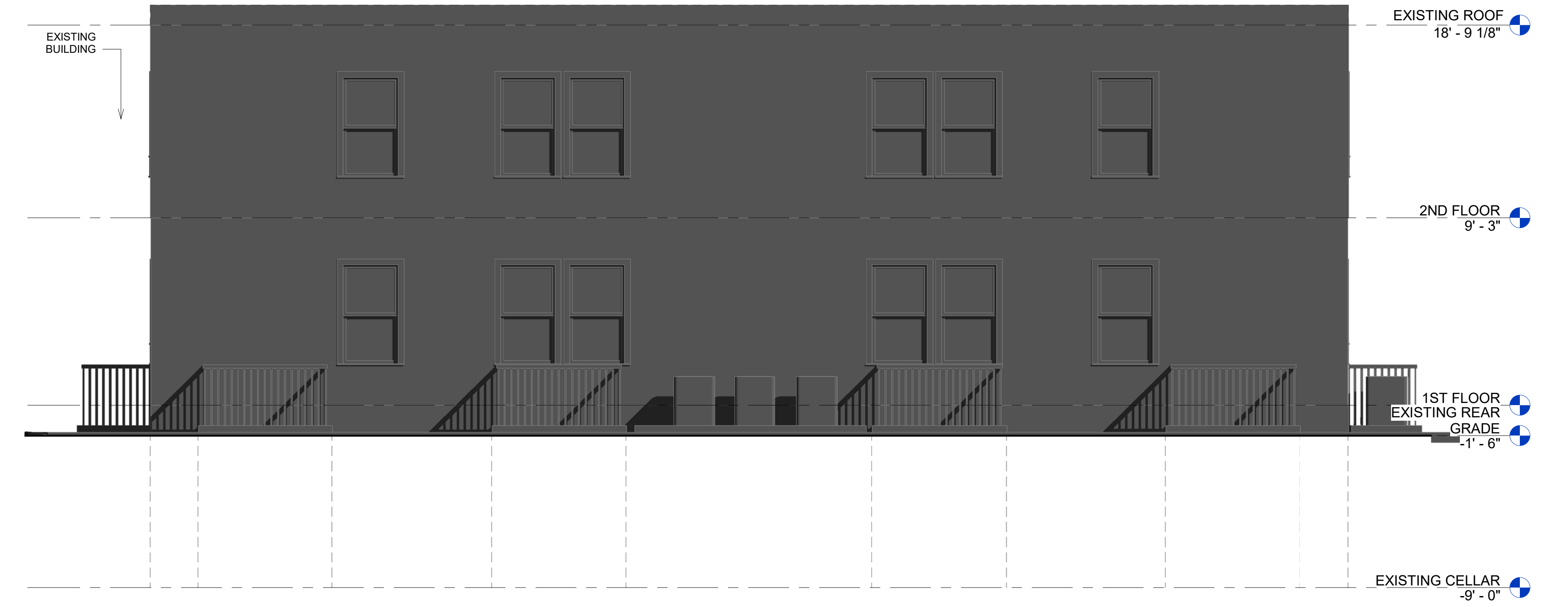
① EXISTING STREET SIDE ELEVATION  
1/4" = 1'-0"



② EXISTING FRONT ELEVATION  
1/4" = 1'-0"



③ EXISTING LEFT ELEVATION  
1/4" = 1'-0"



④ EXISTING REAR ELEVATION  
1/4" = 1'-0"

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DISTRICT OF COLUMBIA  
ANTHONY P. UDOGA  
101640  
LICENSED  
ARCHITECT

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EXISTING  
ELEVATIONS

A6





① PROPOSED STREET SIDE ELEVATION  
1/4" = 1'-0"



② PROPOSED ENTRANCE SIDE ELEVATION  
1/4" = 1'-0"

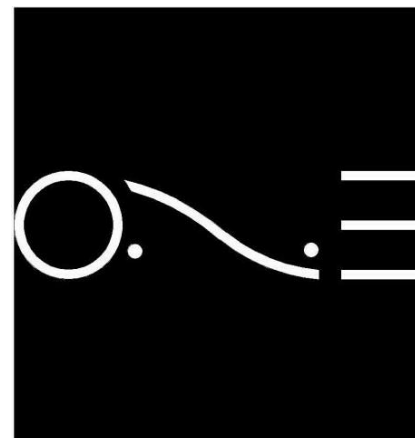


④ PROPOSED RIGHT ELEVATION  
1/4" = 1'-0"

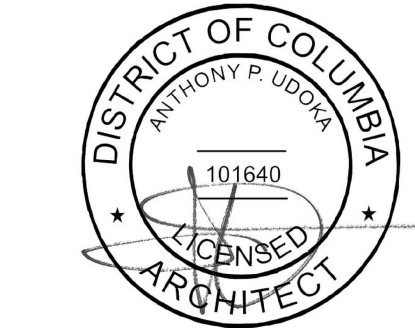


③ PROPOSED REAR ELEVATION  
1/4" = 1'-0"

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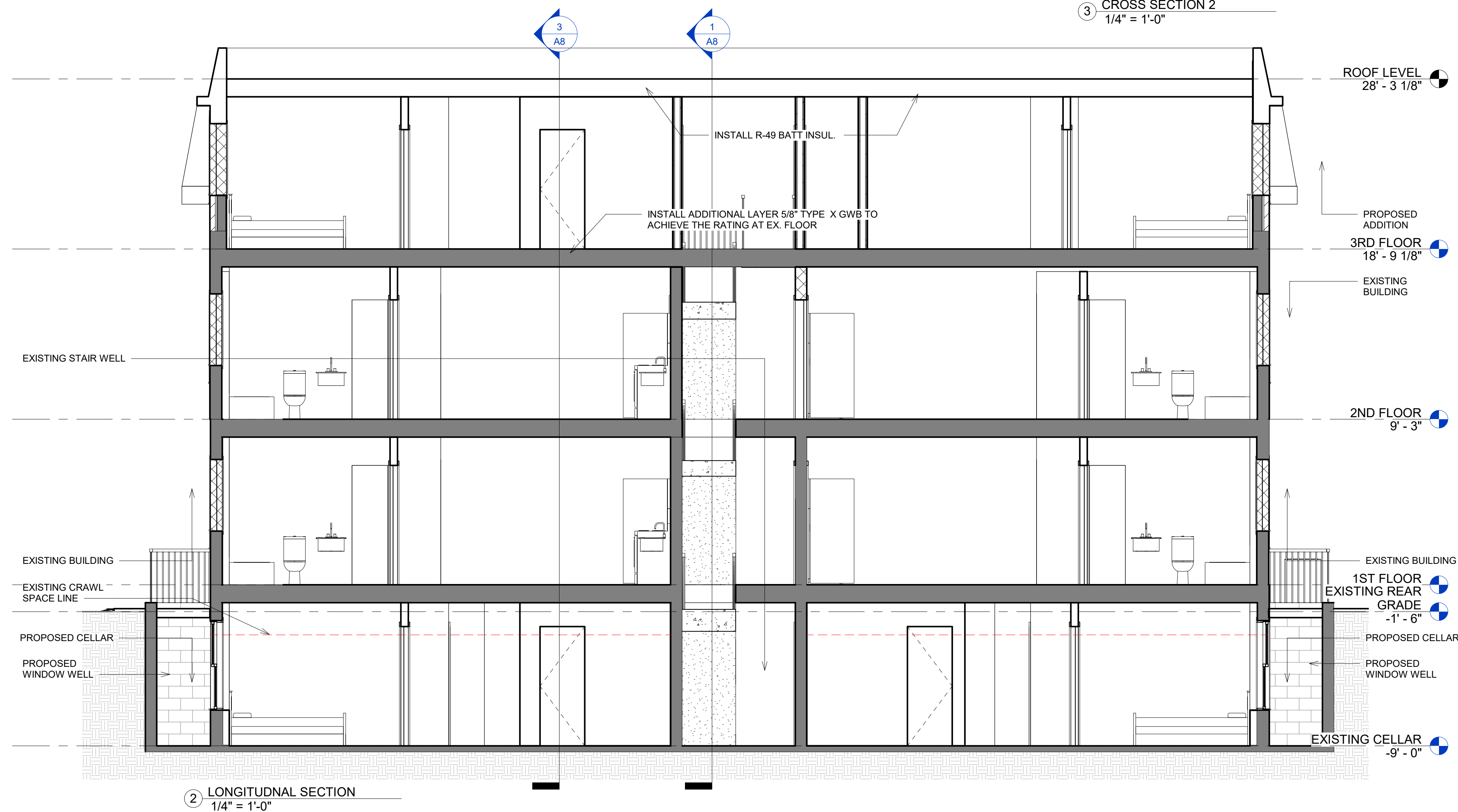
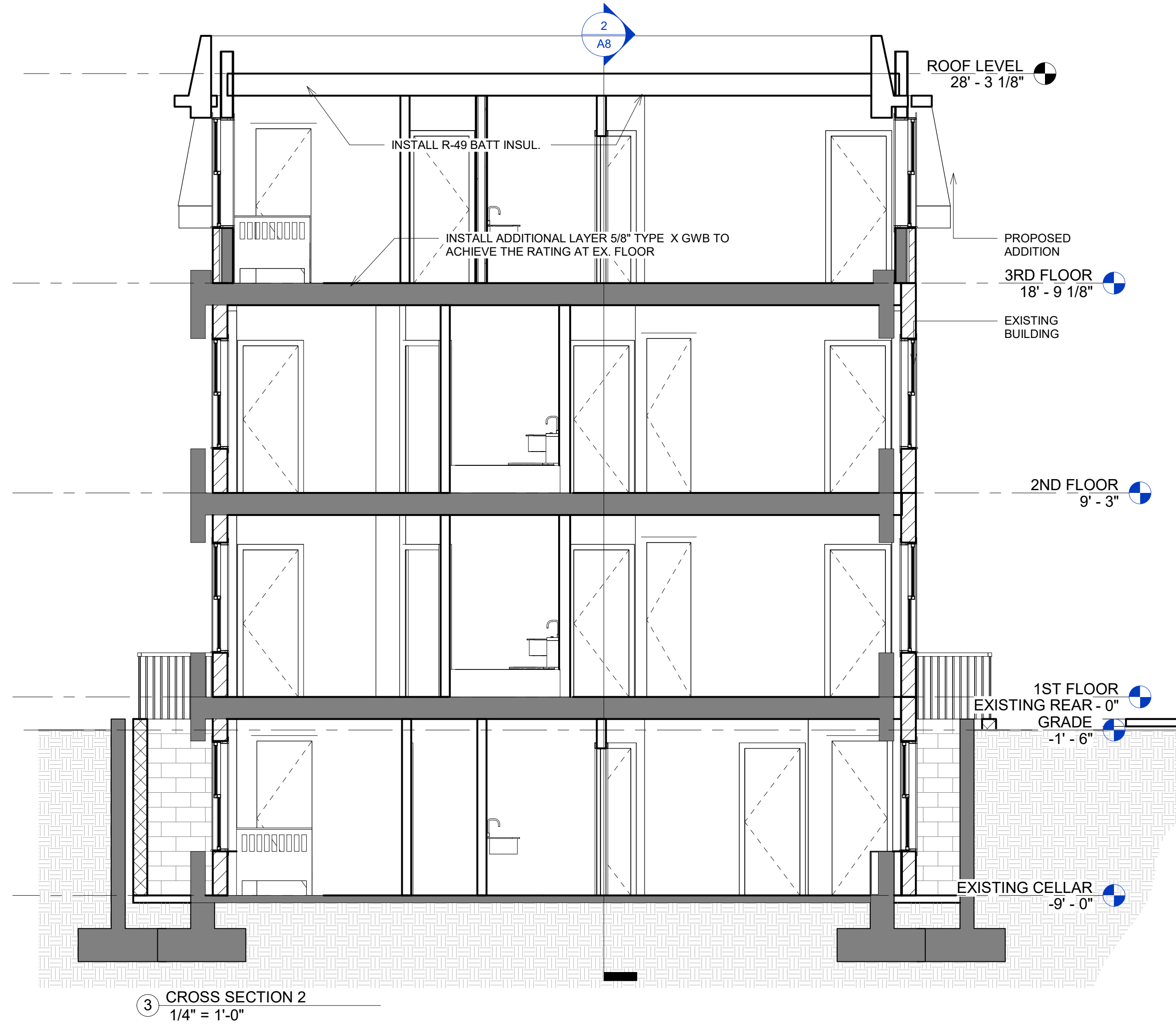
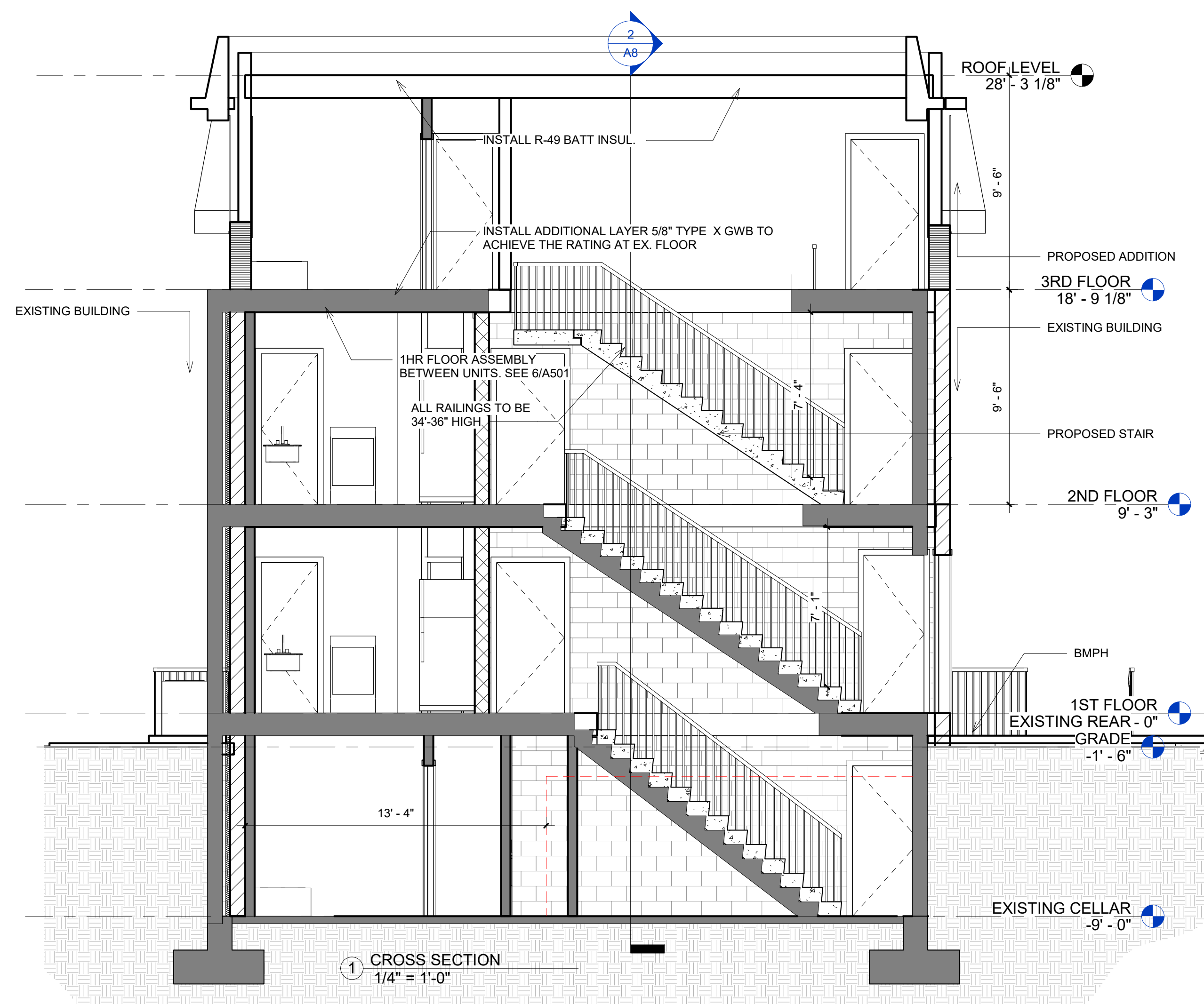


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**PROPOSED ELEVATIONS**

**A7**



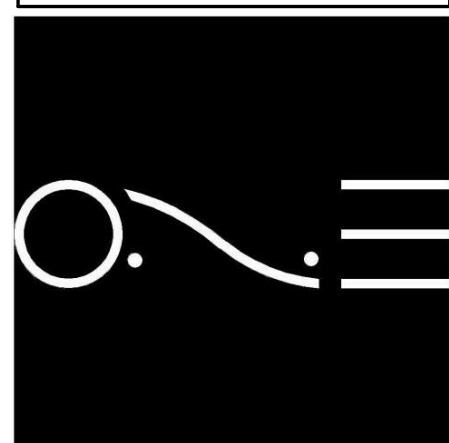


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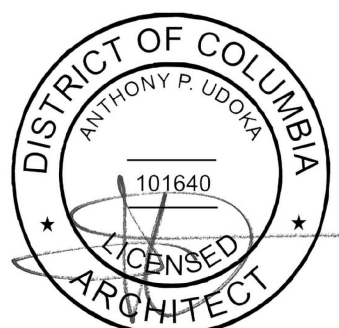
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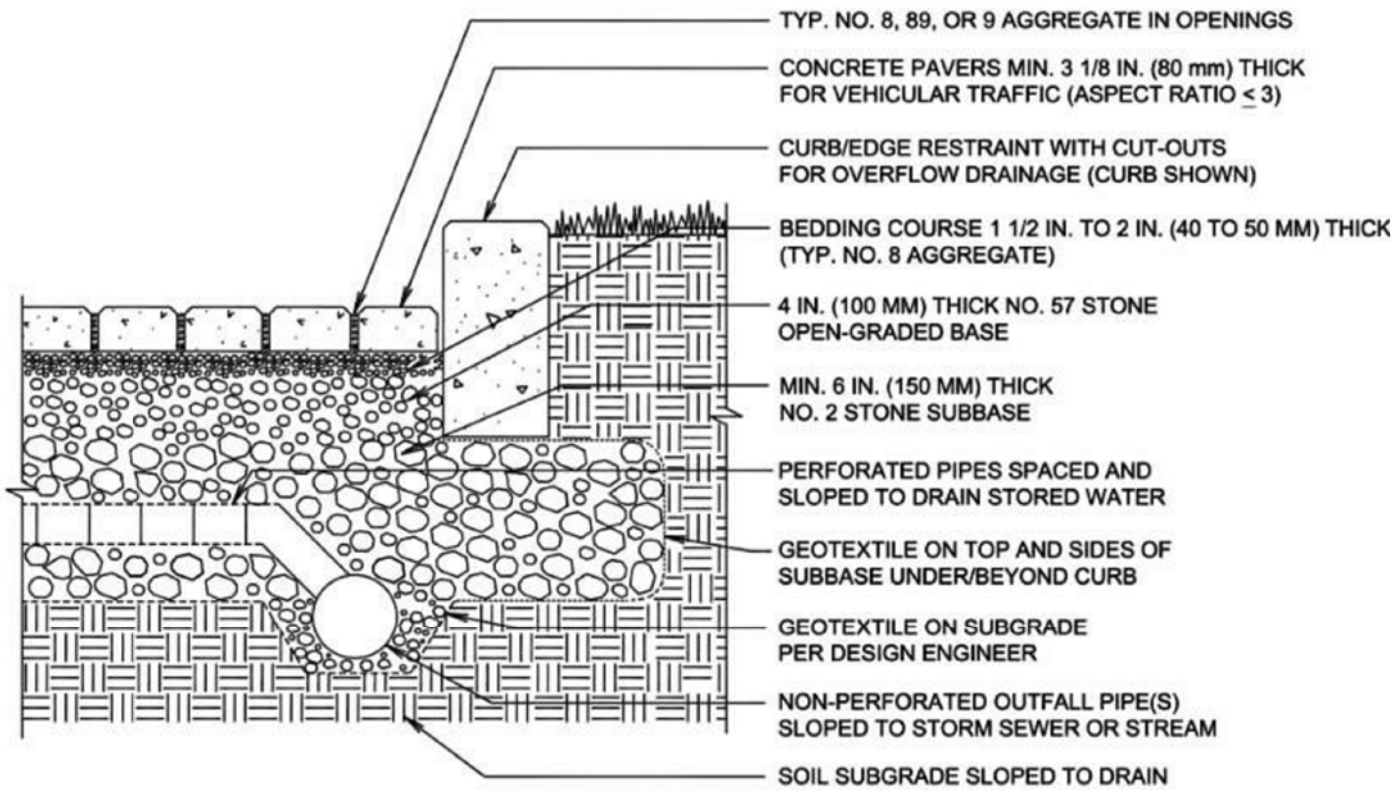
PROPOSED  
SECTION

A8



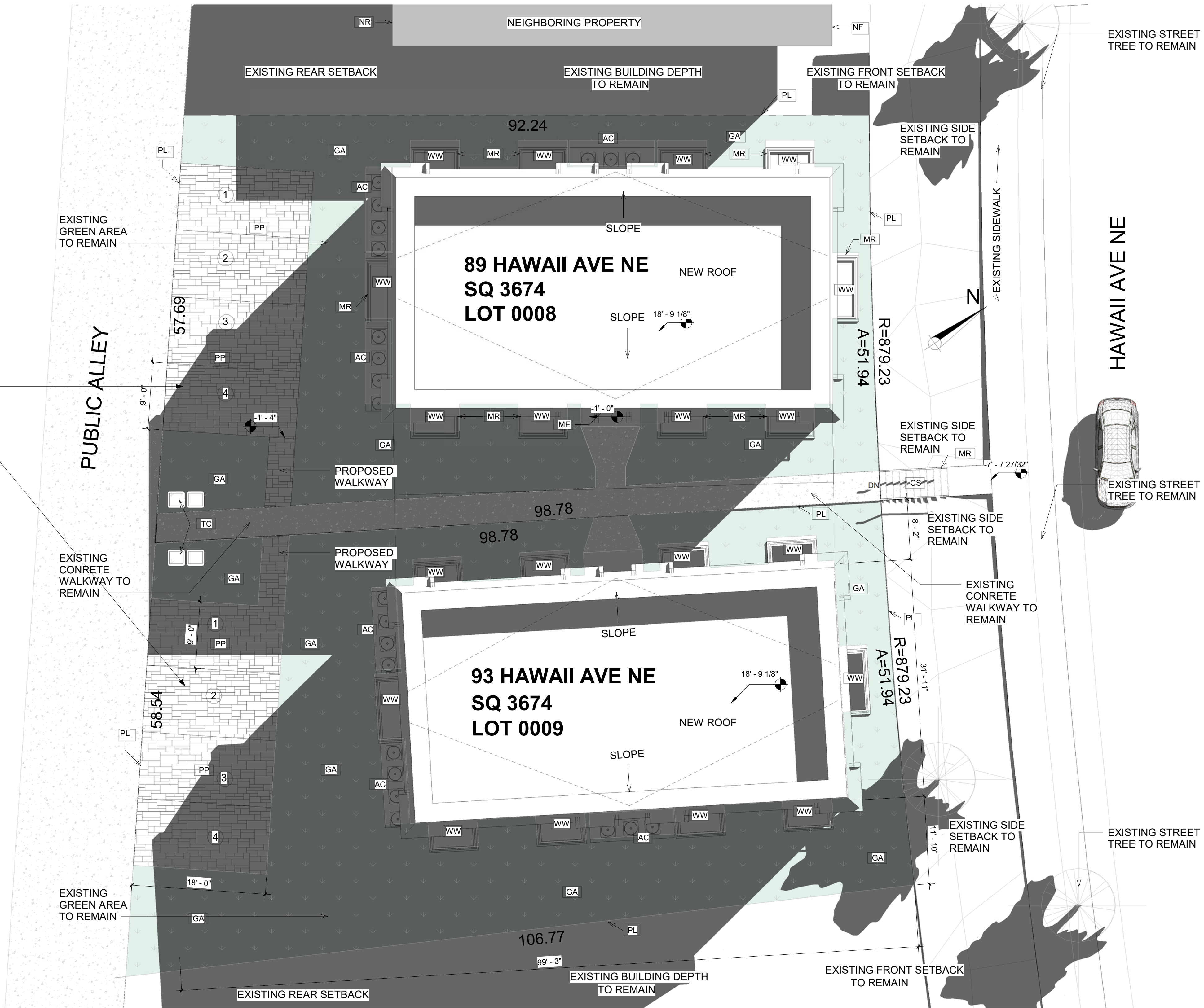


PERMEABLE PAVER SAMPLE



- 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.

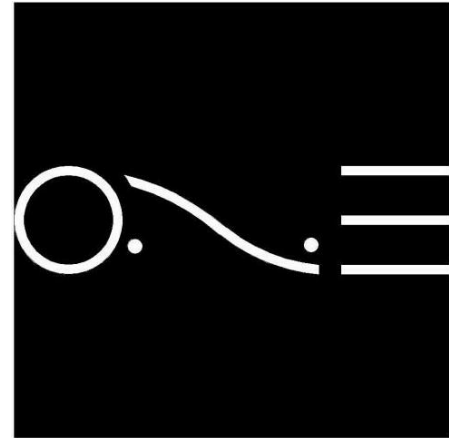
PERMEABLE PAVER / CURB DETAIL



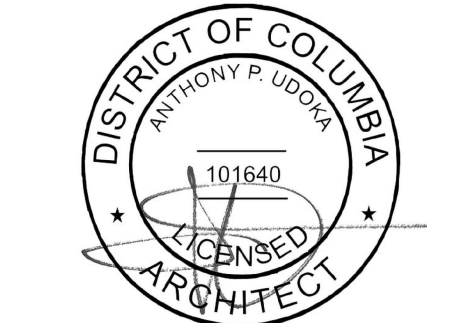
1 PROPOSED SITE PLAN LANDSCAPE  
1/8" = 1'-0"

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LANDSCAPE  
ANALYSIS

A9