

89 AND 93 HAWAII AVENUE
NE.
WASHINGTON, DC 20011
11 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

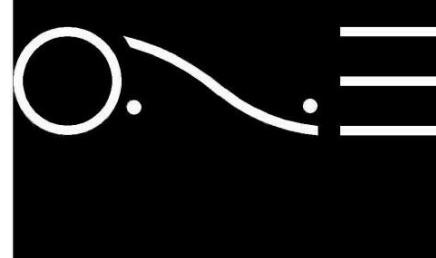
	DEVELOPMENT STANDARDS							
	FLOOR AREA RATIO	HEIGHT	STORIES	LOT OCCUPANCY (PERCENTAGE)	REAR YARD (FT.)	SIDE YARD (FT.)	GREEN AREA RATIO	ZONING REGULATION REFERENCE
RA-1	0.9	40	3	40%	20(min.)	One 8 ft. side setback shall be provided for all structures	0.40	Subtitle F, Chapter 3

SCOPE OF WORK:

ADDITION, ALTERATION AND REPAIR ON AN EXISTING BUILDING.
-TO UNDERPIN AN EXISTING CELLAR AND CRAWL SPACE.
-TO ADD THREE UNITS IN THE CELLAR.
- TO CONSTRUCT 4 ONSITE PARKING PADS IN THE REAR YARD
ACCESSIONED FROM REAR PUBLIC ALLEY.

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COVER PAGE

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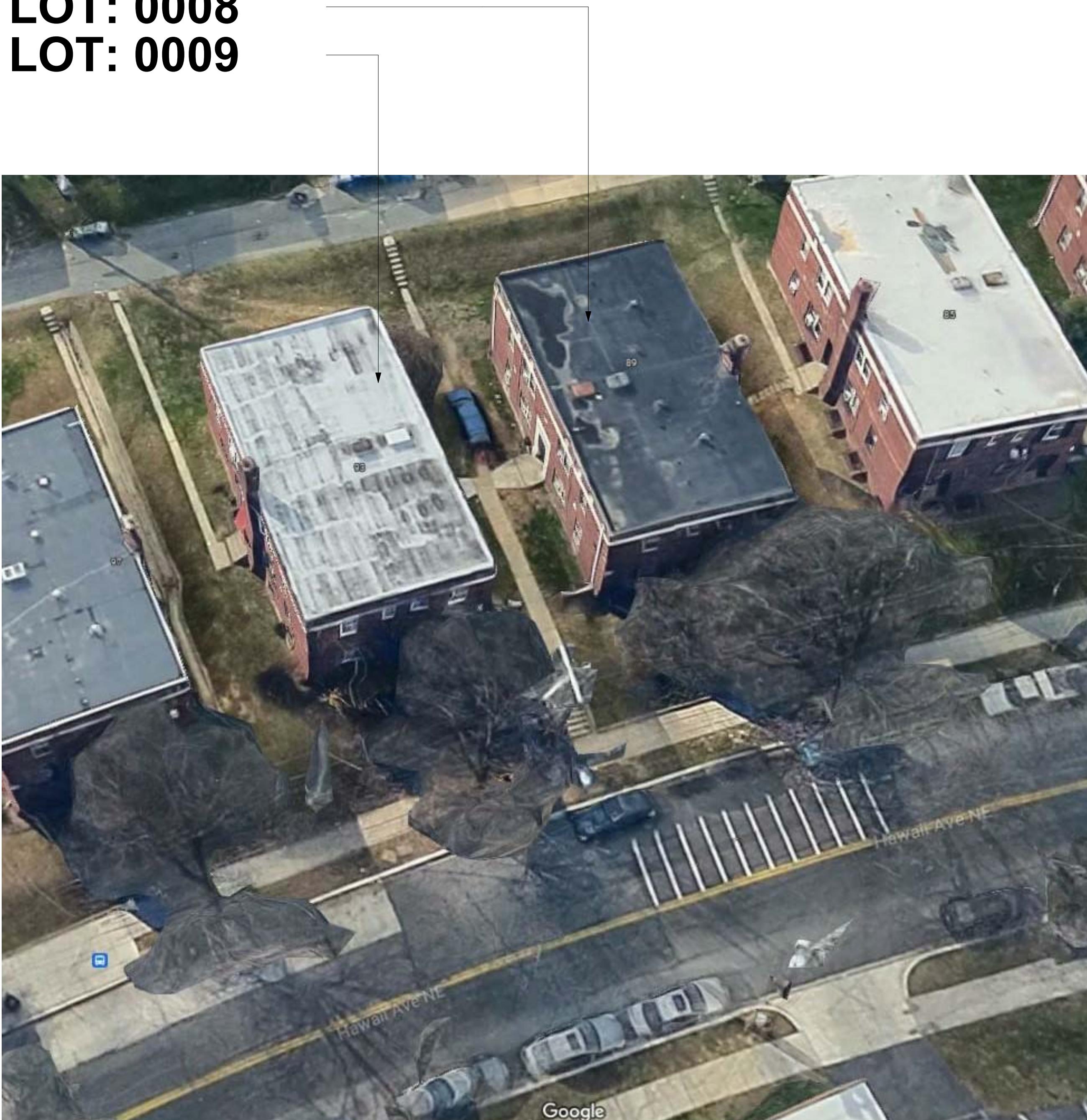
Board of Zoning Adjustment
District of Columbia
CASE NO. 20011B
EXHIBIT NO. 1B/A

SUBJECT PROPERTY : RECORD LOT

SQUARE: 3674

LOT: 0008

LOT: 0009

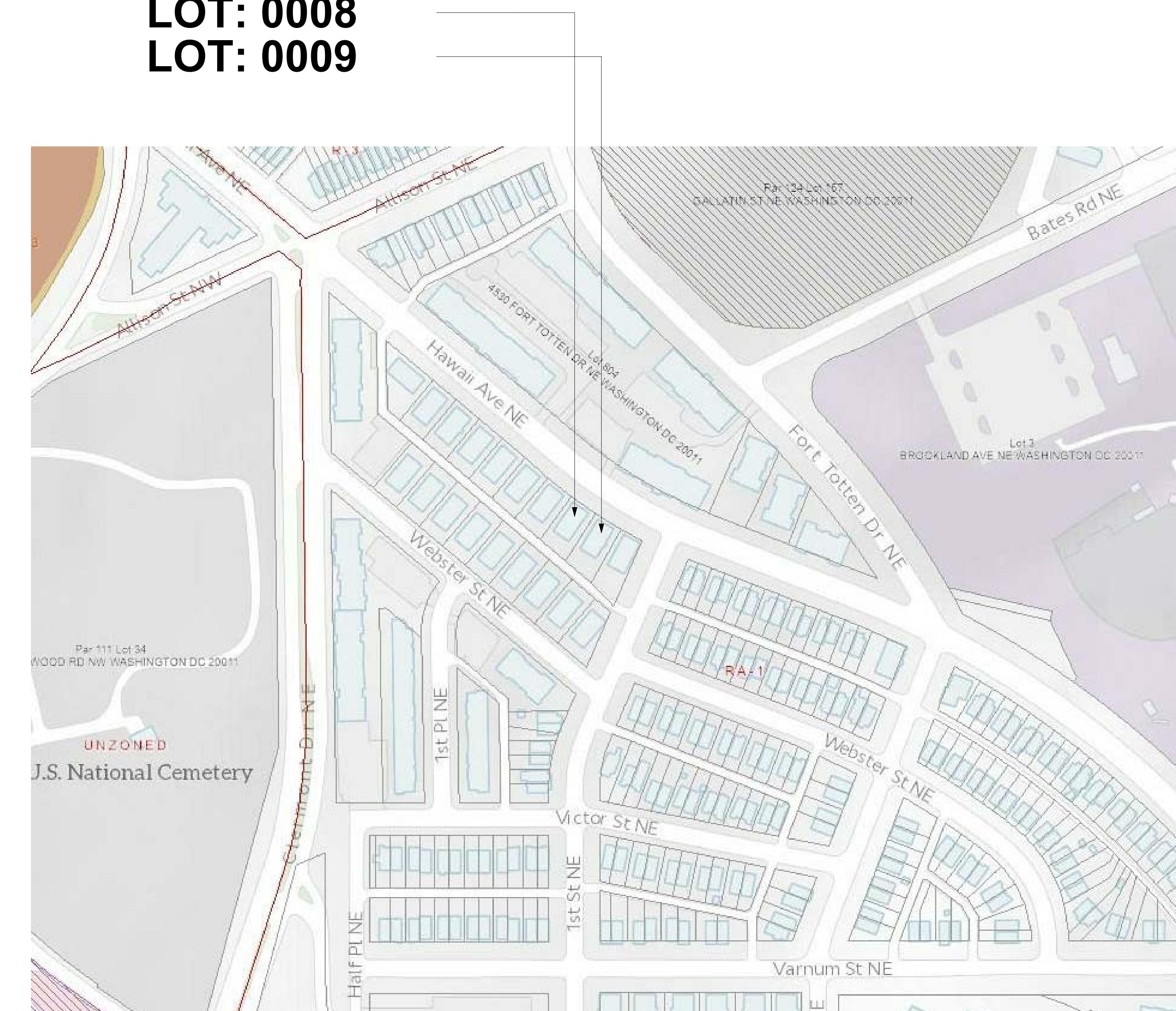


SUBJECT PROPERTY : RECORD LOT

SQUARE: 3674

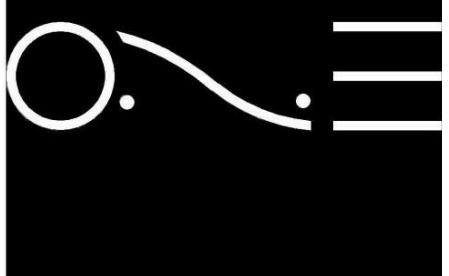
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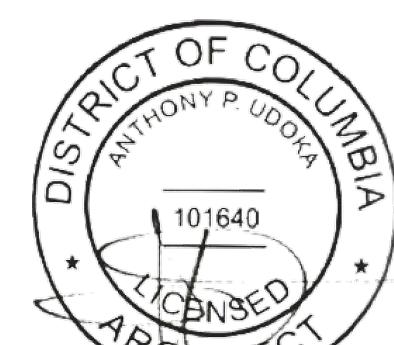


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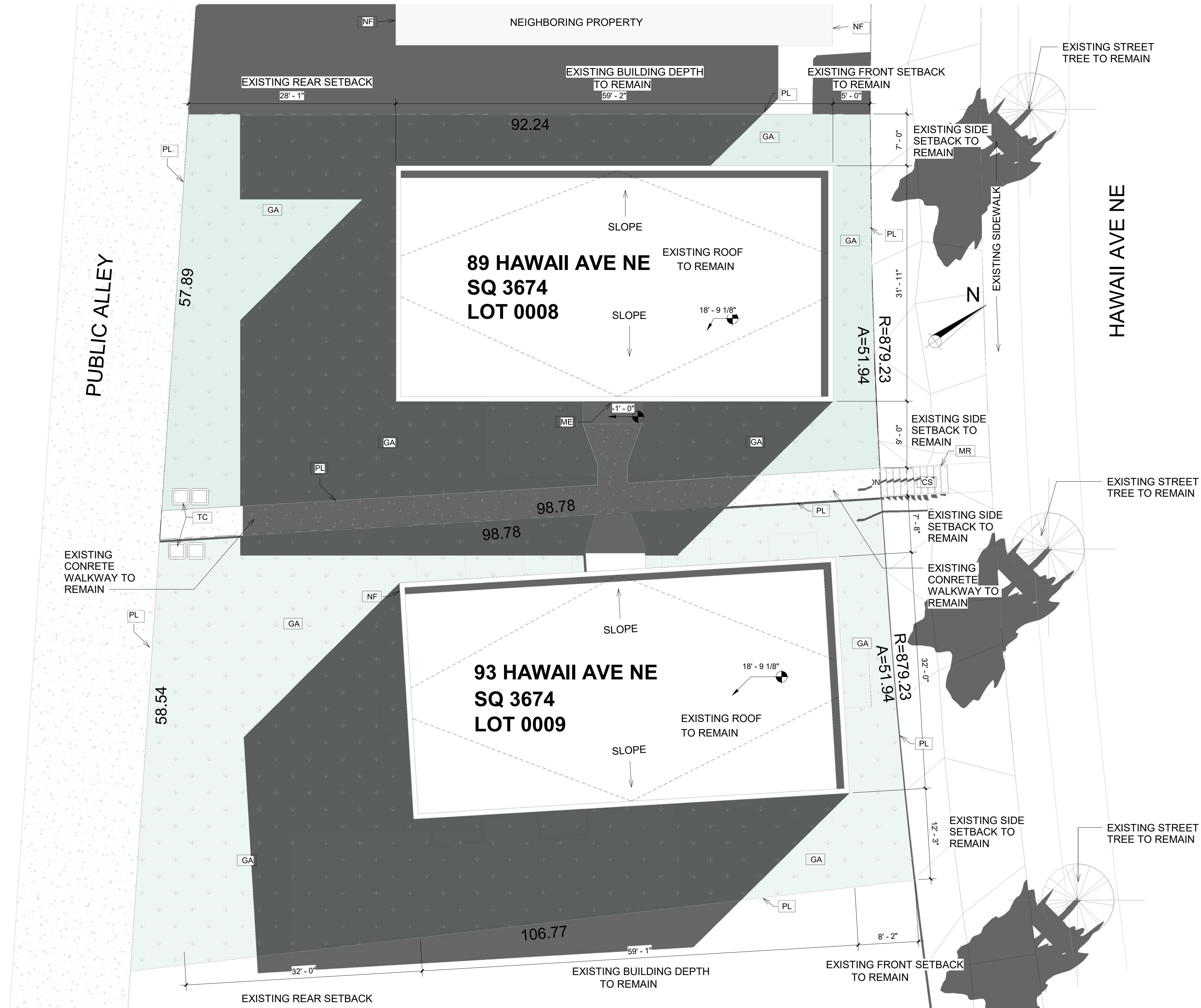
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**VICINITY MAP
AND AERIAL
VIEW**

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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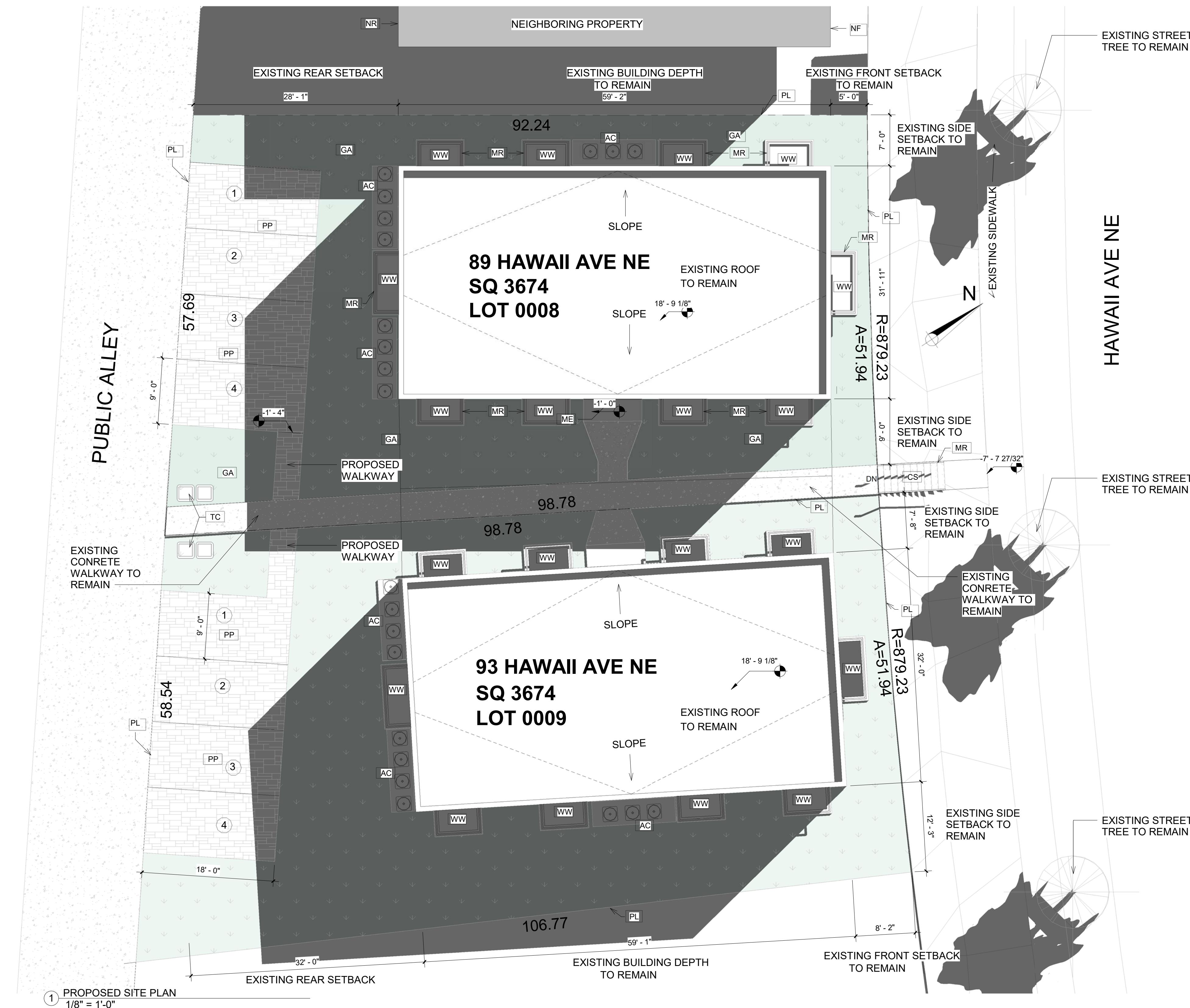
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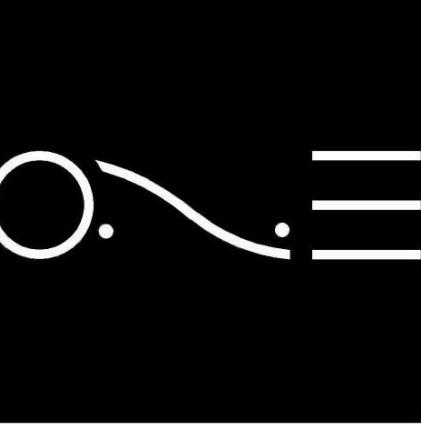
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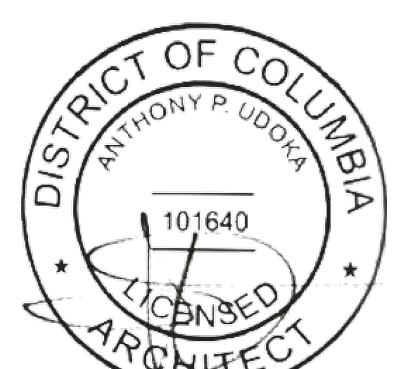
HAWAII AVE NE

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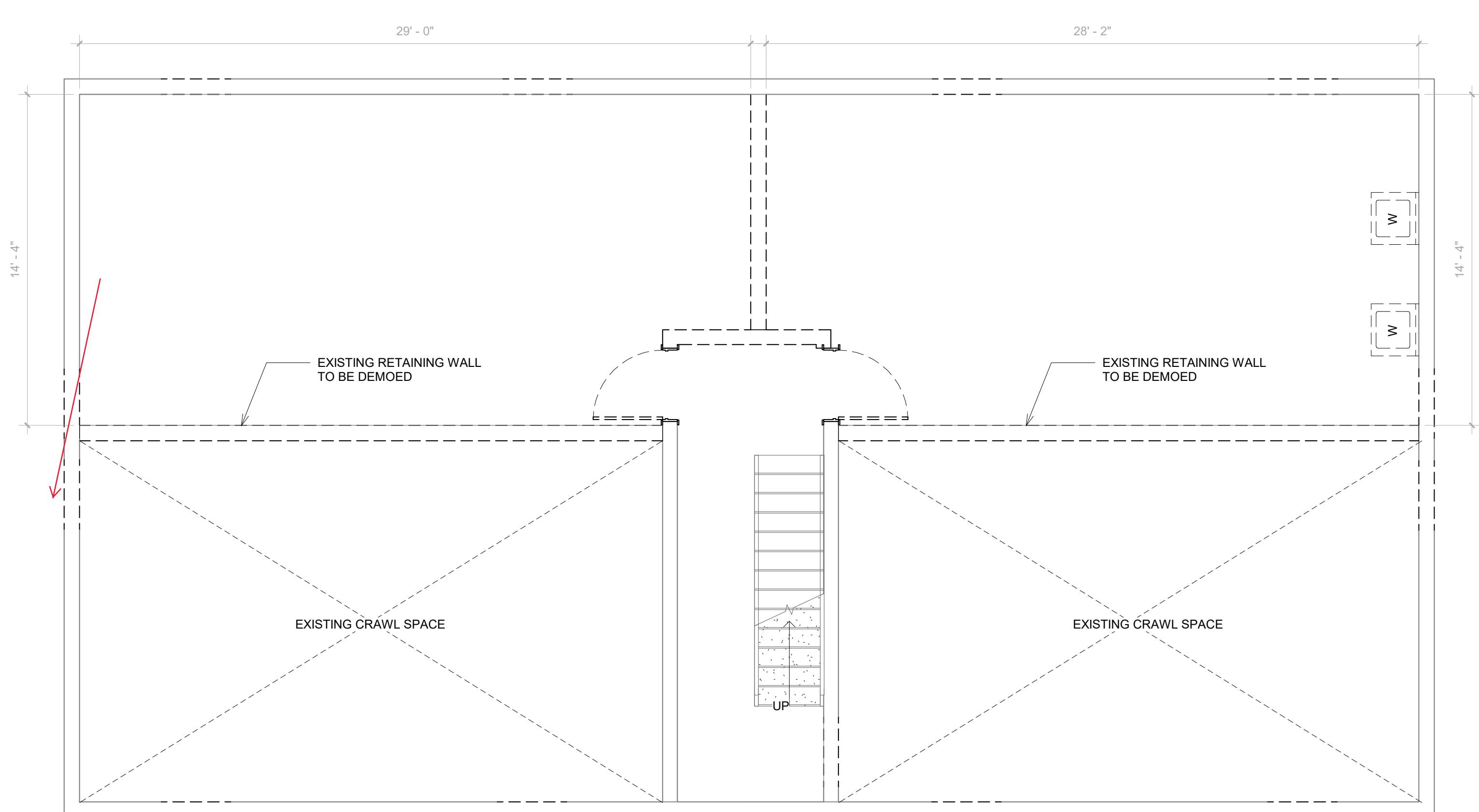
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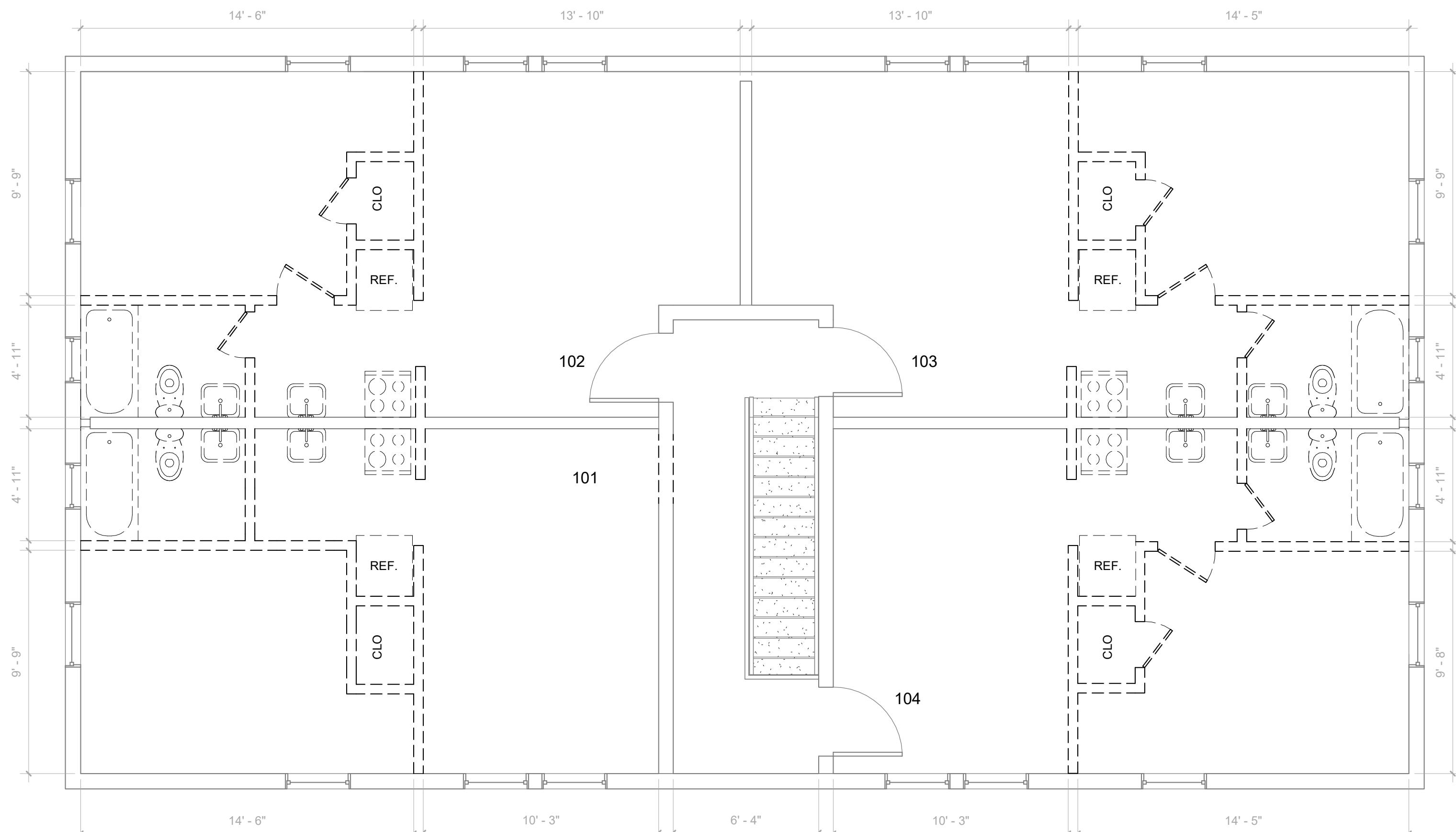
PROPOSED
SITE PLAN

A3



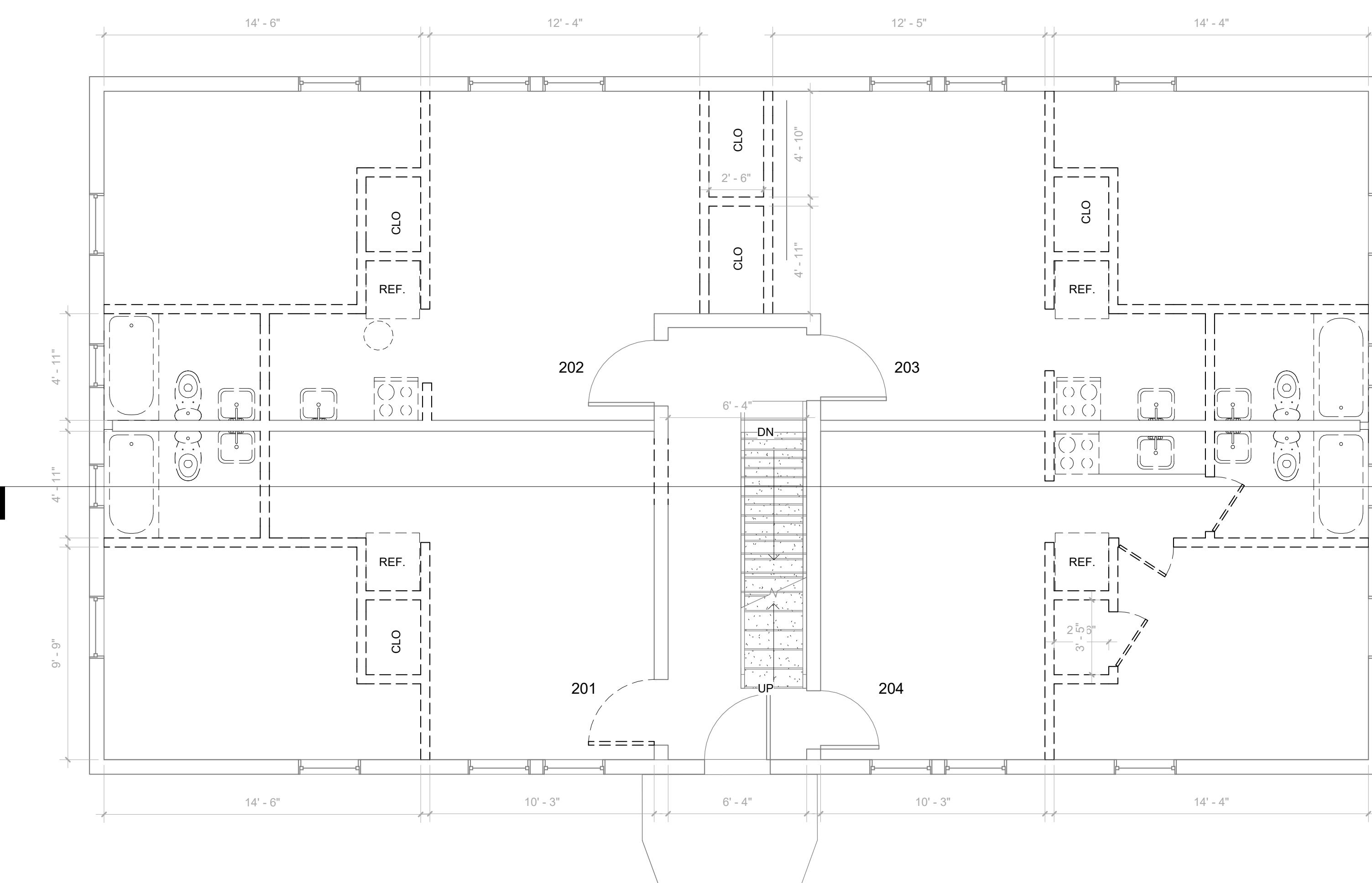
1 EXISTING CELLAR
1/4" = 1'-0"

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



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

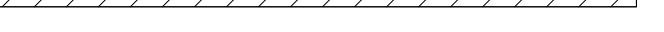
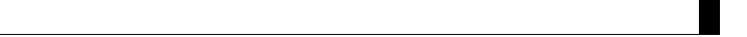
3 EXISTING 2ND
1/4" = 1'-0"

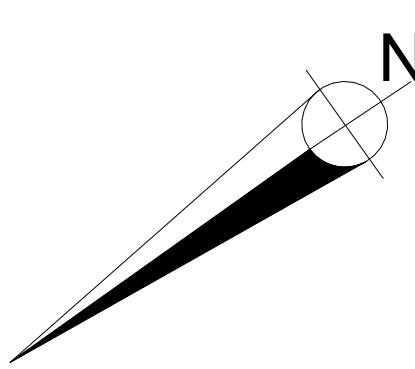


2 EXISITING FIRST FLOOR
1/4" = 1'-0"

$$\textcircled{2} \quad 1/4" = 1'-0"$$

LEGEND

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

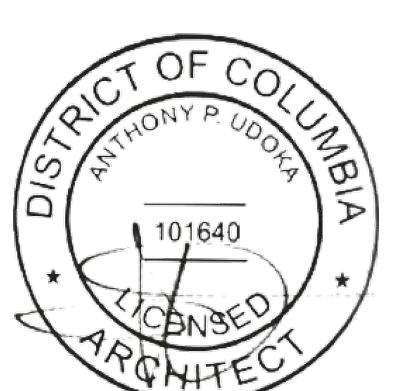


EXISTING FLOOR PLAN

A4

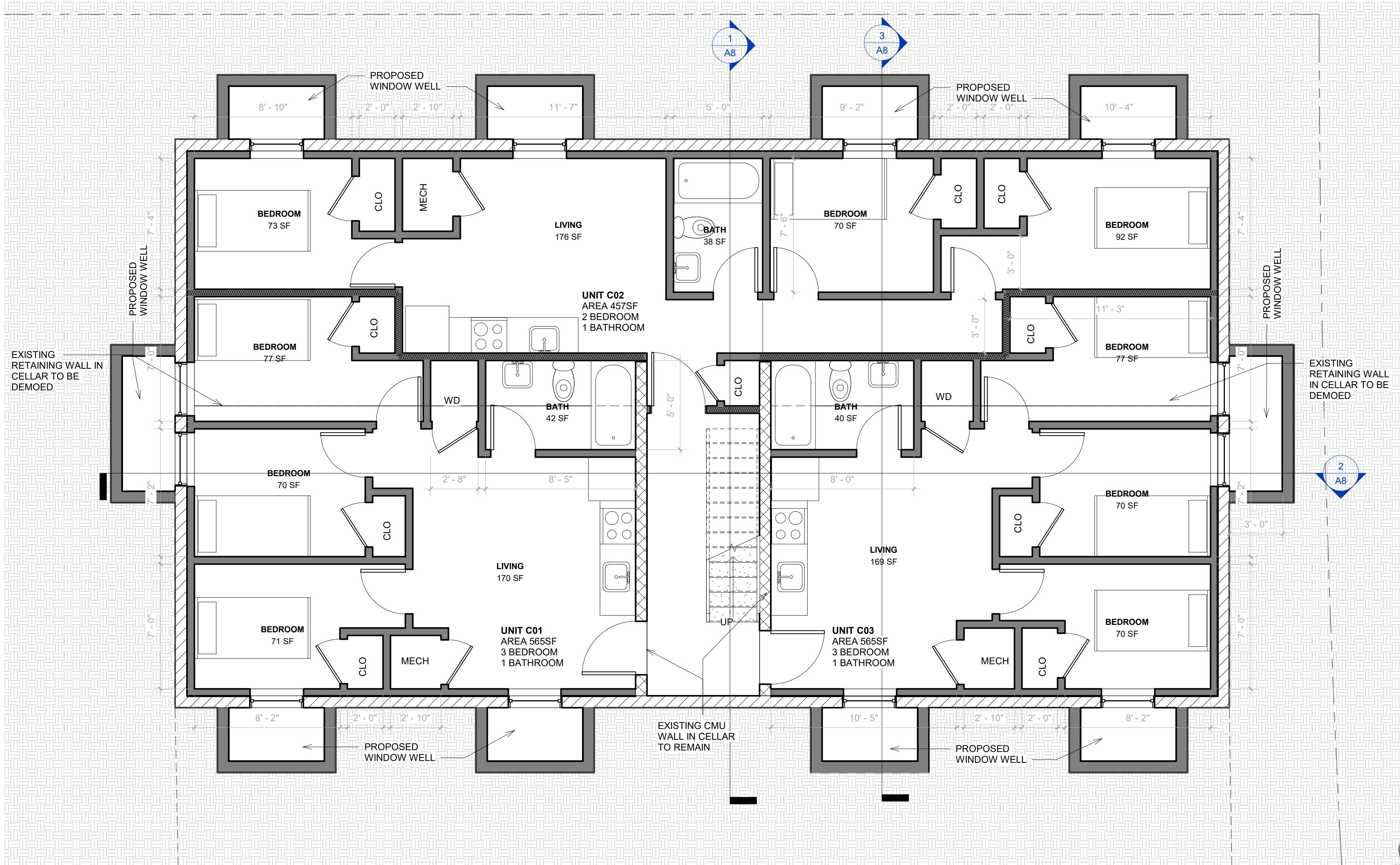
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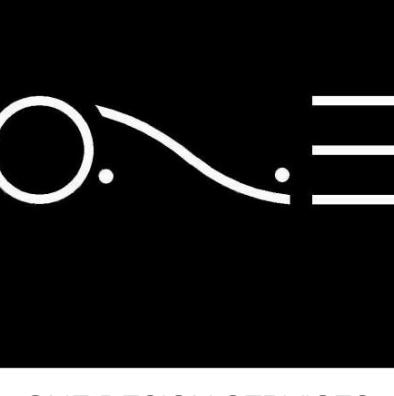
SCOPE OF WORKS

UNIT C01 - C02 - C03

- NEW CONSTRUCTION

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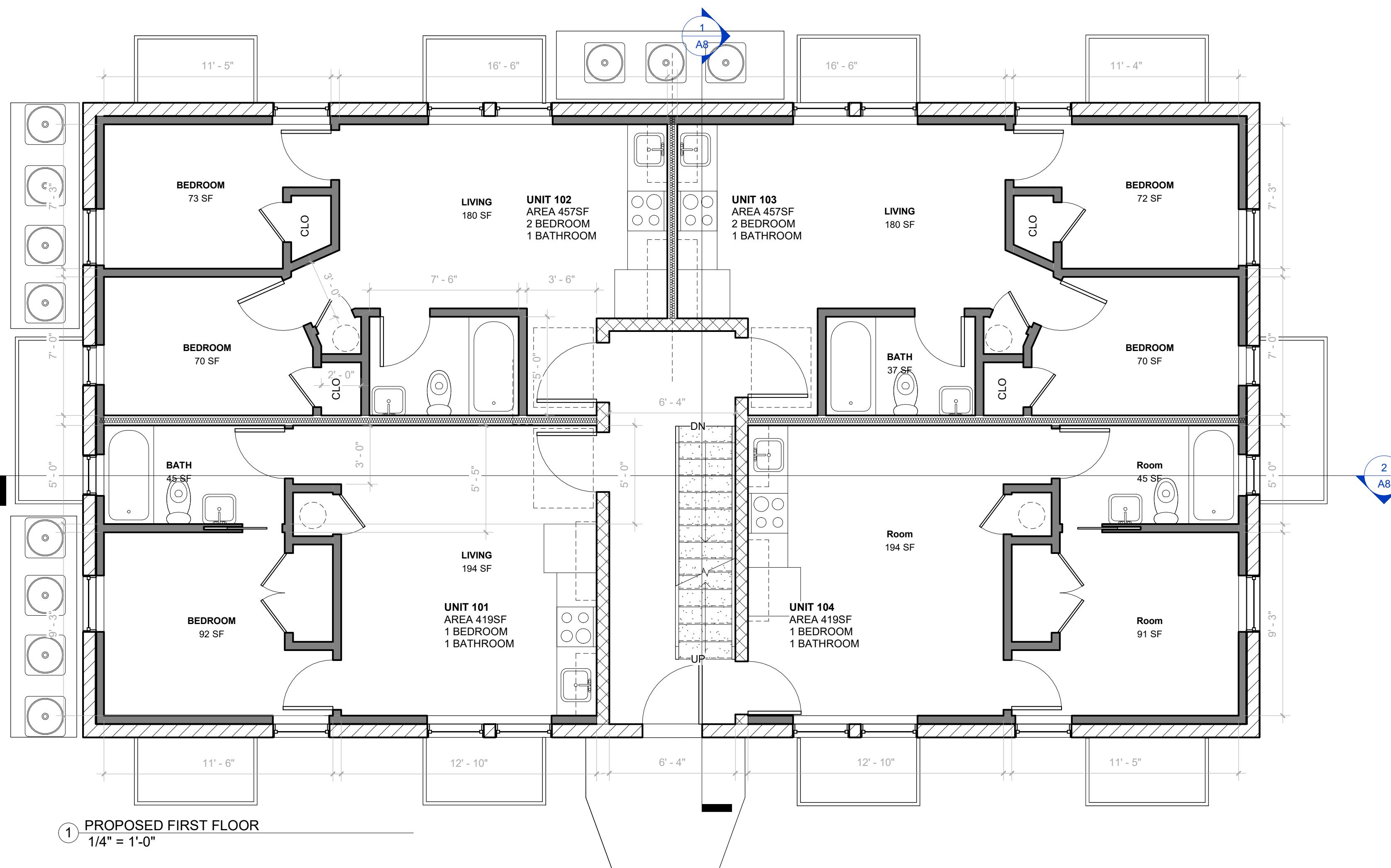
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**PROPOSED
FLOOR PLANS**

A5

LEGEND

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



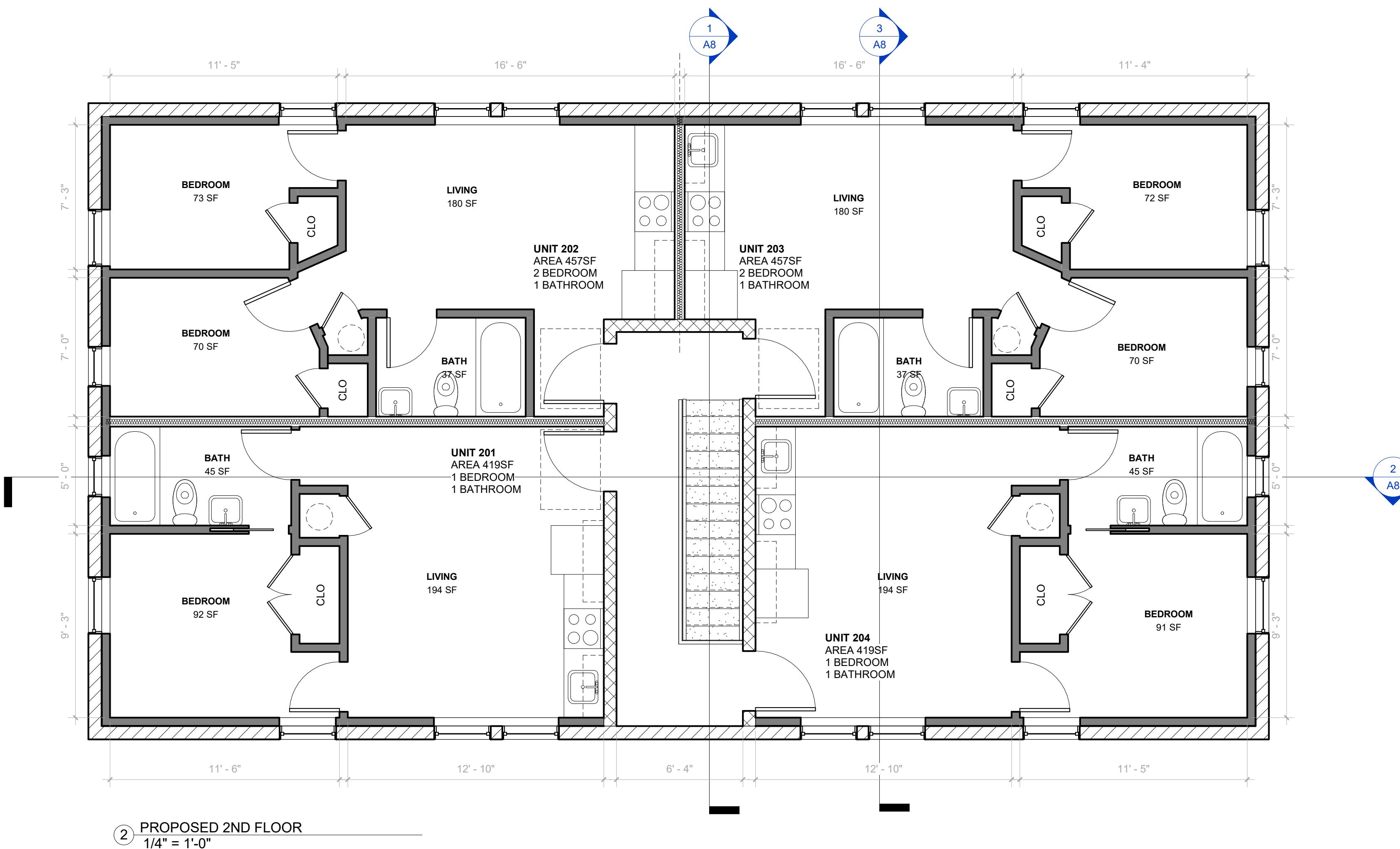
SCOPE OF WORKS

UNITS 101 - 104 , UNITS 201 - 204

- REPLACE DAMAGES NON LOAD BEARING INTERIOR WALLS
- REPLACE ALL ELECTRICAL AND PLUMBING FIXTURES
- REPLACE KITCHEN APPLIANCES AND CABINETS
- REPLACE BASEBOARDS, DOORS AND TRIMS
- REPLACE WALL COVERINGS

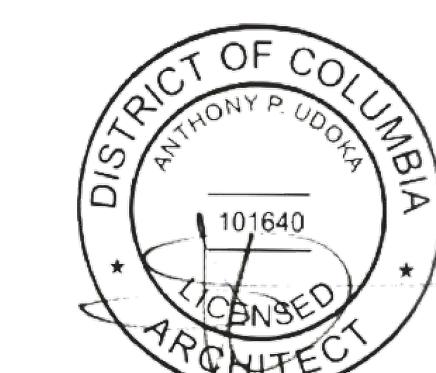
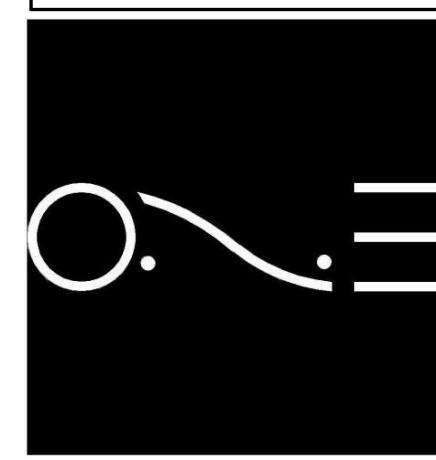
UNITS 102 - 103 , UNITS 202 - 203

- ADD A BEDROOM IN EACH UNIT
- RELOCATE KITCHEN AND BATHROOM IN EACH UNIT
- REPLACE DAMAGES NON LOAD BEARING INTERIOR WALLS
- REPLACE ALL ELECTRICAL AND PLUMBING FIXTURES
- REPLACE KITCHEN APPLIANCES AND CABINETS
- REPLACE BASEBOARDS, DOORS AND TRIMS
- REPLACE WALL COVERINGS



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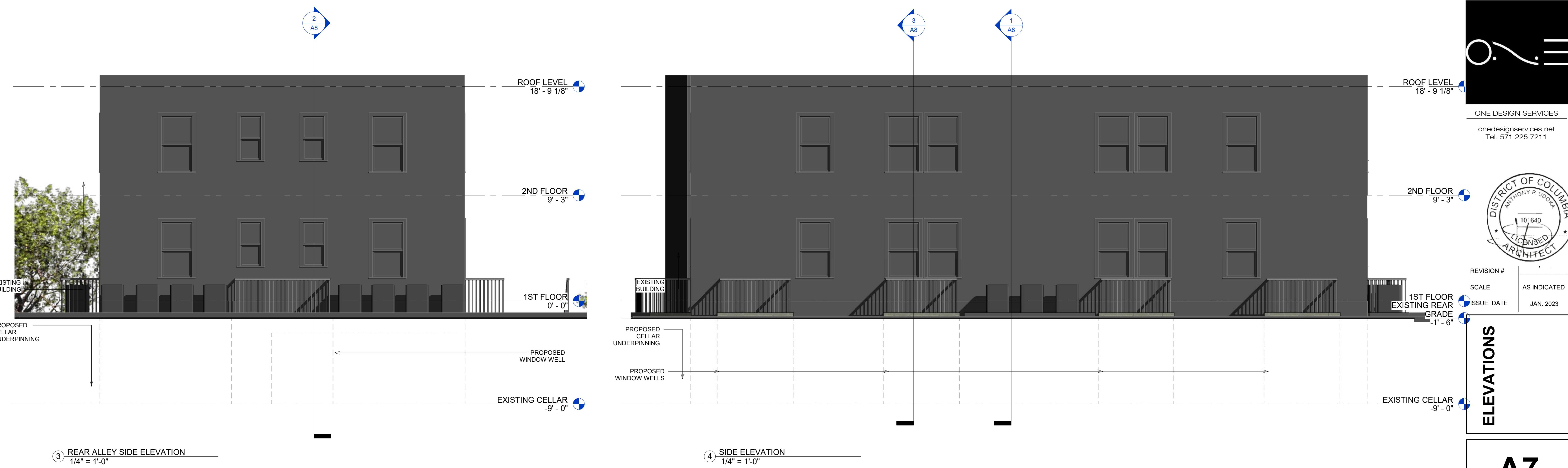
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**PROPOSED
FLOOR PLANS**

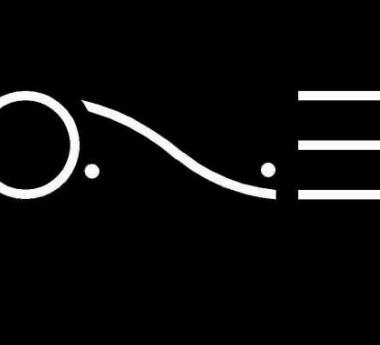
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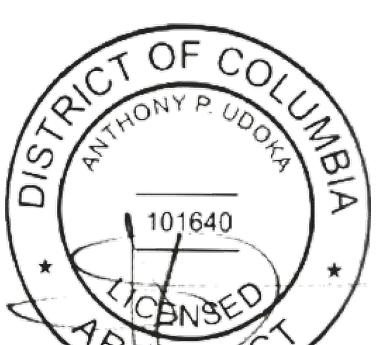
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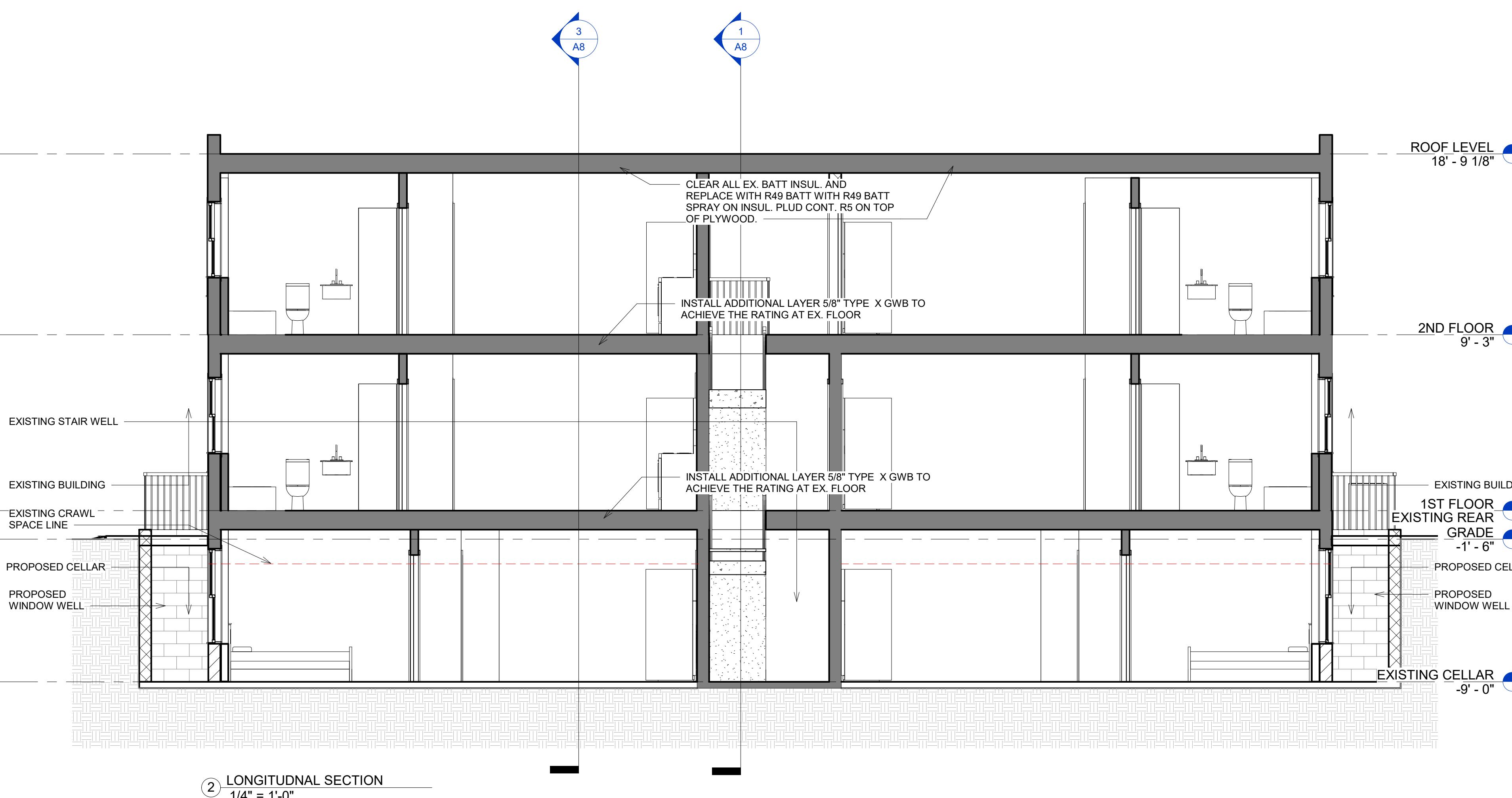
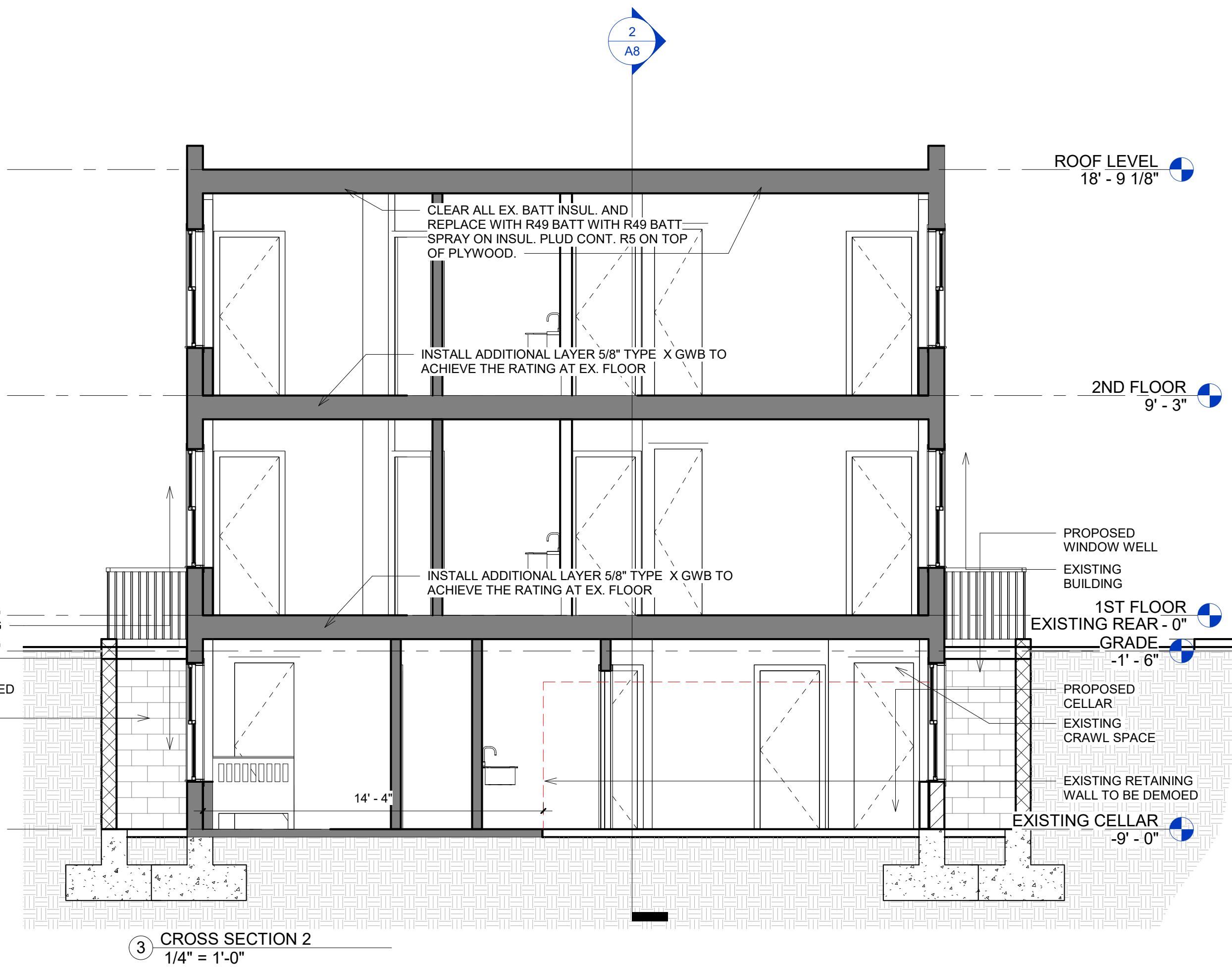
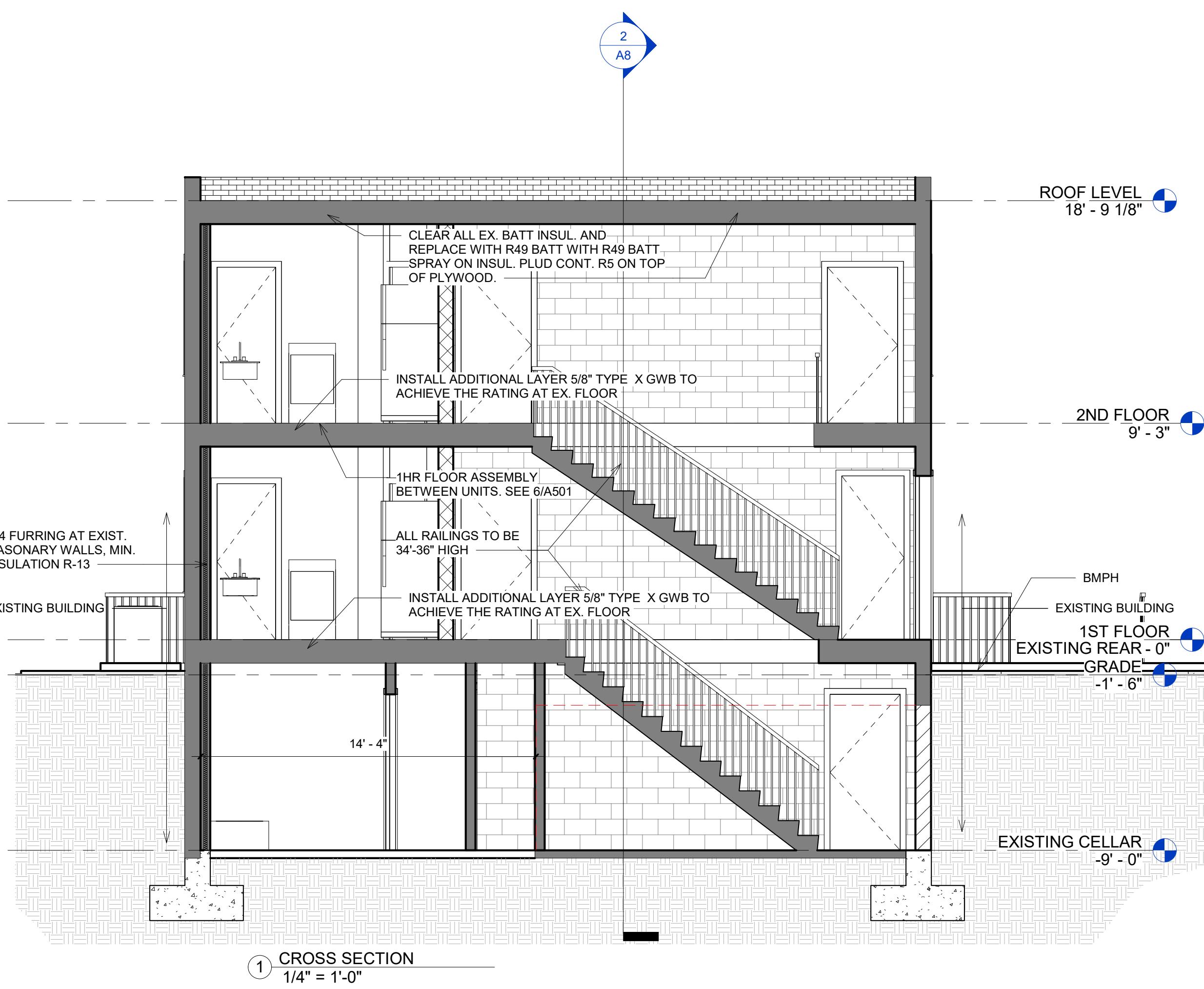


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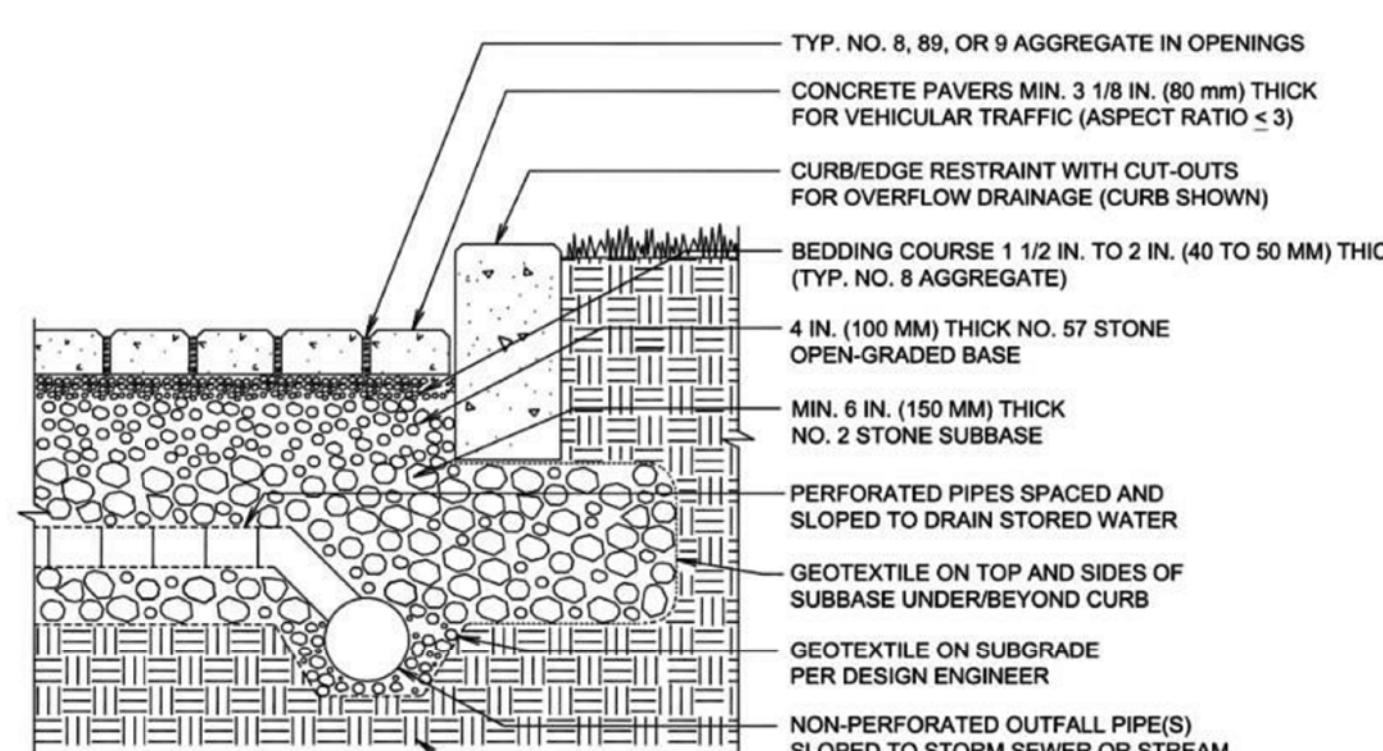
**PROPOSED
SECTION**

A8





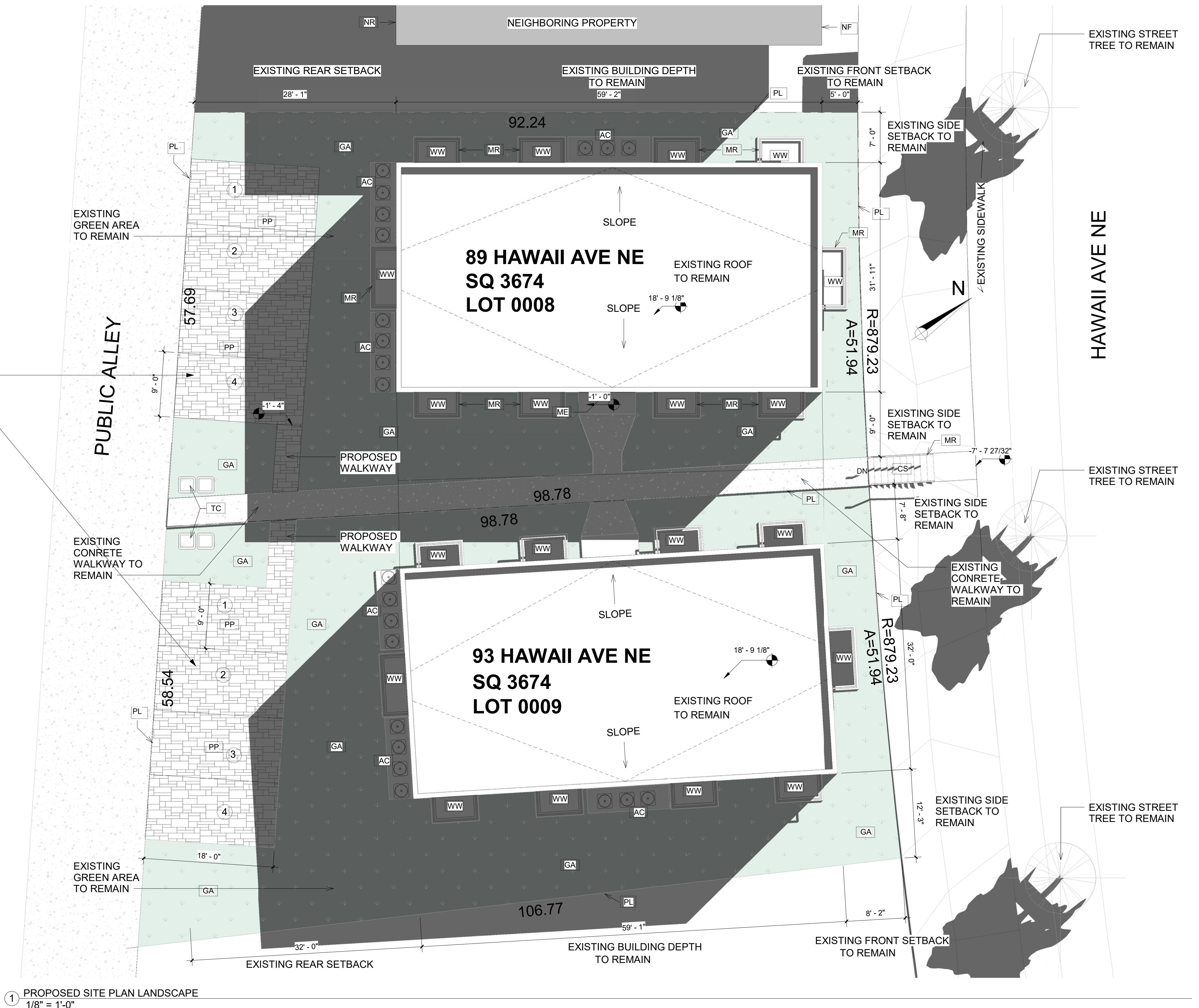
PERMEABLE PAVER SAMPLE



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

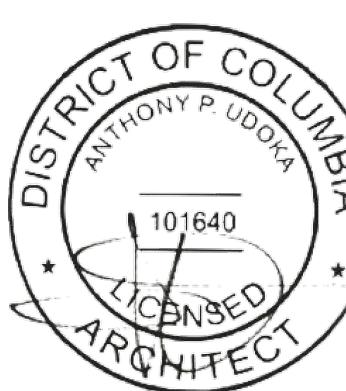


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LANDSCAPE ANALYSIS

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