

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 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 UNDERPIN AN EXISTING CELLAR AND CRAWL SPACE.  
-TO ADD THREE UNITS IN THE CELLAR.  
- TO CONSTRUCT 4 ONSITE PARKING PADS IN THE REAR YARD  
ACCESSED FROM REAR PUBLIC ALLEY.

89 AND 93 HAWAII  
AVE NE  
DISTRICT OF COLUMBIA  
20011



ONE DESIGN SERVICES  
onedesignservices.net  
Tel. 571.225.7211



REVISION #  
SCALE  
ISSUE DATE

AS INDICATED  
JAN. 2023

COVER PAGE

A0  
Board of Zoning Adjustment  
District of Columbia  
CASE NO.205078  
EXHIBITTING:16A



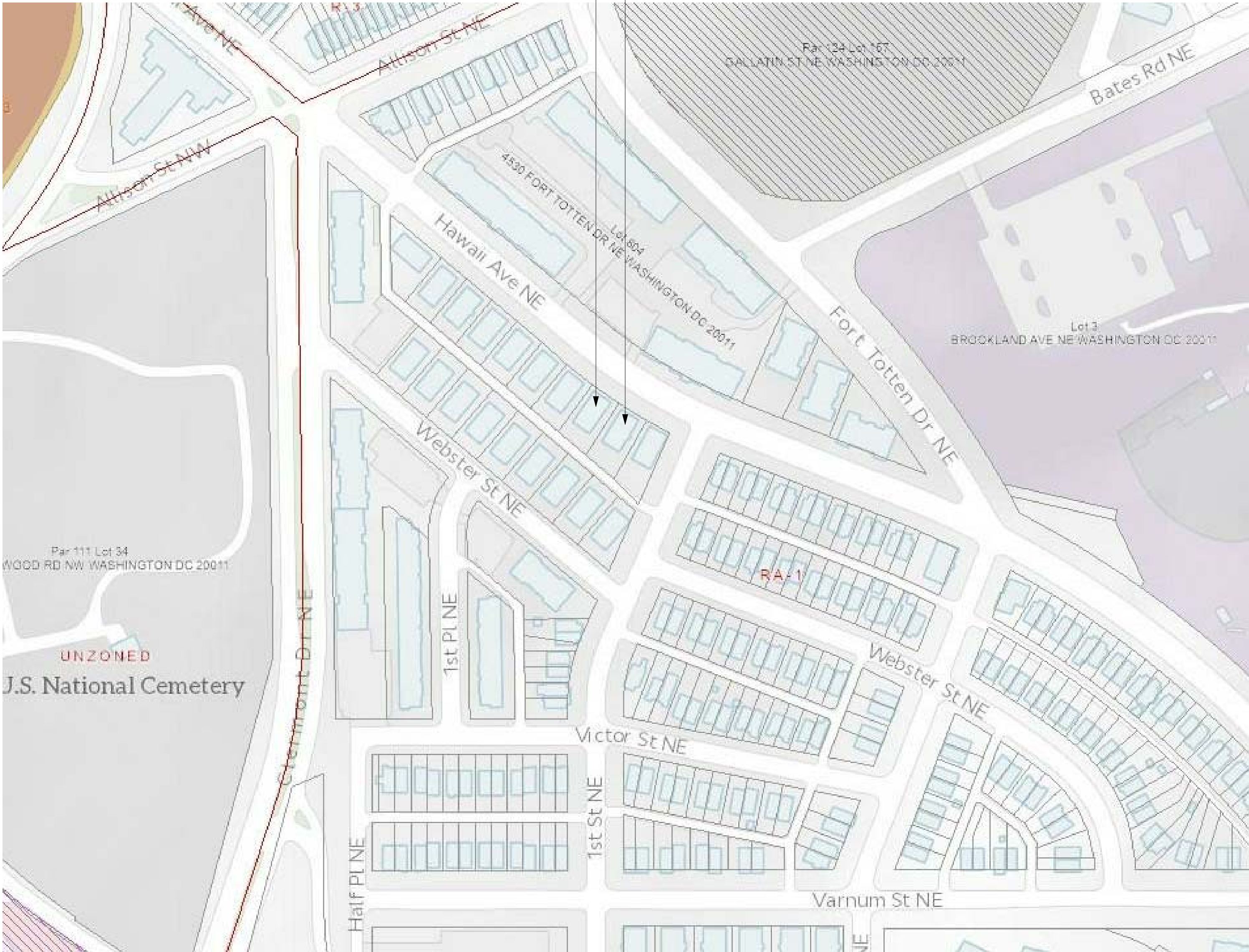
SUBJECT PROPERTY : RECORD LOT

SQUARE: 3674  
LOT: 0008  
LOT: 0009

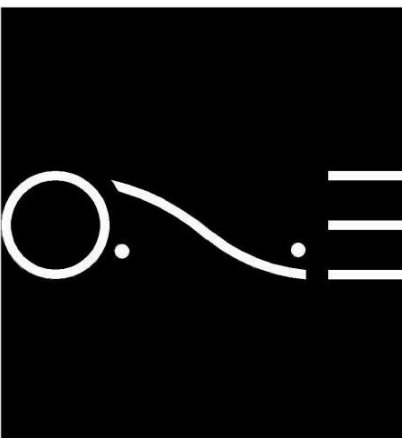


SUBJECT PROPERTY : RECORD LOT

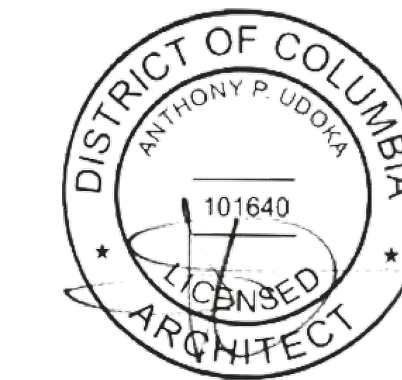
SQUARE: 3674  
LOT: 0008  
LOT: 0009



89 AND 93 HAWAII  
AVE NE  
DISTRICT OF COLUMBIA  
20011



ONE DESIGN SERVICES  
onedesignservices.net  
Tel. 571.225.7211



REVISION #  
SCALE AS INDICATED  
ISSUE DATE JAN. 2023

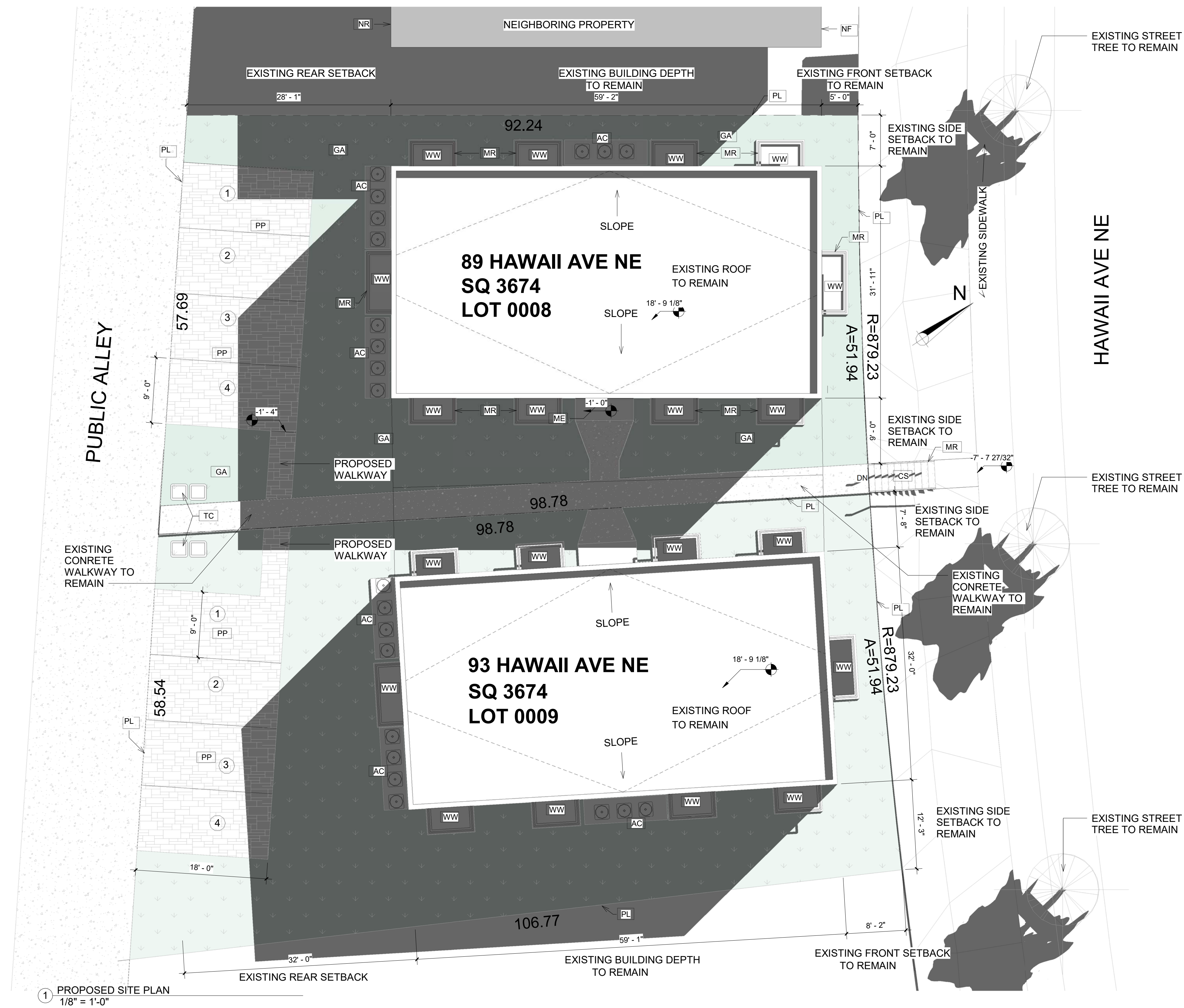
VICINITY MAP  
AND ARIAL  
VIEW

A1





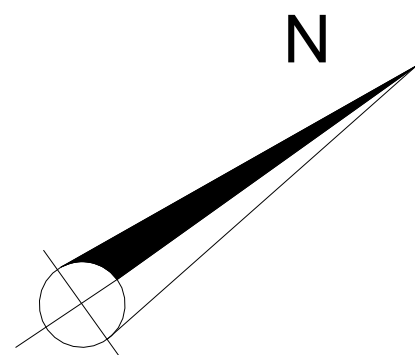




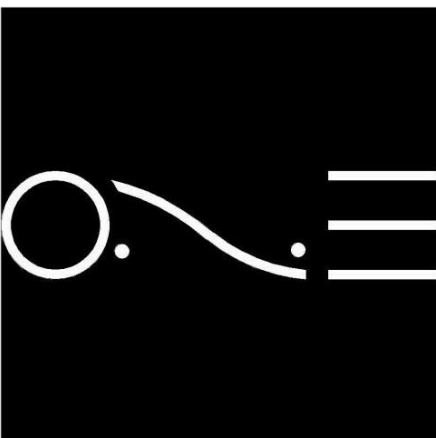
1 PROPOSED SITE PLAN  
1/8" = 1'-0"

**KEY NOTES**

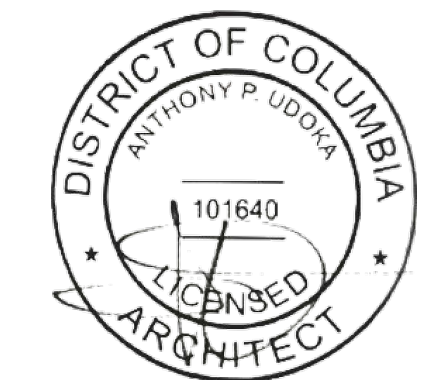
|    |                        |    |                         |
|----|------------------------|----|-------------------------|
| AC | AC CONDENSORS ON GRADE | WW | WINDOW WELL             |
| PL | PROPERTY LINE          | NR | NEIGHBORING REAR WALL   |
| PR | PARKING                | ME | MAIN ENTRANCE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



**89 AND 93 HAWAII  
AVE NE**  
DISTRICT OF COLUMBIA  
20011



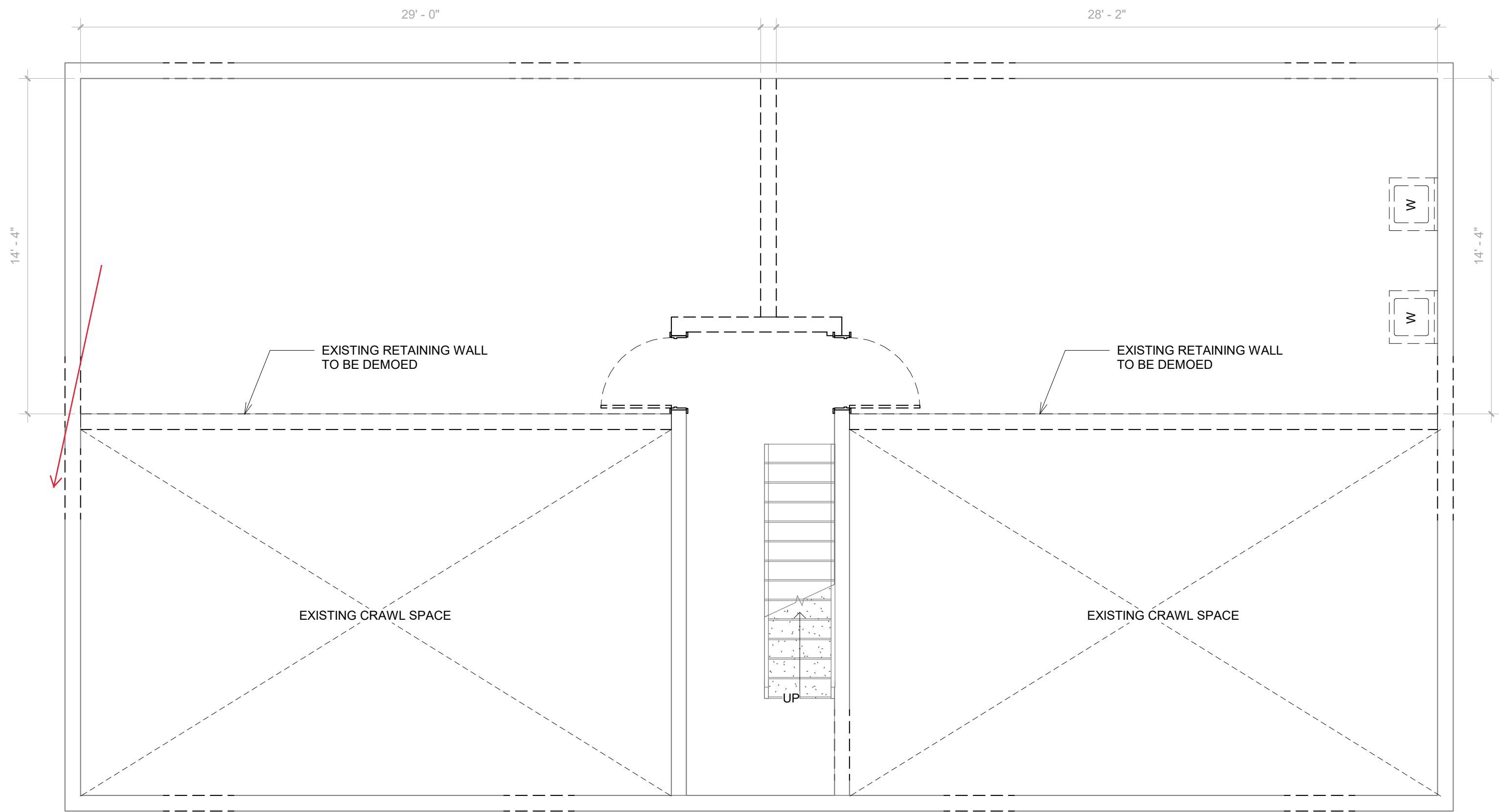
ONE DESIGN SERVICES  
onedesignservices.net  
Tel. 571.225.7211



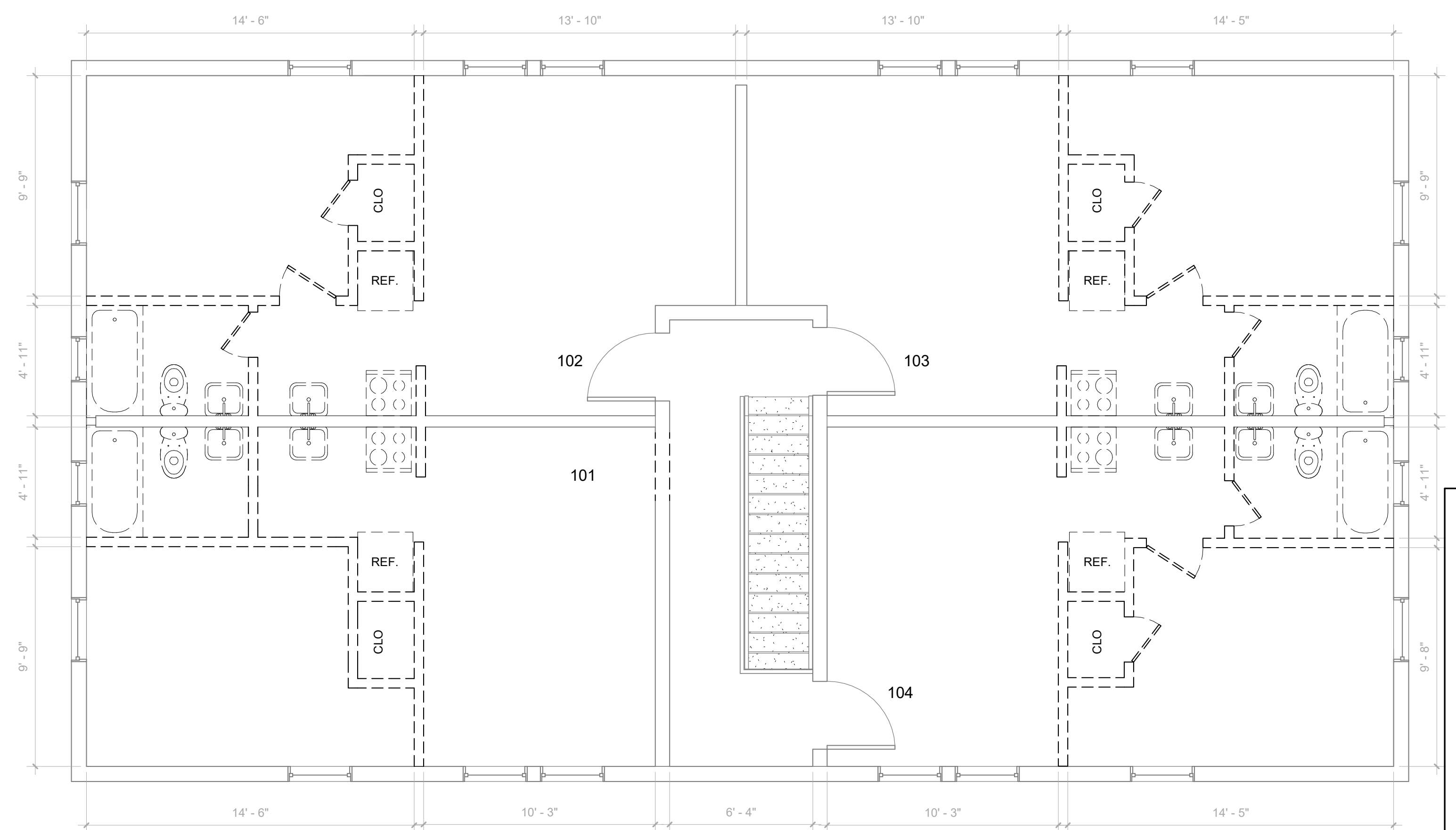
|            |              |
|------------|--------------|
| REVISION # |              |
| SCALE      | AS INDICATED |
| ISSUE DATE | JAN. 2023    |

**PROPOSED  
SITE PLAN**

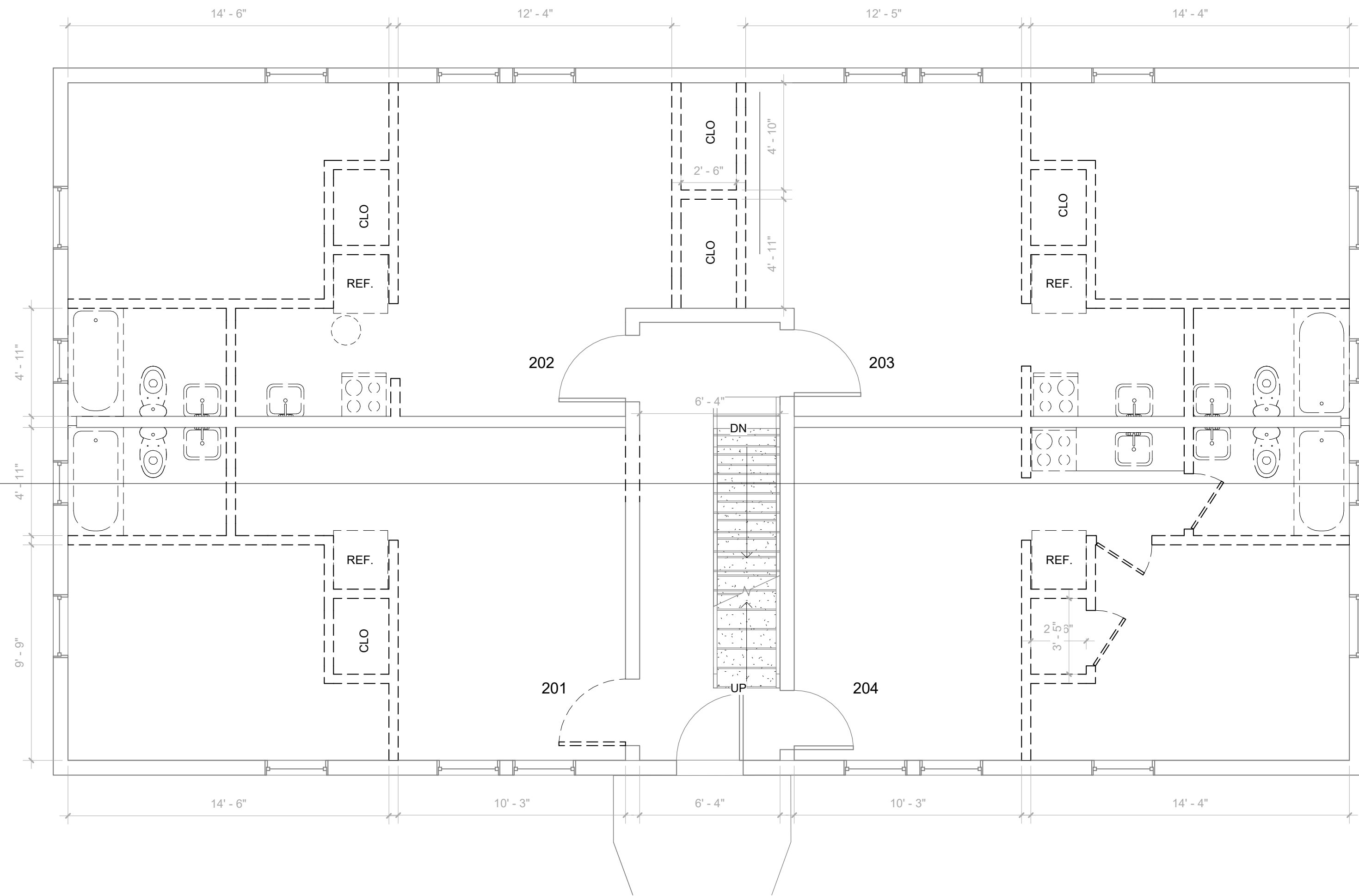
**A3**



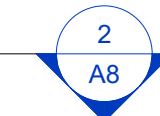
1 EXISTING CELLAR  
1/4" = 1'-0"



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

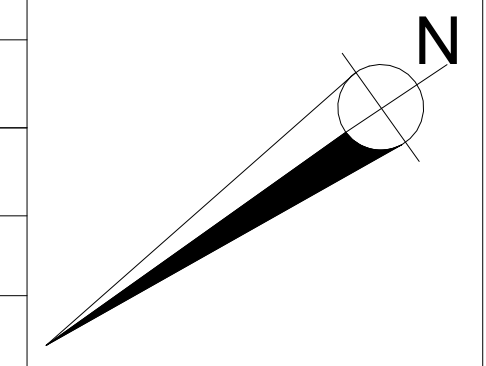


2 EXISTING FIRST FLOOR  
1/4" = 1'-0"

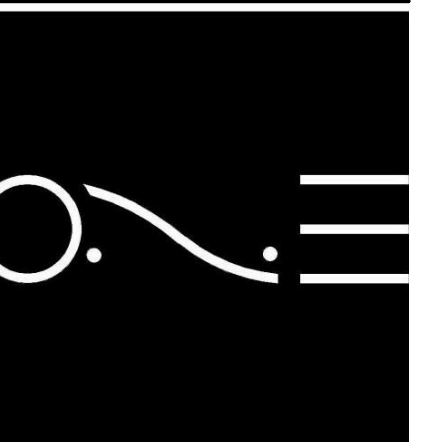


### LEGEND

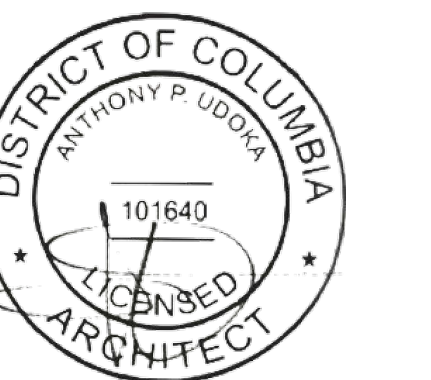
|                                  |  |
|----------------------------------|--|
| DEMO WALL                        |  |
| EXISTING MASONARY WALL TO REMAIN |  |
| EXISTING BRICK WALL TO REMAIN    |  |
| NEW WALL                         |  |
| EXISTING WALL TO REMAIN          |  |
| SECTION/DRAWING REFERENCE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



**89 AND 93 HAWAII  
AVE NE**  
DISTRICT OF COLUMBIA  
20011



ONE DESIGN SERVICES  
onedesignservices.net  
Tel. 571.225.7211

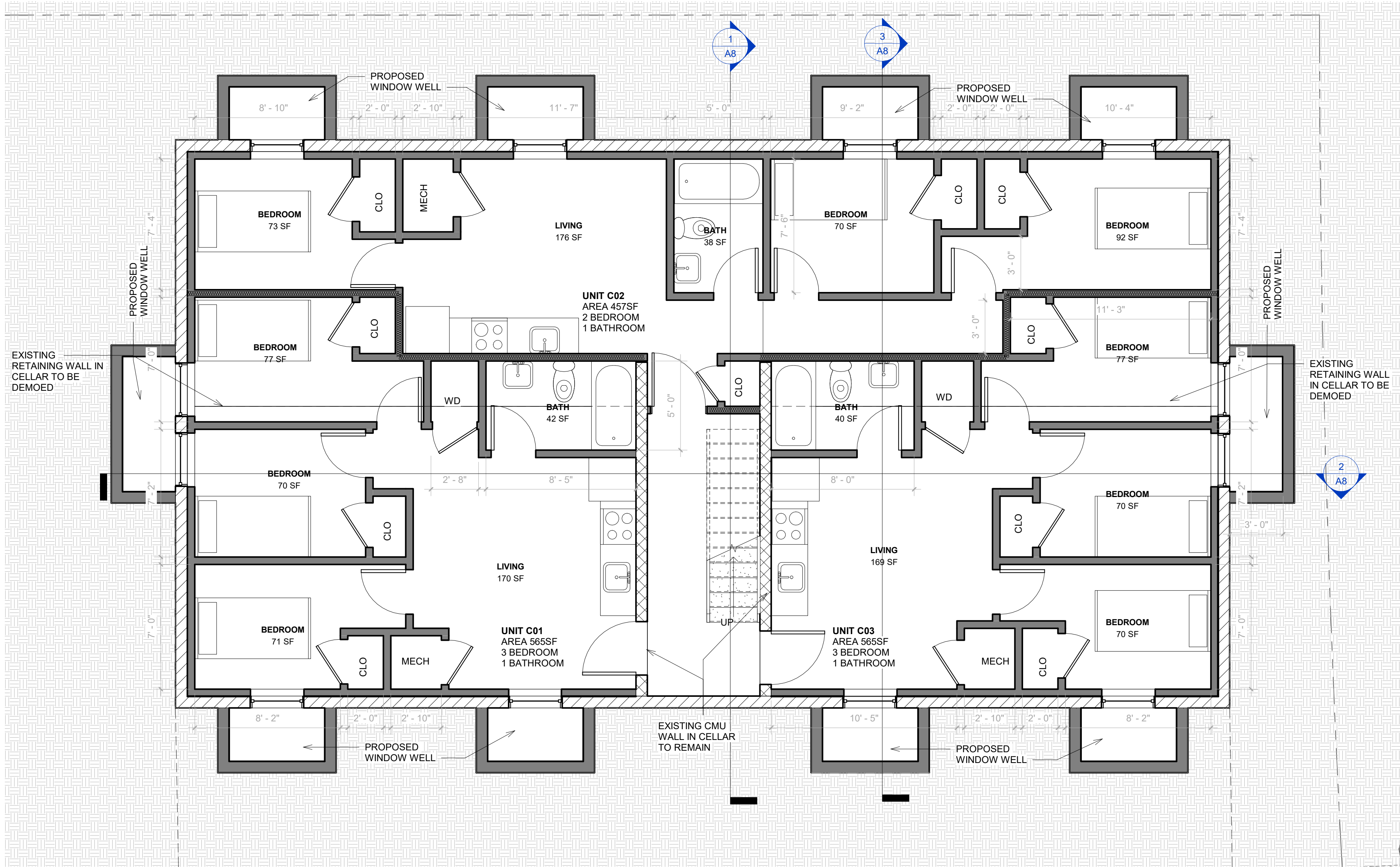


REVISION #  
SCALE AS INDICATED  
ISSUE DATE JAN. 2023

**EXISTING  
FLOOR PLAN**

**A4**





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

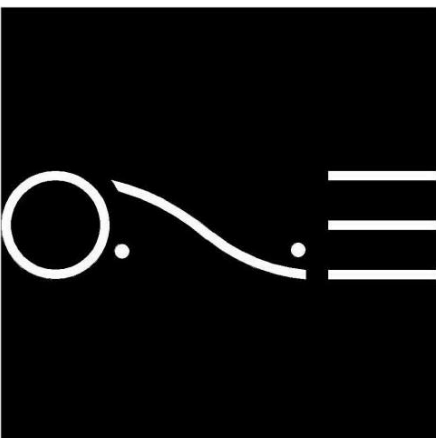
SCOPE OF WORKS

- UNIT C01 - C02 - C03
- NEW CONSTRUCTION

LEGEND

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

89 AND 93 HAWAII  
AVE NE  
DISTRICT OF COLUMBIA  
20011



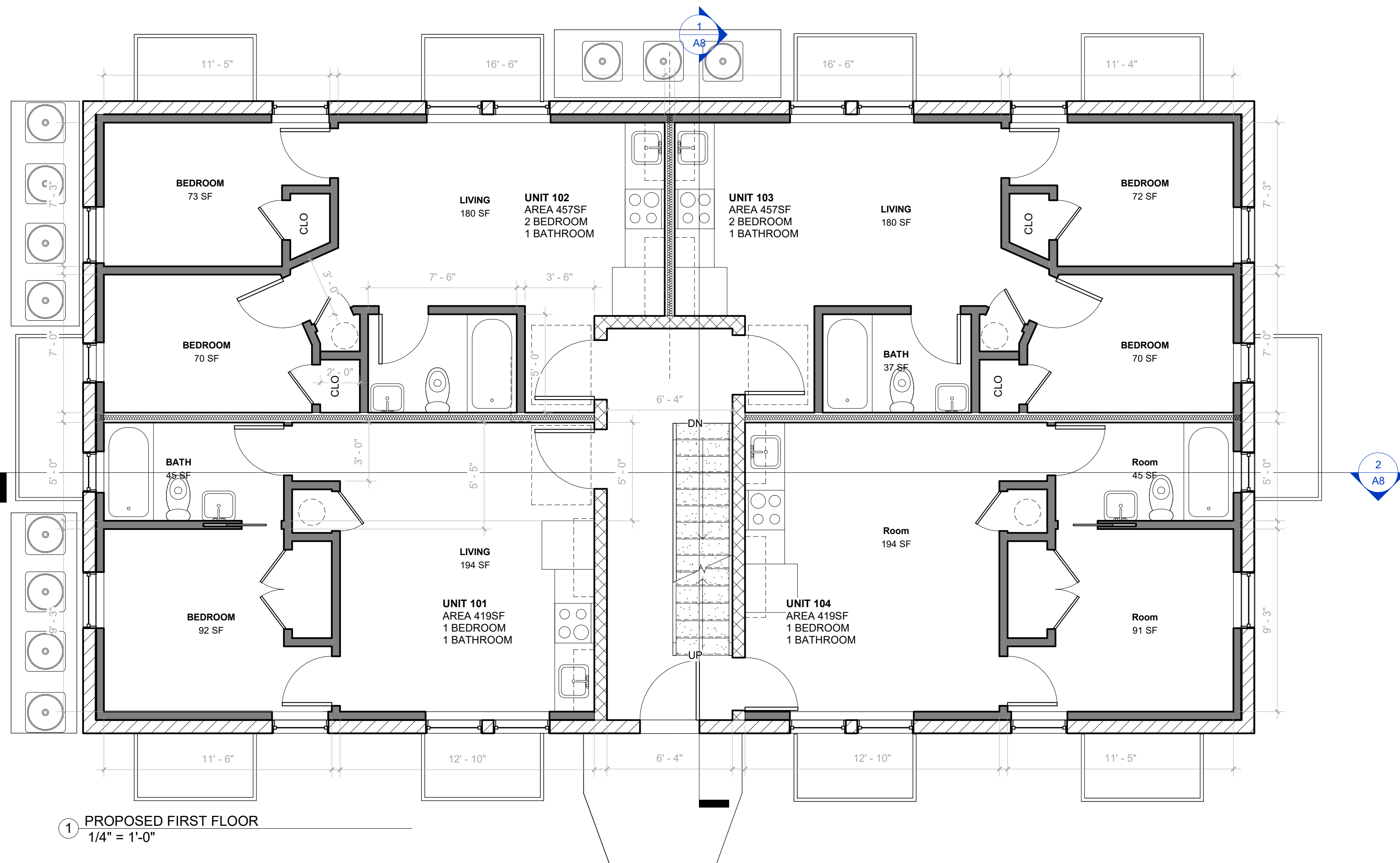
ONE DESIGN SERVICES  
onedesignservices.net  
Tel. 571.225.7211



|            |              |
|------------|--------------|
| REVISION # |              |
| SCALE      | AS INDICATED |
| ISSUE DATE | JAN. 2023    |

PROPOSED  
FLOOR PLANS

A5



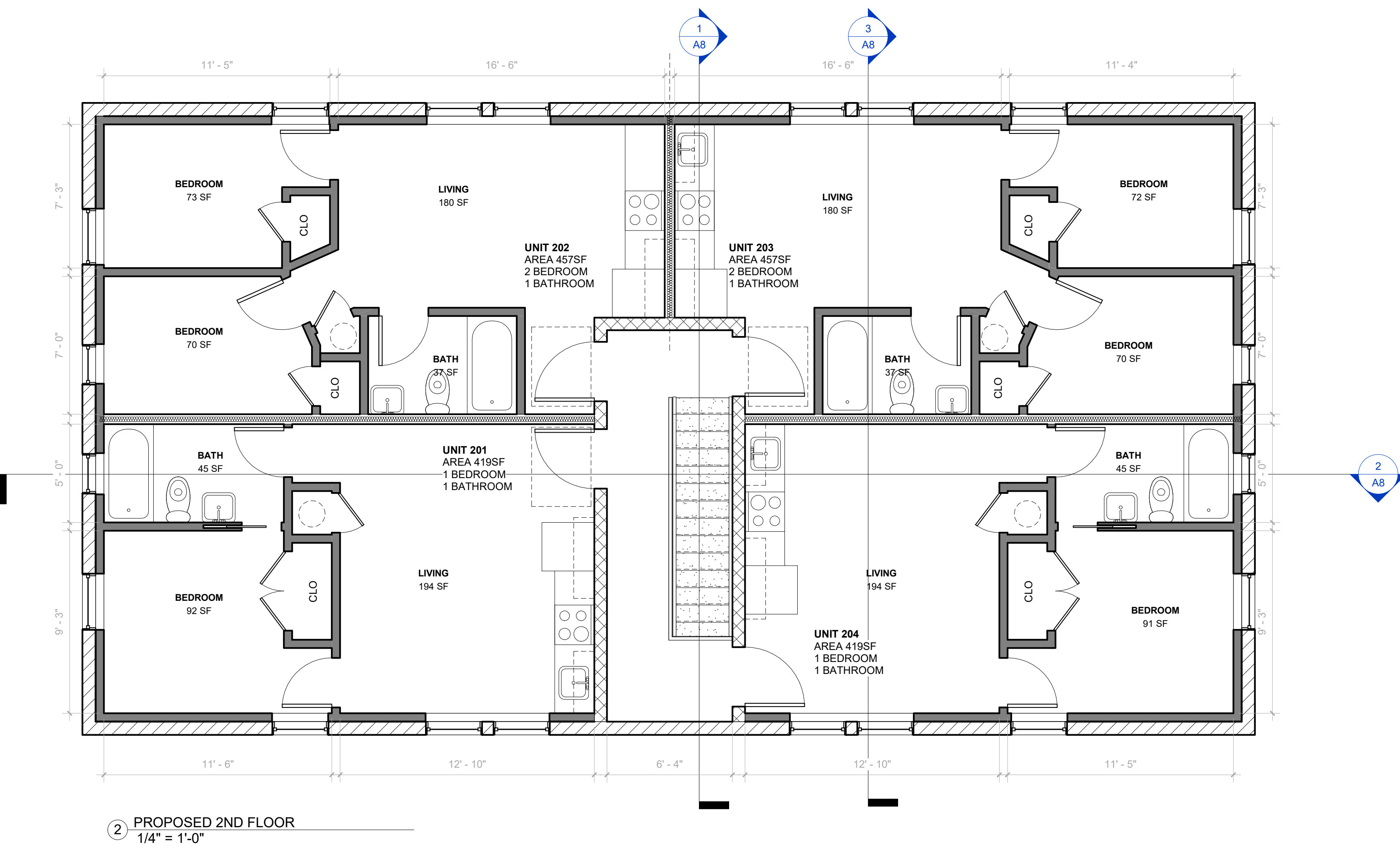
#### SCOPE OF WORKS

UNITS 101 - 104 , UNITS 201 - 204

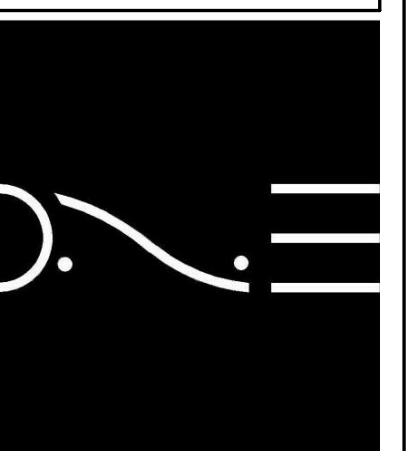
- REPLACE DAMAGES NON LOAD BEARING INTERIOR WALLS
- REPLACE ALL ELECTERICAL AND PLUMBING FIXTURES
- REPLACE KITCHEN APPLIANCES AND CABINETS
- REPLACE BASEBOARDS, DOORS AND TRIMS
- REPLACE WALL COVERINGS

UNITS 102 - 103 , UNITS 202 - 203

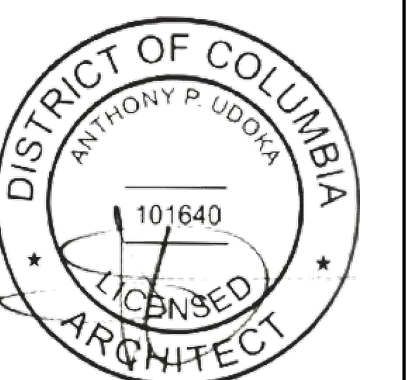
- ADD A BEDROOM IN EACH UNIT
- RELOCATE KITCHEN AND BATHROOM IN EACH UNIT
- REPLACE DAMAGES NON LOAD BEARING INTERIOR WALLS
- REPLACE ALL ELECTERICAL AND PLUMBING FIXTURES
- REPLACE KITCHEN APPLIANCES AND CABINETS
- REPLACE BASEBOARDS, DOORS AND TRIMS
- REPLACE WALL COVERINGS



**89 AND 93 HAWAII**  
**AVE NE**  
DISTRICT OF COLUMBIA  
20011



ONE DESIGN SERVICES  
onedesignservices.net  
Tel. 571.225.7211



REVISION #  
SCALE AS INDICATED  
ISSUE DATE JAN. 2023

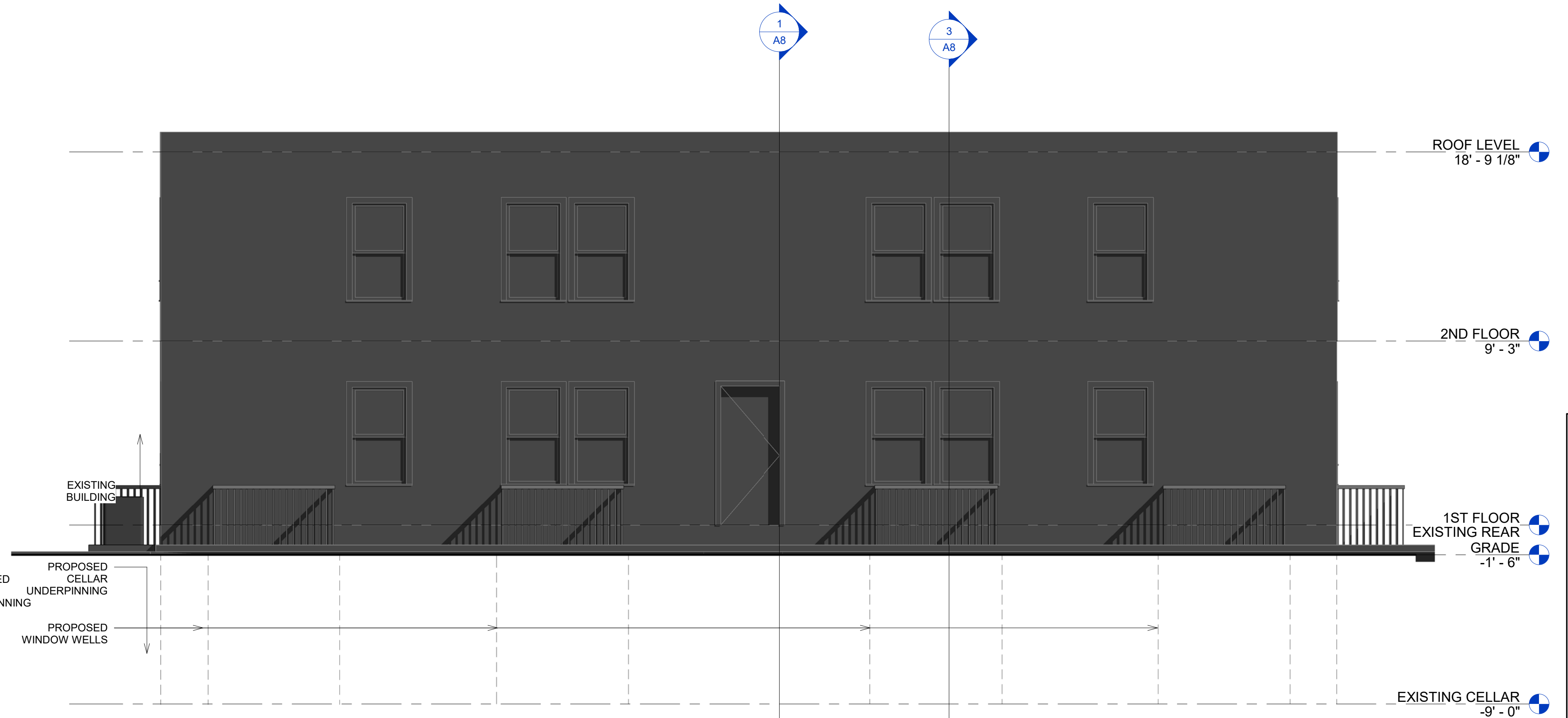
**PROPOSED  
FLOOR PLANS**

**A6**





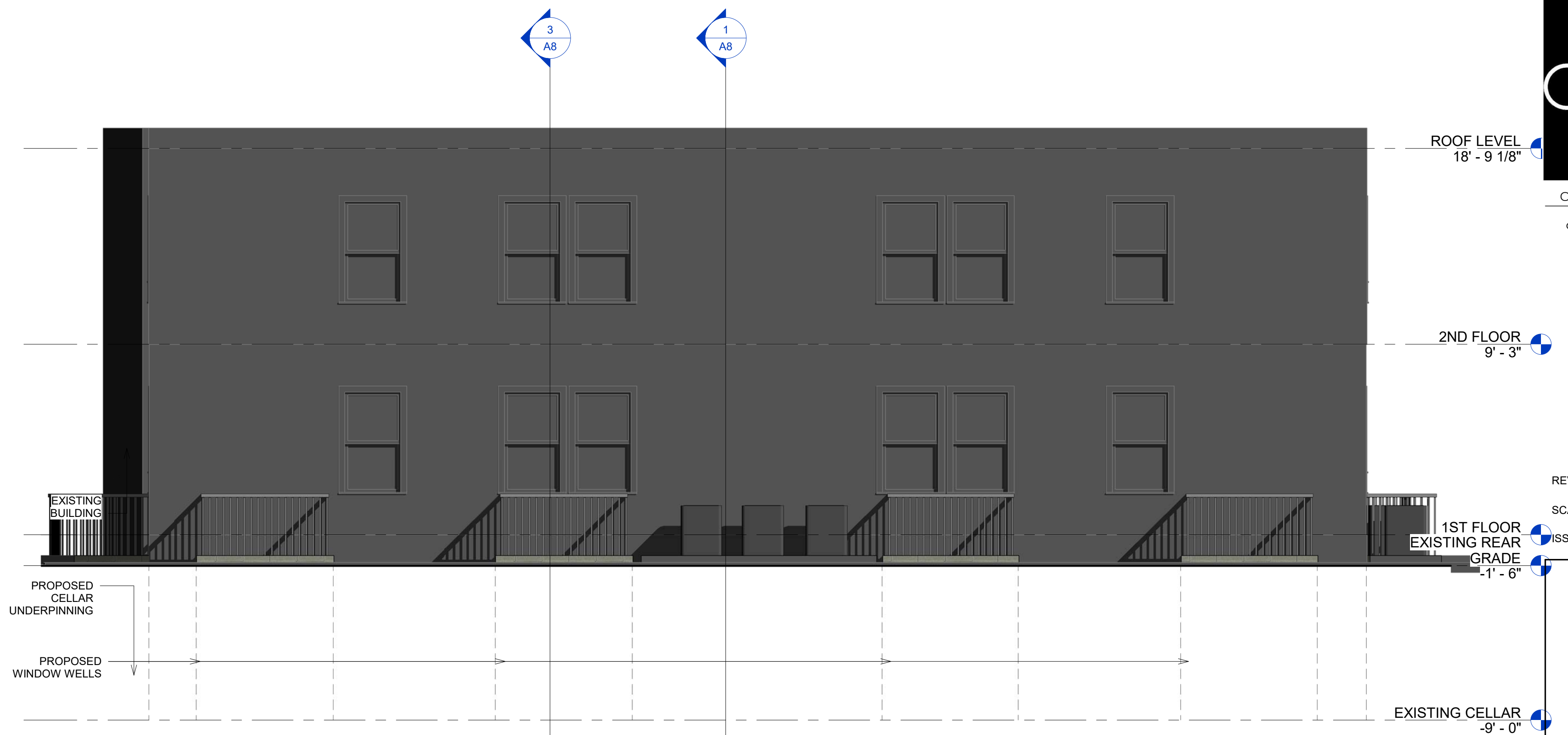
① FRONT STREET SIDE ELEVATION  
1/4" = 1'-0"



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



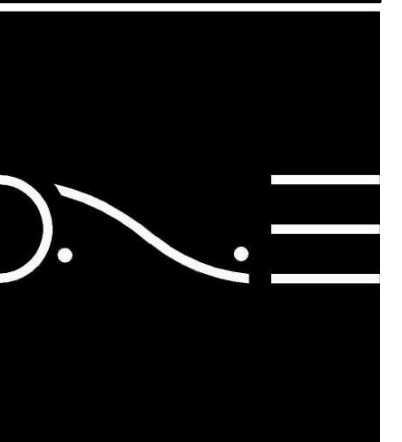
③ REAR ALLEY SIDE ELEVATION  
1/4" = 1'-0"



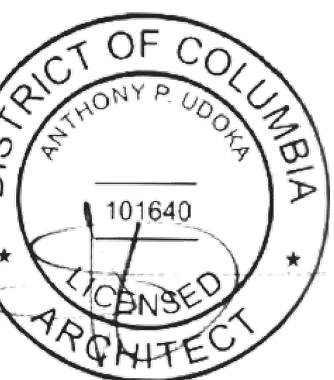
④ SIDE ELEVATION  
1/4" = 1'-0"

89 AND 93 HAWAII  
AVE NE

DISTRICT OF COLUMBIA  
20011



ONE DESIGN SERVICES  
onedesignservices.net  
Tel. 571.225.7211

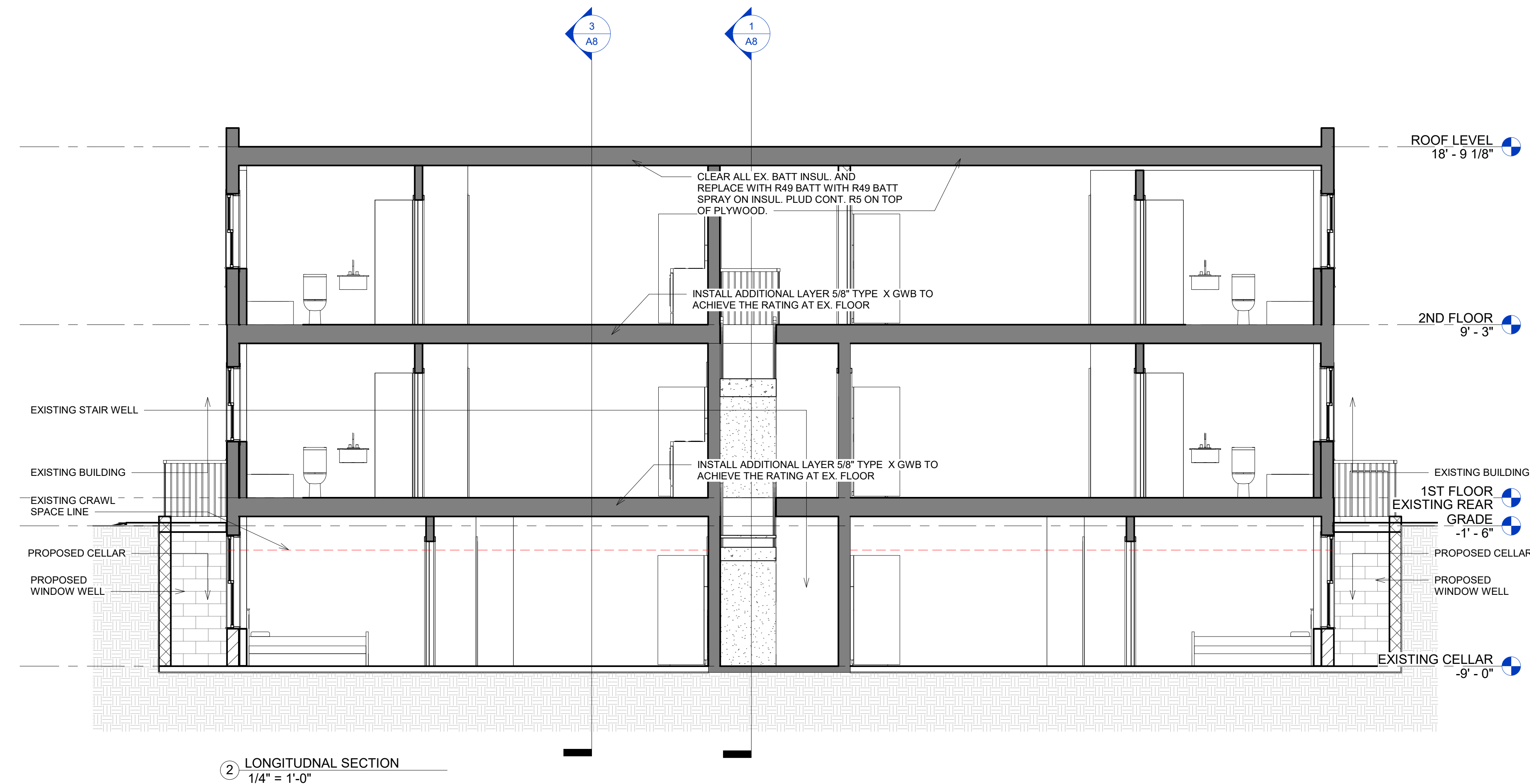
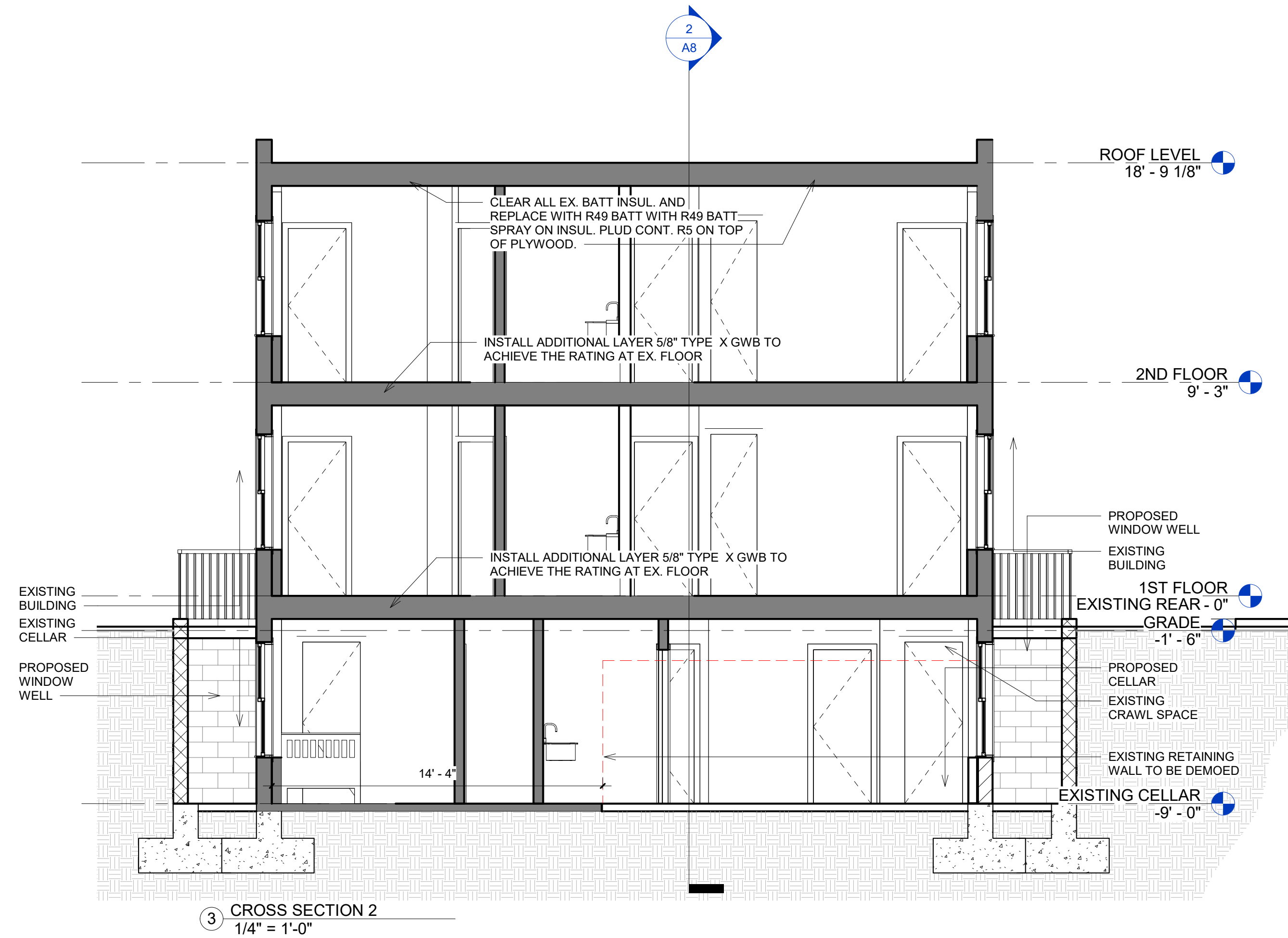
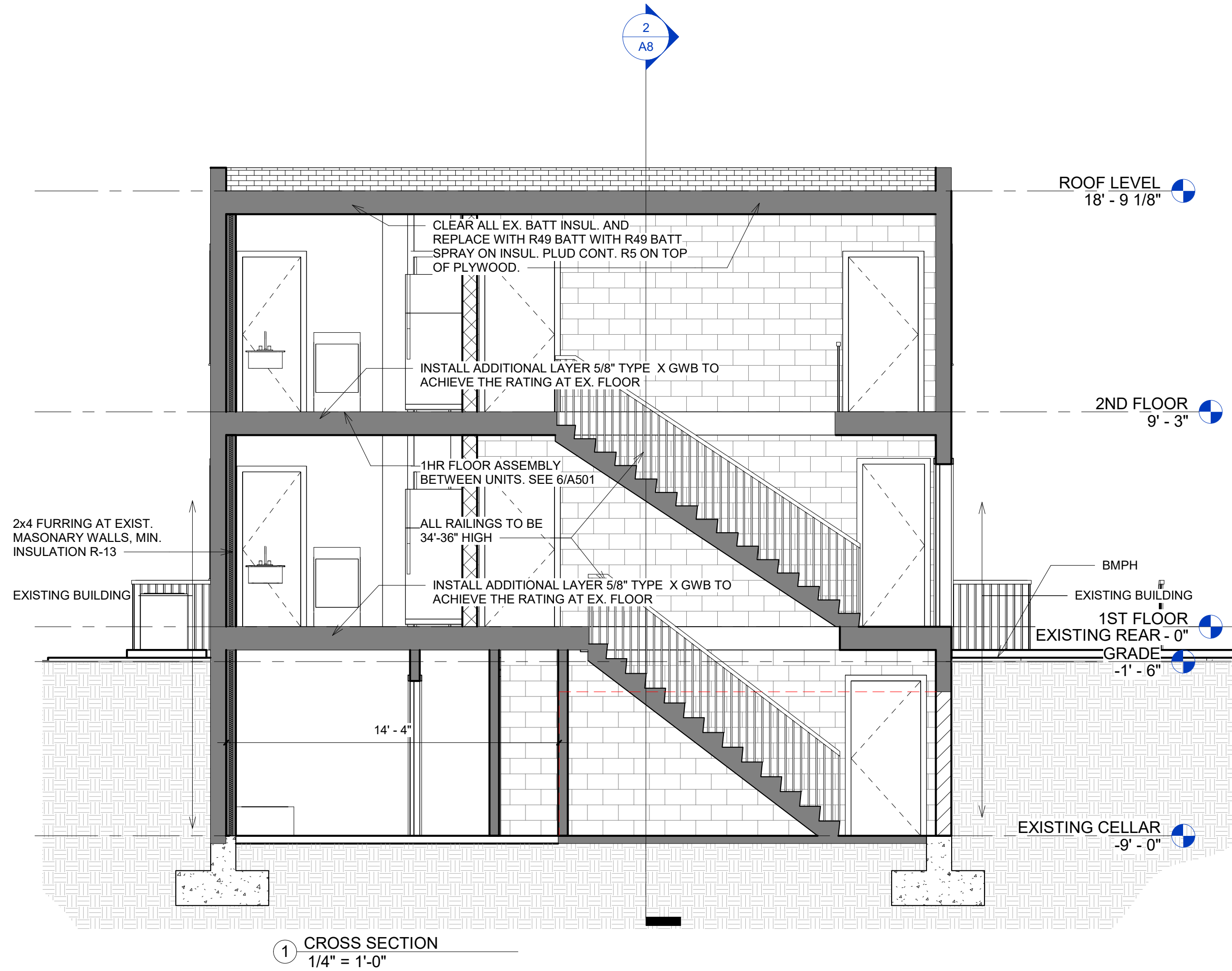


REVISION #  
SCALE AS INDICATED  
ISSUE DATE JAN. 2023

ELEVATIONS

A7

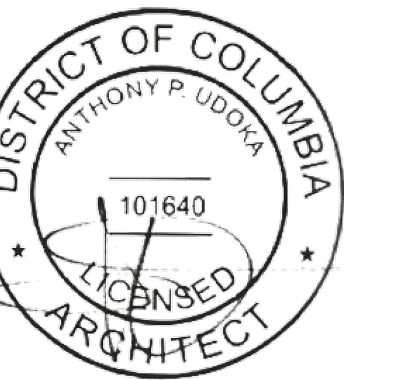




**89 AND 93 HAWAII  
AVE NE**  
DISTRICT OF COLUMBIA  
20011



ONE DESIGN SERVICES  
onedesignservices.net  
Tel. 571.225.7211



REVISION #  
SCALE AS INDICATED  
ISSUE DATE JAN. 2023

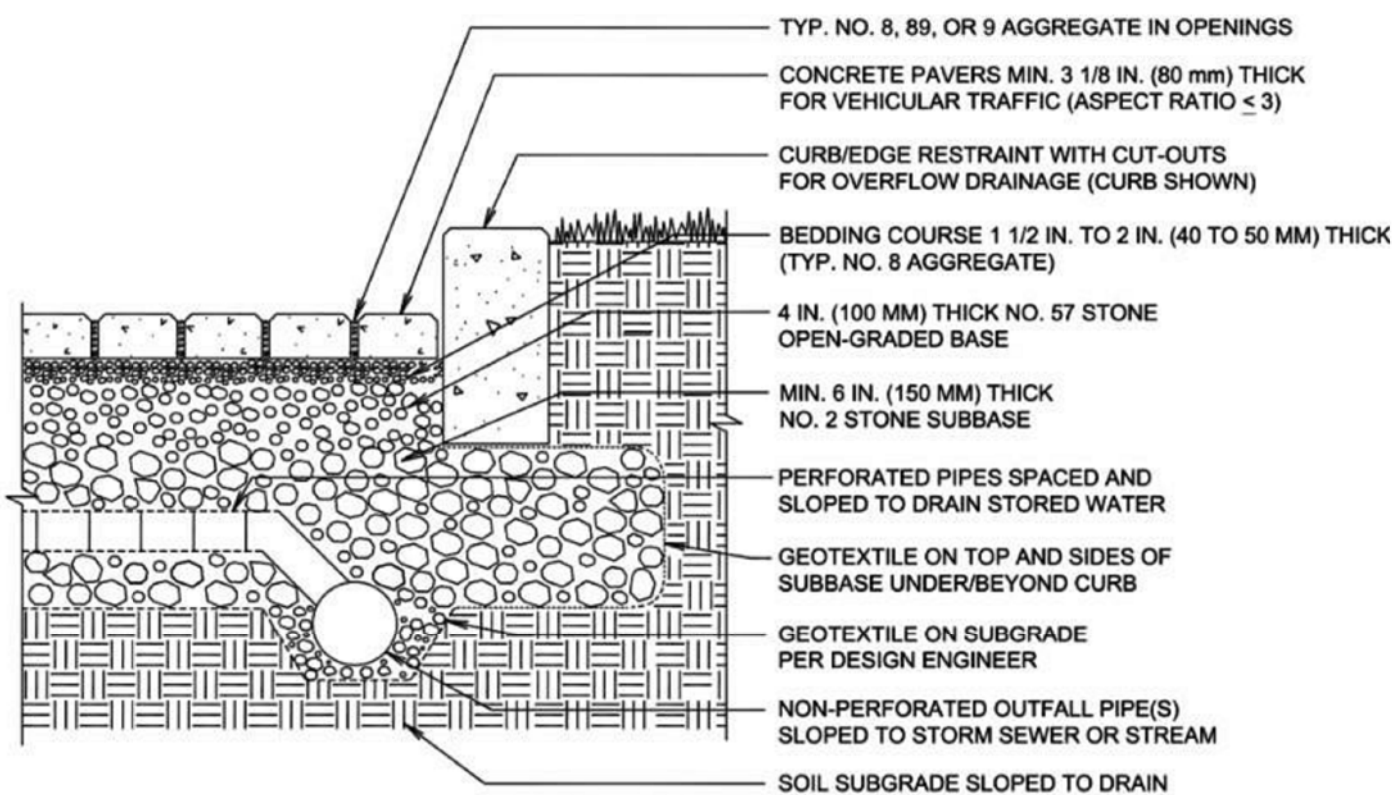
**PROPOSED  
SECTION**

**A8**



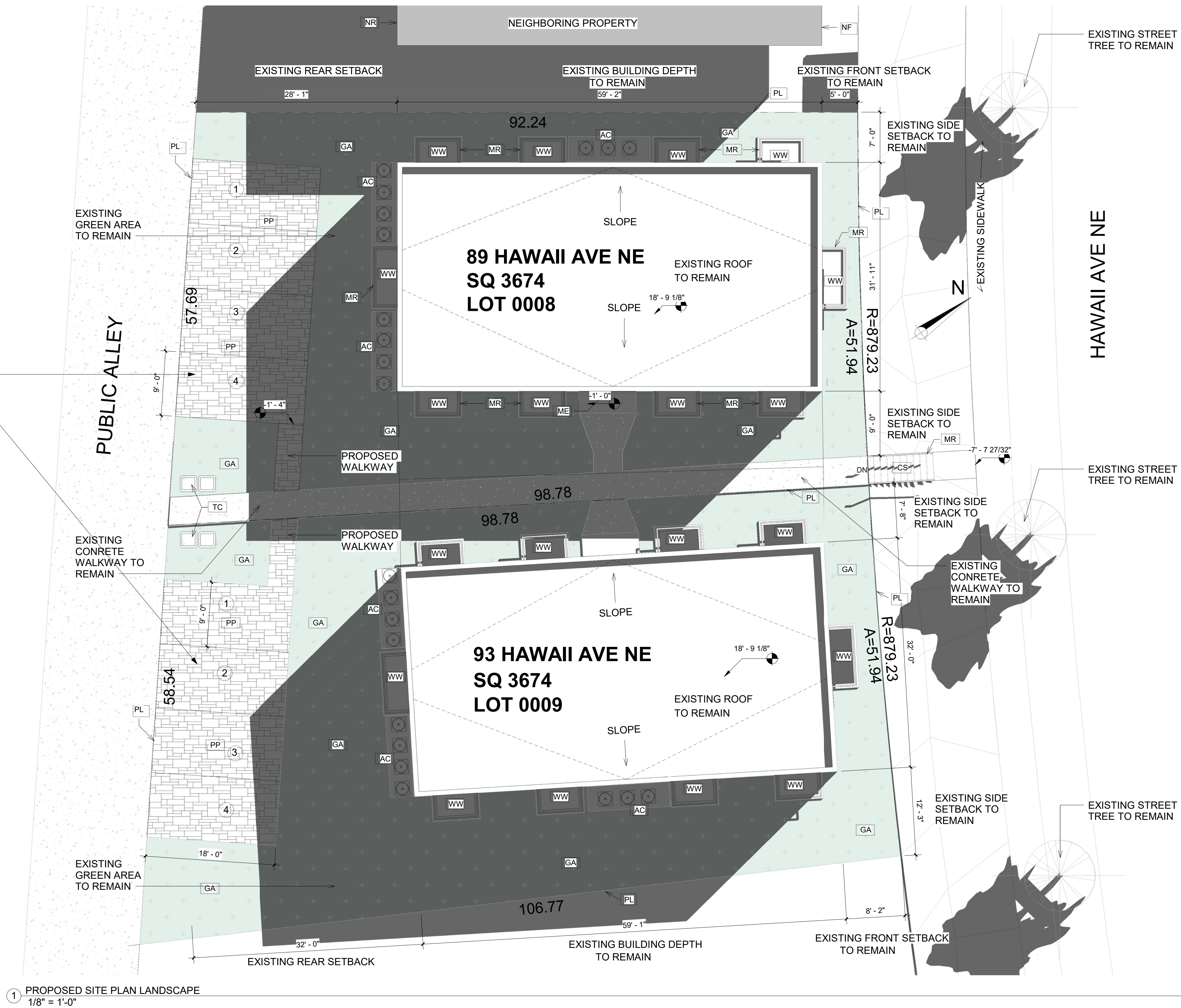


PERMEABLE PAVER SAMPLE

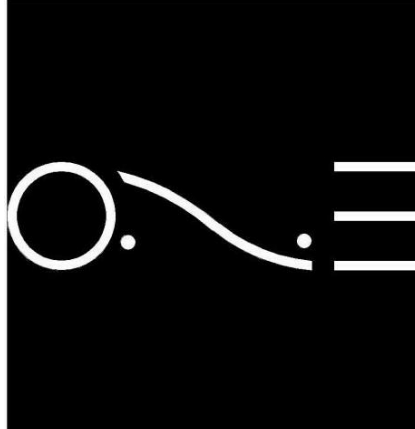


- NOTES:
1. 2 3/8 IN. (60 MM) THICK PAVERS MAY BE USED IN PEDESTRIAN AND RESIDENTIAL APPLICATIONS.
  2. NO. 2 STONE SUBBASE THICKNESS VARIES WITH DESIGN. CONSULT ICPI PERMEABLE INTERLOCKING CONCRETE PAVEMENT MANUAL.
  3. NO. 2 STONE MAY BE SUBSTITUTED WITH NO.3 OR NO.4 STONE.

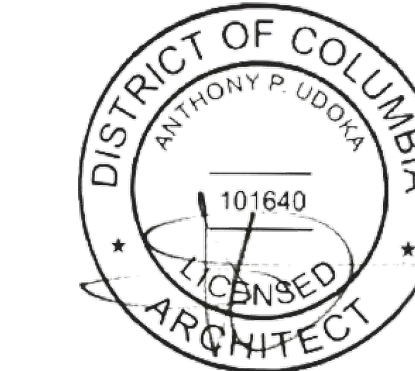
PERMEABLE PAVER / CURB DETAIL



**89 AND 93 HAWAII  
AVE NE**  
DISTRICT OF COLUMBIA  
20011



ONE DESIGN SERVICES  
onedesignservices.net  
Tel. 571.225.7211



REVISION #  
SCALE AS INDICATED  
ISSUE DATE JAN. 2023

**LANDSCAPE  
ANALYSIS**

**A9**