



933 N STREET NW DC 20001
BZA CONCEPT SUBMISSION
SQ.: 0367 / LOT: 0081

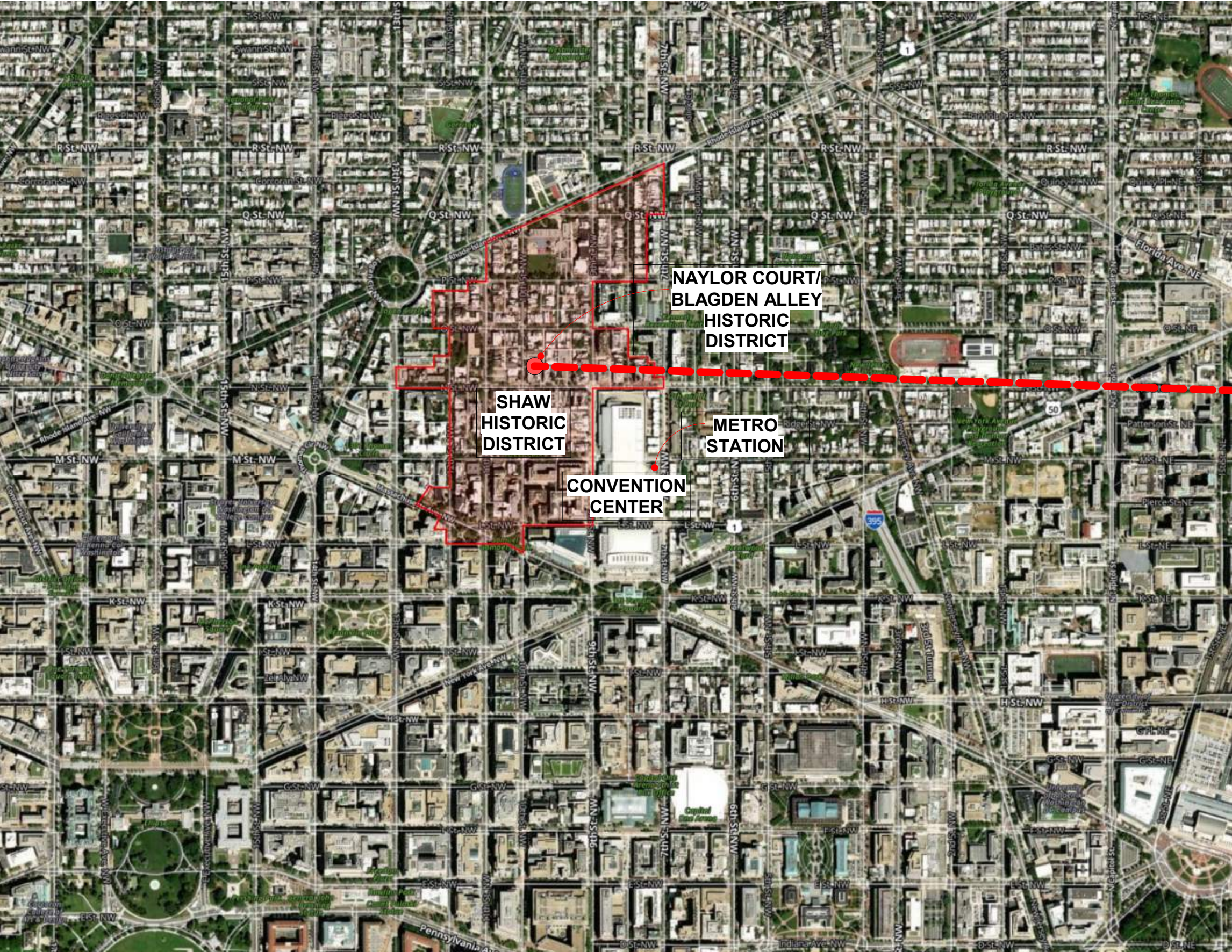
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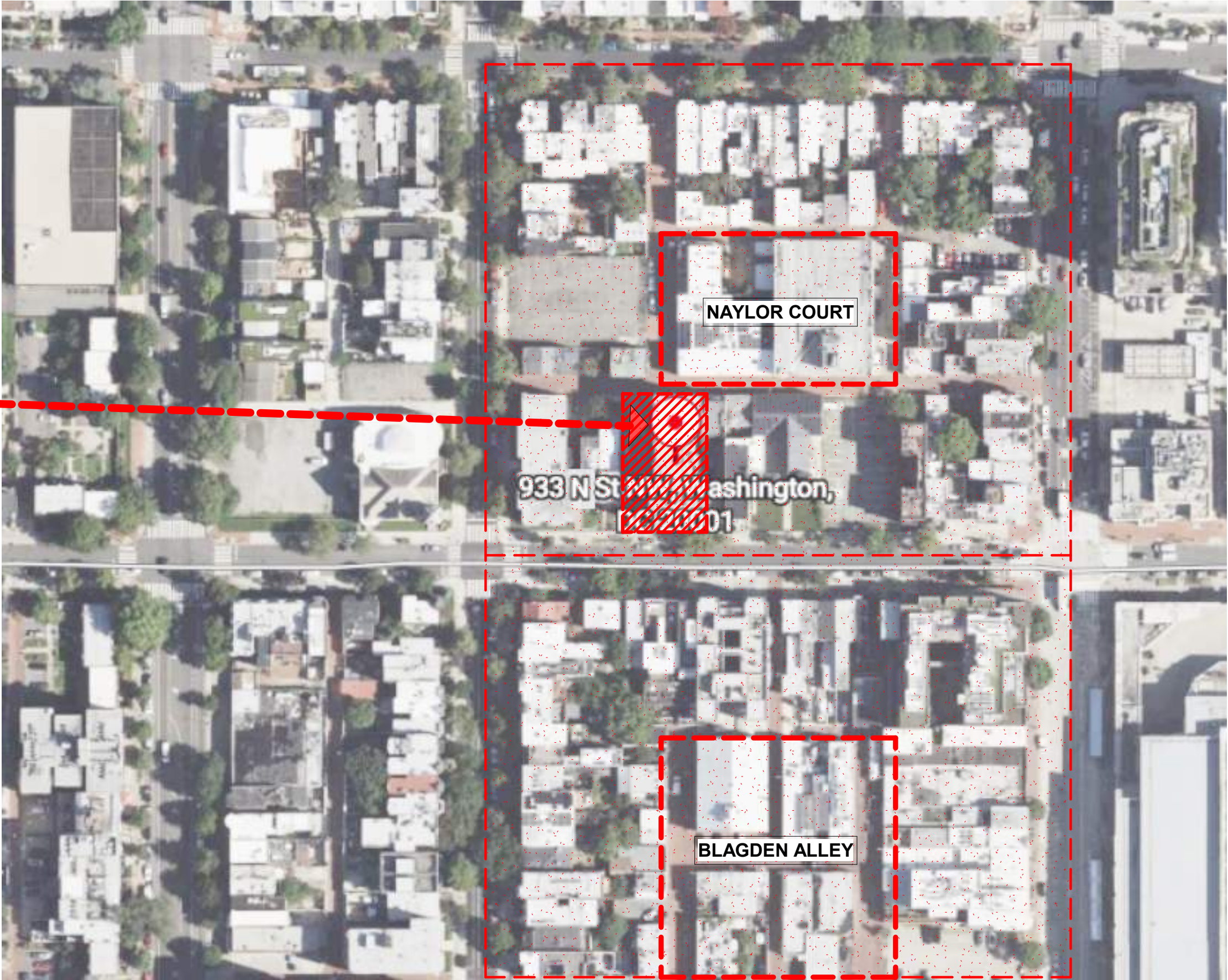
CONTENTS

COVERSHEET	BZA-00
VICINITY MAP & PROJECT SITE LOCATION	BZA-01
ORIGINAL LOT PLAN	BZA-02
EXISTING & PROPOSED LOT PLANS	BZA-03
EXISTING SITE PHOTOS - N ST NW	BZA-04
EXISTING SITE PHOTOS - NAYLOR CT NW	BZA-05
EXISTING & PROPOSED SITE PLANS	BZA-06
ZONING INFORMATION	BZA-07
PROPOSED CELLAR FLOOR PLAN	BZA-08
PROPOSED FIRST FLOOR PLAN	BZA-09
PROPOSED SECOND FLOOR PLAN	BZA-10
PROPOSED THIRD FLOOR PLAN	BZA-11
PROPOSED ROOF LEVEL	BZA-12
HENRIETTA - CELLAR & FIRST FLOOR PLANS	BZA-13
HENRIETTA - TYPICAL FLOOR PLAN & ROOF PLAN	BZA-14
BUILDING SECTIONS	BZA-15
BUILDING SECTIONS	BZA-16
BUILDING ELEVATIONS	BZA-17
BUILDING ELEVATIONS	BZA-18
BUILDING ELEVATIONS	BZA-19
3D PERSPECTIVES	BZA-20
RENDER	BZA-21
RENDER	BZA-22
LANDSCAPE PLAN	BZA-23

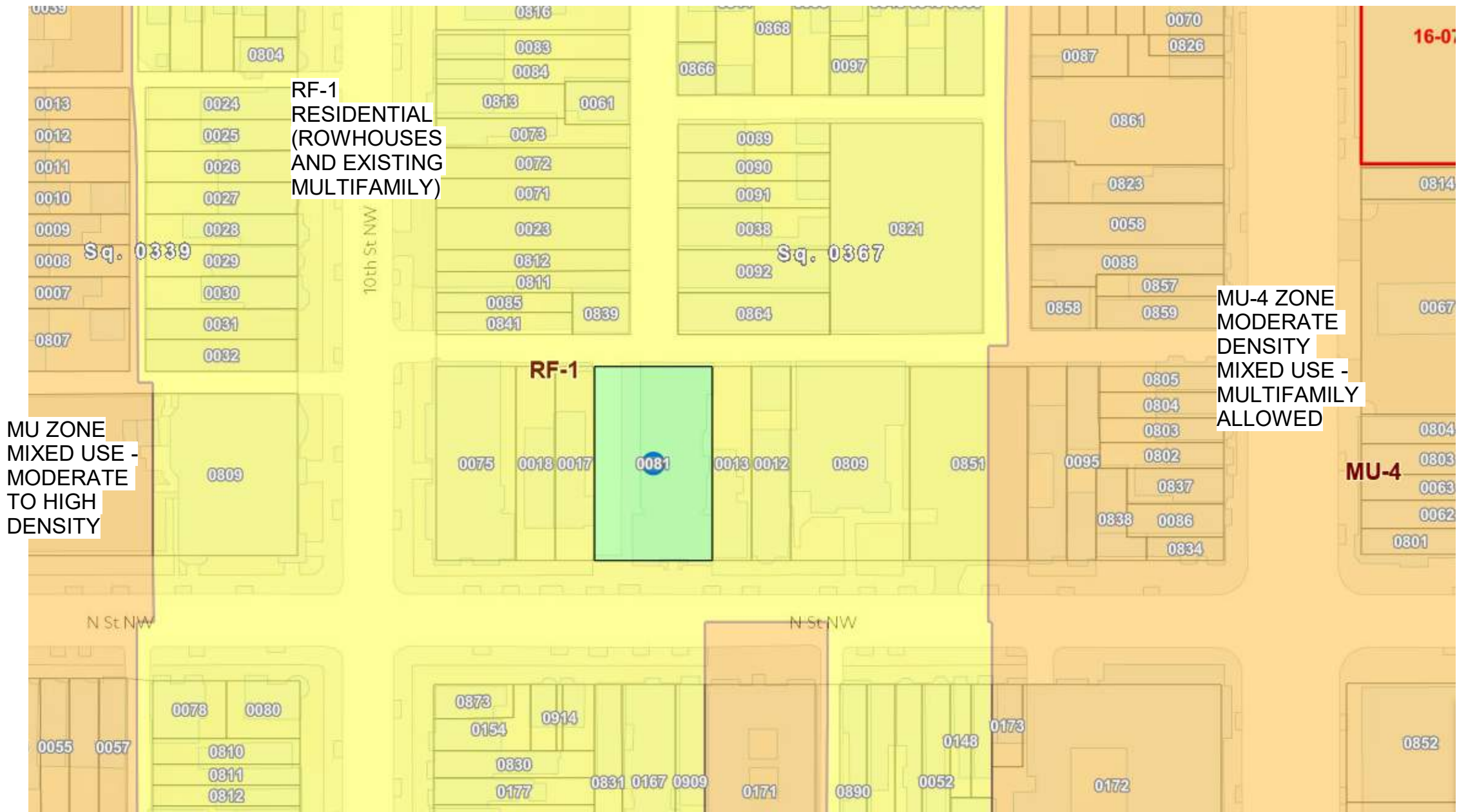




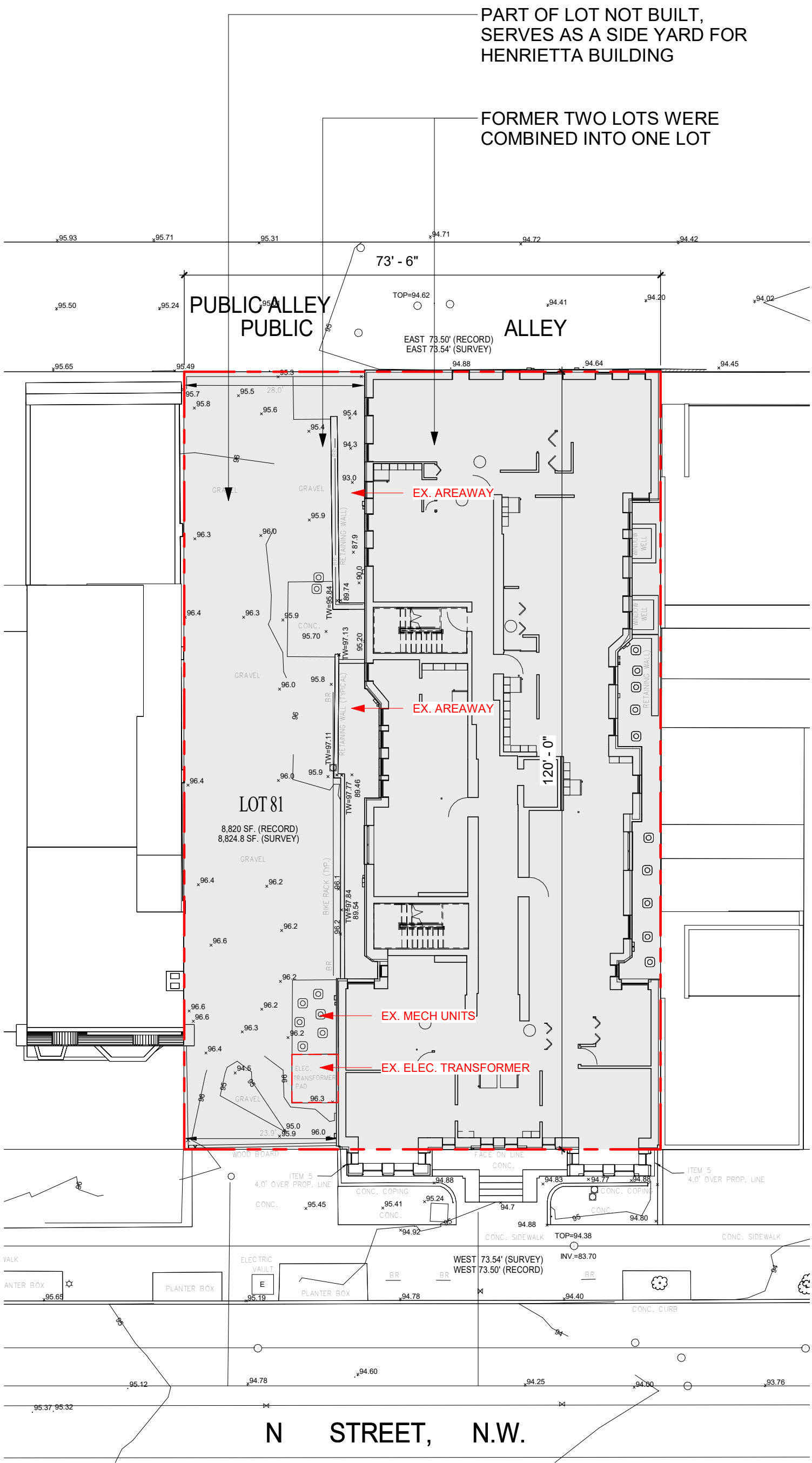
VICINITY MAP



PROJECT SITE LOCATION



ZONING MAP - RF-1

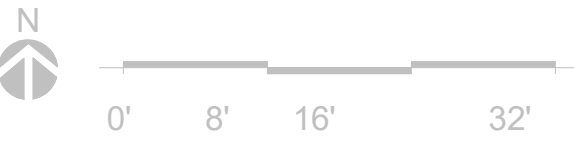


EXISTING SITE PLAN



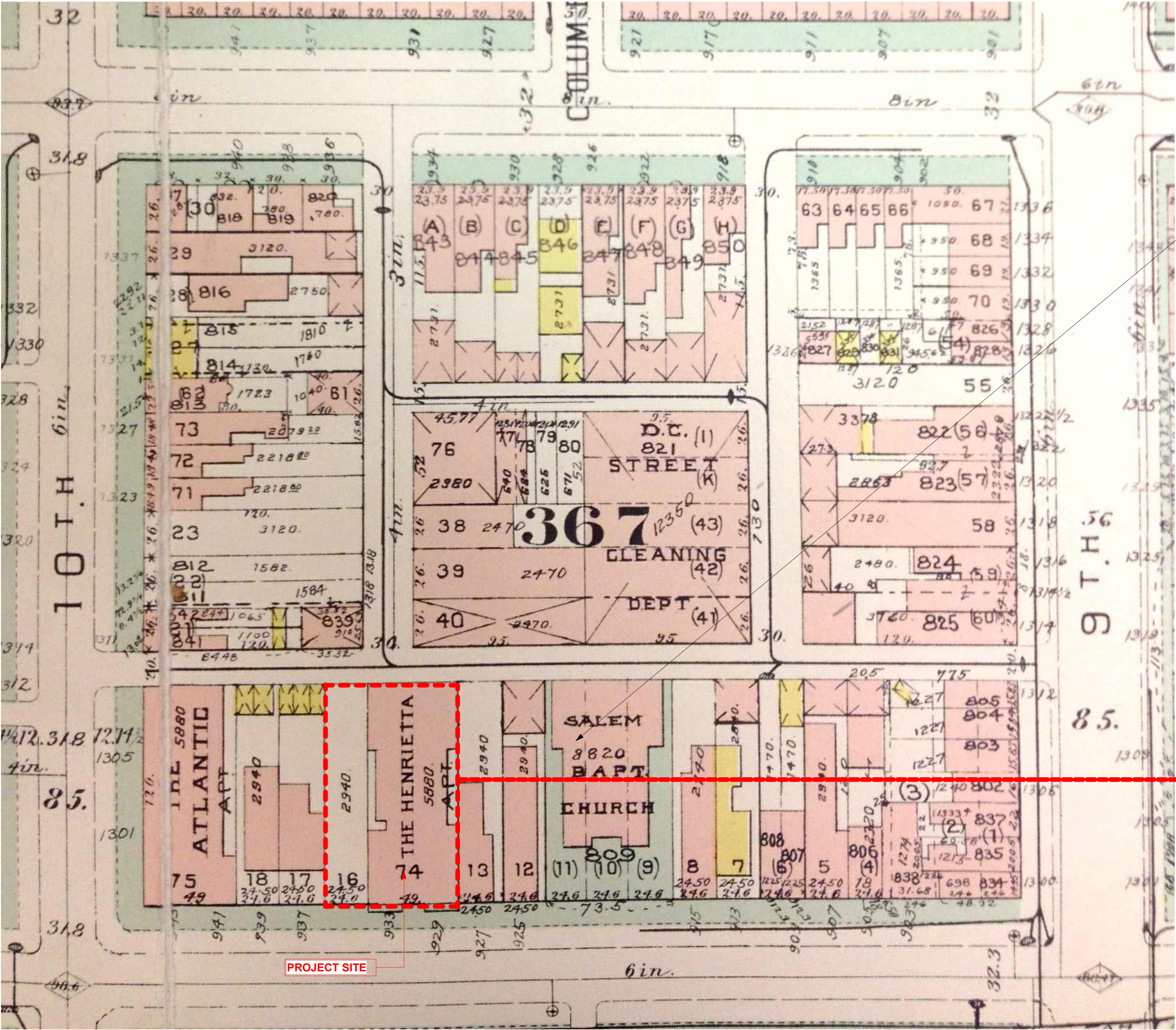
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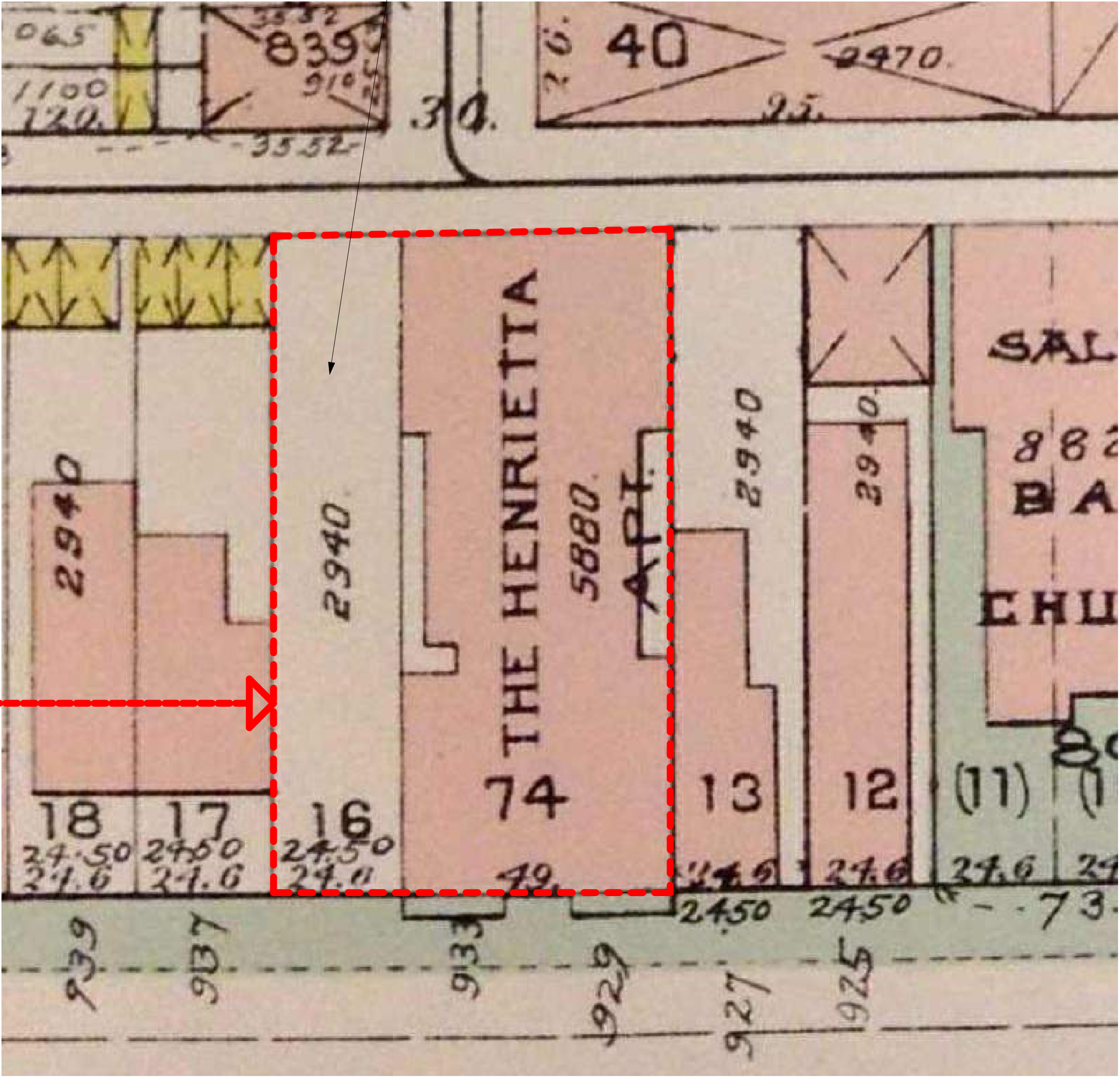


BZA-01

VICINITY MAP & PROJECT SITE LOCATION



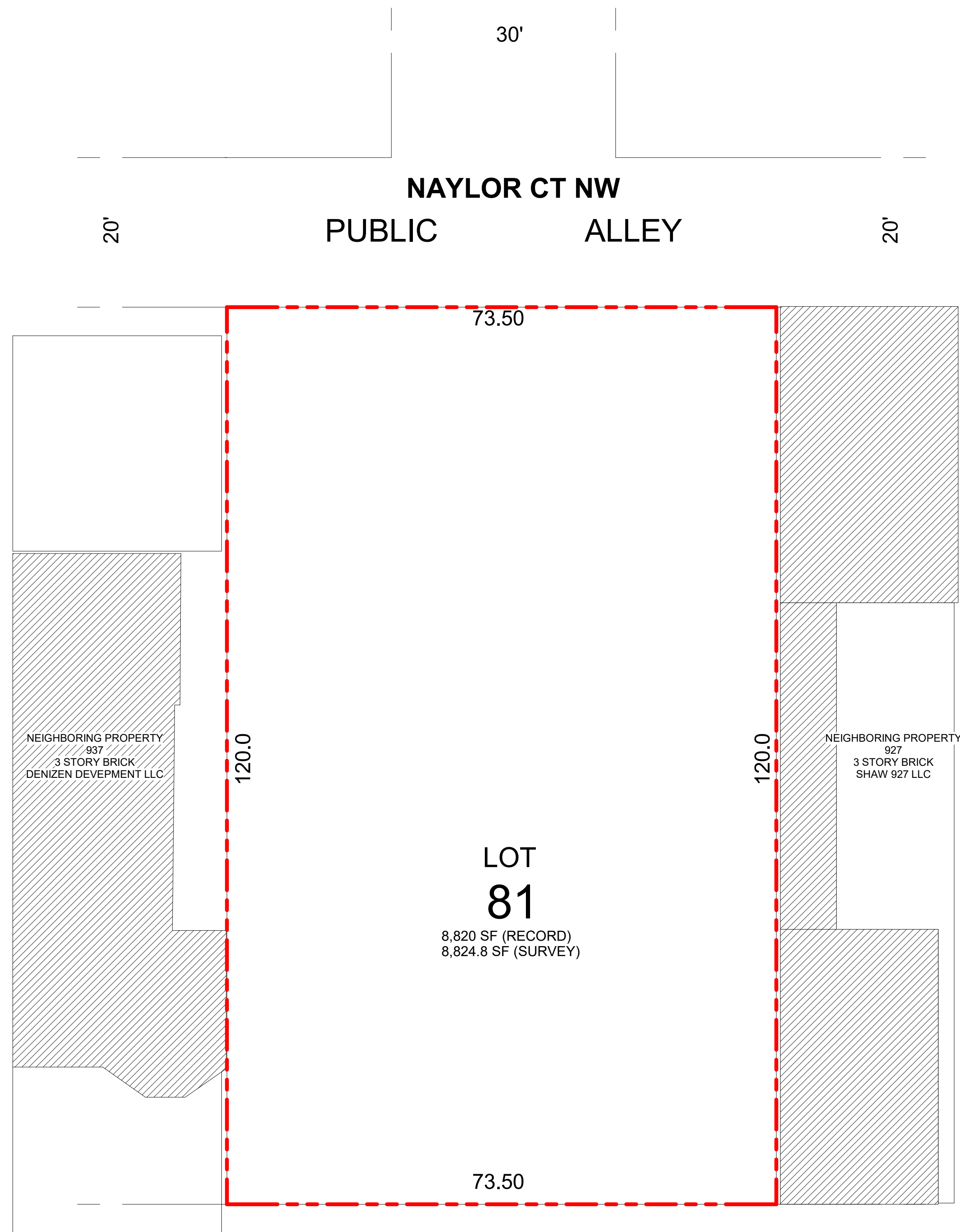
ORIGINAL LOT PLAN (BAIST INDEX)
N.T.S



ORIGINAL LOT PLAN (BAIST INDEX) - PROJECT SITE
N.T.S

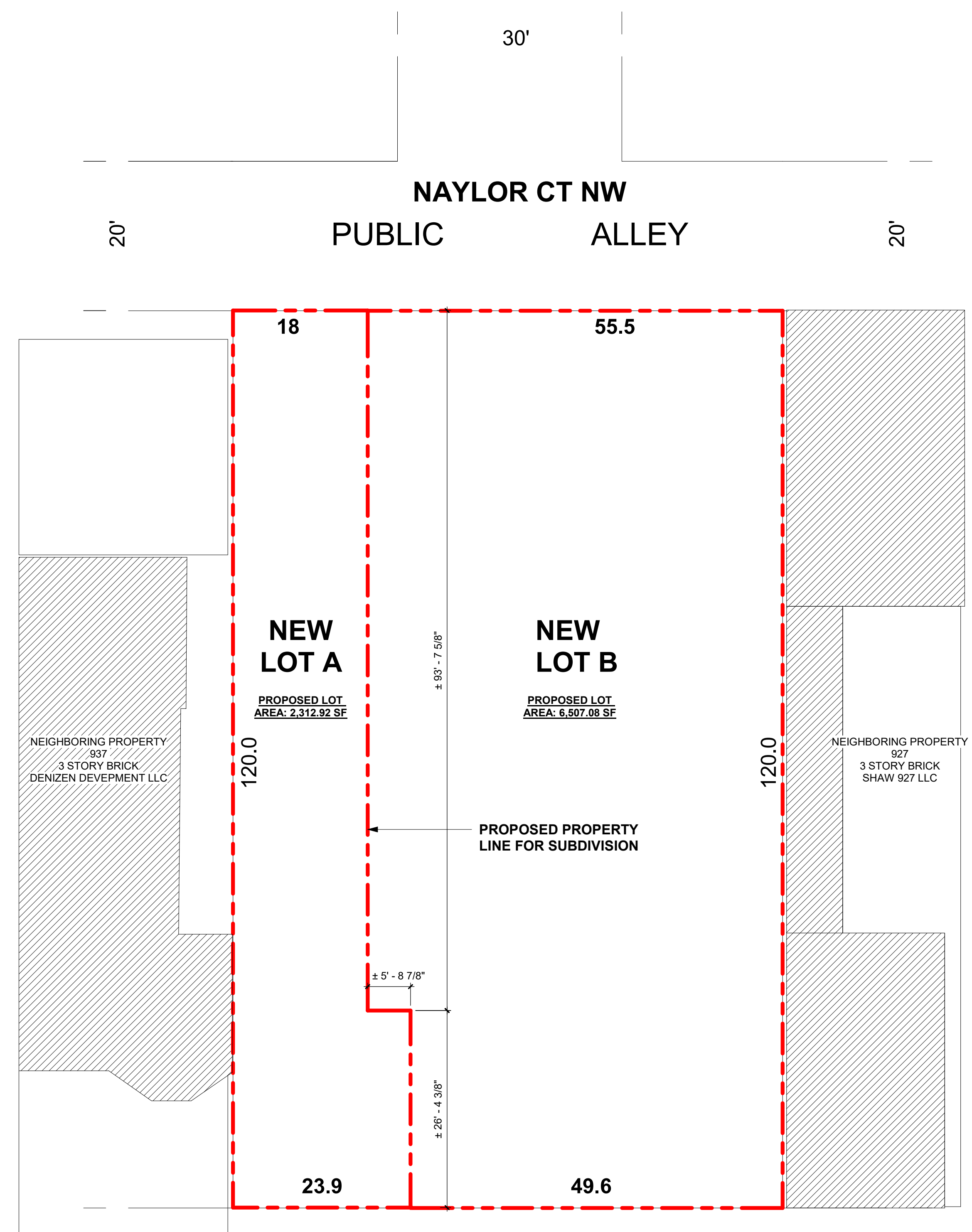
PROPERTIES IN SQUARES 367 AND 368 WERE SUBDIVIDED
INTO STREET-FACING AND ALLEY-FACING LOTS IN THE 1860S

LOT 16 INTENDED TO BE A SEPARATE LOT



N STREET, N.W.

EXISTING LOT PLAN



N STREET, N.W.

PROPOSED SUBDIVISION LOT PLAN



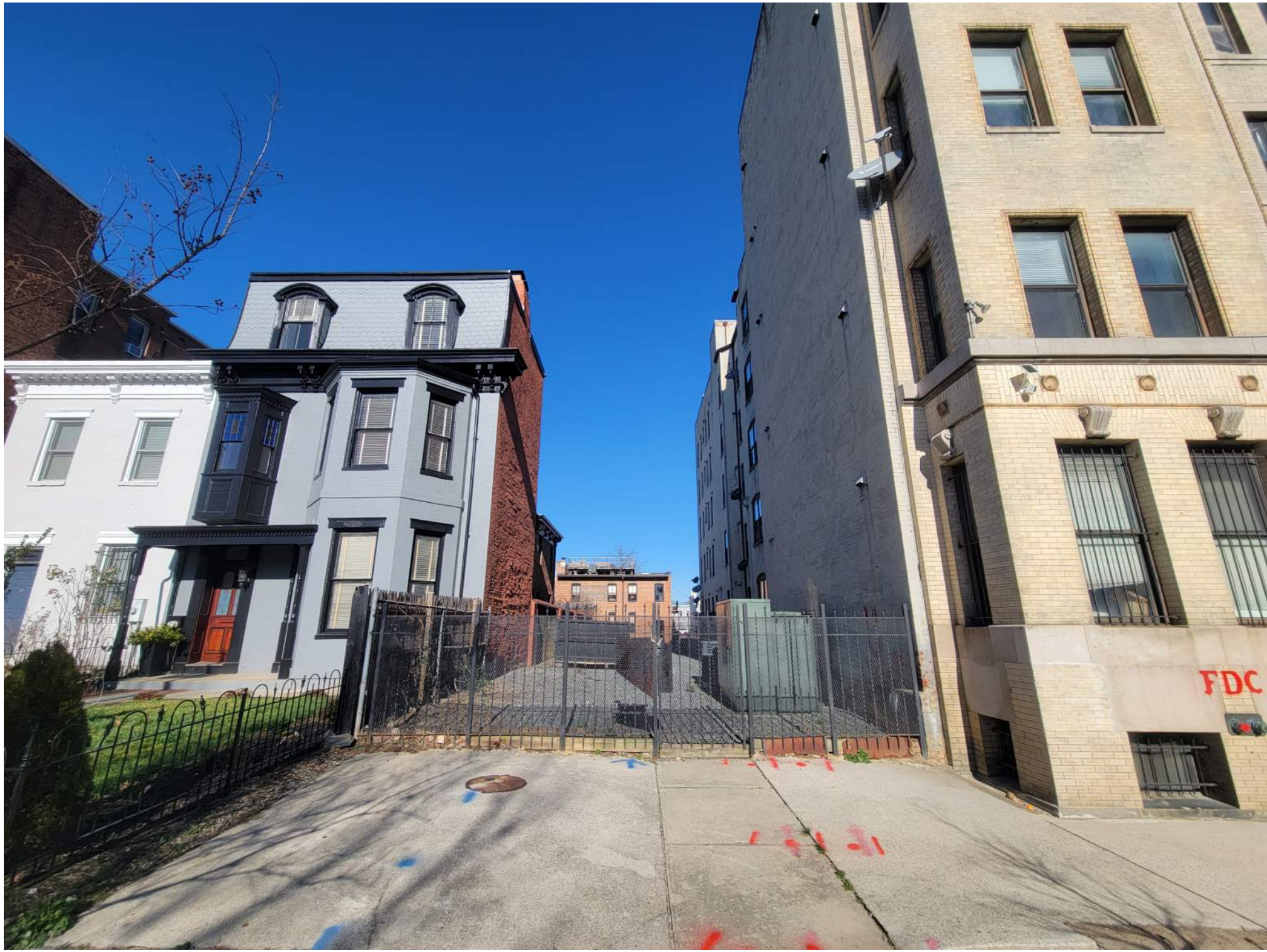
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BZA-03

EXISTING & PROPOSED LOT PLANS



1



2



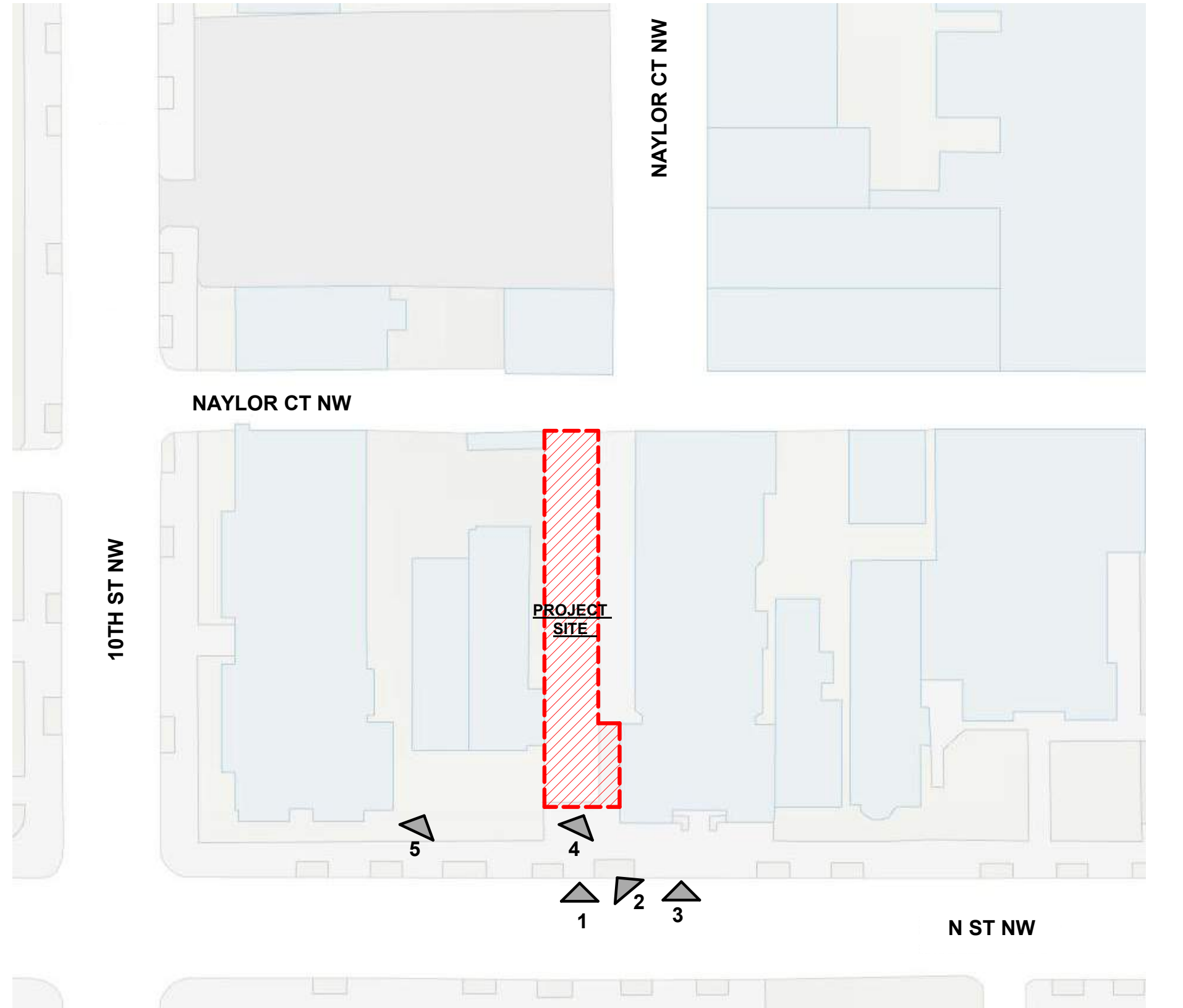
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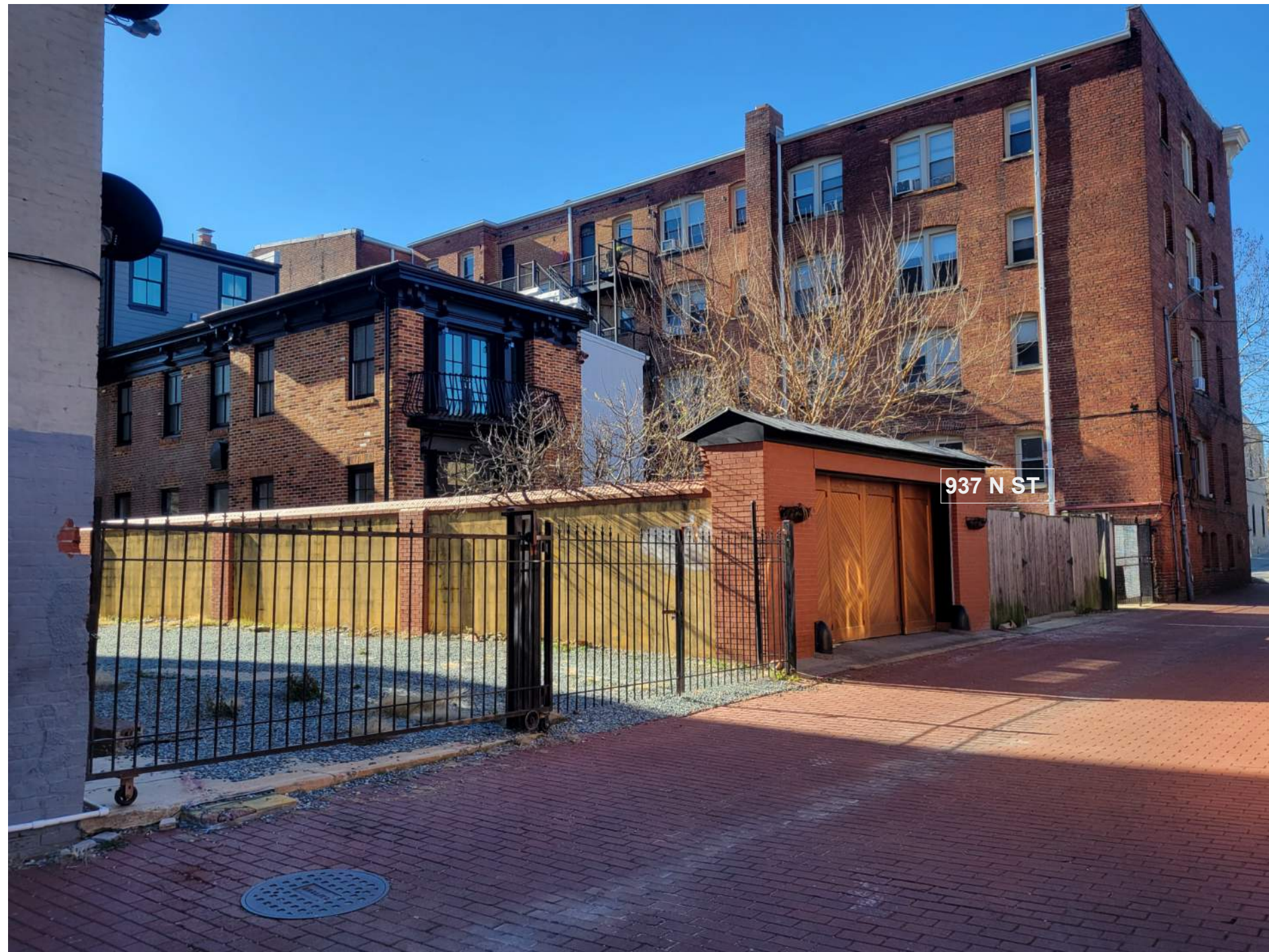


4 EXISTING TRANSFORMER

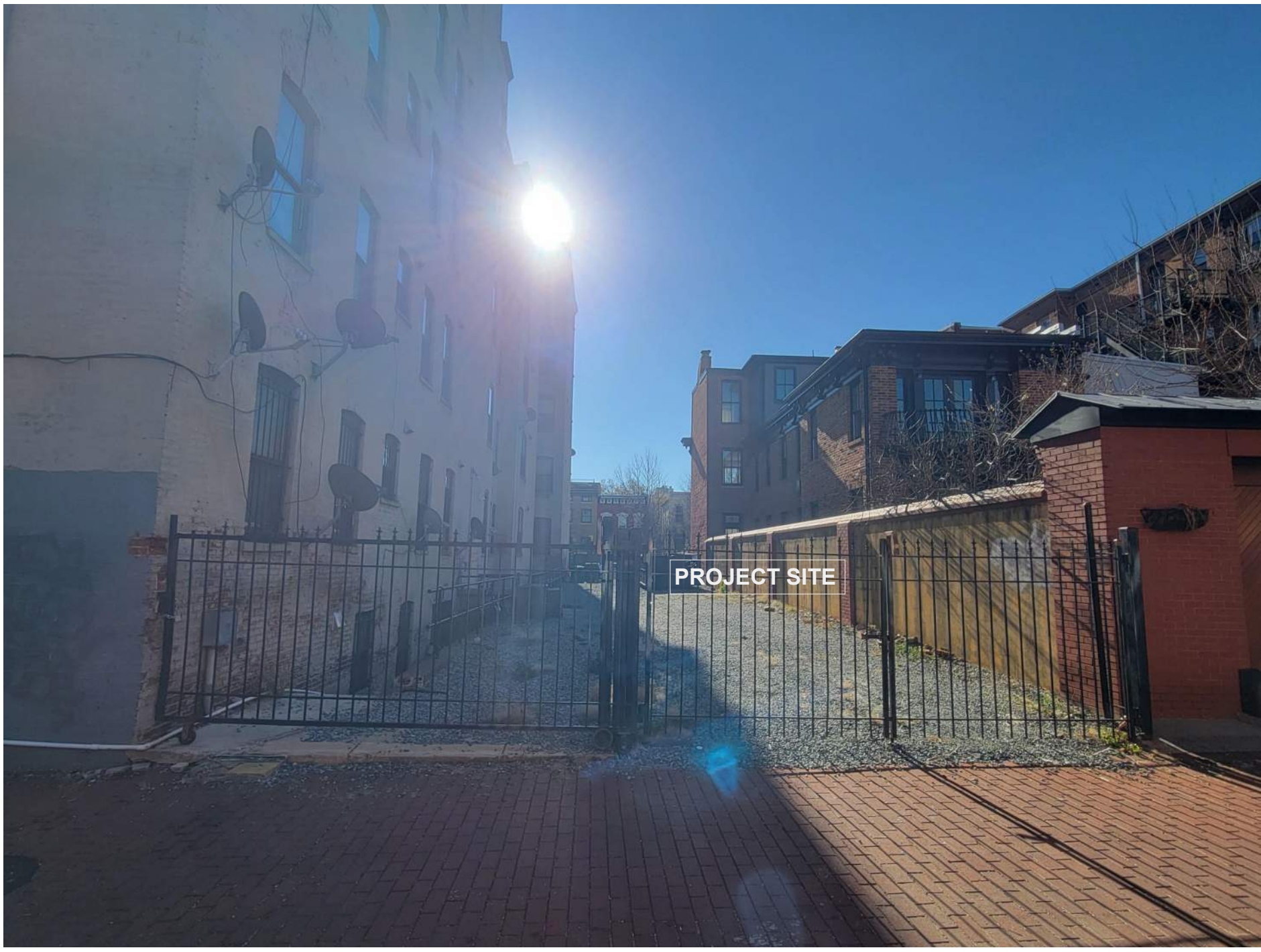


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1



2



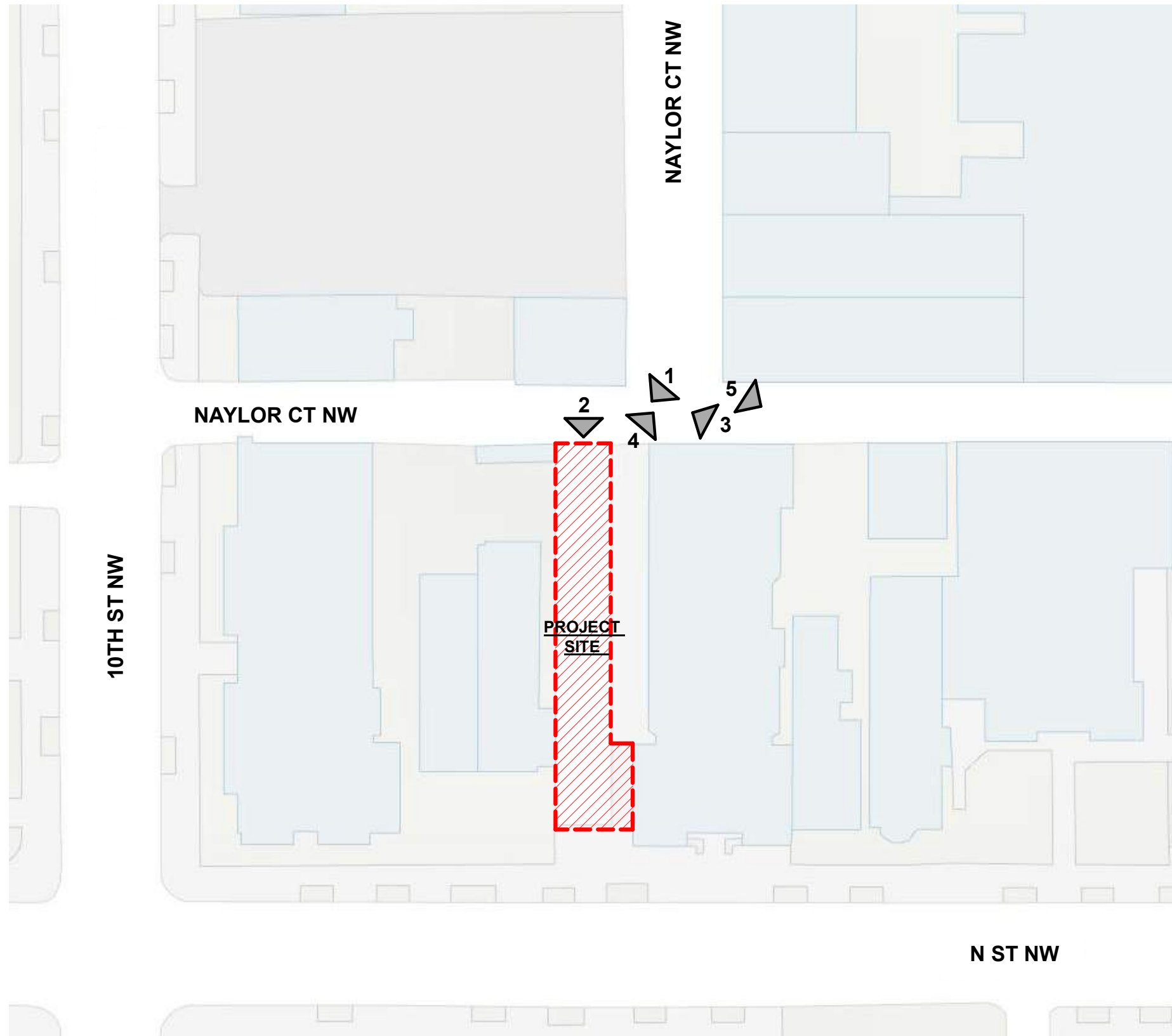
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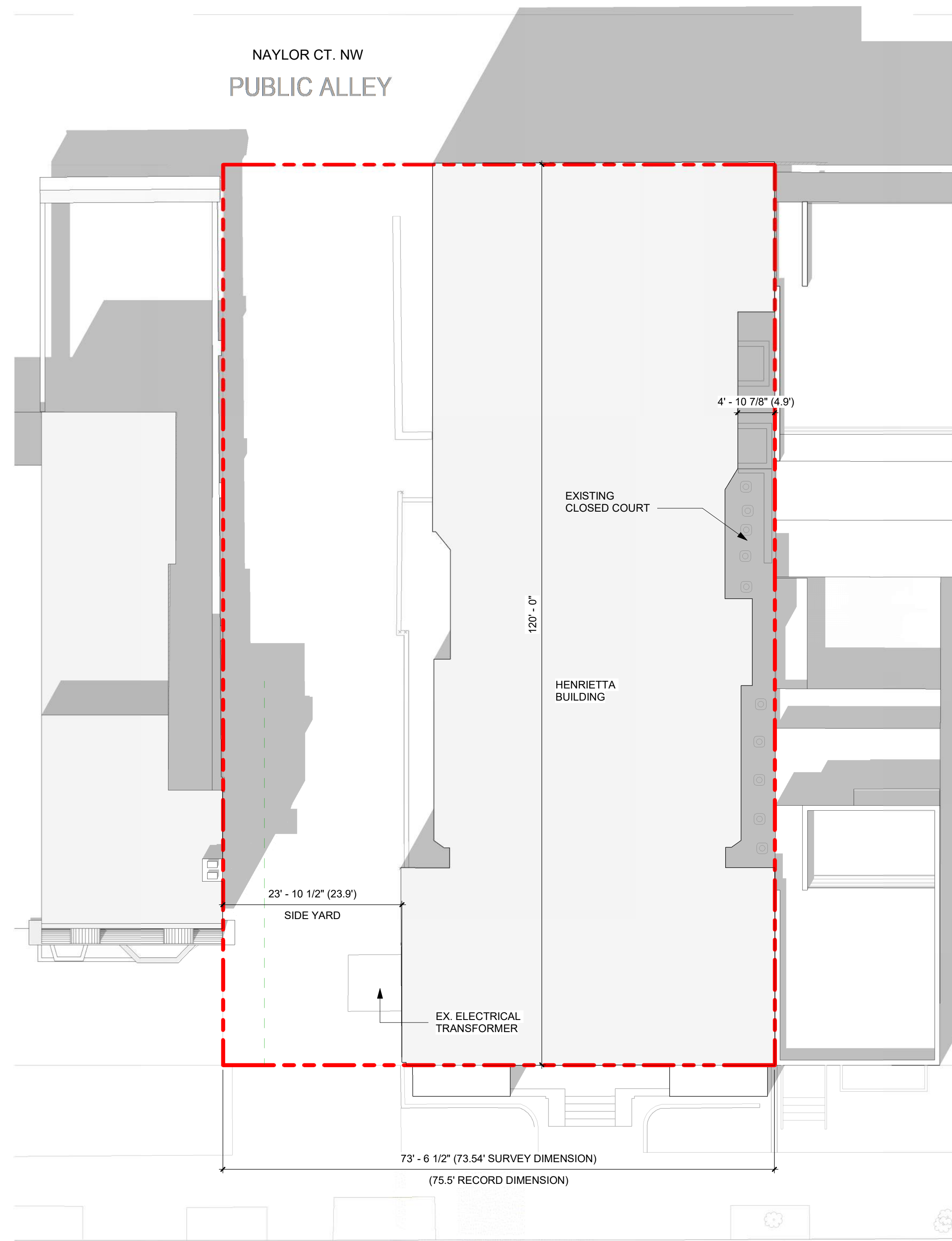


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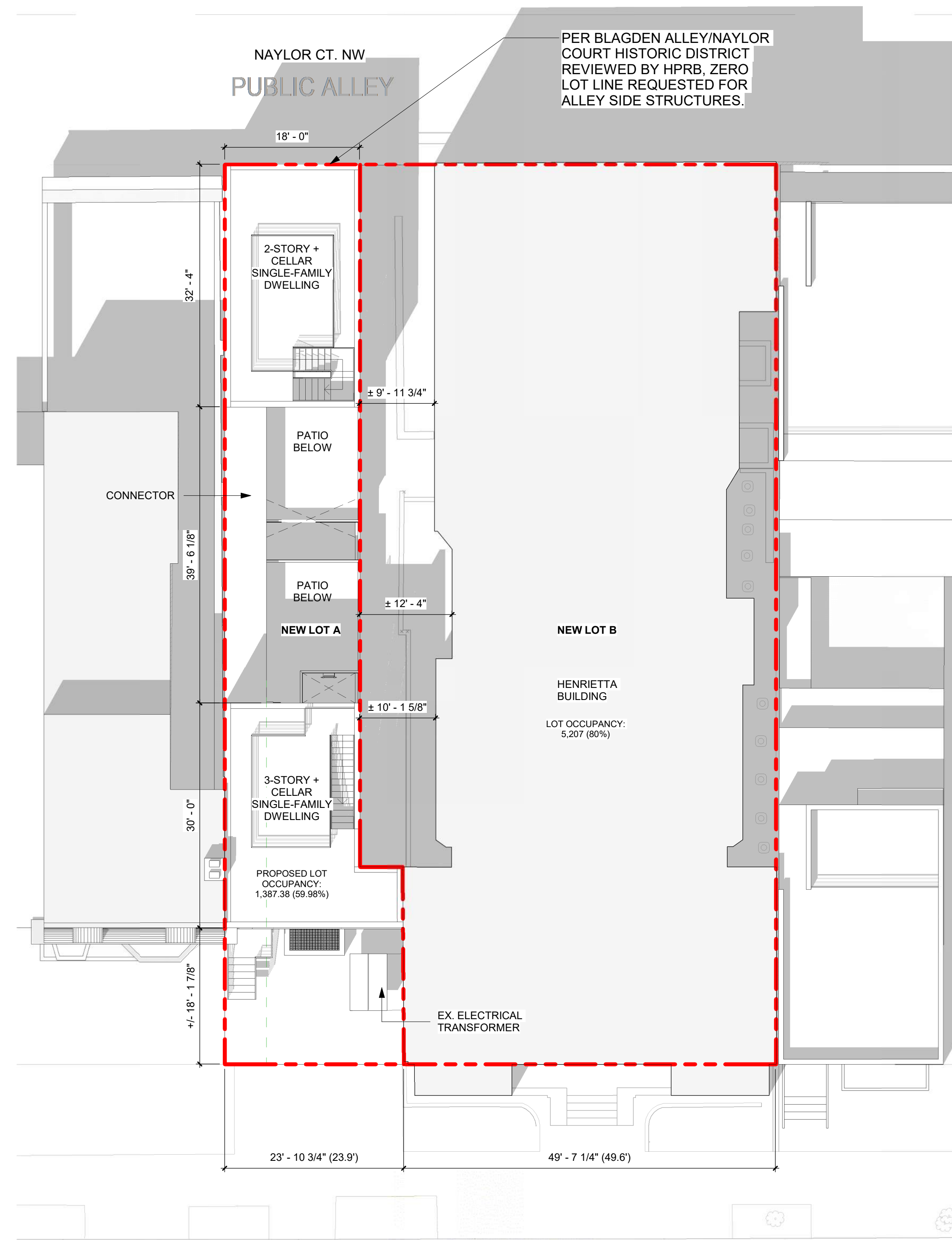


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EXISTING SITE PLAN



PROPOSED SITE PLAN

N STREET, N.W.

N STREET, N.W.

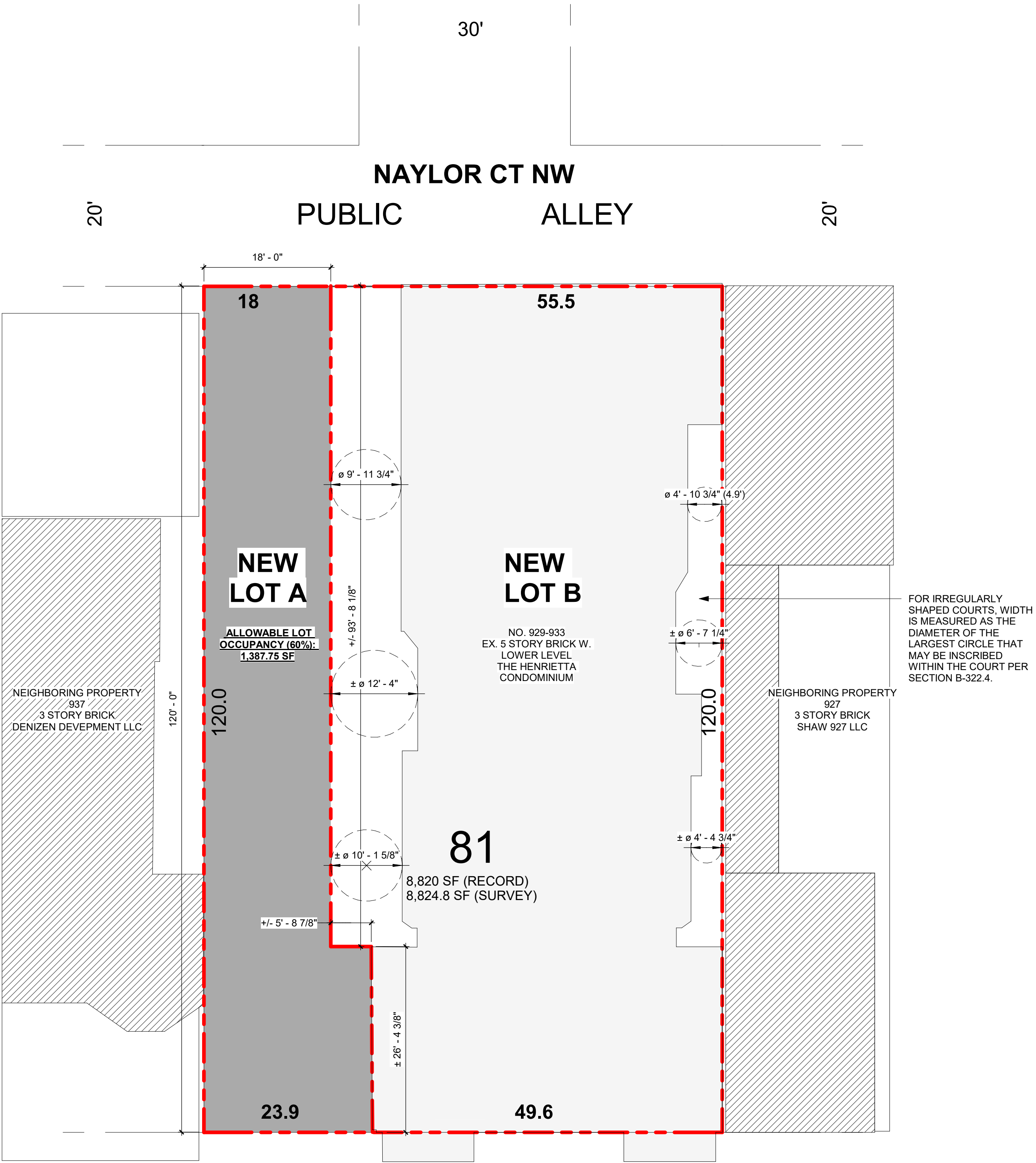
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BZA-06

EXISTING & PROPOSED SITE PLANS



ZONING DATA:				
Blagden Alley/Naylor Court Shaw Historic District				
ADDRESS	933 N ST NW		RECORD LOT	
SSL NO.:	0367 0081			SUBDIVISION REQUESTED
ZONING DISTRICT:	RF-1	2-FAMILY DWELLING		SUBDIVISION REQUESTED
HISTORIC DISTRICT:	Blagden Alley/ Naylor Ct/ Shaw	Contributing Structure - Built 1900		
SITE AREA:	8820 (73.5'x120')			
USE	REQUIRED/ALLOWED (RF-1)	EXISTING	PROPOSED SUBDIVISION-ROWHOUSE	PROPOSED - HENRIETTA
	2-FAMILY DWELLING	MULTI-FAMILY/NON-CONFORMING USE	2-FAMILY DWELLING	MULTI-FAMILY/NON-CONFORMING USE
LOT OCCUPANCY	60% MAX	59%	60%	80%
LOT SIZE MINIMUM	18' MINIMUM	1800 SF MINIMUM LOT	1,387.38 SF	5,207 SF
LOT SIZE	73.5' X 120'	73.5' X 120'	2,312.92 SF	49.6' FRONT / 55.5' REAR X 120'
PERVIOUS SURFACE	20% MIN	100%	20% FRONT YARD WITH PERVIOUS SURFACE & WINDOW WELLS WITH GRAVEL BOTTOM & TROUGH DRAIN	20%
NUMBER OF UNITS	2	39	2	39
STORIES	3	5 + CELLAR	3	5 + CELLAR
BUILDING HEIGHT	35'-0" MAX	63'-0"	35'	63'-0"
FRONT YARD	WITHIN RANGE OF EXISTING	EXISTING BUILDING	ALIGN WITH NEIGHBORING ROWHOUSE	EXISTING BUILDING / NO CHANGE
REAR YARD MINIMUM	20'-0"	ZERO REAR YARD / EXISTING BUILDING	ZERO FEET / REAR ALLEY STRUCTURE PER HISTORIC GUIDELINES. PER HISTORIC ALLEY REGULATIONS, REAR STRUCTURES MUST ALIGN WITH REAR LOT LINES TO KEEP A UNIFORM ALLEY LOOK. RELIEF TO REAR WALL RESTRICTION E-207.4 (NON-ABBATING WEST NEIGHBORING BUILDING)	EXISTING BUILDING / NO CHANGE
SIDE YARD	NO SIDEYARD REQUIRED	23'-10 3/4" ON WEST	0'-0"	0'-0" (PER NEW SUBDIVISION)
	IF PROVIDED MIN 5'	0'-0" ON EAST		
PARKING MINIMUM	1 PER 2 UNITS	HISTORIC CONTRIBUTING STRUCTURE / NO PARKING REQUIRED FOR EXISTING UNITS (ZONING SECTION 704)	1 PROVIDED	HISTORIC CONTRIBUTING STRUCTURE / NO PARKING REQUIRED FOR EXISTING UNITS (ZONING SECTION 704)
LONG TERM BIKE PARKING	NO REQUIREMENT	HISTORIC CONTRIBUTING STRUCTURE / NO BIKE PARKING REQUIRED FOR EXISTING UNITS (ZONING SECTION 802.7 AND 807)	N/A	HISTORIC CONTRIBUTING STRUCTURE / NO BIKE PARKING REQUIRED FOR EXISTING UNITS (ZONING SECTION 802.7 AND 807)
SHORT TERM BIKE PARKING	NO REQUIREMENT	HISTORIC STRUCTURE - NONE	1 PARKING SPACE PROVIDED	HISTORIC STRUCTURE - NONE
COURT - OPEN	2.5 IN PER 1 FT OF HEIGHT OF COURT, BUT NOT LESS THAN 6'	NONE	N/A	REQUIRED: 13' - 1 1/2" PROVIDED: 9' - 11 3/4"
COURT - CLOSED	2.5 IN PER 1 FT OF HEIGHT OF COURT, BUT NOT LESS THAN 12'	EXISTING (EAST): 4.9' X 73.7'	NONE	EXISTING / NO CHANGE : EAST: 4.9' X 73.7'
	TWICE THE SQUARE OF THE REQUIRED WIDTH OF COURT DIMENSION BASED ON THE HEIGHT OF THE MINIMUM COURT WIDTH.			WEST: 10'-1 7/8"

UNIT 1: GSF	
- CELLAR LVL:	583.64 SF
- 1ST FLOOR:	422.29 SF
- 2ND FLOOR:	587.19 SF
- 3RD FLOOR:	587.19 SF
TOTAL:	2,180.31 SF
UNIT 2: GSF	
- CELLAR LVL:	850.86 SF
- 1ST FLOOR:	171.48 SF
- 2ND FLOOR:	582.08 SF
TOTAL:	1,604.42 SF

N STREET, N.W.

PROPOSED NEW BUILDINGS ON PROPOSED SUBDIVIDED LOT PLAN



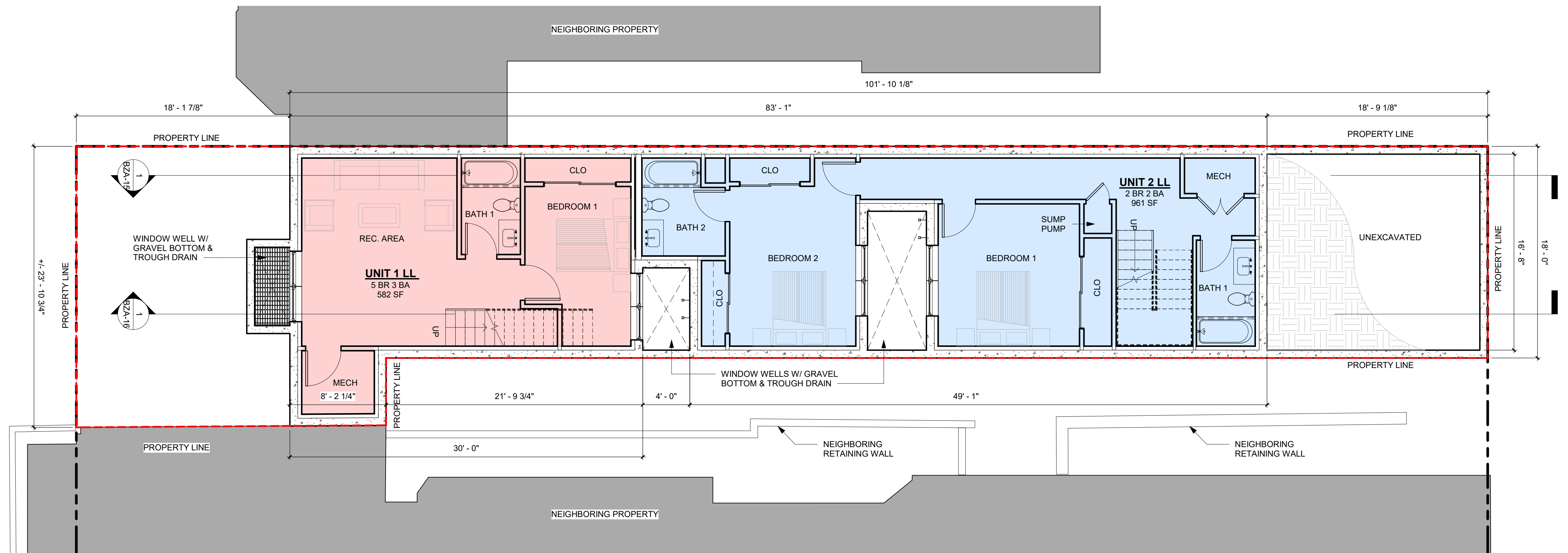
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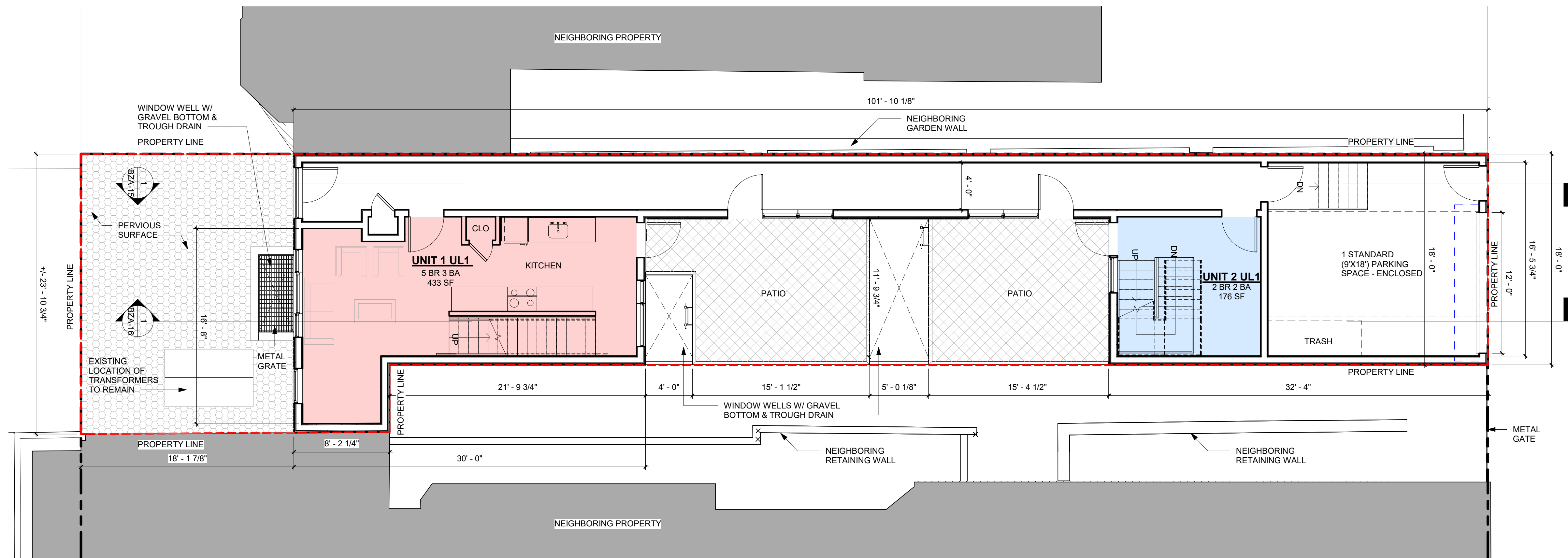


BZA-07

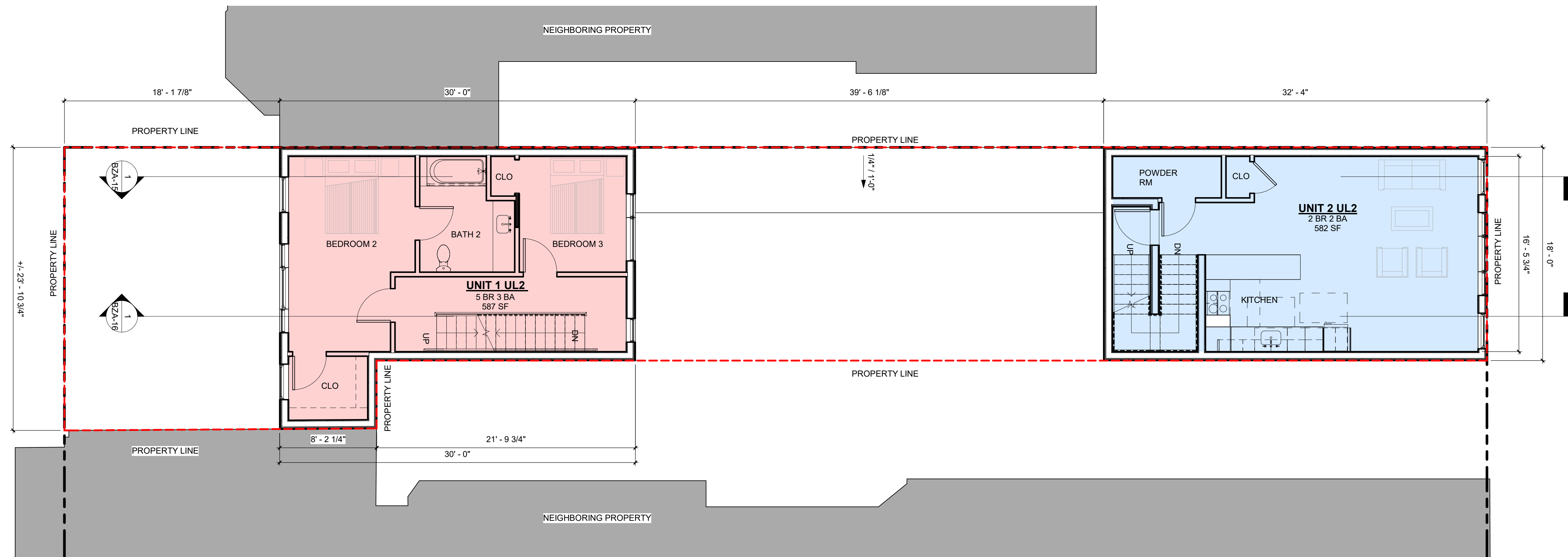
ZONING INFORMATION



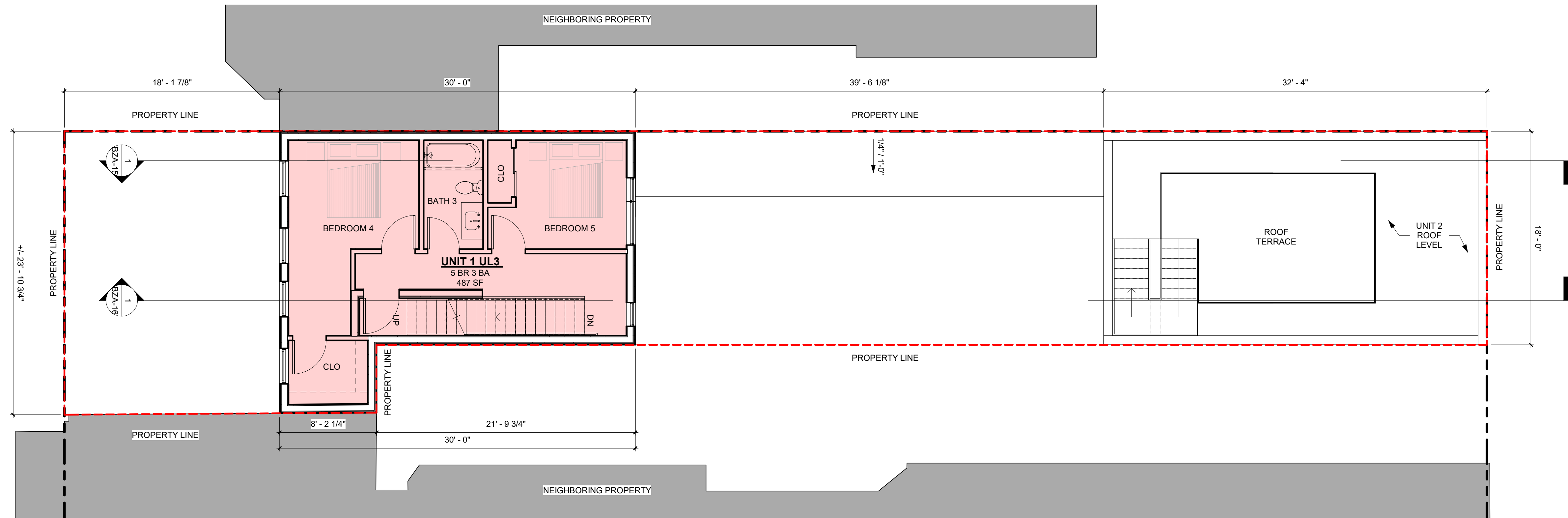
PROPOSED CELLAR FLOOR PLAN



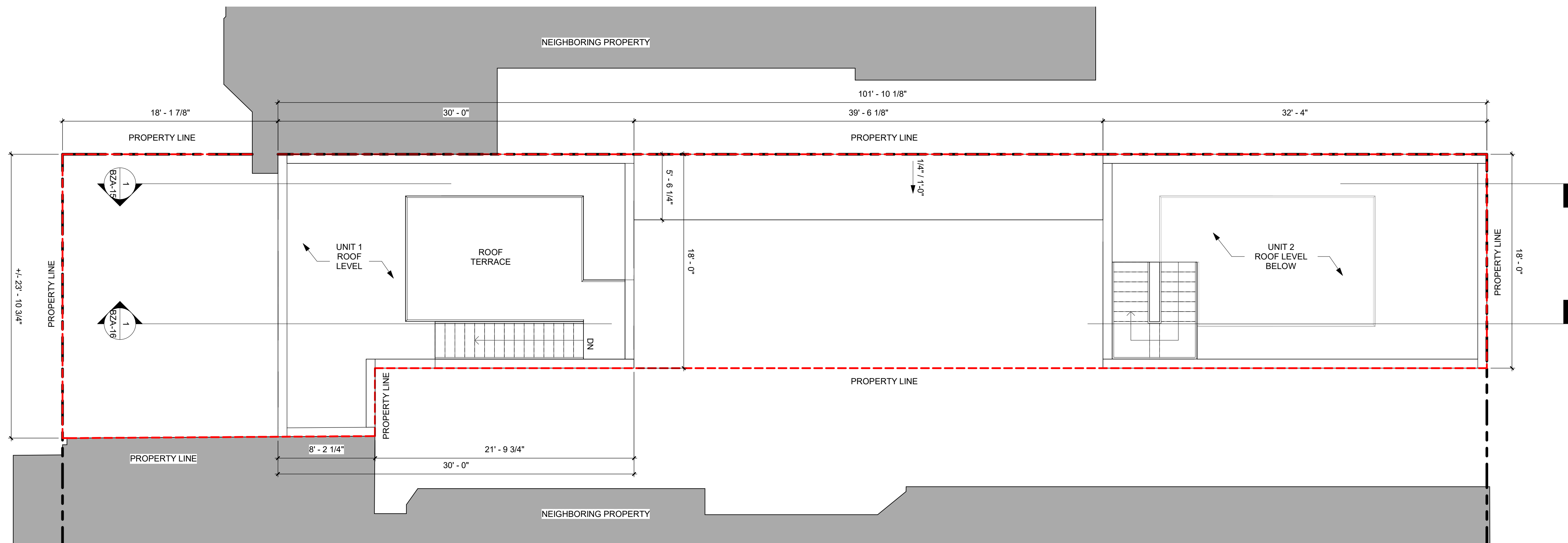
PROPOSED FIRST FLOOR PLAN



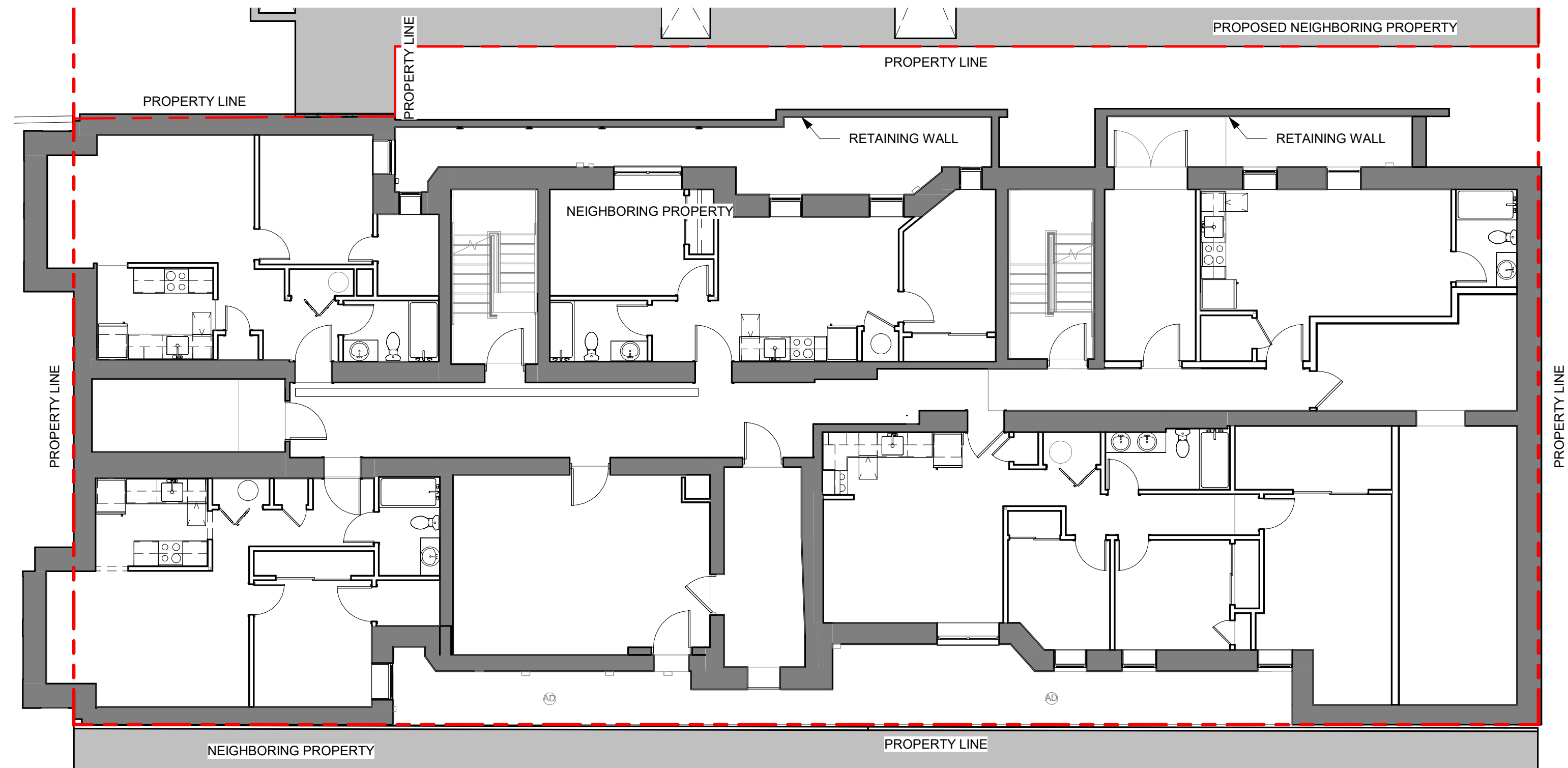
PROPOSED SECOND FLOOR PLAN



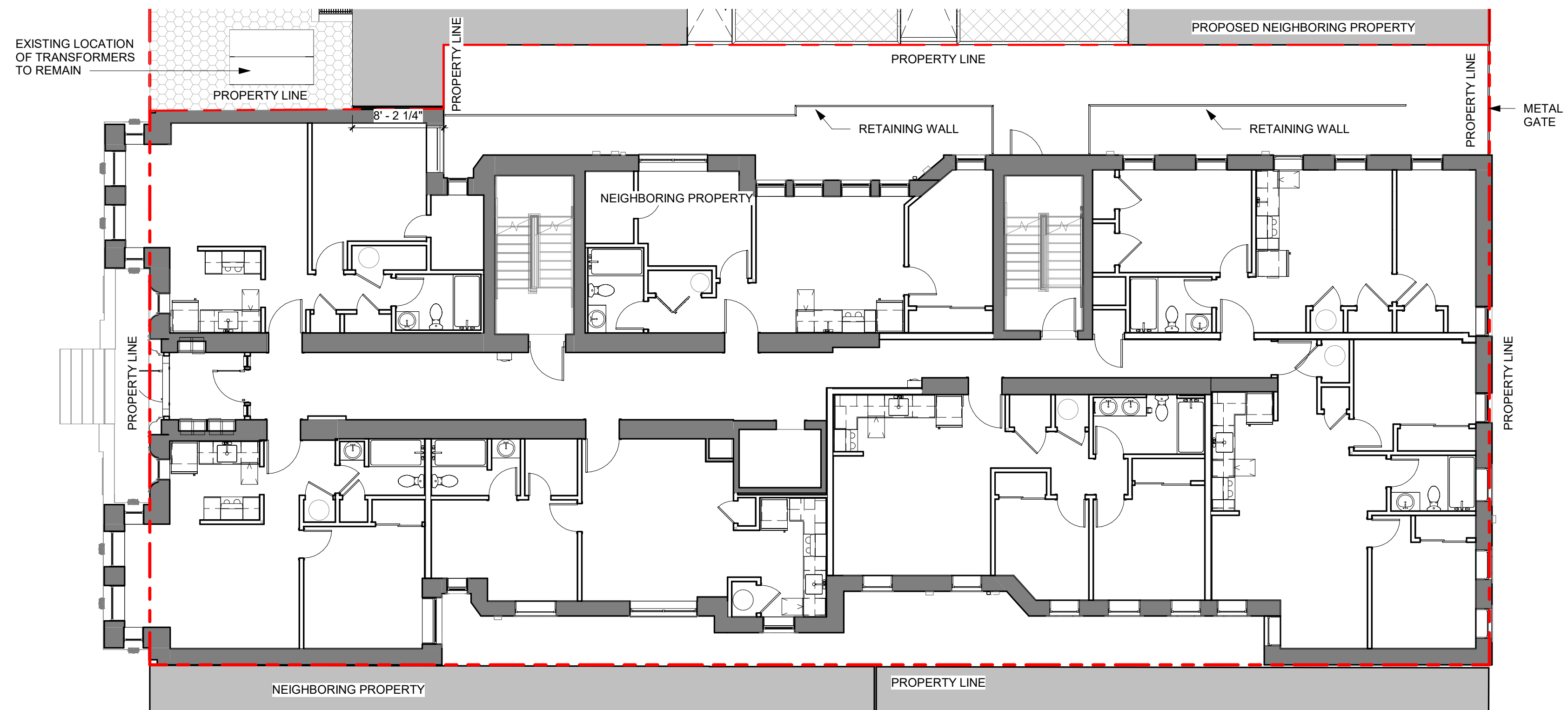
PROPOSED THIRD FLOOR PLAN



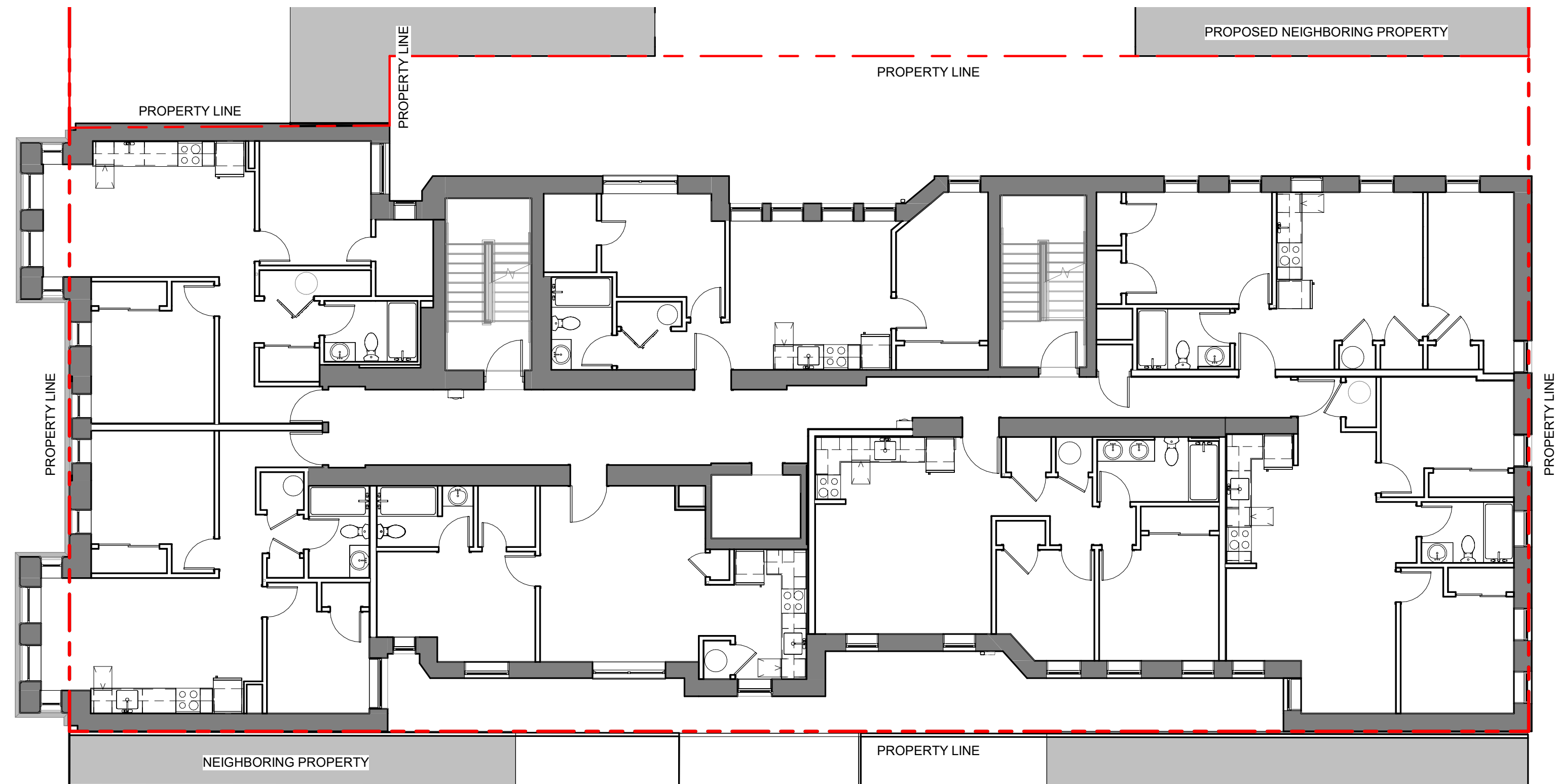
PROPOSED ROOF LEVEL



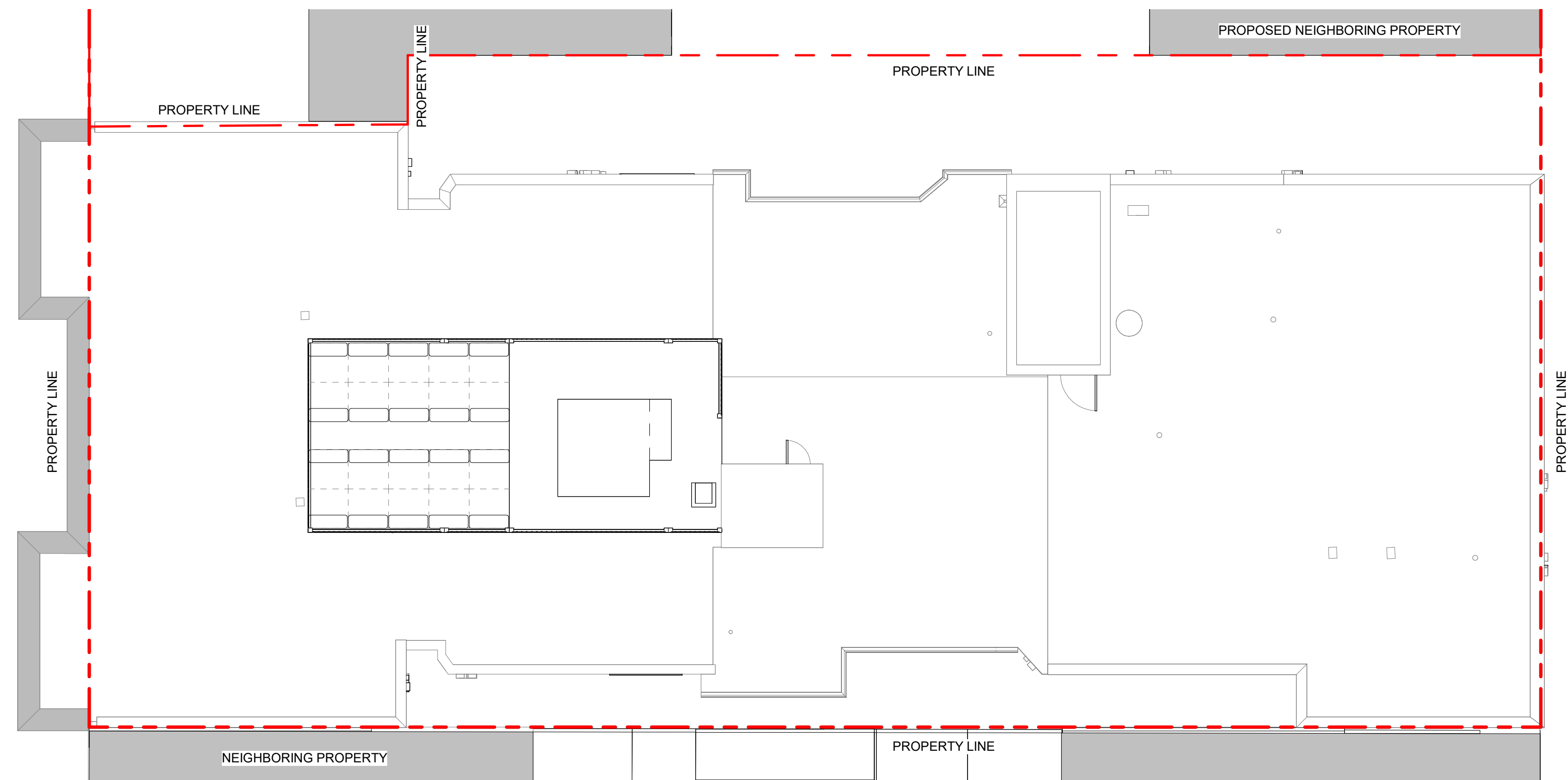
HENRIETTA - CELLAR FLOOR PLAN



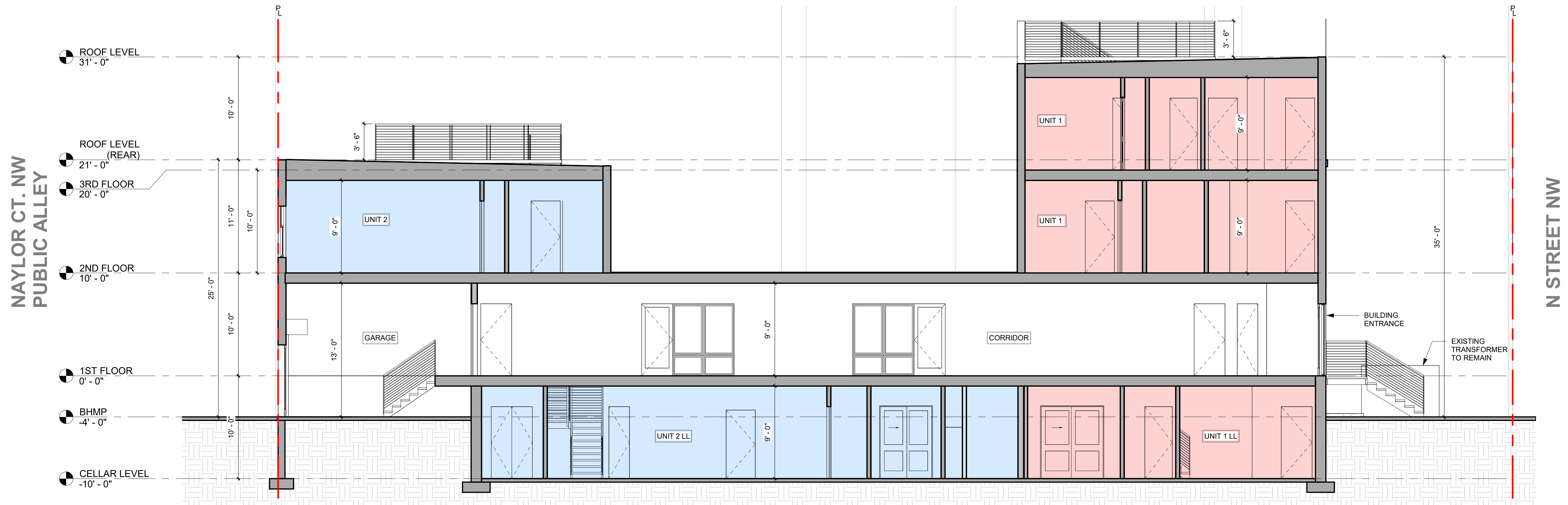
HENRIETTA - FIRST FLOOR PLAN



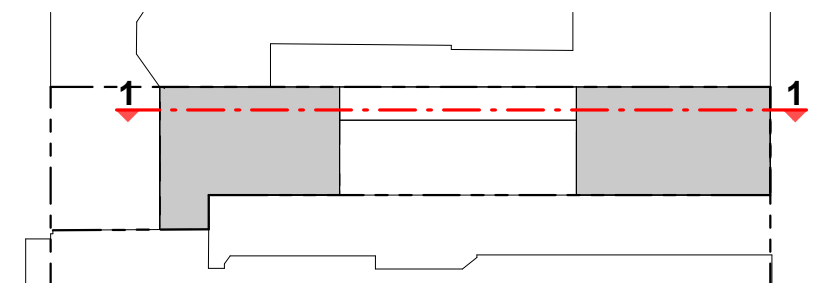
HENRIETTA - TYPICAL FLOOR PLAN



HENRIETTA - ROOF PLAN

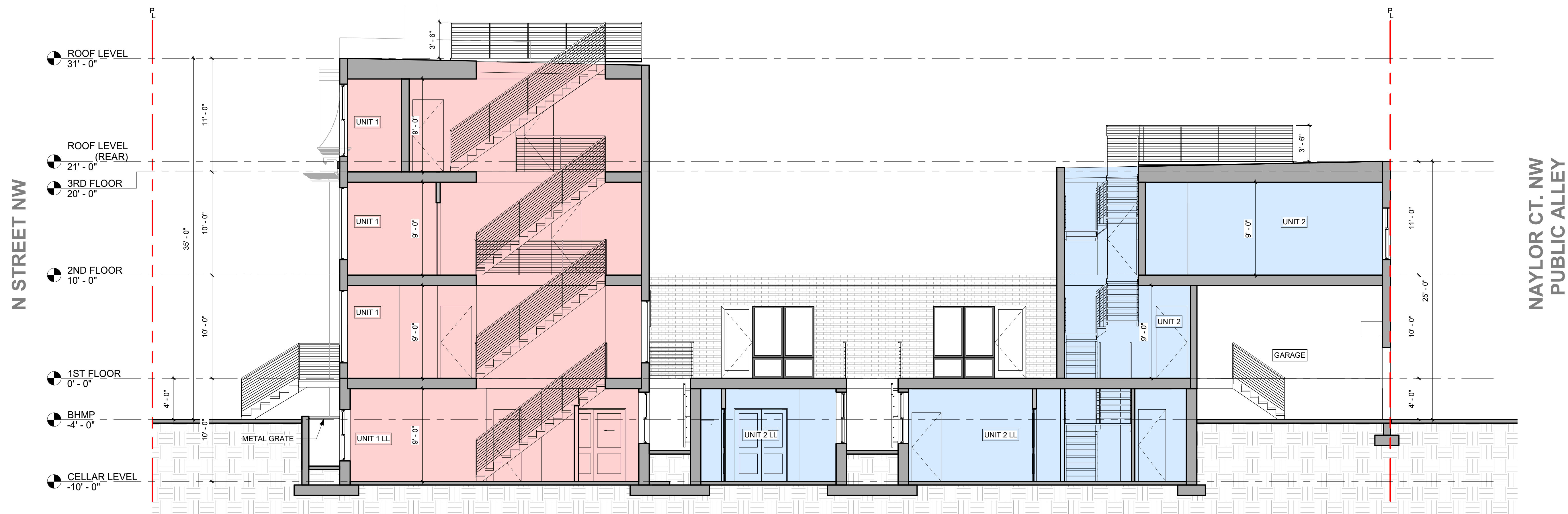


LONGITUDINAL SECTION 1

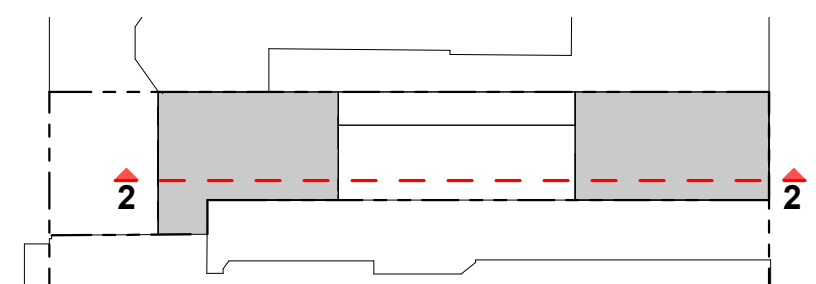


KEY PLAN





LONGITUDINAL SECTION 2



KEY PLAN



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BZA-16

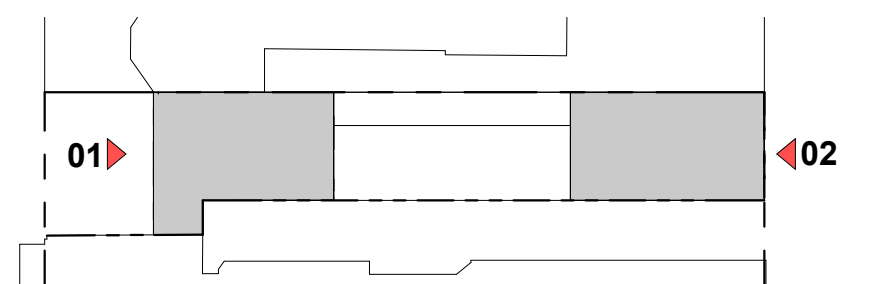
BUILDING SECTIONS



VIEW 01: SOUTH ELEVATION - N ST NW



VIEW 02: NORTH ELEVATION - NAYLOR CT. NW



KEY PLAN



933 N STREET NW

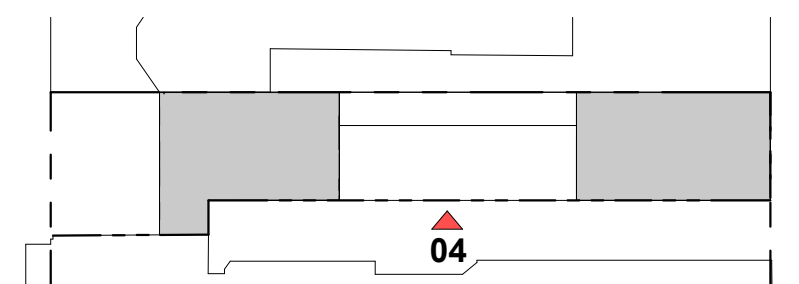
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BZA-17

BUILDING ELEVATIONS



VIEW 4: EAST ELEVATION



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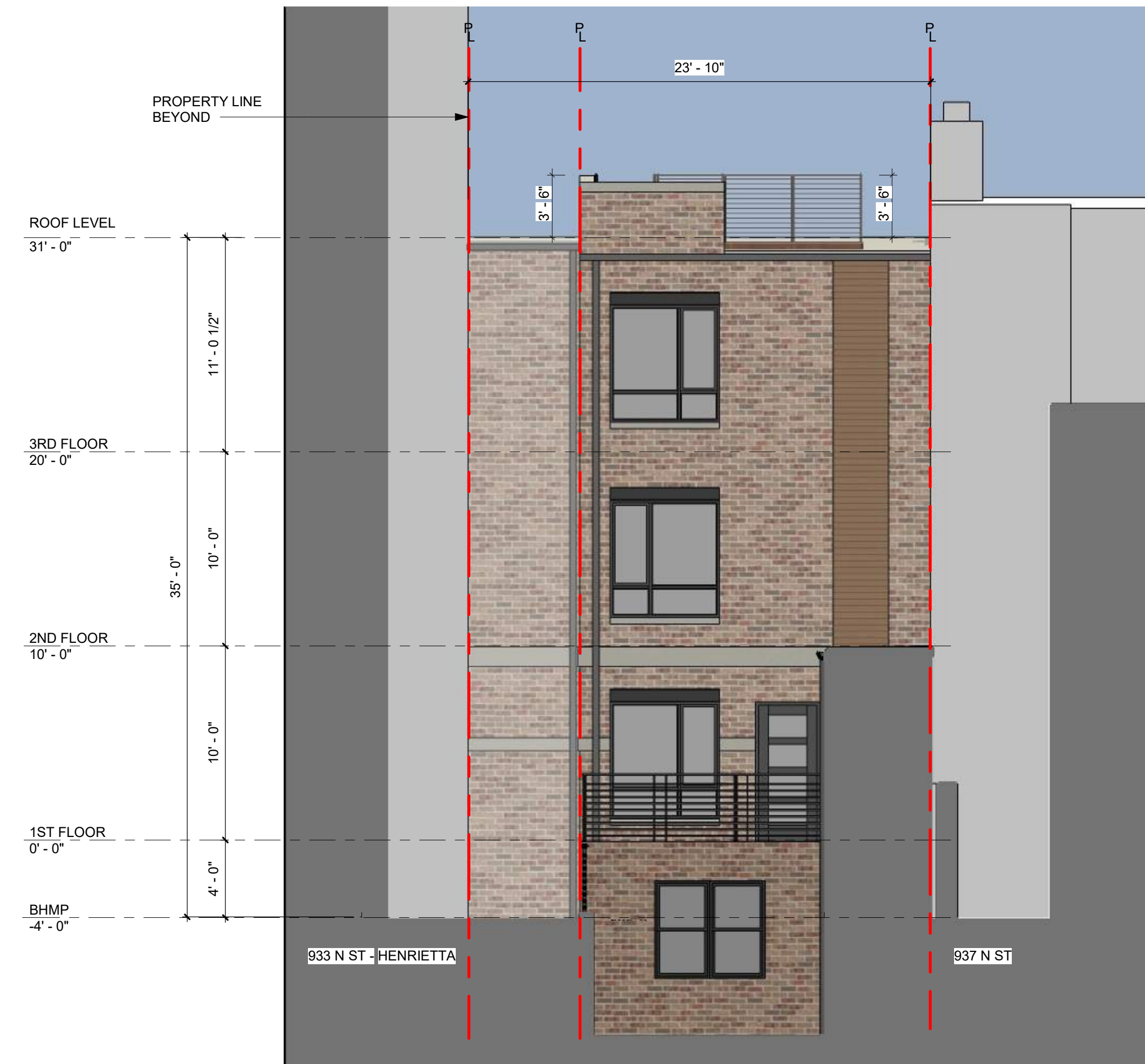
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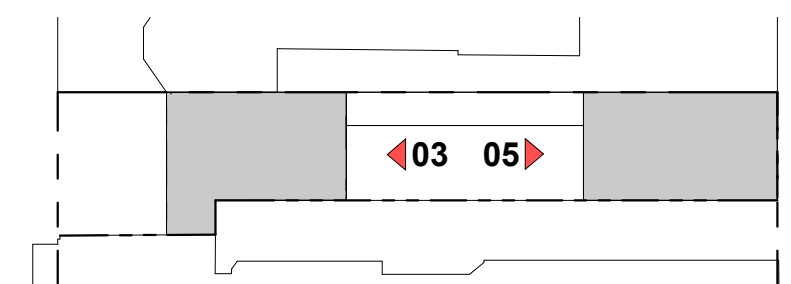
BUILDING ELEVATIONS



VIEW 05: SIDE YARD ELEVATION - SOUTH



VIEW 03: SIDE YARD ELEVATION - NORTH



KEY PLAN



BZA-19

BUILDING ELEVATIONS



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