



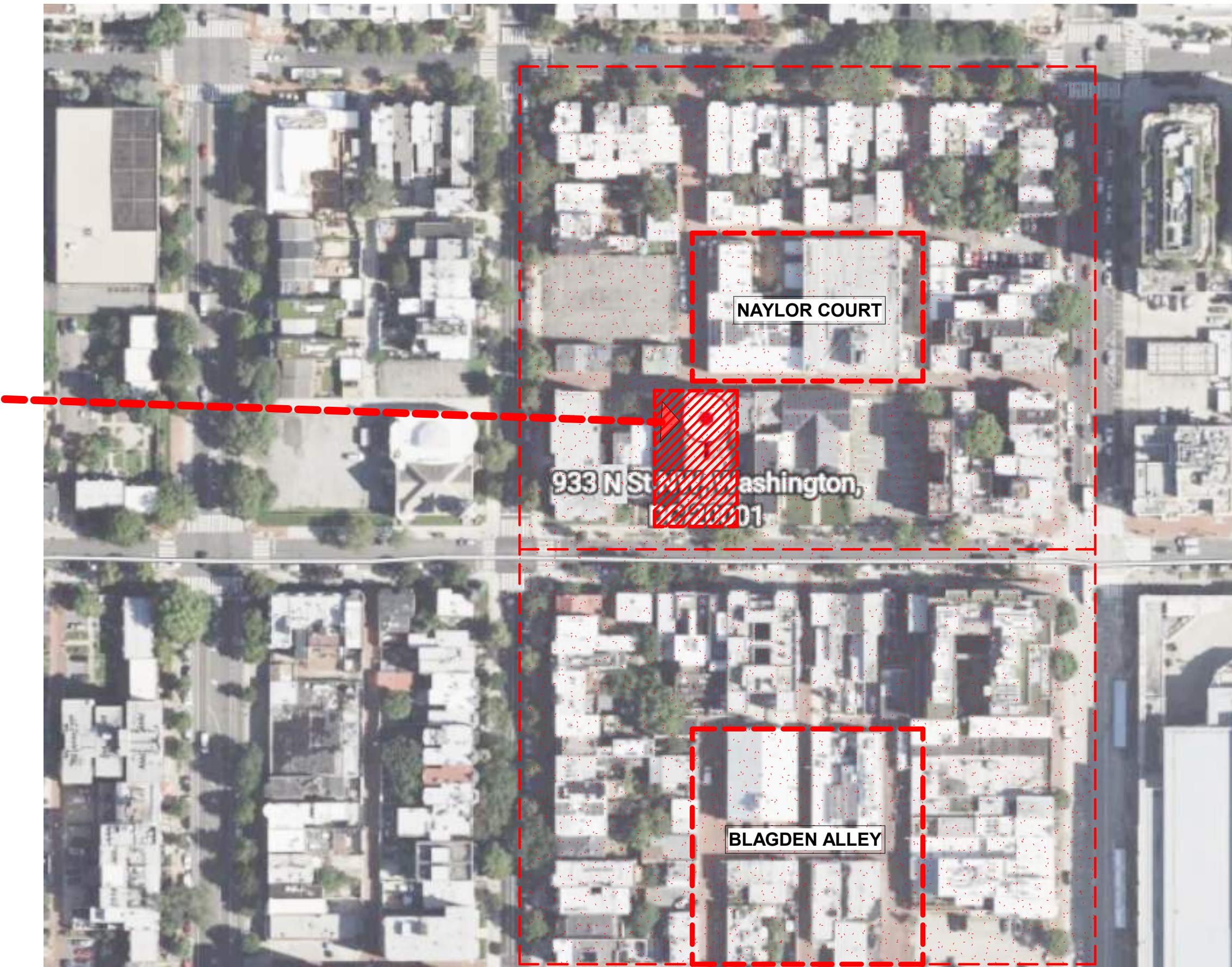
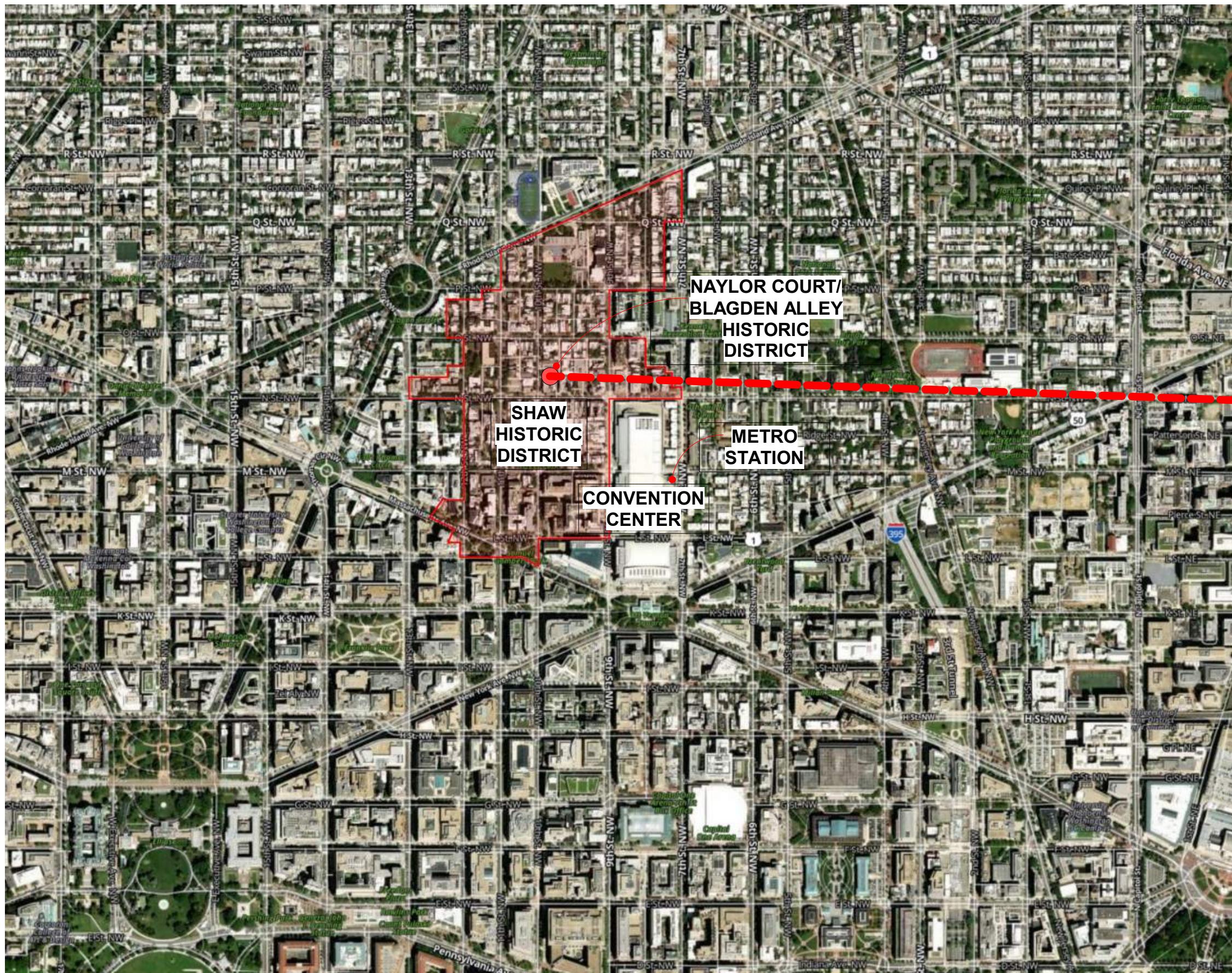
933 N STREET NW DC 20001  
BZA CONCEPT SUBMISSION  
SQ.: 0367 / LOT: 0081

PREPARED BY:  
ADG+G ARCHITECTURE  
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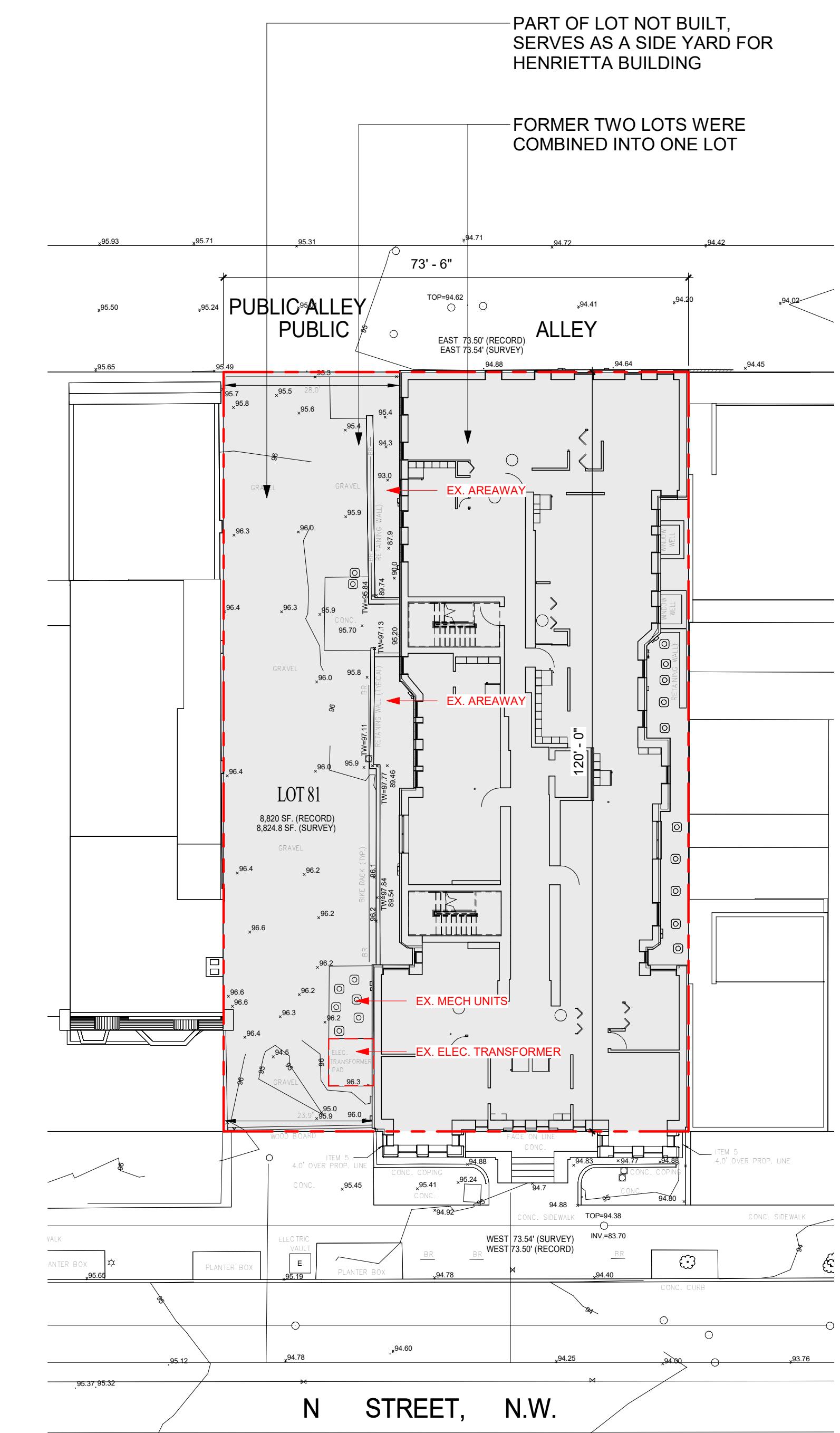
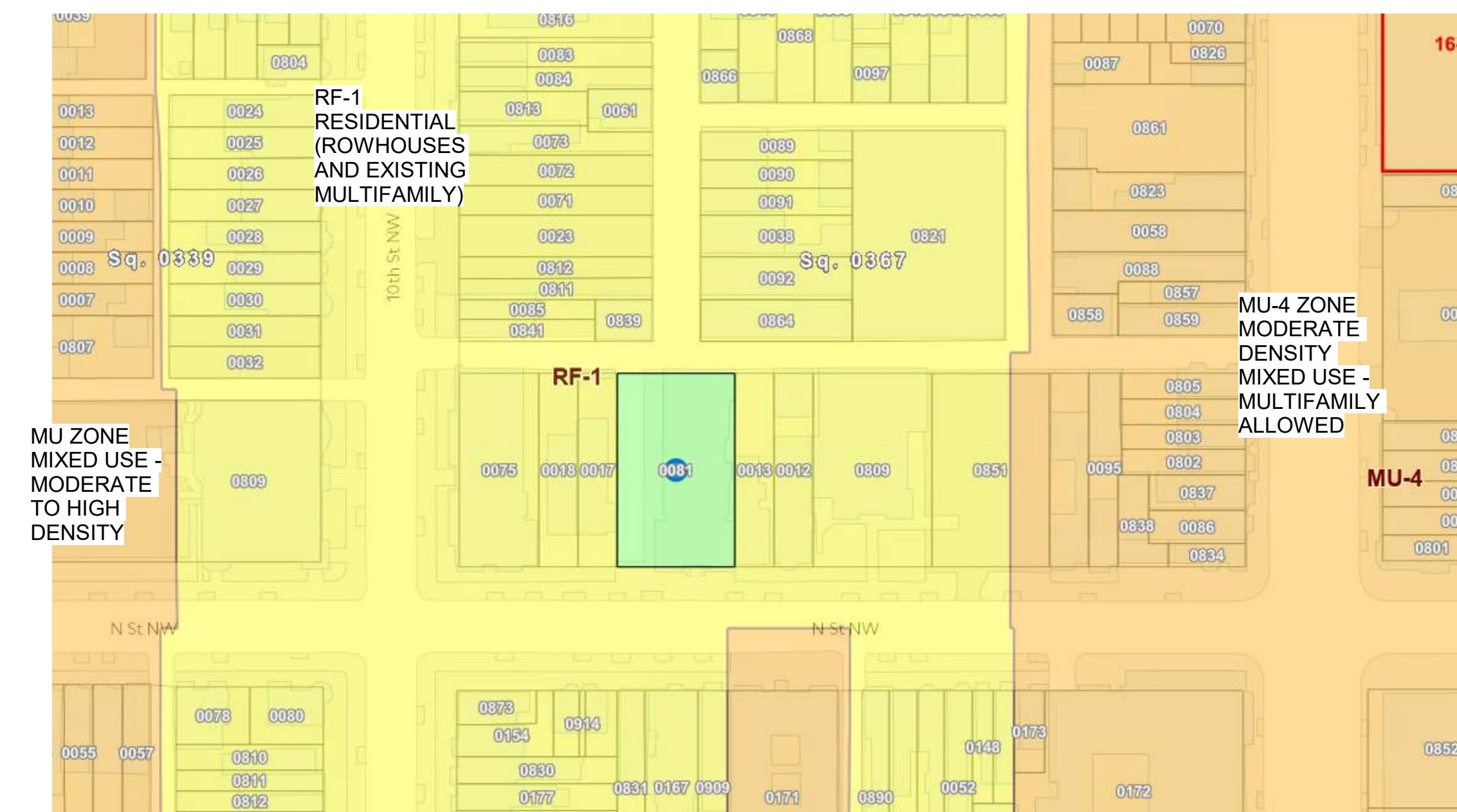
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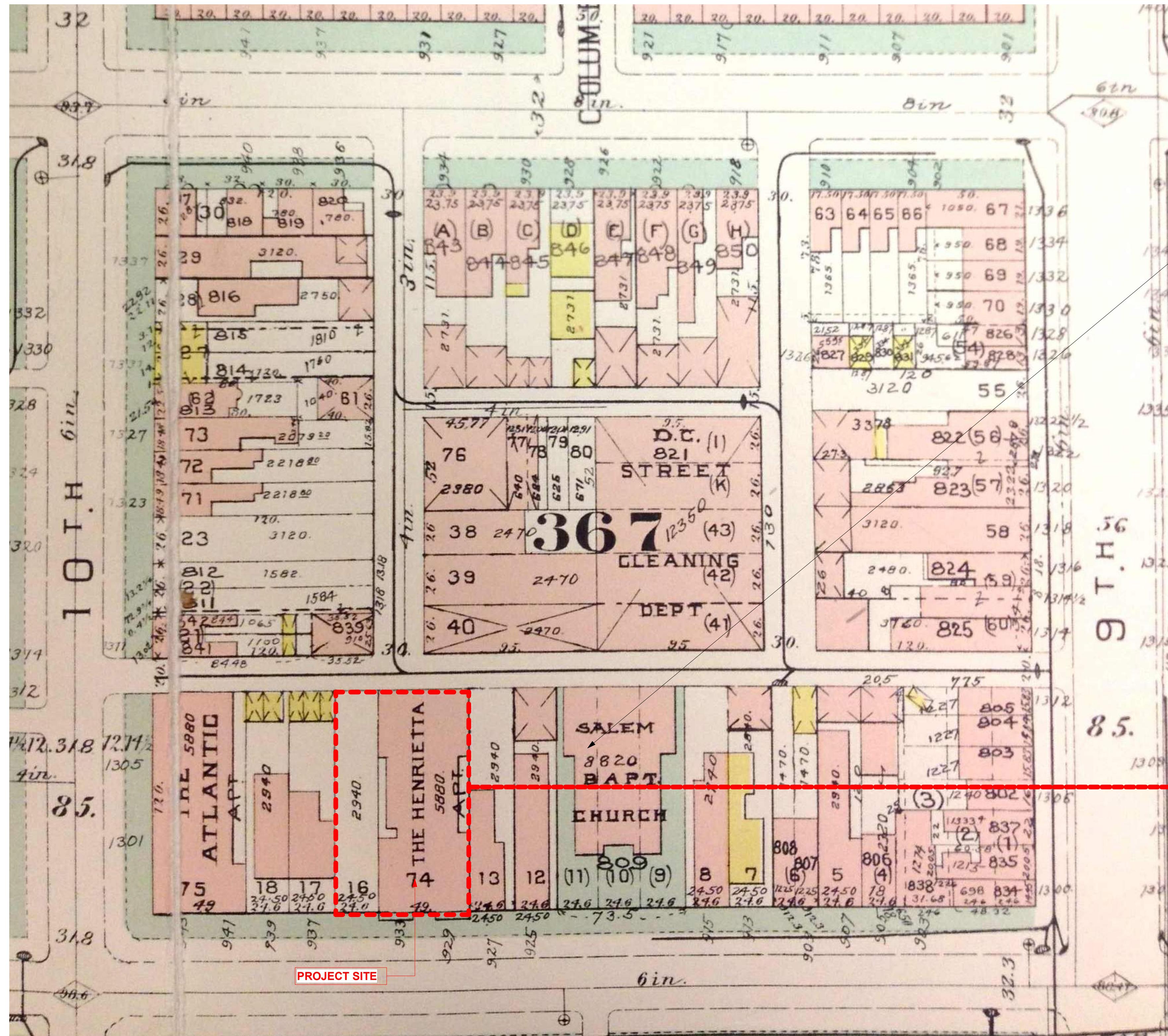
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VICINITY MAP

PROJECT SITE LOCATION





## ORIGINAL LOT PLAN (BAIST INDEX)

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NTS



933 N STREET NW

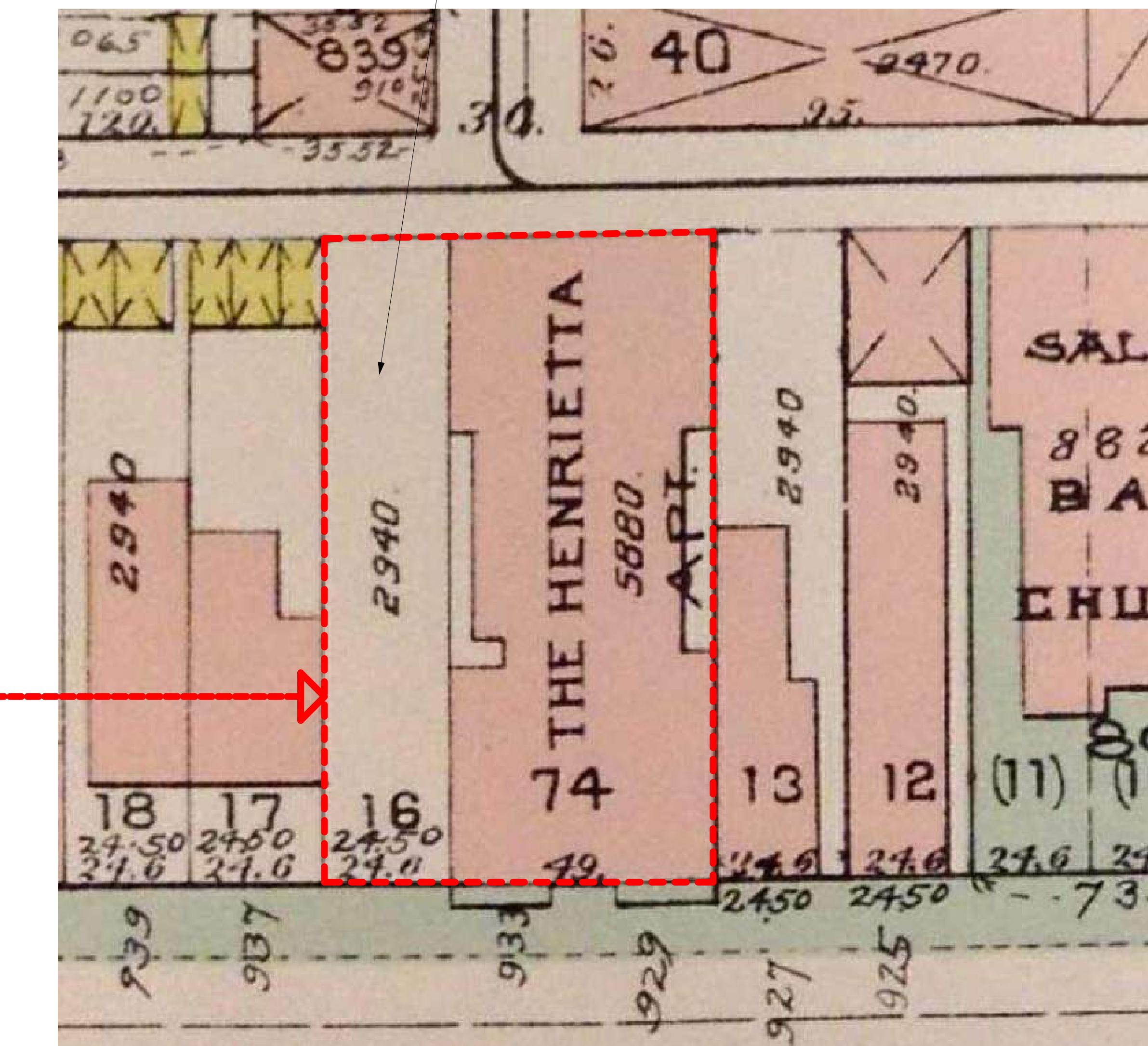
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933 N STREET NE, LLC / BZA CONCEPT SUBMISSION / 06.25.20

## ARCHITECTURE

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



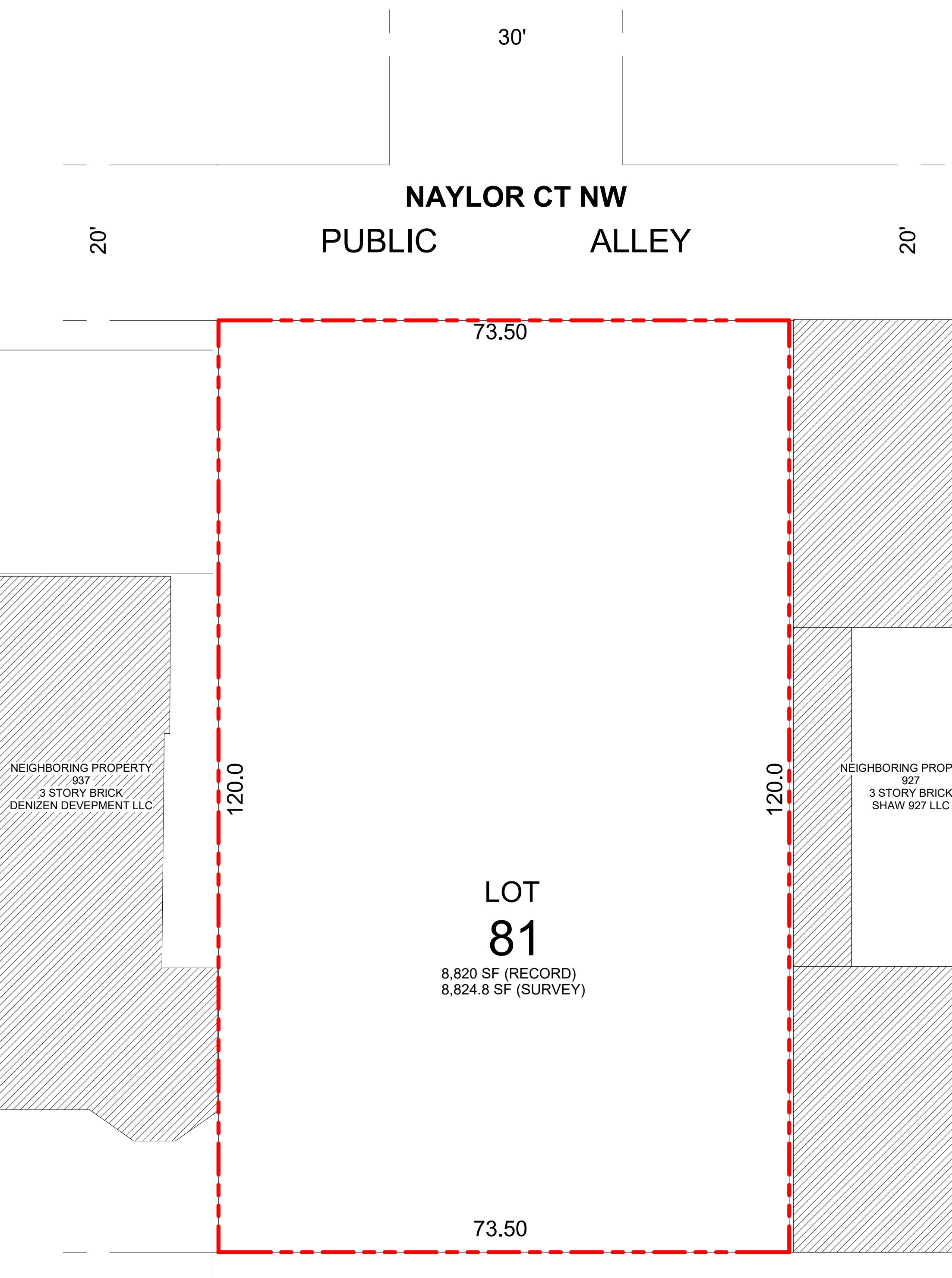
## ORIGINAL LOT PLAN (BAIST INDEX) - PROJECT SITE

1

N

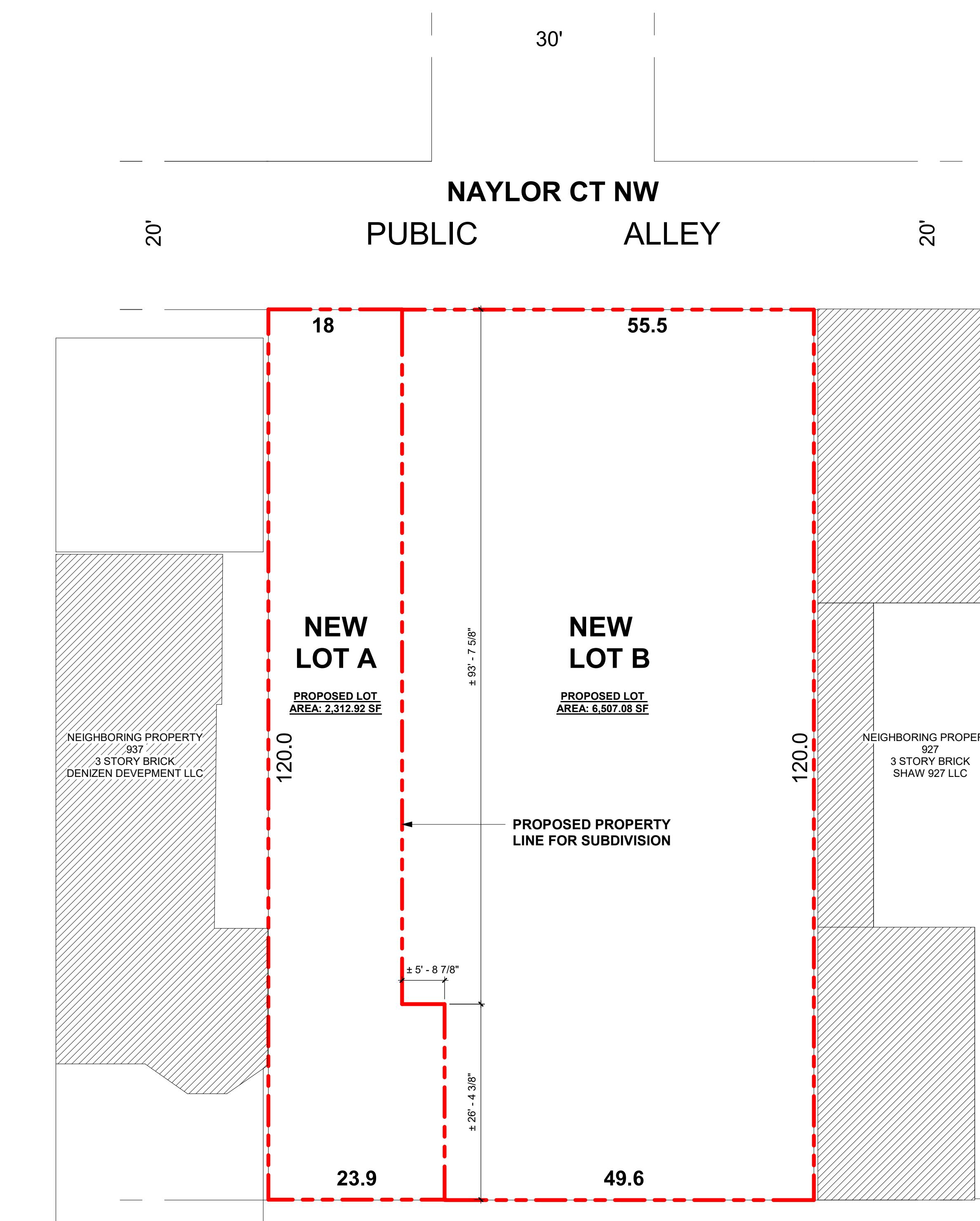
BZA-02

## ORIGINAL LOT PLAN



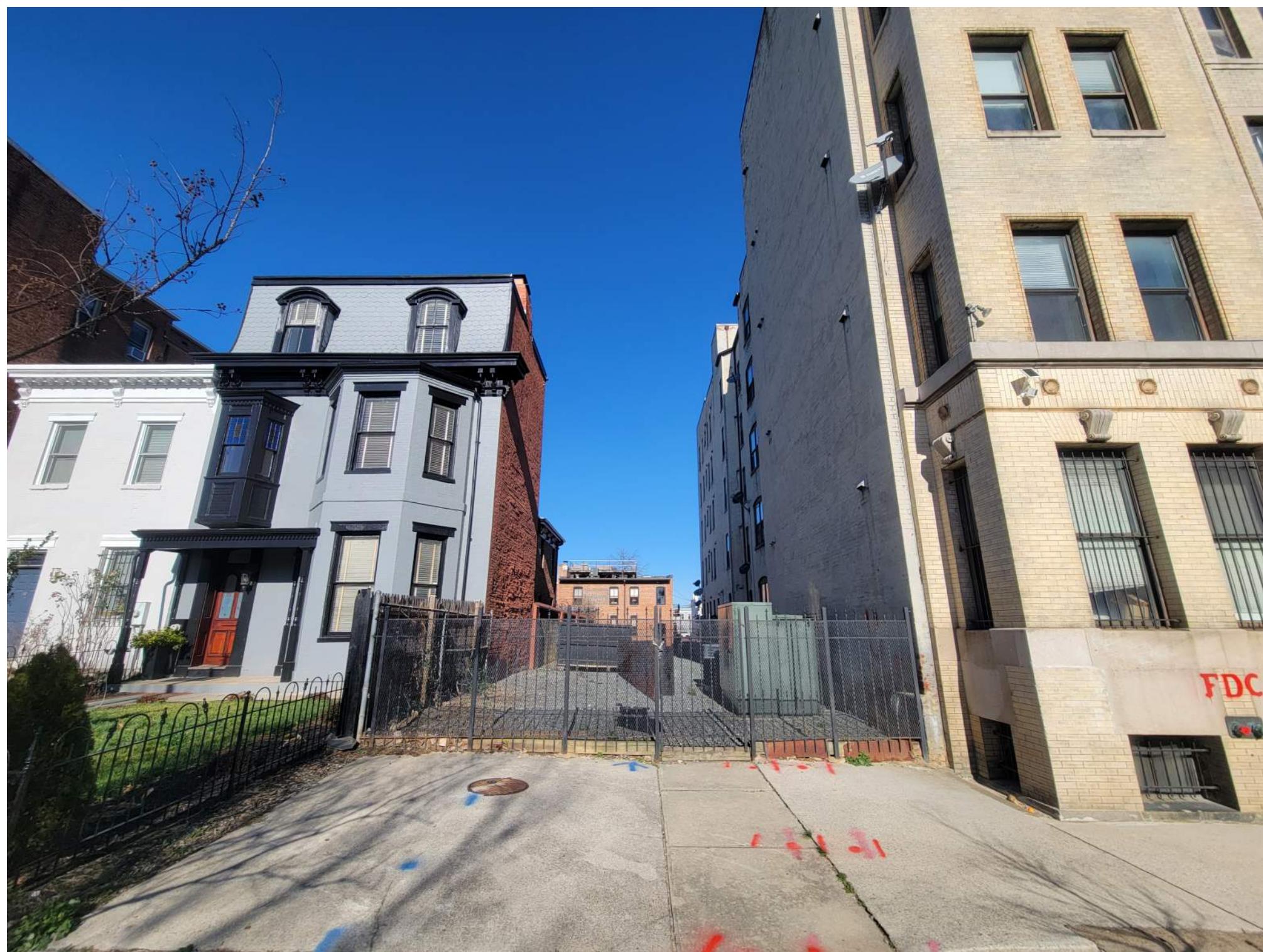
N STREET, N.W.

EXISTING LOT PLAN



N STREET, N.W.

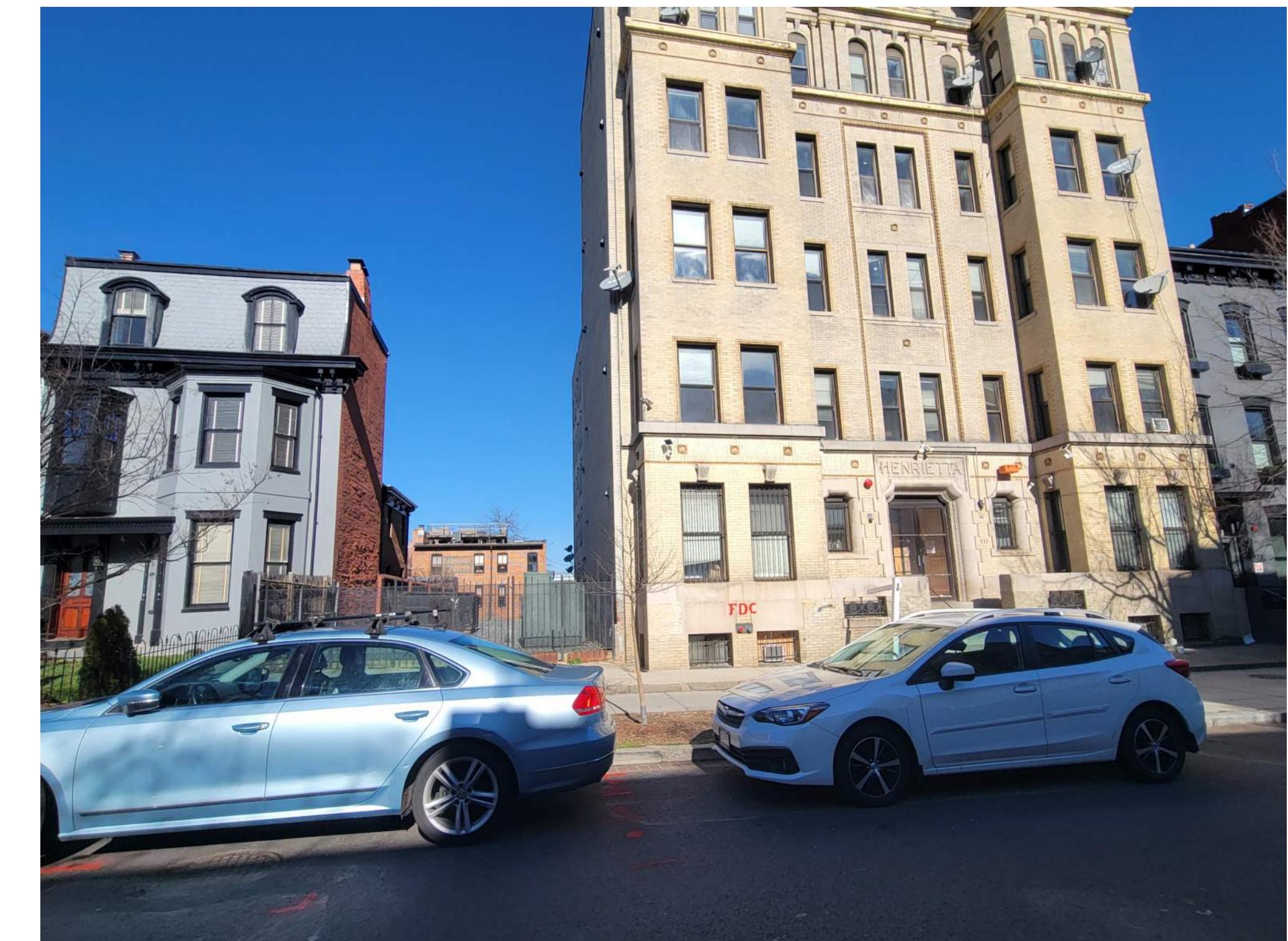
PROPOSED SUBDIVISION LOT PLAN



1



2



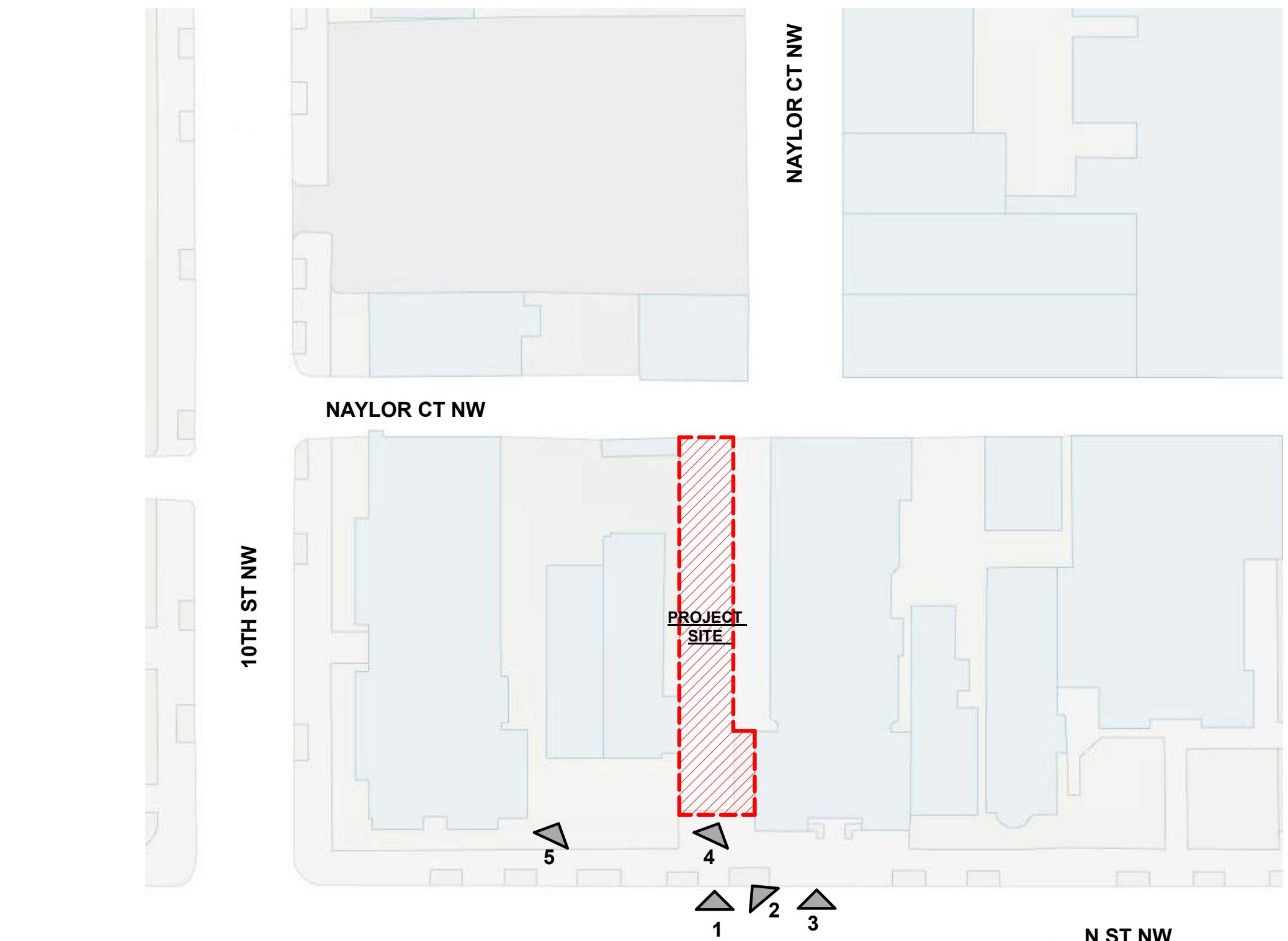
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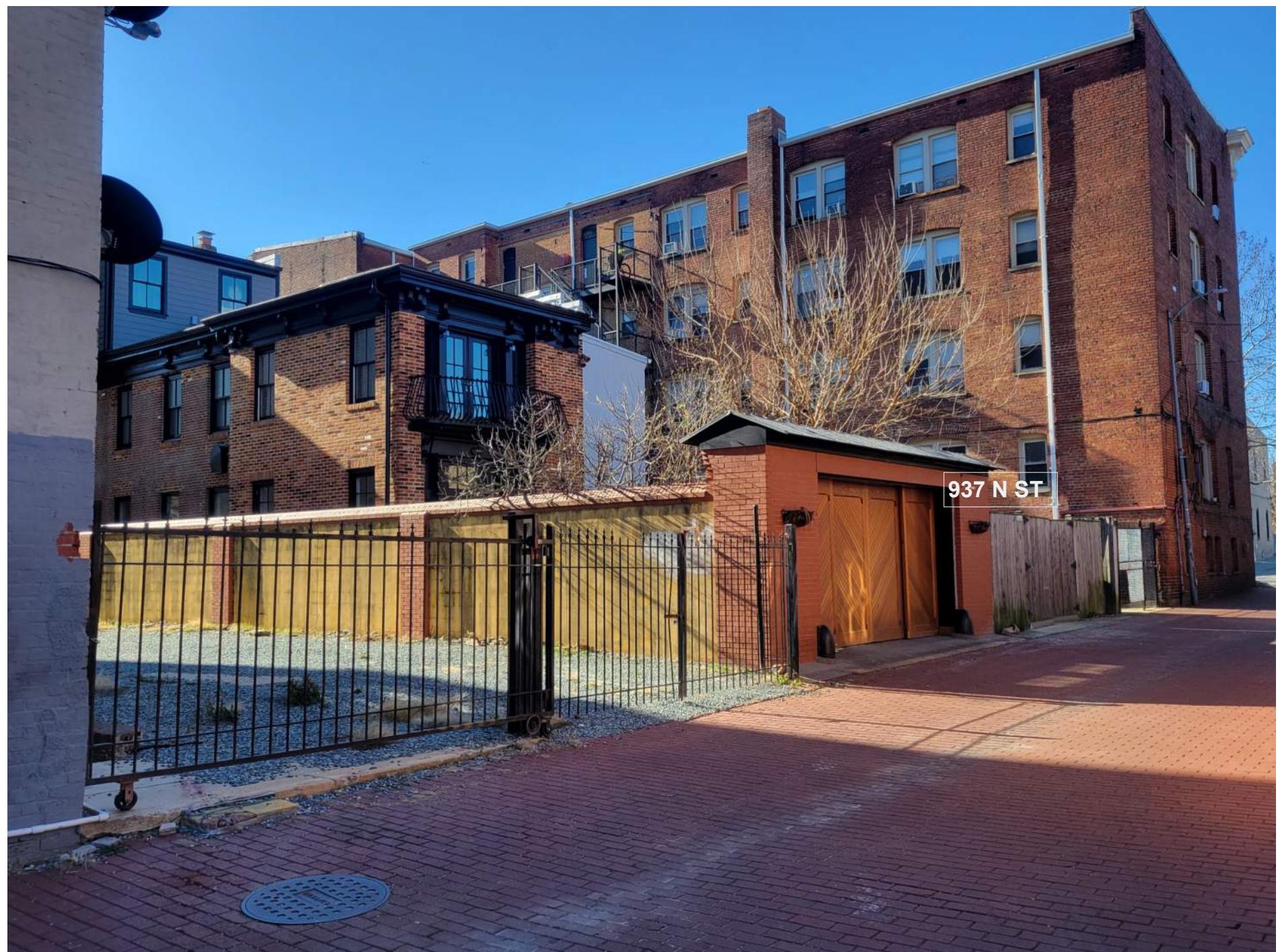


4 EXISTING TRANSFORMER

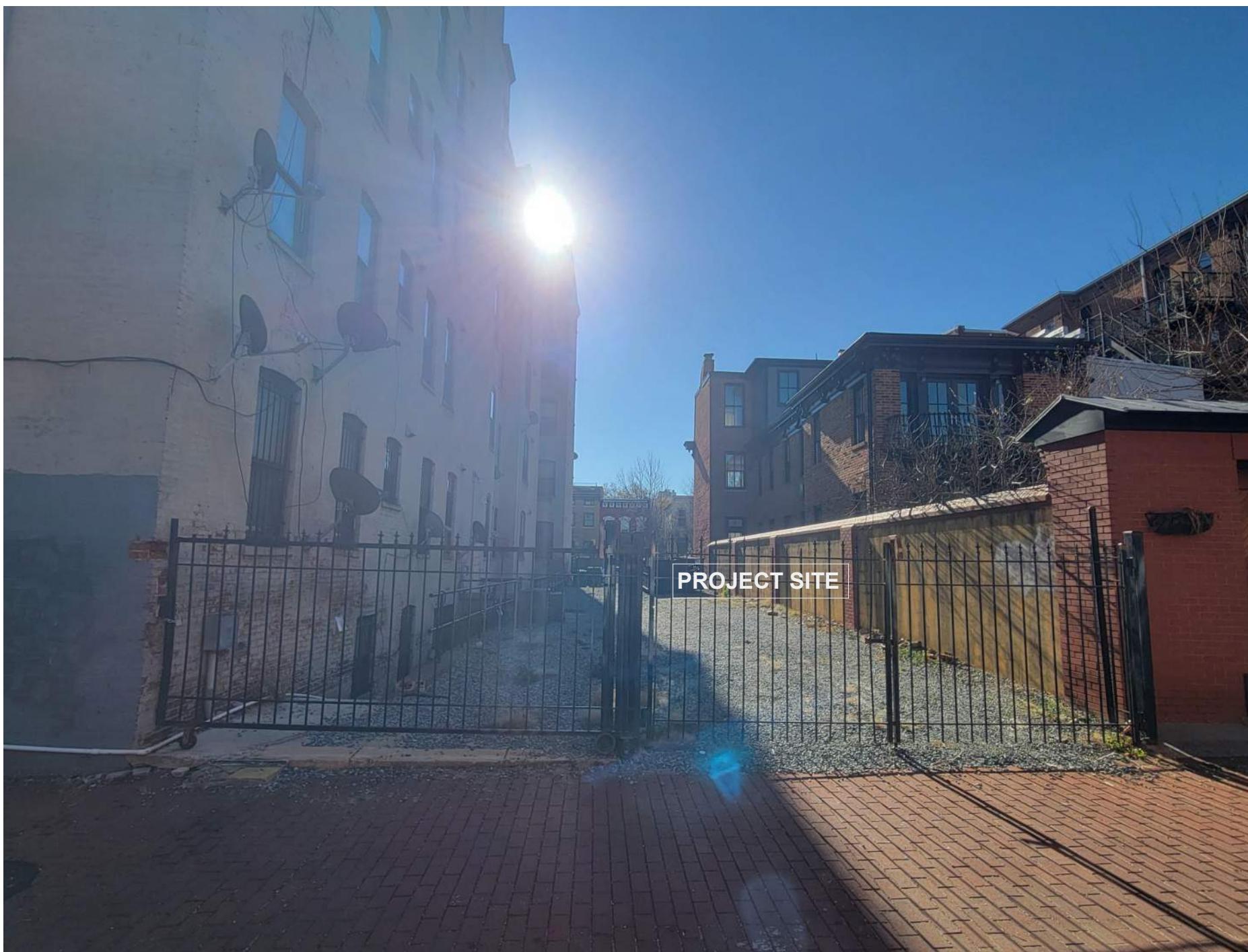


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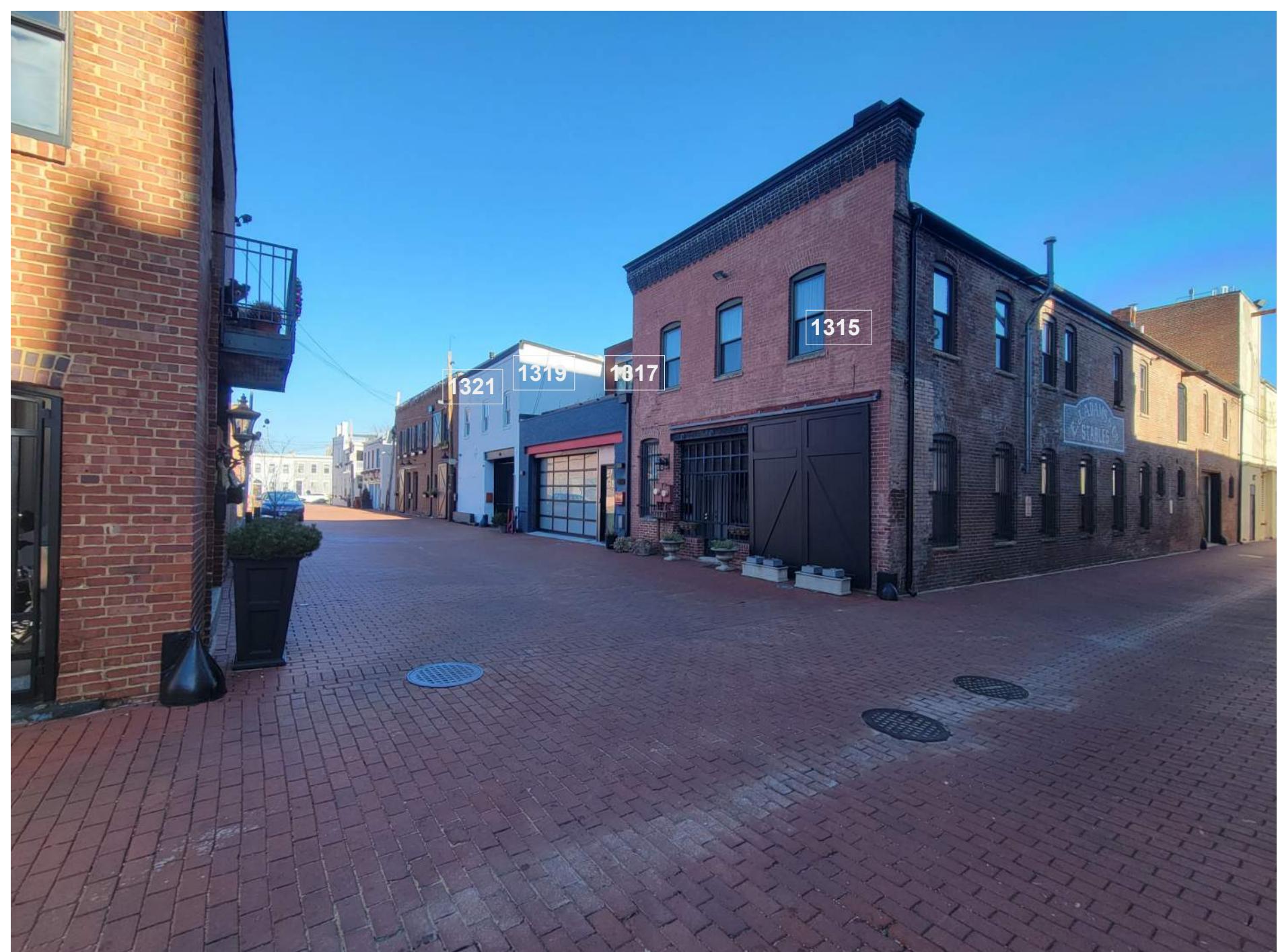
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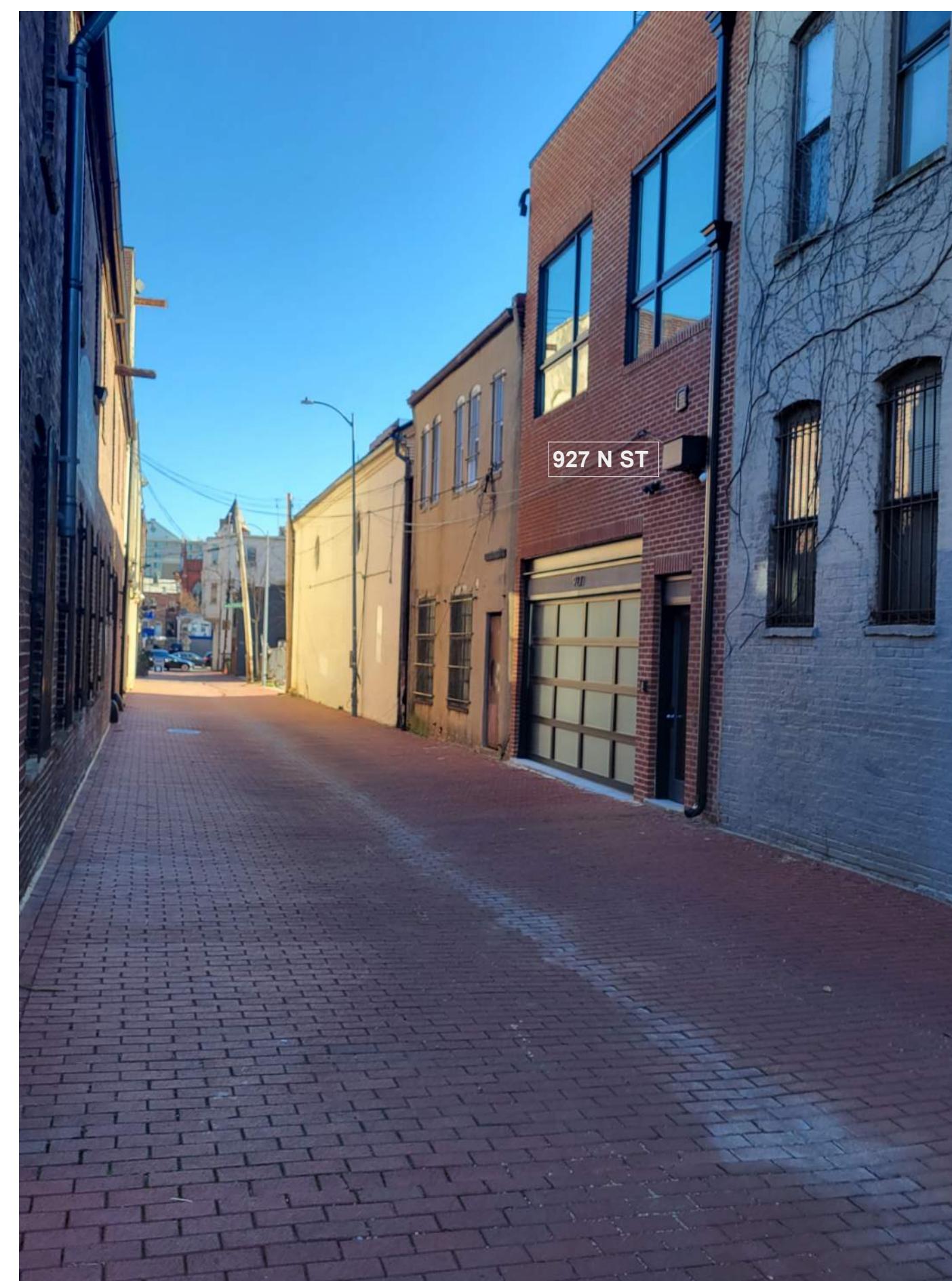
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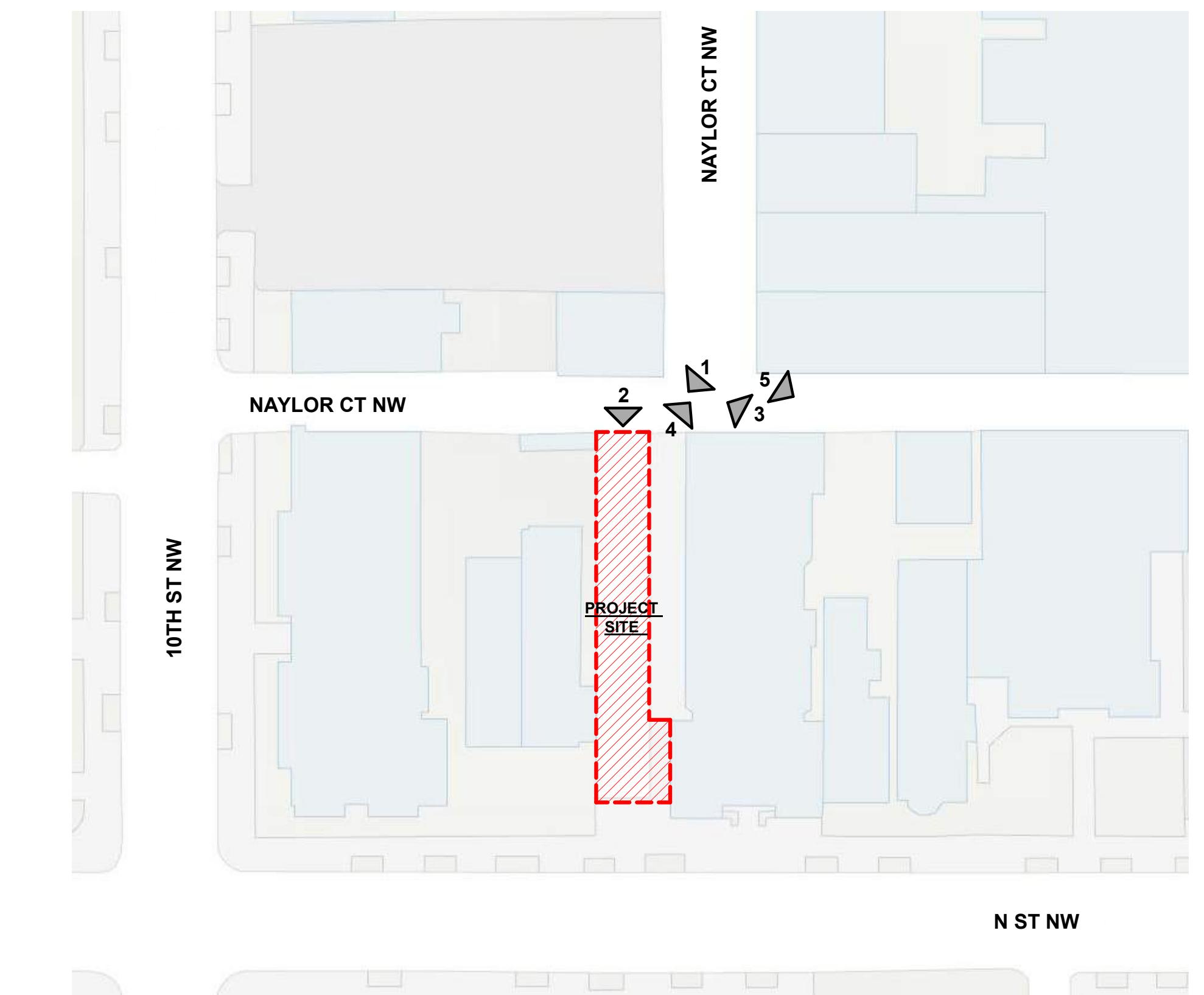
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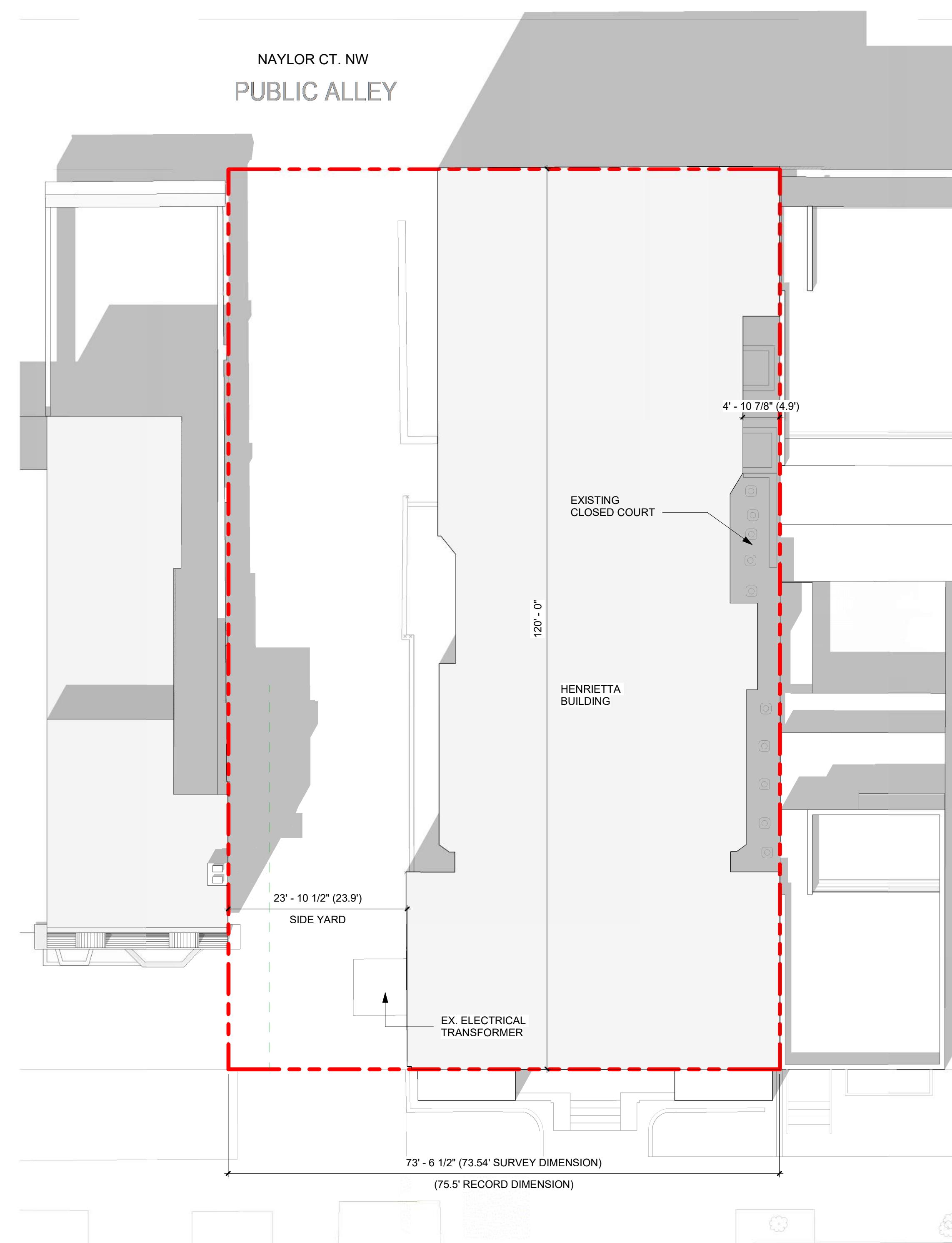


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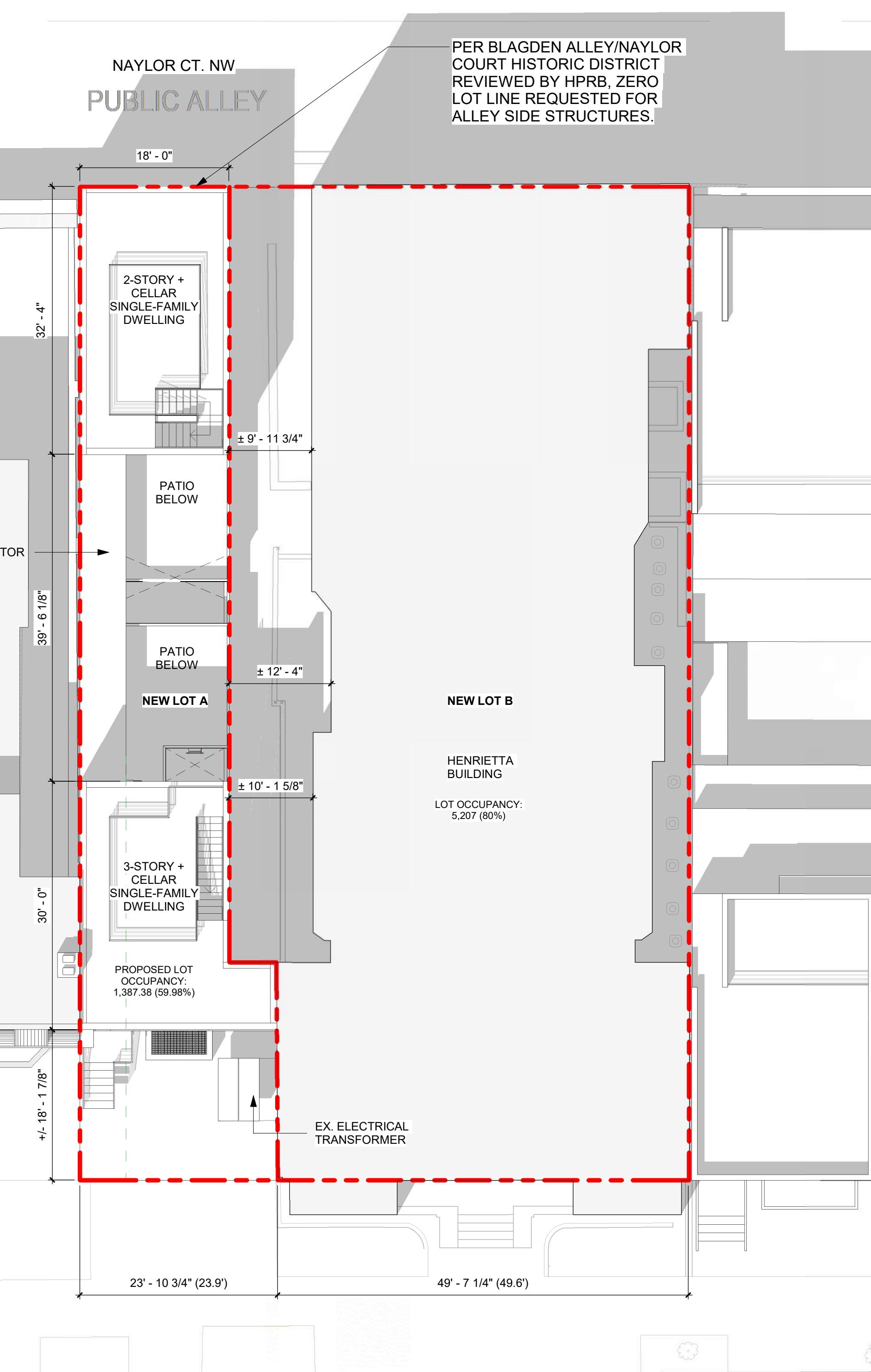
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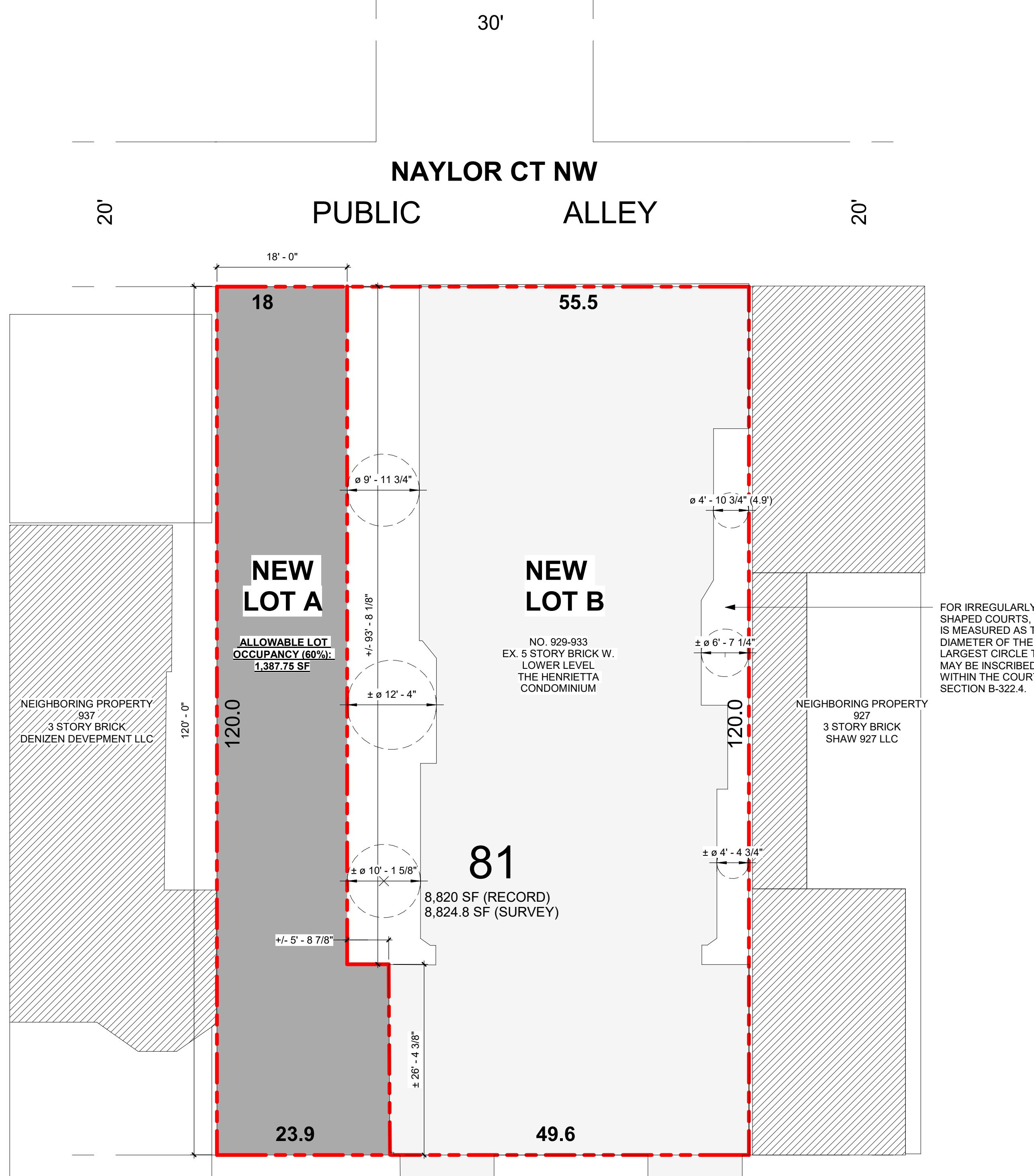
EXISTING SITE PLAN

N STREET, N.W.



PROPOSED SITE PLAN

N STREET, N.W.



# N STREET, N.W.

# PROPOSED NEW BUILDINGS ON PROPOSED SUBDIVIDED LOT PLAN

ZONING DATA:					
<b>Blagden Alley/Naylor Court Shaw Historic District</b>					
ADDRESS	933 N ST NW		RECORD LOT		
SSL NO.:	0367 0081			SUBDIVISION REQUESTED	SUBDIVISION REQUESTED
ZONING DISTRICT:	RF-1	2-FAMILY DWELLING			
HISTORIC DISTRICT:	Blagden Alley/ Naylor Ct/ Shaw		Contributing Structure - Built 1900		
SITE AREA:	<b>8820 (73.5'x120')</b>				
USE	<b>REQUIRED/ALLOWED (RF-1)</b>		<b>EXISTING</b>	<b>PROPOSED SUBDIVISION-ROWHOUSE</b>	<b>PROPOSED - HENRIETTA</b>
	2-FAMILY DWELLING		MULTI-FAMILY/NON-CONFORMING USE	2-FAMILY DWELLING	MULTI-FAMILY/NON-CONFORMING USE
			An apartment house that existed prior to 1958 and has been in continuous use as an apartment house		An apartment house that existed prior to 1958 and has been in continuous use as an apartment house
LOT OCCUPANCY	60% MAX		59%	60%	80%
	5292 SF MAX		5,207 SF	1,387.38 SF	5,207 SF
LOT SIZE MINIMUM	18' MINIMUM	1800 SF MINIMUM LOT		2,312.92 SF	6,507.08
LOT SIZE	73.5' X 120'		73.5' X 120'		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

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TOTAL: 2,180.31 SF

**UNIT 2: GSF**

- CELLAR LVL: 850.86 SF  
- 1ST FLOOR: 171.48 SF  
- 2ND FLOOR: 582.08 SF

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TOTAL: 1,604.42 SF



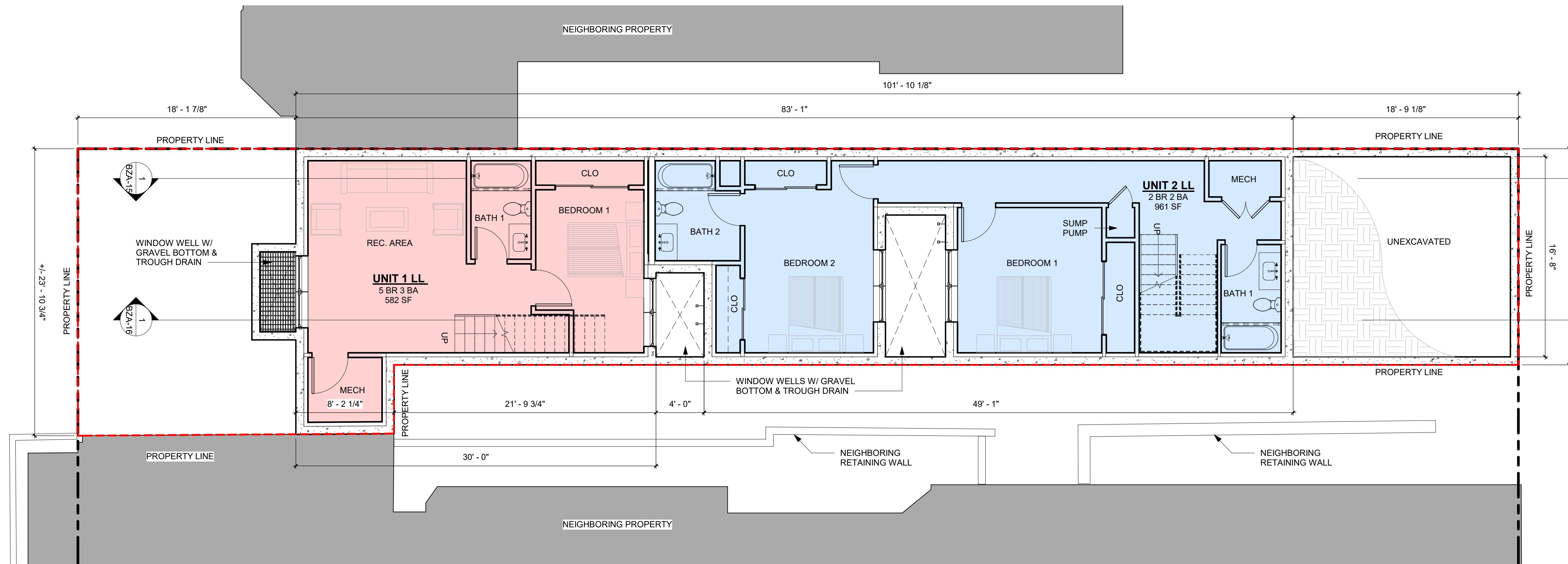
N

0' 8' 16' 24'

BZA-07

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ZONING INFORMATION

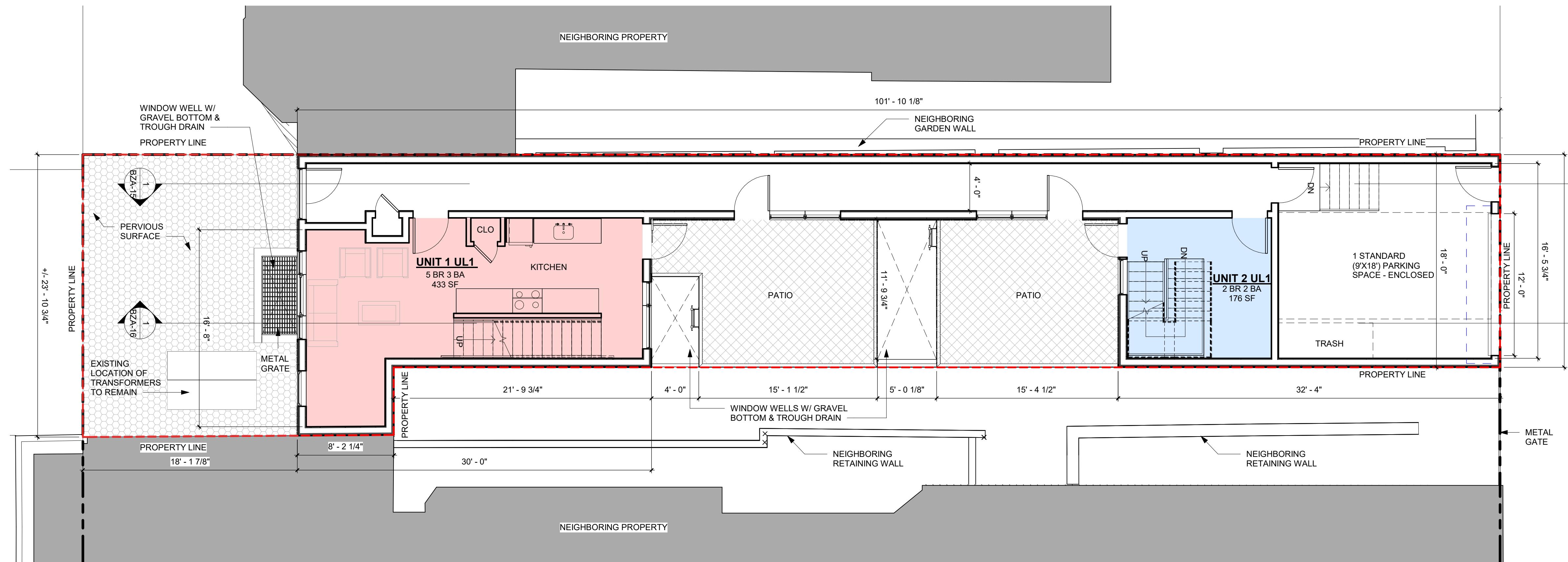


## PROPOSED CELLAR FLOOR PLAN

933 N STREET NW

933 N STREET NE, LLC / BZA CONCEPT SUBMISSION / 06.25.2024

NOTE: INTERIOR LAYOUT AND UNIT CONFIGURATIONS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES. FINAL LAYOUT AND DESIGN TO BE DETERMINED PRIOR TO PERMITTING.



## **PROPOSED FIRST FLOOR PLAN**

933 N STREET NW

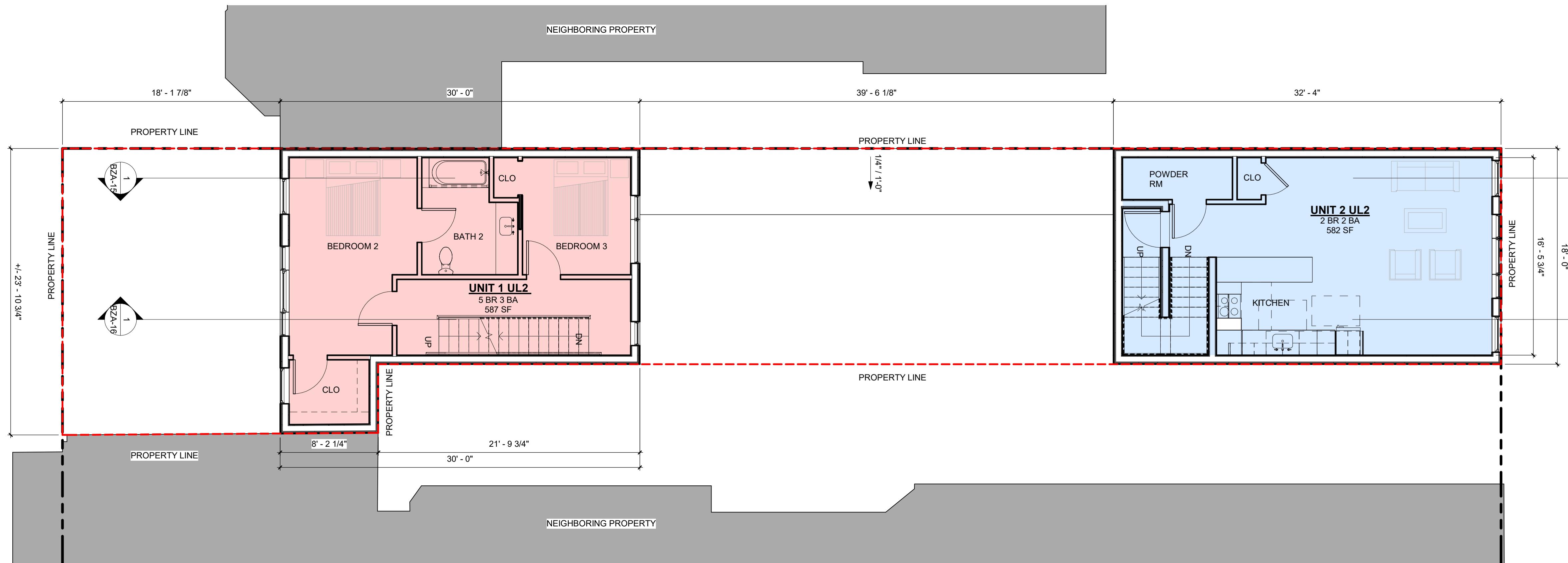
933 N STREET NE, LLC / BZA CONCEPT SUBMISSION / 06.25.2024

NOTE: INTERIOR LAYOUT AND UNIT CONFIGURATIONS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES. FINAL LAYOUT AND DESIGN TO BE DETERMINED PRIOR TO PERMITTING.

4' 8' 12'

BZA-09

IRST FLOOR PLAN

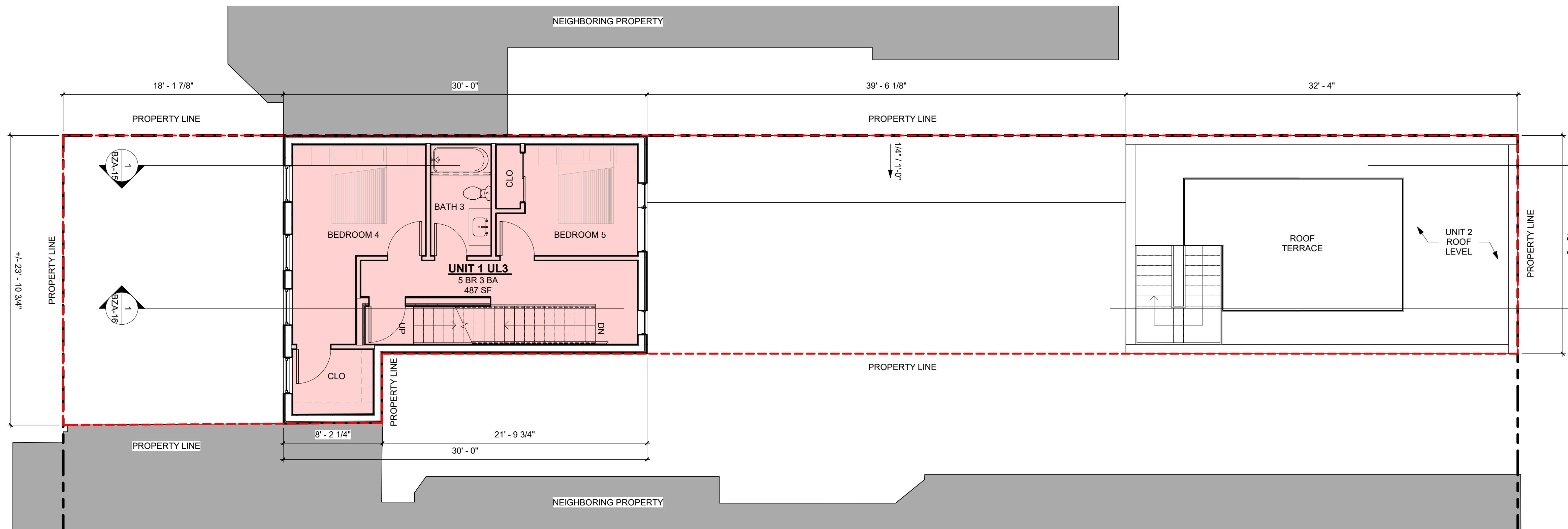


## PROPOSED SECOND FLOOR PLAN

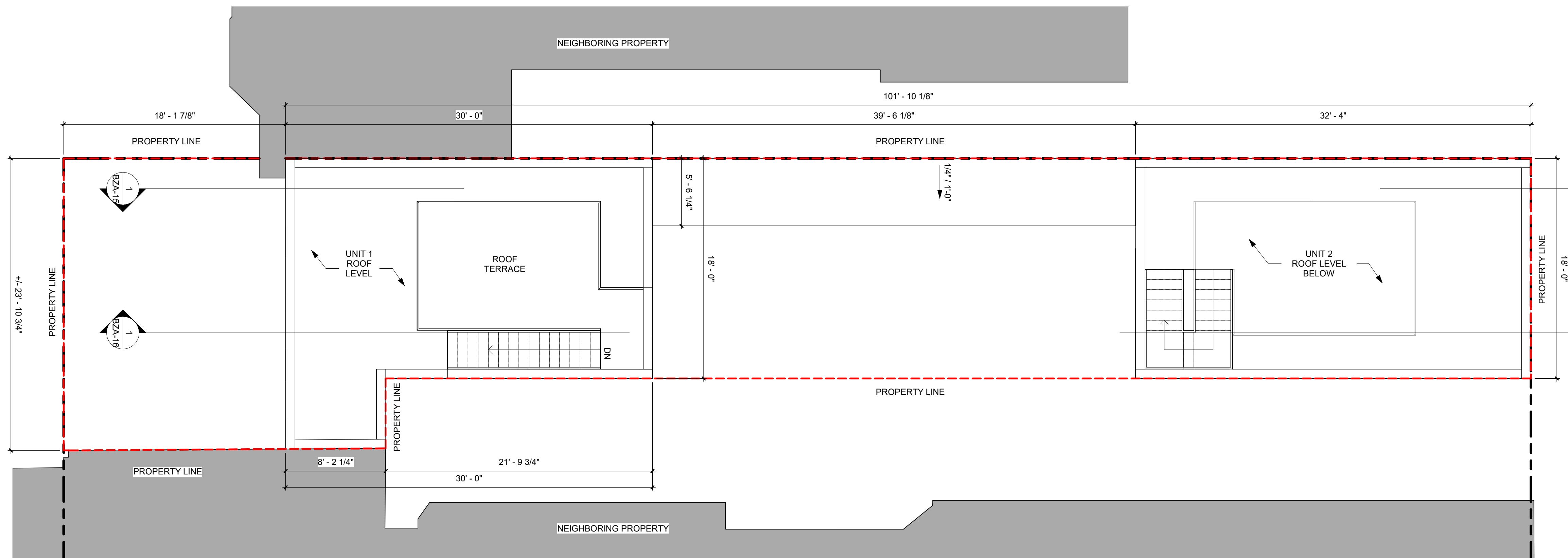
933 N STREET NW

933 N STREET NE, LLC / BZA CONCEPT SUBMISSION / 06.25.2024

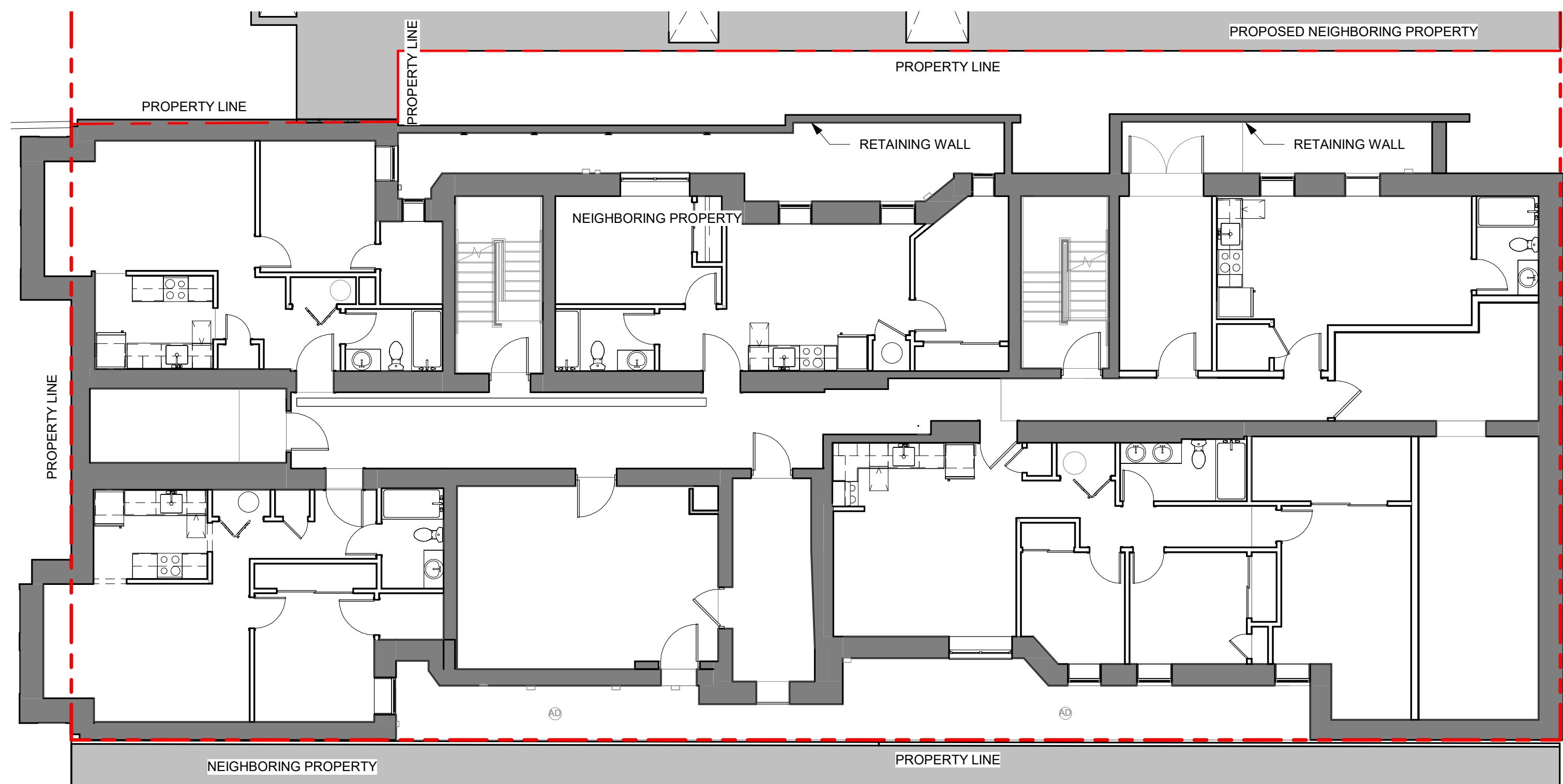
NOTE: INTERIOR LAYOUT AND UNIT CONFIGURATIONS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES. FINAL LAYOUT AND DESIGN TO BE DETERMINED PRIOR TO PERMITTING.



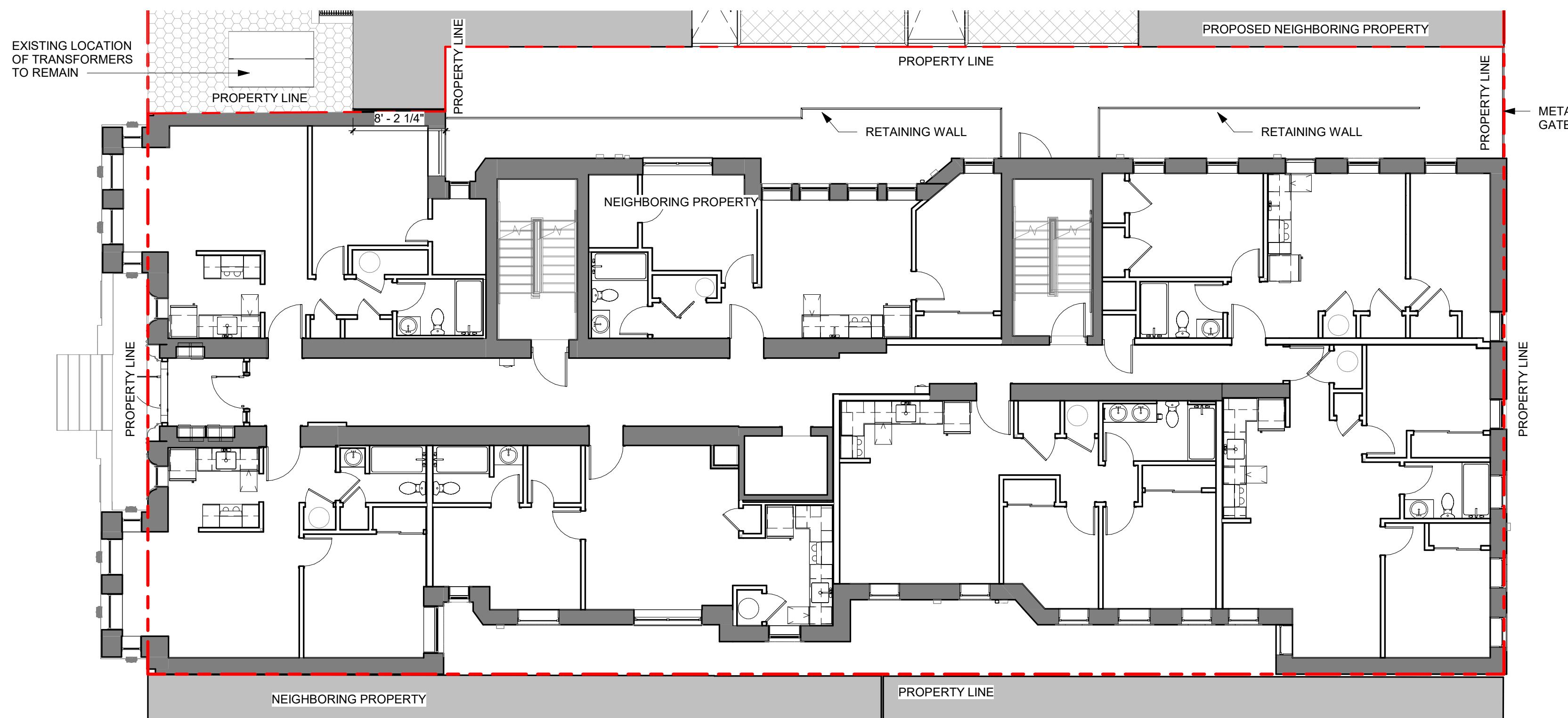
PROPOSED THIRD FLOOR PLAN



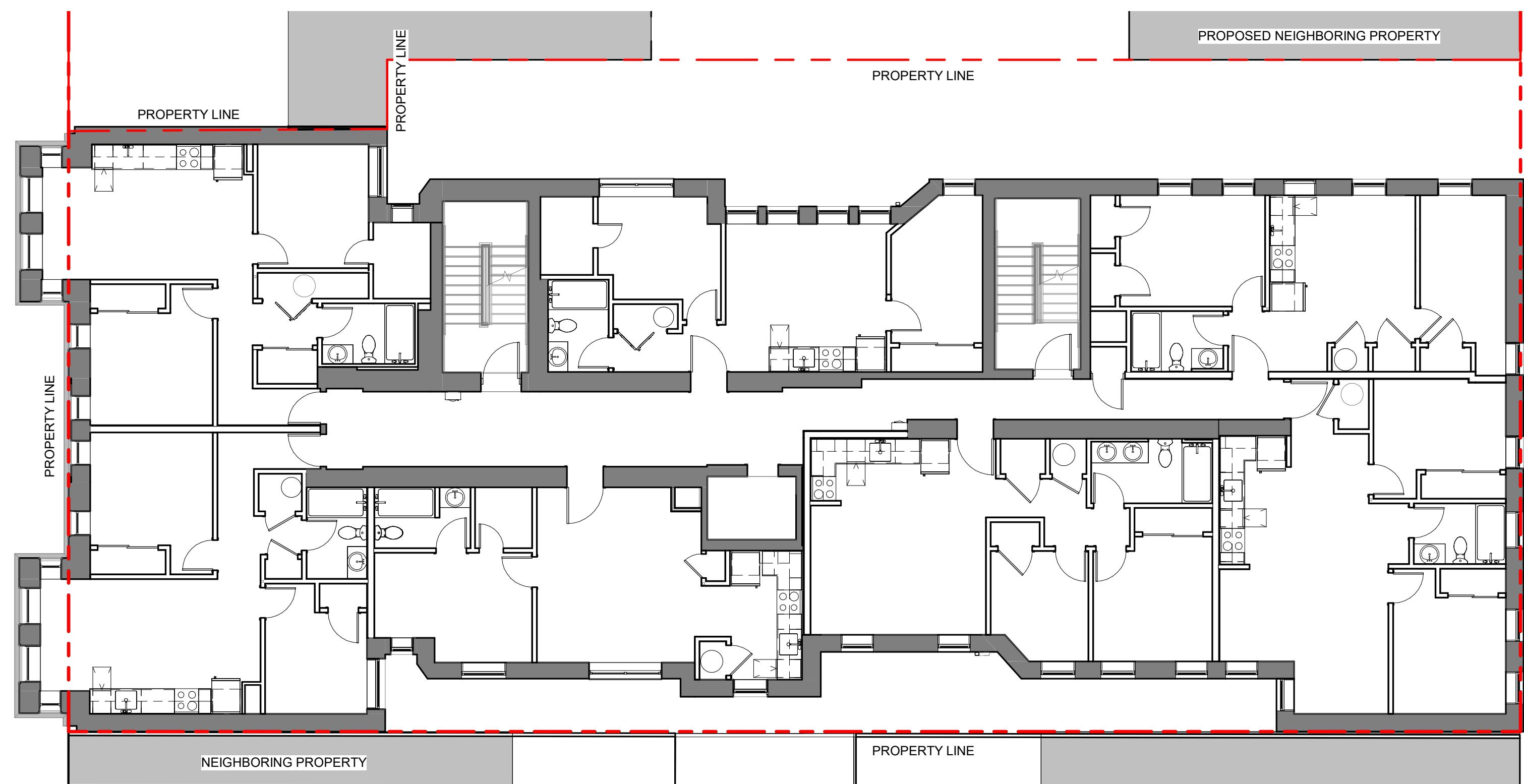
### PROPOSED ROOF LEVEL



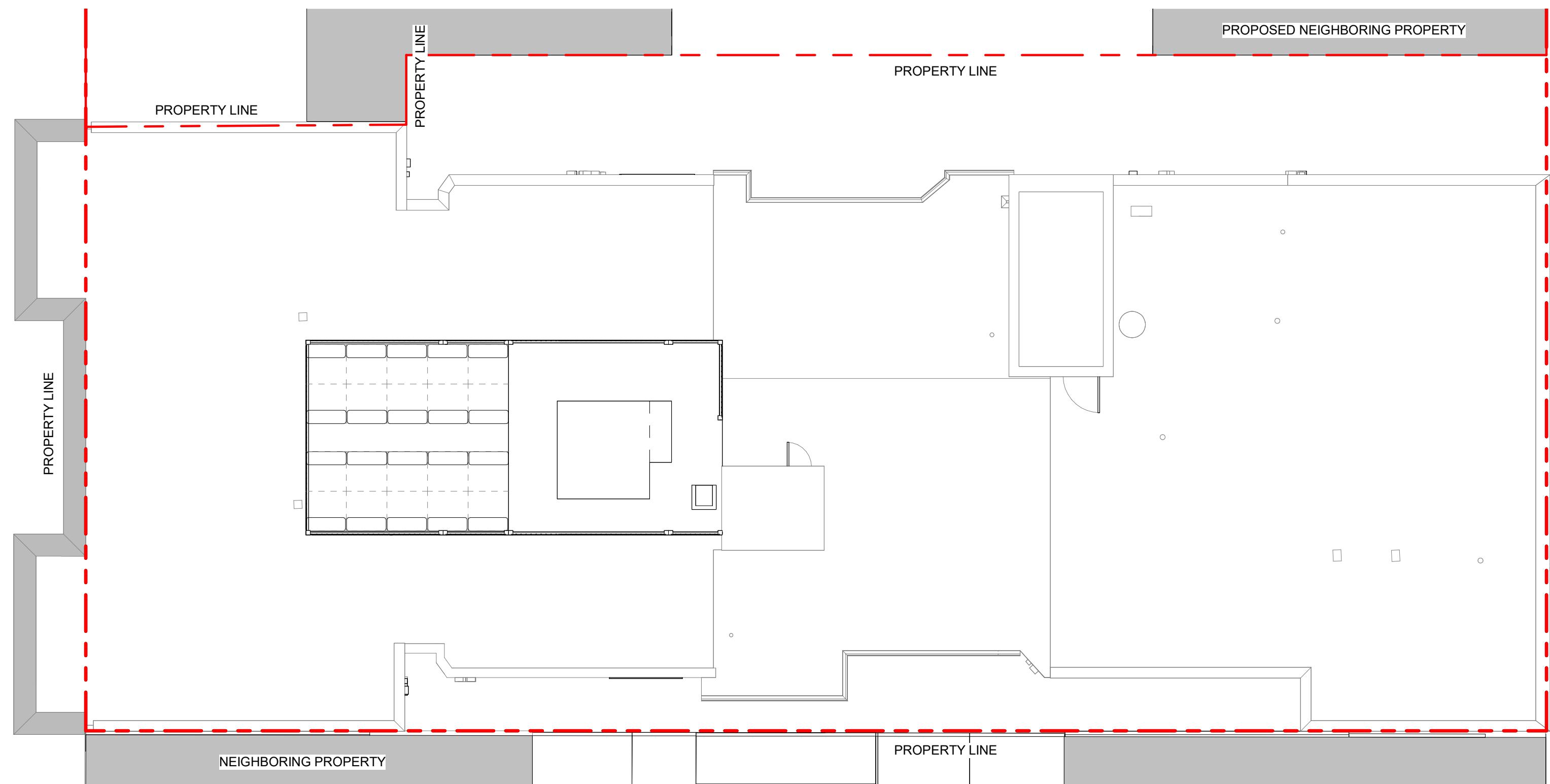
HENRIETTA - CELLAR FLOOR PLAN



HENRIETTA - FIRST FLOOR PLAN



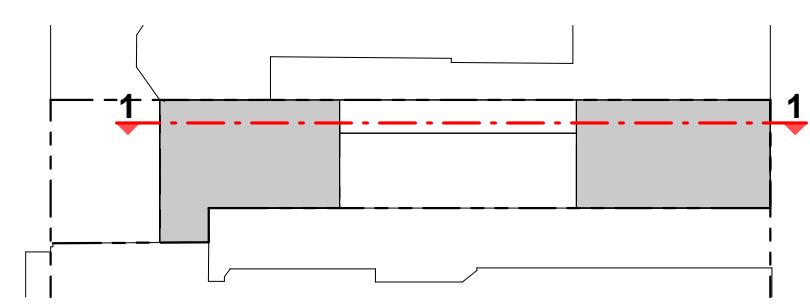
HENRIETTA - TYPICAL FLOOR PLAN



HENRIETTA - ROOF PLAN



LONGITUDINAL SECTION 1



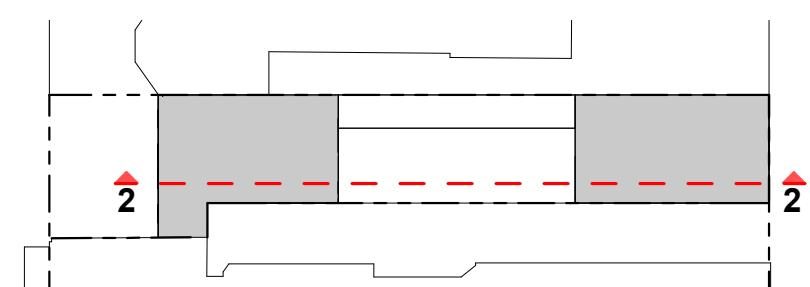
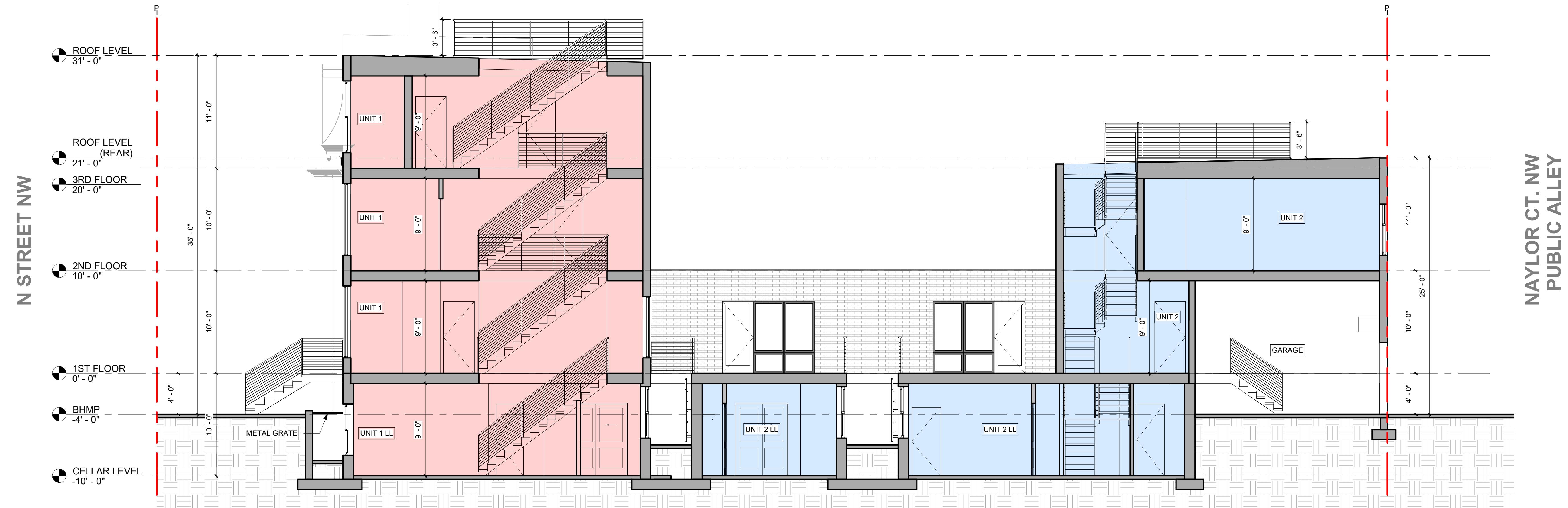
KEY PLAN



0' 4' 8' 12'

BZA-15

BUILDING SECTIONS



KEY PLAN



BZA-16

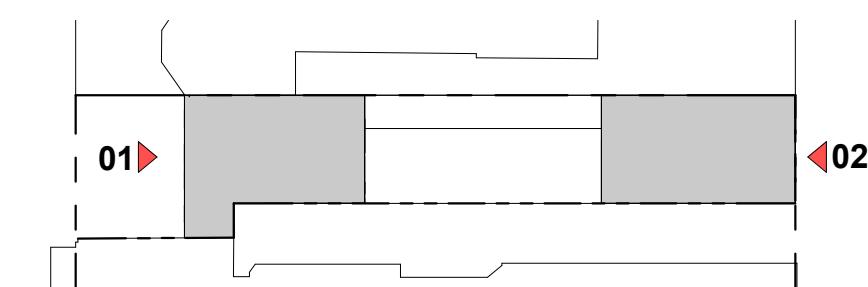
BUILDING SECTIONS

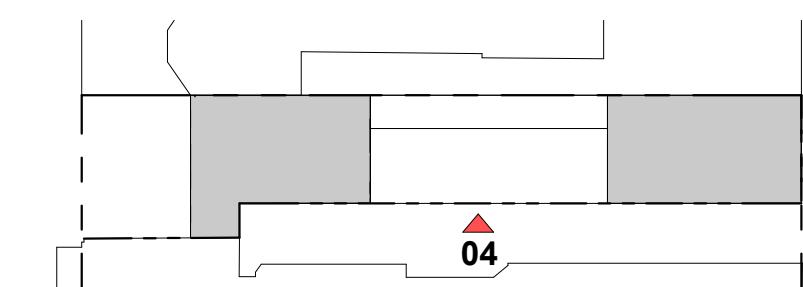


VIEW 01: SOUTH ELEVATION - N ST NW



VIEW 02: NORTH ELEVATION - NAYLOR CT. NW



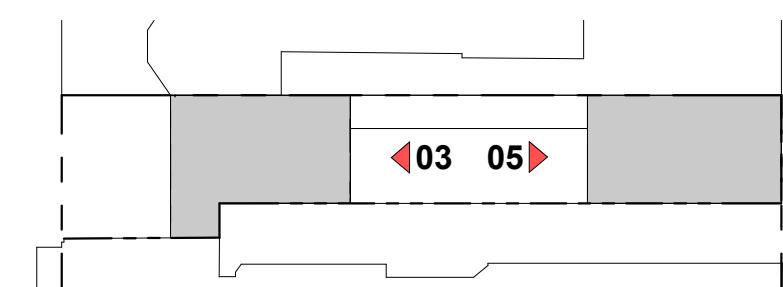




VIEW 05: SIDE YARD ELEVATION - SOUTH



VIEW 03: SIDE YARD ELEVATION - NORTH



KEY PLAN



BZA-19

BUILDING ELEVATIONS





