



SHEET NUMBER	SHEET NAME
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A1.02	ZONING ANALYSIS
A1.03	FAR/IZ CALCULATIONS
A1.04	UNIT PLANS AND TABULATIONS
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SITE INFORMATION

ADDRESS:

1444 ALABAMA AVENUE SW
WASHINGTON, DC 20032

LOT NUMBERS:

815

SQUARE:

5889

ZONING:

RA-1

MAXIMUM FAR:

1.08

ALLOWABLE HGT.: 40 FEET

OWNER

ARCHITECT

CIVIL ENGINEER



DEVELOPMENT GROUP

WINSTON M. COX, JR.

301.821.1599



1716 14TH STREET, SUITE 300
WASHINGTON, DC 20009
703-582-2354



HUSKA CONSULTING, LLC
1050 30TH STREET NW
WASHINGTON, DC 20007
703.425.3862

A1.00

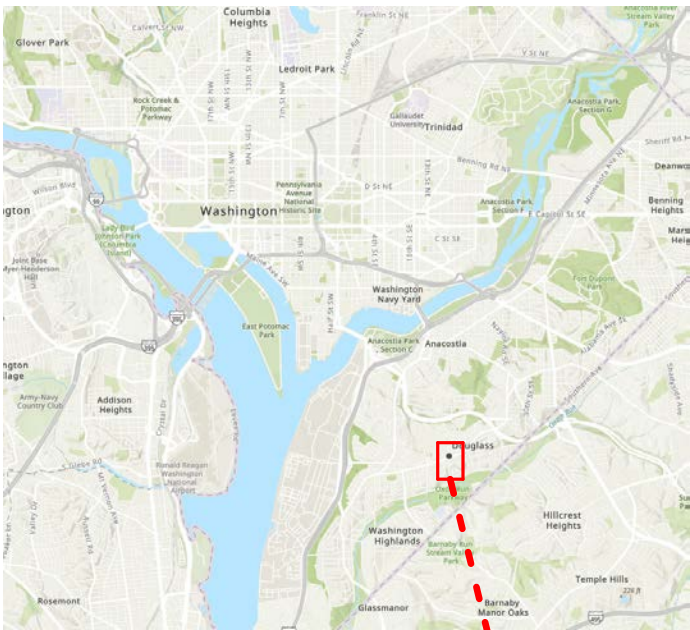
COVER SHEET

1444 ALABAMA AVENUE SE

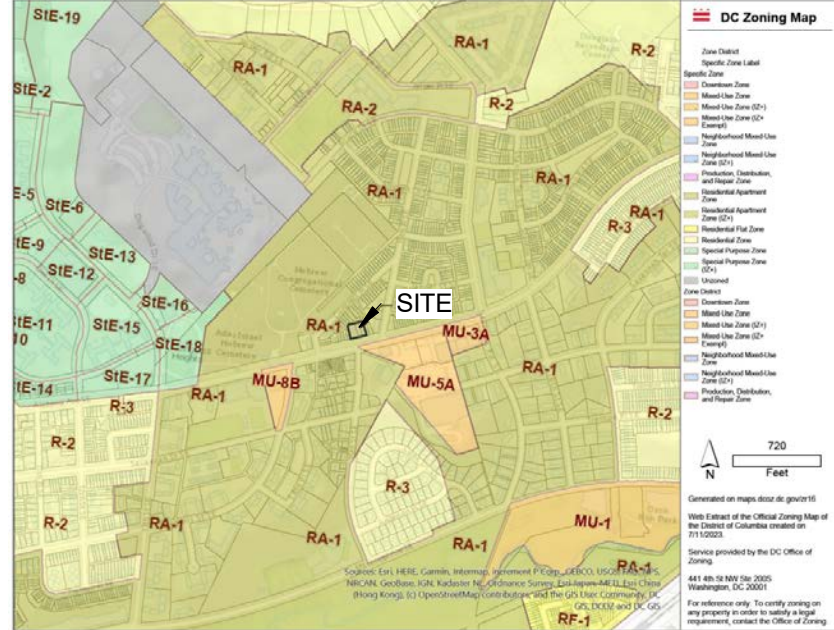
PROJECT NUMBER: 2025-46
DATE: FEBRUARY 25, 2026

Board of Zoning Adjustment
District of Columbia
CASE NO. 21456
EXHIBIT NO. 6

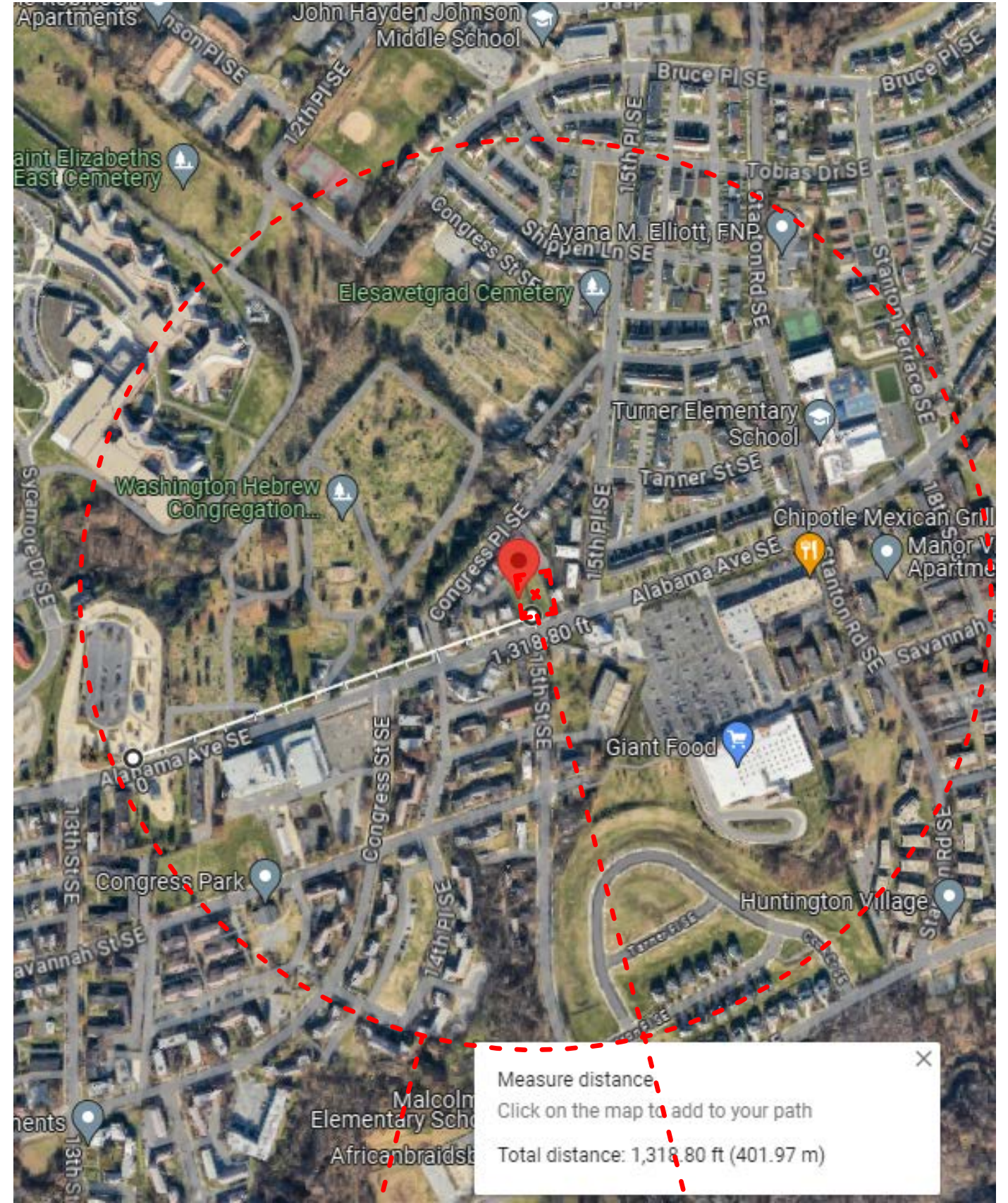




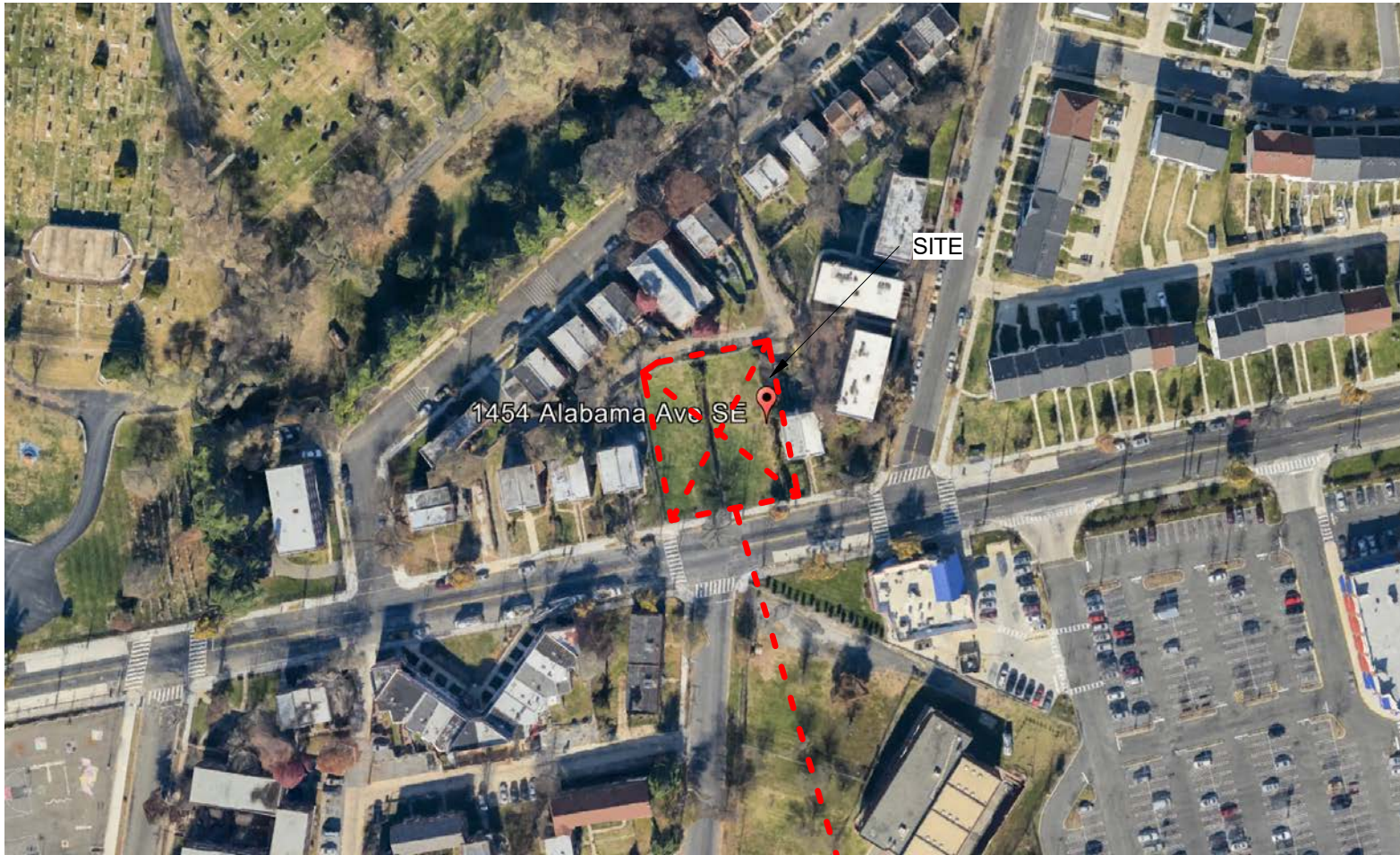
AREA MAP



ZONING MAP



REGIONAL MAP



VICINITY MAP

1/4 MILE RADIUS SITE

A1.01

VICINITY PLANS

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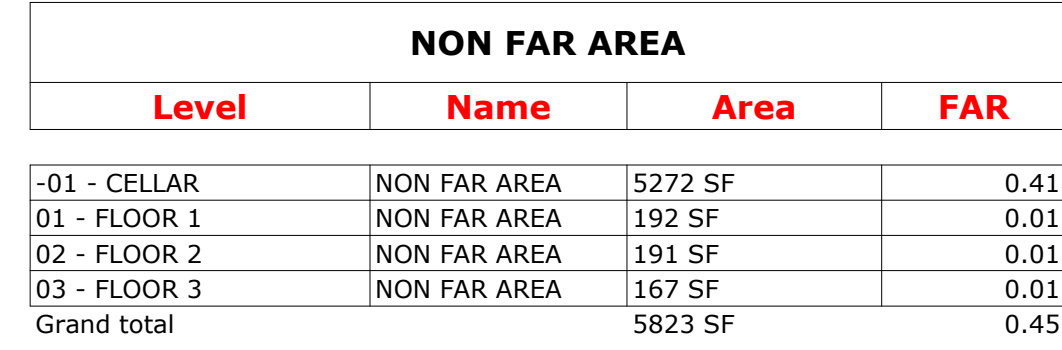
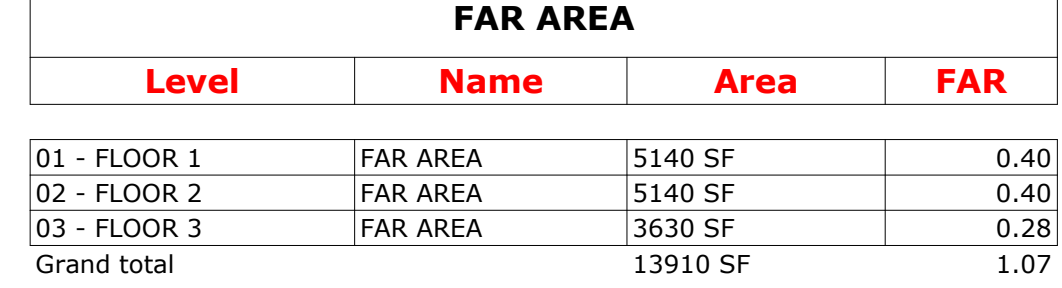
1444 ALABAMA AVENUE SE

ZONING ANALYSIS - DCMR TITLE 11 (2016)						
SECTION	SECTION	PERMITTED RA-1		PROPOSED RA-1		NOTES
	FLOOR AREA RATIO					
F-201.4	MAX PERMITTED FAR	1.08		1.08		W/IZ BONUS
	BUILDING HEIGHT					
F-203.2	HEIGHT	40'		36'		
	STORIES	3 STORIES		3 STORIES		
	PENTHOUSE					
F-205.1	HEIGHT	12' HABITABLE		NA		15' ALLOWED FOR MECHANICAL SPACE
	STORIES	1 STORY		NA		
	REAR YARD SETBACK					
F-207.1	REAR YARD SETBACK	20' MIN.		40'-0"		
	SIDE YARD SETBACK					
F-208.3	SIDE YARD SETBACK	3"/12"NOT LESS THAN 8'		15'-1.5" BOTH SIDES		3 OR MORE DWELLING UNITS
	COURT					
F-209.1	OPEN COURT WIDTH	4"/12"NOT LESS THAN 10'		NA		3 OR MORE DWELLING UNITS
F-209.1	CLOSED COURT	4"/12"NOT LESS THAN 15'		NA		3 OR MORE DWELLING UNITS
F-209.1	CLOSED COURT AREA	2 X(W SQUARED)<350 SF				3 OR MORE DWELLING UNITS
	LOT OCCUPANCY					
F-210.1	MAX LOT OCCUPANCY	40%		40%		
F-210.1	AREA ALLOWED	12,983 X .4 = 5,193.2		5,193 SF		
	GREEN AREA RATIO					
F-211.1	RATIO	.4		.4		
	CAR PARKING					
C-701.5	RESIDENTIAL	3 REQUIRED		9 PROVIDED		18 UNITS: 1 SPACE/6 UNITS OVER 4 UNITS (1/2 MILE TO METRO STATION)
	BIKE PARKING					
C-802.1	RESIDENTIAL	LONG TERM	SHORT TERM	LONG TERM	SHORT TERM	BIKE STORAGE ROOM ON ENTRY LEVEL
		1 SPACE/3 UNITS	1 SPACE/20 UNITS	6 PROVIDED	1 PROVIDED	
	LOADING REQUIREMENTS					
C-901.1	LOADING BAY	1 IF > 50 UNITS		0 PROVIDED		
C-901.1	SERVICE SPACE	1 IF > 50 UNITS		0 PROVIDED		
C-905.2	LOADING BERTH SIZE	12' X 30' 14' CLEAR		NA		
C-905.3	SERVICE SPACE SIZE	10' X 20' 10' CLEAR		NA		
C-905.4(a)	LOADING PLATFORM	AREA>100SF WIDTH>8'		NA		

PROJECT INFORMATION	
PROJECT ADDRESS	1444, 1452, 1454 ALABAMA AVENUE SE
SQUARE LOT	5889 815, 0054, 0053
ZONING DISTRICT	RA-1
LOT AREA	12,983 SF
WARD	WARD 8
ANC	ANC 8C
SMD	8C08
FLUM	RESIDENTIAL - MODERATE DENSITY
SHIPSTEAD-LUCE	NA
OVERLAY AREA	NA
HISTORIC DISTRICT	NA

BUILDING INFORMATION	
CONSTRUCTION TYPE	5B
NUMBER OF STORIES	3 STORIES ABOVE GRADE + CELLAR
UNIT COUNT	18
FIRE SUPPRESSION	NFPA 13R
FAIR HOUSING	ALL UNITS COVERED (ELEVATOR)
ANSI A117.1 TYPE A UNITS	15% REQUIRED 18% PROVIDED





ALLOWABLE NON IZ FAR = .09
ALLOWABLE NON IZ AREA = 12,983SF X .9 = 11,685SF

FAR AREA = 13,910SF
IZ AREA USED = 13,910 - 11,685 = 2,225

IZ BONUS = GREATER OF THE FOLLOWING CALCULATIONS - C-1003.1(a)

10% OF TOTAL GFA =	19,733 SF X .1 = 1,973 SF
75% OF BONUS DENSITY TAKEN =	2,225 SF X .75 = 1,669 SF

GROSS IZ SF REQUIRED = 1,987 SF

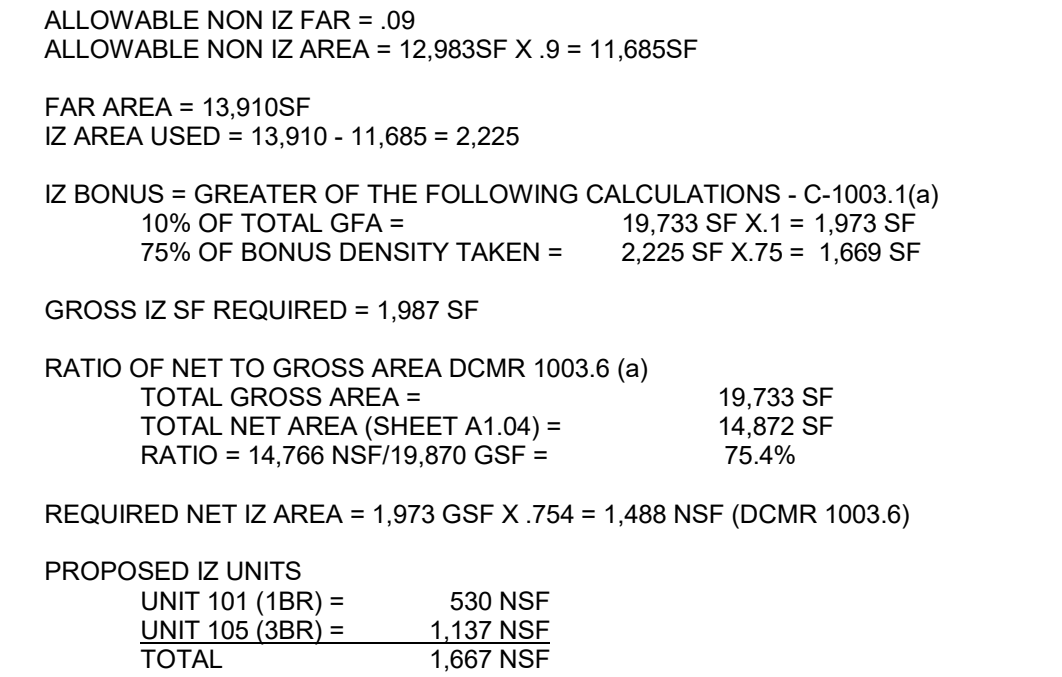
RATIO OF NET TO GROSS AREA DCMR 1003.6 (a)

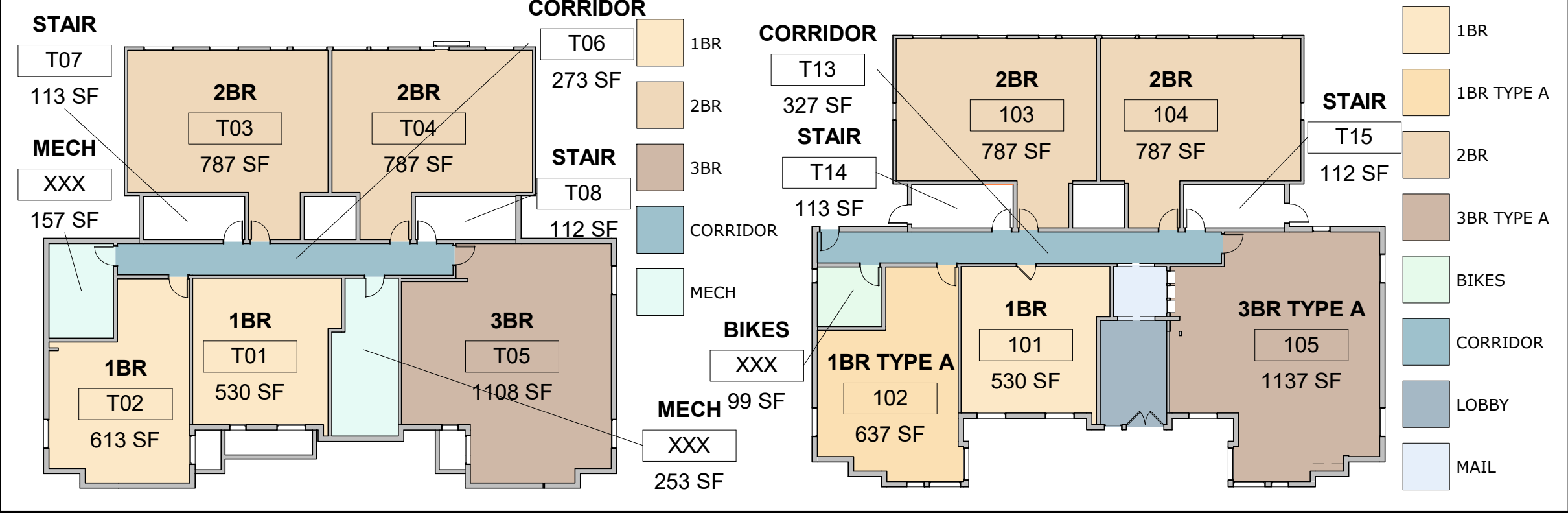
TOTAL GROSS AREA =	19,733 SF
TOTAL NET AREA (SHEET A1.04) =	14,872 SF
RATIO = 14,766 NSF/19,870 GSF =	75.4%

REQUIRED NET IZ AREA = 1,973 GSF X .754 = 1,488 NSF (DCMR 1003.6)

PROPOSED IZ UNITS

UNIT 101 (1BR) =	530 NSF
UNIT 105 (3BR) =	1,137 NSF
<u>TOTAL</u>	<u>1,667 NSF</u>





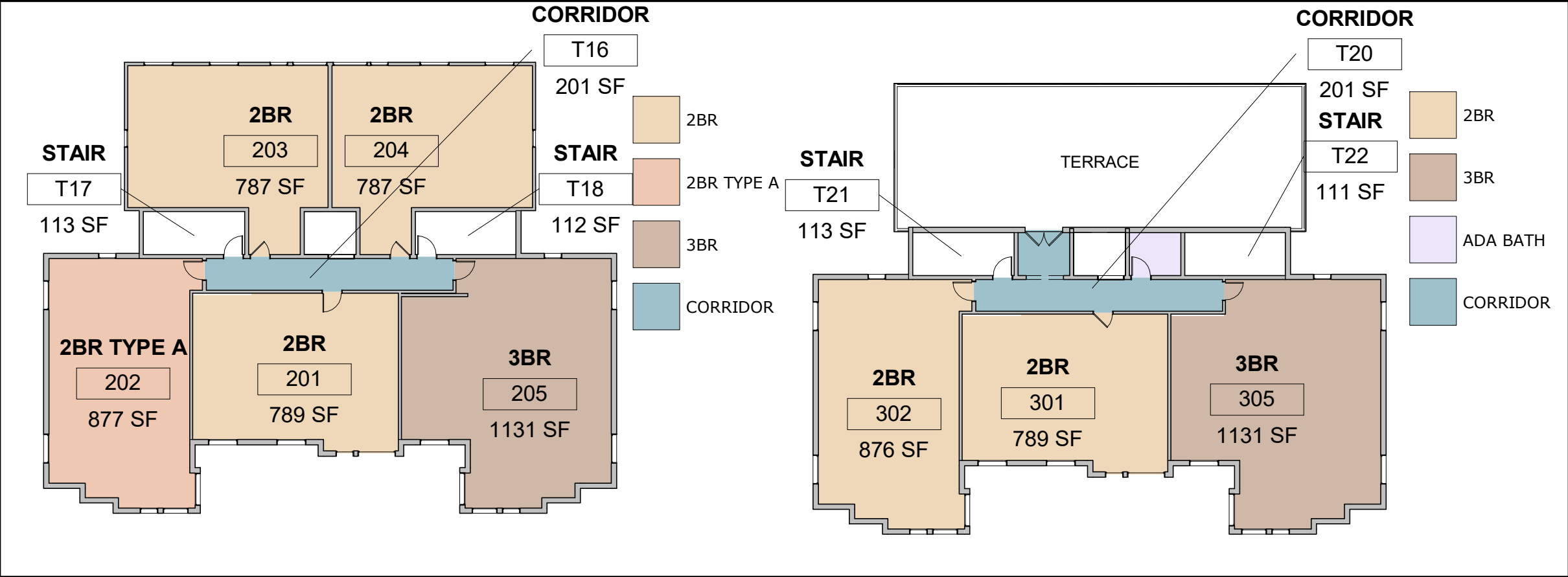
UNIT SCHEDULE				
UNIT TYPE	NUMBER OF UNITS	% OF TOTAL	TOTAL AREA	AVG SF
1BR	3	17%	1672 SF	530 SF
1BR TYPE A	1	6%	637 SF	637 SF
2BR	9	50%	7179 SF	787 SF
2BR TYPE A	1	6%	877 SF	877 SF
3BR	3	17%	3370 SF	1108 SF
3BR TYPE A	1	6%	1137 SF	1137 SF
Total	18	100%	14872 SF	

-01 - CELLAR				
T05	3BR	1	1108 SF	
T04	2BR	1	787 SF	
T03	2BR	1	787 SF	
T02	1BR	1	613 SF	
T01	1BR	1	530 SF	
		5	3825 SF	

01 - FLOOR 1				
105	3BR TYPE A	1	1137 SF	
104	2BR	1	787 SF	
103	2BR	1	787 SF	
102	1BR TYPE A	1	637 SF	
101	1BR	1	530 SF	
		5	3878 SF	

02 - FLOOR 2				
205	3BR	1	1131 SF	
204	2BR	1	787 SF	
203	2BR	1	787 SF	
202	2BR TYPE A	1	877 SF	
201	2BR	1	789 SF	
		5	4372 SF	

03 - FLOOR 3				
305	3BR	1	1131 SF	
302	2BR	1	876 SF	
301	2BR	1	789 SF	
		3	2797 SF	
NET RESIDENTIAL AREA		18	14872 SF	



③ UNIT PLAN - FLOOR 2
1" = 20'-0"

④ UNIT PLAN - FLOOR 3
1" = 20'-0"

UNIT PLANS AND TABULATIONS

1444 ALABAMA AVENUE SE





KEY PLAN



A | VIEW FROM NORTHWEST



B | VIEW FROM NORTHEAST



C | VIEW FROM SOUTHWEST



D | VIEW FROM SOUTHEAST

A1.05

AERIAL VIEWS

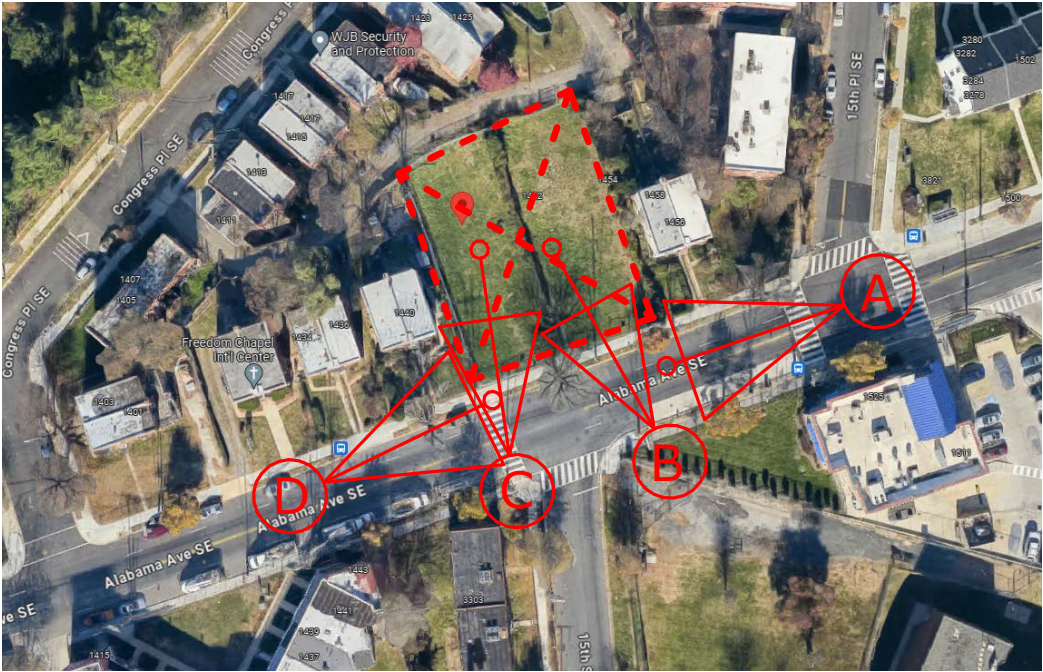
1444 ALABAMA AVENUE SE

PROJECT NUMBER: 2025-46
DATE: FEBRUARY 25, 2026





A | VIEW LOOKING WEST ALONG ALABAMA AVENUE SE



B | VIEW LOOKING NORTH FROM ALABAMA AVENUE SE



D | VIEW LOOKING EAST ALONG ALABAMA AVENUE SE



C | VIEW LOOKING NORTH FROM ALABAMA AVENUE SE

KEY PLAN

A1.06

STREET VIEWS

1444 ALABAMA AVENUE SE

PROJECT NUMBER: 2025-46
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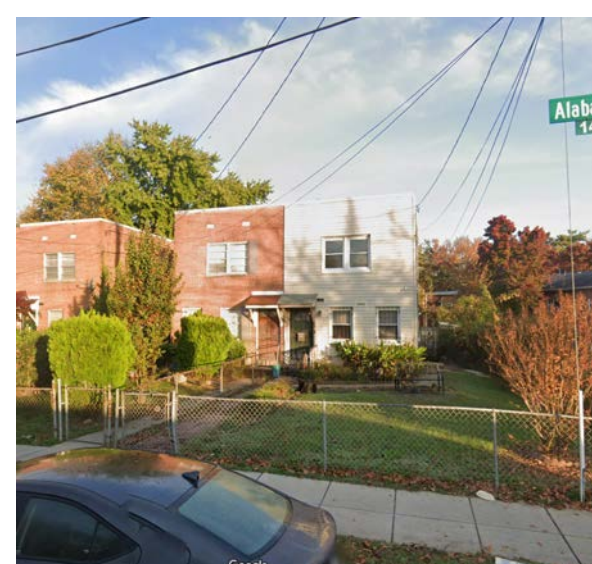




A | 1432/1434 ALABAMA AVE. SE



B | 1434/1436 ALABAMA AVE. SE



C | 1438/1440 ALABAMA AVE. SE



KEY PLAN



D | 1456/1458 ALABAMA AVE. SE



E | 1441-1429 ALABAMA AVE. SE



F | 1427-1413 ALABAMA AVE. SE



G | 3303 15TH STREET SE



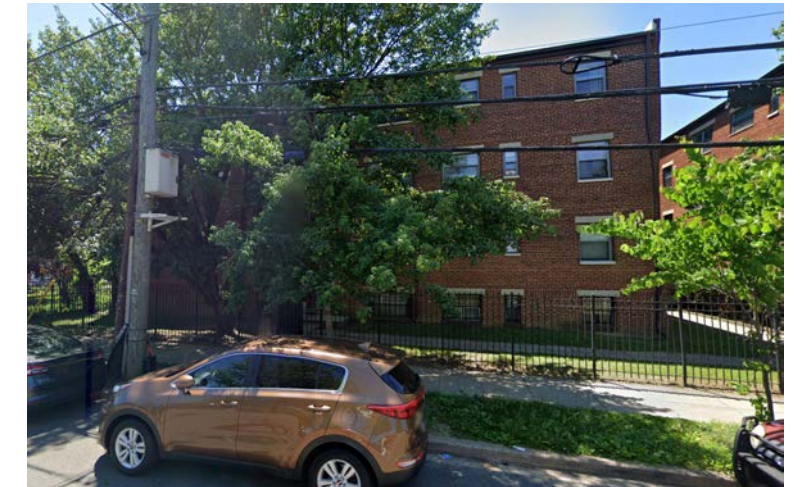
H | 1041/1403 CONGRESS PLACE SE



I | 1400 CONGRESS PLACE SE



J | 1525 ALABAMA AVE. SE



K | 3287 15th Place NE

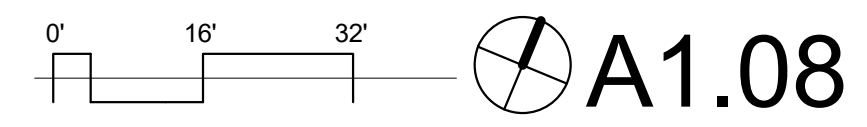
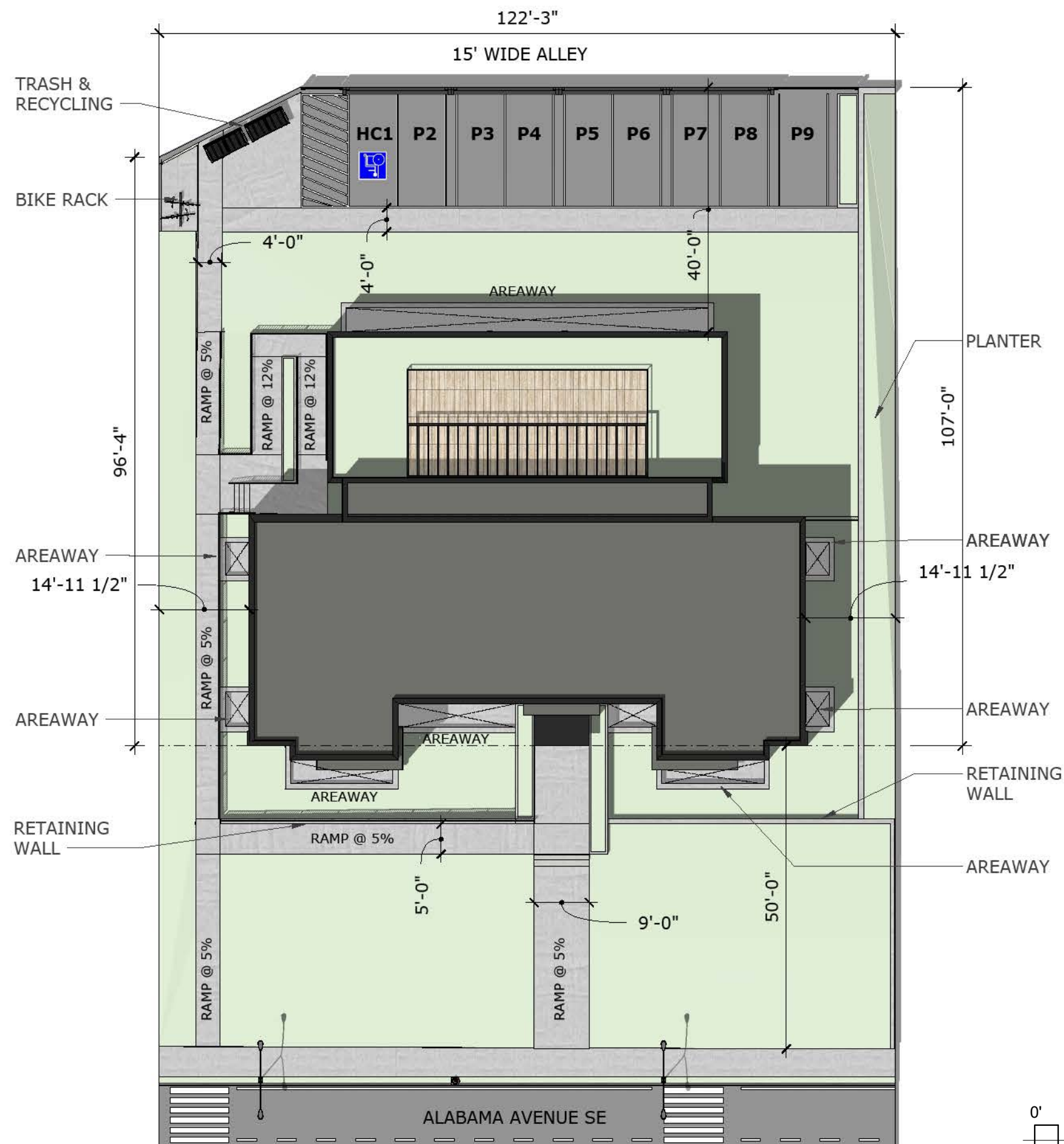
A1.07

SITE CONTEXT

1444 ALABAMA AVENUE SE

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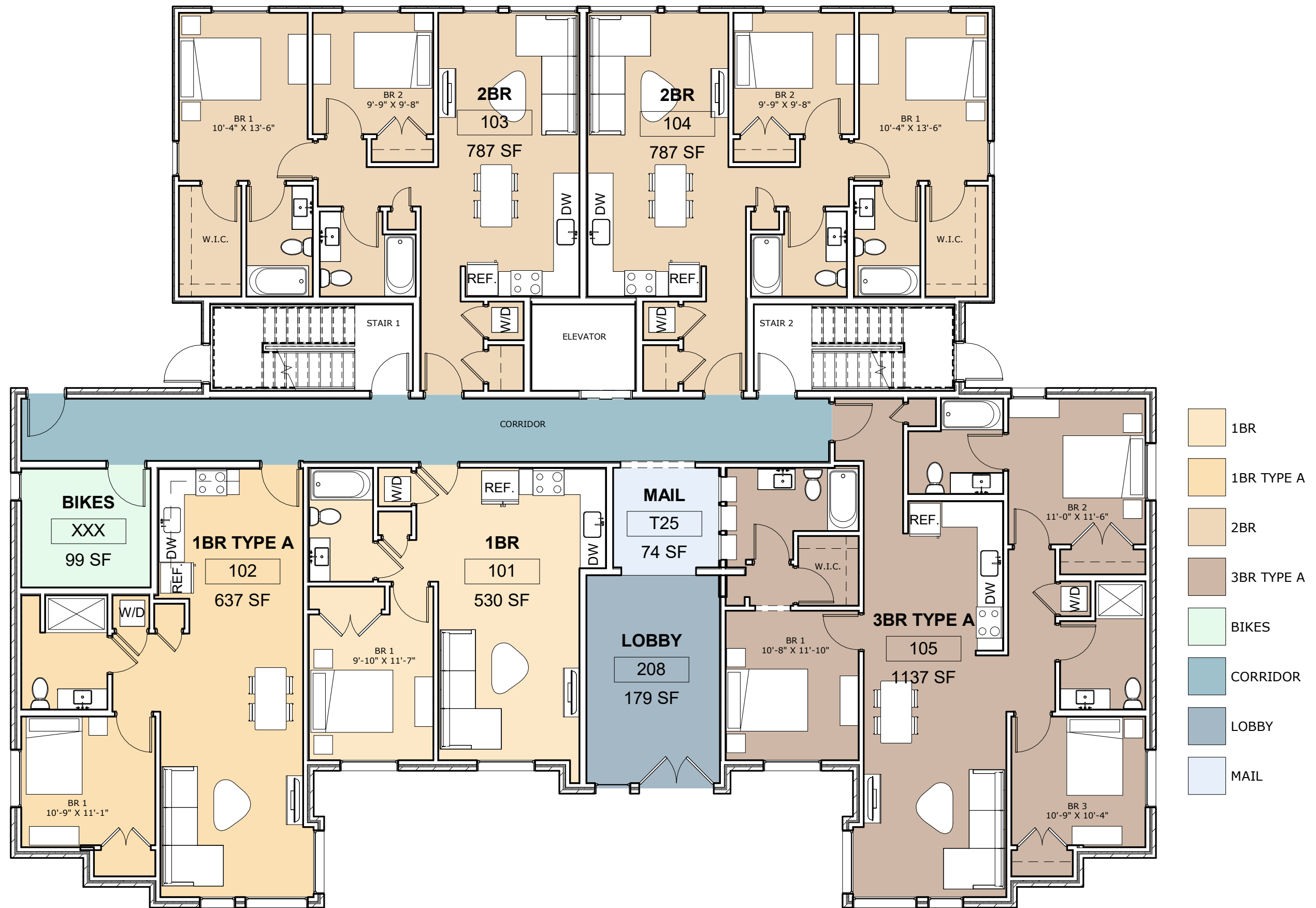


A1.09

FLOOR PLAN - CELLAR 1444 ALABAMA AVENUE SE

SCALE: 1/8" = 1'-0"
 PROJECT NUMBER: 2025-46
 DATE: FEBRUARY 25, 2026





A1.10

FLOOR PLAN - LEVEL 1

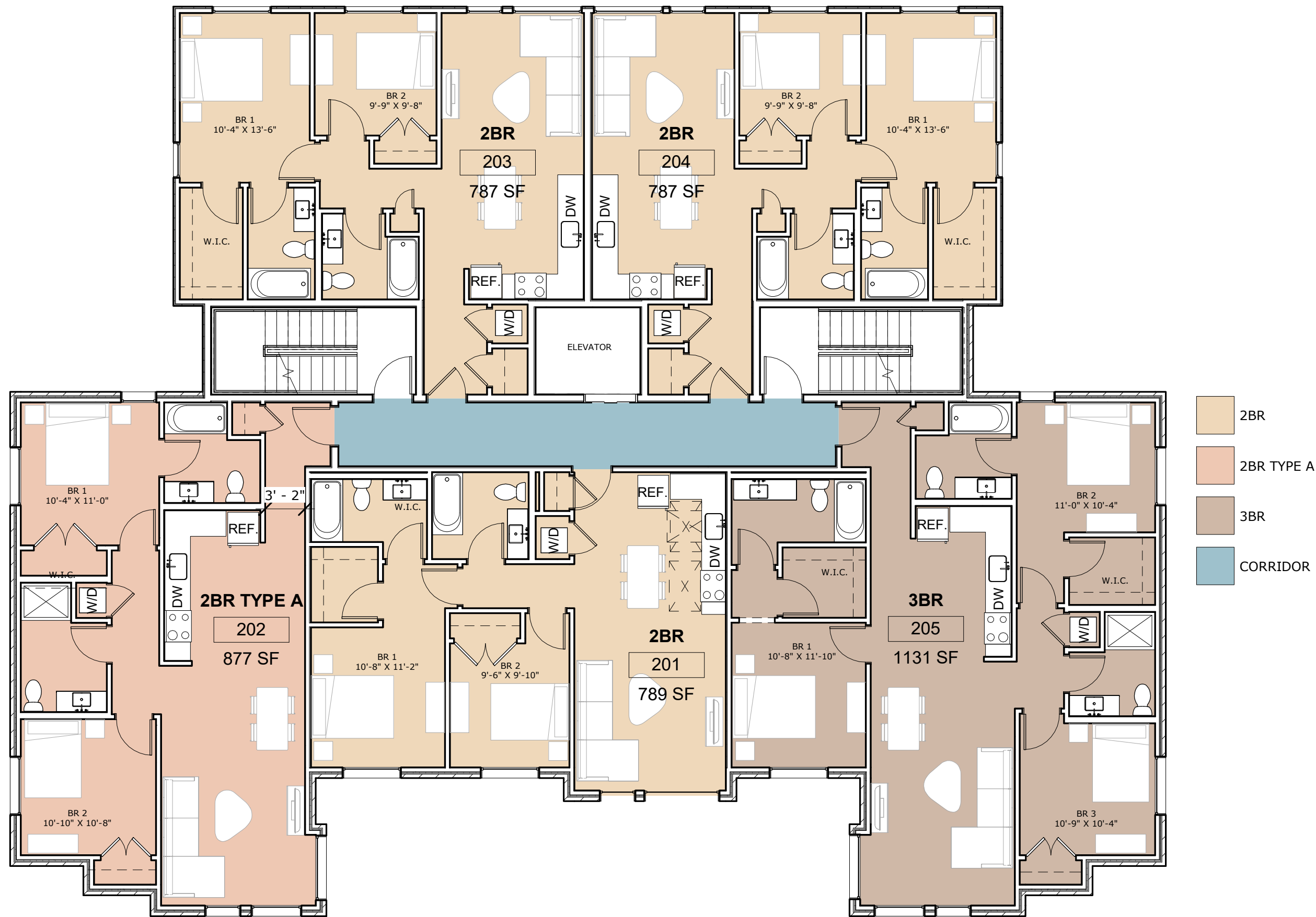
1444 ALABAMA AVENUE SE

SCALE: 1/8" = 1'-0"

PROJECT NUMBER: 2025-46

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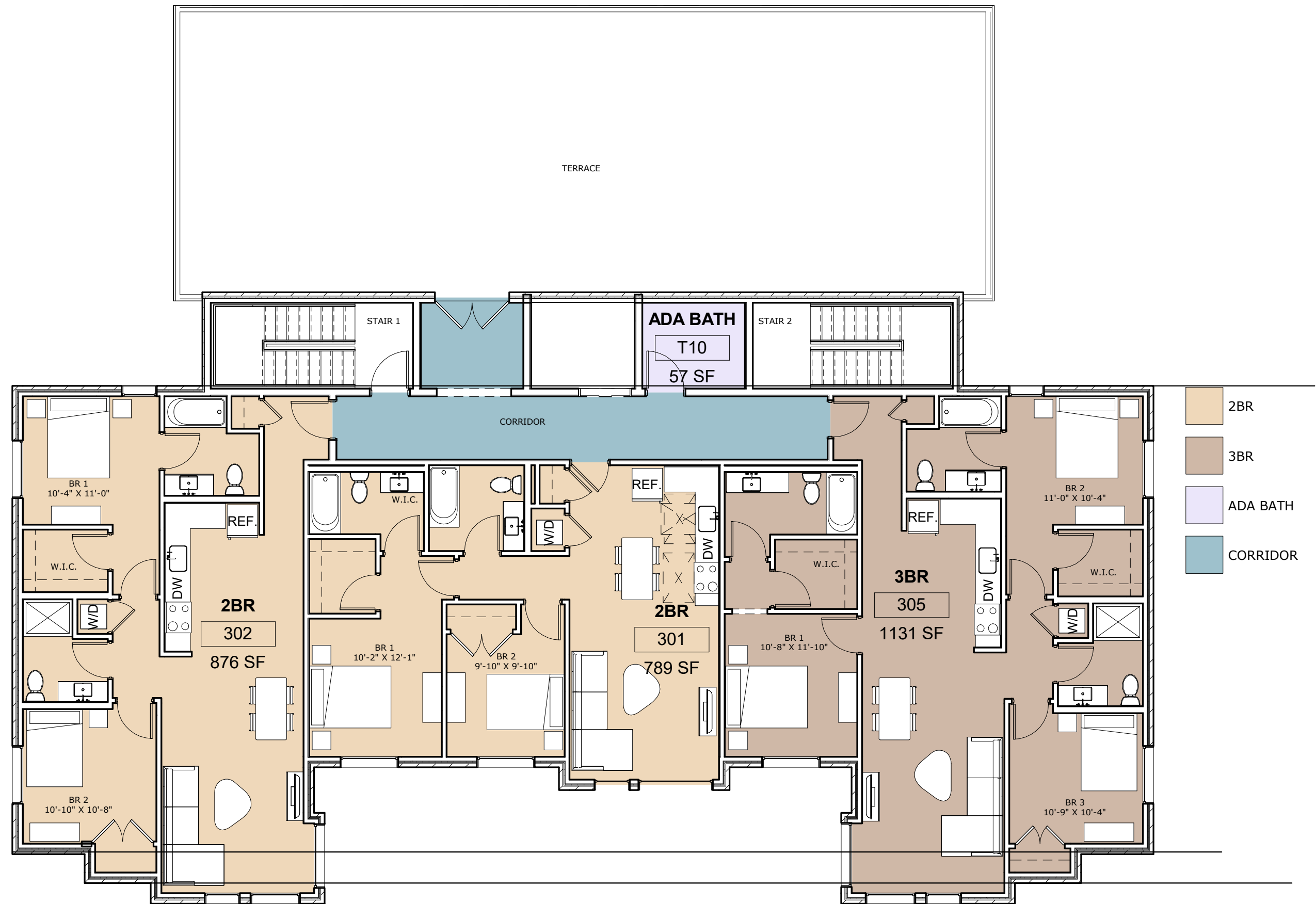
A1.11

FLOOR PLAN - LEVEL 2

1444 ALABAMA AVENUE SE

SCALE: 1/8" = 1'-0"
PROJECT NUMBER: 2025-46
DATE: FEBRUARY 25, 2026





A1.12

FLOOR PLAN - LEVEL 3

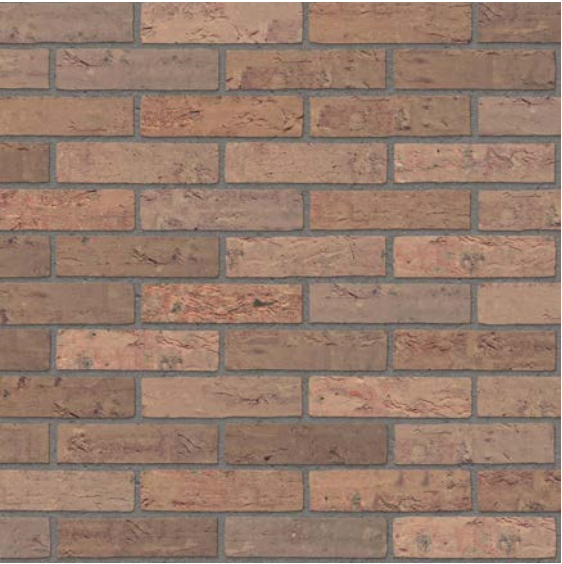
1444 ALABAMA AVENUE SE

SCALE: 1/8" = 1'-0"
 PROJECT NUMBER: 2025-46
 DATE: FEBRUARY 25, 2026





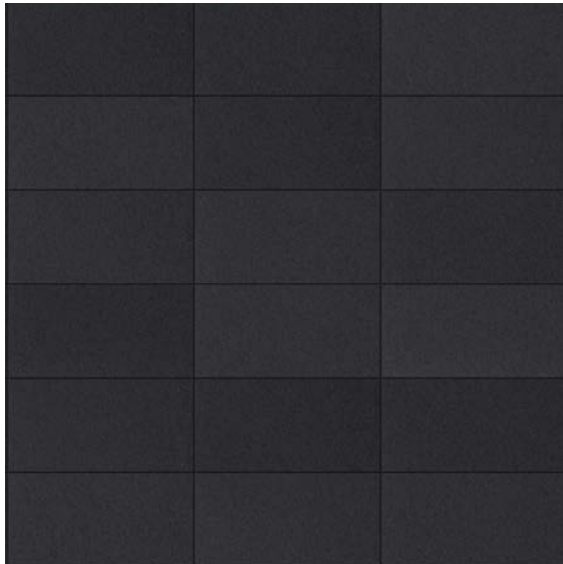
ACCENT - BLACK METAL, FLAT AND SEAMED



BRICK



FIBER CEMENT PANEL



FIBER CEMENT PANEL

A1.13



A1.14

PROPOSED ELEVATION - FRONT

1444 ALABAMA AVENUE SE

Scale N.T.S.
 PROJECT NUMBER: 2025-46
 DATE: FEBRUARY 25, 2026





A1.15

PROPOSED ELEVATION - LEFT

1444 ALABAMA AVENUE SE

Scale N.T.S.
PROJECT NUMBER: 2025-46
DATE: FEBRUARY 25, 2026





A1.16

PROPOSED ELEVATION - REAR

1444 ALABAMA AVENUE SE

Scale N.T.S.
PROJECT NUMBER: 2025-46
DATE: FEBRUARY 25, 2026





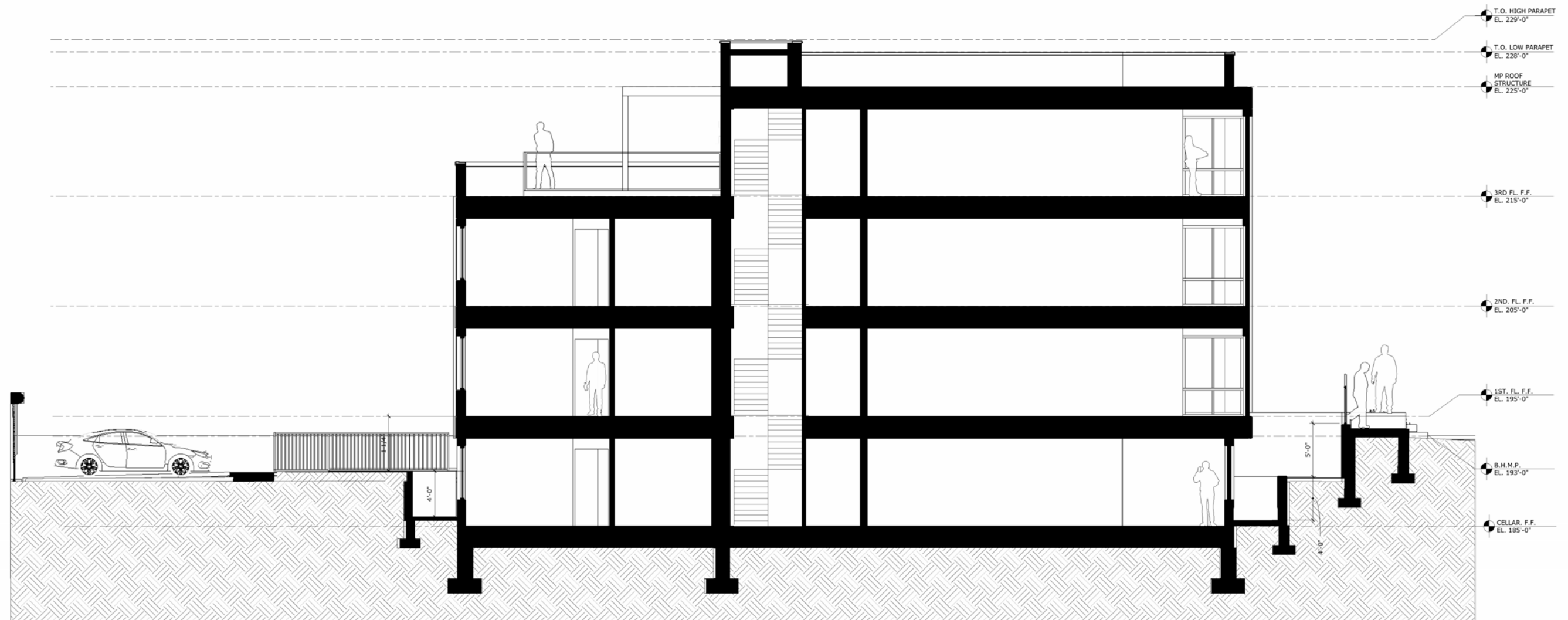
A1.17

PROPOSED ELEVATION - RIGHT

1444 ALABAMA AVENUE SE

Scale N.T.S.
PROJECT NUMBER: 2025-46
DATE: FEBRUARY 25, 2026





A1.18

BUILDING SECTION

1444 ALABAMA AVENUE SE

Scale N.T.S.
PROJECT NUMBER: 2025-46
DATE: FEBRUARY 25, 2026





ROOF TERRACE



FRONT VIEW



FRONT VIEW ACROSS ALABAMA AVE



REAR VIEW

EXTERIOR VIEWS

1444 ALABAMA AVENUE SE

PROJECT NUMBER: 2025-46
DATE: FEBRUARY 25, 2026

A1.19





AERIAL VIEW FROM NE



AERIAL VIEW FROM SE

A1.20

EXTERIOR VIEWS

1444 ALABAMA AVENUE SE

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