

PROPOSED DESIGN
FLOOR LEVEL B,1,2,3 + PARTIAL 4TH; ONE STAIR, ONE ELEVATOR
8 UNITS; NO IZ; % LO = 60% AND FAR = 2.5; 4.5' BLDG SETBACK FROM ACCESS EASEMENT AT DRIVE

LOT SIZE- 2910 SF

ALLOWABLE %LO = 2910 X .60 = 1746.0. MAX ACHIEVED %LO = 1745.79 (SHOWN IN BLACK DASHED POLYGON) GIVEN BY MATCHING FRONT BLDG FACE AND HOLDING 4.5' EASEMENT. LOT COVERAGE IS LESS DUE TO 4.5' EASEMENT AND TRELIS ABOVE COUNTS TOWARD %LO. ACTUAL = 1521.41 (SHOWN IN BLUE POLYGON)

15.0 REAR YARD SETBACK

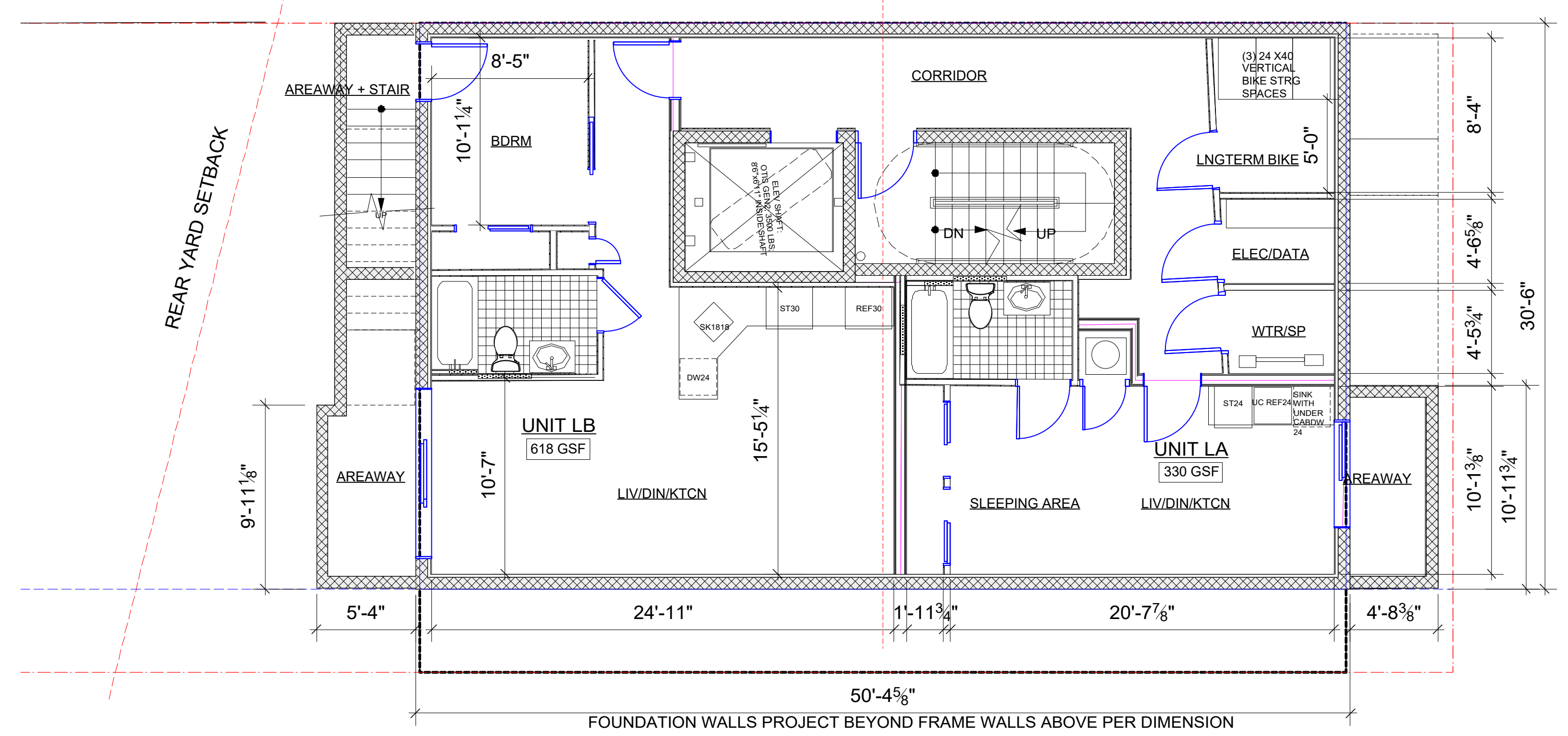
ALLOWABLE FAR = 2910 X 2.5 = 7275
 FAR GSF :
 B = 0
 1 = 1521.41
 2 = 1521.41
 3 = 1521.41
 4 = 1011.4

TOTAL = 5575.6 (1.92 FAR); SUBJECT TO MINOR REVISIONS IN FLOOR AREA AS DESIGN PROGRESSES

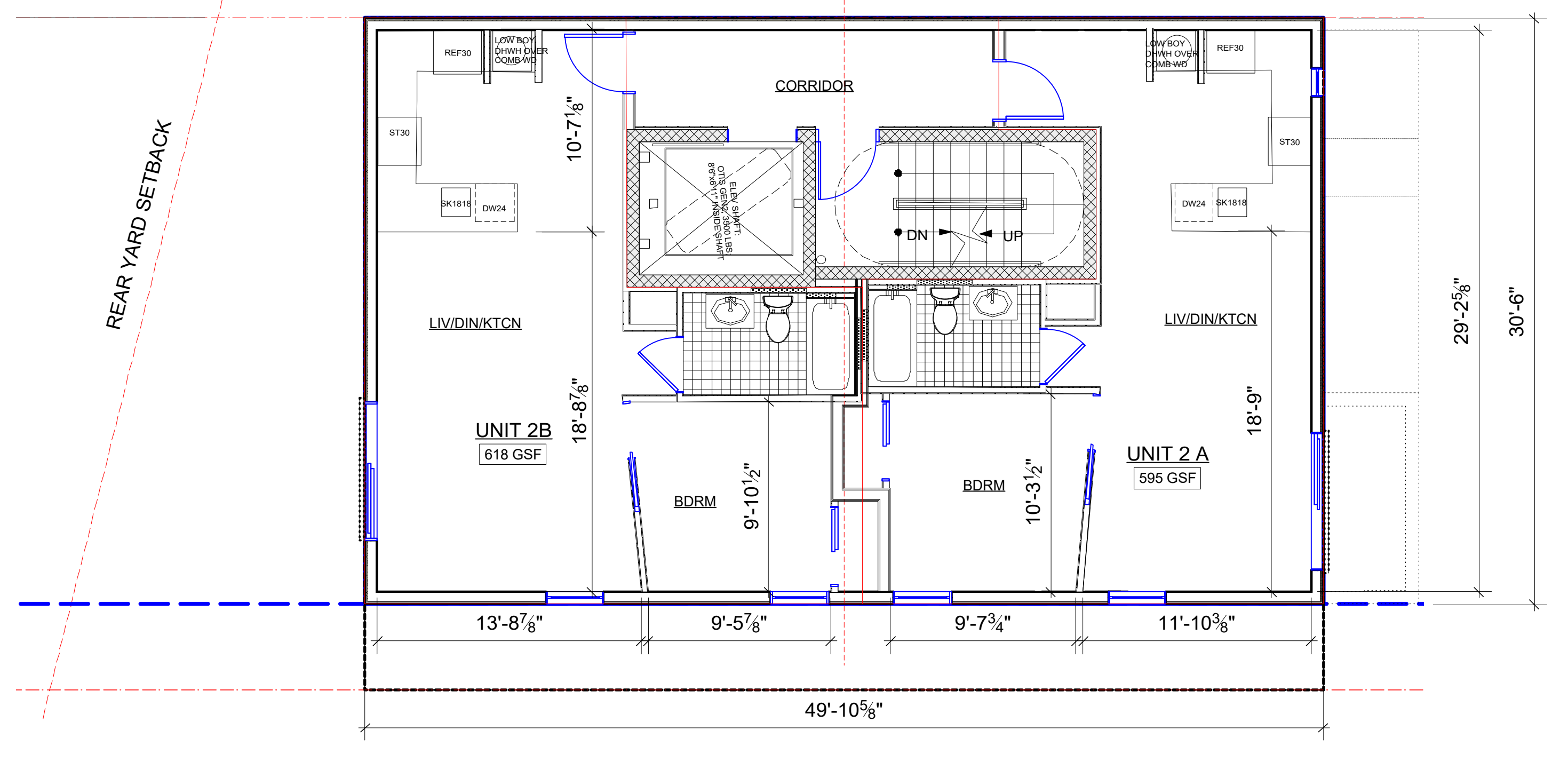
PROJECT SPECIFIC UNIT LAYOUT AND DESIGN ASSUMPTIONS

- ELECTRIC LOWBOY DHWH MOUNTED ABOVE COMBINATION WASHER/CONDENSING DRYER AND NOT STACK WD UNITS
- NO VENTING OF CONDENSING DRYER
- HVAC IS HORIZONTAL, CEILING MOUNTED AIR TO AIR HEAT PUMP LOCATED IN DROPPED CEILING IN BATHROOM WITH FLOOR/CEILING DIM OF 7'-0"
- LIMITED WINDOWS ON DRIVE SIDE TO PROVIDE LIGHT AND AIR TO BEDROOMS; LIMITED BY 15% OF TOTAL WALL AREA BASED ON FIRE SEPARATION DISTANCE TO P.L.
- EXCAVATE AT FRONT WALL TO PROVIDE WHEELCHAIR LIFT FROM SIDEWALK UP TO MAIN LEVEL BECAUSE DRIVEWAY IS TOO STEEP TO BE AN ACCESSIBLE ROUTE AND IS NOT SEPARATED FROM VEHICLES; THIS WILL BE WORK IN PUBLIC SPACE SUBJECT TO DDOT APPROVAL UNLESS WAIVER BASED ON SITE DIFFICULTY IS GRANTED
- UNIT GSF INCLUDES ALL OF EXTERIOR WALLS AND TO CENTERLINE OR EDGE OF DEMISING WALLS. ACTUAL UNIT NSF INSIDE WALLS WILL BE LESS THAN NOTED

2 ARCH PLAN MAIN/ENTRY LEVEL
 A300.1 Scale: 3/16" = 1'-0"



1 ARCH PLAN LOWER LEVEL
 A300.1 Scale: 3/16" = 1'-0"



3 ARCH PLAN UPPER LEVEL 2
 A300.1 Scale: 3/16" = 1'-0"

Revision	Date	Issue Notes	No.	Date	Revision Notes
1	10/14/19	CLIENT REVIEW	1		
2	10/14/19	CLIENT REVIEW	2		
3	10/14/19	CLIENT REVIEW	3		
4	10/14/19	CLIENT REVIEW	4		
5	12/22/20	DDOT-B2A LIFT AND STAIR REVIEW TO DILAN	5		

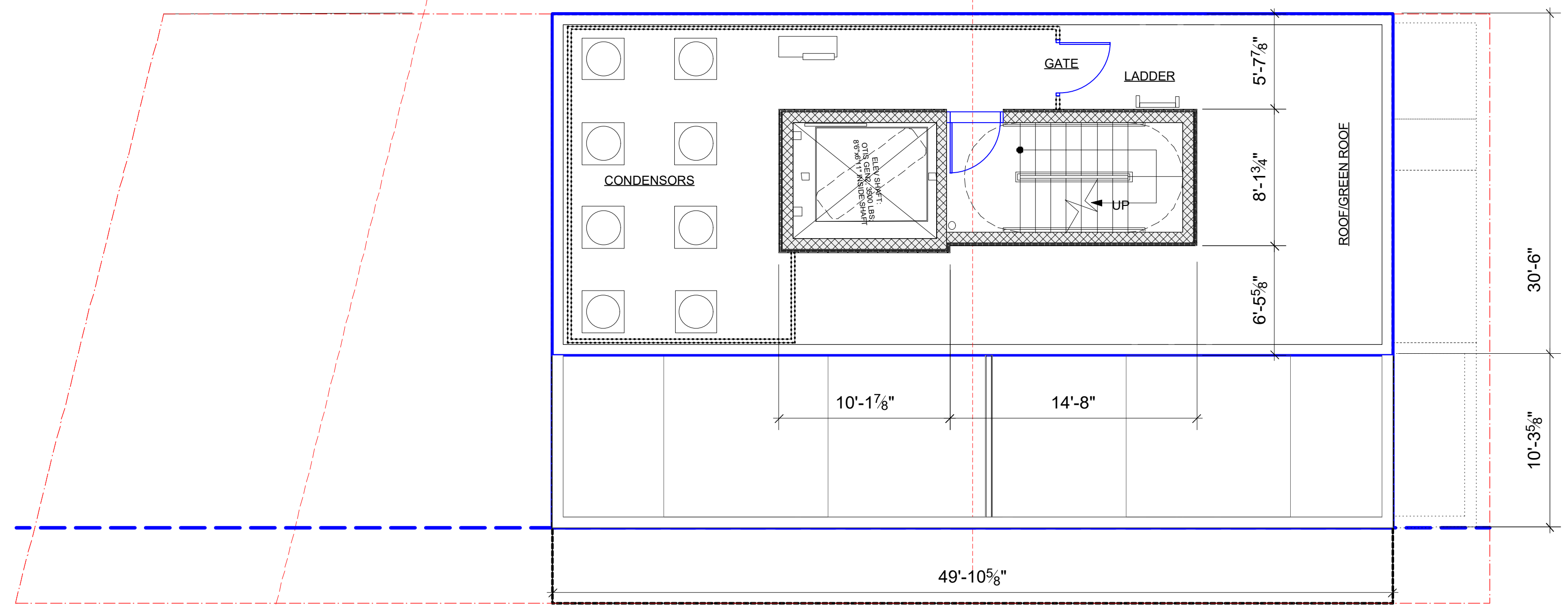
Norman Smith Architecture
 1341 H St NE, NW
 202 482 8888
 www.normansmitharchitecture.com

Design Investment Homes Project
 1818 RHODE ISLAND AVE, NE
 Washington, DC

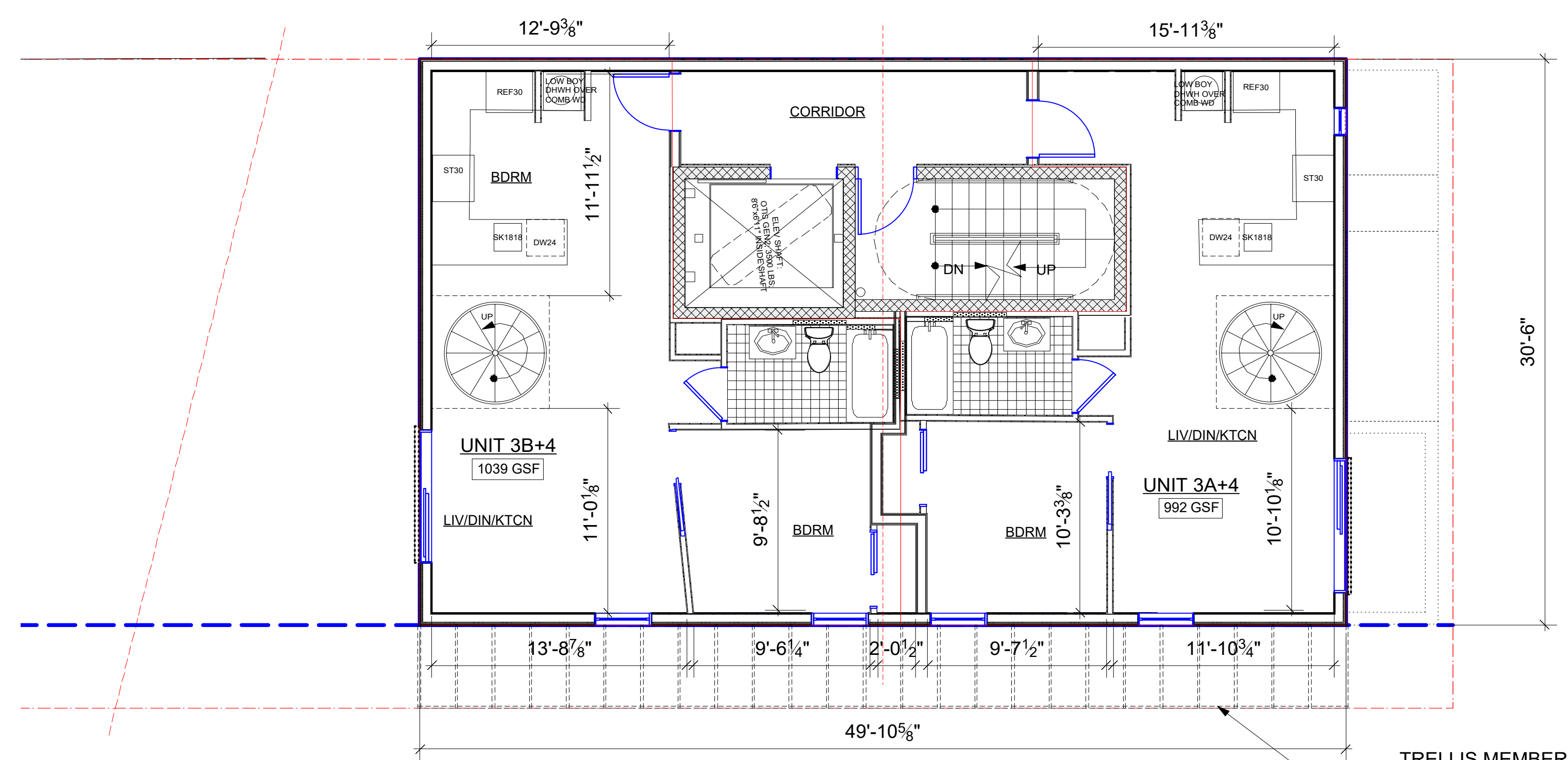
ARCH PLAN B-1-2
 PROPOSED

Sheet Scale
 A300.1
 of

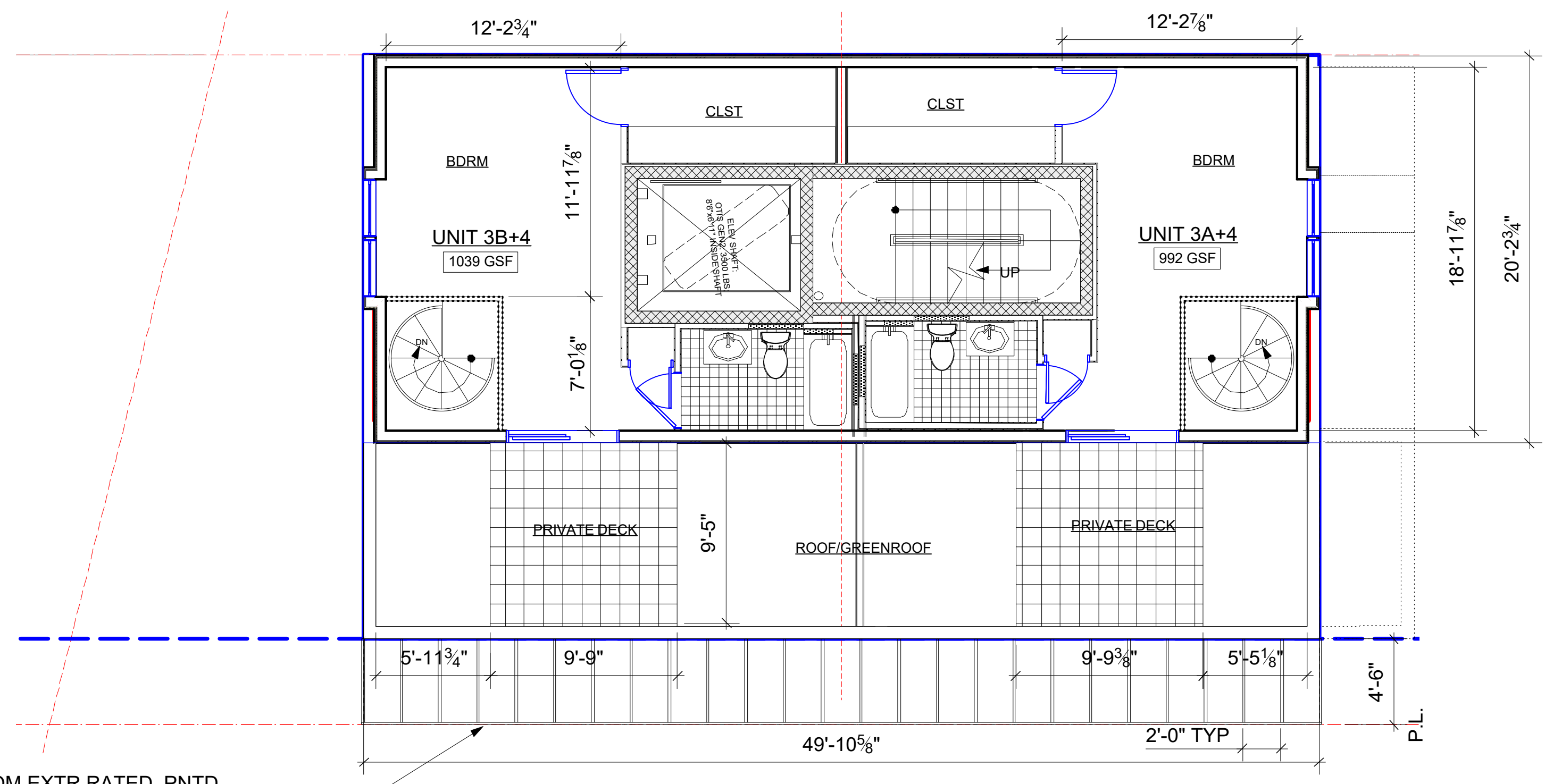
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2 ARCH PLAN LEVEL MAIN ROOF
 A301.1 Scale: 3/16" = 1'-0"



1 ARCH PLAN LEVEL 3
 A301.1 Scale: 3/16" = 1'-0"



3 ARCH PLAN PARTIAL LEVEL 4
 A301.1 Scale: 3/16" = 1'-0"

TRELLIS MEMBERS FROM EXTR RATED, PNTD 2X10 FRTW LUMBER, CUT TO SLOPE AS SHOWN, SPACED 24" OC AND CONNECTED WITH APPROX 2X4 FRTW MEMBER ACROSS WEST CUT ENDS

DRAWINGS AND DESIGN			REVISIONS		
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1	10/14/19	CLIENT REVIEW	1	10/14/19	CLIENT REVIEW
2	10/14/19	CLIENT REVIEW	2	10/14/19	CLIENT REVIEW
3	10/14/19	CLIENT REVIEW	3	10/14/19	CLIENT REVIEW
4	12/22/20	DOT-BZA	4	12/22/20	DOT-BZA

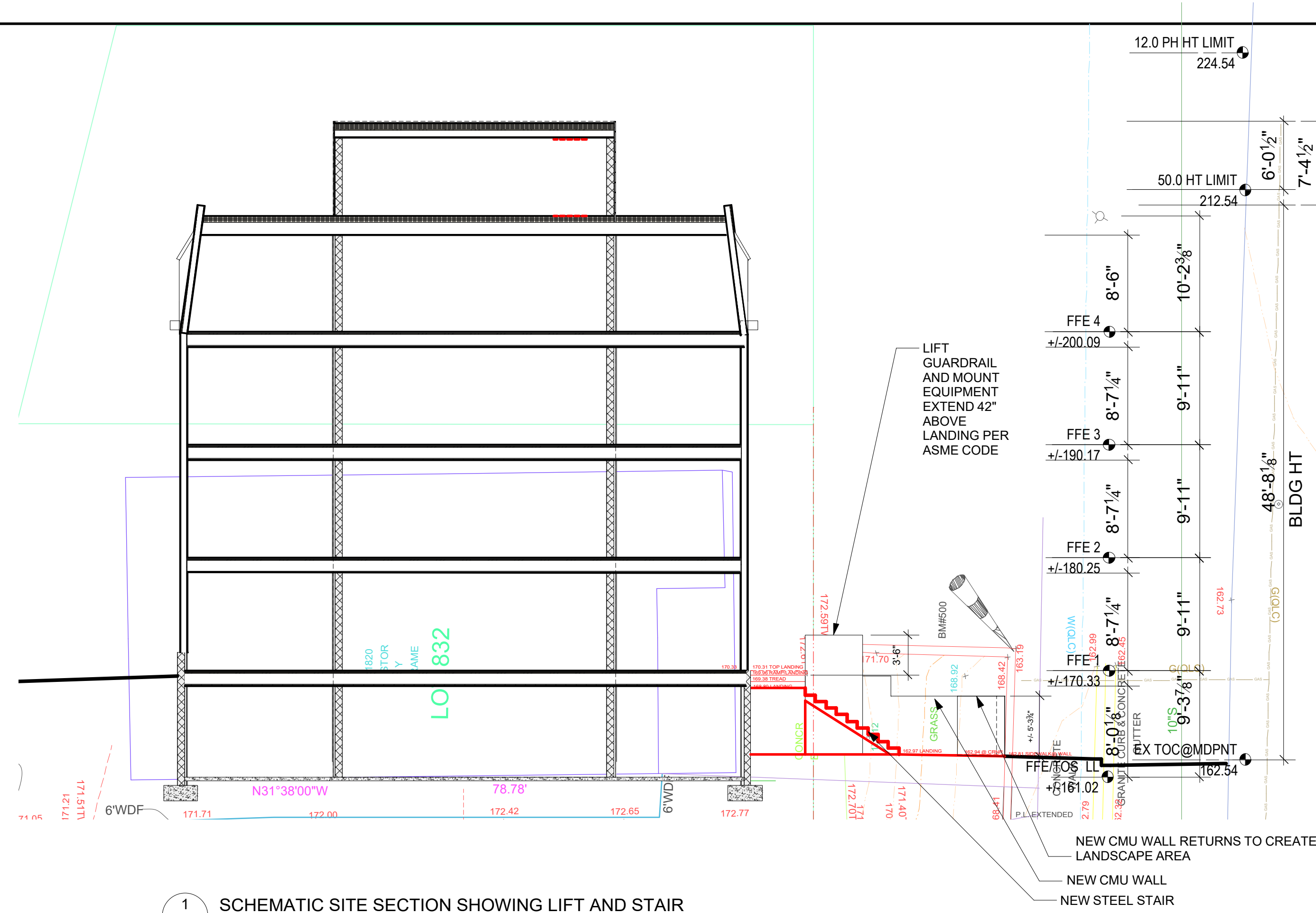
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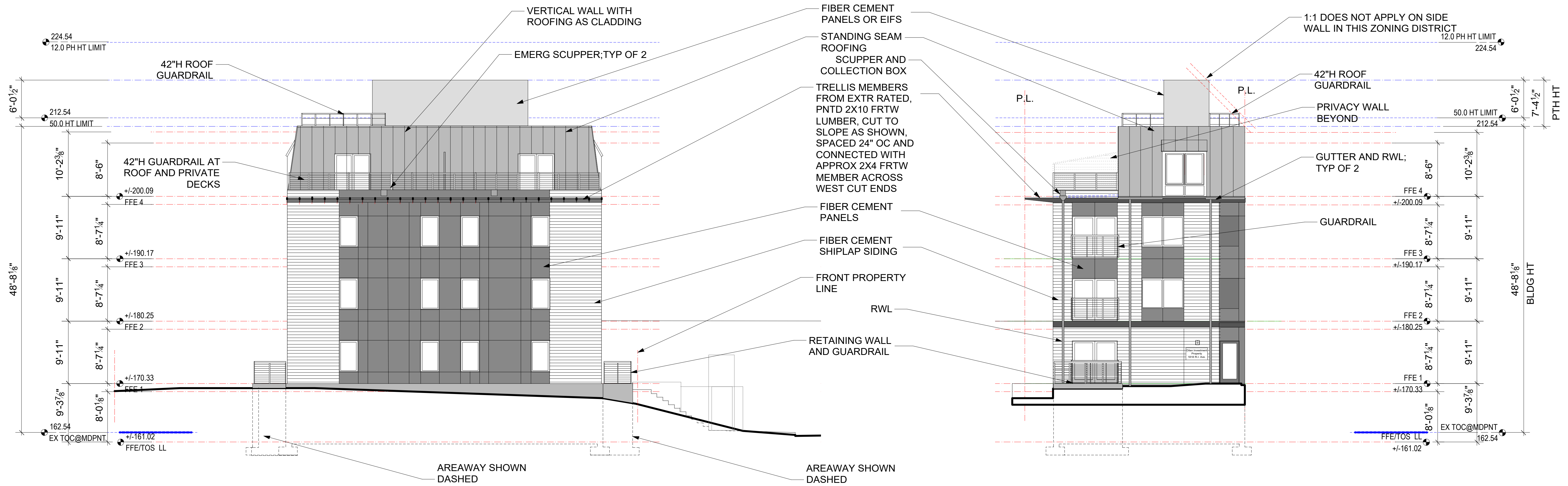
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1 SCHEMATIC SITE SECTION SHOWING LIFT AND STAIR
A600.1 Scale: 1/8" = 1'-0"



2 SCHEMATIC SIDE ELEVATION AT DRIVE
A600.1 Scale: 1/8" = 1'-0"

SECTION CUT APPROX 2' BEYOND BLDG FACE TO SHOW TRELLIS MEMBERS IN SECTION

3 FRONT ELEVATION
A600.1 Scale: 1/8" = 1'-0"



Savaria V-1504 Vertical Platform Lift

VERSATILITY FOR ANY APPLICATION

OPTIONAL EQUIPMENT

- Platform gate, top landing gate, upper/lower landing door, emergency light and alarm, motorized door frame-mounted, wall-mounted, recessed or free-standing call stations, public building package, outdoor package, battery back-up system for up/down operation, fire-rated doors, weather doors, automatic swing door operator, doors with glass or acrylic inserts, interlock, weather resistant lock, telephone, ADA-hands free phone, folding seat and more.

SPECIFICATIONS

Applications	Residential (indoor/outdoor), Commercial (indoor/outdoor), consult local dealer for details
Capacity	750 lb (340 kg)
Maximum travel distance	23' 7 1/2" L to 4' (3.65 to 4.30 m) in some jurisdictions
Platform sizes	36" x 54" (914 mm x 1371 mm) ADA-compliant, customize up to 17.5 sq ft (1.63 sq m)
Nominal speed	20 fpm (0.1 m/s)
Levels/stops	2 to 4 stops
Car access/configurations	Enter/exit same side, 90 degree exit, straight through entrance
Power supply	110 volt, 20 amp, single phase, 60 Hz
Drive system	21 roller chain, hydraulic
Motor/gear	3 hp gear type
Control	Relay logic
Emergency operation	Battery-operated lowering with automatic recharging system, plus remote access manual lowering valve, optional battery backup
Rail construction	6" modular guide rail assembly with roller guide shoes
Safety	41"V (1030 mm), 8" (203 mm) optional
Finish	Powder coated steel beige, optional and custom colors available
Warranty	36 months parts, ask for details

For drawings, detailed specifications and a complete list of options for your Savaria V-1504 vertical platform lift, consult your local authorized Savaria dealer. To locate a dealer near you, visit savaria.com, or call us.

Talk to a Savaria dealer about how the V-1504 vertical platform lift can give you the access you need.

Authorized Savaria dealer:

savaria
www.savaria.com
7 Huber Drive, Baraboo, WI 53513, USA
Tel: 800.661.5119 Fax: 920.761.2222

Revised	By	Date	Issue Notes
1	10/14/19	10/14/19	CLIENT SD REVW
2	10/14/19	10/14/19	CLIENT SD REVW
3	10/14/19	10/14/19	CLIENT SD REVW
4	10/14/19	10/14/19	CLIENT SD REVW
5	10/14/19	10/14/19	CLIENT SD REVW
6	10/14/19	10/14/19	CLIENT SD REVW

No.	Date	Issue Notes
1	10/14/19	CLIENT SD REVW
2	10/14/19	CLIENT SD REVW
3	10/14/19	CLIENT SD REVW
4	10/14/19	CLIENT SD REVW
5	10/14/19	CLIENT SD REVW
6	10/14/19	CLIENT SD REVW

Project	Client	Project No.	Sheet No.
Diara Investment Homes Project 1818 RHODE ISLAND AVE, NE Washington, DC	NORMAN SMITH ARCHITECTURE 1341 H ST NE, N.W. T: 202.482.8686 www.normansmitharchitecture.com	10078	00000000

Sheet Scale	Sheet No.	Total Sheets
A600.1	of	