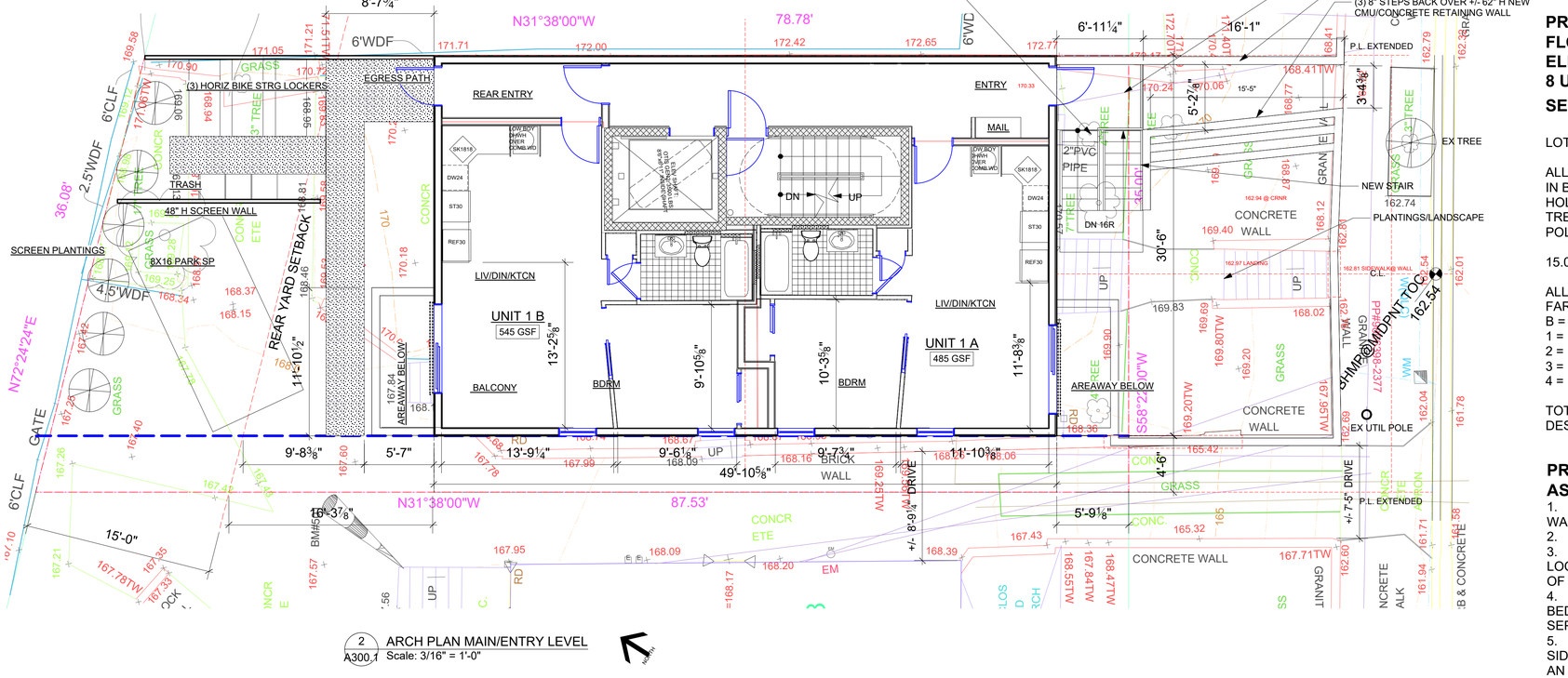
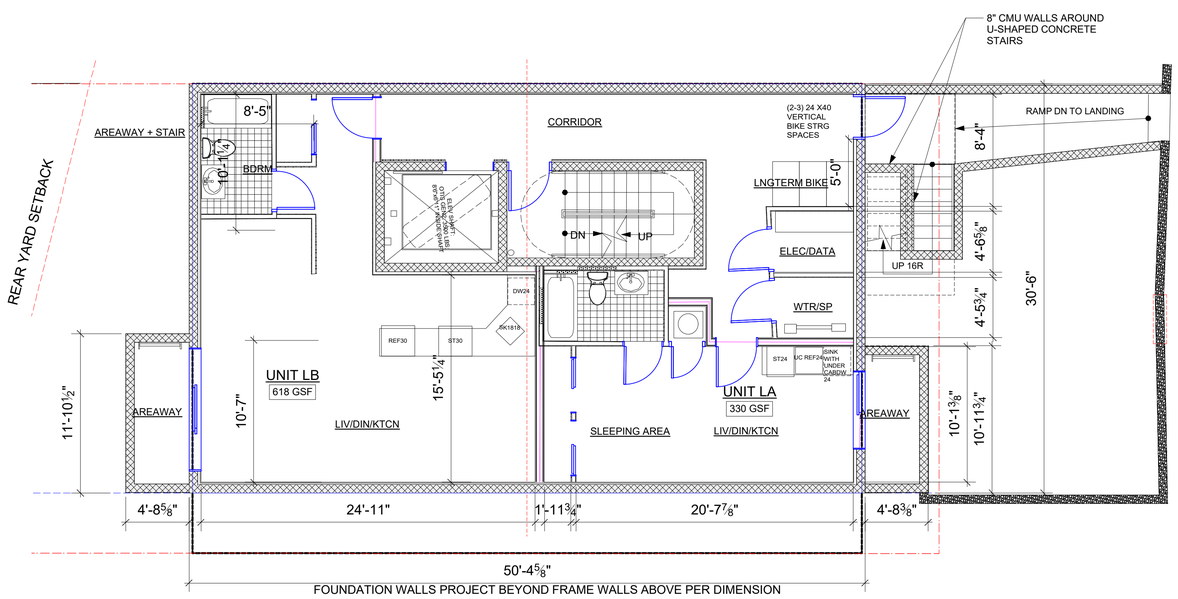
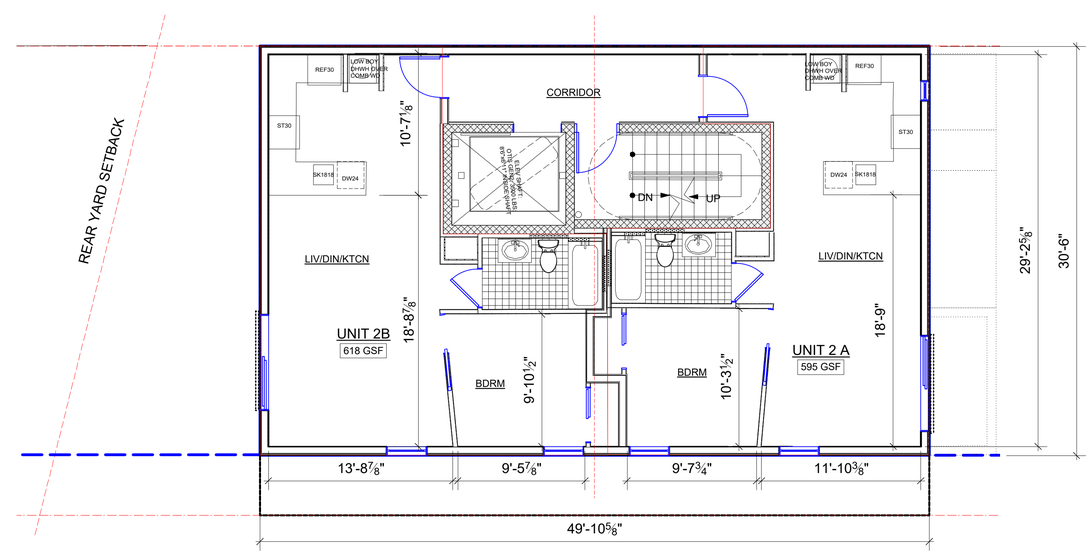


2 ARCH PLAN MAIN/ENTRY LEVEL
A300.1 Scale: 3/16" = 1'-0"

WITH UNDERLAY OF EXISTING SITE AND TOPOGRAPHY FROM SURVEY FOR REFERENCE



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"

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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 TRELLIS 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

1. ELECTRIC LOWBOY DHWH MOUNTED ABOVE COMBINATION WASHER/CONDENSING DRYER AND NOT STACK WD UNITS
2. NO VENTING OF CONDENSING DRYER
3. HVAC IS HORIZONTAL, CEILING MOUNTED AIR TO AIR HEAT PUMP LOCATED IN DROPPED CEILING IN BATHROOM WITH FLOOR/CEILING DIM OF 7'-0"
4. 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.
5. 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
6. 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

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No.	Date	Revision Notes	Zone	Appr

No.	Date	Issue Notes
7	2/11/20	DDOT REVN FOR ZONING/DDOT
6	2/4/20	DDOT REVN/CLIENT REVW
5	1/22/20	DDOT-REZA
4	12/4/19	LIFT AND STAIR REVN TO DILAN
3	10/14/19	revn for client revw

No.	Date	Revision
2	9/13/19	XXXXX
1	0/00/00	

Drawing Code: dilanprop-1818 Rl-sd-mks-dr-3120
Project Number: 19067
Project Manager: 00/00/00

Design Firm
NORMAN SMITH ARCHITECTURE
1341 H ST. NE. WDC 20002-4406
T 202.462.5886
www.normansmitharchitecture.com

Consultant

Project Title
Dilan Investment House Project
1818 RHODE ISLAND AVE, NE
Washington, DC

Drawing Title
ARCH PLAN B-1-2
PROPOSED

Scale: Sheet Scale

Drawing No.
A300.1
of

Board of Zoning Adjustment
District of Columbia
CASE NO.20065
EXHIBIT NO.58A

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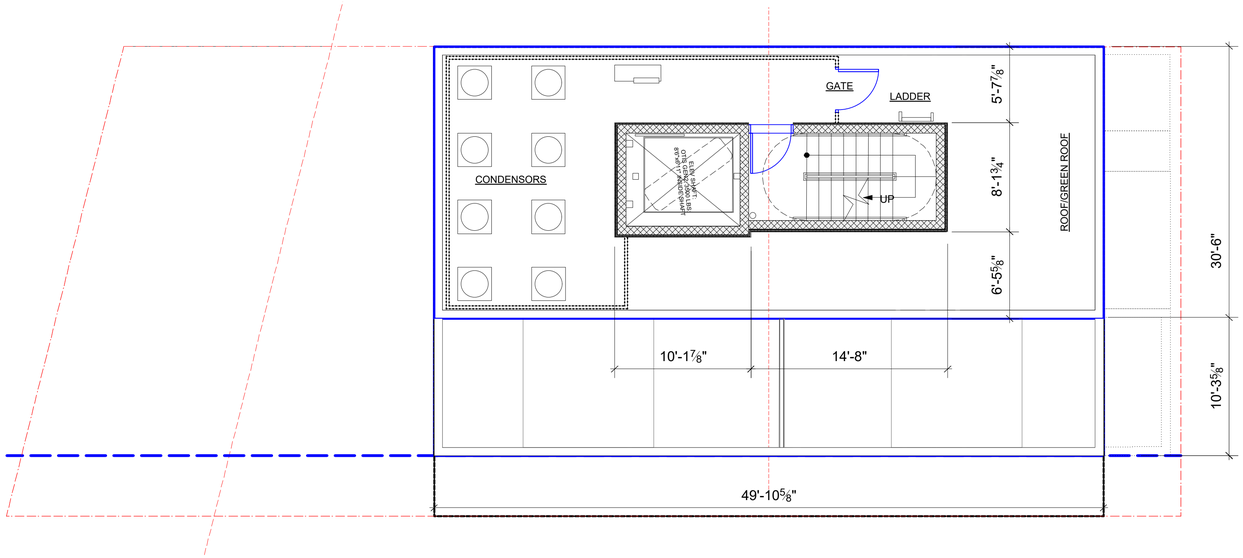
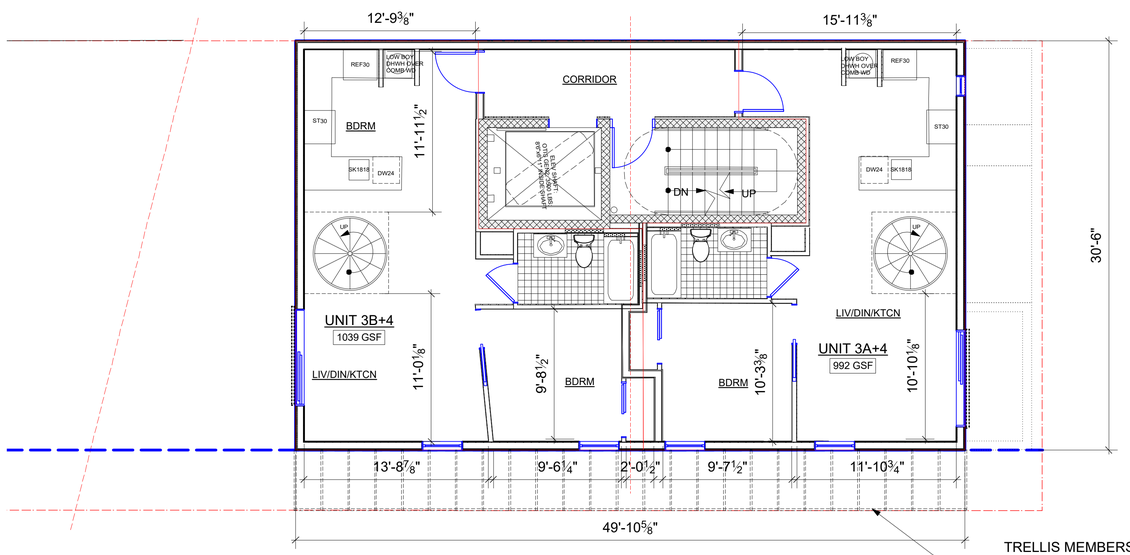
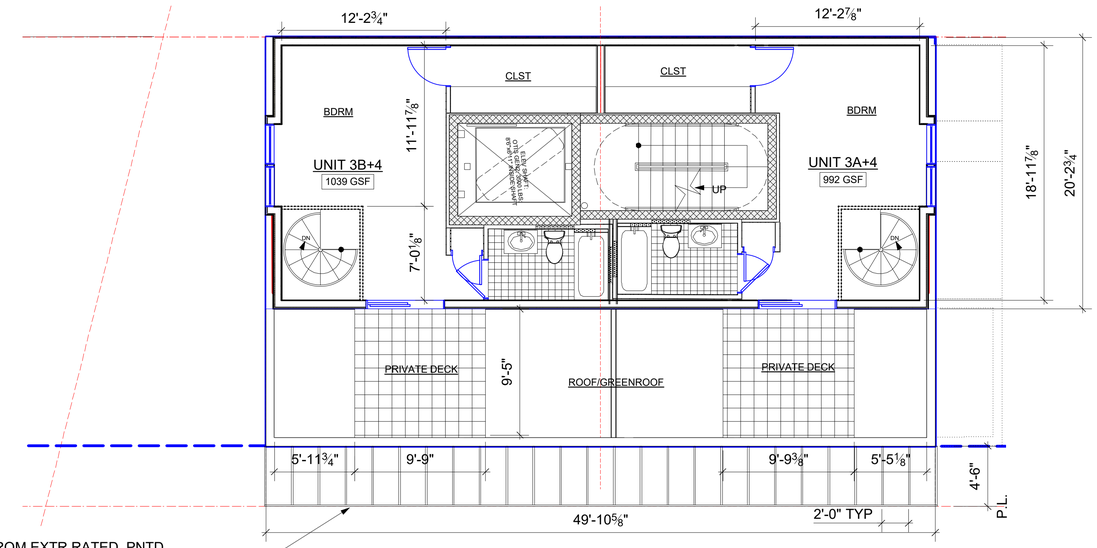


2 A301.1 ARCH PLAN LEVEL MAIN ROOF
Scale: 3/16" = 1'-0"



1 A301.1 ARCH PLAN LEVEL 3
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



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

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No.	Date	Revision Notes	Zone	Appr

No.	Date	Issue Notes
6	2/11/20	DDOT REVN FOR ZONING/DDOT
5	2/4/20	DDOT REVN CLIENT REVW
4	1/22/20	DDOT-BZA
3	10/14/19	mm for client revw
2	10/14/19	CLIENT REVW
1	03/20/19	Issue Notes

Revision	
Project ID	XXXXX
Drawing Code	Drawing Code
Project Number	19070
File Name	dilanprojc-1818 Rd-sd-mke-a3.pln
Plot Date	00/00/00

Drawn By:
Checked By:
Reviewed By:
Approved By:
Project Manager:

Date:

Code:

Project Author: NORMAN SMITH ARCHITECTURE
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Consultant:

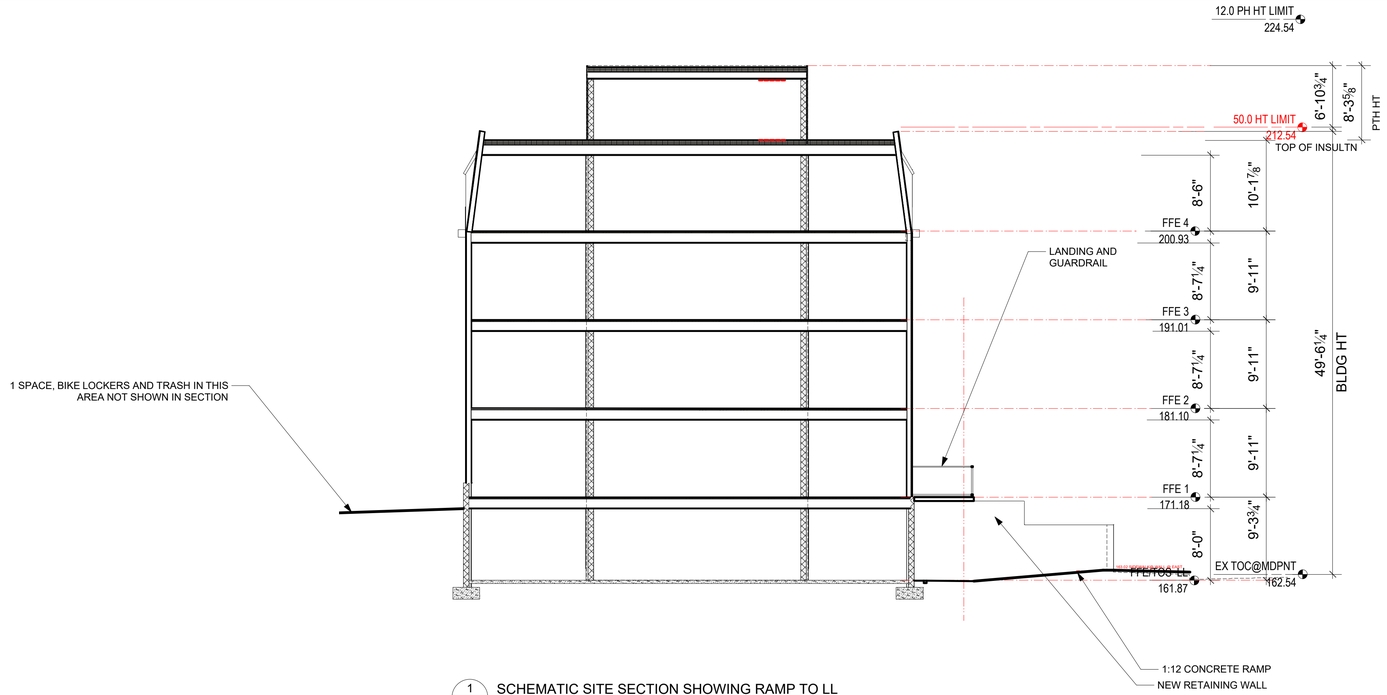
Project Title: Dilan Investment House Project
1818 RHODE ISLAND AVE, NE
Washington, DC

Drawing Title: ARCH PLAN-3-4-R PROPOSED

Scale: Sheet Scale

Drawing No.: A301.1

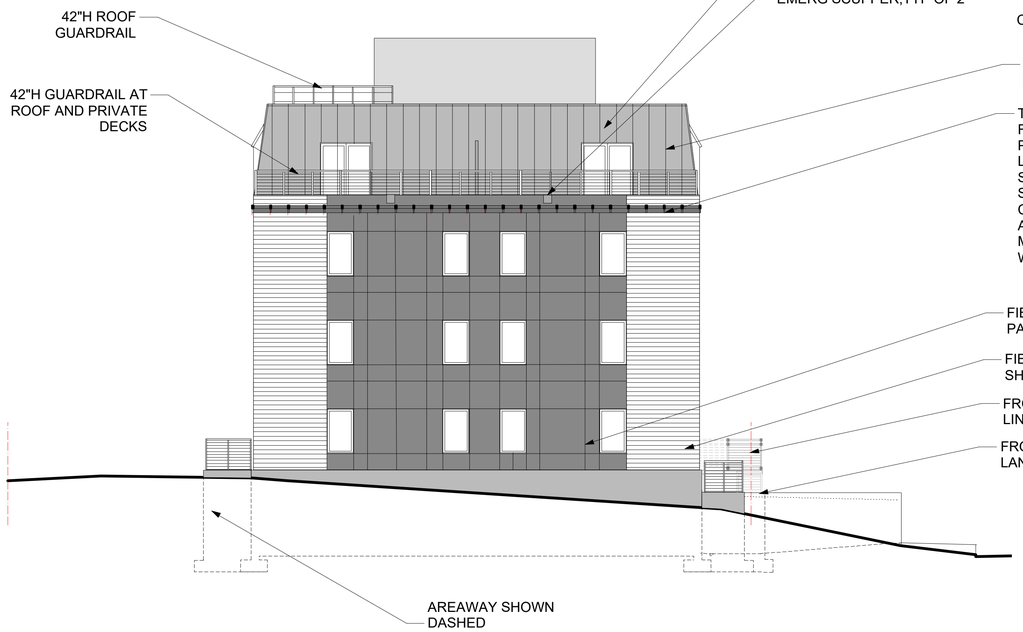
of



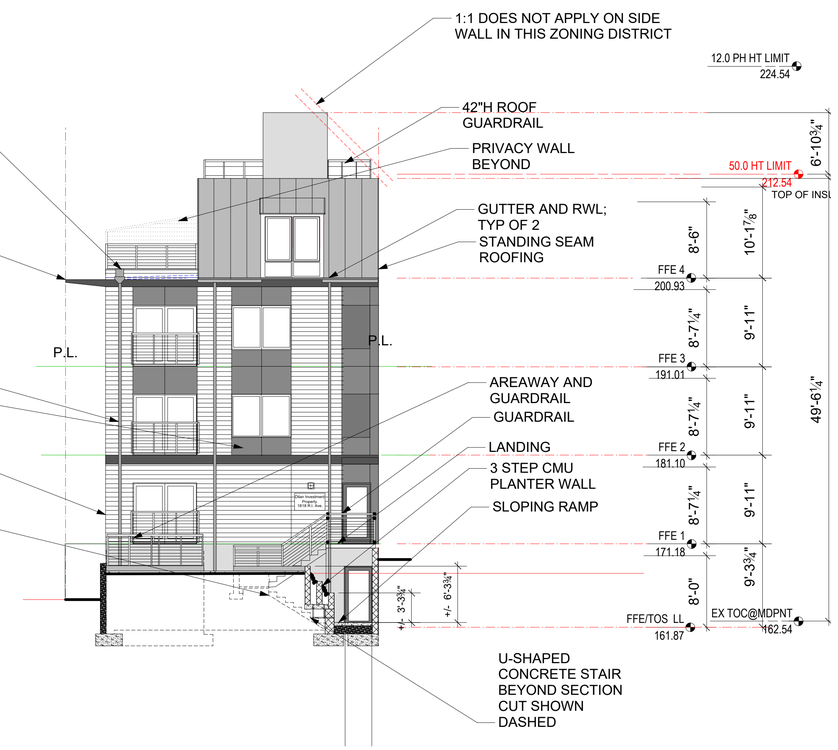
1 A600.1 SCHEMATIC SITE SECTION SHOWING RAMP TO LL
Scale: 1/8" = 1'-0"

Bike Lockers: 300 Series & 350 Series

For optimal protection from the elements, theft and vandalism, the 300 and 350 series bike lockers are a top choice of architects and government agencies. Constructed of durable fiberglass reinforced plastic, they won't rust, dent or chip and are stain resistant. Choose from 8 different models, 7 colors and numerous options best suited for your site.



2 A600.1 SCHEMATIC SIDE ELEVATION AT DRIVE
Scale: 1/8" = 1'-0"
SECTION CUT APPROX 2' BEYOND BLDG FACE TO SHOW TRELLIS MEMBERS IN SECTION



3 A600.1 FRONT ELEVATION
Scale: 1/8" = 1'-0"
SECTION THROUGH FRONT YARD IN PUBLIC SPACE WITH BUILDING ELEVATION BEYOND IS CUT APPROX MIDWAY BETWEEN SIDEWALK AND BUILDING

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No.	Date	Revision Notes	Zone	Algn

No.	Date	Issue Notes
7	2/11/20	DDOT REVN FOR 2nd HOUSE PERMIT
6	2/4/20	DDOT REVN CLIENT REVW
5	1/22/20	DDOT-REA
4	12/4/19	LIFT AND STAIR REVN TO DILAN
3	10/14/19	revn for client revw

No.	Date	Revision
7		
6		XXXXX
5		Drawing Code
4	19070	dilanproj-1818 Rl-sd-rlks-03
3		00/00/00

Project Manager
Project No.
Drawing No.
Checked By
Checked By
Checked By
Drawn By
Drawn By
Date
Client

Project Co.
NORMAN SMITH ARCHITECTURE
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Consultant

Project Title
Dilan Investment House Project
1818 RHODE ISLAND AVE, NE
Washington, DC

Drawing Title
BLDG SECT + ELEVTN

Scale
Sheet Scale

Drawing No.
A600.1
of