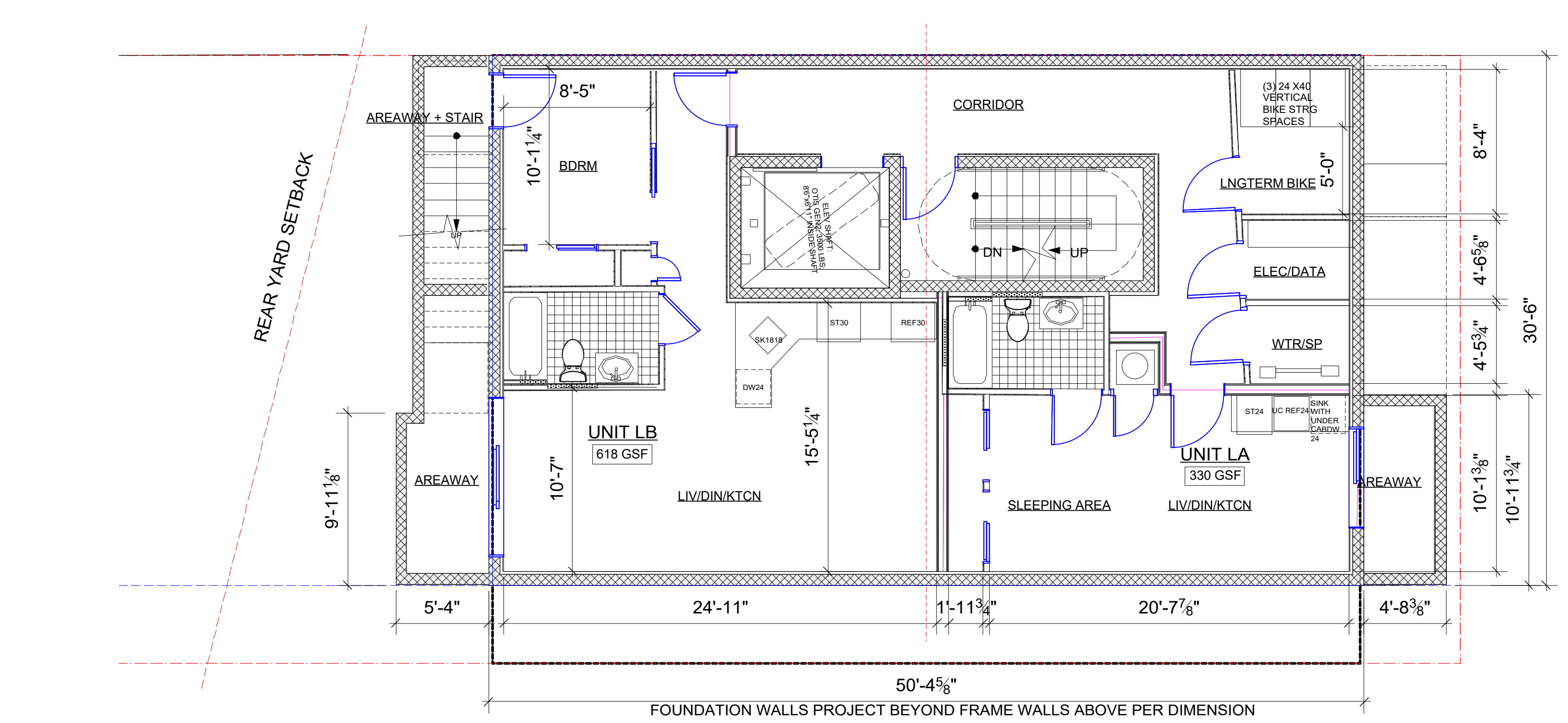
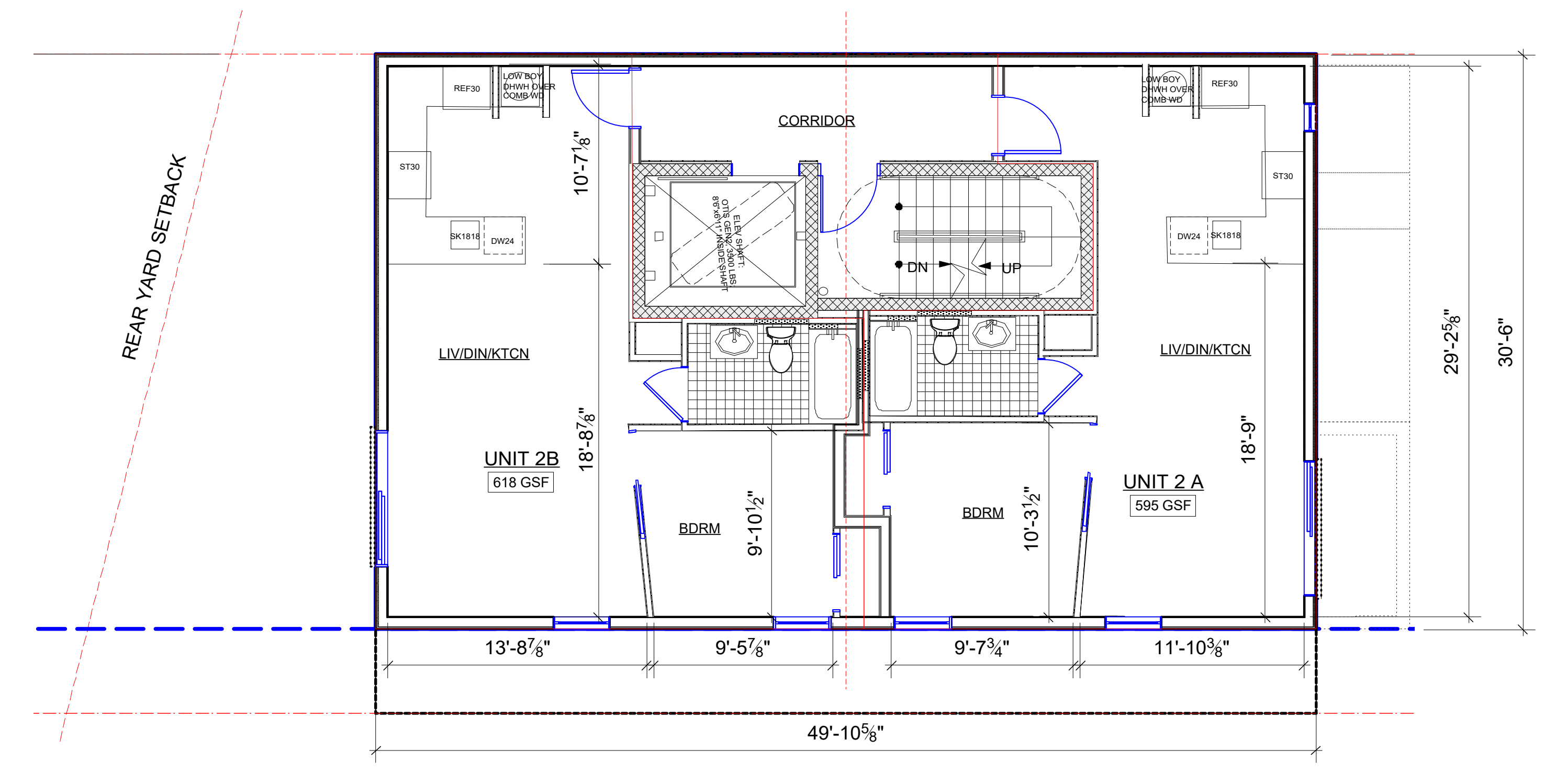


2 ARCH PLAN MAIN/ENTRY LEVEL  
A300.1 Scale: 3/16" = 1'-0"



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"

**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 0.60 = 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**

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

PLEASE READ BEFORE OPENING ELECTRONIC FILES WHEN PROVIDED.  
 THE USER ACCEPTS THE ABOVE REPRESENTATIONS AND ASSUMPTIONS AS THE BASIS FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE USER RELEASES THE ARCHITECT FROM LIABILITY FOR ANY DAMAGE TO PERSONS OR PROPERTY ARISING FROM THE USE OF THE FILES OR FROM THE DESIGN OR CONSTRUCTION OF THE PROJECT. THE USER RELEASES THE ARCHITECT FROM LIABILITY FOR ANY DAMAGE TO PERSONS OR PROPERTY ARISING FROM THE USE OF THE FILES OR FROM THE DESIGN OR CONSTRUCTION OF THE PROJECT. THE USER RELEASES THE ARCHITECT FROM LIABILITY FOR ANY DAMAGE TO PERSONS OR PROPERTY ARISING FROM THE USE OF THE FILES OR FROM THE DESIGN OR CONSTRUCTION OF THE PROJECT.

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

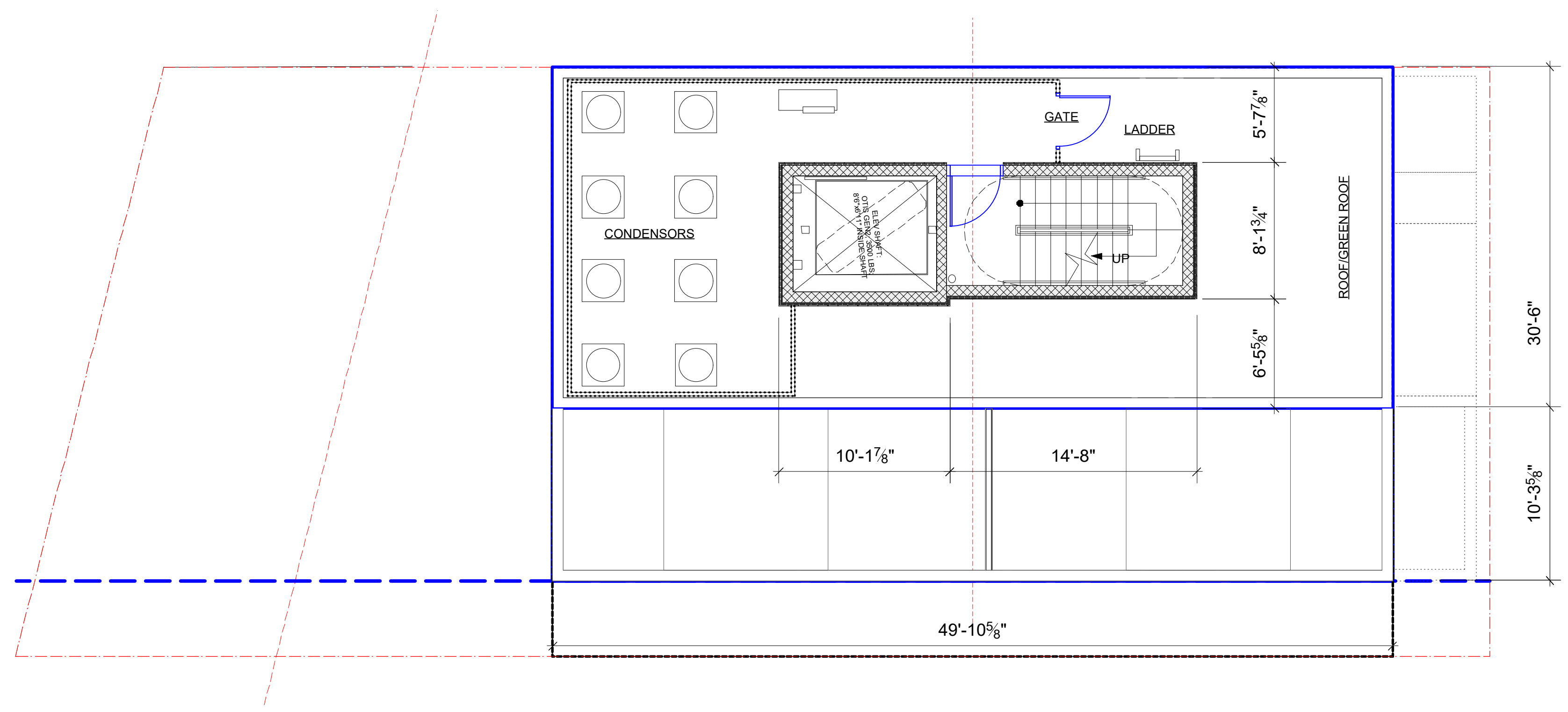
Norman Smith Architecture  
 1341 H St. NE, WDC 20002-4406  
 T: 202.482.8888  
 www.normansmitharchitecture.com

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

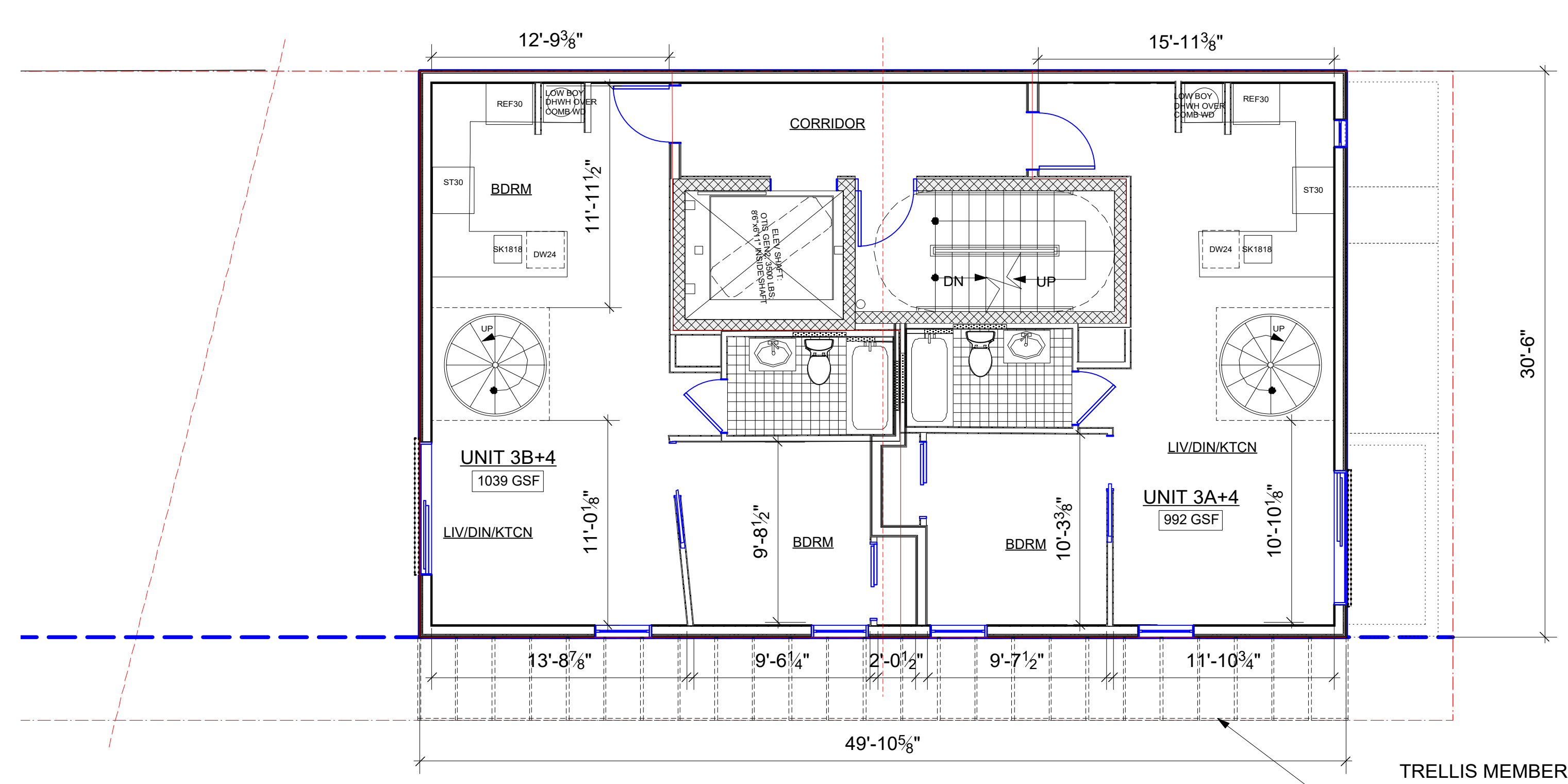
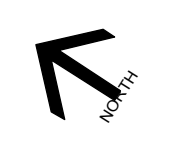
ARCH PLAN B-1-2  
 PROPOSED

Sheet Scale  
 A300.1  
 of

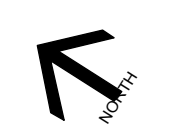
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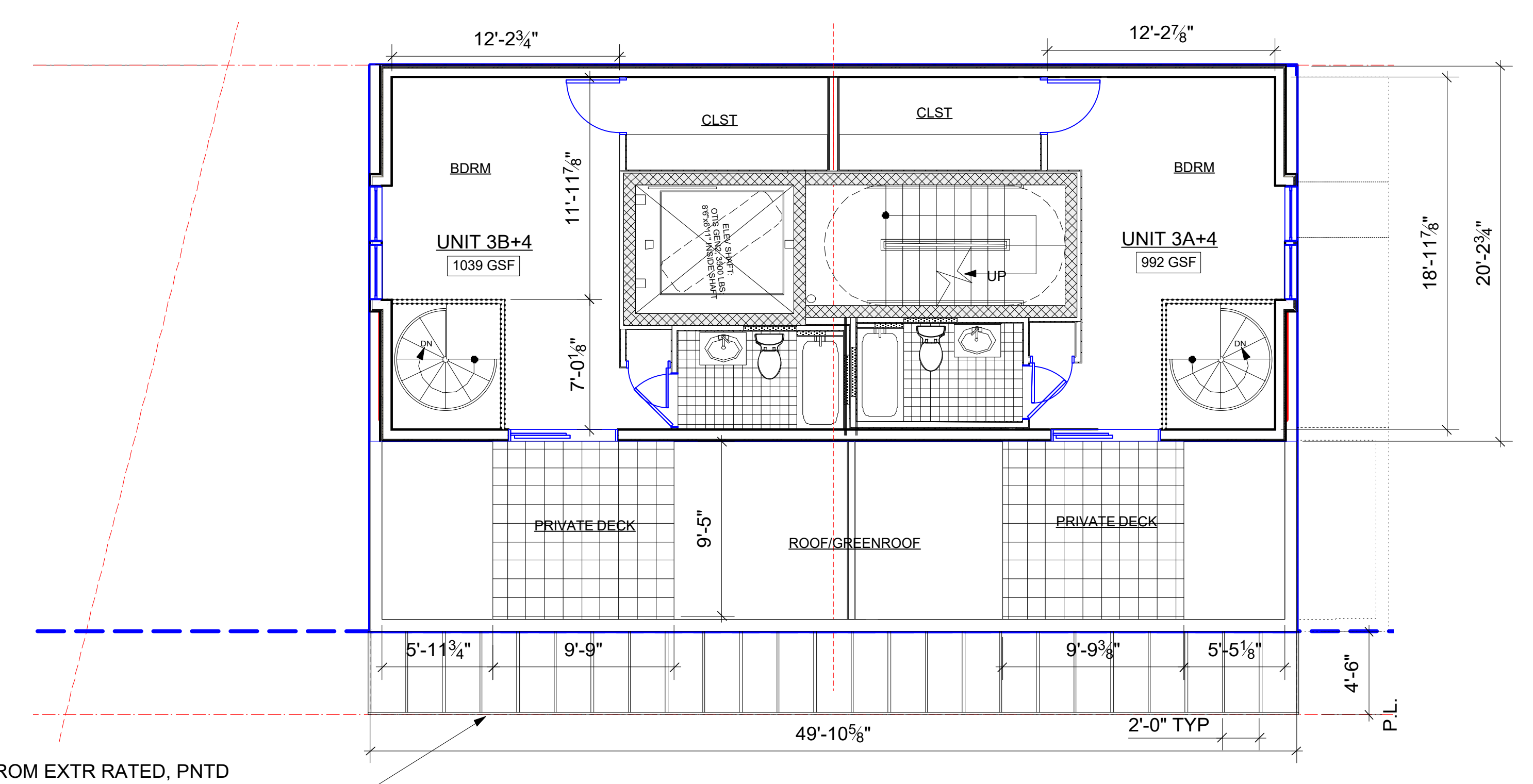
**2 ARCH PLAN LEVEL MAIN ROOF**  
**A301.1** Scale: 3/16" = 1'-0"



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



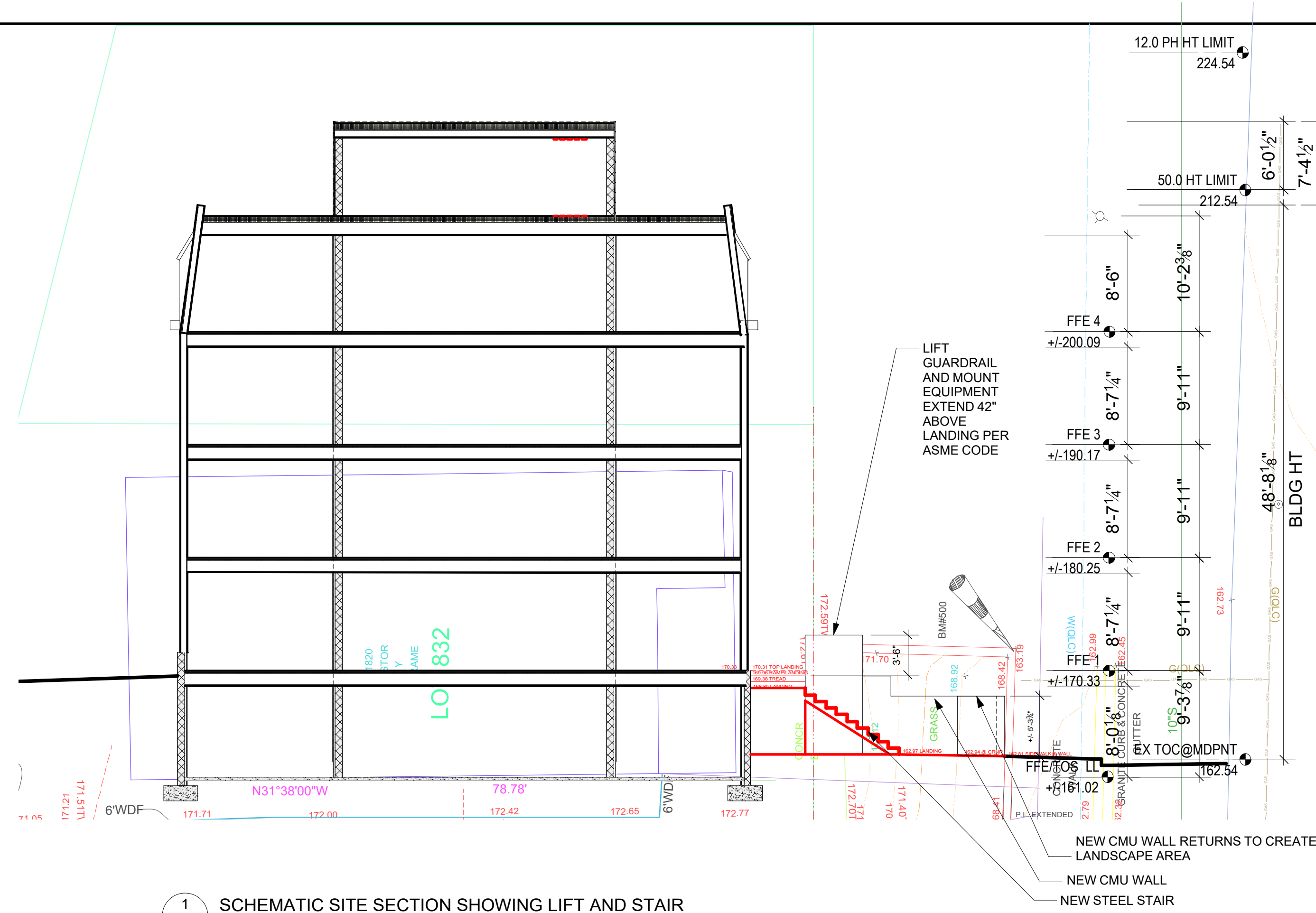
TRELLIS MEMBERS FROM EXTR RATED, PNTD 2X10 FRTW LUMBER, CUT TO SLOPE AS SHOWN, SPACED 24" OC AND CONNECTED WITH APPROX 2X4 FRTW MEMBER ACROSS WEST CUT ENDS



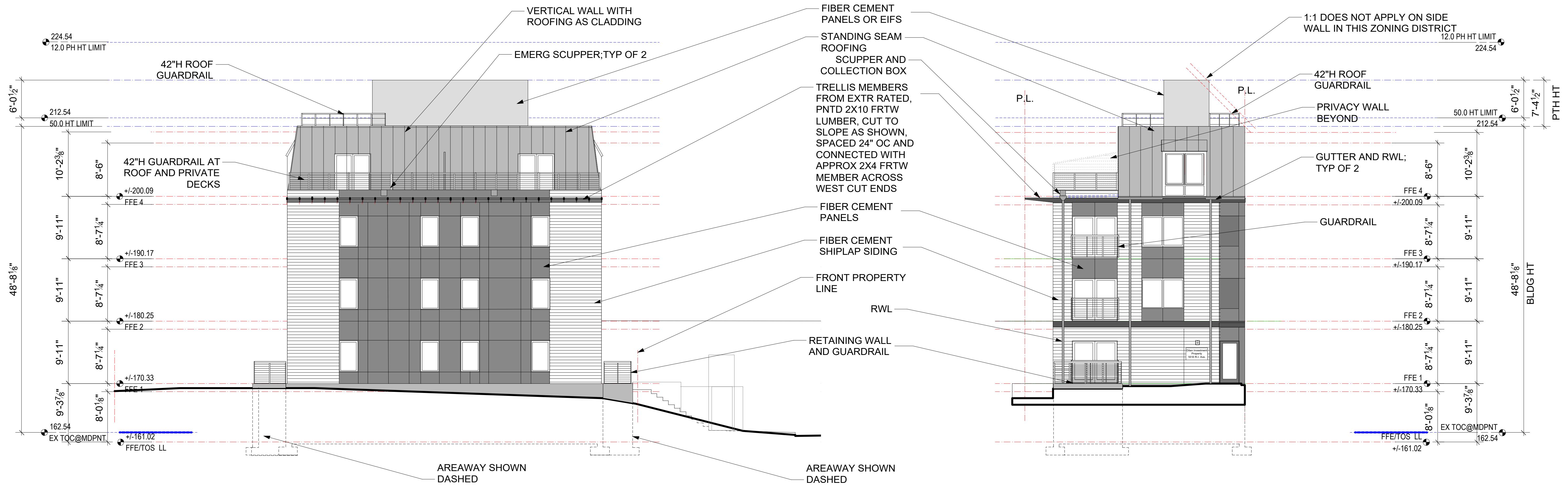
**3 ARCH PLAN PARTIAL LEVEL 4**  
**A301.1** Scale: 3/16" = 1'-0"



<b>NORMAN SMITH ARCHITECTURE</b> 1341 H ST. NE, N.W. WASHINGTON, DC 20002-4406 TEL: 202.482.8686 WWW.NORMANSMAITHARCHITECTURE.COM		<b>ARCH PLAN 3-4-R</b> PROPOSED	
12220 10/14/19 10/14/19 10/27/19	DDOT-BZA Rm for client rev CLIENT REVW CLIENT SD REVW	No.	Date
Issue Notes		No.	Date
Revision Notes		No.	Date
Zone	No.	Date	Date



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	SPECIFICATIONS
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 updown 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.	Applications: Residential (indoor/outdoor), Commercial (indoor/outdoor), consult local dealer for details. Capacity: 750 lb (340 kg) Maximum travel distance: 21' (6.4 m) to 41' (12.5 m) in some jurisdictions Platform sizes: 36" x 54" (914 mm x 1371 mm) ADA-compliant, customize up to 175 sq ft (16.3 sq m) Nominal speed: 20 fpm (61 mps) 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 pump: 3 hp gear pump 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 (1039 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](http://savaria.com), or call us.

Authorized Savaria dealer: **savaria**  
7 Huber Drive, Baraboo, WI 53513, USA  
Tel: 800.851.0119 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

Author	Checker	Designer	Project	Client	Project No.	Revision No.
NORMAN SMITH ARCHITECTURE	NORMAN SMITH ARCHITECTURE	NORMAN SMITH ARCHITECTURE	1818 RHODE ISLAND AVE, NE	1818 RHODE ISLAND AVE, NE	10027	00000000

1818 RHODE ISLAND AVE, NE  
Washington, DC  
www.normansmitharchitecture.com

BLOG SECT + ELEV N

Sheet Scale  
A600.1  
of