

1321 ANACOSTIA RD SE
WASHINGTON, DC 20019

ISSUE FOR BZA

30 APRIL 2024

//3877

ARCHITECT: :
//3877
DAVID TRACZ, AIA, NCARB
DAVID SHOVE BROWN, AIA, NCARB
3333 K STREET NW, SUITE 60
WASHINGTON, DC 20007
[T] 202.350.4244

CIVIL ENGINEER :
HUSKA CONSULTING, LLC
CHRISTOPHER HUSKA
1050 30TH ST NW
WASHINGTON, DC 20007
[T] 703.425.3862

GENERAL CONTRACTOR :
PALMAR CONSTRUCTION
769 GRACE ST
HERNDON, VA 20170
[T] 703.589.4832

LEGAL :
VENABLE LLP
ZACHARY WILLIAMS
600 MASSACHUSETTS AVE, NW
WASHINGTON, DC 20001
[T] 202.344.4369

MEP ENGINEER :
KK ENGINEERING LLC
8850 COLUMBIA 100 PARKWAY, SUITE 316
COLUMBIA, MD 21405
[T] 443.393.1070

STRUCTURAL ENGINEER :
GAVIN & ASSOC STRUCTURAL ENGINEERS
CHARLES GAVIN
PO BOX 5142
MCLEAN, VA 22103
[T] 703.409.1070

		UNIT 1 (CL) = 749 SF
		UNIT 2 (CR) = 746 SF
		UNIT 3 (1LA ADA = 760 SF
		UNIT 4 (1R) = 762 SF
		UNIT 5 (2L) = 764 SF
		UNIT 6 (2R) = 767 SF
		UNIT 7 (3L) = 830 SF
		UNIT 8 (3R) = 786 SF
<p>ADDRESS: 1321 ANACOSTIA RD SE</p> <p>ZONE: RA-1</p> <p>SQUARE, SUFFIX, LOT: 5507 0018</p>		
<p>EXISTING USE: R - RESIDENTIAL R-2 APARTMENT (4 UNITS)</p> <p>PROPOSED USE: R - RESIDENTIAL R-2 APARTMENT (8 UNITS)</p> <p>CONSTRUCTION TYPE: VB</p>		
<p>MAX HEIGHT: 40 FT</p> <p>EXISTING HEIGHT: 22 FT 9 IN (2 STORIES OVER CRAWL)</p> <p>PROPOSED HEIGHT: 35 FT 10 IN (3 STORIES OVER CELLAR)</p>		
<p>MAX FAR: 0.9</p> <p>EXISTING FAR: 0.6</p> <p>PROPOSED FAR: 0.9</p>		
<p>MAX % LOT OCCUPANCY: 40%</p>		
<p>EXISTING LOT SIZE: 6139 SF</p> <p>EXIST LOT COVERAGE: 1746 SF</p> <p>EXIST. % LOT OCC: 28.4%</p>		
<p>PROP. LOT COVERAGE: 1746 SF (NO CHANGE)</p> <p>PROPOSED % LOT OCC: 28.4% (NO CHANGE)</p>		
<p>REQ'D REAR YARD: 20 FT</p> <p>EXISTING REAR YARD: 65 FT</p> <p>PROPOSED REAR YARD: 65 FT</p>		
<p>REQ'D SIDE YARDS*: 0 FT, 8 FT</p> <p>EXISTING SIDE YARDS: 0 FT, 8.5 FT</p> <p>PROPOSED SIDE YARD: 0 FT, 8.5 FT (NO CHANGE)</p>		
<p>PROPOSED CELLAR: 1746 SF</p> <p>EXISTING FIRST FLOOR: 1746 SF</p> <p>PROPOSED FIRST FLOOR: 1746 SF</p> <p>EXISTING SECOND FLOOR: 1746 SF</p> <p>PROPOSED SECOND FLOOR: 1746 SF</p> <p>PROPOSED THIRD FLOOR: 1746 SF</p>		
<p>MAX GROSS FLOOR AREA: 5238 SF (9 FAR)</p> <p>EXISTING GROSS FLOOR AREA: 3492 SF (57 FAR)</p> <p>PROPOSED GROSS FLOOR AREA: 5238 SF (85 FAR)</p>		
<p>LOT AREA PERCENTAGE - BUILDING: 30%</p> <p>LOT AREA PERCENTAGE - PAVED AREAS: 30%</p> <p>LOT AREA PERCENTAGE - GREENERY: 40%</p>		
<p>SITE WORK: 1597 SF</p>		
<p>AUTOMATIC SPRINKLER: YES (PER 13R SYSTEM)</p>		

BUILDING CODE:	2017 DCMR 12 A IBC BUILDING CODE
ELECTRICAL CODE:	2017 DCMR 12E DC ELECTRICAL CODE
MECHANICAL CODE:	2017 DCMR 12E DC MECHANICAL CODE
PLUMBING:	2017 DCMR 12F DC PLUMBING CODE
FIRE CODE:	2017 DCMR 12H DC FIRE CODE
GREEN CONSTRUCTION:	2017 DCMR 12K DC GREEN CODE
EXISTING BUILDING CODE:	2017 DCMR 12J DC EXISTING BUILDING CODE

3 UNITS PER 1 SPACE
3 SPACES PROVIDED

PROVIDE SIGNAGE WITHIN STAIR ENCLOSURE AT EACH FLOOR LANDING.
SIGNAGE ALSO TO COMPLY WITH IBC 1023.9
GENERAL NOTE:
1) SIGNAGE TO INDICATE AT TOP & BOTTOM OF THE STAIR ENCLOSURE
2) SIGNAGE TO BE LOCATED INSIDE THE STAIR ENCLOSURE

Diagram illustrating the placement of signage on a door:

- TOP MAX. 84" ABOVE FLOOR LANDING
- MIN. 1.5" HIGH LETTERS
- MIN. 5" HIGH NUMBER, TACTILE
- BRAILLE COMPLYING ICC A117.1
- MIN. 1" HIGH LETTERS
- BOTTOM MIN. 48" ABOVE FLOOR LANDING



AT CASEWORK
 FACE DIMENSION
 W.I. CABINET NUMBER

A circle containing the letter 'A' is connected by a dashed line to the text 'GRID LINE'. Below this, a triangle containing the number '1' is connected to a cloud-like shape labeled 'REVISION CLOUD'.

TEMPERED GLAZING

ACCESSIBILITY

ROOM TAG 1

? ROOM NAME

? ROOM NUMBER

? NEW CONSTRUCTION
 ? DEMOLITION

1321 ANACOSTIA RD SE, WASHINGTON, DC 20019

CONCRETE		CONCRETE		
METAL		IRON / STEEL		ALUMINUM
				BRASS / BRONZE
				SHEET METAL AND ALL METAL THICKNESS LESS THAN 3/4" (19 mm)
WOOD		FINISH		ROUGH
				PLANKWOOD LARGE SCALE
				PLANKWOOD SMALL SCALE
				SLOPED METAL BLOCKING
STONE		MARBLE		TRANSITION LIMESTONE / SLATE
INSULATION		LOOSE FILL OF BATT		RIGID
FINISHES		ACOUSTIC TILE		GRAOUT LARGE, COARSE

	SWING DOOR - DOOR SCHEDULE	ELEC.	ELECTRICAL
	FRAMED OPENING	ELEV.	ELEVATOR
	24" x 24" ACOUSTIC CEILING TILE IN NEW GRD	ENCL.	ENCLOSURE
	24" x 24" ACOUSTIC CEILING TILE IN EXISTING GRD	ENT.	ENTRANCE
	GYPSUM WALL BOARD CEILING ON METAL FRAMING	EQ.	EQUAL
	EXISTING CEILING - WOOD PLANK ON WOOD JOISTS	EQUIP.	EQUIPMENT
		EW.	ELECTRIC WATER COOLER
		EX.	EXISTING
		EXP.	EXPANSION
		EXT.	EXTERIOR
		FD.	FLOOR DRAIN
		FE.	FIRE EXTINGUISHER (CABINET)
		FFI.	FINISHED FLOOR
		FIN.	FINISH
		FL.	FLOOR
		FLEX.	FLEXIBLE
		FLSQ.	FLASHING
		FLOOR.	FLUORESCENT
		FR.	FRAME
		FRFP.	FIREPROOFING
		FRT.	FIRE RETARDANT TREATED
		FT.	FOOT (FEET)
		FTG.	FOOTING
		FVC.	FIRE VALVE CABINET
		G.C.	GENERAL CONTRACTOR
		GA.	GAUGE
		GALV.	GALVANIZED
		GB.	GYPSUM BOARD
		GL.	GLASS
		GR.	GRADE
		GYP. BRD.	GYPSUM BOARD
		HB.	HOSE BIB
		HC. WD.	HOLLOW CORE WOOD
		HD.	HEAVY DUTY
		HWWD.	HARDWOOD
		HWDR.	HARDWARE
		HGT.	HEIGHT
		HM.	HOLLOW METAL
		HORIZ.	HORIZONTAL
		HP.	HIGH POINT
		HR.	HOUR
		HVAC.	HEAT VENTILATING AIR COND.
		ID.	INSIDE DIAMETER
		INCL.	INCLUDE (ING)
		INST.	INSTALLATION
		INSUL.	INSULATION

THE SCOPE OF WORK INCLUDES THE ADDITION TO AN EXISTING MULTI-FAMILY RESIDENCE AT 1321 ANACOSTIA RD SE.

THE WORK INCLUDES, BUT IS NOT LIMITED TO:

- DEMOLITION OF INTERIOR FRAMING AND ROOF
- 3RD FLOOR WOOD FRAMED ADDITION
- DIG OUT OF CRAWL SPACE FOR OCCUPIABLE CELLAR
- THREE PARKING SPACES (1 ACCESSIBLE)
- 8 RESIDENTIAL UNITS (1 ACCESSIBLE)
- NEW ELECTRICAL, HVAC, PLUMBING, FINISHES
- FRONT ENTRY STOOP ADA LIFT AND EGRESS WELLS

ARCHITECT: /3877 DAVID TRACE, AIA, NCARB DAVID SNOVE BROWN, AIA, NCARB 3333 K STREET NW, SUITE 60 WASHINGTON, DC 20007 (T) 202.350.4244 (F) 202.350.4245	STRUCTURAL: GAVIN & ASSOC STRUCTURAL ENGINEERS CHARLES GAVIN PO BOX 5142 MCLEAN, VA 22103 (T) 703.409.9795
CLIENT: DISTRICT LINE DEVELOPMENT MATT MEDVENE 700 RANDOLF PLACE NW WASHINGTON, DC 20011	MEP ENGINEER: KK ENGINEERING LLC 8650 COLUMBIA 100 PARKWAY, SUITE 316 COLUMBIA, MD 21045 (T) 443.393.1070
LEGAL: VENABLE LLP ZACHARY WILLIAMS 600 MASSACHUSETTS AVE, NW WASHINGTON, DC 20001 (T) 202.344.4369	CIVIL ENGINEER: HUSKA CONSULTING LLC 1050 30TH ST NW WASHINGTON, DC 20007 (T) 703.425.3662

12	AD	AREA DRAIN	NT	INTERIOR
13	AB	ANCHOR BOLT	AN	JANITOR
14	ABV	ABOVE	JB	JUNCTION BOX
15	ACC	ACCESS	JST	JOINT
16	ACQ	ACQUISITION	JT	JOIST
17	ACT	ACUSTICAL CEILING TILE	KD	KNOCK DOWN
18	ADJ	ADJUSTMENT	KT	KITCHEN
19	AFF	AFTER FINISH FLOOR	KO	KNOCK OUT
20	AHL	AIR HANDLING UNIT	LM	LAMINATE DIE
21	AL	ALTERNATE	LAV	LAVATORY
22	ALUM	ALUMINUM	LN	LINEAR LINEAL
23	ANC	ANCHORS	LP	LOW POINT
24	APPROX	APPROXIMATELY	LT	LIGHT
25	ARCH	ARCHITECT	LTW	LIGHTWEIGHT
26	AUTO	AUTOMATIC	MACH	MACHINE
27	AVG	AVERAGE	MAINT	MAINTENANCE
28	B	BATHROOM	MATL	MATERIAL
29	BO	BY OWNER	MAX	MAXIMUM
30	BD	BEAD	MPF	MEDIUM DENSITY FIBERBOARD
31	BIT	BITUMINOUS	MECH	METAL
32	BLDG	BUILDING	MEMB	MEMBRANE
33	BLK	BLACK	METL	METALLIC OR METAL
34	BLKG	BLOCKING	MEZZ	MEZZANINE
35	BM	BEAM	MFR	MANUFACTURER
36	BOT	BOTTOM	MIN	MINIMUM
37	BRD	BOARD	MISC	MISCELLANEOUS
38	BRCT	BRACKET	MOLD	MOLDING
39	BUL	BUILDING SETBACK LINE	MO	MOSQUO OPENING
40	BSMT	BASEMENT	MOD	MODIFIED
41	BSMT	BUILT UP	MO	MOUNTED (MOUNTING)
42	CAB	CABINET	N	NUMBER
43	CEM	CEMENT (TIOUS)	NC	NOT IN CONTRACT
44	CEM	CEMENT (FOOT)	NO	NO
45	CL	CAST IRON	NRC	NOISE REDUCTION COEFFICIENT
46	CL	CONJOINT JOINT	NT	NOT TO SCALE
47	CL	CLOSET	OA	OVERALL
48	CLG	CEILING	OC	ON CENTER
49	CLL	CONTRACT LIMIT LINE	OD	OUTSIDE DIMETER
50	CM	CONCRETE MASONRY UNIT	OFC	OFFICE
51	CON	CORNER	OF	OUTER FINISHED CONTRACTOR INSTALLED
52	CON	CLEAN OUT	OH	OVERHEAD
53	COL	COLUMN	OP	OPENING
54	CONC	CONCRETE	OPS	OPPOSITE
55	CONST	CONSTRUCTION	PAR	PARALLEL
56	CONT	CONTINUOUS	PE	PEDESTAL
57	CPT	CAPRET	PL	PLAS LAM / PLAMPSAT LAMINATE
58	CS	COURSES	PLY	PLYWOOD
59	CT	CEILING TIE	PAL	PANEL
60	CTR	CENTER	POL	POLISH (POLISHED)
61	CTR	COUNTERSINK	PAR	PANEL
62	DBL	DOUBLE	PREFAB	PREFABRICATED
63	DEPT	DEPTH	PRTN	PARTITION
64	DET	DETAIL	PSF	POUNDS PER SQUARE FOOT
65	DF	DRINKING FOUNTAIN	PSI	POUNDS PER SQUARE INCH
66	DI	DIMETER	PT	POINT
67	DIFF	DIFFUSER	PTD	POINT
68	DMA	DIMENSION	QTY	QUANTITY
69	DISP	DISPENSER	QTY	QUANTITY
70	DISP	DIVISION (DIVIDED)	R	RADIUS
71	DN	DOWN	R	RISER
72	DR	DOOR	RO	ROOF DRAIN
73	DWG	DRAWING	REF	REFRIGERATOR
74	DWG	DRAWER	REINF	REINFORCED (ING)
75	DW	DRAINAGE	REQ	REQUIRED
76	DWR	DRAWER	RES	RESILIENT
77	E	EAST	REV	REUSE (REVISION)
78	EA	EACH	ROOM	ROOM
79	EL	EL ELEVATION JOINT	RO	ROUGH OPENING
80	EL	ELEVATION	RTU	ROOF TOP UNIT
81	ELEV	ELEVATION	S	SOUTH
82	ELC	ELECTRICAL	S, STD, OR S.S.	STAINLESS STEEL
83	ELEV	ELEVATOR	SC WD	SCREW WOOD
84	ENCL	ENCLOSURE	SCHED	SCHEDULED
85	ENT	ENTRANCE	SECT	SECTION
86	EQU	EQUAL	SF	SQUARE FEET (FOOT)
87	EQUIP	EQUIPMENT	SHE	SHOWER
88	EW	ELECTRIC WATER COOLER	SHT	SHEET
89	EX	EXISTING	SM	SMALLER
90	EXP	EXPANSION	SL	SOLID
91	EXT	EXTERIOR	SO	SQUARE
92	FD	FLOOR DRAIN	SK	SERVICE SINK
93	FEN	FIRE EXTINGUISHER (CABINET)	STA	STATION
94	FIN	FINISHED FLOOR	STC	STANDARD TRANSMISSION CLASS
95	FL	FLOOR	STD	STANDARD
96	FLX	FLEXIBLE	STL	STEEL
97	FLSG	FLASHING	STR	STRUCTURE
98	FLUR	FLOORSCURE	SUSP	SUSPENDED
99	FLUR	FRAME	SW	SWITCH
100	FRF	FIREPROOFING	SYS	SYSTEM
101	FRF	FIRE RETARDANT TREATED	T&G	TONGUE AND GROOVE
102	FT	FOOT (FEET)	TEL	TELEPHONE
103	FTG	FOOTING	TEMP	TEMPERATURE
104	FVC	FIRE VALVE CABINET	THK	THICK
105	GA	GENERAL CONTRACTOR	THR	THRESHOLD
106	GALV	GALVANIZED	TLT	TREAD
107	GB	GYPSON BOARD	TR	TREAD
108	GL	GLASS	TV	TELEVISION
109	GR	GRASS	TY	TYPICAL
110	GYP BRD	GYPSON BOARD	UN	UNLESS NOTED OTHERWISE
111	HC WD	HOLLOW CORE WOOD	UNF	UNFINISHED
112	H	HARDWARE	UNF	UNFINISHED
113	HOWD	HARDWOOD	UTL	UTILITY
114	HOWR	HARDWARE	UTL	UTILITY
115	H	HARDWARE</		

DRAWING DATA		
<hr/>		
PROJECT:	1321RESIDENCES	
ADDRESS:	1321 ADOLOPHUS RD SE WASHINGTON, DC 20019	
<hr/>		
SHEET SUBMISSION INDEX		
<hr/>		
ISSUE FOR B2A_30 APRIL 2024		
<hr/>		
REV NO.	REVISION	DATE
<hr/>		
1	EXAMPLE REVISION DESCRIPTION	00 MMM 2000
<hr/>		
SEAL & SIGNATURE:		

I AM RESPONSIBLE FOR DETERMINING THAT THE ARCHITECTURAL DESIGNS INCLUDED IN THIS APPLICATION ARE IN COMPLIANCE WITH ALL LAWS AND REGULATIONS OF THE DISTRICT OF COLUMBIA. I HAVE PERSONALLY PREPARED, OR DIRECTLY SUPERVISED THE DEVELOPMENT OF, THE ARCHITECTURAL DESIGNS INCLUDED IN THIS APPLICATION.

SHEET TITLE: PROJECT INFORMATION

PROJECT NO: 2024.33
DATE ISSUED: 04/05/2022
SCALE: As indicated

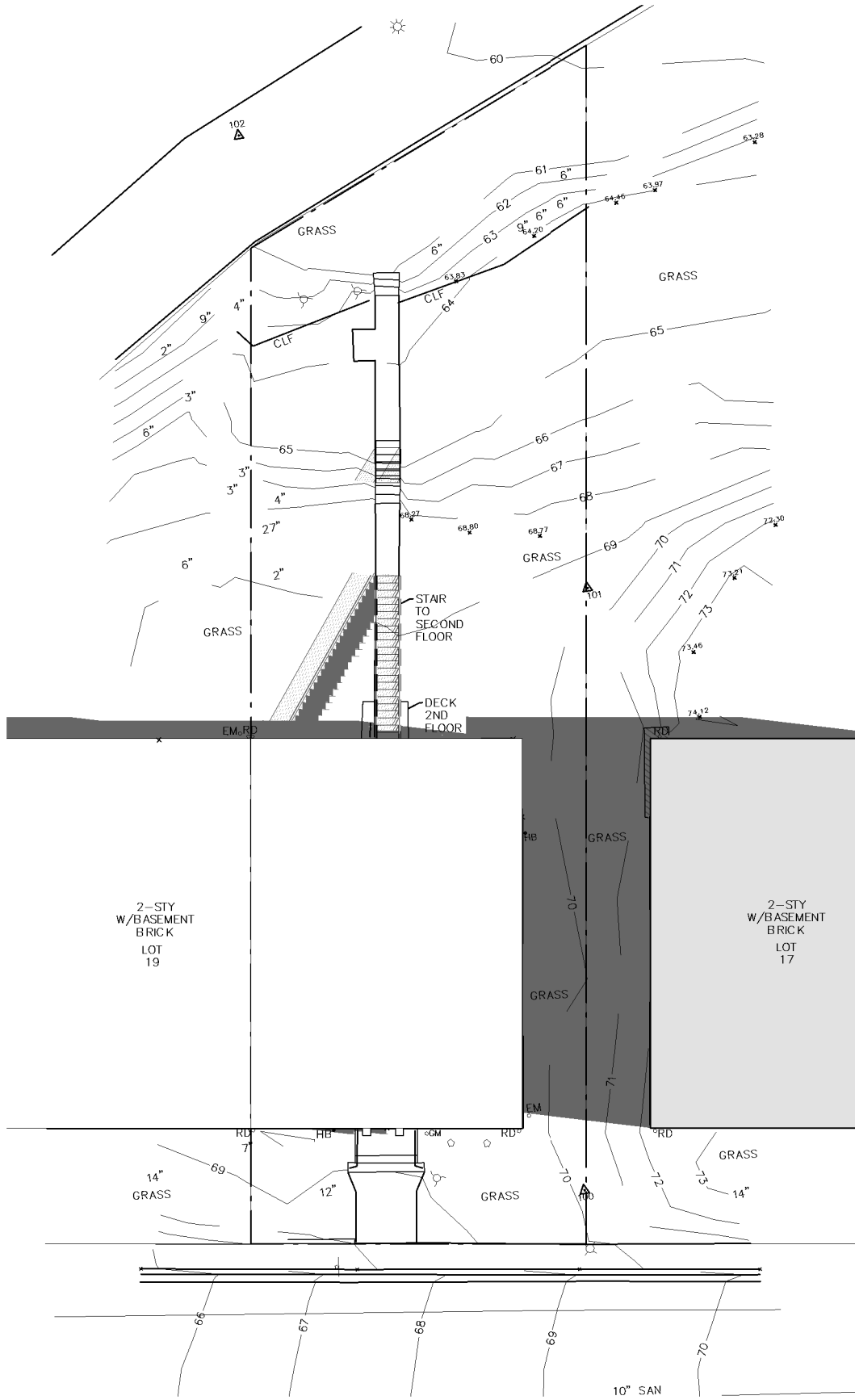
AR002



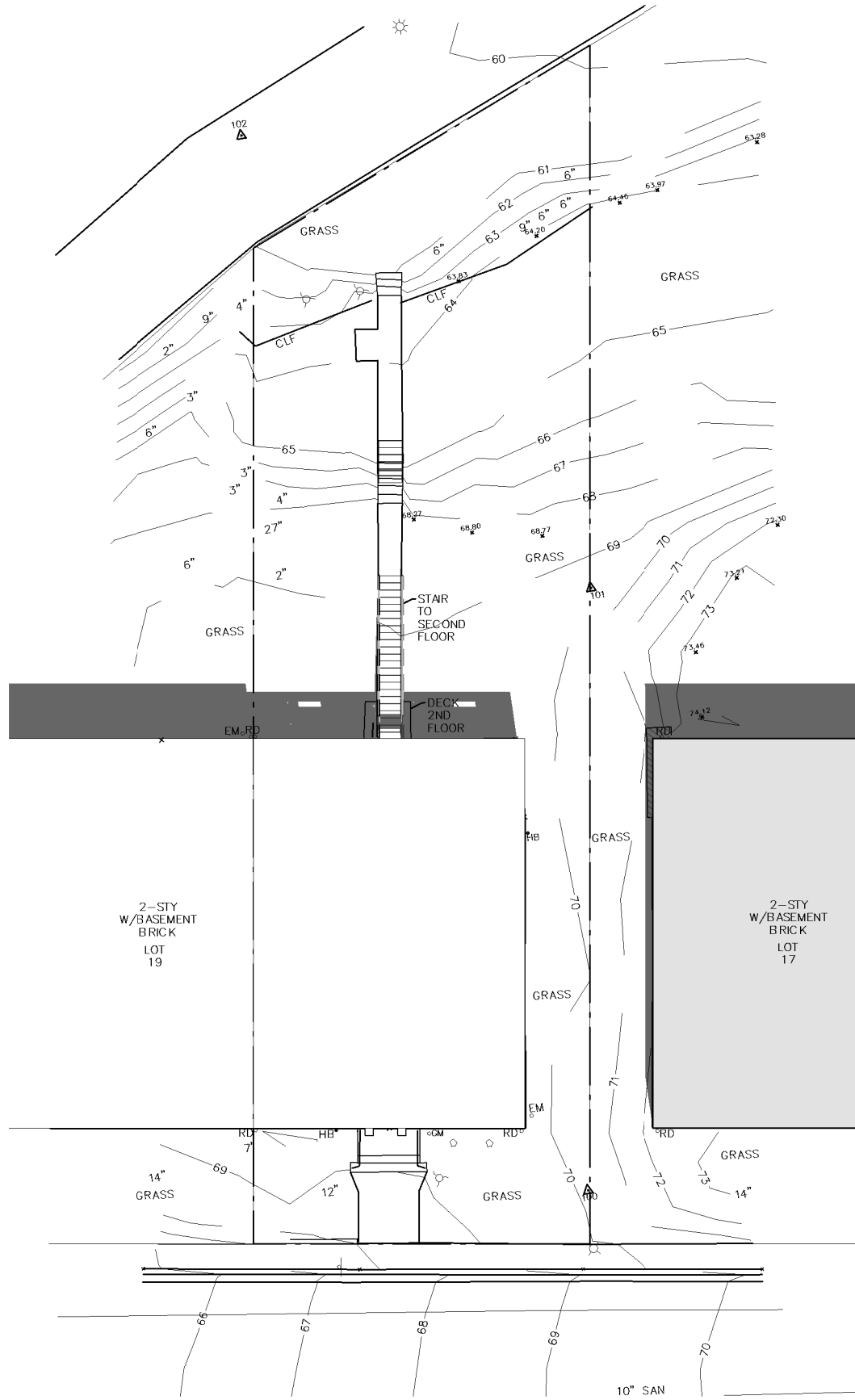
1321 ANACOSTIA RD SE - EXISTING CONDITION

1323 ANACOSTIA RD (NO SOLAR PANELS)

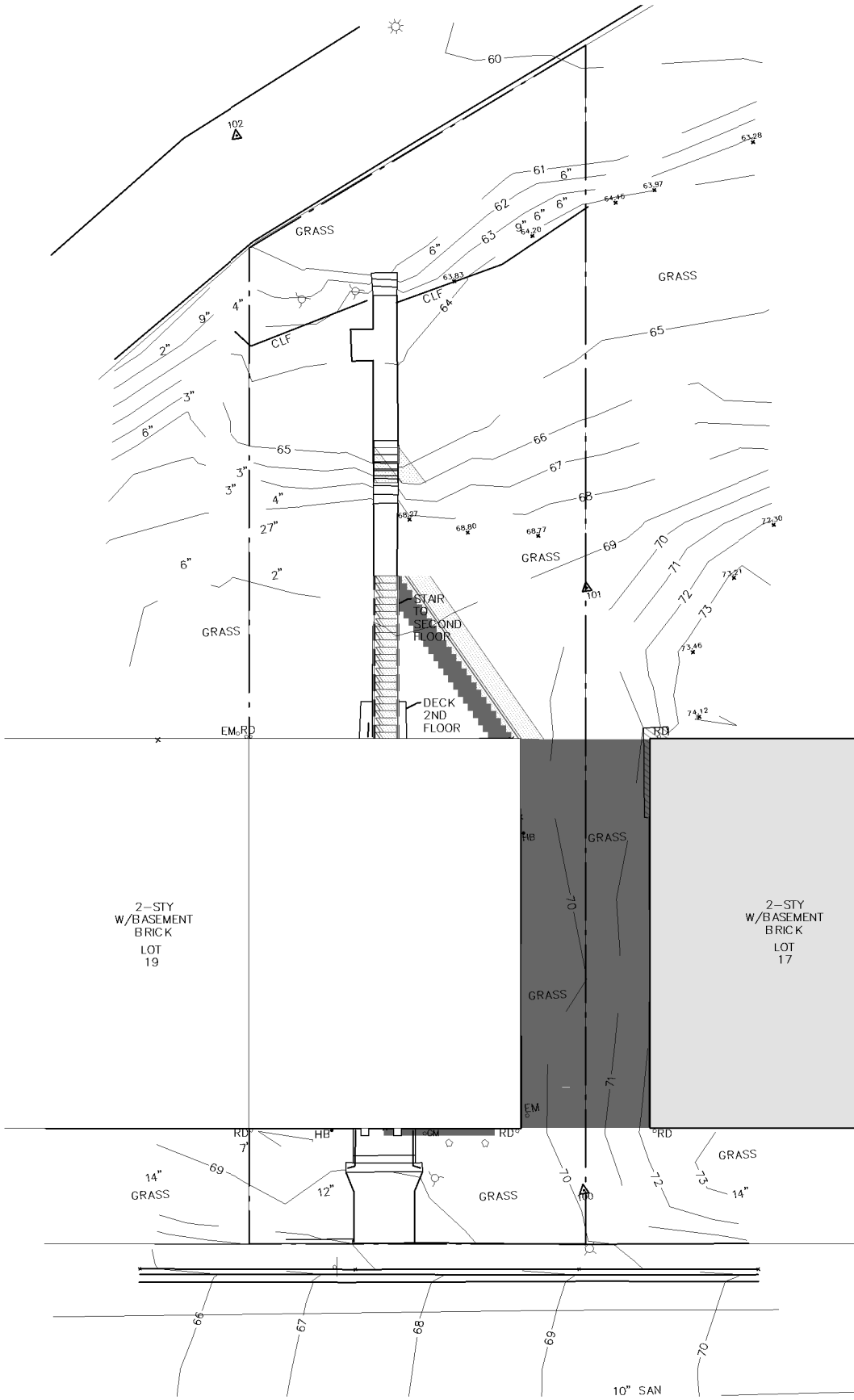
1321 ANACOSTIA RD SE



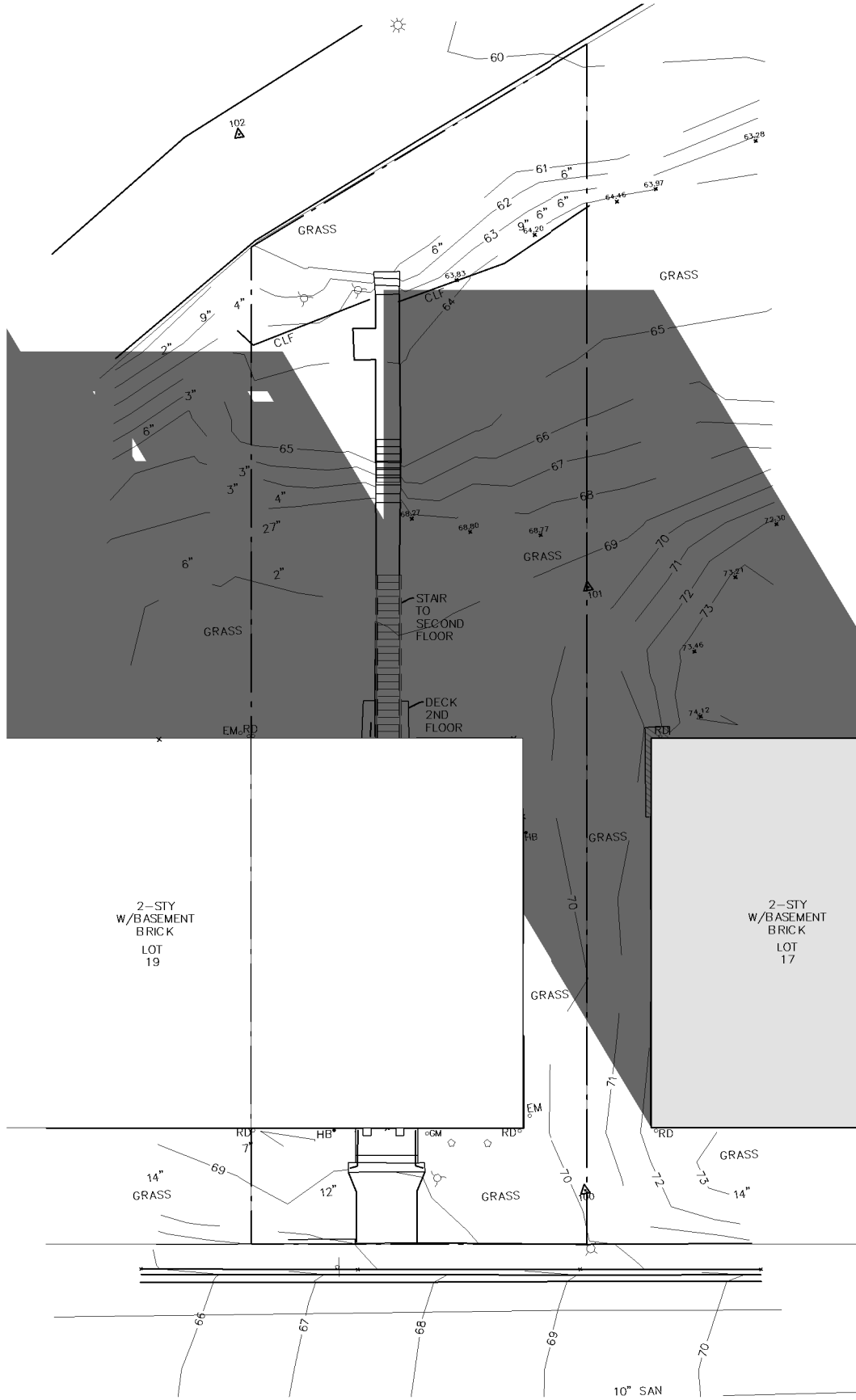
1 SITE PLAN - SS - 9am
1" = 20'-0"



2 SITE PLAN - SS - 12pm
1" = 20'-0"



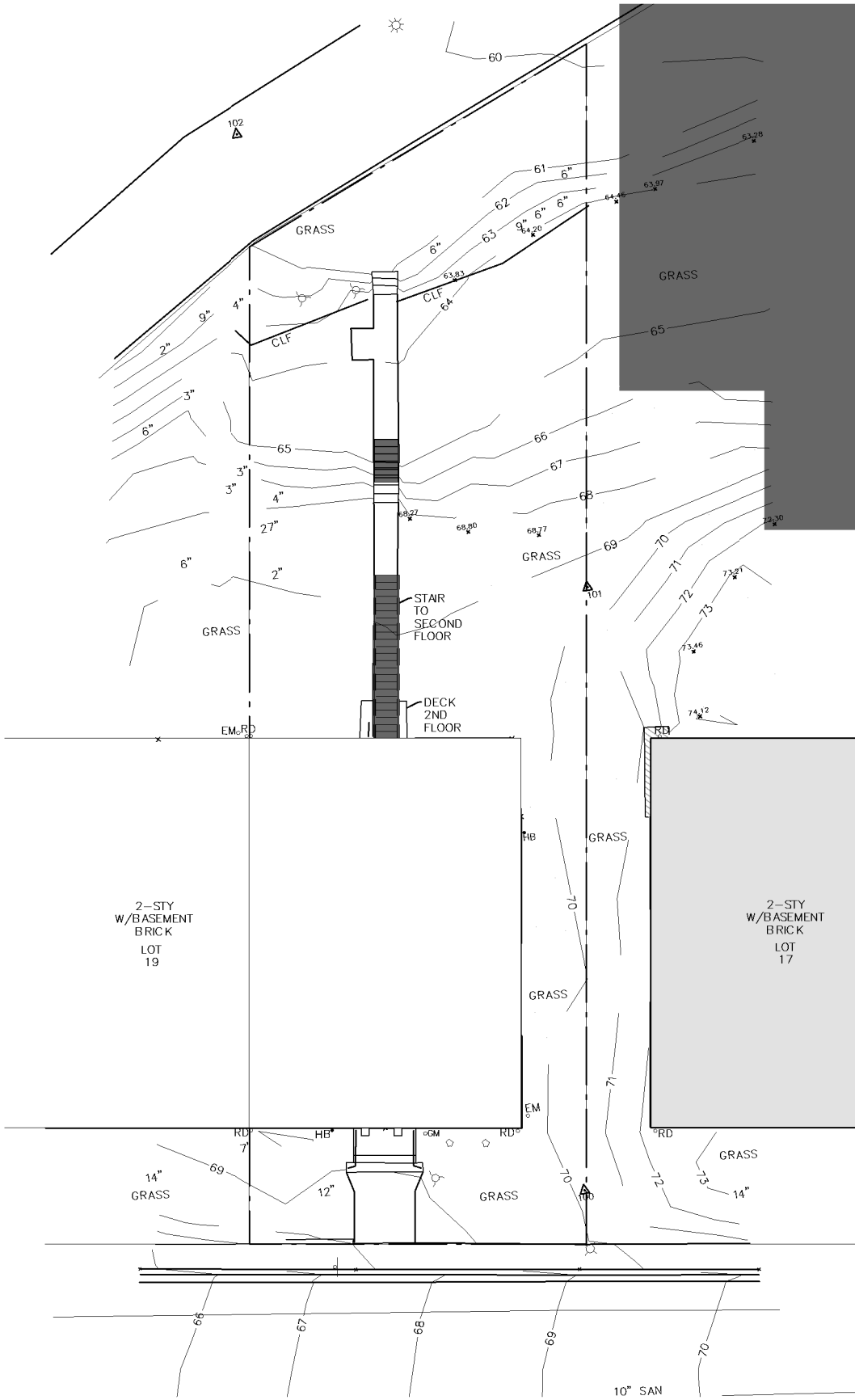
3 SITE PLAN - SS - 4pm
1" = 20'-0"



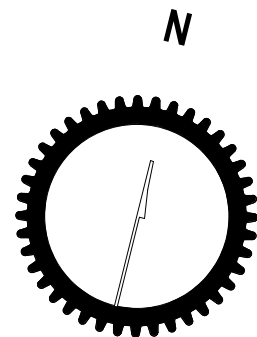
4 SITE PLAN - WS - 9am
1" = 20'-0"



5 SITE PLAN - WS - 12pm
1" = 20'-0"



6 SITE PLAN - WS - 4pm
1" = 20'-0"



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[W] 3877.DESIGN

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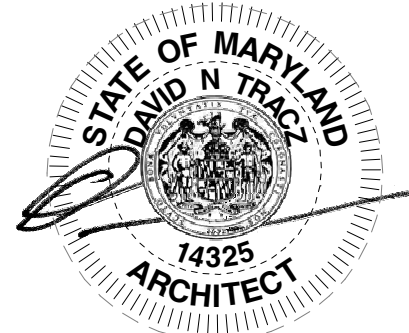
DRAWING DATA

PROJECT: 1321RESIDENCES
ADDRESS: 1321 ANACOSTIA RD SE
WASHINGTON, DC 20019

SHEET SUBMISSION INDEX
ISSUE FOR RZA_30 APRIL 2024

REV. NO. REVISION DATE

SEAL &
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SHEET TITLE: EXISTING SHADOW STUDIES

PROJECT NO: 2024.33
SCALE: 1" = 20'-0"

AR040

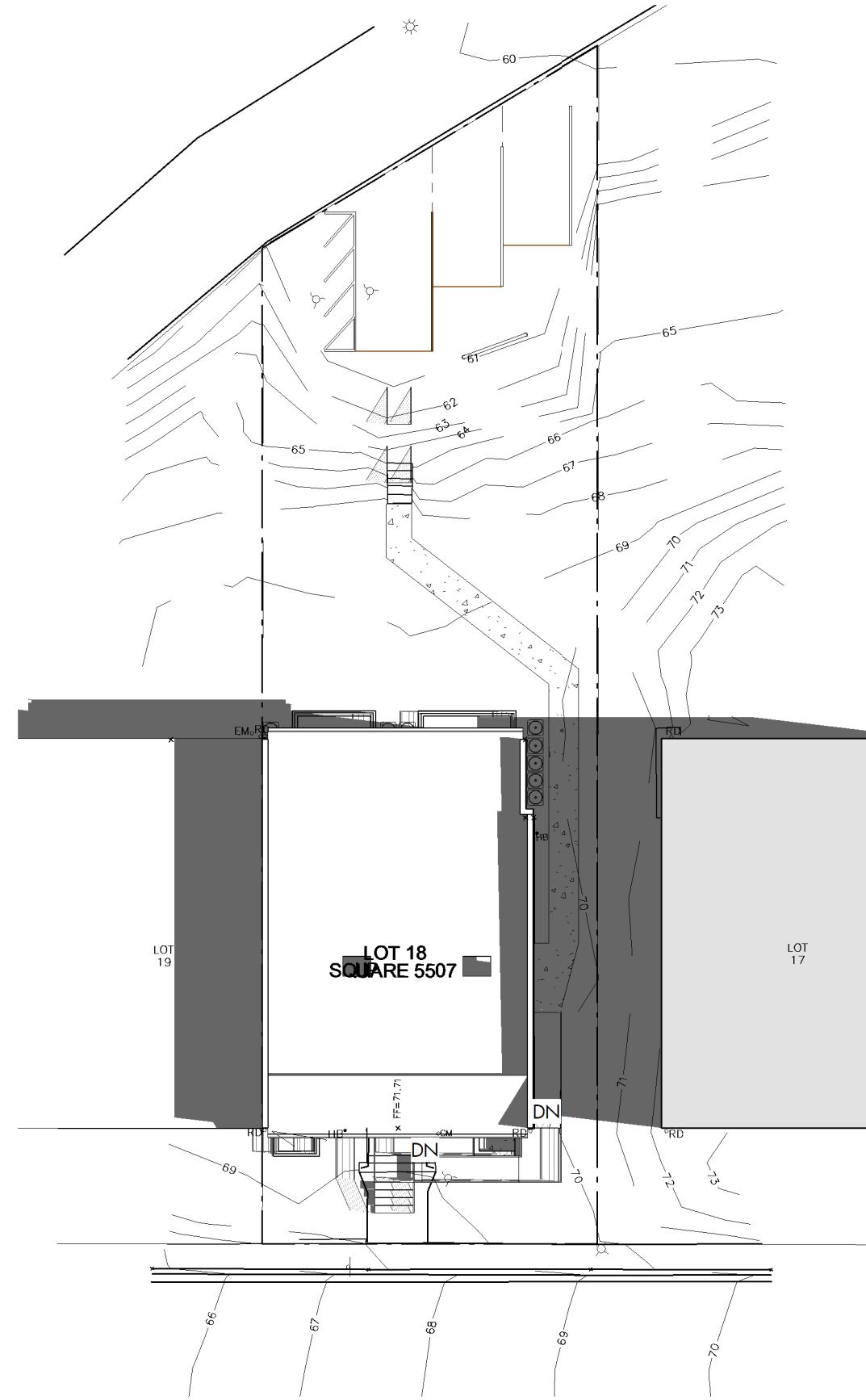


1321 ANACOSTIA RD SE - EXISTING CONDITION

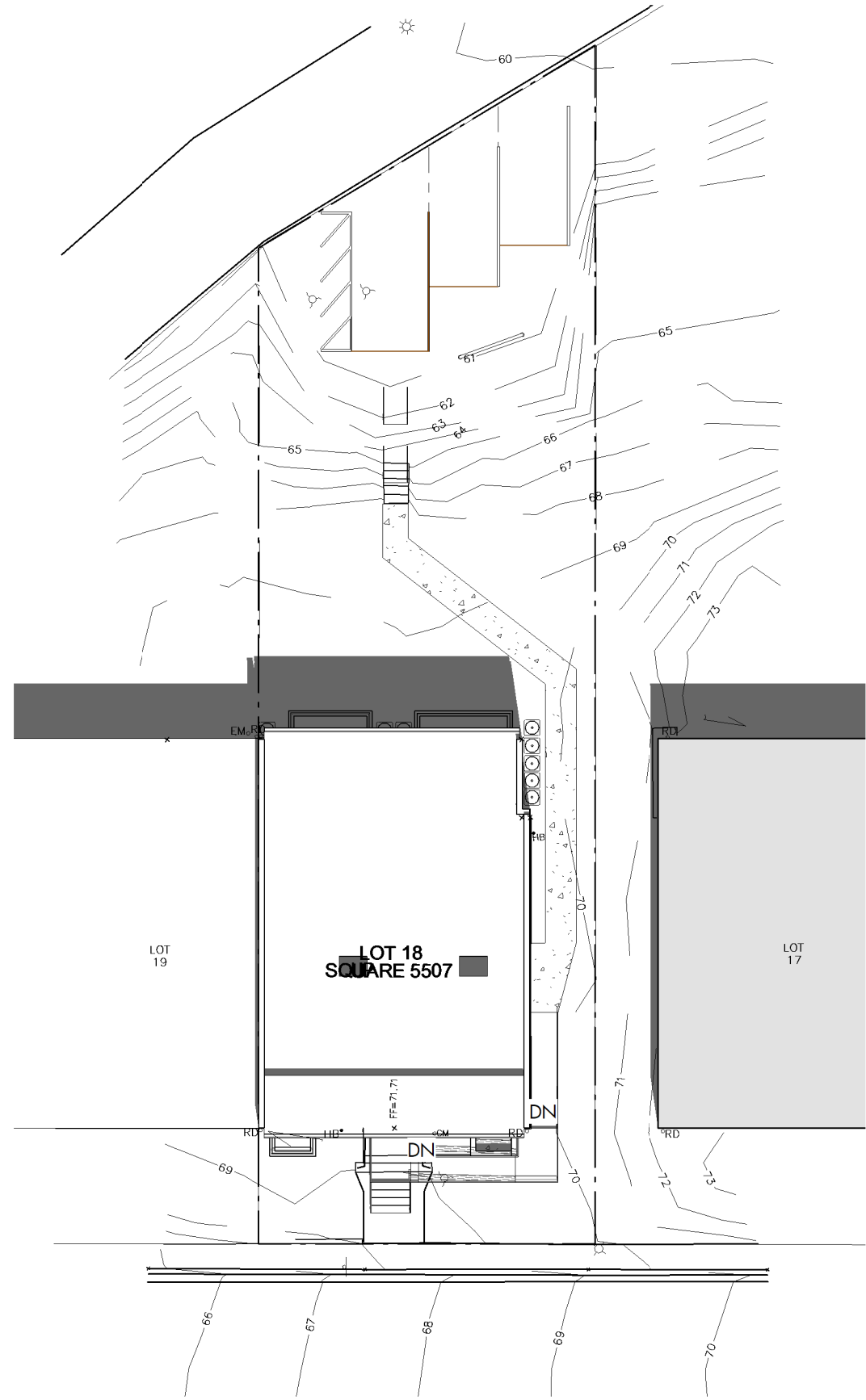
EXISTING 1323 ANACOSTIA RD CHIMNEY TO REMAIN - GREATER THAN 10' FROM PROPERTY LINE

1323 ANACOSTIA RD (NO SOLAR PANELS)

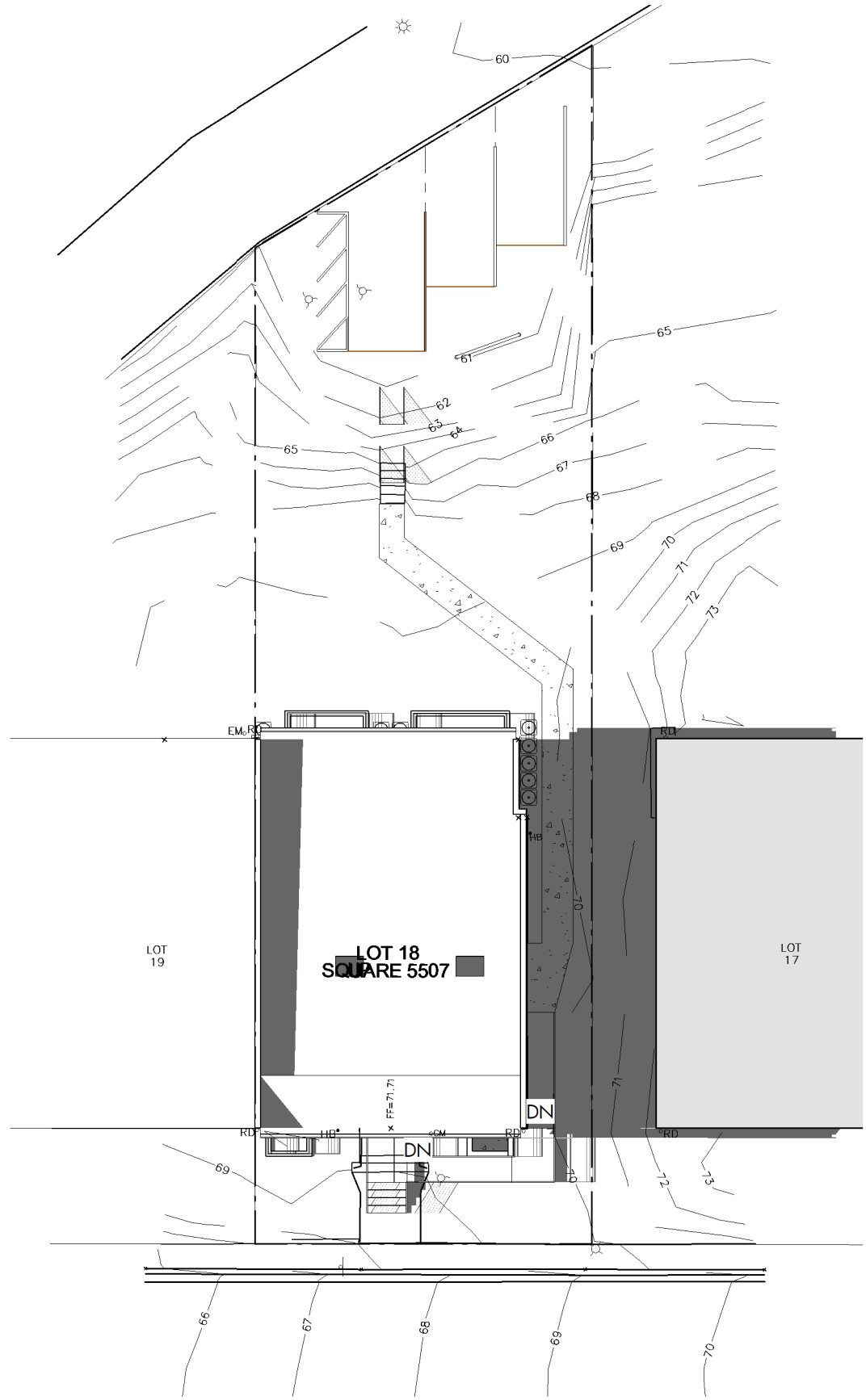
1321 ANACOSTIA RD SE



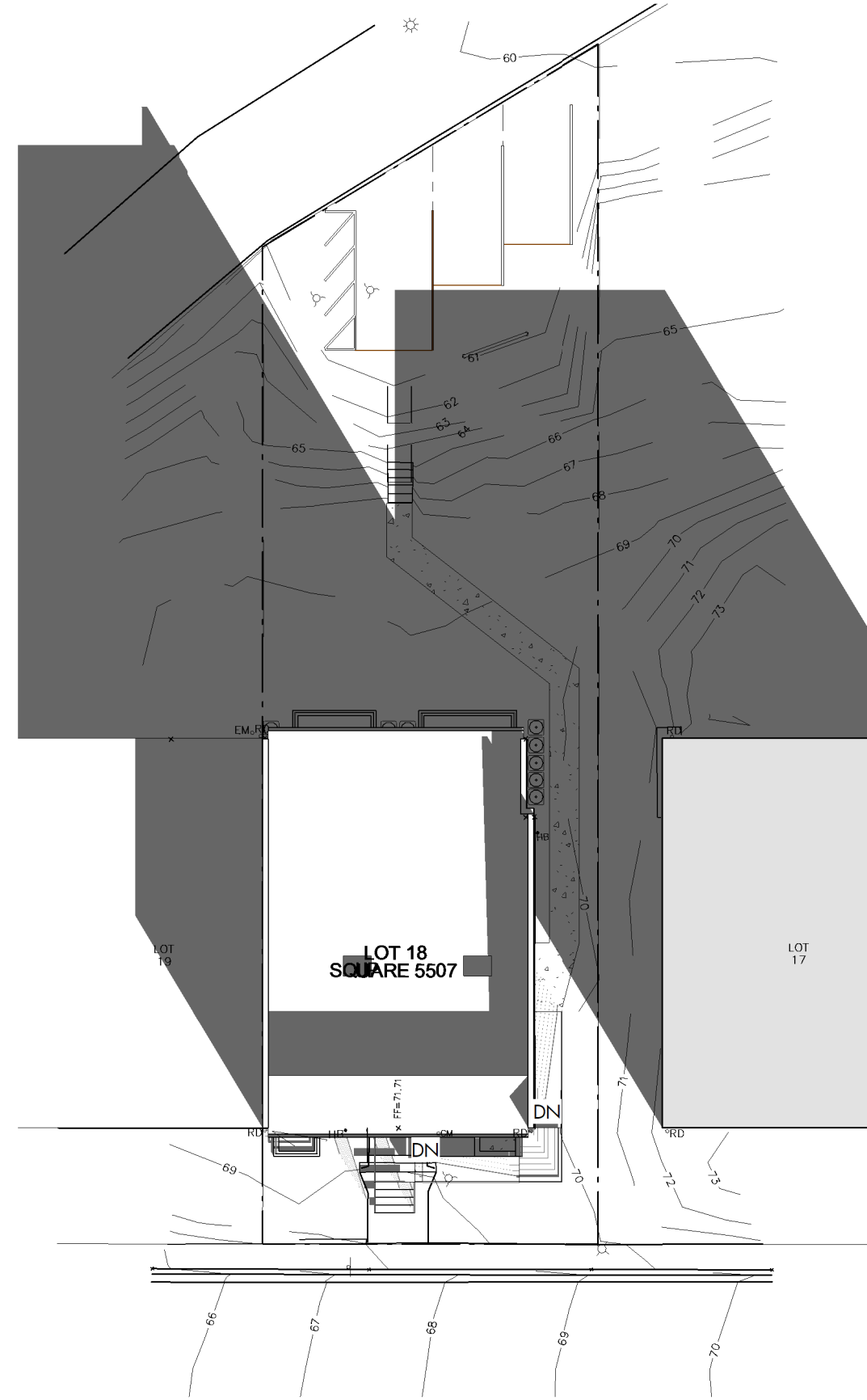
1 SITE PLAN - SS - 9am Copy 1
AR041 1" = 20'-0"



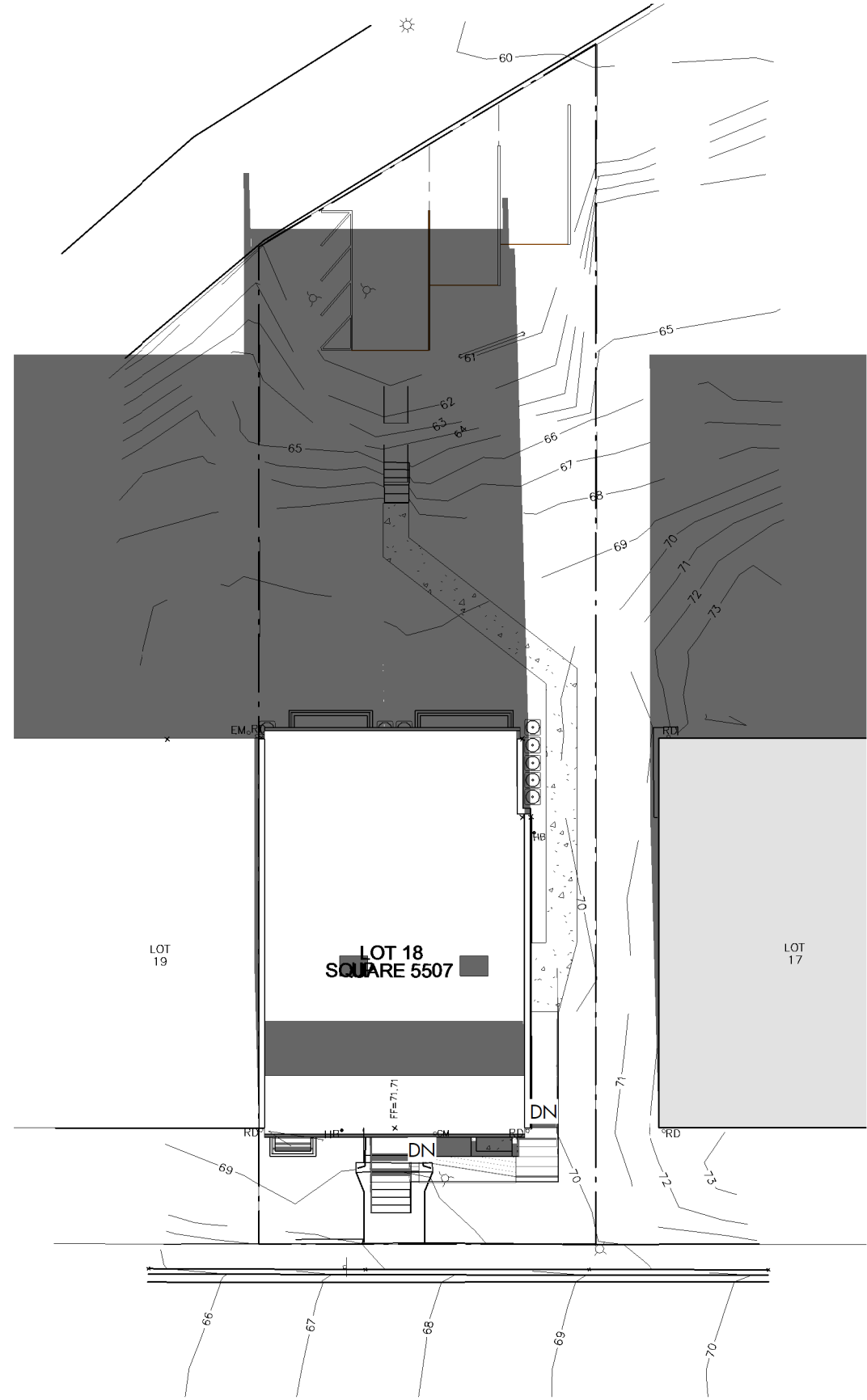
2 SITE PLAN - SS - 12pm Copy 1
AR041 1" = 20'-0"



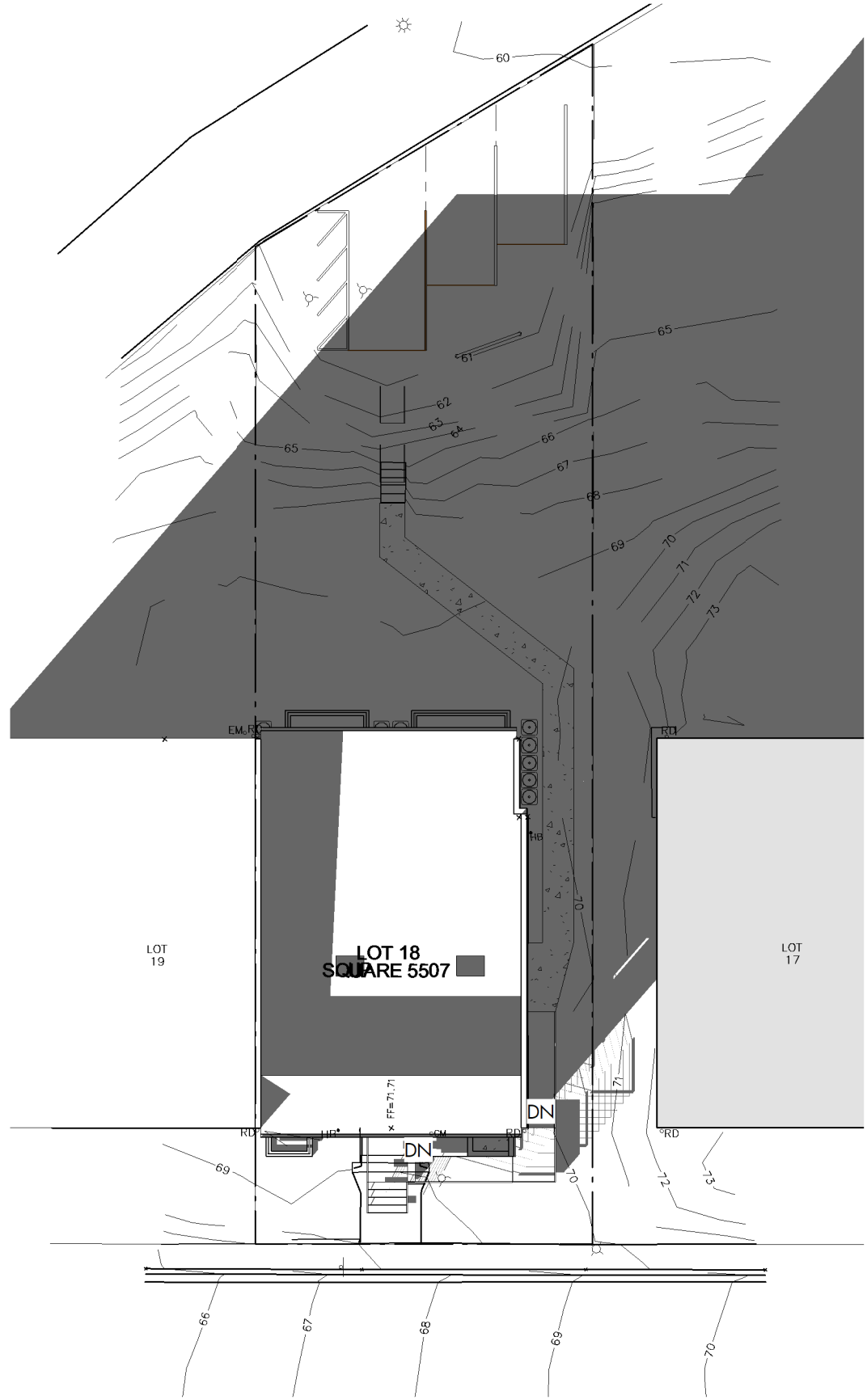
3 SITE PLAN - SS - 4pm Copy 1
AR041 1" = 20'-0"



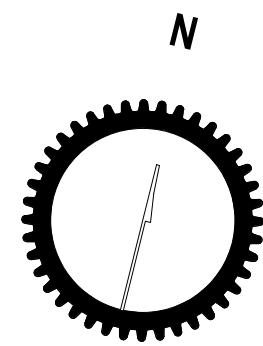
4 SITE PLAN - WS - 9am Copy 1
AR041 1" = 20'-0"



5 SITE PLAN - WS - 12pm Copy 1
AR041 1" = 20'-0"



6 SITE PLAN - WS - 4pm Copy 1
AR041 1" = 20'-0"



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DRAWING DATA

PROJECT: 1321RESIDENCES
ADDRESS: 1321 ANACOSTIA RD SE
WASHINGTON, DC 20019

SHEET SUBMISSION INDEX
ISSUE FOR RZA, 30 APRIL 2024

REV NO. REVISION DATE

SEAL & SIGNATURE:

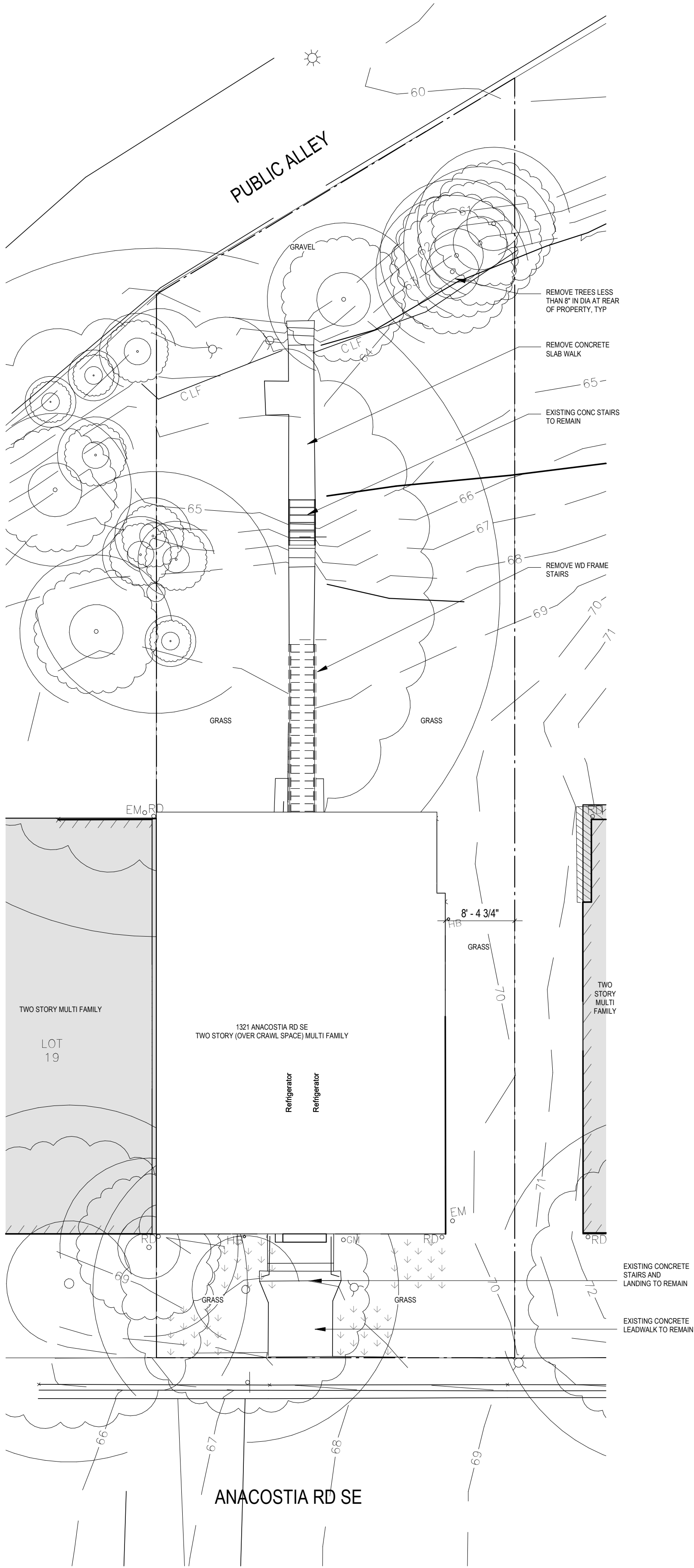


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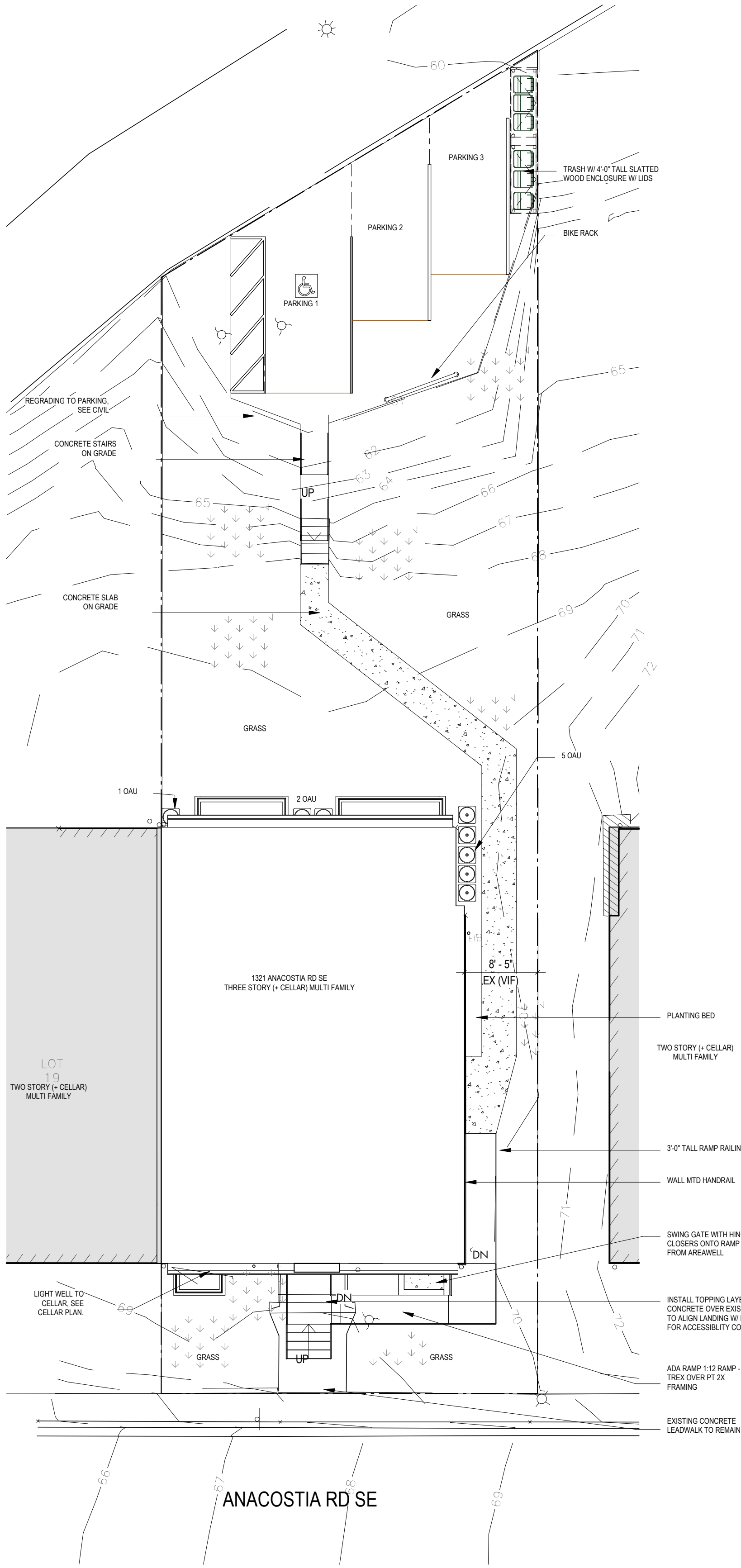
SHEET TITLE: PROPOSED SHADOW STUDIES

PROJECT NO: 2024.33
SCALE: 1" = 20'-0"

AR041



2 SITE PLAN - EXISTING
1" = 10'-0"



1 SITE PLAN - PROPOSED
1" = 10'-0"

SEQUENCE OF CONSTRUCTION	CIVIL NARRATIVE:			
SEQUENCE OF CONSTRUCTION A. CLEARING AND GRUBBING REQUIRED FOR PERIMETER CONTROLS. B. CONSTRUCTION OF PERIMETER CONTROLS. C. REMAINING CLEARING AND GRUBBING. D. ROAD GRADING, NOT APPLICABLE. E. GRADING FOR THE REMAINDER OF THE SITE. F. UTILITY INSTALLATION, INCLUDING THE USE OR BLOCKING OF STORM DRAINS AFTER CONSTRUCTION IF APPLICABLE. G. FINAL GRADING, LANDSCAPING, OR STABILIZATION AND H. REMOVAL OF CONTROLS.	THE SITE WORK IS LIMITED TO THE INSTALLATION OF AN ADA LIFT, THE EXCAVATION OF EGRESS WELLS AT THE FRONT AND REAR FACADE AND THE INSTALLATION OF NEW CONCRETE OVER EXISTING STREET SIDE STAR AND LANDING TO COMPLY WITH ACCESSIBILITY REQUIREMENTS. THE SCOPE ALSO INCLUDES PAVING FOR 3 PARKING SPACES AND TRASH OFF OF ALLEY			
CIVIL CALCULATION TABLE:				
EXISTING		PROPOSED		
TOTAL LOT AREA:		6139 SF		
TOTAL PERVIOUS SURFACE SF		3032 SF	2406 SF	
TOTAL BUILDING FOOTPRINT:		1841 SF	1841 SF	
TOTAL PAVED FOOTPRINT:		666 SF	1842 SF	
CIVIL PLAN LEGEND				
<div><div><div>N</div><div></div></div><div><div></div><div>- GRASS AND OTHER PERVIOUS VEGETATIVE SURFACE</div></div></div>				

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ISSUE FOR BZA

DRAWING DATA

PROJECT:

1321RESIDENCES

ADDRESS:

1321 ANACOSTIA RD SE
WASHINGTON, DC 20019

SHEET SUBMISSION INDEX

ISSUE FOR BZA_30 APRIL 2024

REV NO.

REVISION

DATE

SEAL & SIGNATURE:

I AM RESPONSIBLE FOR DETERMINING THAT THE ARCHITECTURAL DESIGNS INCLUDED IN THIS APPLICATION ARE IN COMPLIANCE WITH ALL LAWS AND REGULATIONS OF THE DISTRICT OF COLUMBIA. I HAVE PERSONALLY PREPARED, OR DIRECTLY SUPERVISED THE DEVELOPMENT OF, THE ARCHITECTURAL DESIGNS INCLUDED IN THIS APPLICATION.

SHEET TITLE:

SITE PLAN

PROJECT NO:

2024.33

DATE ISSUED:

04/05/2022

SCALE:

1" = 10'-0"

AR100

INTERIOR FINISHES (PER DCBC TABLE 803.11)

Class A = Flame spread index 0-25; smoke-developed index 0-450
Class B = Flame spread index 26-75; smoke-developed index 0-450
Class C = Flame spread index 76-200; smoke-developed index 0-450
OCCUPANCY GROUP A-2, SPRINKLERED (MOST RESTRICTIVE)
Interior exit stairways, interior exit ramps and exit passageways: Class B
Corridors and enclosure for exit access stairways and exit access ramps: Class B
Rooms and enclosed spaces: Class C

a. Class C interior finish materials shall be permitted for wainscoting or paneling of not more than 1200 square feet of applied surface area in the grade lobby where applied directly to a noncombustible base or over furring strips applied to a noncombustible base and fireblocked as required by Section 803.13.1.
b. In other than Group C-3 occupancies in buildings less than three stories above grade plane, Class B interior finish for nonsprinklered buildings and Class C interior finish for sprinklered buildings shall be permitted in interior exit stairways and ramps.

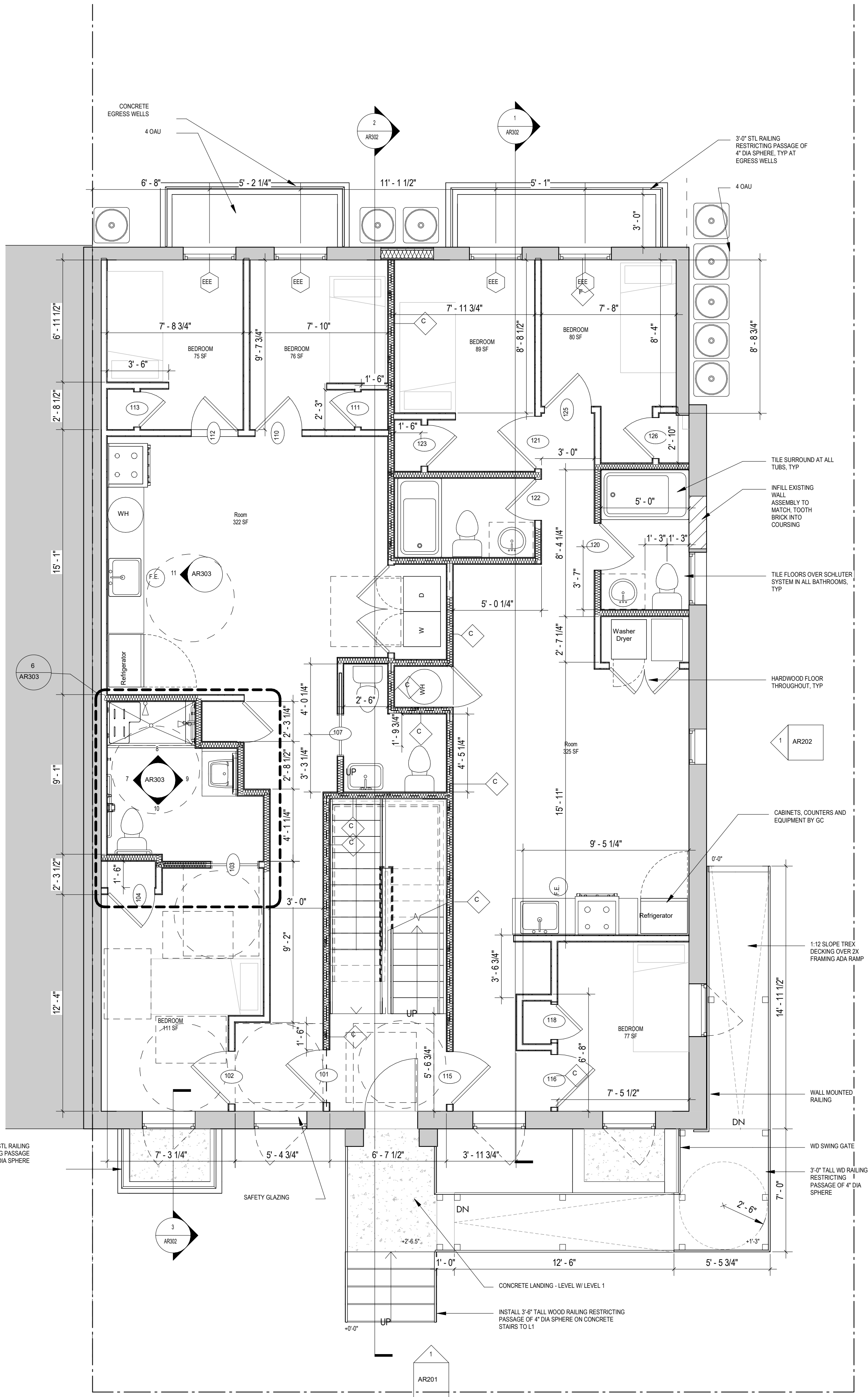
c. Requirements for rooms and enclosed spaces shall be based upon spaces enclosed by partitions. Where a fire-resistance rating is required for structural elements, the enclosing partitions shall extend from the floor to the ceiling. Partitions that do not comply with this shall be considered enclosing spaces and the rooms or spaces on both sides shall be considered one. In determining the applicable requirements for rooms and enclosed spaces, the specific occupancy thereof shall be the governing factor regardless of the group classification of the building or structure.

d. Lobby areas in Group A-1, A-2 and A-3 occupancies shall not be less than Class B materials.
e. Class C interior finish materials shall be permitted in places of assembly with an occupant load of 300 persons or less.

CONSTRUCTION GENERAL NOTES

- ALL DIMENSIONS TO FINISH FACE, U.N.O.
- ALL INTERIOR PARTITIONS TO BE TYPE A, U.N.O. SEE G1.01 FOR PARTITION SCHEDULE.
- ALL INTERIOR WALLS TO BE PAINTED, U.N.O.
- ALL CEILINGS TO BE 5/8" GWB - PAINTED - FLAT FINISH
- ALL WALLS TO BE PAINTED - EGGSHELL FINISH
- REPAIR ALL WALLS EXISTING TO REMAIN AS REQUIRED
- SEE ELEVATIONS FOR WINDOW TAGS
- PROVIDE ARC-FALL PROTECTION FOR ALL LIVING SPACE OUTLETS TO COMPLY
- ALL FLOORING TO BE CONTINUOUS HARDWOOD SPECIFIED BY OWNER, U.N.O.
- REPLACE ALL EXISTING WINDOWS WITH LOW-E GLASS WINDOWS
- GO TO VERIFY INSULATION OF EXISTING EXTERIOR WALLS TO REMAIN MEETS R-13S ACCORDING TO 2017 IECC 402.4.1.1
- AIR LEAKAGE RATE NOT TO EXCEED 3 AIR CHANGES PER HOUR. GO TO TEST BUILDING THERMAL ENVELOPE IN ACCORDANCE WITH 2017 IECC 402.4.1.2
- GO TO PROVIDE NO FEWER THAN ONE APPROVE PORTABLE FIRE EXTINGUISHERS IN ACCORDANCE WITH SECTION 906. AREAS TO HAVE FIRE EXTINGUISHERS AS FOLLOWS: EA STAIRWAY FLOOR LEVEL STORAGE AND CONSTRUCTION SHED, WHERE SPECIAL HAZARDS EXIST. SEE PLAN FOR FIRE EXTINGUISHER (F.E.) LOCATIONS.
- GO TO PROVIDE PORTABLE FIRE EXTINGUISHERS IN ALL KITCHEN AREAS.

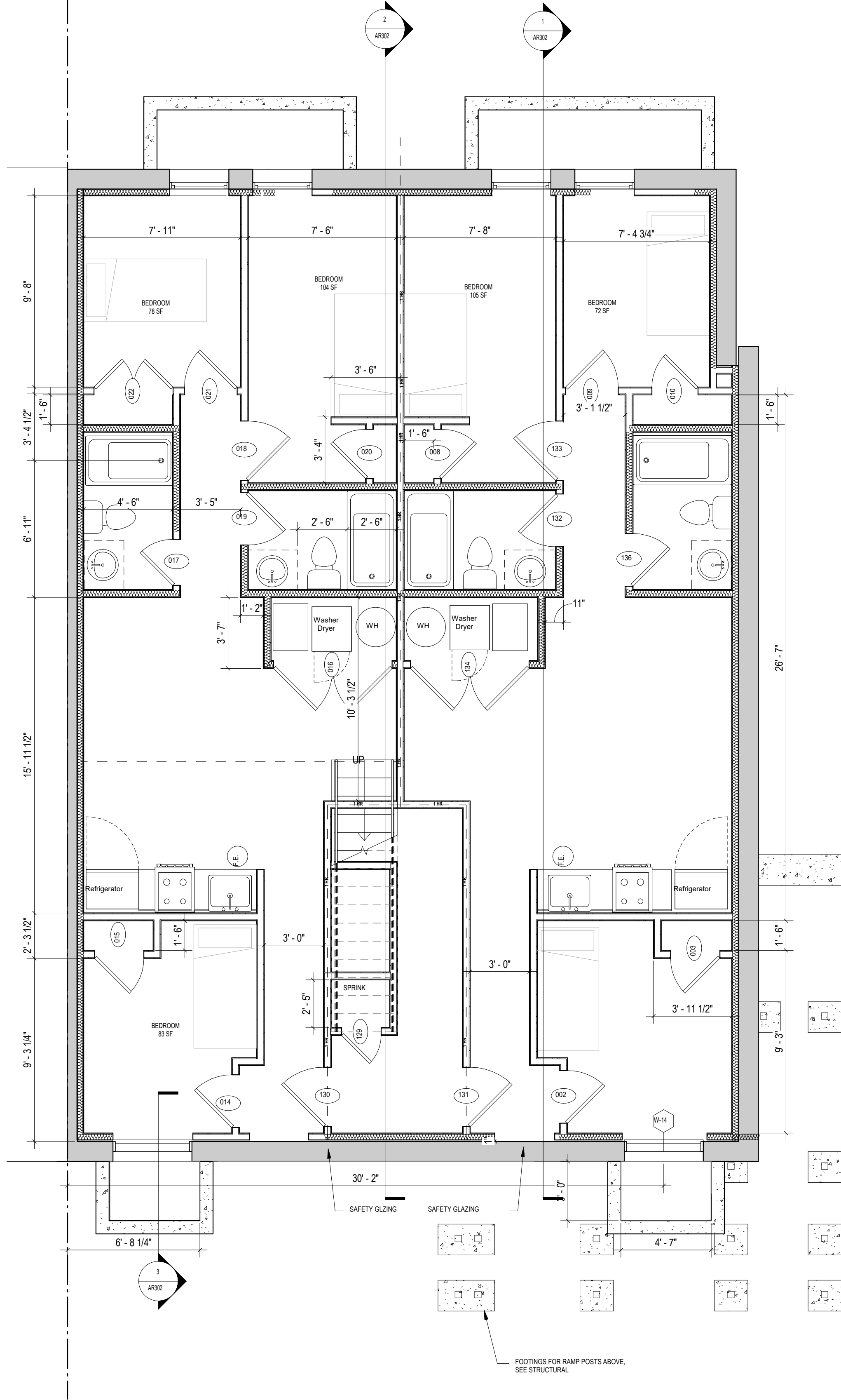
EXISTING TO REMAIN NEW CONSTRUCTION 1 HR 1 HR FIRE RATED WALL



LEVEL 01 - FLOOR PLAN - PROPOSED

2

1/8" = 1'-0"



CELLAR - FLOOR PLAN - PROPOSED

1

1/8" = 1'-0"



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ISSUE FOR BZA

DRAWING DATA

PROJECT: 1321RESIDENCES

ADDRESS: 1321 ANACOSTIA RD SE
WASHINGTON, DC 20019

SHEET SUBMISSION INDEX

ISSUE FOR BZA, 30 APRIL 2024

REV. NO.	REVISION	DATE
1	EXAMPLE REVISION DESCRIPTION	00 MMM 2000

SEAL & SIGNATURE:

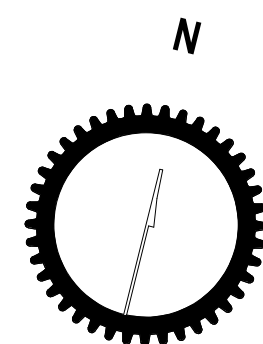
SHEET TITLE: FLOOR PLANS

PROJECT NO: 2024.33

DATE ISSUED: 04/05/2022

SCALE: As indicated

AR101



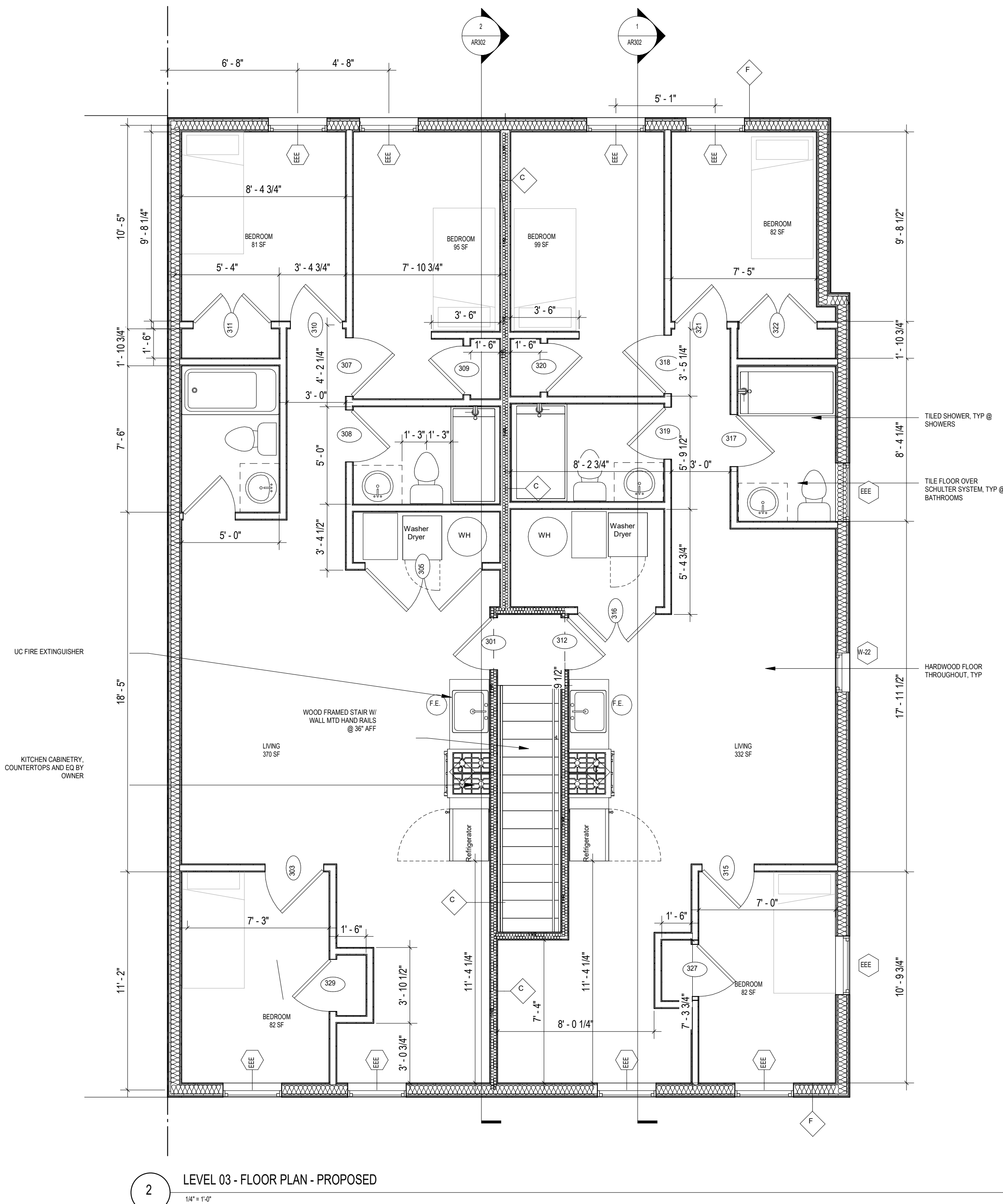
INTERIOR FINISHES (PER DCBC TABLE 803.11)

Class A = Flame spread index 0-25, smoke-developed index 0-450
Class B = Flame spread index 26-75, smoke-developed index 0-450
Class C = Flame spread index 76-200, smoke-developed index 0-450
OCCUPANCY GROUP A-2, SPRINKLERED (MOST RESTRICTIVE)
Interior exit stairways, interior exit ramps and exit passageways: Class B
Corridors and enclosure for exit access stairways and exit access ramps:
Class B
Rooms and enclosed spaces: Class C
a. Class C interior finish materials shall be permitted for wallcovering or paneling of not more than 1,000 square feet of applied surface area in the grade lobby where applied directly to a noncombustible base or over furring strips applied to a noncombustible base and fireblocked as required by Section 803.13.1.
b. In other than Group A-2 occupancies in buildings less than three stories above grade plane, Class B interior finish for nonsprinklered buildings and Class C interior finish for sprinklered buildings shall be permitted in interior exit stairways and ramps.
c. Requirements for rooms and enclosed spaces shall be based upon spaces enclosed by partitions. Where a fire-resistance rating is required for structural elements, the enclosing partitions shall extend from the floor to the ceiling. Partitions that do not comply with this shall be considered enclosing spaces and the rooms or spaces on both sides shall be considered one. In determining the applicable requirements for rooms and enclosed spaces, the specific occupancy thereof shall be the governing factor regardless of the group classification of the building or structure.
d. Lobby areas in Group A-1, A-2 and A-3 occupancies shall not be less than Class B materials.
e. Class C interior finish materials shall be permitted in places of assembly with an occupant load of 300 persons or less.

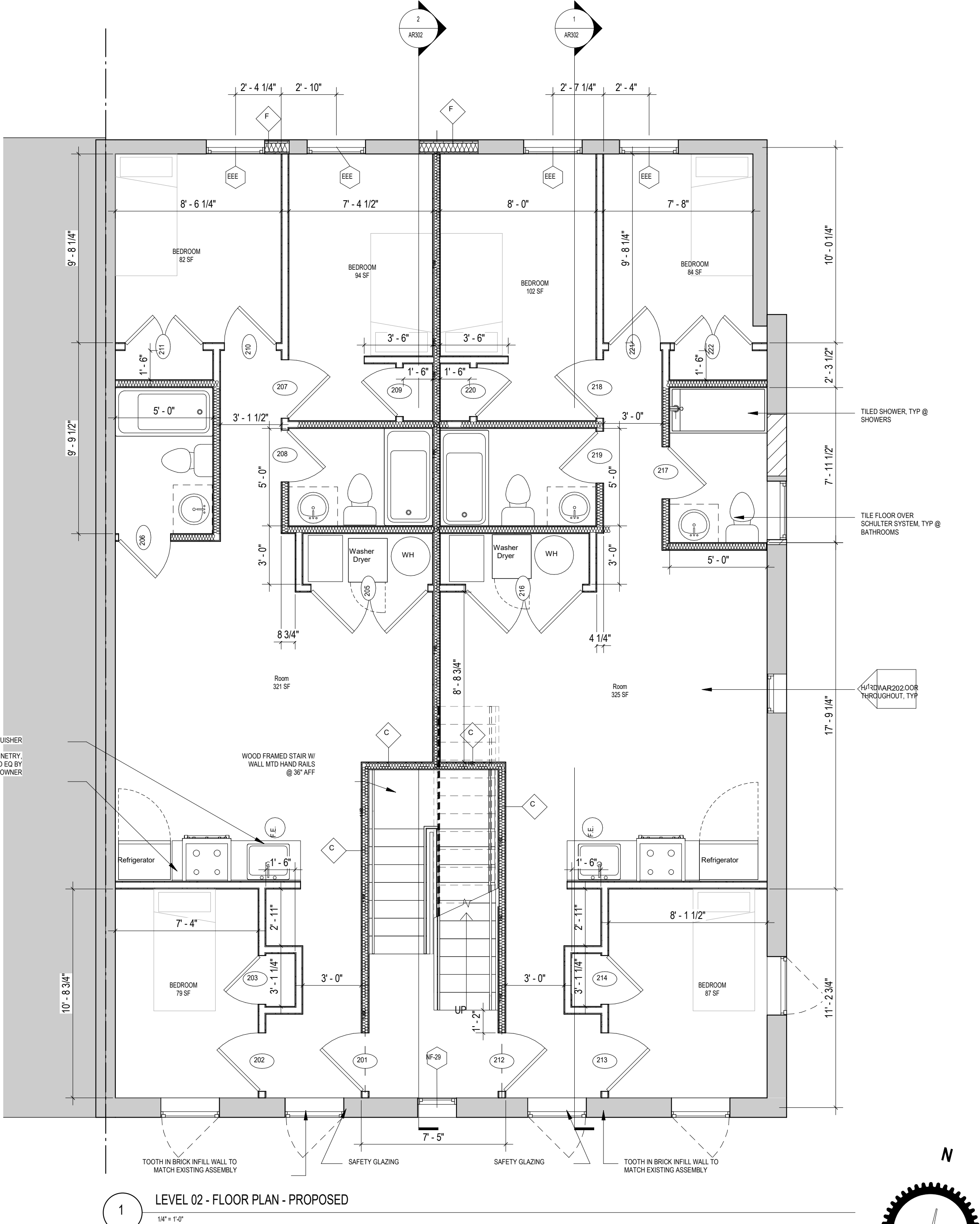
CONSTRUCTION GENERAL NOTES

- ALL DIMENSIONS TO FINISH FACE UNLESS NOTED OTHERWISE.
- ALL INTERIOR PARTITIONS TO BE TYPE A, U.N.O. SEE GL01 FOR PARTITION SCHEDULE.
- ALL INTERIOR WALLS TO BE PAINTED, U.N.O.
- ALL CEILING TO BE 5/8" GWB - PAINTED - FLAT FINISH
- ALL WALLS TO BE PAINTED - EGGSHELL FINISH
- REPAIR ALL WALLS EXISTING TO REMAIN AS REQUIRED
- SEE ELEVATIONS FOR WINDOW TAGS
- PROVIDE ARC-FAULT PROTECTION FOR ALL LIVING SPACE OUTLETS TO COMPLY
- ALL FLOORING TO BE CONTINUOUS HARDWOOD SPECIFIED BY OWNER, U.N.O.
- REPLACE ALL EXISTING WINDOWS W LOW-E GLASS WINDOWS
- GC TO VERIFY INSULATION OF EXISTING EXTERIOR WALLS TO REMAIN MEETS R-13 ACCORDING TO 2017 IECC 402.1.1
- AIR LEAKAGE RATE NOT TO EXCEED 3 AIR CHANGES PER HOUR, GC TO TEST BUILDING THERMAL ENVELOPE IN ACCORDANCE WITH 2017 IECC 402.4.1.2
- GC TO PROVIDE NO FEWER THAN ONE APPROVE PORTABLE FIRE EXTINGUISHERS IN ACCORDANCE WITH SECTION 906. AREAS TO HAVE FIRE EXTINGUISHERS AS FOLLOWS: EA STAIRWAY FLOOR LEVEL, STORAGE AND CONSTRUCTION SHED, WHERE SPECIAL HAZARDS EXIST. SEE PLAN FOR FIRE EXTINGUISHER (F.E.) LOCATIONS
- GC TO PROVIDE PORTABLE FIRE EXTINGUISHERS IN ALL KITCHEN AREAS.

EXISTING TO REMAIN NEW CONSTRUCTION 1 HR 1 HR FIRE RATED WALL



2 LEVEL 03 - FLOOR PLAN - PROPOSED
1/4" = 1'-0"



1 LEVEL 02 - FLOOR PLAN - PROPOSED
1/4" = 1'-0"

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ISSUE FOR BZA

DRAWING DATA

PROJECT: 1321RESIDENCES

ADDRESS: 1321 ANACOSTIA RD SE
WASHINGTON, DC 20019

SHEET SUBMISSION INDEX

ISSUE FOR BZA, 30 APRIL 2024

REV NO.	REVISION	DATE
1	EXAMPLE REVISION DESCRIPTION	00 MMM 2000

SEAL & SIGNATURE:

I AM RESPONSIBLE FOR DETERMINING THAT THE ARCHITECTURAL DESIGNS INCLUDED IN THIS APPLICATION ARE IN COMPLIANCE WITH ALL LAWS AND REGULATIONS OF THE DISTRICT OF COLUMBIA. I HAVE PERSONALLY PREPARED, OR DIRECTLY SUPERVISED THE DEVELOPMENT OF, THE ARCHITECTURAL DESIGNS INCLUDED IN THIS APPLICATION.

SHEET TITLE: FLOOR PLANS

PROJECT NO: 2024.33

DATE ISSUED: 04/05/2022

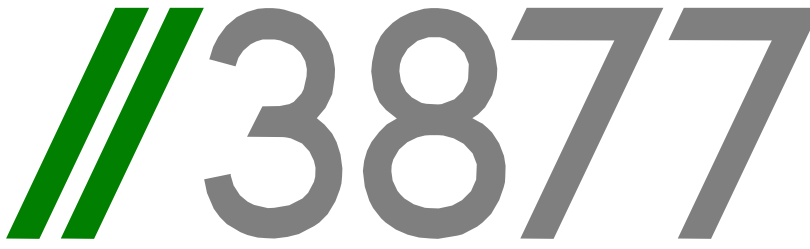
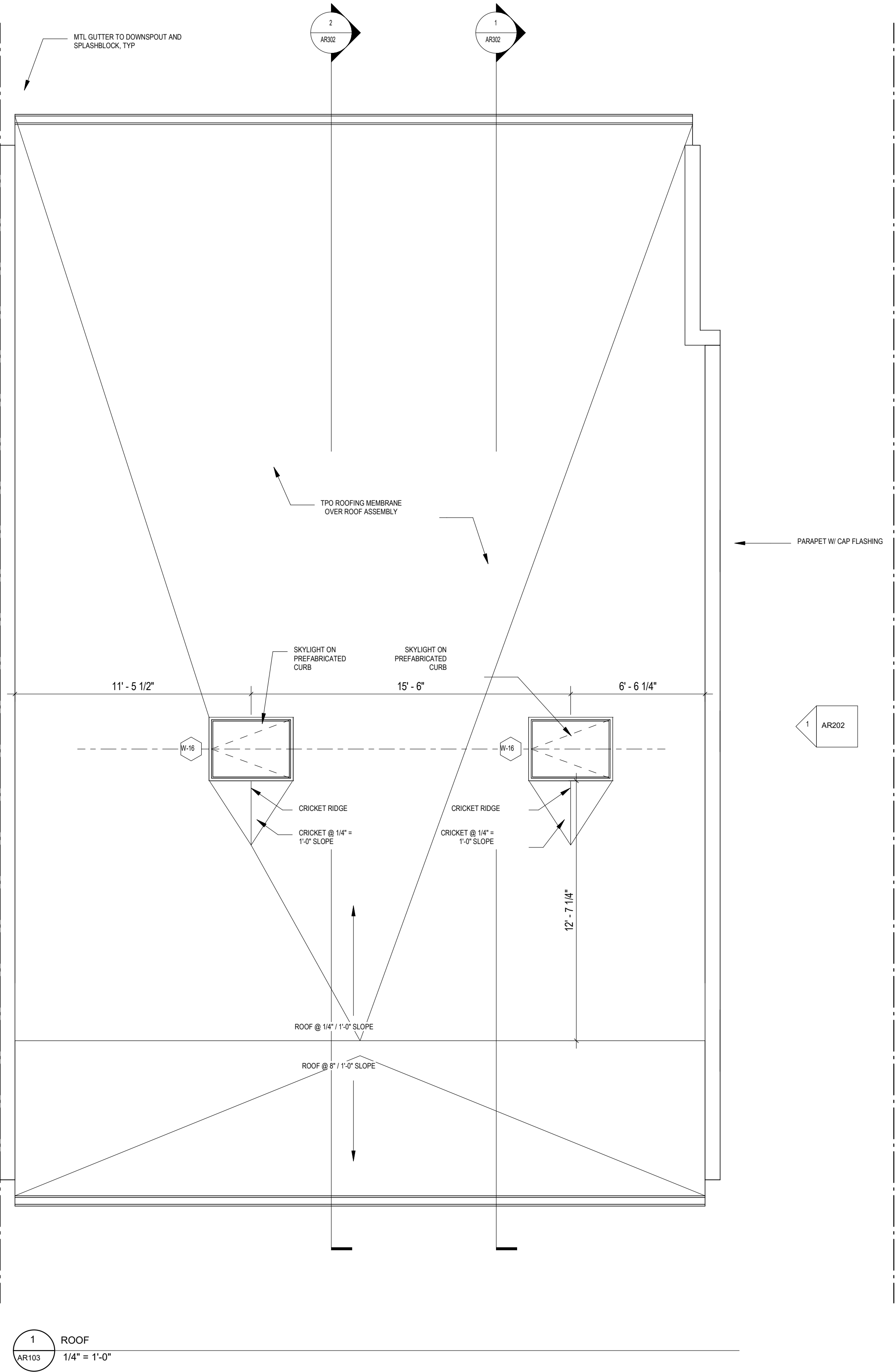
SCALE: As indicated

AR102

CONSTRUCTION GENERAL NOTES

- ALL DIMENSIONS TO FINISH FACE, U.N.O.
- ALL INTERIOR PARTITIONS TO BE TYPE A, U.N.O. SEE GL01 FOR PARTITION SCHEDULE
- ALL INTERIOR WALLS TO BE PAINTED, U.N.O.
- ALL CEILINGS TO BE 5/8" GWB - PAINTED - FLAT FINISH
- ALL WALLS TO BE PAINTED - EGGSHELL FINISH
- REPAIR ALL WALLS EXISTING TO REMAIN AS REQUIRED
- SEE ELEVATIONS FOR WINDOW TAGS
- PROVIDE ARC-Fault PROTECTION FOR ALL LIVING SPACE OUTLETS TO COMPLY
- ALL FLOORING TO BE CONTINUOUS HARDWOOD SPECIFIED BY OWNER, U.N.O.
- REPLACE ALL EXISTING WINDOWS W/ LOW-E GLASS WINDOWS
- GC TO VERIFY INSULATION OF EXISTING EXTERIOR WALLS TO REMAIN MEETS R13 ACCORDING TO 2017 IECC 602.1.1
- AIR LEAKAGE RATE NOT TO EXCEED 3 AIR CHANGES PER HOUR, GC TO TEST BUILDING THERMAL ENVELOP. IN ACCORDANCE WITH 2017 IECC 602.4.1.2
- GC TO PROVIDE NO FEWER THAN ONE APPROVE PORTABLE FIRE EXTINGUISHERS IN ACCORDANCE WITH SECTION 906. AREAS TO HAVE FIRE EXTINGUISHERS AS FOLLOWS: EA, STAIRWAY FLOOR LEVEL STORAGE AND CONSTRUCTION SHED WHERE SPECIAL HAZARDS EXIST. SEE PLAN FOR FIRE EXTINGUISHER (F.E.) LOCATIONS
- GC TO PROVIDE PORTABLE FIRE EXTINGUISHER IN ALL KITCHEN AREAS.

EXISTING TO REMAIN NEW CONSTRUCTION 1 HR 1 HR FIRE RATED WALL



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ISSUE FOR BZA

DRAWING DATA

PROJECT: 1321RESIDENCES
ADDRESS: 1321 ANACOSTIA RD SE
WASHINGTON, DC 20019

SHEET SUBMISSION INDEX

ISSUE FOR BZA_30 APRIL 2024

REV NO. REVISION DATE

SEAL & SIGNATURE:

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SHEET TITLE: FLOOR PLANS

PROJECT NO: 2024.33

DATE ISSUED: 03/03/24

SCALE: As indicated

AR103

CONSTRUCTION GENERAL NOTES

- ALL DIMENSIONS TO FINISH FACE, U.N.O.
- ALL INTERIOR PARTITIONS TO BE TYPE A, U.N.O. SEE G1.01 FOR PARTITION SCHEDULE
- ALL INTERIOR WALLS TO BE PAINTED, U.N.O.
- ALL CEILINGS TO BE 5/8" GWB - PAINTED - FLAT FINISH
- ALL WALLS TO BE PAINTED - EGGSHELL FINISH
- REPAIR ALL WALLS EXISTING TO REMAIN AS REQUIRED
- SEE ELEVATIONS FOR WINDOW TAGS
- PROVIDE ARC-FAULT PROTECTION FOR ALL LIVING SPACE OUTLETS TO COMPLY
- ALL FLOORING TO BE CONTINUOUS HARDWOOD SPECIFIED BY OWNER, U.N.O.
- REPLACE ALL EXISTING WINDOWS W LOW-E GLASS WINDOWS
- GC TO VERIFY INSULATION OF EXISTING EXTERIOR WALLS TO REMAIN MEETS R613 ACCORDING TO 2017 IECC 402.1.1
- AIR LEAKAGE RATE NOT TO EXCEED 3 AIR CHANGES PER HOUR, GC TO TEST BUILDING THERMAL ENVELOPE IN ACCORDANCE WITH 2017 IECC 402.4.1.2
- GC TO PROVIDE NO FEWER THAN ONE APPROVE PORTABLE FIRE EXTINGUISHERS IN ACCORDANCE WITH SECTION 906. AREAS TO HAVE FIRE EXTINGUISHERS AS FOLLOWS: 6A STAIRWAY FLOOR LEVEL, STORAGE AND CONSTRUCTION SHED, WHERE SPECIAL HAZARDS EXIST. SEE PLAN FOR FIRE EXTINGUISHER (P.E.) LOCATIONS
- GC TO PROVIDE PORTABLE FIRE EXTINGUISHERS IN ALL KITCHEN AREAS

EXISTING TO REMAIN NEW CONSTRUCTION 1 HR 1 HR FIRE RATED WALL

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ISSUE FOR BZA

DRAWING DATA

PROJECT: 1321RESIDENCES

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WASHINGTON, DC 20019

SHEET SUBMISSION INDEX

ISSUE FOR BZA_30 APRIL 2024

REV. NO. REVISION DATE

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SHEET TITLE: EXTERIOR ELEVATIONS

PROJECT NO: 2024.33

DATE ISSUED: 04/05/2022

SCALE: As indicated

AR201



2

REAR ELEVATION - NEW CONSTRUCTION

1/4" = 1'-0"

1

FRONT ELEVATION - NEW CONSTRUCTION

1/4" = 1'-0"

CONSTRUCTION GENERAL NOTES

- ALL DIMENSIONS TO FINISH FACE, U.N.O.
- ALL INTERIOR PARTITIONS TO BE TYPE A, U.N.O. SEE G1.01 FOR PARTITION SCHEDULE.
- ALL INTERIOR WALLS TO BE PAINTED, U.N.O.
- ALL CEILINGS TO BE 5/8" GWB - PAINTED - FLAT FINISH
- ALL WALLS TO BE PAINTED - EGGSHELL FINISH
- REPAIR ALL WALLS EXISTING TO REMAIN AS REQUIRED
- SEE ELEVATIONS FOR WINDOW TAGS
- PROVIDE ARC-FALL T PROTECTION FOR ALL LIVING SPACE OUTLETS TO COMPLY
- ALL FLOORING TO BE CONTINUOUS HARDWOOD SPECIFIED BY OWNER, U.N.O.
- REPLACE ALL EXISTING WINDOWS W/ LOW-E GLASS WINDOWS
- GC TO VERIFY INSULATION OF EXISTING EXTERIOR WALLS TO REMAIN MEETS R8/13 ACCORDING TO 2017 IECC 402.1.1
- AIR LEAKAGE RATE NOT TO EXCEED 3 AIR CHANGES PER HOUR. GC TO TEST BUILDING THERMAL ENVELOP IN ACCORDANCE WITH 2017 IECC 402.4.1.2
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- GC TO PROVIDE PORTABLE FIRE EXTINGUISHERS IN ALL KITCHEN AREAS.

EXISTING TO REMAIN NEW CONSTRUCTION 1 HR 1 HR FIRE RATED WALL

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ISSUE FOR BZA

DRAWING DATA

PROJECT: 1321RESIDENCES
ADDRESS: 1321 ANACOSTIA RD SE
WASHINGTON, DC 20019

SHEET SUBMISSION INDEX

ISSUE FOR BZA, 30 APRIL 2024

REV. NO. REVISION DATE

SEAL & SIGNATURE:

I AM RESPONSIBLE FOR DETERMINING THAT THE ARCHITECTURAL DESIGNS INCLUDED IN THIS APPLICATION ARE IN COMPLIANCE WITH ALL LAWS AND REGULATIONS OF THE DISTRICT OF COLUMBIA. I HAVE PERSONALLY PREPARED, OR DIRECTLY SUPERVISED THE DEVELOPMENT OF, THE ARCHITECTURAL DESIGNS INCLUDED IN THIS APPLICATION.

SHEET TITLE: ELEVATIONS

PROJECT NO: 2024.33

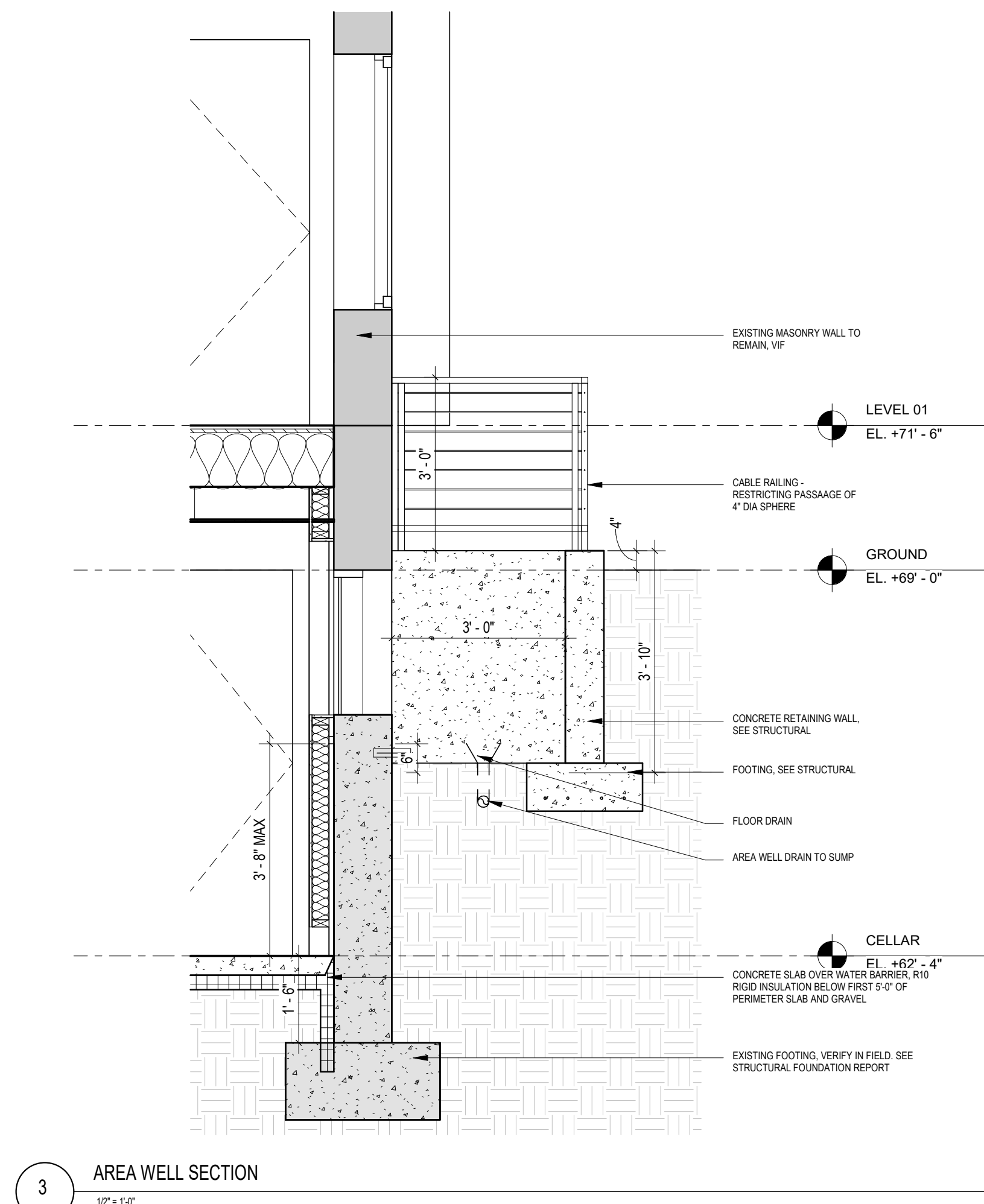
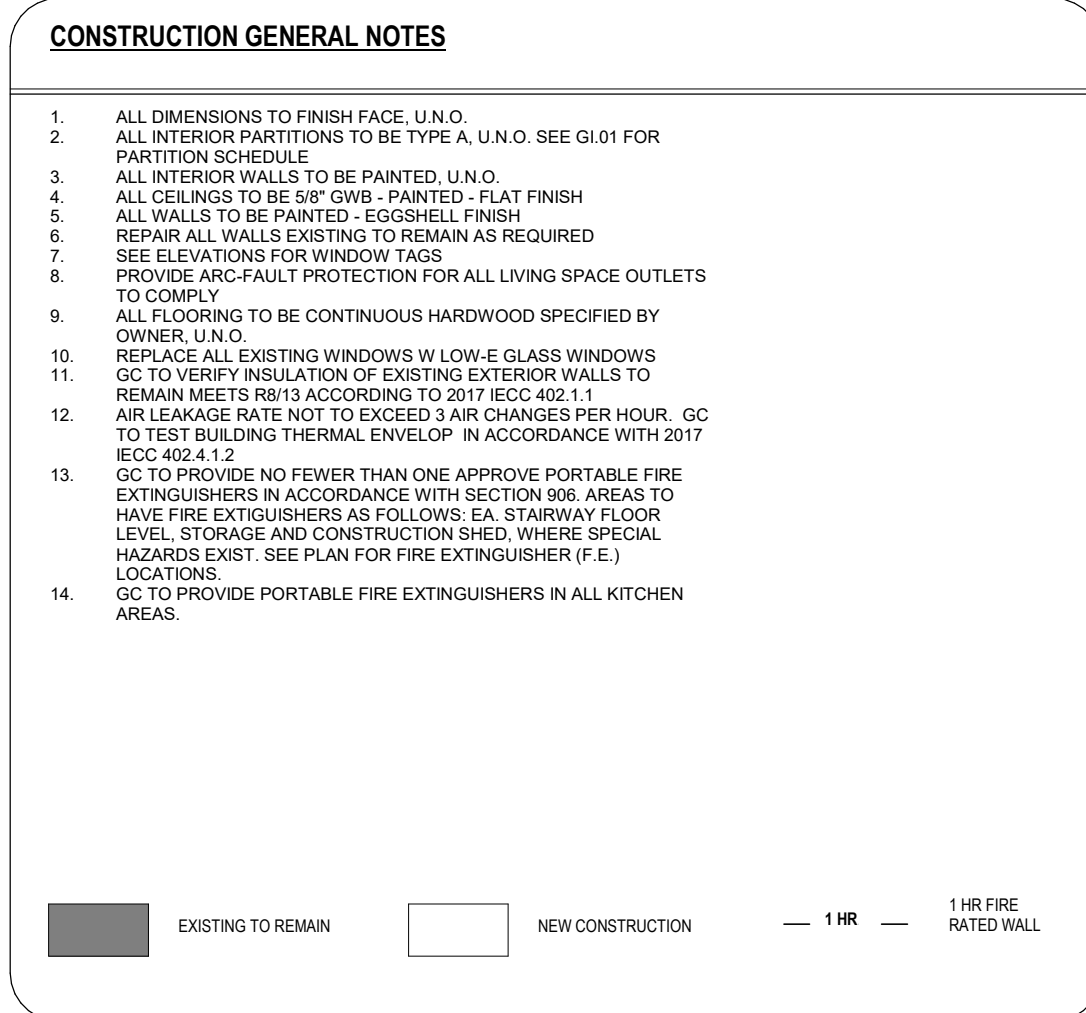
DATE ISSUED: 04/19/24

SCALE: As indicated

AR202



1 SIDE ELEVATION
AR202 1/4" = 1'-0"



//3877

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ISSUE FOR BZA

DRAWING DATA

PROJECT: 1321RESIDENCES

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SHEET SUBMISSION INDEX

ISSUE FOR BZA_ 30 APRIL 2024

REV NO.	REVISION	DATE
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SEAL &
SIGNATURE:

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SHEET TITLE: BUILDING SECTIONS

PROJECT NO: 2024.33

DATE ISSUED: 03/12/24

SCALE: As indicated

AR302