1321 ANACOSTIA RD SE WASHINGTON, DC 20019

ISSUE FOR BZA

23 SEPTEMBER 2024

//38//

ARCHITECT::

//3877
DAVID TRACZ, AIA, NCARB
DAVID SHOVE BROWN, AIA, NCARB
3333 K STREET NW, SUITE 60
WASHINGTON, DC 20007

CIVIL ENGINEER:

[T] 202.350..4244

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

RA-1 Sq. 5506 1321 ANACOSTIA RD SE, WASHINGTON, DC 20019

PROJECT LOCATION (NTS)

ANNOTATION SYMBOLS

 $\langle 1 | A1.1 | 3 \rangle$

X' - X" 🚤

ID: XXX 🚤

\AXX /-

KEYNOTES

? -

⟨?⟩→

DETAIL NUMBER

SHEET NUMBER

DETAIL NUMBER

- SHEET NUMBER

DETAIL NUMBER

SHEET NUMBER

SHEET NUMBERS

SHEET NUMBER

AT CASEWORK

GRID LINE

FACE DIMENSION

W.I. CABINET NUMBER

REVISION CLOUD AND DELTA

TEMPERED GLAZING

ACCESSIBILITY SYMBOL

ROOM TAG 1

ROOM NAME

ROOM NUMBER

SHEET NUMBER

NEW CONSTRUCTION

DEMOLITION

VIEW CALLOUT REFERENCE BUBBLE

DRAWING IDENTIFICATION #

DISCIPLINE DESIGNATOR

600 MASSACHUSETTS AVE, NW WASHINGTON, DC 20001 (T) 202.344.4369 MATERIAL DESIGNATION CONCRETE SHEET METALS AND ALL METALS AT SCALES LESS THAN LARGE SCALE SMALL SCALE DRAWING SYMBOLS SWING DOOR - DOOR SCHEDULE FRAMED OPENING 24" x 24" ACOUSTIC CEILING TILE IN **NEW GRID** 24" x 24" ACOUSTIC CEILING TILE IN EXISTING GRID GYPSUM WALL BOARD CEILING ON METAL FRAMING EXISTING CEILING - WOOD PLANK ON WOOD JOISTS HIGH SPEED INTERNET ACCESS DUPLEX OUTLET SWITCH (4'-0" MAX TO TOP WEATHERPROOF OF OPERABLE SWITCH) DUPLEX OUTLET 3 WAY SWITCH (4'-0" MAX TO **GFCI OUTLET** TOP OF OPERABLE SWITCH) TELEPHONE OUTLET DIMMER SWITCH (4'-0" MAX TO TOP OF OPERABLE SWITCH) TELEVISION OUTLET Cat6 RJ45 INTERNET SCOPE OF WORK 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 RAMP AND EGRESSS WELLS

PROJECT DIRECTORY

ARCHITECT: //3877 DAVID TRACZ, AIA, NCARB DAVID SHOVE BROWN, AIA, NCARB 3333 K STREET NW, SUITE 60 WASHINGTON, DC 20007 (T) 202.350.4244 (F) 202.350.4245

CLIENT: DISTRICT LINE DEVELOPMENT MATT MEDVENE 700 RANDOLF PLACE NW

WASHINGTON, DC 2001 LEGAL: VENABLE LLP ZACHARY WILLIAMS

CIVIL ENGINEER: HUSKA CONSULTING LLC 1050 30TH ST NW WASHINGTON, DC 20007 (T) 703.425.3862

STRUCTURAL:

PO BOX 5142

CHARLES GAVIN

MCLEAN, VA 22103

(T) 703.409.9795

MEP ENGINEER: KK ENGINEERING LLC

(T) 443.393.1070

COLUMBIA, MD 21045

GAVIN & ASSOC STRUCTURAL ENGINEERS

8850 COLUMBIA 100 PARKWAY, SUITE 316

ABBREVIATIONS

ABBREVIATIONS					
A.D.	AREA DRAIN	INT.	INTERIOR		
AB.	ANCHOR BOLT	JAN.	JANITOR		
ABV.	ABOVE	JB.	JUNCTION BOX		
ACC.	ACCESS	JST.	JOIST		
ACOUS.	ACOUSTICAL	JT.	JOINT		
ACT.	ACOUSTICAL CEILING TILE	KD.	KNOCK DOWN		
ADJ.	ADJUSTABLE	KIT.	KITCHEN		
AFF.	ABOVE FINISH FLOOR	KO.	KNOCK OUT		
AHU.	AIR HANDLING UNIT	LAM.	LAMINATE (ED)		
ALT.	ALTERNATE	LAV.	LAVATORY		
ALUM.	ALUMINUM	LIN.	LINEAR (LINEAL)		
anc.	ANCHORS	LP.	LOW POINT		
Approx.	APPROXIMATELY	LT.			
ARCH.	ARCHITECT	LW.	LIGHT		
AUTO.	AUTOMATIC	MACH.	MACHINE		
AVG.	AVERAGE	MAINT.	MAINTENANCE		
B.	BATHROOM	MATL.	MATERIAL		
B.O.	BY OWNER	MAX.	MAXIMUM		
BD.	BEAD	MDF.	MEDIUM DENSITY FIBERBOARD		
BIT.	BITUMINOUS	MECH.	MECHANICAL		
BLDG.	BUILDING	MEMB.	MEMBRANE		
BLK.	BLOCK	MET., MTL.	METALLIC OR METAL		
BLKG.	BLOCKING	MEZZ.	MEZZANINE		
BM.	BEAM	MFR.	MANUFACTURER		
BOT.	BOTTOM	MIN.	MINIMUM		
BRD.	BOARD	MISC.	MISCELLANEOUS		
BRKT.	BRACKET	MLDG.	MOULDING		
BSL.	BUILDING SETBACK LINE	MO.	MASONRY OPENING		
BSMT.	BASEMENT	MOD.	MODIFIED		
BU.	BUILT UP	MTD.	MOUNTED (MOUNTING)		
CAB., CABT.	CABINET	N.	NORTH		
CEM.	CEMENT (ITIOUS)	NIC.	NOT IN CONTRACT		
CF.	CUBIC FEET (FOOT)	NO.	NUMBER NOISE REDUCTION COEFFICIENT		
Cl.	CAST IRON	NRC.			
CJ.	CONTROL JOINT	NTS.	NOT TO SCALE		
CL.	CLOSET	OA.	OVERALL		
CLG.	CEILING	O.C.	ON CENTER		
CLL.	CONTRACT LIMIT LINE	O.D.	OUTSIDE DIAMETER		
CLR.	CLEAR	OFCI.	OWNER FURNISHED CONTRACTOR INSTALLE OFFICE		
CMU.	CONCRETE MASONRY UNIT	OFF.			
CNR.	CORNER	OH.	OVERHEAD		
CO.	CLEAN OUT	OPG.	OPENING		
COL.	COLUMN	OPP.	OPPOSITE		
CONC.	CONCRETE	PAR.	PARTIAL		
CONST.	CONSTRUCTION	PED.	PEDESTAL		
CONT.	CONTINUOUS	PLAS. LAM./ P.LA	AMPLASTIC LAMINATE		
CPT.	CARPET	PLYWD.	PLYWOOD		
CS.	COURSES	PNL.	PANEL		
CT.	CERAMIC TILE	POL.	POLISH (POLISHED)		
CTR.	CENTER	PR.	PAIR		
CTSK.	COUNTERSUNK	PREFAB.	PREFABRICATED PARTITION		
DBL.	DOUBLE	PRTN.			
DEPT.	DEPARTMENT	PSF.	POUNDS PER SQUARE FOOT		
DET.	DETAIL	PSI.	POUNDS PER SQUARE INCH		
DF.	DRINKING FOUNTAIN	PT.	POINT		
DIA.	DIAMETER	PTD.	PAINTED		
DIFF.	DIFFUSER	QT.	QUARRY TILE		
DIM.	DIMENSION	QTY.	QUANTITY		
DISP.	DISPENSER	R.	RISER		
DIV.	DIVISION (DIVIDED)	RAD.	RADIUS		
DN.	DOWN	RD.	ROOF DRAIN		
DR.		REF.	REFRIGERATOR		
DS.	DIVIDER STRIP	REINF.	REINFORCED (ING)		
DW.	DISHWASHER	REQ.	REQUIRED		
DWG.	DRAWING	RES.	RESILIENT		
DWR.	DRAWER	REV.	REVISE (REVISION)		
E.	EAST	RM.	ROOM		
EA.	EACH	RO.	ROUGH OPENING		
EJ.	EXPANSION JOINT	RTU.	ROOF TOP UNIT		
EL.	ELEVATION	S.	SOUTH		
ELEC.	ELECTRICAL	S.STL. OR S.S.	STAINLESS STEEL		
ELEV.	ELEVATOR	SC. WD.	SOLID CORE WOOD		
ENCL.	ENCLOSURE	SCHED.	SCHEDULED		
ENT.	ENTRANCE	SECT.	SECTION		
EQ.	EQUAL	SF.	SQUARE FEET (FOOT)		
EQUIP.	EQUIPMENT	SHR.	SHOWER		
EWC.	ELECTRIC WATER COOLER	SHT.	SHEET		
EX.	EXISTING	SIM.	SIMILAR		
EXP.	EXPANSION	SL.	SLIDING		
EXT.	EXTERIOR	SQ.	SQUARE		
FD.	FLOOR DRAIN	SSK.	SERVICE SINK		
FE(C).	FIRE EXTINGUISHER (CABINET)	STA.	STATION		
FF.	FINISHED FLOOR	STC.	SOUND TRANSMISSION CLASS		
FIN.	FINISH	STD.	STANDARD		
FL.	FLOOR	STL.	STEEL		
FLEX.	FLEXIBLE	STOR.	STORAGE		
FLSG.	FLASHING	STRUCT.	STRUCTURAL		
FLUOR.	FLUORESCENT	SUSP.	SUSPENDED		
FR.	FRAME	SW.	SWITCH		
FRPF.	FIREPROOFING	SYS.	SYSTEM		
FRT.	FIRE RETARDANT TREATED FOOT (FEET)	T&G.	TONGUE AND GROOVE		
FT.		TEL.	TELEPHONE		
FTG.	FOOTING	TEMP.	TEMPERED		
FVC.	FIRE VALVE CABINET GENERAL CONTRACTOR	THK.	THICK		
G.C.		THR.	THRESHOLD		
GA.	GAUGE	TLT.	TOILET		
GALV.	GALVANIZED	TR.	TREAD		
GB.	GYPSUM BOARD	TV.	TELEVISION		
GL.	GLASS	TYP.	TYPICAL		
GR.	GRADE	U.N.O.	UNLESS NOTED OTHERWISE		
GYP. BRD.	GYPSUM BOARD	UL.	UNDERWRITER'S LABORATORIES INC.		
HB.	HOSE BIB	UNF.	UNFINISHED		
HC.WD.	HOLLOW CORE WOOD	UR.	URINAL		
HD.	HEAVY DUTY	UTL.	UTILITY		
HDWD.	HARDWOOD	V.I.F.	VERIFY IN FIELD		
HDWR.	HARDWARE	VCT.	VINYL COMPOSTION TILE		
HGT.	HEIGHT	VERT.	VERTICAL		
HM.	HOLLOW METAL	VEST.	VESTIBULE		
HORIZ.	HORIZONTAL	W.	WEST		
HP.	HIGH POINT	W/	WITH		
HR.	HOUR	W/O	WITHOUT		
HVAC.	HEAT VENTILATING AIR COND.	WD.	WOOD		
ID.	INSIDE DIAMETER	WH.	WATER HEATER		
INCL.	INCLUDE (ING)	WP.	WATERPROOFING		
INST.	INSTALLATION	WR.	WATER RESISTANT		
INSUL.	INSULATION	WT.	WEIGHT		

3333 K Street NW Suite 60 **WASHINGTON, DC 20007** 202.350.4244 202.350.4245

3877.DESIGN

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CLIENT: DISTRICT LINE DEVELOPMENT MATT MEDVENE 700 RANDOLPH STREET NW WASHINGTON DC 20011 [T] 703.589.4832

ARCHITECT:

DAVID TRACZ, AIA, NCARB DAVID SHOVE BROWN, AIA, NCARB 3333 K STREET NW, SUITE 60 WASHINGTON DC 20007 [T] 202.350.4244 [W] WWW.3877.DESIGN

STRUCTURAL ENGINEER: GAVIN & ASSOC. STRUCT. ENGNRS, LLC CHARLES GAVIN, P.E. PO BOX 5142 MCLEAN, VA 22103

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

DATE

VENABLE LLP ZACHARY WILLIAMS

[T] 202.34434369

MEP ENGINEER:

[T] 443.393.1070

KK ENGINEERING, LLC

COLUMBIA, MD, 21044

KHALID KHALIFA, P.E. C.E.M.

5840 BANNEKER RD, SUITE 220

600 MASSACHUSETTS AVE, NW

WASHINGTON DC 20001

ISSUE FOR BZA

DRAWING DATA

[T] 703-409-9795

1321RESIDENCES **1321 ANACOSTIA RD SE WASHINGTON, DC 20019**

SHEET SUBMISSION INDEX ISSUE FOR BZA _ 30 APRIL 2024

REV NO. REVISION

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: PROJECT INFORMATION

PROJECT NO: 2024.33 DATE ISSUED: 04/05/2022

SCALE: As indicated

ZONING & CODE INFORMATION

5507 0018

0.9

0.6

0.9

6139 SF

1746 SF

1746 SF (NO CHANGE)

PROPOSED SIDE YARD: 0 FT, 8'-5" FT (NO CHANGE) AUTOMATIC SPRINKLER:

2017 DCMR 12 A IBC BUILDING CODE

2017 DCMR 12C DC ELECTRICAL CODE

2017 DCMR 12E DC MECHANICAL CODE

2017 DCMR 12J DC EXISTING BUILDING CODE

INTERIOR STAIRWAY IDENTIFIC ATION (NFPA 101 7.2.2.5.4)

2017 DCMR 12F DC PLUMBING CODE

2017 DCMR 12H DC FIRE CODE

8 UNITS = 3 SPACES

2017 DCMR 12K DC GREEN CODE

28.4%

20 FT

65 FT

0 FT, 8 FT

0 FT, 8'-5" FT

PROPOSED % LOT OCC: 28.4% (NO CHANGE)

ADOPTED CODES WITH LOCAL AMENDMENTS

PROVIDE SIGNAGE WITHIN STAIR ENCLOSURE AT EACH FLOOR LANDING.

2) SIGNAGE TO BE LOCATED INSIDE THE STAIR ENCLOSURE

1) SIGNAGE TO INDICATE AT TOP & BOTTOM OF THE STAIR ENCLOSURE

SIGNAGE ALSO TO COMPLY WITH IBC 1023.9

NO ROOF ACCESS

DOWN TO FLOOR 1

MIN. 1" HIGH LETTERS

STAIR FLOOR TOP MAX. 84" ABOVE FLOOR LANDING

MIN. 1.5" HIGH LETTERS MIN. 5" HIGH NUMBER. TACTILE

BRAILLE COMPLYING ICC A117.1

BOTTOM MIN. 48" ABOVE FLOOR LANDING

1321 ANACOSTIA RD SE

R - RESIDENTIAL R-2 APARTMENT (4 UNITS)

R - RESIDENTIAL R-2 APARTMENT (8 UNITS)

22 FT 9 IN (2 STORIES OVER CRAWL)

35 FT 10 IN (3 STORIES OVER CELLAR)

PROPOSED CELLAR:

EXISTING FIRST FLOOR:

PROPOSED FIRST FLOOR:

PROPOSED THIRD FLOOR:

MAX GROSS FLOOR AREA:

SITE WORK:

PROPOSED SECOND FLOOR:

EXISTING GROSS FLOOR AREA:

PROPOSED GROSS FLOOR AREA: 5238 SF (.85 FAR)

LOT AREA PERCENTAGE - BUILDING: 30%

LOT AREA PERCENTAGE - PAVED AREAS: 30%

LOT AREA PERCENTAGE - GREENERY: 40%

ADDRESS

SQUARE, SUFFIX, LOT

CONSTRUCTION TYPE:

EXISTING USE:

MAX HEIGHT:

MAX FAR:

EXISTING FAR:

PROPOSED FAR:

EXISTING LOT SIZE:

EXIST. % LOT OCC:

REQ'D REAR YARD:

REQ'D SIDE YARDS*:

BUILDING CODE:

PLUMBING:

FIRE CODE:

ELECTRICAL CODE:

MECHANICAL CODE:

GREEN CONSTRUCTION:

EXISTING BUILDING CODE:

PARKING REQUIREMENTS:

3 UNITS PER 1 SPACE

3 SPACES PROVIDED

GENERAL NOTE:

STAIRWAY EXAMPLE

EXISTING SIDE YARDS:

EXISTING REAR YARD:

PROPOSED REAR YARD: 65 FT

EXIST. LOT COVERAGE:

PROP. LOT COVERAGE:

MAX % LOT OCCUPANCY: 40%

EXISTING HEIGHT:

PROPOSED HEIGHT:

PROPOSED USE:

ZONE

UNIT 1 (CL) = 749 SF

UNIT 2 (CR)= 746 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

1746 SF

1746 SF

1746 SF 1746 SF

1746 SF

1746 SF

1597 SF

5525 SF (.9 FAR)

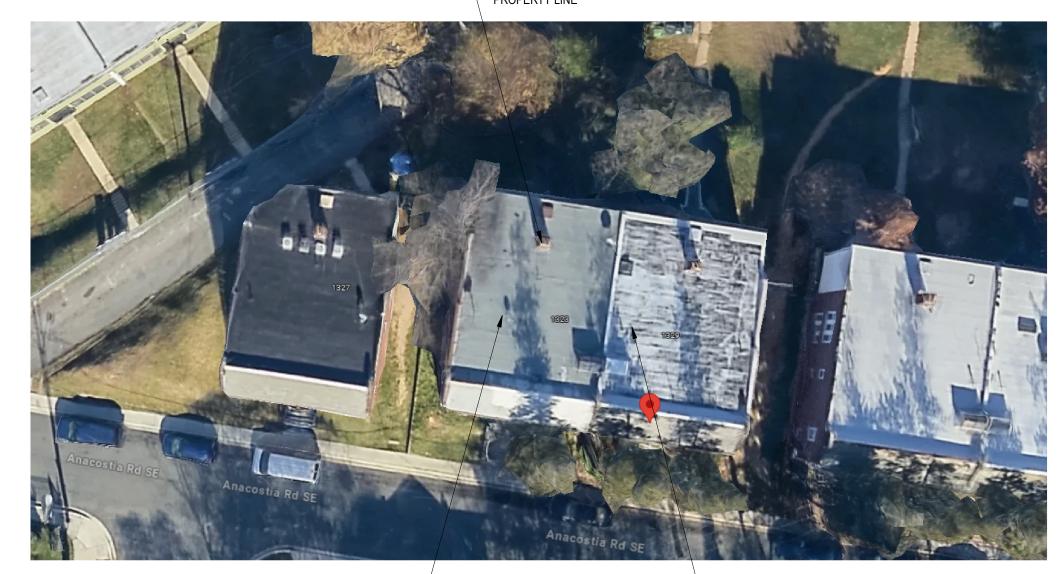
3492 SF (.57 FAR)

YES (PER 13R SYSTEM)

UNIT 3 (1L) ADA = 760 SF

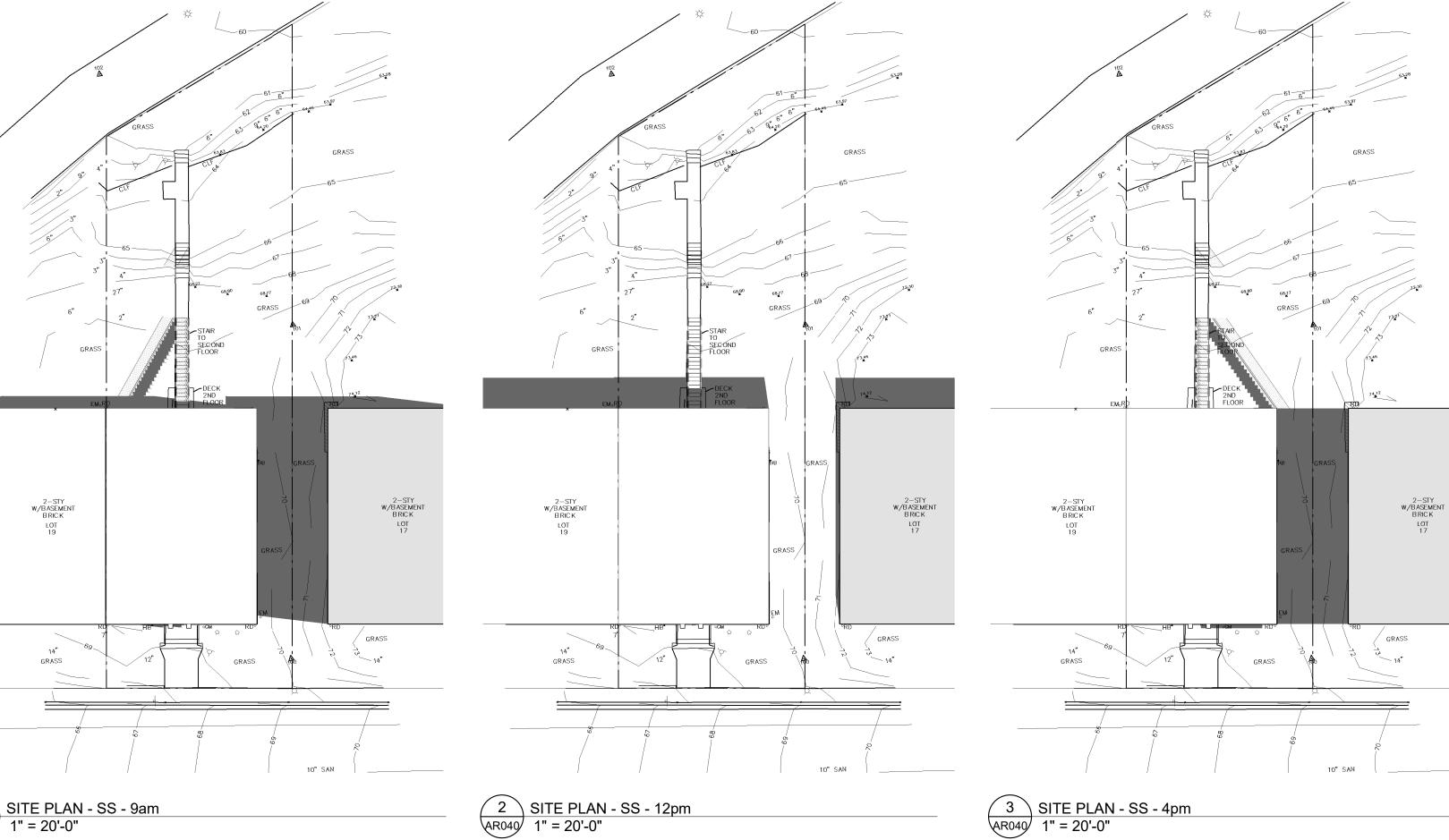
EXISTING 1323 ANACOSTIA RD CHIMNEY TO REMAIN - GREATER THAN 10'-0" FROM PROPERTY LINE

1321 ANACOSTIA RD SE

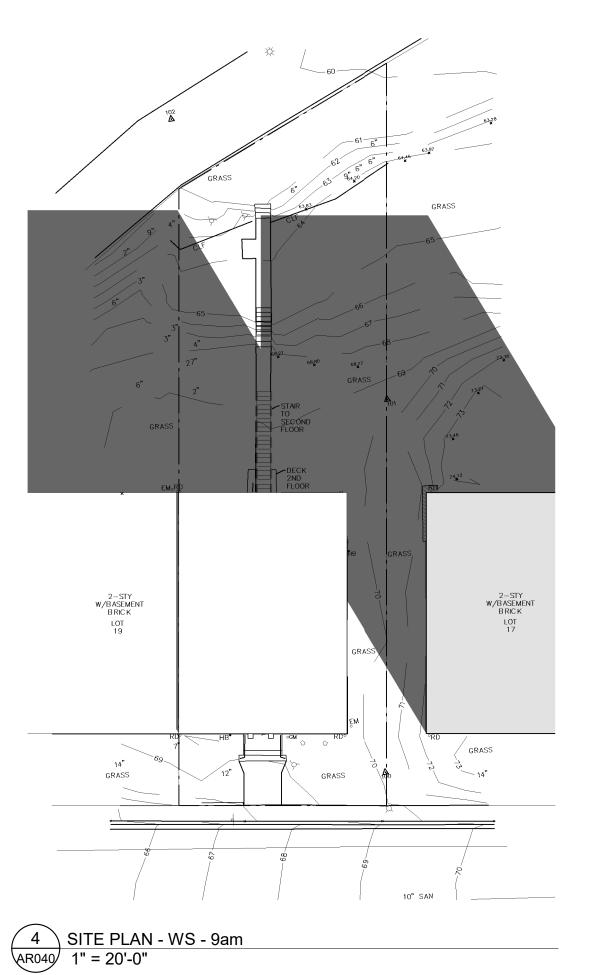


- 1323 ANACOSTIA RD (NO SOLAR PANELS)

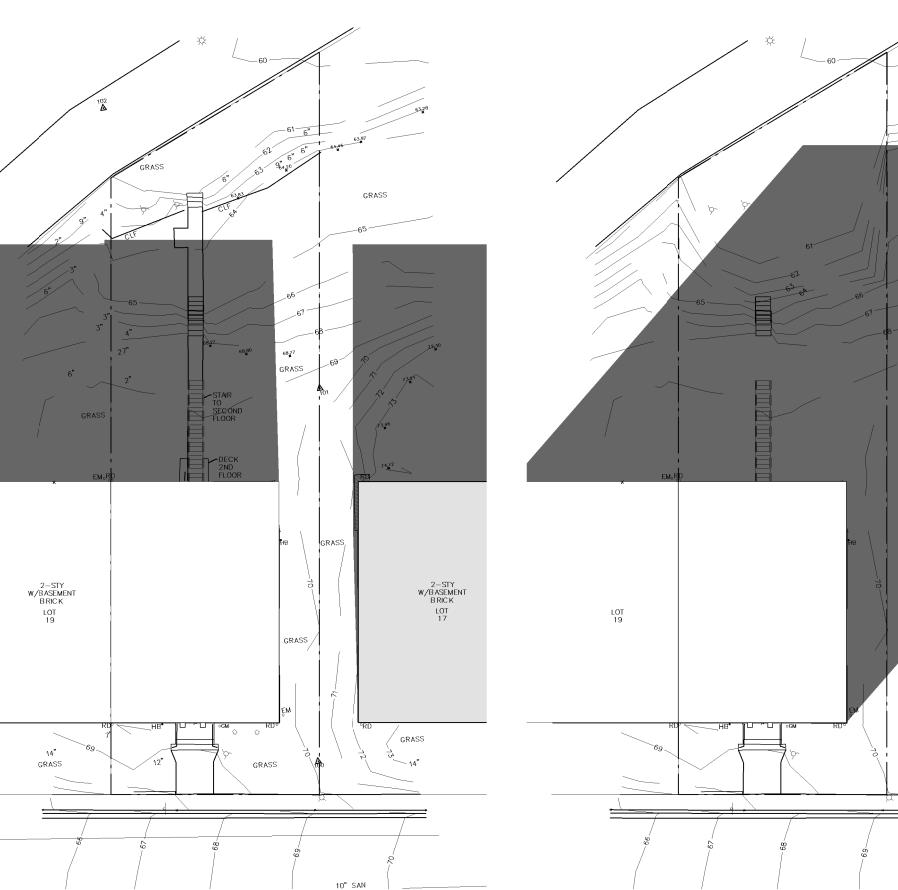
1321 ANACOSTIA RD SE - EXISTING CONDITION



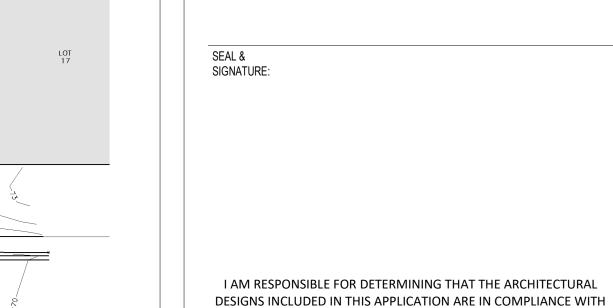
1 SITE PLAN - SS - 9am AR040 1" = 20'-0"



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



6 SITE PLAN - WS - 4pm existing 1" = 20'-0" 5 SITE PLAN - WS - 12pm AR040 1" = 20'-0"



HAVE PERSONALLY PREPARED, OR DIRECTLY SUPERVISED THE DEVELOPMENT OF, THE ARCHITECTURAL DESIGNS INCLUDED IN THIS APPLICATION.

ALL LAWS AND REGULATIONS OF THE DISTRICT OF COLUMBIA. I

SHEET TITLE: EXISTING SHADOW STUDIES

PROJECT NO: 2024.33

DATE ISSUED: 05/06/24

SCALE: 1" = 20'-0"

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ZACHARY WILLIAMS
600 MASSACHUSETTS AVE, NW DISTRICT LINE DEVELOPMENT

WASHINGTON DC 20001 [T] 202.34434369

COLUMBIA, MD, 21044

[T] 443.393.1070

MEP ENGINEER: KK ENGINEERING, LLC KHALID KHALIFA, P.E. C.E.M. 5840 BANNEKER RD, SUITE 220

700 RANDOLPH STREET NW WASHINGTON DC 20011 [T] 703.589.4832 **ARCHITECT**:

3333 K Street NW_Suite 60 WASHINGTON, DC 20007 [T] 202.350.4244

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MATT MEDVENE

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CHARLES GAVIN, P.E.
PO BOX 5142
HUSKA ENGINEERING
CHRISTOPHER HUSKA
1050 30TH ST NW WASHINGTON, DC 20007 [T] 703.425.3862 MCLEAN, VA 22103 [T] 703-409-9795

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1321RESIDENCES 1321 ANACOSTIA RD SE WASHINGTON, DC 20019

SHEET SUBMISSION INDEX

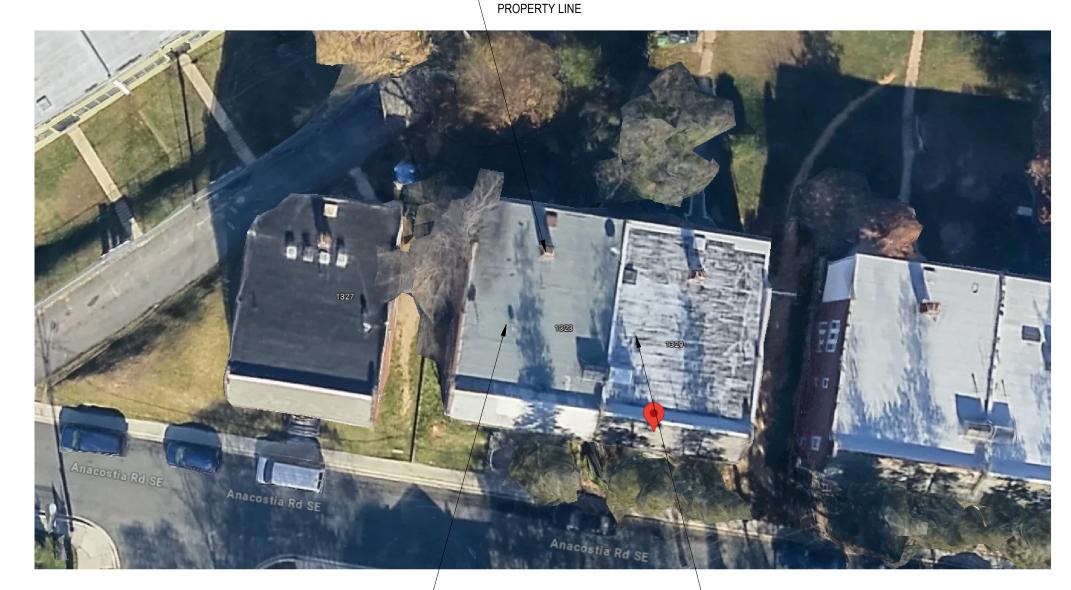
ISSUE FOR BZA _ 30 APRIL 2024

REVISION

DATE

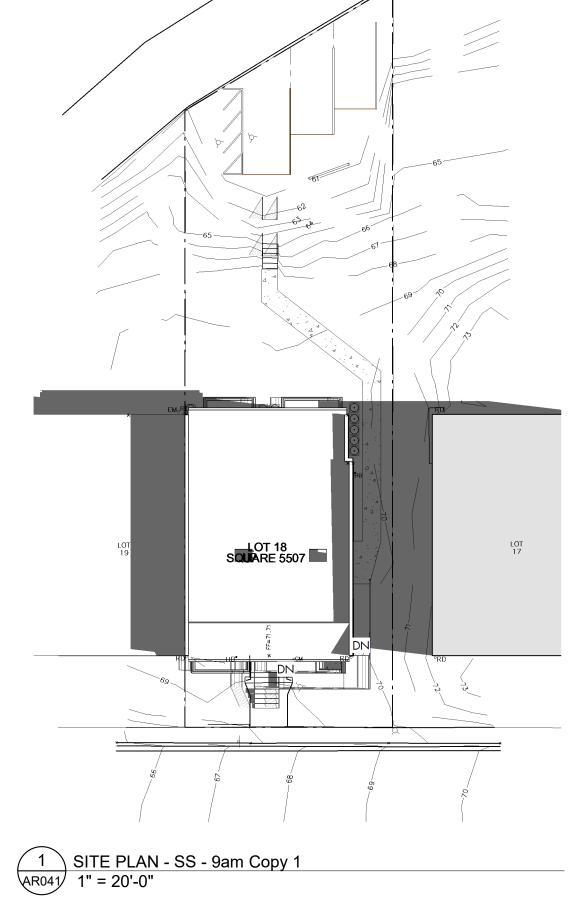
- EXISTING 1323 ANACOSTIA RD CHIMNEY TO REMAIN - GREATER THAN 10'-0" FROM

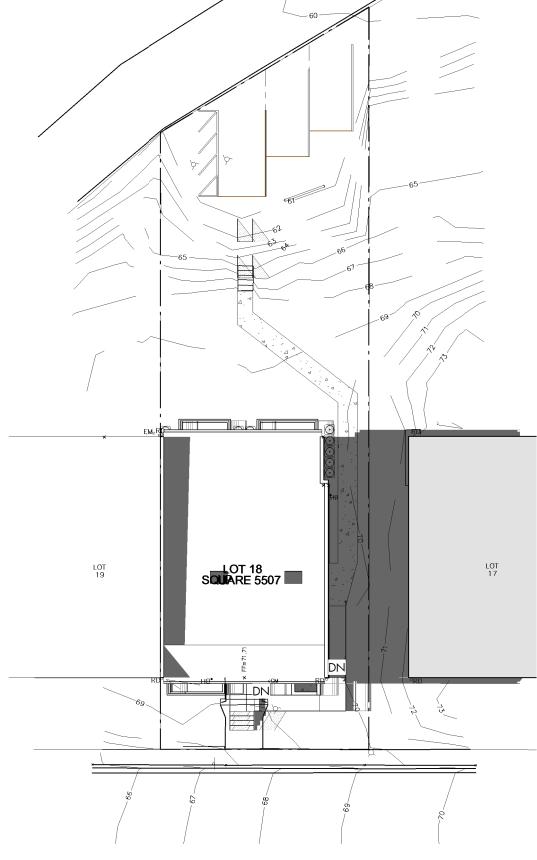
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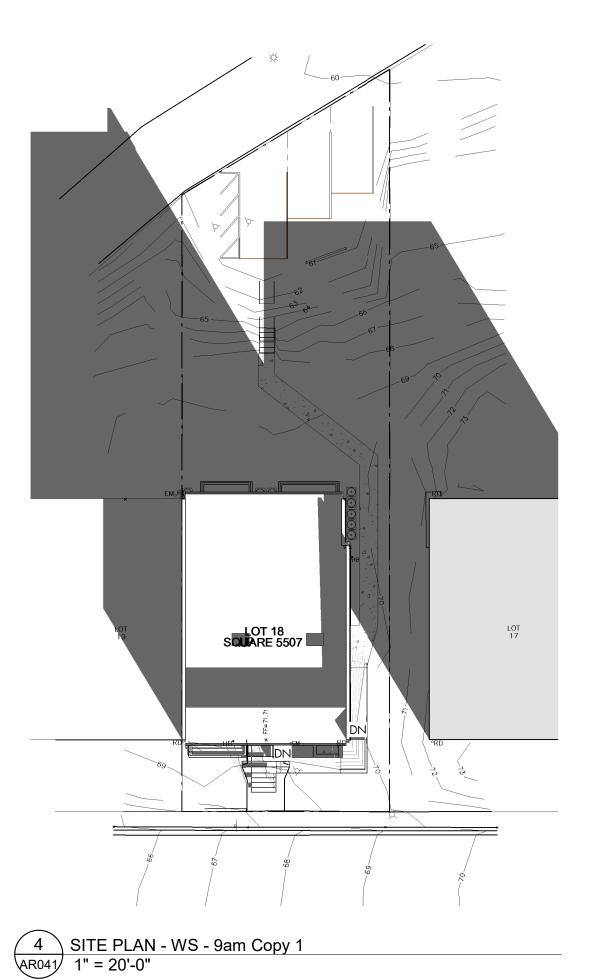
- 1323 ANACOSTIA RD (NO SOLAR PANELS)

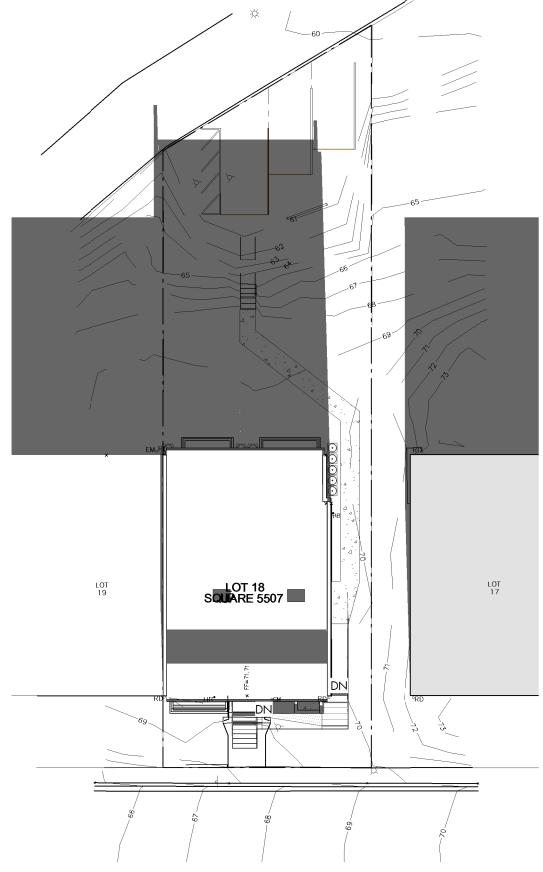
1321 ANACOSTIA RD SE - EXISTING CONDITION



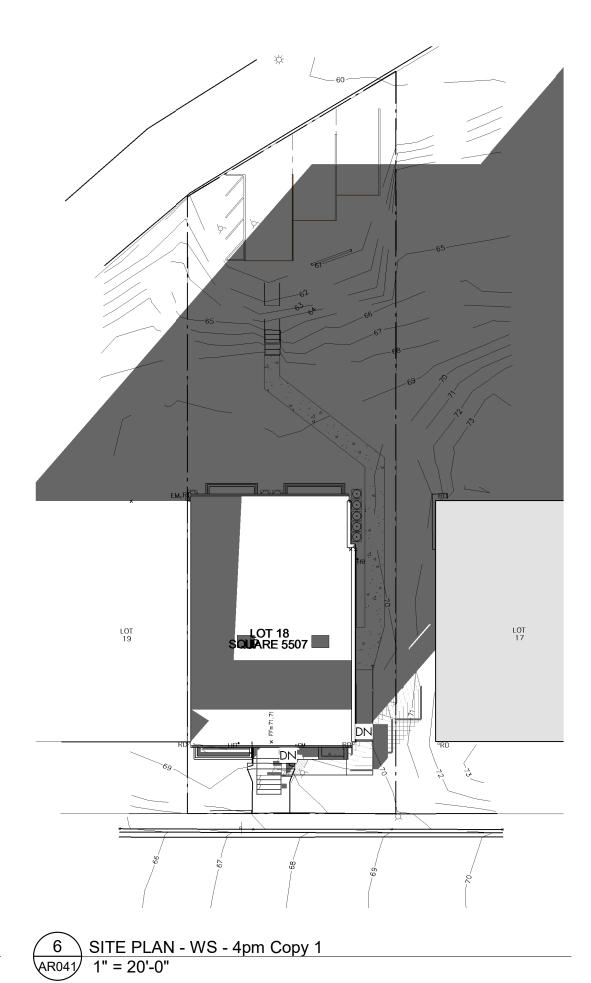


2 SITE PLAN - SS - 12pm Copy 1 AR041 1" = 20'-0" 3 SITE PLAN - SS - 4pm Copy 1 1" = 20'-0"





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



3333 K Street NW_Suite 60 WASHINGTON, DC 20007 [T] 202.350.4244 [F] 202.350.4245 [W] 3877.DESIGN

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ZACHARY WILLIAMS 600 MASSACHUSETTS AVE, NW WASHINGTON DC 20001 [T] 202.34434369

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

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<u>LEGAL :</u> VENABLE LLP

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COLUMBIA, MD, 21044

[T] 443.393.1070

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

SHEET SUBMISSION INDEX

ISSUE FOR BZA _ 30 APRIL 2024

REVISION

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SEAL & SIGNATURE:

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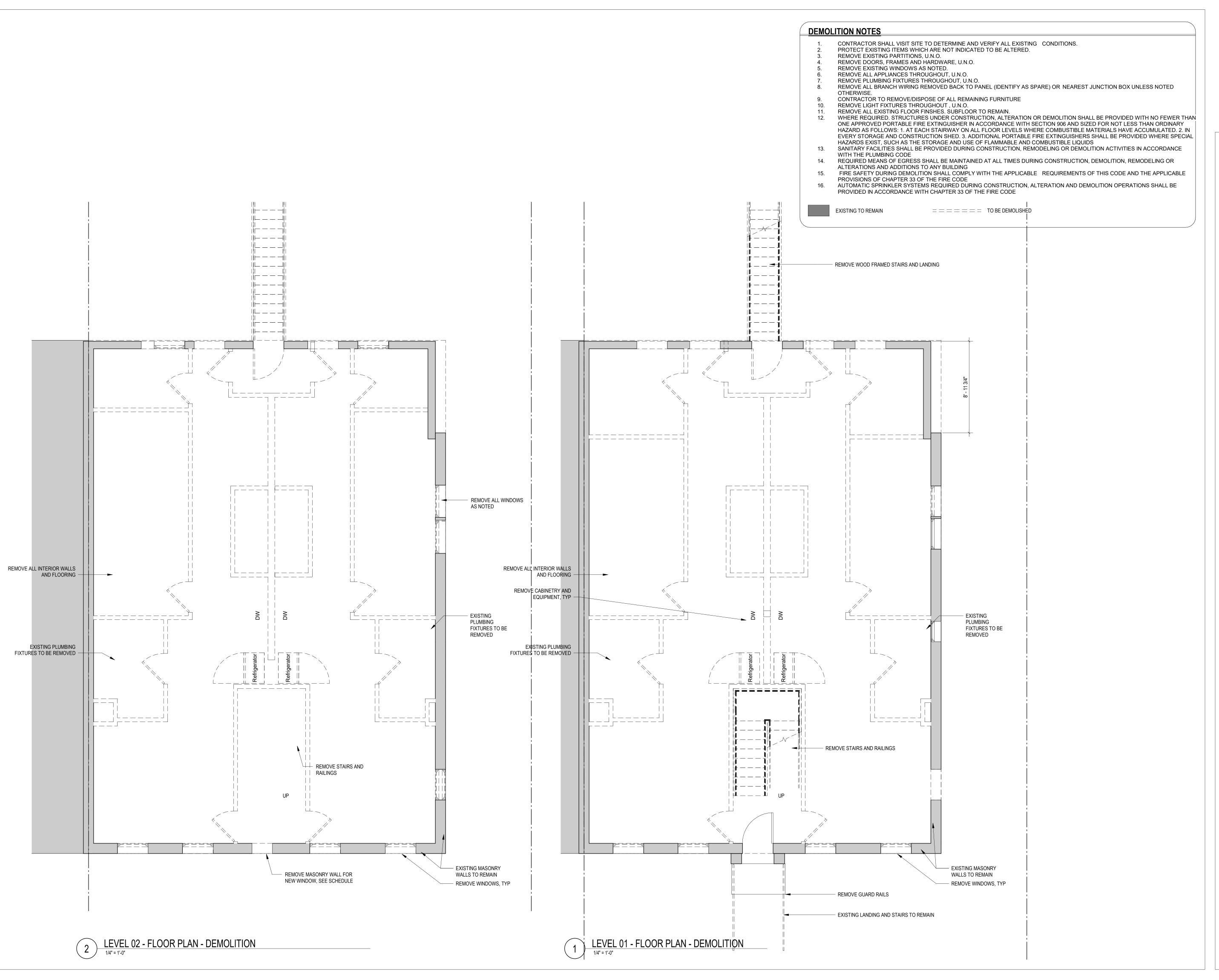
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SHEET TITLE: PROPOSED SHADOW STUDIES

PROJECT NO: 2024.33

DATE ISSUED: 05/06/24

SCALE: 1" = 20'-0"



WASHINGTON, DC 20007

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ARCHITECT:

DAVID TRACZ, AIA, NCARB DAVID SHOVE BROWN, AIA, NCARB 3333 K STREET NW, SUITE 60 WASHINGTON DC 20007 [T] 202.350.4244 [W] WWW.3877.DESIGN

STRUCTURAL ENGINEER: CHARLES GAVIN, P.E. PO BOX 5142 MCLEAN, VA 22103

[T] 703-409-9795

CIVIL ENGINEER: GAVIN & ASSOC. STRUCT. ENGNRS, LLC HUSKA ENGINEERING CHRISTOPHER HUSKA 1050 30TH ST NW WASHINGTON, DC 20007 [T] 703.425.3862

DATE

VENABLE LLP ZACHARY WILLIAMS

[T] 202.34434369

MEP ENGINEER: KK ENGINEERING, LLC

[T] 443.393.1070

600 MASSACHUSETTS AVE, NW

KHALID KHALIFA, P.E. C.E.M.

COLUMBIA, MD, 21044

5840 BANNEKER RD, SUITE 220

WASHINGTON DC 20001

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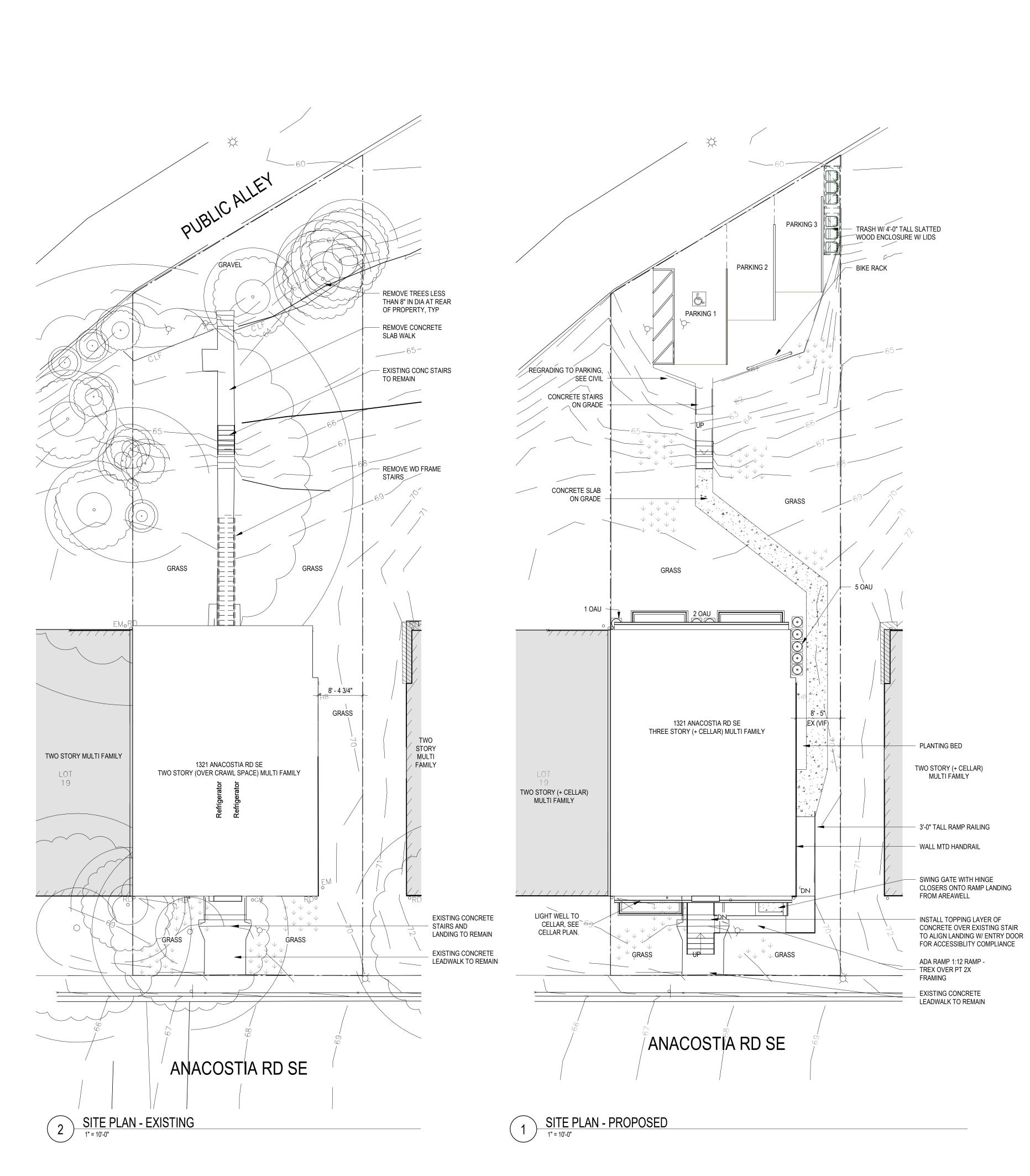
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SHEET TITLE: DEMOLITIONS PLANS

PROJECT NO: 2024.33 DATE ISSUED: 04/05/2022



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 STAIR AND LANDING TO COMPLY WITH ACCESSIBILITY REQUIREMENTS. THE SCOPE ALSO INLUDES PAVING FOR 3 PARKING SPACES AND TRASH OFF OF ALLEY			
	CIVIL CALCULATION	CALCULATION TABLE:		
		EXISTING	PROPOSED	
	TOTAL LOT AREA:	6139 SF		
	TOTAL PERVIOUS SURFACE SF	3632 SF	2456 SF	
	TOTAL BUILDING FOOTPRINT:	1841 SF	1841 SF	
	TOTAL PAVED FOOTPRINT:	666 SF	1842 SF	
	CIVIL PLAN LEGEND			
		- GRASS AND OTHER PERVIOUS VEGETATIVE SURFACE		

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VENABLE LLP

[T] 202.34434369

MEP ENGINEER: KK ENGINEERING, LLC KHALID KHALIFA, P.E. C.E.M.

COLUMBIA, MD, 21044

[T] 443.393.1070

ZACHARY WILLIAMS

WASHINGTON DC 20001

600 MASSACHUSETTS AVE, NW

5840 BANNEKER RD, SUITE 220

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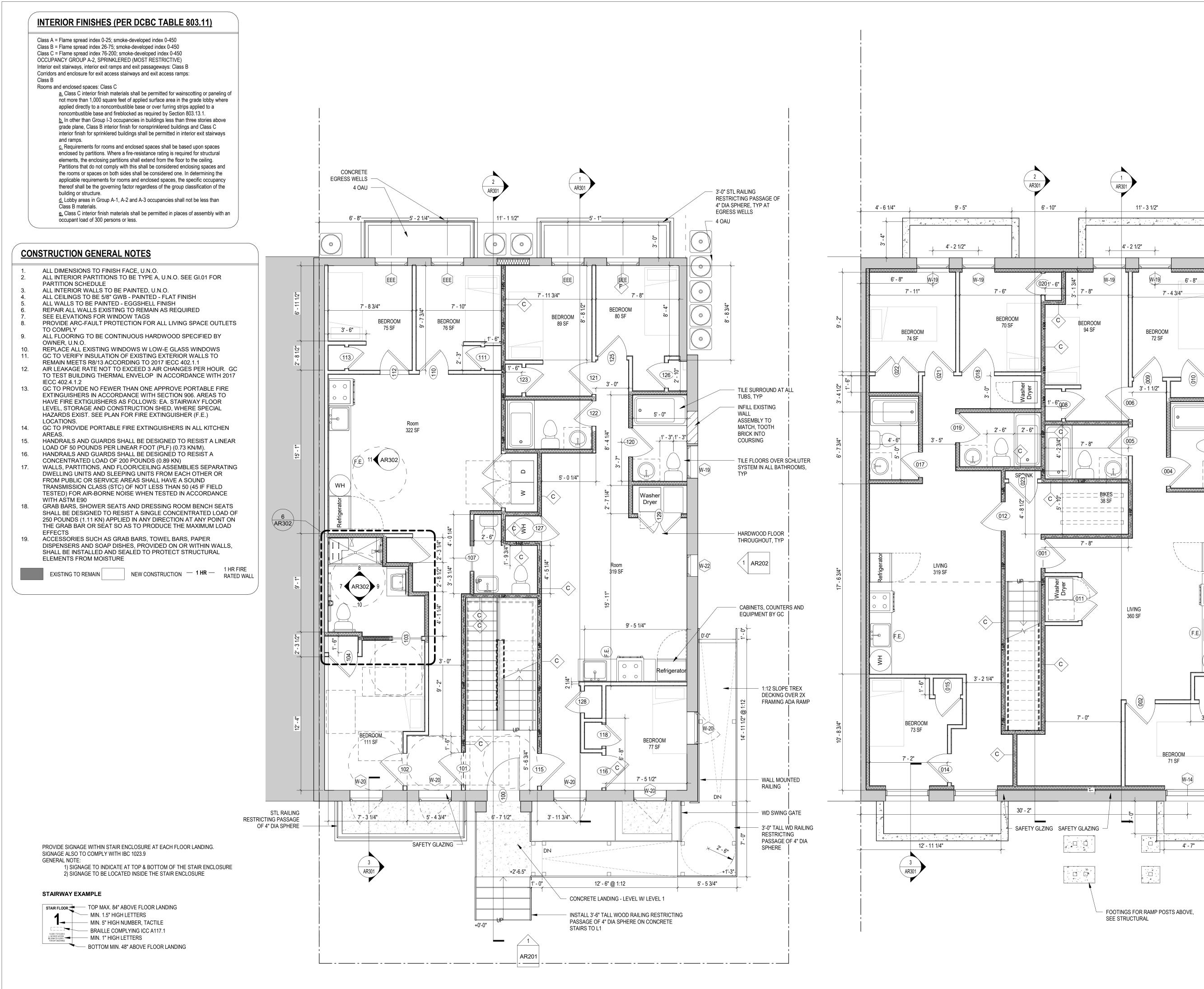
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SHEET TITLE: SITE PLAN

PROJECT NO: 2024.33 DATE ISSUED: 04/05/2022

SCALE: 1" = 10'-0"



//38//

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LEGAL:

VENABLE LLP

[T] 202.34434369

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KK ENGINEERING, LLC

COLUMBIA, MD, 21044

[T] 443.393.1070

KHALID KHALIFA, P.E. C.E.M.

5840 BANNEKER RD, SUITE 220

ZACHARY WILLIAMS

WASHINGTON DC 20001

600 MASSACHUSETTS AVE, NW

DISTRICT LINE DEVELOPMENT MATT MEDVENE 700 RANDOLPH STREET NW WASHINGTON DC 20011 [T] 703.589.4832

ARCHITECT :

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

STRUCTURAL ENGINEER:
GAVIN & ASSOC. STRUCT. ENGNRS, LLC
CHARLES GAVIN, P.E.
PO BOX 5142
MCLEAN, VA 22103

[W] WWW.3877.DESIGN

CIVIL ENGINEER:

C HUSKA ENGINEERING
CHRISTOPHER HUSKA
1050 30TH ST NW
WASHINGTON, DC 20007
[T] 703.425.3862

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SHEET TITLE: FLOOR PLANS

PROJECT NO: 2024.33

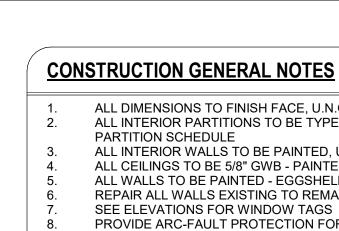
DATE ISSUED: 04/05/2022

SCALE: As indicated

AR101

2 LEVEL 01 - FLOOR PLAN - PROPOSED

CELLAR - FLOOR PLAN - PROPOSED



ALL DIMENSIONS TO FINISH FACE, U.N.O. ALL INTERIOR PARTITIONS TO BE TYPE A, U.N.O. SEE GI.01 FOR

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

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 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 GC TO PROVIDE NO FEWER THAN ONE APPROVE PORTABLE FIRE

EXTINGUISHERS IN ACCORDANCE WITH SECTION 906. AREAS TO HAVE FIRE EXTIGUISHERS 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

HANDRAILS AND GUARDS SHALL BE DESIGNED TO RESIST A LINEAR LOAD OF 50 POUNDS PER LINEAR FOOT (PLF) (0.73 KN/M). HANDRAILS AND GUARDS SHALL BE DESIGNED TO RESIST A

CONCENTRATED LOAD OF 200 POUNDS (0.89 KN) WALLS, PARTITIONS, AND FLOOR/CEILING ASSEMBLIES SEPARATING DWELLING UNITS AND SLEEPING UNITS FROM EACH OTHER OR FROM PUBLIC OR SERVICE AREAS SHALL HAVE A SOUND TRANSMISSION CLASS (STC) OF NOT LESS THAN 50 (45 IF FIELD TESTED) FOR AIR-BORNE NOISE WHEN TESTED IN ACCORDANCE

WITH ASTM E90 GRAB BARS, SHOWER SEATS AND DRESSING ROOM BENCH SEATS SHALL BE DESIGNED TO RESIST A SINGLE CONCENTRATED LOAD OF 250 POUNDS (1.11 KN) APPLIED IN ANY DIRECTION AT ANY POINT ON THE GRAB BAR OR SEAT SO AS TO PRODUCE THE MAXIMUM LOAD **EFFECTS**

ACCESSORIES SUCH AS GRAB BARS, TOWEL BARS, PAPER DISPENSERS AND SOAP DISHES, PROVIDED ON OR WITHIN WALLS, SHALL BE INSTALLED AND SEALED TO PROTECT STRUCTURAL **ELEMENTS FROM MOISTURE**

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:

and ramps.

occupant load of 300 persons or less.

Rooms and enclosed spaces: Class C a. Class C interior finish materials shall be permitted for wainscotting 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. <u>b.</u> In other than Group I-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

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

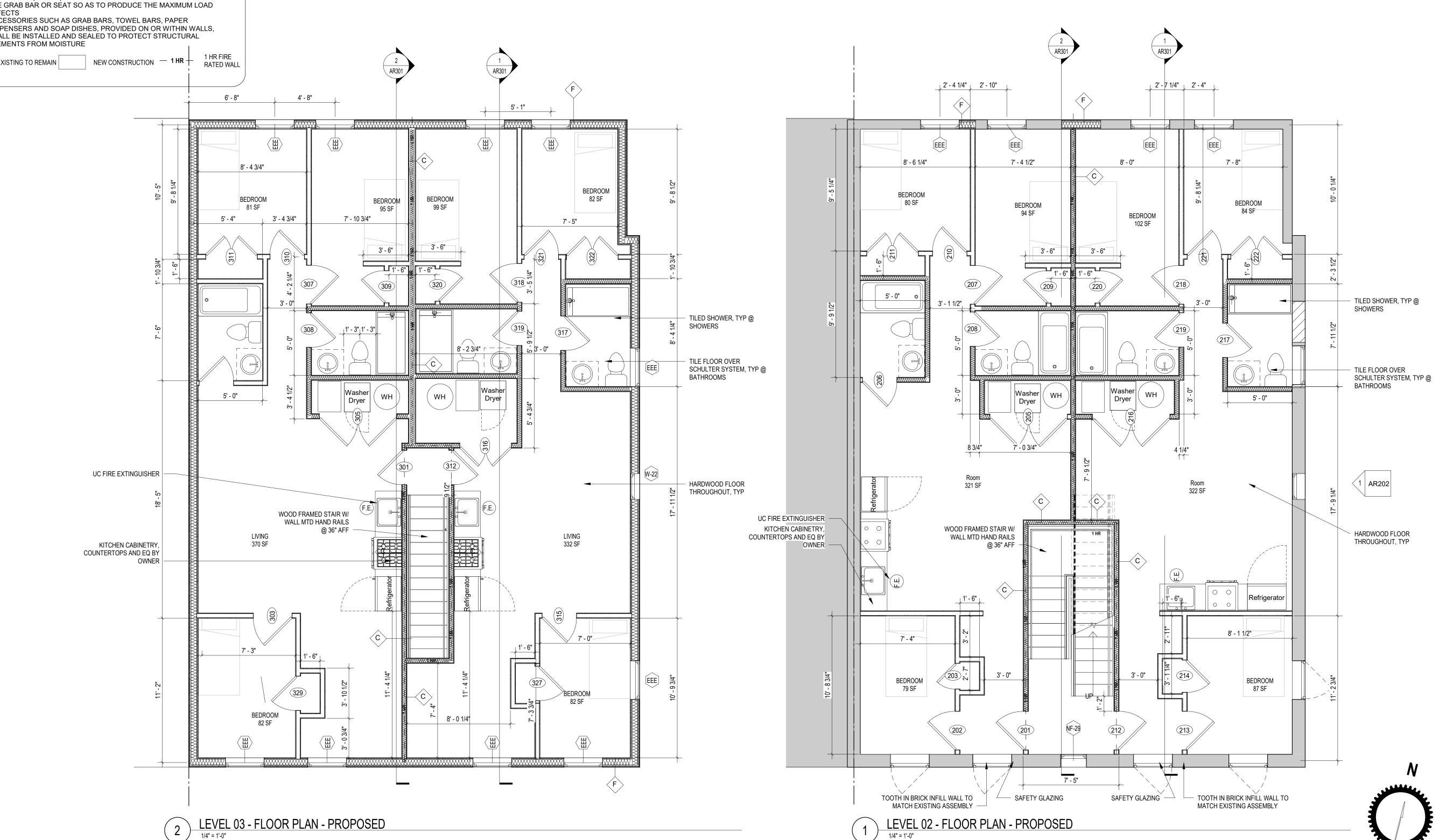
PROVIDE SIGNAGE WITHIN STAIR ENCLOSURE AT EACH FLOOR LANDING. SIGNAGE ALSO TO COMPLY WITH IBC 1023.9 GENERAL NOTE:

> 1) SIGNAGE TO INDICATE AT TOP & BOTTOM OF THE STAIR ENCLOSURE 2) SIGNAGE TO BE LOCATED INSIDE THE STAIR ENCLOSURE

STAIRWAY EXAMPLE

STAIR FLOOR TOP MAX. 84" ABOVE FLOOR LANDING MIN. 1.5" HIGH LETTERS MIN. 5" HIGH NUMBER, TACTILE BRAILLE COMPLYING ICC A117.1 NO ROOF ACCESS MIN. 1" HIGH LETTERS

BOTTOM MIN. 48" ABOVE FLOOR LANDING



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DISTRICT LINE DEVELOPMENT MATT MEDVENE 700 RANDOLPH STREET NW WASHINGTON DC 20011 [T] 703.589.4832

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

[W] WWW.3877.DESIGN STRUCTURAL ENGINEER:

GAVIN & ASSOC. STRUCT. ENGNRS, LLC CHARLES GAVIN, P.E. PO BOX 5142 MCLEAN, VA 22103 [T] 703-409-9795

COLUMBIA, MD, 21044 [T] 443.393.1070

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WASHINGTON DC 20001

600 MASSACHUSETTS AVE, NW

KHALID KHALIFA, P.E. C.E.M.

5840 BANNEKER RD, SUITE 220

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

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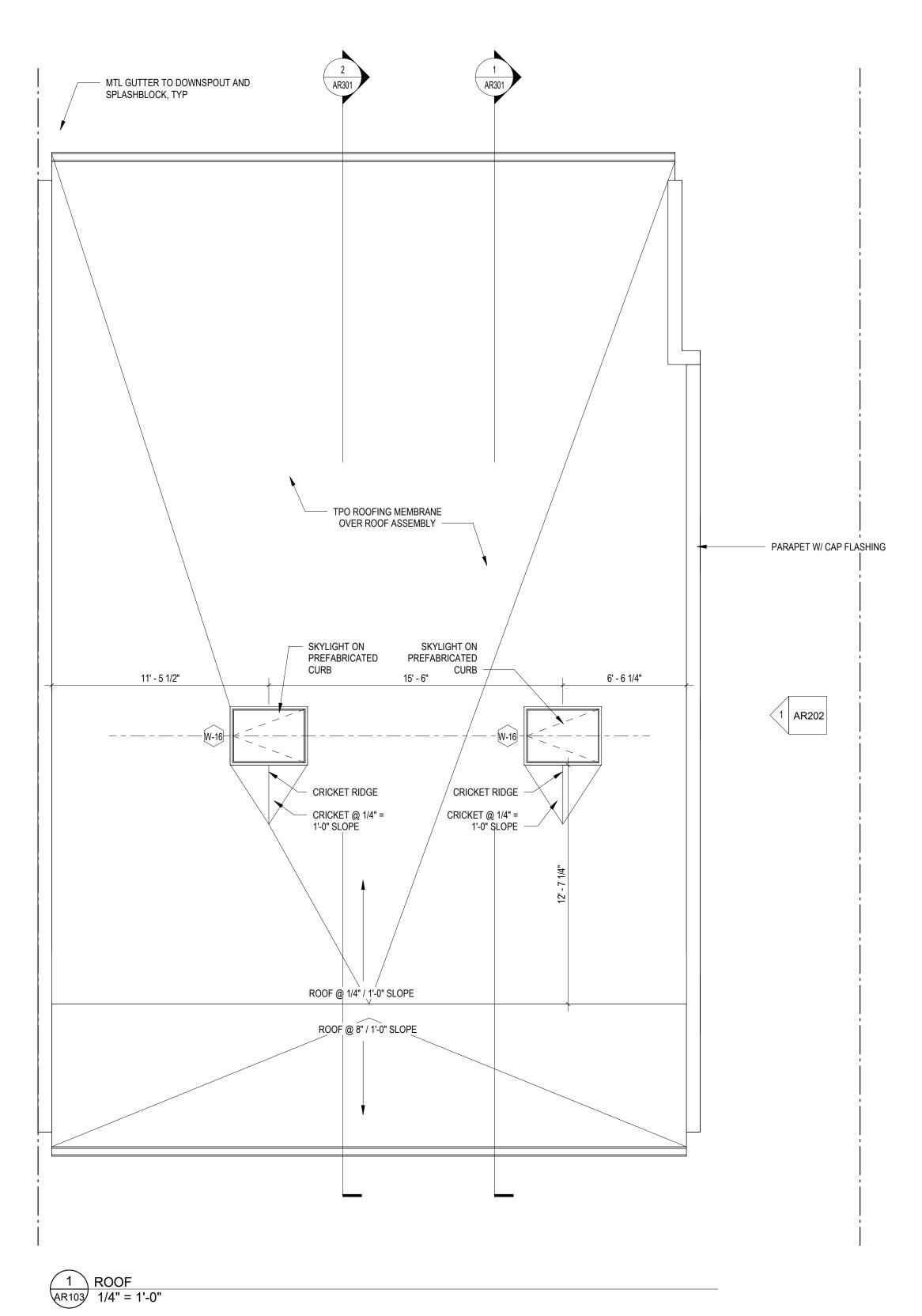
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SHEET TITLE: FLOOR PLANS

PROJECT NO: 2024.33 DATE ISSUED: 04/05/2022



CONSTRUCTION GENERAL NOTES

ALL DIMENSIONS TO FINISH FACE, U.N.O. ALL INTERIOR PARTITIONS TO BE TYPE A, U.N.O. SEE GI.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

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EXISTING TO REMAIN

NEW CONSTRUCTION — 1 HR — RATED WALL

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ARCHITECT:

DAVID TRACZ, AIA, NCARB DAVID SHOVE BROWN, AIA, NCARB 3333 K STREET NW, SUITE 60 WASHINGTON DC 20007 [T] 202.350.4244 [W] WWW.3877.DESIGN

STRUCTURAL ENGINEER: CHARLES GAVIN, P.E. PO BOX 5142 MCLEAN, VA 22103

[T] 703-409-9795

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VENABLE LLP

ZACHARY WILLIAMS

MEP ENGINEER: KK ENGINEERING, LLC

COLUMBIA, MD, 21044

[T] 443.393.1070

WASHINGTON DC 20001 [T] 202.34434369

600 MASSACHUSETTS AVE, NW

KHALID KHALIFA, P.E. C.E.M.

5840 BANNEKER RD, SUITE 220

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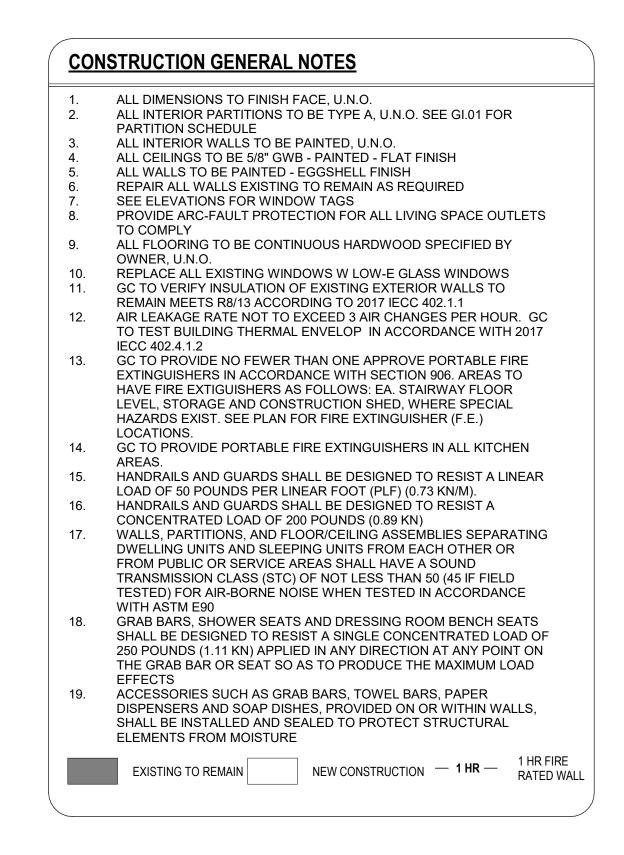
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SHEET TITLE: FLOOR PLANS

PROJECT NO: 2024.33 DATE ISSUED: 03/03/24





FRONT ELEVATION - NEW CONSTRUCTION

1/4" = 1'-0"

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CLIENT:
DISTRICT LINE DEVELOPMENT
MATT MEDVENE
700 RANDOLPH STREET NW
WASHINGTON DC 20011
[T] 703.589.4832

ZACHARY WILLIAMS
600 MASSACHUSETTS AVE, NW
WASHINGTON DC 20001
[T] 202.34434369

LEGAL:

VENABLE LLP

MEP ENGINEER:
KK ENGINEERING, LLC

COLUMBIA, MD, 21044

[T] 443.393.1070

KHALID KHALIFA, P.E. C.E.M.

5840 BANNEKER RD, SUITE 220

DATE

ARCHITECT :

DAVID TRACZ, AIA, NCARB
DAVID SHOVE BROWN, AIA, NCARB
3333 K STREET NW, SUITE 60
WASHINGTON DC 20007
[T] 202.350.4244
[W] WWW.3877.DESIGN

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STRUCTURAL ENGINEER:
GAVIN & ASSOC. STRUCT. ENGNRS, LLC
HUSKA ENGINEERING

GAVIN & ASSOC. STRUCT. ENGNRS, LLC
CHARLES GAVIN, P.E.
PO BOX 5142
MCLEAN, VA 22103
[T] 703-409-9795

CIVIL ENGINEER:
HUSKA ENGINEERING
CHRISTOPHER HUSKA
1050 30TH ST NW
WASHINGTON, DC 20007
[T] 703-425.3862

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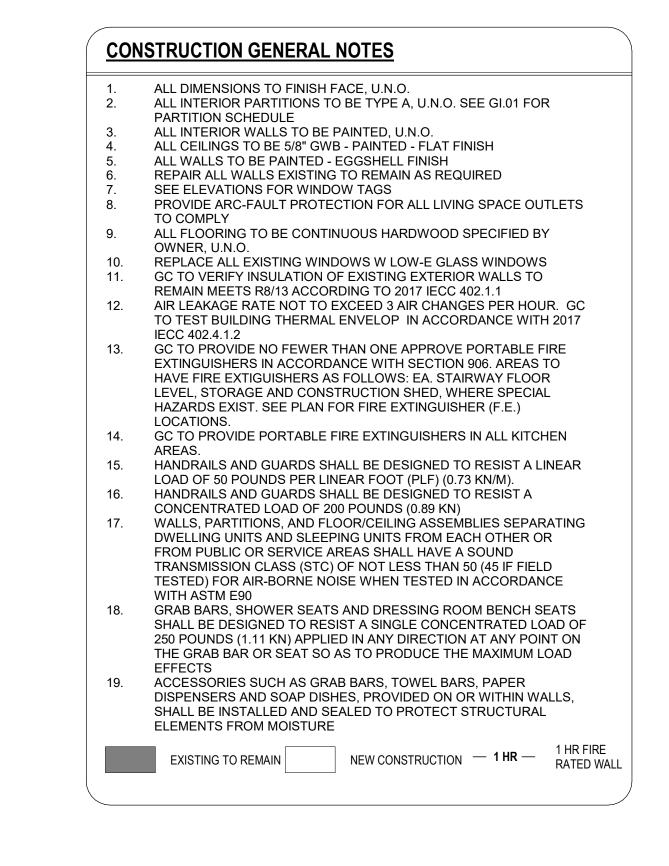
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PROJECT NO: 2024.33

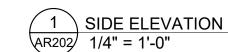
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[T] 703.589.4832

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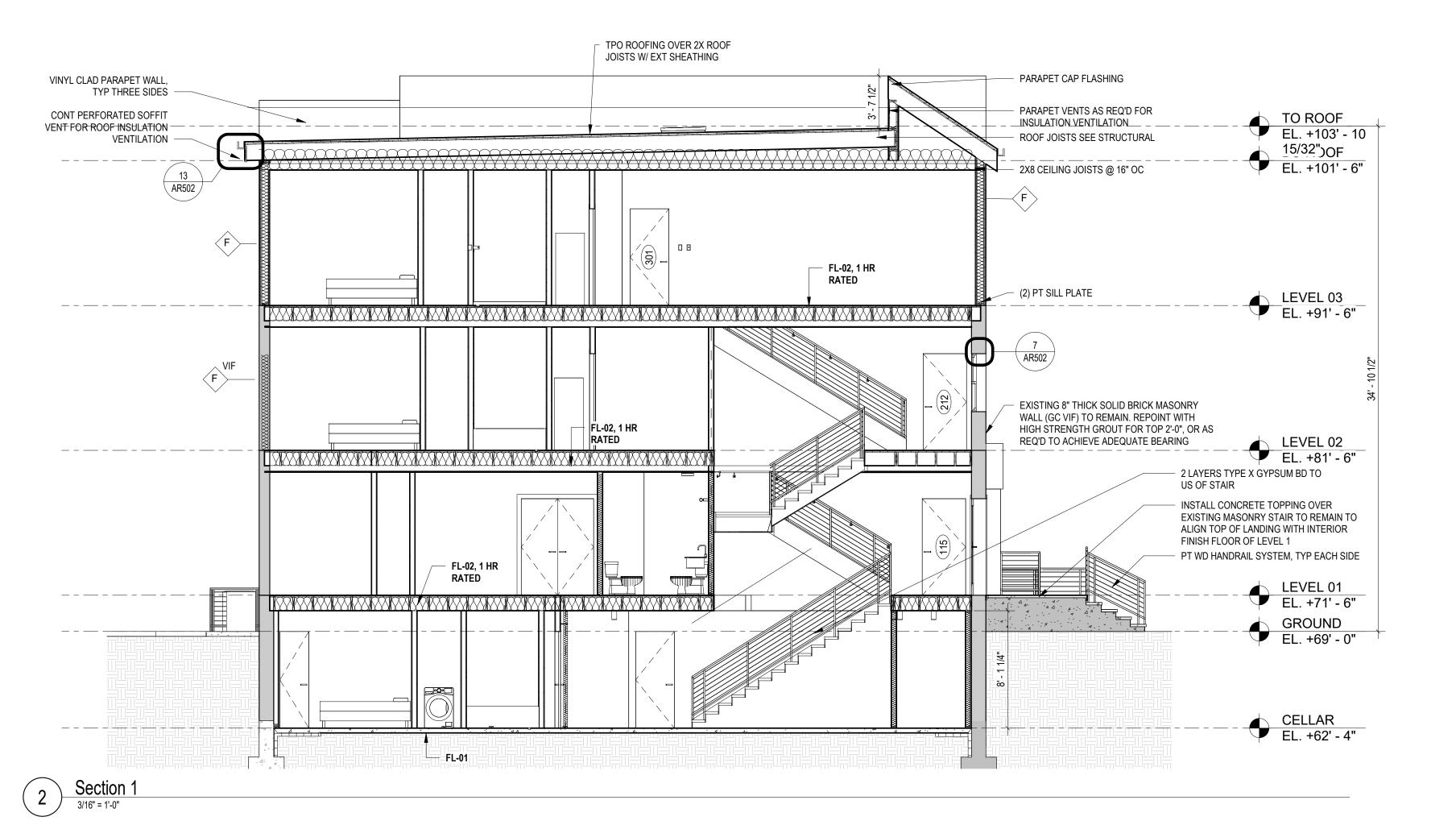
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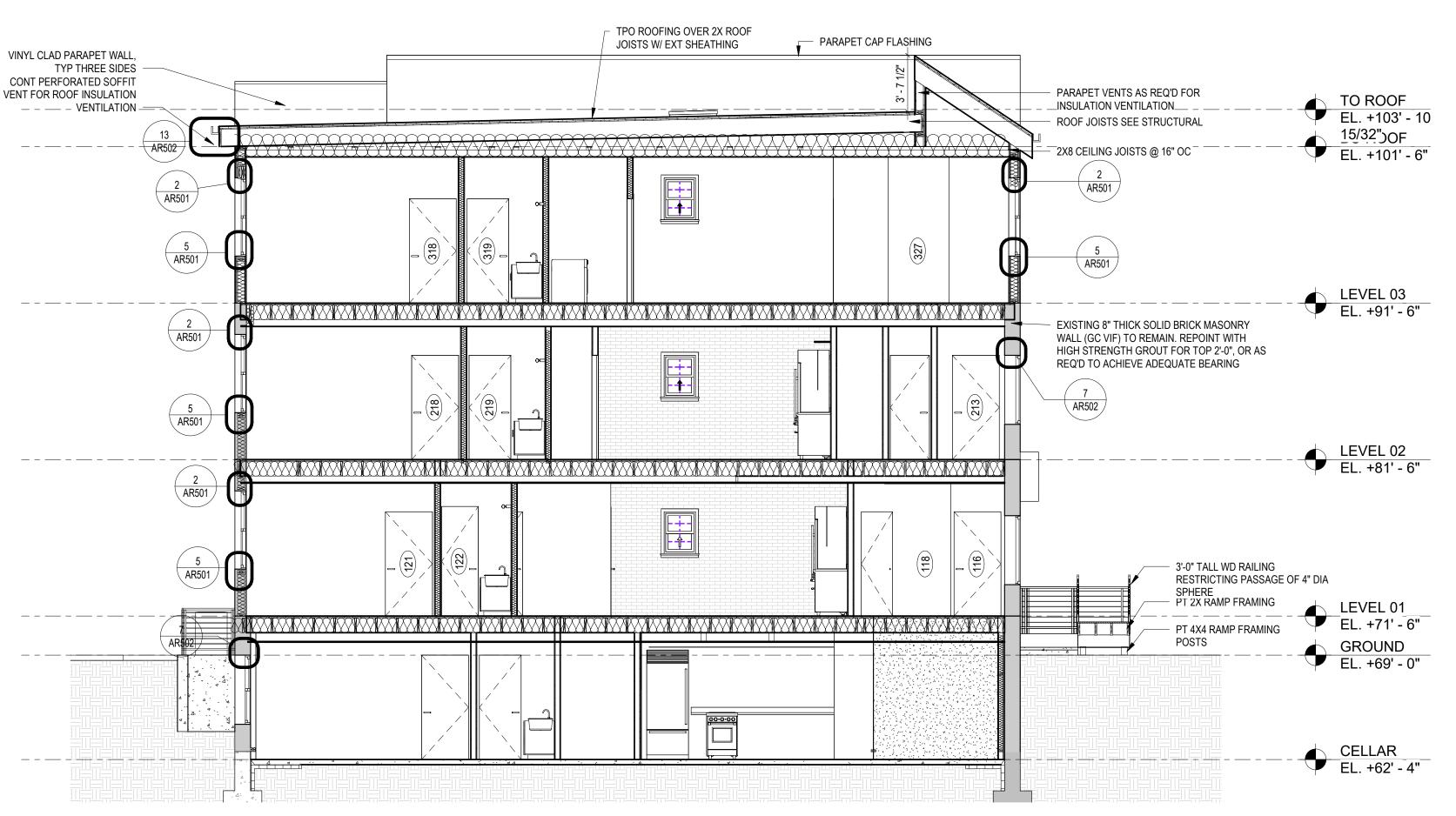
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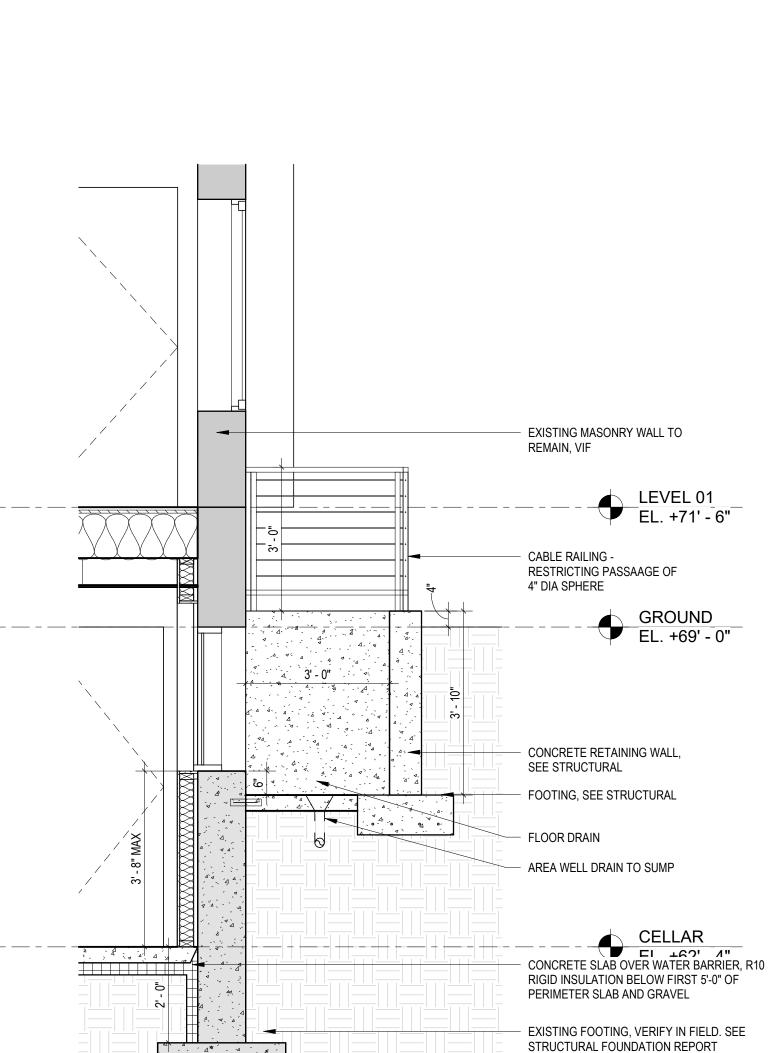
SHEET TITLE: ELEVATIONS

PROJECT NO: 2024.33 DATE ISSUED: 04/19/24





Section 3



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CONSTRUCTION GENERAL NOTES

ALL DIMENSIONS TO FINISH FACE, U.N.O.

ALL INTERIOR PARTITIONS TO BE TYPE A, U.N.O. SEE GI.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

TO COMPLY

9. ALL FLOORING TO BE CONTINUOUS HARDWOOD SPECIFIED BY

OWNER, U.N.O.

10. 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

2. 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

3. GC TO PROVIDE NO FEWER THAN ONE APPROVE PORTABLE FIRE EXTINGUISHERS IN ACCORDANCE WITH SECTION 906. AREAS TO HAVE FIRE EXTIGUISHERS 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.

HANDRAILS AND GUARDS SHALL BE DESIGNED TO RESIST A LINEAR

LOAD OF 50 POUNDS PER LINEAR FOOT (PLF) (0.73 KN/M).

6. HANDRAILS AND GUARDS SHALL BE DESIGNED TO RESIST A

CONCENTRATED LOAD OF 200 POUNDS (0.89 KN)

WALLS, PARTITIONS, AND FLOOR/CEILING ASSEMBLIES SEPARATING DWELLING UNITS AND SLEEPING UNITS FROM EACH OTHER OR FROM PUBLIC OR SERVICE AREAS SHALL HAVE A SOUND TRANSMISSION CLASS (STC) OF NOT LESS THAN 50 (45 IF FIELD TESTED) FOR AIR-BORNE NOISE WHEN TESTED IN ACCORDANCE

WITH ASTM E90

8. GRAB BARS, SHOWER SEATS AND DRESSING ROOM BENCH SEATS SHALL BE DESIGNED TO RESIST A SINGLE CONCENTRATED LOAD OF 250 POUNDS (1.11 KN) APPLIED IN ANY DIRECTION AT ANY POINT ON THE GRAB BAR OR SEAT SO AS TO PRODUCE THE MAXIMUM LOAD

EFFECTS

19. ACCESSORIES SUCH AS GRAB BARS, TOWEL BARS, PAPER
DISPENSERS AND SOAP DISHES, PROVIDED ON OR WITHIN WALLS,
SHALL BE INSTALLED AND SEALED TO PROTECT STRUCTURAL
ELEMENTS FROM MOISTURE

EXISTING TO REMAIN

NEW CONSTRUCTION — 1 HR —

HR — RATED WA

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[T] 202.350.4244

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LEGAL:

VENABLE LLP

[T] 202.34434369

MEP ENGINEER:

[T] 443.393.1070

KK ENGINEERING, LLC

COLUMBIA, MD, 21044

KHALID KHALIFA, P.E. C.E.M. 5840 BANNEKER RD, SUITE 220

ZACHARY WILLIAMS

WASHINGTON DC 20001

600 MASSACHUSETTS AVE, NW

DISTRICT LINE DEVELOPMENT MATT MEDVENE 700 RANDOLPH STREET NW WASHINGTON DC 20011 [T] 703.589.4832

ARCHITECT :

CLIENT:

J/3877
DAVID TRACZ, AIA, NCARB
DAVID SHOVE BROWN, AIA, NCARB
3333 K STREET NW, SUITE 60
WASHINGTON DC 20007
[T] 202.350.4244
[W] WWW.3877.DESIGN

STRUCTURAL ENGINEER:
GAVIN & ASSOC. STRUCT. ENGNRS, LLC
CHARLES GAVIN, P.E.
PO BOX 5142
MCLEAN, VA 22103

[T] 703-409-9795

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

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

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SCALE: As indicated

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