

1321 ANACOSTIA RD SE
WASHINGTON, DC 20019

ISSUE FOR BZA

23 SEPTEMBER 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

[illegible]

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3877

3333 K Street NW, Suite 60
WASHINGTON, DC 20007

[T] 202.350.4244
[F] 202.350.4245
[W] 3877.DESIGN

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CLIENT :
DISTRICT LINE DEVELOPMENT
MATT MEDVENE
700 RANDOLPH STREET NW
WASHINGTON DC 20001
[T] 703.589.4832

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

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

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600 MASSACHUSETTS AVE, NW
WASHINGTON DC 20001
[T] 202.344.34369

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5840 BANNEKER RD, SUITE 220
COLUMBIA, MD, 21044
[T] 443.393.1070

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

ISSUE FOR BZA_30 APRIL 2024

DRAWING DATA

PROJECT:

ADDRESS:

1321RESIDENCES

1321 ANACOSTIA RD SE
WASHINGTON, DC 20019

SHEET SUBMISSION INDEX

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

SEAL &
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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

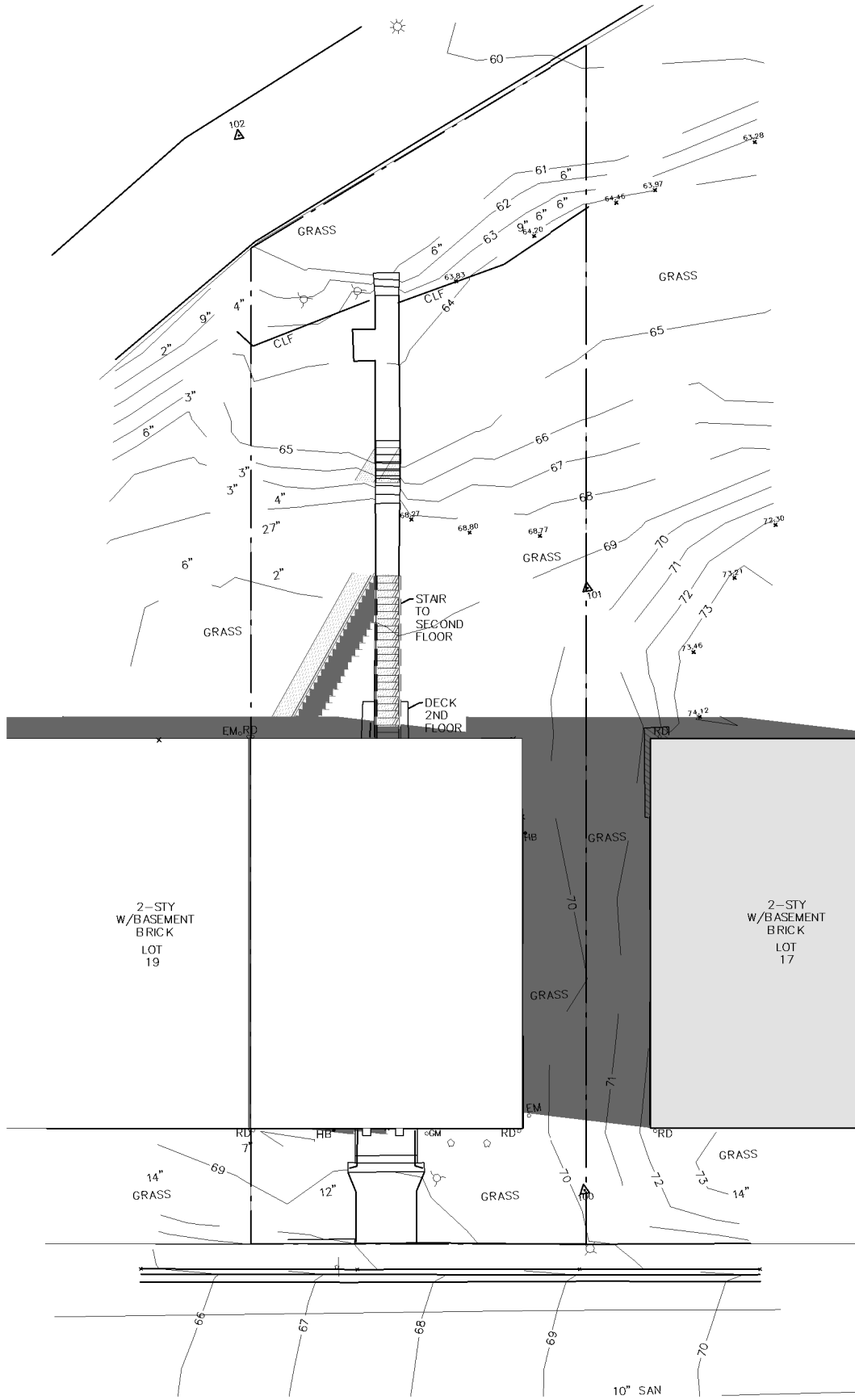
AR002



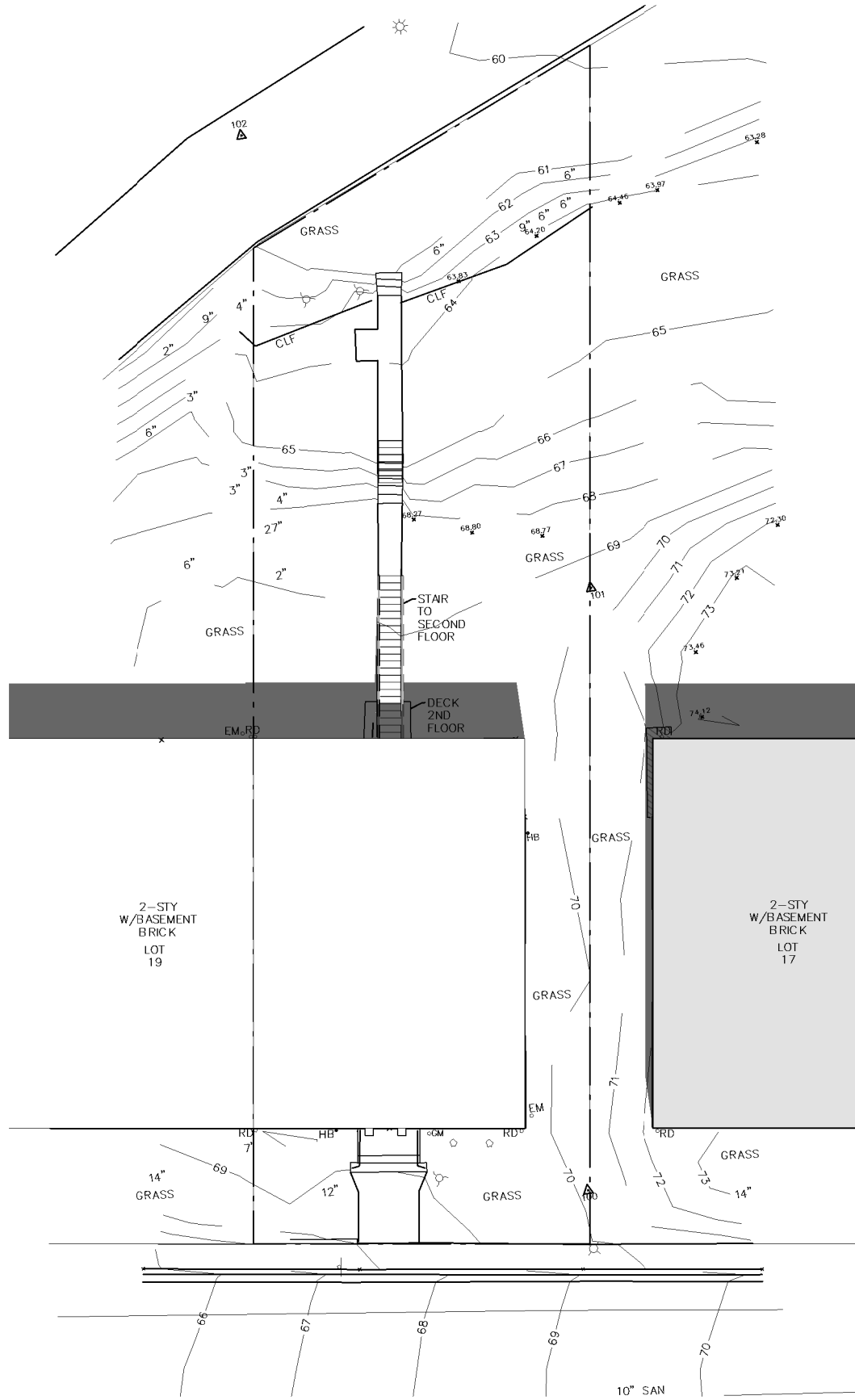
1321 ANACOSTIA RD SE - EXISTING CONDITION

1323 ANACOSTIA RD (NO SOLAR PANELS)

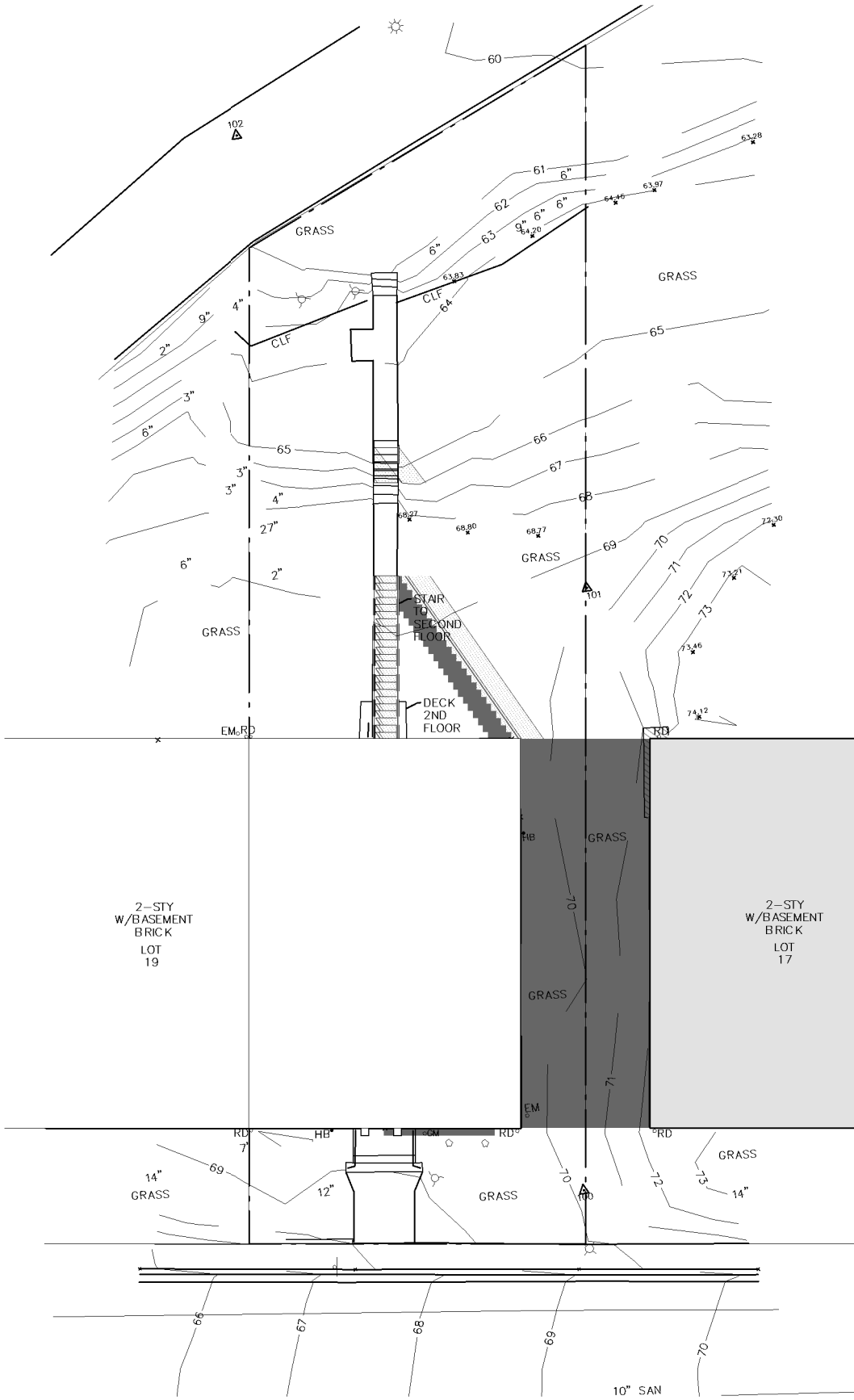
1321 ANACOSTIA RD SE



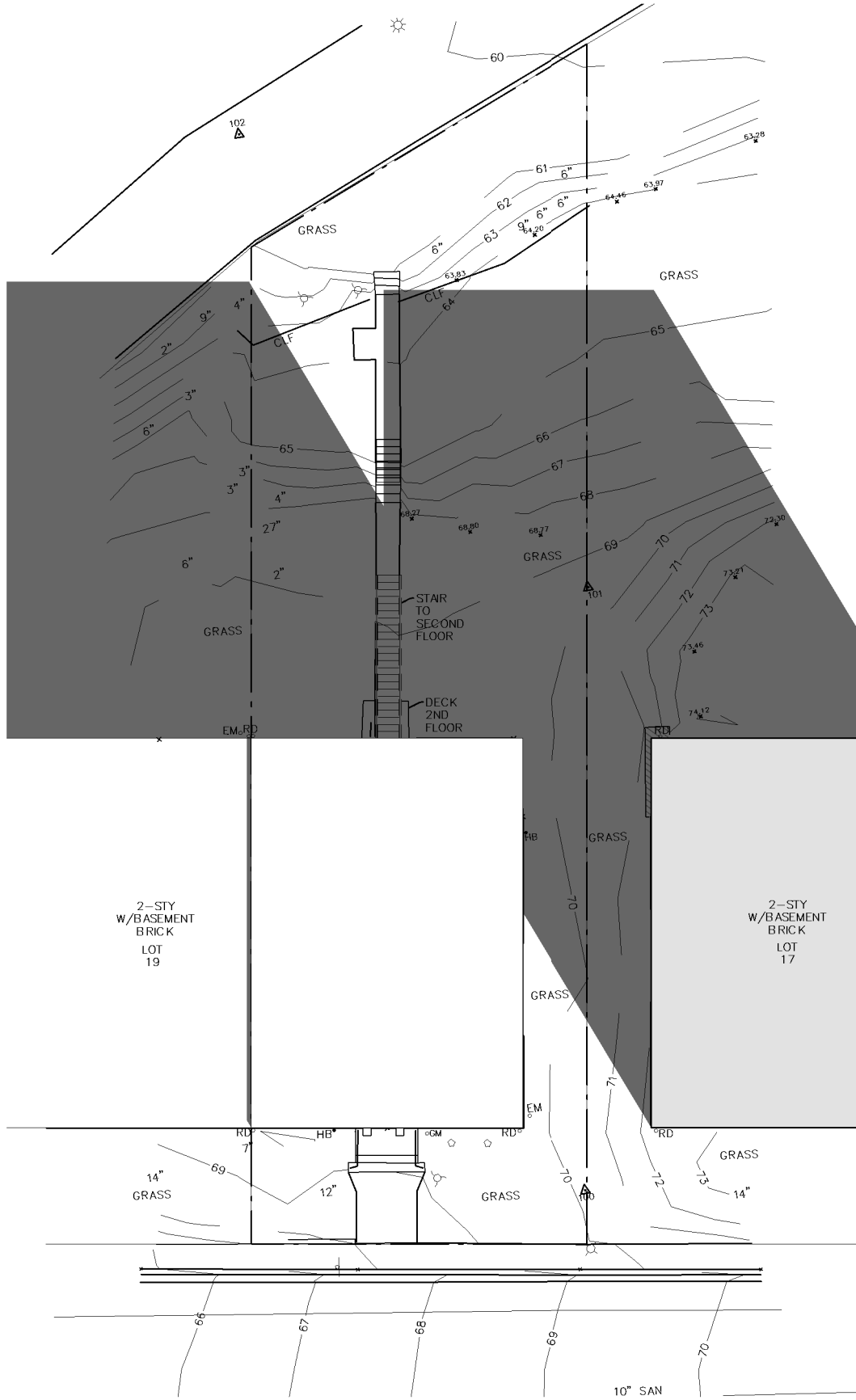
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1" = 20'-0"



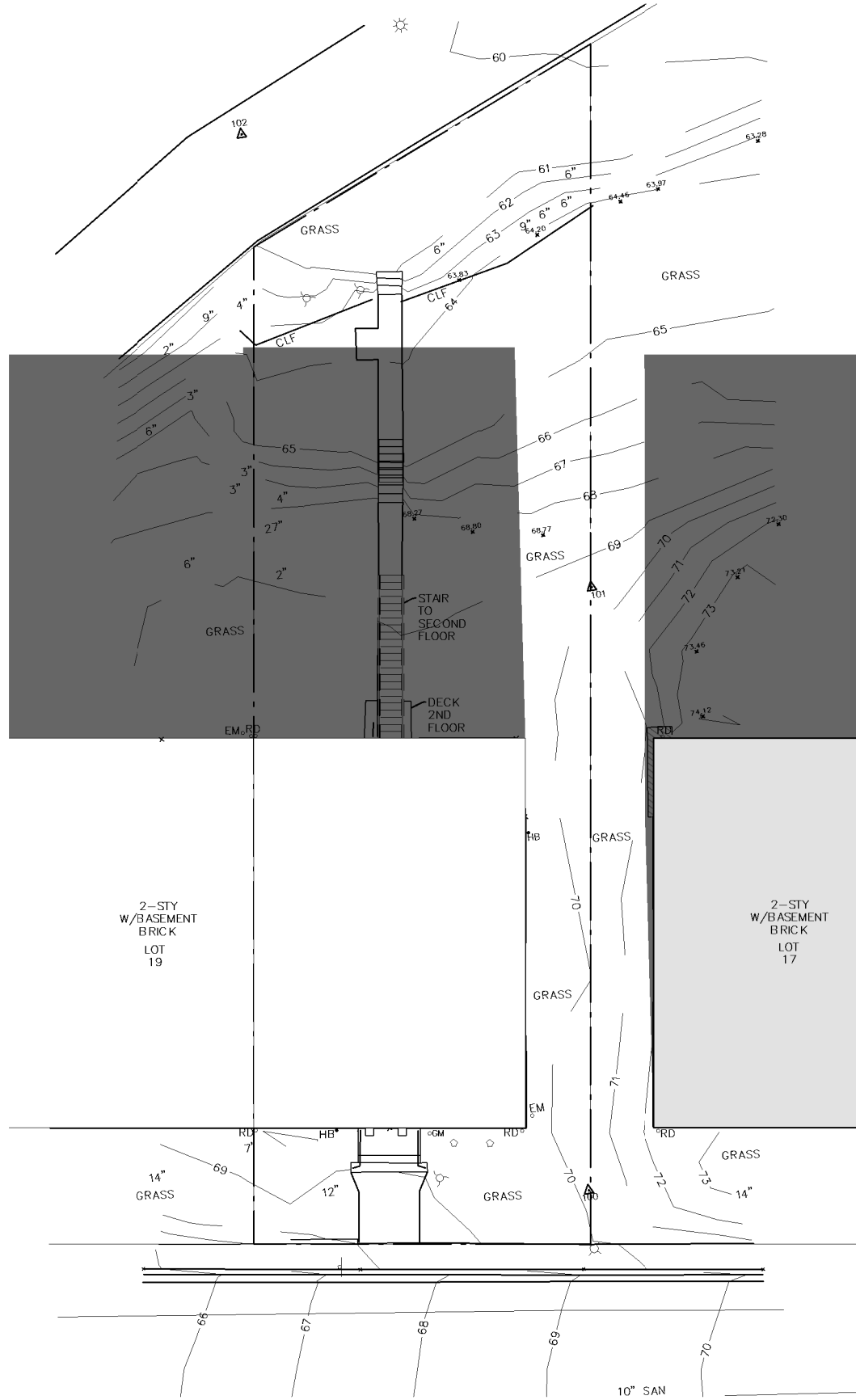
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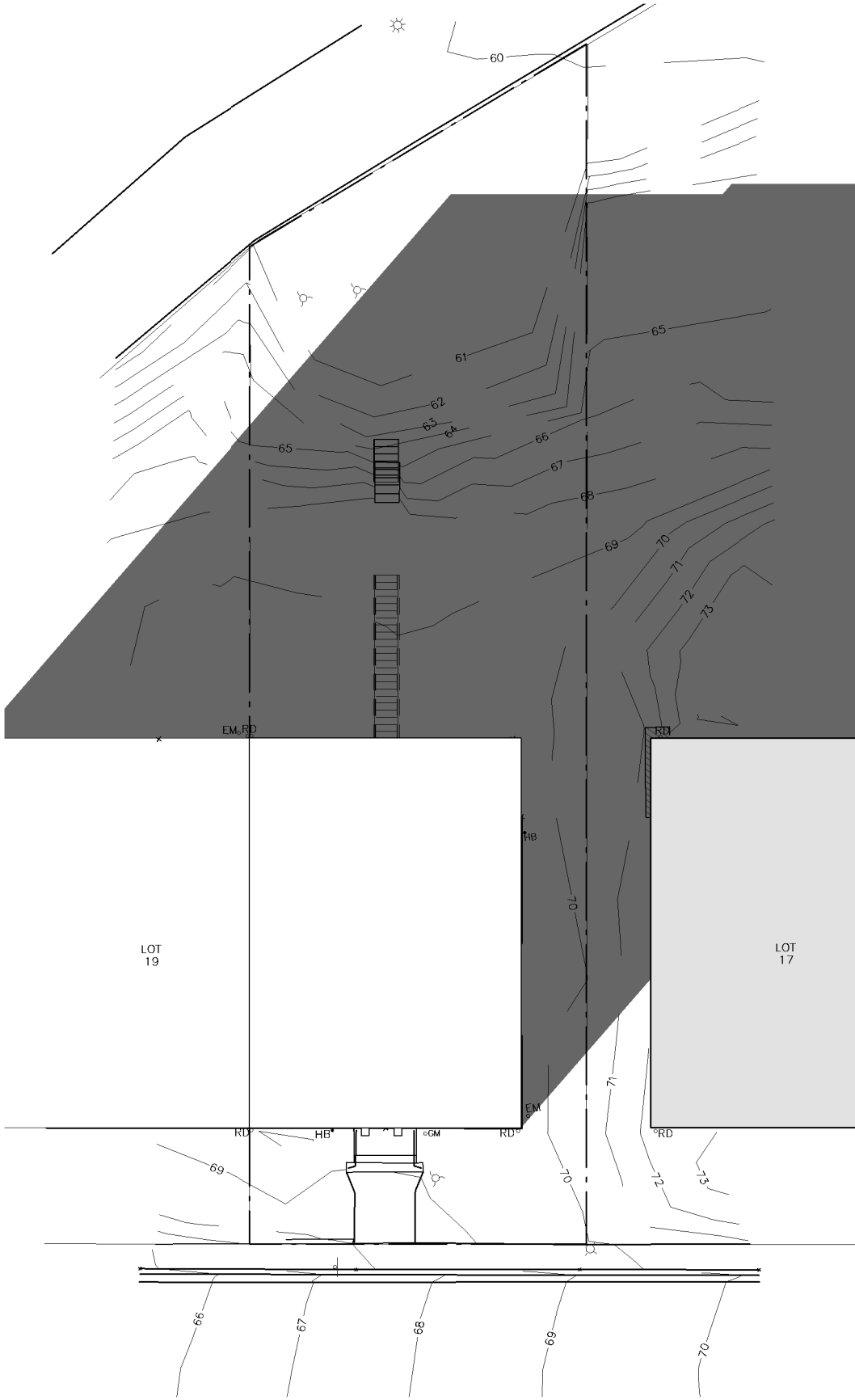
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1" = 20'-0"



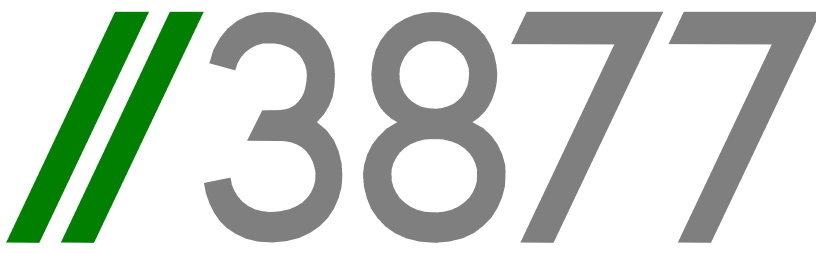
4 SITE PLAN - WS - 9am
1" = 20'-0"



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



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



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WASHINGTON, DC 20007
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MATT MEDVENE
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WASHINGTON DC 20011
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COLUMBIA, MD, 21044
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CHRISTOPHER HUSKA
1050 30TH ST NW
WASHINGTON, DC 20007
[T] 703.425.3862

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PROJECT: 1321RESIDENCES
ADDRESS: 1321 ANACOSTIA RD SE
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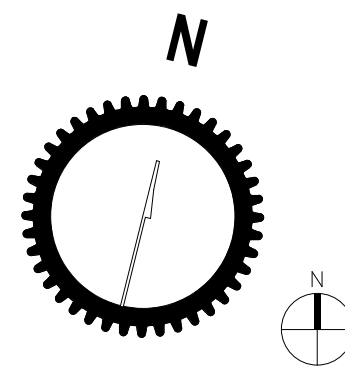
SHEET TITLE: EXISTING SHADOW STUDIES

PROJECT NO: 2024.33

DATE ISSUED: 05/06/24

SCALE: 1" = 20'-0"

AR040

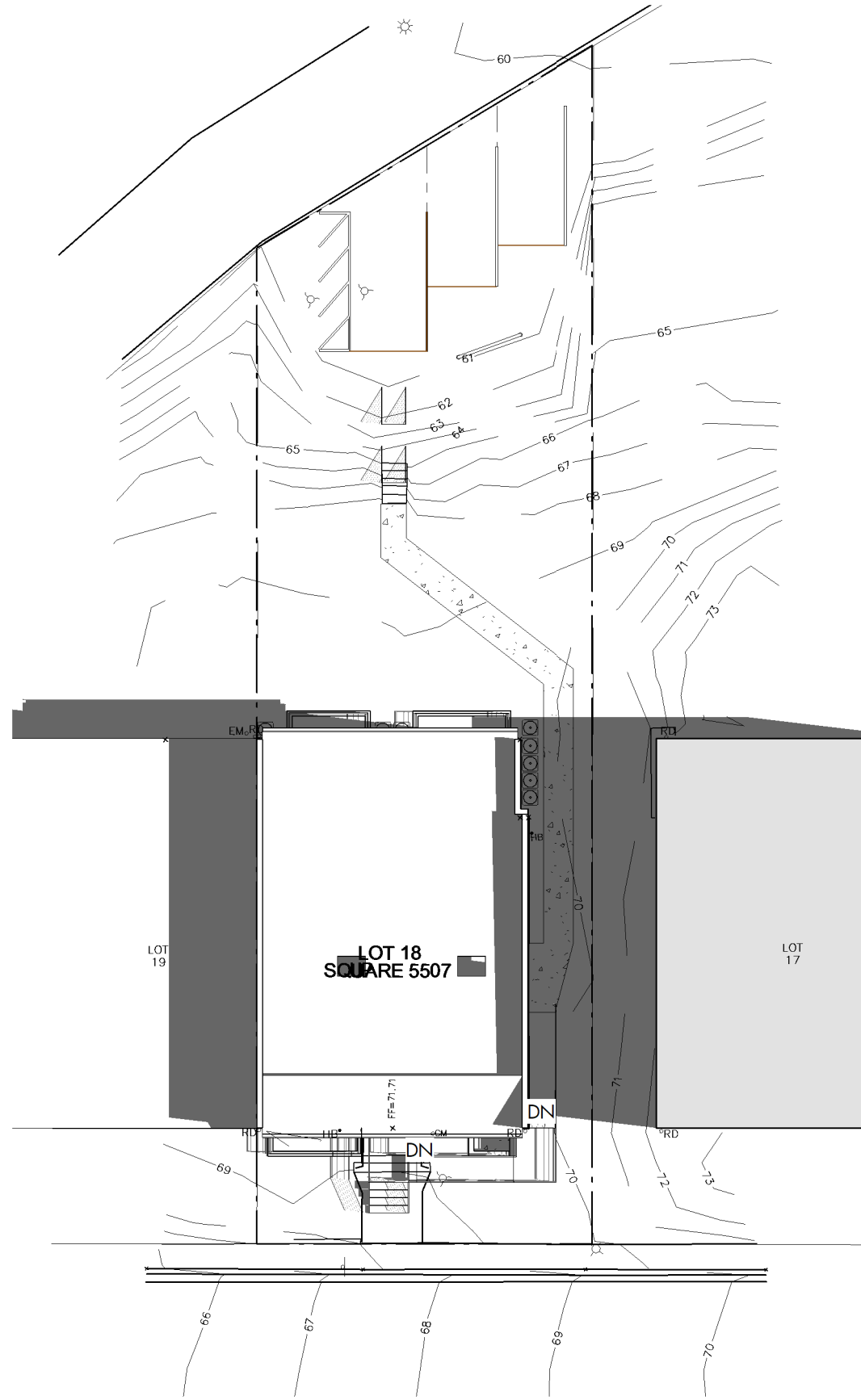




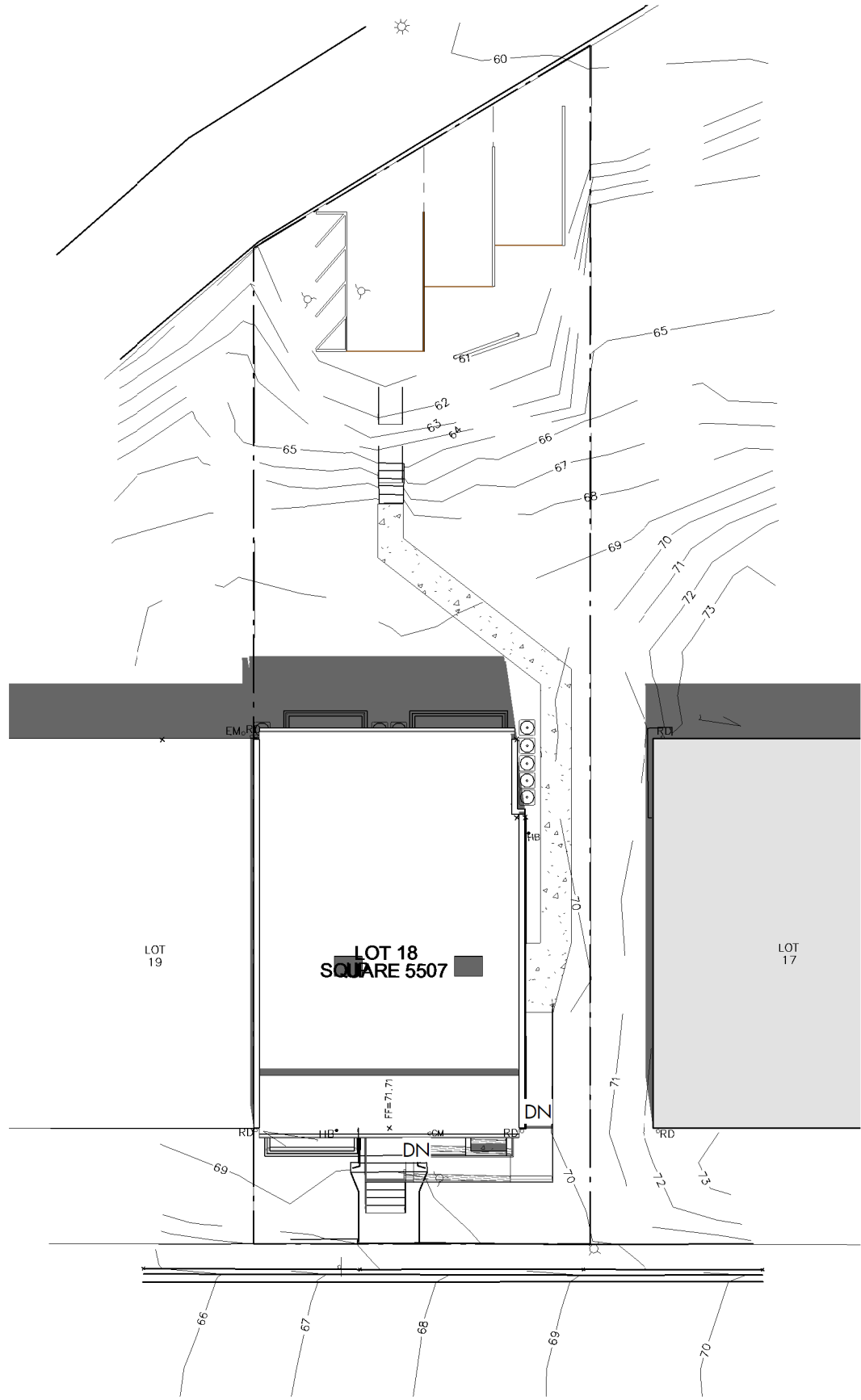
1321 ANACOSTIA RD SE - EXISTING CONDITION

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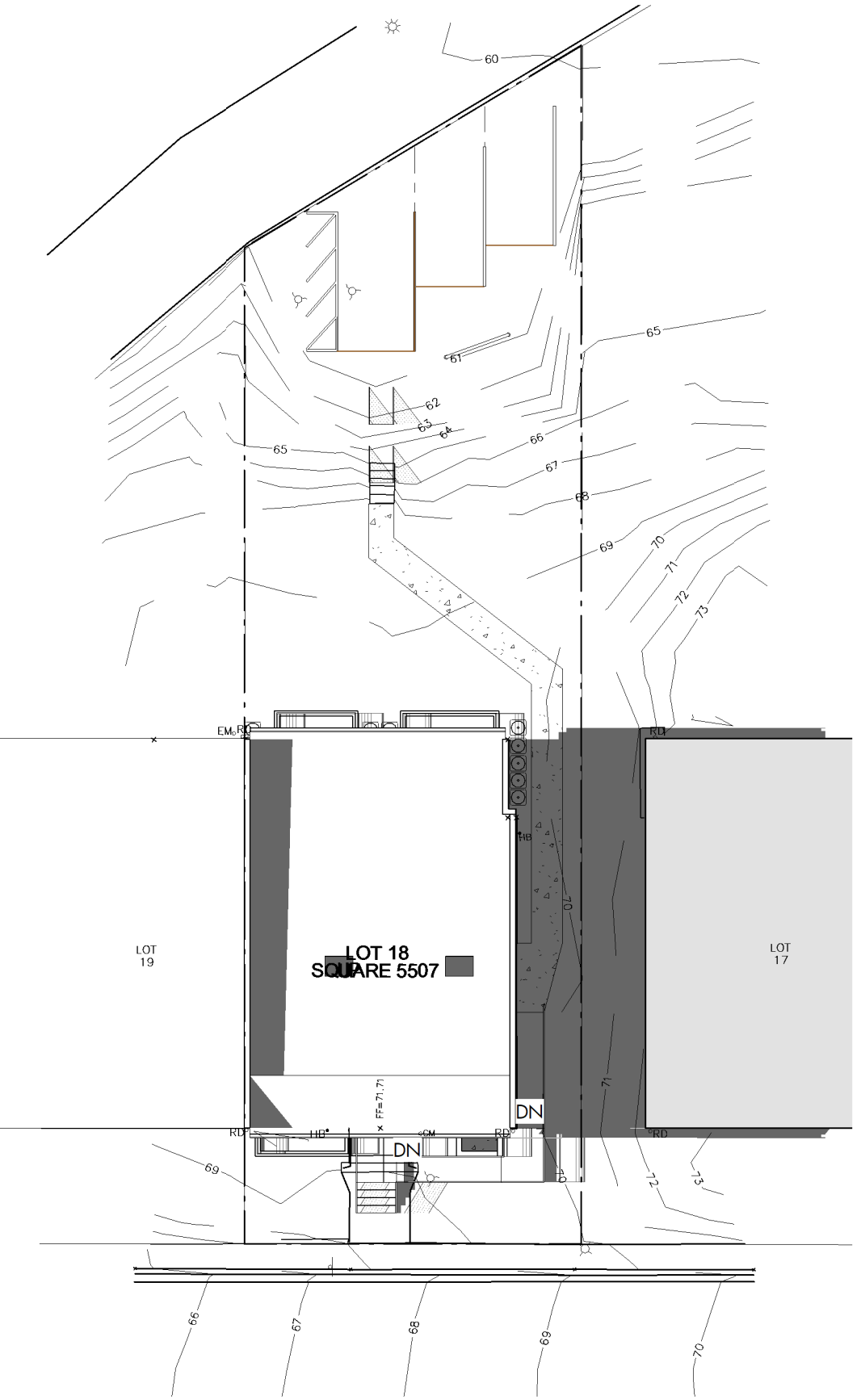
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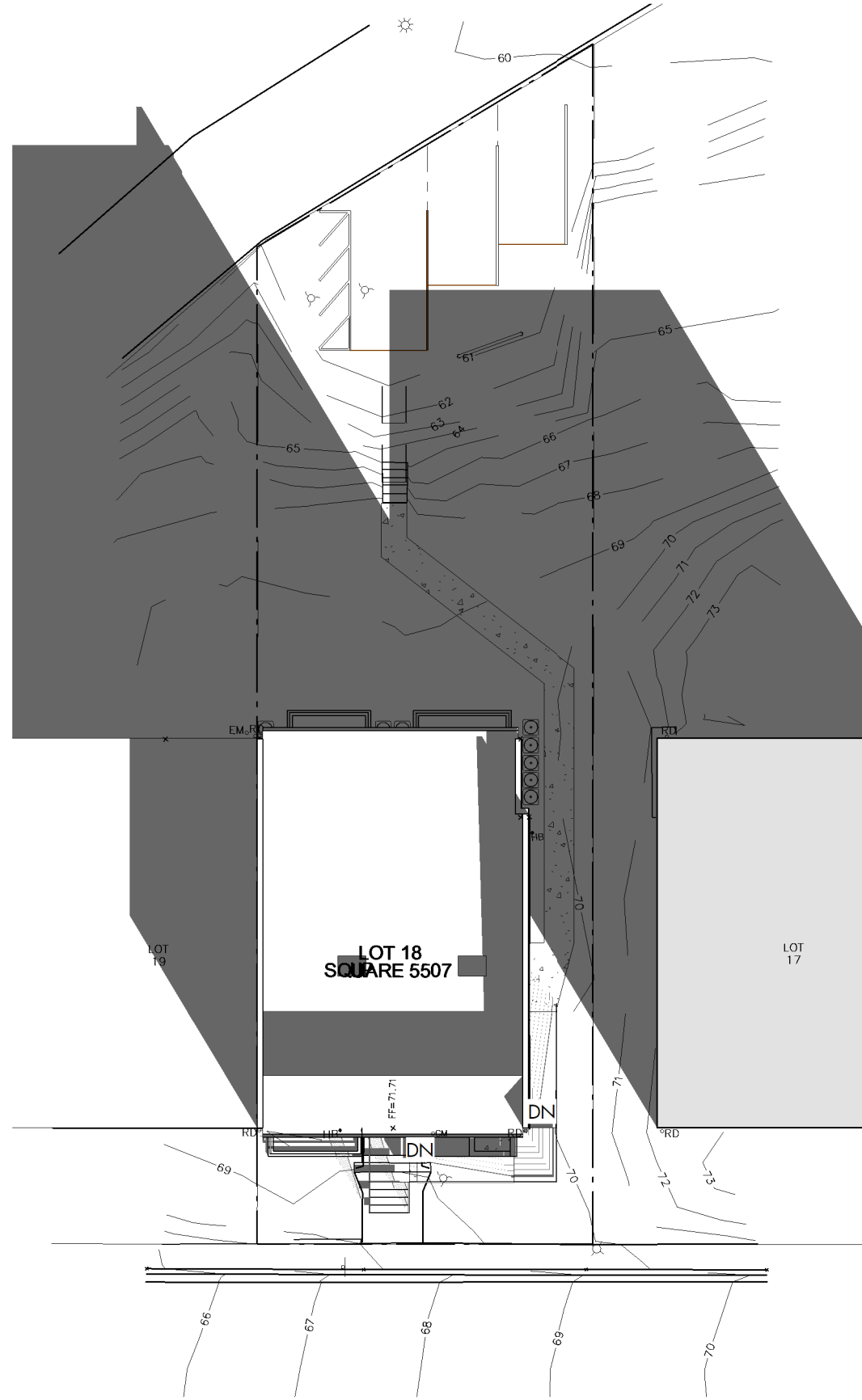
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1" = 20'-0"



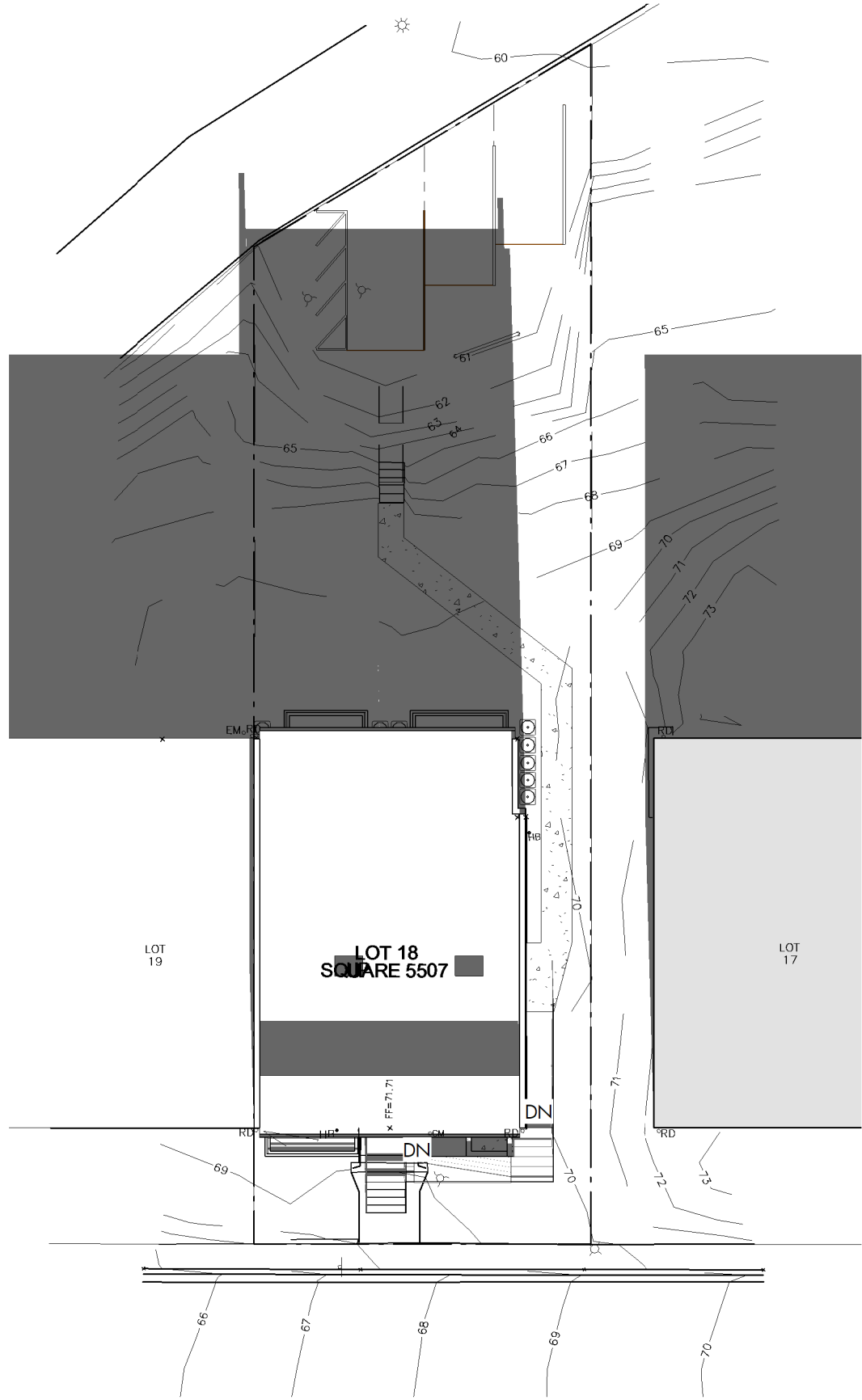
2 SITE PLAN - SS - 12pm Copy 1
1" = 20'-0"



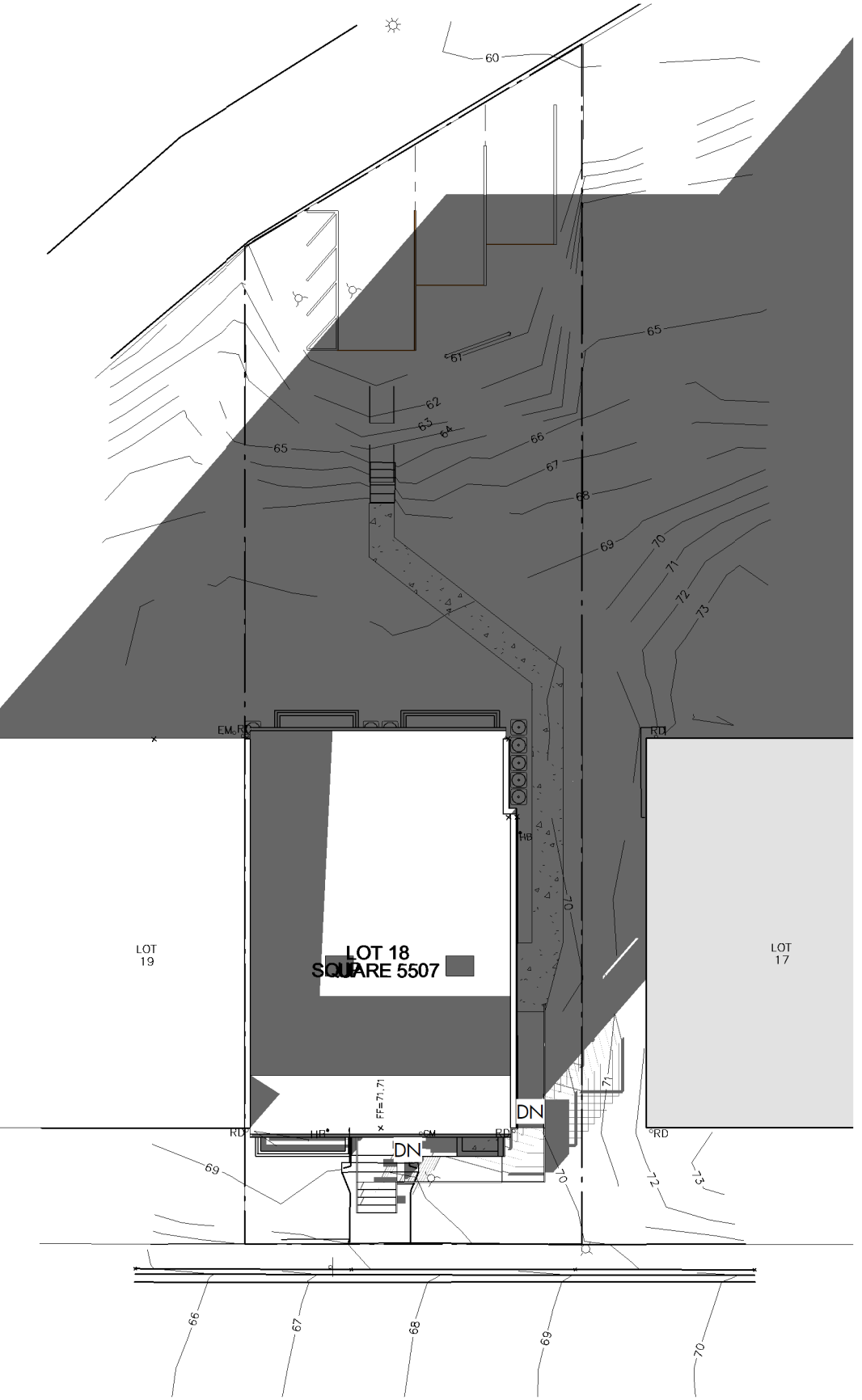
3 SITE PLAN - SS - 4pm Copy 1
1" = 20'-0"



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CHRISTOPHER HUSKA
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WASHINGTON, DC 20007
[T] 703.425.3862

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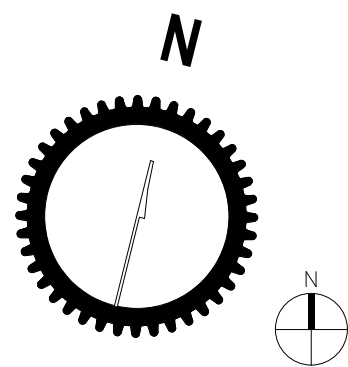
SHEET TITLE: PROPOSED SHADOW STUDIES

PROJECT NO: 2024.33

DATE ISSUED: 05/06/24

SCALE: 1" = 20'-0"

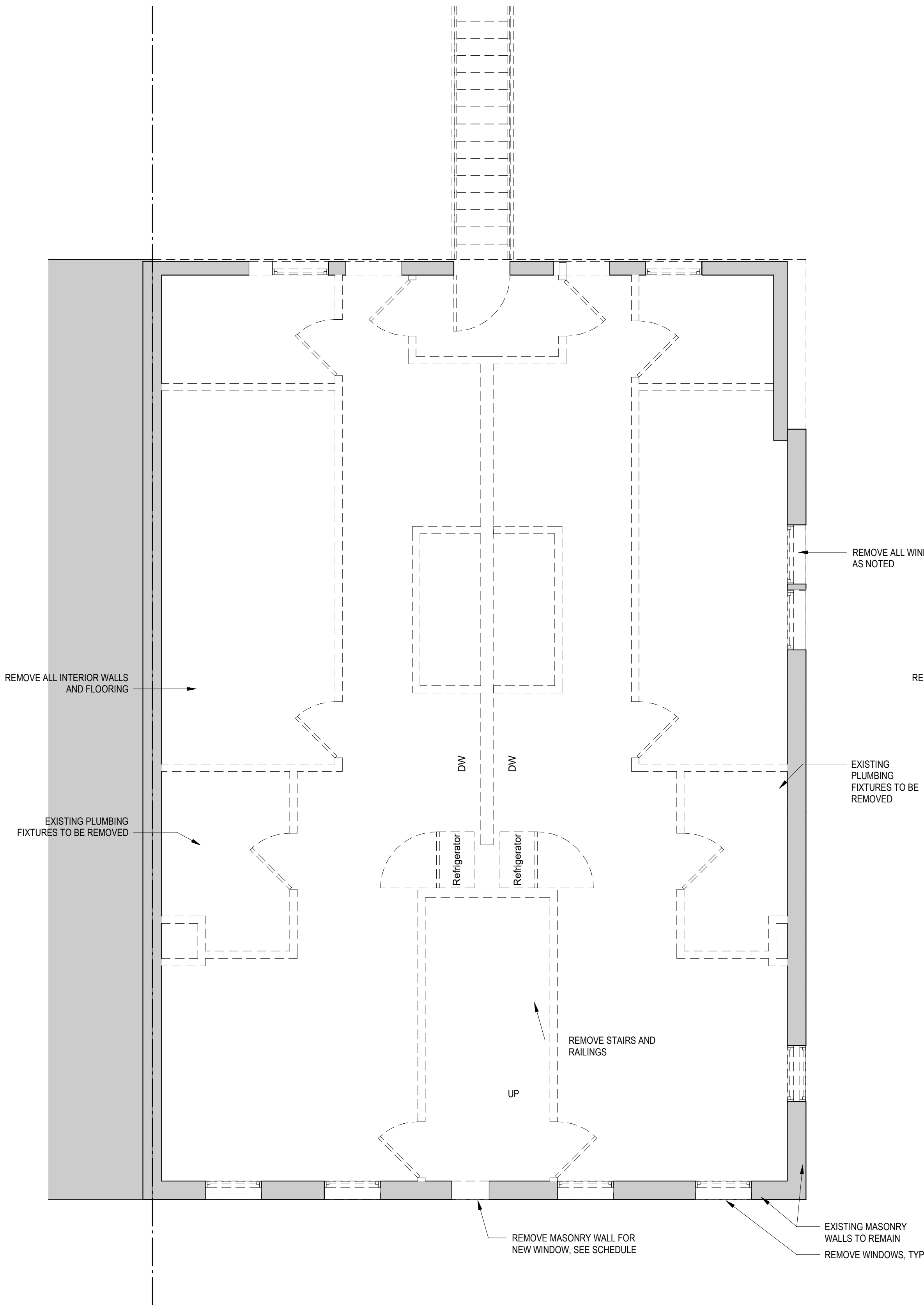
AR041



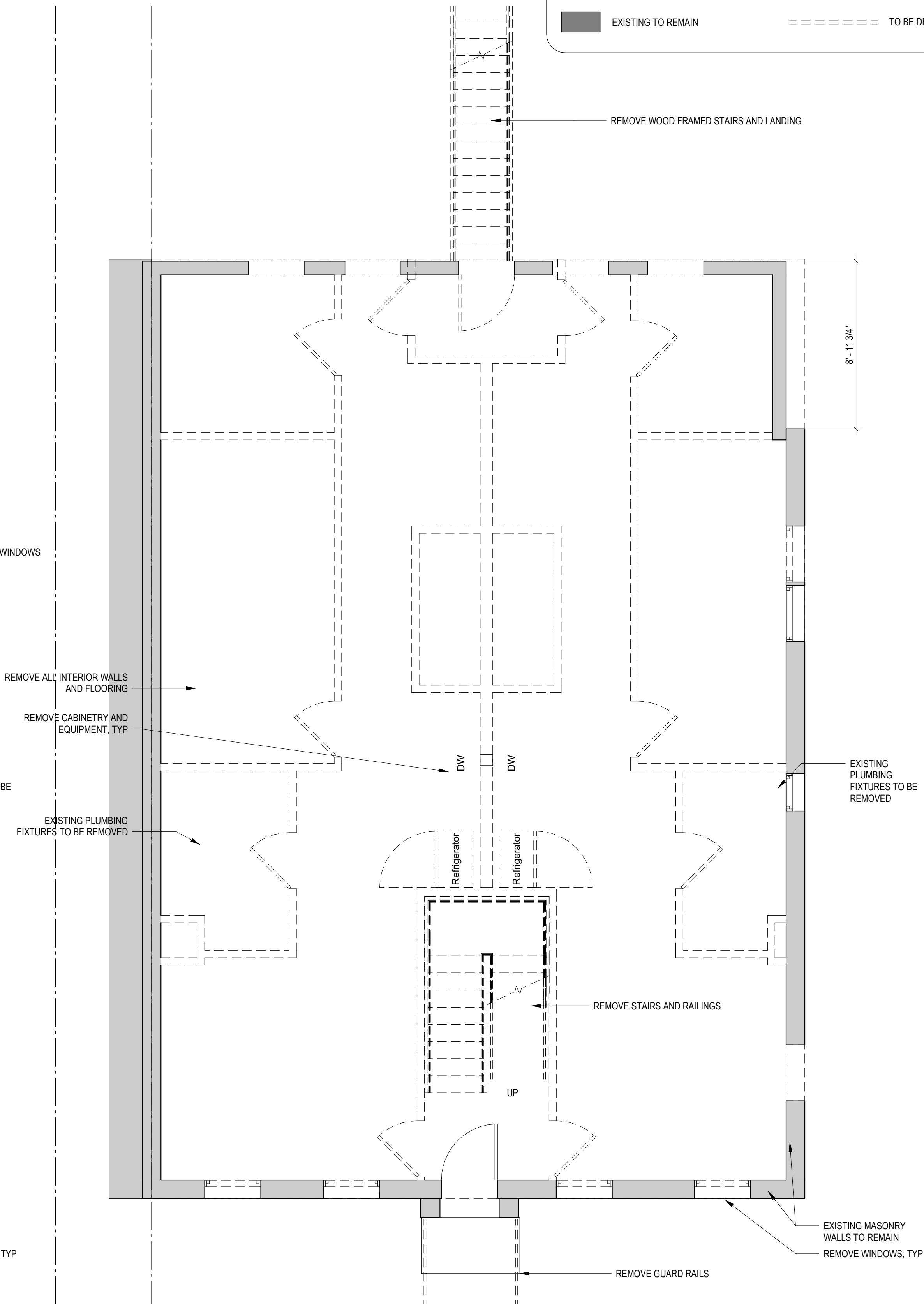
DEMOLITION NOTES

1. CONTRACTOR SHALL VISIT SITE TO DETERMINE AND VERIFY ALL EXISTING CONDITIONS.
2. PROTECT EXISTING ITEMS WHICH ARE NOT INDICATED TO BE ALTERED.
3. REMOVE EXISTING PARTITIONS, U.N.O.
4. REMOVE DOORS, FRAMES AND HARDWARE, U.N.O.
5. REMOVE EXISTING WINDOWS AS NOTED.
6. REMOVE ALL APPLIANCES THROUGHOUT, U.N.O.
7. REMOVE PLUMBING FIXTURES THROUGHOUT, U.N.O.
8. REMOVE ALL BRANCH WIRING REMOVED BACK TO PANEL (IDENTIFY AS SPARE) OR NEAREST JUNCTION BOX UNLESS NOTED OTHERWISE.
9. CONTRACTOR TO REMOVE/DISPOSE OF ALL REMAINING FURNITURE
10. REMOVE LIGHT FIXTURES THROUGHOUT, U.N.O.
11. REMOVE ALL EXISTING FLOOR FINISHES. SUBFLOOR TO REMAIN.
12. WHERE REQUIRED. STRUCTURES UNDER CONSTRUCTION, ALTERATION OR DEMOLITION SHALL BE PROVIDED WITH NO FEWER THAN ONE APPROVED PORTABLE FIRE EXTINGUISHER IN ACCORDANCE WITH SECTION 906 AND SIZED FOR NOT LESS THAN ORDINARY HAZARD AS FOLLOWS: 1. AT EACH STAIRWAY ON ALL FLOOR LEVELS WHERE COMBUSTIBLE MATERIALS HAVE ACCUMULATED. 2. IN EVERY STORAGE AND CONSTRUCTION SHED. 3. ADDITIONAL PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED WHERE SPECIAL HAZARDS EXIST, SUCH AS THE STORAGE AND USE OF FLAMMABLE AND COMBUSTIBLE LIQUIDS
13. SANITARY FACILITIES SHALL BE PROVIDED DURING CONSTRUCTION, REMODELING OR DEMOLITION ACTIVITIES IN ACCORDANCE WITH THE PLUMBING CODE
14. REQUIRED MEANS OF EGRESS SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION, DEMOLITION, REMODELING OR ALTERATIONS AND ADDITIONS TO ANY BUILDING
15. FIRE SAFETY DURING DEMOLITION SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF THIS CODE AND THE APPLICABLE PROVISIONS OF CHAPTER 33 OF THE FIRE CODE
16. AUTOMATIC SPRINKLER SYSTEMS REQUIRED DURING CONSTRUCTION, ALTERATION AND DEMOLITION OPERATIONS SHALL BE PROVIDED IN ACCORDANCE WITH CHAPTER 33 OF THE FIRE CODE

EXISTING TO REMAIN TO BE DEMOLISHED



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



1 LEVEL 01 - FLOOR PLAN - DEMOLITION
1/4" = 1'-0"



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SHEET TITLE: DEMOLITIONS PLANS

PROJECT NO: 2024.33

DATE ISSUED: 04/05/2022

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AR051

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 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 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 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

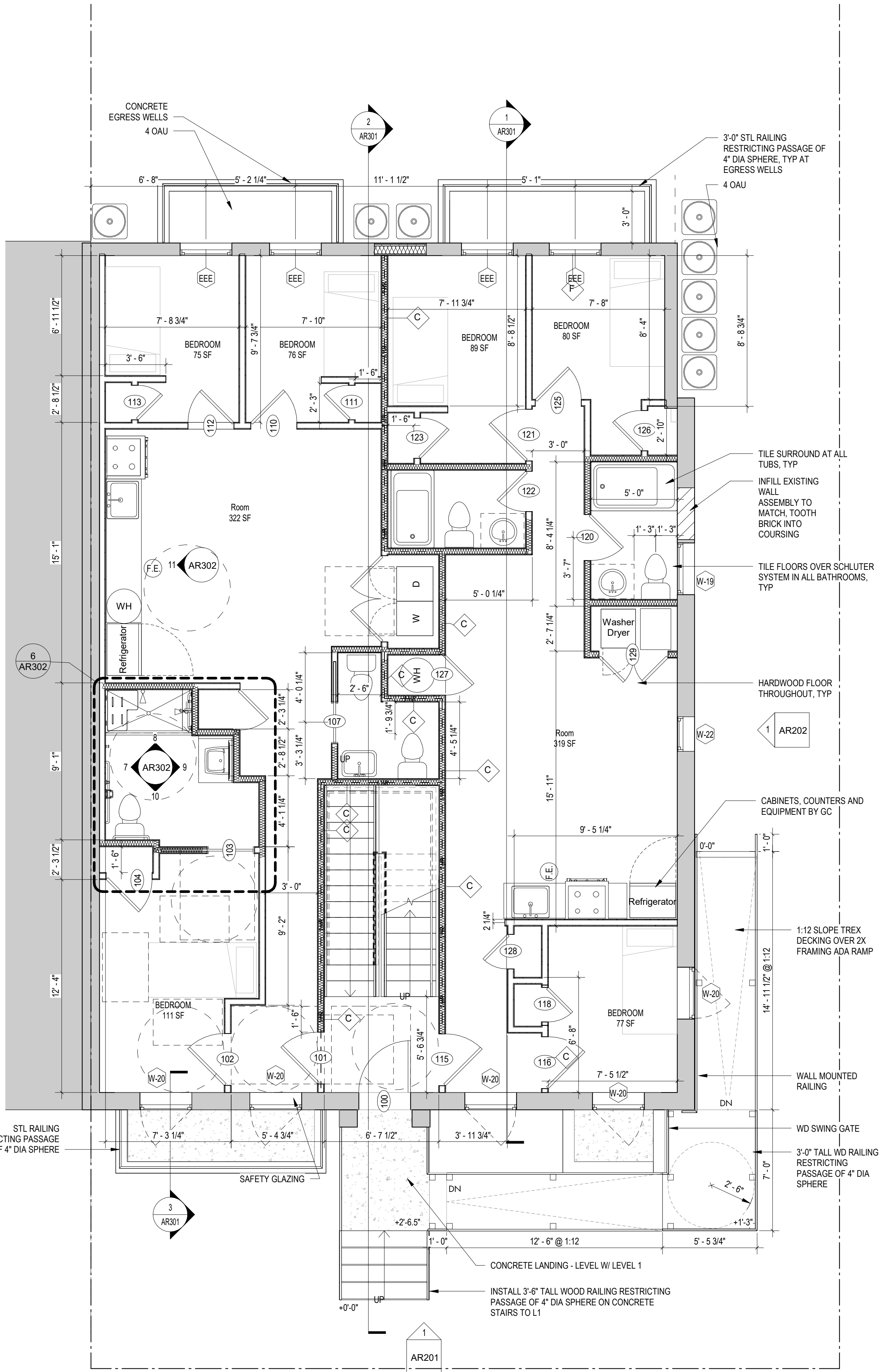
- ALL DIMENSIONS TO FINISH FACE, U.N.O.
- ALL INTERIOR PARTITIONS TO BE TYPE A, U.N.O. SEE GI.01 FOR PARTITION SCHEDULE
- ALL INTERIOR WALLS TO BE PAINTED, U.N.O.
- ALL CEILINGS TO BE 5/8" GWB - PAINTED - FLAT FINISH
- ALL WALLS TO BE PAINTED - EGGSHELL FINISH
- REPAIR ALL WALLS EXISTING TO REMAIN AS REQUIRED
- SEE ELEVATIONS FOR WINDOW TAGS
- PROVIDE ARC-FAULT PROTECTION FOR ALL LIVING SPACE OUTLETS TO COMPLY
- 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 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
- 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

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

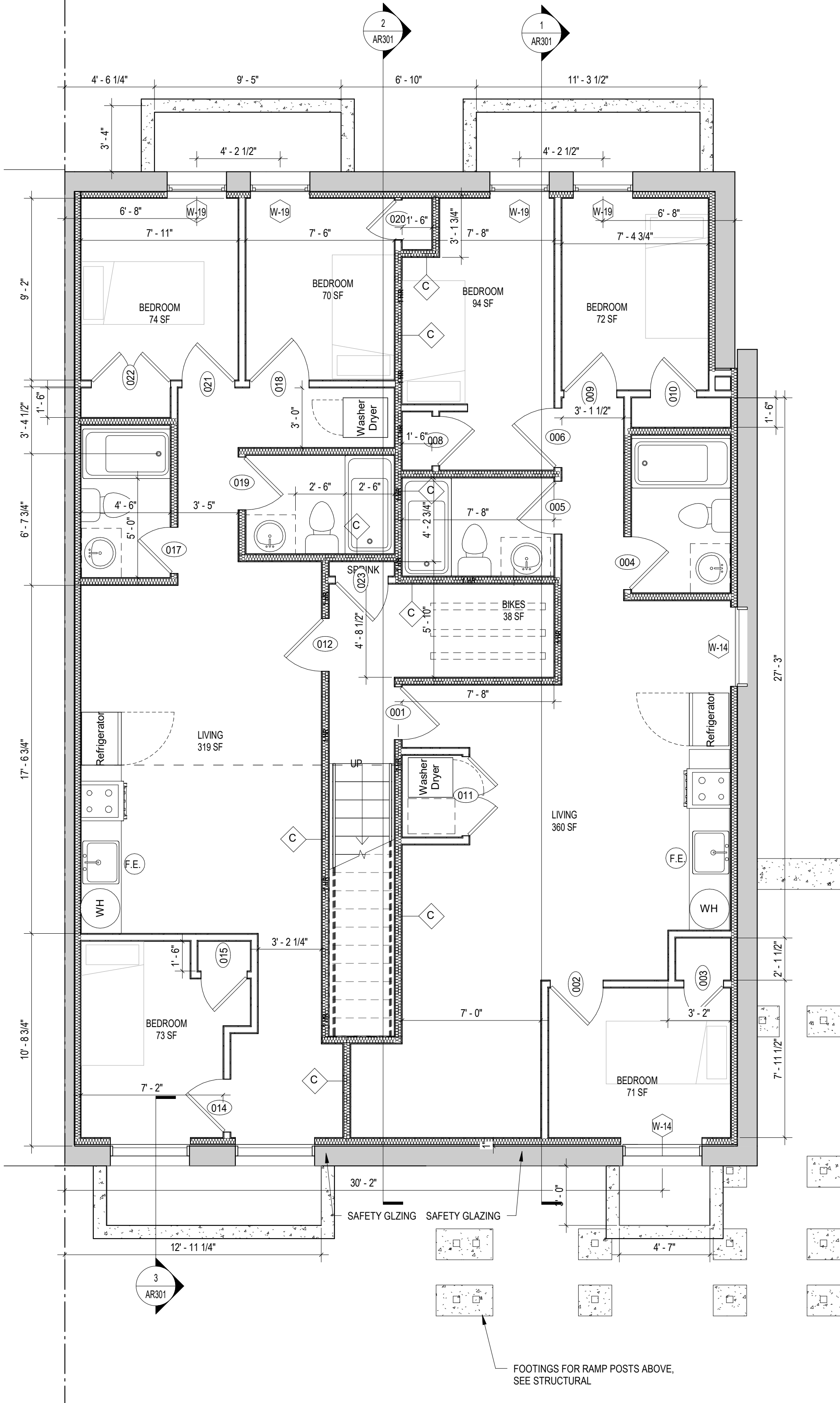
PROVIDE SIGNAGE WITHIN STAIR ENCLOSURE AT EACH FLOOR LANDING.
SIGNAGE ALSO TO COMPLY WITH IBC 1023.9
GENERAL NOTE:
1) SIGNAGE TO INDICATE AT TOP & BOTTOM OF THE STAIR ENCLOSURE
2) SIGNAGE TO BE LOCATED INSIDE THE STAIR ENCLOSURE

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
 - MIN. 1" HIGH LETTERS
 - BOTTOM MIN. 48" ABOVE FLOOR LANDING



2 LEVEL 01 - FLOOR PLAN - PROPOSED
1/4" = 1'-0"



1 CELLAR - FLOOR PLAN - PROPOSED
1/4" = 1'-0"



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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:

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SHEET TITLE: FLOOR PLANS

PROJECT NO: 2024.33

DATE ISSUED: 04/05/2022

SCALE: As indicated

AR101

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 - EGG SHELL 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 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.
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EXISTING TO REMAIN NEW CONSTRUCTION 1 HR 1 HR FIRE RATED WALL

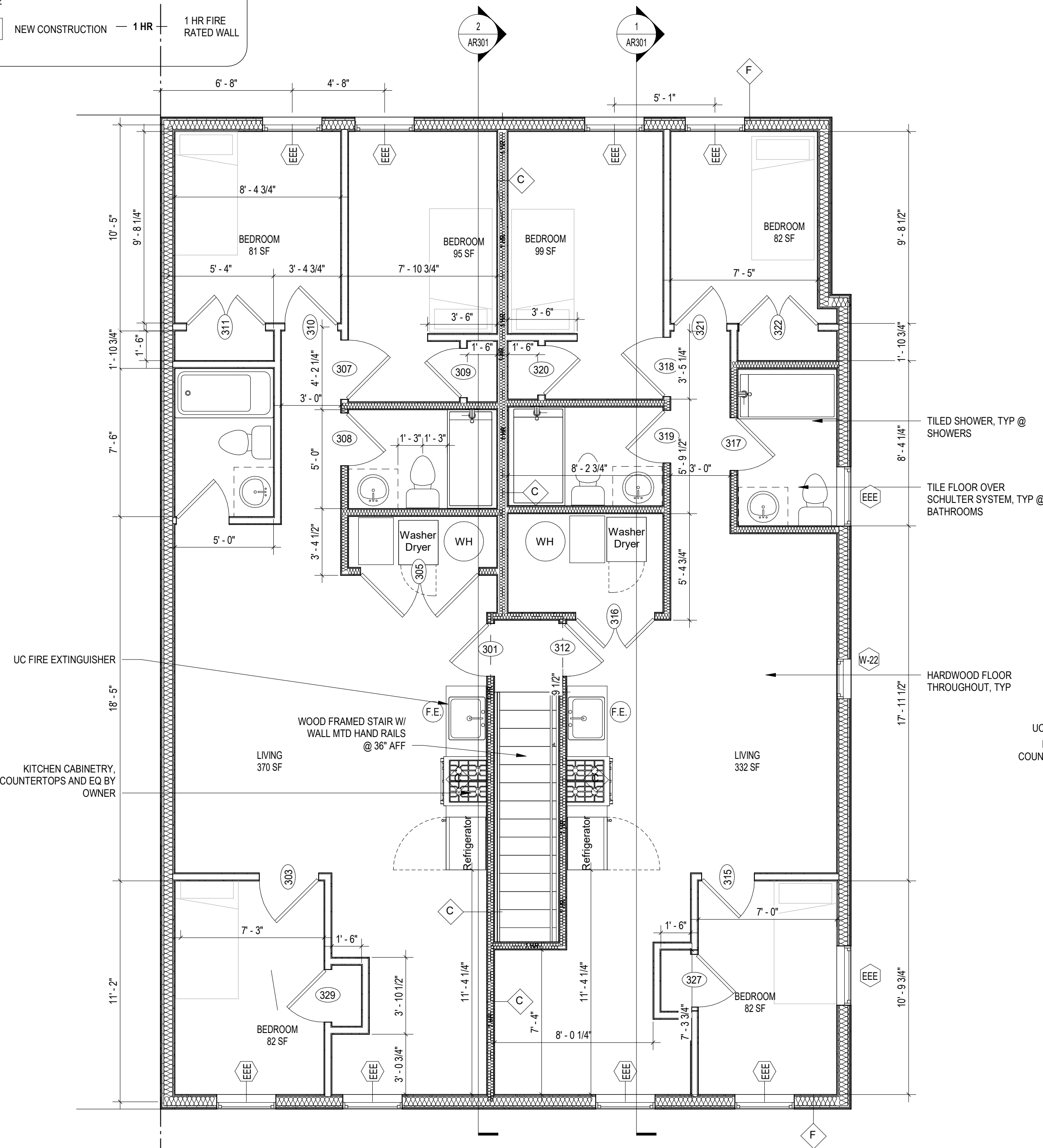
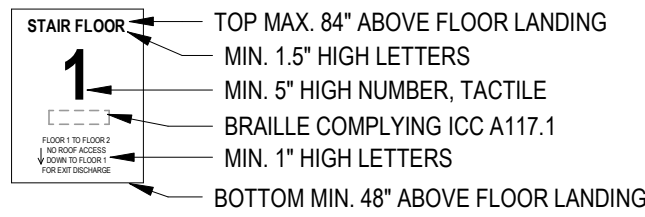
INTERIOR FINISHES (PER DCBC TABLE 803.11)

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 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 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 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.

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

- SIGNAGE TO INDICATE AT TOP & BOTTOM OF THE STAIR ENCLOSURE
- SIGNAGE TO BE LOCATED INSIDE THE STAIR ENCLOSURE

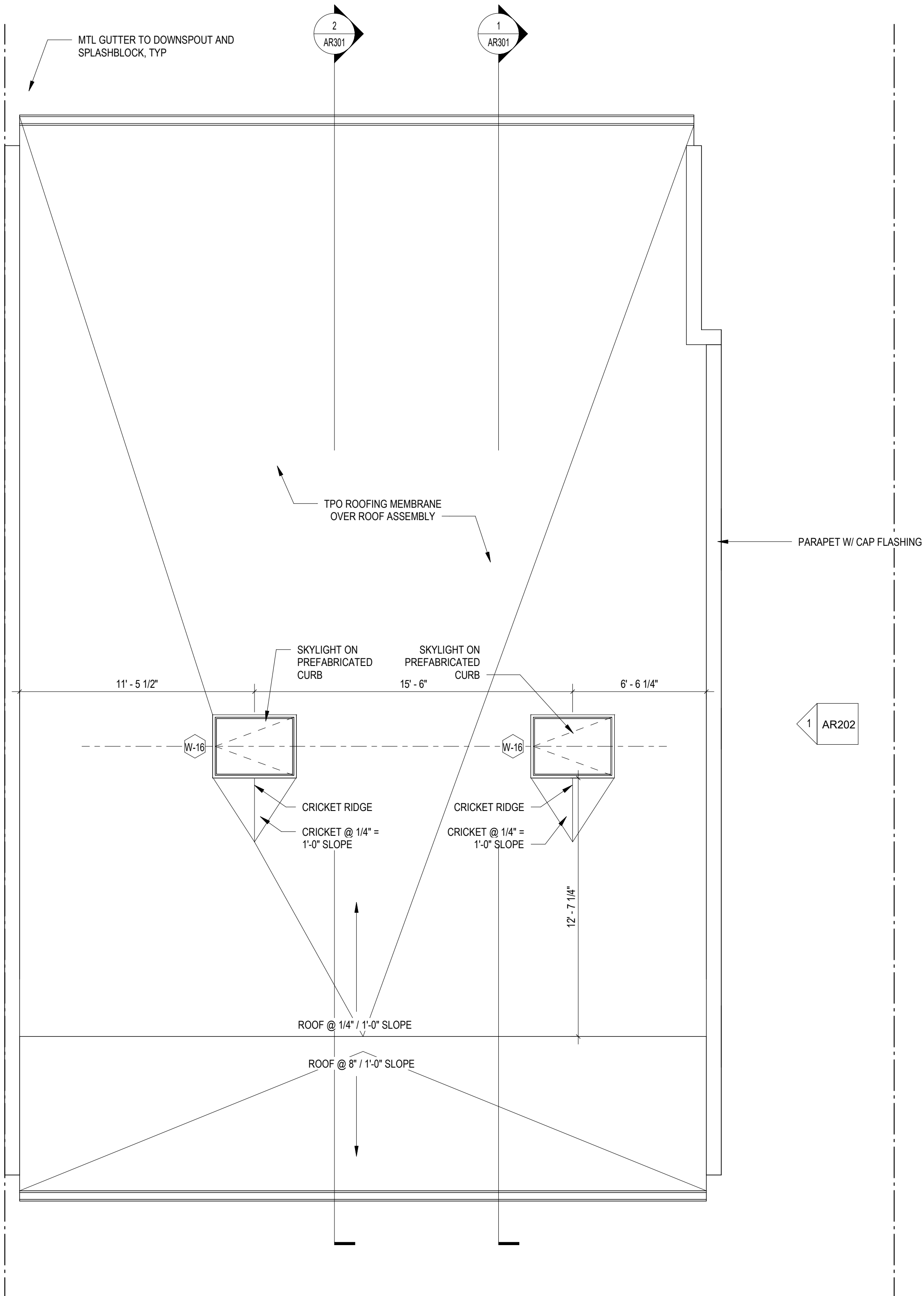
STAIRWAY EXAMPLE



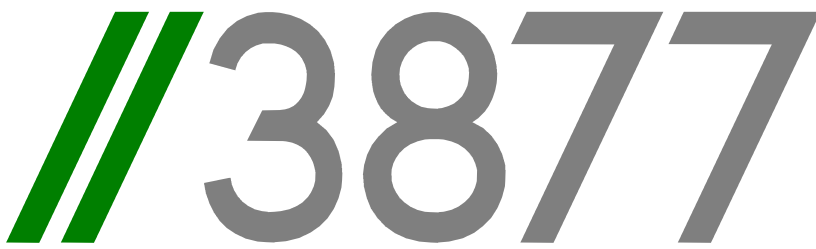
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EXISTING TO REMAIN NEW CONSTRUCTION 1 HR 1 HR FIRE RATED WALL



1 ROOF
AR103 1/4" = 1'-0"



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[F] 202.350.4245
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CLIENT :
DISTRICT LINE DEVELOPMENT
MATT MEDVENE
700 RANDOLPH STREET NW
WASHINGTON DC 20011
[T] 703.589.4832

LEGAL :
VENABLE LLP
ZACHARY WILLIAMS
600 MASSACHUSETTS AVE, NW
WASHINGTON DC 20001
[T] 202.34434369

ARCHITECT :
/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

MEP ENGINEER :
KK ENGINEERING, LLC
KHALID KHALIFA, P.E. C.E.M.
5840 BANNEKER RD, SUITE 220
COLUMBIA, MD, 21044
[T] 443.393.1070

STRUCTURAL ENGINEER :
GAVIN & ASSOC. STRUCT. ENGRS, LLC
CHARLES GAVIN, P.E.
1050 30TH ST NW
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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SHEET TITLE: FLOOR PLANS

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DATE ISSUED: 03/03/24

SCALE: As indicated

AR103

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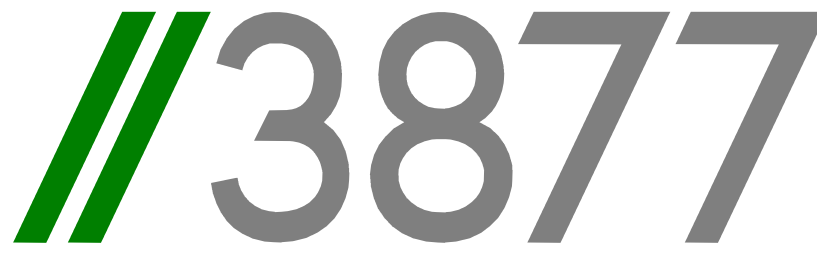
EXISTING TO REMAIN NEW CONSTRUCTION 1 HR 1 HR FIRE RATED WALL



2 REAR ELEVATION - NEW CONSTRUCTION
1/4" = 1'-0"



1 FRONT ELEVATION - NEW CONSTRUCTION
1/4" = 1'-0"



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SHEET TITLE: EXTERIOR ELEVATIONS

PROJECT NO: 2024.33

DATE ISSUED: 04/05/2022

SCALE: As indicated

AR201

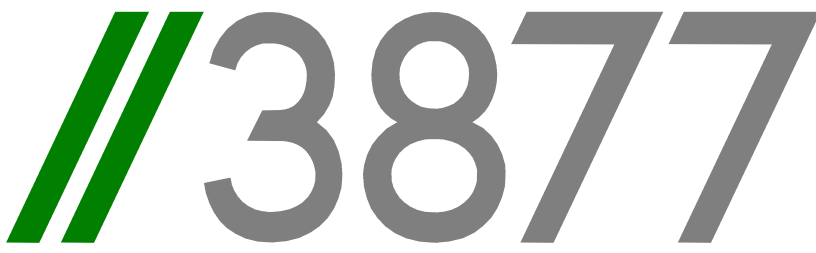
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1 SIDE ELEVATION
AR202 1/4" = 1'-0"



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ARCHITECT : /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	MEP ENGINEER : KK ENGINEERING, LLC KHALID KHALIFA, P.E. C.E.M. 5840 BANNEKER RD, SUITE 220 COLUMBIA, MD, 21044 [T] 443.393.1070
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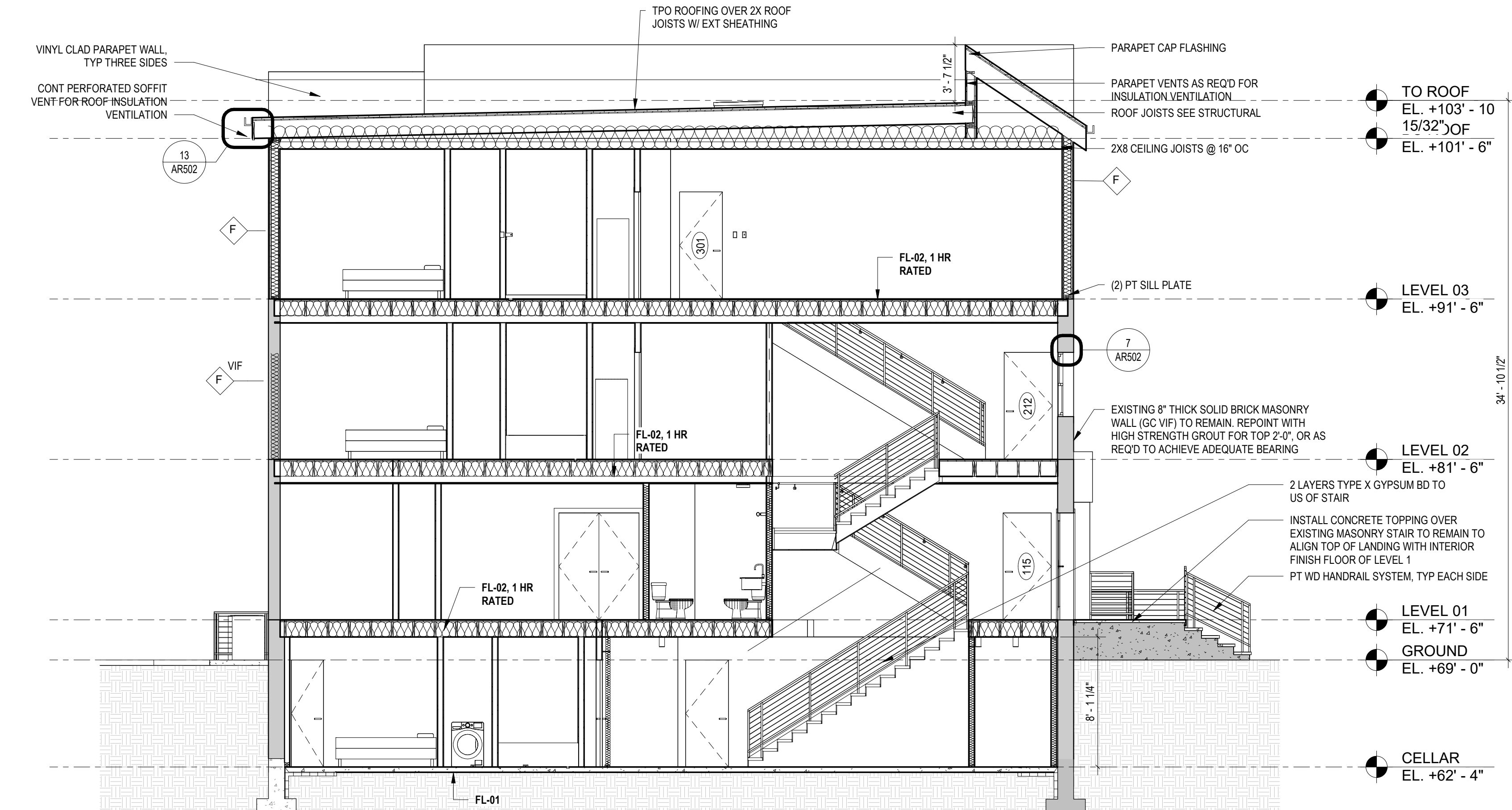
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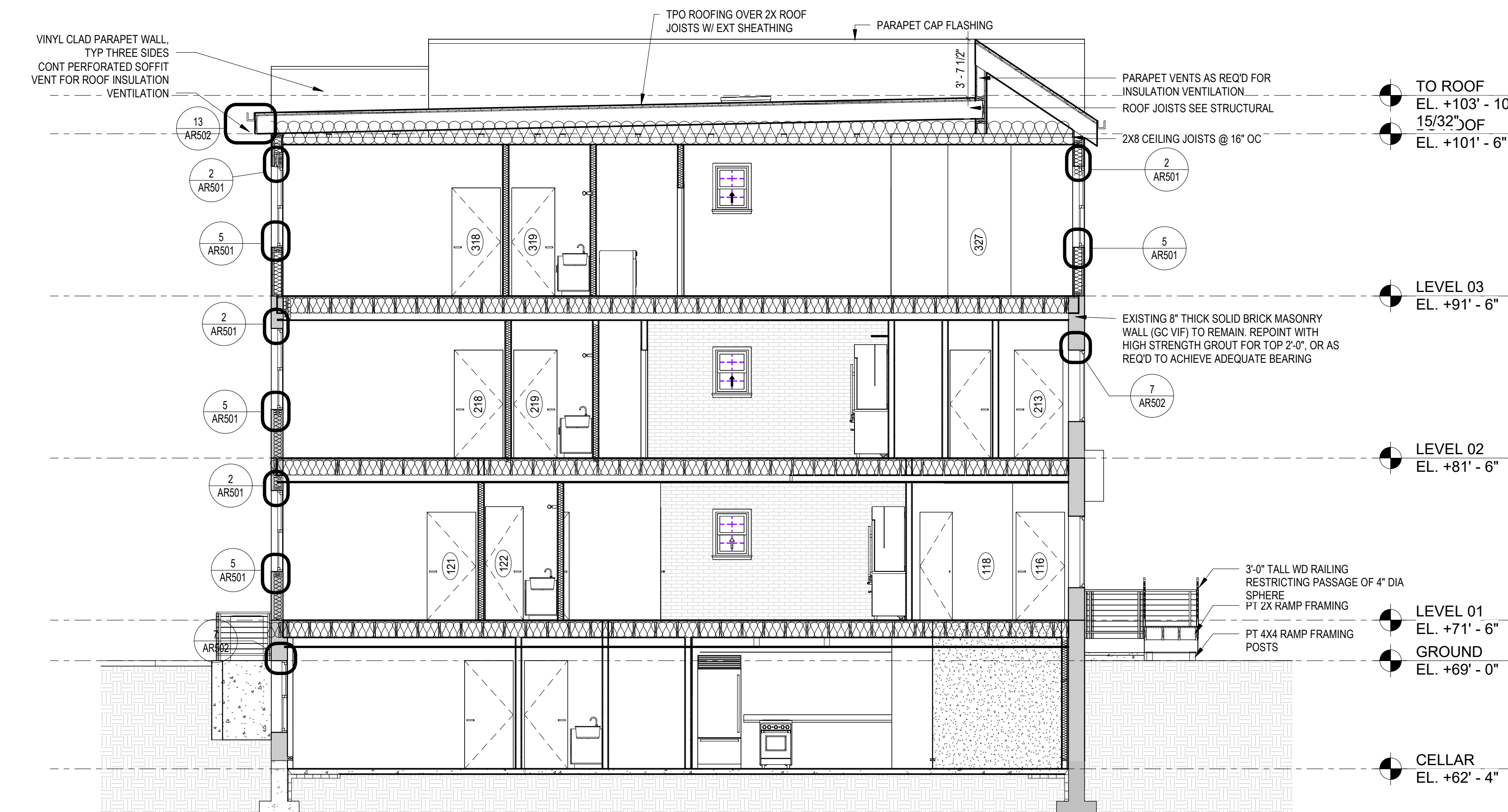
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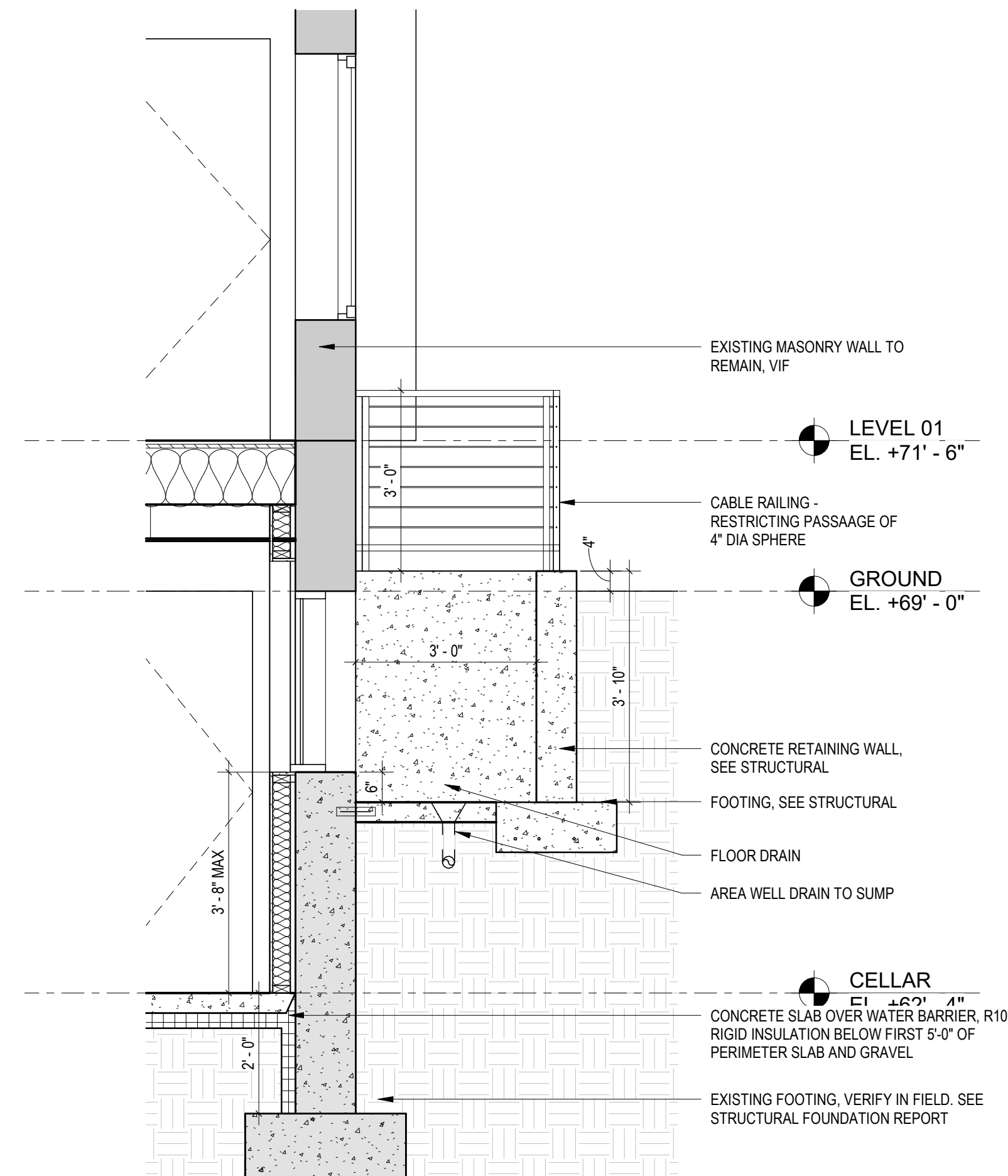
AR202



2 Section 1
3/16" = 1'-0"



1 Section 3
3/16" = 1'-0"



3 AREA WELL SECTION
1/2" = 1'-0"

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WASHINGTON DC 20011
[T] 703.589.4832

ARCHITECT:
/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. ENGRS. LLC
CHARLES GAVIN, P.E.
1050 30TH ST NW
MCLEAN, VA 22103
[T] 703.409.9795

LEGAL:
VENABLE LLP
ZACHARY WILLIAMS
600 MASSACHUSETTS AVE, NW
WASHINGTON DC 20001
[T] 202.344.3469

MEP ENGINEER:
/3877
KHALID KHALIFA, P.E. C.E.M.
5840 BANNER RD, SUITE 220
COLUMBIA, MD, 21044
[T] 443.393.1070

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

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: BUILDING SECTIONS

PROJECT NO: 2024.33

DATE ISSUED: 03/12/24

SCALE: As indicated

AR301