

3700 14TH ST NW WASHINGTON, DC

LOT: 0043

SQUARE: 2692

9 UNITS APARTMENT
BUILDING

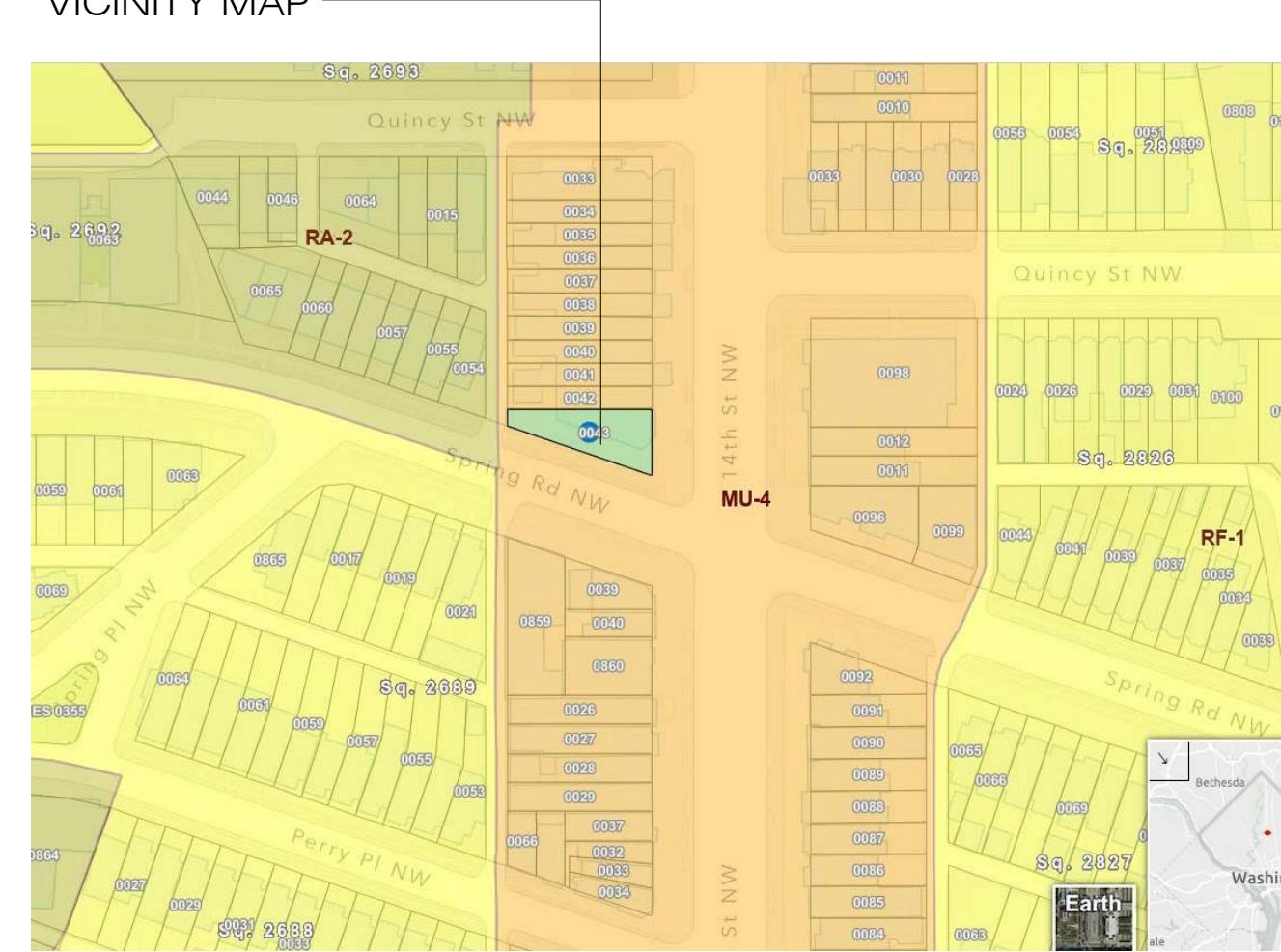
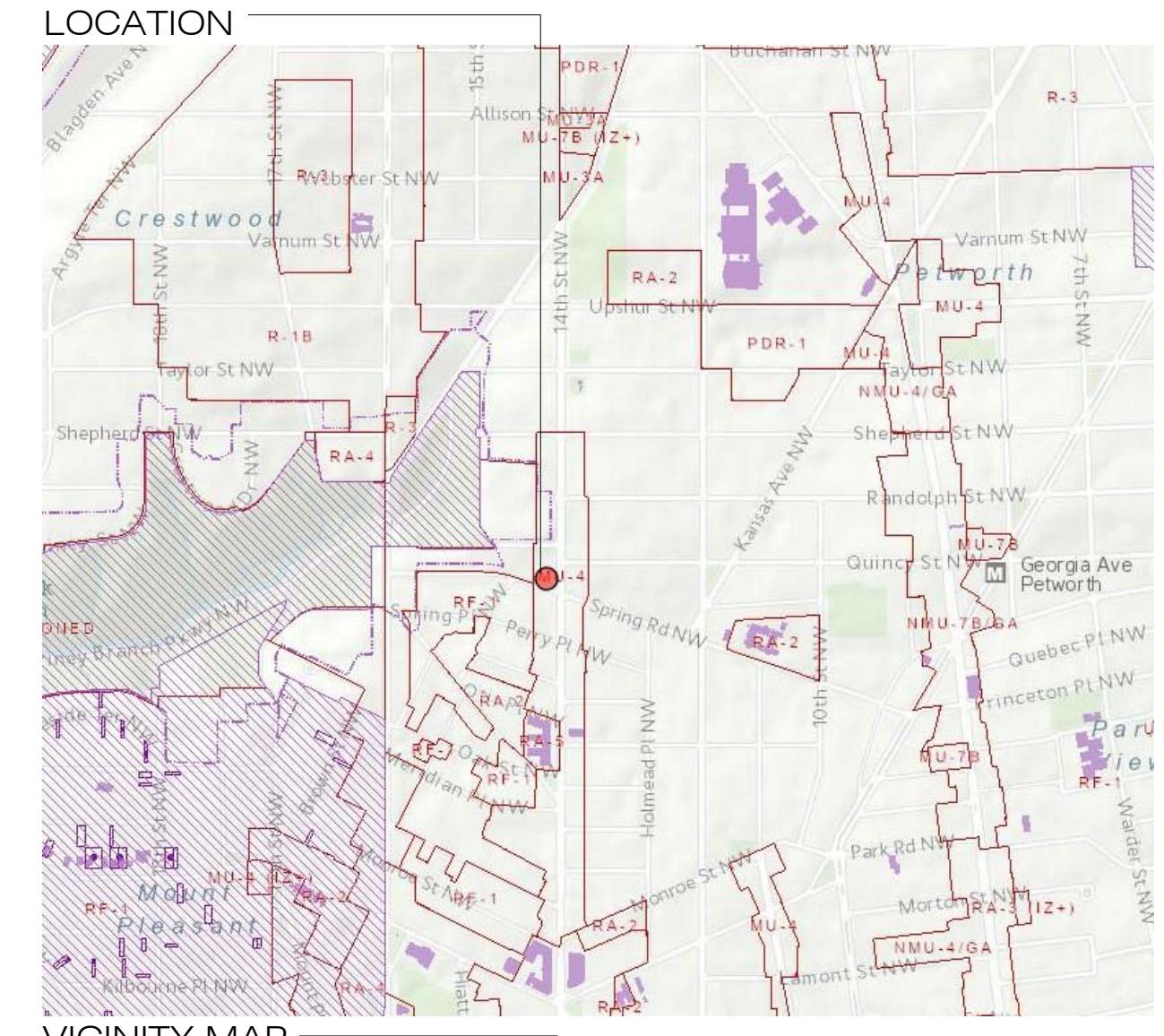
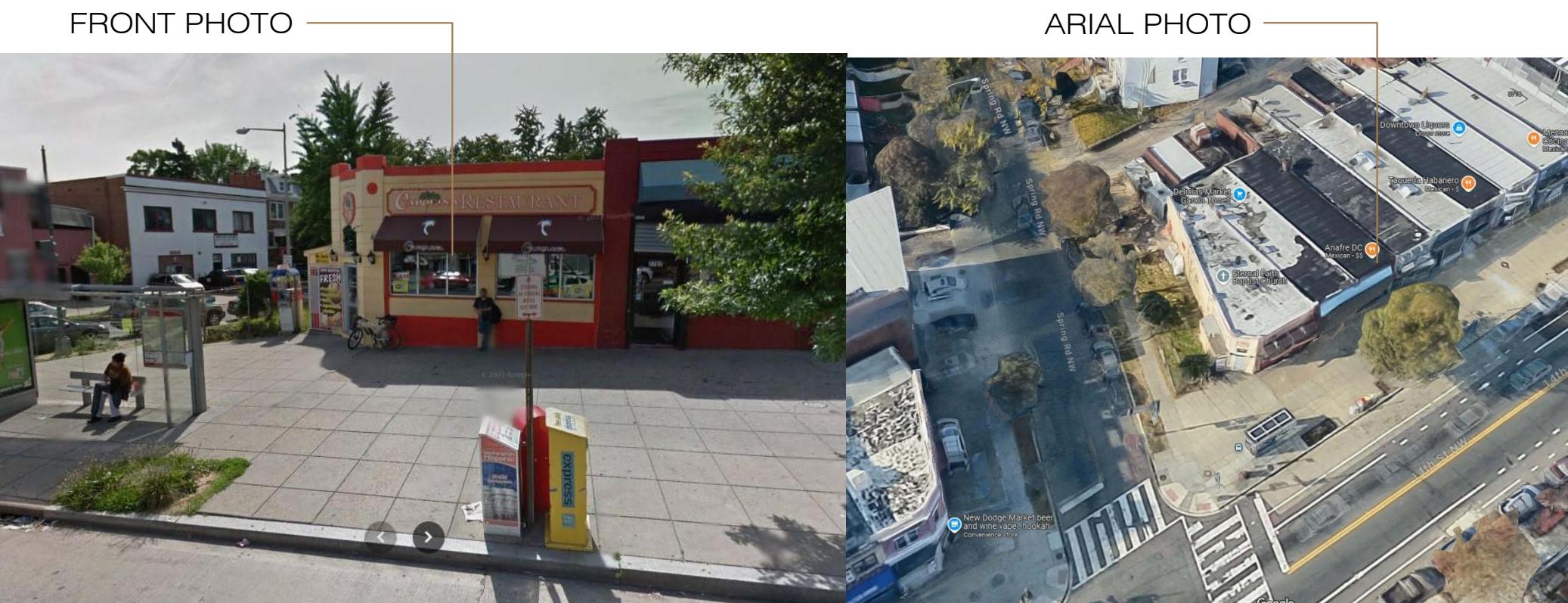
PROJECT CODE -

OWNER
WASHINGTON REAL ESTATE
DEVELOPMENT INC

OWNER ADDRESS
41649 WHITE YARROW CT
ASHBURN VA 20148

PROPERTY ADDRESS
3700 14TH ST NW
WASHINGTON DC 20010

Square, Suffix, Lot
2692 0043



SYMBOLS

PLAN DETAIL
REFERENCE
DETAIL REFERENCE
SHEET NUMBER

ELEVATION REFERENCE
DETAIL REFERENCE
SHEET NUMBER

SECTION REFERENCE
DETAIL REFERENCE
SHEET NUMBER

EXISTING WALL
TO BE REMOVED

EXISTING WALL
TO REMAIN

NEW BRICK WALL

NEW CMU WALL

NEW STUD WALL

ABBREVIATIONS

DOOR DESIGNATION	DOOR DESIGNATION
WINDOW DESIGNATION	WINDOW DESIGNATION
PARTITION TYPE	PARTITION TYPE
KEY NOTE	KEY NOTE
ROOM NUMBER	ROOM NUMBER
Fixture Type	Fixture Type
Elevation Marker	Elevation Marker
Interior Elevation Designation	Interior Elevation Designation
Roof Slope Direction	Roof Slope Direction

AFF	ABOVE FINISH FLOOR
AA	ALL AROUND
ACOUS	ACOUSTICAL
ACT	ACOUSTICAL CEILING TILE
ADJ	ADJUSTABLE
ANOD	ANODIZED
ALUM	ALUMINUM
BOARD	BOARD
BS	BOTH SIDES
<	CENTER LINE
CLG	CEILING
CMU	CONCRETE MASONRY UNIT
CONT	CONTINUOUS
DIA	DIA
DIM	DIMENSION
DN	DOWN
DOUG	DOUGLAS
DR	DOOR
DTL	DETAIL
DWG	DRAWING
ELEC	ELECTRICAL
ELEV	ELEVATION
EQ	EQUAL
EQUIP	EQUIPMENT
EXT	EXISTING
FF	FINISH FLOOR
FIXT	FIXTURE
FLR	FLOOR
FLR/C	FLOOR/Ceiling
GFI	GROUND FAULT INTERRUPTER
GC	GENERAL CONTRACTOR
GL	GLAZING
GYP	GYPSUM
GWB	GYPSUM WALL BOARD
HDWR	HARDWARE
HM	HOLLOW METAL
MAT	MATERIAL
MAX	MAXIMUM
MC	MILLWORK CONTRACTOR
MDF	MEDIUM DENSITY FIBERBOARD
MDO	MEDIUM DENSITY OVERLAY
MECH	MECHANICAL
MIN	MINIMUM
MISC	MISCELLANEOUS
MUDG	MUDGING
MO	MASONRY OPENING
MTD	MOUNTED
MTL	METAL
OC	ON CENTER
OPP	OPPOSITE
PLYWD	PLYWOOD
POL	POLISHED
PTD	PAINTED
RCF	REFLECTED CEILING PLAN
RND	ROUND
RO	ROUGH OPENING
SC	SOLID CORE
SIM	SIMILAR
SHT	SHEET
STD	STAINED
STL	STEEL
STOR	STORAGE
TEL	TELEPHONE
TYP	TYPE
TME	TO MATCH EXISTING
UN	UNLESS OTHERWISE NOTED
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
VEN	VENeer
VIF	VINYL IN FIELD
VWC	VINYL WALL COVERING
W/	WITH

GENERAL NOTES / ZONING CODE ANALYSIS

3700 14TH ST NW
WASHINGTON, DC
ZONING DISTRICT MU-4
USE GROUP R - 2
LOT 0043
SQUARE 2692

REQUIREMENT	EXISTING	ALLOWABLE / REQUIRED	PROPOSED
LOT OCCUPANCY	47%	60%	56%
HEIGHT	12 FT	50 FT	47'-6"
F.A.R.	0.5	2.5	2.5
SIDEYARD WIDTH	0' 0"	0' 0"	0' 0"
REAR YARD SETBACK	44'-6"	NA	22'-0"
PARKING	0	2	0
FRONT YARD	N/A	NO REQUIREMENT	N/A
DWELLING UNITS	N/A	N/A	9



3700 14TH ST NW

DISTRICT OF COLUMBIA
20011

ONE DESIGN SERVICES
onedesignservices.net
Tel. 571.225.7211

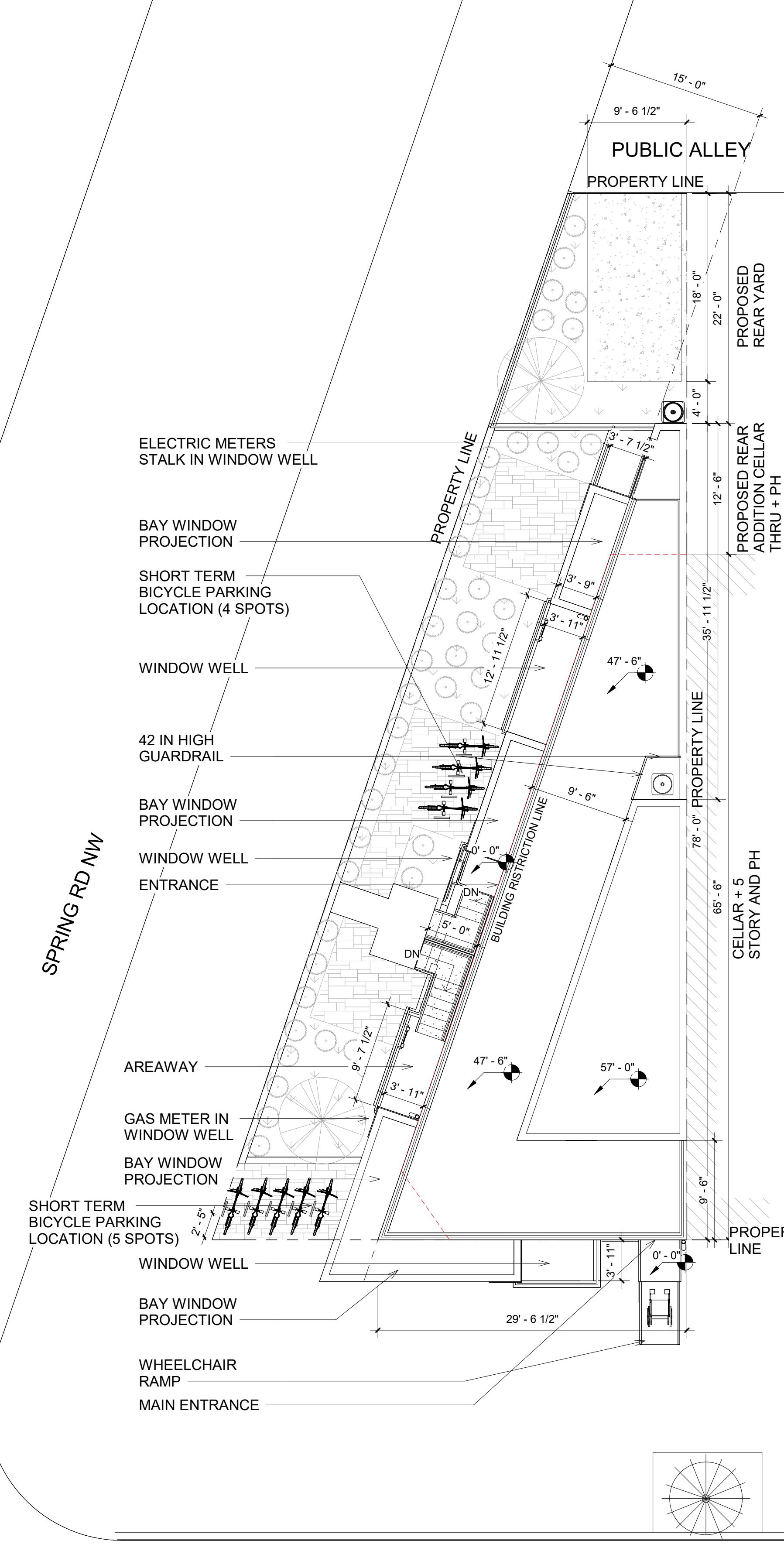
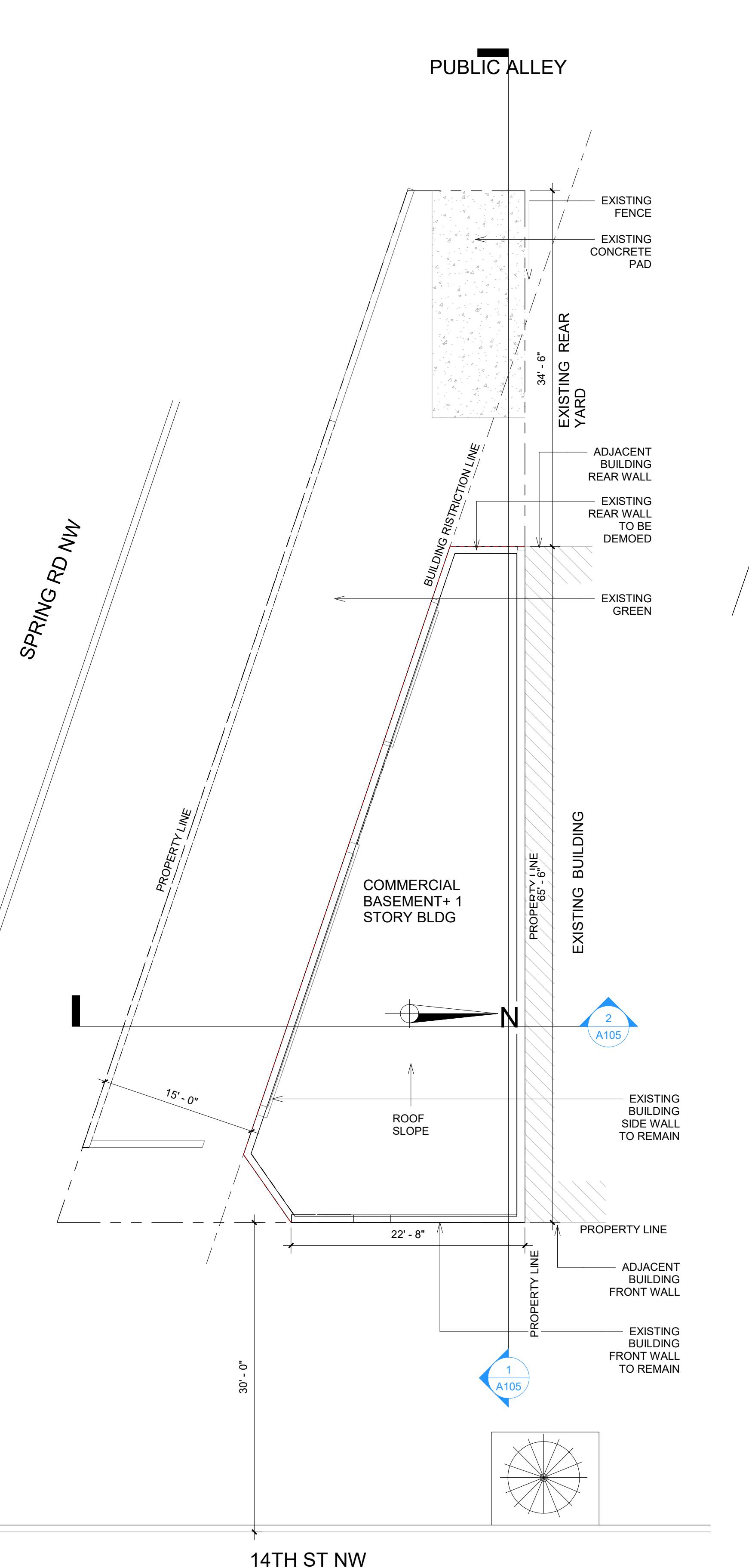
REVISION #
SCALE
ISSUE DATE

AS INDICATED
FEB 2025

COVER SHEET

000

Board of Zoning Adjustment
Bureau of Zoning
CASE NO. 21370
EXHIBIT NO. 18A



3700 14th ST NW

ZONING AND FAR CALCULATION

ZONING AND FAR CALCULATIONS		
ZONING DISTRICT	MU-4	
ADDRESS	3700 14TH ST NW	
	EXISTING	PROPOSED
NUMBER OF DWELLING UNITS	0	9
LOT AREA	2838	2838
TOTAL FOOTPRINT	1200	1609
LOT OCCUPANCY %	42.28	56.69
REAR SETBACK	34.5	22
FRONT SETBACK	0	0
RIGHT SIDE SETBACK (FACING BLDG)	0	0
LEFT SIDE SETBACK (FACING BLDG)	0	0
NUMBER OF STORIES	1	5+PH
BUILDING HEIGHT	12	50
PARKING	0	0
PERVIOUS SURFACE %	57.72	43.31

FAR CALCULAT

LEVEL	EXISTING SF	PROPOSED SF	SPACES <6'2" SHAFT RM HT	PROJECTIONS		FAR APPLICABL E AREA
CELLAR	1200	1490	0	0		
FIRST	1200	1490	80	0	80	1330
SECOND	0	1490	50	0	80	1360
THIRD		1490	50	0	80	1360
FOURTH		1490	50	0	80	1360
FIFTH		1490	50		80	1360
PENTHOUSE		350	27	0		323
TOTAL (GFA)	2400	9290	0	0		7093

ADA REQUIREMENTS

LEVELS	NO. OF UNITS	TYPE A (85%)	TYPE B(15%)
CELLAR	1	1	1
FIRST	2	1	0
SECOND	2	2	0
THIRD	2	2	0
FOURTH	2	2	0
FIFTH	0	0	0
TOTAL	9	8	1

OCCUPANT LOAD CALCULATION

LEVELS	GSF RESIDENTIAL	OCCUPANCY	AREA PER OCCUPANT	OCCUPANT
CELLAR	1490 R-2		200	7
FIRST	1490 R-2		200	7
SECOND	1490 R-2		200	7
THIRD	1490 R-2		200	7
FOURTH	1490 R-2		200	7
FIFTH	1490 R-2		200	7
PENTHOUSE	350 R-2		200	2
PRIVATE ROOF DECK	820 R-2		200	4
TOTAL				51

EXIT REQUIREMENT

LEVELS	OCCUPANTS	AREA PER OCCUPANT	EGRESS WIDTH PER OCCUPANT						REQUIRED	WIDTH PROVIDED		
			OCCUPANT		STAIR(IN)		DOOR(IN)					
			STAIR(IN)	DOOR(IN)	STAIR(IN)	DOOR(IN)	STAIR(IN)	DOOR(IN)				
CELLAR		7	200	0.2	0.15		1.49	1.12	72	72		
FIRST		7	200	0.2	0.15		1.49	1.12	72	72		
SECOND		7	200	0.2	0.15		1.49	1.12	72	72		
THIRD		7	200	0.2	0.15		1.49	1.12	72	72		
FOURTH		7	200	0.2	0.15		1.49	1.12	72	72		
FIFTH		7	200	0.2	0.15		1.49	1.12	72	72		
PENTHOUSE		2	200	0.2	0.15		0.35	0.26	72	72		
PRIVATE ROOF DECK		4	200	0.2	0.15		0.82	0.62	72	72		
					TOTAL		10.11	7.58	72	72		

NUMBER OF EXITS

LEVELS	NUMBER OF EXITS		ALLOWABLE TRAVEL DISTANCE (FT)	ACTUAL TRAVEL DISTANCE (FT)
	REQUIRED	PROVIDED		
CELLAR		2	2	250
FIRST		2	2	250
SECOND		2	2	250
THIRD		2	2	250
FOURTH		2	2	250
PENTHOUSE		2	2	250

3700 14TH ST NW

DISTRICT OF COLUMBIA
20011

NE DESIGN SERVICES
nedesignservices.net
Tel. 571.225.7211

VISION #	_____
ALE	AS INDICATED
UE DATE	FEB 2025

SITE PLAN AND ZONING CALCS

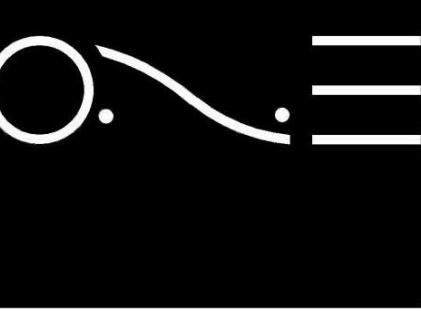
A100

5 SITE PLAN EXISTING
1/8" = 1'-0"

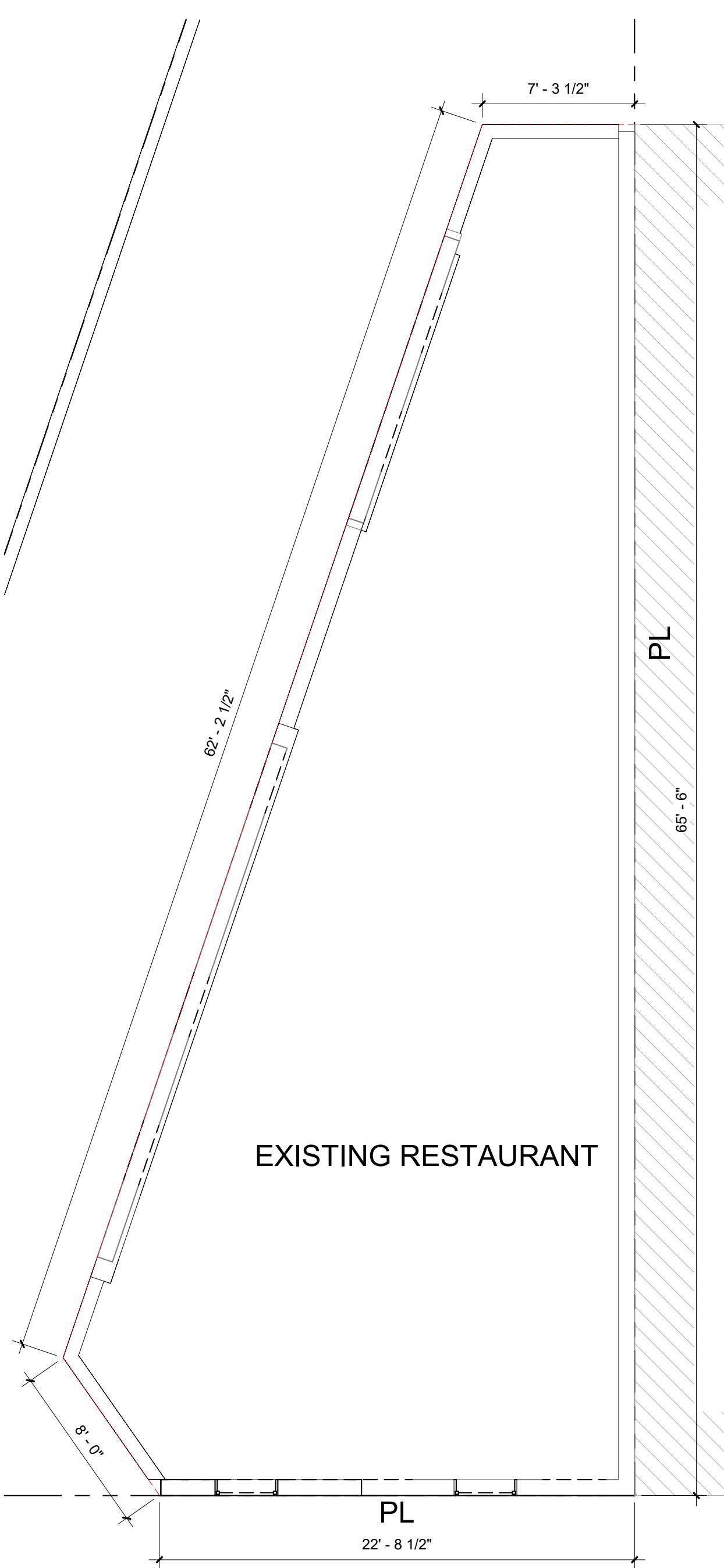
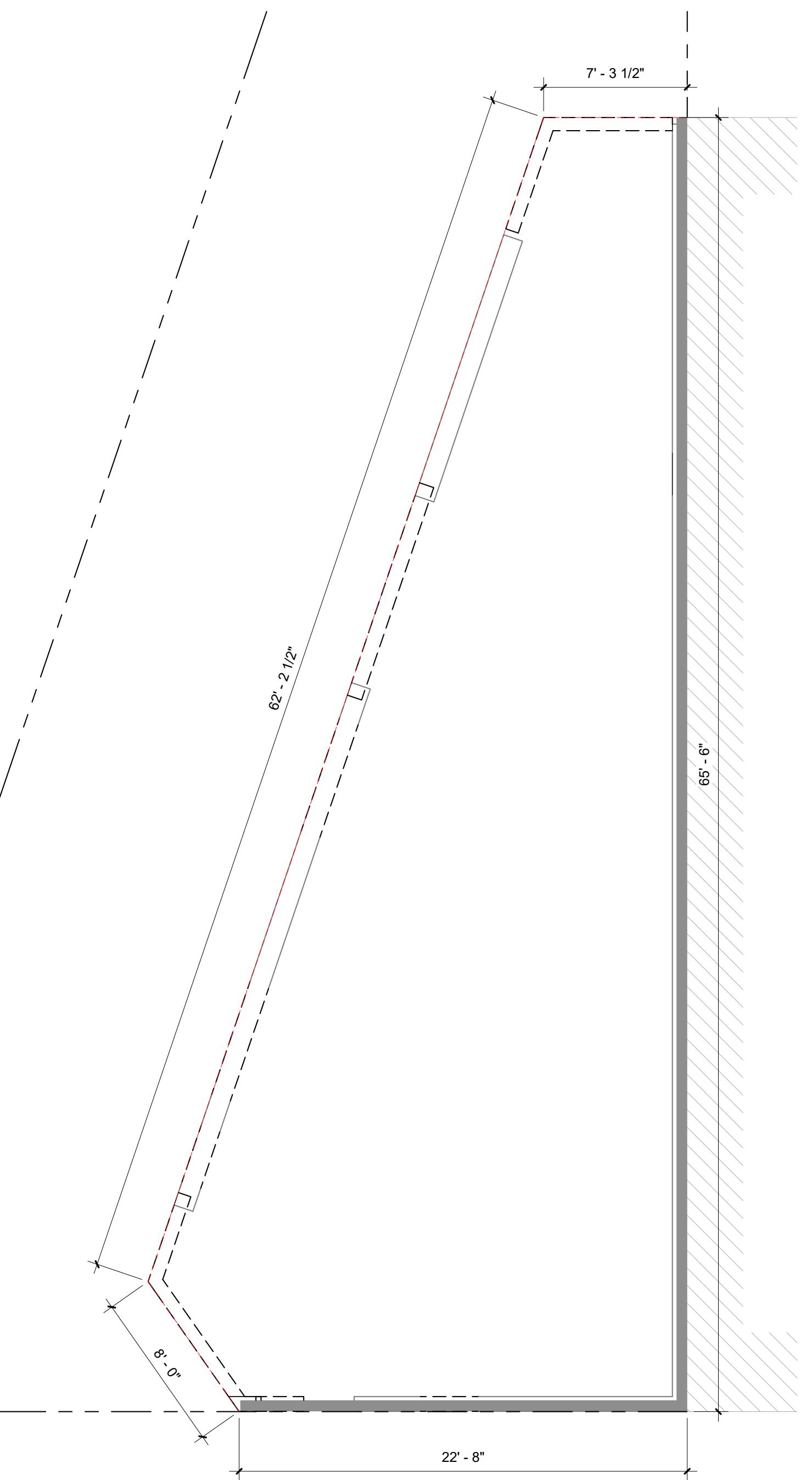
1 SITE PLAN
1/8" = 1'-0"

3700 14TH ST NW

DISTRICT OF COLUMBIA
20011



ONE DESIGN SERVICES
onedesignservices.net
Tel. 571.225.7211



REVISION #
SCALE
ISSUE DATE

AS INDICATED
FEB 2025

EXISTING PLANS

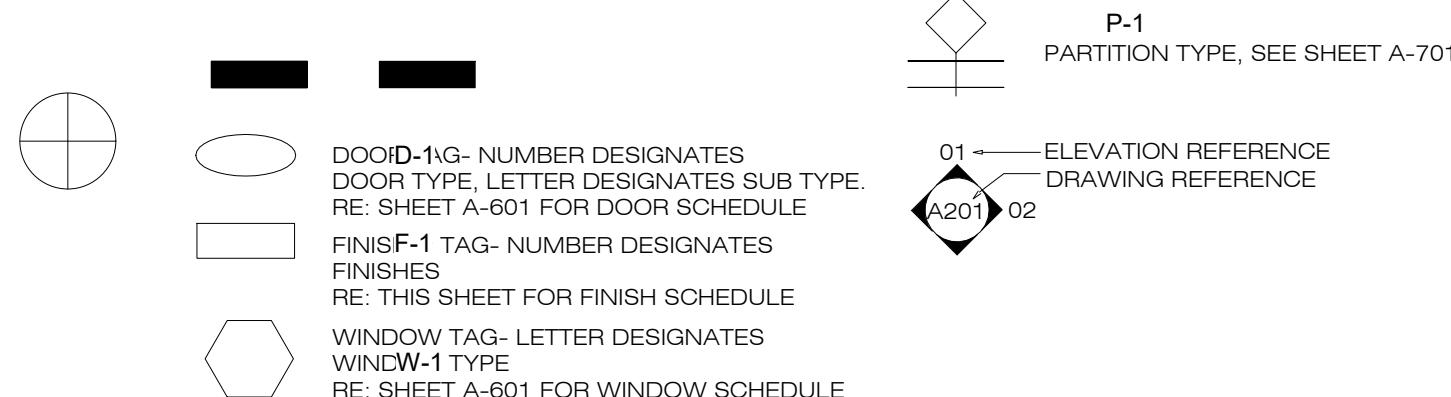
A101

LEGEND | SCHEDULES

ROOM FINISH SCHEDULE					
MARK NO.	FLOOR	BASE	WALLS	CEILING	REMARKS
F-1	Wood	Wood	GPWB-PNT	GPWB-PNT	
F-2	Tile	Vinyl	GPWB-PNT	GPWB-PNT	
F-3	Paver	--	--	--	
F-4	Wood Deck *	--	--	--	* Stain
F-5	Concrete	--	--	exposed	

LEGEND	
EXISTING WALL	

CONSTRUCTION PLAN SYMBOLS



GENERAL NOTES

- A. ALL DIMENSIONS ARE TO FACE OF FINISHED PARTITION, U.N.O. REFER TO ENLARGED PLANS AND/OR ELEVATIONS FOR ADDITIONAL DIMENSIONS AS REQUIRED.
- B. ALL NEW DOORS SHALL BE LOCATED AT A DISTANCE OF 4' MEASURED FROM THE NEAREST ADJACENT PARTITION TO THE INSIDE EDGE OF ANY CONSTRUCTION, PER ANSI / ADA REQUIREMENTS.
- C. ALL LATCHSETS SHALL BE INSTALLED WITH THE LEVER AT A HEIGHT AS NOTED ON SHEET A-601. BUT IN NO CASE SHALL BE HIGHER THAN 48" A.F.F.
- D. ALL PARTITIONS SHALL BE TYPE U.N.O. SEE SHEET A-002 FOR PARTITION TYPES.
- E. PROVIDE BLOCKING FOR MILLWORK AS REQUIRED FOR PROPER SUPPORT. REFER TO ELEVATIONS FOR ADDITIONAL INFO.

3700 14TH ST NW

DISTRICT OF COLUMBIA

20011

ONE DESIGN SERVICES
onedesignservices.net
Tel. 571.225.7211

PROPOSED FLOOR PLANS

A102

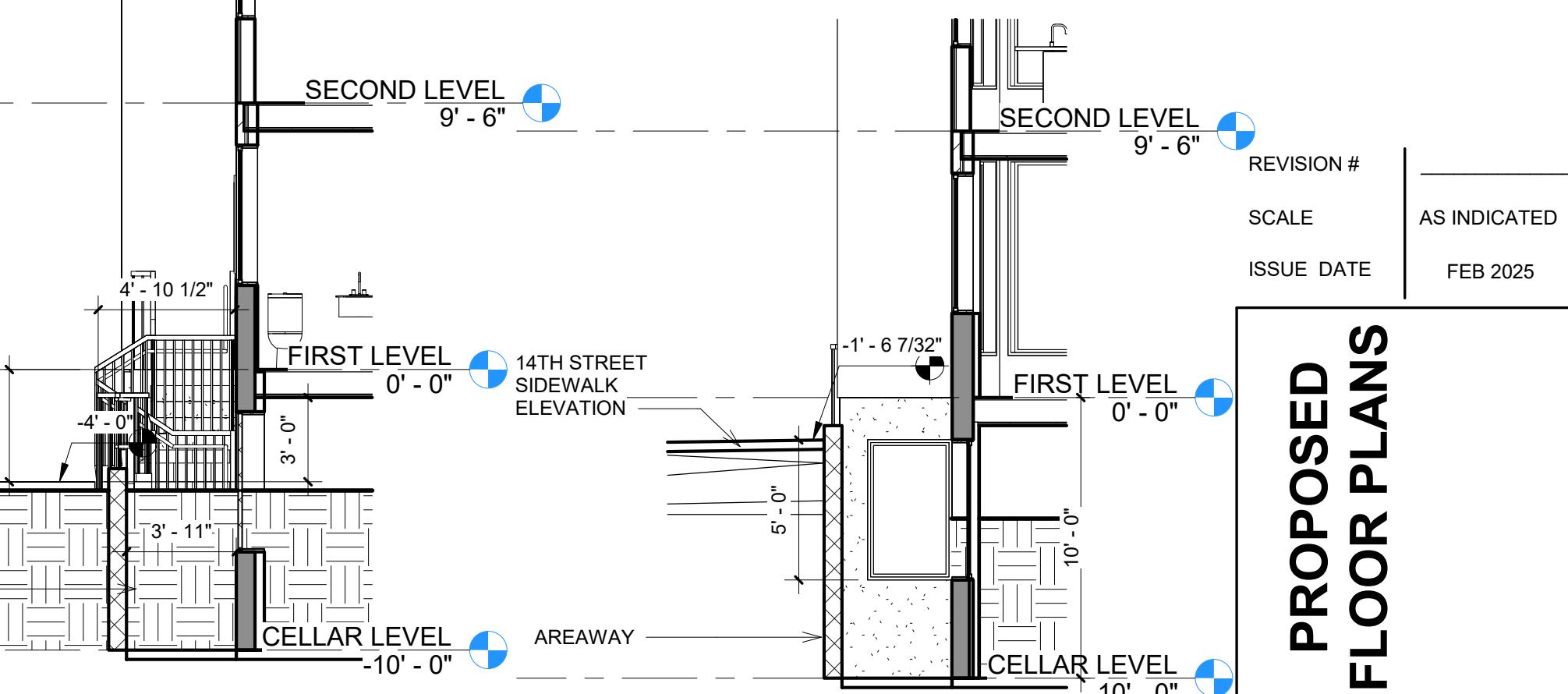
GENERAL NOTES

- GENERAL CONTRACTOR TO PERFORM SITE VISIT PRIOR TO BID. QUESTIONS AND ISSUES TO BE REPORTED TO ONE DESIGN SERVICES PRIOR TO SUBMITTAL OF BID TO TENANT.
- DIMENSIONS ARE FROM FINISH TO FINISH.
- ALL WOOD USED FOR BLOCKING IN NONRATED WALLS SHALL BE FIRE TREATED. ALL MATERIAL IN RATED WALLS SHALL MATCH RATED UL ASSEMBLY TYPE.
- ALL CONFLICTS WITH THESE DOCUMENTS OCCURRING DURING CONSTRUCTION TO BE REPORTED TO ONE DESIGN SERVICES.
- CONSTRUCTION CHANGES TO THESE DOCUMENTS ARE TO BE PROVIDED TO THE OWNER AND ARCHITECT AFTER COMPLETION OF CONSTRUCTION, IN THE FORM OF A RED-LINED AS-BUILT SET OF DRAWINGS. NO MORE THAN 30 DAYS AFTER THE COMPLETION DATE.
- FIRE TAPE & CAULK ALL PENETRATIONS IN RATED PARTITIONS, INCLUDING THOSE AROUND EXTRUDED ELEMENTS.
- ALL GLAZING IN HAZARDOUS LOCATIONS AS DEFINED BY IBC2406.3 SHALL BE SAFETY GLAZING.
- WALL AND CEILING MATERIALS SHALL NOT EXCEED THE FLAME SPREAD CLASSIFICATION IN IBC TABLE 803.9.
- TYPICAL CEILING & WALL FINISH IS PTD GYP, FLOOR IS HARDWOOD OR TILE WHERE INDICATED.
- BATHTUBS AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN-SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NON ABSORBENT SURFACE.
- ALL ABOVE BATH TUB WALLS AND BUILT-IN SHOWER BOX WALLS TO BE CLADDED WITH CERAMIC TILES WITH PVC WATER PROOFING SHEET UNDERLAY, CERAMIC GROUTING ALSO TO BE WATER PROOFED.
- ANTI-SLIP TAPE SHALL BE APPLIED TO ALL COMMON AREA STEPS. COEFFICIENT OF FRICTION (COF) FOR FLAT FLOORING SURFACES SHALL BE 0.5, RAMPS 0.8 AND 0.42 FOR WET AREAS.

GREEN BUILDING NOTES

FIRE STOP LOCATION NOTES

ONE DESIGN SERVICES
onedesignservices.net
Tel. 571.225.7211



③ Section 3
3/16" = 1'-0"

④ Section 1
3/16" = 1'-0"

⑤ Section 2
3/16" = 1'-0"

⑥ Section 4
3/16" = 1'-0"

⑦ Section 5
3/16" = 1'-0"

⑧ Section 6
3/16" = 1'-0"

⑨ Section 7
3/16" = 1'-0"

⑩ Section 8
3/16" = 1'-0"

⑪ Section 9
3/16" = 1'-0"

⑫ Section 10
3/16" = 1'-0"

⑬ Section 11
3/16" = 1'-0"

⑭ Section 12
3/16" = 1'-0"

⑮ Section 13
3/16" = 1'-0"

⑯ Section 14
3/16" = 1'-0"

⑰ Section 15
3/16" = 1'-0"

⑱ Section 16
3/16" = 1'-0"

⑲ Section 17
3/16" = 1'-0"

⑳ Section 18
3/16" = 1'-0"

㉑ Section 19
3/16" = 1'-0"

㉒ Section 20
3/16" = 1'-0"

㉓ Section 21
3/16" = 1'-0"

㉔ Section 22
3/16" = 1'-0"

㉕ Section 23
3/16" = 1'-0"

㉖ Section 24
3/16" = 1'-0"

㉗ Section 25
3/16" = 1'-0"

㉘ Section 26
3/16" = 1'-0"

㉙ Section 27
3/16" = 1'-0"

㉚ Section 28
3/16" = 1'-0"

㉛ Section 29
3/16" = 1'-0"

㉜ Section 30
3/16" = 1'-0"

㉝ Section 31
3/16" = 1'-0"

㉞ Section 32
3/16" = 1'-0"

㉟ Section 33
3/16" = 1'-0"

㉟ Section 34
3/16" = 1'-0"

㉟ Section 35
3/16" = 1'-0"

㉟ Section 36
3/16" = 1'-0"

㉟ Section 37
3/16" = 1'-0"

㉟ Section 38
3/16" = 1'-0"

㉟ Section 39
3/16" = 1'-0"

㉟ Section 40
3/16" = 1'-0"

㉟ Section 41
3/16" = 1'-0"

㉟ Section 42
3/16" = 1'-0"

㉟ Section 43
3/16" = 1'-0"

㉟ Section 44
3/16" = 1'-0"

㉟ Section 45
3/16" = 1'-0"

㉟ Section 46
3/16" = 1'-0"

㉟ Section 47
3/16" = 1'-0"

㉟ Section 48
3/16" = 1'-0"

㉟ Section 49
3/16" = 1'-0"

㉟ Section 50
3/16" = 1'-0"

㉟ Section 51
3/16" = 1'-0"

㉟ Section 52
3/16" = 1'-0"

㉟ Section 53
3/16" = 1'-0"

㉟ Section 54
3/16" = 1'-0"

㉟ Section 55
3/16" = 1'-0"

㉟ Section 56
3/16" = 1'-0"

㉟ Section 57
3/16" = 1'-0"

㉟ Section 58
3/16" = 1'-0"

㉟ Section 59
3/16" = 1'-0"

㉟ Section 60
3/16" = 1'-0"

㉟ Section 61
3/16" = 1'-0"

㉟ Section 62
3/16" = 1'-0"

㉟ Section 63
3/16" = 1'-0"

㉟ Section 64
3/16" = 1'-0"

㉟ Section 65
3/16" = 1'-0"

㉟ Section 66
3/16" = 1'-0"

㉟ Section 67
3/16" = 1'-0"

㉟ Section 68
3/16" = 1'-0"

㉟ Section 69
3/16" = 1'-0"

㉟ Section 70
3/16" = 1'-0"

㉟ Section 71
3/16" = 1'-0"

㉟ Section 72
3/16" = 1'-0"

㉟ Section 73
3/16" = 1'-0"

㉟ Section 74
3/16" = 1'-0"

㉟ Section 75
3/16" = 1'-0"

㉟ Section 76
3/16" = 1'-0"

㉟ Section 77
3/16" = 1'-0"

㉟ Section 78
3/16" = 1'-0"

㉟ Section 79
3/16" = 1'-0"

㉟ Section 80
3/16" = 1'-0"

㉟ Section 81
3/16" = 1'-0"

㉟ Section 82
3/16" = 1'-0"

㉟ Section 83
3/16" = 1'-0"

㉟ Section 84
3/16" = 1'-0"

㉟ Section 85
3/16" = 1'-0"

㉟ Section 86
3/16" = 1'-0"

㉟ Section 87
3/16" = 1'-0"

㉟ Section 88
3/16" = 1'-0"

㉟ Section 89
3/16" = 1'-0"

㉟ Section 90
3/16" = 1'-0"

㉟ Section 91
3/16" = 1'-0"

㉟ Section 92
3/16" = 1'-0"

㉟ Section 93
3/16" = 1'-0"

㉟ Section 94
3/16" = 1'-0"

㉟ Section 95
3/16" = 1'-0"

㉟ Section 96
3/16" = 1'-0"

㉟ Section 97
3/16" = 1'-0"

㉟ Section 98
3/16" = 1'-0"

㉟ Section 99
3/16" = 1'-0"

㉟ Section 100
3/16" = 1'-0"

㉟ Section 101
3/16" = 1'-0"

㉟ Section 102
3/16" = 1'-0"

㉟ Section 103
3/16" = 1'-0"

㉟ Section 104
3/16" = 1'-0"

㉟ Section 105
3/16" = 1'-0"

㉟ Section 106
3/16" = 1'-0"

㉟ Section 107
3/16" = 1'-0"

㉟ Section 108
3/16" = 1'-0"

㉟ Section 109
3/16" = 1'-0"

㉟ Section 110
3/16" = 1'-0"

㉟ Section 111
3/16" = 1'-0"

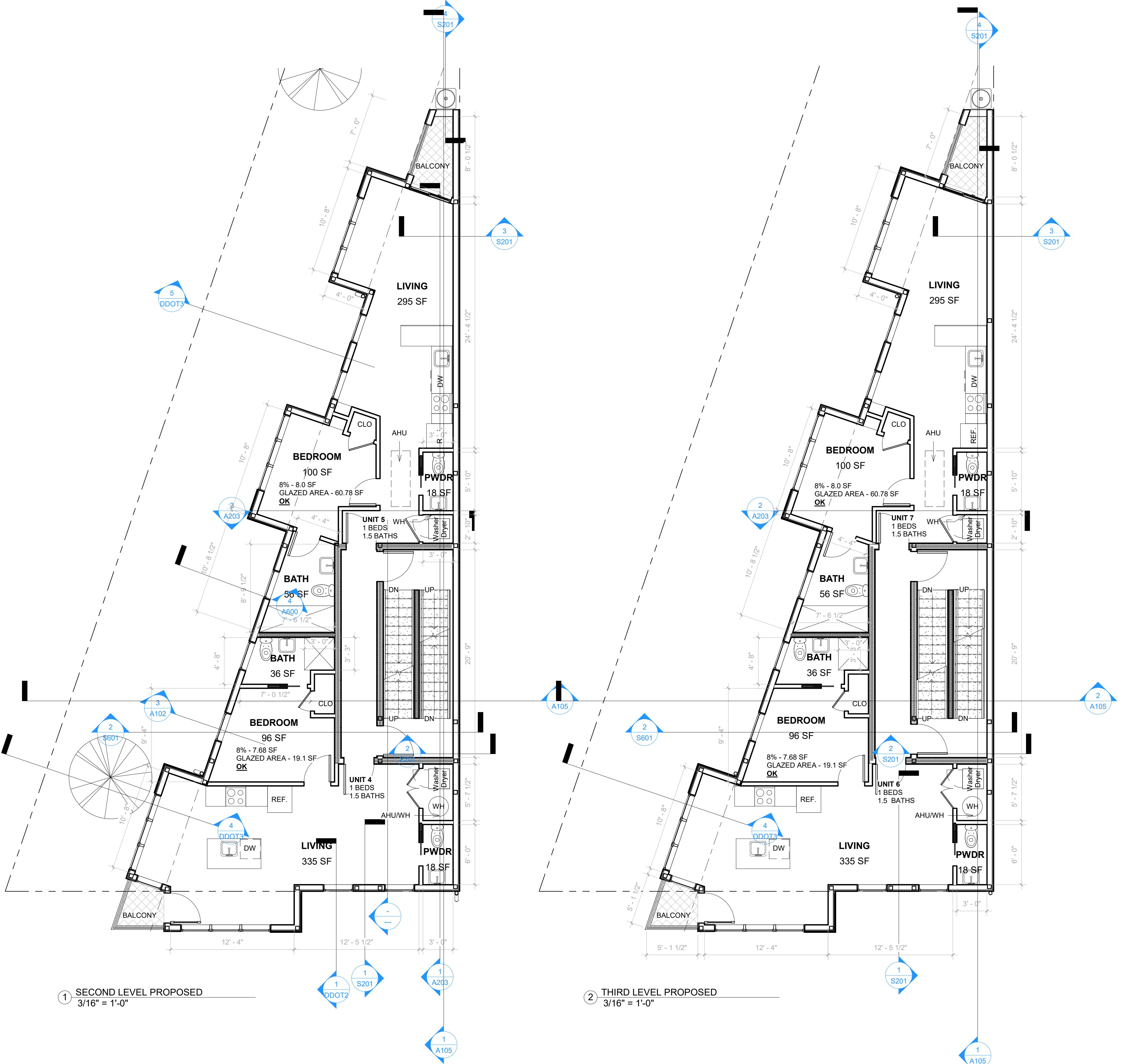
㉟ Section 112
3/16" = 1'-0"

㉟ Section 113
3/16" = 1'-0"

㉟ Section 114
3/16" = 1'-0"

3700 14TH ST NW

DISTRICT OF COLUMBIA
20011



GENERAL NOTES

- A. GENERAL CONTRACTOR TO PERFORM SITE VISIT PRIOR TO BID. QUESTIONS AND ISSUES TO BE REPORTED TO ONE DESIGN SERVICES PRIOR TO SUBMITTAL OF BID TO TENANT.
- B. DIMENSIONS ARE FROM FINISH TO FINISH.
- C. ALL WOOD USED FOR BLOCKING IN NONRATED WALLS SHALL BE FIRE TREATED. ALL MATERIAL IN RATED WALLS SHALL MATCH RATED UL ASSEMBLY TYPE.
- D. ALL CONFLICTS WITH THESE DOCUMENTS OCCURRING DURING CONSTRUCTION TO BE REPORTED TO ONE DESIGN SERVICES.
- E. CONSTRUCTION CHANGES TO THESE DOCUMENTS ARE TO BE PROVIDED TO THE OWNER AND ARCHITECT AFTER COMPLETION OF CONSTRUCTION, IN THE FORM OF A RED-LINED AS-BUILT SET OF DRAWINGS. NO MORE THAN 30 DAYS AFTER THE COMPLETION DATE.
- F. FIRE TAPE & CAULK ALL PENETRATIONS IN RATED PARTITIONS, INCLUDING THOSE AROUND EXTRUDED ELEMENTS.
- G. ALL GLAZING IN HAZARDOUS LOCATIONS AS DEFINED BY IBC2406.3 SHALL BE SAFETY GLAZING.
- H. WALL AND CEILING MATERIALS SHALL NOT EXCEED THE FLAME SPREAD CLASSIFICATION IN IBC TABLE 803.9.
- I. TYPICAL CEILING & WALL FINISH IS PTD GYP, FLOOR IS HARDWOOD OR TILE WHERE INDICATED.
- J. BATHTUBS AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN-SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NON ABSORBENT SURFACE.
- K. ALL ABOVE BATH TUB WALLS AND BUILT-IN SHOWER BOX WALLS TO BE CLADDED WITH CERAMIC TILES WITH PVC WATER PROOFING SHEET UNDERLAY, CERAMIC GROUTING ALSO TO BE WATER PROOFED.
- L. ANTI-SLIP TAPE SHALL BE APPLIED TO ALL COMMON AREA STEPS. COEFFICIENT OF FRICTION (COF) FOR FLAT FLOORING SURFACES SHALL BE 0.5, RAMPS 0.8 AND 0.42 FOR WET AREAS.

GREEN BUILDING NOTES

- A. ALL FENESTRATION TO HAVE MAX U-FACTOR OF 0.35, MAX SHGC OF 0.36.
- B. ALL EXTERIOR DOORS TO HAVE MAX U-FACTOR OF 0.35.
- C. U-FACTORS AND SHGC OF FENESTRATION DETERMINED IN ACCORDANCE WITH N.F.R.C. 200.
- D. EXTERIOR INSULATION AT ENTIRE THERMAL ENVELOPE TO BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS

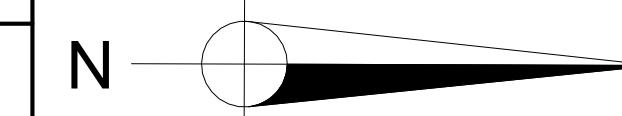
FENESTRATION TO MEET AAMA/WDMA/CSA 101/I.S.2/A440 OR DOES NOT EXCEED CODE LIMITS PER N.F.R.C. 400.

FIRE STOP LOCATION NOTES

- JOINTS INSTALLED IN OR BETWEEN FIRE-RESISTANCE-RATED WALLS, FLOOR OR ROOF/CEILING ASSEMBLIES AND ROOFS OR ROOF/CEILING ASSEMBLIES SHALL BE PROTECTED BY AN APPROVED FIRE-RESISTANT JOINT SYSTEM DESIGNED TO RESIST THE PASSAGE OF FIRE FOR A TIME PERIOD NOT LESS THAN THE REQUIRED FIRE-RESISTANCE RATING OF THE WALL, FLOOR OR ROOF IN OR BETWEEN WHICH THE SYSTEM IS INSTALLED.
- LOCATIONS WHERE FIRESTOPS ARE REQUIRED AT THE INTERSECTIONS OF FIRE-RESISTANCE RATED ASSEMBLIES, ESSENTIALLY MEANING FIRESTOPs NEED TO BE INSTALLED AT PLACES WHERE DIFFERENT FIRE-RATED WALLS, FLOORS, OR CEILINGS MEET EACH OTHER, LIKE CORNERS, JUNCTIONS, AND CHANGES IN DIRECTION. THIS INCLUDES AREAS LIKE CONSTRUCTION JOINTS AND EXPANSION JOINTS WITHIN FIRE-RATED ASSEMBLIES.
- LOCATIONS WHERE FIRESTOPs IS REQUIRED BUT NOT LIMITED TO
 - WALL-TO-WALL JUNCTIONS
 - FLOOR-TO-WALL JUNCTIONS
 - CEILING-TO-WALL JUNCTIONS
 - EXPANSION JOINTS WITHIN FIRE-RATED ASSEMBLIES
 - CONSTRUCTION JOINTS WITHIN FIRE-RATED ASSEMBLIES
- METHODS
 1. FIRESTOP SEALANT: USED FOR SMALL GAPS AROUND PIPES AND CABLES, OFTEN APPLIED WITH A CAULKING GUN
 2. FIRESTOP COLLARS: RIGID COLLARS INSTALLED AROUND PIPES WHERE THEY PASS THROUGH WALLS OR FLOORS
 3. FIRESTOP WRAPS OR BANDS: FLEXIBLE MATERIALS WRAPPED AROUND LARGER PENETRATIONS LIKE INSULATED PIPES OR BUNDLES OF CABLES
 4. FIRESTOP BOARDS: LARGER, RIGID PANELS USED FOR LARGER OPENINGS OR WHERE MULTIPLE PENETRATIONS OCCUR

AR LEGEND
3/16" = 1'-0"

-----	DEMO WALL
=====	NEW WALL
	NEW BRICK WALL
XXXXX	NEW CONCRETE WALL
=====	EXISTING WALL
----	DOOR TO BE REMOVED



PROPOSED
FLOOR PLANS

A103

REVISION #
SCALE
ISSUE DATE

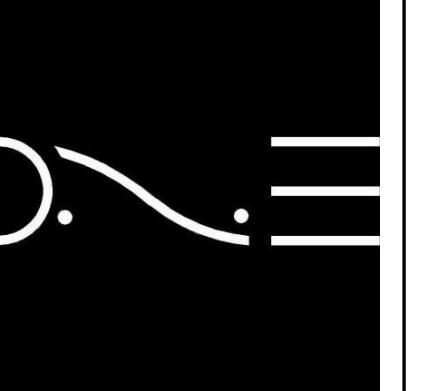
AS INDICATED
FEB 2025



ONE DESIGN SERVICES
onedesignservices.net
Tel: 571.225.7211

3700 14TH ST NW

DISTRICT OF COLUMBIA
20011



ONE DESIGN SERVICES
onedesignservices.net
Tel. 571.225.7211

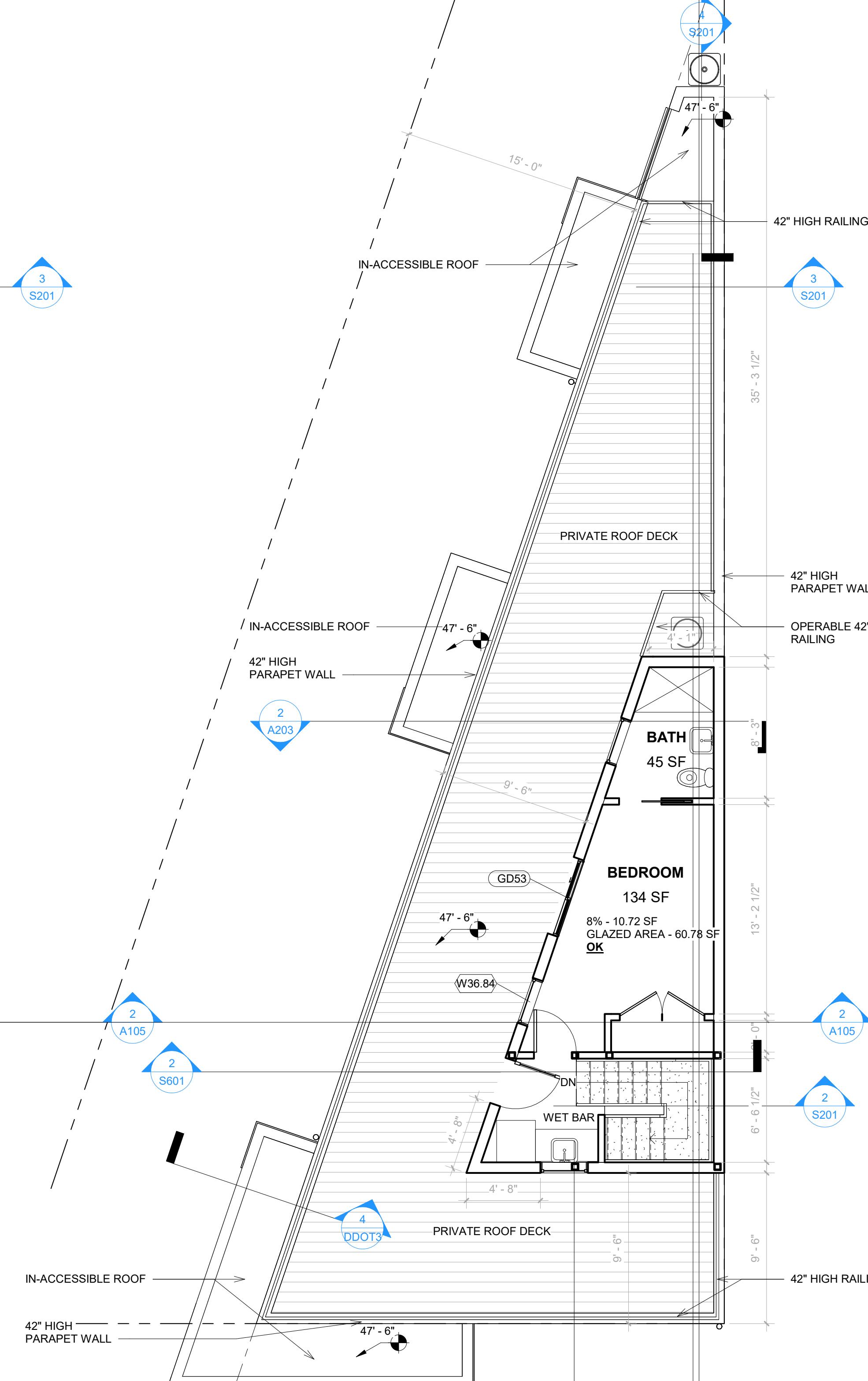
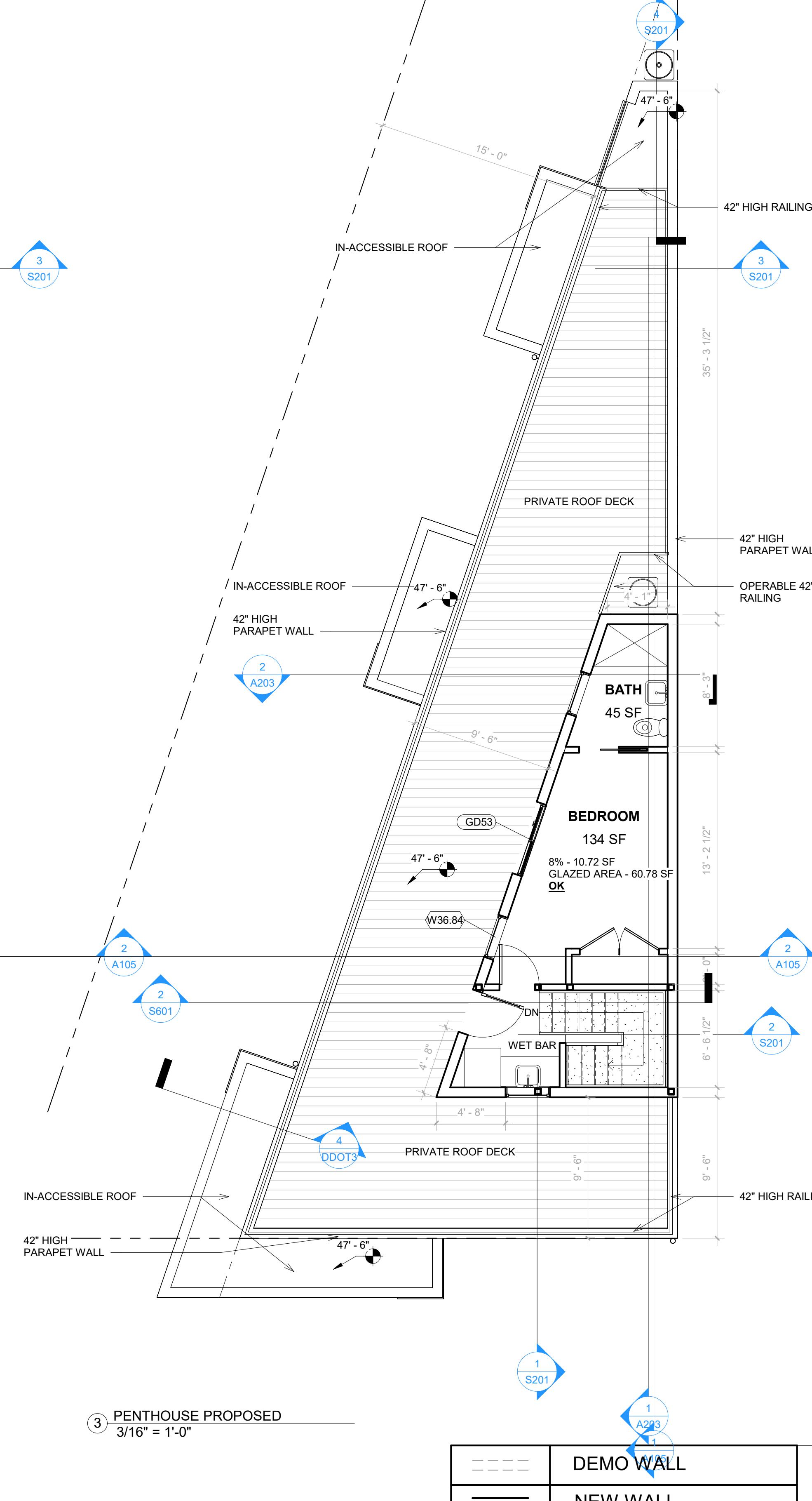
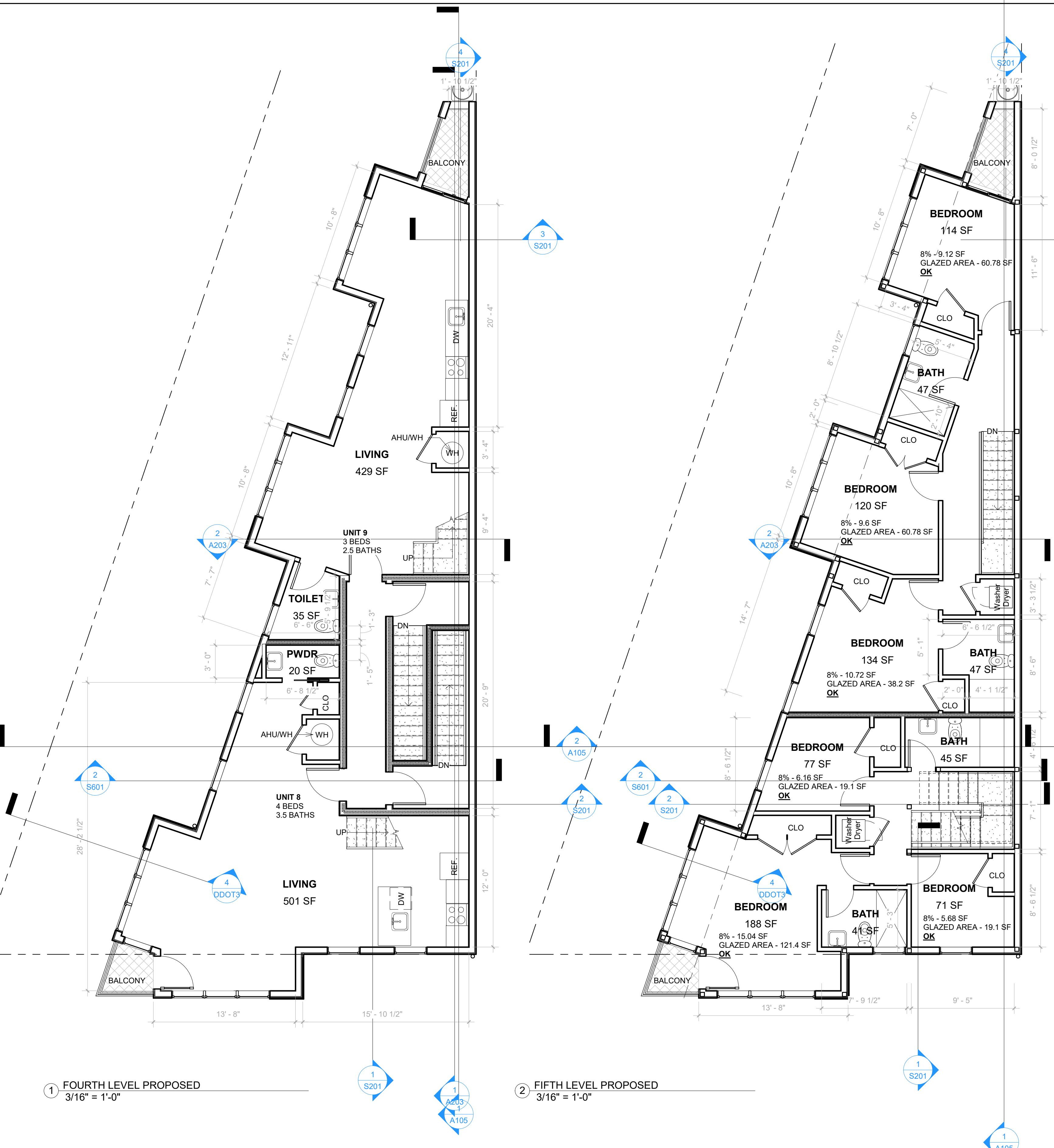
REVISION #
SCALE
ISSUE DATE

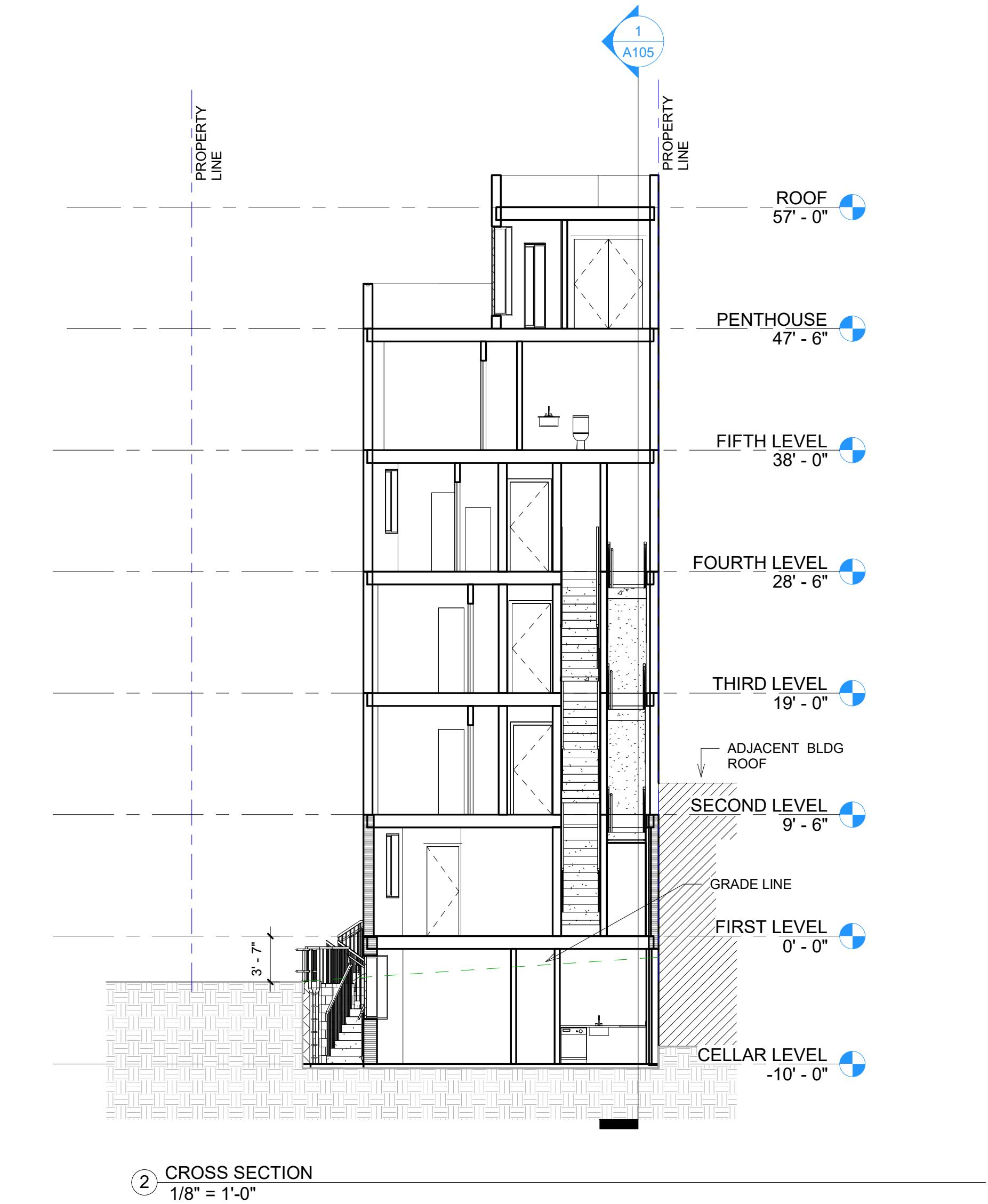
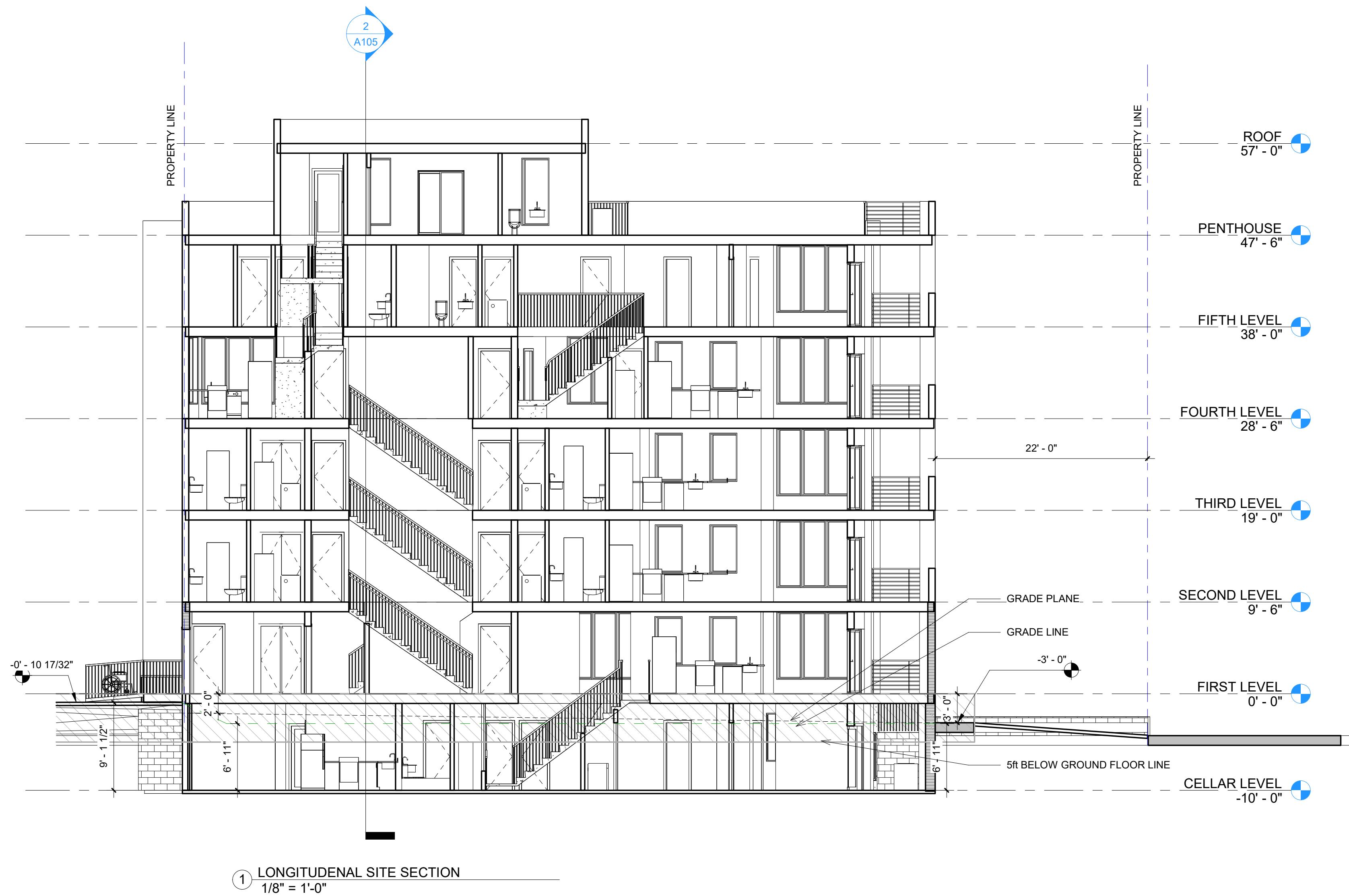
AS INDICATED
FEB 2025

PROPOSED
FLOOR PLANS

A104

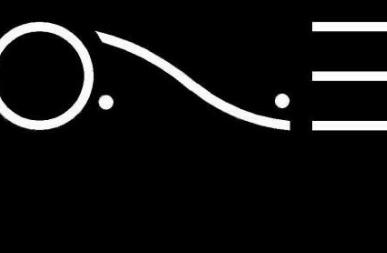
-----	DEMO WALL
=====	NEW WALL
=====	NEW BRICK WALL
=====	NEW CONCRETE WALL
=====	EXISTING WALL
-----	DOOR TO BE REMOVED





3700 14TH ST NW

DISTRICT OF COLUMBIA
20011



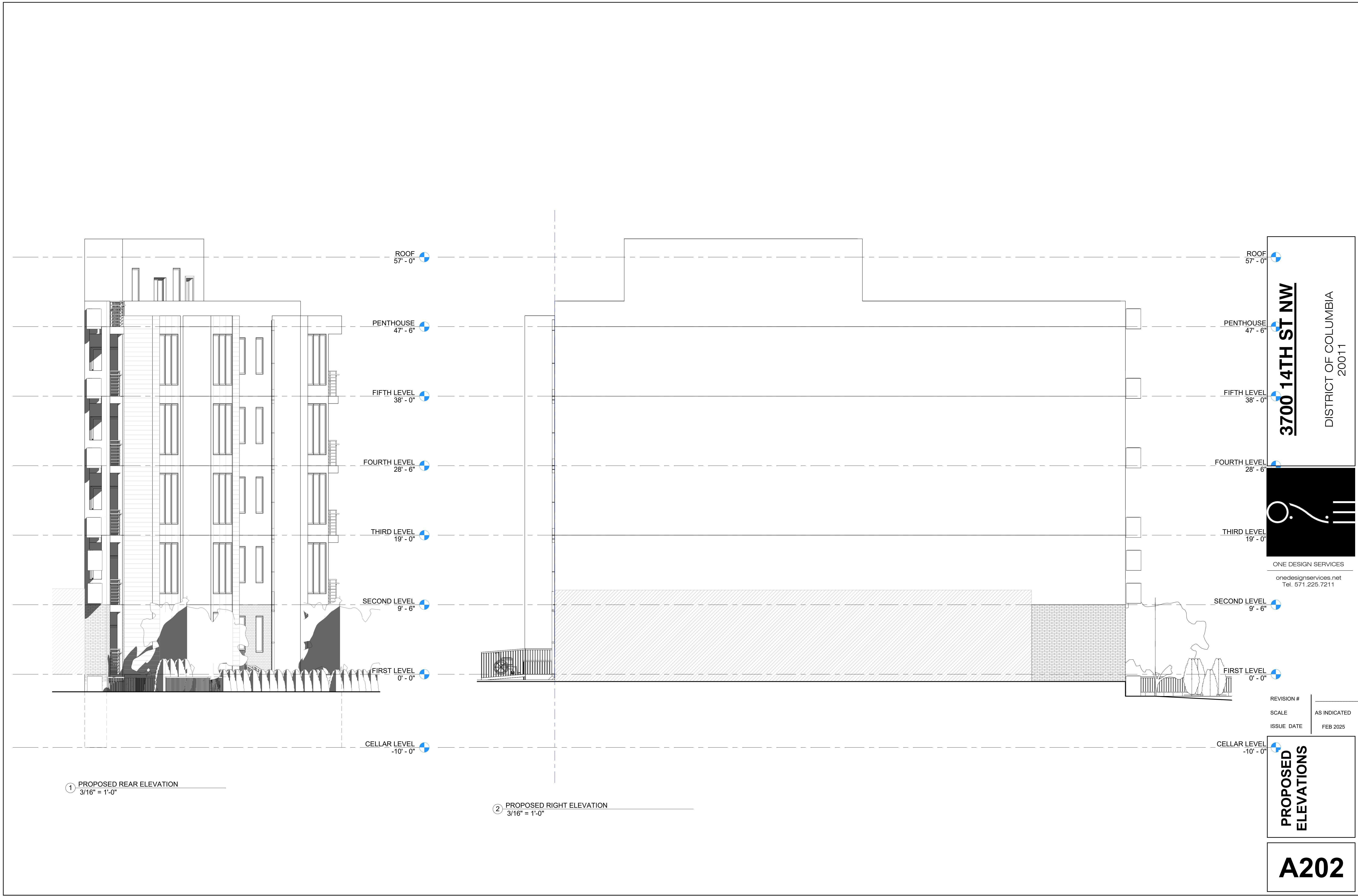
ONE DESIGN SERVICES
onedesignservices.net
Tel. 571.225.7211

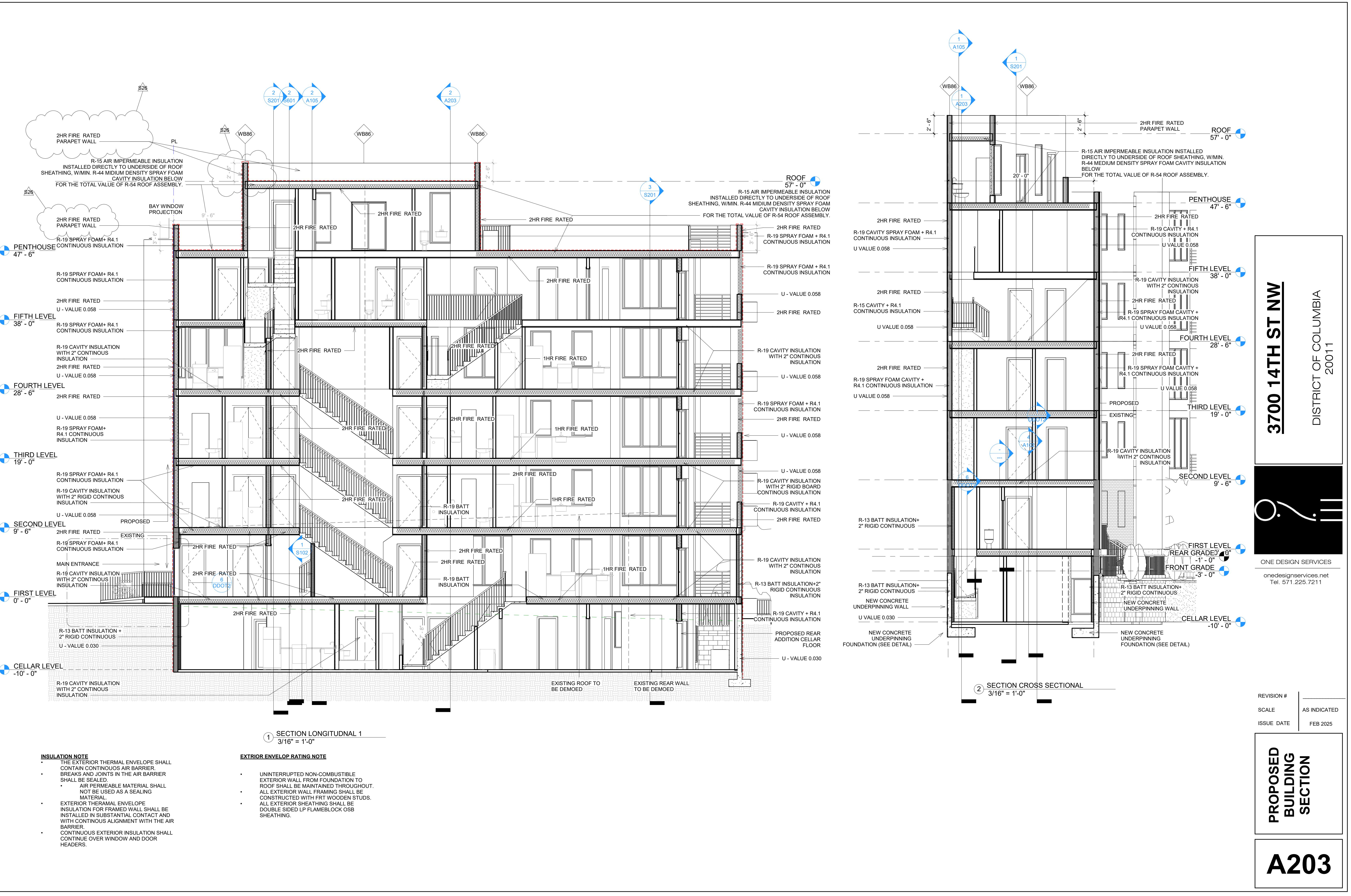
REVISION #
SCALE
ISSUE DATE

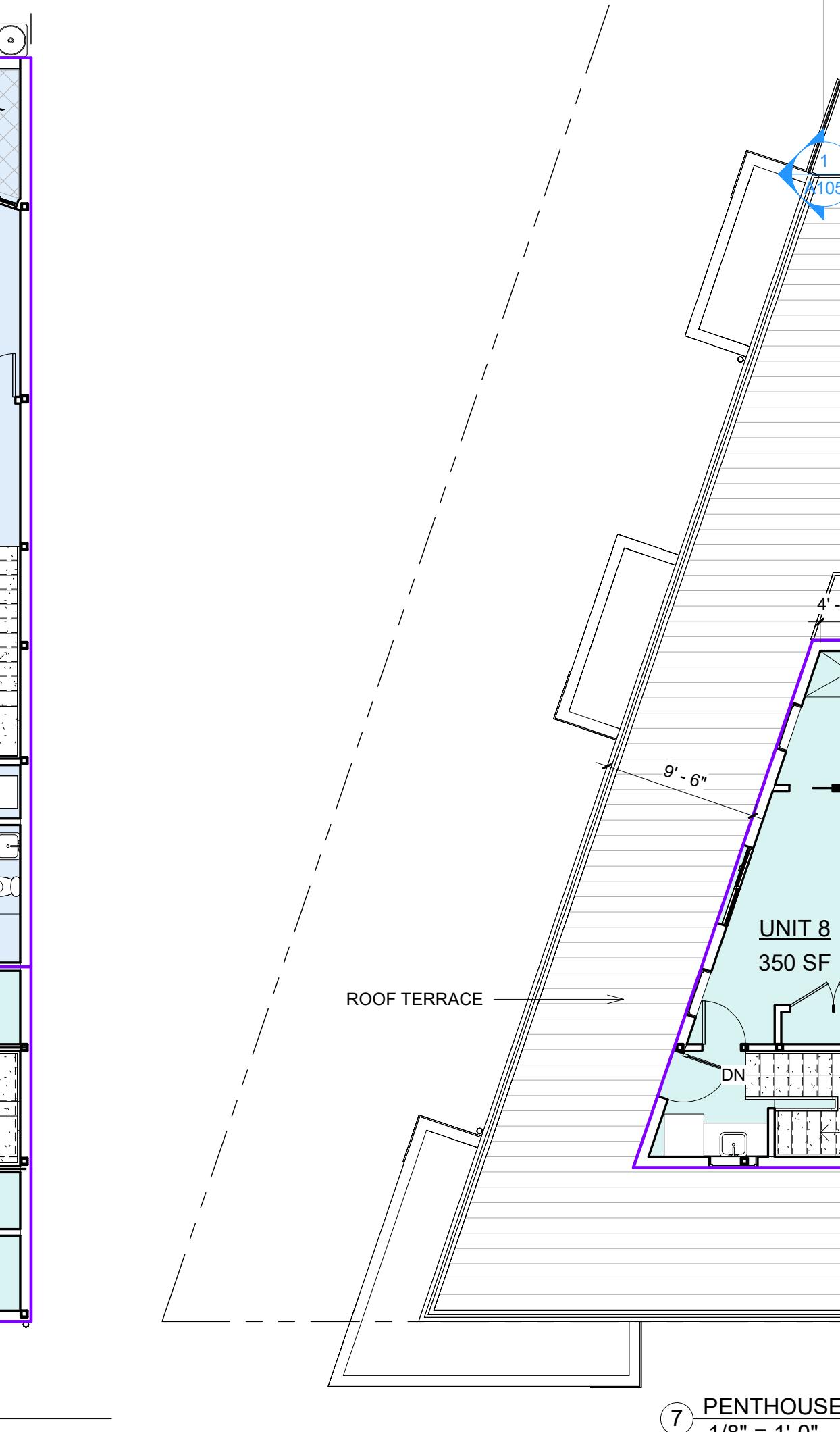
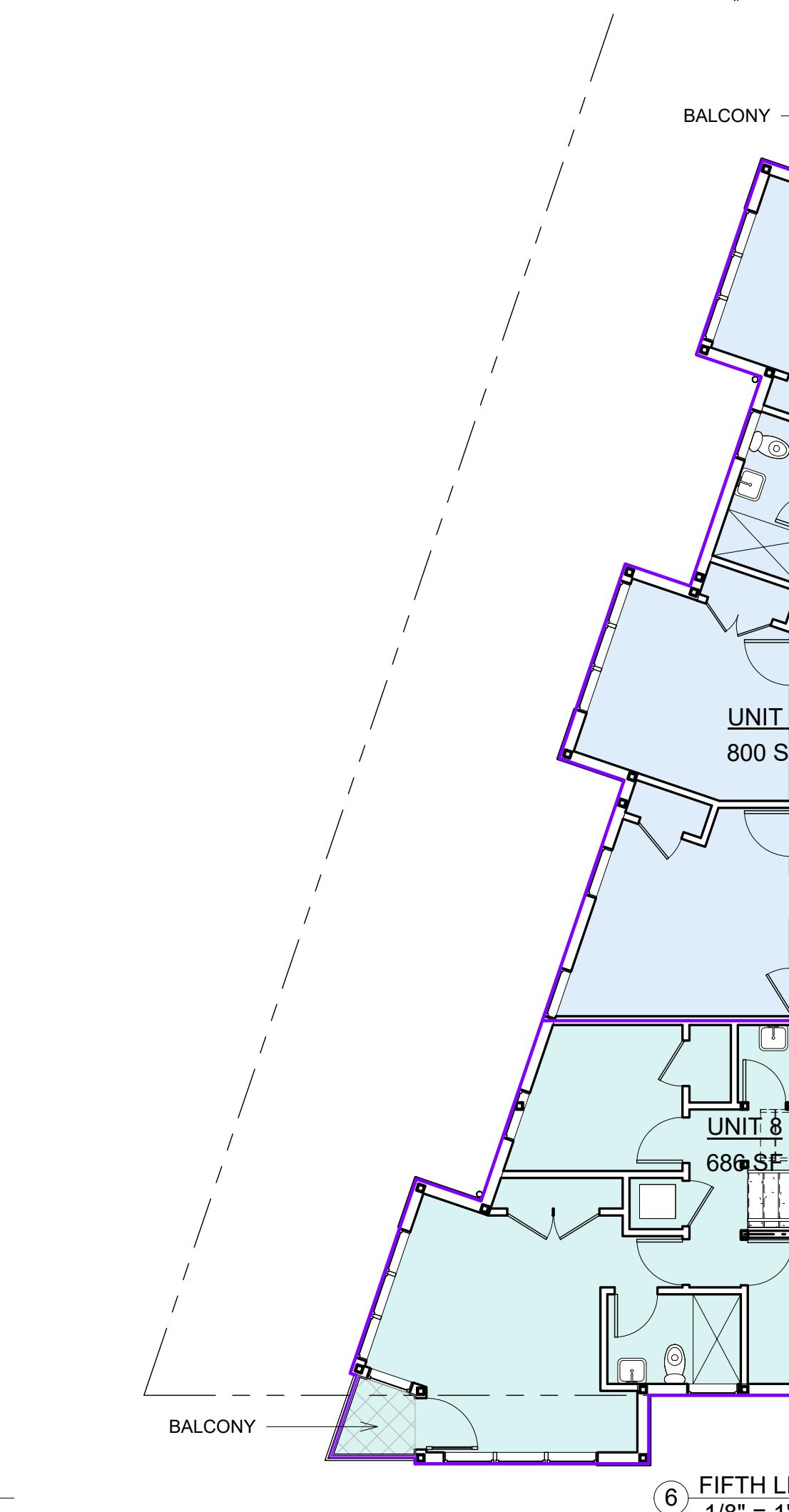
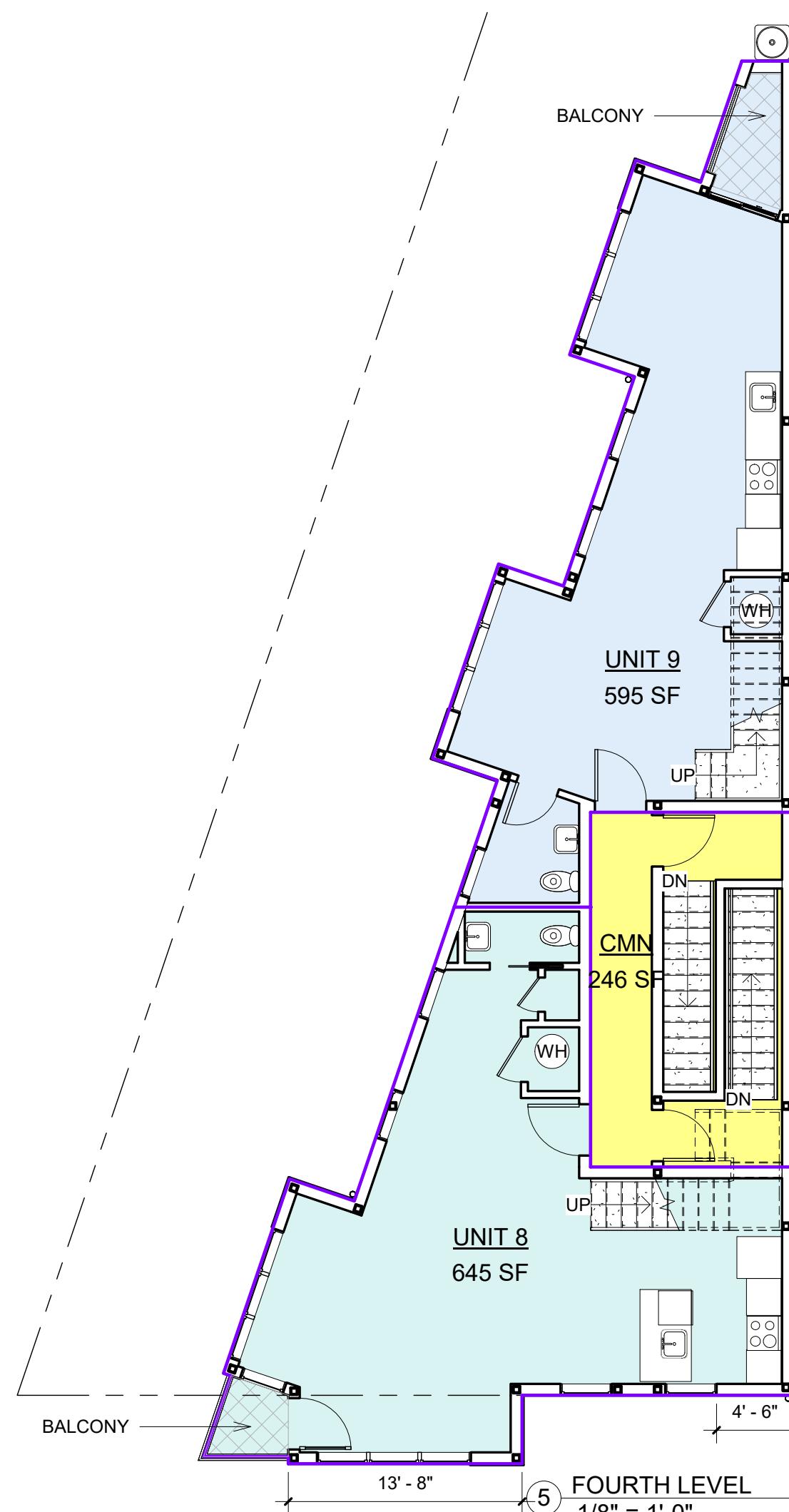
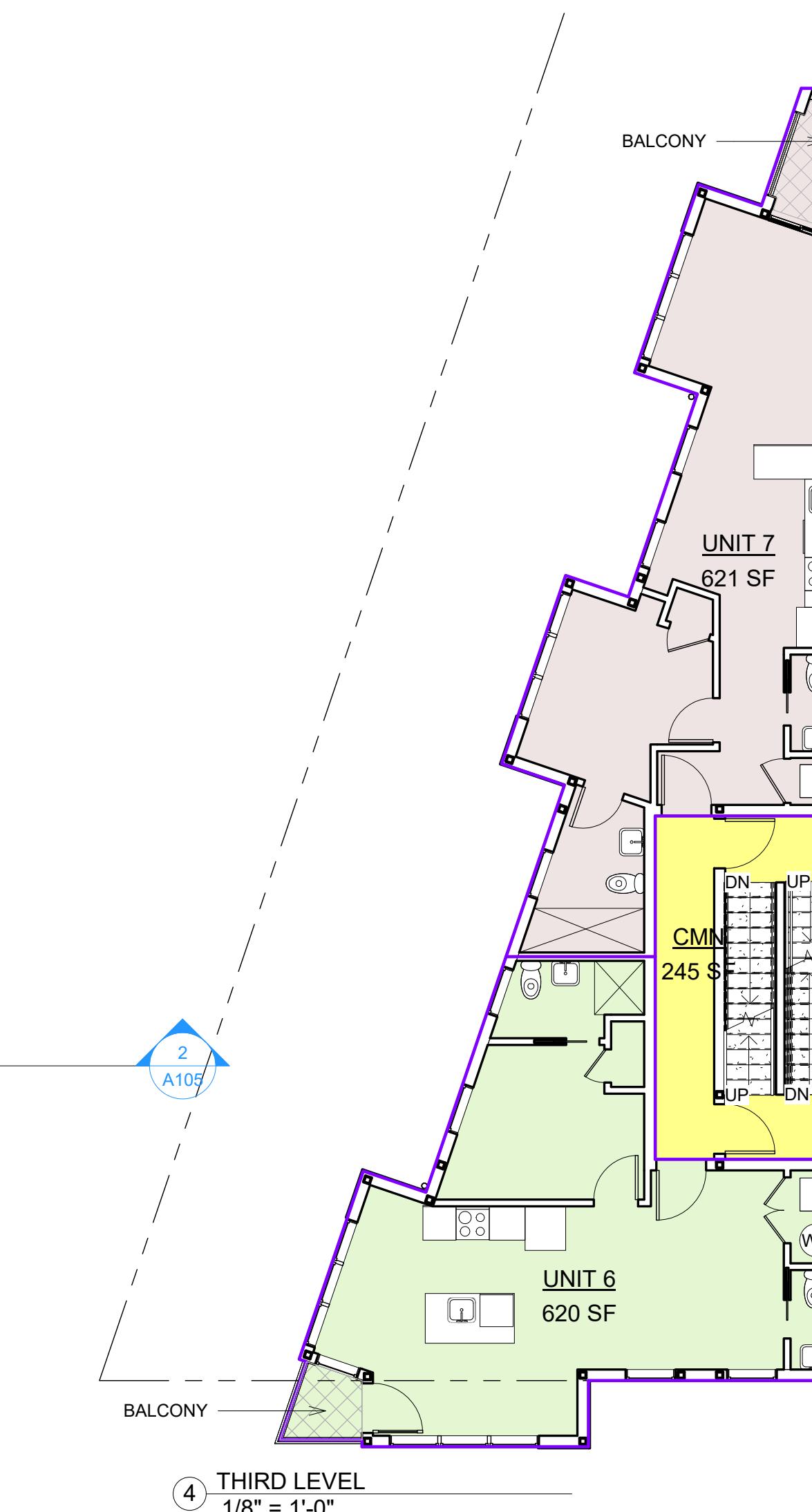
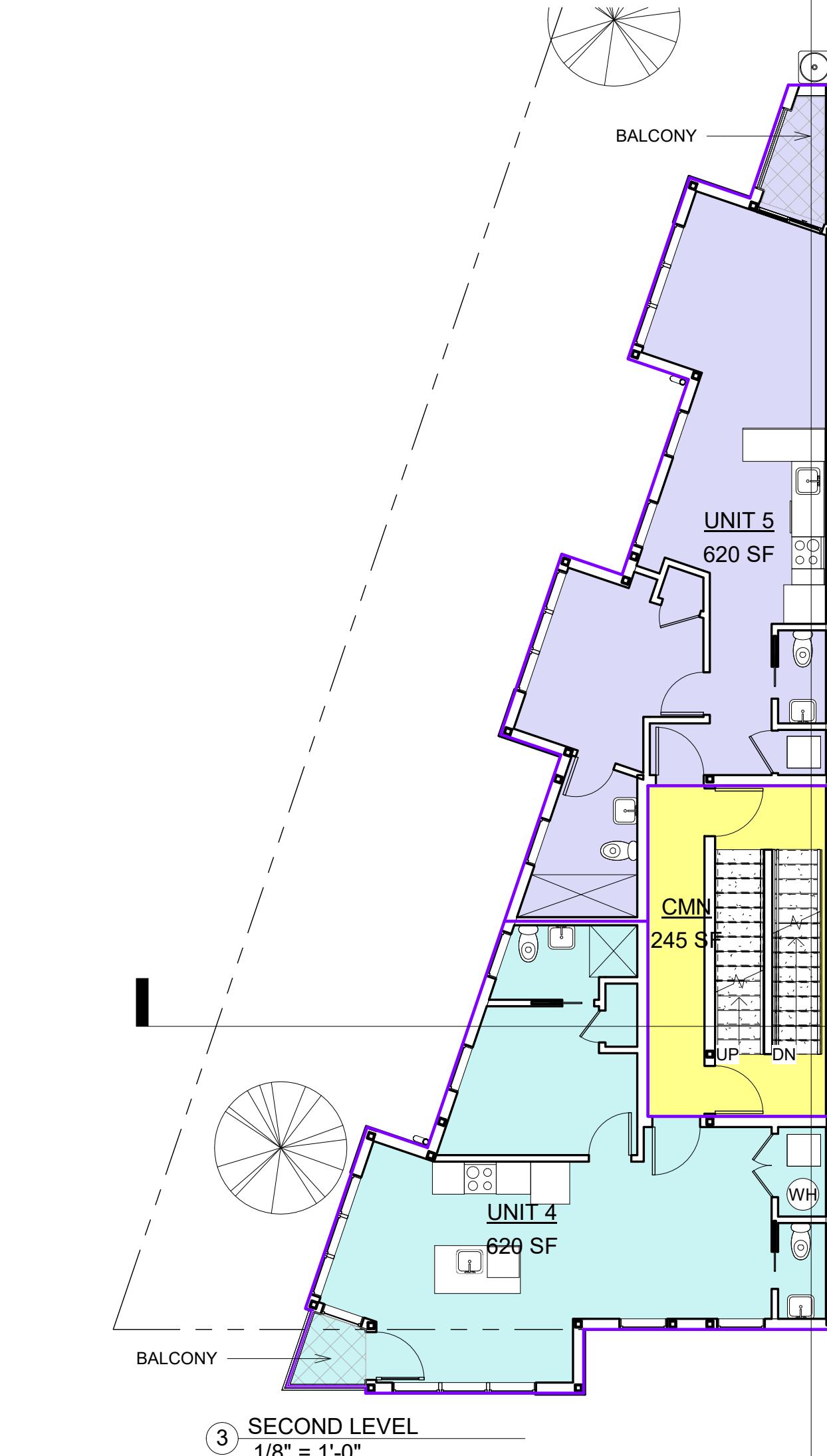
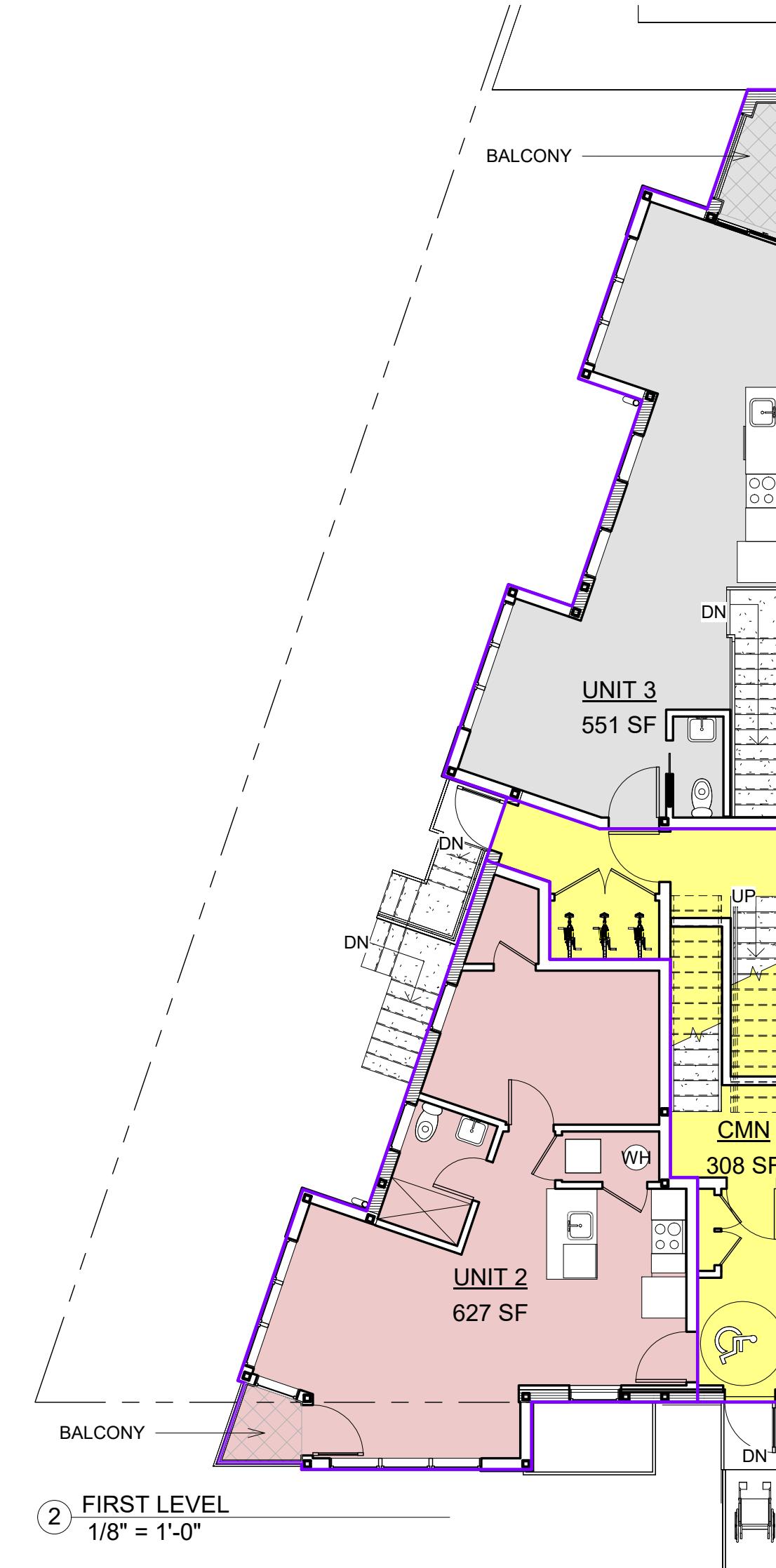
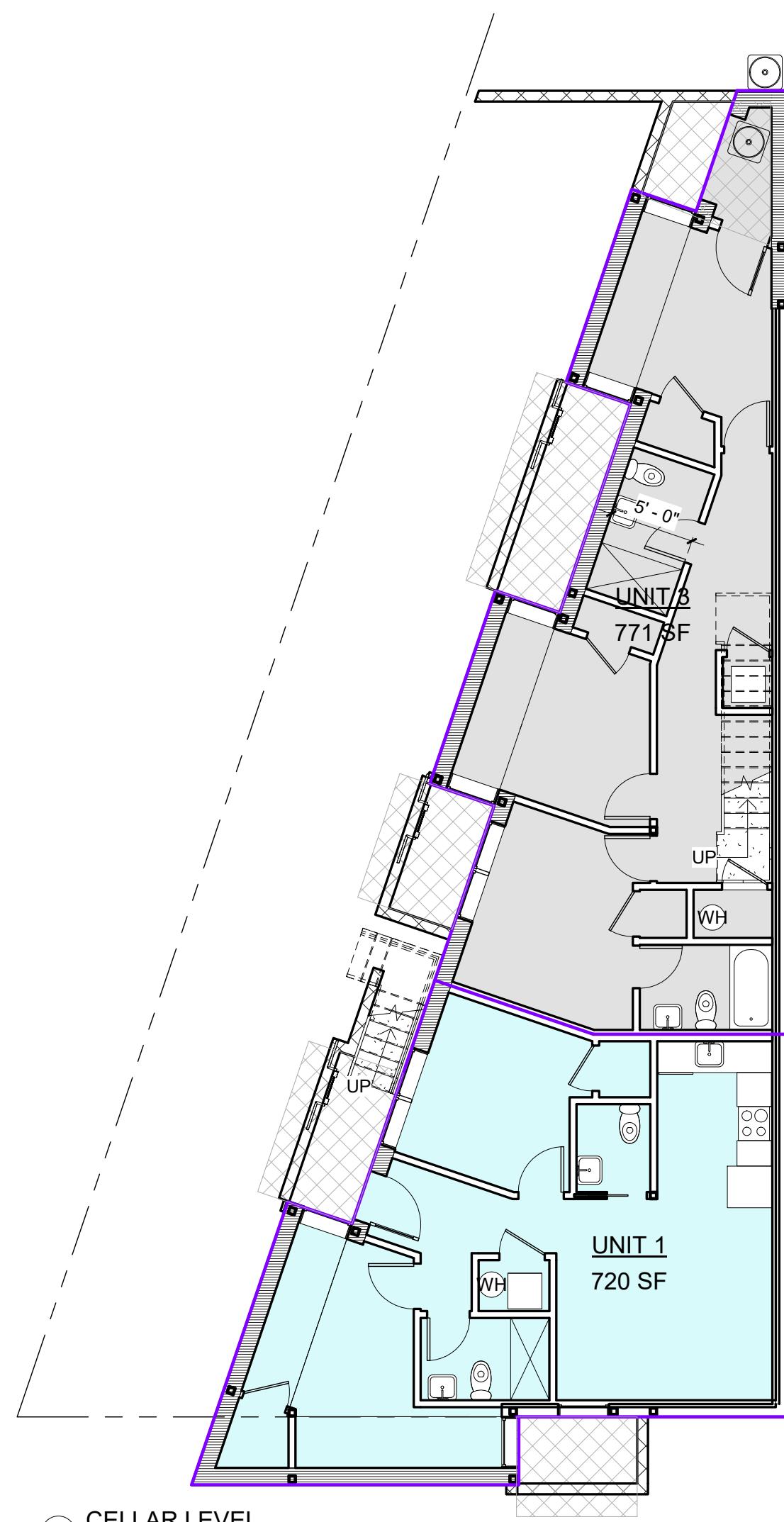
AS INDICATED
FEB 2025
**SITE SECTION
AND GRADE
PLANE
CALCULATION**

A105





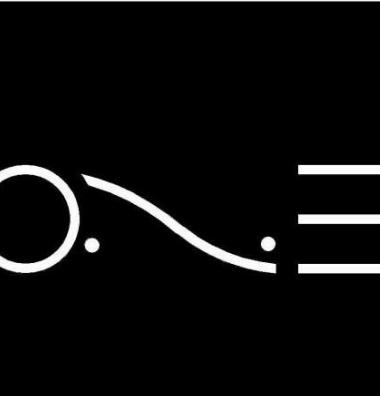




Area Schedule (Rentalable)		
Name	Level	Area
CMN	FIRST LEVEL	308 SF
CMN	SECOND LEVEL	245 SF
CMN	THIRD LEVEL	245 SF
CMN	FOURTH LEVEL	246 SF
UNIT 1	CELLAR LEVEL	720 SF
UNIT 2	FIRST LEVEL	627 SF
UNIT 3	CELLAR LEVEL	771 SF
UNIT 3	FIRST LEVEL	551 SF
UNIT 4	SECOND LEVEL	620 SF
UNIT 5	SECOND LEVEL	620 SF
UNIT 6	THIRD LEVEL	620 SF
UNIT 7	THIRD LEVEL	621 SF
UNIT 8	FOURTH LEVEL	645 SF
UNIT 8	FIFTH LEVEL	686 SF
UNIT 8	PENTHOUSE	350 SF
UNIT 9	FOURTH LEVEL	595 SF
UNIT 9	FIFTH LEVEL	800 SF

3700 14TH ST NW

DISTRICT OF COLUMBIA
20011



ONE DESIGN SERVICES
onedesignservices.net
Tel. 571.225.7211

REVISION #
SCALE
ISSUE DATE

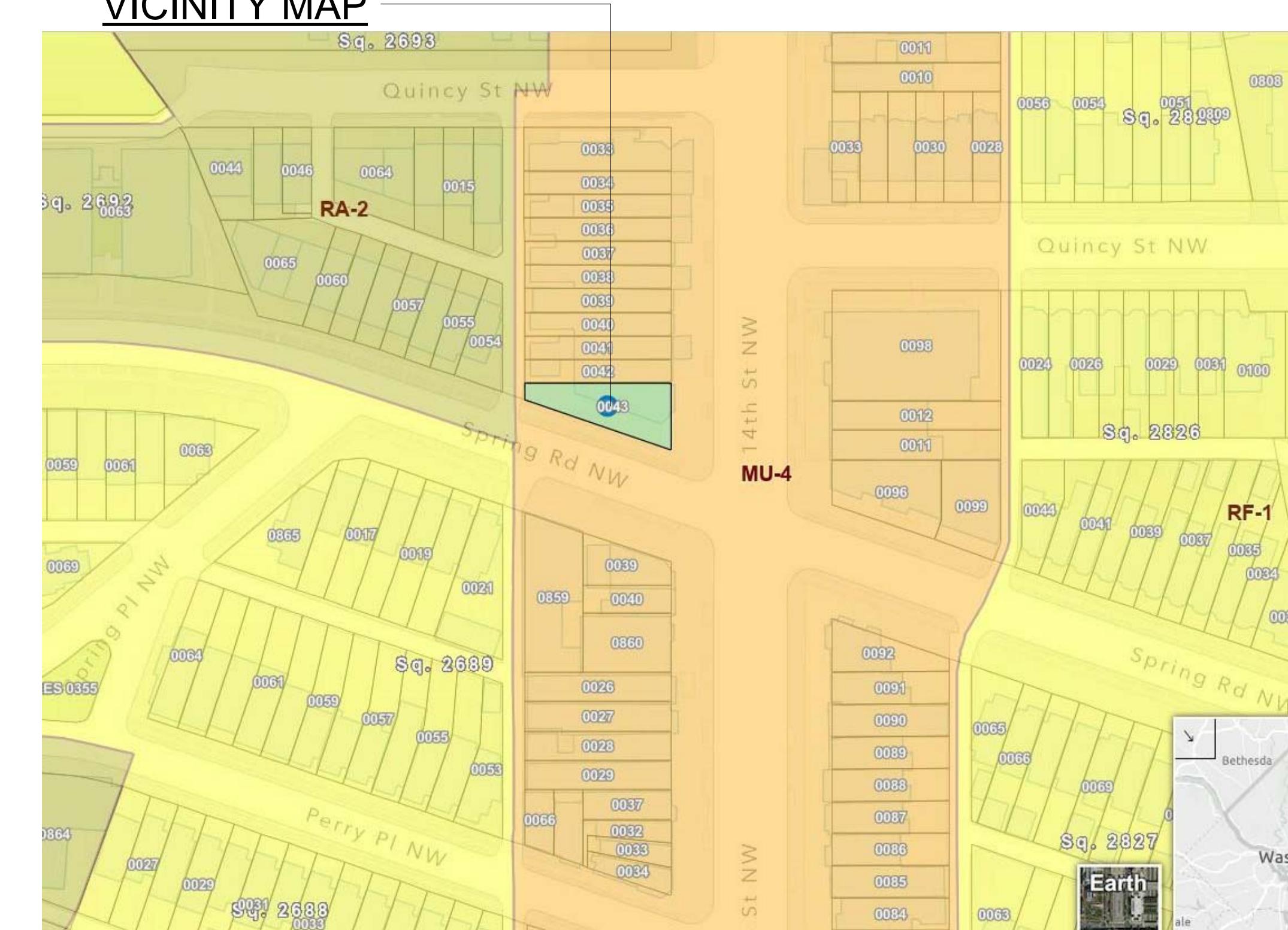
AREA PLANS

A302

PROJECT DESCRIPTION

UPGRADE THE LANDSCAPE OF AN EXISTING SEMI-DETACHED COMMERCIAL UNIT. THE PROPOSED BUILDING HAS 9 UNITS FROM CELLAR TO FIFTH FLOORS AND PENTHOUSE. SIDEYARD TO BE UPGRADED AND DEVELOPED TO ACCOMODATE ON GRADE PATIOS AND GREEN AREA, GRASS, SHRUBS AND TREES.

VICINITY MAP



3700 14TH ST NW

DISTRICT OF COLUMBIA
20011

PROJECT INFORMATION

PROJECT NAME: 3700 14th ST NW
PROJECT OWNERS NAME: WASHINGTON REAL ESTATE
DEVELOPMENT INC
PROJECT CONTACT INFO.: DAGMAWI GEBREKIDAN
dagi.abebe@gmail.com
571.225.7211

PROJECT ADDRESS: 3700 14TH ST NW WASHINGTON

DC 20010

SQUARE: 2692

LOT: 0043

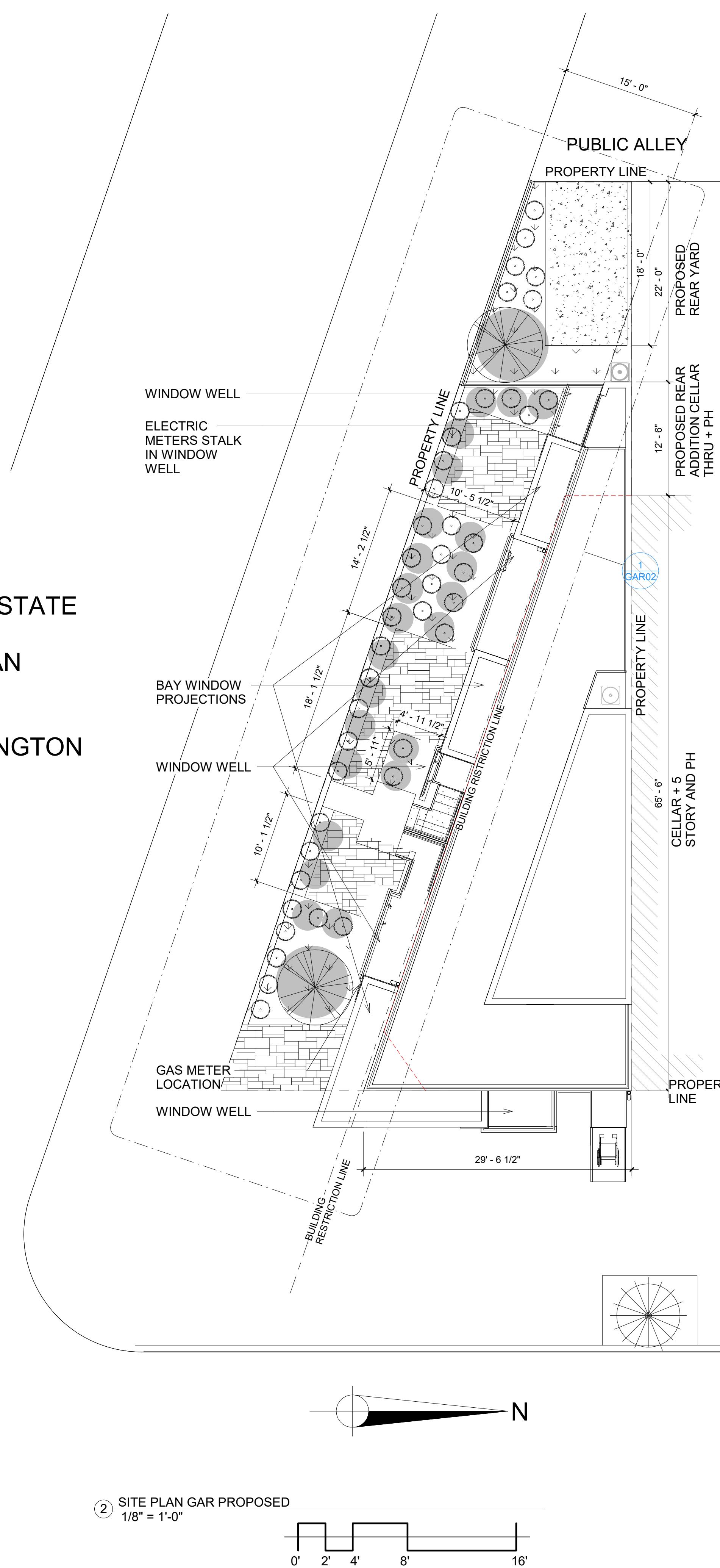
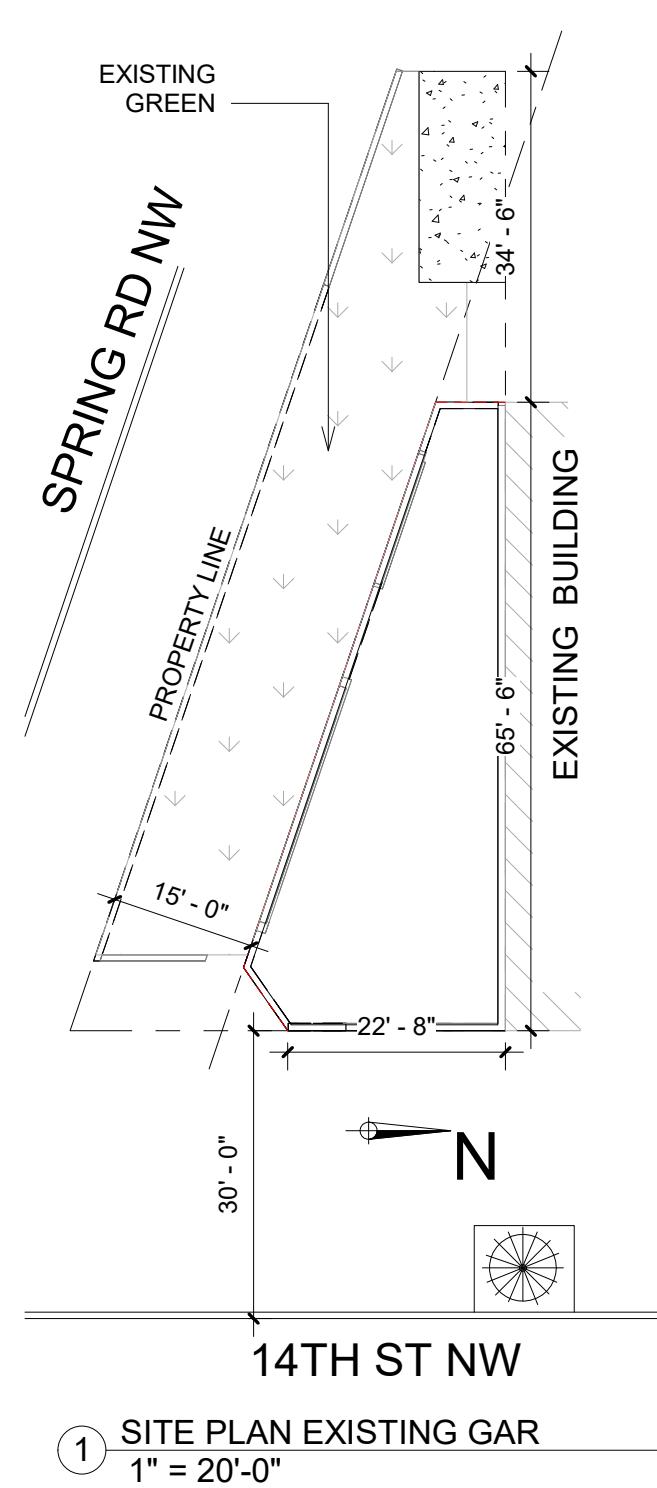
ZONE DISTRICT: MU-4

GREEN AREA RATIO: 0.3

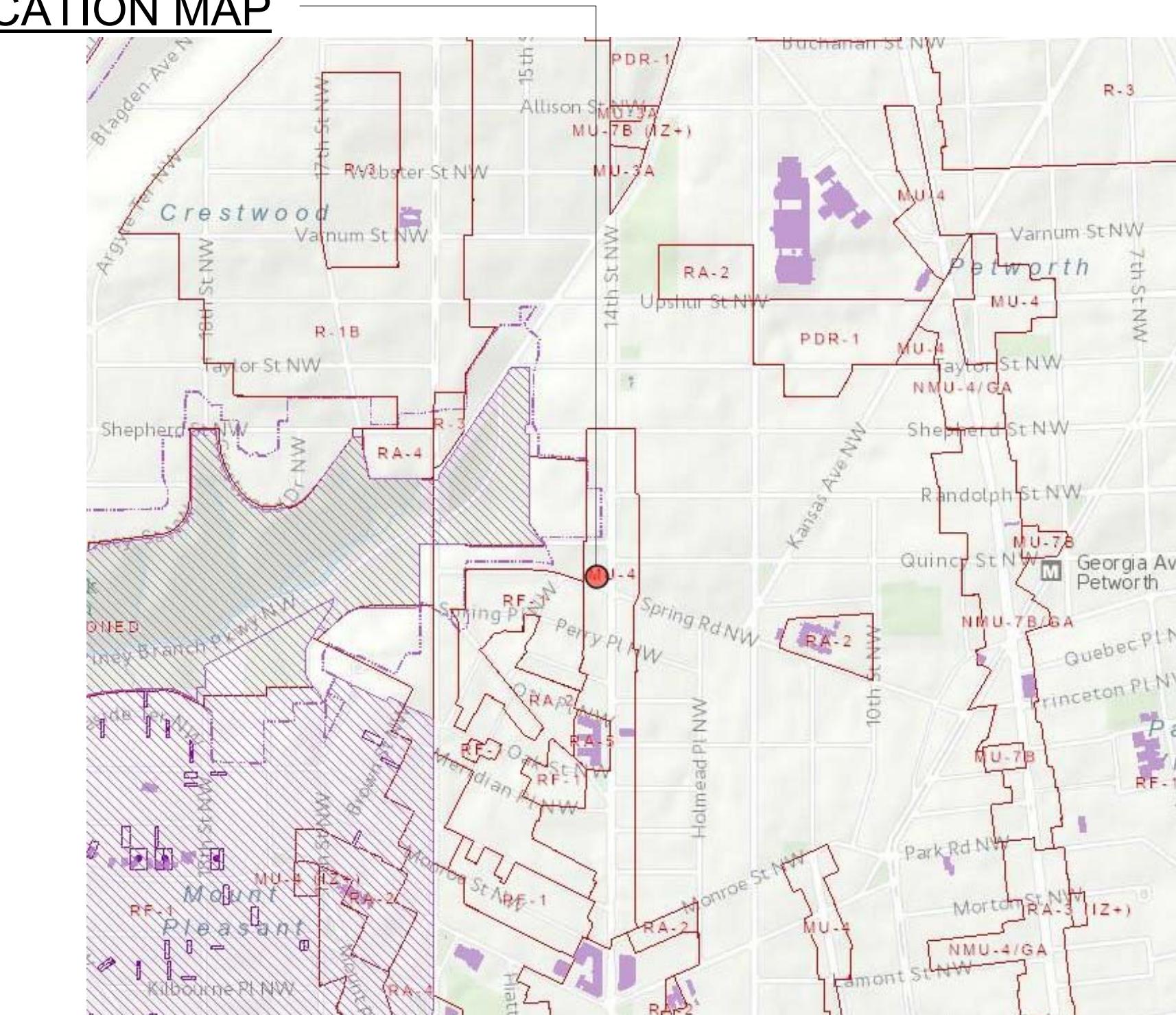
FLOOR AREA RATIO: 2.5 (3.0 WITH IZ)

HEIGHT: 50FT

LOT OCCUPANCY: 60%



LOCATION MAP



GAR SITE PLANS

REVISION #
SCALE
ISSUE DATE

AS INDICATED
FEB 2025

DRAWING INDEX

GAR1: GAR COVER PAGE

GAR2: GAR SCORESHEET AND CALLOUT

GAR3: GAR NOTES AND DETAILS

GAR01

Green Area Ratio Scoresheet			
Address	3700 14TH ST NW	Square	Lot
	2692	43	MU-4
Other			
Lot area (sf)	Minimum Score	Multiplier	GAR Score
Lot size (enter this value first) *	2,838	0.3	0.300
Landscape Elements			
	Square Feet	Factor	Total
A Landscaped areas (select one of the following for each area)			
1 Landscaped areas with a soil depth < 24"	square feet	0.30	82.5
2 Landscaped areas with a soil depth ≥ 24"	square feet	0.60	161.4
3 Bioretention facilities	square feet	0.40	-
B Plantings (credit for plants in landscaped areas from Section A)			
1 Groundcovers, or other plants < 2' height	square feet	Native Bonus square feet	
2 Plants ≥ 2' height at maturity - calculated at 9-sf per plant	# of plants	# of plants	108.8
3 New trees with less than 40-foot canopy spread - calculated at 50 sq ft per tree	# of trees	# of trees	50.0
4 New trees with 40-foot or greater canopy spread - calculated at 250 sq ft per tree	# of trees	# of trees	-
5 Preservation of existing tree 6" to 12" DBH - calculated at 250 sq ft per tree	# of trees	# of trees	-
6 Preservation of existing tree 12" to 18" DBH - calculated at 600 sq ft per tree	# of trees	# of trees	-
7 Preservation of existing trees 18" to 24" DBH - calculated at 1300 sq ft per tree	# of trees	# of trees	-
8 Preservation of existing trees 24" DBH or greater - calculated at 2000 sq ft per tree	# of trees	# of trees	-
9 Vegetated wall, plantings on a vertical surface	square feet	square feet	-
C Vegetated or "green" roofs			
1 Over at least 2" and less than 8" of growth medium	square feet	square feet	-
2 Over at least 8" of growth medium	square feet	square feet	-
D Permeable Paving***			
1 Permeable paving over 6" to 24" of soil or gravel	square feet	0.40	232.0
2 Permeable paving over at least 24" of soil or gravel	square feet	0.50	-
E Other			
1 Enhanced tree growth systems***	square feet	0.40	-
2 Renewable energy generation	square feet	0.50	-
3 Approved water features	square feet	0.20	-
F Bonuses	sub-total of sqft =	2,146	
1 Native plant species	square feet	0.10	102.2
2 Landscaping in food cultivation	square feet	0.10	-
3 Harvested stormwater irrigation	square feet	0.10	-
Green Area Ratio numerator =		850	
*** Permeable paving and structural soil together may not qualify for more than one third of the Green Area Ratio score. Total square footage of all permeable paving and enhanced tree growth.		232	

GAR REQUIREMENTS

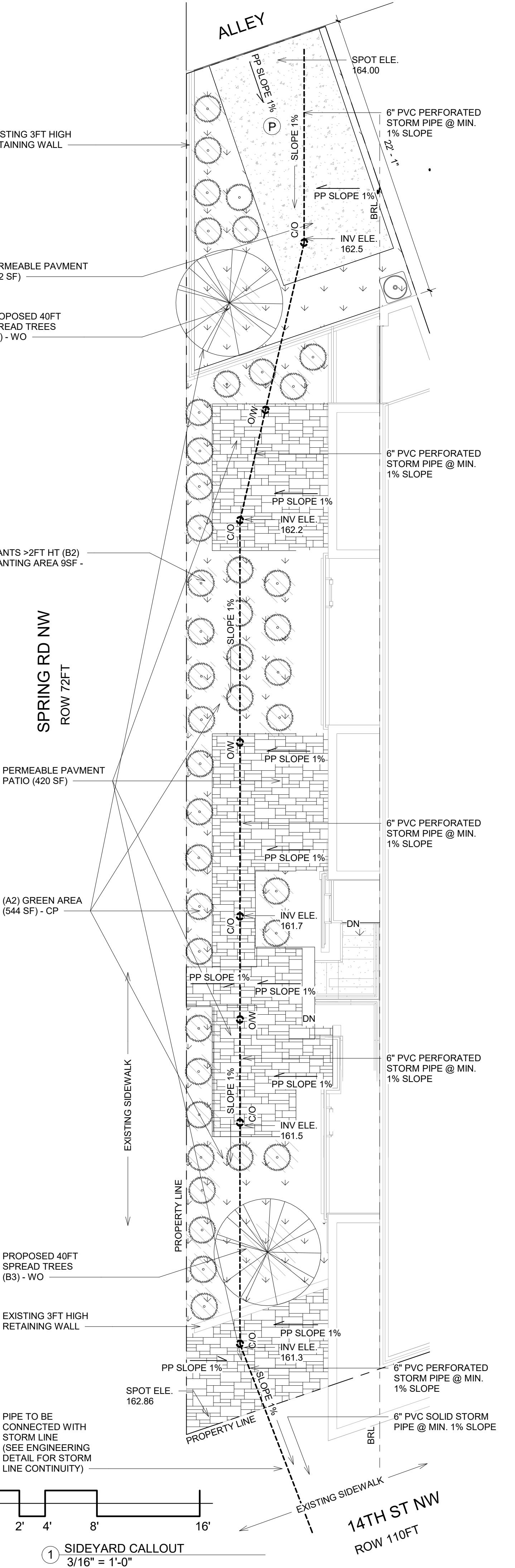
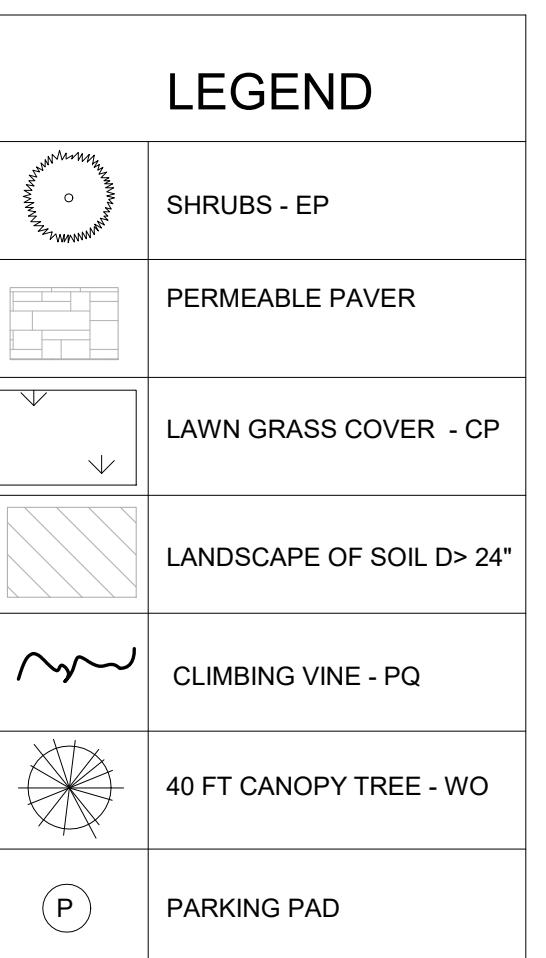
GROSS SITE AREA 2838 SQ.FT
PUBLIC R.O.W. (DEDUCTION) 0 SQ.FT.
ADJUSTED GROSS AREA 2838 SQ.FT.

ZONING: MU-4

GAR REQUIRED 0.3
GAR PROVIDED 0.3

NOTE

- THE PROPERTY OWNER IS REQUIRED TO MAINTAIN THE LOT'S MINIMUM GAR SCORE THROUGH APPROPRIATE STEWARDSHIP AND MAINTENANCE OF LANDSCAPE ELEMENTS AFTER THE PROPERTY IS GRANTED ITS CERTIFICATE OF OCCUPANCY.
- ALL NEW PLANT MATERIALS MUST MEET THE STANDARDS IN THE ANLA AMERICAN STANDARDS FOR NURSERY STOCK (ANSI Z60.1-2014)
- TREES AND SHRUBS MUST HAVE A SPECIES IDENTIFICATION TAG FROM THE NURSERY TO REMAIN ON 2 OF EACH PLANTED SPECIES UNTIL THE LANDSCAPE CHECKLIST IS SIGNED. TAGS MAY BE REMOVED AFTER FINAL INSPECTION TO PREVENT GIRDLING.



SPECIFICATIONS FOR PLANTING

- CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND UTILITY LOCATIONS. THE PROJECT LANDSCAPE ARCHITECT PRIOR TO THE PLANTING MUST APPROVE ADJUSTMENTS TO LOCATIONS OF PLANT MATERIAL DUE TO FIELD CONDITIONS. ANY SUBSTITUTIONS IN PLANT MATERIAL AND SIZES SPECIFIED WILL NOT BE ACCEPTED, UNLESS APPROVED BY PROJECT LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- ALL PLANT MATERIAL SHALL CONFORM THE AMERICAN STANDARD FOR NURSERY, LATEST EDITION, PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION. ALL PLANTS MUST BE FREE FROM INJURY, INSECT INFESTATIONS AND DISEASE. ALL PLANT MATERIAL MUST BE INSPECTED BY THE PROJECT LANDSCAPE ARCHITECT PRIOR TO PLANTING. THE CONTRACTOR SHALL PHONE AT LEAST THREE (3) DAYS PRIOR TO INSTALLATION FOR INSPECTION OF THE MATERIAL AND FOR INSPECTION OF THE PLANTING OPERATION.
- ALL PLANT MATERIAL MUST BEAR ORIGINAL NURSERY TAGS INDICATING THE GENUS, SPECIES AND IF APPLICABLE, CULTIVARS AND VARIETY. ALL TAGS SHALL BE REMOVED AFTER THE PROJECT LANDSCAPE ARCHITECT HAS INSPECTED THE PLANT MATERIAL.
- TEST SOIL DRAINAGE BEFORE PLANTING. DIG A HOLE AS DEEP AS YOUR PLANTING HOLE AND FILL WITH WATER. IF WATER DRAINS AT A RATE LESS THAN ONE INCH PER HOUR, INSTALL DRAINAGE TO CARRY WATER AWAY FROM THE PLANTING HOLE BASE, OR MOVING OR RAISING THE PLANTING SITE (BERM CONSTRUCTION).
- EXAMINE SOIL FOR COMPACTION BEFORE PLANTING. IF SOILS ARE COMPACTED IN AN AREA WHERE A GROUP OF PLANTS ARE TO BE INSTALLED, INCORPORATE SEVERAL INCHES OF A COMBINATION OF ORGANIC MATERIALS SUCH AS COMPOSTED YARD WASTE, FINELY SHREDDED PINE BARK MULCH (SUPERFINES) OR SHREDDED, COMPOSTED LEAF MULCH (LEAF-GRO) AND TILL TO A DEPTH OF TWELVE (12) TO EIGHTEEN (18) INCHES OVER THE ENTIRE AREA. DO NOT TILL IF PLANTING IS WITHIN A TREE PRESERVATION AREA. APPLY THE ORGANIC MATTER AT A RATE OF ONE-QUARTER ORGANIC MATTER TO THREE-QUARTERS EXISTING SOIL. DO NOT INCORPORATE SMALL QUANTITIES OF SAND - COMPACTION WILL INCREASE AND DRAINAGE DECREASES. FOR SINGLE TREE PLANTINGS, BACKFILL PLANTING HOLES WITH UNAMENDED SOIL. INCREASE THE WIDTH OF THE TOP OF THE PLANTING HOLE IN AREA WHERE SOIL HAS BEEN COMPACTED. DO NOT INCORPORATE ORGANIC MATTER SUCH AS PEAT MOSS INTO BACKFILL FOR INDIVIDUAL PLANTING HOLES.
- TWO (2) TO THREE (3) INCHES OF MULCH SHALL BE PLACED OVER THE TREE-PLANTING PIT, BUT SHALL BE KEPT THREE (3) TO FOUR (4) INCHES AWAY FROM THE TRUNK OF THE TREE OR CROWNS OF SHRUBS. DO NOT ALLOW MULCH TO TOUCH THE TRUNKS OF TREES OR CROWNS OF SHRUBS. USE MULCH THAT IS COMPATIBLE WITH THE TYPE OF PLANT USED. AVOID MULCH THAT HAS NOT BEEN NITROGEN COMPOSTED, AS THE PH OF THE SOIL COULD CHANGE AS THE MULCH DEGRADES. PINE BARK MULCH WILL NOT CHANGE THE PH OF THE SOIL AS IT DEGRADES. THIS IS THE BEST TYPE OF MULCH FOR USE WITH PERENNIALS. IN MULCHING PERENNIALS, USE NO MORE THAN 1-2". FOR MEDITERRANEAN TYPE OF PERENNIALS, SUCH AS LAVENDER, OR FOR PEONIES OR IRIS, USE NO MULCH AT ALL.
- REMOVE TAGS AND LABELS FROM TREES AND SHRUBS TO PREVENT GIRDLING BRANCHES AND TRUNKS.
- ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE CONTRACTOR FOR ONE YEAR FROM THE DATE OF ACCEPTANCE TO BE IN GOOD, HEALTHY AND FLOURISHING CONDITION. IN THE EVENT THAT A PLANT DIES OR IN THE JUDGMENT OF THE PROJECT LANDSCAPE ARCHITECT, FAILS TO FLOURISH; THE CONTRACTOR SHALL REPLACE IN ACCORDANCE WITH THE ABOVE NOTED SPECIFICATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PLANTS DURING THIS ONE-YEAR WARRANTY PERIOD. THIS MAINTENANCE SHALL INCLUDE PROVIDING WATER ON A WEEKLY BASIS WHEN NATURAL RAINFALL IS LESS THAN ONE INCH A WEEK. DRIP IRRIGATION SYSTEMS AND WATER RESERVOIR DEVICES CAN FACILITATE WATERING. ROOT BALLS OF TREES SHOULD BE SLOWLY AND THOROUGHLY SOAKED AT TIME OF WATERING. FOR PLANTING BEDS (I.E., TREES, SHRUBS AND PERENNIALS), WATER SLOWLY AND DEEPLY PUTTING DOWN 1"-2" OF WATER IN A 6-12 HOUR PERIOD. THIS SHOULD GIVE A PENETRATION OF 12"-18" DEPTH.
- PLANT MATERIAL SHALL NOT BE STORED ON SITE FOR A PERIOD LONGER THAN 3 DAYS FROM THE TIME OF DELIVERY.
- ALL PLANT MATERIAL SHALL BE PROTECTED FROM DRYING DURING TRANSPORTATION AND DURING STORAGE ON SITE. ANY PLANT THAT IS NOT PLANTED ON THE DAY OF DELIVERY WILL BE PLACED IN A HOLDING AREA. THE TREE OR SHRUB WILL BE STORED VERTICALLY AND ITS ROOTS WILL BE COVERED WITH A MOISTURE HOLDING MEDIUM (WOOD CHIPS, SAW-DUST, ECT.) UNTIL PLANTED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DISCREPANCIES BETWEEN THE PLANT LIST AND THE PLANTING PLAN.

SOIL AMENDMENT:

- All soils in planting beds that will be disturbed by this project will be amended as needed.
- The area shall be cleared entirely of all plant material, brush, debris, and trash and grubbed to a depth of six to twelve inches in order to leave a surface entirely free of any protruding stumps, roots, rhizomes, trash or debris. The area shall be compacted to the least extent necessary to stabilize the site. In order to accomplish this, only tracked equipment shall be used for working the area. The surface layer shall be made to meet the following standards to a minimum depth of six inches either by amending the existing soils or by the additional of top soil meeting the following specifications:

A. Imported Topsoil

- Loamy, friable soil, containing a minimum of 2.0 percent by dry weight organic matter; free from subsoil, refuse, roots, heavy or stiff clay, stones larger than 25 mm (1 in.), noxious seeds, sticks, brush, litter, and other deleterious substances; suitable for the germination of seeds and the support of vegetative growth. The pH value shall be between 6.0 and 6.5.
- Soil Texture: loam soil with the following particle size distribution.

Approximate Particle Distribution Imported Topsoil

Gravel	Less than 10%
Coarse to medium sand	30-65%
Fine sand	5-20%
Very fine sand	0-20%
Silt	15-25%
Clay	15-25%

B. Existing Topsoil

- Existing topsoil from the site may be used if it meets the requirements for imported topsoil or if approved by a landscape architect certified arborist. Provide a minimum of one soil sample with accompanying soil test report for each topsoil type found at the site.

Planting Schedule

Symbol	Species (Common name)	Quantity	Planting Size	Type	Spacing	GAR Category	Landscape Coverage (sq.ft.)	Native	Multiplier	Native Bonus Credit	Comments
WO	Quercus phellos(Willow Oak)	2	3 gal.	cont.	As shown	B(3)	100	Yes	0.5	50	Healthy Clown
CP	Carex pennsylvanica (Pennsylvanian sedge)	544 SF	2"	Plug	12"o.c.	B(1)	544	Yes	0.2	108.8	Full to ground
EP	Echinacea purpurea (Coneflower)	23	3 Gal.container	Shrub	Min 3'	B(2)	207	Yes	0.3	62.1	Full to ground
Total										851	220.9

SCORECARD
AND
CALL OUT

GAR02

3700 14TH ST NW
DISTRICT OF COLUMBIA
20011

one design services
onetdesignservices.net
Tel. 571.225.7211

REVISION #
SCALE
ISSUE DATE

AS INDICATED
FEB 2025

