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A1.02	ZONING ANALYSIS
A1.03	FAR+IZ CALCULATIONS
A1.04	UNIT PLANS AND TABULATIONS
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A1.20	SHADOW STUDY

SITE INFORMATION	
ADDRESS:	1444 ALABAMA AVENUE SE WASHINGTON, DC 20032
LOT NUMBERS:	815
SQUARE:	5889
ZONING:	RA-1
MAXIMUM FAR:	1.08
ALLOWABLE HEIGHT:	40 FT MAX. 3 STORIES

OWNER

ARCHITECT

CIVIL ENGINEER



DEVELOPMENT GROUP

WINSTON M. COX, JR.

301.821.1599



1716 14TH STREET, SUITE 200

WASHINGTON, DC 20009

703.582.2354

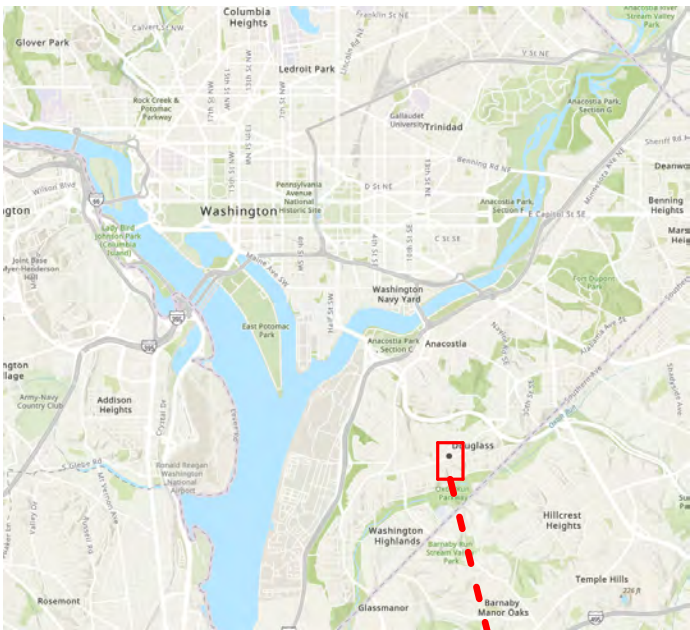


HUSKA & HORGAN ENGINEERING, LLC

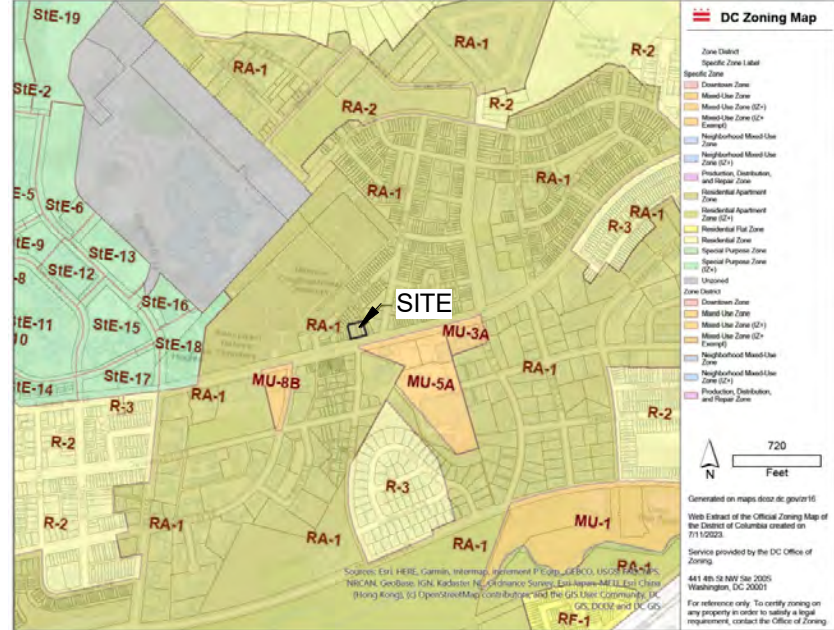
1050 30TH STREET NW

WASHINGTON, DC 20007

703.425.3862



AREA MAP



ZONING MAP



REGIONAL MAP

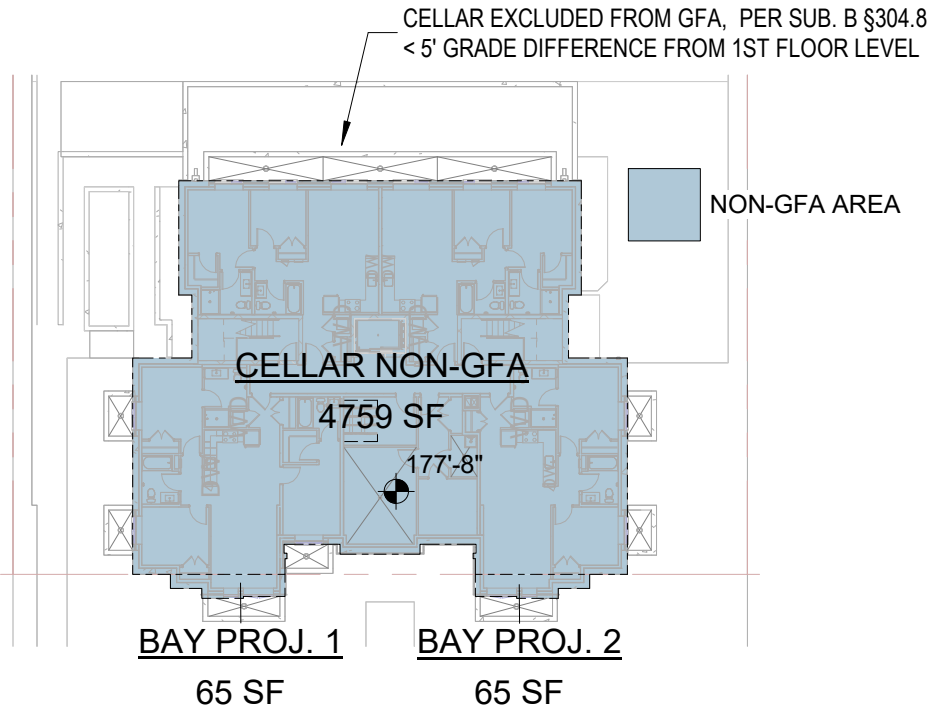


VICINITY MAP

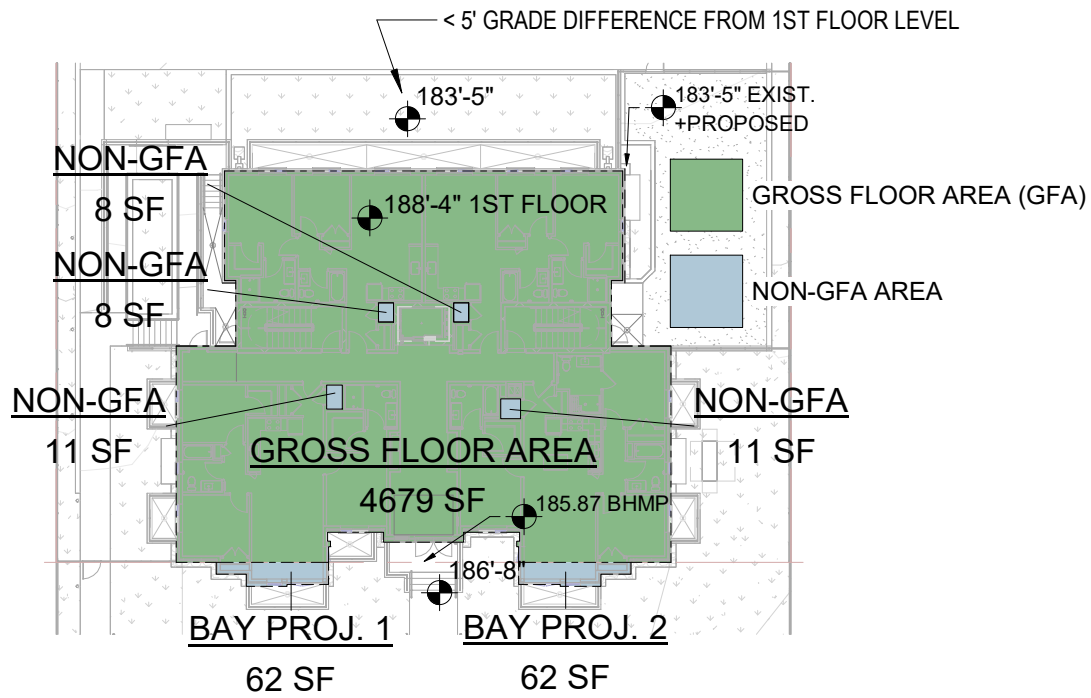
ZONING ANALYSIS - DCMR TITLE 11 (2016)						
SECTION	SECTION	PERMITTED RA-1		PROPOSED RA-1		NOTES
	FLOOR AREA RATIO					
F-201.4	MAX PERMITTED FAR	1.08 14,022 GFA		1.08 14,007 GFA		W/IZ BONUS
	BUILDING HEIGHT					
F-203.2	HEIGHT	RA-1: 40'		35'-2"		
	STORIES	3 STORIES		3 STORIES		
	PENTHOUSE					
F-205.1	HEIGHT	12' HABITABLE		ELEVATOR OVERRUN < 6.5'		15' ALLOWED FOR MECHANICAL SPACE
	STORIES	1 STORY		NA		
	REAR YARD SETBACK					
F-207.1	REAR YARD SETBACK	20' MIN.		41'-6"		
	SIDE YARD SETBACK					
F-208.3	SIDE YARD SETBACK	3"/12"NOT LESS THAN 8'		19'-11.5" BOTH SIDES		3 OR MORE DWELLING UNITS
	COURT					
F-209.1	OPEN COURT WIDTH	4"/12"NOT LESS THAN 10'		N/A		3 OR MORE DWELLING UNITS
F-209.1	CLOSED COURT	4"/12"NOT LESS THAN 15'		N/A		3 OR MORE DWELLING UNITS
F-209.1	CLOSED COURT AREA	2 X(W SQUARED)<350 SF		N/A		3 OR MORE DWELLING UNITS
	LOT OCCUPANCY					
F-210.1	LOT OCCUPANCY	RA-1: 40% MAX.		36.3% PROPOSED		
F-210.1	AREA ALLOWED	12,983 X .4 = 5,193.2 SF MAX		4,717 SF		
	GREEN AREA RATIO					
F-211.1	RATIO	.4 MIN.		.4 MIN.		
	CAR PARKING					
C-701.5, C-702.1	RESIDENTIAL	3 REQUIRED 18/6 = 3		10 PROVIDED		18 UNITS: 1 PER 6 UNITS OVER 4 (1/2 MILE TO METRO) LANDSCAPE PROVIDED PER C-715
	BIKE PARKING					
C-802.1	RESIDENTIAL	LONG TERM	SHORT TERM	LONG TERM	SHORT TERM	BIKE STORAGE ROOM ON ENTRY LEVEL SHORT TERM RACKS BY SIDEWALK
		1 / 3 UNITS 6 REQUIRED	1 /20 UNITS 1 REQUIRED	6 PROVIDED	4 PROVIDED	
	LOADING REQUIREMENTS					
C-901.1	LOADING BAY	1 IF > 50 UNITS		N/A: 0 PROVIDED		
C-901.1	SERVICE SPACE	1 IF > 50 UNITS		N/A: 0 PROVIDED		
C-905.2	LOADING BERTH SIZE	12' X 30' 14' CLEAR		N/A		
C-905.3	SERVICE SPACE SIZE	10' X 20' 10' CLEAR		N/A		
C-905.4(a)	LOADING PLATFORM	AREA>100SF WIDTH>8'		N/A		

PROJECT INFORMATION	
PROJECT ADDRESS	1444, 1452, 1454 ALABAMA AVENUE SE
SQUARE LOT	5889 815, 0054, 0053
ZONING DISTRICT	RA-1
LOT AREA	12,983 SF
WARD	WARD 8
ANC	ANC 8C
SMD	8C08
FLUM	RESIDENTIAL - MODERATE DENSITY
SHIPSTEAD-LUCE	N/A
OVERLAY AREA	N/A
HISTORIC DISTRICT	N/A

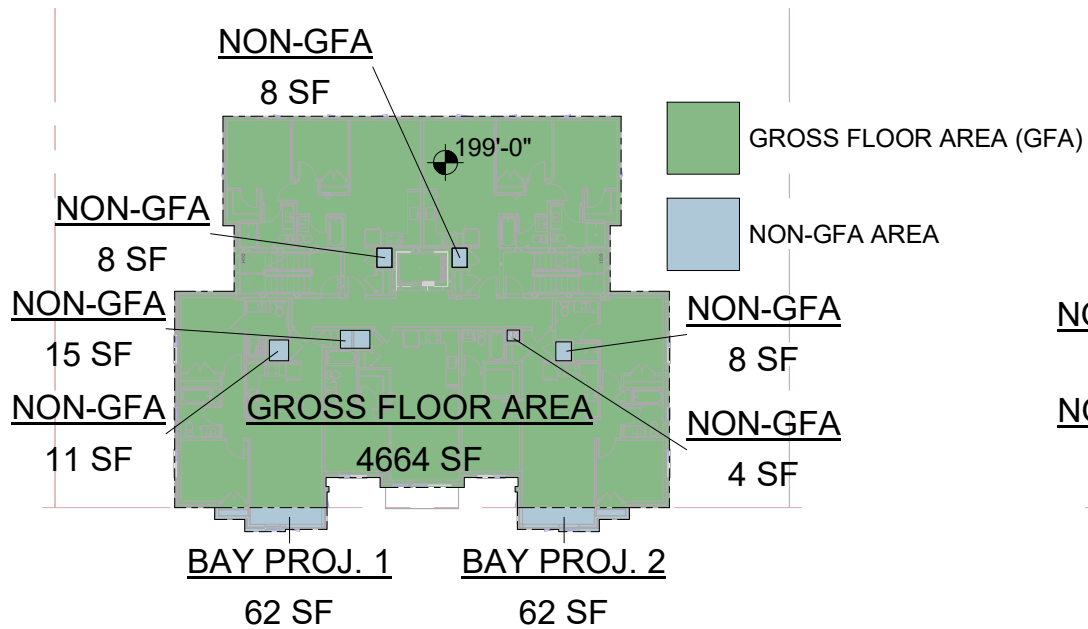
BUILDING INFORMATION	
CONSTRUCTION TYPE	5B
NUMBER OF STORIES	3 STORIES ABOVE GRADE + CELLAR
UNIT COUNT	18 UNITS
FIRE SUPPRESSION	NFPA 13R
FAIR HOUSING UNITS	ALL UNITS COVERED (ELEVATOR)
ANSI A117.1 TYPE A UNITS	15% REQUIRED 3 TYPE A UNITS PROVIDED (16.67%)
IZ UNITS	2 IZ UNITS PROVIDED



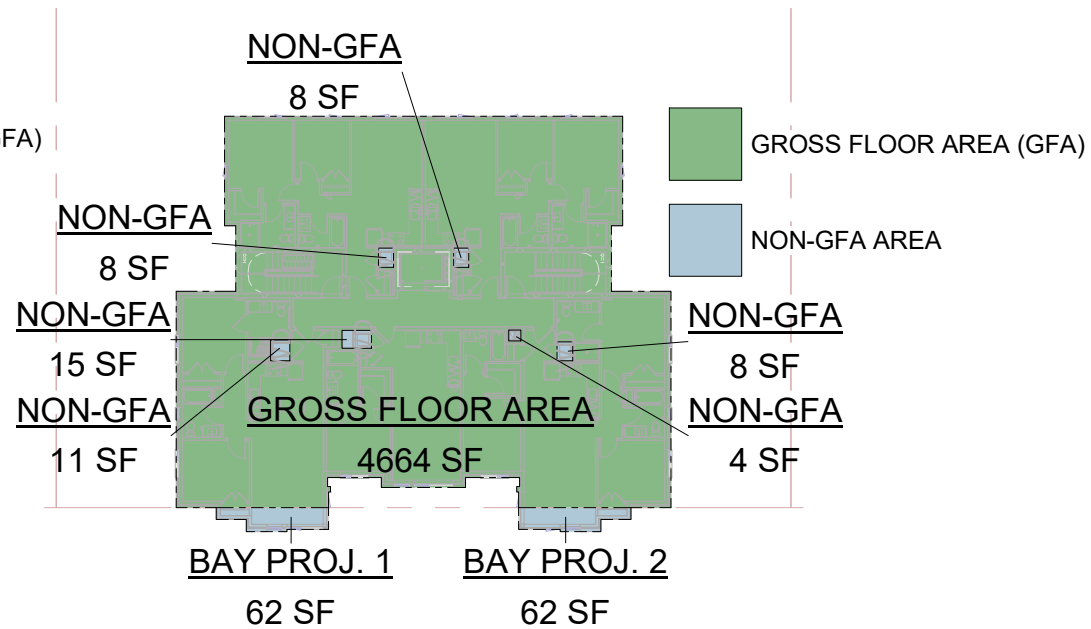
1 CELLAR FAR PLAN
1/32" = 1'-0"



2 1ST FLOOR FAR PLAN
1/32" = 1'-0"



3 2ND FLOOR FAR PLAN
1/32" = 1'-0"



4 3RD FLOOR FAR PLAN
1/32" = 1'-0"

FLOOR AREAS (GSF, GFA, FAR)				
AREA TYPE	INCLUDE IN GFA	GSF	GFA	FAR
00 - CELLAR				
CELLAR NON-GFA	No	4,759	0	0.00
BAY PROJ. 1	No	65	0	0.00
BAY PROJ. 2	No	65	0	0.00
		4,890	0	0.00
01 - LEVEL 1				
GROSS FLOOR AREA	Yes	4,679	4,679	0.36
BAY PROJ. 1	No	62	0	0.00
BAY PROJ. 2	No	62	0	0.00
NON-GFA	No	8	0	0.00
NON-GFA	No	8	0	0.00
NON-GFA	No	11	0	0.00
NON-GFA	No	11	0	0.00
		4,841	4,679	0.36
02 - LEVEL 2				
GROSS FLOOR AREA	Yes	4,664	4,664	0.36
BAY PROJ. 1	No	62	0	0.00
BAY PROJ. 2	No	62	0	0.00
NON-GFA	No	8	0	0.00
NON-GFA	No	8	0	0.00
NON-GFA	No	4	0	0.00
NON-GFA	No	8	0	0.00
NON-GFA	No	11	0	0.00
NON-GFA	No	15	0	0.00
		4,842	4,664	0.36
03 - LEVEL 3				
GROSS FLOOR AREA	Yes	4,664	4,664	0.36
BAY PROJ. 1	No	62	0	0.00
BAY PROJ. 2	No	62	0	0.00
NON-GFA	No	8	0	0.00
NON-GFA	No	8	0	0.00
NON-GFA	No	4	0	0.00
NON-GFA	No	8	0	0.00
NON-GFA	No	11	0	0.00
NON-GFA	No	15	0	0.00
		4,842	4,664	0.36
TOTALS		19,416	14,007	1.08

IZ CALCULATIONS PER §C-1003:

LOT AREA: 12,983 SF
TOTAL GFA (FAR) = 14,007 SF
TOTAL NON-GFA = 5,409 SF
TOTAL GROSS AREA = 19,416 SF (INCLUDES CELLAR + BAYS)

GFA ALLOWABLE IF NOT IZ = 0.9 FAR = 11,685 GFA
IZ BONUS ALLOWED = 0.18 FAR = 2,337 GFA
IZ BONUS UTILIZED = 14,007 - 11,685 = 2,322 GFA

IZ SET ASIDE = GREATER OF THE FOLLOWING CALCULATIONS, C-1003.1
(a) 10% OF TOTAL RESIDENTIAL GFA = 19,416 SF x .1 = **1,942 GSF**
(b) 75% OF BONUS DENSITY TAKEN = 2,322 SF x .75 = 1,742 GSF

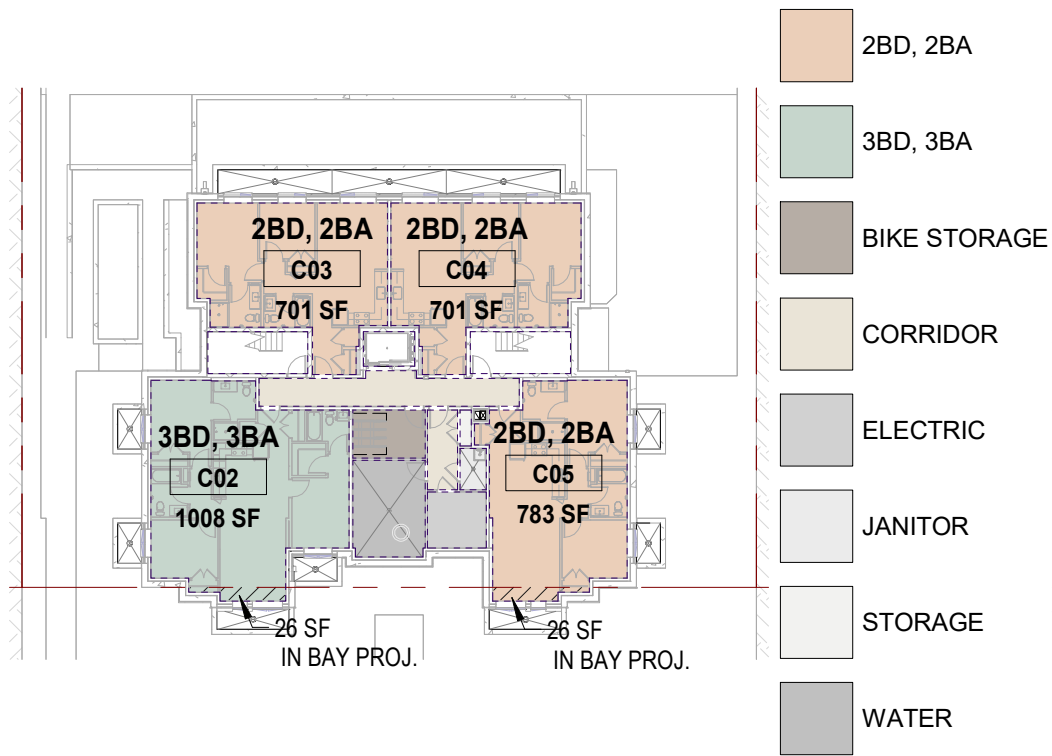
RATIO OF NET TO GROSS AREA, C- 1003.6 (a)

TOTAL GROSS AREA = 19,416 GSF
TOTAL NET AREA = 14,415 NSF
RATIO = NET/GROSS = 74.2%

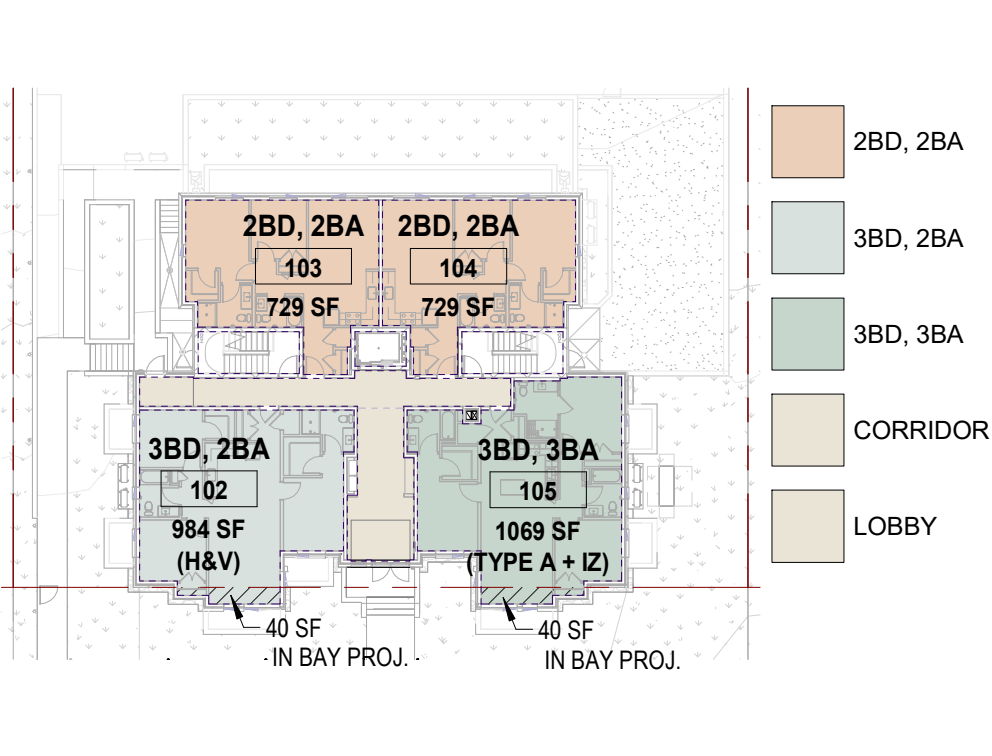
REQUIRED NET IZ AREA = 1,942 SF X .742 = **1,441 NSF**

PROPOSED IZ UNITS:

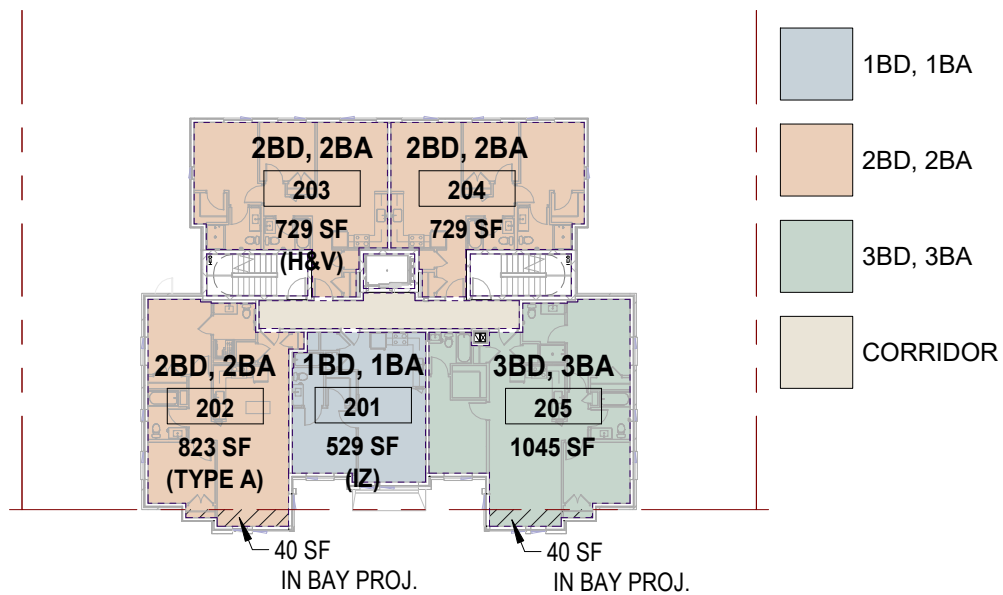
UNIT 105 (3-BED) = 1,069 NSF
UNIT 201 (1-BED) = 529 NSF
TOTAL = **1,598 NSF**



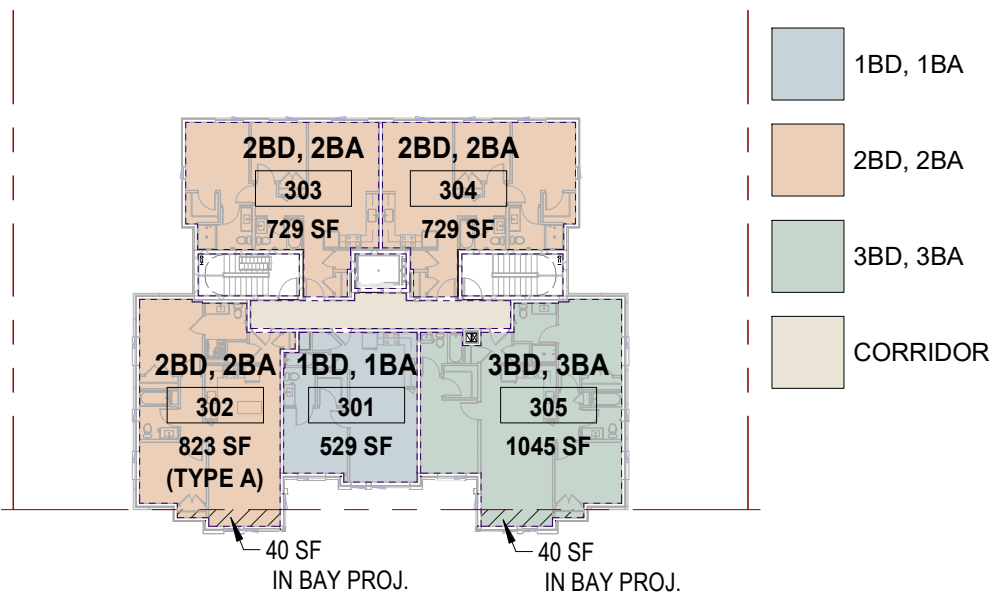
1 UNIT PLAN - CELLAR
1/32" = 1'-0"



2 UNIT PLAN - 1ST FLOOR
1/32" = 1'-0"



3 UNIT PLAN - 2ND FLOOR
1/32" = 1'-0"



4 UNIT PLAN - 3RD FLOOR
1/32" = 1'-0"

UNIT SCHEDULE							
UNIT #	UNIT TYPE	AREA (NSF)	TYPE A	TYPE B (FHA)	H&V	IZ UNIT	COMMENTS
00 - CELLAR							
C02	3BD, 3BA	1,008		X			
C03	2BD, 2BA	701		X			
C04	2BD, 2BA	701		X			
C05	2BD, 2BA	783		X			
4		3,193					
01 - LEVEL 1							
102	3BD, 2BA	984		X	X		H&V
103	2BD, 2BA	729		X			
104	2BD, 2BA	729		X			
105	3BD, 3BA	1,069	X			X	TYPE A + IZ
4		3,511					
02 - LEVEL 2							
201	1BD, 1BA	529		X		X	IZ
202	2BD, 2BA	823		X			TYPE A
203	2BD, 2BA	729		X	X		H&V
204	2BD, 2BA	729		X			
205	3BD, 3BA	1,045	X				
5		3,855					
03 - LEVEL 3							
301	1BD, 1BA	529		X			
302	2BD, 2BA	823		X			TYPE A
303	2BD, 2BA	729		X			
304	2BD, 2BA	729		X			
305	3BD, 3BA	1,045	X				
5		3,855					
TOTAL: 18		14,415					

UNIT TYPES				
UNIT TYPE	COMMENTS/ SUBTYPE	UNIT TOTAL	% OF TOTAL	UNIT AREA (NSF)
1BD, 1BA		1	6%	529
1BD, 1BA	IZ	1	6%	529
		2	11%	1,058
2BD, 2BA		8	44%	5,831
2BD, 2BA	H&V	1	6%	729
2BD, 2BA	TYPE A	2	11%	1,646
		11	61%	8,206
3BD, 2BA	H&V	1	6%	984
		1	6%	984
3BD, 3BA		3	17%	3,098
3BD, 3BA	TYPE A + IZ	1	6%	1,069
		4	22%	4,167
TOTAL:		18	100%	14,415



KEY PLAN



A | VIEW FROM NORTHWEST



B | VIEW FROM NORTHEAST



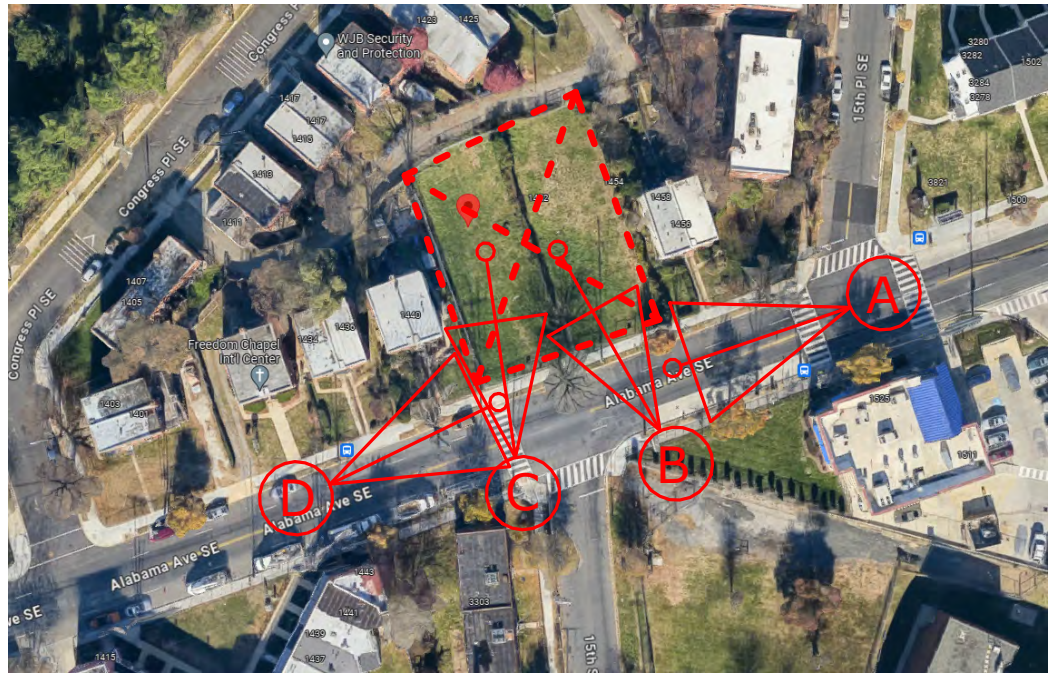
C | VIEW FROM SOUTHWEST



D | VIEW FROM SOUTHEAST



A | VIEW LOOKING WEST ALONG ALABAMA AVENUE SE



B | VIEW LOOKING NORTH FROM ALABAMA AVENUE SE



D | VIEW LOOKING EAST ALONG ALABAMA AVENUE SE



C | VIEW LOOKING NORTH FROM ALABAMA AVENUE SE

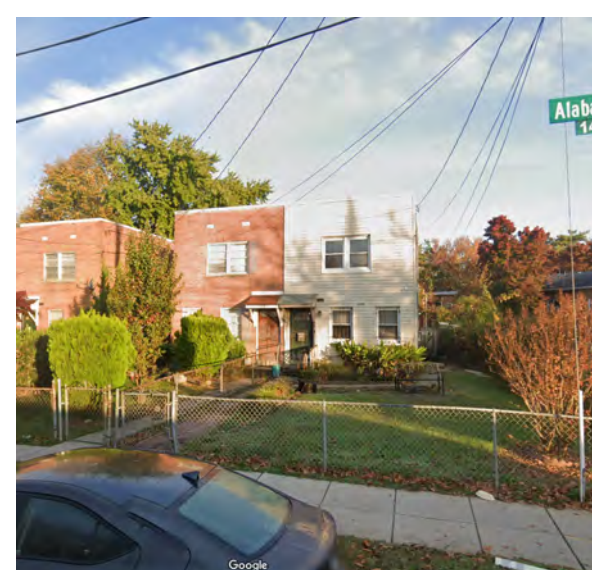
KEY PLAN



A | 1432/1434 ALABAMA AVE. SE



B | 1434/1436 ALABAMA AVE. SE



C | 1438/1440 ALABAMA AVE. SE



KEY PLAN



D | 1456/1458 ALABAMA AVE. SE



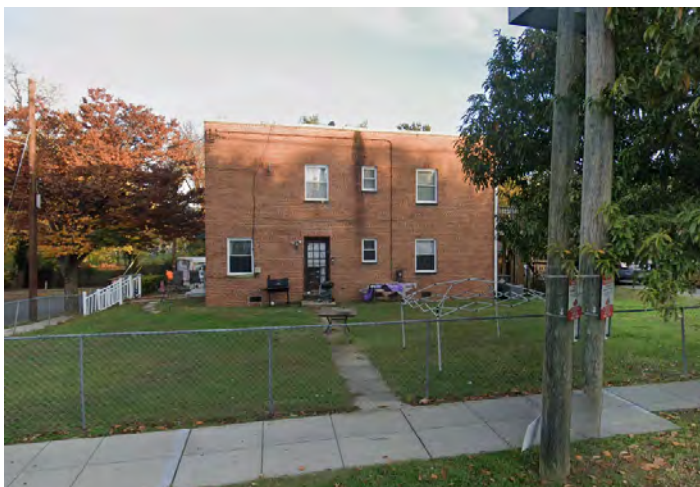
E | 1441-1429 ALABAMA AVE. SE



F | 1427-1413 ALABAMA AVE. SE



G | 3303 15TH STREET SE



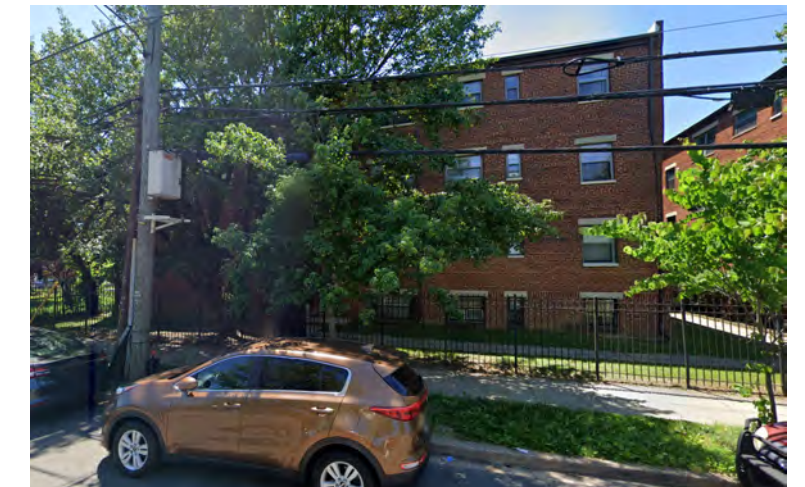
H | 1041/1403 CONGRESS PLACE SE



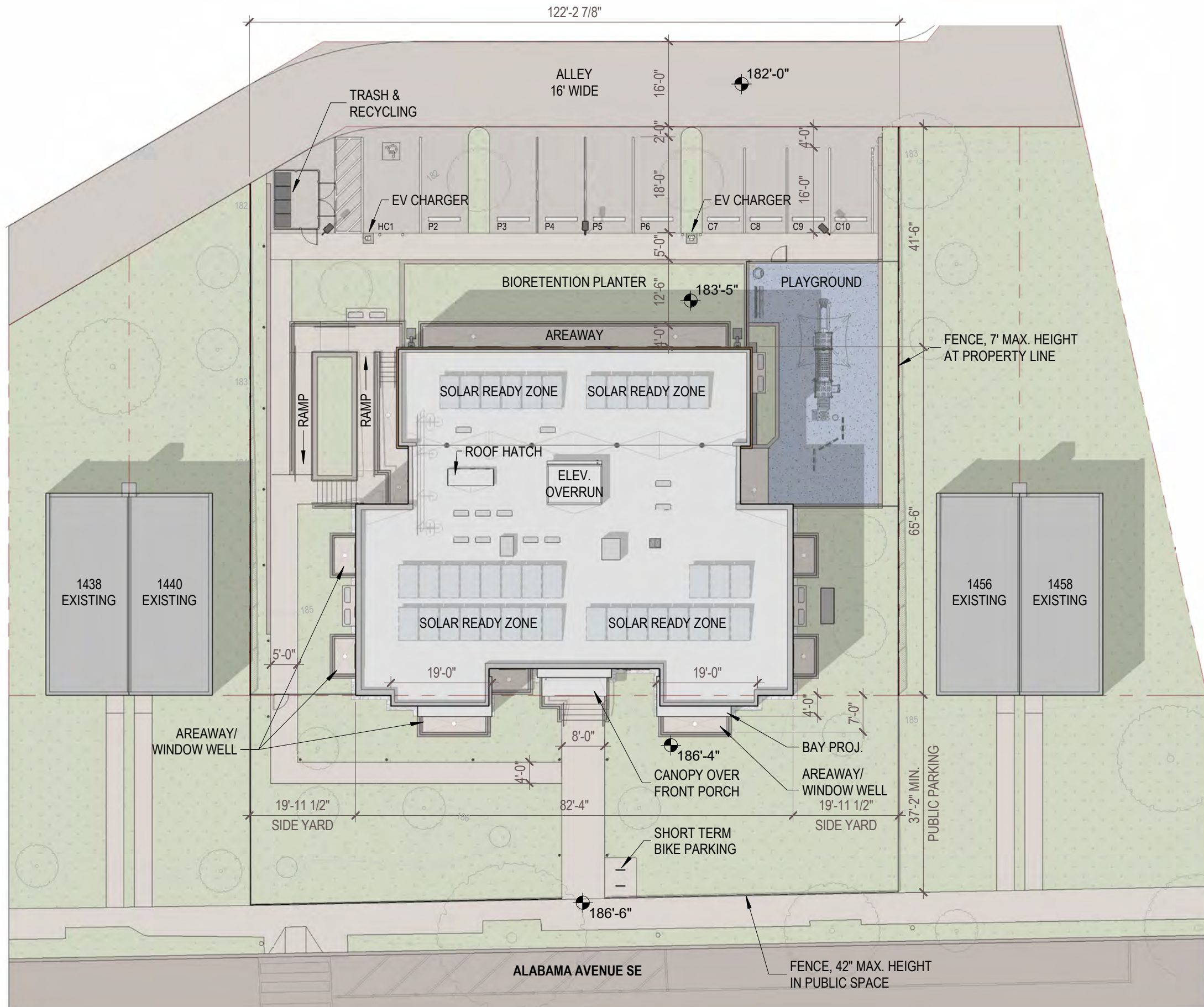
I | 1400 CONGRESS PLACE SE



J | 1525 ALABAMA AVE. SE

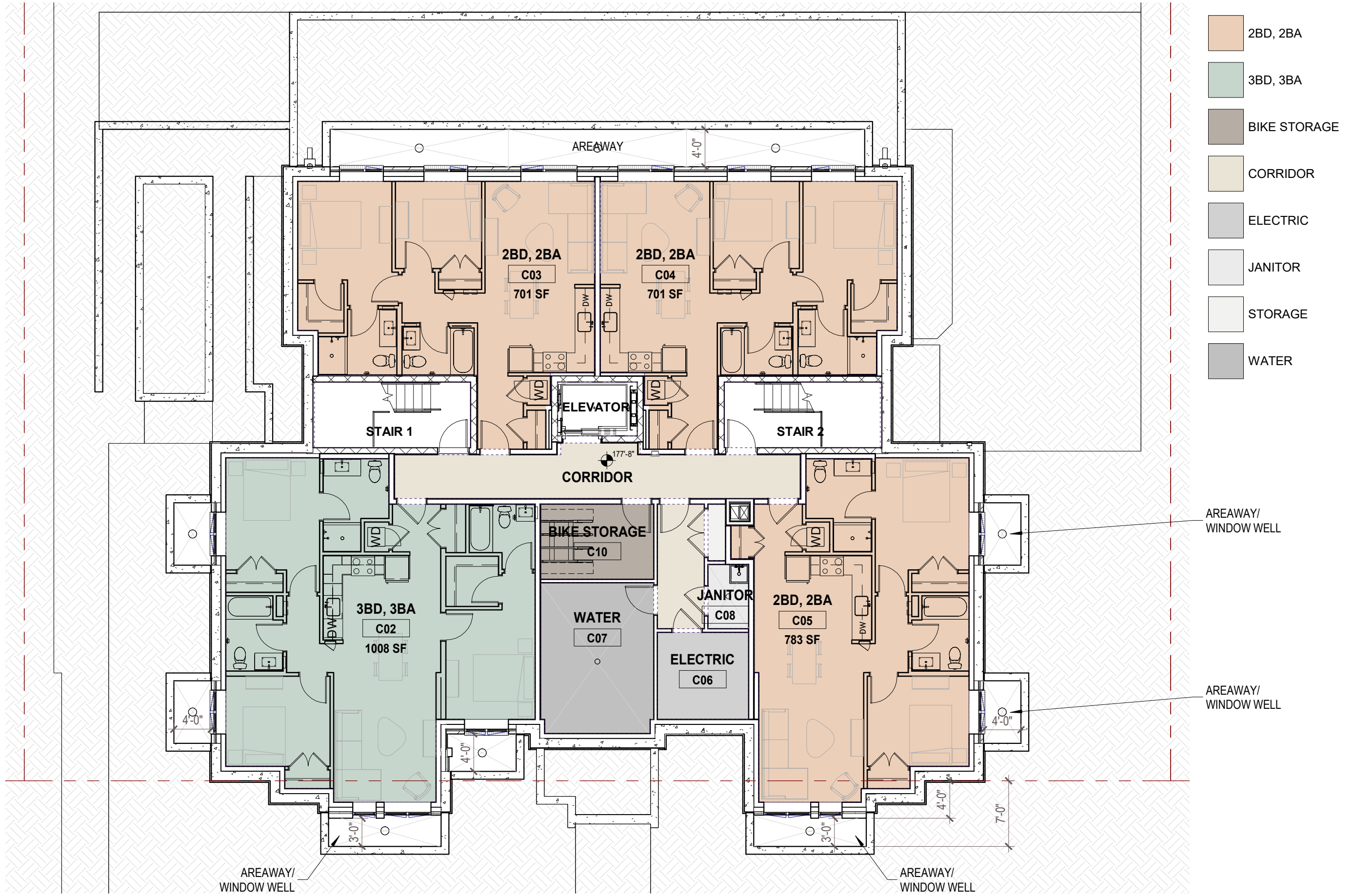


K | 3287 15th Place NE

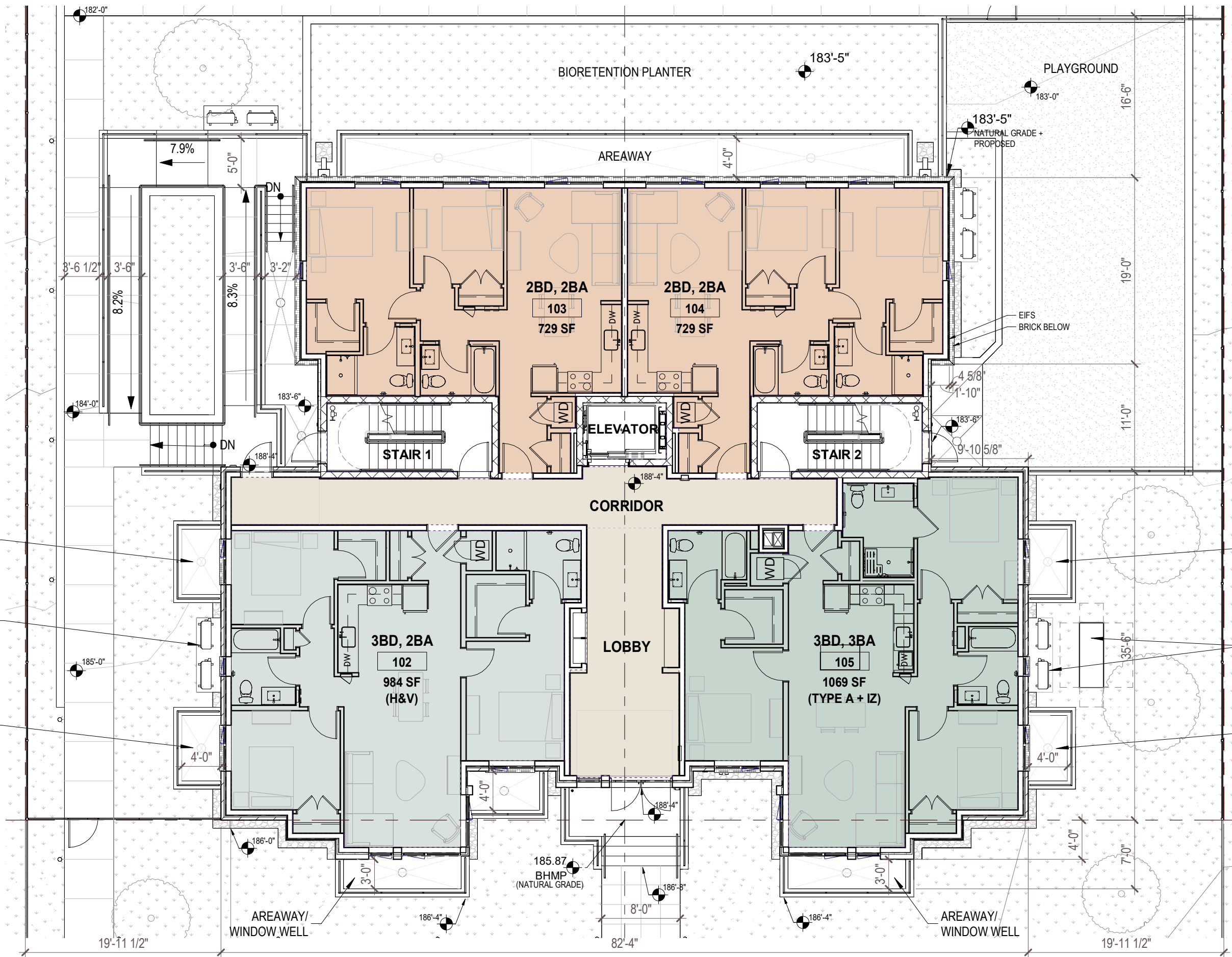


1 SITE PLAN
1" = 20'-0"





1 CELLAR FLOOR PLAN
1" = 10'-0"



- 1BD, 1BA
- 2BD, 2BA
- 3BD, 3BA
- CORRIDOR

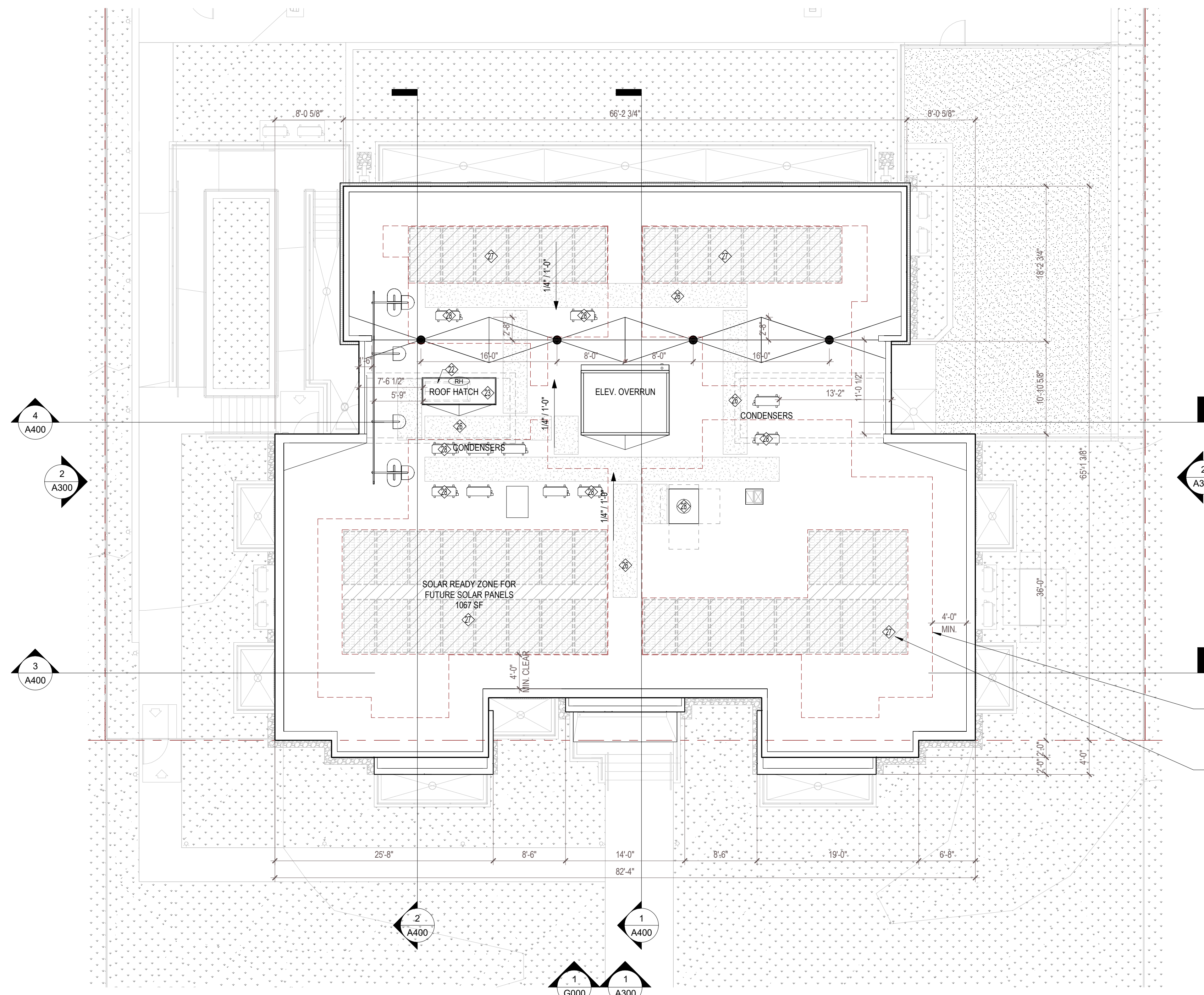


1 2ND FLOOR PLAN
1" = 10'-0"

- 1BD, 1BA
- 2BD, 2BA
- 3BD, 3BA
- CORRIDOR



1 3RD FLOOR PLAN
1" = 10'-0"



1 ROOF
A103 $1/8" = 1'-0"$

1. DO NOT SCALE DRAWINGS - DIMENSIONS GOVERN. VERIFY DIMENSIONS WITH FIELD CONDITIONS. IF DISCREPANCIES ARE DISCOVERED BETWEEN FIELD CONDITIONS AND DRAWINGS, CONTACT ARCHITECT FOR RESOLUTION BEFORE PROCEEDING.
2. ALL DIMENSIONS ARE SHOWN FROM FINISHED FACE OF WALL TO FINISHED FACE OF WALL U.N.O.
3. "ALIGN" MEANS SIMILAR COMPONENTS OF CONSTRUCTION SHALL BE IN THE SAME PLANE ACROSS VOIDS.
4. PROVIDE AND INSTALL SOLID DIMENSIONAL WOOD BLOCKING OR 3/4" PLYWOOD AS REQUIRED AT ALL WALL-HUNG SHELVING, CABINETS, WOOD PANELS, EQUIPMENT, LIGHT FIXTURES AND OTHER MILLWORK WITHIN GWB CONSTRUCTION.
5. PROVIDE AND INSTALL SOLID DIMENSIONAL 2X10 MIN. WOOD BLOCKING OR 3/4" PLYWOOD AS REQUIRED FOR GRAB BARS AT TYPE A UNITS AND FUTURE GRAB BARS AT ALL TOILETS, TUBS AND SHOWERS CAPABLE OF SUPPORTING 250 LBS FORCE IN ANY DIRECTION AT ANY POINT.
6. PARTITION TYPES ABOVE DOOR AND OTHER OPENINGS ARE TO BE THE SAME AS ADJACENT PARTITION U.N.O.
7. ALL FIRE PARTITIONS SHALL EXTEND FROM THE TOP OF FLOOR STRUCTURE OR SLAB TO THE UNDERSIDE OF FLOOR OR ROOF SHEATHING, SLAB OR DECK ABOVE; OR TO THE FIRE RESISTANCE RATED FLOOR/CEILING OR ROOF/CEILING ASSEMBLY ABOVE WHERE WALL RATING IS EQUAL TO OR LESS THAN FLOOR/ROOF RATING.
8. REFER TO STRUCTURAL DRAWINGS FOR LOCATIONS OF BEARING WALLS. BEARING WALLS TO BE RATED ACCORDING TO THE CODE SUMMARY BASED ON CONSTRUCTION TYPE.
9. PERIMETER OF ALL UNITS AND ANY PENETRATIONS SHALL BE SEALED TO MAINTAIN FIRE AND ACOUSTICAL RATINGS, AS WELL AS ACHIEVE AIR TIGHTNESS AS REQUIRED FOR SPECIFIED TESTING TO ACHIEVE GREEN COMMUNITIES, ENERGY STAR CERTIFICATIONS.

1. LANDSCAPE AREA, ALL PLANTINGS TO BE NATIVE OR CLIMATE APPROPRIATE PER DC AND GREEN COMMUNITIES REQUIREMENTS, AND SUITABLE FOR NO IRRIGATION.
2. CONCRETE SITE RETAINING WALLS, SMOOTH FORM FINISH WITH PROTECTIVE ACRYLIC ANTI-CARBONATION COATING WHERE EXPOSED TO VIEW.
3. HANDRAIL, 36" ABOVE TREAD NOSING / RAMP SURFACE.
4. GUARDRAIL, 42" MIN. ABOVE ADJACENT GRADE/WALKING SURFACE.
5. SITE FENCE/RAILING, 42" , SIMILAR IN DESIGN TO GUARDRAILS.
5A = ADA COMPLIANT GATE
6. SITE FENCE: 8' HEIGHT, AMERISTAR MONTAGE PLUS MAJESTIC.
7. PLAYGROUND SURFACE, WITH WATER PERMEABLE WITH UNDERDRAIN SYSTEM.
8. ELECTRIC VEHICLE CHARGING STATION, LEVEL 2, CHARGEPOINT CPF50.
8A = SINGLE PORT, 8B = DUAL PORT
9. VEHICULAR BOLLARD.
10. WHEEL STOP, RUBBERFORM.
11. TRASH ENCLOSURE FOR 96 GAL TOTER BINS FOR BOTH TRASH AND RECYCLING, CITYSCAPES COVRIT HORIZONTAL PLANKWALL OPEN TOP ENCLOSURE. 7' HEIGHT MIN.
11A = ADA COMPLIANT GATE. 11B = SERVICE GATE.
12. ROOF DRAIN SPOUT, CONDUCTOR AND DOWNSPOUT TO BIORETENTION AREA.
13. CARD/FOB READER BUILDING ACCESS POINT.
14. CALL BOX/INTERCOM, BUTTERFLY MX OR EQUAL.
15. AUTOMATIC DOOR OPENER.
16. FIRE ALARM ANNUNCIATOR PANEL.
17. WALK OFF MAT, SEE FINISH SCHEDULE.
18. AT AREAWAYS, PROVIDE EXTERIOR CONCRETE SLAB WITH BROOM FINISH, 1/8" PER FOOT SLOPE TO DRAIN, AND TOOLED CONTROL JOINTS, COORD WITH STRUCT. DGWS.
19. SHORT TERM BIKE PARKING, DDOT COMPLIANT HOOP RACKS, SEE CIVIL DWGS.
20. DERO DUPLEX DOUBLE HEIGHT BIKE RACKS IN BIKE STORAGE ROOM.
21. USPS 4C MAILBOXES, 10 TENANT + 2 PACKAGE COMPARTMENTS PER UNIT. SEE A0500 FOR MORE INFO.
22. ALTERNATING TREAD DEVICE TO ROOF.
23. ROOF HATCH, BILCO THERMALLY BROKEN 30"x96", WITH BILGARD SAFETY RAILING.
24. NON-PENETRATING ROOF GUARDRAIL, 42" MAX. ABOVE WALKING SURFACE, KEEGUARD SAFETY RAILING.
25. GRAVELSTOP/DRIP EDGE FOR ROOF DRAIN OVERFLOW.
26. ROOF WALKWAY PROTECTION PAD, BY SINGLE PLY ROOFING MANUFACTURER.
27. SOLAR PANEL READY ZONE, PER US DOE EFFICIENT NEW HOMES MULTIFAMILY PV-READY CHECKLIST REQUIREMENTS.
28. MECHANICAL EQUIPMENT, SEE MEP DRAWINGS FOR ADDITIONAL INFO. MOUNT ON CONCRETE PAD WHERE LOCATED AT GRADE, ON INSULATED CURBS ON ROOF.
29. SUMP PIT, REFER TO PLUMBING DWGS, COORD. DEPTH WITH NEARBY FOOTINGS.

— SETBACKS AND ACCESS
REQUIRED BY IFC, DASHED

PV SOLAR READY ZONE - DOE EFFICIENT NEW HOMES MULTIFAMILY:
SOLAR READY ZONE SHALL EXCEED THAT REQUIRED BY DCEC 2017 RESIDENTIAL PROVISIONS, APPENDIX RB SOLAR-READY PROVISIONS, AND SHALL COMPLY WITH DOE EFFICIENT NEW HOMES MULTIFAMILY PV-READY CHECKLIST, VERSION 2.

1. A SOLAR-READY ZONE IS LOCATED ON THE ROOF.
2. THE TOTAL SOLAR-READY ZONE AREA IS NOT LESS THAN 40 PERCENT OF THE ROOF AREA CALCULATED AS THE HORIZONTALLY PROJECTED GROSS ROOF AREA LESS THE AREA COVERED BY SKYLIGHTS, OCCUPIED ROOF DECKS, VEGETATED ROOF AREAS AND MANDATORY ACCESS OR SET BACK AREAS REQUIRED BY THE INTERNATIONAL FIRE CODE (IFC).
3. A. PROJECTED AREA LESS IF REQUIRED ACCESS AND SETBACKS: 2,597 SF
4. B. SOLAR-READY ZONE: $1067 \text{ SF} \div 41.7\% = 2561 \text{ SF}$
5. THE SOLAR-READY ZONE IS EITHER A SINGLE AREA OR SEVERAL SMALLER, SEPARATED SUB-ZONE AREAS NOT LESS THAN 5 FEET (1524 MM) IN WIDTH IN THE NARROWEST DIMENSION.
6. THE SOLAR-READY ZONE IS FREE FROM OBSTRUCTIONS, INCLUDING PIPES, VENTS, DUCTS, HVAC EQUIPMENT, SKYLIGHTS, AND ROOF-MOUNTED EQUIPMENT.
7. A COLLATERAL DEAD LOAD OF NOT LESS THAN 5 POUNDS PER SQUARE FOOT (PSF) SHALL BE INCLUDED IN THE GRAVITY AND LATERAL DESIGN CALCULATIONS FOR THE SOLAR-READY ZONE. THE STRUCTURAL DESIGN LOADS FOR ROOF DEAD LOAD AND ROOF LIVE LOAD ARE INDICATED ON CONSTRUCTION DOCUMENTS.
8. CONSTRUCTION DOCUMENTS INDICATE PATHWAYS FOR ROUTING OF CONDUIT OR PIPING FROM THE SOLARREADY ZONE(S) TO THE MAIN ELECTRICAL SERVICE PANEL.
9. THE MAIN ELECTRICAL SERVICE PANEL HAS A RESERVED SPACE TO ALLOW INSTALLATION OF A DUAL-POLE CIRCUIT BREAKER FOR FUTURE SOLAR ELECTRIC SYSTEM. THIS SPACE IS LABELED "FOR FUTURE SOLAR ELECTRIC." THE RESERVED SPACE IS POSITIONED AT THE END OF THE PANEL THAT IS OPPOSITE FROM THE PANEL SUPPLY CONDUCTOR CONNECTION. TO BE FIELD VERIFIED.
10. A NEARBY CERTIFICATE INDICATING THE SOLAR-READY ZONE AND ALL OTHER REQUIREMENTS OF THIS CHECKLIST IS POSTED NEAR THE ELECTRICAL DISTRIBUTION PANEL OR OTHER CONSPICUOUS LOCATION BY THE BUILDER OR REGISTERED DESIGN PROFESSIONAL. TO BE FIELD VERIFIED.

COX DEVELOPMENT GROUP
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01.821.1599

1444 ALABAMA AVENUE SE
WASHINGTON, DC 20032

PROJECT NO. 2025-46

[illegible]

ARCHITECT STAMP:

McClennan+Partners
architects

1716 14TH STREET NW, STE 200
WASHINGTON, DC 20009
(703) 582-2354

HEET TITLE

ROOF PLAN

DRAWING NO.

A103