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CULTURE

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NO. DATE REVISIONS
01 06/18/22 COMMENT RESPONSE

NO. DATE ISSUED FOR
01 04/05/22 PERMIT SET



DATE 10/03/2021 DRAWN BY DR

SCALE AS NOTED REFERRED BY

PRODUCT NO. & TITLE CULT_10032021-01

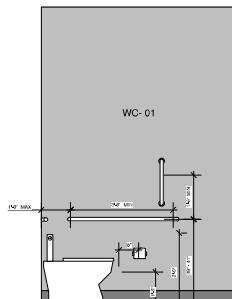
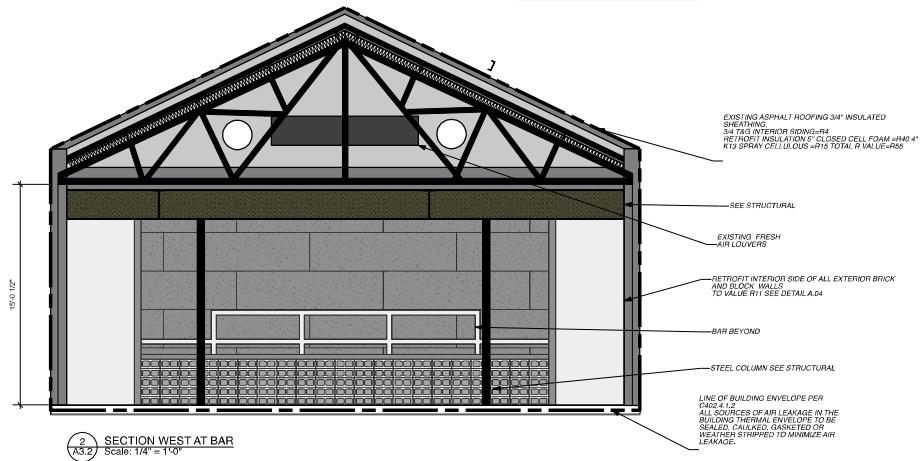
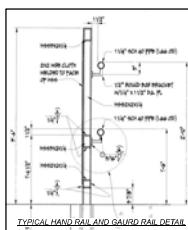
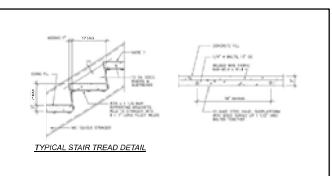
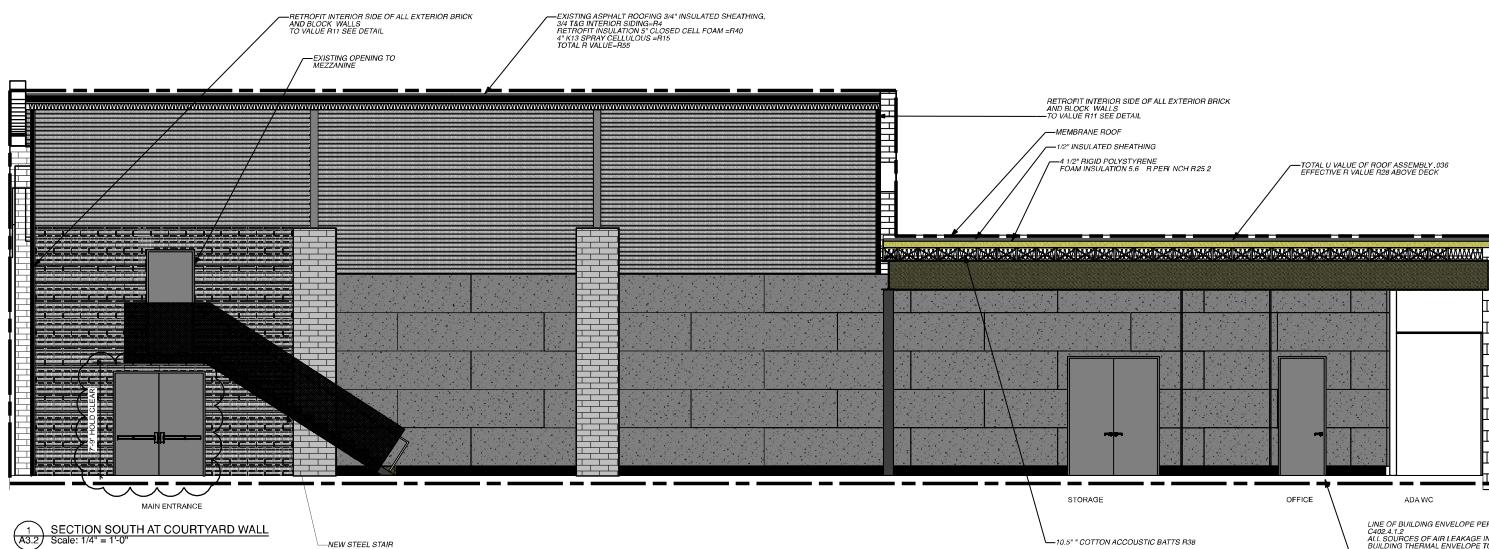
DRAWN BY:

ELEVATIONS

A3.2
Board of Zoning Adjustment
District of Columbia

CASE NO. 21342

EXHIBIT NO.2A2



3 A3.2 Scale: 1/2" = 1'-0"

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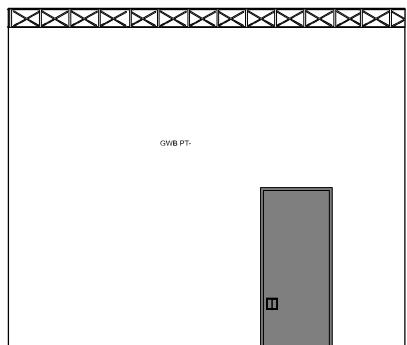
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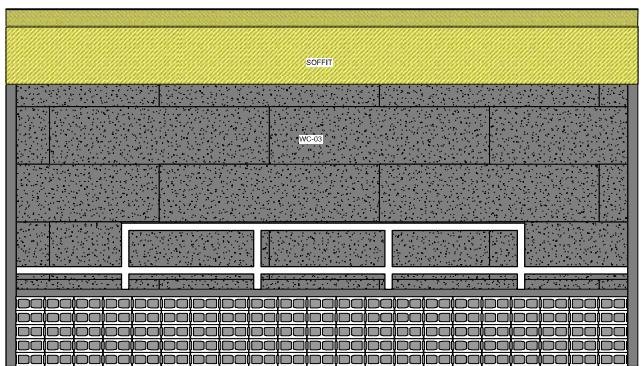
ELEVATIONS

A3.3

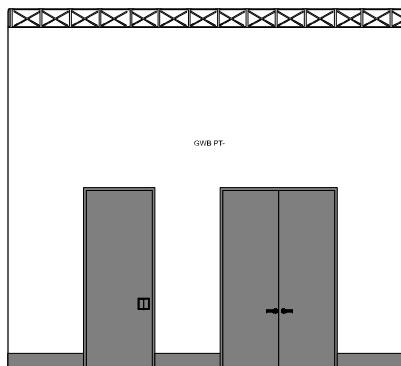
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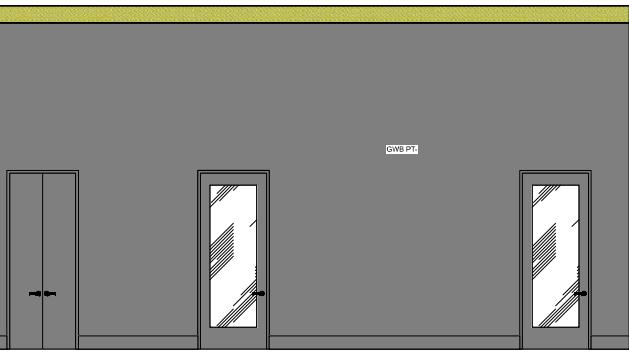
1 NORTH ELEVATION AT SOUTH BAR ENTRANCE
A3.3 Scale: 3/8" = 1'-0"



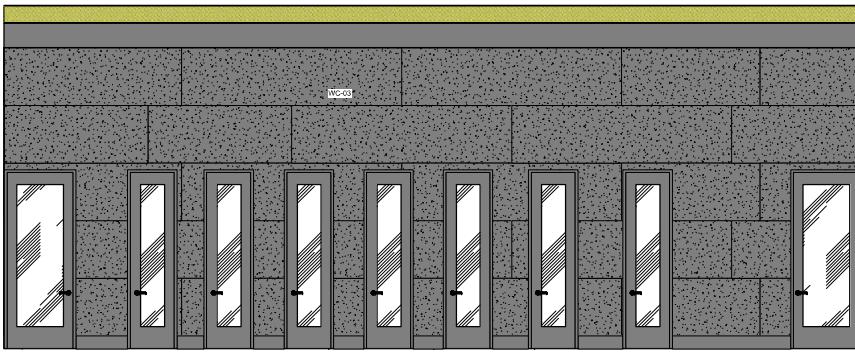
2 EAST ELEVATION AT BAR
A3.3 Scale: 3/8" = 1'-0"



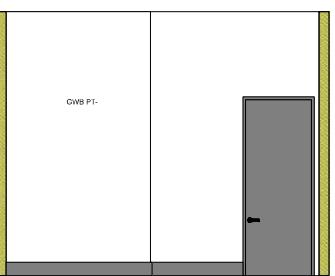
3 SOUTH ELEVATION AT NORTH BAR ENTRANCE
A3.3 Scale: 3/8" = 1'-0"



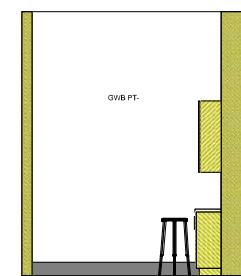
4 EAST ELEVATION AT MENS ROOM
A3.3 Scale: 3/8" = 1'-0"



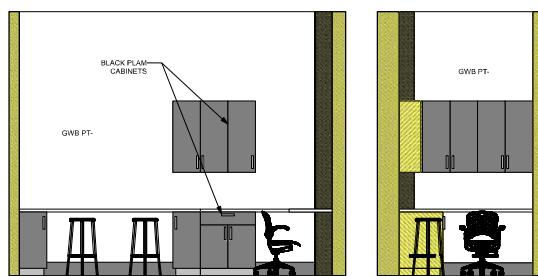
5 WEST ELEVATION AT BATHROOMS
A3.3 Scale: 3/8" = 1'-0"



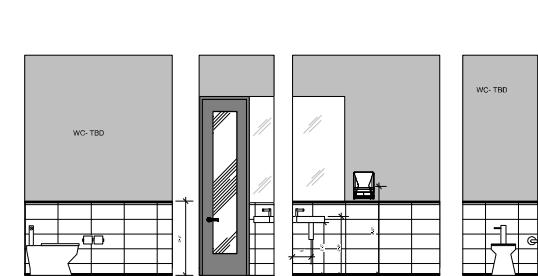
6 NORTH ELEVATION AT OFFICE
A3.3 Scale: 3/8" = 1'-0"



7 EAST ELEVATION AT OFFICE
A3.3 Scale: 3/8" = 1'-0"



8 SOUTH ELEVATION AT OFFICE
A3.3 Scale: 3/8" = 1'-0"



10-13 ELEVATIONS AT TYP. WOMENS ROOM
A3.3 Scale: 3/8" = 1'-0"

ALTERATIONS TO

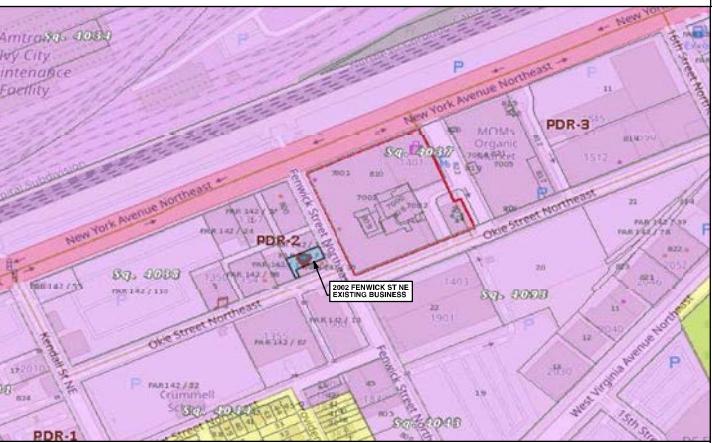
VERA BAR AND LOUNGE

2002 FENWICK STREET NE WASHINGTON DC 20002

PROJECT TEAM

OWNER REPRESENTATIVE	DESIGN & PROJECT COORDINATOR	INTERIOR DESIGN	ARCHITECT CONSULTANT	MEP ENGINEER	STRUCTURAL ENGINEER
NAYE ISSA (5/1) 276-0815	David Rosenberg Rosenberg Design 3355 29TH ST NW Washington DC 20015 (301) 996-5597 dave@rosenbergdesign.net	Sukin Askenazi Av. 100, Col. 202 Lomas Altas Miguel Hidalgo 11 950 Mexico City	Gayl Worley W+W Associates Architects PC 5200 14th Street NW, Suite 200 Washington, DC 20011 o: 202-291-1666 f: 202-291-1668	Thomas Foulkes PE, LEED AP 1000 14th Street NW, Suite 200 Washington DC 20009 (410) 262-1806	Michael Ajmola PE, LEED AP 1000 14th Street NW, Suite 200 Elkridge MD 21075 (301) 275-8571

VICINITY MAP NO SCALE



GENERAL INFORMATION EXISTING BUILDINGS

2002 FENWICK EXISTING BUILDING INFORMATION

LOT SQUARE:	LOT: 0142 SQUARE 0029
HISTORIC:	NO
ZONING:	PDR-2
USE GROUP:	A2 RESTAURANT BAR LOUNGE EXISTING OCCUPANT LOAD 383
CONSTRUCTION TYPE	II-B
BUILDING HEIGHT:	17FT
GROSS BUILDING AREA:	3880 SQUARE FT
LOAD BEARING SYSTEM:	EXTERIOR MASONRY BEARING WALLS
SPRINKLERED:	YES
HANDICAPPED ADA:	NO

PROJECT SCOPE

2002 FENWICK ST TENANT RENOVATION OF EXISTING A USE SINGLE STORY BAR BUILDING AND SECOND FLOOR ADDITION

THIS IS AN REVISION TO EXISTING PERMIT # B2112728 APPROVED FOR THE FIRST FLOOR ONLY

CONVERTING EXISTING ROOF DECK INTO ENCLOSED CONDITIONED SECOND FLOOR ADDITION
NEW STOREFRONT, NEW KITCHEN ON BOTH FLOORS, NEW DINING ROOM, STRUCTURAL WORKS REQUIRED
REVISED LIGHTING FIXTURES AND FINISHES AS REQUIRED INCLUDING ALTERATIONS TO EXISTING MECHANICAL & ELECTRICAL SYSTEMS
NEW SYSTEMS ON SECOND FLOOR
BUILDING OCCUPANCY REMAINS A2
INCREASING LOAD ON COO FROM 383 TO 408
ZONING USE CODE: 046-Rest-Restaurant (Class 2): Structure used primarily for retail sales of food/drink prepared for carry-out or on-site consumption; in row, with without other uses.

CODE RELATED INFORMATION SUMMARY

DISTRICT OF COLUMBIA APPLICABLE CODES

2017 DISTRICT OF COLUMBIA BUILDING CODE
2015 ICC INTERNATIONAL BUILDING CODE (IBC) & MBR
MECHANICAL: 2015 ICC INTERNATIONAL MECHANICAL CODE (IMC)
ELECTRICAL: NATIONAL ELECTRIC CODE (NEC) 2014
FIRE ALARM: NFPA70/2014, COMAR NFPA 72/2007, COMAR NFPA72/2013
ENERGY: 2017 ICC INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
FUEL GAS: 2015 ICC INTERNATIONAL FUEL GAS CODE
DCMR TITLE 12

IBC 2015 & NFPA 70/2014	EXISTING BUILDING	EXISTING SPACE	PROPOSED SPACE
IBC USE GROUP	A	A	A
NFPA 70/2014 OCCUPANCY	ASSEMBLY	ASSEMBLY	ASSEMBLY
SEPARATED MIXED USE PER IBC NFPA (Y/N)	NO	NO	NO
CONSTRUCTION TYPE PER IBC 2015	2B	2B	2B
NUMBER OF STORIES ABOVE GRADE	1	1	2
HIGH RISE (Y/N)	NO	NO	NO
FIRE ALARM SYSTEM (Y/N)	YES	YES	YES
FULLY SPRINKLED & MONITORED	YES	YES	YES
TOTAL BUILDING AREA (SF)	3880	3880	7760
AREA OF RENOVATION/TENANT SPACE (SF)	3880	3880	7760

GOVERNMENT OF THE DISTRICT OF COLUMBIA
PERMIT OPERATIONS DIVISION
PLANS APPROVED
Permit No. B220576 Date 11/14/2022

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Energy Review - Nagi Habiba 11/14/2022
Mechanical Review - Marcus Fudell 11/14/2022
Fire Review - Shirley Brown 11/14/2022
Plumbing Review - Shelly Shallow 11/14/2022
Architectural Review - Douglas Taylor 11/14/2022
Zoning Review - Ernesto Warren 11/14/2022

RENOVATIONS

VERA

2002 FENWICK STREET NE
Washington DC 20002

Rosenberg
Design, LLC

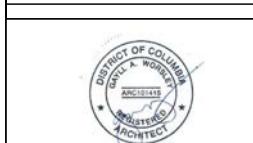
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NO.	DATE	RIVISIONS
01	06/03/22	REVISED FOR SECOND FLOOR ADDITION AND KITCHEN
02	08/08/22	REVISED FOR COMMENTS ROUND 1
03	11/09/22	REVISED FOR COMMENTS ROUND 5

NO.	DATE	ISSUED FOR
01	06/03/22	FOR PERMIT

NO. DATE ISSUED FOR

01 06/03/22 FOR PERMIT



DATE 06/20/2020 DRAWN BY DR

EFFECT AS NOTED REVIEWED BY

PROJECT NO & DATE CUL02242020

END OF

COVER SHEET

A0.0

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SHEET INDEX

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A0-4 WALLTYPES
A0-5 ROOFING PROGRAMS
A1-0 PLAN
A1-1 PLAN SECOND FLOOR
A1-2 LV SWITCHING
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S401 PROPOSED ELEVATIONS I
S402 PROPOSED ELEVATIONS II
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S501 SECTIONS & DETAILS II
S502 SECTIONS & DETAILS III
S550 TYPICAL DETAILS I
S551 TYPICAL DETAILS II
S600 SCHEDULE OF SPECIAL INSPECTIONS
S610 SCHEDULE OF SPECIAL INSPECTIONS
S620 SCHEDULE OF SPECIAL INSPECTIONS
S630 SCHEDULE OF SPECIAL INSPECTIONS

FAR CALCULATIONS

EXISTING BUILDING PDR-2
MAX ALLOWABLE 4.5

1ST FLOOR 3880 SQ FT
2ND FLOOR 3880 SQFT

LOT 4518 SQ FT

GROSS FLOOR AREA 7760 / LOT AREA 4518 = FAR 1.7

BUILDING FIRE RESISTANCE RATINGS PER TABLES 601.602, 706.4

BUILDING TYPE	II-B	REQUIRED	PROVIDED
FIRE RESISTANCE RATINGS	0HR	0HR	0HR
STRUCTURAL FRAME	0HR	0HR	0HR
INTERIOR BEARING	0HR	0HR	0HR
EXTERIOR BEARING	2HR	2HR	2HR
NON-BEARING INTERIOR	0HR	0HR	0HR
FLOOR CONSTRUCTION	0HR	0HR	0HR
ROOF CONSTRUCTION	0HR	0HR	0HR

TABLE 602

FIRE RATING OF EXISTING WALLS BASED ON SEPARATION DISTANCE
 $X=0.7 \cdot 1HR + 10' \cdot 0 \times 30' = 0HR$

EXIT WIDTH PER EXIT (SPRINKLER): 15	29.1" MIN WIDTH	32" MIN CLEAR PROVIDED
EXIT ACCESS TRAVEL DISTANCE	A USE GROUP	200 / 250' WITH SPRINKLER
AILLES	A USE GROUP	44" MIN AISLE WIDTH PROVIDED
CORRIDORS WIDTH	A USE GROUP	34" MIN WIDTH PROVIDED
DEAD END CORRIDOR	20' / 50' WITH SPRINKLER	20' PROVIDED
STAIR WIDTH 180 OCC.	36" MIN CLEAR PER STAIR	48" MIN CLEAR PROVIDED
MIN. REQUIRED EXITS >50 OCC. PER AREA	2 REQUIRED	2 PROVIDED

OCCUPANCY CALCULATION BY USE GROUP

PER 2017 DCBC TABLE 1004.1.2

GROUND FLOOR : A2 USE 3880 TOTAL SQUARE FT

DINING ROOM: 1025 SQ. FT.

809 SQ FT DINING SEATING @ 15 SQ. FT. / OCC. = 54 OCCUPANTS

216 SQ FT STANDING @ 55 SQ. FT. / OCC. = 43 OCCUPANTS

TOTAL DINING ROOM 97 OCCUPANTS

SEATING LOUNGE 275 SQ. FT. @ 15 SQ. FT. / OCC. = 19 OCCUPANTS

BAR STANDING 37150 SQ. FT. @ 55 SQ. FT. / OCC. = 74 OCCUPANTS

KITCHEN FS AREAS 723 SQ. FT. @ 200SQ. FT. / OCC. = 4 OCCUPANTS

BUSINESS AREAS 1486 SQ. FT. @ 100SQ. FT. / OCC. = 14 OCCUPANTS

TOTAL GROUND FLOOR 208 OCCUPANTS

SECOND FLOOR : A2 USE 3880 TOTAL SQ FT

SEATED DINING 1213 SQ. FT. @ 15 PER OCCUPANT = 81

BAR STANDING 265 SQ. FT. @ 55 PER OCCUPANT = 53

LOUNGE SEATING 396 SQ. FT. @ 15 PER OCCUPANT = 27

KITCHEN FS AREAS 692 SQ. FT. @ 200SQ. FT. / OCC. = 5

BUSINESS AREAS 1114 SQ. FT. @ 100 FT PER OCC. = 14

TOTAL SECOND FLOOR = 180 OCCUPANTS

TOTAL 388 OCCUPANTS

PLUMBING FIXTURE CALCULATIONS

FIRST FLOOR 208 OCCUPANTS A-2 USE RESTAURANT

REQUIRED

WATER CLOSETS 1 PER 75 = 3
LAVATORIES 1 PER 200=2
SERVICE SINK 1 PER 500=1

(WATER IS PROVIDED FREE AT END OF BAR)

PROVIDED	WATER CLOSETS	LAVATORIES	SERVICE SINK	DRINKING WATER
0	0	5	0	5

PROVIDED	WATER CLOSETS	LAVATORIES	SERVICE SINK	DRINKING WATER
0	0	4	1	1

(WATER IS PROVIDED FREE EACH FLOOR AT END OF BAR)

PROVIDED	WATER CLOSETS	LAVATORIES	SERVICE SINK	DRINKING WATER
0	0	4	1	1

These plans are conditionally approved as submitted or noted during plan review and are subject to field inspection, review. Approved plans must be kept on site and are needed for all inspections. No changes or modifications to these plans. Changes require a revision permit with the revised plans. Trade Permits are required for trade work, e.g. Electrical or HVAC.

Energy Review - Nagi Mabala 11/14/2022
Mechanical Review - Marcus Fudell 11/14/2022
Fire Review - Shirley Brown 11/14/2022
Structural Review - Shelly Shaffer 11/14/2022
Plumbing Review - Stanley Skinner 11/14/2022
Residential Review - Michael Warren 11/14/2022
DCH ED Review - Douglas Rader 11/14/2022

Locating Review - Shirley Brown 11/14/2022

RENOVATIONS

VERA

2002 FENWICK STREET NE
Washington DC 20002

Rosenberg
Design, LLC

5355 29TH STREET NW
WASHINGTON DC 20015
voice: (202) 866-5152
rosenbergdesign.net
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NO.	DATE	REVISIONS
01	06/03/22	REVISED TO ADD 2ND FLOOR ADDITION AND KITCHEN
02	08/04/22	REVISED FOR COMMENTS 1
03	11/05/22	REVISED FOR COMMENTS 5

NO.	DATE	ISSUED FOR
01	06/03/22	PERMIT REVISION



EXCH 06/20/2020 DRAWN BY DR

RECAL AS NOTED REVIEWED BY

PROJECT NUMBER CULT00242020

DOC FILE

ARCHITECTURAL PLAN
GROUND FLOOR

A1.0

D RAD 2020

FOODSERVICE EQUIPMENT SCHEDULE			
ITEM NO.	ITEM QTY.	DESCRIPTION	REMARKS
1	1	ICE MAKER	
1.1	1	UNDERBAR DRAINBOARD	
1.2	1	UNDERBAR BOTTLE WELL	
1.3	1	UNDERBAR ICE BIN W/COLD PLATE	
1.4	1	UNDERBAR CHEMICAL STORAGE CABINET	
1.5	1	UNDERBAR HAND SINK	
1.6	1	UNDERBAR GLASSWASHER	
1.7	1	UNDERBAR GLASS RACK STORAGE CABINET W/ DRAINBOARD TOP	
1.8	1	UNDERBAR 3-COMPARTMENT SINK W/FAUCET	
1.9	1	UNDERBAR DRAINBOARD	
1.10	1	UNDERBAR BOTTLE WELL	
1.11	1	UNDERBAR ICE BIN W/COLD PLATE	
1.12	1	UNDERBAR CHEMICAL STORAGE CABINET	
1.13	1	UNDERBAR CHEMICAL STORAGE CABINET	
1.14	1	UNDERBAR ICE BIN W/COLD PLATE	
1.15	1	UNDERBAR BOTTLE WELL	
1.16	1	UNDERBAR STORAGE CABINET W/DRAINBOARD TOP	
1.17	1	2-SECTION REFRIGERATED BACKBAR CABINET	
1.18	1	2-SECTION REFRIGERATED BACKBAR CABINET	
1A	1	ICE BIN FOR ICE MAKER	
1B	1	WATER FILTER	
2	1	FLOOR TROUGH	
3	7	POS SYSTEM	BY OWNER
3A	1	POS PRINTER	BY OWNER
4	1	MOP SINK W/FAUCET	
4A	1	WALL MOUNTED SHELF	
5	10	TRASH CAN	BY OWNER
6	1	3-COMPARTMENT SINK W/FAUCET & PRE-RINSE W/DOOR FAUCET	
6A	1	WALL MOUNTED POT RACK	
7	1	SPARE NUMBER	
8	1	WORK TABLE W/SINK & FAUCET	
8A	1	WALL MOUNTED SHELF	
9	1	DISH SHELVING	
10	2	SANDWICH PREP REFRIGERATOR	
11	1	CLEAN DISHTABLE	
11A	1	WALL MOUNTED SHELF	
12	1	DISHWASHER, DOOR TYPE	
12A	1	SOILED DISHTABLE W/PRE-RINSE FAUCET	
13	1	SPARE NUMBER	BY OWNER
14	2	DISPENSER	
15	2	DISH RACK DOLLY	
16	2	DISH SHELVING	
17	2	WALL MOUNTED HAND SINK	
18	1	WORK TABLE	
19	2	FRYER, GAS	
19A	1	SPREADER TABLE	
20-23	-	SPARE NUMBER	
24	1	COMBI OVEN, ELECTRICAL	
24A	1	WATER FILTER	
24B	1	VENTLESS CONDENSATE HOOD	
25	-	SPARE NUMBER	
26	1	EXHAUST HOOD	BY OTHERS
26A	1	FIRE SUPPRESSION SYSTEM	BY OTHERS
27	2	1 DOOR UNDERCOUNTER REFRIGERATOR	
28	2	DRY STORAGE SHELVING	
29	1	8 BURNER RANGE W/STANDARD OVEN BASE	
29A	1	SALAMANDER, RISER MOUNT	
30	2	DISH CABINET	
30A	1	DOUBLE PASS-THRU SHELF	
30B	2	HEAT LAMP	
31-36	-	SPARE NUMBER	
38	1	WATER FILTER (FOR ITEMS #11, 42, & 43)	
40	-	SPARE NUMBER	
41	1	COFFEE/TEA BREWER	BY OWNER
42	1	COFFEE BREWER	BY VENDOR
43	1	ICE & WATER DISPENSER	
44	-	SPARE NUMBER	
45	1	BEVERAGE COUNTER W/ SINK & TROUGH	
45A	1	WALL MOUNTED SHELF	

LEGEND	
■	EXISTING CONSTRUCTION
—	EXISTING CONSTRUCTION TO BE REMOVED
—	NEW CONSTRUCTION
101	ROOM NAME
X-XX' AFF	HEIGHT ABOVE FINISHED FLOOR
PLAN NOTE	
DOOR NUMBER	
WALL TYPE	

