

Tab F

PLANS APPROVED
Permit No. E190601 Date 09/03/19

These plans are conditionally approved as submitted or noted during plan review and are subject to field inspection. 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 Plumbing

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Issues / Revisions

11/02/2018	Schematic Design Submission
01/17/2019	Foundation to Grade Permit
02/06/2019	Design Development Drawing Set
06/20/2019	Permit Set

Ward 1 STFH & PSH

2500 14th Street NW
Washington DC 20009

CGA # 21011

Drawing Title:

Cover

Scale	Shown By
	CGA
Date	Checked By
04/23/19	CGA

A0.00

Ward 1 STFH & PSH | 2500 14th Street, NW, Washington, DC 20009

PERMIT SET - 04.23.19

DEPARTMENT OF GENERAL SERVICES PROJECT

Project must complete a green review at Certificate of Occupancy. Project must achieve or exceed LEED at the Silver level. LEED ID - 100118238

Owner	Architect	Contractor	Landscape Architect	Civil Engineer	Structural Engineer	MEP Engineer
D.C. Department of General Services 1250 U Street, NW 4th Floor Washington, DC 20009 Phone: (202) 727-2800	Cunningham Quill Architects 1054 31st Street, NW Suite 315 Washington, DC 20007 Phone: 202-337-0090	GCS Sigal 3020 Yost Place, NE Washington, DC 20018 Phone: 202-944-6600	Landscape Architecture Bureau 714 7th Street, SE Washington, DC 20003 Phone: 202-543-6550	Wiles Mensch Corporation 510 8th Street, SE Washington, DC 20003 Phone: 202-638-4040 x255	Yun Associates, LLC 1775 K Street, NW Suite 220 Washington, DC 20006 Phone: 202-849-3075	Setty & Associates International 1415 Elliot Place, NW Suite 100 Washington, DC 20007 Phone: 202-393-1523

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UTILITY ENGINEER: W&M ENGINEERING
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JUN 24 2019

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Issues / Revisions

11/20/2018	Schematic Design Submission
01/17/2019	Foundation to Grade Permit
03/09/2019	Design Development Drawing Set
06/22/2019	Permit Set
8/24/19	Rev. 5 - Permit Comment Responses

Ward 1 STFH & PSH
 2500 14th Street NW
 Washington DC 20009

Drawing Title

Location Map,
 Summary &
 Zoning

Scale: Shown by CGA
 Date: 6/24/19 Checked by CGA

A0.11

ISSUED FOR PERMIT - DEPARTMENT OF GENERAL SERVICES PROJECT

PROJECT NARRATIVE

The Ward 1 Short Term Family Housing Facility will be located at the 2500 14th Street, NW, at the corner of 14th Street, NW and Clifton Street, NW. The existing site includes a community recreation center (the Rita Bright Recreation Center), which will remain on the site, and a surface parking lot with space for 13 cars. The new building will be located on the north half of the site, where the surface parking lot is currently located. The community recreation center will remain in its current configuration.

The new building will be comprised of 50 residential apartments. Of these, 35 will be 2- and 3-bedroom apartments for families in need of short term emergency housing (STFH). The remaining 15 residential units will be 1-bedroom apartments for individuals in need of permanent supportive housing (PSH).

Parking for the building and for the Rita Bright Community Center is planned to be located on one level, partially below grade in the new building. The 13 parking spaces currently located in the surface parking lot will be relocated and will be dedicated for Rita Bright users and staff. Residents will not be provided with parking on-site, however some staff parking (8 spaces) is planned for the building.

The building will be approx 75,000 Gross Square Feet including residential units, parking and building services, community rooms, and administrative space. The site will also include outdoor recreation space: a courtyard playground for use by residents of the STFH program and a terrace for the PSH residents. The building is expected to achieve a LEED for Homes Gold rating with sustainable features such as high-efficiency systems and fixtures, green roofs, and a continuous thermal envelope.

BUILDING DATA

Building Area Calculation

Parking Level	13,390 GSF
Ground Floor	10,900 GSF
Second Floor	13,330 GSF
Third Floor	13,330 GSF
Fourth Floor	13,230 GSF
Fifth Floor	12,800 GSF
TOTAL	77,080 GSF

Unit Schedule

PSH	# of Bedrooms	No. of Beds	No. of Trundles	Accessibility Designation	Located on Levels	No. of Units	Total No. of Beds	Total No. of Trundles
PSH Unit 1	1 Bdrm	1	0	Type A	2 thru 4	6	6	0
PSH Unit 1B	Jr. 1 Bdrm	1	0	Fully Accessible (roll in shower)	2 thru 4	3	3	0
PSH Unit 2	1 Bdrm	1	0	Type B	2 thru 4	3	3	0
PSH Unit 3	1 Bdrm	1	0	Type D	2 thru 4	3	3	0
						15	15	0
STFH	# of Bedrooms	No. of Beds	No. of Trundles	Accessibility Designation	Located on Levels	No. of Units	Total No. of Beds	Total No. of Trundles
STFH Unit 1	2 bdrm	4	0	Type B	2 thru 5	4	16	0
STFH Unit 2A	2 bdrm	4	1	Type B	1 thru 5	5	20	5
STFH Unit 2B	2 bdrm	4	0	Type B	1	1	4	0
STFH Unit 2C	2 bdrm	4	0	Type B	1	1	4	0
STFH Unit 2D (roll in shower)	2 bdrm	4	2	Fully Accessible (roll in shower)	2 thru 5	4	16	8
STFH Unit 2D (tub)	2 bdrm	4	2	Fully Accessible	2 thru 5	4	16	8
STFH Unit 3A	2 bdrm	4	0	Type B	1	1	4	0
STFH Unit 3B	Large 2 bdrm	5	1	Type B	2 thru 5	4	20	4
STFH Unit 4	3 bdrm	4	2	Fully Accessible	1 thru 5	5	20	10
STFH Unit 5A	2 bdrm	4	0	Type B	1	1	4	0
STFH Unit 5B	3 bdrm	6	0	Type B	2 thru 5	4	24	0
STFH Unit 6	2 bdrm	2	2	Type B	5	1	2	2
						35	150	37
Whole Building						Total No. of Units	Total No. of Beds	Total No. of Trundles
						50	165	37

ZONING MAP



AERIAL MAP



ZONING SUMMARY

Uses	Allowed	Proposed	Comments
U-512 Recreational uses; Residential uses;	Recreational uses; Residential uses;	Existing Public Recreation & Community Center, Proposed Residential	
Height G-403	65'-0"	65'-0" max. to highest parapet.	
Site Area	41,099 SF		
FAR G-402	Total Permitted: 3.5; Non-residential: 1.5 max.	Residential: 1.87; Community Center: 0.37; Total for site: 2.24.	
Gross Floor Area (FAR)	143,846 SF (3.5)	Residential area: 77,080 GSF; Community Center area: 15,079 GSF; Total for site: 92,159 GSF.	
Penthouse C-1500	Height: 12'-0" max. (18'-8" for mechanical space) with 1:1 setback from building edge.	Open-air mechanical penthouse @ 6'-0"; Separate elevator overrun @ 3'-0".	Penthouse will not include habitable space, and will only include elevator overruns and mechanical spaces.
Lot Occupancy G-404	80%	13,390 SF + 15,079 SF = 28,469 SF. Lot occupancy: 69.3%	
Front Setback	None required.	Varies across the site.	There are no imposed limits on provided setbacks.
Side Setback G-406	None required; if provided it shall be 2" per 1'-0" of height and 5'-0" minimum.	None.	
Rear Yard Setback G-317	15 ft per 405.2	15 feet located on Chapin Street	Per Subtitle B §318.8, in the case of a corner lot abutting three or more streets, the rear yard may be measured from the center line of the street abutting the lot at the rear of the structure.
Open Court Width G-202	4 inches per 1 foot of height of court, 10'-0" minimum. STFH Play Area: 19'-10" required; Rita Bright Plaza & access: 15'-0" required.	STFH Play Area: 32'-4" provided. Rita Bright Plaza & access: 48'-0" provided.	For irregularly shaped courts, width is measured by the diameter of the largest circle that can be inscribed in it, per Subtitle B §322.4. STFH Play Area height: 69'-6"; Rita Bright Plaza & access height: 13'-6".
GAR G-407	0.30	0.312 proposed.	
Parking C-701	Residential, multiple: 1 per 3 dwelling units in excess of 4 units (16/2=8 required); Parks & recreation: 0.5/1000 SF (8/2=4 required) Total: 12 spaces required	Residential: 8 spaces provided; Community center: 13 spaces provided; Total: 21 spaces.	Per Subtitle C §702.1 a, because this site is within 1/2 mile of the Columbia Heights Metro Station
Loading C-801	None required.	None provided.	Per Subtitle C §901.1, loading is only required for more than 50 residential units, or more than 30,000 SF in the community center
Bicycle Parking C-802	Parks & recreation: 1 per 10,000 SF short-term, but no less than 6 (a6 required); Residential: 1 per 3 dwelling units long term, 1 per 50 dwelling units short-term (=17 long-term required, 3 short-term required).	Long-term: 17 provided; Short term: 9 provided	

OCCUPANCY CALCULATION FOR PLUMBING FIXTURES

P1 Level - Occupancy Calculation	Area (sf)	Factor	# Occupants
Business			3.53
STFH Admin and Lobby Area	2,615	100 gross	26.15
Business Total			27

Ground Floor - Occupancy Calculation	Area (sf)	Factor	# Occupants
Business			3.53
PSH Lobby	353	100 gross	3.53
Ops. & Prog. Mgr. Offices	175	100 gross	1.75
Business Total			6
Assembly A-3			
Courtyard / Play Area	710	15 net	47.33
Community	928	15 net	61.87
Assembly Total			110

5th Floor - Occupancy Calculation	Area (sf)	Factor	# Occupants
Business			3.79
PSH Offices	379	100 gross	3.79
CMC and Bldg Manager	145	100 gross	1.45
Business Total			6
Assembly A-3			
Community Room	367	15 net	24.47
Terrace	462	15 net	30.80
Assembly Total			56

Residential - Occupancy Calculation		# Units
Residential R-2		
STFH Units		35
PSH Units		15
Apartment Units Total		50

PLUMBING FIXTURE CALCULATIONS

P1 Level - Plumbing Fixture Calculation****													
Occupancy		Water Closets				Lavatories			Drinking Fountain	Drinking Fountains	Service Sink		
Use	Load	Ratio	Male	Female	Ratio	Male	Female	Ratio					
Business	27	1 per 75 for the first 50 and 1 per 50 for the remainder exceeding 50	0.56	0.56	1 per 75 for the first 50 and 1 per 50 for the remainder exceeding 50	0.56	0.56	1 per 40 for the first 80 and 1 per 80 for the remainder exceeding 80	0.35	0.35	1 per 100	0.27	1
Subtotal			0.56	0.56				0.35	0.35			0.27	
Required Total			1.00	1.00				1.00	1.00			1	1
Provided			1.00*	1.00*				1.00*	1.00*			1**	1***

Ground Level - Plumbing Fixture Calculation													
Occupancy		Water Closets				Lavatories			Drinking Fountain	Drinking Fountains	Service Sink		
Use	Load	Ratio	Male	Female	Ratio	Male	Female	Ratio					
Business	6	1 per 25 for the first 50 and 1 per 50 for the remainder exceeding 50	0.12	0.12	1 per 25 for the first 50 and 1 per 50 for the remainder exceeding 50	0.12	0.12	1 per 40 for the first 80 and 1 per 80 for the remainder exceeding 80	0.08	0.08	1 per 100	0.06	1
Assembly	110	1 per 125	0.44	0.44	1 per 65	0.85	0.85	1 per 200	0.28	0.28		0.22	1
Subtotal			0.56	0.56				0.35	0.35			0.28	
Required Total			1.00	1.00				1.00	1.00			1	1
Provided			1.00	1.00				1.00	1.00			1	1***

5th Floor - Administrative and Common Areas - Plumbing Fixture Calculation													
Occupancy		Water Closets				Lavatories			Drinking Fountain	Drinking Fountains	Service Sink		
Use	Load	Ratio	Male	Female	Ratio	Male	Female	Ratio					
Business	6	1 per 25 for the first 50 and 1 per 50 for the remainder exceeding 50	0.12	0.12	1 per 25 for the first 50 and 1 per 50 for the remainder exceeding 50	0.12	0.12	1 per 40 for the first 80 and 1 per 80 for the remainder exceeding 80	0.08	0.08	1 per 100	0.06	1
Assembly	56	1 per 125	0.22	0.22	1 per 65	0.43	0.43	1 per 200	0.14	0.14		0.06	1
Subtotal			0.34	0.34				0.22	0.22			0.12	
Required Total			1.00	1.00				1.00	1.00			1	1
Provided			1.00*	1.00*				1.00*	1.00*			1	1***

Residential - Plumbing Fixture Calculation										
Occupancy		Water Closets			Lavatories		Kitchen Sink	Kitchen Sinks	Clothes Washers	Clothes Washers
Use	Load	Ratio	Male / Female	Ratio	Male / Female	Ratio				
Residential	50 units	1 per dwelling unit	50	1 per dwelling unit	50	1 per unit	50	1 per 20 units	2.5	
Subtotal			50		50		50		2.5	
Required Total			50		50		50		2	
Provided			50		50		50		24	

NOTES:

* Restrooms labeled as Family Restrooms per IRC 403.2.1 Family or assisted-use toilet facilities serving as separate facilities. Where a building or tenant space requires a separate toilet facility for each sex and each toilet facility is required to have only one water closet, two family/assisted-use toilet facilities shall be permitted to serve as the required separate facilities. Family or assisted use toilet facilities shall not be required to be identified for exclusive use by either sex as required by Section 403.4.

** Water fountain located upstairs as allowed by IRC 2902.5 Drinking Fountain location. Drinking fountains shall not be required to be located in individual tenant spaces provided that public drinking fountains are located within a travel distance of 500 feet of the most remote location in the tenant space and not more than one story above or below the tenant space.

*** 1 Service sink is being provided on each floor of the building for a total of 6 service sinks

**** Parking occupants not counted in Plumbing Fixture Calculations per DC Plumbing Code Section 403.3 Exception: Public toilet facilities shall not be required in open or enclosed parking garages

GOVERNMENT OF THE DISTRICT OF COLUMBIA
 PERMIT OPERATIONS DIVISION
 PLANS APPROVED
 Permit No. 150901 Date 09/03/19
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Issues / Revisions

08/01/2019 Jeffrey A. Jones - Permit Comment Responses Round 2

08/01/2019 Jeffrey A. Jones - Permit Comment Responses Round 2

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08/01/2019 Jeffrey A. Jones - Permit Comment Responses Round 2

Ward 1 STFH & PSH
 2500 14th Street NW
 Washington, DC 20009

Drawing Title
**Plumbing
 Fixture
 Calculations**

Scale: Drawn By: OGA
 Date: 8/1/19 Checked By: OGA

A0.20B

ISSUED FOR PERMIT - DEPARTMENT OF GENERAL SERVICES PROJECT

APPLICABLE CODES:
 Title 12 DCMR, DC Code
 Codes Supplement (2018) 17th Edition
 2012 ICC Building Code
 2012 ICC Mechanical Code
 2012 ICC Plumbing Code
 2012 ICC Fire Code
 2012 ICC Energy Conservation Code
 2013 District of Columbia Energy Conservation Code
 2013 District of Columbia Green Construction Code

These plans are conditionally approved and are not to be used for field inspection. Approved plans must be kept on site and are needed for any changes or modifications to the revised plans. Trade permits are for trade work, e.g. Electrical

LEGEND:

- 1/2 HR INTERIOR RATED WALL
- 1 HR RATED WALL
- 2 HR RATED WALL
- 3 HR RATED WALL
- FSD LINE
- 1/2 HR RATED HORIZONTAL ASSEMBLY ABOVE
- 1 HR RATED ROOF / HORIZONTAL ASSEMBLY ABOVE
- 2 HR HORIZONTAL ASSEMBLY ABOVE
- 3HR HORIZONTAL ASSEMBLY ABOVE

TOTAL OCCUPANCY CALC:

LEVEL P1:	88
GROUND FLOOR:	182
2ND FLOOR:	66
3RD FLOOR:	66
4TH FLOOR:	66
5TH FLOOR:	120
TOTAL:	588

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ELECTRICAL ENGINEER: W&M Electrical
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Phone: 202-542-8550



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Issues / Revisions

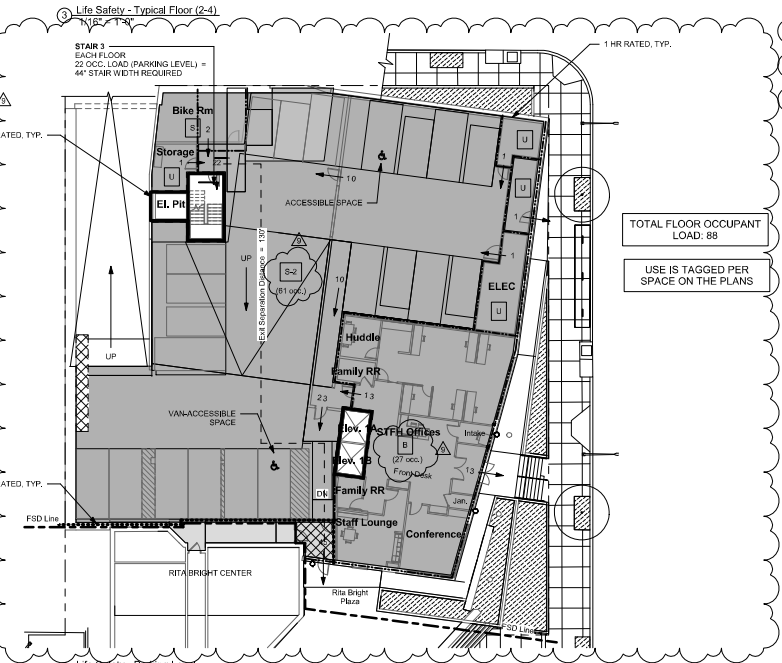
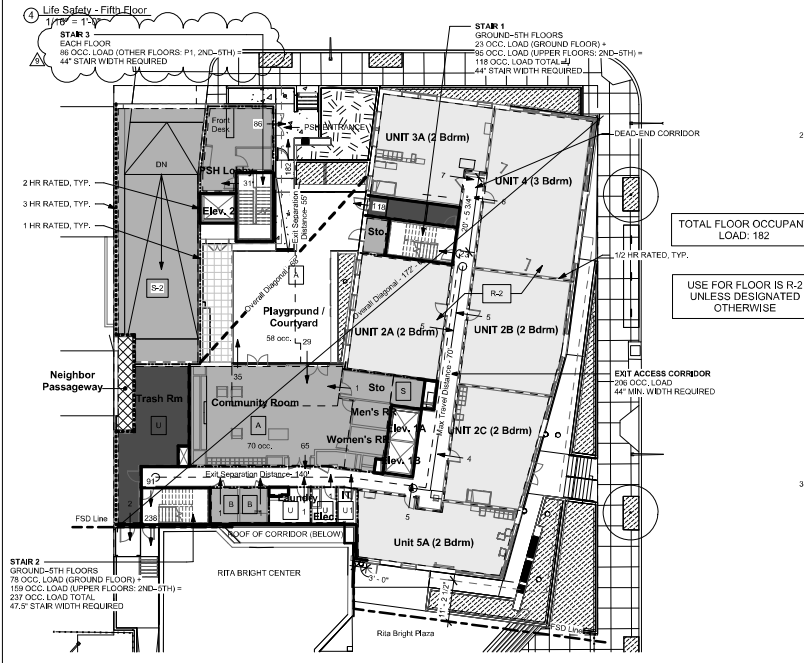
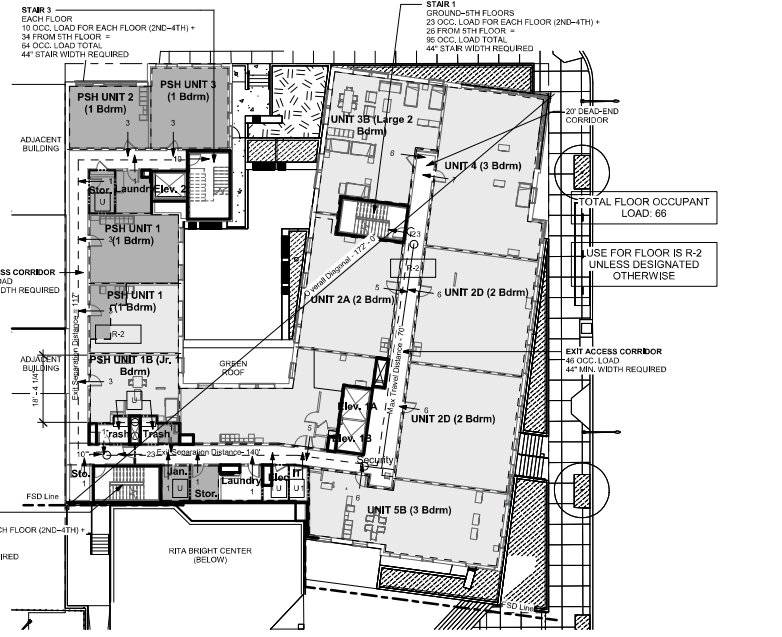
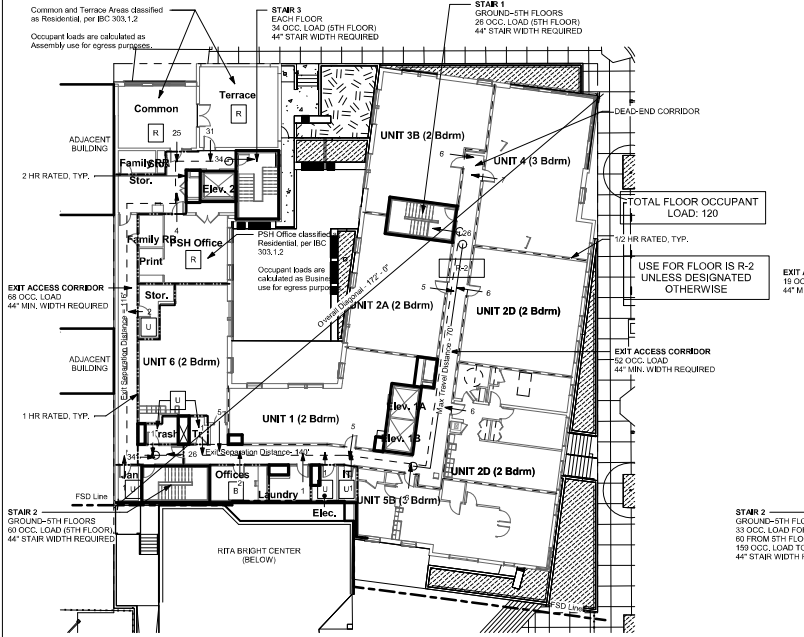
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03/06/2019	Design Development Drawing Set
04/22/2019	Permit Set
05/02/2019	Permit - S - Permit Comment Responses
08/02/2019	Permit - R - Permit Comment Responses Round 2

Ward 1 STFH & PSH
2500 14th Street NW
Washington DC 20009

CD#421811

Drawing Title
Code Diagrams

Scale:	As indicated	Drawn by:	CGA
Date:	8/1/19	Checked by:	CGA
		A0.21	



Life Safety - Fifth Floor
1/16" = 1'-0"

Life Safety - Typical Floor (2-4)
1/16" = 1'-0"

APPLICABLE CODES:

2012 IBC
ANSI A117.1-2017

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CODE REQUIREMENTS:

1107.6.2.2 Fully Accessible Units
REQUIRED:
A building with 50 units requires:
2 units without roll-in showers
0 units with roll-in showers
PROVIDED:
4 units without roll-in showers
12 units with roll-in showers
1107.6.2.1.1 Type A Units
REQUIRED:
In group R-2 occupancies containing more than 20 dwelling units at least 2% but not less than one of the units shall be a Type A unit.
REQUIRED:
1 unit Type A
PROVIDED:
6 unit Type A provided
1107.6.2.2.3 Type B Units
REQUIRED:
In group R-2 occupancies where there are 4 or more dwelling units, all units must be min. Type B
PROVIDED:
All units are min. Type B

GENERAL NOTES:

- The number of Accessible and Type A units exceeds what IBC Section 1107.6.2 requires.
- Per IBC all remaining units that are not fully accessible or Type A are designed as Type B.

LEGEND:

- FULLY ACCESSIBLE / TYPE A UNITS (see note 1 above)
- TYPE B UNITS (see note 2 above)

ISSUED FOR PERMIT - DEPARTMENT OF GENERAL SERVICES PROJECT

Date	As indicated	Shown By	Checked By
04/23/19		COA	COA

Ward 1 STFH & PSH
2500 14th Street NW
Washington DC 20009

Drawing Title
ADA Diagrams

Scale
As indicated

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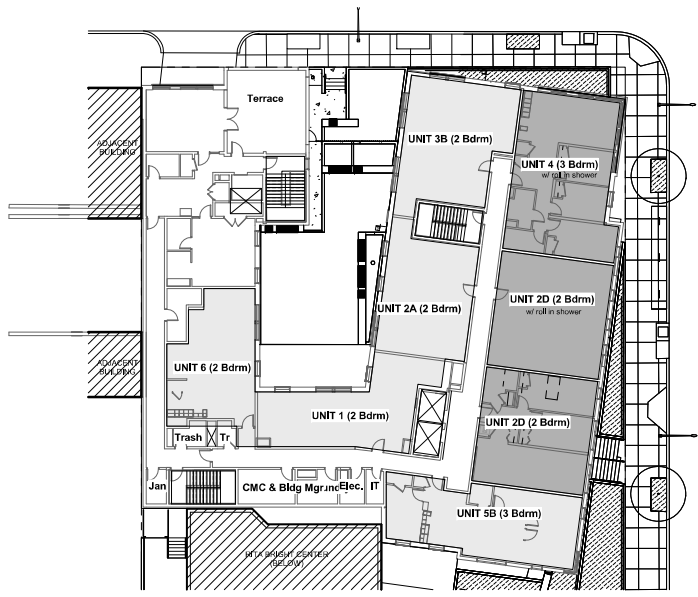
NEP ENGINEER: Stry & Associates PA
1415 E St. NW, Ste 300
Washington, DC 20007
Phone: 202-462-5023

LANDSCAPE ARCHITECT: Landscape Architecture Partners
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Washington, DC 20003
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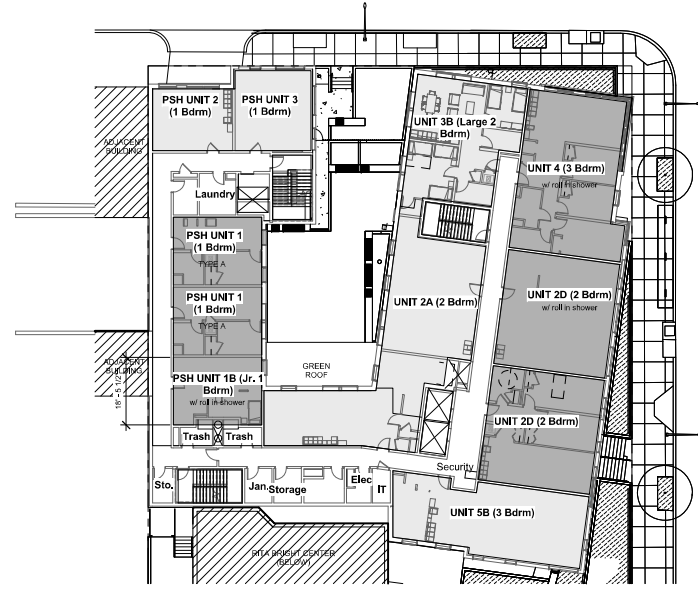


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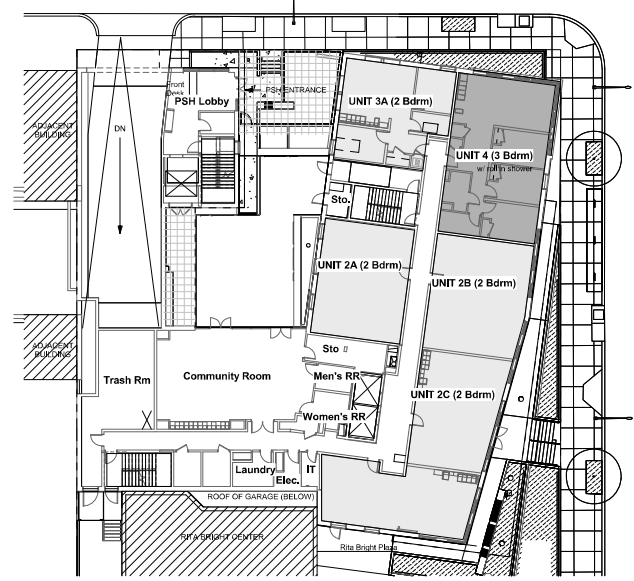
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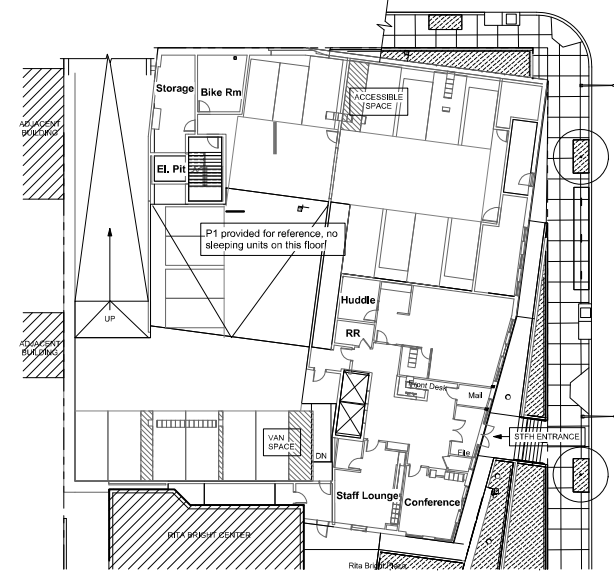
1 ADA - Fifth Floor
1/16" = 1'-0"



3 ADA - Typical Floor (2-4)
1/16" = 1'-0"



2 ADA - Ground Floor
1/16" = 1'-0"



1 ADA - Parking Level
1/16" = 1'-0"

Permit No. 1509601 Date 09/03/19
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ULI ENGINEER LABORATORY REPORTER
 Wm. Wehrhaggen 174 7th Street, SE
 570 8th Street, SE Washington, DC 20003
 Washington, DC 20003 Phone: 202-543-8550



JUN 24 2019

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Issues / Revisions

11/23/2018	Schematic Design Submission
01/17/2019	Finalization to Grade Permit
03/09/2019	Design Development Drawing Set
06/23/2019	Permit Set
8/26/2019	Rev. 5 - Permit Comment Response

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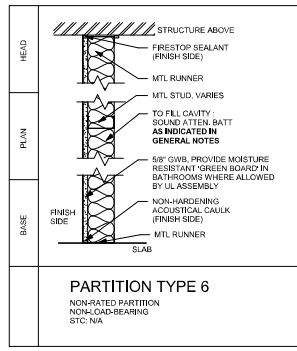
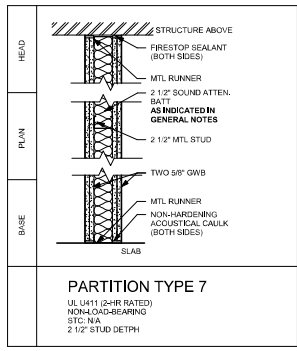
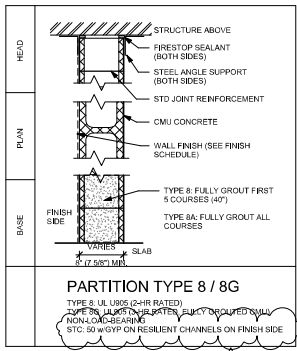
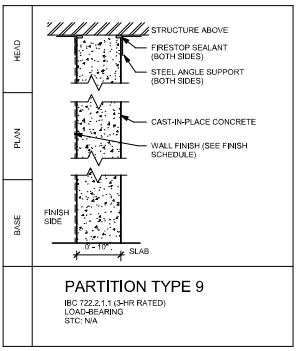
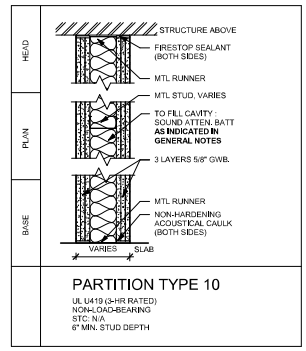
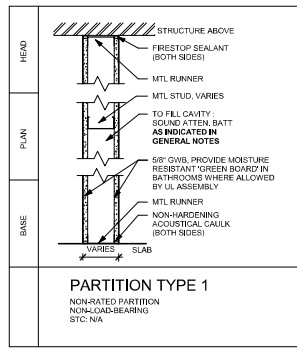
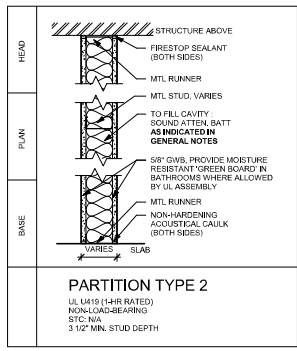
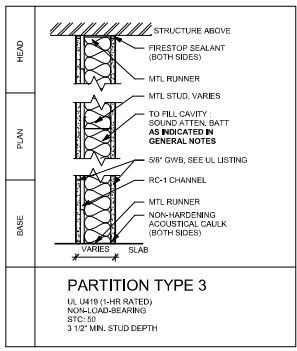
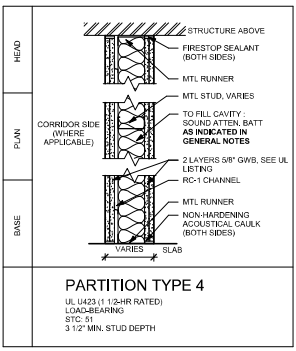
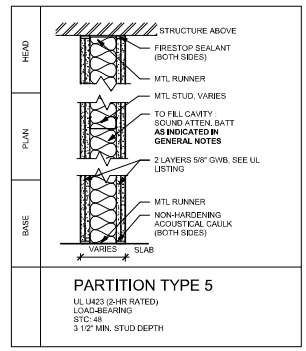
Drawing Title

Partition & Rated Ceiling Types

Scale: 1/1" = 1'-0" Shows By: CGA
 Date: 6/24/19 Checked By: CGA

A0.23

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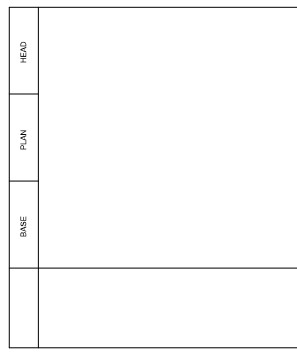
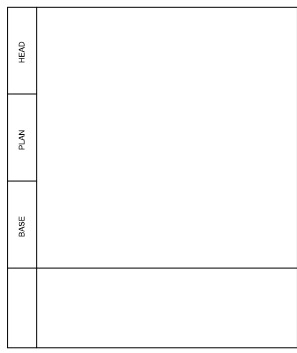
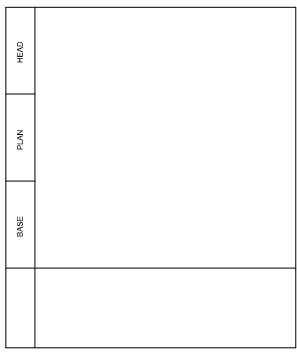


GENERAL NOTES

STUD THICKNESS INDICATED WITH THE FOLLOWING LETTERS (ALSO, SEE STRUCTURAL DRAWINGS FOR STUD THICKNESS)
 A: 3/8"
 B: 5/8"
 C: 1"

PARTITIONS ARE TO HAVE SOUND ATTEN. BATT INSULATION TO FILL CAVITY AND COMPLY WITH UL RATING SURROUNDING THE FOLLOWING PROGRAMS:
 BATHROOMS
 MECHANICAL ROOMS
 ELECTRICAL ROOMS
 WATER ROOM
 STAIR ENCLOSURES
 WALLS SEPARATING UNITS AND PUBLIC SPACES, INCLUDING CORRIDORS
 PLUMBING WALLS

PARTITIONS ARE TO HAVE MOISTURE RESISTANT "GREEN BOARD" GYPSUM BOARD AS ALLOWED BY UL RATING SURROUNDING IN THE FOLLOWING PROGRAMS:
 BATHROOMS
 MECHANICAL ROOMS
 WATER ROOM
 JANITOR ROOMS



Permit No. 190601 Date 09/03/19

These plans are conditionally approved as submitted or noted during plan review and are subject to field inspection. 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 Plumbing

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 Washington, DC 20005 Washington, DC 20005
 Phone: 202-337-5123 Phone: 202-462-0271

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 W&W ARCHITECTURE ENDORE ARCHITECTURAL PARTNERS
 970 9th Street SE 174 7th Street SE
 Washington, DC 20033 Washington, DC 20003
 Phone: 202-546-4046 x255 Phone: 202-542-8550

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11/23/2018	Schematic Design Submission
01/17/2019	Foundation to Grade Permit
03/09/2019	Design Development Drawing Set
06/23/2019	Permit Set
8/24/19	Rev. 5 - Permit Comment Responses

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CQA#21811

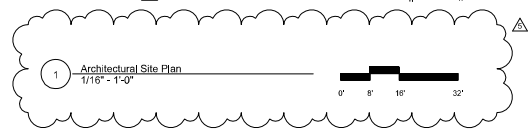
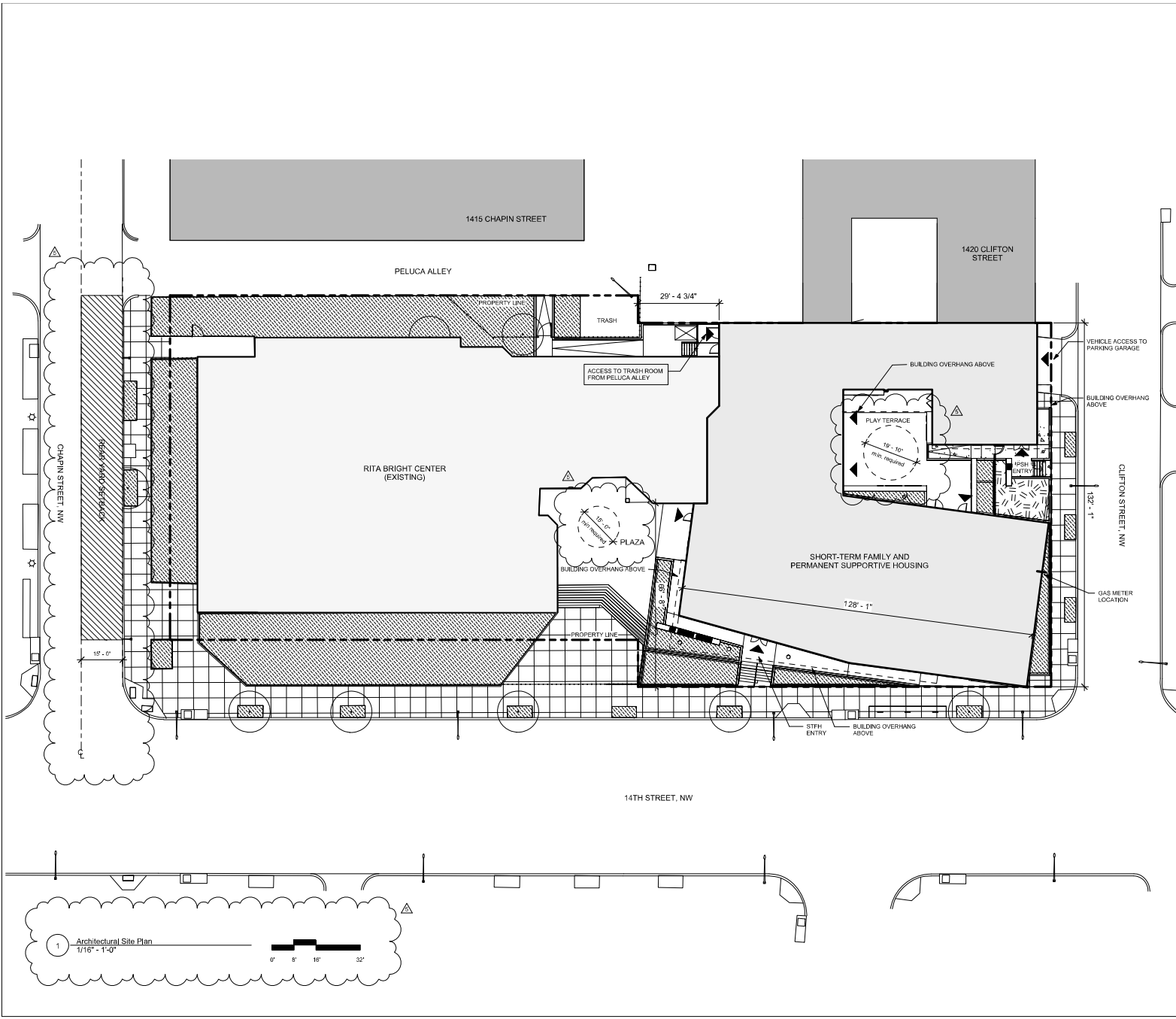
Drawing Title

Architectural Site Plan

Scale: As indicated
 Drawn By: CGA
 Date: 6/24/19
 Checked By: CGA

A0.40

- LEGEND:
- PROPOSED
 - EXISTING RITA BRIGHT
 - CONTEXT BUILDINGS
 - PLAY TERRACE
 - TYP. PLANTING AREA
 - BIORETENTION PLANTING AREA
 - SIDWALK



6/21/2019 2:00:02 PM

GENERAL NOTES: Permit No. 19090601 Date 09/03/19

1. SEE UNIT PLAN SHEETS AND SERIES, FOR ENLARGED AREAS AND PLANS. FURNITURE IS BY OTHER. DIMENSIONS ARE TO FACE OF STUD UNLESS OTHERWISE NOTED. CLR OR W.C. DESIGNATES A CENTERLINE OF FINISH.

These plans are conditionally approved and are subject to field inspection. Approved plans must be kept on site and are needed for all inspections. No changes or modifications are to be made to these plans. Changes require a revision to the revised plans. Trade permits for trade work, e.g. Electrical or Plumbing.

KEY NOTES:

1. LADDER ACCESS TO ROOF HATCH ABOVE
2. EXTENT OF BUILDING BELOW GRADE AND LOCATION OF CONTROL JOINT
3. BUILDING ENTRANCE WALK-OFF MAT
4. PROVIDE HANDRAILS
5. EXTERIOR TRASH LIFT, SEE SPECS.
6. HOSE BIB
7. FLOOR DRAIN
8. KNOX BOX
9. SHAFT ON 4TH FLOOR
10. WASHING MACHINES AND DRYERS TO BE FULLY ACCESSIBLE PER ANSIA 117 REQUIREMENTS.
11. DIRECTIONAL SIGNAGE FOR ACCESSIBLE TOILET FACILITIES.

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Phone: 202.452.1023

ELECTRICAL ENGINEER: W&M CONSULTANTS
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Phone: 202.458-0406 x255

LANDSCAPE ARCHITECT: LINDSEY HORTON-BARNES
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Issues / Revisions

12/02/2018	Schematic Design Submission
01/17/2019	Foundation to Grade Permit
03/02/2019	Design Development Drawing Set
04/22/2019	Permit Set
09/03/2019	As Noted - Rev 1
09/03/2019	Notes 9 - Permit Comment Responses Rev 2.2

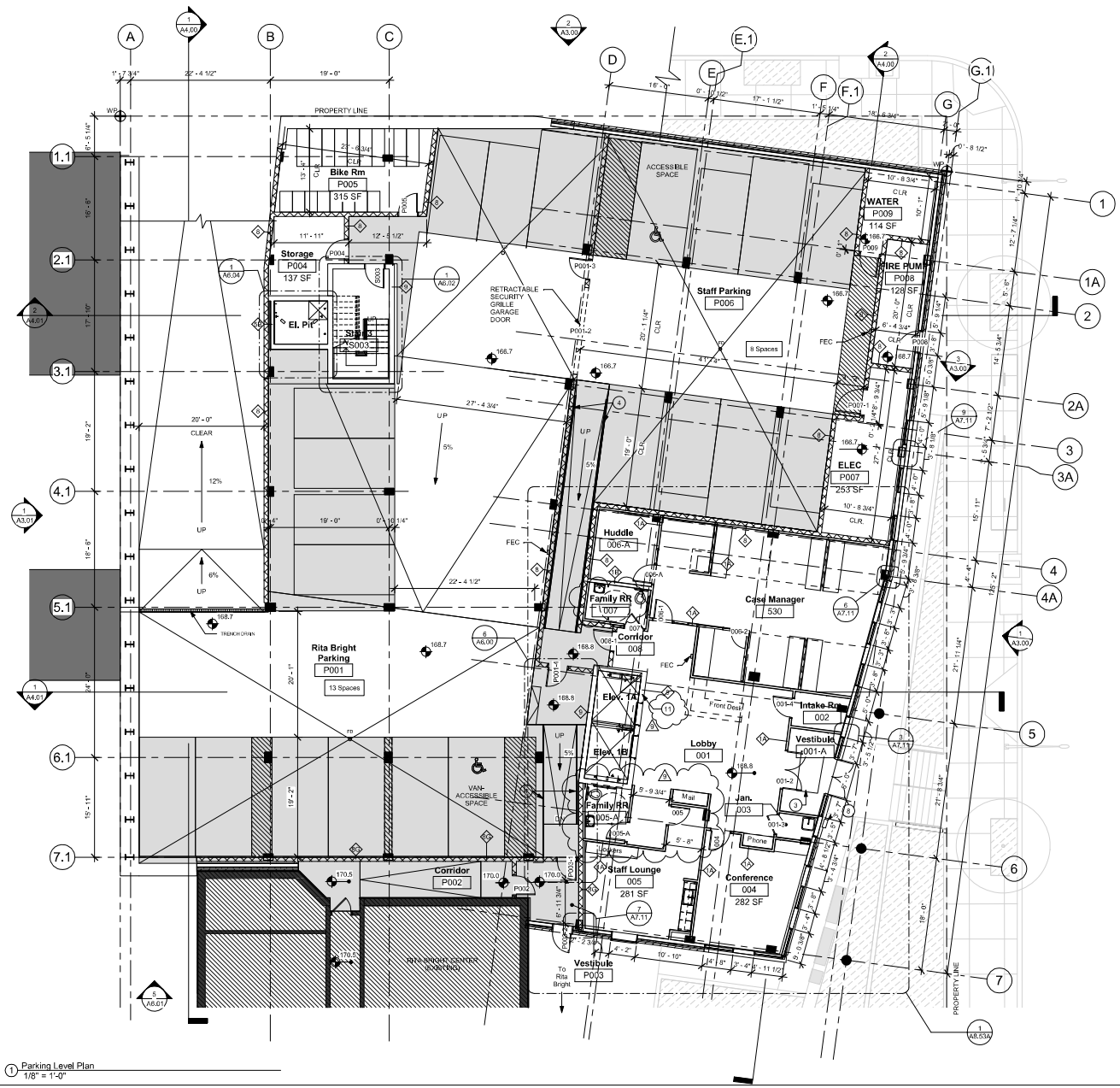
Ward 1 STFH & PSH
2500 14th Street NW
Washington DC 20009

CO#421811

P1 Floor Plan

Scale: As indicated
Date: 8/1/19
Drawn By: CGA
Checked By: CGA

A2.00



1 Parking Level Plan
1/8" = 1'-0"

GENERAL NOTES: Permit No. 190601 Date 09/03/19

1. SEE UNIT PLAN SHEETS AND SERIES FOR ENLARGED PLANS. FURNITURE IS BY OTHERS. DIMENSIONS ARE TO FACE UNLESS NOTED. "CLR" OR "MIN CLR" DESIGNATES A CLEARANCE FINISH.

These plans are conditionally approved and are subject to field inspection. Approved plans must be kept on site and are needed for all inspections. No changes or modifications to these plans are allowed without the revised plans. Trade permits for trade work, e.g., electrical or plumbing, are required.

KEY NOTES:

- LADDER ACCESS TO ROOF HATCH ABOVE.
- EXTENT OF BUILDING BELOW GRADE AND LOCATION OF CONTROL JOINT.
- BUILDING ENTRANCE WALK-OFF MAT.
- PROVIDE HANDRAILS.
- EXTERIOR TRASH LIFT, SEE SPECS.
- HOSE BIB.
- FLOOR DRAIN.
- KNOX BOX.
- SHACT ON 4TH FLOOR.
- WASHING MACHINES AND DRYERS TO BE FULLY ACCESSIBLE PER ANS A117 REQUIREMENTS.
- DIRECTIONAL SIGNAGE FOR ACCESSIBLE TOUR FACILITY.

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Phone: 202.462.0070

MEP ENGINEER: W&M Engineering
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Phone: 202.458-0406 x255

LANDSCAPE ARCHITECT: Landscape Architecture Partners
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1/20/2018	Schematic Design Submission
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02/20/2019	Rev. 5 - Permit Comment Responses
09/26/2019	Building Plan 1 Rev. 2
09/30/2019	Building Plan 1 - Permit Comment Responses Round 2

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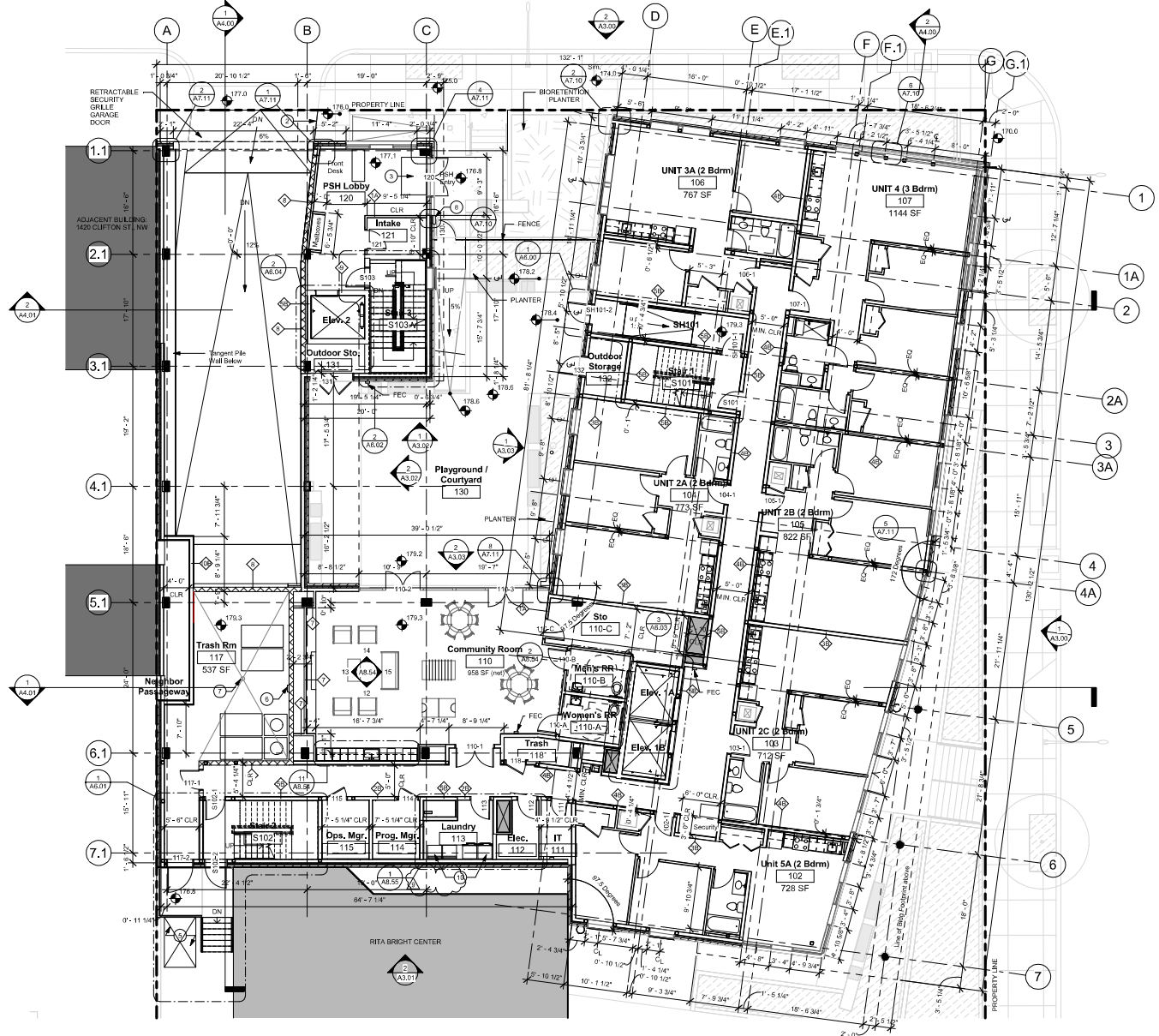
CO#421811

Drawing Title
Ground Floor Plan

Scale: As indicated
Date: 8/1/19

Drawn by: CGA
Checked by: CGA

A2.01



1 Ground Floor Plan
1/8" = 1'-0"

GENERAL NOTES: Permit No. 1909601 Date 09/03/19

1. SEE UNIT PLAN SHEETS A2.00 SERIES FOR ENLARGED AREA. THESE PLANS ARE CONDITIONALLY APPROVED AND ARE SUBJECT TO FIELD INSPECTION. APPROVED PLANS MUST BE KEPT ON SITE AND ARE NEEDED FOR ALL INSPECTIONS. NO CHANGES OR MODIFICATIONS SHOULD BE MADE TO THESE PLANS. CHANGES REQUIRE A REVISION STUD UNLESS OTHERWISE NOTED. "CLR" OR "MIN CLR" DESIGNATES A DIMENSION REQUIRED FOR TRADE WORK. E.G. ELECTRICAL OR PLUMBING.
2. FURNITURE IS BY OWNER.
3. DIMENSIONS ARE TO FACE UNLESS NOTED.

- KEY NOTES:
1. LADDER ACCESS TO ROOF HATCH ABOVE.
 2. EXTENT OF BUILDING BELOW GRADE AND LOCATION OF CONTROL JOINT.
 3. BUILDING ENTRANCE WALK-OFF MAT.
 4. PROVIDE HANDRAILS.
 5. EXTERIOR TRASH LIFT, SEE SPECS.
 6. HOSE BIB.
 7. FLOOR DRAIN.
 8. KNOX BOX.
 9. SHUT ON 4TH FLOOR.
 10. WASHING MACHINES AND DRYERS TO BE FULLY ACCESSIBLE PER ANS A117 REQUIREMENTS.
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11/20/2018	Schematic Design Submission
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08/26/2019	Building Plan 2
08/10/2019	Building Plan - Permit Comment Responses Round 2

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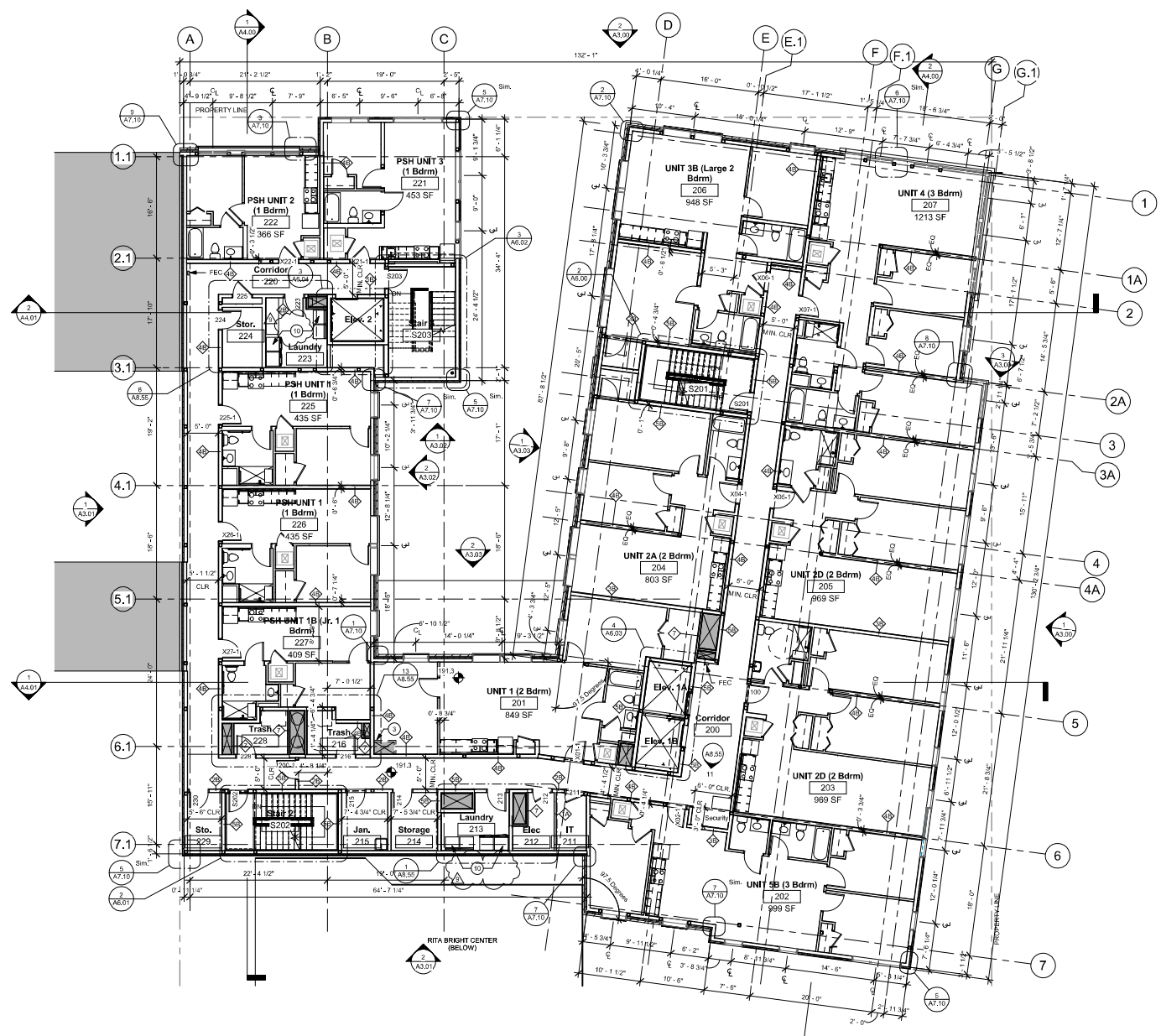
CO#421811

Drawing Title

2nd & 4th
 Floor Plan

Scale: As indicated
 Date: 8/1/19
 Drawn by: CGA
 Checked by: CGA

A2.02



1 Second Floor Plan
 1/8" = 1'-0"

GENERAL NOTES: Permit No. 1590601 Date 09/03/19

1. SEE UNIT PLAN SHEETS A500 SERIES FOR ENLARGED SECTIONS AND ARE SUBJECT TO FIELD INSPECTION. APPROVED PLANS MUST BE KEPT ON SITE AND ARE NEEDED FOR ALL INSPECTIONS. NO CHANGES OR MODIFICATIONS TO THESE PLANS. CHANGES REQUIRE A REVISION STAMP UNLESS OTHERWISE NOTED. 'CLR' OR 'MIN CLR' DESIGNATES A CIVIL ENGINEER'S TRADE WORK, E.G. ELECTRICAL OR PLUMBING.

KEY NOTES:

1. LADDER ACCESS TO ROOF HATCH ABOVE.
2. EXTENT OF BUILDING BELOW GRADE AND LOCATION OF CONTROL JOINT.
3. BUILDING ENTRANCE WALK-OFF MAT.
4. PROVIDE HANDRAILS.
5. EXTERIOR TRASH LIFT. SEE SPECS.
6. HOSE BIB.
7. FLOOR DRAIN.
8. KNOX BOX.
9. SHAFT ON 3RD FLOOR.
10. WASHING MACHINES AND DRYERS TO BE FULLY ACCESSIBLE PER ANS A 117 REQUIREMENTS.
11. DIRECTIONAL SIGNAGE FOR ACCESSIBLE TOILET FACILITY.

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 Phone: 202-462-8073

PLUMBING ENGINEER: LINDENBERG ARCHITECTS
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Date	Description
11/20/2018	Schematic Design Submission
01/17/2019	Foundation to Grade Permit
03/06/2019	Design Development Drawing Set
04/22/2019	Permit Set
05/13/2019	Submittal Rev. 1
05/20/2019	Submittal Rev. 2
06/12/2019	Issue 9 - Permit Comment Responses Round 2

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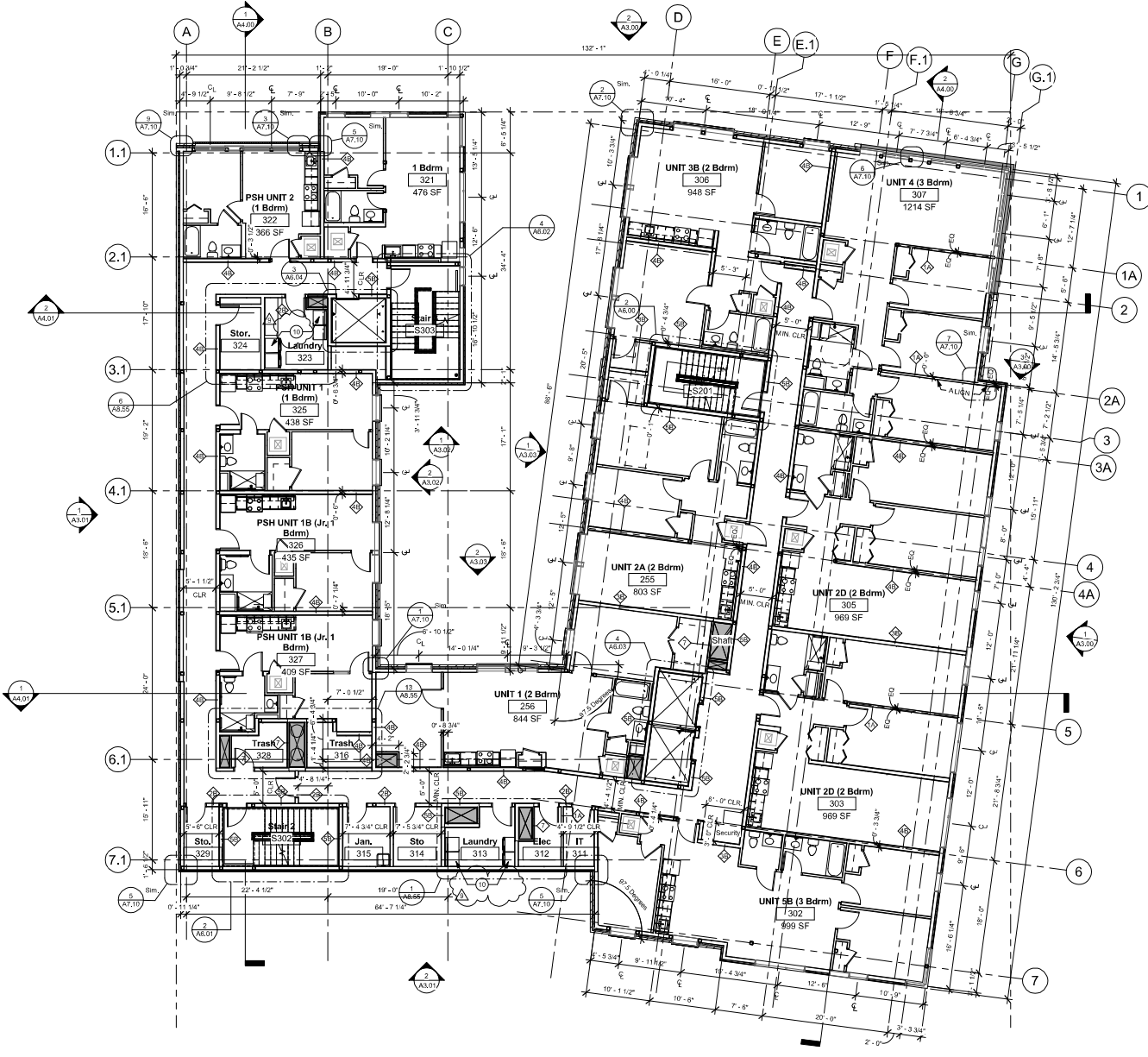
CO#A21811

Drawing Title

Third Floor
 Plan

Scale: As indicated
 Date: 8/1/19
 Drawn by: OGA
 Checked by: OGA

A2.02B



1 Third Floor Plan
 1/8" = 1'-0"

GENERAL NOTES: Permit No. 1909061 Date 09/03/19

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KEY NOTES:

- LADDER ACCESS TO ROOF HATCH ABOVE.
- EXTENT OF BUILDING BELOW GRADE AND LOCATION OF CONTROL JOINT.
- BUILDING ENTRANCE WALK-OFF MAT.
- PROVIDE HANDRAILS.
- EXTERIOR TRASH LIFT, SEE SPECS.
- HOSE BIB.
- FLOOR DRAIN.
- KNOX BOX.
- SHOFT ON 4TH FLOOR.
- WASHING MACHINES AND DRYERS TO BE FULLY ACCESSIBLE PER ADA'S 517 REQUIREMENTS.
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LANDSCAPE ARCHITECT: Landscape Architecture Partners
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1/20/2018	Schematic Design Submission
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04/22/2019	Permit Set
09/10/2019	3-Bedroom Plan.1
02/03/2020	3-Bedroom Plan.2
08/10/2019	Access - Permit Comment/Revisions Row 2

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Washington DC 20009

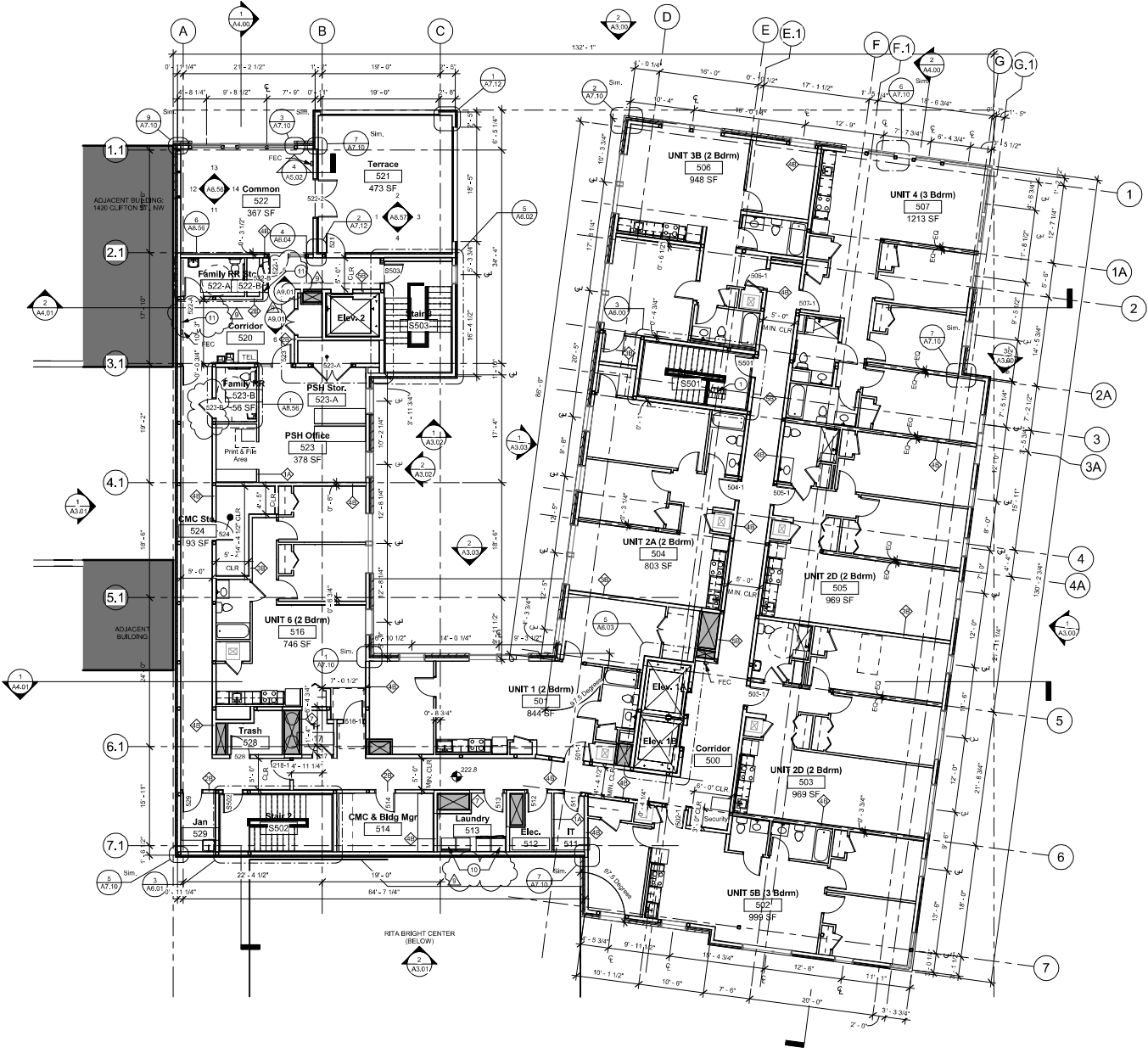
CO#421811

Drawing Title

5th Floor Plan

Scale: As indicated
Date: 8/1/19
Drawn By: CGA
Checked By: CGA

A2.03



① Fifth Floor
1/8" = 1'-0"

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GOVERNMENT OF THE DISTRICT OF COLUMBIA
 PERMIT OPERATIONS DIVISION
 PLANS APPROVED
 Permit No. 1909601 Date 09/03/19

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 Phone: 202-337-5123

STRUCTURAL ENGINEER: Yee Associates, LLC
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 Washington, DC 20005
 Phone: 202-462-8073

MEP ENGINEER: W&M Mechanical
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 Washington, DC 20003
 Phone: 202-434-0400 x255

LANDSCAPE ARCHITECT: Emmons Professional Services
 174 7th Street SE
 Washington, DC 20003
 Phone: 202-543-8550



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CQA#21811
 Drawing Title

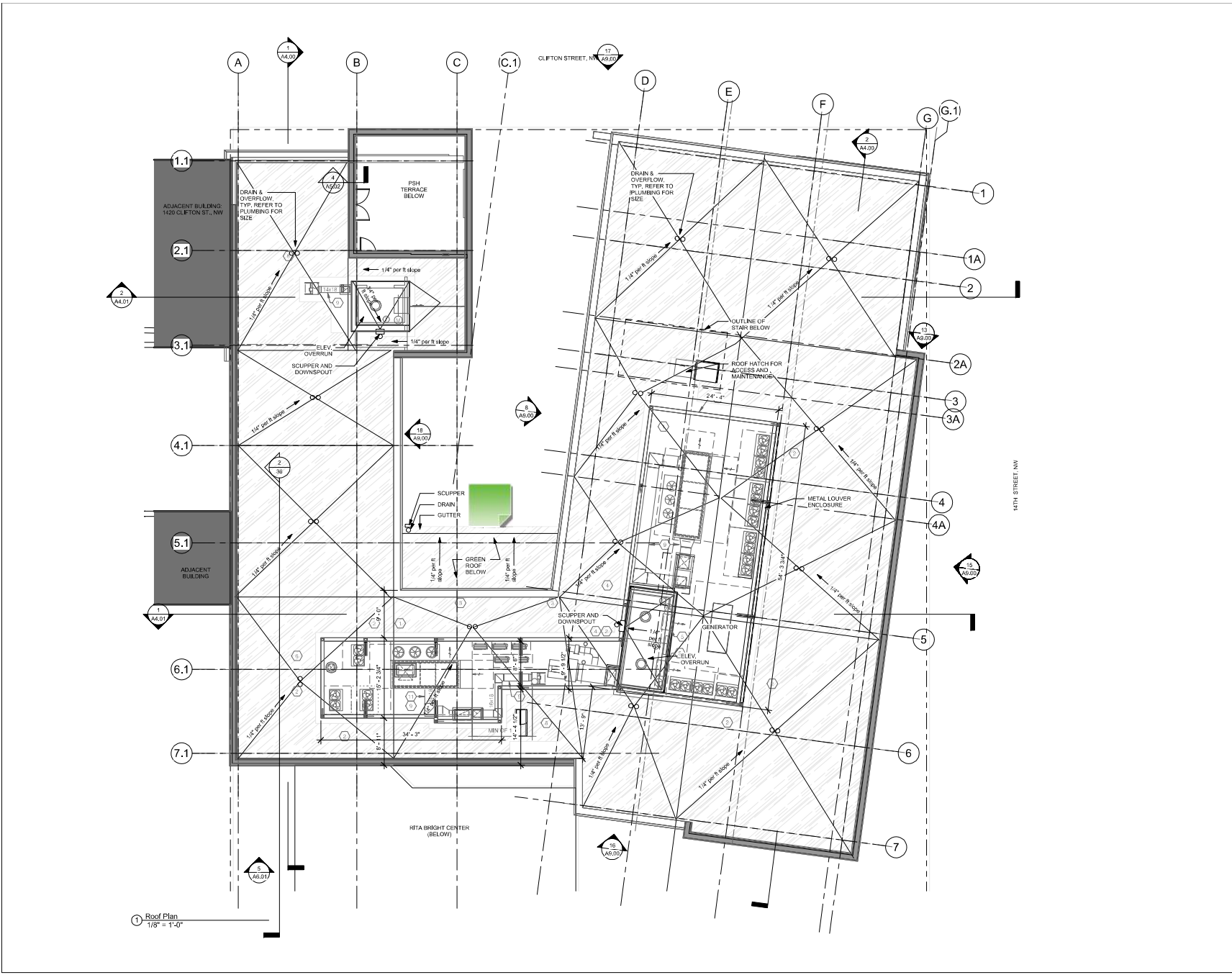
Roof Plan

Scale: 1/8" = 1'-0"
 Date: 04/23/19

Drawn By: OGA
 Checked By: OGA

A2.04

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4/23/2019 6:12:14 PM