

:APARTMENTS: 1544 RHODE ISLAND AVENUE, NE WASHINGTON DC 20018

PROJECT INFORMATION:

EXISTING PERMIT NUMBER: B2002026
 OWNERS: 4527 GEORGIA AVE llc
 ARCHITECT: DZ ARCHITECTURE AIA
 DESIGNED: KIRIT THAKKAR
 STRUCTURAL ENGINEER: FMC ASSOCIATES, P.E.
 MEP ENGINEER: K. K. ENGINEERS, P.E.
 DESCRIPTION: PROPOSED TO REVISE A BUILDING PERMIT FROM 47 UNIT PROJECT TO A 48 UNITS APARTMENT BUILDING, PROPOSING A PARTIAL CELLAR W 3 UNITS + UTILITIES, 6 UNITS+3 PARKING SPACES ON FIRST FLOOR, TWO LIGHT WELLS OF 6'x8', ARE ADDED ON EVERY FLOOR, TO RECEIVE LIGHT IN 4 APARTMENT UNITS. A 3 HR RATED PODIUM SLAB ON 1st FLOOR, AND 4 STORIES OF TYPE VA CONSTRUCTION ON TOP. THE BUILDING FOOTPRINT WILL REMAIN THE SAME AS PER THE PERMIT ISSUED EARLIER. EXISTING STRUCTURE WILL BE RAZED, APPLICATION TO RAZE IS OBTAINED.

LOT INFORMATION	
LOT 15, SQUARE 4021, ZONE MU4	
LOT AREAS BY RECORD	14,097.80 SFT
FAR 14,097.80 x 2.5 i.e	35,244.50 SFT
IZ BONUS 14097.80 x 0.5 i.e	7,048.90 SFT
AREA PERMITTED	42,293.40 SFT INCL BONUS FOR IZ UNITS
AREA OF PENTHOUSE ALLOWED 14097.80 x 0.4	5,639.12 SFT
TOTAL AREA PERMITTED	47,932.52 SFT
LOT COVERAGE PERMITTED 75% of LOT AREA ie	10,573.35 SFT
EX. BUILDING FOOT-PRINT 1 STORY BK,	3352.00 SFT APPRX., TO BE RAZED/DEMOLISHED
EXISTING LOT COVERAGE	23.77 %

AREA PROPOSED:	
PROPOSED AREA:	
1st FLOOR	9,845.00 SFT (6 UNITS, FOYER/RENTAL OFFICE)
2nd, 3rd & 4th FLOORS = 9845.0x3	29,535.00 SFT (11x3 FLR = 33 UNITS)
TOTAL AREA	39,380.00 SFT
PH/5th FLOOR LEVEL	5,625.00 SFT (6 UNITS)
TOTAL AREA PROPOSED INCL: PENTHOUSE	45,005.00 SFT
CELLAR AREA PROPOSED	7,200.00 SFT (3 UNITS + UTILITIES)
LOT COVERAGE PROPOSED = 9,845.00/14,097.80 =	69.85 %
CELLAR AREA	7,200.00 SFT (NOT TAKEN INTO FAR CALCULATIONS)

GOVERNING CODES AND STANDARDS: INTERNATIONAL BUILDING CODE IBC 2012, DCMR 12A 2013 BUILDING CODE SUPPLEMENT, DCMR TITLE 11 INTERNATIONAL EXISTING BUILDING CODE IIBC 2012, DCMR 12J 2013 BLDG CODE SUPPLEMENT INTERNATIONAL MECHANICAL CODE IMC 2012, DCMR 12E MECHANICAL CODE SUPPLEMENT INTERNATIONAL PLUMBING CODE IPC 2012, DCMR 12F PLUMBING CODE SUPPLEMENT INTERNATIONAL ELECTRICAL CODE IEC 2012, NFPA NEC 2005 INTERNATIONAL FIRE CODE IFC 2012, DCMR 12H FIRE CODE SUPPLEMENT INTERNATIONAL ENERGY CONSERVATION CODE IECC 2012, DCMR 12I ENERGY CONSERVATION CODE SUPP INTERNATIONAL BUILDING CODE 2012, ANSI 117.1 2009, DCMR 12A SUPPLEMENT

ZONING CALCULATIONS:	
FOLLOWING CALCULATIONS ARE BASED ON ZONING REQUIREMENTS. REFER TO SHEET A1.01	
LOT AREAS BY RECORD	14,097.80 SFT
FAR 2.5% i.e.	35,244.50 SFT
IZ BONUS 20% OF FAR i.e.	7,048.90 SFT
TOTAL FAR AREA PERMITTED	42,293.40 SFT
PENTHOUSE BONUS 0.4% OF LOT i.e.	5,639.12 SFT

CELLAR ALLOWED 75% x LOT AREA ie	10,573.35 SFT
CELLAR PROVIDED	7,200.00 SFT i.e. 51.07%
LOT COVERAGE ALLOWED 14,097.80x75%	=10,573.35 SFT
LOT COVERAGE PROPOSED = 9,845.00/14,097.80 =	69.85 %
1st FLOOR	9,845.00 SFT (5 UNITS, FOYER/RENTAL OFFICE)
2nd, 3rd & 4th FLOORS = 9845.0x3	29,535.00 SFT (11x3 FLR = 33 UNITS)
TOTAL AREA	39,380.00 SFT
PENTHOUSE/5TH FLOOR LEVEL AREA	= 5,625.00 SFT (6 UNITS)
TOTAL PROPOSED AREA PER ZONING	= 45,005.00 SFT (TOTAL 48 INCL CELLAR UNITS)

ACCESSIBLE UNITS: 8 ACCESSIBLE UNITS ARE PROVIDED AS TYPE A UNITS DISTRIBUTED ON VARIOUS FLOORS, SEE SHEET A2.15. (15% OF 48 UNITS = 7.20, I.E 8 ACCESSIBLE UNITS)

USE GROUP: R2 FOR RESIDENTIAL & S2 FOR CARPARKING GARAGE

PARKING REQUIREMENTS: PARKING REQUIRED IS 48-4=44/3 = 15 SPACES, PROVIDED 2 ELECTRIC CARS (CREDIT FOR 6 CARS), 1 ACCESSIBLE SPACE = 7 SPACES.

EXISTING BUILDING: EXISTING 1 STORY RETAIL BUILDING. BUILDING IS RAZED.

PROJECT STORIES: PROPOSED CELLAR+5 STORIES, 1ST FLOOR CEILING TO BE 3 HR RATED CONCRETE SLAB.

STAIRS: SHALL BE PER SECTION 1009

DWELLING UNIT SEPARATION: SHALL BE CONSTRUCTED AS FIRE PARTITIONS PER CHAPTER 420.2 IBC 2012 SECTION 708.

PARAPET: SHALL BE PER SECTION 705.11.1

FIRE SUPPRESSION: AUTOMATIC FIRE SPRINKLER SYSTEMS PER NFPA-13

SECTION EC-4021 - BLDG. THERMAL ENVELOPE: BUILDING INSULATION PER TABLE EC-402.1.1

FIRE/SMOKE DETECTORS: PORTABLE FIRE EXTINGUISHERS INSTALLED. FIRE/SMOKE DETECTORS PROVIDED, REFER TO MEP DWGS.

SHAFT ENCLOSURE: 2 HR SHAFT IS PROVIDED. SHALL BE PER SECTION 713

OPENING PROTECTIVE: SHALL BE PER SECTION 716.5

BICYCLE PARKING SPACE: REQUIRED 48/3 = 16 LONG TERM SPACES - PROVIDED 20 HORIZONTAL + 4 VERTICAL SPACES REQUIRED 48/20 = 2.45 SHORT TERM SPACES - PROVIDED 2 SPACES, COVERED SPACE PROVIDED PER DCRA ZR16 - FOR BLDGS W 8 OR MORE UNITS

GREEN CODE COMPLIANCE: CONSTRUCTION PHASE MOISTURE CONTROL: DURING THE CONSTRUCTION PHASE, POROUS MATERIALS AND OTHER MATERIALS SUBJECT TO MOISTURE DAMAGE SHALL BE PROTECTED (2013 DCRA GREEN CODE 502.1.2)

EVS CHARGING STATION: ONE EVS CHARGING STATION IS PROVIDED IN THE GARAGE,.

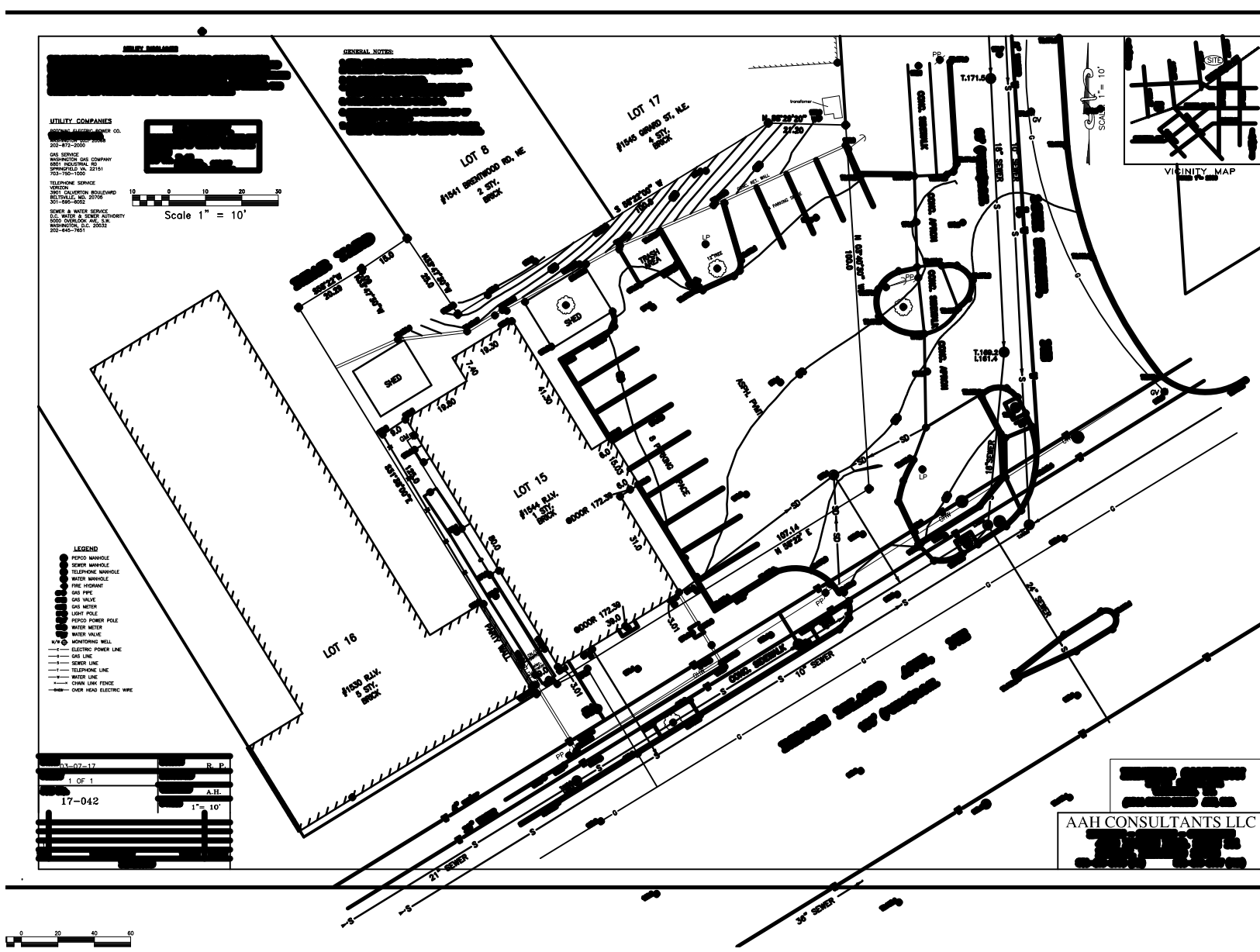
TYPE OF CONSTRUCTION: BLDG. IS CONSIDERED A SEPARATE BLDG PER IBC SECTION 510.2 INCL. EXCEPTIONS. FIRST FLOOR IS 1 STORY ABOVE GRADE PLANE, SEPARATED WITH A 3 HR RATED HORIZONTAL ASSEMBLY, PER TABLE 722.2.3.(1), BLDG BELOW HORZ. ASSEMBLY IS TYPE 1A, STAIRCASE ENCLOSURES ARE 3 HR RATED. ENCLOSURES CONNECTING LESS THAN 4 STORIES ABOVE THE HORIZONTAL ASSEMBLY IS 1 HR RATED, HAVING CONST. TYPE VA. ALL DOORS WITHIN ENCLOSURES ARE 1 HR RATED FIRE DOORS. THE BUILDING IS FULLY SPRINKLED & PROTECTED PER NFPA 13, i.e. IBC SECTION 903.3.1.1 STANDPIPES ARE PROVIDED PER IBC SECTION 905, SEE MEP DWGS.

I AM RESPONSIBLE FOR DETERMINING THAT THE ARCHITECTURAL DESIGNS INCLUDED IN THIS APPLICATION ARE IN COMPLIANCE WITH ALL LAWS AND REGULATIONS OF THE DISTRICT OF COLUMBIA. I HAVE PERSONALLY PREPARED, OR DIRECTLY SUPERVISED THE DEVELOPMENT OF ARCHITECTURAL DESIGNS INCLUDED IN THIS APPLICATION, WITH MY SEAL.

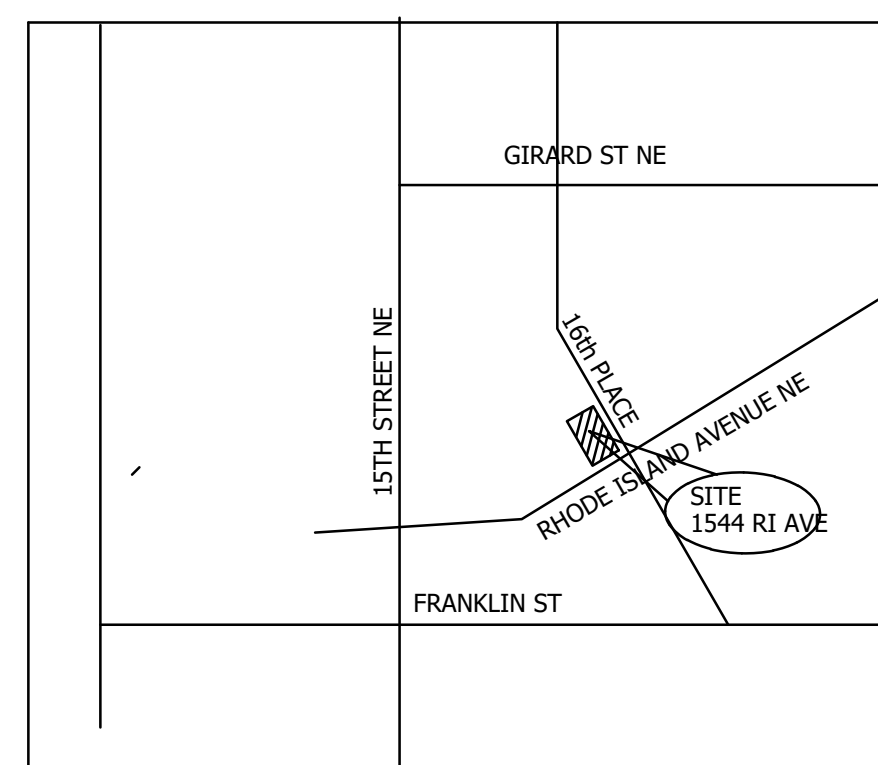
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EXISTING SITE PLAN

SCALE: N.T.S



LOCATION PLAN :



LIST OF DRAWINGS:

ARCHITECTURAL DRAWING:
 A100_COVER SHEET
 A200_CELLAR FLOOR PLAN
 A201_FIRST FLOOR PLAN
 A202_SECOND FLOOR PLAN
 A203_THIRD & FOURTH FLOOR PLAN
 A204_PENTHOUSE LEVEL/FIFTH FLOOR PLAN
 A205_ROOF PLAN
 A301_BUILDING ELEVATIONS, UNIT AREA CALCS - BUILDING PLAT

APARTMENTS: 1544 RHODE ISLAND, N.E.

WASHINGTON DC 20018

COVER SHEET, CODE INFORMATION

REVISIONS	
FLOOR PLANS REVISED	09.08.20
DATE	JULY 28, 2020
DRAWN	CHECKED
JOB NO. A.xxxxxx	SCALE AS NOTED
DRAWING	

A1.00

SET - xxx

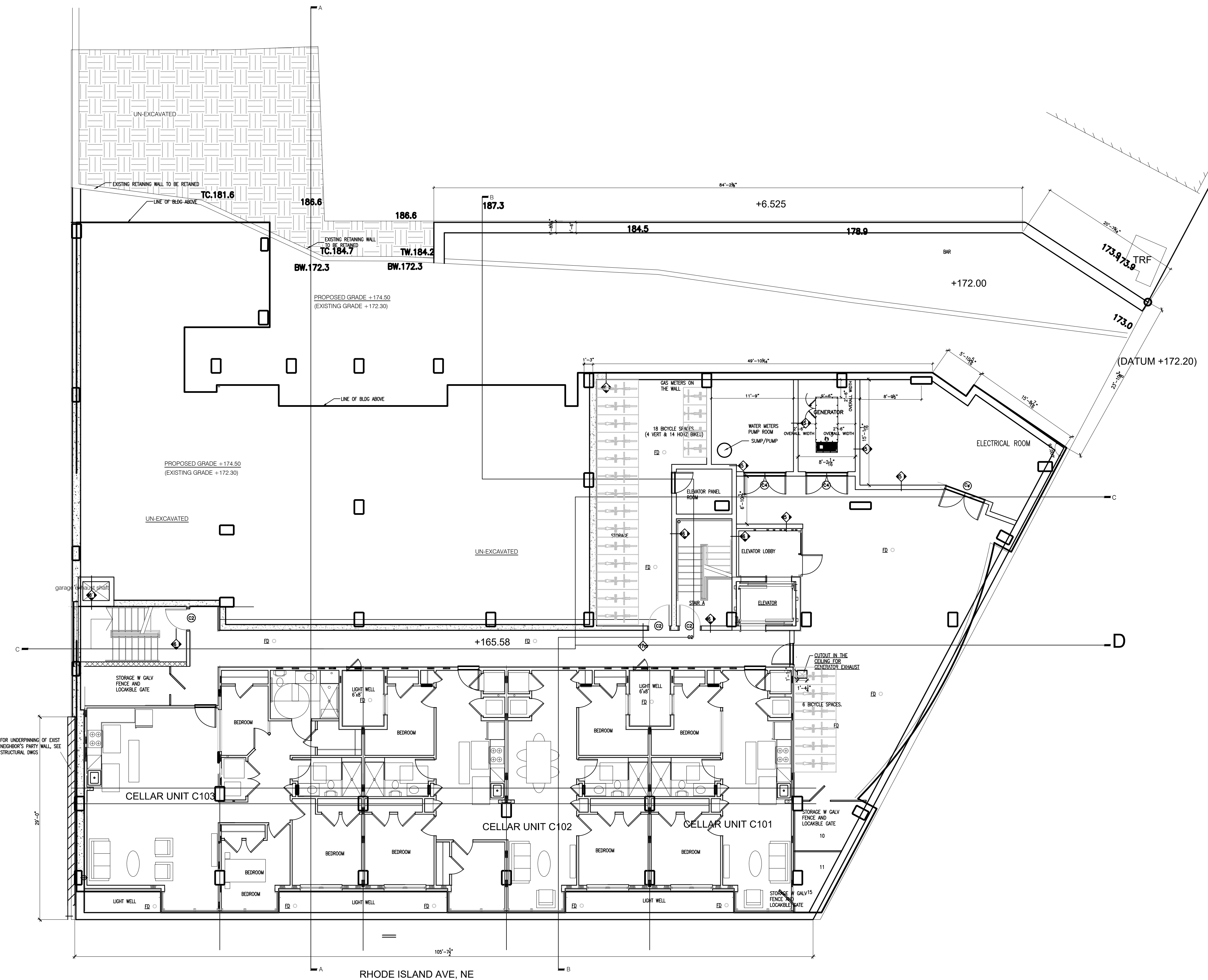
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 WASHINGTON DC 20018
CELLAR FLOOR PLAN

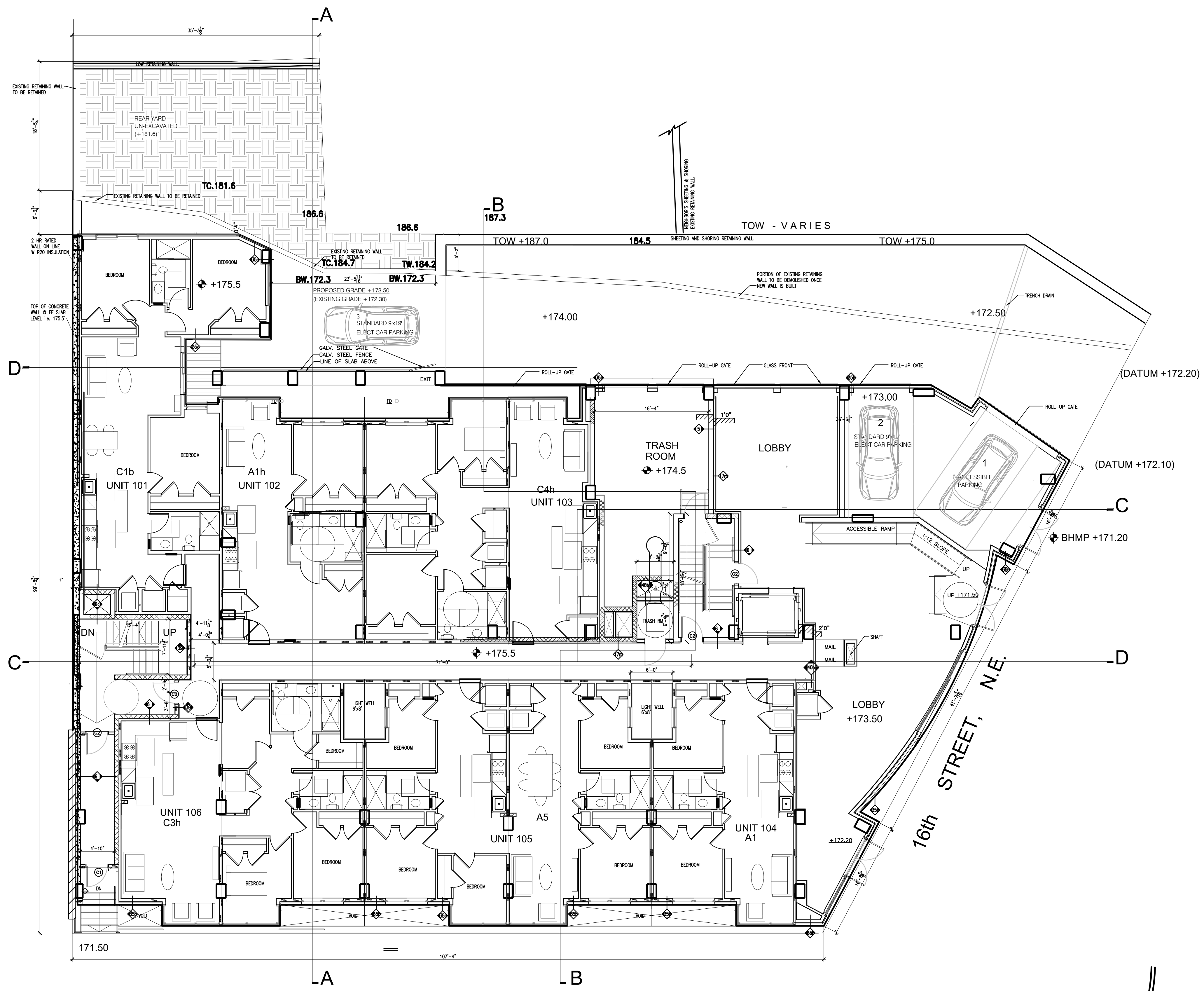
REVISIONS	
FLOOR PLANS REVISED	09.08.20
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DRAWING	

A2.00
 SHEET ___ OF ___



1 CELLAR FLOOR PLAN:
 SCALE: 1/8" = 1'-0"

SET - xxxx



1 FIRST FLOOR PLAN: OPTION 1
SCALE: 1/8" = 1'-0"

RHODE ISLAND AVE, NE

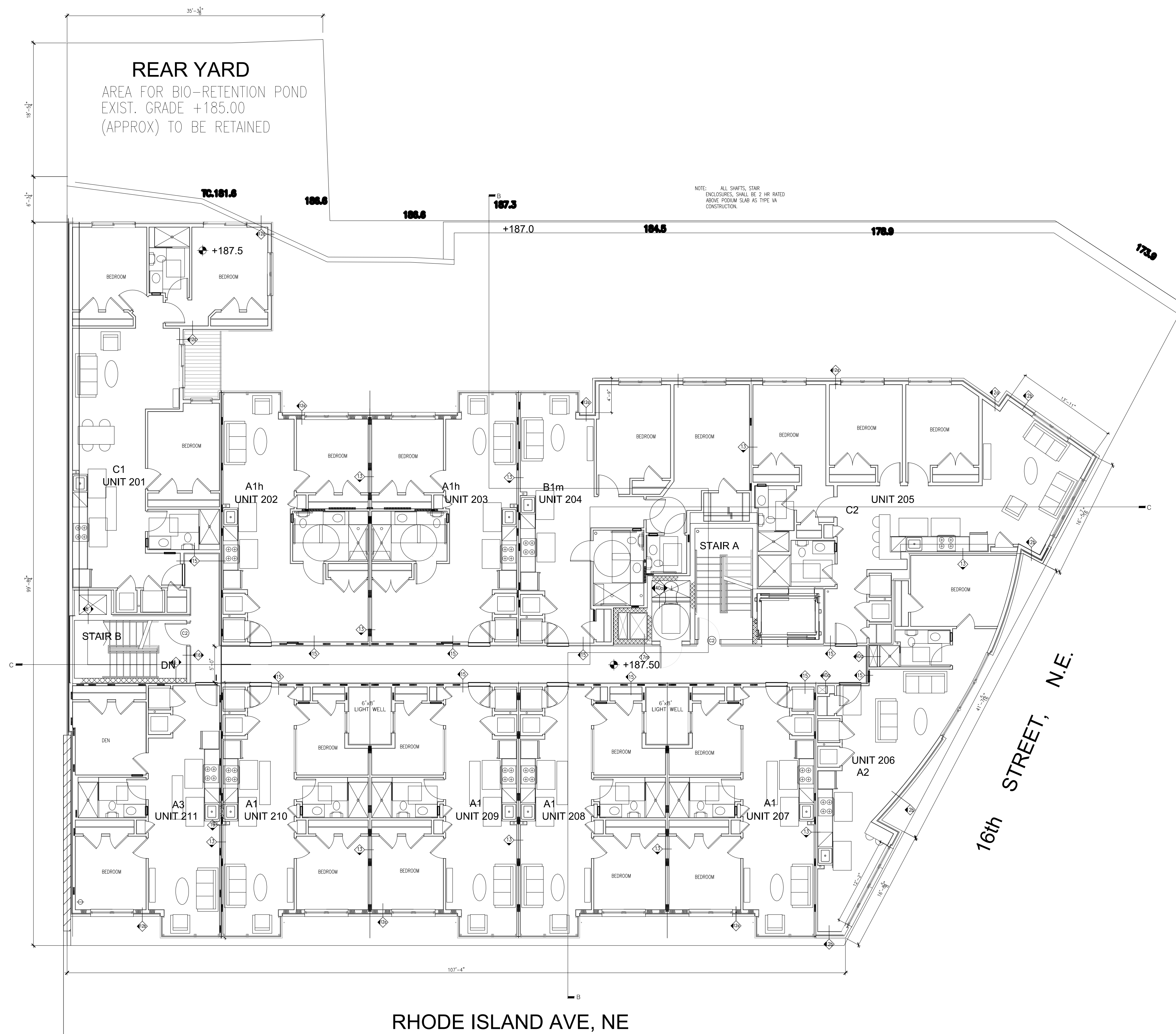
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APARTMENTS: 1544 RHODE ISLAND, N.E.
WASHINGTON DC 20018
FIRST FLOOR PLAN

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A2.01
SHEET ___ OF ___



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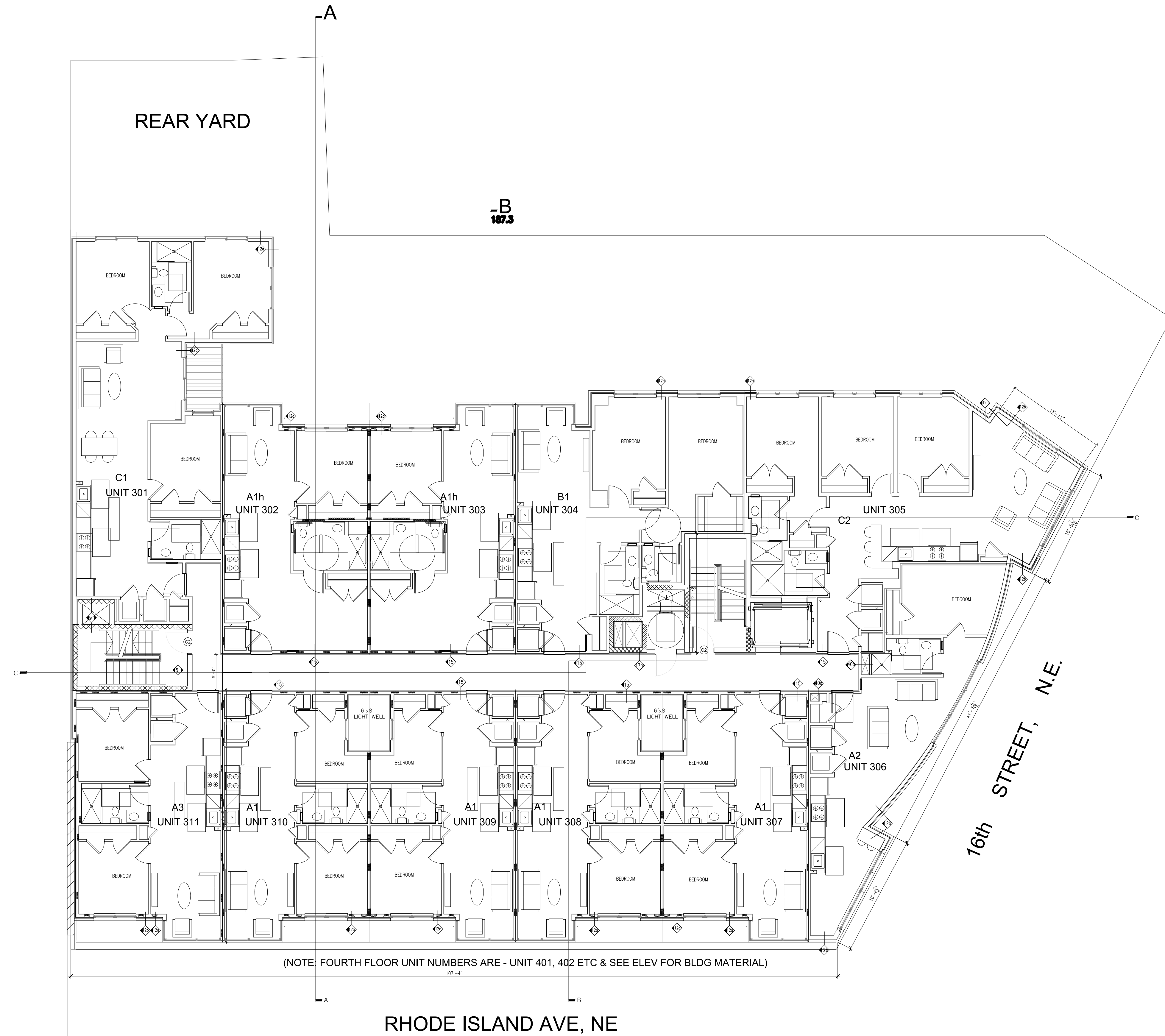
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APARTMENTS: 1544 RHODE ISLAND, N.E.
 WASHINGTON DC 20018
 PLAN: SECOND FLOOR

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DRAWING	

1 SECOND FLOOR PLAN
 SCALE: 1/8" = 1'-0"

SET-xxxx



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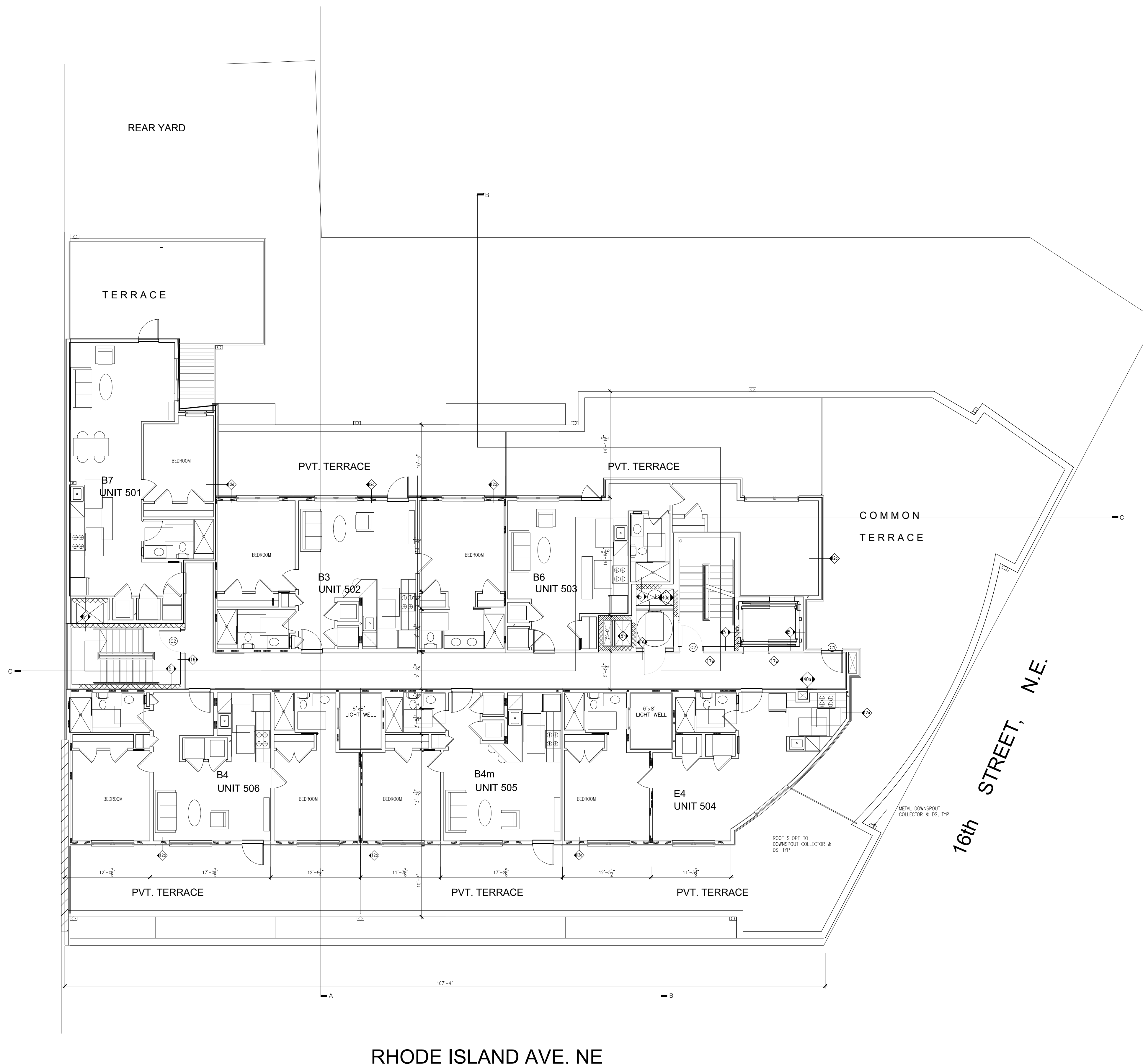
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APARTMENTS: 1544 RHODE ISLAND, N.E.
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PLAN: THIRD & FOURTH FLOORS

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DRAWING	

1 PLAN: THIRD & FOURTH FLOOR LEVEL
 SCALE: 1/8" = 1'-0"

SET-xxxx



RHODE ISLAND AVE, NE

16th STREET, N.E.

1 PLAN: PENTHOUSE/5th FLOOR LEVEL
SCALE: 1/8" = 1'-0"

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WASHINGTON DC 20018

PLAN: PENTHOUSE/5th FLOOR LEVEL

REVISIONS

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DATE JULY 28, 2020

DRAWN CHECKED

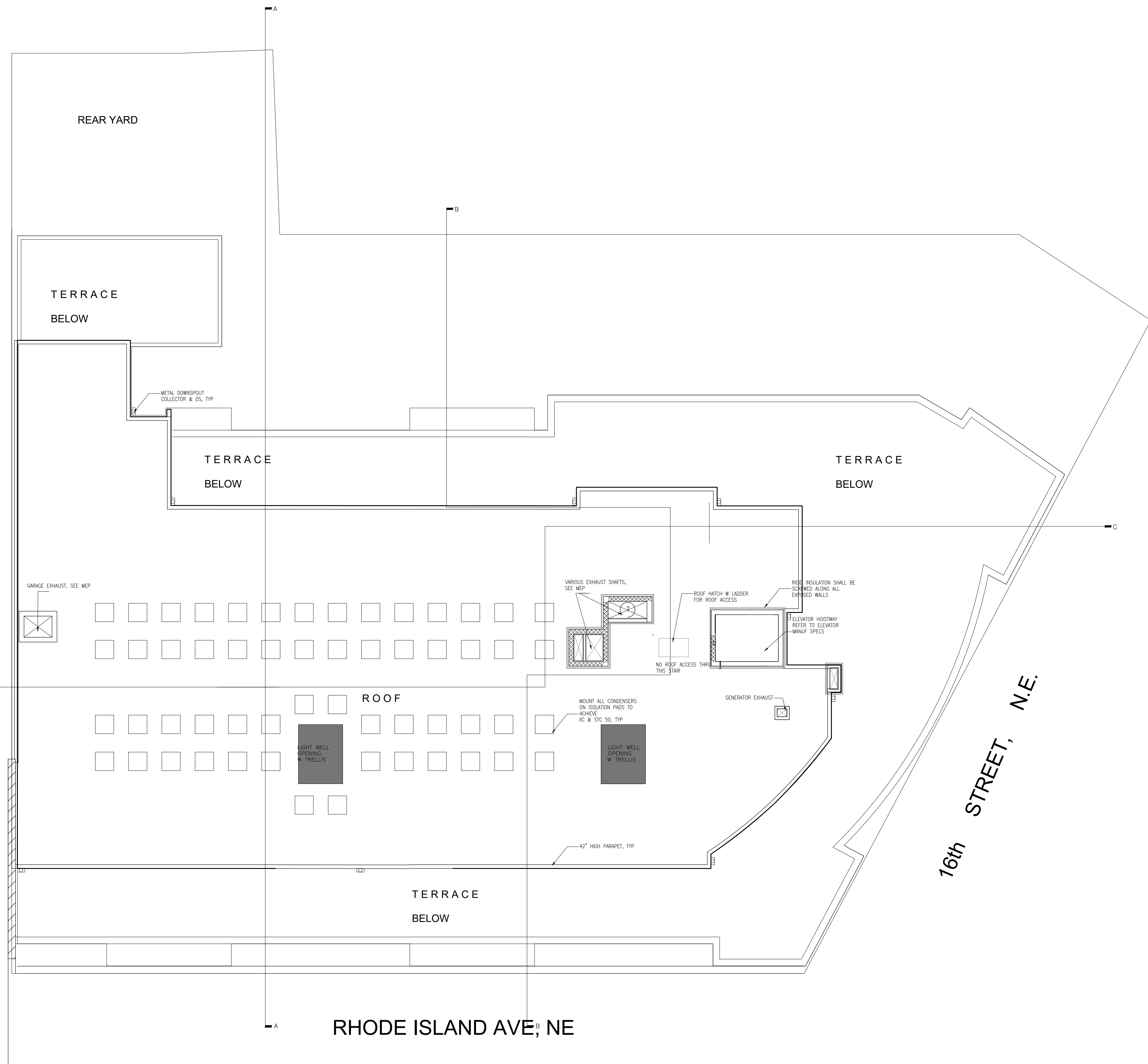
JOB NO. A.xxxxxxx SCALE AS NOTED

DRAWING

A2.04

SET-xxxx

SHEET OF



1 ROOF PLAN
SCALE: 1/4" = 1'-0"

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APARTMENTS: 1544 RHODE ISLAND, N.E.
WASHINGTON DC 20018
ROOF PLAN

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DRAWING	

A2.05

SHEET ___ OF ___

SET-xxxx



1 SOUTH ELEVATION FROM RHODE ISLAND
SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION FROM RAMP
SCALE: 1/8" = 1'-0"

1544 RHODE ISLAND AVENUE NE - CELLAR + 5 STORIES - UNIT CONFIGURATIONS - 11/17/20

UNIT TYPES	AREA	CELLAR	1st	2nd	3rd	4th	5th	DETAIL	TOTAL	AREA WALL TO WALL	UNIT NUMBERS
A1	680 sft	1	1	4	4	6		2B	16	641 sft	C101, C102, C103, C104, 102, 103, 104, 207, 208, 209, 210, 402, 403, 404, 405, 406, 407, 408, 409, 410
ACC. A1h	680 sft		1	2	2			ACCESSIBLE 1B+D	5	641 sft	202, 203, 302, 303
A2	719 sft			1	1	1		1B	3	652 sft	206, 306, 406
A3	650 sft			1	1	1		1B+D	3	637 sft	211, 311, 411
B1	925 sft					1	1	2B	2	885 sft	304, 404
B1m	925 sft			1				ACCESSIBLE 2B	1	885 sft	204
B3	904 sft						1	2B	1	854 sft	502
B4	904 sft						1	2B	1	854 sft	506
B4m	628 sft						1	1B	1	590 sft	505
B6	697 sft						1	1B	1	630 SFT	503
B7	732 sft						1	1B	1	660 sft	501
C1	1129 sft			1	1	1		3B	3	1066 sft	201, 301, 401
C1b	1115 sft		1					3B	1	1056 sft	101
C2	1172 sft			1	1	1		3B	3	1098 sft	205, 305, 405
C3h	1092 sft		1					ACCESSIBLE 3B	1	1033 sft	106
C5h	1440 sft	1						ACCESSIBLE 3B	1	1600 sft	C-104
E4	742 sft						1	1B	1	690 sft	504
A5	1340 sft	1	1					4B	2		C102, 105
C4h	1092 sft		1					ACCESSIBLE 3B	1	1033 sft	103
TOTAL (20 TYPES)		3	6	11	11	11	6		48		

UNIT MIXES: 1 BED = 3 UNITS = 6.0%, 4 BED+DEN = 1 UNITS = 2.00%, 2 BED = 32 UNITS = 65.3%
2 BED+DEN = 1 = 2.10%, 3 BED = 10 UNITS = 20.4%, 5 BED = 2 UNITS = 4%

ACCESSIBLE UNITS REQUIRED - 48 UNITS x 15% = 7.20 UNITS, PROVIDED = 8 UNITS
PARKING SPACES: SEE COVER SHEET

3 UNIT AREA CONFIGURATIONS
SCALE: NIL

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APARTMENTS: 1544 RHODE ISLAND, N.E.
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BUILDING ELEVATION

REVISIONS

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DRAWING	