

# :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 PERMIT FROM 47 UNIT PROJECT TO A 49 UNITS APARTMENT BUILDING, BUILDING NOW HAS A CELLAR LEVEL HAVING 5 UNITS + UTILITIES AND 6 PARKING SPACES ON FIRST FLOOR, A 3 HR RATED PODIUM SLAB ON 1st FLOOR, AND 4 STORIES OF TYPE VA CONSTRUCTION ON TOP. 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	
I.Z. 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	9,330.00 SFT.	
LOT COVERAGE PROPOSED = 9,845.00/14,097.80	= 69.85 %	
CELLAR AREA	9,330.00 SFT	(NOT TAKEN INTO FAR CALCULATIONS)

GOVERNING CODES AND STANDARDS: INTERNATIONAL BUILDING CODE IBC 2012, DCMR 12A 2013 BUILDING CODE SUPPLEMENT, DCMR TITLE11 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

AREA PERMITTED:		
LOT AREAS BY RECORD	14,097.80 SFT	
FAR 2.5%	i.e. 35,244.50 SFT	
I.Z. 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	9,330.00 SFT i.e. 66.2%	
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	(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	
PENTHOUSE/5TH FLOOR LEVEL AREA	= 5,625.00 SFT	(6 UNITS)
TOTAL PROPOSED AREA PER ZONING	= 45,005.00 SFT	( TOTAL 49 INCL CELLAR UNITS)

ACCESSIBLE UNITS: 8 ACCESSIBLE UNITS ARE PROVIDED AS TYPE A UNITS DISTRIBUTED ON VARIOUS FLOORS, SEE SHEET A2.15. (15% OF 49 UNITS = 7.35, I.E 8 ACCESSIBLE UNITS)

USE GROUP: R2 FOR RESIDENTIAL & S2 FOR CARPARKING GARAGE

PARKING REQUIREMENTS: PARKING REQUIRED IS 49-4=45/3 = 15 SPACES, PROVIDED 2 ELECTRIC CARS (CREDIT FOR 6 CARS), 3 REGULAR+1 ACCESSIBLE SPACES = 10 SPACES. EXISTING 1 STORY RETAIL BUILDING. BUILDING IS RAZED. PROPOSED CELLAR+5 STORIES, 1ST FLOOR CEILING TO BE 3 HR RATED CONCRETE SLAB. SHALL BE PER SECTION 1009

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 708.

DWELLING UNIT SEPARATION: SHALL BE PER SECTION 705.11.1

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 49/3 = 16.33 LONG TERM SPACES - PROVIDED 19 HORIZONTAL + 5 VERTICAL SPACES REQUIRED 49/20 = 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..

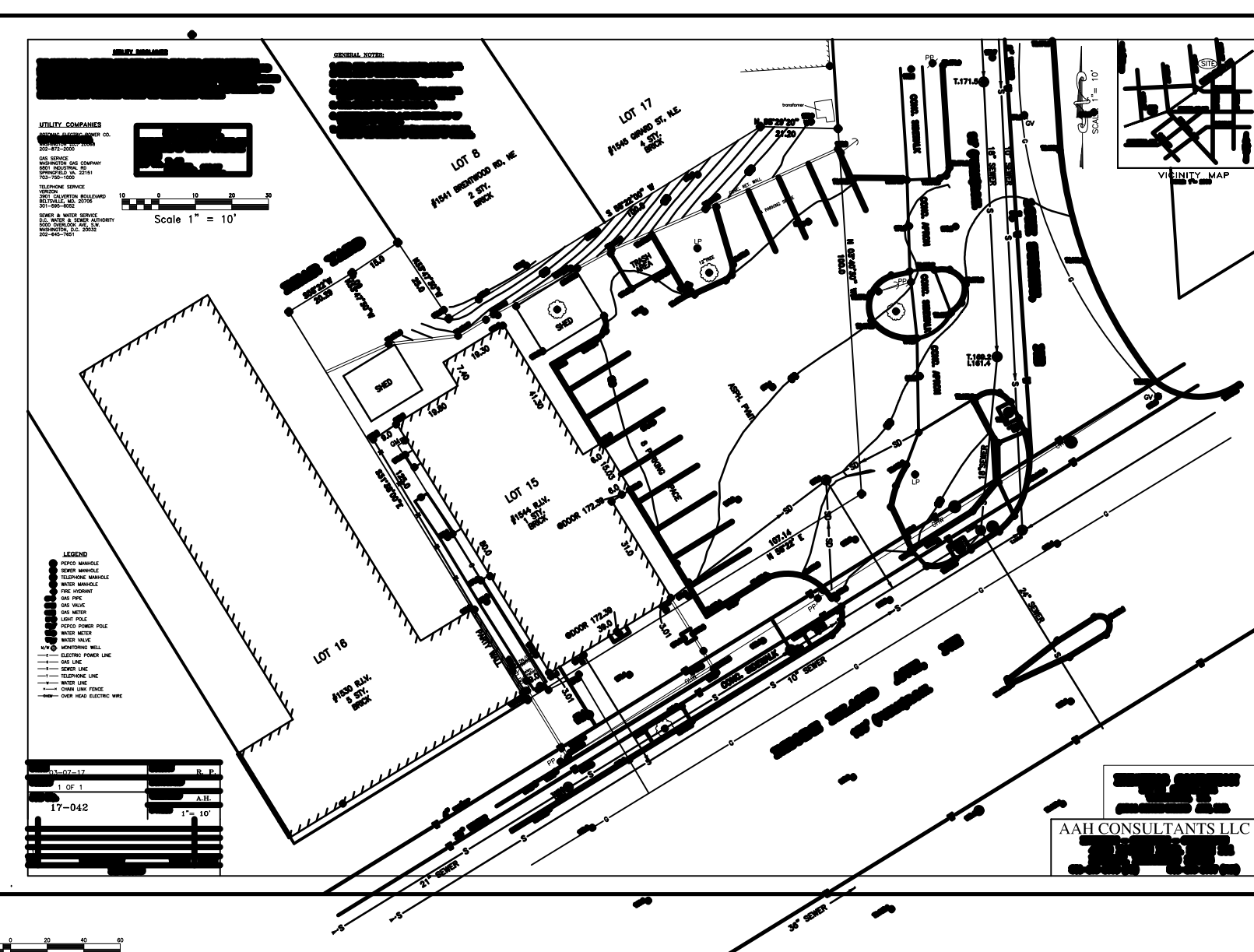
TYPE OF CONSTRUCTION: BLDG. IS CONSIDERED A SEPARATE BLDG PER IBC SECTION 510.2 INCL. EXCEPTIONS. FIRST FLOOR IS 1 STORY ABOVE GRADE PLANE, SEPARATED WITH A 3 HR RATED HORIZONTAL ASSEMBLY, PER TABLE 722.2.3.(1). BLDG BELOW HORZ. ASSEMBLY IS TYPE 1A, STAIRCASE ENCLOSURES ARE 3 HR RATED. ENCLOSURES CONNECTING 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.

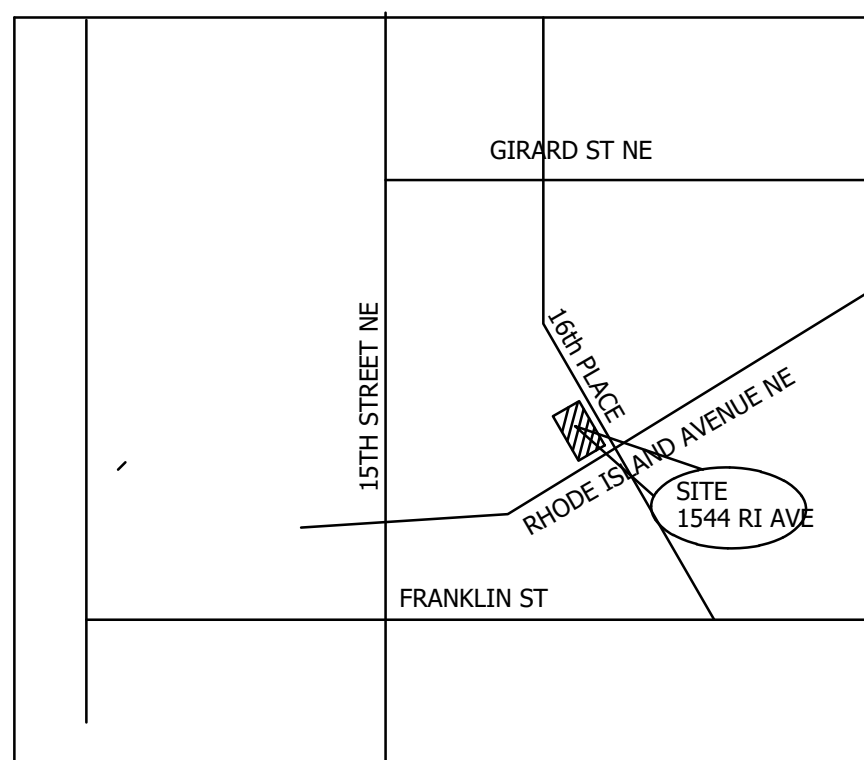
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### EXISTING SITE PLAN

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

APARTMENTS: 1544 RHODE ISLAND, N.E.

WASHINGTON DC 20018

COVER SHEET, CODE INFORMATION

REVISIONS	
CELLAR REVISED	07.20.20
DATE	JULY 20, 2020
DRAWN	CHECKED
JOB NO. A.xxxxxx	SCALE AS NOTED
DRAWING	

A1.00

SET - 07.15.20



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

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BUILDING ELEVATION



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

1544 RHODE ISLAND AVENUE NE - WITHOUT GARAGE CELLAR+5 STORIES - UNIT CONFIGURATIONS - 07/15/20

UNIT TYPES	AREA	CELLAR	1st	2nd	3rd	4th	5th	DETAIL	TOTAL	AREA WALL TO WALL	UNIT NUMBERS
A1	680 sft	1+(1)	1	4	4	6		2B	16	641 sft	202, 203, 302, 303
ACC. A1h	680 sft			2	2			ACCESSIBLE 1B+D	4	641 sft	102
ACC. A1hm	680 sft		1					ACCESSIBLE 1B+D	1	641 sft	102
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	108
C4h	1108 sft	1	1					ACCESSIBLE 3B	2	1055 sft	103, C102
E4	742 sft						1	1B	1	690 sft	504
A5	1360 sft	1	1					5B	2	1600 sft	C-104, 105
C5h	1360 sft	1						5B	1	1600 sft	C-105
<b>TOTAL (20 TYPES)</b>			4	6	11	11	6		49		

UNIT MIXES: 1 BED = 3 UNITS = 6.0%, 1 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 - 49 UNITSx15% = 7.35 UNITS, PROVIDED = 8 UNITS  
PARKING SPACES: SEE COVER SHEET

3 UNIT AREA CONFIGURATIONS  
SCALE: NIL

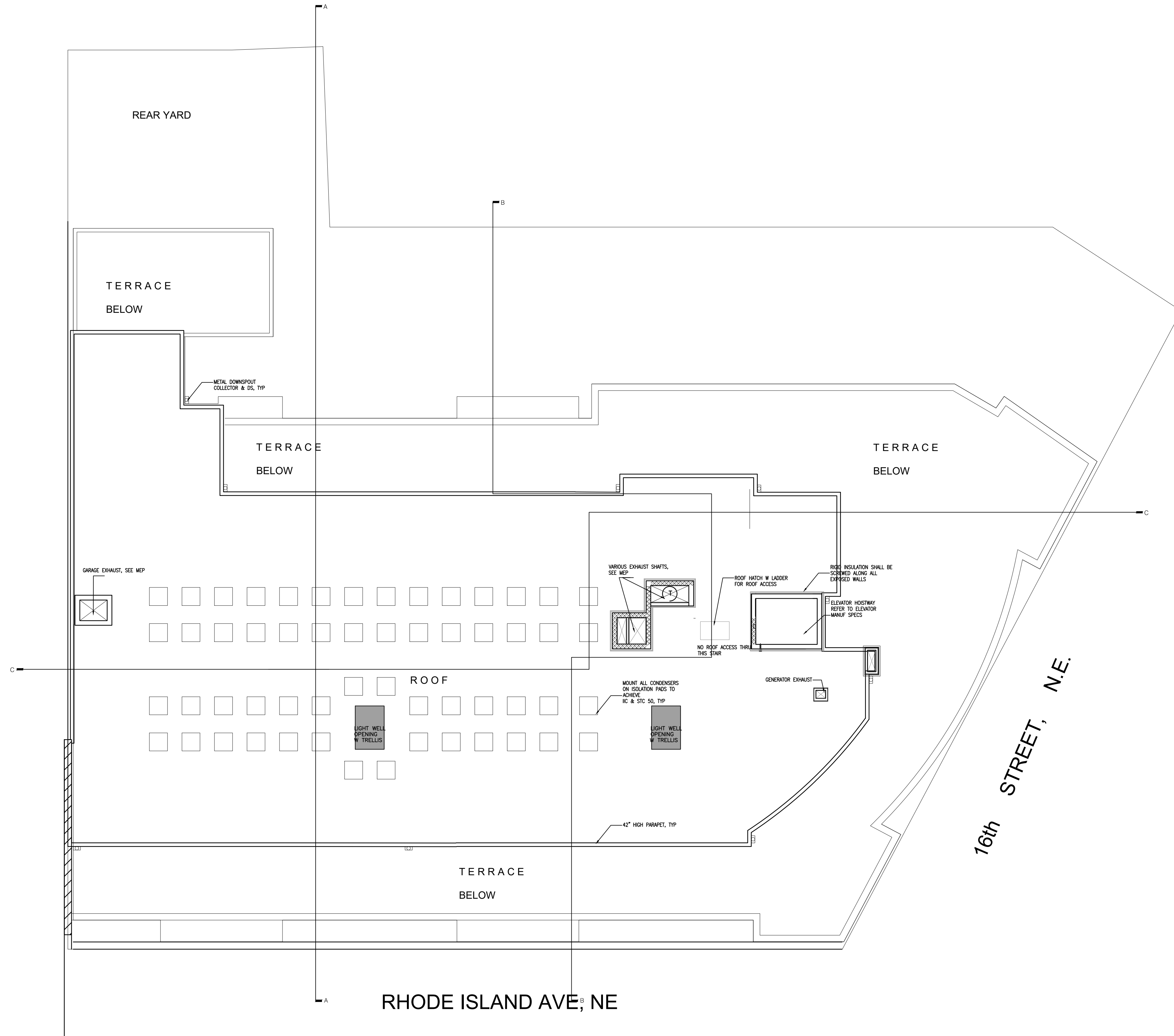
SET-07.15.20

REVISIONS

CELLAR REVISED	07.20.20
DATE	JULY 20, 2020
DRAWN	CHECKED
JOB NO. A.xxxxxx	SCALE AS NOTED
DRAWING	

A3.01

SHEET \_\_\_ OF \_\_\_



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

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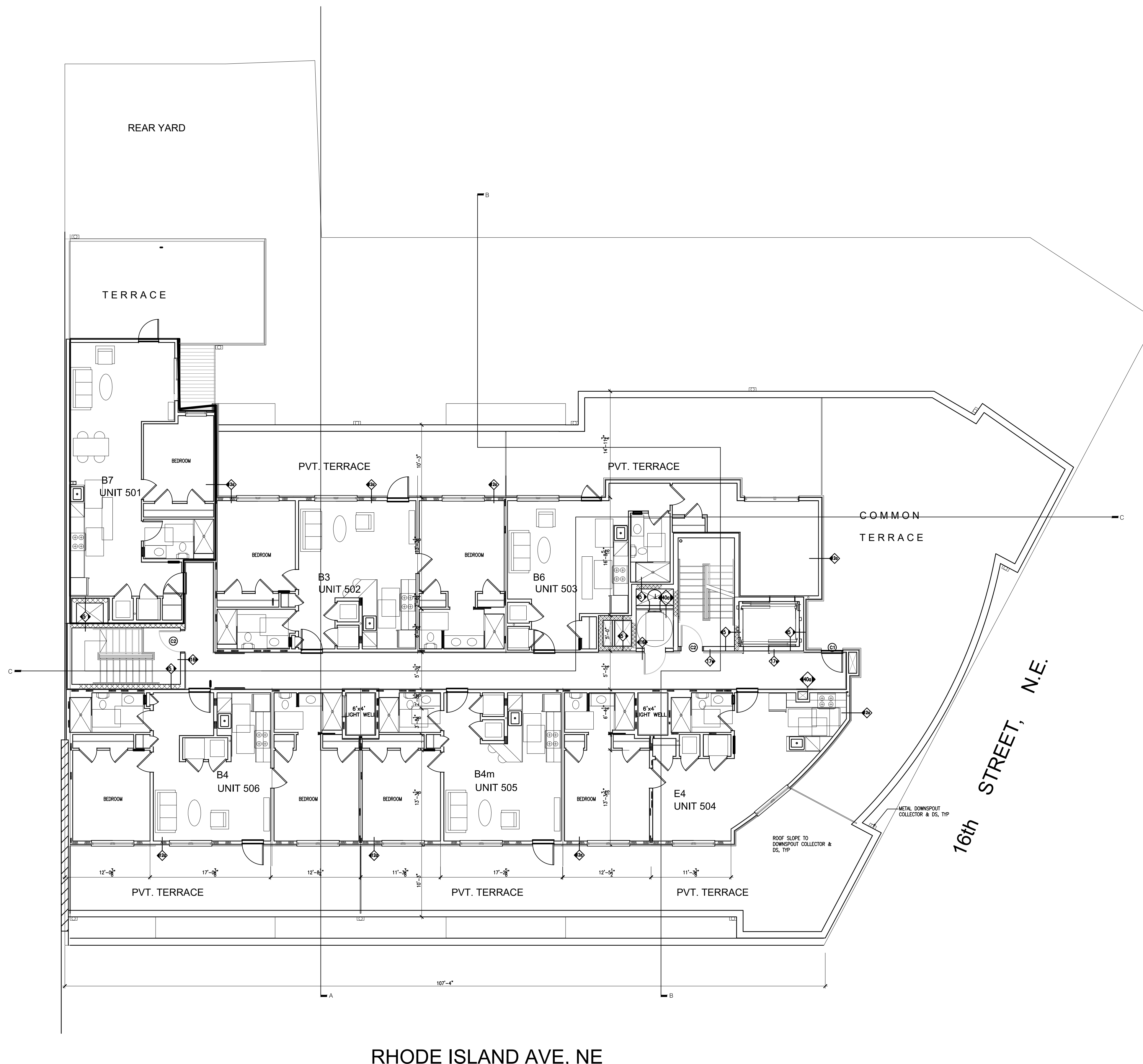
APARTMENTS: 1544 RHODE ISLAND, N.E.  
WASHINGTON DC 20018  
ROOF PLAN

REVISIONS	
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JOB NO. A.xxxxxxx	SCALE AS NOTED
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A2.05

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**APARTMENTS: 1544 RHODE ISLAND, N.E.**  
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**PLAN: PENTHOUSE/5th FLOOR LEVEL**

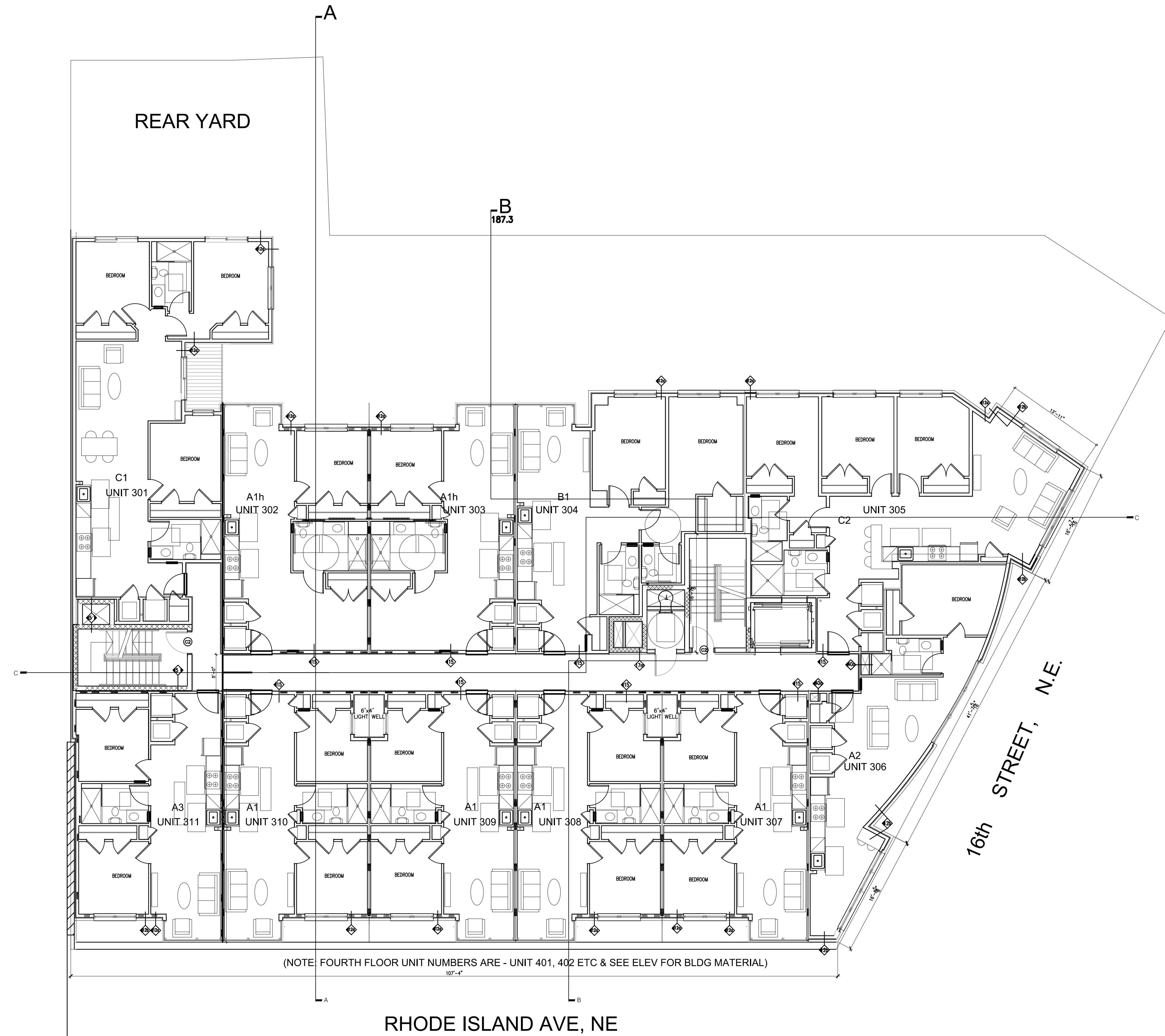
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CELLAR REVISED	07.20.20
DATE	JULY 20, 2020
DRAWN	CHECKED
JOB NO. A.xxxxxxx	SCALE AS NOTED
DRAWING	

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

A2.04

SET-07.15.20

SHEET \_\_\_ OF \_\_\_



(NOTE: FOURTH FLOOR UNIT NUMBERS ARE - UNIT 401, 402 ETC & SEE ELEV FOR BLDG MATERIAL)

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

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WASHINGTON DC 20018

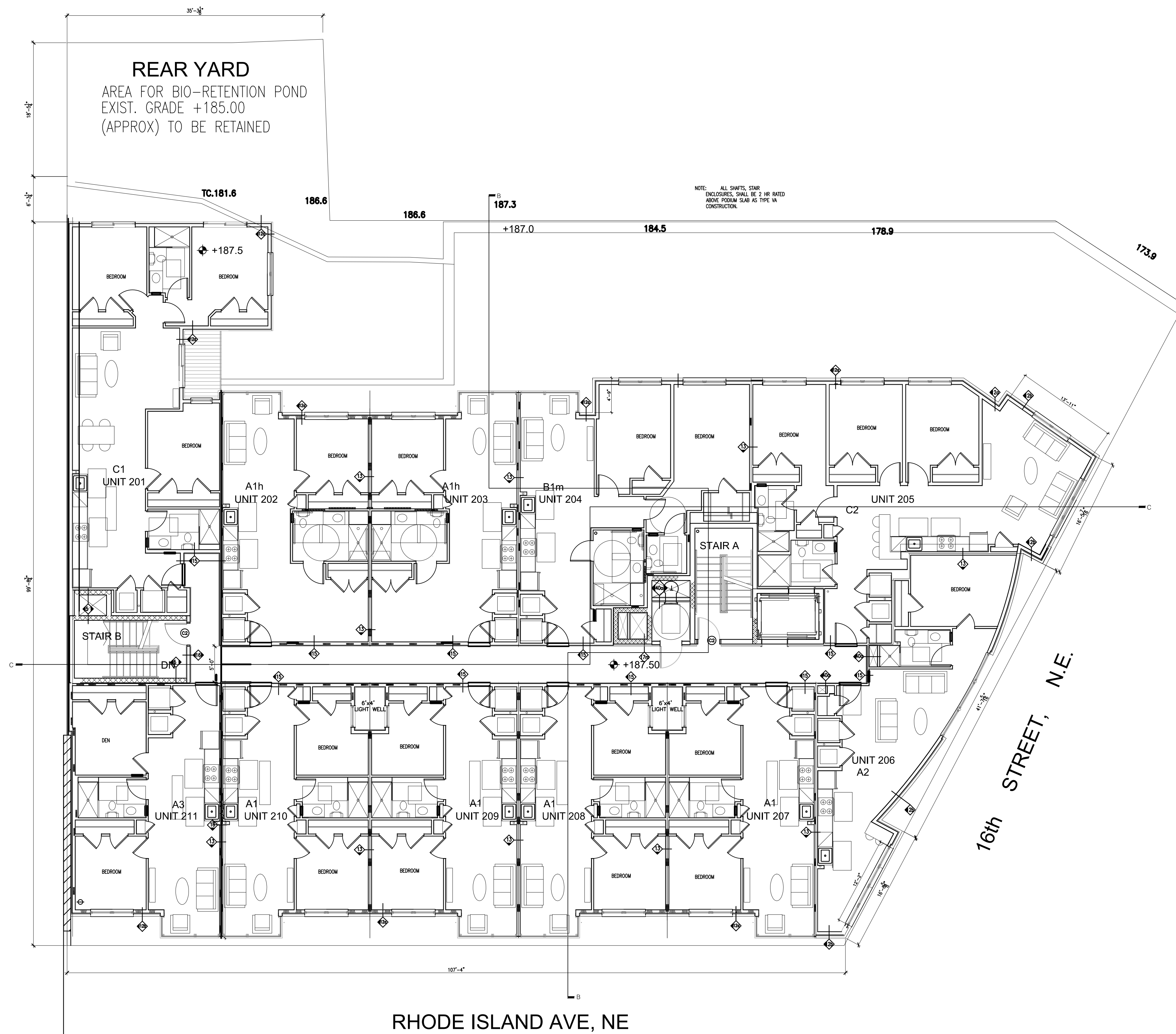
PLAN: THIRD & FOURTH FLOORS

REVISIONS	
CELLAR REVISED	07.20.20
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JOB NO. A.xxxxxxx	SCALE AS NOTED
DRAWING	

A2.03

SET - 07.15.20

SHEET \_\_\_ OF \_\_\_



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

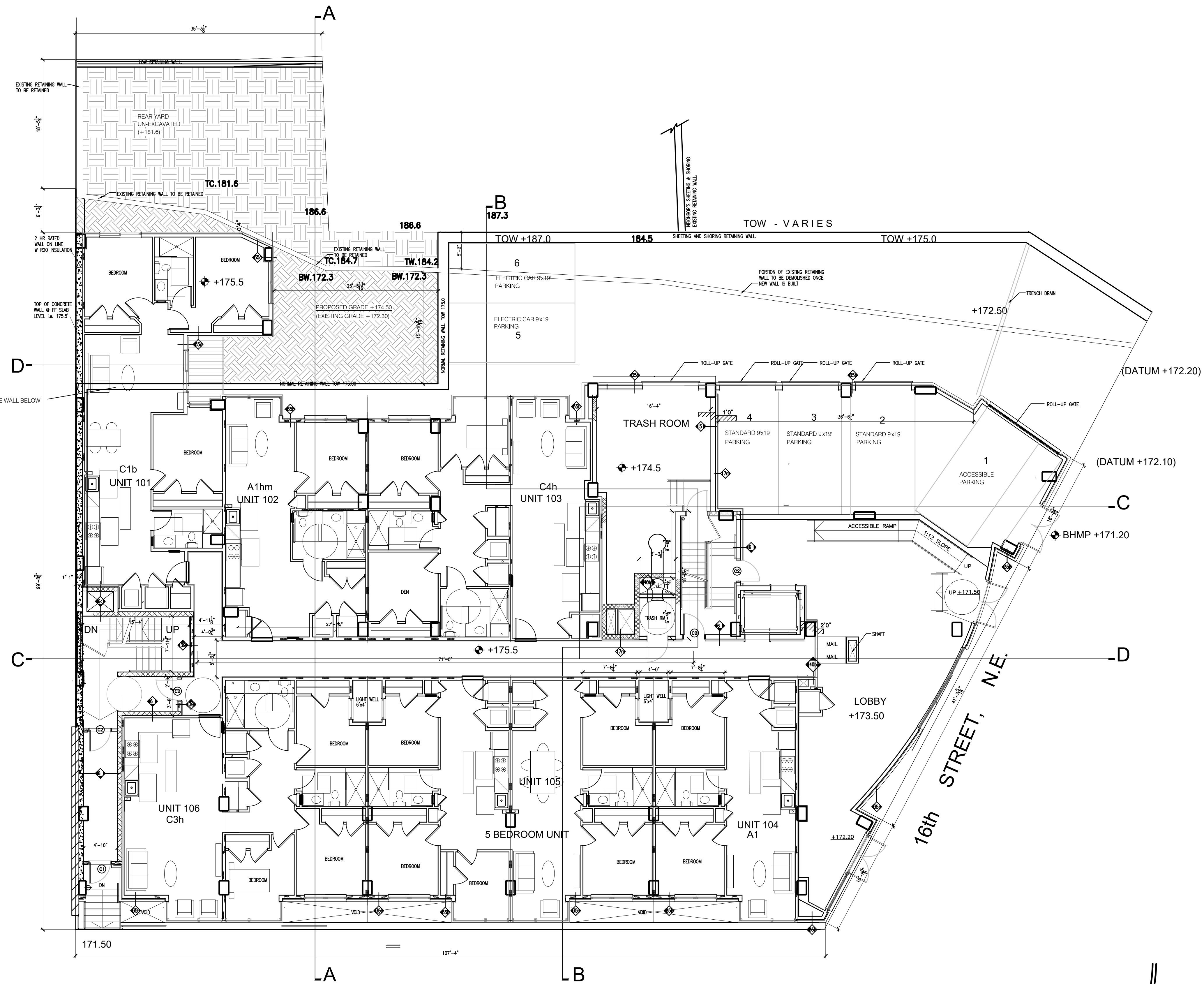
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APARTMENTS: 1544 RHODE ISLAND, N.E.  
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PLAN: SECOND FLOOR

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JOB NO. A.xxxxxxx	SCALE AS NOTED
DRAWING	

A2.02  
SHEET \_\_\_ OF \_\_\_



RHODE ISLAND AVE, NE

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

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

REVISIONS	
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JOB NO. A.xxxxxxx	SCALE AS NOTED
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**A2.01**  
SHEET \_\_\_ OF \_\_\_

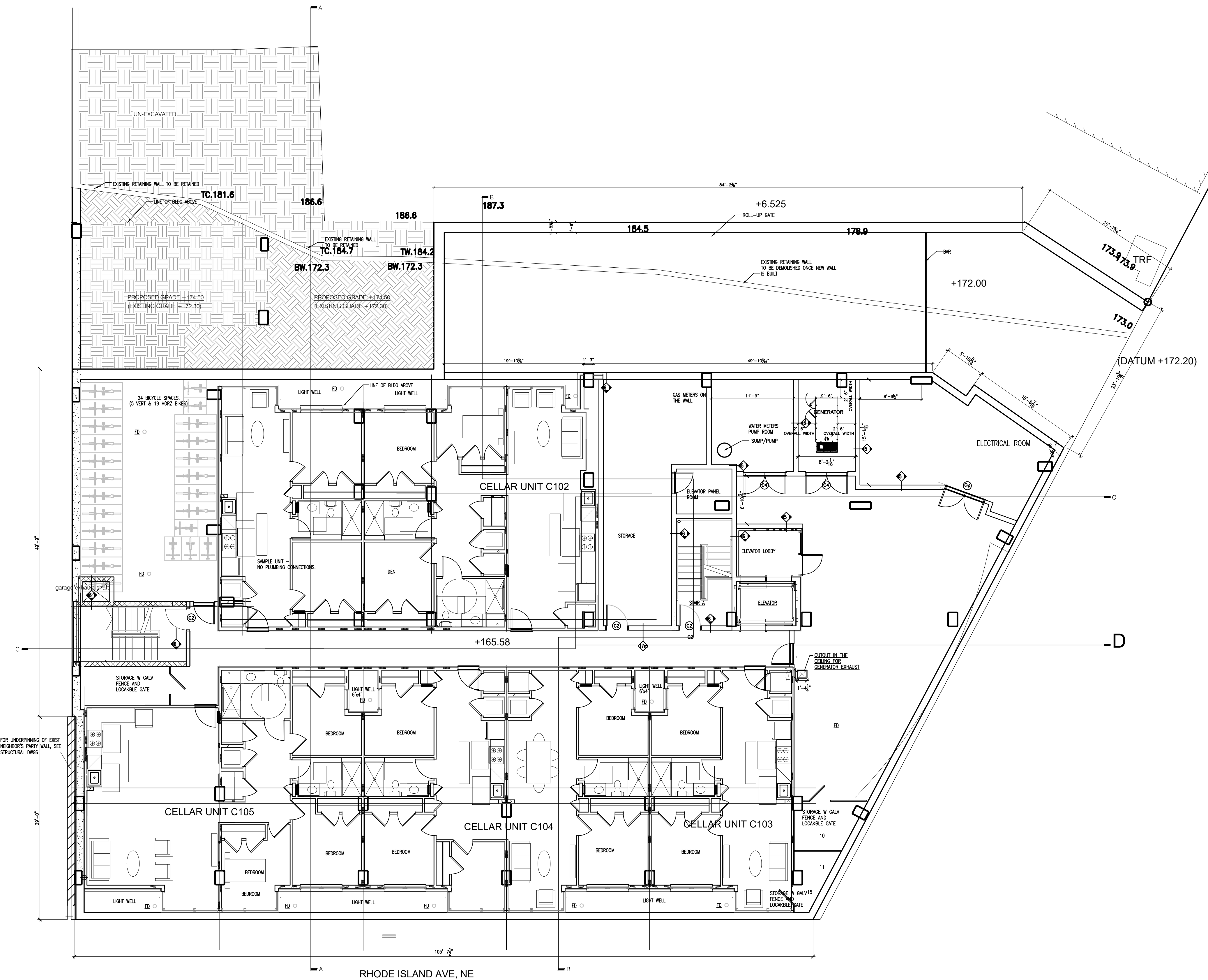
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**APARTMENTS: 1544 RHODE ISLAND, N.E.**  
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**CELLAR FLOOR PLAN**

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DRAWN	CHECKED
JOB NO. A.xxxxxxx	SCALE AS NOTED
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**A2.00**  
 SHEET \_\_\_ OF \_\_\_



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

SET-07.15.20