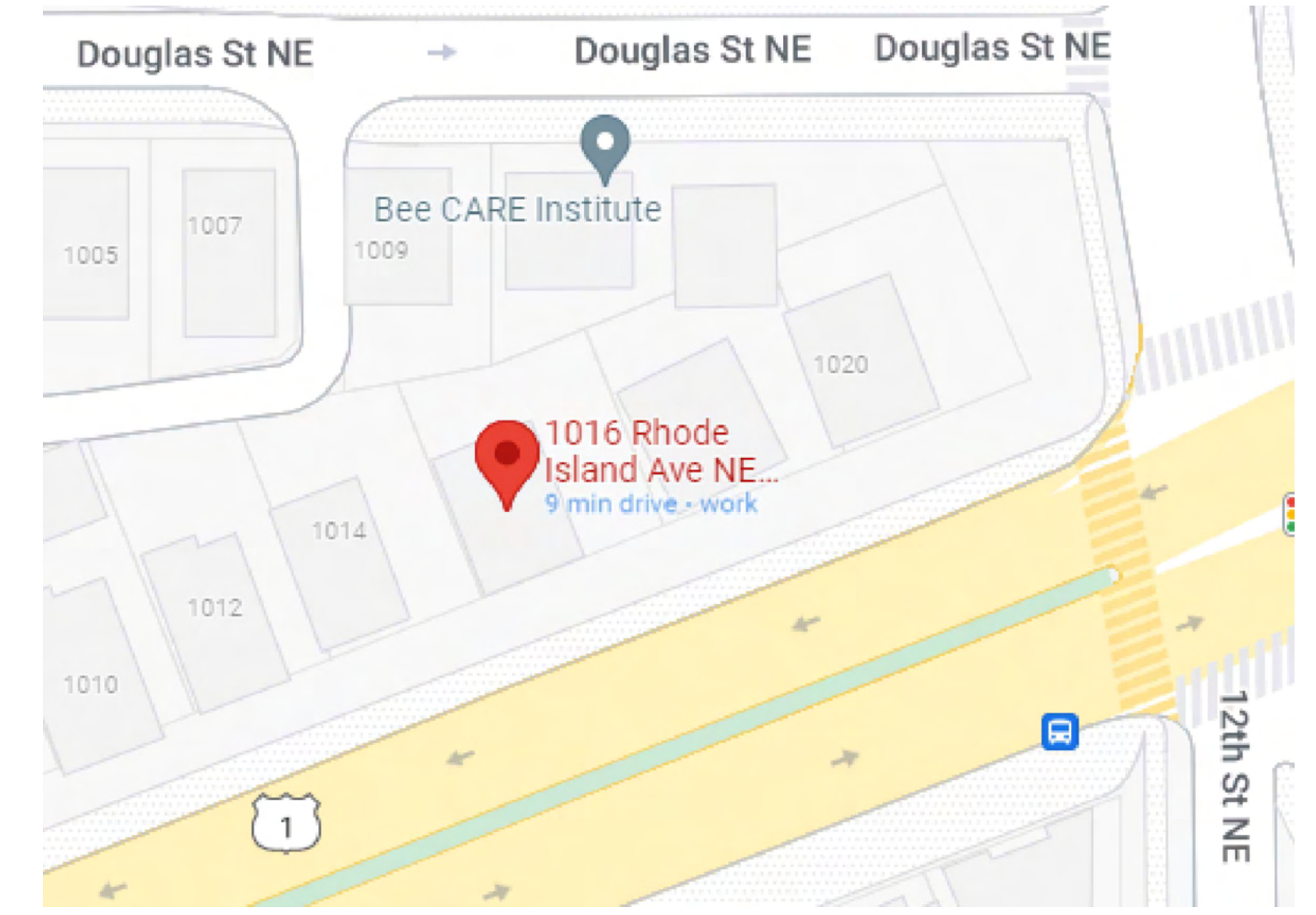
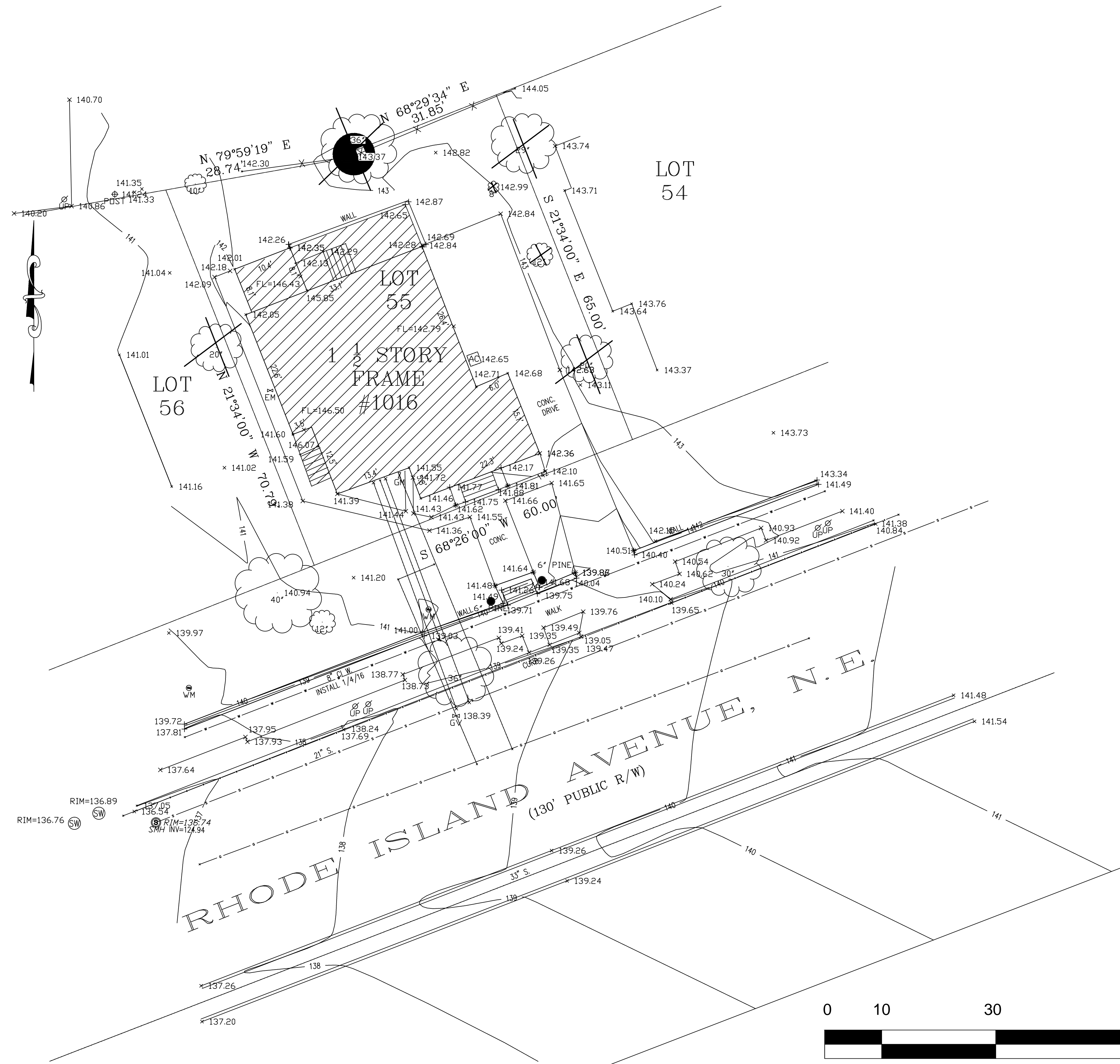


1016 RHODE ISLAND AVENUE, NE

NEW 7-UNIT APARTEMENT HOUSE

1016 RHODE ISLAND AVE. NE,

WASHINGTON DC, 20018



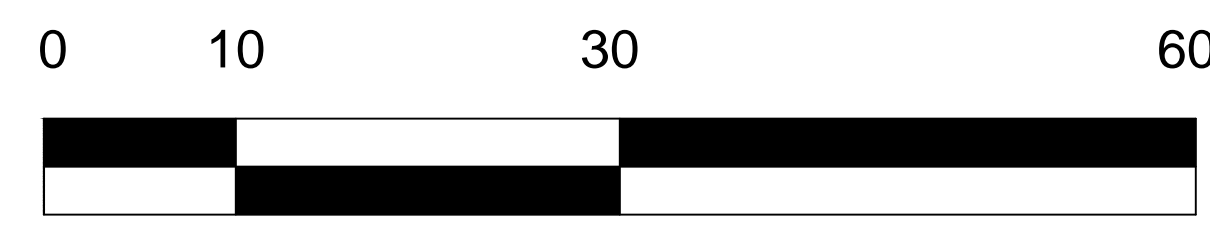
LOCATION MAP

LEGENDS

- x—x— CHAIN LINK FENCE
- LP ☆ LIGHT POLE
- UP ⚡ UTILITY POLE
- SDMH Ⓞ STORM DRAIN MANHOLE
- GUY —●— GUY
- SMH Ⓞ SEWER MANHOLE
- WMTR Ⓞ WATER METER
- TRAV ⚠ TRAVERSE CONTROL POINT
- FH Ⓞ HYDRANT
- WMH Ⓞ WATER MANHOLE
- WV Ⓞ WATER VALVE
- Ⓞ TREE/SIZE
- SIGN
- W — WATER LINE
- S — SEWER LINE
- G — GAS LINE
- E — ELECTRIC LINE

LEGEND

- BUILDING TO BE RAZED
- TREE TO BE PRESERVED
- TREE TO BE REMOVED
- DEAD TREE TO BE REMOVED



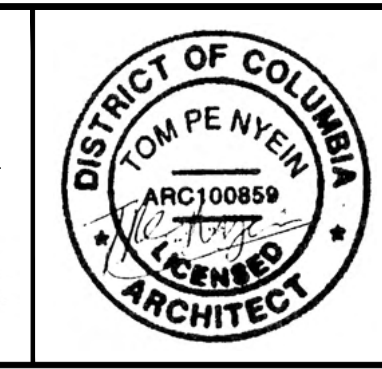
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tnyein@msn.com

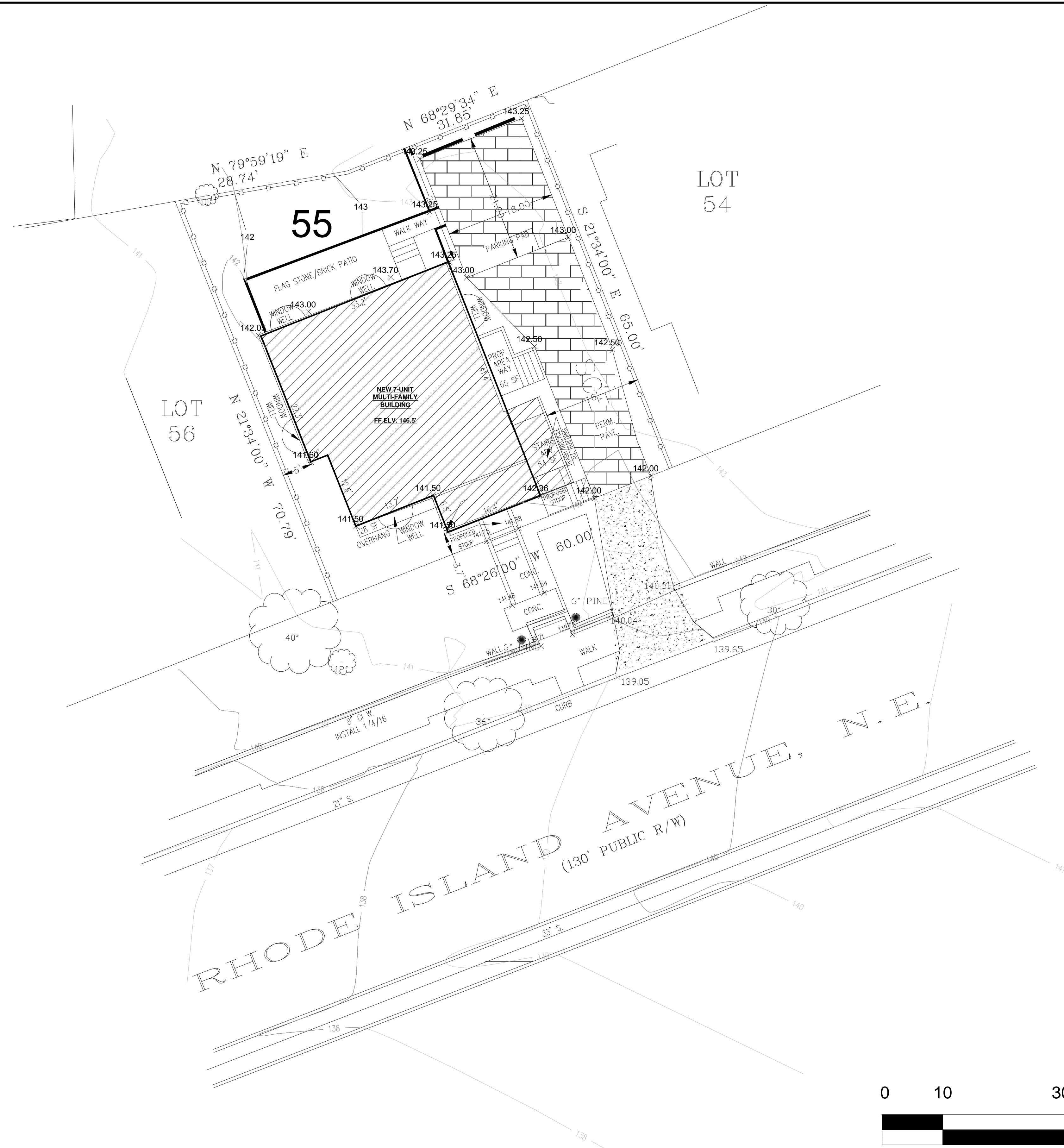
Tom Nyein
TOM P. NYEIN
5/20/21
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AS NOTED	TPN	TPN	TPN	5-20-2022	RAZE/DEMOLITION PLAN
No	Revisions		Date	By	

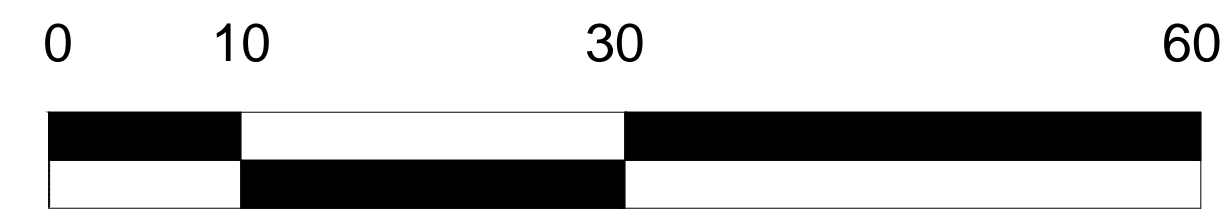
1016 RHODE ISLAND AVE NE
WASHINGTON DC 20018

Proj. No. 22-06
Dwg. No. C-0001



LEGENDS

- x — x — CHAIN LINK FENCE
- LP ☆ LIGHT POLE
- UP ∅ UTILITY POLE
- SDMH ⊕ STORM DRAIN MANHOLE
- GUY ● GUY
- SMH ⊙ SEWER MANHOLE
- WMTR ⊗ WATER METER
- TRAV △ TRAVERSE CONTROL POINT
- FH ⊕ HYDRANT
- WMH ⊕ WATER MANHOLE
- WV ⊕ WATER VALVE
- ⊗ TREE/SIZE
- ⊕ SIGN
- — — WATER LINE
- — — SEWER LINE
- — — GAS LINE
- — — ELECTRIC LINE
- — □ Wood Fence
- / — EX. CONTOUR
- 142 — PRO. CONTOUR
- × 139.05 EX. SPOT ELEV.
- × 142.50 PRO. SPOT ELEV.



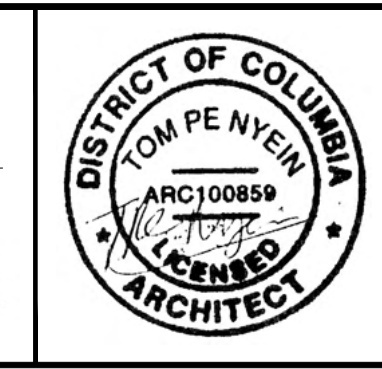
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No.	Revisions							Date	By			

1016 RHODE ISLAND AVE NE
WASHINGTON DC 20018

Proj. No. 22-06
Dwg. No. C-0002

GENERAL NOTES

1. THE SUBJECT PROPERTY IS LOCATED AS TAX ASSESSMENT NO. 3871, 0055 AND ,THE SITE ADDRESS IS - 1016 RHODE ISLAND AVE, N.E., DC.
2. THE HORIZONTAL DATUM IS BASED ON PLAN FROM THE OFFICE OF THE SURVEYOR, DISTRICT OF COLUMBIA.
3. TWO FOOT CONTOUR DATA BASED ON DC DATUM.
4. BOUNDARY INFORMATION BASED ON THE OFFICE OF THE SURVEYOR.
5. ZONING RA-1

COVERAGE ALLOWED 1593 SF (40%)
 COVERAGE EXISTING 1665 SF (42%)
 COVERAGE PROPOSED 1304 SF (33%)
 FAR ALLOWED 0.9 (3583 SF)
 FLOOR AREA PROPOSED 0.89 (3550 SF)
 EXISTING USE: RESIDENTIAL SINGLE FAMILY
 PROPOSED USE: RESIDENTIAL APARTMENTS
 GAR SCORE: 0.4

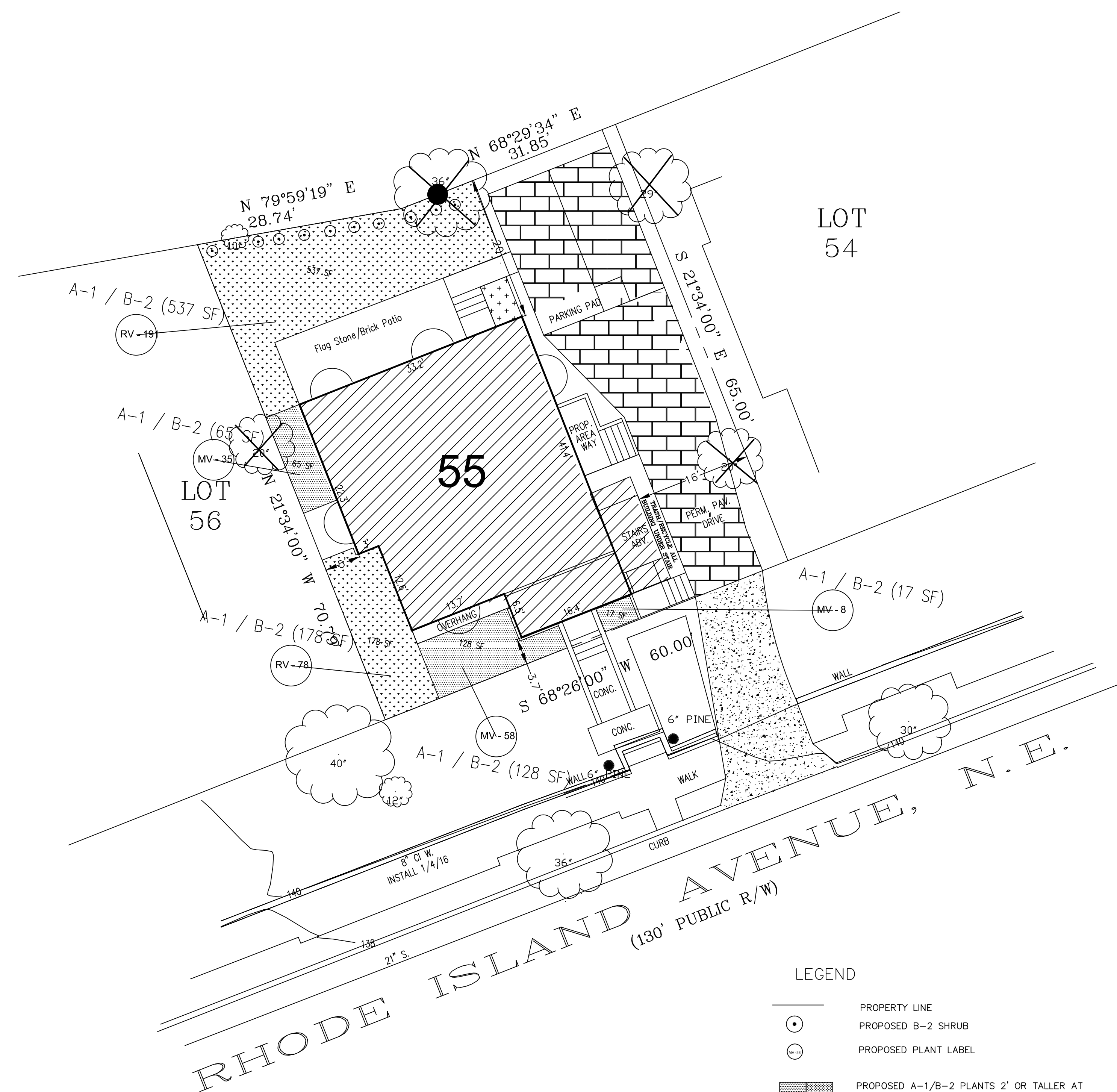
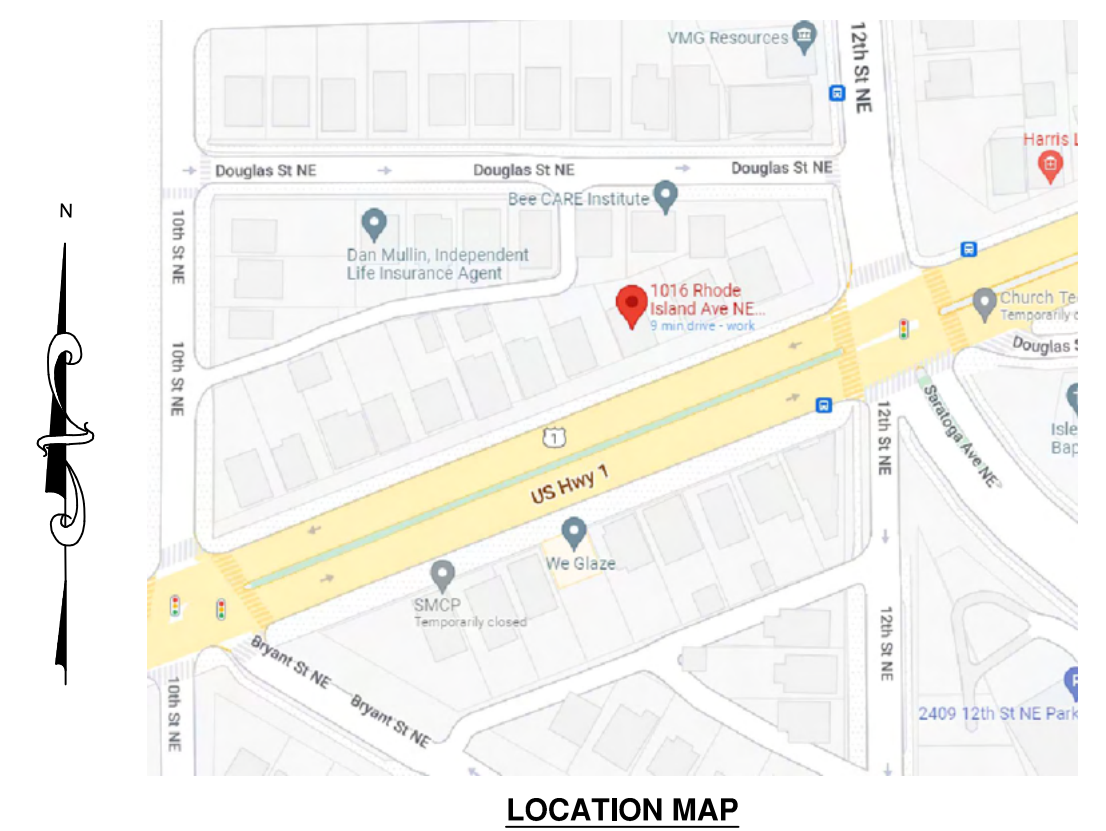
6. TOTAL LOT AREA - 3982 SQUARE FEET

PROJECT SCOPE

THE PROJECT PROPOSE TO CONSTRUCT A 3-STORY WITH CELLAR 7-UNITS FLAT AND ASSOCIATED APPURTENANCES ON THE SUBJECT LOT COMPRISING 3982 SQUARE FEET. THE SITE IS CURRENTLY DEVELOPED WITH A SINGLE FAMILY DWELLING.

GAR NARRATIVE

LOT AREA - 3982 SF
 GAR SCORE - 0.4
 LANDSCAPE AREA - 925 SF



Green Area Ratio Score Sheet

Address (1016 Rhode Island Ave, NE)	Year	Lot Area	Green Area	Score
Other	3971	3982	925	0.4

Landscaping Elements

Element	Area (sq ft)	Value	Score
A Landscaped areas (select one of the following for each area)			
1 Landscaped area with a soil depth < 24"	925	0.30	277.5
2 Landscaped area with a soil depth ≥ 24"		0.60	
3 Bio-retention facilities		0.60	
B Plantings (credit for plants in landscaped areas from Section A)			
1 Groundcovers, or other plants < 2' height		0.30	
2 Plants 2' height at maturity	370	0.30	111.0
3 New trees with less than 40-foot canopy spread		0.30	
4 New trees with 40-foot or greater canopy spread		0.60	
5 Preservation of existing trees 6" to 12" DBH		0.70	
6 Preservation of existing trees 12" to 18" DBH		0.70	
7 Preservation of existing trees 18" to 24" DBH		0.70	
8 Preservation of existing trees 24" DBH or greater		0.80	
9 Vegetated walk, plantings on a vertical surface		0.30	
C Vegetated or "green" roofs			
1 Over at least 2" and less than 8" of growth medium		0.30	
2 Over at least 8" of growth medium		0.30	
D Permeable Paving***			
1 Permeable paving over 0" to 24" of soil or gravel		0.30	
2 Permeable paving over at least 24" of soil or gravel		0.30	
E Other			
1 Enhanced tree growth systems***		0.30	
2 Renewable energy generation		0.30	
3 Approved water features		0.30	
F Bonus			
1 Native plant species	370	0.30	111.0
2 Landscaping in food cultivation		0.30	
3 Harvested stormwater irrigation		0.30	

LEGEND

- PROPERTY LINE
- PROPOSED B-2 SHRUB
- PROPOSED PLANT LABEL
- PROPOSED A-1/B-2 PLANTS 2' OR TALLER AT MATURITY, SOIL DEPTH OF LESS THAN 24"
- ▨ PERMEABLE PAVEMENT
- TREE TO BE PRESERVED
- ⊗ TREE TO BE REMOVED
- ⊗ DEAD TREE TO BE REMOVED

A-1/B-2 SITE LANDSCAPE PLANT SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	SIZE	FORM	SPACING	QUANTITY	COMMENTS
B-2 SHRUBS							
MV	MERTENSIA VIRGINICA	VIRGINIA BLUEBELLS	QUART	CONT.	12" O.C.	101	NATIVE
RV	Rudbeckia Fulgida	Orange Coneflower	GAL	CONT.	12" O.C.	269	NATIVE

The property owner is required to maintain the lot's minimum GAR score through appropriate stewardship and maintenance of landscape elements after the property is granted its Certificate of Occupancy.

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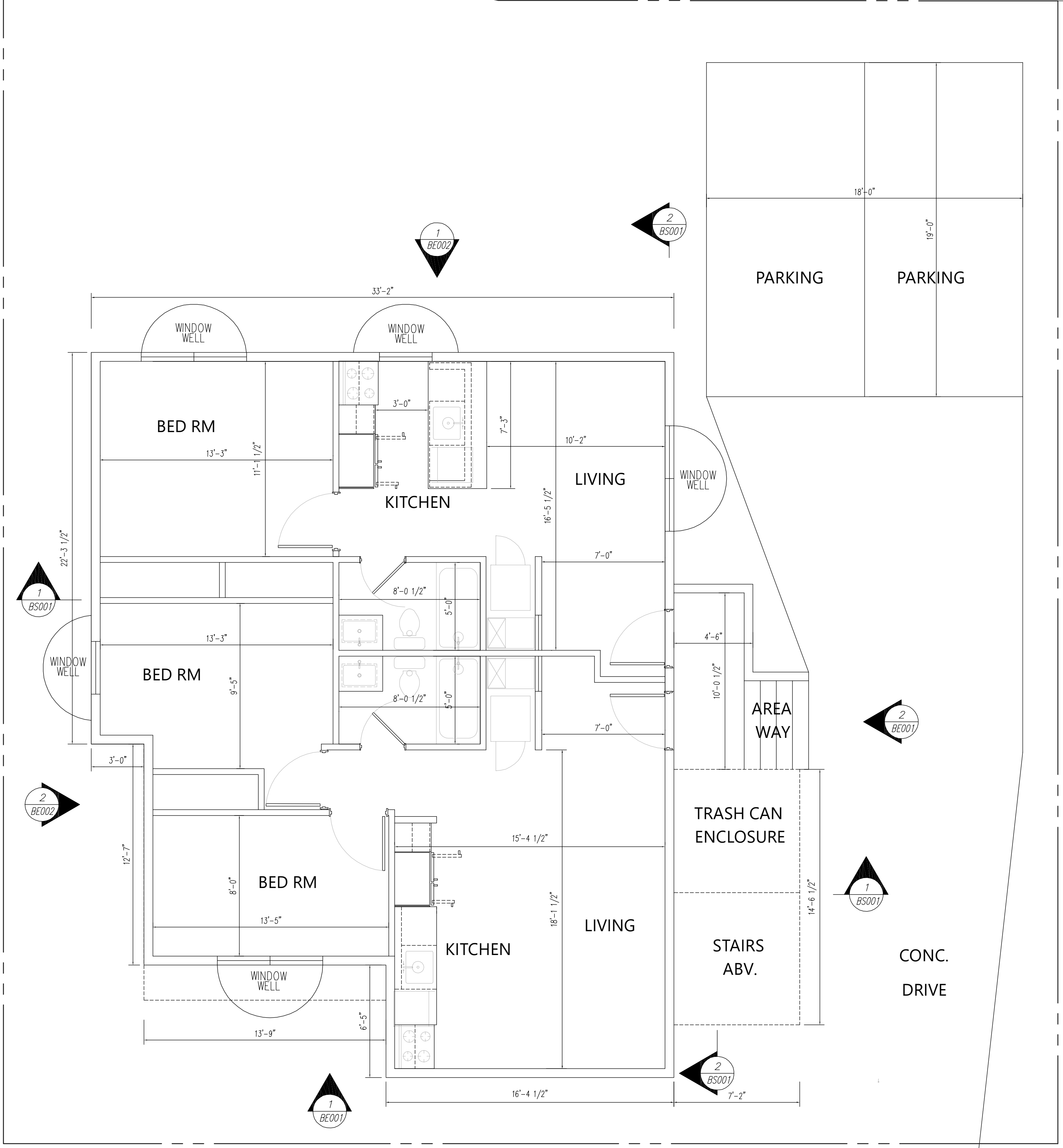
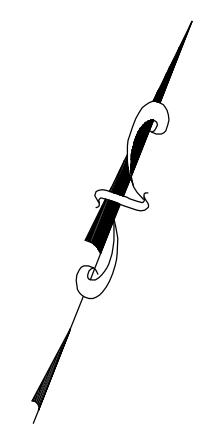
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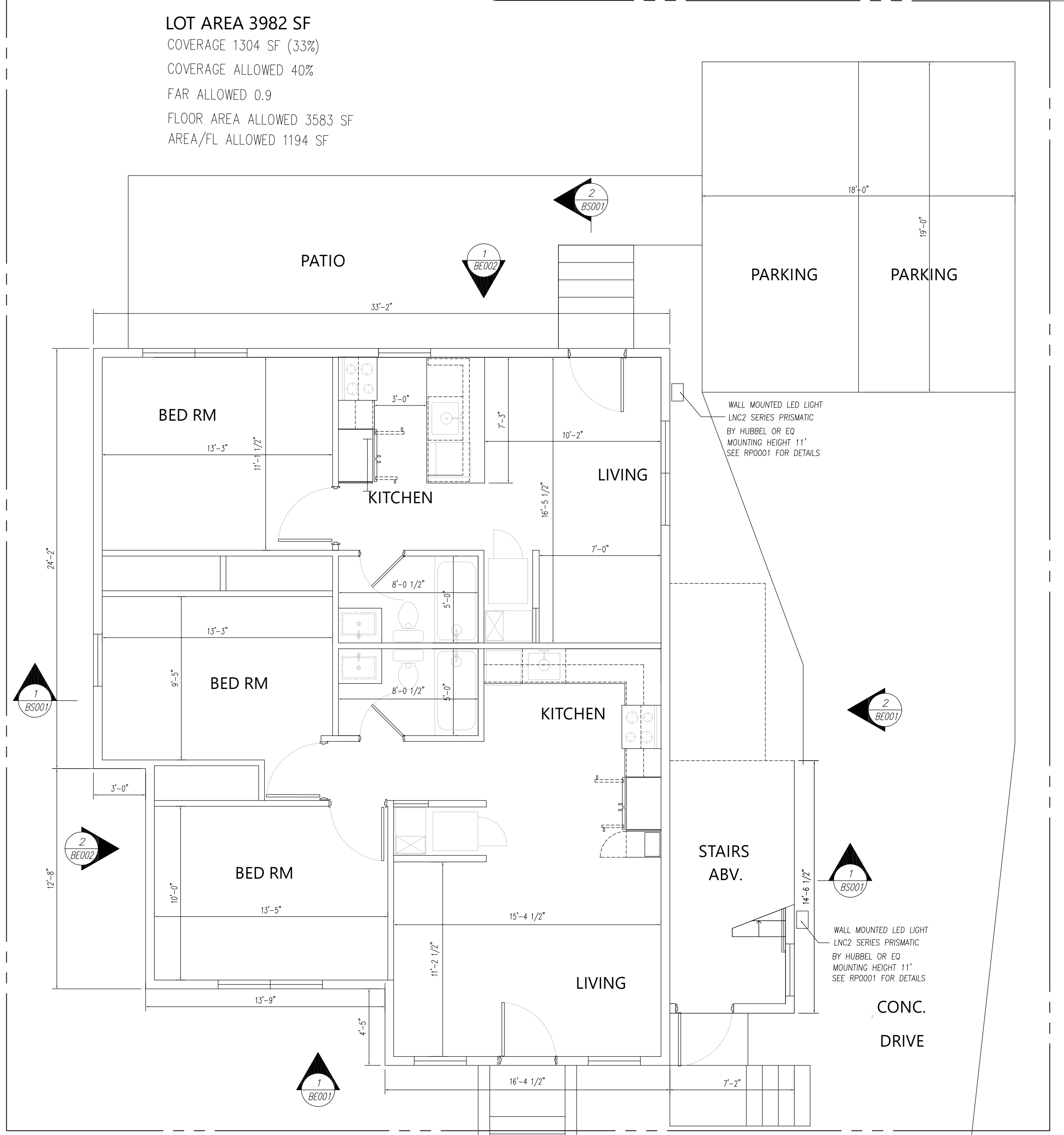
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AS NOTED	TPN	TPN	TPN	5-20-2022	LANDSCAPE PLAN
Revisions					
No.	Description		Date	By	

1016 RHODE ISLAND AVE NE
 WASHINGTON DC 20018

Proj. No. 22-06
 Dwg. No. L-0001



CELLAR FLOOR PLAN



FIRST FLOOR PLAN

LOT AREA 3982 SF
 COVERAGE 1304 SF (33%)
 COVERAGE ALLOWED 40%
 FAR ALLOWED 0.9
 FLOOR AREA ALLOWED 3583 SF
 AREA/FL ALLOWED 1194 SF

SCALE 1/4"=1'-0"

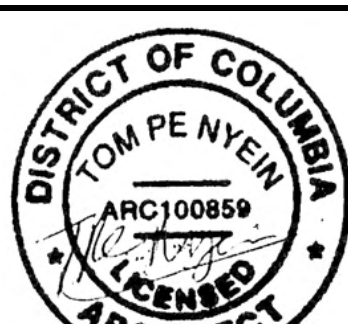
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Tom Nyein
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 DATE 6-20-2022

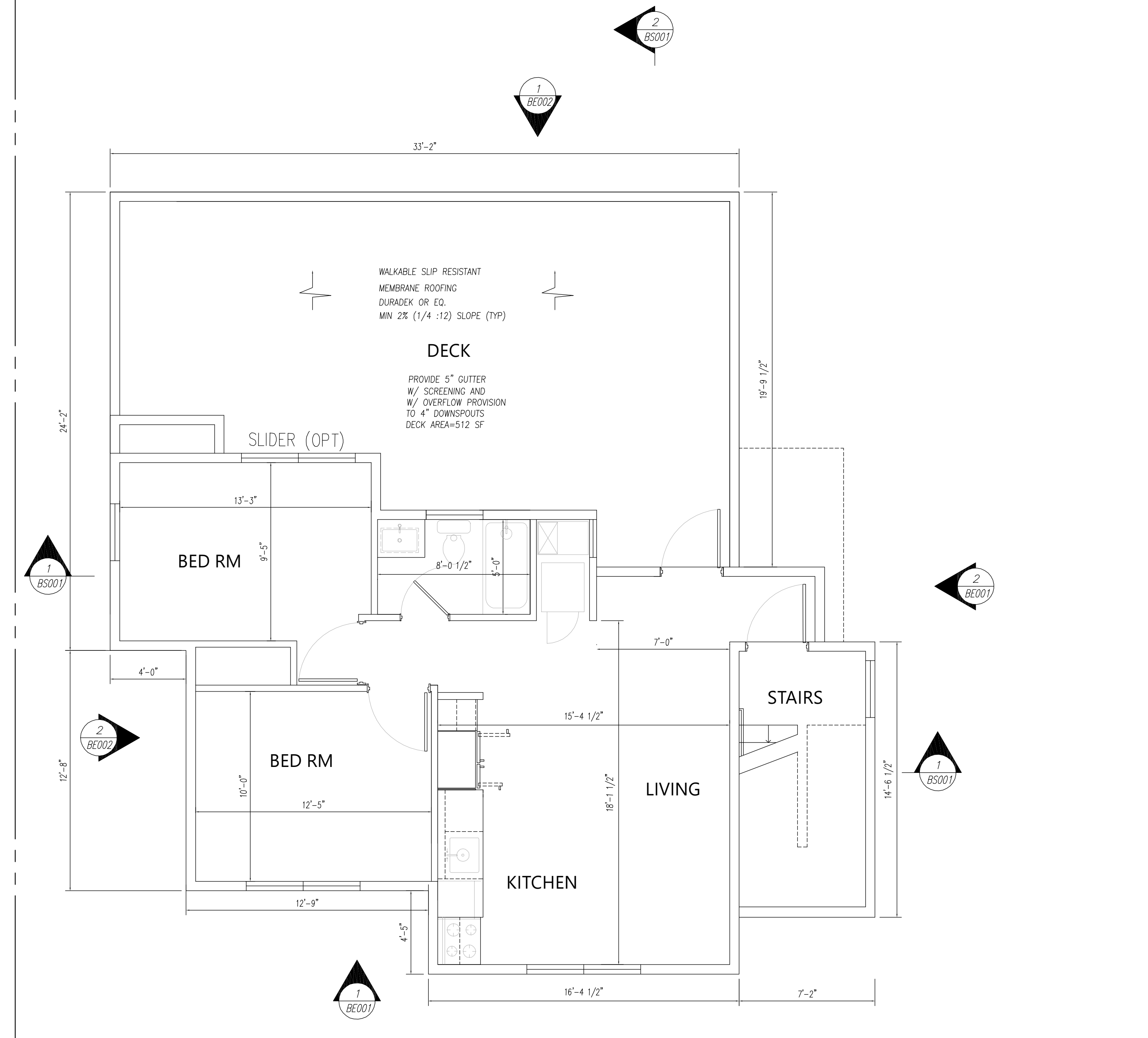
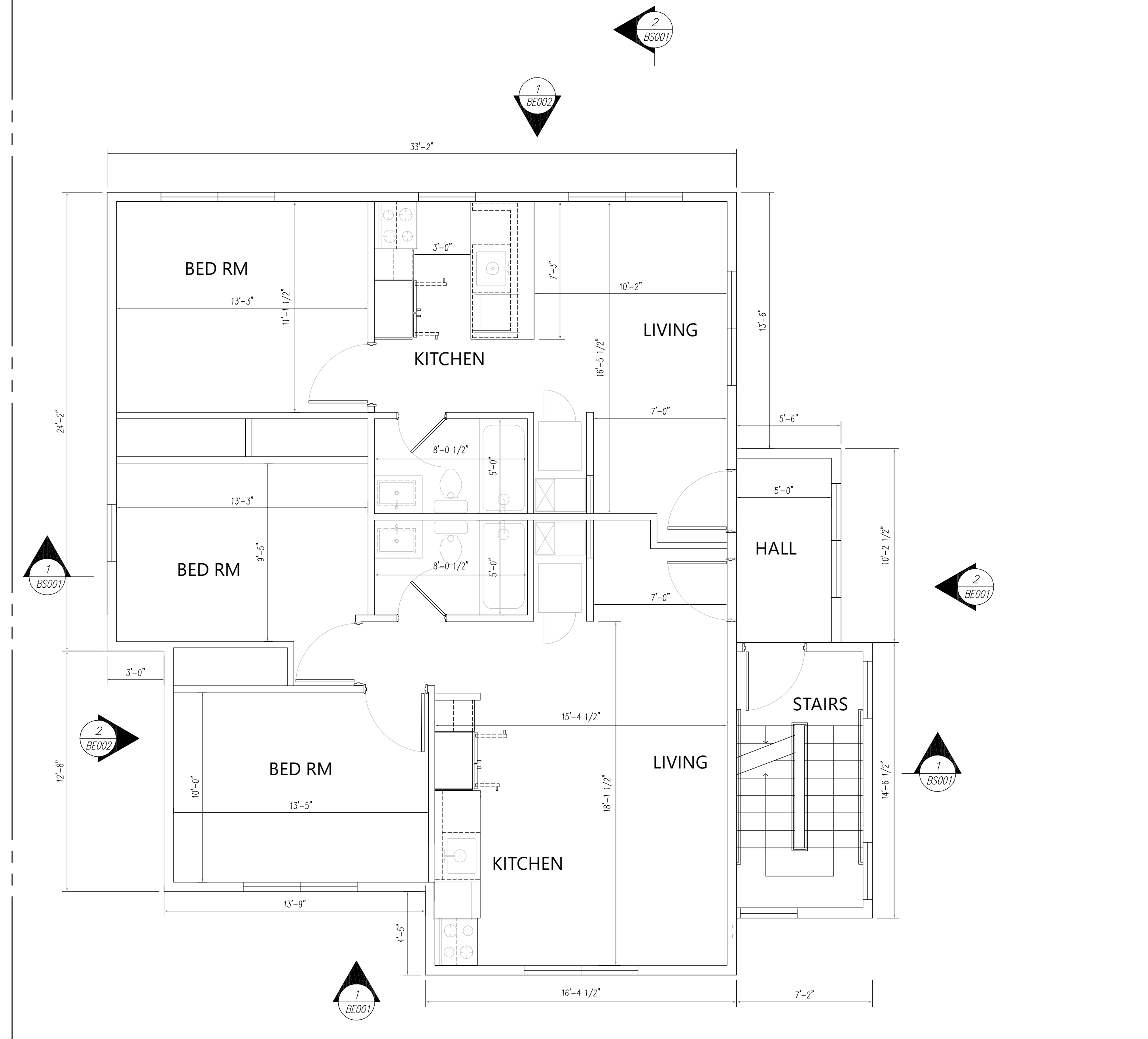
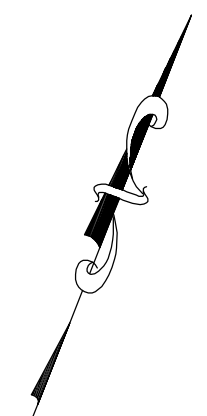
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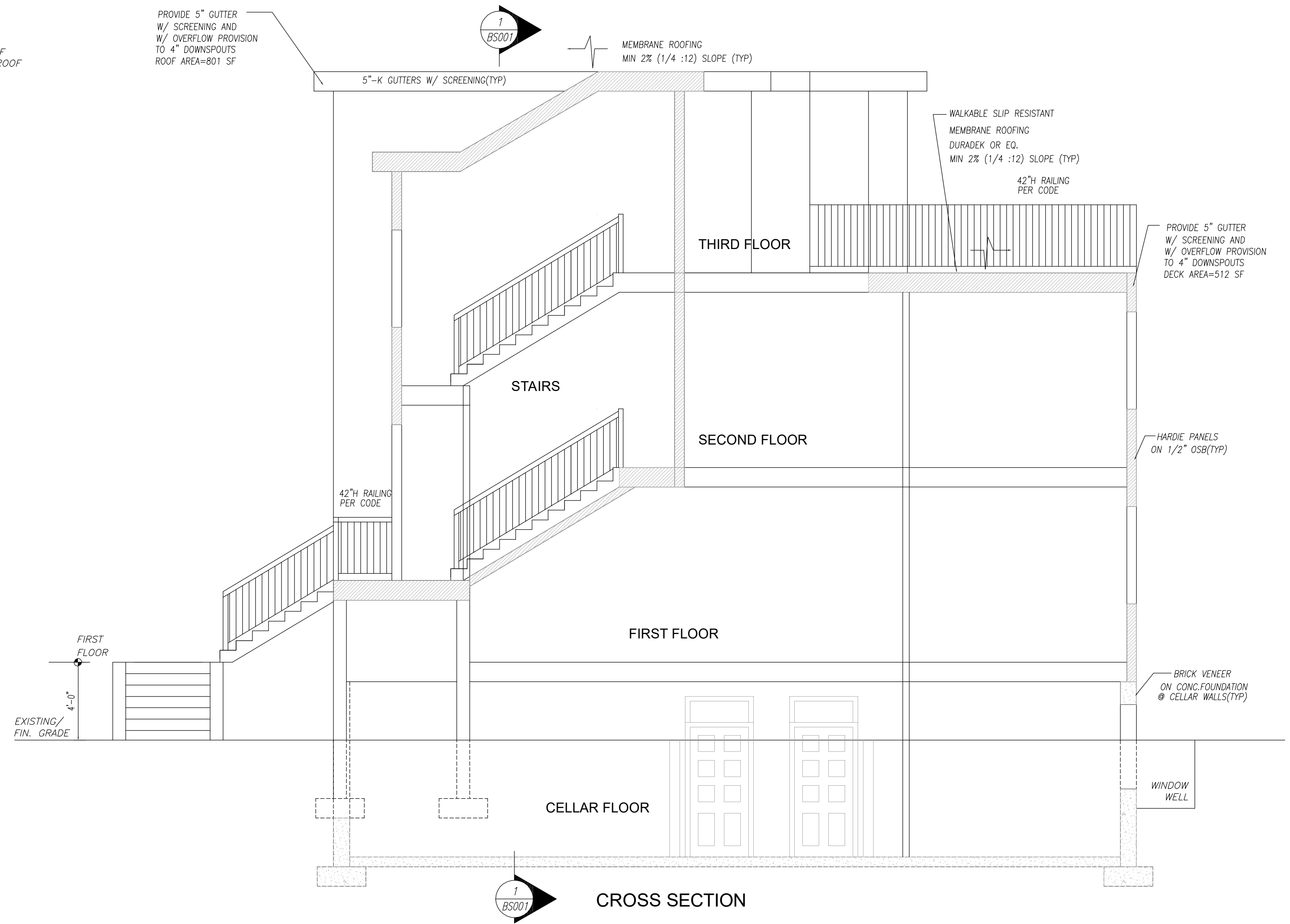
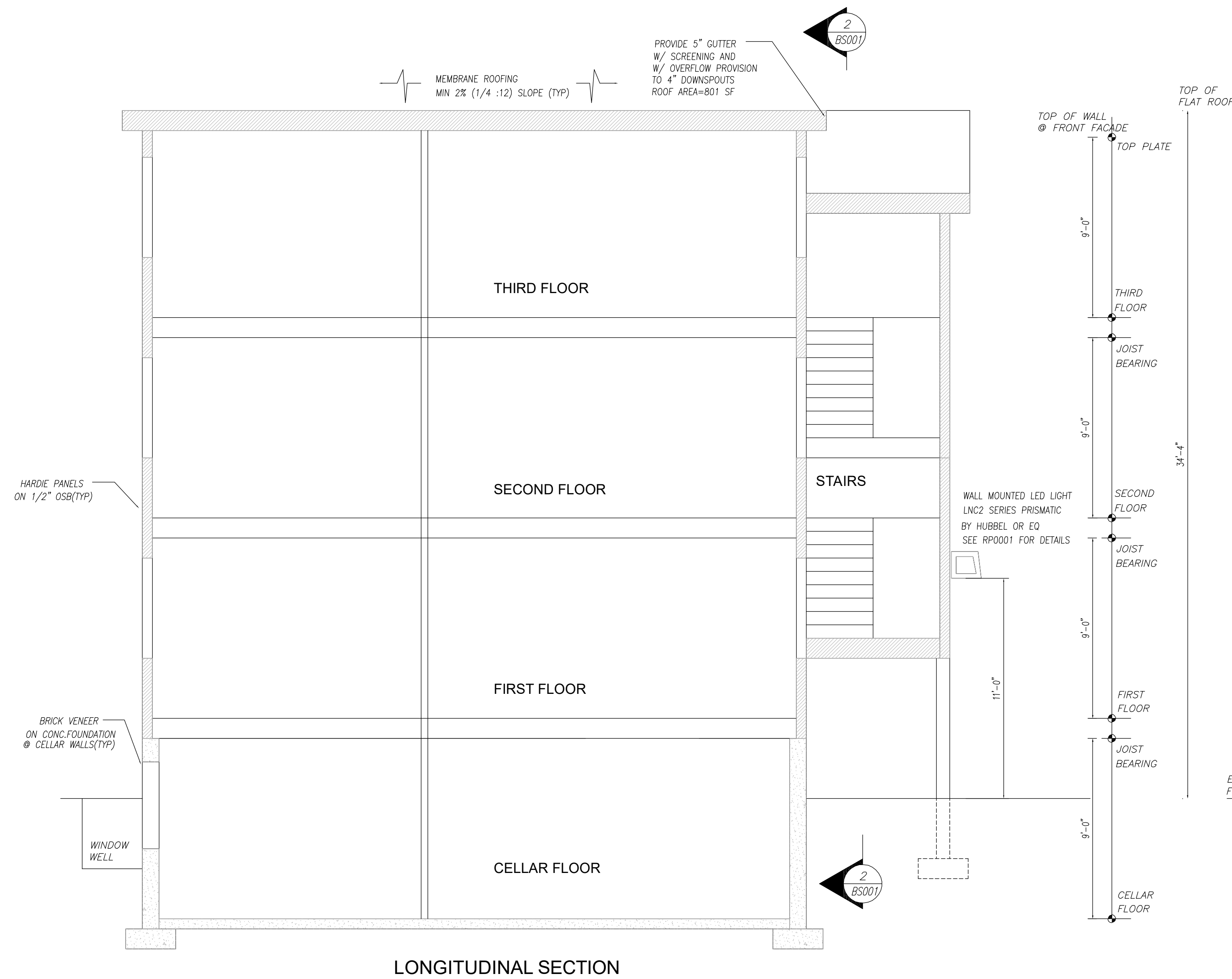
Title: **CELLAR AND FIRST FLOOR PLANS**
 1016 RHODE ISLAND AVE NE
 SQUARE 3871 LOT 0055
 WASHINGTON DC 20018

Proj. No. 22-08
 Dwg. No. **FP-0001**



SCALE 1/4"=1'-0"

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	No.	Revisions	Date	By																							



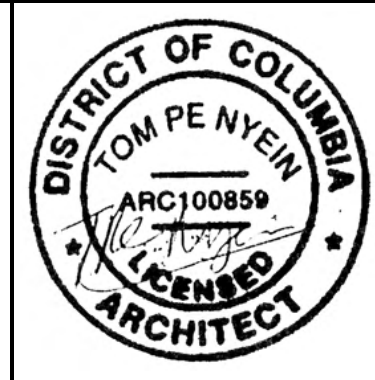
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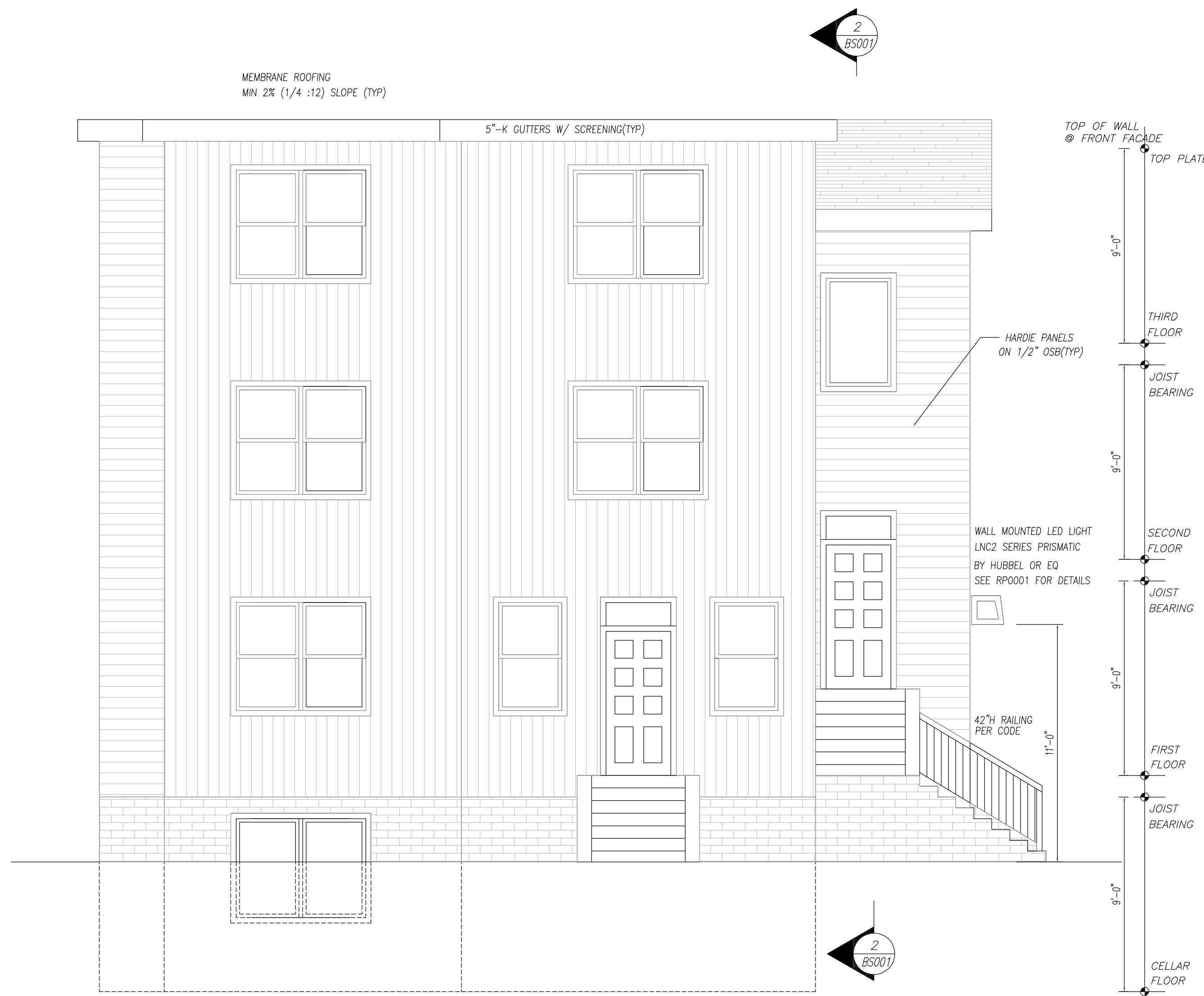
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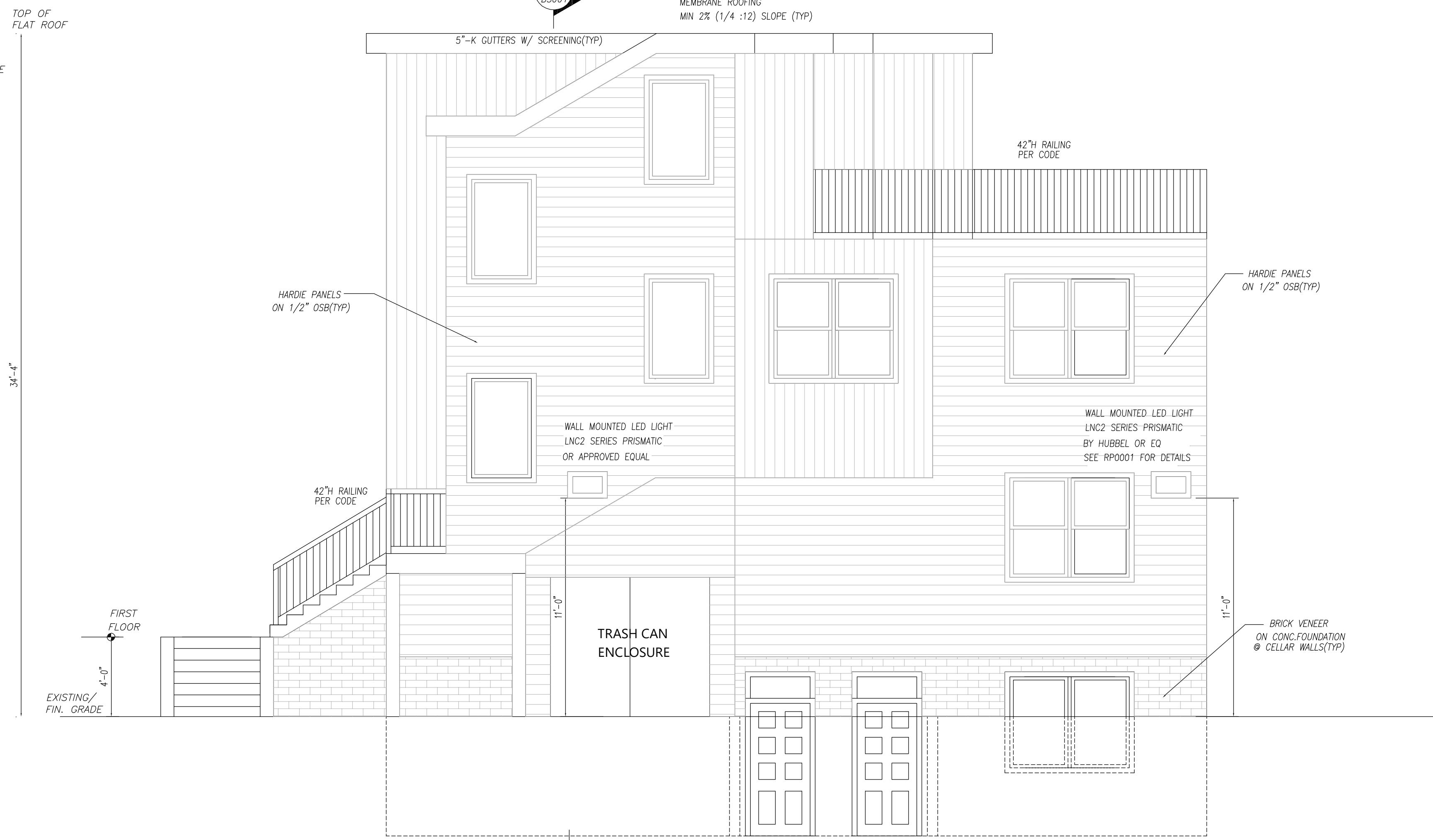
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No.	Revisions							Date	By			

1016 RHODE ISLAND AVE NE
SQUARE 3871 LOT 0055
WASHINGTON DC 20018

Proj. No. 22-08
Dwg. No. **BS-0001**



FRONT ELEVATION



RIGHT SIDE ELEVATION

SCALE 1/4"=1'-0"

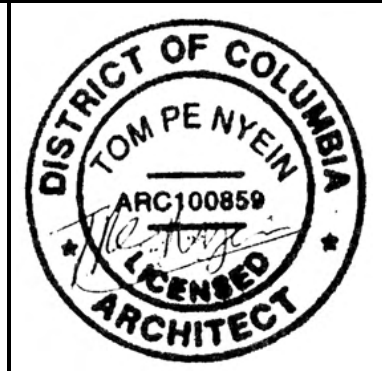
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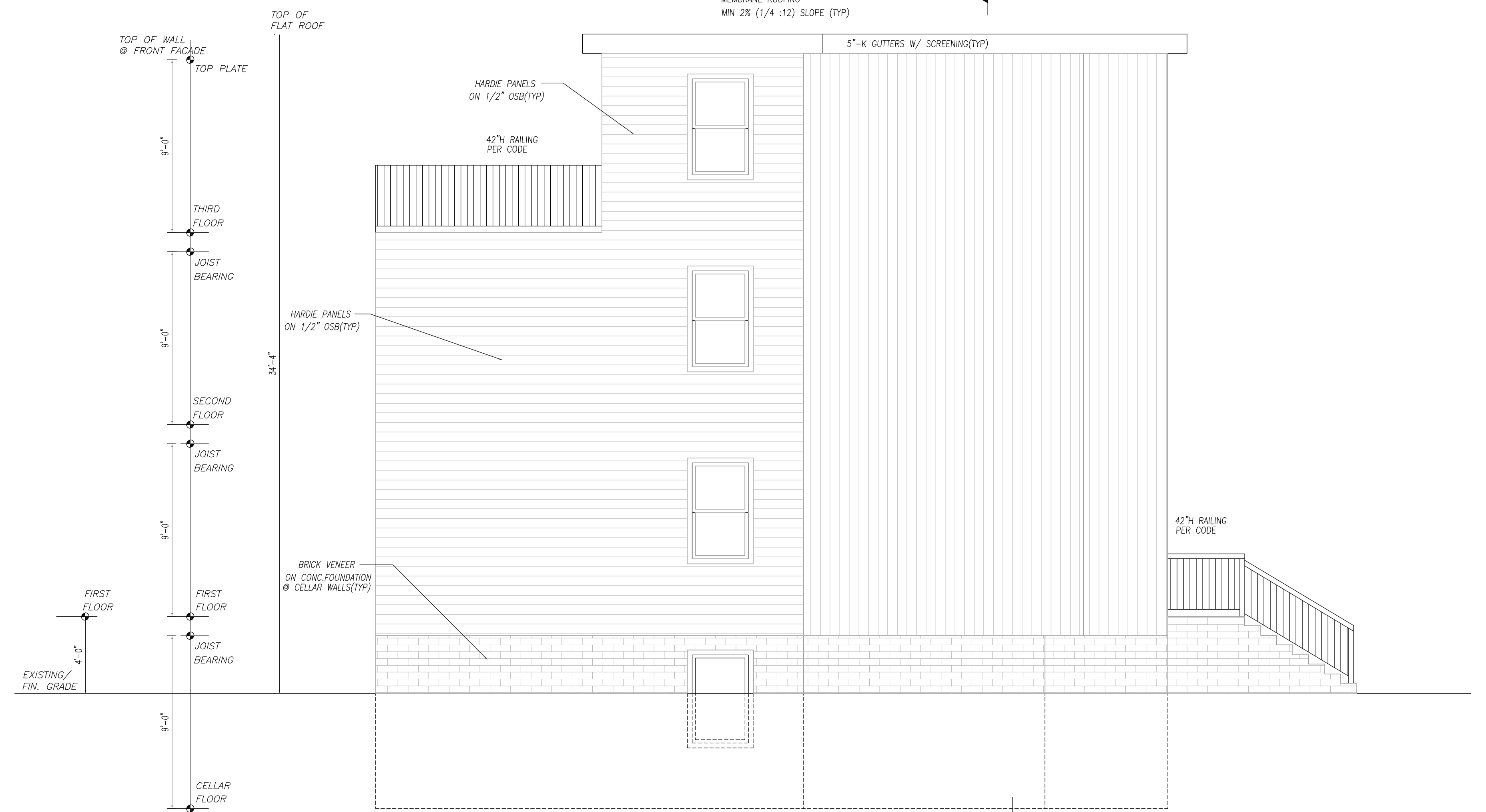
Scale:	AS NOTED	Designed :	TPN	Drawn :	TPN	Checked :	TPN	Issue Date :	6-20-2022
No	Revisions							Date	By

Title: FRONT AND RIGHT SIDE ELEVATIONS
1016 RHODE ISLAND AVE NE
SQUARE 3871 LOT 0055
WASHINGTON DC 20018

Proj. No. 22-08
Dwg. No. **BE-0001**



REAR ELEVATION



LEFT SIDE ELEVATION

SCALE 1/4"=1'-0"

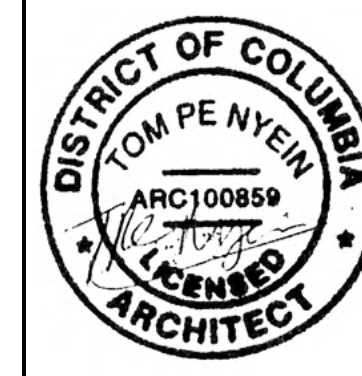
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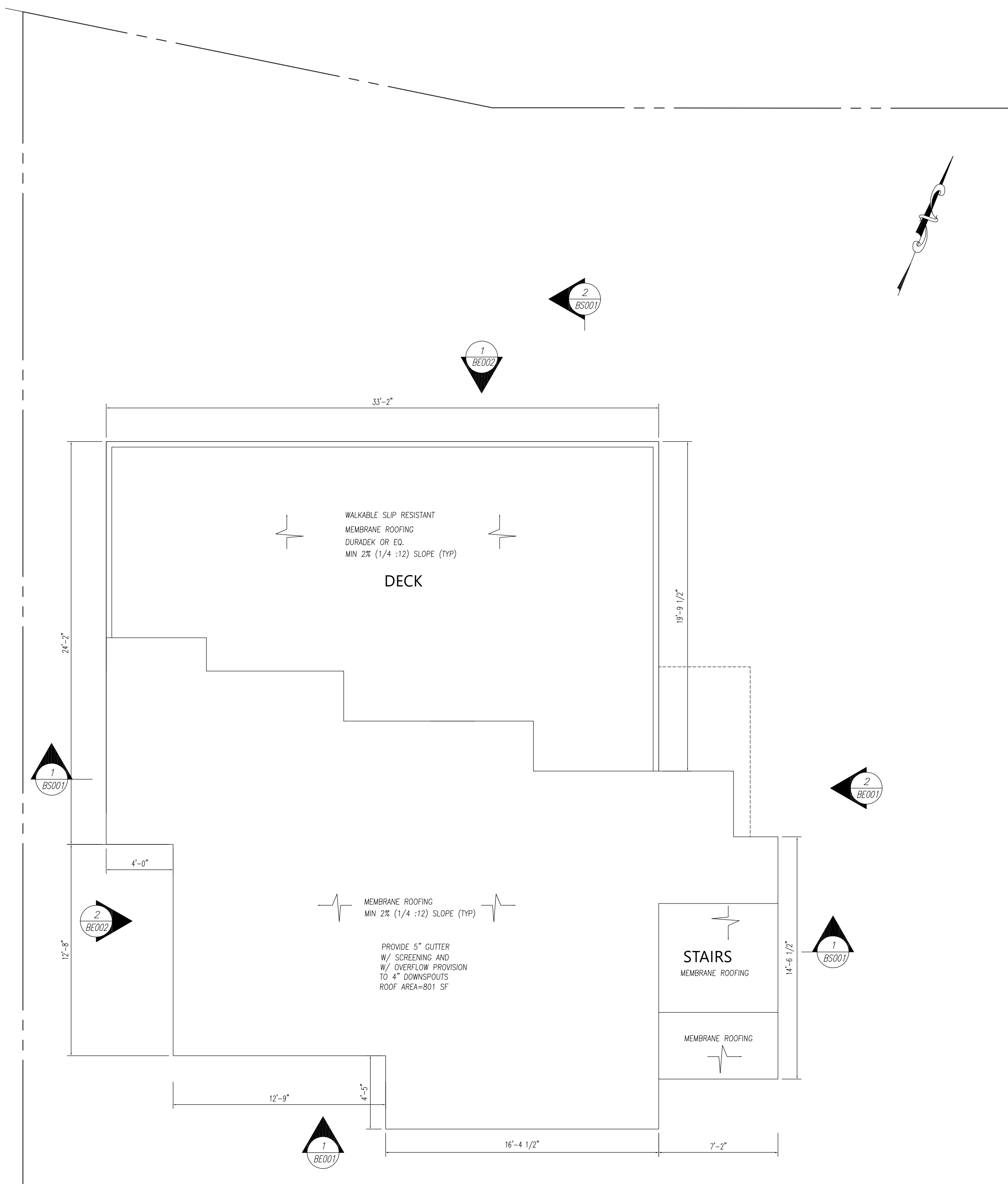
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AS NOTED	TPN	TPN	TPN	6-20-2022	REAR AND LEFT SIDE ELEVATIONS	
No	Revisions			Date	By	

1016 RHODE ISLAND AVE NE
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Proj. No. 22-08
Dwg. No. **BE-0002**



ROOF PLAN

SCALE 1/4"=1'-0"

LN2 Compact LED Wallpack

The small sized LN2 is designed for perimeter illumination for safety, security and identity. No uplight and low glare lenses offer neighbor friendly lighting at typical mounting heights of 8-15'. Units have protective polyester finish for long lasting appearance. Ideal for schools, factories, hospitals, warehouses and retail applications. Energy efficient LEDs provide up to 80% energy savings with little to no maintenance when compared to traditional light sources.

- Available in multiple lumen packages, replaces up to 175w traditional HID sources
- Features long-life (60,000hr L90 rated), high CRI, 3000K, 4000K, and 5000K LEDs
- Includes quick-mount adapter
- Zero-uplight (excludes prismatic refractor)
- 10kA surge protector
- Diffused lens softens high angle output for use at entrances or pedestrian pathways (standard with stock version)
- Optional Battery Backup provides emergency lighting for the required 90 minute path of egress
- PhotoCell, occupancy sensor and SiteSync controls available for complete on/off and dimming control
- Complies to UL1598 for use in wet locations
- Made-to-order versions are IP-65 rated
- DesignLights Consortium (DLC) qualified

Please refer to the DLC website for specific product qualifications at www.designlights.org



Catalog Number	System Watts	Delivered Lumens	Voltage	CCT	Current	Weight lbs. (kg)	Finish	Options
LN2-12LU-4K-3-1	29w	2842	120-277V	4000K	1@700mA	7.0 (13.3)	FCC	
LN2-12LU-5K-3-1	29w	2858	120-277V	5000K	1@700mA	7.0 (13.3)	FCC	
LN2-12LU-5K-3-1-PC-U	29w	2868	120-277V	5000K	1@700mA	7.0 (13.3)	FCC	PCU
LN2-18LU-4K-3-1	42w	3806	120-277V	4000K	2@700mA	7.0 (13.3)	FCC	
LN2-18LU-5K-3-1	42w	4106	120-277V	5000K	2@700mA	7.0 (13.3)	FCC	
LN2-18LU-5K-3-1-PC-U	42w	4106	120-277V	5000K	2@700mA	7.0 (13.3)	FCC	PCU

Series	LED Selection	CCT/CRI	IES Distribution	Voltage	Mounting	Control Options	Options
LN2C	9L 9 LEDs 12L 12 LEDs 18L 18 LEDs	3K 3000K 4K 4000K 5K 5000K	070 70° Beam 035 35° Beam (2L) 015 15° Beam (2L)	120-277V 120V 208V	U Inverted Blank for down position	SCP+ Occupancy Sensor Programmable (Dim) E Battery Backup Unit (90') PCU Universal Battery Backup Unit (90')	E8H Battery Backup Unit with Heater (30°C) E1 Battery Backup Unit (90') F Face & Face-holder (not available with Battery Backup) CS Comfort Shield (N/A with Prismatic Refractor) SWP+ SiteSync Pre-Commission w/ OCC Sensor 20F Dual Power Feed

Series	LED Selection	CCT/CRI	IES Distribution	Voltage	Finish	Control Options	Options
LN2C	Small Mini P15 P25 P35	3K 3000K 4K 4000K 5K 5000K	070 70° Beam 035 35° Beam (2L) 015 15° Beam (2L)	120-277V 120V 208V	DB Dark Bronze Textured BL Black Textured GR Gray Textured GS Gray Smooth PS Platinum Smooth WH White Textured CC Custom Color	SCP+ Occupancy Sensor Programmable (Dim) E Battery Backup Unit (90') PCU Universal Battery Backup Unit (90')	E8H Battery Backup Unit with Heater (30°C) E1 Battery Backup Unit (90') F Face & Face-holder (not available with Battery Backup) CS Comfort Shield (N/A with Prismatic Refractor) SWP+ SiteSync Pre-Commission w/ OCC Sensor 20F Dual Power Feed

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Catalog Number	System Watts	Delivered Lumens	Distribution	Voltage	CCT	Current	Weight lbs. (kg)	Finish	Options
LN2C-P15-4K-PCU	37w	4,025	FT	120-277V	4000K	900mA	7.0 (13.3)	Dark Bronze	PhotoCell
LN2C-P15-PCU	37w	4,108	FT	120-277V	5000K	900mA	7.0 (13.3)	Dark Bronze	PhotoCell

Catalog Number	Description
SCP-REMOTE	Remote control for SCP option. Order at least one per project to program and control fixtures

# OF NOMINAL LEDS	WATTS	DIST. TYPE	3K (3000K nominal, 70 CRI)						4K (4000K nominal, 70 CRI)						5K (5000K nominal, 85 CRI)					
			LUMENS	LPW	B	U	G	LUMENS	LPW	B	U	G	LUMENS	LPW	B	U	G			
1	29W	FT	2,842	98	1.1	1.3	2	2,858	112	1.1	1.3	2	2,773	111	1.1	1.3	2			
1	39W	FT	4,108	112	1.1	1.3	3	4,025	110	1.1	1.3	3	3,889	106	1.1	1.3	3			

Ambient Temp.	OPERATING HOURS						L90
	0	25,000	50,000	100,000	150,000	200,000	
25°C/77°F	1.00	0.94	0.89	0.87	0.80	>160,000	
40°C/104°F	0.99	0.93	0.88	0.86	0.78	>150,000	

# OF LEDS	DRIVE CURRENT (mA)	INPUT VOLTAGE (V)	CURRENT (Amps)	SYSTEM POWER (W)
	600mA	120	0.21	25
	900mA	120	0.31	37

Ambient Temperature	Lumen Multiplier
0°C	1.02
10°C	1.01
20°C	1.00
25°C	1.00
30°C	1.00
40°C	0.99
50°C	0.98

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LN2 SERIES PRISMATIC	Cat.#	Job	Type	Hubbell Outdoor Lighting
Approvals				

INSTALLATION: Quick-mount adapter provides easy installation to wall or to recessed junction boxes if square junction box. Designed for direct mount. Optional 1/2" conduit hubs available standard for sensor, SiteSync and battery versions.

Options/Controls:

- Universal button photocell
- Occupancy sensor options available for complete on/off and dimming control
- SiteSync pre-commissioned wireless controls with or without sensor
- Backup Battery Backup provides emergency lighting for the required 90 minute path of egress

LEDGU CRI:

- 120V/277V universal voltage 50/80/90/100V dimming drivers
- Minimum operating temperature is -40°C/-40°F (excludes P15 configurations)
- Drivers have greater than 80 power factor and less than 20% Total Harmonic Distortion
- Driver PoHS and PSE
- 100k-hour protector

Warranty: Five year limited warranty (for more information visit www.hubbell.com/hubbelloutdoor/lighting)

Optical: Prismatic refractor line provides ~10% uplight for increased vertical FC and forward light projection index for security lighting.

Minimum Maintenance: L90 at 50,000hrs (Projected per EISA TM-21-11), see table on page 2 for all values

Dimensions: Prismatic refractor line provides ~10% uplight for increased vertical FC and forward light projection index for security lighting.

Base Model: 7.0 lbs / 3.2 kg

PC SENSOR: 7.0 lbs / 3.4 kg • **BBU MODELS:** 9.5 lbs / 4.3 kg

Series	LED Selection	CCT/CRI	IES Distribution	Voltage	Finish	Control Options	Options
LN2C	Small Mini P15 P25 P35	3K 3000K 4K 4000K 5K 5000K	070 70° Beam 035 35° Beam (2L) 015 15° Beam (2L)	120-277V 120V 208V	DB Dark Bronze Textured BL Black Textured GR Gray Textured GS Gray Smooth PS Platinum Smooth WH White Textured CC Custom Color	SCP+ Occupancy Sensor Programmable (Dim) E Battery Backup Unit (90') PCU Universal Battery Backup Unit (90')	E8H Battery Backup Unit with Heater (30°C) E1 Battery Backup Unit (90') F Face & Face-holder (not available with Battery Backup) CS Comfort Shield (N/A with Prismatic Refractor) SWP+ SiteSync Pre-Commission w/ OCC Sensor 20F Dual Power Feed

Series	LED Selection	CCT/CRI	IES Distribution	Voltage	Finish	Control Options	Options
LN2C	Small Mini P15 P25 P35	3K 3000K 4K 4000K 5K 5000K	070 70° Beam 035 35° Beam (2L) 015 15° Beam (2L)	120-277V 120V 208V	DB Dark Bronze Textured BL Black Textured GR Gray Textured GS Gray Smooth PS Platinum Smooth WH White Textured CC Custom Color	SCP+ Occupancy Sensor Programmable (Dim) E Battery Backup Unit (90') PCU Universal Battery Backup Unit (90')	E8H Battery Backup Unit with Heater (30°C) E1 Battery Backup Unit (90') F Face & Face-holder (not available with Battery Backup) CS Comfort Shield (N/A with Prismatic Refractor) SWP+ SiteSync Pre-Commission w/ OCC Sensor 20F Dual Power Feed

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SCP - Programmable Occupancy Sensor

SWP & SWPM - SiteSync™

When ordering a fixture with the SiteSync lighting control option, additional information will be required to complete the order. The SiteSync Commissioning Form or alternate schedule information must be completed. This form includes Project Location Group information and Operating Schedules. For more detailed information please visit www.hubbelloutdoor.com/products/sitesync or contact Hubbell Lighting tech support at (800) 345-4926.

LN2 - BATTERY BACK UP

11' Mounting Height

Provides Life Safety Code average illuminance of 1.0 fc. Assumes open space with no obstructions and mounting height of 11'.

Diagrams for illustration purposes only, please consult factory for application layout.

Battery backup units consume 6 watts when charging a dead battery and 2 watts during maintenance charging. 30 units with a battery consume up to an additional 6 watts when charging if the battery temp is lower than 10°C.

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WALL MOUNTED LIGHT FIXTURE DETAILS

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	<p>1016 RHODE ISLAND AVE NE WASHINGTON DC 20018</p>	<p>Dwg. No.</p> <p>RP-0001</p>				