

**:APARTMENTS :
130 - 134 IVANHOE STREET, S.W.
WASHINGTON DC 200XX**

PROJECT INFORMATION :

PERMIT APPLICATION #: B-XXXXX
 OWNERS: OAK PARK APARTMENTS LLC
 ARCHITECT: STEPHAN DUPONT JR.
 PROJECT DESIGNED: KIRIT THAKKAR
 STRUCTURAL ENGINEER: XXXX ASSOCIATES
 MEP ENGINEER: XXXXXX
 DESCRIPTION: PROPOSED TO DEVELOP A CELLAR + 3 STORIES APARTMENT BUILDING HAVING 30 UNITS. CELLAR LEVEL HAS 5 UNITS. CELLAR CEILING IS MAX 3'11" ABOVE AVG FRONT GRADE. EXISTING LOT GRADING WILL REMAIN THE SAME.

LOT INFORMATION: LOT 0032 SQUARE 6271, ZONE: RA1 HEIGHT ALLOWED - 40'
 LOT AREAS BY RECORD 10,433.00 SFT
 FAR 0.9% i.e. 9,389.70 SFT
 IZ BONUS 20% OF FAR i.e. 1,877.94 SFT
 TOTAL AREA PERMITTED 11,267.64 SFT
 (i.e. 3755.33 sft per floor)

AREA PERMITTED: CELLAR ALLOWED 40% ie 4,173.20 SFT
 CELLAR PROVIDED 39.93% ie 3,912.00 SFT
 EX. BUILDING FOOT-PRINT 1 STORY 899.00 SFT APPRX.
 EXISTING LOT COVERAGE - 8.6 %
 LOT COVERAGE ALLOWED 10,433.00x40% = 4,173.20 SFT
 LOT COVERAGE PROPOSED 37.50 % = 3,912.00 SFT
 AREA OF 1st FLOOR = 3,912.00 SFT
 LESS (160.0 SFT CLOSETS @6'8" HIGH SO NOT IN FAR)
 PROPOSED 1st FLOOR = 3,752.00 SFT
 2, & 3 FLOOR 3,752.00 x 2 FLOORS = 7,504.00 SFT
 PROPOSED AREA OF BUILDING = 11,256.00 SFT

AREA PROPOSED: TOTAL PROPOSED AREA = 11,256.00 SFT
 CELLAR AREA 3912.00 SFT, IS NOT TAKEN INTO BUILDING AREA CALCULATIONS.
 FIRST FLOOR IS MAX 4'11" ABOVE GRADE - BHMP

TYPE OF CONSTRUCTION: BLDG. IS CONSTRUCTION TYPE VA, PROTECTED & SPRINKLERED
 ALL DOORS WITHIN ENCLOSURES ARE 1 HR RATED FIRE DOORS.
 THE BUILDING IS FULLY SPRINKLERED & PROTECTED PER NFPA 13, i.e. IBC SECTION 903.3.1.1
 STANDPIPES ARE PROVIDED PER IBC SECTION 905, SEE MEP DWGS.

USE GROUP: CELLAR LEVEL CEILING IS MAX. 3'11" FROM THE EXISTING GRADE. CELLAR LEVEL HAS 5 UNITS NOT COUNTED IN FAR.
 ACCESSIBLE UNITS: R2 - FOR RESIDENTIAL
 15% OF 30 UNITS = 4.5 UNITS, I.E 5 ACCESSIBLE UNITS, ALL ON FIRST FLOOR MIN ONE SHALL BE W ROLL-IN SHOWER - REQD
 5 ACCESSIBLE UNITS ARE PROVIDED AS TYPE A UNITS, AS FOLLOWS:
 UNIT # 101 ACCESSIBLE - XX.00 SFT STUDIO UNIT
 UNIT # 102 ACCESSIBLE - XX.00 SFT 1 BEDROOM+1BATH
 UNIT # 103, 104, 108 ACCESSIBLE - XX.00 SFT 1BED+1BATH
 5 REQUIRED PARKING IS OFF-SITE PER C-701.8(B)(1)

PARKING REQUIREMENTS: 5 REQUIRED PARKING IS OFF-SITE PER C-701.8(B)(1)

EXISTING BUILDING: EXISTING 1 STORY POOL EQUIPMENT BUILDING TO BE DEMOLISHED
 PROJECT STORIES: PROPOSED CELLAR + 3 STORIES + PENTHOUSE LEVEL
 EXITS: TWO EXITS FROM ANY SPACE REQUIRED, IBC SECTION 1015.1
 TWO EXITS ARE PROVIDED
 EXIT DISCHARGE SECTION 1027.1: 50% OF INTERIOR EXIT STAIRWAYS IS PERMITTED TO EGRESS THROUGH AREAS ON THE LEVEL OF EXIT DISCHARGE, WITH EXCEPTIONS 1027.1.1, 1027.1.2
 EXIT DISCHARGE FROM STAIRCASE #1 & FROM STAIRCASE #2 THROUGH DIRECTLY TO OUTSIDE OF THE BLDG.

EMERGENCY ESCAPE AND RESCUE: IBC 2012 SECTION 1029 -
 INTERIOR EXIT STAIRWAYS: R2 BUILDINGS HAVING 2 MEANS OF EGRESS, FULLY SPRINKLERED AND MORE THAN ONE STORY IN HEIGHT, NEED NOT HAVE EMERGENCY ESCAPE, SECTION 1022

STAIRS: SHALL BE PER SECTION 1009
 DWELLING UNIT SEPARATION: SHALL BE CONSTRUCTED AS FIRE PARTITIONS PER IBC 2012, CHAPTER 420.2 AND SECTION 708.

PARTY WALL/FIRE WALL: THE ROOF DECK SHALL BE CONSTRUCTED OF FIRE RETARDANT TREATED WOOD FOR A DISTANCE OF 4'. IBC 2012 SECTION 706.6.4.3

FIRE WALL EXTENSION SECTION 706.5: BUILDING IS A FREE STANDING BLDG, HENCE FIREWALL IS NOT REQD.

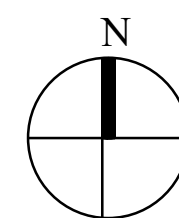
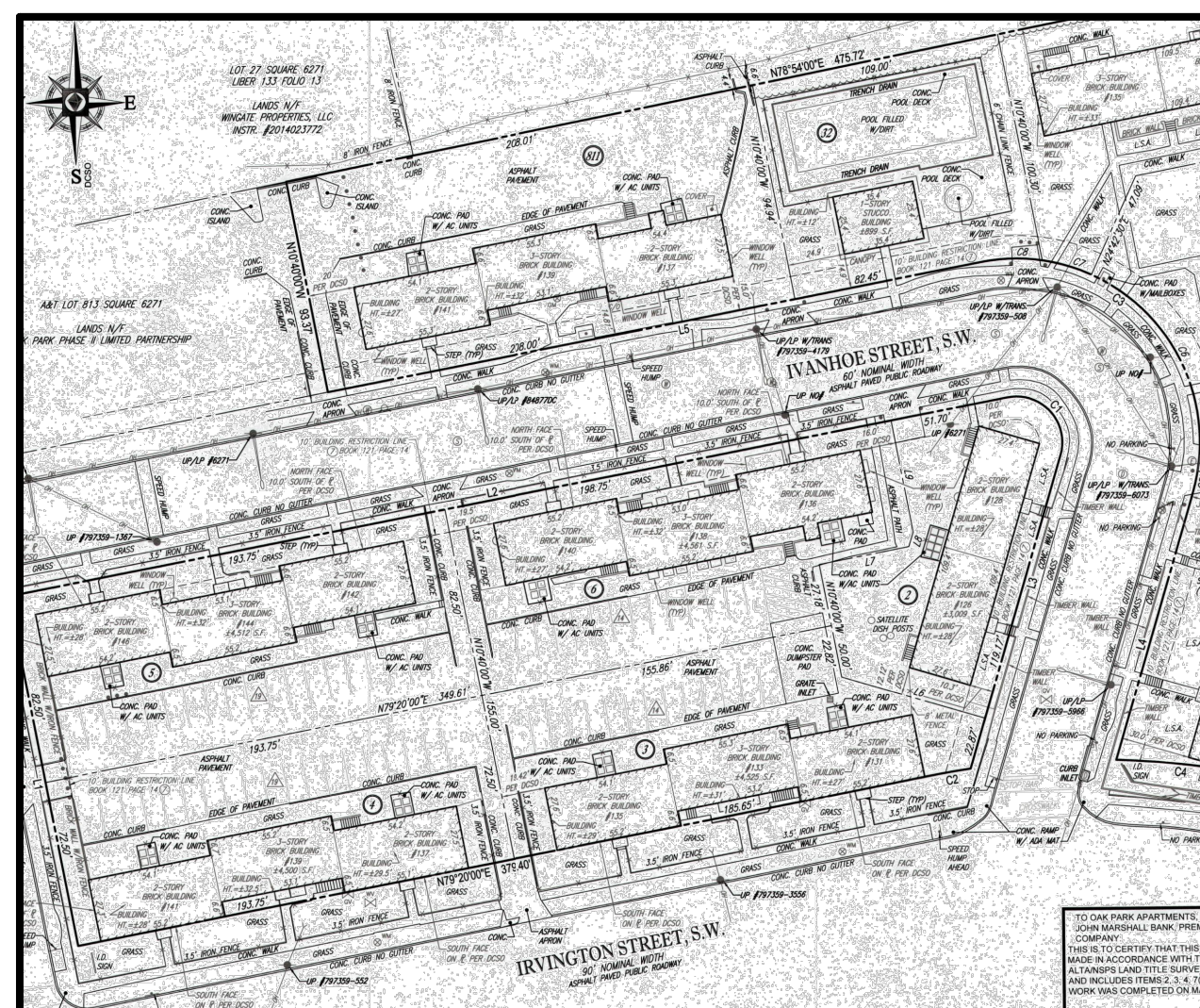
PARAPET: SHALL BE PER SECTION 705.11.1
 FIRE SUPPRESSION: AUTOMATIC FIRE SPRINKLER SYSTEMS PER NFPA-13 IS PROVIDED.
 FIRE/SMOKE DETECTORS PROVIDED, REFER MEP

SECTION EC-4021 - BLDG. THERMAL ENVELOPE BUILDING INSULATION PER TABLE EC-402.1.1
 ALL EXTERIOR WALLS TO HAVE R21 INSULATION.
 ROOF CEILING ASSEMBLY TO HAVE R49 INSULATION.
 PORTABLE FIRE EXTINGUISHERS INSTALLED.
 SHAFT ENCLOSURE: SHALL BE PER SECTION 713
 OPENING PROTECTIVE: SECTION 716.5 & TABLE 705.8 - OPENINGS IN THE WALL FOR DISTANCE BET 5' TO 10' SHALL BE 25%
 BICYCLE PARKING SPACE 1 PER 3 UNITS, i.e. 10 LONG TERM REQD., & 1 PER 20 UNITS, SHORT TERM i.e. 1 SHORT TERM SPACE REQD., - TABLE C-802.1
 NEIGHBOR'S CHIMNEY NO CHIMNEY ON BOTH SIDE.
 SPIRAL STAIR IS NOT A PART OF MEANS OF EGRESS STAIRS
 ALL EXTERIOR WALL INSULATION SHALL BE R21 AND ROOF CEILING TO BE R49, ALL FLOOR/CEILING INSULATION SHALL BE R35.
 ENERGY DISPLAY SCREEN NOT REQUIRED PER GREEN ELECTIVE SECTION A106.7
 EVS CHARGING STATION ONE EVS CHARGING STATIONS ARE PROVIDED IN THE REAR YARD.
 ZONING CALCULATIONS: FOLLOWING CALCULATIONS ARE AS ATTACHED
 ONE EVS CHARGING STATIONS ARE PROVIDED.

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)

SITE PLAN (refer to detailed SITE PLAN)

SCALE: N.T.S.



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.

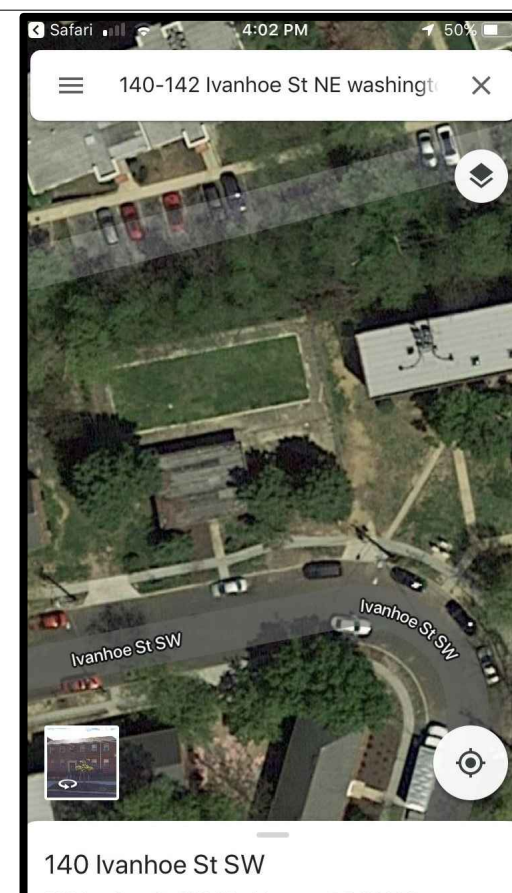
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APARTMENTS: 130-134 IVANHOE STREET, SW

WASHINGTON DC
COVER SHEET

LOCATION PLAN :

N.T.S.



LIST OF DRAWINGS:

ARCHITECTURAL DRAWING SHEETS
 A100_COVER SHEET
 A200_CELLAR & FIRST FLOOR PLANS
 A201_TYP SECOND & THIRD FLOOR PLANS
 ROOF PLANS, AREA CALCULATIONS
 A301_FRONT ELEVATIONS
 A302_SIDE ELEVATION
 CIVIL & SURVEY DRAWING

REVISIONS

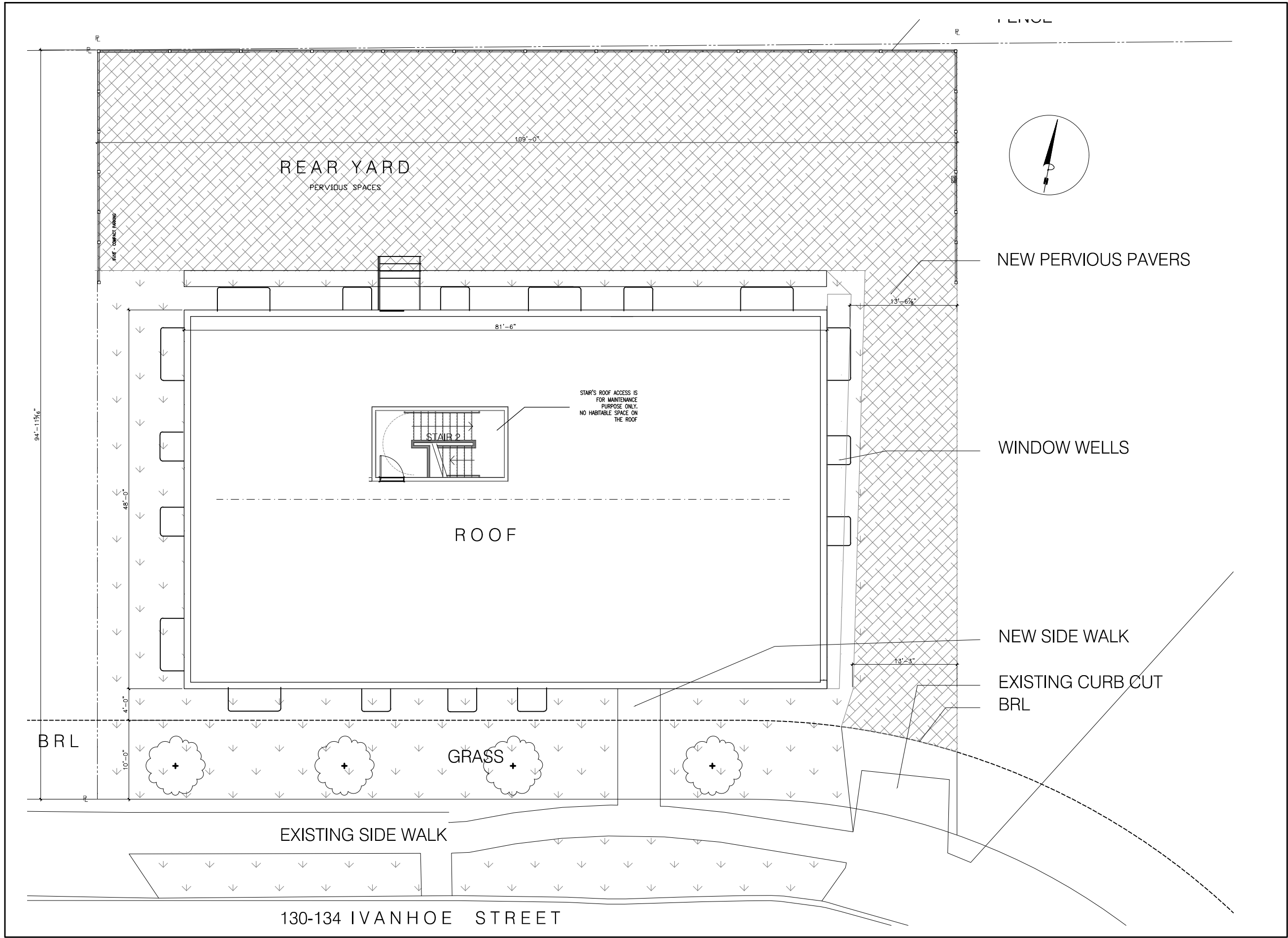
DATE MAY 15, 2019

DRAWN CHECKED

JOB NO. A.xxxxxx SCALE AS NOTED

DRAWING

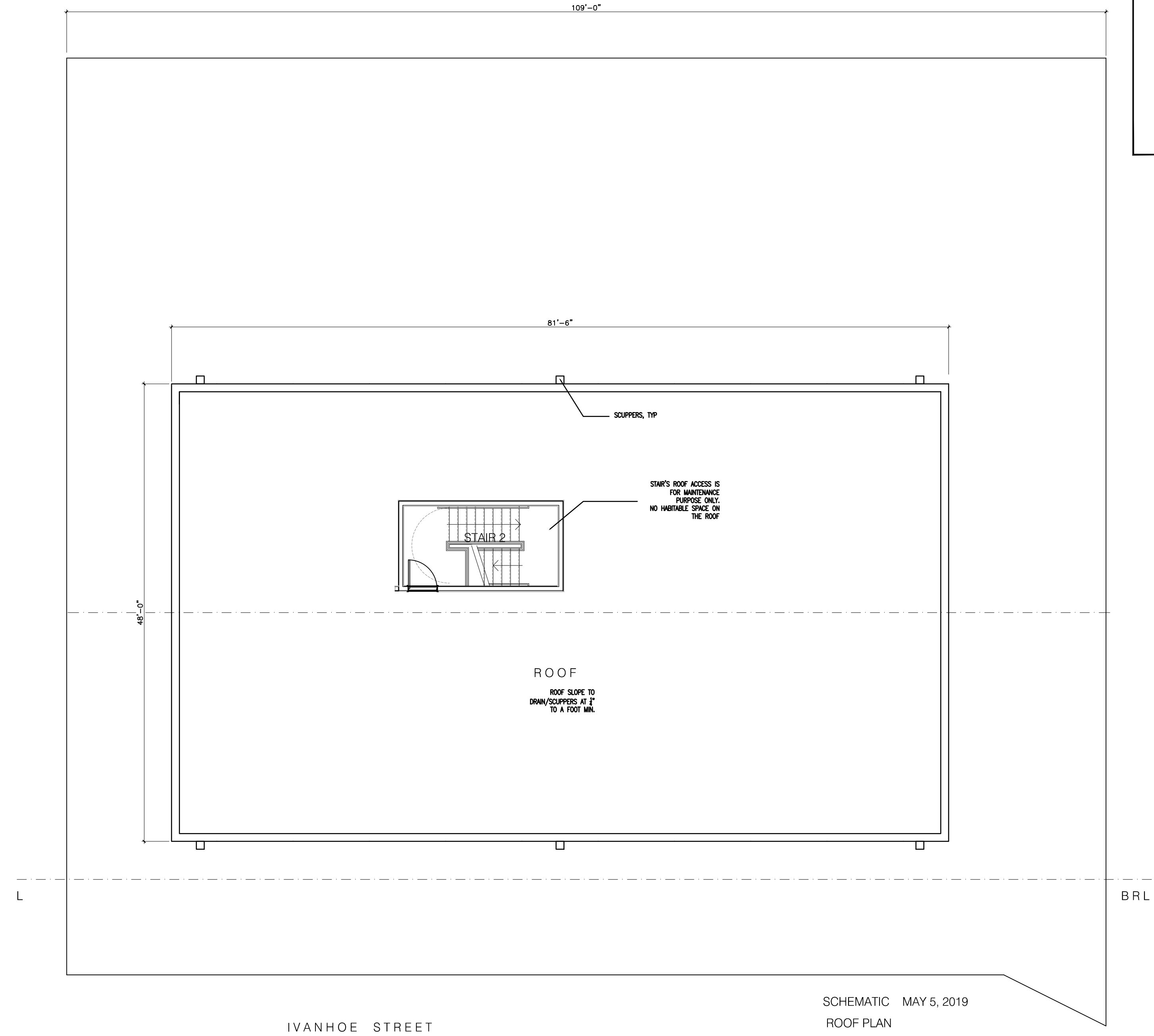
A1.00



BOARD OF ZONING ADJUSTMENT REVIEW
CONTEXTUAL PROPOSED SITE PLAN:

130 - 134 IVANHOE STREET SW. WASHINGTON DC

: 3/16" = 1'0":
:MAY 10, 2019:



PERMIT # ----- 130-134 IVANHOE STREET SW - UNIT AREA CONFIGURATIONS: TOTAL 30 UNITS - 05/30/2019

UNIT NUMBERS	#	CENTER OF WALL	DRYWALL/DRYWALL	UNIT TYPE	REMARKS
201, 205, 301, 305	4	425.00 SFT	400.00 SFT	1 BEDRM+1 BATH	
103, 107, 203, 207, 303, 307	6	428.00 SFT	404.00 SFT	1 BEDRM+1 BATH	
104, 108, 204, 208, 304, 308	6	380.00 SFT	360.00 SFT	1 BEDRM+1 BATH	
102, 106, 202, 206, 302, 306	6	415.00 SFT	390.00 SFT	1 BEDRM+1 BATH	
C1, C3, C7	3	407.00 SFT	375.00 SFT	1 BEDRM+1 BATH	
C2, C6	2	402.00 SFT	375.00 SFT	1 BEDRM+1 BATH	
C4, C8	2	370.00 SFT	350.00 SFT	1 BEDRM+1 BATH	
101	1	356.00 SFT	339.00 SFT	STUDIO+1 BATH	STUDIO UNIT
TOTAL	30				

3 UNIT MIX & CONFIGURATION
SCALE: NTS

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APARTMENTS: 130 - 134 IVANHOE STREET, SW
WASHINGTON DC
SECOND & THIRD FLOOR PLANS

REVISIONS

DATE	DESCRIPTION
MAY 15, 2019	

DRAWN: _____ CHECKED: _____
JOB NO. A.xxxxxxx SCALE AS NOTED
DRAWING

A2.01

SHEET ___ OF ___



1 SIDE ELEVATION
SCALE: 1/4" = 1'-0"

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APARTMENTS: 130 - 134 IVANHOE STREET, SW
WASHINGTON DC
SIDE ELEVATION

REVISIONS	
DATE	MAY 15, 2019
DRAWN	CHECKED
JOB NO. A.xxxxxxx	SCALE 1/4" = 1'-0"
DRAWING	

A3.02

SHEET OF