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1322 9TH ST NW

SCHEMATIC DESIGN

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WASHINGTON DC 20001

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SHEET LIST

GENERAL

001	COVER AND SHEET INDEX
020	ZONING COMPLIANCE
021	UNIT AREA
022	IZ COMPLIANCE

ARCHITECTURE

030	PERSPECTIVES
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A201	CELLAR FLOOR PLAN
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A301	CELLAR REFLECTED CEILING PLAN
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A401	ELEVATIONS
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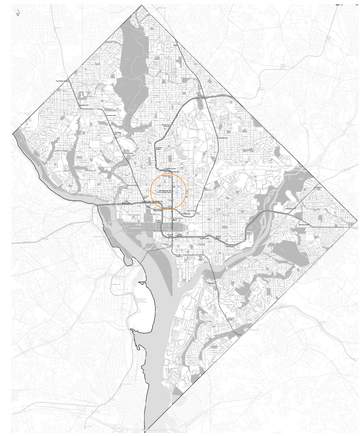
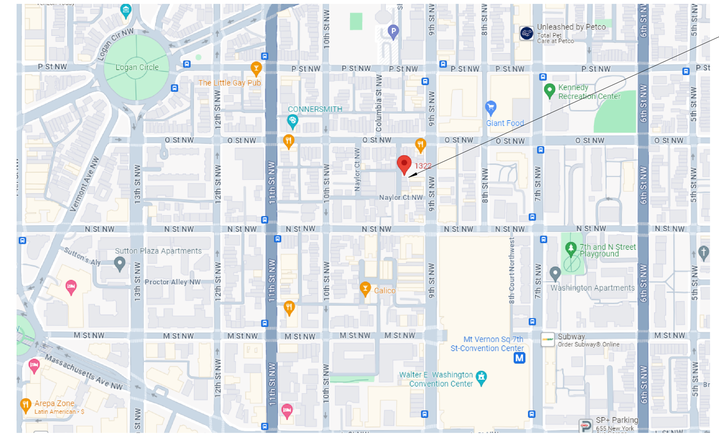
A502	BUILDING SECTIONS AND DETAILS

CITY MAP



VICINITY MAP



CONCEPT RENDERING

IMAGE PORTRAYS FUTURE PROJECT FOR PERMIT.
NOTE: IMAGE FOR CONCEPTUAL PORPUSES ONLY.
CONSTRUCTION DOCUMENTS TAKES PRECEDENCE.

ARCHITECT	STRUCTURAL ENGINEER	MEP ENGINEER	CIVIL ENGINEER	OWNER
LEE DESIGN STUDIO, LLC 410 S MAPLE, SUITE 114 FALLS CHURCH, VA 22046 703.375.9936 WWW.**LEE**DESIGN.STUDIO 404.375.0733 MATT@LEEDESIGN.STUDIO	WJPA WILLIAM J. PELTIER & ASSOC. INC 1434 DUKE ST. ALEXANDRIA, VA 22314 703.827.1196 gmc@williampeltier.com	KK ENGINEERING, LLC 8850 COLUMBIA 100 PARKWAY SUITE 316 COLUMBIA, MD, 21045 443.393.1070 KKHALIFA@KKEDESIGN.COM WWW.KKEDESIGN.COM	HUSKA CONSULTING LLC 718 7TH STREET, NW WASHINGTON, DC 20001 703.425.3862 chuska@huskaconsulting.com	MICHAEL TAYLOR AMT DEVELOPMENT, LLC 240.478.1877 MTAYLOR@AMTDEVELOPMENT.NET

PROJECT LOCATION

ADDRESS:
SQUARE:
LOT:

RAZE PERMIT:
DDOT:
DOEE:
DC WATER:

PROJECT DESCRIPTION

THIS PROJECT CONSISTS OF A NEW 40 UNIT BUILDING WITH AN EXISTING ACCESSORY HISTORIC STRUCTURE. THE BUILDING IS TYPE IIIA CONSTRUCTION WITH A TOTAL OF 4 FLOORS WITH A CELLAR AND PENTHOUSE. PERMIT INCLUDES AN ELEVATOR AND UNDERPINNING ON THE ADJACENT PROPERTY.

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PROJECT #:
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001

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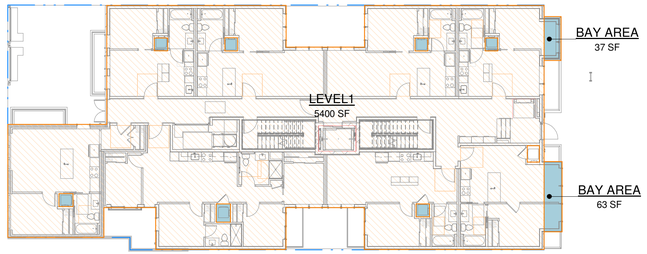
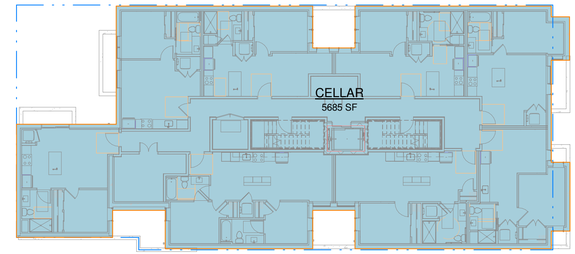


LEVEL 1 2
1/16" = 1'-0" 020



CELLAR 1
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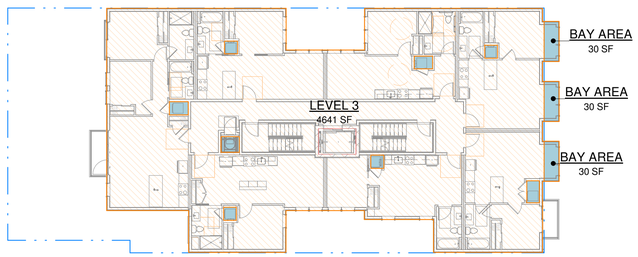

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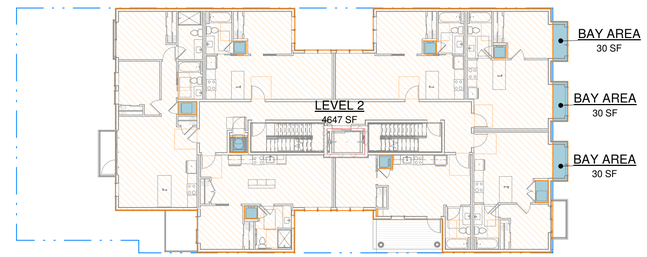

LEVEL 2 3
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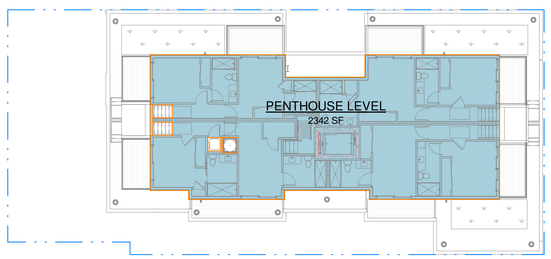

PENTHOUSE 7
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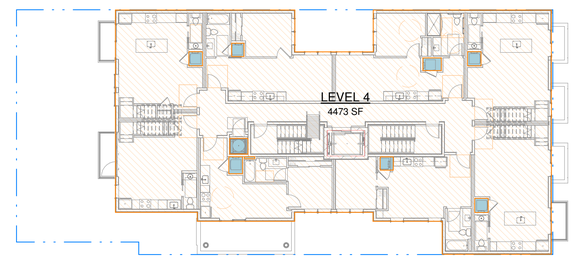

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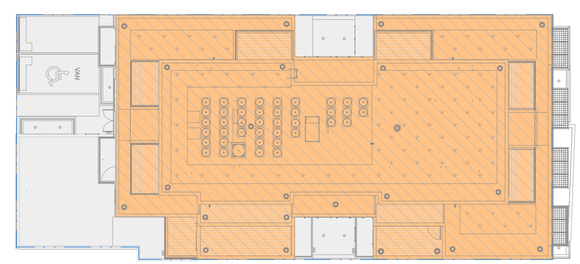

LOT COVERAGE AREA 6
1/16" = 1'-0" 020

FAR AREA SCHEDULE

LEVEL	AREA
LEVEL 2	4647 SF
LEVEL 3	4641 SF
LEVEL 1	5400 SF
LEVEL 4	4473 SF
	19161 SF

GROSS BUILDING AREA

LEVEL	AREA
CELLAR	5685 SF
LEVEL 1	5564 SF
LEVEL 2	4820 SF
LEVEL 3	4817 SF
LEVEL 4	4557 SF
PENTHOUSE	2342 SF
	27785 SF

LOT OCCUPANCY SCHEDULE

LOT AREA	6,498 SF
LOT OCCUPANCY ALLOWED	75% (4,874 SF)
LOT OCCUPANCY PROPOSED	75% (4,874 SF**)

** TOTAL LOT COVERAGE AREA MINUS THE CARRIAGE HOUSE AREA PER BZA MODIFICATION APPROVAL

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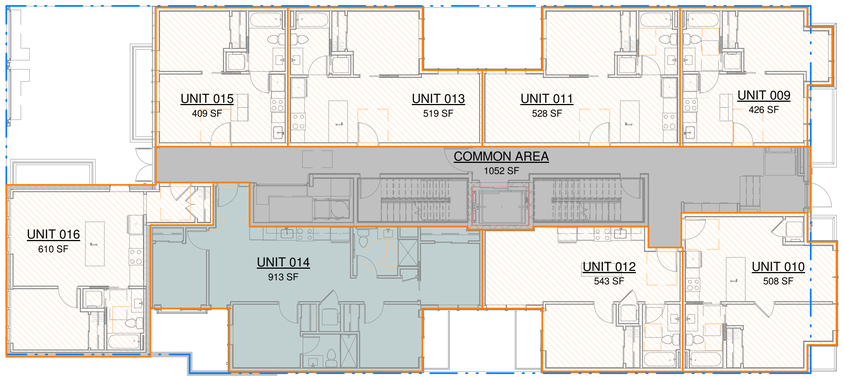

LEVEL 1 2
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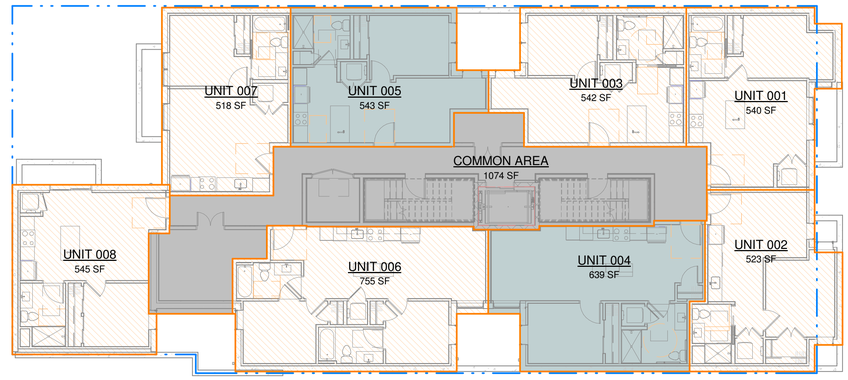

CELLAR 1
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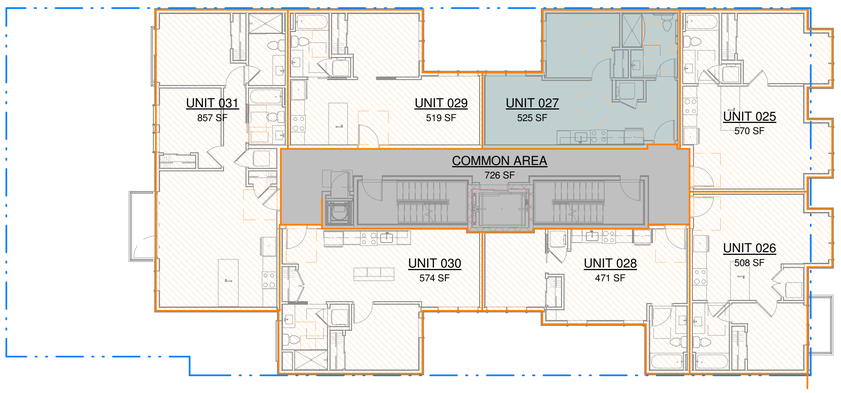
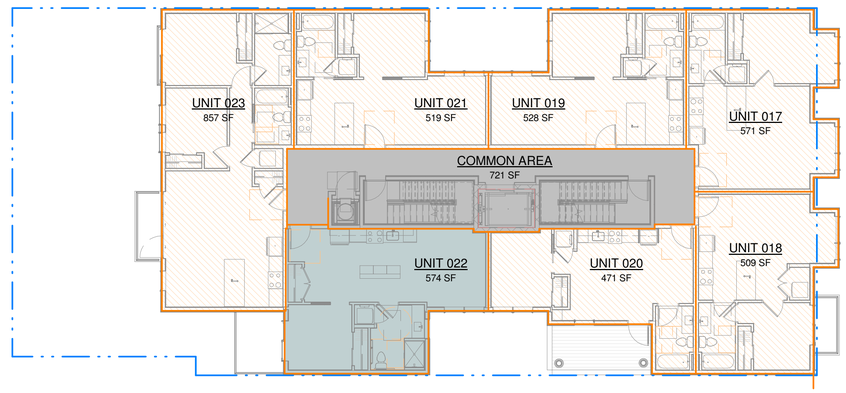
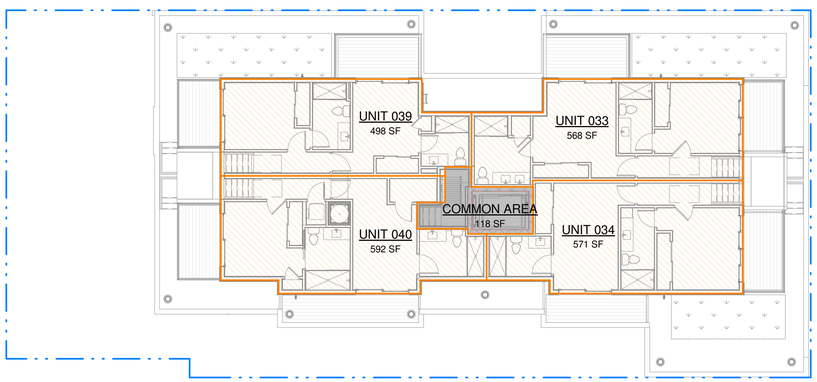


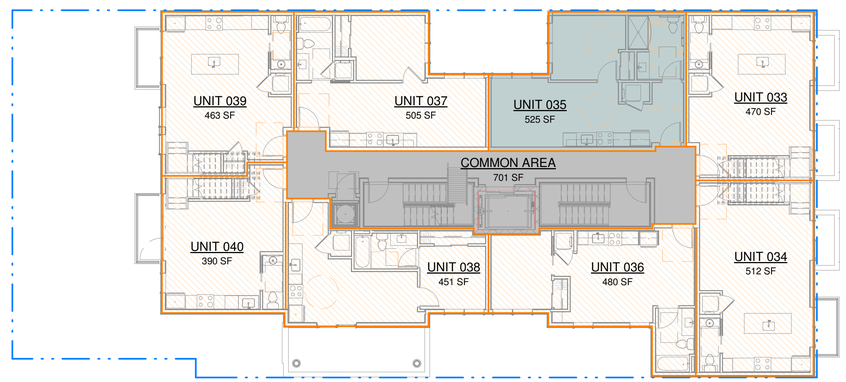
LEVEL 3 6
3/32" = 1'-0" 021



LEVEL 2 3
3/32" = 1'-0" 021



PENTHOUSE 5
3/32" = 1'-0" 021



LEVEL 4 4
3/32" = 1'-0" 021

GROSS AREA TABULATIONS

AREA - UNIT GSF

UNIT NAME	AREA
Not Placed	
UNIT 024	Not Placed
UNIT 032	Not Placed
CELLAR	
UNIT 001	540 SF
UNIT 002	523 SF
UNIT 003	542 SF
UNIT 004	639 SF
UNIT 005	543 SF
UNIT 006	755 SF
UNIT 007	518 SF
UNIT 008	545 SF
LEVEL 1	
UNIT 009	426 SF
UNIT 010	508 SF
UNIT 011	528 SF
UNIT 012	543 SF
UNIT 013	519 SF
UNIT 014	913 SF
UNIT 015	409 SF
UNIT 016	610 SF
LEVEL 2	
UNIT 017	571 SF
UNIT 018	509 SF
UNIT 019	528 SF
UNIT 020	471 SF
UNIT 021	519 SF
UNIT 022	574 SF
UNIT 023	857 SF
LEVEL 3	
UNIT 025	570 SF
UNIT 026	508 SF
UNIT 027	525 SF
UNIT 028	471 SF
UNIT 029	519 SF
UNIT 030	574 SF
UNIT 031	857 SF
LEVEL 4	
UNIT 033	470 SF
UNIT 034	512 SF
UNIT 035	525 SF
UNIT 036	480 SF
UNIT 037	505 SF
UNIT 038	451 SF
UNIT 039	463 SF
UNIT 040	390 SF
PENTHOUSE	
UNIT 033	568 SF
UNIT 034	571 SF
UNIT 039	498 SF
UNIT 040	592 SF
TOTAL GSF	23141 SF

AREA - COMMON AREA GSF

UNIT NAME	LEVEL	AREA
COMMON AREA	CELLAR	1074 SF
COMMON AREA	LEVEL 1	1052 SF
COMMON AREA	LEVEL 2	721 SF
COMMON AREA	LEVEL 3	726 SF
COMMON AREA	LEVEL 4	701 SF
COMMON AREA	PENTHOUSE	118 SF
TOTAL GSF		4391 SF

GENERAL NOTES

NOTE:

UNIT GROSS AREA IS CALCULATED WITH THE MIDDLE OF COMMON WALLS, CORRIDOR EXTERIOR FACE OF WALL, AND EXTERIOR STRUCTURAL FACE OF WALL.

AREA PLAN LEGEND

UNIT AREA LEGEND

COMMON

UNIT

UNIT TYPE A

BUILDING EFICIENCY = UNIT AREA / TOTAL CONSTRUCTION AREA= --- / --- = --%

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UNIT AREA

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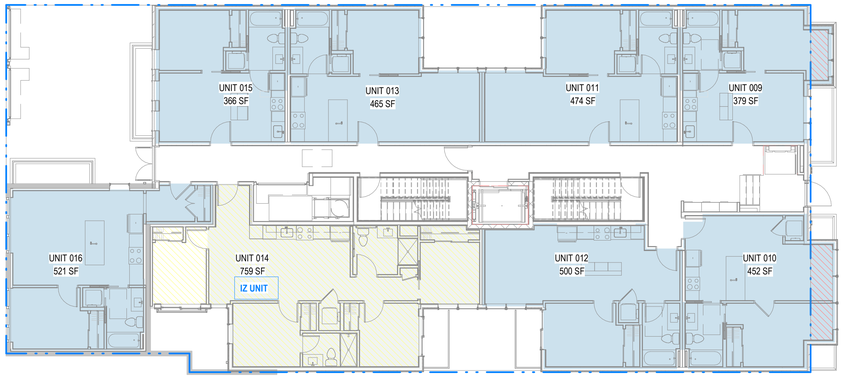
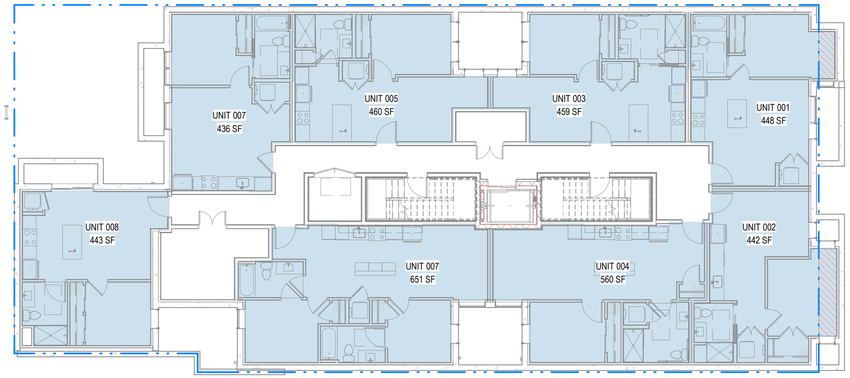
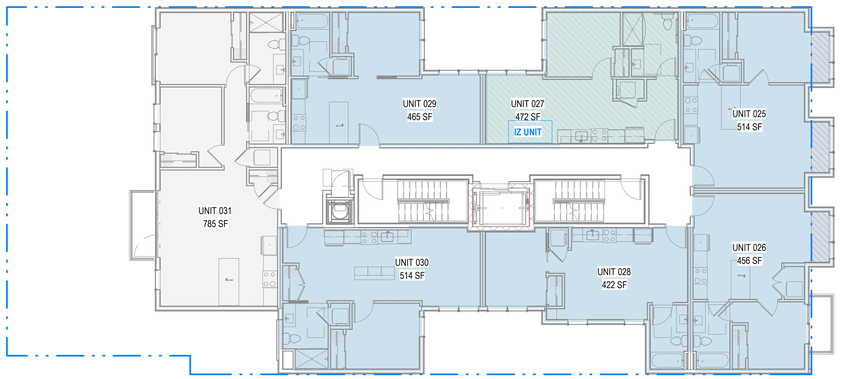


LEVEL 1(1) 2
3/32" = 1'-0" 022



CELLAR(1) 1
3/32" = 1'-0" 022



LEVEL 3(1) 4
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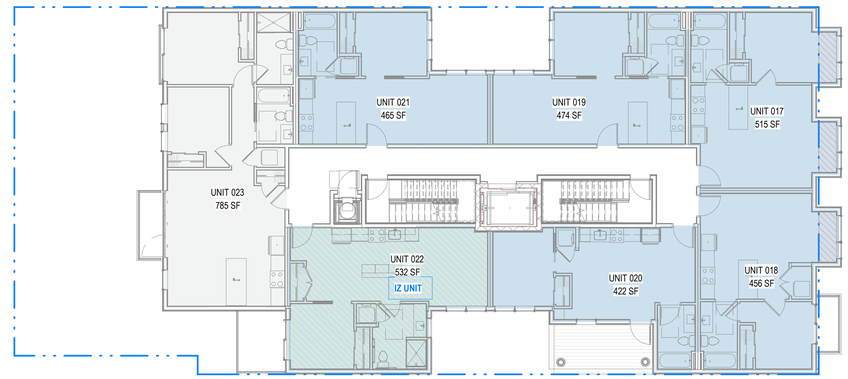

LEVEL 2(1) 3
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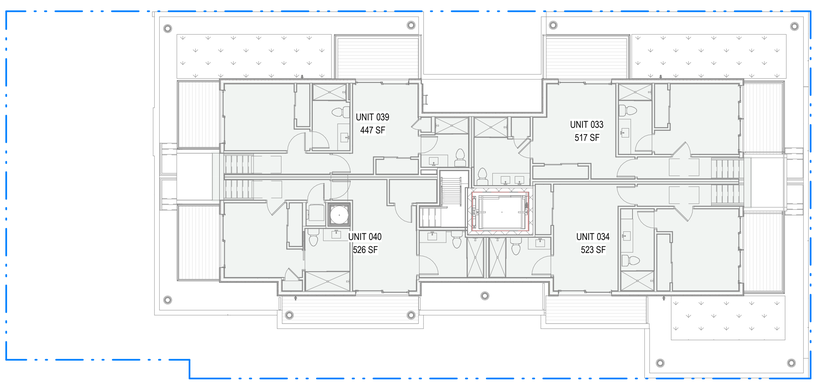
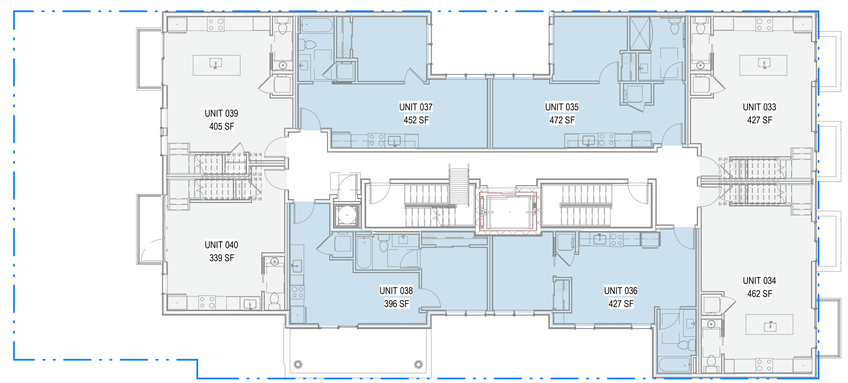


PENTHOUSE(1) 6
3/32" = 1'-0" 022



LEVEL 4(1) 5
3/32" = 1'-0" 022

UNIT NET AREA TABULATIONS

NET UNIT AREA

NAME	BEDROOMS	NET AREA
CELLAR		
UNIT 001	1 BED	448 SF
UNIT 002	1 BED	442 SF
UNIT 003	1 BED	459 SF
UNIT 004	1 BED	560 SF
UNIT 005	1 BED	460 SF
UNIT 007	1 BED	436 SF
UNIT 007	1 BED	651 SF
UNIT 008	1 BED	443 SF
8		3900 SF
LEVEL 1		
UNIT 009	1 BED	379 SF
UNIT 010	1 BED	452 SF
UNIT 011	1 BED	474 SF
UNIT 012	1 BED	500 SF
UNIT 013	1 BED	465 SF
UNIT 015	1 BED	366 SF
UNIT 016	1 BED	521 SF
7		3157 SF
LEVEL 2		
UNIT 017	1 BED	515 SF
UNIT 018	1 BED	456 SF
UNIT 019	1 BED	474 SF
UNIT 020	1 BED	422 SF
UNIT 021	1 BED	465 SF
UNIT 022	1 BED	532 SF
6		2865 SF
LEVEL 3		
UNIT 025	1 BED	514 SF
UNIT 026	1 BED	456 SF
UNIT 027	1 BED	472 SF
UNIT 028	1 BED	422 SF
UNIT 029	1 BED	465 SF
UNIT 030	1 BED	514 SF
6		2843 SF
LEVEL 4		
UNIT 035	1 BED	472 SF
UNIT 036	1 BED	427 SF
UNIT 037	1 BED	452 SF
UNIT 038	1 BED	396 SF
4		1747 SF
Grand total: 31		14511 SF

NET UNIT AREA 2 BED

NAME	BEDROOMS	NET AREA
UNIT 014	2 BED	759 SF
UNIT 023	2 BED	785 SF
UNIT 031	2 BED	785 SF
UNIT 033	2 BED	944 SF
UNIT 034	2 BED	985 SF
UNIT 039	2 BED	853 SF
UNIT 040	2 BED	864 SF
Grand total: 07		5977 SF

FAR AREA SCHEDULE

LEVEL	AREA
LEVEL 2	4647 SF
LEVEL 3	4641 SF
LEVEL 1	5400 SF
LEVEL 4	4473 SF
	19161 SF

IZ CALCULATIONS

AVERAGE UNIT SIZE 1BR = 467 SF
98% AVERAGE = 458 SF

AVERAGE UNIT SIZE 2BR+ = 867 SF
98% AVERAGE = 850 SF

TOTAL IZ AREA REQUIRED: 1,852 SF
UNIT NET AREA PROVIDED: 1860 SF

TOTAL IZ UNITS: 3

GENERAL NOTES

NOTE:

UNIT GROSS AREA IS CALCULATED WITH THE MIDDLE OF COMMON WALLS, CORRIDOR EXTERIOR FACE OF WALL, AND EXTERIOR STRUCTURAL FACE OF WALL.

AREA PLAN LEGEND

UNIT TYPE LEGEND

1 BED

2 BED

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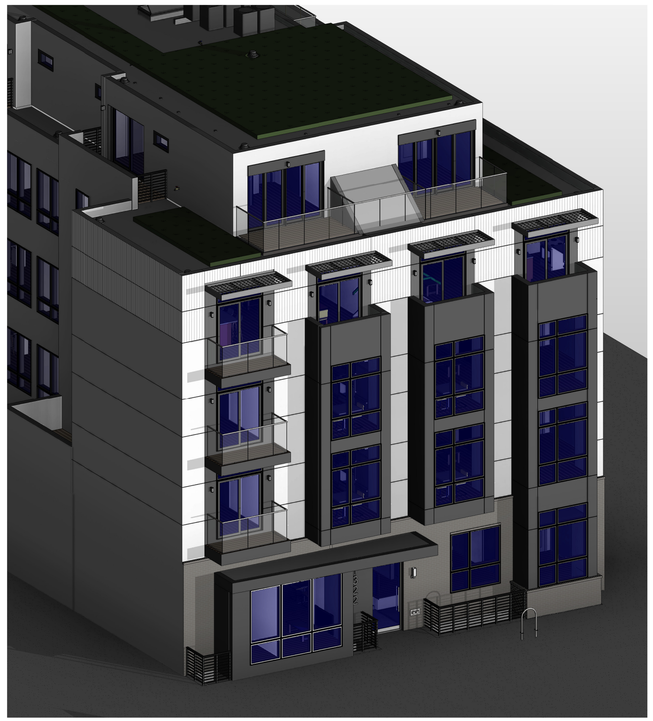
3D PERSPECTIVE 2 **2**

030

3D PERSPECTIVE 1 **1**

030



3D PERSPECTIVE 4 **4**

030

3D PERSPECTIVE 3 **3**

030

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PERSPECTIVES

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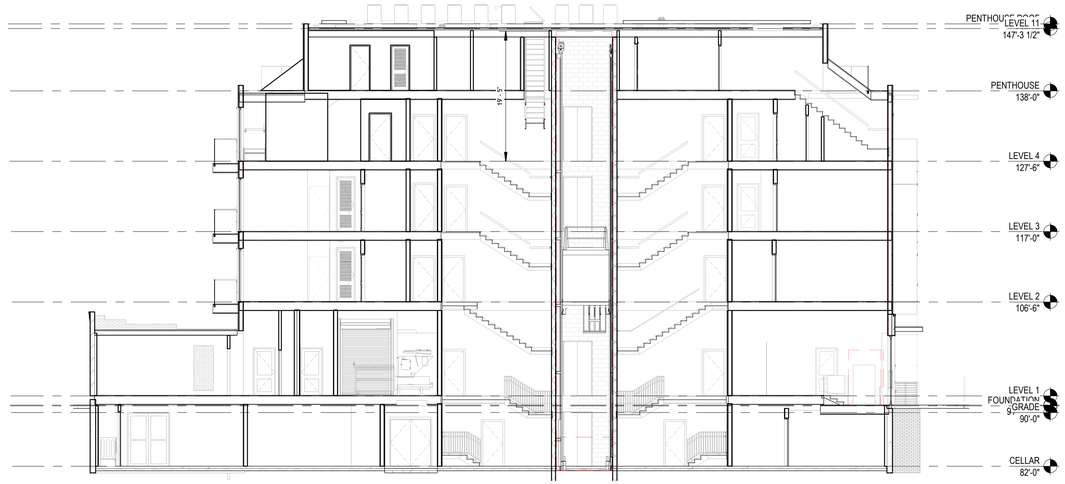
SITE SECTION CHECK LIST

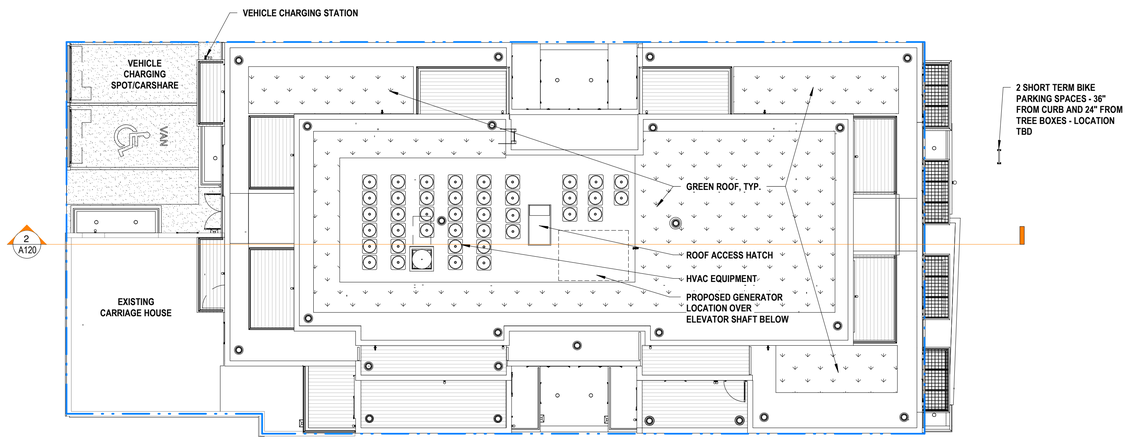
1. THE SECTION OR ELEVATION SHOULD BE UPDATED TO LABEL AND PROVIDE THE FOLLOWING INFORMATION TO DEMONSTRATE COMPLIANCE WITH THE UPDATED RULES OF MEASUREMENT PURSUANT TO 11 DCMR SUBTITLE B, 308.2.
2. IDENTIFY NATURAL GRADE OF FINISHED GRADE
3. IDENTIFY THE BUILDING HEIGHT MEASURING POINT (BHMP)
4. PROVIDE AN OVERALL BUILDING HEIGHT
5. PROVIDE A NOTE ON THE PLAT, SECTION, OR ELEVATION INDICATING THE SOURCE FROM WHICH THE BHMO ELEVATION WAS OBTAINED. THE BHMP SHOULD BE CLEARLY IDENTIFIED ON THE BUILDING PLAT AS WELL.
6. THE ROOFDECK GUARDRAIL MUST BE SETBACKA DISTANCE EQUAL TO ITS HEIGHT FROM THE REAR BUILDING WALL PURSUANT TO 11 DCMR SUBTITLE C, 1502.

SITE PLAN CHECK LIST

1. LOCATE BIKE RACKS- LONG AND SHORT TERM
2. DISTANCE TO CURB FROM ANY PROTRUSIONS
3. NOTE GREEN ROOF, NOT ACTUAL AREA
4. LOCATE PARKING AND SIZE
5. BHMP - CONFIRM WITH CIVIL
6. CALL OUT OHD AT PARKING



SITE SECTION 2
3/32" = 1'-0" A120



SITE PLAN 1
1" = 10'-0" A120 A120

SITE NOTES
1. NATURAL GRADE REMAINS UNCHANGED. SEE CIVIL DRAWINGS
2. GRADE REFERENCES PROVIDED BY CIVIL ENGINEER
3. MECH EQUIPMENT IS LESS THAN 48" AND DOES NOT REQUIRE SCREENING
4. FINISH GRADE AROUND THE STRUCTURE/ADDITION SHALL SLOPE AWAY FROM THE FOUNDATION A MINIMUM OF 5% (2% FOR IMPERVIOUS SURFACES) FOR A MINIMUM DISTANCE OF 10 FEET

4' 2' 0' 4' 8'

N

AHJ APPROVAL STAMP

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PROJECT #:
021345

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WASHINGTON DC 20001

SHEET TITLE
ARCHITECTURAL SITE PLAN

SHEET NUMBER
A120

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ORIGINAL PAGE SIZE: 24X36

RCP NOTES

1) ALL BULBS TO BE LED 2700K TEMPERATURE

2) CONTRACTOR TO SUBMIT ALL FIXTURES FOR APPROVAL PRIOR TO PURCHASE

3) USB OUTLETS TO BE DUPLEX OUTLETS WITH TWO USB PORTS

4) CAN LIGHTS IN SLOPED CEILING TO BE ADJUSTIBLE ANGLE AND AIR SEALED. PROVIDE INSULATED COVER OVER LIGHT TO SHIELD HEAT

5) CAN LIGHTS IN WET AREAS TO BE WATER TIGHT

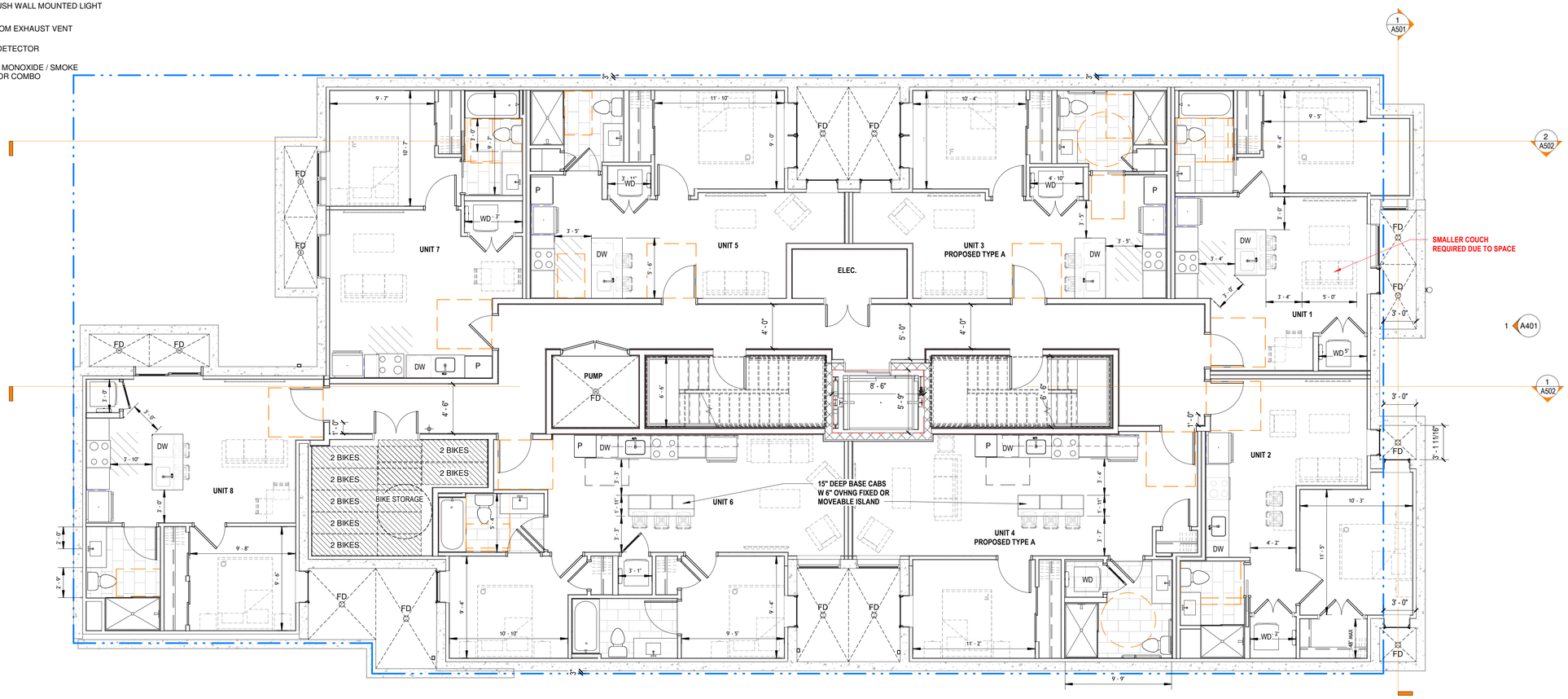
6) ALL KITCHENS TO BE SUPPLIED WITH UNDER CABINET LED LIGHTING

RCP LEGEND

- JUNCTION BOX
- FAN/LIGHT COMBO
- RECESSED CAN LIGHT
- SURFACE LIGHT
- PENDANT LIGHT
- SEMI FLUSH WALL MOUNTED LIGHT
- BATHROOM EXHAUST VENT
- SMOKE DETECTOR
- CARBON MONOXIDE / SMOKE DETECTOR COMBO

LIGHTING FIXTURE SCHEDULE

MARK	DESCRIPTION	COUNT
LC1	Lody 18-Light Chandelier	1
LC4	4" LOW PROFILE LED RECESSED LIGHT	592
LC5	5" LOW PROFILE LED RECESSED LIGHT	58
SL1	INTERIOR	16
VL1	WALL SCONCE - BATH VANITY TRIPLE HEAD	50
WC5	24" DECORATIVE BUILDING ENTRY SCONCE	4
WL3	WALL MOUNTED STAIR LIGHT	21
WS1	24" DECORATIVE BUILDING ENTRY SCONCE	35



CELLAR 1
3/16" = 1'-0" A201 A101

4' 2' 0' 4' 8'

N

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PROJECT #:
021345

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ENGINEER TITLEBLOCK

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WASHINGTON DC 20001

SHEET TITLE
CELLAR FLOOR PLAN

SHEET NUMBER
A201

06.21.24
SCHEMATIC DESIGN

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RCP NOTES

1) ALL BULBS TO BE LED 2700K TEMPERATURE

2) CONTRACTOR TO SUBMIT ALL FIXTURES FOR APPROVAL PRIOR TO PURCHASE

3) USB OUTLETS TO BE DUPLEX OUTLETS WITH TWO USB PORTS

4) CAN LIGHTS IN SLOPED CEILING TO BE ADJUSTIBLE ANGLE AND AIR SEALED. PROVIDE INSULATED COVER OVER LIGHT TO SHIELD HEAT

5) CAN LIGHTS IN WET AREAS TO BE WATER TIGHT

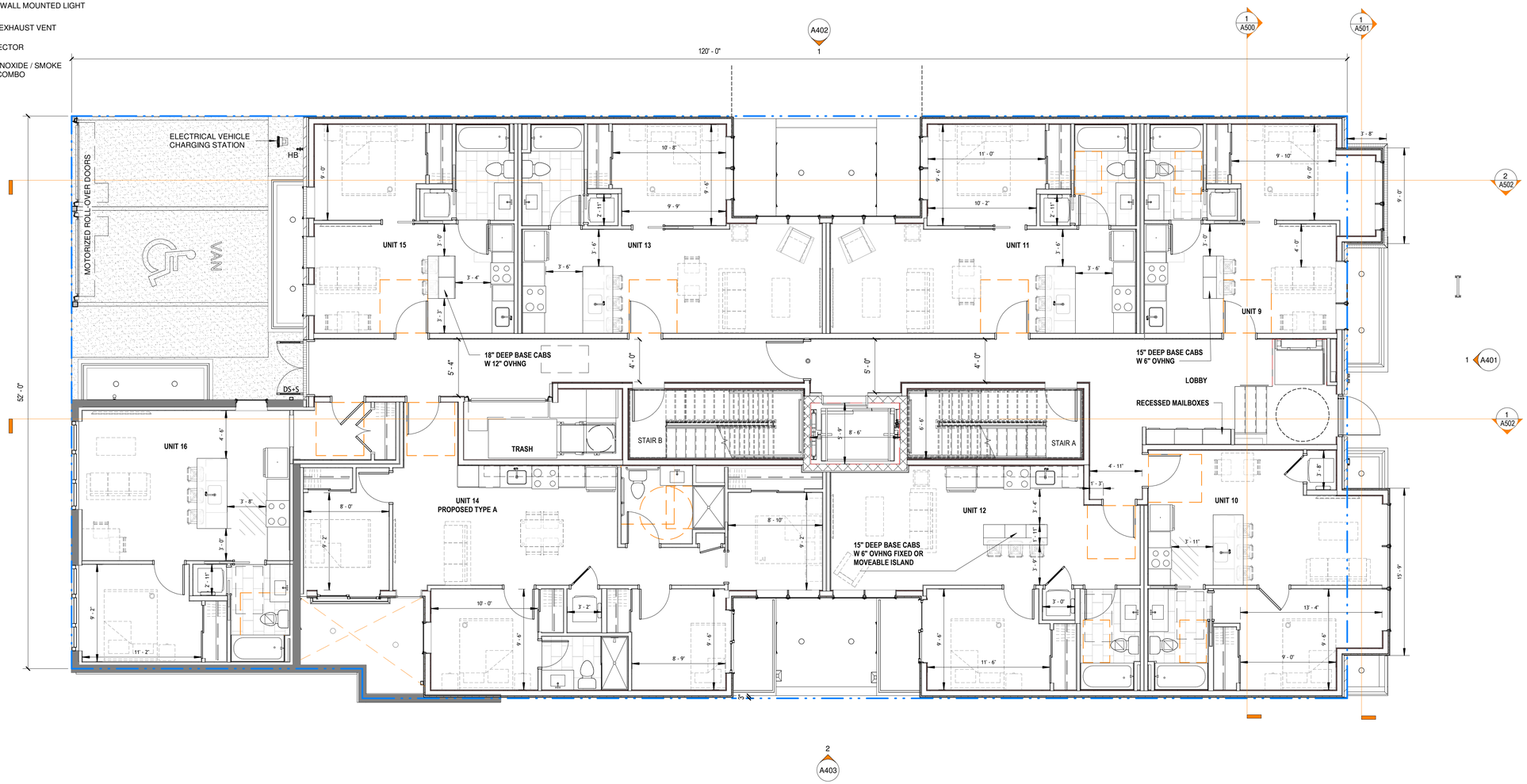
6) ALL KITCHENS TO BE SUPPLIED WITH UNDER CABINET LED LIGHTING

RCP LEGEND

- JUNCTION BOX
- FAN/LIGHT COMBO
- RECESSED CAN LIGHT
- SURFACE LIGHT
- PENDANT LIGHT
- SEMI FLUSH WALL MOUNTED LIGHT
- BATHROOM EXHAUST VENT
- SD SMOKE DETECTOR
- CO CARBON MONOXIDE / SMOKE DETECTOR COMBO

LIGHTING FIXTURE SCHEDULE

MARK	DESCRIPTION	COUNT
LC1	Lody 18-Light Chandelier	1
LC4	4" LOW PROFILE LED RECESSED LIGHT	592
LC5	5" LOW PROFILE LED RECESSED LIGHT	58
SL1	INTERIOR	16
VL1	WALL SCONCE - BATH VANITY TRIPLE HEAD	50
WC5	24" DECORATIVE BUILDING ENTRY SCONCE	4
WL3	WALL MOUNTED STAIR LIGHT	21
WS1	24" DECORATIVE BUILDING ENTRY SCONCE	35



LEVEL 1 | 1
3/16" = 1'-0" | A202 | A101

4' 2' 0' 4' 8'

N

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PROJECT ADDRESS
WASHINGTON DC 20001

SHEET TITLE
FIRST FLOOR PLAN

SHEET NUMBER
A202

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RCP NOTES

1) ALL BULBS TO BE LED 2700K TEMPERATURE

2) CONTRACTOR TO SUBMIT ALL FIXTURES FOR APPROVAL PRIOR TO PURCHASE

3) USB OUTLETS TO BE DUPLEX OUTLETS WITH TWO USB PORTS

4) CAN LIGHTS IN SLOPED CEILING TO BE ADJUSTIBLE ANGLE AND AIR SEALED. PROVIDE INSULATED COVER OVER LIGHT TO SHIELD HEAT

5) CAN LIGHTS IN WET AREAS TO BE WATER TIGHT

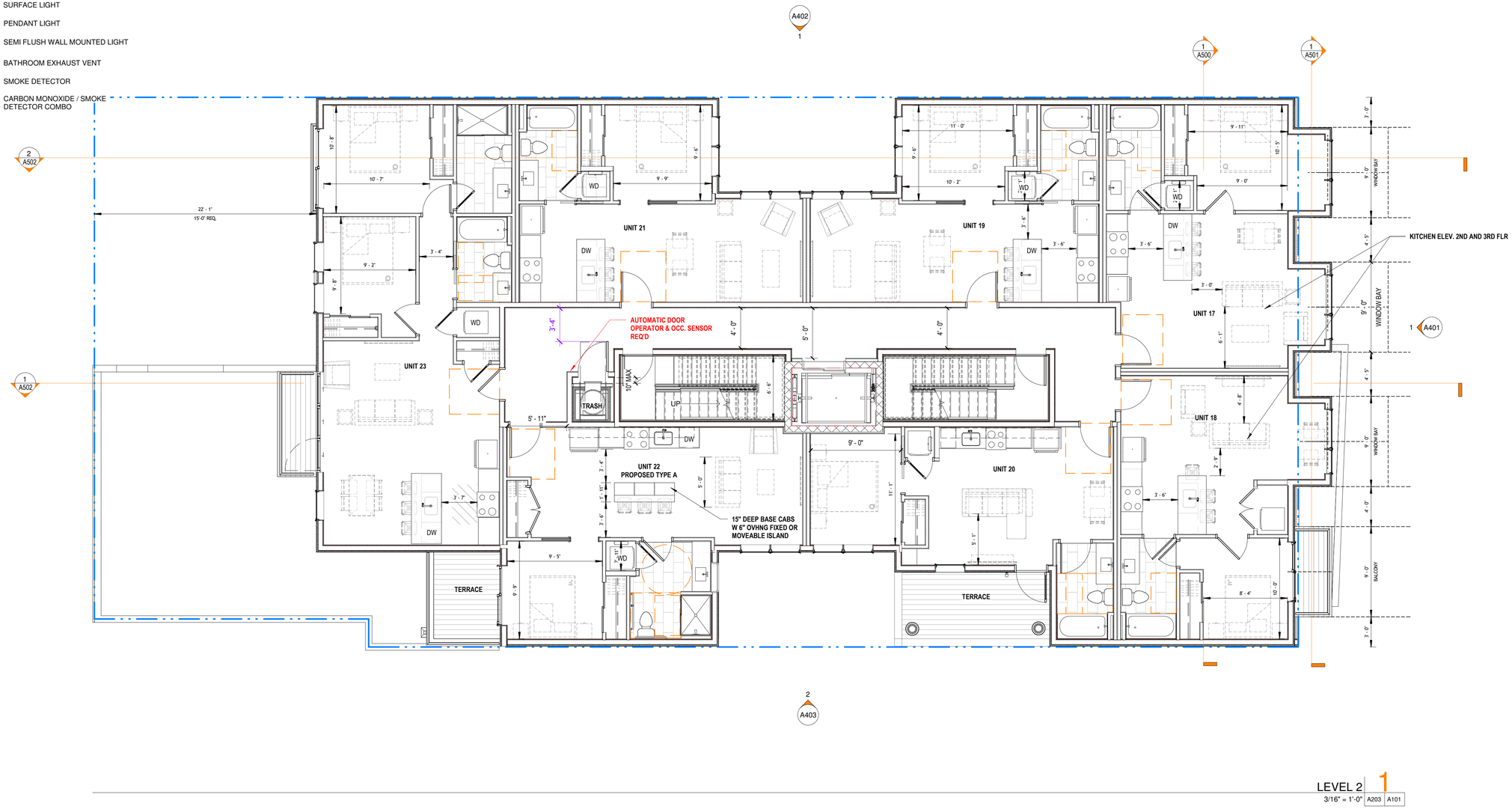
6) ALL KITCHENS TO BE SUPPLIED WITH UNDER CABINET LED LIGHTING

RCP LEGEND

- JUNCTION BOX
- FAN/LIGHT COMBO
- RECESSED CAN LIGHT
- SURFACE LIGHT
- PENDANT LIGHT
- SEMI FLUSH WALL MOUNTED LIGHT
- BATHROOM EXHAUST VENT
- SMOKE DETECTOR
- CARBON MONOXIDE / SMOKE DETECTOR COMBO

LIGHTING FIXTURE SCHEDULE

MARK	DESCRIPTION	COUNT
LC1	Lody 18-Light Chandelier	1
LC4	4" LOW PROFILE LED RECESSED LIGHT	592
LC5	5" LOW PROFILE LED RECESSED LIGHT	58
SL1	INTERIOR	16
VL1	WALL SCONCE - BATH VANITY TRIPLE HEAD	50
WC5	24" DECORATIVE BUILDING ENTRY SCONCE	4
WL3	WALL MOUNTED STAIR LIGHT	21
WS1	24" DECORATIVE BUILDING ENTRY SCONCE	35



LEVEL 2 1
3/16" = 1'-0" A203 A101

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SHEET TITLE
SECOND FLOOR

SHEET NUMBER
A203

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SCHEMATIC DESIGN

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RCP NOTES

1) ALL BULBS TO BE LED 2700K TEMPERATURE

2) CONTRACTOR TO SUBMIT ALL FIXTURES FOR APPROVAL PRIOR TO PURCHASE

3) USB OUTLETS TO BE DUPLEX OUTLETS WITH TWO USB PORTS

4) CAN LIGHTS IN SLOPED CEILING TO BE ADJUSTIBLE ANGLE AND AIR SEALED. PROVIDE INSULATED COVER OVER LIGHT TO SHIELD HEAT

5) CAN LIGHTS IN WET AREAS TO BE WATER TIGHT

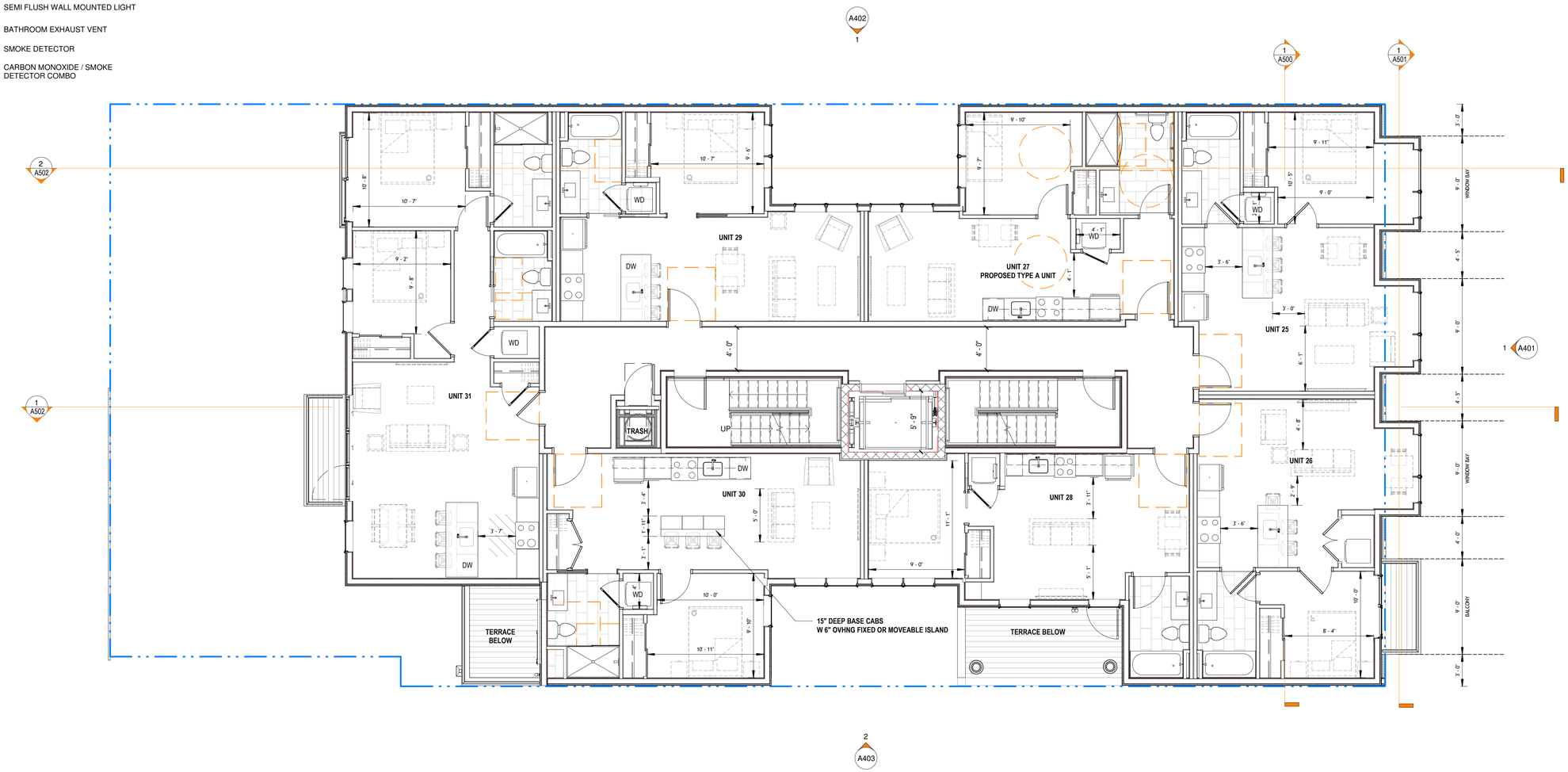
6) ALL KITCHENS TO BE SUPPLIED WITH UNDER CABINET LED LIGHTING

RCP LEGEND

- JUNCTION BOX
- FAN/LIGHT COMBO
- RECESSED CAN LIGHT
- SURFACE LIGHT
- PENDANT LIGHT
- SEMI FLUSH WALL MOUNTED LIGHT
- BATHROOM EXHAUST VENT
- SMOKE DETECTOR
- CARBON MONOXIDE / SMOKE DETECTOR COMBO

LIGHTING FIXTURE SCHEDULE

MARK	DESCRIPTION	COUNT
LC1	Lody 18-Light Chandelier	1
LC4	4" LOW PROFILE LED RECESSED LIGHT	592
LC5	5" LOW PROFILE LED RECESSED LIGHT	58
SL1	INTERIOR	16
VL1	WALL SCONCE - BATH VANITY TRIPLE HEAD	50
WC5	24" DECORATIVE BUILDING ENTRY SCONCE	4
WL3	WALL MOUNTED STAIR LIGHT	21
WS1	24" DECORATIVE BUILDING ENTRY SCONCE	35



LEVEL 3 | 1
3/16" = 1'-0" | A204 | A101

4' 2' 0' 4' 8'

N

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LEEDESIGN.STUDIO
ARCHITECTURE | DESIGN | PLANNING

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SHEET TITLE
THIRD FLOOR PLAN

SHEET NUMBER
A204

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SCHEMATIC DESIGN

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RCP NOTES

1) ALL BULBS TO BE LED 2700K TEMPERATURE

2) CONTRACTOR TO SUBMIT ALL FIXTURES FOR APPROVAL PRIOR TO PURCHASE

3) USB OUTLETS TO BE DUPLEX OUTLETS WITH TWO USB PORTS

4) CAN LIGHTS IN SLOPED CEILING TO BE ADJUSTIBLE ANGLE AND AIR SEALED. PROVIDE INSULATED COVER OVER LIGHT TO SHIELD HEAT

5) CAN LIGHTS IN WET AREAS TO BE WATER TIGHT

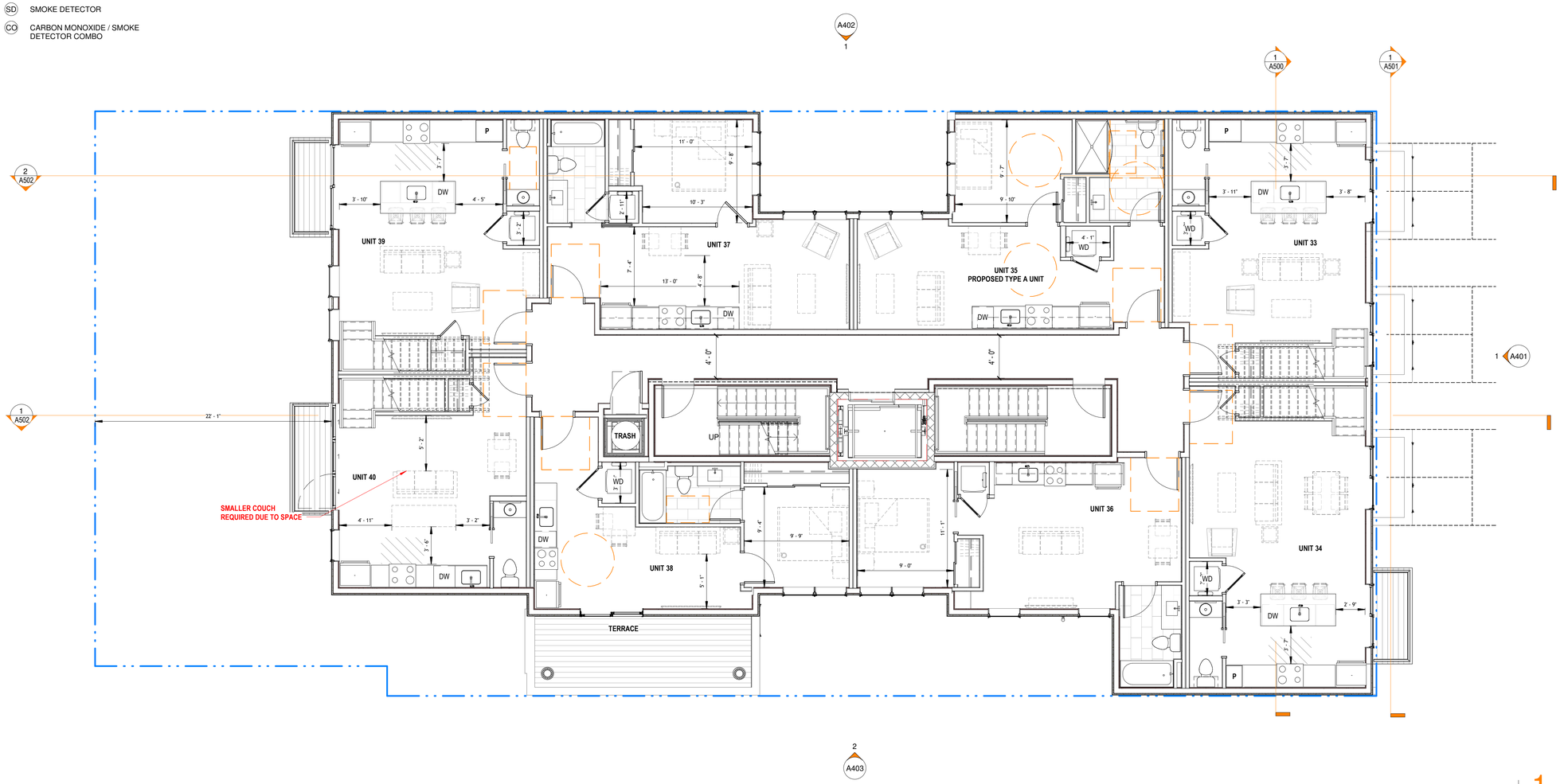
6) ALL KITCHENS TO BE SUPPLIED WITH UNDER CABINET LED LIGHTING

RCP LEGEND

- JUNCTION BOX
- FAN/LIGHT COMBO
- RECESSED CAN LIGHT
- SURFACE LIGHT
- PENDANT LIGHT
- SEMI FLUSH WALL MOUNTED LIGHT
- BATHROOM EXHAUST VENT
- SMOKE DETECTOR
- CARBON MONOXIDE / SMOKE DETECTOR COMBO

LIGHTING FIXTURE SCHEDULE

MARK	DESCRIPTION	COUNT
LC1	Lody 18-Light Chandelier	1
LC4	4" LOW PROFILE LED RECESSED LIGHT	592
LC5	5" LOW PROFILE LED RECESSED LIGHT	58
SL1	INTERIOR	16
VL1	WALL SCONCE - BATH VANITY TRIPLE HEAD	50
WC5	24" DECORATIVE BUILDING ENTRY SCONCE	4
WL3	WALL MOUNTED STAIR LIGHT	21
WS1	24" DECORATIVE BUILDING ENTRY SCONCE	35



LEVEL 4 1

3/16" = 1'-0" A205 A101

4' 2' 0' 4' 8'

N

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ARCHITECTURE | DESIGN | PLANNING

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#	DESCRIPTION	DATE

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SHEET TITLE

FOURTH FLOOR PLAN

SHEET NUMBER

A205

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RCP NOTES

1) ALL BULBS TO BE LED 2700K TEMPERATURE

2) CONTRACTOR TO SUBMIT ALL FIXTURES FOR APPROVAL PRIOR TO PURCHASE

3) USB OUTLETS TO BE DUPLEX OUTLETS WITH TWO USB PORTS

4) CAN LIGHTS IN SLOPED CEILING TO BE ADJUSTIBLE ANGLE AND AIR SEALED. PROVIDE INSULATED COVER OVER LIGHT TO SHIELD HEAT

5) CAN LIGHTS IN WET AREAS TO BE WATER TIGHT

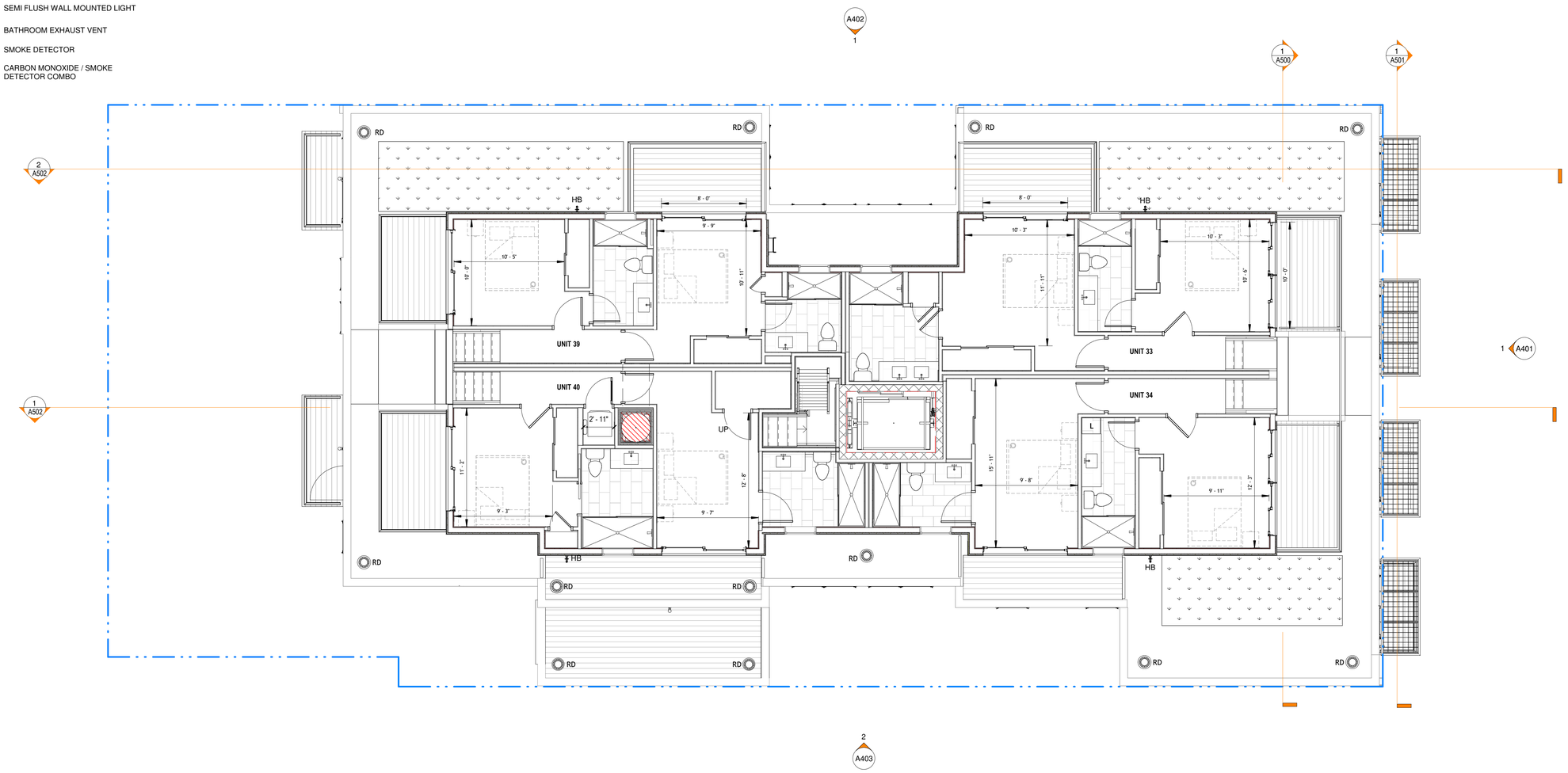
6) ALL KITCHENS TO BE SUPPLIED WITH UNDER CABINET LED LIGHTING

RCP LEGEND

- JUNCTION BOX
- FAN/LIGHT COMBO
- RECESSED CAN LIGHT
- SURFACE LIGHT
- PENDANT LIGHT
- SEMI FLUSH WALL MOUNTED LIGHT
- BATHROOM EXHAUST VENT
- SMOKE DETECTOR
- CARBON MONOXIDE / SMOKE DETECTOR COMBO

LIGHTING FIXTURE SCHEDULE

MARK	DESCRIPTION	COUNT
LC1	Lody 18-Light Chandelier	1
LC4	4" LOW PROFILE LED RECESSED LIGHT	592
LC5	5" LOW PROFILE LED RECESSED LIGHT	58
SL1	INTERIOR	16
VL1	WALL SCONCE - BATH VANITY TRIPLE HEAD	50
WC5	24" DECORATIVE BUILDING ENTRY SCONCE	4
WL3	WALL MOUNTED STAIR LIGHT	21
WS1	24" DECORATIVE BUILDING ENTRY SCONCE	35



PENTHOUSE 1
3/16" = 1'-0" A206 A101

4' 2' 0' 4' 8'

N

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SHEET TITLE
PH FLOOR PLAN

SHEET NUMBER
A206

06.21.24
SCHEMATIC DESIGN

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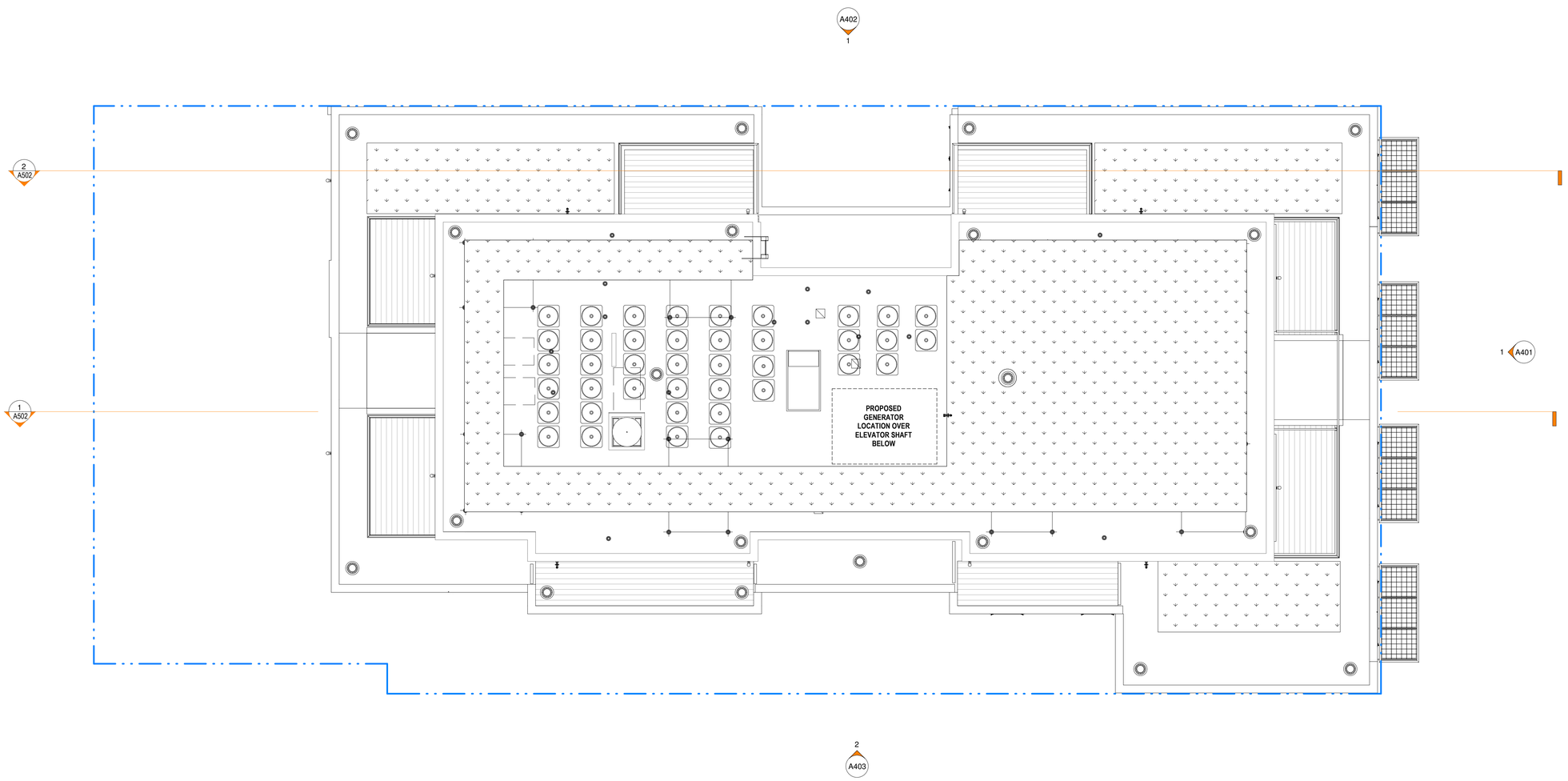

PENTHOUSE ROOF 1

3/16" = 1'-0" A207 A120

4' 2' 0' 4' 8'

N

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SHEET TITLE

ROOF PLAN

SHEET NUMBER

A207

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ORIGINAL PAGE SIZE 24X36

RCP NOTES

1) ALL BULBS TO BE LED 2700K TEMPERATURE

2) CONTRACTOR TO SUBMIT ALL FIXTURES FOR APPROVAL PRIOR TO PURCHASE

3) USB OUTLETS TO BE DUPLEX OUTLETS WITH TWO USB PORTS

4) CAN LIGHTS IN SLOPED CEILING TO BE ADJUSTIBLE ANGLE AND AIR SEALED. PROVIDE INSULATED COVER OVER LIGHT TO SHIELD HEAT

5) CAN LIGHTS IN WET AREAS TO BE WATER TIGHT

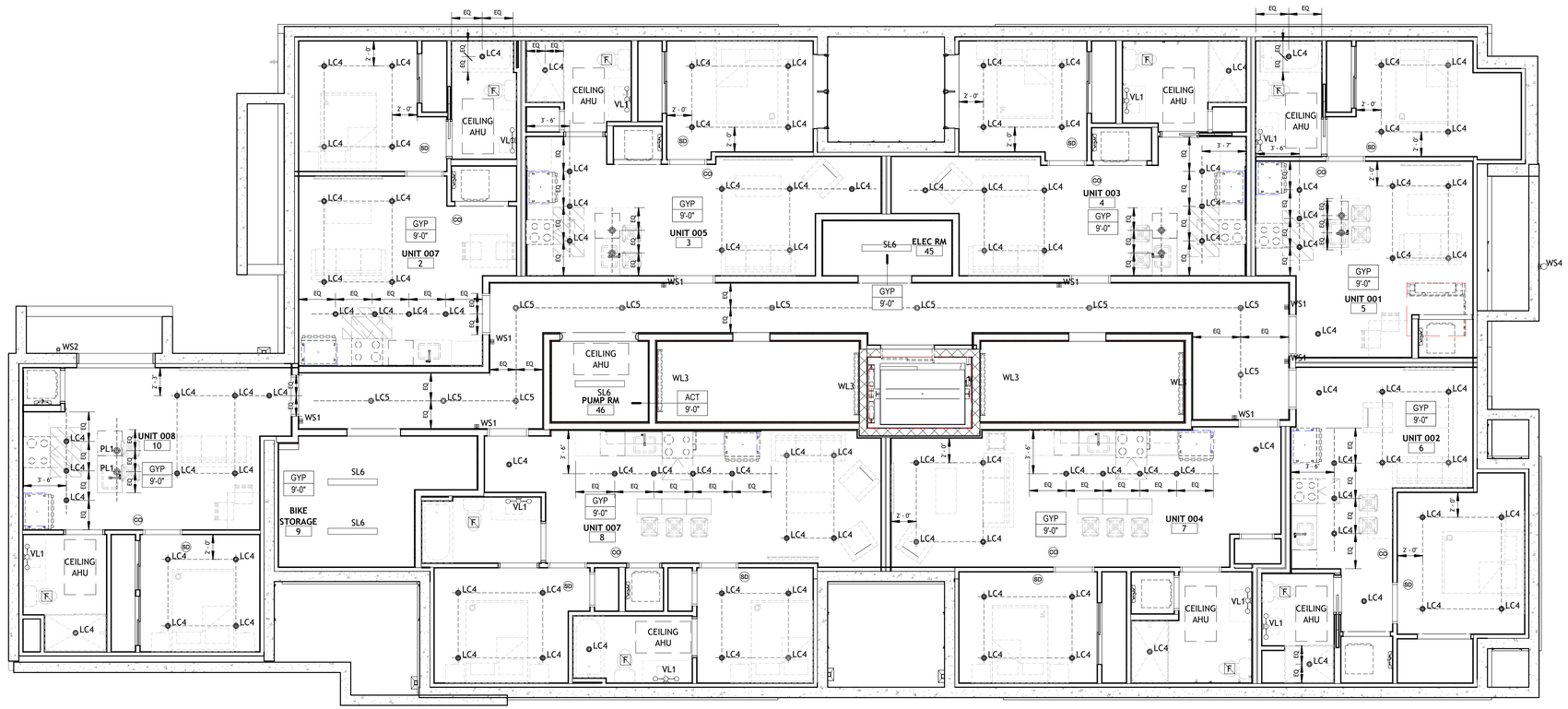
6) ALL KITCHENS TO BE SUPPLIED WITH UNDER CABINET LED LIGHTING

RCP LEGEND

- (J) JUNCTION BOX
- FAN/LIGHT COMBO
- RECESSED CAN LIGHT
- SURFACE LIGHT
- PENDANT LIGHT
- SEMI FLUSH WALL MOUNTED LIGHT
- (F) BATHROOM EXHAUST VENT
- (SD) SMOKE DETECTOR
- (CO) CARBON MONOXIDE / SMOKE DETECTOR COMBO

LIGHTING FIXTURE SCHEDULE

MARK	DESCRIPTION	COUNT
LC1	Lody 18-Light Chandelier	1
LC4	4" LOW PROFILE LED RECESSED LIGHT	592
LC5	5" LOW PROFILE LED RECESSED LIGHT	58
SL1	INTERIOR	16
VL1	WALL SCONCE - BATH VANITY TRIPLE HEAD	50
WC5	24" DECORATIVE BUILDING ENTRY SCONCE	4
WL3	WALL MOUNTED STAIR LIGHT	21
WS1	24" DECORATIVE BUILDING ENTRY SCONCE	35



CELLAR - RCP 1

3/16" = 1'-0" A301 A101

4' 2' 0' 4' 8'

N

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SHEET TITLE

CELLAR REFLECTED CEILING PLAN

SHEET NUMBER

A301

06.21.24

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RCP NOTES

1) ALL BULBS TO BE LED 2700K TEMPERATURE

2) CONTRACTOR TO SUBMIT ALL FIXTURES FOR APPROVAL PRIOR TO PURCHASE

3) USB OUTLETS TO BE DUPLEX OUTLETS WITH TWO USB PORTS

4) CAN LIGHTS IN SLOPED CEILING TO BE ADJUSTIBLE ANGLE AND AIR SEALED. PROVIDE INSULATED COVER OVER LIGHT TO SHIELD HEAT

5) CAN LIGHTS IN WET AREAS TO BE WATER TIGHT

6) ALL KITCHENS TO BE SUPPLIED WITH UNDER CABINET LED LIGHTING

RCP LEGEND

- JUNCTION BOX
- FAN/LIGHT COMBO
- RECESSED CAN LIGHT
- SURFACE LIGHT
- PENDANT LIGHT
- SEMI FLUSH WALL MOUNTED LIGHT
- BATHROOM EXHAUST VENT
- SMOKE DETECTOR
- CARBON MONOXIDE / SMOKE DETECTOR COMBO

LIGHTING FIXTURE SCHEDULE

MARK	DESCRIPTION	COUNT
LC1	Lody 18-Light Chandelier	1
LC4	4" LOW PROFILE LED RECESSED LIGHT	592
LC5	5" LOW PROFILE LED RECESSED LIGHT	58
SL1	INTERIOR	16
VL1	WALL SCONCE - BATH VANITY TRIPLE HEAD	50
WC5	24" DECORATIVE BUILDING ENTRY SCONCE	4
WL3	WALL MOUNTED STAIR LIGHT	21
WS1	24" DECORATIVE BUILDING ENTRY SCONCE	35

LEVEL 1 - RCP 1

3/16" = 1'-0" A302 A101

4' 2' 0' 4' 8'

N

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PROJECT #: 021345

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PROJECT ADDRESS
WASHINGTON DC 20001

SHEET TITLE

FIRST FLOOR REFLECTED CEILING PLAN

SHEET NUMBER

A302

06.21.24

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ORIGINAL PAGE SIZE 24X36

RCP NOTES

1) ALL BULBS TO BE LED 2700K TEMPERATURE

2) CONTRACTOR TO SUBMIT ALL FIXTURES FOR APPROVAL PRIOR TO PURCHASE

3) USB OUTLETS TO BE DUPLEX OUTLETS WITH TWO USB PORTS

4) CAN LIGHTS IN SLOPED CEILING TO BE ADJUSTIBLE ANGLE AND AIR SEALED. PROVIDE INSULATED COVER OVER LIGHT TO SHIELD HEAT

5) CAN LIGHTS IN WET AREAS TO BE WATER TIGHT

6) ALL KITCHENS TO BE SUPPLIED WITH UNDER CABINET LED LIGHTING

RCP LEGEND

- JUNCTION BOX
- FAN/LIGHT COMBO
- RECESSED CAN LIGHT
- SURFACE LIGHT
- PENDANT LIGHT
- SEMI FLUSH WALL MOUNTED LIGHT
- BATHROOM EXHAUST VENT
- SMOKE DETECTOR
- CARBON MONOXIDE / SMOKE DETECTOR COMBO

LIGHTING FIXTURE SCHEDULE

MARK	DESCRIPTION	COUNT
LC1	Lody 18-Light Chandelier	1
LC4	4" LOW PROFILE LED RECESSED LIGHT	592
LC5	5" LOW PROFILE LED RECESSED LIGHT	58
SL1	INTERIOR	16
VL1	WALL SCONCE - BATH VANITY TRIPLE HEAD	50
WC5	24" DECORATIVE BUILDING ENTRY SCONCE	4
WL3	WALL MOUNTED STAIR LIGHT	21
WS1	24" DECORATIVE BUILDING ENTRY SCONCE	35

LEVEL 2 - RCP 1

3/16" = 1'-0" A303 A101

4' 2' 0' 4' 8'

N

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SHEET TITLE

SECOND FLOOR REFLECTED CEILING PLAN

SHEET NUMBER

A303

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RCP NOTES

1) ALL BULBS TO BE LED 2700K TEMPERATURE

2) CONTRACTOR TO SUBMIT ALL FIXTURES FOR APPROVAL PRIOR TO PURCHASE

3) USB OUTLETS TO BE DUPLEX OUTLETS WITH TWO USB PORTS

4) CAN LIGHTS IN SLOPED CEILING TO BE ADJUSTIBLE ANGLE AND AIR SEALED. PROVIDE INSULATED COVER OVER LIGHT TO SHIELD HEAT

5) CAN LIGHTS IN WET AREAS TO BE WATER TIGHT

6) ALL KITCHENS TO BE SUPPLIED WITH UNDER CABINET LED LIGHTING

RCP LEGEND

- JUNCTION BOX
- FAN/LIGHT COMBO
- RECESSED CAN LIGHT
- SURFACE LIGHT
- PENDANT LIGHT
- SEMI FLUSH WALL MOUNTED LIGHT
- BATHROOM EXHAUST VENT
- SMOKE DETECTOR
- CARBON MONOXIDE / SMOKE DETECTOR COMBO

LIGHTING FIXTURE SCHEDULE

MARK	DESCRIPTION	COUNT
LC1	Lody 18-Light Chandelier	1
LC4	4" LOW PROFILE LED RECESSED LIGHT	592
LC5	5" LOW PROFILE LED RECESSED LIGHT	58
SL1	INTERIOR	16
VL1	WALL SCONCE - BATH VANITY TRIPLE HEAD	50
WC5	24" DECORATIVE BUILDING ENTRY SCONCE	4
WL3	WALL MOUNTED STAIR LIGHT	21
WS1	24" DECORATIVE BUILDING ENTRY SCONCE	35

LEVEL 3 - RCP 1

3/16" = 1'-0" | A304 | A101

4' 2' 0' 4' 8'

N

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SHEET TITLE

THIRD FLOOR REFLECTED CEILING PLAN

SHEET NUMBER

A304

06.21.24

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RCP NOTES

1) ALL BULBS TO BE LED 2700K TEMPERATURE

2) CONTRACTOR TO SUBMIT ALL FIXTURES FOR APPROVAL PRIOR TO PURCHASE

3) USB OUTLETS TO BE DUPLEX OUTLETS WITH TWO USB PORTS

4) CAN LIGHTS IN SLOPED CEILING TO BE ADJUSTIBLE ANGLE AND AIR SEALED. PROVIDE INSULATED COVER OVER LIGHT TO SHIELD HEAT

5) CAN LIGHTS IN WET AREAS TO BE WATER TIGHT

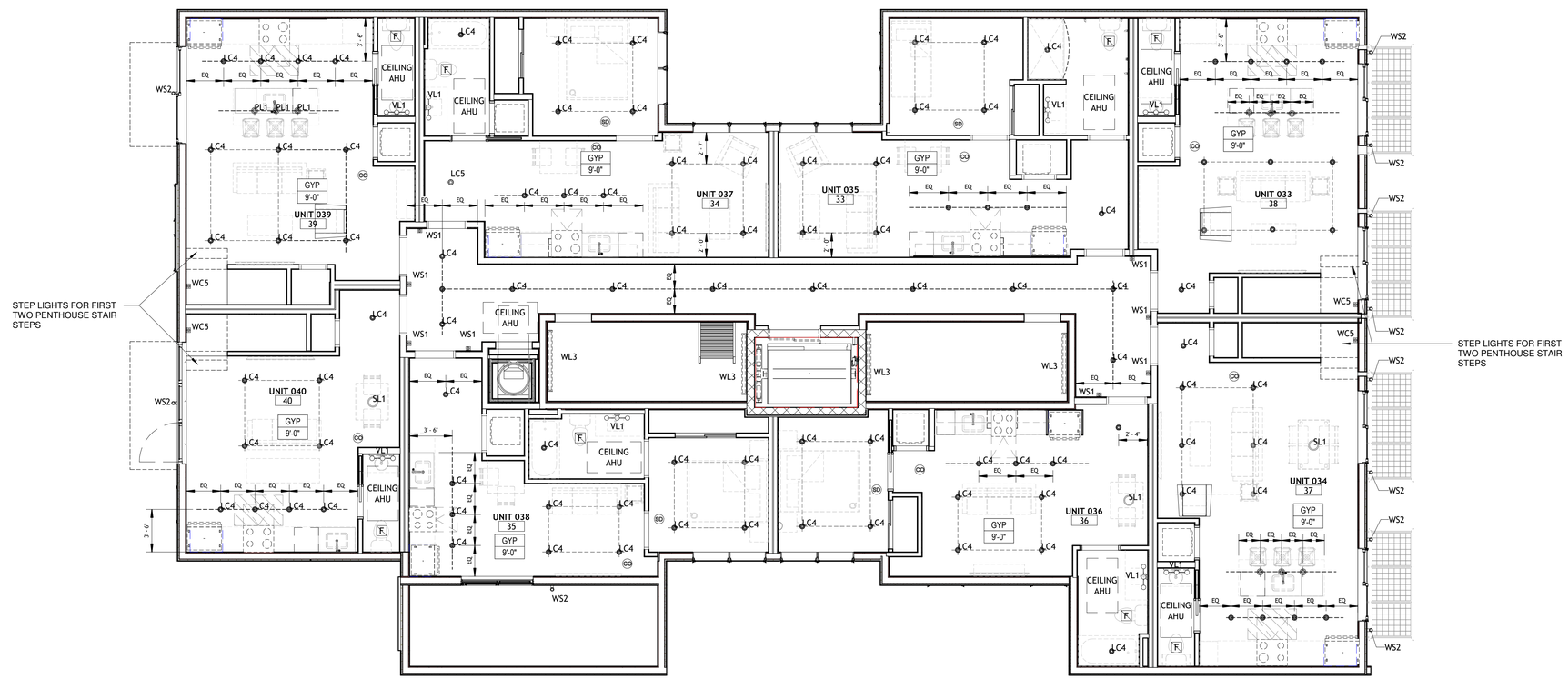
6) ALL KITCHENS TO BE SUPPLIED WITH UNDER CABINET LED LIGHTING

RCP LEGEND

- JUNCTION BOX
- FAN/LIGHT COMBO
- RECESSED CAN LIGHT
- SURFACE LIGHT
- PENDANT LIGHT
- SEMI FLUSH WALL MOUNTED LIGHT
- BATHROOM EXHAUST VENT
- SMOKE DETECTOR
- CARBON MONOXIDE / SMOKE DETECTOR COMBO

LIGHTING FIXTURE SCHEDULE

MARK	DESCRIPTION	COUNT
LC1	Lody 18-Light Chandelier	1
LC4	4" LOW PROFILE LED RECESSED LIGHT	592
LC5	5" LOW PROFILE LED RECESSED LIGHT	58
SL1	INTERIOR	16
VL1	WALL SCONCE - BATH VANITY TRIPLE HEAD	50
WC5	24" DECORATIVE BUILDING ENTRY SCONCE	4
WL3	WALL MOUNTED STAIR LIGHT	21
WS1	24" DECORATIVE BUILDING ENTRY SCONCE	35



LEVEL 4 - RCP 1

3/16" = 1'-0" A305 A101

4' 2' 0' 4' 8'

N

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SHEET TITLE

FOURTH FLOOR REFLECTED CEILING PLAN

SHEET NUMBER

A305

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RCP NOTES

1) ALL BULBS TO BE LED 2700K TEMPERATURE

2) CONTRACTOR TO SUBMIT ALL FIXTURES FOR APPROVAL PRIOR TO PURCHASE

3) USB OUTLETS TO BE DUPLEX OUTLETS WITH TWO USB PORTS

4) CAN LIGHTS IN SLOPED CEILING TO BE ADJUSTIBLE ANGLE AND AIR SEALED. PROVIDE INSULATED COVER OVER LIGHT TO SHIELD HEAT

5) CAN LIGHTS IN WET AREAS TO BE WATER TIGHT

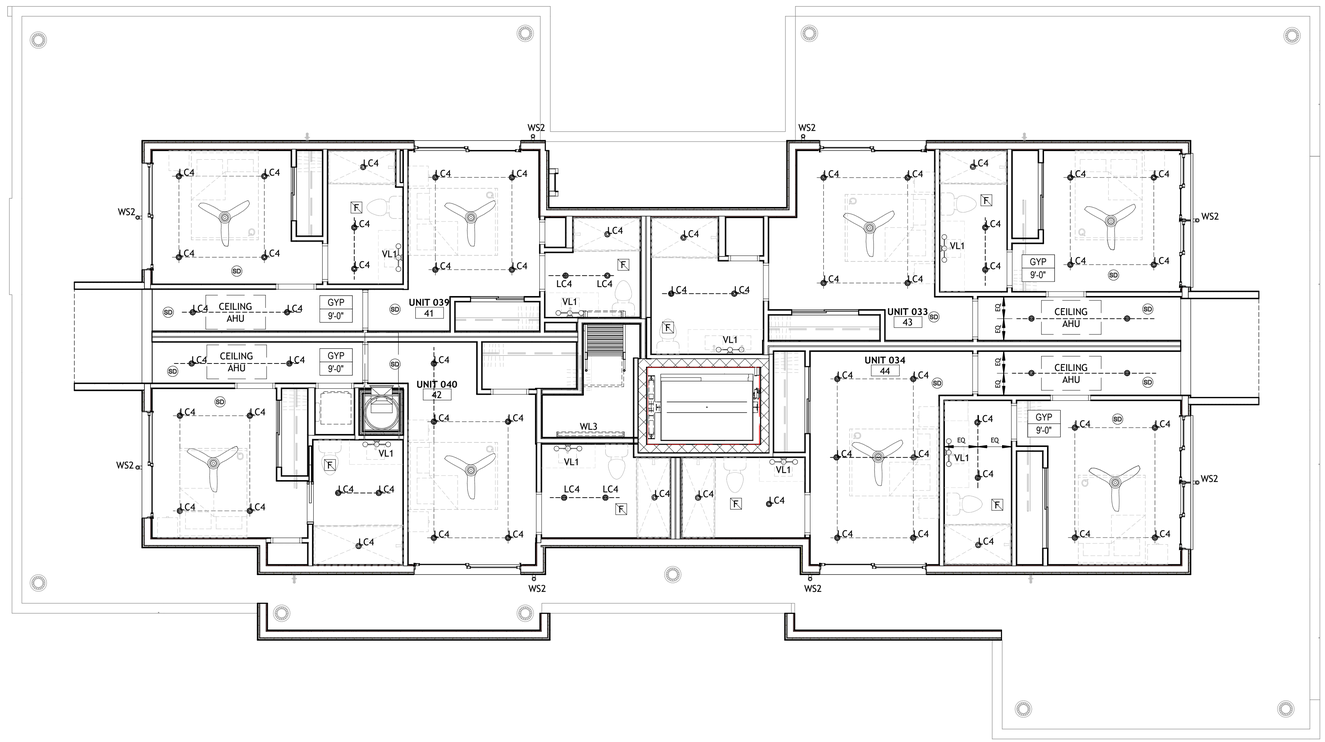
6) ALL KITCHENS TO BE SUPPLIED WITH UNDER CABINET LED LIGHTING

RCP LEGEND

- JUNCTION BOX
- FAN/LIGHT COMBO
- RECESSED CAN LIGHT
- SURFACE LIGHT
- PENDANT LIGHT
- SEMI FLUSH WALL MOUNTED LIGHT
- BATHROOM EXHAUST VENT
- SMOKE DETECTOR
- CARBON MONOXIDE / SMOKE DETECTOR COMBO

LIGHTING FIXTURE SCHEDULE

MARK	DESCRIPTION	COUNT
LC1	Lody 18-Light Chandelier	1
LC4	4" LOW PROFILE LED RECESSED LIGHT	592
LC5	5" LOW PROFILE LED RECESSED LIGHT	58
SL1	INTERIOR	16
VL1	WALL SCONCE - BATH VANITY TRIPLE HEAD	50
WC5	24" DECORATIVE BUILDING ENTRY SCONCE	4
WL3	WALL MOUNTED STAIR LIGHT	21
WS1	24" DECORATIVE BUILDING ENTRY SCONCE	35



PENTHOUSE - RCP 1

3/16" = 1'-0" A306 A101

4' 2' 0' 4' 8'

N

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SHEET TITLE

PH REFLECTED CEILING PLAN

SHEET NUMBER

A306

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ELEVATION KEYNOTE LEGEND	
KEY	MATERIAL
4B1	BRICK VENEER - COLOR 1
4BR3	BRICK ROWLOCK - COLOR 3
4BS3	BRICK SOLIDER COURSE- COLOR 3
5AR1	PREFINISHED ALUMINUM RAILING
5C2	OPEN STEEL CANOPY W/HIGH-PERFORMANCE COATING, TYP.
5GR1	GLASS RAILING
7F1	FIBER CEMENT LAP SIDING 5" EXPOSURE - BRONZE
7F4	FIBER CEMENT SMOOTH PANEL - LIGHT COLOR A1
7F5	FIBER CEMENT SMOOTH PANEL - DARK COLOR A2
7F6	FIBER CEMENT VERTICAL TEXTURE PANEL - LIGHT COLOR A1
7F7	FIBER CEMENT VERTICAL TEXTURE PANEL - DARK COLOR A2
7T3	FIBER CEMENT TRIM, 5/4" X 8" (NOMINAL)
8W3	ALUMINUM WINDOW UNIT - COLOR 1

ALLEY ELEVATION 2
3/16" = 1'-0" A401

9TH ST ELEVATION 1
3/16" = 1'-0" A401 A201

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SHEET TITLE
ELEVATIONS

SHEET NUMBER
A401

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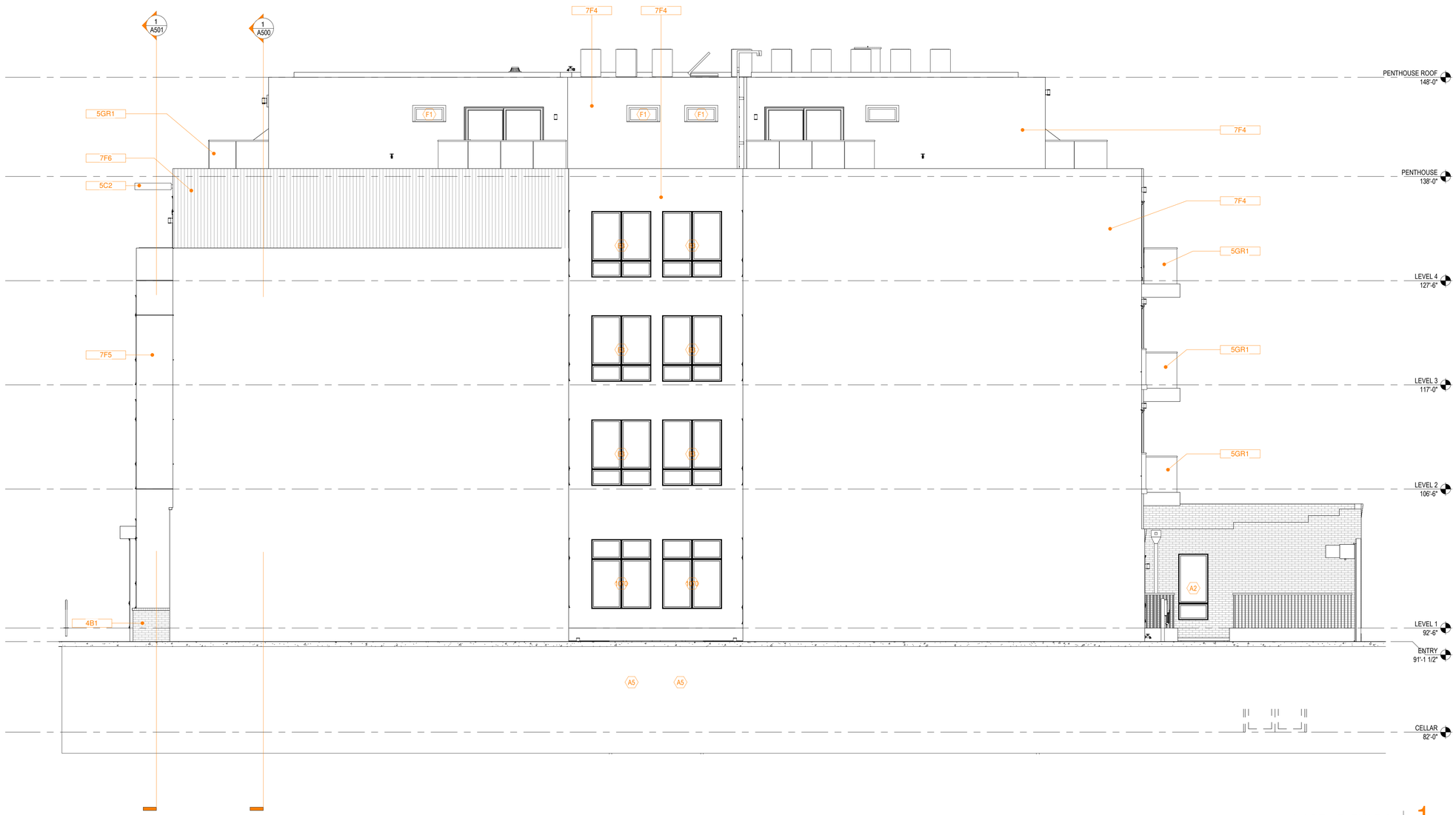
ELEVATION KEYNOTE LEGEND	
KEY	MATERIAL
4B1	BRICK VENEER - COLOR 1
5C2	OPEN STEEL CANOPY W/HIGH-PERFORMANCE COATING, TYP.
5GR1	GLASS RAILING
7F4	FIBER CEMENT SMOOTH PANEL - LIGHT COLOR A1
7F5	FIBER CEMENT SMOOTH PANEL - DARK COLOR A2
7F6	FIBER CEMENT VERTICAL TEXTURE PANEL - LIGHT COLOR A1



NORTH ELEVATION 1
3/16" = 1'-0" | A402 | A202

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SHEET TITLE

ELEVATIONS

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A402

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ELEVATION KEYNOTE LEGEND	
KEY	MATERIAL
5AR1	PREFINISHED ALUMINUM RAILING
5C2	OPEN STEEL CANOPY W/HIGH-PERFORMANCE COATING, TYP.
5GR1	GLASS RAILING
7F4	FIBER CEMENT SMOOTH PANEL - LIGHT COLOR A1
7F5	FIBER CEMENT SMOOTH PANEL - DARK COLOR A2
7F6	FIBER CEMENT VERTICAL TEXTURE PANEL - LIGHT COLOR A1

SOUTH ELEVATION 2

3/16" = 1'-0" | A403 | A202

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SHEET TITLE

ELEVATIONS

SHEET NUMBER

A403

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BUILDING SECTION CHECK LIST

1. FOUNDATIONS CLEAN LOCATING DRAINAGE
2. WALL AND FLOOR TAGS
3. INSULATION LOCATED, NOT NEEDED TO CALL OUT
4. ROOM NAMES
5. SECTIONS
6. WALL SECTION CALL OUTS
7. BUILDING HEIGHT CALLED OUT
8. BHMP LOCATED AND MEASURED TO TOP OF ROOF

HIDE THIS NOTE IN VIEW WHEN COMPLETE, DO NOT DELETE

WALL SECTION CHECK LIST

1. DOUBLE TOP PLATE, 2X8 HEADER OVER WINDOWS, SILL PLATE, DOUBLE PLATE UNDER WINDOWS
2. INSULATION
3. WALL/FLOOR/ROOF TAGS
4. DETAIL COMPONENETS USED FOR ANNOTATION
5. BREAK LINES
6. SECTION CALL OUTS
7. FOUNDATION DRAINAGE COPIED FROM BLDG SECTIONS
8. REPLEATING DETAILS AS NEEDED
9. WATERPROOFING/WRB SHOWN
10. TAG WINDOWS
11. WINDOW AFF, HEAD HEIGHT
12.

HIDE THIS NOTE IN VIEW WHEN COMPLETE, DO NOT DELETE

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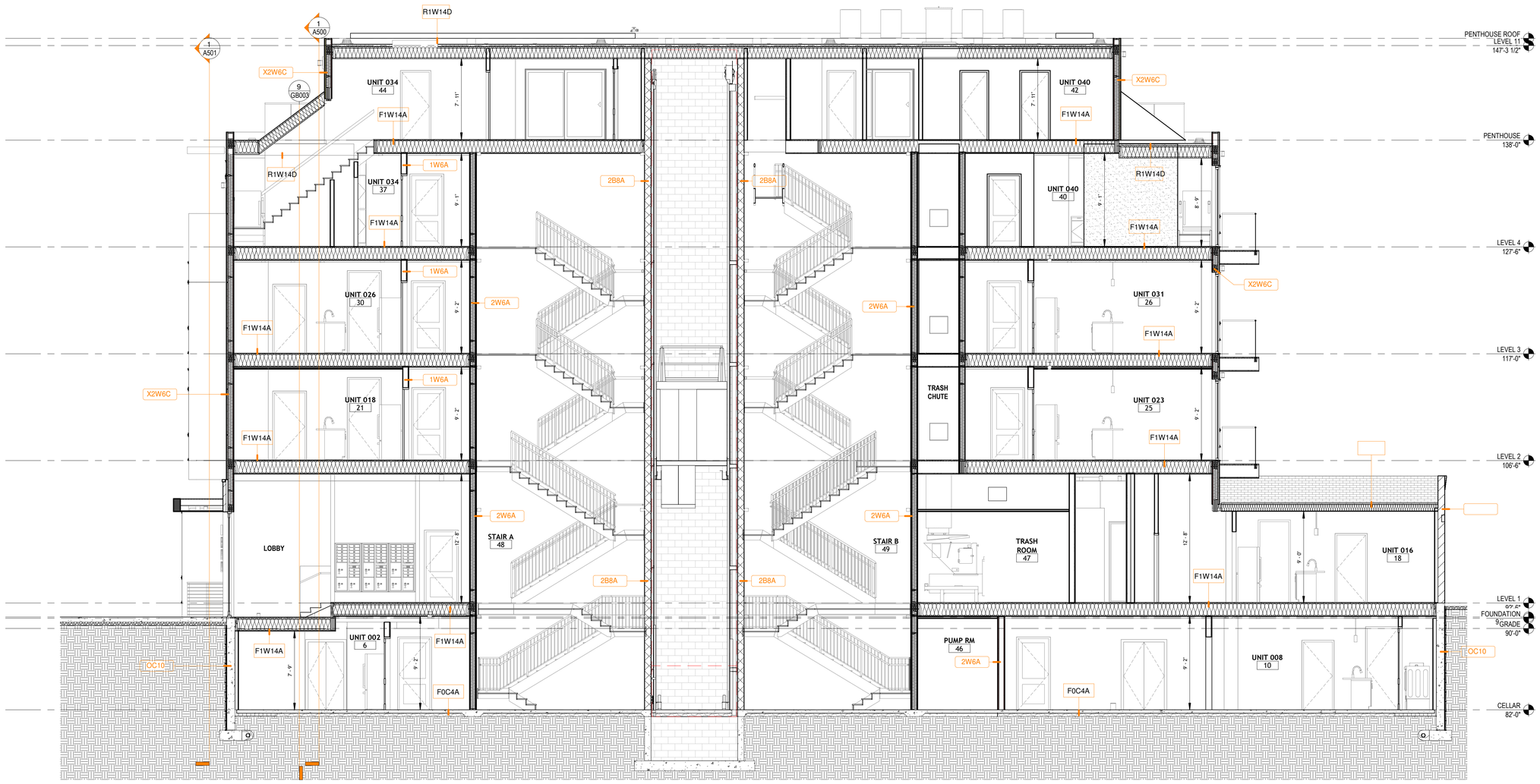

Section 2 | 1
3/16" = 1'-0" | A502 | A201

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SHEET TITLE

BUILDING SECTIONS AND DETAILS

SHEET NUMBER

A502

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