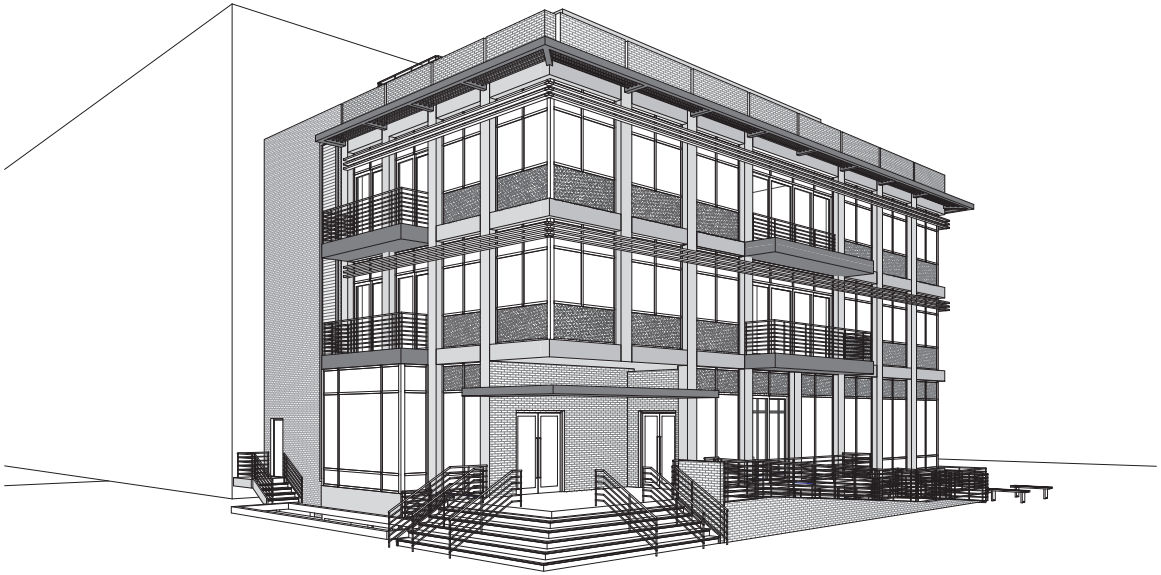
THE COMMUNITY PARTNERSHIP FOR THE PREVENTION OF HOMELESSNESS HEADQUARTERS

14-20 KENNEDY ST NW & 5422 1ST PLACE NW WASHINGTON, DC 20011



PROJECT TEAM:

CLIENT:
THE COMMUNITY PARTNERSHIP FOR THE PREVENTION OF HOMELESSNESS
801 PENNSYLVANIA AVE SUITE 360
650 PENNSYLVANIA AVE SUITE 230
WASHINGTON, DC 20009

GENERAL CONTRACTOR:
PLENARY ENTERPRISES
3217 MARTIN LUTHER KING JR AVE SE
WASHINGTON, DC 20032

ARCHITECT:
BONSTRA | HARESIGN ARCHITECTS
1728 FOURTEENTH STREET, NW
SUITE 300
WASHINGTON, DC 20009

JOHN GLENN (PROJECT MANAGER)
D 202.328.5725 M 480.216.7007
jglenn@bonstra.com

STRUCTURAL ENGINEER:
SILMAN
1053 31ST ST
WASHINGTON, DC 20007

MEP ENGINEER:
BLUEMOON ENGINEERING
2415 N UNDERWOOD ST
ARLINGTON, VA 22205

CIVIL ENGINEER:
CAS ENGINEERING
1001 CONNECTICUT AVE NW SUITE 401
WASHINGTON, DC 20036

PDRM REVIEW
FEBRUARY 12, 2021

NOT FOR CONSTRUCTION

GENERAL CONTRACTOR: PLENARY ENTERPRISES, 3217 MARTIN LUTHER KING JR AVE SE WASHINGTON, DC 20032
CIVIL: CAS ENGINEERING, 1001 CONNECTICUT AVE NW, SUITE 401 WASHINGTON, DC 20036
STRUCTURAL: CAS ENGINEERING, 1001 CONNECTICUT AVE NW, SUITE 401 WASHINGTON, DC 20036
MEP: BLUEMOON ENGINEERING, 2415 N UNDERWOOD ST ARLINGTON, VA 22205

The Community Partnership for the Prevention of Homelessness Office Headquarters
14-20 KENNEDY STREET NW & 5422 1ST PLACE NW; WASHINGTON, DC

REVISIONS

1	PDRM	2/12/2021

DATE: 02/12/21
PROJECT NO.: 2020-014
DRAWN BY: AB, MCG, GF
CHECKED BY: ZG, JG

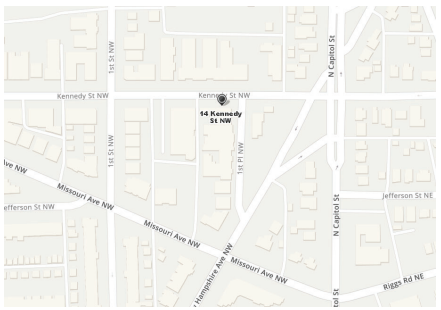
© 2021 - Bonstra | Haresign Architects

Bonstra | Haresign ARCHITECTS
1728 Fourteenth Street, NW, Suite 300
Washington, DC 20009-4308
www.bonstra.com 202 588 9373 T

COVER SHEET

CS0000.P

SITE LOCATION MAP:



DRAWING INDEX PDRM		
		SD SET 02/12/21

SUBMISSION		
CS0000.P	COVER SHEET	
CS0001.P	DATA SHEET	
CS0002.P	AERIAL VIEW AND SITE PHOTOS	
CS0003.P	CODE ANALYSIS	
CS0004.P	ZONING ANALYSIS	
SUBMISSION		
A0100.P	CELLAR LEVEL FLOOR PLAN	
A0101.P	FIRST LEVEL FLOOR PLAN	
A0102.P	SECOND LEVEL FLOOR PLAN	
A0103.P	THIRD LEVEL FLOOR PLAN	
A0104.P	PENTHOUSE LEVEL FLOOR PLAN	
A0105.P	PENTHOUSE ROOF FLOOR PLAN	
A0200.P	BUILDING ELEVATION - EAST	
A0201.P	BUILDING ELEVATION - NORTH	
A0202.P	BUILDING ELEVATION - WEST	
A0203.P	BUILDING ELEVATION - SOUTH	
A0300.P	BUILDING SECTION	
A0301.P	BUILDING SECTION	
A0302.P	BUILDING SECTION	

APPLICABLE BUILDING CODES & REGULATIONS

2017 DC BUILDING CODE (2017 DCMR 12A)
+ 2015 INTERNATIONAL BUILDING CODE (IBC)
2017 DC ELECTRICAL CODE (2017 DCMR 12C)
+ 2014 NATIONAL ELECTRICAL CODE (NEC), NFPA 70
2017 DC FUEL GAS CODE (2017 DCMR 12D)
+ 2015 INTERNATIONAL FUEL GAS CODE (IFGC)
2017 DC MECHANICAL CODE (2017 DCMR 12E)
+ 2015 INTERNATIONAL MACHANICAL CODE (IMC)
2017 DC PLUMBING CODE (2017 DCMR 12F)
+ 2015 INTERNATIONAL PLUMBING CODE (IPC)
2017 DC PROPERTY MAINTENANCE CODE (2017 DCMR 12G)
+ 2015 INTERNATIONAL PROPERTY MAINTENANCE CODE (IPMC)
2017 DC FIRE CODE (2017 DCMR 12H)
+ 2015 INTERNATIONAL FIRE CODE (IFC)
2017 DC ENERGY CONSERVATION CODE (2017 DCMR 12I)
+ 2013 ANSI/ ASHRAE/ IES 90.1
2017 DC GREEN CONSTRUCTION CODE (2017 DCMR 12K)
+ 2012 INTERNATIONAL GREEN CONSTRUCTION CODE (IGCC)

DCMR TITLE 11 - ZONING REGULATIONS OF 2016

PROJECT DESCRIPTION:

The project is located 14-20 Kennedy Street NW and 5422 1 ST Place NW, Washington DC in Ward 4. The existing buildings on the properties will be razed and a new 4-story commercial mixed-use building with a total gross area of approximately 20,000 square feet will be constructed. The project will house the headquarters for The Community Partnership for the Prevention of Homelessness.

ABBREVIATIONS:

&	AND
@	AT
±	PLUS / MINUS
ø	DIAMETER
°	DEGREE
ABV	ABOVE
ACT	ACOUSTICAL CEILING TILE
ADJ	ADJUSTIBLE
AFF	ABOVE FINISHED FLOOR
ALUM	ALUMINUM
ANOD	ANODIZED
AP	ACCESS PANEL
ARCH	ARCHITECTURAL
ASSEM	ASSEMBLY
AVG	AVERAGE
BC	BRICK COURSE
BD	BOARD
BLDG	BUILDING
BLKG.	BLOCKING
BM	BEAM
BOT.	BOTTOM
BSMT.	BASEMENT
BW	BOTTOM OF WALL
C.G.	CORNER GUARD
C.G.T.	CEILING GRID AND TILE
C.J.	CONTROL JOINT
C.J.	CENTERLINE
C.J.F.	CORK JOINT FILLER
C.M.U.	CONCRETE MASONRY UNIT
C.T.	CERAMIC TILE
CEM.	CEMENT
CER.	CEREMIC
CLG.	CEILING
CLO.	CLOSET
CLR.	CLEAR
COL.	COLUMN
CONC.	CONCRETE
CONN.	CONNECTION
CONST.	CONSTRUCTION
CONT.	CONTINUOUS
CORR.	CORRIDOR
CPT.	CARPET
CTR.	CENTER
DBL	DOUBLE
DEPT	DEPARTMENT
DIA	DIAMETER
DIM	DIMENSION
DISP	DISPENSER
DISPL	DISPOSAL
DN	DOWN
DR	DOOR
DS	DOWNSPOUT
DTL	DETAIL
DWG/DW	DRAWINGS
GS.	
E	EAST
EA	EACH
EIFS	EXTERIOR INSULATION AND FINISH SYSTEM
EJ	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRICAL
ELEV	ELEVATOR
ENCL	ENCLOSURE
ENG	ENGINEER
EQ	EQUAL
EQUIP	EQUIPMENT
EWC	ELECTRICAL WATER CLOSET
EX	EXISTING
EXP	EXPANSION
EXTR	EXTERIOR
F.A.	FIRE ALARM
FD	FLOOR DRAIN
FDC	FIRE DEPARTMENT CONNECTION
FDTN	FOUNDATION
FE	FIRE EXTINGUISHER
FLG	FLOORING
FLR	FLOOR
FLUOR	FLUORESCENT
FND	FOUNDATION
FO	FACE OF
FP	FIREPROOF(ING)
FR	FIRE RATED
FT	FOOT / FEET
FTG	FOOTING
GA	GAUGE
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GFRC	GLASS FIBER REINFORCED CONCRETE
GL	GLASS / GLAZING / GLAZE
GR	GRADE
GWB	GYPSUM WALL BOARD
HB	HOSE BIBB
HC	HOLLOW CORE
HCP	HANDICAPPED
HD	HEAD
HDW	HARDWARE
HDWD	HARDWOOD
HM	HOLLOW METAL
HNDRL	HANDRAIL
HORZ	HORIZONTAL
HR	HOUR
HT	HEIGHT
HVAC	HEATING, VENTILATING, AND AIR CONDITIONING
ID	INSIDE DIAMETER/DIMENSION
IN	INCH
INCAND	INCANDESCENT
INCL	INCLUDED
INSUL	INSULATION
INT	INTERIOR
J-BOX	JUNCTION BOX
JAN	JANITOR
JT	JOINT
KD	KNOCKED DOWN
KIT	KITCHEN
KO	KNOCKOUT
KP	KICK PLATE
L	LENGTH
LAM	LAMINATE
LAV	LAVATORY
LBS	POUNDS
LIN	LINEAR
LT	LIGHT / LIGHTING
MACH	MACHINE
MAR	MARBLE
MAS	MASONRY
MAX	MAXIMUM
MD	MECHANICAL CONTRACTOR
MDF	MEDIUM DENSITY FIBER BOARD
MDO	MEDIUM DENSITY OVERLAY
MECH	MECHANICAL
MEMB	MEMBRANE
MFD	MANUFACTURED
MFR	MANUFACTURER
MIN	MINIMUM
MIRR	MIRROR
MISC	MISCELLANEOUS
MO	MASONRY OPENING
MTL	METAL
MULL	MULLION
MW	MICROWAVE
N	NORTH
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
OA	OVERALL
OC	ON CENTER
OD	OUTSIDE DIAMETER
OFF	OFFICE
OPG	OPENING
OPP	OPPOSITE
OZ	OUNCE
P	PAINT
PD	PLANTER DRAIN
PDR	POWDER
PH	PENTHOUSE
PL	PROPERTY LINE
PLAM	PLASTIC LAMINATE
PLAS	PLASTIC
PLBG	PLUMBING
PLT	PLATE
PLYWD	PLYWOOD
POL	POLISHED
PP	PRECAST PAVERS
PSF	POUNDS PER SQUARE FOOT
PT	PRESSURE TREATED
PTD	PAINTED
PTN	PARTITION
QTY	QUANTITY
R	RISER
R.	RADIUS
RB	RESILIENT BASE
RD	ROOF DRAIN
RECT	RECTANGULAR
REF	REFERENCE
REFRIG	REFRIGERATOR
REINF	REINFORCING
REQD	REQUIRED
REV	REVISION
RF	ROOF
RF	RESILIENT FLOORING
RL	RELOCATED
RLD	ROLLING DOOR
RM	ROOM
RO	ROUGH OPENING
RRD	RADIUS ROOF DRAIN
RT	RESILIENT TILE
SAN	SANITARY
SC	SOLID CORE
SCH	SCHEDULE
SEC	SECTION
SECY	SECRETARY
SF	SQUARE FOOT
SFO	SOLICITATION FOR OFFER
SHT	SHEET
SIM	SIMILAR
SP	STAIR PRESSURIZATION
SPE	STAND PIPE EXTENSION
SPEC	SPECIFICATION
SQ	SQUARE
SQ YD	SQUARE YARD
SS	STAINLESS STEEL
SSS	SILICONE SANITARY SEALANT
ST	STONE
STD	STANDARD
STL	STEEL
STP	STAND PIPE
STR	STAIR
STRUC	STRUCTURE / STRUCTURAL
SUP	SUPPLY
SUSP	SUSPENDED
SYM	SYMETRICAL
SYS	SYSTEM
T	TREAD
T&G	TONGUE & GROOVE
T/	TOP OF
TBD	TO BE DETERMINED
TBS	TO BE SPECIFIED
TE	TOILET EXHAUST
TEL	TELEPHONE
TEMP	TEMPERATURE
TGL	TEMPERED GLASS
THD	THRESHOLD
THK	THICK
TLT	TOILET
TOP	TOP OF PARAPET
TOS	TOP OF SLAB
TYP	TYPICAL
UL	UNDERWRITER'S LABORATORY
UNO	UNLESS NOTED OTHERWISE
USG	U.S. GYPSUM COMPANY
V	VINYL FABRIC
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
VEST	VESTIBULE
VIF	VERIFY IN FIELD
VWC	VINYL WALL COVERING
W	WIDE / WIDTH
W	WITH
W/O	WITHOUT
WC	WATER CLOSET
WD	WOOD
WP	WATERPROOFING
WPMEM	WATERPROOF MEMBRANE
WPT	WORKING POINT
WR	WATER RESISTANT
WRGB	WATER RESISTANT GYPSUM BOARD
WS	WET STACK
WT	WEIGHT
YD	YARD
YH	YARD HYDRANT

MATERIAL SYMBOLS:

ALUMINUM
BRASS
BRICK
CMU
CONCRETE
CONCRETE (PRECAST)
GYPSUM BOARD
POROUS FILL (STONE OR GRAVEL)
STEEL
STONE (NATURAL)
WOOD (FINISHED)
WOOD (ROUGH BLOCKING)
NEW PARTITION
EXISTING PARTITION TO BE REMOVED
BASE BUILDING / EXISTING PARTITION TO REMAIN
INSULATION

DRAWING SYMBOLS

ELEVATION MARKER — DRAWING NUMBER / SHEET NUMBER
SECTION MARKER — DRAWING NUMBER / SHEET NUMBER
DETAIL MARKER — DETAIL NUMBER / SHEET NUMBER
COLUMN GRID INDICATOR

ROOM NAME
ROOM NAME / NUMBER
DOOR NUMBER KEY
PARTITION TYPE
REVISION KEY
GLAZING KEY
SPOT ELEVATION
EQUIPMENT KEY

PLENARY ENTERPRISES
320 MARTIN LUTHER KING JR AVE SE WASHINGTON, DC 20032
GENERAL CONTRACTOR

CAS ENGINEERING
1001 CONNECTICUT AVE NW, SUITE 401 WASHINGTON, DC 20036
MEP

CAS ENGINEERING
1001 CONNECTICUT AVE NW, SUITE 401 WASHINGTON, DC 20036
STRUCTURAL

BLUEMOON ENGINEERING
2415 N UNDERWOOD ST ARLINGTON, VA 22205
CIVIL

The Community Partnership for the Prevention of Homelessness Office Headquarters
14-20 KENNEDY STREET NW & 5422 1ST PLACE NW, WASHINGTON, DC

REVISIONS

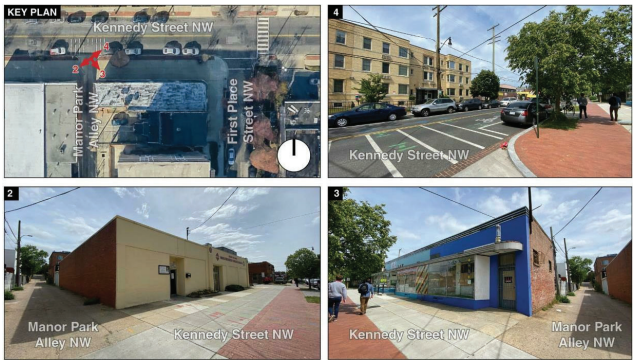
1	PDRM	2/12/2021

DATE: 02/12/21
PROJECT NO: 2020-014
DRAWN BY: AB, MCG, GF
CHECKED BY: ZG, JG

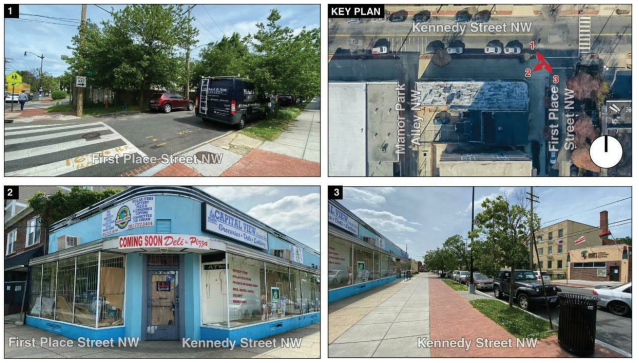
© 2021 - Bonstra | Haresign Architects

Bonstra | Haresign ARCHITECTS
1726 Fourteenth Street, NW, Suite 300
Washington, DC 20009-4308
www.bonstra.com 202 588 9373 T

DATA SHEET
CS0001.P



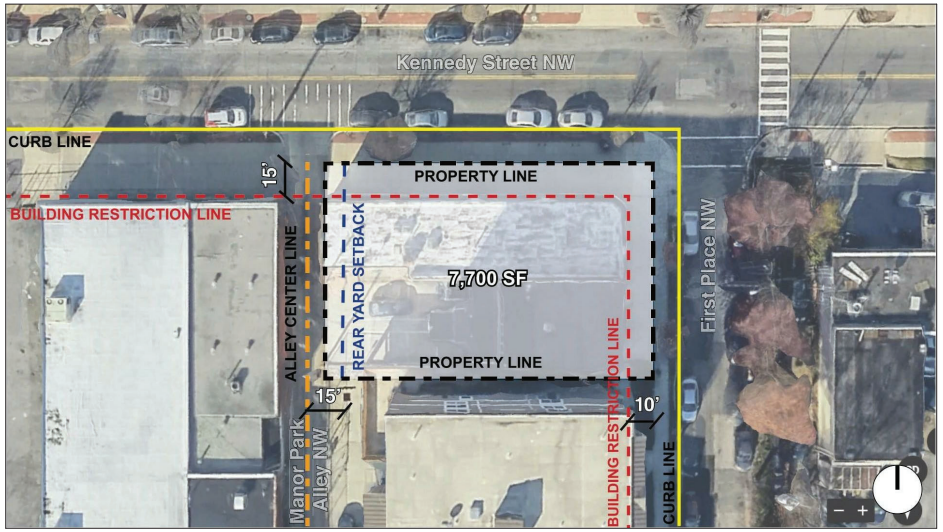
EXISTING SITE VIEWS : NORTHWEST CORNER



EXISTING SITE VIEWS : NORTHEAST CORNER

EXISTING SITE VIEWS : SOUTHWEST CORNER

EXISTING SITE VIEWS : SOUTHEAST CORNER



AERIAL VIEW

PLENARY ENTERPRISES
1201 MARTIN LUTHER KING JR AVE SE
WASHINGTON, DC
20032
OWNER/CONTRACTOR

CAS ENGINEERING
1001 CONNECTICUT AVE NW, SUITE 401
WASHINGTON, DC 20036
CIVIL

CAS ENGINEERING
1001 CONNECTICUT AVE NW, SUITE 401
WASHINGTON, DC 20036
STRUCTURAL

BLUEMOON ENGINEERING
2415 N UNDERWOOD ST
ARLINGTON, VA
22205
MEP

The Community Partnership for the Prevention of Homelessness Office Headquarters

14-20 KENNEDY STREET NW & 5422 1ST PLACE NW, WASHINGTON, DC

REVISIONS

1	PDRM	2/12/2021

DATE: 02/12/21
PROJECT NO.: 2020.014
DRAWN BY: AB, MCG, GF
CHECKED BY: ZG, JG

Bonstra | Haresign
ARCHITECTS
1726 Fourteenth Street, NW, Suite 300
Washington, DC 20009-4308
www.bonstra.com 202 588 9373 T

AERIAL VIEW AND SITE PHOTOS

CS0002.P

© 2021 - Bonstra | Haresign Architects

The Community Partnership for the Prevention of Homelessness Headquarters
14-20 Kennedy Street NW & 5422 First Place NW, Washington, DC

Applicable Section(s)	Requirements	Values	C/NC/ NA/P	Relevant Criteria
	Lot:	**109 (PREV. 60 & 61)**		
	Square:	**3393**		
	Site Area:	**7,700**		
IBC 2015/ DCMR-12A/12I/12K 2017		**Building Code Data**		
	Use Groups:			
DCBC 304.1	Proposed:	**B**	C	Business
DCBC 602.5	**Construction Type:**	**Type IIB**	C	Fully Sprinklered
DCBC Table 506.2	**Allowable Area/Floor:**	**A , = 5 Stories/69,000 GSF**		B Use Group - Type IIB construction (Sprinklered)
	Allowable Gross Floor Area:	**11,550 max GFA**	C	1.5 FAR max
	Proposed Floor Area:			
	Cellar -	**6,321 GSF**		GSF inc. Vaults; excludes Areaways (Cellar not included in FAR)
	First Floor -	**3,442 GSF**		GSF inc. Show window projection
	Second Floor -	**4,140 GSF**		GSF inc. Balcony projections
	Third Floor -	**4,045 GSF**		GSF inc. Balcony projections
	Penthouse (4th Floor) -	**2,110 GSF**		(PH not included in FAR)
	Proposed Building Total GSF-	**19,958 GSF**		
	Proposed Building Total GFA-	**11,422 GSF**		1.48 FAR (GFA excludes cellar, PH and balcony projections)
DCBC Table 503 DCBC 504.3 & 504.4	**Allowable Height:** w/ Automatic Sprinkler -	**5 Stories/75'**	C	B Use Group (relative to grade plane) equipped with sprinkler per Section 903.3.1.1
DCBC Table 601	**Rated Construction TYPE IIB:**			
	Primary Structural frame -	**0 hr**	C	
	Exterior walls-bearing -	**0 hr**	C	
	Interior walls-bearing -	**0 hr**	C	
DCBC Table 602	Exterior walls-nonbearing -	**1 hr if separation is ≤≤ X <10**	C	DCBC Table 602 (Use Group B)
	Interior walls-nonbearing -	**0 hr**	C	
	Roof construction -	**0 hr**	C	
	Floor construction -	**0 hr**	C	
DCBC 707.3.1 & 713.4	Shaft Enclosures	**2hr**	C	Not less than 2 hours where connecting four stories or more. (1 hr if connecting less than 4 stories)
DCBC 707.3.2 & 1023.2	Stair/Exit Enclosures	**2hr**	C	Not less than 2 hours where connecting four stories or more
DCBC Table 508.4	Separation of occupancies -	**1 hr**	N/A	IBC 2015 303.1.2 Small Assembly Spaces 2. A room or space used for assembly purposes that is less than 750 square feet (70 m2) in area and accessory to another occupancy shall be classified as a Group B occupancy or as part of that occupancy. IBC 2015 311.1.1 Accessory Storage Spaces: A room or space used for storage purposes that is less than 100 square feet (9.3 m2) in area and accessory to another occupancy shall be classified as part of that occupancy. The aggregate area of such rooms or spaces shall not exceed the allowable area limits of Section 508.2.
DCBC 510.2	Horizontal Building Separation Allowance -	**3 hr**	N/A	
	Area of Ext. Wall Openings:			
DCBC Table 705.8	Max. separation 5' to less than 10' -	**25%**	N/A	Protected (Sprinklered)
DCBC 705.8.6	Vertical exposure -	**<12' above adjacent roof**	N/A	
DCBC Table 706.4	**Fire Walls**	**3 hr**	N/A	
DCBC 707	**Fire Barriers**			
DCBC 1023.1	Interior Exit Stair -	**2 hr (4 stories or more)**	C	
DCBC 708.1	**Fire Partitions**	**1 hr**		Elevator lobby separation as required by section 3006.2
DCBC 711.3	Horizontal Assemblies -			
		0 hr	C	
	Shaft Enclosures -	**2 hr (4 stories or more)**	C	
	Fire Suppression:			
DCBC 905.3	Standpipes -	**Required**	C	905.3 Exception 1 - Class I standpipes are allowed in buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2. 905.2 Exception 2 - No fire pump shall be required provided that the standpipes are capable of a minimum 250 gpm at 65 psi to the topmost floor in buildings equipped with an automatic sprinkler system. 905.3 Exception 4 - Class I standpipes are allowed in basements equipped throughout with an automatic sprinkler system.
DCBC 906.1	Portable Fire Extinguishers -	**Required**	C	
	Means of Egress:			
DCBC Table 1004.1.2	**Occupant Load**			
	Cellar -	**86 occupants**		2,488 gsf @ 100gsf/occ - 25 occupants (business) 731 nsf @ 15 nsf/occ - 49 occupants (assembly-unc seating) 304 gsf @ 50gsf/occ - 6 occupants (exercise room) 681 gsf @ 300 gsf/occ - 6 occupants (storage/mech room)
	Floor 1 -	**20 occupants**		637 gsf @ 100gsf/occ - 7 occupants (business) 740 gsf @ 100 gsf/occ - 8 occupants (business - tenant) 622 gsf @ 300 gsf/occ - 5 occupants (storage/mech room)
	Floor 2 -	**25 occupants**		637 gsf @ 100gsf/occ - 7 occupants (business) 622 gsf @ 300 gsf/occ - 5 occupants (storage/mech room)
	Floor 3 -	**25 occupants**		637 gsf @ 100gsf/occ - 7 occupants (business) 622 gsf @ 300 gsf/occ - 5 occupants (storage/mech room)
	Penthouse -	**18 occupants**		637 gsf @ 100gsf/occ - 7 occupants (business) 622 gsf @ 300 gsf/occ - 5 occupants (storage/mech room)
	Total -	**174 occupants**		
DCBC 1005.3	**Egress Width**			Determined w/ sprinkler system
	Stairways -	**8.6"**	C	0.2 in per occupant (Exception 1, sprinklered). 86 occupants @ Cellar level (2 exit stairways) = 43 occ per egress

Abbreviations: C- Conforming NC- Non-Conforming NA- Not Applicable

The Community Partnership for the Prevention of Homelessness Headquarters
14-20 Kennedy Street NW & 5422 First Place NW, Washington, DC

	Other egress components -	**12.5"**	C	0.15 in per occupant occupants @ Cellar level 86
	Accessible Means of Egress:			
DCBC 1009.3	Enclosed Stairway Width -	**44" min provided**	C	Exception 2: 48" clear between handrails not required at fully sprinklered buildings Exception 5: areas of refuge are not required in buildings with an automatic sprinkler system
	Doors			
DCBC 1010.1.1	Minimum width -	**32" clear width**	C	
	Maximum width -	**48" door leaf**	C	
	Minimum height -	**80"**	C	
DCBC 1010.1.2	Door swing -	**Side hinged or pivoted swinging**	C	
	Door serving > 50 occupants -	**Swing in direction of egress travel**	C	
DCBC 1010.1.5	Floor elevation -	**Same elevation on each side of door**	C	Exception 2: Exterior doors not on an accessible route
DCBC 1010.1.6	Landing width at door -	**Not less than width of stairway or width of door. Fully open door shall not reduce required dimension by more than 7".**	C	
	Landing length at door -	**min. 44"**	C	Measured in direction of travel
DCBC 1010.1.8	Door arrangement -	**Space between two doors in a series shall be 48" min. plus width of door swinging into space.**	C	
DCBC 1010.1.9.2	Hardware height -	**36" AFF**	C	Between 34" and 48" AFF
	Stairways			
DCBC 1011.2	Required width -	**44" min provided**	C	36" min. when occupant load is 50 or less
DCBC 1011.3	Headroom -	**80" min**	C	
DCBC 1011.5.2	Required stair treads and risers -	**11" tread min., 7" riser max, 4" riser min.**	C	
DCBC 1011.6	Landings -	**44" min provided**	C	Width of landing not less than width of stairway. Length of landing shall be at least equal to width but need not exceed 48"
DCBC 1011.8	Vertical rise -	**12' max**	C	
DCBC 1011.12.2	Access to roof -	**Provided via alternate tread device**	C	Access stairway to roof required when building 4 or more stories above grade plane, unless roof slope is greater than 33%. Access may be alt tread device if roof is not occupied. Per DCBC 1509.2
	Handrails			
DCBC 1014	Handrails -	**Provided on each side of stair**	C	
DCBC 1014.2	Handrail height -	**36"**	C	Min 34", max 48"
	Handrail Extension -	**Continuous to adjacent flight on stairs, 12" and continuous to wall**	C	Continuous per DCBC 1012.4
	Guards			
DCBC 1015.3	Height -	**42"**	C	From Adjacent walking surface
DCBC 1015.4	Opening Limitations -	**4"**	C	4 3/8" between 36" & 42"
	Exit Access			
DCBC Table 1017.2	Exit access travel distance -	**Use Group B, 300'**	C	With sprinkler system
DCBC Table 1006.2.1	Common path of egress travel -	**Use Group B, 100'**	C	With sprinkler system
	Exits			
DCBC 1006.3.1	B Occupancy (Business) -	**2 Exits or Access to Exits from Story**	C	Occupant load 1-500
DCBC 1007.1.1	Doorway arrangement -	**1/4 diagonal dimension of building**	C	Exception 2
	Corridors			
DCBC Table 1020.1	Corridor fire-resistance rating -	**Fire partitions**	C	Per DCBC 708
		B 0 hr	C	With sprinkler system, Group B, greater than 30 occupants
DCBC Table 1020.2	Required corridor width -	**36" min, (44" for occupancy >50)**	C	Req occupancy capacity more than 50 occupants at Cellar Level; less than 50 on all other levels
DCBC 1020.4.2	Dead ends -	**50' max**	C	With sprinkler system
	Interior Exit Stairways & Ramps			
DCBC 1023	Vertical interior exit stairways -	**2 hr**	C	Connecting 4 or more stories, Fire Barrier per DCBC 707 and Horizontal Assemblies per DCBC 711
	Exit Discharge			
DCBC 1028.1	General -	**Discharge directly to the exterior except**	C	
	Lobby -	**50% is permitted to egress through areas on the level of exit discharge**	N/A	
	Accessibility			
DCBC 1104.3	Accessible route for connected spaces -	**Required**	C	
DCBC 1105.1	Accessible entrances -	**50% of entrances accessible**	C	Exception: Service/loading entrances
	Interior Space Dimensions:			
DCBC 1208.1	Minimum room widths -	**7' min in any plan dimension (Habitable Spaces, except Kitchens)**	C	
DCBC 1208.2	Minimum ceiling height -	**7' 6"min (Occupiable/Habitable Spaces and Corridors); 7'-0" min. (Toilet Rooms, Kitchens, Storage)**	C	
DCBC 1301.1.1	**Energy Efficiency:**	**Building design in accordance w/ 2015 IECC**	C	Applicable DCRA Energy Verification Sheet required
	Minimum Number of Required Plumbing Fixtures			

Abbreviations: C- Conforming NC- Non-Conforming NA- Not Applicable

The Community Partnership for the Prevention of Homelessness Headquarters
14-20 Kennedy Street NW & 5422 First Place NW, Washington, DC

DCBC Table 2902.1	Group B	**WC: 1 / 25 for the first 50 and 1 per 50 for the remainder exceeding 50, LAV: 1 / 40 for the first 80 and 1 / 80 for the remainder exceeding 80 DRINKING FOUNTAIN: 1 / 100 SERVICE SINK: 1**	C	2902.2 Exc. 4: Separate facilities shall not be required in buildings or tenant spaces where single occupancy gender-neutral public toilet facilities are provided in accordance with Section 2902.4 2902.3.2: In occupancies other than covered and open mall buildings, the required public and employee toilet facilities shall be located not more than one story above or below the space required to be provided with toilet facilities, and the path of travel to such facilities shall not exceed a distance of 500 feet
	Group A-3	**WC: F-1 / 125 M- 1 /65 LAV: 1 / 200 DRINKING FOUNTAIN: 1 / 500 SERVICE SINK: 1**		
	Proposed:	**WC: 10 LAV: 10 DRINKING FOUNTAINS: 9 (inc. 1 Bottle Filler) SERVICE SINK: 4**		
	Elevator:			
DCBC 3002.4	Ambulance stretcher -	**1 elevator req. to accommodate 24"x84" stretcher with min. 5" radius corners**	C	Service provided to ≥4 stories above grade
DCBC 3003.1.3	Standby power -	**Automatic transfer within 60 sec.; after failure of normal power**	C	When only 1 Elevator is installed
DCBC 3003.2	Firefighters' emergency operation -	**Phase I emergency recall & Phase II emergency in-car operation**	C	In accordance with ASME A17.1/CSA B44
2015 IECC Table C301.1	Climate zone -	**4A**		
DCMR-12A 101.4.9.3	**DC Green Code:**	**Applicable**	C	>10,000 sf
DCMR-12K 302.3	**DC Green Building Act:**	**Not applicable**	N/A	>50,000 sf

The information contained herein has been prepared utilizing client provided data and with reasonable code interpretations made by the architect to the best of their ability and general knowledge. The architect makes no guarantee as to the accuracy of this information subject to interpretation by the District of Columbia code officials.

Abbreviations: C- Conforming NC- Non-Conforming NA- Not Applicable

DRAFT

PLENARY ENTERPRISES
GENERAL CONTRACTOR
1212 MARTIN LUTHER KING JR AVE SE
WASHINGTON, DC
20032

CAS ENGINEERING
STRUCTURAL
1001 CONNECTICUT AVE NW, SUITE 401
WASHINGTON, DC 20036

CAS ENGINEERING
MEP
1001 CONNECTICUT AVE NW, SUITE 401
WASHINGTON, DC 20036

BLUEMOON ENGINEERING
CIVIL
2415 N UNDERWOOD ST
ARLINGTON, VA
22205

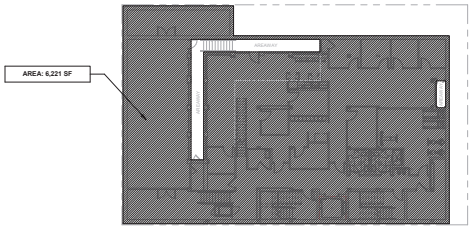
The Community Partnership for the Prevention of Homelessness Office Headquarters
14-20 KENNEDY STREET NW & 5422 1ST PLACE NW, WASHINGTON, DC

REVISIONS
1 PDRM 2/12/2021

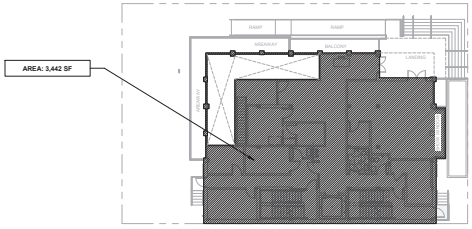
DATE: 02/12/21
PROJECT NO: 2020-014
DRAWN BY: AB, MCG, GF
CHECKED BY: ZG, JG

Bonstra | Haresign ARCHITECTS
CODE ANALYSIS
1726 Fourteenth Street, NW, Suite 300
Washington, DC 20009-4308
www.bonstra.com 202 588 9373 T
CS0003.P

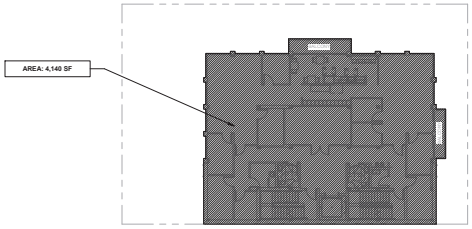
© 2021 - Bonstra | Haresign Architects



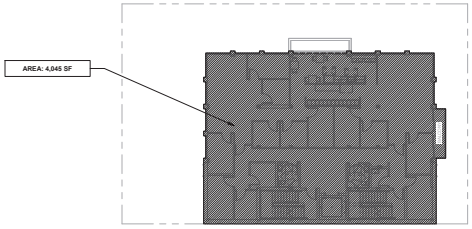
1 CELLAR LEVEL PLAN - GSF
CS0004.P



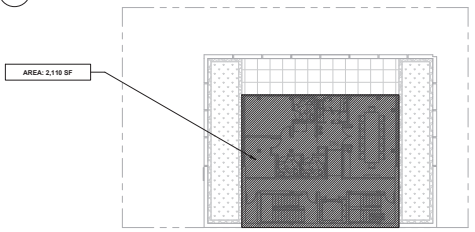
2 FIRST LEVEL PLAN - GSF
CS0004.P



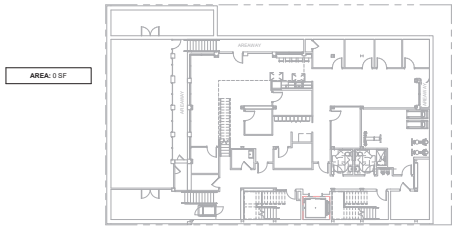
3 SECOND LEVEL PLAN - GSF
CS0004.P



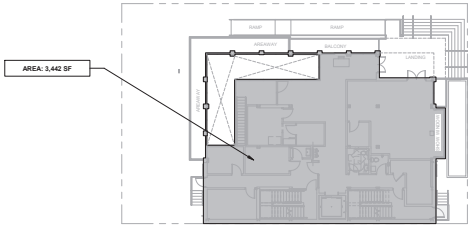
4 THIRD LEVEL PLAN - GSF
CS0004.P



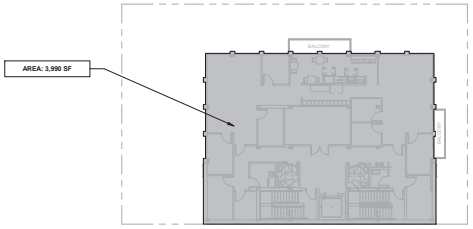
5 PENTHOUSE LEVEL PLAN - GSF
CS0004.P



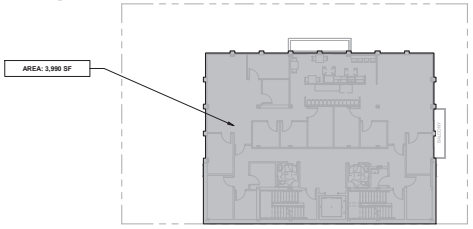
6 CELLAR LEVEL PLAN - GFA
CS0004.P



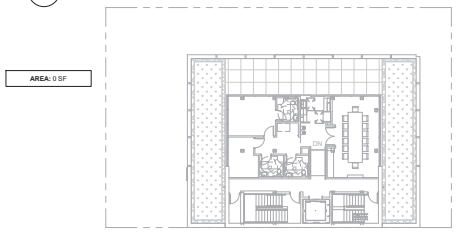
7 FIRST LEVEL PLAN - GFA
CS0004.P



8 SECOND LEVEL PLAN - GFA
CS0004.P



9 THIRD LEVEL PLAN - GFA
CS0004.P



10 PENTHOUSE LEVEL PLAN - GFA
CS0004.P

GSF + GFA CALCULATIONS

ADDRESS	14-20 Kennedy Street NW & 4522 1st Place NW, Washington DC			
LOT	109 (PREV 60 & 61)			
SQUARE	3393			
SUBDIVISION	MANOR PARK/CHILLUM			
COMBINED LOT SIZE	7,700	GSF		
ZONE	MU-4			
PROPOSED USE	8 (Office)			
FAR	1.5	11,550 GFA		

PROPOSED BUILDING AREA				
PENTHOUSE	2,110	GSF	0	GFA
THIRD FLOOR (inc. Balcony projections)	4,045	GSF	3,990	GFA
SECOND FLOOR (inc. Balcony projections)	4,140	GSF	3,990	GFA
FIRST FLOOR (inc. Show Window projection)	3,442	GSF	3,442	GFA
CELLAR FLOOR (inc. Vault projections) (excludes Areaways)	6,221	GSF	0	GFA
TOTAL AREA	19,958 (excludes Areaways)	GSF	11,422 (excludes Cellar, PH and balconies)	GFA

PARKING				
REQUIRED PARKING SPACES	9	SPACES		
PROPOSED PARKING SPACES	9	SPACES	5 SPACES (1 HC + 2 STANDARD + 2 CAR SHARE SPACES = 9 SPACES)	1 CAR SHARE = 3 SPACES
REQUIRED BICYCLE PARKING SPACES	9	SPACES	(7 long term / 2 short term)	
PROPOSED BICYCLE PARKING SPACES	10	SPACES	(8 long term / 2 short term)	

ZONING ANALYSIS

2/11/2021

2020-014_TCP_Zoning Analysis_210211

The Community Partnership for the Prevention of Homelessness Headquarters
14-20 Kennedy Street NW & 5422 First Place NW, Washington, DC

Applicable Section(s)	Requirements	Values	C / NC / NA / P	Relevant Criteria
DC Zoning Map- 9/6/16		**Site Data:**		
	Lot:	109 (prev. 60 & 61)		
	Square:	3393		
	Site Area:	7,700		
DCMR 11 ZR16		**Zoning Data:**		
DC Zoning Map	Zone:	MU-4		
DCMR-11 U.500.2, DCMR-11 U.512.1	Uses:	MU Use Group E		Any use in any R/RF/RA/MU-Group D zones
	Existing-	Merchantile/Business		
	Proposed -	Business: Office	C	
	FAR:			
DCMR-11 G.402.1	Max. permitted by right-	1.5 max. by right	C	11,550 GFA
	Non-residential use-	1.5 max. by right	C	11,550 GFA
DCMR-11 G.403.1	Allowable Building Height:	50' - no limit in # of stories		DCMR-11 B.307.1 The building height shall be the vertical distance measured from the BHMP to the highest point of the roof or parapet
	Proposed-	44'-8"	C	
DCMR-11 B.307.1	Building Height Measuring Point (BHMP)	Kennedy Street NW	C	Established at the level of the curb, opposite the middle of the front of the building, and the building height shall be the vertical distance measured from the BHMP to the highest point of the roof or parapet or a point designated by a specific zone district.
	Roof Structures:	Per Subtitle C Chapter 15		
DCMR-11 G.403.3	Penthouse height-	12' max		12 ft. habitable max or 17' max with mech. equipment
	Proposed-	12' (18' elevator overrun)	C	
DCMR-11 C.1500.3	Use-	Any use allowable in MU-4 zone		
DCMR-11 C.1500.6	Single enclosure-	Single penthouse structure or linked to create a single structure.	C	
DCMR-11 C.1500.9	Enclosing walls-	May be of unequal height for mechanical & habitable spaces	C	
DCMR-11 C.1502.1 (a) DCMR-11 C.1502.1 (b) DCMR-11 C.1502.1 (d)	Calculating Setbacks-	Front: 1:1 Rear: 1:1 Side: 0.5:1 (No setback req. under text amendment to PH Regulations. To be confirmed with official council)	C	1502.1 (a) A distance equal to its height from the front building wall of the roof upon which it is located; 1502.1 (b) A distance equal to its height from the rear building wall of the roof upon which it is located; 1502.1 (d) A distance equal to one half of it's height from the side building wall of the roof upon which it is located if on a corner lot adjacent to a public street/alley
DCMR-11 C.1503.1 (c)	Penthouse Area towards FAR	Floor Area Ratio x 0.4	C	Penthouse habitable space, other than as exempted in Subtitle C § 1503.1(b) with a floor area ratio of less than four-tenths (0.4);
DCMR-11 G.404.1	Lot occupancy:	60% for residential use 100% for non residential use		
	Proposed-	53%	C	Limited to setbacks and B/R.
DCMR-11 G.405.2	Rear Yard:	15'		Alley
DCMR-11 G.405.5 (a) 1	Alley Center/Line Setback under 20'	15'	C	Under the 20' horizontal plane - measured from center line of Alley
DCMR-11 G.405.5 (a) 2	Alley Center/Line Setback over 20'	15'	C	Over the 20' horizontal plane - measured from Property Line
DCMR-11 G.406.1	Side Yard:	Not required; if provided, 2" wide per foot of height of building/no less than 5'	N/A	Kennedy St & Adjoining building property line
DCMR-11 G.406.3		Any portion of bldg set back from side property line to be considered a Side Yard rather than a Court	N/A	
	Building Restriction Line:	15' along Kennedy Street NW	C	
	Building Restriction Line:	15' along First Place Street NW	C	
DCMR-11 G.407.1	Green Area Ratio:	0.3 min		
	Proposed-	(Refer to Civil Drawings)		
	Parking:	Per Subtitle C Chapter 7	C	
DCMR-11 C.701.5	Use Category - Business	1 spaces required		Office - 0.5 per 1,000 sq. ft. in excess of 3,000 sq. ft.(GFA = PH habitable space)
DCMR-11 C.708.2	Car-share space reduction-	2		1 car-share space = 3 req. spaces
	Provided Spaces-	5 Spaces (0 Total with Car-share parking reduction)		4 Regular Spaces (2 car-s/cars) = 8 spaces = 1 HC space = Total 9 spaces
DCMR-11 C.714.1	Surface Parking Screening	42" high		
	Bicycle Parking:	Per Subtitle C Chapter 8	C	
DCMR-11 C.802.1	Office required-	8 long term 1 short term		1 for every 2,500 SF - Longterm for every 40,000 SF - Short term (GFA = PH habitable space)
	Tenant required -	1 long term 1 short term		1 for every 10,000 SF - Longterm 1 for every 3,500 SF - Short term
	Provided-	8 spaces (interior) 2 spaces (exterior)		
DCMR-11 C.901.1	Loading Requirements:	Per Subtitle C Chapter 9		
	Office-	20,000 to 50,000 sq. ft. gross floor area	N/A	Building is <20,000 GFA
DCMR-11 B.100.2	Street Frontage:	The property line where a lot abuts upon a street.	C	Where a lot abuts upon more than one (1) street, the owner shall have the option of selecting which is to be the front for purposes of determining street frontage.
DCMR-11 B.304.1	Projections:	4' along Kennedy Street NW (6.5' for Areaways)	C	Based on Title 12- Projection Schedule 2015 (Kennedy St. MU Parked St more than 70' wide)
DCMR-11 B.304.1	Projections:	3' along First Place Street NW (6' for Areaways)	C	Based on Title 12- Projection Schedule 2015 (1st Place; MU Parked St more than 70' and less to 80')
DCMR-11 B.100.2	Cellar:	Finished floor of ground floor above =8' above adj. natural/finished grade	C	Not included in FAR
DCMR-11 B.100.2	Exceptions to Finish Grade and Natural Grade:	(a) A window well that projects no more than four feet (4 ft.) from the building face	N/A	
DCMR-11 B.100.2	Exceptions to Finish Grade and Natural Grade:	(b) An areaway that provides direct access to an entrance and, excluding added stairs or ramps, projects no more than five feet (5 ft.) from the building face	C	

The information contained herein has been prepared utilizing client provided data and with reasonable code interpretations made by the architect to the best of their ability and general knowledge. The architect makes no guarantee as to the accuracy of this information subject to interpretation by the District of Columbia code and zoning officials.

DRAFT

Abbreviations:
C- Conforming
NC - Non-Conforming
NA- Not Applicable
GSF - Gross Sq. Ft.
P- Prohibitive

PLENARY ENTERPRISES
1211 MARTIN LUTHER KING JR AVE SE
WASHINGTON, DC
20032

CAS ENGINEERING
1001 CONNECTICUT AVE NW, SUITE 401
WASHINGTON, DC 20036

CAS ENGINEERING
1001 CONNECTICUT AVE NW, SUITE 401
WASHINGTON, DC 20036

BLUEMOON ENGINEERING
2415 N UNDERWOOD ST
ARLINGTON, VA
22205

The Community Partnership for the Prevention of Homelessness Office Headquarters
14-20 KENNEDY STREET NW & 5422 1ST PLACE NW, WASHINGTON, DC

REVISIONS

1	PDRM	2/12/2021

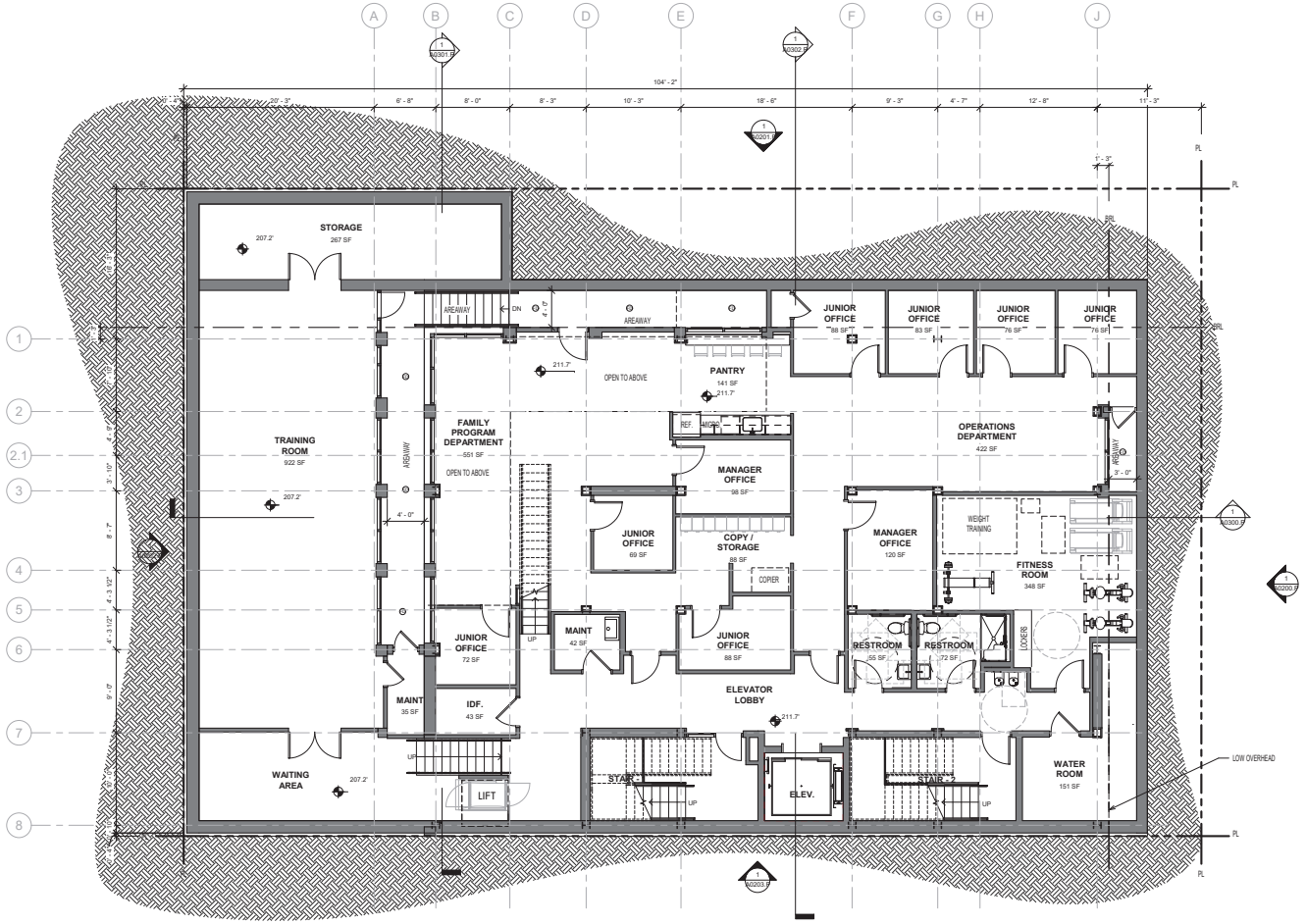
DATE: 02/12/21
PROJECT NO: 2020-014
DRAWN BY: AB, MCG, GF
CHECKED BY: ZG, JG

Bonstra | Haresign
ARCHITECTS
1726 Fourteenth Street, NW, Suite 300
Washington, DC 20009-4308
www.bonstra.com 202 588 9373 T

ZONING ANALYSIS

CS0004.P

© 2021 - Bonstra | Haresign Architects



1 A0100.P CELLAR LEVEL FLOOR PLAN
3/16" = 1'-0"

GENERAL NOTES

1. DO NOT SCALE DRAWINGS - DIMENSIONS GOVERN. VERIFY DIMENSIONS WITH FIELD CONDITIONS. IF DISCREPANCIES ARE DISCOVERED BETWEEN FIELD CONDITIONS AND DRAWINGS, CONTACT ARCHITECT FOR RESOLUTION BEFORE PROCEEDING.
2. ALL DIMENSIONS ARE SHOWN FROM FINISHED FACE OF WALL TO FINISHED FACE OF WALL UNO
3. "ALIGN" MEANS SIMILAR COMPONENTS OF CONSTRUCTION SHALL BE IN THE SAME PLANE ACROSS VOIDS.
4. PARTITION TYPES ABOVE DOOR AND OTHER OPENINGS ARE TO BE THE SAME AS ADJACENT PARTITION UNO
5. DASHED LINE INDICATES SOFFIT OR OTHER CONSTRUCTION ABOVE
6. SEE A0700 SERIES (RCP DRAWINGS) FOR LIGHTING AND CEILING INFORMATION
7. ALL ROOFING INSTALLATION WILL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ROOFING CONTRACTORS ASSOCIATION (NRCA) AND THE MANUFACTURER'S REQS. AND RECOMMENDATIONS.
8. ALL SHEET METAL INSTALLATION WILL BE INSTALLED IN ACCORDANCE WITH THE SHEET METAL AND AIR CONDITIONING CONTRACTOR'S NATIONAL ASSOCIATION, INC. (SMACNA) REQS. AND RECOMMENDATIONS.
9. ROOF SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH ASCE 7 WIND UPLIFT REQUIREMENTS.

LOWER LEVEL

TOTAL AREA: 6,221 GSF

GENERAL CONTRACTOR
PLENARY ENTERPRISES
3217 MARTIN LUTHER KING JR AVE SE
WASHINGTON, DC
20032

CIVIL
CAS ENGINEERING
1001 CONNECTICUT AVE NW, SUITE 401
WASHINGTON, DC 20036

STRUCTURAL
CAS ENGINEERING
1001 CONNECTICUT AVE NW, SUITE 401
WASHINGTON, DC 20036

MEP
BLUEMOON ENGINEERING
2415 N UNDERWOOD ST
ARLINGTON, VA
22205

The Community Partnership for the Prevention of Homelessness Office Headquarters

14-20 KENNEDY STREET NW & 5422 1ST PLACE NW, WASHINGTON, DC

REVISIONS

1	PDRM	2/12/2021

DATE: 02/12/21
PROJECT NO: 2020-014
DRAWN BY: AB, MCG, GF
CHECKED BY: ZG, JG

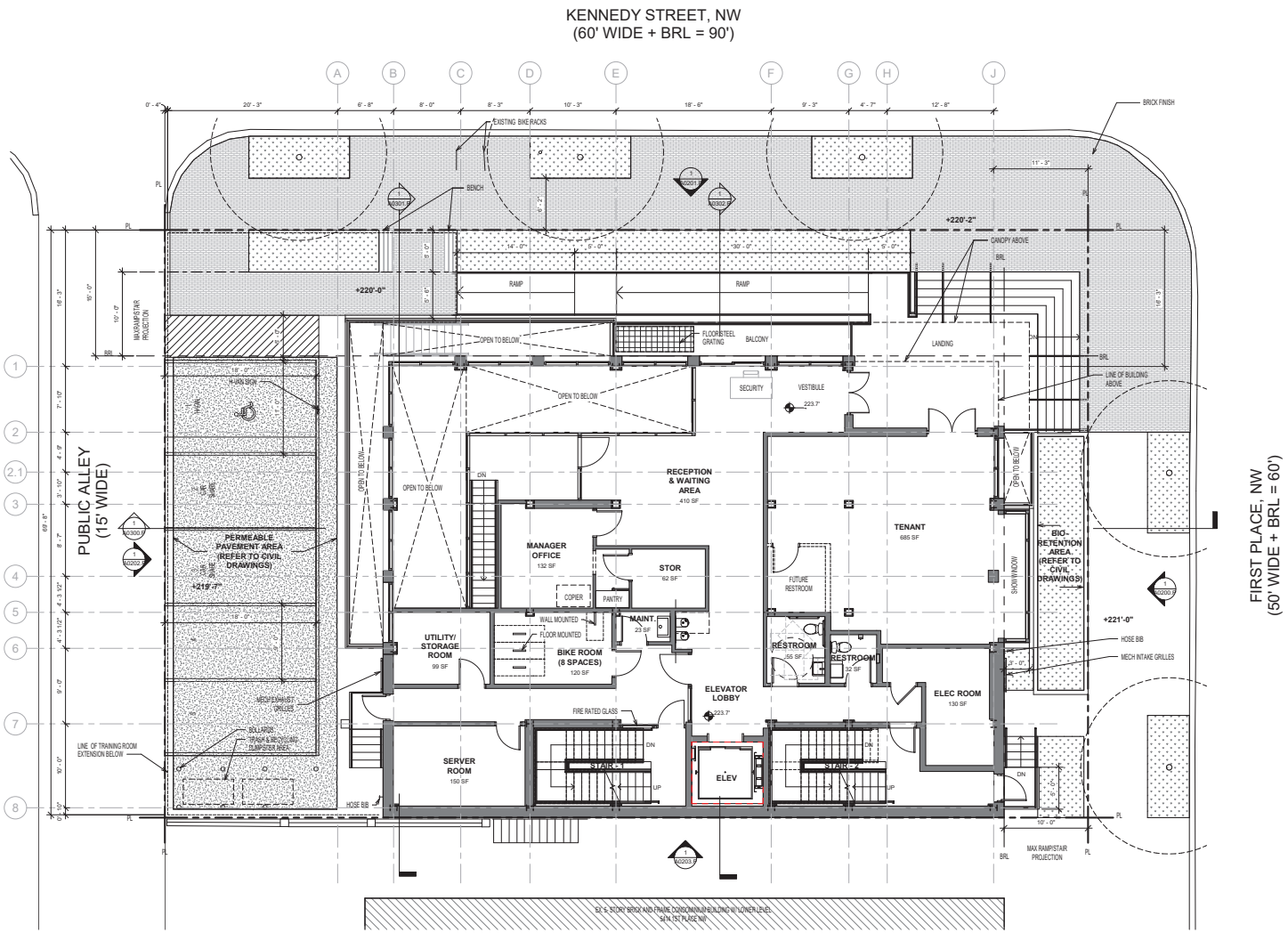
0' 4' 8' 16'
SCALE: 3/16" = 1'-0"

Bonstra | Haresign
ARCHITECTS
1728 Fourteenth Street, NW, Suite 300
Washington, DC 20009-4309
www.bonstra.com 202 588 9373 T

CELLAR LEVEL FLOOR PLAN

A0100.P

© 2021 - Bonstra | Haresign Architects



1 FIRST LEVEL FLOOR PLAN
A0101.P 3/16" = 1'-0"

GENERAL NOTES

1. DO NOT SCALE DRAWINGS - DIMENSIONS GOVERN. VERIFY DIMENSIONS WITH FIELD CONDITIONS. IF DISCREPANCIES ARE DISCOVERED BETWEEN FIELD CONDITIONS AND DRAWINGS, CONTACT ARCHITECT FOR RESOLUTION BEFORE PROCEEDING.
2. ALL DIMENSIONS ARE SHOWN FROM FINISHED FACE OF WALL TO FINISHED FACE OF WALL UNO
3. "ALIGN" MEANS SIMILAR COMPONENTS OF CONSTRUCTION SHALL BE IN THE SAME PLANE ACROSS VOIDS.
4. PARTITION TYPES ABOVE DOOR AND OTHER OPENINGS ARE TO BE THE SAME AS ADJACENT PARTITION UNO
5. DASHED LINE INDICATES SOFFIT OR OTHER CONSTRUCTION ABOVE
6. SEE A0700 SERIES (RCP DRAWINGS) FOR LIGHTING AND CEILING INFORMATION
7. ALL ROOFING INSTALLATION WILL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ROOFING CONTRACTORS ASSOCIATION (NRCA) AND THE MANUFACTURER'S RECS. AND RECOMMENDATIONS.
8. ALL SHEET METAL INSTALLATION WILL BE INSTALLED IN ACCORDANCE WITH THE SHEET METAL AND AIR CONDITIONING CONTRACTOR'S NATIONAL ASSOCIATION, INC. (SMACNA) RECS. AND RECOMMENDATIONS.
9. ROOF SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH ASCE 7 WIND UPLIFT REQUIREMENTS.

FIRST LEVEL

TOTAL AREA: 3,442 GSF

SCALE: 3/16" = 1'-0"

© 2021 - Bonstra | Haresign Architects

Bonstra | Haresign ARCHITECTS
1726 Fourteenth Street, NW, Suite 300
Washington, DC 20009-4309
www.bonstra.com 202 588 9373 T

FIRST LEVEL FLOOR PLAN

A0101.P

PLENARY ENTERPRISES
1212 MARTIN LUTHER KING JR AVE SE
WASHINGTON, DC
20032
GENERAL CONTRACTOR

CAS ENGINEERING
1001 CONNECTICUT AVE NW, SUITE 401
WASHINGTON, DC 20036
M.E.P.

CAS ENGINEERING
1001 CONNECTICUT AVE NW, SUITE 401
WASHINGTON, DC 20036
STRUCTURAL

BLUEMOON ENGINEERING
2415 N UNDERWOOD ST
ARLINGTON, VA
22205
CIVIL

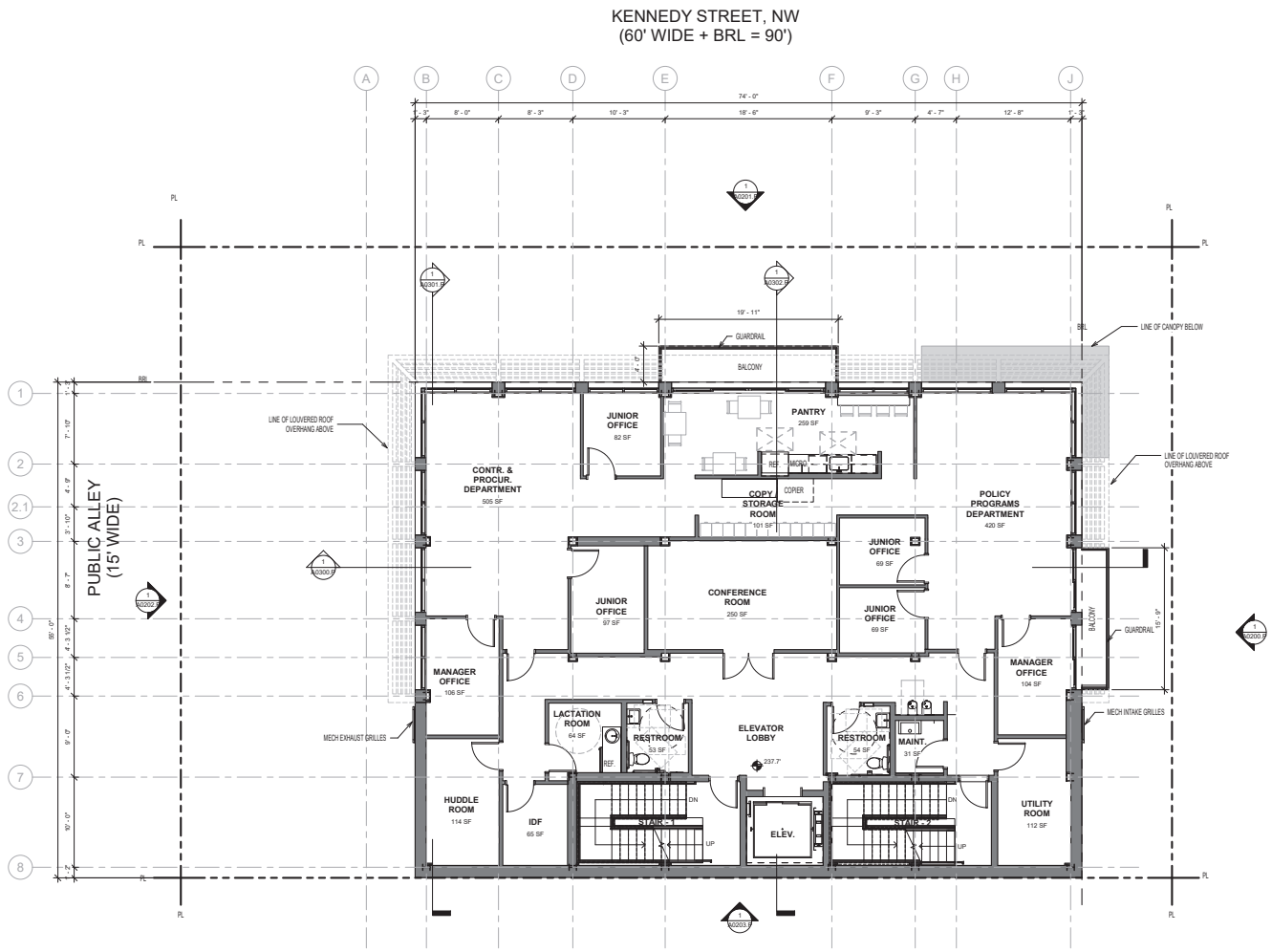
The Community Partnership for the Prevention of Homelessness Office Headquarters

14-20 KENNEDY STREET NW & 5422 1ST PLACE NW, WASHINGTON, DC

REVISIONS

1	PERMI	2/12/2021

DATE: 02/12/21
PROJECT NO.: 2020-014
DRAWN BY: AB, MCG, GF
CHECKED BY: ZG, JG



1 SECOND LEVEL FLOOR PLAN
A0102.P 3/16" = 1'-0"

GENERAL NOTES

1. DO NOT SCALE DRAWINGS - DIMENSIONS GOVERN. VERIFY DIMENSIONS WITH FIELD CONDITIONS. IF DISCREPANCIES ARE DISCOVERED BETWEEN FIELD CONDITIONS AND DRAWINGS, CONTACT ARCHITECT FOR RESOLUTION BEFORE PROCEEDING.
2. ALL DIMENSIONS ARE SHOWN FROM FINISHED FACE OF WALL TO FINISHED FACE OF WALL UNO
3. "ALIGN" MEANS SIMILAR COMPONENTS OF CONSTRUCTION SHALL BE IN THE SAME PLANE ACROSS VOIDS.
4. PARTITION TYPES ABOVE DOOR AND OTHER OPENINGS ARE TO BE THE SAME AS ADJACENT PARTITION UNO
5. DASHED LINE INDICATES SOFFIT OR OTHER CONSTRUCTION ABOVE
6. SEE A0700 SERIES RCP DRAWINGS FOR LIGHTING AND CEILING INFORMATION
7. ALL ROOFING INSTALLATION WILL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ROOFING CONTRACTORS ASSOCIATION (NRCA) AND THE MANUFACTURER'S REQS. AND RECOMMENDATIONS.
8. ALL SHEET METAL INSTALLATION WILL BE INSTALLED IN ACCORDANCE WITH THE SHEET METAL AND AIR CONDITIONING CONTRACTOR'S NATIONAL ASSOCIATION, INC. (SMACNA) REQS. AND RECOMMENDATIONS
9. ROOF SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH ASCE 7 WIND UPLIFT REQUIREMENTS.

SECOND LEVEL

TOTAL AREA: 4,140 GSF

0' 4' 8' 16'
SCALE: 3/16" = 1'-0"

PLENARY ENTERPRISES
1212 MARTIN LUTHER KING JR AVE SE
WASHINGTON, DC
20032
GENERAL CONTRACTOR

CAS ENGINEERING
1001 CONNECTICUT AVE NW, SUITE 401
WASHINGTON, DC 20036
STRUCTURAL

CAS ENGINEERING
1001 CONNECTICUT AVE NW, SUITE 401
WASHINGTON, DC 20036
CIVIL

BLUEMOON ENGINEERING
2415 N UNDERWOOD ST
ARLINGTON, VA
22205
MEP

The Community Partnership for the Prevention of Homelessness Office Headquarters

14-20 KENNEDY STREET NW & 5422 1ST PLACE NW, WASHINGTON, DC

REVISIONS

1	PDRM	2/12/2021

DATE: 02/12/21
PROJECT NO: 2020.014
DRAWN BY: AB, MCG, GF
CHECKED BY: ZG, JG

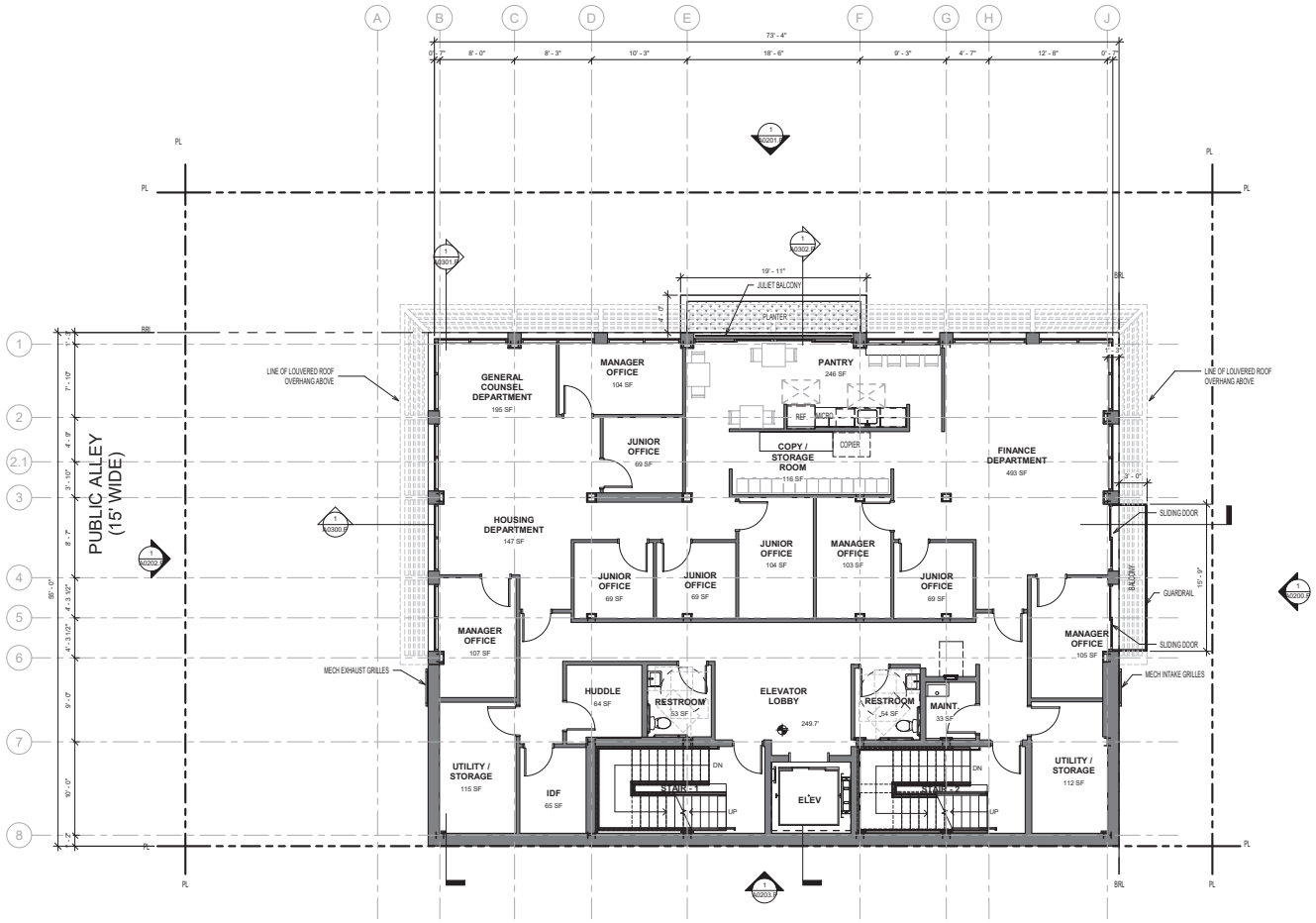
Bonstra | Haresign
ARCHITECTS
1726 Fourteenth Street, NW, Suite 300
Washington, DC 20009-4308
www.bonstra.com 202 588 9373 T

SECOND LEVEL FLOOR PLAN

A0102.P

© 2021 - Bonstra | Haresign Architects

KENNEDY STREET, NW
(60' WIDE + BRL = 90')



FIRST PLACE, NW
(50' WIDE + BRL = 60')

GENERAL NOTES

1. DO NOT SCALE DRAWINGS - DIMENSIONS GOVERN. VERIFY DIMENSIONS WITH FIELD CONDITIONS. IF DISCREPANCIES ARE DISCOVERED BETWEEN FIELD CONDITIONS AND DRAWINGS, CONTACT ARCHITECT FOR RESOLUTION BEFORE PROCEEDING.
2. ALL DIMENSIONS ARE SHOWN FROM FINISHED FACE OF WALL TO FINISHED FACE OF WALL UNO
3. "ALIGN" MEANS SIMILAR COMPONENTS OF CONSTRUCTION SHALL BE IN THE SAME PLANE ACROSS VOIDS.
4. PARTITION TYPES ABOVE DOOR AND OTHER OPENINGS ARE TO BE THE SAME AS ADJACENT PARTITION UNO
5. DASHED LINE INDICATES SOFFIT OR OTHER CONSTRUCTION ABOVE
6. SEE A0700 SERIES (RCP DRAWINGS) FOR LIGHTING AND CEILING INFORMATION
7. ALL ROOFING INSTALLATION WILL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ROOFING CONTRACTORS ASSOCIATION (NRCA) AND THE MANUFACTURER'S RECOS. AND RECOMMENDATIONS.
8. ALL SHEET METAL INSTALLATION WILL BE INSTALLED IN ACCORDANCE WITH THE SHEET METAL AND AIR CONDITIONING CONTRACTOR'S NATIONAL ASSOCIATION, INC. (SMACNA) RECOS. AND RECOMMENDATIONS.
9. ROOF SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH ASCE 7 WIND UPLIFT REQUIREMENTS.

THIRD LEVEL

TOTAL AREA: 4,045 GSF

1 A0103.P THIRD LEVEL FLOOR PLAN

SCALE: 3/16" = 1'-0"

© 2021 - Bonstra | Haresign Architects

Bonstra | Haresign ARCHITECTS
1726 Fourteenth Street, NW, Suite 300
Washington, DC 20009-4309
www.bonstra.com 202 588 9373 T

THIRD LEVEL FLOOR PLAN

A0103.P

GENERAL CONTRACTOR
PLENARY ENTERPRISES
3210 MARTIN LUTHER KING JR AVE SE
WASHINGTON, DC
20032

STRUCTURAL
CAS ENGINEERING
1001 CONNECTICUT AVE NW, SUITE 401
WASHINGTON, DC 20036

M.E.P.
CAS ENGINEERING
1001 CONNECTICUT AVE NW, SUITE 401
WASHINGTON, DC 20036

CIVIL
BLUEMOON ENGINEERING
2415 N UNDERWOOD ST
ARLINGTON, VA
22205

The Community Partnership for the Prevention of Homelessness Office Headquarters

14-20 KENNEDY STREET NW & 5422 1ST PLACE NW, WASHINGTON, DC

REVISIONS

1	PDRM	2/12/2021

DATE: 02/12/21
PROJECT NO.: 2020.014
DRAWN BY: AB, MCG, GF
CHECKED BY: ZG, JG