


3101 GEORGIA AVE, NW
WASHINGTON, DC 20010

PROJECT TEAM				
OWNER: 3101 Georgia Ave LLC 3101 Georgia Ave., NW Washington, DC 20010 (301) 656-6566 CONTACT - David Gorman	ARCHITECT: Square 134 Architects 1501 11th Street, NW, Suite 3 Washington, DC 20001 (202) 328-0134 CONTACT - Ronald Schneck Jr AIA CONTACT - Elizabeth Golumbeck, Assoc. AIA	STRUCTURAL ENGINEER: FMC & Associates, LLC 515 M Street, SE, Suite 106 Washington, DC 20003 (202) 863-0911 CONTACT: Fadi Abdelfatah PE	MEP ENGINEER: KK Engineering, LLC 5840 Banneker Rd, Suite 220 Columbia, MD 21044 (443) 393-1070 x1003 CONTACT: Khalid Khalifa PE CFM	GENERAL CONTRACTOR: Harbor Builders 1501 11th Street, NW, Suite 3 Washington, DC 20001 (443) 708-4002 CONTACT - Ezra Hercenberg

COVER IMAGE



A detailed map of the area around 3101 Georgia Avenue Northwest. The map shows a grid of streets including Kenyon St NW, Irving St NW, Columbia Rd NW, and Hobart Pl NW. A large green area represents Bruce Monroe Community Park. Several businesses are marked, including Morgan's Seafood, Colony Club, L A Nails, From the Core Studios, 77 Market, Lemon Bowl DC, Fantasy Nails & Spa, NuVegan Cafe, Bravo Bar, and Zippin Chicken. A red pin marks the location of 3101 Georgia Avenue Northwest. The map also shows the intersection of Georgia Ave NW and Columbia Rd NW, and the location of the Bruce Monroe Community Garden.

SHEET LISTS		SHEET INDEX - ARCHITECTURAL		SHEET INDEX - STRUCTURAL		SHEET INDEX - MECHANICAL	
SHEET INDEX - LANDSCAPE		SHEET #	SHEET NAME	SHEET #	SHEET NAME	SHEET #	SHEET NAME
L0001	GAR	A0001	GENERAL NOTES	S0001	UNDERPINNING NOTES	M0000	CANALIZATION
L0002	GAR	A0002	ZONING ANALYSIS	S0002	UNDERPINNING LAYOUT & DETAILS	M0001	MECHANICAL LAYOUT
L0003	GAR	A0003	CODE ANALYSIS	S0010	GENERAL NOTES	M0002	MECHANICAL LAYOUT
		A0004	CODE ANALYSIS	S0011	GENERAL NOTES CONT.	M0003	MECHANICAL LAYOUT
		A0005	TYPE A & TYPE B UNITS	S0012	GENERAL NOTES CONT.	M0004	MECHANICAL LAYOUT
		A0006	ENERGY VERIFICATION SHEET	S0101	CELLAR FOUNDATION FLOOR	SHEET INDEX - ELECTRICAL	
		A0007	WALL TYPES	S0102	GROUND FLOOR FRAMING PLAN		
		A0008	FLOOR TYPES	S0103	SECOND FRAMING PLAN	SHEET INDEX - CIVIL	
		A0009	DOOR & WINDOW SCHEDULE	S0104	THIRD FRAMING PLAN		
		A0010	FINISH & EQUIPMENT SCHEDULE	S0501	TYPICAL DETAILS	E0000	ELECTRICAL LAYOUT
		A0011	DEMO PLANS	S0502	TYPICAL DETAILS OPENINGS	E0001	ELECTRICAL LAYOUT
		A0012	SOIL & EROSION CONTROL			E0002	ELECTRICAL LAYOUT
		A0013	SITE PLAN			E0003	ELECTRICAL LAYOUT
		A1000	CELLAR PLAN			E0004	ELECTRICAL LAYOUT
		A1001	1ST AND SECOND FLOOR PLANS			E0005	ELECTRICAL LAYOUT
		A1002	3RD & 4TH FLOOR PLANS			SHEET INDEX - SANITARY	
		A1003	ROOF PLAN				
		A1004	ENLARGED PLANS			P0000	PANTRY LAYOUT
		A2000	RCP-CELLAR			P0001	PANTRY LAYOUT
		A2001	RCP - 1ST AND 2ND FLOOR			P0002	PANTRY LAYOUT
		A2002	RCP - 3RD AND 4TH FLOOR			P0003	PANTRY LAYOUT
		A3000	NORTH ELEVATION			P0004	PANTRY LAYOUT
		A3001	EAST ELEVATION			P0005	PANTRY LAYOUT
		A3002	SOUTH ELEVATION				
		A3003	WEST ELEVATION				
		A4000	SECTIONS				
		A4001	SECTIONS				
		A4002	SECTIONS				
		A4003	WALL SECTIONS				
		A4004	WALL DETAILS				
		A5000	AIR SEALING DETAILS				
		A8000	VERTICAL CIRCULATION				
		A8001	VERTICAL CIRCULATION				

SHEET INDEX - STRUCTURAL	
SHEET #	SHEET NAME
S0001	UNDERPINNING NOTES
S0002	UNDERPINNING LAYOUT & DETAILS
S0010	GENERAL NOTES
S0011	GENERAL NOTES CONT.
S0012	GENERAL NOTES CONT.
S0101	CELLAR FOUNDATION FLOOR
S0102	GROUND FLOOR FRAMING PLAN
S0103	SECOND FRAMING PLAN
S0104	THIRD FRAMING PLAN
S0501	TYPICAL DETAILS
S0502	TYPICAL DETAILS OPENINGS

SHEET INDEX - MECHANICAL	
SHEET #	SHEET NAME
M0000	COVER SHEET MECHANICAL
M0001	MECHANICAL FLOOR PLANS
M0002	MECHANICAL FLOOR PLANS
M0003	MECHANICAL FLOOR PLANS
M0004	MECHANICAL DETAILS

SHEET INDEX - ELECTRICAL	
SHEET #	SHEET NAME
E0000	COVER SHEET ELECTRICAL
E0001	ELECTRICAL FLOOR PLANS
E0002	ELECTRICAL FLOOR PLANS
E0003	ELECTRICAL FLOOR AND ROOF PLANS
E0004	ELECTRICAL POWER RISER DIAGRAM ELECTRICAL PANELS
E0005	FA RISER DIAGRAM

SHEET INDEX - PLUMBING	
SHEET #	SHEET NAME
P0000	PLUMBING COVER SHEET
P0001	PLUMBING FLOOR PLANS
P0002	PLUMBING FLOOR PLANS
P0003	PLUMBING FLOOR AND ROOF PLANS
P0004	PLUMBING WATER AND STORM RISERS
P0005	SANITARY, FIRE, AND GAS RISERS

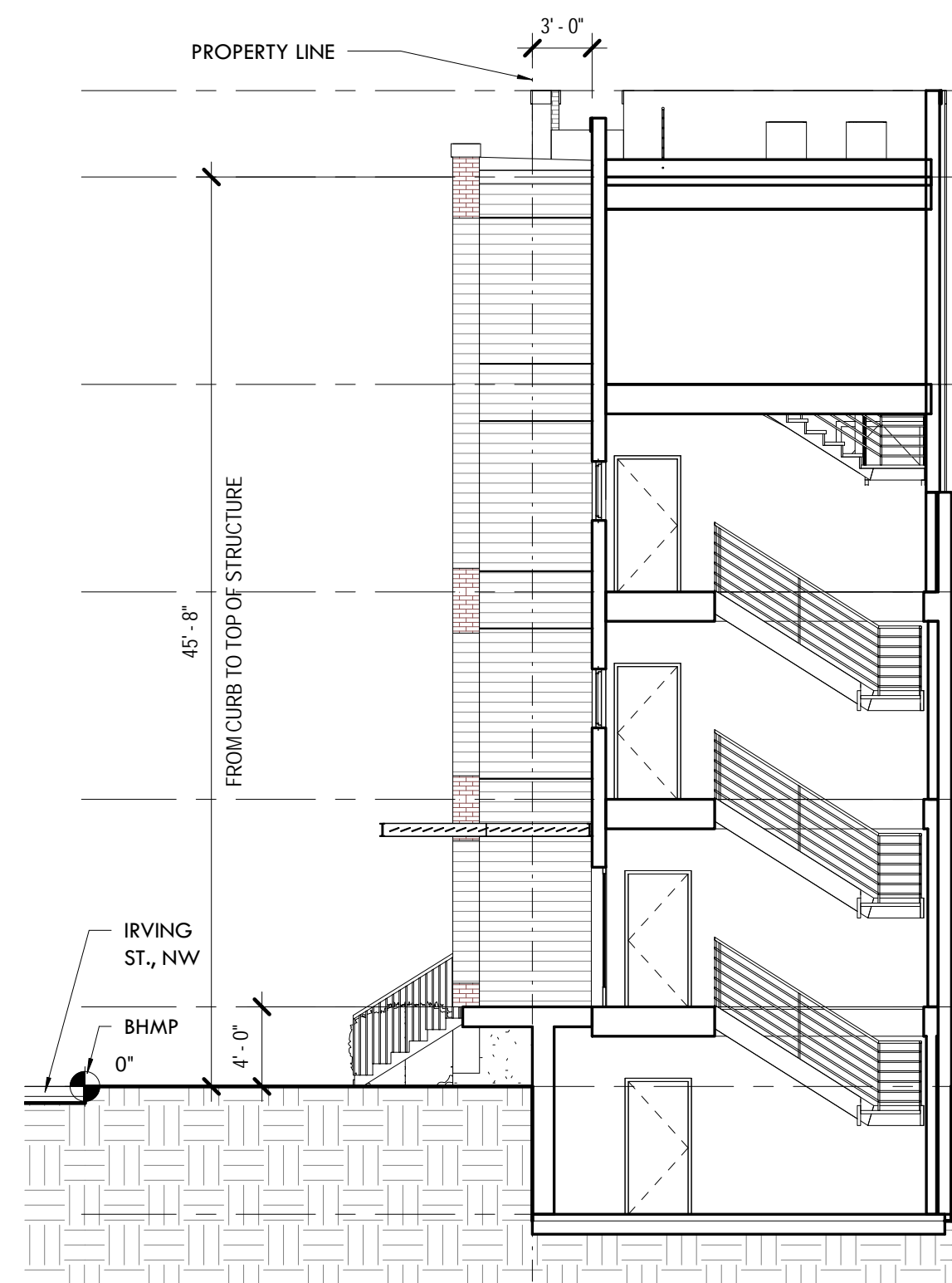
A0000

SITE INFORMATION

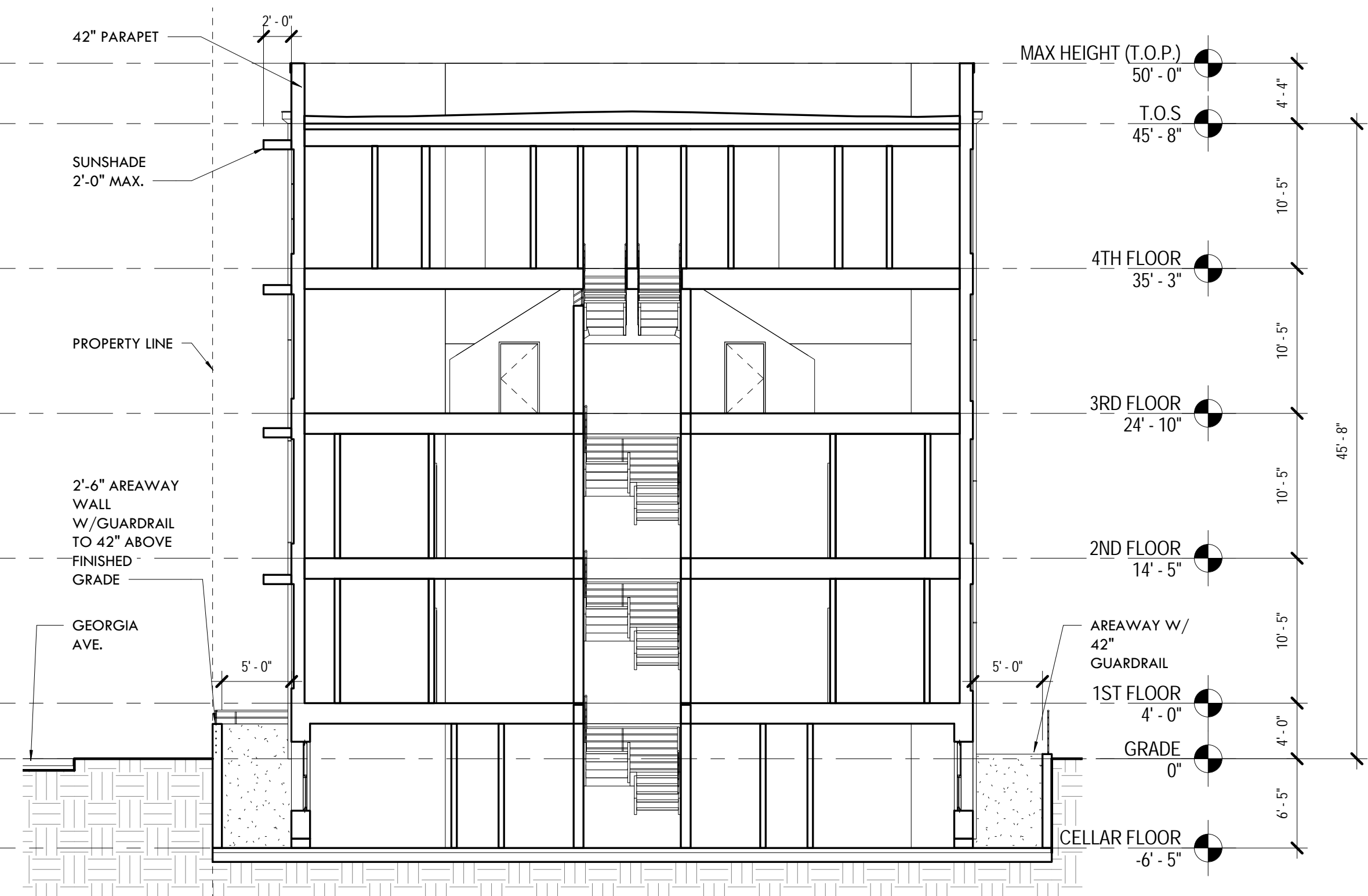
SQUARE	LOT	ZONE	LOT SIZE
3047	0109	MU-4	1658 SF

	ALLOWABLE (MU-4)	PROPOSED
LOT SIZE	1658 SF	1658 SF
LOT OCCUPANCY	60% (995 SF)	60% (995)
FAR	2.5 (4,145 SF)	2.4 (3983 SF)
PENTHOUSE FAR	0.4 (663.2SF)	N/A
REAR YARD SETBACK	15'-0" MIN	15'-0" MIN
BUILDING HEIGHT	50'-0"	45'-8"
OPEN COURT	4"/1'-0" OF HEIGHT, NOT LESS THAN 10'-0"	N/A
CLOSED COURT	4"/1'-0" OF HEIGHT, NOT LESS THAN 15'-0", AREA = TWICE THE SQUARE OF THE REQ WIDTH NOT < 350 SF	N/A
RESIDENTIAL PARKING	1 SPACE / 3 DWELLING UNITS IN EXCESS OF 4 - REDUCED BY 50% LOCATED WITHIN 1/2 MILE OF METRO	1 PARKING SPACE
RETAIL PARKING	1.33 SPACES / 1000 SF IN EXCESS OF 3000 SF	N/A
LONG TERM BICYCLE PARKING	1 SPACE / 3 DWELLING UNITS	3 SPACES
SHORT TERM BICYCLE PARKING	1 SPACE / 20 DWELLING UNITS	N/A
GAR	0.3, SEE ZRR SUBTITLE C CHAPTER 06	0.3
IZ	10% OF GFA DEDICATED FOR RESIDENTIAL USE OR 75% OF ACHIEVABLE BONUS DENSITY, SEE ZRR SUBTITLE C CHAPTER 10	N/A

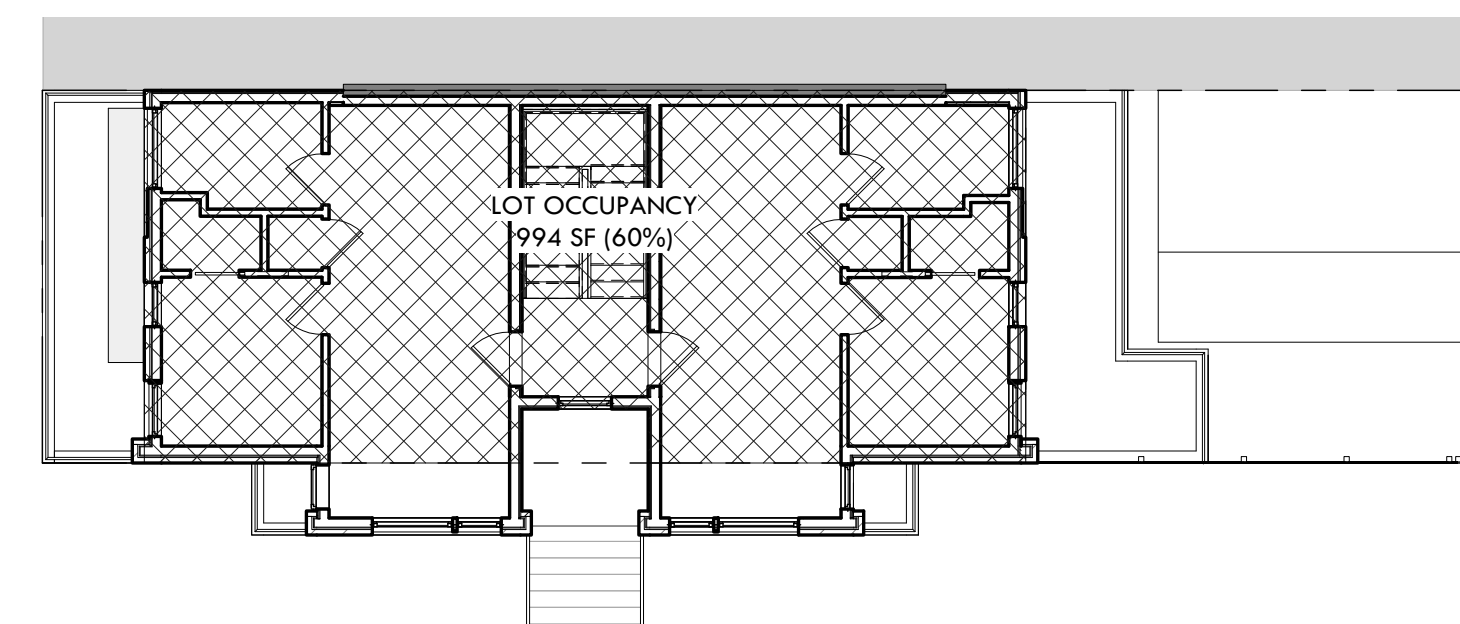
UNIT COUNT AND SQUARE FOOTAGE SUMMARY				
LEVEL	GSF	FAR	UNIT GSF	UNITS
Cellar	1,015	-	855	2
First	995	995	858	2
Second	995	995	858	2
Third	995	995	858	2
Fourth	995	995	995	-
TOTAL	4,995	3,980	4,424	8



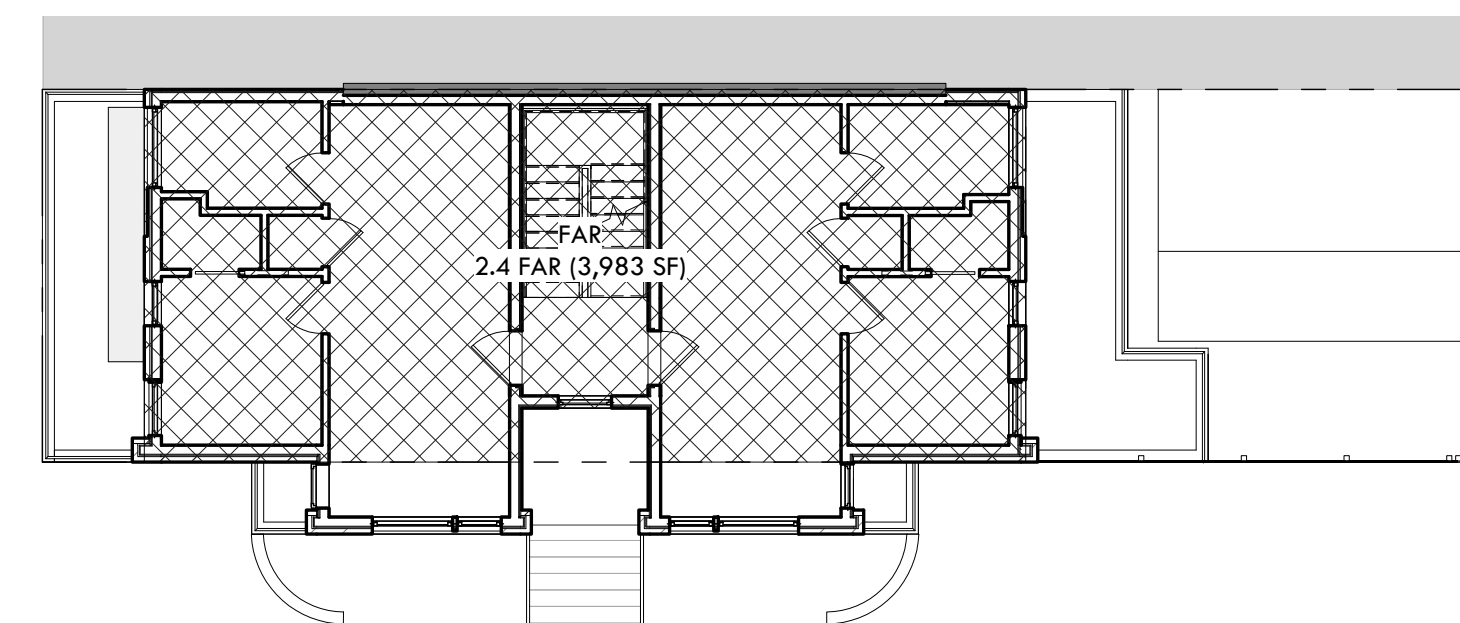
2 N-S ZONING SECTION
A0002 1/8" = 1'-0"



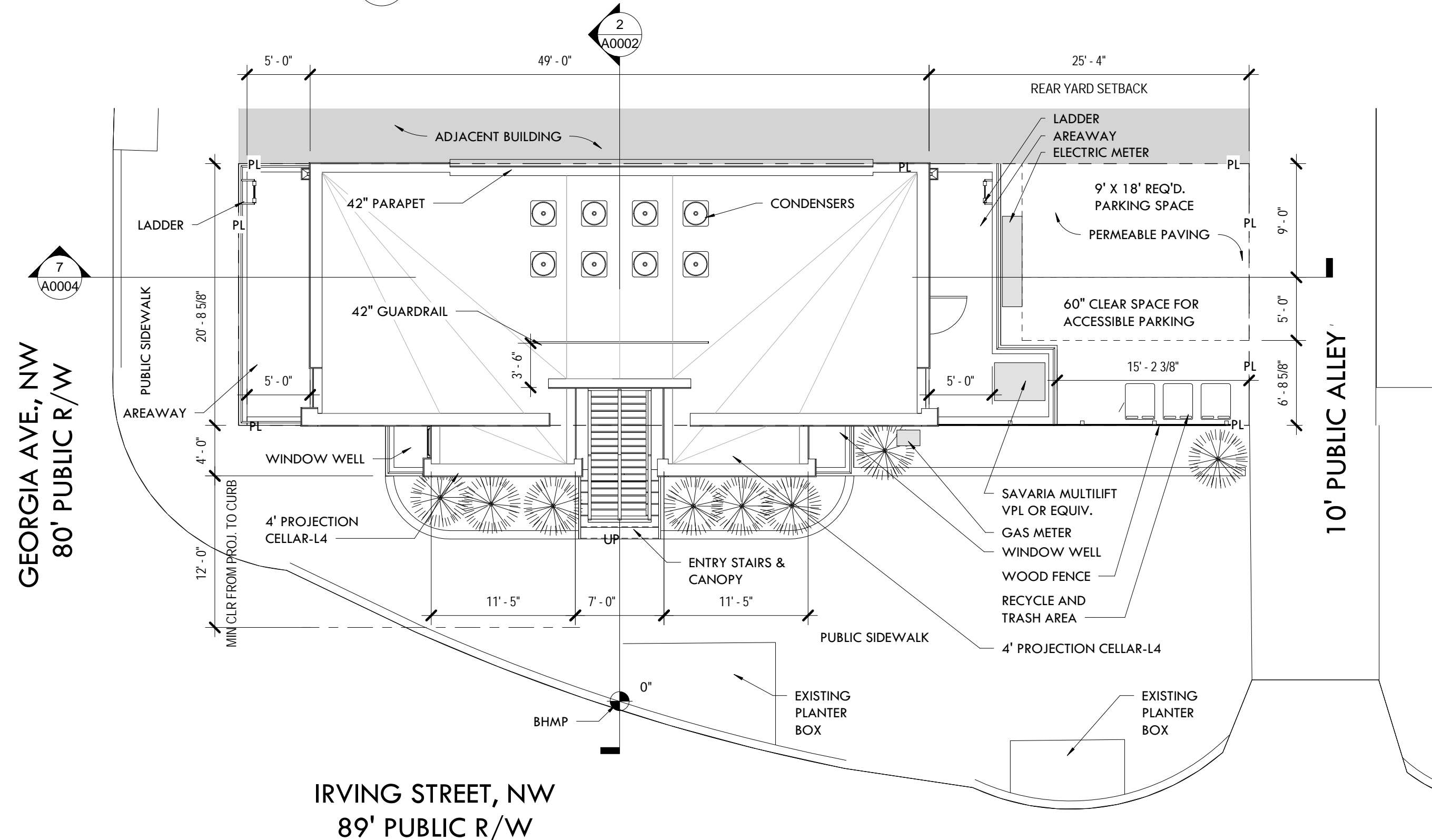
3 E-W ZONING SECTION
A0002 1/8" = 1'-0"



5 ZONING - LOT OCCUPANCY
A0002 3/32" = 1'-0"



4 ZONING - FAR
A0002 3/32" = 1'-0"



1 SITE PLAN ZONING
A0002 1/8" = 1'-0"

134

PROJECT TITLE:
**3101 GEORGIA
AVE., NW**
Washington, DC 20010

[illegible]

KEY PLAN:

STAMP:

PROJECT NUMBER:
17037

SCALE:
As indicated

ISSUE: SCHEMATIC DESIGN

ISSUE DATE:
10.20.2017

DRAWING NUMBER:

A0002

- ### GENERAL PLAN NOTES

1. ALL INTERIOR PARTITIONS WITHIN THE UNIT TO BE NON RATED AND ALL UNIT PARTITIONS TO BE RATED 1 HOUR
2. ALL DIMENSIONS ON PLANS ARE FROM FACE OF CORE (WOOD STUD OR CMU WALL) UNLESS OTHERWISE NOTED
3. COORDINATE WINDOW SIZES WITH ROOF OPENINGS
4. ALL STAIRS TO MEET CODE: 7" MAX RISER, 11" MIN TREAD DEPTH, SEE SECTIONS
5. CONFIRM ALL STAIR CLEARANCES & LANDINGS DURING LAYOUT PRIOR TO START OF FRAMING
6. SLOPE CONCRETE SLAB @ AREAWAYS TOWARD FLOOR DRAIN, 1/4" PER 1'
7. AIR BARRIER AND INSULATION INSTALLATION TO COMPLY WITH 2013 DC ENERGY CODE TABLE 402.4.1.1
8. ENVELOPE INFILTRATION TESTING TO BE PERFORMED TO COMPLY WITH 2013 DC ENERGY CODE R402.4.1.2
9. SPT ELEVATIONS ARE TO THE TOP OF THE SLAB OR SUB FLOOR
10. PROVIDE R-10 (UNHEATED) AND R-15 (HEATED) SLAB INSULATION EXTENDING DOWNWARD FROM TOP OF SLAB SURFACE
11. PROVIDE 2'-0" SLAB INSULATION DEPTH

X3 AREA FOR DCRA USE

134

SQUARE 134 ARCHITECTS

501 11th St NW Suite 3
Washington DC 20001
202.328.0134

PROJECT TITLE:

**3101 GEORGIA
AVE., NW**

Washington, DC 20010

DRAWING TITLE:

SITE PLAN

[illegible]

KEY PLAN:



STAMP:

PROJECT NUMBER:
17037

SCALE:
 $1/4" = 1'-0"$

ISSUE:
SCHEMATIC DESIGN

ISSUE DATE:
10.20.2017

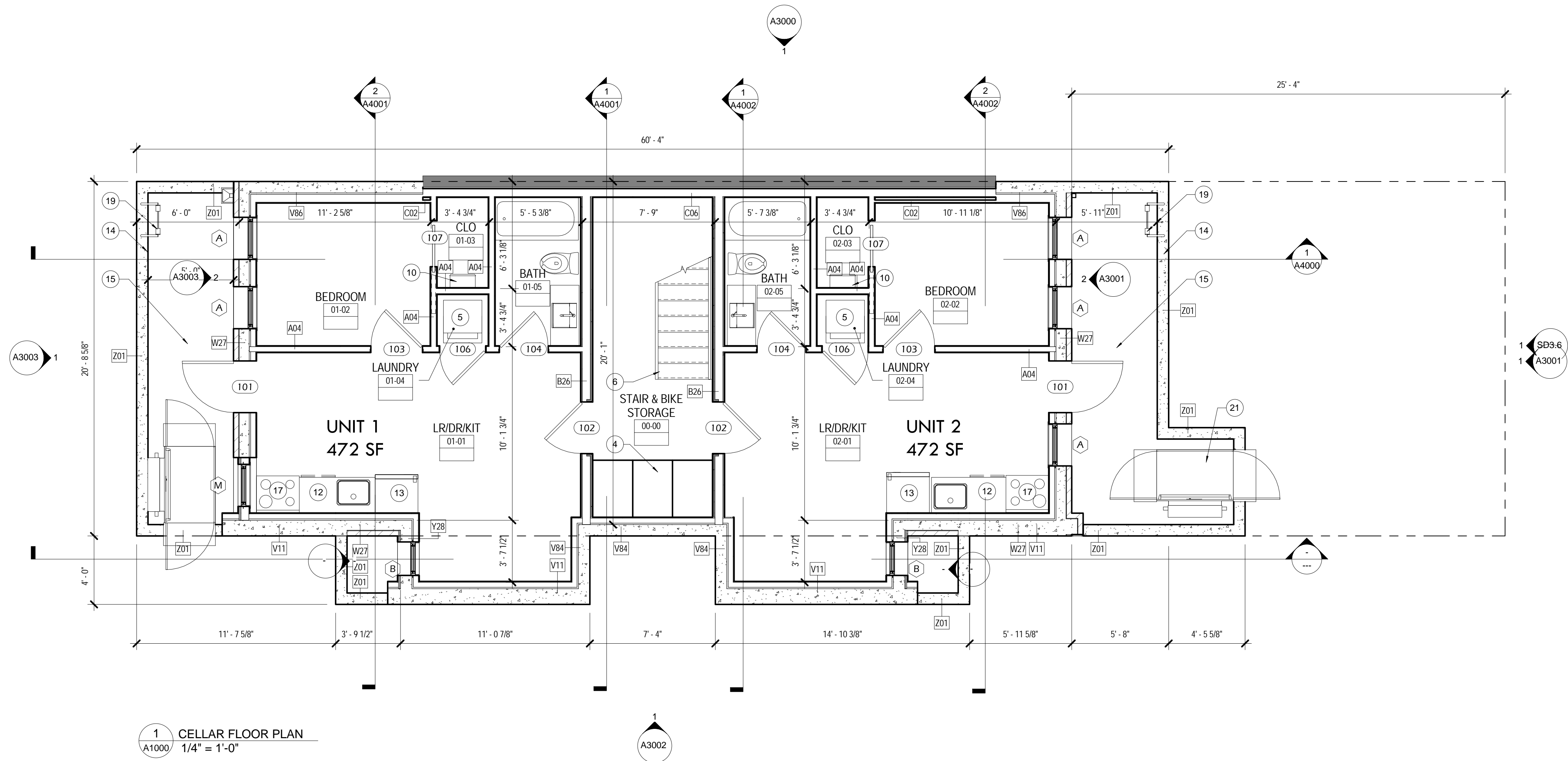
DRAWING NUMBER:

A0012

GEORGIA AVE., NW
80' PUBLIC R/W

IRVING STREET, NW
60' PUBLIC R/W

1 SITE PLAN
A0012 1/4" = 1'-0"



1
A1000 CELLAR FLOOR PLAN
1/4" = 1'-0"

GENERAL PLAN NOTES

- ALL INTERIOR PARTITIONS WITHIN THE UNIT TO BE NON RATED AND ALL UNIT PARTITIONS TO BE RATED 1 HOUR
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- COORDINATE WINDOW SIZES WITH ROUGH OPENINGS
- ALL STAIRS TO MEET CODE : 7" MAX RISER, 11" MIN TREAD DEPTH, SEE SECTIONS
- CONFIRM ALL STAIR CLEARANCES & LANDINGS DURING LAYOUT PRIOR TO START OF FRAMING
- SLOPE CONCRETE SLAB @ AREAWAYS TOWARD FLOOR DRAIN, 1/4" PER 1'-0"
- AIR BARRIER AND INSULATION INSTALLATION TO COMPLY WITH 2013 DC ENERGY CODE TABLE 402.4.1.1
- ENVELOPE INFILTRATION TESTING TO BE PERFORMED TO COMPLY WITH 2013 DC ENERGY CODE R402.4.1.2
- SPOT ELEVATIONS ARE TO THE TOP OF THE SLAB OR SUB FLOOR
- PROVIDE R-10 (UNHEATED) AND R-15 (HEATED) SLAB INSULATION EXTENDING DOWNWARD FROM TOP OF SLAB SURFACE
- PROVIDE 2'-0" SLAB INSULATION DEPTH

PLAN NOTES

- GAS METER
- ELECTRIC METER
- ELECTRICAL PANEL LOCATION
- BIKE STORAGE
- WASHER / DRYER
- WOOD STAIR (7" RISERS & 11" TREADS)
- CONCRETE STAIR (7" RISERS & 11" TREADS)
- METAL GUARDRAIL (42" AFF)
- PANCAKE AH UNIT
- TANKLESS WATER HEATER
- ALUMINUM GUTTER AND DOWNSPOUT
- DISHWASHER
- REFRIDGERATOR
- AREAWAY w/8" PIP CONC. WALLS (SEE BUILDING SECTION)
- 4" AREAWAY DRAIN
- CONDENSERS
- OVEN/STOVE
- OVERFLOW
- EGRESS LADDER AT AREAWAY
- SPRINKLER STANDPIPE
- SAVARIA MULTILIFT PLATFORM VPL LIFT OR EQUAL. PROVIDE SHOP DRAWINGS
- PLANTER
- TRASH STORAGE
- WALKWAY

3X3 AREA FOR DCRA USE

134

SQUARE 134 ARCHITECTS

1501 11th St NW Suite 3
Washington, DC 20001
202.328.0134

PROJECT TITLE:

**3101 GEORGIA
AVE., NW**

Washington, DC 20010

DRAWING TITLE:

CELLAR PLAN

DESCRIPTION

DATE

#

KEY PLAN:

STAMP:

PROJECT NUMBER:

17037

SCALE:

1/4" = 1'-0"

ISSUE:

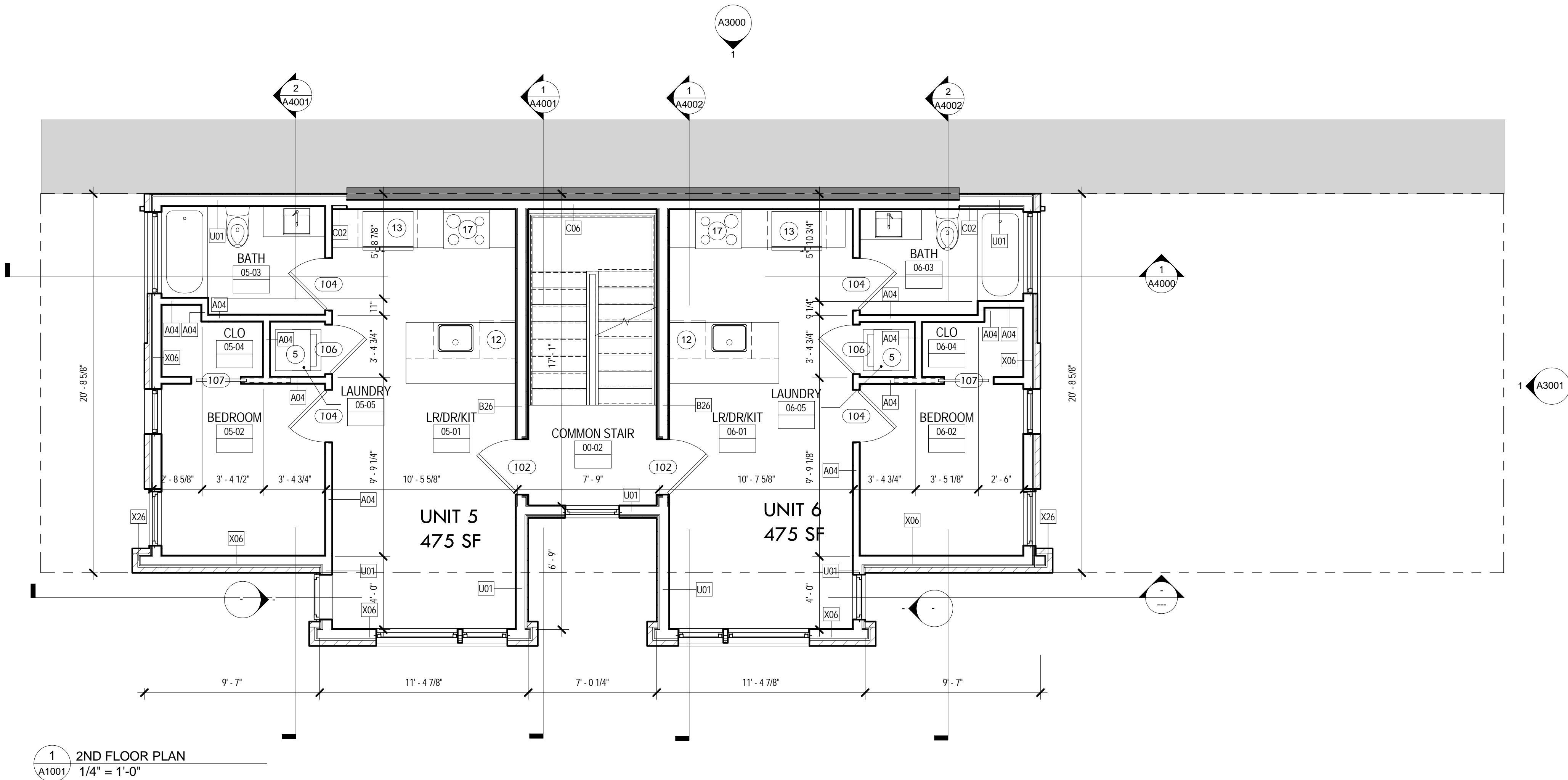
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ISSUE DATE:

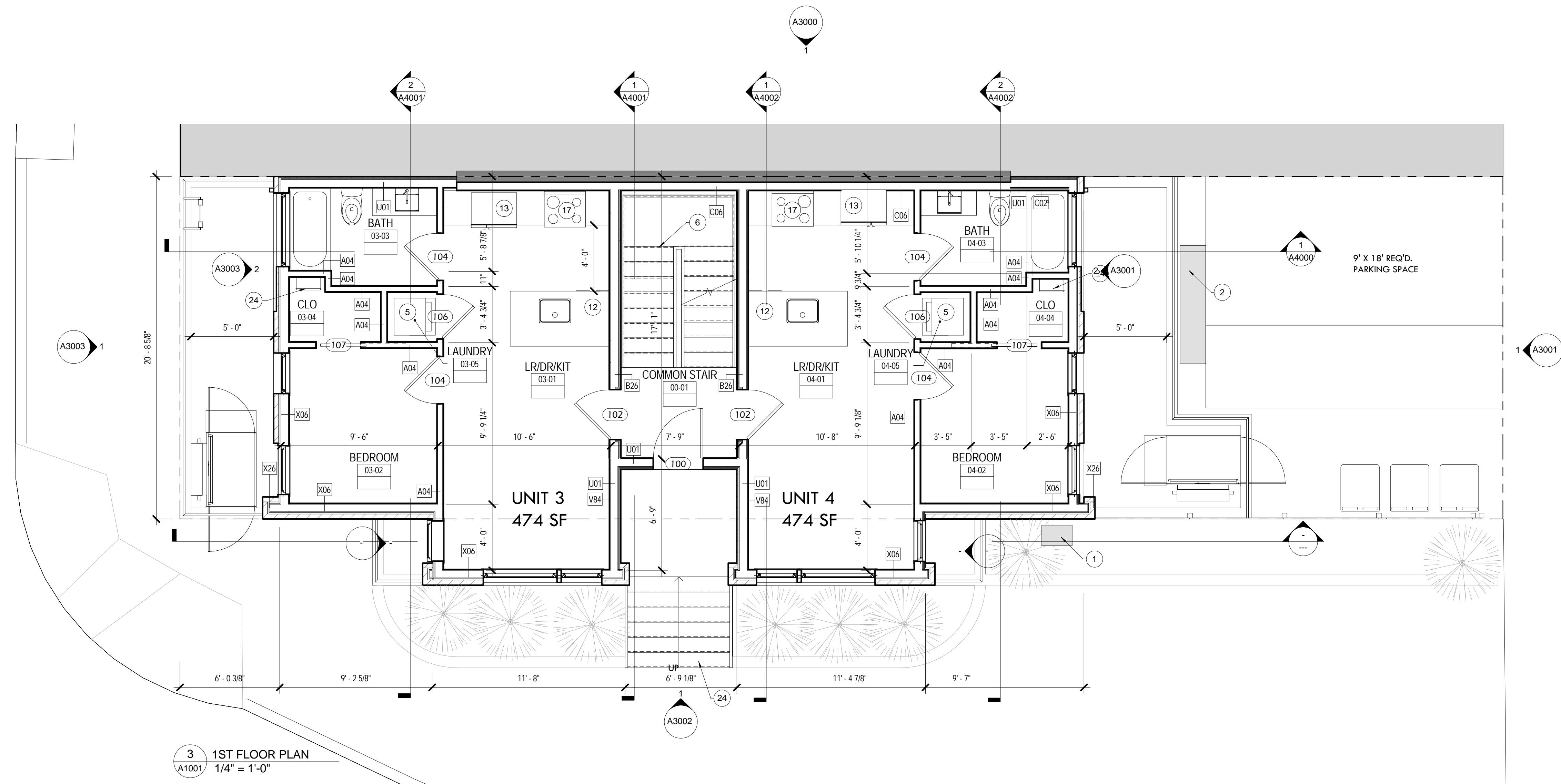
10.20.2017

DRAWING NUMBER:

A1000



1 2ND FLOOR PLAN
1/4" = 1'-0"



3 1ST FLOOR PLAN
1/4" = 1'-0"

GENERAL PLAN NOTES

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2. ALL DIMENSIONS ON PLANS ARE FROM FACE OF CORE (WOOD STUD OR CMU WALL) UNLESS OTHERWISE NOTED
3. COORDINATE WINDOW SIZES WITH ROUGH OPENINGS
4. ALL STAIRS TO MEET CODE : 7" MAX RISER, 11" MIN TREAD DEPTH, SEE SECTIONS
5. CONFIRM ALL STAIR CLEARANCES & LANDINGS DURING LAYOUT PRIOR TO START OF FRAMING
6. SLOPE CONCRETE SLAB @ AREAWAYS TOWARD FLOOR DRAIN, 1/4" PER 1'-0"
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9. SPOT ELEVATIONS ARE TO THE TOP OF THE SLAB OR SUB FLOOR
10. PROVIDE R-10 (UNHEATED) AND R-15 (HEATED) SLAB INSULATION EXTENDING DOWNWARD FROM TOP OF SLAB SURFACE
11. PROVIDE 2'-0" SLAB INSULATION DEPTH

PLAN NOTES

- 1 GAS METER
- 2 ELECTRIC METER
- 3 ELECTRICAL PANEL LOCATION
- 4 BIKE STORAGE
- 5 WASHER / DRYER
- 6 WOOD STAIR (7" RISERS & 11" TREADS)
- 7 CONCRETE STAIR (7" RISERS & 11" TREADS)
- 8 METAL GUARDRAIL (42" AFF)
- 9 PANCAKE AH UNIT
- 10 TANKLESS WATER HEATER
- 11 ALUMINUM GUTTER AND DOWNSPOUT
- 12 DISHWASHER
- 13 REFRIDGERATOR
- 14 AREAWAY w/8" PIP CONC. WALLS (SEE BUILDING SECTION)
- 15 4" AREAWAY DRAIN
- 16 CONDENSERS
- 17 OVEN/STOVE
- 18 OVERFLOW
- 19 EGRESS LADDER AT AREAWAY
- 20 SPRINKLER STANDPIPE
- 21 SAVARIA MULTILIFT PLATFORM VPL LIFT OR EQUAL PROVIDE SHOP DRAWINGS
- 22 PLANTER
- 23 TRASH STORAGE
- 24 WALKWAY

3X3 AREA FOR DCRA USE

134

SQUARE 134 ARCHITECTS

1501 11th St NW Suite 3
Washington, DC 20001
202.328.0134

PROJECT TITLE:

**3101 GEORGIA
AVE., NW**

Washington, DC 20010

DRAWING TITLE:

**1ST AND SECOND
FLOOR PLANS**

DESCRIPTION

DATE

#

KEY PLAN:

STAMP:

PROJECT NUMBER:

17037

SCALE:

1/4" = 1'-0"

ISSUE:

SCHEMATIC DESIGN

ISSUE DATE:

10.20.2017

DRAWING NUMBER:

A1001

PROJECT TITLE:

**3101 GEORGIA
AVE., NW****Washington, DC 20010**

DRAWING TITLE:

**3RD & 4TH FLOOR
PLANS**

DESCRIPTION

DATE

#

KEY PLAN:

STAMP:

PROJECT NUMBER:

17037

SCALE:

1/4" = 1'-0"

ISSUE:

SCHEMATIC DESIGN

ISSUE DATE:

10.20.2017

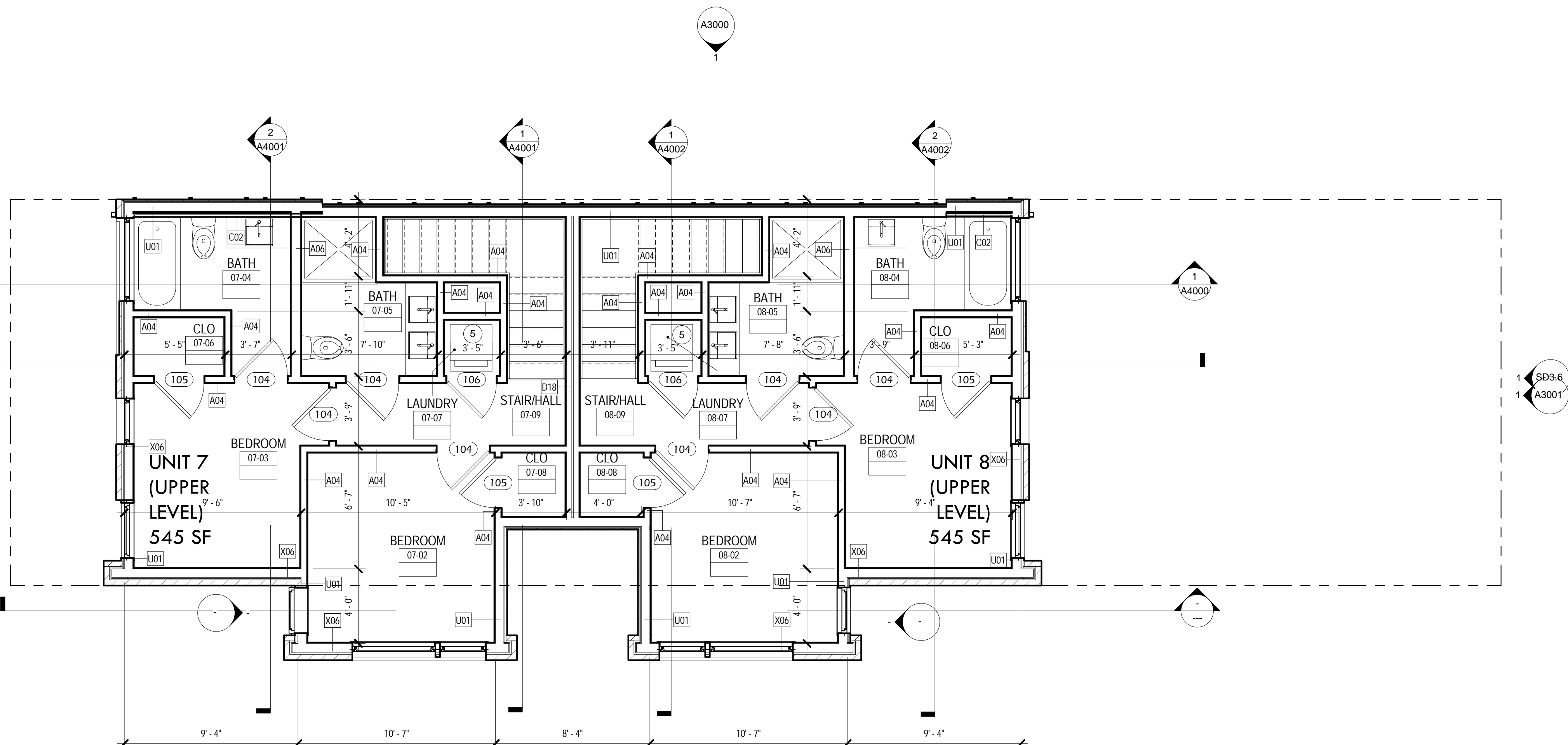
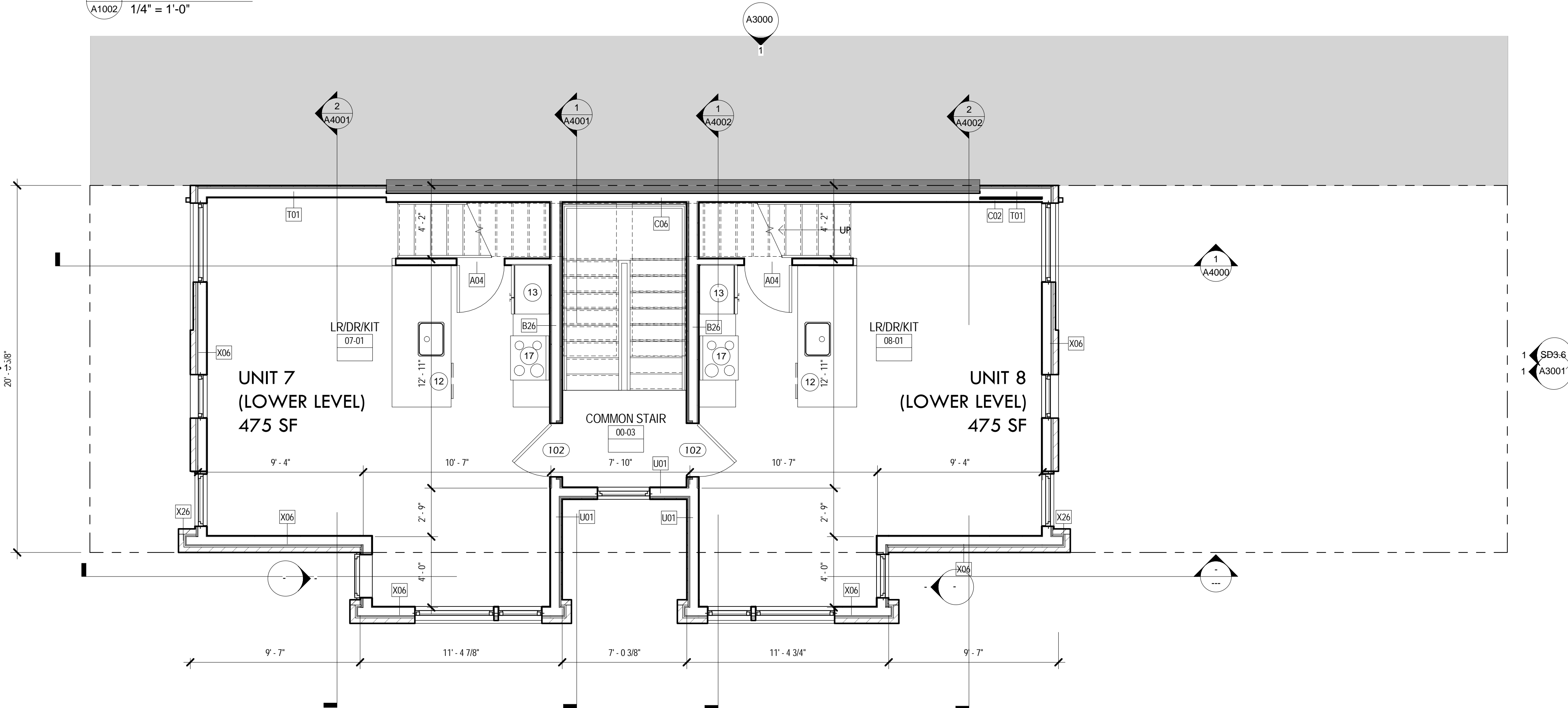
DRAWING NUMBER:

A1002**GENERAL PLAN NOTES**

- ALL INTERIOR PARTITIONS WITHIN THE UNIT TO BE NON RATED AND ALL UNIT PARTITIONS TO BE RATED 1 HOUR
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- ALL STAIRS TO MEET CODE : 7" MAX RISER, 11" MIN TREAD DEPTH, SEE SECTIONS
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PLAN NOTES

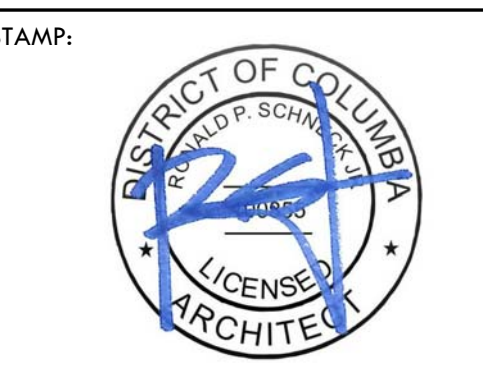
- GAS METER
- ELECTRIC METER
- ELECTRICAL PANEL LOCATION
- BIKE STORAGE
- WASHER / DRYER
- WOOD STAIR (7" RISERS & 11" TREADS)
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- 4" AREAWAY DRAIN
- CONDENSERS
- OVEN/STOVE
- OVERFLOW
- EGRESS LADDER AT AREAWAY
- SPRINKLER STANDPIPE
- SAVARIA MULTILIFT PLATFORM VPL LIFT OR EQUAL. PROVIDE SHOP DRAWINGS
- PLANTER
- TRASH STORAGE
- WALKWAY

**1 4TH FLOOR PLAN**
A1002 1/4" = 1'-0"**2 3RD FLOOR PLAN**
A1002 1/4" = 1'-0"

DRAWING TITLE:

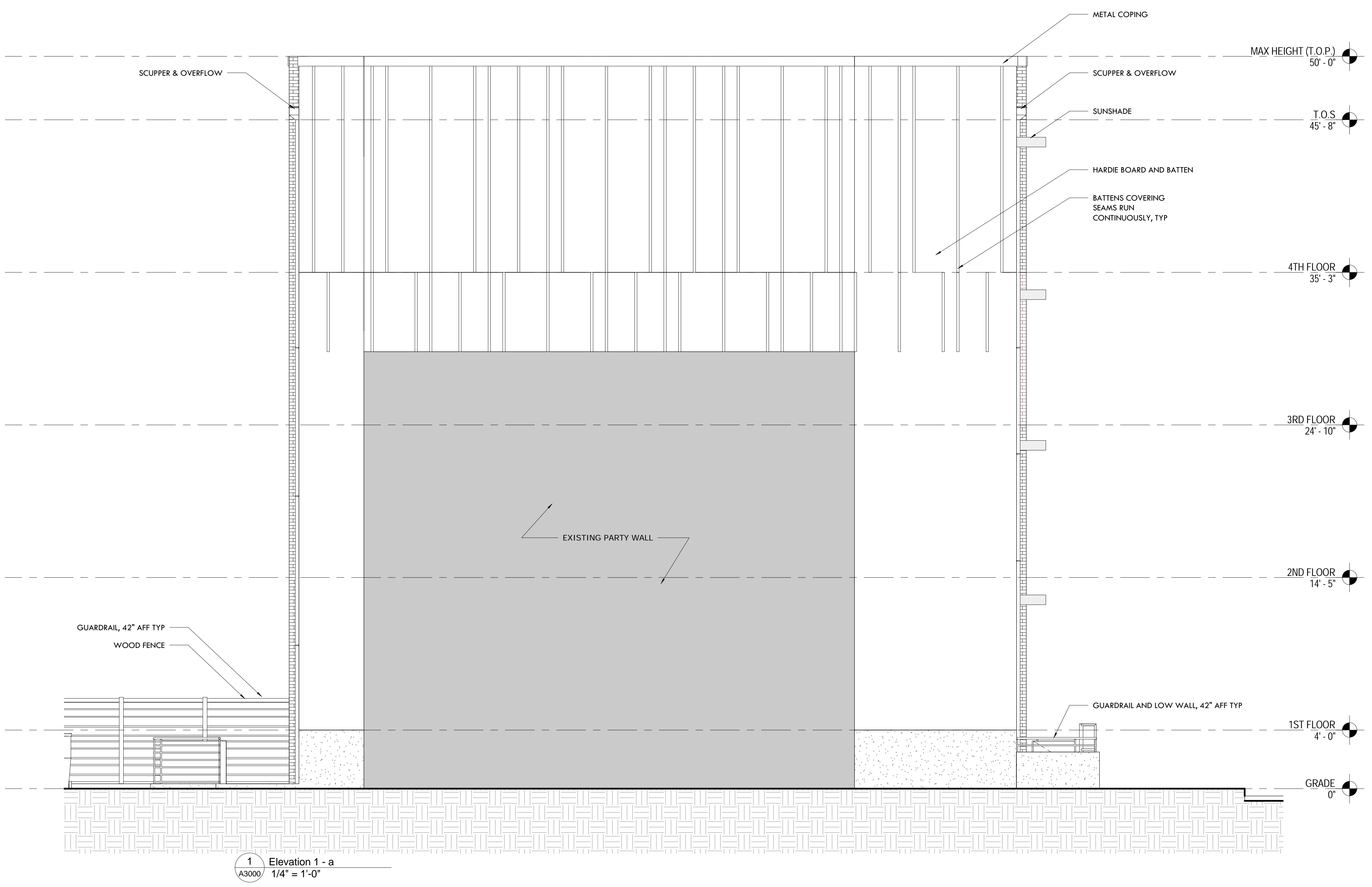
NORTH ELEVATION

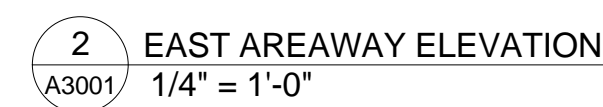
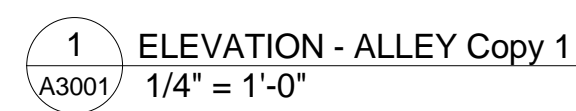
KEY PLAN:



DRAWING NUMBER:

A3000





A3001

DRAWING TITLE:
SOUTH ELEVATION

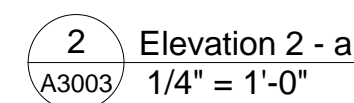
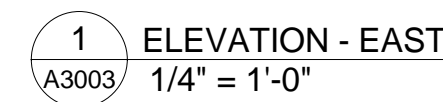
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DRAWING NUMBER:

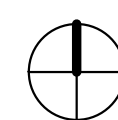
A3002





[illegible]

KEY PLAN:



STAMP:

PROJECT NUMBER:
17037

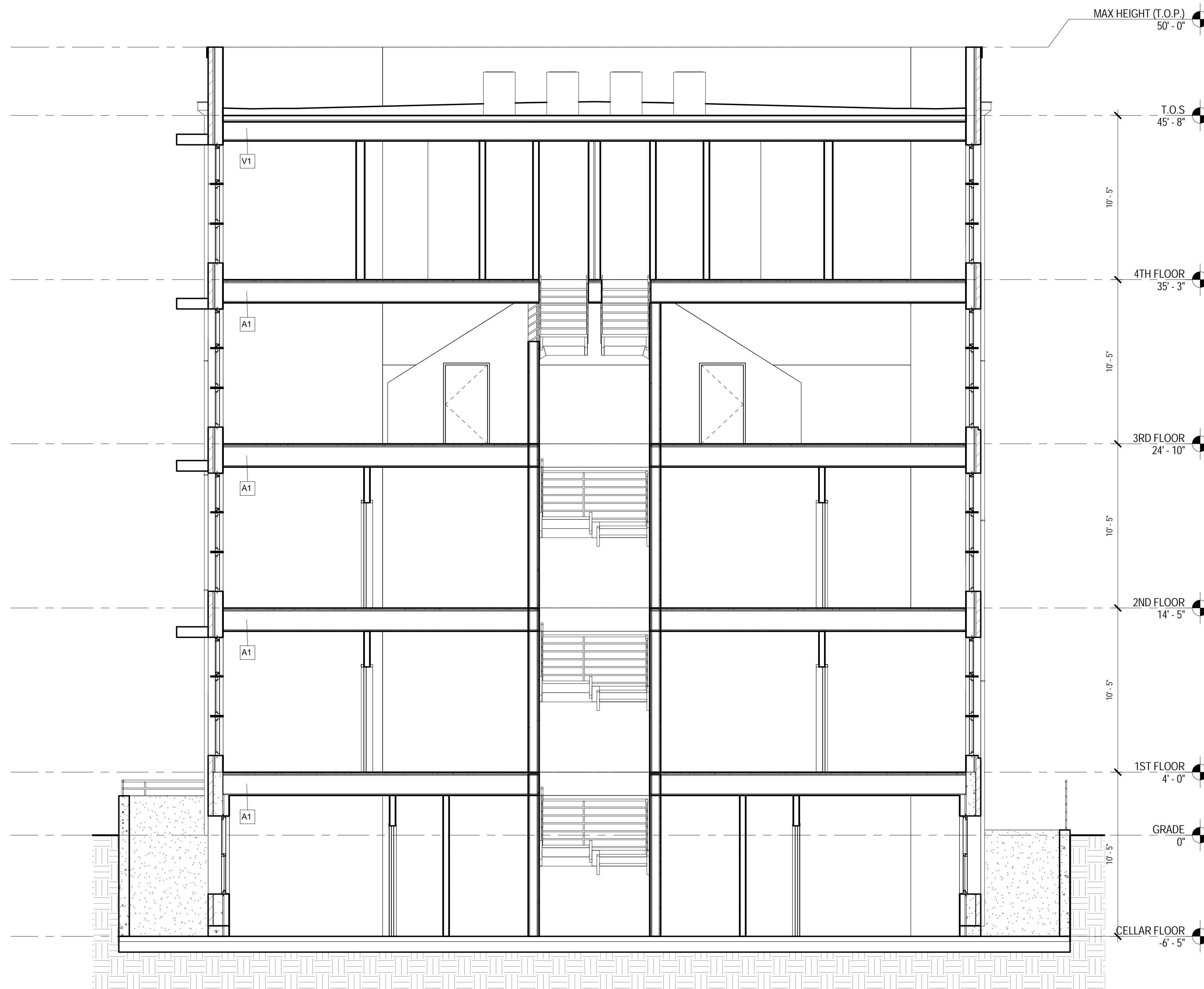
SCALE:
1/4" = 1'-0"

ISSUE:
SCHEMATIC DESIGN

ISSUE DATE:
10.20.2017

DRAWING NUMBER:

A4000



1 E-W SECTION
A4000 1/4" = 1'-0"

DRAWING TITLE:

SECTIONS

KEY PLAN:



DRAWING NUMBER:

A4001

