

1218 31st St NW  
WASHINGTON DC, 20011  
BUILDING PERMIT SET  
LOT 47     SQUARE 1208

SCOPE OF WORK  
TO CREATE NEW 3 STORY REAR BUILDING.  
EXISTING BUILDING TO REMAIN.

LOCATION VICINITY MAP

SITE

BUILDING FRONT PHOTO



SYMBOLS

ABBREVIATIONS

DRAWING INDEX

ARCHITECTURE	
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COVERING CODE

2012 INTERNATIONAL BUILDING CODE  
2012 INTERNATIONAL EXISTING CODE 301.1.2. WORK AREA COMPLIANCE METHOD  
2013 DISTRICT OF COLUMBIA MUNICIPAL REGULATIONS  
- 2013 DISTRICT OF COLUMBIA BUILDING CODE  
- 2013 DISTRICT OF COLUMBIA PROPERTY MAINTENANCE CODE  
- 2013 DISTRICT OF COLUMBIA GREEN CONSTRUCTION CODE  
- 2013 DISTRICT OF COLUMBIA ENERGY CONSERVATION CODE  
- 2013 DISTRICT OF COLUMBIA FIRE CODE  
- 2013 DISTRICT OF COLUMBIA MECHANICAL CODE  
- 2013 DISTRICT OF COLUMBIA PLUMBING CODE  
- 2012 INTERNATIONAL FUEL GAS CODE  
- 2011 NATIONAL ELECTRICAL SAFETY CODE  
- 2010 ADA STANDARDS

GENERAL NOTES / BUILDING CODE ANALYSIS

GENERAL INFORMATION	EXISTING	PROPOSED BUILDING
USE GROUP	-	A2 ASSEMBLY
TYPE OF CONSTRUCTION	-	VB
FULLY SUPPRESSED (SPRINKLED)	-	YES NFPA 13
BUILDING FOOTPRINT	599 SF	1,280 SF
BUILDING HEIGHT	23' / 2 STORIES	23'-0"
GROSS FLOOR AREA (GFA)	1,094. SF	2,563.0 SF
NUMBER OF EXITS	3	4

COVERING CODES

2013 DISTRICT OF COLUMBIA MUNICIPAL REGULATIONS

FIRE RATINGS	
FIRE SEPARATION WALLS/PARTY WALLS	2 HR
STAIR ENCLOSURES	1 HR
COLUMNS AND GIRDERS	NONE
EXTERIOR BARING WALL	NONE
FLOOR / CEILING CONSTRUCTION	NONE
ROOF CONSTRUCTION	NONE
TENANT SEPARATION	1 HR

GENERAL NOTES / ZONING CODE ANALYSIS

1218 31st St NW,  
WASHINGTON DC, 20007  
TOTAL LOT AREA 1,280.0 SF  
TOTAL LOT WIDTH 96'-0"

REQUIREMENT	EXISTING	ALLOWABLE / REQUIRED	PROPOSED
LOT OCCUPANCY	43% (547 SF)	100% - COMMERCIAL	100% (733 + 547 SF) = 1,280 SF
HEIGHT	23' - 0" 2 STORIES	50' - 0"	23' - 0" 2 STORIES
F.A.R.	0.9	2.0 NON RESIDENTIAL	2.0 (2,560.0 SF)
GROSS FLOOR AREA	0	NONE	2,563 SF
SIDEYARD WIDTH	0	-	0' - 0"
REAR YARD SETBACK	0	15' - 0"	0' - 0"
PARKING	0	0	0
FRONT YARD	0	-	0' - 0" EXISTING
GAR	-	-	-

RICH MARKUS ARCHITECTS

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1218 31st St NW

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COVER PAGE

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SCALE

01/17/2020

ISSUE

A000

DRAWING NUMBER





CAMERA 1



CAMERA 2



CAMERA 4



CAMERA 3

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**EXISTING  
BUILDING  
PICTURES 1**

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**A214**  
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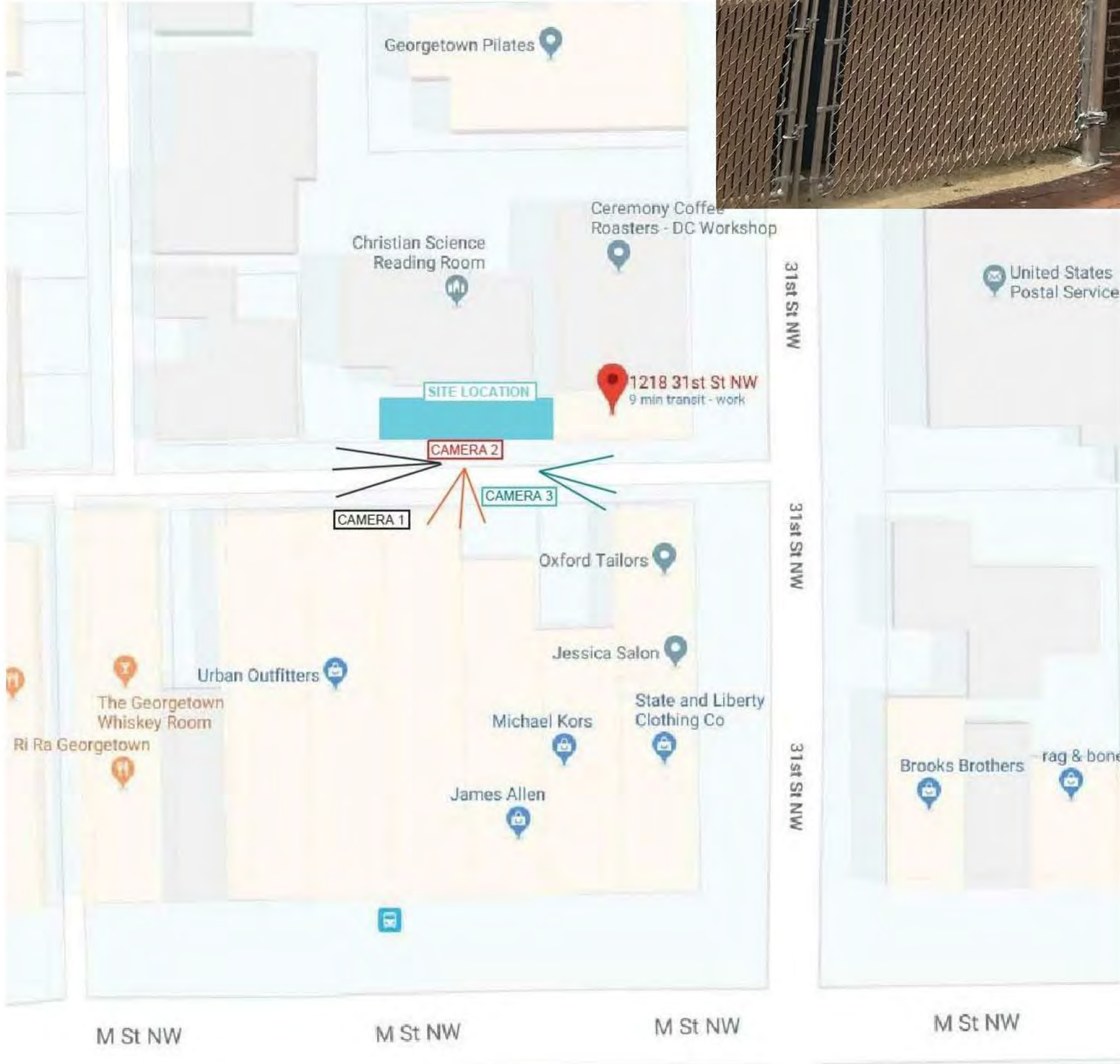
CAMERA 1



CAMERA 2



CAMERA 3



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**EXISTING  
BUILDING  
PICTURES 2**

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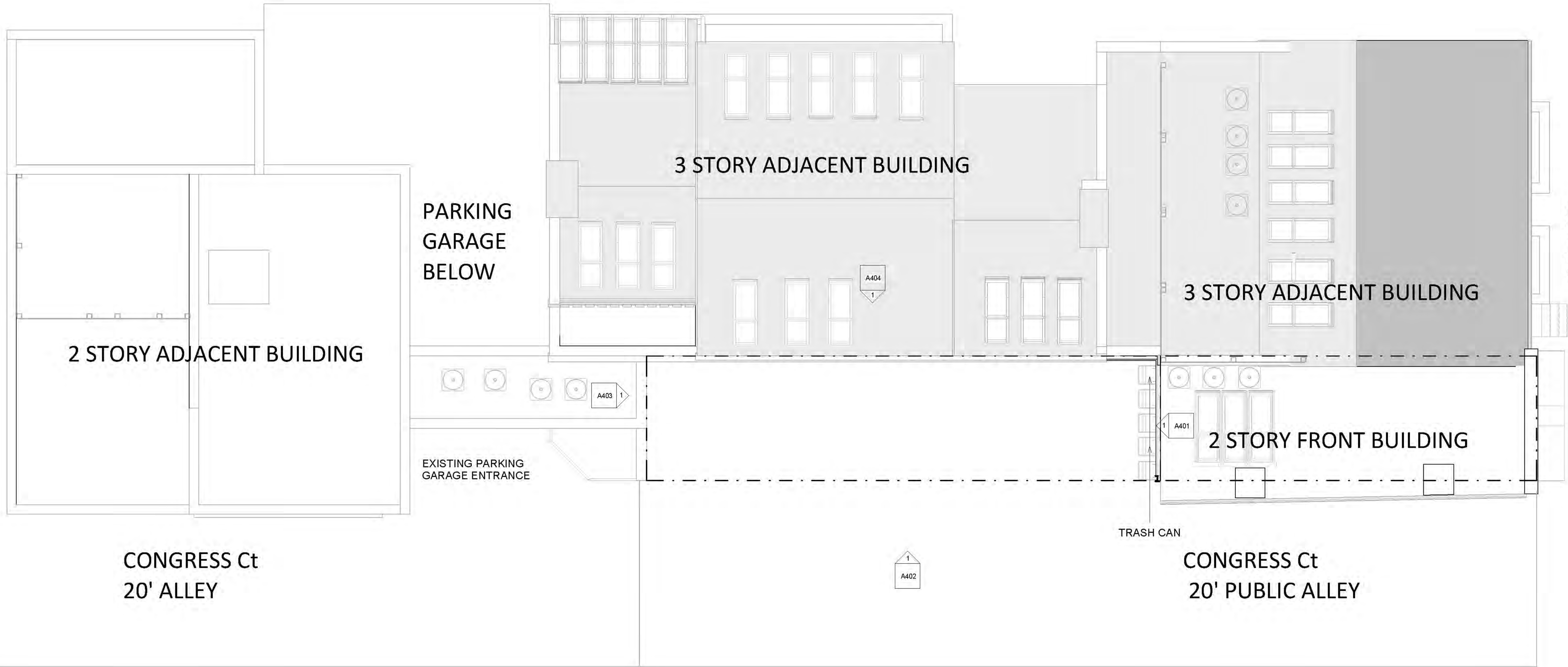


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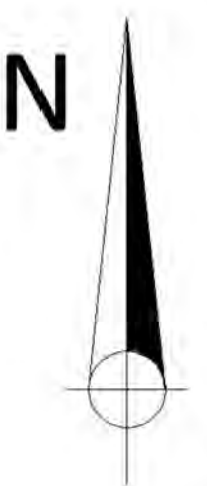
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① SITE PLAN  
3/16" = 1'-0"



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**EXISTING SITE  
PLAN**

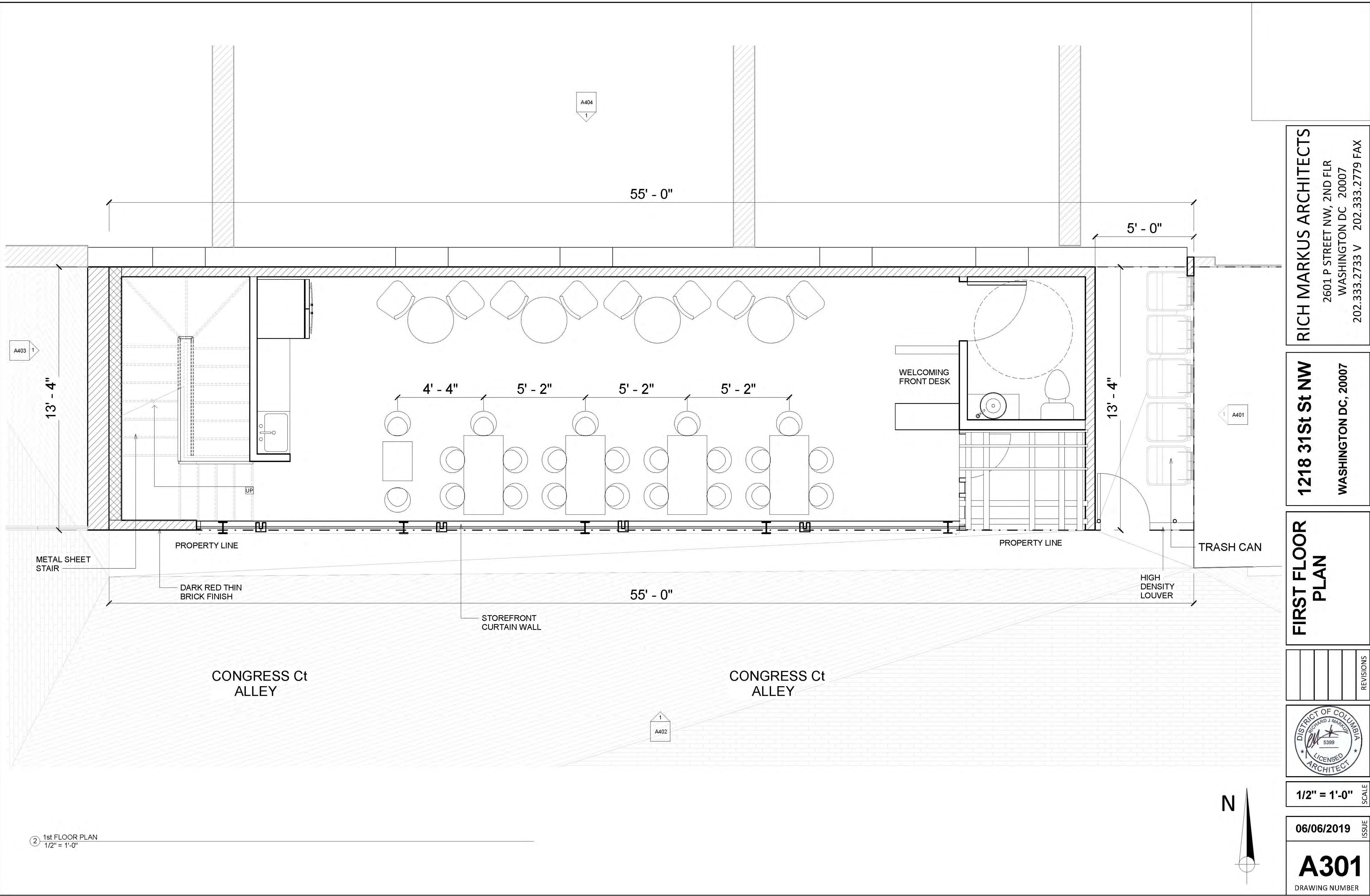



3/16" = 1'-0"  
SCALE

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**FIRST FLOOR  
PLAN**

REVISIONS

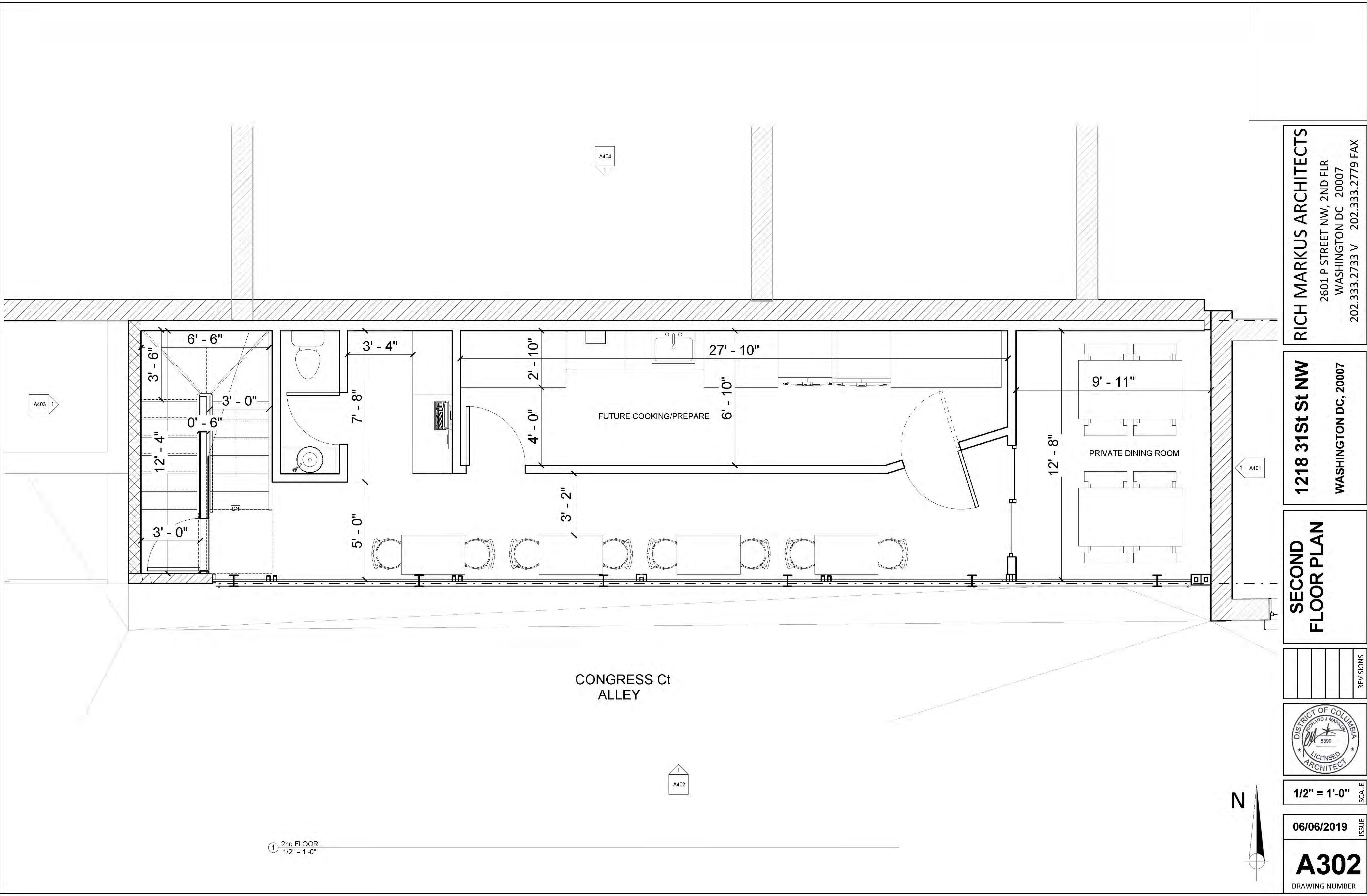


1/2" = 1'-0" SCALE

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**A301**  
DRAWING NUMBER





1 2nd FLOOR  
1/2" = 1'-0"

CONGRESS Ct  
ALLEY

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**SECOND  
FLOOR PLAN**

REVISIONS

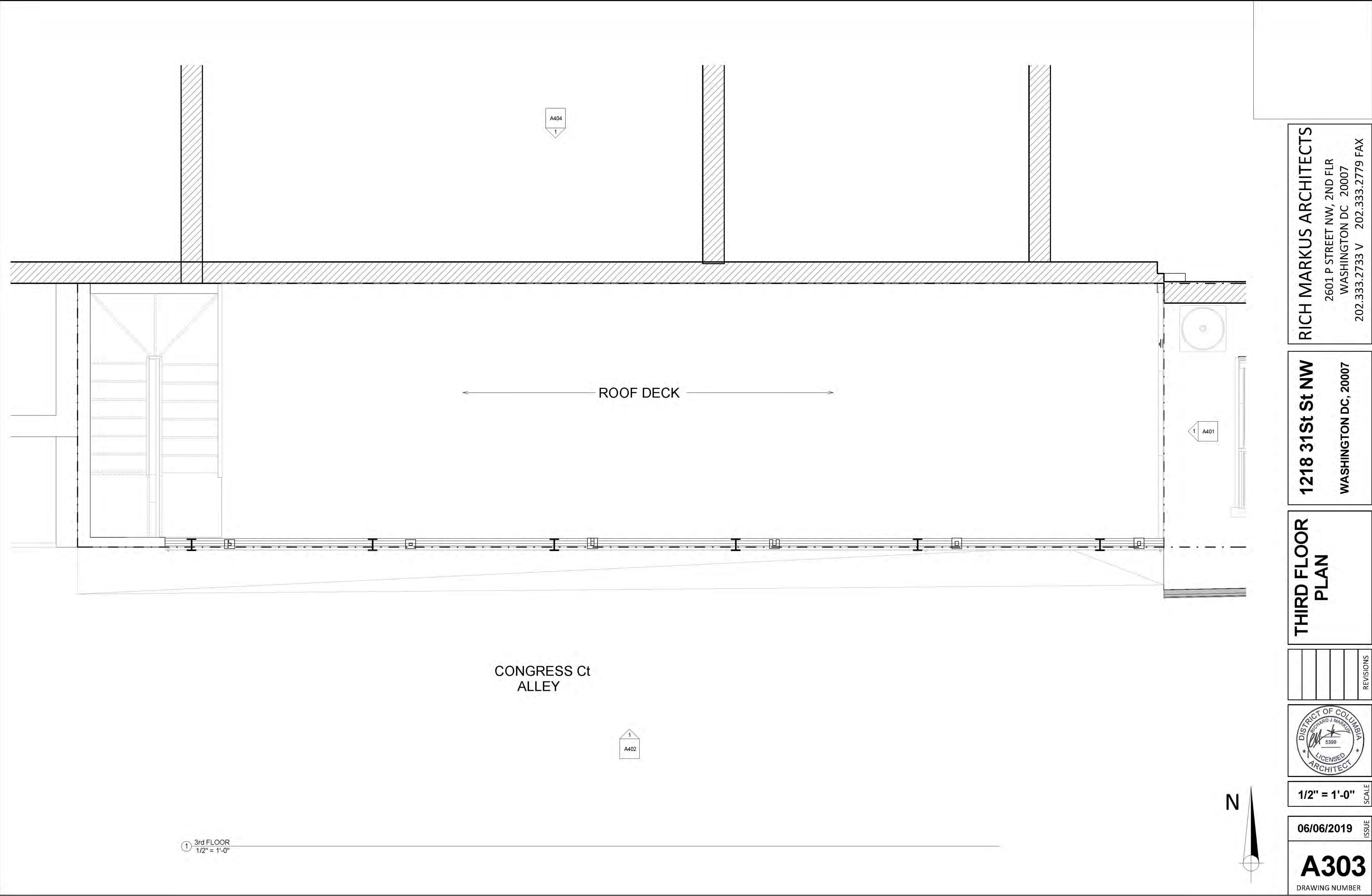


1/2" = 1'-0" SCALE

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**A302**  
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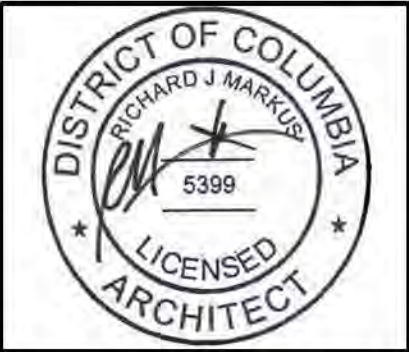
① 3rd FLOOR  
1/2" = 1'-0"

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**THIRD FLOOR  
PLAN**

REVISIONS				

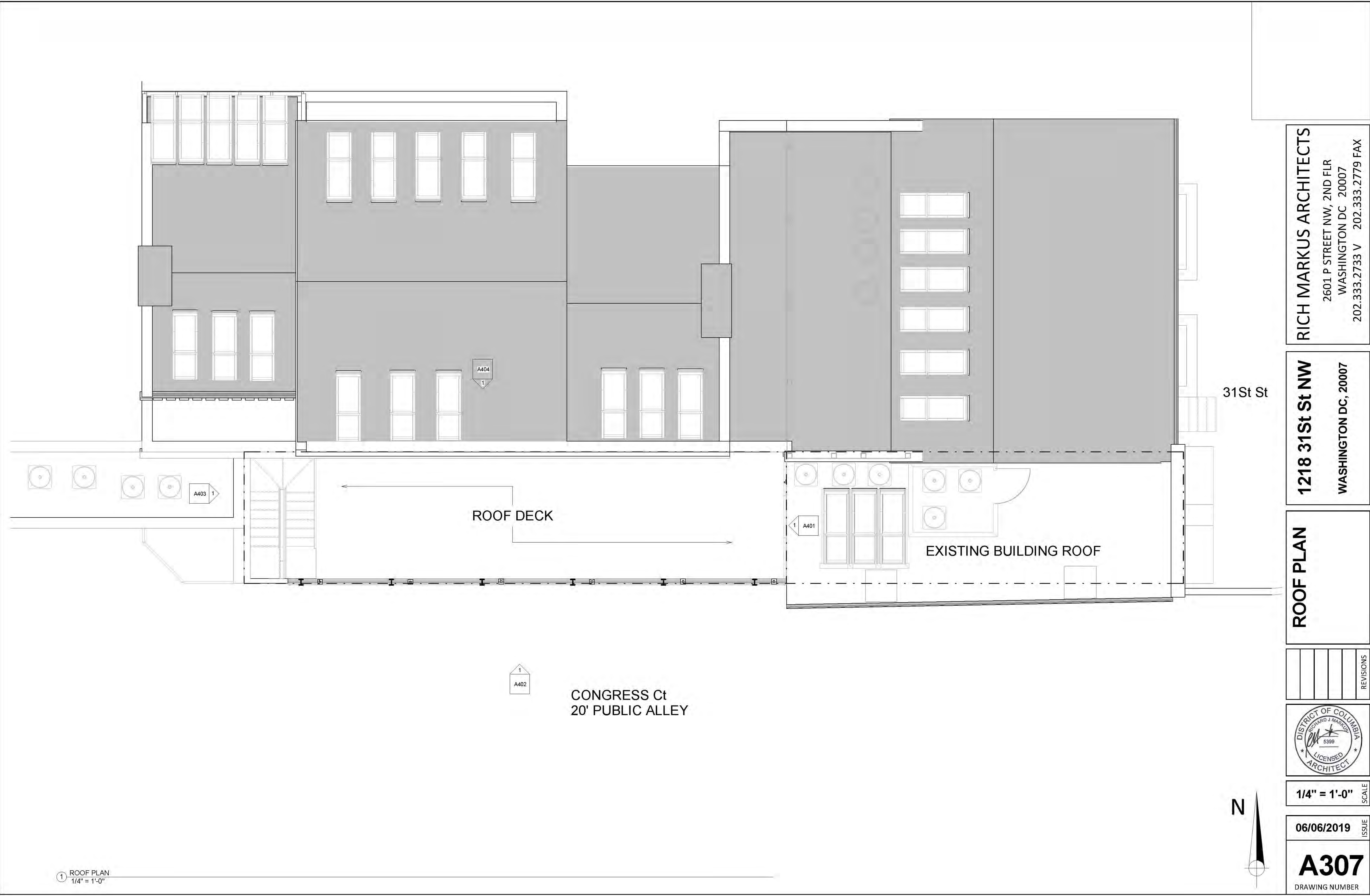


1/2" = 1'-0" SCALE

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**ROOF PLAN**

REVISIONS				

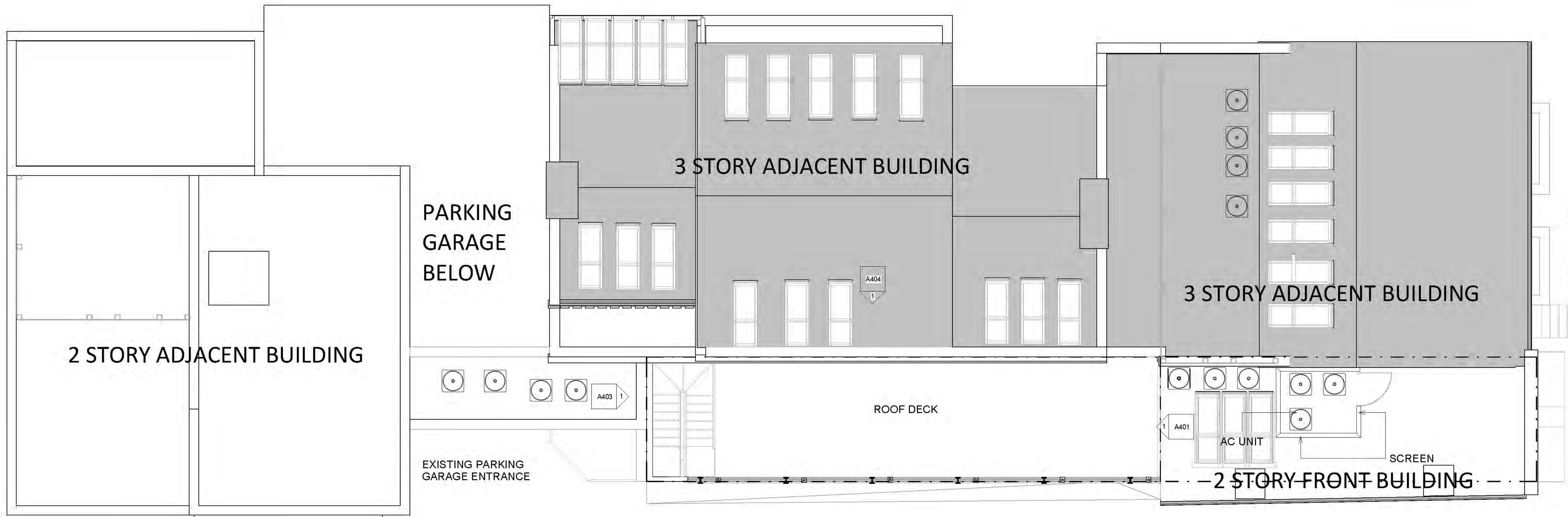


1/4" = 1'-0" SCALE

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**PROPOSED  
SITE PLAN**

REVISIONS			



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

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ISSUE

**A309**  
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① SITE PLAN  
3/16" = 1'-0"





1 NORTH  
1/2" = 1'-0"

BUILDING BEYOND

OPEN SPACE

2ND FLOOR

ROOF DECK

ADJACENT BUILDING

BUILDING HEIGHT

10' - 0"

10' - 0"

10' - 0"

1st FLOOR PLAN  
[10'-0"]

2nd FLOOR  
[10'-0"]

3rd FLOOR  
[20'-0"]

3rd FLOOR  
[20'-0"]

4th FLOOR  
[20'-0"]

Roof  
[40'-0"]



1/2" = 1'-0"  
SCALE

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**A401**  
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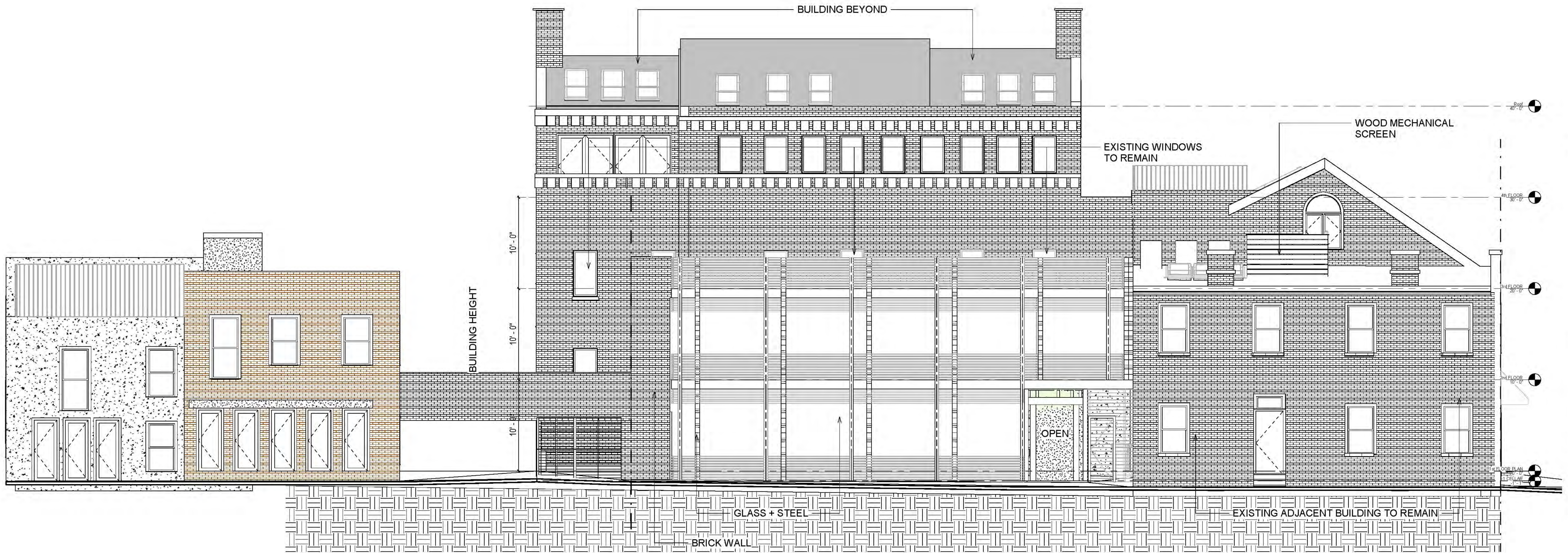
**EAST  
ELEVATION**

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① EAST  
3/16" = 1'-0"

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SOUTH  
ELEVATION

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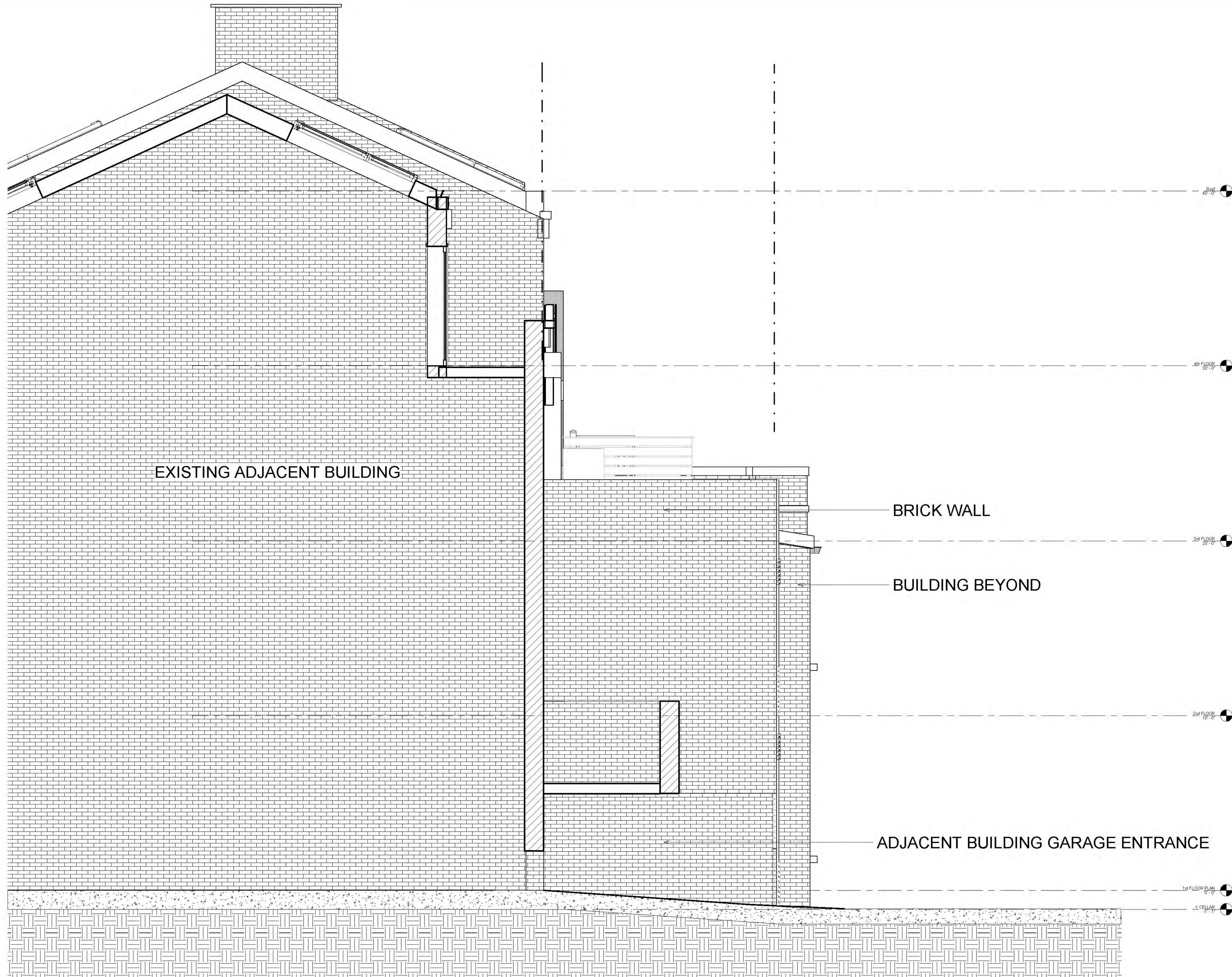


3/16" = 1'-0" SCALE

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① SOUTH  
3/8" = 1'-0"

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WEST  
ELEVATION

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3/8" = 1'-0" SCALE

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BUILDING FRONT RENDERING



BUILDING LEFT SIDE RENDERING



BUILDING RIGHT SIDE RENDERING

**RICH MARKUS ARCHITECTS**

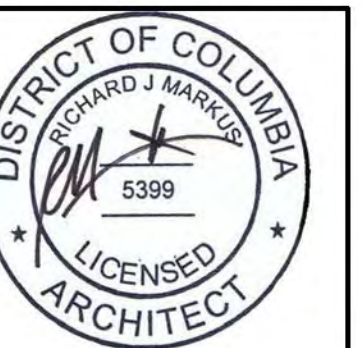
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**PROPOSED 3D**

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SCALE

03/28/18

**A501**  
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**3D STREET  
VIEW**

REVISIONS



SCALE

06/12/19

305

# A502

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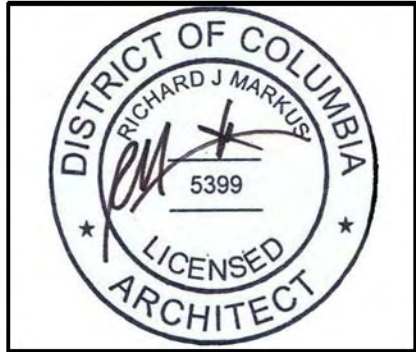


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**PROPOSED 3D  
WITH GOOGLE  
EARTH VIEW**

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SCALE

11/14/19 ISSUE

**A504**  
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**PROPOSED 3D  
WITH GOOGLE  
EARTH VIEW**

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SCALE

06/06/19 ISSUE

**A505**  
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**INTERIOR  
DESIGN  
IMAGERY**

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SCALE

06/12/19 ISSUE

**A507**  
DRAWING NUMBER