

1012 HARVARD STREET NW

Washington D.C. 20001 - Project # 1502

PROJECT DESCRIPTION

CONVERT EXISTING 4-UNIT APARTMENT HOUSE INTO 10-UNIT CONDOMINIUM PROJECT.

ZONING SUMMARY

LOT #14, SQUARE 2857
ZONE: C2A
MAX HEIGHT: 50'
PROPOSED HEIGHT: 48'-8"
PROPOSED USE: R2 RESIDENTIAL MULTI-FAMILY
PROPOSED # DWELLING UNITS: 10
LOT AREA: 3325 SF
MAX LOT COVERAGE: 60% = 1995 SF
PROPOSED COVERAGE: 61.5% = 2046 SF

SEE ATTACHED ZONING DETERMINATION LETTER DATED:

CODE ANALYSIS

1. JURISDICTION
DISTRICT OF COLUMBIA

2. APPLICABLE CODES

2012 INTERNATIONAL BUILDING CODE (IBC)
2013 DC/MR2A BUILDING CODE SUPPLEMENT
2012 INTERNATIONAL RESIDENTIAL CODE (IRC)
2013 DC/MR2B - RESIDENTIAL CODE SUPPLEMENT
2012 ICC INTERNATIONAL MECHANICAL CODE (IMC)
2013 DC/MR2C MECHANICAL CODE SUPPLEMENT
2012 ICC INTERNATIONAL PLUMBING CODE (IPC)
2013 DC/MR2F PLUMBING CODE SUPPLEMENT
2012 ICC INTERNATIONAL ELECTRICAL CODE NFPA NEC 2011
2013 DC/MR2C ELECTRIC CODE SUPPLEMENT

3. BUILDING SUMMARY

IBC OCCUPANCY CLASSIFICATION * R2
TYPE OF CONSTRUCTION I: A
NUMBER OF STORES ABOVE GRADE 4
HIGH RISSE NO
COVERED MALL NO
FIRE ALARM NO
FULLY SPRINKLERED YES
FLOOR AREA OF BUILDING 10,451.7 SF

4. BUILDING HEIGHT & AREA

	IBC R2 USE GROUP PERMITTED	PROPOSED
HEIGHT	60'	48.67'
# OF STORES	4*	4 ABOVE GRADE
FLOOR AREA	12,000 SF	2,090.3 SF

* HEIGHT INCREASE WITH AUTOMATIC SPRINKLER SYSTEM PER 504.2.
* HEIGHT INCLUDES ROOFTOP PENTHOUSE PER 2012 IBC 1509.

5. SEPARATION REQUIREMENT

BETWEEN DWELLING UNITS: 1-HOUR
BETWEEN COMMON CIRCULATION & DWELLING UNITS: 1-HOUR
STAIR ENCLOSURES: 2-HOURS
PARTY WALLS: 2-HOURS TOTAL
(1-HOUR TO FACE OF PROPERTY LINE)

6. TENANT SPACE OCCUPANT LOAD

UNIT	1 OCC / 200 SF	928 SF	4.65 - 5 OCC
UNIT 1	1 OCC / 200 SF	898 SF	4.49 - 5 OCC
UNIT 2	1 OCC / 200 SF	858 SF	4.29 - 5 OCC
UNIT 3	1 OCC / 200 SF	781 SF	3.91 - 4 OCC
UNIT 4	1 OCC / 200 SF	873 SF	4.37 - 5 OCC
UNIT 5	1 OCC / 200 SF	857 SF	4.29 - 5 OCC
UNIT 6	1 OCC / 200 SF	873 SF	4.37 - 5 OCC
UNIT 7	1 OCC / 200 SF	873 SF	4.37 - 5 OCC
UNIT 8	1 OCC / 200 SF	857 SF	4.29 - 5 OCC
UNIT 9	1 OCC / 200 SF	928 SF	4.64 - 5 OCC
UNIT 10	1 OCC / 200 SF	911 SF	4.56 - 5 OCC
TYP. FLOOR	1 OCC / 200 SF	2090 SF	10.45 - 11 OCC

* INCLUDES COMMON / CIRCULATION SPACE

7. BUILDING EGRESS

	COMPONENT	REQUIRED	PROPOSED
1005.3.1	EGRESS: STAIRS	0.2' / OCC = 11'	72'
1005.3.2	EGRESS: COMPONENTS	0.15' / OCC = 8.25'	72'
1014.3	COMMON PATH OF TRAVEL	125'	SEE BELOW
1015.1	MINIMUM EXITS	2	2
1016.1	MAX. TRAVEL DISTANCE	250'	SEE BELOW

* WITH SPRINKLER SYSTEM PER 1014.3.

** SINGLE EXIT PROVIDED AT CELLAR UNITS PER 1015.1 R SPACES WITH MAXIMUM OCCUPANCY OF 10.

*** WITH SPRINKLER SYSTEM PER 1016.2.

8. FIRE RESISTANCE RATING REQ'S FOR TYPE V-A (PER 601)

ELEMENT	RATING REQ'D	PROPOSED
PRIMARY FRAME	1	1
BEARING WALLS	1	1
NON-BEARING WALLS	0	0
FLOOR	1	1
ROOF	1	1

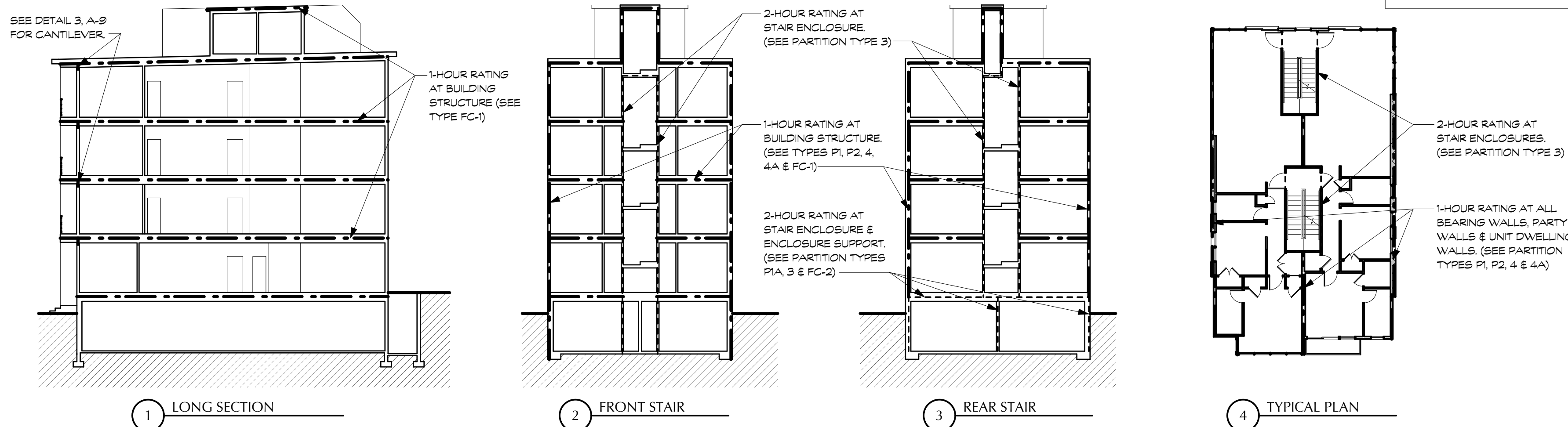
TABLE 602 (FOR V-A CONSTRUCTION & R OCCUPANCY)

SEPARATION DISTANCE	RATING REQ'D	PROPOSED
X < 5	1	1
5 ≤ X ≤ 10	1	N/A
10 ≤ X ≤ 30	1	N/A
X ≥ 30	0	0

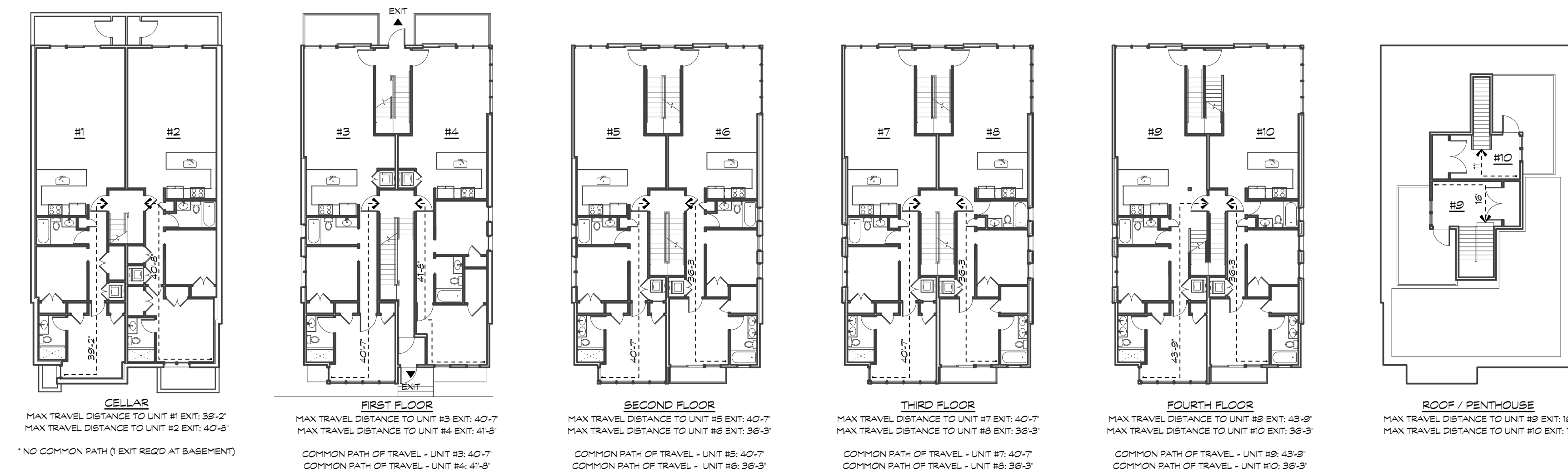
9. FIRE PROTECTION SYSTEMS

AUTOMATIC SPRINKLER PER NFPA 13R

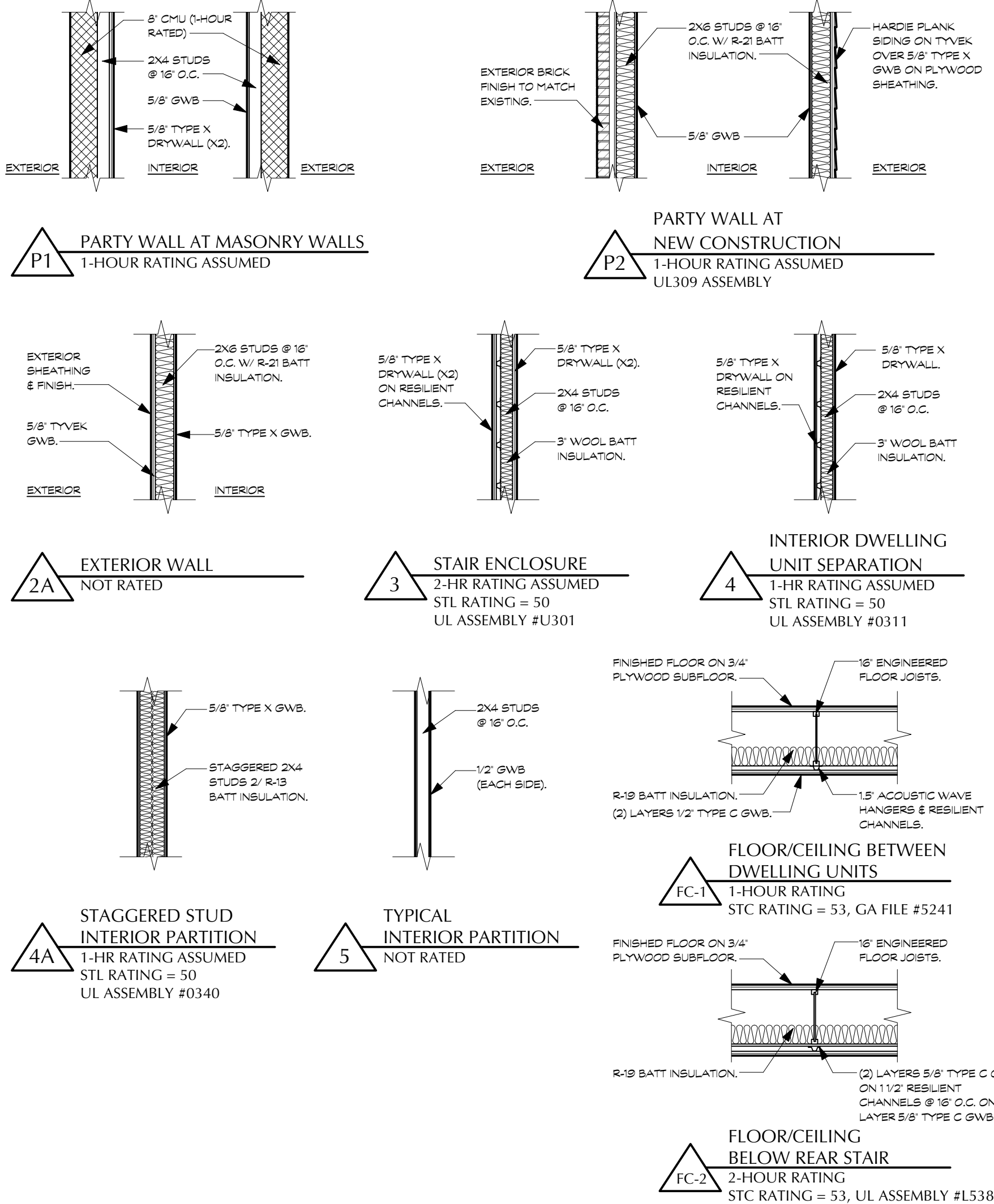
SEPARATIONS / RATINGS DIAGRAMS



EGRESS DIAGRAMS



PARTITION TYPES



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STRUCTURAL ENGINEER

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MECHANICAL ENGINEER

AJ Engineers
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Annandale, VA 22003

(703) 914-1416

CIVIL ENGINEER

AAH Consultants Inc.
4200 Forbes Blvd. Suite 203
Lanham, MD 20706

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DRAWING LIST

REV.	SHEET	TITLE
	CS	CODE STUDY AND DIAGRAMS
	SP-1	SPECIFICATIONS
	D-1	DEMOLITION PLANS & ELEVATIONS
	A-0	SITE PLAN
	A-1	CELLAR PLAN & RCP
	A-2	FIRST FLOOR PLAN & RCP
	A-3	SECOND FLOOR PLAN & RCP
	A-4	THIRD FLOOR PLAN & RCP
	A-5	FOURTH FLOOR PLAN & RCP
	A-6	ROOF PLAN, INTERIOR ELEVATIONS & SCHEDULES
	A-7	BUILDING ELEVATIONS
	A-8	BUILDING ELEVATIONS
	A-9	BUILDING SECTIONS & PARTITION DETAILS
	A-10	WALL SECTIONS
	S-1	UNDERPINNING PLANS
	S-2	FRAMING PLANS AND DETAILS
	S-3	FRAMING PLANS AND DETAILS
	S-200	STRUCTURAL NOTES AND DETAILS
	C-1	EXISTING & DEMO PLAN
	C-2	UTILITY CONNECTION PLAN
	C-2A	UTILITY PROFILE DIAGRAM
	C-2B	UTILITY PROFILE & DETAILS
	C-3	SITE GRADING PLAN
	C-4	DRAINAGE PLAN
	C-5	SITE & GRADING PLAN
	M-1	MECHANICAL SPECIFICATIONS AND SCHEDULES
	M-2	CELLAR & FIRST FLOOR MECHANICAL
	M-3	SECOND & THIRD FLOOR MECHANICAL
	P-1	PLUMBING NOTES AND SCHEDULES
	P-2	CELLAR & FIRST FLOOR PLUMBING
	P-3	SECOND, THIRD & FOURTH FLOOR PLUMBING
	E-1	ELECTRICAL SYMBOLS AND SCHEDULES
	E-2	CELLAR & FIRST FLOOR ELECTRICAL
	E-3	SECOND & THIRD FLOOR ELECTRICAL
	E-4	FOURTH FLOOR & PENTHOUSE ELECTRICAL
	E-5	ELECTRICAL RISER & SCHEDULES

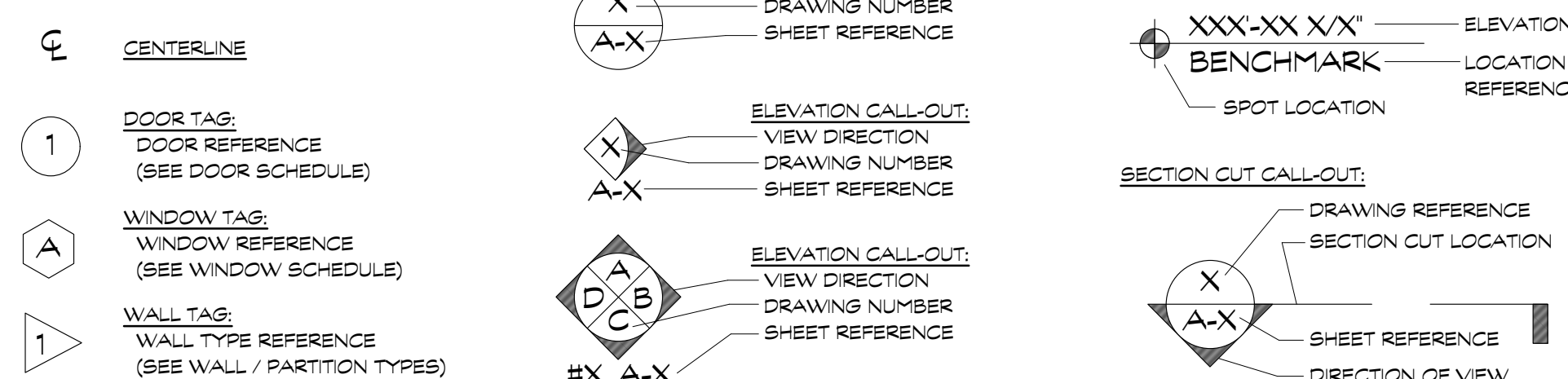
DATE	ISSUE
3 APR 2015	PROGRESS SET

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ABBREVIATIONS

& AFF	AND AT ABOVE FINISHED FLOOR	COND CONC CONT	CONDITION CONCRETE CONTINUOUS DRYER DOUBLE HUNG DIAMETER DIMENSION DOWN DOWNPOUT DETAIL DISHWASHER DRAWING EIFS CONCRETE MASONRY UNIT	ELEC EXP EQ ETR EX FF FIN FLR GAUGE GWB HOB HSE HC HT HWR JB LB	ELECTRICAL EXPANSION EQUAL EXISTING TO REMAIN EXISTING FINISH FLOOR FINISH FLOOR GAUGE GYPSUM WALL BOARD HOB HSE HOLLOW CORE HEIGHT HARDWARE JUNCTION BOX POUND	LSW LVL	LOAD BEARING WALL LAMINATED VENEER LUMBER MARBLE MATERIAL MAXIMUM MEDIUM DENSITY OVERLAY MINIMUM MANUFACTURER METAL MECH NOT IN CONTRACT NOT TO SCALE ON CENTER OPPOSITE HAND	OSB PLAM PLYWOOD PT PTD R REF RO RGD RM SC SHT SHWR SIM SPEC	ORIENTED STRAND BOARD PLASTIC LAMINATE PLYWOOD PRESSURE TREATED PAINTED RISER REFRIGERATOR ROUGH OPENING REQUIRED ROOM SOLID CORE SHEET SHOWER SIMILAR SPECIFICATION	SPRK STL TBD T&G TOS TYP UNC VIF W W/ WC WD W/O W/M	SPRINKLER STEEL TO BE DETERMINED TONGUE AND GROOVE TOP OF SLAB TYPICAL UNLESS NOTED OTHERWISE VERIFY IN FIELD WASHER WITH TOILET / WATER CLOSET WOOD WITHOUT WELDED WIRE MESH
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SYMBOLS

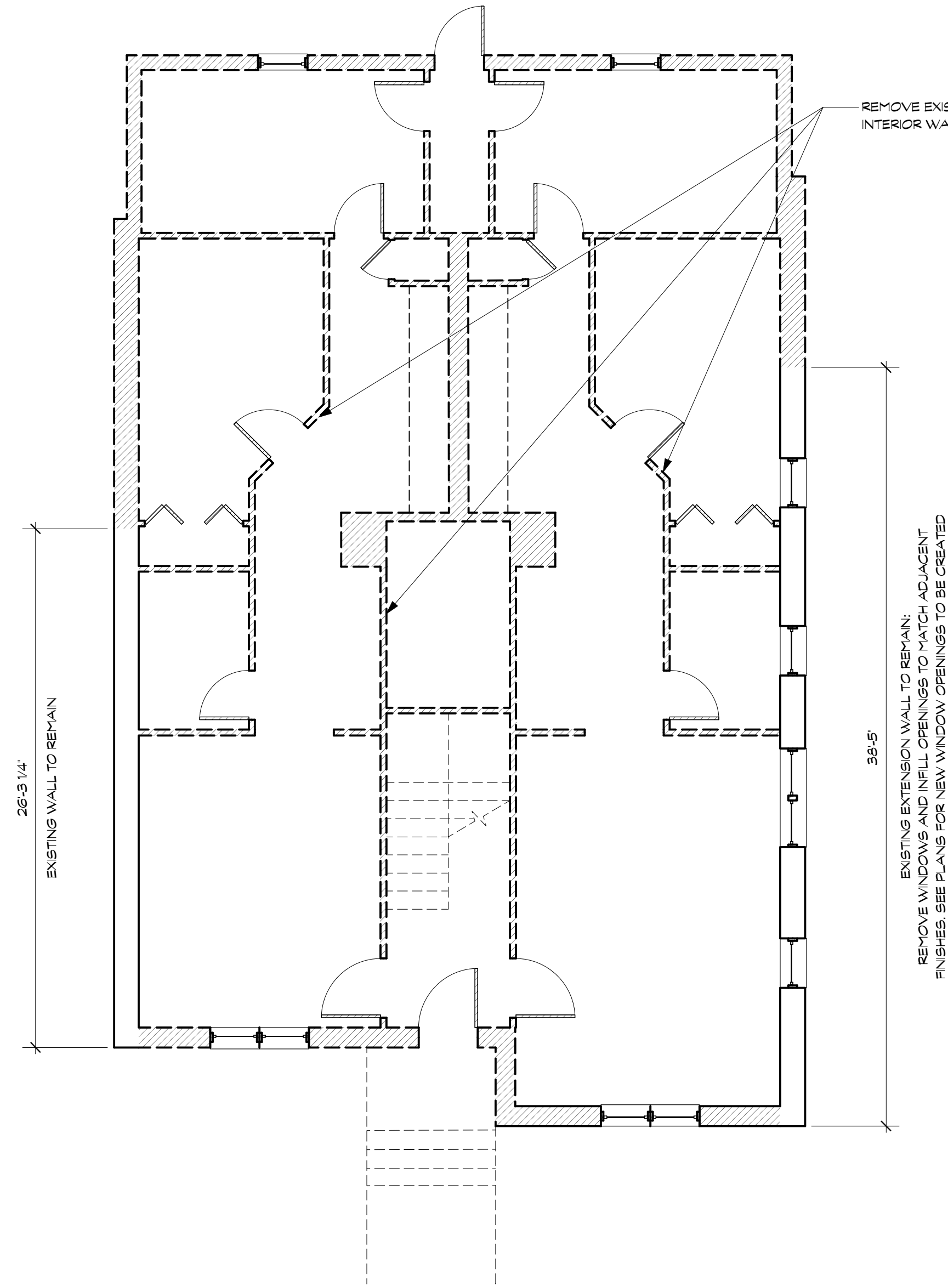


CERTIFICATION

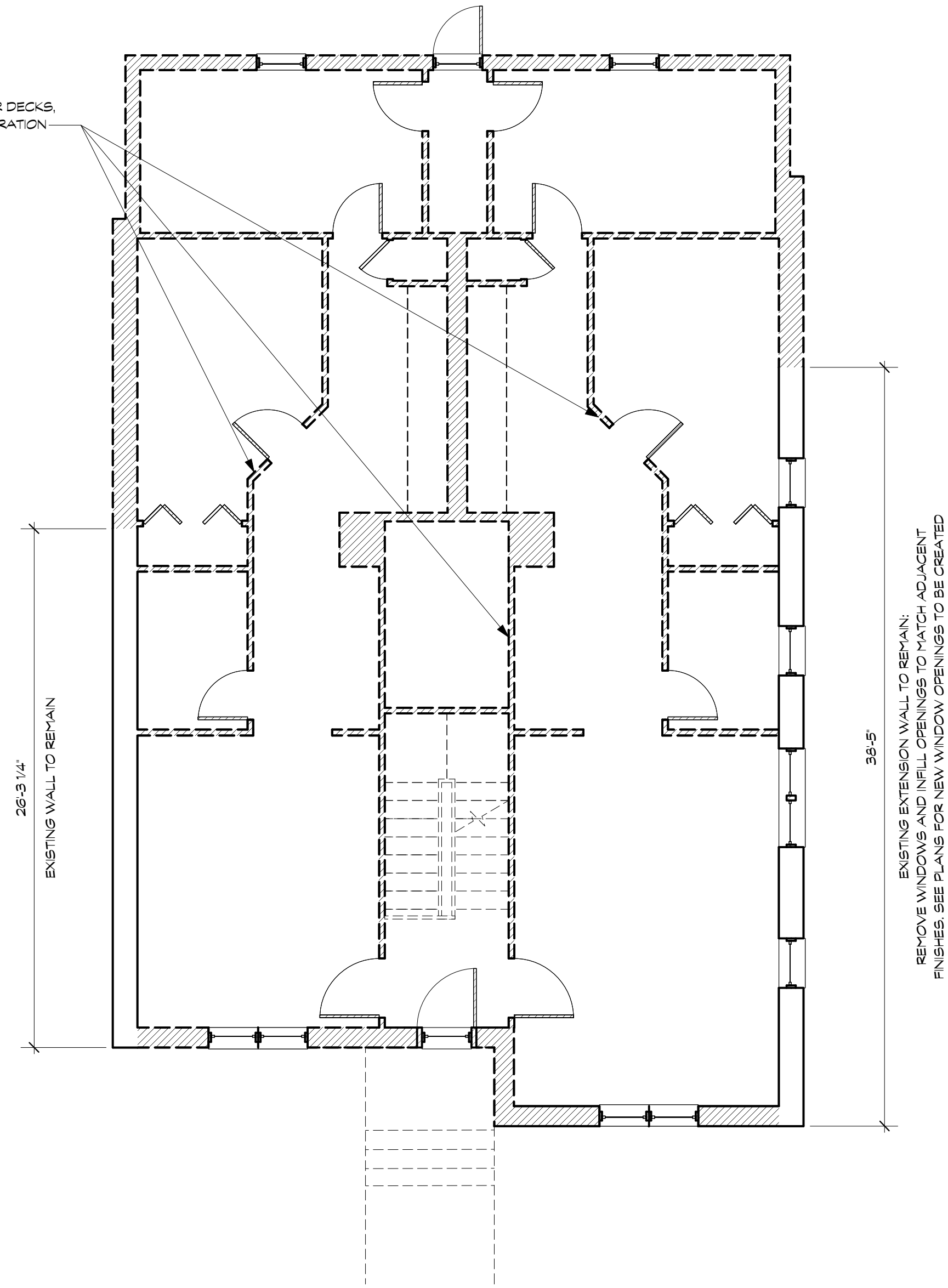
I CERTIFY THAT THESE CONTRACT DOCUMENTS WERE PREPARED UNDER MY SUPERVISION OR APPROVED BY ME AND I AM A DULY LICENSED REGISTERED ARCHITECT UNDER THE LAWS OF THE DISTRICT OF COLUMBIA.

LICENSE #: _____

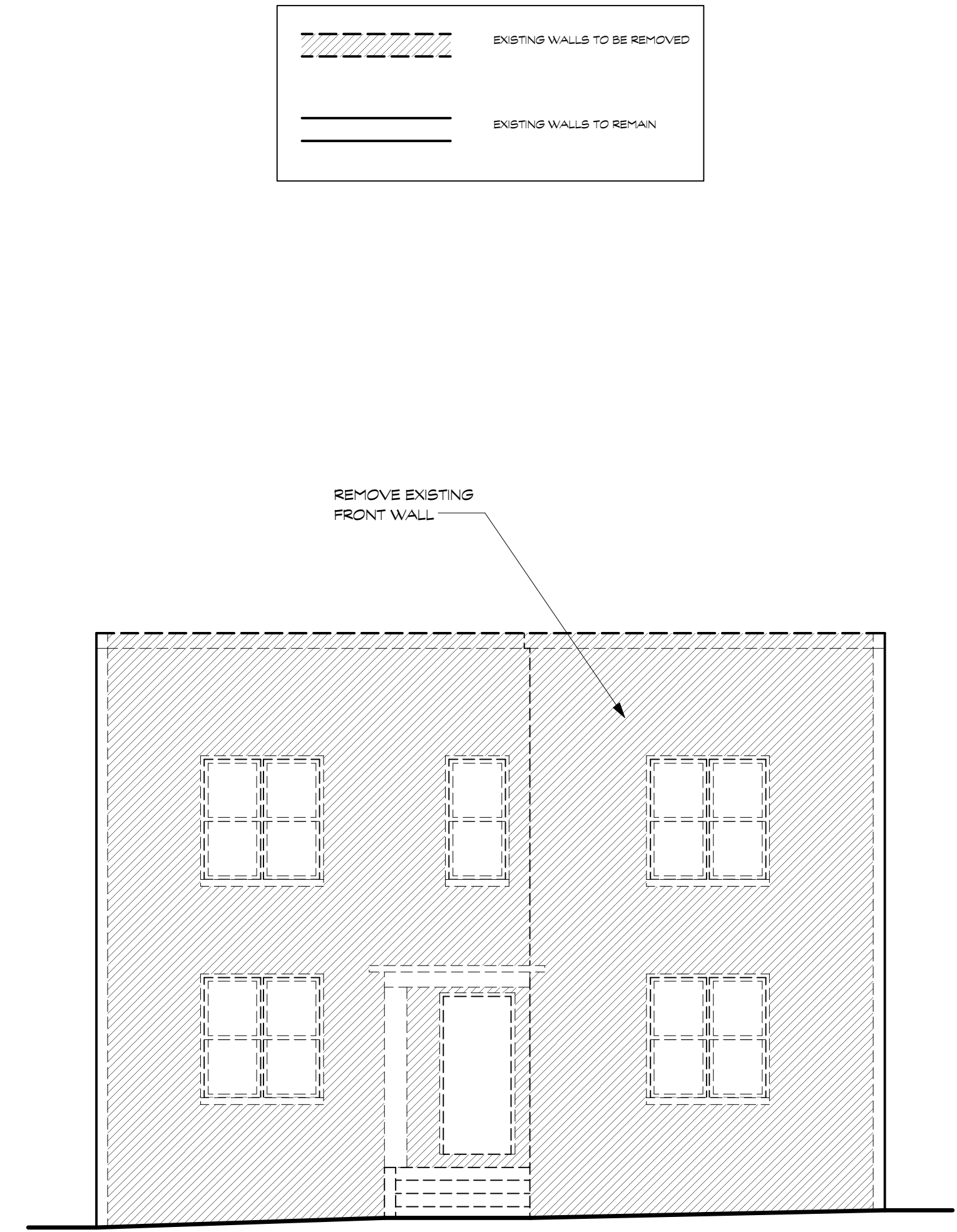
EXPIRATION DATE: _____



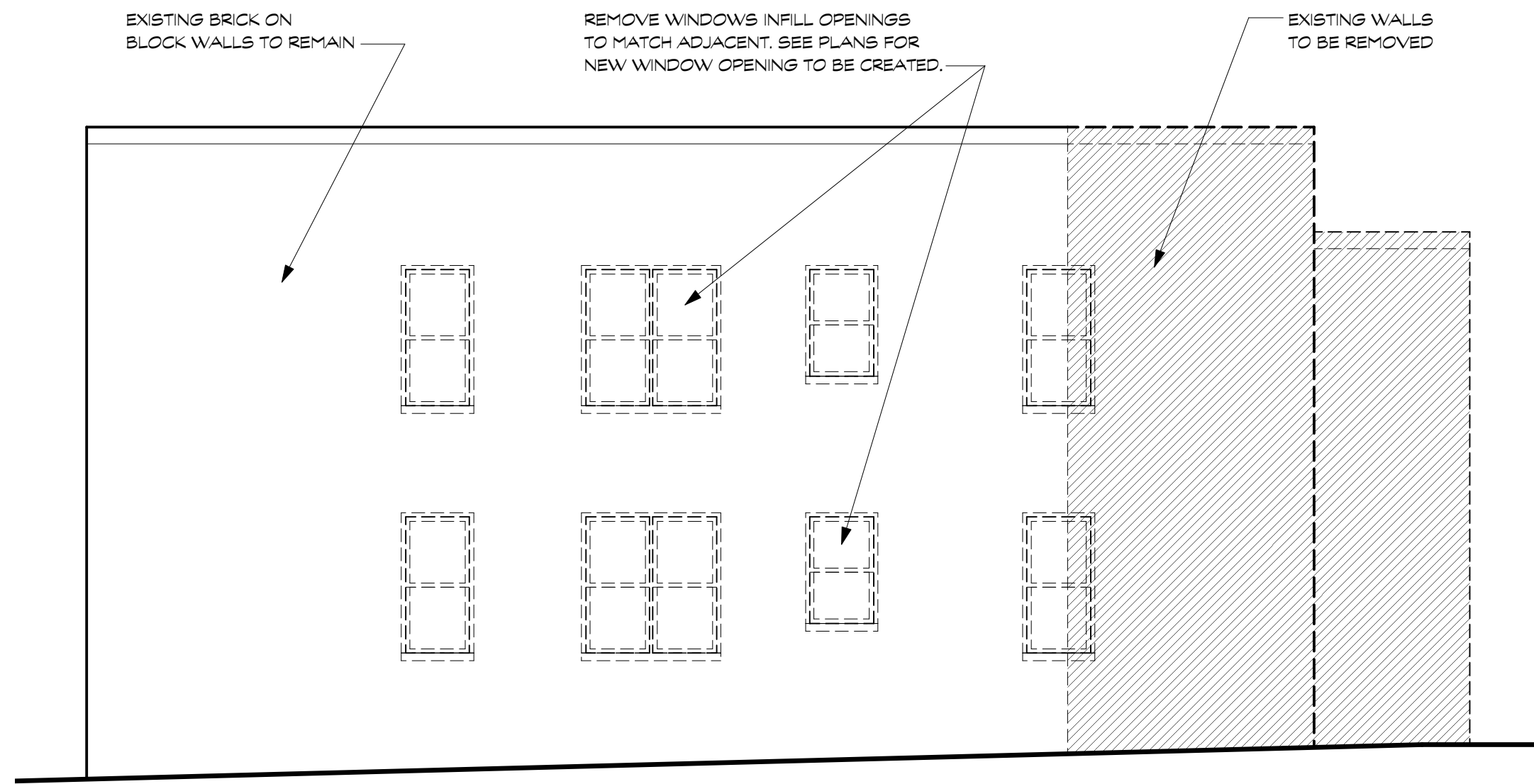
1 FIRST FLOOR DEMOLITION PLAN
Scale: 3/16" = 1'-0"



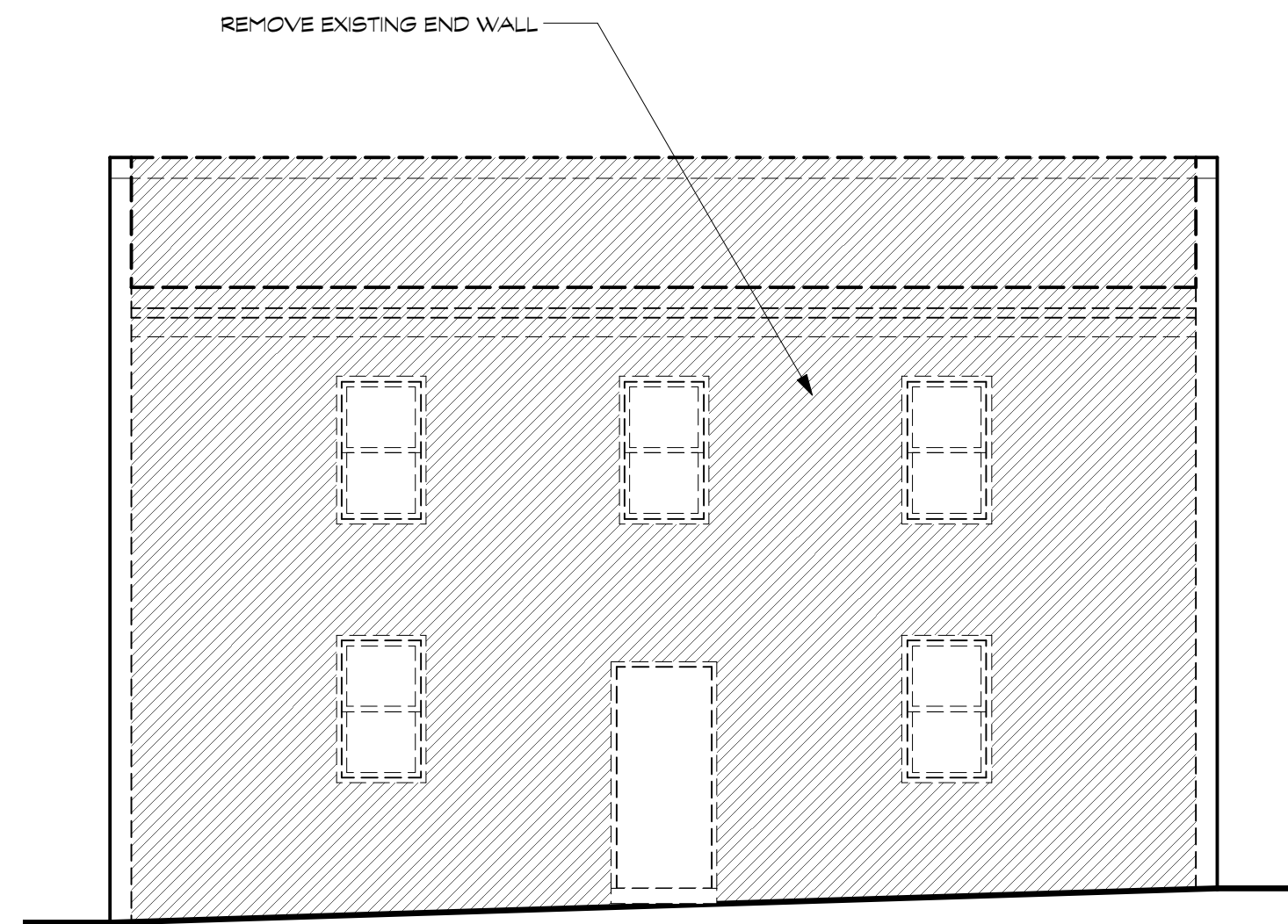
2 2ND FLOOR DEMOLITION PLAN
Scale: 3/16" = 1'-0"



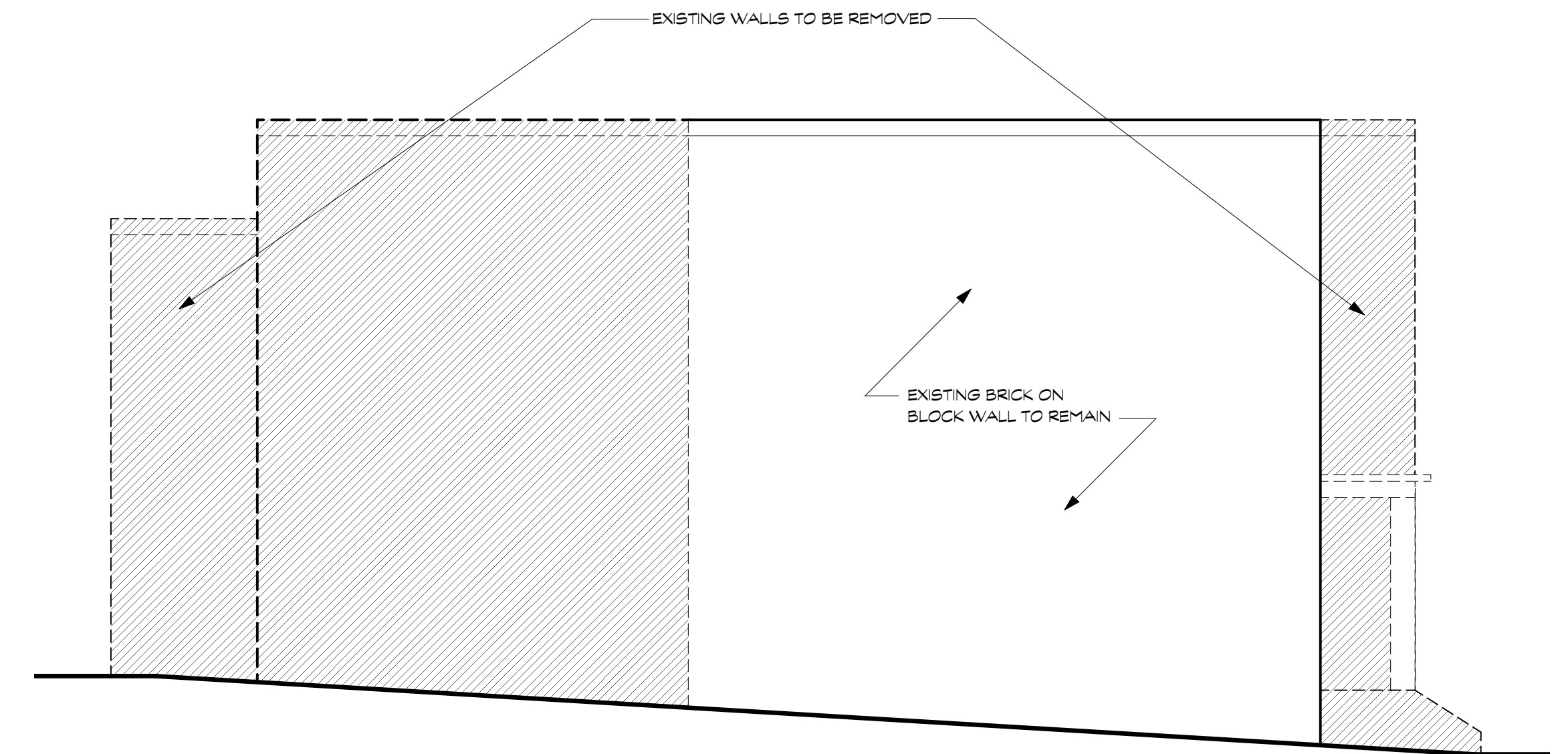
3 EXISTING FRONT ELEVATION
Scale: 3/16" = 1'-0"



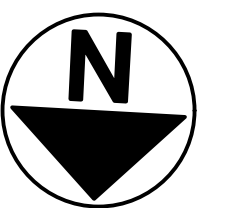
4 EXISTING WEST ELEVATION
Scale: 3/16" = 1'-0"



5 EXISTING REAR ELEVATION
Scale: 3/16" = 1'-0"



6 EXISTING EAST ELEVATION
Scale: 3/16" = 1'-0"



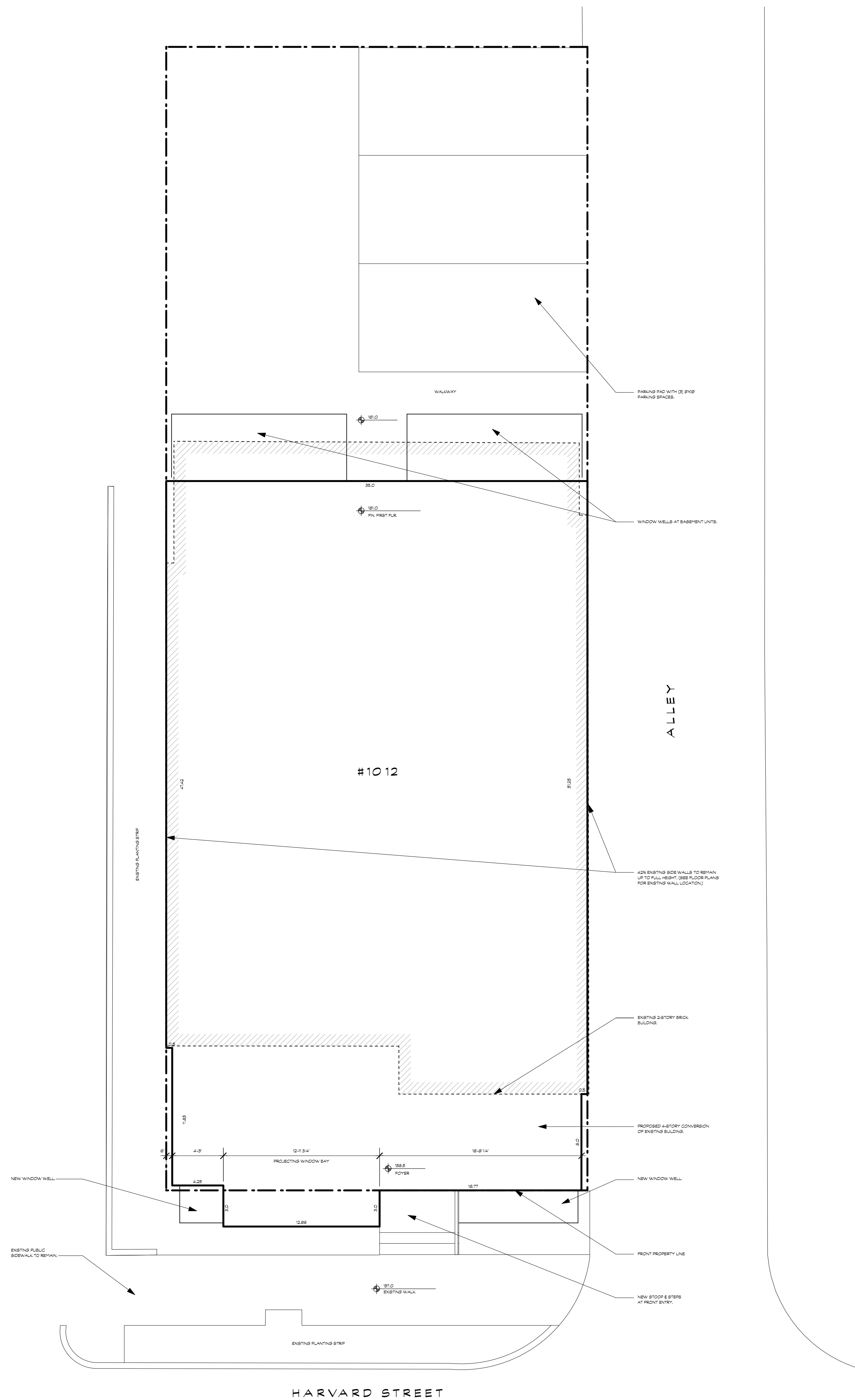


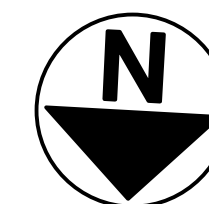
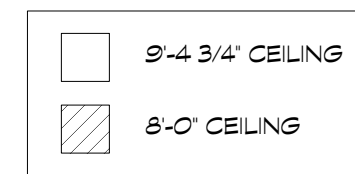
Scale: $1/8" = 1'-0"$

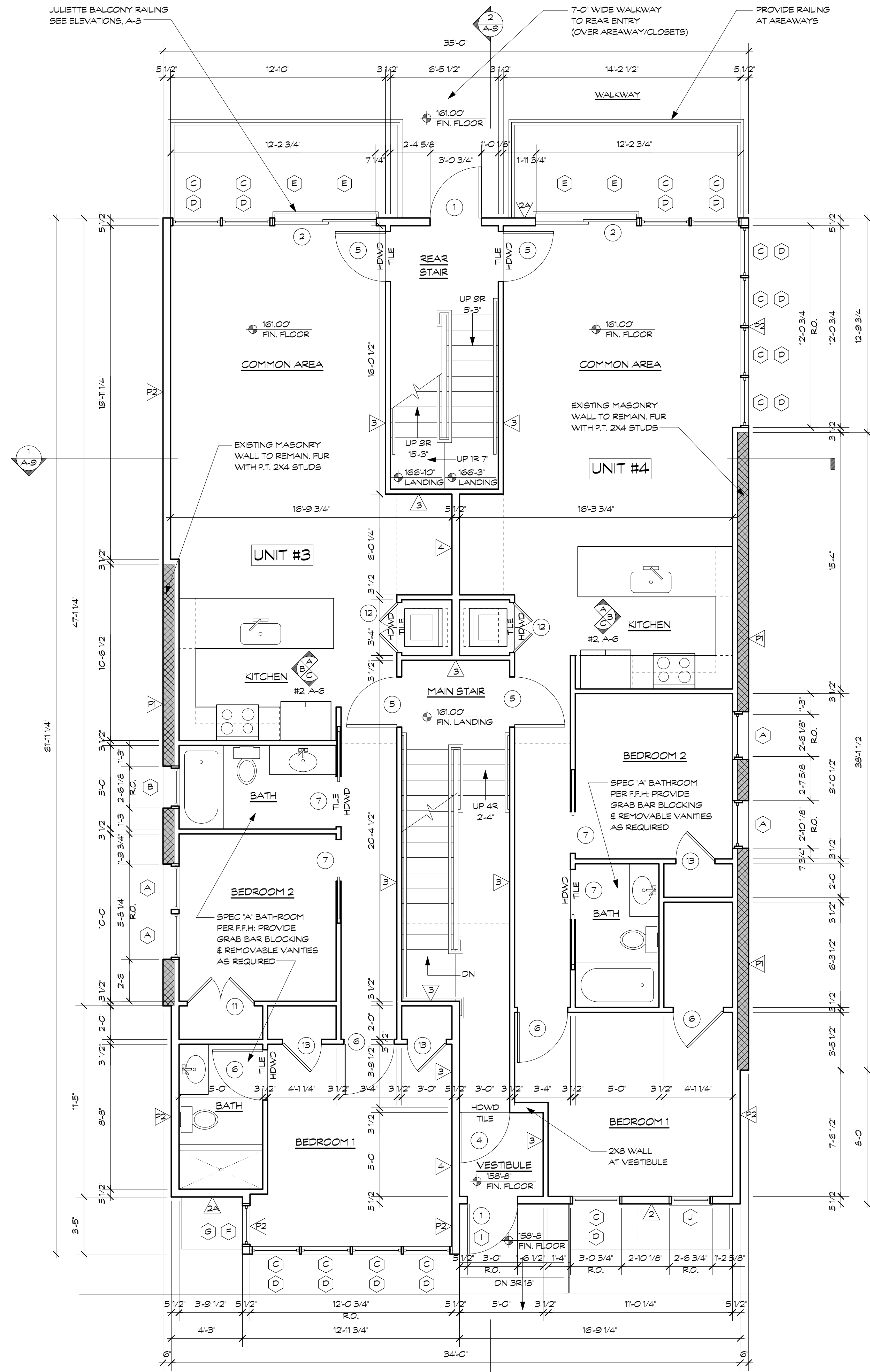
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Project # 1502

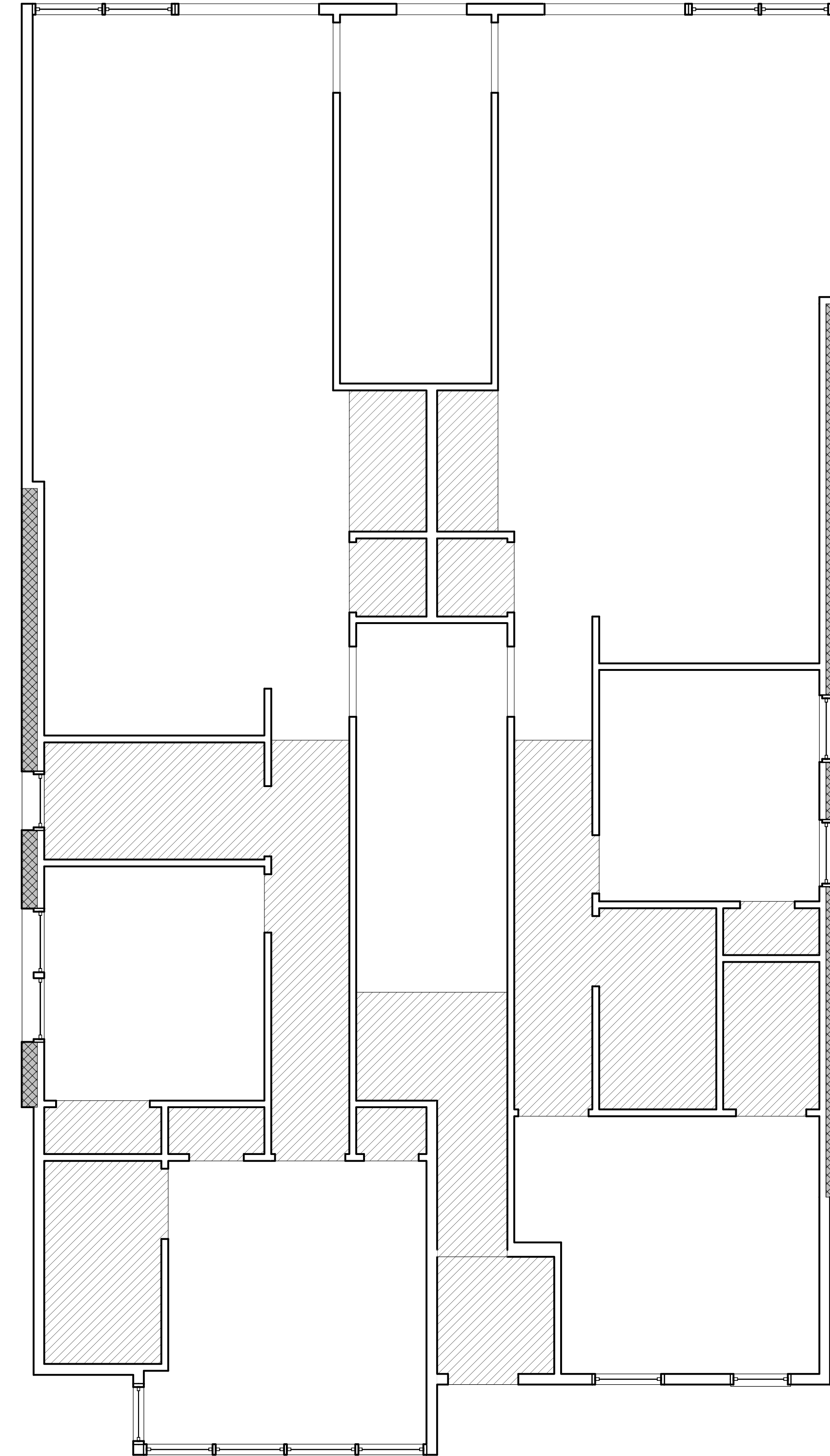
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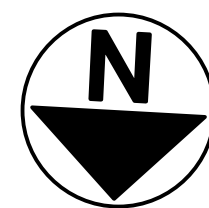


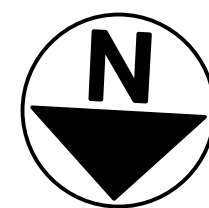
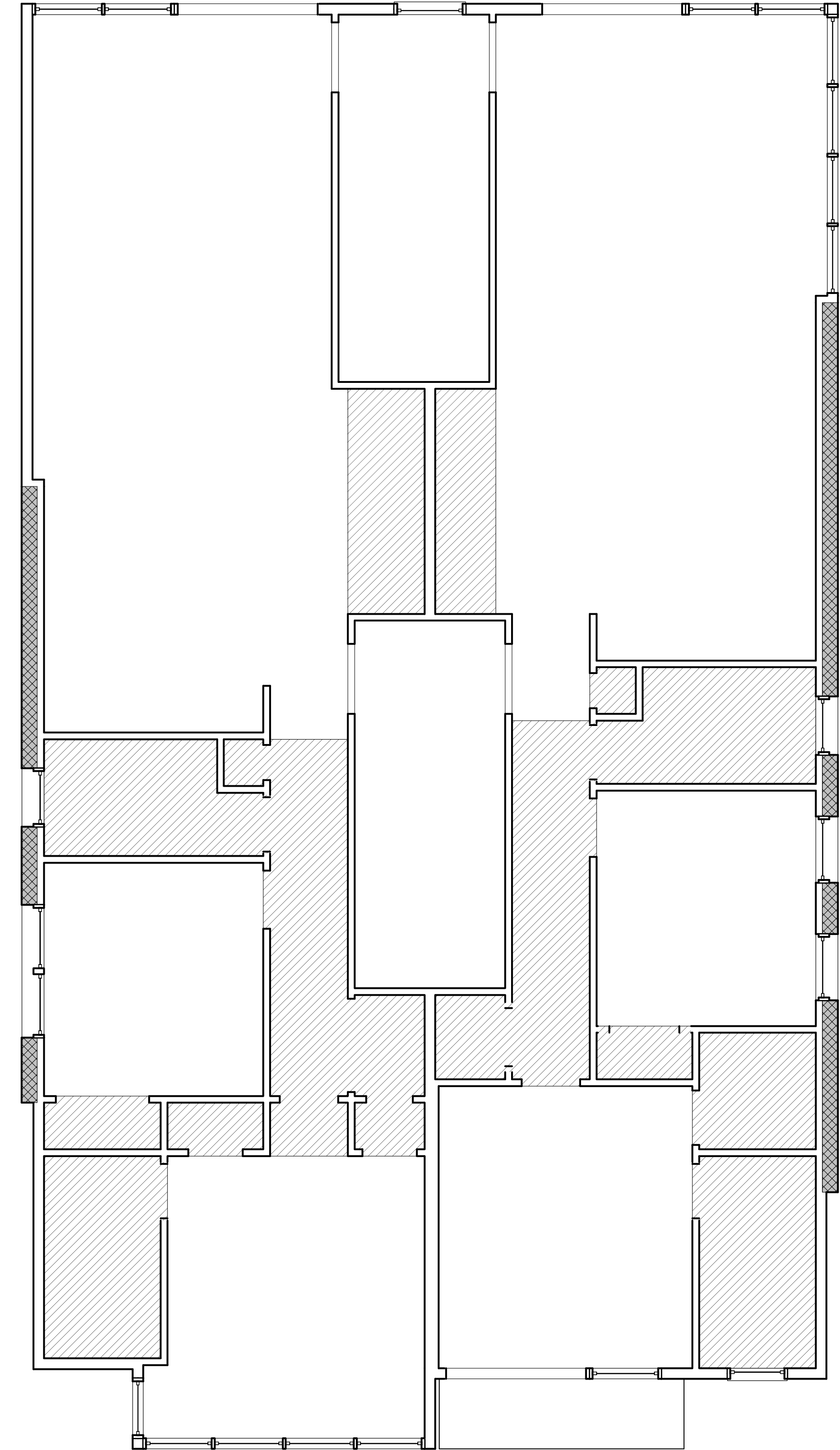
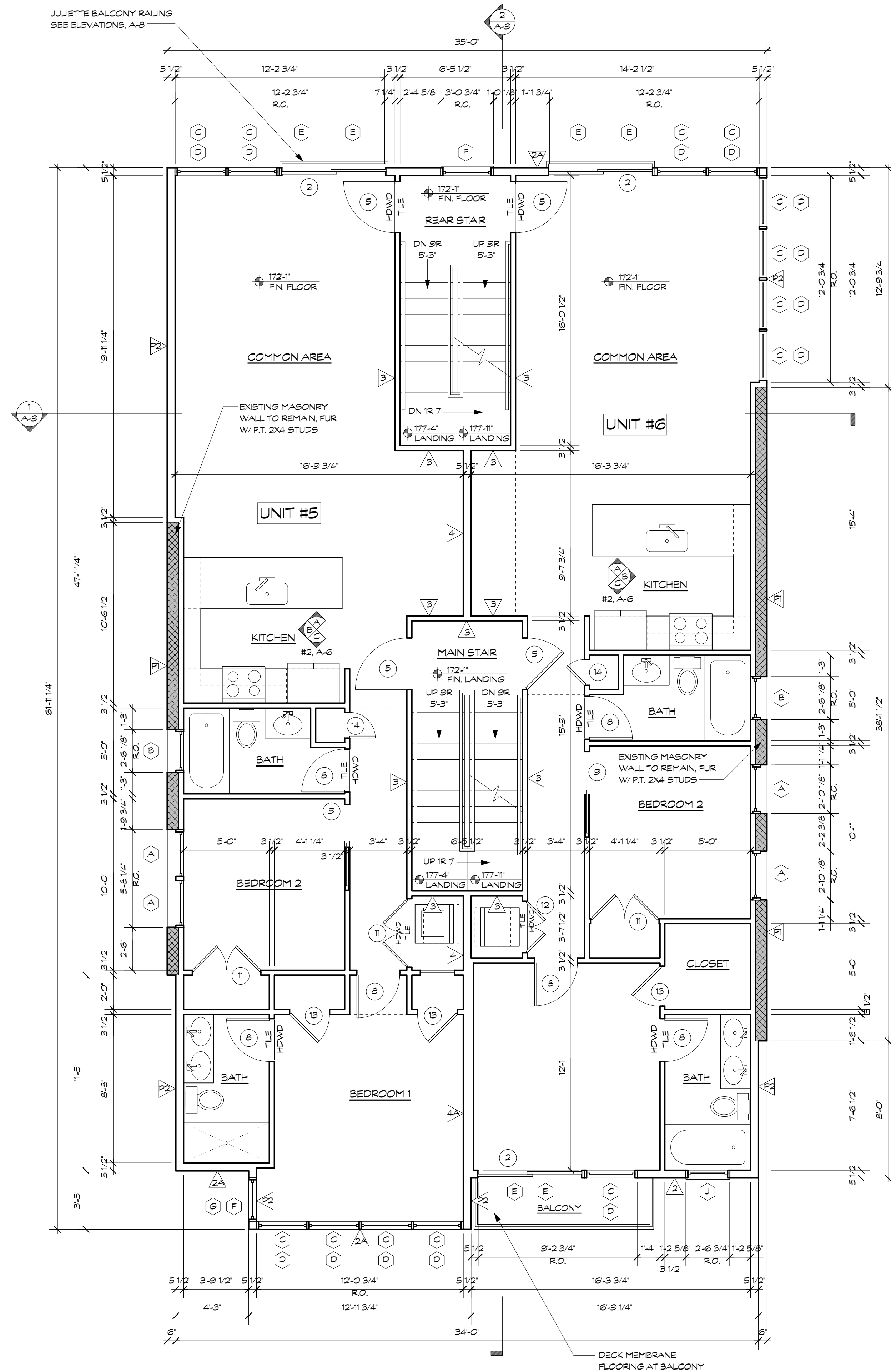


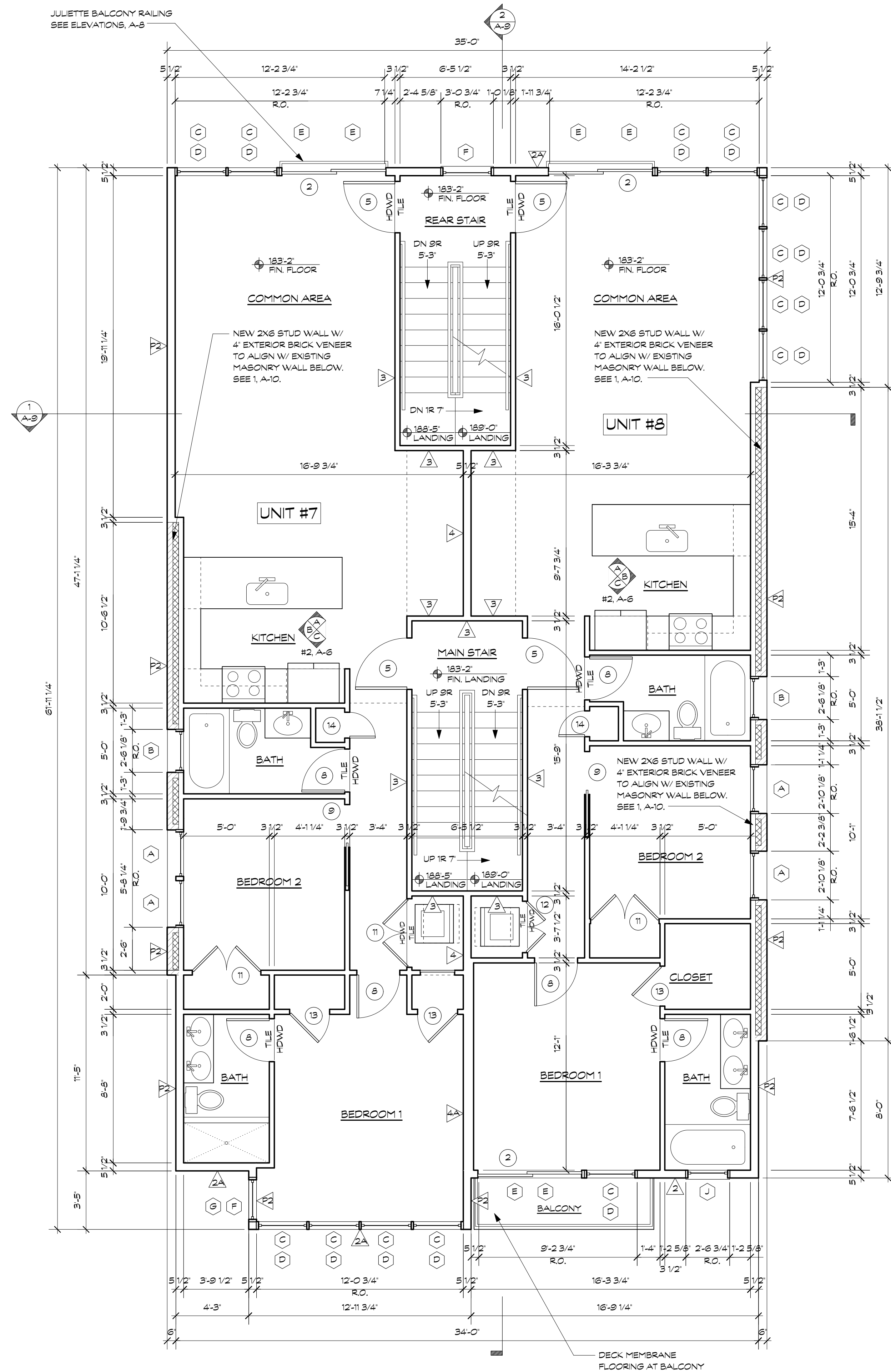
1 FIRST FLOOR PLAN
Scale: 1/4" = 1'-0"



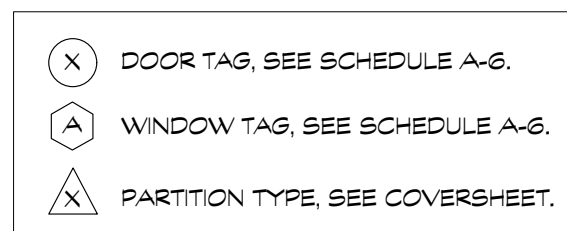
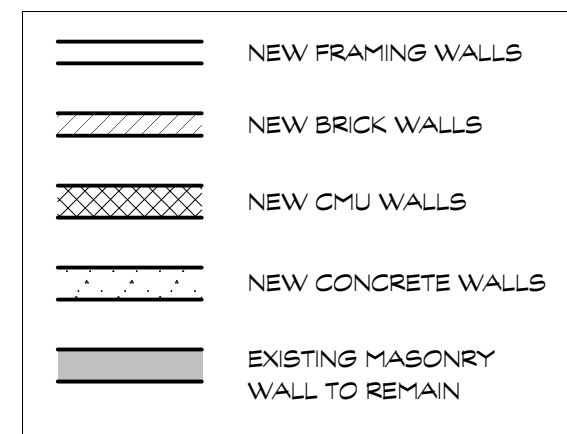
2 FIRST FLOOR REFLECTED CEILING PLAN
Scale: 1/4" = 1'-0"



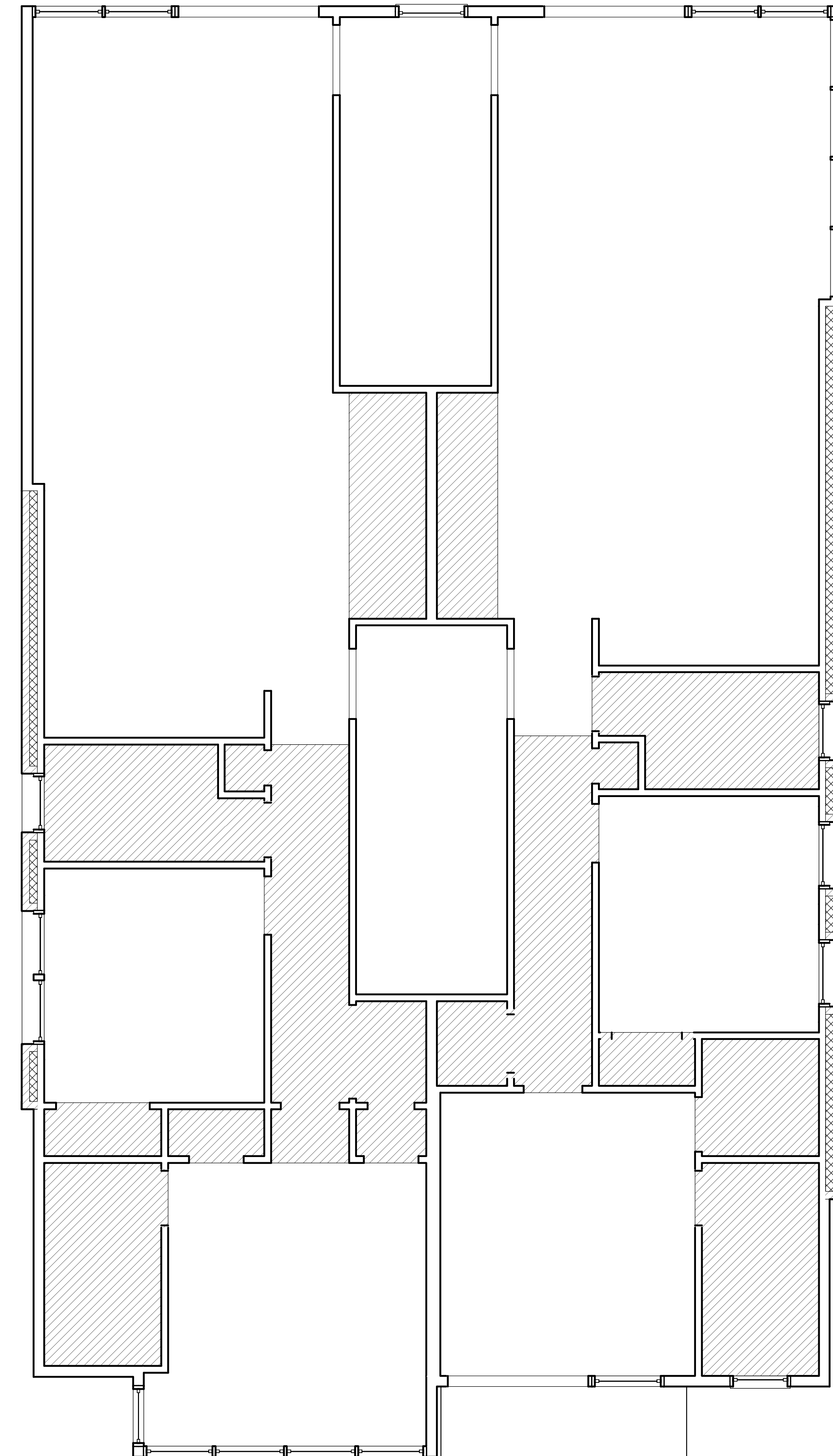
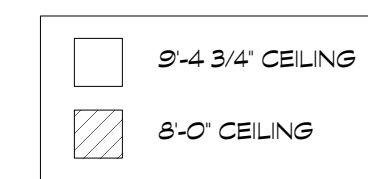




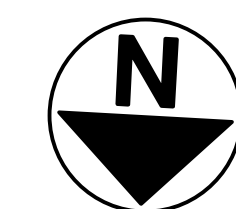
1 THIRD FLOOR PLAN
Scale: 1/4" = 1'-0"

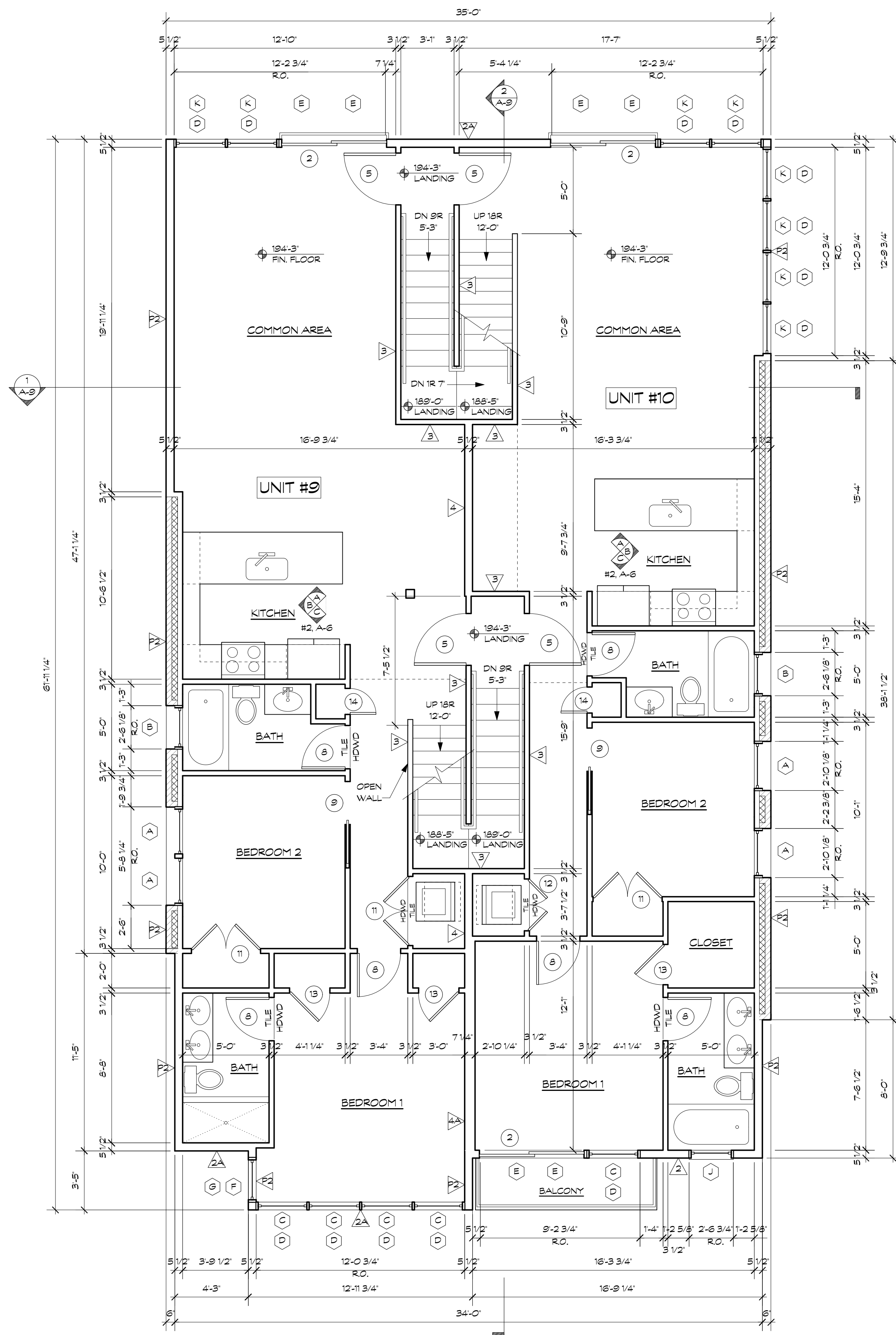


* ALL PARTITIONS TYPE 5, U.N.O.

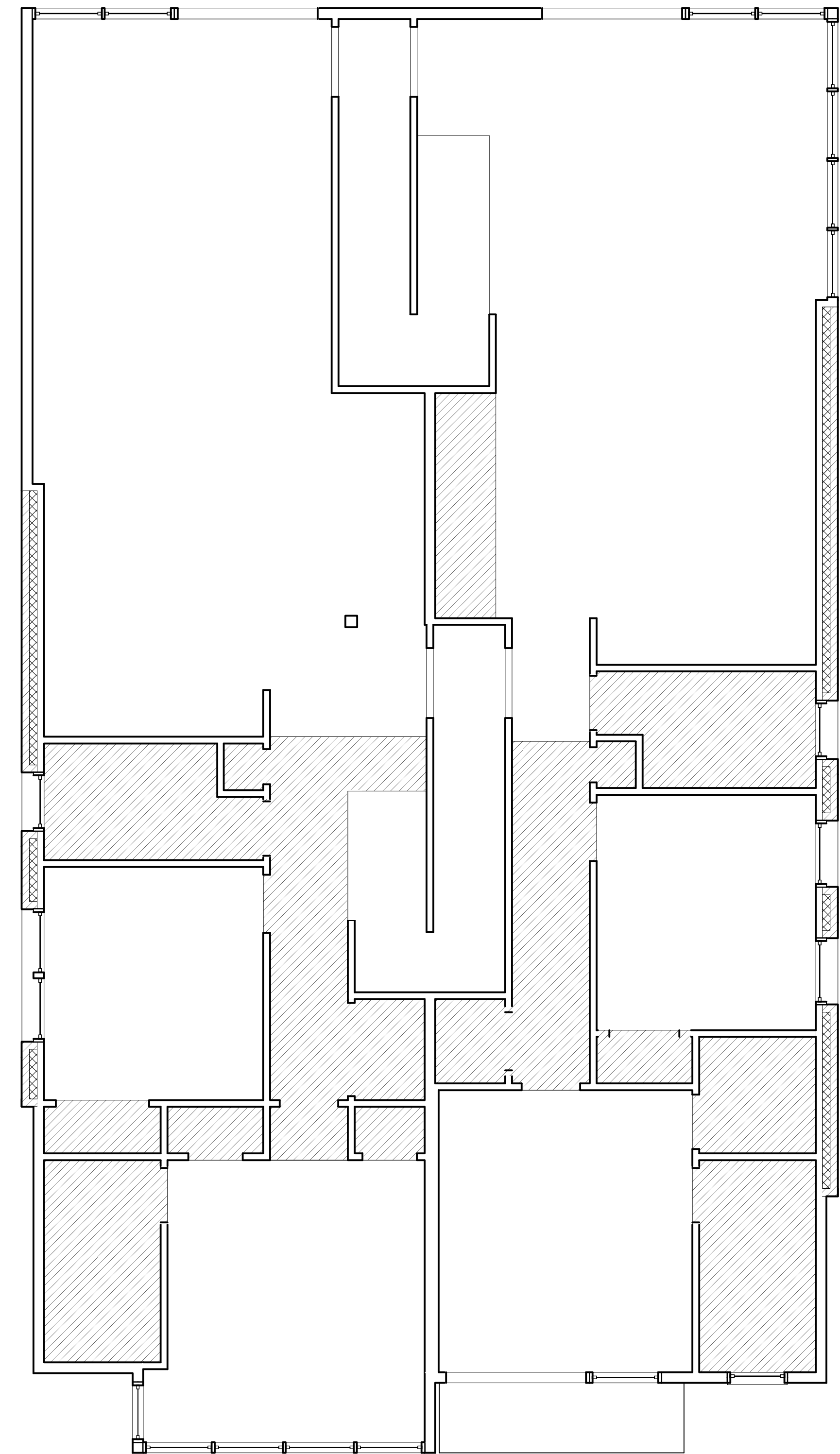


2 THIRD FLOOR REFLECTED CEILING PLAN
Scale: 1/4" = 1'-0"

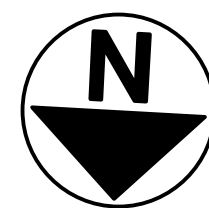


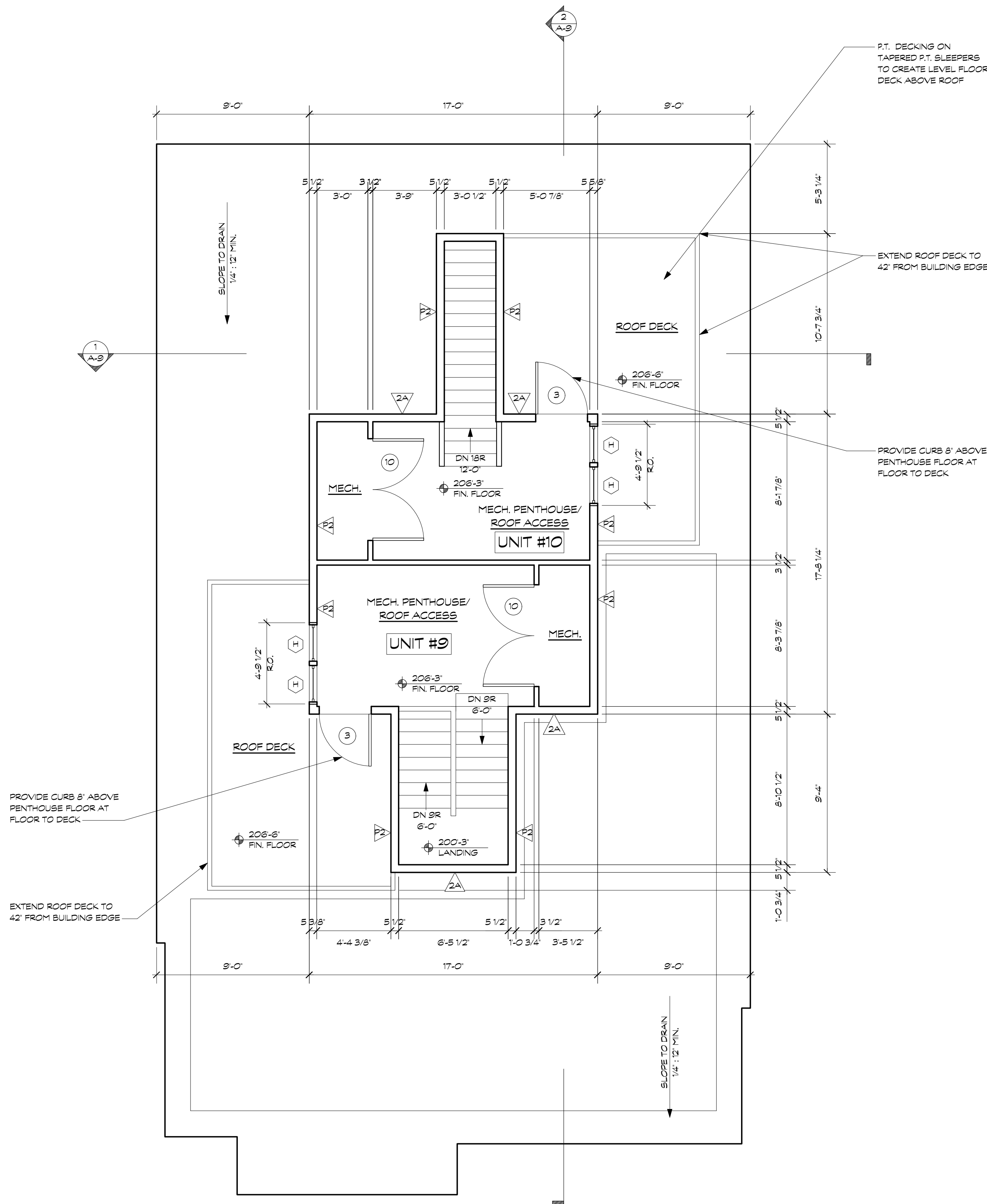


1 FOURTH FLOOR PLAN
Scale: 1/4" = 1'-0"



2 FOURTH FLOOR REFLECTED CEILING PLAN
Scale: 1/4" = 1'-0"





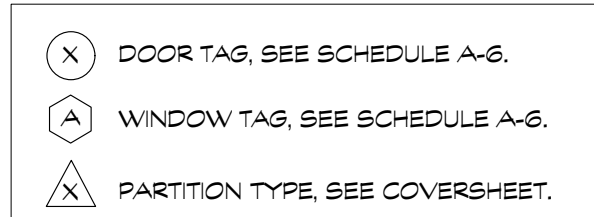
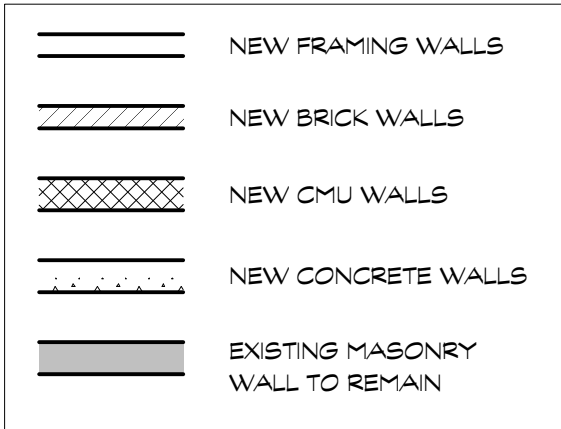
* TOTAL BUILDING FOOTPRINT = 2093.9 SF
* TOTAL PENTHOUSE FOOTPRINT = 411.7 SF

1 ROOF PLAN
Scale: 1/4" = 1'-0"

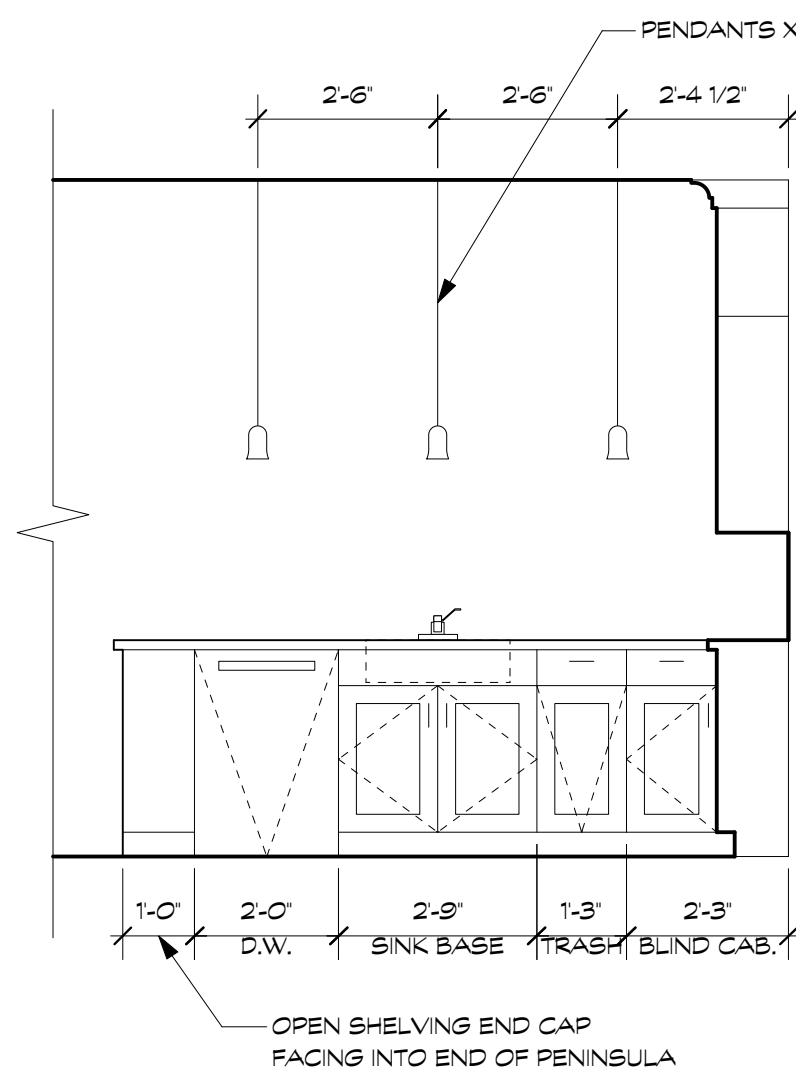
WINDOW SCHEDULE										
MARK	MANUFACTURER	MODEL NO.	TYPE	UNIT SIZE (W x H)	ROUGH OPENING (W x H)	OPER.	EGRESS	GLAZING	REMARKS	MARK
A	JELD-WEN	ECC 3364	DOUBLE-HUNG	2'-8 3/8" x 5'-4"	2'-10 1/8" x 5'-4 3/4"	Y	Y	LOW-E		A
B	JELD-WEN	ECC 2848	DOUBLE-HUNG	2'-6 3/8" x 4'-0"	2'-8 1/8" x 4'-0 3/4"	Y	N	LOW-E		B
C	JELD-WEN	ECC 3666	CASEMENT	3'-0" x 5'-8"	3'-0 3/4" x 5'-8 3/4"	Y	N	LOW-E	SELECT UNITS OPERABLE, SEE ELEVATIONS	C
D	JELD-WEN	ECA 3636	AWNING	3'-0" x 3'-0"	3'-0 3/4" x 3'-0 3/4"	N	N	LOW-E		D
E	JELD-WEN	ECC 3624	CASEMENT	3'-0" x 2'-0"	3'-0 3/4" x 2'-0 3/4"	N	N	LOW-E		E
F	JELD-WEN	ECC 3036	CASEMENT	2'-6" x 3'-0"	2'-6 3/4" x 3'-0 3/4"	Y	N	LOW-E		F
G	JELD-WEN	ECC 3066	CASEMENT	2'-6" x 5'-6"	2'-6 3/4" x 5'-6 3/4"	Y	Y	LOW-E		G
H	JELD-WEN	ECC 2848	CASEMENT	2'-4" x 4'-0"	2'-4 3/4" x 4'-0 3/4"	Y	Y	LOW-E		H
I	JELD-WEN	ECA 3642	AWNING	3'-0" x 3'-6"	3'-0 3/4" x 3'-6 3/4"	Y	Y	LOW-E		I
J	JELD-WEN	ECC 3030	AWNING	2'-6" x 2'-6"	2'-6 3/4" x 2'-6 3/4"	Y	N	LOW-E		J
K	JELD-WEN	ECC 3678	CASEMENT	3'-0" x 6'-6"	3'-0 3/4" x 6'-6 3/4"	N	N	LOW-E		K

- NOTES:
1. PROVIDE TEMPERED / SAFETY GLASS IN WINDOWS & SIDELIGHTS WHERE THE SILLS ARE LESS THAN 18" ABOVE THE FINISH FLOOR.
 2. PROVIDE TEMPERED / SAFETY GLASS IN WINDOWS & SIDELIGHTS WHERE GLAZING IS WITHIN 24" OF A DOOR OPENING.
 3. PROVIDE TEMPERED / SAFETY GLASS IN WINDOWS & SIDELIGHTS WHERE GLAZING IS ADJACENT TO BATHTUB & SHOWER ENCLOSURES.
 4. PROVIDE TEMPERED / SAFETY GLASS IN WINDOWS & SIDELIGHTS WHERE GLAZING IS ADJACENT TO STAIRWAYS WITHIN 60" HORIZONTALLY OF THE BOTTOM TREAD.
 5. BASEMENTS, HABITABLE ATTICS & EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE EGRESS WINDOW.
THE MINIMUM NET CLEAR OPENING SHALL BE 5.7 SQUARE FEET.
THE MINIMUM NET CLEAR HEIGHT SHALL BE 24 INCHES.
THE MINIMUM NET CLEAR WIDTH SHALL BE 20 INCHES.
THE MAXIMUM SILL HEIGHT SHALL BE 44 INCHES ABOVE THE FINISH FLOOR.

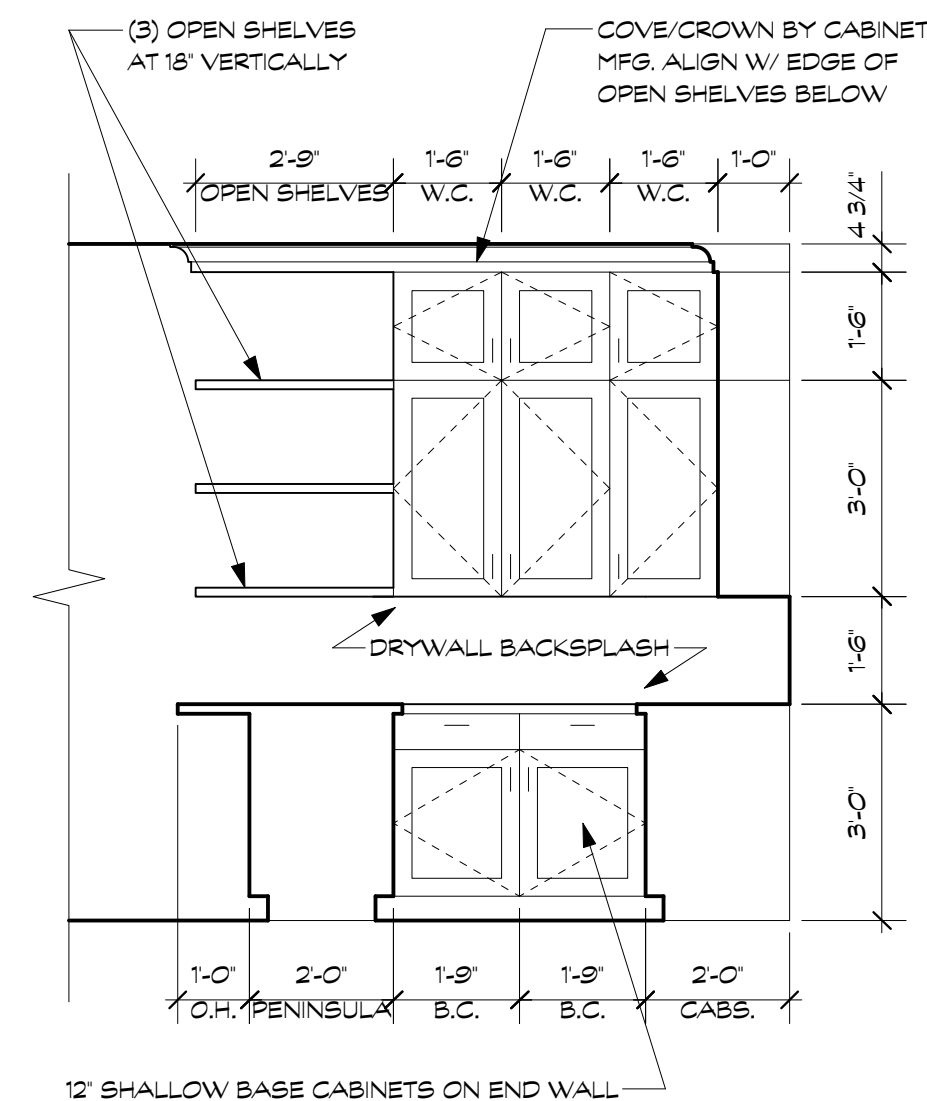
DOOR SCHEDULE										
NO.	LOCATION	SIZE	THICKNESS	MATERIAL DR FR	TYPE/STYLE	CONFIG	OPER.	HARDWARE	REMARKS	NO.
1	FRONT/REAR ENTRY	3'-0 3/4" x 7'-3" (R.O.)	1 3/4"	GLS MTL	FULL-LITE	SINGLE	SWING	LOCKSET W/ DEADBOLT		1
2	FRONT/REAR BALCONY	6'-0 3/4" x 6'-11" (R.O.)	1 3/4"	GLS WD	FULL-LITE	PAIR	SLIDER	LOCKSET, ASSOC. TRACK & PULLS		2
3	ROOF / PENTHOUSE	3'-0 3/4" x 6'-11" (R.O.)	1 3/4"	GLS MTL	FULL-LITE	SINGLE	SWING	LOCKSET W/ DEADBOLT		3
4	FRONT VESTIBULE (RATED)	3'-0" x 7'-0"	1 3/4"	GLS WD	FULL-LITE	SINGLE	SWING	PASSAGE W/ CLOSER	90 MIN. RATING	4
5	UNIT ENTRY (RATED)	3'-0" x 7'-0"	1 3/4"	WD WD	2-PANEL	SINGLE	SWING	LOCKSET W/ DEADBOLT, CLOSER	60 MIN. RATING PROVIDE PASSAGE SET @ UNIT 2	5
6	ADA BED / BATH	3'-0" x 6'-8"	1 3/8"	WD WD	2-PANEL	SINGLE	SWING	PRIVACY SET	BEDROOM CLOSET	6
7	ADA POCKET DOOR	3'-0" x 6'-8"	1 3/8"	WD WD	2-PANEL	SINGLE	POCKET	PRIVACY SET	PROVIDE HEAVY DUTY TRACK & PULLS	7
8	TYP. BED / BATH	2'-6" x 6'-8"	1 3/8"	WD WD	2-PANEL	SINGLE	SWING	PRIVACY SET		8
9	POCKET BEDROOM DOOR	2'-6" x 6'-8"	1 3/8"	WD WD	2-PANEL	SINGLE	POCKET	PRIVACY SET	PROVIDE HEAVY DUTY TRACK & PULLS	9
10	CLOSET PAIR - 6'-0"	6'-0" x 6'-8"	1 3/8"	WD WD	2-PANEL	PAIR	SWING	DUMMY PULLS & BALL CATCH		10
11	CLOSET PAIR - 4'-0"	4'-0" x 6'-8"	1 3/8"	WD WD	2-PANEL	PAIR	SWING	DUMMY PULLS & BALL CATCH		11
12	CLOSET PAIR - 3'-0"	3'-0" x 6'-8"	1 3/8"	WD WD	2-PANEL	PAIR	SWING	DUMMY PULLS & BALL CATCH		12
13	TYP. CLOSET - SINGLE	2'-4" x 6'-8"	1 3/8"	WD WD	2-PANEL	SINGLE	SWING	PASSAGE SET		13
14	LINEN CLOSET	1'-6" x 6'-8"	1 3/8"	WD WD	2-PANEL	SINGLE	SWING	PASSAGE SET		14



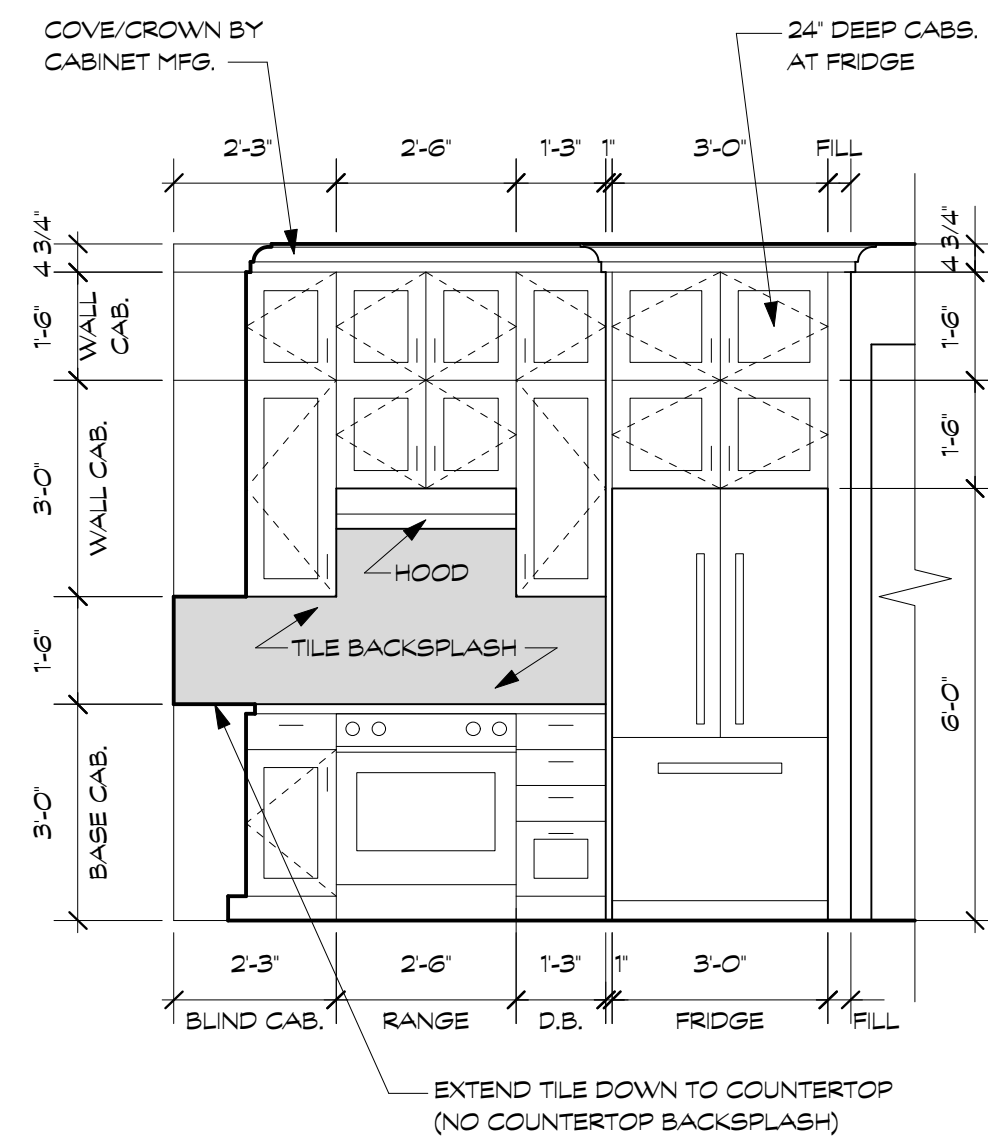
* ALL PARTITIONS TYPE 5, U.N.O.



A

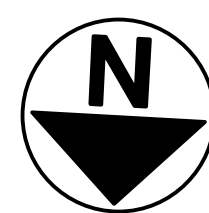


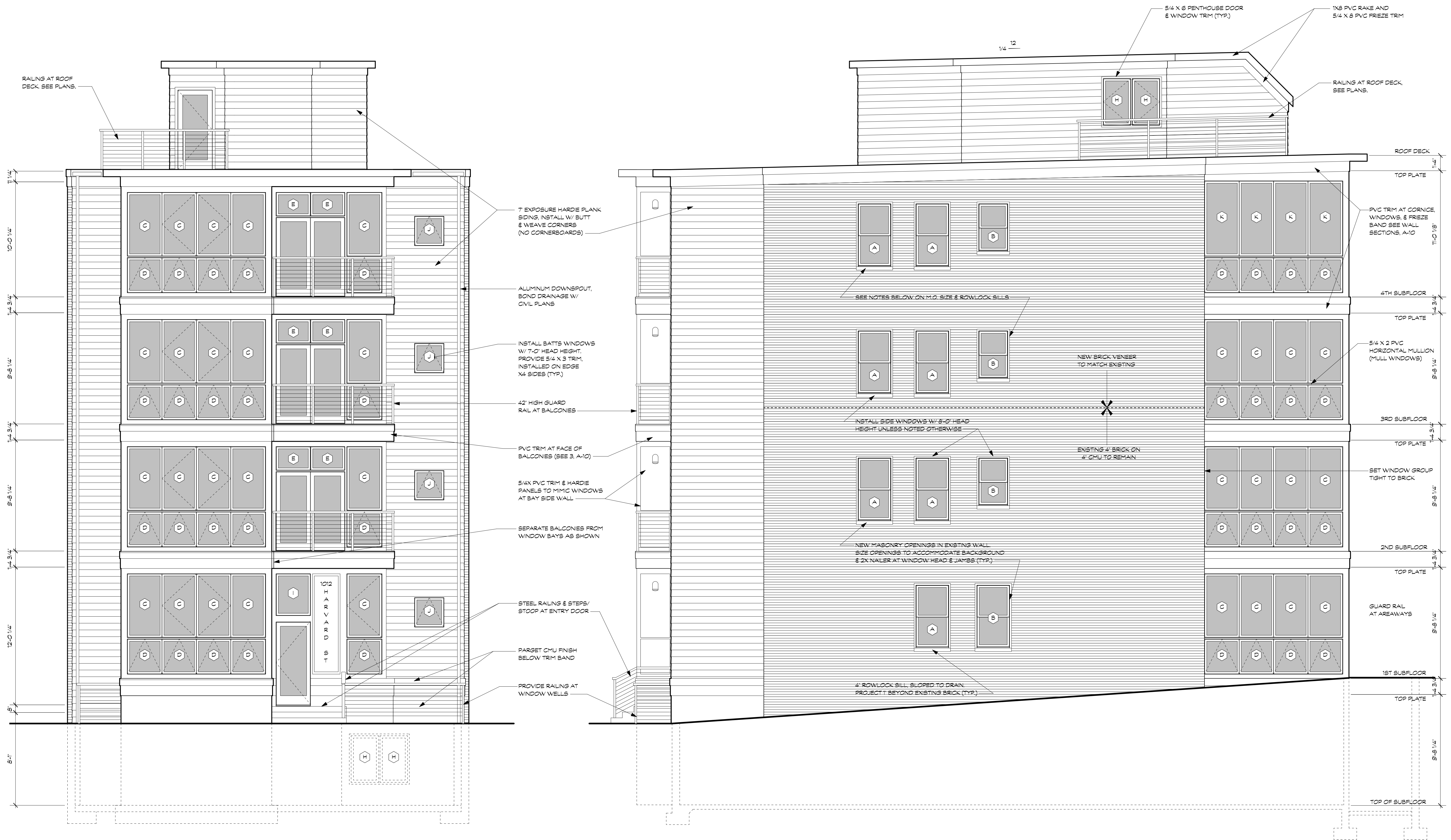
B



C

2 INTERIOR ELEVATIONS
Scale: 3/8" = 1'-0"

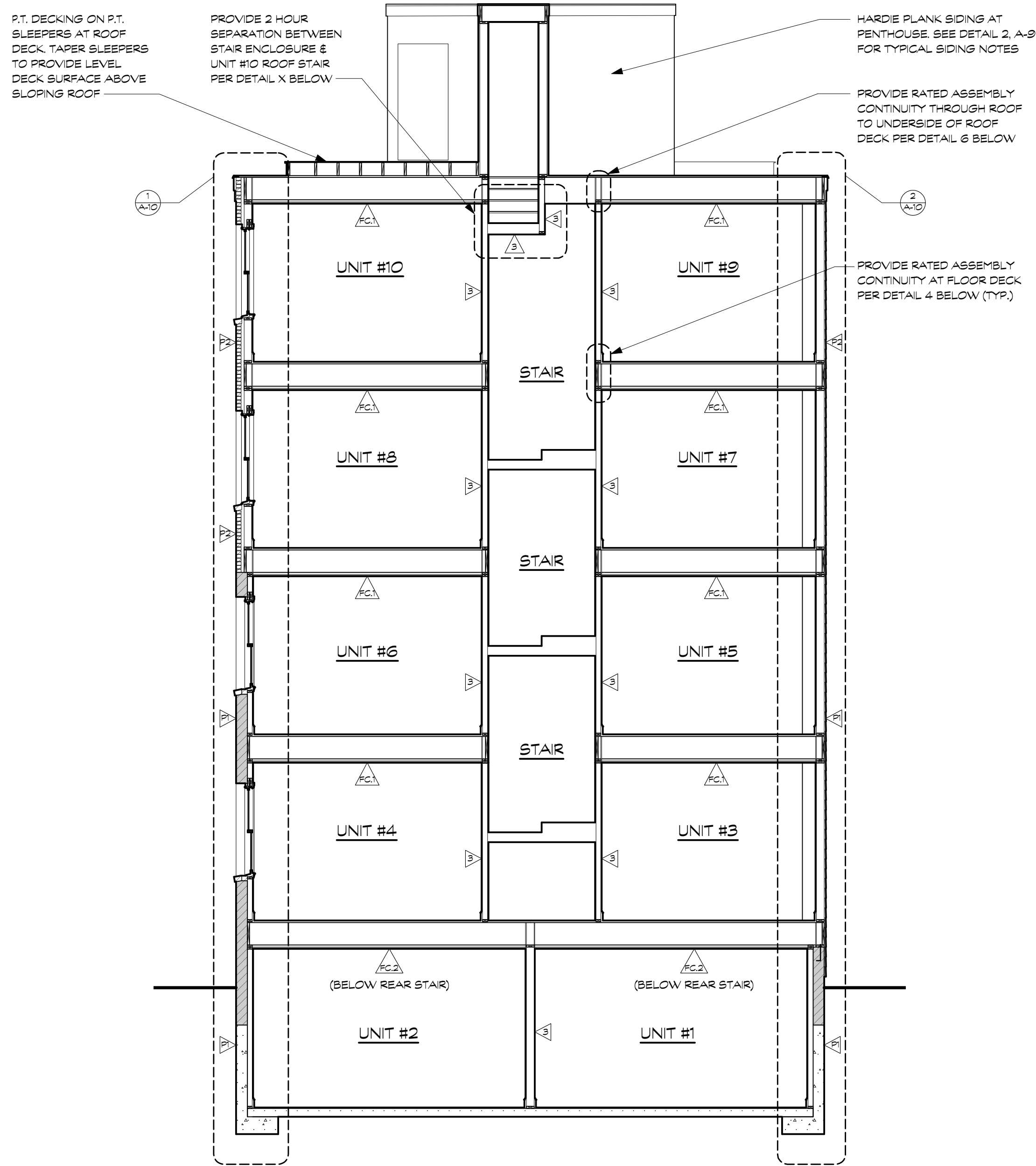




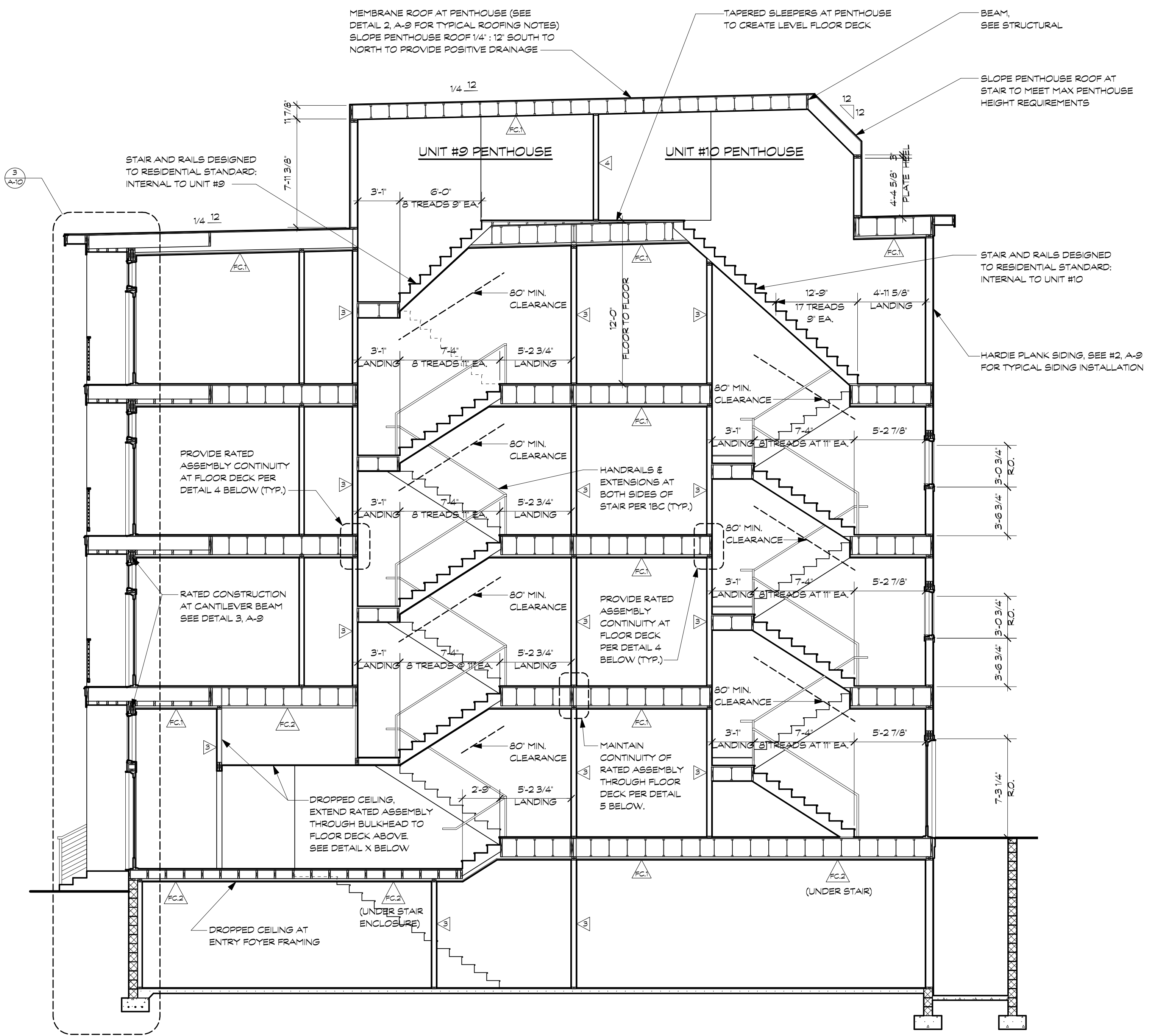


1 REAR ELEVATION
Scale: 1/4" = 1'-0"

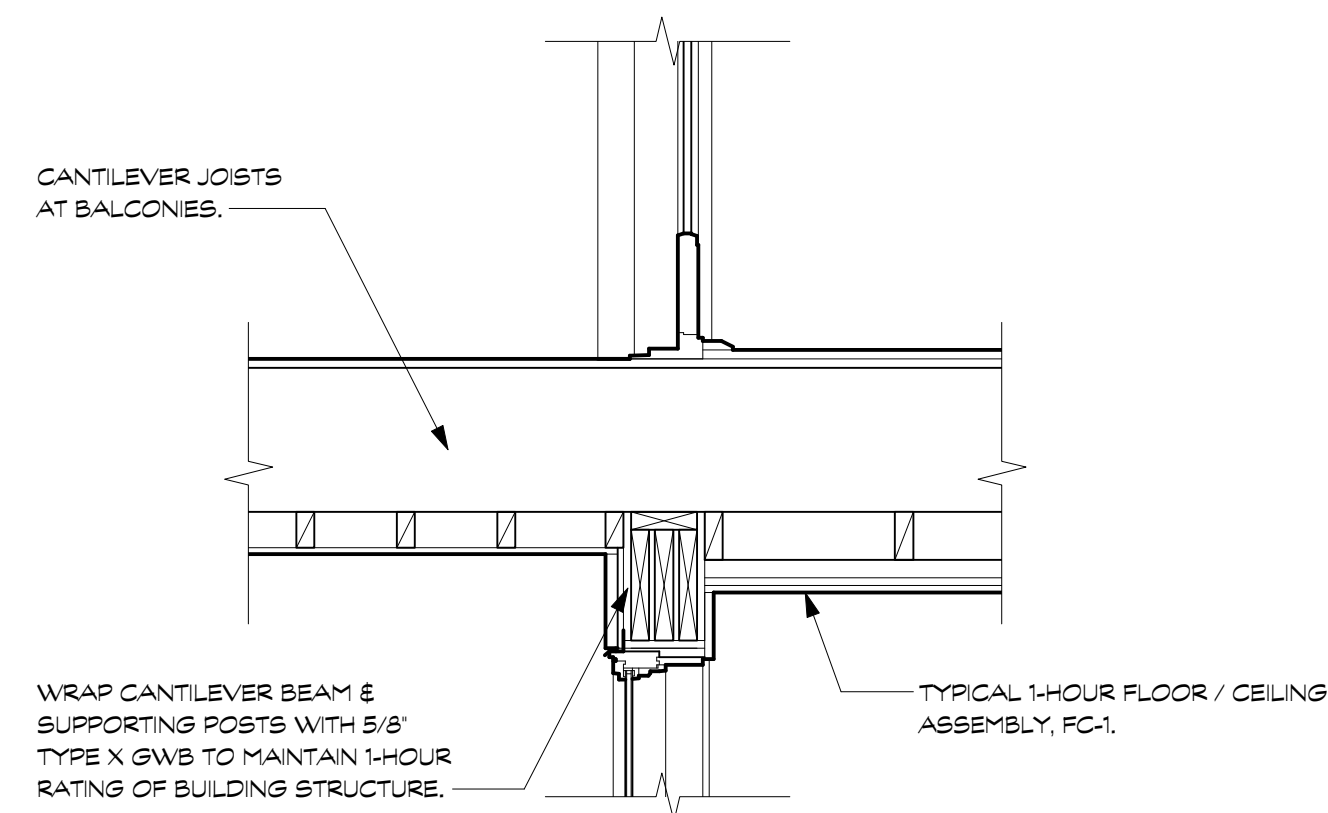
2 SIDE ELEVATION
Scale: 1/4" = 1'-0"



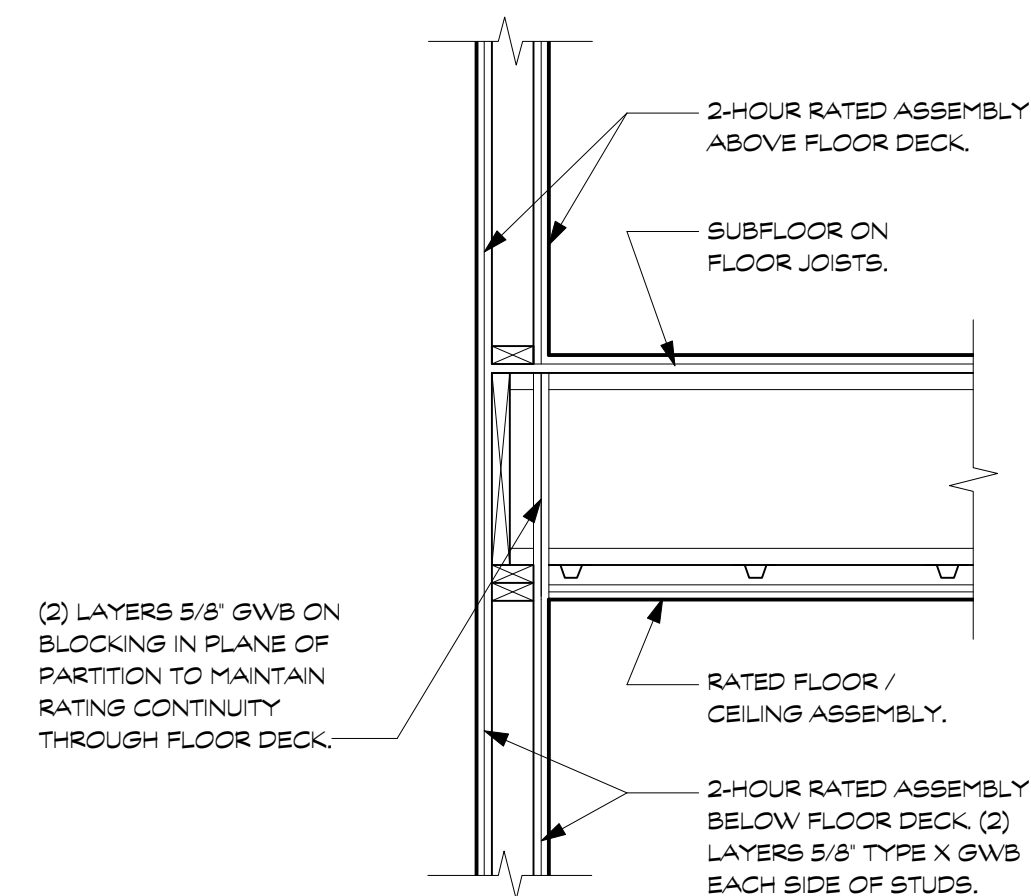
1 BUILDING SECTION
Scale: 1/4" = 1'-0"



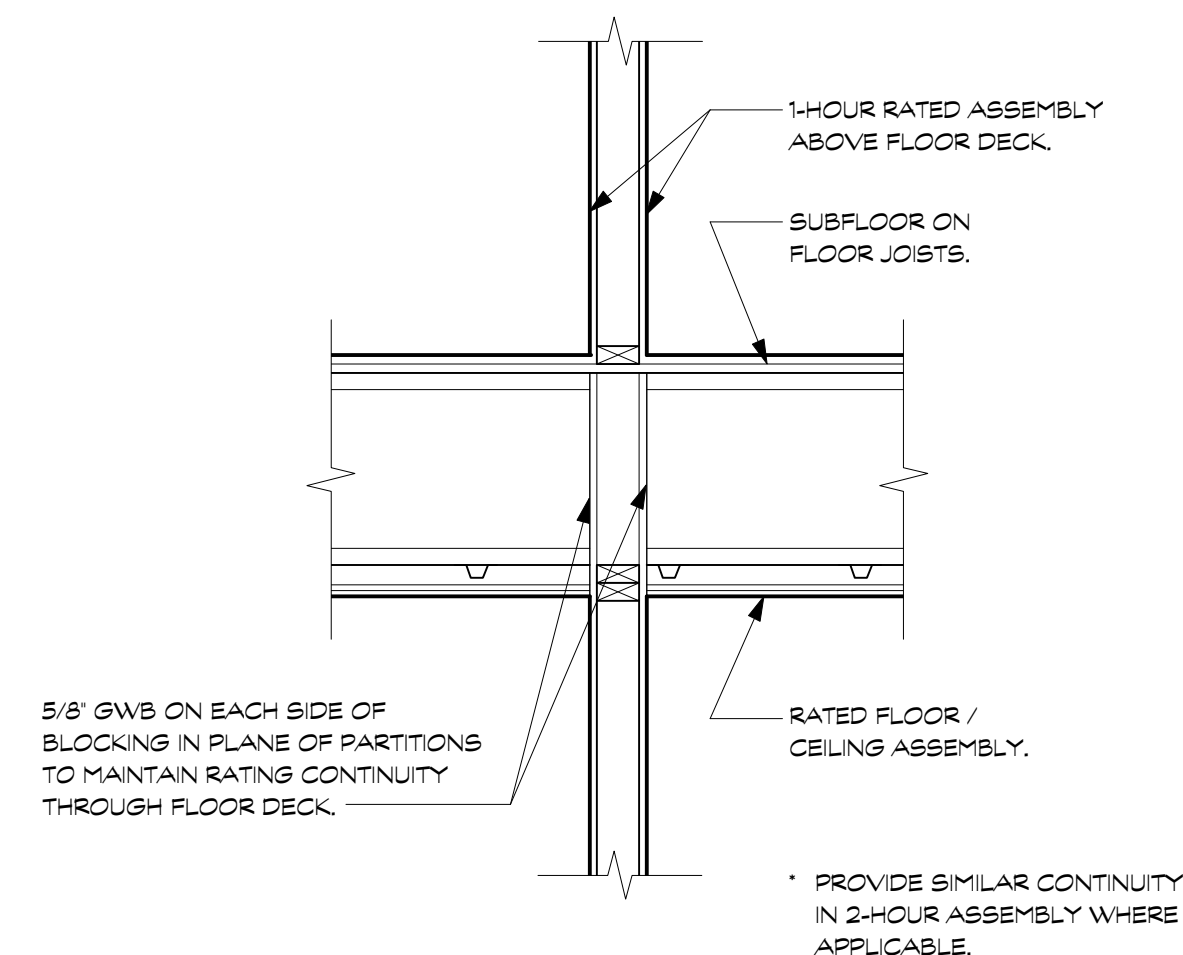
2 BUILDING SECTION
Scale: 1/4" = 1'-0"



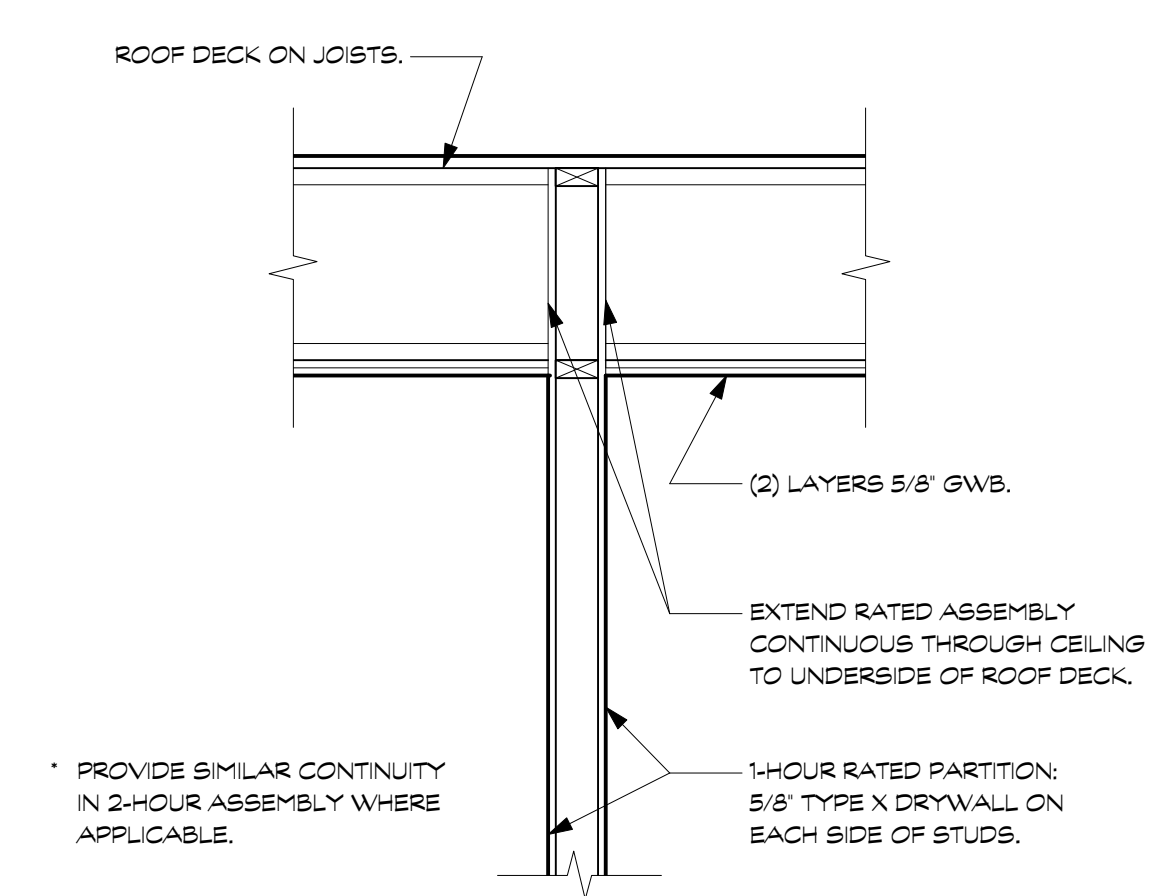
3 1-HOUR PARTITION AT BALCONY
Scale: 3/4" = 1'-0"



4 2-HOUR PARTITION AT STAIR
Scale: 3/4" = 1'-0"



5 1-HOUR PARTITION AT FLOOR DECK
Scale: 3/4" = 1'-0"



6 1-HOUR RATED PARTITION AT ROOF
Scale: 3/4" = 1'-0"

