BUILDING CODE SUMMARY

REFERENCE:
International Building Code 2000

USE GROUP:
E-Educational (with assembly space of use group A-Assembly)

TYPE OF CONSTRUCTION:
2C (Noncombustible/Unprotected)

HEIGHT LIMITATION:
2 Stories, 30 FT (with sprinkler system, height may increase 1 story and 20 FT to 3 stories, 50 FT)

Proposed: 2 stories, 35 FT

ALLOWABLE AREA PER FLOOR:
14,400 SF (with sprinkler system, floor area may increase 200% to a maximum of 43,200 SF)

Proposed: 9,750 SF

EXTERIOR WALL RATING:
Party Walls for Educational Use building - 2 Hour
Fire Separation distance 0-5 FT - 2 Hour
Fire Separation distance 5-10 FT - 1 Hour
Fire Separation distance > 10 FT - 0 Hour

MEANS OF EGRESS / FIRE SEPARATION ASSEMBLIES:

Lobby may be used as exit access element if provided with an automatic fire suppression system, accessible to the exterior.

Each space of greater than 50 occupants is required to have two means of egress.

Exit access passageways or corridors must be minimum 44" wide when serving occupancy loads greater than 50.

Exit stair enclosures must be 2 Hour rated unless connection fewer than four stories in which case the requirement is reduced to 1 hour.

Elevator shafts must be 2 hour rater unless connecting fewer than four stories in which case the requirement is reduced to 1 hour.

An auditorium designated use group A-Assembly is not required to be separated from Educational use of the rest of the building, provided that the entire building conforms to the height and area limitations of the most restricted use. In this case, under type C construction, the proposed building, with an automatic sprinkler system and the height and area requirements which that provides, meets the height and area requirements of an A-3 Assembly type use.

ZONING SUMMARY

ADDRESS:
2405 Martin Luther King, Jr. Avenue, SE
Washington, DC 20020

ZONE:
C-2A
Lot 808
Square 5789

LOT AREA:
6,500 SF

LOT COVERAGE:
5,778 SF/ 89% Lot Coverage

HEIGHT LIMIT:
Permitted: 50 FT
Existing Building: 31 FT

FAR:
Permitted: 1.5
Proposed: 1.67

NOTES

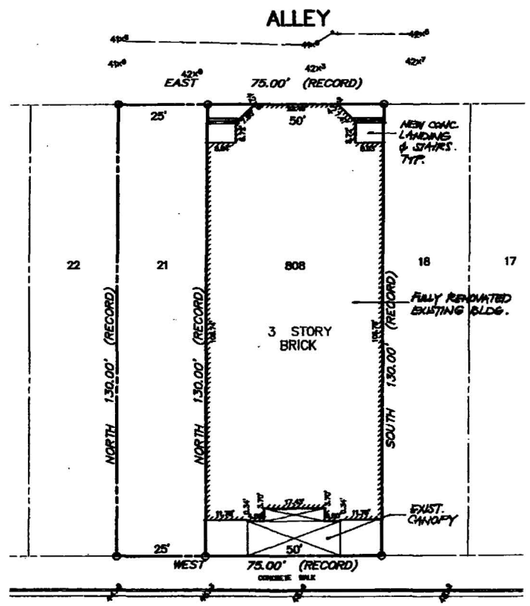
1. *The horizontal datum is based on the Office of the Surveyor plat datum.*
2. *The vertical datum is based on the following benchmarks provided by the D.C. Surveyor's Office:*

   BM 13-22 West End of first step at #11 Police Precinct Bldg. at corner of martin Luther King Blvd. & Chicago St. elevation 50.95
   BM 13-1 Corner of Light Base near the corner of Talbert St. & Martin Luther King Blvd. elevation 50.96

3. *Boundary information shown hereon was obtained from official city records and verified in the field insofar as possible. Porperty line dimensions from official records may not necessarily agree with actual measured dimens*

DRAWING INDEX

T.1	*TITLE SHEET / SITE PLAN & NOTES*
C.1	*EXISTING CONDITIONS*
C.2	*SITE PLAN*
C.3	*UTILITY PROFILE*
D.1	*DEMOLITION PLANS*
D.2	*SELECTIVE ELEVATION DEMOLITION*
A1.1	*1st FLOOR PLAN, 2nd FLOOR PLAN, ROOF PLAN*
A2.1	*BUILDING ELEVATIONS*
A3.1	*BUILDING SECTIONS*
A4.1	*WALL SECTION & DETAILS*
A4.2	*WALL SECTION & DETAILS*
A5.1	*STAIR PLANS & SECTIONS; ELEVATOR PLAN & SECTION*
A6.1	*PARTITION SCHEDULE*
A6.2	*DOOR SCHEDULE; WINDOW SCHEDULE; STOREFRONT SCHEDULE; DETAILS*
IA.101	*1st & 2nd FLOOR REFLECTED CEILING PLANS*
IA.102	*1st & 2nd FLOOR FINISH PLANS*
IA.103	*1st & 2nd FLOOR FURNITURE PLANS*
IA.104	*INTERIOR ELEVATIONS*
IA.105	*INTERIOR ELEVATIONS*
IA.106	*FINISH SCHEDULE; ENLARGED PLAN/ELEVATION*
S.1	*1st FLOOR FOUNDATION PLAN*
S.2	*2nd FLOOR FRAMING PLAN*
S.3	*ROOF FRAMING PLAN*
S.4	*TYPICAL SECTIONS*
S.5	*NOTES*
ES.1	*EXISTING STRUCTURE*
M1.1	*MECHANICAL COVER SHEET*
M1.2	*MECHANICAL SPECIFICATIONS*
M2.1	*MECHANICAL FLOOR & ROOF PLANS*
M3.1	*MECHANICAL DETAILS*
M3.2	*MECHANICAL DETAILS*
M4.1	*MECHANICAL SCHEDULES*
M4.2	*MECHANICAL SCHEDULES*
P.1	*PLUMBING/FIRE PROTECTION SPECIFICATIONS*
P.2	*PLUMBING FLOOR PLANS*
P.3	*PLUMBING ROOF PLAN SCHEDULES & DETAILS*
E1.1	*ELECTRICAL COVER SHEET*
E1.2	*ELECTRICAL COVER SHEET*
E1.3	*ELECTRICAL SPECIFICATIONS*
E1.4	*FIRE ALARM SPECIFICATIONS*
E2.1	*1st & 2nd FLOOR LIGHTING PLANS*
E2.2	*1st & 2nd FLOOR POWER PLANS*
E3.1	*1st & 2nd FLOOR FIRE & SECURITY PLANS*
E4.1	*SINGLE LINE DIAGRAM*
E5.1	*ELECTRICAL DETAILS*
E5.2	*FIRE DETAILS*
E5.3	*SECURITY DETAILS*
E6.1	*PANELBOARD SCHEDULES*



1 / T.1 SITE PLAN
SCALE: 1" = 20'- 0"



RECEIVED
D.C. OFFICE OF ZONING
2005 JAN 13 AM 8: 46

ZONING COMMISSION
District of Columbia
CASE NO. 17295
EXHIBIT NO. 11

Board of Zoning Adjustment
District of Columbia
CASE NO. 17295
EXHIBIT NO. 11

MUSE ARCHITECTS
5630 Connecticut Avenue NW Washington, DC 20015
Phone 202.966.6266 Facsimile 202.966.9666

GOOD SAMARITAN FOUNDATION
2405 MARTIN LUTHER KING, JR. AVENUE, SE WASHINGTON, DC 20020

95% PROGRESS PRINT
09.01.04

TITLE SHEET / SITE PLAN & NOTES
SCALE: AS NOTED

SHEET NO.
T.1

DEMOLITION NOTES

A.1 REMOVE DOTTED AND/OR HATCHED PORTION OF EXISTING WALL, TYPICAL. COORDINATE WITH NEW WORK AS REQUIRED. PROVIDE TEMPORARY BRACING AS REQUIRED.

A.2 SPECIAL CARE SHOULD BE TAKEN TO PREVENT DAMAGE TO EXISTING CONSTRUCTION SCHEDULED TO REMAIN.

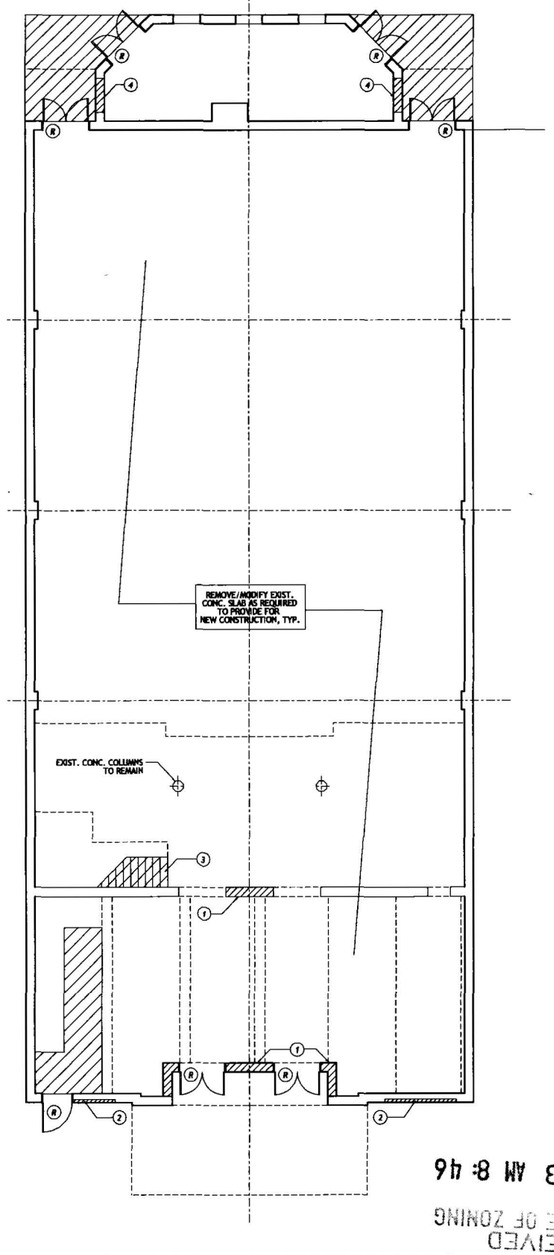
A.3 REFER TO STRUCTURAL DRAWINGS WHEN REMOVING OR RELOCATING EXISTING CONCRETE SLABS, STEEL BEAMS, OR OTHER FRAMING MEMBERS

A.5 ANY PORTION OF BUILDING EXPOSED BY REMOVAL OF EXISTING WORK SHALL BE PATCHED TO MATCH ADJACENT EXISTING OR NEW SURFACE AS REQUIRED.

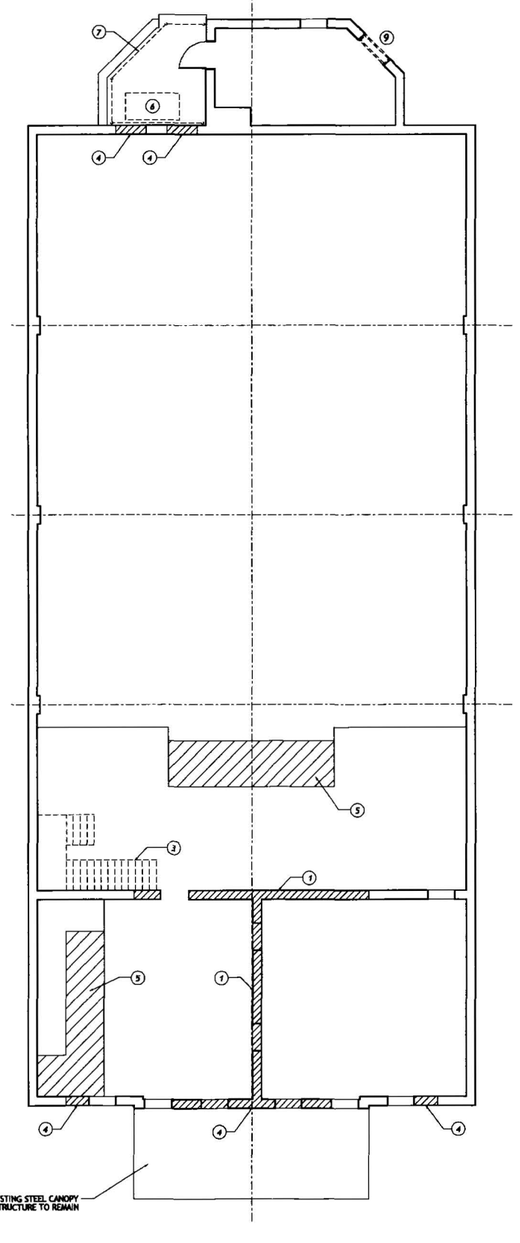
A.6 COORDINATE DEMOLITION WITH ELECTRICAL & MECHANICAL WORK AS REQUIRED.

DEMOLITION SYMBOLS

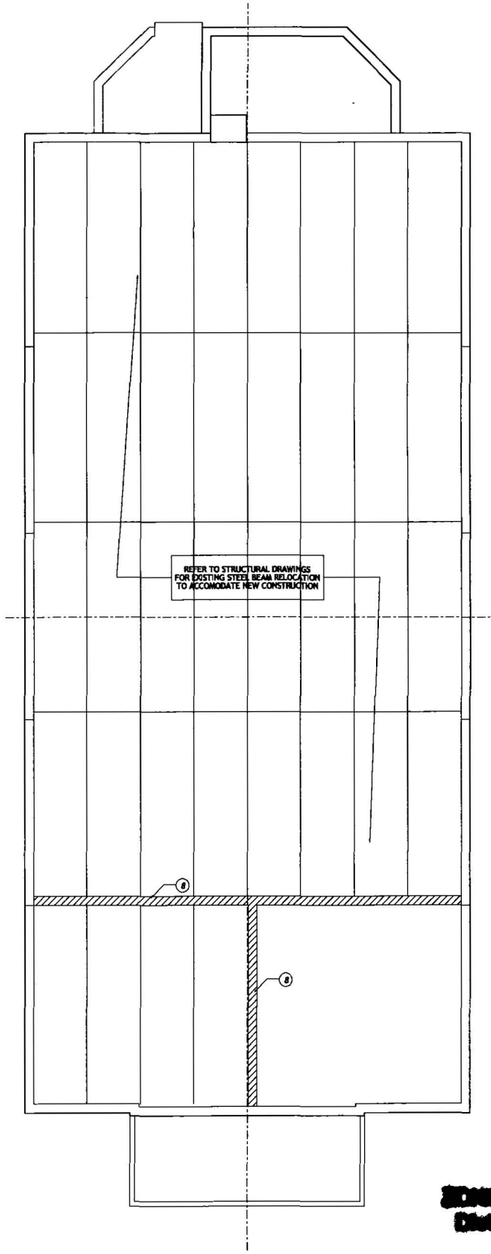
(1) REMOVE EXISTING MASONRY WALL PROVIDE TEMPORARY BRACING AS REQUIRED
(2) REMOVE EXISTING EXTERIOR BRICK VENEER
(3) REMOVE EXISTING STEEL STAIRS
(4) REMOVE WALL AT AREA OF NEW OPENING
(5) REMOVE PORTION OF EXISTING CONCRETE SLAB
(6) REMOVE EXISTING MECHANICAL EQUIPMENT COORDINATE WITH NEW WORK AS REQUIRED
(7) REMOVE EXISTING CHAIN LINK FENCE
(8) REMOVE EXISTING MASONRY PARAPET
(9) REMOVE EXISTING LOUVRE VENT
(R) REMOVE EXISTING DOOR, CASING AND TRIM.



1 / D.1 1ST FLOOR DEMOLITION PLAN
SCALE: 1/8" = 1'- 0"



2 / D.1 2ND FLOOR DEMOLITION PLAN
SCALE: 1/8" = 1'- 0"



3 / D.1 ROOF DEMOLITION PLAN
SCALE: 1/8" = 1'- 0"

RECEIVED
D.C. OFFICE OF ZONING
2005 JAN 13 AM 8:46

ZONING COMMISSION
District of Columbia
CASE NO. 17295
EXHIBIT NO. 11-A

MUSE ARCHITECTS
5630 Connecticut Avenue NW Washington, DC 20015
Phone 202.966.6266 Facsimile 202.966.9666

GOOD SAMARITAN FOUNDATION
2405 MARTIN LUTHER KING, JR. AVENUE, SE WASHINGTON, DC 20020

95% PROGRESS PRINT
09.01.04

1ST FLOOR, 2ND FLOOR, & ROOF DEMOLITION PLANS

SCALE: 1/8" = 1'-0"

SHEET NO.
D.1

DEMOLITION NOTES

A.1 REMOVE DOTTED AND/OR HATCHED PORTION OF EXISTING WALL, TYPICAL. COORDINATE WITH NEW WORK AS REQUIRED. PROVIDE TEMPORARY BRACING AS REQUIRED.

A.2 SPECIAL CARE SHOULD BE TAKEN TO PREVENT DAMAGE TO EXISTING CONSTRUCTION SCHEDULED TO REMAIN.

A.3 REFER TO STRUCTURAL DRAWINGS WHEN REMOVING OR RELOCATING EXISTING CONCRETE SLABS, STEEL BEAMS, OR OTHER FRAMING MEMBERS

A.5 ANY PORTION OF BUILDING EXPOSED BY REMOVAL OF EXISTING WORK SHALL BE PATCHED TO MATCH ADJACENT EXISTING OR NEW SURFACE AS REQUIRED.

A.6 COORDINATE DEMOLITION WITH ELECTRICAL & MECHANICAL WORK AS REQUIRED.

DEMOLITION SYMBOLS

(1) REMOVE EXISTING MASONRY WALL PROVIDE TEMPORARY BRACING AS REQUIRED

(2) REMOVE EXISTING EXTERIOR BRICK VENEER

(3) REMOVE EXISTING STEEL STAIRS

(4) REMOVE WALL AT AREA OF NEW OPENING

(5) REMOVE PORTION OF EXISTING CONCRETE SLAB

(6) REMOVE EXISTING MECHANICAL EQUIPMENT COORDINATE WITH NEW WORK AS REQUIRED

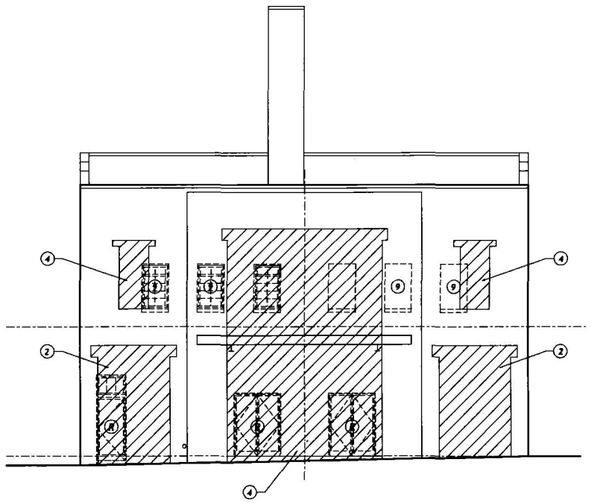
(7) REMOVE EXISTING CHAIN LINK FENCE

(8) REMOVE EXISTING MASONRY PARAPET

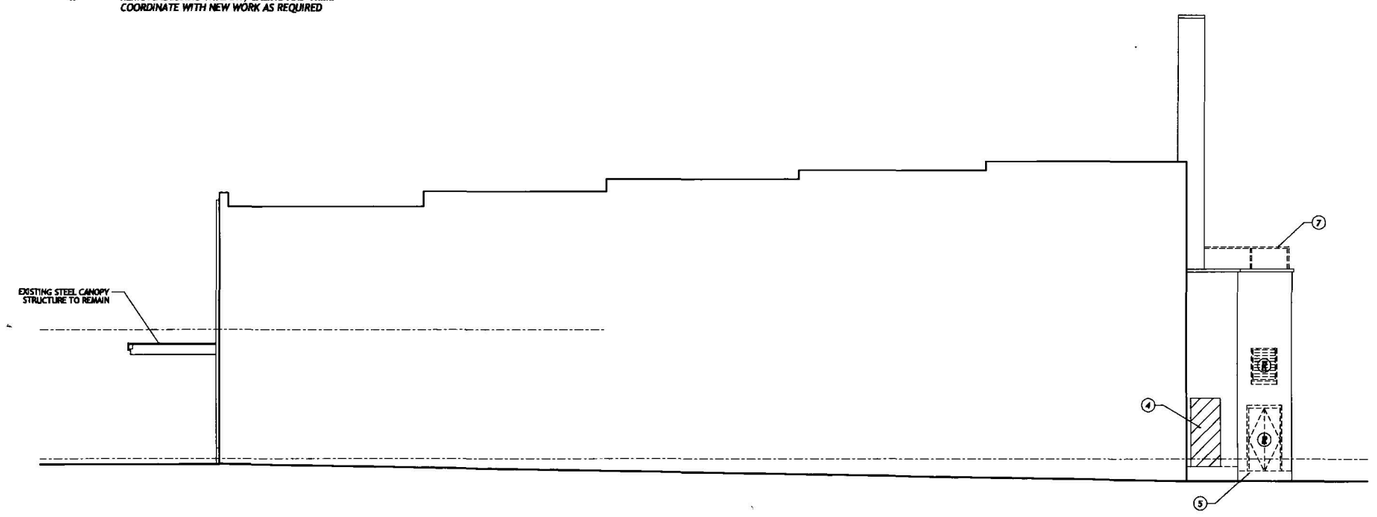
(9) PATCH EXISTING OPENING TO MATCH ADJACENT EXISTING SURFACE

(R) REMOVE EXISTING DOOR, CASING AND TRIM.

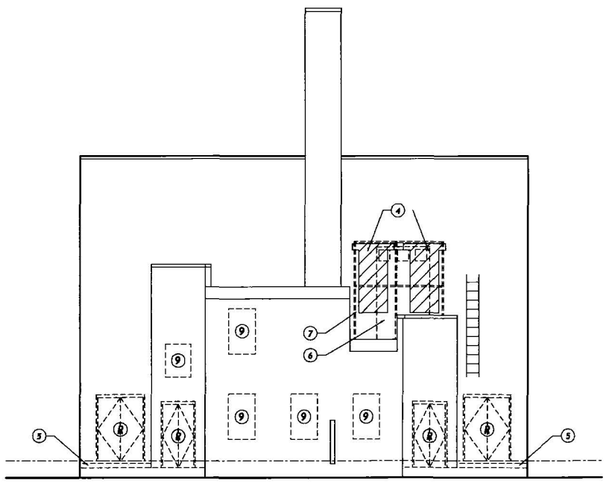
R REMOVE EXISTING WINDOW, CASING AND TRIM. COORDINATE WITH NEW WORK AS REQUIRED



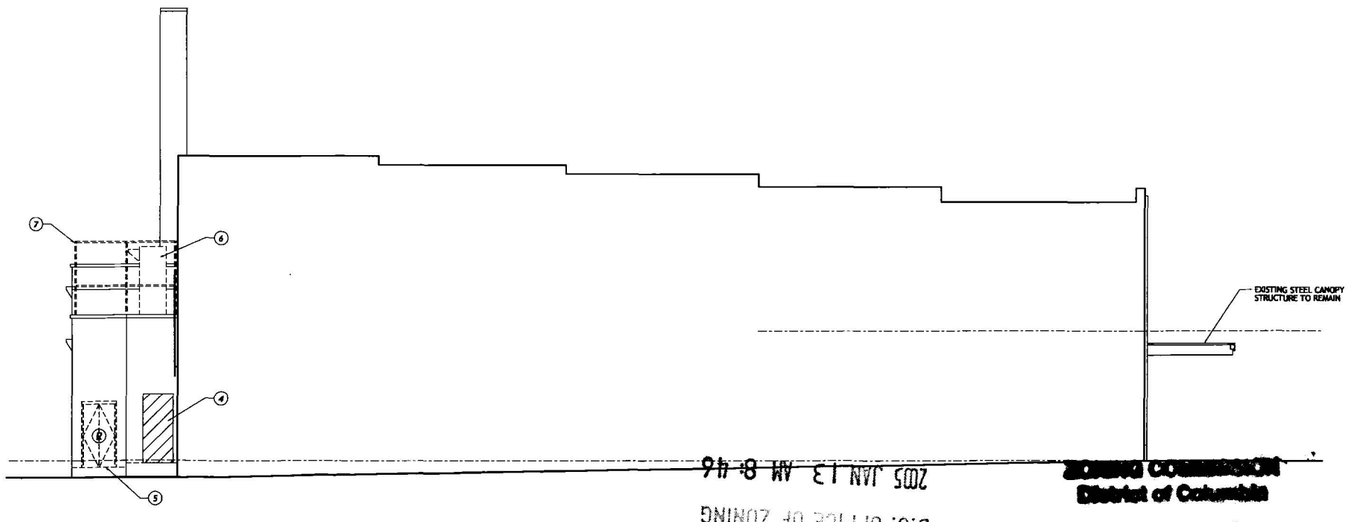
1 D.2 EAST ELEVATION DEMOLITION
SCALE: 1/8" = 1'- 0"



2 D.2 NORTH ELEVATION DEMOLITION
SCALE: 1/8" = 1'- 0"



3 D.2 WEST ELEVATION DEMOLITION
SCALE: 1/8" = 1'- 0"



4 D.2 SOUTH ELEVATION DEMOLITION
SCALE: 1/8" = 1'- 0"

RECEIVED
D.C. OFFICE OF ZONING
2005 JAN 13 AM 8:46
ZONING COMMISSION
District of Columbia
CASE NO. 17295
EXHIBIT NO. 11-B

MUSE ARCHITECTS
5630 Connecticut Avenue NW Washington, DC 20015
Phone 202.966.6266 Facsimile 202.966.9666

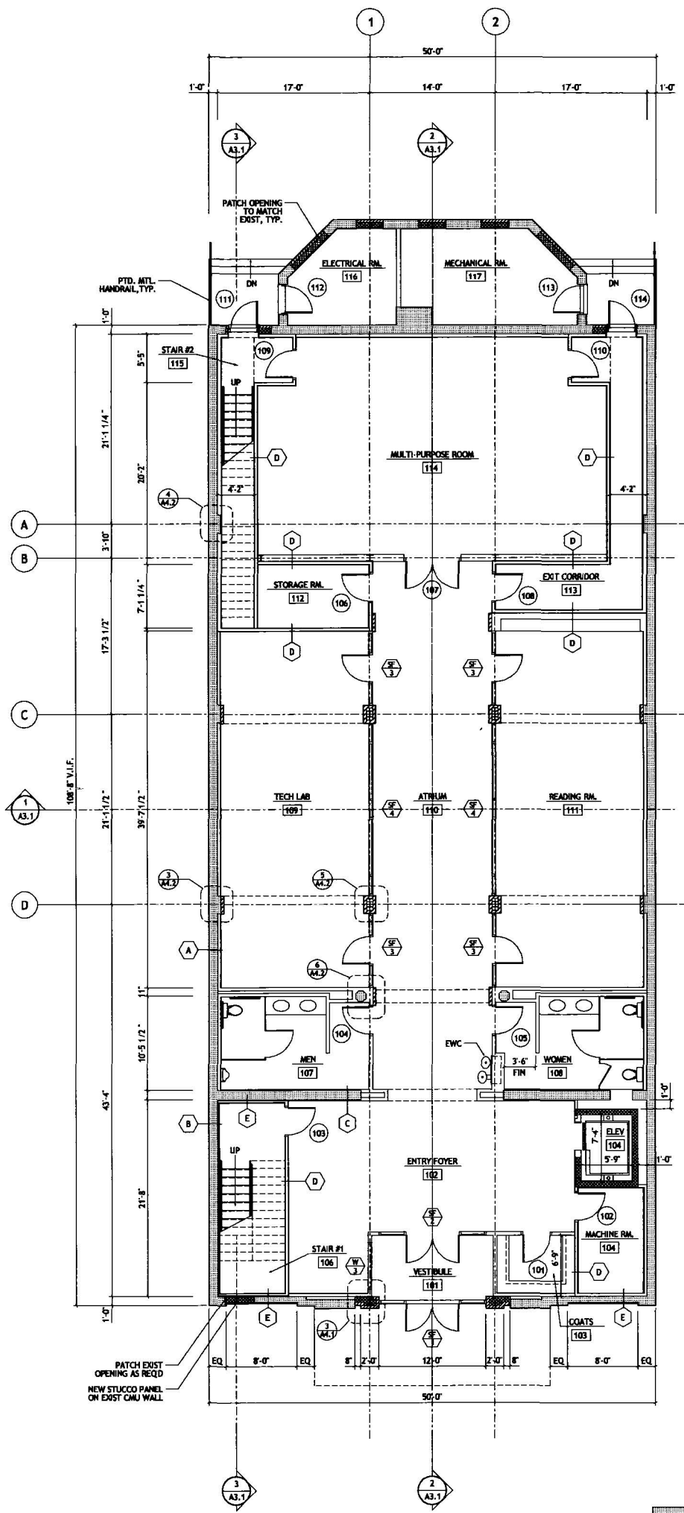
GOOD SAMARITAN FOUNDATION
2405 MARTIN LUTHER KING, JR. AVENUE, SE WASHINGTON, DC 20020

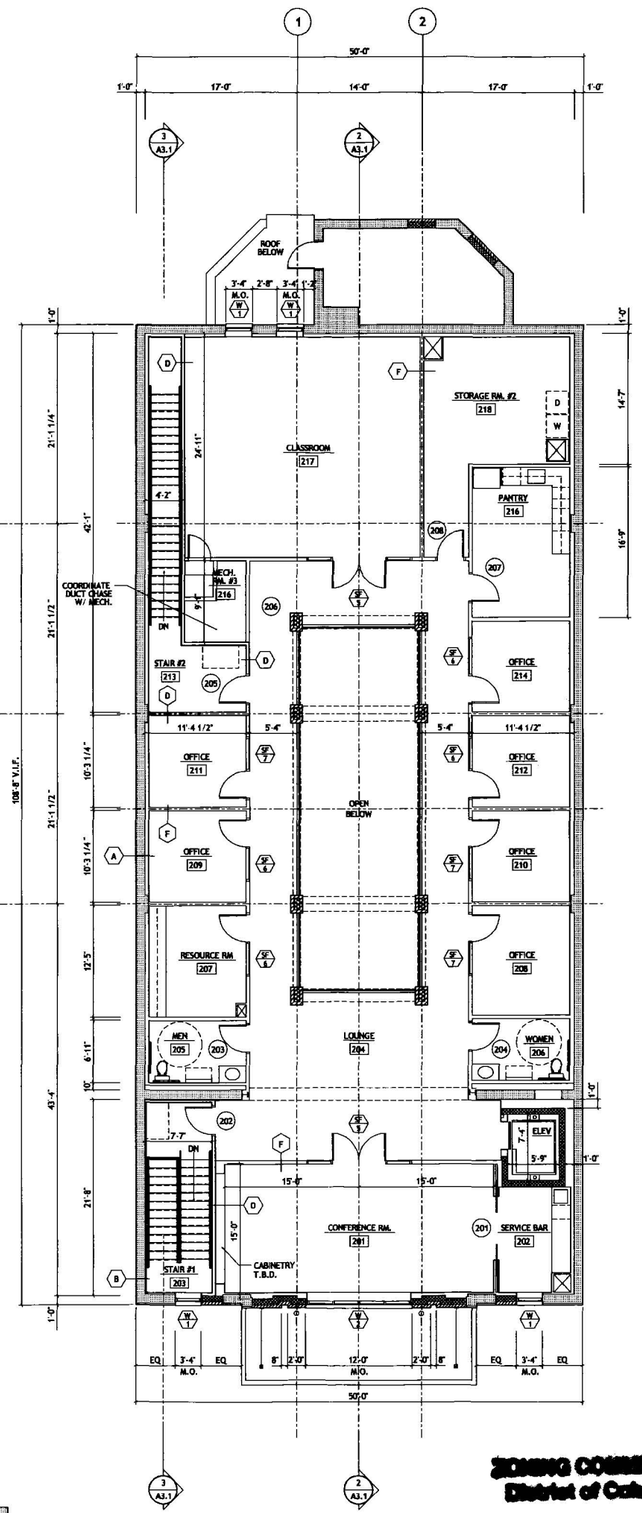
95% PROGRESS PRINT
09.01.04

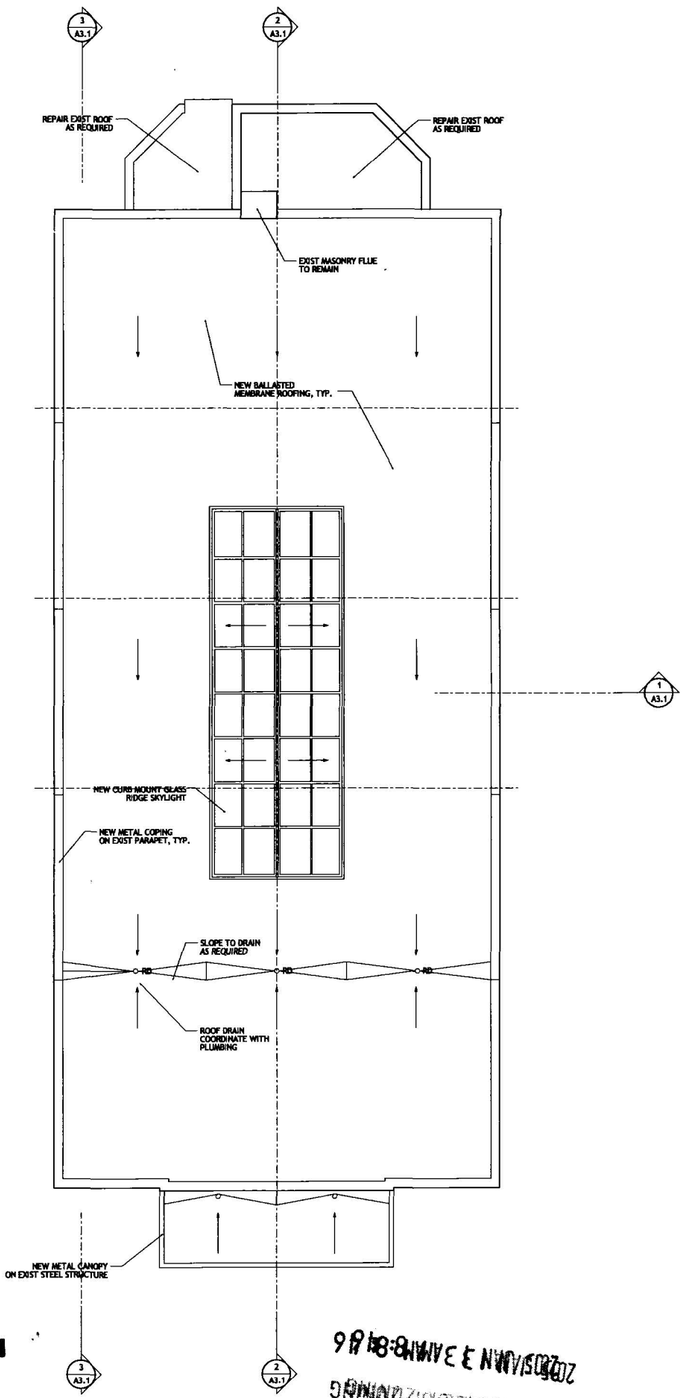
SELECTIVE ELEVATION DEMOLITION

SCALE: 1/8" = 1'-0"

SHEET NO.
D.2







= EXISTING CONSTRUCTION TO REMAIN

1 A1.1 **1ST FLOOR PLAN**
SCALE: 1/8" = 1'- 0"

2 A1.1 **2ND FLOOR PLAN**
SCALE: 1/8" = 1'- 0"

3 A1.1 **ROOF PLAN**
SCALE: 1/8" = 1'- 0"

ZONING COMMISSION
District of Columbia
CASE NO. 17295
EXHIBIT NO. H-C

RECEIVED
D.C. OFFICE OF ZONING
2005 JAN 3 AM 8:46

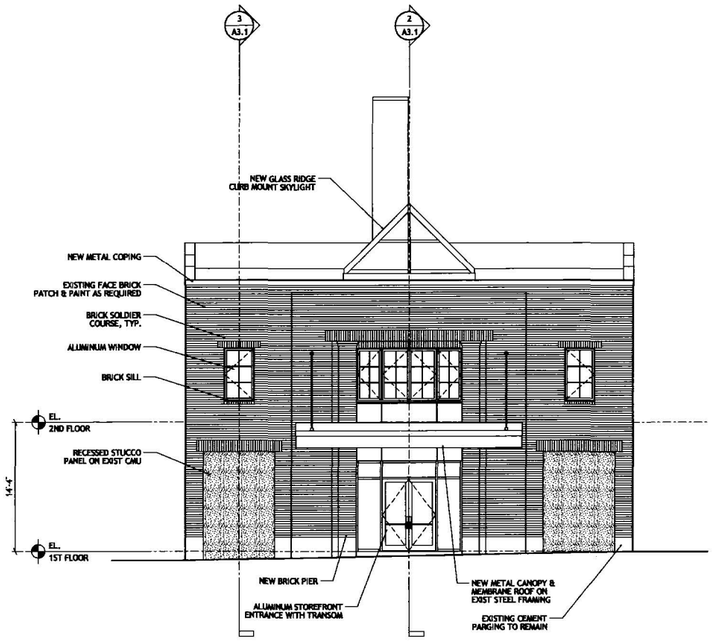
MUSE ARCHITECTS
5630 Connecticut Avenue NW Washington, DC 20015
Phone 202.966.6256 Facsimile 202.966.9666

GOOD SAMARITAN FOUNDATION
2405 MARTIN LUTHER KING, JR. AVENUE, SE WASHINGTON, DC 20020

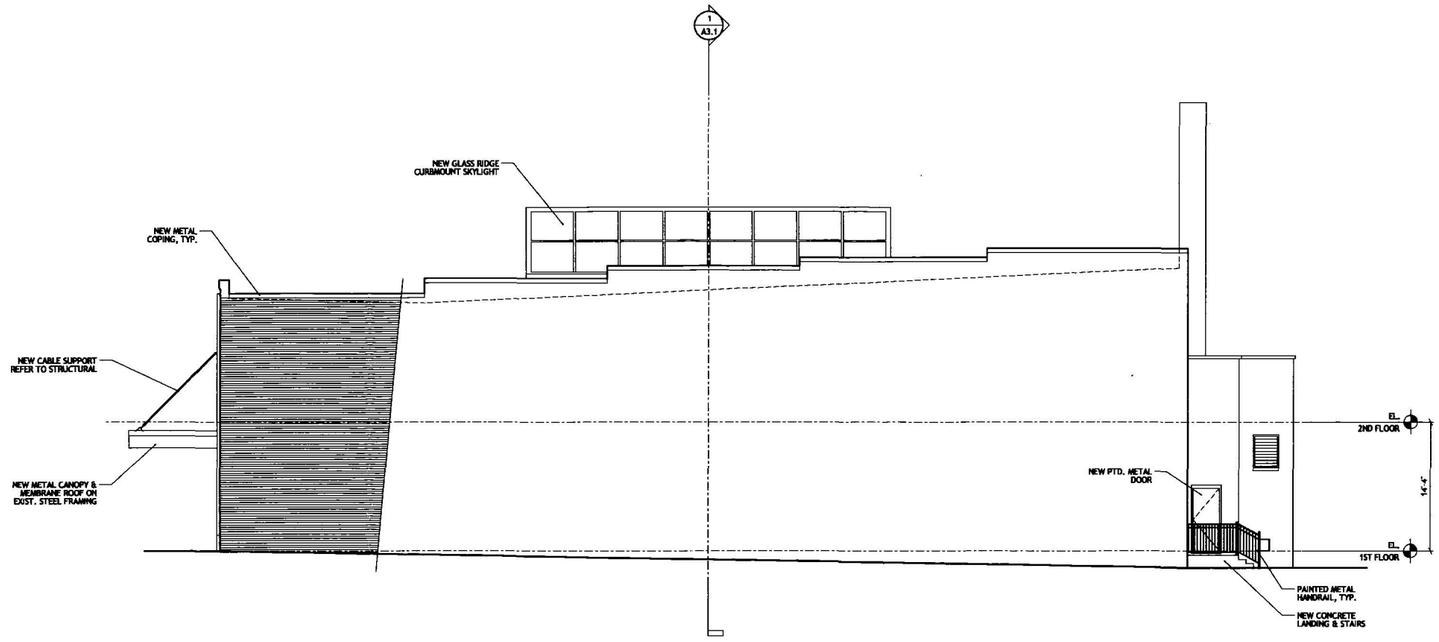
95% PROGRESS PRINT
09.01.04

1ST & 2ND FLOOR PLANS
SCALE: 1/8" = 1'-0"

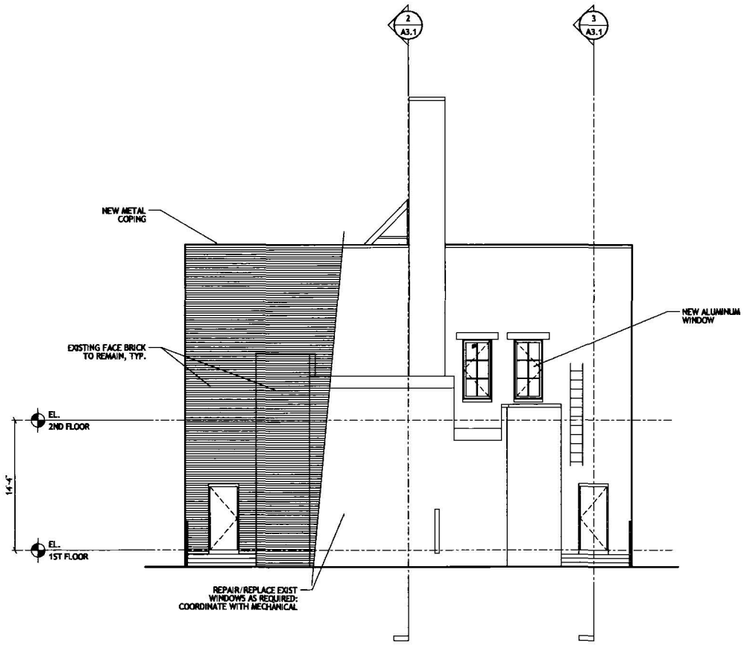
SHEET NO.
A1.1



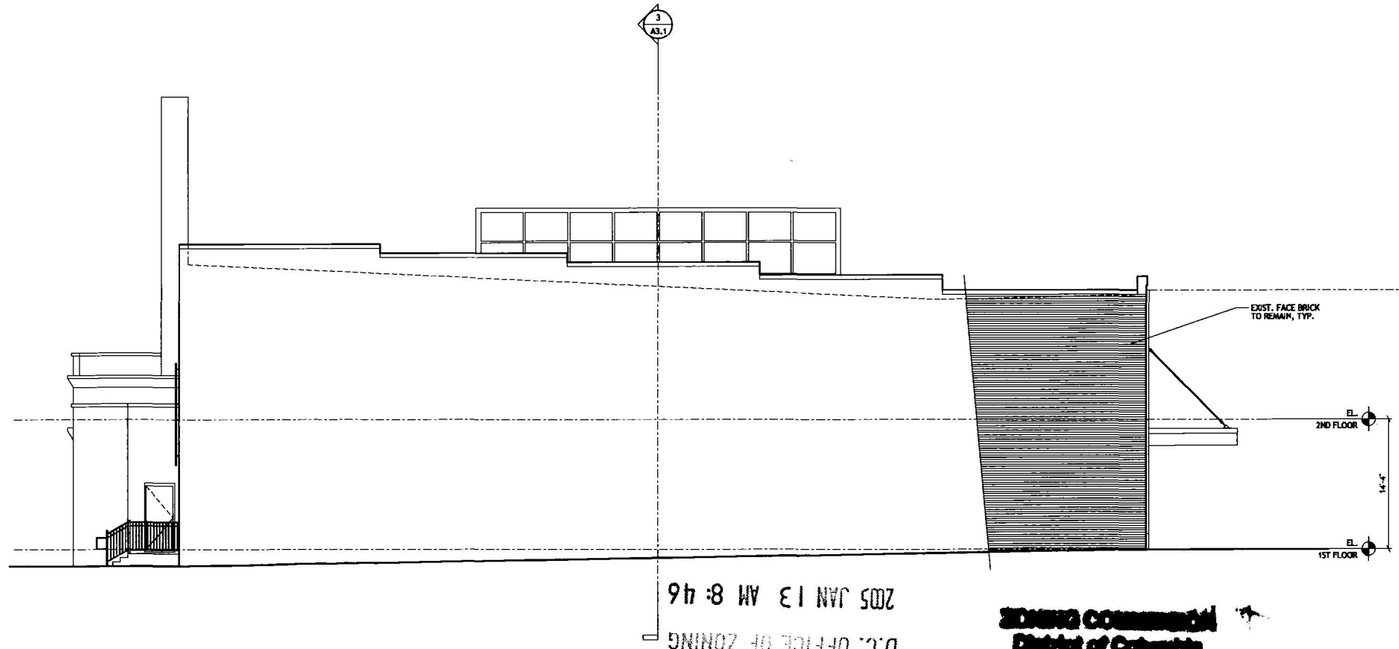
1 A2.1 **EAST ELEVATION**
SCALE: 1/8" = 1'- 0"



2 A2.1 **NORTH ELEVATION**
SCALE: 1/8" = 1'- 0"



3 A2.1 **WEST ELEVATION**
SCALE: 1/8" = 1'- 0"



4 A2.1 **SOUTH ELEVATION**
SCALE: 1/8" = 1'- 0"

RECEIVED
D.C. OFFICE OF ZONING
2005 JAN 13 AM 8:46

ZONING COMMISSION
District of Columbia
CASE NO. 17295
EXHIBIT NO. 11-D

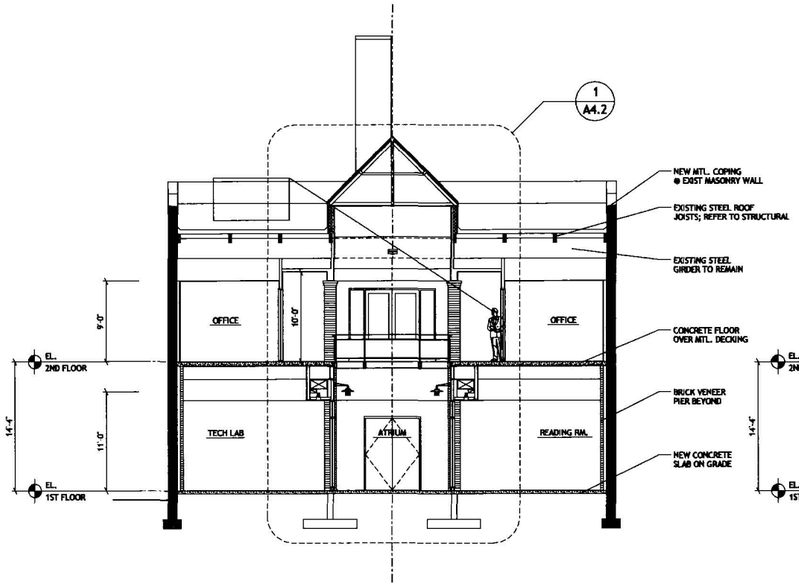
MUSE ARCHITECTS
5630 Connecticut Avenue NW Washington, DC 20015
Phone 202.966.6266 Facsimile 202.966.9666

GOOD SAMARITAN FOUNDATION
2405 MARTIN LUTHER KING, JR. AVENUE, SE WASHINGTON, DC 20020

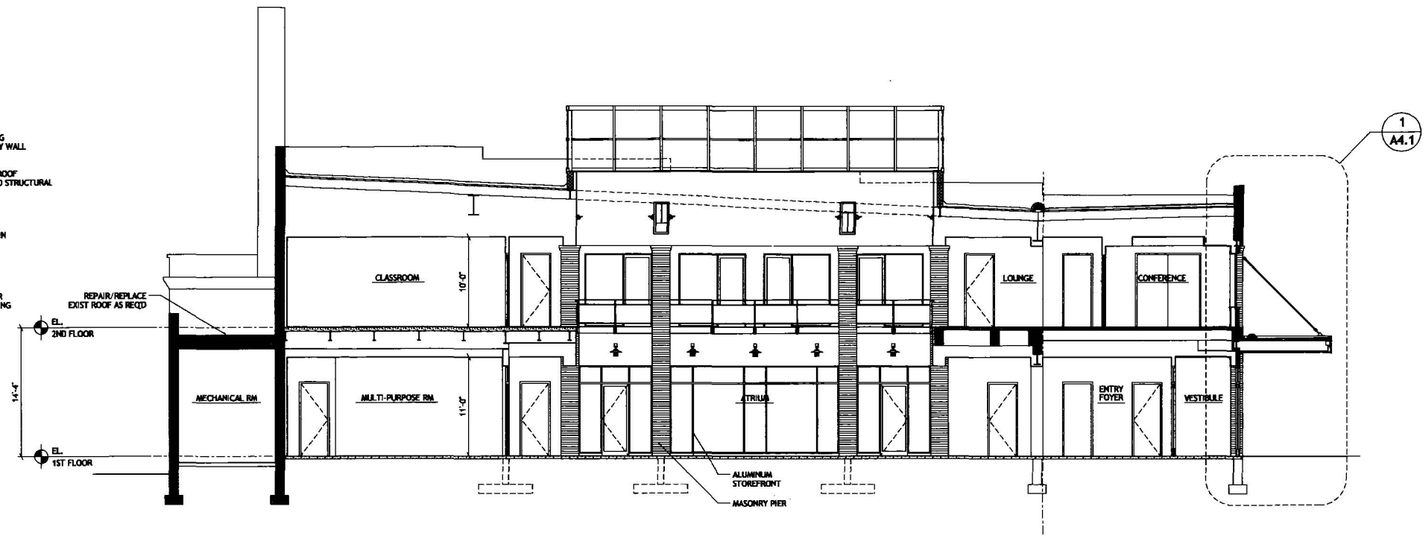
95% PROGRESS PRINT
09.01.04

BUILDING ELEVATIONS
SCALE: 1/8" = 1'-0"

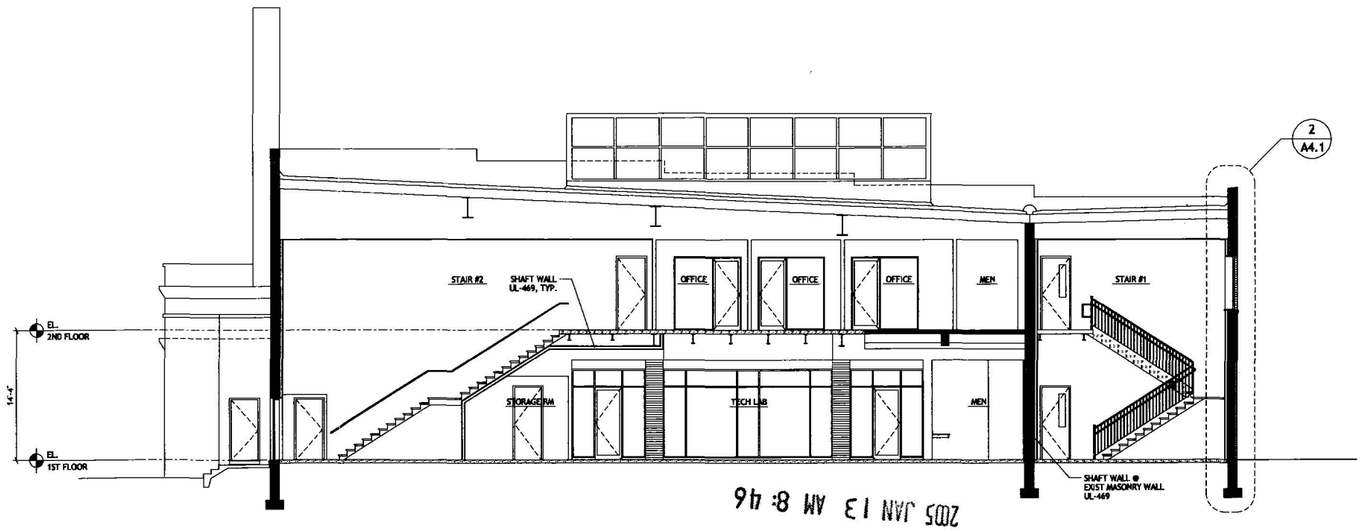
SHEET NO.
A2.1



1 A3.1 **CROSS SECTION**
SCALE: 1/8" = 1'- 0"



2 A3.1 **LONGITUDINAL SECTION**
SCALE: 1/8" = 1'- 0"



3 A3.1 **LONGITUDINAL SECTION**
SCALE: 1/8" = 1'- 0"

RECEIVED
D.C. OFFICE OF ZONING
2005 JAN 13 AM 8:46

ZONING COMMISSION
District of Columbia
CASE NO. 17295
EXHIBIT NO. 11-E

MUSE ARCHITECTS
5630 Connecticut Avenue NW Washington, DC 20015
Phone 202.966.6266 Facsimile 202.966.9666

GOOD SAMARITAN FOUNDATION
2405 MARTIN LUTHER KING, JR. AVENUE, SE WASHINGTON, DC 20020

95% PROGRESS PRINT
09.01.04

BUILDING SECTIONS
SCALE: 1/8" = 1'-0"

SHEET NO.
A3.1