1766 Lanier Place N.W., LLC,

1766 Lanier Place N.W.
Washington, D.C. 20002

"STRUCTURAL PLANS CERTIFIED AS PROVIDED IN SECTION 106.1.4.1 OF THE D.C. CONSTRUCTION CODE"

CODE NOTES:

1. ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH INTERNATIONAL BUILDING CODE (IBC), 2013 EDITION W/ DCMR12B-2008 SUPPLEMENT, IEBC2006 W/ DCNMR12B-2008 SUPPLEMENT, IEBC2006 W/ DCNMR12J-2008 AS AMENDED BY MASH. D.C. ALL CHAPTERS, TABLES, SECTIONS, FIGURES AND APPENDICES REFERENCED HERE WITHIN ARE FROM IBC.

- Title 12 DCMR, DC Construction Codes Supplement (2013)
- DCMR 12 DC Construction Codes Supplement (2008)
- Amendment to DCMR 12 DC Construction Code Supplement 2008

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

2. THE BUILDING CONSTRUCTION DESIGN PARAMETERS ARE SHOWN IN THE FOLLOWING TABLE:

TABLE R301.5
MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS (IN POUNDS PER SQ. FT.)

USE	LIVE LOAD
ATTICS WITHOUT STORAGE (b)	10
ATTICS WITH LIMITED STORAGE (b,g)	20
HABITAL ATTICS AND ATTICS SERVED W/ FIXED STAIR	30
BALCONIES (EXTERIOR) AND DECKS (e)	40
FIRE ESCAPES	40
GUARDRAILS AND HANDRAILS (d)	200
GUARDRAILS IN-FILL COMPONENTS (f)	50
PASSANGER VEHICLE GARAGES (a)	50 (a)
ROOMS, OTHER THAN SLEEPING ROOMS	40
SLEEPING ROOMS	30
STAIRS	40(c)

FOR SI: 1 POUND PER SQ. FT. = 0.0479 KN/M2, 1 SQ. IN. = 645 MM2, 1 POUND = 4.45 N.
ELEVATED GARAGE FLOORS SHALL BE CAPABLE OF SUPPORTING A 2,000-PD. LOAD OVER A 20-SQ IN. AREA
A. ELEVATED GARAGE FLOORS SHALL BE CAPABLE OF SUPPORTING A 2,000 POUND LOAD APPLIED OVER A 20-SQ. IN. AREA.
B. NO STORAGE WITH A ROOF SLOPE NOT OVER SUNITS IN 12UNITS
C. INDIVIDUAL STAIR TREADS SHALL BE DESIGNED FOR THE UNIFORMLY DISTRIBUTED LIVE LOAD OR A 300-POUND CONCENTRATED LOAD ACTING OVER AN AREA OF 4 SQUARE INCHES, WHICHEVER PRODUCES THE GREATER STRESSES.
D. A SINGLE CONCENTRATED LOAD APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP.

F. GUARD IN-FILL COMPONENTS (ALL THOSE EXCEPT HANDRAIL), BALUSTERS AND PANEL FILLERS SHALL BE DESIGNED TO WITHSTAND A HORIZONTALLY APPLIED NORMAL LOAD OF 50 PDS. ON AN AREA EQUAL TO 1 SQ. FT. THIS LOAD NEED NOT BE ASSUMED TO ACT CONCURRENTLY WITH ANY OTHER LIVE LOAD REQUIREMENT.

SITE DATA

1766 LANIER PLACE, N.W.
WASHINGTON, D.C. 20002

LOCATION OF PROPERTY: SQUARE: 2580 LOT 0481

EXISTING PROPERTY: 3206 S.F.
EXISTING FOOTPRINT: 1412 S.F.
PROPOSED FOOTPRINT: 1788S.F.
TOTAL LOT COVERAGE: 59.0%

NUMBER OF STORIES ABOVE GRADE: 3
NUMBER OF STORIES BELOW GRADE: 1

EXISTING BASEMENT: 1171 S.F.
EXISTING FIRST FLOOR: 1052 S.F.
EXISTING SECOND FLOOR: 1052 S.F.
EXISTING BUILDING: 3275 S.F.

ALLOWED BASMENT/GARAGE: 2240 S.F.
ALLOWED FIRST FLOOR: 2240 S.F.
ALLOWED SECOND FLOOR: 2240 S.F.
ALLOWED THIRD FLOOR: 2240 S.F.
ALLOWED BUILDING: 9160 S.F.

PROPOSED BASMENT: 1904 S.F.
PROPOSED FIRST FLOOR: 1904 S.F.
PROPOSED SECOND FLOOR: 1904 S.F.
PROPOSED THIRD FLOOR: 1904 S.F.
ROOFTOP DECK: 665 S.F.
PROPOSED BUILDING: 7616 S.F.

PROPOSED UNIT #1 1904 S.F.
PROPOSED UNIT #2 1862 S.F.
PROPOSED UNIT #3 2060 S.F

STRUCTURAL NOTES

SOIL BEARING AND WATER CONDITION: ASSUMED SOIL BEARING CAPACITY OF 1500 PSF (MIN.) WITH A LATERAL PRESSURE OF 60 PSF.

LIVE LOADS: ROOF.....30 PSF 15 PSF DEAD LOAD
FLOOR.....40 PSF 15 PSF
STAIRWAY.....100 PSF 15 PSF
BALCONIES.....60 PSF 15 PSF
FLOOR AT BEDROOM LEV.....30 PSF 15 PSF
WIND LOAD.....17 PSF

BACKFILL: SHALL NOT BE PLACED AGAINST WALLS UNTIL SLABS ON GRADE FRAMED FLOORS ARE IN PLACE AND REQUIRED INSPECTIONS ARE MADE. WHERE BACKFILL IS REQUIRED ON BOTH SIDES OF WALLS, BACKFILL BOTH SIDES SIMULTANEOUSLY, WITH THE GRADE DIFFERENCE NOT TO EXCEED 2'-0" AT ANY TIME.

LATERAL LOADS ON FOUNDATION WALLS: WALLS BUILT TO RETAIN OR SUPPORT THE LATERAL PRESSURE OF EARTH OR WATER OR OTHER SUPERIMPOSED LOADS HAVE BEEN DESIGNED ASSUMING PRESSURE EQUIVALENT TO THAT EXERTED BY FLUID WEIGHING 30 POUNDS PER CUBIC FOOT AND HAVING A DEPTH EQUAL TO THAT OF THE RETAINED EARTH.

FOUNDATIONS: BOTTOMS OF THE ALL EXTERIOR FOOTINGS SHALL BE A MINIMUM OF 2'-6" BELOW FINISH GRADE. ALL FOOTINGS SHALL BE AS SHOWN ON FOOTING PLANS AND PROJECT 12" INTO UNDISTURBED EXG. NATURAL GROUND HAVING ALLOWABLE BEARING CAPACITY AS PER SOIL CONSULTANT'S RECOMMENDATIONS, DEPTHS AND SIZES OF ALL FOOTINGS SHALL BE VERIFIED IN THE FIELD, DEPTHS SHALL BE SUBJECT TO CHANGE IF SOIL CONDITIONS ARE OTHER THAN ASSUMED.

CONCRETE: ALL CONCRETE CONSTRUCTION SHALL CONFORM TO THE LATEST A.C.I. CODE 318. 28-DAY CONCRETE STRENGTH SHALL BE AS FOLLOWS:

F'c= 2,500 PSI FOR FOOTINGS, INTERIOR SLABS ON GRADE AND FILL IN CONCRETE BLOCKS
F'c= 3,000 PSI FOR EXTERIOR SLABS ON GRADE.
F'c= 4,000 PSI FOR PRECAST CONCRETE UNITS.

SLABS ON GRADE: EXCEPT WHERE OTHERWISE NOTED, SHALL BE 6" THICK, REINFORCED WITH 6x6, # 10/10 WELDED WIRE MESH. LAP MESH 6" IN EACH DIRECTION. SLABS SHALL BE LAID ON A LAYER OF 4 MIL POLYETHYLENE OVER A 4" LAYER OF WASHED GRAVEL. REFER TO DRAWINGS FOR LOCATION OF THERMAL INSULATION.

EXTERIOR SLABS ON GRADE: FOR ALL EXTERIOR SLABS ON GRADE, AIR-ENTRAINED CEMENT WITH ENTRAINED AIR OF 4% OF EQUIVALENT AIR-ENTRAINING AGENT SHALL BE USED. PROVIDE CONTROL JOINTS AT 10'-0" ON CENTER EACH WAY IN ALL EXTERIOR SLABS ON GRADE (EXCEPT WITHIN TERRACE SLAB).

REINFORCING STEEL: REINFORCING STEEL OR TIES, UNLESS OTHERWISE NOTED, SHALL BE INTERMEDIATE GRADE DEFORMED BILLET STEEL CONFORMING

CONFORM TO ASTM SPECIFICATIONS A615-60, WELDED WIRE FABRIC TO CONFORM TO ASTM A-185. ALL REINFORCING SHALL BE DETAILED, FABRICATED & INSULATED ACCORDING WITH THE LATEST DETAILING MANUAL A.C.I 315.

STRUCTURAL STEEL: SHALL BE IN CONCORDANCE WITH THE LATEST AISC SPECIFICATIONS FOR THE "DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS". SHOP AND FIELD CONNECTIONS SHALL BE WELDED OR MADE WITH 3/4" HIGH STRENGTH BOLTS. SEE DETAILS ON DRAWINGS FOR STEEL BEAMS BEARING ON MASONRY OR CONCRETE. ALL WELDING TO CONFORM TO ASTM SPECIFICATIONS A-36. NO HOLES ARE PERMITTED IN STEEL BEAMS OTHER THAN SHOWN ON THE DRAWINGS, UNLESS APPROVED BY THE STRUCTURAL CONSULTANT.

TRUSSED RAFTERS: WOOD TRUSSES SHALL BE DESIGNED BY THE TRUSS MANUFACTURER. COMPLETE SHOP DETAILS AND STRESS DIAGRAMS, INCLUDING BEARING DETAILS, SHALL BE SUBMITTED FOR APPROVAL. WOOD TRUSSED RAFTERS SHALL BE FABRICATED WITH HYDRAULICALLY PRESSED 16 GA. TOOTHED METAL PLATED OR 20 GA. NAILED STEEL GUSSET PLATES. CONNECTIONS SHALL BE CAPABLE OF TRANSMITTING THE STRESSES PLUS ALL ECCENTRICITIES. SHOP DRAWINGS SHALL BE SUBMITTED FOR APPROVAL SHOWING THE DESIGN OF THE TRUSSED RAFTERS CAPABLE OF SUSTAINING TOTAL SUPERIMPOSED LOAD OF 50 PSI WITH F.N.A. 64541.1 DESIGN CRITERIA FOR TRUSSED RAFTERS.

WOOD PLATES RECEIVING TRUSSED RAFTERS ON MASONRY WALLS TO BE BOLTED TO WALL WITH 5/8" Ø BOLTS 10' MINIMUM LENGTH 4'-0" O.C.

ALL ROOFING MATERIALS TO HAVE ICE DAMMING PROTECTION.

WOOD SPECIES AND GRADE: HEM-FIR (SURFACED DRY OR SURFACED GREEN USED AT 19% MAX. NO. 2 OR BETTER WITH THE FOLLOWING DESIGN VALUES:

Fb = 1,150 PSI (SINGLE MEMBER)
Fv = 75 PSI
Fc = 625 PSI
E = 1,400,000 PSI

LAMINATED VENEER LUMBER: MICRO-LAM LUMBER OR BETTER WITH THE FOLLOWING DESIGN PROPERTIES:

Fb = 2,800 PSI
Fv = 285 PSI
Fc = 2,700 PSI
E = 2,000,000 PSI

VERTICAL LOAD TRANSFER. ALL STRUCTURAL POSTS MUST BE VERTICALLY ALIGNED AND BLOCKED TO PROVIDE CONTINUOUS BEARING TO FOUNDATION.

IF A DOUBLE TOP PLATE OF LESS THAN 2x6's OR 3x4's IS USED, FLOOR JOISTS (AND TRUSSES) MUST BE CENTERED DIRECTLY OVER AND BELOW BEARING STUDS UNLESS CERTIFIED BY STRUCTURAL ENGINEER.

UNFINISHED INTERIOR BEARING WALLS: AT LEAST ONE SIDE OF THE ALL

SHEATHED WITH A MINIMUM OF 1/2" GYPSUM BOARD FASTENED ACCORDING TO DRYWALL MANUFACTURERS RECOMMENDATIONS.

DRAWING INDEX

RESIDENTIAL CONSTRUCTION DESIGN PARAMETERS

GROUND SNOW LOAD	WIND SPEED	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM: WEATHERING	FROST LINE DEPTH	TERMITE	DECAY	WINTER DESIGN TEMP.	ICE SHIELD UNDERLAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP.
30 PSF	115 MPH	A	SEVERE	30 IN.	MODERATE/ HEAVY	SLIGHT/ MODERATE	17 DEG. F	NO	JULY 2, 1974	500	55 DEG. F

INSULATION AND FENESTRATION REQUIREMENTS BY COMPNENT

CLIMATE ZONE	FENESTRATION U-FACTOR	SKYLIGHT U-FACTOR	GLAZED FENESTRATION SHGC	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VA	FLOOR R-VALUE	BASEMENT WALL R-VALUE	SLAB R-VALUE & DEPTH	CRAWL SPACE WALL R-VALUE
4	0.35	0.55	0.40	49	20 or 13+5b	8/13	19	10/15	10, 2 FT	10/15

NOTES:

GENERAL NOTES:

ALL WORK SHALL COMPLY TO ALL APPLICABLE LOCAL CODES.

ALL CONSTRUCTION SHALL BE CLASSIFIED AS AND COMPLY TO EITHER OF THE FOLLOWING.
USER GROUP R-4 UNDER THE 2012 IBC
ONE & TWO FAMILY DWELLING CODE.

THESE PLANS ARE SUBJECT TO MODIFICATION AS NECESSARY TO MEET CODE REQUIREMENTS OR TO FACILITATE MECHANICAL/PLUMBING INSTALLATIONS OR TO INCORPORATE DESIGN IMPROVEMENTS.

THE OWNER SHALL DEFEND, INDEMNITY AND SAVE HARMLESS ARCHITECTURAL DRAFTING SERVICES FROM AND AGAINST ALL SUITS, ACTIONS, LIABILITIES, LOSSES, AND/OR EXPENSES, INCLUDING ATTORNEY'S FEES ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF ANY WORK BY OWNER OR ITS EMPLOYEES, SUBCONTRACTORS, AGENTS, OR REPRESENTATIVES, CAUSED IN WHOLE OR IN PART BY ANY ACT OF OMISSION, WHETHER NEGLIGENT OR OTHERWISE, ON PART OF THE OWNER OR ITS EMPLOYEES, SUBCONTRACTORS, AGENTS, OR REPRESENTATIVES.

THE CONTRACTOR SHALL COMPARE AND COORDINATE ALL DRAWINGS. WHEN A DISCREPANCY OR AN ERROR OR OMISSION EXISTS, HE SHALL COMPLY WITH THE CODE AND CONTACT THE OWNER IN WRITING FOR PROPER ADJUSTMENT.

THESE PLANS ARE NOT TO BE SCALED FOR CONSTRUCTION PURPOSES. WRITTEN DIMENSIONS AND NOTES SUPERSEDE ALL SCALE REFERENCES.

IN THE EVENT CERTAIN FEATURES OF CONSTRUCTION ARE NOT FULLY SHOWN ON THE DRAWINGS, THEIR CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS FOR SIMILAR CONDITIONS THAT ARE SHOWN OR NOTED.

INTEGRAL GARAGES IN DWELLING SHALL BE SEPARATED FROM ALL ADJACENT LIVING SPACE WITH FIRE SEPARATION AS REQUIRED BY CODE.

METAL:

STRAP ANCHORS OR ANCHOR BOLTS SHALL BE IBC CODE AND BUILDING INSPECTOR APPROVED: MINIMUM 2 STRAPS/BOLTS PER SECTION OF PLATING 12" MAX. FROM EACH END WITH INTERMEDIATE STRAPS/BOLTS AT 4'-0" O.C.

GUTTERS, DOWNSPOUTS, BLEEDERS SHALL BE INSTALLED BY THE CONTRACTOR AS REQUIRED BY LOCAL CODE.

STRUCTURAL GENERAL NOTES:

ALL FOOTINGS TO BEAR AN UNDISTURBED SOIL.

CONCRETE QUALITY 3000 PSI @ 28 DAYS.

ASSUMED ALLOWABLE SOIL BEARING CAPACITY 1500 PSI

REINFORCING STEEL: ASTM A615 GR60

STRUCTURAL STEEL: ASTM A36

TUBULAR STEEL: ASTM A501

ROOF LIVE LOAD 30 PSF

2ND LEVEL FLOOR LIVE LOAD 40 PSF

SLEEPING ROOM LIVE LOAD 30 PSF

BASIC WIND SPEED 115 MPH

WINDOW & DOORS

PROVIDE SAFTETY GLAZING AS REQUIRED BY LOCAL CODE.

ALL DOORS AND WINDOWS SHALL BE SEALED AND FLASHED ON ALL SIDES AND INSTALLED IN ACCORDANCE WITH MANUFACTURES SPECIFICATIONS AND AS PER LOCAL CODE.

CONCRETE

BOTTOM OF ALL FOOTINGS SHALL BE LOCATED A MINIMUM OF 2'-0" BELOW FINISHED GRADE, OR PER LOCAL CODE. STEPS OR DEPTH OF FOOTINGS MAY VARY ACCORDING TO LOCAL SITE OR FROST CONDITIONS.

ALL INTERIOR SLABS 50'-0" OR GREATER IN ANY DIRECTION SHALL HAVE 6"x6"x10 W.M.M.

CONCRETE USED IN EXPOSED AREAS IMPLIGIT TO FREEZING AND THAWING (BOTH DURING CONSTRUCTION AND SERVICE LIFE) SHALL BE AIR-ENTRAINED IN ACCORDANCE WITH LOCAL CODE. EXTERIOR FLAT-WORK SHALL BE COPPER WITH AN APPROVED CURING COMPOUND.

FOUNDATION WALLS OF HABITABLE SPACE LOCATED BELOW GRADE SHALL BE DAMPPROOFED OR WATERPROOFED USING MATERIALS & METHODS APPROVED BY LOCAL BUILDING JURISDICTION.

SITE

GENERAL: THESE DRAWINGS DO NOT COVER SITEWORK, GRADING, OR LANDSCAPING.

BUILDING FOUNDATIONS HAVE BEEN DESIGNED BASED ON AN ASSUMED SOIL BEARING CAPACITY OF 3000 PSF. ADDITIONAL ENGINEERING IS REQUIRED IF SOIL BEARING CAPACITY IS LESS THEN 2000 PSF.

PROVIDE CONTINUOUS PERIMETER FOUNDATION DRAINAGE IN ACCORDANCE WITH LOCAL CODE REQUIREMENTS. WHERE BOTH INTERIOR AND EXTERIOR DRAINS ARE REQUIRED PROVIDE MIN. ¾" DIA. BLEEDER PIPES THROUGH MID LINE OF FOOTING AT MAX. 8' O.C. TYPICALLY DRAINS SHALL BE LEAD TO SUMP PIT OR TO POSITIVE DAYLIGHT DISCHARGE POINTS.

SLOPE ALL STOOPS, PORCHES, WALKS AND GARAGE SLABS AWAY FROM BUILDING ¼" MIN. PER FOOT.

ALL WORK SHALL COMPLY TO LOCAL CODE.

THERM. PROTECTION:

INSULATION FOR SLAB ON GRADE CONSTRUCTION SHALL BEGIN AT THE INTERSECTION OF THE SLAB AND FOUNDATION WALL AND SHALL EXTEND FOR A MIN. DISTANCE OF 12" DOWN THE INSIDE FACE OF THE FOUNDATION WALL AND HORIZONTALLY 30" UNDER SLAB.

SILL SEALER-COMPRESSIBLE MATERIAL SHALL BE INSTALLED UNDER ALL MUD SILL PLATES (FOUNDATION WALL AND WOOD FLOOR SYSTEMS) AND SOLE PLATES (SLAB ON GRADE).

PROVIDE SOFFIT VENTS AND RIDGE VENTS, OR GABLE END VENTS AS SHOWN ON THE DRAWINGS AND AS PER CODE. INSTALL INSULATION BAFFLES IN ACCORDANCE WITH LOCAL CODE, IN EACH TRUSS/RAFTER TO MAINTAIN FREE AIR FLOW.

FLASHING: PREFINISHED ALUMINUM OR EQUAL, AT ALL ROOF OFFSETS, CHIMNEYS, ROOF OPENINGS, HIPS, VALLEYS, RIDGES, DORMERS AND WHERE ROOF INTERSECTS WALL.

CONTRACTOR SHALL MAINTAIN IN ALL CIRCUMSTANCES PROPER FIRE, SOUND, AND INSULATION RATINGS WHEN PENETRATING THROUGH WALLS, FLOORS, CEILINGS, AND ROOFS.

ALL MISCELLANEOUS PENETRATIONS DURING CONSTRUCTION SHALL BE PATCHED AND REPAIRED ACCORDING TO MANUFACTURES SPECIFICATIONS AND AS PER CODE.

THE ROOFING CONTRACTOR IS RESPONSIBLE FOR THE DESIGN & CONSTRUCTION OF ALL ROOFING. ALL WORK SHALL BE IN COMPLIANCE WITH LOCAL CODE.

INTERNATIONAL ENERGY CONSERVATION CODE NOTES:

1-ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH INTERNATIONAL ENERGY CONSERVATION CODE (IECC) 2012 EDITION. ALL CHAPTERS, TABLES, SECTIONS, FIGURES AND APPENDICES REFERENCED HERE WITHIN ARE FROM IECC.
2-CLIMATE ZONE DESIGNATION: 4A
3-SEE ATTACHED WORKSHEET FOR INSULATING VALUES OF ALL COMPONENTS AND METHOD OF COMPLIANCE.
4-SEE EXTERIOR DOOR AND WINDOW SCHEDULE FOR ALL GLAZING U FACTORS.

AIR LEAKAGE

BUILDING THERMAL ENVELOPE. THE BUILDING THERMAL ENVELOPE SHALL BE DURABLY SEALED TO LIMIT INFILTRATION. THE SEALING METHODS BETWEEN DISSIMILAR MATERIALS SHALL ALLOW FOR DIFFERENTIAL EXPANSION AND CONTRACTION. THE FOLLOWING SHALL BE CAULKED, GASKETED, WEATHERSTRIPPED OR OTHERWISE SEALED WITH AN AIR BARRIER MATERIAL, SUITABLE FILM OR SOLID MATERIAL.

1. ALL JOINTS, SEAMS AND PENETRATIONS
2. SITE-BUILT WINDOWS, DOORS AND SKYLIGHTS.
3. OPENINGS BETWEEN WINDOW AND DOOR ASSEMBLIES AND THEIR RESPECTIVE JAMBS AND FRAMING.
4. UTILITY PENETRATIONS.
5. DROPPED CEILINGS OR CHASES ADJACENT TO THERMAL ENVELOPE.
6. KNEE WALLS.
7. WALLS AND CEILINGS SEPERATING A GARAGE FROM CONDITIONED SPACES.
8. BEHIND TUBS AND SHOWERS ON EXTERIOR WALLS.
9. COMMON WALLS BETWEEN DWELLINGS.
10. ATTIC ACCESS OPENINGS.
11. RIM JOIST JUNCTION.
12. OTHER SOURCES OF INFILTRATION.

N1102.5 MAXIMUM FENESTRATION U-FACTOR AND SHGC (MANDATORY).

THE AREA-WEIGHTED AVERAGE MAXIMUM FENESTRATION U-FACTOR PERMITTED USING TRADE-OFFS FROM SECTION N1102.1.4 OR N1105 SHALL BE 0.48 IN ZONE 4 FOR VERTICAL FENESTRATION, AND 0.75 IN ZONE 4 FOR SKYLIGHTS.

SYSTEMS (HEATING AND COOLING & SERVICE WATER HEATING)

HEATING AND COOLING EQUIPMENT CONTROLS. AT LEAST ONE PRE-PROGRAMMABLE THERMOSTAT IS REQUIRED WHEN USING A FORCED AIR SYSTEM. SEPERATE THERMOSTATS ARE REQUIRED FOR EACH HEATING/COOLING ZONE IN THE DWELLING.

DUCT INSULATION. SUPPLY AND RETURN DUCTS LOCATED OUTSIDE THE THERMAL BUILDING ENVELOPE SHALL BE INSULATED TO AN R-8. DUCTS IN FLOOR TRUSSES CAN BE INSULATED TO AN R-6.

DUCT SEALING. ALL DUCTS, AIR HANDLERS, FILTER BOXES, AND BUILDING CAVITIES MUST BE SEALED. JOINTS AND SEAMS SHALL COMPLY WITH M1601.4.1 IBC.

MECHANICAL SYSTEM PIPING INSULATION, R-2 FOR PIPING CARRYING FLUIDS AT > 105° F OR < 55° F IS REQUIRED.

MECHANICAL VENTILATION. OUTDOOR AIR INTAKES OR EXHAUSTS SHALL HAVE DAMPERS.

	R	EXISTING	ALLOWABLE	PROPOSED
MAX. BUILDING HEIGHT (FT)	40	23'-3"	35	35
MAX. BUILDING HEIGHT (STORIES)	40	2	N/A	3.5
MIN. LOT AREA (SF)	40	3,206	N/A	3,206
MIN. LOT WIDTH (FEET)	40	22.5	N/A	22.5
MAX. FAR	40	N/A	N/A	N/A
MAX. LOT OCCUPANCY (SF)	40	47%	60%	60%
MIN. YARD REQTS REAR	40	72'-0	20'-0"	46 ft 7 in.
SIDE (1,2)	40	N/A	N/A	N/A
COURT OPEN	40	<>	4" / 1' HT, 6' MIN.	<>
CLOSED	40	<>	4" / 1' HT, 5' MIN.	<>
CLOSED (AREA)	40	<>	2(WD²), >350 SF	<>
PARKING (NO. OF SPACES)	21(	1	1 PER 3 D.U.	1 2

USE:	R-2	IBC 310.1
CONSTRUCTION TYPE:	IIIA	IBC 602.3
HEIGHT / AREA	NO. OF STORIES 3 MAX. HEIGHT 35'-0" MAX AREA PER FL 24,000	IBC 503 and IBC 504.2
SEPARATION OF OCCUPANCIES	1 HR BETWEEN UNITS	IBC 508.4

FIRE-RATED CONSTRUCTION — IBC TABLE 601

ELEMENT	RATING
STRUCTURAL FRAME	1 HR.
BEARING WALLS (EXTERIOR)	2 HRS.
BEARING WALLS (INTERIOR)	1 HR.
NON-BEARING WALLS & PARTITIONS	0 HR.
FLOOR (INCLUDING STRUCTURE)	1 HR.
ROOF (INCLUDING STRUCTURE)	1 HR.

EXTERIOR WALL FIRE RATING — IBC TABLE 602

DISTANCE	RATING
X < 5'	1 HR.
5 ≤ X < 10	1 HR.
10 ≤ X < 30	1 HR.
X ≥ 30'	0 HR.

FIRE PARTITIONS — IBC 708.1
1 HR RATED PARTITION SEPARATING DWELLING UNITS

FLAME SPREAD RATING — IBC TABLE 803.9

ELEMENT	CLASSIFICATION
EXIT ENCLOSURES / PASSAGEWAYS	C
CORRIDORS	C
ROOMS & ENCLOSED SPACES	C

FIRE PROTECTION		
SPRINKLER	Y - NFPA 13R	IBC 903.2.8
STANDPIPE	N/R	IBC 905.3.1
FIRE EXTINGUISHER	Y	IFC 906.1
FIRE ALARM	N/R	IBC 907.2.9
SMOKE ALARM	Y	IBC 907.2.10.1.2

EGRESS — REFER TO EGRESS PLANS

SCOPE OF WORK

UNDERPIN EXISTING FOUNDATION.
DEMO EXISTING INTERIOR TO REMODEL.
CONSTRUCT NEW REAR ADDITION.
CONSTRUCT NEW TOP FLOOR.

Description	Date
REV #1	6/27/17

1766 Lanier Place N.W., LLC,
1766 Lanier Place N.W.
Washington, D.C. 20005

Drawn By: AKinney

Scale: AS NOTED

Sheet Number:

0001

Cover Sheet

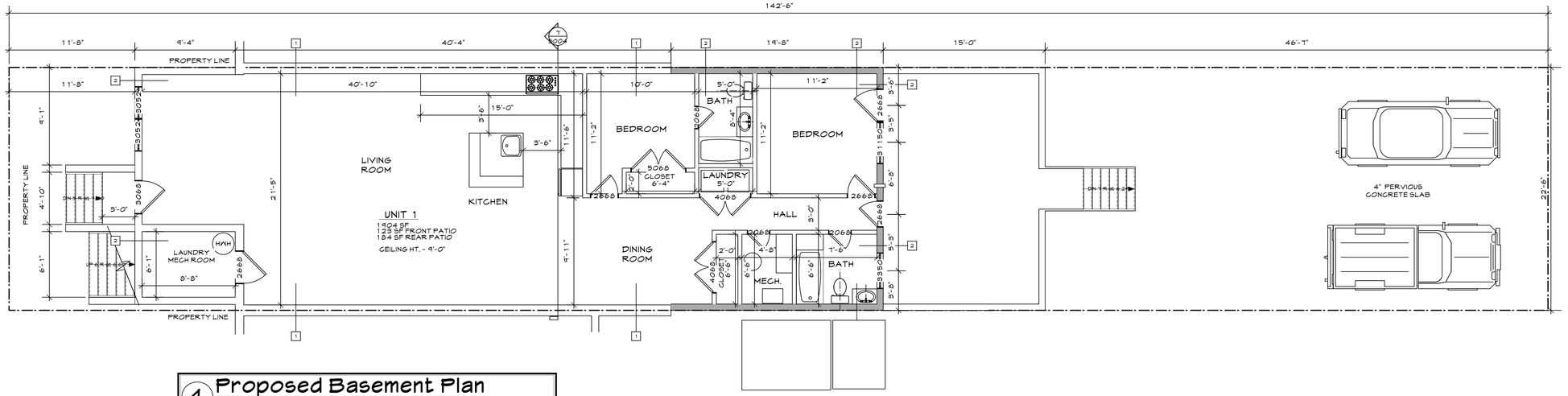
Board of Zoning Adjustment
District of Columbia
CASE NO.19731
EXHIBIT NO.15

FIRE EXTINGUISHERS 2A

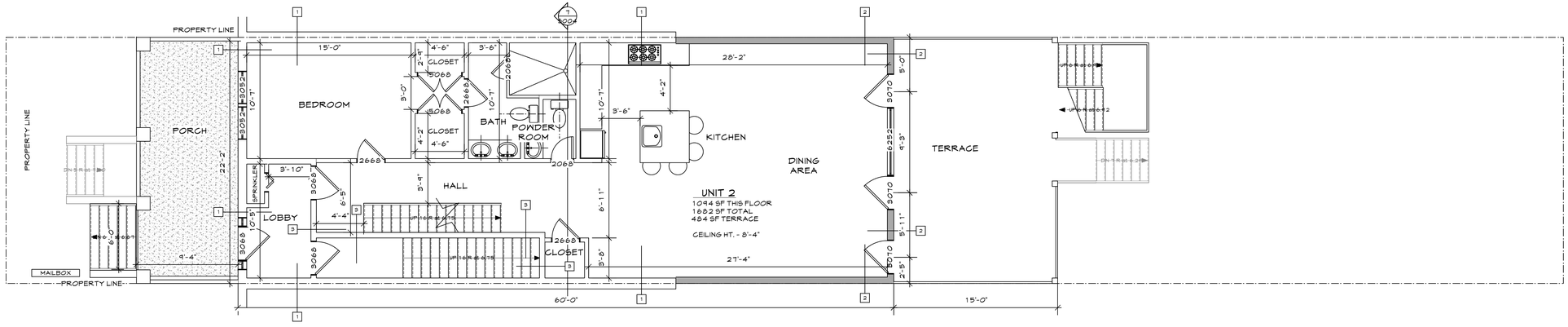
LOCATION: EAGH UNIT AND HALLWAYS/STAIRS.
75' MAX. DISTANCE
HEIGHT: NOT MORE THAN 5'-0" FROM GROUND
TYPE CLASS: A
RATING 2A

LEGEND

- EX. CONST. TO REMAIN
- EX. CONST. TO BE REMOVED
- NEW CONST.



4 Proposed Basement Plan
Scale: 3/16" = 1'-0"



5 Proposed First Floor Plan
Scale: 3/16" = 1'-0"

Description	Date
REV #1	6/27/17

1766 Lanier Place N.W., LLC,
1766 Lanier Place N.W.
Washington, D.C. 20005

Drawn By: AKinney

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

Sheet Number:

A003

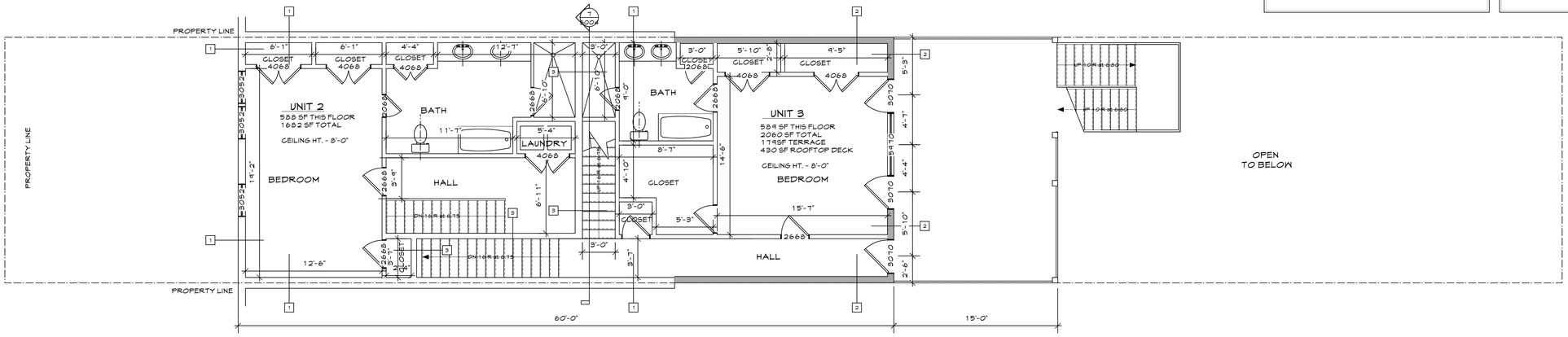
Proposed Floor Plans

FIRE EXTINGUISHERS 2A

LOCATION: EAGH UNIT AND HALLWAYS/STAIRS.
75' MAX. DISTANCE
HEIGHT: NOT MORE THAN 5'-0" FROM GROUND
TYPE CLASS: A
RATING 2A

LEGEND

- EX. CONST. TO REMAIN
- EX. CONST. TO BE REMOVED
- NEW CONST.



6 Proposed Second Floor Plan
Scale: 3/16" = 1'-0"

7 Proposed Third Floor Plan
Scale: 3/16" = 1'-0"

8 Proposed Roof Top Plan
Scale: 3/16" = 1'-0"

Description	Date
REV #1	6/27/17

1766 Lanier Place N.W., LLC,
1766 Lanier Place N.W.
Washington, D.C. 20005

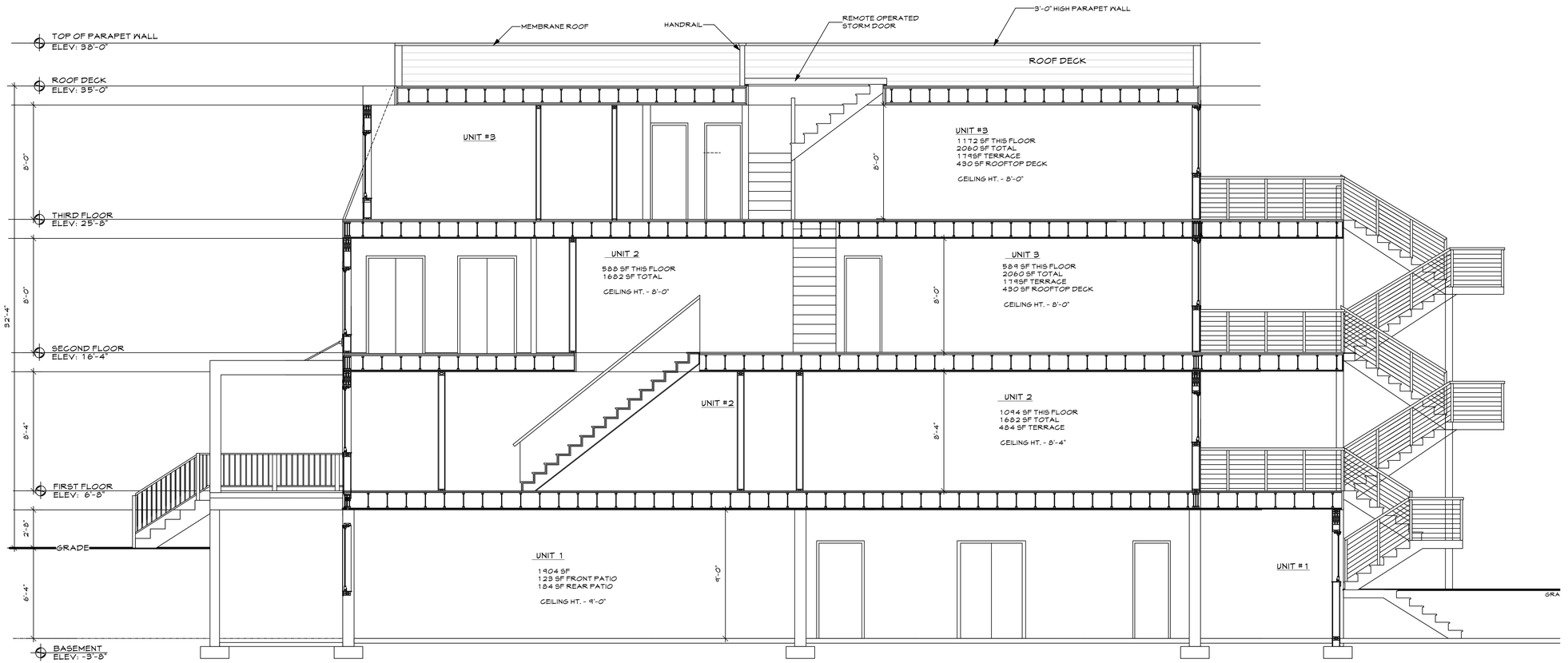
Drawn By: AKinney

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

Sheet Number:

A004

Proposed Floor Plans



9 Left Secction

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

Description	Date
REV #1	6/27/17

1766 Lanier Place N.W., LLC,
1766 Lanier Place N.W.
Washington, D.C. 20005

Drawn By: AKinney

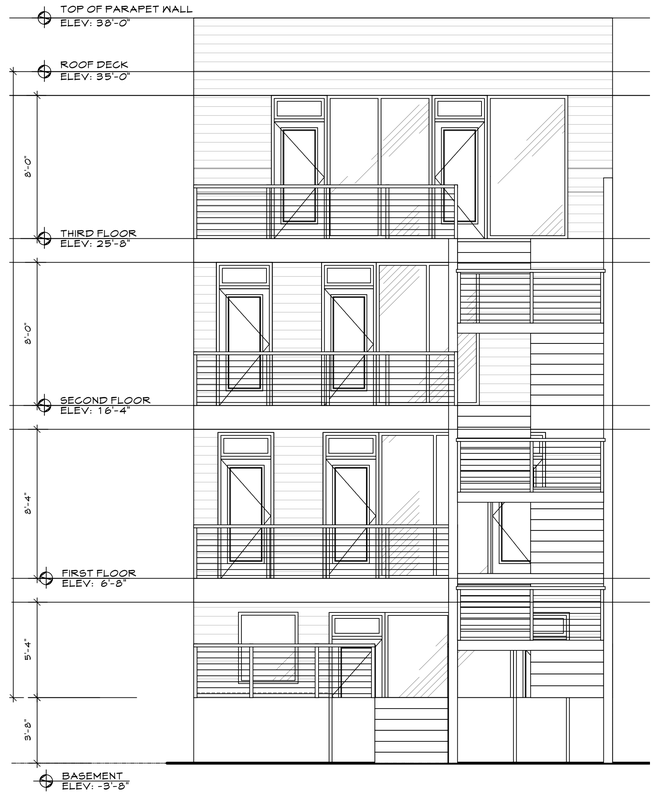
Scale: 3/16" = 1'-0"

Sheet Number:

A005

Unit Layout Plan

10 Front Elevation
Scale: 1/4" = 1'-0"



11 Rear Elevation
Scale: 1/4" = 1'-0"

Description	Date
REV #1	6/27/17

1766 Lanier Place N.W., LLC,
1766 Lanier Place N.W.
Washington, D.C. 20005

Drawn By: AKinney

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

Sheet Number:

A006

Front and Rear Elevations