

# 79 U ST NW

## WASHINGTON, DC 20001

### PROJECT TEAM

**OWNER:**  
The Asset Companies  
c/o 79-81 U Street, LLC  
11350 Random Hills Rd - Suite 800  
Fairfax, VA 22030  
(703) 232-1635  
CONTACT - Kevin Polka

**ARCHITECT:**  
Square 134 Architects  
1501 11th Street, NW, Suite 3  
Washington, DC 20001  
(202) 328-0134  
CONTACT - Ronald Schneck Jr AIA  
CONTACT - Emilie Rotman AIA

**STRUCTURAL ENGINEER:**  
FMC & Associates, LLC  
515 M Street, SE, Suite 106  
Washington, DC 20003  
(443) 863-0911  
CONTACT: Fadi Abdelfarah PE

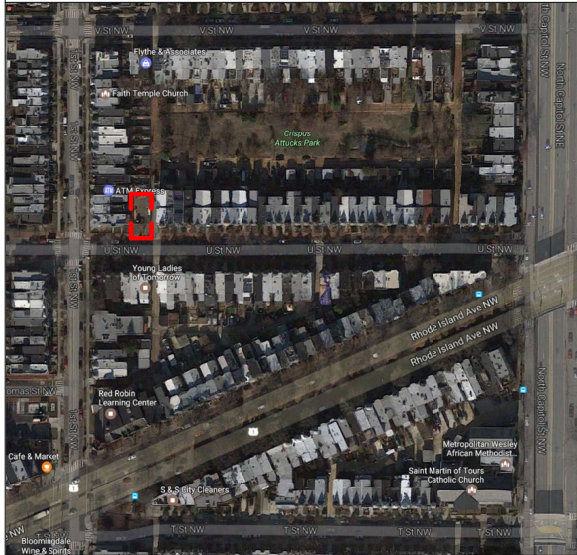
**MEP ENGINEER:**  
KK Engineering, LLC  
5840 Banneker Rd, Suite 220  
Columbia, MD 21044  
(443) 393-1070 x1003  
CONTACT: Khalid Khalifa PE CFM

**CIVIL ENGINEER:**  
KEA, LLC  
13800 Coppermine Road, Suite 153  
Herndon, VA 20171  
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**GENERAL CONTRACTOR:**  
Asset Construction Services, LLC  
11350 Random Hills Rd - Suite 800  
Fairfax, VA 22030  
(703) 232-1635  
Fax 703-852-3462

3X3 AREA FOR DCRA USE

### VICINITY MAP



### COVER IMAGE



134

SQUARE 134 ARCHITECTS

1501 11th St NW Suite 3  
Washington DC 20001  
202.328.0134

PROJECT TITLE:  
**79 U Street NW**  
Washington, DC 20001

DRAWING TITLE:  
**COVER SHEET**  
SH1700086

#	DATE	DESCRIPTION
1		ISSUE FOR PERMITS
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100		ISSUE FOR PERMITS

KEY PLAN

STAMP:



PROJECT NUMBER:  
**17010**

SCALE:  
**3/8" = 1'-0"**

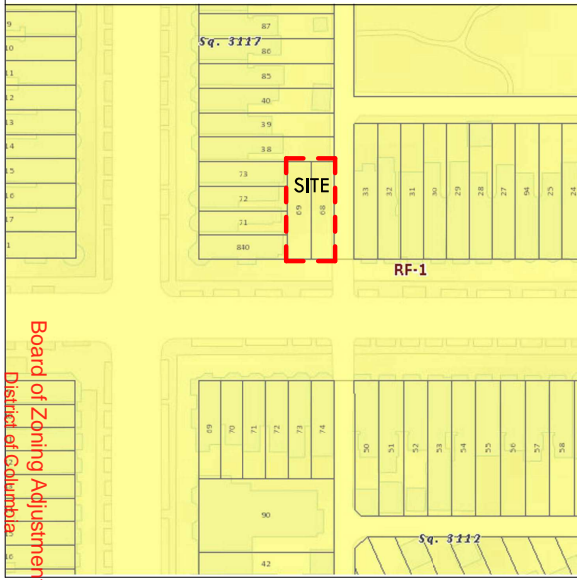
ISSUE:  
**BUILDING PERMIT**

ISSUE DATE:  
**05.22.2017**

DRAWING NUMBER:

**A0000**

### ZONING MAP



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CV003	SITE DEMOLITION PLAN
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CV011	EROSION & SEDIMENT CONTROL PLAN - PHASE 2
CV012	EROSION & SEDIMENT CONTROL NOTES
CV013	EROSION & SEDIMENT CONTROL DETAILS
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CV021	GRADING PLAN
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P0004	PLUMBING RISERS

Board of Zoning Adjustment  
 District of Columbia  
 CASE NO. 19780  
 EXHIBIT NO. 14

**GENERAL NOTES**

- The Construction Documents are to include AIA document A201 "General Conditions of the Contract for Construction". The Asset Companies c/o 79-81 U Street, LLC, shall be designated as "The Owner", Square 134 Architects shall be designated as "The Architect". The Asset Companies c/o 79-81 U Street, LLC, shall be designated as "The Landlord". The AIA document shall also include the Agreement, Performance and Payment Bonds, General Conditions, Supplementary Conditions, the Specifications, the Drawings Addendum, and Contract Modifications, Building Rules and Regulations & any other documents required by the Owner
- The General Contractor shall be both licensed and bonded in the District of Columbia and shall provide documents upon the Architect's request.
- The Work shall be done in accordance with all rules and regulations of all applicable safety and building codes. The General Contractor is responsible for securing and paying for all permits required for the Work and for the scheduling of all required inspections during the course of the Work.
- The General Contractor shall review the existing conditions, Landlord Rules & Regulations & Base Building Construction Documents from the Landlord and shall comply with all base building requirements and design criteria. The Contractor shall notify the Architect of all discrepancies, errors, inconsistencies or ambiguities discovered.
- The General Contractor shall provide protection and be responsible for any existing finishes to remain and shall repair or replace any damaged areas as a result of the work. All existing finishes to remain shall be cleaned at the completion of construction.
- All materials and systems shall be installed as per manufacturer's specifications and all construction shall be of industry standard or better. The Architect shall be ultimate judge of quality.
- Only new items of recent manufacture, of standard quality, free from defects, will be permitted in the Work, unless otherwise noted. Rejected items shall be removed immediately from the Work and replaced with items of the quality specified. Failure to remove rejected materials and equipment shall not relieve the General Contractor from the responsibility for quality of items used nor from any other obligation imposed on him by the Contract.
- Do not scale drawings. Stated & written dimensions govern. The General Contractor shall verify all dimensions in the field and shall be responsible for their accuracy. No extra charge or compensation shall be allowed because of difference between actual dimensions and those indicated on the drawings, unless they contribute to a change in the scope of the Work. Any difference which may be found shall be submitted to the Architect for decision prior to ordering, manufacturing, or proceeding with the Work. Horizontal dimensions indicated are to/from face of GWB, unless noted otherwise. Vertical dimensions are from top of floor slab except where noted to be above finished floor (AFF). Dimensions are not adjustable without approval of Architect unless noted +/-.
- In the event of conflict between data shown on drawings and data shown on the specification, the specification shall govern. Detail drawings take precedence over drawings of larger scope. Should the General Contractor at any time discover an error in a drawing or specification, or any discrepancy, or variation between dimensions on the drawings and measurements at site, or lack of dimensions or other information, the Contractor shall not proceed with the work affected until clarification has been made by the Architect. In case of an inconsistency between Drawings and Specifications or within either Document, not clarified by addendum, the more specific provision will take precedence over less specific; more specific will take precedence over less stringent; more expensive item will take precedence over less expensive. Better quality or greater quantity of Work shall be provided in accordance with Architect's interpretation. On Drawings, figures take precedence over scaled dimensions. Scaling of dimensions, if done, is done at the Contractor's own risk.
- General Contractor shall verify that no conflicts exist in locations of any and all mechanical, telephone, electrical, plumbing and sprinkler equipment (to include all piping, duct work, sprinklers structural members and conduit) and that clearances for installation and maintenance of above equipment is provided. Elements in conflict shall be determined and reviewed with the Architect prior to work proceeding. Contractor to coordinate new work with existing conditions.
- The General Contractor shall provide shop drawings for the Architect's review and approval for the following: All shop fabricated mill-work, flooring, light fixtures, doors, misc. steel, metal fabrication, glass/glassing, and hardware. Shop drawings shall be submitted in the form of 2 sets of prints. Shop drawings shall not be reproductions of Contract Documents. Material Submittals (3 samples) shall be provided for wood, acrylic, tile, base, paint, laminate and any other materials indicated in the shop drawing.
- The General Contractor shall provide the Architect with manufacturer's cut sheets and specifications for all equipment including but not limited to: light fixtures, plumbing equipment, electrical equipment, fans, supplementary heating and cooling elements, all hardware and security equipment.
- The General Contractor shall not proceed with work which he expects additional compensation beyond the contract amount with out written authorization from the Architect and Owner. Failure to obtain such authorization shall invalidate a claim for extra compensation. The Contractor shall not proceed with work which, if completed in strict conformance with the Construction Documents, will result in additional work beyond the scope of the Contract without written authorization from the Architect and Owner. Any field conditions that significantly vary from the Contract Documents or will result in additional work, shall be brought to the attention of the Architect prior to proceeding with work.
- Contractor shall include all x-ray and core drill costs. All core drilling of the slab shall be approved by the Landlord Structural Engineer prior to proceeding with the Work. Contractor shall submit proposed locations to Architect and Structural Engineer for review prior to proceeding with the work.
- Patch, repair and install all fireproofing as required by code. Fireproof any new penetrations required by the work.
- General Contractor to coordinate and review size and location of all slab penetrations. All required penetrations shall be made in accordance with the Owner's standard approval procedures and methods. All penetrations shall be properly sealed according to the Architect and the Owner's requirements and applicable codes.
- The General Contractor shall continuously check architectural and structural clearances for accessibility of equipment and mechanical and electrical systems. No allowances of any kind will be made for the General Contractor's negligence to foresee means of installing equipment into position.
- The finished work shall be firm, well-anchored, in true alignment, plumb, level, with smooth, clean, uniform, appearance without waves, distortions, holes, marks, cracks, stains, or discoloration. Joining shall be close fitting, neat and well scribed. The finished work shall have no exposed unsightly anchors or fasteners and shall not present hazardous, unsafe corners. All work shall have the provision for expansion, contraction and shrinkage as necessary to prevent cracks, buckling, and warping due to temperature and humidity conditions.
- Attachments, connections or fasteners of any nature are to be properly and permanently secured in conformance with best practice and the General Contractor is responsible for improving them accordingly. The drawings highlight special conditions only and by no means illustrate every connection. Start of installation shall imply acceptance of substrate.
- General Contractor shall waive "Common Practice" and "Common Usage" as construction criteria wherever details and Contract Documents of governing codes, ordinances, etc. require quantity or better quality than common practice or common usage would require.
- The General Contractor shall submit shop drawings and submittals order and schedule delivery of materials in ample time to avoid delays in construction. If an item is found to be unavailable or to have a long lead time, the General Contractor shall notify Architect immediately with a proposed alternative.
- The General Contractor shall notify the Owner, the Landlord, and the Architect in writing of any deficiencies in base building new work prior to the commencement of the work. Any unreported deficiencies will become the responsibility of the General Contractor to correct.
- Within the scope of renovation, all debris shall be removed from the site on a daily basis when possible. Upon completion of the work, remove all debris from the building created by the work provided under this Contract and leave all areas clean. Trash is not permitted to be burned on site.
- All abandoned miscellaneous nails, hangers, staples, wires and conduits shall be removed from the walls and areas of exposed ceilings. Remove all abandoned pipe sleeves in floor slabs. Patch existing slab as req. to maintain UL Fire rating of floor slab where pipes and conduits have been removed.
- Slab penetrations less than 2" around new and existing piping, conduit, ductwork, etc. shall be filled with acoustic foam and/or sealant to ensure acoustical separation between floor slabs. Slab penetrations greater than 2" around new and existing piping, conduit, ductwork, etc. shall be filled with concrete. All piping, conduit, ductwork, etc. shall be wrapped with expansion material prior to filling with concrete. Expansion material shall be approved by the MEP Engineer.
- Provide the Architect with manufacturer's cut sheets and specifications for review of equipment including but not limited to: lighting fixtures, plumbing equipment, electrical equipment, fans, heating and cooling elements and accessories, hardware and security equipment.
- Notify Architect of any access panels which may be required before proceeding with the work. No access panels shall be provided in GWB ceilings. Contractor shall be responsible for coordinating all trades. Required access panels shall be included in the Contractor's scope.
- Contractor shall provide the Team with a construction schedule showing the proposed phasing. Any long lead items that will affect the Substantial Completion date shall be brought to the Architect's attention immediately.
- Provide protection for existing finishes to remain, including restrooms, lobbies and corridors and repair damages as a result of construction. Document any existing conditions or damages prior to the start of construction.
- The Contractor shall be solely responsible for, and have control over, all construction means, methods, techniques, sequences, and procedures for coordinating and constructing all portions of the work.

**ABBREVIATIONS**

ABV	above	LB(S)	pounds
ACOUS	acoustical	LDG	landling
ACT	ceiling tile	LS	top siding
AD	area drain	LT	light
ADJ	adjustable	MAX	maximum
AFF	above finished floor	MECH	mechanical
ALUM	aluminum	MEMB	membrane
ALT	alternate	MFR	manufacturer
APPROX	approximate	MBA	minimum
ARCH	architect	MBC	miscellaneous
BALC	balcony	MR	mortar
BD	board	MTD	mounted
BET	between	MT	metal finishes
BLDG	building	MTL	metal
BLKG	blocking	N	north
BLW	below	NIC	not in contract
BM	beam	NO	number
BO	bottom of	NOM	nominal
BOT	bottom	NTS	not to scale
BR	brick veneer	OA	overall
BRKT	bracket	OC	on center
BULKHD	bulkhead	OD	outside diameter
CAB	cabinet	OFF	office
CAK	calking	OH	opposite hand
CEM	cement	OPG	opening
CER	ceramic	OPP	opposite
CL	construction joint	PART	partition
CLC	center line	PG	point grade
CLOS	ceiling	PL	property line
CLR	clear	PLAM	plastic laminate
CNT	countertop	PLAS	plaster
CO	cased opening	PLYWD	plywood
COL	column	PNT	paint
CONC	concrete	PR	panel support leg
CONC	concrete	PSL	partition
CONT	continuous	PTN	pointed
CPT	carpet	R	riser
CT	ceramic tile	RAD	radius
CTR	center	RD	roof drain
DBL	double	REF	refrigerator, refer
DET	detail	RENF	reinforced
DIA	diameter	RECD	required
DM	dimension	RESL	resilient
DSP	disposer	REV	revision
DN	down	RO	rough opening
DR	door	S	south
DS	down spout	SB	sink basin
DW	dishwasher	SCHED	schedule
DWG	drawing	SC WD	solid core wood door
E	east	SEAL	sealant
ELEC	electric(al)	SECT	section
ELEV	elevation	SHT	sheet
EMER	emergency	SIM	similar
ENCL	enclosure	SP	standpipe
EP	end panel	SPEC	specification
EQ	equal	SQ	square
EQUIP	equipment	SS	stainless steel
ETR	existing to remain	STD	standard
EXIST	existing	STL	steel
EWC	electrical water cooler	STOR	storage
FA	fire alarm	STRUCT	structural
FD	floor drain	SUSP	suspended
FE	fire extinguisher	SYM	symmetrical
FEC	fire extinguisher cabinet	T	tread
FH	fire hydrant	TEL	telephone
FHC	fire hose cabinet	TER	terrazzo
FIN	finish	T&G	trough & groove
FLR	floor	THK	thick(ness)
FLUOR	fluorescent	THR	threshold
FT	foot or feet	TL	tile craftboard
FUR	furring	TO	top of
FO	face of	TP	typical
FOF	face of finish	UC	uncoated
GAL	gallon	UNFIN	unfinished
GALV	galvanized	UNO	unless noted otherwise
GB	grab bar	UTIL	utility
GF	ground fault interrupt	VCT	vinyl composition tile
GL	glass	VE	value engineering
GND	ground	VERT	vertical
GR	guardrail	VIF	verify in field
GYP	gypsum	VWC	vinyl wall covering
GWB	gypsum wall board	W	west
HC	handicapped	W/	with
HWWD	hardwood	WB	wall base
HDWR	hardware	WC	wall covering
HT	height	WD	wood
HM	hollow metal	W/I	within
HORIZ	horizontal	W/O	without
HR	hour	WD	welded
ID	inner diameter	WP	waterproof
INCAN	incandescent	WSC	watsecof
INSUL	insulation	WS	wetstack
INT	interior	WT	weight
JAN	janitor		
JST	joint		
JT	joint		
KD	knock down		
LAV	lavatory		

**SYMBOLS LEGEND**

	DETAIL #		DETAIL REFERENCE MARK
	DETAIL #		SECTION REFERENCE MARK
	DRAWING #		SINGLE ELEVATION MARK
	DRAWING #		MULTIPLE VIEW ELEVATION MARK
	ROOM NAME	UNIT #	ROOM TAG
	FINISH GROUP		
	DOOR #		DOOR TAG
	WINDOW #		WINDOW TYPE
	PARTITION #		PARTITION TYPE
			REVISION BUBBLE
			ELEVATION MARK
			ALIGN SYMBOL
			CENTERLINE

3X3 AREA FOR DCRA USE

**134**

**SQUARE 134 ARCHITECTS**

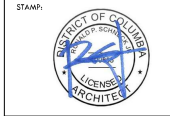
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PROJECT TITLE  
**79 U Street NW**  
Washington, DC 20001

DRAWING TITLE  
**GENERAL NOTES**

REVISION		
DATE		
BY		
NO.		

KEY PLAN



PROJECT NUMBER:  
**17010**

SCALE:  
**3/8" = 1'-0"**

ISSUE:  
**BUILDING PERMIT**

ISSUE DATE:  
**05.22.2017**

DRAWING NUMBER:

**A0001**

## ZONING ANALYSIS

### SITE INFORMATION

PROJECT ADDRESS: 79-81 U STREET, NW  
WASHINGTON, DC 20001

HISTORIC: NOT APPLICABLE			
SQUARE	LOT	ZONE	LOT SIZE
3117	0068 & 0069	MF-1	1,224 SF (PER LOT)

	ALLOWABLE (RF-1 PER LOT)	PROPOSED (RF-1 PER LOT)
LOT SIZE	1,224 SF	1,224 SF
LOT OCCUPANCY	60% (734 SF)	61.9% (758 SF)
FAR	N/A	1.86 (2,274 SF)
REAR YARD SETBACK	20'-0" MIN	20'-0" MIN
SIDE YARD SETBACK	NONE REQUIRED	NONE REQUIRED
BUILDING HEIGHT	35'-0"	35'-0"
OPEN COURT	N/A	N/A
CLOSED COURT	N/A	N/A
RESIDENTIAL PARKING	1 SPACE / 2 DWELLING UNITS	1 SPACE / 2 DWELLING UNITS
LONG TERM BICYCLE PARKING	N/A	N/A
SHORT TERM BICYCLE PARKING	N/A	N/A
GAR	N/A	N/A
ITZ	N/A	N/A

**NOTE:** Subtitle A § 304.2 - The Zoning Administrator is authorized to permit the following deviations from the Zoning Regulations for building permits that are not otherwise authorized by an approved order of the Zoning Commission, if the Zoning Administrator determines that the deviation or divisions will not impair the purpose of the otherwise applicable regulations:

- Deviations not to exceed two percent (2%) of the area requirements governing minimum lot area, maximum percentage lot occupancy, and area standards of courts.

#### DC PUBLIC REALM - PROJECTIONS

	ALLOWABLE	PROPOSED
MINIMUM CLEAR SPACE FROM ALL PROJECTIONS TO FACE OF CURB	15'-0"	30'-0"
AREAWAY PROJECTION	7'-0"	7'-0"
BAY WINDOW PROJECTION WIDTH (MEASURED AT ONE FOOT FROM THE BUILDING LINE)	FOR BUILDING WIDTH AT BUILDING LINE BETWEEN 10' AND 24, 9 FEET FOR 16 FEET IN BUILDING WIDTH & 9' ADDITIONAL FOR EVERY ADDITIONAL FOOT OF BUILDING WIDTH	9'-6"
DEPTH OF BAY WINDOW PROJECTION	4 FEET OR A STREET WIDTH MORE THAN 70 FEET	4'-0"
STEP PROJECTIONS	10' FOR ALL PARKED STREETS	10'-0"

#### 79 U STREET

##### PROPOSED USE:

CELLAR LEVEL	= 758 SF (DOES NOT COUNT TOWARDS FAR)
FIRST LEVEL	= 758 SF
SECOND LEVEL	= 758 SF
THIRD LEVEL	= 758 SF
<b>TOTAL</b>	<b>= 3,032 SF</b>

##### UNIT COUNT:

CELLAR & FIRST LEVEL	= 1 UNIT: 3 BED + DEN
SECOND & THIRD LEVEL	= 1 UNIT: 3 BED + DEN
<b>TOTAL</b>	<b>= 2 UNITS</b>

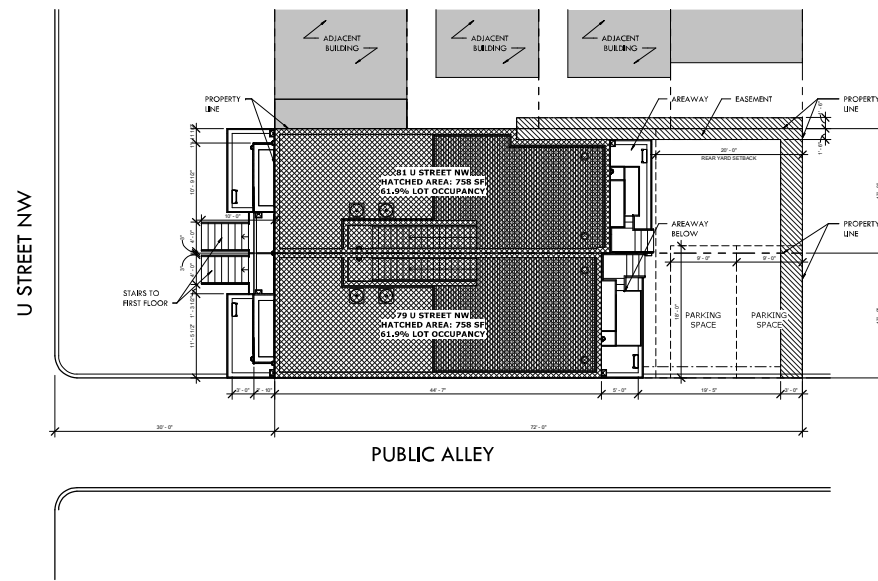
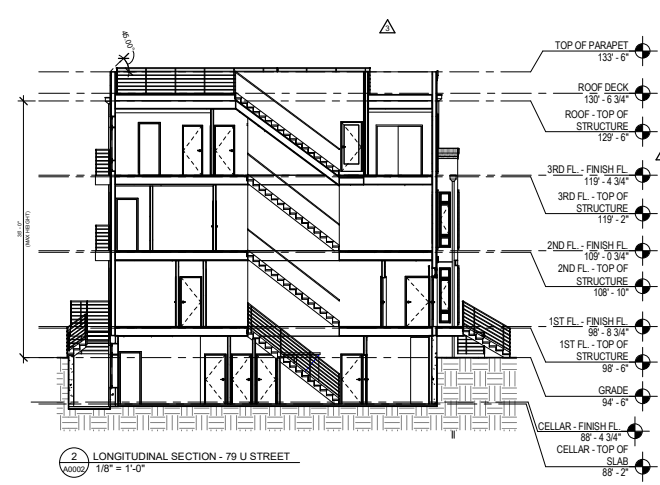
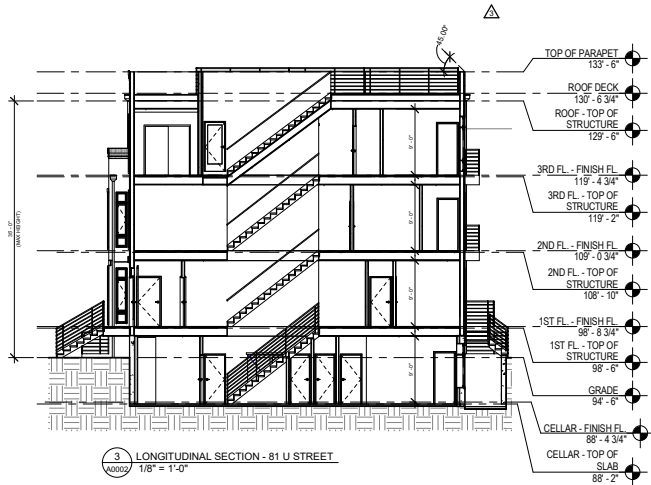
#### 81 U STREET

##### PROPOSED USE:

CELLAR LEVEL	= 758 SF (DOES NOT COUNT TOWARDS FAR)
FIRST LEVEL	= 758 SF
SECOND LEVEL	= 758 SF
THIRD LEVEL	= 758 SF
<b>TOTAL</b>	<b>= 3,032 SF</b>

##### UNIT COUNT:

CELLAR & FIRST LEVEL	= 1 UNIT: 3 BED + DEN
SECOND & THIRD LEVEL	= 1 UNIT: 3 BED + DEN
<b>TOTAL</b>	<b>= 2 UNITS</b>



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

3X3 AREA FOR DCRA USE

134

SQUARE 134 ARCHITECTS

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

PROJECT TITLE:  
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Washington, DC 20001

DRAWING TITLE:  
**ZONING ANALYSIS**

DESCRIPTION

DATE

BY

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PROJECT NUMBER:  
**17010**

SCALE:  
**As indicated**

ISSUE:  
**BUILDING PERMIT**

ISSUE DATE:  
**05.22.2017**

DRAWING NUMBER:

**A0002**





## CODE ANALYSIS

### BUILDING DATA

PROJECT ADDRESSES: 79 U Street NW  
Washington, DC 20001  
81 U Street NW  
Washington, DC 20001

### SCOPE OF WORK

New construction of two residential units per lot.

### APPLICABLE BUILDING CODES

This project conforms to all applicable building codes and zoning regulations for the District of Columbia. All codes subject to the District of Columbia Construction Codes 2013 Supplement Amendments and all revisions.

2013 DC Building Code  
2013 DC Energy Conservation Code  
2013 DC Fire Code  
2013 DC Mechanical Code  
2013 DC Plumbing Code  
2013 DC Property Maintenance Code  
2012 International Fuel Gas Code (with DCAR 12D)  
2012 International Existing Building Code (with DCAR 12J)  
2011 National Electric Code (NFPA 70 with DCAR 12C)  
DCMR Title 11 - Zoning Regulations  
ICC/ANSI A117.1 2009

### CLASSIFICATION

Use Group: R-3  
Type of Construction: II-B  
Alteration: None  
Sprinkler System: NFPA 13R  
Fire Alarm System: Yes  
Fire Separation Distances (per D008):  
North = 27' + 5"  
East = 7' + 0"  
South = 45' + 0"  
West = 0' + 0"  
Fire Separation Distances (per D059):  
North = 26' + 3"  
East = 0' + 0"  
South = 45' + 0"  
West = 0' + 0"

### AREA LIMITATION

ALLOWABLE AREA (IBC TABLE 503)	UL
FRONTAGE INCREASE (IBC 506.2)	0 SF
AUTOMATIC SPRINKLER INCREASE (IBC 506.3)	0 SF
TOTAL ALLOWED AREA	UL
TOTAL PROPOSED AREA	3,032 SF (PER LOT)

### HEIGHT LIMITATION

ALLOWABLE HEIGHT (IBC TABLE 503)	55'-0", 4 STORES
AUTOMATIC SPRINKLER INCREASE (IBC 504.2)	20'-0", 1 STORES (NOT TO EXCEED 60'-0", 4 STORES)
TOTAL ALLOWABLE HEIGHT	60'-0", 4 STORES
TOTAL PROPOSED HEIGHT	35'-0", 3 STORES

## COMPLIANCE WITH 2013 DC ENERGY CONSERVATION CODE R402.1.1:

Fenestration (U-Value)	0.35
Slab (R-Value)	0.55
Ceiling/Fenestration SHGC	0.40
Cloned / Roof (R-Value)	49
Wood Frame Wall (R-Value)	20 OR 13 + (NOTE N)
Mass Wall (R-Value)	8 OR 13
Floor (R-Value)	19
Basement Wall (R-Value)	10 / 13
Slab (R-Value and Depth)	10, 20"
Crawl Space Wall (R-Value)	10 / 13

## GREEN BUILDING

### GREEN BUILDING PROGRAM MANUAL

#### GREEN BUILDING ACT SELF SELECTION GUIDE

The project is an alteration/addition/repair > with substantial improvement > that is not publicly owned or financed > and is less than 50,000 SF --- Green Building Act does not apply

#### GREEN CONSTRUCTION CODE SELF SELECTION GUIDE

The project is an alteration/addition/repair > that is not required to comply with Green Building Act > and is less than 15,000 SF --- Green Construction Code does not apply

## FIRE PROTECTION

### IBC TABLE 601 FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS

COMPONENT	LOCATION	RATING (HOURS)
PRIMARY STRUCTURAL FRAME		0
BEARING WALLS	EXTERIOR	2
	INTERIOR	0
NON-BEARING WALLS AND PARTITIONS	EXTERIOR	SEE IBC TABLE 602
	INTERIOR	0
FLOOR CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS		0
ROOF CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS		0

### IBC TABLE 602 FIRE RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE

FIRE SEPARATION DISTANCE	RATING
$x < 4'-0"$	1
$4'-0" \leq x < 10'-0"$	1
$10'-0" \leq x < 30'-0"$	1
$x \geq 30'-0"$	0

### IBC SECTION 705 EXTERIOR WALLS

705.1.1 **Partitions.**  
Partitions shall be provided on exterior walls of buildings.

### IBC SECTION 706 FIRE WALLS

706.2 **Structural stability.**  
Fire walls shall have sufficient structural stability under fire conditions to allow collapse of construction on either side without collapse of the wall for the duration of fire indicated by the required fire-resistance rating or shall be constructed as double fire walls in accordance with NFPA 221.

### 706.3 Horizontal continuity.

Fire walls shall be continuous from exterior wall to exterior wall and shall extend at least 18 inches (457 mm) beyond the exterior surface of exterior walls.

### Exceptions:

5. Fire walls shall be permitted to terminate at the interior surface of noncombustible exterior sheathing where the building on each side of the fire wall is protected by an automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2.

### 706.4 Vertical continuity.

Fire walls shall extend from the foundation to a termination point at least 30 inches (762 mm) above both adjacent roofs.

### IBC SECTION 708 FIRE PARTITIONS

708.3 **Fire-resistance rating.**  
Fire partitions shall have a fire-resistance rating of not less than 1 hour.

### IBC SECTION 711 HORIZONTAL ASSEMBLIES

711.3 **Fire-resistance rating.**  
The fire-resistance rating of floor and roof assemblies shall not be less than that required by the building type of construction. Horizontal assemblies separating dwelling units in the same building shall have horizontal assemblies separating sleeping units in the same building shall be a minimum of 1-hour fire-resistance-rated construction.

### IBC SECTION 714 PENETRATIONS

714.3 **Fire-resistance-rated walls.**  
Penetrations into or through fire walls, fire barriers, smoke barrier walls and fire partitions shall comply with Sections 714.3.1 through 714.3.3. Penetrations in smoke barrier walls shall also comply with Section 714.5.

714.3.1 **Through penetrations.**  
Through penetrations of fire-resistance-rated walls shall comply with Section 714.3.1.1 or 714.3.1.2.

### 714.4 Horizontal assemblies.

Penetrations of a floor, floor/ceiling assembly or the ceiling membrane of a roof/ceiling assembly shall not be embedded in a shaft by Section 712.1 shall be protected in accordance with Sections 714.4.1 through 714.4.2.

### IBC SECTION 903 AUTOMATIC SPRINKLER SYSTEMS

903.2.8 **Group R.**  
An automatic sprinkler system installed in accordance with Section 903.3 shall be provided throughout all buildings with a Group R fire area.

903.2.8.1 **Group R-2 or R-3 occupancies.**  
An automatic sprinkler system installed in accordance with Section 903.3 shall be provided in Group R-2 or R-3 occupancies with 16 or fewer residents.

903.2.8.1.1 **NFPA 13A sprinkler systems.**  
Where the provision of this code requires that a building or portion thereof be equipped throughout with an automatic sprinkler system in accordance with this section, sprinklers shall be installed throughout in accordance with NFPA 13 except as provided in Section 903.2.1.1.

903.2.8.1.2 **NFPA 13R sprinkler systems.**  
Automatic sprinkler systems installed in Group R occupancies up to and including four stories in height shall be permitted to be installed throughout in accordance with NFPA 13R.

## FIRE PROTECTION (CONT.)

### IBC TABLE 705.8 MINIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION DISTANCE AND DEGREE OF PROTECTION

FIRE SEPARATION DISTANCE (FEET)	DEGREE OF PROTECTION	ALLOWABLE AREA
0 TO LESS THAN 3	ULP, NS	NOT PERMITTED
	LP, S	NOT PERMITTED
3 TO LESS THAN 5	ULP, NS	NOT PERMITTED
	LP, S	1.5%
5 TO LESS THAN 10	ULP, NS	10%
	LP, S	25%
10 TO LESS THAN 15	ULP, NS	15%
	LP, S	45%
15 TO LESS THAN 20	ULP, NS	25%
	LP, S	75%
20 TO LESS THAN 25	ULP, NS	25%
	LP, S	NO LIMIT
25 TO LESS THAN 30	ULP, NS	NO LIMIT
	LP, S	NO LIMIT
30 OR GREATER	ULP, NS	NO LIMIT
	LP, S	NOT REQUIRED

\*ULP = UNPROTECTED, P = PROTECTED, NS = NONSPRINKLERED, S = SPRINKLERED

## MEANS OF EGRESS

OCCUPANCY LOAD (IBC TABLE 1004.1.2)	R-3 (200 GROSS)	16 OCCUPANTS (PER LOT)
EGRESS WIDTH PER OCCUPANT (IBC SECTION 1005)	STARWAYS	0.2" (W/ AUTOMATIC SPRINKLER)
EXIT ACCESS	OTHER	0.15" (W/ AUTOMATIC SPRINKLER)
EXIT SEPARATION (IBC SECTION 101.5.2.1)	EXIT SEPARATION	NOT APPLICABLE
TRAVEL DISTANCE (IBC TABLE 1016.2)	TRAVEL DISTANCE	250' (W/ AUTOMATIC SPRINKLER)
COMMON PATH OF TRAVEL (IBC TABLE 1014.3)	COMMON PATH OF TRAVEL	125' (W/ AUTOMATIC SPRINKLER)
CORRIDORS	WIDTH (IBC TABLE 1018.1)	44" MINIMUM 24" FOR MECHANICAL ACCESS 36" FOR < 50 OCCUPANTS 36" WITHIN DWELLING UNIT
EXITS	HUMBER OF EXITS	1 EXIT (IBC 1021.2)
STARWAYS	WIDTH (IBC 1009.4)	44" MINIMUM 36" FOR < 50 OCCUPANTS

### IBC SECTION 1009 STAIRWAYS

1009.7.2 **Riser height and tread depth.**  
Stair case heights shall be 7 inches (178 mm) maximum and 4 inches (102 mm) minimum. The riser height shall be measured vertically between the nosings of adjacent treads and on a right angle to the tread's nosing. Winder treads shall have a minimum tread depth of 11 inches (279 mm) between the vertical planes of the foremost projection of adjacent treads at the intersection with the wall and a minimum tread depth of 10 inches (254 mm) within the clear width of the stair.

Exceptions:  
5. In Group R-3 occupancies, within dwelling units in Group R-2 occupancies and in Group R occupancies that are accessory to a Group R-3 occupancy or accessory to individual dwelling units in Group R-2 occupancies, the maximum riser height shall be 7 3/4 inches (197 mm), the minimum tread depth shall be 12 inches (305 mm) and the minimum winder tread depth at the wall line shall be 10 inches (254 mm) and the minimum winder tread depth shall be 6 inches (152 mm). A nosing projection not less than 3/4 inches (19.1 mm) but not more than 1 1/4 inches (32 mm) shall be provided on stairways with treads that have a riser height where the tread depth is less than 11 inches (279 mm).

1009.7.3 **Winder treads.**  
Winder treads are not permitted in means of egress stairways except within a dwelling unit.

1009.8 **Outside conditions.**  
Outdoor stairways and outdoor approaches to stairways shall be designed so that water will not accumulate on walking surfaces.

### IBC SECTION 1009 EMERGENCY ESCAPE AND RESCUE

1009.1 **General.**  
In addition to the means of egress required by this chapter, provisions shall be made for emergency escape and rescue openings in Group R-2 occupancies in accordance with Tables 1021.2(1) and 1021.2(2) and Group R-3 occupancies. Basements and sleeping rooms below the fourth story above grade plans shall have at least one exterior emergency escape and rescue opening in accordance with this section. Where basements contain one or more sleeping rooms, emergency escape and rescue openings shall be required in each sleeping room, but shall not be required in sleeping areas of the basement. Such openings shall open directly into a public way or to a yard or court that opens to a public way.

Exceptions:  
1. Egresses with a ceiling height of less than 80 inches (2032 mm) shall not be required to have emergency escape and rescue openings.

2. Emergency escape and rescue openings are not required from basements or sleeping rooms that have an exit door or exit access that opens directly into a public way or to a yard, court or exterior exit balcony that opens to a public way.

3. Basements without habitable covered parking having no more than 200 square feet (18.6 m<sup>2</sup>) in floor area shall not be required to have emergency escape and rescue openings.

## MEANS OF EGRESS (CONT.)

1029.2 **Minimum size.**  
Emergency escape and rescue openings shall have a minimum net clear opening of 5.7 square feet (0.53 m<sup>2</sup>).

Exception: The minimum net clear opening for grade-floor emergency escape and rescue openings shall be 5 square feet (0.46 m<sup>2</sup>).

1029.3 **Minimum dimensions.**  
The minimum net clear opening height dimension shall be 24 inches (610 mm). The minimum net clear opening width dimension shall be 20 inches (508 mm). The net clear opening dimension shall be the result of normal operation of the opening.

1029.3.1 **Maximum height from floor.**  
Emergency escape and rescue openings shall have the bottom of the clear opening not greater than 44 inches (1118 mm) measured from the floor.

## ACCESSIBILITY

DWELLING/SLEEPING UNIT (IBC 1107)	REQUIRED # OF UNITS
ACCESSIBLE	0
TYPE A	0
TYPE B	0

\*SEE ADOS FOR CLEARANCE REQUIREMENTS

### IBC SECTION 1106 PARKING AND PASSENGER LOADING FACILITIES

1106.2 **Groups R-2 and R-3.**  
At least 2 percent, but not less than one, of each type of parking spaces provided for occupancies in Groups R-2 and R-3, which are required to have Accessible, Type A or Type B dwelling or sleeping units, shall be accessible. Where parking is provided within or beneath a building, accessible parking spaces shall be provided within or beneath the building.

### IBC SECTION 1107 DWELLING UNITS AND SLEEPING UNITS

1107.6.2 **Group R-3.**  
In Group R-3 occupancies where there are one or more dwelling units or sleeping units intended to be occupied as a residence in a subgrade stratum every dwelling unit and sleeping unit intended to be occupied as a residence shall be a Type B unit.  
Exception: The number of Type B units is permitted to be reduced in accordance with Section 1107.7.

## MISCELLANEOUS CODE

### IBC SECTION 501 GENERAL

501.2 **Address Identification.**  
New and existing buildings shall be provided with approved address numbers or letters. Each character shall be not less than 4 inches (102 mm) in height and not less than 0.2 inch (5.1 mm) in width. They shall be installed on a contrasting background and be clearly visible from the street or road fronting the property.

### IBC SECTION 2406 SAFETY GLAZING

2406.1 **Human Impact Loads.**  
Individual glazed areas, including glass mirrors, in hazardous locations as defined in Section 2406.4, shall comply with Sections 2406.1.1 through 2406.1.4.

2406.1.1 **Identification of safety glazing.**  
Except as indicated in Section 2406.3.1, each pane of safety glazing installed in hazardous locations shall be identified by a manufacturer's designation specifying who applied the designation, the manufacturer or installer and the safety glazing standard with which it complies, as well as the information specified in Section 2406.3.1.

The designation shall be acid etched, sand blasted, ceramic fired, laser etched, embossed or of a type that once applied, cannot be removed without being destroyed. A label as defined in Section 2002 and meeting the requirements of this section shall be permitted in lieu of the manufacturer's designation.

2406.4 **Hazardous Locations.**  
The locations specified in Sections 2406.4.1 through 2406.4.7 shall be considered specific hazardous locations requiring safety glazing materials.

## SUM OF EXTERIOR WALL AREA

EAST ELEVATION	AREA
SUM OF EXTERIOR WALL AREA	1,735 SF
SUM OF EXTERIOR WINDOW AREA	303 SF
PERCENTAGE OF WALL OPENINGS	17.5 %



3X3 AREA FOR DCRA USE

134

SQUARE 134 ARCHITECTS

1501 11th St NW Suite 3  
Washington, DC 20001  
202.226.0134

PROJECT TITLE:  
**79 U Street NW**  
Washington, DC 20001

DRAWING TITLE:  
**CODE ANALYSIS**

#	DATE	DESCRIPTION
1		ISSUE FOR PERMIT
2		REVISION

KEY PLAN:

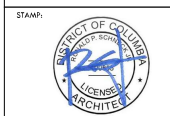
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PROJECT NUMBER:  
**17010**  
SCALE:  
**As indicated**  
ISSUE:  
**BUILDING PERMIT**  
ISSUE DATE:  
**05.22.2017**  
DRAWING NUMBER:

**A0004**

NO.	DATE	DESCRIPTION
1	05/22/17	ISSUE FOR BUILDING PERMIT



PROJECT NUMBER:  
**17010**

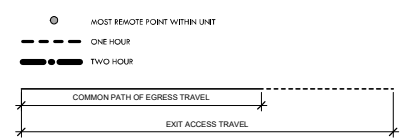
SCALE:  
**As indicated**

ISSUE:  
**BUILDING PERMIT**

ISSUE DATE:  
**05.22.2017**

DRAWING NUMBER:

**FIRE SEPARATION**



**THREE PART EGRESS SYSTEM**

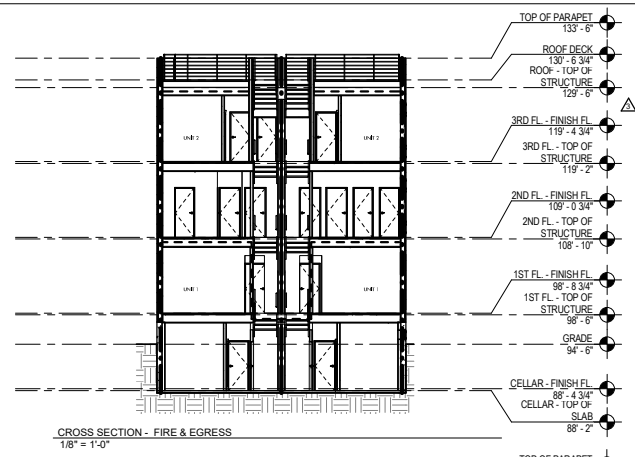


**79 U STREET NW**

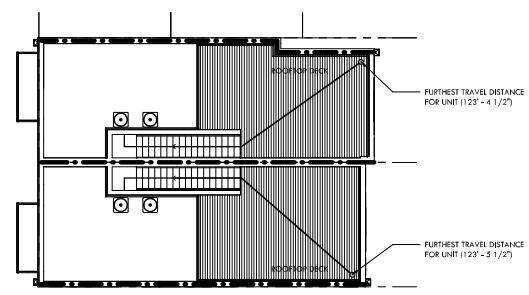
**NUMBER OF OCCUPANTS**  
 CELLAR LEVEL - 798 GSF / 200 GSF = 4 OCCUPANTS  
 FIRST LEVEL - 798 GSF / 200 GSF = 4 OCCUPANTS  
 SECOND LEVEL - 798 GSF / 200 GSF = 4 OCCUPANTS  
 THIRD LEVEL - 798 GSF / 200 GSF = 4 OCCUPANTS  
**TOTAL OCCUPANT LOAD = 16 OCCUPANTS**

**81 U STREET NW**

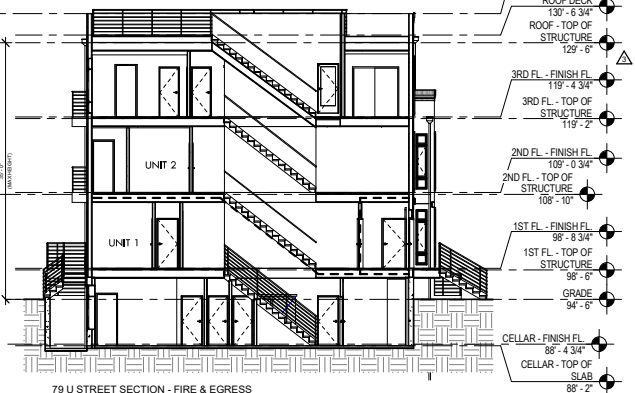
**NUMBER OF OCCUPANTS**  
 CELLAR LEVEL - 798 GSF / 200 GSF = 4 OCCUPANTS  
 FIRST LEVEL - 798 GSF / 200 GSF = 4 OCCUPANTS  
 SECOND LEVEL - 798 GSF / 200 GSF = 4 OCCUPANTS  
 THIRD LEVEL - 798 GSF / 200 GSF = 4 OCCUPANTS  
**TOTAL OCCUPANT LOAD = 16 OCCUPANTS**



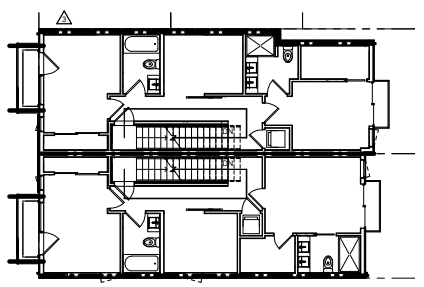
CROSS SECTION - FIRE & EGRESS  
1/8" = 1'-0"



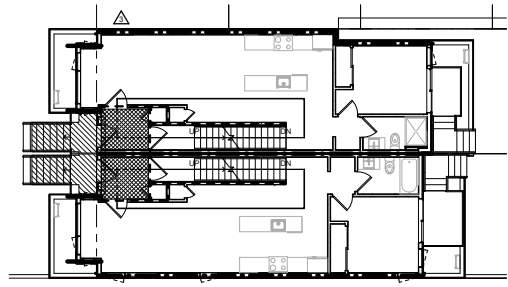
PLAN - ROOF FIRE & EGRESS  
1/8" = 1'-0"



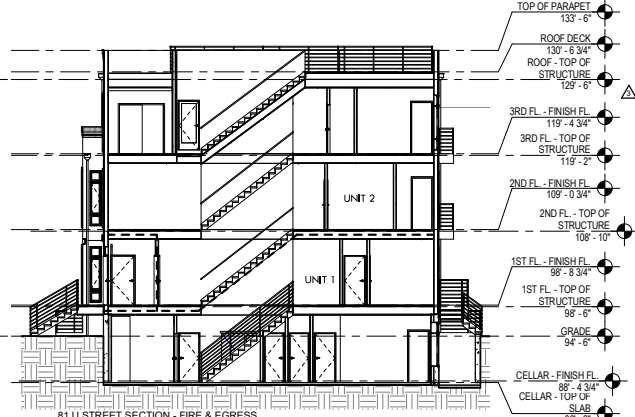
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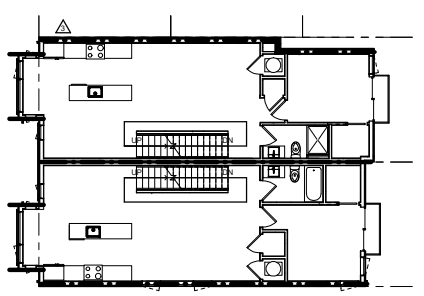
PLAN - 3RD FLOOR FIRE & EGRESS  
1/8" = 1'-0"



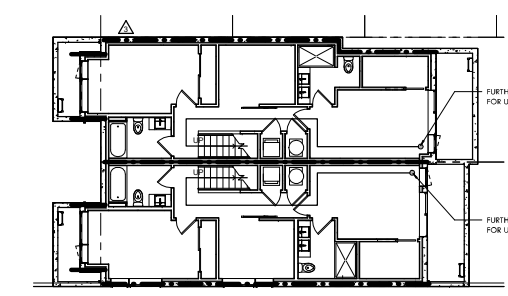
PLAN - 1ST FLOOR FIRE & EGRESS  
1/8" = 1'-0"



81 U STREET SECTION - FIRE & EGRESS  
1/8" = 1'-0"



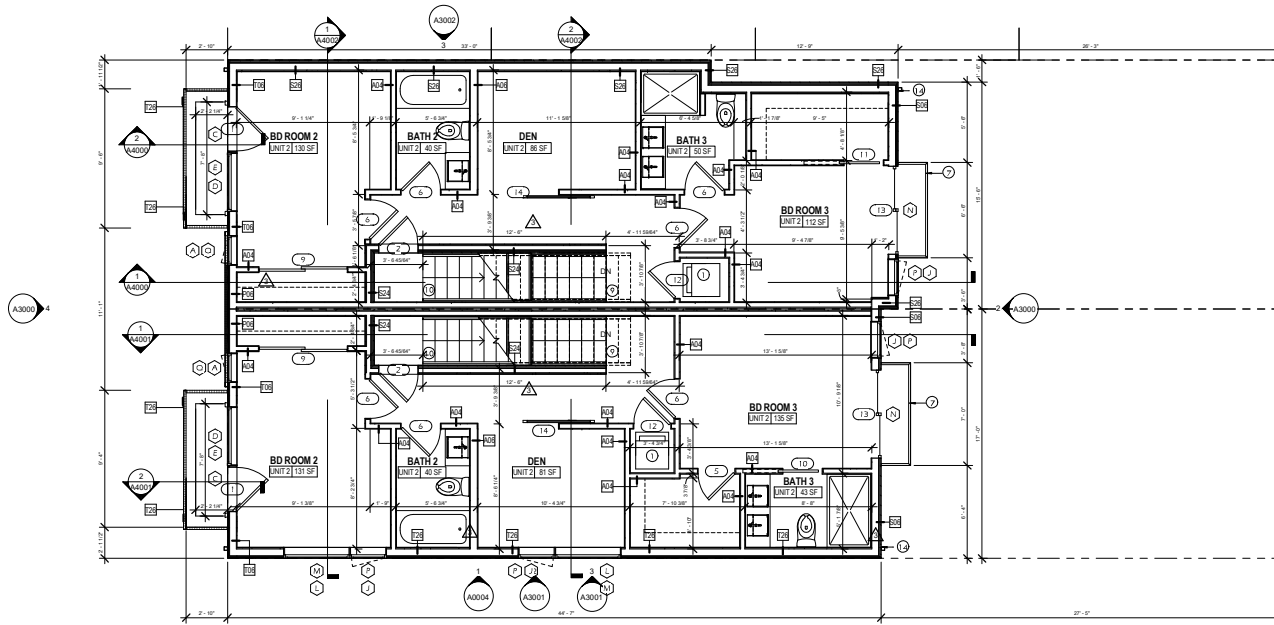
PLAN - 2ND FLOOR FIRE & EGRESS  
1/8" = 1'-0"



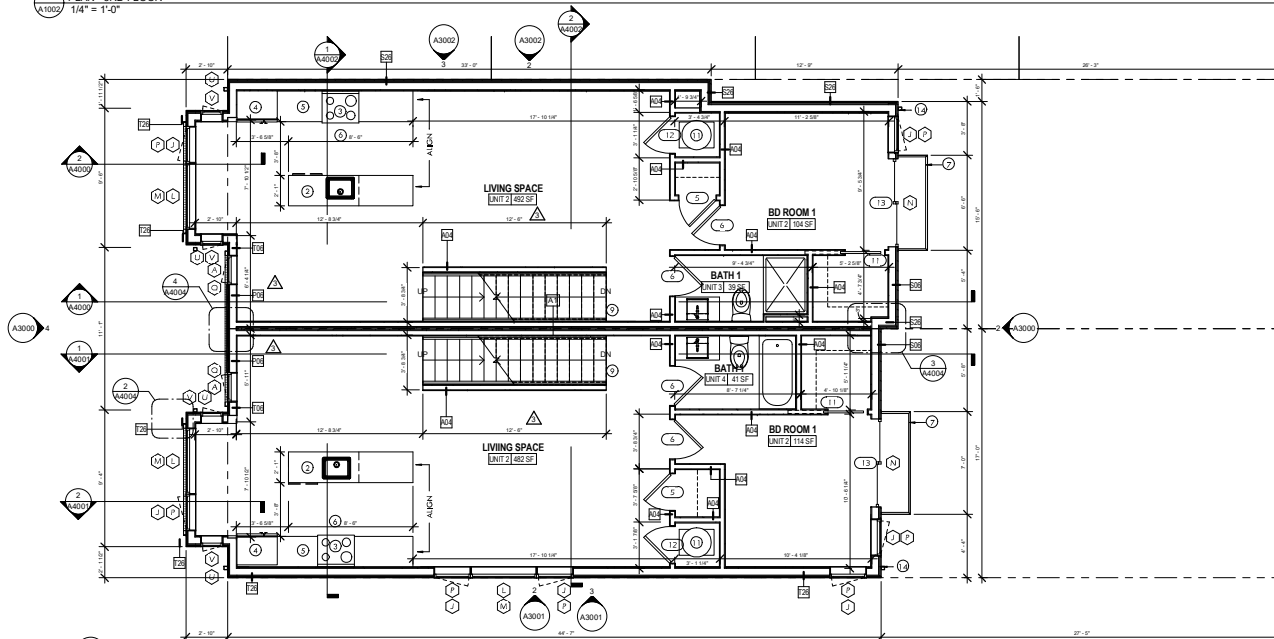
PLAN - CELLAR FIRE & EGRESS  
1/8" = 1'-0"







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



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

**GENERAL 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 ROUGH OPENINGS
4. ALL STAIRS TO MEET CODE, 7" MAX RISE, 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"
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. SPOT DRYERS 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 FRONT LOADING WASHER / DRYER  
BLOMBERG WM7120 AND DV 17542
- 2 DISHWASHER  
BOSCH 800 SERIES DSHWASHER W/3RD RACK - PANEL READY
- 3 COOK TOP  
FRIGIDAIR SIZE = 30" INDUCTION COOKTOP
- 4 REFRIGERATOR  
FRIGER AND PAYKEL
- 5 MICROWAVE  
SHARP SIZE = 24"
- 6 RANGE HOOD ABOVE STOVE  
ZEPHYR SIZE = 27" INTEGRATED VENT SYSTEM W/PROGRAM SELECTOR
- 7 METAL GUARDRAIL (42" AFF. TYP.)
- 8 EXTERIOR OPEN STAIR TO COMPLY WITH IBC 1009.12
- 9 WOOD STAIR (7" RISERS & 11" TREADS)
- 10 METAL STAIR (7" RISERS & 11" TREADS)
- 11 LOWBOY WATER HEATER LOCATION WITH ACCESS PANEL OR DOOR
- 12 ELECTRICAL PANEL LOCATION
- 13 PLANTER
- 14 DOWNSPOUT AND OVERFLOW SCUPPER
- 15 EXTERIOR BOLLAR LIGHTING
- 16 GATE
- 17 CONDENSERS
- 18 EMERGENCY EGRESS LADDER

3X3 AREA FOR DCRA USE

134

SQUARE 134 ARCHITECTS

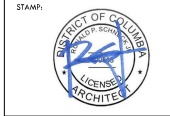
1501 11th St NW Suite 3  
Washington, DC 20001  
202.328.0134

PROJECT TITLE:  
**79 U Street NW**  
Washington, DC 20001

DRAWING TITLE:  
**SECOND AND THIRD FLOOR PLANS**

#	DATE	DESCRIPTION
1	11/10/17	ISSUE BUILDING PERMITS/REVISIONS

KEY PLAN:



PROJECT NUMBER:  
**17010**

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

ISSUE:  
**BUILDING PERMIT**

ISSUE DATE:  
**05.22.2017**

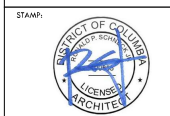
DRAWING NUMBER:

A1002



#	DATE	DESCRIPTION
1	11/10/17	DCRA BUILDING PERMITS

KEY PLAN



PROJECT NUMBER:  
**17010**

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

ISSUE:  
**BUILDING PERMIT**

ISSUE DATE:  
**05.22.2017**

DRAWING NUMBER:

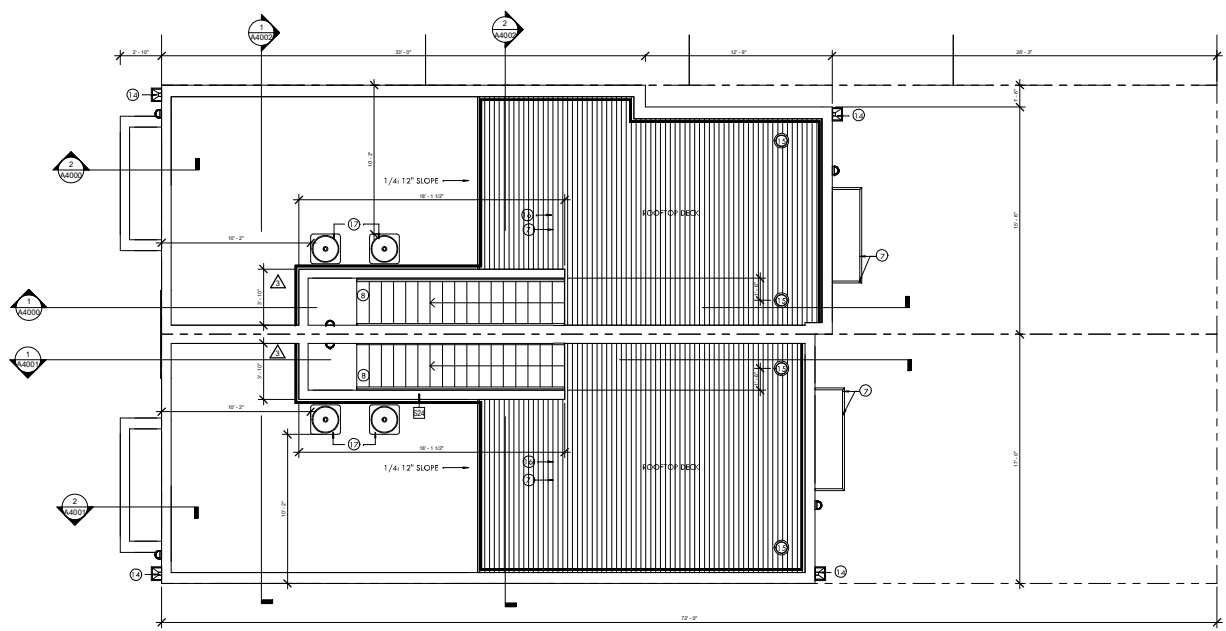
**A1003**

**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 CML 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"
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 8402.4.1.2
9. SPOT ELEVATIONS ARE TO THE TOP OF THE SLAB OR SUB FLOOR
10. PROVIDE 6-10 UNBARRED AND 1-2 REINFORCED SLAB INSULATION EXTENDING DOWNWARD FROM TOP OF SLAB SURFACE
11. PROVIDE 2'-0" SLAB INSULATION DEPTH

**PLAN NOTES**

- ① FRONT LOADING WASHER / DRYER  
BLUMBERG WAK7120 AND DV 17542
- ② DISHWASHER  
BOSCH 800 SERIES DISHWASHER W/3RD RACK - PANEL READY
- ③ COOK TOP  
FRIGIDAIR SIZE - 30" INDUCTION COOKTOP
- ④ REFRIGERATOR  
FISHER AND PAYKEL
- ⑤ MICROWAVE  
SHARP SIZE - 24"
- ⑥ RANGE HOOD ABOVE STOVE  
ZEPHYR SIZE - 27" INTEGRATED VENT SYSTEM W/290CFM MOTOR
- ⑦ METAL GUARDRAIL (42" AFF. TYP.)
- ⑧ EXTERIOR OPEN STAIR TO COMPLY WITH IBC 1009.12
- ⑨ WOOD STAIR (7" RISERS & 11" TREADS)
- ⑩ METAL STAIR (7" RISERS & 11" TREADS)
- ⑪ LOWBOY WATER HEATER LOCATION WITH ACCESS PANEL OR DOOR
- ⑫ ELECTRICAL PANEL LOCATION
- ⑬ PLANTER
- ⑭ DOWNSPOUT AND OVERFLOW SCUPPER
- ⑮ EXTERIOR REGULAR LIGHTING
- ⑯ GATE
- ⑰ CONDENSERS
- ⑱ EMERGENCY EGRESS LADDER



1 PLAN - ROOF  
A1003 1/4" = 1'-0"