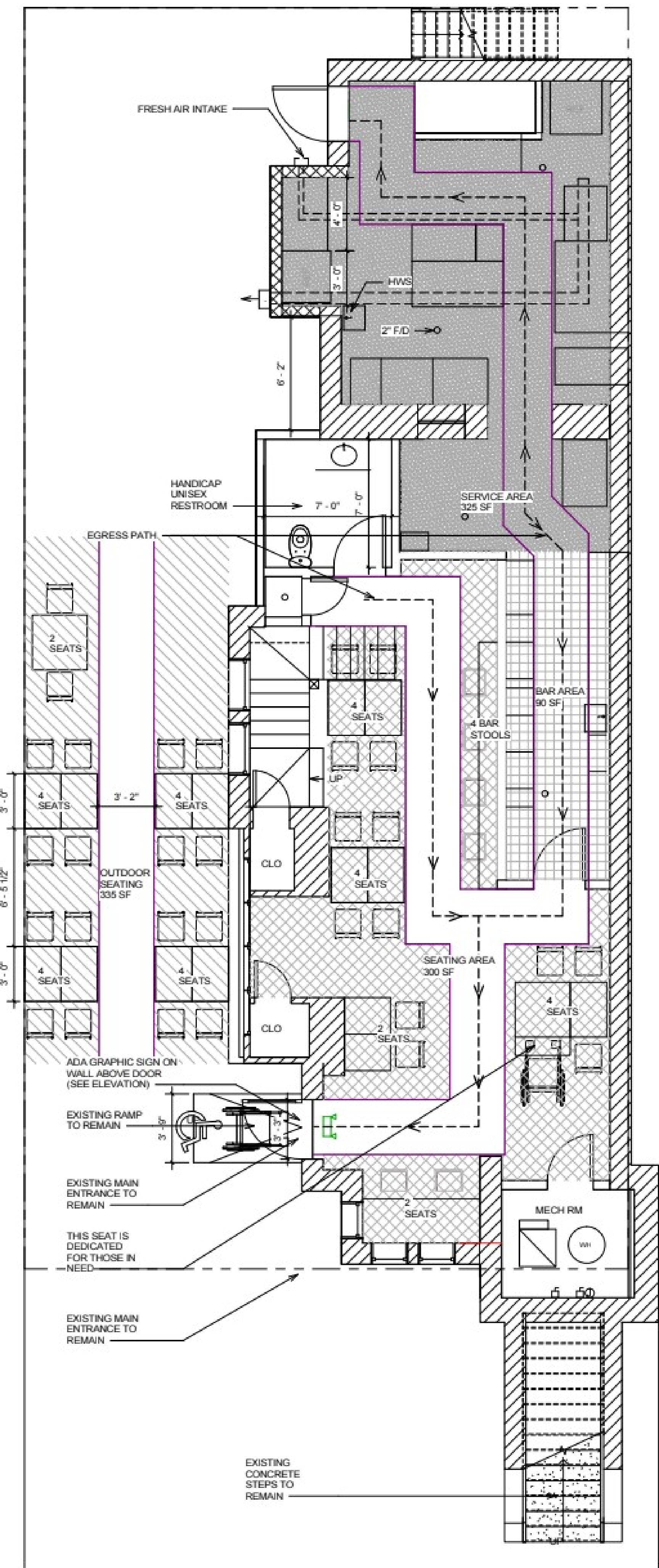


1724 N CAPITOL 1724 N CAPITOL ST NW WASHINGTON, DC 20002

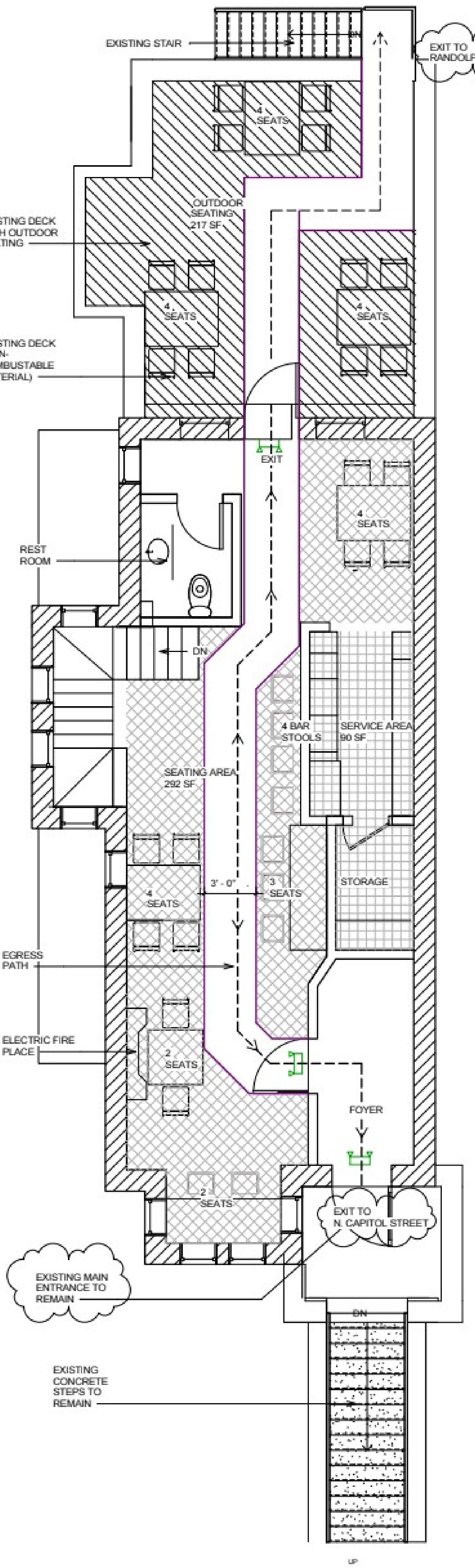
CODE SUMMARY

BUILDING PERMIT ISSUED

SCALE AS INDICATED
JUL. 2019
AS-000
DRAWING NUMBER
EXHIBIT NO. 01
Sheet 001 of 04



1 AS-IS FIRST FLOOR WORK PLAN
A000 1/4" = 1'-0"



2 AS-IS SECOND FLOOR WORK PLAN
A000 1/4" = 1'-0"

OCCUPANT LOAD FOR FIRST FLOOR (PER IBC 2012)			
SPACE TYPE	AREA	LOAD RATE	OCC. LOAD
UNCONCENTRATED SEATING	300 SF	A/15	20
BACK OF BAR	90 SF	A/100	1
SERVICE AREA	325 SF	A/200	2
OUTDOOR SEATING	335 SF	A/15	22
TOTAL	720 SF		20 (OUTDOOR 22)

OCCUPANT LOAD FOR SECOND FLOOR (PER IBC 2012)			
SPACE TYPE	AREA	LOAD FACTOR	OCC. LOAD
UNCONCENTRATED SEATING	290 SF	A/15	19
BACK OF BAR	90 SF	A/100	1
SERVICE AREA	—	A/200	—
OUTDOOR SEATING	292 SF	A/15	19
TOTAL	582 SF		15 (OUTDOOR 12)

OCCUPANT LOAD FOR RESTAURANT (PER IBC 2012)			
SPACE TYPE	AREA	LOAD FACTOR	OCC. LOAD
BACK OF BAR	180 SF	A/100	2
SERVICE AREA	525 SF	A/200	2
STORAGE	—	—	1
UNCONCENTRATED SEATING	590 SF	A/15	40
OUTDOOR SEATING	627 SF	N/A	40
GRAND TOTAL	1,295 SF		36 (OUTDOOR 41)

BUILDING CODE SUMMARY

APPLICABLE CODES		SUMMARY	
2018 IBC 2018 IBC with 2013 DCMR12 as a supplement		THE FOLLOWING SUMMARY IS BASED ON IBC AND ITS SECTION REQUIREMENTS:	
EXISTING CONSTRUCTION - 2013 DCMR12 IBC WITH 2013 DCMR12 AS A SUPPLEMENT		CONSTRUCTION TYPE IA MODIFIED TO 1A	
MECHANICAL - 2013 CCMC 2013 IBC WITH 2013 DCMR12 AS A SUPPLEMENT		NON SEPARATED MIXED USE OCCUPANCY:	
PLUMBING - 2013 CCMC 2013 IBC WITH 2013 DCMR12 AS A SUPPLEMENT		A-3: AMENITY SPACES; ROOF TERRACE, MEETING ROOMS A-4: BLDG. AREA B-2: OFFICE	
FUEL GAS - 2013 DCGR 2012 PGSC WITH 2013 DCMR12 AS A SUPPLEMENT		B-4: STORAGE	
ELECTRICAL - 2013 CCMC 2013 IBC WITH 2013 DCMR12 AS A SUPPLEMENT		FULLY SPRINKLED PER IBC SECTION R323.1.1	
GIVEN CONSTRUCTION - 2013 DCGR 2013 IBCC WITH 2013 DCMR12 AS A SUPPLEMENT			
PROPERTY MAINTENANCE - 2013 DCGR 2013 IBCC WITH 2013 DCMR12 AS A SUPPLEMENT			
ADM. & SUPPORT - 2013 DCGR 2013 IBCC WITH 2013 DCMR12 AS A SUPPLEMENT			
ADM. & SUPPORT - 2013 DCGR 2013 IBCC WITH 2013 DCMR12 AS A SUPPLEMENT AND APPENDIX			

IBC CHAPTER	IBC REFERENCE	LOCAL MODIFICATIONS	REQUIREMENT	BUILDING ANALYSIS
3. USE AND OCCUPANCY CLASSIFICATION	IBC 302: CLASSIFICATION	MODIFICATION: NA	• THE BUILDING IS CLASSIFIED WITH RESPECT TO OCCUPANCY IN ONE OR MORE OF THE GROUPS LISTED. THE OCCUPANCY GROUPS ARE TO COMPLY WITH SECTION 302.	• THE BUILDING IS A MIXED USE OCCUPANCY PER SECTION 302. CONSTRUCTION TYPE IA MODIFIED TO 1A
4. SPECIAL DETAILED REQUIREMENTS BASED ON USE AND OCCUPANCY	IBC 403: HIGH-RISE BUILDINGS	MODIFICATION: NA	• BUILDINGS WITH AN OCCUPIED FLOOR MORE THAN 7'9" ABOVE THE LOWEST LEVEL OF FD ACCESS ARE TO COMPLY WITH SECTION 403	• THE BUILDING IS A HIGH-RISE BUILDING AND IS DESIGNED TO CONFORM TO THE REQUIREMENTS OF THIS SECTION
	IBC 403: GROUPS	MODIFICATION: NA	• 400' MAX. HGT. FOR EXISTING BLDG. (100' MAX. FOR NEW BLDG.)	• CONSTRUCTION TYPE IA MODIFIED TO TYPE IB (100' MAX. HGT. FOR EXISTING BLDG.)
	IBC 500: GENERAL BUILDING HEIGHT AND AREA LIMITATIONS	MODIFICATION: NA	• BUILDING HEIGHT AND AREAS ARE TO COMPLY WITH TABLE 500 BASED ON THE CONSTRUCTION AS DETERMINED BY SECTION 402 AND THE OCCUPANCY GROUPS ARE TO COMPLY WITH SECTION 302	• THE BUILDING IS A HIGH-RISE BUILDING AND IS DESIGNED TO CONFORM TO THE REQUIREMENTS OF THIS SECTION
	IBC 500: MIXED USE AND OCCUPANCY	MODIFICATION: NA	• ADDITIONAL HEIGHT AND BUILDING AREAS, COUNTING NUMBER OF STOREYS UNLIMITED	• AUTOMATIC SPRINKLER SYSTEM PROVIDED PER 403.2.1.1 (LESS THAN 400 FT IN BUILDING HEIGHT)
	IBC 500: TABLE 500	MODIFICATION: NA	• BUILDING HEIGHT AND AREAS ARE TO COMPLY WITH TABLE 500	• BUILDING IS CONSTRUCTION TYPE 1A MODIFIED TO TYPE IB (SEE SECTION 403)
	IBC 500: TABLE 500	MODIFICATION: NA	• NUMBER OF STOREYS UNLIMITED	• AUTOMATIC SPRINKLER SYSTEM PROVIDED PER 403.2.1.1 (LESS THAN 400 FT IN BUILDING HEIGHT)
	IBC 500: TABLE 500	MODIFICATION: NA	• 500' MAX. HGT. FOR EXISTING BLDG. (100' MAX. FOR NEW BLDG.)	• THIS BUILDING IS DESIGNED WITH MIXED USE NON-SEPARATED OCCUPANCY
	IBC 500: TABLE 500	MODIFICATION: NA	• 500' MAX. HGT. FOR NEW BLDG. (100' MAX. FOR EXISTING BLDG.)	• SEE CODE DIAGRAM FOR SEPARATION OF PROPOSED DEMULSION
4. TYPES OF CONSTRUCTION	IBC 405: CONSTRUCTION CLASSIFICATION	MODIFICATION: NA	• TABLE 405 - FIRE RESISTANCE RATING REQUIREMENTS FOR EXISTING BLDG. (100' MAX. FOR NEW BLDG.)	• THE BUILDING IS CONSTRUCTION TYPE 1A MODIFIED TO TYPE IB (SEE SECTION 403)
	IBC 405: TABLE 405	MODIFICATION: NA	• TABLE 405 - FIRE RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE	• PRIMARY STRUCTURAL FRAME: 2-HR (EXCLUDING COLUMNS)
	IBC 405: TABLE 405	MODIFICATION: NA	• TABLE 405 - FIRE RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE	• PRIMARY STRUCTURAL FRAME: 2-HR (COLUMNS SUPPORTING FLOOR CONSTRUCTION)
	IBC 405: TABLE 405	MODIFICATION: NA	• 100' MAX. HGT. FOR EXISTING BLDG. (100' MAX. FOR NEW BLDG.)	• EXTERIOR: 2-HR INTERIOR: 1-HR INCHES: 2-HR
	IBC 405: TABLE 405	MODIFICATION: NA	• 100' MAX. HGT. FOR NEW BLDG. (100' MAX. FOR EXISTING BLDG.)	• 1-HR WHERE SEPARATION < 20 FT AND A & B ARE BOTH 1-HR
	IBC 405: TABLE 405	MODIFICATION: NA	• 100' MAX. HGT. FOR EXISTING BLDG. (100' MAX. FOR NEW BLDG.)	• THE BLDG. AT 81 LEVEL, ONLY EAST SIDE HAS OPENING FACING 1ST STREET 100' FT
	IBC 405: TABLE 405	MODIFICATION: NA	• 100' MAX. HGT. FOR NEW BLDG. (100' MAX. FOR EXISTING BLDG.)	• NORTH AND WEST WALLS ARE 2-HR RATED; NO OPENING OPENINGS
	IBC 405: TABLE 405	MODIFICATION: NA	• 100' MAX. HGT. FOR EXISTING BLDG. (100' MAX. FOR NEW BLDG.)	• SOUTH WALL: 1 HR RATED
5. FIRE PROTECTION SYSTEMS	IBC 705: EXTERIOR WALLS	MODIFICATION: DCMR 12A	• TABLE 705.8 - MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION DISTANCE AND AREA OF OPENING PROTECTION	• EXTERIOR: 2-HR INTERIOR: 1-HR INCHES: 2-HR
	IBC 705: EXTERIOR WALLS	MODIFICATION: DCMR 12A	• 100' MAX. HGT. FOR EXISTING BLDG. (100' MAX. FOR NEW BLDG.)	• THE BLDG. AT 81 LEVEL, ONLY EAST SIDE HAS OPENING FACING 1ST STREET 100' FT
	IBC 705: EXTERIOR WALLS	MODIFICATION: DCMR 12A	• 100' MAX. HGT. FOR NEW BLDG. (100' MAX. FOR EXISTING BLDG.)	• NORTH AND WEST WALLS ARE 2-HR RATED; NO OPENING OPENINGS
	IBC 705: EXTERIOR WALLS	MODIFICATION: DCMR 12A	• 100' MAX. HGT. FOR EXISTING BLDG. (100' MAX. FOR NEW BLDG.)	• SOUTH WALL: 1 HR RATED
	IBC 705: EXTERIOR WALLS	MODIFICATION: DCMR 12A	• 100' MAX. HGT. FOR NEW BLDG. (100' MAX. FOR EXISTING BLDG.)	• SEE CODE DIAGRAM
	IBC 705: EXTERIOR WALLS	MODIFICATION: DCMR 12A	• 100' MAX. HGT. FOR EXISTING BLDG. (100' MAX. FOR NEW BLDG.)	• PENETRATIONS WILL COMPLY WITH THE REQUIREMENTS OF SECTIONS 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 879, 880, 881, 882, 883, 884, 885, 886, 887, 887, 888, 889, 889, 890, 891, 892, 893, 894, 895, 895, 896, 897, 897, 898, 899, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 909, 910, 911, 912, 913, 914, 915, 916, 917, 917, 918, 919, 919, 920, 921, 922, 923, 924, 925, 926, 927, 927, 928, 929, 929, 930, 931, 932, 933, 934, 935, 936, 937, 937, 938, 939, 939, 940, 941, 942, 943, 944, 945, 945, 946, 947, 947, 948, 949, 949, 950, 951, 952, 953, 954, 955, 956, 957, 957, 958, 959, 959, 960, 961, 962, 963, 964, 965, 966, 967, 967, 968, 969, 969, 970, 971, 972, 973, 973, 974, 975, 975, 976, 977, 977, 978, 979, 979, 980, 981, 982, 983, 984, 985, 985, 986, 987, 987, 988, 989, 989, 990, 991, 992, 993, 994,