

2826 28TH STREET SE
WASHINGTON, DC 20020

ISSUE FOR BZA

02 JANUARY 2025

//3877

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GENERAL CONTRACTOR :
PALMAR CONSTRUCTION
769 GRACE ST
HERNDON, VA 20170
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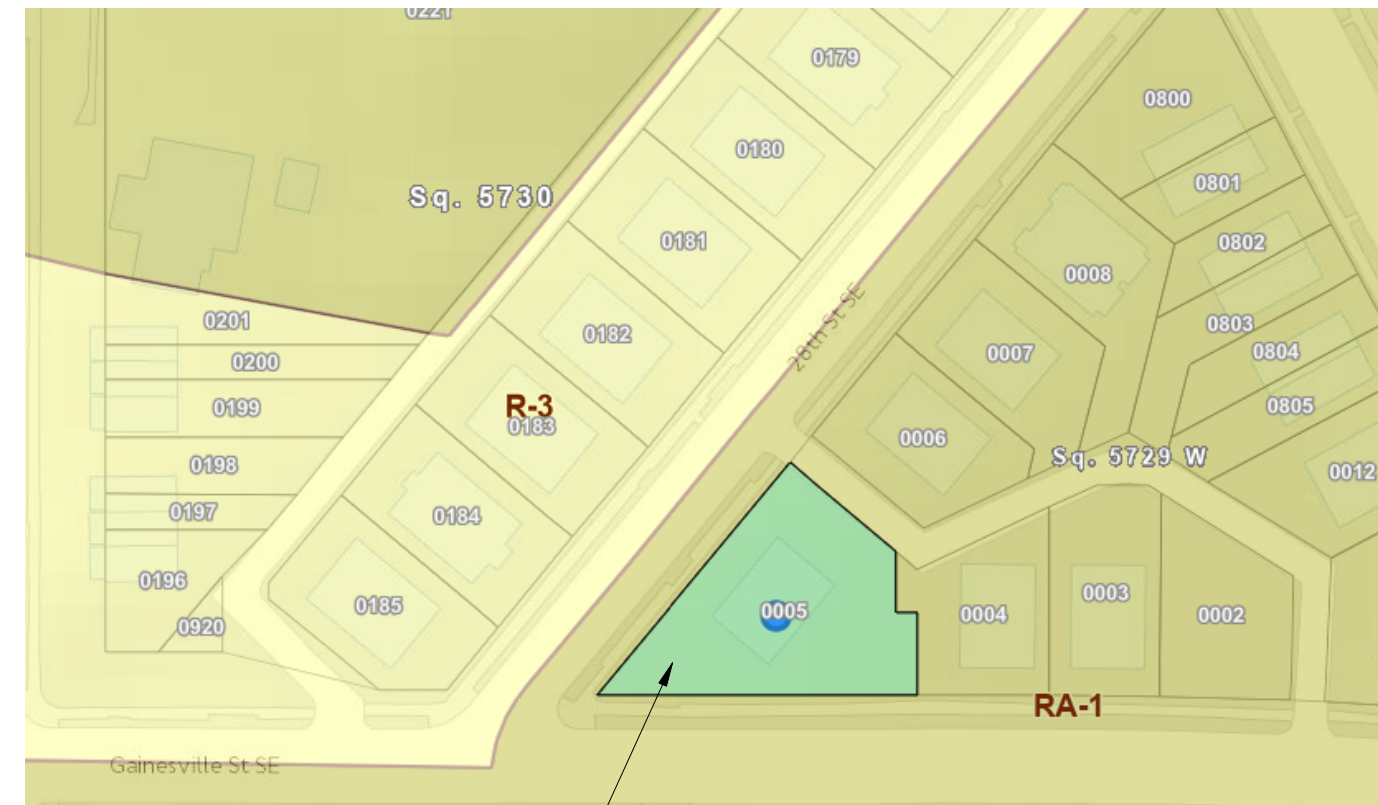
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STRUCTURAL ENGINEER: :
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DRAWING INDEX

SHEET INDEX - ANC		
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GENERAL		
AR002	PROJECT INFORMATION PROPOSED	•
ARCHITECTURE		
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AR105	FLOOR PLANS PROPOSED	•
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BUILDING LOCATION



SCOPE OF WORK

THE SCOPE OF WORK INCLUDES THE ADDITION TO AN EXISTING MULTI-FAMILY RESIDENCE AT 2826 28TH STREET

THE WORK INCLUDES, BUT IS NOT LIMITED TO:

- DEMOLITION OF INTERIOR FRAMING AND ROOF
- 3RD FLOOR AND SIDE WOOD FRAMED ADDITION
- 5 PARKING SPACES (1 ACCESSIBLE)
- 16 REQ'D, REDUCED BY 50% DUE TO 36 BUS STOP < .25 MI AWAY)
- 19 RESIDENTIAL UNITS (1 ACCESSIBLE)
- NEW ELECTRICAL, HVAC, PLUMBING, FINISHES
- FRONT ENTRY STOOPS, ADA RAMP AND EGRESS WELLS

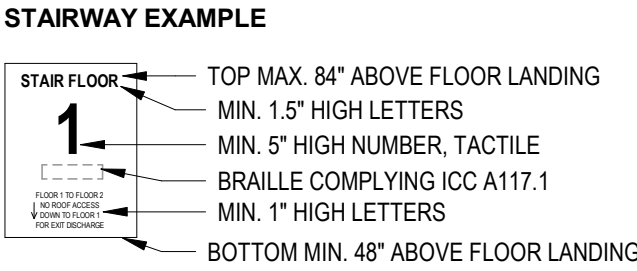
APPLICABLE CODES

ADOPTED CODES WITH LOCAL AMENDMENTS

BUILDING CODE: 2017 DCMR 12 A IBC BUILDING CODE
ELECTRICAL CODE: 2017 DCMR 12C DC ELECTRICAL CODE
MECHANICAL CODE: 2017 DCMR 12E DC MECHANICAL CODE
PLUMBING: 2017 DCMR 12F DC PLUMBING CODE
FIRE CODE: 2017 DCMR 12H DC FIRE CODE
GREEN CONSTRUCTION: 2017 DCMR 12K DC GREEN CODE
EXISTING BUILDING CODE: 2017 DCMR 12J DC EXISTING BUILDING CODE

INTERIOR STAIRWAY IDENTIFIC ATION (NFPA 101 7.2.2.5.4)

PROVIDE SIGNAGE WITHIN STAIR ENCLOSURE AT EACH FLOOR LANDING. SIGNAGE ALSO TO COMPLY WITH IBC 1023.9
GENERAL NOTE:
1) SIGNAGE TO INDICATE AT TOP & BOTTOM OF THE STAIR ENCLOSURE
2) SIGNAGE TO BE LOCATED INSIDE THE STAIR ENCLOSURE



BUILDING INFORMATION

2017 DCBC TABLE 601

CONSTRUCTION TYPE VB (see note d)		
BUILDING ELEMENT	REQUIRED	PROVIDED
PRIMARY STRUCTURAL FRAME ^e	0	0
EXTERIOR BEARING WALLS ^{a, f} INTERIOR BEARING WALLS	0 0	0 0
EXTERIOR NONBEARING WALLS/PARTITIONS INTERIOR NONBEARING WALLS/PARTITIONS ^d	Per Table 602 0	 0
FLOOR CONSTRUCTION AND ASSOC. SECONDARY MEMBERS (See Section 202)	0	0
ROOF CONSTRUCTION AND ASSOC. SECONDARY MEMBERS (See Section 202)	0	0

- Roof supports: Fire-resistance ratings of primary structural frame and bearing walls are permitted to be reduced by 1 hour where supporting a roof only.
- Except in Group F-1, H, M and S-1 occupancies, fire protection of structural members shall not be required, including protection of roof framing and decking where every part of the roof construction is 20 feet or more above any floor immediately below. Fire-retardant-treated wood members shall be allowed to be used for such unprotected members.
- In all occupancies, heavy timber complying with Section 2304.11 shall be allowed where a 1-hour or less fire-resistance rating is required.
- Not less than the fire-resistance rating required by other sections of this code.
- Not less than the fire-resistance rating based on fire separation distance (see Table 602).
- Not less than the fire-resistance rating as referenced in Section 704.10.

PROJECT DIRECTORY

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ZONING AND CODE INFORMATION

ADDRESS: 2826 28TH STREET SE
ZONE: RA-1
SQUARE, SUFFIX, LOT: 5729W 0005

EXISTING USE: R - RESIDENTIAL R-2 APARTMENT (5 UNITS)
PROPOSED USE: R - RESIDENTIAL R-2 APARTMENT (19 UNITS)
CONSTRUCTION TYPE: VB

MAX HEIGHT: 40 FT
EXISTING HEIGHT: 22 FT 9 IN
PROPOSED HEIGHT: 31 FT 7 IN

EXISTING CELLAR: 785 SF
PROPOSED CELLAR: 1217 SF (435 SF GFA)

EXISTING FIRST FLOOR: 1610SF
PROPOSED FIRST FLOOR: 3177 SF

EXISTING SECOND FLOOR: 1610 SF
PROPOSED SECOND FLOOR: 3177 SF

PROPOSED - PAVED: 20%
PROPOSED - GREENERY: 46%

PROPOSED THIRD FLOOR: 3177 SF

EXISTING GROSS FLOOR AREA: 4830 SF
PROPOSED GROSS FLOOR AREA: 9966 SF (1.06 FAR)

MAX FAR (IZ): 1.08 (10194 SF)
EXISTING FAR: 0.42 (4020 SF)
PROPOSED FAR: 1.06 (9966 SF)

SITE WORK: 4875 SF

AUTOMATIC SPRINKLER: YES (PER 13R SYSTEM)

IZ UNITS: 6 AND 8

REQ'D REAR YARD: 20 FT
EXISTING REAR YARD: 29'-3"
PROPOSED REAR YARD: 20'-0"
REQ'D SIDE YARDS*: 8 FT
EXISTING SIDE YARDS: 29'-0"
PROPOSED SIDE YARD: 8'-0"

2017 DCBC BUILDING SIZE

USE GROUP	CONSTRUCTION TYPE	STORIES	AREA	SPRINKLERED
R-2	VB	3	9,546 SF	S

- s. See the following sections for general exceptions to Table 503:
- Section 504.3, Allowable building height and story increase due to automatic sprinkler system installation
 - Section 506.2, Allowable building area increase due to street frontage.
 - Section 506.3, Allowable building area increase due to frontage.
 - Section 507, Unlimited area buildings.
- b. See Chapter 4 for specific exceptions to the allowable height and areas in Chapter 5.

2017 DCBC TABLE 602^{a, d, g}

FIRE SEPARATION DISTANCE	CONSTRUCTION TYPE	R-2 OCCUPANCY
X < 5 ^b	All	1
5 < X < 10	IA Others	1 1
10 < X < 30	IA, IB IIB, VB Others	1 ^c 0 1 ^c
X > 30	All	0

906.2 General requirements. Portable fire extinguishers shall be selected, installed and maintained in accordance with this section and NFPA 10. The extinguishers shall be installed inside of a building or cabinet in a noncorrosive environment

- Load-bearing exterior walls shall also comply with the fire-resistance rating requirements of Table 601.
- See Section 706.1.1 for party walls.
- Open parking garages complying with Section 406 shall not be required to have a fire-resistance rating.
- The fire-resistance rating of an exterior wall is determined based upon the fire separation distance of the exterior wall and the story in which the wall is located.
- For special requirements for Group H occupancies, see Section 415.6.
- For special requirements for Group S aircraft hangars, see Section 412.4.1.
- Where Table 705.8 permits nonbearing exterior walls with unlimited area of unprotected openings, the required fire-resistance rating for the exterior walls is 0 hours.
- For a building containing only a Group U occupancy private garage or carport, the exterior wall shall not be required to have a fire-resistance rating where the fire separation distance is 5 feet (1523 mm) or greater.



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ISSUE FOR BZA

DRAWING DATA

PROJECT: 2826 RESIDENCES
ADDRESS: 2826 28TH STREET SE
WASHINGTON, DC 20020

SHEET SUBMISSION INDEX
• ISSUE FOR PERMIT _ 12.23.2024
•

REV NO. REVISION DATE
1

SEAL & SIGNATURE:

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SHEET TITLE: PROJECT INFORMATION PROPOSED
PROJECT NO: 2024.37
DATE ISSUED: 02 JANUARY 2025
SCALE: 12" = 1'-0"

AR002



1. CONTRACTOR SHALL VISIT SITE TO DETERMINE AND VERIFY ALL EXISTING CONDITIONS.
2. PROTECT EXISTING ITEMS WHICH ARE NOT INDICATED TO BE ALTERED.
3. REMOVE EXISTING PARTITIONS, U.N.O.
4. REMOVE DOORS, FRAMES AND HARDWARE, U.N.O.
5. REMOVE EXISTING WINDOWS AS NOTED.
6. REMOVE ALL APPLIANCES THROUGHOUT, U.N.O.
7. REMOVE PLUMBING FIXTURES THROUGHOUT, U.N.O.
8. REMOVE ALL BRANCH WIRING REMOVED BACK TO PANEL (IDENTIFY AS SPARE) OR NEAREST JUNCTION BOX UNLESS NOTED OTHERWISE.
9. CONTRACTOR TO REMOVE/DISPOSE OF ALL REMAINING FURNITURE
10. REMOVE LIGHT FIXTURES THROUGHOUT, U.N.O.
11. REMOVE ALL EXISTING FLOOR FINISHES, SUBFLOOR TO REMAIN.
12. WHERE REQUIRED, STRUCTURES UNDER CONSTRUCTION, ALTERNATION OR DEMOLITION SHALL BE PROVIDED WITH NOT FEWER THAN ONE APPROVED PORTABLE FIRE EXTINGUISHER IN ACCORDANCE WITH SECTION 906 AND SIZED FOR NOT LESS THAN ORDINARY HAZARD AS FOLLOWS: 1. AT EACH STAIRWAY ON ALL FLOOR LEVELS WHERE COMBUSTIBLE MATERIALS HAVE ACCUMULATED, 2. IN EVERY STORAGE AND CONSTRUCTION SHED, 3. ADDITIONAL PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED AT ALL REMAINING HAZARDOUS AREAS, SUCH AS THE STORAGE AND USE OF FLAMMABLE AND COMBUSTIBLE LIQUIDS
13. SANITARY FACILITIES SHALL BE PROVIDED DURING CONSTRUCTION, REMODELING OR DEMOLITION ACTIVITIES IN ACCORDANCE WITH THE PLUMBING CODE
14. REQUIRED MEANS OF EGRESS SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION, DEMOLITION, REMODELING OR ALTERATIONS AND ADDITIONS TO ANY BUILDING
15. FIRE SAFETY DURING DEMOLITION SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF THIS CODE AND THE APPLICABLE PROVISIONS OF CHAPTER 33 OF THE FIRE CODE
16. AUTOMATIC SMOKE ALARMS SYSTEMS REQUIRED DURING CONSTRUCTION, ALTERNATION AND DEMOLITION OPERATIONS SHALL BE PROVIDED IN ACCORDANCE WITH CHAPTER 33 OF THE FIRE CODE

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DRAWING DATA

PROJECT: **2826 RESIDENCES**
ADDRESS: **2826 28TH STREET SE**
WASHINGTON, DC 20020

SHEET SUBMISSION INDEX

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SHEET TITLE: DEMOLITIONS PLANS

PROJECT NO: 2024.37

DATE ISSUED: 02 JANUARY 2025

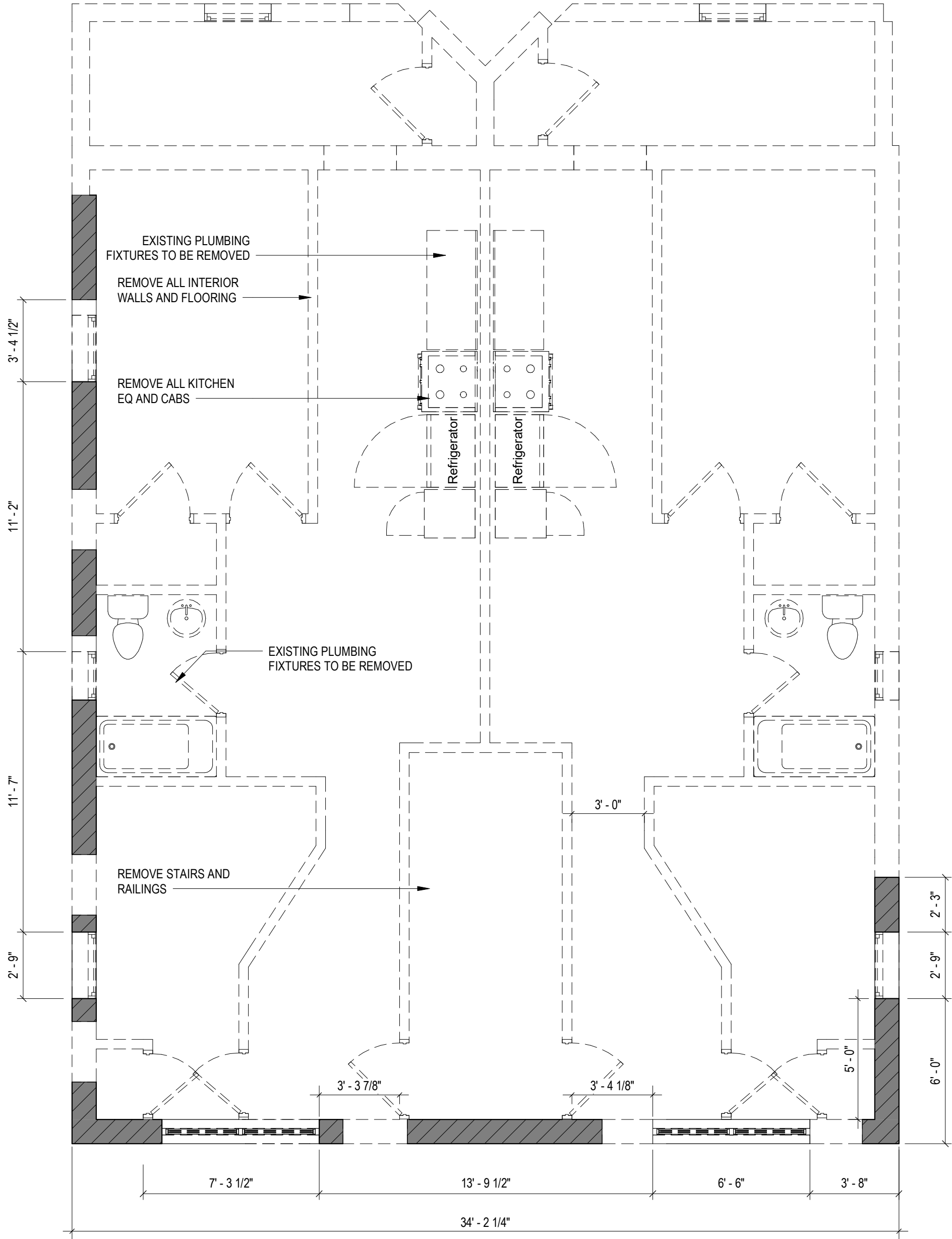
SCALE: As indicated

A051

DEMOLITION NOTES

1. CONTRACTOR SHALL VISIT SITE TO DETERMINE AND VERIFY ALL EXISTING CONDITIONS.
2. PROTECT EXISTING ITEMS WHICH ARE NOT INDICATED TO BE ALTERED.
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16. AUTOMATIC SPRINKLER SYSTEMS REQUIRED DURING CONSTRUCTION, ALTERATION AND DEMOLITION OPERATIONS SHALL BE PROVIDED IN ACCORDANCE WITH CHAPTER 33 OF THE FIRE CODE

EXISTING TO REMAIN TO BE DEMOLISHED



1 LEVEL 02 - FLOOR PLAN - DEMOLITION
1/4" = 1'-0"



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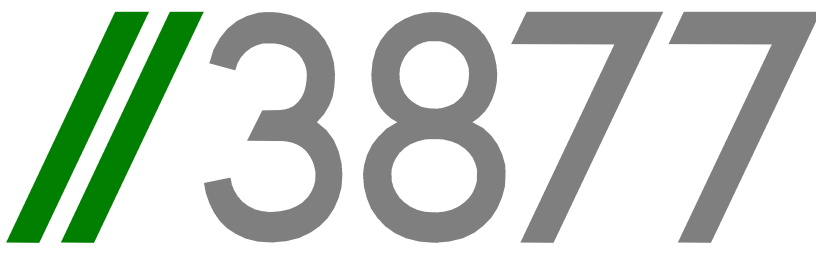
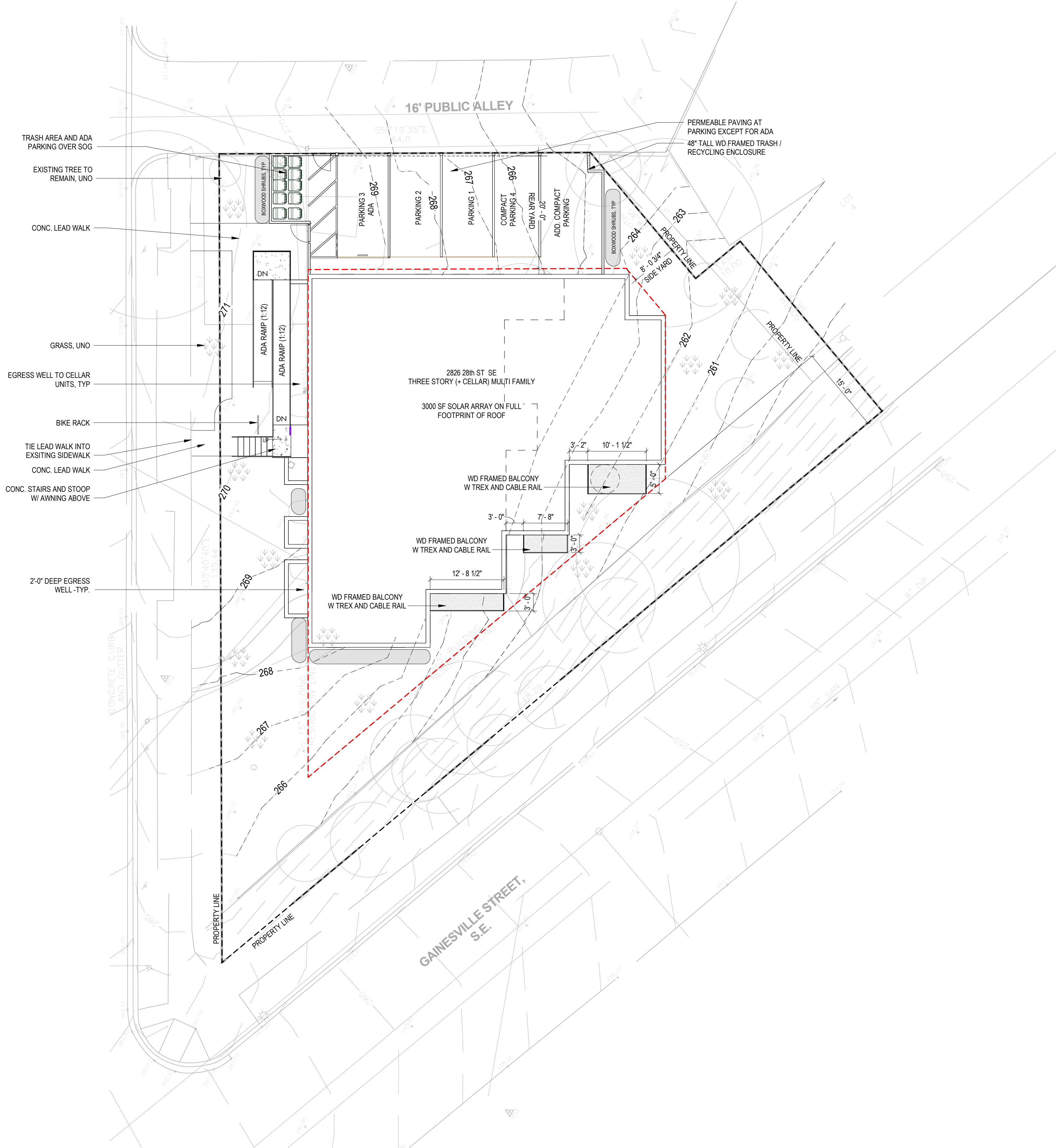
SHEET TITLE: DEMOLITIONS PLANS

PROJECT NO: 2024.37

DATE ISSUED: 02 JANUARY 2025

SCALE: As indicated

A052



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SHEET TITLE: SITE PLAN PROPOSED
PROJECT NO: 2024.37
DATE ISSUED: 02 JANUARY 2025
SCALE: 1" = 10'-0"

AR101

1 SITE PLAN PROPOSED
1" = 10'-0"

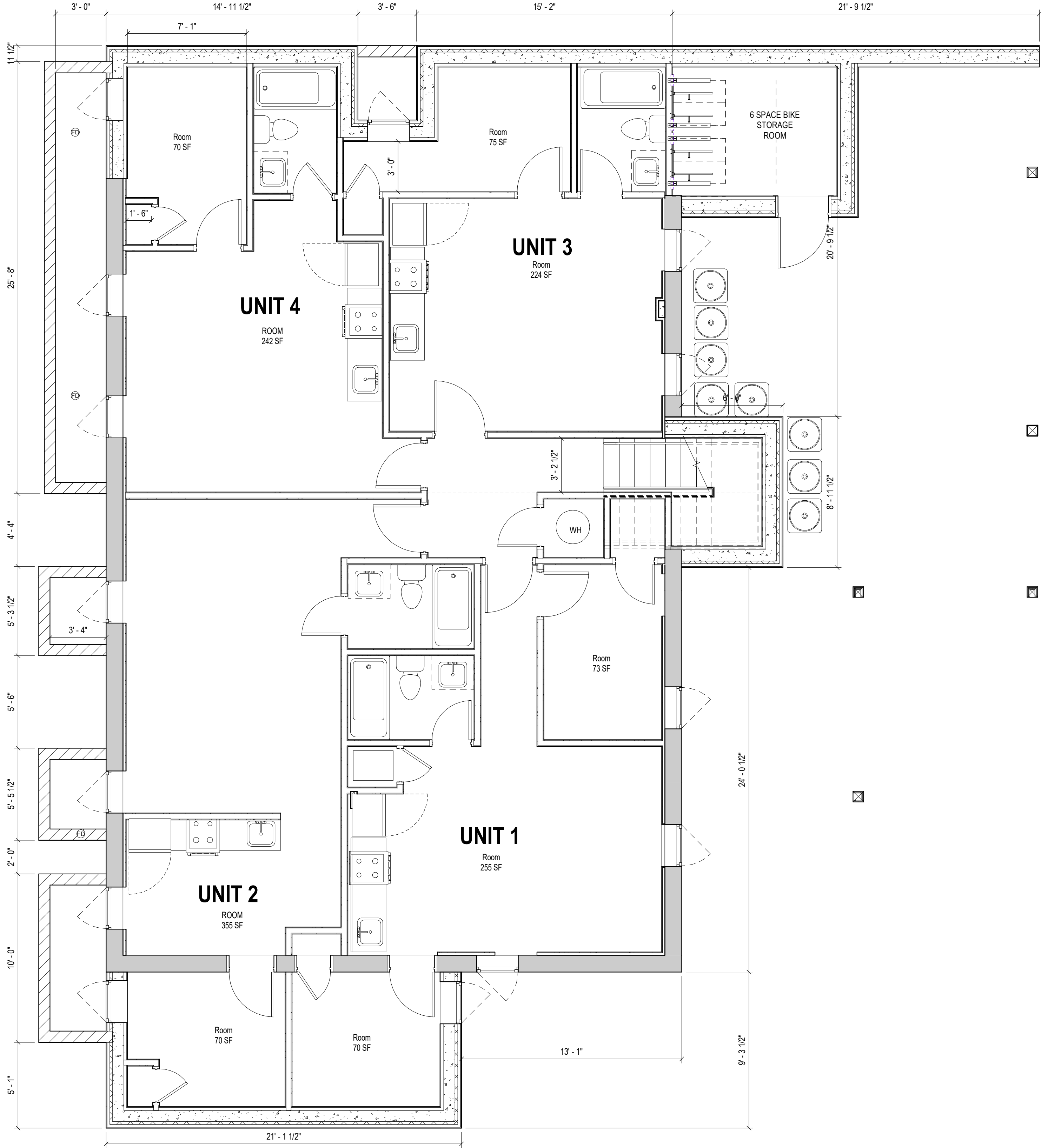
CONSTRUCTION GENERAL NOTES

- ALL DIMENSIONS TO FINISH FACE, U.N.O.
- ALL INTERIOR PARTITIONS TO BE TYPE A, U.N.O. SEE GI.01 FOR PARTITION SCHEDULE
- ALL INTERIOR WALLS TO BE PAINTED, U.N.O.
- ALL CEILINGS TO BE 5/8" GWB - PAINTED - FLAT FINISH
- ALL WALLS TO BE PAINTED - EGGSHELL FINISH
- REPAIR ALL WALLS EXISTING TO REMAIN AS REQUIRED
- SEE ELEVATIONS FOR WINDOW TAGS
- PROVIDE ARC-FAULT PROTECTION FOR ALL LIVING SPACE OUTLETS TO COMPLY
- ALL FLOORING TO BE CONTINUOUS HARDWOOD SPECIFIED BY OWNER, U.N.O.
- REPLACE ALL EXISTING WINDOWS W LOW-E GLASS WINDOWS
- GC TO VERIFY INSULATION OF EXISTING EXTERIOR WALLS TO REMAIN MEETS R8/13 ACCORDING TO 2017 IECC 402.1.1
- AIR LEAKAGE RATE NOT TO EXCEED 3 AIR CHANGES PER HOUR. GC TO TEST BUILDING THERMAL ENVELOP. IN ACCORDANCE WITH 2017 IECC 402.4.1.2
- GC TO PROVIDE NO FEWER THAN ONE APPROVE PORTABLE FIRE EXTINGUISHERS IN ACCORDANCE WITH SECTION 906. AREAS TO HAVE FIRE EXTINGUISHERS AS FOLLOWS. EA, STAIRWAY FLOOR LEVEL, STORAGE AND CONSTRUCTION SHED. WHERE SPECIAL HAZARDS EXIST. SEE PLAN FOR FIRE EXTINGUISHER (F.E.) LOCATIONS.
- GC TO PROVIDE PORTABLE FIRE EXTINGUISHERS IN ALL KITCHEN AREAS.
- HANDRAILS AND GUARDS SHALL BE DESIGNED TO RESIST A LINEAR LOAD OF 50 POUNDS PER LINEAR FOOT (PLF) (0.73 KNM).
- HANDRAILS AND GUARDS SHALL BE DESIGNED TO RESIST A CONCENTRATED LOAD OF 200 POUNDS (0.89 KN)
- WALLS, PARTITIONS, AND FLOOR/CEILING ASSEMBLIES SEPARATING DWELLING UNITS AND SLEEPING UNITS FROM EACH OTHER OR FROM PUBLIC OR SERVICE AREAS SHALL HAVE A SOUND TRANSMISSION CLASS (STC) OF NOT LESS THAN 50 (45 IF FIELD TESTED) FOR AIR-BORNE NOISE WHEN TESTED IN ACCORDANCE WITH ASTM E90
- GRAB BARS, SHOWER SEATS AND DRESSING ROOM BENCH SEATS SHALL BE DESIGNED TO RESIST A SINGLE CONCENTRATED LOAD OF 250 POUNDS (1.11 KN) APPLIED IN ANY DIRECTION AT ANY POINT ON THE GRAB BAR OR SEAT SO AS TO PRODUCE THE MAXIMUM LOAD EFFECTS
- ACCESSORIES SUCH AS GRAB BARS, TOWEL BARS, PAPER DISPENSERS AND SOAP DISHES, PROVIDED ON OR WITHIN WALLS, SHALL BE INSTALLED AND SEALED TO PROTECT STRUCTURAL ELEMENTS FROM MOISTURE
- WINDOW WELL DEPTH DETERMINED BY VENTILATION REQUIREMENTS. SEE SHEET A020 FOR CALCULATION
- ALL WET AREAS TO BE PAINTED WITH SHERWIN WILLIAMS EMERALD INTERIOR PAINT, SEMI-GLOSS, PRODUCT NUMBER: K38W00351; PAINT OFFERS WASHABILITY, PREVENTS STAINS FROM PENETRATING, AND CONTAINS PROPERTIES THAT INHIBIT THE GROWTH OF MOLD AND MILDEW ON THE SURFACE
- FRONT LOAD WASHER/DRYER COMBO UNIT. UNIT TO MEET REQUIREMENTS OF 2017 ICC SECTION 611

EXISTING TO REMAIN NEW CONSTRUCTION

INTERIOR FINISHES (PER DCBC TABLE 803.11)

Class A = Flame spread index 0-25; smoke-developed index 0-450
Class B = Flame spread index 26-75; smoke-developed index 0-450
Class C = Flame spread index 76-200; smoke-developed index 0-450
OCCUPANCY GROUP A-2, SPRINKLERED (MOST RESTRICTIVE)
Interior exit stairways, interior exit ramps and exit passageways: Class B
Corridors and enclosure for exit access stairways and exit access ramps:
Class B
Rooms and enclosed spaces: Class C
a. Class C interior finish materials shall be permitted for wainscoting or paneling of not more than 1,000 square feet of applied surface area in the grade lobby where applied directly to a noncombustible base or over turning strips applied to a noncombustible base and fireblocked as required by Section 803.13.1.
b. In other than Group I-3 occupancies in buildings less than three stories above grade plane, Class B interior finish for nonsprinklered buildings and Class C interior finish for sprinklered buildings shall be permitted in interior exit stairways and ramps.
c. Requirements for rooms and enclosed spaces shall be based upon spaces enclosed by partitions. Where a fire-resistance rating is required for structural elements, the enclosing partitions shall extend from the floor to the ceiling. Partitions that do not comply with this shall be considered enclosing spaces and the rooms or spaces on both sides shall be considered one. In determining the applicable requirements for rooms and enclosed spaces, the specific occupancy thereof shall be the governing factor regardless of the group classification of the building or structure.
d. Lobby areas in Group A-1, A-2 and A-3 occupancies shall not be less than Class B materials.
e. Class C interior finish materials shall be permitted in places of assembly with an occupant load of 300 persons or less.



1 FLOOR PLAN - CELLAR PROPOSED
1/4" = 1'-0"



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ISSUE FOR BZA

DRAWING DATA

PROJECT: 2826 RESIDENCES
ADDRESS: 2826 28TH STREET SE
WASHINGTON, DC 20020

SHEET SUBMISSION INDEX

- ISSUE FOR PERMIT _ 12.23.2024

REV NO. REVISION DATE

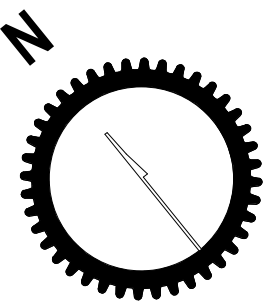
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SHEET TITLE: FLOOR PLANS PROPOSED

PROJECT NO: 2024.37
DATE ISSUED: 02 JANUARY 2025
SCALE: As indicated

AR102



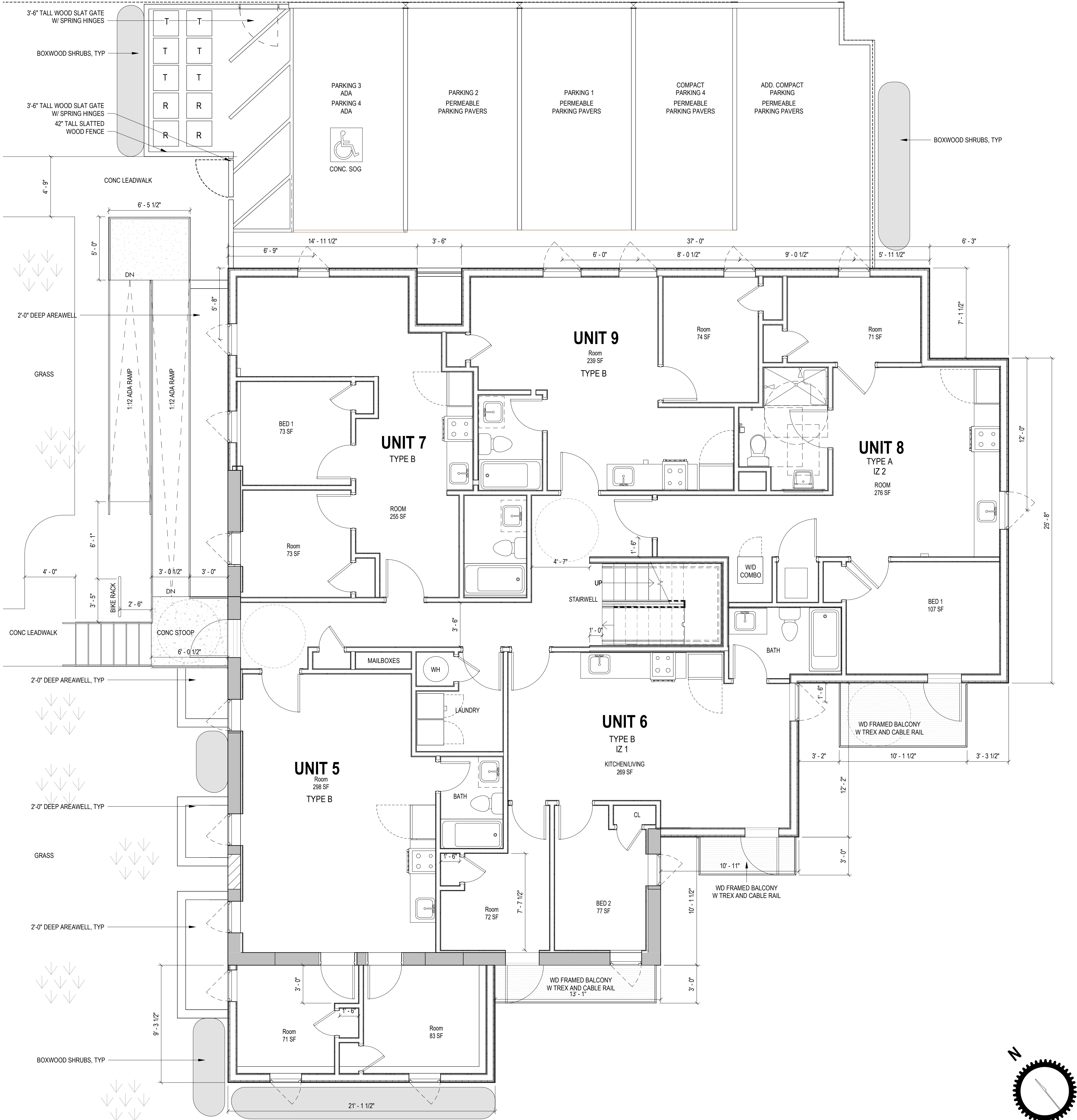
CONSTRUCTION GENERAL NOTES

- ALL DIMENSIONS TO FINISH FACE, U.N.O.
- ALL INTERIOR PARTITIONS TO BE TYPE A, U.N.O. SEE G1.01 FOR PARTITION SCHEDULE
- ALL INTERIOR WALLS TO BE PAINTED, U.N.O.
- ALL CEILINGS TO BE 5/8" GWB - PAINTED - FLAT FINISH
- ALL WALLS TO BE PAINTED - EGGSHELL FINISH
- REPAIR ALL WALLS EXISTING TO REMAIN AS REQUIRED
- SEE ELEVATIONS FOR WINDOW TAGS
- PROVIDE ARC-FAULT PROTECTION FOR ALL LIVING SPACE OUTLETS TO COMPLY
- ALL FLOORING TO BE CONTINUOUS HARDWOOD SPECIFIED BY OWNER, U.N.O.
- REPLACE ALL EXISTING WINDOWS W LOW-E GLASS WINDOWS
- GC TO VERIFY INSULATION OF EXISTING EXTERIOR WALLS TO REMAIN MEETS R6/13 ACCORDING TO 2017 IECC 402.1.1
- AIR LEAKAGE RATE NOT TO EXCEED 3 AIR CHANGES PER HOUR. GC TO TEST BUILDING THERMAL ENVELOP. IN ACCORDANCE WITH 2017 IECC 402.4.1.2
- GC TO PROVIDE NO FEWER THAN ONE APPROVE PORTABLE FIRE EXTINGUISHERS IN ACCORDANCE WITH SECTION 906. AREAS TO HAVE FIRE EXTINGUISHERS AS FOLLOWS: EA, STAIRWAY FLOOR LEVEL, STORAGE AND CONSTRUCTION SHED, WHERE SPECIAL HAZARDS EXIST. SEE PLAN FOR FIRE EXTINGUISHER (F.E.) LOCATIONS.
- GC TO PROVIDE PORTABLE FIRE EXTINGUISHERS IN ALL KITCHEN AREAS.
- HANDRAILS AND GUARDS SHALL BE DESIGNED TO RESIST A LINEAR LOAD OF 50 POUNDS PER LINEAR FOOT (PLF) (0.73 KNM).
- HANDRAILS AND GUARDS SHALL BE DESIGNED TO RESIST A CONCENTRATED LOAD OF 200 POUNDS (0.89 KN)
- WALLS, PARTITIONS, AND FLOOR/CEILING ASSEMBLIES SEPARATING DWELLING UNITS AND SLEEPING UNITS FROM EACH OTHER OR FROM PUBLIC OR SERVICE AREAS SHALL HAVE A SOUND TRANSMISSION CLASS (STC) OF NOT LESS THAN 50 (45 IF FIELD TESTED) FOR AIR-BORNE NOISE WHEN TESTED IN ACCORDANCE WITH ASTM E90
- GRAB BARS, SHOWER SEATS AND DRESSING ROOM BENCH SEATS SHALL BE DESIGNED TO RESIST A SINGLE CONCENTRATED LOAD OF 250 POUNDS (1.11 KN) APPLIED IN ANY DIRECTION AT ANY POINT ON THE GRAB BAR OR SEAT SO AS TO PRODUCE THE MAXIMUM LOAD EFFECTS
- ACCESSORIES SUCH AS GRAB BARS, TOWEL BARS, PAPER DISPENSERS AND SOAP DISHES, PROVIDED ON OR WITHIN WALLS, SHALL BE INSTALLED AND SEALED TO PROTECT STRUCTURAL ELEMENTS FROM MOISTURE
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- FRONT LOAD WASHER/DRYER COMBO UNIT. UNIT TO MEET REQUIREMENTS OF 2017 ICC SECTION 611

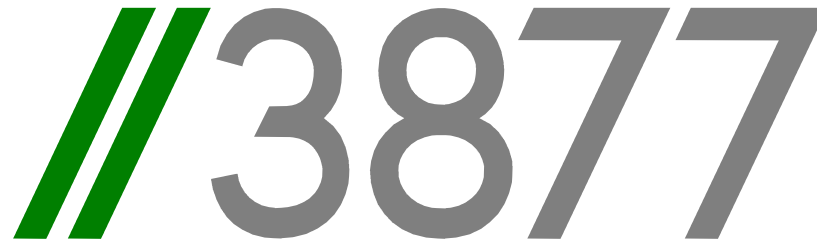
EXISTING TO REMAIN NEW CONSTRUCTION

INTERIOR FINISHES (PER DCBC TABLE 803.11)

Class A = Flame spread index 0-25; smoke-developed index 0-450
Class B = Flame spread index 26-75; smoke-developed index 0-450
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Corridors and enclosure for exit access stairways and exit access ramps: Class B
Rooms and enclosed spaces: Class C
a. Class C interior finish materials shall be permitted for rainscotting or paneling of not more than 1,000 square feet of applied surface area in the grade lobby where applied directly to a noncombustible base or over furring strips applied to a noncombustible base and fireblocked as required by Section 803.13.1.
b. In other than Group I-3 occupancies in buildings less than three stories above grade plane, Class B interior finish for nonsprinklered buildings and Class C interior finish for sprinklered buildings shall be permitted in interior exit stairways and ramps.
c. Requirements for rooms and enclosed spaces shall be based upon spaces enclosed by partitions. Where a fire-resistance rating is required for structural elements, the enclosing partitions shall extend from the floor to the ceiling. Partitions that do not comply with this shall be considered enclosing spaces and the rooms or spaces on both sides shall be considered one. In determining the applicable requirements for rooms and enclosed spaces, the specific occupancy thereof shall be the governing factor regardless of the group classification of the building or structure.
d. Lobby areas in Group A-1, A-2 and A-3 occupancies shall not be less than Class B materials.
a. Class C interior finish materials shall be permitted in places of assembly with an occupant load of 300 persons or less.



1 FLOOR PLAN - LEVEL 1 PROPOSED
1/4" = 1'-0"



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PROJECT: 2826 RESIDENCES
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SHEET SUBMISSION INDEX

- ISSUE FOR PERMIT _ 12.23.2024

REV. NO. REVISION DATE

1

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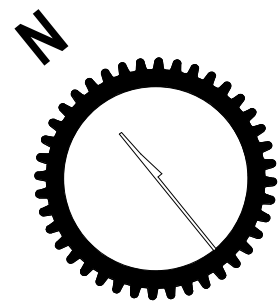
SHEET TITLE: FLOOR PLANS PROPOSED


PROJECT NO: 2024.37

DATE ISSUED: 02 JANUARY 2025

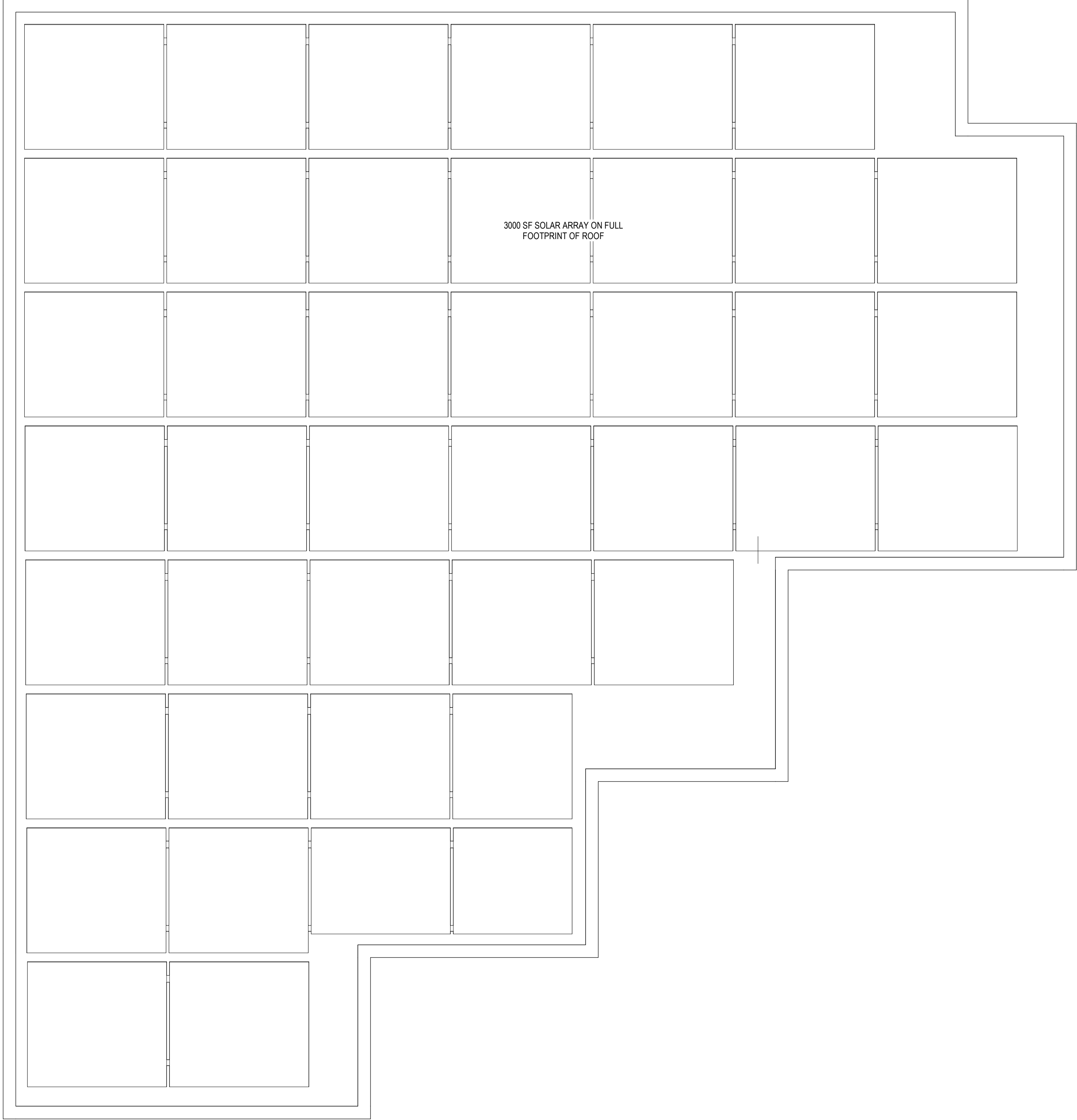
SCALE: As indicated

AR103





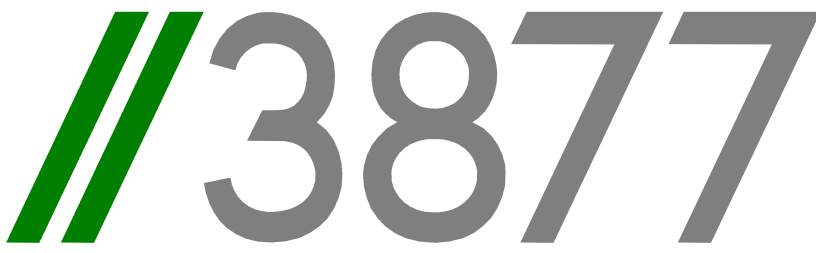
AR104



CONSTRUCTION GENERAL NOTES

- ALL DIMENSIONS TO FINISH FACE, U.N.O.
- ALL INTERIOR PARTITIONS TO BE TYPE A, U.N.O. SEE GI.01 FOR PARTITION SCHEDULE
- ALL INTERIOR WALLS TO BE PAINTED, U.N.O.
- ALL CEILINGS TO BE 5/8" GWB - PAINTED - FLAT FINISH
- ALL WALLS TO BE PAINTED - EGGSHELL FINISH
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- PROVIDE ARC-FAULT PROTECTION FOR ALL LIVING SPACE OUTLETS TO COMPLY
- ALL FLOORING TO BE CONTINUOUS HARDWOOD SPECIFIED BY OWNER, U.N.O.
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- GC TO PROVIDE PORTABLE FIRE EXTINGUISHERS IN ALL KITCHEN AREAS.
- HANDRAILS AND GUARDS SHALL BE DESIGNED TO RESIST A LINEAR LOAD OF 50 POUNDS PER LINEAR FOOT (PLF) (0.73 KN/M).
- HANDRAILS AND GUARDS SHALL BE DESIGNED TO RESIST A CONCENTRATED LOAD OF 200 POUNDS (0.89 KN)
- WALLS, PARTITIONS, AND FLOOR/CEILING ASSEMBLIES SEPARATING DWELLING UNITS AND SLEEPING UNITS FROM EACH OTHER OR FROM PUBLIC OR SERVICE AREAS SHALL HAVE A SOUND TRANSMISSION CLASS (STC) OF NOT LESS THAN 50 (45 IF FIELD TESTED) FOR AIR-BORNE NOISE WHEN TESTED IN ACCORDANCE WITH ASTM E90
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- FRONT LOAD WASHER/DRYER COMBO UNIT. UNIT TO MEET REQUIREMENTS OF 2017 ICC SECTION 611

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ADDRESS: 2826 28TH STREET SE
WASHINGTON, DC 20020

SHEET SUBMISSION INDEX

- ISSUE FOR PERMIT _ 12.23.2024

REV NO. REVISION DATE

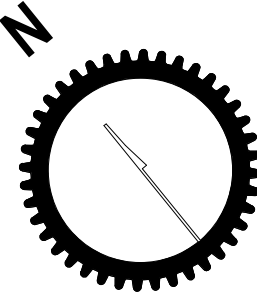
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SHEET TITLE: FLOOR PLANS PROPOSED

PROJECT NO: 2024.37
DATE ISSUED: 02 JANUARY 2025
SCALE: As indicated

AR105

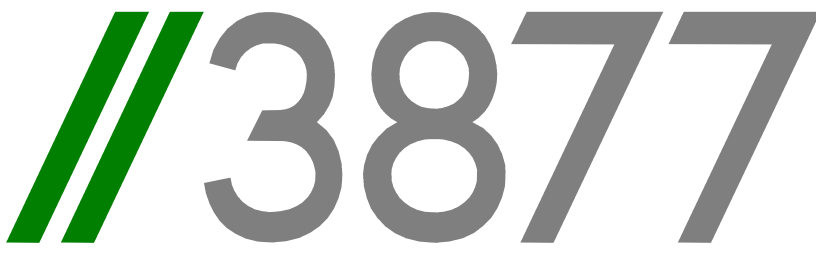


1 ROOF PLAN - PROPOSED
1/4" = 1'-0"

CONSTRUCTION GENERAL NOTES

1. ALL DIMENSIONS TO FINISH FACE, U.N.O.
2. ALL INTERIOR PARTITIONS TO BE TYPE A, U.N.O. SEE GI.01 FOR PARTITION SCHEDULE
3. ALL INTERIOR WALLS TO BE PAINTED, U.N.O.
4. ALL CEILINGS TO BE 5/8" GWB - PAINTED - FLAT FINISH
5. ALL WALLS TO BE PAINTED - EGGSHELL FINISH
6. REPAIR ALL WALLS EXISTING TO REMAIN AS REQUIRED
7. SEE ELEVATIONS FOR WINDOW TAGS
8. PROVIDE ARC-FAULT PROTECTION FOR ALL LIVING SPACE OUTLETS TO COMPLY
9. ALL FLOORING TO BE CONTINUOUS HARDWOOD SPECIFIED BY OWNER, U.N.O.
10. REPLACE ALL EXISTING WINDOWS W LOW-E GLASS WINDOWS
11. GC TO VERIFY INSULATION OF EXISTING EXTERIOR WALLS TO REMAIN MEETS R8/13 ACCORDING TO 2017 IECC 402.1.1
12. AIR LEAKAGE RATE NOT TO EXCEED 3 AIR CHANGES PER HOUR. GC TO TEST BUILDING THERMAL ENVELOP. IN ACCORDANCE WITH 2017 IECC 402.4.1.2
13. GC TO PROVIDE NO FEWER THAN ONE APPROVE PORTABLE FIRE EXTINGUISHERS IN ACCORDANCE WITH SECTION 906. AREAS TO HAVE FIRE EXTIGUISHERS AS FOLLOWS: EA, STAIRWAY FLOOR LEVEL, STORAGE AND CONSTRUCTION SHED, WHERE SPECIAL HAZARDS EXIST. SEE PLAN FOR FIRE EXTINGUISHER (F.E.) LOCATIONS.
14. GC TO PROVIDE PORTABLE FIRE EXTINGUISHERS IN ALL KITCHEN AREAS.
15. HANDRAILS AND GUARDS SHALL BE DESIGNED TO RESIST A LINEAR LOAD OF 50 POUNDS PER LINEAR FOOT (PLF) (0.73 KN/M).
16. HANDRAILS AND GUARDS SHALL BE DESIGNED TO RESIST A CONCENTRATED LOAD OF 200 POUNDS (0.89 KN)
17. WALLS, PARTITIONS, AND FLOOR/CEILING ASSEMBLIES SEPARATING DWELLING UNITS AND SLEEPING UNITS FROM EACH OTHER OR FROM PUBLIC OR SERVICE AREAS SHALL HAVE A SOUND TRANSMISSION CLASS (STC) OF NOT LESS THAN 50 (45 IF FIELD TESTED) FOR AIR-BORNE NOISE WHEN TESTED IN ACCORDANCE WITH ASTM E90
18. GRAB BARS, SHOWER SEATS AND DRESSING ROOM BENCH SEATS SHALL BE DESIGNED TO RESIST A SINGLE CONCENTRATED LOAD OF 250 POUNDS (111 KN) APPLIED IN ANY DIRECTION AT ANY POINT ON THE GRAB BAR OR SEAT SO AS TO PRODUCE THE MAXIMUM LOAD EFFECTS
19. ACCESSORIES SUCH AS GRAB BARS, TOWEL BARS, PAPER DISPENSERS AND SOAP DISHES, PROVIDED ON OR WITHIN WALLS, SHALL BE INSTALLED AND SEALED TO PROTECT STRUCTURAL ELEMENTS FROM MOISTURE
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22. FRONT LOAD WASHER/DRYER COMBO UNIT. UNIT TO MEET REQUIREMENTS OF 2017 ICC SECTION 611

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SHEET TITLE: EXTERIOR ELEVATIONS PROPOSED

PROJECT NO: 2024.37
DATE ISSUED: 02 JANUARY 2025
SCALE: As indicated

AR201



1 REAR ELEVATION - NEW CONSTRUCTION PROPOSED
1 A103 1/4" = 1'-0"

CONSTRUCTION GENERAL NOTES

- ALL DIMENSIONS TO FINISH FACE, U.N.O.
- ALL INTERIOR PARTITIONS TO BE TYPE A, U.N.O. SEE G1.01 FOR PARTITION SCHEDULE
- ALL INTERIOR WALLS TO BE PAINTED, U.N.O.
- ALL CEILINGS TO BE 5/8" GWB - PAINTED - FLAT FINISH
- ALL WALLS TO BE PAINTED - EGGSHELL FINISH
- REPAIR ALL WALLS EXISTING TO REMAIN AS REQUIRED
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- REPLACE ALL EXISTING WINDOWS W LOW-E GLASS WINDOWS
- GC TO VERIFY INSULATION OF EXISTING EXTERIOR WALLS TO REMAIN MEETS R8/13 ACCORDING TO 2017 IECC 402.1.1
- AIR LEAKAGE RATE NOT TO EXCEED 3 AIR CHANGES PER HOUR. GC TO TEST BUILDING THERMAL ENVELOP. IN ACCORDANCE WITH 2017 IECC 402.4.1.2
- GC TO PROVIDE NO FEWER THAN ONE APPROVE PORTABLE FIRE EXTINGUISHERS IN ACCORDANCE WITH SECTION 906. AREAS TO HAVE FIRE EXTINGUISHERS AS FOLLOWS: EA, STAIRWAY FLOOR LEVEL, STORAGE AND CONSTRUCTION SHED, WHERE SPECIAL HAZARDS EXIST. SEE PLAN FOR FIRE EXTINGUISHER (F.E.) LOCATIONS.
- GC TO PROVIDE PORTABLE FIRE EXTINGUISHERS IN ALL KITCHEN AREAS.
- HANDRAILS AND GUARDS SHALL BE DESIGNED TO RESIST A LINEAR LOAD OF 50 POUNDS PER LINEAR FOOT (PLF) (0.73 KN/M).
- HANDRAILS AND GUARDS SHALL BE DESIGNED TO RESIST A CONCENTRATED LOAD OF 200 POUNDS (0.89 KN)
- WALLS, PARTITIONS, AND FLOOR/CEILING ASSEMBLIES SEPARATING DWELLING UNITS AND SLEEPING UNITS FROM EACH OTHER OR FROM PUBLIC OR SERVICE AREAS SHALL HAVE A SOUND TRANSMISSION CLASS (STC) OF NOT LESS THAN 50 (45 IF FIELD TESTED) FOR AIR-BORNE NOISE WHEN TESTED IN ACCORDANCE WITH ASTM E90
- GRAB BARS, SHOWER SEATS AND DRESSING ROOM BENCH SEATS SHALL BE DESIGNED TO RESIST A SINGLE CONCENTRATED LOAD OF 250 POUNDS (111 KN) APPLIED IN ANY DIRECTION AT ANY POINT ON THE GRAB BAR OR SEAT SO AS TO PRODUCE THE MAXIMUM LOAD EFFECTS
- ACCESSORIES SUCH AS GRAB BARS, TOWEL BARS, PAPER DISPENSERS AND SOAP DISHES, PROVIDED ON OR WITHIN WALLS, SHALL BE INSTALLED AND SEALED TO PROTECT STRUCTURAL ELEMENTS FROM MOISTURE
- WINDOW WELL DEPTH DETERMINED BY VENTILATION REQUIREMENTS, SEE SHEET A020 FOR CALCULATION
- ALL WET AREAS TO BE PAINTED WITH SHERWIN WILLIAMS EMERALD INTERIOR PAINT, SEMI-GLOSS, PRODUCT NUMBER: K38W00351; PAINT OFFERS WASHABILITY, PREVENTS STAINS FROM PENETRATING, AND CONTAINS PROPERTIES THAT INHIBIT THE GROWTH OF MOLD AND MILDEW ON THE SURFACE
- FRONT LOAD WASHER/DRYER COMBO UNIT. UNIT TO MEET REQUIREMENTS OF 2017 ICC SECTION 611

EXISTING TO REMAIN NEW CONSTRUCTION



1 FRONT ELEVATION - NEW CONSTRUCTION PROPOSED
1/4" = 1'-0"



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PROJECT: 2826 RESIDENCES
ADDRESS: 2826 28TH STREET SE
WASHINGTON, DC 20020

SHEET SUBMISSION INDEX

- ISSUE FOR PERMIT _ 12.23.2024

REV. NO. REVISION DATE

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SHEET TITLE: EXTERIOR ELEVATIONS PROPOSED

PROJECT NO: 2024.37

DATE ISSUED: 02 JANUARY 2025

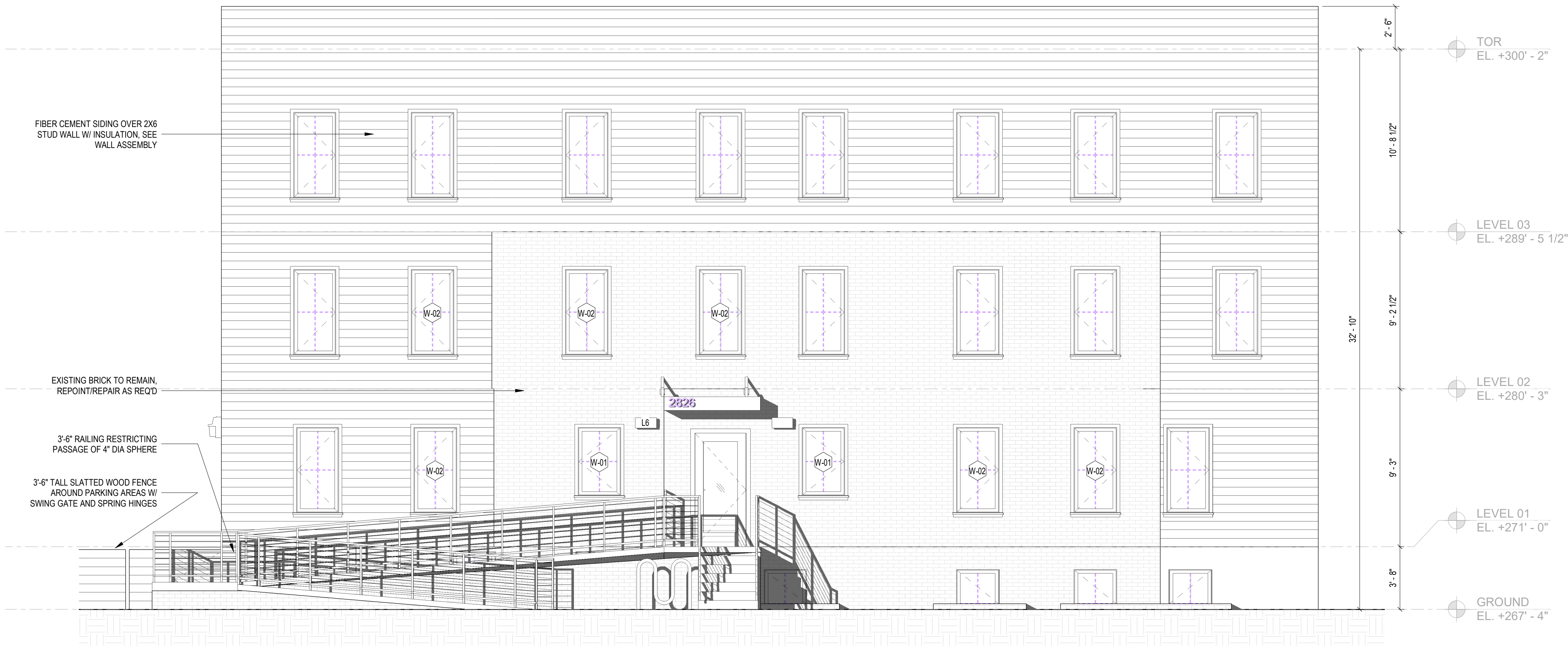
SCALE: As indicated

AR202

CONSTRUCTION GENERAL NOTES

1. ALL DIMENSIONS TO FINISH FACE, U.N.O.
2. ALL INTERIOR PARTITIONS TO BE TYPE A, U.N.O. SEE GI.01 FOR PARTITION SCHEDULE
3. ALL INTERIOR WALLS TO BE PAINTED, U.N.O.
4. ALL CEILINGS TO BE 5/8" GWB - PAINTED - FLAT FINISH
5. ALL WALLS TO BE PAINTED - EGGSHELL FINISH
6. REPAIR ALL WALLS EXISTING TO REMAIN AS REQUIRED
7. SEE ELEVATIONS FOR WINDOW TAGS
8. PROVIDE ARC-FAULT PROTECTION FOR ALL LIVING SPACE OUTLETS TO COMPLY
9. ALL FLOORING TO BE CONTINUOUS HARDWOOD SPECIFIED BY OWNER, U.N.O.
10. REPLACE ALL EXISTING WINDOWS W LOW-E GLASS WINDOWS
11. GC TO VERIFY INSULATION OF EXISTING EXTERIOR WALLS TO REMAIN MEETS R8/13 ACCORDING TO 2017 IECC 402.1.1
12. AIR LEAKAGE RATE NOT TO EXCEED 3 AIR CHANGES PER HOUR. GC TO TEST BUILDING THERMAL ENVELOP. IN ACCORDANCE WITH 2017 IECC 402.4.1.2
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14. GC TO PROVIDE PORTABLE FIRE EXTINGUISHERS IN ALL KITCHEN AREAS.
15. HANDRAILS AND GUARDS SHALL BE DESIGNED TO RESIST A LINEAR LOAD OF 50 POUNDS PER LINEAR FOOT (PLF) (0.73 KN/M).
16. HANDRAILS AND GUARDS SHALL BE DESIGNED TO RESIST A CONCENTRATED LOAD OF 200 POUNDS (0.89 KN)
17. WALLS, PARTITIONS, AND FLOOR/CEILING ASSEMBLIES SEPARATING DWELLING UNITS AND SLEEPING UNITS FROM EACH OTHER OR FROM PUBLIC OR SERVICE AREAS SHALL HAVE A SOUND TRANSMISSION CLASS (STC) OF NOT LESS THAN 50 (45 IF FIELD TESTED) FOR AIR-BORNE NOISE WHEN TESTED IN ACCORDANCE WITH ASTM E90
18. GRAB BARS, SHOWER SEATS AND DRESSING ROOM BENCH SEATS SHALL BE DESIGNED TO RESIST A SINGLE CONCENTRATED LOAD OF 250 POUNDS (1.11 KN) APPLIED IN ANY DIRECTION AT ANY POINT ON THE GRAB BAR OR SEAT SO AS TO PRODUCE THE MAXIMUM LOAD EFFECTS
19. ACCESSORIES SUCH AS GRAB BARS, TOWEL BARS, PAPER DISPENSERS AND SOAP DISHES, PROVIDED ON OR WITHIN WALLS, SHALL BE INSTALLED AND SEALED TO PROTECT STRUCTURAL ELEMENTS FROM MOISTURE
20. WINDOW WELL DEPTH DETERMINED BY VENTILATION REQUIREMENTS, SEE SHEET A020 FOR CALCULATION
21. ALL WET AREAS TO BE PAINTED WITH SHERWIN WILLIAMS EMERALD INTERIOR PAINT, SEMI-GLOSS, PRODUCT NUMBER: K38W00351; PAINT OFFERS WASHABILITY, PREVENTS STAINS FROM PENETRATING, AND CONTAINS PROPERTIES THAT INHIBIT THE GROWTH OF MOLD AND MILDEW ON THE SURFACE
22. FRONT LOAD WASHER/DRYER COMBO UNIT. UNIT TO MEET REQUIREMENTS OF 2017 ICC SECTION 611

EXISTING TO REMAIN NEW CONSTRUCTION



1 SIDE ELEVATION 1 - NEW CONSTRUCTION PROPOSED
1 A103 1/4" = 1'-0"



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PROJECT: 2826 RESIDENCES
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SHEET TITLE: EXTERIOR ELEVATIONS PROPOSED

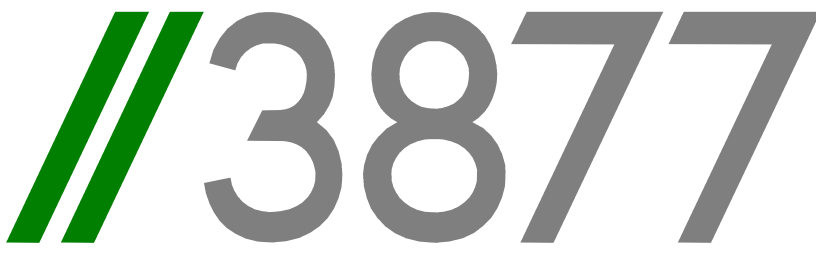
PROJECT NO: 2024.37
DATE ISSUED: 02 JANUARY 2025
SCALE: As indicated

AR203

CONSTRUCTION GENERAL NOTES

- ALL DIMENSIONS TO FINISH FACE, U.N.O.
- ALL INTERIOR PARTITIONS TO BE TYPE A, U.N.O. SEE G1.01 FOR PARTITION SCHEDULE
- ALL INTERIOR WALLS TO BE PAINTED, U.N.O.
- ALL CEILINGS TO BE 5/8" GWB - PAINTED - FLAT FINISH
- ALL WALLS TO BE PAINTED - EGGSHELL FINISH
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PROJECT: 2826 RESIDENCES
ADDRESS: 2826 28TH STREET SE
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SHEET SUBMISSION INDEX

- ISSUE FOR PERMIT _ 12.23.2024

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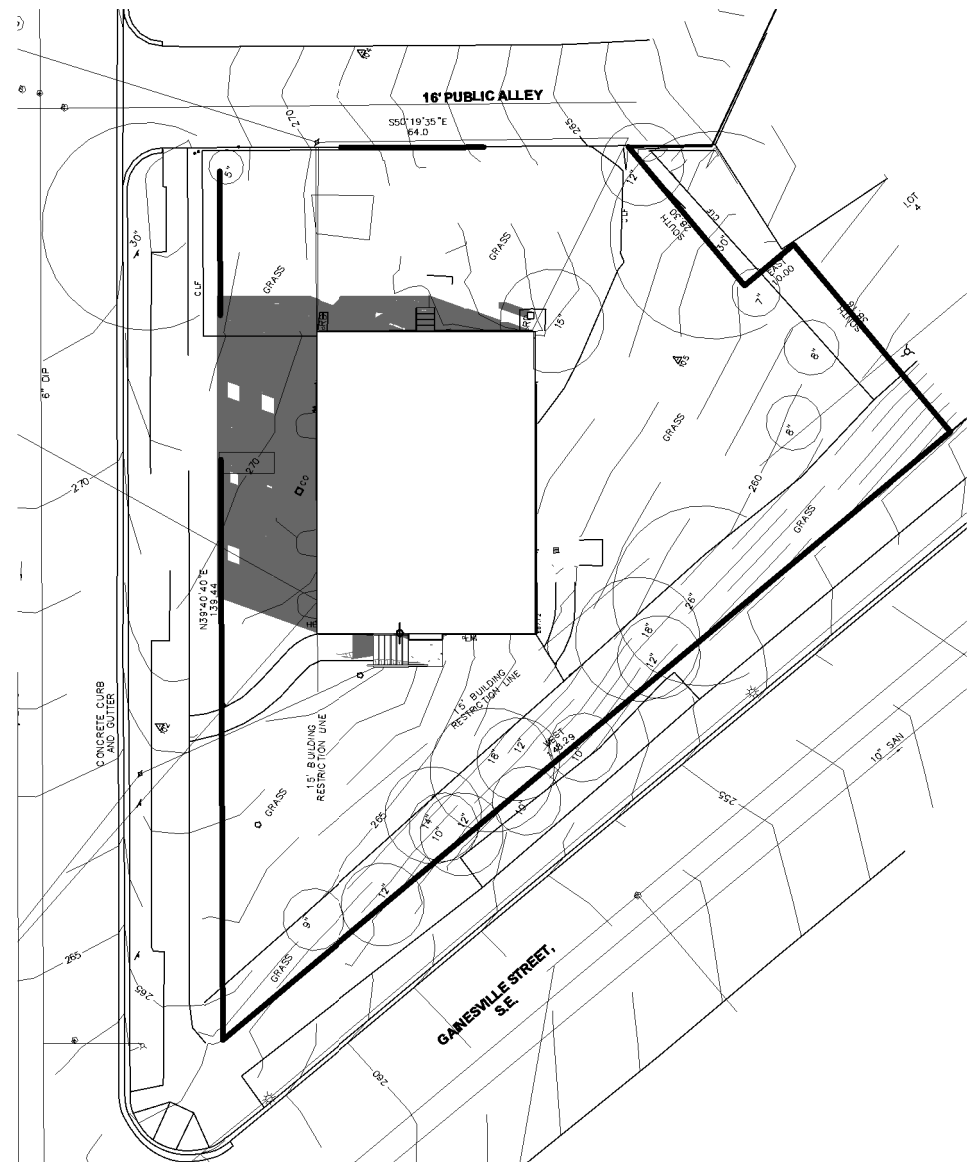
SHEET TITLE: EXTERIOR ELEVATIONS PROPOSED

PROJECT NO: 2024.37
DATE ISSUED: 02 JANUARY 2025
SCALE: As indicated

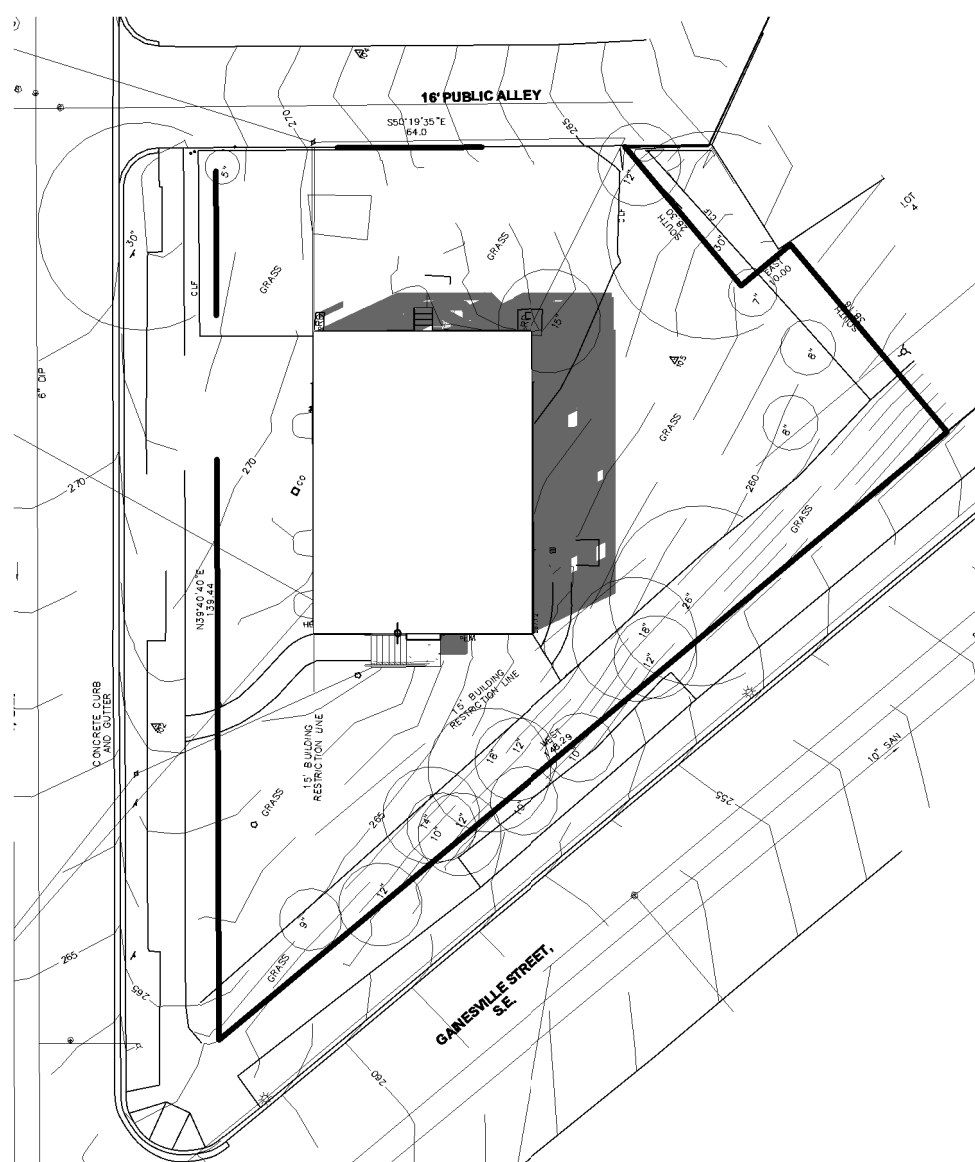
AR204



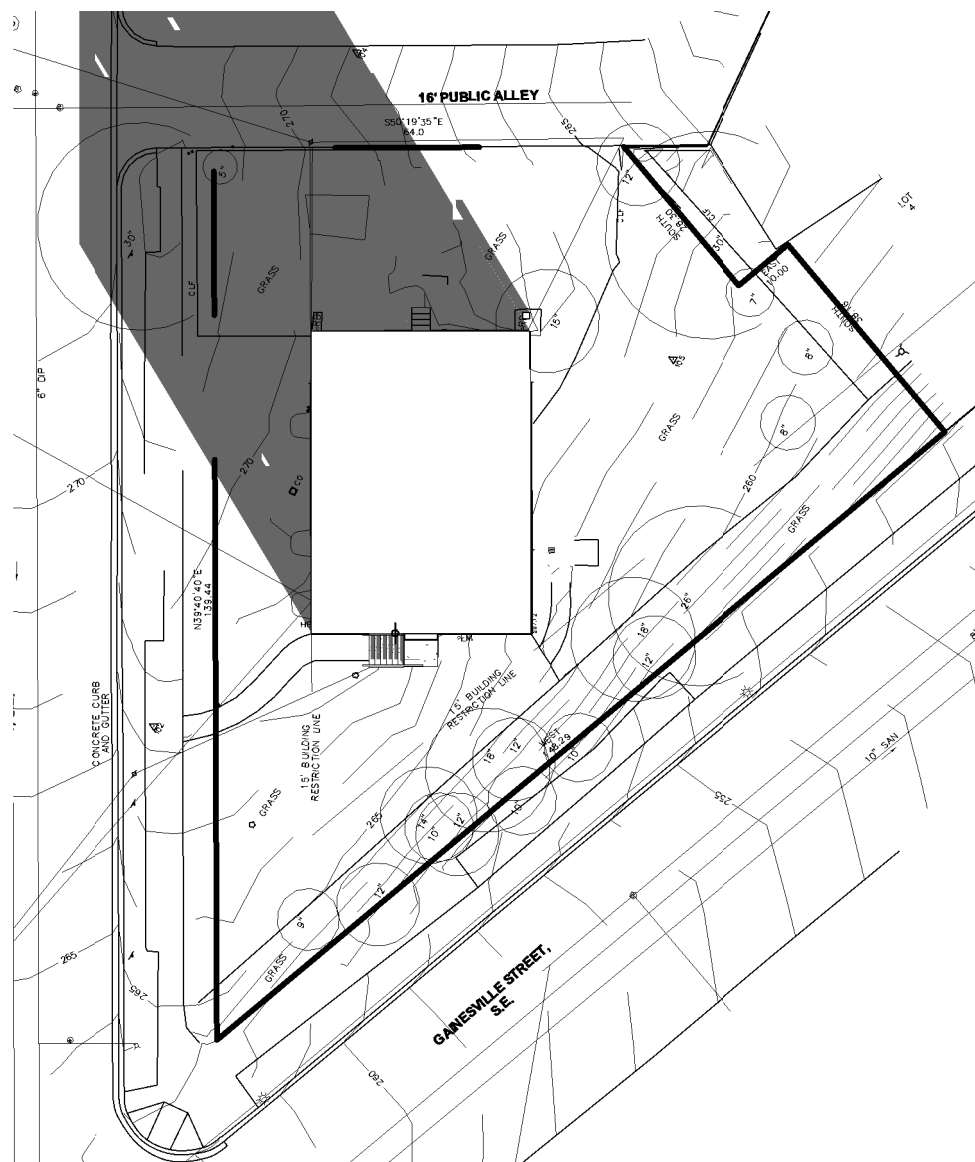
1 SIDE ELEVATION 3 - NEW CONSTRUCTION PROPOSED
1/4" = 1'-0"



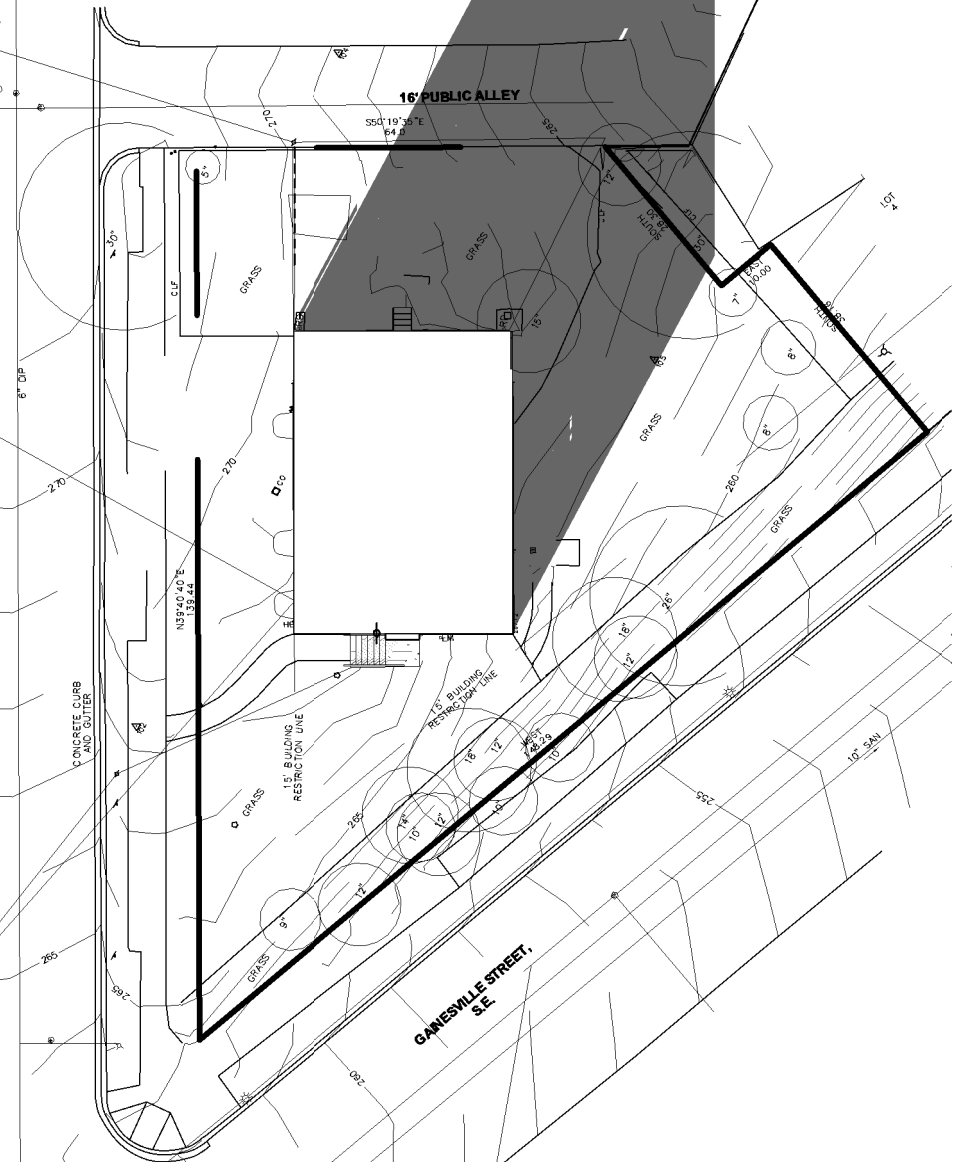
3 SITE PLAN - SUM SOL - 10AM EXISTING
1" = 30'-0"



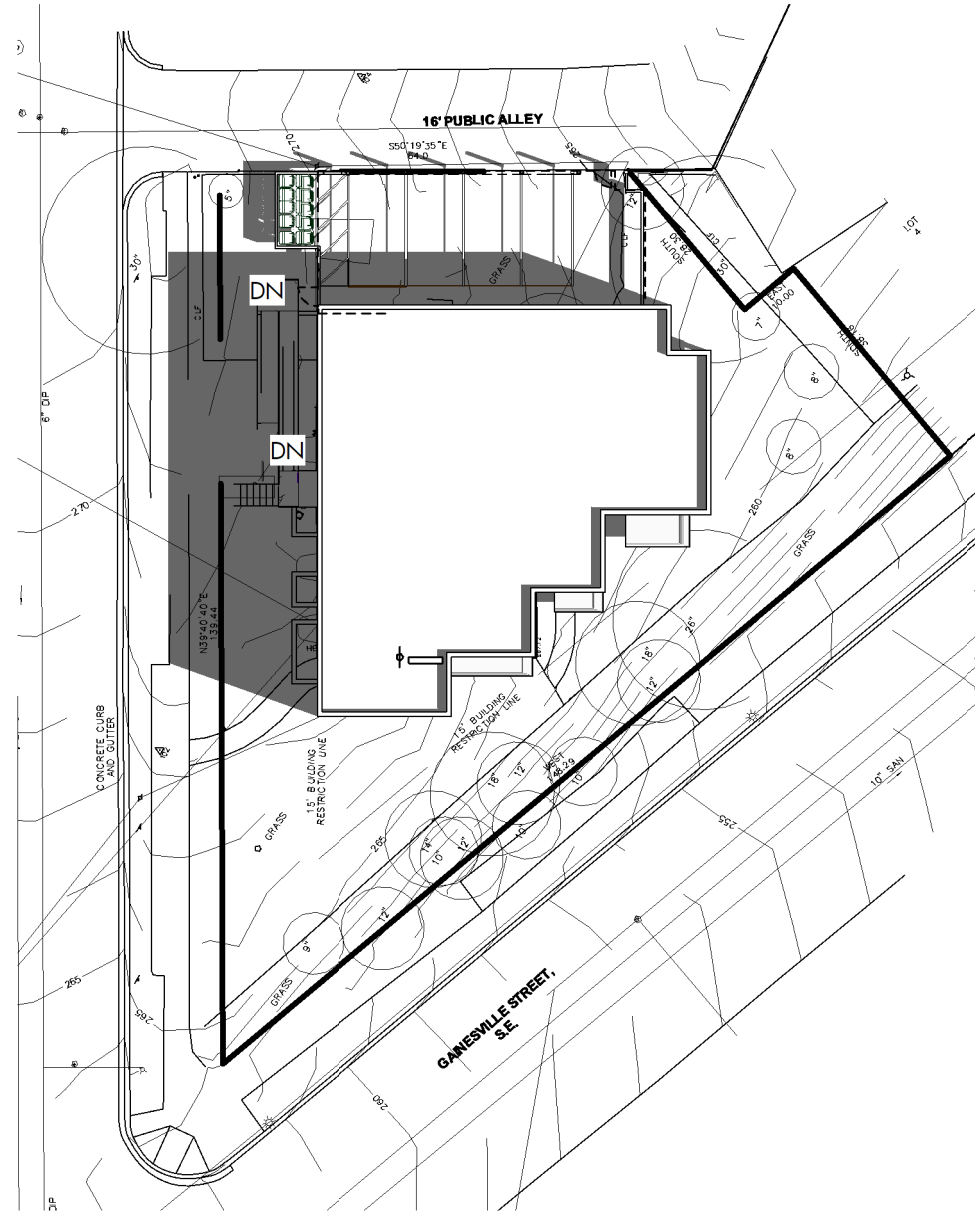
4 SITE PLAN - SUM SOL - 2PM EXISTING
1" = 30'-0"



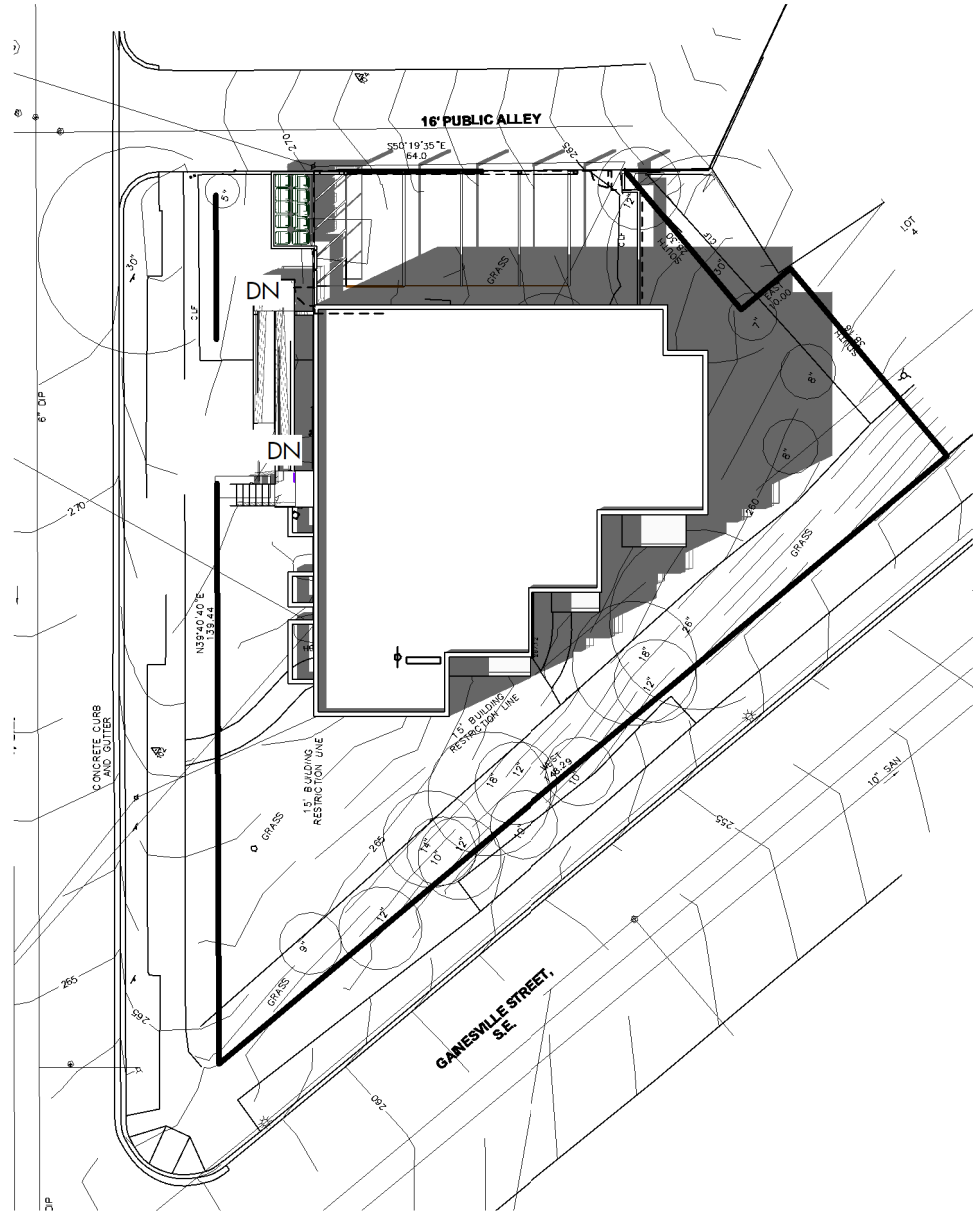
5 SITE PLAN - WIN SOL - 10AM EXISTING
1" = 30'-0"



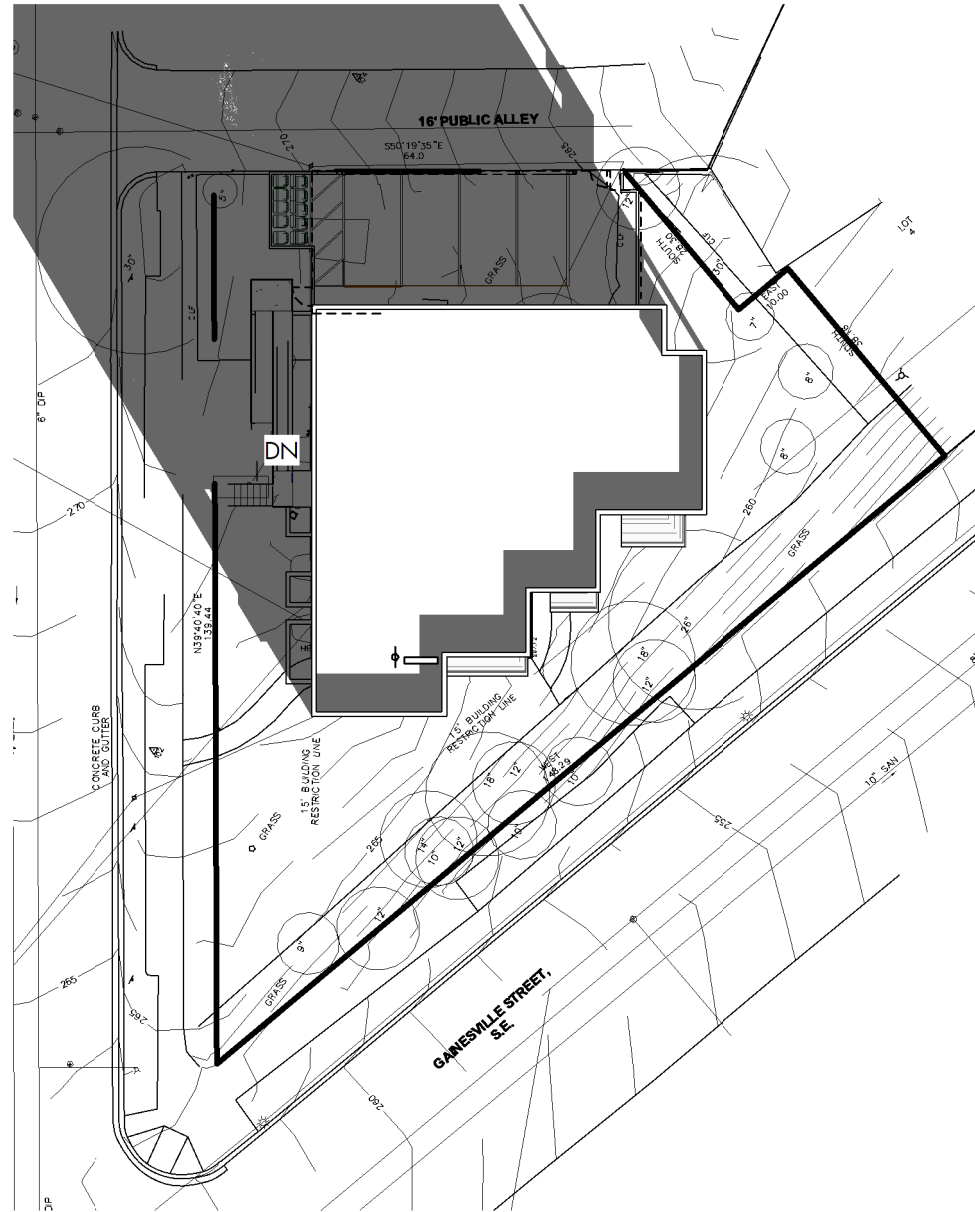
6 SITE PLAN - WIN SOL - 2PM EXISTING
1" = 30'-0"



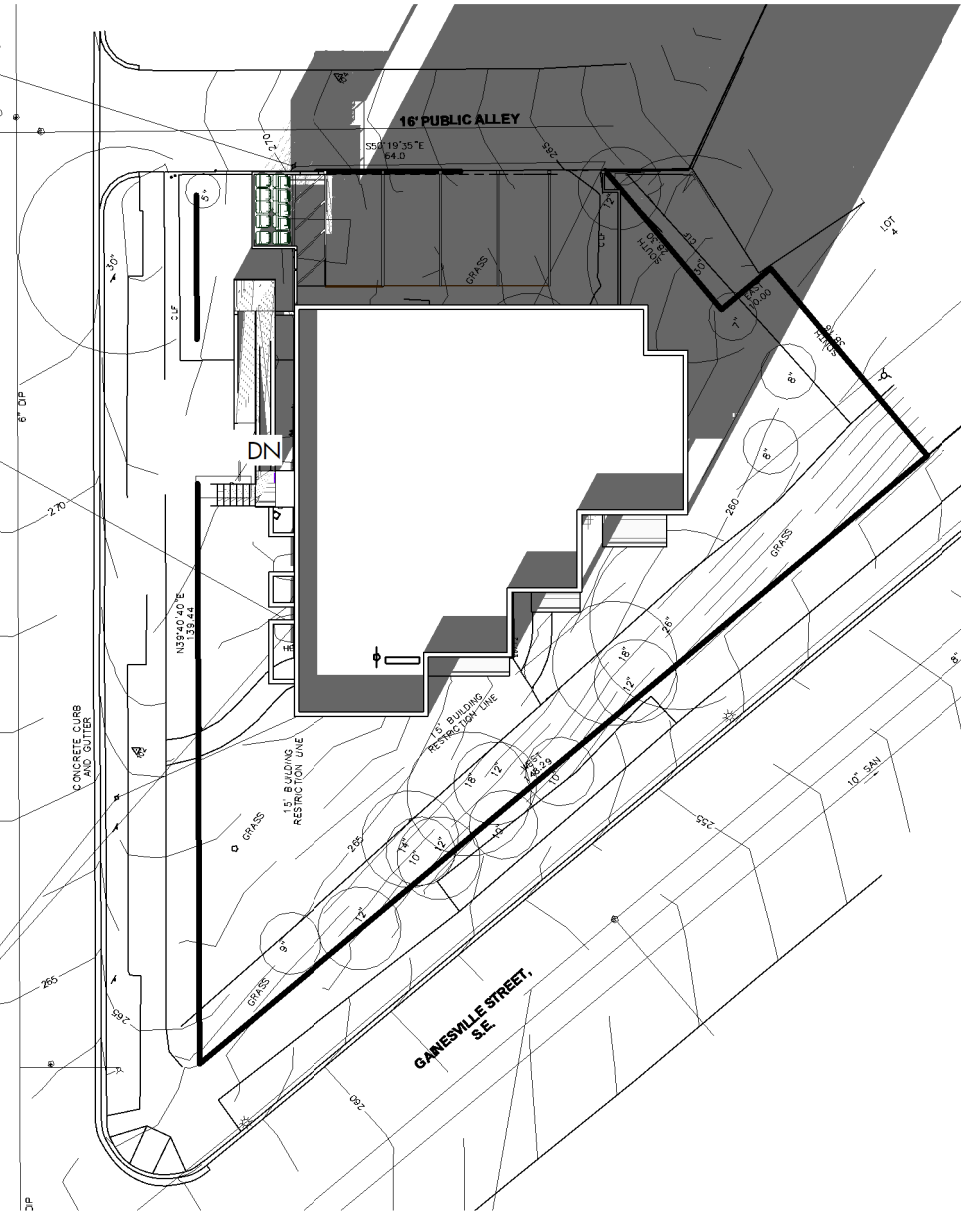
7 SITE PLAN - SUM SOL - 10AM PROPOSED
1" = 30'-0"



8 SITE PLAN - SUM SOL - 2PM PROPOSED
1" = 30'-0"



9 SITE PLAN - WIN SOL - 10AM PROPOSED
1" = 30'-0"



10 SITE PLAN - WIN SOL - 2PM PROPOSED
1" = 30'-0"



2 FRONT EXTERIOR PERSPECTIVE 2 PROPOSED



1 FRONT EXTERIOR PERSEPECTIVE 1 PROPOSED



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SHEET TITLE: SOLAR STUDIES PROPOSED

PROJECT NO: 2024.37

DATE ISSUED: 02 JANUARY 2025

SCALE: 1" = 30'-0"

AR205