

**1342 EASTERN AVE NE
WASHINGTON, DC 20019**

ISSUE FOR BZA REVISIONS

04 FEBRUARY 2026

//3877

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AM RESPONSIBLE FOR DETERMINING THAT THE ARCHITECTURAL DESIGN INCLUDED IN THIS APPLICATION ARE IN COMPLIANCE WITH ALL LAWS AND REGULATIONS OF THE DISTRICT OF COLUMBIA. I HAVE PERSONALLY PREPARED, OR DIRECTLY SUPERVISED THE DEVELOPMENT OF THE ARCHITECTURAL DESIGNS INCLUDED IN THIS APPLICATION.

SCOPE OF WORK

- SCOPE OF WORK INCLUDES:
ADDITION AND ALTERATION TO EXISTING APARTMENT HOUSE FOR A TOTAL OF 24 UNITS.
EXISTING DRIVEWAY SPACE TO BE DUG OUT FOR FULL HEIGHT CEILING. NO UNDERPINNING REQUIRED.
NEW FRAMING, STAIRS, MECHANICAL, ELECTRICAL, PLUMBING SYSTEMS.
FULLY SPRINKLERED.
4 PARKING SPACES PROVIDED ON THE PROPERTY (1 ACCESSIBLE)

BUILDING DATA

Table with columns: ADDRESS, ZONE, SQUARE, LOT, WARD, USE GROUP, CONSTRUCTION TYPE, EXISTING BUILDING, PROPOSED ADDITION, PROPOSED FLOOR AREA, AUTOMATIC SPRINKLER, PARKING REQUIREMENT, BIKE PARKING.

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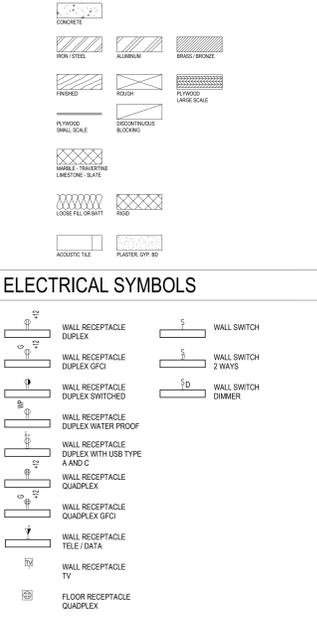
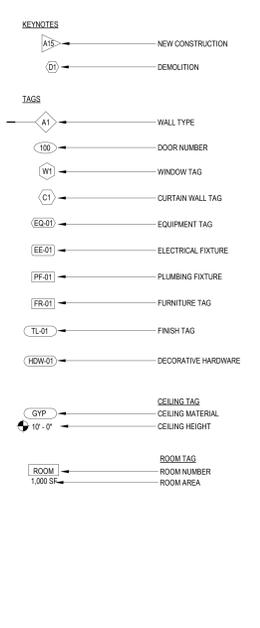
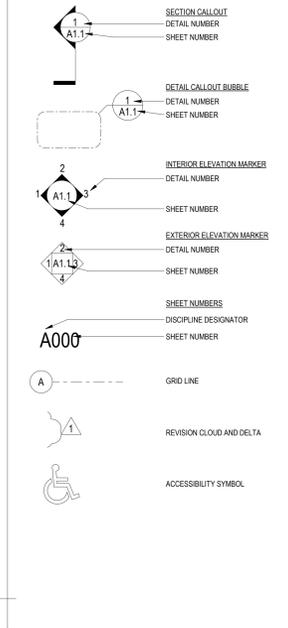
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CONSTRUCTION TYPE V-A (see note d)
BUILDING ELEMENT, REQUIRED, PROVIDED
PRIMARY STRUCTURAL FRAME, 1, 1
EXTERIOR BEARING WALLS, 1, 1
INTERIOR BEARING WALLS, 1, 1
EXTERIOR NONBEARING WALLS/PARTITIONS, 0, 0
INTERIOR NONBEARING WALLS/PARTITIONS, 0, 0
FLOOR CONSTRUCTION AND ASSOC. SECONDARY MEMBERS, 1, 1
ROOF CONSTRUCTION AND ASSOC. SECONDARY MEMBERS, 1, 1

2017 DCBC BUILDING SIZE
USE GROUP, CONSTRUCTION TYPE, STORIES, AREA, SPRINKLERED
R-2, V-A, 3, 48,174 SF, S
See the following sections for general exceptions to Table 503:
1. Section 504.3, Allowable building height and story increase due to automatic sprinkler system installation
2. Section 506.2, Allowable building area increase due to street frontage
3. Section 506.3, Allowable building area increase due to frontage
4. Section 507, Unlimited area buildings
b. See Chapter 4 for specific exceptions to the allowable height and areas in Chapter 5.
2017 DCBC TABLE 602a, d, g
FIRE SEPARATION DISTANCE, CONSTRUCTION TYPE, R-2 OCCUPANCY
X < 5', All, 1
5 < X < 10, IA, IB, 1
Others, 1
10 < X < 30, IA, IB, 1
Others, 1
X > 30, All, 0

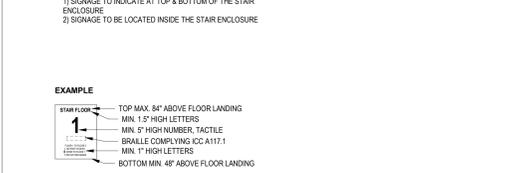


3877 logo and contact information: 3299 K Street NW, Suite 300, Washington DC 20007, 202.350.4244, 3877.DESIGN

CODE INFORMATION

- TITLE 12 DCMR, DC CONSTRUCTION CODES SUPPLEMENT (2017)
DCMR 12 DC CONSTRUCTION CODES SUPPLEMENT (2017)
AMENDMENT TO DCMR 12 DC CONSTRUCTION CODE SUPPLEMENT 2017
2017 DISTRICT OF COLUMBIA BUILDING CODE
2017 DISTRICT OF COLUMBIA PROPERTY MAINTENANCE CODE
2017 DISTRICT OF COLUMBIA GREEN CONSTRUCTION CODE
2017 DISTRICT OF COLUMBIA FIRE CODE
2017 DISTRICT OF COLUMBIA MECHANICAL CODE
2017 DISTRICT OF COLUMBIA PLUMBING CODE
2014 NATIONAL ELECTRICAL CODE (NFPA 70)
2015 ICC INTERNATIONAL EXISTING BUILDING CODE
2015 ICC FUEL GAS CODE
ASHRAE 90.1 - 2010

INTERIOR STAIRWAY IDENTIFICATION (NFPA 101 7.2.2.5.4)



NOTES

- 1 THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS BEFORE STARTING WORK. USE PROVIDED DIMENSIONS. IF DIMENSIONS ARE NOT GIVEN AND ARE NOT OBVIOUSLY INFERRED FROM THE PATTERN INDICATED, CONSULT THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
2 IN CASE OF CONFLICT BETWEEN THE WORKING DRAWINGS AND THE SPECIFICATIONS, THE SPECIFICATIONS SHALL GOVERN.
3 THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SCHEDULING AND COORDINATION OF THE WORK.
4 WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL GOVERN DO NOT SCALE DRAWINGS. VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
5 THE CONTRACTOR SHALL THOROUGHLY FAMILIARIZE HIMSELF WITH THE SCOPE OF THE NEW WORK AND SITE ACCESSIBILITY. THE CONTRACTOR IS REMINDED THAT THE PROJECT DRAWINGS INDICATE THE CONDITIONS AT THE SITE AND BUILDING UNITS AS THEY EXISTED OR ARE PLANNED. DEVIATIONS ENCOUNTERED DURING THE WORK SHALL BE BROUGHT TO THE ARCHITECTS ATTENTION FOR CLARIFICATION BEFORE PROCEEDING.
6 THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL FINISHED IN PLACE STRUCTURES (AS THE WORK PROGRESSES) FROM WEATHER AND OTHER INCLEMENT CONDITIONS. DAMAGE INCURRED DUE TO FAILURE BY THE CONTRACTOR TO PROTECT SUCH WORK, SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
7 ALL CONSTRUCTION TECHNIQUES, MATERIALS AND FINISHES SHALL BE AS REQUIRED BY THE APPROPRIATE CODE AUTHORITIES. INSTALLATION SHALL FOLLOW THE MANUFACTURERS PUBLISHED SPECIFICATIONS AND/OR TRADE STANDARDS. IN ADDITION TO MEETING OR EXCEEDING THE DESIGN STANDARDS.
8 ALL MATERIAL USED IN THE WORK SHALL BE ASBESTOS FREE.
9 ALL DIMENSIONS ARE TO FACE OF GYP OR MASONRY. ALL DIMENSIONS SHOWN ON THE ACCESSIBILITY SHEETS ARE TO FACE OF FINISH.
10 GENERAL CONTRACTOR SHALL OBTAIN ANY PERMITS FOR TRENCHES OR EXCAVATION GREATER THAN 5'-0" DEEP INTO WHICH A PERSON WILL DESCEND.
11 ALL BUILDING SYSTEMS (INCLUDING MECHANICAL, PLUMBING, ELECTRICAL, SITE UTILITIES, AND ARCHITECTURAL INTERIOR & EXTERIOR FINISHES) SHALL BE BID & INSTALLED COMPLETE AND FUNCTIONAL FOR THEIR PURPOSE.
12 DISSIMILAR METALS SHALL BE EFFECTIVELY ISOLATED FROM EACH OTHER TO PREVENT MOLECULAR BREAKDOWN AND GALVANIC ACTION.
13 CONTRACTOR SHALL VERIFY ALL CONCRETE AND MASONRY WORK IN THE FIELD PRIOR TO THE FABRICATION OF DOORS AND FRAMES.
14 ALL MATERIALS WHICH CANNOT ACHIEVE THE FULL DIMENSION SHOWN ON THE CONSTRUCTION DRAWINGS CAN BE DIVIDED INTO PIECES AS DIRECTED BY THE ARCHITECT. IN ALL CASES JOINTS OR HANDLING JOINTS WILL ALIGN WITH ADJACENT CONSTRUCTION JOINTS, OR WILL HAVE AN AESTHETIC LOGIC.
15 UNLESS NOTED OTHERWISE, ALL SEALANT COLORS OR FINISH MATERIALS TO MATCH ADJACENT SURFACES.
16 FLOOR MATERIAL CHANGES AT THE FLOOR SHALL MEET UNDER THE DOOR UNLESS OTHERWISE NOTED.
17 PROVIDE STEEL ACCESS DOORS AT IN-WALL PLUMBING VALVES AND WATER HAMMER ARRESTORS, AND AT HVAC LOCATIONS AS REQUIRED PER PLUMBING AND MECHANICAL DRAWINGS, PAINT TO MATCH ADJACENT SURFACE.
18 INSTALL METAL CORNER BEADS AT ALL EXPOSED WALL BOARD EDGES. INSTALL CASING BEADS WHEREVER WALL BOARD, PLASTER, ETC. ABUTS A DISSIMILAR FINISH MATERIAL.
19 CONTRACTOR SHALL PROVIDE AND INSTALL ALL STIFFENERS, BRACING, BLOCKING, BACK-UP PLATES AND SUPPORTING BRACKETS REQUIRED FOR THE INSTALLATION OF ALL CASEWORK, TOILET ROOM ACCESSORIES, FIXTURES AND PARTITIONS AND ALL WALL MOUNTED OR SUSPENDED MECHANICAL, ELECTRICAL OR MISCELLANEOUS EQUIPMENT AND FURNISHINGS.
20 ALL FINED GLASS PANELS ADJACENT TO DOORS AND GLAZING ADJACENT TO WALKING SURFACE (WITHIN 18") MUST BE SAFETY GLAZING (PER IRC B2406).
21 ALL RIGID CONDUIT, DUCTS, PLUMBING PIPES AND OTHER PIPING LOCATED IN ACoustically RATED WALL OR PARTITION ASSEMBLIES SHALL BE ISOLATED FROM THE BUILDING BY MEANS OF RESILIENT SLEEVES, MOUNTS, OR MINIMUM 1/4" THICK APPROVED RESILIENT MATERIAL.
22 UNLESS OTHERWISE NOTED ALL ELECTRICAL, TELEPHONE, DATA, OUTLETS ARE TO BE VERTICALLY MOUNTED + 18" A.F.F. TO CENTER LINE.
23 UNLESS OTHERWISE NOTED, SWITCHES OCCURRING IN THE SAME LOCATION ARE TO BE GANGED INTO ONE COMMON COVER PLATE. ALL SWITCHES/DEVICES NOT GANGED IN THE SAME PLATE SHALL BE SET AT THE SAME HEIGHT AND WITH EQUAL SPACING BETWEEN EACH PLATE. (I.E. EXHAUST FAN CONTROL, NEXT TO LIGHT SWITCH)
24 EXCEPT WHERE SHOWN IN DIMENSIONAL DETAIL, THE LOCATION OF PLUMBING, MECHANICAL EQUIPMENT, DUCTS, PIPING AND FITTINGS ARE APPROXIMATE. THE EXACT LOCATION SHALL BE DETERMINED BY THE CONTRACTORS, SUBJECT TO THE CONDITIONS OF GENERAL NOTE.
25 CONTRACTOR SHALL VERIFY SIZE AND LOCATION OF ALL MECHANICAL OPENINGS THROUGH THE ROOF WITH THE MECHANICAL EQUIPMENT MANUFACTURER.
26 AIR REGISTERS AND ACCESS PANELS THROUGH GYPSUM BOARD SOFFITS ARE ONLY PERMITTED WHERE SHOWN ON THE ARCHITECTURAL REFLECTED CEILING PLANS. NO OTHER LOCATIONS ARE ALLOWED. THE MECHANICAL DRAWINGS ARE SCHEMATIC AND DIAGRAMMATIC. IF CONFLICTS EXIST, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT. THE ARCHITECT AND MECHANICAL ENGINEER WILL THEN DESIGNATE AN ALTERNATE INSTALLATION LOCATION FOR THE REGISTERS OR ACCESS PANELS.
27 ALL SHUT-OFF VALVES AND EQUIPMENT WHICH REQUIRE TRADE STANDARDS SHALL BE LOCATED IN ACCESSIBLE LOCATIONS IF ACCESS PANELS THROUGH GYPSUM BOARD CEILINGS OR WALLS ARE NEEDED BUT ARE NOT SHOWN ON THE ARCHITECTURAL DRAWINGS THE CONTRACTOR SHALL REQUEST NEW LOCATIONS PRIOR TO THE COMPLETION OF HIS SHOP DRAWINGS AND COORDINATION DRAWINGS. CONSTRUCTION SHALL ACCOMMODATE THE NEW LOCATIONS PER THE COORDINATION DRAWINGS AT NO ADDITIONAL COST.
28 POWER OUTLETS, LIGHT SWITCHES, AND OTHER ELECTRICAL DEVICES SHALL NOT BE LOCATED BEHIND CASEWORK OR OPEN DOORS. IF ANY INSTANCES OF THIS TYPE OCCUR THEY SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR OR CONSTRUCTION IN ORDER FOR ALTERNATE LOCATIONS TO BE DESIGNATED.
29 ALL PIPING, CONDUIT, ELECTRICAL JUNCTION BOXES, SHALL BE RUN CONCEALED EXCEPT ABOVE CEILINGS OR IN MECHANICAL OR ELECTRICAL ROOMS. ALL ELECTRICAL AND COMMUNICATION CONTROL DEVICES SHALL BE RECESSED EXCEPT IN ELECTRICAL OR MECHANICAL ROOMS.
30 DUCT PENETRATION OF FIRE RATED WALLS, FLOORS, ROOFS SHALL HAVE FIRE DAMPERS PER NFPA 90A. DAMPERS MUST BE LOCATED AT THE POINT WHERE THE RATED BARRIER IS PENETRATED. THIS DOES NOT APPLY TO FULLY DUCTED PENETRATIONS OF 1-HOUR FIRE RESISTIVE CONSTRUCTION.
31 PENETRATIONS IN WALLS, FLOORS OR ROOF REQUIRING PROTECTED OPENINGS SHALL BE FIRESTOPPED IN ACCORDANCE WITH NFPA 101.
32 EXTEND FIRE RATED AND OR ACOUSTIC WALL TO UNDERSIDE OF DECK ABOVE U.N.O.
33 WIRING PENETRATING RATED HORIZONTAL ASSEMBLIES SHALL COMPLY WITH THE IBC SECTION 714.
34 FIRE STOPPING REQUIREMENT: ALL PENETRATIONS THROUGH RATED WALLS AND EACH FLOOR SHALL BE SEALED WITH A MATERIAL CAPABLE OF PREVENTING THE PASSAGE OF FLAMES AND HOT GASSES THROUGH THE PENETRATION. THE REQUIREMENTS OF THE TEST STANDARD SPECIFIC OF FIRE STOP, ASTM E 814.
35 REFER TO MECHANICAL DRAWINGS FOR MECHANICAL OPENING SIZES AND LOCATIONS. PIPING AND DUCTS PENETRATING ST. WALLS OR CEILING SHALL BE PROVIDED WITH ADJACENT FRAMING AND BRACING AS REQUIRED. APPLY ACOUSTICAL OR FIRESTOP SEALANTS, AS APPLICABLE, AROUND THE OPENING.
36 DOORS INTO EXIT ENCLOSURES SHALL BE FULLY GASKETED AT HEADS, JAMBS AND SILLS.
37 DOORS EQUIPPED WITH PANIC HARDWARE SHALL BE OPERABLE WITH A MAXIMUM FORCE OF 15 LBS. AS APPLIED IN THE DIRECTION OF EGRESS TO THE BAR.
38 ALL LEGAL EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT AND SHALL SWING IN THE DIRECTION OF EGRESS. SPECIAL LOCKING DEVICES SHALL BE AN APPROVED TYPE. NO DEAD BOLTS OR SLIDING BOLTS ALLOWED.
39 UNLESS OTHERWISE NOTED OR SHOWN, ANY FINISH INDICATED FOR A PARTICULAR INTERIOR WALL APPLIES TO THE ENTIRE UNINTERRUPTED LENGTH OF THE WALL.
40 NO HAZARDOUS MATERIALS ARE TO BE STORED AND/OR USED WITHIN THE BUILDING IN QUANTITIES WHICH EXCEED THE QUANTITIES LISTED IN IBC TABLES 307.7(1) AND 307.7(2).
41 CONTRACTOR HAS OPTION TO USE MOLD AND MOISTURE RESISTANT GYPSUM BOARD IN LIEU OF REGULAR GYPSUM BOARD OR WATER RESISTANT GYPSUM BOARD, PROVIDING ASSEMBLY IS EQUIVALENT AND APPROVED BY ARCHITECT.
42 ALL GLAZING SHOWN AS TEMPERED OR REQUIRED BY SECTION 2406.4 OF THE IBC SHALL BE SAFETY GLAZING IDENTIFIED BY A LABEL WHICH WILL SPECIFY THE LABELER AND STATE THAT SAFETY GLAZING HAS BEEN USED.
43 ALL DUCTING, PIPING, MATERIALS, ETC. SHALL BE NEW AND DELIVERED TO THE SITE CLEAN AND FREE FROM DIRT, DUST, ETC.
44 ALL DUCTING, PIPING, MATERIALS SHALL BE STORED AND MAINTAINED IN A CLEAN AREA, AND SHALL BE MAINTAINED CLEAN AND FREE FROM DIRT, DUST, ETC. AFTER INSTALLATION. PRIOR TO OPERATION OF DUCTING, PLUMBING, ELECTRICAL, AND/OR ANY OTHER OPERATING SYSTEMS, SYSTEMS SHALL BE CLEANED AND INSPECTED. HVAC SYSTEMS WILL REQUIRE CONSTRUCTION FILTERS DURING INITIAL OPERATION AND FILTER REPLACEMENT UPON COMPLETION OF SYSTEMS. THIS IS ALSO REQUIRED FOR ANY OTHER OPERATING SYSTEMS REQUIRING FILTERS.
45 ALL FREE STANDING FURNISHINGS, EQUIPMENT, RACKS, BOOKSHELVES AND STORAGE SHELVING + 6" IN HEIGHT SHALL BE PERMANENTLY ANCHORED TO WALL AND FLOOR.
46 FIRE SPRINKLER RELIEF VALVE (BLOW OUT VALVE) LOCATION SHALL BE SUBMITTED AND REVIEWED BY ARCHITECT PRIOR TO INSTALLATION.
47 AREA DRAINS OR DRYWELLS MAY BE REQUIRED TO DISSIPATE DISCHARGE.
48 ALL PENETRATIONS THROUGH EXTERIOR WALLS SHALL BE SEALED TO PREVENT AIR INFILTRATION.
49 ALL DOWNSPOUTS SHALL BE INTEGRATED WITH UNDERGROUND PIPED STORMWATER SYSTEM. REVIEW ALL PLANS & ELEVATIONS FOR LOCATIONS.
50 FOR BUILDING ACCESSIBILITY GENERAL CIRCULATION AND MINIMUM CLEARANCES AT DOORS SEE ACCESSIBILITY SHEETS.
51 PER SECTION 18-5 COMBUSTIBLE MATERIALS IN CONCEALED SPACES IN TYPE II OR II CONSTRUCTION SHALL NOT BE PERMITTED IN CONCEALED SPACES OF BUILDINGS.
52 3309.1 WHERE REQUIRED, STRUCTURES UNDER CONSTRUCTION, ALTERATION OR DEMOLITION SHALL BE PROVIDED WITH NO 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 COMBUSTIBLE MATERIALS HAVE ACCUMULATED.
2. IN EVERY STORAGE AND CONSTRUCTION SHED.
3. ADDITIONAL PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED WHERE SPECIAL HAZARDS EXIST, SUCH AS THE STORAGE AND USE OF FLAMMABLE AND COMBUSTIBLE LIQUIDS
53 3305.1 FACILITIES REQUIRED: SANITARY FACILITIES SHALL BE PROVIDED DURING CONSTRUCTION, REMODELING OR DEMOLITION ACTIVITIES IN ACCORDANCE WITH THE PLUMBING CODE
54 3310.2 MAINTENANCE OF MEANS OF EGRESS. REQUIRED MEANS OF EGRESS SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION, DEMOLITION, REMODELING OR ALTERATIONS AND ADDITIONS TO ANY BUILDING
55 3303.3 FIRE SAFETY DURING DEMOLITION. FIRE SAFETY DURING DEMOLITION SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF THIS CODE AND THE APPLICABLE REQUIREMENTS OF CHAPTER 33 OF THE FIRE CODE
56 903.2.12 DURINGS CONSTRUCTION, AUTOMATIC SPRINKLER SYSTEMS REQUIRED DURING CONSTRUCTION, ALTERATION AND DEMOLITION OPERATIONS SHALL BE PROVIDED IN ACCORDANCE WITH CHAPTER 33 OF THE FIRE CODE

ROOM MATRIX & IZ CALCS

GENERAL ROOM TYPE NOTES: ALL ROOMS ARE 3 BEDROOM / 2 BATHROOM CONFIGURATIONS. TYPE A UNITS HAVE BEEN PROVIDED ON L1 WITH DEDICATED WASHER/DRYER COMBINATION UNITS WHILE ALL OTHER UNITS HAVE ACCESS TO PUBLIC WASHERS / DRYERS LOCATED ON L1 AND L3. ALL OTHER UNITS ON L1 ARE TYPE B.
CELLAR: UNIT 1: 786, UNIT 2: 755, UNIT 3: 734, UNIT 4: 655, UNIT 5: 750, UNIT 6: 748
INCULSIONARY ZONING REQ'S AND CALCS: RESI GROSS FAR: 17,355, GROSS CELLAR: 5,785, TOTAL GROSS FOR IZ: 23,140
RESI NET: 13,230, NET CELLAR: 4,428, TOTAL NET FOR IZ: 17,658
10% REQ'D FOR IZ: 2,153 SF MIN.
REQUIRED UNIT SIZES FOR IZ: 3 BED UNIT AVG: 17,658 / 24 = 736 SF, 736 * 98 = 722 SF MIN SIZE FOR IZ UNIT
PROVIDED IZ UNITS: UNIT 8 (752 SF TYPE A ON L1), UNIT 18 (748 SF ON L2), UNIT 24 (748 SF ON L3), TOTAL IZ UNIT SF PROVIDED: 752+748+748 (2,248 SF)

SHEET INDEX

Table with columns: SHEET INDEX, SHEET NUMBER, SHEET NAME, ENUSAGE FOR PERMIT EXPOSURE. Includes sheets for GAR SITE PLAN, GAR PLANTING, DEMOLITIONS, EXTERIOR ELEVATIONS, UTILITY PLANS, STRUCTURAL PLANS, etc.

DRAWING SYMBOLS

Table of drawing symbols: A.D. AREA DRAIN, AB. ANCHOR BOLT, ACC. ACCESS, ACC. ACCESS, ACOUS. ACOUSTICAL, ACT. ACOUSTICAL CEILING TILE, ADJ. ADJUSTABLE, AFE. ABOVE FINISH FLOOR, AHU. AIR HANDLING UNIT, ALT. ALTERNATE, ALUM. ALUMINUM, ANCH. ANCHORS, APC. ACCESS PANEL, APPROX. APPROXIMATELY, ARCH. ARCHITECTURE, AUTO. AUTOMATIC, AVG. AVERAGE, B. BATHROOM, BC. BRICK COURSE, BY. BY OWNER, EXP. EXPANSION, EXT. EXTERIOR, FLDG. BUILDING, BLK. BLOCK, BLKG. BLOCKING, BM. BEAM, BMD. BOTTOM, BRD. BOARD, BRKT. BRACKET, BSL. BUILDING SETBACK LINE, BSU. BASEMENT, BU. BUILD UP, CABT. CABINET, CEM. CEMENT (JTUS), CF. CURB FEET FOOT), CAST. CAST IRON, CL. CONTRL. JOINT, CL. CLOSET, C.G. CEILING, CLL. CONTRL. UNIT LINE, CLR. CLEAR, CMR. CONCRETE MASONRY UNIT, COR. CORNER, CO. CLEAN OUT, CONC. CONCRETE, CONC. CONSTRUCTION, CONT. CONTINUOUS, CPT. CARPET, CL. CLOSET, CTR. CERAMIC TILE, CT. CENTER, CTSK. COUNTERTOP, DET. DETAIL, DEPT. DEPARTMENT, DEL. DOUBLE, DFL. DRAWING FOUNTAIN, DIA. DIAMETER, DPF. DIFFUSER, DIM. DIMENSION

BUILDING LOCATION



ISSUE FOR BZA REVISIONS

PROJECT: 1342RESIDENCES
ADDRESS: 1342 EASTERN AVE NE WASHINGTON, DC 20019
SHEET SUBMISSION INDEX: 202011_ISSUE FOR BZA REVIEW
REV. NO., REVISION, DATE
SEAL & SIGNATURE: ARCHITECT OF DISTRICT OF COLUMBIA, AC1001263, ARCHITECT
AN RESPONSIBLE FOR DETERMINING THAT THE ARCHITECTURAL DESIGN INCLUDED IN THIS APPLICATION IS IN COMPLIANCE WITH ALL LAWS AND REGULATIONS OF THE DISTRICT OF COLUMBIA. I HAVE PERSONALLY PREPARED, OR DIRECTLY SUPERVISED THE DEVELOPMENT OF THE ARCHITECTURAL DESIGNS INCLUDED IN THIS APPLICATION.
SHEET TITLE: GENERAL INFORMATION
PROJECT NO: 000000
DATE ISSUED: 11/11/20
SCALE: As indicated
A001

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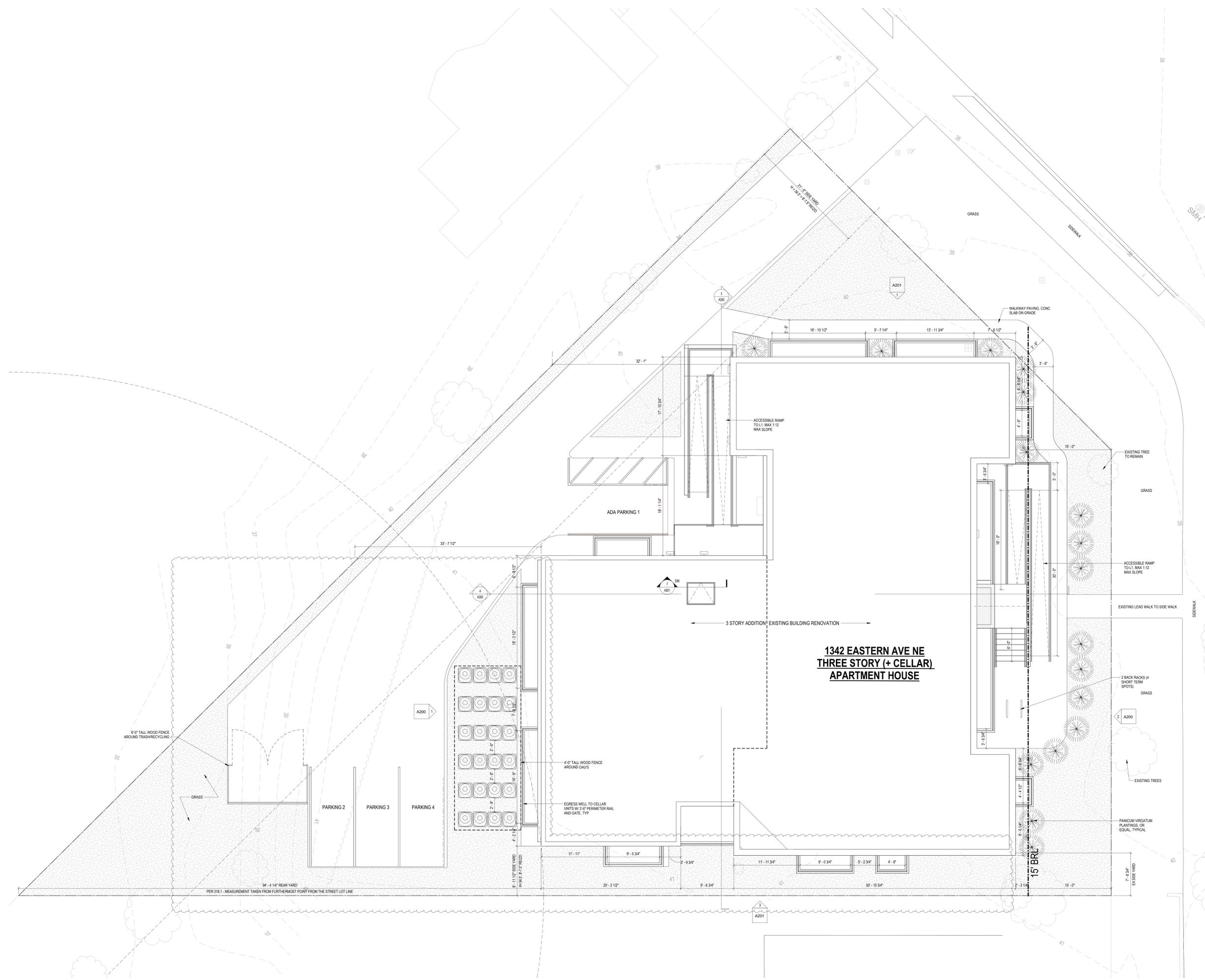
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2 PROP SITE PLAN
 3/16" = 1'-0"

ISSUE FOR BZA REVISIONS

DRAWING DATA

PROJECT: 1342RESIDENCES
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 WASHINGTON, DC 20019

SHEET SUBMISSION INDEX
 20231011_ISSUE FOR BZA REVIEW

REV NO.	REVISION	DATE
1	EXAMPLE REVISION DESCRIPTION	00 MMM 2000

SEAL & SIGNATURE:



AM RESPONSIBLE FOR DETERMINING THAT THE ARCHITECTURAL DESIGN INCLUDED IN THIS APPLICATION IS IN COMPLIANCE WITH ALL LAWS AND REGULATIONS OF THE DISTRICT OF COLUMBIA. I HAVE PERSONALLY PREPARED, OR DIRECTLY SUPERVISED THE DEVELOPMENT OF THE ARCHITECTURAL DESIGNS INCLUDED IN THIS APPLICATION.

SHEET TITLE: PROPOSED SITE PLAN
 PROJECT NO: 000000
 DATE ISSUED: 07/24/19
 SCALE: 3/16" = 1'-0"



1342 EASTERN AVE EXISTING FRONT FACADE



1342 EASTERN AVE EXISTING SIDE FACADE

- DEMOLITION NOTES**
- CONTRACTOR SHALL VISIT SITE TO DETERMINE AND VERIFY ALL EXISTING CONDITIONS.
 - PROTECT EXISTING ITEMS WHICH ARE NOT INDICATED TO BE ALTERED.
 - REMOVE EXISTING PARTITIONS, U.N.O.
 - REMOVE DOORS, FRAMES AND HARDWARE, U.N.O.
 - REMOVE EXISTING WINDOWS AS NOTED.
 - REMOVE ALL APPLIANCES THROUGHOUT, U.N.O.
 - REMOVE PLUMBING FIXTURES THROUGHOUT, U.N.O.
 - REMOVE ALL BRANCH WIRING REMOVED BACK TO PANEL (IDENTIFY AS SPARE) OR NEAREST JUNCTION BOX UNLESS NOTED OTHERWISE.
 - CONTRACTOR TO REMOVE/PROPOSE OF ALL REMAINING FURNITURE REMOVE LIGHT FIXTURES THROUGHOUT, U.N.O.
 - REMOVE ALL EXISTING FLOOR FINISHES, SUBFLOOR TO REMAIN.
 - WHERE REQUIRED, STRUCTURES UNDER CONSTRUCTION, ALTERATION OR DEMOLITION SHALL BE PROVIDED WITH NO FEWER THAN ONE APPROVED PORTABLE FIRE EXTINGUISHER IN ACCORDANCE WITH SECTION 909 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 WHERE SPECIAL HAZARDS EXIST, SUCH AS THE STORAGE AND USE OF FLAMMABLE AND COMBUSTIBLE LIQUIDS
 - SANITARY FACILITIES SHALL BE PROVIDED DURING CONSTRUCTION, REMODELING OR DEMOLITION ACTIVITIES IN ACCORDANCE WITH THE PLUMBING CODE
 - REQUIRED MEANS OF EGRESS SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION, DEMOLITION, REMODELING OR ALTERATIONS AND ADDITIONS TO ANY BUILDING.
 - FIRE SAFETY DURING DEMOLITION SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF THIS CODE AND THE APPLICABLE PROVISIONS OF CHAPTER 33 OF THE FIRE CODE.
 - 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

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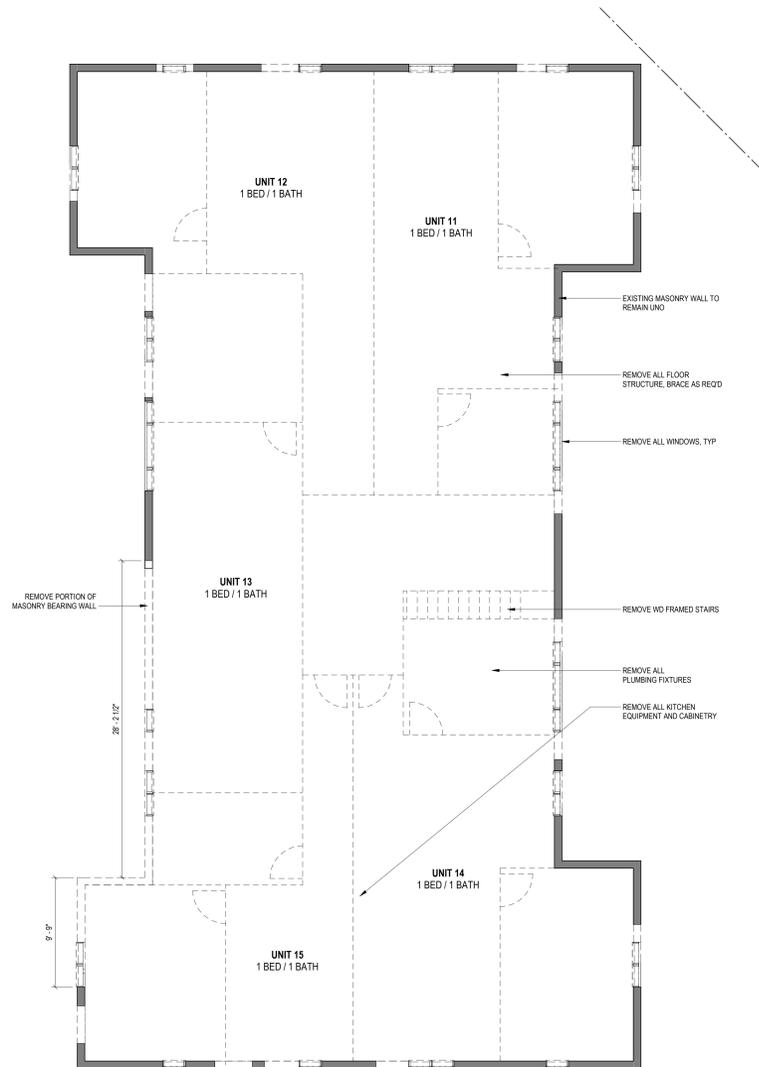
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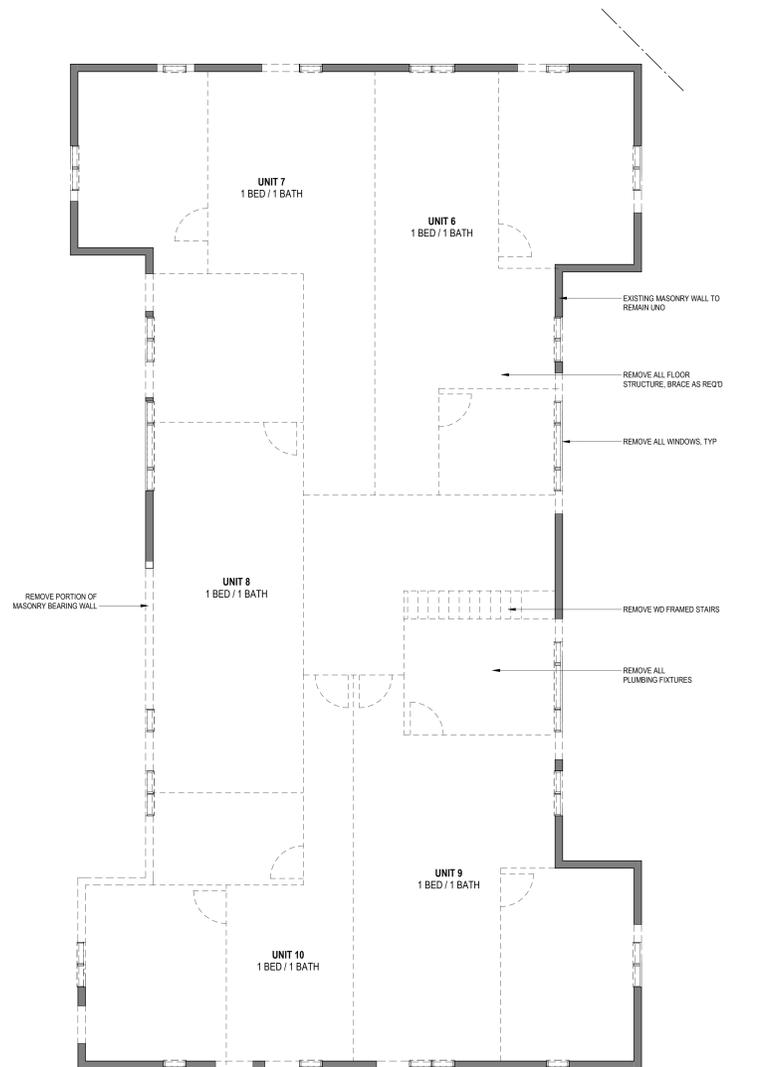
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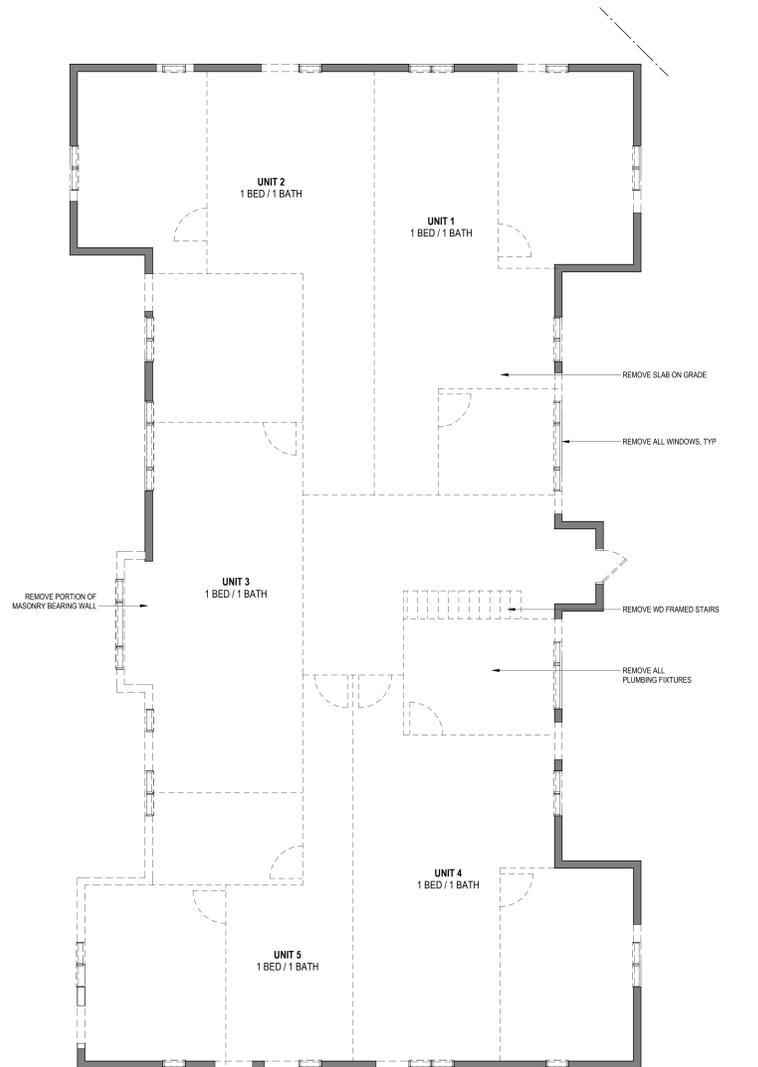
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3 LEVEL 3 - DEMOLITION FLOOR PLAN
 3/16" = 1'-0"



2 LEVEL 2 - DEMOLITION FLOOR PLAN
 3/16" = 1'-0"



1 LEVEL 01 - DEMOLITION FLOOR PLAN
 3/16" = 1'-0"

ISSUE FOR BZA REVISIONS

DRAWING DATA

PROJECT: 1342RESIDENCES
 ADDRESS: 1342 EASTERN AVE NE
 WASHINGTON, DC 20019

SHEET SUBMISSION INDEX
 • 20231011_ISSUE FOR BZA REVIEW

REV. NO. REVISION DATE

SEAL & SIGNATURE:

AM RESPONSIBLE FOR DETERMINING THAT THE ARCHITECTURAL DESIGN INCLUDED IN THIS APPLICATION ARE IN COMPLIANCE WITH ALL LAWS AND REGULATIONS OF THE DISTRICT OF COLUMBIA. I HAVE PERSONALLY PREPARED, OR DIRECTLY SUPERVISED THE DEVELOPMENT OF THE ARCHITECTURAL DESIGNS INCLUDED IN THIS APPLICATION.

SHEET TITLE: DEMOLITIONS DRAWINGS
 PROJECT NO: 000000
 DATE ISSUED: 07/24/19
 SCALE: As indicated

A051

INTERIOR FINISHES (PER DCBC TABLE 803.11)

Class A = Flame spread index 0-25, smoke-developed index 0-50
 Class B = Flame spread index 26-75, smoke-developed index 51-100
 Class C = Flame spread index 76-200, smoke-developed index 101-250
 OCCUPANCY GROUP A.2, SPRINKLERED (MOST RESTRICTIVE)
 Interior and 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 wallcovering or painting 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 finished 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.

FINISH NO.	DESCRIPTION
LVT-01	LUXURY VINYL TILE
PT-01	GENERAL WALL & CEILING PAINT NOTE: ALL (VOC) OF PAINTS USED ON PROJECT SHALL BE LOW VOC
SF-01	BATH CEILING, SEMI-GLOSS GENERAL CEILING, FLAT WALLS, BATH TILE, SEMI-GLOSS
TL-01	MINCEY MARBLE SHOWER SURROUND
TL-1B	TILE FLOORING - 12"x24"
TL-1B	MATCHING BASE TILE

ALL FLOORING TO BE LVT. ALL WALLS TO BE PAINTED. ALL BATHROOMS TO HAVE TILE FLOORS AND CULTURED MARBLE SURROUNDS.
 NOTE: ALL FINISHES, FIXTURES AND APPLIANCES INSTALLED IN GENERAL UNITS ARE SAME OR COMPARABLE TO THOSE PROVIDED FOR THE IZ UNIT(S).

*A108 2 Appendix A - Flooring material project elective. Where projects are intended to qualify for a "flooring material" project elective, all flooring installed within the interior of the building shall comply with Section 806.4 or shall be one or more of the following flooring materials that are deemed to comply with VOC emission limits: 1. Ceramic and concrete tile. 2. Clay pavers. 3. Concrete. 4. Concrete pavers. 5. Metal. 6. Organic-free, mineral-based.
 *A108 3 Appendix A Ceiling and wall materials project elective. Where projects are intended to qualify for a ceiling and wall materials project elective, all ceiling and wall systems shall comply with Chapter 6 or shall be one or more of the following ceiling or wall systems that are deemed to comply with VOC emission limits:
 Ceiling Systems: 1. Ceramic tile. 2. Clay masonry. 3. Concrete. 4. Concrete masonry. 5. Metal. 6. Organic-free, mineral-based.
 Wall Systems: 1. Ceramic tile. 2. Clay masonry. 3. Concrete. 4. Concrete masonry. 5. Metal. 6. Organic-free, mineral-based.
 *A108 5 Appendix A Total VOC limit project elective. Where projects are intended to qualify for a "total VOC limit" project elective in accordance with a minimum of 50 percent of all adhesives and sealants, architectural paints and coatings, flooring, acoustical ceiling tiles and wall systems and insulation shall have a Total Volatile Organic Compounds (TVOCs) emission limit of 7.500 ug/m³. The test methodology used to determine compliance shall be from CDPHEHLB/Standard Method V.1.1. The emissions testing shall be performed by a laboratory that has the CDPHEHLB/Standard Method V.1.1 test methodology in the scope of its ISO 17025 Accreditation.
 *A108 8 Appendix A Post-construction, pre-occupancy baseline IAQ testing. Where projects are intended to qualify for this project elective, after all interior finishes are installed, the building shall be tested for indoor air quality and the testing results shall indicate that the levels of VOCs meet the levels detailed in Table A108.8 using testing protocols in accordance with ASTM D 6196, ASTM D 5466, ASTM D 5197, ASTM D 6345, and ISO 7708. Test samples shall be taken in not less than one location in each 25,000 square feet (1860 m²) of floor area in each contiguous floor area.

CONSTRUCTION GENERAL NOTES

- ALL DIMENSIONS TO FINISH FACE, U.N.C.
- ALL INTERIOR PARTITIONS TO BE TYPE A, U.N.C. SEE G101 FOR PARTITION SCHEDULE
- ALL INTERIOR WALLS TO BE PAINTED, U.N.C.
- ALL CEILING TO BE 5/8" GYPSUM BOARD - FLAT FINISH
- ALL WALLS TO BE PAINTED - EGGSHELL FINISH
- REPAIR ALL WALLS EXISTING TO REMAIN AS REQUIRED
- SEE ELEVATIONS FOR WINDOW TAGS
- PROVIDE ARC-FALL PROTECTION FOR ALL LIVING SPACE OUTLETS TO COMPLY
- ALL FLOORING TO BE CONTINUOUS HARDWOOD SPECIFIED BY OWNER, U.N.C.
- REPLACE ALL EXISTING WINDOWS W/ LOW-E GLASS WINDOWS
- GO TO VERIFY INSULATION OF EXISTING EXTERIOR WALLS TO REMAIN MEETS R10 ACCORDING TO 2017 IECC 402.1.1
- AIR LEAKAGE RATE NOT TO EXCEED 3 AIR CHANGES PER HOUR, GO TO TEST BUILDING THERMAL ENVELOPE IN ACCORDANCE WITH 2017 IECC 402.4.1.2
- GO TO PROVIDE NO FEWER THAN ONE APPROVED PORTABLE FIRE EXTINGUISHERS IN ACCORDANCE WITH SECTION 906. AREAS TO HAVE FIRE EXTINGUISHERS AS FOLLOWS: 1. STAIRWAY FLOOR LEVEL, STORAGE AND CONSTRUCTION SHED, WHERE SPECIAL HAZARDS EXIST. SEE PLAN FOR FIRE EXTINGUISHER (F.E.) LOCATIONS
- GO TO PROVIDE PORTABLE FIRE EXTINGUISHERS IN ALL KITCHEN AREAS (F.E.) CLASS A RATING TYPE, 2.5 LB 6"x6"x16" HARDWARE INSTALLED AT 48" AFF. MAX HANDRAILS AND GUARDS SHALL BE DESIGNED TO RESIST A LINEAR LOAD OF 50 POUNDS PER LINEAR FOOT (PLF) (0.75 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 E99
- 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 A202 FOR CALCULATION
- ALL WET AREAS TO BE PAINTED WITH SHERWIN WILLIAMS EMERALD INTERIOR PAINT, SEMI-GLOSS, PRODUCT NUMBER: K89W0031. 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 IFC SECTION 611
- STRUCTURES UNDER CONSTRUCTION, ALTERATION OR DEMOLITION SHALL BE PROVIDED WITH NO 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 WHERE SPECIAL HAZARDS EXIST, SUCH AS THE STORAGE AND USE OF FLAMMABLE AND COMBUSTIBLE LIQUIDS
- BATHTUB FLOORS, SHOWER FLOORS, WALL AREAS ABOVE BUILT-IN TUBS THAT HAVE INSTALLED SHOWER WALLS AND WALLS IN SHOWER COMPARTMENTS SHALL BE FINISHED W/ SOLID SURFACE SHOWER SURROUND LINER FROM WILSONART WALL FINISH SYSTEM ACCORDING TO CEILING.
- FRONT LOAD WASHER/DRYER COMBO UNIT: UNIT TO MEET REQUIREMENTS OF 2017 IFC SECTION 611
- GO TO PROVIDE EXTERIOR SIGNAGE PER 2017 DCBC 501.2
- ALL CLOTHES WASERS ARE REQUIRED TO BE ENERGY STAR CERTIFIED.

EXISTING TO REMAIN NEW CONSTRUCTION 1 HR RATED

INTERIOR STAIRWAY IDENTIFICATION

- PROVIDE SIGNAGE WITHIN STAIR ENCLOSURE AT EACH FLOOR LANDING. PROVIDE SIGNAGE OUTSIDE OF ALL ELECTRICAL, SPRINKLER AND UTILITY ROOMS. 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
- EXAMPLE:
 SHARPOCK
 1 TOP MAX. 8" ABOVE FLOOR LANDING
 MIN. 1.5" HIGH LETTERS
 2 MIN. 5" HIGH NUMBER, TACTILE
 3 BRALLE COMPLYING WITH ICC A117.1
 4 MIN. 1" HIGH LETTERS
 5 BOTTOM MIN. 4" ABOVE FLOOR LANDING

PORTABLE FIRE EXTINGUISHERS (DC BC 906)

- NOTE: ALL INSTALL LOCATIONS AND TYPES TO BE VERIFIED ON SITE BY FIRE MARSHAL PRIOR TO INSTALL.
- ALL EXTINGUISHERS & MOUNTING LOCATIONS TO BE COMPLIANT WITH NFPA 10 AND TO ABIDE BY (BUT NOT LIMITED TO) THE FOLLOWING:
 (a) EXTINGUISHERS SHOULD BE VISIBLE AND WELL MARKED.
 (b) EXTINGUISHERS SHOULD NOT BE BLOCKED BY STORAGE OR EQUIPMENT.
 (c) EXTINGUISHERS SHOULD BE NEAR POINTS OF EGRESS OR INGRESS.
 (d) EXTINGUISHERS SHOULD BE NEAR NORMAL PATHS OF TRAVEL.
 (e) EXTINGUISHERS SHOULD BE PLACED SO THAT ALL PERSONNEL CAN ACCESS IT.
 (f) EXTINGUISHERS WITH A GROSS WEIGHT NOT EXCEEDING 40 POUNDS (18 kg) SHOULD BE INSTALLED SO THAT THE TOP OF THE EXTINGUISHER IS NOT MORE THAN 5 FEET (1.5 m) ABOVE THE FLOOR.
 (g) EXTINGUISHERS WITH A GROSS WEIGHT GREATER THAN 40 POUNDS (18 kg), EXCEPT WHEELIE TYPES, SHOULD BE INSTALLED SO THAT THE TOP OF THE EXTINGUISHER IS NOT MORE THAN 3 FEET (1 m) ABOVE THE FLOOR.
 (h) THE CLEARANCE BETWEEN THE BOTTOM OF THE EXTINGUISHER AND THE FLOOR SHOULD NEVER BE LESS THAN 4 INCHES (100 mm).
- FIRE EXTINGUISHER LEGEND:
 (FEX) FIRE EXTINGUISHER
 (A) TYPE A (MAX. TRAVEL DIST. 75' - 0")
 (K) TYPE K (MAX. TRAVEL DIST. 30' - 0")
 (C) TYPE C (MAX. TRAVEL DIST. 75' - 0")

TYPICAL PARTITION TYPE FRAMING NOTES:

- ALL PARTITIONS TO MEET SCHEDULE BELOW UNLESS NOTED OTHERWISE.
 EXISTING EXTERIOR FOUNDATION WALLS: WT3
 NEW EXTERIOR FOUNDATION WALLS: WT1
 TYPICAL UNIT INTERIOR WALLS: A4
 TYPICAL UNIT BATHROOM WALLS: A4
 NOTE: INCLUDE GEMENT BS FOR TILE INSTALL
 TYPICAL UNIT UTILITY CLOSET WALLS: A4
 TYPICAL UNIT LAUNDRY CLOSET WALLS: A4
 TYPICAL UNIT CORRIDOR DEMISING WALLS: G6



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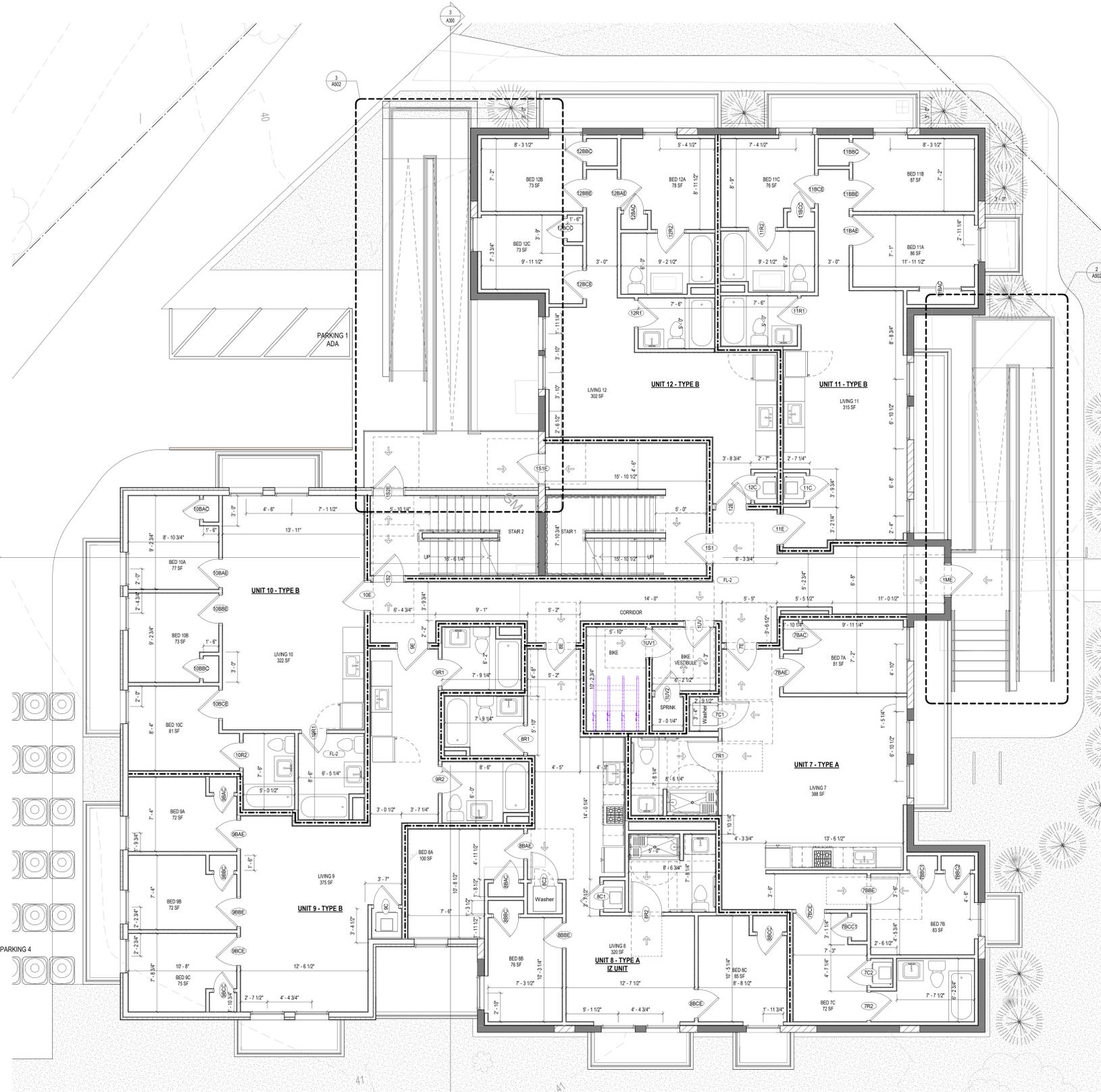
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1 LEVEL 1 - FLOOR PLAN
 3/8"=1'-0"

ISSUE FOR BZA REVISIONS

DRAWING DATA
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SHEET SUBMISSION INDEX
 • 2021011_ISSUE FOR BZA REVIEW

REV. NO. REVISION DATE



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SHEET TITLE: LEVEL 1 - FLOOR PLAN
 PROJECT NO: 000000
 DATE ISSUED: 07/24/19
 SCALE: As indicated

A102

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 460-650
 Class C = Flame spread index 76-200, smoke-developed index 660-850
 OCCUPANCY GROUP A-2, SPRINKLED (MOST RESTRICTIVE)
 Interior exit stairways, interior exit ramps and exit passageways, Class B
 Rooms and enclosed spaces, Class C
 a. Class C interior finish materials shall be permitted for wallcovering 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 803.1.3.
 b. In other than Group 3 occupancies in buildings less than three stories above grade plane, Class B interior finish for non-sprinklered 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 occupied load of 300 persons or less.

FINISH NO.	DESCRIPTION
LVT-01	LUXURY VINYL TILE
PT-01	GENERAL WALL & CEILING PAINT. NOTE: ALL 100% OF PAINTS USED ON PROJECT SHALL BE LOW VOC
SF-01	BATH CEILING, SEMI-GLOSS GENERAL CEILING, FLAT WALLS, SATIN TILE, SEMI-GLOSS
TL-01	MONEY MARBLE SHOWER SURROUND
TL-01	TILE FLOORING - 12"x24"
TL-1B	MATCHING BASE TILE

ALL FLOORING TO BE LVT. ALL WALLS TO BE PAINTED. ALL BATHROOMS TO HAVE TILE FLOORING AND CULTURED MARBLE SURROUNDS.

NOTE: ALL FINISHES, FIXTURES AND APPLIANCES INSTALLED IN GENERAL UNITS ARE SAME OR COMPARABLE TO THOSE PROVIDED FOR THE 12 UNITS.

*A108.2 Appendix A - Flooring material project elective. Where projects are intended to qualify for a "flooring material" project elective, all flooring installed within the interior of the building shall comply with Section 805.4 or shall be one or more of the following flooring materials that are deemed to comply with VOC emission limits: 1. Ceramic and concrete tile. 2. Clay pavers. 3. Concrete. 4. Concrete pavers. 5. Metal. 6. Organic-free, mineral-based.
 *A108.3 Appendix A Ceiling and wall materials project elective. Where projects are intended to qualify for a ceiling and wall materials project elective, all ceiling and wall systems shall comply with Chapter 8 or shall be one or more of the following ceiling or wall systems that are deemed to comply with VOC emission limits:
 Ceiling Systems: 1. Ceramic tile. 2. Clay masonry. 3. Concrete. 4. Concrete masonry. 5. Metal. 6. Organic-free, mineral-based.
 Wall Systems: 1. Ceramic tile. 2. Clay masonry. 3. Concrete. 4. Concrete masonry. 5. Metal. 6. Organic-free, mineral-based.
 *A108.5 Appendix A Total VOC limit project elective. Where projects are intended to qualify for a "total VOC limit" project elective in accordance with a minimum of 50 percent of all adhesives and sealants, architectural paints and coatings, flooring, acoustical ceiling tiles and wall systems and insulation shall have a Total Volatile Organic Compounds (TVOCs) emission limit of 7,500 ug/m³. The test methodology used to determine compliance shall be from CDPHEHLB Standard Method V.1.1. The emissions testing shall be performed by a laboratory that has the CDPHEHLB Standard Method V.1.1 test methodology in the scope of its ISO 17025 Accreditation.
 *A108.8 Appendix A Post-construction, pre-occupancy baseline IAQ testing. Where projects are intended to qualify for this project elective, after all interior finishes are installed, the building shall be tested for indoor air quality and the testing results shall indicate that the levels of VOCs meet the levels detailed in Table A108.8 using testing protocols in accordance with ASTM D 6196, ASTM D 5466, ASTM D 5197, ASTM D 6345, and ISO 7708. Test samples shall be taken in not less than one location in each 25,000 square feet (1,960 m²) of floor area or in each contiguous floor area.

CONSTRUCTION GENERAL NOTES

- ALL DIMENSIONS TO FINISH FACE UNLESS OTHERWISE NOTED.
- ALL INTERIOR PARTITIONS TO BE TYPE A, U.N.O. SEE GL01 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 WITH 2017 NEC 410.12
- REPLACE ALL EXISTING WINDOWS W/ LOW-E GLASS WINDOWS
- GO TO VERIFY INSULATION OF EXISTING EXTERIOR WALLS TO REMAIN MEETS R19S ACCORDING TO 2017 IRC 602.1
- AIR LEAKAGE RATE NOT TO EXCEED 3 AIR CHANGES PER HOUR. GO TO TEST BUILDING THERMAL ENVELOPE IN ACCORDANCE WITH 2017 IRC 602.4.1.2
- GO TO PROVIDE NO FEWER THAN ONE APPROVED PORTABLE FIRE EXTINGUISHERS IN ACCORDANCE WITH SECTION 906. AREAS TO HAVE FIRE EXTINGUISHERS AS FOLLOWS: EA, STAIRWAY FLOOR LEVEL, STORAGE AND CONSTRUCTION SHEED WHERE SPECIAL HAZARDS EXIST. SEE PLAN FOR FIRE EXTINGUISHER (F.E.) LOCATIONS.
- GO TO PROVIDE PORTABLE FIRE EXTINGUISHERS IN ALL KITCHEN AREAS (F.E.) CLASS A RATING TYPE 2.5 LB 7.4"x9" - HARDWARE INSTALLED AT 48" AFF. MAX. HANDRAILS AND GUARDS SHALL BE DESIGNED TO RESIST A LINEAR LOAD OF 50 POUNDS PER LINEAR FOOT (PLF) (9.73 KN/M).
- HANDRAILS AND GUARDS SHALL BE DESIGNED TO RESIST A CONCENTRATED LOAD OF 200 POUNDS (90 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 E 90.
- GRAB BARS, SHOWER SEATS AND DRESSING ROOM BENCH SEATS SHALL BE DESIGNED TO RESIST A SINGLE CONCENTRATED LOAD OF 250 POUNDS (111 KG) APPLIED IN ANY DIRECTION AT ANY POINT ON THE GRAB BAR OR SEAT AS TO PRODUCE THE MAXIMUM LOAD EFFECTS
- PRODUCE THE MAXIMUM LOAD EFFECTS
- ACCESSORIES SUCH AS GRAB BARS, TOWEL BARS, PAPER DISPENSERS AND SOAP DISHES, PROVIDED ON OR WITH WALLS, SHALL BE INSTALLED AND SEALED TO PROTECT STRUCTURAL ELEMENTS FROM MOISTURE
- WINDOW WELL DEPTH DETERMINED BY VENTILATION REQUIREMENTS. SEE SHEET ADD FOR CALCULATION
- ALL WET AREAS TO BE PAINTED WITH SHERWIN WILLIAMS EMERALD INTERIOR PAINT, SEMI-GLOSS, PRODUCT NUMBER K89H00301. 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 E11
- STRUCTURES UNDER CONSTRUCTION, ALTERATION OR DEMOLITION SHALL BE PROVIDED WITH A MINIMUM OF 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 WHERE SPECIAL HAZARDS EXIST, SUCH AS THE STORAGE AND USE OF FLAMMABLE AND COMBUSTIBLE LIQUIDS
- BATHUB FLOORING, SHOWER FLOORING, WALL AREAS ABOVE TUBS THAT HAVE INSTALLED SHOWER HEADS AND WALLS IN SHOWER COMPARTMENTS SHALL BE FINISHED BY SOLID SURFACE SHOWER SURROUND LINER FROM WILSONART. WALL FINISH FROM FLOOR TO CEILING.
- FRONT LOAD WASHER/DRYER COMBO UNIT. UNIT TO MEET REQUIREMENTS OF 2017 ICC SECTION E11
- GO TO PROVIDE EXTERIOR SIGNAGE PER 2017 DCBC 501.2
- ALL CLOTHES WASHERS ARE REQUIRED TO BE ENERGY STAR CERTIFIED.

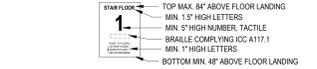
EXISTING TO REMAIN NEW CONSTRUCTION 1 HR RATED

INTERIOR STAIRWAY ENCLOSURE

PROVIDE SIGNAGE WITHIN STAIR ENCLOSURE AT EACH FLOOR LANDING. PROVIDE SIGNAGE OUTSIDE OF ALL ELECTRICAL, SPRINKLER AND UTILITY ROOMS. SIGNAGE ALSO TO COMPLY WITH IBC 1023.9

- GENERAL NOTE:
- SIGNAGE TO INDICATE AT TOP & BOTTOM OF THE STAIR ENCLOSURE
 - SIGNAGE TO BE LOCATED INSIDE THE STAIR ENCLOSURE

EXAMPLE



PORTABLE FIRE EXTINGUISHERS [DC BC 906]

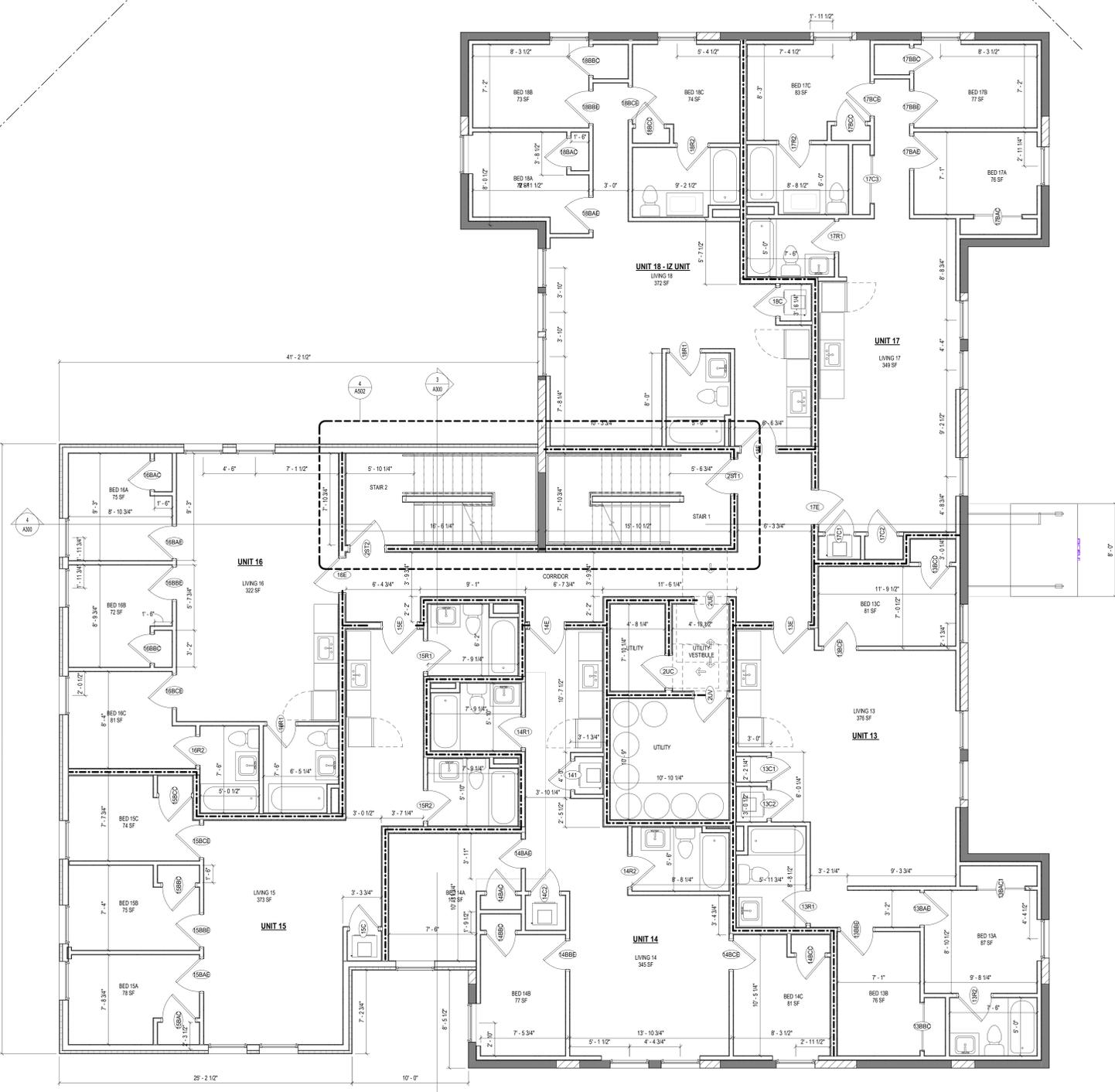
NOTE: ALL INSTALL LOCATIONS AND TYPES TO BE VERIFIED ON SITE BY FIRE MARSHAL PRIOR TO INSTALL.

ALL EXTINGUISHERS & MOUNTING LOCATIONS TO BE COMPLIANT WITH NFPA 10 AND TO ABIDE BY (BUT NOT LIMITED TO) THE FOLLOWING:

- EXTINGUISHERS SHOULD BE VISIBLE AND WELL MARKED.
- EXTINGUISHERS SHOULD BE BLOCKED BY STORAGE OR EQUIPMENT.
- EXTINGUISHERS SHOULD BE NEAR POINTS OF EGRESS OR INGRESS.
- EXTINGUISHERS SHOULD BE NEAR NORMAL PATHS OF TRAVEL.
- EXTINGUISHERS SHOULD BE PLACED SO THAT ALL PERSONNEL CAN ACCESS IT.
- EXTINGUISHERS WITH A GROSS WEIGHT NOT EXCEEDING 40 POUNDS (18 kg) SHOULD BE INSTALLED SO THAT THE TOP OF THE EXTINGUISHER IS NOT MORE THAN 5 FEET (1.5 m) ABOVE THE FLOOR.
- EXTINGUISHERS WITH A GROSS WEIGHT GREATER THAN 40 POUNDS (18 kg), EXCEPT WHEELED TYPES, SHOULD BE INSTALLED SO THAT THE TOP OF THE EXTINGUISHER IS NOT MORE THAN 3 1/2 FEET (1.07 m) ABOVE THE FLOOR.
- THE CLEARANCE BETWEEN THE BOTTOM OF THE EXTINGUISHER AND THE FLOOR SHOULD NEVER BE LESS THAN 4 INCHES (100 mm).

FIRE EXTINGUISHER LEGEND:

- (FEX) FIRE EXTINGUISHER
- (A) TYPE A (MAX. TRAVEL DIST.: 75'-0")
- (B) TYPE B (MAX. TRAVEL DIST.: 30'-0")
- (C) TYPE C (MAX. TRAVEL DIST.: 75'-0")



TYPICAL PARTITION TYPE FRAMING NOTES:

ALL PARTITIONS TO MEET SCHEDULE BELOW UNLESS NOTED OTHERWISE:
 EXISTING EXTERIOR FOUNDATION WALLS: WT3
 NEW EXTERIOR FOUNDATION WALLS: WT1
 TYPICAL UNIT INTERIOR WALLS: A4
 TYPICAL UNIT BATHROOM WALLS: A6
 NOTE: INCLUDE CEMENT BS FOR TILE INSTALL
 TYPICAL UNIT UTILITY CLOSET WALLS: A4
 TYPICAL UNIT LAUNDRY CLOSET WALLS: A4
 TYPICAL UNIT CORRIDOR DEMISING WALLS: G6

1 LEVEL 2 - FLOOR PLAN
14' x 14'

3877

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ISSUE FOR BZA REVISIONS

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PROJECT: **1342RESIDENCES**
 ADDRESS: **1342 EASTERN AVE NE
 WASHINGTON, DC 20019**

SHEET SUBMISSION INDEX
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REV. NO. REVISION DATE

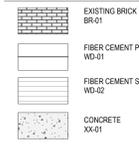


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SHEET TITLE: LEVEL 2 - FLOOR PLAN
 PROJECT NO: 000000
 DATE ISSUED: 07/24/19
 SCALE: As indicated

A103

EXTERIOR MATERIAL LEGEND



EXTERIOR ELEVATION NOTES

1. SEE A-010 FOR WALL ASSEMBLIES CALLED OUT AS WT-X, TYP.
2. SEE A-020 FOR WINDOWS AND WINDOW SCHEDULES.

CONSTRUCTION GENERAL NOTES

1. ALL DIMENSIONS TO FINISH FACE, U.N.O.
2. ALL INTERIOR PARTITIONS TO BE TYPE A, U.N.O. SEE G1.01 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-FALL PROTECTION FOR ALL LIVING SPACE OUTLETS TO COMPLY
9. ALL FLOORING TO BE CONTIGUOUS HARDWOOD SPECIFIED BY OWNER, U.N.O.
10. REPLACE ALL EXISTING WINDOWS BY LOW-E GLASS WINDOWS
11. GC TO VERIFY INSULATION OF EXISTING EXTERIOR WALLS TO REMAIN MEETS RB13 ACCORDING TO 2017 IECC 402.1.1
12. AIR LEAKAGE RATE NOT TO EXCEED 3 AIR CHANGES PER HOUR. GC TO TEST BUILDING THERMAL ENVELOPE IN ACCORDANCE WITH 2017 IECC 402.4.1.2
13. GC TO PROVIDE NO FEWER THAN ONE APPROVED PORTABLE FIRE EXTINGUISHERS IN ACCORDANCE WITH SECTION 906. AREAS TO HAVE FIRE EXTINGUISHERS AS FOLLOWS: 1. 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 (P.E.) CLASS A RATING TYPE 2.2 LB 4"x4" 1/2" HARDWARE INSTALLED AT 48" AFF. MAX HANDRAILS AND GUARDS SHALL BE DESIGNED TO RESIST A LINEAR LOAD OF 50 POUNDS PER LINEAR FOOT (PLF) (0.73 KNM).
15. HANDRAILS AND GUARDS SHALL BE DESIGNED TO RESIST A CONCENTRATED LOAD OF 200 POUNDS (8.90 KN)
16. 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
17. 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 50 AS TO PRODUCE THE MAXIMUM LOAD EFFECTS
18. 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
19. WINDOW WELL DEPTH DETERMINED BY VENTILATION REQUIREMENTS. SEE SHEET A-020 FOR CALCULATION
20. 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
21. FRONT LOAD WASHER/DRYER COMBO UNIT. UNIT TO MEET REQUIREMENTS OF 2017 ICC SECTION 611
22. STRUCTURES LINER CONSTRUCTION, ALTERATION OR DEMOLITION SHALL BE PROVIDED WITH NO FEWER THAN ONE APPROVED PORTABLE FIRE EXTINGUISHERS 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 WHERE SPECIAL HAZARDS EXIST, SUCH AS THE STORAGE AND USE OF FLAMMABLE AND COMBUSTIBLE LIQUIDS
23. BATH/TUB FLOORS, SHOWER FLOORS, WALL AREAS ABOVE BUILT-IN TUBS THAT HAVE INSTALLED SHOWER HEADS AND WALLS IN SHOWER COMPARTMENTS SHALL BE FINISHED W/ SOLID SURFACE SHOWER SURROUND LINER FROM WILSONART. WALL FINISH FROM FLOOR TO CEILING
24. FRONT LOAD WASHER/DRYER COMBO UNIT. UNIT TO MEET REQUIREMENTS OF 2017 ICC SECTION 611
25. GC TO PROVIDE EXTERIOR SIGNAGE PER 2017 DCBC 501.2
26. ALL CLOTHES WASERS ARE REQUIRED TO BE ENERGY STAR CERTIFIED.



1 REAR FACADE
1/2" = 1'-0"



2 FRONT FACADE
1/2" = 1'-0"

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ISSUE FOR BZA REVISIONS

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WASHINGTON, DC 20019

SHEET SUBMISSION INDEX
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REV. NO.	REVISION	DATE

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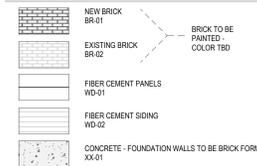


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SHEET TITLE: EXTERIOR ELEVATIONS
PROJECT NO: 000000
DATE ISSUED: 07/24/19
SCALE: As indicated

A200

EXTERIOR MATERIAL LEGEND



EXTERIOR ELEVATION NOTES

1. SEE A210 FOR WALL ASSEMBLIES CALLED OUT AS W.T.X. TYP.
2. SEE A220 FOR WINDOWS AND WINDOW SCHEDULES.

CONSTRUCTION GENERAL NOTES

1. ALL DIMENSIONS TO FINISH FACE, U.N.O.
2. ALL INTERIOR PARTITIONS TO BE TYPE A, U.N.O. SEE GL-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-FALL PROTECTION FOR ALL LIVING SPACE OUTLETS TO COMPLY WITH 29 CFR 1910.166
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 R-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 ENVELOPE IN ACCORDANCE WITH 2017 IECC 402.4.1.2
13. GC TO PROVIDE NO FEWER THAN ONE APPROVED PORTABLE FIRE EXTINGUISHERS IN ACCORDANCE WITH SECTION 906. AREAS TO HAVE FIRE EXTINGUISHERS AS FOLLOWS: 1. 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 (F.E.) CLASS A RATING TYPE, 2.5 LB (7x4"x16" - HARDWARE INSTALLED AT 48" AFF. MAX. HANDLES AND GUARDS SHALL BE DESIGNED TO RESIST A LINEAR LOAD OF 50 POUNDS PER LINEAR FOOT (PLF) (0.73 KNF).
15. HANDRAILS AND GUARDS SHALL BE DESIGNED TO RESIST A CONCENTRATED LOAD OF 200 POUNDS (0.89 KN)
16. 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
17. 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
18. 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
19. WINDOW WELL DEPTH DETERMINED BY VENTILATION REQUIREMENTS. SEE SHEET A200 FOR CALCULATION
20. 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
21. FRONT LOAD WASHER/DRYER COMBO UNIT. UNIT TO MEET REQUIREMENTS OF 2017 ICC SECTION 611
22. STRUCTURES UNDER CONSTRUCTION, ALTERATION OR DEMOLITION SHALL BE PROVIDED WITH NO 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 WHERE SPECIAL HAZARDS EXIST, SUCH AS THE STORAGE AND USE OF FLAMMABLE AND COMBUSTIBLE LIQUIDS
23. BATHTUB FLOORS, SHOWER FLOORS, WALL AREAS ABOVE BUILT-IN TUBS THAT HAVE INSTALLED SHOWER HEADS AND WALLS IN SHOWER COMPARTMENTS SHALL BE FINISHED W/ SOLID SURFACE SHOWER SURROUND LINER FROM WILSONART WALL FINISH FROM FLOOR TO CEILING
24. FRONT LOAD WASHER/DRYER COMBO UNIT. UNIT TO MEET REQUIREMENTS OF 2017 ICC SECTION 611
25. GC TO PROVIDE EXTERIOR SIGNAGE PER 2017 DCBC 501.2
26. ALL CLOTHES WASERS ARE REQUIRED TO BE ENERGY STAR CERTIFIED.
- 27.



3 SIDE FACADE
1/4" = 1'-0"



1 SIDE FACADE 2
1/4" = 1'-0"

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SHEET TITLE: EXTERIOR ELEVATIONS
 PROJECT NO: 000000
 DATE ISSUED: 07/24/19
 SCALE: As indicated

A201

CONSTRUCTION GENERAL NOTES

- ALL DIMENSIONS TO FINISH FACE, U.N.O.
- ALL INTERIOR PARTITIONS TO BE TYPE A, U.N.O. SEE GL01 FOR PARTITION SCHEDULE.
- ALL INTERIOR WALLS TO BE PAINTED, U.N.O.
- ALL CEILINGS TO BE 8'0" OVR. PAINTED, FLAT FINISH.
- ALL WALLS TO BE PAINTED, EGGSHHELL FINISH.
- REPAIR ALL WALLS EXISTING TO REMAIN AS REQUIRED.
- SEE ELEVATIONS FOR WINDOW TAGS.
- PROVIDE ANCHORAGE PROTECTION FOR ALL LIVING SPACE OUTLETS TO COMPLY WITH SECTION 906.
- 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 R13 ACCORDING TO 2017 IECC 402.1.1.
- AIR LEAKAGE RATE NOT TO EXCEED 3 AIR CHANGES PER HOUR. GC TO TEST BUILDING THERMAL ENVELOPE IN ACCORDANCE WITH 2017 IECC 402.4.1.2.
- GC TO PROVIDE NO FEWER THAN ONE APPROVED 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 (F.E.), CLASS A RATING TYPE, 2.5 LB (7"x4"x10") HARDWARE INSTALLED AT 48" AFF. MAX 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 FLOORING 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 AIRBORNE 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 A202 FOR CALCULATION.
- ALL WEI AREAS TO BE PAINTED WITH SHERWIN WILLIAMS EMERALD INTERIOR PAINT, SEMI-GLOSS, PRODUCT NUMBER: K38W0331. PAINT OFFERS WASHABILITY, PREVENTS STAINS FROM PENETRATING, AND CONTAINS PROPERTIES THAT INHIBIT THE GROWTH OF MOULD AND MILDEW ON THE SURFACE.
- FRONT LOAD WASHER/DRYER COMBO UNIT TO MEET REQUIREMENTS OF 2017 ICC SECTION 611.
- STRUCTURES UNDER CONSTRUCTION, ALTERATION OR DEMOLITION SHALL BE PROVIDED WITH NO 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 WHERE SPECIAL HAZARDS EXIST, SUCH AS BATH TUB FLOORS, SHOWER FLOORS, WALL AREAS ABOVE BUILT-IN TUBS THAT HAVE INSTALLED SHOWER HEADS, WALLS TO SHOWER COMPARTMENTS SHALL BE FINISHED W/ SOLID SURFACE SHOWER SURROUND LINER FROM WILSONART WALL FINISH FROM FLOOR TO CEILING.
- FRONT LOAD WASHER/DRYER COMBO UNIT TO MEET REQUIREMENTS OF 2017 ICC SECTION 611.
- GC TO PROVIDE EXTERIOR SIGMAGE PER 2017 DCBC 501.2.
- ALL CLOTHES WASERS ARE REQUIRED TO BE ENERGY STAR CERTIFIED.

LEGEND:
 EXISTING TO REMAIN
 NEW CONSTRUCTION
 1 HR RATED

INTERIOR FINISHES (PER DCBC TABLE 803.11)

- Class A = Flame spread index 0-25, smoke-developed index 0-45
 Class B = Flame spread index 26-75, smoke-developed index 46-100
 Class C = Flame spread index 76-200, smoke-developed index 101-250
 OCCUPANCY GROUP A-2, SPRINKLED (MOST RESTRICTIVE)
 Interior exit stairways, interior exit ramps and exit passageways: Class B
 Corridors and enclosures 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 wallcovering or paneling of not more than 1,000 square feet of applied surface area in the lobby where applied directly to a noncombustible base or over furring strips applied to a noncombustible base and fireblocked as required by Section 803.1.3.
 b. In other than Group A-2 occupancies 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 gross 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.

FINISH NO.	DESCRIPTION
LV1-01	LUXURY VINYL TILE
PT-01	GENERAL WALL & CEILING PAINT. NOTE: ALL 100% OF PAINTS USED ON PROJECT SHALL BE LOW VOC.
SF-01	BATH CEILING: SEMI-GLOSS GENERAL CEILING: FLAT WALLS: SATIN TRIM: SEMI-GLOSS
TL-01	MINCEY MARBLE SHOWER SURROUND
TL-01	TILE FLOORING - 12"x24"
TL-1B	MATCHING BASE TILE

ALL FLOORING TO BE LVT. ALL WALLS TO BE PAINTED. ALL BATHROOMS TO HAVE TILE FLOORS AND CULTURED MARBLE SURROUNDS.
 NOTE: ALL FINISHES, FIXTURES AND APPLIANCES INSTALLED IN GENERAL UNITS ARE SAME OR COMPARABLE TO THOSE PROVIDED PROVIDED FOR THE (2) UNITS).

*A108.2 Appendix A - Flooring material project elective. Where projects are intended to qualify for a "flooring material" project elective, all flooring installed within the interior of the building shall comply with Section 806.4 or shall be one or more of the following flooring materials that are deemed to comply with VOC emission limits: 1. Ceramic and concrete tile. 2. Clay pavers. 3. Concrete. 4. Concrete pavers. 5. Metal. 6. Organic-free, mineral-based.
 *A108.3 Appendix A Ceiling and wall materials project elective. Where projects are intended to qualify for a ceiling and wall materials project elective, all ceiling and wall systems shall comply with Chapter 6 or shall be one or more of the following ceiling or wall systems that are deemed to comply with VOC emission limits:
 Ceiling Systems: 1. Ceramic tile. 2. Clay masonry. 3. Concrete. 4. Concrete masonry. 5. Metal. 6. Organic-free, mineral-based.
 Wall Systems: 1. Ceramic tile. 2. Clay masonry. 3. Concrete. 4. Concrete masonry. 5. Metal. 6. Organic-free, mineral-based.
 *A108.5 Appendix A Total VOC limit project elective. Where projects are intended to qualify for a "total VOC limit" project elective in accordance with a minimum of 50 percent of all adhesives and sealants, architectural paints and coatings, flooring, acoustical ceiling tiles and wall systems and insulation shall have a Total Volatile Organic Compounds (TVOCs) emission limit of 7,500 ug/m³. The test methodology used to determine compliance shall be from CDPH/EHLB/Standard Method V.1.1. The emissions testing shall be performed by a laboratory that has the CDPH/EHLB/Standard Method V.1.1 test methodology in the scope of its ISO 17025 Accreditation.
 *A108.8 Appendix A Post-construction, pre-occupancy baseline IAQ testing. Where projects are intended to qualify for this project elective, after all interior finishes are installed, the building shall be tested for indoor air quality and the testing results shall indicate that the levels of VOCs meet the levels detailed in Table A108.8 using testing protocols in accordance with ASTM D 6196, ASTM D 5456, ASTM D 5197, ASTM D 5345, and ISO 7708. Test samples shall be taken in not less than one location in each 25,000 square feet (1860 m²) of floor area or in each contiguous floor area.



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ISSUE FOR BZA REVISIONS

DRAWING DATA
 PROJECT: 1342RESIDENCES
 ADDRESS: 1342 EASTERN AVE NE
 WASHINGTON, DC 20019

SHEET SUBMISSION INDEX
 • 20231011_ISSUE FOR BZA REVIEW

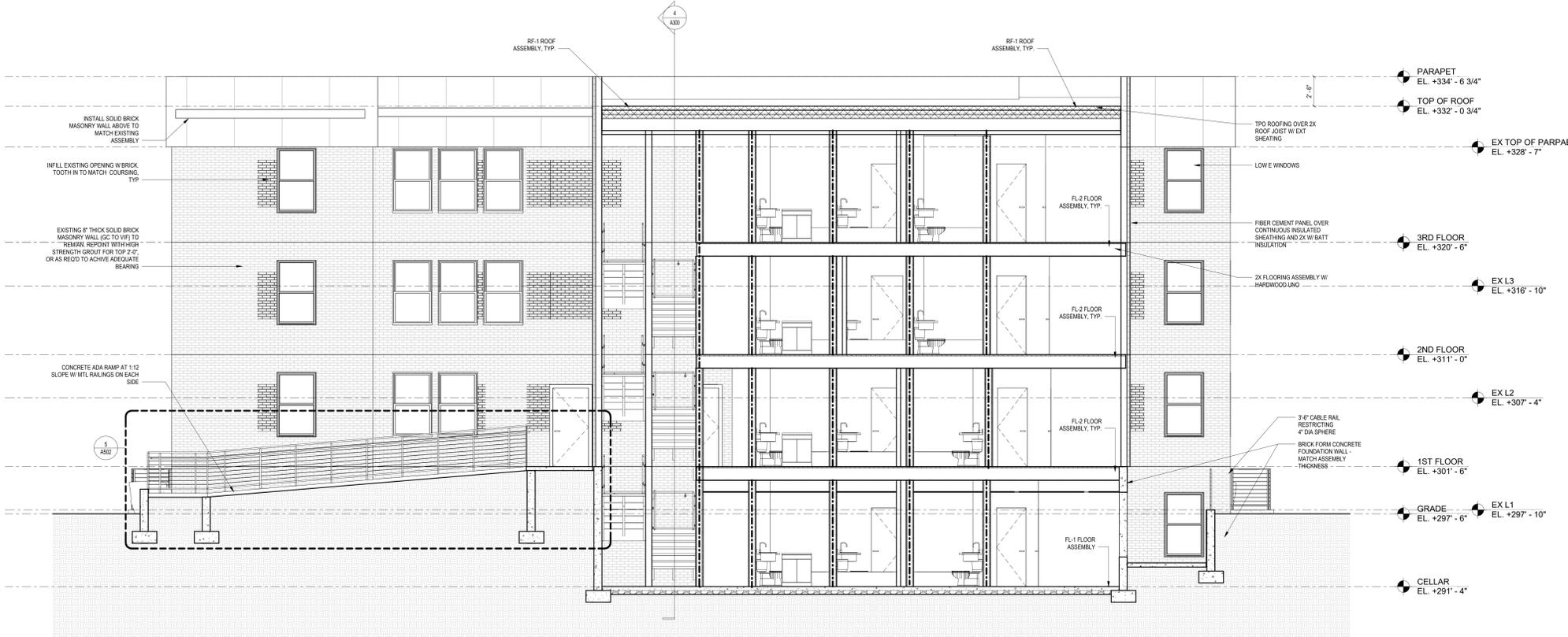
REV. NO.	REVISION	DATE



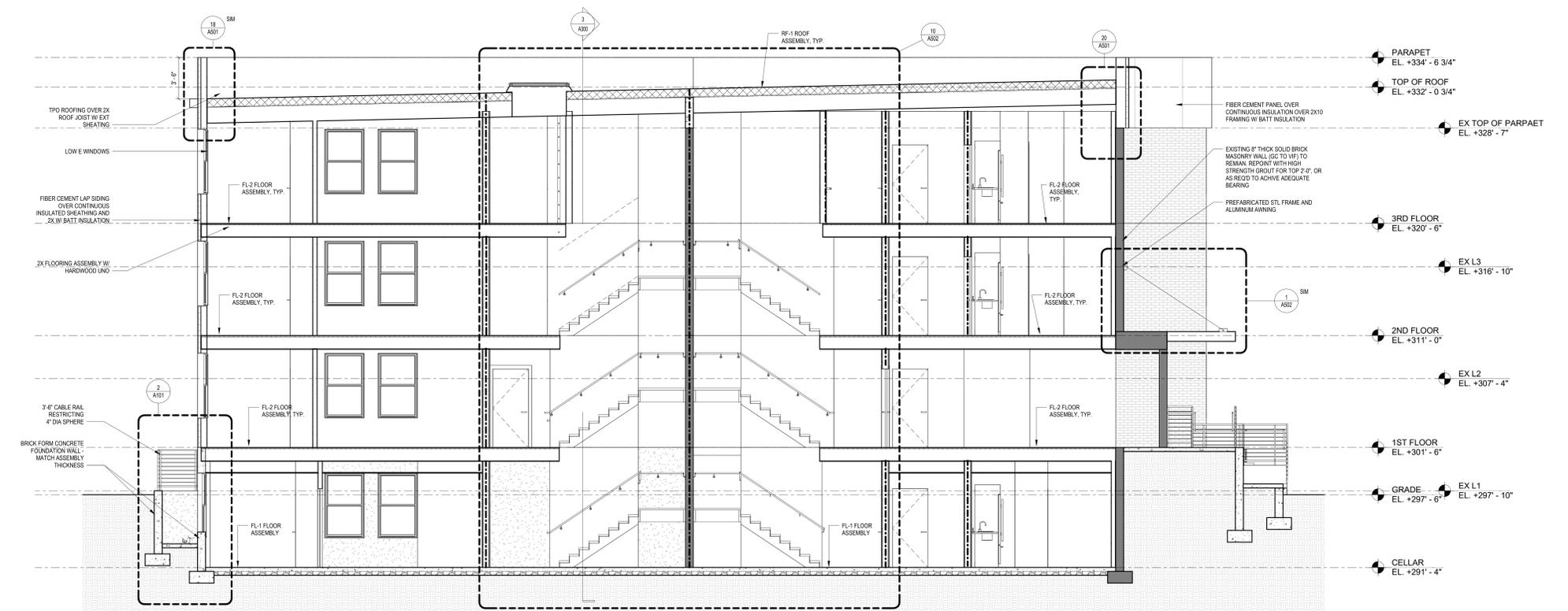
AM RESPONSIBLE FOR DETERMINING THAT THE ARCHITECTURAL DESIGN INCLUDED IN THIS APPLICATION IS IN COMPLIANCE WITH ALL LAWS AND REGULATIONS OF THE DISTRICT OF COLUMBIA. I HAVE PERSONALLY PREPARED, OR DIRECTLY SUPERVISED THE DEVELOPMENT OF THE ARCHITECTURAL DESIGNS INCLUDED IN THIS APPLICATION.

SHEET TITLE: BUILDING SECTIONS
 PROJECT NO: 000000
 DATE ISSUED: 07/24/19
 SCALE: As indicated

A300



3 CROSS SECTION 1
 1/4" = 1'-0"



4 CROSS SECTION 2
 1/4" = 1'-0"

		Green Area Ratio Scoresheet				
★ ★ ★	Address 1342 Eastern Ave NE	Square	Lot	Zone District		
		5172	809	RA-1		
	Other <input type="text"/>	Lot area (sf)	Minimum Score	Multiplier	GAR Score	
	Lot size (enter this value first) *	16,083	0.4	SCORE:	0.400	
Landscape Elements		Square Feet	Factor	Total		
A Landscaped areas (select one of the following for each area)						
1	Landscaped areas with a soil depth < 24"	square feet <input type="text" value="1,437"/>	0.30	431.1		
2	Landscaped areas with a soil depth ≥ 24"	square feet <input type="text" value="299"/>	0.60	179.4		
3	Bioretention facilities	square feet <input type="text" value="289"/>	0.40	115.6		
B Plantings (credit for plants in landscaped areas from Section A)						
1	Groundcovers, or other plants < 2' height	square feet <input type="text"/>	0.20	Native Bonus square feet <input type="text"/>	-	
2	Plants ≥ 2' height at maturity - calculated at 9-sf per plant	# of plants <input type="text" value="780"/>	7020	0.30	# of plants <input type="text" value="780"/>	2,106.0
3	New trees with less than 40-foot canopy spread - calculated at 50 sq ft per tree	# of trees <input type="text" value="4"/>	200	0.50	# of trees <input type="text" value="4"/>	100.0
4	New trees with 40-foot or greater canopy spread - calculated at 250 sq ft per tree	# of trees <input type="text"/>	0	0.60	# of trees <input type="text"/>	-
5	Preservation of existing tree 6" to 12" DBH - calculated at 250 sq ft per tree	# of trees <input type="text"/>	0	0.70	# of trees <input type="text"/>	-
6	Preservation of existing tree 12" to 18" DBH - calculated at 600 sq ft per tree	# of trees <input type="text"/>	0	0.70	# of trees <input type="text"/>	-
7	Preservation of existing trees 18" to 24" DBH - calculated at 1300 sq ft per tree	# of trees <input type="text"/>	0	0.70	# of trees <input type="text"/>	-
8	Preservation of existing trees 24" DBH or greater - calculated at 2000 sq ft per tree	# of trees <input type="text" value="1"/>	2000	0.80	# of trees <input type="text"/>	1,600.0
9	Vegetated wall, plantings on a vertical surface	square feet <input type="text"/>	0.60	square feet <input type="text"/>	-	
C Vegetated or "green" roofs						
1	Over at least 2" and less than 8" of growth medium	square feet <input type="text" value="1,491"/>	0.60	square feet <input type="text"/>	894.6	
2	Over at least 8" of growth medium	square feet <input type="text"/>	0.80	square feet <input type="text"/>	-	
D Permeable Paving***						
1	Permeable paving over 6" to 24" of soil or gravel	square feet <input type="text" value="730"/>	0.40	292.0		
2	Permeable paving over at least 24" of soil or gravel	square feet <input type="text"/>	0.50	-		
E Other						
1	Enhanced tree growth systems***	square feet <input type="text"/>	0.40	-		
2	Renewable energy generation	square feet <input type="text"/>	0.50	-		
3	Approved water features	square feet <input type="text"/>	0.20	-		
F Bonuses		sub-total of sq ft = 13,466				
1	Native plant species	square feet 7,220	0.10	722.0		
2	Landscaping in food cultivation	square feet <input type="text"/>	0.10	-		
3	Harvested stormwater irrigation	square feet <input type="text"/>	0.10	-		
				Green Area Ratio numerator = 6,441		
*** Permeable paving and structural soil together may not qualify for more than one third of the Green Area Ratio score.						
Total square footage of all permeable paving and enhanced tree growth.					292	