

**1106-1112 EASTERN AVE NE
WASHINGTON, DC 20007**

ISSUE FOR BZA

20 FEB 2026

//3877

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SHEET INDEX

SHEET NUMBER	SHEET NAME	ISSUE FOR SCHEMATIC DESIGN 100% - 18 JUL 2025	ISSUE FOR DESIGN DEVELOPMENT 100% - 15 AUG 2025	ISSUE FOR BZA 100% - 22 SEPT 2025	ISSUE FOR PERMIT 100% - 02 JAN 2025
0000	COVER SHEET				
A002	PROJECT INFORMATION				
A003	GENERAL INFORMATION				
A004	ACCESSIBILITY - SANITARY FACILITIES				
A005	ACCESSIBILITY - CIRCULATION				
A007	UNIT MATRIX				
A008	FIRE RATED PENETRATION DETAILS				
A010	WALL FLOORS ROOF				
A020	DOORS AND WINDOWS				
A040	EGRESS AND OCCUPANCY				
A041	EGRESS AND OCCUPANCY				
A042	EGRESS AND OCCUPANCY				
CVI-000	COVER AND GENERAL NOTES SHEET				
CVI-100	EXISTING CONDITIONS				
CVI-101	DC WATER SUPPLEMENTAL INFORMATION				
CVI-110	DEMOLITION PLAN				
CVI-200	SITE PLAN				
CVI-210	PUBLIC SPACE SITE PLAN				
CVI-220	SITE DETAILS				
CVI-300	UTILITY PLAN				
CVI-310	UTILITY PROFILES				
CVI-311	UTILITY PROFILES				
CVI-312	STORM SEWER CONVEYANCE CALCULATIONS				
CVI-320	UTILITY DETAILS				
CVI-321	UTILITY DETAILS				
CVI-330	DC WATER PLUMBING FORMS				
CVI-400	STORMWATER MANAGEMENT PLAN				
CVI-410	STORMWATER MANAGEMENT DETAILS				
CVI-420	BOREXTENTION DETAILS				

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CVI-421	PERMEABLE PAVERS DETAILS				
CVI-422	TREE PLANTING & PRESERVATION DETAILS				
CVI-430	STORMWATER CALCULATIONS				
A006	SEDIMENT CONTROL PLAN				
CVI-510	SEDIMENT CONTROL NOTES AND DETAILS				
CVI-511	SEDIMENT CONTROL NOTES AND DETAILS				
CVI-512	SEDIMENT CONTROL NOTES AND DETAILS				
CVI-520	DOOT TREE PROTECTION NOTES & DETAILS				
CVI-710	GAR SITE PLAN				
CVI-720	GAR PLANTING PLAN				
CVI-721	GAR PLANTING DETAILS				
CVI-730	GAR NOTES AND SPECIFICATIONS				
A050	DEMOLITIONS DRAWINGS				
A051	DEMOLITIONS DRAWINGS				
A052	DEMOLITIONS DRAWINGS				
A053	DEMOLITIONS DRAWINGS				
A055	DEMOLITION ELEVATIONS				
A100	PROPOSED SITE PLAN				
A101	CELLAR - FLOOR PLAN				
A102	LEVEL 1 - FLOOR PLAN				
A103	TYPICAL LEVEL (LEVELS 02-03)				
A150	REFLECTED CEILING PLAN				
A151	REFLECTED CEILING PLAN				
A200	EXTERIOR ELEVATIONS				
A201	EXTERIOR ELEVATIONS				
A300	BUILDING SECTIONS				
A301	BUILDING SECTIONS				
A400	ENLARGED UNIT PLANS				
A401	ENLARGED UNIT PLANS				

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A402	ENLARGED UNIT PLANS				
A404	ENLARGED UNIT PLANS				
A405	ENLARGED UNIT PLANS				
A406	ENLARGED UNIT PLANS				
A407	ENLARGED UNIT PLANS				
A420	ENLARGED KITCHEN AND BATHROOM PLANS				
A421	ENLARGED KITCHEN AND BATHROOM PLANS				
A450	STAIR DETAILS				
A451	STAIR PLANS AND SECTIONS				
A452	STAIR PLANS AND SECTIONS 02				
A453	STAIR AND RAMP PLANS				
A501	TYPICAL DETAILS				
A502	ENLARGED SECTION DETAILS				
S001	FOUNDATION PLAN				
S002	STRUCTURAL PLAN				
S003	STRUCTURAL PLAN				
S004	ROOF STRUCTURAL PLAN				
S005	WIND BRACING PLAN				
S006	SECTIONS				
S007	SECTIONS				
S008	DESIGN NOTES & SCHEDULE				
M000	MECHANICAL COVER SHEET				
M001	MECHANICAL CELLAR FLOOR PLAN				
M002	MECHANICAL FIRST FLOOR PLAN				
M003	MECHANICAL SECOND FLOOR PLAN				
M004	MECHANICAL THIRD FLOOR PLAN				
M005	MECHANICAL ROOF PLAN				
M006	MECHANICAL DETAILS				

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M007	MECHANICAL GREEN NOTE & SCHEDULES				
P000	PLUMBING COVER SHEET				
P001	PLUMBING FLOOR PLANS				
P002	PLUMBING FLOOR PLANS				
P003	PLUMBING FLOOR AND ROOF PLANS				
P004	PLUMBING WATER RISER DIAGRAM				
P005	PLUMBING SANITARY RISER DIAGRAM (1 OF 2)				
P006	PLUMBING STORM AND SANITARY RISER DIAGRAM (2 OF 2)				
E000	ELECTRICAL COVER SHEET				
E001	ELECTRICAL CELLAR FLOOR PLAN				
E002	ELECTRICAL FIRST FLOOR PLAN				
E003	ELECTRICAL SECOND FLOOR PLAN				
E004	ELECTRICAL THIRD FLOOR PLAN				
E005	ELECTRICAL LOAD CALCULATION				
E006	ELECTRICAL LOAD CALCULATION				
E007	ELECTRICAL LOAD CALCULATION				
E008	ELECTRICAL MDP PANELS				
E009	ELECTRICAL PANEL SCHEDULE				

SCOPE OF WORK

SCOPE OF WORK INCLUDES:
 - DEMO OF 20% OF EXTERIOR FACADE AND FULL DEMO OF INTERIORS
 - 47 NEW RESIDENTIAL UNITS, ACCESSORY SPACES, AND NEW ARCHITECTURAL FACADE, INCLUDING INTEGRATION OF EXISTING TO REMAIN FACADE ELEMENTS.

BUILDING DATA

ADDRESS	1106-1112 EASTERN AVE NE	EXISTING BUILDING	3 STORIES+CELLAR
ZONE	RA-1	NUMBER OF STORIES	(1106 EASTERN)
SQUARE, SUFFIX, LOT	5201, 0800 & 1		3 STORIES
WARD	7		(1112 EASTERN)
USE GROUP	RESIDENTIAL R-2	TOTAL BUILDING AREA	3,981.03 (1106 EASTERN)
			3,971.58 (1112 EASTERN)
			7,952.61 COMBINED
DEVELOPMENT STANDARDS		PROPOSED BUILDING ADDITION	3 ABOVE GRADE.
MAX HEIGHT:	40'-0"	NUMBER OF STORIES	+ CELLAR
PROP. HEIGHT:	30'-10"	UNIT COUNT	47 UNITS
MAX % LOT OCCUPANCY:	40% (11,550 SF)		
PROPOSED LOT OCC. %:	36% (10,503.08 SF)		
COMBINED LOT SIZE:	28,887.03 SF		
REQUIRED GAR:	4		
PROPOSED GAR:	4		
UNIT COUNT:	47 UNITS		
FRONT SETBACK:	15 FT	LEVEL S1:	10,503.08 SF
MIN REAR YARD:	20 FT	LEVEL 01:	10,500.05 SF
PROPOSED REAR YARD:	41'-2" FT	LEVEL 02:	10,387.28 SF
SIDE YARD:	8 FT	LEVEL 03:	10,387.28 SF
PROVIDED:	8 FT & 9 FT	TOTAL SF:	31,274.61 SF
			(CELLAR NOT INCLUDED)
COURT REQUIRED:	4MIN FT OF HEIGHT OF COURT NOT LESS THAN 10' WIDE + 10' MIN	PARKING REQUIREMENT REQUIRED:	47 UNITS / 3 +15 REQ.
			14 REQ. (FULL SIZE SPOTS) + 1 ADA REQ.
COURT PROVIDED:	COURT A WIDTH = 46' COURT B WIDTH = 10' - 4.34' COURT C WIDTH = 10' - 0.38' COURT D WIDTH = 46' - 1.38' COURT E WIDTH = 32' - 2.38' COURT F WIDTH = 12' - 11.14' COURT G WIDTH = 32' - 0.34'	PROVIDED:	1 ADA SPACE 14 FULL SIZED SPACES
		15 TOTAL SPACES PROVIDED	
FAR CALCULATION		BIKE REQUIREMENT REQUIRED:	SHORT TERM: 47 UNITS/20+ 2.35 (3 SPOTS) LONG TERM: 47 UNITS/3+ 15.6 (16 SPOTS)
LEVEL 01:	10,500.05 SF	PROVIDED:	SHORT TERM: 3 SPOTS LONG TERM: 16 SPOTS
LEVEL 02:	10,387.28 SF	AUTOMATIC SPRINKLER	YES (PER NFPA 13R)
LEVEL 03:	10,387.28 SF		
TOTAL:	31,274.61 SF		
ALLOWABLE FAR MAX.:	0.9 SF		
IZ FAR MAX.:	1.08 SF		
PROPOSED IZ FAR:	1.08 SF		

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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



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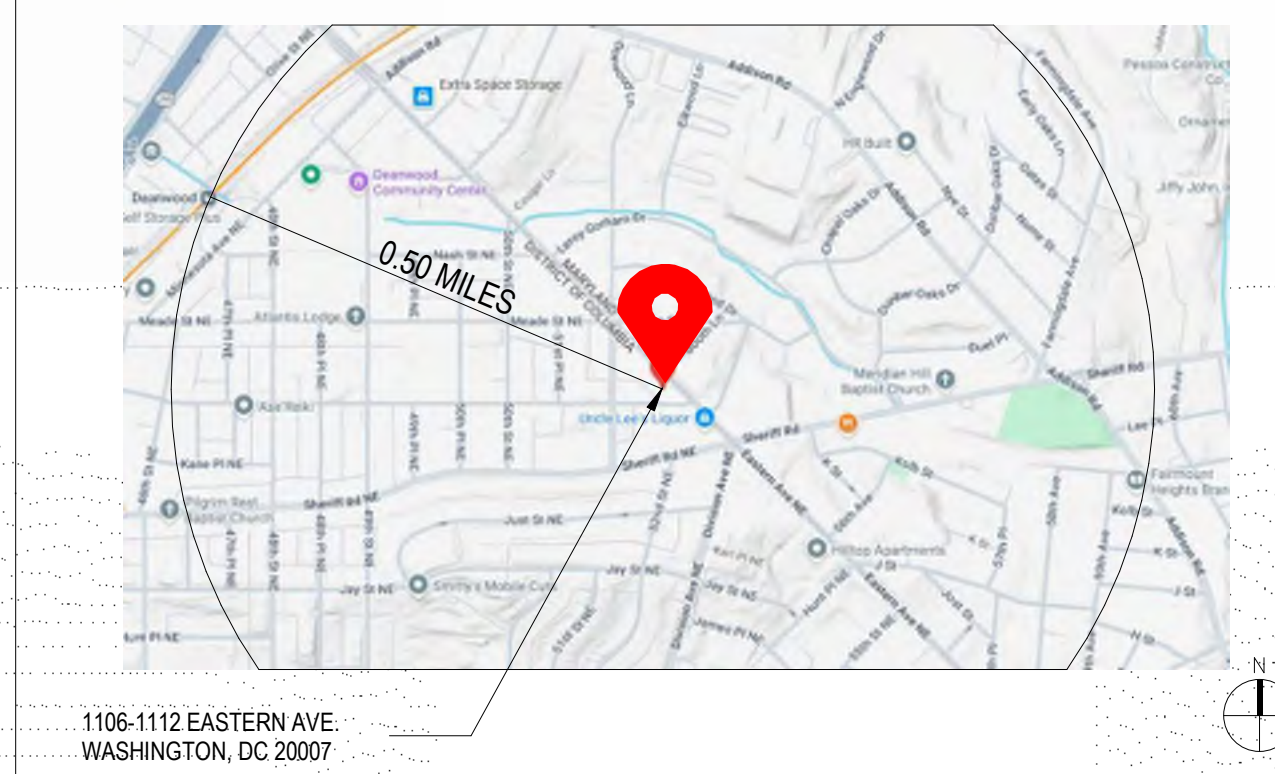
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ZONING MAP



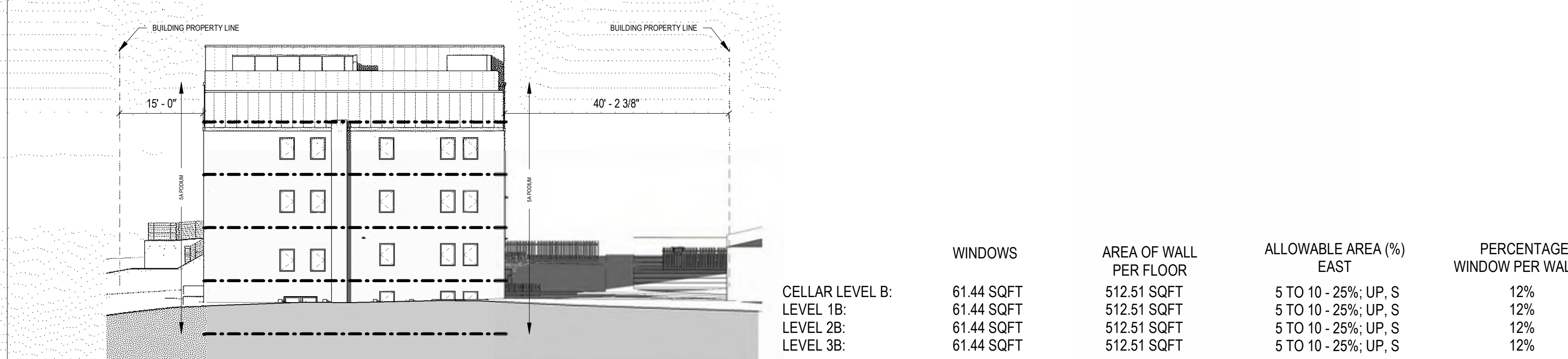
BUILDING LOCATION



OPENING PROJECTION



ELEVATION A - OPENINGS 1/16" = 1'-0"	WINDOWS		ALLOWABLE AREA (%) SOUTH	PERCENTAGE OF WINDOW PER WALL FACE
	AREA OF WALL PER FLOOR	PERCENTAGE OF WINDOW PER WALL FACE		
CELLAR LEVEL B & CELLAR LEVEL A	274.37 SQFT	2307.85 SQFT	15 TO 20 - 75%; UP, S	12%
LEVEL 1B & LEVEL 1A	367.34 SQFT	2307.85 SQFT	15 TO 20 - 75%; UP, S	16%
LEVEL 2B & LEVEL 2A	315.17 SQFT	2307.85 SQFT	15 TO 20 - 75%; UP, S	14%
LEVEL 3B & LEVEL 3A	315.17 SQFT	2307.85 SQFT	15 TO 20 - 75%; UP, S	14%



ELEVATION D - OPENINGS 1/16" = 1'-0"	WINDOWS		ALLOWABLE AREA (%) EAST	PERCENTAGE OF WINDOW PER WALL FACE
	AREA OF WALL PER FLOOR	PERCENTAGE OF WINDOW PER WALL FACE		
CELLAR LEVEL B:	61.44 SQFT	512.51 SQFT	5 TO 10 - 25%; UP, S	12%
LEVEL 1B:	61.44 SQFT	512.51 SQFT	5 TO 10 - 25%; UP, S	12%
LEVEL 2B:	61.44 SQFT	512.51 SQFT	5 TO 10 - 25%; UP, S	12%
LEVEL 3B:	61.44 SQFT	512.51 SQFT	5 TO 10 - 25%; UP, S	12%

BUILDING INFORMATION

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

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

CONSTRUCTION TYPE V-A (see note d)

BUILDING ELEMENT	REQUIRED	PROVIDED
PRIMARY STRUCTURAL FRAME ¹	1 ^b	1
EXTERIOR BEARING WALLS ¹	1	1
INTERIOR BEARING WALLS	1	1
EXTERIOR NONBEARING WALLS/PARTITIONS	Per Table 602	
INTERIOR NONBEARING WALLS/PARTITIONS ²	0	0
FLOOR CONSTRUCTION AND ASSOC. SECONDARY MEMBERS (See Section 202)	1	1
ROOF CONSTRUCTION AND ASSOC. SECONDARY MEMBERS (See Section 202)	1 ^{b, c}	1

- 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.

2017 DCBC BUILDING SIZE

USE GROUP	CONSTRUCTION TYPE	STORIES	AREA	SPRINKLERED
R-2	V-A	4	41,783.1 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 706.4
 FIRE WALL FIRE-RESISTANCE RATINGS

GROUP	REQUIRED	PROVIDED
R-2	3 ^a	N/A

- In Type II or V construction, walls shall be permitted to have a 2-hour fire-resistance rating.
- For Group H-1, H-2, or H-3 buildings, also see section 415.6 and 415.7.

INTERIOR IDENTIFICATION

(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

STAIRWAY EXAMPLE

2017 DFCF 509.1: Identification. Fire protection equipment shall be identified in an approved manner. Rooms containing controls for air-conditioning systems, sprinkler risers and valves, or other fire detection, suppression or control elements shall be identified for the use of the fire department. Approved signs required to identify fire protection equipment and equipment location shall be constructed of durable materials, permanently installed and readily visible.

2017 DFCF 605.3.1: Labeling. Doors into electrical control panel rooms shall be marked with a plainly visible and legible sign stating ELECTRICAL ROOM or similar approved wording.

ISSUE FOR BZA

DRAWING DATA

PROJECT: **EASTERN AVE NE RESIDENCES**
 ADDRESS: **1106-1112 EASTERN AVE NE WASHINGTON, DC 20007**

SHEET

UNIT MATRIX SCHEDULE		
Level	NAME	AREA
CELLAR LEVEL A		
CELLAR LEVEL A	UNIT 1 (BR1)	766 SF
CELLAR LEVEL A	UNIT 2 (BR2)	739 SF
CELLAR LEVEL A	UNIT 3 (BR3)	814 SF
CELLAR LEVEL A	UNIT 4 (BR4)	750 SF
CELLAR LEVEL A	UNIT 5 (BR5)	750 SF
CELLAR LEVEL A	UNIT 6 (BR1)	448 SF
CELLAR LEVEL A	UNIT 7 (BR2)	481 SF
CELLAR LEVEL A	UNIT 8 (BR6)	811 SF
CELLAR LEVEL A	UNIT 9 (BR7)	752 SF
CELLAR LEVEL A	UNIT 10 (BR6)	744 SF
CELLAR LEVEL A	UNIT 11 (BR6)	764 SF
		7,821 SF
LEVEL 01A		
LEVEL 01A	UNIT 12 (BR1)	766 SF
LEVEL 01A	UNIT 14 (BR3)	814 SF
LEVEL 01A	UNIT 15 (3BR11)	725 SF
LEVEL 01A	UNIT 16 (2BR1 ADA)	479 SF
LEVEL 01A	UNIT 17 (3BR1 ADA)	758 SF
LEVEL 01A	UNIT 18 (2BR2)	446 SF
LEVEL 01A	UNIT 19 (2BR1)	466 SF
LEVEL 01A	UNIT 20 (3BR6)	812 SF
LEVEL 01A	UNIT 21 (3BR12)	735 SF
LEVEL 01A	UNIT 22 (3BR13)	735 SF
LEVEL 01A	UNIT 23 (BR9)	762 SF
		7,499 SF
LEVEL 02A		
LEVEL 02A	UNIT 24 (3BR1)	766 SF
LEVEL 02A	UNIT 26 (3BR3)	814 SF
LEVEL 02A	UNIT 27 (3BR4)	762 SF
LEVEL 02A	UNIT 28 (2BR3)	472 SF
LEVEL 02A	UNIT 29 (3BR5)	773 SF
LEVEL 02A	UNIT 30 (2BR4)	472 SF
LEVEL 02A	UNIT 31 (2BR1)	466 SF
LEVEL 02A	UNIT 32 (3BR6)	811 SF
LEVEL 02A	UNIT 33 (3BR7)	763 SF
LEVEL 02A	UNIT 35 (3BR5)	764 SF
		6,864 SF
LEVEL 03A		
LEVEL 03A	UNIT 36 (3BR1)	766 SF
LEVEL 03A	UNIT 37 (3BR6)	746 SF
LEVEL 03A	UNIT 38 (3BR3)	814 SF
LEVEL 03A	UNIT 39 (3BR4)	762 SF
LEVEL 03A	UNIT 41 (3BR5)	773 SF
LEVEL 03A	UNIT 42 (2BR4)	472 SF
LEVEL 03A	UNIT 43 (2BR1)	466 SF
LEVEL 03A	UNIT 44 (3BR6)	811 SF
LEVEL 03A	UNIT 46 (3BR9)	764 SF
LEVEL 03A	UNIT 47 (3BR8)	749 SF
		7,124 SF
		29,308 SF

IZ CALCULATIONS

REQ. BZA SQUAREFOOTAGE CALCS:
5,199.63 SF OF IZ BONUS DENSITY USED @ 75%= 3,899.72
TOTAL GROSS FLOOR AREA IS 31,274.61 SF @10%= **3,127.46 SF**

REQUIRED UNIT SIZES FOR IZ

3 BED UNITS: 27,790/37=751.08 (AVERAGE) x .98=736.058
2 BED UNITS: 5,259/11=478.09 (AVERAGE) x .98=468.528

IZ ROOM MATRIX SCHEDULE		
LEVEL	NAME	AREA
LEVEL 01A		
LEVEL 01A	UNIT 13 IZ (3BR10)	750 SF
		750 SF
LEVEL 02A		
LEVEL 02A	UNIT 25 IZ (3BR2)	746 SF
LEVEL 02A	UNIT 34 IZ (3BR8)	750 SF
		1,496 SF
LEVEL 03A		
LEVEL 03A	UNIT 40 IZ (2BR3)	472 SF
LEVEL 03A	UNIT 45 IZ (3BR7)	763 SF
		1,235 SF
		3,481 SF



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ISSUE FOR BZA

DRAWING DATA

PROJECT: **EASTERN AVE NE RESIDENCES**
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SHEET SUBMISSION INDEX

- 100% SCHEMATIC DESIGN - 18 JUL 2025
- 100% DESIGN DEVELOPMENT - 15 AUG 2025
- 100% BZA - 22 SEP 2025
- 100% ISSUE FOR PERMIT - 02 JAN 2025

REV NO. REVISION DATE

SEAL & SIGNATURE:

I 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: UNIT MATRIX

PROJECT NO: 2025.76

SCALE:

A007

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ISSUE FOR BZA

DRAWING DATA

PROJECT: **EASTERN AVE NE RESIDENCES**
 ADDRESS: **1106-1112 EASTERN AVE NE WASHINGTON, DC 20007**

SHEET SUBMISSION INDEX

- 100% SCHEMATIC DESIGN - 18 JUL 2025
- 100% DESIGN DEVELOPMENT - 15 AUG 2025
- 100% BZA - 22 SEP 2025
- 100% ISSUE FOR PERMIT - 02 JAN 2026

REV NO.	REVISION	DATE
1	PERMIT REV RD 1	20 FEB 2026

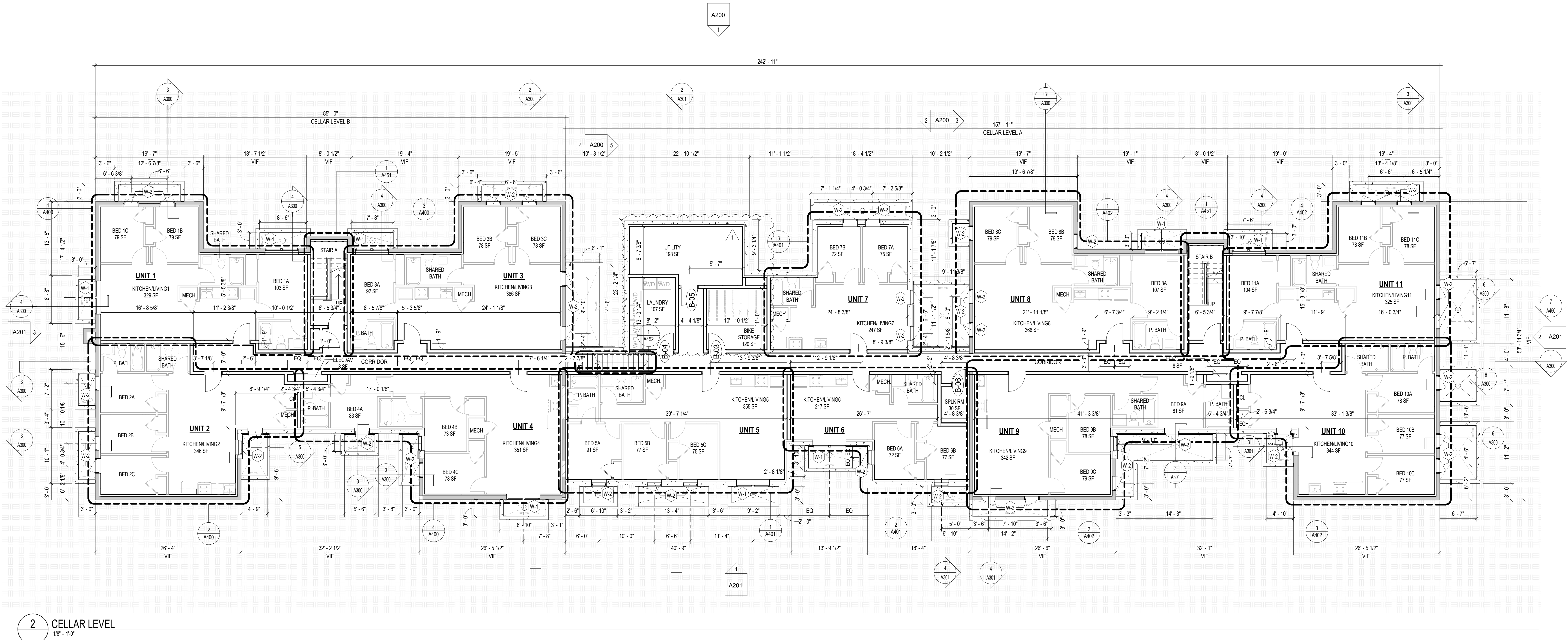
SEAL & SIGNATURE:

I 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: CELLAR - FLOOR PLAN
 PROJECT NO: 2025.76

SCALE: As indicated

A101



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 450-450
 CLASS C - FLAME SPREAD INDEX 76-200; SMOKE-DEVELOPED INDEX 450-450
 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
 CLASS C INTERIOR FINISH MATERIALS SHALL BE PERMITTED FOR WAINSCOTTING 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 903.12.1
 B. IN OTHER THAN GROUP I-3 OCCUPANCIES IN BUILDINGS LESS THAN THREE STORES 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 ENCLOSED 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.

CONSTRUCTION GENERAL NOTES

1. ALL DIMENSIONS TO FINISH FACE, U.N.O.
 2. ALL INTERIOR PARTITIONS TO BE TYPE A, U.N.O. SEE SHEET A010 FOR PARTITION SCHEDULE
 3. ALL INTERIOR WALLS TO BE PAINTED, U.N.O.
 4. ALL CEILINGS TO BE 6" CWB - PAINTED - FLAT FINISH
 5. ALL WALLS TO BE PAINTED - EGGSHELL FINISH
 6. REPAIR ALL WALLS EXISTING TO REMAIN AS REQUIRED
 7. PROVIDE ARC-FALLT PROTECTION FOR ALL LIVING SPACE OUTLETS TO COMPLY WITH SECTION 906. AREAS TO HAVE FIRE EXTINGUISHERS AS FOLLOWS: EA
 8. GC TO VERIFY INSULATION OF EXISTING EXTERIOR WALLS TO REMAIN MEETS R8/13 ACCORDING TO 2017 IECC 402.1.1
 9. GC TO PROVIDE EXTERIOR SIGNAGE PER 2017 DCBC 501.2
 10. THERMAL ENVELOP. IN ACCORDANCE WITH 2017 IECC 402.1.2
 11. GC TO PROVIDE NO FEWER THAN ONE APPROVED PORTABLE FIRE EXTINGUISHERS IN ACCORDANCE WITH SECTION 906. AREAS TO HAVE FIRE EXTINGUISHERS AS FOLLOWS: EA
 12. STARWAY FLOOR LEVEL, STORAGE AND CONSTRUCTION SHED, WHERE SPECIAL HAZARDS EXIST. SEE PLAN FOR FIRE EXTINGUISHER IF LOCATIONS
 13. GC TO PROVIDE PORTABLE FIRE EXTINGUISHERS IN ALL KITCHEN AREAS, (F/E) CLASS A RATING TYPE, 2.5 LB 6"x4"x16"; HARDWARE INSTALLED AT 48" AFF. MAX.
 14. 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 (89 KN)

16. GRAB BARS, SHOWER SEATS AND DRESSING ROOM BENCH SEATS SHALL BE DESIGNED TO RESIST A SINGLE CONCENTRATED LOAD OF 200 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
 17. ALL WE AREAS TO BE PAINTED WITH SHERWIN WILLIAMS EMERALD INTERIOR PAINT, SEMI-GLOSS. PRODUCT NUMBER: K89W0051 (OR SIMILARY). PAINT OFFERS WASHABILITY, PREVENTS STAINS FROM PENETRATING, AND CONTAINS PROPERTIES THAT INHIBIT THE GROWTH OF MOLD AND MILDEW ON THE SURFACE
 18. FRONT LOAD WASHER/DRYER COMBO UNIT. UNIT TO MEET REQUIREMENTS OF 2017 ICC SECTION 611
 19. GC TO PROVIDE EXTERIOR SIGNAGE PER 2017 DCBC 501.2
 20. 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

21. 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.
 22. FRONT LOAD WASHER/DRYER COMBO UNIT. UNIT TO MEET REQUIREMENTS OF 2017 ICC SECTION 611
 23. GC TO PROVIDE EXTERIOR SIGNAGE PER 2017 DCBC 501.2
 24. LL CLOTHES WASERS ARE REQUIRED TO BE ENERGY STAR CERTIFIED.



FINISH SCHEDULE

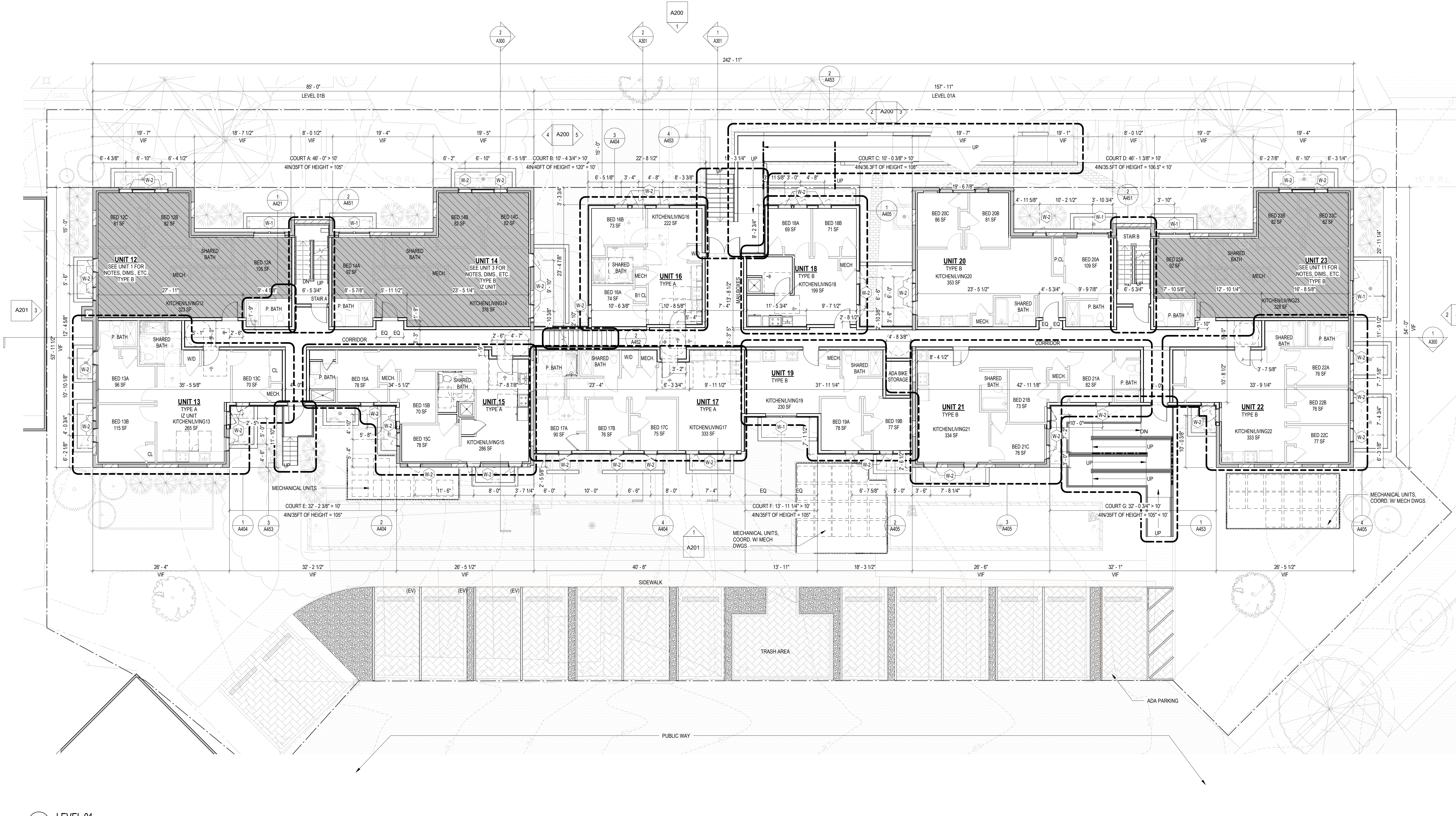
FINISH NO.	DESCRIPTION
LVT-01	LUXURY VINYL TILE
PT-01	GENERAL WALL PAINT NOTE: ALL (100%) OF PAINTS USED ON THIS PROJECT SHALL BE LOW VOC. BATH CEILING: SEMI-GLOSS GENERAL CEILING: FLAT WALLS: SATIN TBM: SEMI-GLOSS
SF-01	MINCEY MARBLE SHOWER SURROUND
TL-01	TILE FLOORING - 12"x24"
TL-1B	MATCHING BASE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

*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 FLOORING. ACUSTICAL CEILING TILES AND WALL SYSTEMS AND INSULATION SHALL HAVE A TOTAL VOLATILE ORGANIC COMPOUNDS (TVOC) EMISSION LIMIT OF 7,500 UGM/M³. THE TEST METHODOLOGY USED TO DETERMINE COMPLIANCE SHALL BE FROM COPHEN/STANDARD METHOD V.1.1. THE EMISSIONS TESTING SHALL BE PERFORMED BY A LABORATORY THAT HAS THE COPHEN/STANDARD METHOD V.1.1 TEST METHODOLOGY IN THE SCOPE OF ITS ISO 17025 ACCREDITATION.
 *A108.3 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 6198, ASTM D 6496, ASTM D 6197, ASTM D 6345, AND ISO 7708. TEST SAMPLES SHALL BE TAKEN IN NOT LESS THAN ONE LOCATION IN EACH 25,000 SQUARE FEET (1868 M²) OF FLOOR AREA OR IN EACH CONTIGUOUS FLOOR AREA.

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

TYPICAL PARTITION TYPE FRAMING NOTES:

ALL PARTITIONS TO MEET SCHEDULE BELOW UNLESS NOTED OTHERWISE:
 EXISTING EXTERIOR FOUNDATION WALLS: W13
 NEW EXTERIOR FOUNDATION WALLS: W41
 TYPICAL UNIT INTERIOR WALLS: A4
 TYPICAL UNIT BATHROOM WALLS: A41
 NOTE: INCLUDE CEMENT BO FOR TILE INSTALL
 TYPICAL UNIT UTILITY CLOSET WALLS: A41
 TYPICAL UNIT LAUNDRY CLOSET WALLS: A41
 TYPICAL UNIT CORRIDOR CEILING WALLS: A41
 TYPICAL ONE SIDED WALLS AT WALLS: B41
 ABOVE GRADE EXTERIOR WD WALLS: W42
 ABOVE GRADE EXIST. MASONRY WALLS: W12



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ISSUE FOR BZA

DRAWING DATA
 PROJECT: **EASTERN AVE NE RESIDENCES**
 ADDRESS: **1106-1112 EASTERN AVE NE WASHINGTON, DC 20007**

- SHEET SUBMISSION INDEX**
- 100% SCHEMATIC DESIGN - 18 JUL 2025
 - 100% DESIGN DEVELOPMENT - 15 AUG 2025
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REV NO.	REVISION	DATE
1	PERMIT REV RD 1	20 FEB 2026

SEAL & SIGNATURE:

2 LEVEL 01
 1/8" = 1'-0"

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 450-450
 CLASS C = FLAME SPREAD INDEX 76-200; SMOKE-DEVELOPED INDEX 450-450
 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 WAINSCOTTING OR PANELING OF NOT MORE THAN 1,000 SQUARE FEET OF APPLIED SURFACE AREA IN THE GRANDE LOBBY WHERE APPLIED DIRECTLY TO A NONCOMBUSTIBLE BASE OR OVER FURRING STRIPS APPLIED TO A NONCOMBUSTIBLE BASE AND FIREBLOCKED AS REQUIRED BY SECTION 903.12.1.
 B. IN OTHER THAN GROUP I-3 OCCUPANCIES IN BUILDINGS LESS THAN THREE STORES 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.
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CONSTRUCTION GENERAL NOTES

- ALL DIMENSIONS TO FINISH FACE, U.N.O.
- ALL INTERIOR PARTITIONS TO BE TYPE A, U.N.O. SEE SHEET A010 FOR PARTITION SCHEDULE
- ALL INTERIOR WALLS TO BE PAINTED, U.N.O.
- ALL CEILINGS TO BE 5/8" CWB - PAINTED - FLAT FINISH
- ALL WALLS TO BE PAINTED - EGGSHELL FINISH
- REPAIR ALL WALLS EXISTING TO REMAIN AS REQUIRED
- PROVIDE ARC-FALLT PROTECTION FOR ALL LIVING SPACE OUTLETS TO COMPLY
- ALL FLOORING TO BE LVT OR SIMILAR SPECIFIED BY OWNER, U.N.O.
- 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 ENVELOPE IN ACCORDANCE WITH 2017 IECC 402.1.2
- 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) LOCATIONS
- GC TO PROVIDE PORTABLE FIRE EXTINGUISHERS IN ALL KITCHEN AREAS, (F) CLASS A RATING TYPE, 2.5 LB 6"x4"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) (0.73 kN/m).
- HANDRAILS AND GUARDS SHALL BE DESIGNED TO RESIST A CONCENTRATED LOAD OF 200 POUNDS (0.89 kN)

- 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
- ALL WE AREAS TO BE PAINTED WITH SHERWIN WILLIAMS EMERALD INTERIOR PAINT, SEMI-GLOSS, PRODUCT NUMBER: K89W0051 (OR SIMILAR), 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
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FINISH SCHEDULE

FINISH NO.	DESCRIPTION
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PT-01	GENERAL WALL PAINT NOTE: ALL (100%) OF PAINTS USED ON THIS PROJECT SHALL BE LOW VOC. BATH CEILING: SEMI-GLOSS GENERAL CEILING: FLAT WALLS: SATIN TBM: SEMI-GLOSS
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TL-01	TILE FLOORING - 12"x24"
TL-1B	MATCHING BASE TILE

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I 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: LEVEL 1 - FLOOR PLAN
 PROJECT NO: 2025.76

SCALE: As indicated

A102