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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 2025

REV NO. REVISION DATE

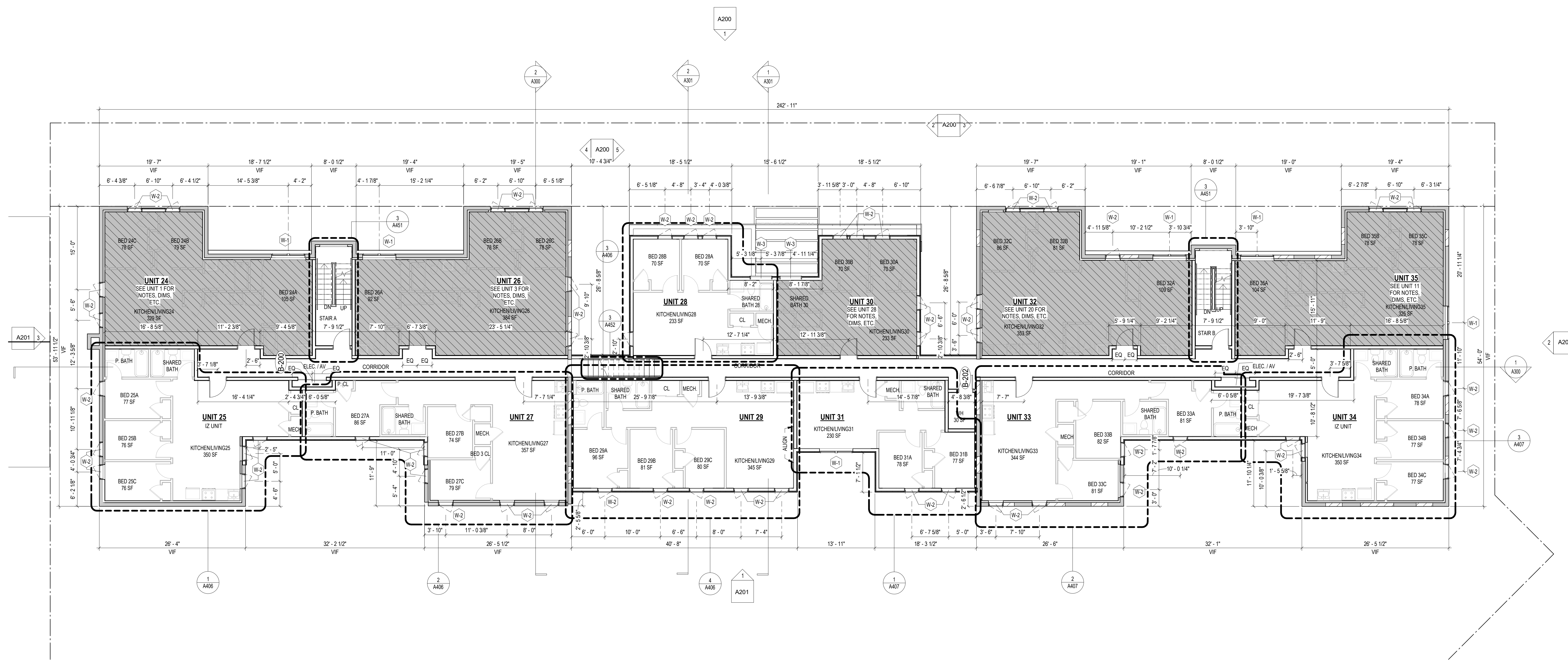
SEA & SIGNATURE:

SHEET TITLE: **TYPICAL LEVEL (LEVELS 02-03)**

PROJECT NO: 2025.76

SCALE: As indicated

A103



2
TYPICAL LEVEL (LEVELS 02-03)
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 0-450
CLASS C = FLAME SPREAD INDEX 76-200; SMOKE-DEVELOPED INDEX 0-450
OCCUPANCY GROUP A-2, SPRINKLERED (MOST RESTRICTIVE)
INTERIOR EXIT STAIRWAYS, INTERIOR EXIT RAMPS AND EXIT PASSAGEWAYS: CLASS B
CORRIDORS AND ENCLOSURE FOR EXIT ACCESS STAIRWAYS AND EXIT ACCESS RAMPS:
CLASS B ROOMS AND ENCLOSED SPACES: CLASS C
A. CLASS C INTERIOR FINISH MATERIALS SHALL BE PERMITTED FOR WANSICOTTING 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 803.12.1
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.
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

- 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 6" 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 WITH SECTION 906
- GC TO VERIFY INSULATION OF EXISTING EXTERIOR WALLS TO REMAIN MEETS R8/13 ACCORDING TO 2017 IECC 402.1.1
- ALL FLOORING TO BE LVT OR SIMILAR SPECIFIED BY OWNER, U.N.O.
- 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.
- 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)
- 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 WEI 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
- FRONT LOAD WASHER/DRYER COMBO UNIT. UNIT TO MEET REQUIREMENTS OF 2017 ICC SECTION 611
- GC TO PROVIDE EXTERIOR SIGNAGE PER 2017 DCBC 501.2
- 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

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

FINISH SCHEDULE

- 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.
- FRONT LOAD WASHER/DRYER COMBO UNIT. UNIT TO MEET REQUIREMENTS OF 2017 ICC SECTION 611
- GC TO PROVIDE EXTERIOR SIGNAGE PER 2017 DCBC 501.2
- 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

FINISH SCHEDULE

*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. 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 (TVOC) EMISSION LIMIT OF 7,500 UG/M³. THE TEST METHODOLOGY USED TO DETERMINE COMPLIANCE SHALL BE FROM COPHENL/STANDARD METHOD V.1.1. THE EMISSIONS TESTING SHALL BE PERFORMED BY A LABORATORY THAT HAS THE COPHENL/STANDARD METHOD V.1.1 TESTING 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 5496, 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 (1868 M²) OF FLOOR AREA OR IN EACH CONTIGUOUS FLOOR AREA.

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: **TYPICAL LEVEL (LEVELS 02-03)**

PROJECT NO: 2025.76

SCALE: As indicated

A103

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SHEET SUBMISSION INDEX
• 100% SCHEMATIC DESIGN - 18 JUL 2025
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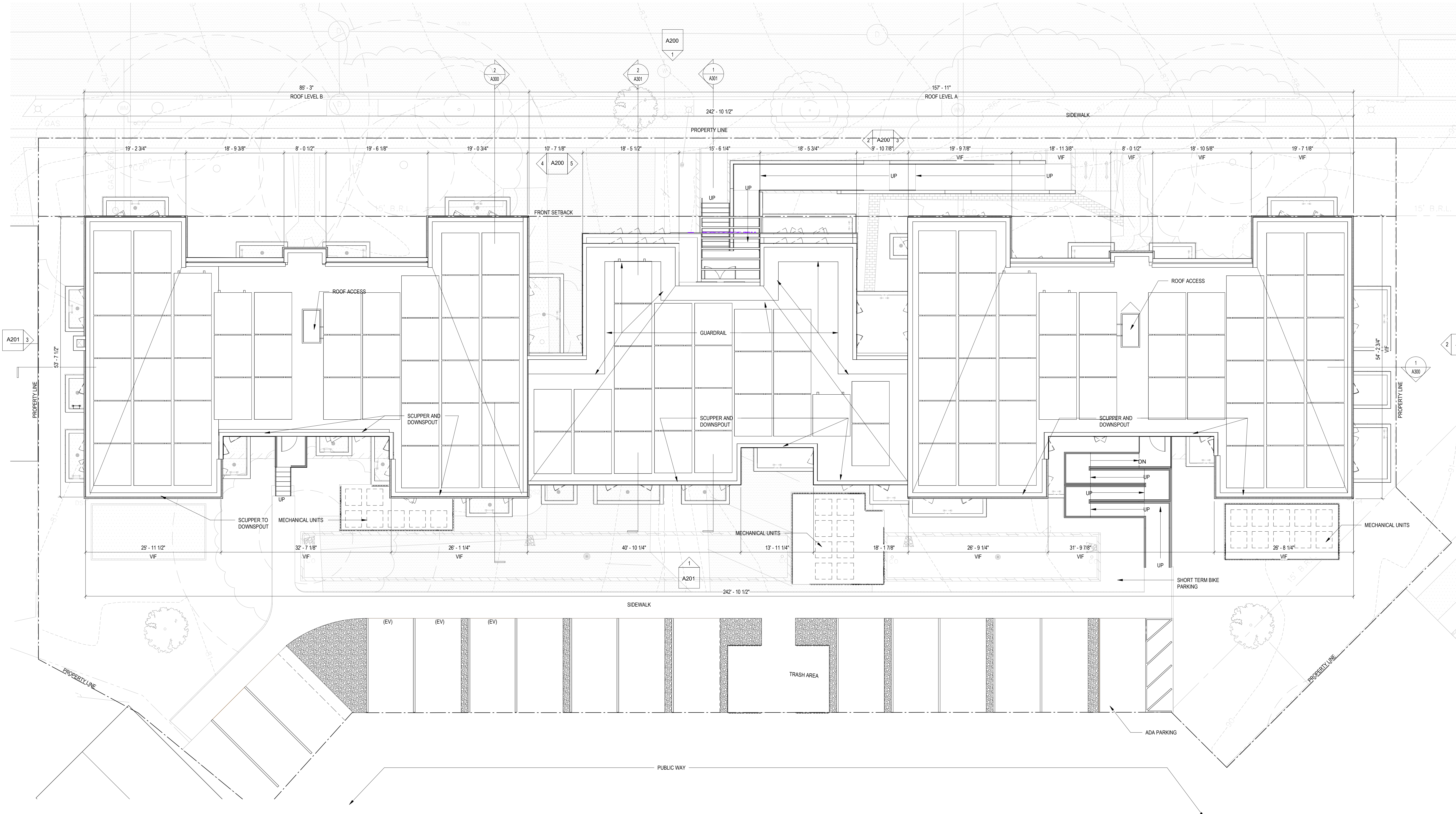
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SHEET TITLE: **ROOF FLOOR PLAN**
PROJECT NO: 2025.76

SCALE: As indicated

A104



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

INTERIOR FINISHES (PER DCBC TABLE 803.11)

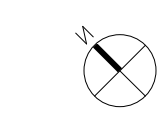
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CLASS B = FLAME SPREAD INDEX 26-75; SMOKE-DEVELOPED INDEX 0-450
CLASS C = FLAME SPREAD INDEX 76-200; SMOKE-DEVELOPED INDEX 0-450
OCCUPANCY GROUP A-2, SPRINKLERED (MOST RESTRICTIVE)
INTERIOR EXIT STAIRWAYS, INTERIOR EXIT RAMPS AND EXIT PASSAGEWAYS, CLASS B
CORRIDORS AND ENCLOSURE FOR EXIT ACCESS STAIRWAYS AND EXIT ACCESS RAMPS:
CLASS B ROOMS AND ENCLOSED SPACES: CLASS C
A. CLASS C INTERIOR FINISH MATERIALS SHALL BE PERMITTED FOR 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 5/8" GWB - PAINTED - FLAT FINISH
5. ALL WALLS TO BE PAINTED - EGGSHELL FINISH
6. REPAIR ALL WALLS EXISTING TO REMAIN AS REQUIRED
7. PROVIDE ARC-FAULT PROTECTION FOR ALL LIVING SPACE OUTLETS TO COMPLY WITH SECTION 908.4.1
8. GC TO VERIFY INSULATION OF EXISTING EXTERIOR WALLS TO REMAIN MEETS R8/13 ACCORDING TO 2017 IECC 402.1.1
9. AIR LEAKAGE RATE NOT TO EXCEED 3 AIR CHANGES PER HOUR. GC TO TEST BUILDING THERMAL ENVELOP. IN ACCORDANCE WITH 2017 IECC 402.1.2
10. 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
11. GC TO PROVIDE PORTABLE FIRE EXTINGUISHERS IN ALL KITCHEN AREAS, (F E) CLASS A RATING TYPE, 2.5 LB 6"x16", HARDWARE INSTALLED AT 48" AFF. MAX.
12. HANDRAILS AND GUARDS SHALL BE DESIGNED TO RESIST A LINEAR LOAD OF 50 POUNDS PER LINEAR FOOT (PLF) (0.73 KNM)
13. HANDRAILS AND GUARDS SHALL BE DESIGNED TO RESIST A CONCENTRATED LOAD OF 200 POUNDS (0.89 KN)

15. GRAB BARS, SHOWER SEATS AND DRESSING ROOM BENCH SEATS SHALL BE DESIGNED TO RESIST A SINGLE CONCENTRATED LOAD OF 200 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
16. 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 WEI AREAS TO BE PAINTED WITH SHERWIN WILLIAMS EMERALD INTERIOR PAINT, SEMI-GLOSS, PRODUCT NUMBER: K38W0051 (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 IN 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.



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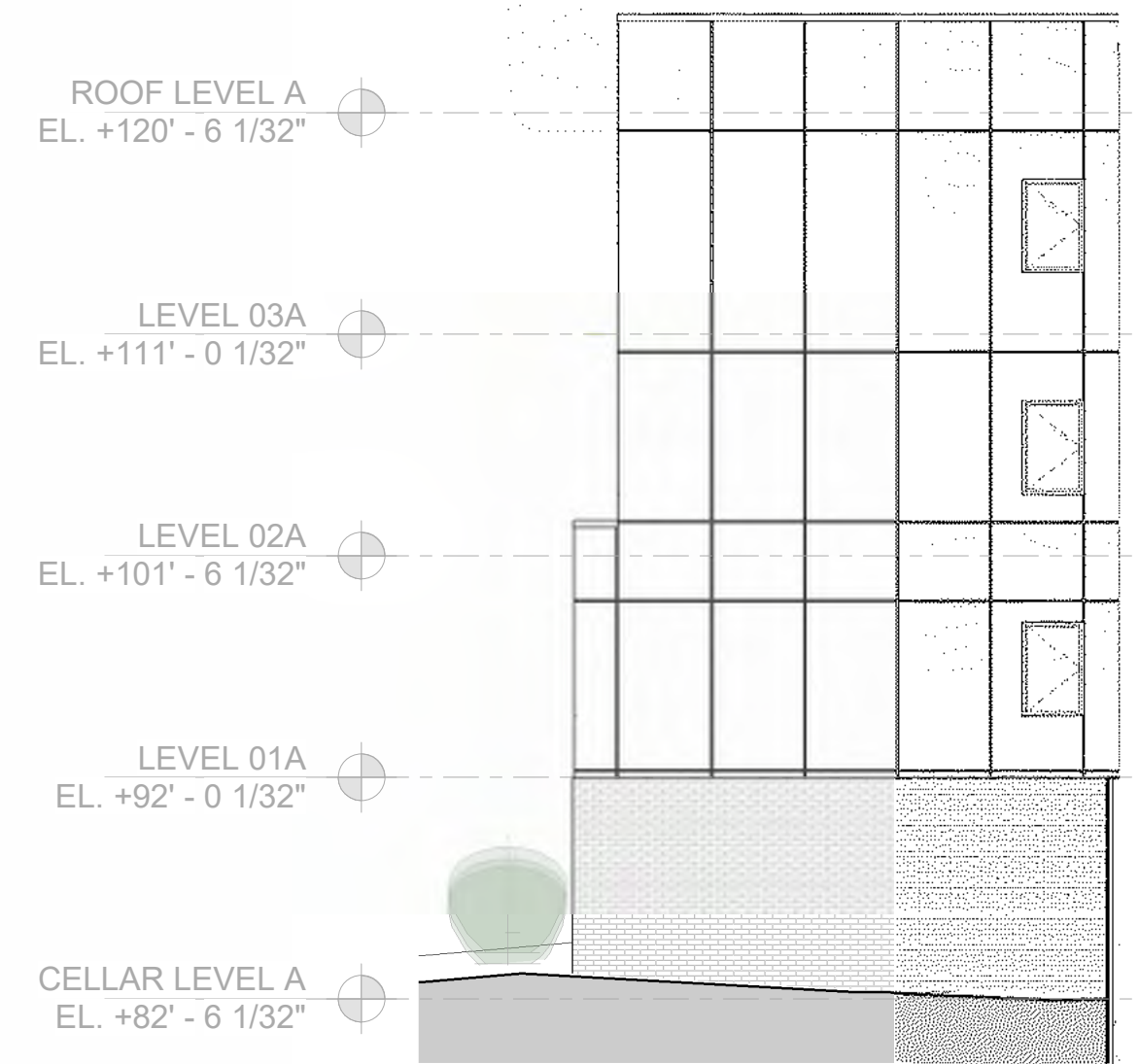
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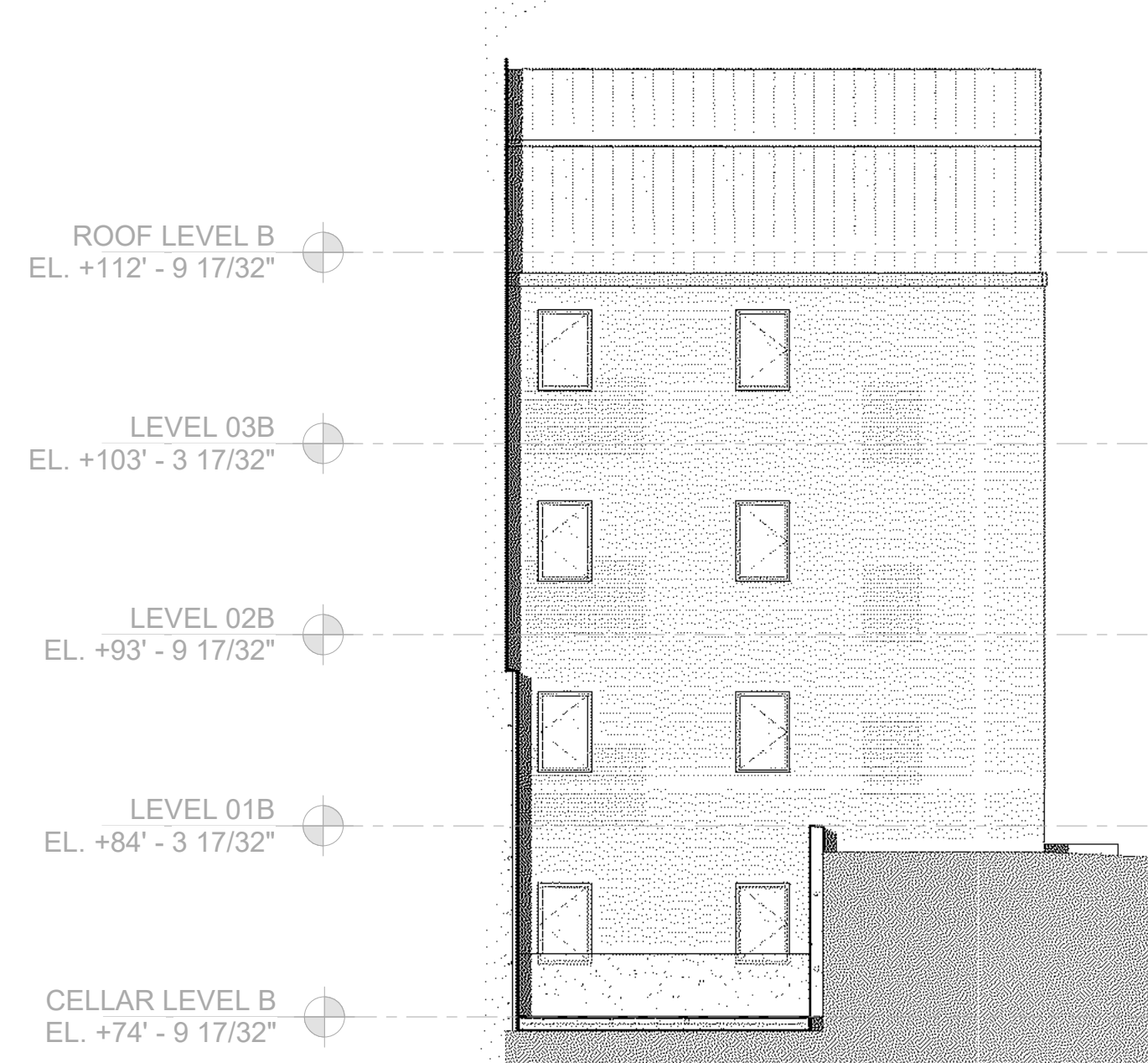
SHEET TITLE: EXTERIOR ELEVATIONS
 PROJECT NO: 2025.76

SCALE: As indicated

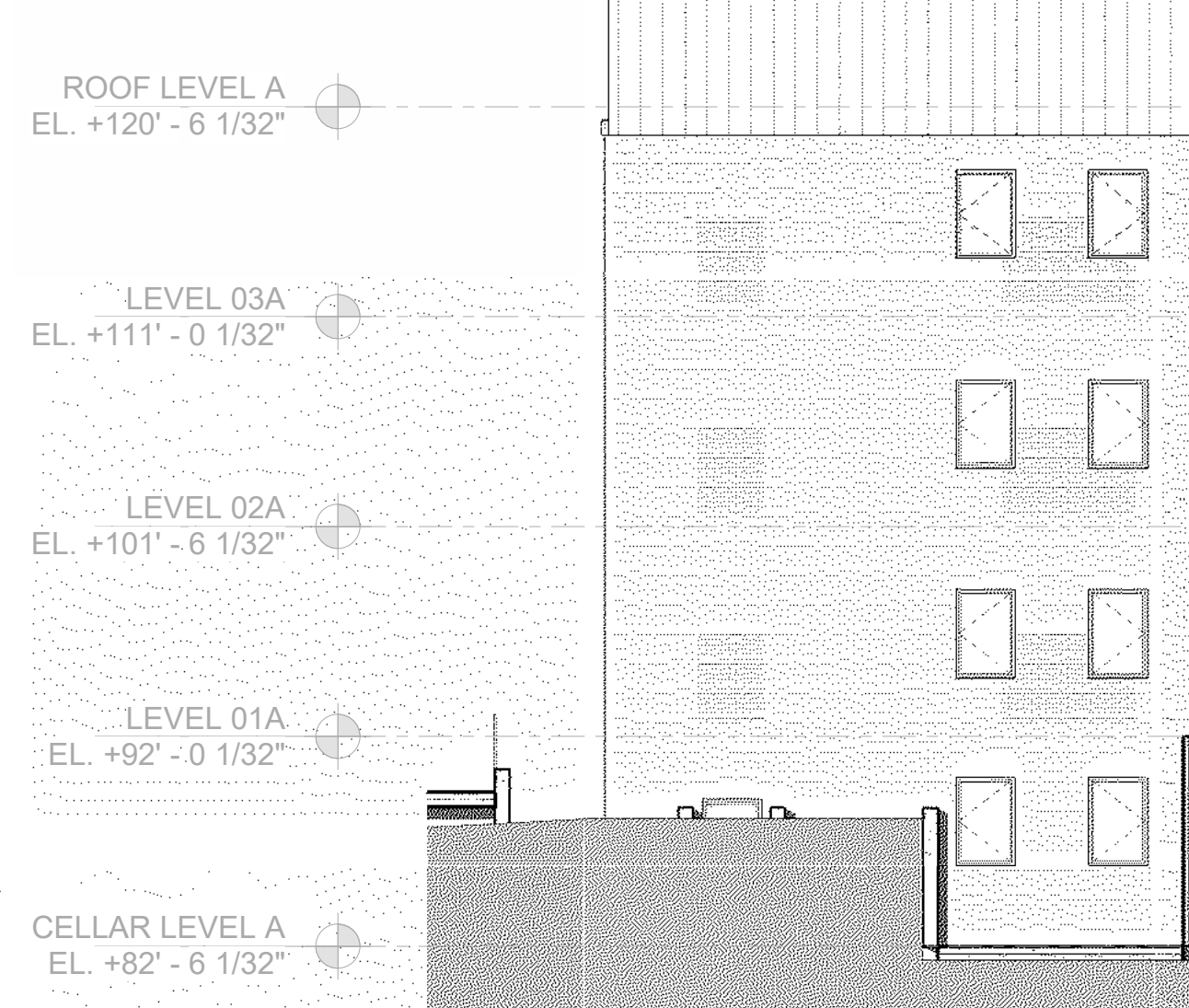
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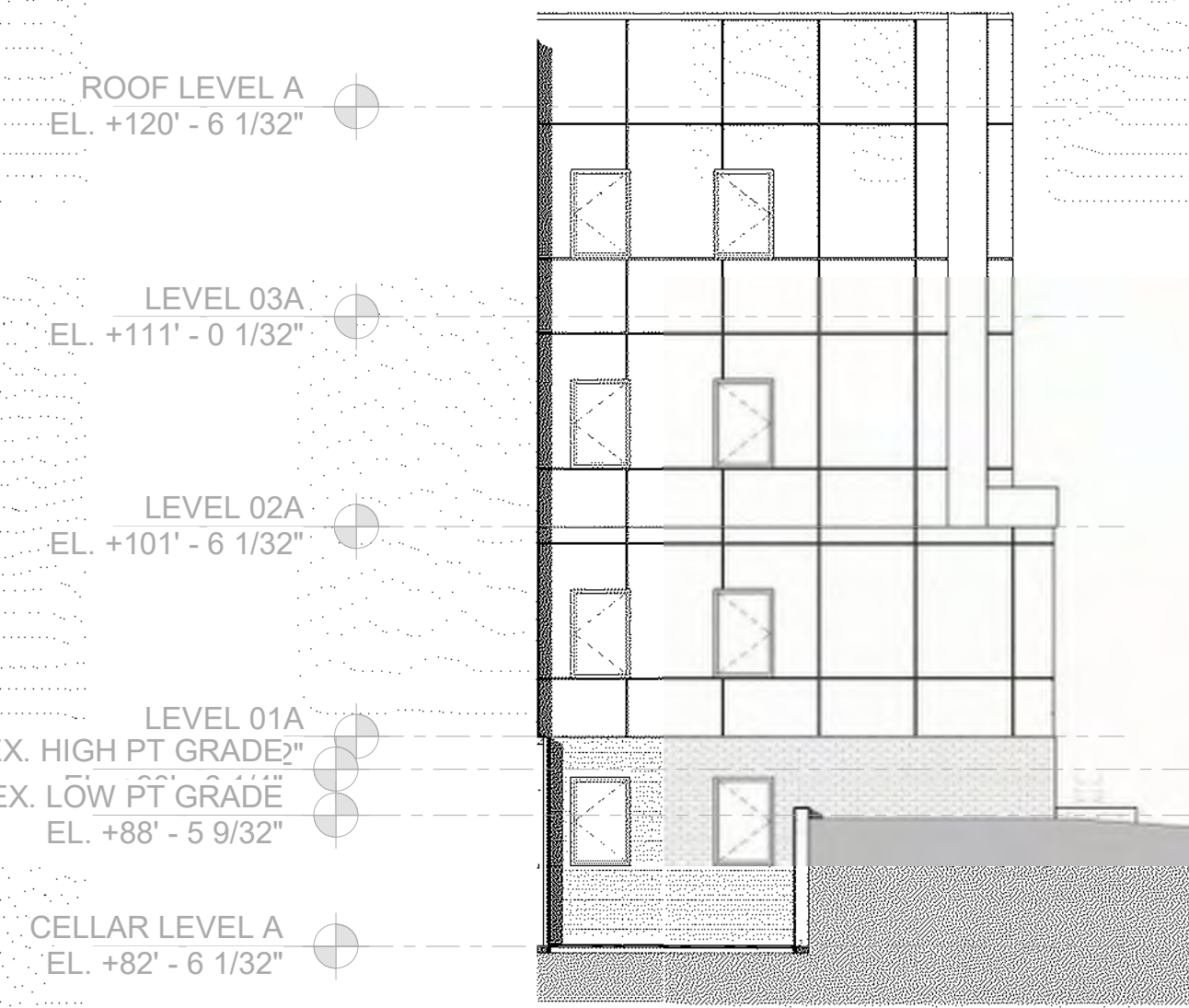
5 EXTERIOR FRONT ELEVATION INNER ELEVATION D
 2 A101 1/8" = 1'-0"



4 EXTERIOR FRONT ELEVATION INNER ELEVATION C
 2 A101 1/8" = 1'-0"



3 EXTERIOR FRONT ELEVATION INNER ELEVATION B
 2 A101 1/8" = 1'-0"



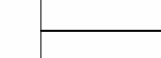
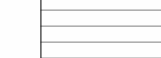




2 EXTERIOR FRONT ELEVATION INNER ELEVATION A
 2 A101 1/8" = 1'-0"



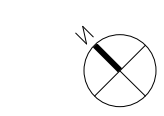
1 EXTERIOR FRONT ELEVATION
 2 A101 1/8" = 1'-0"

EXTERIOR MATERIAL LEGEND

	NEW BRICK BR-01
	EXISTING BRICK BR-02
	WOOD TONE PANELS WD-01
	WOOD TONE SHIPLAP WD-02
	GLASS FIBER REINFORCED CONCRETE GFRC-01
	CONCRETE CX-01

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" GWB - PAINTED - FLAT FINISH
- ALL WALLS TO BE PAINTED - EGGSHELL FINISH
- REPAIR ALL WALLS EXISTING TO REMAIN AS REQUIRED
- PROVIDE ARC-FAULT PROTECTION FOR ALL LIVING SPACE OUTLETS TO COMPLY WITH SECTION 906
- ALL FLOORING TO BE LVT OR SIMILAR SPECIFIED BY OWNER, U.N.O.
- GC TO VERIFY INSULATION OF EXISTING EXTERIOR WALLS TO REMAIN MEETS R813 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 6"x4"x16", HARDWARE INSTALLED AT 48" AFF. MAX.
- HANDRAILS AND GUARDS SHALL BE DESIGNED TO RESIST A LINEAR LOAD OF 80 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)
- 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 WET 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
- GC TO PROVIDE EXTERIOR SIGNAGE PER 2017 DCBC 501.2
- 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 HEADS AND WALLS IN 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. UNIT TO MEET REQUIREMENTS OF 2017 ICC SECTION 611
- GC TO PROVIDE EXTERIOR SIGNAGE PER 2017 DCBC 501.2
- LL CLOTHES WASERS ARE REQUIRED TO BE ENERGY STAR CERTIFIED.



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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 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: EXTERIOR ELEVATIONS

PROJECT NO: 2025.76

SCALE: As indicated

A201



3 EXTERIOR SIDE ELEVATION B
2 A101 1/8" = 1'-0"



2 EXTERIOR SIDE ELEVATION A
2 A101 1/8" = 1'-0"



1 EXTERIOR REAR ELEVATION
2 A101 1/8" = 1'-0"

EXTERIOR MATERIAL LEGEND

	NEW BRICK BR-01
	EXISTING BRICK BR-02
	WOOD TONE PANELS WD-01
	WOOD TONE SHIPLAP WD-02
	GLASS FIBER REINFORCED CONCRETE GFR-01
	CONCRETE XX-01

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" GWB - PAINTED - FLAT FINISH
- ALL WALLS TO BE PAINTED - EGGSHELL FINISH
- REPAIR ALL WALLS EXISTING TO REMAIN AS REQUIRED
- PROVIDE ARC-FAULT PROTECTION FOR ALL LIVING SPACE OUTLETS TO COMPLY WITH SECTION 906.
- ALL FLOORING TO BE LVT OR SIMILAR SPECIFIED BY OWNER, U.N.O.
- GO 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. 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: EA 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"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 200 POUNDS (1111 N) 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 WET AREAS TO BE PAINTED WITH SHERWIN WILLIAMS EMERALD INTERIOR PAINT, SEMI-GLOSS, PRODUCT NUMBER: KBW00351 (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
- GO TO PROVIDE EXTERIOR SIGNAGE PER 2017 DCBC 501.2
- 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 HEADS AND WALLS IN SHOWER COMPARTMENTS SHALL BE FINISHED W/ SOLID SURFACE SHOWER SURROUND LINER FROM WILSONART. WALL FINISH FROM FLOOR TO CEILING.
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- LL CLOTHES WASERS ARE REQUIRED TO BE ENERGY STAR CERTIFIED.

EXISTING TO REMAIN NEW CONSTRUCTION 1 HR RATED

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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 2025

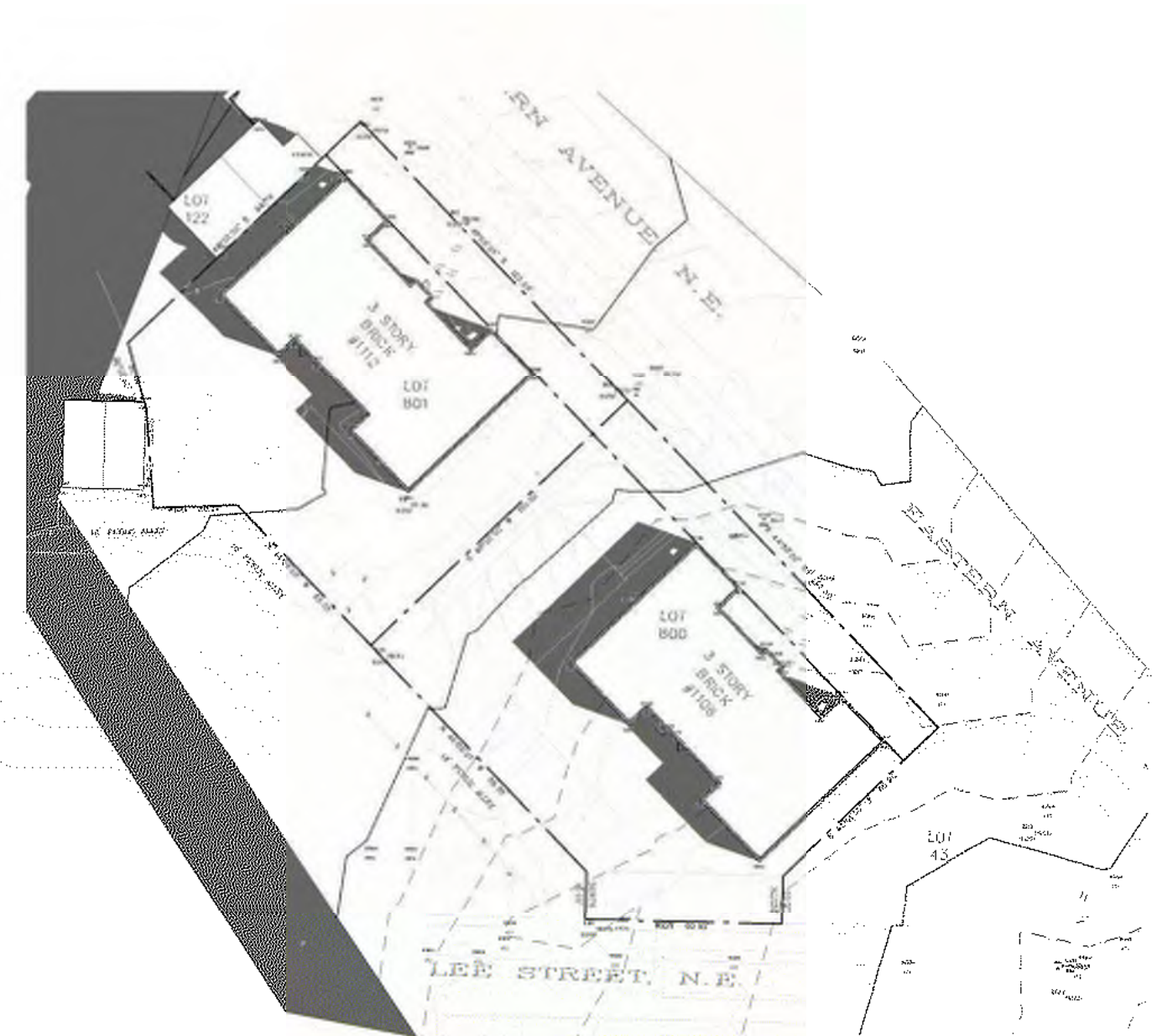
REV NO. REVISION DATE

SEAL & SIGNATURE:

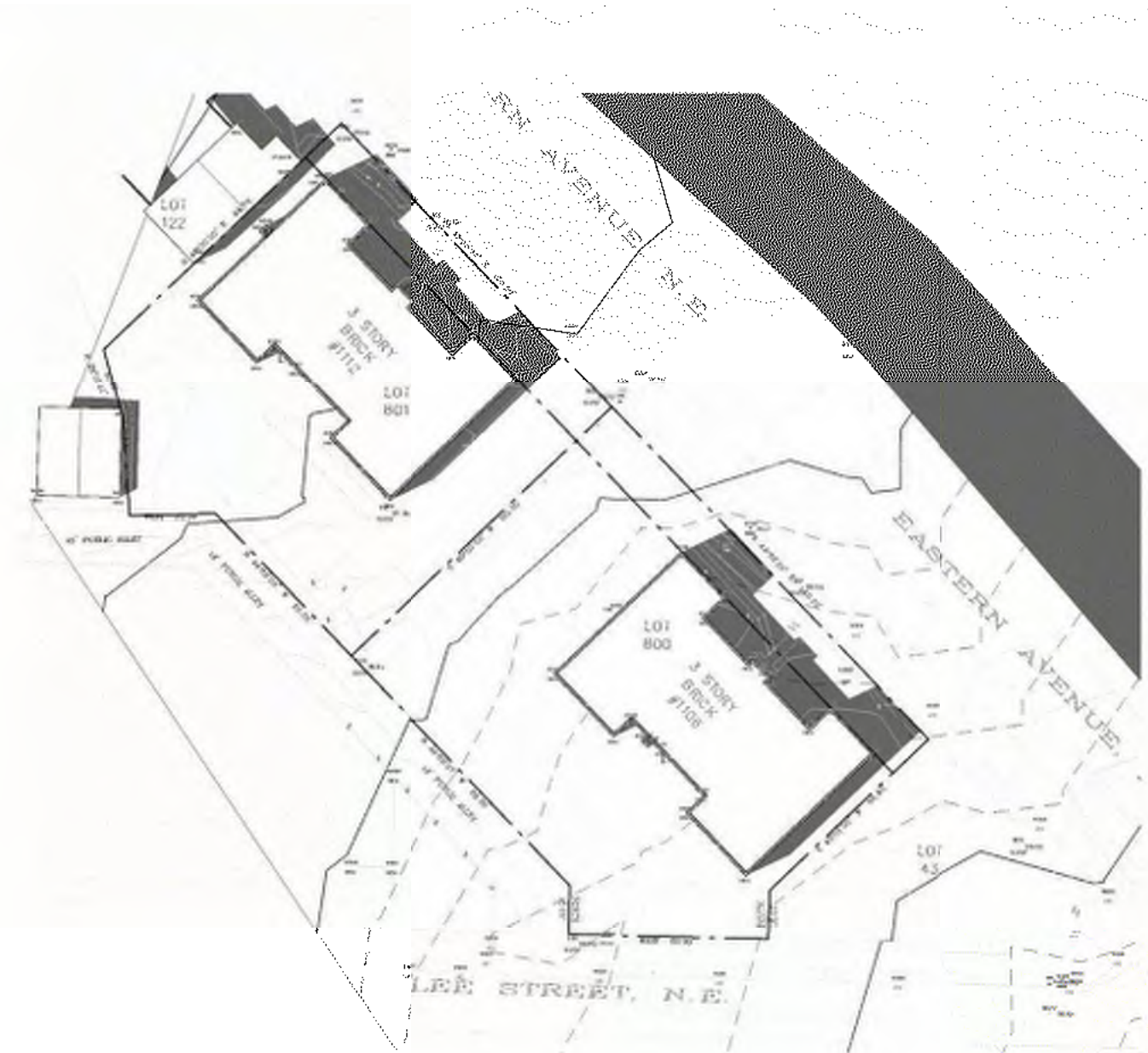
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SHEET TITLE: SOLAR STUDIES
 PROJECT NO: 2025.76

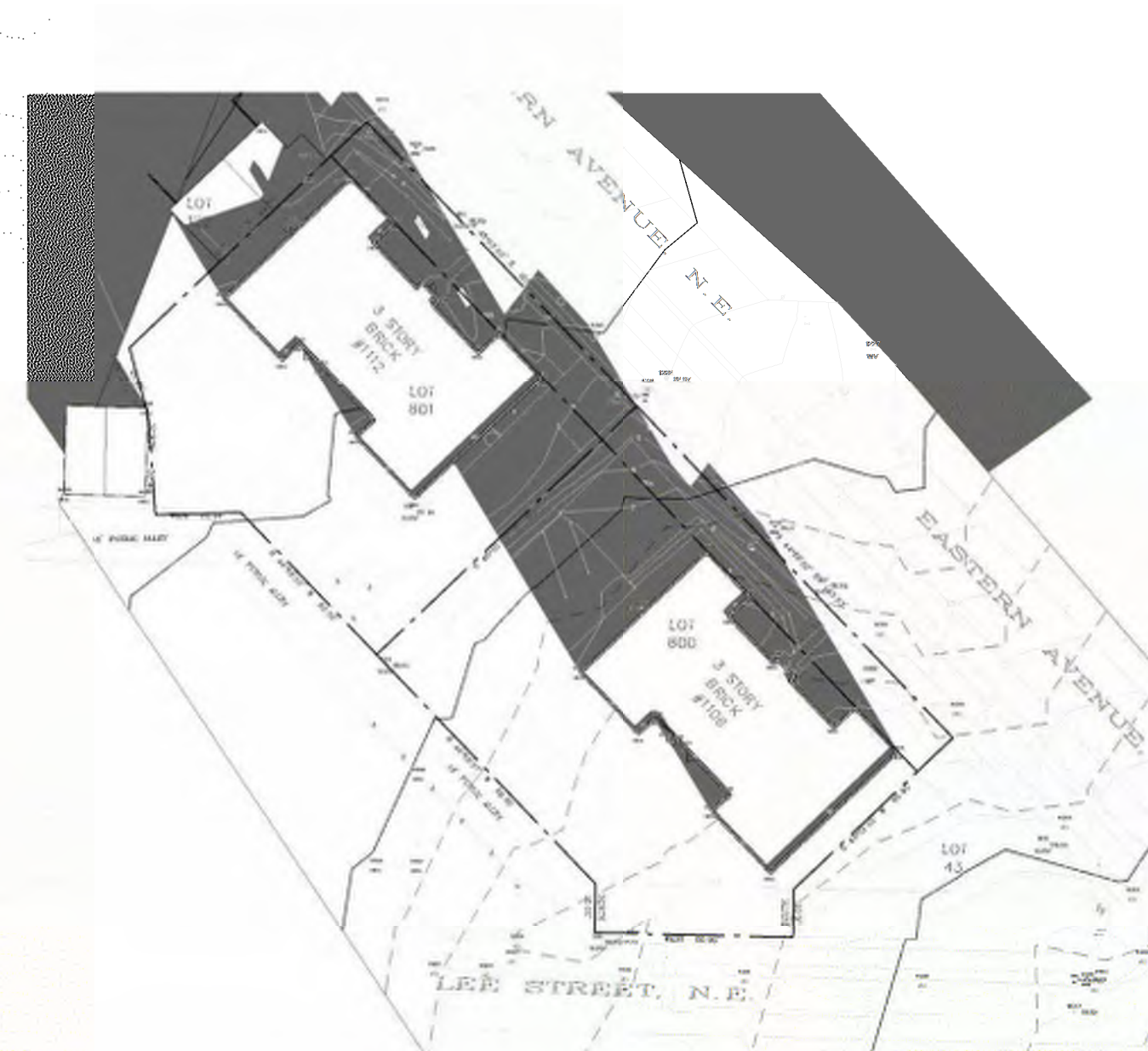
SCALE:



10 SITE PLAN - SS1000 EXISTING
1"=50'-0"



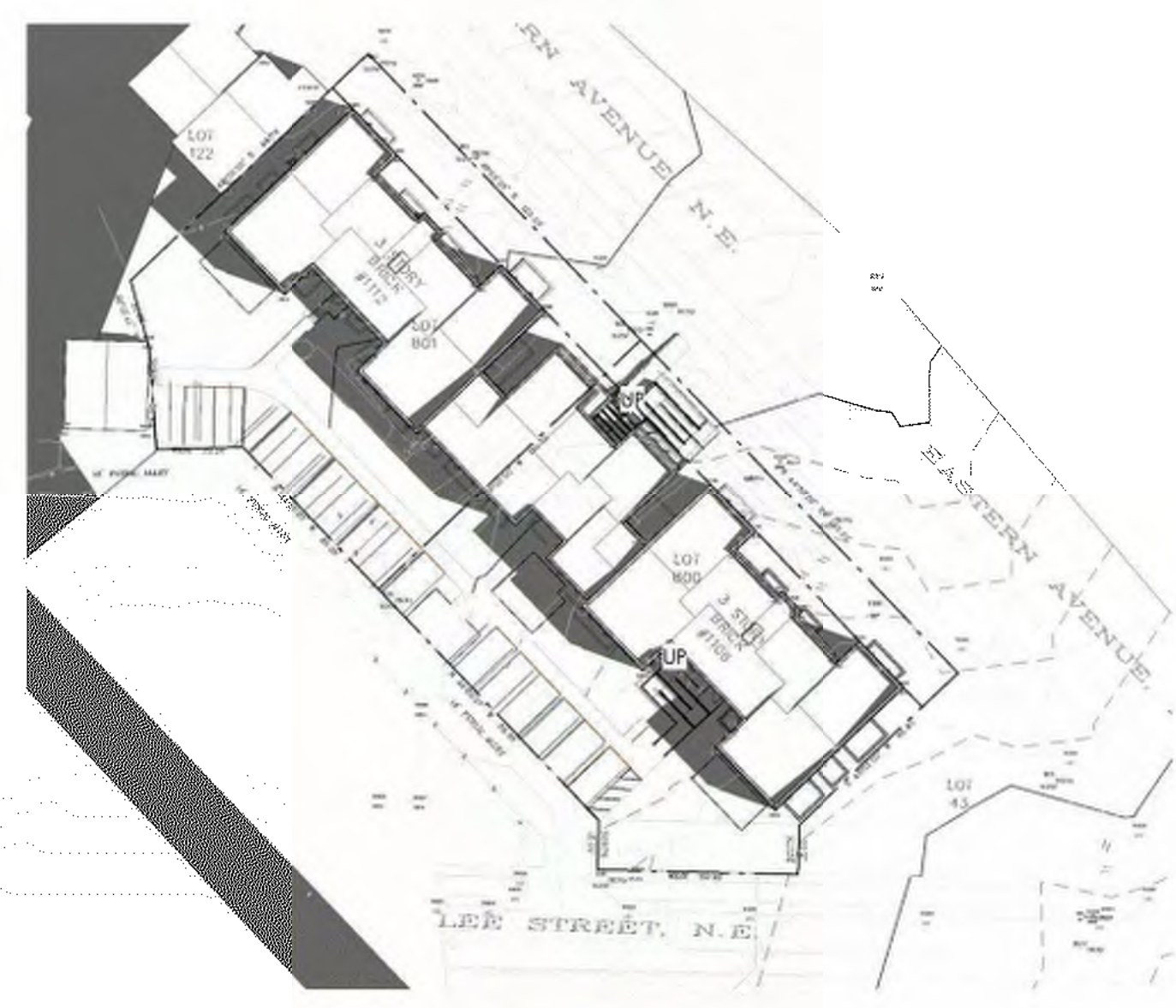
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1"=50'-0"



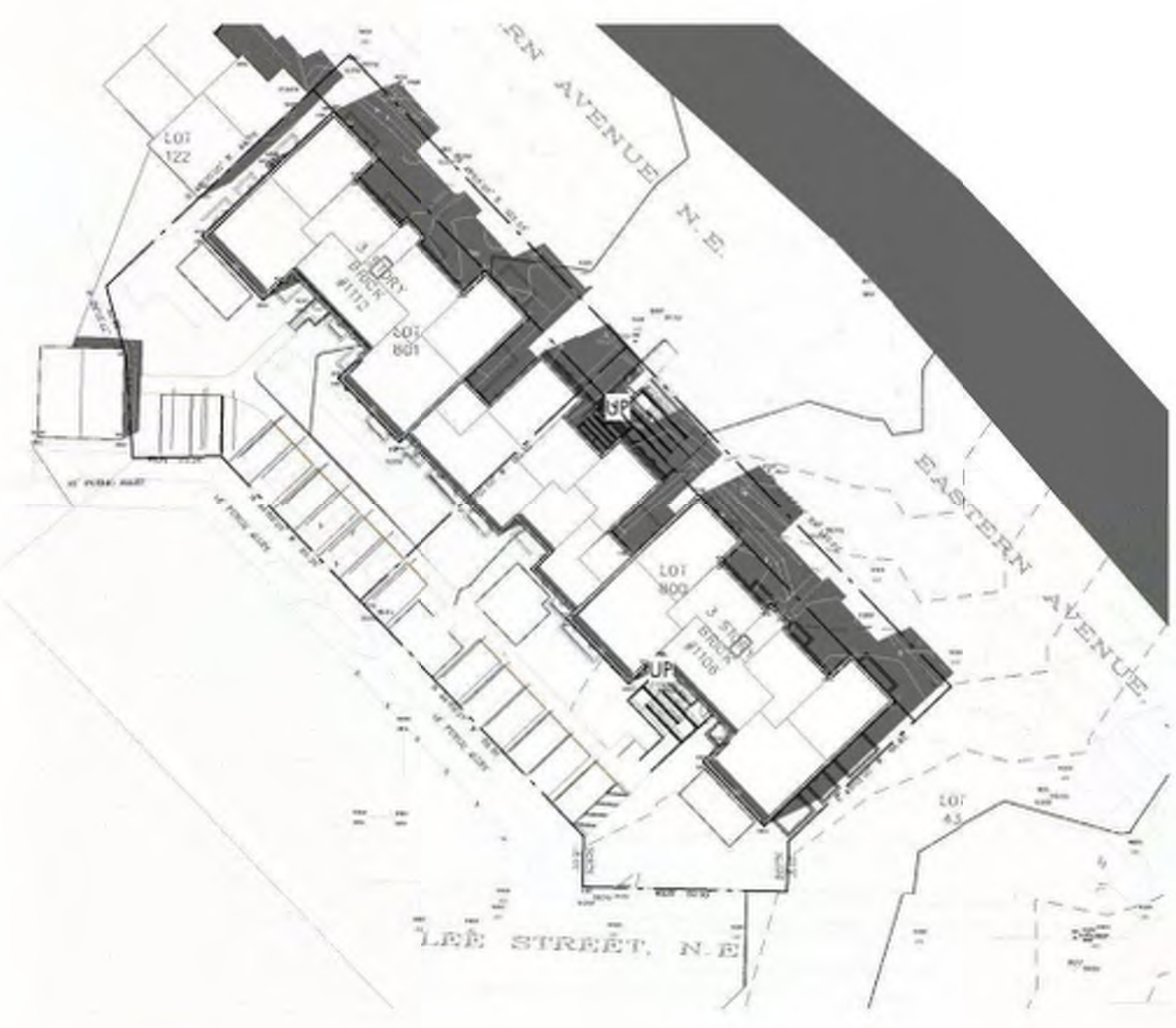
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1"=50'-0"



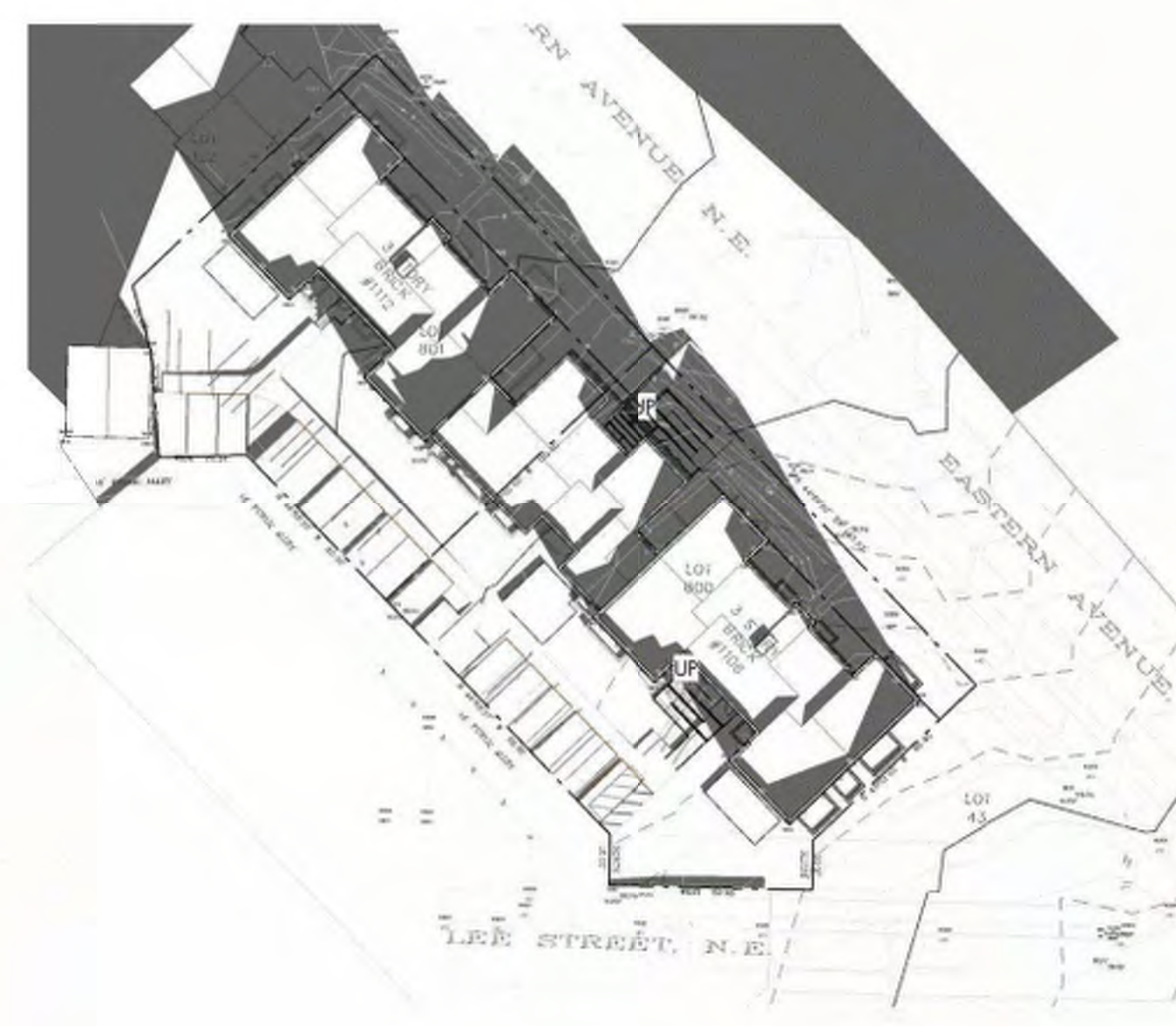
7 SITE PLAN - WS1400 EXISTING
1"=50'-0"



6 SITE PLAN - SS1000 PROPOSED
1"=50'-0"



5 SITE PLAN - SS1400 PROPOSED
1"=50'-0"



4 SITE PLAN - WS1000 PROPOSED
1"=50'-0"



3 SITE PLAN - WS1400 PROPOSED
1"=50'-0"

NOTE: "SS" IS AN ABBREVIATION FOR THE SUMMER SOLSTICE (JUNE 20). "WS" IS AN ABBREVIATION FOR THE WINTER SOLSTICE (DECEMBER 21)



REAR VIEW FROM ALLEY



FRONT VIEW FROM 1112 EASTERN AVE



FRONT VIEW AT ENTRANCE



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SHEET TITLE: EXTERIOR VIEWS

PROJECT NO: 2025.76

SCALE:

A204