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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 G101 FOR PARTITION SCHEDULE.
- ALL INTERIOR WALLS TO BE PAINTED, U.N.O.
- ALL CEILING TO BE 8" GYPSUM - 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-FALL PROTECTION FOR ALL LIVING SPACE OUTLETS TO COMPLY WITH 2017 IBC 403.2.1
- ALL FLOORING TO BE CONTINUOUS HARDWOOD SPECIFIED BY OWNER, U.N.O.
- REPLACE ALL EXISTING WINDOWS WITH LOW-E GLASS WINDOWS
- GC TO VERIFY INSULATION OF EXISTING EXTERIOR WALLS TO REMAIN MEETS R13 ACCORDING TO 2017 IBC 402.1.1
- AIR LEAKAGE RATE NOT TO EXCEED 3 AIR CHANGES PER HOUR. GC TO TEST BUILDING THERMAL ENVELOPE IN ACCORDANCE WITH 2017 IBC 402.4.1.2
- GC TO PROVIDE NO FLEWER THAN ONE APPROVED PORTABLE FIRE EXTINGUISHERS IN ACCORDANCE WITH SECTION 906. AREAS TO HAVE FIRE EXTINGUISHERS AS FOLLOWS: (A) 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 7X7X10" HARDWARE INSTALLED AT 48" AFF. MAX. HANDRAILS AND GLAZES SHALL BE DESIGNED TO RESIST A LINEAR LOAD OF 50 POUNDS PER LINEAR FOOT (PLF) (0.73 KNM).
- HANDRAILS AND GLAZES 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 60 (45 IF FIELD TESTED) FOR AIR-BORNE NOISE WHEN TESTED IN ACCORDANCE WITH ASTM E914
- 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
- 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 ADD FOR CALCULATION
- ALL NET AREAS TO BE PAINTED WITH SHERWIN WILLIAMS EMERALD INTERIOR PAINT, SEMI-GLOSS, PRODUCT NUMBER: KBW0031. PAINT OFFERS WASHABILITY. PREVENTS STAINING AND CONTAINS AND RESISTS THE PROPERTIES THAT INHIBIT THE GROWTH OF MOLD AND MILDEW ON THE SURFACE
- FRONT LOAD WASHER/DRYER COMBO UNIT. UNIT TO MEET REQUIREMENTS OF 2017 IBC SECTION 611
- STRUCTURES UNDER 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
- BATHROOM FLOORS, SHOWER LOCKS, 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.

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 1-450
OCCUPANCY GROUP A-2, SPRINKLERED (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 1000 square feet of applied surface area in the grade lobby where applied directly to a noncombustible base or over luting (see applied to a noncombustible base and finished as required by Section 803.1.1.
b. In other than Group I-3 occupancies in buildings less than three stories above grade plane, Class B interior finish for noncombusted 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.

INTERIOR FINISHES

BATHROOMS:
FLOORS - TILE
WALLS - TILE AND PTD (SATN) GYPSUM BO W/ TILE BASE
SHOWERS/STUBS - SOLID SURFACE SURROUND
CEILING - PTD (SEMI GLOSS) GYPSUM BOARD

ROOMS OTHER THAN BATHROOMS:
FLOORS - LVT W/ RUBBER BASE
WALLS - PTD (SATN) GYPSUM BO W/ RUBBER BASE
CEILING - PTD (FLAT) GYPSUM BOARD

NOTE: ALL FINISHES, FIXTURES AND APPLIANCES INSTALLED IN GENERAL UNITS ARE SAME OR COMPARABLE TO THOSE PROVIDED PROVIDED FOR THE I2 UNITS.

FINISH SCHEDULE

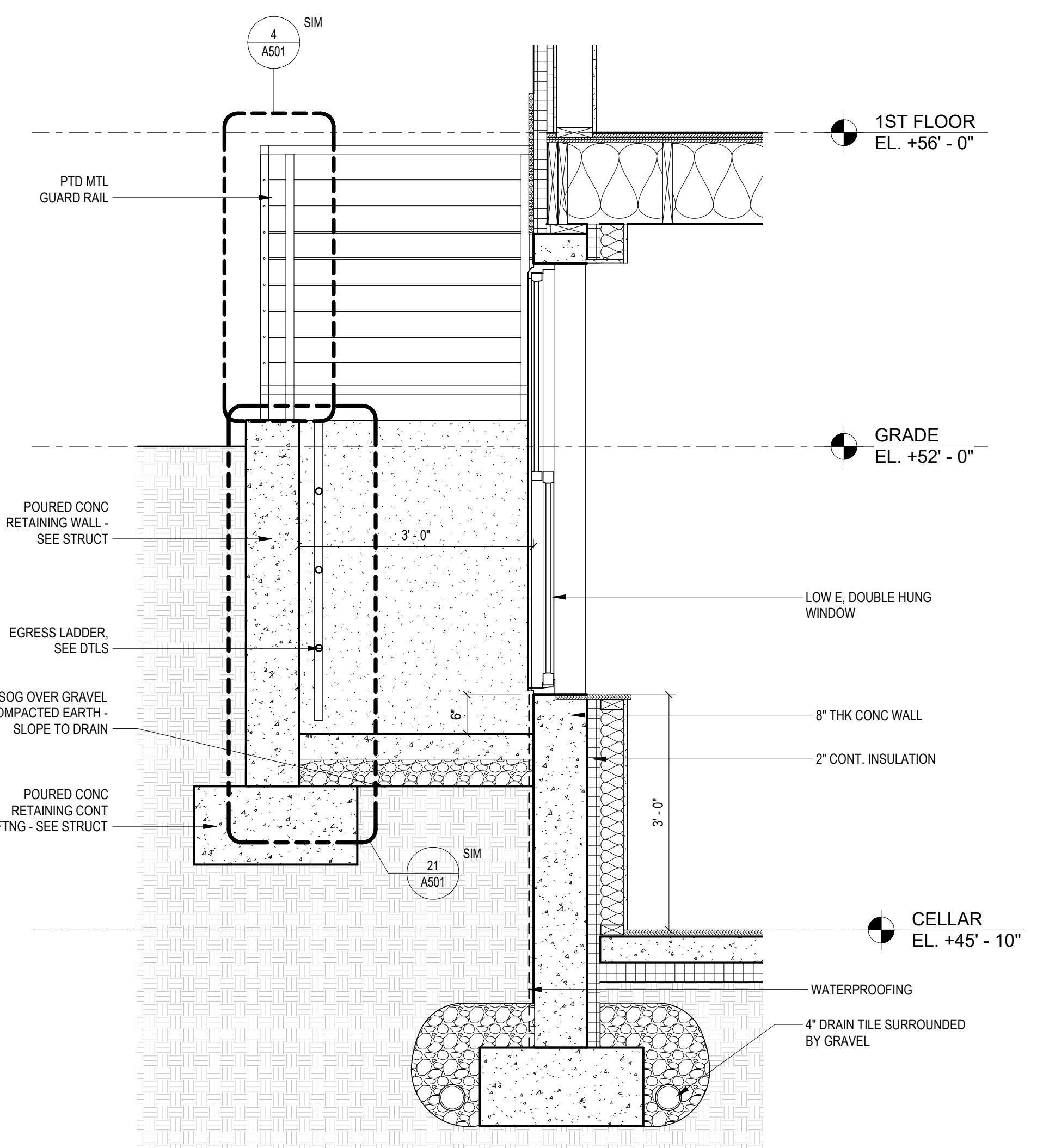
FINISH NO.	DESCRIPTION
LVT-01	LUXURY VINYL TILE
PT-01	GENERAL WALL PAINT NOTE: ALL (100%) OF PAINTS USED ON PROJECT SHALL BE LOW VOC
SF-01	MINCEY MARBLE SHOWER SURROUND
TL-01	TILE FLOORING - 12X24"
TL-1B	MATCHING BASE TILE

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

*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
*A108.5 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, acoustic ceiling tiles and wall systems and insulation shall have a Total Volatile Organic Compounds (TVOC) emission limit of 2 500 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 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 (1600 m²) of floor area or in each contiguous floor area.

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 FOR TILE INSTALL
TYPICAL UNIT UTILITY CLOSET WALLS: A4
TYPICAL UNIT LAUNDRY CLOSET WALLS: A4
TYPICAL UNIT CORRIDOR CEILING WALLS: C6

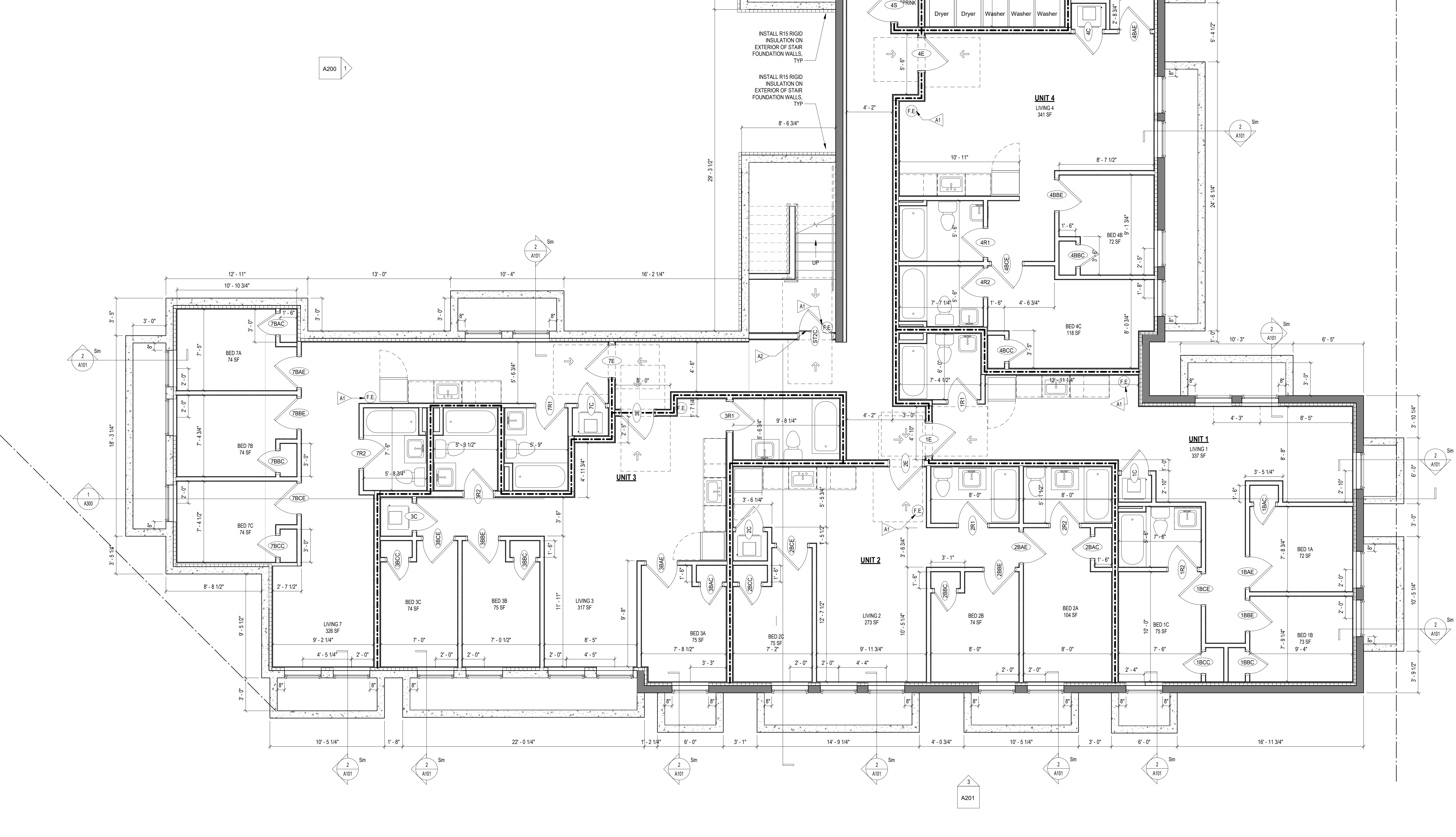


NOTE: GRADE VARIES 4" ACROSS PROPERTY - CALCULATIONS BELOW ARE FOR RECD NATURAL VENTILATION SHOWING THAT THE TYPICAL EGRESS WELL SECTION COMPLIES

1.5 x D
MIN. - 1.5 x 15" = 22.5" WIDE MIN
MAX. - 1.5 x 19" = 28.5" WIDE MIN

3'-0" TYPICALLY PROVIDED UNO (COMPLIES)

2 ENLARGED SECTION - EGRESS AND NATURAL VENT. SECTION
3/8" = 1'-0"



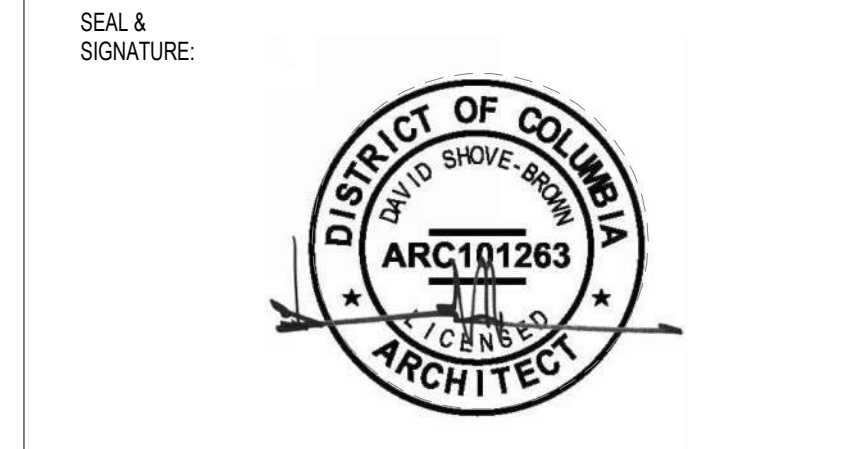
1 CELLAR - FLOOR PLAN
1/4" = 1'-0"

BZA

DRAWING DATA
PROJECT: 1216-1218 EASTERN AVE NE
ADDRESS: 1216-1218 EASTERN AVE NE
WASHINGTON, DC 20019

SHEET SUBMISSION INDEX
• 2024101_ISSUE FOR BZA REVIEW

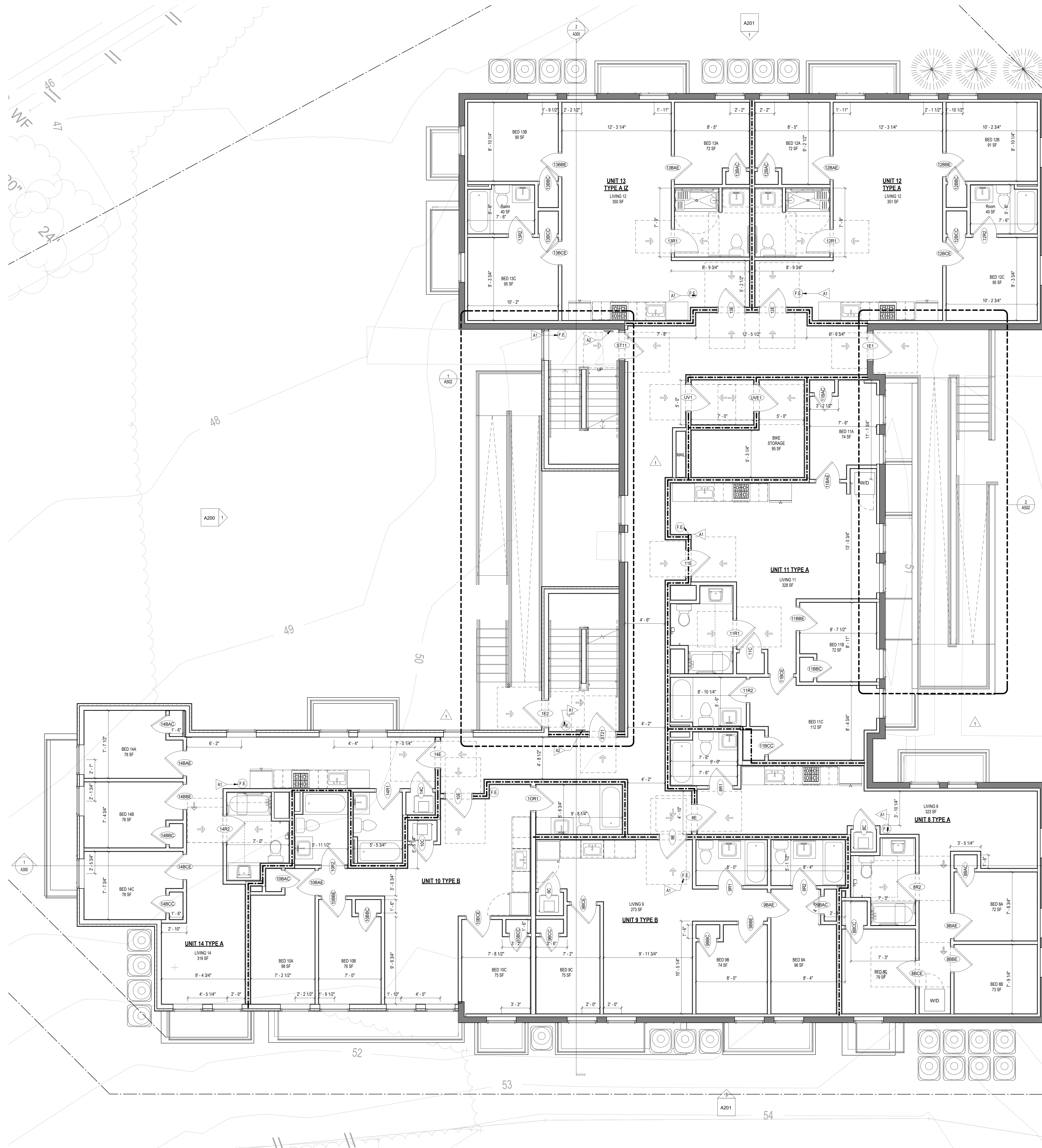
REV. NO. REVISION DATE
1 PERM COM RESPONSE - 1ST FND 09 MMM 2020



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 DESIGN INCLUDED IN THIS APPLICATION.

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

A101



CONSTRUCTION GENERAL NOTES

- ALL DIMENSIONS TO FINISH FACE, U.N.O.
- ALL INTERIOR PARTITIONS TO BE TYPE A, U.N.O. SEE G101 FOR PARTITION SCHEDULE
- ALL INTERIOR WALLS TO BE PAINTED, U.N.O.
- ALL CEILING TO BE 5'6" G.V.B. - 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-FALL PROTECTION FOR ALL LIVING SPACE OUTLETS TO COMPLY WITH 2017 IBC 403.4.1.2
- 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 R-13 ACCORDING TO 2017 IBC 703.4.1.1
- AIR LEAKAGE RATE NOT TO EXCEED 3 AIR CHANGES PER HOUR. GC TO TEST BUILDING THERMAL ENVELOPE IN ACCORDANCE WITH 2017 IBC 402.4.1.2
- GC TO PROVIDE NO FEWER THAN ONE APPROVE PORTABLE FIRE EXTINGUISHERS IN ACCORDANCE WITH SECTION 906. AREAS TO HAVE FIRE EXTINGUISHERS AS FOLLOWS: A. 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 2.1 LB CWT 10" HANDICAP ARE INSTALLED AT 40' AFF. MAX. HANDRAILS AND GUARDS SHALL BE DESIGNED TO RESIST A LINEAR LOAD OF 50 POUNDS PER LINEAR FOOT (PLF) (10 TO 10 KNI).
- HANDRAILS AND GUARDS SHALL BE DESIGNED TO RESIST A CONCENTRATED LOAD OF 200 POUNDS (10 000 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 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 (11.1 KNI) 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 A001 FOR CALCULATION.
- ALL WET AREAS TO BE PAINTED WITH SHERWIN WILLIAMS EMERALD INTERIOR PAINT. SEMI-GLOSS PRODUCT NUMBER: K03W0033. 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 IBC SECTION 411.
- STRUCTURES UNDER CONSTRUCTION, ALTERATION OR DEMOLITION SHALL BE PROVIDED WITH PROTECT STRUCTURAL ELEMENTS FROM MOISTURE EXTINGUISHER IN ACCORDANCE WITH SECTION 906 AND SIZED FOR NOT LESS THAN ORDINARY HAZARD AS FOLLOWS: 1. AT EACH STAIRWAY 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 FLOORS, SHOWER FLOORS, WALL AREAS ABOVE BATH 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.

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 450-750
 OCCUPANCY GROUP A-2, SPRINKLERED (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 grade lobby where applied directly to a noncombustible base or over lathing strips applied to a noncombustible base and fastened as required by Section 803.1.1.
 b. In other than Group A-2 occupancies in buildings less than three stories above grade plane, Class B interior finish for noncombustible 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 partitions 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 areas of assembly with an occupant load of 300 persons or less.

INTERIOR FINISHES

BATHROOMS:
 FLOORS - TILE
 WALLS - TILE AND PTD (SATN) GYPSUM BD W/ TILE BASE
 SHOWER/STAIRS - SOLID SURFACE SURROUND
 CEILING - PTD (SEM GLOSS) GYPSUM BOARD

ROOMS OTHER THAN BATHROOMS:
 FLOORS - LVT W/ RUBBER BASE
 WALLS - PTD (SATN) GYPSUM BD W/ RUBBER BASE
 CEILING - PTD (FLAT) GYPSUM BOARD

NOTE: ALL FINISHES, FIXTURES AND APPLIANCES INSTALLED IN GENERAL UNITS ARE SAME OR COMPARABLE TO THOSE PROVIDED PROVIDED FOR THE (2) UNITS.

FINISH NO.	DESCRIPTION
LVT-01	LUXURY VINYL TILE
PT-01	GENERAL WALL PAINT NOTE: ALL (100%) OF PAINTS USED ON PROJECT SHALL BE LOW VOC
SF-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.

*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

*A108.5 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 (TVOC) 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 5197, ASTM D 6345, and ISO 7708. Test samples shall be taken in not less than one location in each 25,000 square feet (1,660 m²) of floor area or in each contiguous floor area.

TYPICAL PARTITION TYPE FRAMING NOTES:

- ALL PARTITIONS TO MEET SCHEDULE BELOW UNLESS NOTED OTHERWISE:
- EXISTING EXTERIOR FOUNDATION WALLS: W3
- NEW EXTERIOR FOUNDATION WALLS: W4
- TYPICAL UNIT INTERIOR WALLS: A4
- TYPICAL UNIT BATHROOM WALLS: A4
- NOTE: INCLUDE CEMENT BD FOR TILE INSTALL.
- TYPICAL UNIT UTILITY CLOSET WALLS: A6
- TYPICAL UNIT LAUNDRY CLOSET WALLS: A6
- TYPICAL UNIT CORRIDOR DEMISING WALLS: G6



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DRAWING DATA
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SHEET SUBMISSION INDEX
 • 2023011_ISSUE FOR BZA REVIEW

REV. NO.	REVISION	DATE
1	PERM COM RESPONSE - 1ST FND	09/03/2020



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 DESIGN INCLUDED IN THIS APPLICATION.

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

A102

1 LEVEL 1 - FLOOR PLAN
 3/4" = 1' - 0"



1 LEVEL 2 - FLOOR PLAN
1/4" = 1'-0"

- CONSTRUCTION GENERAL NOTES**
- ALL DIMENSIONS TO FINISH FACE, U.N.O.
 - ALL INTERIOR PARTITIONS TO BE TYPE A, U.N.O. SEE G1.01 FOR PARTITION SCHEDULE
 - ALL INTERIOR WALLS TO BE PAINTED, U.N.O.
 - ALL CEILINGS TO BE 3/8" GWS - 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-FALL PROTECTION FOR ALL LIVING SPACE OUTLETS TO COMPLY WITH SECTION 906
 - REPLACE ALL EXISTING WINDOWS W/ LOW-E GLASS WINDOWS
 - GC TO VERIFY INSULATION OF EXISTING EXTERIOR WALLS TO REMAIN MEETS R-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.E.) LOCATIONS
 - GC TO PROVIDE ONE APPROVED PORTABLE FIRE EXTINGUISHER IN ALL KITCHEN AREAS (F.E.)
 - CLASS A RATING TYPE 2.5 LB 6"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 KN/M)
 - HANDRAILS AND GUARDS SHALL BE DESIGNED TO RESIST A CONCENTRATED LOAD OF 250 POUNDS (1136 N)
 - 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 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 (1136 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
 - WINDOW WELL DEPTH DETERMINED BY VENTILATION REQUIREMENTS. SEE SHEET A020 FOR CALCULATION
 - ALL WET AREAS TO BE PAINTED WITH SHERWIN WILLIAMS EMERALD INTERIOR PAINT, SEMI-GLOSS, PRODUCT NUMBER: K38W00351. PAINT OFFERS WASABILITY, PREVENTS STAINS FROM PENETRATING, AND CONTAINS PROPERTIES THAT INHIBIT THE GROWTH OF MOULD AND MILDEW ON THE SURFACE
 - FRONT LOAD WASHER/DRYER COMBO UNIT. UNIT TO MEET REQUIREMENTS OF 2017 IECC SECTION E11
 - 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 BATHUB FLOORS, SHOWER FLOORS, WALL AREAS ABOVE BUILT-IN TUBS THAT HAVE BEEN INSTALLED WITH SHOWER SURROUND LINER FROM WILSONART. WALL FINISH FROM FLOOR TO CEILING.

- 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-1 (SPRINKLERED) (MOST RESTRICTED)
 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 group lobby where supported by a noncombustible base or over herring bones applied to a noncombustible base and fireblocked as required by Section 803.1.3
 b. In other than Group 1-3 occupancies in buildings less than three stories above grade, Class C 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 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 requirements 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.

- INTERIOR FINISHES**
- BATHROOMS:**
 FLOORS - TILE
 WALLS - TILE AND PTD (SATN) GYPSUM BD W/ TILE BASE
 SHOWERSTUBS - SOLID SURFACE SURROUND
 CEILING - PTD (SEM GLOSS) GYPSUM BOARD
- ROOMS OTHER THAN BATHROOMS:**
 FLOORS - LVT W/ RUBBER BASE
 WALLS - PTD (SATN) GYPSUM BD W/ RUBBER BASE
 CEILING - PTD (SATN) GYPSUM BOARD
- NOTE: ALL FINISHES, FIXTURES AND APPLIANCES INSTALLED IN GENERAL UNITS ARE SAME OR COMPARABLE TO THOSE PROVIDED PROVIDED FOR THE 1Z UNITS.

FINISH SCHEDULE

FINISH NO.	DESCRIPTION
LVT-01	LUXURY VINYL TILE
PT-01	GENERAL WALL PAINT NOTE: ALL (100%) OF PAINTS USED ON PROJECT SHALL BE LOW VOC
SF-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.

*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

*A108.5 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 CDPHE/HLB/Standard Method V.1.1. The emissions testing shall be performed by a laboratory that has the CDPHE/HLB/Standard Method V.1.1 test methodology in the scope of its ISO 17025 Accreditation.

*A108.6 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 A108.6 using testing protocols in accordance with ASTM D 6196, ASTM D 5465, 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 or in each contiguous floor area.

- 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: A4i
 - NOTE: NAIL CLIP GEMENT IS FOR TILE INSTALL
 - TYPICAL UNIT UTILITY CLOSET WALLS: A4i
 - TYPICAL UNIT LAUNDRY CLOSET WALLS: A4i
 - TYPICAL UNIT CORRIDOR DENISING WALLS: O6



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BZA

DRAWING DATA

PROJECT: 1216-1218 EASTERN AVE NE
 ADDRESS: 1216-1218 EASTERN AVE NE WASHINGTON, DC 20019

SHEET SUBMISSION INDEX

- 2023011_ISSUE FOR BZA REVIEW

REV. NO. REVISION DATE



SEAL & SIGNATURE

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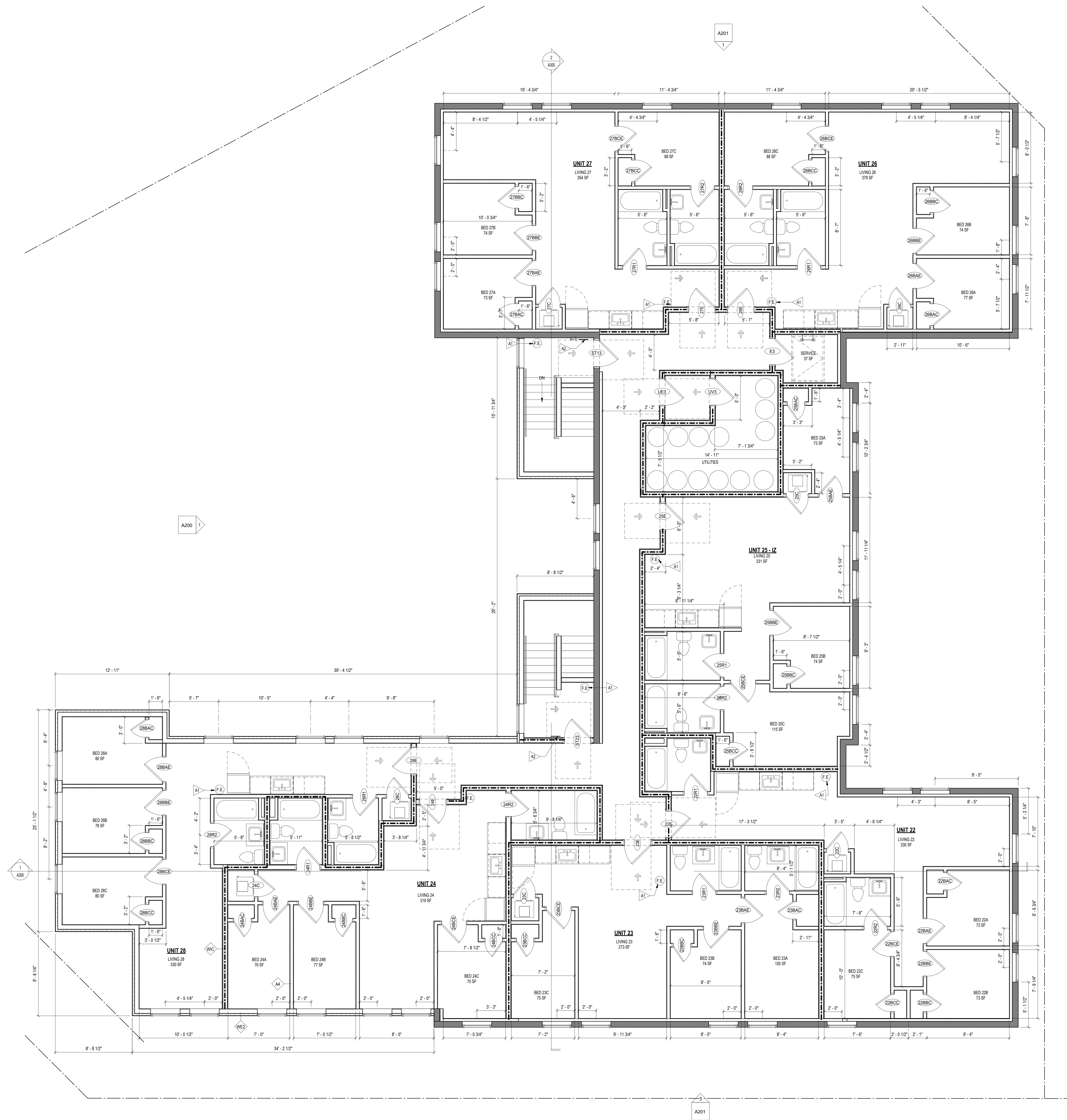
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SHEET TITLE: LEVEL 2 - FLOOR PLAN
 PROJECT NO: 000000
 DATE ISSUED: 07/24/19
 SCALE: As indicated

A103



CONSTRUCTION GENERAL NOTES

- ALL DIMENSIONS TO FINISH FACE, U.N.O.
- ALL INTERIOR PARTITIONS TO BE TYPE A, U.N.O. SEE G1.01 FOR PARTITION SCHEDULE
- ALL INTERIOR WALLS TO BE PAINTED, U.N.O.
- ALL CEILINGS TO BE 5/8" GWB - PAINTED - FLAT FINISH
- ALL WALLS TO BE PAINTED - EGGSHELL FINISH
- REPAIR ALL WALLS EXISTING TO REMAIN AS REQUIRED
- SEE ELEVATIONS FOR WINDOW TAGS
- PROVIDE ARC-FAULT PROTECTION FOR ALL LIVING SPACE OUTLETS TO COMPLY
- ALL FLOORING TO BE CONTINUOUS HARDWOOD SPECIFIED BY OWNER, U.N.O.
- REPLACE ALL EXISTING WINDOWS W/ LOW-E GLASS WINDOWS
- GC TO VERIFY INSULATION OF EXISTING EXTERIOR WALLS TO REMAIN MEETS R-13 ACCORDING TO 2017 IECC 602.1.1
- AIR LEAKAGE RATE NOT TO EXCEED 3 AIR CHANGES PER HOUR - GC TO TEST BUILDING THERMAL ENVELOPE IN ACCORDANCE WITH 2017 IECC 602.4.1.2
- GC TO PROVIDE NO FEWER THAN ONE APPROVE PORTABLE FIRE EXTINGUISHERS IN ACCORDANCE WITH SECTION 906. AREAS TO HAVE FIRE EXTINGUISHERS AS FOLLOWS: EA STAIRWAY FLOOR LEVEL, STORAGE AND CONSTRUCTION SHED, WHERE SPECIAL HAZARDS EXIST. SEE PLAN FOR FIRE EXTINGUISHER (E.I.) LOCATIONS.
- GC TO PROVIDE PORTABLE FIRE EXTINGUISHERS IN ALL KITCHEN AREAS OF F-1 CLASS A RATING TYPE, 2.0 LB 4" X 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) (0.15 K/AM).
- HANDRAILS AND GUARDS SHALL BE DESIGNED TO RESIST A CONCENTRATED LOAD OF 200 POUNDS (0.99 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 (AS 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 A002 FOR CALCULATION
- ALL WET AREAS TO BE PAINTED WITH SHERWIN WILLIAMS EMERALD INTERIOR PAINT, SEMI-GLOSS, PRODUCT NUMBER: K8080001. PAINT OFFERS: WASHABILITY, PREVENTS STAINS FROM PENETRATING, AND CONTAINS PROPERTIES THAT INHIBIT THE GROWTH OF MOLD AND MILDOW ON THE SURFACE
- FRONT LOAD WASHER/DRYER COMBO UNIT. UNIT TO MEET REQUIREMENTS OF 2017 ICC SECTION 611
- STRUCTURES UNDER CONSTRUCTION, ALTERATION OR DEMOLITION SHALL BE PROVIDED WITH NO FEWER THAN ONE APPROVE 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 STORAGE. 3. ADDITIONAL PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED WHERE SPECIAL HAZARDS EXIST, SUCH AS THE STORAGE AND USE OF FLAMMABLE AND COMBUSTIBLE LIQUIDS
- BATHUB 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.

INTERIOR FINISHES (PER DCBC TABLE 803.11)

Class A = Flame spread index 0-25; smoke-developed index 0-450
 Class B = Flame spread index 26-75; smoke-developed index 0-450
 Class C = Flame spread index 76-200; smoke-developed index 0-450
 OCCUPANCY GROUP A-2, SPRINKLERED (MOST RESTRICTIVE)
 Interior exit stairways, interior exit ramps and exit passageways: Class B
 Corridors and enclosure for exit access stairways and exit access ramps: Class B
 Rooms and enclosed spaces: Class C

a. Class C interior finish materials shall be permitted for wainscoting or paneling of not more than 1,000 square feet of applied surface area in the grade lobby where applied directly to a noncombustible base or over luting being 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 completed buildings and Class C interior finish for greenfield 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 room 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.

INTERIOR FINISHES

BATHROOMS:
 FLOORS - TILE
 WALLS - TILE AND PTD (SATN) GYPSUM BD W/ TILE BASE
 SHOWER/STUBS - SOLID SURFACE SURROUND
 CEILING - PTD (SEMI GLOSS) GYPSUM BOARD

ROOMS OTHER THAN BATHROOMS:
 FLOORS - LVT W/ RUBBER BASE
 WALLS - PTD (SATN) GYPSUM BD W/ RUBBER BASE
 CEILING - PTD (PLAT) GYPSUM BOARD

NOTE: ALL FINISHES, FIXTURES AND APPLIANCES INSTALLED IN GENERAL UNITS ARE SAME OR COMPARABLE TO THOSE PROVIDED PROVIDED FOR THE I2 UNITS.

FINISH SCHEDULE

FINISH NO.	DESCRIPTION
LVT-01	LUXURY VINYL TILE
PT-01	GENERAL WALL PAINT NOTE: ALL (100%) OF PAINTS USED ON PROJECT SHALL BE LOW VOC
SF-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.

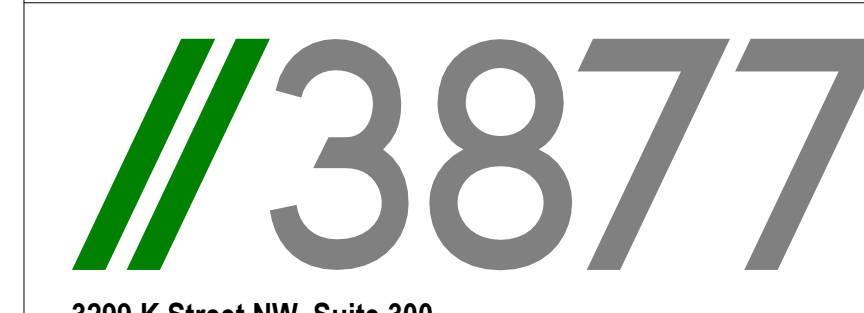
*A108.2 Appendix A - Flooring material project elective. Where projects are intended to qualify for a "flooring material" project elective, all flooring installed within the interior of the building shall comply with Section 806.4 or shall be one or more of the following flooring materials that are deemed 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

*A108.5 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 (TVOC) emission limit of 7,500 ug/m³. The test methodology used to determine compliance shall be from CDPHE/HLB/Standard Method V.1.1. The emissions testing shall be performed by a laboratory that has the CDPHE/HLB/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 or in each contiguous floor area.

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 CEMENT BD FOR TILE INSTALL
 - TYPICAL UNIT UTILITY CLOSET WALLS: A6
 - TYPICAL UNIT LAUNDRY CLOSET WALLS: A6
 - TYPICAL UNIT CORRIDOR DEMISING WALLS: G8



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DRAWING DATA

PROJECT: 1216-1218 EASTERN AVE NE
 ADDRESS: 1216-1218 EASTERN AVE NE
 WASHINGTON, DC 20019

SHEET SUBMISSION INDEX
 • 2025011_ISSUE FOR BZA REVIEW

REV. NO. REVISION DATE

SEAL & SIGNATURE

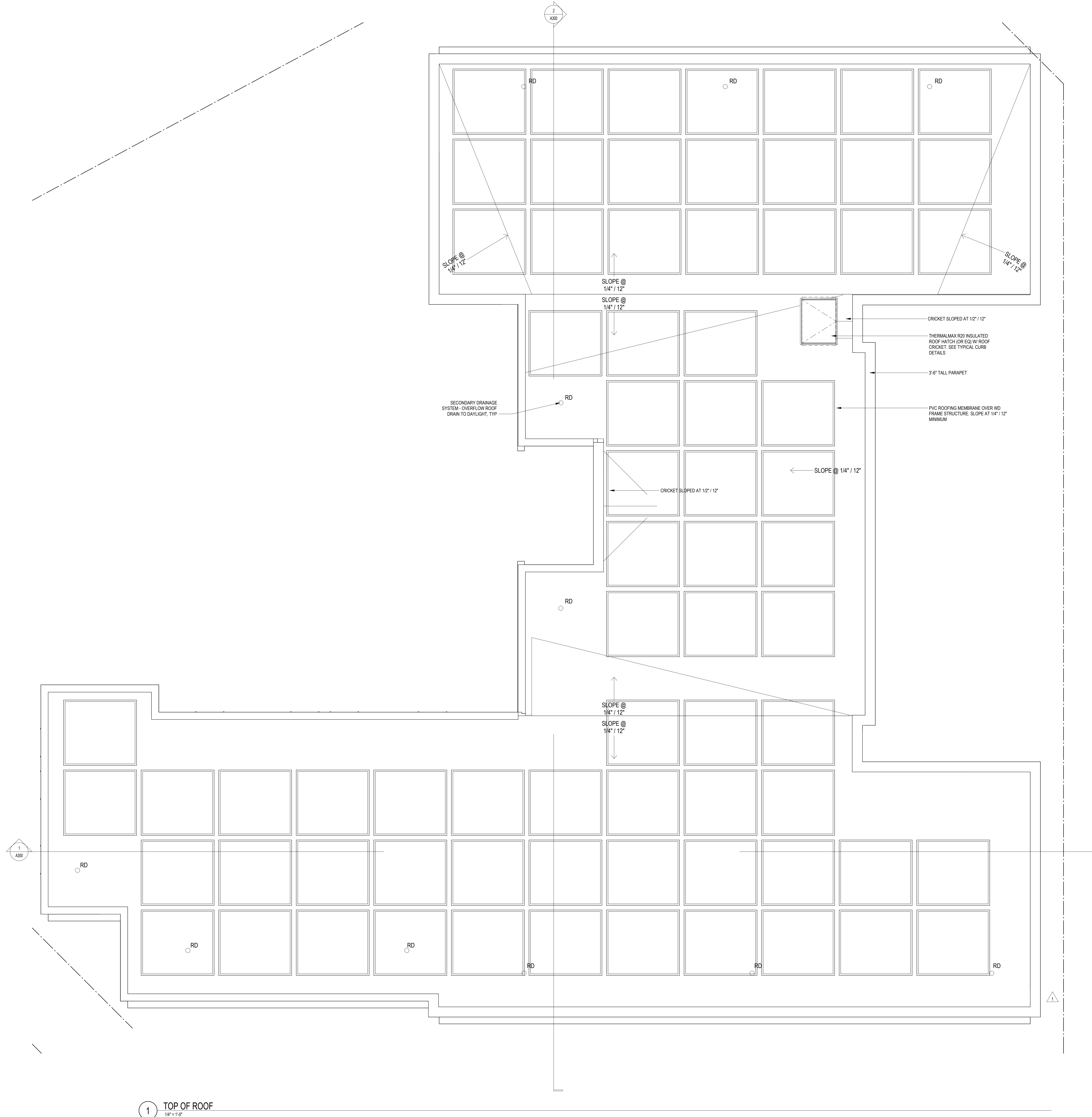


AM RESPONSIBLE FOR DETERMINING THAT THE ARCHITECTURAL DESIGN INCLUDED IN THIS APPLICATION ARE IN COMPLIANCE WITH ALL LAWS AND REGULATIONS OF THE DISTRICT OF COLUMBIA. I HAVE PERSONALLY PREPARED, OR DIRECTLY SUPERVISED, THE DEVELOPMENT OF THE ARCHITECTURAL DESIGN INCLUDED IN THIS APPLICATION.

SHEET TITLE: LEVEL 3 - FLOOR PLAN
 PROJECT NO: 000000
 DATE ISSUED: 07/24/19
 SCALE: As indicated

A104

1 LEVEL 03 - FLOOR PLAN
 1/4" = 1'-0"



CONSTRUCTION GENERAL NOTES

- ALL DIMENSIONS TO FINISH FACE, U.N.O.
- ALL INTERIOR PARTITIONS TO BE TYPE A, U.N.O. SEE GI 01 FOR PARTITION SCHEDULE
- ALL INTERIOR WALLS TO BE PAINTED, U.N.O.
- ALL CEILINGS TO BE 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 ARCHITECT PROTECTION FOR ALL LIVING SPACE OUTLETS TO COMPLY
- ALL FLOORING TO BE CONTINUOUS HARDWOOD SPECIFIED BY OWNER, U.N.O.
- REPLACE ALL EXISTING WINDOWS W/ LOW-E GLASS WINDOWS
- GC TO VERIFY INSULATION OF EXISTING EXTERIOR WALLS TO REMAIN MEETS R6.0 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 APPROVE PORTABLE FIRE EXTINGUISHERS IN ACCORDANCE WITH SECTION 906. AREAS TO HAVE FIVE EXTINGUISHERS AS FOLLOWS: 5A. STAIRWAY FLOOR LEVELS, 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. TYPE I, HARDWARE RATED AT 40" AFT. MAX. HANDRAILS AND GUARDS SHALL BE DESIGNED TO RESIST A LINEAR LOAD OF 50 POUNDS PER LINEAR FOOT (PLF) (0.75 K/FT)
- HANDRAILS AND GUARDS SHALL BE DESIGNED TO RESIST A CONCENTRATED LOAD OF 250 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 49 (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 (111 kg) 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 4002 FOR CALCULATION
- ALL WET AREAS TO BE PAINTED WITH SHERWIN WILLIAMS EMERALD INTERIOR PAINT, SEMI-GLOSS, PRODUCT NUMBER: K0800051. 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 IECC 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. ONE ADDITIONAL APPROVED PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED WHERE SPECIAL HAZARDS EXIST, SUCH AS 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.

INTERIOR FINISHES (PER DBCB TABLE 803.11)

Class A = Flame spread index 0-25, smoke-developed index 0-40
 Class B = Flame spread index 26-75, smoke-developed index 41-450
 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 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 lurring strips applied to a noncombustible base and fastened as required by Section 903.13.1.
 b. In other than Group A-2 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.

INTERIOR FINISHES

BATHROOMS:
 FLOORS - TILE
 WALLS - TILE AND PTD (SATN) GYPSUM RD W/ TILE BASE
 SHOWERSTUBS - SOLID SURFACE SURROUND
 CEILING - PTD (SEM GLOSS) GYPSUM BOARD

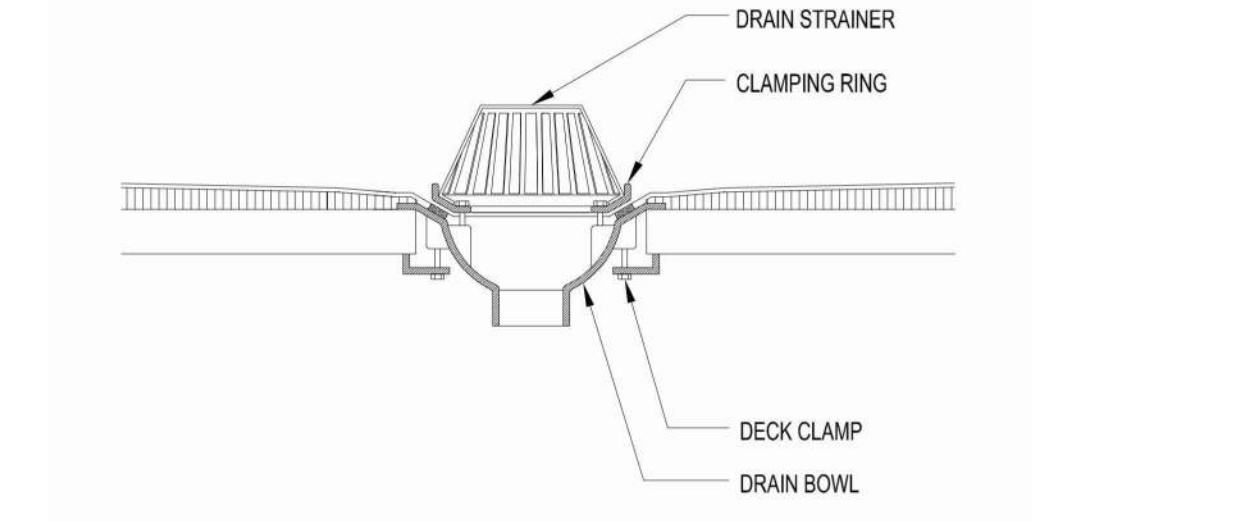
ROOMS OTHER THAN BATHROOMS:
 FLOORS - LVT W/ RUBBER BASE
 WALLS - PTD (SATN) GYPSUM BD W/ RUBBER BASE
 CEILING - PTD (PLAT) GYPSUM BOARD

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

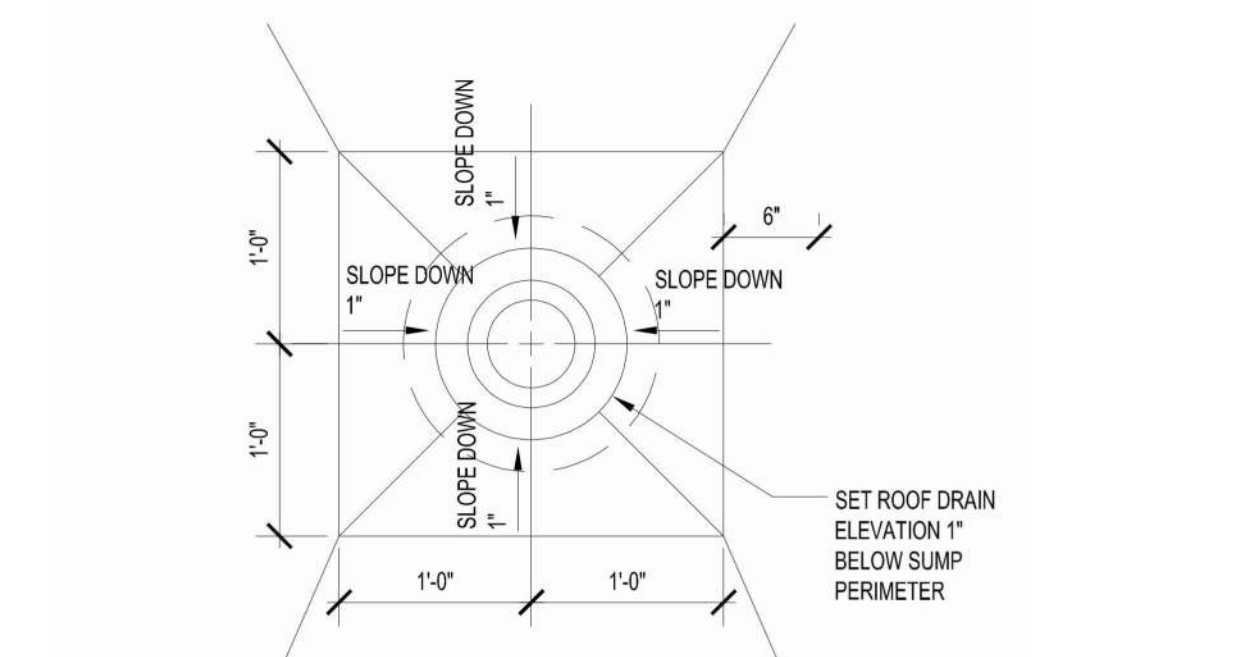
FINISH SCHEDULE	DESCRIPTION
LVT-01	LUXURY VINYL TILE
PT-01	GENERAL WALL PAINT NOTE: ALL (100%) OF PAINTS USED ON PROJECT SHALL BE LOW VOC
SF-01	MINCEY MARBLE SHOWER SURROUND
TL-01	TILE FLOORING - 12"X24"
TL-1B	MATCHING BASE TILE

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

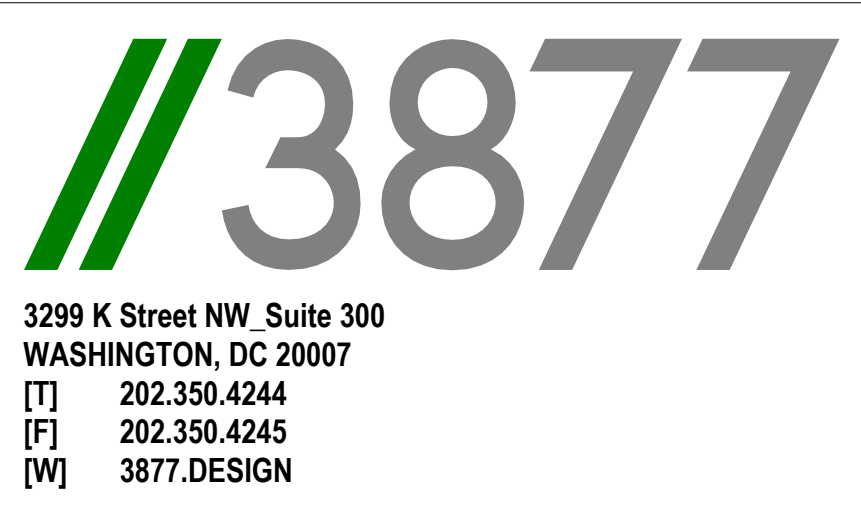
*A108.2 Appendix A - Flooring material project elective. Where projects are intended to qualify for a "flooring material" project elective, all flooring installed within the interior of the building shall comply with Section 806.4 or shall be one or more of the following flooring materials that are deemed 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
 *A108.5 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 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 or in each contiguous floor area.



ROOF DRAIN
 SCALE: 1" = 1'-0"



TYPICAL ROOF DRAIN SUMP PLAN
 SCALE: 1" = 1'-0"



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SHEET SUBMISSION INDEX

- 2023011_ISSUE FOR BZA REVIEW

REV. NO.	REVISION	DATE
1	PERM COM RESPONSE - 1ST RND	09 MMM 2020



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 DESIGN INCLUDED IN THIS APPLICATION.

SHEET TITLE: ROOF FLOOR PLAN
 PROJECT NO: 000000
 DATE ISSUED: 01/10/25
 SCALE: As indicated

A105

EXTERIOR MATERIAL LEGEND

- EXISTING BRICK BR01
- FIBER CEMENT PANELS WD01
- FIBER CEMENT SIDING WD02
- CONCRETE XXX01

EXTERIOR ELEVATION NOTES

1. SEE A-210 FOR WALL ASSEMBLIES CALLED OUT AS WT-X, TYP.
2. SEE A-200 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 CEILING 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-FALLT PROTECTION FOR ALL LIVING SPACE OUTLETS TO COMPLY WITH 2017 IBC 403.2.2.
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 IBC 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 IBC 402.4.1.2. GC TO PROVIDE NO FEWER THAN ONE APPROVE PORTABLE FIRE EXTINGUISHERS IN ACCORDANCE WITH SECTION 909. 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.
13. GC TO PROVIDE PORTABLE FIRE EXTINGUISHERS IN ALL KITCHEN AREAS (F.E.) CLASS A RATING TYPE "2.1" (8.5"x11") 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).
14. HANDRAILS AND GUARDS SHALL BE DESIGNED TO RESIST A CONCENTRATED LOAD OF 200 POUNDS (0.89 KN).
15. 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.
16. 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.
17. 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.
18. WINDOW WELL DEPTH DETERMINED BY VENTILATION REQUIREMENTS. SEE SHEET A200 FOR CALCULATION.
19. ALL WET AREAS TO BE PAINTED WITH SHERWIN WILLIAMS EMERALD INTERIOR PAINT, SEMI-GLOSS, PRODUCT NUMBER K33W0051. PAINT OFFERS WASHABILITY, PREVENTS STAINS FROM PENETRATING, AND CONTAINS PROPERTIES THAT INHIBIT THE GROWTH OF MOLD AND MILDEW ON THE SURFACE.
20. FRONT LOAD WASHER/DRYER COMBO UNIT, UNIT TO MEET REQUIREMENTS OF 2017 IBC SECTION 611.
21. 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.
22. BATHFLOOR 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.

EXISTING TO REMAIN NEW CONSTRUCTION



1 REAR FACADE
1/4" = 1'-0"

- PARAPET EL. +89' - 0 3/4"
- TOP OF ROOF EL. +86' - 0 3/4"
- EX TOP OF PARPAET EL. +83' - 1"
- EX TOP OF ROOF EL. +81' - 4"
- LEVEL 3 EL. +75' - 0"
- EX L3 EL. +71' - 4"
- 2ND FLOOR EL. +65' - 6"
- EX L2 EL. +61' - 10"
- 1ST FLOOR EL. +56' - 0"
- EX L1 EL. +52' - 4"
- GRADE EL. +52' - 0"



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

- PARAPET EL. +89' - 0 3/4"
- TOP OF ROOF EL. +86' - 0 3/4"
- EX TOP OF PARPAET EL. +83' - 1"
- EX TOP OF ROOF EL. +81' - 4"
- LEVEL 3 EL. +75' - 0"
- EX L3 EL. +71' - 4"
- 2ND FLOOR EL. +65' - 6"
- EX L2 EL. +61' - 10"
- 1ST FLOOR EL. +56' - 0"
- EX L1 EL. +52' - 4"
- GRADE EL. +52' - 0"



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• 20231011_ISSUE FOR BZA REVIEW

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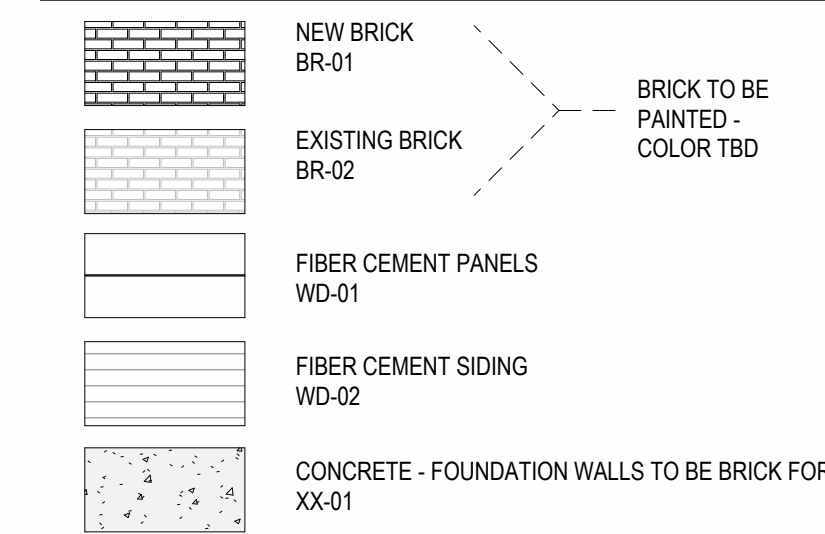


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SHEET TITLE: EXTERIOR ELEVATIONS
PROJECT NO: 000000
DATE ISSUED: 07/24/19
SCALE: As indicated

A200

EXTERIOR MATERIAL LEGEND



EXTERIOR ELEVATION NOTES

1. SEE A410 FOR WALL ASSEMBLIES CALLED OUT AS WT-X, TYP
2. SEE A420 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 CEILING 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-FULT PROTECTION FOR ALL LIVING SPACE OUTLETS TO COMPLY
9. ALL FLOORING TO BE CONTINUOUS HARDWOOD SPECIFIED BY OWNER, U.N.O.
10. REPLACE ALL EXISTING WINDOWS W/ LOW-E GLASS WINDOWS
11. GC TO VERIFY INSULATION OF EXISTING EXTERIOR WALLS TO REMAIN MEETS 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 APPROVE PORTABLE FIRE EXTINGUISHERS IN ACCORDANCE WITH SECTION 906. AREAS TO HAVE FIRE EXTINGUISHERS AS FOLLOWS: EA. STAIRWAY FLOOR LEVEL, STORAGE AND CONSTRUCTION SHED, WHERE SPECIAL HAZARDS EXIST. SEE PLAN FOR FIRE EXTINGUISHER (F.E.) LOCATIONS
14. GC TO PROVIDE PORTABLE FIRE EXTINGUISHERS IN ALL KITCHEN AREAS (F.E.), CLASS A RATING TYPE 3.5 LBS. 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 K/ft)
15. HANDRAILS AND GUARDS SHALL BE DESIGNED TO RESIST A CONCENTRATED LOAD OF 200 POUNDS (0.89 KN)
16. 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 45 (45 IF FIELD TESTED) FOR AIR-BORNE NOISE WHEN TESTED IN ACCORDANCE WITH ASTM E99
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 A423 FOR CALCULATION
20. ALL WET AREAS TO BE PAINTED WITH SHERWIN WILLIAMS EMERALD INTERIOR PAINT, SEMI-GLOSS, PRODUCT NUMBER: KBW0051. 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 IECC SECTION E11
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. 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.



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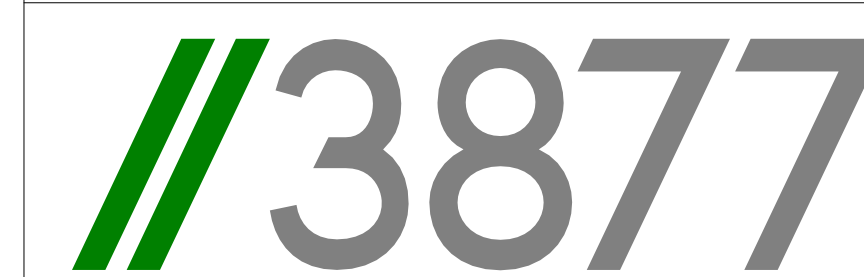
REV NO.	REVISION	DATE

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

A201



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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 G101 FOR PARTITION SCHEDULE
- ALL INTERIOR WALLS TO BE PAINTED, U.N.O.
- ALL CEILING TO BE 6" GP PAINTED 1/2" 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 WITH 29 CFR 1910.166
- ALL FLOORING TO BE CONTINUOUS HARDWOOD SPECIFIED BY OWNER, U.N.O.
- REPLACE ALL EXISTING WINDOWS W/ LOW-E CLASS WINDOWS
- GO TO VERIFY INSULATION OF EXISTING EXTERIOR WALLS TO REMAIN MEETS R13 ACCORDING TO 2017 IECC 602.1.1
- AIR LEAKAGE RATE NOT TO EXCEED 3 AIR CHANGES PER HOUR. GO TO TEST BUILDING THERMAL ENVELOPE IN ACCORDANCE WITH 2017 IECC 602.4.1.2
- GO TO PROVIDE NO FLOORING OVER 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 (8.89 KN)
- WALLS, PARTITIONS, AND FLOOR/CILING 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 FT FIELD TEST) 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 (111 KN) APPLIED IN ANY DIRECTION AT ANY POINT ON THE GRAB BAR OR SEAT 50 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: 389W0035; 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
- 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 CONTRACTIBLE 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 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

EXISTING TO REMAIN NEW CONSTRUCTION

INTERIOR FINISHES (PER DCBC TABLE 803.11)

Class A = Flame spread index 0-25, smoke-developed index 0-40
Class B = Flame spread index 26-75, smoke-developed index 0-40
Class C = Flame spread index 76-200, smoke-developed index 0-40
OCCUPANCY GROUP A-2, SPRINKLERED (MOST RESTRICTIVE)
Interior exit stairways, interior exit ramps and exit passageways: Class B
Conditions 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 paneling of not more than 1,000 square feet of applied surface area in the grade lobby when applied directly to a noncombustible base or over furring strips applied to a noncombustible base and fireblocked as required by Section 803.13.1.
b. In other than Group I-3 occupancies in buildings less than three stories above grade plane, Class B interior finish for nonsprinklered buildings and Class C interior finish for sprinklered buildings shall be permitted in interior exit stairways and ramps.
c. Requirements for rooms and enclosed spaces shall be based upon spaces enclosed by partitions. Where a fire-resistance rating is required for structural elements, the enclosing partitions shall extend from the floor to the ceiling. Partitions that do not comply with this shall be considered enclosing spaces and the rooms or spaces on both sides shall be considered one. In determining the applicable requirements for rooms and enclosed spaces, the specific occupancy thereof shall be the governing factor regardless of the group classification of the building or structure.
d. Lobby areas in Group A-1, A-2 and A-3 occupancies shall not be less than Class B materials.
e. Class C interior finish materials shall be permitted in places of assembly with an occupant load of 300 persons or less.

INTERIOR FINISHES (PER DCBC TABLE 803.11)

Class A = Flame spread index 0-25, smoke-developed index 0-40
Class B = Flame spread index 26-75, smoke-developed index 0-40
Class C = Flame spread index 76-200, smoke-developed index 0-40
OCCUPANCY GROUP A-2, SPRINKLERED (MOST RESTRICTIVE)
Interior exit stairways, interior exit ramps and exit passageways: Class B
Conditions 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 paneling of not more than 1,000 square feet of applied surface area in the grade lobby when applied directly to a noncombustible base or over furring strips applied to a noncombustible base and fireblocked as required by Section 803.13.1.
b. In other than Group I-3 occupancies in buildings less than three stories above grade plane, Class B interior finish for nonsprinklered buildings and Class C interior finish for sprinklered buildings shall be permitted in interior exit stairways and ramps.
c. Requirements for rooms and enclosed spaces shall be based upon spaces enclosed by partitions. Where a fire-resistance rating is required for structural elements, the enclosing partitions shall extend from the floor to the ceiling. Partitions that do not comply with this shall be considered enclosing spaces and the rooms or spaces on both sides shall be considered one. In determining the applicable requirements for rooms and enclosed spaces, the specific occupancy thereof shall be the governing factor regardless of the group classification of the building or structure.
d. Lobby areas in Group A-1, A-2 and A-3 occupancies shall not be less than Class B materials.
e. Class C interior finish materials shall be permitted in places of assembly with an occupant load of 300 persons or less.

INTERIOR FINISHES

BATHROOMS:
FLOORS - TILE
WALLS - TILE AND PTD (SATIN) GYPSUM BD W/ TILE BASE
SHOWERS/TUBS - SOLID SURFACE SURROUND
CEILING - PTD (SEM GLOSS) GYPSUM BOARD
ROOMS OTHER THAN BATHROOMS:
FLOORS - LVT W/ RUBBER BASE
WALLS - PTD (SATIN) GYPSUM BD W/ RUBBER BASE
CEILING - PTD (FLAT) GYPSUM BOARD

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

FINISH NO.	DESCRIPTION
LVT-01	LUXURY VINYL TILE
PT-F1	GENERAL WALL PAINT NOTE: ALL (100%) OF PAINTS USED ON PROJECT SHALL BE LOW VOC
SF-01	MINCEY MARBLE SHOWER SURROUND
TL-01	TILE FLOORING - 12"x12"
TL-1B	MATCHING BASE TILE

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

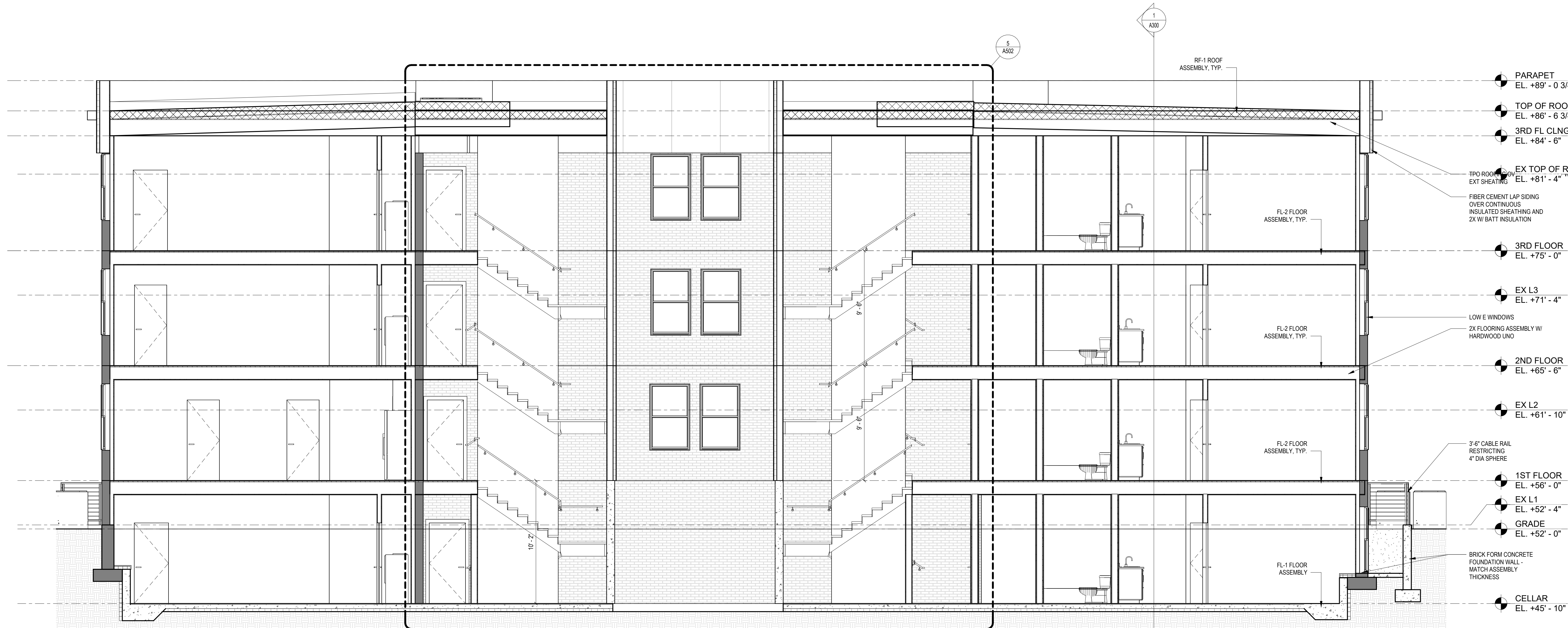
*A108.2 Appendix A - Flooring material project elective. Where projects are intended to qualify for a "flooring material" project elective, all flooring installed within the interior of the building shall comply with Section 605.4 or shall be one or more of the following flooring materials that are deemed 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

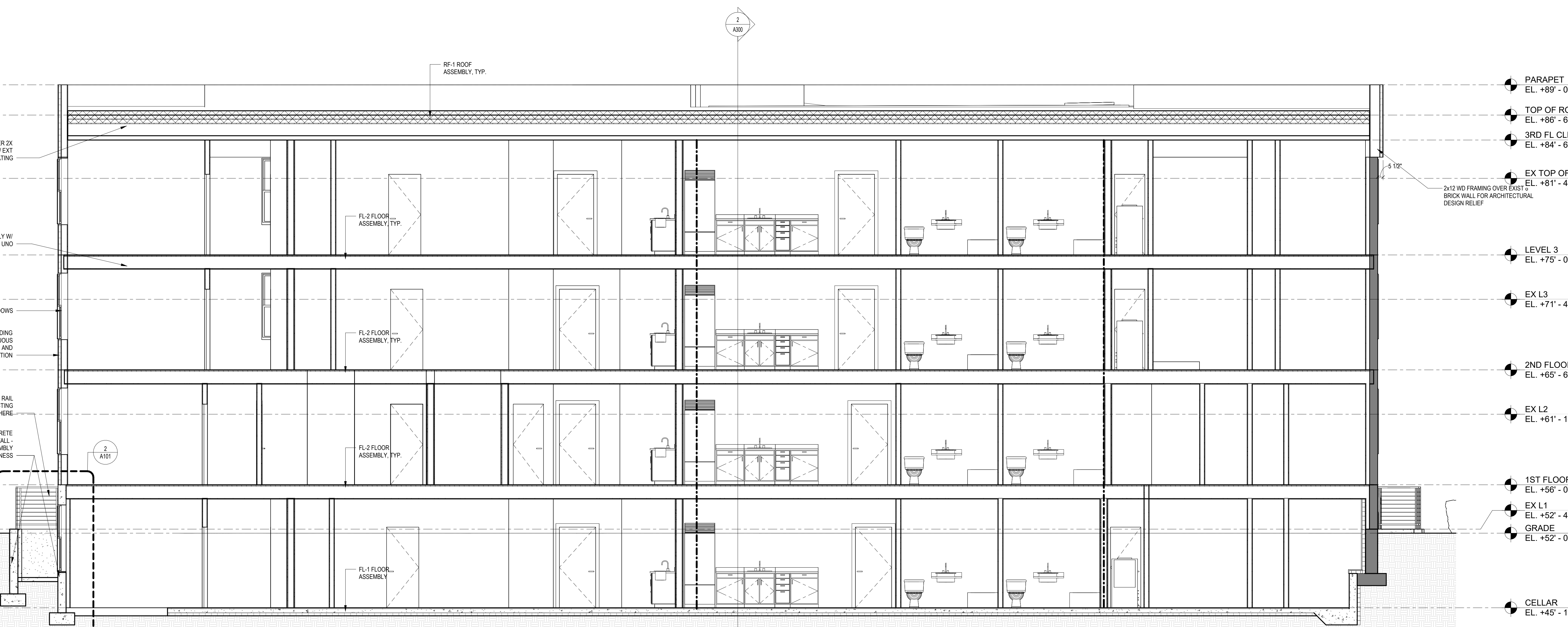
*A108.5 Appendix A - Total VOC limit project elective. Where projects are intended to qualify for a "total VOC limit" project elective

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 6195, ASTM D 5460, ASTM D 5197, ASTM D 6349, and ISO 7708. Test samples shall be taken in not less than one location in each 25,000 square feet (190 m²) of floor area or in each contiguous floor area.



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



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

BZA

DRAWING DATA

PROJECT: 1216-1218 EASTERN AVE NE
ADDRESS: 1216-1218 EASTERN AVE NE
WASHINGTON, DC 20019

SHEET SUBMISSION INDEX
• 2025011 ISSUE FOR BZA REVIEW

REV. NO. REVISION DATE

SCALE: As indicated



ALL 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 DESIGN INCLUDED IN THIS APPLICATION.

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

A300