

**1206 EASTERN AVE NE  
WASHINGTON, DC 20019**

**ISSUE FOR BZA**

**10 MARCH 2026**

**//3877**

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



**DEMOLITION NOTES**

1. CONTRACTOR SHALL VISIT SITE TO DETERMINE AND VERIFY ALL EXISTING CONDITIONS.
2. PROTECT EXISTING ITEMS WHICH ARE NOT INDICATED TO BE ALTERED.
3. REMOVE EXISTING PARTITIONS, U.N.O.
4. REMOVE DOORS, FRAMES AND HARDWARE, U.N.O.
5. REMOVE EXISTING WINDOWS AS NOTED.
6. REMOVE ALL APPLIANCES THROUGHOUT, U.N.O.
7. REMOVE PLUMBING FIXTURES THROUGHOUT, U.N.O.
8. REMOVE ALL BRANCH WIRING REMOVED BACK TO PANEL (IDENTIFY AS SPARE) OR NEAREST JUNCTION BOX UNLESS NOTED OTHERWISE.
9. CONTRACTOR TO REMOVE SCOPE OF ALL REMAINING FURNITURE.
10. REMOVE LIGHT FIXTURES THROUGHOUT, U.N.O.
11. REMOVE ALL EXISTING FLOOR FINISHES, SUBFLOOR TO REMAIN, WHERE REQUIRED, STRUCTURES UNDER CONSTRUCTION, ALTERATION OR DEMOLITION SHALL BE PROVIDED WITH NO FEWER THAN ONE APPROVED PORTABLE FIRE EXTINGUISHER IN ACCORDANCE WITH SECTION 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.
12. SANITARY FACILITIES SHALL BE PROVIDED DURING CONSTRUCTION, REMODELING OR DEMOLITION ACTIVITIES IN ACCORDANCE WITH THE PLUMBING CODE REQUIRED MEANS OF EGRESS SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION, DEMOLITION, REMODELING OR ALTERATIONS AND ADDITIONS TO ANY BUILDING.
13. FIRE SAFETY DURING DEMOLITION SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF THIS CODE AND THE APPLICABLE PROVISIONS OF CHAPTER 33 OF THE FIRE CODE.
14. AUTOMATIC SPRINKLER SYSTEMS REQUIRED DURING CONSTRUCTION, ALTERATION AND DEMOLITION OPERATIONS SHALL BE PROVIDED IN ACCORDANCE WITH CHAPTER 33 OF THE FIRE CODE.



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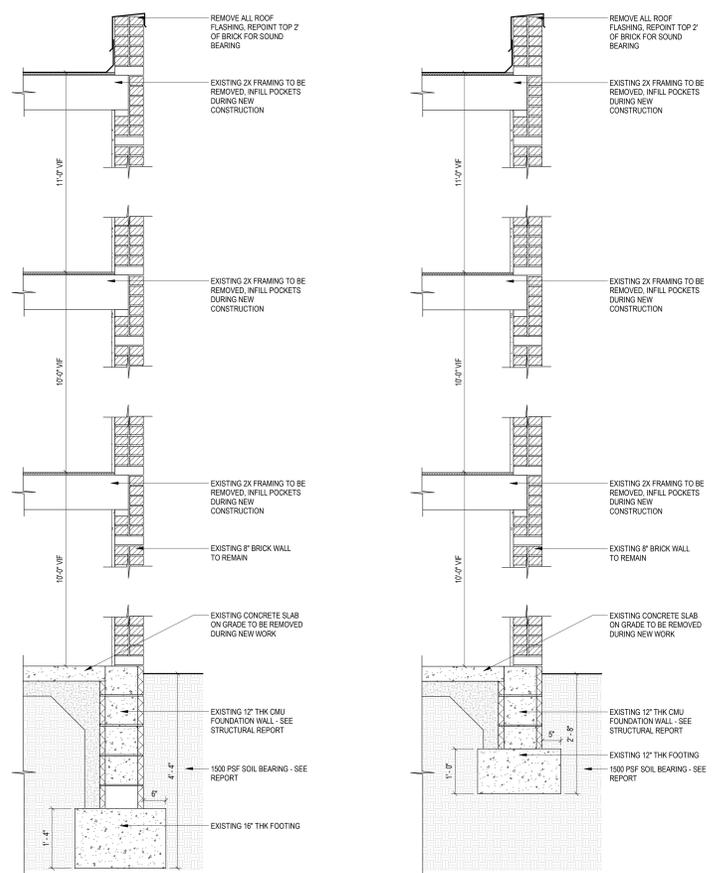
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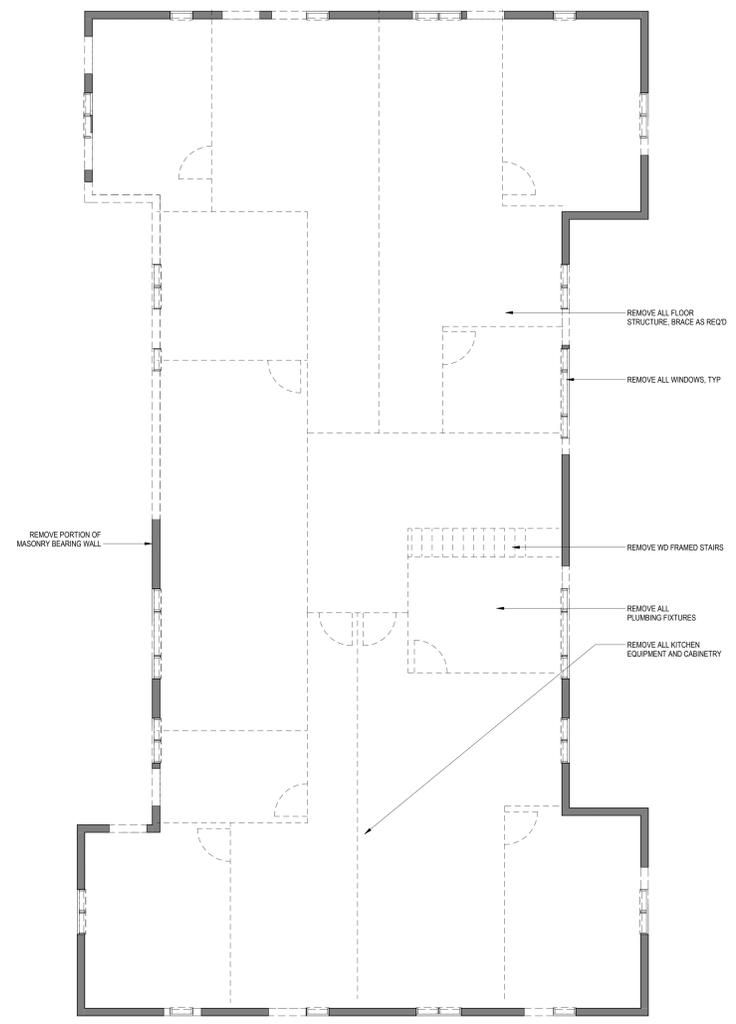
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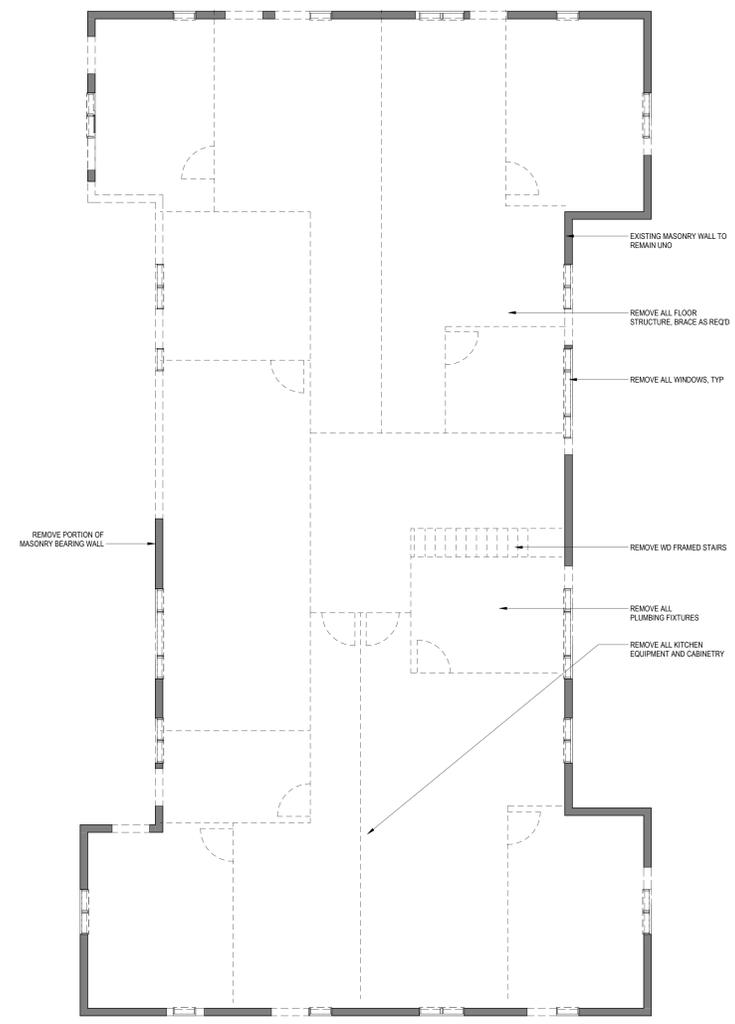


4 EXISTING WALL SECTION A  
3/8" = 1'-0"

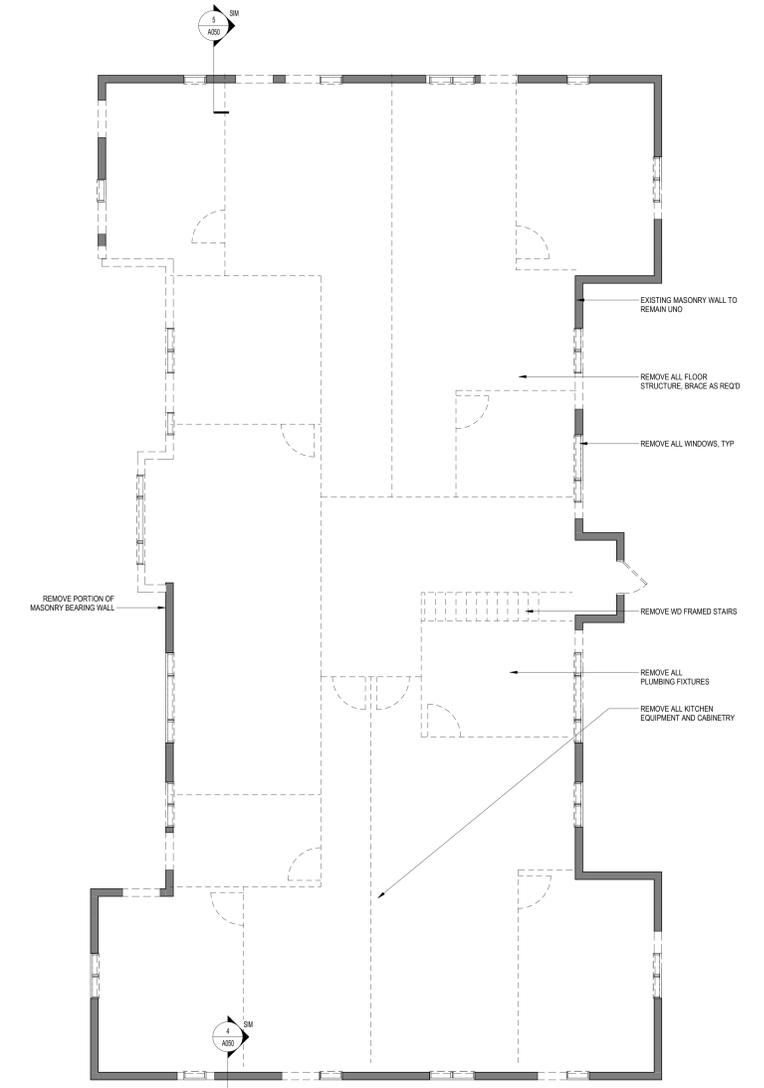
5 EXISTING WALL SECTION B  
3/8" = 1'-0"



3 LEVEL 03 - FLOOR PLAN  
3/8" = 1'-0"



2 LEVEL 2 - FLOOR PLAN Copy 1  
3/8" = 1'-0"



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

**ISSUE FOR BZA**

**DRAWING DATA**

PROJECT: 1206RESIDENCES  
ADDRESS: 1206 EASTERN AVE NE  
WASHINGTON, DC 20019

**SHEET SUBMISSION INDEX**

REV. NO.	REVISION	DATE
1	PERM COM RESP - 1ST RND	00 MMM 2000

**SEAL & SIGNATURE:**

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SHEET TITLE: DEMOLITIONS DRAWINGS  
PROJECT NO: 2025.86  
DATE ISSUED: 07/24/19  
SCALE: As indicated

**A050**



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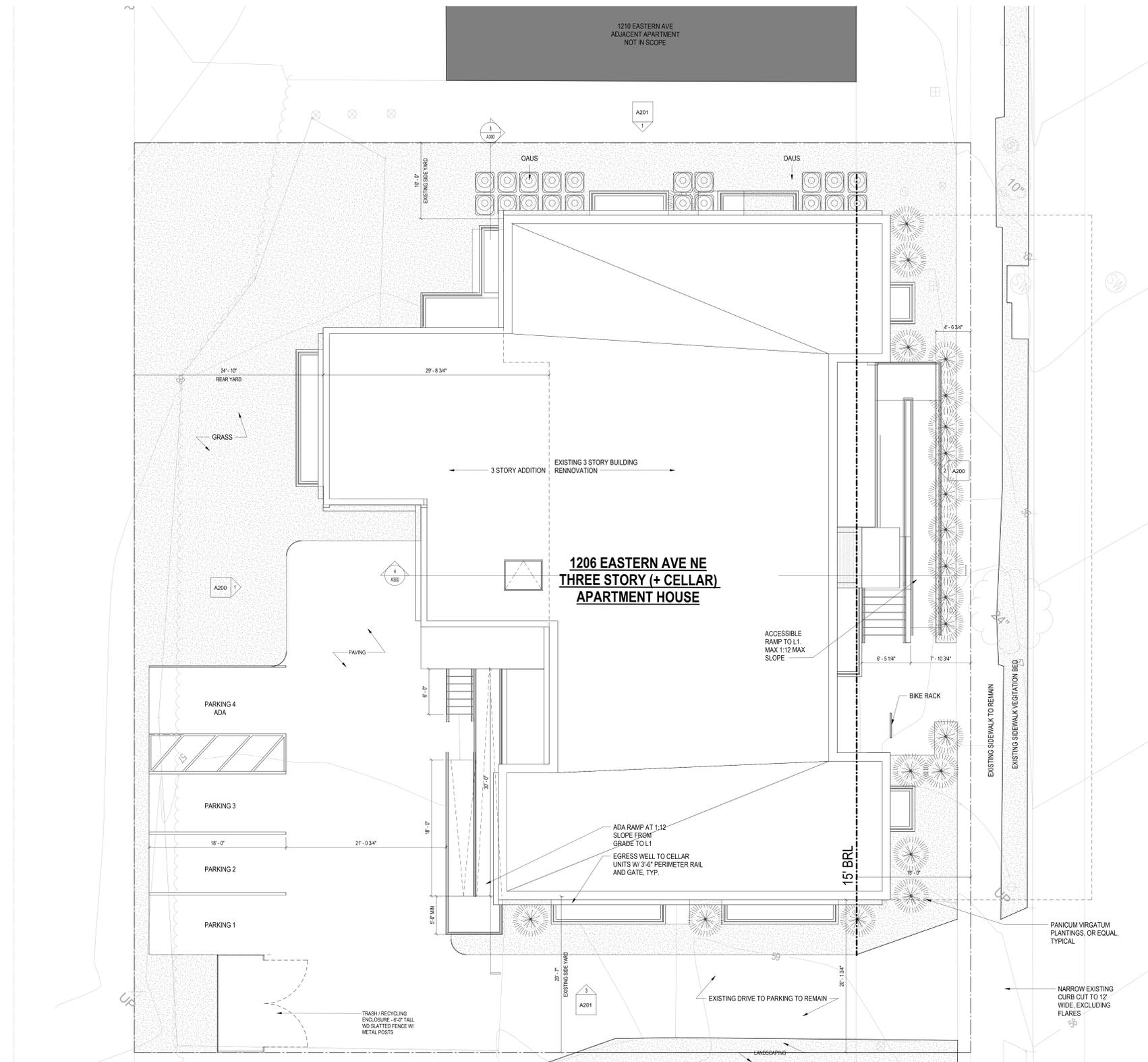
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2 PROP SITE PLAN  
 3/16" = 1'-0"

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 WASHINGTON, DC 20019

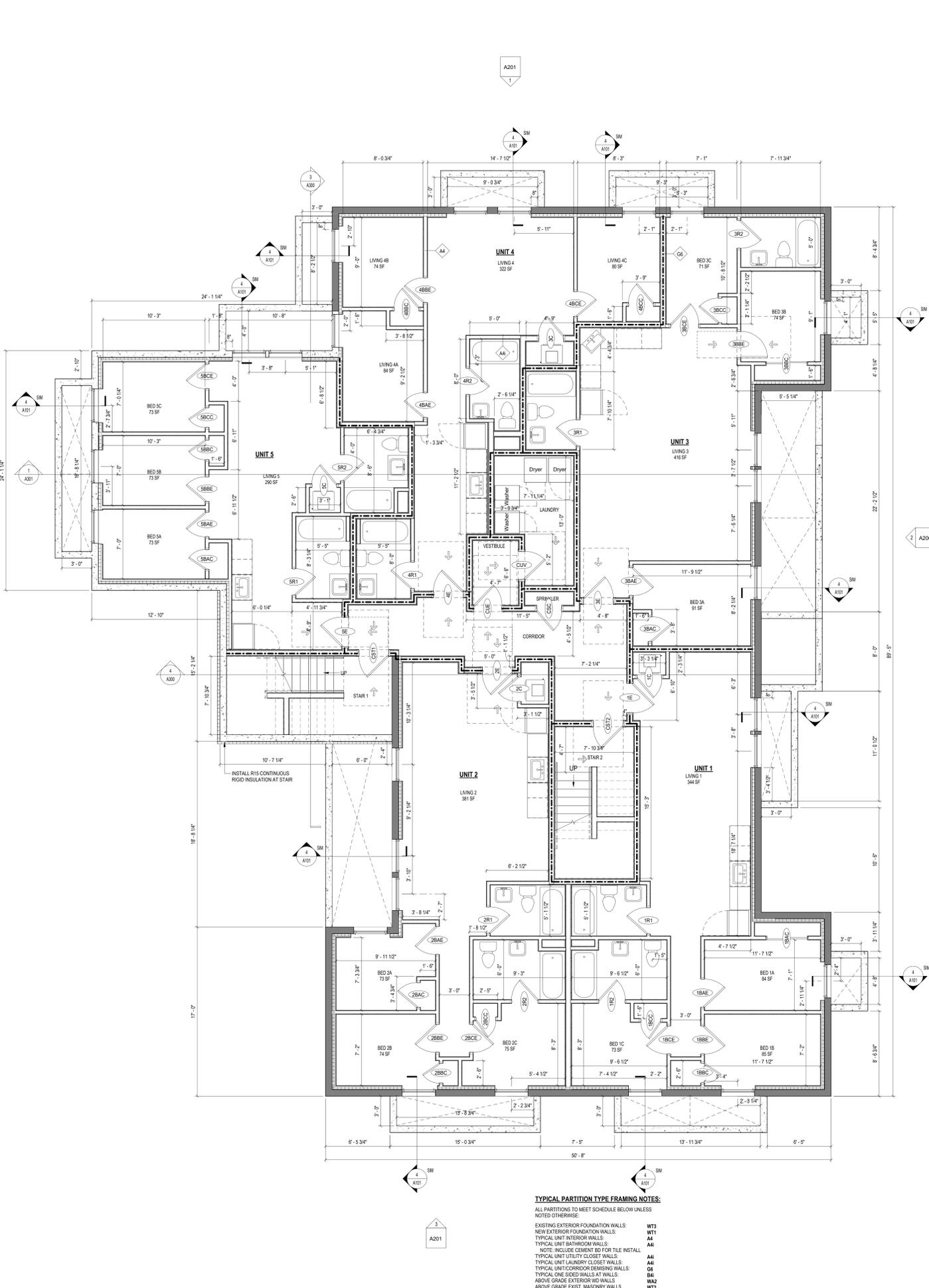
SHEET SUBMISSION INDEX

REV. NO. REVISION DATE

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SHEET TITLE: PROPOSED SITE PLAN  
 PROJECT NO: 2025.86  
 DATE ISSUED: 07/24/19  
 SCALE: 3/16" = 1'-0"



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

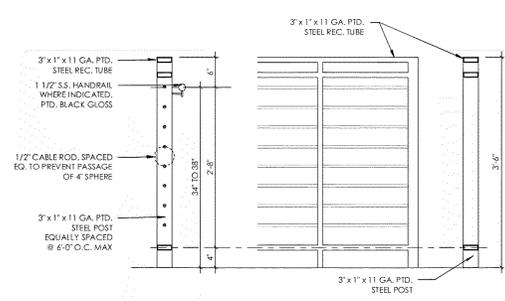
**TYPICAL PARTITION TYPE FRAMING NOTES:**  
ALL PARTITIONS TO MEET SCHEDULE BELOW UNLESS NOTED OTHERWISE.

EXISTING EXTERIOR FOUNDATION WALLS	WT3
NEW EXTERIOR FOUNDATION WALLS	WT1
TYPICAL UNIT INTERIOR WALLS	A4
TYPICAL UNIT BATHROOM WALLS	A6
NOTE: INCLUDE CHAMFER FOR TILE INSTALL	
TYPICAL UNIT UTILITY CLOSET WALLS	A4
TYPICAL UNIT LAUNDRY CLOSET WALLS	A6
TYPICAL UNIT CORRIDOR BENCHMARK WALLS	O6
TYPICAL ONE SIDED WALLS AT WALLS	B6
ABOVE GRADE EXIST. MASONRY WALLS	WT2

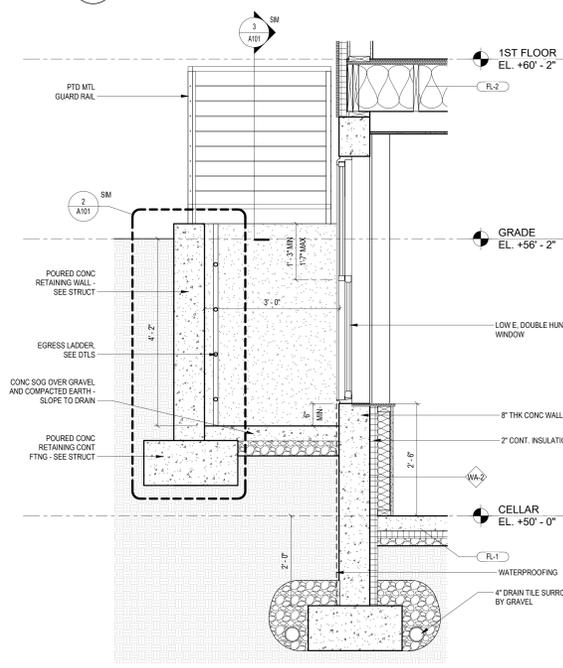
**CONSTRUCTION GENERAL NOTES**

- 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 5/8" OVER PAINTED - FLAT FINISH
- ALL WALLS TO BE PAINTED - EGGSHELL FINISH
- REPAIR ALL WALLS EXISTING TO REMAIN AS REQUIRED
- SEE ELEVATIONS FOR WINDOW TAGS
- PROVIDE ANCHOR-BOLT PROTECTION FOR ALL LIVING SPACE OUTLETS TO COMPLY WITH ALL APPLICABLE CODES
- REPLACE ALL EXISTING WINDOWS WITH LOW-E GLASS WINDOWS
- GC TO VERIFY INSULATION ON EXISTING EXTERIOR WALLS TO REMAIN MEETS R-19 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 AND 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 (IF E.I. CLASS A RATING TYPE, 2.5 LB 6"x11"; HARDWARE INSTALLED AT 48" AFF. MAX. HANDLES AND GUARDS SHALL BE DESIGNED TO RESIST A LINEAR LOAD OF 50 POUNDS PER LINEAR FOOT (PLF) (0.73 KN/M).
- HANDRAILS AND GUARDS SHALL BE DESIGNED TO RESIST A CONCENTRATED LOAD OF 200 POUNDS (89 KN).
- WALLS, PARTITIONS, AND FLOOR/CEILING ASSEMBLIES SEPARATING DWELLING UNITS AND BLENDING FROM PUBLIC OR FROM PUBLIC OR SERVICE AREAS SHALL HAVE A SOUND TRANSMISSION CLASS (STC) OF NOT LESS THAN 50 (AS FIELD TESTED) FOR AIRBORNE 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 KN) APPLIED IN ANY DIRECTION AT ANY POINT ON THE GRAB BAR OR SEAT SO AS TO PRODUCE THE MAXIMUM LOAD EFFECTS.
- ACCESSORIES SUCH AS GRAB BARS, TOWEL BARS, PAPER DISPENSERS AND SOAP DISHES, PROVIDED ON OR WITHIN WALLS, SHALL BE INSTALLED AND SEALED TO PROTECT STRUCTURAL ELEMENTS FROM MOISTURE.
- WINDOW WELL DEPTH DETERMINED BY VENTILATION REQUIREMENTS. SEE SHEET A202 FOR CALCULATION.
- ALL WEIR AREAS TO BE PAINTED WITH SHERWIN WILLIAMS EMERALD INTERIOR PAINT, SEMI-GLOSS, PRODUCT NUMBER K08W001. 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 ALL FLOOR LEVELS WHERE COMBUSTIBLE MATERIALS HAVE ACCUMULATED, 2. IN EVERY STORAGE AND CONSTRUCTION SHED, 3. IN EVERY BATHROOM, 4. IN EVERY BATHTUB FLOORS, SHOWER HEADS ABOVE BUILT-IN TUBS THAT HAVE INSTALLED SHOWER FLOORS AND WALLS IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH SOLID SURFACE SHOWER SURROUND LINER FROM WILSONART. WALL FINISH FROM FLOOR TO CEILING.
- FRONT LOAD WASHER/DRYER COMBO UNIT TO MEET REQUIREMENTS OF 2017 ICC SECTION 611.
- GC TO PROVIDE EXTERIOR SIGNAGE PER 2017 DCBC 501.2
- ALL CLOTHES WASHERS ARE REQUIRED TO BE ENERGY STAR CERTIFIED.

2 TYPICAL EGRESS LADDER DETAILS  
1" = 1'-0"



3 TYPICAL EGRESS WELL GUARD RAIL DETAILS  
1" = 1'-0"



4 TYPICAL EGRESS WELL SECTION - NATURAL VENTILATION  
3/4" = 1'-0"

NOTE: GRADE VARIES 4" ACROSS PROPERTY - CALCULATIONS BELOW ARE FOR RECD NATURAL VENTILATION SHOWING THAT THE TYPICAL EGRESS WELL SECTION COMPLIES DC IMC 402.4:

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)

**FINISH SCHEDULE**

FINISH NO.	DESCRIPTION
LVT-01	LUXURY VINYL TILE
PT-01	GENERAL WALL & CEILING PAINT NOTE: ALL (100%) OF PAINTS USED ON PROJECT SHALL BE LOW VOC
SP-01	BATH CEILING - SEMI-GLOSS GENERAL CEILING - FLAT WALLS SATIN TRIM - SEMI-GLOSS
TL-01	MINGEY MARBLE SHOWER SURROUND
TL-01	TILE FLOORING - 12"x24"
TL-18	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 906.4 or shall be one or more of the following flooring materials that are deemed to comply with VOC emission limits: 1. Ceramic and concrete tile 2. Clay pavers 3. Concrete 4. Concrete pavers 5. Metal 6. Organic-free, mineral-based

\*A108.3 Appendix A Ceiling and wall materials project elective. Where projects are intended to qualify for a ceiling and wall materials project elective, all ceiling and wall systems shall comply with Chapter 8 or shall be one or more of the following ceiling or wall systems that are deemed to comply with VOC emission limits: Ceiling Systems: 1. Ceramic tile 2. Clay masonry 3. Concrete 4. Concrete masonry 5. Metal 6. Organic-free, mineral-based

\*A108.5 Appendix A Total VOC limit project elective. Where projects are intended to qualify for a "total VOC limit" project elective, 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 m<sup>2</sup>) of floor area or in each contiguous floor area.

**INTERIOR FINISHES (PER DCBC TABLE 803.11)**

Class A = Flame spread index 0-25; smoke-developed index 0-50  
Class B = Flame spread index 26-75; smoke-developed index 0-50  
Class C = Flame spread index 76-200; smoke-developed index 4-50  
OCCUPANCY GROUP A-2, SPRINKLERED (MOST RESTRICTIVE)  
Interior exit stairways, interior exit ramps and passageways, Class B  
Corridors and enclosures for exit access stairways and exit access ramps:  
Class B  
Rooms and enclosed spaces: Class C  
g. 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 applicable to a noncombustible base and fire-rated door frame strips applied to a noncombustible base and firelocked as required by Section 803.13.1.  
h. 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.  
i. 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 classification shall be the governing factor regardless of the group classification of the building or structure.  
j. Lobby areas in Group A-1, A-2 and A-3 occupancies shall not be less than Class B materials.  
k. Class C interior finish materials shall be permitted in places of assembly with an occupant load of 300 persons or less.

**INTERIOR FINISHES NOTES**

BATHROOMS:  
FLOORS - TILE  
WALLS - TILE AND PTD (SATN) GYPSUM BD W/ TILE BASE  
SHOWERS - 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 (FLAT) GYPSUM BOARD

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

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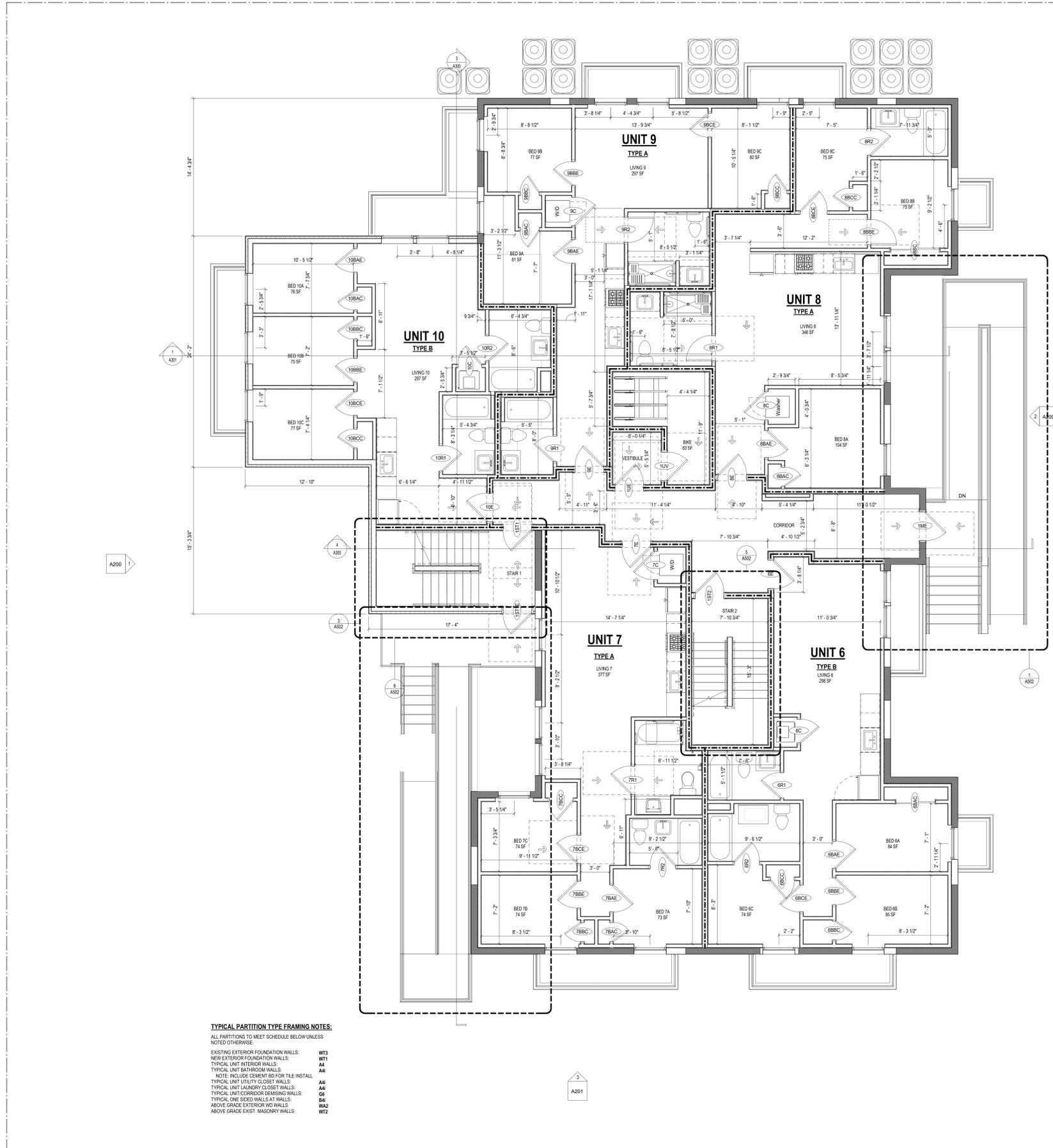
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A101



**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  
 TYPICAL UNIT UTILITY CLOSET WALLS: A4  
 TYPICAL UNIT LAUNDRY CLOSET WALLS: A4  
 TYPICAL UNIT CORRIDOR DIMENSION WALLS: O6  
 TYPICAL ONE-SIDE WALLS AT WALLS: A4  
 ABOVE GRADE EXTERIOR W/O WALLS: WA2  
 ABOVE GRADE EXIST. MASONRY WALLS: WT2

- CONSTRUCTION GENERAL NOTES**
- ALL DIMENSIONS TO FINISH FACE, U.N.O.
  - ALL INTERIOR PARTITIONS TO BE TYPE A, U.N.O. SEE 0101 FOR PARTITION SCHEDULE
  - ALL INTERIOR WALLS TO BE PAINTED, U.N.O.
  - ALL CEILINGS TO BE 3/8" G.W. PAINTED - FLAT FINISH
  - ALL WALLS TO BE PAINTED - EGGSHELL FINISH
  - REPAIR ALL WALLS EXISTING TO REMAIN AS REQUIRED
  - SEE ELEVATIONS FOR WINDOW TAGS
  - PROVIDE ARC-FAULT PROTECTION FOR ALL LIVING SPACE OUTLETS TO COMPLY WITH 2017 NEC
  - REPLACE ALL EXISTING WINDOWS W/ LOW-E GLASS WINDOWS
  - 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, 2.0 LB (9.073 KGM), 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 (90.81 KN)
  - WALLS, PARTITIONS, AND FLOORCEILING 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 (111 KN) APPLIED IN ANY DIRECTION AT ANY POINT ON THE GRAB BAR OR SEAT SO AS TO PRODUCE THE MAXIMUM LOAD EFFECTS
  - ACCESSORIES SUCH AS GRAB BARS, TOWEL BARS, PAPER DISPENSERS AND SOAP DISHES, PROVIDED ON OR WITHIN WALLS, SHALL BE INSTALLED AND SEALED TO PROTECT STRUCTURAL ELEMENTS FROM MOISTURE
  - WINDOW WELL DEPTH DETERMINED BY VENTILATION REQUIREMENTS. SEE SHEET 4000 FOR CALCULATION
  - ALL WET AREAS TO BE PAINTED WITH SHERWIN WILLIAMS EMERALD INTERIOR PAINT, SEMI-GLOSS, PRODUCT NUMBER: 93800005. PAINT OFFERS WASHABILITY, PREVENTS STAINS FROM PENETRATING, AND CONTAINS PROPERTIES THAT INHIBIT THE GROWTH OF MOLD AND MILDW 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. 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 HAZARDOUS EXIST, SUCH AS THE STORAGE AND USE OF FLAMMABLE AND COMBUSTIBLE LIQUIDS
  - MAT TUB FLOORS, SHOWER FLOORS, WALL AREAS ABOVE BUILT-IN TUBS THAT HAVE INSTALLED SHOWER HEADS AND WALLS IN SHOWER COMPARTMENTS SHALL BE FINISHED TO SOLE 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
  - GO TO PROVIDE EXTERIOR SIGNAGE PER 2017 DCBC 501.2
  - ALL CLOTHES WASHERS ARE REQUIRED TO BE ENERGY STAR CERTIFIED.
- EXISTING TO REMAIN    NEW CONSTRUCTION    1 HR RATED

**INTERIOR 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 450-800  
 OCCUPANCY GROUP A.2, SPRINKLERED (MOST RESTRICTIVE)  
 Interior and stairways, interior and ramps and exit passages: 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 above applied directly to a noncombustible base and fastened 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 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 section shall be considered enclosed spaces and the rooms or spaces on both sides shall be considered open. 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 NOTES**

**BATHROOMS:**  
 FLOORS - TILE  
 WALLS - TILE AND PTD (SATIN) 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 (SATIN) 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 12 UNITS.

FINISH SCHEDULE	FINISH NO.	DESCRIPTION
	LVT-01	LUXURY VINYL TILE
	PT-01	GENERAL WALL & CEILING PAINT NOTE: ALL (100%) OF PAINTS USED ON PROJECT SHALL BE LOW VOC
		BATH CEILING: SEMI-GLOSS GENERAL CEILING: FLAT WALLS: SATIN TUB: SEMI-GLOSS
	SF-01	MINCEY MARBLE SHOWER SURROUND
	TL-01	TILE FLOORING - 12"x12"
	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

"A108.3 Appendix A Ceiling and wall materials project elective. Where projects are intended to qualify for a ceiling and wall materials project elective, all ceiling and wall systems shall comply with Chapter 8 or shall be one or more of the following ceiling or wall systems that are deemed to comply with VOC emission limits:  
 Ceiling Systems: 1. Ceramic tile 2. Clay masonry 3. Concrete 4. Concrete masonry 5. Metal 6. Organic-free, mineral-based  
 Wall Systems: 1. Ceramic tile 2. Clay masonry 3. Concrete 4. Concrete masonry 5. Metal 6. Organic-free, mineral-based

"A108.5 Appendix A Total VOC limit project elective. Where projects are intended to qualify for a 'total VOC limit' project elective in accordance with a minimum of 50 percent of all adhesives and sealants, architectural paints and coatings, flooring, acoustical ceiling tiles and wall systems and insulation shall have a Total Volatile Organic Compounds (TVOC) emission limit of 7,500 ug/m<sup>3</sup>. 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 6106, 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 m<sup>2</sup>) of floor area or in each contiguous floor area.

**3877**

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**ISSUE FOR BZA**

**DRAWING DATA**

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SHEET SUBMISSION INDEX

REV. NO.	REVISION	DATE
1	PERM COM RESP - 1ST RND	00 MMM 2000

SEAL & SIGNATURE:

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

SHEET TITLE: LEVEL 1 - FLOOR PLAN  
 PROJECT NO: 2025.86  
 DATE ISSUED: 07/24/19  
 SCALE: As indicated

**A102**



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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 CEILINGS TO BE 5/8" GWB - PAINTED - FLAT FINISH
- ALL WALLS TO BE PAINTED, EGGSHELL FINISH
- REPAIR ALL WALLS EXISTING TO REMAIN AS REQUIRED
- SEE ELEVATIONS FOR WINDOW TAGS
- PROVIDE ARC-FAULT PROTECTION FOR ALL LIVING SPACE OUTLETS TO COMPLY WITH NEC
- 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 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: a. STAIRWAY FLOOR LEVEL, STORAGE AND CONSTRUCTION SHED, WHERE SPECIAL HAZARDS EXIST. SEE PLAN FOR FIRE EXTINGUISHER (F.E.) LOCATION
- GC TO PROVIDE PORTABLE FIRE EXTINGUISHERS IN ALL KITCHEN AREAS (F.E.) CLASS A RATING TYPE 2.5 LB EXTINGUISHERS INSTALLED AT 40" MAX. HANDRAILS AND GUARDS SHALL BE DESIGNED TO RESIST A LINEAR LOAD OF 50 POUNDS PER LINEAR FOOT (PLF) (73 N/M)
- HANDRAILS AND GUARDS SHALL BE DESIGNED TO RESIST A CONCENTRATED LOAD OF 200 POUNDS (0.89 KN)
- WALLS, PARTITIONS, AND FLOOR/CEILING ASSEMBLIES SEPARATING DWELLING UNITS AND SLEEPING UNITS FROM EACH OTHER OR FROM PUBLIC OR SERVICE AREAS SHALL HAVE A SOUND TRANSMISSION CLASS (STC) OF NOT LESS THAN 50 (45 IF FIELD TESTED) FOR AIR-BORNE NOISE WHEN TESTED IN ACCORDANCE WITH ASTM E99
- GRAB BARS, SHOWER SEATS AND DRESSING ROOM BENCH SEATS SHALL BE DESIGNED TO RESIST A SINGLE CONCENTRATED LOAD OF 250 POUNDS (11.11 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 A201 FOR CALCULATION
- ALL WET AREAS TO BE PAINTED WITH SHERWIN WILLIAMS EMERALD INTERIOR PAINT, SEMI-GLOSS, PRODUCT NUMBER: K08W00351. 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 PROVIDED 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
- BATHROOMS, 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 IECC SECTION 611
- GC TO PROVIDE EXTERIOR SIGNAGE PER 2017 DCBC 501.2
- ALL CLOTHES WASERS ARE REQUIRED TO BE ENERGY STAR CERTIFIED.

EXISTING TO REMAIN NEW CONSTRUCTION 1 HR RATED

### INTERIOR 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, 3, SPRINKLERED (MOST RESTRICTIVE)  
 Interior and stairways, interior exit ramps and exit passageways. Class B  
 Corridor 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 public lobby where applied directly to a noncombustible base or over furring strips applied to a noncombustible base and fireblocked as required by Section 603.13.1.  
 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 in determining the applicable requirements for rooms and enclosed spaces, the specific occupancy hazard shall be the governing factor regardless of the group classification of the building or occupancy.  
 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 NOTES

- BATHROOMS:**  
 FLOORS - TILE  
 WALLS - TILE AND PTD (SATIN) GYPSUM BO W/ RUBBER BASE  
 SHOWER/STUBS - SOLID SURFACE SURROUND  
 CEILING - PTD (SEMI GLOSS) GYPSUM BOARD
- ROOMS OTHER THAN BATHROOMS:**  
 FLOORS - LVT W/ RUBBER BASE  
 WALLS - PTD (SATIN) 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 12 UNITS.

FINISH SCHEDULE	FINISH NO.	DESCRIPTION
LVT-01	LUXURY VINYL TILE	
PT-01	GENERAL WALL & CEILING PAINT	NOTE: ALL (100%) OF PAINTS USED ON PROJECT SHALL BE LOW VOC
SP-01	MINCERY MARBLE SHOWER SURROUND	BATH CEILING - SEMI-GLOSS GENERAL CEILING - FLAT WALLS - SATIN TILE - SEMI-GLOSS
TL-01	TILE FLOORING - 12"x24"	
TL-18	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 906.4 or shall be one or more of the following flooring materials that are deemed to comply

with VOC emission limits: 1. Ceramic and concrete tile 2. Clay pavers 3. Concrete 4. Concrete pavers 5. Metal 6. Organic-free, mineral-based

\*A108.3 Appendix A Ceiling and wall materials project elective. Where projects are intended to qualify for a ceiling and wall materials project elective, all ceiling and wall systems shall comply with Chapter 8 or shall be one or more of the following ceiling or wall systems that are deemed to comply with VOC emission limits.

Ceiling Systems: 1. Ceramic tile 2. Clay masonry 3. Concrete 4. Concrete masonry 5. Metal 6. Organic-free, mineral-based

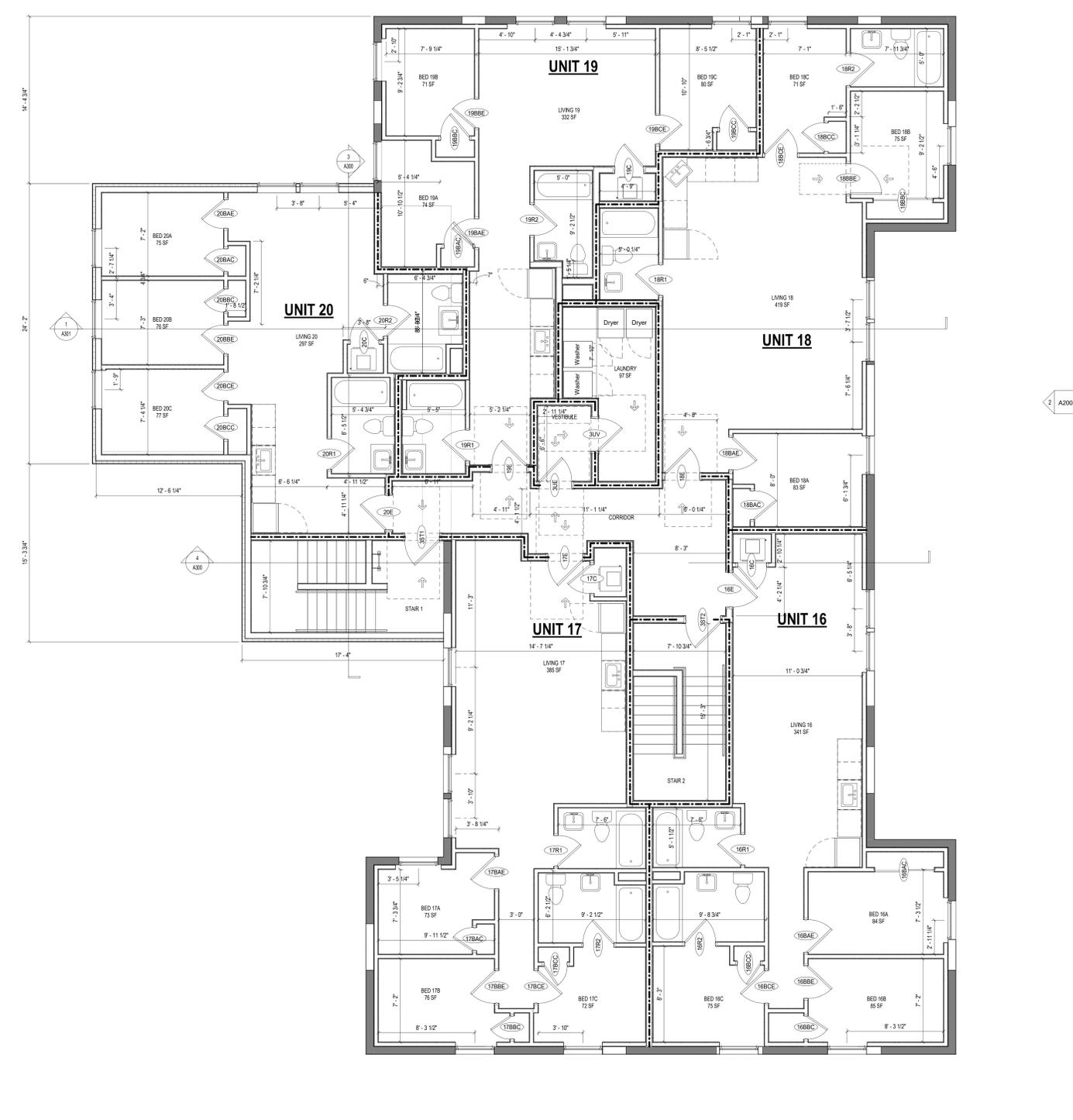
Wall Systems: 1. Ceramic tile 2. Clay masonry 3. Concrete 4. Concrete masonry 5. Metal 6. Organic-free, mineral-based

\*A108.5 Appendix A Total VOC limit project elective. Where projects are intended to qualify for a "total VOC limit" project elective in accordance with a minimum of 50 percent of all adhesives and sealants, architectural paints and coatings, flooring, acoustical ceiling tiles and wall systems and insulation shall have a Total Volatile Organic Compounds (TVOCs) emission limit of 7,500 ug/m<sup>3</sup>. 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 5198, 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 m<sup>2</sup>) 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 BO FOR TILE INSTALL
  - TYPICAL UNIT UTILITY CLOSET WALLS: A4
  - TYPICAL UNIT LAUNDRY CLOSET WALLS: A4
  - TYPICAL UNIT CORRIDOR DEMISING WALLS: G6
  - TYPICAL ONE-SIDED WALLS AT WALLS: B4
  - ABOVE GRADE EXTERIOR W/ WALLS: WA2
  - ABOVE GRADE EXIST. MASONRY WALLS: WT2

### ISSUE FOR BZA

DRAWING DATA

PROJECT: 1206RESIDENCES  
 ADDRESS: 1206 EASTERN AVE NE  
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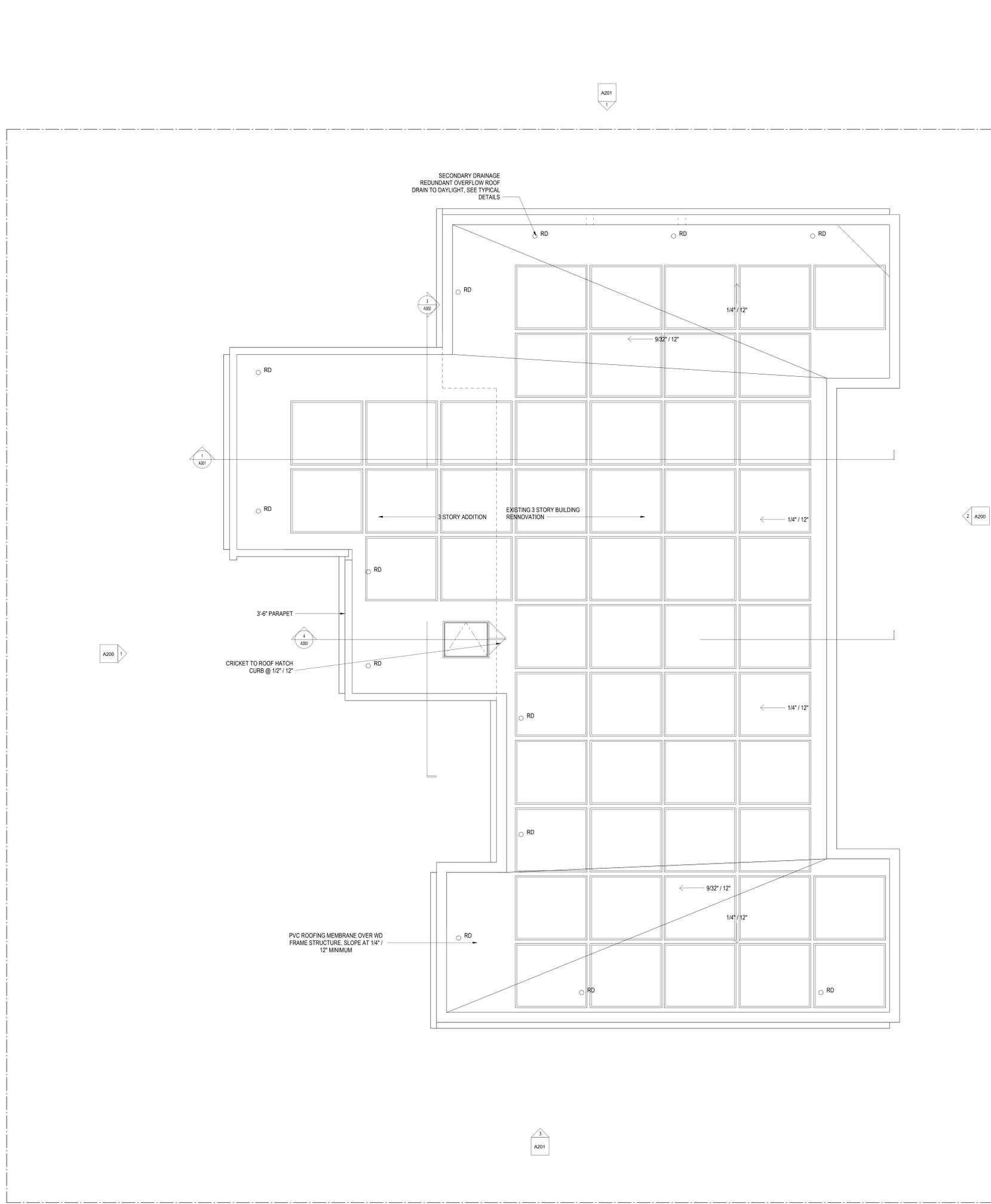
SHEET SUBMISSION INDEX

REV. NO. REVISION DATE

SEAL & SIGNATURE

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

SHEET TITLE: LEVEL 3 - FLOOR PLAN  
 PROJECT NO: 2025.86  
 DATE ISSUED: 01/10/25  
 SCALE: As indicated



**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  
 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 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 furring strips applied to a noncombustible base and fastened as required by Section 803.13.1.  
 b. In other than Group I-3 occupancies in buildings less than three stories above grade, Class B interior finish for nonperimeter 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 NOTES**

BATHROOMS:  
 FLOORS - TILE  
 WALLS - TILE AND PTD (SATIN) GYPSUM BD W/ TILE BASE  
 SHOWER/TUBS - SOLID SURFACE SURROUND  
 CEILING - PTD (SEMI 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 (U) UNITS.

**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\"/>

**FINISH SCHEDULE**

FINISH NO.	DESCRIPTION
LVT-01	LUXURY VINYL TILE
PT-01	GENERAL WALL & CEILING PAINT NOTE: ALL (100%) OF PAINTS USED ON PROJECT SHALL BE LOW VOC
BATH CEILING, SEMI-GLOSS GENERAL CEILING, FLAT WALLS, SATIN TBM, SEMI-GLOSS	
SF-01	MINCEY MARBLE SHOWER SURROUND
TL-01	TILE FLOORING - 12"x12"
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.

LEGEND:  
 [Solid Grey] EXISTING TO REMAIN  
 [White] NEW CONSTRUCTION  
 [Dashed] 1 HR RATED



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

with VOC emission limits: 1. Ceramic and concrete tile 2. Clay pavers 3. Concrete 4. Concrete pavers 5. Metal 6. Organic-free, mineral-based

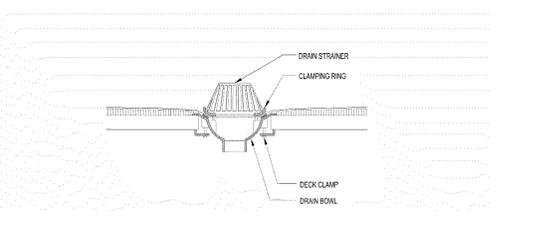
\*A108.3 Appendix A Ceiling and wall materials project elective. Where projects are intended to qualify for a ceiling and wall materials project elective, all ceiling and wall systems shall comply with Chapter 8 or shall be one or more of the following ceiling or wall systems that are deemed to comply with VOC emission limits:

Ceiling Systems: 1. Ceramic tile 2. Clay masonry 3. Concrete 4. Concrete masonry 5. Metal 6. Organic-free, mineral-based

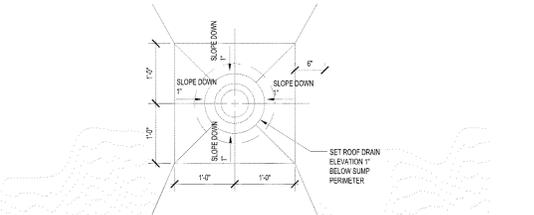
Wall Systems: 1. Ceramic tile 2. Clay masonry 3. Concrete 4. Concrete masonry 5. Metal 6. Organic-free, mineral-based

\*A108.5 Appendix A Total VOC limit project elective. Where projects are intended to qualify for a "total VOC limit" project elective in accordance with a minimum of 50 percent of all adhesives and sealants, architectural paints and coatings, flooring, acoustical ceiling tiles and wall systems and insulation shall have a Total Volatile Organic Compounds (TVOCs) emission limit of 1,500 ug/m<sup>3</sup>. 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 (1650 m<sup>2</sup>) of floor area or in each contiguous floor area.



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



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

**ISSUE FOR BZA**

DRAWING DATA

PROJECT: **1206RESIDENCES**  
 ADDRESS: **1206 EASTERN AVE NE WASHINGTON, DC 20019**

SHEET SUBMISSION INDEX

REV. NO.	REVISION	DATE
1	PERM COM RESP - 1ST RND	00 MMM 2000

SEAL & SIGNATURE:

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SHEET TITLE: **ROOF FLOOR PLAN**  
 PROJECT NO: **2025.86**  
 DATE ISSUED: **01/10/25**  
 SCALE: **As indicated**

**A105**

EXTERIOR MATERIAL LEGEND

- EXISTING BRICK BR-01
- FIBER CEMENT PANELS WD-01
- FIBER CEMENT SIDING WD-02
- CONCRETE XX-01

EXTERIOR ELEVATION NOTES

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

CONSTRUCTION GENERAL NOTES

1. ALL DIMENSIONS TO FINISH FACE, U.N.O.
2. ALL INTERIOR PARTITIONS TO BE TYPE A, U.N.O. SEE GL-01 FOR PARTITION SCHEDULE.
3. ALL INTERIOR WALLS TO BE PAINTED, U.N.O.
4. ALL CEILINGS TO BE 5/8" GWB - PAINTED - FLAT FINISH
5. ALL WALLS TO BE PAINTED - EGGSHELL FINISH
6. REPAIR ALL WALLS EXISTING TO REMAINS REQUIRED
7. SEE ELEVATIONS FOR WINDOW TAGS
8. PROVIDE ARC-FALL PROTECTION FOR ALL LIVING SPACE OUTLETS TO COMPLY WITH SECTION 506
9. ALL FLOORING TO BE CONTINUOUS HARDWOOD SPECIFIED BY OWNER, U.N.O.
10. REPLACE ALL EXISTING WINDOWS W/ LOW-E GLASS WINDOWS
11. GC TO VERIFY INSULATION OF EXISTING EXTERIOR WALLS TO REMAIN MEETS R-13 ACCORDING TO 2017 IECC 402.1.1
12. AIR LEAKAGE RATE NOT TO EXCEED 3 AIR CHANGES PER HOUR. GC TO TEST BUILDING THERMAL ENVELOPE IN ACCORDANCE WITH 2017 IECC 402.4.1.2
13. GC TO PROVIDE NO FEWER THAN ONE APPROVED PORTABLE FIRE EXTINGUISHERS IN ACCORDANCE WITH SECTION 506. AREAS TO HAVE FIRE EXTINGUISHERS AS FOLLOWS: 1. STAIRWAY FLOOR LEVEL, STORAGE AND CONSTRUCTION SHED, WHERE SPECIAL HAZARDS EXIST. SEE PLAN FOR FIRE EXTINGUISHER (F.E.) LOCATIONS
14. GC TO PROVIDE PORTABLE FIRE EXTINGUISHERS IN ALL KITCHEN AREAS (F.E.) CLASS A RATING TYPE, 2.1 LB. 4"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).
15. HANDRAILS AND GUARDS SHALL BE DESIGNED TO RESIST A CONCENTRATED LOAD OF 200 POUNDS (0.89 KN)
16. WALLS, PARTITIONS, AND FLOOR/CEILING ASSEMBLIES SEPARATING DWELLING UNITS AND SLEEPING UNITS FROM EACH OTHER OR FROM PUBLIC OR SERVICE AREAS SHALL HAVE A SOUND TRANSMISSION CLASS (STC) OF NOT LESS THAN 50 (45 IF FIELD TESTED) FOR AIR-BORNE NOISE WHEN TESTED IN ACCORDANCE WITH ASTM E90
17. GRAB BARS, SHOWER SEATS AND DRESSING ROOM BENCH SEATS SHALL BE DESIGNED TO RESIST A SINGLE CONCENTRATED LOAD OF 250 POUNDS (1.11 KN) APPLIED IN ANY DIRECTION AT ANY POINT ON THE GRAB BAR OR SEAT SO AS TO PRODUCE THE MAXIMUM LOAD EFFECTS
18. ACCESSORIES SUCH AS GRAB BARS, TOWEL BARS, PAPER DISPENSERS AND SOAP DISHES, PROVIDED ON OR WITHIN WALLS, SHALL BE INSTALLED AND SEALED TO PROTECT STRUCTURAL ELEMENTS FROM MOISTURE
19. WINDOW WELL DEPTH DETERMINED BY VENTILATION REQUIREMENTS. SEE SHEET A-020 FOR CALCULATION
20. ALL WET AREAS TO BE PAINTED WITH SHERWIN WILLIAMS EMERALD INTERIOR PAINT, SEMI-GLOSS, PRODUCT NUMBER K38W00351. PAINT OFFERS WASHABILITY, PREVENTS STAINS FROM PENETRATING, AND CONTAINS PROPERTIES THAT INHIBIT THE GROWTH OF MOLD AND MILDEW ON THE SURFACE
21. FRONT LOAD WASHER/DRYER COMBO UNIT. UNIT TO MEET REQUIREMENTS OF 2017 ICC SECTION 611
22. STRUCTURES UNDER CONSTRUCTION, ALTERATION OR DEMOLITION SHALL BE PROVIDED WITH NO FEWER THAN ONE APPROVED PORTABLE FIRE EXTINGUISHERS IN ACCORDANCE WITH SECTION 905 AND SIZED FOR NOT LESS THAN ORDINARY HAZARD AS FOLLOWS: 1. AT EACH STAIRWAY ON ALL FLOOR LEVELS WHERE COMBUSTIBLE MATERIALS HAVE ACCUMULATED; 2. IN EVERY STORAGE AND CONSTRUCTION SHED; 3. ADDITIONAL PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED WHERE SPECIAL HAZARDS EXIST, SUCH AS THE STORAGE AND USE OF FLAMMABLE AND COMBUSTIBLE LIQUIDS
23. BATH/TUB FLOORS, SHOWER FLOORS, WALL AREAS ABOVE BUILT-IN TUBS THAT HAVE INSTALLED SHOWER HEADS AND WALLS IN SHOWER COMPARTMENTS SHALL BE FINISHED W/ SOLID SURFACE SHOWER SURROUND LINER FROM WILSONART WALL FINISH FROM FLOOR TO CEILING
24. FRONT LOAD WASHER/DRYER COMBO UNIT. UNIT TO MEET REQUIREMENTS OF 2017 ICC SECTION 611
25. GC TO PROVIDE EXTERIOR SIGNAGE PER 2017 DCBC 501.2
26. ALL CLOTHES WASERS ARE REQUIRED TO BE ENERGY STAR CERTIFIED.

- EXISTING TO REMAIN
- NEW CONSTRUCTION
- 1 HR RATED



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



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

**3877**

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<b>CONTRACTOR:</b> PALMARC CONSTRUCTION 789 GRACE STREET HERNDON, VA 20151 [T] 703.589.4832 BLK-410534002@H1	<b>STRUCTURAL ENGINEER:</b> GAVIN & ASSOC., STRUCTURAL ENGINEERS CHARLES GAVIN PO BOX 5142 MCLEAN, VA 22103 [T] 703.628.1070 [W] WWW.GAVINENGINEERING.COM
<b>OWNER:</b> DISTRICT LINE DEVELOPMENT MATT MEDVENE 700 RANDOLPH PLACE NW WASHINGTON, DC 20011 [T] 703.589.4832	<b>CIVIL ENGINEER:</b> RUSKA & HORGAN ENGINEERING, INC. CHRIS HUSKA 1000 37TH STREET NW WASHINGTON, DC 20007 [T] 703.425.3862 [W] WWW.RUSKAENGINEERING.COM

ISSUE FOR BZA

DRAWING DATA

PROJECT: 1206RESIDENCES  
ADDRESS: 1206 EASTERN AVE NE  
WASHINGTON, DC 20019

SHEET SUBMISSION INDEX

REV. NO.	REVISION	DATE

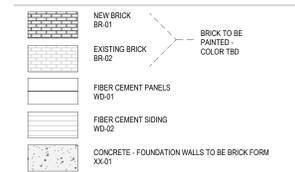
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SHEET TITLE: EXTERIOR ELEVATIONS  
PROJECT NO: 2025.86  
DATE ISSUED: 07/24/19  
SCALE: As indicated

A200

EXTERIOR MATERIAL LEGEND



EXTERIOR ELEVATION NOTES

- SEE A201 FOR WALL ASSEMBLIES CALLED OUT AS W.T.X. TYP.
- SEE A202 FOR WINDOWS AND WINDOW SCHEDULES.

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 6" 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-FALL PROTECTION FOR ALL LIVING SPACE OUTLETS TO COMPLY WITH 2017 IBC 2403.10
- ALL FLOORING TO BE CONTINUOUS HARDWOOD SPECIFIED BY OWNER, U.N.O.
- REPLACE ALL EXISTING WINDOWS W/ LOW-E GLASS WINDOWS
- GC TO VERIFY INSULATION OF EXISTING EXTERIOR WALLS TO REMAIN MEETS R13 ACCORDING TO 2017 IECC 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 APPROVED PORTABLE FIRE EXTINGUISHERS IN ACCORDANCE WITH SECTION 906. AREAS TO HAVE FIRE EXTINGUISHERS AS FOLLOWS: 1. STAIRWAY FLOOR LEVEL, STORAGE AND CONSTRUCTION SHED, WHERE SPECIAL HAZARDS EXIST. SEE PLAN FOR FIRE EXTINGUISHER (F.E.) LOCATIONS
- GC TO PROVIDE PORTABLE FIRE EXTINGUISHERS IN ALL KITCHEN AREAS (F.E.) CLASS A RATING TYPE, 2.5 LB (74X116) HARDWARE INSTALLED AT 48" AFF. MAX. HANDLES AND GUARDS SHALL BE DESIGNED TO RESIST A LINEAL LOAD OF 50 POUNDS PER LINEAL FOOT (PLF) (0.73 KNF).
- HANDRAILS AND GUARDS SHALL BE DESIGNED TO RESIST A CONCENTRATED LOAD OF 200 POUNDS (0.89 KN)
- WALLS, PARTITIONS, AND FLOOR/CEILING ASSEMBLIES SEPARATING DWELLING UNITS AND SLEEPING UNITS FROM EACH OTHER OR FROM PUBLIC OR SERVICE AREAS SHALL HAVE A SOUND TRANSMISSION CLASS (STC) OF NOT LESS THAN 50 (45 IF FIELD TESTED) FOR AIR-BORNE NOISE WHEN TESTED IN ACCORDANCE WITH ASTM E90
- GRAB BARS, SHOWER SEATS AND DRESSING ROOM BENCH SEATS SHALL BE DESIGNED TO RESIST A SINGLE CONCENTRATED LOAD OF 250 POUNDS (1.11 KN) APPLIED IN ANY DIRECTION AT ANY POINT ON THE GRAB BAR OR SEAT SO AS TO PRODUCE THE MAXIMUM LOAD EFFECTS
- ACCESSORIES SUCH AS GRAB BARS, TOWEL BARS, PAPER DISPENSERS AND SOAP DISHES, PROVIDED ON OR WITHIN WALLS, SHALL BE INSTALLED AND SEALED TO PROTECT STRUCTURAL ELEMENTS FROM MOISTURE
- WINDOW WELL DEPTH DETERMINED BY VENTILATION REQUIREMENTS, SEE SHEET A202 FOR CALCULATION
- ALL WET AREAS TO BE PAINTED WITH SHERWIN WILLIAMS EMERALD INTERIOR PAINT, SEMI-GLOSS, PRODUCT NUMBER: K38W00351. PAINT OFFERS WASHABILITY, PREVENTS STAINS FROM PENETRATING, AND CONTAINS PROPERTIES THAT INHIBIT THE GROWTH OF MOLD AND MILDEW ON THE SURFACE
- FRONT LOAD WASHER/DRYER COMBO UNIT. UNIT TO MEET REQUIREMENTS OF 2017 ICC SECTION 611
- 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 BEEN 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
- ALL CLOTHES WASERS ARE REQUIRED TO BE ENERGY STAR CERTIFIED.



3 SIDE ELEVATION 2  
14' x 12'



1 SIDE ELEVATION 1  
14' x 12'



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PROJECT: 1206RESIDENCES  
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WASHINGTON, DC 20019

SHEET SUBMISSION INDEX

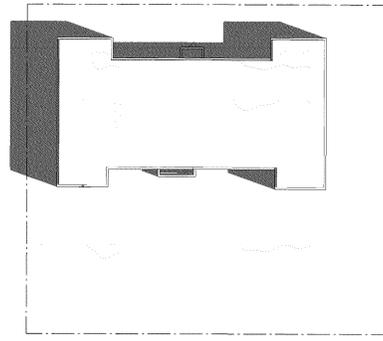
REV. NO. REVISION DATE

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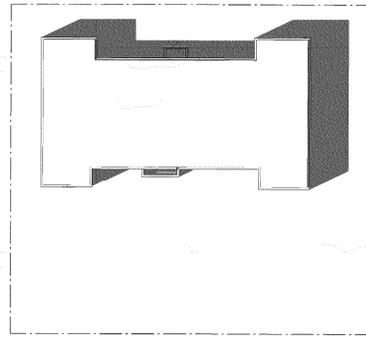
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SHEET TITLE: EXTERIOR ELEVATIONS  
PROJECT NO: 2025.86  
DATE ISSUED: 07/24/19  
SCALE: As indicated

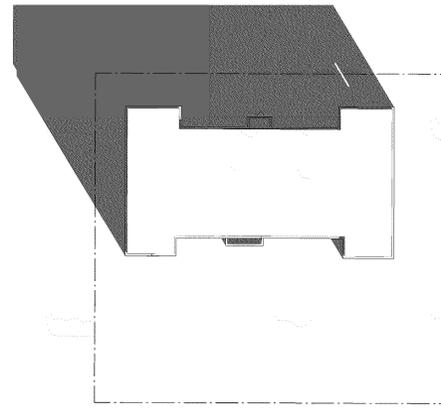
A201



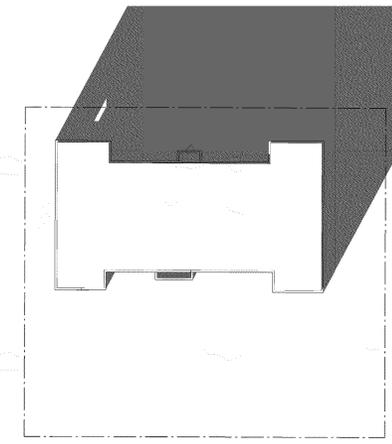
10 SITE PLAN - SS1000 EXISTING  
1" = 20'-0"



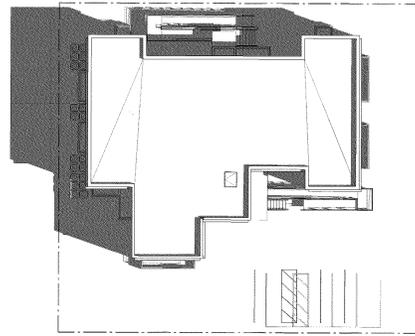
9 SITE PLAN - SS1400 EXISTING  
1" = 20'-0"



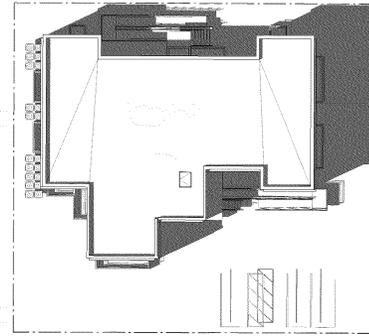
8 SITE PLAN - WS1000 PROPOSED EXISTING  
1" = 20'-0"



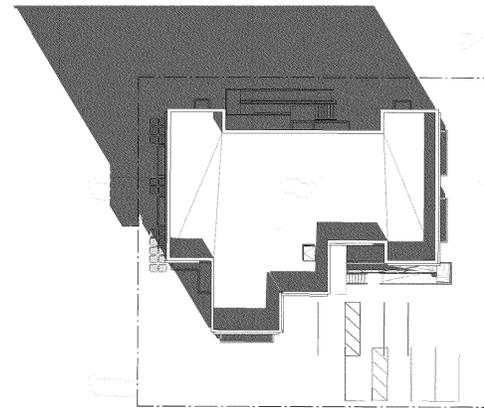
7 SITE PLAN - WS1400 EXISTING  
1" = 20'-0"



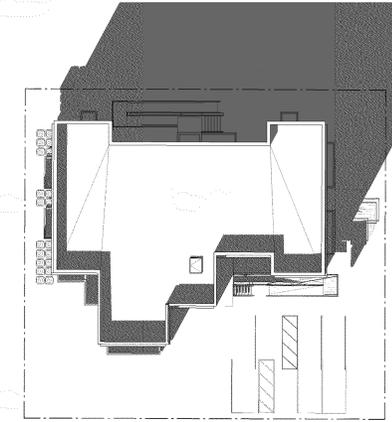
6 SITE PLAN - SS1000 PROPOSED  
1" = 20'-0"



5 SITE PLAN - SS1400 PROPOSED  
1" = 20'-0"



4 SITE PLAN - WS1000 PROPOSED  
1" = 20'-0"



3 SITE PLAN - WS1400 PROPOSED  
1" = 20'-0"

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

**3877**

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**ISSUE FOR BZA**

DRAWING DATA

PROJECT: 1206RESIDENCES  
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SHEET SUBMISSION INDEX

•

REV. NO. REVISION DATE

SEAL & SIGNATURE

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

SHEET TITLE: SOLAR STUDIES  
PROJECT NO: 2025.86  
DATE ISSUED: 07/24/19  
SCALE: 1" = 20'-0"

**A203**

**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 CEILING TO BE 3/8" OVER, PAINTED, FLAT FINISH
- ALL WALLS TO BE PAINTED, EGGSHELL FINISH
- REPAIR ALL WALLS EXISTING TO REMAIN AS REQUIRED
- SEE ELEVATIONS FOR WINDOW TAGS
- PROVIDE ANCHORAGE PROTECTION FOR ALL LIVING SPACE OUTLETS TO COMPLY WITH SECTION 906
- ALL FLOORING TO BE CONTINUOUS HARDWOOD SPECIFIED BY OWNER, U.N.O.
- REPLACE ALL EXISTING WINDOWS W/ LOW-E GLASS WINDOWS
- GC TO VERIFY INSULATION OF EXISTING EXTERIOR WALLS TO REMAIN MEETS R13 ACCORDING TO 2017 IECC 402.1.1
- AIR LEAKAGE RATE NOT TO EXCEED 3 AIR CHANGES PER HOUR, GC TO TEST BUILDING THERMAL ENVELOPE IN ACCORDANCE WITH 2017 IECC 402.1.2
- GC TO PROVIDE NO FEWER THAN ONE APPROVED PORTABLE FIRE EXTINGUISHERS AS FOLLOWS: EA. STAIRWAY FLOOR LEVEL, STORAGE AND CONSTRUCTION SHED, WHERE SPECIAL HAZARDOUS 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 50 POUNDS PER LINEAR FOOT (PLF) (0.73 KNM).
- HANDRAILS AND GUARDS SHALL BE DESIGNED TO RESIST A CONCENTRATED LOAD OF 200 POUNDS (0.89 KN)
- WALLS, PARTITIONS, AND FLOORING ASSEMBLIES SEPARATING DWELLING UNITS AND SLEEPING UNITS FROM EACH OTHER OR FROM PUBLIC OR SERVICE AREAS SHALL HAVE A SOUND TRANSMISSION CLASS (STC) OF NOT LESS THAN 50 (65 IF FIELD TESTED FOR AIR-BORNE NOISE WHEN TESTED IN ACCORDANCE WITH ASTM E90)
- GRAB BARS, SHOWER SEATS AND DRESSING ROOM BENCH SEATS SHALL BE DESIGNED TO RESIST A SINGLE CONCENTRATED LOAD OF 250 POUNDS (1.11 KN) APPLIED IN ANY DIRECTION AT ANY POINT ON THE GRAB BAR OR SEAT SO AS TO PRODUCE THE MAXIMUM LOAD EFFECTS
- ACCESSORIES SUCH AS GRAB BARS, TOWEL BARS, PAPER DISPENSERS AND SOAP DISHES, PROVIDED ON OR WITHIN WALLS, SHALL BE INSTALLED AND SEALED TO PROTECT STRUCTURAL ELEMENTS FROM MOISTURE
- WINDOW WELL DEPTH DETERMINED BY VENTILATION REQUIREMENTS, SEE SHEET A202 FOR CALCULATION
- ALL WET AREAS TO BE PAINTED WITH SHERWIN WILLIAMS EMERALD EXTERIOR PAINT, SEMI-GLOSS, PRODUCT NUMBER K88W00351. PAINT OFFERS WEARABILITY, PREVENTS STAINS FROM PENETRATING, AND CONTAINS PROPERTIES THAT INHIBIT THE GROWTH OF MOLD AND MILDEW ON THE SURFACE
- FRONT LOAD WASHER/DRYER COMBO UNIT TO MEET REQUIREMENTS OF 2017 ICC SECTION 611
- STRUCTURES UNDER CONSTRUCTION, ALTERATION OR DEMOLITION SHALL BE PROVIDED WITH NO FEWER THAN ONE APPROVED PORTABLE FIRE EXTINGUISHER IN ACCORDANCE WITH SECTION 906 AND SIZED FOR NOT LESS THAN ORDINARY HAZARD AS FOLLOWS: 1. AT EACH STAIRWAY ON ALL FLOOR LEVELS WHERE COMBUSTIBLE MATERIALS HAVE ACCUMULATED 2. IN EVERY STORAGE AND CONSTRUCTION SHED 3. ADDITIONAL PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED WHERE SPECIAL HAZARDS EXIST, SUCH AS BATHUB FLOORS, SHOWER FLOORS, WALL AREAS ABOVE BUILT-IN TUBS THAT HAVE INSTALLED SHOWER HEADS AND WALLS IN SHOWER PARTMENTS 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 EXPOSURE SIGNAGE PER 2017 DCBC 501.2
- ALL CLOTHES WASHERS ARE REQUIRED TO BE ENERGY STAR CERTIFIED.

LEGEND:   
 EXISTING TO REMAIN   
 NEW CONSTRUCTION   
 1 HR RATED

**FINISH SCHEDULE**

FINISH NO.	DESCRIPTION
LVT-01	LUXURY VINYL TILE
PF-01	GENERAL WALL & CEILING PAINT NOTE: ALL (100%) OF PAINTS USED ON PROJECT SHALL BE LOW VOC
	BATH CEILING: SEMI-GLOSS GENERAL CEILING: FLAT WALLS: SATIN TRIM: SEMI-GLOSS
SF-01	MINCEY MARBLE SHOWER SURROUND
TL-01	TILE FLOORING - 12"x12"
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

\*A108.3 Appendix A Ceiling and wall materials project elective. Where projects are intended to qualify for a ceiling and wall materials project elective, all ceiling and wall systems shall comply with Chapter 8 or shall be one or more of the following ceiling or wall systems that are deemed to comply with VOC emission limits:  
 Ceiling Systems: 1. Ceramic tile 2. Clay masonry 3. Concrete 4. Concrete masonry 5. Metal 6. Organic-free, mineral-based  
 Wall Systems: 1. Ceramic tile 2. Clay masonry 3. Concrete 4. Concrete masonry 5. Metal 6. Organic-free, mineral-based

\*A108.5 Appendix A Total VOC limit project elective. Where projects are intended to qualify for a "total VOC limit" project elective in accordance with a minimum of 50 percent of all adhesives and sealants, architectural paints and coatings, flooring, acoustical ceiling tiles and wall systems and insulation shall have a Total Volatile Organic Compounds (TVOCs) emission limit of 7.500 ug/m<sup>3</sup>. 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 (1869 m<sup>2</sup>) of floor area or in each contiguous floor area.

**INTERIOR FINISHES (PER DCBC TABLE 803.11)**

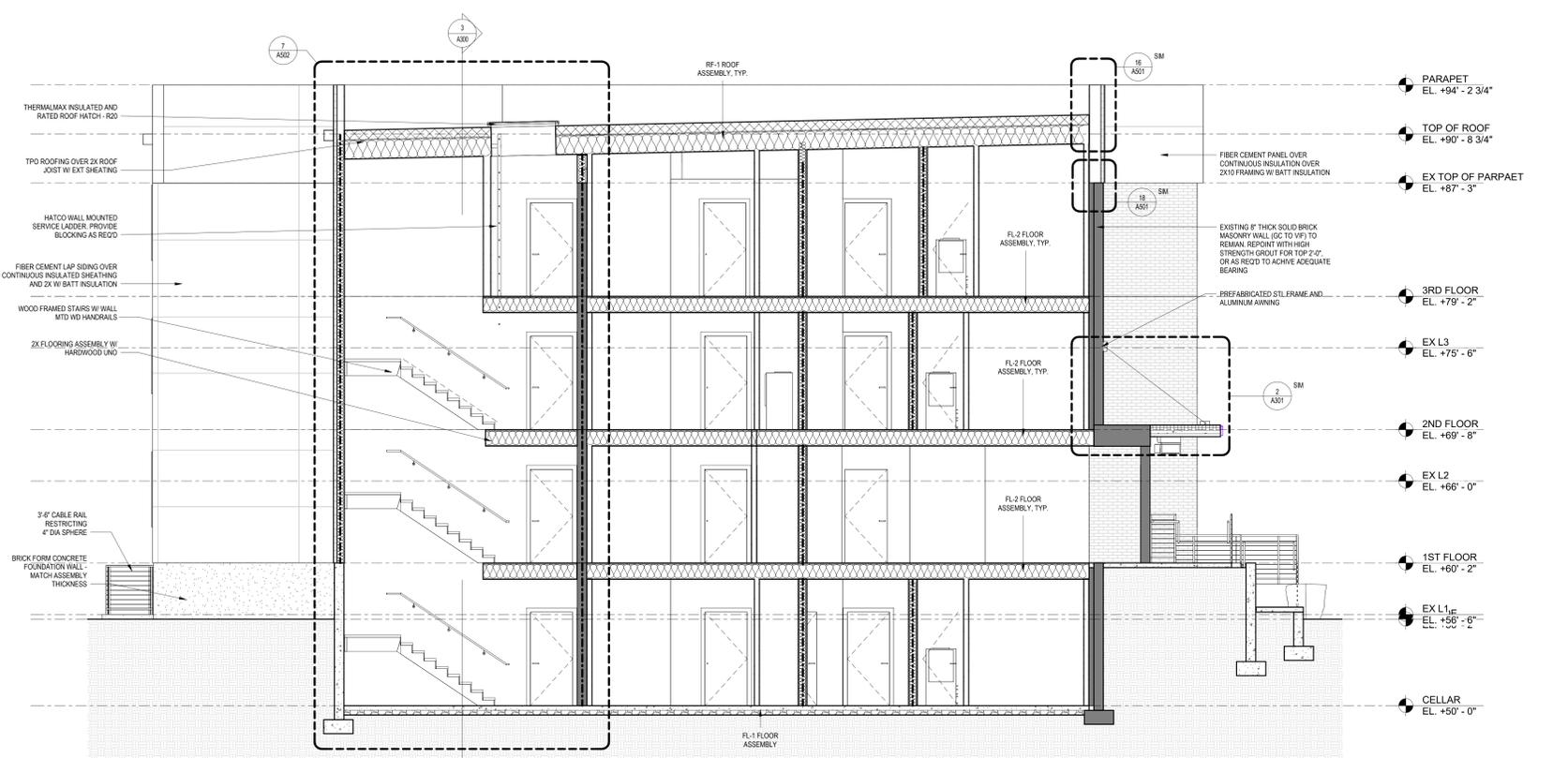
Class A = Flame spread index 0-25, smoke-developed index 0-450  
 Class B = Flame spread index 26-75, smoke-developed index 450-450  
 Class C = Flame spread index 76-200, smoke-developed index 450-450  
**OCCUPANCY GROUP A-2, SPRINKLERED (MOST RESTRICTIVE)**  
 Interior exit stairways, interior exit ramps and exit enclosures, Class B  
 Corridors and enclosure for exit access stairways and exit access ramps:  
 Class A  
 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 of over lapping strips applied to a noncombustible base and fastened as required by Section 803.13.1.  
 b. In other than Group A-2 occupancies in buildings less than three stories above grade, 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 C 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 NOTES**

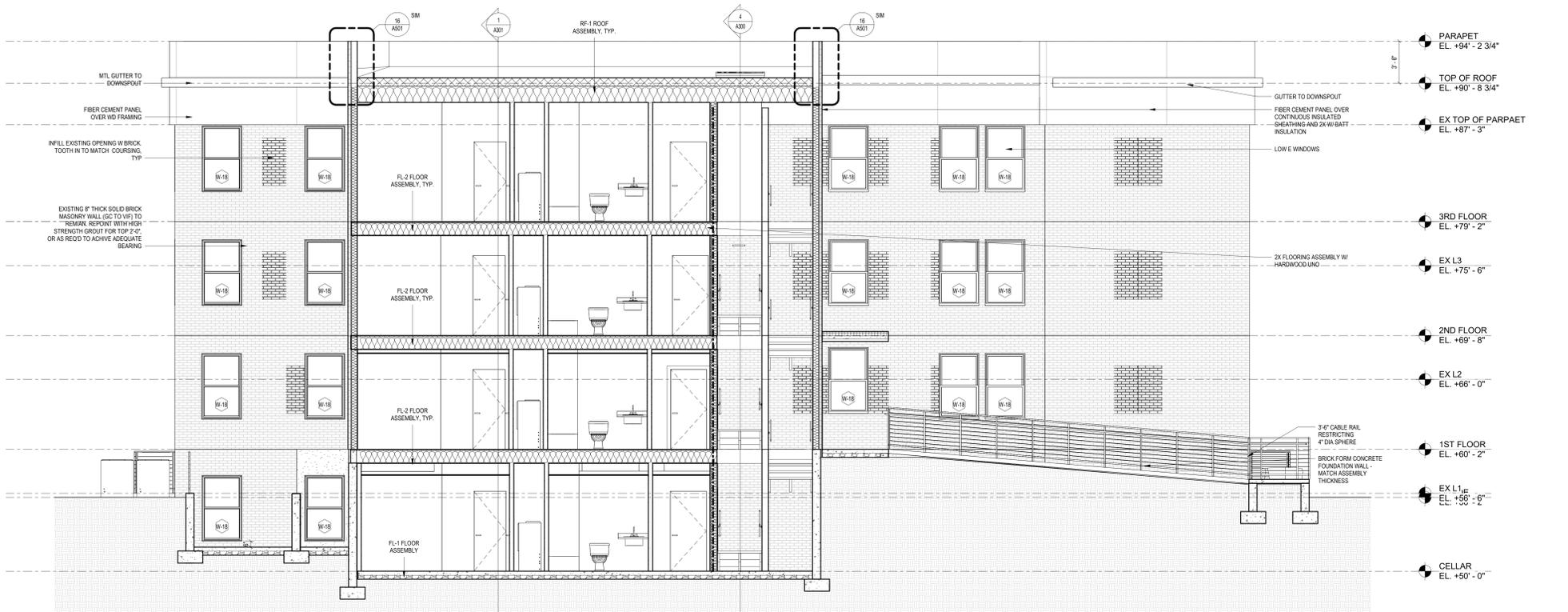
**BATHROOMS:**  
 FLOORS - TILE  
 WALLS - TILE AND PTD (SATIN) GYPSUM BD W/ TILE BASE  
 SHOWERS/TUBS - SOLID SURFACE SURROUND  
 CEILING - PTD (SEMI GLOSS) GYPSUM BOARD

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

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



**4 BUILDING SECTION 4**  
 W' = 14'



**3 BUILDING SECTION 3**  
 W' = 14'

**3877**

3289 K Street NW, Suite 300  
 WASHINGTON DC 20007  
 (T) 202.350.4244  
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**ISSUE FOR BZA**

**DRAWING DATA**

PROJECT: **1206RESIDENCES**  
 ADDRESS: **1206 EASTERN AVE NE WASHINGTON, DC 20019**

SHEET SUBMISSION INDEX

REV NO.	REVISION	DATE

SEAL & SIGNATURE:

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

SHEET TITLE: BUILDING SECTIONS  
 PROJECT NO: 2025.86  
 DATE ISSUED: 07/24/19  
 SCALE: As indicated

**A300**

**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" CWB - PAINTED - FLAT FINISH
- ALL WALLS TO BE PAINTED - EGGSHELL FINISH
- REPAIR ALL WALLS EXISTING TO REMAIN AS REQUIRED
- SEE ELEVATIONS FOR WINDOW TAGS
- PROVIDE ANCHORAGE PROTECTION FOR ALL LIVING SPACE OUTLETS TO COMPLY WITH SECTION 906
- ALL FLOORING TO BE CONTINUOUS HARDWOOD SPECIFIED BY OWNER, U.N.O.
- REPLACE ALL EXISTING WINDOWS W/ LOW-E GLASS WINDOWS
- GC TO VERIFY INSULATION OF EXISTING EXTERIOR WALLS TO REMAIN MEETS R13 ACCORDING TO 2017 IECC 402.1.1
- AIR LEAKAGE RATE NOT TO EXCEED 3 AIR CHANGES PER HOUR, GC TO TEST BUILDING THERMAL ENVELOPE IN ACCORDANCE WITH 2017 IECC 402.4.1.2
- GC TO PROVIDE NO FEWER THAN ONE APPROVED PORTABLE FIRE EXTINGUISHERS IN ACCORDANCE WITH SECTION 906. AREAS TO HAVE FIRE EXTINGUISHERS AS FOLLOWS: EA STAIRWAY FLOOR LEVEL, STORAGE AND CONSTRUCTION SHED, WHERE SPECIAL HAZARDS EXIST. SEE PLAN FOR FIRE EXTINGUISHER (F.E.) LOCATIONS
- GC TO PROVIDE PORTABLE FIRE EXTINGUISHERS IN ALL KITCHEN AREAS (F.E.), CLASS A RATING TYPE, 2.5 LB 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 KNM).
- HANDRAILS AND GUARDS SHALL BE DESIGNED TO RESIST A CONCENTRATED LOAD OF 200 POUNDS (0.89 KN)
- WALLS, PARTITIONS, AND FLOOR/CEILING ASSEMBLIES SEPARATING DWELLING UNITS AND SLEEPING UNITS FROM EACH OTHER OR FROM PUBLIC OR SERVICE AREAS SHALL HAVE A SOUND TRANSMISSION CLASS (STC) OF NOT LESS THAN 50 (65 IF FIELD TESTED FOR AIR-BORNE NOISE WHEN TESTED IN ACCORDANCE WITH ASTM E90)
- GRAB BARS, SHOWER SEATS AND DRESSING ROOM BENCH SEATS SHALL BE DESIGNED TO RESIST A SINGLE CONCENTRATED LOAD OF 250 POUNDS (1.11 KN) APPLIED IN ANY DIRECTION AT ANY POINT ON THE GRAB BAR OR SEAT SO AS TO PRODUCE THE MAXIMUM LOAD EFFECTS
- ACCESSORIES SUCH AS GRAB BARS, TOWEL BARS, PAPER DISPENSERS AND SOAP DISHES, PROVIDED ON OR WITHIN WALLS, SHALL BE INSTALLED AND SEALED TO PROTECT STRUCTURAL ELEMENTS FROM MOISTURE
- WINDOW WELL DEPTH DETERMINED BY VENTILATION REQUIREMENTS, SEE SHEET A020 FOR CALCULATION
- ALL WET AREAS TO BE PAINTED WITH SHERWIN WILLIAMS EMERALD EXTERIOR PAINT, SEMI-GLOSS, PRODUCT NUMBER: 38W00351. 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 COMBUSTIBLE MATERIALS HAVE ACCUMULATED 2. IN EVERY STORAGE AND CONSTRUCTION SHED 3. ADDITIONAL PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED WHERE SPECIAL HAZARDS EXIST, SUCH AS BATH TUB FLOORS, SHOWER FLOORS, WALL AREAS ABOVE BUILT-IN TUBS THAT HAVE INSTALLED SHOWER HEADS 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
- ALL CLOTHES WASERS ARE REQUIRED TO BE ENERGY STAR CERTIFIED.

EXISTING TO REMAIN    NEW CONSTRUCTION    1 HR RATED

FINISH NO.	DESCRIPTION
LVT-01	LUXURY VINYL TILE
PT-01	GENERAL WALL & CEILING PAINT NOTE: ALL (100%) OF PAINTS USED ON PROJECT SHALL BE LOW VOC
	BATH CEILING: SEMI-GLOSS GENERAL CEILING: FLAT WALLS: SATIN TBM: SEMI-GLOSS
SF-01	MINCEY MARBLE SHOWER SURROUND
TL-01	TILE FLOORING - 12"x12"
TL-18	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

\*A108.3 Appendix A Ceiling and wall materials project elective. Where projects are intended to qualify for a ceiling and wall materials project elective, all ceiling and wall systems shall comply with Chapter 8 or shall be one or more of the following ceiling or wall systems that are deemed to comply with VOC emission limits:  
Ceiling Systems: 1. Ceramic tile 2. Clay masonry 3. Concrete 4. Concrete masonry 5. Metal 6. Organic-free, mineral-based  
Wall Systems: 1. Ceramic tile 2. Clay masonry 3. Concrete 4. Concrete masonry 5. Metal 6. Organic-free, mineral-based

\*A108.5 Appendix A Total VOC limit project elective. Where projects are intended to qualify for a "total VOC limit" project elective in accordance with a minimum of 50 percent of all adhesives and sealants, architectural paints and coatings, flooring, acoustical ceiling tiles and wall systems and insulation shall have a Total Volatile Organic Compounds (TVOCs) emission limit of 7.50 ug/m<sup>3</sup>. The test methodology used to determine compliance shall be from CDPH/ELB/Standard Method V.1.1. The emissions testing shall be performed by a laboratory that has the CDPH/ELB/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 m<sup>2</sup>) of floor area or in each contiguous floor area.

**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 2-450  
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 furring strips applied to a noncombustible base and fastened as required by Section 803.13.1.  
b. In other than Group C 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.

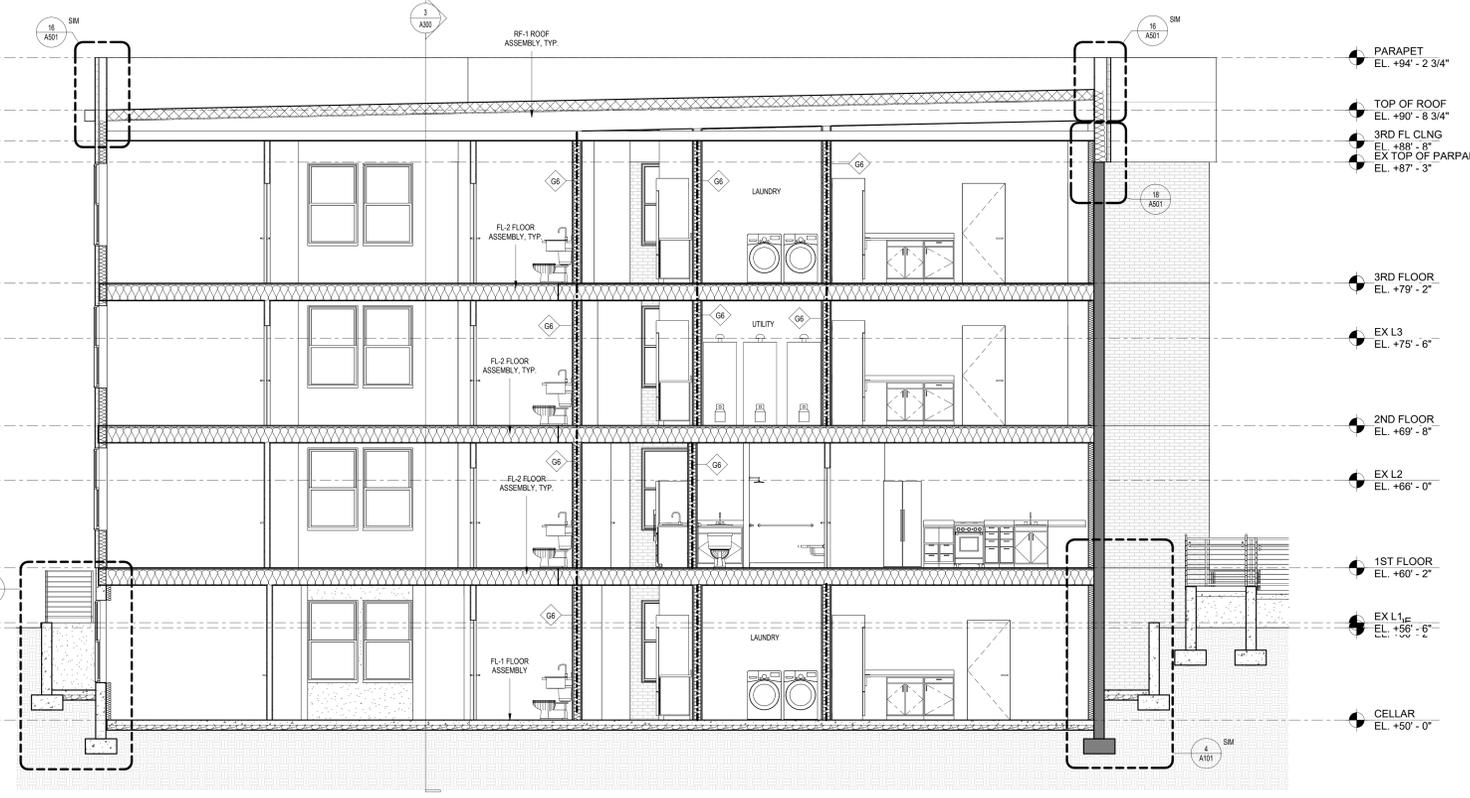
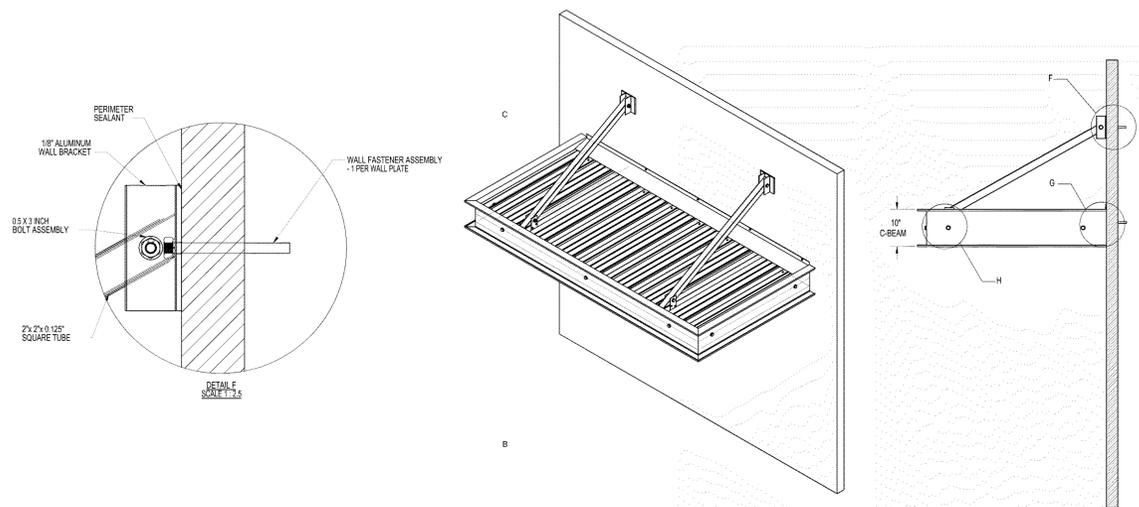
**INTERIOR FINISHES NOTES**

BATHROOMS:  
FLOORS - TILE  
WALLS - TILE AND PTD (SATIN) GYPSUM BD W/ TILE BASE  
SHOWERS/TUBS - SOLID SURFACE SURROUND  
CEILING - PTD (SEMI 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 IC UNITS.

**2 ENLARGED SECTION - CANOPY SECTION**  
1/12" = 1'-0"



**1 Section 32**  
1/4\"/>



3298 K Street NW, Suite 300  
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**ISSUE FOR BZA**

DRAWING DATA

PROJECT: 1206RESIDENCES  
ADDRESS: 1206 EASTERN AVE NE  
WASHINGTON, DC 20019

SHEET SUBMISSION INDEX

REV. NO.    REVISION    DATE

SEAL & SIGNATURE:

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

SHEET TITLE: BUILDING SECTIONS  
PROJECT NO: 2025.86  
DATE ISSUED: 12/5/2025  
SCALE: As indicated

**A301**