

**318 DELAFIELD PL NW
WASHINGTON, DC 20011**

ISSUE FOR PERMIT

10 FEBRUARY 2026

//3877

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PROJECT LOCATION (NTS)



318 DELAFIELD PLACE NW, WASHINGTON, DC 20011

PROJECT DIRECTORY

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ABBREVIATIONS

| | | | |
|-------------|-----------------------------|--------------------|---------------------------------------|
| A.D. | AREA DRAIN | INT. | INTERIOR |
| AB. | ANCHOR BOLT | JAN. | JANITOR |
| ABV. | ABOVE | JB. | JUNCTION BOX |
| ACC. | ACCESS | JST. | JOIST |
| ACOUS. | ACOUSTICAL | JT. | JOINT |
| ACT. | ACOUSTICAL CEILING TILE | KD. | KNOCK DOWN |
| ADJ. | ADJUSTABLE | KIT. | KITCHEN |
| AFF. | ABOVE FINISH FLOOR | KO. | KNOCK OUT |
| AHU. | AIR HANDLING UNIT | LAM. | LAMINATE (ED) |
| ALT. | ALTERNATE | LAV. | LAVATORY |
| ALUM. | ALUMINUM | LIN. | LINEAR (LINEAL) |
| ANC. | ANCHORS | LP. | LOW POINT |
| APPROX. | APPROXIMATELY | LT. | LIGHT |
| ARCH. | ARCHITECT | LW. | LIGHTWEIGHT |
| AUTO. | AUTOMATIC | MACH. | MACHINE |
| AVG. | AVERAGE | MAINT. | MAINTENANCE |
| B. | BATHROOM | MATL. | MATERIAL |
| B.O. | BY OWNER | MAX. | MAXIMUM |
| BD. | BEAD | MDF. | MEDIUM DENSITY FIBERBOARD |
| BIT. | BITUMINOUS | MECH. | MECHANICAL |
| BLDG. | BUILDING | MEMB. | MEMBRANE |
| BLK. | BLOCK | MET., MTL. | METALLIC OR METAL |
| BLKG. | BLOCKING | MEZZ. | MEZZANINE |
| BM. | BOTTOM | MFR. | MANUFACTURER |
| BOT. | BOTTOM | MIN. | MINIMUM |
| BRD. | BOARD | MISC. | MISCELLANEOUS |
| BRKT. | BRACKET | MLDG. | MOULDING |
| BSL. | BUILDING SETBACK LINE | MO. | MASONRY OPENING |
| BSMT. | BASEMENT | MOD. | MODIFIED |
| BU. | BUILT UP | MOUNT. | MOUNTED (MOUNTING) |
| CAB., CABT. | CABINET | N. | NORTH |
| CEM. | CEMENT (TIOUS) | NIC. | NOT IN CONTRACT |
| CF. | CUBIC FEET (FOOT) | NO. | NUMBER |
| CI. | CAST IRON | NRC. | NOISE REDUCTION COEFFICIENT |
| CJ. | CONTROL JOINT | NTS. | NOT TO SCALE |
| CL. | CLOSE | OA. | OVERALL |
| CLG. | CEILING | O.C. | ON CENTER |
| CLL. | CONTRACT LIMIT LINE | O.D. | OUTSIDE DIAMETER |
| CLR. | CLEAR | OFCL. | OFFICE FURNISHED CONTRACTOR INSTALLED |
| CMU. | CONCRETE MASONRY UNIT | OFF. | OFFICE |
| COR. | CORNER | OH. | OVERHEAD |
| CO. | CLEAN OUT | OPG. | OPENING |
| COL. | COLUMN | OPP. | OPPOSITE |
| CONC. | CONCRETE | PAR. | PARTIAL |
| CONST. | CONSTRUCTION | PED. | PEDESTAL |
| CONT. | CONTINUOUS | PLAS. LAM./ P.LAM. | PLASTIC LAMINATE |
| OPT. | CARPET | PPLYWD. | PLYWOOD |
| CS. | COURSES | PNL. | PANEL |
| CT. | CERAMIC TILE | POL. | POLISH (POLISHED) |
| CTR. | COUNTERSUNK | PR. | PAIR |
| CTS. | COUNTERSUNK | PREFAB. | PREFABRICATED |
| DEPT. | DEPARTMENT | PRTN. | PARTITION |
| DET. | DETAIL | PSF. | POUNDS PER SQUARE FOOT |
| DF. | DRINKING FOUNTAIN | PSI. | POUNDS PER SQUARE INCH |
| DIA. | DIAMETER | PT. | POINT |
| DIFF. | DIFFUSER | PTD. | PAINTED |
| DIM. | DIMENSION | QT. | QUANTITY |
| DISP. | DISPENSER | QTY. | QUANTITY |
| DIV. | DIVISION (DIVIDED) | R. | RISER |
| DN. | DOWN | RAD. | RADIUS |
| DR. | DOOR | RD. | ROOF DRAIN |
| DS. | DIVIDER STRIP | REF. | REFRIGERATOR |
| DW. | DISHWASHER | REINF. | REINFORCED (ING) |
| DWG. | DRAWING | REQ. | REQUIRED |
| DWR. | DRAWER | RES. | RESILIENT |
| E. | EAST | REV. | REVISE (REVISION) |
| EA. | EACH | RM. | ROOM |
| EJ. | EXPANSION JOINT | RO. | ROUGH OPENING |
| EL. | ELEVATION | RTU. | ROOF TOP UNIT |
| ELEC. | ELECTRICAL | S. | SOUTH |
| ELEV. | ELEVATOR | S.S.TL. OR S.S. | STAINLESS STEEL |
| ENCL. | ENCLOSURE | SC. WD. | SOLID CORE WOOD |
| ENT. | ENTRANCE | SCHED. | SCHEDULED |
| EQ. | EQUAL | SECT. | SECTION |
| EQUIP. | EQUIPMENT | SF. | SQUARE FEET (FOOT) |
| EWC. | ELECTRIC WATER COOLER | SHR. | SHOWER |
| EX. | EXISTING | SHT. | SHEET |
| EXP. | EXPANSION | SIM. | SIMILAR |
| EXT. | EXTERIOR | SL. | SLIDING |
| FD. | FLOOR DRAIN | SQ. | SQUARE |
| FE(C). | FIRE EXTINGUISHER (CABINET) | SSK. | SERVICE SINK |
| FF. | FINISHED FLOOR | STA. | STATION |
| FIN. | FINISH | STC. | SOUND TRANSMISSION CLASS |
| FL. | FLOOR | STD. | STANDARD |
| FLEX. | FLEXIBLE | STL. | STEEL |
| FLSG. | FLASHING | STOR. | STORAGE |
| FLUOR. | FLUORESCENT | STRUCT. | STRUCTURAL |
| FR. | FRAME | SUSP. | SUSPENDED |
| FRPF. | FIREPROOFING | SW. | SWITCH |
| FRT. | FIRE RETARDANT TREATED | SYST. | SYSTEM |
| FT. | FOOT (FEET) | TAG. | TONGUE AND GROOVE |
| FTG. | FOOTING | TEL. | TELEPHONE |
| FVC. | FIRE VALVE CABINET | TEMP. | TEMPERED |
| G.C. | GENERAL CONTRACTOR | THR. | THRESHOLD |
| GA. | GAUZE | TLET. | TOILET |
| GALV. | GALVANIZED | TR. | TREAD |
| GB. | GYPSON BOARD | TV. | TELEVISION |
| GL. | GLASS | TYP. | TYPICAL |
| GR. | GRADE | U.N.O. | UNLESS NOTED OTHERWISE |
| GYP. BRD. | GYPSON BOARD | UL. | UNDERWRITERS LABORATORIES INC. |
| HB. | HOLLOW CORE WOOD | UNF. | UNFINISHED |
| HC.WD. | HOLLOW CORE WOOD | UR. | URINAL |
| HD. | HEAVY DUTY | UTL. | UTILITY |
| HDWD. | HARDWOOD | V.I.F. | VERIFY IN FIELD |
| HDWR. | HARDWARE | VCT. | VINYL COMPOSITION TILE |
| HGT. | HEIGHT | VERT. | VERTICAL |
| HM. | HOLLOW METAL | VEST. | VESTIBULE |
| HORIZ. | HORIZONTAL | W. | WEST |
| HP. | HIGH POINT | W/ | WITH |
| HR. | HOUR | W/O. | WITHOUT |
| HVAC. | HEAT VENTILATING AIR COND. | WD. | WOOD |
| ID. | INSIDE DIAMETER | WH. | WATER HEATER |
| INCL. | INCLUDE (ING) | WP. | WATERPROOFING |
| INST. | INSTALLATION | WR. | WATER RESISTANT |
| INSUL. | INSULATION | WT. | WEIGHT |

ZONING & CODE INFORMATION

ADDRESS: 318 DELAFIELD PL NW, WASHINGTON, DC 20011
 ZONE: RA-1
 SQUARE, SUFFIX, LOT: 3304 0058

EXISTING USE: R - RESIDENTIAL R-2 APARTMENT (4 UNITS)
 PROPOSED USE: R - RESIDENTIAL R-2 APARTMENT (6 UNITS)
 CONSTRUCTION TYPE: VB

MAX HEIGHT: 40 FT
 EXISTING HEIGHT: 22 FT 9 IN
 PROPOSED HEIGHT: 22 FT 9 IN

MAX FAR: 0.9 = 3384 SF
 EXISTING FAR: 0.74 = 2788 SF
 PROPOSED FAR: 0.79 = 3000 SF

EXISTING LOT SIZE: 3760 SF
 EXIST. LOT COVERAGE: 1394 SF
 EXIST. % LOT OCC: 37.0%

MAX % LOT OCCUPANCY: 40%
 PROP. LOT COVERAGE: 1500
 PROPOSED % LOT OCC: 40%

REQ'D REAR YARD: 20 FT
 EXISTING REAR YARD: 28'-7 FT
 PROPOSED REAR YARD: 25'-7" FT

REQ'D SIDE YARDS*: 0 FT
 EXIST. WEST SIDE YARD: 5 FT
 EXIST. EAST SIDE YARD: 0 FT

PROPOSED WEST SIDE YARD AT REAR ADDITION: 5 FT
 (COMPLIES W/ 208.6)

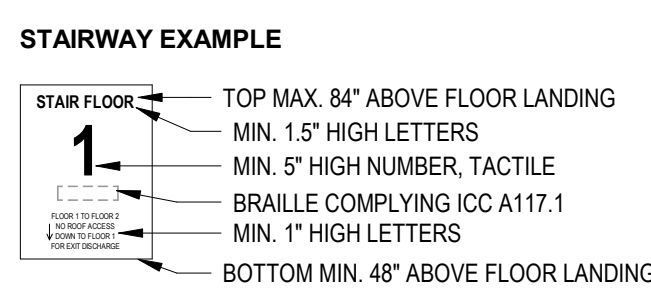
PARKING: 6 UNITS, 1 SPACE / 3 UNITS ABOVE 4
 1 SPACE REQUIRED
 2 SPACES PROVIDED

ADOPTED CODES WITH LOCAL AMENDMENTS

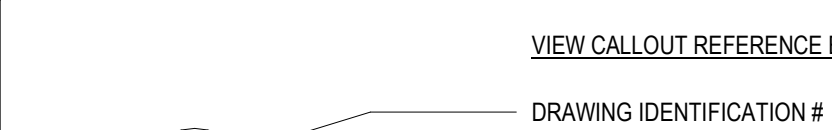
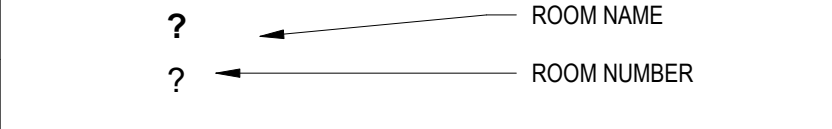
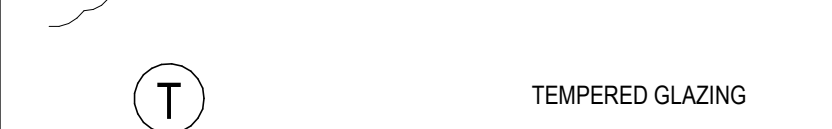
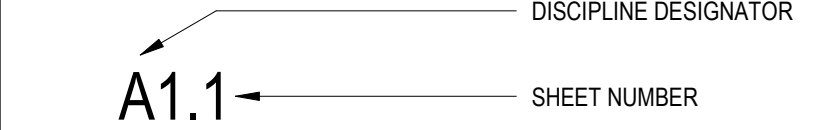
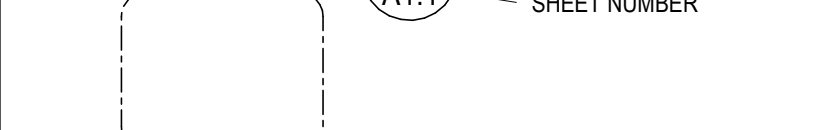
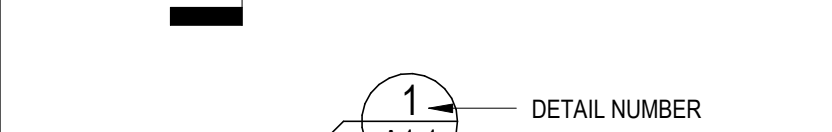
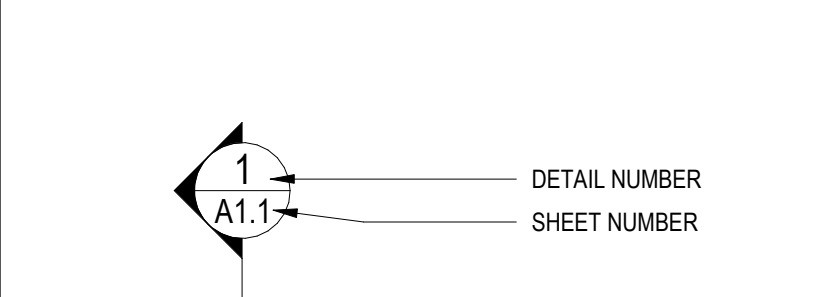
BUILDING CODE: 2017 DCMR 12 A IBC BUILDING CODE
 ELECTRICAL CODE: 2017 DCMR 12C DC ELECTRICAL CODE
 MECHANICAL CODE: 2017 DCMR 12E DC MECHANICAL CODE
 PLUMBING: 2017 DCMR 12F DC PLUMBING CODE
 FIRE CODE: 2017 DCMR 12H DC FIRE CODE
 GREEN CONSTRUCTION: 2017 DCMR 12K DC GREEN CODE
 EXISTING BUILDING CODE: 2017 DCMR 12J DC EXISTING BUILDING CODE

INTERIOR STAIRWAY IDENTIFICATION (NFPA 101 7.2.2.5.4)

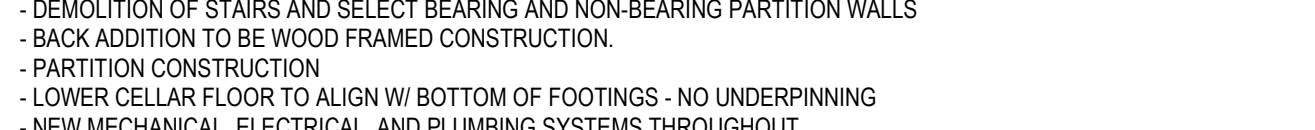
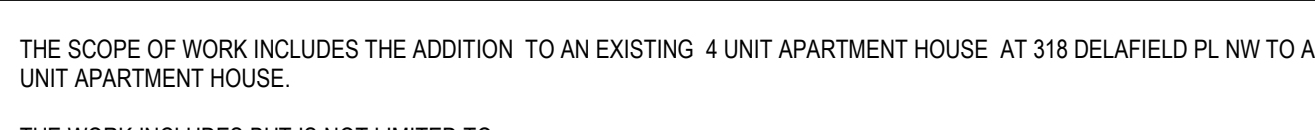
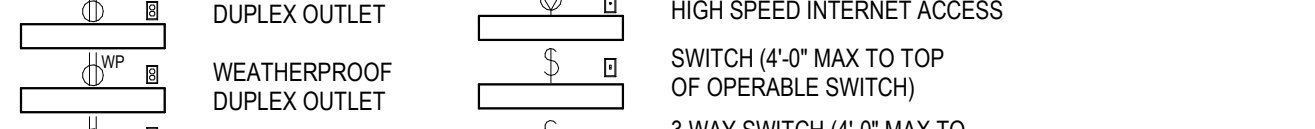
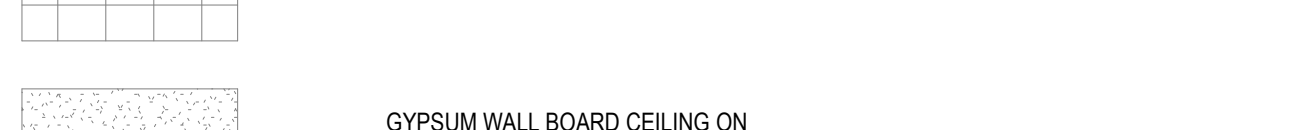
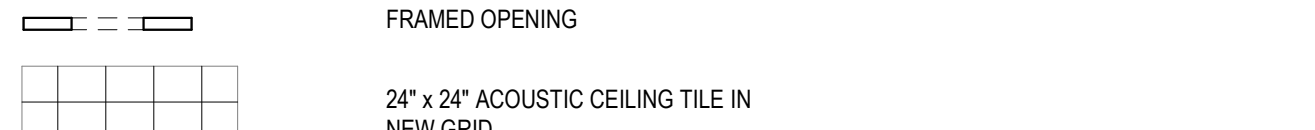
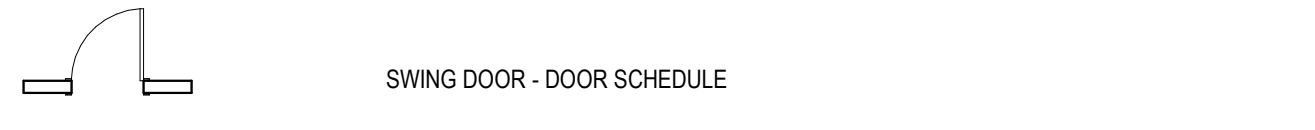
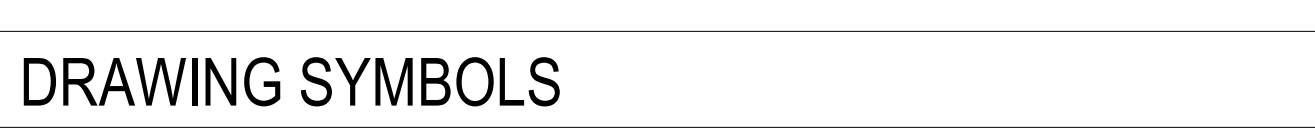
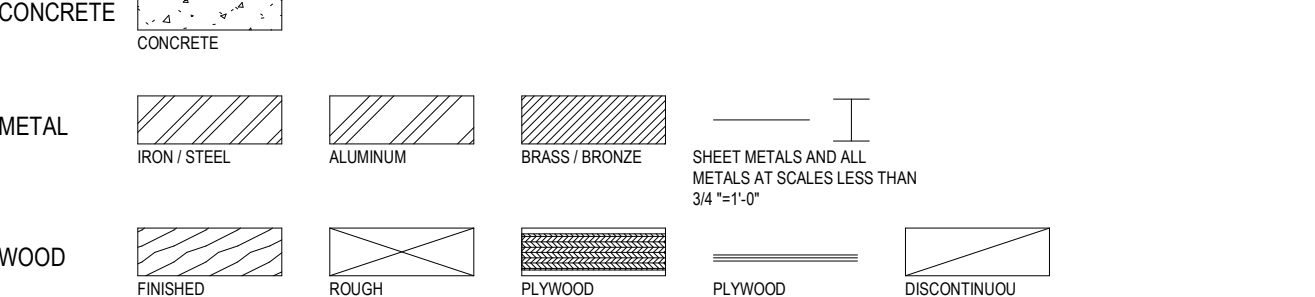
PROVIDE SIGNAGE WITHIN STAIR ENCLOSURE AT EACH FLOOR LANDING.
 SIGNAGE ALSO TO COMPLY WITH IBC 1023.9
 GENERAL NOTE:
 1) SIGNAGE TO INDICATE AT TOP & BOTTOM OF THE STAIR ENCLOSURE
 2) SIGNAGE TO BE LOCATED INSIDE THE STAIR ENCLOSURE



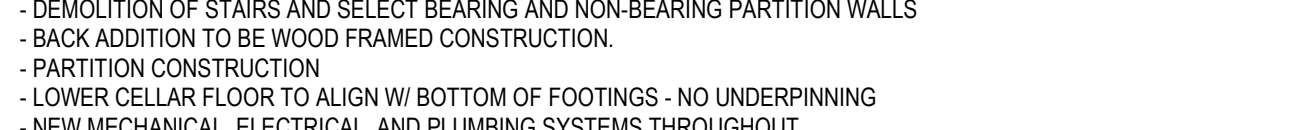
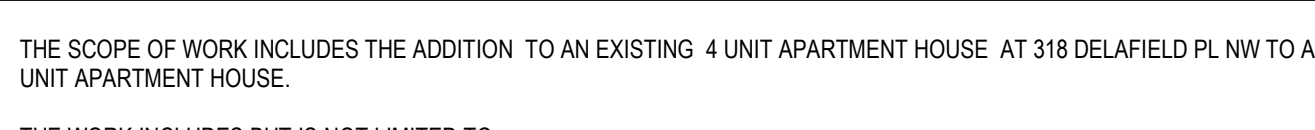
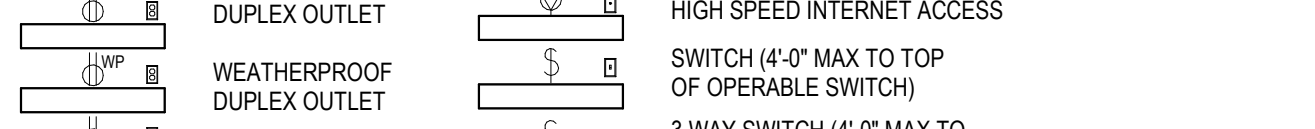
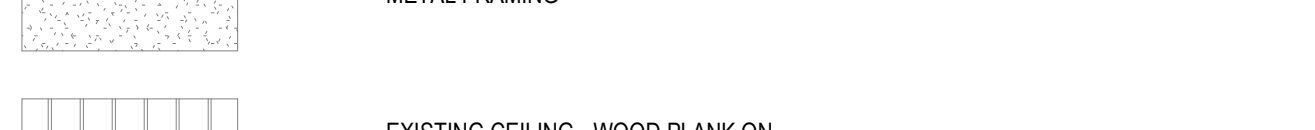
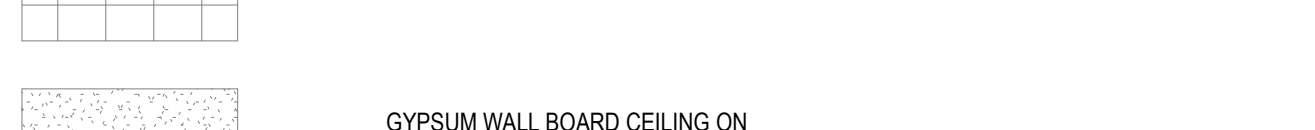
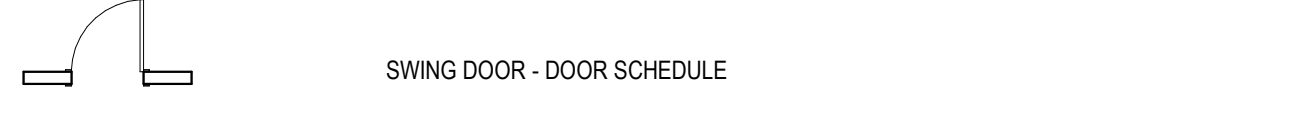
ANNOTATION SYMBOLS



MATERIAL DESIGNATION



DRAWING SYMBOLS



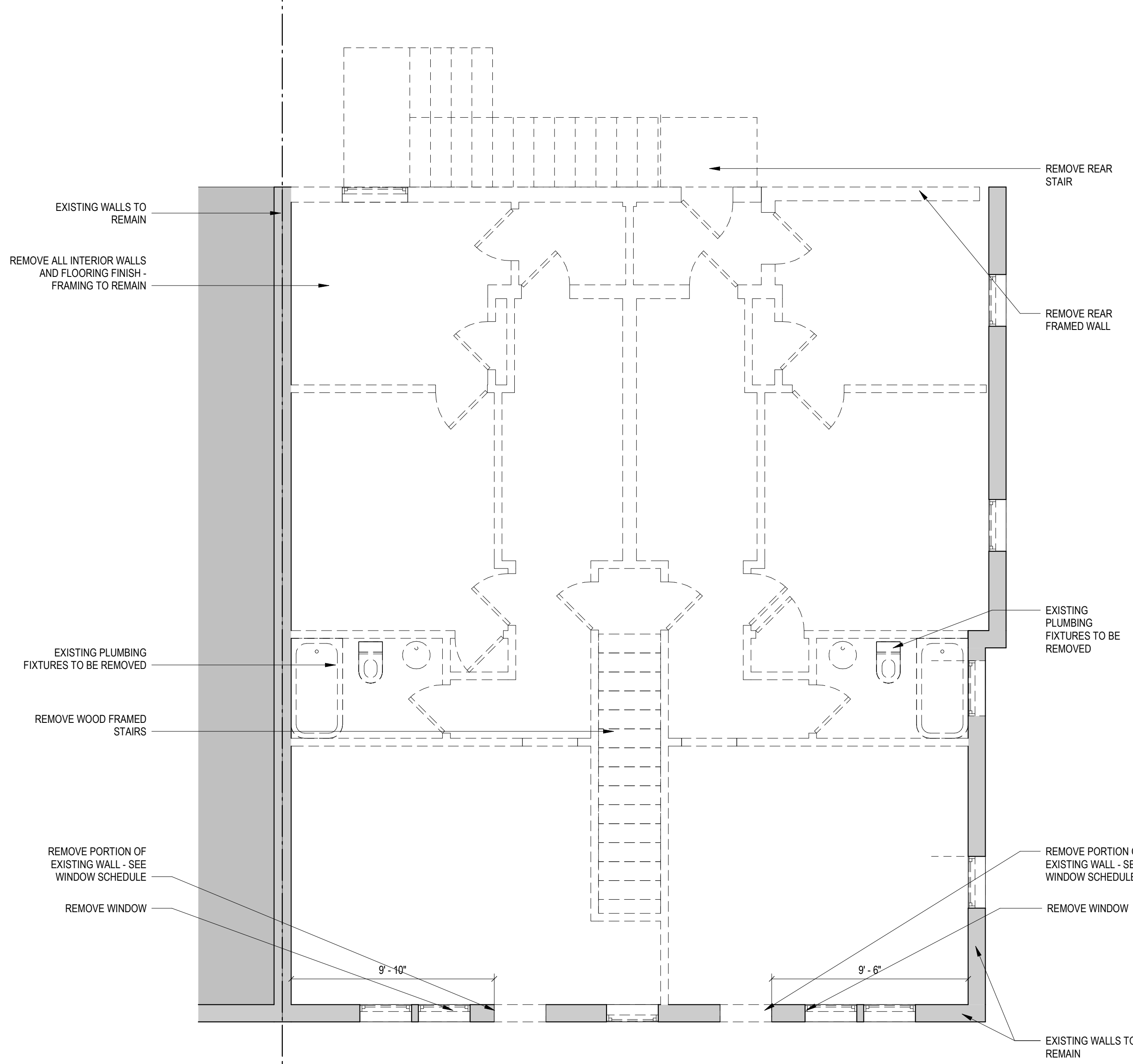
SCOPE OF WORK

THE SCOPE OF WORK INCLUDES THE ADDITION TO AN EX

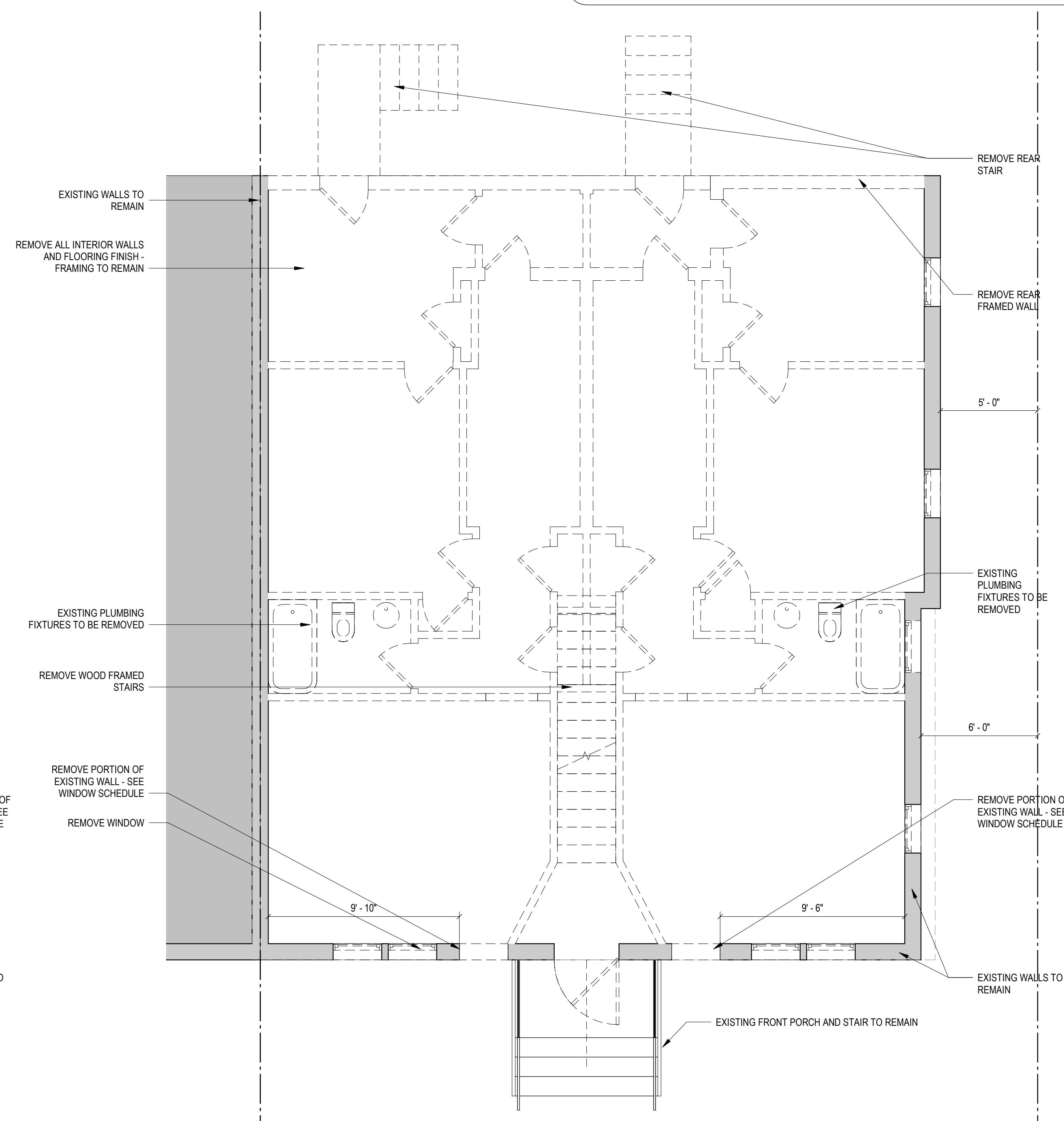
DEMOLITION NOTES

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/DISPOSE OF ALL REMAINING FURNITURE
10. REMOVE LIGHT FIXTURES THROUGHOUT, U.N.O.
11. REMOVE ALL EXISTING FLOOR FINISHES, SUBFLOOR TO REMAIN.
12. 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
13. SANITARY FACILITIES SHALL BE PROVIDED DURING CONSTRUCTION, REMODELING OR DEMOLITION ACTIVITIES IN ACCORDANCE WITH THE PLUMBING CODE
14. REQUIRED MEANS OF EGRESS SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION, DEMOLITION, REMODELING OR ALTERATIONS AND ADDITIONS TO ANY BUILDING
15. FIRE SAFETY DURING DEMOLITION SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF THIS CODE AND THE APPLICABLE PROVISIONS OF CHAPTER 33 OF THE FIRE CODE
16. AUTOMATIC SPRINKLER SYSTEMS REQUIRED DURING CONSTRUCTION, ALTERATION AND DEMOLITION OPERATIONS SHALL BE PROVIDED IN ACCORDANCE WITH CHAPTER 33 OF THE FIRE CODE

EXISTING TO REMAIN
 TO BE DEMOLISHED



2 LEVEL 02 - FLOOR PLAN - DEMOLITION
1/4" = 1'-0"



1 LEVEL 01 - FLOOR PLAN - DEMOLITION
1/4" = 1'-0"



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 [W] 3877.DESIGN

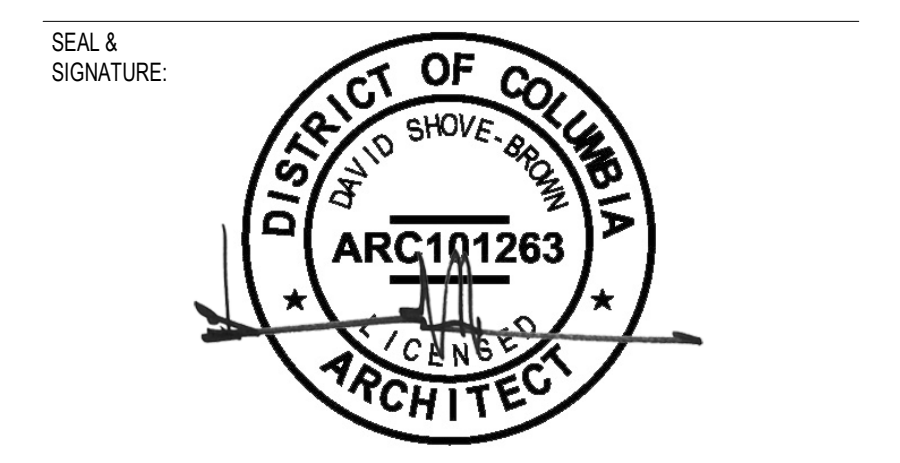
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ISSUE FOR PERMIT

DRAWING DATA
PROJECT: 318 RESIDENCES
ADDRESS: 318 DELAFIELD PL NW
WASHINGTON, DC 20011
SHEET SUBMISSION INDEX
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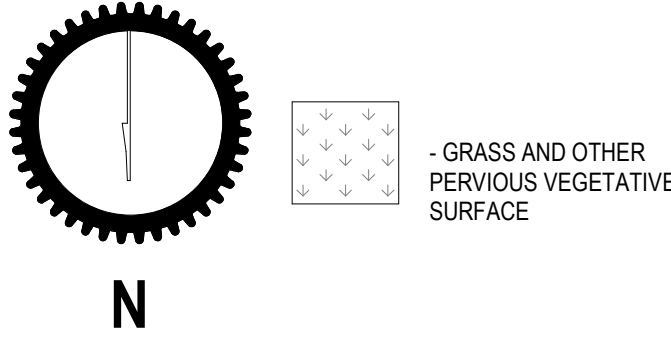
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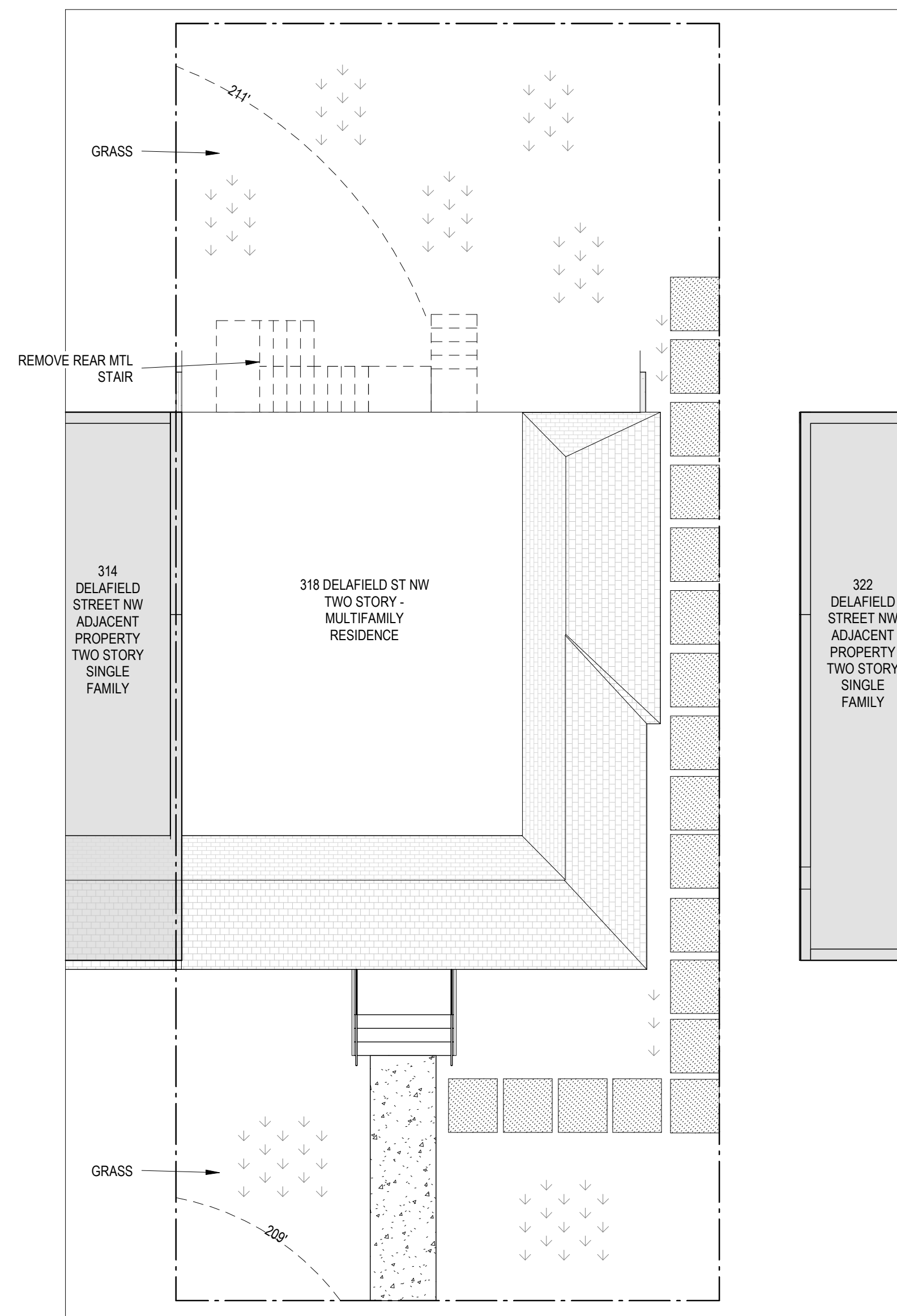


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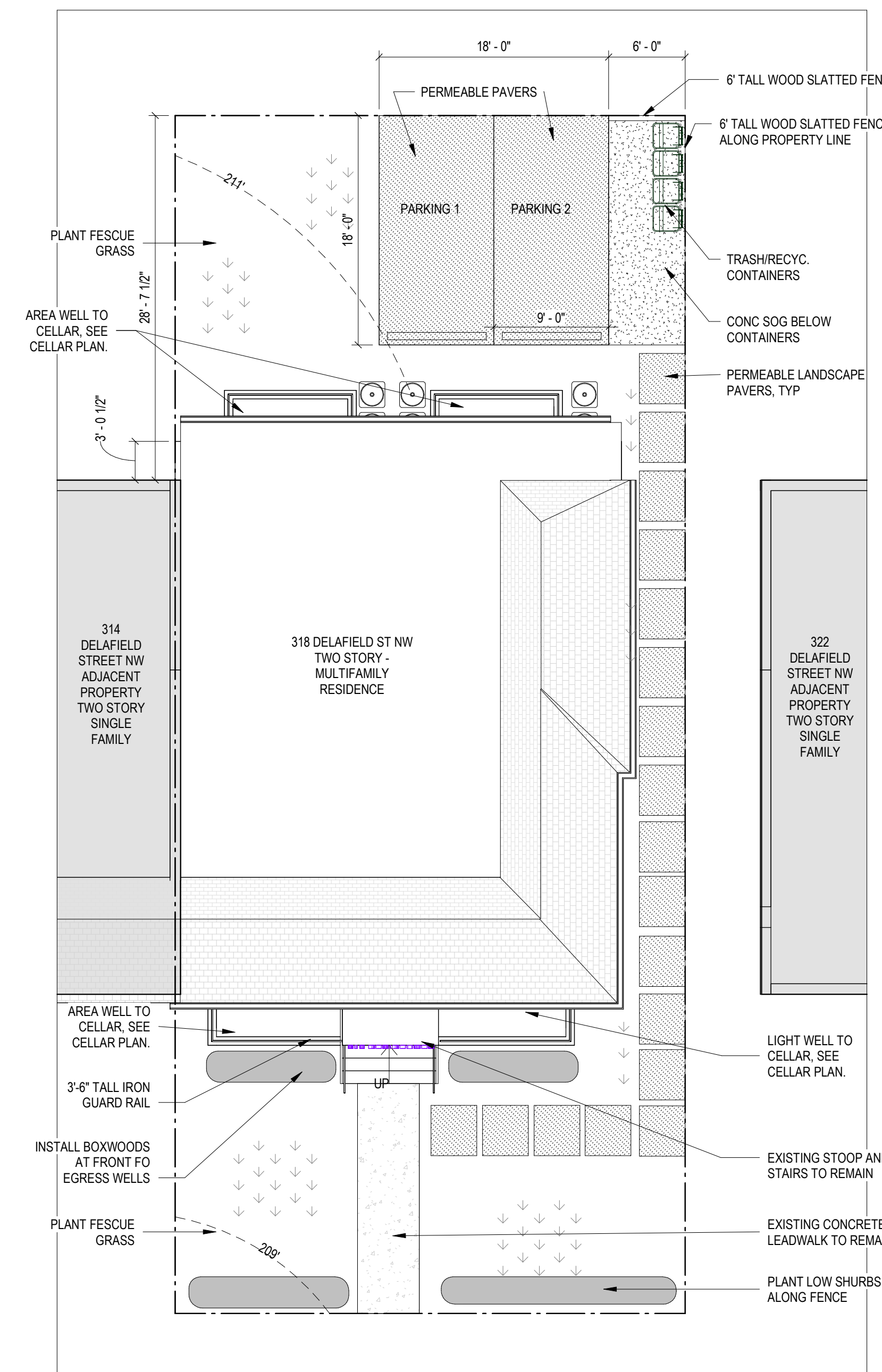
SHEET TITLE: DEMOLITIONS PLANS
 PROJECT NO: 2021.175
 DATE ISSUED: 04/05/2022
 SCALE: As indicated

A051

| | |
|--|--|
| SEQUENCE OF CONSTRUCTION SEQUENCE OF CONSTRUCTION A. CLEARING AND GRUBBING REQUIRED FOR PERIMETER CONTROLS; B. CONSTRUCTION OF PERIMETER CONTROLS; C. REMAINING CLEARING AND GRUBBING; D. ROAD GRADING, NOT APPLICABLE; E. GRADING FOR THE REMAINDER OF THE SITE; F. UTILITY INSTALLATION, INCLUDING THE USE OR BLOCKING OF STORM DRAINS AFTER CONSTRUCTION IF APPLICABLE; G. FINAL GRADING, LANDSCAPING, OR STABILIZATION; AND H. REMOVAL OF CONTROLS. | CIVIL NARRATIVE: EXCAVATION OF EXISTING CRAWL SPACE AND AREA WELLS. SITE WORK INCLUDES TWO PERMEABLE PAVER PARKING SPACES OFF ALLEY W/ ADJACENT TRASH AREA |
| CIVIL PLAN LEGEND | |
|  | |



2 SITE PLAN - EXIST
1/8" = 1'-0"



1 SITE PLAN - PROPOSED
1/8" = 1'-0"



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MEP ENGINEER:
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(T) 443.393.1070

ISSUE FOR PERMIT

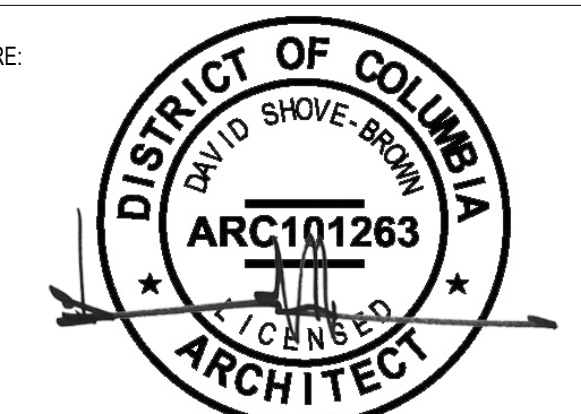
DRAWING DATA

PROJECT: **318 RESIDENCES**
ADDRESS: **318 DELAFIELD PL NW
WASHINGTON, DC 20011**

SHEET SUBMISSION INDEX
20251011_ISSUE FOR BZA REVIEW

REV NO. REVISION DATE

SEAL & SIGNATURE:



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SHEET TITLE: SITE PLAN

PROJECT NO: 2021.175

DATE ISSUED: 04/05/2022

SCALE: 1/8" = 1'-0"

A100

INTERIOR FINISHES

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

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

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 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.

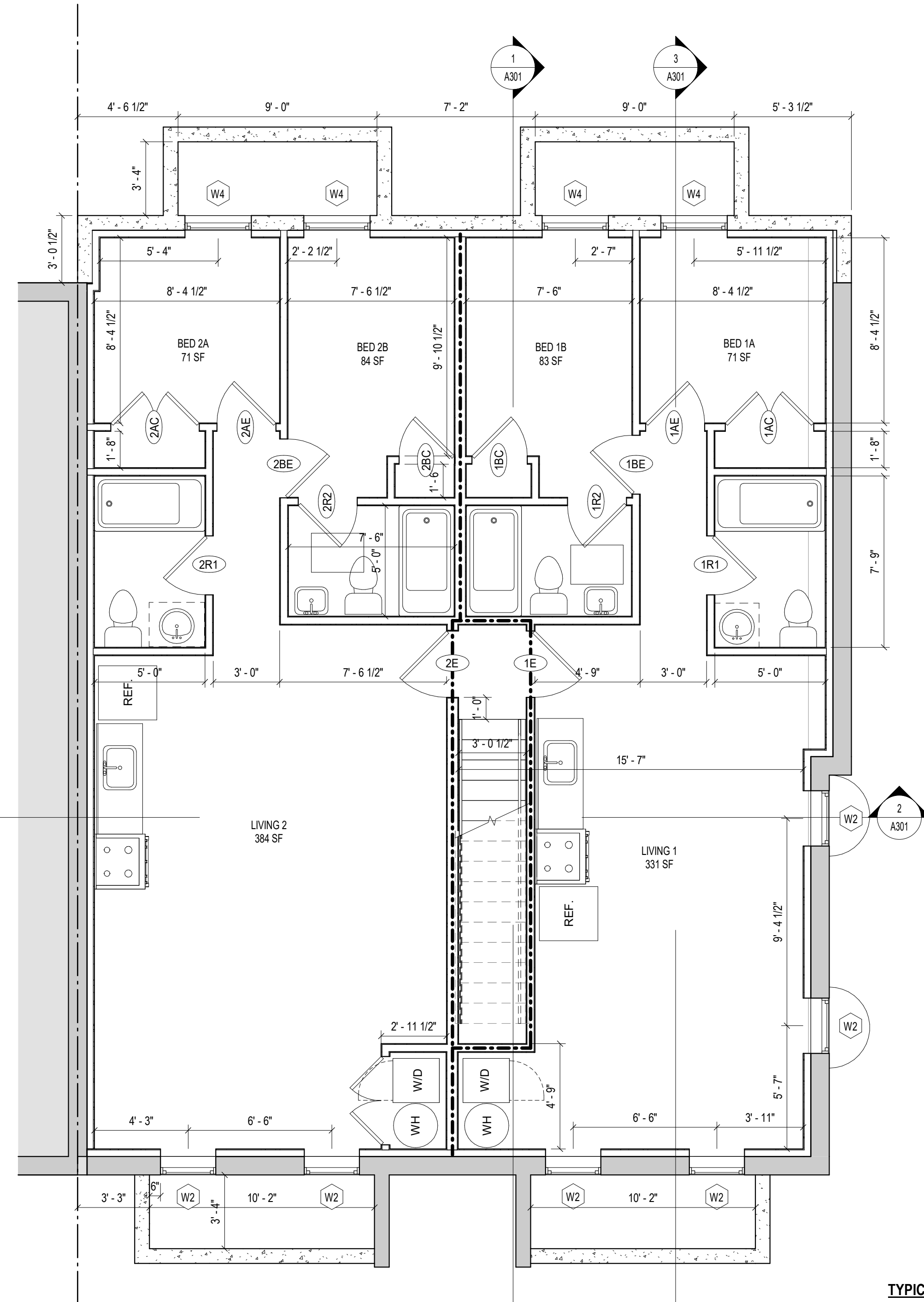
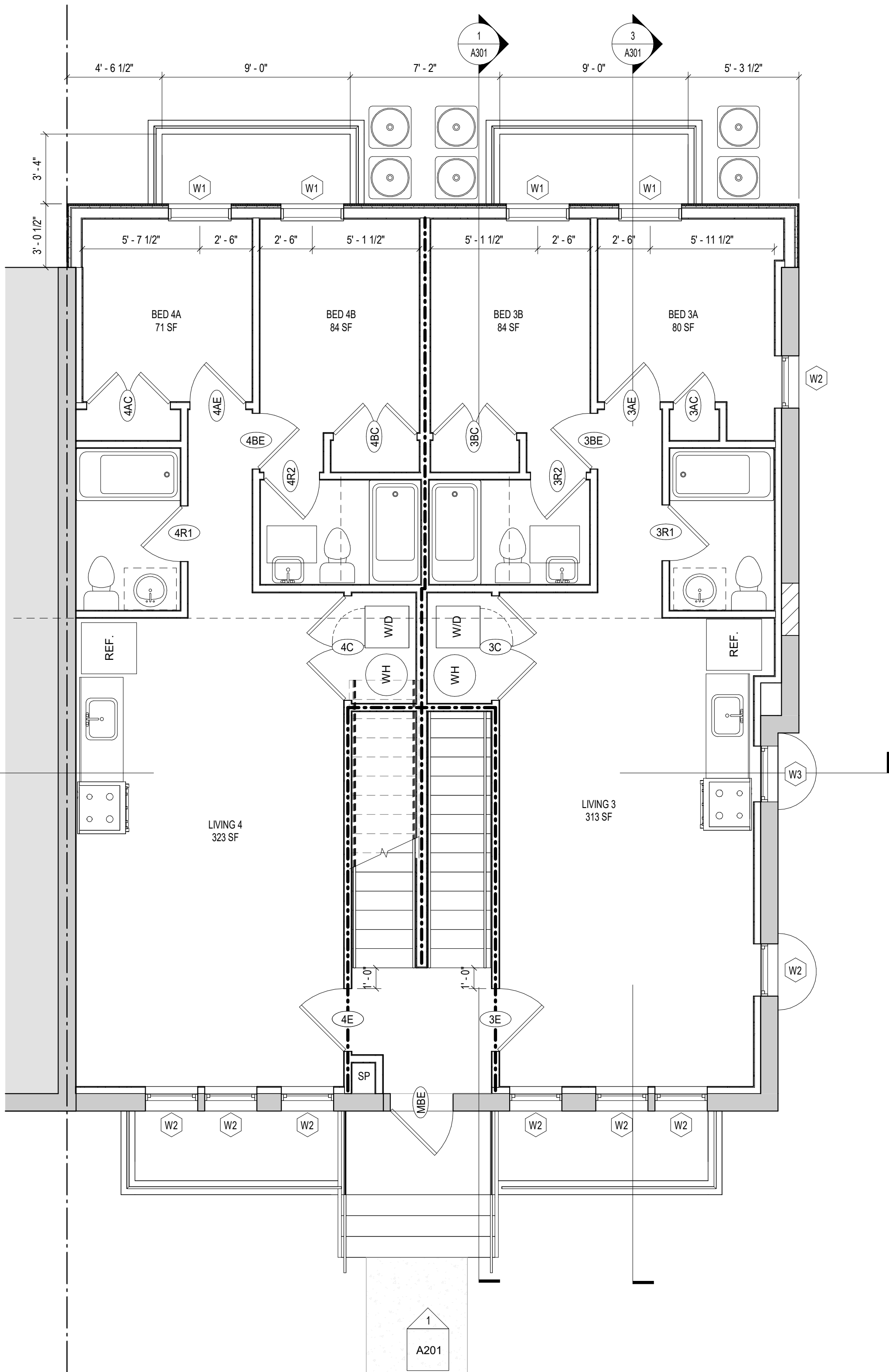
d. Lobby areas in Group A-1, A-2 and A-3 occupancies shall not be less than Class B materials.

e. Class C interior finish materials shall be permitted in places of assembly with an occupant load of 300 persons or less.

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
- 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 R8/13 ACCORDING TO 2017 IECC 402.1.1
- AIR LEAKAGE RATE NOT TO EXCEED 3 AIR CHANGES PER HOUR. GC TO TEST BUILDING THERMAL ENVELOPE IN ACCORDANCE WITH 2017 IECC 402.4.1.2
- 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 (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 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 (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 A020 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 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.

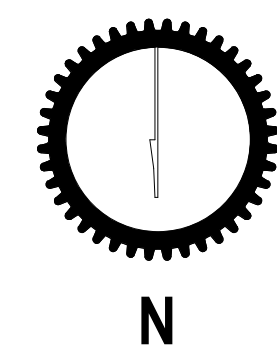
EXISTING TO REMAIN NEW CONSTRUCTION -1 HR- 2 HR FIRE RATED WALL



TYPICAL PARTITION TYPE FRAMING NOTES:

ALL PARTITIONS TO MEET SCHEDULE BELOW UNLESS NOTED OTHERWISE.

| | |
|--|-----|
| EXISTING EXTERIOR FOUNDATION WALLS: | WT3 |
| NEW EXTERIOR FOUNDATION WALLS: | WT1 |
| NEW ABOVE GRADE EXTERIOR WALLS: | WA2 |
| TYPICAL UNIT INTERIOR WALLS: | A4 |
| TYPICAL UNIT BATHROOM WALLS: | AA1 |
| NOTE: INCLUDE CEMENT BD FOR TILE INSTALL | |
| TYPICAL UNIT UTILITY CLOSET WALLS: | AA1 |
| TYPICAL UNIT LAUNDRY CLOSET WALLS: | AA1 |
| TYPICAL UNIT/CORRIDOR DEMISING WALLS: | CB1 |



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ISSUE FOR PERMIT

DRAWING DATA

PROJECT: **318 RESIDENCES**
 ADDRESS: **318 DELAFIELD PL NW
 WASHINGTON, DC 20011**

SHEET SUBMISSION INDEX
 20251011_ISSUE FOR B2A REVIEW

| REV NO. | REVISION | DATE |
|---------|----------|------|
| 1 | | |



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SHEET TITLE: FLOOR PLANS
 PROJECT NO: 2021.175
 DATE ISSUED: 04/05/2022
 SCALE: As indicated

A101

2 LEVEL 01 - FLOOR PLAN - PROP
 1/4" = 1'-0"

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

INTERIOR FINISHES

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

ROOMS OTHER THAN BATHROOMS:
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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
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 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 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.

CONSTRUCTION GENERAL NOTES

- ALL DIMENSIONS TO FINISH FACE, U.N.O.
- ALL INTERIOR PARTITIONS TO BE TYPE A, U.N.O. SEE GL01 FOR PARTITION SCHEDULE
- ALL INTERIOR WALLS TO BE PAINTED, U.N.O.
- ALL CEILINGS TO BE 5/8" GWB - PAINTED - FLAT FINISH
- ALL WALLS TO BE PAINTED - EGGHELL 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
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- 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
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- ALL CLOTHES WASERS ARE REQUIRED TO BE ENERGY STAR CERTIFIED.

EXISTING TO REMAIN NEW CONSTRUCTION -1 HR- 1 HR FIRE RATED WALL



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ISSUE FOR PERMIT

DRAWING DATA

PROJECT: **318 RESIDENCES**
 ADDRESS: **318 DELAFIELD PL NW
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SHEET SUBMISSION INDEX
 20251011_ISSUE FOR B2A REVIEW

| REV NO. | REVISION | DATE |
|---------|----------|------|
| 1 | | |

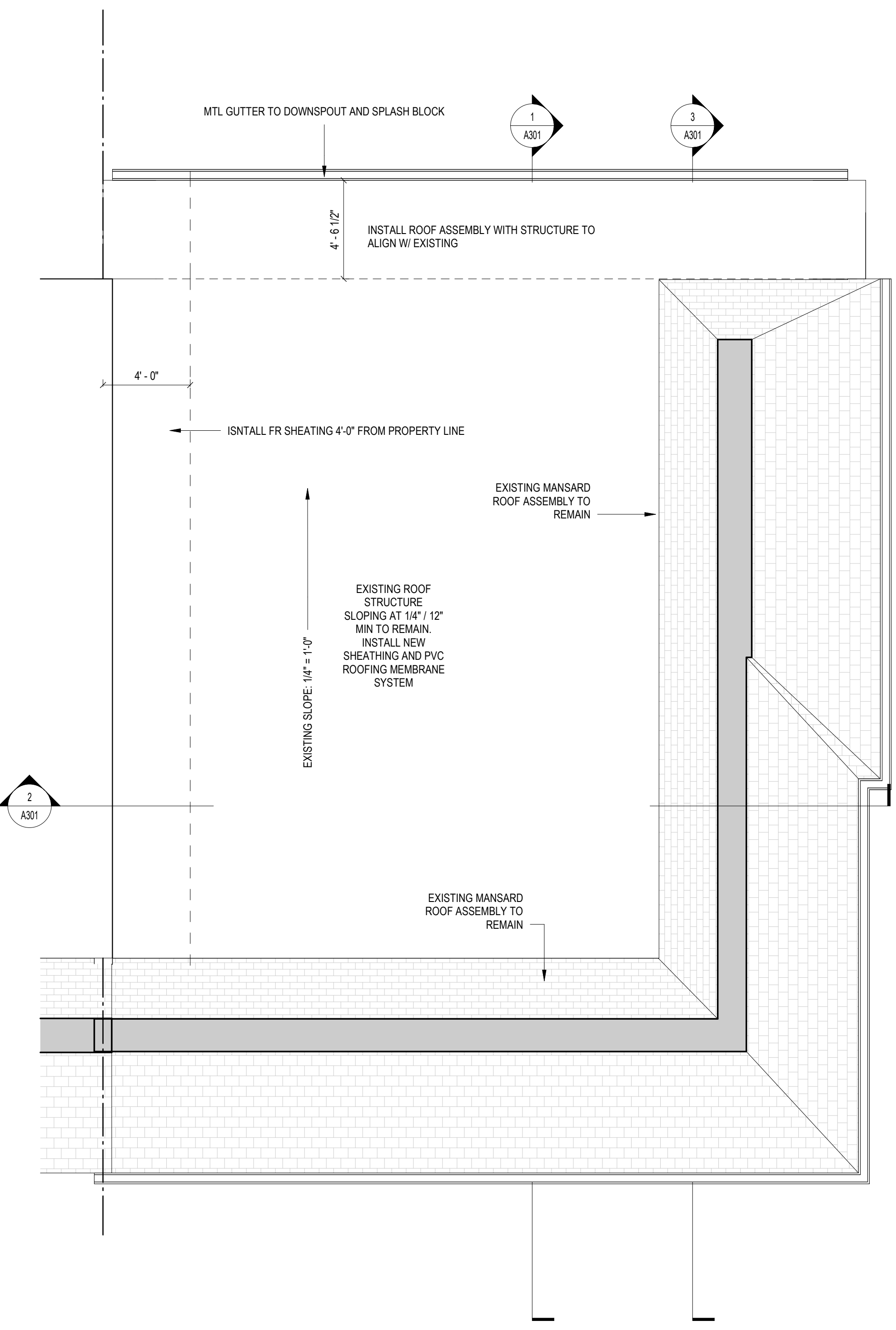
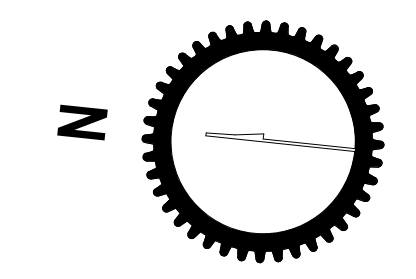
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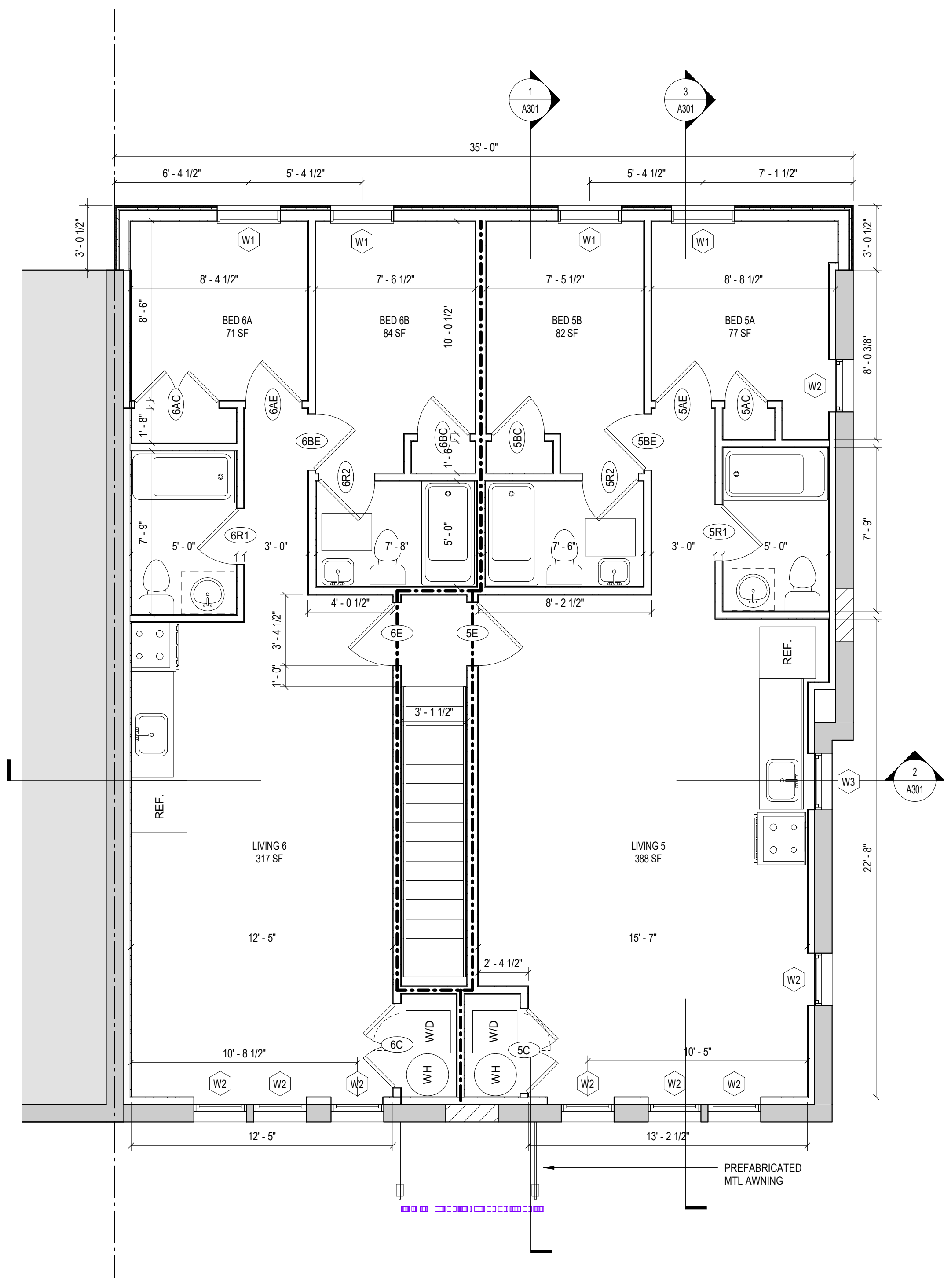
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SHEET TITLE: FLOOR PLANS
 PROJECT NO: 2021.175
 DATE ISSUED: 04/05/2022
 SCALE: As indicated

A102



2 ROOF PLAN - PROP
 1/4" = 1'-0"

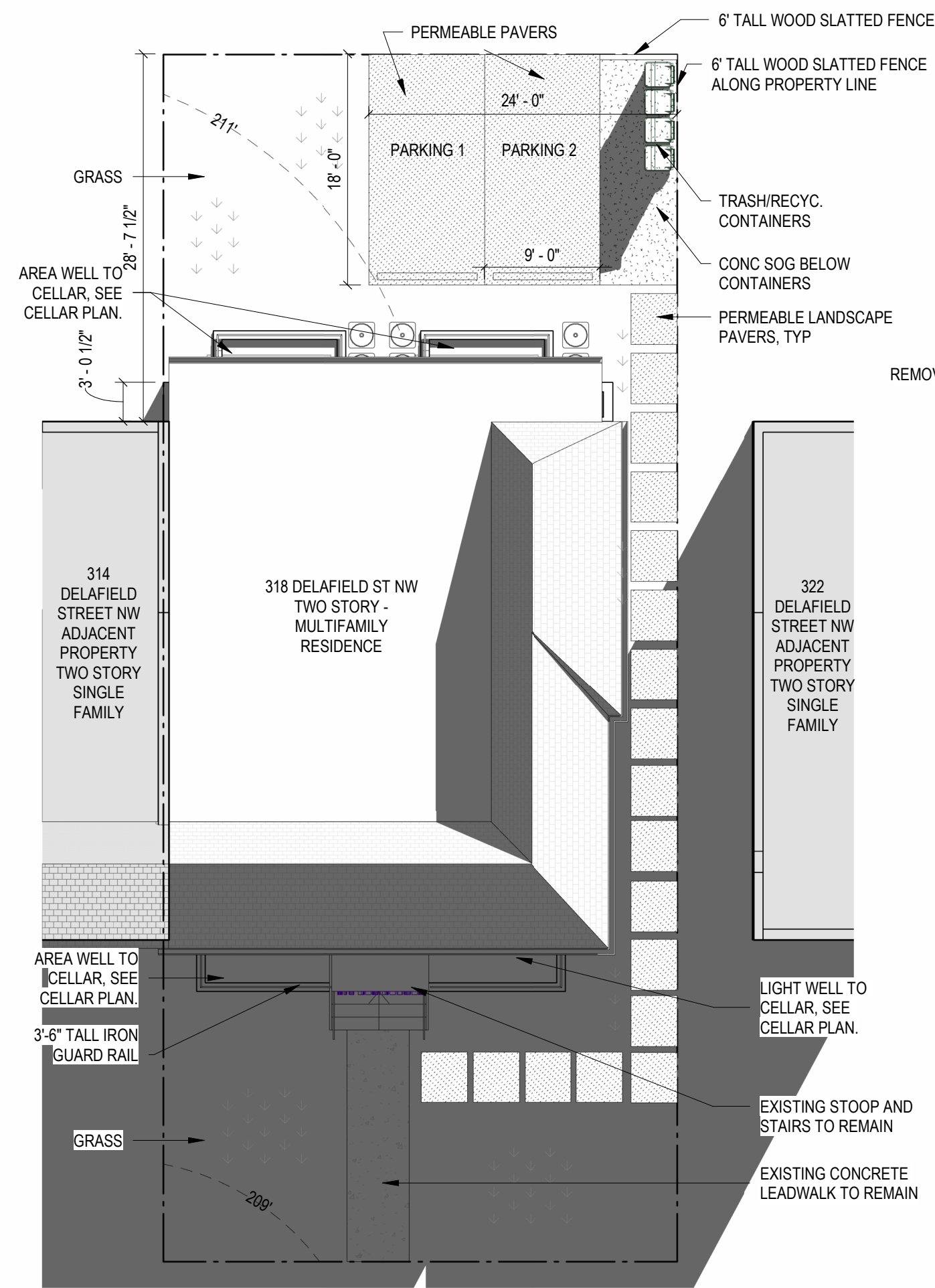


1 LEVEL 02 - FLOOR PLAN - PROP
 1/4" = 1'-0"

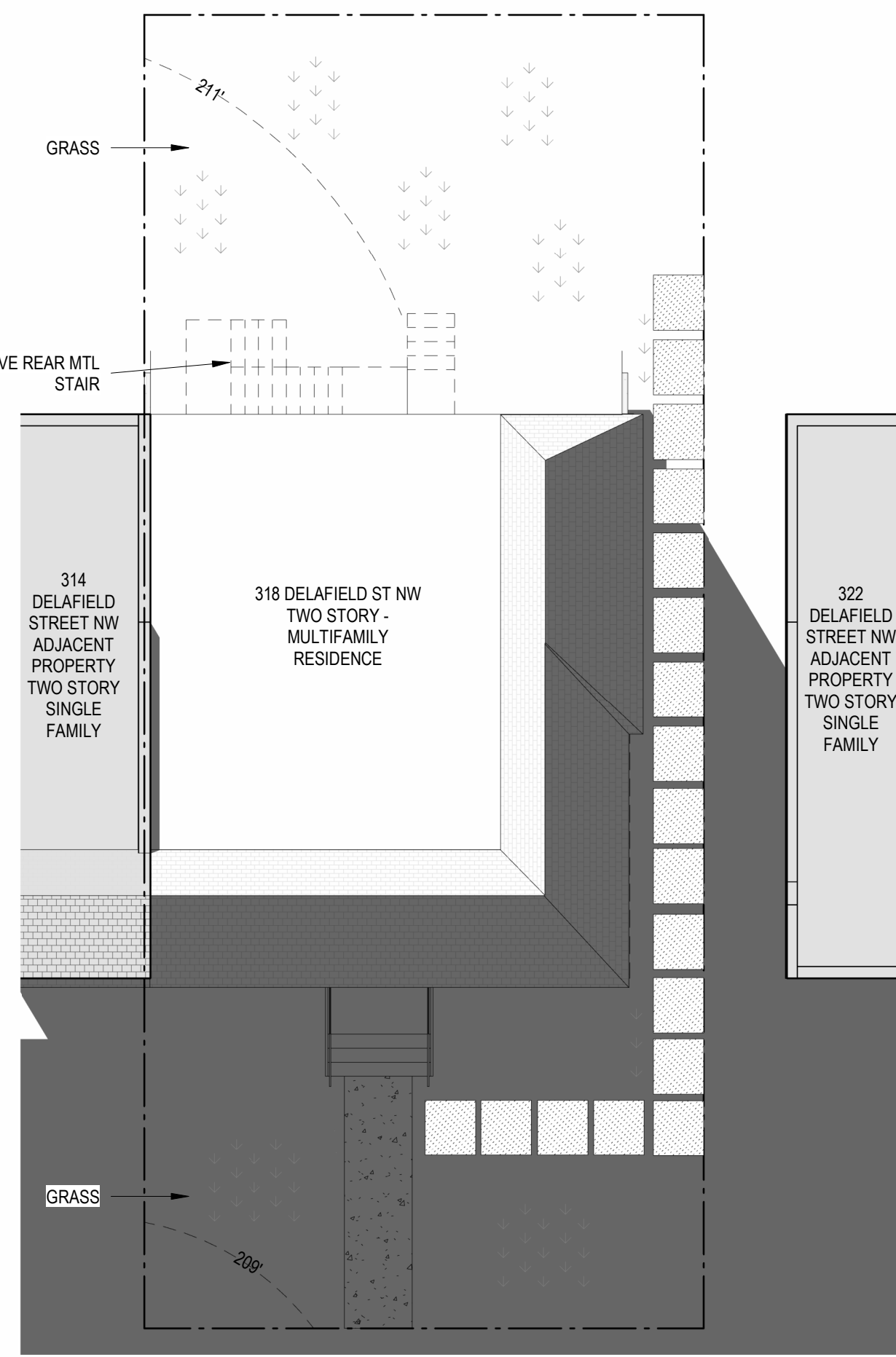
TYPICAL PARTITION TYPE FRAMING NOTES:

ALL PARTITIONS TO MEET SCHEDULE BELOW UNLESS NOTED OTHERWISE:

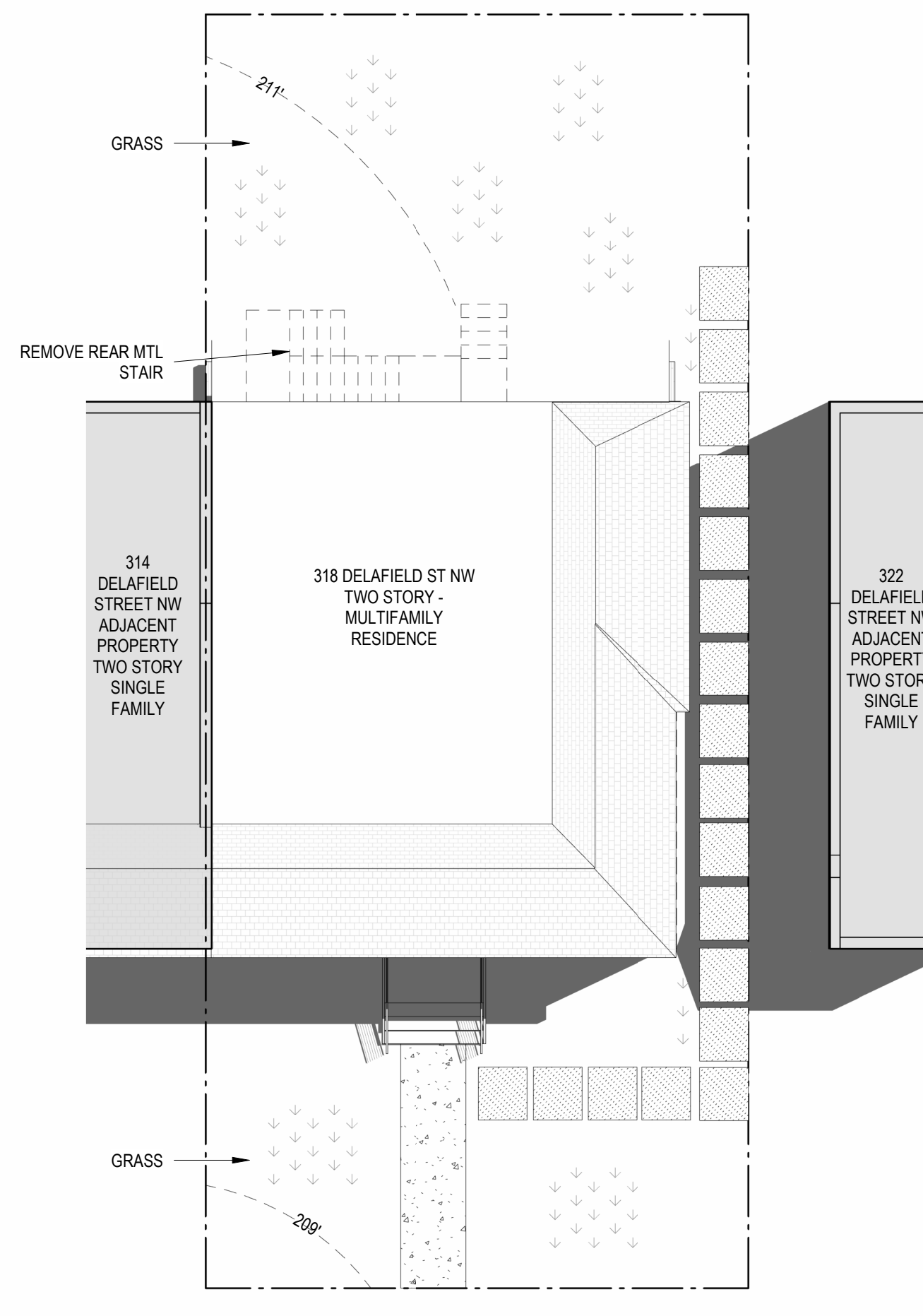
EXISTING EXTERIOR FOUNDATION WALLS: WT3
 NEW EXTERIOR FOUNDATION WALLS: WT1
 NEW ABOVE GRADE EXTERIOR WALLS: WA2
 TYPICAL UNIT INTERIOR WALLS: A4
 TYPICAL UNIT BATHROOM WALLS: A4i
 NOTE: INCLUDE CEMENT BD FOR TILE INSTALL
 TYPICAL UNIT UTILITY CLOSET WALLS: A4i
 TYPICAL UNIT LAUNDRY CLOSET WALLS: A4i
 TYPICAL UNIT/CORRIDOR DEMISING WALLS: C6i



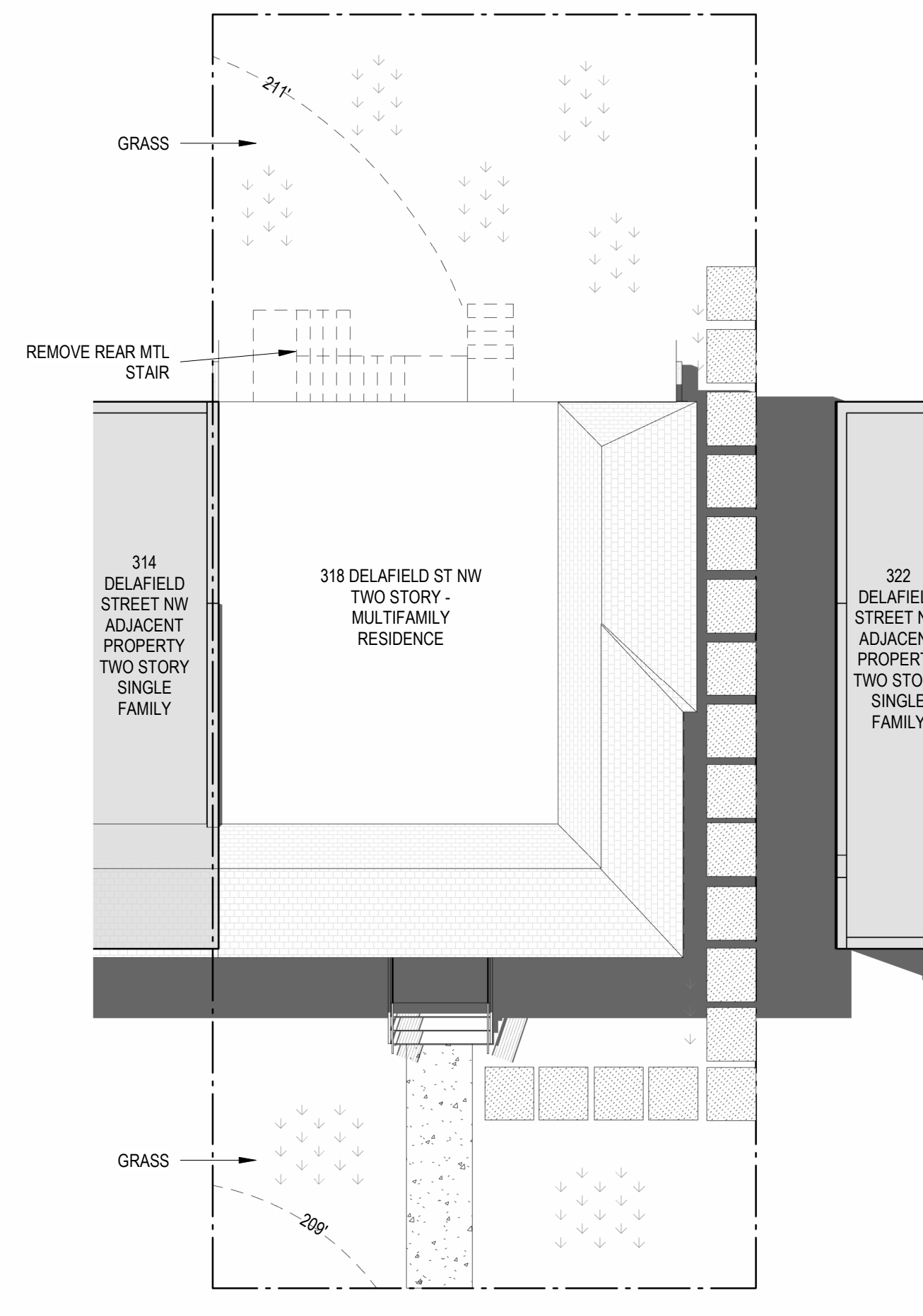
8 SITE PLAN - PROP - WIN SOL 2PM
1" = 10'-0"



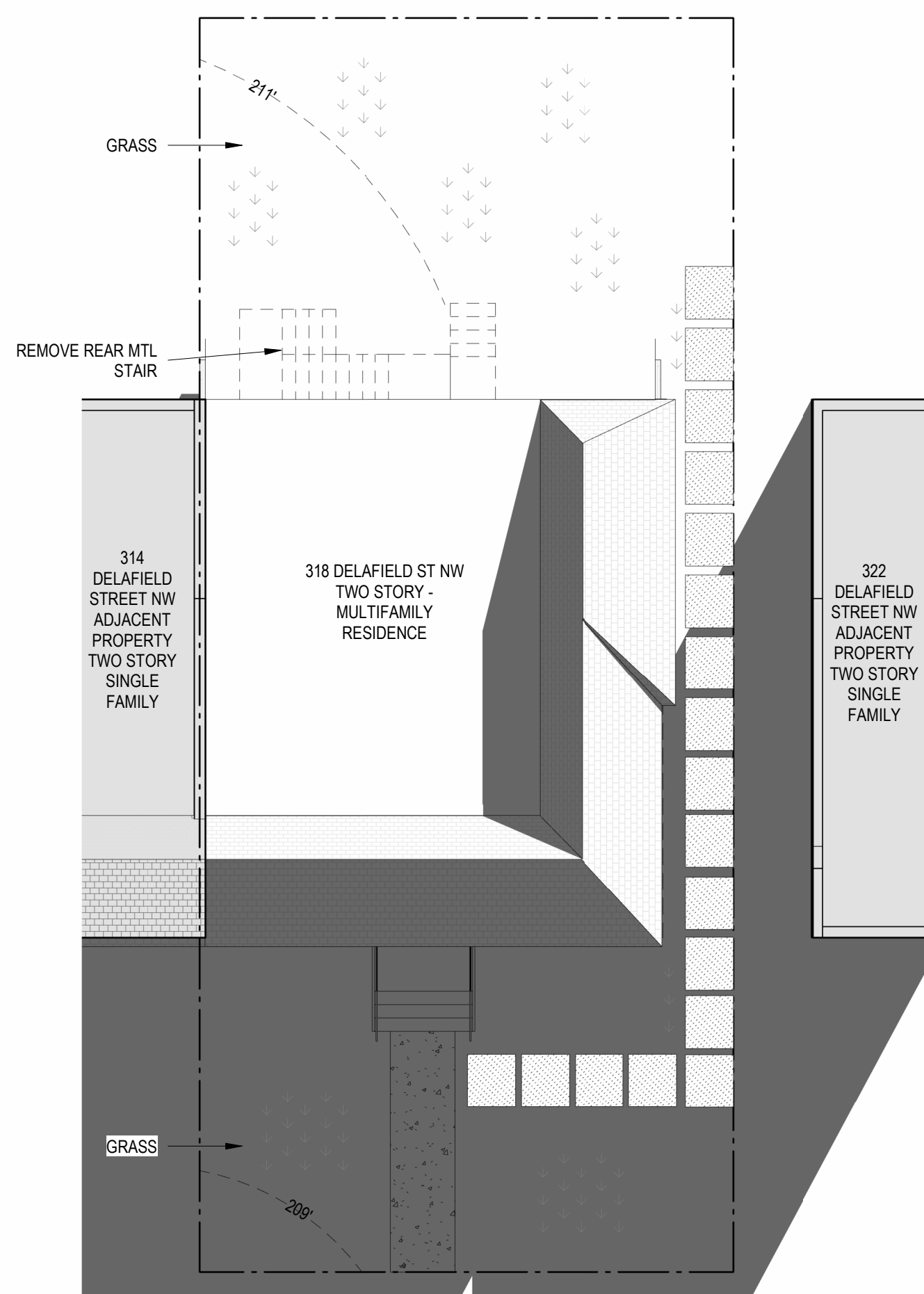
6 SITE PLAN - EXIST - WIN SOL 10AM
1" = 10'-0"



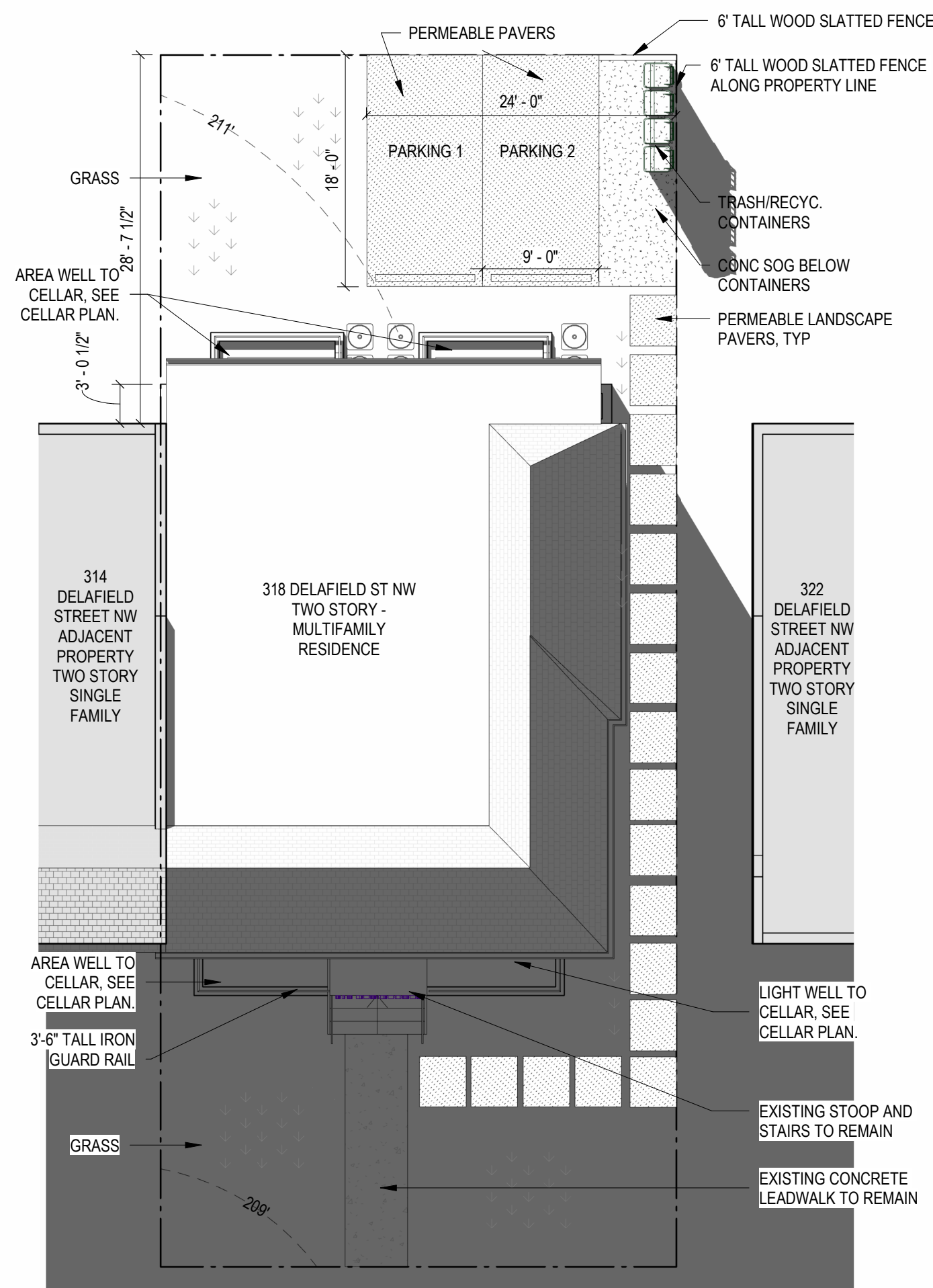
3 SITE PLAN - EXIST - SUM SOL 2PM
1" = 10'-0"



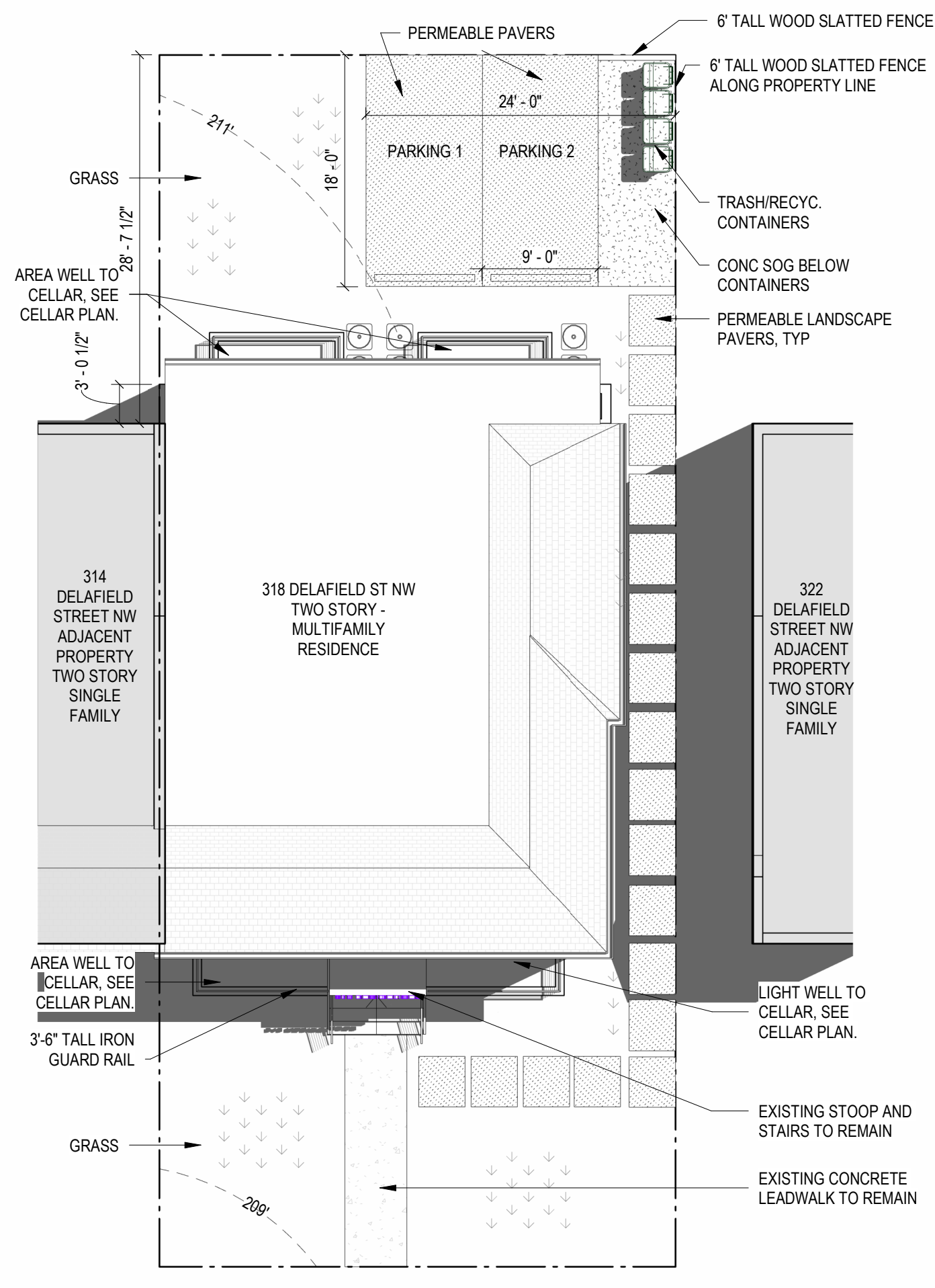
1 SITE PLAN - EXIST - SUM SOLSTICE 10AM
1" = 10'-0"



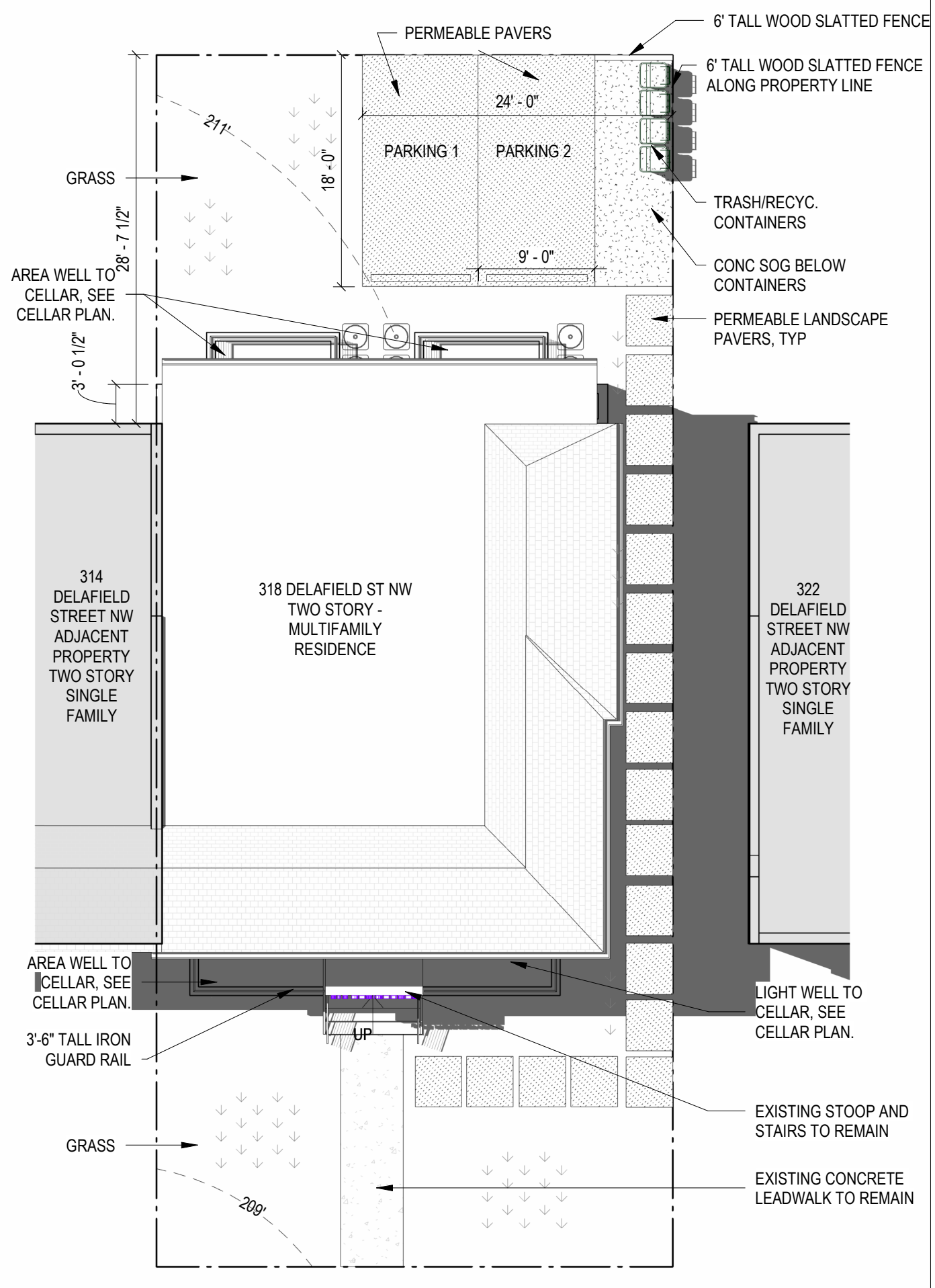
7 SITE PLAN - EXIST - WIN SOL 2PM
1" = 10'-0"



5 SITE PLAN - PROP - WIN SOL 10AM
1" = 10'-0"



4 SITE PLAN - PROP - SUM SOL 2PM
1" = 10'-0"



2 SITE PLAN - PROP - SUM SOLSTICE 10AM
1" = 10'-0"



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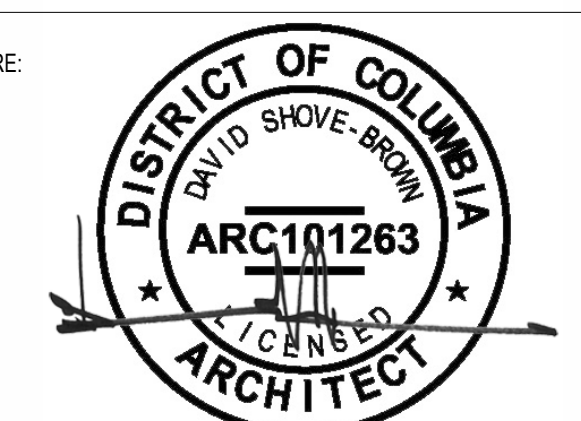
DRAWING DATA

PROJECT: 318 RESIDENCES
ADDRESS: 318 DELAFIELD PL NW
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SHEET SUBMISSION INDEX
20251011_ISSUE FOR BZA REVIEW

| REV NO. | REVISION | DATE |
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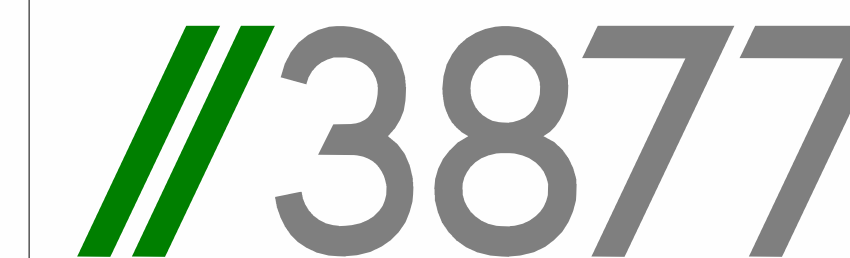
SHEET TITLE: SHADOW STUDIES

PROJECT NO: 2021.175

DATE ISSUED: 04/05/2022

SCALE: 1" = 10'-0"

A103



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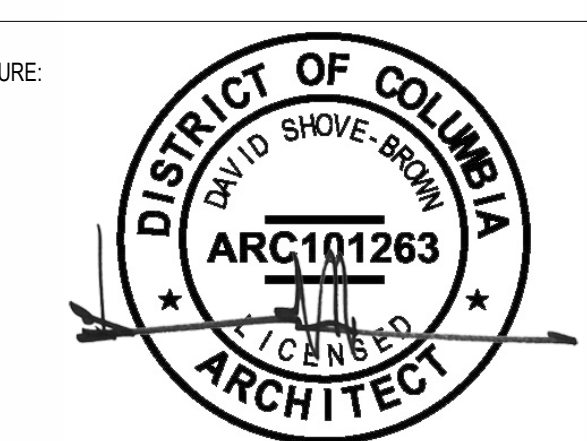
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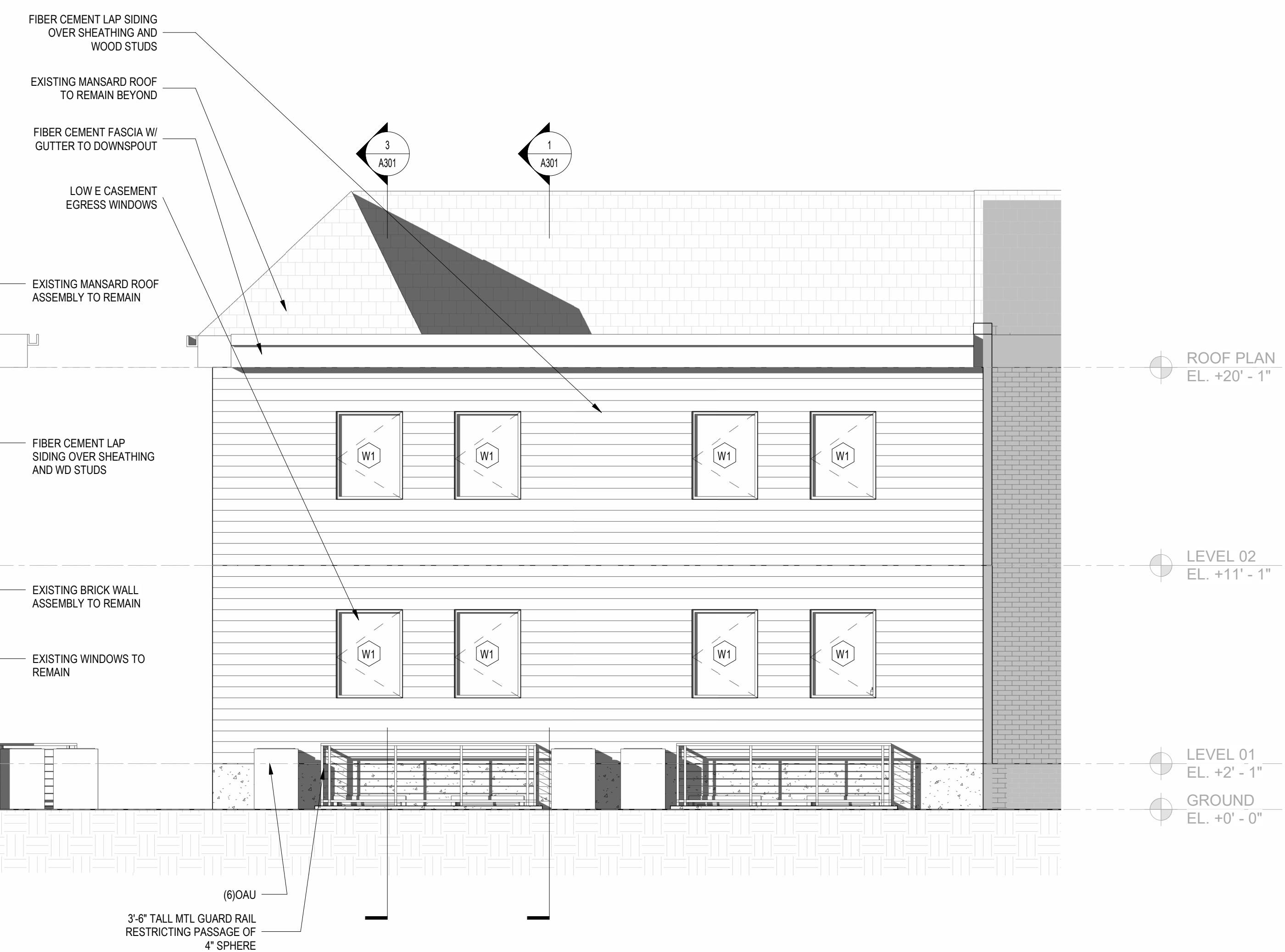
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SHEET TITLE: EXTERIOR ELEVATIONS
PROJECT NO: 2021.175
DATE ISSUED: 04/05/2022
SCALE: 1/4" = 1'-0"

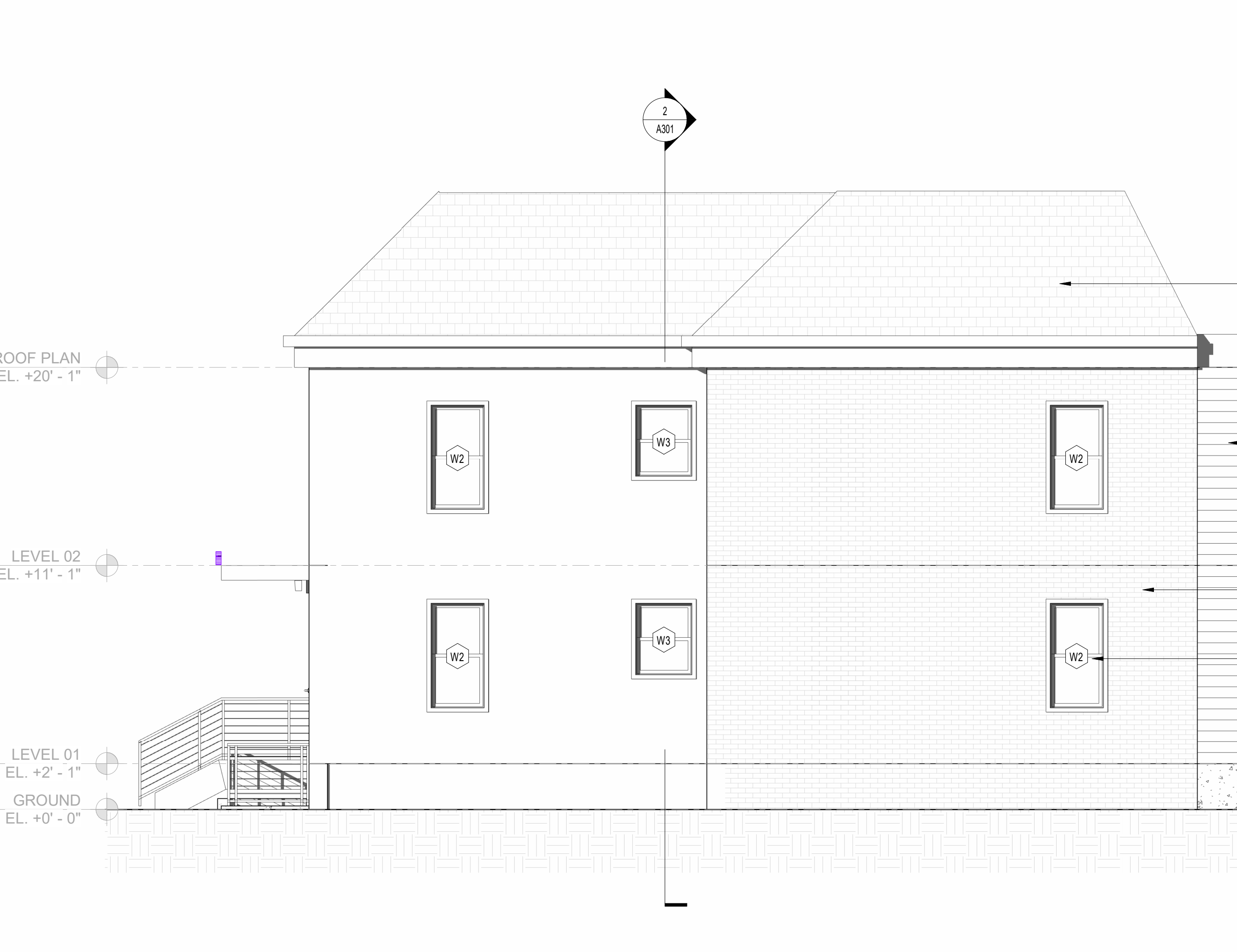
A201



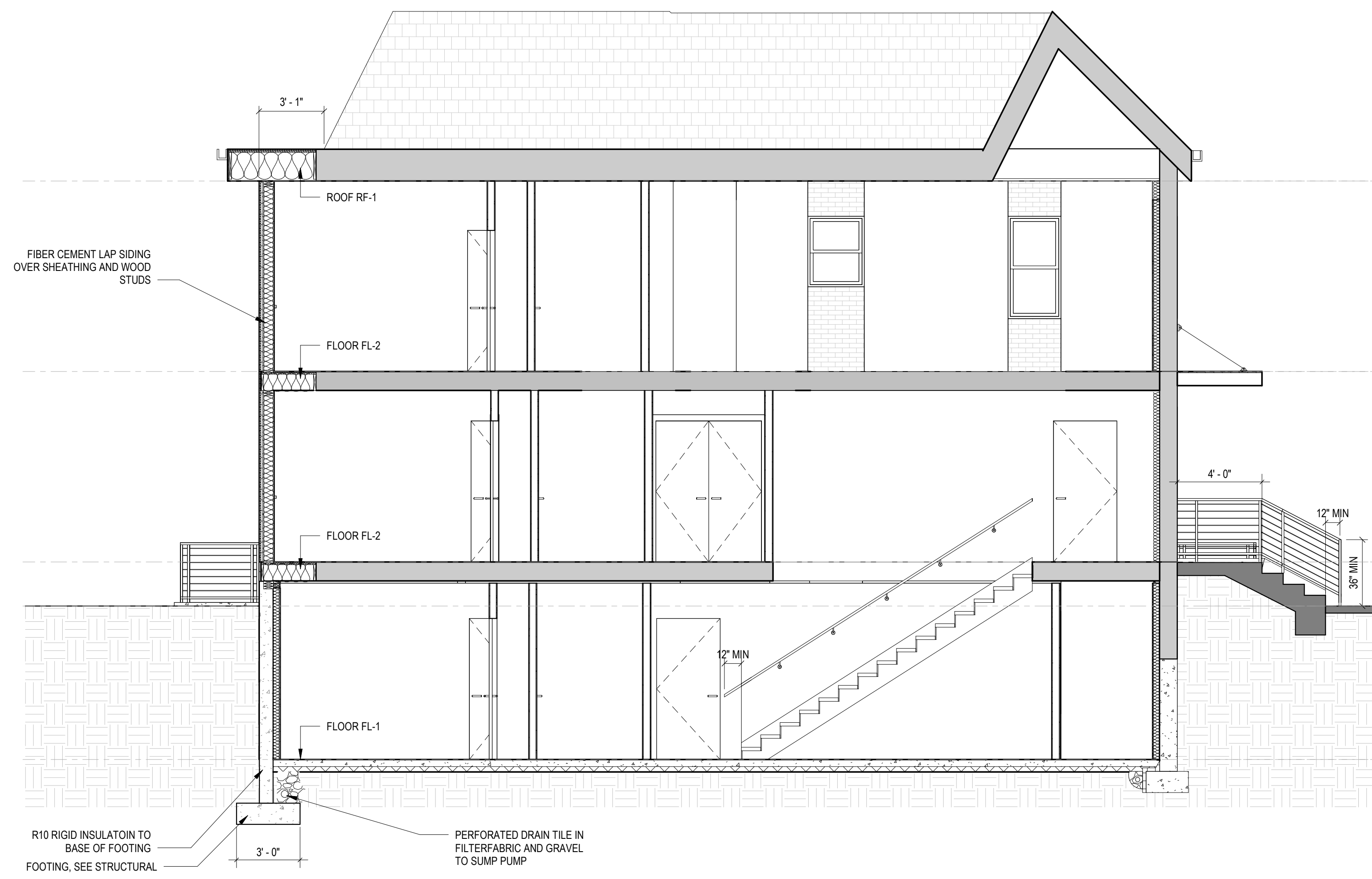
2 REAR ELEVATION - NEW CONSTRUCTION
 1/4" = 1'-0"



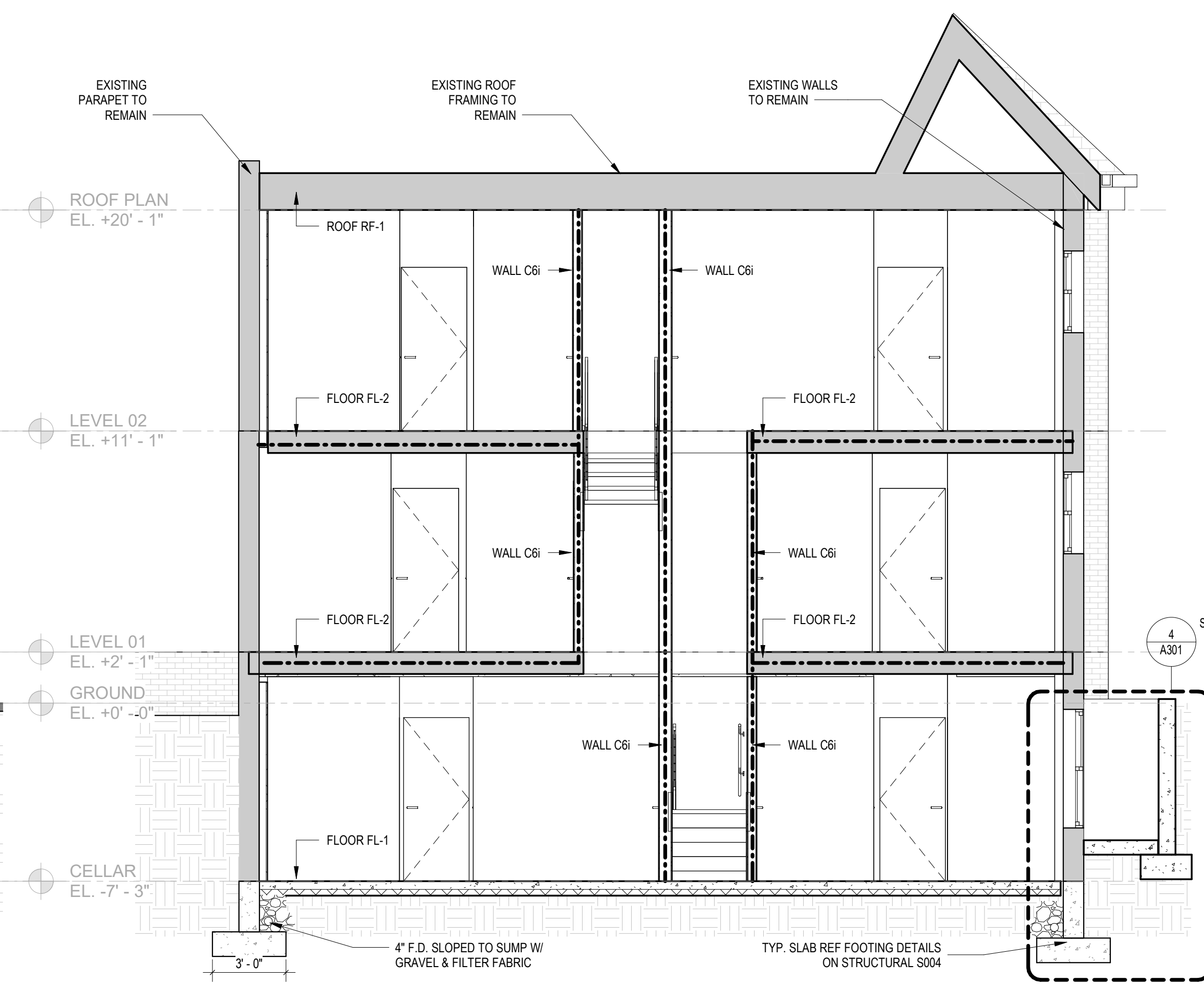
1 FRONT ELEVATION - NEW CONSTRUCTION
 1/4" = 1'-0"



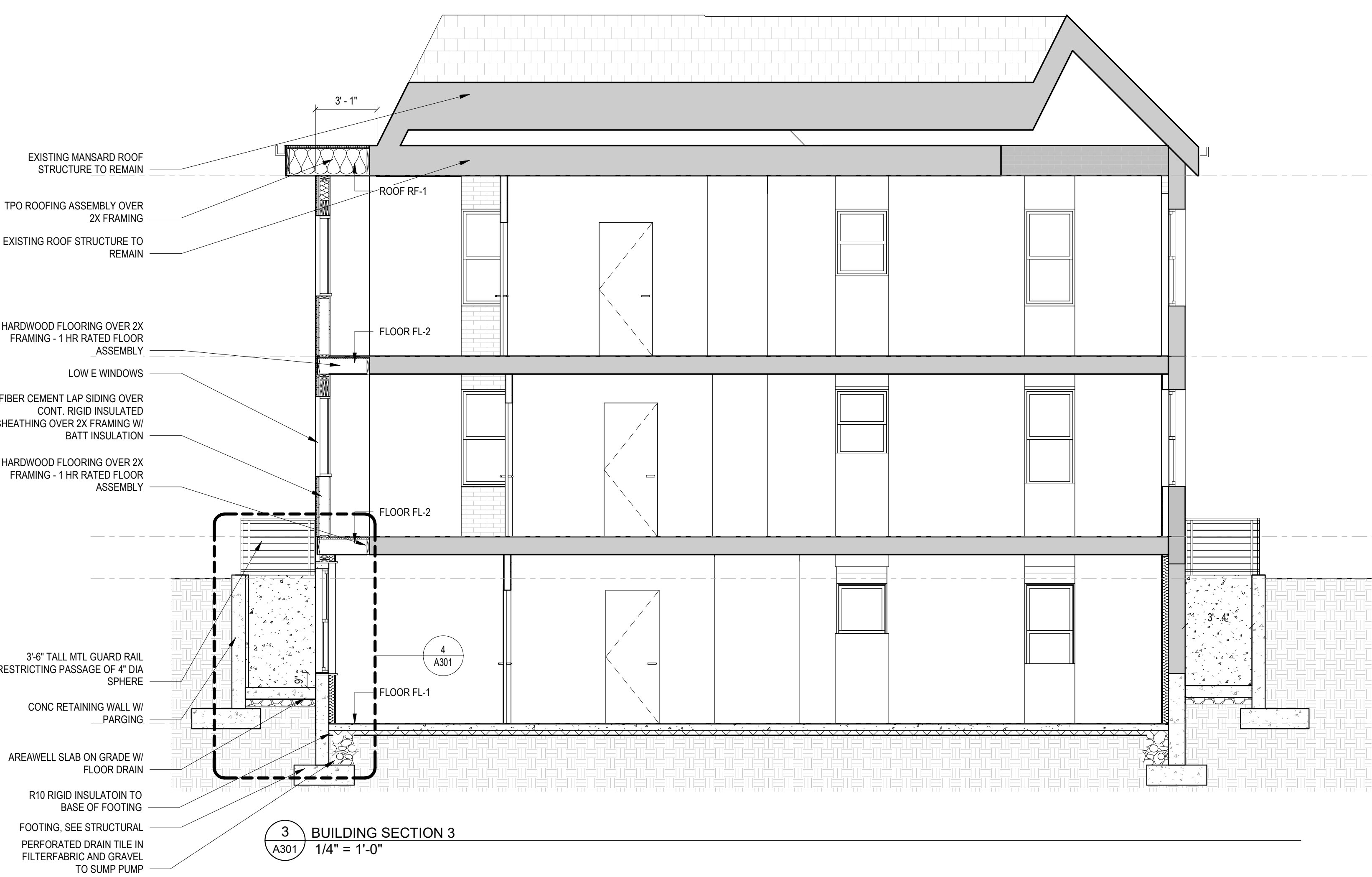
3 SIDE ELEVATION 2 - NEW CONSTRUCTION
 1/4" = 1'-0"



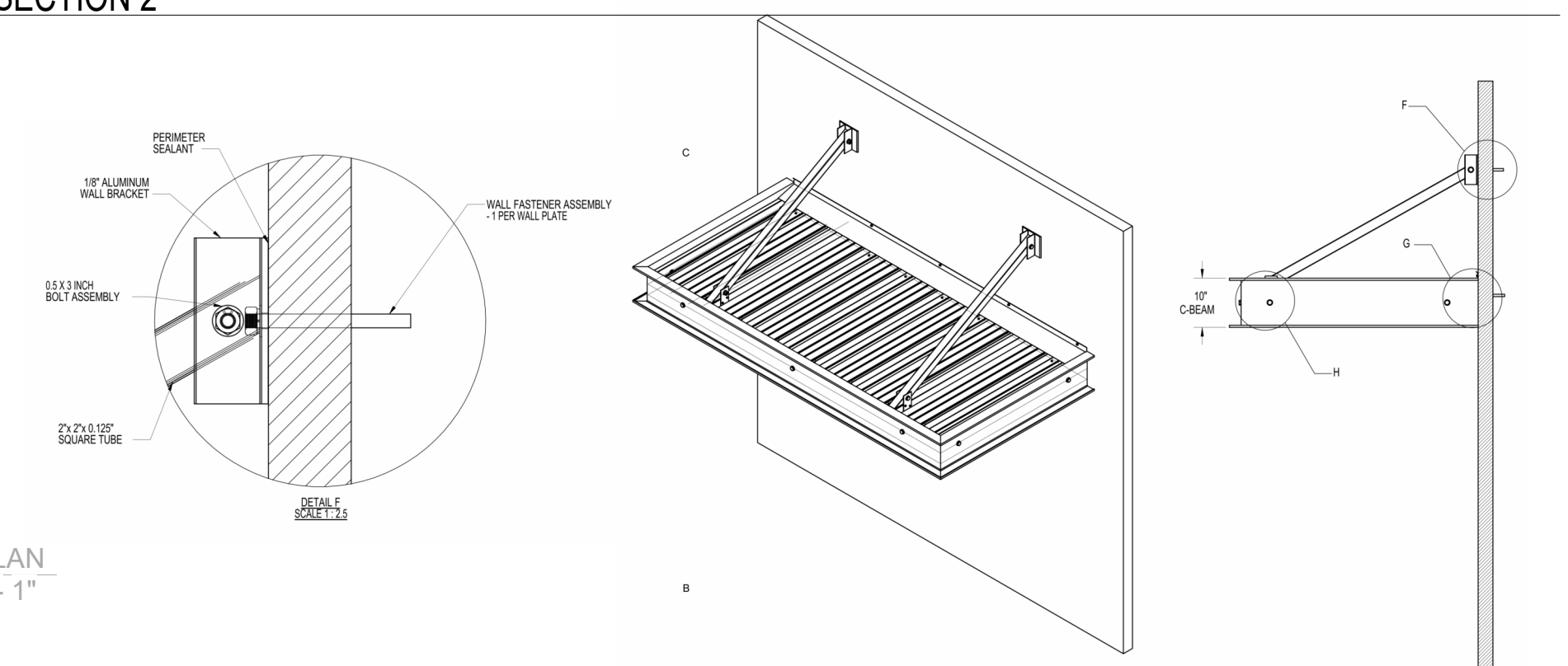
1 BUILDING SECTION 1
1/4" = 1'-0"



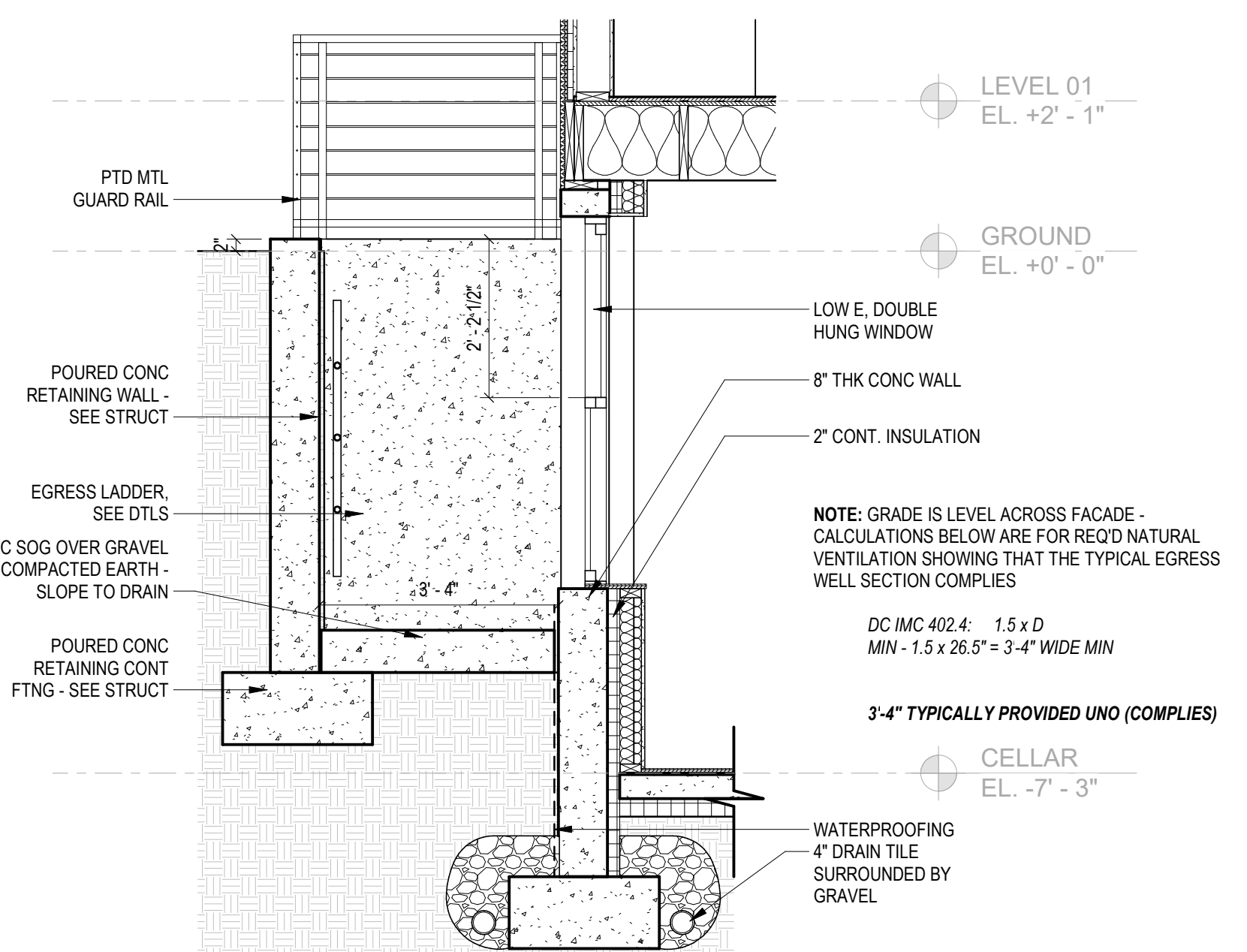
2 BUILDING SECTION 2
1/4" = 1'-0"



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



5 PRE-FAB CANOPY
3/4" = 1'-0"



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



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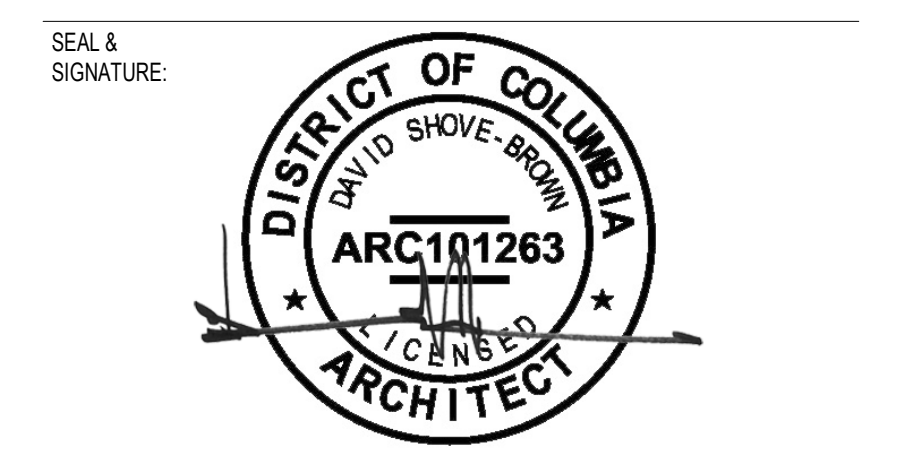
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SHEET TITLE: BUILDING SECTIONS
PROJECT NO: 2021.175
DATE ISSUED: 04/05/2022
SCALE: As indicated

A301