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DOEE SE-SW Review - Nykia Barnes - 08-06-2021
Structural Review - Charles Ruiz - 08-06-2021



R-2

DCRA/OFFICE OF THE ZONING
ADMINISTRATOR/COMPLIES
WITH REQUIREMENTS OF
DC ZONING REGULATIONS (11DCMR)

7/19/2021

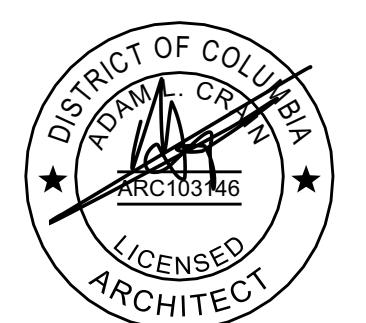
NEW SINGLE-FAMILY
RESIDENCE

3343 MLK, JR AVE, SE WASHINGTON, D.C. 20032

2P-A524

2020-12-14

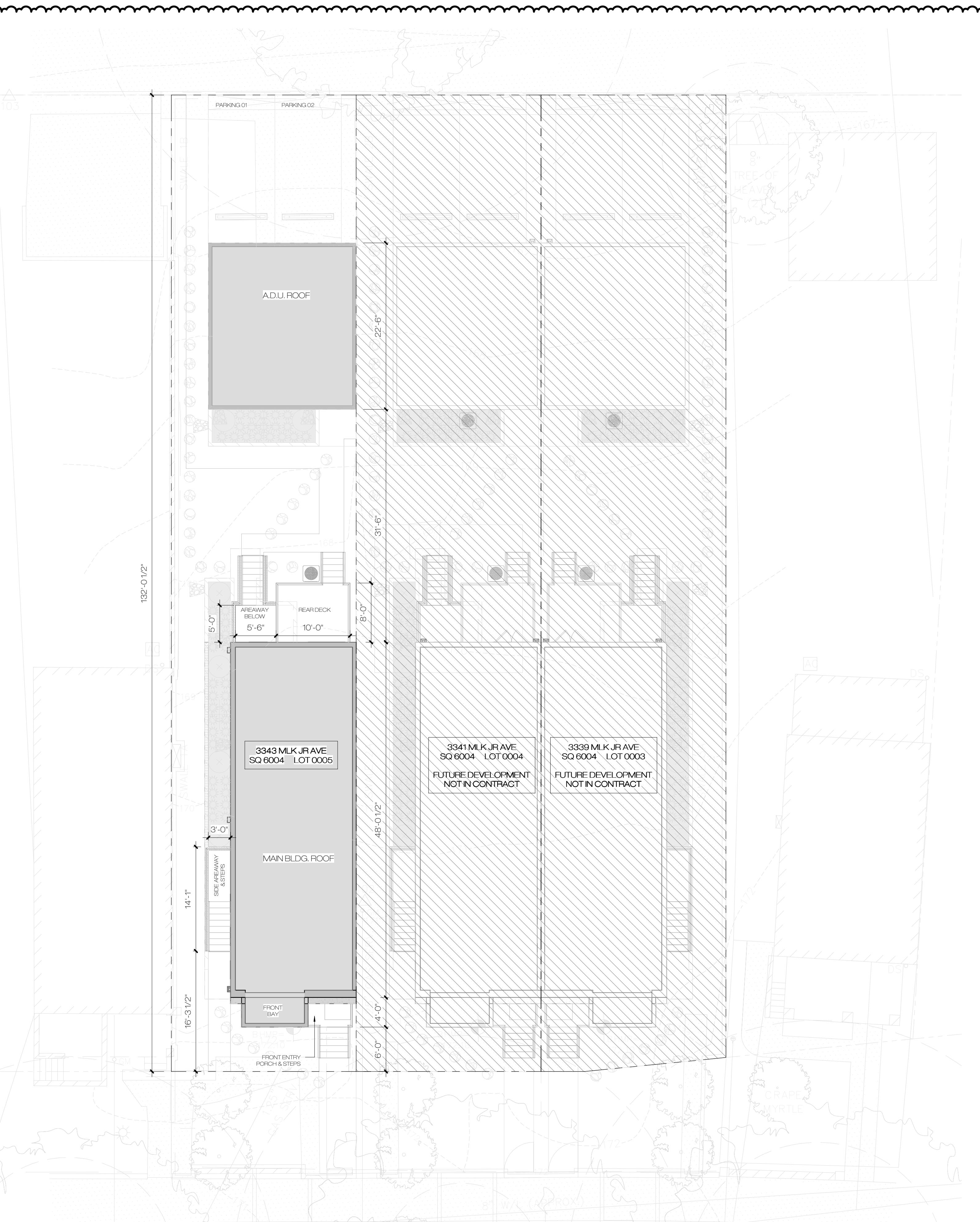
No.	Description	Date
PERMIT SET	2020-12-14	
1 REV01	2021-04-09	



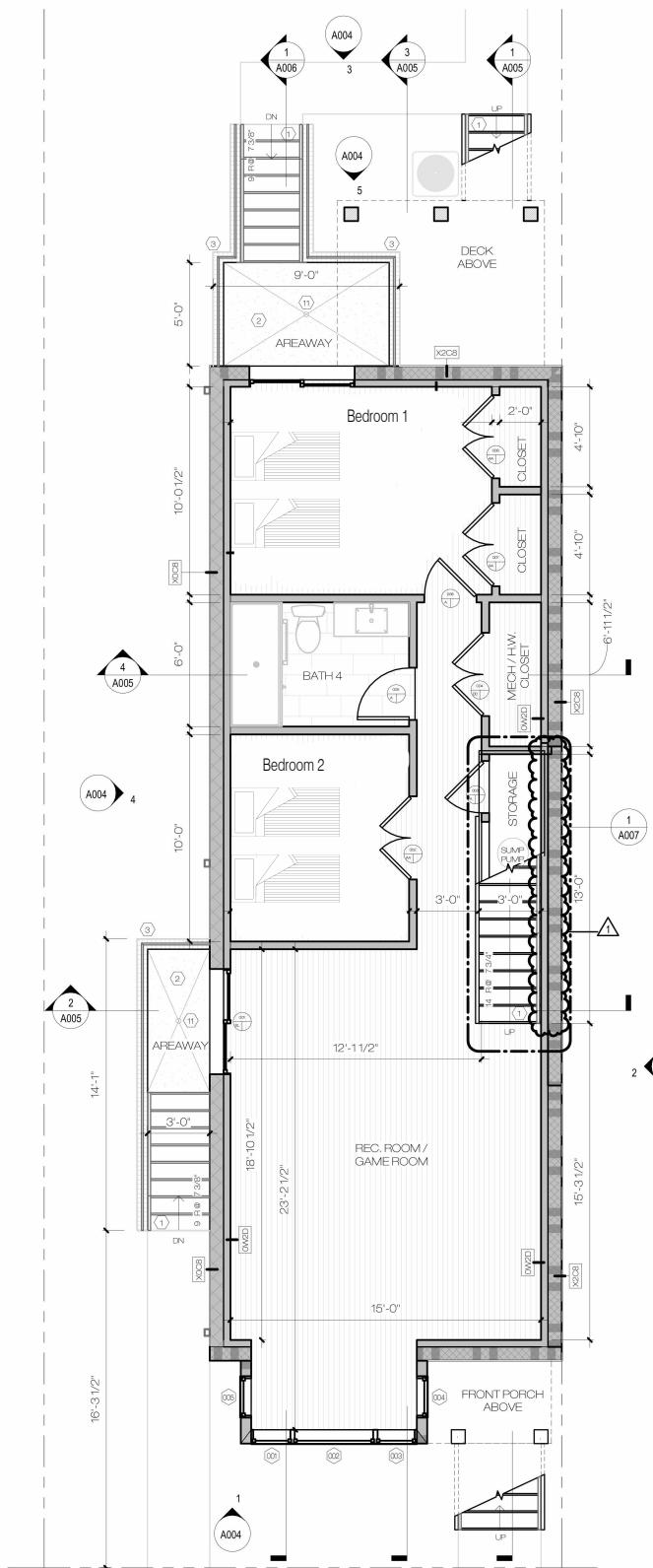
0003

SITE PLAN

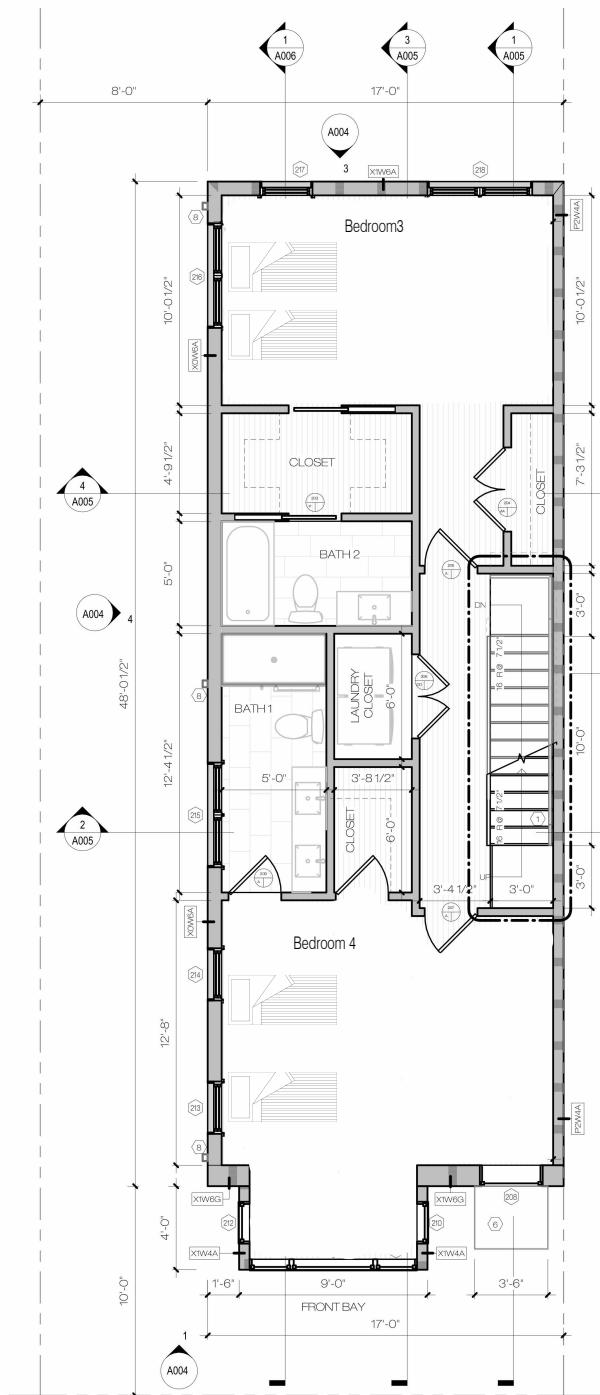
Board of Zoning Adjustment
District of Columbia
CASE NO.21264
EXHIBIT NO.6



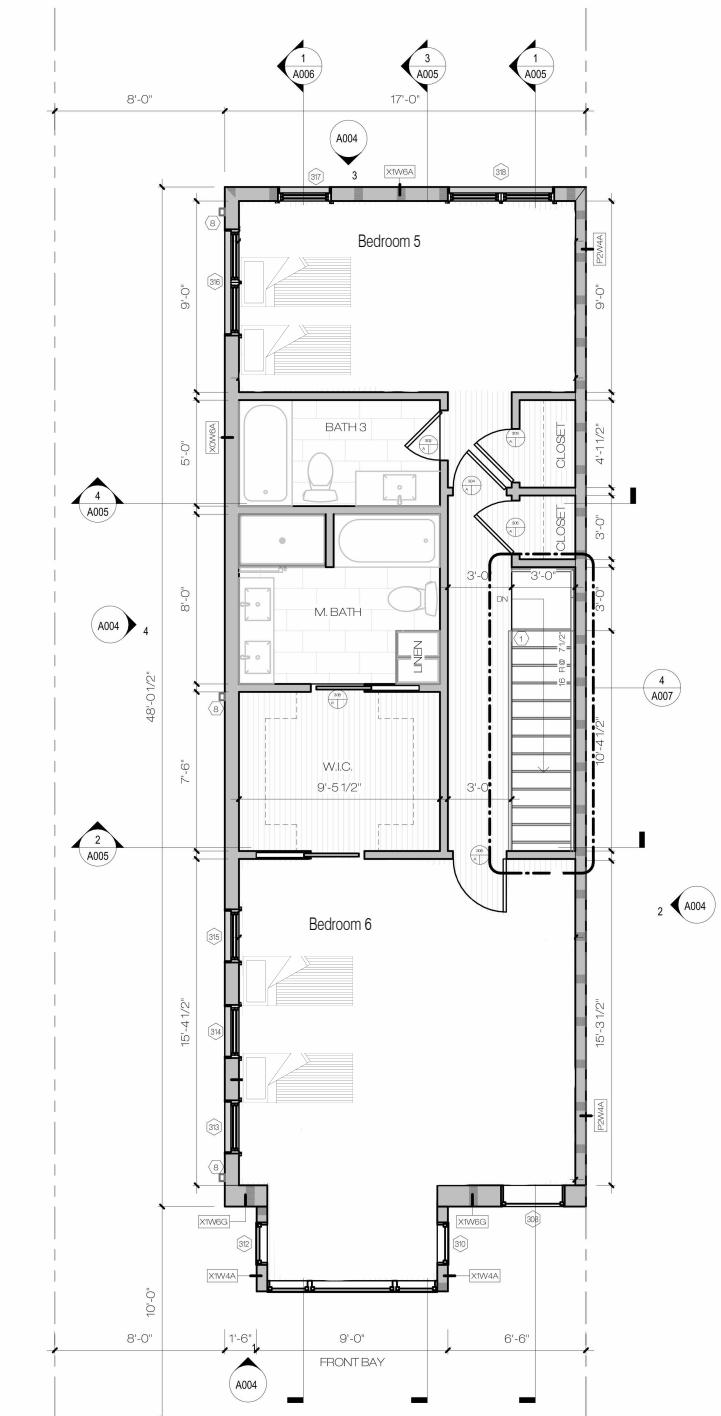
LOT OCCUPANCY	
ADDRESS:	3343 MLK, JR AVE S.E.
SQ. 6004	LOT: 0005
ZONE:	R-2
LOT AREA:	3,283.00 SF
MAX OCCUPANCY ALLOWED:	40% (1,313.20 SF)
MIN PERVIOUS SURFACE:	30% (984.90 SF)
PROPOSED AREAS:	
MAIN BLDG:	852.68 SF
A.D.U. BLDG:	450.00 SF
ENTRY CANOPY:	10.50 SF
*DECKS:	104.00 SF
*PARKING/WALK:	695.99 SF
(* BELOW 4'-0" FROM ADJ. GRADE, NOT INCLUDED IN TOTAL LOT OCCUPANCY)	
LOT OCCUPANCY:	MAIN BLDG + ENTRY CANOPY + A.D.U / LOT AREA (852.68 + 10.50 + 450.00) / 3,283.00 = 0.40 (40%)
PERVIOUS AREA:	1180.33 SF (35.95%)



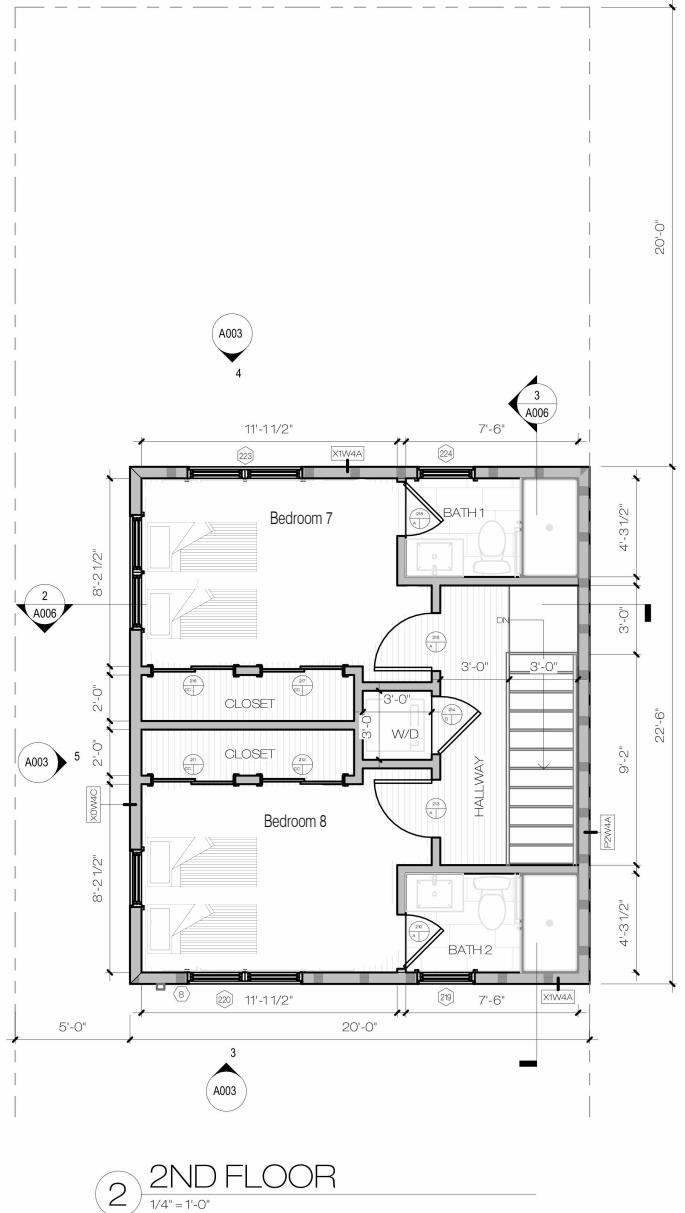
1) CELLAR PLAN
1/4" = 1'-0"



1) 2ND FLOOR
1/4" = 1'-0"



2) 3RD FLOOR
1/4" = 1'-0"



2) 2ND FLOOR
1/4" = 1'-0"

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2
PLYS

GENERAL NOTES

- A. GENERAL CONTRACTOR TO PERFORM SITE VISIT PRIOR TO BID. QUESTIONS AND ISSUES TO BE REPORTED TO 2PLYS PRIOR TO SUBMITAL OF BID TO TENANT.
- B. ALL NEW NON-FIRE-RATED INTERIOR WALLS SHALL BE TYPE OM1A UNLESS OTHERWISE NOTED.
- C. DIMENSIONS ARE FROM FINISH TO FINISH.
- D. ALL WOOD USED FOR BLOCKING IN NON-RATED WALLS SHALL BE FIRE TREATED. ALL MATERIAL IN RATED WALLS SHALL MATCH RATED UL ASSEMBLY TYPE.
- E. ALL CONFLICTS WITH THESE DOCUMENTS OCCURRING DURING CONSTRUCTION TO BE REPORTED TO 2PLYS.
- F. CONSTRUCTION CHANGES TO THESE DOCUMENTS ARE TO BE PROVIDED TO THE OWNER AND ARCHITECT AFTER COMPLETION OF CONSTRUCTION, IN THE FORM OF A RED-LINED AS-BUILT SET OF DRAWINGS, NO MORE THAN 30 DAYS AFTER THE COMPLETION DATE.
- G. FIRE TAPE & CAULK ALL PENETRATIONS IN RATED PARTITIONS, INCLUDING THOSE AROUND EXTRUDED ELEMENTS.
- H. ALL GLAZING IN HAZARDOUS LOCATIONS AS DEFINED BY IBC2406.3 SHALL BE SAFETY GLAZING.
- I. ALL GLAZING TO HAVE A MAX U-FACTOR OF 0.30

GREEN BUILDING NOTES

- A. ALL FENESTRATION TO HAVE MAX U-FACTOR OF 0.30, MAX SHGC OF 0.40.
- B. ALL EXTERIOR DOORS TO HAVE MAX U-FACTOR OF 0.30
- C. U-FACTORS AND SHGC OF FENESTRATION DETERMINED IN ACCORDANCE WITH N.F.R.C. 200
- D. EXTERIOR INSULATION AT ENTIRE THERMAL ENVELOPE TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS
- E. R-VALUES - MINIMUM INSULATION R-VALUES SHALL BE AS FOLLOWS: ROOFS - ATTIC / CEILING ASSEMBLIES: R-49, EXTERIOR WALLS ABOVE GRADE & RIM JOISTS: R-19 IN CAVITY + R-5 CONTINUOUS ON EXTERIOR, SLAB ON GRADE: R-10 PERIMETER INSULATION FOR A DEPTH OF 2 FT.
- F. PENETRATION TO MEET AAMA/WDMA/CSA 101/S.2/A440 OR DOES NOT EXCEED CODE LIMITS PER N.F.R.C. 400.

PARTITION - LEGEND

- NEW PARTITION
- NEW 2-HR RATED MASONRY PARTITION
- NEW 1-HR FIRE RATED PARTITION
- MILLWORK
- NEW DOOR: SEE DOOR / HARDWARE SCHEDULES FOR MORE INFO
- DOOR #
- HARDWARE TYPE
- DOOR TYPE

PARTITION - SHEET NOTES

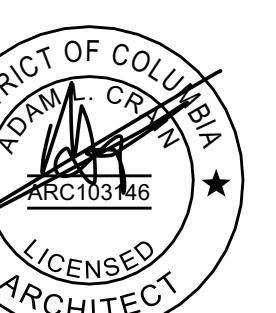
- ① HANDRAL AT NEW STAIRS
- ② AREAWAY EGRESS AT CELLAR.
- ③ NEW MASONRY RETAINING WALLS. SEE STRUCT. DWGS FOR FOUNDATION/FOOTING DETAILS
- ④ PTD. METAL COPING AT ROOF / PARAPET WALL
- ⑤ AIR HANDLING UNIT: SEE MEP DWGS.
- ⑥ ENTRY CANOPY ABOVE FRONT DOOR.
- ⑦ PORCH / DECK & PTD. MTL. RAILINGS
- ⑧ PTD. ALUM SCUPPER AND DOWNSPOUT: SEE CIVL. DWGS FOR STORMWATER MANAGEMENT PLANS AND DETAILS
- ⑨ PRECAST CORNICE AT FRONT PARAPET
- ⑩ 3'-6" HTML. GUARDRAIL AT AREAWAY
- ⑪ AREA DRAIN AT AREAWAY - TIE TO SUMP: SEE PLUMB PLANS & RISERS.

NEW SINGLE-FAMILY
RESIDENCE

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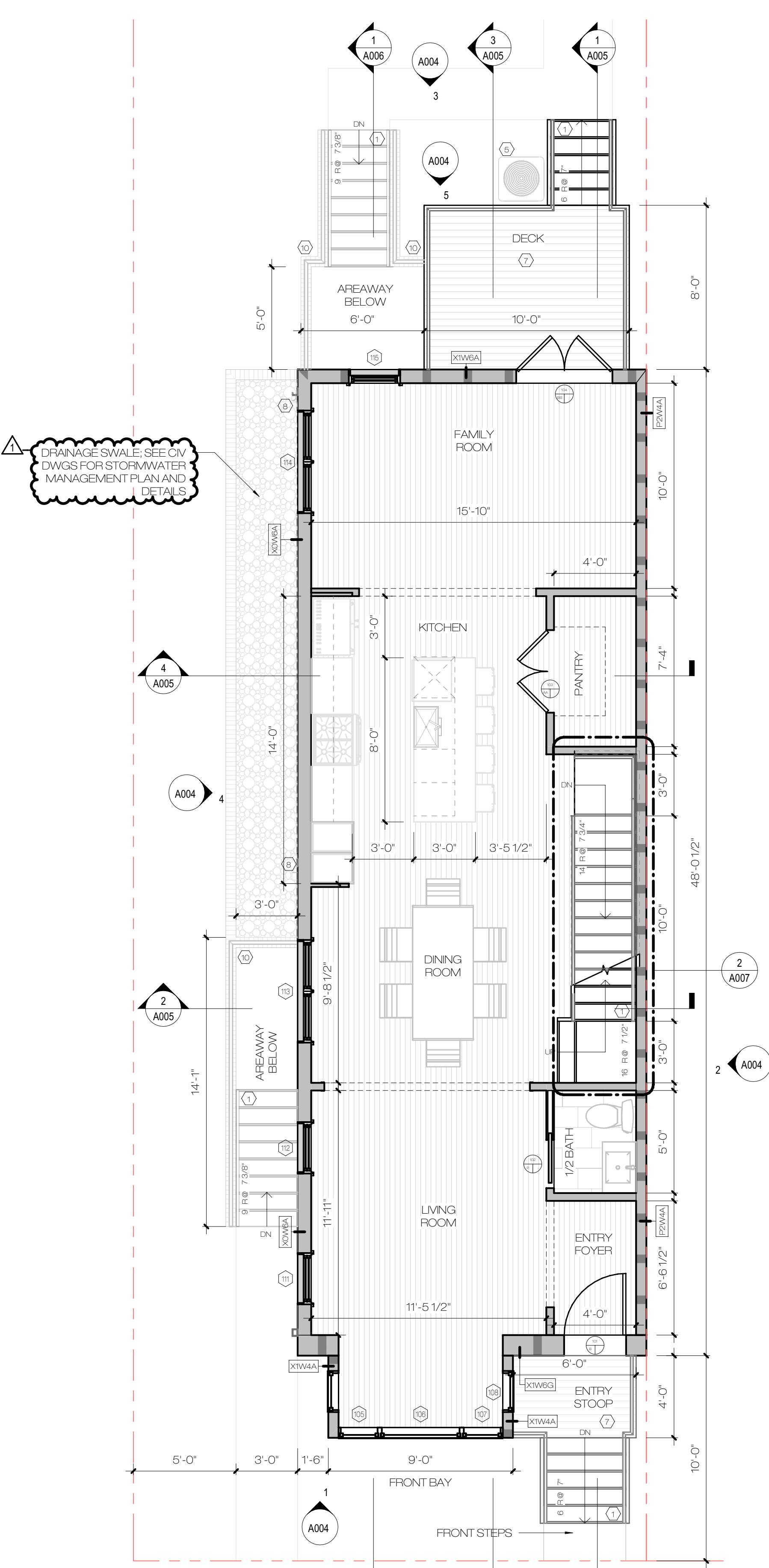
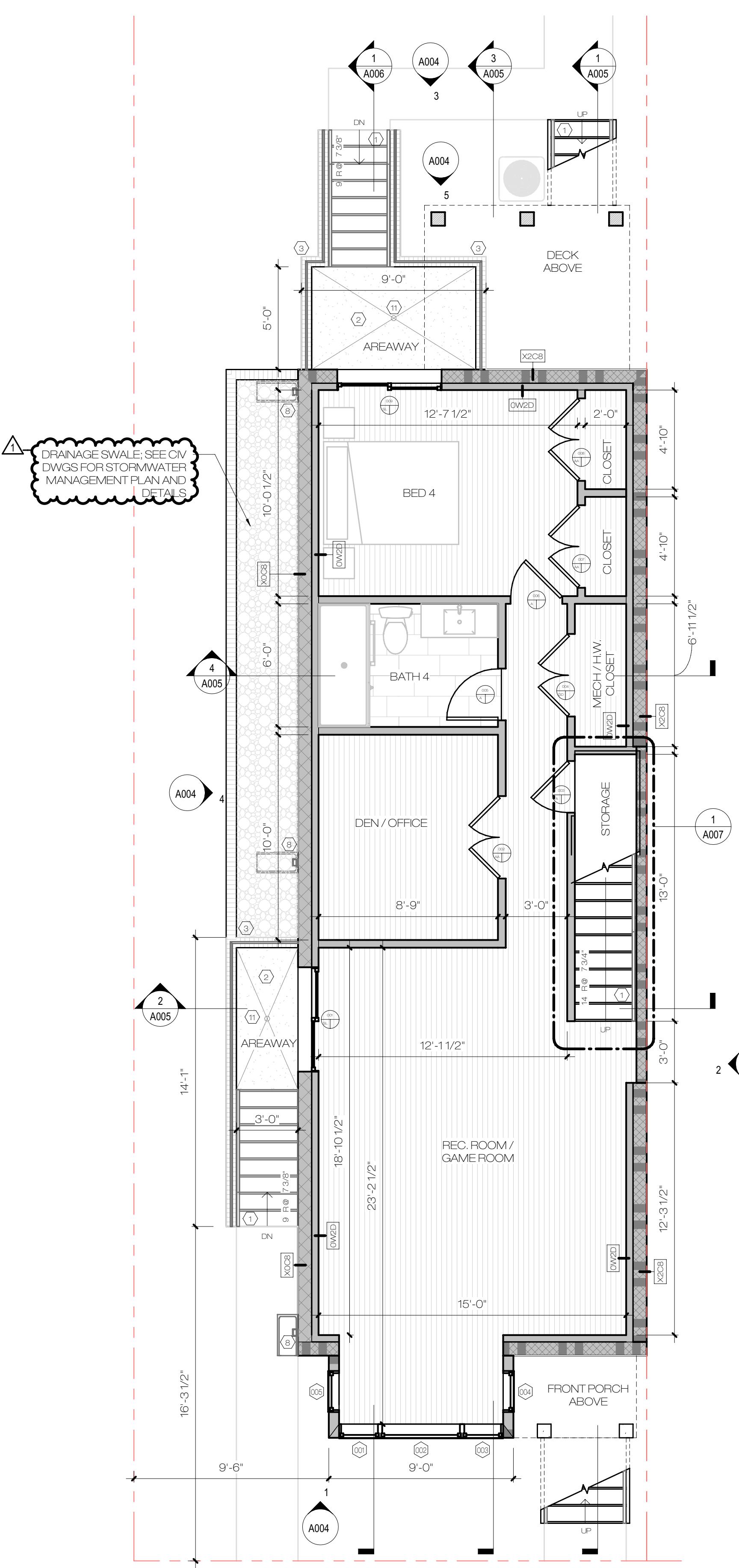
2020-12-14
PERMIT SET

No.	Description	Date
1	PERMIT SET	2020-12-14
1	REV01	2021-04-09



A001

EXISTING
FLOOR PLANS



R-2

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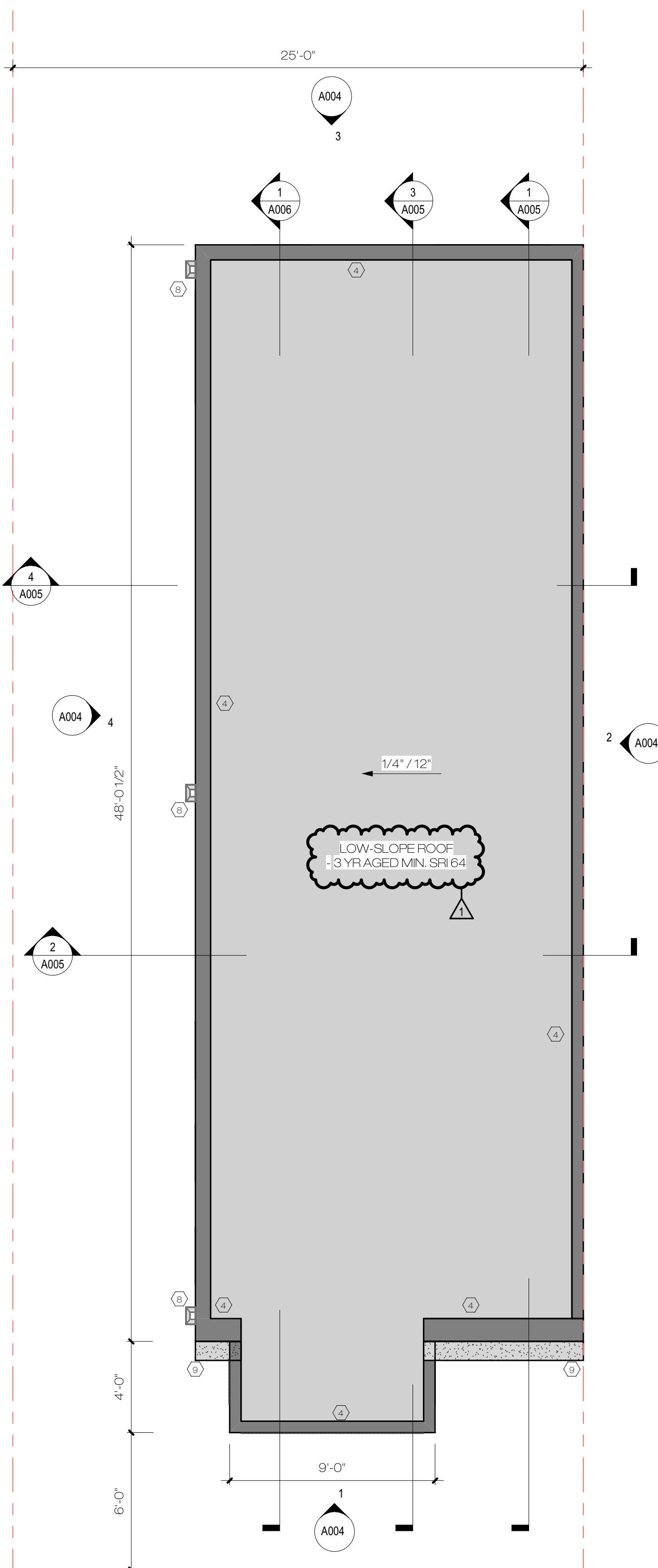
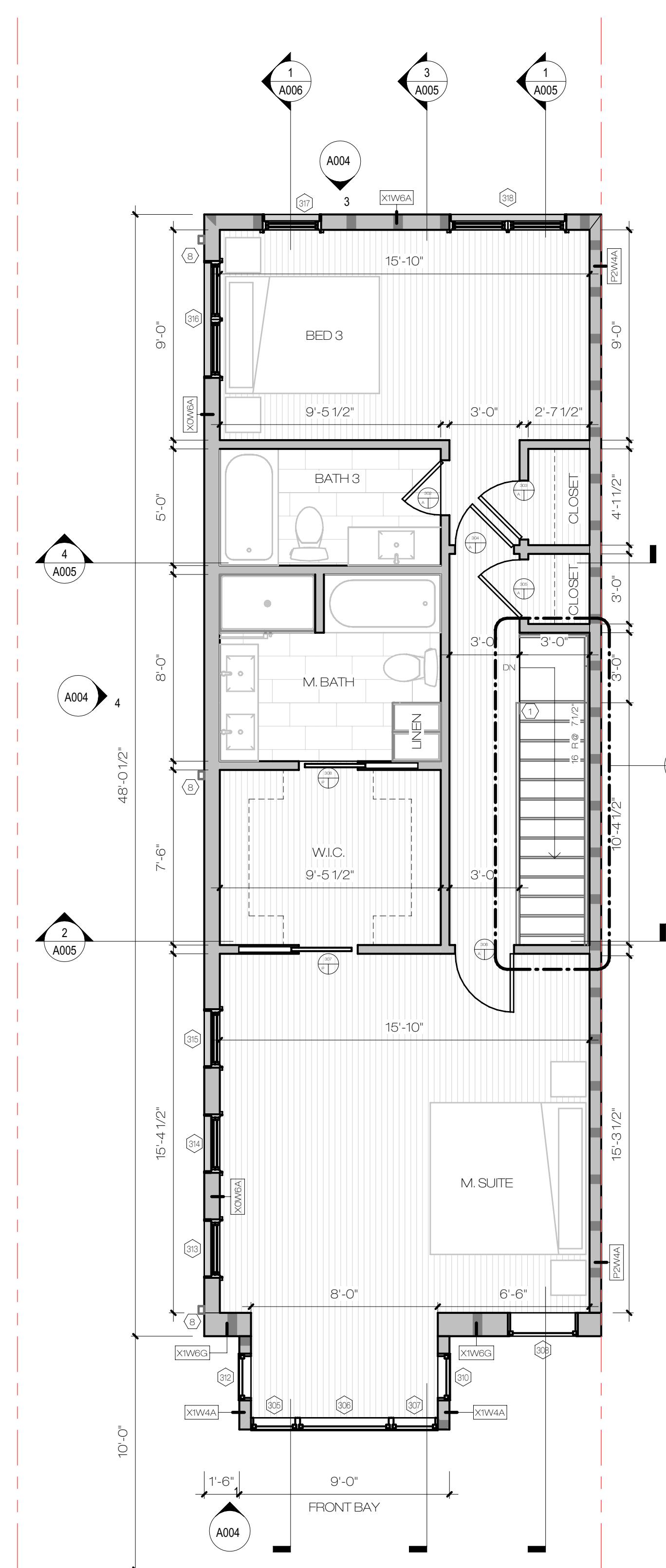
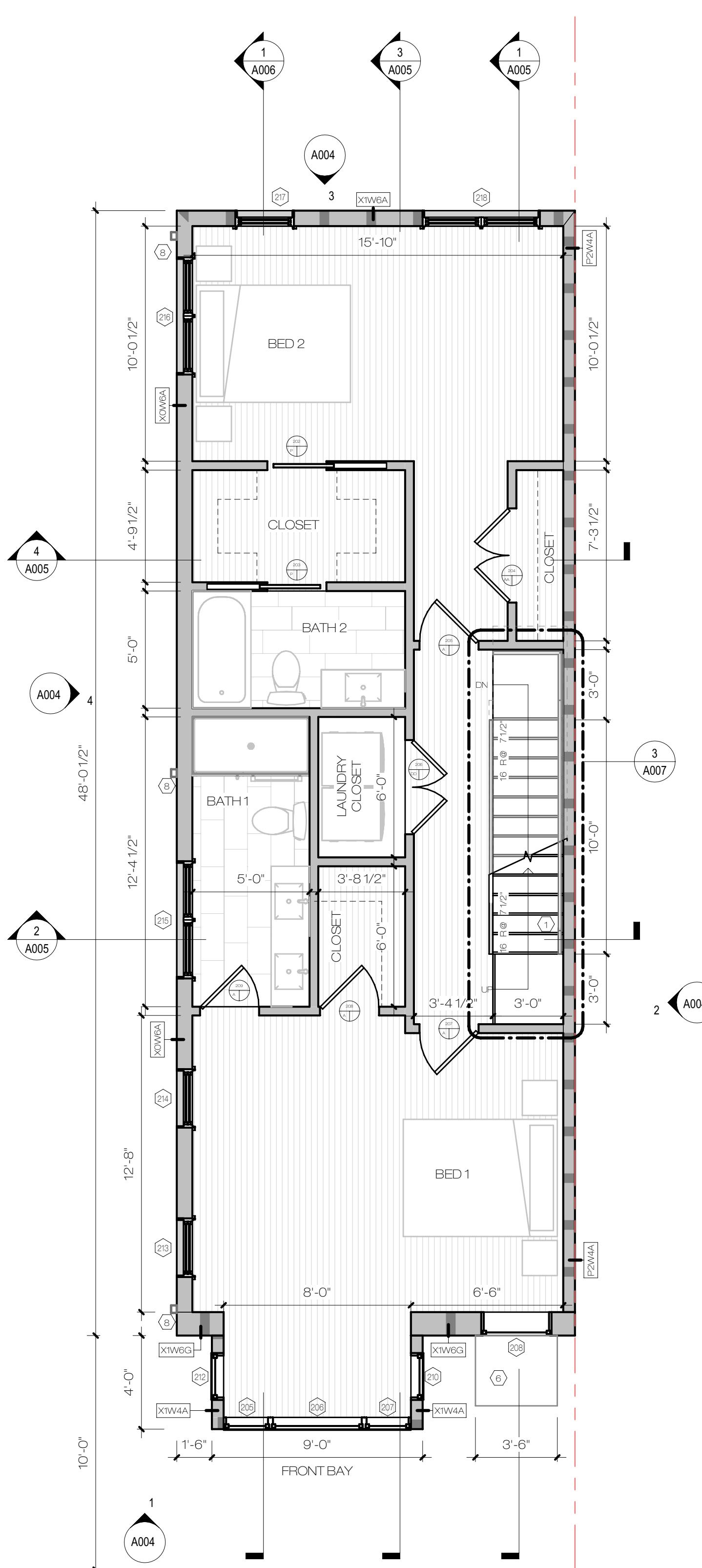
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PLYS

NEW SINGLE-FAMILY RESIDENCE

3343 MLK, JR. AVE. SE, WASHINGTON, D.C. 20032

2P-A524



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PARTITION - LEGEND

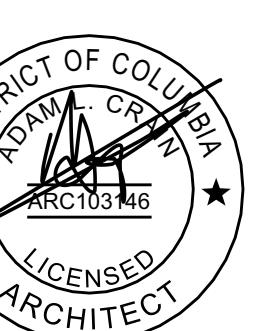
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2020-12-14
PERMIT SET

No.	Description	Date
1	Rev 01	2021-04-09



A002

EXISTING FLOOR PLANS

NOTE

SEE SHEET A002 & A004 FOR GREEN BUILDING
NOTES, LEGENDS & SHEET NOTES.

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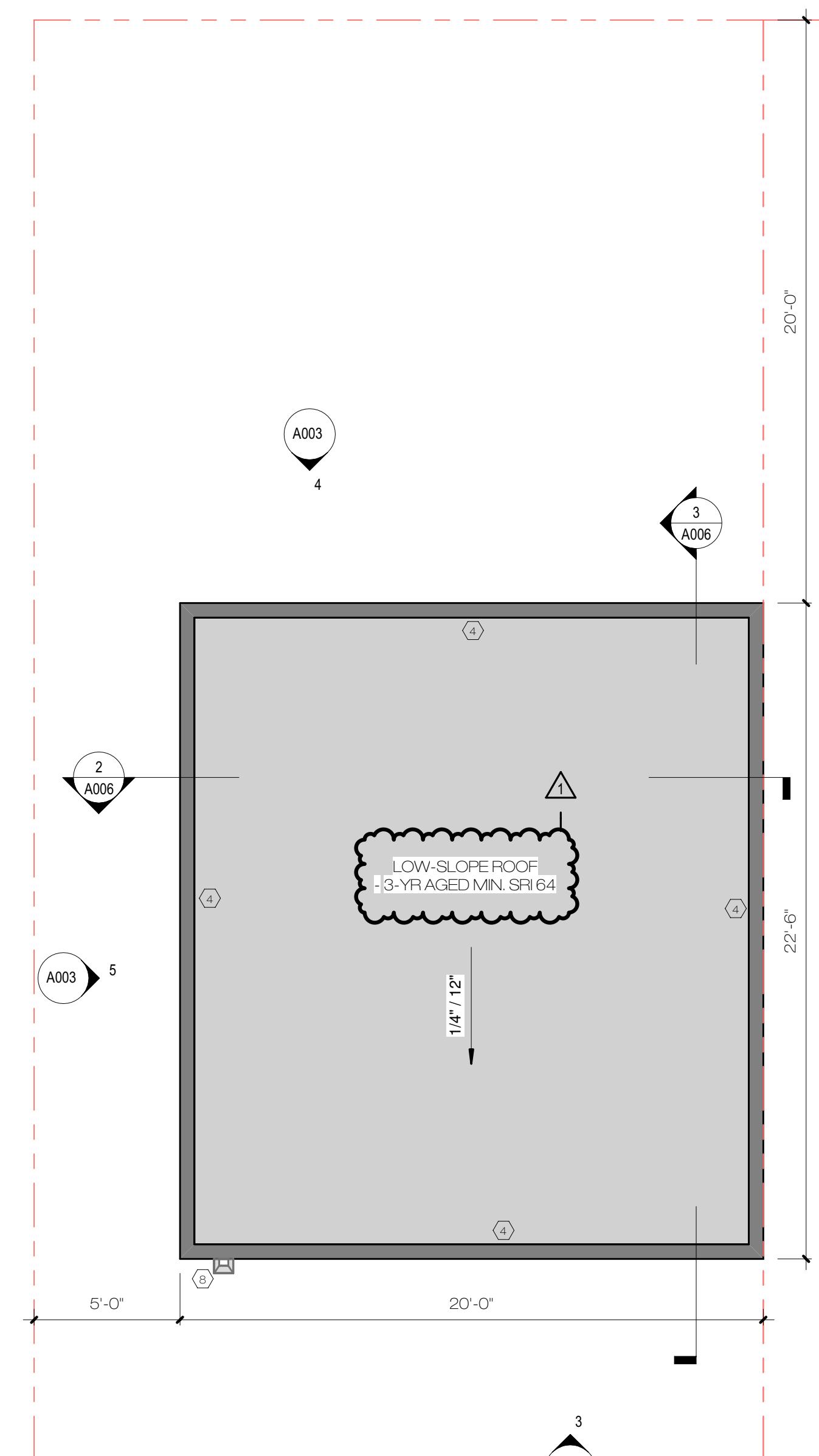
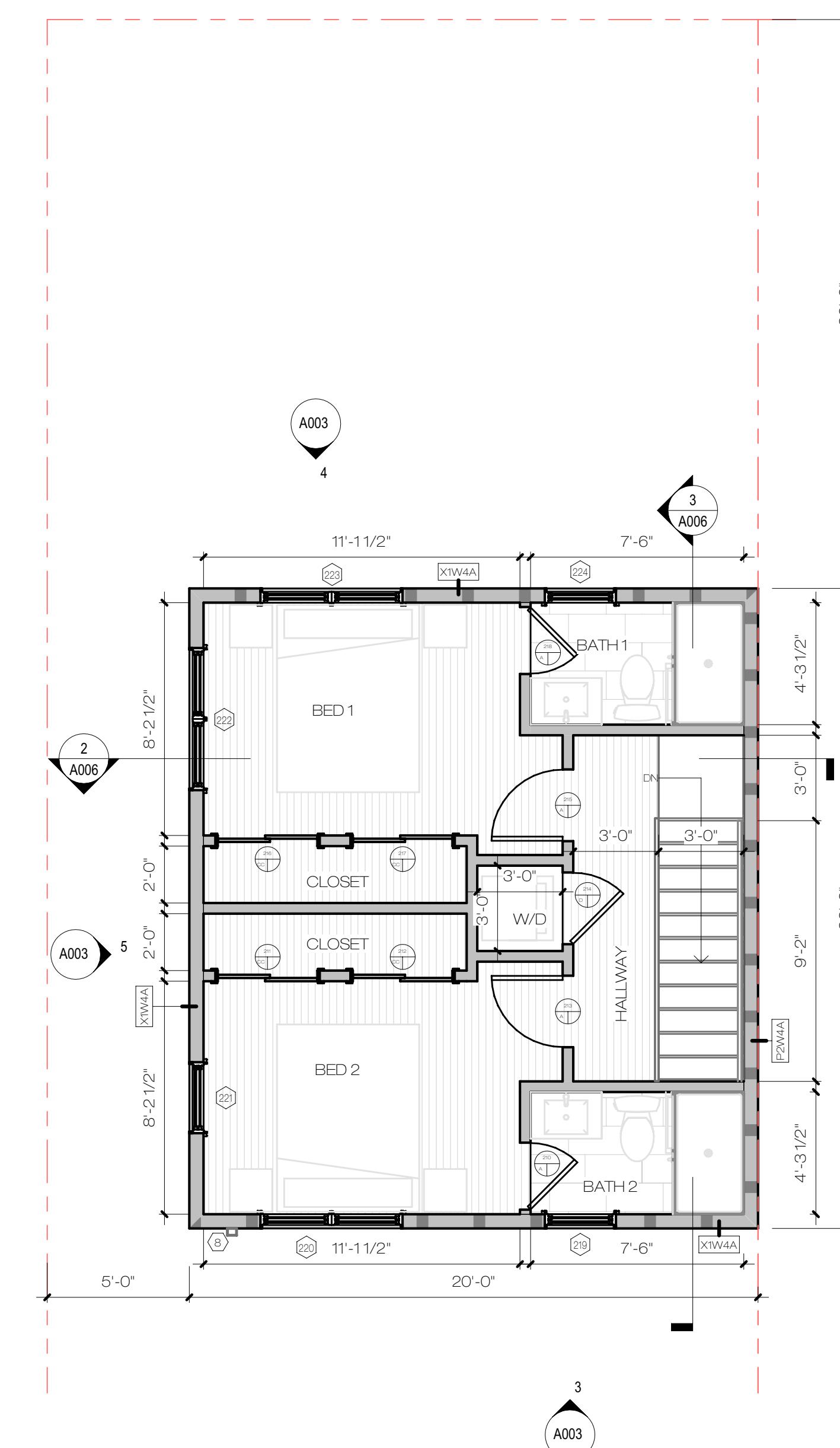
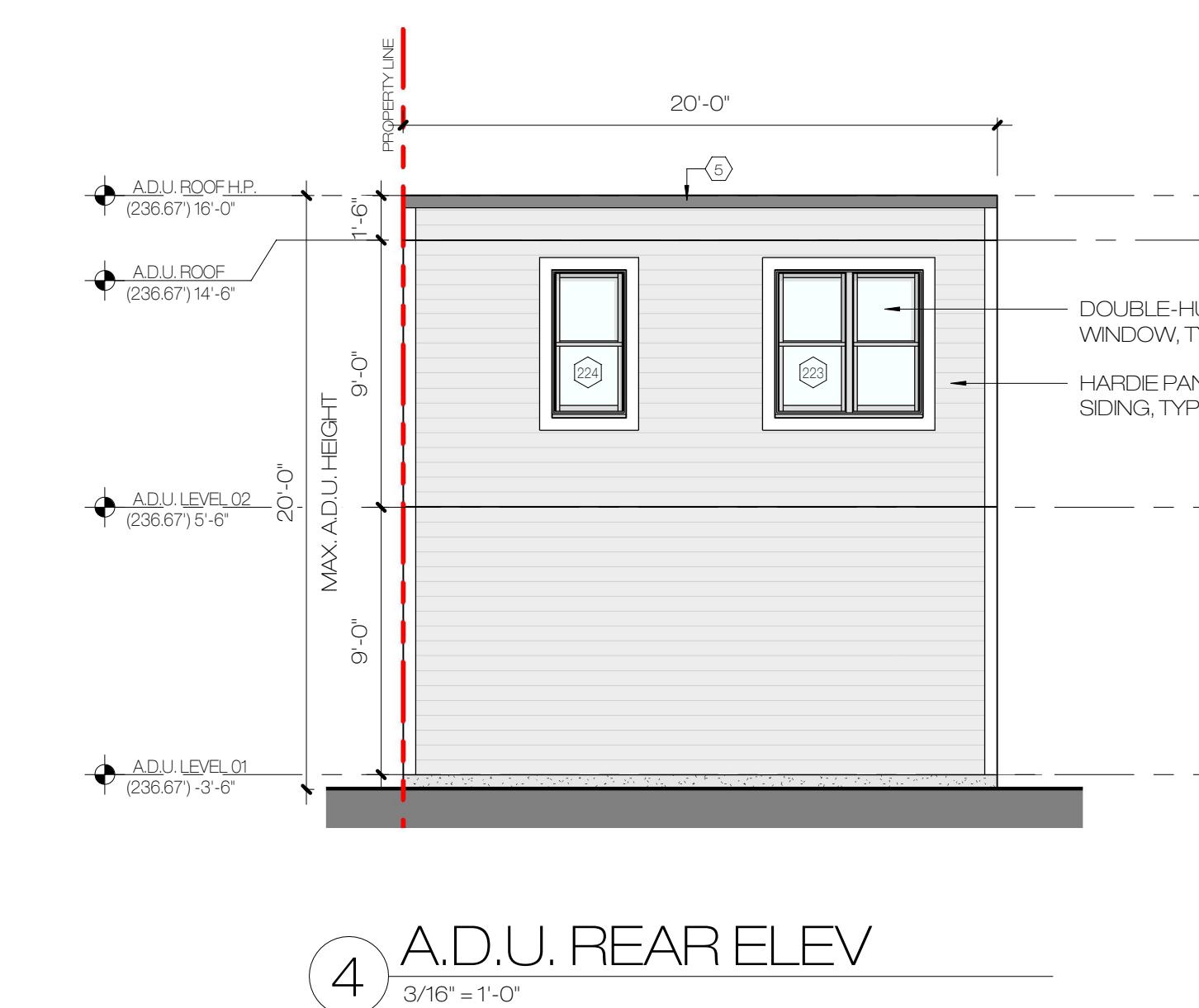
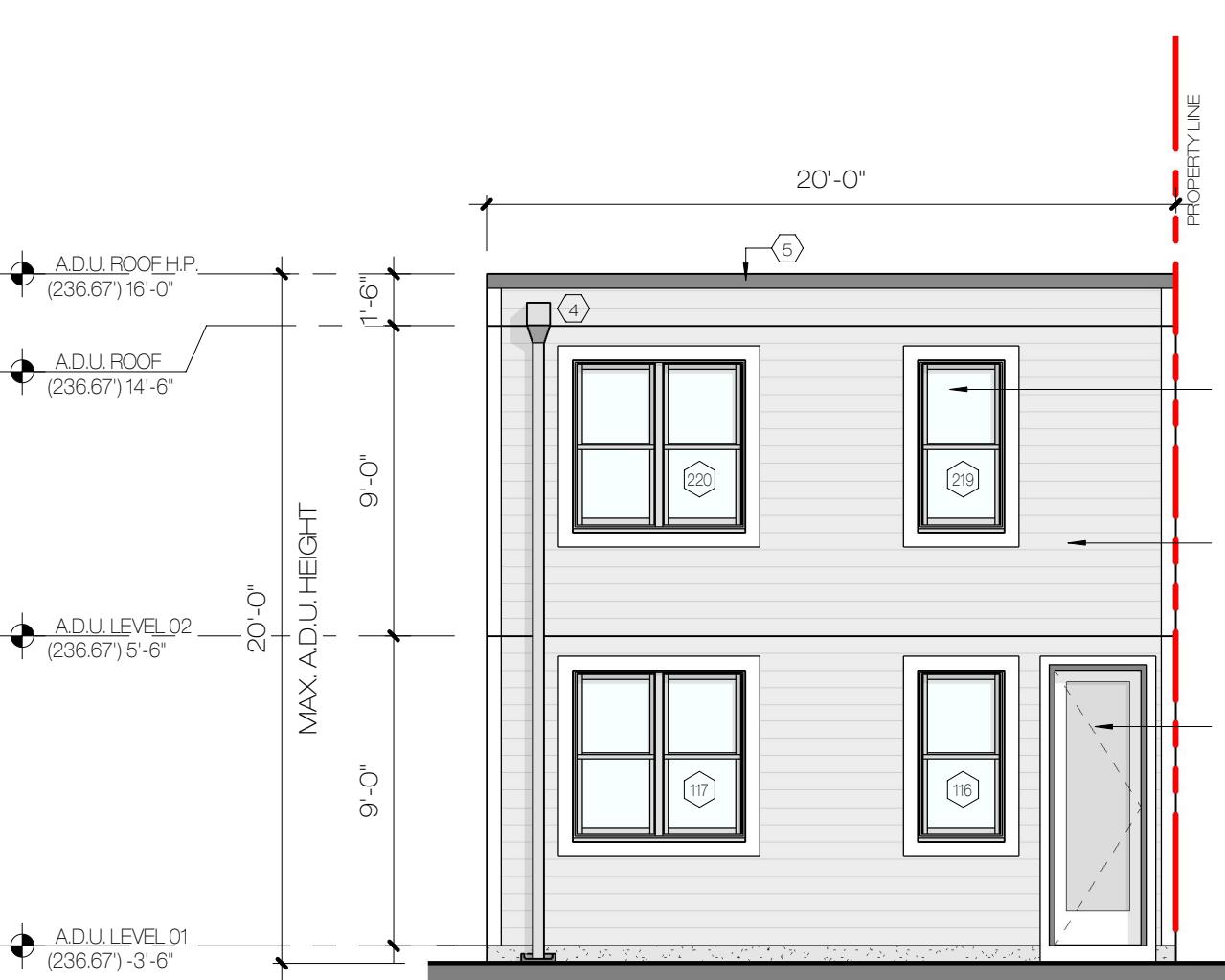
2

PLYS

R-2

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7/19/2021



2020-12-14
PERMIT SET

No.	Description	Date
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1	REV01	2021-04-09

A003
EXISTING
A.D.U.

2

