

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

LOT OCCUPANCY	
ADDRESS:	3343 MLK, JR AVE SE.
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 + ADU / LOT AREA (852.68 + 10.50 + 450.00) / 3,283.00 = <b>0.40 (40%)</b>
PERVIOUS AREA:	<b>1,180.33 SF (35.95%)</b>

R-2

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

7/19/2021

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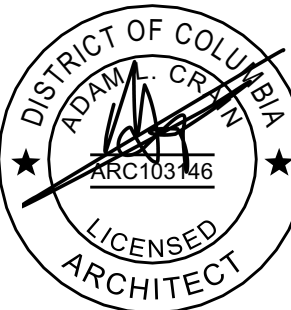


NEW SINGLE-FAMILY  
RESIDENCE

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

2P-A-524

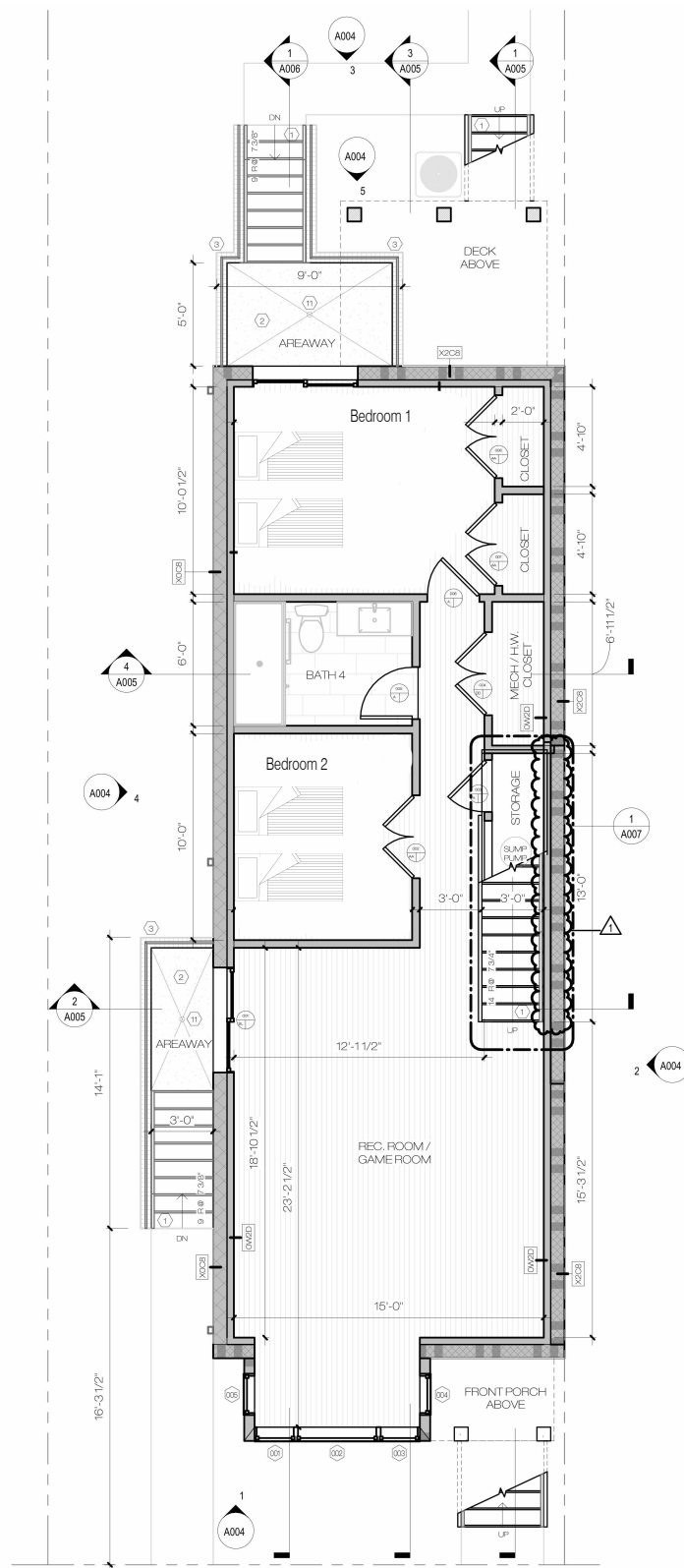
2020-12-14		PERMIT SET	
No.	Description	Date	
1	PERMIT SET	2020-12-14	
1	REV 01	2021-04-09	



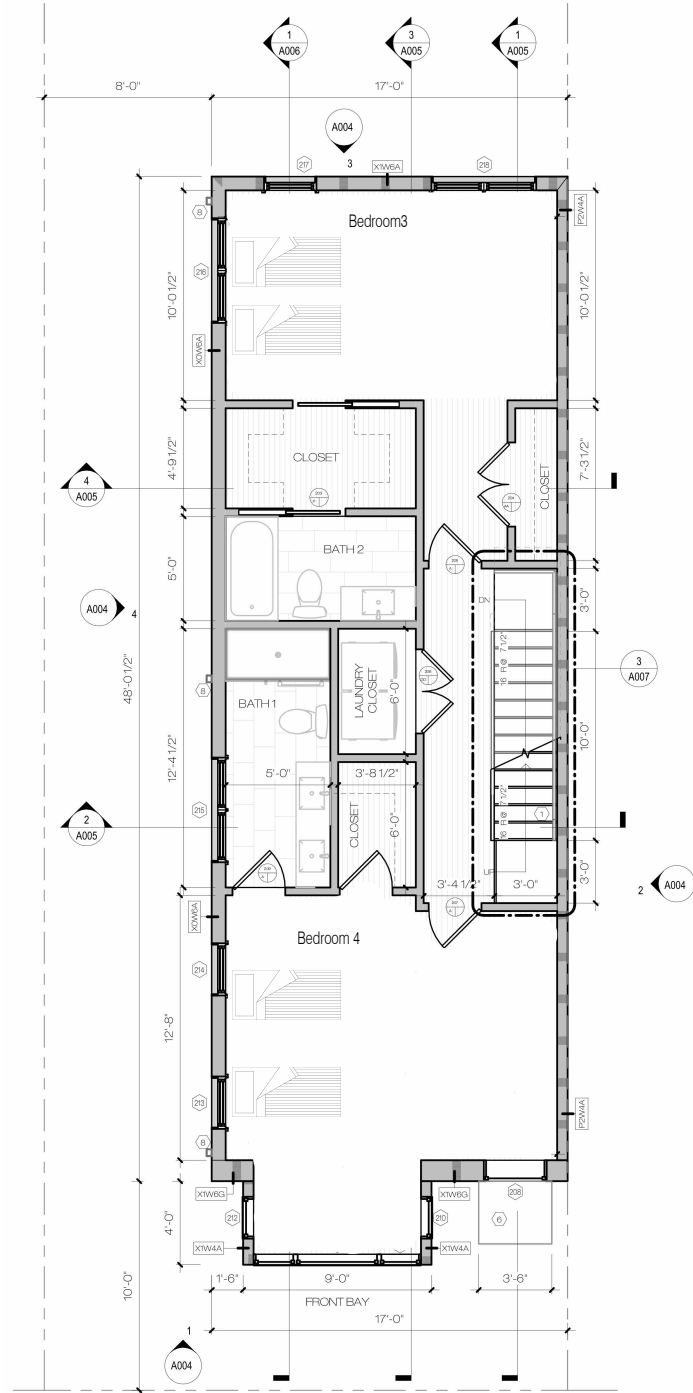
0003

SITE PLAN

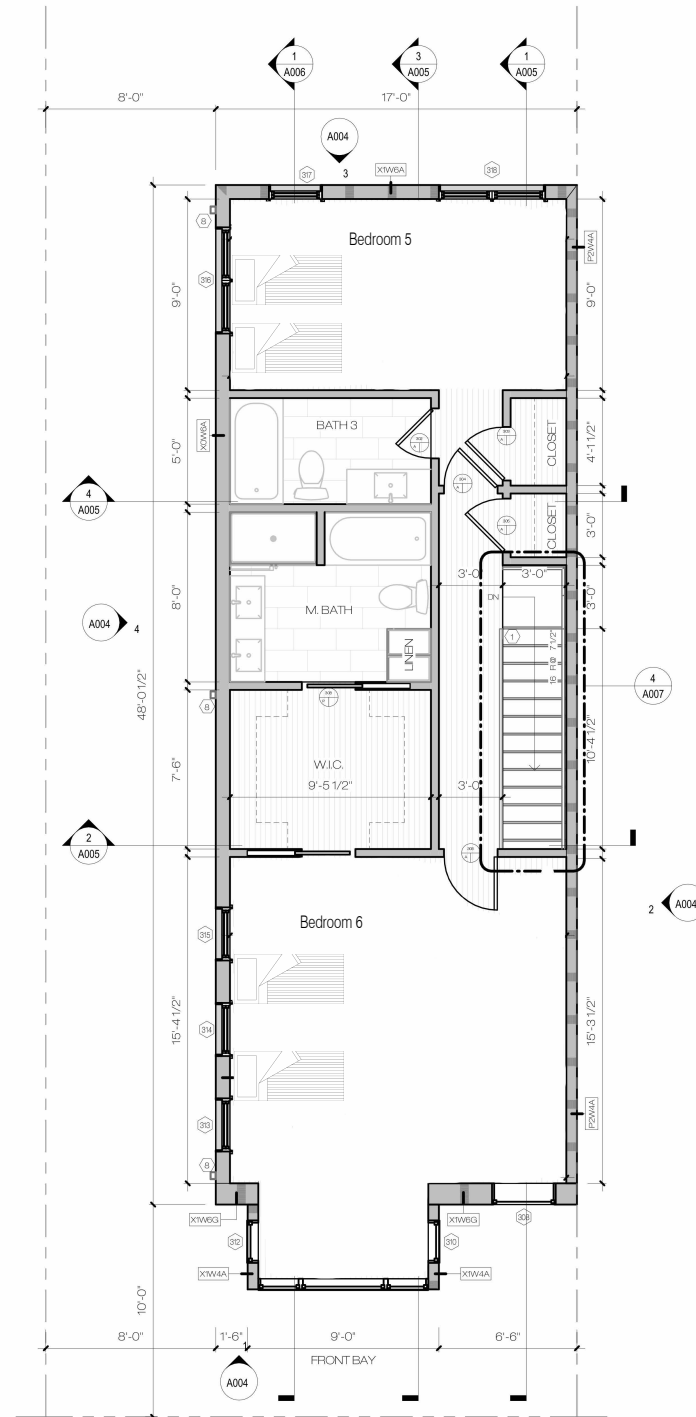




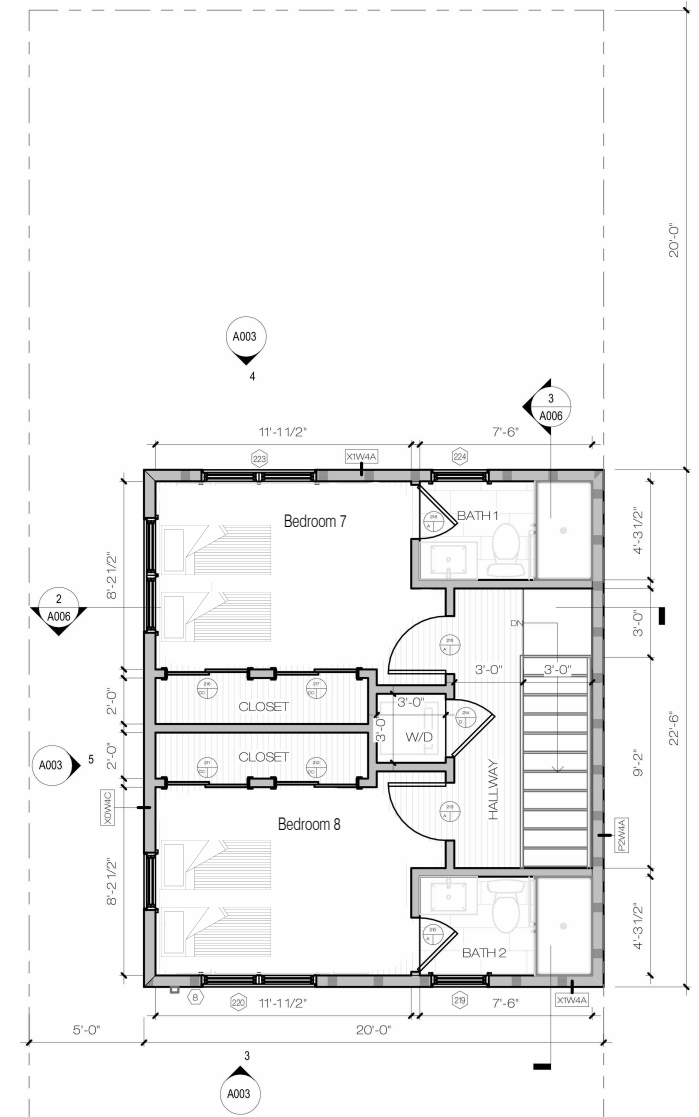
1 CELLAR PLAN  
1/4" = 1'-0"



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



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



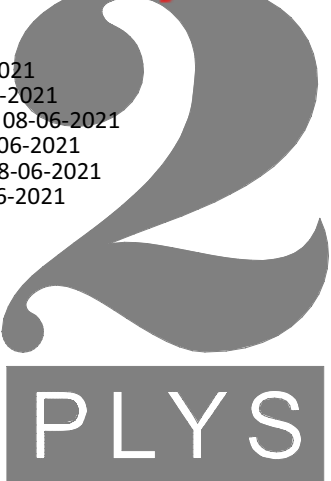
2 2ND FLOOR  
1/4" = 1'-0"





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GENERAL NOTES

- GENERAL CONTRACTOR TO PERFORM SITE VISIT PRIOR TO BID. QUESTIONS AND ISSUES TO BE REPORTED TO 2PLYS PRIOR TO SUBMITTAL OF BID TO TENANT.
- ALL NEW NON-FIRE RATED INTERIOR WALLS SHALL BE TYPE OW1A UNLESS OTHERWISE NOTED.
- DIMENSIONS ARE FROM FINISH TO FINISH.
- ALL WOOD USED FOR BLOCKING IN NON-RATED WALLS SHALL BE FIRE TREATED. ALL MATERIAL IN RATED WALLS SHALL MATCH RATED UL ASSEMBLY TYPE.
- ALL CONFLICTS WITH THESE DOCUMENTS OCCURRING DURING CONSTRUCTION TO BE REPORTED TO 2PLYS.
- 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.
- FIRE TAPE & CAULK ALL PENETRATIONS IN RATED PARTITIONS, INCLUDING THOSE AROUND EXTRUDED ELEMENTS.
- ALL GLAZING IN HAZARDOUS LOCATIONS AS DEFINED BY BC2406.3 SHALL BE SAFETY GLAZING.
- ALL GLAZING TO HAVE A MAX U-FACTOR OF 0.30

GREEN BUILDING NOTES

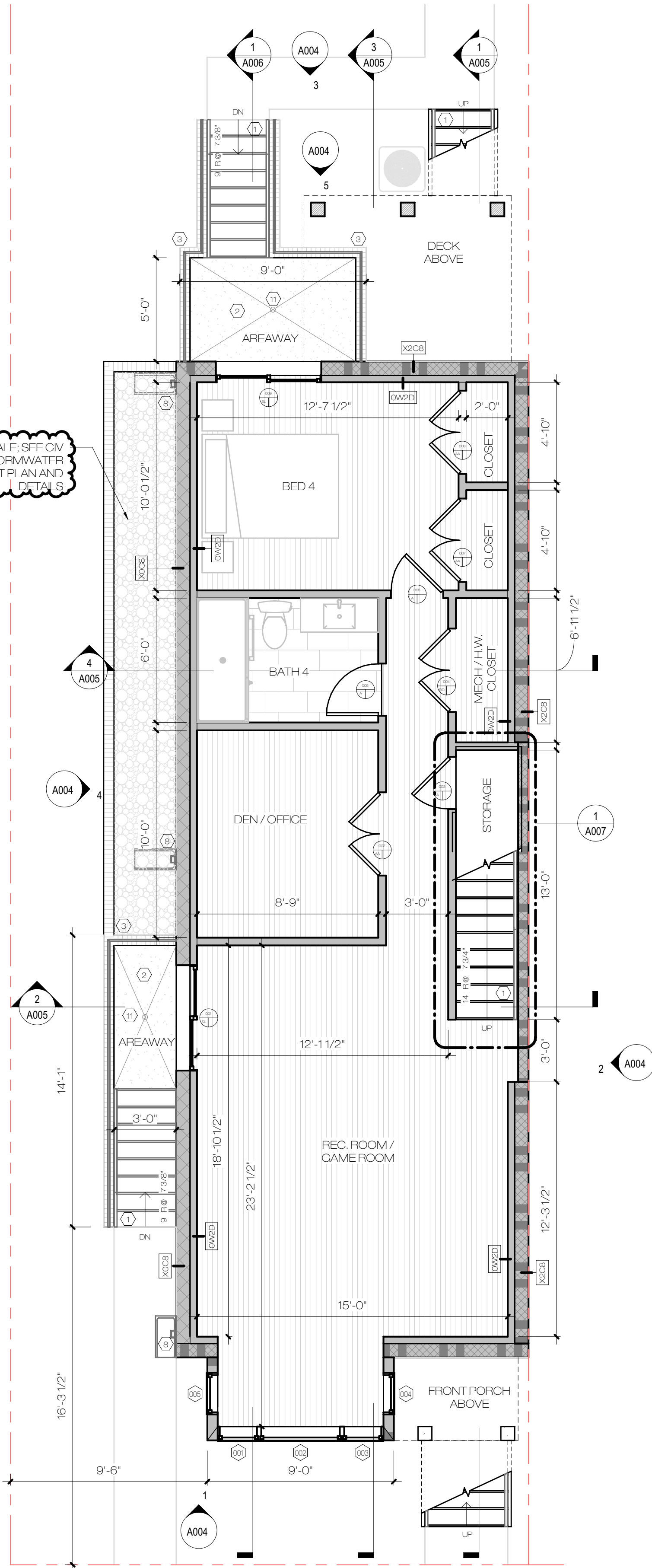
- ALL FENESTRATION TO HAVE MAX U-FACTOR OF 0.30, MAX SHGC OF 0.40
- ALL EXTERIOR DOORS TO HAVE MAX U-FACTOR OF 0.30
- U-FACTORS AND SHGC OF FENESTRATION DETERMINED IN ACCORDANCE WITH N.F.P.C. 200
- EXTERIOR INSULATION AT ENTIRE THERMAL ENVELOPE TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS
- R-VALUES - 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.
- FENESTRATION TO MEET AAMA/WDMA/CSA 1011.5.2/A440 OR DOES NOT EXCEED CODE LIMITS PER N.F.P.C. 400.

PARTITION - LEGEND

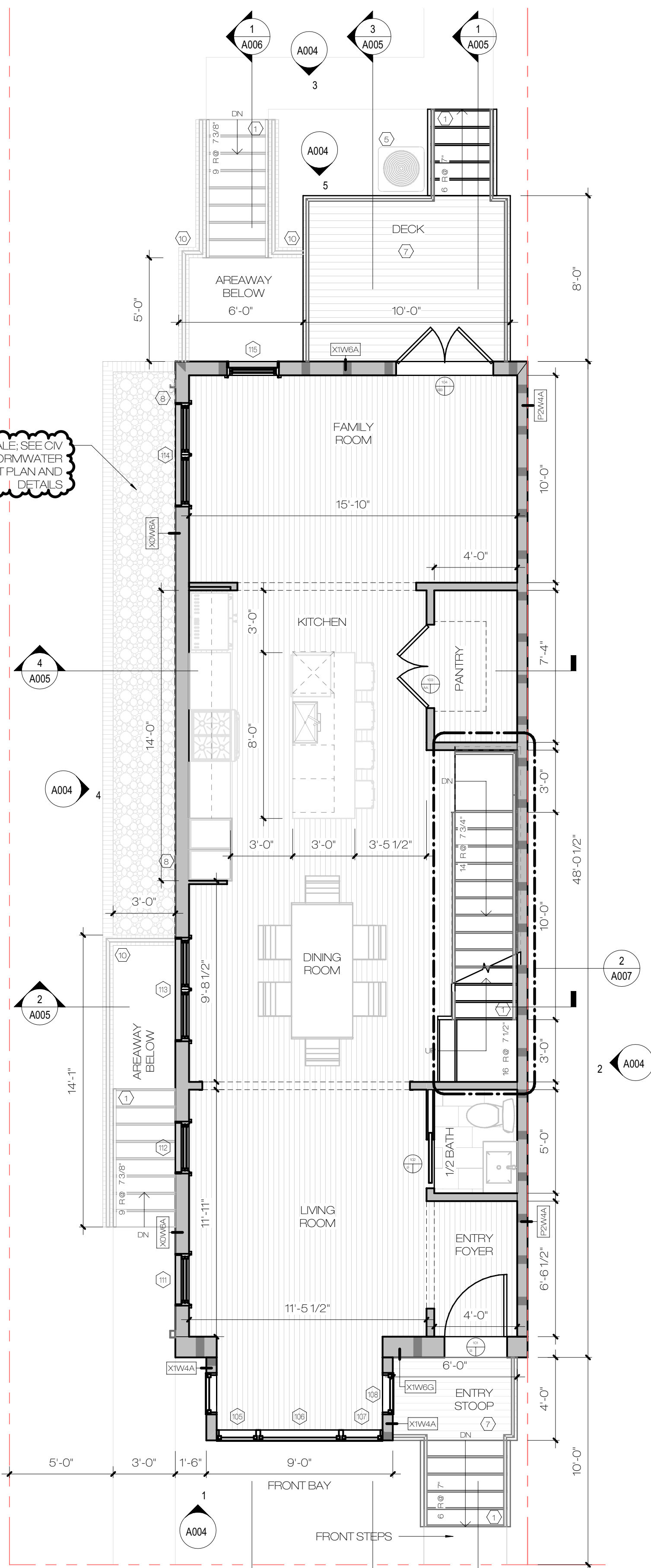
- NEW PARTITION
- NEW 2-HR RATED MASONRY PARTITION
- NEW 1-HR RATED PARTITION
- MILLWORK
- NEW DOOR, SEE DOOR / HARDWARE SCHEDULES FOR MORE INFO
- DOOR #
- HARDWARE TYPE
- DOOR TYPE

PARTITION - SHEET NOTES

- HANDRAIL AT NEW STAIRS
- AREAWAY EGRESS AT CELLAR
- NEW MASONRY RETAINING WALLS. SEE STRUCT. DWGS FOR FOUNDATION/FOOTING DETAILS
- PTD. METAL COOPING AT ROOF / PARAPET WALL
- AIR HANDLING UNIT. SEE MEP DWGS.
- ENTRY CANOPY ABOVE FRONT DOOR.
- PORCH / DECK & PTD. MTL. RAILINGS
- PTD. ALUM SCUPPER AND DOWNSPOUT. SEE CIVIL DWGS FOR STORMWATER MANAGEMENT PLANS AND DETAILS
- PRECAST CORNICE AT FRONT PARAPET
- 3'-6" HT MTL. GUARDRAIL AT AREAWAY
- AREA DRAIN AT AREAWAY - TIE TO SUMP. SEE PLUMB PLANS & RISERS.

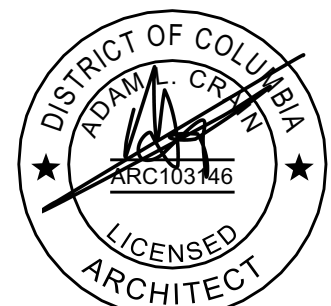


1 CELLAR PLAN  
1/4" = 1'-0"



2 1ST FLOOR  
1/4" = 1'-0"

2020-12-14 PERMIT SET		Date	
No.	Description	2020-12-14	2021-04-09
1	PERMIT SET	REV 01	



A001

EXISTING  
FLOOR PLANS

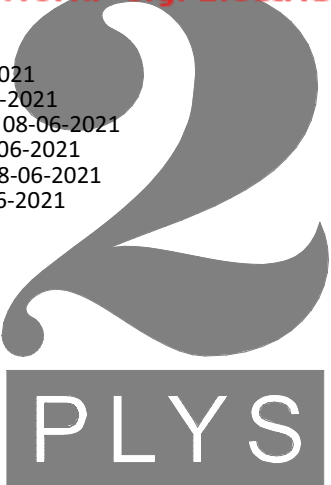






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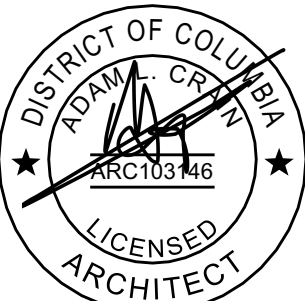


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A003

EXISTING  
A.D.U.

R-2

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*[Signature]*  
7/19/2021

