

# Tab A

# ALTERATIONS TO: 2006 FENWICK STREET NE WASHINGTON DC 20002

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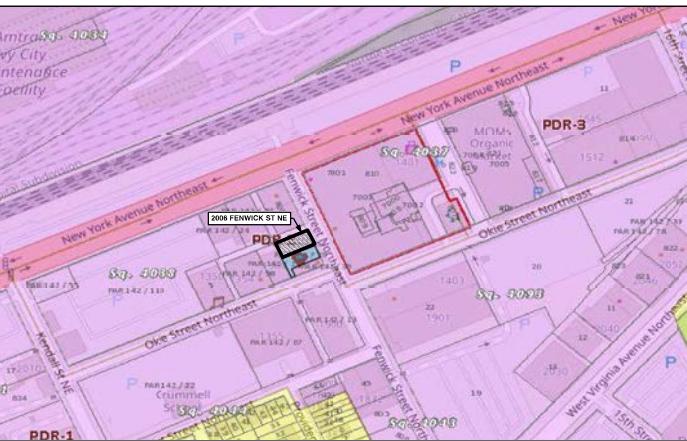
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## VICINITY MAP NO SCALE



## GENERAL INFORMATION EXISTING BUILDINGS

## 2006 FENWICK EXISTING BUILDING INFORMATION

LOT SQUARE: LOT: 0142 SQUARE 0015  
HISTORIC: NO  
ZONING: PDR-2  
USE GROUP: B BUSINESS PREVIOUS AUTO SHOP  
CONSTRUCTION TYPE: 3B  
BUILDING HEIGHT: 28 FT  
GROSS BUILDING AREA: 4380 SQUARE FT  
LOAD BEARING SYSTEM: EXTERIOR MASONRY BEARING WALLS  
SPRINKLERED: NO  
HANDICAPPED ADA: YES

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## PROJECT SCOPE

CHANGE OF USE AND OCCUPANCY  
CONVERSION OF B USE AUTOMOTIVE REPAIR AND SALES SHOP TO  
A2 USE BAR & LOUNGE WITH ACCESSORY ART GALLERY SPACE  
NEW MECHANICAL SYSTEM  
NEW SPINKLER & FIRE SYSTEMS  
UPGRADED WATER AND ELECTRICAL SERVICES

## CODE RELATED INFORMATION SUMMARY

## DISTRICT OF COLUMBIA APPLICABLE CODES

2017 ICC INTERNATIONAL BUILDING CODE (IBC) & MBRC  
MECHANICAL: 2017 ICC INTERNATIONAL MECHANICAL CODE (IMC)  
ELECTRICAL: NATIONAL ELECTRIC CODE (NEC) 2017  
FIRE ALARM : NFPA70/2014, COMAR NFPA 72/2007, COMAR NFPA72/2013  
ENERGY: 2017 ICC INTERNATIONAL ENERGY CONSERVATION CODE (IECC)  
FUEL GAS: 2017 ICC INTERNATIONAL FUEL GAS CODE  
DCMR TITLE 12

IBC 2017 & NFPA 70/2014	EXISTING BUILDING	EXISTING SPACE	PROPOSED SPACE
IBC USE GROUP	B	B	A
NFPA 70/2014 OCCUPANCY	SEPARATED MIXED USE PER IBC NFPA 70/2014	BUSINESS NO 3B	ASSEMBLY NO 3B
CONSTRUCTION TYPE PER IBC 2015	NUMBER OF STORIES ABOVE GRADE 1	1	1
	HIGH RISE (Y/N) NO	NO	NO
	FIRE ALARM SYSTEM (Y/N) NO	NO	YES
	FULLY SPRINKLERED & MONITORED NO	NO	YES
	TOTAL BUILDING AREA (SF) 4380	4380	4380
	AREA OF RENOVATION/TENANT SPACE (SF) 4380	4380	4380

## BUILDING FIRE RESISTANCE RATINGS PER TABLE 601

BUILDING TYPE	REQUIRED	PROVIDED
STRUCTURAL FRAME	0HR	0HR
INTERIOR BEARING	0HR	0HR
EXTERIOR BEARING	2HR	3HR
NON-BEARING INTERIOR	0HR	0HR
FLOOR CONSTRUCTION	0HR	0HR
ROOF CONSTRUCTION	0HR	0HR

TABLE 602  
FIRE RATING OF EXISTING WALLS BASED ON SEPARATION DISTANCE  
X<30'-0"=1HR & X<30'-0"=0HR

PER IBC TABLE 601&602			
EXIT WIDTH PER EXIT	.2	35' MIN WIDTH	64" CLEAR PROVIDED
EXIT ACCESS TRAVEL DISTANCE		A USE GROUP	200/250' WITH SPRINKLER
AISLES		A USE GROUP	44" MIN AISLE WIDTH
AISLE ACCESSWAYS		A USE GROUP	34" MIN WIDTH
CORRIDORS WIDTH			44" CLEAR
DEAD END CORRIDOR			20'/50' WITH SPRINKLER
MIN. REQUIRED EXITS >500 OCCUPANTS		3 REQUIRED	3 PROVIDED

## OCCUPANCY CALCULATION BY USE GROUP

A USE SEATING 476 SQ. FT. / 15SQ. FT. / OCC. = 32 OCCUPANTS  
A USE STANDING 1647 SQ. FT. / 5SQ. FT. / OCC. = 330 OCCUPANTS  
A3 USE GALLERY STANDING 687 SQ. FT. / 7SQ. FT. / OCC. = 98 OCCUPANTS  
A USE WAITING 230 SQ. FT. / 7SQ. FT. / OCC. = 32 OCCUPANTS  
B USE SERVICE AREAS 698 SQ. FT. / 100SQ. FT. / OCC. = 7 OCCUPANTS  
B USE BATHROOMS =13 OCCUPANTS  
TOTAL MAIN ROOM 512 OCCUPANTS  
MEZZANINE OFFICE :  
B USE 248 SQ FT /100 PER OCCUPANT =3 OCCUPANTS  
TOTAL GREEN ROOM OFFICE= 3 OCCUPANTS  
TOTAL OCCUPANTS= 515

## PLUMBING FIXTURE CALCULATIONS

## FIRST FLOOR &amp; MEZZANINE 515 FOR SINGLE OCCUPANT WC= 12.875

## A2 BAR LOUNGE USE

REQUIRED	WATER CLOSETS	LAVATORIES	SERVICE SINK	DRINKING WATER
WATER CLOSETS	1 PER 40 = 13			
LAVATORIES	1 PER 75 = 3			
SERVICE SINK	1 PER 500=2			
DRINKING FOUNTAIN	1 PER 500=2			

(DRINKING WATER IS PROVIDED FREE AT EACH END OF BAR)

PROVIDED	WATER CLOSETS	LAVATORIES	SERVICE SINK	DRINKING WATER
	MALE FEMALE UNISEX 0 0 13	MALE FEMALE UNISEX 0 0 13	2	2

## CULTURE

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01 06/18/22 REVISED OR COMMENTSNO DATE ISSUED FOR  
01 04/05/22 PERMIT SET

DRAFT 10/03/2021 DRAWN BY DR

REVIEW AS NOTED REVIEWED BY

PROJECT NO. &amp; TITLE CULT\_1032021-01

DRAWN BY

COVER SHEET

SMD

A0.0

RAD 2021

These plans are conditionally approved as submitted or noted during plan review and are subject to field inspection. Approved plans must be kept on site and are needed for all inspections. No changes or modifications to these plans. Changes require a revision permit with the revised plans. Trade Permits are required for trade work, e.g. Electrical or Plumbing.

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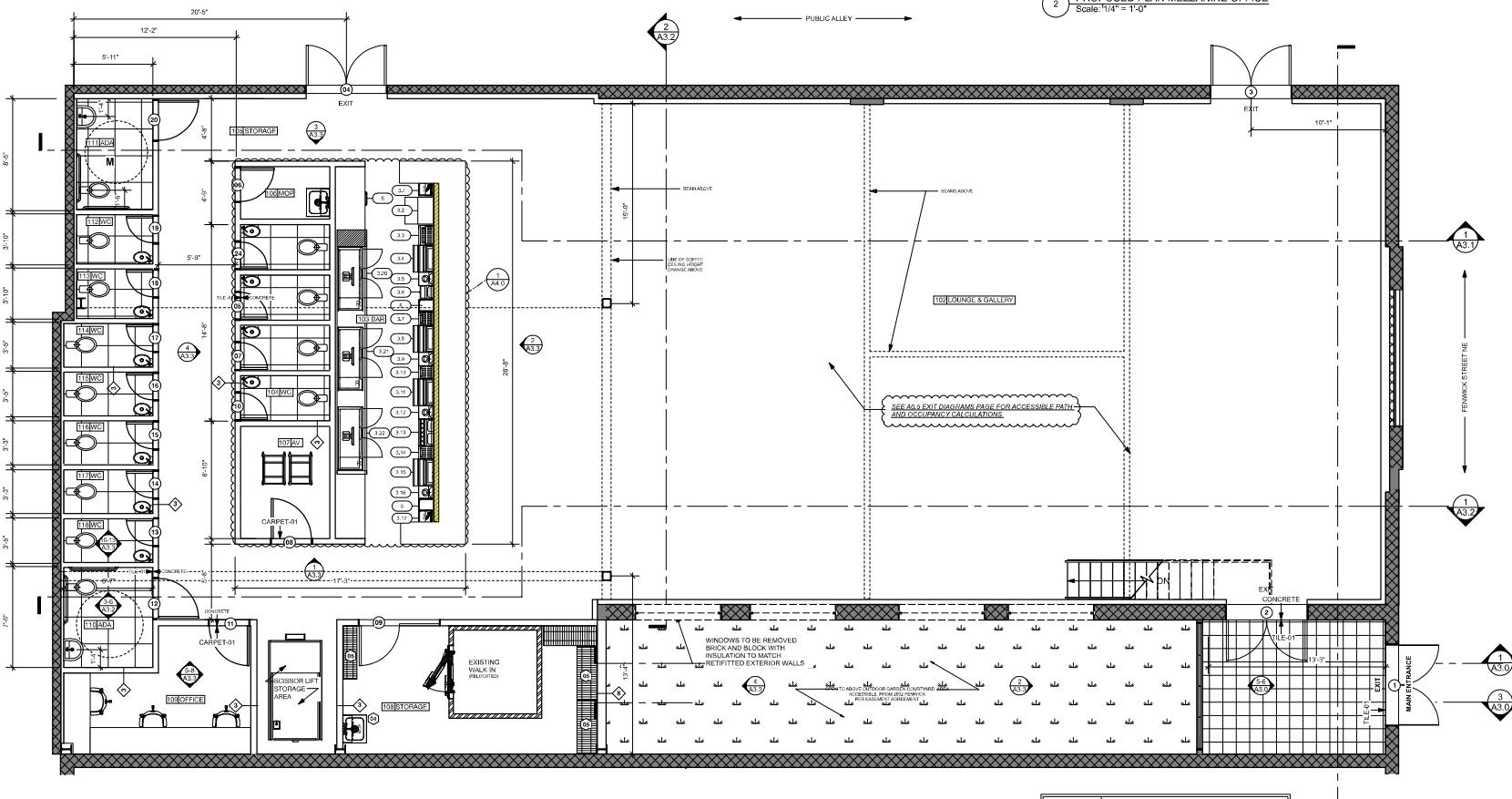
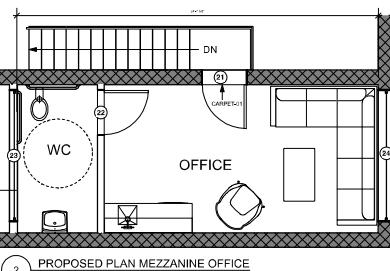
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DRW TITLE

ARCHITECTURAL PLAN  
GROUND FLOOR

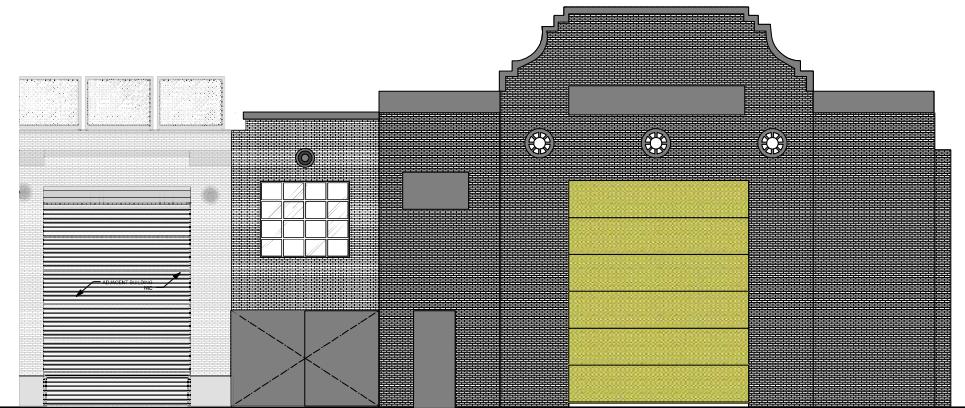
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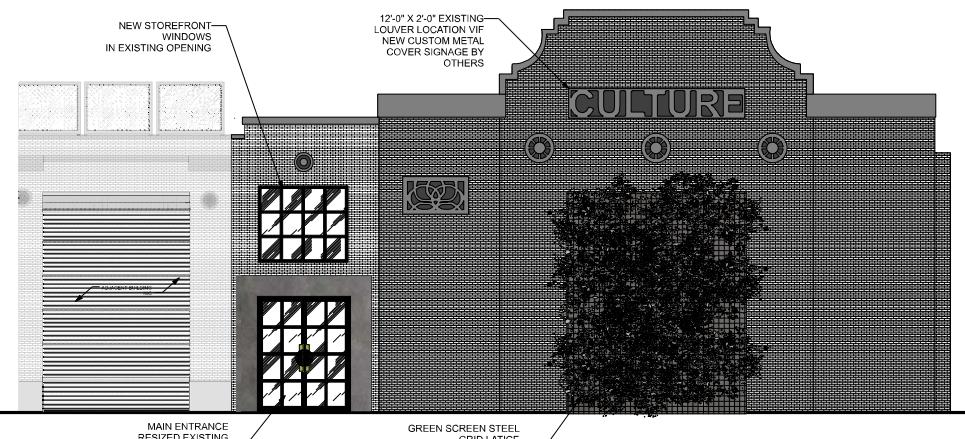


LEGEND	
—	EXISTING CONSTRUCTION
—	EXISTING CONSTRUCTION TO BE REMOVED
—	NEW CONSTRUCTION
RECT.	ROOM NAME
8'-0" HGT	HEIGHT ABOVE FINISHED FLOOR
—	PLAN NOTE
○	DOOR NUMBER
◆	WALL TYPE

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1 EXISTING FRONT ELEVATION  
A1.3 Scale: 1/4" = 1'-0"



2 PROPOSED STOREFRONT ELEVATION  
A1.3 Scale: 1/4" = 1'-0"



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ENV. FILE

**STOREFRONT  
ELEVATIONS**

**A1.3**

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NO. DATE REVISIONS  
01 06/08/22 REVISED FOR COMMENTS  
02 07/19/22 REVISED FOR DOLL COMMENTS  
SHOWING GUTTERS AND DOWNSPOUTS AND HOSE BIB  
03 08/05/22 REVISED FOR ZONING COMMENTS  
04 11/03/22 REVISED FOR ZONING COMMENTS  
(ADDED SETBACKS FOR SCREENS)

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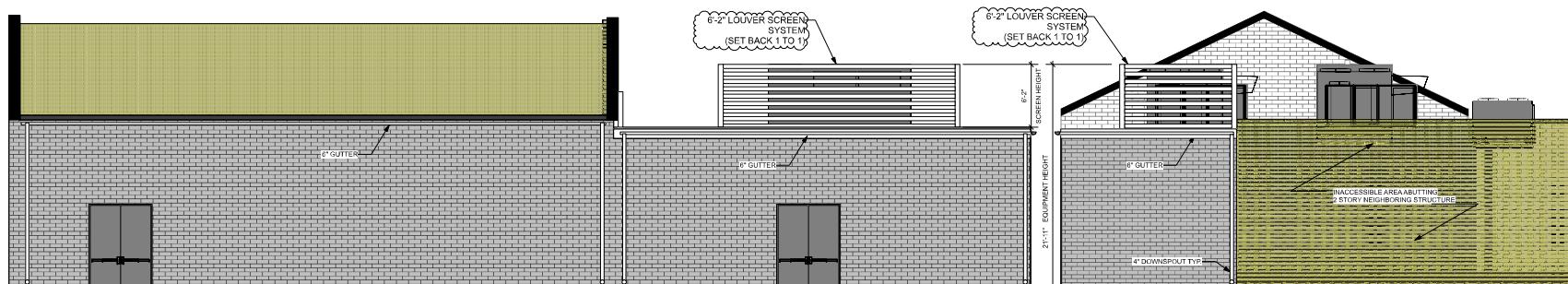


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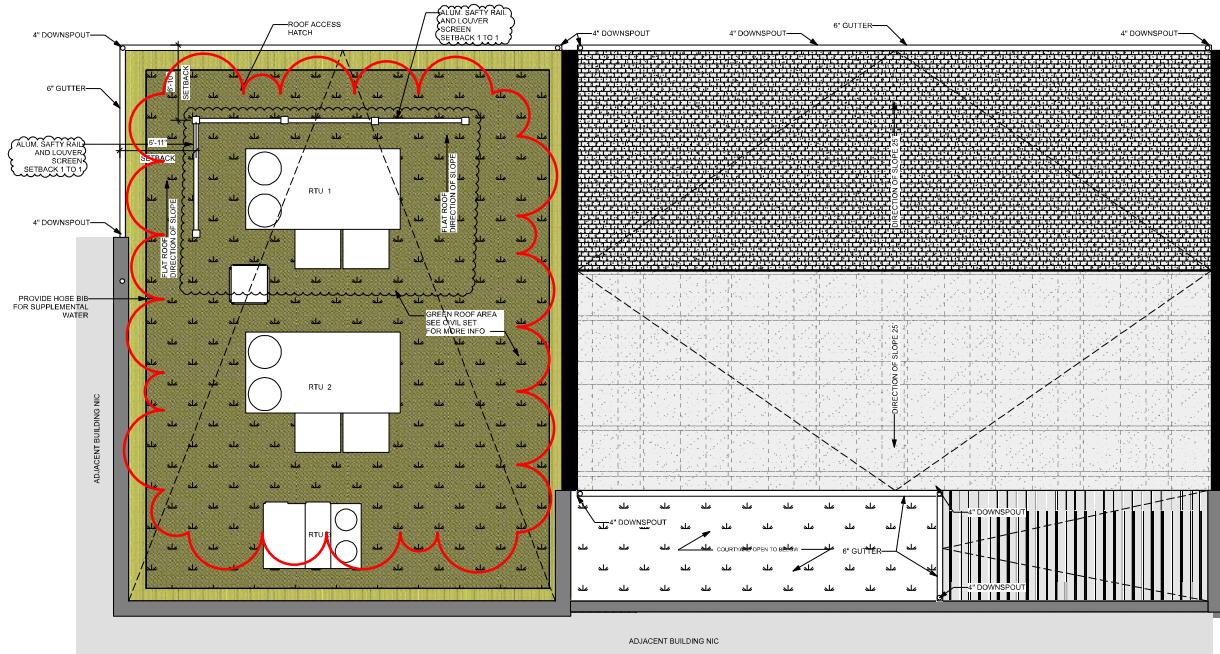
ROOF PLAN

ENV.  
A1.4  
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3 A1.4 ELEVATION NORTH ROOFTOP  
Scale: 3/16" = 1'-0"

3 A1.4 ELEVATION EAST ROOFTOP  
Scale: 3/16" = 1'-0"



1 A1.4 PLAN ROOFTOP  
Scale: 3/16" = 1'-0"

NOTE  
SEE CIVIL FOR  
STORMWATER MANAGEMENT  
AND GREEN ROOF DETAILS



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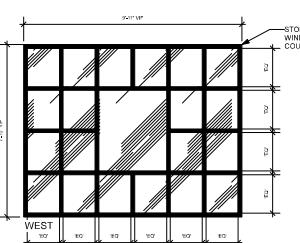
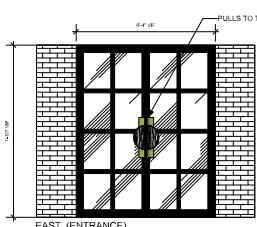
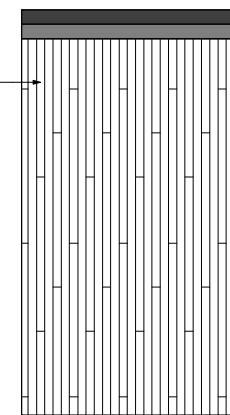
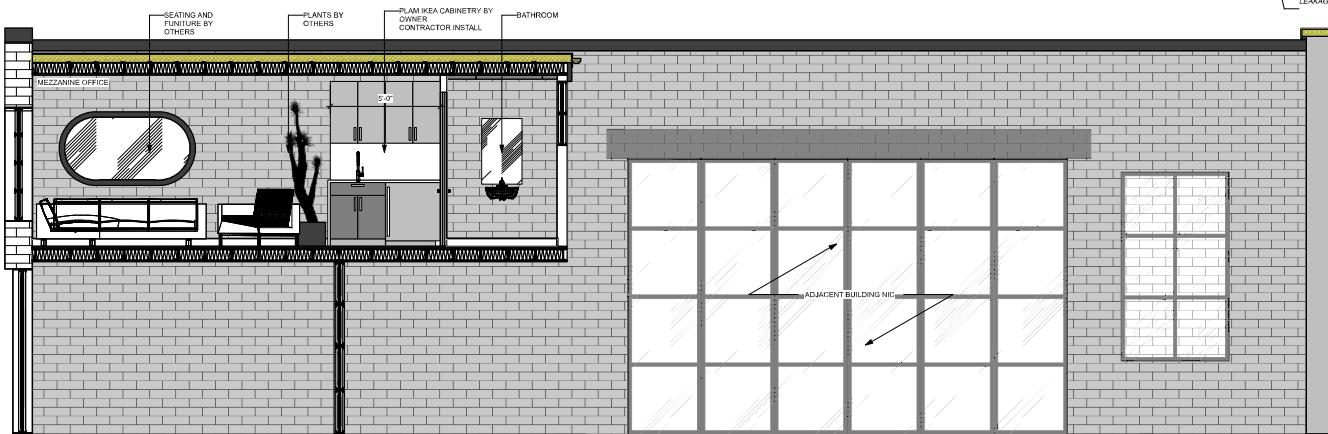
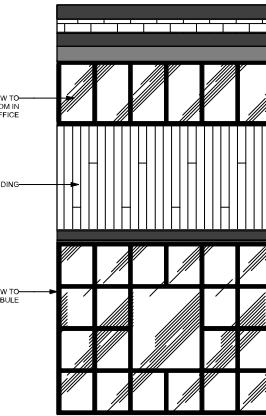
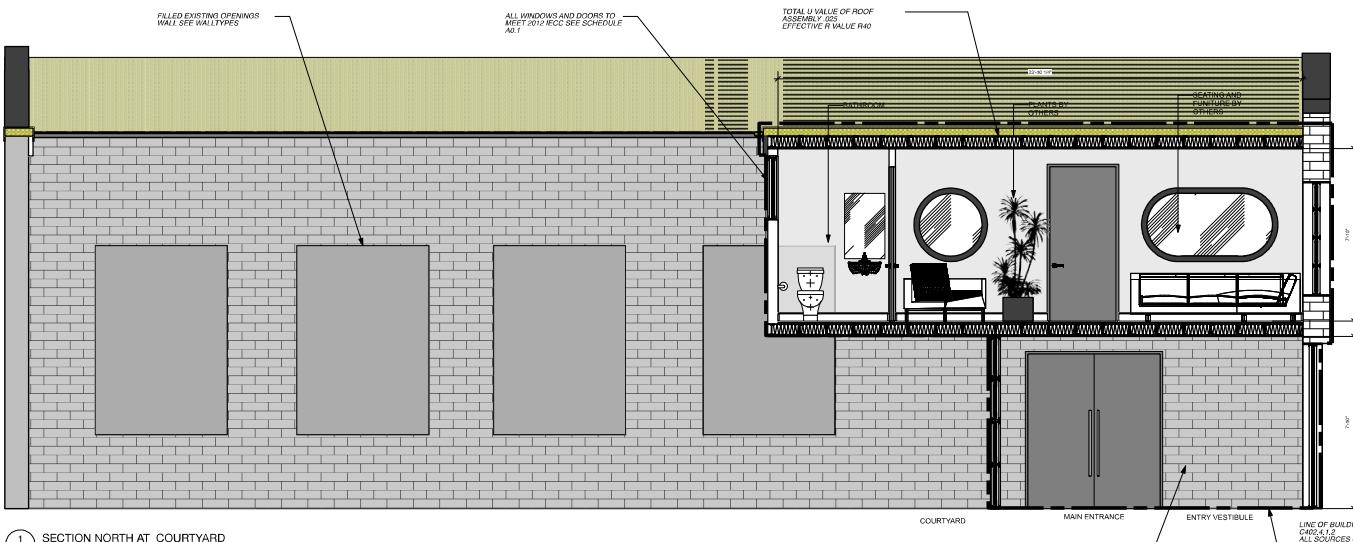
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DATA SHEET

## ELEVATIONS

**A3.0**

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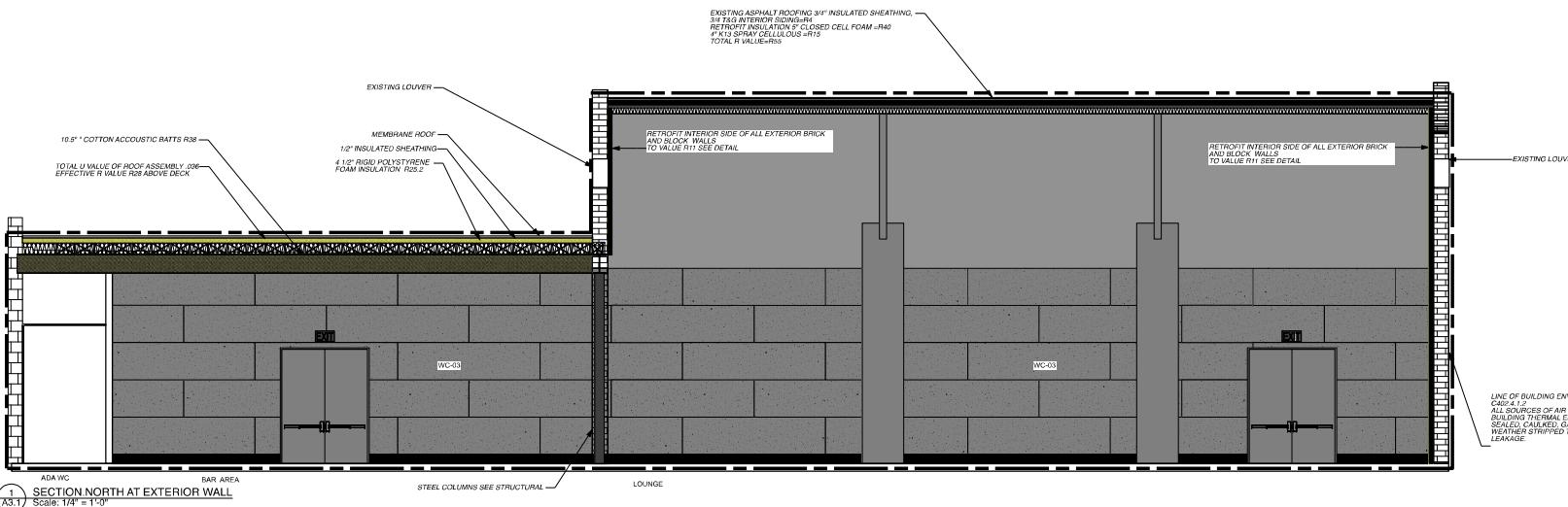
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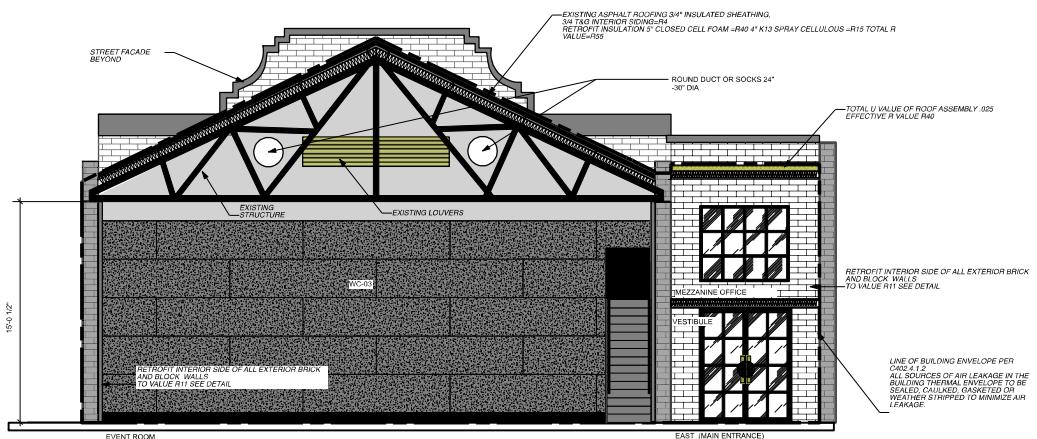
ELEVATIONS

A3.1

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SECTION NORTH AT EXTERIOR WALL  
Scale: 1/4" = 1'-0"



SECTION EAST AT EXTERIOR WALL  
Scale: 1/4" = 1'-0"