

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

Fire Review - Silroy Brown - 03-27-2025  
 Mechanical Review - Seth Eckrich - 03-27-2025  
 Plumbing Review - Seth Eckrich - 03-27-2025  
 Energy Review - Rafael Palomino-ramirez - 03-27-2025  
 Structural Review - Stanley Skinner - 03-27-2025  
 Zoning Review - Kwesi Cook - 03-27-2025  
 Electrical Review - Alina Mahmood - 03-27-2025

Framing Plan Key Notes Primary Residence:

1. Keep existing interior/exterior walls and foundation
2. Keep existing exterior windows and exterior doors
3. Keep existing electrical panel of all four units
4. Keep exist kitchen appliance
5. Ensure fire extinguisher is installed and easily accessible in kitchen per R330.1
6. Keep existing full bathroom fixtures in all four units
7. Keep existing water heater in all four units
8. Keep existing mechanical system in all four units
9. Replace existing r/oof finishes to match existing layout and color
10. Replace existing indicated doors with new fire door. Assemblies are required to have a minimum fire protection rating of 20 minutes where located in corridor walls or smoke barrier walls having a fire-resistance rating in accordance with Table 716.5 shall be tested in accordance with NFPA 252 or UL 10C without the hose stream test.

LIGHTING CALCULATIONS UNIT 1		
ROOM NAME	SQ FT	REQUIRED LIGHTING
BEDROOM 1	112 SQ FT	X 8% = 8.96 SQ FT
BATHROOM	35 SQ FT	X 8% = 2.8 SQ FT
BEDROOM 2	142 SQ FT	X 8% = 11.36 SQ FT
BEDROOM 3	109 SQ FT	X 8% = 8.72 SQ FT
KITCHEN	71 SQ FT	X 8% = 5.68 SQ FT
LIVING ROOM	185 SQ FT	X 8% = 14.8 SQ FT
HALL	110 SQ FT	X 8% = 8.8 SQ FT

VENTING CALCULATIONS UNIT 1		
ROOM NAME	SQ FT	REQUIRED VENTING
BEDROOM 1	112 SQ FT	X 4% = 4.48 SQ FT
BATHROOM	35 SQ FT	X 4% = 1.4 SQ FT
BEDROOM 2	142 SQ FT	X 4% = 5.68 SQ FT
BEDROOM 3	109 SQ FT	X 4% = 4.36 SQ FT
KITCHEN	71 SQ FT	X 4% = 2.84 SQ FT
LIVING ROOM	185 SQ FT	X 4% = 7.4 SQ FT
HALL	110 SQ FT	X 4% = 4.4 SQ FT

LIGHTING CALCULATIONS UNIT 2		
ROOM NAME	SQ FT	REQUIRED LIGHTING
BEDROOM 1	167 SQ FT	X 8% = 13.36 SQ FT
BATHROOM	29 SQ FT	X 8% = 2.08 SQ FT
BEDROOM 2	108 SQ FT	X 8% = 8.64 SQ FT
KITCHEN	71 SQ FT	X 8% = 5.68 SQ FT
LIVING ROOM	201 SQ FT	X 8% = 16.08 SQ FT
HALL	94 SQ FT	X 8% = 7.52 SQ FT

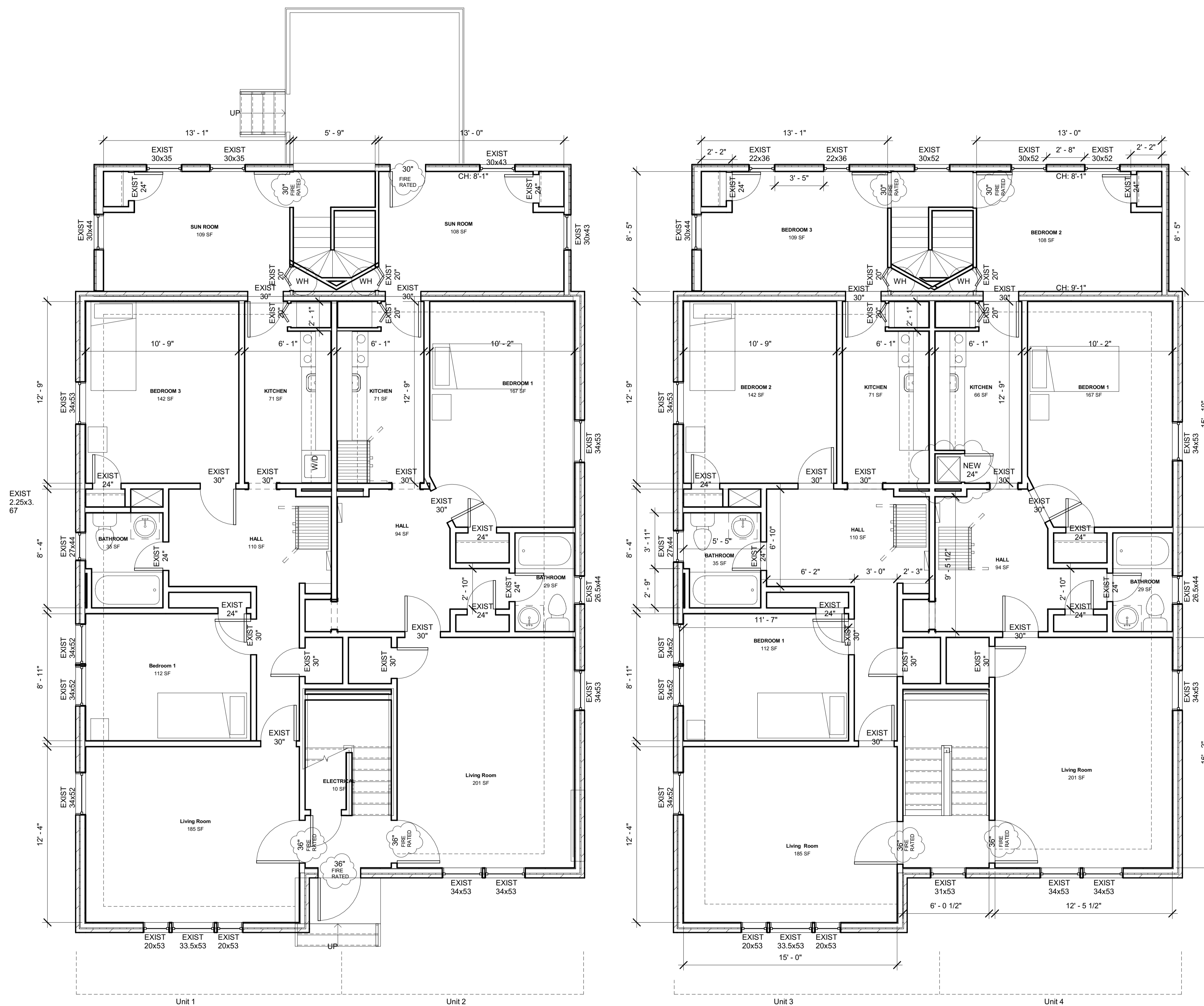
VENTING CALCULATIONS UNIT 2		
ROOM NAME	SQ FT	REQUIRED VENTING
BEDROOM 1	167 SQ FT	X 4% = 6.68 SQ FT
BATHROOM	29 SQ FT	X 4% = 1.04 SQ FT
BEDROOM 2	108 SQ FT	X 4% = 4.32 SQ FT
KITCHEN	71 SQ FT	X 4% = 2.84 SQ FT
LIVING ROOM	201 SQ FT	X 4% = 8.04 SQ FT
HALL	94 SQ FT	X 4% = 3.76 SQ FT

LIGHTING CALCULATIONS UNIT 3		
ROOM NAME	SQ FT	REQUIRED LIGHTING
BEDROOM 1	112 SQ FT	X 8% = 8.96 SQ FT
BATHROOM	35 SQ FT	X 8% = 2.8 SQ FT
BEDROOM 2	142 SQ FT	X 8% = 11.36 SQ FT
BEDROOM 3	109 SQ FT	X 8% = 8.72 SQ FT
KITCHEN	71 SQ FT	X 8% = 5.68 SQ FT
LIVING ROOM	185 SQ FT	X 8% = 14.8 SQ FT
HALL	110 SQ FT	X 8% = 8.8 SQ FT

VENTING CALCULATIONS UNIT 3		
ROOM NAME	SQ FT	REQUIRED VENTING
BEDROOM 1	112 SQ FT	X 4% = 4.48 SQ FT
BATHROOM	35 SQ FT	X 4% = 1.4 SQ FT
BEDROOM 2	142 SQ FT	X 4% = 5.68 SQ FT
BEDROOM 3	109 SQ FT	X 4% = 4.36 SQ FT
KITCHEN	71 SQ FT	X 4% = 2.84 SQ FT
LIVING ROOM	185 SQ FT	X 4% = 7.4 SQ FT
HALL	110 SQ FT	X 4% = 4.4 SQ FT

LIGHTING CALCULATIONS UNIT 4		
ROOM NAME	SQ FT	REQUIRED LIGHTING
BEDROOM 1	167 SQ FT	X 8% = 13.36 SQ FT
BATHROOM	29 SQ FT	X 8% = 2.08 SQ FT
BEDROOM 2	108 SQ FT	X 8% = 8.64 SQ FT
KITCHEN	71 SQ FT	X 8% = 5.68 SQ FT
LIVING ROOM	201 SQ FT	X 8% = 16.08 SQ FT
HALL	94 SQ FT	X 8% = 7.52 SQ FT

VENTING CALCULATIONS UNIT 4		
ROOM NAME	SQ FT	REQUIRED VENTING
BEDROOM 1	167 SQ FT	X 4% = 6.68 SQ FT
BATHROOM	29 SQ FT	X 4% = 1.04 SQ FT
BEDROOM 2	108 SQ FT	X 4% = 4.32 SQ FT
KITCHEN	71 SQ FT	X 4% = 2.84 SQ FT
LIVING ROOM	201 SQ FT	X 4% = 8.04 SQ FT
HALL	94 SQ FT	X 4% = 3.76 SQ FT



1 Apartment Main Level - Existing  
 1/4" = 1'-0"

2 Apartment Upper Level - Existing  
 1/4" = 1'-0"

Structural Engineer  
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 CONNECTICUT, MARYLAND, VIRGINIA, DISTRICT OF COLUMBIA

3328 5th ST SE  
 Existing Floorplan Unit  
 1-4

OWNER  
 Community Works, LLC  
 3328 5TH ST SE,  
 WASHINGTON, DC 20032



I am responsible for determining that the engineering designs 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 engineering designs included in this application.

(b) For Engineers: "I am responsible for determining that the engineering designs 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 engineering designs included in this application."

Date 8/18/2024  
 Drawn by ARS

A100

Scale 1/4" = 1'-0"