

1342 EASTERN AVE NE
WASHINGTON, DC 20019

BZA REVIEW

11 OCTOBER 2025

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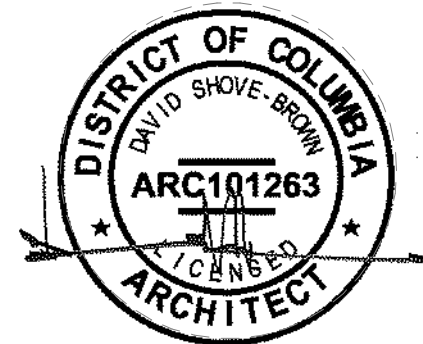
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CHARLES GAVIN
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1342 EASTERN AVE EXISTING FRONT FACADE



1342 EASTERN AVE EXISTING SIDE FACADE

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.

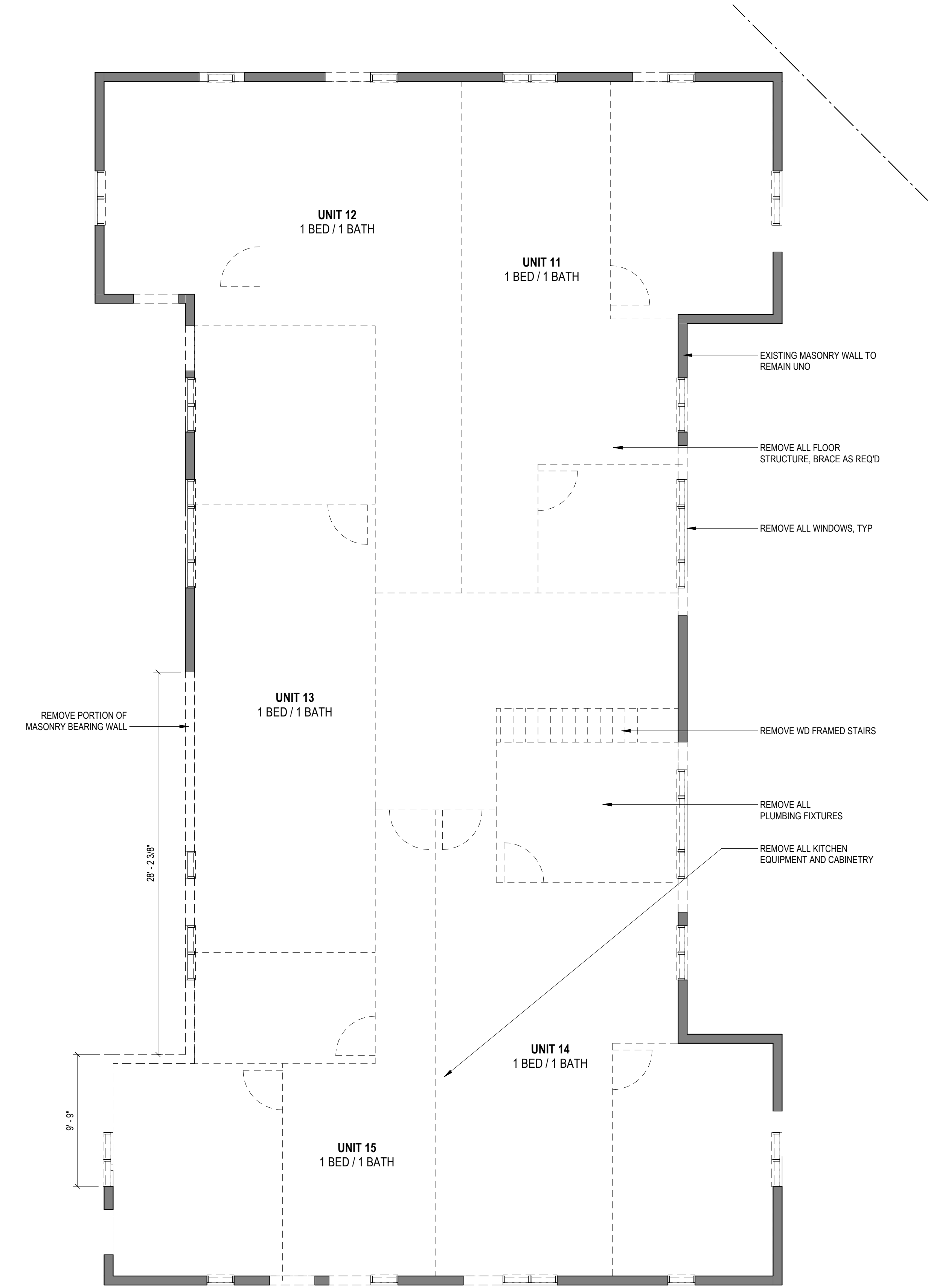
16.

AUTOMATIC SPRINKLER SYSTEMS REQUIRED DURING CONSTRUCTION, ALTERATION AND DEMOLITION OPERATIONS SHALL BE PROVIDED IN ACCORDANCE WITH CHAPTER 33 OF THE FIRE CODE.

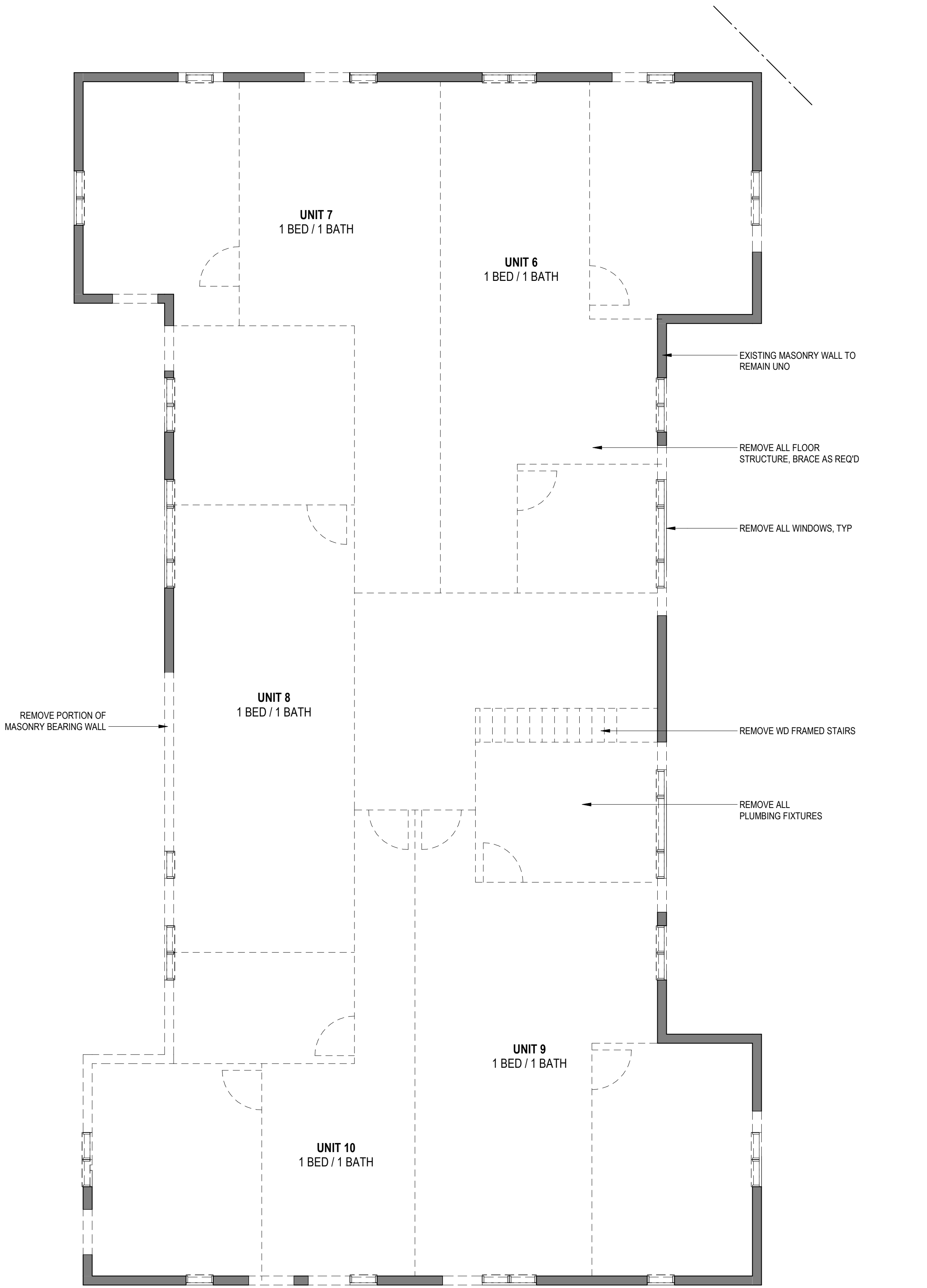
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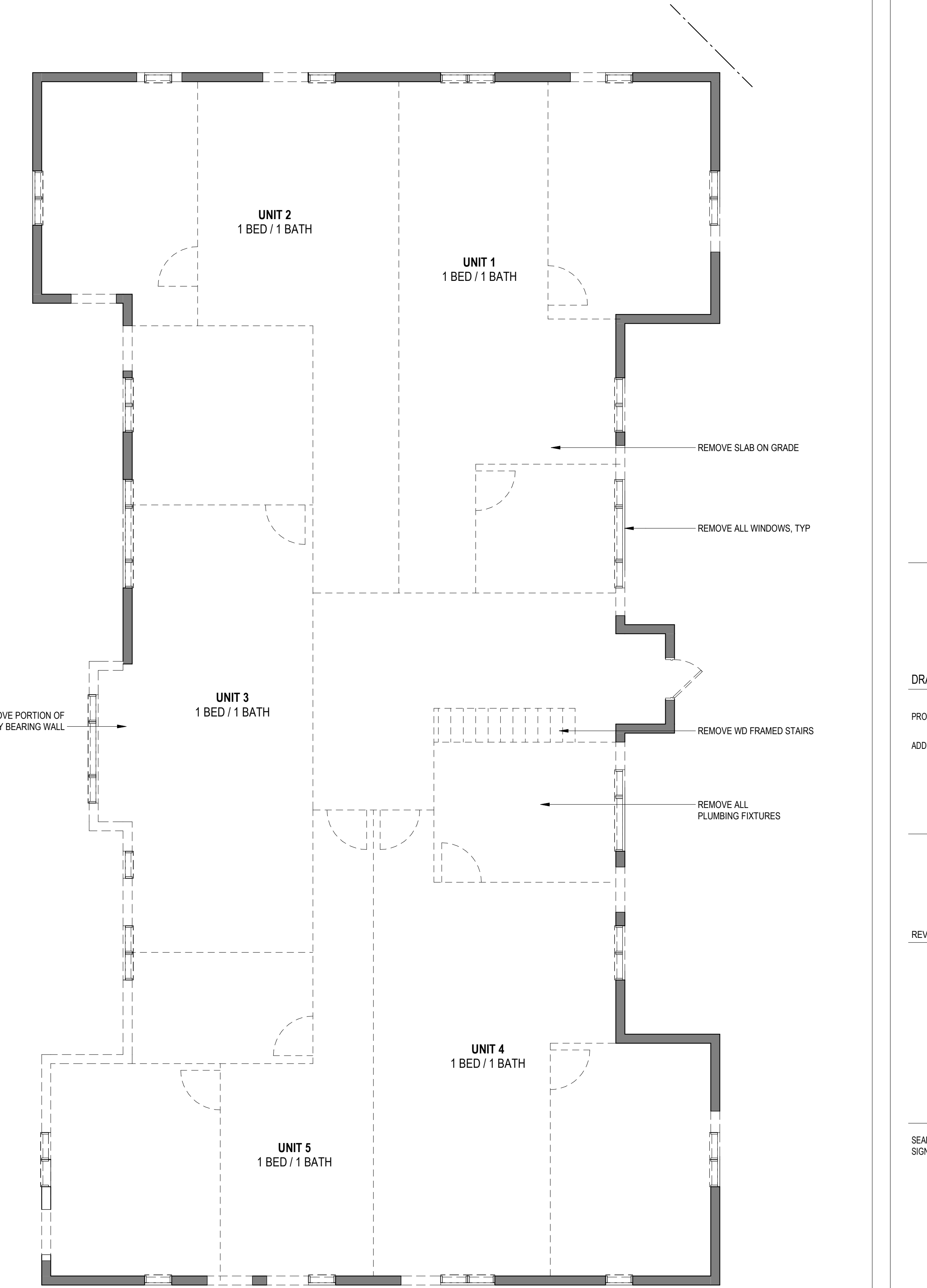
TO BE DEMOLISHED



3 LEVEL 3 - DEMOLITION FLOOR PLAN
3/16" = 1'-0"



2 LEVEL 2 - DEMOLITION FLOOR PLAN
3/16" = 1'-0"



1 LEVEL 01 - DEMOLITION FLOOR PLAN
3/16" = 1'-0"

3877

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BZA REVIEW

DRAWING DATA

PROJECT: 1342RESIDENCES
ADDRESS: 1342 EASTERN AVE NE
WASHINGTON, DC 20019

SHEET SUBMISSION INDEX
• 20231011_ISSUE FOR BZA REVIEW

REV. NO. REVISION DATE

SEAL & SIGNATURE:

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SHEET TITLE: DEMOLITIONS DRAWINGS
PROJECT NO: 000000
DATE ISSUED: 07/24/19
SCALE: As indicated

A051

BZA REVIEW

DRAWING DATA

PROJECT: 1342RESIDENCES
ADDRESS: 1342 EASTERN AVE NE
WASHINGTON, DC 20019

SHEET SUBMISSION INDEX
• 20231011_ISSUE FOR BZA REVIEW

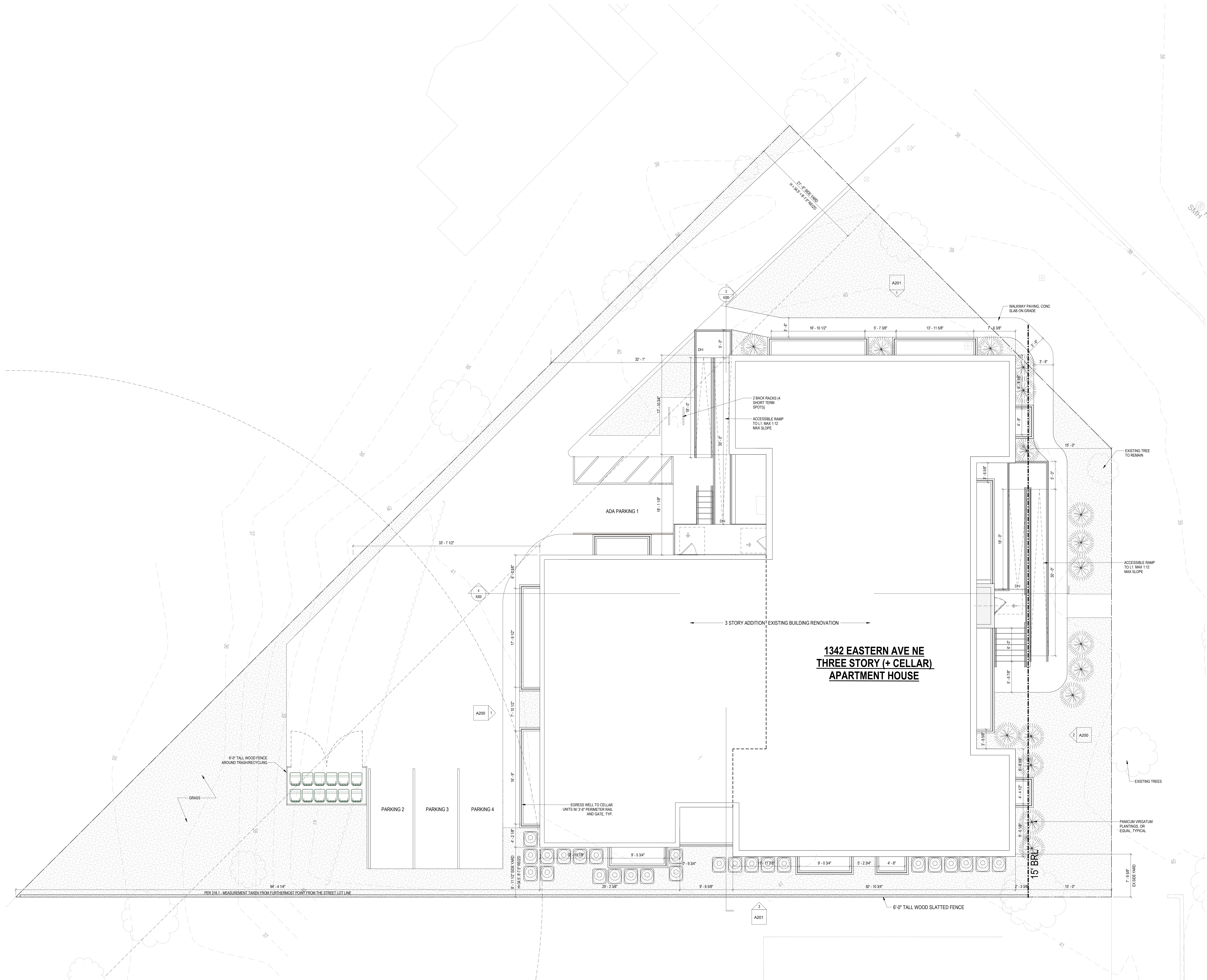
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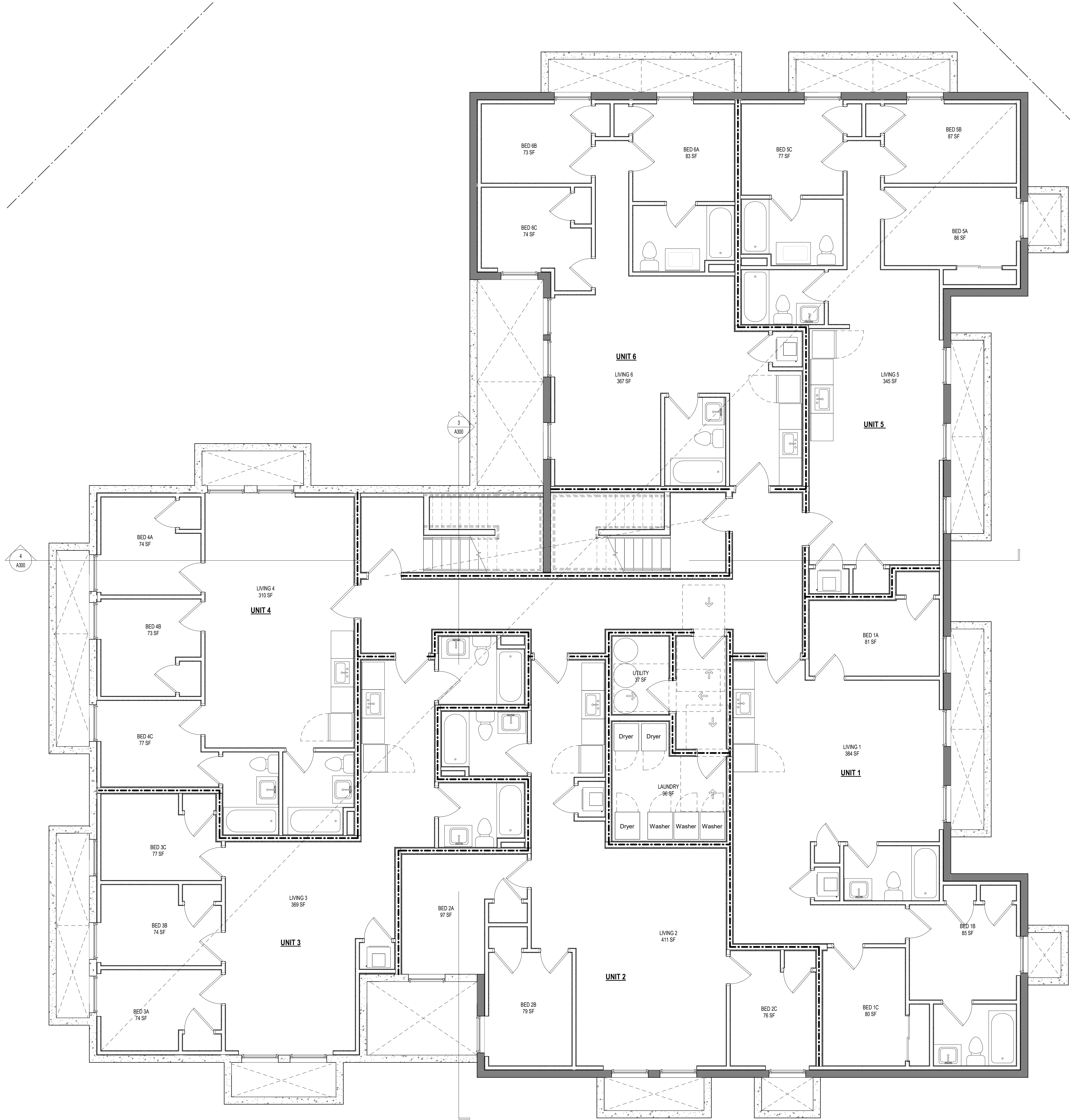
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SHEET TITLE: PROPOSED SITE PLAN
PROJECT NO: 000000
DATE ISSUED: 07/24/19
SCALE: 3/16" = 1'-0"

A100





1 CELLAR - FLOOR PLAN
(1/8" = 1'-0")

CONSTRUCTION GENERAL NOTES

- ALL DIMENSIONS TO FINISH FACE, U.N.O.
- ALL INTERIOR PARTITIONS TO BE TYPE A, U.N.O. SEE G1.01 FOR PARTITION SCHEDULE
- ALL INTERIOR WALLS TO BE PAINTED, U.N.O.
- ALL CEILINGS TO BE 5/8" GWS - 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 WITH NEC 210.8(A)
- 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 R813 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 APPROVED 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 KN/M).
- HANDRAILS AND GUARDS SHALL BE DESIGNED TO RESIST A CONCENTRATED LOAD OF 200 POUNDS (0.89 KN)
- WALLS, PARTITIONS, AND FLOORCEILING 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 AIRBORNE 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
- WINDOW WELL DEPTH DETERMINED BY VENTILATION REQUIREMENTS. SEE SHEET A200 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.

EXISTING TO REMAIN NEW CONSTRUCTION

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

INTERIOR FINISHES

BATHROOMS:
FLOORS: TILE
WALLS: TILE AND PTD (SATIN) GYPSUM BD W/ TILE BASE
SHOWER/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

NOTE: ALL FINISHES, FIXTURES AND APPLIANCES INSTALLED IN GENERAL UNITS ARE SAME OR COMPARABLE TO THOSE PROVIDED PROVIDED FOR THE (2) UNIT(S).

FINISH SCHEDULE

FINISH NO.	DESCRIPTION
LVT-01	LUXURY VINYL TILE
PT-01	GENERAL WALL PAINT
SF-01	MINCEY MARBLE SHOWER SURROUND
TL-01	TILE FLOORING - 12"x24"
TL-1B	MATCHING BASE TILE

ALL FLOORING TO BE LVT. ALL WALLS TO BE PAINTED. ALL BATHROOMS TO HAVE TILE FLOORS AND CULTURED MARBLE SURROUNDS.

*A108.2 Appendix A - Flooring material project elective. Where projects are intended to qualify for a "flooring material" project elective, all flooring installed within the interior of the building shall comply with Section 806.4 or shall be one or more of the following flooring materials that are deemed to comply with VOC emission limits: 1. Ceramic and concrete tile 2. Clay pavers 3. Concrete 4. Concrete pavers 5. Metal 6. Organic-free, mineral-based
*A108.5 Appendix A. Total VOC limit project elective. Where projects are intended to qualify for a "total VOC limit" project elective in accordance with a minimum of 50 percent of all adhesives and sealants, architectural paints and coatings, flooring, acoustical ceiling tiles and wall systems and insulation shall have a Total Volatile Organic Compounds (TVOCs) emission limit of 7,500 ug/m³. The test methodology used to determine compliance shall be from CDPHEHLB/Standard Method V.1.1. The emissions testing shall be performed by a laboratory that has the CDPHEHLB/Standard Method V.1.1 test methodology in the scope of its ISO 17025 Accreditation.
*A108.8 Appendix A. Post-construction, pre-occupancy baseline IAQ testing. Where projects are intended to qualify for this project elective, after all interior finishes are installed, the building shall be tested for indoor air quality and the testing results shall indicate that the levels of VOCs meet the levels detailed in Table A108.8 using testing protocols in accordance with ASTM D 6196, ASTM D 5406, ASTM D 5197, ASTM D 6345, and ISO 7708. Test samples shall be taken in not less than one location in each 25,000 square feet (1860 m²) of floor area or in each contiguous floor area.

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BZA REVIEW

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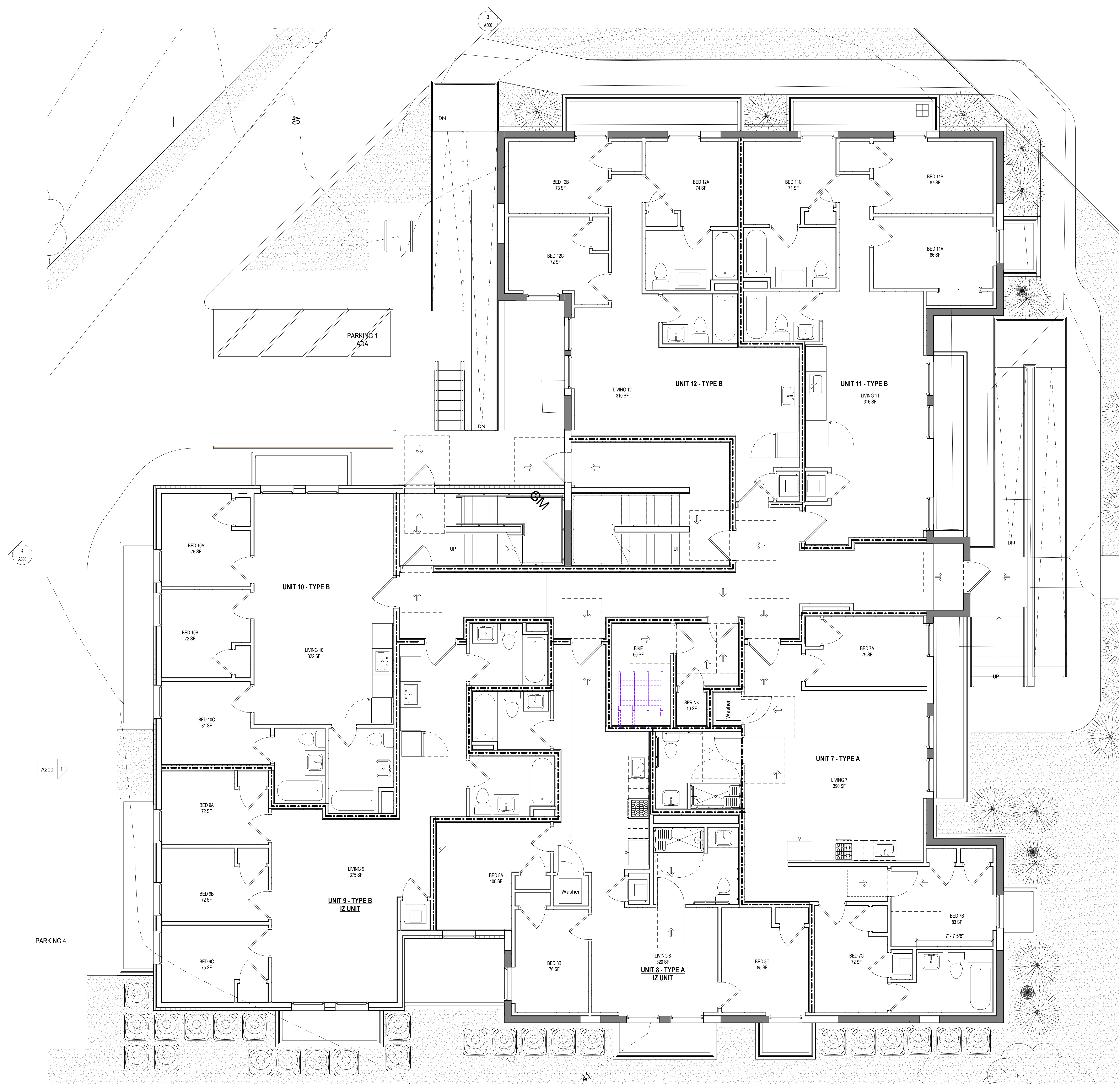
SHEET TITLE: CELLAR - FLOOR PLAN

PROJECT NO: 000000

DATE ISSUED: 07/24/19

SCALE: As indicated

A101



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

CONSTRUCTION GENERAL NOTES

- ALL DIMENSIONS TO FINISH FACE, U.N.O.
- ALL INTERIOR PARTITIONS TO BE TYPE A, U.N.O. SEE GL-01 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.
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- WINDOW WELL DEPTH DETERMINED BY VENTILATION REQUIREMENTS. SEE SHEET A200 FOR CALCULATION
- ALL VET AREAS TO BE PAINTED WITH SHERWIN WILLIAMS EMERALD INTERIOR PAINT, SEMI-GLOSS, PRODUCT NUMBER: K36W00351. 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
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- BATH TUB 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.

EXISTING TO REMAIN NEW CONSTRUCTION

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 RESTRICTED)
Interior exit stairways, interior exit ramps and exit passageways: Class B
Corridors and enclosures 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 manscuffing 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 1-3 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.

INTERIOR FINISHES

BATHROOMS:
FLOORS - TILE
WALLS - TILE AND PTD (SATIN) GYPSUM BD W/ TILE BASE
SHOWERSTUBS - 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 (SATIN) GYPSUM BOARD
NOTE: ALL FINISHES, FIXTURES AND APPLIANCES INSTALLED IN GENERAL UNITS ARE SAME OR COMPARABLE TO THOSE PROVIDED PROVIDED FOR THE UZ UNIT(S).

FINISH NO.	DESCRIPTION
LVT-01	LUXURY VINYL TILE
PT-01	GENERAL WALL PAINT
SF-01	MINCEY MARBLE SHOWER SURROUND
TL-01	TILE FLOORING - 12"x24"
TL-1B	MATCHING BASE TILE

ALL FLOORING TO BE LVT. ALL WALLS TO BE PAINTED. ALL BATHROOMS TO HAVE TILE FLOORS AND CULTURED MARBLE SURROUNDS.

*A108.2 Appendix A - Flooring material project elective. Where projects are intended to qualify for a "flooring material" project elective, all flooring installed within the interior of the building shall comply with Section 806.4 or shall be one or more of the following flooring materials that are deemed to comply with VOC emission limits: 1. Ceramic and concrete tile 2. Clay pavers 3. Concrete 4. Concrete pavers 5. Metal 6. Organic-free, mineral-based
*A108.5 Appendix A - Total VOC limit project elective. Where projects are intended to qualify for a "total VOC limit" project elective in accordance with a minimum of 50 percent of all adhesives and sealants, architectural paints and coatings, flooring, acoustical ceiling tiles and wall systems and insulation shall have a Total Volatile Organic Compounds (TVOCs) emission limit of 7,500 ug/m². The test methodology used to determine compliance shall be from CDPH/EHLB/Standard Method V.1.1. The emissions testing shall be performed by a laboratory that has the CDPH/EHLB/Standard Method V.1.1 test methodology in the scope of its ISO 17025 Accreditation.
*A108.8 Appendix A - Post-construction, pre-occupancy baseline IAQ testing. Where projects are intended to qualify for this project elective, after all interior finishes are installed, the building shall be tested for indoor air quality and the testing results shall indicate that the levels of VOCs meet the levels detailed in Table A108.8 using testing protocols in accordance with ASTM D 6196, ASTM D 5466, ASTM D 5197, ASTM D 6345, and ISO 7708. Test samples shall be taken in not less than one location in each 25,000 square feet (1960 m²) of floor area or in each contiguous floor area.

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BZA REVIEW

DRAWING DATA

PROJECT: 1342RESIDENCES
ADDRESS: 1342 EASTERN AVE NE
WASHINGTON, DC 20019

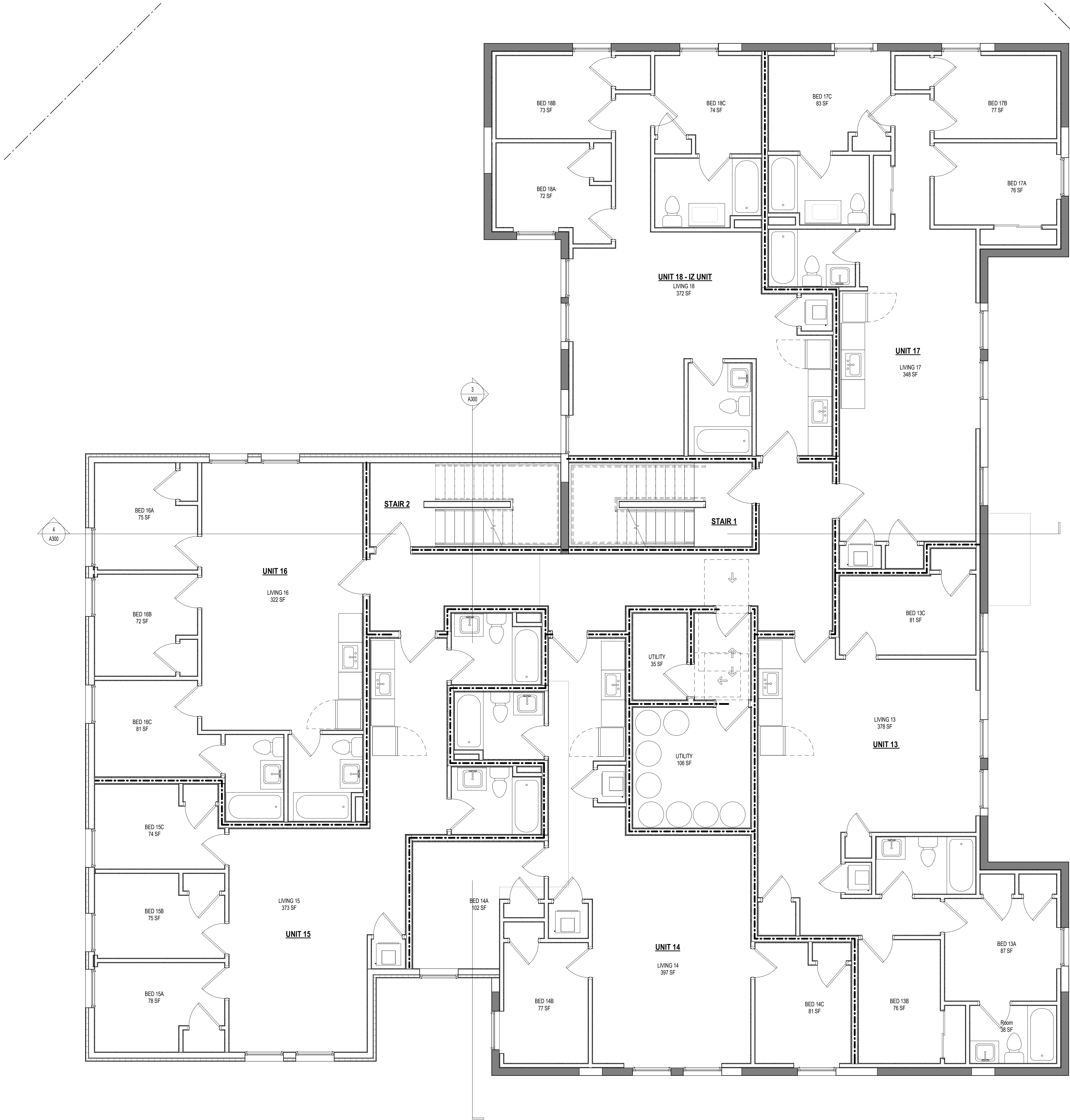
SHEET SUBMISSION INDEX
• 20231011_ISSUE FOR BZA REVIEW

REV NO. REVISION DATE

SEAL & SIGNATURE:

AM RESPONSIBLE FOR DETERMINING THAT THE ARCHITECTURAL DESIGN 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 ARCHITECTURAL DESIGNS INCLUDED IN THIS APPLICATION

SHEET TITLE: LEVEL 1 - FLOOR PLAN
PROJECT NO: 000000
DATE ISSUED: 07/24/19
SCALE: As indicated



1 LEVEL 2 - FLOOR PLAN
14' x 14'

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 WITH SECTION 906
- 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 R-13S 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 7.4"x21" - 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 KN/M).
- HANDRAILS AND GUARDS SHALL BE DESIGNED TO RESIST A CONCENTRATED LOAD OF 200 POUNDS (8.9 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 N) 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 A003 FOR CALCULATION
- ALL WET AREAS TO BE PAINTED WITH SHERWIN WILLIAMS EMERALD INTERIOR PAINT, SEMI-GLOSS, PRODUCT NUMBER X98H03031. 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 IECC 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
- BATHFLOORS, SHOWER FLOORS, WALL AREAS ABOVE BUILT-UP 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 FROM FLOOR TO CEILING

EXISTING TO REMAIN NEW CONSTRUCTION

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 A-2 occupancies in buildings less than three stories above grade plans, 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.

INTERIOR FINISHES

BATHROOMS:
FLOORS - TILE
WALLS - TILE AND PTD (SATIN) GYPSUM BD W/ TILE BASE
SHOWER/STUBS - SOLID SURFACE SURROUND
CEILINGS - PTD (SEM 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

NOTE: ALL FINISHES, FIXTURES AND APPLIANCES INSTALLED IN GENERAL UNITS ARE SAME OR COMPARABLE TO THOSE PROVIDED PROVIDED FOR THE IZ UNIT(S).

FINISH SCHEDULE

FINISH NO.	DESCRIPTION
LVT-01	LUXURY VINYL TILE
PT-01	GENERAL WALL PAINT
SF-01	MINCEY MARBLE SHOWER SURROUND
TL-01	TILE FLOORING - 12"x24"
TL-1B	MATCHING BASE TILE

ALL FLOORING TO BE LVT. ALL WALLS TO BE PAINTED. ALL BATHROOMS TO HAVE TILE FLOORS AND CULTURED MARBLE SURROUNDS.

*A108.2 Appendix A - Flooring material project elective. Where projects are intended to qualify for a "flooring material" project elective, all flooring installed within the interior of the building shall comply with Section 806.4 or shall be one or more of the following flooring materials that are deemed to comply with VOC emission limits: 1. Ceramic and concrete tile 2. Clay pavers 3. Concrete 4. Concrete pavers 5. Metal 6. Organic-free, mineral-based
*A108.5 Appendix A Total VOC limit project elective. Where projects are intended to qualify for a "total VOC limit" project elective in accordance with a minimum of 50 percent of all adhesives and sealants, architectural paints and coatings, flooring, acoustical ceiling tiles and wall systems and insulation shall have a Total Volatile Organic Compounds (TVOCs) emission limit of 1,500 ug/m³. The test methodology used to determine compliance shall be from CDPH/EHLB/Standard Method V.1.1. The emissions testing shall be performed by a laboratory that has the CDPH/EHLB/Standard Method V.1.1 test methodology in the scope of its ISO 17025 Accreditation.
*A108.8 Appendix A Post-construction, pre-occupancy baseline (AQ) testing. Where projects are intended to qualify for this project elective, after all interior finishes are installed, the building shall be tested for indoor air quality and the testing results shall indicate that the levels of VOCs meet the levels detailed in Table A108.8 using testing protocols in accordance with ASTM D 6196, ASTM D 5466, ASTM D 5197, ASTM D 6345, and ISO 7708. Test samples shall be taken in not less than one location in each 25,000 square feet (1860 m2) of floor area or in each contiguous floor area.

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BZA REVIEW

DRAWING DATA

PROJECT: 1342RESIDENCES
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SHEET SUBMISSION INDEX
• 20231011_ISSUE FOR BZA REVIEW

REV NO. REVISION DATE

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SHEET TITLE: LEVEL 2 - FLOOR PLAN
PROJECT NO: 000000
DATE ISSUED: 07/24/19
SCALE: As indicated

A103

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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 60" 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-FULT 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
- GO TO VERIFY INSULATION OF EXISTING EXTERIOR WALLS TO REMAIN MEETS R813 ACCORDING TO 2017 IECC 402.4.1
- AIR LEAKAGE RATE NOT TO EXCEED 3 AIR CHANGES PER HOUR. GO TO TEST BUILDING THERMAL ENVELOPE IN ACCORDANCE WITH 2017 IECC 402.4.1.2
- GO TO PROVIDE NO FEWER THAN ONE APPROVE PORTABLE FIRE EXTINGUISHERS IN ACCORDANCE WITH SECTION 906. AREAS TO HAVE FIRE EXTINGUISHERS AS FOLLOWS: E.A. STAIRWAY FLOOR LEVEL, STORAGE AND CONSTRUCTION SHED, WHERE SPECIAL HAZARDS EXIST. SEE PLAN FOR FIRE EXTINGUISHER (F.E.) LOCATIONS
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- 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 (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
- WINDOW WELL DEPTH DETERMINED BY VENTILATION REQUIREMENTS, SEE SHEET A202 FOR CALCULATION
- ALL WET AREAS TO BE PAINTED WITH SHERWIN WILLIAMS EMERALD INTERIOR PAINT, SEMI-GLOSS, PRODUCT NUMBER: K38W0031. 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 IECC 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
- BATHYUB 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.

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 lining strips applied to a noncombustible base and fastened as required by Section 803.13.1.
b. In other than Group I occupancies in buildings less than three stories above grade plane, Class B interior finish for noncombustible 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.

INTERIOR FINISHES

FINISH NO.	DESCRIPTION
LVT-01	LUXURY VINYL TILE
PT-01	GENERAL WALL PAINT
SF-01	MINCEY MARBLE SHOWER SURROUND
TL-01	TILE FLOORING - 12"x24"
TL-18	MATCHING BASE TILE

ALL FLOORING TO BE LVT. ALL WALLS TO BE PAINTED. ALL BATHROOMS TO HAVE TILE FLOORS AND CULTURED MARBLE SURROUNDS.

*A108.2 Appendix A - Flooring material project elective. Where projects are intended to qualify for a "flooring material" project elective, all flooring installed within the interior of the building shall comply with Section 806.4 or shall be one or more of the following flooring materials that are deemed to comply with VOC emission limits: 1. Ceramic and concrete tile 2. Clay pavers 3. Concrete 4. Concrete pavers 5. Metal 6. Organic-free, mineral-based
*A108.5 Appendix A Total VOC limit project elective. Where projects are intended to qualify for a "total VOC limit" project elective in accordance with a minimum of 50 percent of all adhesives and sealants, architectural paints and coatings, flooring, acoustical ceiling tiles and wall systems and insulation shall have a Total Volatile Organic Compounds (TVOCs) emission limit of 7,500 ug/m³. The test methodology used to determine compliance shall be from CDPHEHLB/Standard Method V.1.1. The emissions testing shall be performed by a laboratory that has the CDPHEHLB/Standard Method V.1.1 test methodology in the scope of its ISO 17025 Accreditation.
*A108.6 Appendix A Post-construction, pre-occupancy baseline IAQ testing. Where projects are intended to qualify for this project elective, after all interior finishes are installed, the building shall be tested for indoor air quality and the testing results shall indicate that the levels of VOCs meet the levels detailed in Table A108.6 using testing protocols in accordance with ASTM D 6156, ASTM D 5466, ASTM D 5197, ASTM D 6345, and ISO 7708. Test samples shall be taken in not less than one location in each 25,000 square feet (1860 m²) of floor area or in each contiguous floor area.

BZA REVIEW

DRAWING DATA

PROJECT: 1342RESIDENCES
ADDRESS: 1342 EASTERN AVE NE
WASHINGTON, DC 20019

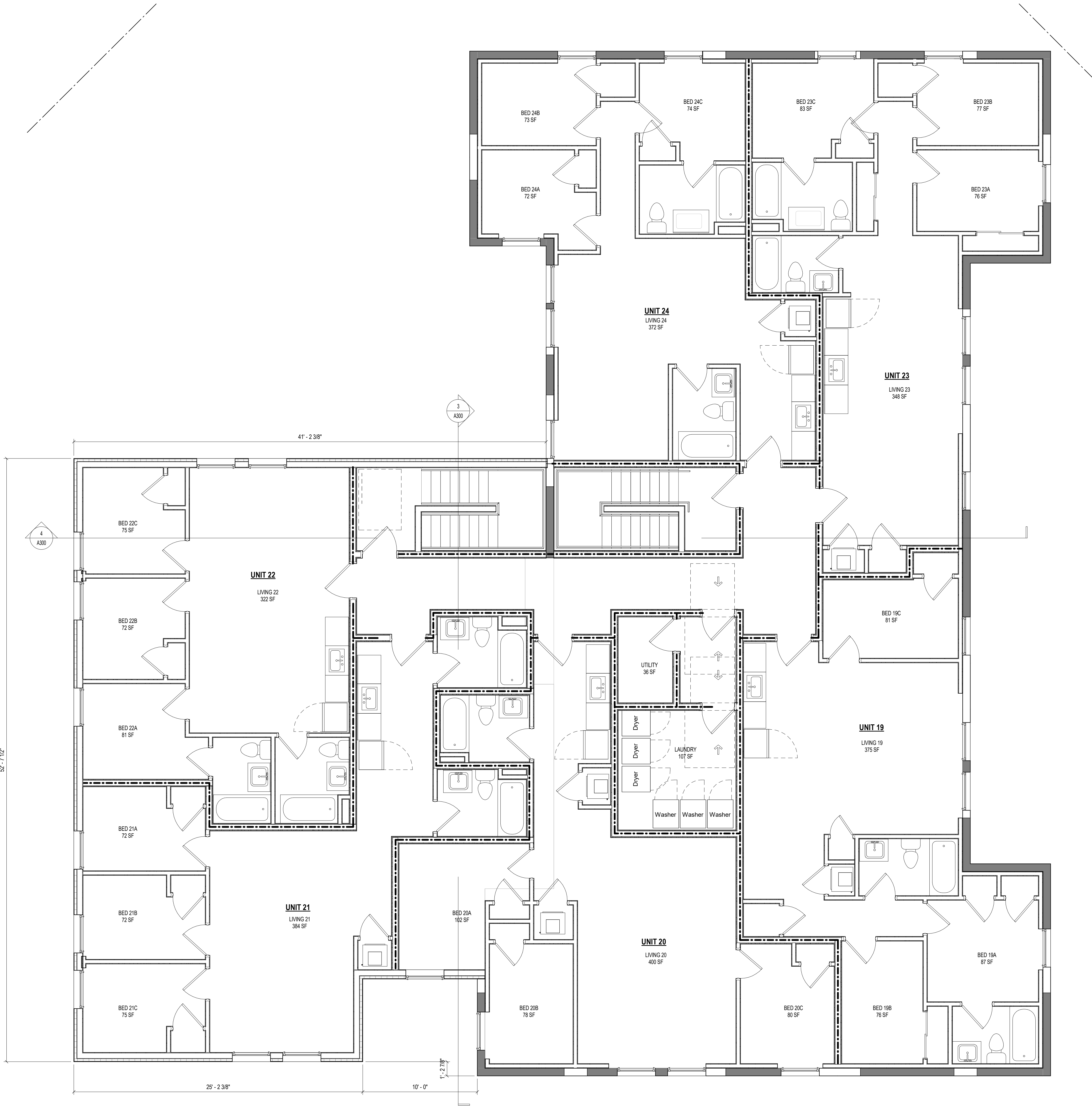
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• 20231011_ISSUE FOR BZA REVIEW

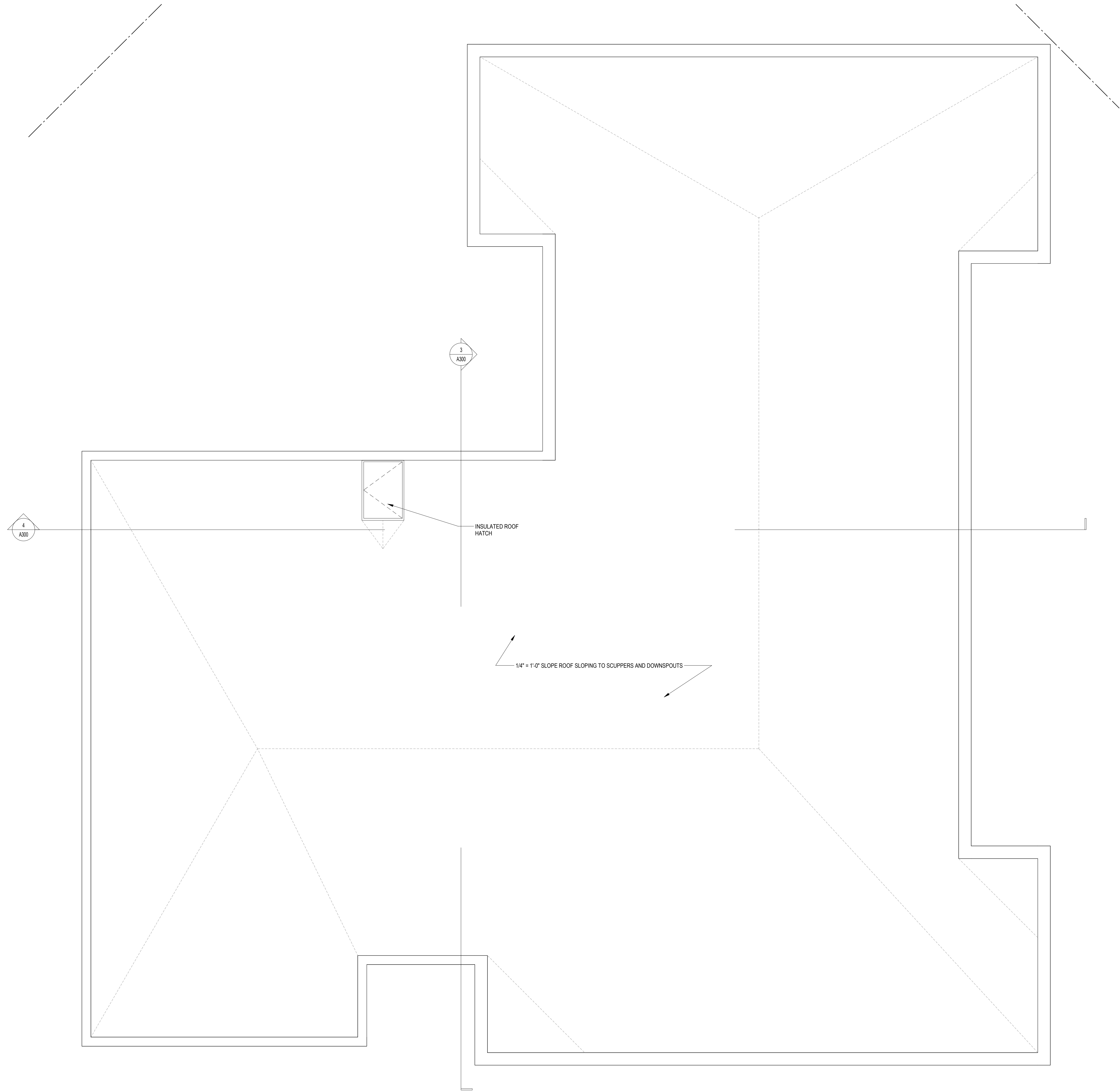
REV NO. REVISION DATE

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SHEET TITLE: LEVEL 3 - FLOOR PLAN
PROJECT NO: 000000
DATE ISSUED: 07/24/19
SCALE: As indicated





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 - EDGESHELL 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 R61.9 ACCORDING TO 2017 IECC 402.1.1
- AIR LEAKAGE RATE NOT TO EXCEED 3 AIR CHANGES PER HOUR. GC TO TEST BUILDING THERMAL ENVELOP 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: (A. 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 7"x4"x10". 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 KNN).
- 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 (111.1 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 A204 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 E11
- STRUCTURES UNDER CONSTRUCTION, ALTERATION OR DEMOLITION SHALL BE PROVIDED WITH NO FEWER THAN ONE APPROVED PORTABLE FIRE EXTINGUISHERS 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, CON WALLS IN SHOWER COMPARTMENTS SHALL BE FINISHED W/ SOLID SURFACE SHOWER SURROUND LINER FROM WILSONART. WALL FINISH FROM FLOOR TO CEILING.

EXISTING TO REMAIN NEW CONSTRUCTION

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 turning strips applied to a noncombustible base and fireblocked as required by Section 803.13.1
b. In other than Group 1-3 occupancies in buildings less than three stories above grade plane, Class B interior finish for non sprinklered 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.

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

NOTE: ALL FINISHES, FIXTURES AND APPLIANCES INSTALLED IN GENERAL UNITS ARE SAME OR COMPARABLE TO THOSE PROVIDED PROVIDED FOR THE E.U. UNIT(S)

FINISH SCHEDULE

FINISH NO.	DESCRIPTION
LVT-01	LUXURY VINYL TILE
PT-01	GENERAL WALL PAINT
SF-01	MINCEY MARBLE SHOWER SURROUND
TL-01	TILE FLOORING - 12"x24"
TL-1B	MATCHING BASE TILE

ALL FLOORING TO BE LVT. ALL WALLS TO BE PAINTED. ALL BATHROOMS TO HAVE TILE FLOORS AND CULTURED MARBLE SURROUNDS.

*A108.2 Appendix A - Flooring material project elective. Where projects are intended to qualify for a "flooring material" project elective, all flooring installed within the interior of the building shall comply with Section 806.4 or shall be one or more of the following flooring materials that are deemed to comply
with VOC emission limits: 1. Ceramic and concrete tile 2. Clay pavers 3. Concrete 4. Concrete pavers 5. Metal 6. Organic-free, mineral-based
*A108.5 Appendix A Total VOC limit project elective. Where projects are intended to qualify for a "total VOC limit" project elective
in accordance with a minimum of 50 percent of all adhesives and sealants, architectural paints and coatings, flooring, acoustical ceiling tiles and wall systems and insulation shall have a Total Volatile Organic Compounds (TVOCs) emission
limit of 7,500 ug/m³. The test methodology used to determine compliance shall be from CDPHEHLB/Standard Method V.1.1. The emissions testing shall be performed by a laboratory that has the CDPHEHLB/Standard Method V.1.1 test methodology in the scope of its ISO 17025 Accreditation.
*A108.8 Appendix A Post-construction, pre-occupancy baseline IAQ testing. Where projects are intended to qualify for this project elective, after all interior finishes are installed, the building shall be tested for indoor air quality and the testing results shall indicate that the levels of VOCs meet the levels detailed in Table A108.8 using testing protocols in accordance with ASTM D 6196, ASTM D 5486, ASTM D 5197, ASTM D 6345, and ISO 7708. Test samples shall be taken in not less than one location in each 25,000 square feet (1860 m²) of floor area or in each contiguous floor area.



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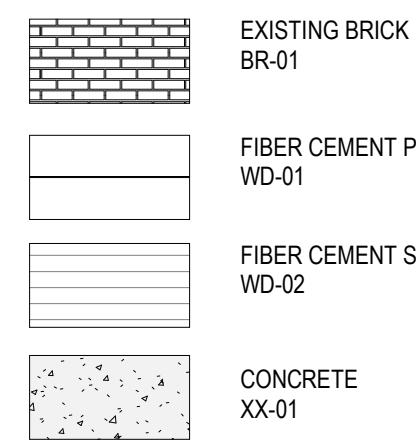
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SHEET TITLE: ROOF FLOOR PLAN
PROJECT NO: 000000
DATE ISSUED: 01/10/25
SCALE: As indicated

A105

EXTERIOR MATERIAL LEGEND



EXTERIOR ELEVATION NOTES

1. SEE A-010 FOR WALL ASSEMBLIES CALLED OUT AS WT-X, TYP.
2. SEE A-020 FOR WINDOWS AND WINDOW SCHEDULES.

CONSTRUCTION GENERAL NOTES

- ALL DIMENSIONS TO FINISH FACE, U.N.O.
- ALL INTERIOR PARTITIONS TO BE TYPE A, U.N.O. SEE G-01 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 REMAINS AS REQUIRED
- SEE ELEVATIONS FOR WINDOW TAGS
- PROVIDE ARC-FALL PROTECTION FOR ALL LIVING SPACE OUTLETS TO COMPLY
- ALL FLOORING TO BE CONTIGUOUS HARDWOOD SPECIFIED BY OWNER, U.N.O.
- REPLACE ALL EXISTING WINDOWS W/ LOW-E GLASS WINDOWS
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- 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 A-020 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
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EXISTING TO REMAIN NEW CONSTRUCTION



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REV NO.

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SHEET TITLE: EXTERIOR ELEVATIONS

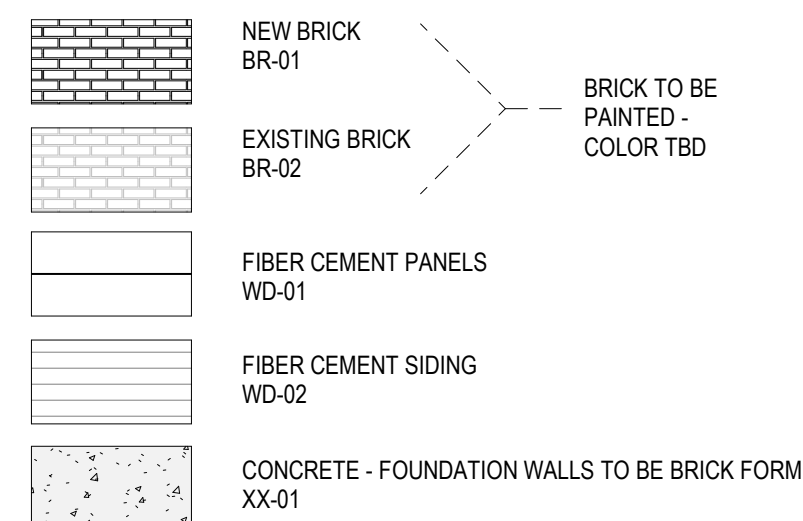
PROJECT NO: 000000

DATE ISSUED: 07/24/19

SCALE: As indicated

A200

EXTERIOR MATERIAL LEGEND



EXTERIOR ELEVATION NOTES

1. SEE A101 FOR WALL ASSEMBLIES CALLED OUT AS WT-X, TYP.
2. SEE A-120 FOR WINDOWS AND WINDOW SCHEDULES.

CONSTRUCTION GENERAL NOTES

- ALL DIMENSIONS TO FINISH FACE, U.N.O.
- ALL INTERIOR PARTITIONS TO BE TYPE A, U.N.O. SEE G1.01 FOR PARTITION SCHEDULE
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- WINDOW WELL DEPTH DETERMINED BY VENTILATION REQUIREMENTS, SEE SHEET A202 FOR CALCULATION
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EXISTING TO REMAIN NEW CONSTRUCTION



3 SIDE FACADE
1/4" = 1'-0"



1 SIDE FACADE 2
1/4" = 1'-0"

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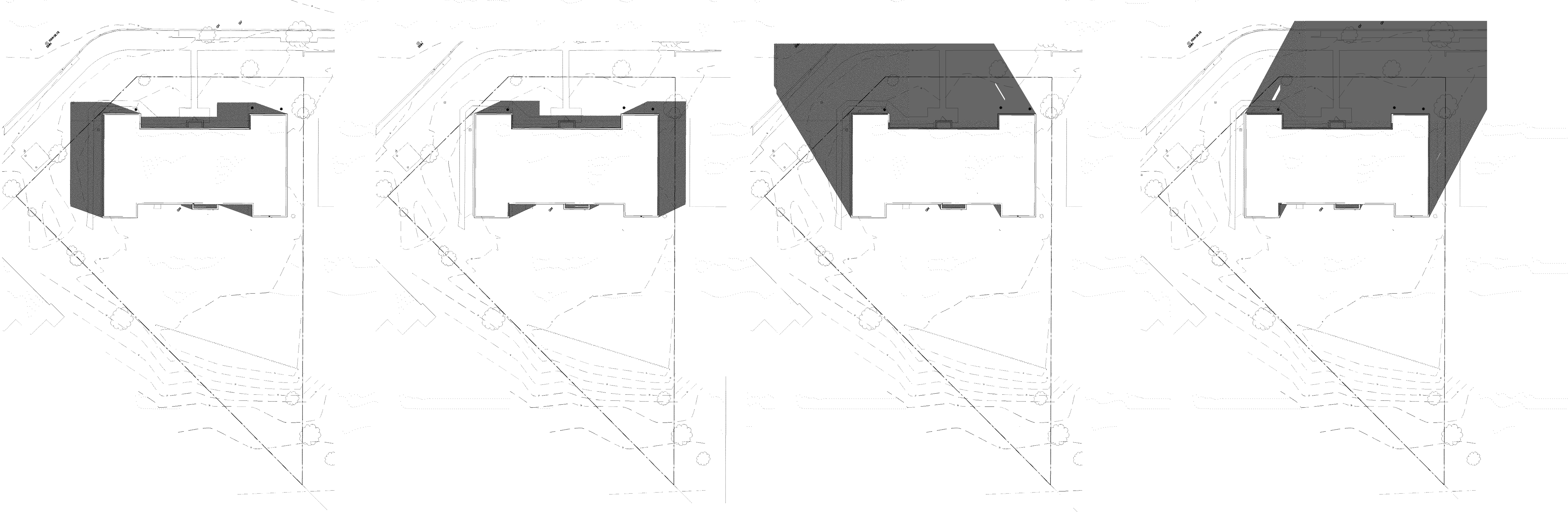
SHEET TITLE: EXTERIOR ELEVATIONS

PROJECT NO: 000000

DATE ISSUED: 07/24/19

SCALE: As indicated

A201

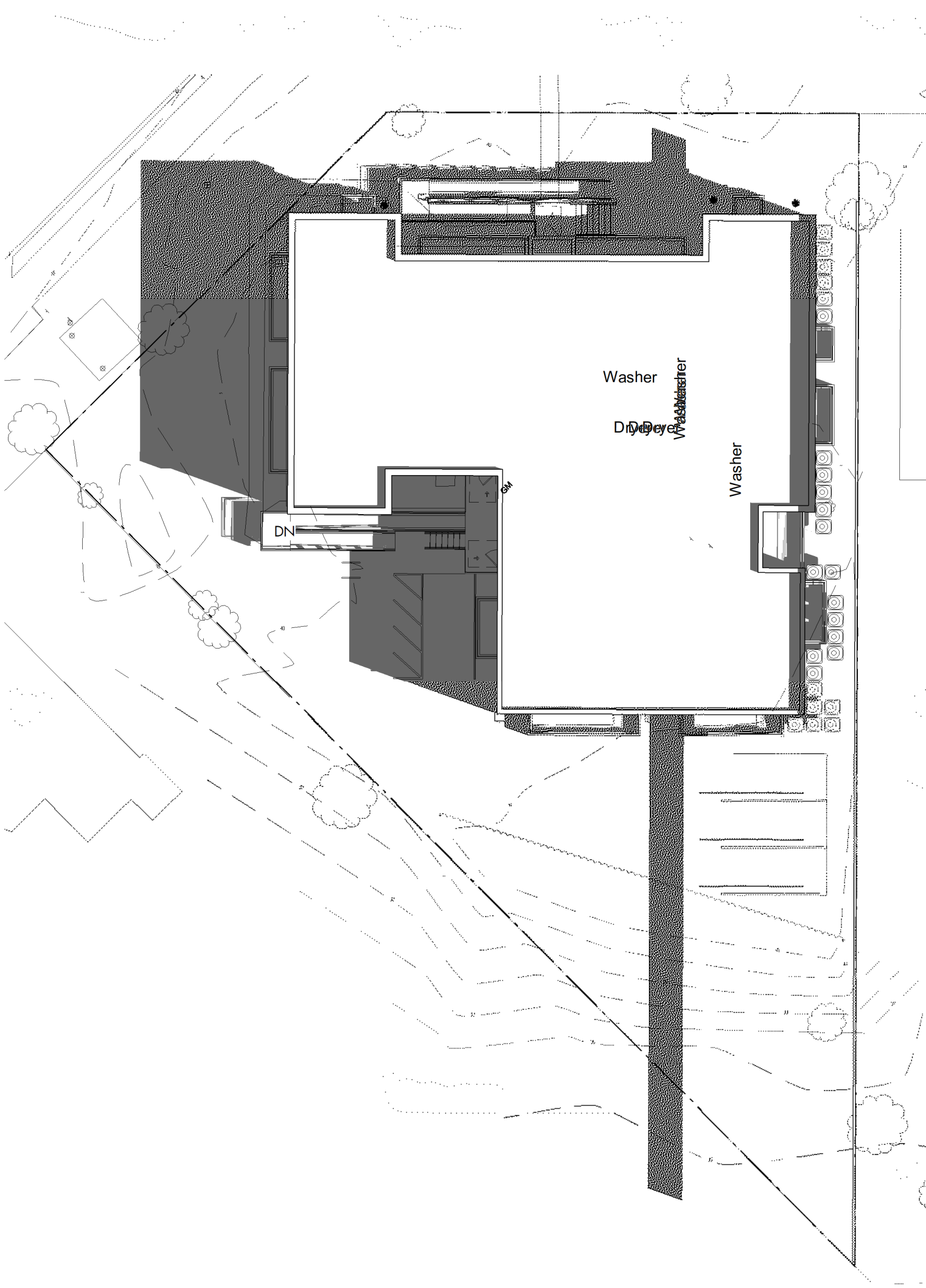


10 SITE PLAN - SS1000 EXISTING
1" = 20'-0"

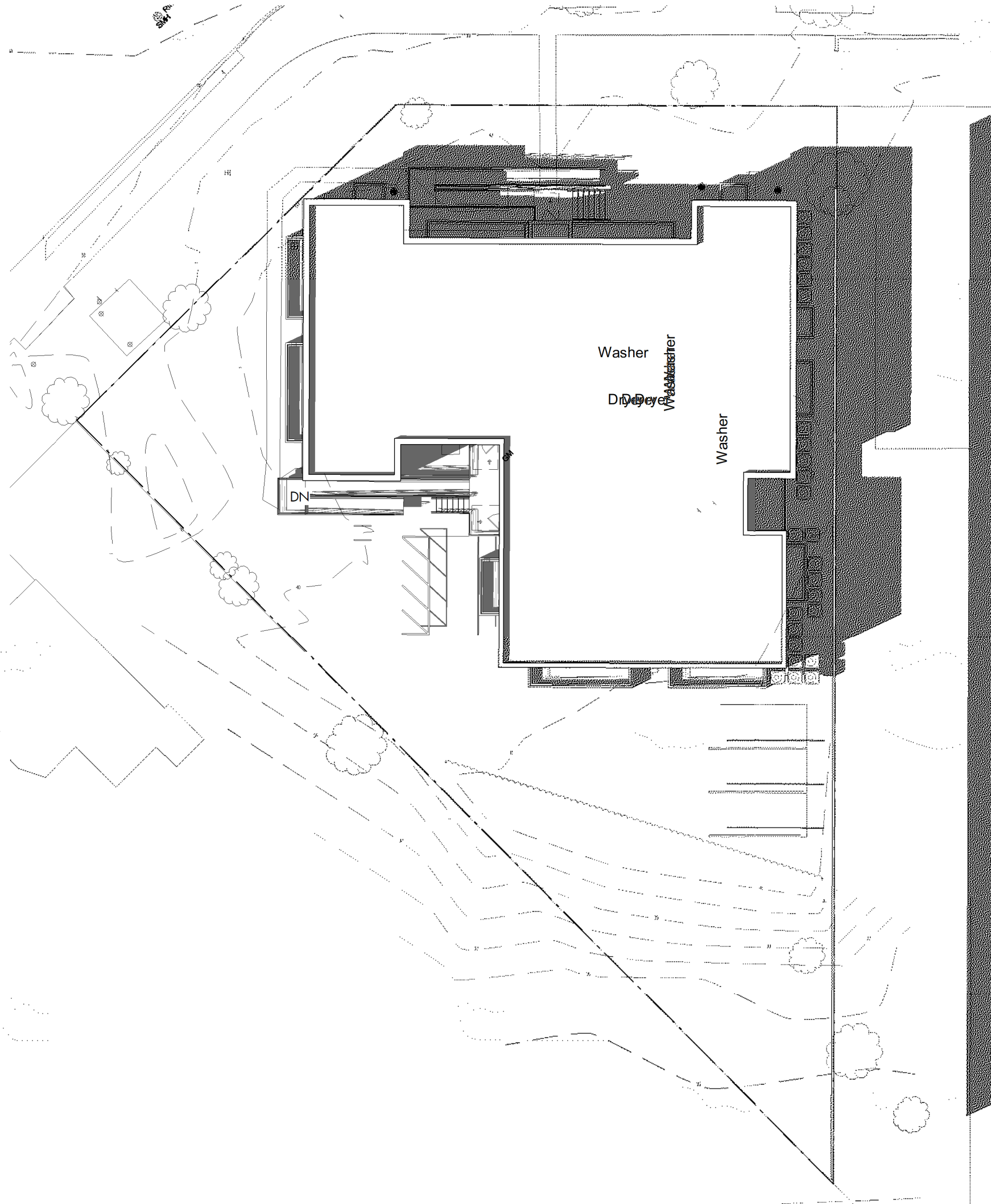
9 SITE PLAN - SS1400 EXISTING
1" = 20'-0"

8 SITE PLAN - WS1000 PROPOSED EXISTING
1" = 20'-0"

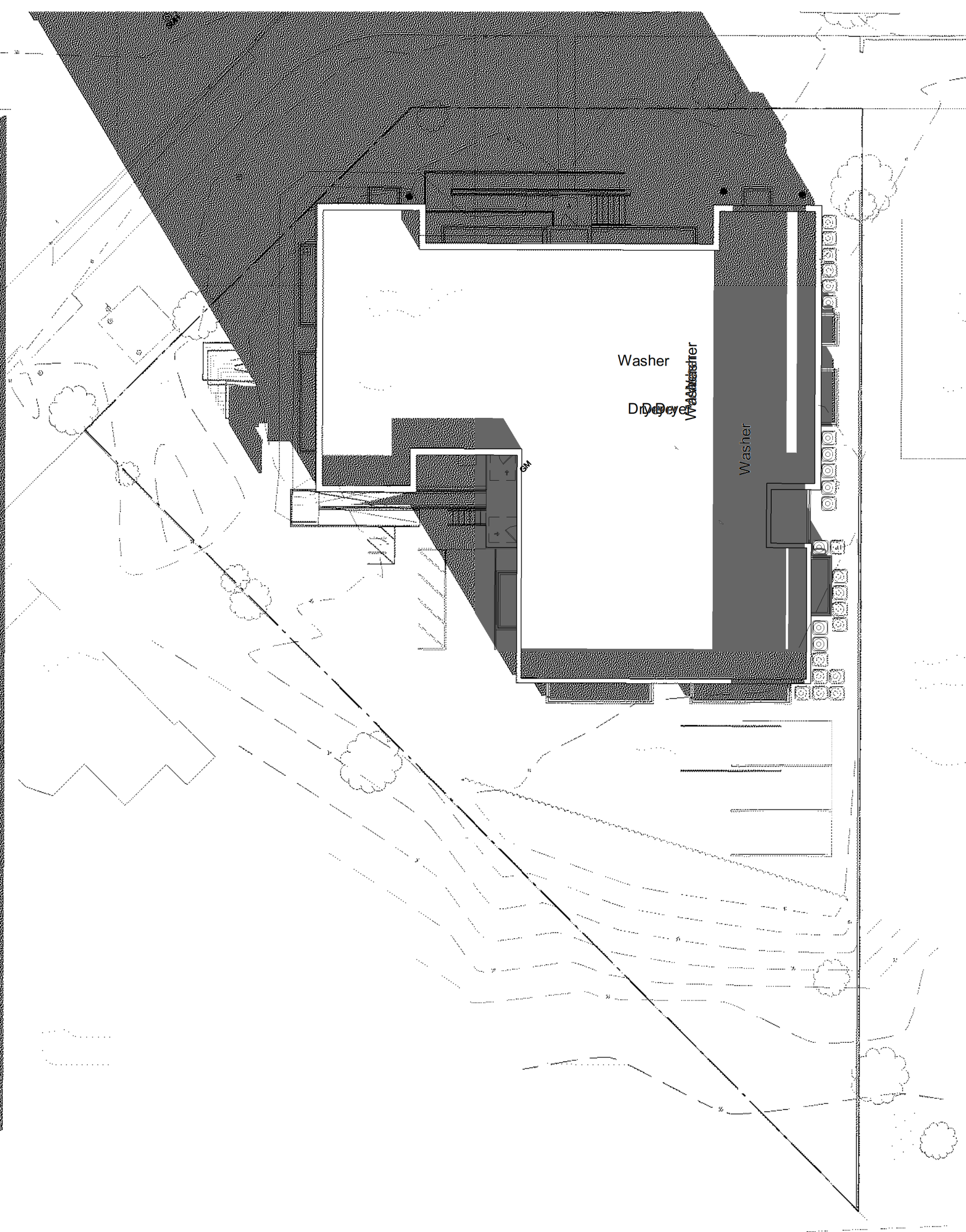
7 SITE PLAN - WS1400 EXISTING
1" = 20'-0"



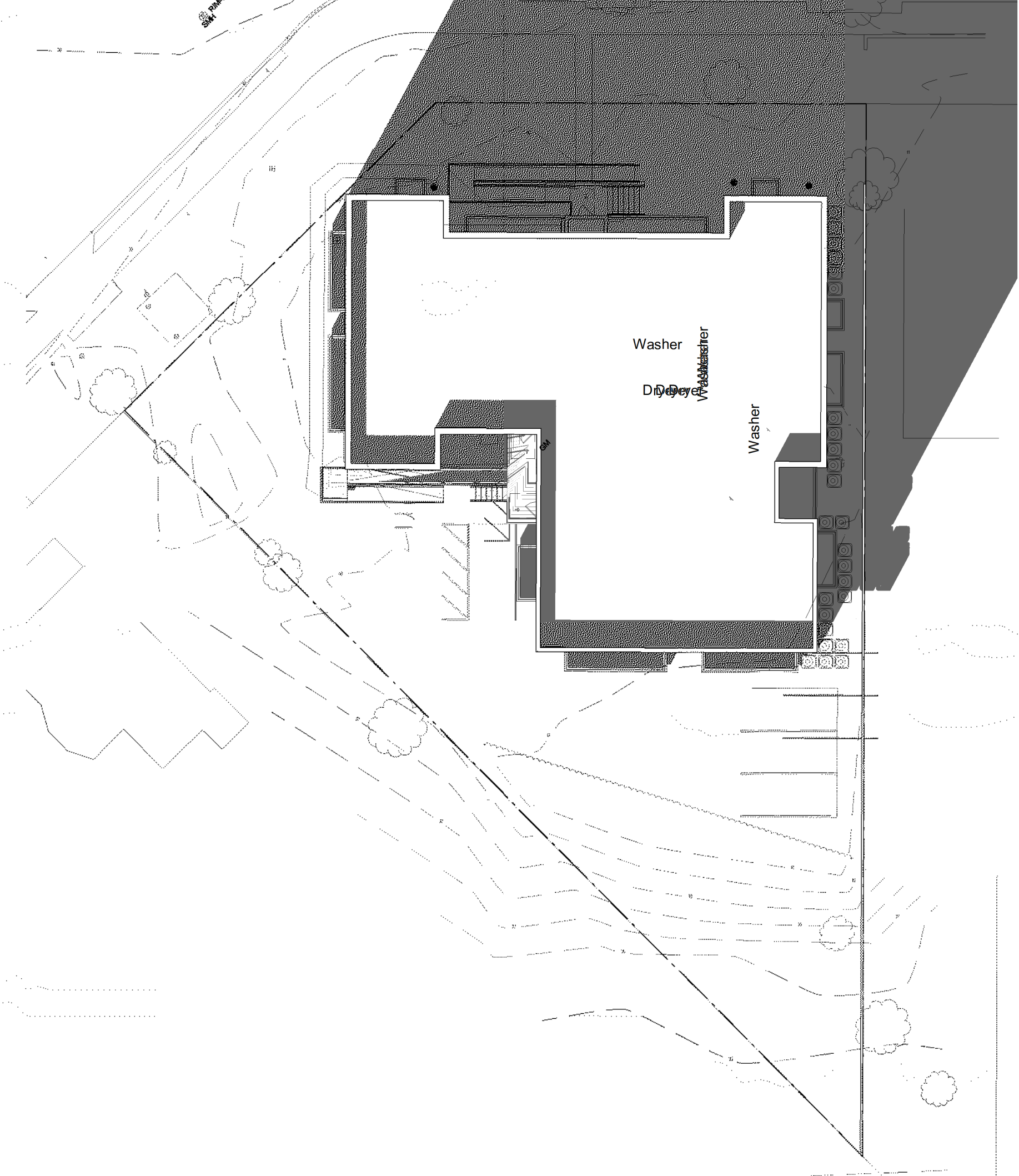
6 SITE PLAN - SS1000 PROPOSED
1" = 20'-0"



5 SITE PLAN - SS1400 PROPOSED
1" = 20'-0"



4 SITE PLAN - WS1000 PROPOSED
1" = 20'-0"



3 SITE PLAN - WS1400 PROPOSED
1" = 20'-0"

NOTE: "SS" IS AN ABBREVIATION FOR THE SUMMER SOLSTICE (JUNE 20). "WS" IS AN ABBREVIATION FOR THE WINTER SOLSTICE (DECEMBER 21)

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BZA REVIEW

DRAWING DATA

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SHEET SUBMISSION INDEX
• 20231011_ISSUE FOR BZA REVIEW
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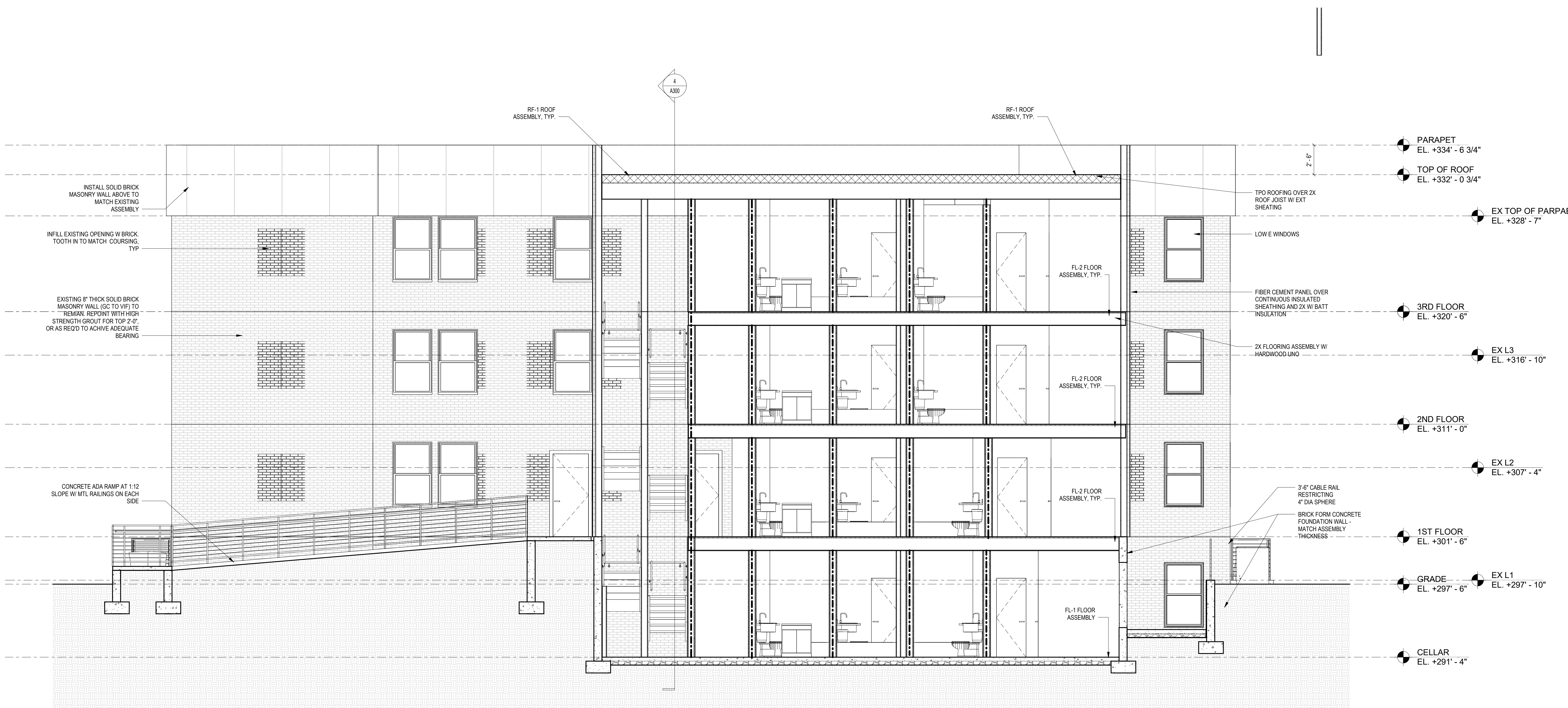
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SHEET TITLE: **SOLAR STUDIES**
PROJECT NO: **000000**
DATE ISSUED: **07/24/19**
SCALE: **1" = 20'-0"**

A203



CONSTRUCTION GENERAL NOTES

1.

ALL DIMENSIONS TO FINISH FACE, U.N.O.

2.

ALL INTERIOR PARTITIONS TO BE TYPE A, U.N.O. SEE GL01 FOR PARTITION SCHEDULE

3.

ALL INTERIOR WALLS TO BE PAINTED, U.N.O.

4.

ALL CEILINGS TO BE 90' GWB - PAINTED - FLAT FINISH

5.

ALL WALLS TO BE PAINTED - EGGSHELL FINISH

6.

REPAIR ALL WALLS EXISTING TO REMAIN AS REQUIRED

7.

SEE ELEVATIONS FOR WINDOW TAGS

8.

PROVIDE ARC-FAULT PROTECTION FOR ALL LIVING SPACE OUTLETS TO COMPLY

9.

ALL FLOORING TO BE CONTINUOUS HARDWOOD SPECIFIED BY OWNER, U.N.O.

10.

REPLACE ALL EXISTING WINDOWS W/ LOW-E GLASS WINDOWS

11.

GC TO VERIFY INSULATION OF EXISTING EXTERIOR WALLS TO REMAIN MEETS R813 ACCORDING TO 2017 IECC 402.1.1

12.

GC TO PROVIDE NO FEWER THAN ONE APPROVED 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

13.

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).

14.

HANDRAILS AND GUARDS SHALL BE DESIGNED TO RESIST A CONCENTRATED LOAD OF 200 POUNDS (0.89 KN)

15.

WALLS, PARTITIONS, AND FLOORCEILING 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

16.

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

17.

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

18.

WINDOW WELL DEPTH DETERMINED BY VENTILATION REQUIREMENTS. SEE SHEET A202 FOR CALCULATION

19.

ALL WET AREAS TO BE PAINTED WITH SHERWIN WILLIAMS EMERALD INTERIOR PAINT, SEMI-GLOSS, PRODUCT NUMBER: K38W0351. PAINT OFFERS WASHABILITY, PREVENTS STAINS FROM PENETRATING, AND CONTAINS PROPERTIES THAT INHIBIT THE GROWTH OF MOLD AND MILDEW ON THE SURFACE

20.

FRONT LOAD WASHER/DRYER COMBO UNIT, UNIT TO MEET REQUIREMENTS OF 2017 ICC SECTION 611

21.

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 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 FROM FLOOR TO CEILING.

EXISTING TO REMAIN

NEW CONSTRUCTION

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, SPRINKLED (MOST RESTRICTIVE)

Interior exit stairways, interior exit ramps and exit passageways: Class B

Corridors and enclosures 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 wallcovering 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 hanging strips applied to a noncombustible base and fireblocked as required by Section 903.1.1.

b. In other than Group 3 occupancies in buildings less than three stories above grade plane, Class B interior finish for non-sprinklered 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.

INTERIOR FINISHES

BATHROOMS:

FLOORS - TILE

WALLS - TILE AND PTD (SATIN) GYPSUM BD W/ TILE BASE

SHOWERS/TUBS - SOLID SURFACE SURROUND

CEILING - PTD (SEM GLOSS) GYPSUM BOARD

ROOMS OTHER THAN BATHROOMS:

FLOORS - LVT W/ RUBBER BASE

WALLS - PTD (SATIN) GYPSUM BD W/ RUBBER BASE

CEILING - PTD FLAT GYPSUM BOARD

NOTE: ALL FINISHES, FIXTURES AND APPLIANCES INSTALLED IN GENERAL UNITS ARE SAME OR COMPARABLE TO THOSE PROVIDED PROVIDED FOR THE 12 UNITS.

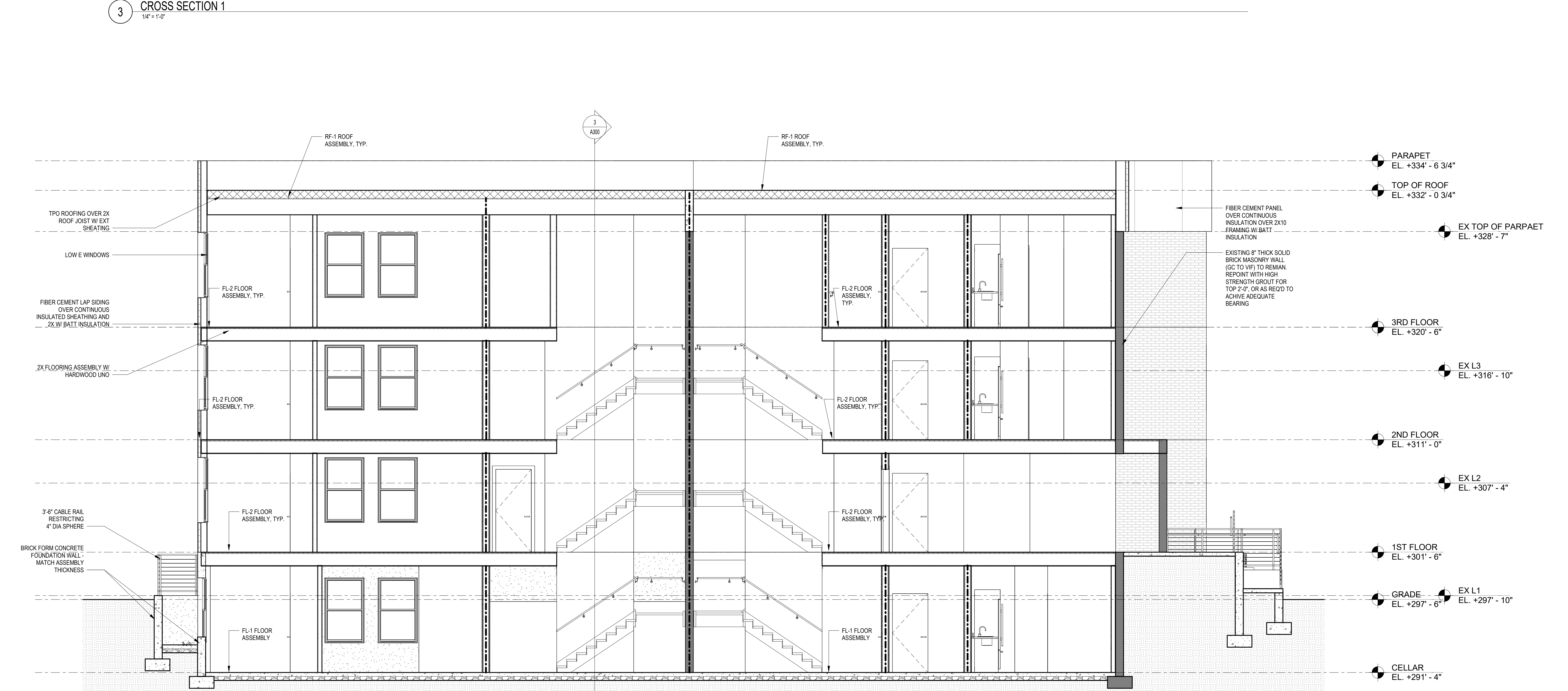
FINISH SCHEDULE	
FINISH NO.	DESCRIPTION
LVT-01	LUXURY VINYL TILE
PT-01	GENERAL WALL PAINT
SF-01	MINCEY MARBLE SHOWER SURROUND
TL-01	TILE FLOORING - 12"x24"
TL-1B	MATCHING BASE TILE

ALL FLOORING TO BE LVT. ALL WALLS TO BE PAINTED. ALL BATHROOMS TO HAVE TILE FLOORS AND CULTURED MARBLE SURROUNDS.

*A108.2 Appendix A - Flooring material project elective. Where projects are intended to qualify for a "flooring material" project elective, all flooring installed within the interior of the building shall comply with Section 805.4 or shall be one or more of the following flooring materials that are deemed to comply with VOC emission limits: 1. Ceramic and concrete tile 2. Clay pavers 3. Concrete 4. Concrete pavers 5. Metal 6. Organic-free, mineral-based

*A108.5 Appendix A Total VOC limit project elective. Where projects are intended to qualify for a "total VOC limit" project elective in accordance with a minimum of 50 percent of all adhesives and sealants, architectural paints and coatings, flooring, acoustical ceiling tiles and wall systems and insulation shall have a Total Volatile Organic Compounds (TVOCs) emission limit of ? 500 ug/m³. The test methodology used to determine compliance shall be from CDPH/EHLB/Standard Method V.1.1. The emissions testing shall be performed by a laboratory that has the CDPH/EHLB/Standard Method V.1.1 test methodology in the scope of its ISO 17025 Accreditation.

*A108.8 Appendix A Post-construction, pre-occupancy baseline IAQ testing. Where projects are intended to qualify for this project elective, after all interior finishes are installed, the building shall be tested for indoor air quality and the testing results shall indicate that the levels of VOCs meet the levels detailed in Table A108.8 using testing protocols in accordance with ASTM D 6196, ASTM D 5466, ASTM D 5197, ASTM D 6345, and ISO 7708. Test samples shall be taken in not less than one location in each 25,000 square feet (1860 m²) of floor area or in each contiguous floor area.



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SHEET SUBMISSION INDEX

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SHEET TITLE: BUILDING SECTIONS

PROJECT NO: 000000

DATE ISSUED: 07/24/19

SCALE: As indicated

A300