1342 EASTERN AVE NE WASHINGTON, DC 20019

BZA REVIEW

11 OCTOBER 2025

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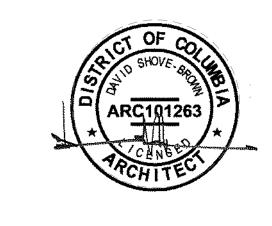
ARCHITECT::
//3877
DAVID TRACZ, AIA, NCARB
DAVID SHOVE BROWN, AIA, NCARB
3333 K STREET NW, SUITE 60
WASHINGTON, DC 20007
[T] 202.350..4244

CIVIL ENGINEER: :
HUSKA CONSULTING, LLC
CHRISTOPHER HUSKA
1050 30TH ST NW
WASHINGTON, DC 20007
[T] 703.425.3862

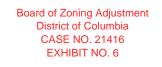
GENERAL CONTRACTOR:
PALMAR CONSTRUCTION
769 GRACE ST
HERNDON, VA 20170
[T] 703.589.4832

MEP ENGINEER: :
KK ENGINEERING LLC
8850 COLUMBIA 100 PARKWAY, SUITE 316
COLUMBIA, MD 21405
[T] 443.393.1070

STRUCTURAL ENGINEER: :
GAVIN & ASSOC STRUCTURAL ENGINEERS
CHARLES GAVIN
PO BOX 5142
MCLEAN, VA 22103
[T] 703.409.1070



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



SCOPE OF						
 EXISTING CRAWL SPA 	ATION TO EXISTING APARTMENT HOUS CE TO BE DUG OUT FOR FULL HEIGHT	CELLAR UNITS. NO UNDERPINNING REG	<i>ס</i> ינ	ARCHITECT: //3877 DAVID TRACZ, AIA, NCARB		CONSTRUCTI BUILDING
 FULLY SPRINKLERED 	S, MECHANICAL, ELECTRICAL, PLUMBIN ROVIDED ON THE PROPERTY (1 ACCES			DAVID SHOVE BROWN, AIA, NCA 3299 K STREET NW, SUITE 300 WASHINGTON, DC 20007	\RB	PRIMARY
BUILDING [)ΔΤΔ			[T] 202.350.4244 [W] WWW.3877.DESIGN		EXTERIOR INTERIOR
ADDRESS :	1342 EASTERN AVE NE	DEVELOPMENT STANDARDS:		OWNER: DISTRICT LINE DEVELOPMENT		EXTERIOR WALLS/P.
ZONE :	WASHINGTON, DC 20019 RA-1	EXIST. HEIGHT: MAX HEIGHT: PROP. HEIGHT:	32'-0" 40'-0" 34'-7"	MATT MEDVENE 700 RANDOLPH PLACE NW WASHINGTON DC 20011		INTERIOR WALLS/P
SQUARE: LOT:	5172 0809	IZ MAX FAR: PROP. FAR	1.08 (17,369 SF) 1.08 (17,355 SF)	[T] 703.589.4832 [W] WWW.DISTRICTLINEDEVELO	PMENT.COM	FLOOR CO ASSOC. S (See Sect
WARD: USE GROUP:	7 RESIDENTIAL, R-2	MAX % LOT OCCUPANCY: EXISTING LOT SIZE: EXIST. LOT COVERAGE:	40% 16,083 SF 3,813 SF	<u>CIVIL ENGINEER:</u> HUSKA CONSULTING, LLC		ROOF CON
CONSTRUCTION TYPE :	TYPE V-A	EXIST. LOT COVERAGE. EXIST. % LOT OCC: PROP. LOT COVERAGE: PROPOSED LOT OCC:	5,013 SF 24% 5,789 SF 36%	CHRIS HUSKA 1050 30TH STREET NW		ASSOC. S (See Sect
EXISTING BUILDING: NUMBER OF STORIES	3 ABOVE GRADE	REQUIRED GAR:	0.4	WASHINGTON, DC 20007 [T] 703.425.3862 [W] WWW.HUSKACONSULTING.C	COM	a. Roof su
TOTAL AREA UNIT COUNT PROPOSED ADDITION:	11,439 SF 15	MIN REAR YARD: PROPOSED REAR YARD: MIN SIDE YARD:	20'-0" 94'-4" 8'-7.5"	MEP ENGINEER: KK ENGINEERING, LLC		b. Except
NUMBER OF STORIES TOTAL AREA UNIT COUNT	3 ABOVE GRADE WITH CELLAR 17,355 (CELLAR NOT INCLUDED) 24	PROVIDED: NORTH WEST:	NO CHANGE (21'-6" EXISTING)	KHALID KHALIFA 8850 COLUMBIA 100 PARWAY		of the r retarda membe
PROPOSED FLOOR AREA LEVEL S1 (CELLAR):	5,785 SF (NOT COUNTED TOWARDS GFA)	SOUTH EAST: PERVIOUS SURFACE:	8'-11.5" 4,363 SF (27%)	SUITE 316 COLUMBIA, MD 21045 [T] 443.393.1070		c. In all o a 1-hou d. Not les
LEVEL 01: LEVEL 02: LEVEL 03:	5,798 SF 5,785 SF 5,785 SF	BUILDING AREA: IMPERVIOUS SURFACE:	5,789 SF (36%) 5,931 SF (37%)	[W] WWW.KKDESIGN.COM STRUCTURAL ENGINEER:		e. Not les f. Not les
17,368 SF (GFA) / 16,083 (L AUTOMATIC SPRINKLER	,			GAVIN & ASSOC. STRUCTURAL E CHARLES GAVIN PO BOX 5142	ENGINEERS	
PARKING REQUIREMENT	REQUIRED: (PER 705.2) PROPOSED UNIT #	- EXIST UNIT #		MCLEAN, VA 22103 [T] 703.409.1070	2011	
	(PER 701.5) IN EXCESS OF 4,1 F 24-4 = 20 UNITS FO 7 PARKING SPACES	R CALCS S REQ'D.		[W] WWW.GALVINENGINEERING.	.COM	
	(PER 702.1.a) DEANWOOD METRO 1/2 x 7 = 4 SPACES	O WITHIN .5 MILES REQUIRED ZING EXISTING CURB CUT				
BIKE PARKING	REQUIRED: PER 802.1 PROPOSED UNIT #	: 24				
	SHORT TERM 1/20 = 2 REQUIRED	BIKE ROOM (STACKED)				INTERIO
						/A 1
ODE INFO	RMATION					(NFF
	R, DC CONSTRUCTION CODE					SIGNAGE / GENERAL 1 2
DCMR 12 DC (AMENDMENT	CONSTRUCTION CODES SUPF	PLEMENT (2017) TON CODE SUPPLEMENT 2017				STAIRWA
2017 DISTRIC 2017 DISTRIC	T OF COLUMBIA BOILDING CO T OF COLUMBIA GREEN CONS T OF COLUMBIA FIRE CODE	IAINTENANCE CODE				STAIR FLOOI
2017 DISTRIC 2017 DISTRIC	T OF COLUMBIA MECHANICAL T OF COLUMBIA PLUMBING					ROOR 1TO ROOR 2 NO ROOF ACCESS VICENT DISCONARIOS FOR EXIT DISCONARIOS
	AL ELECTRICAL CODE (NFPA 7 RNATIONAL EXISTING BUILDI L GAS CODE	•				
ASHRAE 90.1	- 2010					
	3 BEDROOM / 2 BATHROOOM S HAVE ACCESS TO PUBLIC V	VASHERS / DRYERS LOCATED INCLUSIONARY ZONING REQ'S RESI GROSS FAR: GROSS CELLAR: TOTAL GROSS FOR IZ	ON L1 AND L3. ALL C S AND CALCS 17,355 5,785 23,140	OVIDED ON L1 WITH DEDICATED WASHE OTHER UNITS ON L1 ARE TYPE B.	ER/DRYER COMBIN	ITION UNITS WHILE
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	1b 1 1 Per Table 602 0 1 1 b, c f primary structural fra e supporting a roof on upancies, fire protection on of roof framing and re above any floor imm

INTERIOR STAIRWAY INDENTIFICATION

PROVIDE SIGNAGE WITHIN STAIR ENCLOSURE AT EACH FLOOR LANDING

1) SIGNAGE TO INDICATE AT TOP & BOTTOM OF THE STAIR ENCLOSURE

2) SIGNAGE TO BE LOCATED INSIDE THE STAIR ENCLOSURE

(NFPA 101 7.2.2.5.4)

SIGNAGE ALSO TO COMPLY WITH IBC 1023.9

STAIR FLOOR TOP MAX. 84" ABOVE FLOOR LANDING

✓ MIN. 5" HIGH NUMBER, TACTILE

NO ROOF ACCESS
V DOWN TO FLORE 1
OPEN THICKNAME FOR THE STATE STAT

MIN. 1.5" HIGH LETTERS

BRAILLE COMPLYING ICC A117.1

BOTTOM MIN. 48" ABOVE FLOOR LANDING

SHEET INDEX

NUMBER

A001 GENERAL INFORMATION

A020 DOORS AND WINDOWS

A040 EGRESS AND OCCUPANCY

A041 | EGRESS AND OCCUPANCY

A042 EGRESS AND OCCUPANCY

A043 EGRESS AND OCCUPANCY

CVI-100 EXISTING CONDITIONS

CVI-101 EXISTING CONDITIONS

CVI-210 PUBLIC SPACE SITE PLAN

CVI-110 DEMOLITION PLAN

CVI-200 SITE PLAN

CVI-220 SITE DETAILS

CVI-300 UTILITY PLAN

CVI-301 UTILITY PLAN

CVI-310 UTILITY PROFILES

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CVI-511 SEDIMENT CONTROL NOTES & DETAILS

CVI-512 SEDIMENT CONTROL NOTES & DETAILS

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A010 WALL TYPES

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A004 ACCESSIBILITY - SANITARY FACILITIES

A008 FIRE RATED PENETRATION DETAILS

SHEET INDEX

SHEET NAME

GENERAL NOTE:

STAIRWAY EXAMPLE

UNDERWRITER'S LABORATORIES INC.

906.2 General requirements. Portable fire extinguishers shall be selected, installed and maintained in accordance with this section and NFPA 10. The extinguishers shall be installed inside of a building or cabinet in a noncorrosive environment Load-bearing exterior walls shall also comply with the fire-resistance rating requirements of Table See Section 706.1.1 for party walls. Open parking garages complying with Section 406 shall not be required to have a fire-resistance The fire-resistance rating of an exterior wall is determined based upon the fire separation distance of the exterior wall and the story in which the wall is located. For special requirements for Group H occupancies, see Section 415.6.

2017 DCBC BUILDING SIZE

sprinkler system installation

X < 5^b

5 < X < 10

10 < X < 30

X > 30

4. Section 507. Unlimited area buildings.

2017 DCBC TABLE 602a, d, g

s. See the following sections for general exceptions to Table 503:

USE GROUP | CONSTRUCTION TYPE | STORIES | AREA | SPRINKLERED |

1. Section 504.3, Allowable building height and story increase due to automatic

FIRE SEPARATION DISTANCE CONSTRUCTION TYPE R-2 OCCUPANCY

Others

IA, IB

IIB, VB

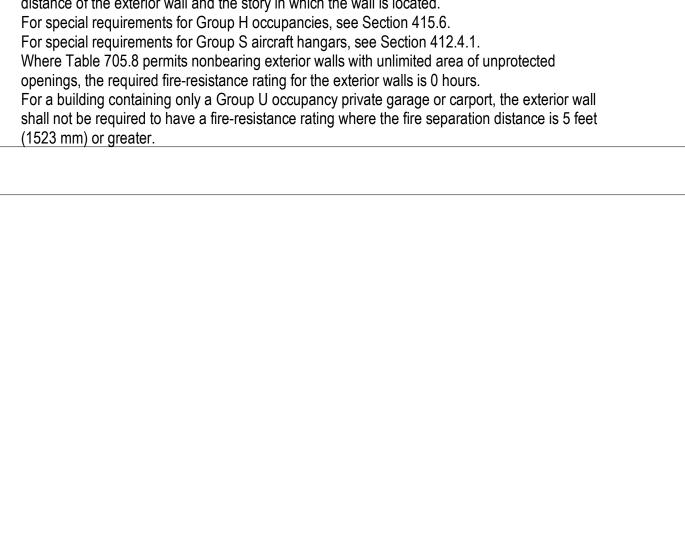
Others

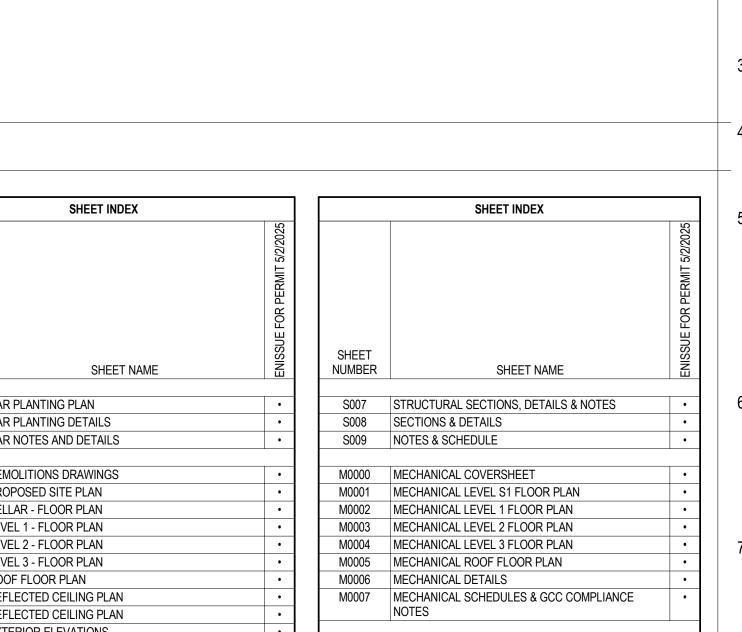
2. Section 506.2, Allowable building area increase due to street frontage.

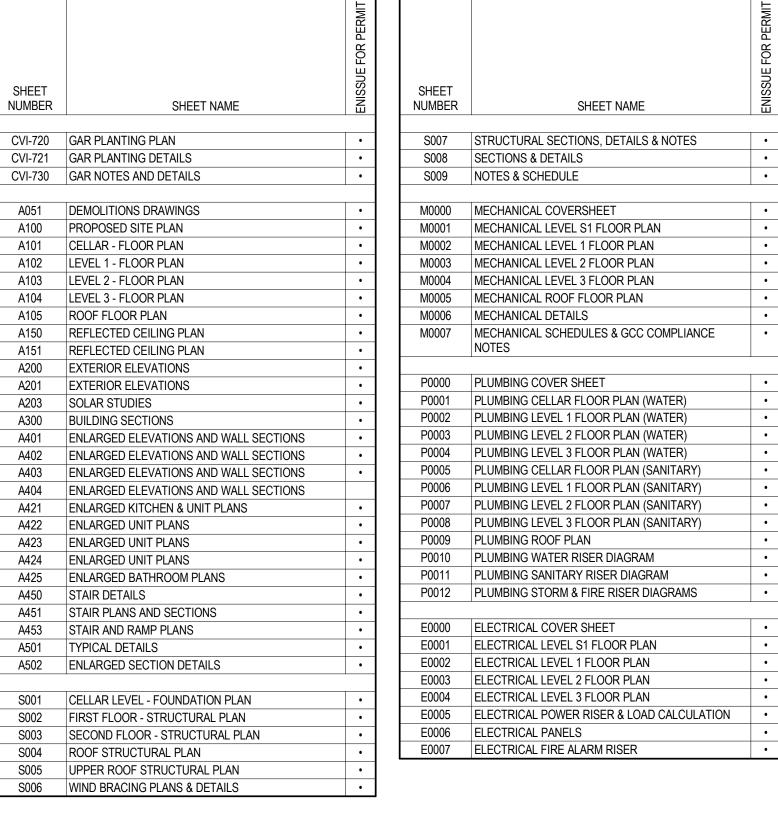
b. See Chapter 4 for specific exceptions to the allowable height and areas in Chapter 5.

3. Section 506.3, Allowable building area increase due to frontage.

48,174 SF



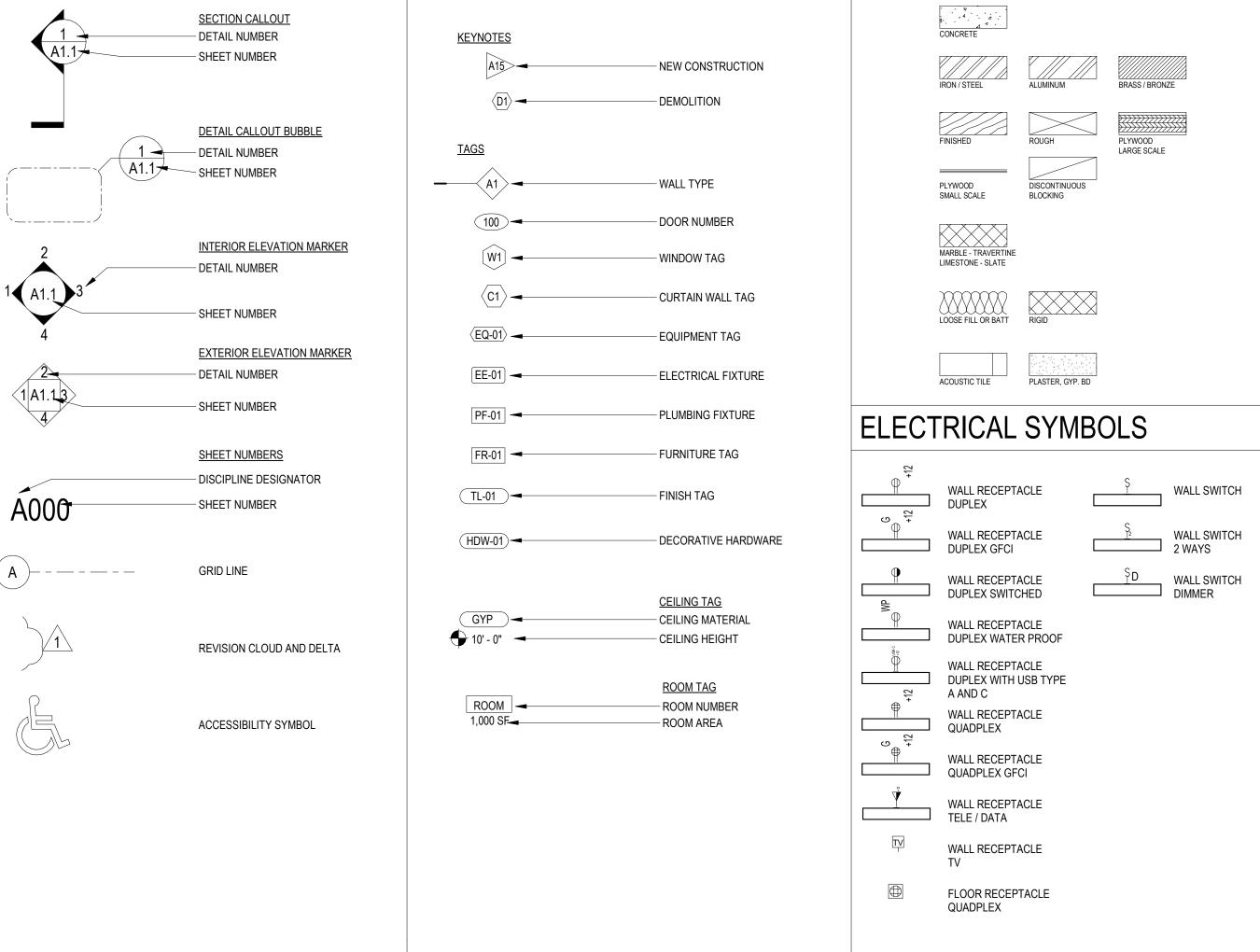




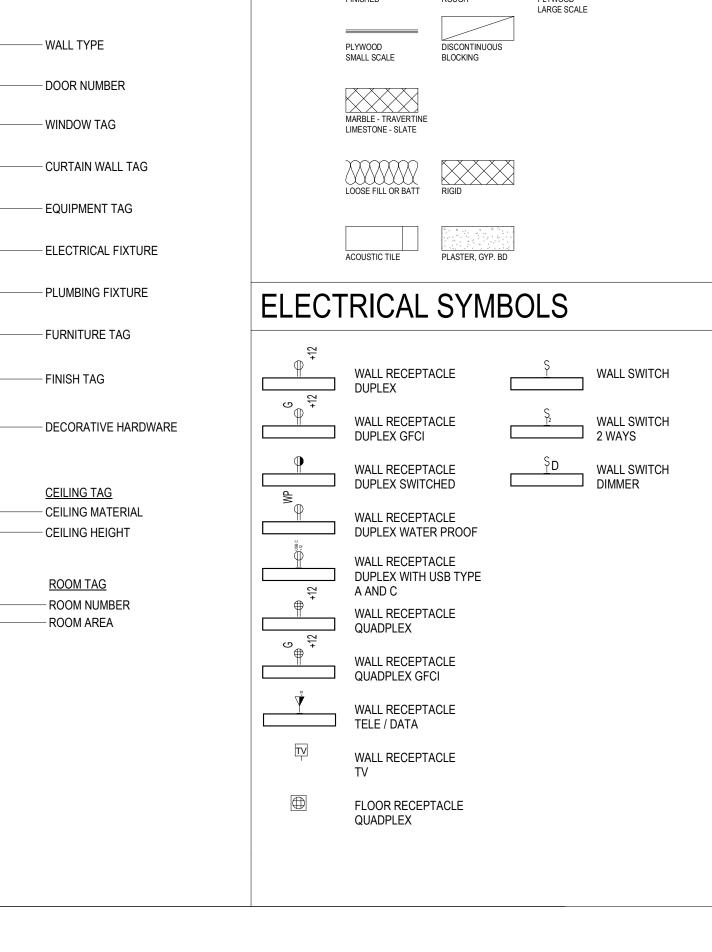
CVI-710 GAR SITE PLAN



GLAZING ADJACENT TO WALKING SURFACE (WITHIN 18") MUST BE SAFETY GLAZING (PER IBC 2406).



DRAWING TAGS



MATERIAL DESIGNATIONS

38 ALL LEGAL EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT AND SHALL SWING IN THE DIRECTION OF EGRESS. SPECIAL LOCKING DEVICES SHALL BE

22 UNLESS OTHERWISE NOTED ALL ELECTRICAL, TELEPHONE, DATA. OUTLETS ARE TO BE VERTICALLY MOUNTED + 18" A.F.F. 39 UNLESS OTHERWISE NOTED OR SHOWN, ANY FINISH

23 UNLESS OTHERWISE NOTED, SWITCHES OCCURRING IN THE SAME LOCATION ARE TO BE GANGED INTO ONE COMMON COVER PLATE. ALL SWITCHES/ DEVICES NOT GANGED IN THE SAME PLATE SHALL BE SET AT THE SAME HEIGHT AND WITH EQUAL SPACING BETWEEN EACH PLATE. (I.E. EXHAUST FAN

24 EXCEPT WHERE SHOWN IN DIMENSIONAL DETAIL, THE LOCATION OF PLUMBING, MECHANICAL EQUIPMENT, DUCTS, PIPING AND FITTINGS ARE APPROXIMATE. THE EXACT LOCATION SHALL BE DETERMINED BY THE CONTRACTORS, SUBJECT TO THE CONDITIONS OF GENERAL NOTE.

DESIGNATE AN ALTERNATE INSTALLATION LOCATION FOR

SERVICING SHALL BE LOCATED IN ACCESSIBLE LOCATIONS.

WALLS ARE NEEDED BUT ARE NOT SHOWN ON THE

ARCHITECTURAL DRAWINGS THE CONTRACTOR SHALL

HIS SHOP DRAWINGS AND COORDINATION DRAWINGS.

PER THE COORDINATION DRAWINGS AT NO ADDITIONAL

DEVICES SHALL NOT BE LOCATED BEHIND CASEWORK OR

SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT

MECHANICAL OR ELECTRICAL ROOMS. ALL ELECTRICAL AND

COMMUNICATION CONTROL DEVICES SHALL BE RECESSED

30 DUCT PENETRATION OF FIRE RATED WALLS, FLOORS, ROOFS

SHALL HAVE FIRE DAMPERS PER NFPA 90A. DAMPERS MUST

BE LOCATED AT THE POINT WHERE THE RATED BARRIER IS

PENETRATED. THIS DOES NOT APPLY TO FULLY DUCTED

PROTECTED OPENINGS SHALL BE FIRESTOPPED IN

33 WIRING PENETRATING RATED HORIZONTAL ASSEMBLIES

SHALL COMPLY WITH THE IBC SECTION 714.

34 FIRE STOPPING REQUIREMENT: ALL PENETRATIONS

35 REFER TO MECHANICAL DRAWINGS FOR MECHANICAL

APPLICABLE, AROUND THE OPENING.

AT HEADS, JAMBS AND SILLS.

OPENING SIZES AND LOCATIONS. PIPING AND DUCTS

PENETRATING STUD WALLS OR SHAFT WALLS SHALL BE

PROVIDED WITH ADDITIONAL FRAMING AND BRACING AS

36 DOORS INTO EXIT ENCLOSURES SHALL BE FULLY GASKETED

37 DOORS EQUIPPED WITH PANIC HARDWARE SHALL BE

THE DIRECTION OF EGRESS TO THE BAR.

REQUIRED. APPLY ACOUSTICAL OR FIRESTOP SEALANTS, AS

32 EXTEND FIRE RATED AND OR ACOUSTIC WALL TO UNDERSIDE

THROUGH RATED WALLS AND EACH FLOOR SHALL BE SEALED

WITH A MATERIAL CAPABLE OF PREVENTING THE PASSAGE

REQUIREMENTS OF THE TEST STANDARD SPECIFIC OF FIRE

OF FLAMES AND HOT GASSES WHEN SUBJECTED TO THE

PENETRATIONS OF 1-HOUR FIRE RESISTIVE CONSTRUCTION.

PRIOR OR CONSTRUCTION IN ORDER FOR ALTERNATE

BE RUN CONCEALED EXCEPT ABOVE CEILINGS OR IN

EXCEPT IN ELECTRICAL OR MECHANICAL ROOMS.

LOCATIONS TO BE DESIGNATED.

ACCORDANCE WITH NFPA 101.

OF DECK ABOVE U.N.O.

STOPS, ASTM E 814.

IF ACCESS PANELS THROUGH GYPSUM BOARD CEILINGS OR

REQUEST NEW LOCATIONS PRIOR TO THE COMPLETION OF

CONSTRUCTION SHALL ACCOMMODATE THE NEW LOCATIONS

25 CONTRACTOR SHALL VERIFY SIZE AND LOCATION OF ALL MECHANICAL OPENINGS THROUGH THE ROOF WITH THE MECHANICAL EQUIPMENT MANUFACTURER.

THE REGISTERS OR ACCESS PANELS.

CONTROL NEXT TO LIGHT SWITCH)

26 AIR REGISTERS AND ACCESS PANELS THROUGH GYPSUM BOARD SOFFITS ARE ONLY PERMITTED WHERE SHOWN ON THE ARCHITECTURAL REFLECTED CEILING PLANS. NO OTHER LOCATIONS ARE ALLOWED. THE MECHANICAL DRAWINGS ARE SCHEMATIC AND DIAGRAMMATIC. IF CONFLICTS EXIST, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT. THE ARCHITECT AND MECHANICAL ENGINEER WILL THEN

ALL CONSTRUCTION TECHNIQUES, MATERIALS AND FINISHES SHALL BE AS REQUIRED BY THE APPROPRIATE CODE AUTHORITIES. INSTALLATION SHALL FOLLOW THE MANUFACTURERS PUBLISHED SPECIFICATIONS AND/OR 27 ALL SHUT-OFF VALVES AND EQUIPMENT WHICH REQUIRE TRADE STANDARDS IN ADDITION TO MEETING OR EXCEEDING THE DESIGN STANDARDS.

ALL MATERIAL USED IN THE WORK SHALL BE ASBESTOS

ALL DIMENSIONS ARE TO FACE OF GYP OR MASONRY. ALL FACE OF FINISH.

28 POWER OUTLETS, LIGHT SWITCHES, AND OTHER ELECTRICAL 10 GENERAL CONTRACTOR SHALL OBTAIN ANY PERMITS FOR TRENCHES OR EXCAVATION GREATER THAN 5'-0" DEEP INTO

1 ALL BUILDING SYSTEMS (INCLUDING MECHANICAL, PLUMBING, ELECTRICAL, SITE UTILITIES, AND ARCHITECTURAL INTERIOR & EXTERIOR FINISHES) SHALL BE BID & INSTALLED COMPLETE 29 ALL PIPING, CONDUIT, ELECTRICAL JUNCTION BOXES, SHALL

12 DISSIMILAR METALS SHALL BE EFFECTIVELY ISOLATED FROM EACH OTHER TO PREVENT MOLECULAR BREAKDOWN AND GALVANIC ACTION.

OPENINGS IN THE FIELD PRIOR TO THE FABRICATION OF DOORS AND FRAMES.

14 ALL MATERIALS WHICH CANNOT ACHIEVE THE FULL DIMENSION SHOWN ON THE CONSTRUCTION DRAWINGS CAN 31 PENETRATIONS IN WALLS, FLOORS OR ROOF REQUIRING BE DIVIDED INTO PIECES AS DIRECTED BY THE ARCHITECT. IN ALL CASES THESE JOINTS OR HAIRLINE JOINTS WILL ALIGN WITH ADJACENT CONSTRUCTION JOINTS, OR WILL HAVE AN AESTHETIC LOGIC.

15 UNLESS NOTED OTHERWISE, ALL SEALANT COLORS OR FILLING MATERIALS TO MATCH ADJACENT SURFACES.

UNDER THE DOOR UNLESS OTHERWISE NOTED.

BOARD EDGES. INSTALL CASING BEADS WHEREVER WALLBOARD, PLASTER, ETC. ABUTS A DISSIMILAR FINISH MATERIAL.

21 ALL RIGID CONDUIT, DUCTS, PLUMBING PIPES AND OTHER PIPING LOCATED IN ACOUSTICALLY RATED WALL OR PARTITION ASSEMBLIES SHALL BE ISOLATED FROM THE BUILDING BY MEANS OF RESILIENT SLEEVES, MOUNTS, OR MINIMUM 1/4" THICK APPROVED RESILIENT MATERIAL

IN CASE OF CONFLICT BETWEEN THE WORKING DRAWINGS AND THE SPECIFICATIONS, THE SPECIFICATIONS SHALL TO CENTER LINE.

THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SCHEDULING AND COORDINATION OF THE WORK.

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND

ELEVATIONS BEFORE STARTING WORK. USE PROVIDED

OBVIOUSLY INFERRED FROM THE PATTERN INDICATED,

DIMENSIONS. IF DIMENSIONS ARE NOT GIVEN AND ARE NOT

CONSULT THE ARCHITECT BEFORE PROCEEDING WITH THE

DRAWING SYMBOLS

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL GOVERN. DO NOT SCALE DRAWINGS. VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.

THE CONTRACTOR SHALL THOROUGHLY FAMILIARIZE HIMSELF WITH THE SCOPE OF THE NEW WORK AND SITE ACCESSIBILITY. THE CONTRACTOR IS REMINDED THAT THE PROJECT DRAWINGS INDICATE THE CONDITIONS AT THE SITE AND BUILDING UNITS AS THEY EXISTED OR ARE PLANNED. DEVIATIONS ENCOUNTERED DURING THE WORK SHALL BE BROUGHT TO THE ARCHITECTS ATTENTION FOR CLARIFICATION BEFORE PROCEEDING.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL FINISHED/ IN PLACE STRUCTURES (AS THE WORK PROGRESSES) FROM WEATHER AND OTHER INCLEMENT CONDITIONS. DAMAGE INCURRED DUE TO FAILURE BY THE CONTRACTOR TO PROTECT SUCH WORK, SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.

DIMENSIONS SHOWN ON THE ACCESSIBILITY SHEETS ARE TO

WHICH A PERSON WILL DESCEND.

AND FUNCTIONAL FOR THEIR PURPOSE.

13 CONTRACTOR SHALL VERIFY ALL CONCRETE AND MASONRY

16 FLOOR MATERIAL CHANGES AT THE FLOOR SHALL MEET

17 PROVIDE STEEL ACCESS DOORS AT IN-WALL PLUMBING VALVES, AND WATER HAMMER ARRESTORS, AND AT HVAC LOCATIONS AS REQUIRED PER PLUMBING AND MECHANICAL DRAWINGS, PAINT TO MATCH ADJACENT SURFACE.

18 INSTALL METAL CORNER BEADS AT ALL EXPOSED WALL

19 CONTRACTOR SHALL PROVIDE AND INSTALL ALL STIFFENERS BRACING, BLOCKING, BACK-UP PLATES AND SUPPORTING BRACKETS REQUIRED FOR THE INSTALLATION OF ALL CASEWORK, TOILET ROOM ACCESSORIES, FIXTURES AND PARTITIONS AND ALL WALL MOUNTED OR SUSPENDED MECHANICAL, ELECTRICAL OR MISCELLANEOUS EQUIPMENT AND FURNISHINGS.

20 ALL FIXED GLASS PANELS ADJACENT TO DOORS AND

AN APPROVED TYPE. NO DEAD BOLTS OR SLIDING BOLTS

INDICATED FOR A PARTICULAR INTERIOR WALL APPLIES TO THE ENTIRE UNINTERRUPTED LENGTH OF THE WALL.

40 NO HAZARDOUS MATERIALS ARE TO BE STORED AND/OR USED WITHIN THE BUILDING IN QUANTITIES WHICH EXCEED THE QUANTITIES LISTED IN IBC TABLES 307.7(1) AND 307.7(2).

41 CONTRACTOR HAS OPTION TO USE MOLD AND MOISTURE

RESISTANT GYPSUM BOARD IN LIEU OF REGULAR GYPSUM BOARD OR WATER RESISTANT GYPSUM BOARD, PROVIDING ASSEMBLY IS EQUIVALENT AND APPROVED BY ARCHITECT.

2 ALL GLAZING SHOWN AS TEMPERED OR REQUIRED BY SECTION 2406.4 OF THE IBC SHALL BE SAFETY GLAZING IDENTIFIED BY A LABEL WHICH WILL SPECIFY THE LABELER AND STATE THAT SAFETY GLAZING HAS BEEN USED.

43 ALL DUCTING, PIPING, MATERIALS, ETC., SHALL BE NEW AND DELIVERED TO THE SITE CLEAN AND FREE FROM DIRT, DUST, ETC.

ALL DUCTING, PIPING, MATERIALS SHALL BE STORED AND MAINTAINED IN A CLEAN AREA, AND SHALL BE MAINTAINED CLEAN AND FREE FROM DIRT, DUST, ETC. AFTER INSTALLATION. PRIOR TO OPERATION OF DUCTING. PLUMBING, ELECTRICAL, AND/OR ANY OTHER OPERATING SYSTEMS, SYSTEMS SHALL BE CLEANED AND INSPECTED. HVAC SYSTEMS WILL REQUIRE CONSTRUCTION FILTERS DURING INITIAL OPERATION AND FILTER REPLACEMENT UPON COMPLETION OF SYSTEMS; THIS IS ALSO REQUIRED FOR ANY OTHER OPERATING SYSTEMS REQUIRING FILTERS.

45 ALL FREE STANDING FURNISHINGS, EQUIPMENT, RACKS, BOOKSHELVES AND STORAGE SHELVING > 6' IN HEIGHT SHALL BE PERMANENTLY ANCHORED TO WALL AND FLOOR.

46 FIRE SPRINKLER RELIEF VALVE (BLOW OUT VALVE) LOCATION SHALL BE SUBMITTED AND REVIEWED BY ARCHITECT PRIOR TO INSTALLATION.

7 AREA DRAINS OR DRYWELLS MAY BE REQUIRED TO DISSIPATE DISCHARGE. OPEN DOORS. IF ANY INSTANCES OF THIS TYPE OCCUR THEY

> 48 ALL PENETRATIONS THROUGH EXTERIOR WALLS SHALL BE SEALED TO PREVENT AIR INFILTRATION.

49 ALL DOWNSPOUTS SHALL BE INTEGRATED WITH UNDERGROUND PIPED STORMWATER SYSTEM. REVIEW ALL PLANS & ELEVATIONS FOR LOCATIONS

50 FOR BUILDING ACCESSIBILITY GENERAL CIRCULATION AND MINIMUM CLEARANCES AT DOORS SEE ACCESSIBILITY

PER SECTION 18.5 COMBUSTIBLE MATERIALS IN CONCEALED SPACES IN TYPE I OR II CONSTRUCTION SHALL NOT BE PERMITTED IN CONCEALED SPACES OF BUILDINGS.

2 3309.1 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 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 3305.1 FACILITIES REQUIRED. SANITARY FACILITIES SHALL BE

PROVIDED DURING CONSTRUCTION, REMODELING OR DEMOLITION ACTIVITIES IN ACCORDANCE WITH THE PLUMBING CODE

54 3310.2 MAINTENANCE OF MEANS OF EGRESS. REQUIRED MEANS OF EGRESS SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION, DEMOLITION, REMODELING OR ALTERATIONS AND ADDITIONS TO ANY BUILDING

55 3303.7 FIRE SAFETY DURING DEMOLITION. FIRE SAFETY DURING DEMOLITION SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF THIS CODE AND THE APPLICABLE

56 903.2.12 DURING CONSTRUCTION. AUTOMATIC SPRINKLER OPENABLE WITH A MAXIMUM FORCE OF 15 LBS. AS APPLIED IN SYSTEMS REQUIRED DURING CONSTRUCTION, ALTERATION AND DEMOLITION OPERATIONS SHALL BE PROVIDED IN

ACCORDANCE WITH CHAPTER 33 OF THE FIRE CODE

PROVISIONS OF CHAPTER 33 OF THE FIRE CODE

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DRAWING DATA

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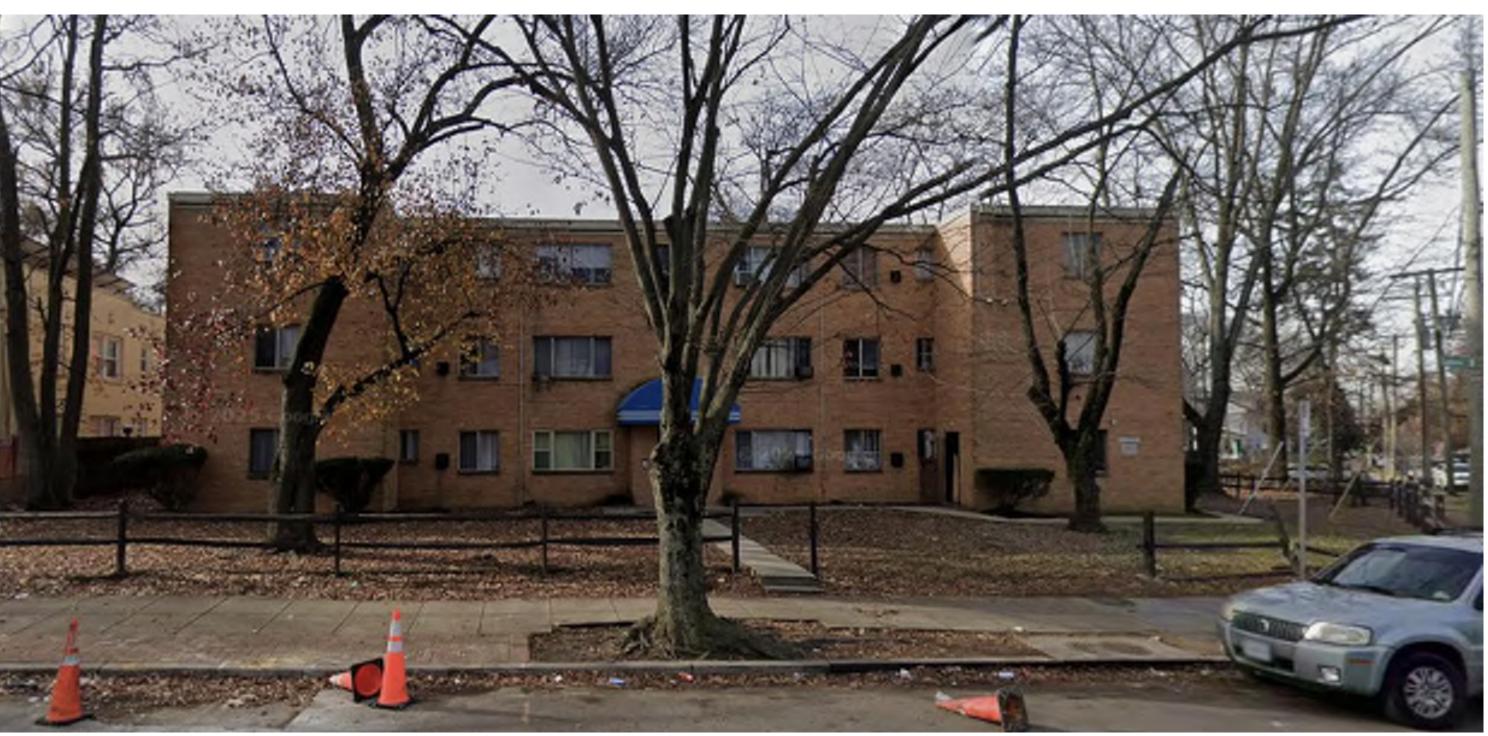
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SHEET TITLE: GENERAL INFORMATION PROJECT NO: 000000 DATE ISSUED: 11/11/20



1 BED / 1 BATH

H T - - - - T - - - T - 1

1 BED / 1 BATH



— EXISTING MASONRY WALL TO

REMAIN UNO

- REMOVE ALL FLOOR

STRUCTURE, BRACE AS REQ'D

- REMOVE ALL WINDOWS, TYP

- REMOVE WD FRAMED STAIRS

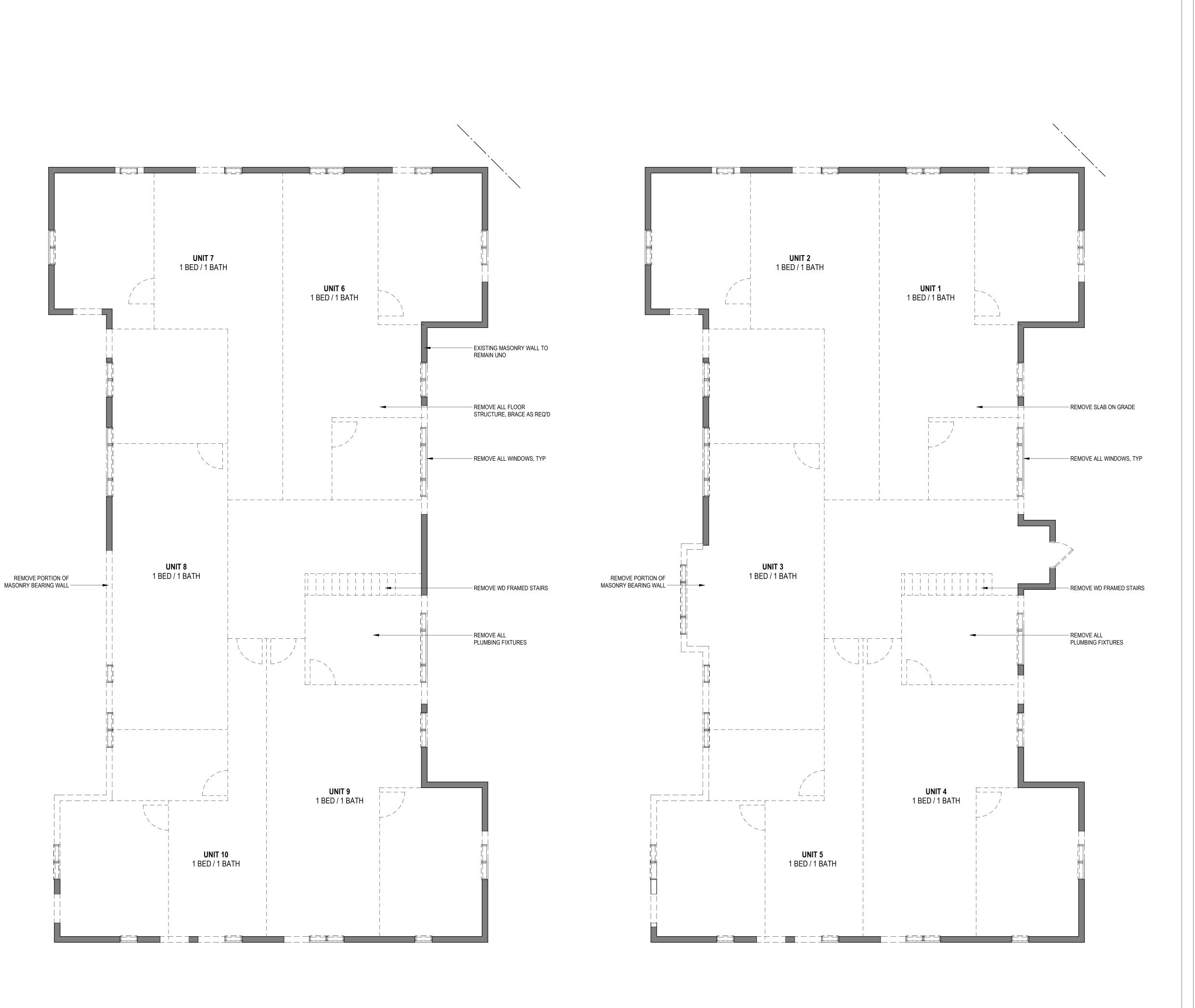
— REMOVE ALL

PLUMBING FIXTURES

- REMOVE ALL KITCHEN **EQUIPMENT AND CABINETRY**







1 BED / 1 BATH

UNIT 12 1 BED / 1 BATH

|# − − − − − − − − − − |

1 BED / 1 BATH

REMOVE PORTION OF

MASONRY BEARING WALL →

DEMOLITION NOTES

CONTRACTOR SHALL VISIT SITE TO DETERMINE AND VERIFY ALL EXISTING

PROTECT EXISTING ITEMS WHICH ARE NOT INDICATED TO BE ALTERED.

REMOVE ALL BRANCH WIRING REMOVED BACK TO PANEL (IDENTIFY AS SPARE) 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

EXTINGUISHERS SHALL BE PROVIDED WHERE SPECIAL HAZARDS EXIST, SUCH AS

SANITARY FACILITIES SHALL BE PROVIDED DURING CONSTRUCTION, REMODELING

CONSTRUCTION, DEMOLITION, REMODELING OR ALTERATIONS AND ADDITIONS TO

REQUIREMENTS OF THIS CODE AND THE APPLICABLE PROVISIONS OF CHAPTER 33

AUTOMATIC SPRINKLER SYSTEMS REQUIRED DURING CONSTRUCTION, ALTERATION AND DEMOLITION OPERATIONS SHALL BE PROVIDED IN ACCORDANCE WITH

= = = = = To be demolished

REMOVE EXISTING PARTITIONS, U.N.O.

REMOVE EXISTING WINDOWS AS NOTED.

CHAPTER 33 OF THE FIRE CODE

EXISTING TO REMAIN

REMOVE DOORS, FRAMES AND HARDWARE, U.N.O.

NEAREST JUNCTION BOX UNLESS NOTED OTHERWISE.

CONTRACTOR TO REMOVE/DISPOSE OF ALL REMAINING FURNITURE

STORAGE AND CONSTRUCTION SHED. 3. ADDITIONAL PORTABLE FIRE

THE STORAGE AND USE OF FLAMMABLE AND COMBUSTIBLE LIQUIDS

OR DEMOLITION ACTIVITIES IN ACCORDANCE WITH THE PLUMBING CODE

FIRE SAFETY DURING DEMOLITION SHALL COMPLY WITH THE APPLICABLE

REQUIRED MEANS OF EGRESS SHALL BE MAINTAINED AT ALL TIMES DURING

WHERE REQUIRED. STRUCTURES UNDER CONSTRUCTION, ALTERATION OR

REMOVE ALL EXISTING FLOOR FINSHES. SUBFLOOR TO REMAIN.

REMOVE ALL APPLIANCES THROUGHOUT, U.N.O. REMOVE PLUMBING FIXTURES THROUGHOUT, U.N.O.

REMOVE LIGHT FIXTURES THROUGHOUT, U.N.O.

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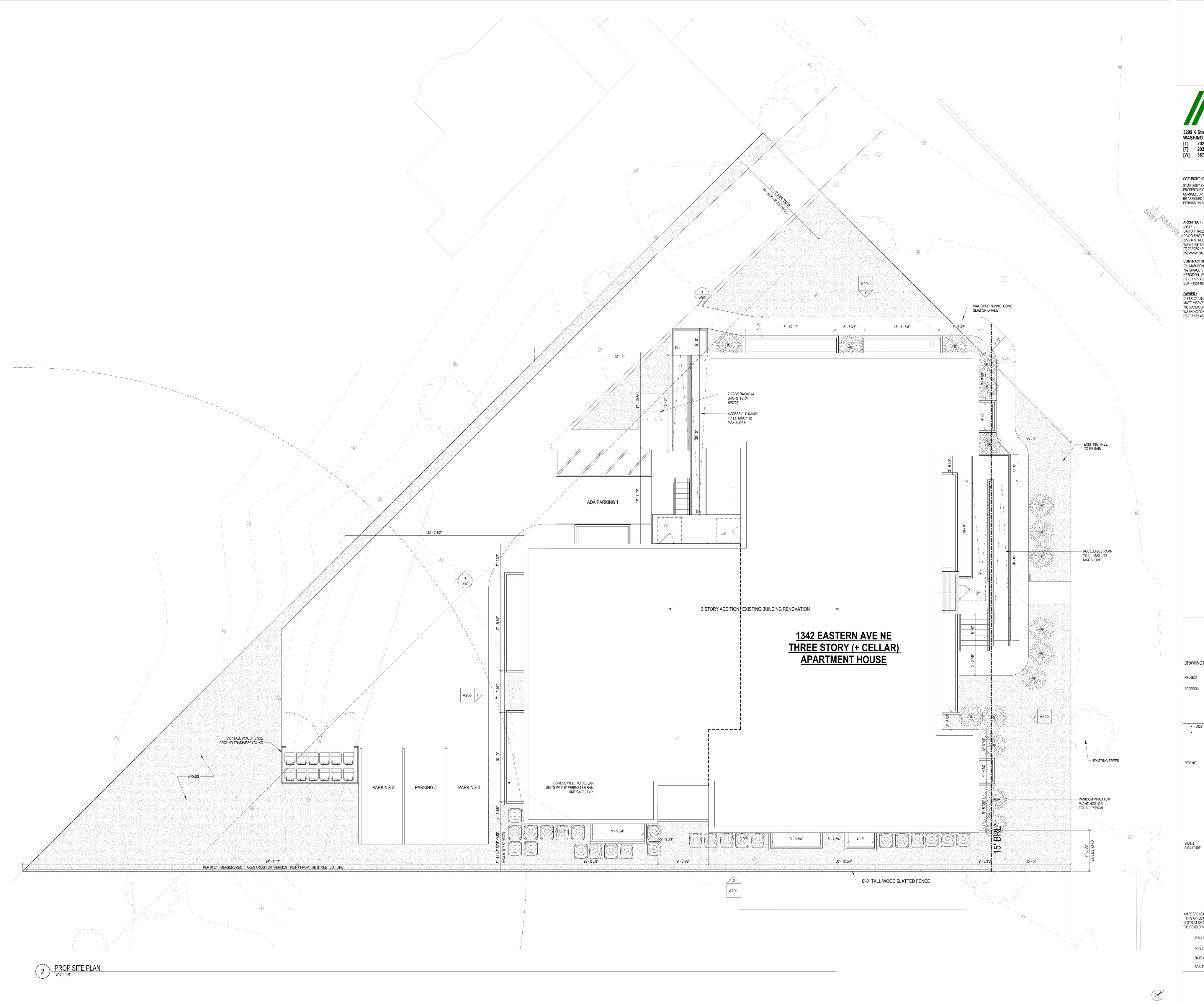
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SHEET TITLE: DEMOLITIONS DRAWINGS PROJECT NO: 000000 DATE ISSUED: 07/24/19



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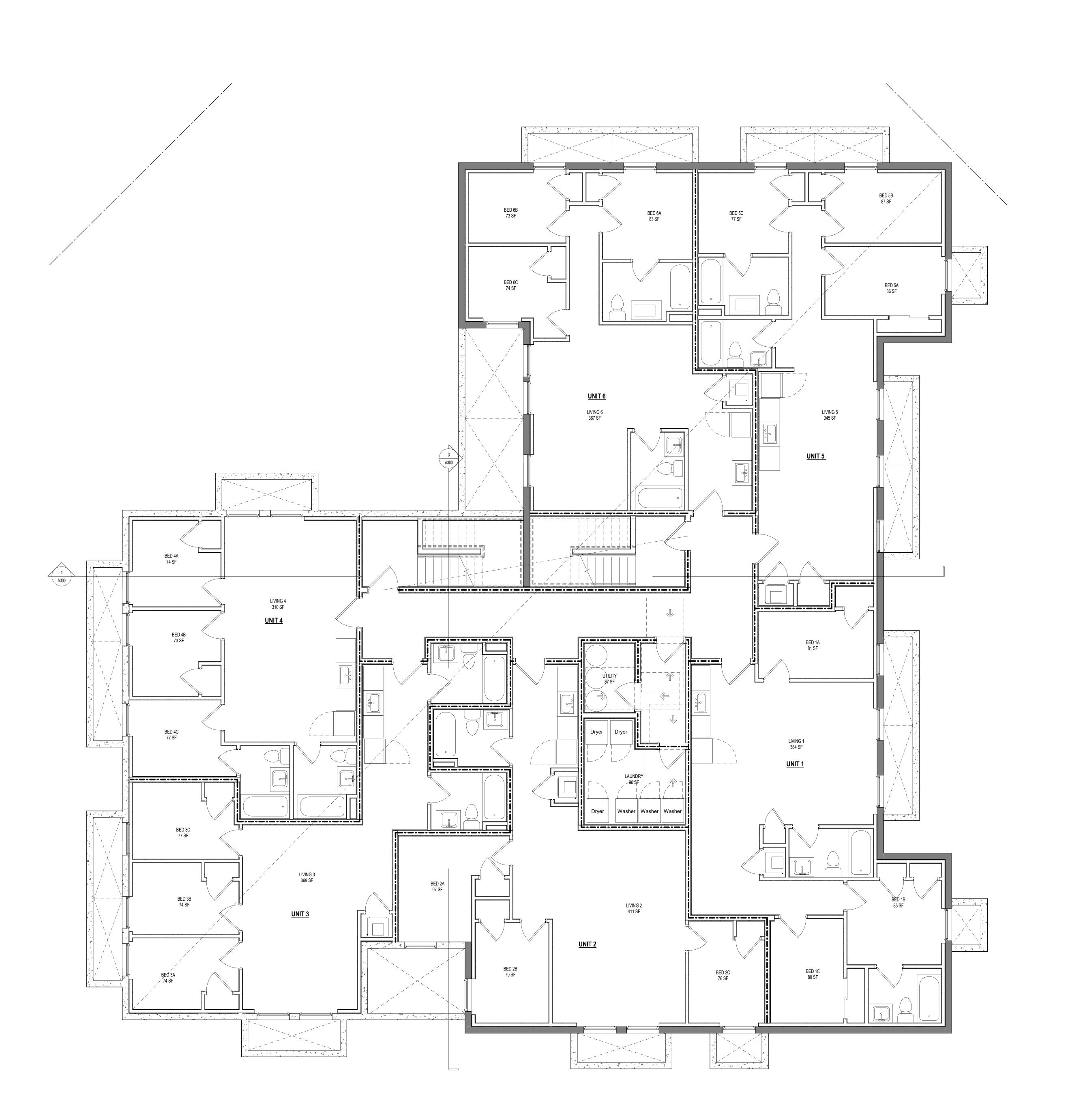
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SHEET TITLE: PROPOSED SITE PLAN PROJECT NO: 000000 DATE ISSUED: 07/24/19

SCALE: 3/16" = 1'-0"



WITH ASTM E90

- ALL DIMENSIONS TO FINISH FACE, U.N.O. ALL INTERIOR PARTITIONS TO BE TYPE A, U.N.O. SEE GI.01 FOR PARTITION
- 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. REPLACE ALL EXISTING WINDOWS W LOW-E GLASS WINDOWS GC TO VERIFY INSULATION OF EXISTING EXTERIOR WALLS TO REMAIN MEETS
- R8/13 ACCORDING TO 2017 IECC 402.1.1 12. 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 13. GC TO PROVIDE NO FEWER THAN ONE APPROVE PORTABLE FIRE EXTINGUISHERS IN ACCORDANCE WITH SECTION 906. AREAS TO HAVE FIRE
- EXTIGUISHERS AS FOLLOWS: EA. STAIRWAY FLOOR LEVEL, STORAGE AND CONSTRUCTION SHED, WHERE SPECIAL HAZARDS EXIST. SEE PLAN FOR FIRE EXTINGUISHER (F.E.) LOCATIONS. 14. 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. MÁX. HANDRAILS AND GUARDS SHALL BE DESIGNED TO RESIST A LINEAR LOAD OF 50 POUNDS PER LINEAR FOOT (PLF) (0.73 KN/M). 16. 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
- 18. 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 19. 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
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- PROPERTIES THAT INHIBIT THE GROWTH OF MOLD AND MILDEW ON THE SURFACE 22. 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
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WILSONART. WALL FINISH FROM FROM FLOOR TO CEILING.

THAN ORDINARY HAZARD AS FOLLOWS: 1. AT EACH STAIRWAY ON ALL FLOOR

LEVELS WHERE COMBUSTIBLE MATERIALS HAVE ACCUMULATED. 2. IN EVERY

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 wainscotting 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

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.

furring strips applied to a noncombustible base and fireblocked 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

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

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, FIXUTRES 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 ? 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

each contiguous floor area.

laboratory that has the CDPH/EHLB/Standard Method V.1.1 test methodology in the scope of its

be taken in not less than one location in each 25,000 square feet (1860 m2) of floor area or in

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

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COLUMBIA, MD 21045 [T] 443.393.1070 [W] WWW.3877.DESIGN [W] WWW.KKDESIGN.COM **CONTRACTOR: STRUCTURAL ENGINEER:** PALMAR CONSTRUCTION GAVIN & ASSOC. STRUCTURAL 769 GRACE STREET ENGINEERS HERNDON, VA 20170 CHARLES GAVIN PO BOX 5142

[T] 703.589.4832 BL#- 410514000181 MCLEAN, VA 22103 DISTRICT LINE DEVELOPMENT MATT MEDVENE 700 RANDOLPH PLACE NW

[T] 703.409.1070 [W] WWW.GAVINENGINEERING.COM **CIVIL ENGINEER:** HUSKA & HORGAN ENGINEERING, INC. CHRIS HUSKA 1050 30TH STREET NW WASHINGTON, DC 20007 [T] 703.425.3862 [W] WWW.HUSKACONSULTING.COM

MEP ENGINEER:

KHALID KHALIFA

SUITE 316

KK ENGINEERING, LLC

BZA REVIEW

DRAWING DATA

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

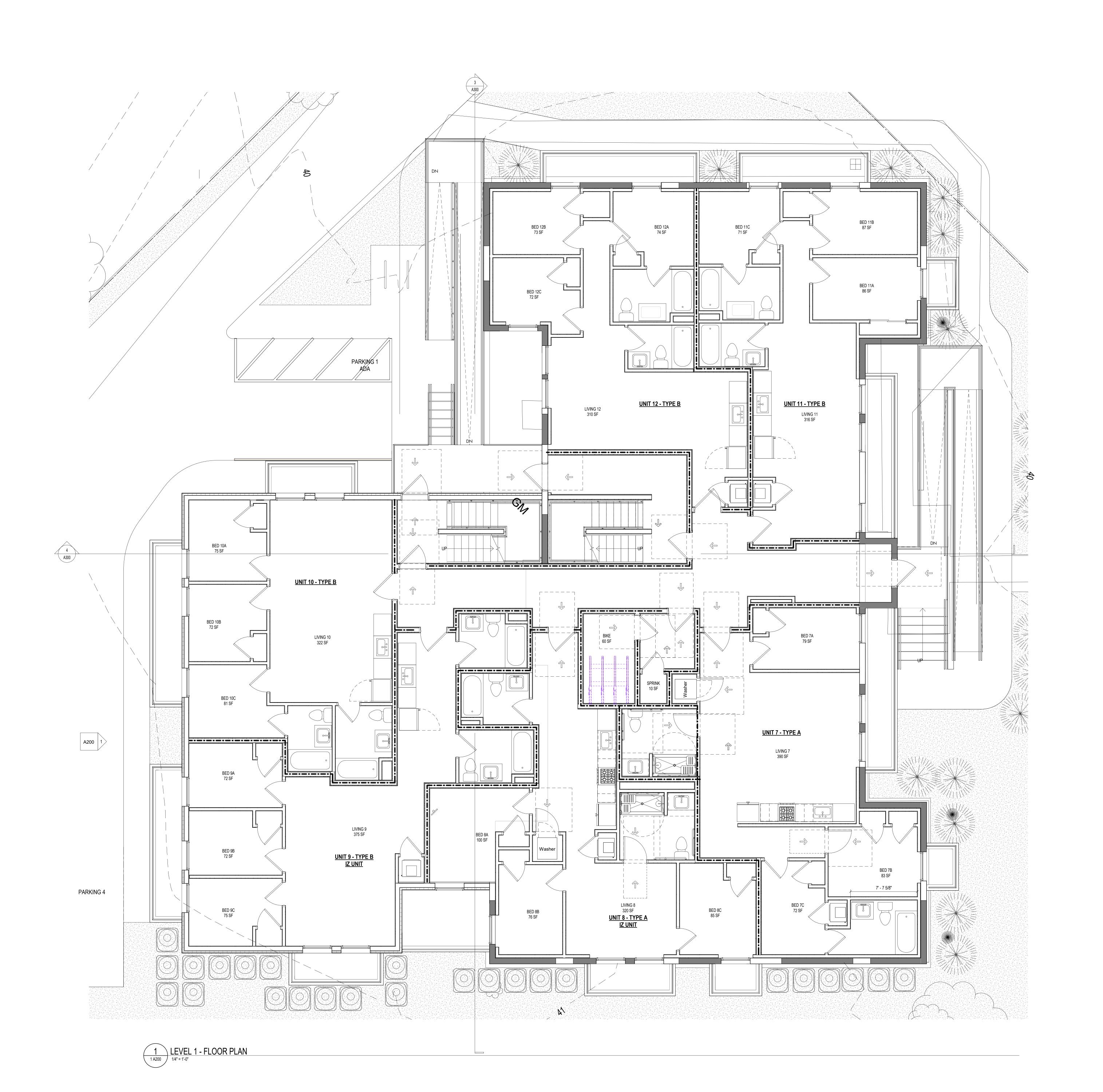
SHEET SUBMISSION INDEX 20251011_ISSUE FOR BZA REVIEW

REVISION

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: CELLAR - FLOOR PLAN PROJECT NO: 000000 DATE ISSUED: 07/24/19



- 1. ALL DIMENSIONS TO FINISH FACE, U.N.O. ALL INTERIOR PARTITIONS TO BE TYPE A, U.N.O. SEE GI.01 FOR PARTITION
- 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. REPLACE ALL EXISTING WINDOWS W LOW-E GLASS WINDOWS GC TO VERIFY INSULATION OF EXISTING EXTERIOR WALLS TO REMAIN MEETS R8/13 ACCORDING TO 2017 IECC 402.1.1
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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

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- 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
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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 wainscotting 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. <u>b.</u> 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. e. Class C interior finish materials shall be permitted in places of assembly with an occupant load of 300

INTERIOR FINISHES

BATHROOMS: 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, FIXUTRES AND APPLIANCES INSTALLED IN GENERAL UNITS ARE SAME OR COMPARABLE TO THOSE PROVIDED PROVIDED FOR THE IZ UNIT(S).

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FINISH SCHEDULE	
FINISH NO.	DESCRIPTION
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PT-01	GENERAL WALL PAINT
SF-01	MINCEY MARBLE SHOWER SURROUND
TL-01	TILE FLOORING - 12"X24"
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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

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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ARCHITECT : DAVID TRACZ, AIA, NCARB DAVID SHOVE BROWN, AIA, NCARB 8850 COLUMBIA 100 PARWAY 3299 K STREET NW, SUITE 300 WASHINGTON DC 20007 [T] 202.350.4244

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SUITE 316 COLUMBIA, MD 21045 [T] 443.393.1070 [W] WWW.3877.DESIGN [W] WWW.KKDESIGN.COM **CONTRACTOR: STRUCTURAL ENGINEER:** PALMAR CONSTRUCTION GAVIN & ASSOC. STRUCTURAL 769 GRACE STREET HERNDON, VA 20170 [T] 703.589.4832

ENGINEERS CHARLES GAVIN PO BOX 5142 BL#- 410514000181 MCLEAN, VA 22103 [T] 703.409.1070 [W] WWW.GAVINENGINEERING.COM DISTRICT LINE DEVELOPMENT **CIVIL ENGINEER:** MATT MEDVENE

MEP ENGINEER:

KHALID KHALIFA

KK ENGINEERING, LLC

HUSKA & HORGAN ENGINEERING, INC. CHRIS HUSKA 1050 30TH STREET NW WASHINGTON, DC 20007 [T] 703.425.3862 [W] WWW.HUSKACONSULTING.COM

BZA REVIEW

DRAWING DATA

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

DATE

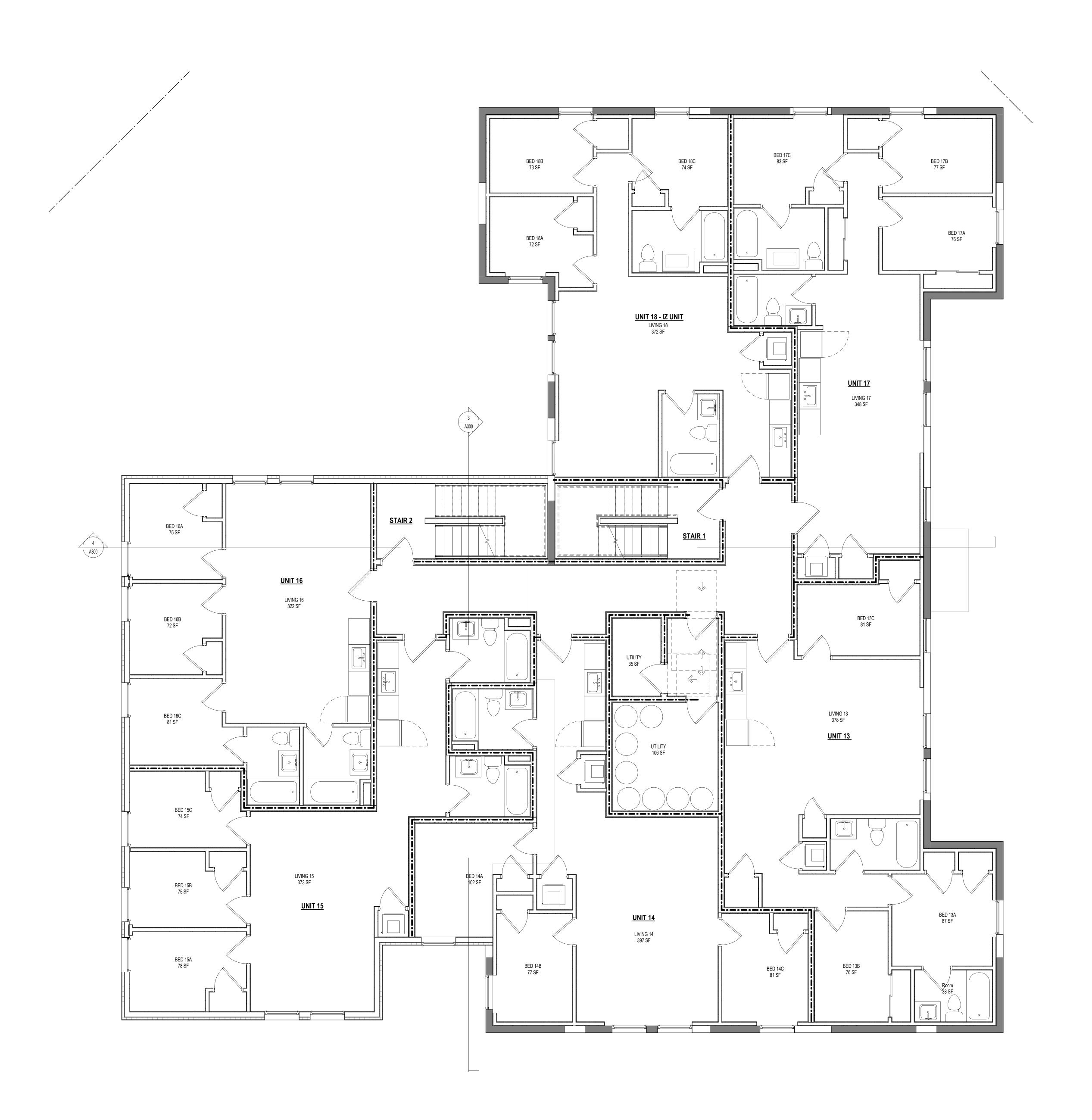
SHEET SUBMISSION INDEX 20251011_ISSUE FOR BZA REVIEW

REV NO. REVISION

SEAL & SIGNATURE:

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



- ALL DIMENSIONS TO FINISH FACE, U.N.O. ALL INTERIOR PARTITIONS TO BE TYPE A, U.N.O. SEE GI.01 FOR PARTITION
- 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

EXTINGUISHER (F.E.) LOCATIONS.

- 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
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INTERIOR FINISHES

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, FIXUTRES AND APPLIANCES INSTALLED IN GENERAL UNITS ARE SAME OR COMPARABLE TO THOSE PROVIDED PROVIDED FOR THE IZ UNIT(S).

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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

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ARCHITECT: DAVID TRACZ, AIA, NCARB DAVID SHOVE BROWN, AIA, NCARB 8850 COLUMBIA 100 PARWAY WASHINGTON DC 20007 [T] 202.350.4244

700 RANDOLPH PLACE NW

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3299 K STREET NW, SUITE 300 SUITE 316 [W] WWW.3877.DESIGN **CONTRACTOR:** PALMAR CONSTRUCTION 769 GRACE STREET

ENGINEERS HERNDON, VA 20170 CHARLES GAVIN [T] 703.589.4832 PO BOX 5142 BL#- 410514000181 DISTRICT LINE DEVELOPMENT MATT MEDVENE

MCLEAN, VA 22103 [T] 703.409.1070 [W] WWW.GAVINENGINEERING.COM **CIVIL ENGINEER:** HUSKA & HORGAN ENGINEERING, INC. CHRIS HUSKA 1050 30TH STREET NW WASHINGTON, DC 20007 [T] 703.425.3862 [W] WWW.HUSKACONSULTING.COM

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STRUCTURAL ENGINEER:

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KK ENGINEERING, LLC

BZA REVIEW

DRAWING DATA

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

SHEET SUBMISSION INDEX 20251011_ISSUE FOR BZA REVIEW

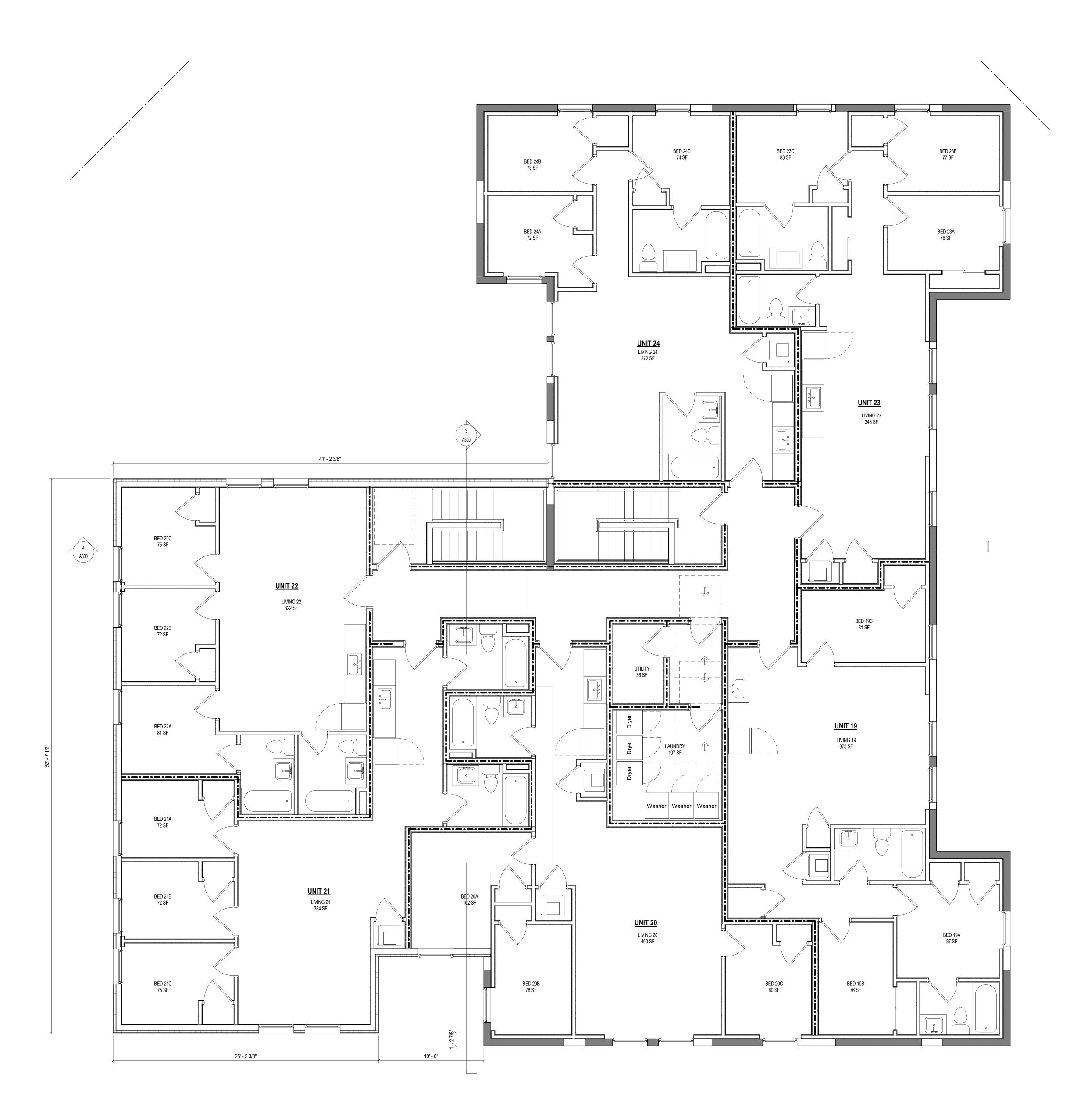
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SHEET TITLE: LEVEL 2 - FLOOR PLAN PROJECT NO: 000000

DATE ISSUED: 07/24/19



- ALL DIMENSIONS TO FINISH FACE, U.N.O. ALL INTERIOR PARTITIONS TO BE TYPE A, U.N.O. SEE GI.01 FOR PARTITION
- 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. REPLACE ALL EXISTING WINDOWS W LOW-E GLASS WINDOWS
- GC TO VERIFY INSULATION OF EXISTING EXTERIOR WALLS TO REMAIN MEETS R8/13 ACCORDING TO 2017 IECC 402.1.1 12. 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 13. GC TO PROVIDE NO FEWER THAN ONE APPROVE PORTABLE FIRE
- EXTINGUISHERS IN ACCORDANCE WITH SECTION 906. AREAS TO HAVE FIRE EXTIGUISHERS AS FOLLOWS: EA. STAIRWAY FLOOR LEVEL, STORAGE AND CONSTRUCTION SHED, WHERE SPECIAL HAZARDS EXIST. SEE PLAN FOR FIRE EXTINGUISHER (F.E.) LOCATIONS. 14. 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. MÁX. 15. HANDRAILS AND GUARDS SHALL BE DESIGNED TO RESIST A LINEAR LOAD OF 50 POUNDS PER LINEAR FOOT (PLF) (0.73 KN/M). 16. 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 18. 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 19. 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 A020 FOR CALCULATION 21. 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
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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 FROM FLOOR TO CEILING.

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 wainscotting 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. <u>b.</u> In other than Group I-3 occupancies in buildings less than three stories above grade plane, Class B interior

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.

finish for nonsprinklered buildings and Class C interior finish for sprinklered buildings shall be permitted in

e. Class C interior finish materials shall be permitted in places of assembly with an occupant load of 300

INTERIOR FINISHES

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, FIXUTRES AND APPLIANCES INSTALLED IN GENERAL UNITS ARE SAME OR COMPARABLE TO THOSE PROVIDED PROVIDED FOR THE IZ UNIT(S).

FINISH SCHEDULE

FINISH SCHEDULE	
FINISH NO.	DESCRIPTION
LVT-01	LUXURY VINYL TILE
PT-01	GENERAL WALL PAINT
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TL-01	TILE FLOORING - 12"X24"
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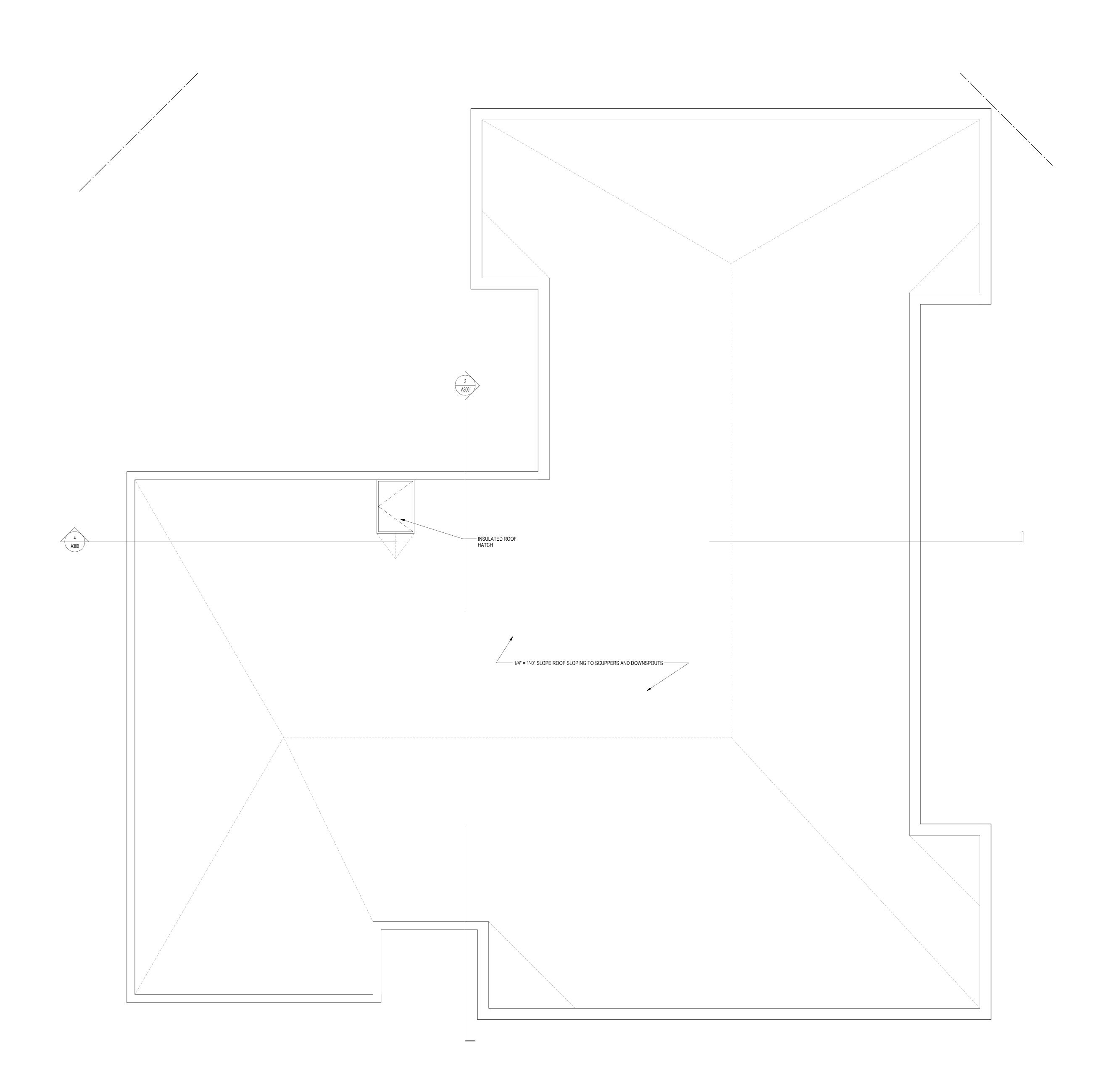
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SHEET TITLE: LEVEL 3 - FLOOR PLAN PROJECT NO: 000000

DATE ISSUED: 07/24/19



LOAD OF 200 POUNDS (0.89 KN)

- ALL DIMENSIONS TO FINISH FACE, U.N.O. ALL INTERIOR PARTITIONS TO BE TYPE A, U.N.O. SEE GI.01 FOR PARTITION
- 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
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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 wainscotting 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 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. e. Class C interior finish materials shall be permitted in places of assembly with an occupant load of 300

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

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FINISH SCHEDULE

<u></u>	-
FINISH NO.	DESCRIPTION
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PT-01	GENERAL WALL PAINT
SF-01	MINCEY MARBLE SHOWER SURROUND
TL-01	TILE FLOORING - 12"X24"
TL-1B	MATCHING BASE TILE

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*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

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a "total VOC limit" project elective

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MEP ENGINEER:

KHALID KHALIFA

[T] 703.409.1070

SUITE 316

KK ENGINEERING, LLC

ARCHITECT: DAVID TRACZ, AIA, NCARB DAVID SHOVE BROWN, AIA, NCARB 8850 COLUMBIA 100 PARWAY 3299 K STREET NW, SUITE 300 WASHINGTON DC 20007 [T] 202.350.4244 [W] WWW.3877.DESIGN

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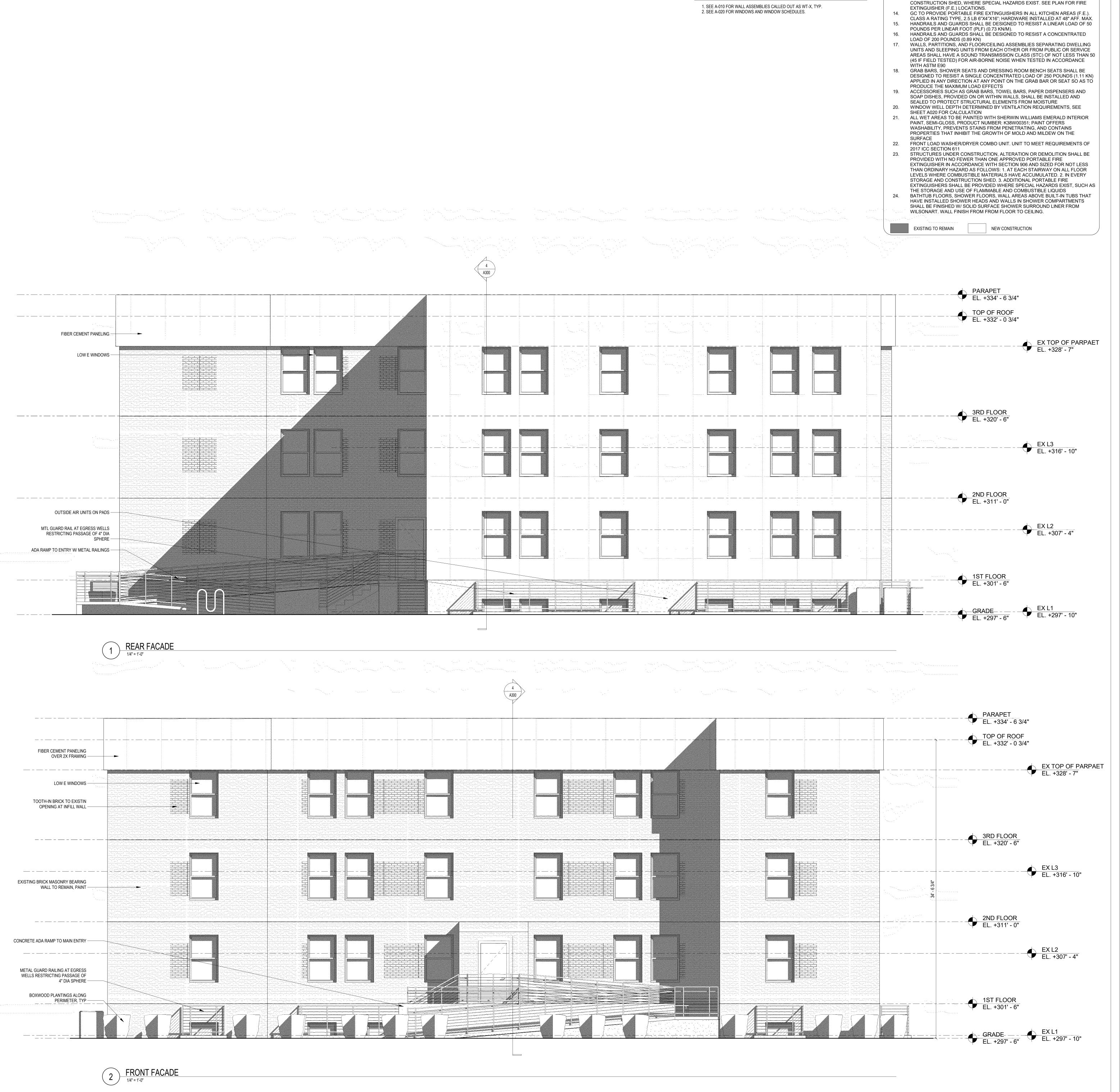
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SHEET TITLE: ROOF FLOOR PLAN PROJECT NO: 000000

DATE ISSUED: 01/10/25



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CONSTRUCTION GENERAL NOTES

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

SEE ELEVATIONS FOR WINDOW TAGS

R8/13 ACCORDING TO 2017 IECC 402.1.1

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

REPLACE ALL EXISTING WINDOWS W LOW-E GLASS WINDOWS

ALL INTERIOR PARTITIONS TO BE TYPE A, U.N.O. SEE GI.01 FOR PARTITION

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

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

GC TO VERIFY INSULATION OF EXISTING EXTERIOR WALLS TO REMAIN MEETS

EXTINGUISHERS IN ACCORDANCE WITH SECTION 906. AREAS TO HAVE FIRE

EXTIGUISHERS AS FOLLOWS: EA. STAIRWAY FLOOR LEVEL, STORAGE AND

12. 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

EXTERIOR MATERIAL LEGEND

EXISTING BRICK

FIBER CEMENT PANELS

FIBER CEMENT SIDING

WD-02

CONCRETE

XX-01

EXTERIOR ELEVATION NOTES

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PROJECT: 1342RESIDENCES **WASHINGTON, DC 20019**

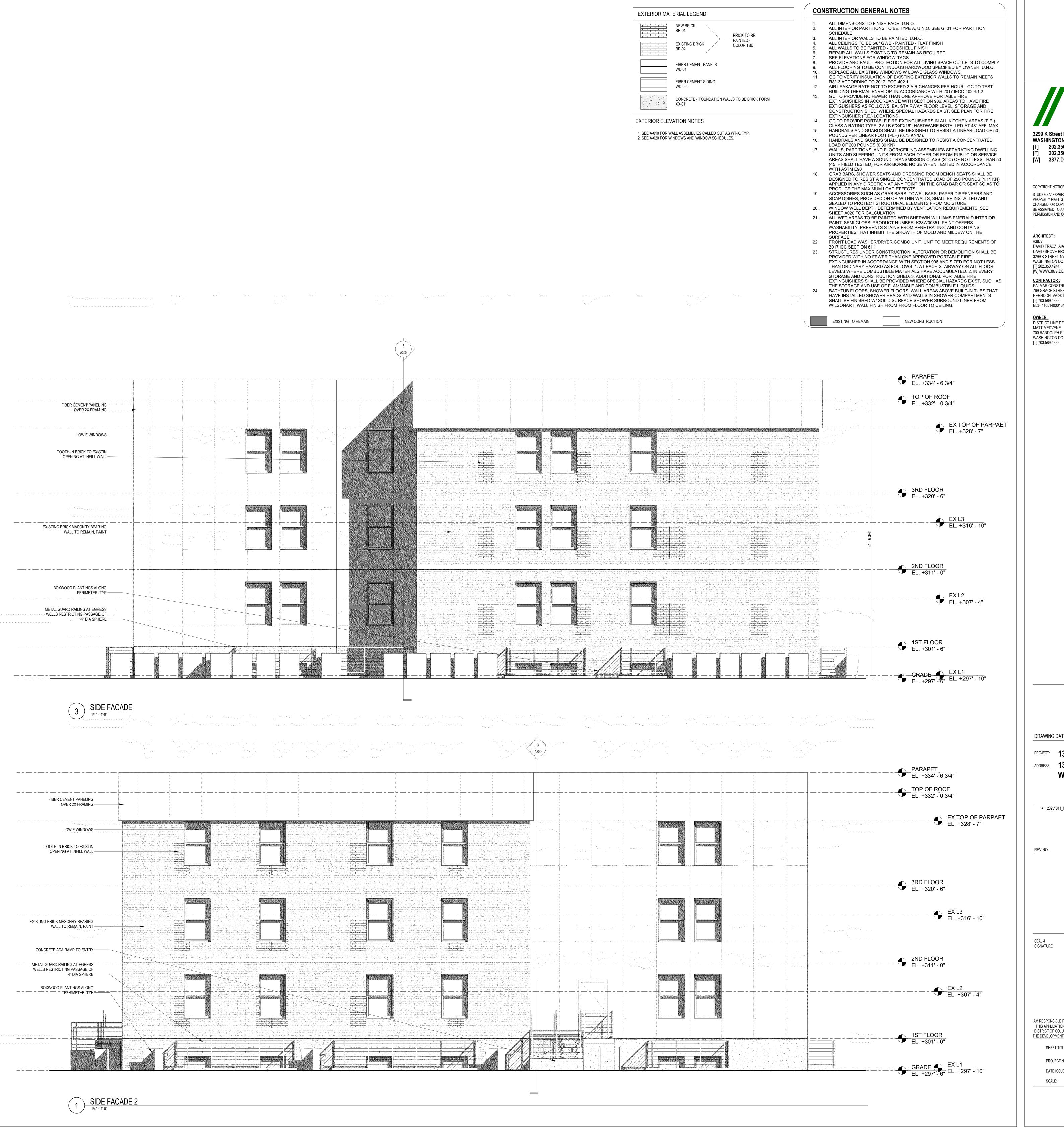
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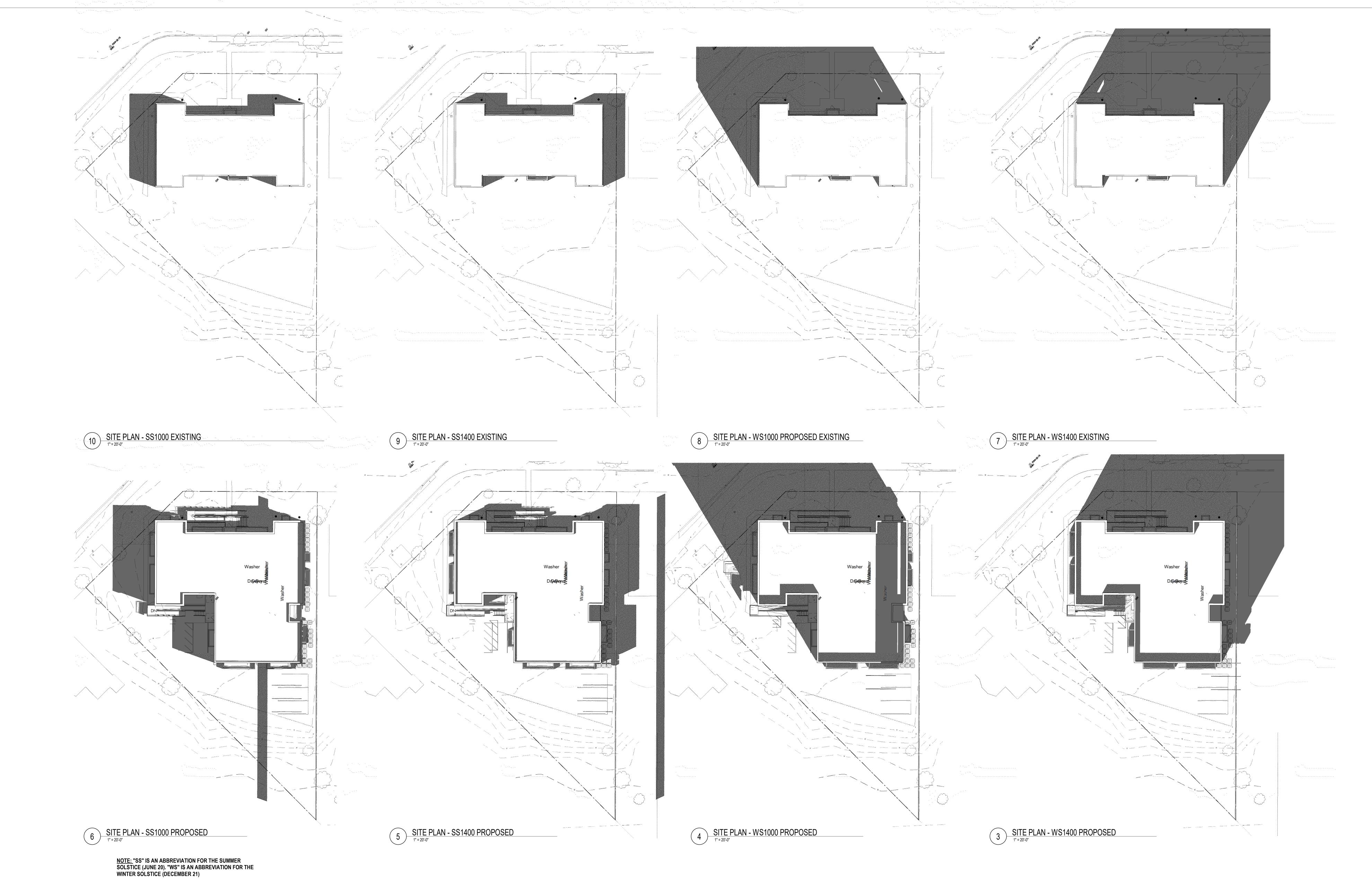
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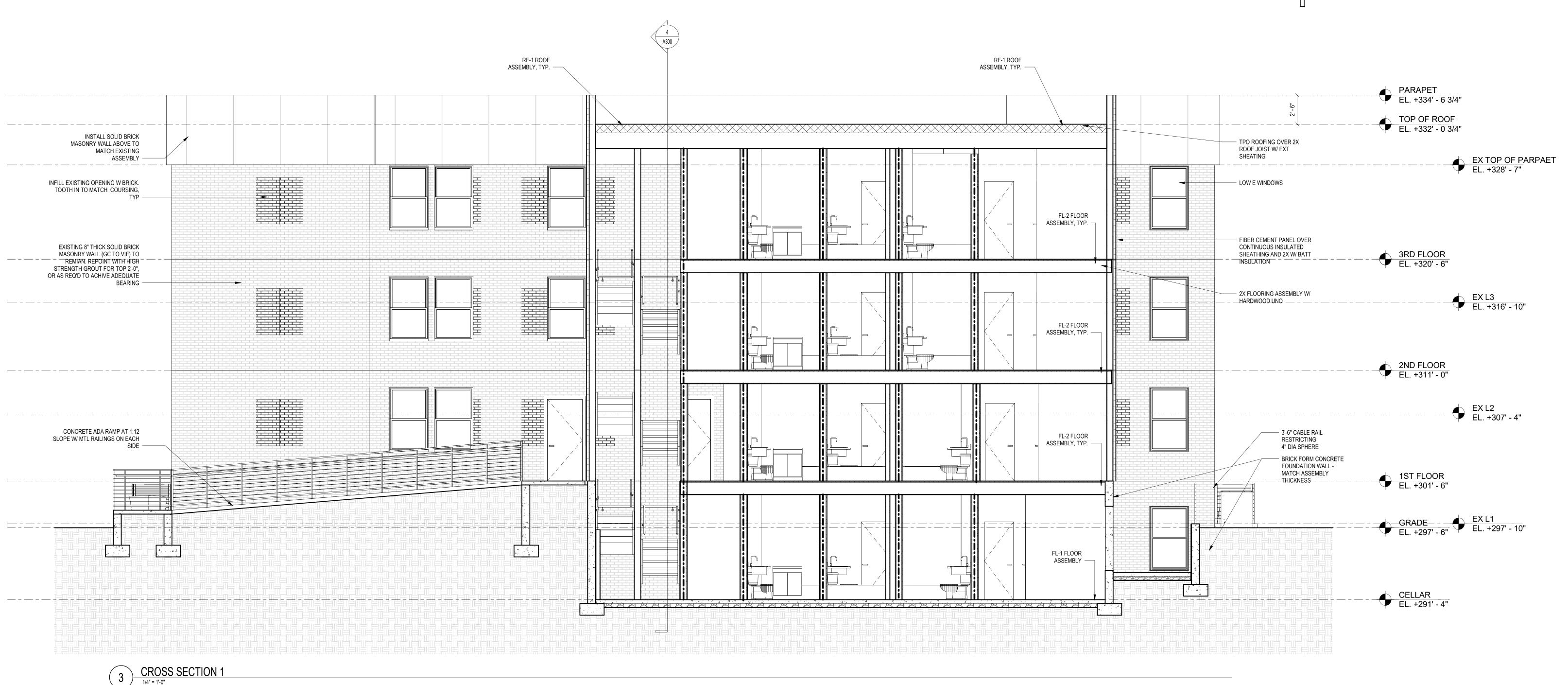
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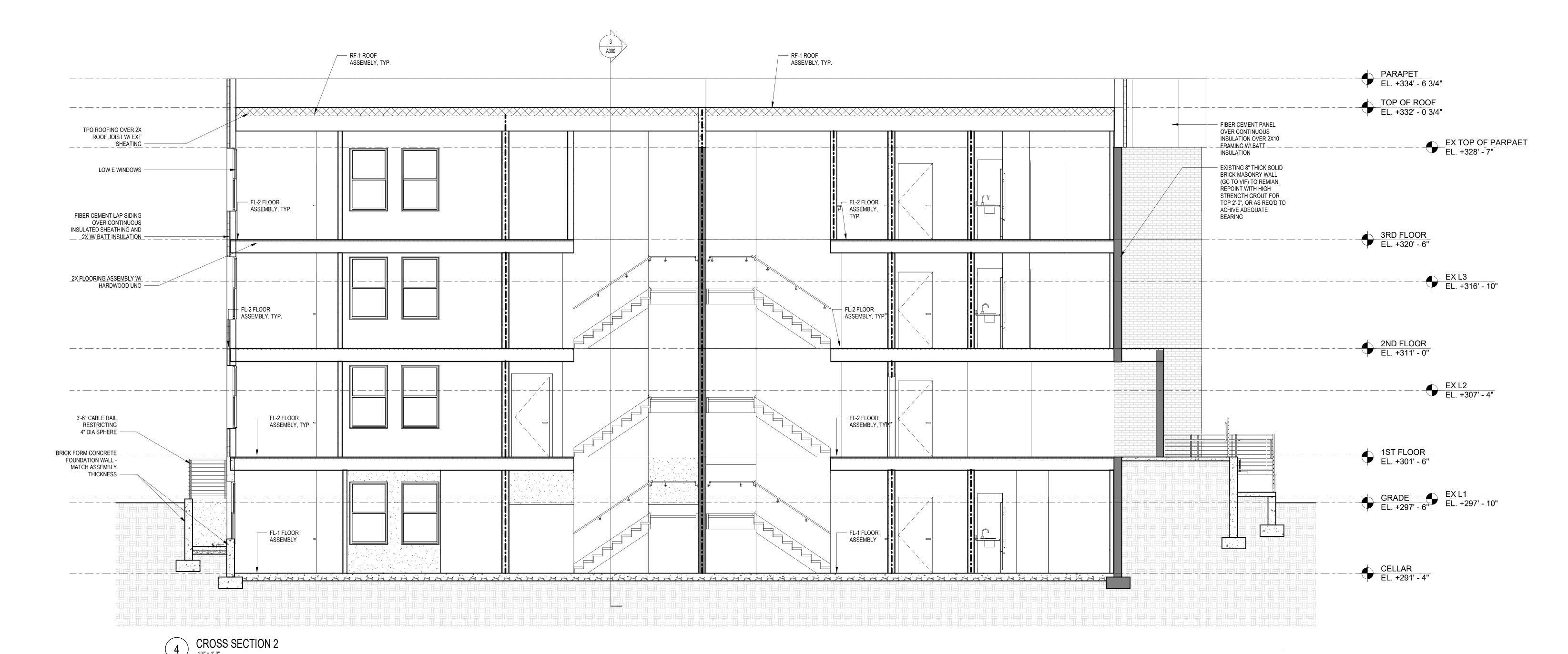
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DATE ISSUED: 07/24/19 SCALE: 1" = 20'-0"





- ALL DIMENSIONS TO FINISH FACE, U.N.O. ALL INTERIOR PARTITIONS TO BE TYPE A, U.N.O. SEE GI.01 FOR PARTITION
- 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. REPLACE ALL EXISTING WINDOWS W LOW-E GLASS WINDOWS GC TO VERIFY INSULATION OF EXISTING EXTERIOR WALLS TO REMAIN MEETS
- R8/13 ACCORDING TO 2017 IECC 402.1.1 12. 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 13. GC TO PROVIDE NO FEWER THAN ONE APPROVE PORTABLE FIRE

EXTINGUISHERS IN ACCORDANCE WITH SECTION 906. AREAS TO HAVE FIRE

- EXTIGUISHERS 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). 16. 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 19. ACCESSORIES SUCH AS GRAB BARS, TOWEL BARS, PAPER DISPENSERS AND

SOAP DISHES, PROVIDED ON OR WITHIN WALLS, SHALL BE INSTALLED AND

WINDOW WELL DEPTH DETERMINED BY VENTILATION REQUIREMENTS, SEE SHEET A020 FOR CALCULATION 21. 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

SEALED TO PROTECT STRUCTURAL ELEMENTS FROM MOISTURE

- 22. 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 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 wainscotting 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 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. e. Class C interior finish materials shall be permitted in places of assembly with an occupant load of 300

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 (FLÁT) GYPSUM BOARD

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

FINISH SCHEDULE	<u> </u>
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 ? 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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