

1106-1112 EASTERN AVE NE
WASHINGTON, DC 20007

ISSUE FOR BZA

31 OCTOBER 2025

//3877

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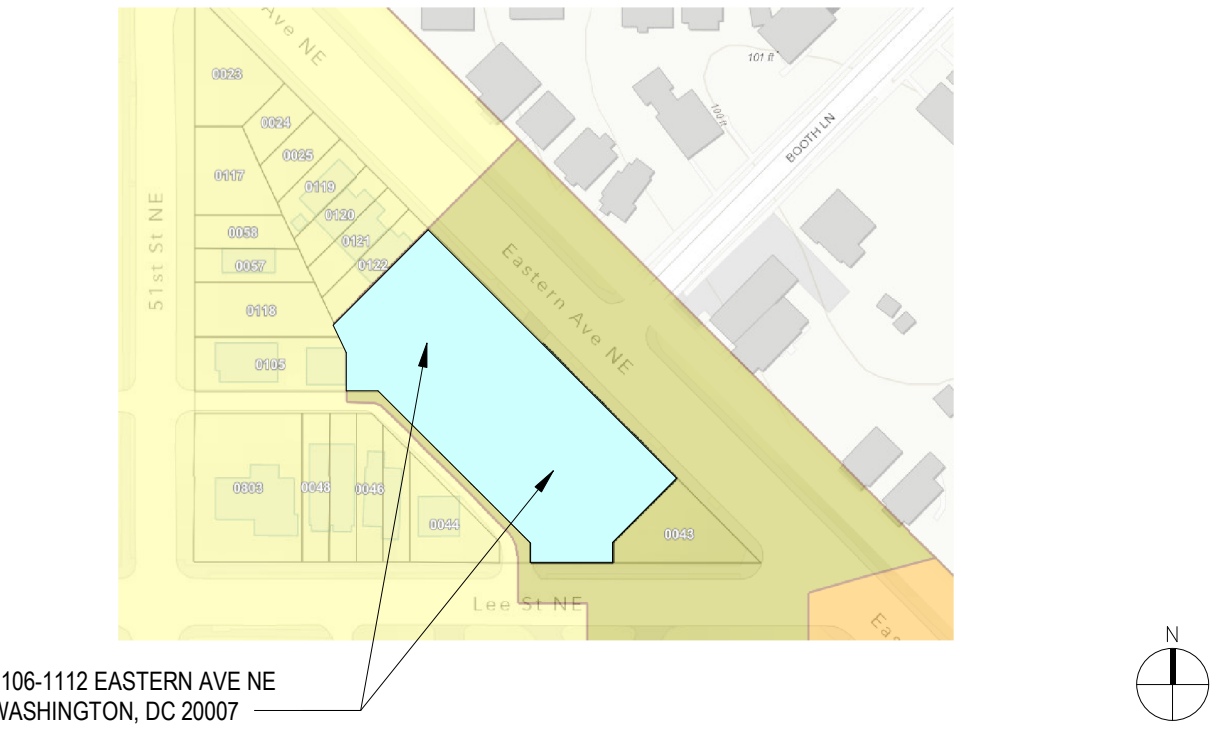
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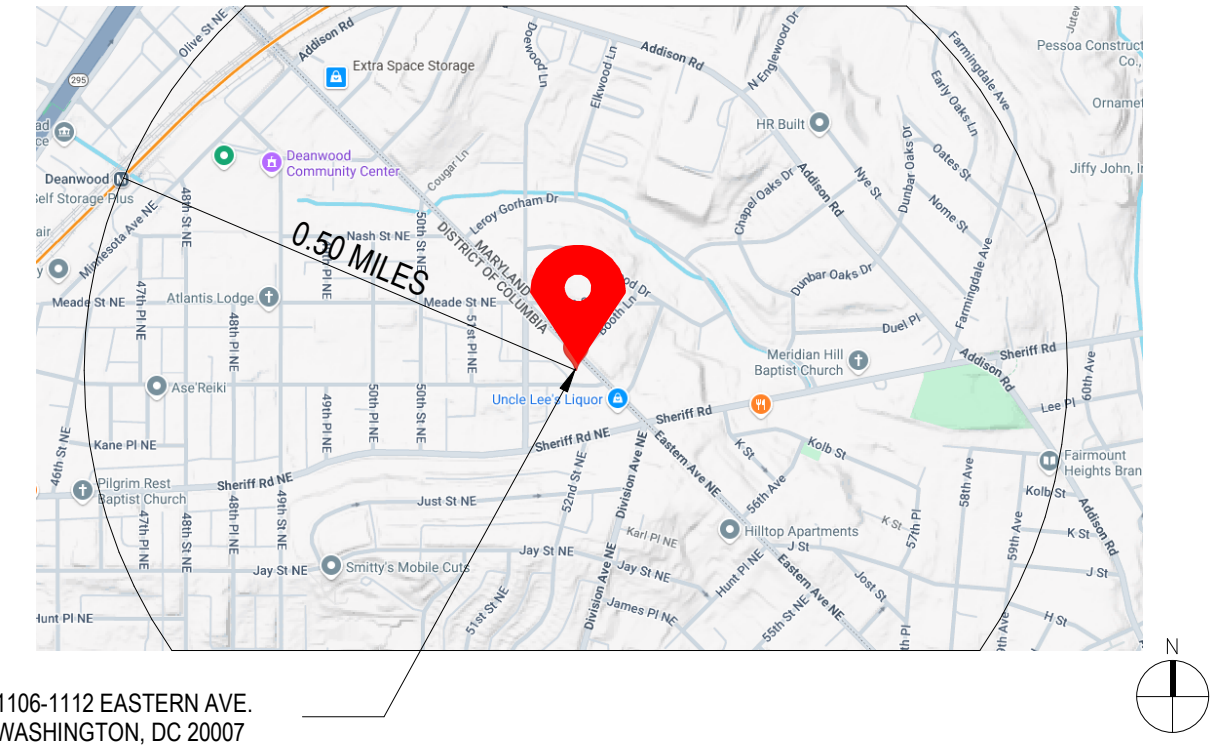
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ZONING MAP



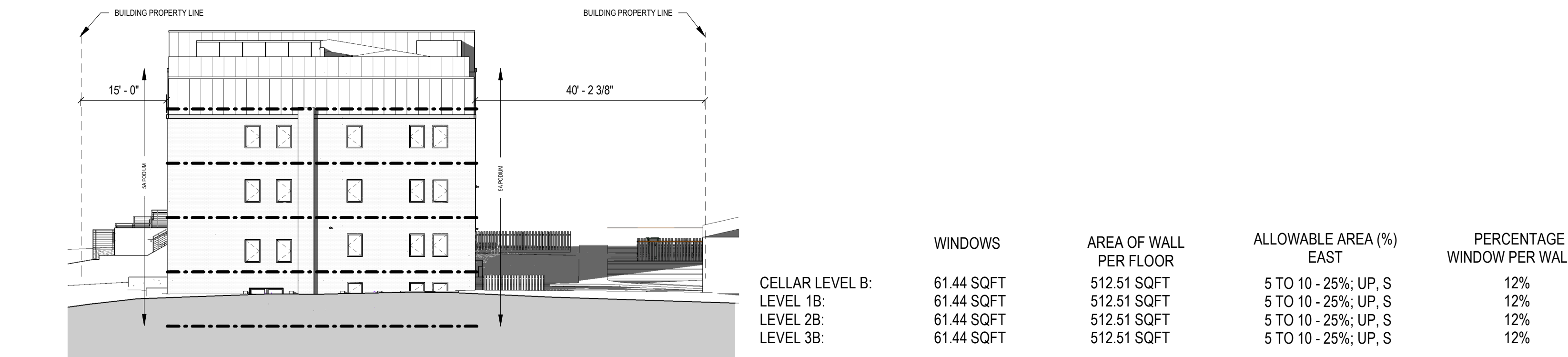
BUILDING LOCATION



OPENING PROJECTION



1	ELEVATION A - OPENINGS				
	1/16" = 1'-0"				
	WINDOWS	AREA OF WALL PER FLOOR	ALLOWABLE AREA (%) SOUTH	PERCENTAGE OF WINDOW PER WALL FACE	
CELLAR LEVEL B & CELLAR LEVEL A	274.37 SQFT	2307.85 SQFT	15 TO 20 - 75%; UP, S	12%	
LEVEL 1B & LEVEL 1A:	367.34 SQFT	2307.85 SQFT	15 TO 20 - 75%; UP, S	16%	
LEVEL 2B & LEVEL 2A:	315.17 SQFT	2307.85 SQFT	15 TO 20 - 75%; UP, S	14%	
LEVEL 3B & LEVEL 3A	315.17 SQFT	2307.85 SQFT	15 TO 20 - 75%; UP, S	14%	



4	ELEVATION D - OPENINGS	1/16" = 1'-0"	WINDOWS	AREA OF WALL PER FLOOR	ALLOWABLE AREA (%) EAST	PERCENTAGE OF WINDOW PER WALL FACE
CELLAR LEVEL B:						
			61.44 SQFT	512.51 SQFT	5 TO 10 - 25%; UP, S	12%
LEVEL 1B:						
			61.44 SQFT	512.51 SQFT	5 TO 10 - 25%; UP, S	12%
LEVEL 2B:						
			61.44 SQFT	512.51 SQFT	5 TO 10 - 25%; UP, S	12%
LEVEL 3B:						
			61.44 SQFT	512.51 SQFT	5 TO 10 - 25%; UP, S	12%

SCOPE OF WORK

SCOPE OF WORK INCLUDES :
• DEMO OF 20% OF EXTERIOR FACADE AND FULL DEMO OF INTERIORS.
• 47 NEW RESIDENTIAL UNITS, ACCESSORY SPACES, AND NEW ARCHITECTURAL FACADE, INCLUDING INTEGRATION OF EXISTING TO REMAIN FACADE ELEMENTS.

BUILDING DATA

ADDRESS ZONE SQUARE, SUFFIX, LOT WARD USE GROUP	1106-1112 EASTERN AVE NE RA-1 5201, 0800 & 0801 7 RESIDENTIAL R-2	EXISTING BUILDING NUMBER OF STORIES 3 STORIES-CELLAR (1106 EASTERN) 3 STORIES (1112 EASTERN)	3 STORIES-CELLAR (1106 EASTERN) 3 STORIES (1112 EASTERN)
DEVELOPMENT STANDARDS MAX HEIGHT: PROP. HEIGHT:	40'-0" 30'-10"	TOTAL BUILDING AREA 3,961.03 (1106 EASTERN) 3,971.58 (1112 EASTERN) 7,932.61 COMBINED	3,961.03 (1106 EASTERN) 3,971.58 (1112 EASTERN) 7,932.61 COMBINED
COMBINED LOT SIZE: EXISTING COMBINED LOT OCC MAX % LOT OCCUPANCY: PROPOSED LOT OCC. %:	28,887.03 SF 27% (7,938 SF) 40% (11,558 SF) 36% (10,503.08 SF)	PROPOSED BUILDING ADDITION NUMBER OF STORIES 3 ABOVE GRADE, + CELLAR 47 UNITS	3 ABOVE GRADE, + CELLAR 47 UNITS
UNIT COUNT:	47 UNITS	GROSS BUILDING FLOOR AREA	
FRONT SETBACK: MIN REAR YARD: PROPOSED REAR YARD: SIDE YARD: PROVIDED:	15 FT 20 FT 41' - 2" FT 8 FT 8 FT & 9 FT	LEVEL S1: LEVEL 01: LEVEL 02: LEVEL 03:	10,503.08 SF 10,500.05 SF 10,387.28 SF 10,387.28 SF
COURT REQUIRED:	4INIFT OF HEIGHT OF COURT NOT LESS THAN 10' WIDE = 10' MIN COURT A WIDTH = 48' COURT B WIDTH = 10' - 4 3/4" COURT C WIDTH = 10' - 0 3/8" COURT D WIDTH = 48' - 1 3/8" COURT E WIDTH = 32' - 2 3/8" COURT F WIDTH = 13' - 11 1/4" COURT G WIDTH = 32' - 0 3/4"	TOTAL SF:	31,274.61 SF (CELLAR NOT INCLUDED)
COURT PROVIDED:		PARKING REQUIREMENT REQUIRED: 47 UNITS / 3 +15 REQ. 14 REQ. (FULL SIZE SPOTS) + 1 ADA REQ.	
FAR CALCULATION LEVEL 01: LEVEL 02: LEVEL 03: TOTAL:	10,500.06 SF 10,387.28 SF 10,387.28 SF 31,274.61 SF	PROVIDED: 1 ADA SPACE 14 FULL SIZED SPACES	
ALLOWABLE FAR MAX.:	0.9 SF	15 TOTAL SPACES PROVIDED	
IZ FAR MAX.:	1.08 SF	BIKE REQUIREMENT REQUIRED: SHORT TERM: 47 UNITS/20= 2.35 (3 SPOTS) LONG TERM: 47 UNITS/3= 15.6 (16 SPOTS)	
PROPOSED IZ FAR:	1.08 SF	PROVIDED: SHORT TERM: 3 SPOTS LONG TERM: 16 SPOTS	
		AUTOMATIC SPRINKLER	YES (PER NFPA 13R)

PROJECT DIRECTORY

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OWNER: DISTRICT LINE DEVELOPMENT MATT MEDVENE 301 HOBART AVE SUMMIT, NJ 07901 [T] 703.589.4832 [W] WWW.DISTRICTLINEDEVELOPMENT.COM	STRUCTURAL ENGINEER: GAVIN & ASSOC. STRUCTURAL ENGINEERS CHARLES GAVIN PO BOX 5142 MCLEAN, VA 22103 [T] 703.409.1070 [W] WWW.GAVINENGINEERING.COM
CIVIL ENGINEER: HUSKA CONSULTING, LLC CHRIS HUSKA 1050 30TH STREET NW WASHINGTON, DC 20007 [T] 703.425.3862 [W] WWW.HUSKACONSULTING.COM	

CODE INFORMATION

TITLE 12 DCMR, DC CONSTRUCTION CODES SUPPLEMENT (2017)
DCMR 12 DC CONSTRUCTION CODES SUPPLEMENT (2017)
AMENDMENT TO DCMR 12 DC CONSTRUCTION CODE SUPPLEMENT 2017
2017 DISTRICT OF COLUMBIA BUILDING CODE
2017 DISTRICT OF COLUMBIA PROPERTY MAINTENANCE CODE
2017 DISTRICT OF COLUMBIA GREEN CONSTRUCTION CODE
2017 DISTRICT OF COLUMBIA FIRE CODE
2017 DISTRICT OF COLUMBIA MECHANICAL CODE
2017 DISTRICT OF COLUMBIA PLUMBING
2014 NATIONAL ELECTRICAL CODE (NFPA 70)
2015 ICC INTERNATIONAL EXISTING BUILDING CODE
2015 ICC FUEL GAS CODE
ASHRAE 90.1 - 2010

BUILDING INFORMATION

2017 DCBC TABLE 602^{a, d, g}

FIRE SEPARATION DISTANCE	CONSTRUCTION TYPE	R-2 OCCUPANCY
X < 5 ^b	All	1
5 < X < 10	IA Others	1 1
10 < X < 30	IA, IB IIB, VB Others	1 ^c 0 1 ^c
X > 30	All	0

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 601.
- See Section 706.1.1 for party walls.
- Open parking garages complying with Section 406 shall not be required to have a fire-resistance rating.
- 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.
- For special requirements for Group S aircraft hangars, see Section 412.4.1.
- Where Table 705.8 permits nonbearing exterior walls with unlimited area of unprotected openings, the required fire-resistance rating for the exterior walls is 0 hours.
- For a building containing only a Group U occupancy private garage or carport, the exterior wall shall not be required to have a fire-resistance rating where the fire separation distance is 5 feet (1523 mm) or greater.

CONSTRUCTION TYPE V-A (see note d)

BUILDING ELEMENT	REQUIRED	PROVIDED
PRIMARY STRUCTURAL FRAME ¹	1 ^b	1
EXTERIOR BEARING WALLS ^{2,1} INTERIOR BEARING WALLS	1 1	1 1
EXTERIOR NONBEARING WALLS/PARTITIONS INTERIOR NONBEARING WALLS/PARTITIONS ²	Per Table 602 0	0
FLOOR CONSTRUCTION AND ASSOC. SECONDARY MEMBERS (See Section 202)	1	1
ROOF CONSTRUCTION AND ASSOC. SECONDARY MEMBERS (See Section 202)	1 ^{b, c}	1

- Roof supports: Fire-resistance ratings of primary structural frame and bearing walls are permitted to be reduced by 1 hour where supporting a roof only.
- Except in Group F-1, H, M and S-1 occupancies, fire protection of structural members shall not be required, including protection of roof framing and decking where every part of the roof construction is 20 feet or more above any floor immediately below. Fire-retardant-treated wood members shall be allowed to be used for such unprotected members.
- In all occupancies, heavy timber complying with Section 2304.11 shall be allowed where a 1-hour or less fire-resistance rating is required.
- Not less than the fire-resistance rating required by other sections of this code.
- Not less than the fire-resistance rating based on fire separation distance (see Table 602).
- Not less than the fire-resistance rating as referenced in Section 704.10.

2017 DCBC BUILDING SIZE

USE GROUP	CONSTRUCTION TYPE	STORIES	AREA	SPRINKLERED
R-2	V-A	4	41,783.1 SF	S

- See the following sections for general exceptions to Table 503:
 - Section 504.3, Allowable building height and story increase due to automatic sprinkler system installation
 - Section 506.2, Allowable building area increase due to street frontage.
 - Section 506.3, Allowable building area increase due to frontage.
 - Section 507, Unlimited area buildings.
- See Chapter 4 for specific exceptions to the allowable height and areas in Chapter 5.

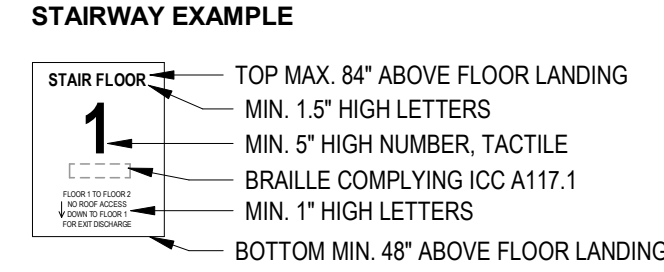
2017 DCBC TABLE 706.4
FIRE WALL FIRE-RESISTANCE RATINGS

GROUP	REQUIRED	PROVIDED
R-2	3 ^a	N/A

- In Type II or V construction, walls shall be permitted to have a 2-hour fire-resistance rating
- For Group H-1, H-2, or H-3 buildings, also see section 415.6 and 415.7.

INTERIOR IDENTIFICATION

(NFPA 101 7.2.2.5.4)
PROVIDE SIGNAGE WITHIN STAIR ENCLOSURE AT EACH FLOOR LANDING.
SIGNAGE ALSO TO COMPLY WITH IBC 1023.9
GENERAL NOTE:
1) SIGNAGE TO INDICATE AT TOP & BOTTOM OF THE STAIR ENCLOSURE
2) SIGNAGE TO BE LOCATED INSIDE THE STAIR ENCLOSURE



2017 DFCF 509.1: Identification. Fire protection equipment shall be identified in an approved manner. Rooms containing controls for air-conditioning systems, sprinkler risers and valves, or other fire detection, suppression or control elements shall be identified for the use of the fire department. Approved signs required to identify fire protection equipment and equipment location shall be constructed of durable materials, permanently installed and readily visible.

2017 DFCF 605.3.1: Labeling. Doors into electrical control panel rooms shall be marked with a plainly visible and legible sign stating ELECTRICAL ROOM or similar approved wording.

ISSUE FOR BZA

DRAWING DATA

PROJECT: EASTERN AVE NE RESIDENCES
ADDRESS: 1106-1112 EASTERN AVE NE
WASHINGTON, DC 20007

SHEET SUBMISSION INDEX

- 100% SCHEMATIC DESIGN - 18 JUL 2025
- 100% DESIGN DEVELOPMENT - 15 AUG 2025
- 100% BZA - 31 OCT 2025

REV NO. REVISION DATE

SEAL & SIGNATURE:

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SHEET TITLE: PROJECT INFORMATION

PROJECT NO: 2025.76

SCALE: As indicated

A002

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SHEET TITLE: DEMOLITIONS DRAWINGS

PROJECT NO: 2025.76

SCALE: As indicated

A050

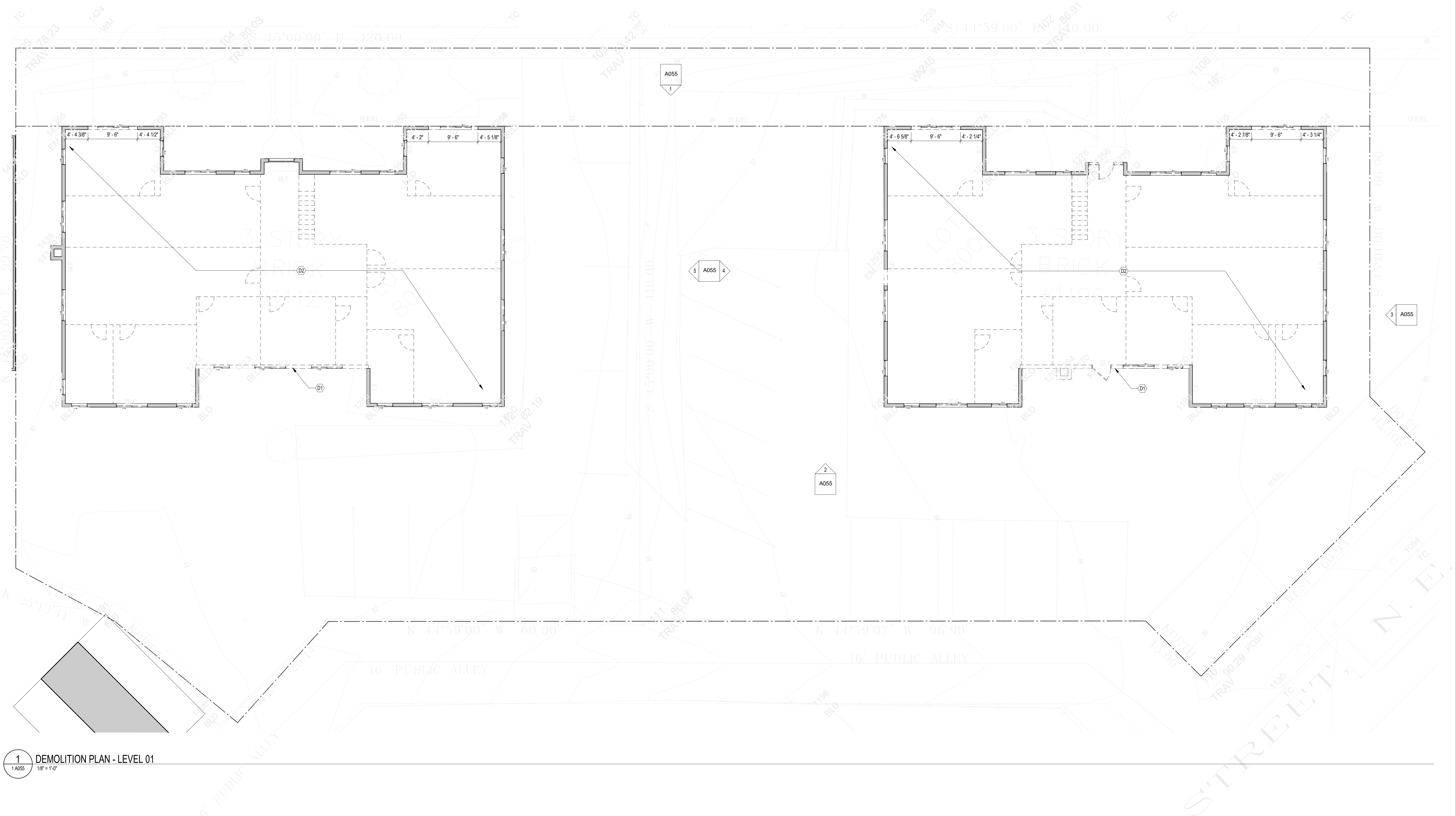
KEY NOTES - DEMOLITION	
D1	REMOVE EXTERIOR WALL, SUPPORT WALLS TO REMAIN PER STRUCTURE
D2	REMOVE ALL INTERIOR PARTITIONS, FINISHES, EQUIPMENT AND FIXTURES. FLOOR AND BEARING WALLS TO REMAIN TYP.
D3	DEMO BRICK WALL TO ALIGN WITH SILL OF EXISTING WINDOW. NOTIFY ARCHITECT OF DISCREPANCIES.
D4	CHIMNEY TO BE CAPPED

DEMOLITION NOTES

- CONTRACTOR SHALL VISIT SITE TO DETERMINE AND VERIFY ALL EXISTING CONDITIONS.
- PROTECT EXISTING ITEMS WHICH ARE NOT INDICATED TO BE ALTERED.
- REMOVE EXISTING PARTITIONS, U.N.O.
- REMOVE DOORS, FRAMES AND HARDWARE, U.N.O.
- REMOVE EXISTING WINDOWS AS NOTED.
- REMOVE ALL APPLIANCES THROUGHOUT, U.N.O.
- REMOVE PLUMBING FIXTURES THROUGHOUT, U.N.O.
- REMOVE ALL BRANCH WIRING REMOVED BACK TO PANEL (IDENTIFY AS SPARE) OR NEAREST JUNCTION BOX UNLESS NOTED OTHERWISE.
- CONTRACTOR TO REMOVE/DISPOSE OF ALL REMAINING FURNITURE
- REMOVE LIGHT FIXTURES THROUGHOUT, U.N.O.
- REMOVE ALL EXISTING FLOORS SUPPORT EXTERIOR WALLS AS REQUIRED BY STRUCTURE.
- 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
- SANITARY FACILITIES SHALL BE PROVIDED DURING CONSTRUCTION, REMODELING OR DEMOLITION ACTIVITIES IN ACCORDANCE WITH THE PLUMBING CODE.
- REQUIRED MEANS OF EGRESS SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION, DEMOLITION, REMODELING OR ALTERATIONS AND ADDITIONS TO ANY BUILDING.
- FIRE SAFETY DURING DEMOLITION SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF THIS CODE AND THE APPLICABLE PROVISIONS OF CHAPTER 33 OF THE FIRE CODE.
- AUTOMATIC SPRINKLER SYSTEMS REQUIRED DURING CONSTRUCTION, ALTERATION AND DEMOLITION OPERATIONS SHALL BE PROVIDED IN ACCORDANCE WITH CHAPTER 33 OF THE FIRE CODE.

EXISTING TO REMAIN TO BE DEMOLISHED

1
1 A002
DEMOLITION PLAN - CELLAR LEVEL
1/8" = 1'-0"



1 DEMOLITION PLAN - LEVEL 01
1 A055 1/8" = 1'-0"

KEY NOTES - DEMOLITION	
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EXISTING TO REMAIN TO BE DEMOLISHED



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SHEET TITLE: DEMOLITIONS DRAWINGS

PROJECT NO: 2025.76

SCALE: As indicated

A051

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DRAWING DATA

PROJECT: **EASTERN AVE NE RESIDENCES**
ADDRESS: **1106-1112 EASTERN AVE NE
WASHINGTON, DC 20007**

SHEET SUBMISSION INDEX
100% SCHEMATIC DESIGN - 18 JUL 2025
• 100% DESIGN DEVELOPMENT - 15 AUG 2025
100% BZA - 31 OCT 2025

REV NO. REVISION DATE

SEAL &
SIGNATURE:

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SHEET TITLE: DEMOLITIONS DRAWINGS

PROJECT NO: 2025.76

SCALE: As indicated

A052

1
2 A055
1/8" = 1'-0"

DEMOLITION PLAN - LEVEL 02

KEY NOTES - DEMOLITION	
D1	REMOVE EXTERIOR WALL, SUPPORT WALLS TO REMAIN PER STRUCTURE
D2	REMOVE ALL INTERIOR PARTITIONS, FINISHES, EQUIPMENT AND FIXTURES. FLOOR AND BEARING WALLS TO REMAIN TYP.
D3	DEMO BRICK WALL TO ALIGN WITH SILL OF EXISTING WINDOW. NOTIFY ARCHITECT OF DISCREPANCIES.
D4	CHIMNEY TO BE CAPPED

DEMOLITION NOTES

- CONTRACTOR SHALL VISIT SITE TO DETERMINE AND VERIFY ALL EXISTING CONDITIONS.
- PROTECT EXISTING ITEMS WHICH ARE NOT INDICATED TO BE ALTERED.
- REMOVE EXISTING PARTITIONS, U.N.O.
- REMOVE DOORS, FRAMES AND HARDWARE, U.N.O.
- REMOVE EXISTING WINDOWS AS NOTED.
- REMOVE ALL APPLIANCES THROUGHOUT, U.N.O.
- REMOVE PLUMBING FIXTURES THROUGHOUT, U.N.O.
- REMOVE ALL BRANCH WIRING REMOVED BACK TO PANEL (IDENTIFY AS SPARE) OR NEAREST JUNCTION BOX UNLESS NOTED OTHERWISE.
- CONTRACTOR TO REMOVE/DISPOSE OF ALL REMAINING FURNITURE
- REMOVE LIGHT FIXTURES THROUGHOUT, U.N.O.
- REMOVE ALL EXISTING FLOORS SUPPORT EXTERIOR WALLS AS REQUIRED BY STRUCTURE.
- 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
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EXISTING TO REMAIN TO BE DEMOLISHED

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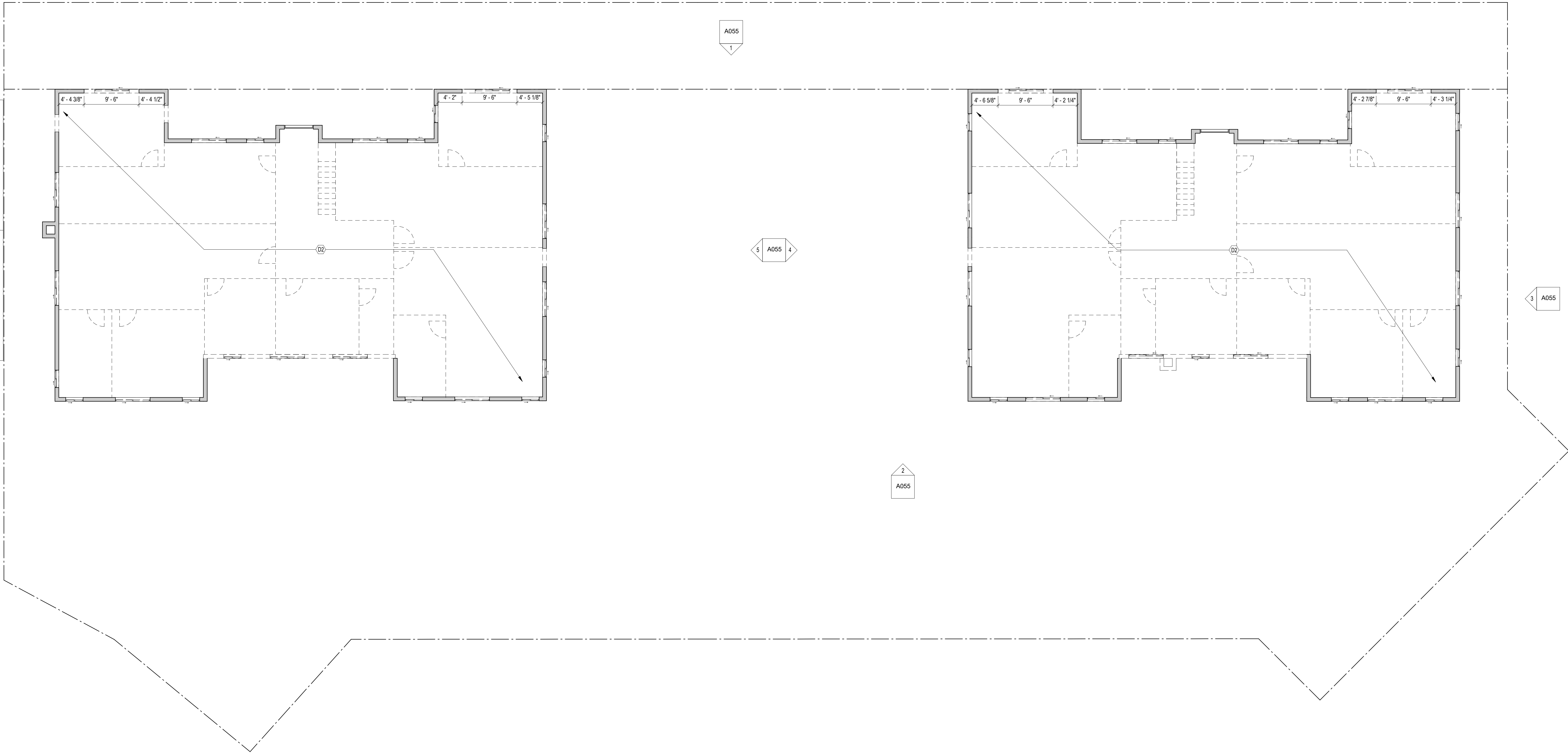
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SHEET TITLE: DEMOLITIONS DRAWINGS

PROJECT NO: 2025.76

SCALE: As indicated

A053



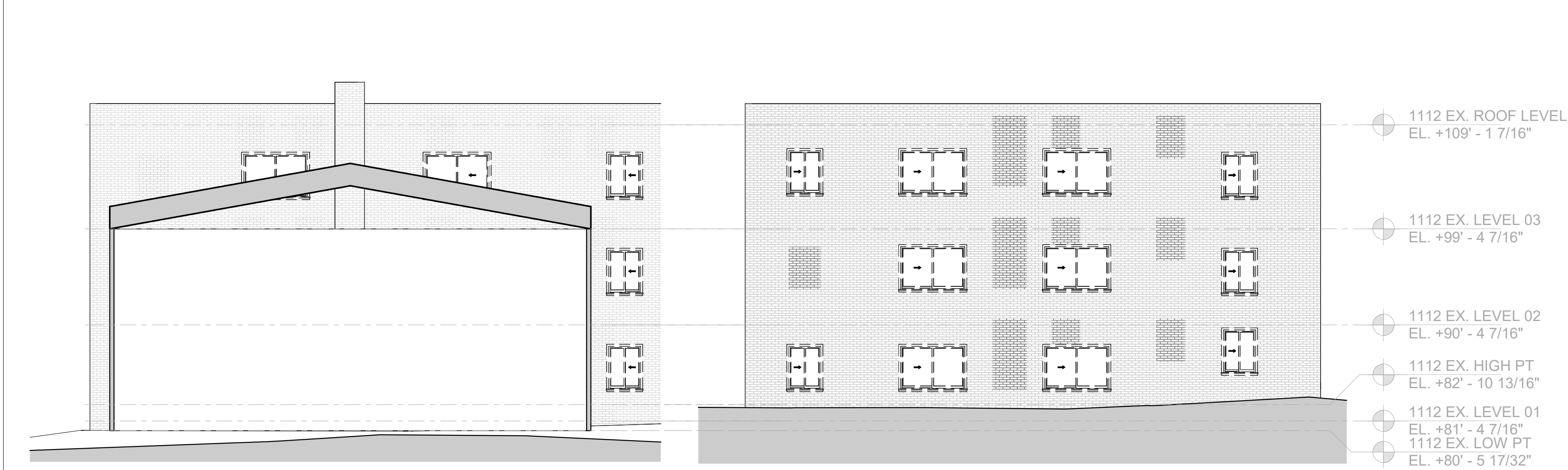
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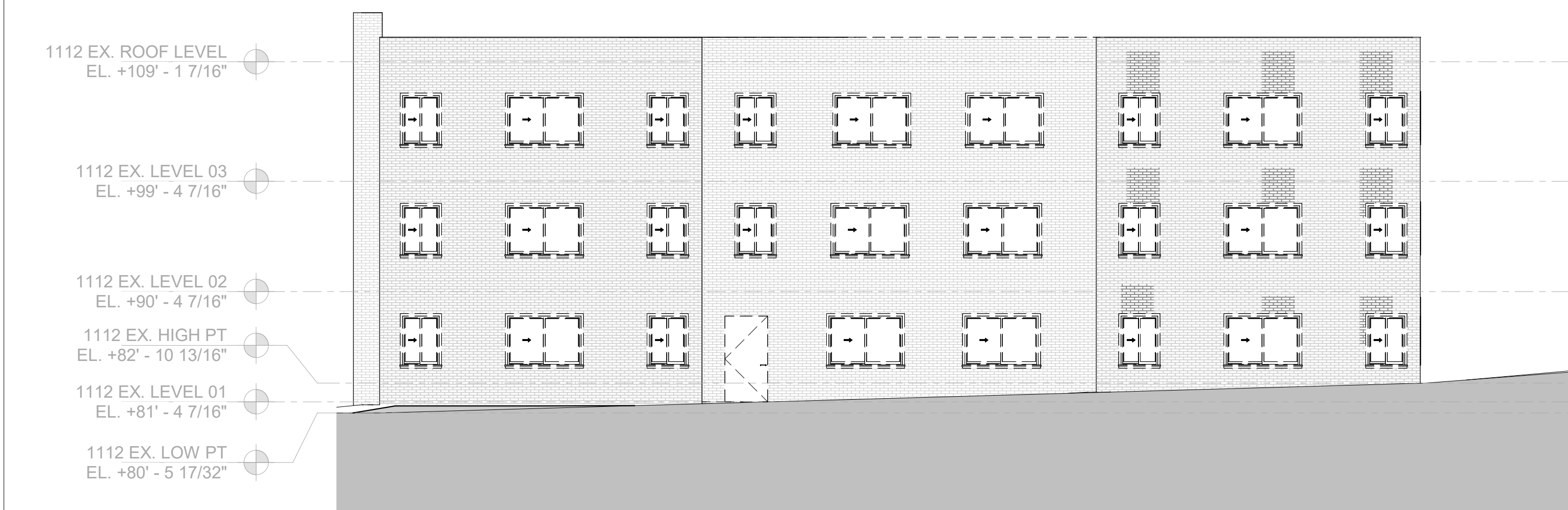
EXISTING TO REMAIN TO BE DEMOLISHED

1
2 A055
1/8" = 1'-0"
DEMOLITION PLAN - LEVEL 03

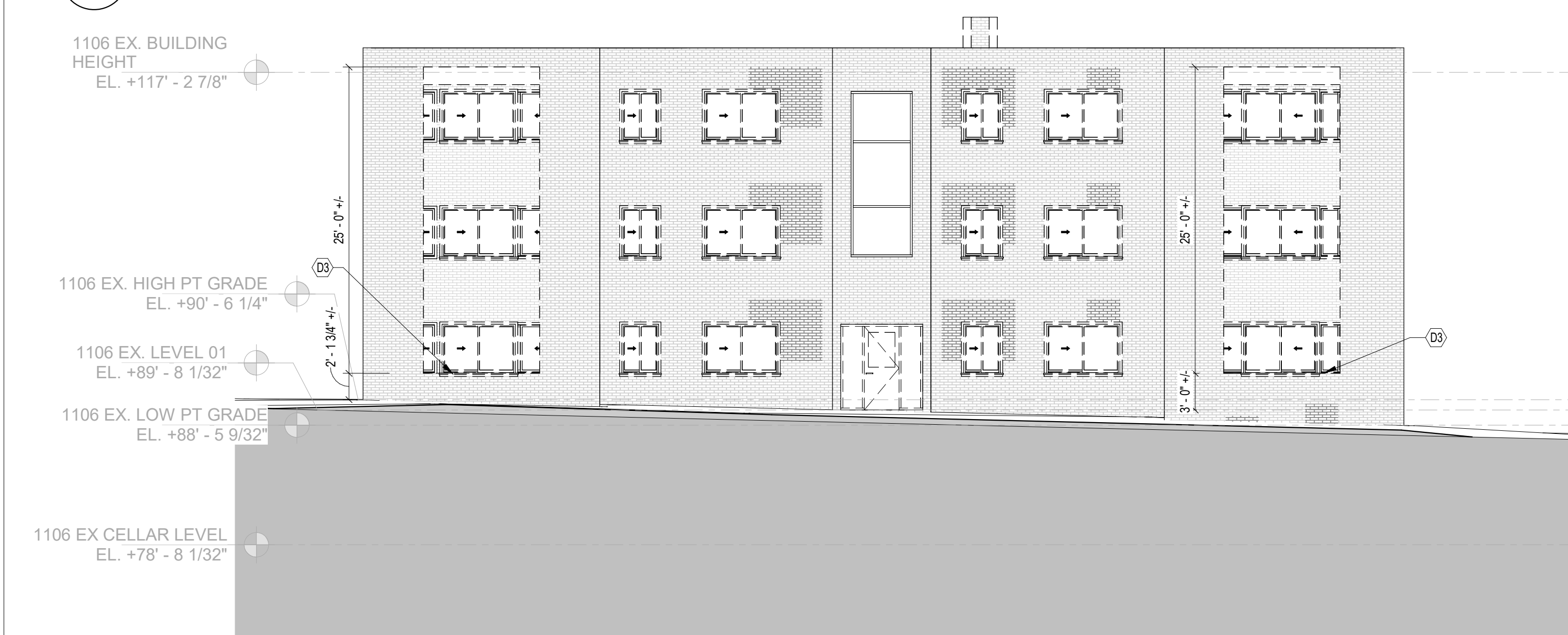


6 DEMO ELEVATION F
1 AX 1/8" = 1'-0"

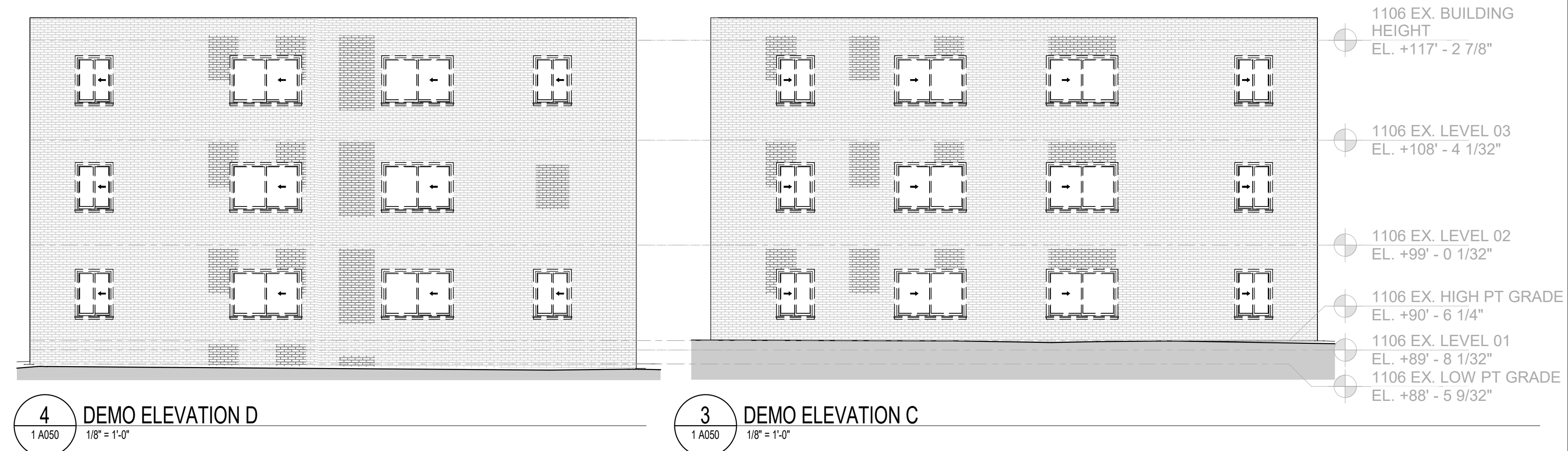
5 DEMO ELEVATION E
1 A050 1/8" = 1'-0"



2 DEMOLITION ELEVATION B
1 A050 1/8" = 1'-0"

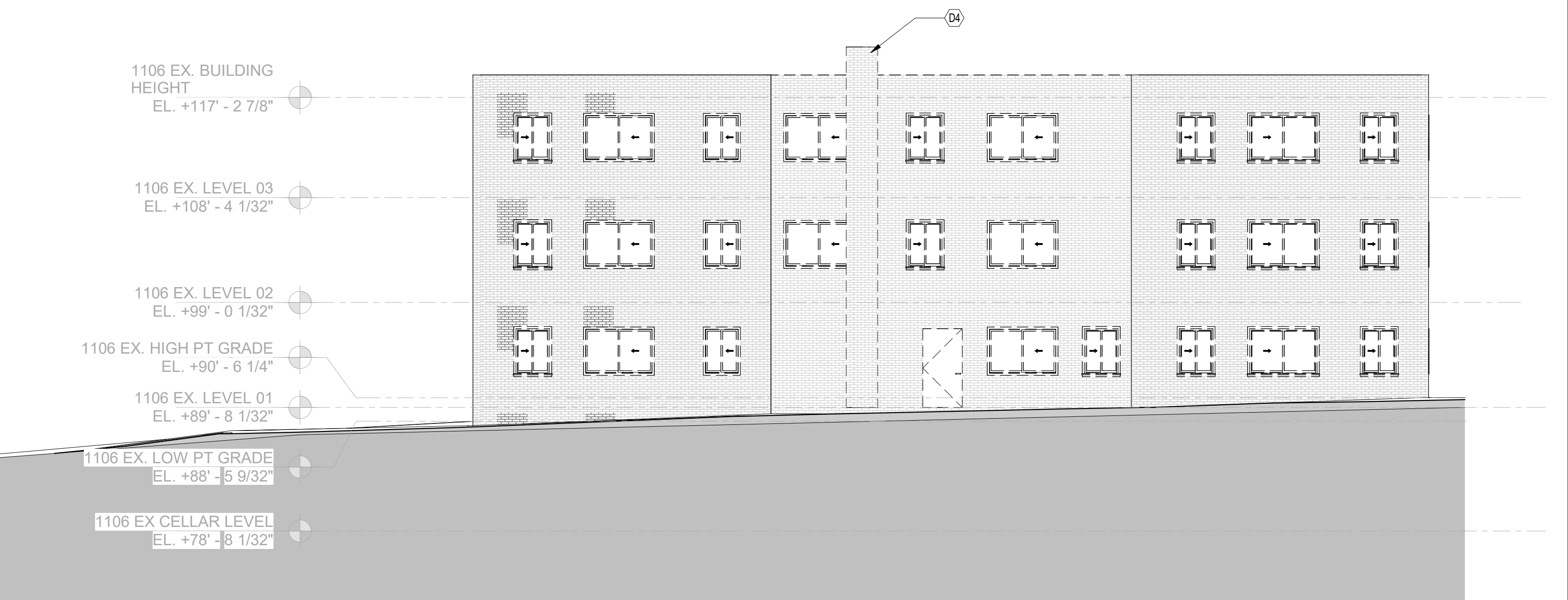


1 DEMOLITION ELEVATION A
1 A050 1/8" = 1'-0"



4 DEMO ELEVATION D
1 A050 1/8" = 1'-0"

3 DEMO ELEVATION C
1 A050 1/8" = 1'-0"



DEMOLITION WALL PERCENTAGE

WALL ELEVATION A
1106 EASTERN: 15%
1112 EASTERN: 30%

WALL ELEVATION B
1106 EASTERN: 24%
1112 EASTERN: 23%

WALL ELEVATION C
1106 EASTERN: 17%

WALL ELEVATION D
1106 EASTERN: 16%

WALL ELEVATION E
1112 EASTERN: 17%

WALL ELEVATION F
1112 EASTERN: 16%

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SHEET TITLE: DEMOLITION ELEVATIONS

PROJECT NO: 2025.76

SCALE: As indicated

A055



1 SITE PLAN - PROPOSED
3/32" = 1'-0"

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 - 12X24"
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

*A108.3 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 7500 UG/M². THE TEST METHODOLOGY USED TO DETERMINE COMPLIANCE SHALL BE FROM COPPERHILL STANDARD METHOD V.1.1. THE EMISSIONS TESTING SHALL BE PERFORMED BY A LABORATORY THAT HAS THE COPPERHILL 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 5196, 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.

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
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 FLOORING STRIPS APPLIED TO A NONCOMBUSTIBLE BASE AND FIREBLOCKED AS REQUIRED BY SECTION 803.1.1.
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 PERSONS OR LESS.

CONSTRUCTION GENERAL NOTES

- ALL DIMENSIONS TO FINISH FACE, U.N.O.
- ALL INTERIOR PARTITIONS TO BE TYPE A, U.N.O. SEE SHEET A010 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
- PROVIDE ARC-FAULT PROTECTION FOR ALL LIVING SPACE OUTLETS TO COMPLY TO 2017 IECC 402.1.1
- ALL FLOORING TO BE LVT OR SIMILAR SPECIFIED BY OWNER, U.N.O.
- 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 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 8"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 KNI).
- HANDRAILS AND GUARDS SHALL BE DESIGNED TO RESIST A CONCENTRATED LOAD OF 200 POUNDS (0.89 KN)
- 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
- ALL WET AREAS TO BE PAINTED WITH SHERWIN WILLIAMS EMERALD INTERIOR PAINT, SEMI-GLOSS, PRODUCT NUMBER, (S8900351) (OR SIMILAR), 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
- GC TO PROVIDE EXTERIOR SIGNAGE PER 2017 DCBC 501.2

EXISTING TO REMAIN NEW CONSTRUCTION



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SCALE: As indicated

A100

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ISSUE FOR BZA

DRAWING DATA

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SHEET SUBMISSION INDEX

- 100% SCHEMATIC DESIGN - 18 JUL 2025
- 100% DESIGN DEVELOPMENT - 15 AUG 2025
- 100% BZA - 31 OCT 2025

REV NO. REVISION DATE

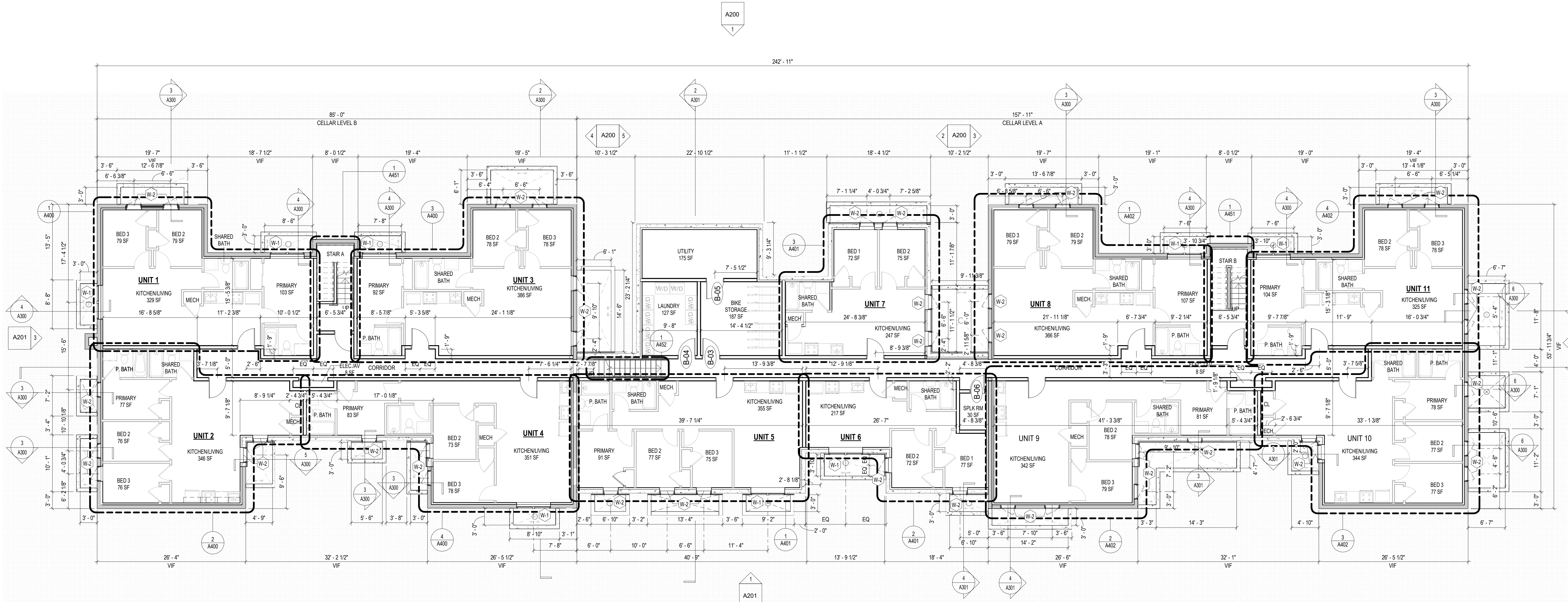
SEAL & SIGNATURE:

SHEET TITLE: CELLAR - FLOOR PLAN

PROJECT NO: 2025.76

SCALE: As indicated

A101



2 CELLAR LEVEL

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-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 7500 UG/M³. THE TEST METHODOLOGY USED TO DETERMINE COMPLIANCE SHALL BE FROM COPPEHL'S STANDARD METHOD V.1.1. THE EMISSIONS TESTING SHALL BE PERFORMED BY A LABORATORY THAT HAS THE COPPEHL'S STANDARD METHOD V.1.1 TEST METHODOLOGY IN THE SCOPE OF ITS ISO 17025 ACCREDITATION.

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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
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 FLOORING STRIPS APPLIED TO A NONCOMBUSTIBLE BASE AND FIRELOOKED 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 PERSONS OR LESS.

CONSTRUCTION GENERAL NOTES

- ALL DIMENSIONS TO FINISH FACE, U.N.O.
- ALL INTERIOR PARTITIONS TO BE TYPE A, U.N.O. SEE SHEET A010 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
- PROVIDE ARC-FAULT PROTECTION FOR ALL LIVING SPACE OUTLETS TO COMPLY WITH 2017 IECC 402.1.1
- ALL FLOORING TO BE LVT OR SIMILAR SPECIFIED BY OWNER, U.N.O.
- GC TO VERIFY INSULATION OF EXISTING EXTERIOR WALLS TO REMAIN MEETS R8/13 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: 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 8\"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 KNI).
- HANDRAILS AND GUARDS SHALL BE DESIGNED TO RESIST A CONCENTRATED LOAD OF 200 POUNDS (0.89 KN)
- 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
- ALL WET AREAS TO BE PAINTED WITH SHERWIN WILLIAMS EMERALD INTERIOR PAINT, SEMI-GLOSS, PRODUCT NUMBER, K89N00351 (OR SIMILAR). 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
- GC TO PROVIDE EXTERIOR SIGNAGE PER 2017 DCBC 501.2

EXISTING TO REMAIN NEW CONSTRUCTION

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SHEET SUBMISSION INDEX

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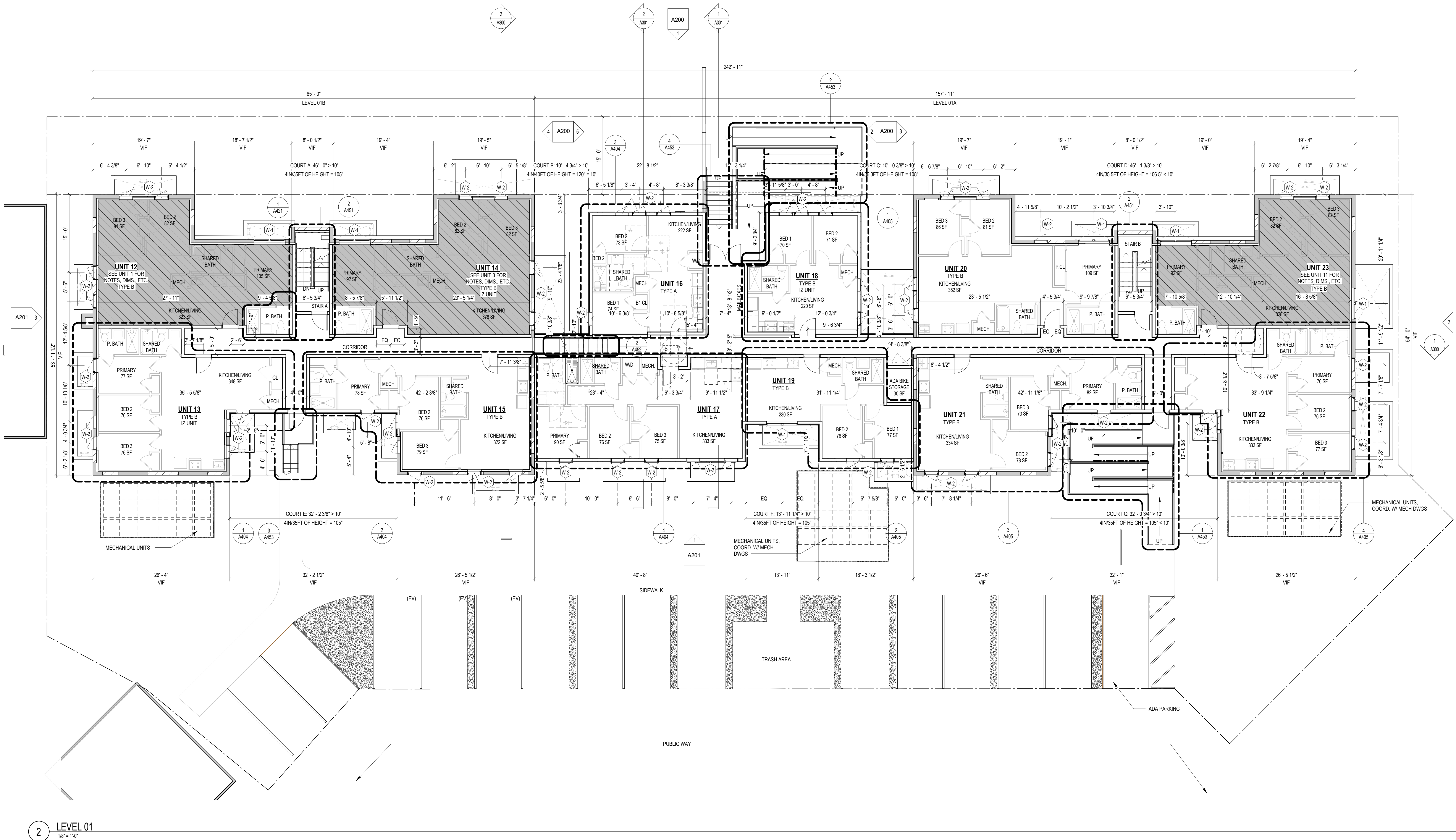
SEAL & SIGNATURE:

SHEET TITLE: LEVEL 1 - FLOOR PLAN

PROJECT NO: 2025.76

SCALE: As indicated

A102



2 LEVEL 01
1/8" = 1'-0"

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 - 12X24"
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.

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*A108.3 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 7500 UG/M². THE TEST METHODOLOGY USED TO DETERMINE COMPLIANCE SHALL BE FROM COPHEHLB STANDARD METHOD V.1.1. THE EMISSIONS TESTING SHALL BE PERFORMED BY A LABORATORY THAT HAS THE COPHEHLB STANDARD METHOD V.1.1 TEST METHODOLOGY IN THE SCOPE OF ITS ISO 17025 ACCREDITATION.

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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 FLOORING STRIPS APPLIED TO A NONCOMBUSTIBLE BASE AND FIRELOOKED AS REQUIRED BY SECTION 803.13.1.

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C. REQUIREMENTS FOR ROOMS AND ENCLOSED SPACES SHALL BE BASED ON 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.

CONSTRUCTION GENERAL NOTES

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- ALL INTERIOR PARTITIONS TO BE TYPE A, U.N.O. SEE SHEET A010 FOR PARTITION SCHEDULE
- ALL INTERIOR WALLS TO BE PAINTED, U.N.O.
- ALL CEILINGS TO BE 5/8" GWB - PAINTED - FLAT FINISH
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- REPAIR ALL WALLS EXISTING TO REMAIN AS REQUIRED
- PROVIDE ARC-Fault PROTECTION FOR ALL LIVING SPACE OUTLETS TO COMPLY WITH 2017 IECC 402.1.1
- ALL FLOORING TO BE LVT OR SIMILAR SPECIFIED BY OWNER, U.N.O.
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- FRONT LOAD WASHER/DRYER COMBO UNIT. UNIT TO MEET REQUIREMENTS OF 2017 ICC SECTION 611
- GO TO PROVIDE EXTERIOR SIGNAGE PER 2017 DCBC 501.2

EXISTING TO REMAIN NEW CONSTRUCTION

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ISSUE FOR BZA

DRAWING DATA

PROJECT: **EASTERN AVE NE RESIDENCES**
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SHEET SUBMISSION INDEX
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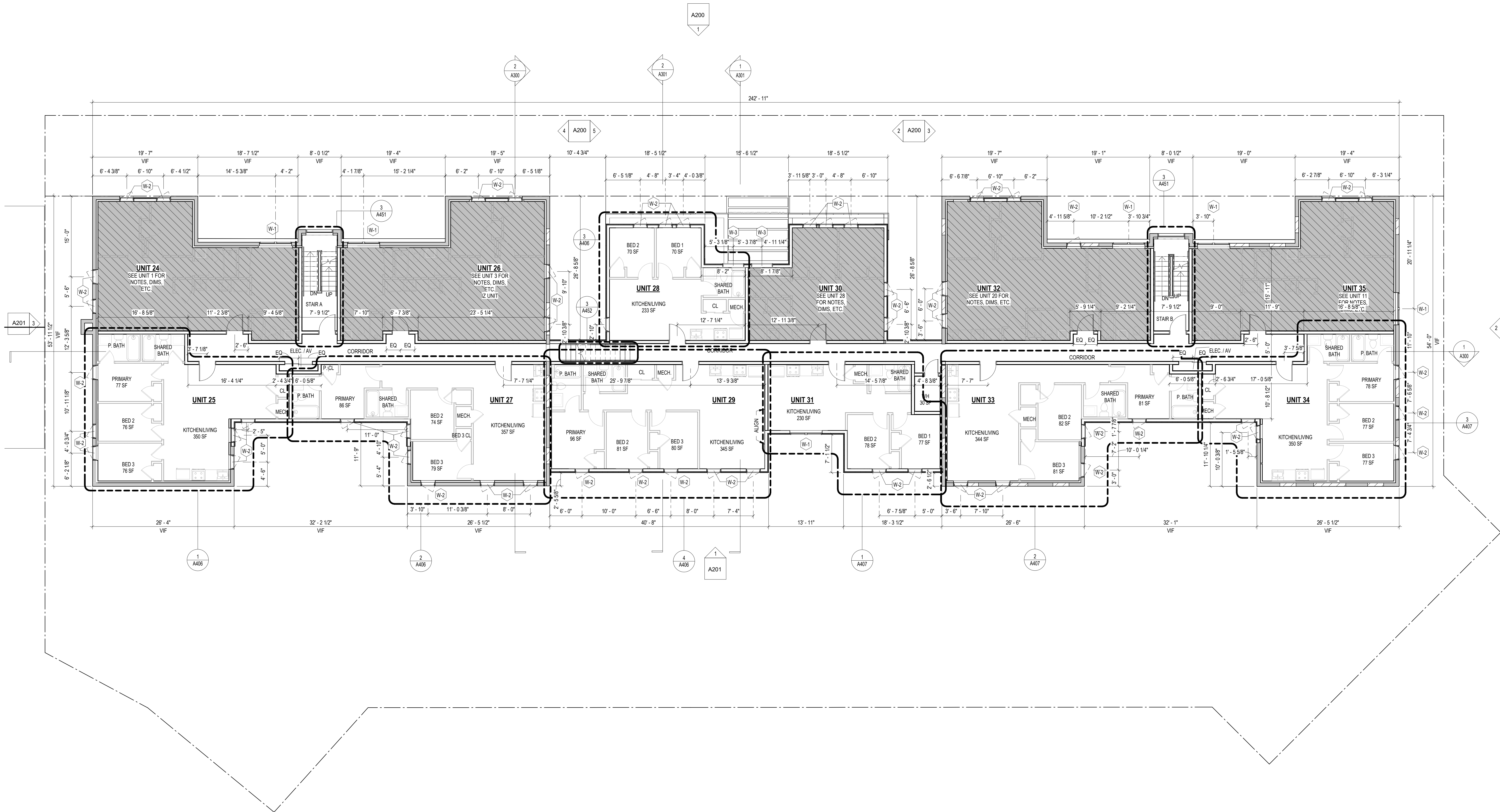
SEAL & SIGNATURE:

SHEET TITLE: TYPICAL LEVEL (LEVELS 02-03)

PROJECT NO: 2025.76

SCALE: As indicated

A103



2 TYPICAL LEVEL (LEVELS 02-03)

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 - 12X24"
TL-18	MATCHING BASE TILE

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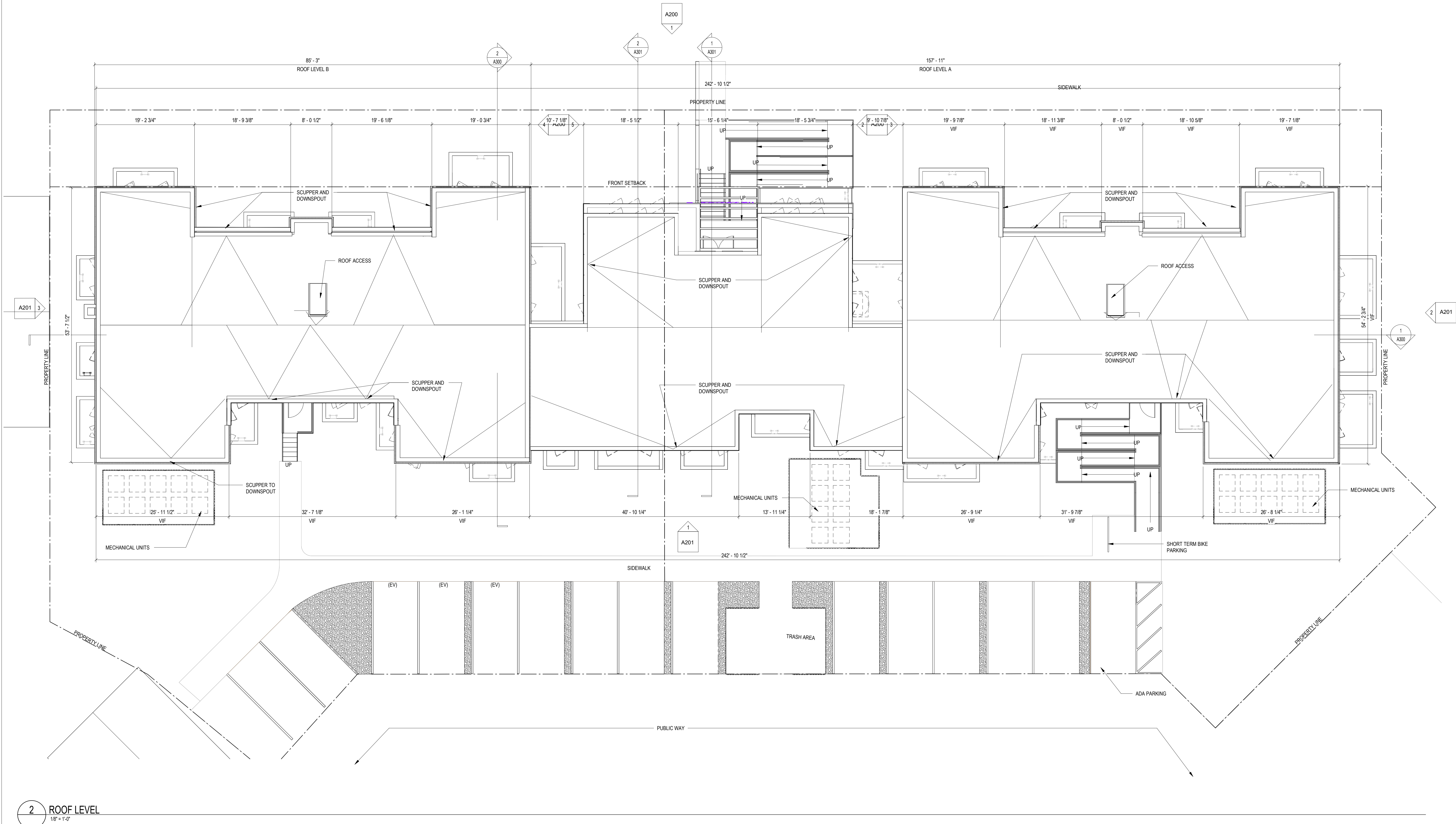
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CONSTRUCTION GENERAL NOTES

- ALL DIMENSIONS TO FINISH FACE, U.N.O.
- ALL INTERIOR PARTITIONS TO BE TYPE A, U.N.O. SEE SHEET A010 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
- PROVIDE ARC-FAULT PROTECTION FOR ALL LIVING SPACE OUTLETS TO COMPLY TO 2017 IECC 402.1.1
- ALL FLOORING TO BE LVT OR SIMILAR SPECIFIED BY OWNER, U.N.O.
- GO 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. 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: EA STAIRWAY FLOOR LEVEL, STORAGE AND CONSTRUCTION SHED, WHERE SPECIAL HAZARDS EXIST. SEE PLAN FOR FIRE EXTINGUISHER (F.E.) LOCATIONS.
- GO TO PROVIDE PORTABLE FIRE EXTINGUISHERS IN ALL KITCHEN AREAS. (F.E.) CLASS A RATING TYPE: 2.5 LB 8"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 KNN).
- HANDRAILS AND GUARDS SHALL BE DESIGNED TO RESIST A CONCENTRATED LOAD OF 200 POUNDS (0.89 KN)
- 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
- ALL WET AREAS TO BE PAINTED WITH SHERWIN WILLIAMS EMERALD INTERIOR PAINT, SEMI-GLOSS, PRODUCT NUMBER, K89N00351 (OR SIMILAR), PAINT OFFERS WASABILITY, 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
- GO TO PROVIDE EXTERIOR SIGNAGE PER 2017 DCBC 501.2

EXISTING TO REMAIN NEW CONSTRUCTION



2 ROOF LEVEL
1/8" = 1'-0"

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-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 803.4 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 7500 UG/M². THE TEST METHODOLOGY USED TO DETERMINE COMPLIANCE SHALL BE FROM COPHEHLB STANDARD METHOD V.1.1. THE EMISSIONS TESTING SHALL BE PERFORMED BY A LABORATORY THAT HAS THE COPHEHLB 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 5196, 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.

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
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 FLOORING STRIPS APPLIED TO A NONCOMBUSTIBLE BASE AND FIRELOOKED AS REQUIRED BY SECTION 803.1.1.
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 PERSONS OR LESS.

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EXISTING TO REMAIN NEW CONSTRUCTION



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SHEET SUBMISSION INDEX
• 100% SCHEMATIC DESIGN - 18 JUL 2025
• 100% DESIGN DEVELOPMENT - 15 AUG 2025
100% BZA - 31 OCT 2025

REV NO. REVISION DATE

SEAL & SIGNATURE:

SHEET TITLE: ROOF FLOOR PLAN

PROJECT NO: 2025.76

SCALE: As indicated

A104