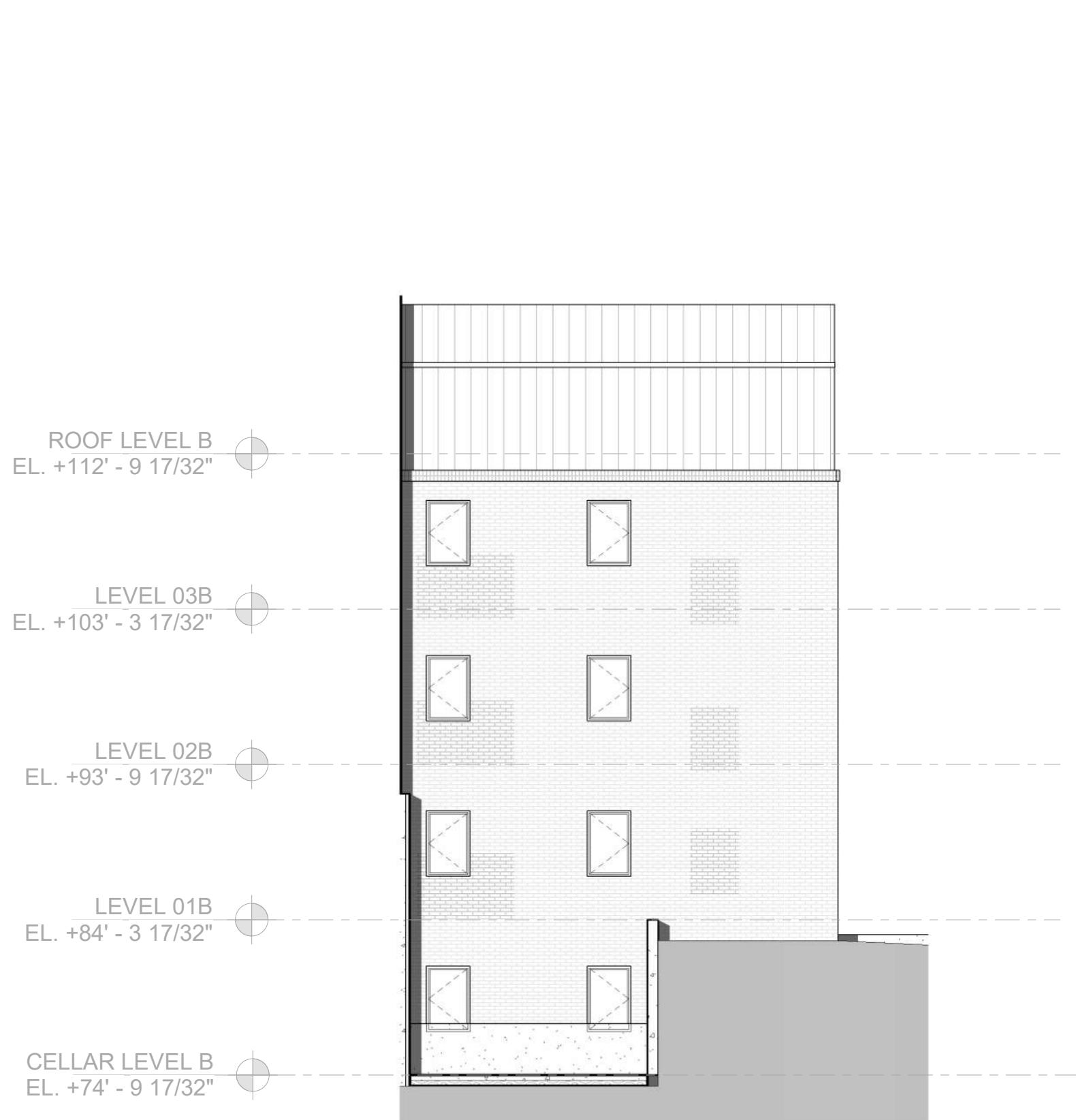


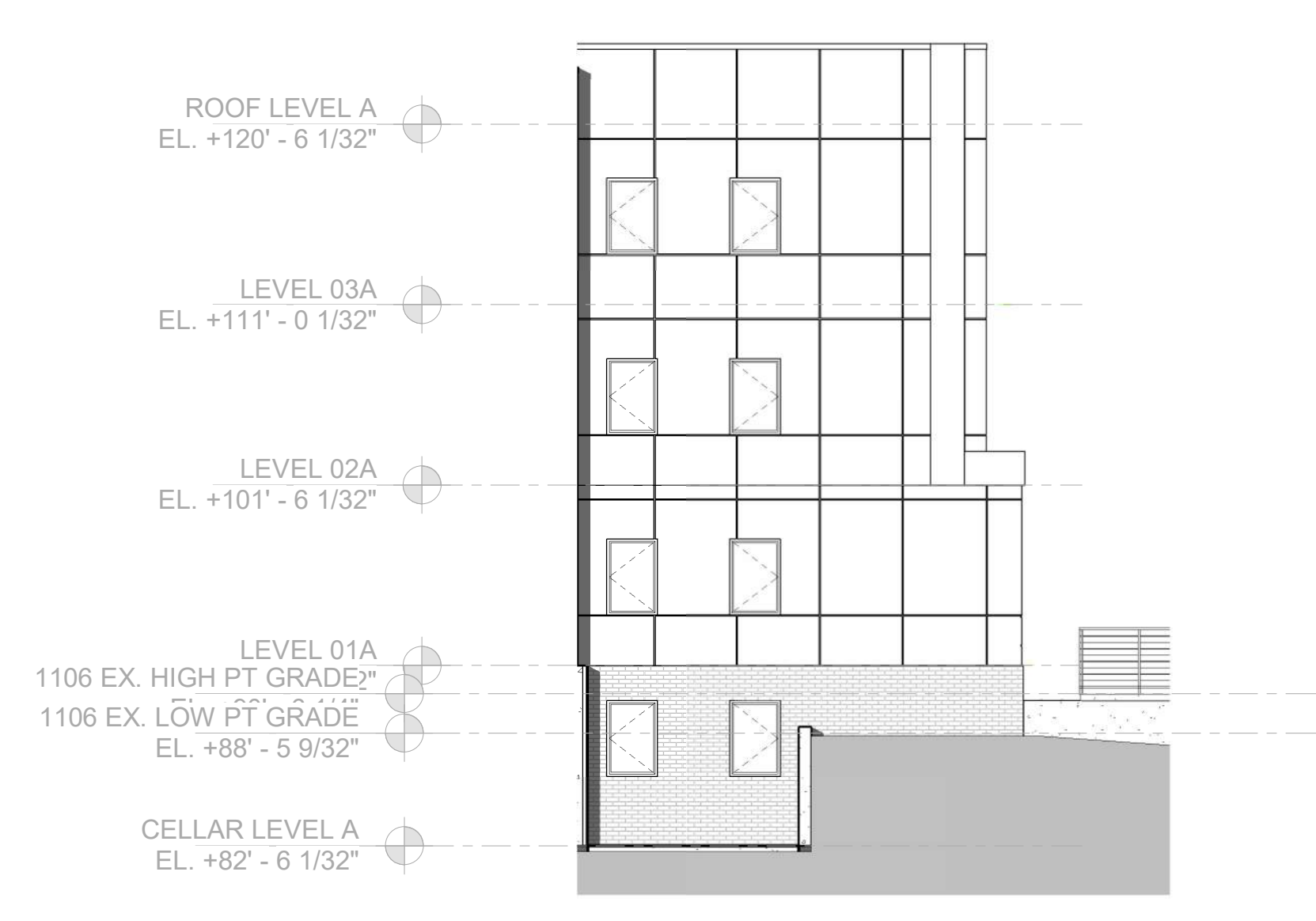
5 EXTERIOR FRONT ELEVATION INNER ELEVATION D
2 A101 1/8" = 1'-0"



4 EXTERIOR FRONT ELEVATION INNER ELEVATION C
2 A101 1/8" = 1'-0"



3 EXTERIOR FRONT ELEVATION INNER ELEVATION B
2 A101 1/8" = 1'-0"



2 EXTERIOR FRONT ELEVATION INNER ELEVATION A
2 A101 1/8" = 1'-0"



1 EXTERIOR FRONT ELEVATION
2 A101 1/8" = 1'-0"

EXTERIOR MATERIAL LEGEND

	NEW BRICK BR-01
	EXISTING BRICK BR-02
	WOOD TONE PANELS WD-01
	WOOD TONE SHIPLAP WD-02
	GLASS FIBER REINFORCED CONCRETE GFR-01
	CONCRETE XX-01

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
- 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 KN/M).
- 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, (SBN00351) (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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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: EXTERIOR ELEVATIONS

PROJECT NO: 2025.76

SCALE: As indicated

A200

Professional Engineer
District of Columbia
Professional No. 21420
Expiry Date: 12/31/2025
Certificate No. 542

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- 100% SCHEMATIC DESIGN - 18 JUL 2025
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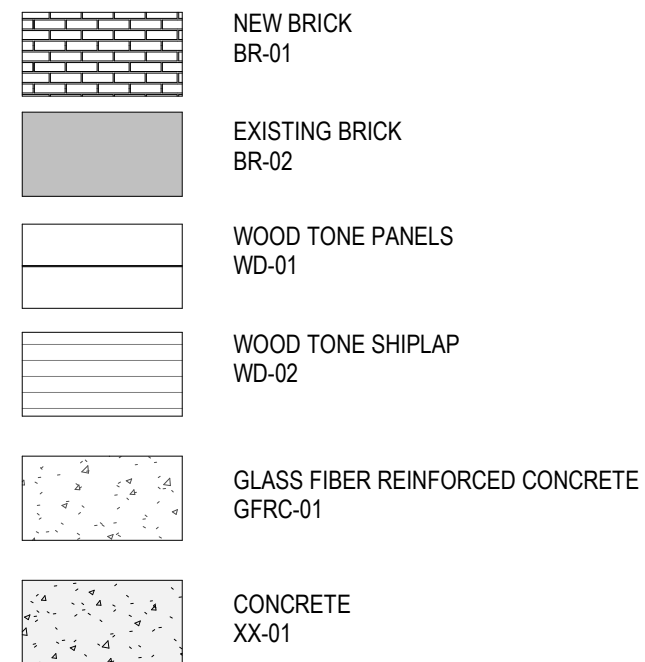
SHEET TITLE: **EXTERIOR ELEVATIONS**
PROJECT NO: **2025.76**

SCALE: As indicated

A201



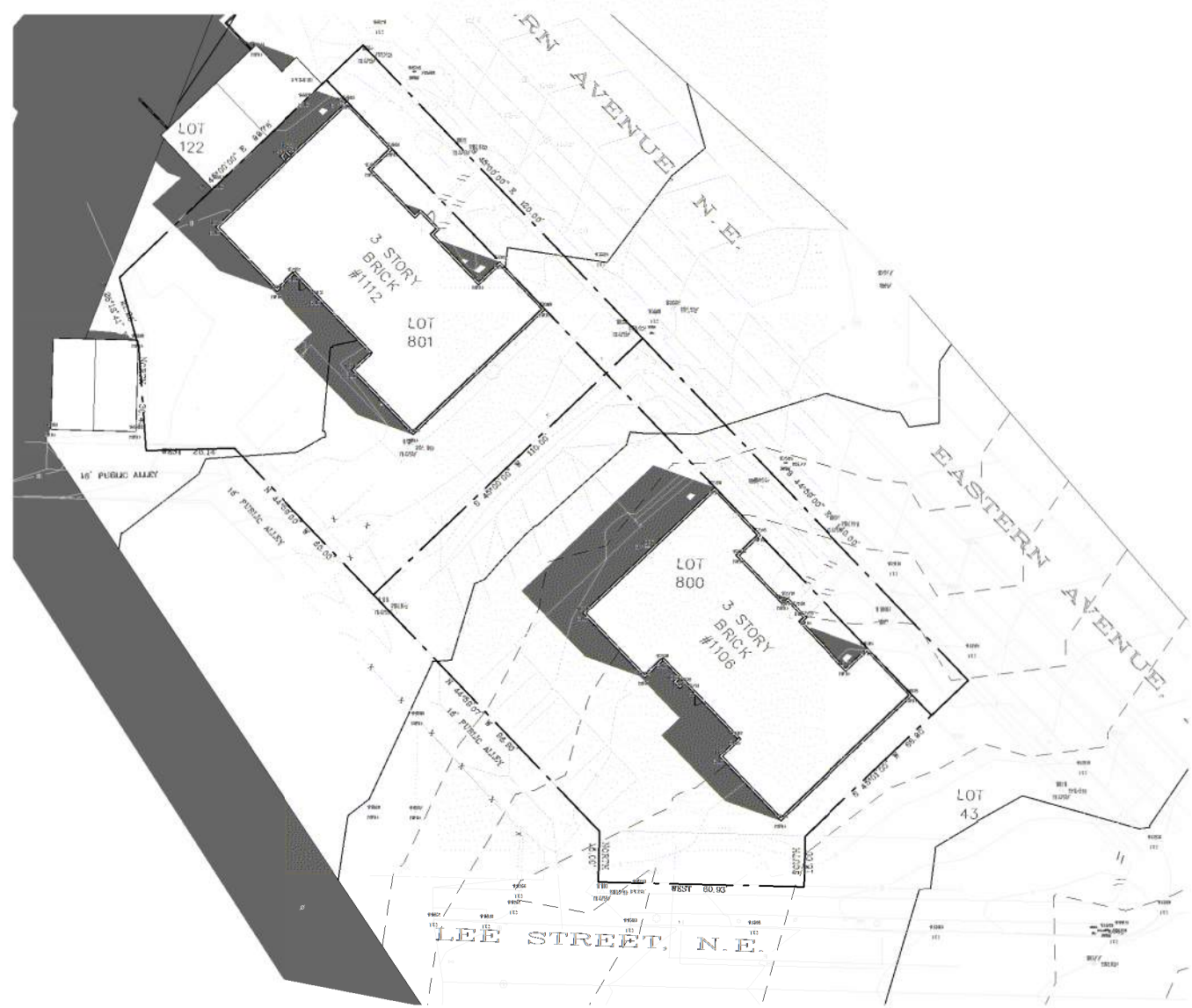
EXTERIOR MATERIAL LEGEND



CONSTRUCTION GENERAL NOTES

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EXISTING TO REMAIN NEW CONSTRUCTION



10 SITE PLAN - SS1000 EXISTING
1" = 50'-0"



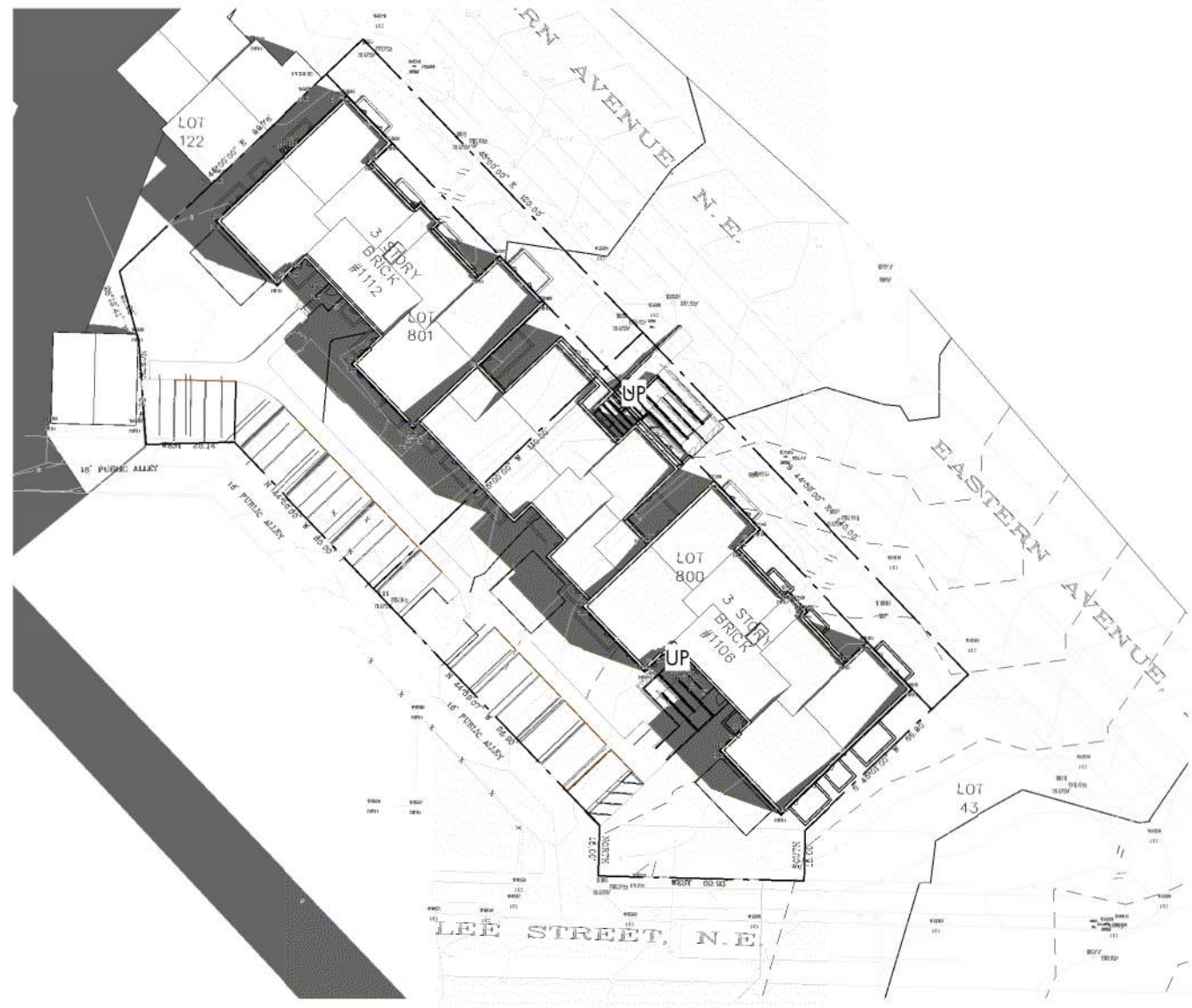
9 SITE PLAN - SS1400 EXISTING
1" = 50'-0"



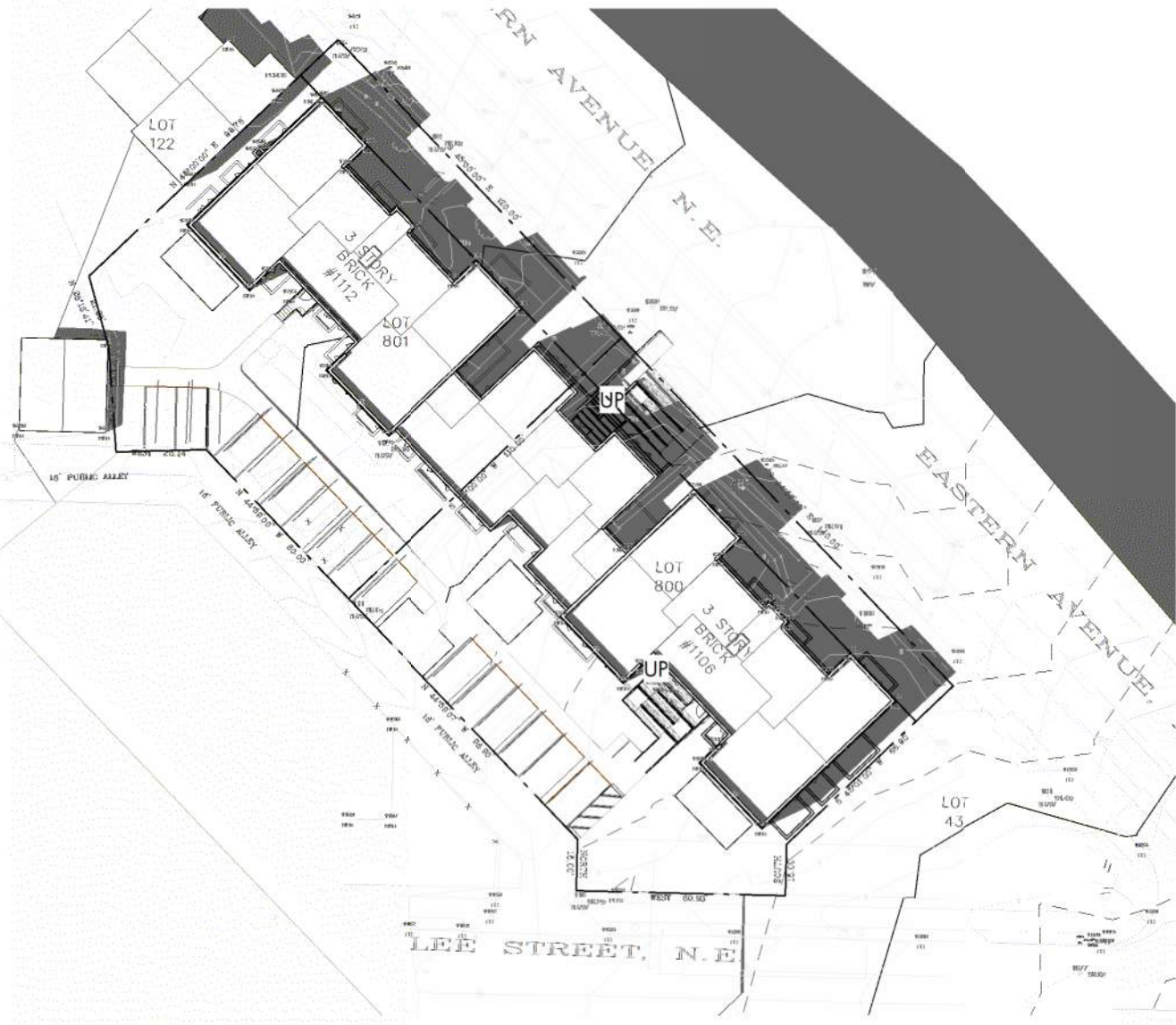
8 SITE PLAN - WS1000 PROPOSED EXISTING
1" = 50'-0"



7 SITE PLAN - WS1400 EXISTING
1" = 50'-0"



6 SITE PLAN - SS1000 PROPOSED
1" = 50'-0"



5 SITE PLAN - SS1400 PROPOSED
1" = 50'-0"



4 SITE PLAN - WS1000 PROPOSED
1" = 50'-0"



3 SITE PLAN - WS1400 PROPOSED
1" = 50'-0"

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

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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

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SHEET TITLE: SOLAR STUDIES
PROJECT NO: 2025.76

SCALE: 1" = 50'-0"



REAR VIEW FROM ALLEY



FRONT VIEW FROM 1112 EASTERN AVE



FRONT VIEW AT ENTRANCE



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ARCHITECT: /3877 DAVID TRACZ, AIA, NCARB DAVID SHOVE BROWN, AIA, NCARB 3299 K STREET NW, SUITE 300 WASHINGTON DC 20007 [T] 202.350.4244 [W] WWW.3877.DESIGN	MEP ENGINEER: KK ENGINEERING, LLC KHALID KHALIFA 8550 COLUMBIA 100 PARWAY SUITE 316 COLUMBIA, MD 21045 [T] 443.393.1070 [W] WWW.KKDESIGN.COM
OWNER: DISTRICT LINE DEVELOPMENT MATT MEDVENE 31 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] 703.499.1070 [W] WWW.GAVINENGINEERING.COM
CIVIL ENGINEER: HUSKA CONSULTING, LLC CHRIS HUSKA 1050 30TH STREET NW WASHINGTON, DC 20007 [T] 702.425.3982 [W] WWW.HUSKACONSULTING.COM	

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SHEET SUBMISSION INDEX
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REV NO.	REVISION	DATE
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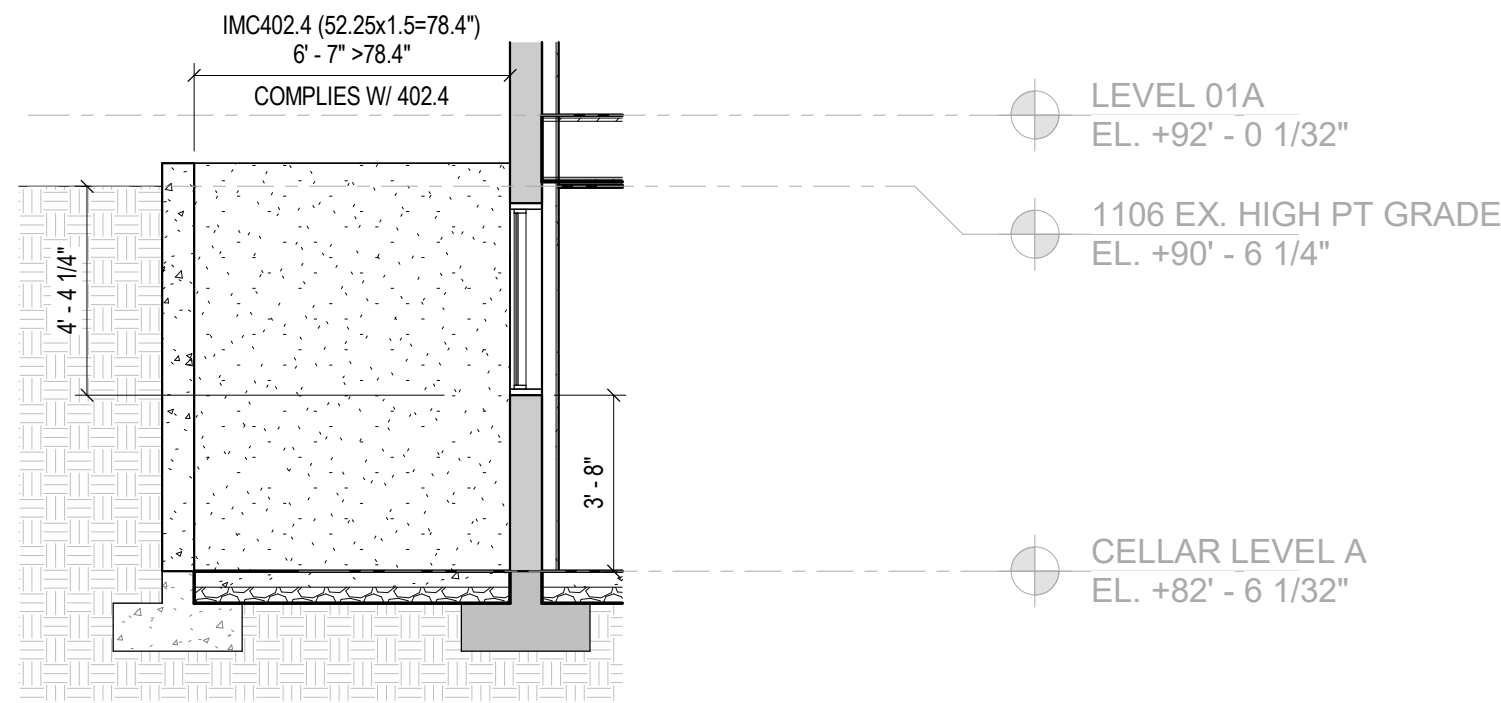
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SHEET TITLE: EXTERIOR VIEWS

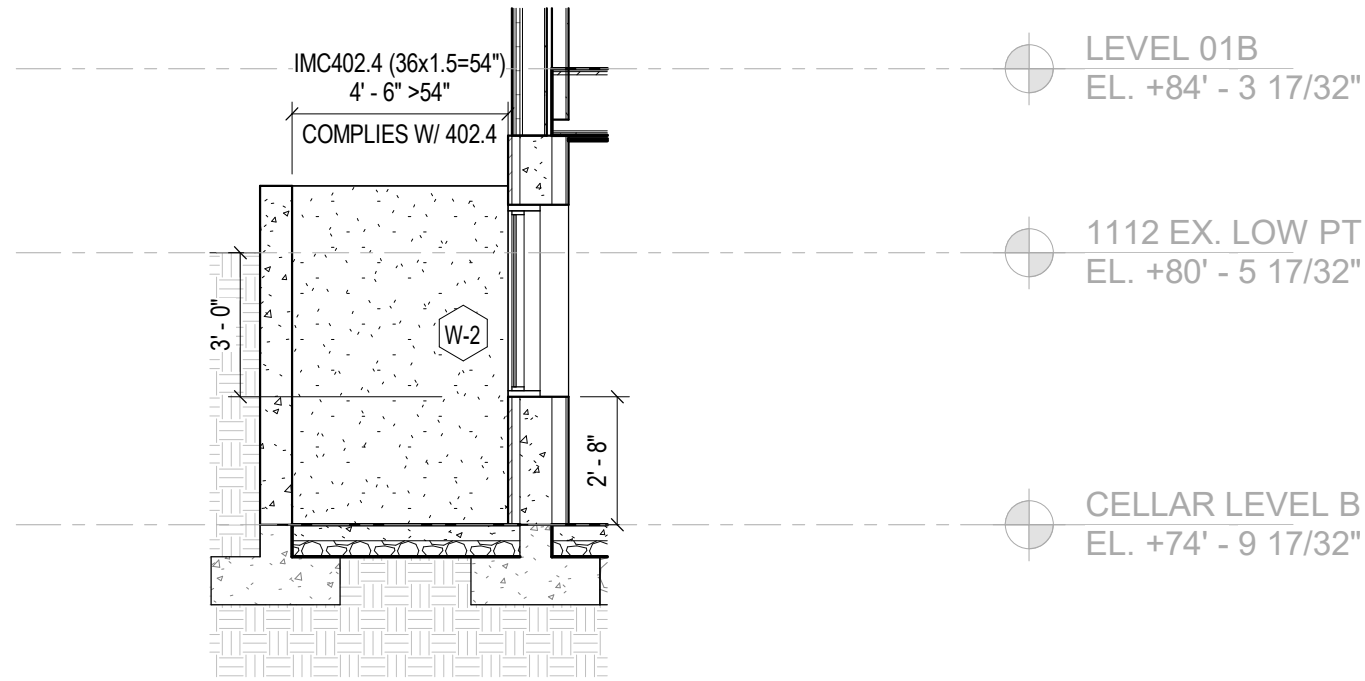
PROJECT NO: 2025.76

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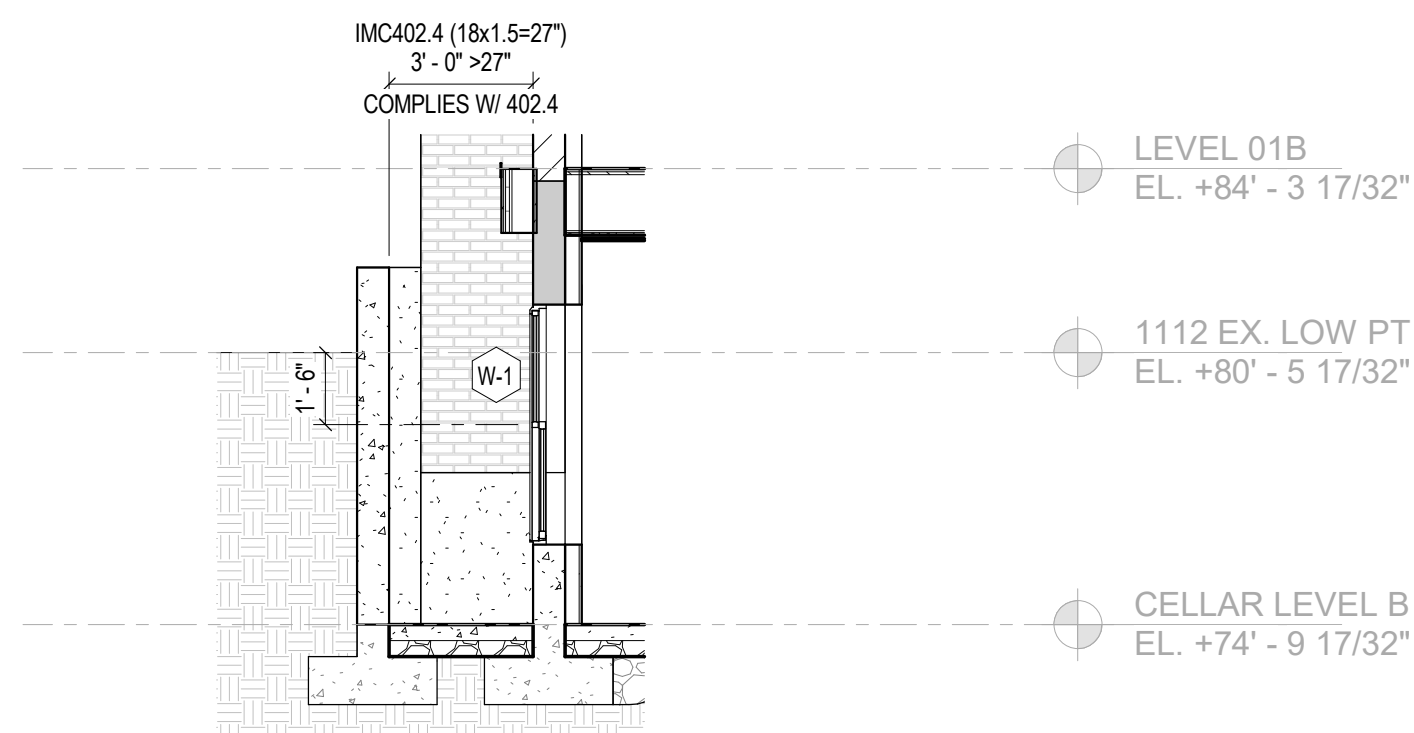
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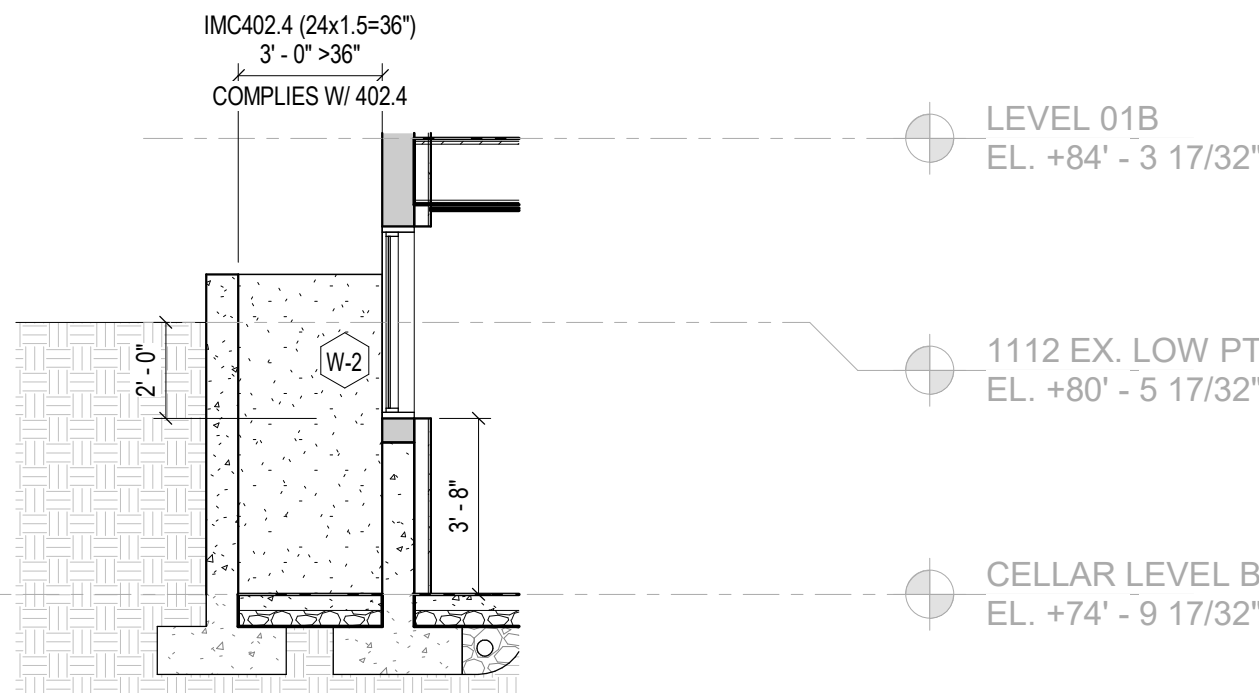
6 EGRESS WALL SECTION D
2 A101 1/4" = 1'-0"



5 EGRESS WALL SECTION C
2 A101 1/4" = 1'-0"



4 EGRESS WALL SECTION B
2 A101 1/4" = 1'-0"



3 EGRESS WALL SECTION A
2 A101 1/4" = 1'-0"

ROOF LEVEL A
EL. +120' - 6 1/32"

ROOF LEVEL B
EL. +112' - 9 17/32"

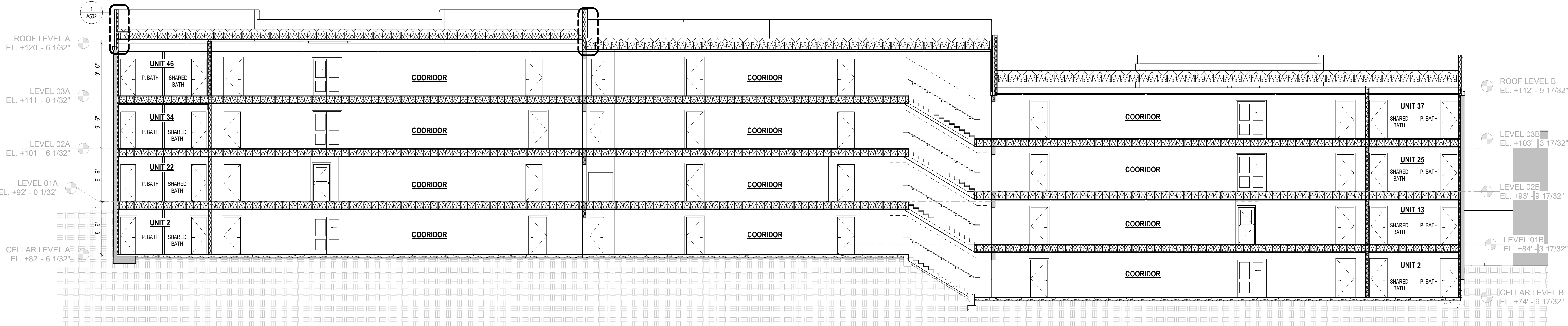
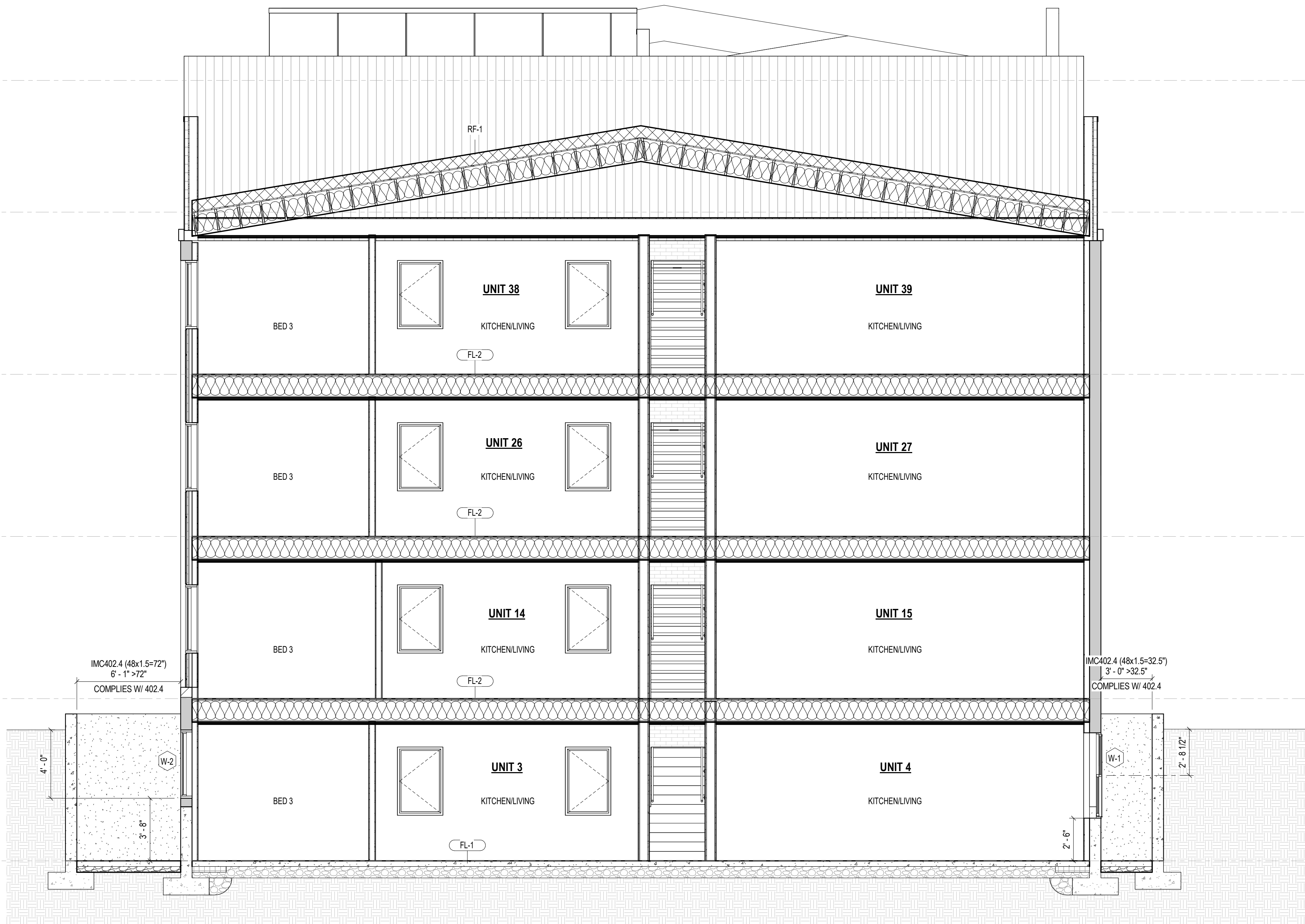
LEVEL 03B
EL. +103' - 3 17/32"

LEVEL 02B
EL. +93' - 9 17/32"

LEVEL 01B
EL. +84' - 3 17/32"

CELLAR LEVEL B
EL. +74' - 9 17/32"

2 SECTION B
2 A101 1/4" = 1'-0"



1 SECTION A
2 A101 1/8" = 1'-0"



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SHEET TITLE: BUILDING SECTIONS

PROJECT NO: 2025.76

SCALE: As indicated

A300

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SHEET TITLE: BUILDING SECTIONS

PROJECT NO: 2025.76

SCALE: 1/4" = 1'-0"

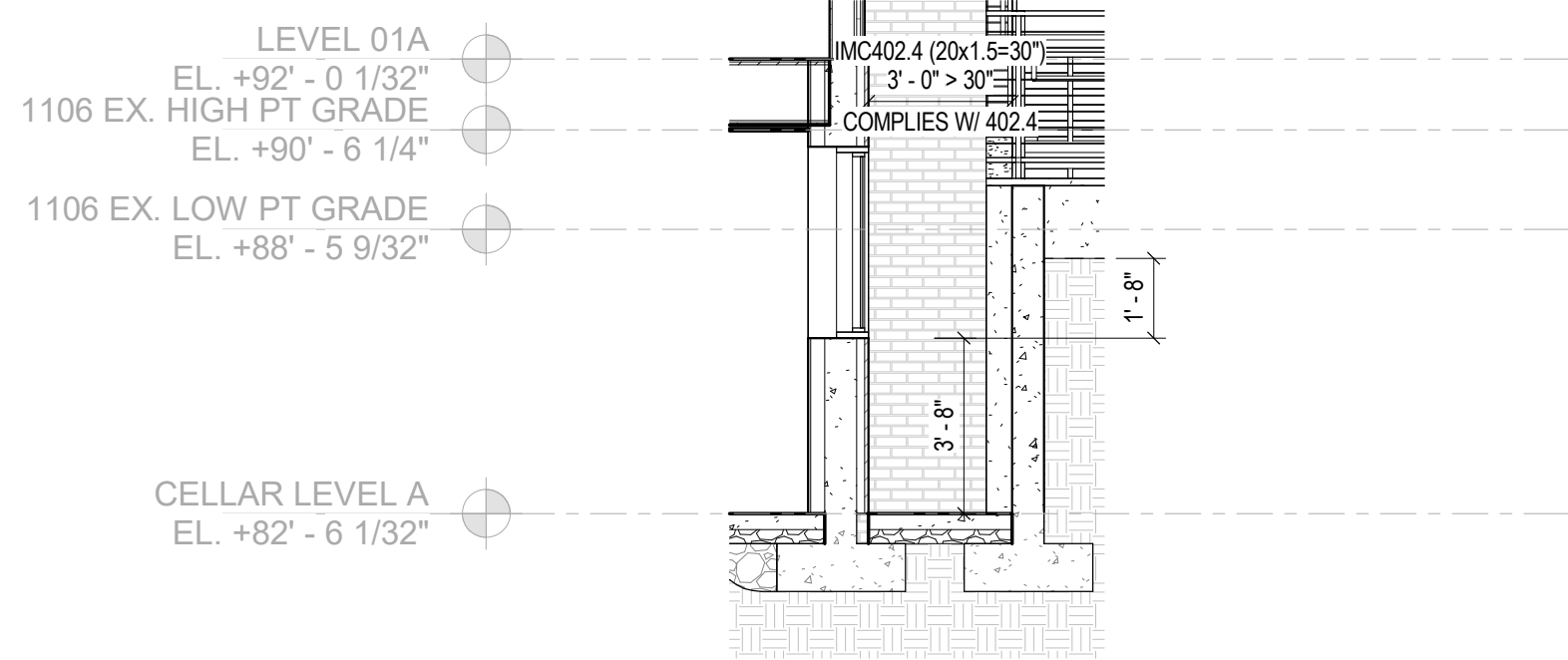
A301



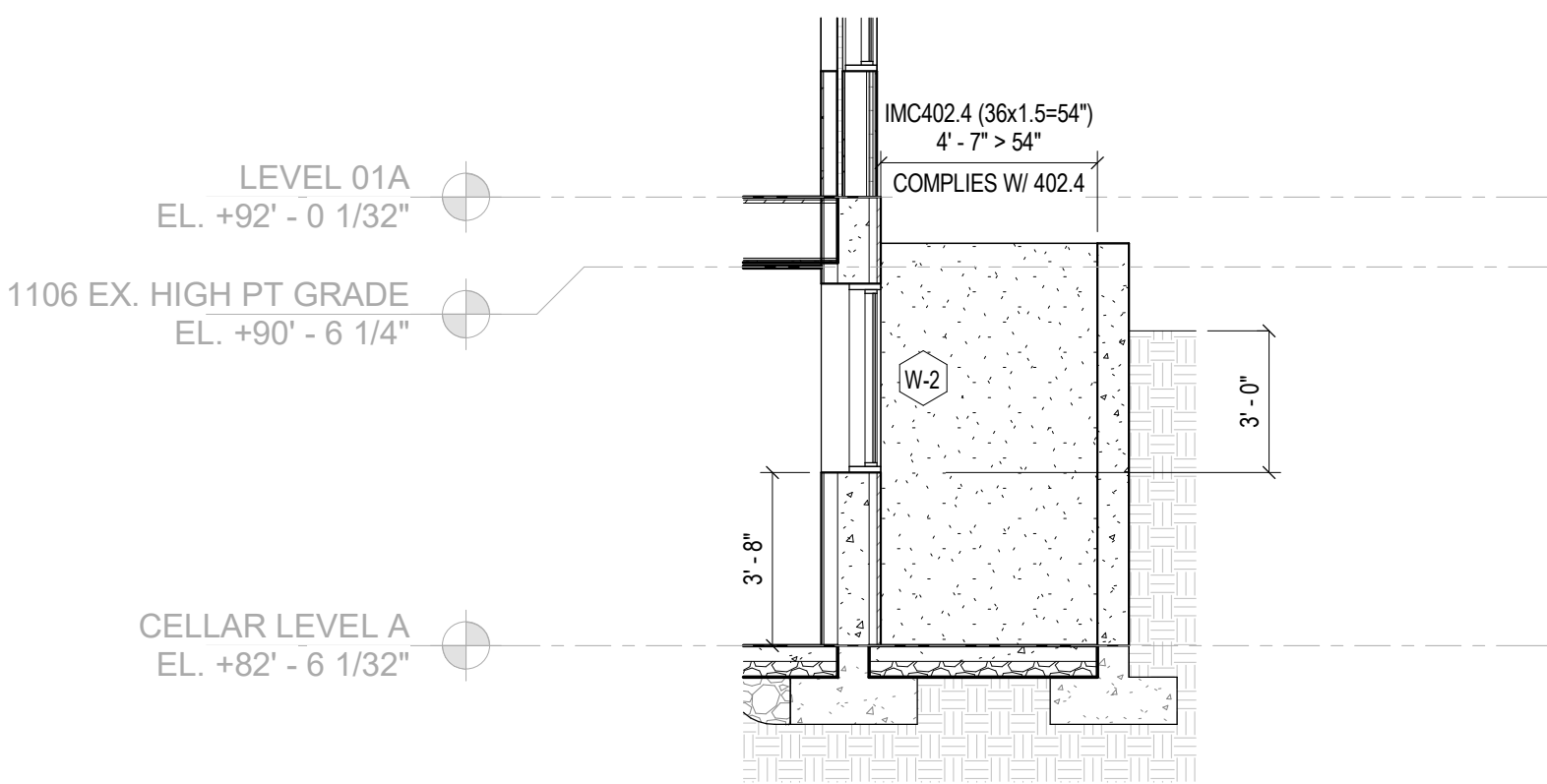
2 SECTION D
2 A101 1/4" = 1'-0"



1 SECTION C
2 A102 1/4" = 1'-0"



4 EGRESS WELL SECTION F
2 A101 1/4" = 1'-0"



3 EGRESS WALL SECTION E
2 A101 1/4" = 1'-0"