

1206 EASTERN AVE NE  
WASHINGTON, DC 20019

BZA REVIEW

05 DECEMBER 2025

//3877

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I 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



## GENERAL NOTES

## ABBREVIATIONS

ACOUSTIC TILE PLASTER (1/2" BD)

## BUILDING INFORMATION

## EET INDEX

## CODE INFORMATION

## PROJ. DREECTORY

## SYMBOLS

A000 SHEET NUMBER

[illegible]

REV. NO.	REVISION	DATE
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REV NO.	REVISION	DATE
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SEAL &amp;

SIGNATURE: \_\_\_\_\_

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#### SUMMARY. PROJECT INFORMATION

SHEET TITLE: PROJECT INFORMATION

PROJECT NO: 000000

SCALE: 12" = 1' 0"

SCALE: 12 - 1-0

Λ0002

A002

71002





FRONT FACADE EXISTING CONDITION



SIDE FACADE EXISTING CONDITION

DEMOLITION NOTES

1. CONTRACTOR SHALL VISIT SITE TO DETERMINE AND VERIFY ALL EXISTING CONDITIONS.

2. PROTECT EXISTING ITEMS WHICH ARE NOT INDICATED TO BE ALTERED.

3. REMOVE EXISTING PARTITIONS, U.N.O.

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

5. REMOVE EXISTING WINDOWS AS NOTED.

6. REMOVE ALL APPLIANCES THROUGHOUT, U.N.O.

7. REMOVE PLUMBING FIXTURES THROUGHOUT, U.N.O.

8. REMOVE ALL BRANCH WIRING REMOVED BACK TO PANEL (IDENTIFY AS SPARE) OR NEAREST JUNCTION BOX UNLESS NOTED OTHERWISE.

9. CONTRACTOR TO REMOVE/DISPOSE OF ALL REMAINING FURNITURE.

10. REMOVE LIGHT FIXTURES THROUGHOUT, U.N.O.

11. REMOVE ALL EXISTING FLOOR FINISHES, SUBFLOOR TO REMAIN.

12. DEMOLITION SHALL BE PROVIDED WITH NO FEWER THAN ONE APPROVED PORTABLE FIRE EXTINGUISHER IN ACCORDANCE WITH SECTION 906 AND SIZED FOR NOT LESS THAN ORDINARY HAZARD AS FOLLOWS: 1. AT EACH STAIRWAY ON ALL FLOOR LEVELS WHERE COMBUSTIBLE MATERIALS HAVE ACCUMULATED. 2. IN EVERY STORAGE AND CONSTRUCTION SHED. 3. ADDITIONAL PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED WHERE SPECIAL HAZARDS EXIST, SUCH AS THE STORAGE AND USE OF FLAMMABLE AND COMBUSTIBLE LIQUIDS.

13. SANITARY FACILITIES SHALL BE PROVIDED DURING CONSTRUCTION, REMODELING OR DEMOLITION ACTIVITIES IN ACCORDANCE WITH THE PLUMBING CODE.

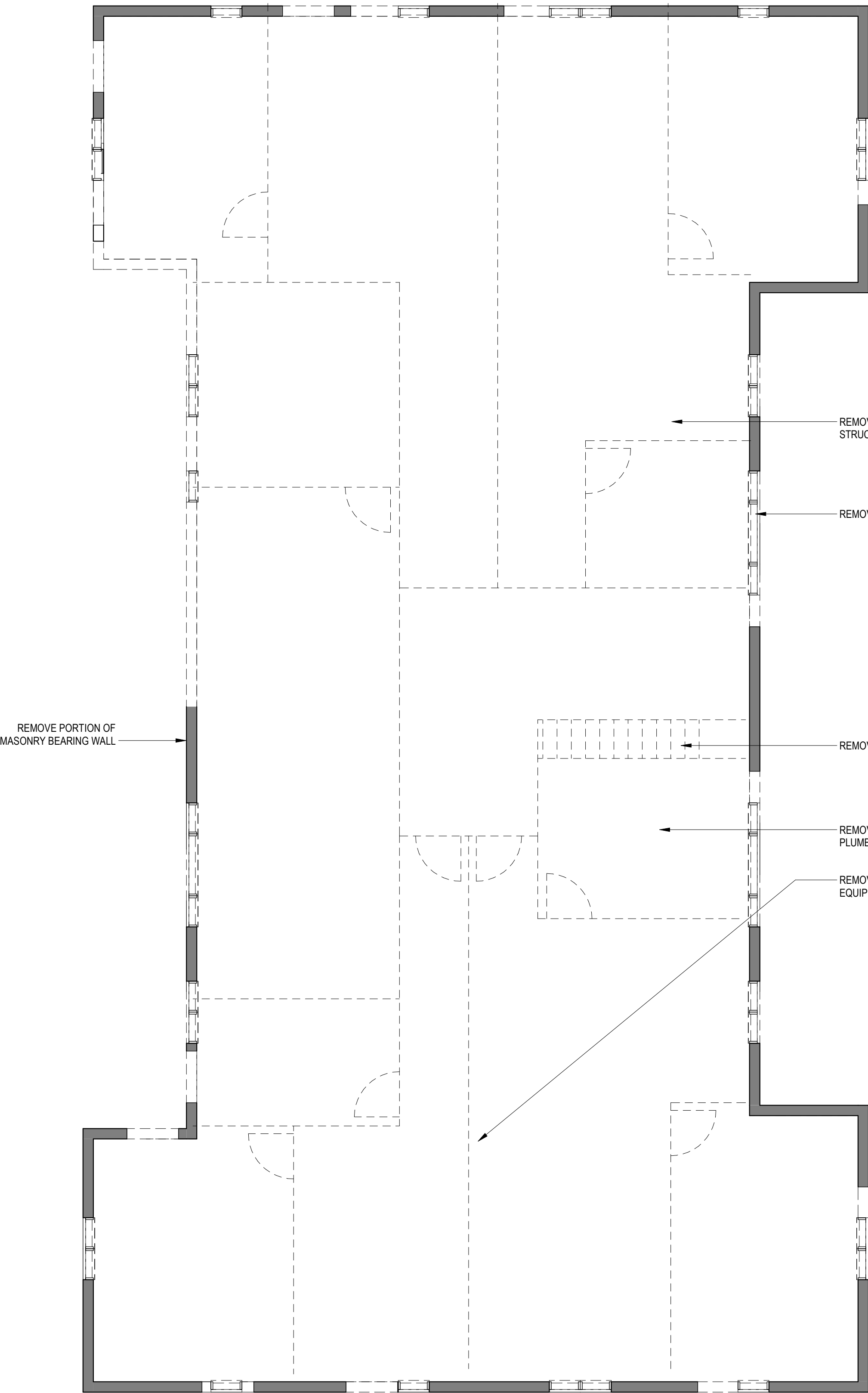
14. REQUIRED MEANS OF EGRESS SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION, DEMOLITION, REMODELING OR ALTERATIONS AND ADDITIONS TO ANY BUILDING.

15. FIRE SAFETY DURING DEMOLITION SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF THIS CODE AND THE APPLICABLE PROVISIONS OF CHAPTER 33 OF THE FIRE CODE.

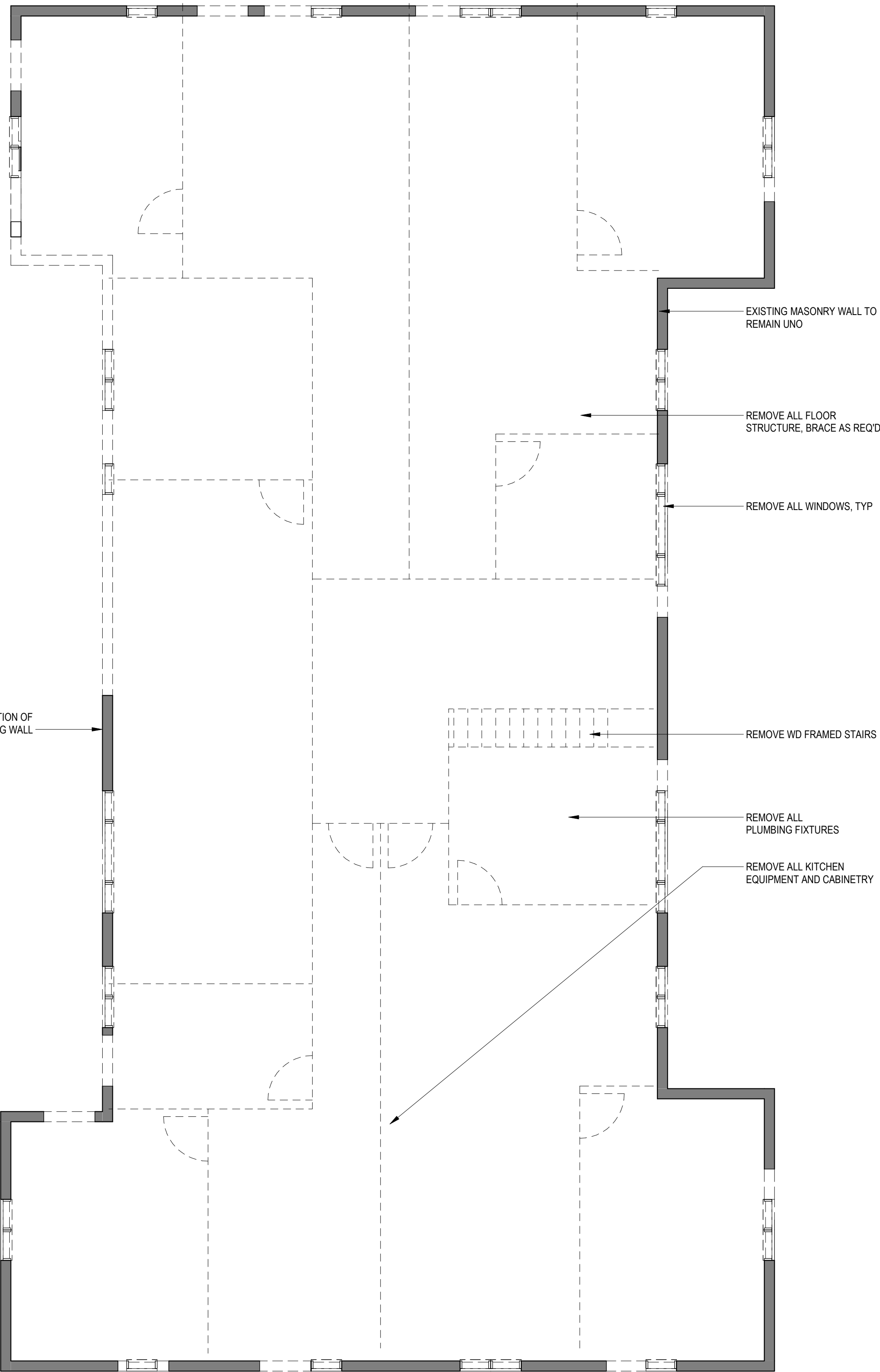
16. AUTOMATIC SPRINKLER SYSTEMS REQUIRED DURING CONSTRUCTION, ALTERATION AND DEMOLITION OPERATIONS SHALL BE PROVIDED IN ACCORDANCE WITH CHAPTER 33 OF THE FIRE CODE.

EXISTING TO REMAIN

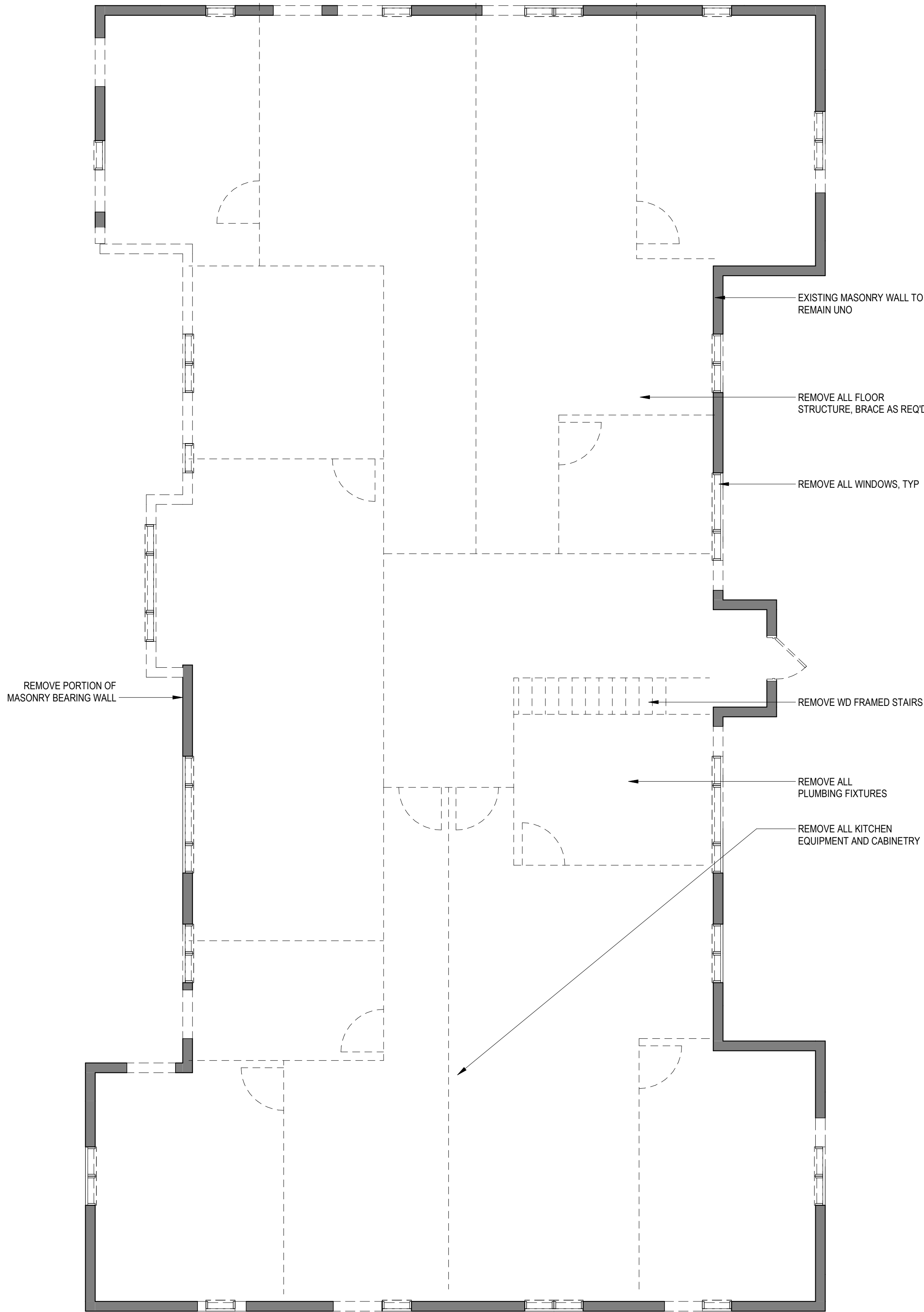
TO BE DEMOLISHED



3 LEVEL 03 - FLOOR PLAN  
3/16" = 1'-0"



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



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

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BZA REVIEW

DRAWING DATA

PROJECT: 1206RESIDENCES  
ADDRESS: 1206 EASTERN AVE NE  
WASHINGTON, DC 20019

SHEET SUBMISSION INDEX

• ISSUE FOR CHECK - 6/12/2025

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

A050





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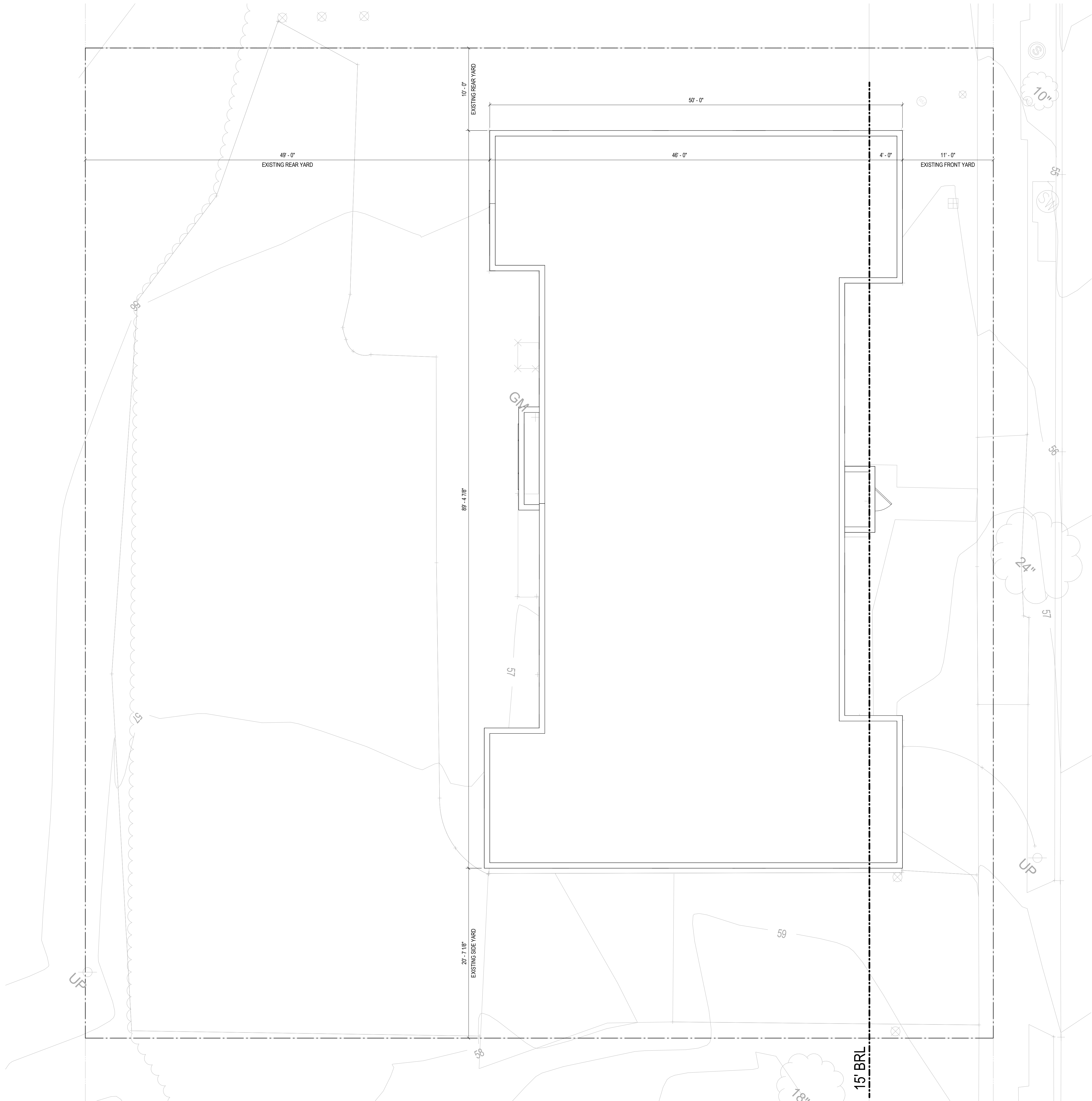
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1

EXISTING SITE PLAN  
3/16" = 1'-0"



BZA REVIEW

DRAWING DATA

PROJECT: 1206RESIDENCES  
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WASHINGTON, DC 20019

SHEET SUBMISSION INDEX

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

A100E



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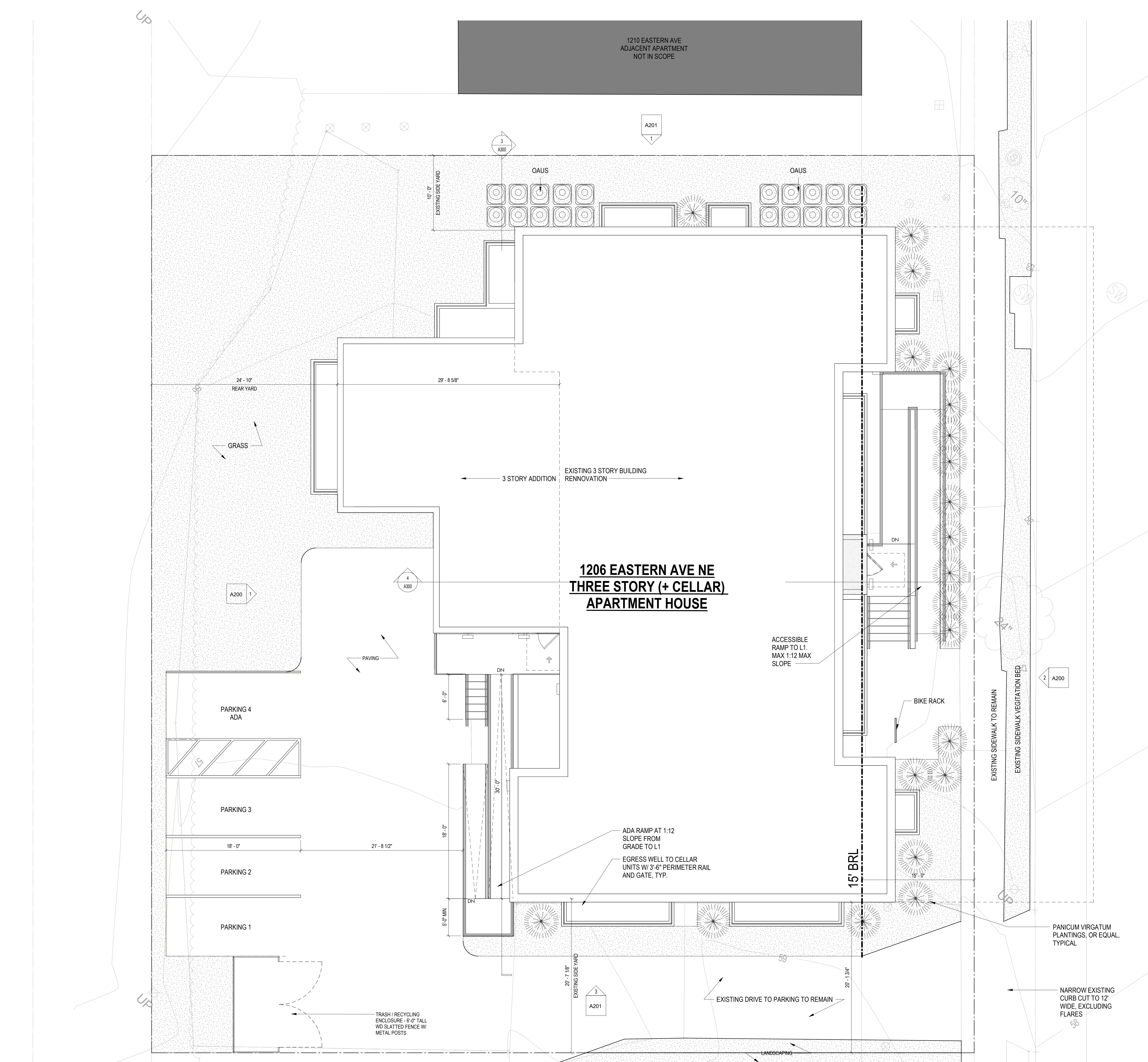
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2 PROP SITE PLAN  
3/16" = 1'-0"

**BZA REVIEW**

DRAWING DATA

PROJECT: 1206RESIDENCES  
ADDRESS: 1206 EASTERN AVE NE  
WASHINGTON, DC 20019

SHEET SUBMISSION INDEX  
• ISSUE FOR CHECK - 6/12/2025

REV NO. REVISION DATE

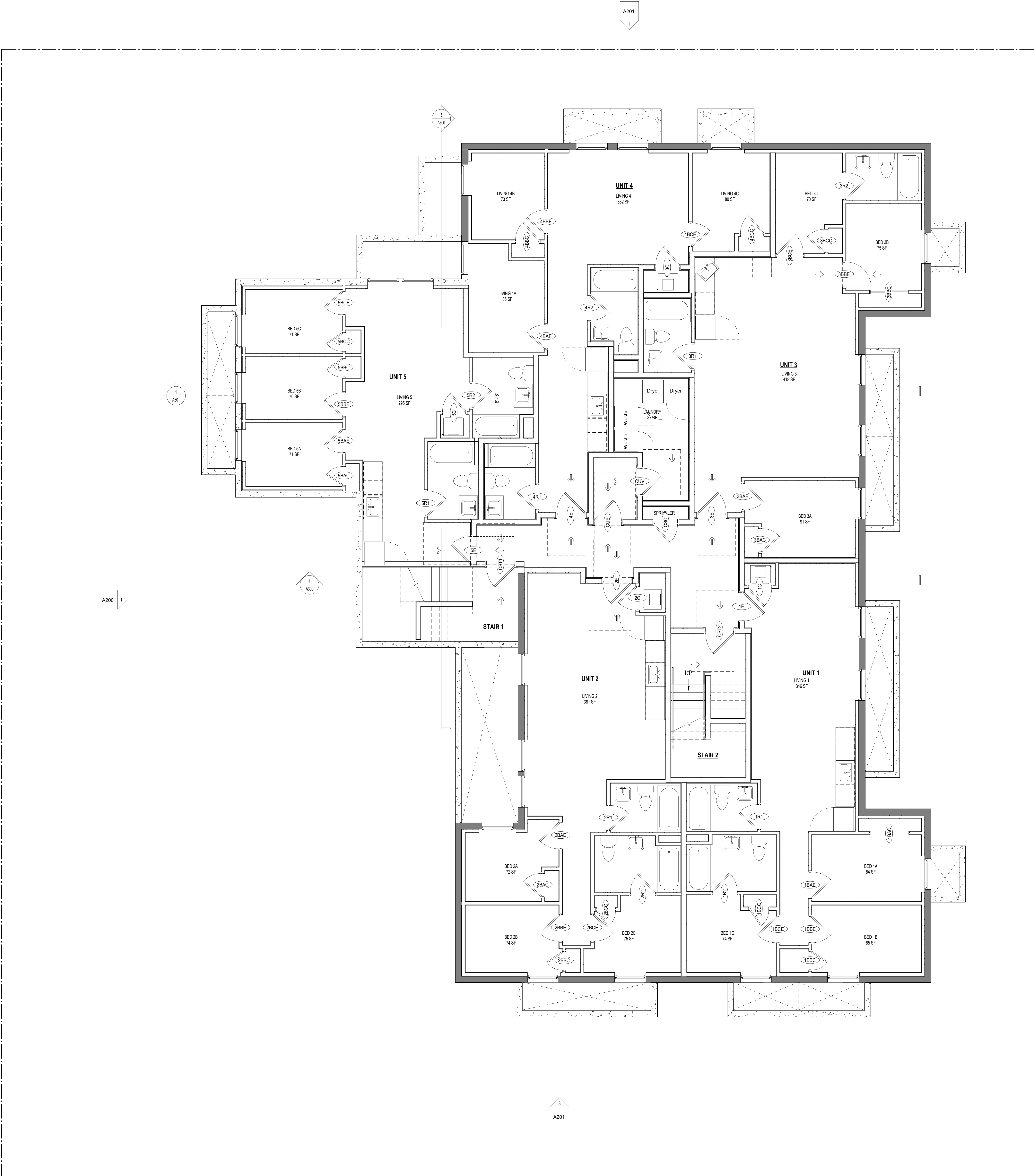
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SHEET TITLE: PROPOSED SITE PLAN  
PROJECT NO: 000000  
DATE ISSUED: 07/24/19  
SCALE: 3/16" = 1'-0"

A100P





CONSTRUCTION GENERAL NOTES

- ALL DIMENSIONS TO FINISH FACE, U.N.O.
- ALL INTERIOR PARTITIONS TO BE TYPE A, U.N.O. SEE G101 FOR PARTITION SCHEDULE
- ALL INTERIOR WALLS TO BE PAINTED, U.N.O.
- ALL CEILINGS TO BE 9" CWB - 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-FALL PROTECTION FOR ALL LIVING SPACE OUTLETS TO COMPLY
- ALL FLOORING TO BE CONTINUOUS HARDWOOD SPECIFIED BY OWNER, U.N.O.
- REPLACE ALL EXISTING WINDOWS W/ LOW-E GLASS WINDOWS
- GO TO VERIFY INSULATION OF EXISTING EXTERIOR WALLS TO REMAIN MEETS R8/13 ACCORDING TO 2017 IECC 402.1.1
- AIR LEAKAGE RATE NOT TO EXCEED 3 AIR CHANGES PER HOUR, GO TO TEST BUILDING THERMAL ENVELOP IN ACCORDANCE WITH 2017 IECC 402.1.2
- GO TO PROVIDE NO FEWER THAN ONE APPROVE PORTABLE FIRE EXTINGUISHERS IN ACCORDANCE WITH SECTION 808. 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
- HANDRAILS AND GUARDS SHALL BE DESIGNED TO RESIST A LINEAR LOAD OF 50 POUNDS PER LINEAR FOOT (PLF) (18.75 KNN)
- HANDRAILS AND GUARDS SHALL BE DESIGNED TO RESIST A CONCENTRATED LOAD OF 200 POUNDS (0.89 KN)
- WALLS, PARTITIONS, AND FLOOR/CEILING ASSEMBLIES SEPARATING DWELLING UNITS AND SLEEPING UNITS FROM EACH OTHER OR FROM PUBLIC OR SERVICE AREAS SHALL HAVE A SOUND TRANSMISSION CLASS (STC) OF NOT LESS THAN 50 (45 IF FIELD TESTED) FOR AIR-BORNE NOISE WHEN TESTED IN ACCORDANCE WITH ASTM E90
- GRAB BARS, SHOWER SEATS AND DRESSING ROOM BENCH SEATS SHALL BE DESIGNED TO RESIST A SINGLE CONCENTRATED LOAD OF 250 POUNDS (1.11 KN) APPLIED IN ANY DIRECTION AT ANY POINT ON THE GRAB BAR OR SEAT SO AS TO PRODUCE THE MAXIMUM LOAD EFFECTS
- ACCESSORIES SUCH AS GRAB BARS, TOWEL BARS, PAPER DISPENSERS AND SOAP DISHES, PROVIDED ON OR WITHIN WALLS, SHALL BE INSTALLED AND SEALED TO PROTECT STRUCTURAL ELEMENTS FROM MOISTURE
- WINDOW WELL DEPTH DETERMINED BY VENTILATION REQUIREMENTS, SEE SHEET A100 FOR CALCULATION
- ALL WET AREAS TO BE PAINTED WITH SHERWIN WILLIAMS EMERALD INTERIOR PAINT, SEMI-GLOSS, PRODUCT NUMBER K38W00351. PAINT OFFERS WASHABILITY, PREVENTS STAINS FROM PENETRATING, AND CONTAINS PROPERTIES THAT INHIBIT THE GROWTH OF MOLD AND MILDEW ON THE SURFACE
- FRONT LOAD WASHER/DRYER COMBO UNIT, UNIT TO MEET REQUIREMENTS OF 2017 ICC SECTION 611

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 0-400  
OCCUPANCY GROUP A-2, SPRINKLERED (MOST RESTRICTIVE)  
Interior exit stairways, interior exit ramps and exit passageways. Class B  
Corridors and enclosure for exit access stairways and exit access ramps.  
Class B  
Rooms and enclosed spaces. Class C  
a. Class C interior finish materials shall be permitted for wainscoting or paneling of not more than 1,000 square feet of applied surface area in the grade lobby where applied directly to a noncombustible base or fire-resistance rating 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 enclosed spaces and the rooms or spaces on both sides shall be considered one. In determining the applicable requirements for rooms and enclosed spaces, the specific occupancy thereof shall be the governing factor regardless of the group classification of the building or structure.  
d. Lobby areas in Group A-1, A-2 and A-3 occupancies shall not be less than Class B materials.  
e. Class C interior finish materials shall be permitted in places of assembly with an occupant load of 300 persons or less.

INTERIOR FINISHES NOTES

BATHROOMS:  
FLOORS - TILE  
WALLS - TILE AND PTD (SATN) GYPSUM BD W/ TILE BASE  
SHOWER/STUBS - SOLID SURFACE SURROUND  
CEILINGS - PTD (SEMI GLOSS) GYPSUM BOARD

ROOMS OTHER THAN BATHROOMS:  
FLOORS - LVT W/ RUBBER BASE  
WALLS - PTD (SATN) GYPSUM BD W/ RUBBER BASE  
CEILINGS - PTD (FLAT) GYPSUM BOARD

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

FINISH SCHEDULE

FINISH NO.	DESCRIPTION
LVT-01	LUXURY VINYL TILE
PT-01	GENERAL WALL & CEILING PAINT NOTE: ALL 100% OF PAINTS USED ON PROJECT SHALL BE LOW VOC BATH CEILING: SEMI-GLOSS GENERAL CEILING: FLAT WALLS: SATN TILE: SEMI-GLOSS
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

\*A108.3 Appendix A Ceiling and wall materials project elective. Where projects are intended to qualify for a ceiling and wall materials project elective, all ceiling and wall systems shall comply with Chapter 8 or shall be one or more of the following ceiling or wall systems that are deemed to comply with VOC emission limits:  
Ceiling Systems: 1. Ceramic tile 2. Clay masonry 3. Concrete 4. Concrete masonry 5. Metal 6. Organic-free, mineral-based  
Wall Systems: 1. Ceramic tile 2. Clay masonry 3. Concrete 4. Concrete masonry 5. Metal 6. Organic-free, mineral-based.

\*A108.5 Appendix A Total VOC limit project elective. Where projects are intended to qualify for a "total VOC limit" project elective in accordance with a minimum of 50 percent of all adhesives and sealants, architectural paints and coatings, flooring, acoustical ceiling tiles and wall systems and insulation shall have a Total Volatile Organic Compounds (TVOCs) emission limit of 7,500 ug/m<sup>3</sup>. The test methodology used to determine compliance shall be from CDPHE/HLB/Standard Method V.1.1. The emissions testing shall be performed by a laboratory that has the CDPHE/HLB/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 the ASTM D 6106, ASTM D 5468, ASTM D 5197, ASTM D 5345, and ISO 7708. Test samples shall be taken in not less than one location in each 25,000 square feet (1860 m<sup>2</sup>) of floor area or in each contiguous floor area.



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SHEET TITLE: CELLAR - FLOOR PLAN

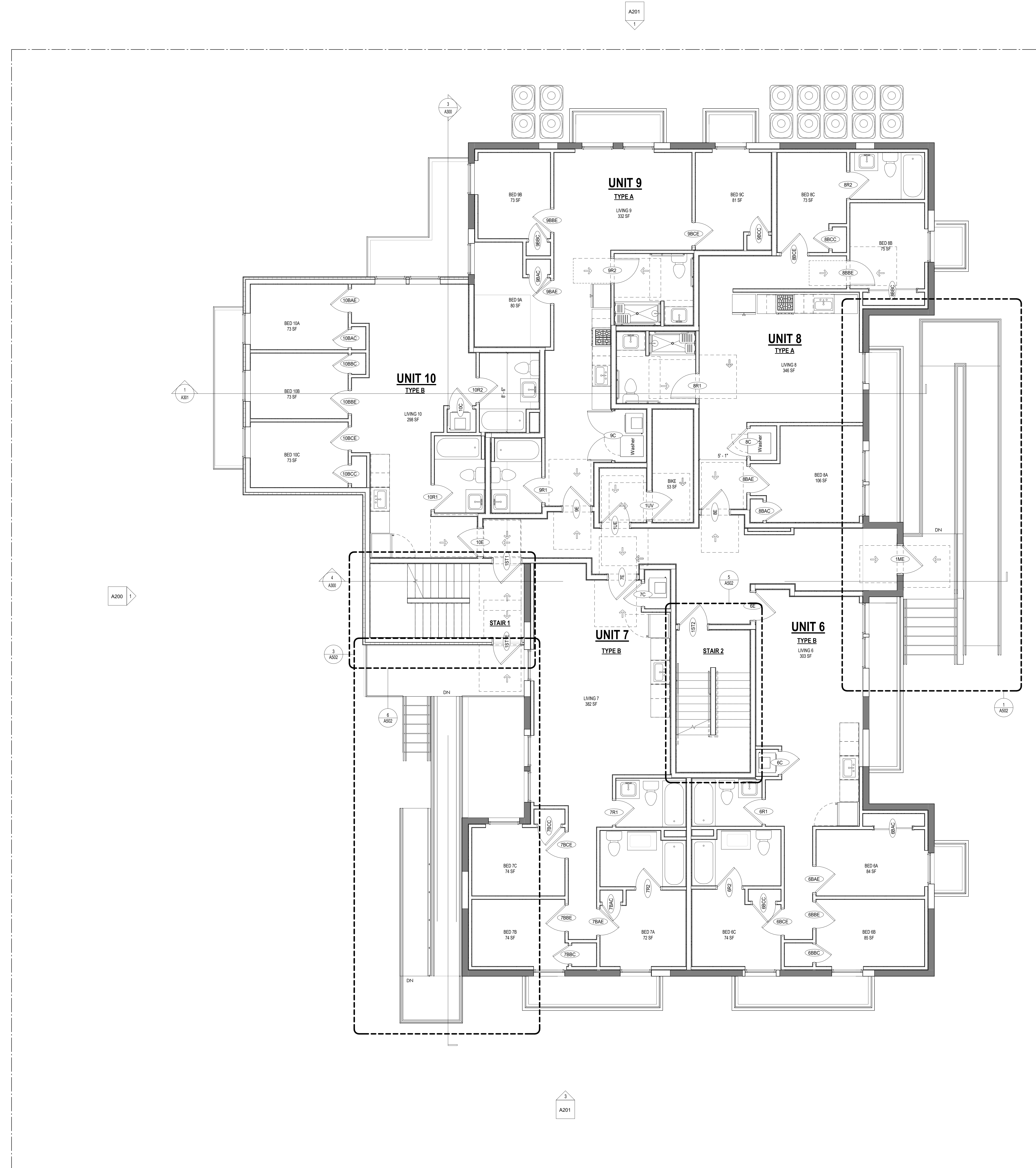
PROJECT NO: 000000

DATE ISSUED: 07/24/19

SCALE: As indicated

A101





- CONSTRUCTION GENERAL NOTES**
1. ALL DIMENSIONS TO FINISH FACE, U.N.O.
  2. ALL INTERIOR PARTITIONS TO BE TYPE A, U.N.O. SEE GL01 FOR PARTITION SCHEDULE
  3. ALL INTERIOR WALLS TO BE PAINTED, U.N.O.
  4. ALL CEILING TO BE 9\"/>

- INTERIOR FINISHES (PER DCBC TABLE 803.11)**
- Class A = Flame spread index 0-25, smoke-developed index 0-450  
Class B = Flame spread index 26-75, smoke-developed index 0-450  
Class C = Flame spread index 76-200, smoke-developed index 0-450  
OCCUPANCY GROUP A-2, SPRINKLED (MOST RESTRICTED)
- Interior exit stairways, interior exit ramps and exit passageways: Class B  
Corridors and enclosures for exit access stairways and exit access ramps: Class B
- Rooms and enclosed spaces: Class C  
a. Class C interior finish materials shall be permitted for wallcoating 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 fastened 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.
- INTERIOR FINISHES NOTES**
- BATHROOMS:  
FLOORS: TILE  
WALLS: TILE AND PTD (SATIN) GYPSUM BD W/ TILE BASE  
SHOWERS/TUBS: SOLID SURFACE SURROUND  
CEILING: PTD (SEMI GLOSS) GYPSUM BOARD
- ROOMS OTHER THAN BATHROOMS:  
FLOORS: LVT W/ RUBBER BASE  
WALLS: PTD (SATIN) GYPSUM BD W/ RUBBER BASE  
CEILING: PTD (FLAT) GYPSUM BOARD
- NOTE: ALL FINISHES, FIXTURES AND APPLIANCES INSTALLED IN GENERAL UNITS ARE SAME OR COMPARABLE TO THOSE PROVIDED PROVIDED FOR THE IZ UNIT(S).

FINISH NO.	DESCRIPTION
LVT-01	LUXURY VINYL TILE
PT-01	GENERAL WALL & CEILING PAINT NOTE: ALL WORK OF PAINTS USED ON PROJECT SHALL BE LOW VOC
SF-01	MINCEY MARBLE SHOWER SURROUND
TL-01	TILE FLOORING - 12\"/>
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

\*A108.3 Appendix A Ceiling and wall materials project elective. Where projects are intended to qualify for a ceiling and wall materials project elective, all ceiling and wall systems shall comply with Chapter 8 or shall be one or more of the following ceiling or wall systems that are deemed to comply with VOC emission limits:

Ceiling Systems: 1. Ceramic tile 2. Clay masonry 3. Concrete 4. Concrete masonry 5. Metal 6. Organic-free, mineral-based

Wall Systems: 1. Ceramic tile 2. Clay masonry 3. Concrete 4. Concrete masonry 5. Metal 6. Organic-free, mineral-based

\*A108.5 Appendix A Total VOC limit project elective. Where projects are intended to qualify for a "total VOC limit" project elective in accordance with a minimum of 50 percent of all adhesives and sealants, architectural paints and coatings, flooring, acoustical ceiling tiles and wall systems and insulation shall have a Total Volatile Organic Compounds (TVOCs) emission limit of 7,500 ug/m<sup>3</sup>. 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 5406, ASTM D 5191, ASTM D 6345, and ISO 7708. Test samples shall be taken in not less than one location in each 25,000 square feet (1860 m<sup>2</sup>) of floor area or in each contiguous floor area.

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**ARCHITECT :**  
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## BZA REVIEW

DRAWING DATA

PROJECT: 1206RESIDENCES  
ADDRESS: 1206 EASTERN AVE NE  
WASHINGTON, DC 20019

SHEET SUBMISSION INDEX  
• ISSUE FOR CHECK - 6/12/2025

REV NO. REVISION DATE

SEAL & SIGNATURE:

AM RESPONSIBLE FOR DETERMINING THAT THE ARCHITECTURAL DESIGN INCLUDED IN THIS APPLICATION ARE IN COMPLIANCE WITH ALL LAWS AND REGULATIONS OF THE DISTRICT OF COLUMBIA. I HAVE PERSONALLY PREPARED OR DIRECTLY SUPERVISED THE DEVELOPMENT OF THE ARCHITECTURAL DESIGNS INCLUDED IN THIS APPLICATION.

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





1 LEVEL 2 - FLOOR PLAN  
1/4" = 1'-0"

#### CONSTRUCTION GENERAL NOTES

- ALL DIMENSIONS TO FINISH FACE, U.N.O.
- ALL INTERIOR PARTITIONS TO BE TYPE A, U.N.O. SEE G1.01 FOR PARTITION SCHEDULE
- ALL INTERIOR WALLS TO BE PAINTED, U.N.O.
- ALL CEILINGS TO BE SIP DWB - PAINTED - FLAT FINISH
- ALL WALLS TO BE PAINTED - EGGSHELL FINISH
- REPAIR ALL WALLS EXISTING TO REMAIN AS REQUIRED
- SEE ELEVATIONS FOR WINDOW TAGS
- PROVIDE ARC-FAULT PROTECTION FOR ALL LIVING SPACE OUTLETS TO COMPLY WITH NFPA 70
- 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
- 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 HAZARDOUS EXIST. SEE PLAN FOR FIRE EXTINGUISHER (F.E.) LOCATIONS
- GC TO PROVIDE PORTABLE FIRE EXTINGUISHERS IN ALL KITCHEN AREAS
- HANDRAILS AND GUARDS SHALL BE DESIGNED TO RESIST A LINEAR LOAD OF 50 POUNDS PER LINEAR FOOT (PLF) (0.73 KN/M)
- HANDRAILS AND GUARDS SHALL BE DESIGNED TO RESIST A CONCENTRATED LOAD OF 200 POUNDS (0.89 KN)
- WALLS, PARTITIONS, AND FLOOR/CEILING ASSEMBLIES SEPARATING DWELLING UNITS AND SLEEPING UNITS FROM EACH OTHER OR FROM PUBLIC OR SERVICE AREAS SHALL HAVE A SOUND TRANSMISSION CLASS (STC) OF NOT LESS THAN 50 (45 IF FIELD TESTED) FOR AIR-BORNE NOISE WHEN TESTED IN ACCORDANCE WITH ASTM E90
- GRAB BARS, SHOWER SEATS AND DRESSING ROOM BENCH SEATS SHALL BE DESIGNED TO RESIST A SINGLE CONCENTRATED LOAD OF 250 POUNDS (111 KN) APPLIED IN ANY DIRECTION AT ANY POINT ON THE GRAB BAR OR SEAT SO AS TO PRODUCE THE MAXIMUM LOAD EFFECTS
- ACCESSORIES SUCH AS GRAB BARS, TOWEL BARS, PAPER DISPENSERS AND SOAP DISHES, PROVIDED ON OR WITHIN WALLS, SHALL BE INSTALLED AND SEALED TO PROTECT STRUCTURAL ELEMENTS FROM MOISTURE
- WINDOW WELL DEPTH DETERMINED BY VENTILATION REQUIREMENTS, SEE SHEET A201 FOR CALCULATION
- ALL WET AREAS TO BE PAINTED WITH SHERWIN WILLIAMS EMERALD INTERIOR PAINT, SEMI-GLOSS, PRODUCT NUMBER: K3HW0351. PAINT OFFERS WASHABILITY, PREVENTS STAINS FROM PETS/ETC, 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

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 veneercoating 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 S-3 occupancies in buildings less than three stories above grade plane, Class B interior finish for nonsprinklered buildings and Class C interior finish for sprinklered buildings shall be permitted in interior exit stairways and ramps  
c. Requirements for rooms and enclosed spaces shall be based upon spaces enclosed by partitions. Where a fire-resistance rating is required for structural elements, the enclosing partitions shall extend from the floor to the ceiling. Partitions that do not comply with this shall be considered enclosing spaces and the rooms or spaces on both sides shall be considered one. In determining the applicable requirements for rooms and enclosed spaces, the specific occupancy thereof shall be the governing factor regardless of the group classification of the building or structure.  
d. Lobby areas in Group A-1, A-2 and A-3 occupancies shall not be less than Class B materials.  
e. Class C interior finish materials shall be permitted in places of assembly with an occupant load of 300 persons or less.

#### INTERIOR FINISHES NOTES

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

ROOMS OTHER THAN BATHROOMS:  
FLOORS - LVT W/ RUBBER BASE  
WALLS - PTD (SATIN) GYPSUM BD W/ RUBBER BASE  
CEILINGS - PTD (PLAT) GYPSUM BOARD

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

#### FINISH SCHEDULE

FINISH NO.	DESCRIPTION
LVT-01	LUXURY VINYL TILE
PT-01	GENERAL WALL & CEILING PAINT NOTE: ALL (100%) OF PAINTS USED ON PROJECT SHALL BE LOW VOC BATH CEILING, SEMI-GLOSS GENERAL CEILING, FLAT WALLS, SATIN TILE, SEMI-GLOSS
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  
\*A108.3 Appendix A Ceiling and wall materials project elective. Where projects are intended to qualify for a ceiling and wall materials project elective, all ceiling and wall systems shall comply with Chapter 8 or shall be one or more of the following ceiling or wall systems that are deemed to comply with VOC emission limits:  
Ceiling Systems: 1. Ceramic tile 2. Clay masonry 3. Concrete 4. Concrete masonry 5. Metal 6. Organic-free, mineral-based.  
Wall Systems: 1. Ceramic tile 2. Clay masonry 3. Concrete 4. Concrete masonry 5. Metal 6. Organic-free, mineral-based.  
\*A108.5 Appendix A Total VOC limit project elective. Where projects are intended to qualify for a "total VOC limit" project elective in accordance with a minimum of 50 percent of all adhesives and sealants, architectural paints and coatings, flooring, acoustical ceiling tiles and wall systems and insulation shall have a Total Volatile Organic Compounds (TVOCs) emission limit of 7,500 ug/m<sup>3</sup>. The test methodology used to determine compliance shall be from CDPHEHLB/Standard Method V.1.1. The emissions testing shall be performed by a laboratory that has the CDPHEHLB/Standard Method V.1.1 test methodology in the scope of its ISO 17025 Accreditation.  
\*A108.8 Appendix A Post-construction, pre-occupancy baseline IAQ testing. Where projects are intended to qualify for this project elective, after all interior finishes are installed, the building shall be tested for indoor air quality and the testing results shall indicate that the levels of VOCs meet the levels detailed in Table A108.8 using testing protocols in accordance with ASTM D 6196, ASTM D 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 m<sup>2</sup>) of floor area or in each contiguous floor area.

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BLA-410514000181

#### STRUCTURAL ENGINEER :

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#### BZA REVIEW

#### DRAWING DATA

PROJECT: 1206RESIDENCES  
ADDRESS: 1206 EASTERN AVE NE  
WASHINGTON, DC 20019

#### SHEET SUBMISSION INDEX

- ISSUE FOR CHECK - 6/12/2025

REV NO. REVISION DATE

SEAL & SIGNATURE:

AM RESPONSIBLE FOR DETERMINING THAT THE ARCHITECTURAL DESIGN INCLUDED IN THIS APPLICATION ARE IN COMPLIANCE WITH ALL LAWS AND REGULATIONS OF THE DISTRICT OF COLUMBIA. I HAVE PERSONALLY PREPARED OR DIRECTLY SUPERVISED THE DEVELOPMENT OF THE ARCHITECTURAL DESIGNS INCLUDED IN THIS APPLICATION.

SHEET TITLE: LEVEL 2 - FLOOR PLAN

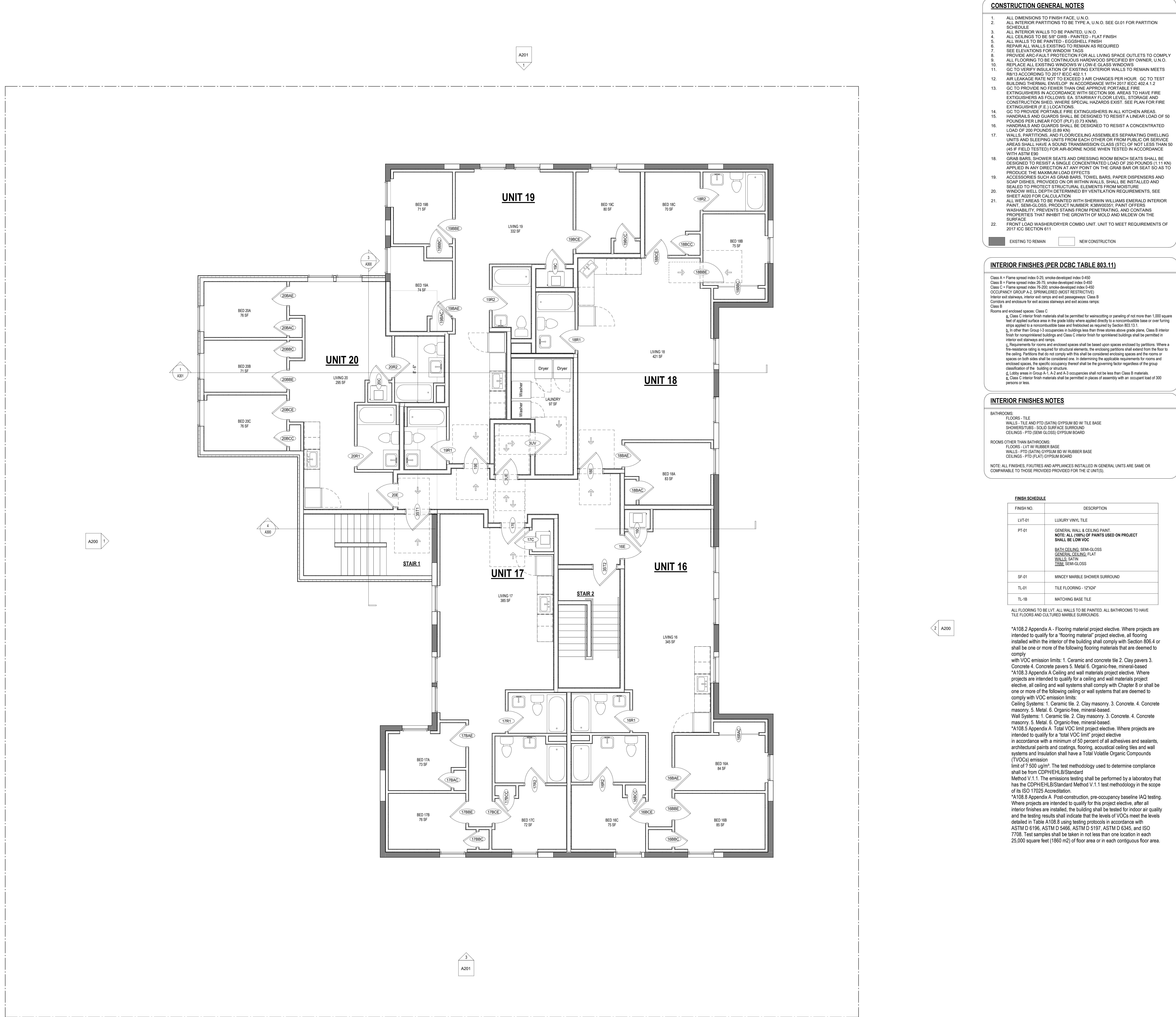
PROJECT NO: 0000000

DATE ISSUED: 07/24/19

SCALE: As indicated

A103





**CONSTRUCTION GENERAL NOTES**

- ALL DIMENSIONS TO FINISH FACE, U.N.O.
- ALL INTERIOR PARTITIONS TO BE TYPE A, U.N.O. SEE G1.01 FOR PARTITION SCHEDULE
- ALL INTERIOR WALLS TO BE PAINTED, U.N.O.
- ALL CEILINGS TO BE 5/8" GWB - PAINTED - FLAT FINISH
- ALL WALLS TO BE PAINTED - EGGSHELL FINISH
- REPAIR ALL WALLS EXISTING TO REMAIN AS REQUIRED
- SEE ELEVATIONS FOR WINDOW TAGS
- PROVIDE ARC-FULT PROTECTION FOR ALL LIVING SPACE OUTLETS TO COMPLY
- ALL FLOORING TO BE CONTINUOUS HARDWOOD SPECIFIED BY OWNER, U.N.O.
- REPLACE ALL EXISTING WINDOWS W/ LOW-E GLASS WINDOWS
- GC TO VERIFY INSULATION OF EXISTING EXTERIOR WALLS TO REMAIN MEETS PER 10 ACCORDING TO 2017 IECC 602.1.1
- AIR LEAKAGE RATE NOT TO EXCEED 3 AIR CHANGES PER HOUR. GC TO TEST BUILDING THERMAL ENVELOPE IN ACCORDANCE WITH 2017 IECC 602.4.1.2
- 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.
- HANDRAILS AND GUARDS SHALL BE DESIGNED TO RESIST A LINEAR LOAD OF 50 POUNDS PER LINEAR FOOT (PLF) (0.73 KN).
- HANDRAILS AND GUARDS SHALL BE DESIGNED TO RESIST A CONCENTRATED LOAD OF 250 POUNDS (0.89 KN).
- WALLS, PARTITIONS, AND FLOOR/CEILING ASSEMBLIES SEPARATING DWELLING UNITS AND SLEEPING UNITS FROM EACH OTHER OR FROM PUBLIC OR SERVICE AREAS SHALL HAVE A SOUND TRANSMISSION CLASS (STC) OF NOT LESS THAN 50 (45 IF FIELD TESTED) FOR AIR-BORNE NOISE WHEN TESTED IN ACCORDANCE WITH ASTM E90
- GRAB BARS, SHOWER SEATS AND DRESSING ROOM BENCH SEATS SHALL BE DESIGNED TO RESIST A SINGLE CONCENTRATED LOAD OF 250 POUNDS (1.11 KN) APPLIED IN ANY DIRECTION AT ANY POINT ON THE GRAB BAR OR SEAT SO AS TO PRODUCE THE MAXIMUM LOAD EFFECTS
- ACCESSORIES SUCH AS GRAB BARS, TOWEL BARS, PAPER DISPENSERS AND SOAP DISHES PROVIDED ON OR WITHIN WALLS, SHALL BE INSTALLED AND SEALED TO PROTECT STRUCTURAL ELEMENTS FROM MOISTURE
- WINDOW WELL DEPTH DETERMINED BY VENTILATION REQUIREMENTS. SEE SHEET A200 FOR CALCULATION
- ALL VET AREAS TO BE PAINTED WITH SHERWIN WILLIAMS EMERALD INTERIOR PAINT, SEMI-GLOSS, PRODUCT NUMBER: K38W0001. PAINT OFFERS WASHERABILITY, 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

EXISTING TO REMAIN NEW CONSTRUCTION

**INTERIOR FINISHES (PER DBCB 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  
Corridor 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 waisteccoting 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 fastened as required by Section 803.13.1.  
b. In other than Group 1-3 occupancies, 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 grade classification of the building or structure.  
d. Lobby areas in Group A-1, A-2 and A-3 occupancies shall not be less than Class B materials.  
e. Class C interior finish materials shall be permitted in places of assembly with an occupant load of 300 persons or less.

**INTERIOR FINISHES NOTES**

BATHROOMS:  
FLOORS - TILE  
WALLS - TILE AND PTD (SATIN) GYPSUM BD W/ TILE BASE  
SHOWERS/TUBS - SOLID SURFACE SURROUND  
CEILING - PTD (SEM GLOSS) GYPSUM BOARD

ROOMS OTHER THAN BATHROOMS:  
FLOORS - LVT W RUBBER BASE  
WALLS - PTD (SATIN) GYPSUM BD W RUBBER BASE  
CEILING - PTD (SATIN) GYPSUM BOARD

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

FINISH SCHEDULE	
FINISH NO.	DESCRIPTION
LVT-01	LUXURY VINYL TILE
PT-01	GENERAL WALL & CEILING PAINT. NOTE: ALL 100% OF PAINTS USED ON PROJECT SHALL BE LOW VOC
SF-01	BATH/CEILING SEMI-GLOSS GENERAL CEILING FLAT WALLS SATIN TILES SEM GLOSS
TL-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

\*A108.3 Appendix A Ceiling and wall materials project elective. Where projects are intended to qualify for a ceiling and wall materials project elective, all ceiling and wall systems shall comply with Chapter 8 or shall be one or more of the following ceiling or wall systems that are deemed to comply with VOC emission limits:

Ceiling Systems: 1. Ceramic tile, 2. Clay masonry, 3. Concrete, 4. Concrete masonry 5. Metal, 6. Organic-free, mineral-based

Wall Systems: 1. Ceramic tile, 2. Clay masonry, 3. Concrete, 4. Concrete masonry 5. Metal, 6. Organic-free, mineral-based

\*A108.5 Appendix A Total VOC limit project elective. Where projects are intended to qualify for a "total VOC limit" project elective, in accordance with a minimum of 50 percent of all adhesives and sealants, architectural paints and coatings, flooring, acoustical ceiling tiles and wall systems and insulation shall have a Total Volatile Organic Compounds (TVOCs) emission limit of 7,500 ug/m<sup>3</sup>. The test methodology used to determine compliance shall be from CDPHE/LB/Standard Method V.1.1. The emissions testing shall be performed by a laboratory that has the CDPHE/LB/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 (1800 m<sup>2</sup>) of floor area or in each contiguous floor area.

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**ARCHITECT :**  
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**MEP ENGINEER :**  
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(F) 443.393.1070  
(W) WWW.K&KENGINEERING.COM

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BLA-11051-00010181

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(W) WWW.GAVINENGINEERS.COM

**OWNER :**  
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**CIVIL ENGINEER :**  
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1000 30TH STREET NW  
WASHINGTON, DC 20007  
(T) 703.425.3862  
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## BZA REVIEW

DRAWING DATA

PROJECT: 1206RESIDENCES  
ADDRESS: 1206 EASTERN AVE NE  
WASHINGTON, DC 20019

SHEET SUBMISSION INDEX  
• ISSUE FOR CHECK - 6/12/2025

REV NO. REVISION DATE

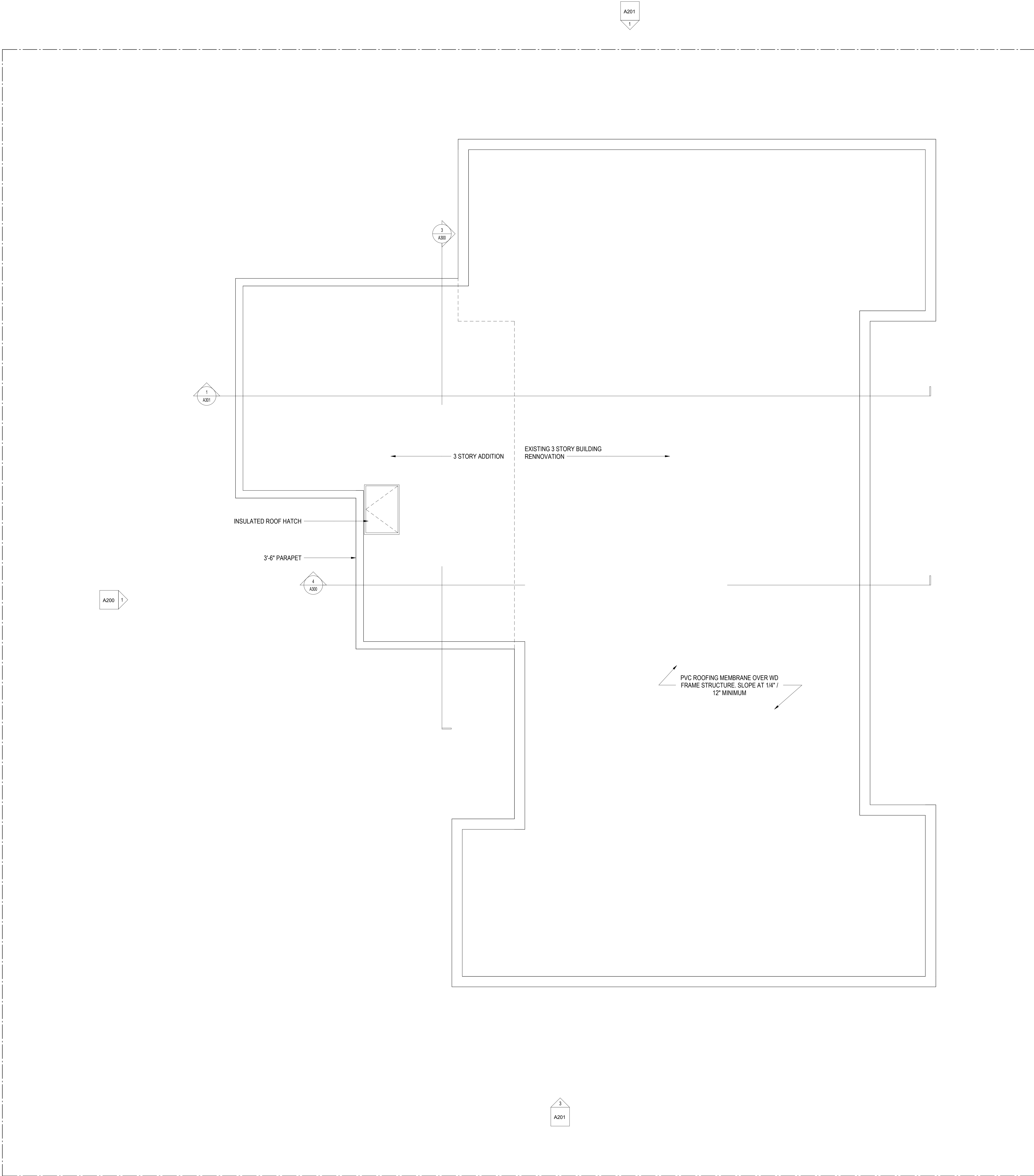
SEAL & SIGNATURE:

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SHEET TITLE: LEVEL 3 - FLOOR PLAN  
PROJECT NO: 000000  
DATE ISSUED: 01/10/25  
SCALE: As indicated

A104





CONSTRUCTION GENERAL NOTES

1. ALL DIMENSIONS TO FINISH FACE, U.N.O.
2. ALL INTERIOR PARTITIONS TO BE TYPE A, U.N.O. SEE G1.01 FOR PARTITION SCHEDULE.
3. ALL INTERIOR WALLS TO BE PAINTED, U.N.O.
4. ALL CEILINGS TO BE 8\"/>

EXISTING TO REMAIN

NEW CONSTRUCTION

FINISH SCHEDULE

FINISH NO.	DESCRIPTION
LVT-01	LUXURY VINYL TILE
PT-01	GENERAL WALL & CEILING PAINT: NOTE: ALL WORK OF PAINTS USED ON PROJECT SHALL BE LOW VOC BATH CEILING: SEMI-GLOSS GENERAL CEILING, FLAT WALLS: SATIN TRIM: SEMI-GLOSS
SF-01	MINCEY MARBLE SHOWER SURROUND
TL-01	TILE FLOORING - 12\"/>
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 Ceiling and wall materials project elective. Where projects are intended to qualify for a ceiling and wall materials project elective, all ceiling and wall systems shall comply with Chapter 8 or shall be one or more of the following ceiling or wall systems that are deemed to comply with VOC emission limits:

Ceiling Systems: 1. Ceramic tile 2. Clay masonry 3. Concrete 4. Concrete masonry 5. Metal 6. Organic-free, mineral-based.

Wall Systems: 1. Ceramic tile 2. Clay masonry 3. Concrete 4. Concrete masonry 5. Metal 6. Organic-free, mineral-based.

\*A108.5 Appendix A Total VOC limit project elective. Where projects are intended to qualify for a "total VOC limit" project elective in accordance with a minimum of 50 percent of all adhesives and sealants, architectural paints and coatings, flooring, acoustical ceiling tiles and wall systems and insulation shall have a Total Volatile Organic Compounds (TVOCs) emission limit of 7,500 ug/m<sup>3</sup>. The test methodology used to determine compliance shall be from CDPHEHLBStandard Method V.1.1. The emissions testing shall be performed by a laboratory that has the CDPHEHLBStandard 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 6106, ASTM D 5466, ASTM D 5197, ASTM D 5345, and ISO 7708. Test samples shall be taken in not less than one location in each 25,000 square feet (1860 m<sup>2</sup>) 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-1, SPRINKLERED (MOST RESTRICTIVE)  
Interior exit stairways, interior exit ramps and exit passageways: Class B  
Corridors and enclosure for exit access stairways and exit access ramps: Class B  
Rooms and enclosed spaces: Class C  
a. Class C interior finish materials shall be permitted for wainscoting or paneling of not more than 1,000 square feet of applied surface area in the grade lobby where applied directly to a noncombustible base or over furring strips applied to a noncombustible base and fastened 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.  
g. Class C interior finish materials shall be permitted in places of assembly with an occupant load of 300 persons or less.

INTERIOR FINISHES NOTES

BATHROOMS:  
FLOORS - TILE  
WALLS - TILE AND PTD (SATIN) GYPSUM BD W/ TILE BASE  
SHOWER/TUBS - SOLID SURFACE SURROUND  
CEILING - PTD (SEM GLOSS) GYPSUM BOARD

ROOMS OTHER THAN BATHROOMS:  
FLOORS - LVT W/ RUBBER BASE  
WALLS - PTD (SATIN) GYPSUM BD W/ RUBBER BASE  
CEILING - PTD (FLAT) GYPSUM BOARD

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

**3877**

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BZA REVIEW

DRAWING DATA

PROJECT: 1206RESIDENCES  
ADDRESS: 1206 EASTERN AVE NE  
WASHINGTON, DC 20019

SHEET SUBMISSION INDEX

- ISSUE FOR CHECK - 6/12/2025
- 

REV NO. REVISION DATE

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SHEET TITLE: ROOF FLOOR PLAN

PROJECT NO: 0000000

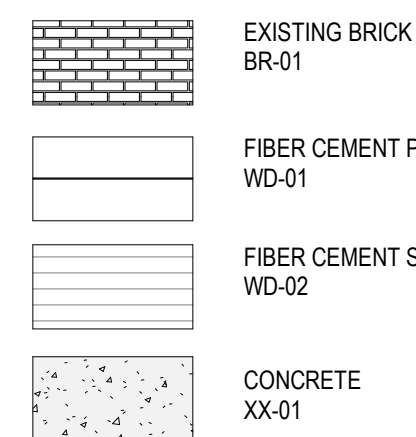
DATE ISSUED: 01/10/25

SCALE: As indicated

A105



## EXTERIOR MATERIAL LEGEND



## EXTERIOR ELEVATION NOTES

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

## CONSTRUCTION GENERAL NOTES

1. ALL DIMENSIONS TO FINISH FACE, U.N.O.
2. ALL INTERIOR PARTITIONS TO BE TYPE A, U.N.O. SEE G-010 FOR PARTITION SCHEDULE
3. ALL INTERIOR WALLS TO BE PAINTED, U.N.O.
4. ALL CEILING TO BE 5/8" GWB - PAINTED - FLAT FINISH
5. ALL WALLS TO BE PAINTED - EGGSHELL FINISH
6. REPAIR ALL WALLS EXISTING TO REMAIN AS REQUIRED
7. PROVIDE ARC-FALL PROTECTION FOR ALL LIVING SPACE OUTLETS TO COMPLY WITH SECTION 906
8. ALL FLOORING TO BE CONTINUOUS HARDWOOD SPECIFIED BY OWNER, U.N.O.
9. REPLACE ALL EXISTING WINDOWS WITH LOW-E GLASS WINDOWS
10. GC TO VERIFY INSULATION OF EXISTING EXTERIOR WALLS TO REMAIN MEETS R-13 ACCORDING TO 2017 IECC 402.1.1
11. 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
12. GC TO PROVIDE NO FEWER THAN ONE APPROVED PORTABLE FIRE EXTINGUISHERS IN ACCORDANCE WITH SECTION 906. AREAS TO HAVE FIRE EXTINGUISHERS AS FOLLOWS: EA, STAIRWAY FLOOR LEVEL, STORAGE AND CONSTRUCTION SHED, WHERE SPECIAL HAZARDS EXIST. SEE PLAN FOR FIRE EXTINGUISHER (F.E.) LOCATIONS
13. GC TO PROVIDE PORTABLE FIRE EXTINGUISHERS IN ALL KITCHEN AREAS
14. HANDRAILS AND GUARDS SHALL BE DESIGNED TO RESIST A LINEAR LOAD OF 50 POUNDS PER LINEAR FOOT (PLF) (0.75 KN/m)
15. HANDRAILS AND GUARDS SHALL BE DESIGNED TO RESIST A CONCENTRATED LOAD OF 200 POUNDS (0.89 kN)
16. 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 F.F. FIELD TESTED) FOR AIR-BORNE NOISE WHEN TESTED IN ACCORDANCE WITH ASTM E90
17. 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
18. 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
19. WINDOW WELL DEPTH DETERMINED BY VENTILATION REQUIREMENTS. SEE SHEET A-020 FOR CALCULATION
20. ALL WET AREAS TO BE PAINTED WITH SHERWIN WILLIAMS EMERALD INTERIOR PAINT, SEMI-GLOSS, PRODUCT NUMBER: K8900351. PAINT OFFERS WASHABILITY, PREVENTS STAINS FROM PENETRATING, AND CONTAINS PROPERTIES THAT INHIBIT THE GROWTH OF MOLD AND MILDEW ON THE SURFACE
21. FRONT LOAD WASHER/DRYER COMBO UNIT. UNIT TO MEET REQUIREMENTS OF 2017 ICC SECTION 611
- 22.

EXISTING TO REMAIN NEW CONSTRUCTION



1 REAR ELEVATION  
1/4" = 1'-0"



2 FRONT ELEVATION  
1/4" = 1'-0"

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## OWNER:

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## BZA REVIEW

## DRAWING DATA

PROJECT: 1206RESIDENCES  
ADDRESS: 1206 EASTERN AVE NE  
WASHINGTON, DC 20019

## SHEET SUBMISSION INDEX

- ISSUE FOR CHECK - 6/12/2025

REV NO. REVISION DATE

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SHEET TITLE: EXTERIOR ELEVATIONS

PROJECT NO: 000000

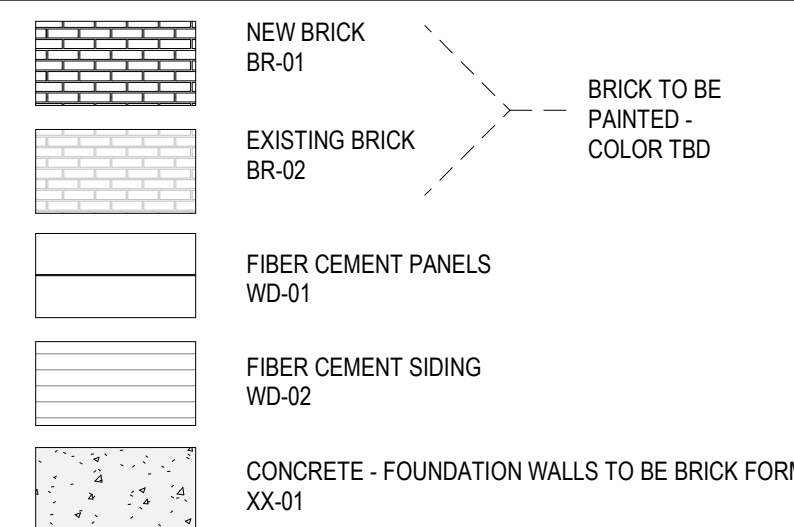
DATE ISSUED: 07/24/19

SCALE: As indicated

A200



## EXTERIOR MATERIAL LEGEND



## EXTERIOR ELEVATION NOTES

1. SEE A-210 FOR WALL ASSEMBLIES CALLED OUT AS WT-X, TYP.
2. SEE A-200 FOR WINDOWS AND WINDOW SCHEDULES.

## CONSTRUCTION GENERAL NOTES

1. ALL DIMENSIONS TO FINISH FACE, U.N.O.
2. ALL INTERIOR PARTITIONS TO BE TYPE A, U.N.O. SEE G1.01 FOR PARTITION SCHEDULE
3. ALL INTERIOR WALLS TO BE PAINTED, U.N.O.
4. ALL CEILINGS TO BE 5/8" GWB - PAINTED - FLAT FINISH
5. ALL WALLS TO BE PAINTED - EGGSHELL FINISH
6. REPAIR ALL WALLS EXISTING TO REMAIN AS REQUIRED
7. SEE ELEVATIONS FOR WINDOW TAGS
8. PROVIDE ARC-FAULT PROTECTION FOR ALL LIVING SPACE OUTLETS TO COMPLY
9. ALL FLOORING TO BE CONTINUOUS HARDWOOD SPECIFIED BY OWNER, U.N.O.
10. REPLACE ALL EXISTING WINDOWS W LOW-E GLASS WINDOWS
11. GC TO VERIFY INSULATION OF EXISTING EXTERIOR WALLS TO REMAIN MEETS R13 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 EXTINGUISHERS AS FOLLOWS: (A) STAIRWAY FLOOR LEVEL, STORAGE AND CONSTRUCTION SHED, WHERE SPECIAL HAZARDS EXIST. SEE PLAN FOR FIRE EXTINGUISHER IF E.I. LOCATIONS
14. GC TO PROVIDE PORTABLE FIRE EXTINGUISHERS IN ALL KITCHEN AREAS. HANDRAILS AND GUARDS SHALL BE DESIGNED TO RESIST A LINEAR LOAD OF 50 POUNDS PER LINEAR FOOT (PLF) (0.75 KN/M).
15. HANDRAILS AND GUARDS SHALL BE DESIGNED TO RESIST A CONCENTRATED LOAD OF 200 POUNDS (0.89 KN)
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17. 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
18. 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
19. WINDOW WELL DEPTH DETERMINED BY VENTILATION REQUIREMENTS, SEE SHEET A-202 FOR CALCULATION
20. ALL WET AREAS TO BE PAINTED WITH SHERWIN WILLIAMS EMERALD INTERIOR PAINT, SEMI-GLOSS, PRODUCT NUMBER K38W00351. PAINT OFFERS WASHABILITY, PREVENTS STAINS FROM PENETRATING, AND CONTAINS PROPERTIES THAT INHIBIT THE GROWTH OF MOLD AND MILDEW ON THE SURFACE
21. FRONT LOAD WASHER/DRYER COMBO UNIT. UNIT TO MEET REQUIREMENTS OF 2017 IECC SECTION 401.1

EXISTING TO REMAIN NEW CONSTRUCTION



3 SIDE ELEVATION 2  
1/4" = 1'-0"



1 SIDE ELEVATION 1  
1/4" = 1'-0"

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## BZA REVIEW

## DRAWING DATA

PROJECT: 1206RESIDENCES  
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## SHEET SUBMISSION INDEX

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SHEET TITLE: EXTERIOR ELEVATIONS

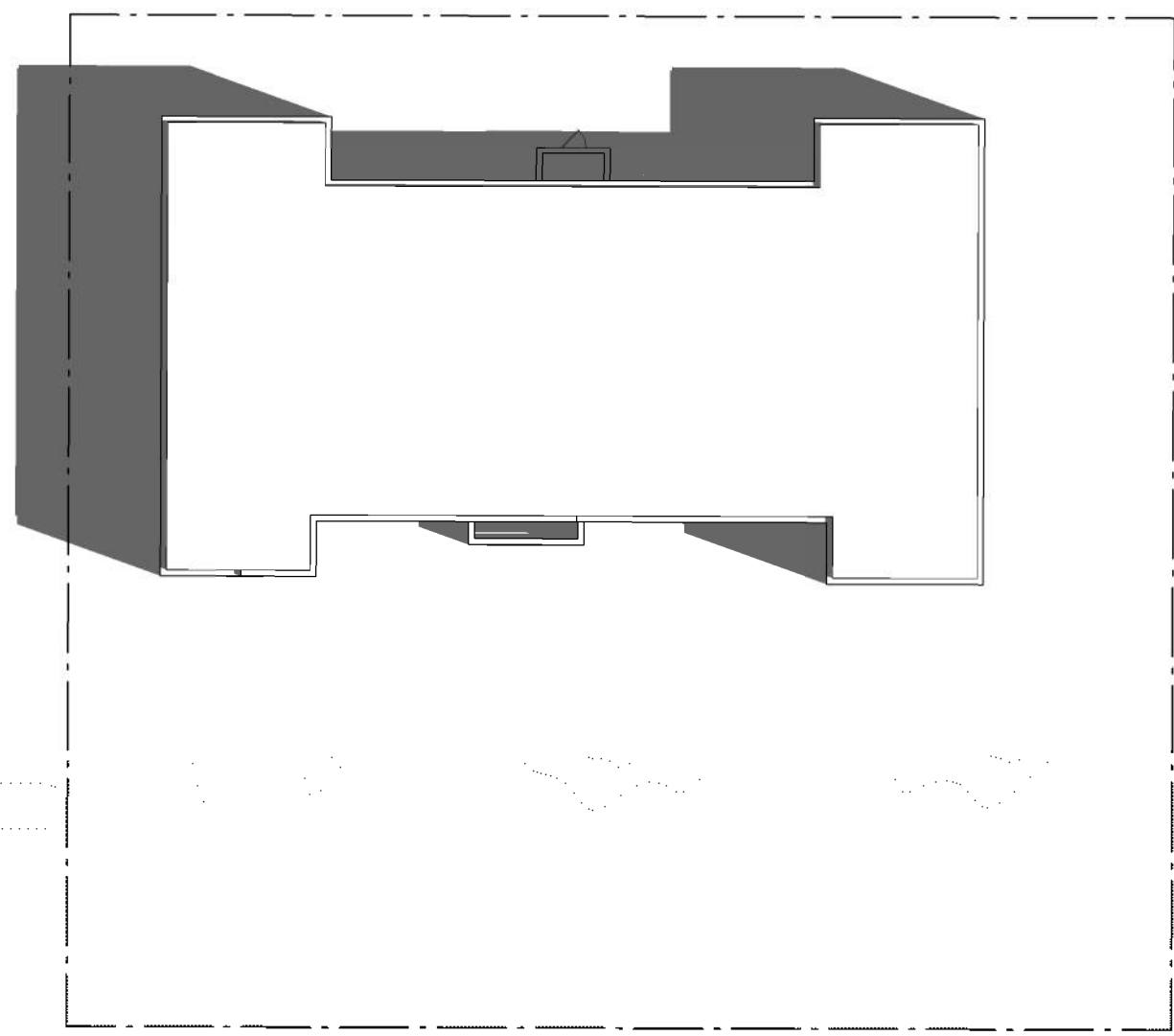
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DATE ISSUED: 07/24/19

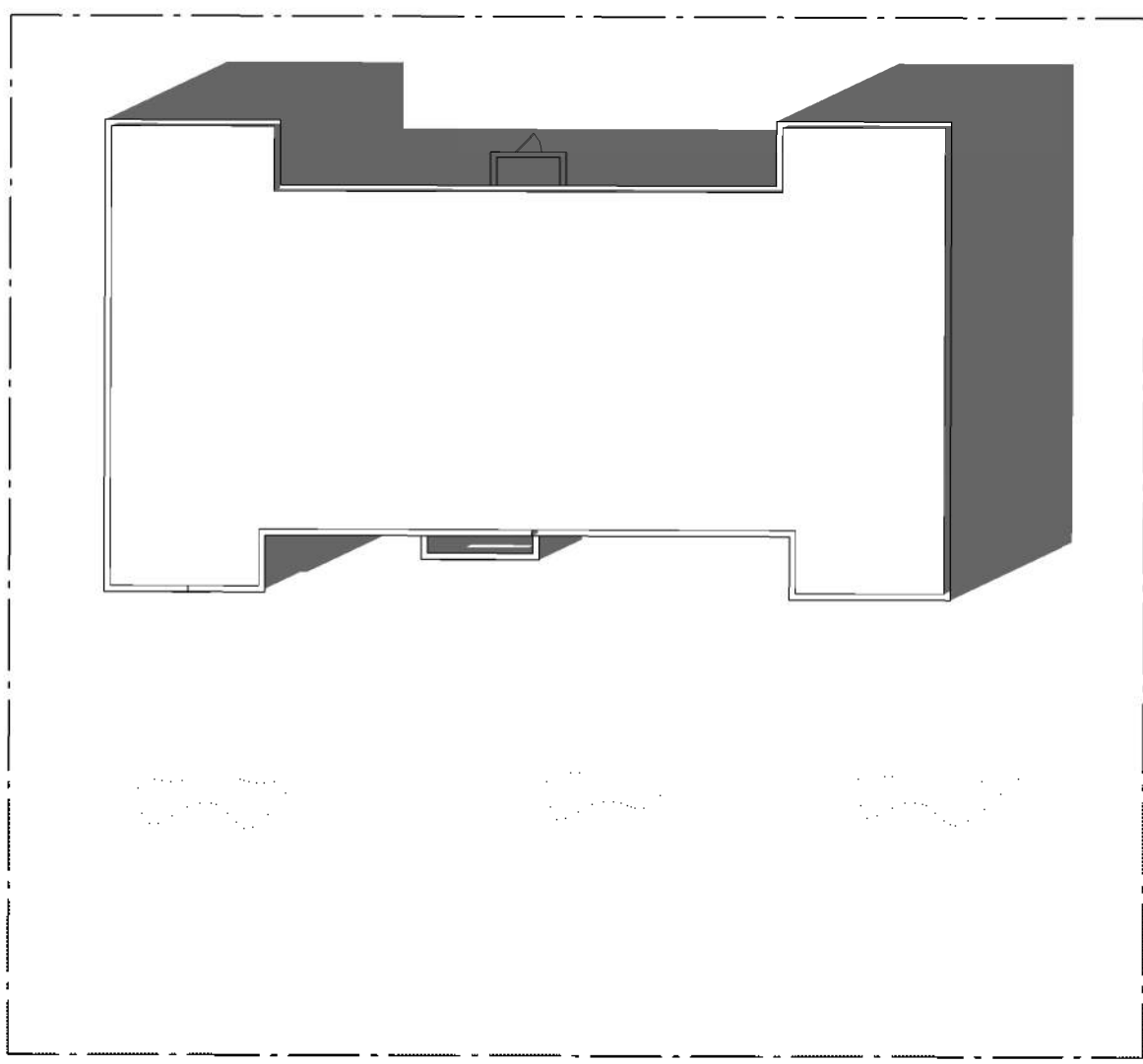
SCALE: As indicated

A201

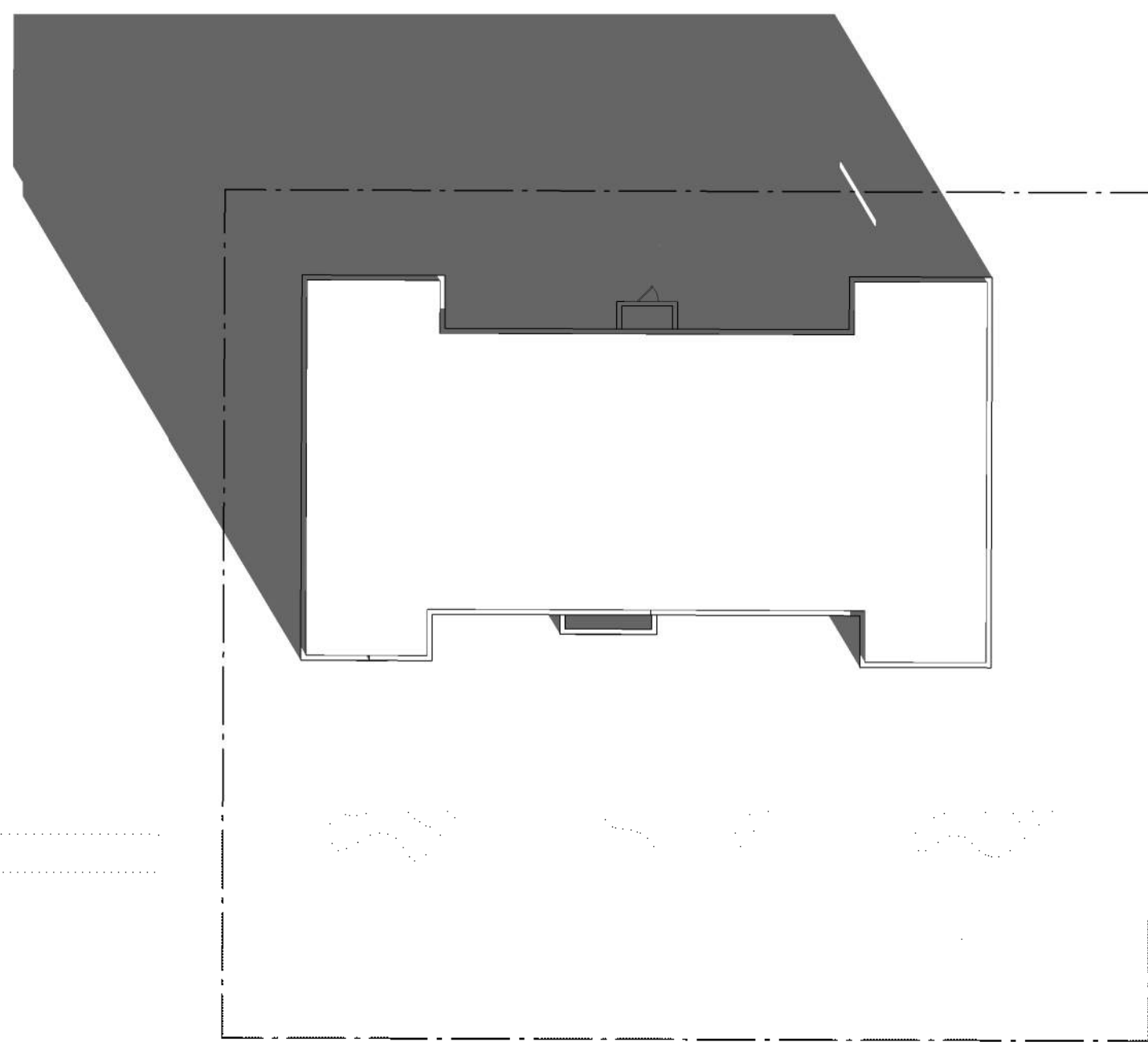




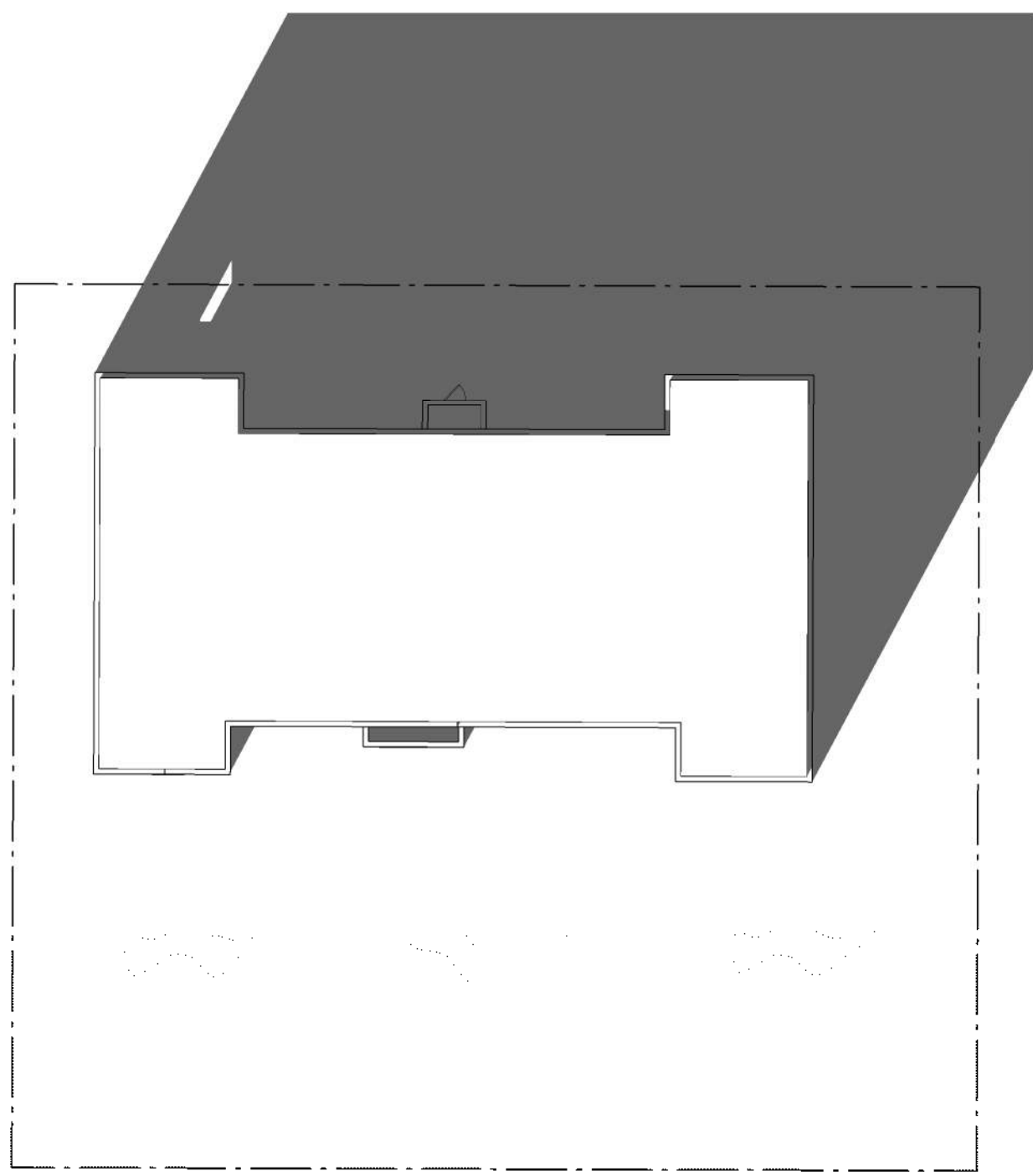
10 SITE PLAN - SS1000 EXISTING  
1" = 20'-0"



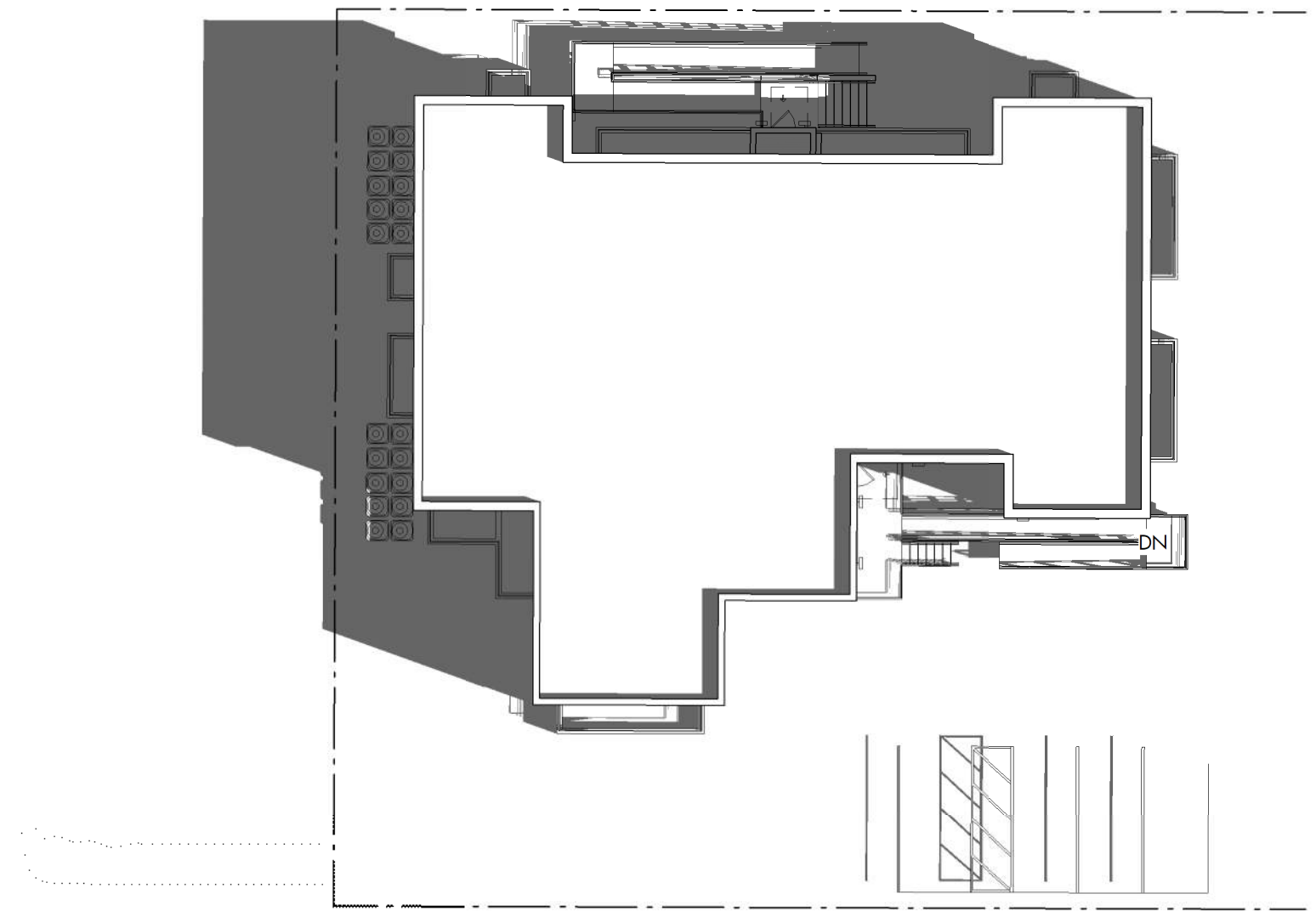
9 SITE PLAN - SS1400 EXISTING  
1" = 20'-0"



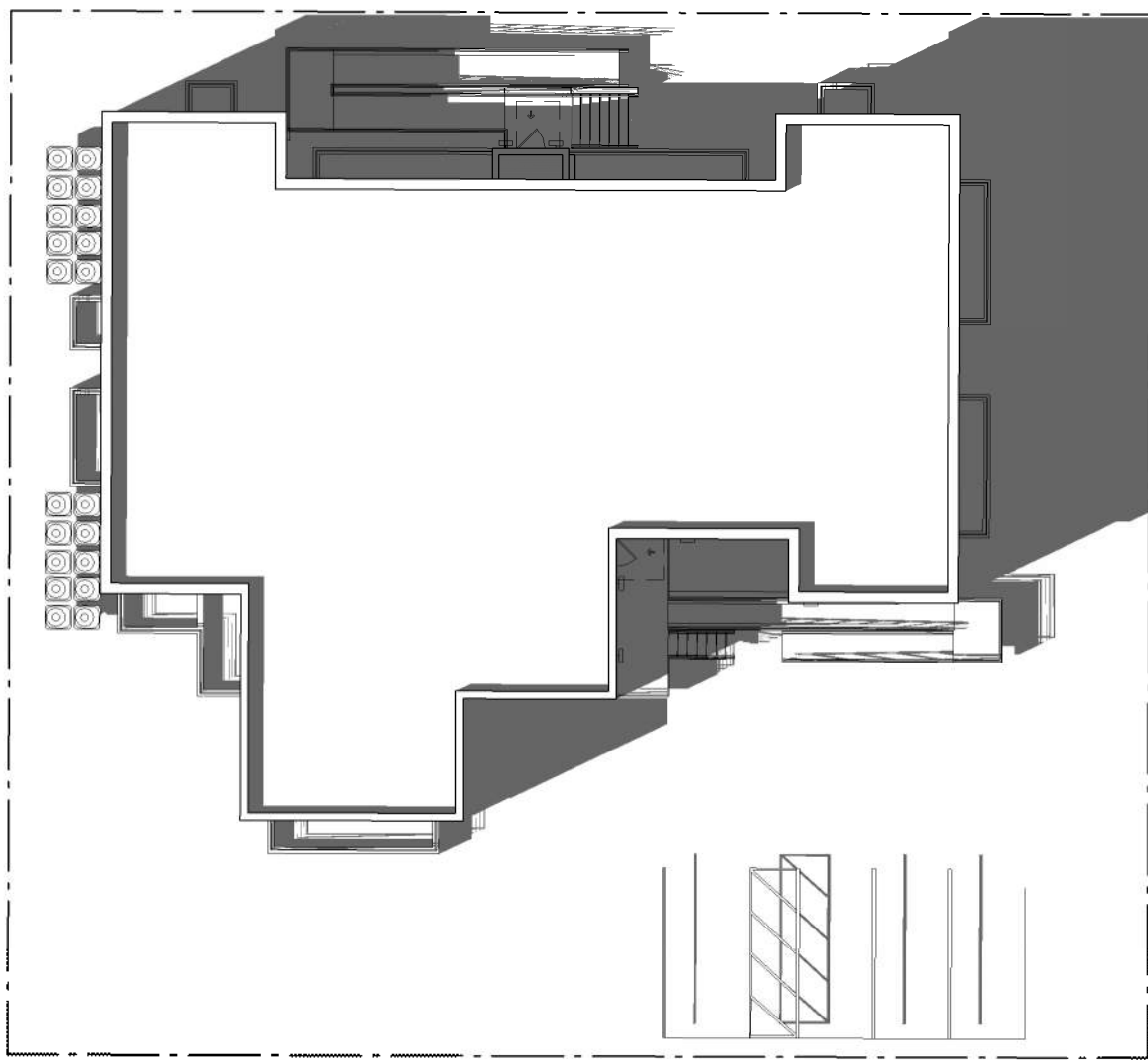
8 SITE PLAN - WS1000 PROPOSED EXISTING  
1" = 20'-0"



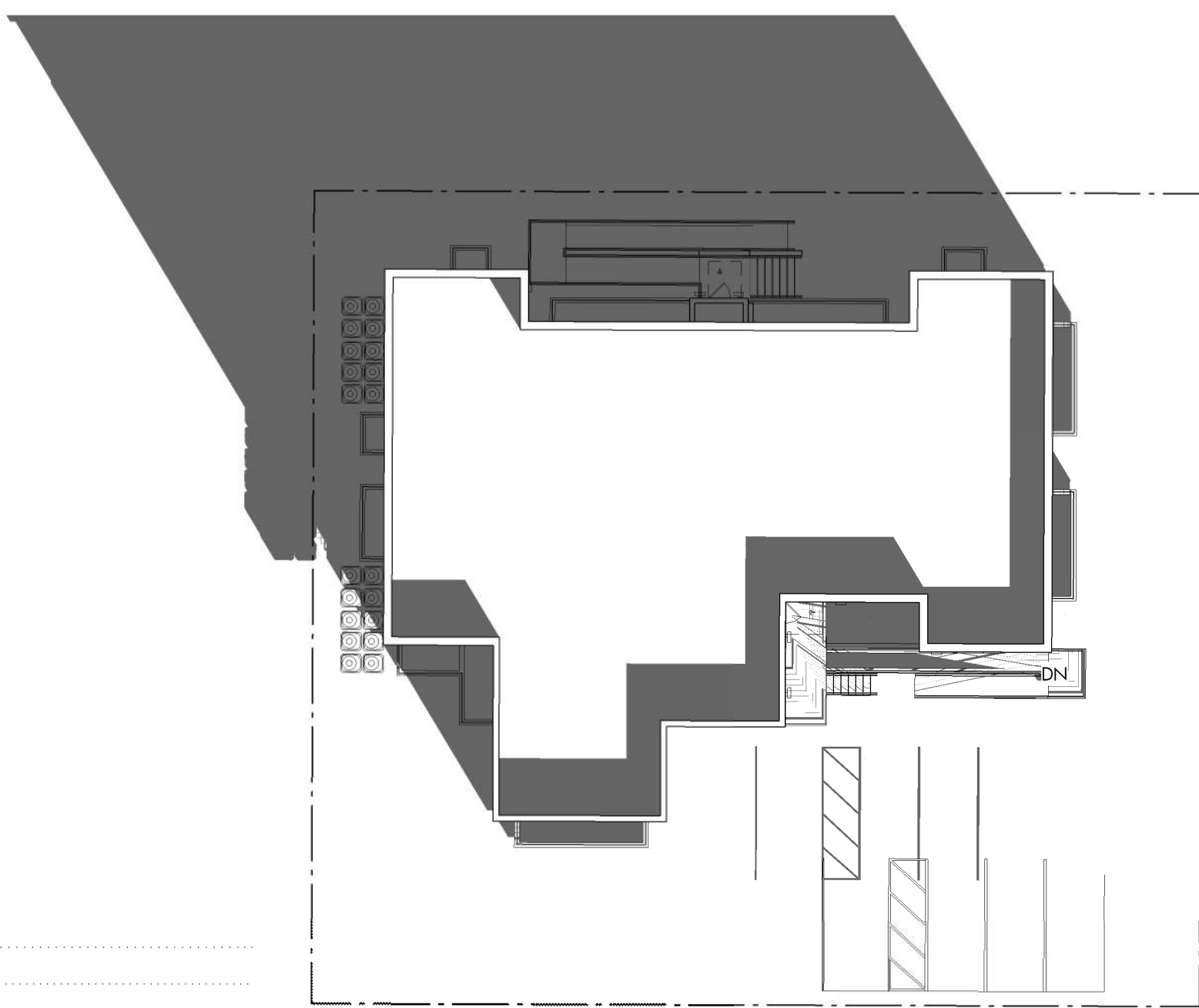
7 SITE PLAN - WS1400 EXISTING  
1" = 20'-0"



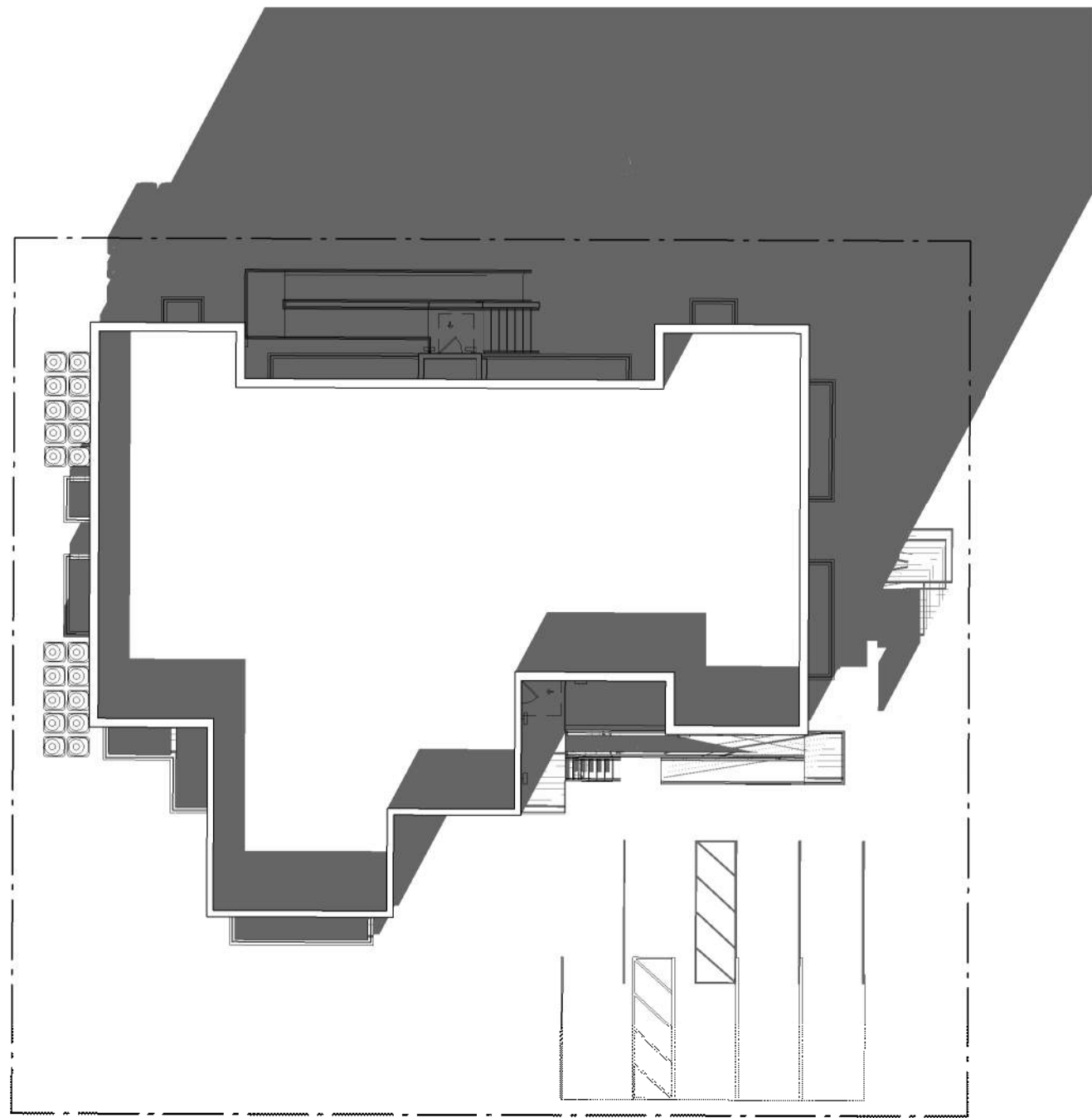
6 SITE PLAN - SS1000 PROPOSED  
1" = 20'-0"



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



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



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

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

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## BZA REVIEW

### DRAWING DATA

PROJECT: 1206RESIDENCES  
ADDRESS: 1206 EASTERN AVE NE  
WASHINGTON, DC 20019

### SHEET SUBMISSION INDEX

- ISSUE FOR CHECK - 6/12/2025

REV NO. REVISION DATE

SEAL & SIGNATURE:

AM RESPONSIBLE FOR DETERMINING THAT THE ARCHITECTURAL DESIGN INCLUDED IN THIS APPLICATION ARE IN COMPLIANCE WITH ALL LAWS AND REGULATIONS OF THE DISTRICT OF COLUMBIA. I HAVE PERSONALLY PREPARED OR DIRECTLY SUPERVISED THE DEVELOPMENT OF THE ARCHITECTURAL DESIGNS INCLUDED IN THIS APPLICATION.

SHEET TITLE: SOLAR STUDIES  
PROJECT NO: 000000  
DATE ISSUED: 07/24/19  
SCALE: 1" = 20'-0"

A203



CONSTRUCTION GENERAL NOTES

1. ALL DIMENSIONS TO FINISH FACE, U.N.O.
2. ALL INTERIOR PARTITIONS TO BE TYPE A, U.N.O. SEE GL01 FOR PARTITION SCHEDULE
3. ALL INTERIOR WALLS TO BE PAINTED, U.N.O.
4. ALL CEILINGS TO BE 8" CWB - PAINTED - FLAT FINISH
5. ALL WALLS TO BE PAINTED - EGGSHELL FINISH
6. REPAIR ALL WALLS EXISTING TO REMAIN AS REQUIRED
7. SEE ELEVATIONS FOR WINDOW TAGS
8. PROVIDE ARC-FALL PROTECTION FOR ALL LIVING SPACE OUTLETS TO COMPLY
9. ALL FLOORING TO BE CONTIGUOUS HARDWOOD SPECIFIED BY OWNER, U.N.O.
10. REPLACE ALL EXISTING WINDOWS W LOW-E GLASS WINDOWS
11. GC TO VERIFY INSULATION OF EXISTING EXTERIOR WALLS TO REMAIN MEETS R613 ACCORDING TO 2017 IECC 402.1
12. 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
13. GC TO PROVIDE NO FEWER THAN ONE APPROVE PORTABLE FIRE EXTINGUISHERS IN ACCORDANCE WITH SECTION 906. AREAS TO HAVE FIRE EXTINGUISHERS AS FOLLOWS: (A. STAIRWAY FLOOR LEVEL, STORAGE AND CONSTRUCTION SHED, WHERE SPECIAL HAZARDS EXIST. SEE PLAN FOR FIRE EXTINGUISHER (F.E.) LOCATIONS
14. GC TO PROVIDE PORTABLE FIRE EXTINGUISHERS IN ALL KITCHEN AREAS.
15. HANDRAILS AND GUARDS SHALL BE DESIGNED TO RESIST A LINEAR LOAD OF 50 POUNDS PER LINEAR FOOT (PLF) TO 73 KMM)
16. HANDRAILS AND GUARDS SHALL BE DESIGNED TO RESIST A CONCENTRATED LOAD OF 200 POUNDS (88 KN)
17. 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 (111 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 A002 FOR CALCULATION
20. ALL WET AREAS TO BE PAINTED WITH SHERWIN WILLIAMS EMERALD INTERIOR PAINT, SEMI-GLOSS. PRODUCT NAME: EMERALD INTERIOR PAINT OFFERS WASHABILITY, PREVENTS STAINS FROM PENETRATING, AND CONTAINS PROPERTIES THAT INHIBIT THE GROWTH OF MOLD AND MILDEW ON THE SURFACE. FRONT LOAD WASHER/DRYER COMBO UNIT, UNIT TO MEET REQUIREMENTS OF 2017 ICC SECTION E11
- 22.

EXISTING TO REMAIN NEW CONSTRUCTION

FINISH SCHEDULE

FINISH NO.	DESCRIPTION
LVT-01	LUXURY VINYL TILE
PT-01	GENERAL WALL & CEILING PAINT NOTE: ALL (100%) OF PAINTS USED ON PROJECT SHALL BE LOW VOC
	BATH CEILING - SEMI-GLOSS GENERAL CEILING - FLAT WALLS - SATIN TOILET - SEMI-GLOSS
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

\*A108.3 Appendix A Ceiling and wall materials project elective. Where projects are intended to qualify for a ceiling and wall materials project elective, all ceiling and wall systems shall comply with Chapter 8 or shall be one or more of the following ceiling or wall systems that are deemed to comply with VOC emission limits: Ceiling Systems: 1. Ceramic tile 2. Clay masonry 3. Concrete 4. Concrete masonry 5. Metal 6. Organic-free, mineral-based. Wall Systems: 1. Ceramic tile 2. Clay masonry 3. Concrete 4. Concrete masonry 5. Metal 6. Organic-free, mineral-based.

\*A108.5 Appendix A Total VOC limit project elective. Where projects are intended to qualify for a "total VOC limit" project elective in accordance with a minimum of 50 percent of all adhesives and sealants, architectural paints and coatings, flooring, acoustical ceiling tiles and wall systems and insulation shall have a Total Volatile Organic Compounds (TVOCs) emission limit of 7,500 ug/m<sup>3</sup>. The test methodology used to determine compliance shall be from CDPHEHLB/Standard Method V.1.1. The emissions testing shall be performed by a laboratory that has the CDPHEHLB/Standard Method V.1.1 test methodology in the scope of its ISO 17025 Accreditation.

\*A108.8 Appendix A Post-construction, pre-occupancy baseline IAQ testing. Where projects are intended to qualify for this project elective, after all interior finishes are installed, the building shall be tested for indoor air quality and the testing results shall indicate that the levels of VOCs meet the levels detailed in Table A108.8 using testing protocols in accordance with ASTM D 6196, ASTM D 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 m<sup>2</sup>) 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  
a. Class C interior finish materials shall be permitted for wallcovering or paneling of not more than 1,000 square feet of applied surface area in the grade lobby where applied directly to a noncombustible base or over 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 plans, Class B interior finish for nonpressurized buildings and Class C interior finish for sprinklered buildings shall be permitted in interior exit stairways and ramps.  
c. Requirements for rooms and enclosed spaces shall be based upon spaces enclosed by partitions. Where a fire-resistance rating is required for structural elements, the enclosing partitions shall extend from the floor to the ceiling. Partitions that do not comply with this shall be considered enclosing spaces and the rooms or spaces on both sides shall be considered one. In determining the applicable requirements for rooms and enclosed spaces, the specific occupancy thereof shall be the governing factor regardless of the group classification of the building or structure.  
d. Lobby areas in Group A-1, A-2 and A-3 occupancies shall not be less than Class B materials.  
e. Class C interior finish materials shall be permitted in places of assembly with an occupant load of 300 persons or less.

INTERIOR FINISHES NOTES

BATHROOMS:  
FLOORS - TILE  
WALLS - TILE AND PTD (SATIN) GYPSUM BD W/ TILE BASE  
SHOWERS/STUBS - SOLID SURFACE SURROUND  
CEILINGS - PTD (SEMI GLOSS) GYPSUM BOARD

ROOMS OTHER THAN BATHROOMS:  
FLOORS - LVT W/ RUBBER BASE  
WALLS - PTD (SATIN) GYPSUM BD W/ RUBBER BASE  
CEILINGS - PTD (FLAT) GYPSUM BOARD

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

BZA REVIEW

DRAWING DATA

PROJECT: 1206RESIDENCES  
ADDRESS: 1206 EASTERN AVE NE  
WASHINGTON, DC 20019

SHEET SUBMISSION INDEX  
• ISSUE FOR CHECK - 6/12/2025

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SHEET TITLE: BUILDING SECTIONS  
PROJECT NO: 000000  
DATE ISSUED: 07/24/19  
SCALE: As indicated

A300

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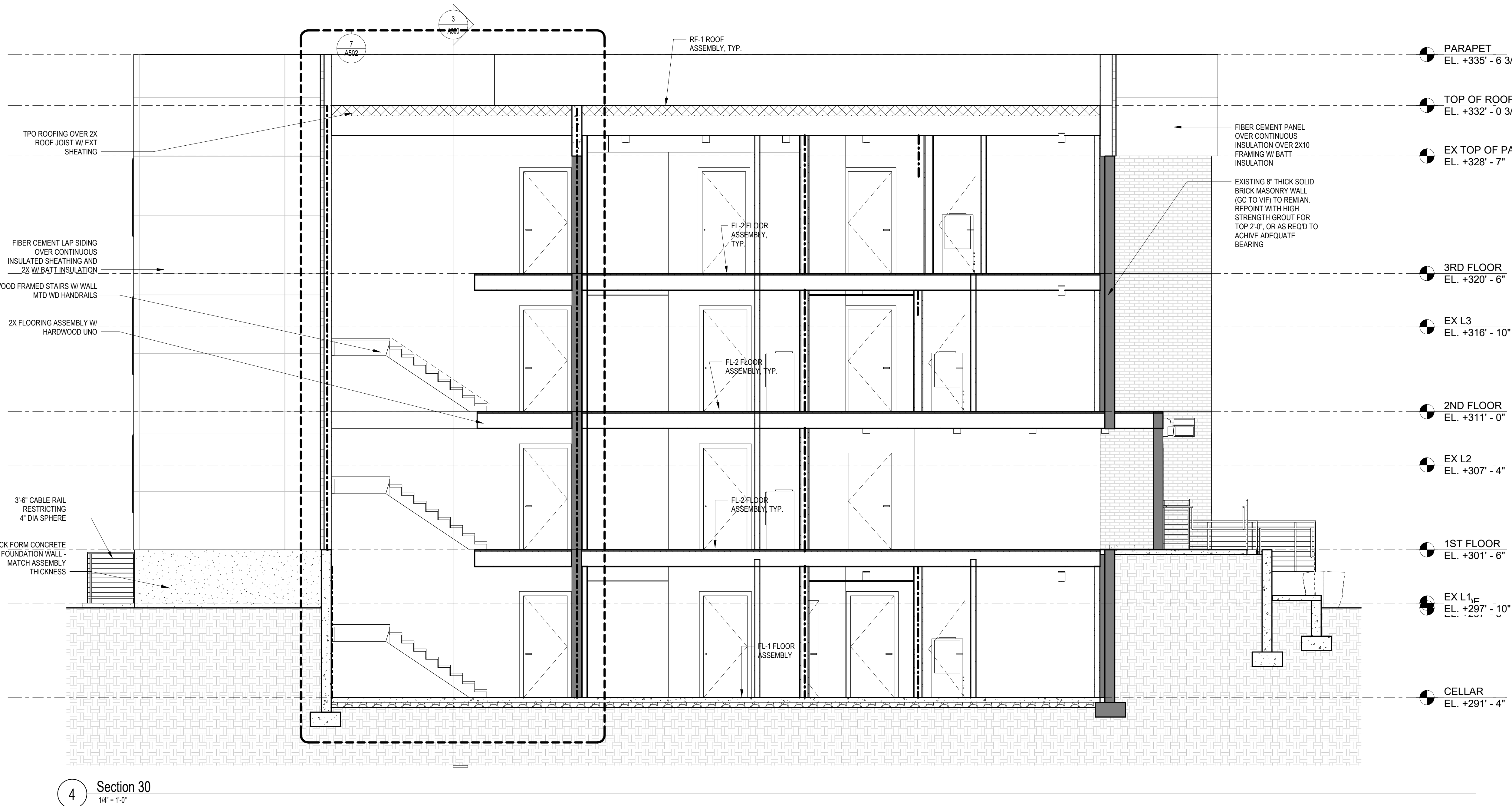
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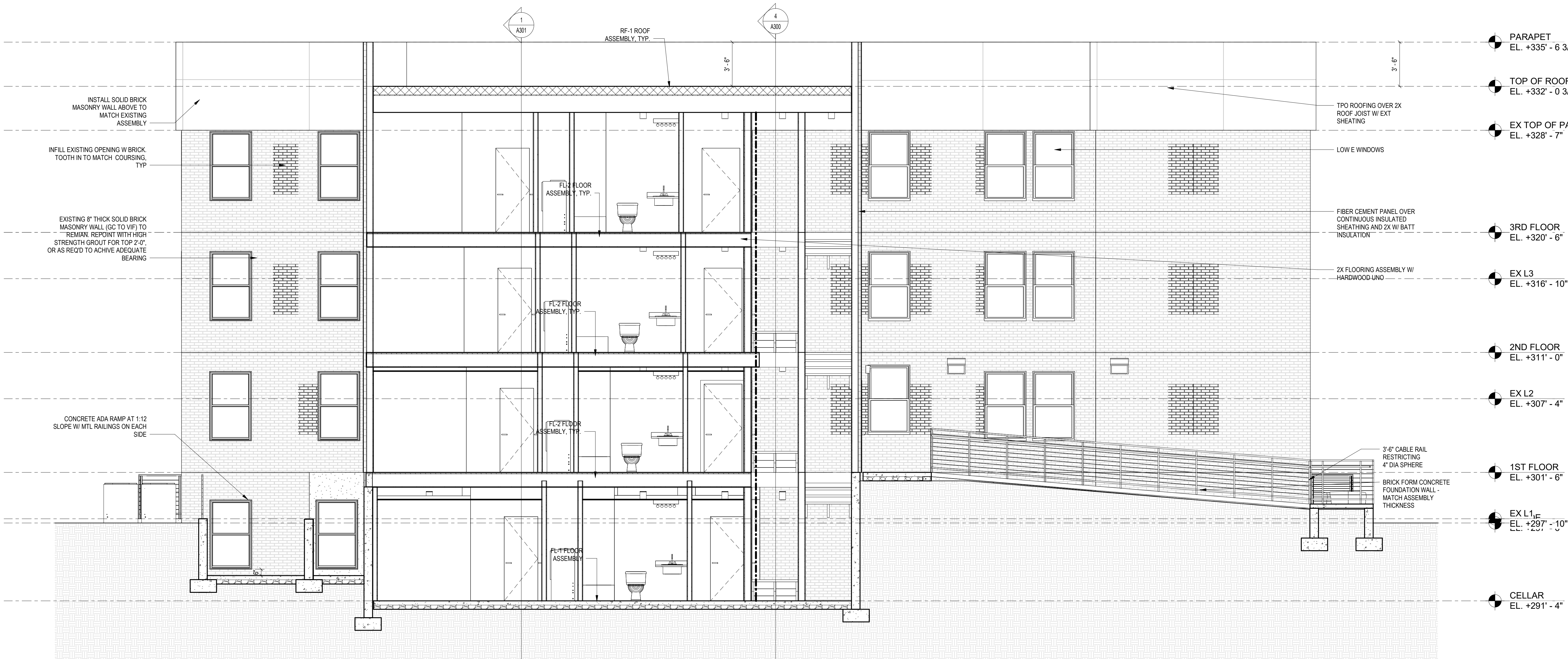
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4 Section 30  
1/4\"/>



3 Section 31  
1/4\"/>



CONSTRUCTION GENERAL NOTES

- ALL DIMENSIONS TO FINISH FACE, U.N.O.
- ALL INTERIOR PARTITIONS TO BE TYPE A, U.N.O. SEE GL01 FOR PARTITION SCHEDULE
- ALL INTERIOR WALLS TO BE PAINTED, U.N.O.
- ALL CEILINGS TO BE 8" CWB - 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-FALL 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
- 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.
- HANDRAILS AND GUARDS SHALL BE DESIGNED TO RESIST A LINEAR LOAD OF 50 POUNDS PER LINEAR FOOT (PLF) TO 73 KN/M
- HANDRAILS AND GUARDS SHALL BE DESIGNED TO RESIST A CONCENTRATED LOAD OF 200 POUNDS (0.89 kN)
- WALLS, PARTITIONS, AND FLOOR/CEILING ASSEMBLIES SEPARATING DWELLING UNITS AND SLEEPING UNITS FROM EACH OTHER OR FROM PUBLIC OR SERVICE AREAS SHALL HAVE A SOUND TRANSMISSION CLASS (STC) OF NOT LESS THAN 50 (45 IF FIELD TESTED) FOR AIR-BORNE NOISE WHEN TESTED IN ACCORDANCE WITH ASTM E90
- GRAB BARS, SHOWER SEATS AND DRESSING ROOM BENCH SEATS SHALL BE DESIGNED TO RESIST A SINGLE CONCENTRATED LOAD OF 250 POUNDS (1.11 kN) APPLIED IN ANY DIRECTION AT ANY POINT ON THE GRAB BAR OR SEAT SO AS TO PRODUCE THE MAXIMUM LOAD EFFECTS
- ACCESSORIES SUCH AS GRAB BARS, TOWEL BARS, PAPER DISPENSERS AND SOAP DISHES, PROVIDED ON OR WITHIN WALLS, SHALL BE INSTALLED AND SEALED TO PROTECT STRUCTURAL ELEMENTS FROM MOISTURE
- WINDOW WELL DEPTH DETERMINED BY VENTILATION REQUIREMENTS. SEE SHEET ADDS FOR CALCULATION
- ALL WET AREAS TO BE PAINTED WITH SHERWIN WILLIAMS EMERALD INTERIOR PAINT, SEMI-GLOSS, PRODUCT NUMBER KBW00351. PAINT OFFERS WASHABILITY, PREVENTS STAINS FROM PENETRATING, AND CONTAINS PROPERTIES THAT INHIBIT THE GROWTH OF MOLD AND MILDEW ON THE SURFACE
- FRONT LOAD WASHER/DRYER COMBO UNIT, UNIT TO MEET REQUIREMENTS OF 2017 ICC SECTION E11

EXISTING TO REMAIN NEW CONSTRUCTION

FINISH SCHEDULE

FINISH NO.	DESCRIPTION
LVT-01	LUXURY VINYL TILE
PT-01	GENERAL WALL & CEILING PAINT NOTE: ALL 100% OF PAINTS USED ON PROJECT SHALL BE LOW VOC BATH CEILING - SEMI-GLOSS GENERAL CEILING - FLAT WALLS - SATIN TOTAL SEMI-GLOSS
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

\*A108.3 Appendix A Ceiling and wall materials project elective. Where projects are intended to qualify for a ceiling and wall materials project elective, all ceiling and wall systems shall comply with Chapter 8 or shall be one or more of the following ceiling or wall systems that are deemed to comply with VOC emission limits:

Ceiling Systems: 1. Ceramic tile 2. Clay masonry 3. Concrete 4. Concrete masonry 5. Metal 6. Organic-free, mineral-based

Wall Systems: 1. Ceramic tile 2. Clay masonry 3. Concrete 4. Concrete masonry 5. Metal 6. Organic-free, mineral-based

\*A108.5 Appendix A Total VOC limit project elective. Where projects are intended to qualify for a "total VOC limit" project elective in accordance with a minimum of 50 percent of all adhesives and sealants, architectural paints and coatings, flooring, acoustical ceiling tiles and wall systems and insulation shall have a Total Volatile Organic Compounds (TVOCs) emission limit of 7 500 ug/m<sup>3</sup>. 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.

\*A108.6 Appendix A Post-construction, pre-occupancy baseline IAQ testing. Where projects are intended to qualify for this project elective, after all interior finishes are installed, the building shall be tested for indoor air quality and the testing results shall indicate that the levels of VOCs meet the levels detailed in Table A108.6 using testing protocols in accordance with ASTM D 6106, ASTM D 5460, ASTM D 5157, ASTM D 6345, and ISO 7708. Test samples shall be taken in not less than one location in each 25,000 square feet (1860 m<sup>2</sup>) of floor area or in each contiguous floor area.

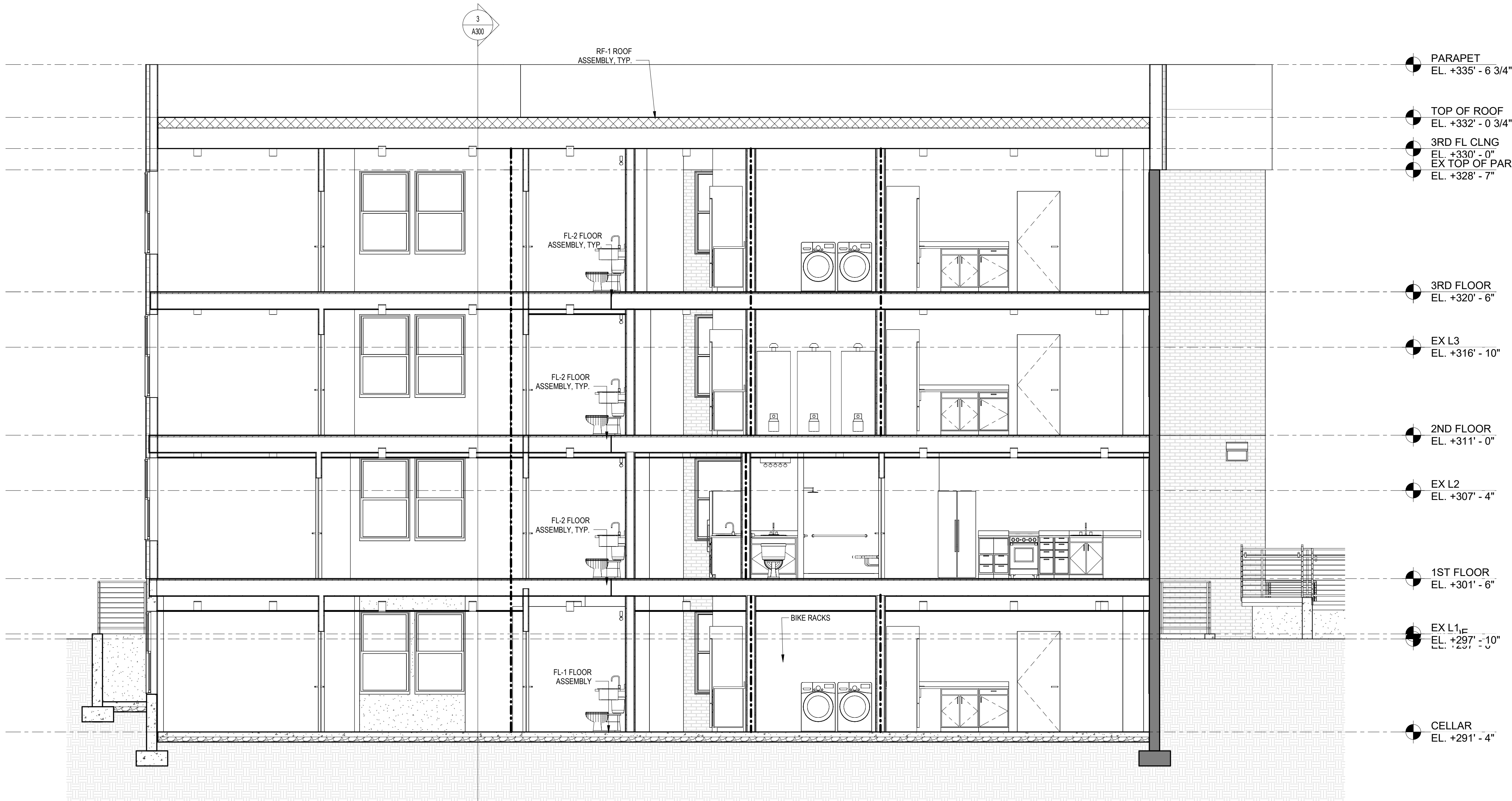
INTERIOR FINISHES (PER DCBC TABLE 803.11)

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, SPRINKLED (MOST RESTRICTED)  
Interior exit stairways, interior exit ramps and exit passageways: Class B  
Corridors and enclosure for exit access stairways and exit access ramps: Class B  
Rooms and enclosed spaces: Class C  
a. Class C interior finish materials shall be permitted for wainscoting or paneling of not more than 1,000 square feet of applied surface area in the grade lobby where applied directly to a noncombustible base or over turning steel applied to a noncombustible base and prohibited 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 nonperforated buildings and Class C interior finish for sprinkled buildings shall be permitted in interior exit stairways and ramps.  
c. Requirements for rooms and enclosed spaces shall be based upon spaces enclosed by partitions. Where a fire-resistance rating is required for structural elements, the enclosing partitions shall extend from the floor to the ceiling. Partitions that do not comply with this shall be considered enclosing spaces and the rooms or spaces on both sides shall be considered one. In determining the applicable requirements for rooms and enclosed spaces, the specific occupancy thereof shall be the governing factor regardless of the group classification of the building or structure.  
d. Lobby areas in Group A-1, A-2 and A-3 occupancies shall not be less than Class B materials.  
e. Class C interior finish materials shall be permitted in places of assembly with an occupant load of 300 persons or less.

INTERIOR FINISHES NOTES

BATHROOMS:  
FLOORS - TILE  
WALLS - TILE AND PTD (SATIN) GYPSUM BD W/ TILE BASE  
SHOWER/STUBS - SOLID SURFACE SURROUND  
CEILINGS - PTD (SEMI GLOSS) GYPSUM BOARD  
ROOMS OTHER THAN BATHROOMS:  
FLOORS - LVT W/ RUBBER BASE  
WALLS - PTD (SATIN) GYPSUM BD W/ RUBBER BASE  
CEILINGS - PTD (FLAT) GYPSUM BOARD

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



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BZA REVIEW

DRAWING DATA

PROJECT: 1206RESIDENCES  
ADDRESS: 1206 EASTERN AVE NE  
WASHINGTON, DC 20019

SHEET SUBMISSION INDEX

- ISSUE FOR CHECK - 6/12/2025

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SHEET TITLE: BUILDING SECTIONS Copy 1

PROJECT NO: 000000

DATE ISSUED: 07/24/19

SCALE: As indicated

A301