

1206 EASTERN AVE NE  
WASHINGTON, DC 20019

BZA REVIEW

05 DECEMBER 2025

//3877

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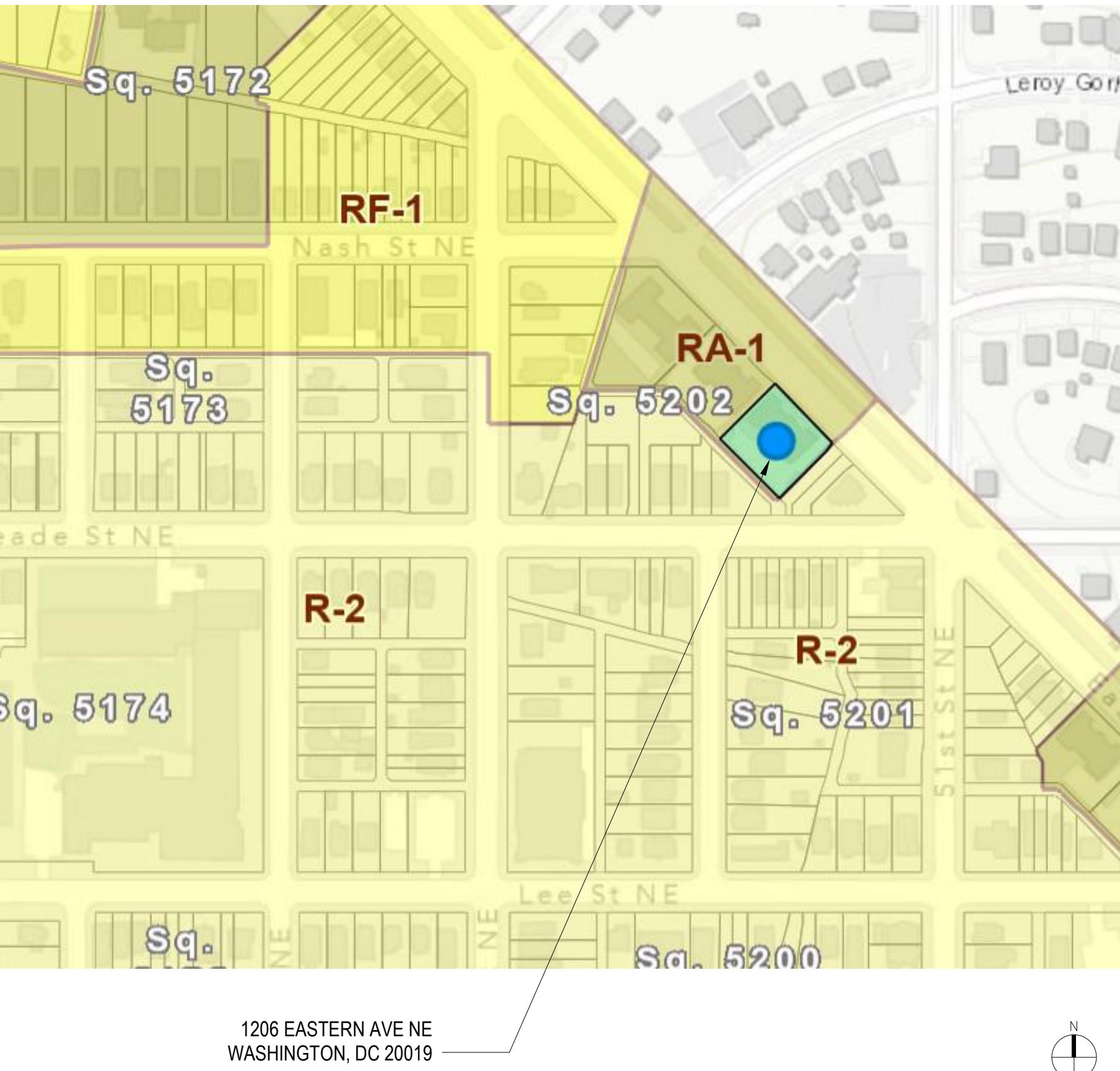
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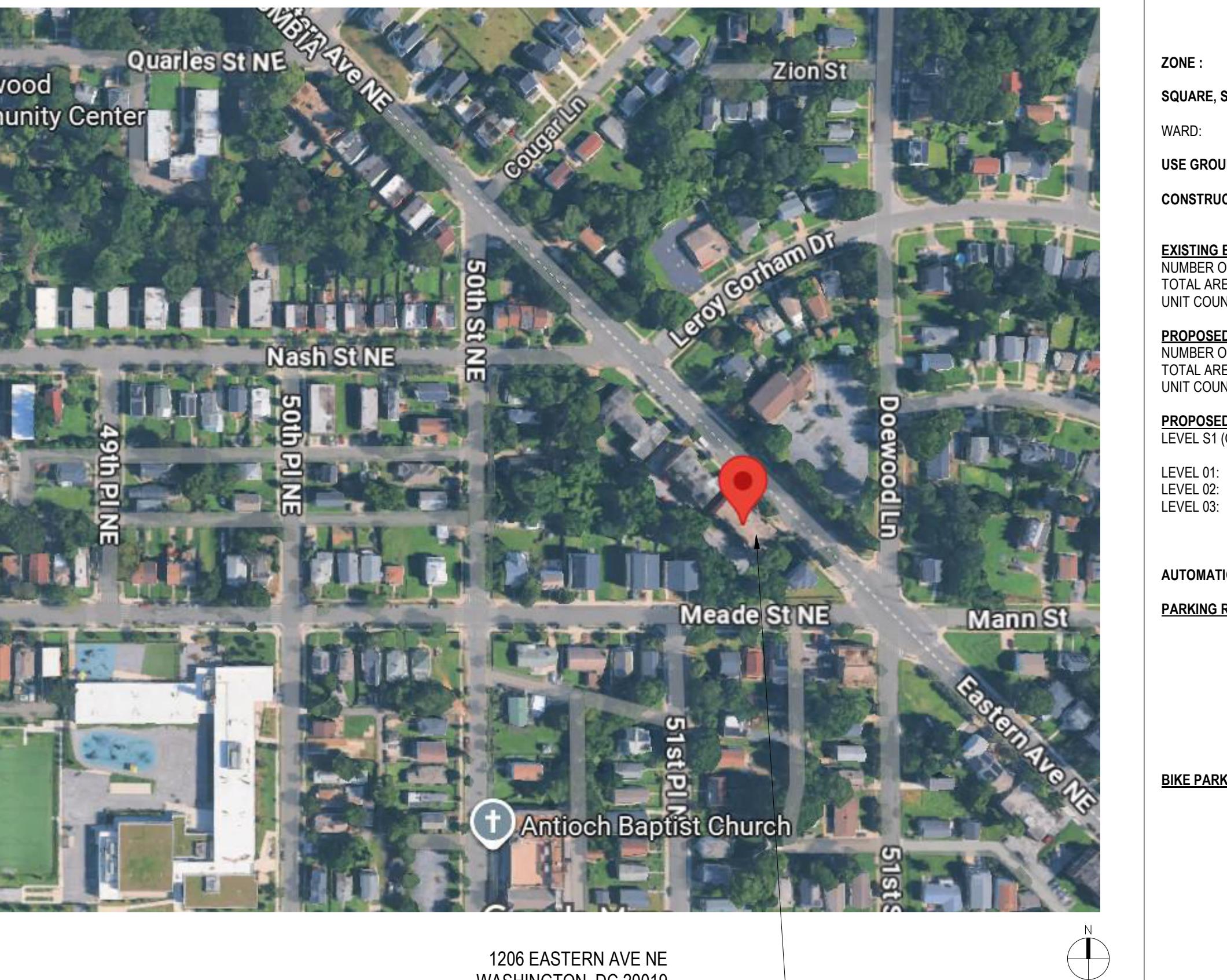


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THIS APPLICATION ARE IN COMPLIANCE WITH ALL LAWS AND REGULATIONS OF THE  
DISTRICT OF COLUMBIA. I HAVE PERSONALLY PREPARED OR DIRECTLY SUPERVISED  
THE DEVELOPMENT OF THE ARCHITECTURAL DESIGNS INCLUDED IN THIS APPLICATION

## ZONING MAP

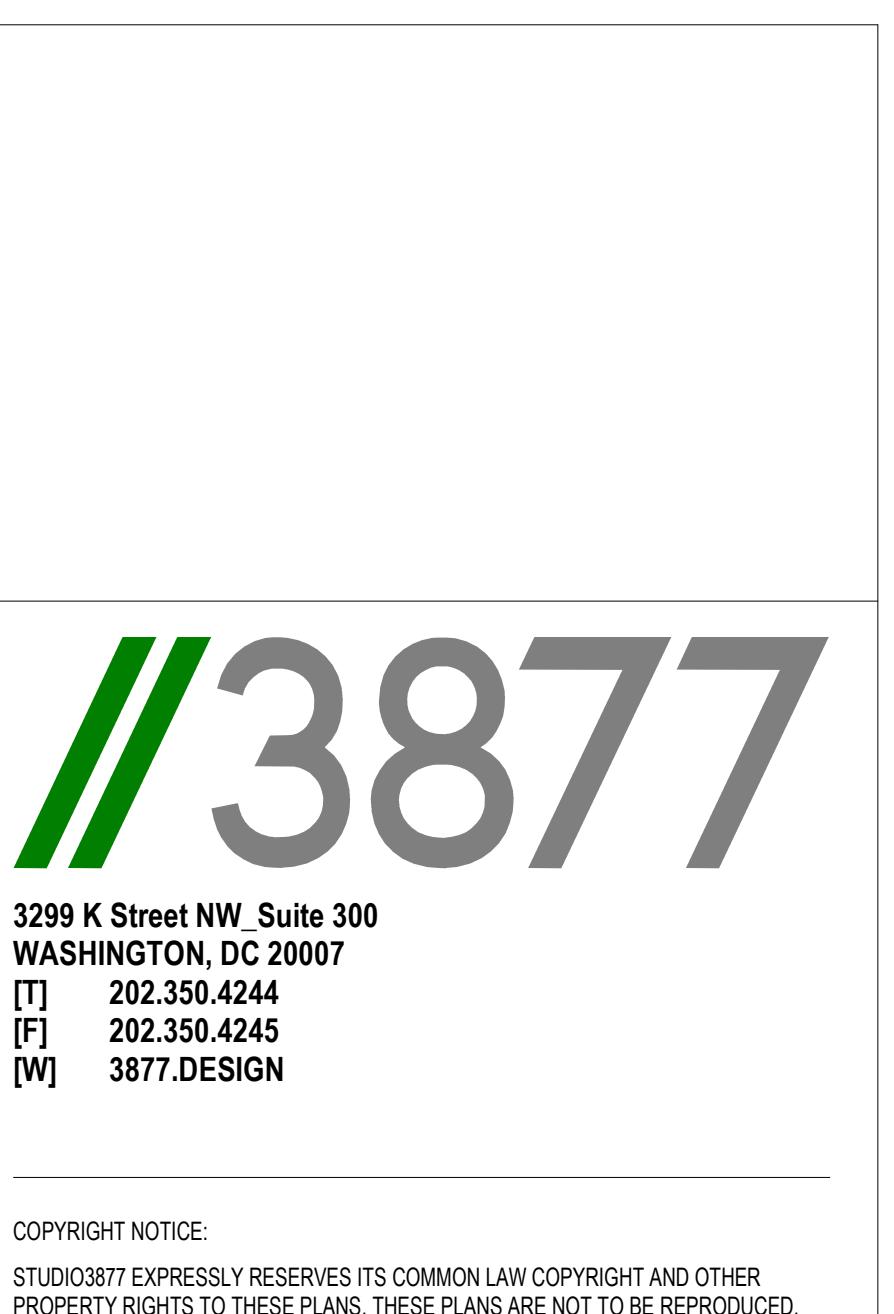


## BUILDING LOCATION



## BUILDING DATA

ADDRESS :		1206 EASTERN AVE NE WASHINGTON, DC 20019	DEVELOPMENT STANDARDS:	
ZONE :	RA-1		MAX HEIGHT:	40'-0"
SQUARE, SUFFIX LOT ZONE :	502, 0044		EXISTING HEIGHT:	33'-0"
WARD :	7		PROP. HEIGHT:	33'-0"
USE GROUP :	RESIDENTIAL, R-2		IZ MAX FAR:	1.08 (14,296 SF)
CONSTRUCTION TYPE :	TYPE V-A		PROP. FAR:	1.08 (14,247 SF)
EXISTING BUILDING:	3 ABOVE GRADE NUMBER OF STOREYS TOTAL AREA UNIT COUNT	3 ABOVE GRADE 30'x813 SF = 11,439 SF	MAX % OF OCCUPANCY:	40%
PROPOSED ADDITION:	3 ABOVE GRADE WITH CELLAR NUMBER OF STOREYS TOTAL AREA UNIT COUNT	3 ABOVE GRADE WITH CELLAR 14,247 SF (CELLAR NOT INCLUDED) 20	EXIST. LOT COVERAGE:	13,000 SF
PROPOSED FLOOR AREA	LEVEL 1 (CELLAR): 4,779 SF (NOT COUNTED TOWARDS GFA) LEVEL 01: 4,779 SF LEVEL 02: 4,779 SF LEVEL 03: 4,779 SF		EXIST. % OF LOT COVERAGE:	29%
			PROP. LOT COVERAGE:	4,779 SF
			PROPOSED LOT OCC.:	36%
AUTOMATIC SPRINKLER:	YES		REQUIRED GAR:	0.4
PARKING REQUIREMENT:	REQUIRED: (PER 701.5) IN EXCESS OF 4,1 PER 3 UNITS 204 = 16 UNITS FOR CALCS 8 PARKING SPACES REQ'D. (PER 702.1a) DEANWOOD METRO WITHIN 5 MILES 12.3 x 5 = 63 SPACES REQUIRED		MIN REAR YARD:	20'-0"
			EXISTING REAR YARD:	49'-0"
			PROPOSED REAR YARD:	24'-10"
			MIN SIZE YARD:	6'
			PROVIDED:	NORTH: 10'-6" SOUTH: 20'-7"
			PERVIOUS SURFACE:	3,781 SF (29%) IMPERVIOUS SURFACE: BUILDING SURFACE: 4,484 SF (35%) 4,779 SF (36%)
			4 PROVIDED UTILIZING EXISTING CURB CUT	
BIKE PARKING REQ:	REQUIRED: (PER 802.1) PROPOSED UNIT: 25 LONG TERM: 7 REQUIRED 8 PROVIDED IN LT BIKE ROOM (STACKED) SHORT TERM: 12-1 REQUIRED 2 PROVIDED			



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## GENERAL NOTES

- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS BEFORE STARTING WORK. USE PROVIDED DIMENSIONS. IF DIMENSIONS ARE NOT GIVEN AND ARE NOT OBVIOUSLY INFERRED FROM THE PATTERN INDICATED, CONSULT THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
- IN CASE OF CONFLICT BETWEEN THE WORKING DRAWINGS AND THE SPECIFICATIONS, THE SPECIFICATIONS SHALL GOVERN.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SCHEDULING AND COORDINATION OF THE WORK.
- WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL GOVERN. DO NOT SCALE DRAWINGS. VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL THOROUGHLY FAMILIARIZE HIMSELF WITH THE SCOPE OF WORK AND SITE ACCESS. IF THE CONTRACTOR IS REINFORCED AT THE PROJECT DRAWINGS INDICATE THE LOCATION AT THE SITE AND BUILDING UNITS AS THEY EXISTED OR ARE PLANNED. DEVIATIONS ENCOUNTERED DURING THE WORK SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION FOR CLARIFICATION BEFORE PROCEEDING.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL FINISHED/IN PLACE STRUCTURES (AS THE WORK PROGRESSES) FROM WEATHER AND OTHER INCLEMENT CONDITIONS. DAMAGE INCURRED DUE TO FAILURE BY THE CONTRACTOR TO PROTECT SUCH WORK, SHALL BE REPAID AT THE CONTRACTOR'S EXPENSE.
- ALL CONSTRUCTION TECHNIQUES, MATERIALS AND FINISHES SHALL BE AS REQUIRED BY THE APPROPRIATE CODE AUTHORITIES. INSTALLATION SHALL FOLLOW THE MANUFACTURERS PUBLISHED SPECIFICATIONS AND/OR TRADE STANDARDS IN ADDITION TO MEETING OR EXCEEDING THE DESIGN STANDARDS.
- ALL MATERIAL USED IN THE WORK SHALL BE ASBESTOS FREE.
- ALL DIMENSIONS ARE TO FACE OF GYP OR MASONRY. ALL DIMENSIONS SHOWN ON THE ACCESSIBILITY SHEETS ARE TO FACE OF FINISH.
- GENERAL CONTRACTOR SHALL OBTAIN ANY PERMITS FOR TRENCHES OR EXCAVATION GREATER THAN 5'-0" DEEP INTO WHICH A PERSON WILL DESCEND.
- ALL BUILDING SYSTEMS (INCLUDING MECHANICAL, PLUMBING, ELECTRICAL, SITE UTILITIES, AND ARCHITECTURAL INTERIOR & EXTERIOR FINISHES) SHALL BE BID & INSTALLED COMPLETE AND FUNCTIONAL FOR THEIR PURPOSE.
- DISSIMILAR METALS SHALL BE EFFECTIVELY ISOLATED FROM EACH OTHER TO PREVENT MOLECULAR BREAKDOWN AND GALVANIC ACTION.
- CONTRACTOR SHALL VERIFY ALL CONCRETE AND MASONRY OPENINGS IN THE FIELD PRIOR TO THE FABRICATION OF DOORS AND FRAMES.
- ALL MATERIALS WHICH CANNOT ACHIEVE THE FULL DIMENSION SHOWN ON THE CONSTRUCTION DRAWINGS CAN BE DIVIDED INTO PIECES AS DIRECTED BY THE ARCHITECT. IN ALL CASES THESE JOINTS OR HAIRLINE JOINTS WILL ALIGN WITH ADJACENT CONSTRUCTION JOINTS, OR WILL HAVE AN AESTHETIC LOGIC.
- UNLESS NOTED OTHERWISE, ALL SEALANT COLORS OR FILLING MATERIALS TO MATCH ADJACENT SURFACES.
- FLOOR MATERIAL CHANGES AT THE FLOOR SHALL MEET UNDER THE DOOR UNLESS OTHERWISE NOTED.
- PROVIDE STEEL ACCESS DOORS AT IN-WALL PLUMBING VALVES, AND WATER HAMMER ARRESTORS, AND AT HVAC LOCATIONS AS REQUIRED FOR PLUMBING AND MECHANICAL DRAWINGS. PAINT TO MATCH ADJACENT SURFACE.
- INSTALL METAL CORNER BEADS AT ALL EXPOSED WALL BOARD EDGES. INSTALL CASING BEADS WHEREVER WALL BOARD, PLASTER, ETC. ABUTS A DISSIMILAR FINISH MATERIAL.
- CONTRACTOR SHALL PROVIDE AND INSTALL ALL STEIFFERS, BRACERS, BLOCKS, PLATES AND CLEATING AS REQUIRED FOR THE STABILITY OF THE CONSTRUCTION. PROVIDE CASEWORK, TOILET ROOM ACCESSORIES, FIXTURES AND PARTITIONS AND ALL WALL, MOUNTED OR SUSPENDED MECHANICAL, ELECTRICAL OR MISCELLANEOUS EQUIPMENT AND FURNISHINGS.
- ALL FIXED GLASS PANELS ADJACENT TO DOORS AND GLAZING ADJACENT TO WALKING SURFACE (WITHIN 18') MUST BE SAFETY GLAZING (PER IBC 2406).
- ALL RIGID CONDUIT, DUCTS, PLUMBING PIPES AND OTHER PIPING LOCATED IN ACOUSTICALLY RATED WALL OR PARTITION ASSEMBLIES SHALL BE ISOLATED FROM THE BUILDING BY MEANS OF RESILIENT MOUNTS, OR MINIMUM 1/4" THICK APPROVED RESILIENT MATERIAL.
- UNLESS OTHERWISE NOTED ALL ELECTRICAL, TELEPHONE, DATA OUTLETS ARE TO BE VERTICALLY MOUNTED +18" A.F.F. TO CENTER LINE.

## ABBREVIATIONS

42	ALL GLAZING SHOWN AS TEMPERED OR REQUIRED BY SECTION 2404.6 OF THE BC SHALL BE SAFETY GLAZING IDENTIFIED BY A LABEL WHICH WILL SPECIFY THE LABELER AND STATE THAT SAFETY GLAZING HAS BEEN USED.
23	UNLESS OTHERWISE NOTED, SWITCHES OCCURRING IN THE SAME LOCATION ARE TO BE GANGED INTO ONE COMMON COVER. ALL SWITCHES NOT GANGED IN THE SAME PLATE SHALL BE AT THE SAME HEIGHT AND WITH EQUAL SPACING BETWEEN EACH PLATE. (E.G. EXHAUST FAN CONTROL NEXT TO LIGHT SWITCH)
24	EXCEPT WHERE SHOWN IN DIMENSIONAL DETAIL, THE LOCATION OF PLUMBING, MECHANICAL EQUIPMENT, DUCTS, PIPING AND FITTINGS ARE APPROXIMATE. THE EXACT LOCATION SHALL BE DETERMINED BY THE CONTRACTORS, SUBJECT TO THE CONDITIONS OF GENERAL NOTE.
25	CONTRACTOR SHALL VERIFY SIZE AND LOCATION OF ALL MECHANICAL OPENINGS THROUGH THE ROOF WITH THE MECHANICAL EQUIPMENT MANUFACTURER.
26	AIR REGISTERS AND ACCESS PANELS THROUGH GYPSUM SHEETROCK®. ACCESS PANELS ARE ONLY PERMITTED WHERE SHOWN ON THE ARCHITECTURAL REFLECTED CEILING PLANS. NO OTHER LOCATIONS ARE ALLOWED. THE MECHANICAL DRAWINGS ARE SCHEMATIC AND DIAGRAMMATIC. IF CONFLICTS EXIST, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT, THE ARCHITECT AND MECHANICAL ENGINEER WILL THEN DESIGNATE AN ALTERNATE INSTALLATION LOCATION FOR THE REGISTERS OR ACCESS PANELS.
27	ALL SHUT-OFF VALVES AND EQUIPMENT WHICH REQUIRE SERVING OF WATER LOCATED IN ACCORDANCE WITH DRAWINGS. IF ACCESS PANELS THROUGH GYPSUM SHEETROCK® OR WILDS® ARE NEEDED BUT ARE NOT SHOWN ON THE ARCHITECTURAL DRAWINGS, THE CONTRACTOR SHALL REQUEST NEW LOCATIONS PRIOR TO THE COMPLETION OF HIS SHOP DRAWINGS AND COORDINATION DRAWINGS. CONSTRUCTION SHALL ACCOMMODATE THE NEW LOCATIONS PER THE COORDINATION DRAWINGS AT NO ADDITIONAL COST.
28	POWER OUTLETS, LIGHT SWITCHES, AND OTHER ELECTRICAL DEVICES ARE TO BE LOCATED IN CAVITY, RECESSED OR OPEN DOORS. IN ANY INSTANCE OF THIS TYPE, THEY SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR OR CONSTRUCTION IN ORDER FOR ALTERNATE LOCATIONS TO BE DESIGNATED.
29	ALL PIPING, CONDUIT, ELECTRICAL JUNCTION BOXES, SHALL BE REIN CONCEALED EXCEPT ABOVE CEILINGS OR IN MECHANICAL OR ELECTRICAL ROOMS. ALL ELECTRICAL AND COMMUNICATION CONTROL DEVICES SHALL BE RECESSED EXCEPT IN ELECTRICAL OR MECHANICAL ROOMS.
30	DUCT PENETRATION OF FIRE RATED WALLS, FLOORS, ROOFS SHALL HAVE FIRE DAMPERS PER NFPA 90A. DAMPERS MUST BE REINFORCED AT THE POINT WHERE THE RATED BARRIER IS PENETRATED. THIS DOES NOT APPLY TO FULLY DUCTED PENETRATIONS OF 1-HOUR FIRE RESISTIVE CONSTRUCTION.
31	PENETRATIONS IN WALLS, FLOORS OR ROOF REQUIRE PROTECTED OPENINGS SHALL BE FIRESTOPPED IN ACCORDANCE WITH NFPA 101.
32	EXTEND FIRE RATED AND OR ACoustic WALL TO UNDERSIDE OF DECK ABOVE U.N.O.
33	WIRING PENETRATING REINFORCED HORIZONTAL ASSEMBLIES SHALL COMPLY WITH THE IBC SECTION 714.
34	FIRE STOPPING REQUIREMENT: ALL PENETRATIONS THROUGH REINFORCED WALLS AND EACH FLOOR SHALL BE SEALED WITH A MATERIAL CAPABLE OF PREVENTING THE PASSAGE OF FLAMES AND HOT GASES WHEN SUBJECTED TO THE REQUIREMENTS OF THE TEST STANDARD SPECIFIC OF FIRE STOPS, ASTM E 814.
35	REFER TO MECHANICAL DRAWINGS FOR MECHANICAL OPENINGS SIZES AND LOCATIONS. PIPING AND DUCTS PENETRATING STUD WALLS OR SHEATH WALLS SHALL BE PROVIDED WITH ADDITIONAL FRAMING AND BRACING AS REQUIRED. APPLY ACOUSTICAL OR FIRESTOP SEALANTS, AS APPLICABLE, AROUND THE OPENING.
36	DOORS INTO EXIT ENCLOSURES SHALL BE FULLY GASKETED AT HEADS, JAMBS AND SILLS.
37	DOORS EQUIPPED WITH PANIC HARDWARE SHALL BE OPENABLE WITH A MAXIMUM FORCE OF 15 LBS. AS APPLIED IN THE DIRECTION OF EGRESS TO THE BAR.
38	ALL LEGAL EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT AND SHALL SWING IN THE DIRECTION OF EGRESS. SPECIAL LOCKING DEVICES SHALL BE AN APPROVED TYPE. NO DEAD BOLTS OR SLIDING BOLTS ALLOWED.
39	UNLESS OTHERWISE NOTED OR SHOWN, ANY FINISH INDICATED FOR A PARTICULAR INTERIOR WALL APPLIES TO THE ENTIRE UNINTERRUPTED LENGTH OF THE WALL.
40	NO HAZARDOUS MATERIALS ARE TO BE STORED AND/OR USED WITHIN THE BUILDING IN QUANTITIES WHICH EXCEED THE QUANTITIES LISTED IN IBC TABLES 307.7(1) AND 307.7(2).
41	CONTRACTOR HAS OPTION TO USE MOLD AND MOISTURE RESISTANT GYPSUM BOARD IN LIEU OF REGULAR GYPSUM BOARD OR WATER RESISTANT GYPSUM BOARD, PROVIDING ASSEMBLY IS EQUIVALENT AND APPROVED BY ARCHITECT.

## BUILDING INFORMATION

## 2017 DCBC BUILDING SIZE

USE GROUP	CONSTRUCTION TYPE	STORIES	AREA	SPRINKLERED
R-2	V-A	3	48,174 SF	S

s. See the following sections for general exceptions to Table 503:  
 1. Section 504.3. Allowable building height and story increase due to automatic sprinkler system installation  
 2. Section 505.2. Allowable building area increase due to street frontage.  
 3. Section 505.3. Allowable building area increase due to frontage.  
 4. Section 507. Unfinished area buildings.  
 b. 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 <sup>a</sup>	2

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

## 2017 DCBC TABLE 602a, d, g

CONSTRUCTION TYPE	R-2 OCCUPANCY
X < 5'	All 1
5' < X < 10'	IA 1 Others 1
10' < X < 30'	IA, IB 1 IB, VB 0 Others 1 <sup>c</sup>
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 non-combustible environment.  
 a. Load-bearing exterior walls shall also comply with the fire-resistance rating requirements of Table 601.  
 b. See Section 706.1 for party walls.  
 c. Open parking garages complying with Section 406 shall not be required to have a fire-resistance rating.  
 d. 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.  
 e. For special requirements for Group 3 aircraft hangars, see Section 412.4.  
 f. Where Table 705.8 permits nonbearing exterior walls with unlisted area of unprotected openings, the required fire-resistance rating for the exterior walls is 0 hours.  
 g. 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.  
 h. Not less than the fire-resistance rating required by other sections of this code.  
 i. Not less than the fire-resistance rating based on fire separation distance (see Table 602).  
 j. Not less than the fire-resistance rating required by other sections of this code.  
 k. Not less than the fire-resistance rating as referenced on Table 704.  
 l. Not less than the fire-resistance rating as referenced on Table 704.

<sup>a</sup> For Group 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174



FRONT FAÇADE EXISTING CONDITION



SIDE FAÇADE 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 DOORS, FRAMES AND HARDWARE, U.N.O.
4.	REMOVE EXISTING WINDOWS, U.N.O.
5.	REMOVE ALL APPLIANCES, THROUGHOUT, U.N.O.
6.	REMOVE PLUMBING FIXTURES THROUGHOUT, U.N.O.
7.	REMOVE ALL KITCHEN EQUIPMENT AND CABINRY, BACK TO PANEL (IDENTIFY AS SPARE) OR NEAREST JUNCTION BOX UNLESS NOTED. OTHERWISE
8.	CONTRACTOR TO REMOVE/DISPOSE OF ALL REMAINING FURNITURE.
9.	REMOVE ALL EXISTING FLOOR FINISHES. SUBFLOOR TO REMAIN.
10.	WHERE REQUIRED, STRUCTURES UNDER CONSTRUCTION, ALTERATION OR REMODELING SHALL BE PROVIDED WITH 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; 2. IN EACH HALLWAY; 3. IN EACH KITCHEN; 4. IN EACH EVERY STORAGE AND CONSTRUCTION SHED. 3. ADDITIONAL PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED WHERE SPECIAL HAZARDS EXIST, SUCH AS KITCHENS, AND WHERE USE IS MADE OF FLAMMABLE MATERIALS.
11.	SANITARY FACILITIES SHALL BE PROVIDED DURING CONSTRUCTION, REMODELING OR DEMOLITION ACTIVITIES IN ACCORDANCE WITH THE PLUMBING CODE OF THE DISTRICT OF COLUMBIA. THESE FACILITIES SHALL BE USED AT ALL TIMES DURING CONSTRUCTION, DEMOLITION, REMODELING OR ALTERATIONS AND ADDITIONS TO THE EXISTING FACILITY.
12.	FIRE SAFETY DURING DEMOLITION SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF THIS CODE AND THE APPLICABLE PROVISIONS OF CHAPTER 33.
13.	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

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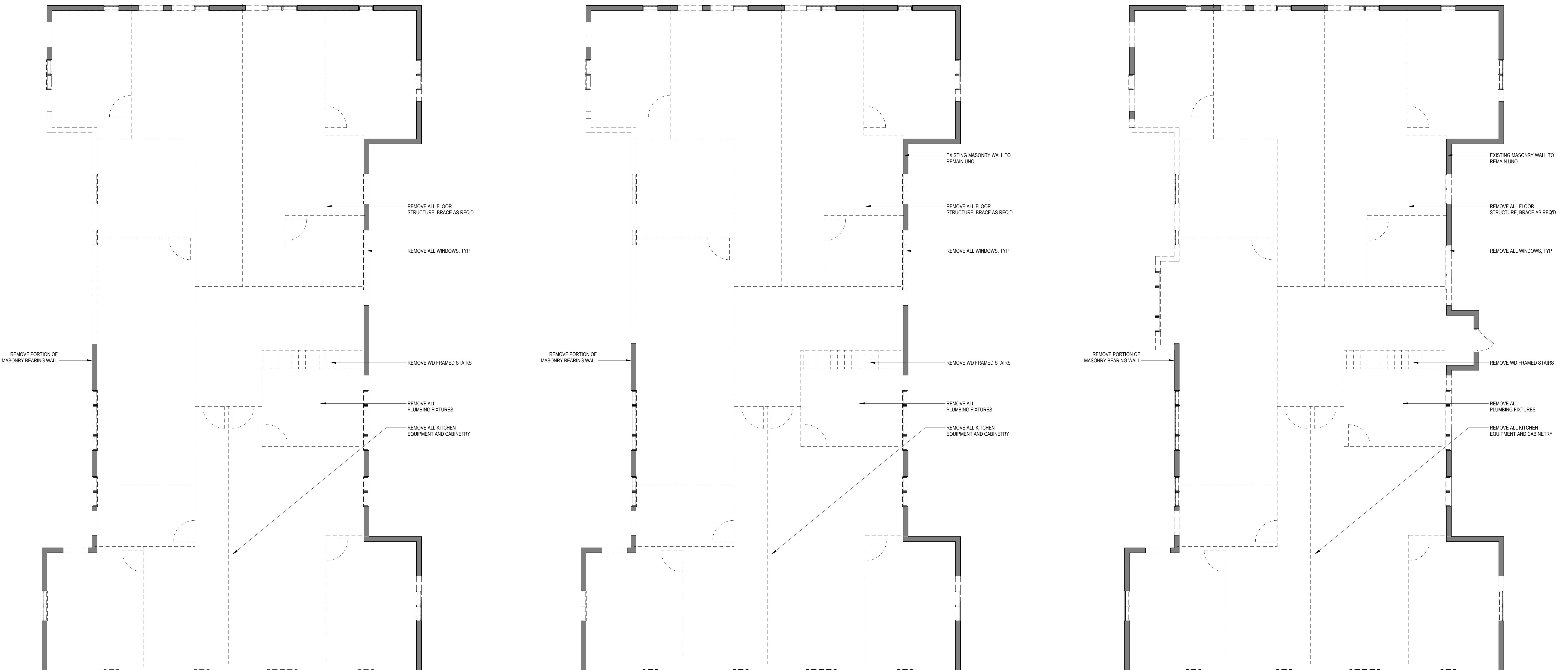
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## BZA REVIEW

DRAWING DATA  
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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 DESIGN INCLUDED IN THIS APPLICATION.

SHEET TITLE: DEMOLITION DRAWINGS

PROJECT NO. 000000  
DATE ISSUED: 07/24/19

SCALE: As indicated

A050

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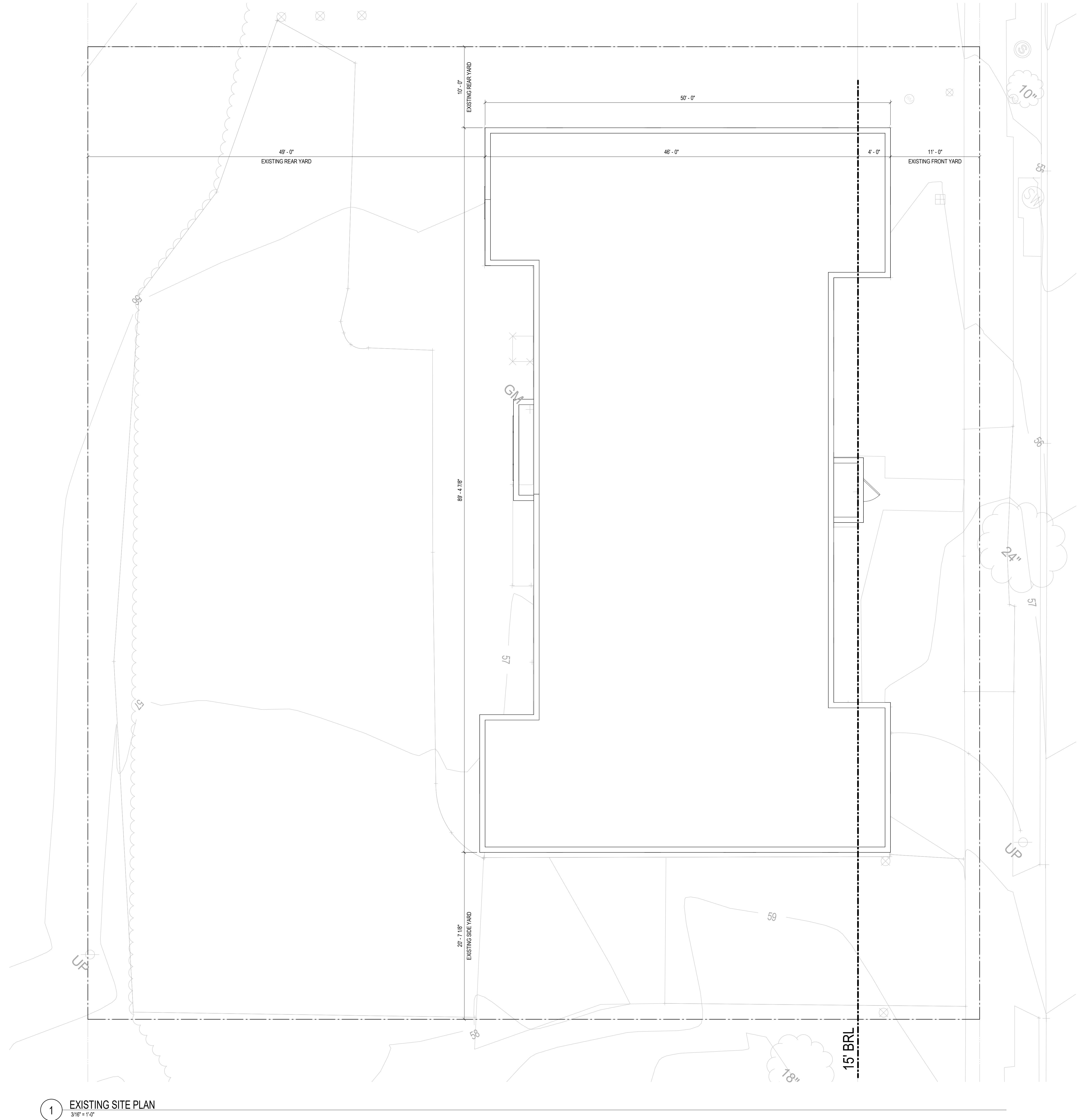
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## CONSTRUCTION GENERAL NOTES

- ALL DIMENSIONS TO FINISH FACE, U.N.O.
- ALL INTERIOR PARTITIONS TO BE TYPE A, U.N.O. SEE G1.01 FOR PARTITION SCHEDULE
- INTERIOR WALLS TO BE PAINTED, U.N.O.
- ALL CEILINGS TO BE 5/8" GVB - PAINTED - FLAT FINISH
- ALL WALLS TO BE PAINTED - EGGSHELL FINISH
- PAINT COLOR TO BE MATCHED TO EXISTING, AS REQUIRED
- SEE ELEVATIONS FOR WINDOW TAGS
- PROVIDE ARC-FAULT PROTECTION FOR ALL LIVING SPACE OUTLETS TO COMPLY WITH 2017 IEC 60846-2-14, AS REQUIRED BY OWNER, U.N.O.
- REPLACE ALL EXISTING WINDOWS W/ LOW-E GLASS WINDOWS
- GC TO VERIFY INSULATION OF EXISTING EXTERIOR WALLS TO MEET MEETS 2017 IEC 60846-2-14, AS REQUIRED BY OWNER, U.N.O.
- AIR LEAKAGE RATE NOT TO EXCEED 3 AIR CHANGES PER HOUR. GC TO TEST BUILDING THERMAL ENVELOPE IN ACCORDANCE WITH 2017 IECC 402.1.2
- EXTINGUISHERS IN ACCORDANCE WITH SECTION 906. AREAS TO HAVE FIRE EXTINGUISHERS AS FOLLOWS: EA. STARTS AT LEVEL 1, AND CONSTRUCTION AREAS, W/ 10 FT. HAZARD EX. SEE PLAN FOR FIRE EXTINGUISHER (F.E.) LOCATIONS
- LOCATE 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).
- WALLS, PARTITIONS, AND FLOOR/Ceiling ASSEMBLIES SEPARATING DWELLING UNITS 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) AND A LINEAR LOAD OF 100 POUNDS (0.45 KN) AS REQUIRED SO AS TO PRODUCE THE MAXIMUM LOAD EFFECTS.
- ACCESSORIES SUCH AS SHELF, SHELF BARS, PAPER DISPENSERS AND SOUP DISHES, PROVIDED ON OR IN WALLS, SHALL BE INSTALLED AND SEALED TO PROTECT STRUCTURAL ELEMENTS FROM MOISTURE.
- ALL WET AREAS TO BE PAINTED WITH SHERWIN WILLIAMS EMERALD INTERIOR PAINT. PAINT COLOR TO BE MATCHED TO EXISTING. PAINT COLOR TO BE WASHABLE, 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 0-450  
Occupancy: Group A-1, A-2, A-3, B-1, B-2, C-1, D-1, E-1, F-1  
Interior exit stairways, interior exit ramps and end of passenger way: Class B  
Corridors and endrooms for exit access stairways and exit access ramps: Class B  
Rooms and enclosed spaces: Class C

- Class A interior finish materials shall be permitted for wallcovering or paneling of not more than 1,000 square feet (92.9 m<sup>2</sup>) in the grade lobby where applied directly to a noncombustible base or over furring strips applied to a noncombustible base and furred as required by Section 803.13.1.
- Interior exit stairways, interior exit ramps and end of passenger way: Class B interior finish for sprinklered buildings shall be permitted in interior exit stairways and ramps.
- Requirements for rooms and enclosed spaces shall be based upon areas enclosed by exterior walls or areas enclosed by exterior walls and ceiling. Partitions that do not comply with this shall be considered enclosing spaces and rooms or spaces on both sides shall be considered one. In determining the applicable requirements for rooms and spaces on both sides, the more stringent shall be the governing classification of the group classification of the building or structure.
- Lobby areas in Group A-1, A-2 and A-3 occupancies shall not be less than Class B materials.
- 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  
CEILINGS - PTD (SEMI GLOSS) GYPSUM BOARD

ROOMS OTHER THAN BATHROOM:  
FLOORS - LVT IN RUBBER BASE  
WALLS - LVT IN RUBBER BASE  
CEILINGS - PTD (FLAT) GYPSUM BOARD

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

FINISH SCHEDULE	
FINISH NO.	DESCRIPTION
LVT-01	LUXURY VINYL TILE
PT-01	GENERAL WALL & CEILING PAINT NOTE: ALL (100%) PAINTS USED ON PROJECT SHALL BE LOW VOC BATH CEILING: SEMI-GLOSS GENERAL CEILING: FLAT WALLS: SATIN TIRM: 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 and 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 - VOC Paints and Sealants project elective. Where projects are intended to qualify for a "total VOC limit" project elective in accordance with a minimum of 50 percent of all adhesives and sealants, architectural paints and coatings, flooring, acoustical ceiling tiles and wall

systems and insulation shall have a Total Volatile Organic Compounds (TVOCs) emission limit of ? 500 ug/m<sup>3</sup>. The test methodology used to determine compliance shall be the CDPHE/ILB Standard Method V.1.1. The emissions testing shall be performed by a laboratory that has the CDPHE/ILB 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 VOC levels relative to the levels that are levied under 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 no less than one location in each 25,000 square feet (1860 m<sup>2</sup>) of floor area or in each contiguous floor area.

## BZA REVIEW

### DRAWING DATA

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

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

REV NO. REVISION DATE

SEAL & SIGNATURE

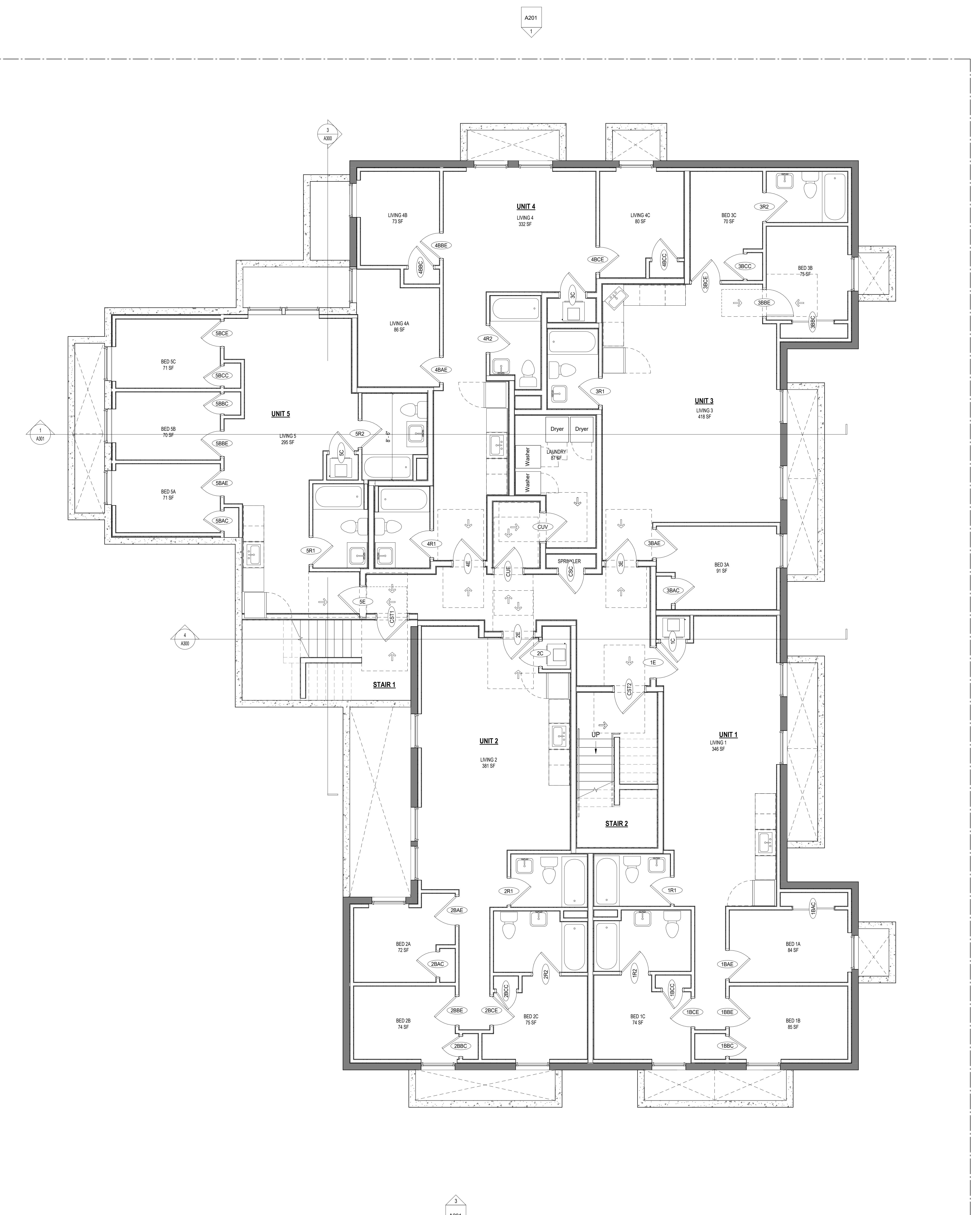
AM RESPONSIBLE FOR DETERMINING THAT THE ARCHITECTURAL DESIGN INCLUDED IN THIS APPLICATION ARE IN COMPLIANCE WITH ALL LAWS AND REGULATIONS OF THE DISTRICT OF COLUMBIA. I HAVE PERSONALLY PREPARED, OR DIRECTLY SUPERVISED THE DEVELOPMENT OF THE ARCHITECTURAL DESIGN INCLUDED IN THIS APPLICATION.

SHEET TITLE: CELLAR - FLOOR PLAN

PROJECT NO. 000000

DATE ISSUED: 07/24/19

SCALE: As indicated



# 3877

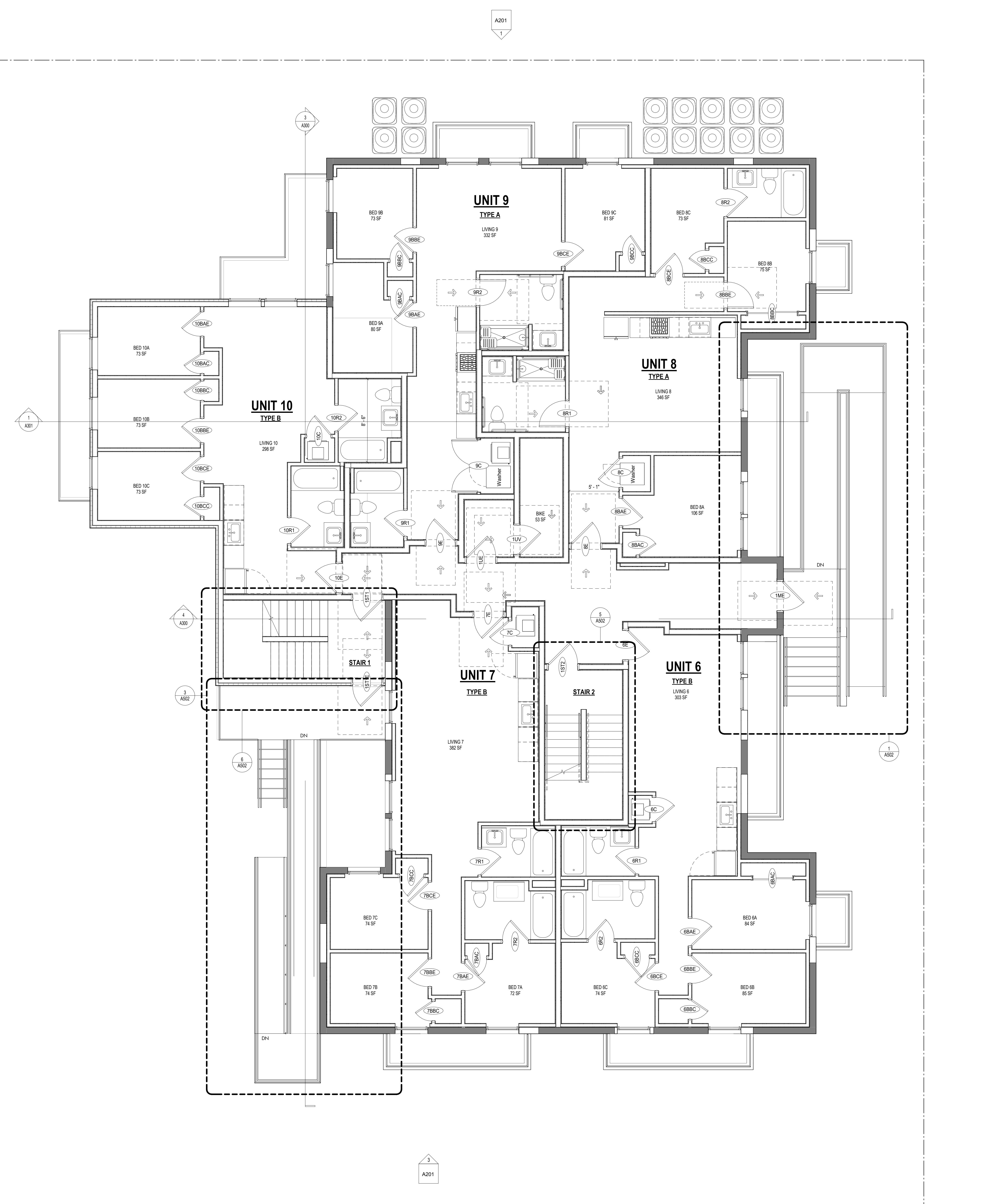
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EXISTING TO REMAIN

NEW CONSTRUCTION

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.01 FOR PARTITION
3.	ALL INTERIOR WALLS TO BE PAINTED, U.N.O.
4.	ALL CEILINGS TO BE 5/8" G.W.B. - PAINTED - FLAT FINISH
5.	ALL CEILINGS TO BE 5/8" G.W.B. - PAINTED - FLAT FINISH
6.	REPAIR ALL WALLS EXISTING TO REMAIN AS REQUIRED
7.	SEE ELEVATIONS FOR WINDOW TAGS
8.	PROVIDE 120V, 15A, 3-WIRE OUTLETS 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.	ALL EXISTING DOORS TO BE PAINTED, U.N.O. DOORS TO REMAIN MEETS
12.	RB13 ACCORDING TO 2017 IECC 402.1.1
13.	AIR INTRUSION RATE TO BE 100 CFM/CHANGER CHANGES PER HOUR. GO TO TEST
14.	ALL KITCHEN AREAS TO BE PROVIDED IN ACCORDANCE WITH 2017 IFC 4.1.2
15.	GC TO PROVIDE NO FEWER THAN ONE APPROVE PORTABLE FIRE EXTINGUISHERS IN EACH KITCHEN. EXTERIOR KITCHEN AREAS TO HAVE FIRE EXTINGUISHERS AS FOLLOWS: EA. STARVING FLOOR, 1 LEVEL, STORAGE AND CONSTRUCTION SHED, WHERE SPECIAL HAZARDS EXIST. SEE PLAN FOR FIRE EXTINGUISHER LOCATIONS.
16.	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.
17.	HANDRAILS AND GUARDS SHALL BE DESIGNED TO RESIST A CONCENTRATED LOAD OF 200 POUNDS (0.8 KN).
18.	WALLS AND CEILINGS TO BE SPRUNG 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 (400 HZ TO 3150 HZ) AND A LINEAR LOAD OF 50 POUNDS PER LINEAR FOOT WITH ASTM E90.
19.	GRAB BARS IN BATHROOMS AND DRESSING ROOM/BENCH SEAT SHALL BE DESIGNED TO RESIST A SINGLE CONCENTRATED LOAD OF 220 POUNDS (1.1 KN) APPLIED IN ANY DIRECTION AT ANY POINT ON THE GRAB BAR OR SEAT SO AS TO PREVENT SLIPPING.
20.	ACCESSORIES SUCH AS GRAB BARS, TOWEL BARS, PAPER DISPENSERS AND SOAP DISHES, PROVIDED ON OR WITHIN WALLS, SHALL BE INSTALLED AND SECURED IN ACCORDANCE WITH 2017 IFC 4.1.2. THE DEPTH OF THE ACCESSORIES IS TO BE DETERMINED BY VENTILATION REQUIREMENTS. SEE SHEET A202 FOR CALCULATIONS.
21.	ALL INTERIOR PAINT TO BE PROVIDED WITH SHERWIN WILLIAMS EMBOLD INTERIOR PAINT, SEMI-GLOSS, PRODUCT NUMBER: K39W00351; PAINT OFFERS WASHLABILITY, PREVENTS STAINS FROM PENETRATING, AND CONTAINS PROPERTIES THAT INHIBIT THE GROWTH OF MOLD AND MILDEW ON THE SURFACE.
22.	FRONT LOAD WASHER/DRYER COMBO UNIT. UNIT TO MEET REQUIREMENTS OF 2017 ICC SECTION 611



#### 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 450-1,000
Class C	Flame spread index 76-200; smoke-developed index 1,000-2,000
OCCUPANCY GROUP A-2, SPRINKLERED (MOST RESTRICTIVE)	Interior exit stairways, interior exit ramps and exit passageways; Class B
Interior exit stairs, interior exit ramps and exit access corri-	ors, interior exit passageways, and enclosure for exit access stairs and exit access corri-
ors	ors; Class C
Rooms and enclosed spaces	Rooms and enclosed spaces 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 fastened directly by Section 803.13.
b. Occupancy Groups A-1, A-2, A-3, and A-4	b. Occupancy Groups A-1, A-2, A-3, and A-4. The interior finish for nonsprinklered buildings and Class C interior finish for sprinklered buildings shall be permitted in interior exit stairways and ramps.
c. Occupancy Groups A-1, A-2, A-3, and A-4	c. Occupancy Groups A-1, A-2, A-3, and A-4. 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 enclosed by such partitions shall be considered as noncombustible. The specific occupancy rating of the enclosed spaces, the specific occupancy rating shall be the governing factor regardless of the group classification of the building or structure.
d. Occupancy Groups A-1, A-2, A-3, and A-4	d. Occupancy Groups A-1, A-2, A-3, and A-4. Occupancies shall not be less than Class B material.
e. Class C interior finish materials shall be permitted in places of assembly with an occupant load of 300 persons or less	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 SURROUND
	CEILINGS - PTD (SEMIGLOSS) 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 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: SATIN TRIM: 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 CUTURED MARBLE SURROUNDS.

\*A108 Appendix A- Flooring material project elective. Where projects are intended to qualify for a "flooring material" project elective, all flooring installed within the interior of the building shall comply with Section 805.4 or shall be one or more of the following flooring materials that are deemed to comply

with VOC emission limits: 1. Ceramic and concrete tile 2. Clay pavers 3.

Concrete 4. Concrete pavers 5. Metal 6. Organic-free mineral-based

\*A108.3 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:

Ceilings: 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,

adhesives and sealants, flooring, acoustical ceiling tiles and wall

systems. Insulation shall have a Total Volatile Organic Compounds (TVOC) emission

limit of 7500 ug/m<sup>3</sup>. The test methodology used to determine compliance

shall be from CDPHEH/BStandard Method V.1.1 test methodology in the scope

of the ISU-108 Appendix A

\*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

detail in Table A108.8 using testing protocols in accordance with

ASTM D 6196, ASTM D 5466, ASTM D 1917, ASTM D 6345, and ISO

7706. Test samples shall be taken in not less than one location in each

25,000 square foot (1660 m<sup>2</sup>) of floor area or in each contiguous floor area.

#### BZA REVIEW

#### DRAWING DATA

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

ISSUE FOR CHECK - 6/2025

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 DESIGN INCLUDED IN THIS APPLICATION

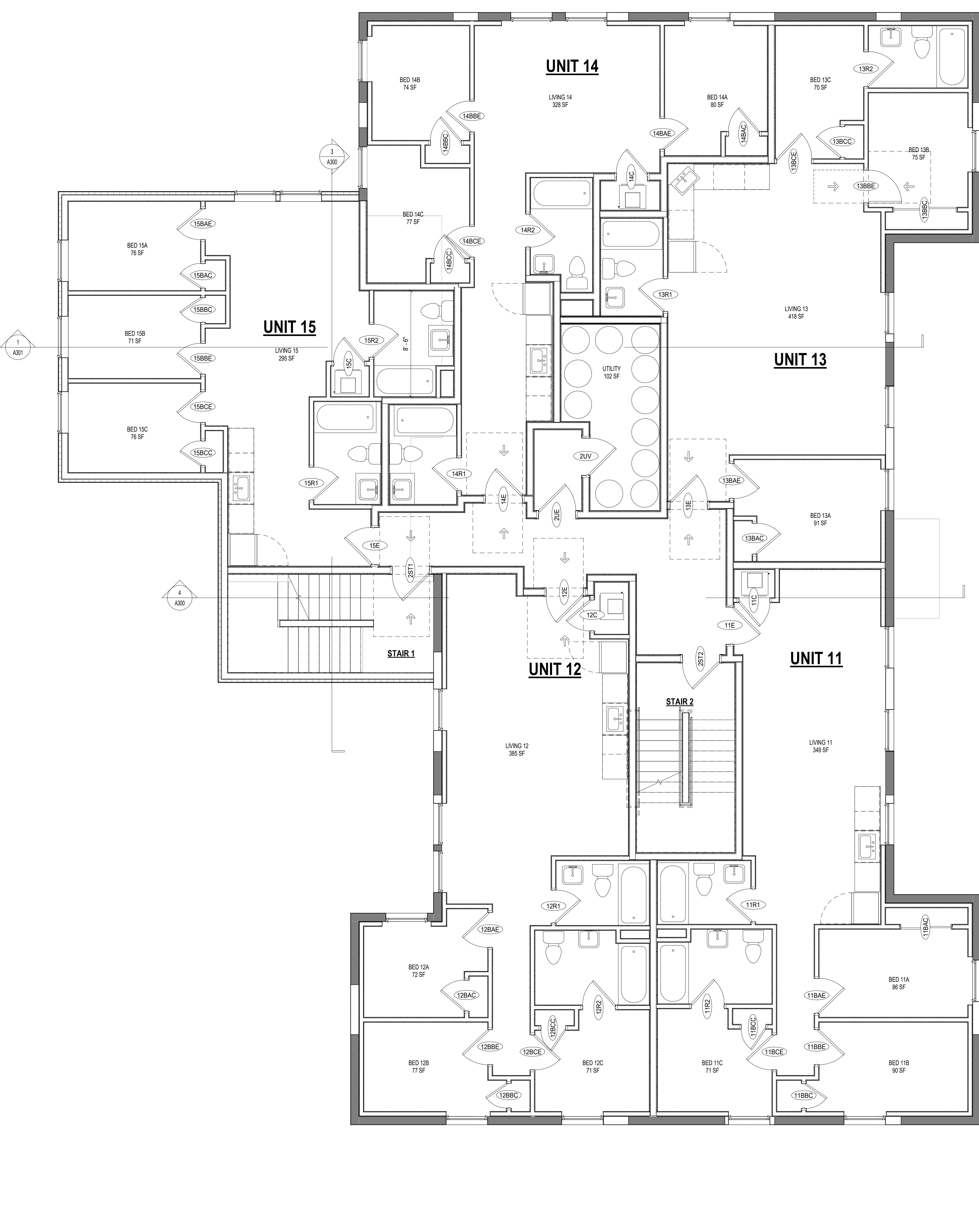
SHET TITLE: LEVEL 1 - FLOOR PLAN

PROJECT NO. 000000

DATE ISSUED: 07/24/19

SCALE: As indicated

A102



1 LEVEL 2 - FLOOR PLAN  
14'-0" x 17'-0"

CONSTRUCTION GENERAL NOTES	
1.	ALL DIMENSIONS TO FINISH FACE, U.N.O. SEE G1.01 FOR PARTITION SCHEDULE
2.	ALL EXTERIOR PARTITIONS TO BE TYPE O, U.N.O. SEE G1.01 FOR PARTITION SCHEDULE
3.	ALL EXTERIOR WALLS TO BE PAINTED, U.N.O.
4.	ALL CEILINGS TO BE 5/8" GWF - PAINTED - FLAT FINISH
5.	ALL CEILINGS TO BE PAINTED - EGGSHELL FINISH
6.	PAINT COLOR TO BE DETERMINED BY OWNER, U.N.O.
7.	SEE ELEVATIONS FOR WINDOW TAGS
8.	PROVIDE ARC-FAULT PROTECTION FOR ALL LIVING SPACE OUTLETS TO COMPLY WITH 2017 IEC 60891-1. OUTLETS TO BE PLACED BY OWNER, U.N.O.
9.	REPLACE ALL EXISTING WINDOWS W/ LOW-E GLASS WINDOWS
10.	GCF TO VERIFY INSULATION OF EXISTING EXTERIOR WALLS TO REMAIN MEETS 2017 IEC 60891-1. OUTLETS TO BE PLACED BY OWNER, U.N.O.
11.	AIR LEAKAGE RATE NOT TO EXCEED 3 AIR CHANGES PER HOUR. GCF TO TEST BUILDING THERMAL ENVELOPE IN ACCORDANCE WITH 2017 IEC 60891-1.
12.	ALL EXTERIOR FIRE EXTINGUISHERS TO BE PLACED BY OWNER, U.N.O. CONSTRUCTION SITE, WHERE SPECIAL HAZARDS EXIST. SEE PLAN FOR FIRE EXTINGUISHER (F.E.) LOCATIONS
13.	HANDRAILS AND GUARDS SHALL BE DESIGNED TO RESIST A LINEAR LOAD OF 50 POUNDS PER LINEAR FOOT (PLF) (0.73 KN/M).
14.	WALLS, PARTITIONS, AND FLOOR-CEILING ASSEMBLIES SEPARATING DWELLING UNITS AND COMMON AREAS SHALL BE DESIGNED TO RESIST A CONCENTRATED LOAD OF 200 POUNDS (0.89 KN).
15.	GRAB BARS, SHOWER SEATS AND DRESSING ROOM BENCH SEATS SHALL BE DESIGNED TO RESIST A SINGLE CONCENTRATED LOAD OF 250 POUNDS (1.1 KN) APPLIED VERTICALLY TO THE TOP, BASE, PAPER DISPENSERS AND 50 DISHES, PROVIDED ON OR WITHIN WALLS, SHALL BE DESIGNED AND SEALED TO PROTECT STRUCTURAL ELEMENTS FROM MOISTURE.
16.	WALLS AND CEILINGS SHALL BE DESIGNED BY VENTILATION REQUIREMENTS, SEE SHEET A4.1 FOR CALCULATION
21.	ALL WET AREAS TO BE PAINTED WITH SHERWIN WILLIAMS EMERALD INTERIOR WASHABILITY. PREVENTS STAINS FROM PENETRATING, AND CONTAINS PROPERTIES THAT INHIBIT THE GROWTH OF MOLD AND MILDEW ON THE SURFACE.
22.	FRONT LOAD WASHER/DRYER COMBO UNIT. UNIT TO MEET REQUIREMENTS OF 2017 ICC SECTION 611

EXISTING TO REMAIN  NEW CONSTRUCTION

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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 1-2, SPRINKLED (MOST RESTRICTIVE)  
Interior exit stairways, interior exit ramps and exit passageways: Class B  
Common and endredule for exit access stairways and exit access ramps:  
Class B  
Rooms and enclosed spaces: Class C  
• Class C 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 firebacked as required by Section 803.13.1.  
• Class C 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. Class B interior finish for nonsprinkled buildings and Class C interior finish for sprinkled buildings shall be permitted in interior exit stairways and ramps.  
• 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 either side of the partition shall be considered as separate rooms or spaces and the enclosed spaces, the specific occupancy thereof shall be the governing factor regardless of the group classification of the building or structure.

• Lobbies: Group 1-2 and 3 occupancies shall not be less than Class B materials.  
• 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:  
• FLOOR: TILE  
• WALLS - PTD (SATIN) GYPSUM BD W/ TILE BASE  
• SHOWERSTUBS - SOLID SURFACE SURROUND  
• CEILINGS - PTD (SEMIGLOSS) GYPSUM BOARD  
ROOMS OTHER THAN BATHROOMS:  
• FLOOR: LVT  
• WALLS - PTD (SATIN) GYPSUM BD W/ RUBBER BASE  
• CEILINGS - PTD (FLAT) GYPSUM BOARD  
NOTE: ALL FINISHES, FIXTURES AND APPLIANCES INSTALLED IN GENERAL UNITS ARE SAME OR COMPARABLE TO THOSE PROVIDED PROVIDED FOR THE IZ UNIT(S).

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

\*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 material project elective. Where projects are intended to qualify for a ceiling and wall material project elective, where 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

\*A108.4 Appendix A: Organic 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 0.5 mg/m<sup>2</sup>. The test methodology used to determine compliance shall be from the 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 partitions and ceiling systems shall be installed to monitor 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 5495, 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.

#### BZA REVIEW

#### DRAWING DATA

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

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

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 DESIGN INCLUDED IN THIS APPLICATION.

SHEET TITLE: LEVEL 2 - FLOOR PLAN

PROJECT NO. 000000

DATE ISSUED: 07/24/19

SCALE: As indicated

A103





# 3877

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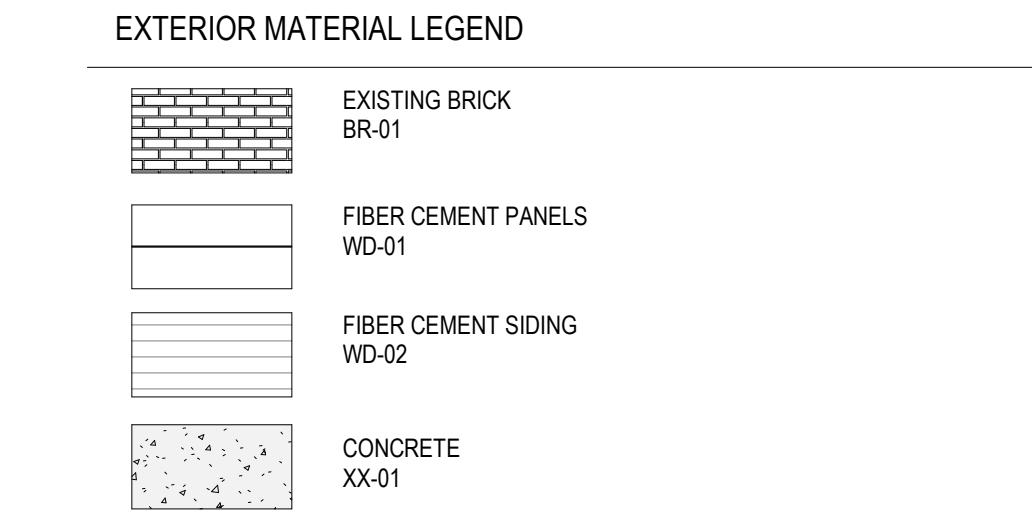
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EXTERIOR ELEVATION NOTES  
1. SEE A-010 FOR WALL ASSEMBLIES CALLED OUT AS WT-X, TYP.  
2. SEE A-020 FOR WINDOWS AND WINDOW SCHEDULES.

CONSTRUCTION GENERAL NOTES  
1. ALL DIMENSIONS TO FINISH FACE, U.N.O.  
2. ALL INTERIOR PARTITIONS TO BE TYPE A, U.N.O. SEE G1.01 FOR PARTITION SCHEDULE.  
3. ALL EXTERIOR WALLS TO BE PAINTED, U.N.O.  
4. ALL CEILINGS TO BE 5/8" GWB - PAINTED - FLAT FINISH  
5. ALL WALLS TO BE 1/2" GWB - PAINTED - FLAT FINISH  
6. REPAIR ALL WALLS EXISTING TO REMAIN AS REQUIRED  
7. SEE ELEVATIONS FOR WINDOW TAGS  
8. PROVIDE ALL EXISTING WALLS TO HAVE 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. GLASS DOORS TO BE 1/2" GWB - PAINTED - FLAT FINISH. EXTERIOR WALLS TO REMAIN MEETS  
R6/13 ACCORDING TO 2017 IECC 402.1.1  
12. AIR LEAKAGE RATE NOT TO EXCEED 3 AIR CHANGES PER HOUR. GC TO TEST  
13. GC TO PROVIDE NO FEWER THAN ONE APPROVE PORTABLE FIRE  
EXTINGUISHERS IN ACCORDANCE WITH SECTION 908. AREAS TO HAVE FIRE  
EXTINGUISHERS LOCATED IN KITCHEN, PANTRY, AND CONSTRUCTION SHED, WHERE SPECIAL HAZARDS EXIST. SEE PLAN FOR FIRE  
EXTINGUISHER IF, ETC LOCATIONS.  
14. GRAB BARS, SHOWER SEATS AND DRESSING ROOM BENCH SEATS SHALL BE  
DESIGNED TO RESIST A LINEAR LOAD OF 200 POUNDS (90 KG) APPLIED  
TO THE SURFACE. GRAB BARS, SHOWER SEATS AND DRESSING ROOM BENCH SEATS SHALL BE  
DESIGNED TO RESIST A LINEAR LOAD OF 200 POUNDS (90 KG) APPLIED  
IN ANY DIRECTION AT ANY POINT ON THE GRAB BAR OR SEAT SO AS TO  
PRODUCE THE MAXIMUM LOAD EFFECTS.  
15. HANDLES AND GUARDS SHALL BE DESIGNED TO RESIST A CONCENTRATED  
LOAD OF 200 POUNDS (90 KG).  
16. HANDLES AND GUARDS SHALL BE DESIGNED TO RESIST A CONCENTRATED  
LOAD OF 200 POUNDS (90 KG).  
17. WALL MOUNTED SINKS AND TOILET 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  
18. GRAB BARS, SHOWER SEATS AND DRESSING ROOM BENCH SEATS SHALL BE  
DESIGNED TO RESIST A LINEAR LOAD OF 200 POUNDS (90 KG) APPLIED  
TO THE SURFACE. GRAB BARS, SHOWER SEATS AND DRESSING ROOM BENCH SEATS SHALL BE  
DESIGNED TO RESIST A LINEAR LOAD OF 200 POUNDS (90 KG) 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 SINKS, FAUCETS, TOWEL BARS, PAPER DISPENSERS AND  
SOAP DISHES, PROVIDED ON OR WITHIN WALLS, SHALL BE INSTALLED AND  
SEALED TO PROTECT STRUCTURAL ELEMENTS FROM MOISTURE.  
20. WINDOW TAGS TO BE PROVIDED FOR ALL EXISTING AND NEW WINDOWS. SEE  
SHEET A202 FOR CALCULATION.  
21. ALL EXTERIOR AREAS TO BE PAINTED WITH SHERWIN WILLIAMS EMERALD INTERIOR  
PAINT. SHERWIN WILLIAMS PRODUCT NUMBER: K3WWD0351. PAINT OFFERS  
WASHABILITY, PREVENTS STAINS FROM PENETRATING, AND CONTAINS  
PROPERTIES THAT INHIBIT THE GROWTH OF MOLD AND MILDEW ON THE  
SURFACE.  
22. FRONT LOAD WASHER/DRYER COMBO UNIT. UNIT TO MEET REQUIREMENTS OF  
2017 ICC SECTION 611

EXISTING TO REMAIN NEW CONSTRUCTION



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



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

DRAWING DATA  
PROJECT: 1206RESIDENCES  
ADDRESS: 1206 EASTERN AVE NE  
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SHEET SUBMISSION INDEX  
• ISSUE FOR CHECK - 6/20/2025

REV NO. REVISION DATE

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HEET TITLE: EXTERIOR ELEVATIONS  
PROJECT NO. 000000  
DATE ISSUED: 07/24/19  
SCALE: As indicated

A200

# 3877

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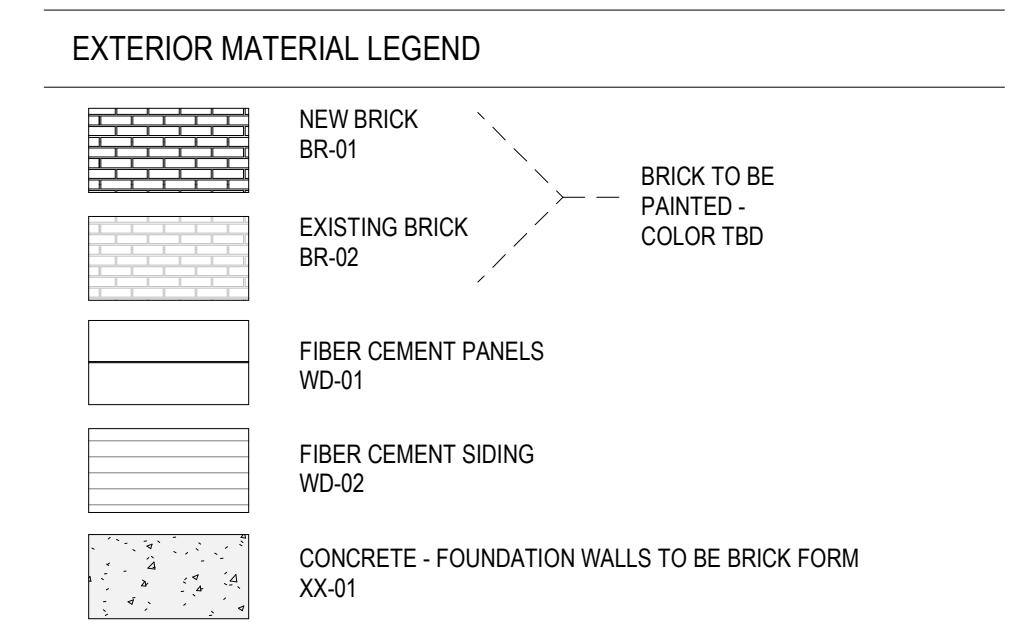
ARCHITECT : KMD ENGINEERS, LLC  
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#### CONSTRUCTION GENERAL NOTES

- ALL DIMENSIONS TO FINISH FACE, U.N.O.
- ALL INTERIOR PARTITIONS TO BE TYPE A, U.N.O. SEE GI.01 FOR PARTITION SCHEDULE
- ALL EXTERIOR WALLS TO BE PAINTED, U.N.O.
- ALL CEILINGS TO BE 5/8" G/WB - PAINTED - FLAT FINISH
- ALL WALLS TO BE PAINTED - EGGSHELL FINISH
- REPLACES EXISTING EXTERIOR WALLS AS SPECIFIED BY OWNER, U.N.O.
- SEE ELEVATIONS FOR WINDOW TAGS
- PROVIDE ARC-FAULT PROTECTION FOR ALL LIVING SPACE OUTLETS TO COMPLY WITH NFPA 70, SECTION 210.12, AND NFPA 141, SECTION 202.4.1.2
- AIR LEAKAGE RATE NOT TO EXCEED 5 AIR CHANGES PER HOUR. GC TO TEST BUILDING THERMAL ENVELOPE IN ACCORDANCE WITH NFPA 141, SECTION 202.4.1.2
- GC TO PROVIDE AND PLACED THE ONE APPROVED PORTABLE FIRE EXTINGUISHERS IN ACCORDANCE WITH SECTION 906 AREAS TO HAVE FIRE EXTINGUISHERS IN ACCORDANCE WITH STAIRWAY FLOOR LEVEL STAIRWAY CONSTRUCTION SHEET WHERE SPECIFIED. SEE CONSTRUCTION PLAN FOR FIRE EXTINGUISHER (F.E.) LOCATIONS
- GRAB BARS, SHOWER SEATS AND DRESSING ROOM BENCH SEATS SHALL BE DESIGNED TO RESIST A CONCENTRATED LATERAL LOAD OF 250 POUNDS (11.1 KN) AND A VERTICAL DIRECTIONAL LOAD AT ANY POINT ON THE SEAT AREA NOT TO PRODUCE THE MAXIMUM LOAD EFFECTS
- ACCESSORIES PROVIDED ON BATH TOWEL BARS, PAPER DISPENSERS AND SOUP DISHES PROVIDED ON COUNTER TOPS, SHALL BE INSTALLED AND SEALED TO PROTECT STRUCTURAL ELEMENTS FROM MOISTURE
- WALLS, PARTITIONS, AND FLOOR/CEILING ASSEMBLIES SEPARATING DIVIDING UNITS, BATHROOMS, KITCHENS, AND 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 NFPA 141, SECTION 202.4.1.2
- ALL WET AREAS TO BE PAINTED WITH SHERWIN WILLIAMS EMERALD INTERIOR PAINT. PAINT TO BE PAINTED IN A COLOR THAT IS EASY TO CLEAN, HAS HIGH 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



#### BZA REVIEW

##### DRAWING DATA

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

ISSUE FOR CHECK - 6/12/2025

REV. NO. REVISION DATE

SEAL & SIGNATURE

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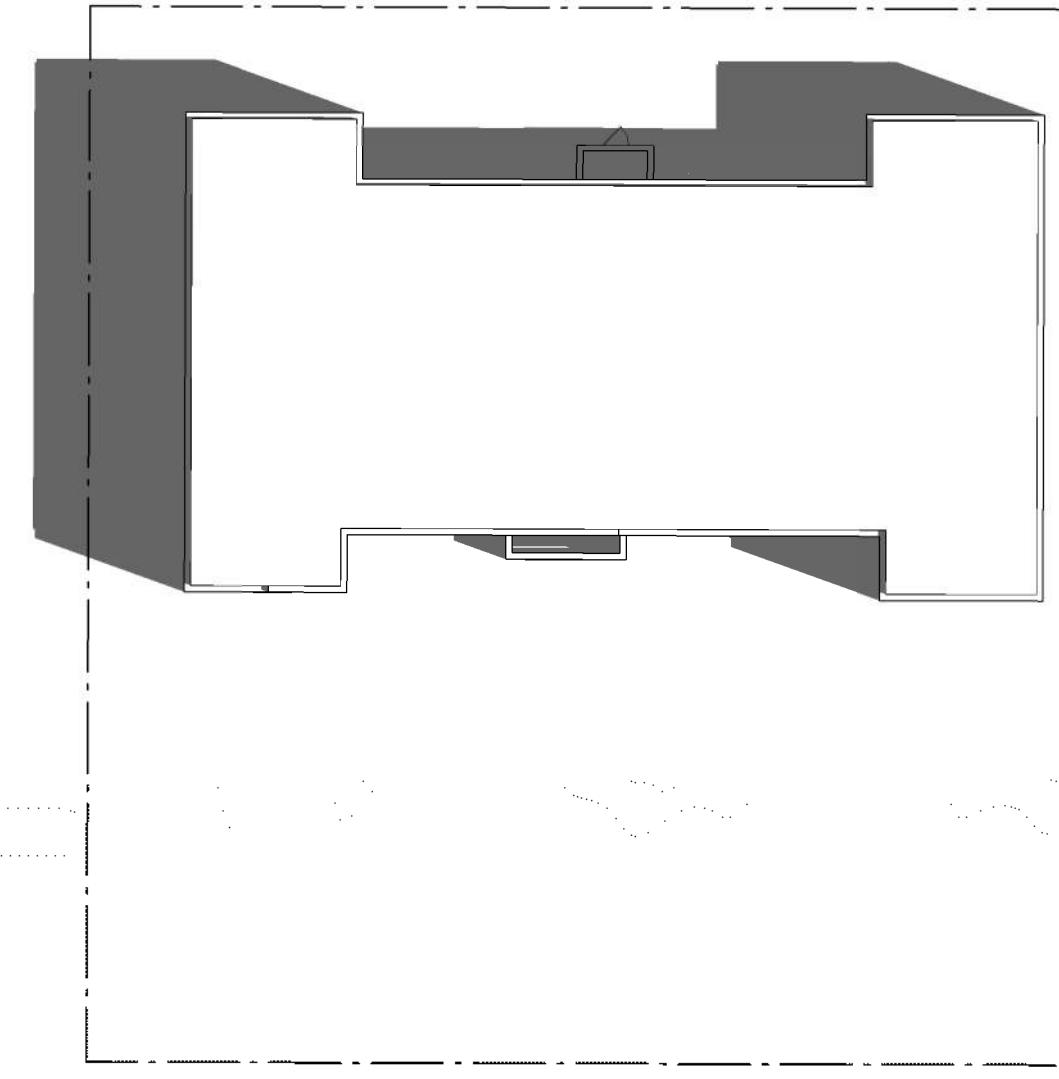
Sheet Title: EXTERIOR ELEVATIONS

Project No. 000000

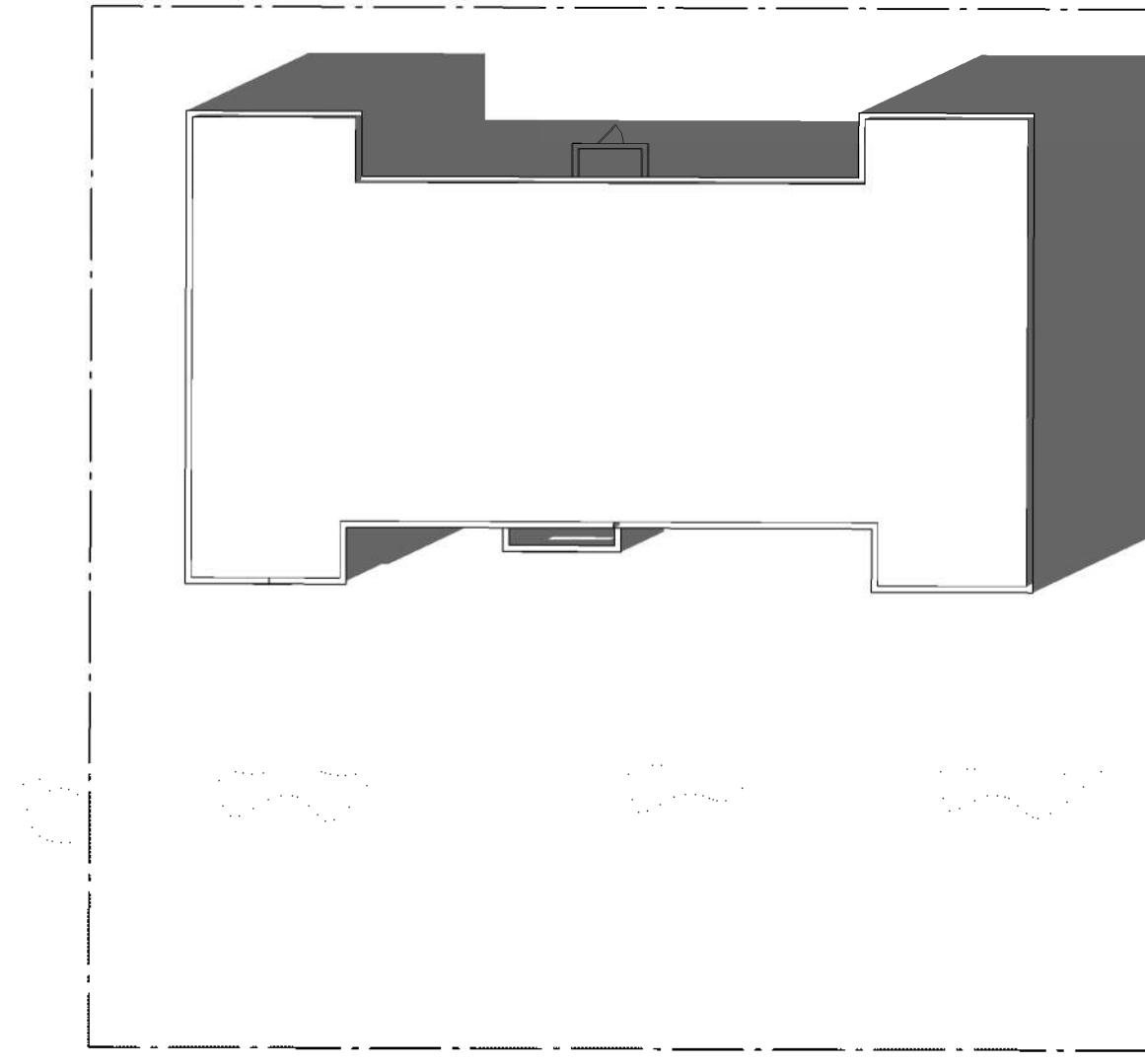
Date Issued: 07/24/19

Scale: As indicated

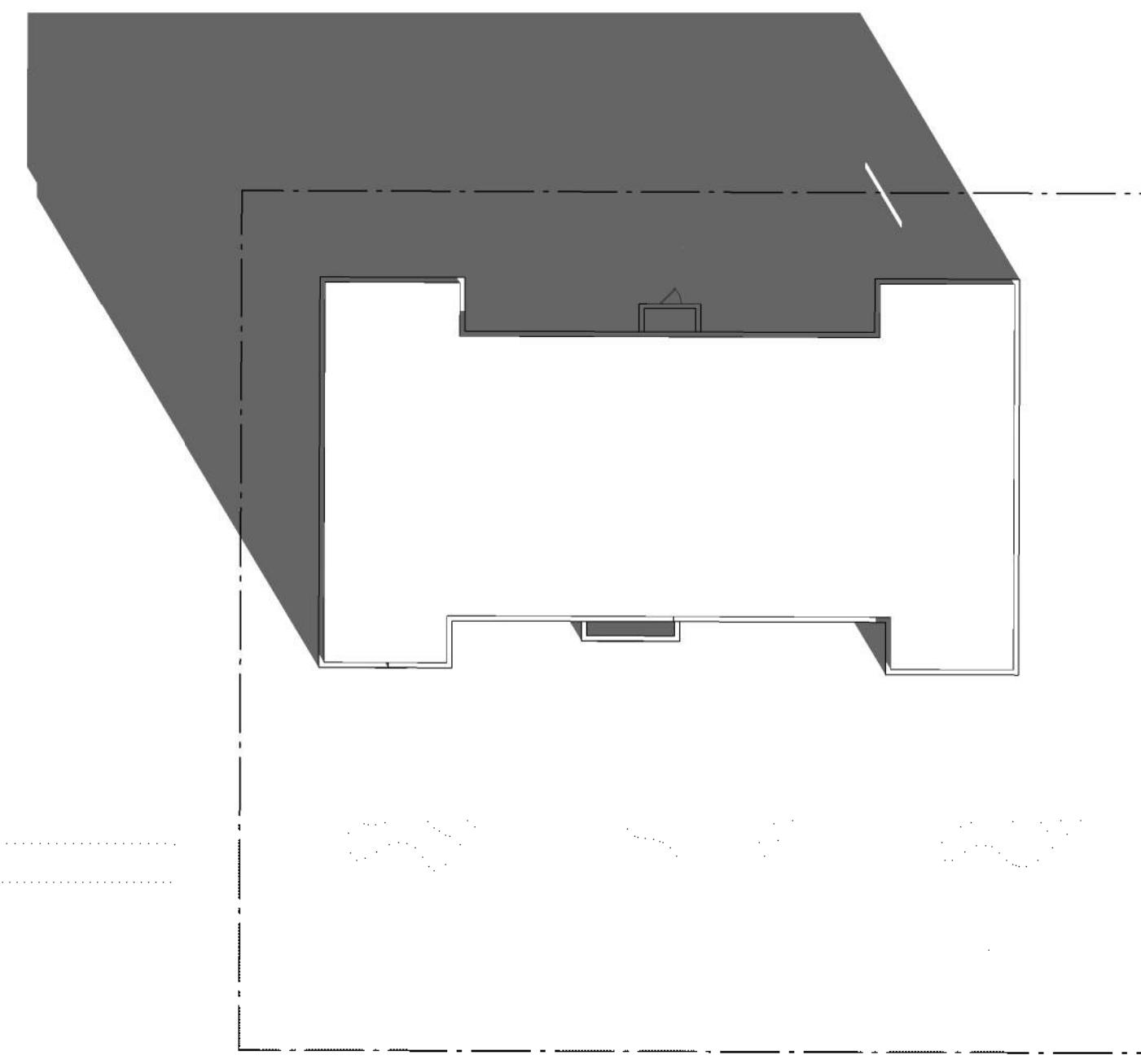
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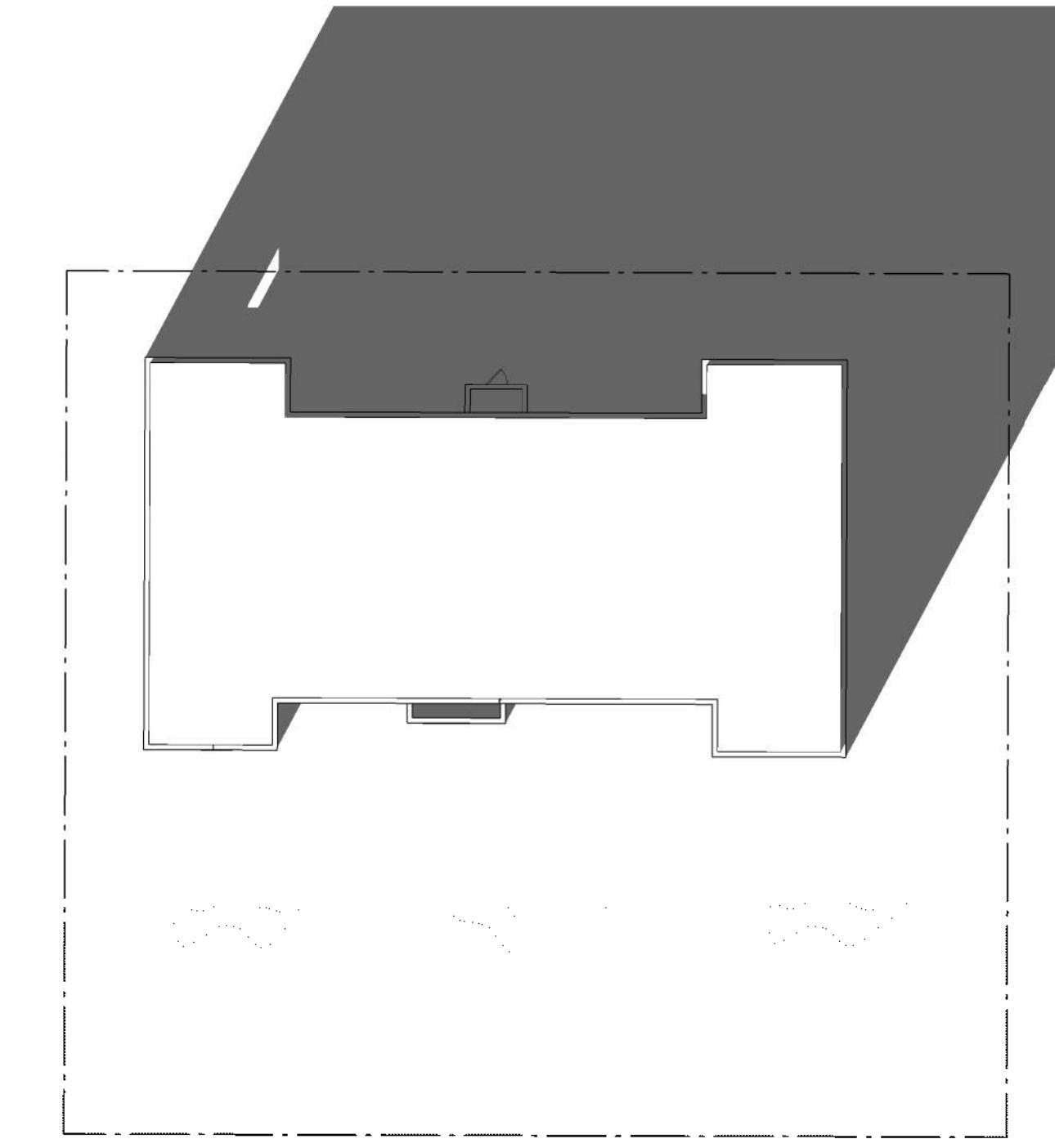
10 SITE PLAN - SS1000 EXISTING  
1" = 20'-0"



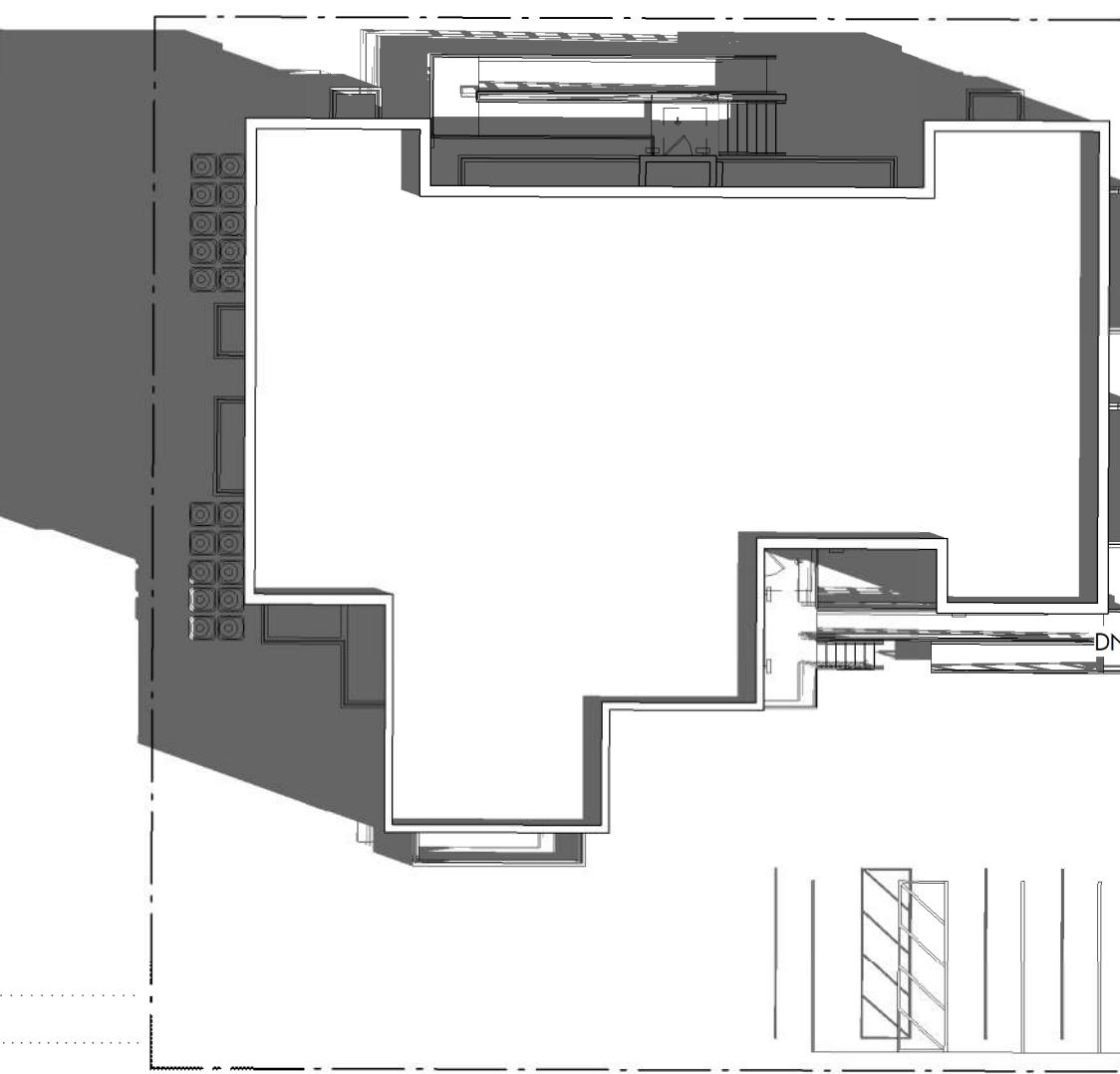
9 SITE PLAN - SS1400 EXISTING  
1" = 20'-0"



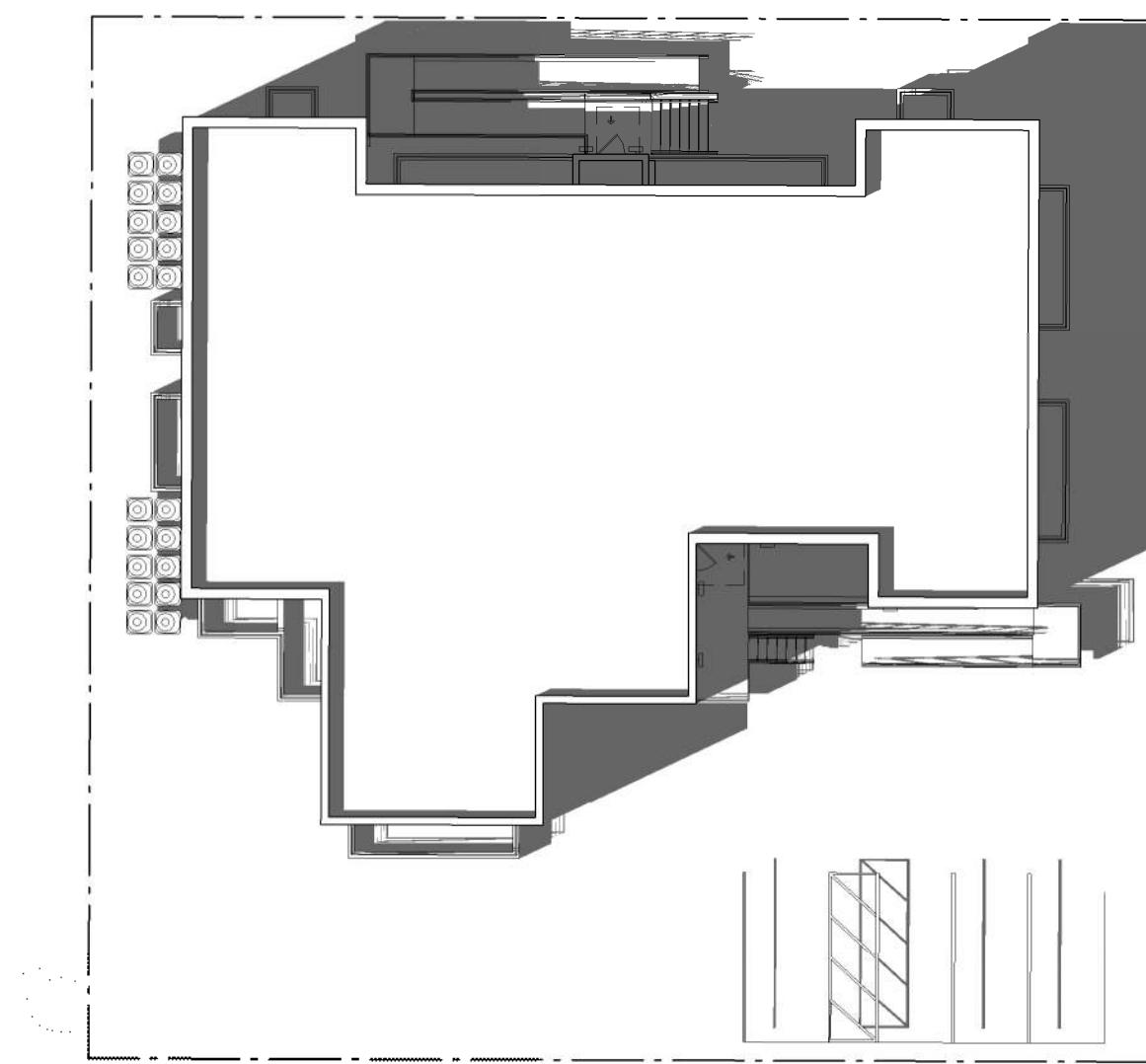
8 SITE PLAN - WS1000 PROPOSED EXISTING  
1" = 20'-0"



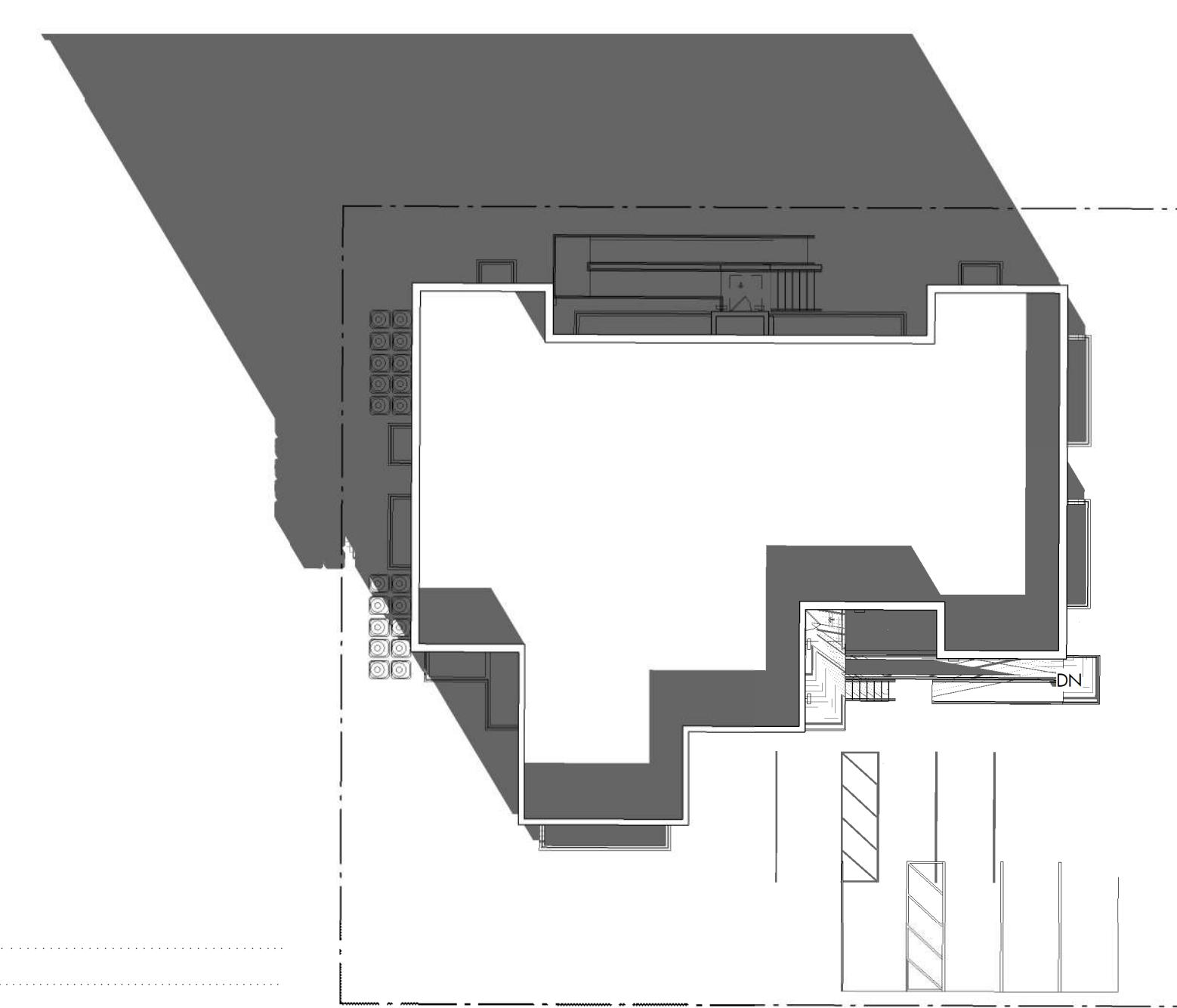
7 SITE PLAN - WS1400 EXISTING  
1" = 20'-0"



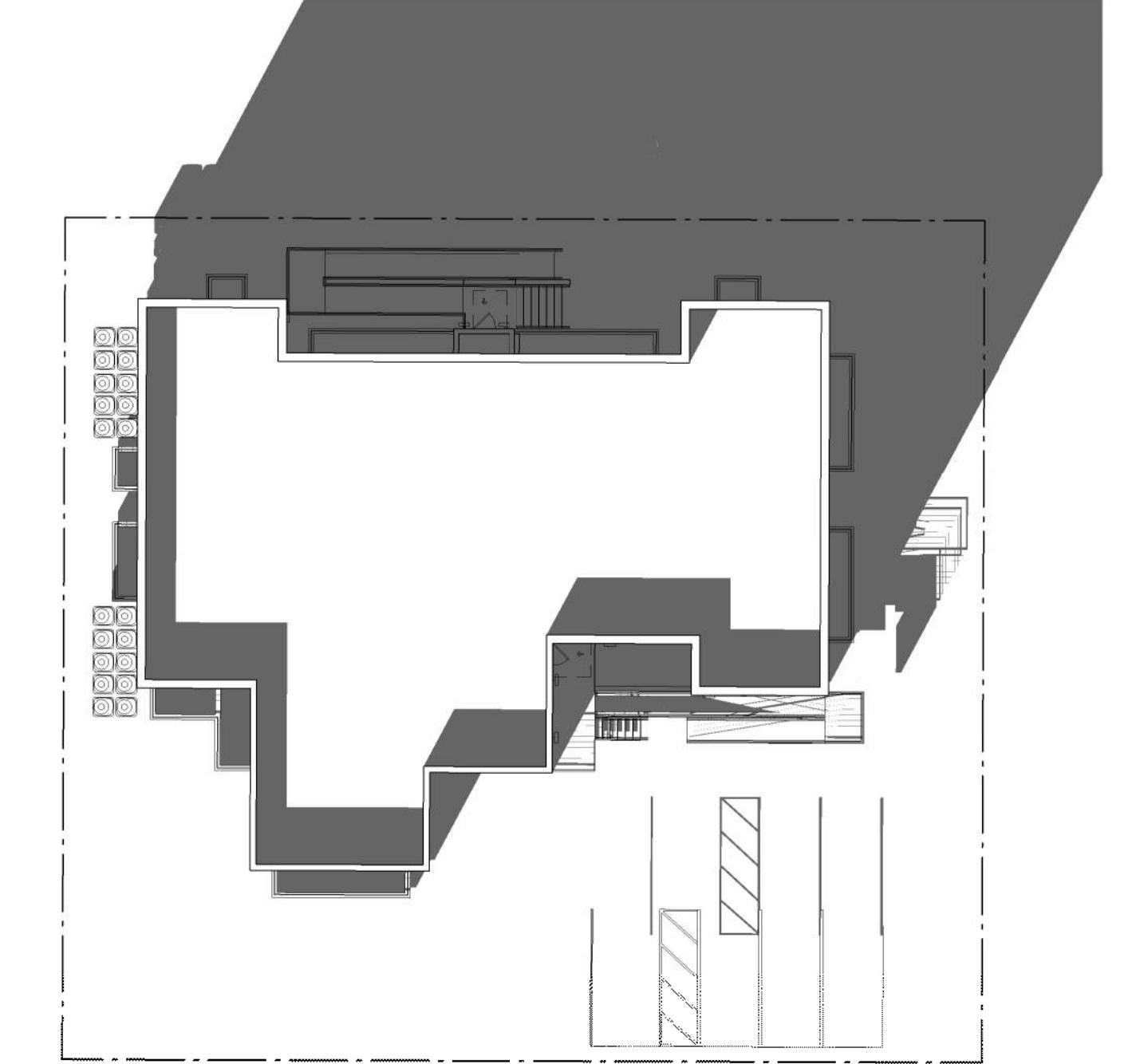
6 SITE PLAN - SS1000 PROPOSED  
1" = 20'-0"



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)

**//3877**

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## BZA REVIEW

### DRAWING DATA

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SEAL/TITLE: SOLAR STUDIES

PROJECT NO. 000000

DATE ISSUED: 07/24/19

SCALE: 1" = 20'-0"

A203



