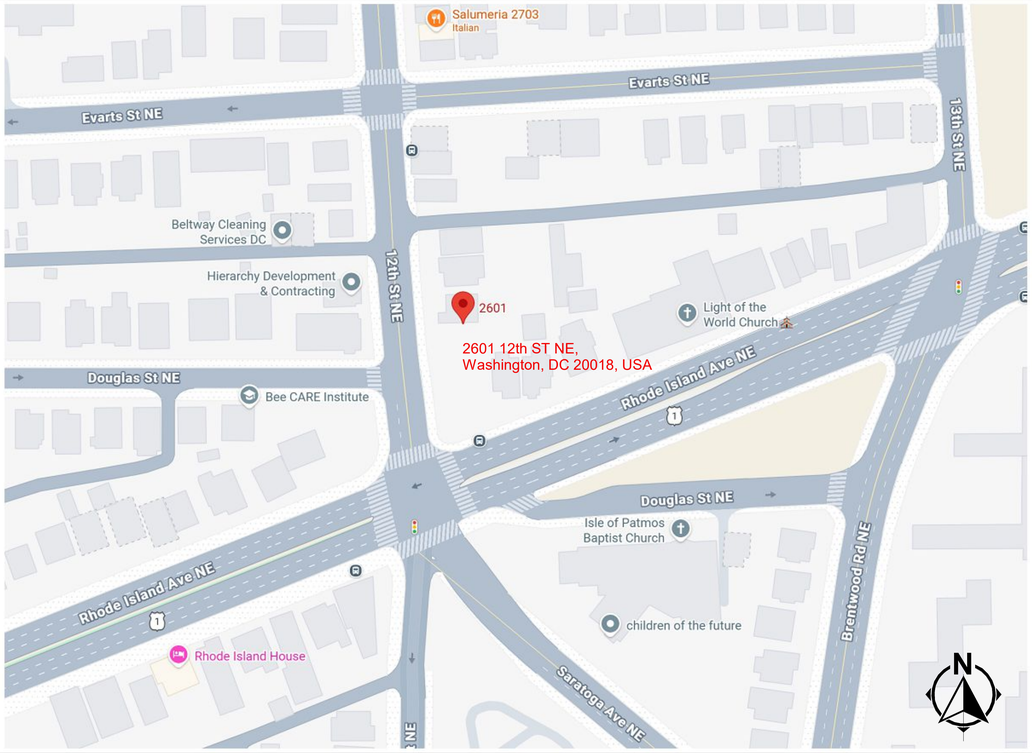
2601 12TH ST NE

PROJECT TEAM

OWNER	ARCHITECT	ENGINEER	CONTRACTOR
2601 12TH ST HOLDINGS LLC *125 N WASHINGTON ST* *FALLS CHURCH VA 22046-4515*	DASOL ANTHONY UDOKA 609 H ST NE WASHINGTON D.C. 20002 SUITE 326 Ph. 240-408-0531 negsolomon@gmail.com	DASOL NEGUSSU SOLOMON 609 H ST NE WASHINGTON D.C. 20002 SUITE 326 Ph. 240-408-0531 negsolomon@gmail.com	TBD.

VICINITY MAP



COVER IMAGE



ZONING MAP



SHEET LIST

INDEX OF DRAWINGS	
SHEET #	**DRAWING TITLE**
A000	COVER PAGE
A001	CODE ANALYSIS
A002	AXONOMETRIC VIEWS
A003	ASSEMBLIES
A004	WALL & PARTITION SCHEDULE
A005	AIR SEALING & FIRE STOPPING DETAILS
A006	AIR BARRIER NOTES
A007	PENETRATION FLASHING DETAILS
A008	DOOR HEAD AND JAMB DETAILS
A009	DOOR & WINDOW FLASHING DETAIL
A010	DOOR & WINDOW SCHEDULE
A011	CABINET DETAILS
A012	TYPE A KITCHEN AND BATHROOM GUIDELINES
A013	TYPE B KITCHEN AND BATHROOM GUIDELINES
A100	FLOOR PLANS
A101	FLOOR PLANS
A102	FLOOR PLANS
A103	FLOOR PLANS
A104	ROOF PLAN
A105	SITE PLAN
A200	ARCHITECTURAL ELEVATIONS
A201	ARCHITECTURAL ELEVATIONS
A300	ARCHITECTURAL SECTIONS
A400	EGRESS PLAN
A401	EXIT SIGN DETAILS
A402	GUARD & DECK DETAIL
A403	DETAILS
A404	STAIR DETAILS
A500	AREA PLAN
FP001	FIRE PROTECTION
G100	GENERAL DETAILS

Permit Set

DASOL ENGINEERS ARCHITECTS
609 H St N.E.
WASHINGTON D.C. 20002
SUITE 326
Ph. 240-408-0531

2601 12th ST NE

2601 12TH ST NE
WASHINGTON DC 20018
LOT - 0054 SQUARE - 3937

OWNER / DEVELOPER
2601 12TH ST HOLDINGS LLC

OWNER ADDRESS
125 N WASHINGTON ST
FALLS CHURCH VA 22046-4515

GENERAL CONTRACTOR

CIVIL ENGINEER,
DASOL

STRUCTURAL ENGINEER
DASOL

MEP
DASOL

KEY PLAN

ISSUE
NO. DATE

REVISIONS
NO. DATE

DISTRICT OF COLUMBIA ANTHONY R. UDOKA 101640 LICENSED ARCHITECT

COVER PAGE

PRINCIPAL IN CHARGE
NEGUSSU SOLOMON

PROJECT ARCHITECT

DRAWN

DATE	APPROVED
Issue Date	-
SCALE:	JOB NO. Project Number

DRAWING NO.
A000

Board of Zoning Adjustment
District of Columbia
CASE NO. 21566
EXHIBIT NO. 5

PROJECT ADDRESS

PROJECT: 2601 12TH ST NE

LOCATION: 2601 12TH ST NE,
WASHINGTON, DC 20018

SCOPE OF WORK

A NEW CONSTRUCTION OF A TWO STORY RESIDENTIAL BUILDING WITH CELLAR AND PENTHOUSE. IT CONSISTS OF 12 RESIDENTIAL UNITS.

APPLICABLE CODES

THIS PROJECT CONFORMS TO ALL APPLICABLE BULDING CODES AND ZONING REGULATIONS FOR THE DISTRICT OF COLUMBIA. ALL CODES SUBJECT TO THE DISTRICT OF COLUMBIA CONSTRUCTION CODES 2017 SUPPLEMENT AMMENDMENTS AND ALL REVISIONS.

2015 INTERNATIONAL BUILDING CODE
2015 INTERNATIONAL RESIDENTIAL CODE
2015 ENERGY CONSERVATION CODE
2015 FIRE CODE
2015 MECHANICAL CODE
2015 PLUMBING CODE
2015 PROPERTY MAINTENANCE CODE
2015 FUEL GAS CODE
2015 EXISTING BUILDING CODE
2014 NATIONAL ELECTRICAL CODE (NEC), NFPA 70
2015 ENERGY CONSERVATION CODE SUPPLEMENT(DCMR 12I)
DCMR TITLE 11 - ZONING REGULATIONS

ZONING ANALYSIS

BASED ON DCMR TITLE 11 DC ZONING REGULATION
PROPOSED 12 DWELLING UNITS

SQUARE	LOT	ZONE	LOT SIZE
3937	0054	MU-3A	5464 SQ. FT.

LOT SIZE = 5,464 SF

	ALLOWABLE	PROPOSED	PAGE
LOT OCCUPANCY	60 % IZ (3,278.4 SF)	60% (3,207.9 SF)	A101
F.A.R	1.2 IZ (6,556 SF)	1.17 (6,415.8 SF)	
REAR YARD SETBACK	20 FT	37.1 FT PROVIDED	A101
BUILDING HEIGHT	40 FT	26.5 FT	A200
PENTHOUSE FAR	0.4 (5,464) = 2,185 SF	1,972 SF	A103
PENTHOUSE HEIGHT SUB G 303.2	12' - 0"	9' - 0"	A103
BICYCLE STORAGE SUB C 802.1	LONG TERM : 1 PER 10,000 sq.ft = 2 REQUIRED	4 PROVIDED	A101

CLASSIFICATION

USE GROUP	R-2
CONSTRUCTION TYPE	3 - A
SPRINKLER SYSTEM	NFPA 13R
FIRE ALARM SYSTEM	YES, Automatic with the Sprinkler System
AUTOMATIC SMOKE DETECTION SYSTEM	YES
AREA LIMITATON	
ALOWABLE AREA (IBC TABLE 506.2)	24,000
TOTAL AREA PROPOSED	5,457
HEIGHT LIMITATION	
ALLOWABLE HEIGHT (IBC TABLE 504.3)	60 FT
TOTAL PROPOSED HEIGHT	24.8 FT
ALLOWABLE STORIES (IBC TABLE 504.4)	4 STORIES
TOTAL PROPOSED STORIES	2 STORIES

GREEN BUILDING

GREEN BUILDING PROGRAM MANUAL:

GREEN BUILDING ACT SELF SELECTION GUIDE
The project is new construction > that is not publicly owned or financed > and is less than 50,000 SF --- Green Building Act does not apply

GREEN CONSTRUCTION CODE SELF SELECTION GUIDE
The project is new construction > that is not required to comply with Green Building Act> and is more than 10,000 SF > the project is residential > the project is not single family and is not less than 3 stories --- **Green Construction Code does not apply**

COMPLIANCE WITH 2017 DC ENERGY CONSERVATION CODE

ROOFS	0.0189 U-Factor	R-54
WALLS ABOVE GRADE	0.058 U-Factor	R-15 + R-4.1
WALLS BELOW GRADE	0.092 U-Factor	R-11
FLOORS	0.03 U-Factor	R-33
SLAB ON GRADE FLOORS	0.052 U-Factor	R-20
OPAQUE DOORS	0.45 U-Factor	
VERTICAL FENESTRATION	0.33 U-Factor	SHGC - 0.36
SKYLIGHT	0.45 U-Factor	SHGC - 0.36

FIRE PROTECTION

IBC TABLE 601 FIRE RESISTANCE RATING REQUIREMENTS FOR BLDG ELEMENTS

FIRE RESISTANCE RATING - CONSTRUCTION TYPE VA (3 - A)

BUILDING ELEMENT	LOCATION	RATING
PRIMARY STRUCTURAL FRAME		1 HR
BEARING WALLS	EXTERIOR	2 HR
	INTERIOR	1 HR
NON - BEARING WALLS & PARTITIONS	EXTERIOR	SEE IBC TABLE 602
	INTERIOR	0 HR
FLOOR CONSTRUCTION & ASSOC.SECONDARY MEMBERS		1 HR
ROOF CONSTRUCTION & ASSOC.SECONDARY MEMBERS		1 HR

IBC TABLE 602 FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE

FIRE SEPARATION DISTANCE	RATING
X < 5'-0"	1
5'-0"<X<10'-0"	1
10'-0" < X < 30'-0"	1
X >_ 30'-0"	0

IBC TABLE 705.8 MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION DISTANCE AND DEGREE OF OPENING PROTECTION

FIRE SEPARATION DISTANCE (FEET)	DEGREE OF OPENING PROTECTION	ALLOWABLE AREA
0 TO LESS THAN 3	UP,NS	NOT PERMITTED
	UP,S	NOT PERMITTED
	P	NOT PERMITTED
3 TO LESS THAN 5	UP,NS	NOT PERMITTED
	UP,S	15%
	P	15%
5 TO LESS THAN 10	UP,NS	10%
	UP,S	25%
	P	25%
10 TO LESS THAN 15	UP,NS	15%
	UP,S	45%
	P	45%
15 TO LESS THAN 20	UP,NS	25%
	UP,S	75%
	P	75%
20 TO LESS THAN 25	UP,NS	45%
	UP,S	NO LIMIT
	P	NO LIMIT
25 TO LESS THAN 30	UP,NS	70%
	UP,S	NO LIMIT
	P	NO LIMIT
30 OR GREATER	UP,NS	NO LIMIT
	UP,S	NOT REQUIRED
	P	NOT REQUIRED

*UP = UNPROTECTED, P = PROTECTED, NS = NONSPRINKLERED, S = SPRINKLERED

MEANS OF EGRESS

OCCUPANCY LOAD (IBC TABLE 1004.1.2)	RESIDENTIAL (OCCUPANT LOAD FACTOR 200 GROSS)	5 OCCUPANTS PER FLR.
EGRESS WIDTH PER OCCUPANT (IBC SECTION 1005	STAIRWAYS	.2" (WITH AUTOMATIC SPRINKLER)
	OTHER	.1 5" (WITH AUTOMATIC SPRINKLER)
EXIT ACCESS	EXIT SEPARATION (IBC SECTION 1007.1)	1/4 OF LENGTH OF DIAGONAL DIMENSION OF AREA SERVED, MIN.
	TRAVEL DISTANCE (IBC TABLE 1017.2.)	250' (WITH AUTOMATIC SPRINKLER)
	COMMON PATH OF TRAVEL (IBC TABLE 1006.3.2(1))	125' (WITH AUTOMATIC SPRINKLER)
CORRIDORS	WIDTH (IBC TABLE 1018.2)	44" MINIMUM 24" FOR MECHANICAL ACCESS 36" FOR < 50 OCCUPANTS 36" WITHIN DWELLING UNIT
	DEAD END CORRIDOR (SECTION 1018.4)	50' MAXIMUM
EXITS	NUMBER OF EXITS	1 EXIT
30 OR GREATER	WIDTH (IBC 1009.4)	44" MINIMUM 36" FOR < 50 OCCUPANTS

ACCESSIBILITY

DWELLING/ SLEEPING UNIT (IBC 1107)	REQUIRED # OF UNITS	UNITS
TYPE B	1 REDUCED AS PER (DCBC 1107.7.1)	UNIT 6
TYPE A	2	UNIT 5 & 7

Unit Schedule

Unit Name	Area	Number of Bedrooms
CELLAR LEVEL		
UNIT 01	762 SF	3 Bed Rooms + 2 Bath Rm.
UNIT 02	715 SF	3 Bed Rooms + 2 Bath Rm.
UNIT 03	790 SF	3 Bed Rooms + 2 Bath Rm.
UNIT 04	779 SF	3 Bed Rooms + 2 Bath Rm.
FIRST FLOOR		
BIKE STORAGE	31 SF	
UNIT 05	923 SF	4 Bed Rooms + 2 Bath Rm.
UNIT 06	935 SF	4 Bed Rooms + 2 Bath Rm.
UNIT 07	991 SF	4 Bed Rooms + 3 Bath Rm.
SECOND FLOOR		
UNIT 08	1138 SF	4 Bed Rooms + 2 Bath Rm.
UNIT 09	876 SF	4 Bed Rooms + 2 Bath Rm.
UNIT 10	993 SF	4 Bed Rooms + 2 Bath Rm.
PENTHOUSE FLOOR		
UNIT 11	820 SF	4 Bed Rooms + 2 Bath Rm.
UNIT 12	884 SF	4 Bed Rooms + 2 Bath Rm.

Area Schedule (Gross Building)

NAME	AREA	F.A.R.
CELLAR LEVEL		
CELLAR	3208 SF	0
BAY PROJECTION - 1	40 SF	0
BAY PROJECTION - 2	106 SF	0
FIRST FLOOR		
FIRST FLOOR	3208 SF	3208
BAY PROJECTION - 1	40 SF	0
BAY PROJECTION - 2	106 SF	0
SECOND FLOOR		
SECOND FLOOR	3208 SF	3208
BAY PROJECTION - 1	40 SF	0
BAY PROJECTION - 2	106 SF	0
PENTHOUSE FLOOR		
PENTHOUSE	1972 SF	0
TOTAL	12033 SF	6416

Permit Set

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CIVIL ENGINEER,
DASOL

STRUCTURAL ENGINEER
DASOL

MEP
DASOL

KEY PLAN

ISSUE
NO. DATE

REVISIONS
NO. DATE

DISTRICT OF COLUMBIA ANTHONY P. URDA 101640 LICENSED ARCHITECT

CODE ANALYSIS

PRINCIPAL IN CHARGE
NEGUSSU SOLOMON

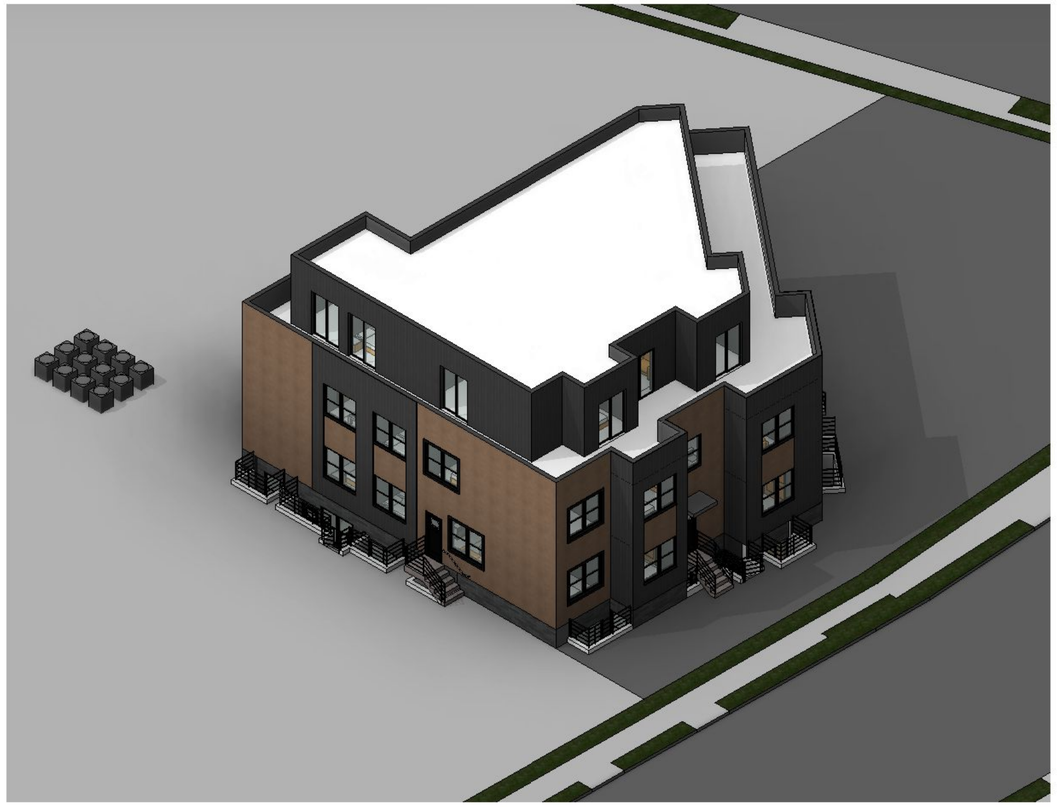
PROJECT ARCHITECT

DRAWN

DATE Issue Date | APPROVED -

SCALE: 1/4" = 1'-0" | JOB NO. Project Number

DRAWING NO.
A001



1 FRONT LEFT AXONOMETRIC VIEW



2 FRONT RIGHT AXONOMETRIC VIEW



3 REAR LEFT AXONOMETRIC VIEW



4 REAR RIGHT AXONOMETRIC VIEW

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KEY PLAN

ISSUE
NO. DATE

REVISIONS
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DISTRICT OF COLUMBIA ANTHONY P. UDOMA 101640 LICENSED ARCHITECT

AXONOMETRIC VIEWS

PRINCIPAL IN CHARGE
NEGUSSU SOLOMON

PROJECT ARCHITECT

DRAWN

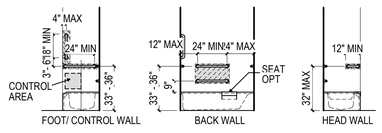
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DRAWING NO.
A002

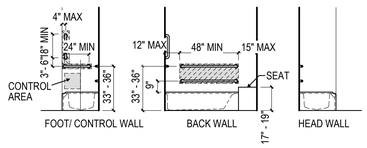
TYPE A UNIT - BATHROOMS

(THESE STANDARD GUIDELINES ARE INCLUDED FOR REFERENCE WHERE APPLICABLE.)

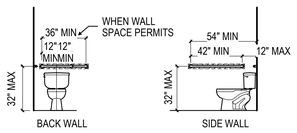
LOCATIONS FOR GRAB BARS AND CONTROL AREAS AT FIXTURES IN BATHROOMS



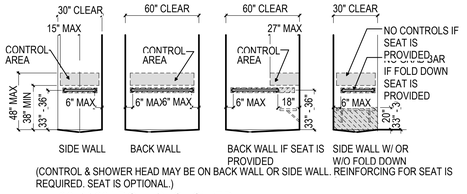
BATHTUB WITHOUT PERMANENT SEAT



BATHTUB WITH PERMANENT SEAT

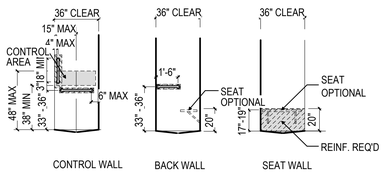


WATER CLOSET (FLOOR MOUNTED)



(CONTROL & SHOWER HEAD MAY BE ON BACK WALL OR SIDE WALL. REINFORCING FOR SEAT IS REQUIRED. SEAT IS OPTIONAL.)

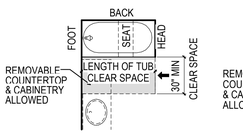
30" X 60" ROLL-IN SHOWER



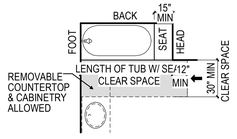
36" X 36" TRANSFER SHOWER

A. PROVIDE A SHOWER SPRAY UNIT WITH A 59" LONG HOSE TO BE USED AS A HAND HELD AND A FIXED SHOWER HEAD AT TUBS AND SHOWERS.
B. THRESHOLDS IN A ROLL IN SHOWER TO BE NO HIGHER THAN 1/2" WITH A 1 TO 2 SLOPE. THRESHOLD IN A TRANSFER SHOWER TO BE 1/2" ROUNDED, BEVELED OR STRAIGHT.

FIXTURE LOCATION AND CLEAR FLOOR SPACE APPROACH IN BATHROOMS

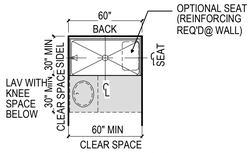


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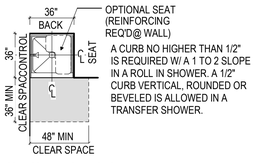


TUB WITH PERMANENT SEAT

AT TUBS

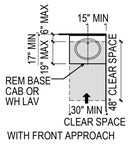


30" X 60" ROLL-IN SHOWER



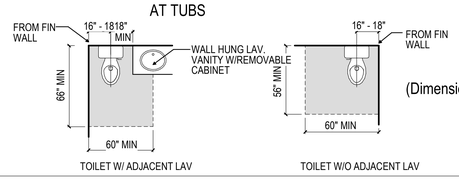
36" X 36" TRANSFER SHOWER

AT SHOWERS



WITH FRONT APPROACH

AT LAVATORY

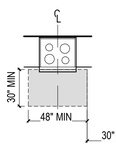


(Dimensions given are clear dimensions)

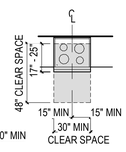
TYPE A UNIT - KITCHENS

CLEAR FLOOR SPACE APPROACH AND CLEARANCES IN KITCHENS AND AT LAUNDRY EQUIPMENT

(THESE STANDARD GUIDELINES ARE INCLUDED FOR REFERENCE WHERE APPLICABLE.)

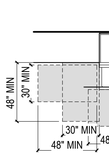


PARALLEL APPROACH TO COOK TOP



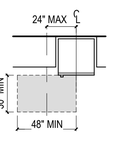
FORWARD APPROACH TO COOK TOP (PROVIDE TOE AND KNEE CLEARANCE)

TO COOKTOP



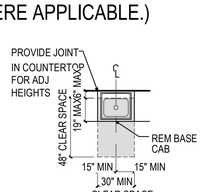
PARALLEL OR FORWARD APPROACH ADJACENT TO DOOR OF ANY OVEN

TO OVEN



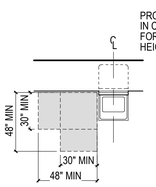
PARALLEL APPROACH TO REFRIGERATOR

TO REFRIGERATOR



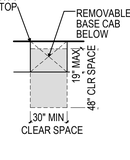
FORWARD APPROACH TO SINK

TO SINKS



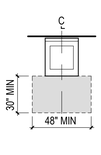
PARALLEL OR FORWARD APPROACH ADJACENT TO DISHWASHER DOOR

TO DISHWASHER

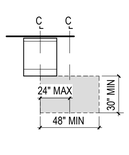


CLEAR FLOOR SPACE UNDER COUNTER WORK SURFACE

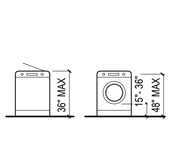
TO WORK SURFACE



PARALLEL APPROACH TO TOP LOADING MACHINE



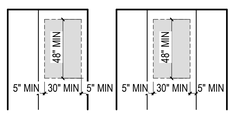
PARALLEL APPROACH TO FRONT LOADING MACHINES



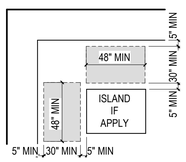
TOP LOADING MACHINE

FRONT LOADING MACHINE

TO WASHING MACHINE OR CLOTHES DRYER

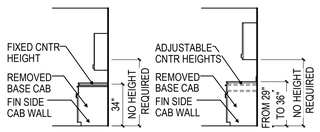


GALLEY KITCHENS

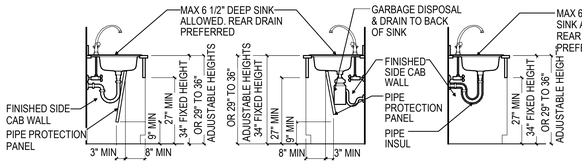


L SHAPE KITCHENS

MINIMUM CLEARANCES INDICATED ARE TO MOST PROTRUDING PORTION (EXCLUDING HANDLES) OF ALL OPPOSING APPLIANCES, CABINETS, COUNTERTOPS AND/OR WALLS.

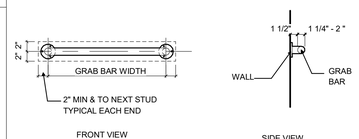


COUNTER WORK SPACE REQUIREMENTS



SINK REQUIREMENTS

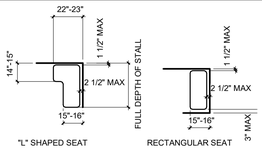
SINK & COUNTER HEIGHTS SHALL BE SET AT 34" OR ADJUSTABLE FROM 29" TO 36". KNEE CLEARANCES ARE NOT REQUIRED WHEN HEIGHT IS LESS THAN 34". CABINETS ARE ALLOWED BELOW PROVIDED THEY CAN BE REMOVED WITHOUT REMOVING COUNTERTOP OR SINK; PROVIDED FLOOR IS CONTINUOUS BELOW CABINET AND BASE IS CONTINUOUS AROUND FLOORING. NO ABRASIVE SURFACES ALLOWED BELOW; ROUGH IN PLUMBING SET TO ALLOW SINK AT 29". PROVIDE PIPE INSULATION, COVER OR CONFIGURE PIPES TO ACOID SKIN CONTACT.



DO NOT EXCEED ALLOWABLE STRESSES ING, SHEAR, & TENSION FOR MATL USED WHEN A VERTICAL OR HORIZ FORCE LB IS APPLIED @ ANY POINT OF THE GRAB BAR, SEAT, FASTENER MTG;E, OR SUPPORTING STRUCTURE.

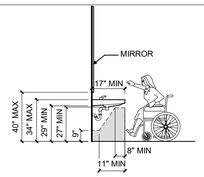
F6 GRAB BARS & REINF

NOT TO SCALE



E6 SHOWER SEAT

NOT TO SCALE



A. CABINETS ARE ALLOWED UNDER LAV,DED THEY CAN BE REMOVED W/O REMOVAL OR REPLACEMENT OF LAV ANDDED FLR EXTENDS UNDER SUCH CABINETRY AND BASE IS CONTINUOUS AROUND FLOOR .@ EA
B. END.
D. THERE SHALL BE NO ABRASIVE SURFACESRT LAVATORIES.
E. INSULATE, COVER, OR CONFIGURE LAV TO AVOID SKIN CONTACT.
F. SINK BOWL DEPTH: 6 1/2" MAXIMUM

D6 LAVATORY

1/4" = 1'-0"



TOILET PAPER DISPENSER

C6 TOILET

1/4" = 1'-0"

LEGEND

- SIDE APPROACH
- FRONT APPROACH
- MINIMUM GRAB BAR LOCATIONS
- MANEUVERING CLR FLR SPACES @ FIXT
- CONTROL AREA

NOTES FOR TYPE "A" DWELLING UNITS COMPLYING WITH ICC/ANSI A117.1 2009

NOTES FOR BATHROOMS

1. AT LEAST ONE TOILET AND BATHING FACILITY SHALL COMPLY WITH ALL THE ACCESSIBILITY GUIDELINES. ALL OTHER BATHROOMS, EXCEPT POWDER ROOMS UNLESS THEY ARE THE ONLY FACILITY ON THE FLOOR, SHALL BE PROVIDED WITH GRAB BAR REINFORCING. THEY ARE NOT REQUIRED TO HAVE A TURNING RADIUS; MANEUVERING CLEARANCES TO ENTER AND EXIT.
2. ACCESSIBLE DOORS:
   A. SHALL BE ON AN ACCESSIBLE ROUTE.
   B. SHALL PROVIDE A 32" MIN CLEAR OPENING.
   C. SHALL NOT SWING INTO CLR FLR SPACE REQD FOR FIXTURES, UNLESS A 30" X 48" CLEAR FLR SPACE IS PROVIDED BEYOND ARC OF DOOR.
3. GRAB BARS ARE NOT REQD PROVIDED STRUCT REINFORCING IS PROVIDED AS NOTED BELOW:
   A. PROVIDE REINFORCING FOR GRAB BARS @ TUBS, SHOWERS, AND WATER CLOSETS AS INDICATED IN DIAGRAMS. COORD EXACT DIMENSIONS OF GRAB BARS WITH REINF REQUIREMENTS BEFORE INSTALLING REINFORCING. WIDTH OF REINF AREAS SHOWN ON DRAWINGS REFLECT MIN SIZE OF GRAB BARS, AND DO NOT INCLUDE EXTENSIONS. PROVIDE REINFORCING 2" MIN ABOVE & BELOW GRAB BAR CL & NOT LESS THAN 2" BEYOND CENTER OF MOUNTING FLANGE TO NEXT STUD.
   B. PROVIDE GRAB BARS WHEN REQUESTED BY RESIDENTS IF NOT INSTL INITIALLY.
   C. SEE DIAGRAM FOR GRAB BAR SIZE & SPACE FROM WALL.
   D. DO NOT EXCEED ALLOWABLE STRESSES IN BENDING, SHEAR, & TENSION FOR MATL USED WHEN A VERTICAL OR HORIZ FORCE OF 250 LB IS APPLIED @ ANY POINT OF THE GRAB BAR, SEAT, FASTENER MTG DEVICE, OR SUPPORTING STRUCTURE.
4. WATER CLOSETS:
   A. LOCATE AS INDICATED ON DIAGRAMS.
   B. SEAT HEIGHT SHALL BE 15" MIN TO 19" MAX MEASURED FROM FINISH FLOOR TO TOP OF SEAT.
   C. HAND OPERATED FLUSH CONTROLS SHALL BE LOCATED ON OPEN SIDE OF WC.
5. LAV SHALL COMPLY WITH THE FOLLOWING:
   A. HEIGHT AT FRONT OF LAVATORY TO BE 34" FROM FINISHED FLOOR.
   B. CABINETS ARE ALLOWED UNDER LAV, PROVIDED THEY CAN BE REMOVED W/O REMOVAL OR REPLACEMENT OF LAV AND PROVIDED FLR EXTENDS UNDER SUCH CABINETRY. SUPPORT COUNTERTOP & APRON W/ ANGLE SUPPORTS @ EA END.
   C. THERE SHALL BE NO ABRASIVE SURFACES UNDER LAVATORIES.
   D. INSULATE, COVER, OR CONFIGURE LAV DRAIN & HOT WATER PIPING TO PREVENT SKIN CONTACT. EXTEND FLR TO BACK WALL UNDER LAV COUNTER TOP AND PROVIDE CONTINOUS BASE AROUND FLR.
   E. SINK BOWL DEPTH: 6 1/2" MAXIMUM
   F. APPROACH AND CLEARANCES REQUIRED AS INDICATED ON DIAGRAMS.
6. BATHTUBS SHALL COMPLY W/ THE FOLLOWING:
   A. PROVIDE CLEAR FLOOR SPACE AS INDICATED ON DIAGRAMS.
   B. A REMOVABLE IN-TUB-SEAT OR PERMANENT SEAT AT THE HEAD END OF THE BATHTUB IS NOT REQUIRED.
   C. PROVIDE A SHR SPRAY UNIT WITH A 59" MIN LONG HOSE TO BE USED AS A FIXED HEAD & AS A HAND HELD SHOWER HEAD. LOCATE AS INDICATED ON DIAGRAM.
7. SHOWERS SHALL COMPLY W/ THE FOLLOWING:
   A. PROVIDE CLEAR FLOOR SPACE AS INDICATED IN DIAGRAMS.
   B. A SHR SEAT IS NOT REQUIRED PROVIDED STRUCTURAL REINFORCING FOR THE FULL DEPTH OF THE SHOWER FOR FUTURE INSTALLATION OF SEAT IS PROVIDED. SEE DIAGRAM FOR LOCATION.
   C. A 36" X 36" TRANSFER SHOWER, A 30" X 60" ROLL-IN SHOWER OR AN ALTERNATE 36" X 36" SHOWER IS ALLOWED.
   D. A CURB NO HIGHER THAN 1/2" IS REQUIRED W/ A 1 TO 2 SLOPE IN A ROLL IN SHOWER. 1/2" CURB VERTICAL, ROUNDED OR BEVELED IS ALLOWED IN A TRANSFER SHOWER.
   E. PROVIDE A SHOWER SPRAY UNIT WITH A 59" MIN LONG HOSE TO BE USED AS A FIXED HEAD & AS A HAND HELD SHOWER HEAD LOCATE AS INDICATED ON DIAGRAM.
   F. WHERE A SEAT IS PROVIDED IN THE SHOWERS DO NOT INSTALL GRAB BARS BEHIND SEAT.
8. MANEUVERING CLEARANCES AND OVERLAP:
   A. PROVIDE 5'-0" DIAMETER WHEELCHAIR TURNING SPACE OR A "TEE-TURN".
   B. WHEELCHAIR TURNING SPACE AND CLEAR GROUND SPACES AT FIXT MAY OVERLAP.
9. FAUCETS: OPERABLE W/ ONE HAND AND NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF WRIST. THE FORCE REQD TO ACTIVATE OPERABLE PARTS SHALL BE 5 LB MAXIMUM.
10. MEDICINE CABINETS AND MIRRORS:
    A. INSTALL BOTTOM SHELF AT MAXIMUM 44" ABOVE FINISH FLOOR.
    B. INSTALL BOTTOM MIRROR ABOVE LAV AT MAXIMUM 40" ABOVE FINISH FLOOR.

NOTES FOR KITCHENS

1. MINIMUM CLEARANCES AND APPROACHES:
   A. SPECIFIC MINIMUM CLEAR FLOOR SPACES AT FIXT AND APPLIANCES AS INDICATED ON DRAWINGS.
   B. IN GALLEY KITCHENS PROVIDE 40" MIN CLEARANCE BETW COUNTER TOPS, &/OR BETWEEN APPLIANCES (HANDLES MAY PENETRATE CLEARANCE).
   C. IN "U" SHAPED KITCHENS W/ CABINETS OR APPLIANCES ON THREE CONTIGUOUS SIDES, PROVIDE MIN 60" BETW OPPOSING COUNTERS, APPLIANCES, OR WALLS.
   D. SEE DIAGRAMS FOR APPROACHES TO APPLIANCES AND WORK SURFACE.
2. WORK SURFACE:
   A. PROVIDE MIN 30" WIDE WORK SURFACE FOR FRONT APPROACH. SET WORK SURFACE @ A FIXED HEIGHT OF 34" OR PROVIDE ADJUSTABLE HEIGHTS BETWEEN 29" TO 36".
   B. CABINETS ARE ALLOWED UNDER WORK SURFACE, PROVIDED THEY CAN BE REMOVED WITHOUT REMOVAL OR REPLACEMENT OF WORK SURFACE & PROVIDED FLOORING EXTENDS UNDER SUCH CABINETRY.
3. SINKS:
   A. PROVIDE MINIMUM 30" WIDE SINK FOR A FRONT APPROACH. SET WORK SURFACE AT A FIXED HEIGHT OF 34" OR PROVIDE ADJ HEIGHTS BETW 29" TO 36".IF ADJ HEIGHT IS THE OPTION, PROVIDE ROUGH IN CONNECTION FOR SUPPLY & DRAIN PIPES FOR LOWER HEIGHT OF 29".
   B. CAB ARE ALLOWED UNDER SINK PROVIDED THEY CAN BE REMOVED W/O REMOVAL OR REPLACEMENT OF SINK COUNTER & PROVIDED FLR EXTENDS UNDER SUCH CABINETRY.
   C. THERE SHALL BE NO ABRASIVE SURFACES UNDER SINKS.
   D. INSULATE, COVER, OR CONFIGURE SINK DRAIN & HOT WATER PIPE TO PREVENT SKIN CONTACT.
   E. SINK BOWL DEPTH: 6 1/2" MAXIMUM
4. OVEN, RANGE, AND COOK TOP:
   A. PROVIDE APPROACHES AS INDICATED IN DIAGRAMS.
   B. LOCATE CONTROLS IN FRONT.
   C. IF FRONT APPROACH IS PROVIDED TO COOK TOP, UNDERSIDE TO BE PROTECTED TO PREVENT BURN, ABRASION, OR ELECTRICAL SHOCK AND SHALL MEET KNEE AND TOE CLEARANCES AS FOR SINKS.
   D. PROVIDE A COUNTERTOP ADJACENT TO OVENS. IF SIDE HINGED DOOR, COUNTERTOP TO BE ON LATCH SIDE OF DOOR.
5. REFRIGERATOR AND FREEZER:
   A. PROVIDE APPROACHES INDICATED IN DIAGRAMS.
   B. COMBINATION FREEZER & REFRIGERATOR SHALL HAVE A MIN 50% OF FREEZER SPACE 54" MAX ABOVE FINISH FLOOR.
6. TRASH COMPACTOR:
   A. PROVIDE A CLEAR SPACE OF 30" X 48" FOR SIDE OR FRONT APPROACH.
7. KITCHEN CABINETS:
   A. PROVIDE A CLEAR SPACE OF 30" X 48" FOR SIDE OR FRONT APPROACH.
   B. NO HEIGHT REQUIREMENT FOR BOT SHELF OF WALL CABINETS.
8. FAUCETS: OPERABLE W/ ONE HAND AND NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF WRIST. THE FORCE REQD TO ACTIVATE OPERABLE PARTS SHALL BE 5 LB MAXIMUM.
9. DISHWASHER:
   A. PROVIDE 30" X 48" CLEAR GROUND SPACE FOR A PARALLEL OR FRONT APPROACH ADJACENT TO DISHWASHER DOOR. DW DOOR IN OPEN POSITION SHALL NOT OBSTRUCT CLEAR FLOOR OR GROUND SPACE FOR DW OR SINK.
10. MICROWAVE:
    A. CONTROL SHELF & DOOR HANDLE FOR MICROWAVE SHOULD BE REACHING BET 15" TO 48" FROM FIN FL

NOTES FOR LAUNDRY EQUIPMENT

1. WASHING MACHINES AND CLOTHES DRYERS:
   A. PROVIDE 30" X 48" CLEAR FLOOR SPACE TO TOP OR FRONT LOADING MACHINES.
   B. LOCATE OPERABLE PARTS AT MIN 15" AND MAXIMUM 48" ABOVE FINISH FLOOR FOR A PARALLEL APPROACH.
   C. OPERABLE PARTS SHALL BE OPERABLE W/ ONE HAND & SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF WRIST THE FORCE REQD TO ACTIVATE OPERABLE PARTS SHALL BE 5 LB MAX.
   D. 36" IS THE MAX HEIGHT TO THE DOOR OF A TOP LOADING MACHINE.

NOTES FOR OPERABLE PARTS

1. MOUNT LIGHTING CONTROLS, ELECTRICAL SWITCHES & RECEPTACLE OUTLETS, ENVIRONMENTAL CONTROLS, APPLIANCE CONTROLS, OPERATING HARDWARE FOR OPERABLE WINDOWS, PLUMBING FIXTURE CONTROLS ELECTRICAL PANELBOARDS AND USER CONTROLS FOR SECURITY OR INTERCOM SYSTEMS @ 15"MIN TO 48" MAX FROM FINISH FLOOR. WHEN OVER AN OBSTRUCTION, THE MAX HEIGHT OF THE OBSTRUCTION TO BE 34"; THE MOUNTING HEIGTH TO BE 48" WHEN THE DEPTH OF THE OBSTRUCTION IS 10" MAX; AND, WHEN MORE THAN 10" TO MAX 24" THE HEIGHT TO BE 46". A FORWARD OR PARALLEL APPROACH SHALL ALSO BE PROVIDED AT ALL CONTROLS. OPERABLE PARTS SHALL ALSO BE OPERABLE WITH ONE HAND, AND SHALL NPOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE HAND; AND THE FORCE TO ACTIVATE THEM SHALL NOT BE MORE THAN 5 POUNDS MAX.

EXCEPTIONS:

1. RECEPTACLE OUTLETS SERVING A DEDICATED USE.
2. WHEN 2 OR MORE OUTLETS ARE PROVIDED IN A KITCHEN ABOVE A LENGTH OF COUNTER TOP INTERRUPTED BY A SINK OR APPLIANCE, ONE RECEPTACLE OUTLET SHL NOT BE REQUIRED TO COMPLY.
3. FLOOR RECEPTACLE OUTLETS
4. HVAC DIFFUSERS
5. CONTROLS MOUNTED ON CEILING FANS
6. WHERE REDUNDANT CONTROLS OTHER THAN LIGHT SWITCHES ARE PROVIDED FOR A SINGLE ELEMENT, ONE CONTROL IN EACH SPACE SHALL NO BE REQUIRED TO BE ACCESSIBLE.
7. RESET BUTTONS & SHUT-OFFS SERVING APPLIANCES, PIPING, AND PLUMBING FIXTURES.
9. ELECTRICAL PANELBOARDS DO NOT REQUIRE THAT THEIR OPERABLE PARTS TO BE OPERABLE WITH ONE HAND, OR NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST.

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DASOL

STRUCTURAL ENGINEER
DASOL

MEP
DASOL

KEY PLAN

ISSUE
NO. DATE

REVISIONS
NO. DATE

DISTRICT OF COLUMBIA ANTHONY P. UDOMA 101640 LICENSED ARCHITECT

TYPE A KITCHEN AND BATHROOM GUIDELINES

PRINCIPAL IN CHARGE
NEGUSSU SOLOMON

PROJECT ARCHITECT

DRAWN

DATE	APPROVED
Issue Date	-
SCALE: 1 : 50	JOB NO. Project Number

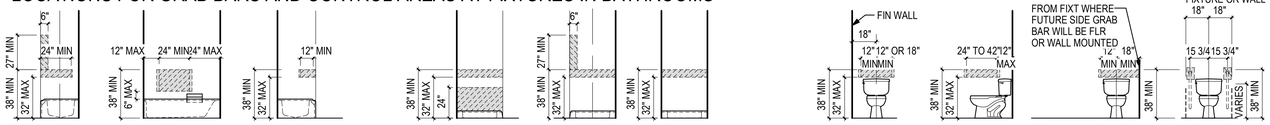
DRAWING NO.
A012

Permit Set

TYPE B UNIT - BATHROOMS

(THESE STANDARD GUIDELINES ARE INCLUDED FOR REFERENCE WHERE APPLICABLE.)

LOCATIONS FOR GRAB BARS AND CONTROL AREAS AT FIXTURES IN BATHROOMS



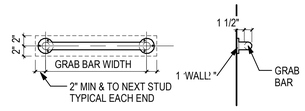
BATHTUB IN OPTION "A" OR "B" BATHROOMS

SHOWER STALL IN OPTION "A" OR "B" BATHROOMS (4" CURB AT SHOWER ALLOWED)

WATER CLOSET (FLOOR MOUNTED)

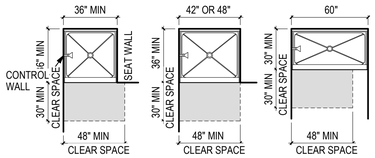
LOCATIONS ABOVE INDICATE MIN GRAB BAR LENGTH AND DO NOT INCLUDE MTG EXTENSION REINFORCING. EXTEND REINFORCING 2" MIN CENTER OF MOUNTING FLANGE OR EXTEND TO NEXT STUD. (SEE DETAIL E6)

GRAB BARS & REINFORCEMENT



DO NOT EXCEED ALLOWABLE STRESSBENDING, SHEAR, & TENSION FOR MATL USED WHEN A VERTICAL OR HORIZCFORCE OF 250 LBS IS APPLIED AT ANY POINT ON THE GRAB BAR, SEAT, FASTMTG DEVICE OR SUPPORTING STRUCTURE.

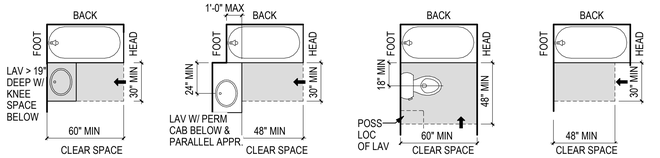
FIXTURE LOCATION AND CLEAR FLOOR SPACE APPROACH IN BATHROOMS



36"MIN X 36"MIN SHOWER REQ'D IF SHWR IS ONLY BATHING FIXTURE

36" X 42" OR 48" SHWR

30" X 60" SHOWER



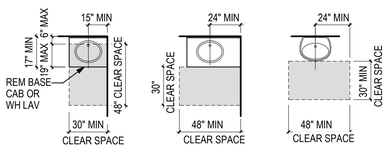
OPTION "A" (30" X 60")

OPTION "A" (30" X 48")

OPTION "A" (48" X 60")

OPTION "B" (30" X 48")

CLEAR FLOOR SPACE APPROACH AT SHOWER STALLS IN OPTION "A" OR "B" BATHROOMS



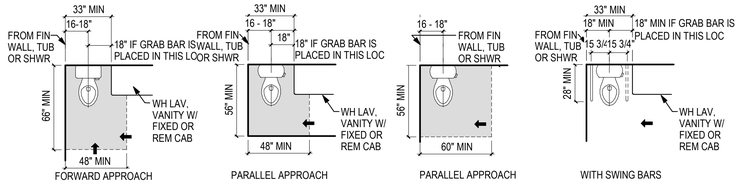
WITH FRONT APPROACH

PARALLEL APPROACH

PARALLEL APPROACH PEDESTAL

LAVATORY LOCATION & CLEAR FLOOR SPACE APPROACH IN OPTION "A" OR "B" BATHROOMS

CLEAR FLOOR SPACE APPROACH AT TUBS IN OPTION "A" & "B" BATHROOMS



FORWARD APPROACH

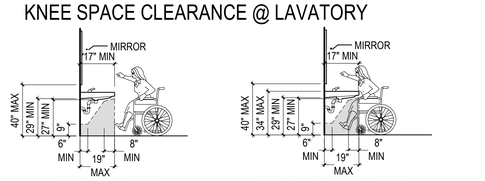
PARALLEL APPROACH

PARALLEL APPROACH

WITH SWING BARS

TOILET LOCATION & CLEAR FLOOR SPACE APPROACH IN OPTION "A" OR "B" BATHROOMS

KNEE SPACE CLEARANCE @ LAVATORY



LAVATORY WHEN NO PARALLEL APPROACH IS PROVIDED

LAVATORY WHEN NO PARAIAPPROACH IS PROVIDED AND REMOVABLE CABINET IS PROVIDED

A. PROVIDE INSUL AROUND LAV DRAIN &HOT WATER PIPING, OR PROVIDE COVER.
B. EXTEND FLOORING TO BACK WALL ULAVATORY COUNTERTOP AND PROVIDE CONTINUOUS BASE AROUND FLOOR.
C. SUPPORT COUNTERTOP AND APRON ANGLE SUPPORTS AT EACH END.
D. SINK BOWL DEPTH TO BE MAX 6 1/2" \FRONT APPROACH IS PROVIDED.

LEGEND

- SIDE APPROACH
- FRONT APPROACH
- MINIMUM GRAB BAR LOCATIONS
- MANEUVERING CLR FLR SPACES @ FIXT
- CONTROL AREA

NOTES FOR DWELLING UNIT TYPE "B" BATHROOMS, KITCHENS & LAUNDRY COMPLYING WITH ICC/ANSI A117.1-2009 ALL DIM GIVEN ARE CLR FINISH SPACES.

NOTES FOR BATHROOMS

1. DWELLING UNIT BATHROOMS ARE DESIGNED FOR ADAPTABILITY & SHALL COMPLY WITH EITHER OF THE FOLLOWING OPTIONS:
   A. OPTION A: ALL FIXT IN ALL BATH-ROOMS IN UNIT MUST BE ACCESSIBLE. IF MORE THAN ONE LAVATORY IS PROVIDED, ONLY ONE NEEDS TO MEET THE GUIDELINES.
   B. OPTION B: ONE OF EACH TYPE OF FIXT IN ONE BATHROOM MUST BE ACCESSIBLE.

   ALL BATHROOMS SHALL COMPLY WITH THE FOLLOWING NOTES:
   (ALL POWDER ROOMS SHALL COMPLY WITH NOTES A & B BELOW, EXCEPT IF THEY ARE THE ONLY BATHROOM FACILITY IN THE ACCESSIBLE LEVEL OF A MULTISTORY UNIT, THEN THEY SHALLCOMPLY WITH ALL):
   A. LOCATE ON AN ACCESSIBLE ROUTE.
   B. ALL DOORS ENTERING THEM SHALL PROVIDE A 32" NOMINAL CLEAR OPENING.
   C. PROVIDE REINF FOR GRAB BARS @ TUBS, SHRS, & WC AS INDICATED IN DIAGRAMS. COORD EXACT DIMENSIONS OF GRAB BARS W/ BLOCKING REQUIREMENTS BEFORE INSTALLING REINF. EXTEND REINF 2" MIN BEYOND CENTER LINE OF MTG FLANGE. POWDER ROOMS ARE EXEMPT FROM REINF IF THEY ARE THE SECOND TOILET FACILITY IN THE ACCESSIBLE FLOOR OF A MULTISTORY UNIT.
   D. PROVIDE MANEUVERING CLEAR FLOOR SPACE OF 30" X 48" OUTSIDE OF DOOR SWING IN ALL BATHROOMS OF OPTION "A" & OPTION "B", & IN POWDER ROOMS WHEN THEY ARE THE ONLY TOILET FACILITY IN THE ACCESSIBLE FLOOR OF A MULTISTORY UNIT.
   E. PROVIDE CLEAR FLOOR SPACE IN FRONT OF BATHROOM FIXT AS INDICATED ON DIAGRAMS FOR BATHROOMS OF OPTION "A" OR OPTION "B". POWDER RMS SHALL COMPLY WITH CLEARANCES IF THEY ARE THE ONLY TOILET FACILITY IN THE ACCESSIBLE FLR OF A MULTISTORY UNIT.
   F. WHEN WATER CLOSETS ARE NOT LOCATED ADJACENT TO A SIDE WALL, ALLOW SPACE & REINFORCING FOR EITHER A FLOOR MTD GRAB BAR OR A FOLD-DOWN GRAB BAR MOUNTED BEHIND WATER CLOSET. COORD INSTALLATION OF REINFORCING FOR FOLD DOWN GRAB BARS W/ MFR. PROVIDE AN 18" SPACE FOR INSTALLATION OF GRAB BARS BETWEEN CENTER LINE OF TOILET & ADJACENT FIXTURE.
   G. MOUNT MEDICINE CABINETS WITH LOWEST SHELF INSTALLED AT MAX 44" ABOVE FIN FLOOR.
   H. VANITY TOPS SHALL BE MAX 34" ABOVE FINISH FLOOR AT ALL OPTION "B" BATHROOMS IN DWELLING UNITS.

   PROVIDE THE FOLLOWING AT USABLE / ADAPTABLE BATHROOMS IN UNITS WHERE A FRONT APPROACH TO A LAV & A REMOVABLE BASE CABINET ARE PROVIDED:
   A. PROVIDE INSUL AROUND LAV DRAIN & FOR HOT WATER PIPING OR PROVIDE COVER.
   B. EXTEND FLOORING TO BACK WALL UNDER LAVATORY COUNTERTOP AND PROVIDE CONTINUOUS BASE AROUND FLOOR.
   C. SUPPORT COUNTERTOP AND APRON WITH ANGLE SUPPORTS AT EACH END.
   D. SINK BOWL DEPTH TO BE MAX 6 1/2" WHEN FRONT APPROACH IS PROVIDED.
   E. APPROACH & CLEARANCES AS PER DIAGRAM.

   GRAB BARS & REINFORCING.
   A. SEE DETAIL SHOWN IN E1 & E6.
   B. DO NOT EXCEED ALLOWABLE STRESSES IN BENDING, SHEAR, & TENSION FOR MATL USED WHEN A VERTICAL OR HORIZONTAL FORCE OF 250 LBS IS APPLIED AT ANY POINT ON THE GRAB BAR, SEAT, FASTENER MTG DEVICE OR SUPPORTING STRUCTURE.
   C. SEE NOTE 2. C. FOR GRAB BAR BLOCKING DIM.

   GUIDELINES CONTAIN NO SPEC THAT LIMITS SHOWER CURB HEIGHT, NOR DO THEY ADDRESS CONTROL TYPE AND LOCATION.

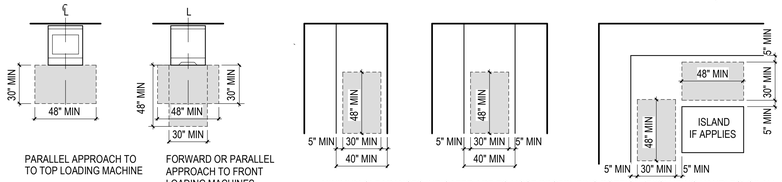
NOTE

- 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

TYPE B UNIT - KITCHENS

CLEAR FLOOR SPACE APPROACH AND CLEARANCES IN KITCHENS AND AT LAUNDRY EQUIPMENT

(THESE STANDARD GUIDELINES ARE INCLUDED FOR REFERENCE WHERE APPLICABLE.)



PARALLEL APPROACH TO TO TOP LOADING MACHINE

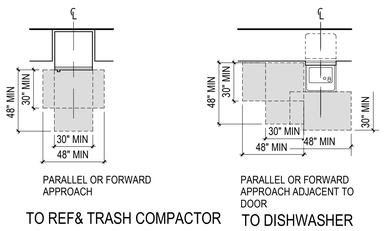
FORWARD OR PARALLEL APPROACH TO FRONT LOADING MACHINES

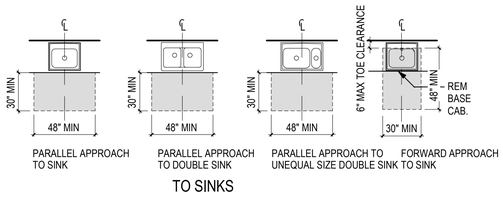
TO WASHING MACHINE OR CLOTHES DRYER

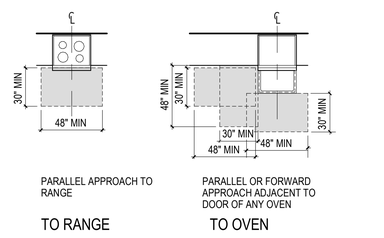
GALLEY KITCHENS

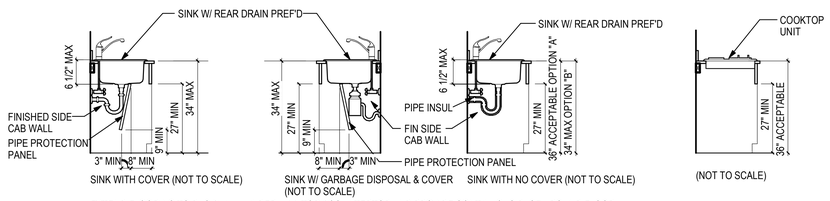
L SHAPE

MINIMUM CLEARANCES INDICATED ARE TO MOST PROTRUDING PORTION (EXCLUDING HANDLES) OF ALL OPPOSING APPLIANCES, CABINETS, COUNTERTOPS AND/OR WALLS.









EXTEND FLOORING TO BACK WALL UNDER LAVATORY COUNTERTOP AND PROVIDE CONTINUOUS BASE AROUND FLOOR.

FRONT APPROACH TO SINKS

SECTION AT FRONT APPROACH TO RANGE

NOTES FOR KITCHENS

1. ALL KITCHENS SHALL COMPLY W/ THE FOLLOWING:
   A. SPECIFIC MIN CLEAR FLOOR SPACES AT FIXTURES & APPLIANCES AS INDICATED ON DRAWINGS.
   B. MINIMUM CLEARANCES BETWEEN COUNTER TOPS, &/OR BETW APPLIANCES (HANDLES ARE NOT INCLUDED).
   C. ADDITIONAL SPECIFICATIONS IN "U" SHAPED KITCHENS AS PER DETAILS ON THIS SHT.
   D. IF FRONT APPROACH IS PROVIDED TO SINK OR RANGE, THE REQUIREMENTS SHOWN IN DETAILS A1 SHALL APPLY. FLR SHALL EXTEND TO BACK WALL. MAX 9" SINK DEPTH ALLOWED
   E. NO HEIGHT REQUIREMENT FOR BOT SHELF OF WALL CABINETS.
   F. NO GUIDELINES FOR MICROWAVE

NOTES FOR LAUNDRY EQUIPMENT

1. A CLEAR FLOOR SPACE OF 30" X 48" POSITIONED FOR PARALLEL APPROACH & CENTERED ON APPLIANCE SHALL BE PROVIDED AT TOP LOADING MACHINES. A FORWARD OR PARALLEL APPROACH IS REQUIRED FOR FRONT LOADING MACHINES.

NOTES FOR OPERABLE PARTS

1. MOUNT LIGHTING CONTROLS, ELECTRICAL SWITCHES & RECEPTACLE OUTLETS, ENVIRONMENTAL CONTROLS, ELECTRICAL PANELBOARDS AND USER CONTROLS FOR SECURITY OR INTERCOM SYSTEMS @ 15"MIN TO 48" MAX FROM FINISH FLOOR. WHEN OVER AN OBSTRUCTION, THE MAX HEIGHT OF THE OBSTRUCTION TO BE 34"; THE MOUNTING HEIGTH TO BE 48" WHEN THE DEPTH OF THE OBSTRUCTION IS 10" MAX; AND, WHEN MORE THAN 10" TO MAX 24" THE HEIGHT TO BE 46". A FORWARD OR PARALLEL APPROACH SHALL ALSO BE PROVIDED AT ALL CONTROLS.

EXCEPTIONS:
1. RECEPTACLE OUTLETS SERVING A DEDICATED USE.
2. WHEN 2 OR MORE OUTLETS ARE PROVIDED IN A KITCHEN ABOVE A LENGTH OF COUNTER TOP INTERRUPTED BY A SINK OR APPLIANCE, ONE RECEPTACLE OUTLET SHL NOT BE REQUIRED TO COMPLY.
3. FLOOR RECEPTACLE OUTLETS
4. HVAC DIFFUSERS
5. CONTROLS MOUNTED ON CEILING FANS
6. CONTROLS OR SWITCHES MOUNTED ON APPLIANCES
7. PLUMBING FIXTURE CONTROLS
8. RESET BUTTONS & SHUT-OFFS SERVING APPLIANCES, PIPING, AND PLIMBING FIXTURES.
9. WHERE REDUNDANT CONTROLS OTHER THAN LIGHT SWITCHES ARE PROVIDED FOR A SINGLE ELEMENT, ONE CONTROL IN EACH SPACE SHALL NO BE REQUIRED TO BE ACCESSIBLE.
10. WITHIN KITCHENS AND BATHROOMS, LIGHTING CONTROLS, ELECTRICAL SWITCHES AND RECEPTACLE OUTLETS ARE PERMITTED TO BE LOCATED OVER CABINETS WITH COUNTERTOPS 36" MAX IN HEIGHT AND 25 1/2" MAX IN DEPTH.

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GENERAL CONTRACTOR

CIVIL ENGINEER,
DASOL

STRUCTURAL ENGINEER
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KEY PLAN

ISSUE
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DISTRICT OF COLUMBIA ANTHONY P. UBOM 101640 LICENSED ARCHITECT

TYPE B KITCHEN AND BATHROOM GUIDELINES

PRINCIPAL IN CHARGE
NEGUSSU SOLOMON

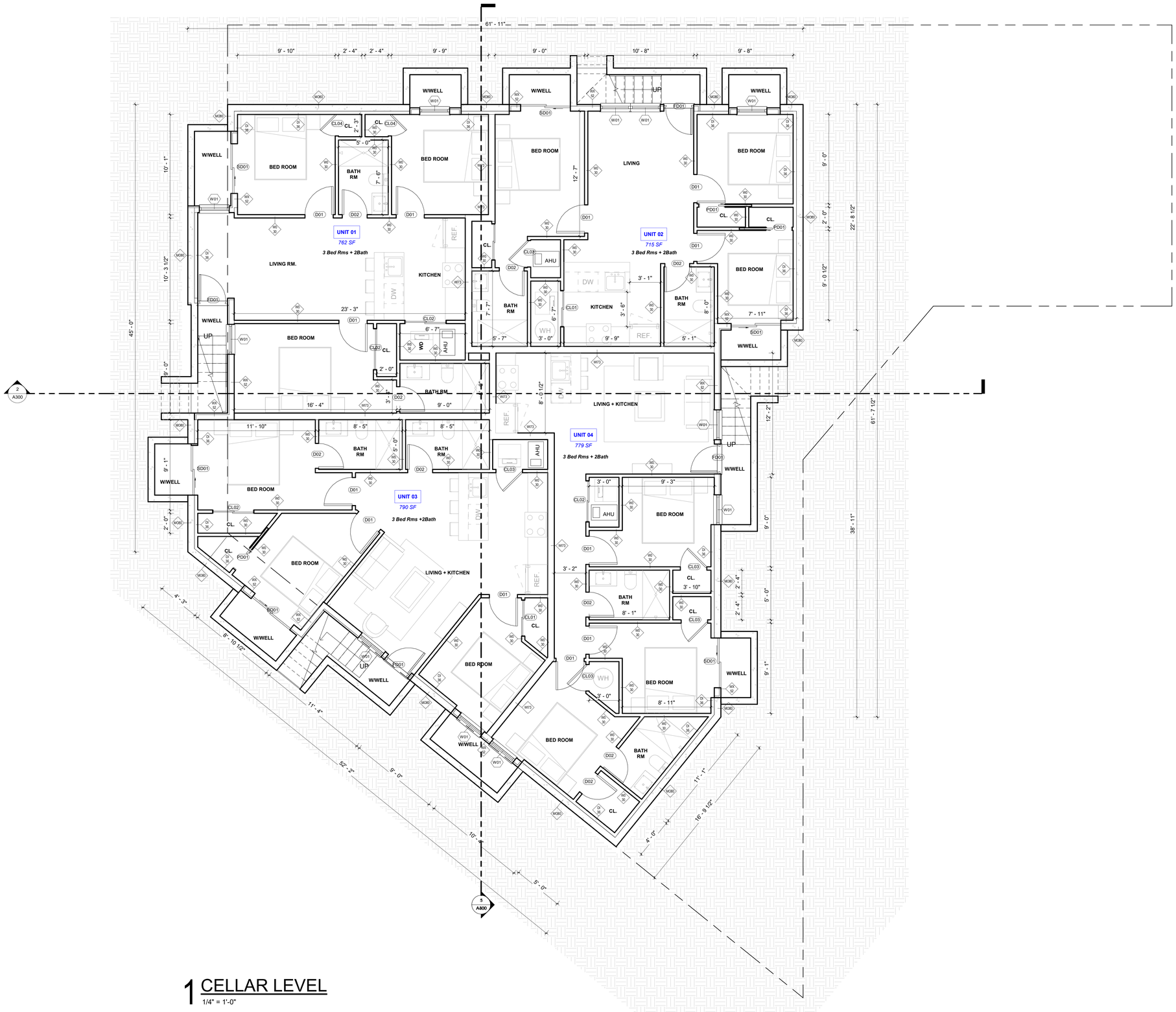
PROJECT ARCHITECT

DRAWN

DATE	APPROVED
Issue Date	-
SCALE: 1/4" = 1'-0"	JOB NO. Project Number

DRAWING NO.
A013

Permit Set



1 CELLAR LEVEL

1/4" = 1'-0"

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

0 2' 4' 8' 16'

Permit Set

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FLOOR PLANS

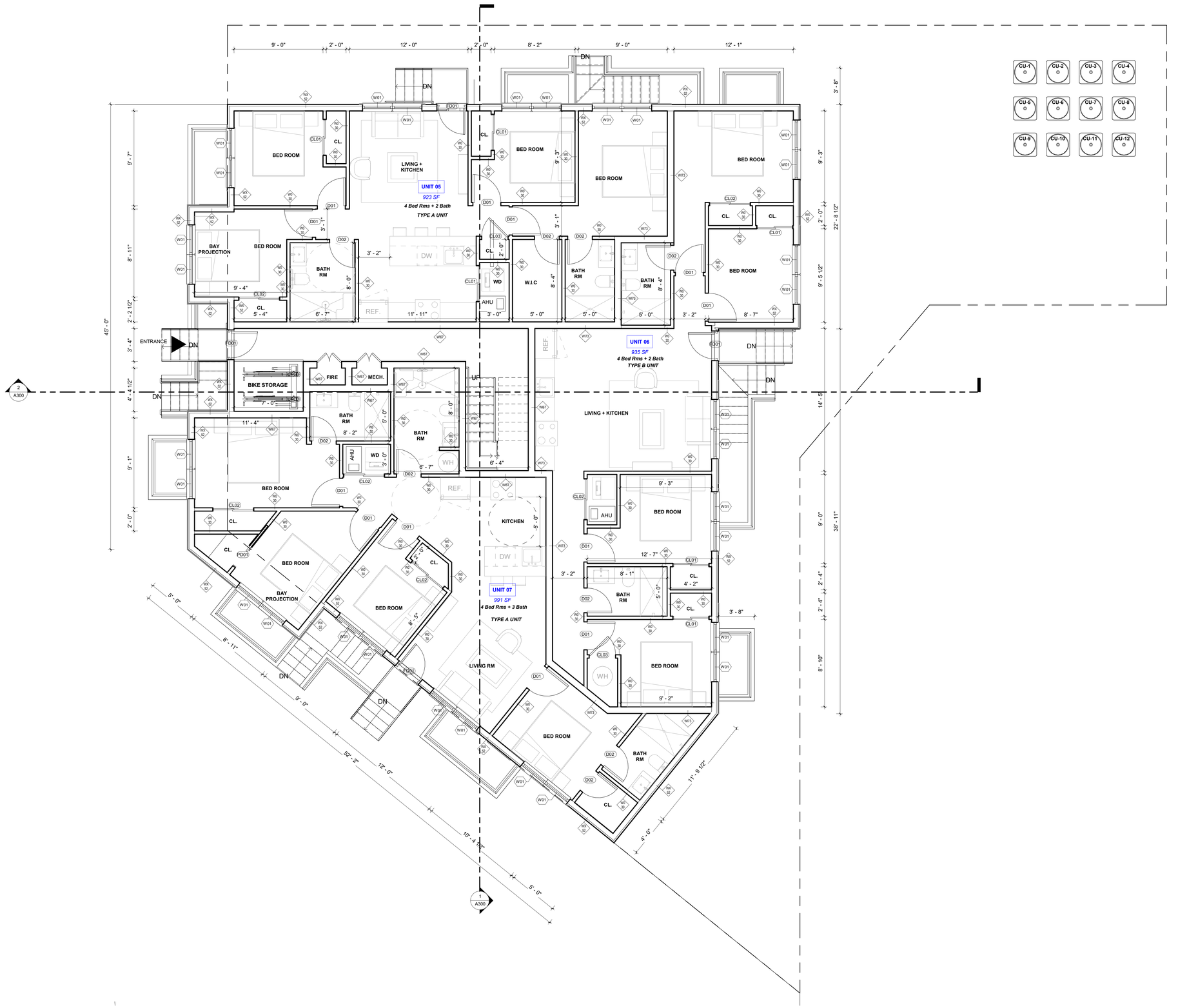
PRINCIPAL IN CHARGE
NEGUSSU SOLOMON

PROJECT ARCHITECT

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DATE	APPROVED
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SCALE: 1/4" = 1'-0"	JOB NO. Project Number

DRAWING NO.
A100



2 FIRST FLOOR

1/4" = 1'-0"

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

0 2' 4' 8' 16'

Permit Set

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FLOOR PLANS

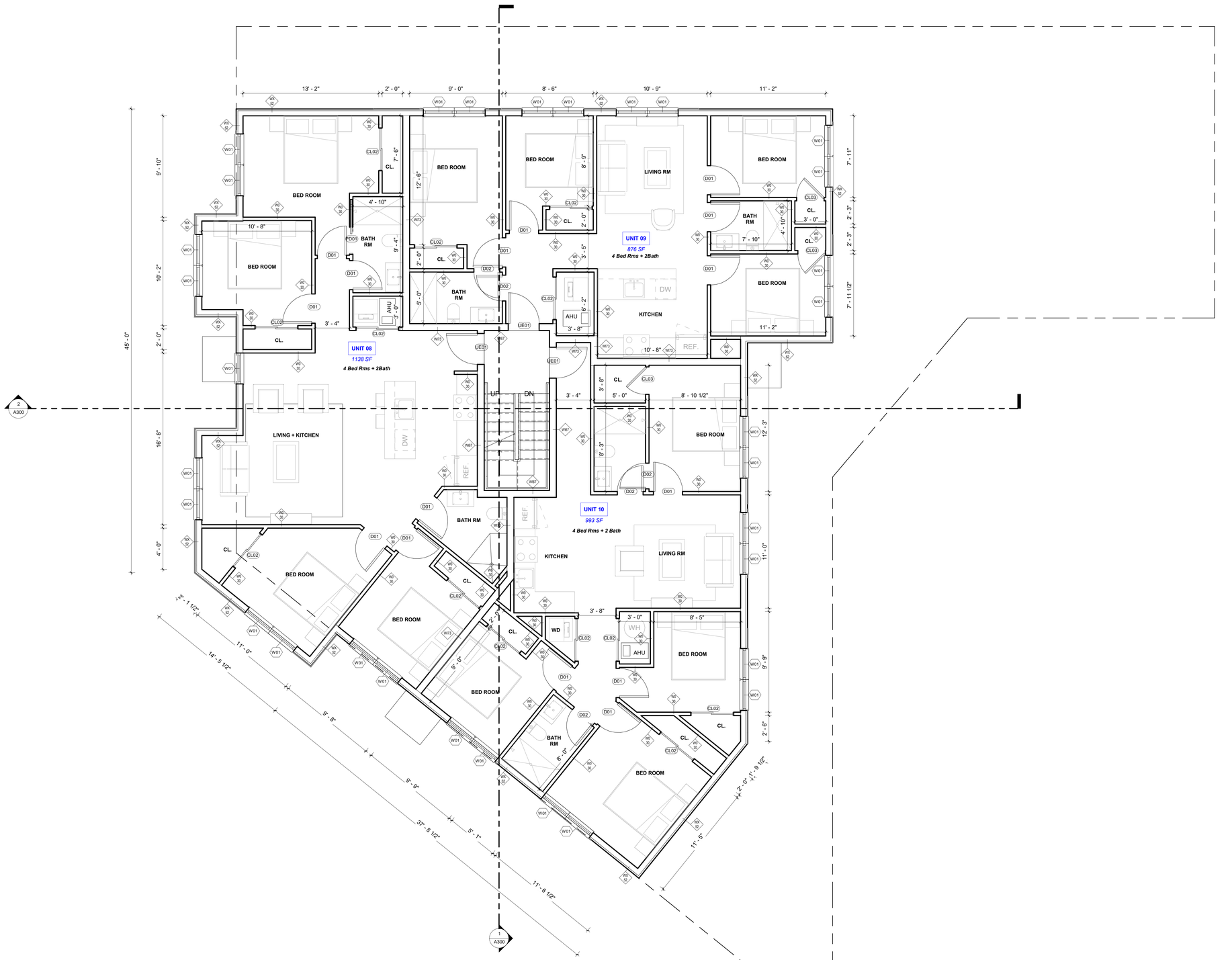
PRINCIPAL IN CHARGE
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PROJECT ARCHITECT

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DRAWING NO.
A101



1 SECOND FLOOR

1/4" = 1'-0"

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

0 2' 4' 8' 16'

Permit Set

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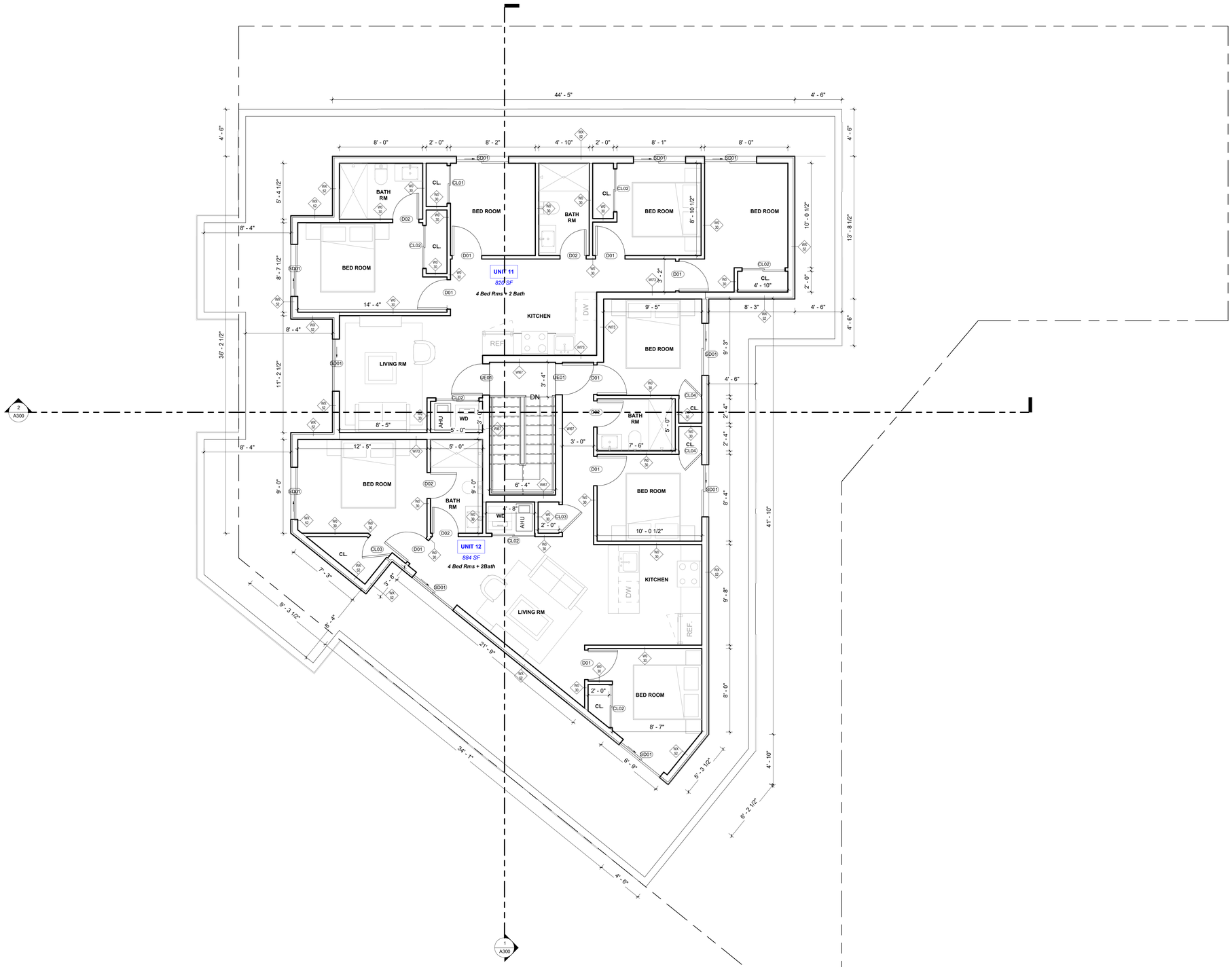
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PROJECT ARCHITECT

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DATE	APPROVED
Issue Date	-
SCALE: 1/4" = 1'-0"	JOB NO. Project Number

DRAWING NO.
A102



1 PENTHOUSE FLOOR

1/4" = 1'-0"

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

0 2' 4' 8' 16'

Permit Set

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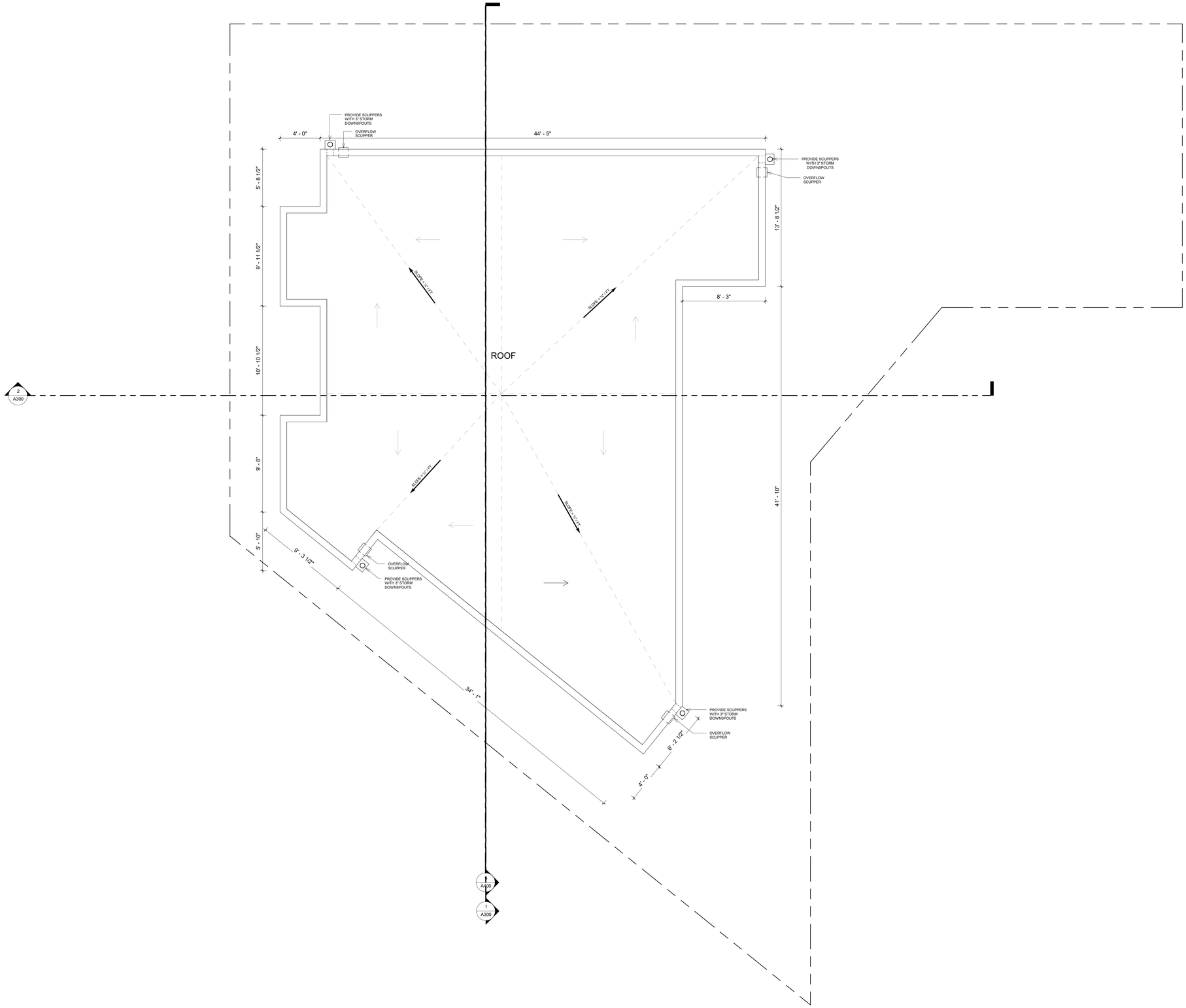
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Issue Date	-
SCALE: 1/4" = 1'-0"	JOB NO. Project Number

DRAWING NO.
A103



1 ROOF
1/4" = 1'-0"

GRAPHIC SCALE 1/4" = 1'-0"
0 2' 4' 8' 16'

Permit Set

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ROOF PLAN

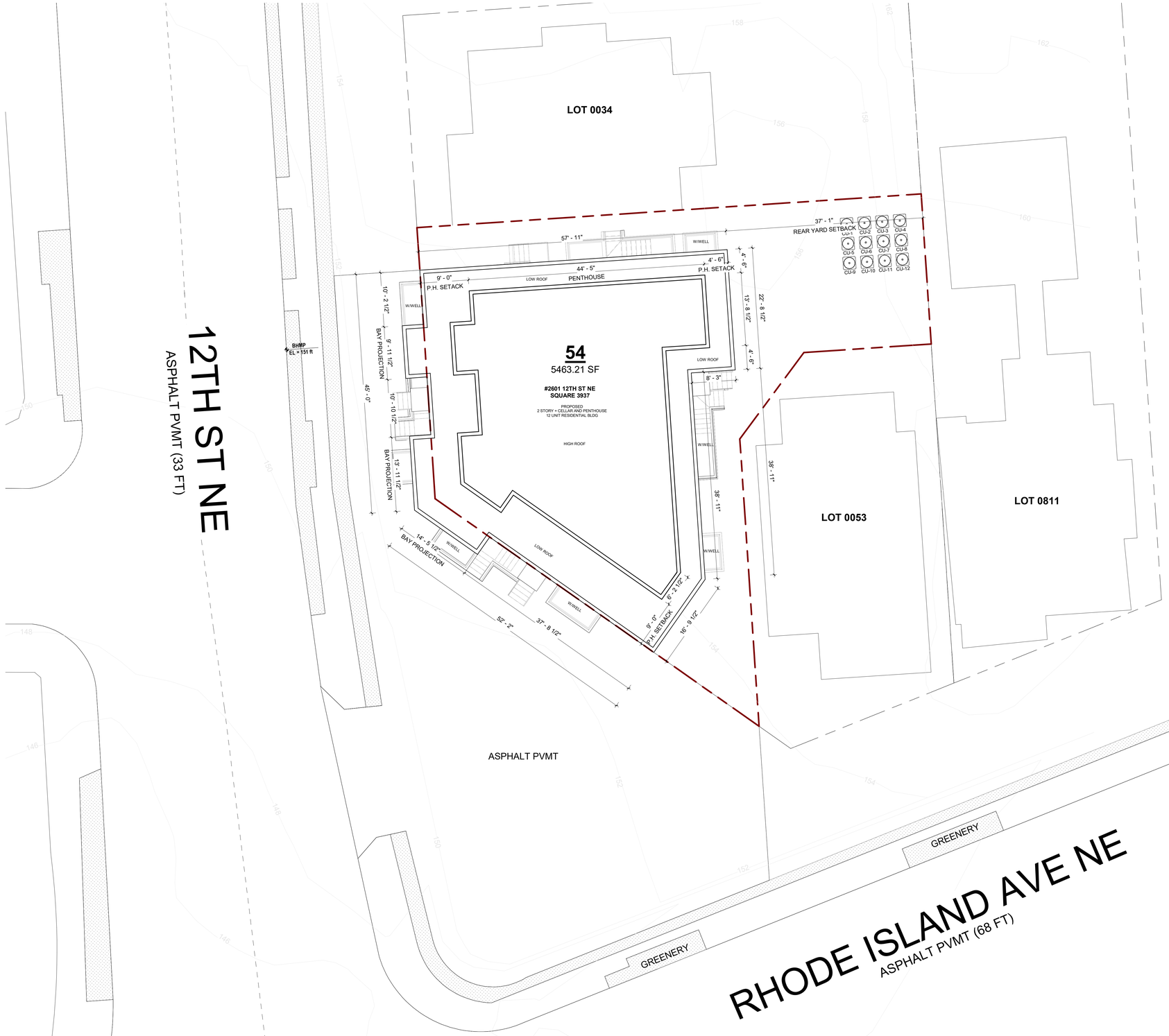
PRINCIPAL IN CHARGE
NEGUSSU SOLOMON

PROJECT ARCHITECT

DRAWN

DATE	APPROVED
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SCALE: 1/4" = 1'-0"	JOB NO. Project Number

DRAWING NO.
A104



1 SITE PLAN
1/8" = 1'-0"

GRAPHIC SCALE 1/8" = 1'-0"
0 4' 8' 16' 32'

Permit Set

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SITE PLAN

PRINCIPAL IN CHARGE
NEGUSSU SOLOMON

PROJECT ARCHITECT

DRAWN

DATE	APPROVED
Issue Date	-
SCALE: 1/8" = 1'-0"	JOB NO. Project Number

DRAWING NO.
A105



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

SG = SAFETY GLAZING

PROVIDED FIRE SEPARATION DISTANCE = 44.5 FT (per site plan on sheet A105)

PER IBC TABLE 705.8 MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION DISTANCE AND DEGREE OF OPENEING PROTECTION = **NOT REQUIRED**



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

SG = SAFETY GLAZING

PROVIDED FIRE SEPARATION DISTANCE = 8.3 FT (per site plan on sheet A105)

PER IBC TABLE 705.8 MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION DISTANCE AND DEGREE OF OPENEING PROTECTION = **25%**

TOTAL WALL-1 SURFACE AREA = 1,031.27 SF
25% OF 1,031.27 SF = 257.82 SF
TOTAL OPENING AREA = 182.46 SF (17.69%)

TOTAL WALL-2 SURFACE AREA = 600.76 SF
25% OF 600.76 SF = 150.19 SF
TOTAL OPENING AREA = 90 SF (14.98%)

TOTAL WALL-3 SURFACE AREA = 355.51 SF
25% OF 355.51 SF = 88.88 SF
TOTAL OPENING AREA = 41.76 SF (11.75%)

GRAPHIC SCALE 1/4" = 1'-0"
0 2' 4' 8' 16'

Permit Set

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DISTRICT OF COLUMBIA ANTHONY P. UBOAH 101640 LICENSED ARCHITECT

ARCHITECTURAL ELEVATIONS

PRINCIPAL IN CHARGE
NEGUSSU SOLOMON

PROJECT ARCHITECT

DRAWN

DATE	APPROVED
Issue Date	-
SCALE: 1/4" = 1'-0"	JOB NO. Project Number

DRAWING NO.
A200



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

SG = SAFETY GLAZING

PROVIDED FIRE SEPARATION DISTANCE = 89.5 FT (per site plan on sheet A105)

PER IBC TABLE 705.8 MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION DISTANCE AND DEGREE OF OPENEING PROTECTION = **NOT REQUIRED**



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

SG = SAFETY GLAZING

PROVIDED FIRE SEPARATION DISTANCE = 8 FT (per site plan on sheet A105)

PER IBC TABLE 705.8 MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION DISTANCE AND DEGREE OF OPENEING PROTECTION = **25%**

TOTAL WALL-1 SURFACE AREA = 1,534.46 SF
25% OF 1,534.46 SF = 383.62 SF
TOTAL OPENING AREA = 210.43 SF (13.71%)

TOTAL WALL-2 SURFACE AREA = 411.62 SF
25% OF 411.62 SF = 102.91 SF
TOTAL OPENING AREA = 62.48 SF (15.18%)

GRAPHIC SCALE 1/4" = 1'-0"
0 2' 4' 8' 16'

Permit Set

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ARCHITECTURAL ELEVATIONS

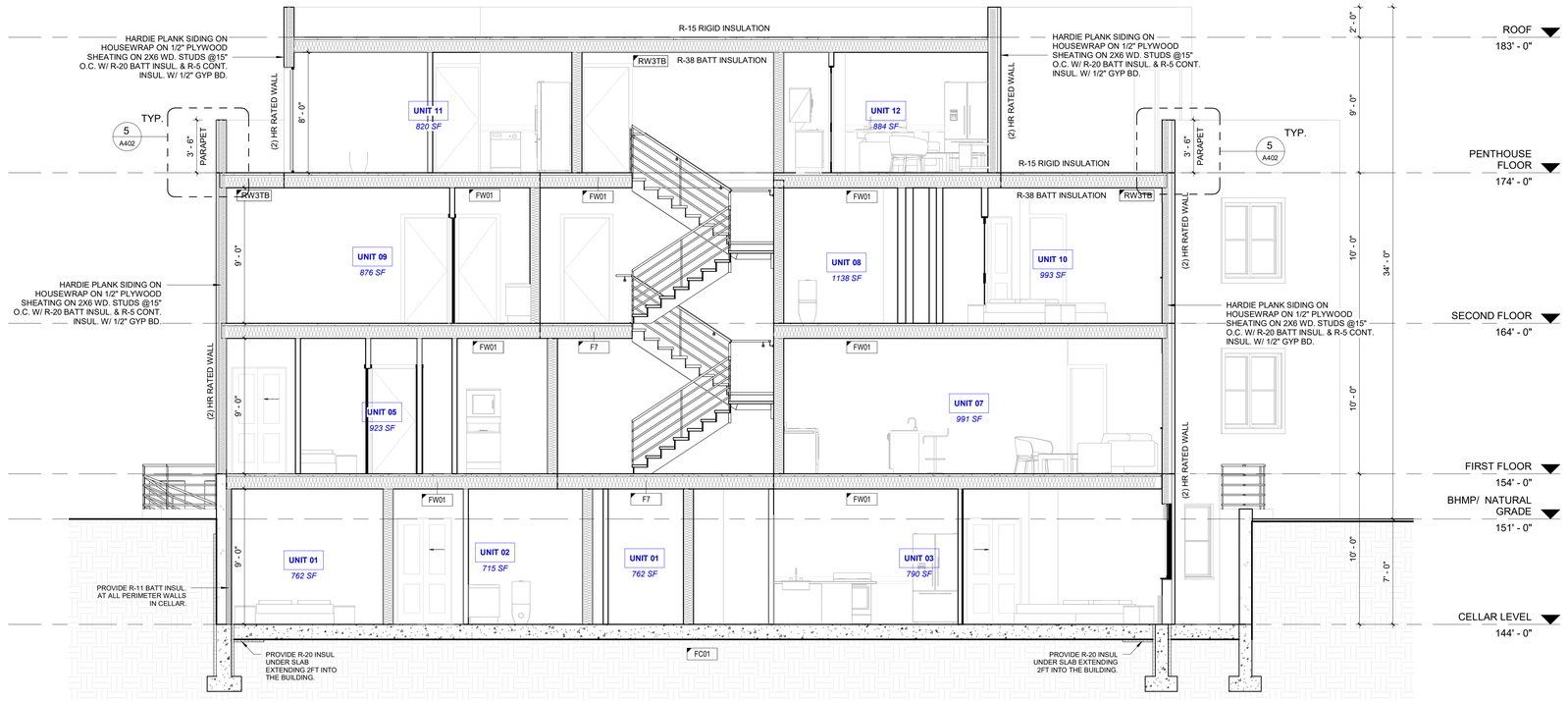
PRINCIPAL IN CHARGE
NEGUSSU SOLOMON

PROJECT ARCHITECT

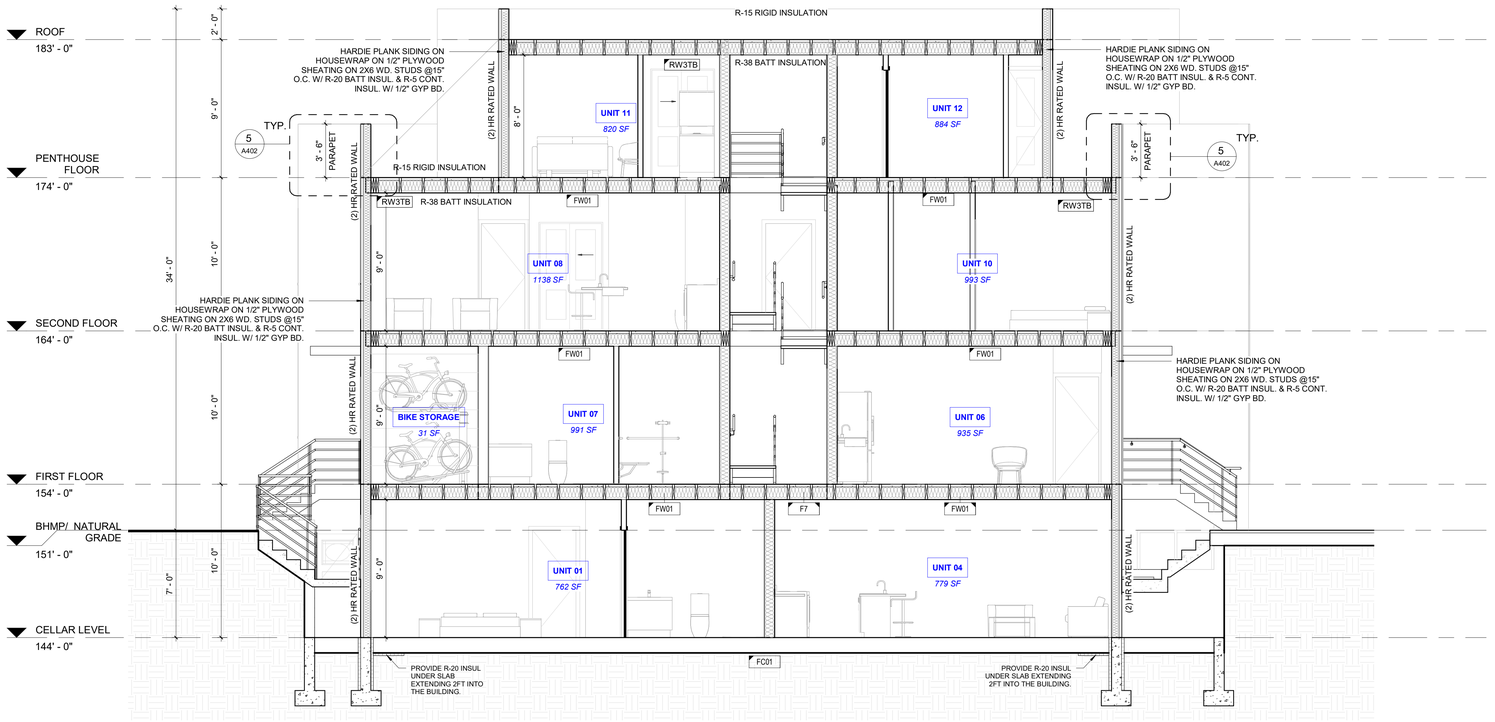
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DATE	APPROVED
Issue Date	-
SCALE: 1/4" = 1'-0"	JOB NO. Project Number

DRAWING NO.
A201



1 Section 1
1/4" = 1'-0"



2 Section 2
1/4" = 1'-0"

GRAPHIC SCALE 1/4" = 1'-0"
0 2' 4' 8' 16'

Permit Set

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ARCHITECTURAL SECTIONS

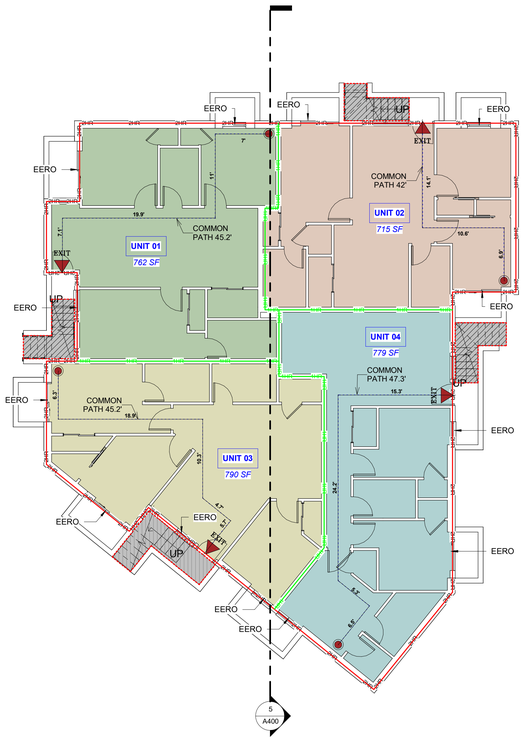
PRINCIPAL IN CHARGE
NEGUSSU SOLOMON

PROJECT ARCHITECT

DRAWN

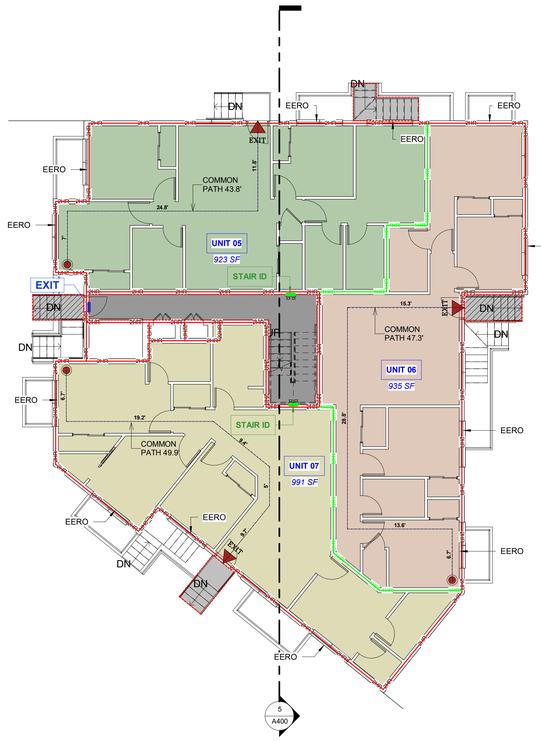
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SCALE: 1/4" = 1'-0"	JOB NO. Project Number

DRAWING NO.
A300



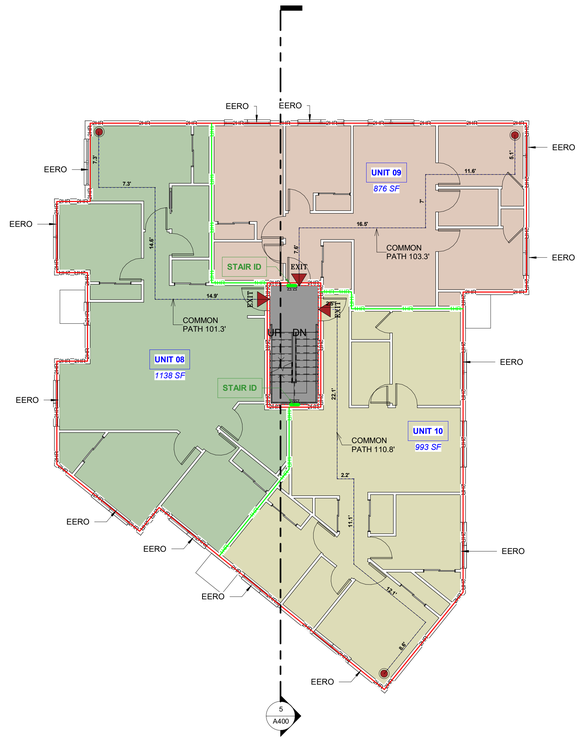
1 CELLAR LEVEL EGRESS PLAN

1/8" = 1'-0"



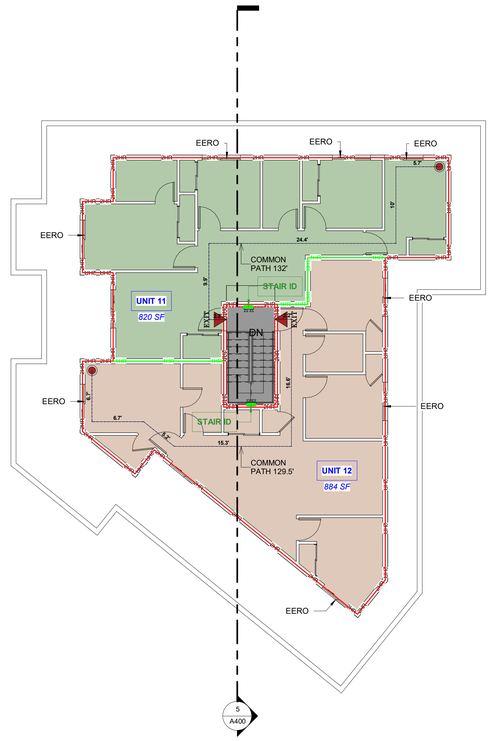
2 FIRST FLOOR EGRESS PLAN

1/8" = 1'-0"



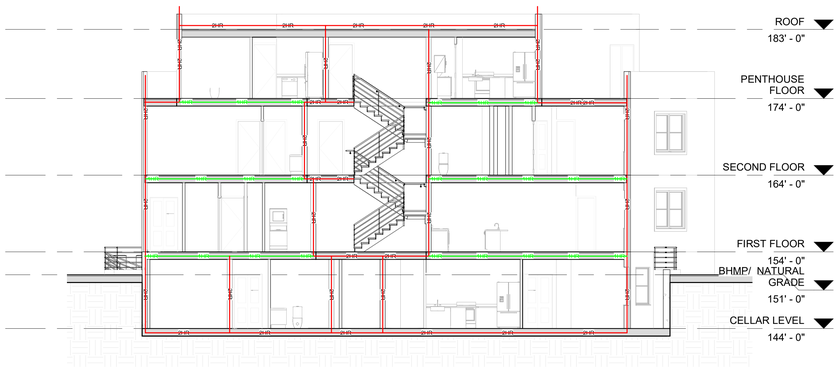
3 SECOND FLOOR EGRESS PLAN

1/8" = 1'-0"



4 PENTHOUSE FLOOR EGRESS PLAN

1/8" = 1'-0"



5 EGRESS SECTION

1/8" = 1'-0"

OCCUPANT LOAD

LEVEL		OCCUPANT / SF	AREA	NUMBER OF OCCUPANT PER UNIT
CELLAR	UNIT 1	200 GSF	771 SF	4
	UNIT 2	200 GSF	709 SF	4
	UNIT 3	200 GSF	789 SF	4
	UNIT 4	200 GSF	776 SF	4
FIRST FLOOR	UNIT 5	200 GSF	923 SF	5
	UNIT 6	200 GSF	935 SF	5
	UNIT 7	200 GSF	987 SF	5
SECOND FLOOR	UNIT 8	200 GSF	1139 SF	6
	UNIT 9	200 GSF	876 SF	5
	UNIT 10	200 GSF	993 SF	5
PENTHOUSE	UNIT 11	200 GSF	820 SF	5
	UNIT 12	200 GSF	884 SF	5
TOTAL				57

EGRESS SYSTEM

- EXIT
- EXIT DISCHARGE
- MOST REMOTE POINT WITHIN THE STORY
- DECISION POINT
- EXIT SIGNS
- EXIT SIGNS
- FIRE ALARM STROBE
- EMERGENCY LIGHTING

TRAVEL DISTANCE

2HR FIRE RATED ASSEMBLY

1HR FIRE RATED ASSEMBLY

EERO — EMERGENCY ESCAPE AND RESCUE OPENING

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FALLS CHURCH VA 22046-4515

GENERAL CONTRACTOR

CIVIL ENGINEER,
DASOL

STRUCTURAL ENGINEER
DASOL

MEP
DASOL

KEY PLAN

ISSUE
NO. DATE

REVISIONS
NO. DATE

DISTRICT OF COLUMBIA ANTHONY P. UDOMA 101640 LICENSED ARCHITECT

EGRESS PLAN

PRINCIPAL IN CHARGE
NEGUSSU SOLOMON

PROJECT ARCHITECT

DRAWN

DATE	APPROVED
Issue Date	-
SCALE: As indicated	JOB NO. Project Number

DRAWING NO.
A400

Permit Set