

Exhibit: Building Code Analysis: A0.20 - Approved Plans 9/3/2019

“Therefore P1 is NOT considered a story above grade plane and does not count towards the allowable stories of a building per table 503.”



Building Code / 2013 District of Columbia Building Code Analysis:

Definitions		
Table / Section	Requirement	Proposed
Section 201 : Definitions	GRADE PLANE: A reference plane representing the average of finished ground level adjoining the building at exterior walls. Where the finished ground level slopes away from the exterior walls, the reference plane shall be established by the lowest points within the area between the building and the lot line or, where the lot line is more than 6 feet from the building, between the building and a point 6 feet from the building.	Grade Plane as defined by the IBC is 173.46 for the project
Section 201 : Definitions	STORY ABOVE GRADE PLANE: Any story having its finished floor surface entirely above grade plane, or in which the finished surface of the floor next above is: 1. More than 6 feet (1829 mm) above grade plane 2. More than 12 feet (3658 mm) above the finished ground level at any point.	<ol style="list-style-type: none"> 1. Ground Level is at 179.28', which is 5' - 10" above Grade Plane (173.46). 2. The lowest finished ground level is 167.92. The Ground Level is 10' - 11 1/4" above this point. <p>Therefore P1 is NOT considered a story above grade plane and does not count towards the allowable stories of a building per table 503.</p>

These plans are conditionally approved as submitted or noted during plan review and are subject to field inspection. Approved plans must be kept on site and are needed for all inspections. No changes or modifications to these plans. Changes require a revision permit with the revised plans. Trade Permits are required for trade work. e.g. Electrical or Plumbing

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DGS THE DEPARTMENT OF GENERAL SERVICES

MEP ENGINEER: Setty & Associates Int'l
STRUCTURAL ENGINEER: Yun Associates, LLC

CIVIL ENGINEER: Wises Mensch Corporation
LANDSCAPE ARCHITECT: Landscape Architecture Bureau



AUG 01 2019

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Issues / Revisions

Table with 2 columns: Date, Description. Includes entries for Schematic Design Submission, Foundation to Grade Permit, Design Development Drawing Set, etc.

Ward 1 STFH & PSH
2500 14th Street NW
Washington DC 20009

CQA#21811

Drawing Title

Code Analysis

Scale: 8/1/19
Drawn By: CQA
Checked By: CQA

A0.20

ISSUED FOR PERMIT - DEPARTMENT OF GENERAL SERVICES PROJECT

OPERABLE WINDOWS IN DWELLING UNITS

Table with 4 columns: UNIT NO., UNIT TYPE, MIN. REQUIRED OPERABLE WINDOW AREA (IN SQUARE FEET), PROVIDED OPERABLE WINDOW AREA (IN SQUARE FEET). Lists units 102 through 516 with their respective window area requirements and provided areas.

GREEN CONSTRUCTION CODE

THIS PROJECT IS DESIGNED TO MEET "LEED FOR HOMES VERSION 4" AND WILL SERVE AS THE METHOD OF COMPLIANCE FOR THE DC GREEN CONSTRUCTION CODE. BELOW ARE THE REGISTRATION DETAILS FOR THE PROJECT:

LEED REGISTRATION INFO
Project ID : 1000118238
Project Title : Ward 1 STFH
Project Rating System : LEED v4 BD+C: Multifamily Midrise
Registration Type : Individual Project
Registration Date : 04/23/2019
Project Location : Washington DC US 20009

ACCESSIBLE PARKING

Total parking provided in garage: 21 spaces
Provided accessible spaces (per ADA §201.2): 2 spaces (including van)
Provided van spaces (per ADA §208.2.4): 1 space

FIRE RESISTANCE TABLE

Fire Resistance Table with columns: Building Element, Type IIB Construction Requirements (from Table 601), Additional Requirements, Notes, Code Reference IBC 2012. Lists elements like Primary Structural Frame, Bearing Walls, Interior, etc.

PLUMBING FIXTURE CALCULATIONS

SEE SHEET A0.20B

CODE ANALYSIS


2012 ICC Building Code / 2013 District of Columbia Building Code Analysis:

Table with 3 columns: Table / Section, Requirement, Proposed. Contains code analysis for Chapters 2, 3, 5, 6, 7, 8, 10, 11, 12 covering definitions, use and occupancy, building heights, types of construction, fire and smoke protection, interior finishes, means of egress, accessibility, and interior environment.

Table with 3 columns: Table / Section, Requirement, Proposed. Contains code analysis for Chapters 8, 10, 11, 12 covering interior finishes, means of egress, accessibility, and interior environment.

CERTIFICATE OF SERVICE

IT IS CERTIFIED that this 8th day of January 2020, two paper copies of the Petitioners' filing of Building Code Analysis: A0.20 – Approved Plans 9/3/2019 (Exhibit 34) was mailed, first class, postage prepaid to the Office of Zoning, and one copy was mailed, first class, postage prepaid to the applicant and owner of the building permit, Department of General Services, 1250 "O" Street, NW, Washington, DC 20009; and one copy was sent via email to Advisory Neighborhood Commission 1B, Suite #100 B, 2000 14th Street NW, Washington, DC 20009, oanc@dc.gov; and emails to the Single Member District 1B06, 1B06@anc.dc.gov; , and by email to Commissioner Jen Bristol, who represents the Single Member District, 1B06@anc.dc.gov.



David W. Brown, attorney for appellant