

ZONING & BUILDING CODE DATA:

BUILDING DATA:

PROJECT NAME: 1912 3RD STREET
PROJECT ADDRESS: 1912 3RD STREET, NE, WASHINGTON DC

PROJECT SCOPE:
[SCOPE OF WORK AS DEFINED BY LOCAL BUILDING CODES DETAILING EXISTING STRUCTURE(S), BUILDING USE, AND NEW MULTIDISCIPLINARY WORK TO BE PERFORMED]

APPLICABLE BUILDING CODES:
2003 DC ZONING REGULATIONS (DCMR 11)
2013 DC CONSTRUCTION CODES SUPPLEMENT (DCMR 12) WHICH AMENDS THE FOLLOWING:

- 2012 ICC INTERNATIONAL BUILDING CODE (DCMR 12A)
- 2012 ICC INTERNATIONAL RESIDENTIAL CODE (DCMR 12B)
- 2011 NFPA NATIONAL ELECTRIC CODE (DCMR 12C)
- 2012 ICC INTERNATIONAL FUEL GAS CODE (DCMR 12D)
- 2012 ICC INTERNATIONAL MECHANICAL CODE (DCMR 12E)
- 2012 ICC INTERNATIONAL PLUMBING CODE (DCMR 12F)
- 2012 ICC INTERNATIONAL PROPERTY MAINTENANCE CODE (DCMR 12G)
- 2012 ICC INTERNATIONAL FIRE CODE (DCMR 12H)
- 2012 ICC INTERNATIONAL ENERGY CONSERVATION CODE (DCMR 12I)
- 2012 ICC INTERNATIONAL EXISTING BUILDING CODE (DCMR 12J)
- ICC/ANSI A117.1 - 2003

ZONING DATA:

SQUARE NO.: 3565
LOT NO.: 0073
ZONING DISTRICT: R-4
OVERLAY DISTRICT: N
HISTORIC DISTRICT: N

SITE AREA: 5,328 SF

REGULATION (ZR)	EXISTING	ALLOWED / REQUIRED	PROVIDED
MAXIMUM UNITS	4 UNITS	6 UNITS	6 UNITS
BUILDING HEIGHT	21'-0" / 2 STORIES + CELLAR	40'-0" / 3 STORIES + CELLAR	39'-7" / 2 STORIES + CELLAR
FLOOR AREA RATIO	NOT APPLICABLE	NONE PRESCRIBED	
LOT OCCUPANCY	35% (1,865 SF)	60% (5,328 SF) = 3,197 SF	47% (2,490 SF)
REAR YARD	70'-10 3/4"	MINIMUM: 20'-0"	54'-0"
SIDE YARD	0	NONE PRESCRIBED	
OFF-STREET PARKING	0	1 PER 3 DWELLING UNITS = 2	2 STANDARD + 2 COMPACT

IBC CHAPTER 3 - USE & OCCUPANCY:

USE GROUP	EXISTING	PROVIDED
	R - 2	R - 2

IBC CHAPTER 5 - GENERAL BUILDING HEIGHTS & AREAS:

CONST	USE	ALLOWED	PROVIDED
TYPE III-B	R-2	60'-0" (4 STORIES)	39'-7" (2 STORIES + CELLAR)

SECTION 505 MEZZANINES AND EQUIPMENT PLATFORMS

505.2.1 AREA LIMITATION:

THE AGGREGATE AREA OF A MEZZANINE OR MEZZANINES WITHIN A ROOM SHALL BE NOT GREATER THAN ONE-THIRD OF THE FLOOR AREA OF THAT ROOM OR SPACE IN WHICH THEY ARE LOCATED.

IBC CHAPTER 6 - TYPES OF CONSTRUCTION:

- TYPE III-B

IBC CHAPTER 7 - FIRE-RESISTANCE-RATED CONSTRUCTION:

BUILDING ELEMENT	LOCALE	RATING REQUIRED	RATING PROVIDED
BEARING WALL	EXTERIOR	2	2
	INTERIOR	-- --	-- --
NONBEARING EXTERIOR WALLS & PARTITIONS		0	0
FLOOR CONSTRUCTION		0	0
ROOF CONSTRUCTION		0	0

BUILDING ELEMENT	RATING REQUIRED	RATING PROVIDED
SHAFT ENCLOSURES (IBC SECTION 713.4)	1 HR	1 HR
EXIT ENCLOSURES (IBC SECTION 1022.2)	1 HR	1 HR
CORRIDOR WALLS (IBC SECTION 708.3, IBC TABLE 1018.1)	-- --	-- --
SEPARATION WALLS BETWEEN DWELLING UNITS	1 / 2 HR	1 HR
FLOOR ASSEMBLY BETWEEN UNITS	1 / 2 HR	1 HR

OPENING PROTECTIVES: (IBC TABLES 715.4 & 715.5)

BUILDING ELEMENT & ASSEMBLY LOCATION	ASSEMBLY RATING REQUIRED	ELEMENT RATING REQUIRED	ELEMENT RATING PROVIDED
FIRE DOORS			
@ FIRE BARRIERS (>1HR)	2	2	1 1/2
@ SHAFT, EXIT ENCLOSURES & EXIT PASSAGEWAYS (1HR)	1	1	1
@ OTHER FIRE BARRIERS (1HR)	1	1	1
@ CORRIDOR WALLS	1	1	1/2
@ OTHER FIRE PARTITIONS	1	1	3/4

IBC CHAPTER 9 - FIRE PROTECTION SYSTEMS:

AUTOMATIC SPRINKLER SYSTEM: (IBC SECTION 903)
SYSTEM PROVIDED: YES, DESIGNED PER NFPA 13R-2002

IBC CHAPTER 10 - MEANS OF EGRESS:

1. EGRESS WIDTH: (IBC SECTION 1005)

BUILDING ELEMENT	REQUIRED	PROVIDED
COMMON STAIR AT THE ENTRY FOYER	36"	36"
CORRIDORS	36"	36"
DOORS	36"	36"

IBC CHAPTER 13 - ENERGY EFFICIENCY:

THE FOLLOWING PROVISIONS FOR THERMAL RESISTANCE MEET OR EXCEED THE REQUIREMENTS STIPULATED BY THE DISTRICT OF COLUMBIA RESIDENTIAL ENERGY CODE (DCMR 12J):

1.THERMAL ENVELOPE INSULATION (DCMR 12I TABLE EC-402.1.1):

GLAZING	U=0.35
SKYLIGHTS	U=0.60
ROOFS	R-49
FRAME WALLS	R-20
THERMAL MASS WALLS	R-5 (CONTINUOUS) R-10 (FRAMING CAVITY)
FLOORS OVER UNHEATED SPACE	R-19
BASEMENT & CRAWL SPACE WALLS	R-10 (CONTINUOUS) R-13 (FRAMING CAVITY)
SLAB PERIMETER	R-10 FOR DEPTH 2'-0"

2.AIR INFILTRATION (DCMR 12I SECTIONS EC-402.4.4 & EC-403.2.2):

- A. WINDOWS, SKYLIGHTS & SLIDING DOORS NOT TO EXCEED 0.3 CFM PER SQUARE FOOT OF FENESTRATION.
B. SWINGING DOORS NOT TO EXCEED 0.5 CFM PER SQUARE FOOT OF DOOR AREA. PROVIDE 1" FIBERGLASS SILL SEALER BETWEEN FOUNDATION AND WALL AND SILL PLATES.
C. FILL CONSTRUCTION (ELECTRICAL AND PLUMBING) HOLES, CRACKS, LOOSE JOINS AND SPACES IN ROUGH FRAMING AND ROUGH MASONRY WITH APPROVED FOAM SEALER OR SIMILAR SEALANT.

GENERAL NOTES:

- SEE THIS DRAWING FOR GENERAL NOTES, ABBREVIATIONS, GRAPHIC SYMBOLS AND MATERIAL DESIGNATIONS.
- DRAWINGS ARE NOT TO BE SCALED FOR DIMENSIONS AND/OR SIZES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD MEASURING EXISTING CONDITIONS PRIOR TO BEGINNING OF WORK, AND PERIODICALLY DURING PROGRESS OF WORK TO VERIFY ACCURACY OF DIMENSIONS. DEVIATIONS FROM DIMENSIONS INDICATED ON DRAWINGS ARE TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE DESIGNER.
- ADDITIONAL PLAN INFORMATION IS SHOWN ON LARGE SCALE PLANS. FOR AREAS INDICATED, LARGE SCALE DRAWINGS TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS. DETAILS TAKE PRECEDENCE OVER PLANS.
- SEE MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR LOCATION AND SIZES OF CONCRETE PAD, DRAINS, FLOOR OPENINGS, ETC. COORDINATE WITH STRUCTURAL.
- G.C. TO COORDINATE PURCHASED MECHANICAL, PLUMBING AND ELECTRICAL EQUIPMENT.
- LOCATIONS OF ACCESS PANELS MUST BE APPROVED BY THE DESIGNER. ACCESS PANELS LOCATED IN WALLS OR CEILINGS MUST BE FINISHED TO MATCH THE ADJACENT SURFACES.
- THE CONTRACTOR SHALL PROVIDE AND INSTALL FIRE EXTINGUISHER CABINETS AS REQUIRED TO MEET APPLICABLE CODES.
- INTERIOR PLAN DIMENSIONS ARE TO FACE OF WALL FINISH UNLESS NOTED OTHERWISE.
- MAINTAIN A CONTINUOUS AIR BARRIER AT THE INSIDE FACE OF THE EXTERIOR WALL. THIS REQUIRES SEALING AND TAPING ALL JOINTS IN THE INSULATION AND PROVIDING SEALANT AT ALL JOINTS.
- FLOOR TO CEILING DIMENSIONS ARE FROM TOP OF SUBFLOOR TO CEILING.
- INTERIOR FINISHES SHALL COMPLY WITH IBC CHAPTER 9.
- DONG ARCHITECTS HAS MADE NO INVESTIGATION TO DETERMINE IF ASBESTOS OR OTHER HAZARDOUS MATERIAL IS PRESENT IN THE EXISTING WORK. DONG ARCHITECTS ASSUMES NO RESPONSIBILITY WITH REGARD TO ASBESTOS OR OTHER HAZARDOUS MATERIAL. NO WARRANTY OR REPRESENTATION, WITHER EXPRESSED OR IMPLIED, IS MADE BY THESE DRAWINGS AS TO THE SAFETY OR SUITABILITY OF REMOVING HAZARDOUS MATERIALS INCLUDING ASBESTOS. IF MATERIAL SUSPECTED OF BEING HAZARDOUS IS ENCOUNTERED DURING THE COURSE OF THE WORK, THE CONTRACTOR IS TO NOTIFY THE OWNER IMMEDIATELY.
- CONTRACTOR SHALL CARRY ALL NECESSARY LIABILITY AND WORKMAN'S COMPENSATION INSURANCE.
- THESE DRAWINGS NEITHER APPROVE OR IMPLY THE STRUCTURAL INTEGRITY OF THE EXISTING CONDITIONS. SUCH BEING THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO INVESTIGATE THE STRUCTURAL INTEGRITY OF THE EXISTING WALL BEFORE PROCEEDING FORWARD WITH DEMOLITION.
- CONTRACTOR SHALL PATCH/REPAIR ALL DAMAGED SURFACES AT DEMOLISHED WORK AREAS WITH THE SAME MATERIAL.
- ALL DEMOLISHED ITEMS TO BE DISPOSED OF BY G.C. UNLESS NOTED TO BE RELOCATED, REINSTALLED OR SALVAGED & TURNED OVER TO OWNER.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS AT JOB SITE AND ADVISE THE DESIGNER OF ANY DISCREPANCIES IN ANY AND ALL CONDITIONS BEFORE PROCEEDING WITH ANY PHASE OF THE JOB.
- WHERE IT IS THE CLEAR INTENT OF THE DRAWING THAT NEW CONSTRUCTION ALIGN WITH EXISTING CONDITIONS, CONFLICTING DIMENSIONS SHALL BE SUBORDINATED TO THE ALIGNMENT.
- REMOVE EXISTING CEILING AND LIGHTS AS REQUIRED FOR NEW CEILING WORK.
- PROVIDE ALL LABOR, MATERIAL, EQUIPMENT AND MISCELLANEOUS ITEMS INCLUDING BUT NOT LIMITED TO CLIPS, INSERTS, TIES, ANCHOR STRAPS, HANGERS, BOLTS AND OTHER FASTENERS REQUIRED TO COMPLETE THE WORK. VERIFY ALL FLOOR AND ROOF OPENINGS WITH THE DESIGN DRAWINGS. ANY DISCREPANCY SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SITE SAFETY, AND THE STABILITY OF ALL NEW, TEMPORARY AND EXISTING STRUCTURES, WALLS, SLABS, ETC. DURING CONSTRUCTION PHASE.
- EXISTING CONDITIONS: HAVE BEEN DOCUMENTED TO THE GREATEST EXTENT POSSIBLE. ALL DIMENSIONS INDICATED ON DRAWINGS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO SHOP FABRICATION OF ANY MATERIALS. ALL EXISTING CONDITIONS AND MEMBERS INDICATED ON DRAWINGS SHALL BE FIELD VERIFIED BY CONTRACTOR PRIOR TO STARTING WORK. ANY DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE DESIGNER ALL ENGINEER.
- CONTRACTOR SHALL PROVIDE SMOKE DETECTORS PER CODES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR INSPECTIONS AND APPROVALS REQUIRED BY THE DISTRICT.
- CONTRACTOR SHALL PROVIDE FIRESTOPPING/DRAFTSTOP PER CODE.

No.	Issued For	Date
1	Permit Set	10.22.14

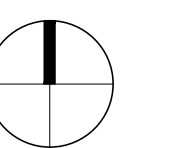
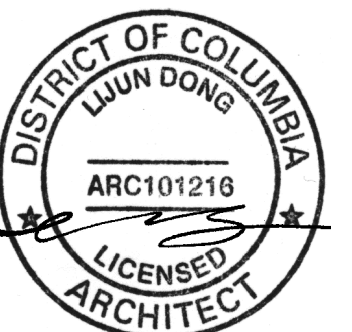
SCALE: As Shown

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Professional Seal



Sheet Title

GENERAL INFORMATION

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