GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
OFFICE OF THE ZONING ADMINISTRATOR

June 29, 2016

Ronald Schneck Jr., AIA

Square 134 Architects, PLLC

VIA EMAILED PDF

Re: Zoning PDRM – 919 R Street, NW – Subject Property

Dear Mr. Schneck:

Please allow this letter (and attached drawings) to serve as a confirmation of our conversation on March 1, 2016, regarding the proposed development at the subject property and as discussed here the proposed project complies with the current zoning regulations. The conclusions that we discussed are as summarized below:

1 – The building is a matter-of-right conversion from a single family home into a Flat or a Two Dwelling Unit building that will be a condominium.

2 – The allowable lot occupancy is 60% and you will be bring it into compliance by demolishing a portion of the rear of the building to bring it into full compliance.

3 – Related to lot occupancy, by adding a third floor, you would be worsening an existing court condition, so you will covering the area adjacent to the third floor addition with a trellis (with framing members spaced 24" [or less] on center – material TBD). However, you will not be covering the portion of the existing court adjacent to the existing building at two stories.

4 – At the rear of the building you are also proposing a juliet balcony as an architectural feature. I confirmed that this juliet balcony, provided that it projects no more than 24" from the exterior wall, is considered an allowable projection and is therefore not included in lot occupancy.

5 – Under the current R-4 regulations, the maximum building height, measured from the middle of the front of the building at grade to the highest point of the roof, exclusive of a parapet, is 35'-0."

6 – Currently, there are no off-street parking spaces, but you will be providing (2) 9' x 19' parking spaces, even though only one is required per Section 2101.1 of the Zoning regulations.

7 – We discussed the designation of the lowest level as a cellar in that the ceiling is not more than 4' from adjacent grade at the front and the rear of the existing building. You are providing a sunken patio and an areaway for egress, but since there are no FAR requirements in an R-4 zone, the their potential contribution to FAR is irrelevant. The cellar designation is not counted as a story per zoning definition.

8 – The third floor addition is conforming to the new regulations applicable to R-4 zones approved on January 14, 2016. tilted Subtitle E - Residential Flat (RF) Zones.

Please feel free to contact me if you have any questions.

Sincerely,

Matthew Le Grant

Zoning Administrator

Attachment: Plan Set dated 2-29-16

File: Det Let re 919 R St NW to Schneck 6-29-16

GENERAL NOTES

1. The Construction Documents are to include AIA document A201 "General Conditions of the Contract for Construction". Lock Seven Development, LLC, shall be designated as "The Owner", Square 134 Architects shall be designated as "The Architect". Lock Seven Development, LLC, shall be designated as "The Landlord". The AIA document shall also include the Agreement, Performance and Payment Bonds, General Conditions, Supplementary Conditions, the Specifications, the Drawings Addendum, and Contract Modifications, Building Rules and Regulations & any other documents required by the Owner

2. The General Contractor shall be both licensed and bonded in the District of Columbia and shall provide documents upon the Architect's request.

3. The Work shall be done in accordance with all rules and regulations of all applicable safety and building codes. The General Contractor is responsible for securing and paying for all permits required for the Work and for the scheduling of all required inspections during the course of the Work.

4. The General Contractor shall review the existing conditions, Landlord Rules & Regulations & Base Building Construction Documents from the Landlord and shall comply with all base building requirements and design criteria. The Contractor shall notify the Architect of all discrepancies, errors, inconsistencies or ambiguities discovered.

5. The General Contractor shall provide protection and be responsible for any existing finishes to remain and shall repair or replace any damaged areas as a result of the work. All existing finishes to remain shall be cleaned at the completion of construction.

6. All materials and systems shall be installed as per manufacturer's specifications and all construction shall be of industry standard or better. The Architect shall be ultimate judge of quality.

7. Only new items of recent manufacture, of standard quality, free from defects, will be permitted in the Work, unless otherwise noted. Rejected items shall be removed immediately form the Work and replaced with items of the quality specified. Failure to remove rejected materials and equipment shall not relieve the General Contractor from the responsibility for quality of items used nor from any other obligation imposed on him by the Contract.

8. Do not scale drawings. Stated & written dimensions govern. The General Contractor shall verify all dimensions in the field and shall be responsible for their accuracy. No extra charge or compensation shall be allowed because of difference between actual dimensions and those indicated on the drawings, unless they contribute to a change in the scope of the Work. Any difference which may be found shall be submitted to the Architect for decision prior to ordering, manufacturing, or proceeding with the Work. Horizontal dimensions indicated are to/from face of GWB, unless noted otherwise. Vertical dimensions are from top of floor slab except where noted to be above finished floor (AFF). Dimensions are not adjustable without approval of Architect unless noted +/-.

9. In the event of conflict between data shown on drawings and data shown on the specification, the specification shall govern. Detail drawings take precedent over drawings of larger scope. Should the General Contractor at any time discover an error in a drawing or specification, or any discrepancy, or variation between dimensions on the drawings and measurements at site, or lack of dimensions or other information, the Contractor shall not proceed with the work affected until clarification has been made by the Architect. In case of an inconsistency between Drawings and Specifications or within either Document, not clarified by addendum, the more specific provision will take precedence over less specific; more specific will take precedence over less stringent; more expensive item will take precedence over less expensive. Better quality or greater quantity of Work shall be provided in accordance with Architect's interpretation. On Drawings, figures take precedence over scaled dimensions. Scaling of dimensions, if done, is done at the Contractor's own risk.

10. General Contractor shall verify that no conflicts exist in locations of any and all mechanical, telephone, electrical, plumbing and sprinkler equipment (to include all piping, duct work, sprinklers structural members and conduit) and that clearances for installation and maintenance of above equipment is provided. Elements in conflict shall be determined and reviewed with the Architect prior to work proceeding. Contractor to coordinate new work with existing conditions.

11. The General Contractor shall provide shop drawings for the Architect's review and approval for the following: All shop fabricated millwork, flooring, light fixtures, doors, misc. steel, metal fabrication, glass/glazing, and hardware. Shop drawings shall be submitted in the form of 2 sets of prints. Shop drawings shall not be reproductions of Contract Documents. Material Submittals (3 samples) shall be provided for wood, acrylic, tile, base, paint, laminate and any other materials indicated in the shop drawing.

12. The General Contractor shall provide the Architect with manufacturer's cut sheets and specifications for all equipment including but not limited to: light fixtures, plumbing equipment, electrical equipment, fans, supplementary heating and cooling elements, all hardware and security equipment.

13. The General Contractor shall not proceed with work for which he expects additional compensation beyond the contract amount with out written authorization from the Architect and Owner. Failure to obtain such authorization shall invalidate a claim for extra compensation. The Contractor shall not proceed with work which, if completed in strict conformance with the Construction Documents, will result in additional work beyond the scope of the Contract without written authorization from the Architect and Owner. Any field conditions that significantly vary from the Contract Documents or will result in additional work, shall be brought to the attention of the Architect prior to proceeding with work.

14. Contractor shall include all x-ray and core drill costs. All core drilling of the slab shall be approved by the Landlord Structural Engineer prior to proceeding with the Work. Contractor shall submit proposed locations to Architect and Structural Engineer for review prior to proceeding with the work.

15. Patch, repair and install all fireproofing as required by code. Fireproof any new penetrations required by the work.

16. General Contractor to coordinate and review size and location of all slab penetrations. All required penetrations shall be made in accordance with the Owner's standard approval procedures and methods. All penetrations shall be properly sealed according to the Architect and the Owner's requirements and applicable codes.

17. The General Contractor shall continuously check architectural and structural clearances for accessibility of equipment and mechanical and electrical systems. No allowances of any kind will be made for the General Contractor's negligence to foresee means of installing equipment into position.

18. The finished work shall be firm, well-anchored, in true alignment, plumb, level, with smooth, clean, uniform, appearance without waves, distortions, holes, marks cracks, stains, or discoloration. Jointing shall be close fitting, neat and well scribed. The finished work shall have no exposed unsightly anchors or fasteners and shall not present hazardous, unsafe corners. All work shall have the provision for expansion, contraction and shrinkage as necessary to prevent cracks, buckling, and warping due to temperature and humidity conditions.

19. Attachments, connections or fasteners of any nature are to be properly and permanently secured in conformance with best practice and the General Contractor is responsible for improving them accordingly. The drawings highlight special conditions only and by no means illustrate every connection. Start of installation shall imply acceptance of substrate.

20. General Contractor shall waive "Common Practice" and "Common Usage" as construction criteria wherever details and Contract Documents of governing codes, ordinances, etc. require quantity or better quality than common practice or common usage would require.

21. The General Contractor shall submit shop drawings and submittals order and schedule delivery of materials in ample time to avoid delays in construction. If an item is found to be unavailable or to have a long lead time, the General Contractor shall notify Architect immediately with a proposed alternative.

22. The General Contractor shall notify the Owner, the Landlord, and the Architect in writing of any deficiencies in base building new work prior to the commencement of the work. Any unreported deficiencies will become the responsibility of the General Contractor to correct.

24. Within the scope of renovation, all debris shall be removed from the site on a daily basis when possible. Upon completion of the work, remove all debris from the building created by the work provided under this Contract and leave all areas clean. Trash is not permitted to be burned on site.

25. All abandoned miscellaneous nails, hangers, staples, wires and conduits shall be removed from the walls and areas of exposed ceilings. Remove all abandoned pipe sleeves in floor slabs. Patch existing slab as req. to maintain UL fire rating of floor slab where pipes and conduits have been removed.

26. Slab penetrations less than 2" around new and existing piping, conduit, ductwork, etc. shall be filled with acoustic foam and/or sealant to ensure acoustical separation between floor slabs. Slab penetrations greater than 2" around new and exiting piping, conduit, ductwork, etc. shall be filled with concrete. All piping, conduit, ductwork, etc. shall be wrapped with expansion material prior to filling with concrete. Expansion material shall be approved by the MEP Engineer.

27. Provide the Architect with manufacturer's cut sheets and specifications for review of equipment including but not limited to: lighting fixtures, plumbing equipment, electrical equipment, fans, heating and cooling elements and accessories, hardware and security equipment.

28. Notify Architect of any access panels which may be required before proceeding with the work. No access panels shall be provided in GWB ceilings. Contractor shall be responsible for coordinating all trades. Required access panels shall be included in the Contractor's scope.

29. Contractor shall provide the Team with a construction schedule showing the proposed phasing. Any long lead items that will affect the Substantial Completion date shall be brought to the Architect's attention immediately.

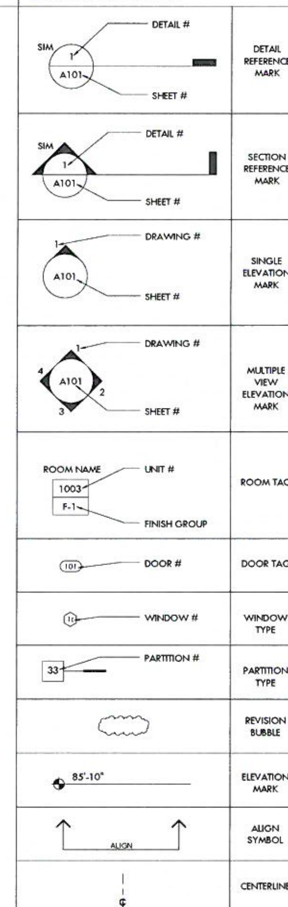
30. Provide protection for existing finishes to remain, including restrooms, lobbies and corridors and repair damages as a result of construction. Document any existing conditions or damages prior to the start of construction.

31. The Contractor shall be solely responsible for, and have control over, all construction means, methods, techniques, sequences, and procedures for coordinating and constructing all portions of the work.

ABBREVIATIONS

ABV	above	KD	knock down
ACOUS	acoustical	LAV	lavatory
ACT	acoustical ceiling tile	LB(S)	pounds
AD	area drain	LDG	landing
ADJ	adjustable	LT	light
AFF	above finished floor	MAX	maximum
ALUM	aluminum	MECH	mechanical
ALT	alternate	MEMB	membrane
APPROX	approximate	MFR	manufacturer
ARCH	architect	MIN	minimum
BALC	balcony	MISC	miscellaneous
BD	board	MTD	mounted
BET	between	MTL	metal
BLDG	building	N	north
BLKG	blocking	NIC	not in contract
BLW	below	NO	number
BM	beam	NOM	nominal
BO	bottom of	NTS	not to scale
BOT	bottom	OA	overall
BRKT	bracket	OC	on center
BULKHD	bulkhead	OD	outside diameter
CAB	cabinet	OFF	office
CALK	calking	OH	opposite hand
CEM	cement	OPG	opening
CER	ceramic	OPP	opposite
CJ	construction joint	PART	partition
CL	center line	PG	paint grade
CLG	ceiling	PL	property line
CLOS	closet	PLAM	plastic laminate
CLR	clear	PLAS	plaster
CO	cased opening	PLYWD	plywood
COL	column	PNT	paint
CONC	concrete	PR	pair
CONT	continuous	PSL	panel support leg
CPT	carpet	PTD	partition
CT	ceramic tile	PTN	painted
CTR	center	R	riser
DBL	double	RAD	radius
DET	detail	RD	roof drain
DIA	diameter	REF	refrigerator, refer
DIM	dimension	REINF	reinforced
DISP	disposer	REQD	required
DN	down	RESIL	resilient
DR	door	REV	revision
DS	down spout	RM	room
DW	dishwasher	RO	rough opening
DWG	drawing	S	south
E	east	SB	sink basin
EA	each	SCHED	schedule
ELEC	electric(al)	SC WD	solid core wood door
ELEV	elevation	SEAL	sealant
EMER	emergency	SECT	section
ENCL	enclosure	SF	square foot
EP	end panel	SHT	sheet
EQ	equal	SIM	similar
EQUIP	equipment	SP	standpipe
ETR	existing to remain	SPEC	specification
EXIST	existing	SQ	square
EWC	electrical water cooler	SS	stainless steel
FA	fire alarm	STD	standard
FD	floor drain	STL	steel
FE	fire extinguisher	STOR	storage
FEC	fire extinguisher cabinet	STRUCT	structural
FH	fire hydrant	SUSP	suspended
FHC	fire hose cabinet	SYM	symmetrical
FIN	finish	T	tread
FLR	floor	TEL	telephone
FLUOR	fluorescent	TER	terrazzo
FT	foot or feet	T&G	tounge & groove
FUR	furring	THK	thick(ness)
FO	face of	THR	threshold
FOF	face of finish	TO	top of
GAL	gallon	TYP	typical
GALV	galvenized	UC	undercut
GB	grab bar	UNFIN	unfinished
GFI	ground fault interupt	UON	unless otherwise noted
GL	glass	UNO	unless noted otherwise
GND	ground	UTIL	utility
GYP	gypsum	VCT	vinyl composition tile
GWB	gypsum wall board	VE	value engineering
HC	handicapped	VERT	vertical
HDWD	hardwood	VIF	verify in field
HDWR	hardware	VWC	vinyl wall covering
HT	height	W	west
HM	hollow metal	W/	with
HORIZ	horizontal	WC	wall covering
HR	hour	WD	wood
ID	inner diameter	W/I	within
INCAN	incandescent	W/O	without
INSUL	insulation	WLD	welded
INT	interior	WP	waterproof
JAN	janitor	WSCT	wainscot
JST	joist	WS	wetstack
JT	joint	WT	weight

SYMBOLS LEGEND



3X3 SQUARE FOR DCRA USE

SQUARE 134 ARCHITECTS

1501 11th St NW Suite 3
Washington DC 20001
202.328.0134

CONSULTANT

PROJECT
919 R ST NW
Washington, DC 20001

REVISIONS

DATE	DESCRIPTION

DRAWING TITLE
GENERAL NOTES

DISTRICT OF COLUMBIA LICENSED ARCHITECT

PROJECT NO. 15037
SCALE 3/8" = 1'-0"
DATE 02.29.16
DWG. NO.

FOR PERMIT ONLY
NOT FOR CONSTRUCTION

A0001

ZONING ANALYSIS

SITE INFORMATION

PROJECT ADDRESS:	919 R Street NW Washington, DC 20001
ZONE:	R-4
SQUARE:	0363
LOT:	0010
HISTORIC:	GREATER U STREET HISTORIC DISTRICT

	ALLOWABLE	EXISTING
LOT SIZE	1,900 SF	1,900 SF
LOT OCCUPANCY	60% MAX	63.9% (1,215 SF)
FAR	NA	NA
REAR YARD SETBACK	20'-0" MIN	32' - 4" (TO REAR OF BUILDING)
BUILDING HEIGHT	3 STORIES/40'-0"	2 STORIES / 24'-0"
COURTS	4"/1'-0" OF HEIGHT OR 10'-0" MIN	EXISTING
PARKING	1 SPACE / 3 UNITS	0 SPACES

PROPOSED GSF:

CELLAR LEVEL -	1,060 SF (DOES NOT COUNT TOWARD FAR)
FIRST LEVEL -	1,060 SF
SECOND LEVEL -	1,060 SF
THIRD LEVEL -	560 SF
TOTAL -	3,740 SF

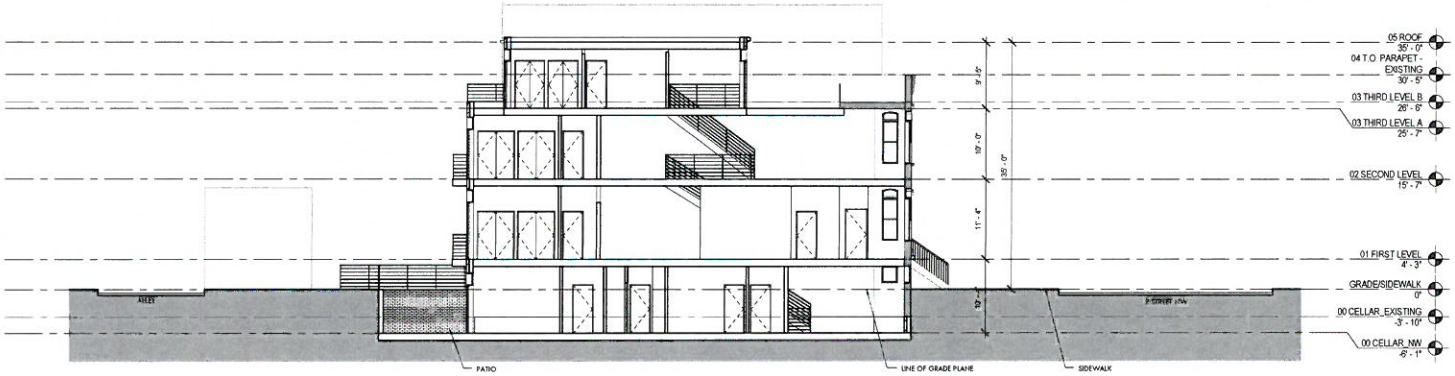
UNIT COUNT:

CELLAR & FIRST LEVEL -	1 - 3 BEDROOM, 3 BATH
SECOND & THIRD LEVEL -	1 - 2 BEDROOM, 2 BATH
TOTAL -	2 UNITS

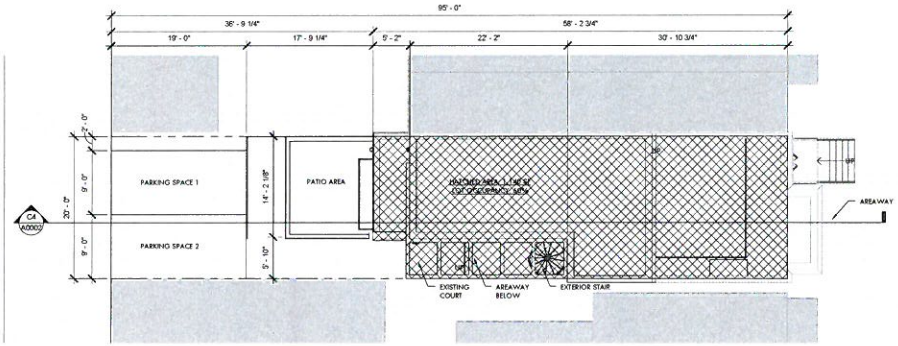
	PROPOSED
LOT SIZE	EXISTING TO REMAIN
LOT OCCUPANCY	60%(1,140 SF)
FAR	NA
REAR YARD SETBACK	36' - 9" (TO REAR OF BUILDING)
BUILDING HEIGHT	3 STORIES/35'-0"
COURTS	EXISTING COURT TO REMAIN
PARKING	2 (9' X 19') SPACES

Building Height
Unless otherwise restricted or permitted in this title, in those districts in which the height of the building is limited to forty feet (40 ft.), the height of the building may be measured from the finished grade level at the middle of the front of the building to the ceiling of the top story.

BZA Application Summary
Variance relief requested and granted from the board regarding:
- lot area
- nonconforming structures (§2001.3) with respect to lot occupancy (§ 403) and courts (§406)
- compact parking spaces (§2115 and §2 101 .1)



C4 A0002 ZONING BUILDING SECTION
1/8" = 1'-0"



B4 A0002 ZONING SITE PLAN
1/8" = 1'-0"

3X3 SQUARE FOR DCRA USE

134
SQUARE 134 ARCHITECTS
1301 11th St NW Suite 3
Washington DC 20001
202.332.0134

CONSULTANT

PROJECT
919 R ST NW
Washington, DC 20001

REVISIONS
DATE | DESCRIPTION

DRAWING TITLE
ZONING ANALYSIS

DISTRICT OF COLUMBIA REGISTERED LICENSE ARCHITECT

PROJECT NO.
15037

SCALE
As indicated

DATE
02.29.16

DWG. NO.
A0002

FOR PERMIT ONLY
NOT FOR CONSTRUCTION

CODE ANALYSIS

BUILDING DATA

PROJECT ADDRESS: 919 R Street NW
Washington, DC 20001

SCOPE OF WORK

Conversion of a single family rowhouse into a two units condo building

APPLICABLE BUILDING CODES

This project conforms to all applicable building codes and zoning regulations for the District of Columbia. All codes subject to the District of Columbia Construction Codes 2013 Supplement Amendments and all revisions.

2013 DC Building Code
2013 DC Energy Conservation Code
2013 DC Fire Code
2013 DC Mechanical Code
2013 DC Plumbing Code
2013 DC Property Maintenance Code
2012 International Fuel Gas Code (with DCMR 12D)
2012 International Existing Building Code (with DCMR 12D)
2011 National Electric Code NFPA 70 (with DCMR 12C)
DCMR Title 11 - Zoning Regulations
ICC/ANSI A117.1 2009

CLASSIFICATION

Use Group :	R-3
Type of Construction :	IB-B
Alteration :	Level 3
Sprinkler System :	NFPA 13R
Fire Alarm System :	Yes
Fire Separtion Distances :	North - 79'-0" East - 0'-0" South - 86'-6" West - 2'-0"

AREA LIMITATION

ALLOWABLE AREA (IBC TABLE 503)	UNLIMITED
FRONTAGE INCREASE (IBC 506.2)	0 SF
AUTOMATIC SPRINKLER INCREASE (IBC 506.3)	0 SF
TOTAL ALLOWABLE AREA	UNLIMITED
TOTAL PROPOSED AREA	1,140 SF

HEIGHT LIMITATION

ALLOWABLE HEIGHT (IBC TABLE 503)	55'-0", 4 STORIES
AUTOMATIC SPRINKLER INCREASE (IBC 504.2)	20'-0", 1 STORIES (NOT TO EXCEED 60'-0", 4 STORIES)
TOTAL ALLOWABLE HEIGHT	60'-0", 4 STORIES
TOTAL PROPOSED HEIGHT	37'-0", 3 STORIES

COMPLIANCE WITH 2013 DC ENERGY CONSERVATION CODE R402.1.1:

Fenestration (U-Factor)	0.35
Skylight (U-Factor)	0.55
Glazed Fenestration SHGC	0.40
Ceiling / Roof (R-Value)	49
Wood Frame Wall (R-Value)	20 OR 13+5 (NOTE h)
Mass Wall (R-Value)	8 / 13
Floor (R-Value)	19
Basement Wall (R-Value)	10 / 13
Slab (R-Value and Depth)	10, 2'-0"
Crawl Space Wall (R-Value)	10 / 13

FIRE PROTECTION

IBC TABLE 601 FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS

COMPONENT	LOCATION	RATING (HOURS)
PRIMARY STRUCTURAL FRAME		0
BEARING WALLS	EXTERIOR	2
	INTERIOR	0
NON BEARING WALLS AND PARTITIONS	EXTERIOR	SEE IBC TABLE 602
	INTERIOR	0
FLOOR CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS		0
ROOF CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS		0

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 SECTION 708 FIRE PARTITIONS
708.3 Fire-resistance rating.
Fire partitions shall have a fire-resistance rating of not less than 1 hour.

Exceptions:
1. Corridor walls permitted to have a 1/2 hour fire-resistance rating by Table 1018.1.
2. Dwelling unit and sleeping unit separations in buildings of Type IIB, IIIB and VB construction shall have fire-resistance ratings of not less than 1/2 hour in buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1.

IBC SECTION 711 HORIZONTAL ASSEMBLIES
711.3 Fire-resistance rating.
The fire-resistance rating of floor and roof assemblies shall not be less than that required by the building type of construction. Horizontal assemblies separating dwelling units in the same building and horizontal assemblies separating sleeping units in the same building shall be a minimum of 1-hour fire-resistance-rated construction.

Exception:
1. Dwelling unit and sleeping unit separations in buildings of Type IIB, IIIB and VB construction shall have fire-resistance ratings of not less than 1/2 hour in buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1.

IBC SECTION 714 PENETRATIONS
714.3 Fire-resistance-rated walls.
Penetrations into or through fire walls, fire barriers, smoke barrier walls and fire partitions shall comply with Sections 714.3.1 through 714.3.3. Penetrations in smoke barrier walls shall also comply with Section 714.5.
714.3.1 Through penetrations.
Through penetrations of fire-resistance-rated walls shall comply with Section 714.3.1.1 or 714.3.1.2.
714.4 Horizontal assemblies.
Penetrations of a floor, floor/ceiling assembly or the ceiling membrane of a roof/ceiling assembly not required to be enclosed in a shaft by Section 712.1 shall be protected in accordance with Sections 714.4.1 through 714.4.2.2.

IBC SECTION 903 AUTOMATIC SPRINKLER SYSTEMS
[F] 903.2.8 Group R.
An automatic sprinkler system installed in accordance with Section 903.3 shall be provided throughout all buildings with a Group R fire area.
[F] 903.3.1.1 NFPA 13 sprinkler systems.
Where the provisions of this code require that a building or portion thereof be equipped throughout with an automatic sprinkler system in accordance with this section, sprinklers shall be installed throughout in accordance with NFPA 13 except as provided in Section 903.3.1.1.1.
[F] 903.3.1.2 NFPA 13R sprinkler systems.
Automatic sprinkler systems in Group R occupancies up to and including four stories in height shall be permitted to be installed throughout in accordance with NFPA 13R.

IBC SECTION 907 FIRE ALARM AND DETECTION SYSTEMS
[F] 907.2.9 Group R-2.
Fire alarm systems and smoke alarms shall be installed in Group R-2 occupancies as required in Sections 907.2.9.1 through 907.2.9.3.
[F] 907.2.9.1 Manual fire alarm system.
A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group R-2 occupancies where
1. Any dwelling unit or sleeping unit is located three or more stories above the lowest level of exit discharge;
2. Any dwelling unit or sleeping unit is located more than one story below the highest level of exit discharge of exits serving the dwelling unit or sleeping units or
3. The building contains more than 16 dwelling units or sleeping units.

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)	R-3 (200 GROSS)	5 OCCUPANTS PER FLOOR (CELLAR, FIRST, SECOND, THIRD INCLUDING DECK)
EGRESS WIDTH PER OCCUPANT (IBC SECTION 1005)	STAIRWAYS	.2" (WITH AUTOMATIC SPRINKLER)
	OTHER	.15" (WITH AUTOMATIC SPRINKLER)
EXIT ACCESS	EXIT SEPARATION (IBC SECTION 1015.2.1)	NOT APPLICABLE
	TRAVEL DISTANCE (IBC TABLE 1016.2)	250' (WITH AUTOMATIC SPRINKLER)
	COMMON PATH OF TRAVEL (IBC TABLE 1014.3)	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)	20' MAXIMUM
EXITS	NUMBER OF EXITS	1 EXIT (IEBC 805.5.1.1)
STAIRWAYS	WIDTH (IBC 1009.4)	44" MINIMUM 36" FOR < 50 OCCUPANTS

IBC SECTION 1009 STAIRWAYS
1009.7.2 Riser height and tread depth.
Stair riser heights shall be 7 inches (178 mm) maximum and 4 inches (102 mm) minimum. The riser height shall be measured vertically between the nosings of adjacent treads. Rectangular tread depths shall be 11 inches (279 mm) minimum measured horizontally between the vertical planes of the foremost projection of adjacent treads and at a right angle to the tread's nosing. Winder treads shall have a minimum tread depth of 11 inches (279 mm) between the vertical planes of the foremost projection of adjacent treads at the intersections with the walline and a minimum tread depth of 10 inches (254 mm) within the clear width of the stair.
1009.7.3 Winder treads.
Winder treads are not permitted in means of egress stairways except within a dwelling unit.

IBC SECTION 1029 EMERGENCY ESCAPE AND RESCUE
1029.1 General.
In addition to the means of egress required by this chapter, provisions shall be made for emergency escape and rescue openings in Group R-2 occupancies in accordance with Table 1021.2(1) and 1021.2(2) and Group R-3 occupancies. Basements and sleeping rooms below the fourth story above grade plane shall have at least one exterior emergency escape and rescue opening in accordance with this section. Where basements contain one or more sleeping rooms, emergency escape and rescue openings shall be required in each sleeping room, but shall not be required in adjoining areas of the basement. Such openings shall open directly into a public way or to a yard or court that opens to a public way.
Exceptions:
1. Basements with a ceiling height of less than 80 inches (2032 mm) shall not be required to have emergency escape and rescue openings.
2. Emergency escape and rescue openings are not required from basements or sleeping rooms that have an exit door or exit access door that opens directly into a public way or to a yard, court or exterior exit balcony that opens to a public way.
3. Basements without habitable spaces and having no more than 200 square feet (18.6 m2) in floor area shall not be required to have emergency escape and rescue openings.
1029.2 Minimum size.
Emergency escape and rescue openings shall have a minimum net clear opening of 5.7 square feet (0.53 m2).
Exception: The minimum net clear opening for grade-floor emergency escape and rescue openings shall be 5 square feet (0.46 m2).
1029.2.1 Minimum dimensions.
The minimum net clear opening height dimension shall be 24 inches (610 mm). The minimum net clear opening width dimension shall be 20 inches (508 mm). The net clear opening dimensions shall be the result of normal operation of the opening.
1029.3 Maximum height from floor.
Emergency escape and rescue openings shall have the bottom of the clear opening not greater than 44 inches (1118 mm) measured from the floor.

GREEN BUILDING

GREEN BUILDING PROGRAM MANUAL:

GREEN BUILDING ACT SELF SELECTION GUIDE
The project is an alteration/addition/repair > with substantial improvement > 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 an alteration/addition/repair > that is not required to comply with Green Building Act > and is less than 10,000 SF --- Green Construction Code does not apply

ACCESSIBILITY

DWELLING/SLEEPING UNIT (IBC 1107)	REQUIRED # OF UNITS
ACCESSIBLE	0
TYPE A	0
TYPE B	0

*SEE A0.05 FOR CLEARANCE REQUIREMENTS

IBC SECTION 1106 PARKING AND PASSENGER LOADING FACILITIES
1106.2 Groups R-2 and R-3.
At least 2 percent, but not less than one, of each type of parking space provided for occupancies in Groups R-2 and R-3, which are required to have Accessible, Type A or Type B dwelling or sleeping units, shall be accessible. Where parking is provided within or beneath a building, accessible parking spaces shall also be provided within or beneath the building.

IBC SECTION 1107 DWELLING UNITS AND SLEEPING UNITS
1107.6.2 Group R-2.
Accessible units, Type A units and Type B units shall be provided in Group R-2 occupancies in accordance with Sections 1107.6.2.1 and 1107.6.2.2.
1107.6.2.1.1 Type A units. In Group R-2 occupancies containing more than ten dwelling units or sleeping units, at least 15 percent of the units shall be Type A units, and at least 1 percent of the Type A units, but not less than one of the Type A units, shall be served by a roll-in shower that includes a permanently mounted folding shower seat. All Group R-2 units on a site shall be considered to determine the total number of units and the required number of Type A units. Type A units shall be dispersed among the various classes of units.
Exceptions:
(See IBC Section 1107.6.2.1.1 for exceptions.)
1107.6.2.1.2 Type B units.
Where there are four or more dwelling units or sleeping units intended to be occupied as a residence in a single structure, every dwelling unit and sleeping unit intended to be occupied as a residence shall be a Type B unit.
Exception: The number of Type B units is permitted to be reduced in accordance with Section 1107.7.
1107.7.1 Structures without elevator service.
Where no elevator service is provided in a structure, only the dwelling units and sleeping units that are located on stories indicated in Sections 1107.7.1.1 and 1107.7.1.2 are required to be Type A units and Type B units, respectively. The number of Type A units shall be determined in accordance with Section 1107.6.2.1.1.
1107.7.1.1 One story with Type B units required.
At least one story containing dwelling units or sleeping units intended to be occupied as a residence shall be provided with an accessible entrance from the exterior of the structure and all units intended to be occupied as a residence on that story shall be Type B units.
1107.7.1 Multistory units.
A multistory dwelling or sleeping unit which is not provided with elevator service is not required to be a Type B unit.

MISCELLANEOUS CODE

IBC SECTION 501 GENERAL
501.2 Address identification.
New and existing buildings shall be provided with approved address numbers or letters. Each character shall be not less than 4 inches (102 mm) in height and not less than 0.5 inch (12.7 mm) in width. They shall be installed on a contrasting background and be plainly visible from the street or road fronting the property.

IBC SECTION 2406 SAFETY GLAZING
2406.1 Human impact loads.
Individual glazed areas, including glass mirrors, in hazardous locations as defined in Section 2406.4 shall comply with Sections 2406.1.1 through 2406.1.4.
2406.3 Identification of safety glazing.
Except as indicated in Section 2406.3.1, each pane of safety glazing installed in hazardous locations shall be identified by a manufacturer's designation specifying who applied the designation, the manufacturer or installer and the safety glazing standard with which it complies, as well as the information specified in Section 2403.1. The designation shall be acid etched, sand blasted, ceramic fired, laser etched, embossed or of a type that once applied, cannot be removed without being destroyed. A label as defined in Section 202 and meeting the requirements of this section shall be permitted in lieu of the manufacturer's designation.
2406.4 Hazardous locations.
The locations specified in Sections 2406.4.1 through 2406.4.7 shall be considered specific hazardous locations requiring safety glazing materials.

3X3 SQUARE FOR DCRA USE

134
SQUARE 134 ARCHITECTS
1901 11th St NW Suite 3
Washington, DC 20001
202.232.0134

CONSULTANT

PROJECT
919 R ST NW
Washington, DC 20001

REVISIONS

DATE	DESCRIPTION

DRAWING TITLE
CODE ANALYSIS

DISTRICT OF COLUMBIA REGISTERED ARCHITECT LICENSE

PROJECT NO.
15037

SCALE
3/8" = 1'-0"

DATE
02.29.16

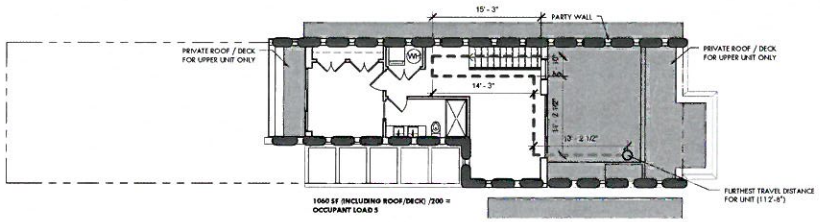
DWG. NO.
A0004

FOR PERMIT ONLY
NOT FOR CONSTRUCTION

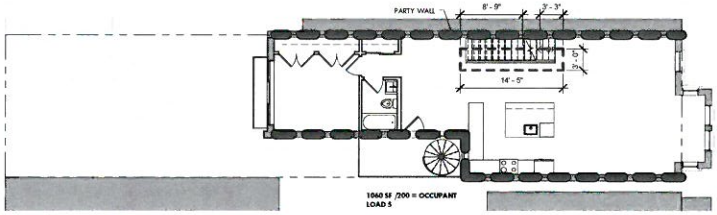
1 HOUR FIRE RATING

2 HOUR FIRE RATING

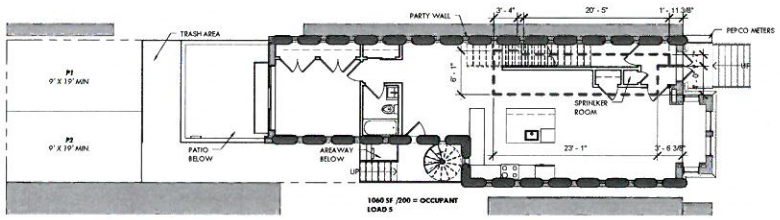
EGRESS PATH OF TRAVEL



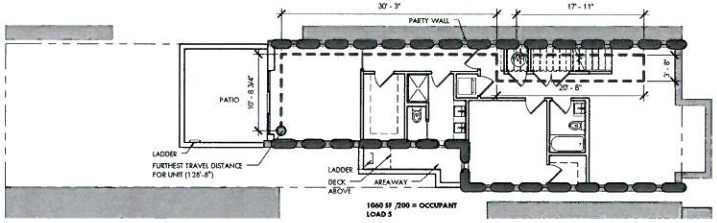
3D A0005 03 THIRD LEVEL EGRESS AND FIRE
1/8" = 1'-0"



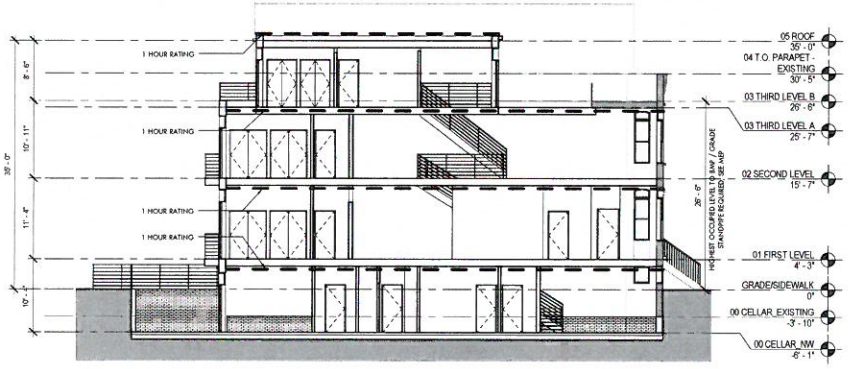
3C A0005 02 SECOND LEVEL EGRESS AND FIRE
1/8" = 1'-0"



3B A0005 01 FIRST LEVEL EGRESS AND FIRE
1/8" = 1'-0"



3A A0005 00 CELLAR LEVEL EGRESS AND FIRE
1/8" = 1'-0"



5A A0005 BUILDING SECTION - FIRE
1/8" = 1'-0"

3X3 SQUARE FOR DCRA USE

134

SQUARE 134 ARCHITECTS

1501 11th St NW Suite 3
Washington DC 20001
202.328.0134

CONSULTANT

PROJECT
919 R ST NW
Washington, DC 20001

REVISIONS

DATE	DESCRIPTION

DRAWING TITLE
CODE ANALYSIS

DISTRICT OF COLUMBIA
LICENSED ARCHITECT

PROJECT NO.
15037

SCALE
1/8" = 1'-0"

DATE
02.29.16

DWG. NO.

FOR PERMIT ONLY
NOT FOR CONSTRUCTION

A0005

Permit #: Address: 919 R STREET NW WASHINGTON DC, 20001

Compliance Approach Used: ☒ Prescriptive ☐ Trade Off ☐ Performance

Project Type: ☐ New Building ☐ Addition ☒ Level 3 Alteration

2012 IECC Section #	Pre-Inspection Section Description	Prescriptive Code Value	Plan Value	Designer Identified Dwg Page	Plan Review	Field Insp.
302.1, 403.6 MR	Heating and Cooling equipment is sized per ACCA Manual S based on loads calculated per ACCA Manual J	N/A	SEE HVAC LOAD CAL. REPORT	SEE HVAC LOAD CAL. REPORT		

2012 IECC Section #	Foundation Inspections	Prescriptive Code Value	Plan Value	Identified Dwg Page	Plan Review	Field Insp.
402.1.1 SR	Slab Insulation R-value. Perimeter insulation extending downward from the top of the slab surface	Unheated R-10 Heated R-15	UNHEATED R-10 HEATED R-15	A1001-A1003 NOTE #10		
402.1.1 SR	Slab Insulation depth.	2 feet	2 FEET	A1001-A1003 NOTE #11		
402.1.1 SR	Conditioned basement wall insulation R-value. Where internal insulation is used, verification to occur during insulation inspection	Continuous R-10 Cavity: R-13	CONTINUOUS R-10 CAVITY: R-13	A0004		
303.2 I	Conditioned basement wall insulation installed per manufacturer instructions.	N/A				
402.2.8 SR	Conditioned basement wall insulation depth of burial or distance from top of wall.	10 ft or to bsmt. floor				
402.2.10 SR	Unvented crawlspace wall insulation R-value	Continuous: R-10 Cavity: R-13				
303.2 I	Unvented crawlspace installed per manufacturer's instructions	N/A				
402.2.10 SR	Unvented crawlspace continuous vapor retarder installed over exposed earth, joints overlapped by 6 in. and sealed, extending at lest 6 in. up and attached to the wall.	Continuous R-10 Cavity: R-13				
402.2.10 SR	Unvented crawlspace wall insulation depth of burial or distance from top of wall	To finished grade +24 in. vert. & / or horiz.				
303.2.1 S	A protective covering is installed to protect exposed exterior insulation and extends a minimum of 6 in. below grade.	N/A				
403.8 ER	Snow and Ice-melting system controls installed.					

2012 IECC Section #	Framing/ Rough-in Inspection	Prescriptive Code Value	Plan Value	Identified Dwg Page	Plan Review	Field Insp.
402.1.1, 402.3.4 SR	Door U-factor	U-0.35	U-0.35	A0009 NOTE #2		
402.1.1, 402.3.1, 402.3.3 SR	Glazing U-factor (Area weighted average, show proof of average if any u-value is less than 0.35)	U-0.35	U-0.35	A0009 NOTE #2		
402.1.1, 402.3.2, 402.3.3, 402.3.6, SR	Glazing SHGC value (Area weighted average)	SHGC: 0.4	SHGC: 0.4	A0009 NOTE #2		

Key: **Mandatory for all Compliance Approaches as Relevant to the Scope of Work**

2012 IECC Section #	Framing/ Rough-In Inspection	Prescriptive Code Value	Plan Value	Designer Identified Dwg Page	Plan Review	Field Insp.
303.1.3 I	U-factors of fenestration products are determined in accordance with the NFRC or the default table values.			A0009 NOTE #3		
402.1.1, 402.3.3, 402.3.6 SR	Skylight U-factor	U-0.55 (15 square foot exemption)				
402.1.1, 402.3.3, 402.3.6 SR	Skylight SHGC	SHGC: 0.30 (0.5 max w/ tradeoff. 15ft² exempt				
303.1.3 I	SHGC values were determined in accordance with the NFRC or the default table values.					
402.1.1 SR	Mass wall exterior insulation R-value.	R-13 Interior R-8 Exterior	R-13 INTERIOR R-8 EXTERIOR	A0004		
303.2 I	Mass wall exterior insulation installed per manufacturer's Instructions.	N/A				
402.3.5 SR	Fenestration in thermally isolated sunrooms has a max. U-factor of 0.45. All other sunroom fenestration must meet code requirements.	Not Isolated 0.35 Isolated: 0.45				
402.3.5 SR	Skylights in thermally isolated sunrooms has a max. U-factor of 0.7. All other sunroom skylights must meet code requirements.	Not Isolated 0.55 Isolated: 0.7				
402.4.1.2 SR	Additions, alterations, renovations and repair shall be completed in accordance with Table 402.4.1.1.	Not Isolated 0.55 Isolated: 0.7				
402.4.1.1 I	Air and Thermal Barrier installed per Manufacturer's instructions.			A1001-A1003 NOTE #7		
402.4.3 I	Fenestration is listed and labeled as meeting AAMA/ WDMA/CSA 101/I.S. 2/A440 or does not exceed code limits per NFRC 400.	0.3 CFM/ft²		A0009 NOTE #4		
402.4.4 E	IC-rated recessed lighting fixtures sealed at housing/interior finish and labeled to indicate ≤ 2.0 CFM leakage at 75 Pa.			E0000 NOTE #		
403.2.1 MR	Supply Ducts in attic are insulated to ≥R-8. All other ducts in unconditioned spaces or outside the building envelope are ≥R-6.	Attic: R-8 Other: R-6		M1000 #13		
403.2.2 MR	All joints and seams of air ducts, air-handlers, and filter boxes are sealed.			M0000 #30		
403.2.3 MR	Building cavities are not used as ducts or plenums.			M0000 #36		
403.3 MR	HVAC piping carrying fluids > 105F or fluids < 55F are insulated to ≥R-3.	HVAC Pipe ≥R-3				
403.3.1 MR	Protection of insulation on HVAC piping.			M0000 #39		
403.4.2 MR	Hot water pipes are insulated to ≥R-3.			P0000/ INSULATION		
403.5 MR	Auto./ gravity dampers install on all intakes/ exhausts.			M0000 #19		

2012 IECC Section #	Insulation Inspections	Prescriptive Code Value	Plan Value	Designer Identified Dwg Page	Plan Review	Field Review
303.1 I	All installed insulation labeled or installed R-values provided.			A0008		
402.1.1, 402.2.6 SR	Floor Insulation R-value	Wood: R-19 Steel: R-19+6		A0008		
303.2, 402.2.7 SR	Floor insulation installed per mnfr instructions, and substantial contact with underside of floor.			A0008 NOTE #1		
402.1.1, 402.2.5 402.2.6 SR	Wall insulation R-value. If a mass wall with ½ insulation on the wall exterior. ext insulation applies.	Wood: R-20 or R-13+5 Mass: R-13 Int. R-8 Ext. Steel: R19+8	R-22	A0008		
402.1.1 SR	Mass wall exterior insulation R-value.	R-13 Interior R-8 Exterior	R-13 INTERIOR R-8 EXTERIOR	A0004		
402.2.12 S	Walls of thermally isolated sunrooms have a min. R-13. All other sunrooms must meet code requirements.	Isolated: R13				
302.2 I	Sunroom walls insulation installed per manufacturer's instructions.					
402.2.12 S	Ceilings of thermally isolated sunrooms have min. R-24. All other sunroom ceilings must meet code requirements	Isolated: R-24				
302.2 I	Sunroom ceiling insulation installed per manufacturer's instructions.					

2012 IECC Section #	Final Inspections	Prescriptive Code Value		Identified Dwg Page	Plan Review	Field Insp.
402.2.1 402.2.6 SR	Ceiling insulation R-value	Wood: R-49 Steel: U-0.026	R-49	A0008		
303.1.1.1 303.2 I	Ceiling insulation installed per mnfrs instructions. Blown ins. marked every 300ft²			A0008 NOTE #2		
402.2.3 SR	Baffle over air permeable insulation adjacent to soffit and eave vents.					
402.2.4 SR	Attic access hatch and door insulation ≥R-value of adjacent assembly.	≥R-value of adjacent assembly				
402.4.1.2 I	Blower door test @ 50 Pa≤5 Air Changes per Hour. Applies to Level 3, Gut Rehab, New	ACH50≤5.0		M0000 #30		
402.4.2 I	Wood burning fireplaces have tight fitting flue dampers and outdoor air for combustion.					
403.2.2 I	Total Duct leakage test ≤8 CFM/100 ft² with air-handler installed.	≤8 CFM/ 100 ft²		M0000 #30		
403.2.2.1 I	Air-handler leakage designed by mfr. at ≤2% of air-flow.			M0000 #30		
403.6 I	HVAC equipment type and capacity as per plans.			M0000		
403.1.1 MR	Programmable thermostats installed on forced air furnace			M0000 #16		
403.1.2 MR	Heat pump thermostat installed on heat pumps.					
403.4.1 MR	Circulating hot water systems have auto. or accessible manual controls.					
404.1 ER	75% lamps in permanent fixtures or 75% permanent fixtures use high effic. lamps			E0000 LIGHT SCHED		

DCRA Energy Verification Sheet

Low-Rise Residential Version 1.0_2014

This Energy Verification Sheet is based on DOE's Store and Score spreadsheets and was adapted to fit the 2013 DC Energy Concervation Code. This verification sheet does not replace the 2013 DC ECC or 2012 IECC and is included for DCRA to verify significant requirements during permitting and inspection. The project team shall design and install the building to the full energy code whose measures specific to the project may not be included in this sheet. The project team shall also include this document into their drawings and fill it in for low-rise residential projects completing Level 3 Alterations or new construction. Elements that are not applicable to the scope of work shall be marked "N/A" in the "Designer Identified Drawing Page #" & "Plan Value" columns. Elements that are applicable shall be marked with the relevant page number where the item is specified in the drawings. Exemptions to items on this sheet shall be indicated so that plan reviewers and inspectors may verify compliance by code section number references and brief description. Projects using the Performance Path need to fill in only the highlighted, mandatory rows. Other Compliance Approaches require filling in all rows. Completion of this page does not absolve project teams from providing other energy verification documentation.

3X3 SQUARE FOR DCRA USE

SQUARE 134 ARCHITECTS 134
1501 11th St NW Suite 3
Washington DC 20001
202.328.0134

CONSULTANT

PROJECT
919 R ST NW
Washington, DC 20001

REVISIONS

DATE	DESCRIPTION

DRAWING TITLE
ENERGY VERIFICATION SHEET

PROJECT NO. 15037

SCALE

DATE 02.29.16

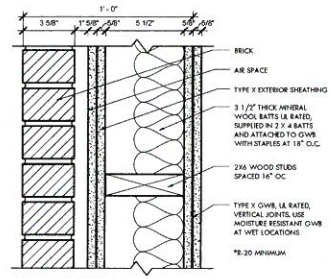
DWG. NO.

FOR PERMIT ONLY NOT FOR CONSTRUCTION

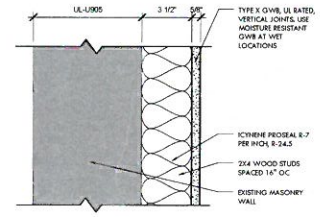
A0006

GENERAL WALL AND FLOOR NOTES

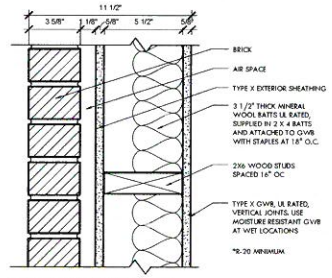
1. FLOOR INSULATION TO BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS, AND SUBSTANTIAL CONTACT WITH UNDERSIDE OF FLOOR
2. CEILING INSULATION TO BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS, BLOWN INS MARKED EVERY 300 FT²



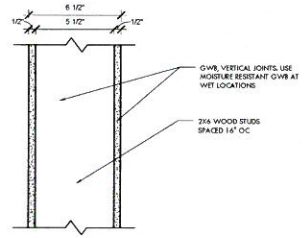
D2 2 HR EXTERIOR BRICK (UL-U301)



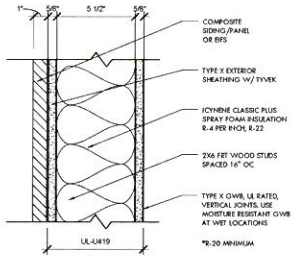
D1 2 HR EXISTING MASONRY WALL W/ FUR OUT (UL-U905)



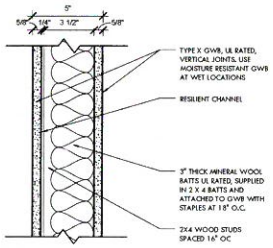
C2 1 HR EXTERIOR BRICK (UL-U305)



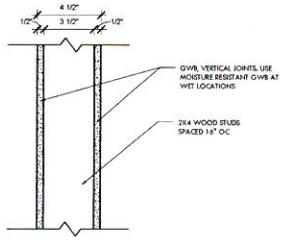
C1 2X6 NON RATED PARTITION (NA)



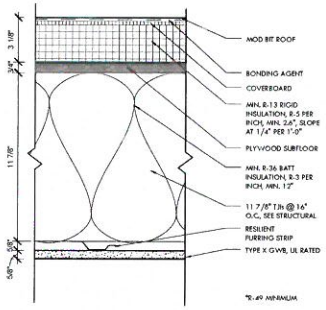
B3 1 HR EXTERIOR WALL (UL-U419)



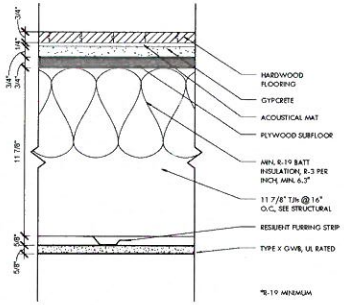
B2 2x4 1 HR CORRIDOR PARTITION (UL-U311 STC 53)



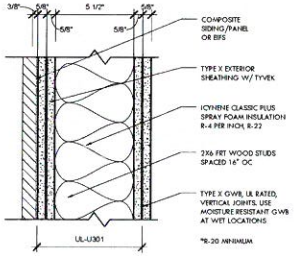
B1 2X4 NON RATED PARTITION (NA)



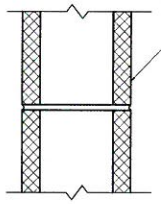
A5 1 HR ROOF ASSEMBLY (UL-P511)



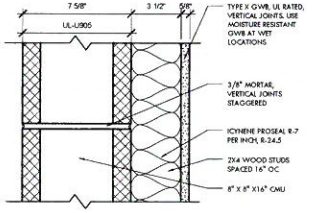
A4 1 HR FLOOR ASSEMBLY (UL-L521 STC 61 IIC 55)



A3 2 HR EXTERIOR WALL (UL-U301)



A2 8" CMU RETAINING WALL (NA)



A1 2 HR CMU WALL W/ FUR OUT (UL-U905)

3X3 SQUARE FOR DCRA USE

134

SQUARE 134 ARCHITECTS
1501 11th St NW Suite 3
Washington, DC 20001
202.238.0134

CONSULTANT

PROJECT
919 R ST NW
Washington, DC 20001

REVISIONS

DATE	DESCRIPTION

DRAWING TITLE
WALL AND FLOOR TYPES

DISTRICT OF COLUMBIA REGISTERED ARCHITECT

PROJECT NO.
15037

SCALE
3" = 1'-0"

DATE
02.29.16

DWG. NO.
A0008

FOR PERMIT ONLY
NOT FOR CONSTRUCTION

WINDOW SCHEDULE

Window	Count	Size Width	Size Height	Sill Height	Model	Remarks
A	1	2' - 11"	4' - 6"	3' - 11"		
B	4	2' - 3"	1' - 1"			
C	1	4' - 3"	1' - 1"	7' - 7 1/2"		
D	1	2' - 11"	2' - 7"	5' - 10"		
E	1	3' - 3"	2' - 7"	7' - 1 1/2"		
F	2	2' - 10"	7' - 1"	2' - 7 1/2"		
G	2	2' - 11"	7' - 1"	2' - 7 1/2"		
H	5	9' - 0"	1' - 9"			
I	2	2' - 10"	2' - 7"			
J	11	2' - 11"	6' - 0"			
K	5	2' - 3"	6' - 0"			
L	2	2' - 11"	2' - 5"	4' - 9"		
M	1	2' - 11"	1' - 1"	8' - 2 1/2"		
N	2	2' - 3"	2' - 5"	4' - 9"		
P	2	6' - 5"	1' - 1"			
Q	1	3' - 3"	1' - 8"	7' - 1"		
R	2	2' - 10"	6' - 0"	2' - 9"		

GENERAL DOOR AND WINDOW NOTES

1. ALL DOOR, DOOR HARDWARE, AND WINDOW SELECTIONS TO BE SELECTED BY OWNER, VERIFIED BY ARCHITECT
2. PROVIDE MAX U-VALUE OF .35 AND MAX SHGC OF .40 FOR ALL FENESTRATION AND DOORS
3. PRODUCT U-VALUE TO BE DETERMINED IN ACCORDANCE WITH NFRC
4. FENESTRATION TO MEET AAMA/WDMA/CSA 101/I.S 2/A440 OR DOES NOT EXCEED CODE LIMITS PER NFRC 400
5. ALL DOORS AND WINDOWS TO COMPLY WITH 2013 DC ENERGY CONSERVATION CODE
6. ALL DOORS WITH GLASS MUST BE TEMPERED PER IBC 2406

DOOR SCHEDULE

Door #	Type	Count	Size Width	Size Height	Door Material	Door Finish	Door Thickness	Frame Material	Frame Finish	Label	Hardware	Remarks
100		2	3' - 0"	7' - 0"			1 3/4"					
101		2	2' - 6"	6' - 8"			1 3/4"					
102		13	2' - 8"	6' - 8"			1 3/4"					
103		1	2' - 8"	6' - 8"			1 3/4"					
104		2	2' - 6"	6' - 8"			1 3/4"					
105		5	5' - 0"	6' - 8"			1 3/4"					
106		2	4' - 0"	6' - 8"			1 3/4"					
107		2	4' - 0"	6' - 8"			1 3/4"					
108		2	2' - 10"	7' - 0"			1 3/4"					
109		1	1' - 6"	6' - 8"			1 3/4"					
110		3	9' - 0"	6' - 8"			1 13/16"					
111		1	9' - 0"	8' - 0"			1 13/16"					
112		1	9' - 0"	7' - 0"			1 13/16"					
113		1	4' - 6"	6' - 8"			1 3/4"					
114		1	4' - 0"	7' - 6"			1 3/4"					

HARDWARE SCHEDULE

Hardware Set	Qty	Item	Manufacturer	Manufacturer #	Finish	Function	Notes
A BEDROOM AND BATHROOM DOOR	1	LOCKSET	SCHLAGE S-SERIES	JUPITER	626	PRIVACY	
	1	STRIKE	SCHLAGE S-SERIES	10-025	626		
	3	HINGE	McKINNEY	TA2714	US26D		
	1	WALLSTOP	IVES	WS447	US26D		
		SILENCER	GLYNN JOHNSON	GJ64			
B CLOSET DOOR	1	LOCKSET	SCHLAGE S-SERIES	JUPITER	626	PASSAGE	
	1	STRIKE	SCHLAGE S-SERIES	10-025	626		
	3	HINGE	McKINNEY	TA2714	US26D		
		SILENCER	GLYNN JOHNSON	GJ64			
C DOUBLE CLOSET DOORS	1	LOCKSET	SCHLAGE S-SERIES	JUPITER	626	SEMI-PRIVACY	
	1	STRIKE	SCHLAGE S-SERIES	10-025	626		
	6	HINGE	McKINNEY	TA2714	US26D		
		SILENCER	GLYNN JOHNSON	GJ64			
	1	COORDINATOR			US26D		
D EXTERIOR DOOR	1	LOCKSET	SCHLAGE S-SERIES	JUPITER	626	PASSAGE	
	1	STRIKE	SCHLAGE S-SERIES	10-025	626		
	3	HINGE	McKINNEY	TA2714	US26D		
	1	CLOSER	NORTON	8301	US26D		
	1	WALLSTOP	IVES	WS447	US26D		
		SILENCER	GLYNN JOHNSON	GJ64			
	1	PERIMETER WEATHERSEAL	NATIONAL GUARD				

HARDWARE NOTES:
1. HARDWARE TYPES AND FUNCTIONS INDICATED IN THE HARDWARE SCHEDULE ARE THE BASIC INFORMATION NECESSARY FOR EACH DOOR OPENING. CONTRACTOR SHALL PROVIDE ALL HARDWARE NECESSARY FOR A COMPLETE INSTALLATION.
2. ALL HARDWARE SHALL MEET THE REQUIREMENTS OF ICC ANSI A117.1-2009.
3. GENERAL CONTRACTOR SHALL COORDINATE ALL CYLINDERS, LOCKSETS, AND KEYING WITH OWNER
4. COORDINATE FAIL SAFE LOCKS WITH REQUIREMENTS OF FIRE MARSHALL AND FIRE ALARM SYSTEM IN COMPLIANCE WITH IBC 1008.1.3

3X3 SQUARE FOR DCRA USE

SQUARE 134 ARCHITECTS
1301 11th St NW Suite 2
Washington DC 20001
2023292134

CONSULTANT

PROJECT
919 R ST NW
Washington, DC 20001

REVISIONS

DATE	DESCRIPTION

DRAWING TITLE
DOOR & WINDOW SCHEDULE

DISTRICT OF COLUMBIA LICENSED ARCHITECT

PROJECT NO.
15037

SCALE
3/8" = 1'-0"

DATE
02.29.16

DWG. NO.
A0009

FOR PERMIT ONLY
NOT FOR CONSTRUCTION

FINISH GROUPS

Group Designation	Description		Description
GROUP 1	P-1	CEILING	
UNIT - LIVING AREA	P-2	DOORS, BASE, AND TRIM	
UNIT - KITCHEN	P-3	WALL	
UNIT - COAT CLOSET	WD-1	WOOD FLOOR	
	B-1	WOOD BASE	
	BBT - 1	BBT FLOOR	WASHER/DRYER CLOSET
	CNT-2	KITCHEN COUNTERTOP	COUNTER AND BACKSPLASH
GROUP 2	P-1	CEILING	
UNIT - BEDROOM	P-2	DOORS, BASE, AND TRIM	
	P-3	WALL	
	WD-1	WOOD FLOOR	
	B-1	WOOD BASE	
GROUP 3	P-4	CEILING	
UNIT - BATHROOM	P-6	DOOR, BASE AND TRIM	
	P-5	WALL	
	CT-1	CERAMIC TILE	FLOOR, TUB SURROUND
	CNT-1	BATHROOM COUNTERTOP	VANITY AND BACKSPLASH

FINISH GROUP NOTES:
1. REFER TO DOOR SCHDULE FOR DOOR AND DOOR FRAME FINISH
2. PROVIDE ALL INTERIOR FINISHES IN ACCORDANCE WITH THE FLAME SPREAD REQUIREMENTS IN 2012 IBC

INTERIOR FINISH SCHEDULE

Designation	Description	Manufacturer	Finish/Style	Color	Notes
P-1	PAINT	DURON	FLAT	TBD	
P-2	PAINT	DURON	FLAT	TBD	
P-3	PAINT	DURON	FLAT	TBD	
P-4	PAINT	DURON	SEMI-GLOSS	TBD	
P-5	PAINT	DURON	SEMI-GLOSS	TBD	
P-6	PAINT	DURON	SEMI-GLOSS	TBD	
P-7	PAINT	DURON	FLAT	TBD	
P-8	PAINT	DURON	FLAT	TBD	
P-9	PAINT	DURON	FLAT	TBD	
P-10	PAINT	DURON	FLAT	TBD	
P-11	PAINT	DURON	FLAT	TBD	
P-12	PAINT	DURON	FLAT	TBD	
P-13	PAINT	DURON	FLAT	TBD	
P-14	PAINT	DURON	FLAT	TBD	
P-15	PAINT	DURON	FLAT	TBD	
CPT-1	CARPET	TBD			
CPT-2	CARPET	TBD			
CT-1	CERAMIC TILE	TBD			
WD-1	WOOD FLOOR	ENGINEERED HARDWOOD			
BBT - 1	BBT FLOOR	ARMSTRONG	TBD	TBD	
ST-1	STONE TILE				
B-1	WOOD BASE				
CNT-1	BATHROOM COUNTERTOP	TBD			
CNT-2	KITCHEN COUNTERTOP	TBD			
EP-1	EXTERIOR PAINT	TBD	TBD	TBD	
EP-2	EXTERIOR PAINT	TBD	TBD	TBD	
EP-3	EXTERIOR PAINT	TBD	TBD	TBD	

EQUIPMENT / PLUMBING FIXTURE SCHEDULE

Designation	Description	Manufacturer	Model #	Finish	Notes
	TOILET	TBD	TBD	TBD	
	BATH	TBD	TBD	TBD	
	SHOWER ENCLOSURE / DOOR	TBD	TBD	TBD	
	SHOWER HEAD	TBD	TBD	TBD	
	BATH FAUCET / CONTROLS	TBD	TBD	TBD	
	SINK	TBD	TBD	TBD	
	SINK FAUCET	TBD	TBD	TBD	
	TOWEL ROD	TBD	TBD	TBD	
	HOOK	TBD	TBD	TBD	
	TOILET PAPER HOLDER	TBD	TBD	TBD	
	MIRROR	TBD	TBD	TBD	
	KITCHEN SINK	TBD	TBD	TBD	
	KITCHEN SINK FAUCET	TBD	TBD	TBD	
	GARBAGE DISPOSAL	TBD	TBD	TBD	
	REFRIDGERATOR	TBD	TBD	TBD	
	DISHWASHER	TBD	TBD	TBD	
	WASHER DRYER STACK	TBD	TBD	TBD	
	MICROWAVE OVEN	TBD	TBD	TBD	
	OVEN WITH COOKTOP	TBD	TBD	TBD	

3X3 SQUARE FOR DCRA USE

SQUARE 134 ARCHITECTS
1501 11th St NW Suite 3
Washington, DC 20001
202.328.0134

CONSULTANT

PROJECT
919 R ST NW
Washington, DC 20001

REVISIONS

DATE	DESCRIPTION

DRAWING TITLE
FINISH & EQIPMENT SCHEDULE

DISTRICT OF COLUMBIA LICENSE ARCHITECT

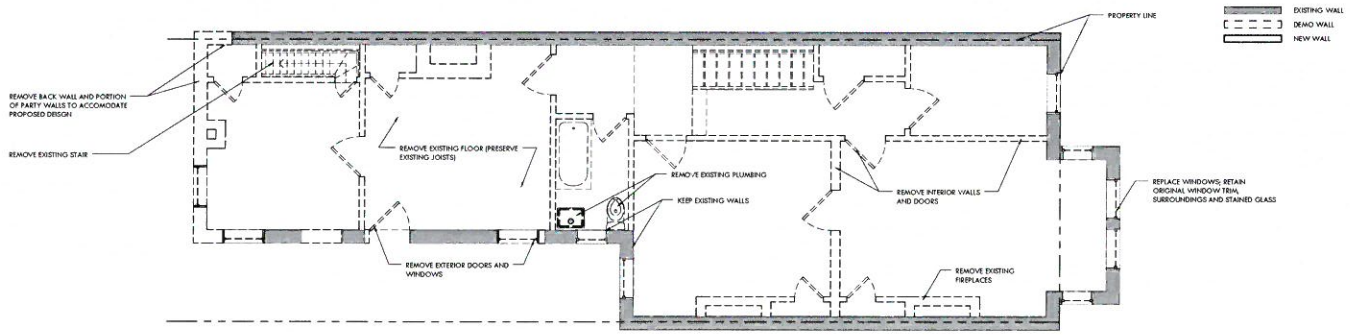
PROJECT NO.
15037

SCALE
3/8" = 1'-0"

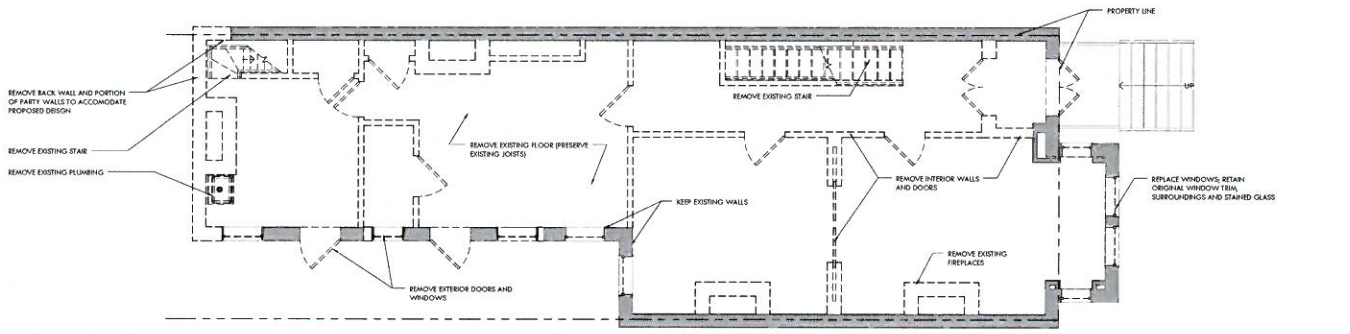
DATE
02.29.16

DWG. NO.
A0010

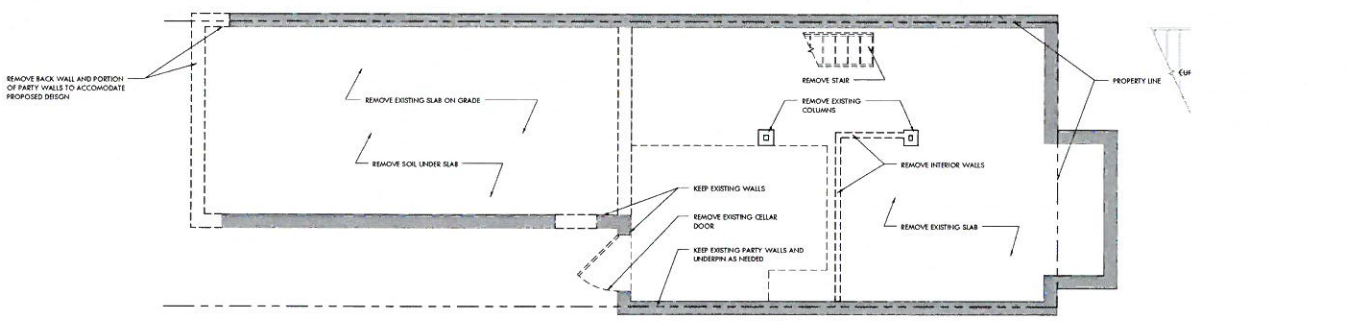
FOR PERMIT ONLY
NOT FOR CONSTRUCTION



C4 / A0011 02 SECOND LEVEL DEMO
1/4" = 1'-0"



B4 / A0011 01 FIRST LEVEL DEMO
1/4" = 1'-0"



A4 / A0011 00 CELLAR DEMO
1/4" = 1'-0"

3X3 SQUARE FOR DCRA USE

SQUARE 134 ARCHITECTS
134
1901 11th St NW Suite 3
Washington, DC 20001
202.387.0134

CONSULTANT

PROJECT
919 R ST NW
Washington, DC 20001

REVISIONS

DATE	DESCRIPTION

DRAWING TITLE
DEMO PLANS

DISTRICT OF COLUMBIA LICENSED ARCHITECT

PROJECT NO.
15037

SCALE
1/4" = 1'-0"

DATE
02.29.16

DWG. NO.
A0011

FOR PERMIT ONLY
NOT FOR CONSTRUCTION

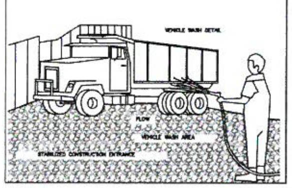
STANDARDS AND SPECIFICATIONS FOR VEHICLE WASH AREA

DEFINITION
AN ON-SITE ARE WHERE TIRES AND UNCARRIAGE OR A VEHICLE CAN BE WASHED.

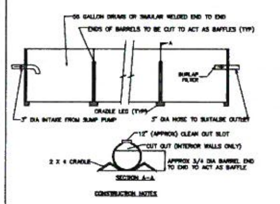
PURPOSE
THE "VEHICLE WASH AREA" IS PROVIDED TO MINIMIZE THE QUALITY OF SEDIMENT DEPOSITED ON PUBLIC SPACE BY VEHICLES LEAVING THE SITE.

CONDITIONS WHERE PRACTICE APPLIES
THE "VEHICLE WAS AREA" WILL BE REQUIRED ON ANY SITE WHERE VEHICLES CAN ENTER ONTO UNIMPROVED SURFACES.

DESIGN CRITERIA
THE VEHICLE WASH AREA SHALL BE PROVIDED ON-SITE AND DRAINED ON-SITE. THE AREA MAY BE CONSTRUCTED OF RUBBLE, OR OTHER HARD POROUS MATERIAL. A WORKING WATER HOSE MUST BE LOCATED IN THE AREA DURING ALL CONSTRUCTION ACTIVITY.



PORTABLE SEDIMENT TANK



CONSTRUCTION NOTES

1. CLEAN OUT THE SEDIMENT TANK WHEN ONE THIRD (1/3) FILLED WITH SILT.
2. STEEL DRUMS ARE USED AS AND EXAMPLE DUE TO THEIR READY AVAILABILITY. ANY TANKS MAY BE USED PROVIDING THAT THE VOLUME REQUIREMENTS FROM PAGE 20.01 ARE MET.
3. ALL SEDIMENT COLLECTED IN THE TANK SHALL BE DISPOSED OF IN A SEDIMENT TRAPPING DEVICE OR AS APPROVED BY THE INSPECTOR.

SOIL EROSION CONTROL NOTES

1. A SEDIMENT AND EROSION CONTROL METHOD SHALL BE INSTALLED BEFORE THE START OF ANY EXCAVATION AND/OR CONSTRUCTION AS PER STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR THE DISTRICT OF COLUMBIA. IF AN ON-SITE INSPECTION REVEALS FURTHER EROSION CONTROL MEASURES ARE NECESSARY. THE SAME SHALL BE PROVIDED.

2. ALL DEBRIS IS TO BE REMOVED FROM SITE.

3. ALLEY AND/OR STREETS/ SIDEWALKS SHALL BE SWEPT CLEAN AT ALL TIMES DURING EXCAVATION AND CONSTRUCTION.

4. ALL CATCH BASINS AND DRAIN AREAS SHALL BE PROTECTED DURING EXCAVATION AND CONSTRUCTION.

5. IF ANY CATCH BASIN OR DRAINS BECOMES CLOGGED AS A RESULT OF EXCAVATION OR CONSTRUCTION THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS CLEANING.

6. WHEN SEDIMENT TRAP/SEDIMENT TANK HAS REACHED 67% CAPACITY, CLEAN OUT OF SAME IS REQUIRED.

7. ANY STOCKPILING, REGARDLESS OF LOCATION SHALL BE STABILIZED AND COVERED WITH PLASTIC OR CANVAS, AFTER ITS ESTABLISHMENT AND FOR DURATION OF THE PROJECT.

8. AFTER RAZE OR DEMOLITION, THERE IS THE NEED FOR GROUNDCOVER TO PREVENT EROSION AND SEDIMENT RUNOFF FROM OCCURRING SUCH AS SEED, SOD, PAVE, BRICKBAT OR MULCH, ETC.

SEDIMENT CONTROL APPROVAL

PLAN NUMBER ____________________

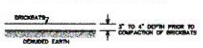
THIS APPROVAL IS FOR GRADING AND SEDIMENT CONTROL ONLY. PERMITTEE/CONTRACTOR IS REQUIRED TO CONSTRUCT DESIGN FEATURE SHOW HEREON.

HE SHALL NOTIFY THIS OFFICE AT NUMBER BELOW AT LEAST 24 HOURS BEFORE START OF GRADING ACTIVITY AND WITHIN TWO WEEKS AFTER COMPLETETION OF PROJECT FOR FINAL INSPECTION.

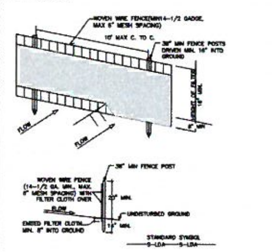
DATE__________ ____________________
FLOOD AND EROSION CONTROL SECTION

STANDARDS AND SPECIFICTIONS FOR BRICKBAT GROUND COVER

DEFINITION
TEMPORARY GROUND COVER CONSISTING OF BROKEN BRICK(1/2 PIECE SMALLER) PLACED OVER DENUDED EARTH.

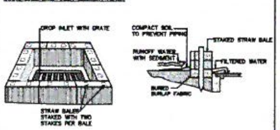


SILT FENCE



CONSTRUCTION NOTES FOR FABRICATED SILT FENCE

STRAW BALE DROP INLET SEDIMENT FILTER



SPECIFIC APPLICATION

DUST CONTROL

DEFINITION
CONTROLLING DUST BLOWING AND MOVEMENT ON CONSTRUCTION SITES AND ROADS

PURPOSE
TO PREVENT BLOWING AND MOVEMENT OF DUST FROM EXPOSED SOIL SURFACES, REDUCE ON AND OFF SITE DAMAGE, HEALTH HAZARDS AND IMPROVE TRAFFIC SAFETY. THIS PRACTICE IS APPLICABLE TO AREAS SUBJECT TO DUST BLOWING AND MOVEMENT WHERE ON AND OFF SITE DAMAGE IS LIKELY WITHOUT TREATMENT.

SPECIFICATIONS

TEMPORARY METHODS

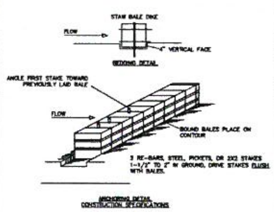
1. MULCHES – SEE STANDARDS FOR VEGETATIVE STABILIZATION WITH MULCHES ONLY. MULCH SHOULD BE CRIMPED OR TACKED TO PREVENT BLOWING.
2. VEGETATIVE COVER – SEE STANDARDS FOR VEGETATIVE COVER.
3. TILLAGE TO ROUGHEN SURFACE AND BRING CLOUDS TO THE SURFACE. THIS IS AND EMERGENCY MEASURE WHICH SHOULD BE USED BEFORE SOIL BLOWING STARTS. BEGIN PLOWING ON WINDWARD SIDE OF SITE. CHISEL TYPE PLOWS SPACED ABOUT 12" APART, SPRING TOOTHED HARROWS AND SIMILAR PLOWS ARE EXAMPLES OF EQUIPMENT WHICH MAY PRODUCE THE DESIRED EFFECT.
4. IRRIGATION – THIS IS GENERALLY DONE AS AN EMERGENCY TREATMENT. SITE IS SPRINKLED WITH WATER UNTIL THE SURFACE IS MOIST. REPEAT AS NEEDED. AT NO TIME SHOULD THE SITE BE TREATED TO THE POINT THAT RUNOFF BEGINS TO FLOW.
5. BARRIERS – SOLID BOARD FENCES, SILT FENCE, SNOW FENCES, BURLAP FENCES, STRAW BALES, AND SIMILAR MATERIALS CAN BE USED TO CONTROL AIR CURRENTS AND SOIL BLOWING. BARRIERS PLACED AT RIGHT ANGLES TO PREVAILING CURRENTS AT INTERVALS OF ABOUT 10 TIMES THEIR HEIGHT ARE EFFECTIVE INCONTROLLING SOIL BLOWING.
6. CALCIUM CHLORIDE – APPLY AT RATES THAT WILL KEEP SURFACE MOIST. MAY NEED RETREATMENT.

PERMANENT METHODS

1. PERMANENT VEGETATION – SEE STANDARDS FOR PERMANENT VEGETATIVE COVER AND PERMANENT STABILIZATION WITH SOD. EXISTING TREES AND LARGE SHRUBS MAY AFFORD VALUABLE PROTECTION IF LEFT IN PLACE.
2. TOP SOILING – COVERING WITH LESS EROSIVE SOIL MATERIALS. SEE STANDARDS FOR TOPSOILING.

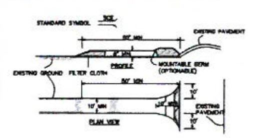
REFERENCES

1.AGRICULTURE HANDBOOK 2146. WIND EROSION FORCES IN THEUNITED STATES AND THEIR USE IN PREDICTING SOIL LOSS. AGRICULTURE INFORMATION BULLETIN 354. HOW TO CONTROL WIND EROSION. USDA-ARS.



CONSTRUCTION SPECIFICATIONS

STABILIZED CONSTRUCTION ENTRANCE



CONSTRUCTION SPECIFICATIONS

RAZE SEQUENCE

CONTRACTOR TO SECURE ALL NECESSARY PERMITS PRIOR TO START OF DEMOLITION OR ANY LAND DISTURBANCE.

1. INSTALL SEDIMENT CONTROL MEASURES AS SHOWN ON PLAN
2. KNOCK DOWN EXISTING BUILDING WITH HOE
3. REMOVE DEBRIS FROM SITE BY TRUCK
4. STABILIZE ALL DISTURBED AREAS WITH SEED AND STRAW AS TEMPORARY GROUND COVER
5. REMOVE SEDIMENT CONTROL DEVICES AFTER ENTIRE SITE IS STABILIZED

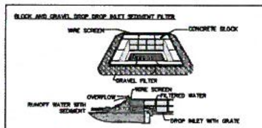
LEGEND

SILT FENCE	GRADE STABILIZATION STRUCTURE
LIMIT OF DISTURBED AREA	PIPE SLOPE DRAIN
SILT FENCE & LIMITED DISTURBED AREA	INLET PROTECTION
EARTH DIKE	LINED WATERWAY
STRAW BALE DIKE	ROCK OUTLET PROTECTION
TEMPORARY SWALE	SUBSURFACE DRAIN
DIVERSION	STABILIZED CONSTRUCTION ENTRANCE
GRASSED WATERWAY	
PERIMETER DIKE/SWALE	

BURLAP DROP INLET SEDIMENT FILTER

SPECIFIC APPLICATION

BLOCK AND GRAVEL DROP DROP INLET SEDIMENT FILTER

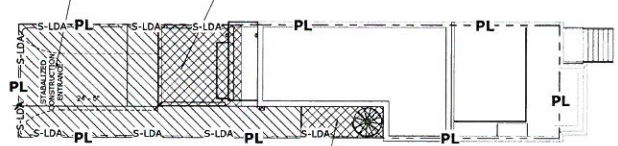


SPECIFIC APPLICATION

THESE DRAWINGS ARE TO BE IMPLEMENTED IN CONJUNCTION WITH DRAWINGS AND INFORMATION PROVIDED BY ALL OTHER CONSULTANTS AS LISTED ON DRAWING SHEET CO AND AS DIRECTED IN THE CONTRACT AGREEMENT

AREA AND VOLUME CALCULATIONS		
TOTAL VOLUME OF CUT	1790	CUBIC FT
TOTAL VOLUME OF FILL	0	CUBIC FT
TOTAL DISTURBED AREA	998	SQ. FT

PUBLIC ALLEY



SIDEWALK

1 SITE PLAN Copy 1
A0012 1" = 10'-0"

GENERAL NOTES:

A. NOTIFY DC-WASA ONE-WEEK PRIOR TO START OF CONSTRUCTION, CALL UTILITY INSPECTION SECTION AT 202-787-2377, AND WATER SERVICES AT 202-264-3824 EXT 3829.

B. CONTRACTORS MUST SUBMIT FINAL CONSTRUCTION AS-BUILT INFORMATION TO THE APPROPRIATE DC-WASA INSPECTOR(S) FOR REVIEW AND APPROVAL. AS-BUILT DRAWINGS MUST SHOW DIMENSIONS, ELEVATIONS, RELOCATION OF ANY WASA UTILITIES, AND ANY PERTINANT INFORMATION.

C. ONCE THE WASA INSPECTOR APPROVES THE AS-BUILT CONDITIONS, A COPY MUST BE SUBMITTED TO THE DOCUMENTS AND PERMITS OFFICE AT ROOM 203 AND THE WATER AND SEWER DESIGN SECTION AT 5000 OVERLOOK AVE, SW, 5TH FLOOR.

D. CONTRACTOR IS RESPONSIBLE FOR EXCAVATION, BACKFILLING, REPAVING, AND RESTORATION OF PUBLIC SPACE FOR STREET AND SIDEWALK CUTS PERFORMED BY THE CONTRACTOR.

E. 48 HOURS BEFORE YOU DIG, CALL "MISS UTILITY" SERVICE PROTECTION CENTER - CALL 800-257-7777

3X3 SQUARE FOR DCRA USE

SQUARE 134 ARCHITECTS
134
1501 11th St NW Suite 3
Washington DC 20001
202.328.0134

CONSULTANT

PROJECT
919 R ST NW
Washington, DC 20001

REVISIONS

DATE	DESCRIPTION

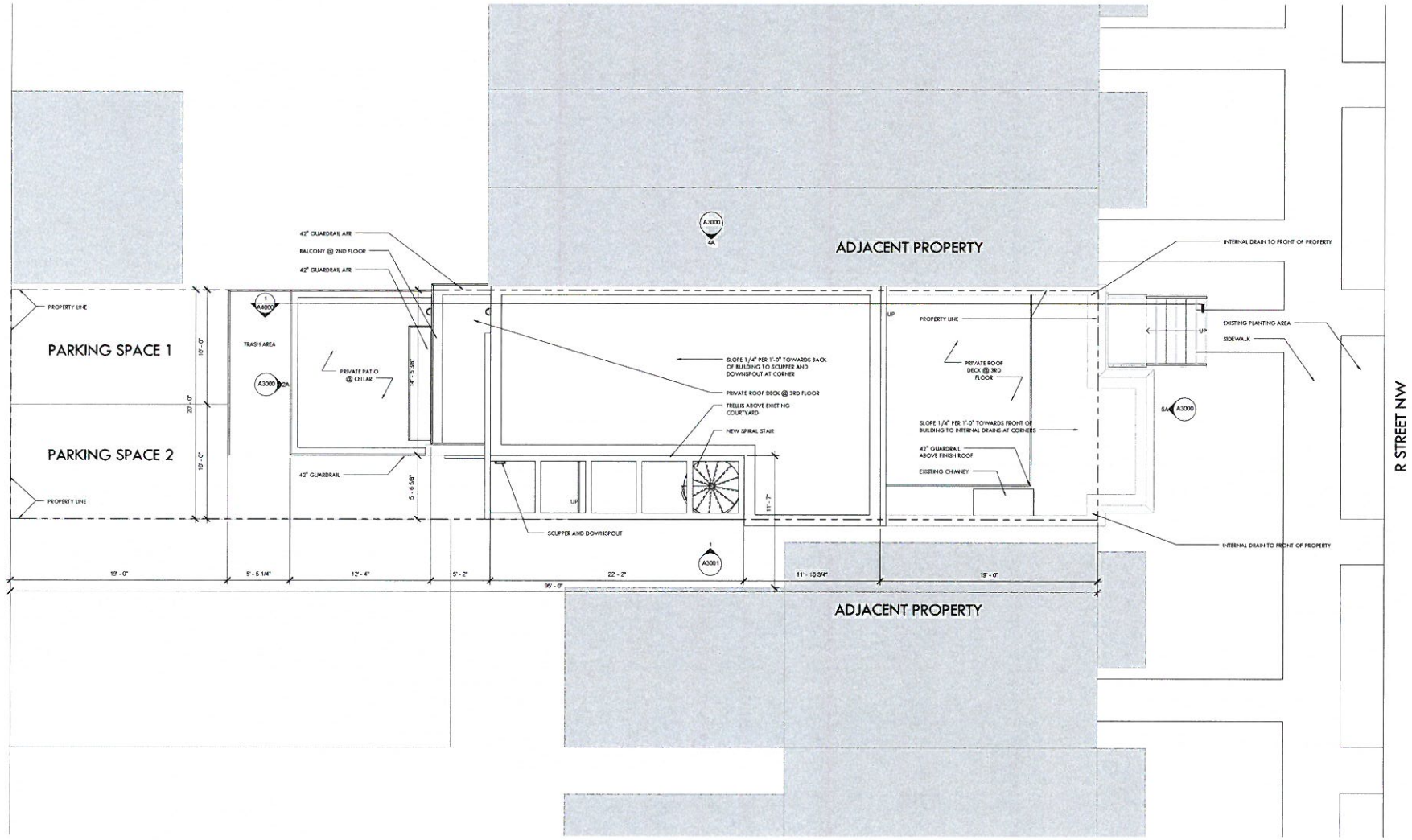
DRAWING TITLE
SOIL EROSION AND CONTROL

DISTRICT OF COLUMBIA LICENSED ARCHITECT

PROJECT NO. 15037
SCALE As indicated
DATE 02.29.16
DWG. NO.

FOR PERMIT ONLY
NOT FOR CONSTRUCTION

A0012



1 A1001 SITE PLAN
1/4" = 1'-0"

3X3 SQUARE FOR DCRA USE

134

SQUARE 134 ARCHITECTS

1901 11th St NW Suite 3
Washington, DC 20001
202.328.0134

CONSULTANT

PROJECT
919 R ST NW
Washington, DC 20001

REVISIONS

DATE	DESCRIPTION

DRAWING TITLE
SITE PLAN AND ROOF PLAN

DISTRICT OF COLUMBIA
LICENSED ARCHITECT

PROJECT NO.
13037

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

DATE:
02.29.16

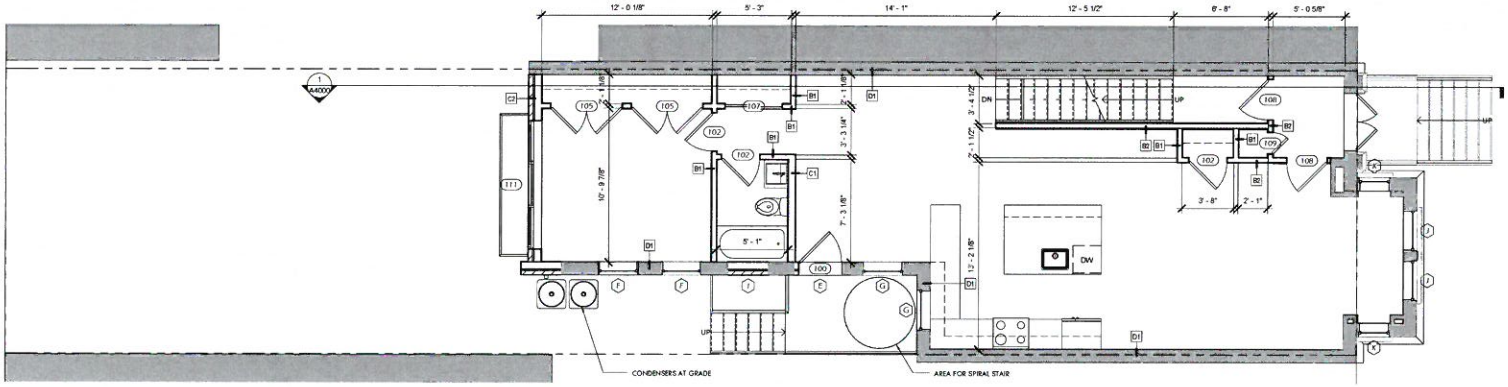
DWG. NO.
A1001

FOR PERMIT ONLY
NOT FOR CONSTRUCTION

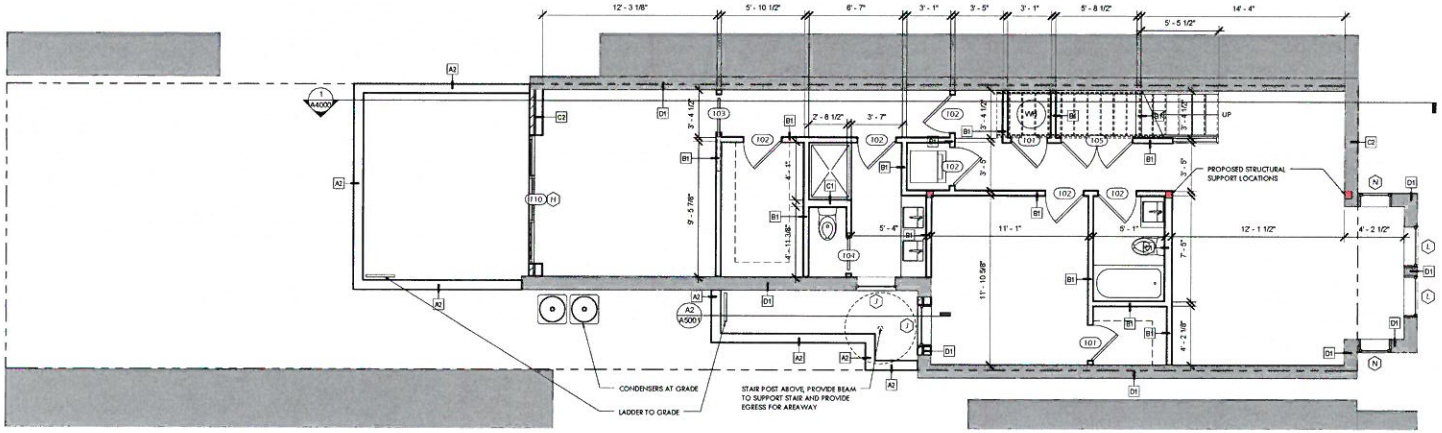
GENERAL PLAN NOTES

1. ALL INTERIOR PARTITIONS WITHIN THE UNIT TO BE NON RATED AND ALL UNIT PARTITIONS TO BE RATED 1 HOUR
2. ALL DIMENSIONS ON PLANS ARE FROM FACE OF CORE (WOOD STUD OR CMU WALL) UNLESS OTHERWISE NOTED
3. COORDINATE WINDOW SIZES WITH ROUGH OPENINGS
4. ALL STAIRS TO MEET CODE : 7" MAX RISER, 11" MIN TREAD DEPTH, SEE SECTIONS
5. CONFIRM ALL STAIR CLEARANCES & LANDINGS DURING LAYOUT PRIOR TO START OF FRAMING
6. SLOPE CONCRETE SLAB @ AREAWAYS TOWARD FLOOR DRAIN, 1/4" PER 1'-0"
7. AIR BARRIER AND INSULATION INSTALLATION TO COMPLY WITH 2013 DC ENERGY CODE TABLE 402.4.1.1
8. ENVELOPE INFILTRATION TESTING TO BE PERFORMED TO COMPLY WITH 2013 DC ENERGY CODE R402.4.1.2
9. SPOT ELEVATIONS ARE TO THE TOP OF THE SLAB OR SUB FLOOR
10. PROVIDE R-10 (UNHEATED) AND R-15 (HEATED) SLAB INSULATION EXTENDING DOWNWARD FROM TOP OF SLAB SURFACE
11. PROVIDE 2'-0" SLAB INSULATION DEPTH

EXISTING WALL
DEMO WALL
NEW WALL



2 A1002 01 FIRST LEVEL_1/4
1/4" = 1'-0"



1 A1002 00 CELLAR_1/4
1/4" = 1'-0"

3X3 SQUARE FOR DCRA USE

SQUARE 134 ARCHITECTS
134
1501 11th St NW Suite 3
Washington DC 20001
202.328.0134

CONSULTANT

PROJECT
919 R ST NW
Washington, DC 20001

REVISIONS
DATE | DESCRIPTION

DRAWING TITLE
CELLAR AND FIRST FLOOR PLANS

DISTRICT OF COLUMBIA
LICENSED ARCHITECT

PROJECT NO.
15037

SCALE
1/4" = 1'-0"

DATE
02.29.16

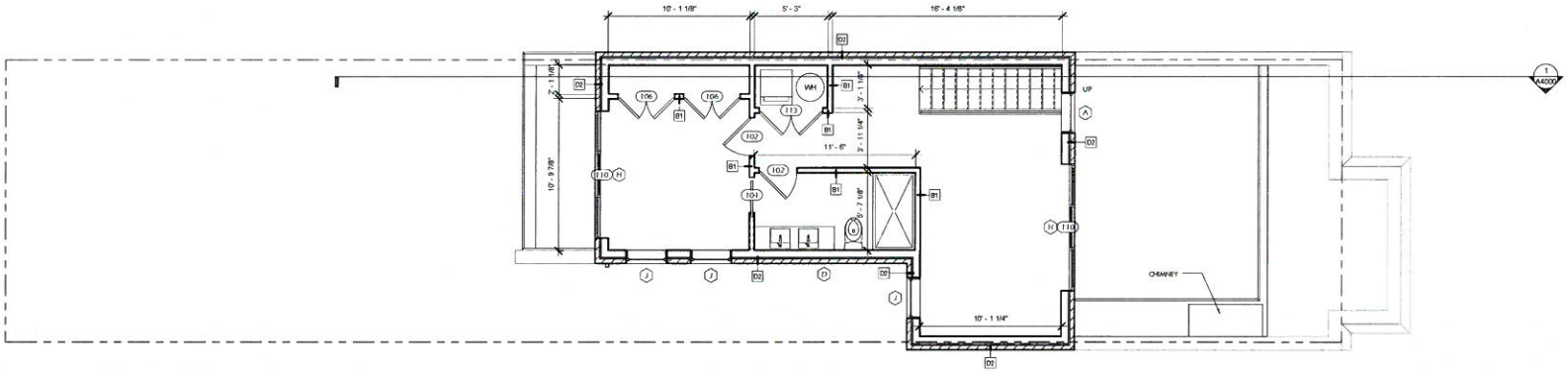
DWG. NO.
A1002

FOR PERMIT ONLY
NOT FOR CONSTRUCTION

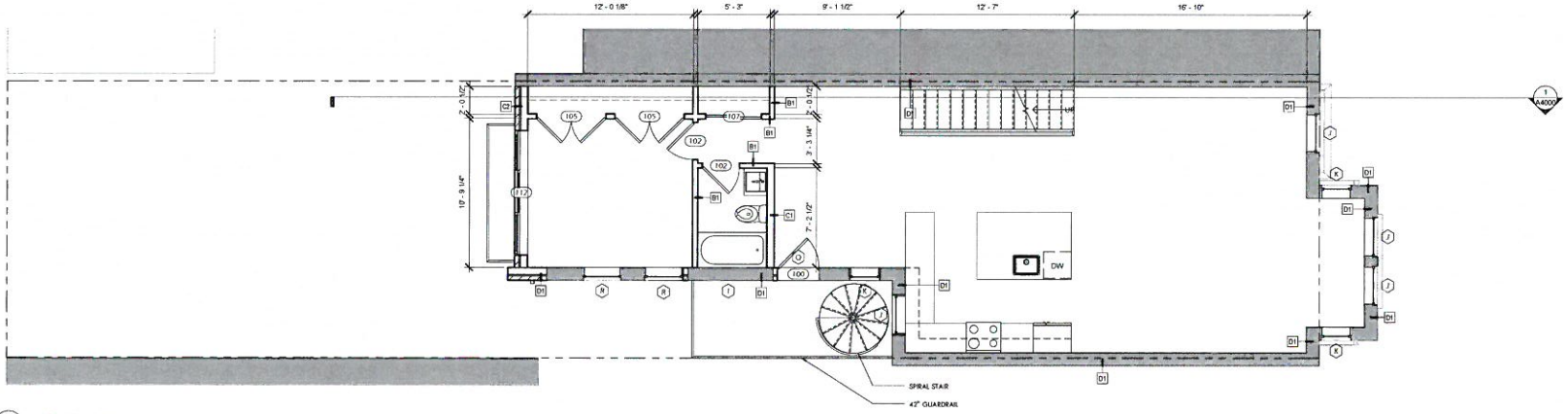
GENERAL PLAN NOTES

1. ALL INTERIOR PARTITIONS WITHIN THE UNIT TO BE NON RATED AND ALL UNIT PARTITIONS TO BE RATED 1 HOUR
2. ALL DIMENSIONS ON PLANS ARE FROM FACE OF CORE (WOOD STUD OR CMU WALL) UNLESS OTHERWISE NOTED
3. COORDINATE WINDOW SIZES WITH ROUGH OPENINGS
4. ALL STAIRS TO MEET CODE : 7" MAX RISER, 11" MIN TREAD DEPTH, SEE SECTIONS
5. CONFIRM ALL STAIR CLEARANCES & LANDINGS DURING LAYOUT PRIOR TO START OF FRAMING
6. SLOPE CONCRETE SLAB @ AREAWAYS TOWARD FLOOR DRAIN, 1/4" PER 1'-0"
7. AIR BARRIER AND INSULATION INSTALLATION TO COMPLY WITH 2013 DC ENERGY CODE TABLE 402.4.1.1
8. ENVELOPE INFILTRATION TESTING TO BE PERFORMED TO COMPLY WITH 2013 DC ENERGY CODE R402.4.1.2
9. SPOT ELEVATIONS ARE TO THE TOP OF THE SLAB OR SUB FLOOR
10. PROVIDE R-10 (UNHEATED) AND R-15 (HEATED) SLAB INSULATION EXTENDING DOWNWARD FROM TOP OF SLAB SURFACE
11. PROVIDE 2'-0" SLAB INSULATION DEPTH

EXISTING WALL
DEMO WALL
NEW WALL



2 A1003 03 THIRD LEVEL_1/4
1/4" = 1'-0"



1 A1003 02 SECOND LEVEL_1/4
1/4" = 1'-0"

3X3 SQUARE FOR DCRA USE

SQUARE 134 ARCHITECTS
1501 11th St NW Suite 2
Washington DC 20001
202.328.0134

CONSULTANT

PROJECT
919 R ST NW
Washington, DC 20001

REVISIONS
DATE | DESCRIPTION

DRAWING TITLE
SECOND AND THIRD FLOOR PLANS

DISTRICT OF COLUMBIA
LICENSED ARCHITECT

PROJECT NO.
15037

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

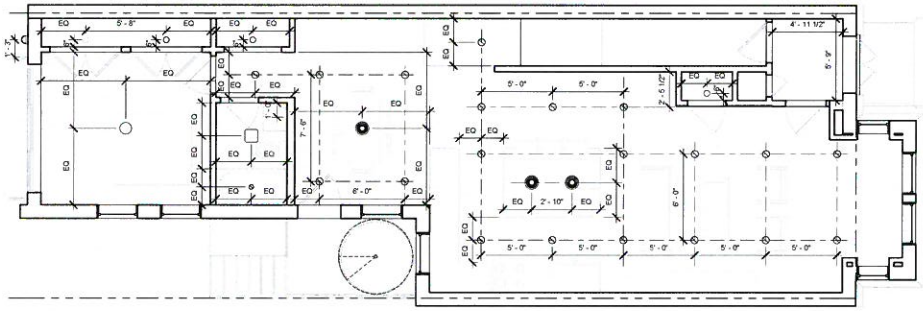
DATE:
02.29.16

DWG. NO.
A1003

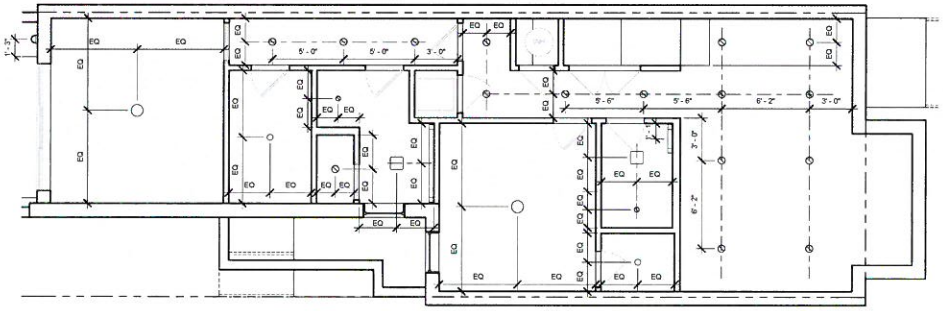
FOR PERMIT ONLY
NOT FOR CONSTRUCTION

LIGHTING FIXTURE SCHEDULE

SYMBOL	DESCRIPTION	LOCATION	NOTES
	4" CEILING MTD RECESSED DOWNLIGHT	LIVING	
	4" CEILING MTD RECESSED DOWNLIGHT	CORRIDOR	
	SURFACE MOUNTED FIXTURE	CLOSET	
	SURFACE MOUNTED FIXTURE	BEDROOM CLOSET	
	STRIP FIXTURE	BATH VANITY	
	PENDANT	KITCHEN ISLAND	
	UNDER CABINET LIGHTS	KITCHEN UNDER CAB	
	EXHAUST FAN	BATH	
	JUNCTION BOX	BEDROOM	
	WALL MOUNT EXTERIOR FIXTURE	EXTERIOR @ FRONT	
	4" CEILING MTD RECESSED DOWNLIGHT, WP	BATH	



B4 A2000 01 FIRST LEVEL
1/4" = 1'-0"



A4 A2000 00 CELLAR_NW
1/4" = 1'-0"

3X3 SQUARE FOR DCRA USE

SQUARE 134 ARCHITECTS
1501 11th St NW Suite 3
Washington DC 20001
202.328.0134

CONSULTANT

PROJECT
919 R ST NW
Washington, DC 20001

REVISIONS

DATE	DESCRIPTION

DRAWING TITLE
CELLAR AND FIRST FLOOR RCPS

DISTRICT OF COLUMBIA
LICENSED ARCHITECT

PROJECT NO.
15037

SCALE
1/4" = 1'-0"

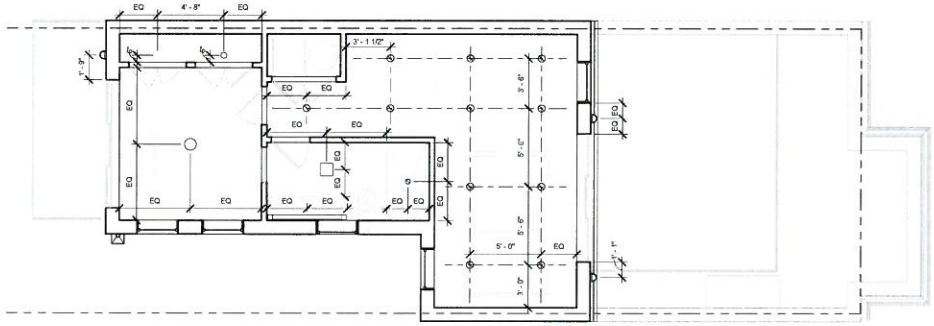
DATE
02.29.16

DWG. NO.
A2000

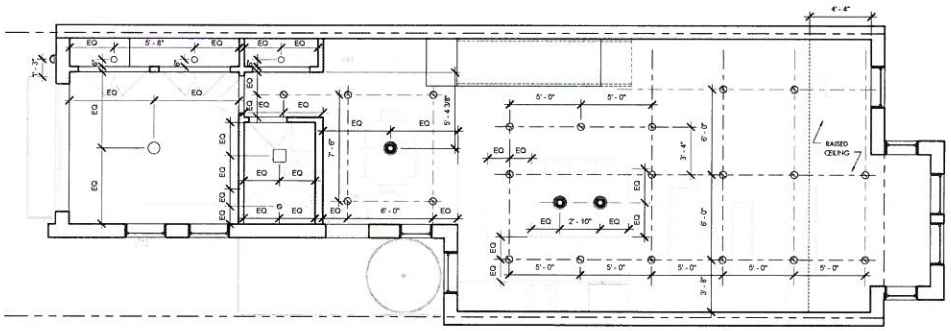
FOR PERMIT ONLY
NOT FOR CONSTRUCTION

LIGHTING FIXTURE SCHEDULE

SYMBOL	DESCRIPTION	LOCATION	NOTES
	4" CEILING MTD RECESSED DOWNLIGHT	LIVING	
	4" CEILING MTD RECESSED DOWNLIGHT	CORRIDOR	
	SURFACE MOUNTED FIXTURE	CLOSET	
	SURFACE MOUNTED FIXTURE	BEDROOM CLOSET	
	STRIP FIXTURE	BATH VANITY	
	PENDANT	KITCHEN ISLAND	
	UNDER CABINET LIGHTS	KITCHEN UNDER CAB	
	EXHAUST FAN	BATH	
	JUNCTION BOX	BEDROOM	
	WALL MOUNT EXTERIOR FIXTURE	EXTERIOR @ FRONT	
	4" CEILING MTD RECESSED DOWNLIGHT, WP	BATH	



B4 A2001 03 THIRD LEVEL B
1/4" = 1'-0"



A4 A2001 02 SECOND LEVEL
1/4" = 1'-0"

3X3 SQUARE FOR DCRA USE

SQUARE 134 ARCHITECTS
1501 11th St NW Suite 2
Washington DC 20001
202.328.0134

CONSULTANT

PROJECT
919 R ST NW
Washington, DC 20001

REVISIONS

DATE	DESCRIPTION

DRAWING TITLE
SECOND AND THIRD FLOOR RCPS

DISTRICT OF COLUMBIA
LICENSED ARCHITECT

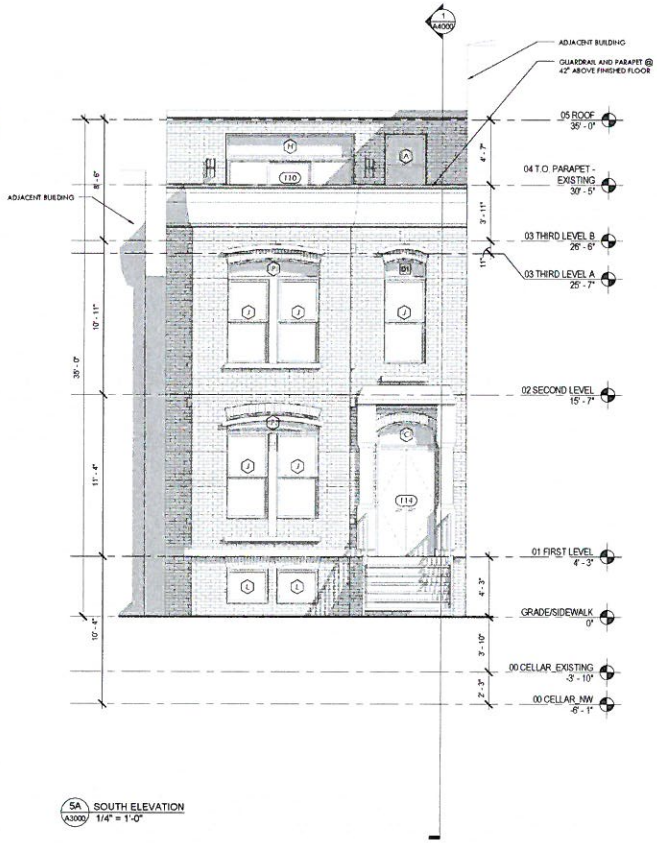
PROJECT NO.
15037

SCALE
1/4" = 1'-0"

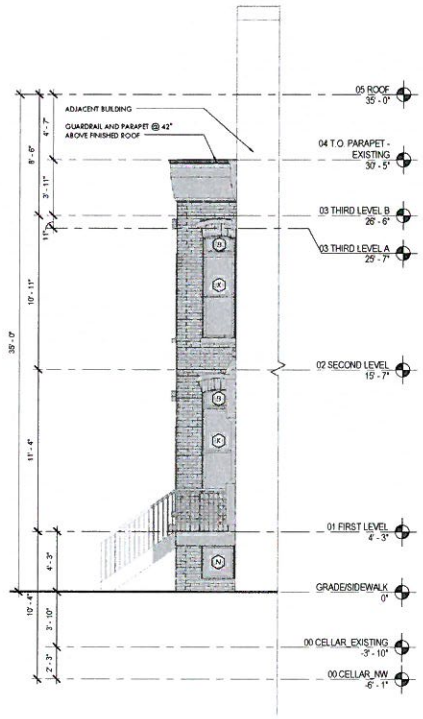
DATE
02.29.16

DWG. NO.
A2001

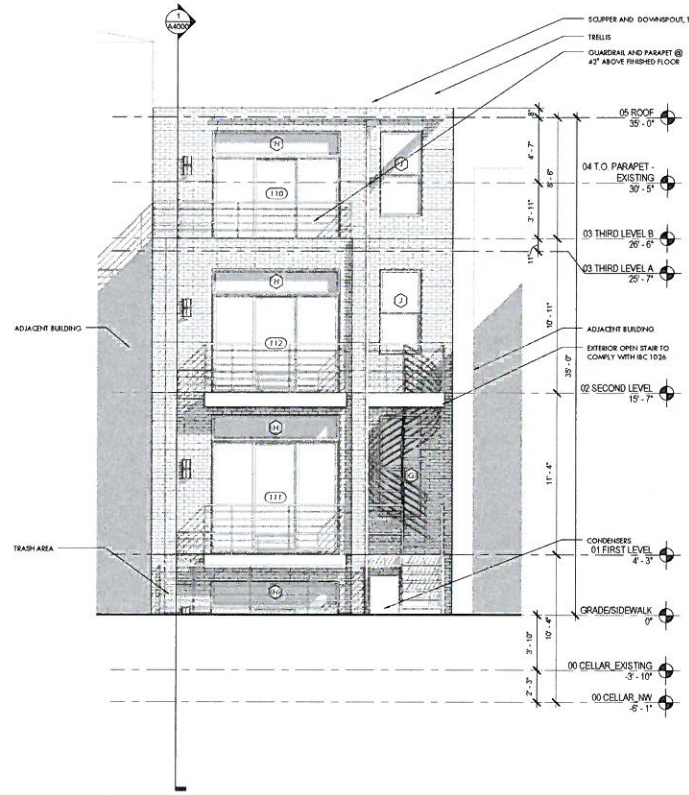
FOR PERMIT ONLY
NOT FOR CONSTRUCTION



5A SOUTH ELEVATION
A3000 1/4" = 1'-0"



4A EAST ELEVATION
A3000 1/4" = 1'-0"



2A NORTH ELEVATION
A3000 1/4" = 1'-0"

3X3 SQUARE FOR DCRA USE

134
SQUARE 134 ARCHITECTS
1501 11th St NW Suite 3
Washington DC 20001
202.328.0134

CONSULTANT

PROJECT
919 R ST NW
Washington, DC 20001

REVISIONS

DATE	DESCRIPTION

DRAWING TITLE
NORTH, SOUTH, EAST ELEVATIONS

DISTRICT OF COLUMBIA
LICENSED ARCHITECT

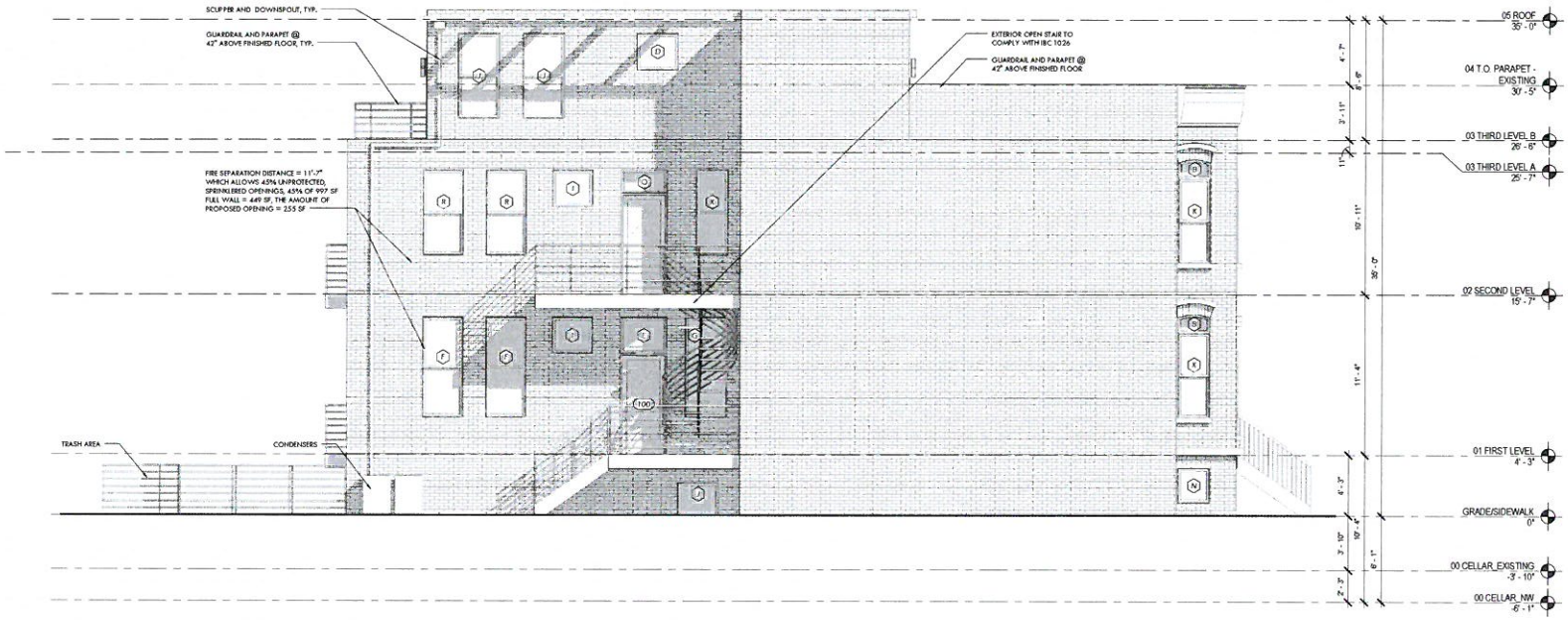
PROJECT NO.
15037

SCALE
1/4" = 1'-0"

DATE
02.29.16

DWG. NO.
A3000

FOR PERMIT ONLY
NOT FOR CONSTRUCTION



1 A3001 WEST ELEVATION
1/4" = 1'-0"

3X3 SQUARE FOR DCRA USE

134
SQUARE 134 ARCHITECTS
1501 11th St NW Suite 3
Washington DC 20001
202.328.0134

CONSULTANT

PROJECT
919 R ST NW
Washington, DC 20001

REVISIONS

DATE	DESCRIPTION

DRAWING TITLE
WEST ELEVATION

DISTRICT OF COLUMBIA
LICENSED ARCHITECT

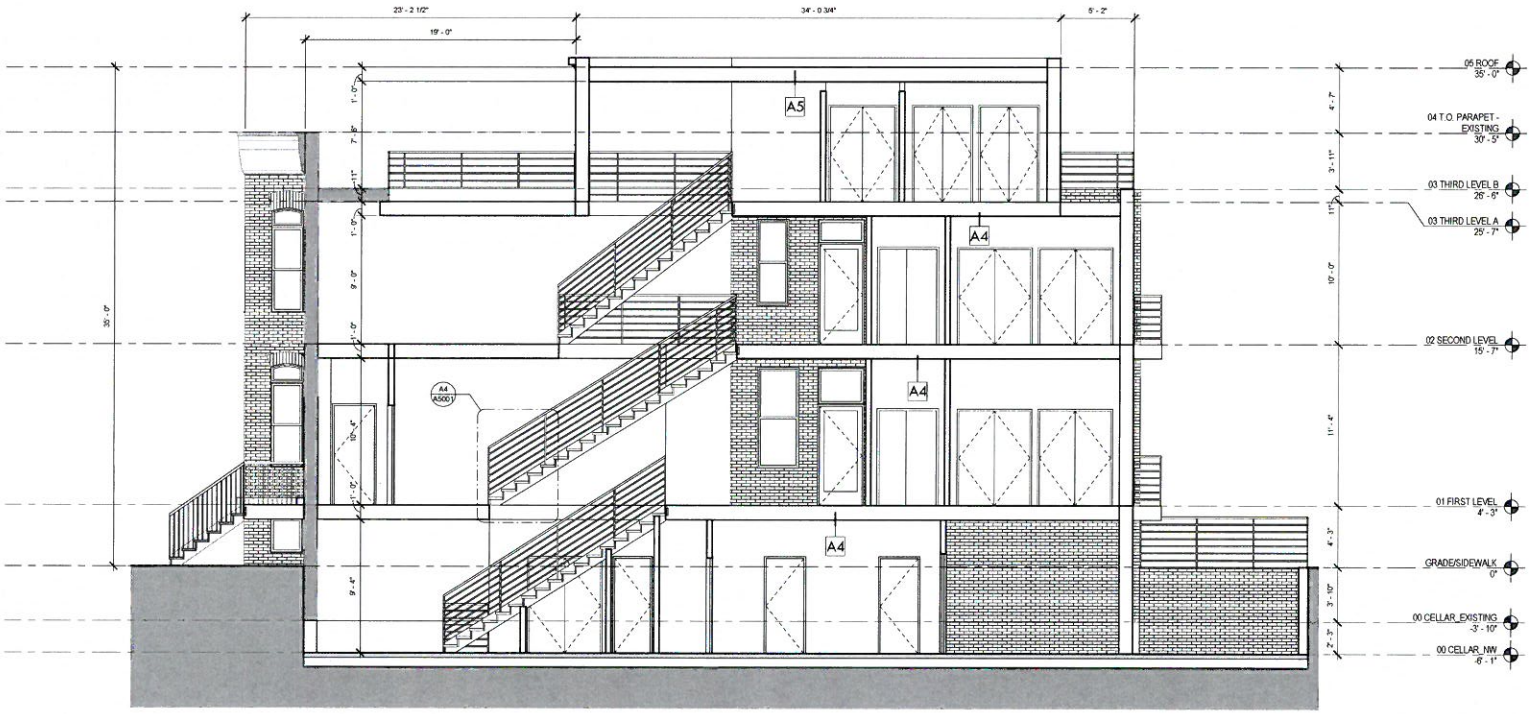
PROJECT NO.
15037

SCALE
1/4" = 1'-0"

DATE
02.29.16

DWG. NO.
A3001

FOR PERMIT ONLY
NOT FOR CONSTRUCTION



1 A4000 BUILDING SECTION @ STAIR
1/4" = 1'-0"

3X3 SQUARE FOR DCRA USE

134
SQUARE 134 ARCHITECTS
1501 11th St NW Suite 3
Washington DC 20001
202.328.0134

CONSULTANT

PROJECT
919 R ST NW
Washington, DC 20001

REVISIONS

DATE	DESCRIPTION

DRAWING TITLE
BUILDING SECTION

DISTRICT OF COLUMBIA
LICENSED ARCHITECT

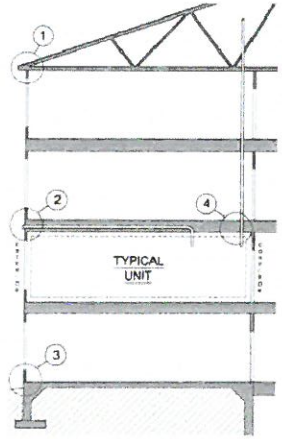
PROJECT NO.
15037

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

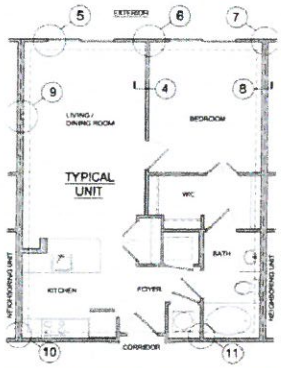
DATE:
02.29.16

DWG. NO.
A4000

FOR PERMIT ONLY
NOT FOR CONSTRUCTION

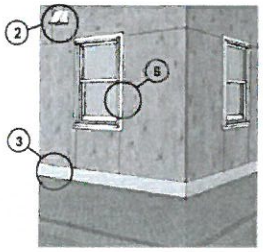


SECTION KEY
TYPICAL MULTIFAMILY BUILDING

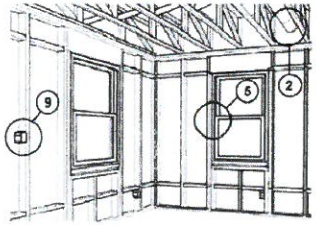


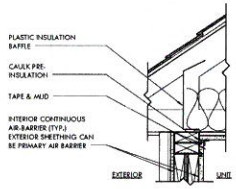
PLAN KEY
TYPICAL UNIT PLAN

ELEVATION KEY
TYPICAL WOOD FRAME BUILDING

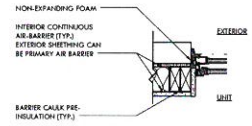


INTERIOR FRAMING KEY
TYPICAL WOOD FRAME BUILDING

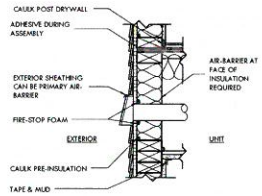




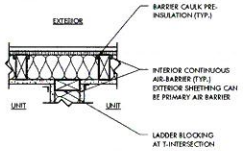
1 SOFFIT DETAIL



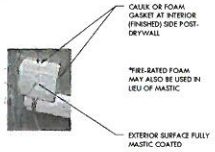
5 WINDOW JAMB DETAIL (HEAD & SILL SIMILAR)



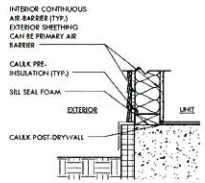
2 VENT PENETRATION & FLOOR TRUSS CONDITION



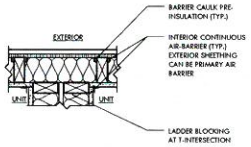
6 PARTITION WALL DETAIL



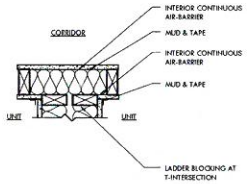
9 TYP. RECESSED ELECTRICAL BOX (WALL & CEILING SIMILAR)



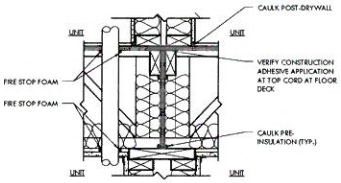
3 FRAMING WALL TO SLAB DETAIL



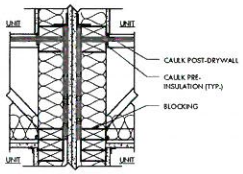
7 TENANT SEPARATION WALL DETAIL



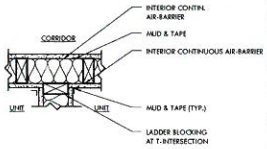
10 TENANT SEPARATION AND CORRIDOR WALL DETAIL



4 VERTICAL PIPE & TENANT SEPARATION WALL DETAIL



8 2-HR SEPARATION WALL DETAIL



11 PARTITION AND CORRIDOR WALL DETAIL

3X3 SQUARE FOR DCRA USE

134

SQUARE 134 ARCHITECTS
1351 11th St NW Suite 3
Washington DC 20001
202.232.1134

CONSULTANT

PROJECT
919 R ST NW
Washington, DC 20001

REVISIONS

DATE	DESCRIPTION

DRAWING TITLE
DETAILS

DISTRICT OF COLUMBIA
LICENSED
ARCHITECT

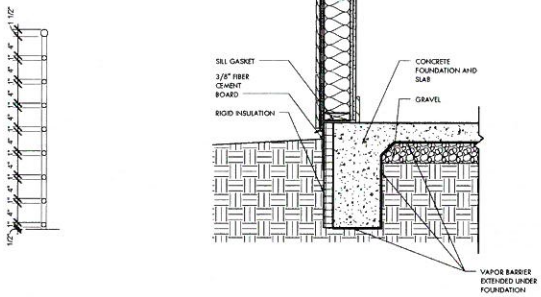
PROJECT NO.
15037

SCALE
1 1/2" = 1'-0"

DATE
02.29.16

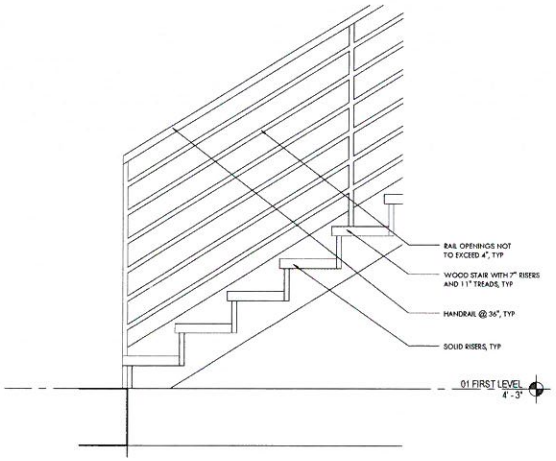
DWG. NO.
A5000

FOR PERMIT ONLY
NOT FOR CONSTRUCTION

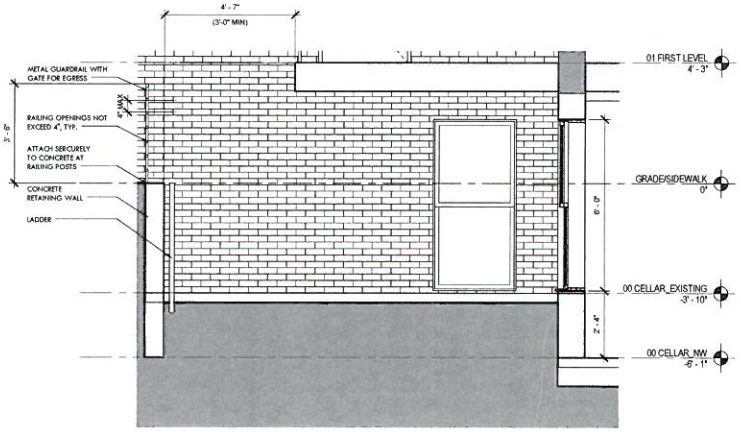


B2 A5001 TYP. GUARDRAIL DETAIL
1" = 1'-0"

B1 A5001 TYP. SLAB INSULATION DETAIL
1" = 1'-0"



A4 A5001 TYP. STAIR DETAIL
1" = 1'-0"



A2 A5001 TYP. WINDOW WELL DETAIL
1/2" = 1'-0"

3X3 SQUARE FOR DCRA USE

SQUARE 134 ARCHITECTS
134
1301 11th St NW Suite 3
Washington DC 20001
202.232.0174

CONSULTANT

PROJECT
919 R ST NW
Washington, DC 20001

REVISIONS
DATE | DESCRIPTION

DRAWING TITLE
MISC. DETAILS

DISTRICT OF COLUMBIA REGISTERED LICENSE ARCHITECT

PROJECT NO.
15037

SCALE
As indicated

DATE
02.29.16

DWG. NO.
A5001

FOR PERMIT ONLY
NOT FOR CONSTRUCTION