

PROJECT ADDRESS

PROJECT: 3040 30TH ST
LOCATION: 3040 30TH STREET, S.E.

SCOPE OF WORK

CONSTRUCTION OF A 16 UNIT, 3 STORY APARTMENT WITH CELLAR FLOOR .

APPLICABLE 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 2017 SUPPLEMENT AMMENDMENTS AND ALL REVISIONS.

2015 INTERNATIONAL BUILDING CODE
2015 ENERGY CONSERVATION CODE
2015 FIRE CODE
2015 MECHANICAL CODE
2015 PLUMBING CODE
2015 PROPERTY MAINTENANCE CODE
2015 FUEL GAS CODE
2015 EXISTING BUILDING CODE
2015 ELECTRICAL CODE
2015 ENERGY CONSERVATION CODE SUPPLEMENT(DCMR 12I)
DCMR TITLE 11 - ZONING REGULATIONS
ICC/ANSI A117.1 2009

ZONING ANALYSIS

BASED ON DCMR TITLE 11 DC ZONING REGULATION
PROPOSED 16 DWELLING UNITS

SQUARE	LOT	ZONE	LOT SIZE
5720	013	RA-1	11,314 SQ. FT.

The Zoning Administrator is authorized to permit the following deviations, for building permits that are not otherwise authorized by an approved order of the Zoning Commission, if the Zoning Administrator determines that the deviation or deviations will not impair the purpose of the otherwise applicable regulations:

(a) Deviations not to exceed two percent (2%) of the area requirements governing minimum lot area, maximum percentage of lot occupancy, and area standards of courts;

(c) Deviations not to exceed the lesser of ten percent (10%) or twelve inches (12 in.) of the linear requirements governing minimum rear yard, minimum side yard, and court width; and

GREEN BUILDING

THIS PROJECT IS NOT PUBLICLY OWNER OR FINANCED AND IS LESS THAN 50,000 SF
THE PROJECT IS NOT REQUIRED TO COMPLY WITH THE GREEN BUILDING ACT AND IS LESS THAN 10,000 SF.

TABLE R402.1.4
EQUIVALENT U-FACTORS^a

FENESTRATION U-FACTOR	0.30 U-Factor
SKYLIGHT U-FACTOR	0.55 U-Factor
CEILING U-FACTOR	0.026 U-Factor
WOOD FRAME WALL U-FACTOR	0.045 U-Factor
MASS WALL U-FACTOR	0.060 U-Factor
FRAME FLOOR U-FACTOR	0.033 U-Factor
MASS FLOOR U-FACTOR	0.058 U-Factor
BASEMENT WALL U-FACTOR	0.045 U-Factor
CONDITIONED CRAWLSPACE WALL U-FACTOR	0.045 U-Factor

FIRE PROTECTION

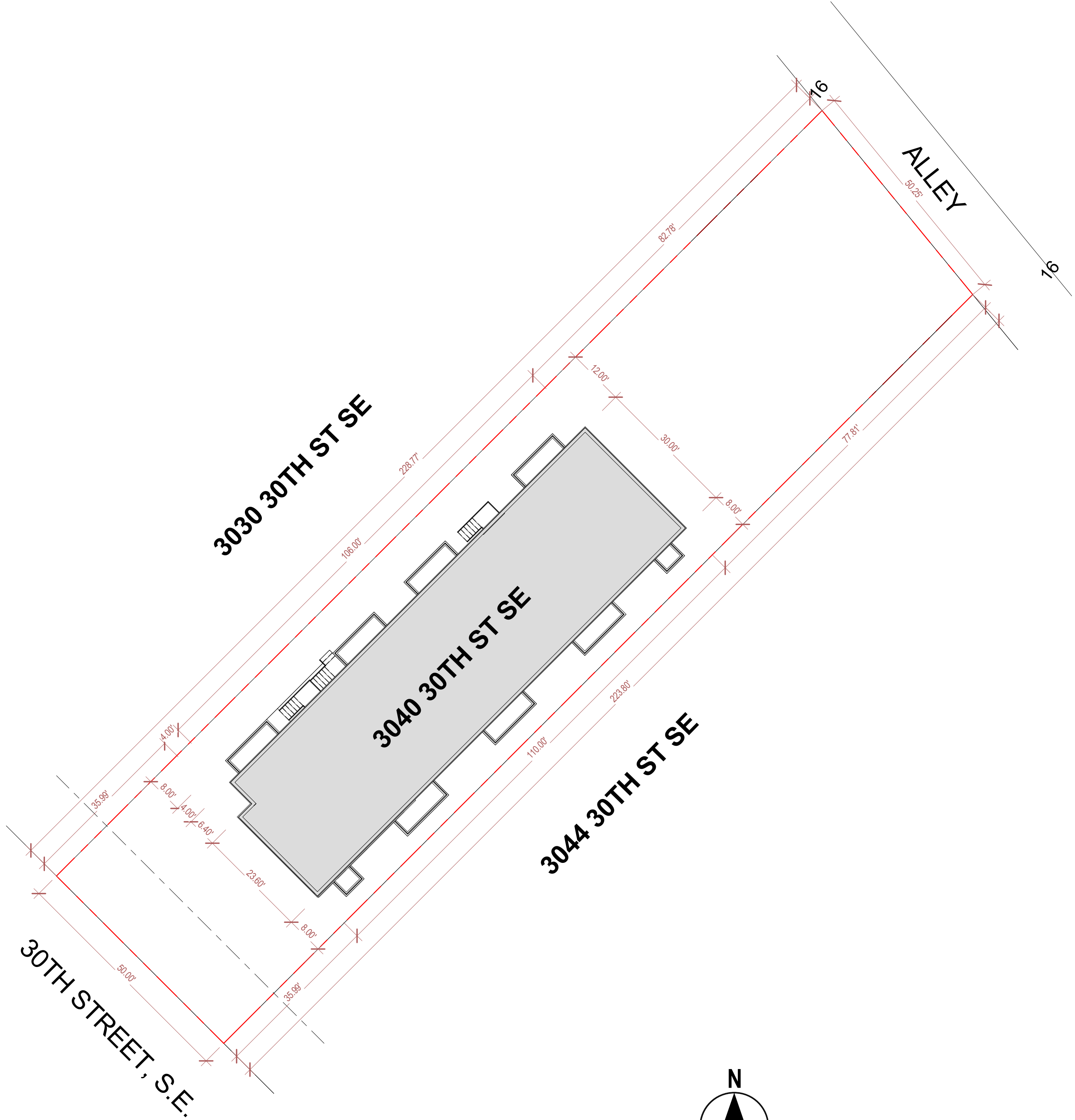
IBC TABLE 601 FIRE RESISTANCE RATING REQUIREMENTS FOR BLDG ELEMENTS		
FIRE RESISTANCE RATING - CONSTRUCTION TYPE VA		
BUILDING ELEMENT	LOCATION	RATING
PRIMARY STRUCTURAL FRAME		1 HR
BEARING WALLS	EXTERIOR	2 HR
	INTERIOR	1 HR
NON - BEARING WALLS & PARTITIONS	EXTERIOR	SEE IBC TABLE 602
	INTERIOR	0 HR
FLOOR CONSTRUCTION & ASSOC.SECONDARY MEMBERS		1 HR
ROOF CONSTRUCTION & ASSOC.SECONDARY MEMBERS		1 HR

	ALLOWABLE	PROPOSED
LOT OCCUPANCY	40% (4,525)	28% (3,274)
REAR YARD SETBACK	20 FT	77 FT
BUILDING HEIGHT	40 FT	40 FT

CLASSIFICATION

USE GROUP	R-3
CONSTRUCTION TYPE	VA
SPRINKLER SYSTEM	NFPA 13D
FIRE ALARM SYSTEM	NO

HEIGHT LIMITATION	
RA-1 ZONNING ALLOWABLE HEIGHT	40 FT
PROPOSED HEIGHT	40 FT, 3 STORIES
NUMBER OF STORIES	3



1 Site Plan
1/16" = 1'-0"



810 7th St NE
SUITE 2-103
WASHINGTON D.C. 20002

3040 30th St, S.E.

3040 30TH ST SE
WASHINGTON DC 20020
LOT 0013 SQUARE 5720

OWNER / DEVELOPER
SHANNON, SHIRLEY M

GENERAL CONTRACTOR
TBD

CIVIL ENGINEER,
DASOL

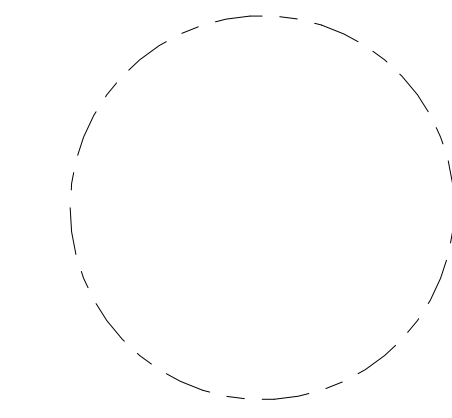
STRUCTURAL ENGINEER
DASOL

MEP
DASOL

Key Plan

Issue
NO. DATE

Revisions
NO. DATE



CODE ANALYSIS
& SITE PLAN

PRINCIPAL IN CHARGE
NEGUSSU SOLOMON
PROJECT ARCHITECT
ANTHONY UDOKA

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

DRAWING NO.
A001

Permit Set