

RESIDENCE400

400 Newcomb St Southeast
Washington DC, 20032

ISSUED FOR: PERMIT

ISSUED DATE: 2017 NOVEMBER 8

ARCHITECT:



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CLIENT:

FOCUS WORKS, LLC

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STRUCTURAL ENGINEER:

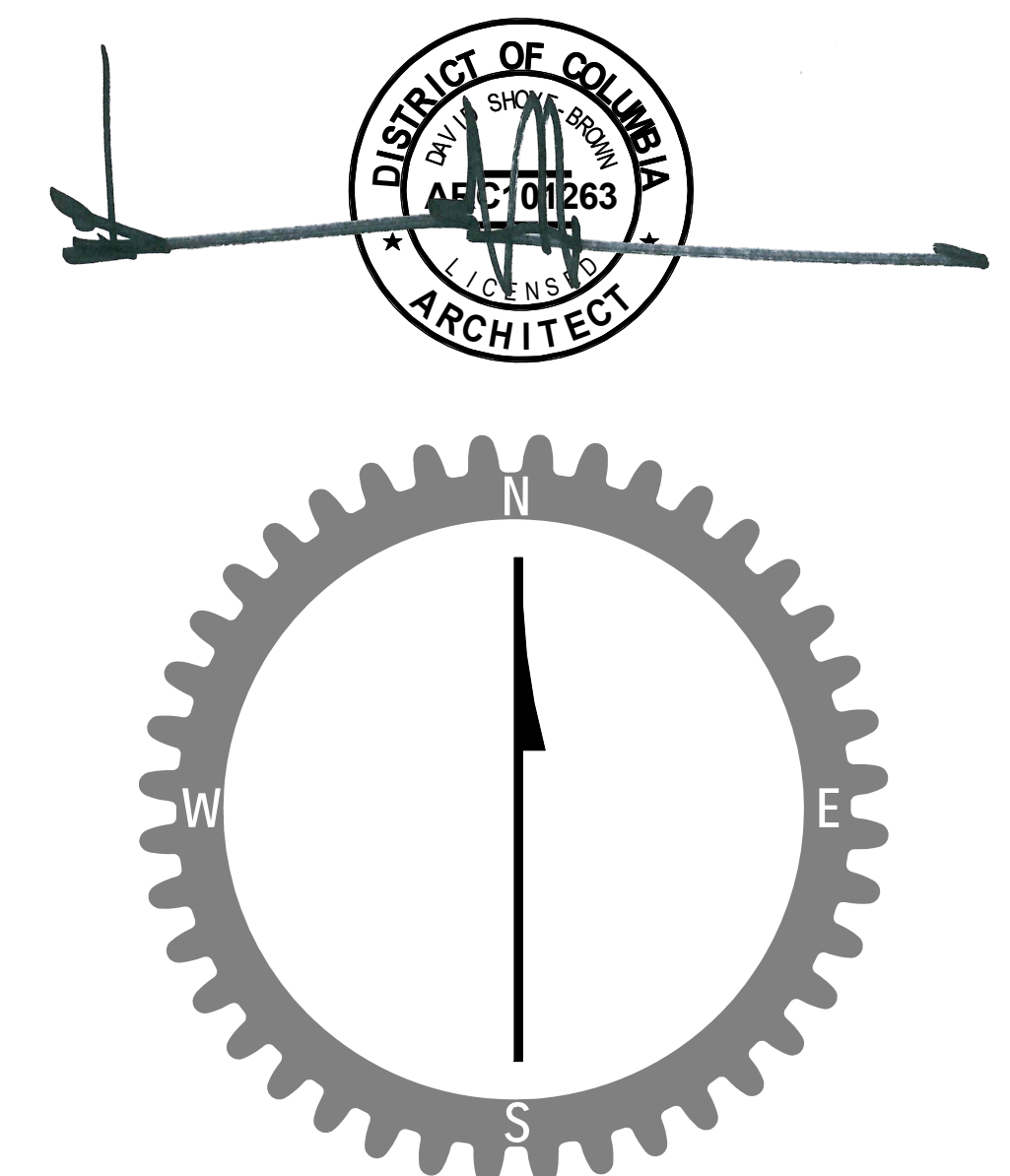
SOIL AND STRUCTURE

ANDY FULAMBARKAR
1889 PRESTON WHITE DRIVE, STE 104
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MEP ENGINEER:

KK ENGINEERING

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ABBREVIATIONS

A.D. AREA DRAIN	INT. JANU	INTERIOR JANITOR
AB. ANCHOR BOLT	J.B. JOINT BOX	JUNCTION BOX
ABV. ABOVE	J.S. JOIST	JOIST
ACC. ACCESS	J.T. JOINT	JOINT
ACOUS. ACOUSTICAL	KD. KNOCK DOWN	KNOCK DOWN
ACT. ACTUAL	KIT. KITCHEN	KITCHEN
ADJ. ADJUSTABLE	KO. KNOCK OUT	KNOCK OUT
AFF. ABOVE FINISH FLOOR	LAM. LAMINATE (ED)	LAMINATE (ED)
AHU. AIR HANDLING UNIT	LAV. LAVATORY	LAVATORY
ALT. ALTERNATE	LIN. LINEAR (LINEAL)	LINEAR (LINEAL)
ALUM. ALUMINUM	LP. LOW POINT	LOW POINT
ANC. ANCHORS	LT. LIGHT	LIGHT
APPROX. APPROXIMATELY	LW. LIGHTWEIGHT	LIGHTWEIGHT
ARCH. ARCHITECT	MACH. MACHINE	MACHINE
AUTO. AUTOMATIC	MAINT. MAINTENANCE	MAINTENANCE
AVG. AVERAGE	MATL. MATERIAL	MATERIAL
B. BATHROOM	MAX. MAXIMUM	MAXIMUM
B.O. BY OWNER	MDF. MEDIUM DENSITY FIBERBOARD	MEDIUM DENSITY FIBERBOARD
BD. BEAD	MECH. MECHANICAL	MECHANICAL
BIT. BITUMINOUS	MEMB. MEMBRANE	MEMBRANE
BLDG. BUILDING	MET. MTL. METALLIC OR METAL	METALLIC OR METAL
BLK. BLOCK	MEZZ. MEZZANINE	MEZZANINE
BLKG. BLOCKING	MFR. MANUFACTURER	MANUFACTURER
BM. BEAM	MIN. MINIMUM	MINIMUM
BOT. BOTTOM	MISC. MISCELLANEOUS	MISCELLANEOUS
BRD. BOARD	MILDG. MOULDING	MOULDING
BRKT. BRACKET	MO. MASONRY OPENING	MASONRY OPENING
BSL. BUILDING SETBACK LINE	MOD. MODIFIED	MODIFIED
BSMT. BASEMENT	MOUNT. MOUNTED (MOUNTING)	MOUNTED (MOUNTING)
BUR. CABT. BURIED CABINET	N. NOT IN CONTRACT	NOT IN CONTRACT
CEM. CEMENT (TITIOUS)	NO. NUMBER	NUMBER
CF. CUBIC FEET (FOOT)	NRC. NOISE REDUCTION COEFFICIENT	NOISE REDUCTION COEFFICIENT
C.I. CAST IRON	NTS. NOT TO SCALE	NOT TO SCALE
CJ. CONTROL JOINT	OA. OVERHEAD	OVERHEAD
CL. CLOSET	OC. ON CENTER	ON CENTER
CLG. CEILING	O.D. OUTSIDE DIAMETER	OUTSIDE DIAMETER
CLL. CONTRACT LIMIT LINE	OF. OWNER FURNISHED CONTRACTOR INSTALLED	OWNER FURNISHED CONTRACTOR INSTALLED
CLR. CLEAR	OFF. OFFICE	OFFICE
CMU. CONCRETE MASONRY UNIT	OH. CORNER	CORNER
CNR. CLEAN OUT	OPG. OPENING	OPENING
CO. COLUMN	OPP. OPPOSITE	OPPOSITE
COL. COLUMN	PAR. PARTIAL	PARTIAL
CONC. CONCRETE	PED. PEDIESTAL	PEDIESTAL
CONST. CONSTRUCTION	PLAS. LAM./P. LAM. PLASTIC LAMINATE	PLASTIC LAMINATE
CONT. CONTINUOUS	PLYWD. PLYWOOD	PLYWOOD
CPT. CARPET	PNL. PANEL	PANEL
CS. COURSES	POL. POLISH (POLISHED)	POLISH (POLISHED)
CT. CERAMIC TILE	PR. PAIR	PAIR
CTR. CENTER	PRF. PREFABRICATED	PREFABRICATED
CTSK. COUNTERTSINK	PRTN. PARTITION	PARTITION
DBL. DOUBLE	PSF. POUNDS PER SQUARE FOOT	POUNDS PER SQUARE FOOT
DEPT. DEPARTMENT	PT. PAINT	PAINTED
DET. DETAIL	PTD. POINTED	POINTED
DF. DRINKING FOUNTAIN	QT. QUARRY TILE	QUARRY TILE
DIA. DIAMETER	QTY. QUANTITY	QUANTITY
DIFF. DIFFUSER	R. RISER	RISER
DIM. DIMENSION	RAD. RADII	RADII
DISP. DISPENSER	RD. ROOF DRAIN	ROOF DRAIN
DN. DIVISION (DIVIDED)	REF. REFRIGERATOR	REFRIGERATOR
DN. DOWN	REINF. REINFORCED (ING)	REINFORCED (ING)
DR. DOOR	REQ. REQUIRED	REQUIRED
DS. DIVIDER STRIP	RES. RESILIENT	RESILIENT
DW. DISHWASHER	REV. REVISE (REVISION)	REVISE (REVISION)
DWR. DRAWING	RM. ROOM	ROOM
DWR. DRAWER	RO. ROUGH OPENING	ROUGH OPENING
E. EAST	RTU. ROOF TOP UNIT	ROOF TOP UNIT
EA. EACH	S. SOUTH	SOUTH
EJ. EXPANSION JOINT	S.S. STAINLESS STEEL	STAINLESS STEEL
EL. ELEVATION	SC. WD. SOLID CORE WOOD	SOLID CORE WOOD
ELEC. ELECTRICAL	SCHED. SCHEDULED	SCHEDULED
ELEV. ELEVATOR	SECT. SECTION	SECTION
ENCL. ENCLOSURE	SF. SQUARE FEET (FOOT)	SQUARE FEET (FOOT)
ENT. ENTRANCE	SHR. SHOWER	SHOWER
EQ. EQUAL	SHT. SHEET	SHEET
EQUIP. EQUIPMENT	SIM. SIMILAR	SIMILAR
EWC. ELECTRIC WATER COOLER	SL. SLIDING	SLIDING
EX. EXISTING	SO. SQUARE	SQUARE
EX. EXPANSION	SSK. SERVICE SINK	SERVICE SINK
EXT. EXTERIOR	STA. STATION	STATION
FD. FLOOR DRAIN	STD. STANDARD	STANDARD
FE(C). FIRE EXTINGUISHER (CABINET)	STL. STEEL	STEEL
FF. FINISH FLOOR	STOR. STORAGE	STORAGE
FIN. FINISH	STRUCT. STRUCTURAL	STRUCTURAL
FL. FLOOR	SUSP. SUSPENDED	SUSPENDED
FLEX. FLEXIBLE	SW. SWITCH	SWITCH
FLSG. FLASHING	SY. SYSTEM	SYSTEM
FLUOR. FLUORESCENT	T&G. TONGUE AND GROOVE	TONGUE AND GROOVE
FR. FRAME	TEL. TELEPHONE	TELEPHONE
FRPF. FIREPROOFING	TEMP. TEMPERED	TEMPERED
FRT. FIRE RETARDANT TREATED	THK. THICK	THICK
FT. FOOT (FEET)	THR. THRESHOLD	THRESHOLD
FTG. FOOTING	TLT. TOILET	TOILET
FVC. FIRE VALVE CABINET	TR. TREAD	TREAD
G.C. GENERAL CONTRACTOR	TV. TELEVISION	TELEVISION
GA. GAUGE	TYP. TYPICAL	TYPICAL
GALV. GALVANIZED	UN. UNLESS NOTED OTHERWISE	UNLESS NOTED OTHERWISE
GB. GYPSUM BOARD	UR. UNDERWRITER'S LABORATORIES INC.	UNDERWRITER'S LABORATORIES INC.
GL. GLASS	UL. UNFINISHED	UNFINISHED
GR. GRADE	UR. URINAL	URINAL
GYP. BRD. GYPSUM BOARD	UTL. UTILITY	UTILITY
HB. HOSE BIB	V.I.F. VERIFY IN FIELD	VERIFY IN FIELD
HC.WD. HOLLOW CORE WOOD	VCT. VINYL COMPOSITION TILE	VINYL COMPOSITION TILE
HD. HEAVY DUTY	VERT. VERTICAL	VERTICAL
HDWD. HARDWOOD	VEST. VESTIBULE	VESTIBULE
HDWR. HARDWARE	W. WITH	WITH
HGT. HEIGHT	W/O. WITHOUT	WITHOUT
HLL. HOLLOW METAL	WD. WOOD	WOOD
HP. HIGH POINT	WH. WATER HEATER	WATER HEATER
HR. HOUR	WP. WATERPROOFING	WATERPROOFING
HVAC. HEAT VENTILATING AIR COND.	WR. WATER RESISTANT	WATER RESISTANT
ID. INSIDE DIAMETER	WT. WEIGHT	WEIGHT
INCL. INCLUDE (ING)		
INST. INSTALLATION		
INSUL. INSULATION		

MATERIAL DESIGNATIONS

CONCRETE		CONCRETE
METAL		METAL
WOOD		WOOD
STONE		STONE
INSULATION		INSULATION
FINISHES		FINISHES

ANNOTATION SYMBOLS

	DETAIL NUMBER
	SHEET NUMBER
	DETAIL NUMBER
	SHEET NUMBER
	DETAIL NUMBER
	SHEET NUMBER
	DETAIL NUMBER
	SHEET NUMBER
	FACE DIMENSION
	W.I. CABINET NUMBER
	GRID LINE
	REVISION CLOUD AND DELTA
	TEMPERED GLAZING
	ACCESSIBILITY SYMBOL
	ROOM NAME
	ROOM NUMBER
	VIEW/CALLOUT REFERENCE BUBBLE
	DRAWING IDENTIFICATION #
	KEYNOTES
	NEW CONSTRUCTION
	DEMOLITION
	TAGS
	WALL TYPE
	DOOR NUMBER
	LOUVER TAG
	WINDOW TAG
	EQUIPMENT TAG
	ELECTRICAL FIXTURE
	PLUMBING FIXTURE
	FURNITURE TAG

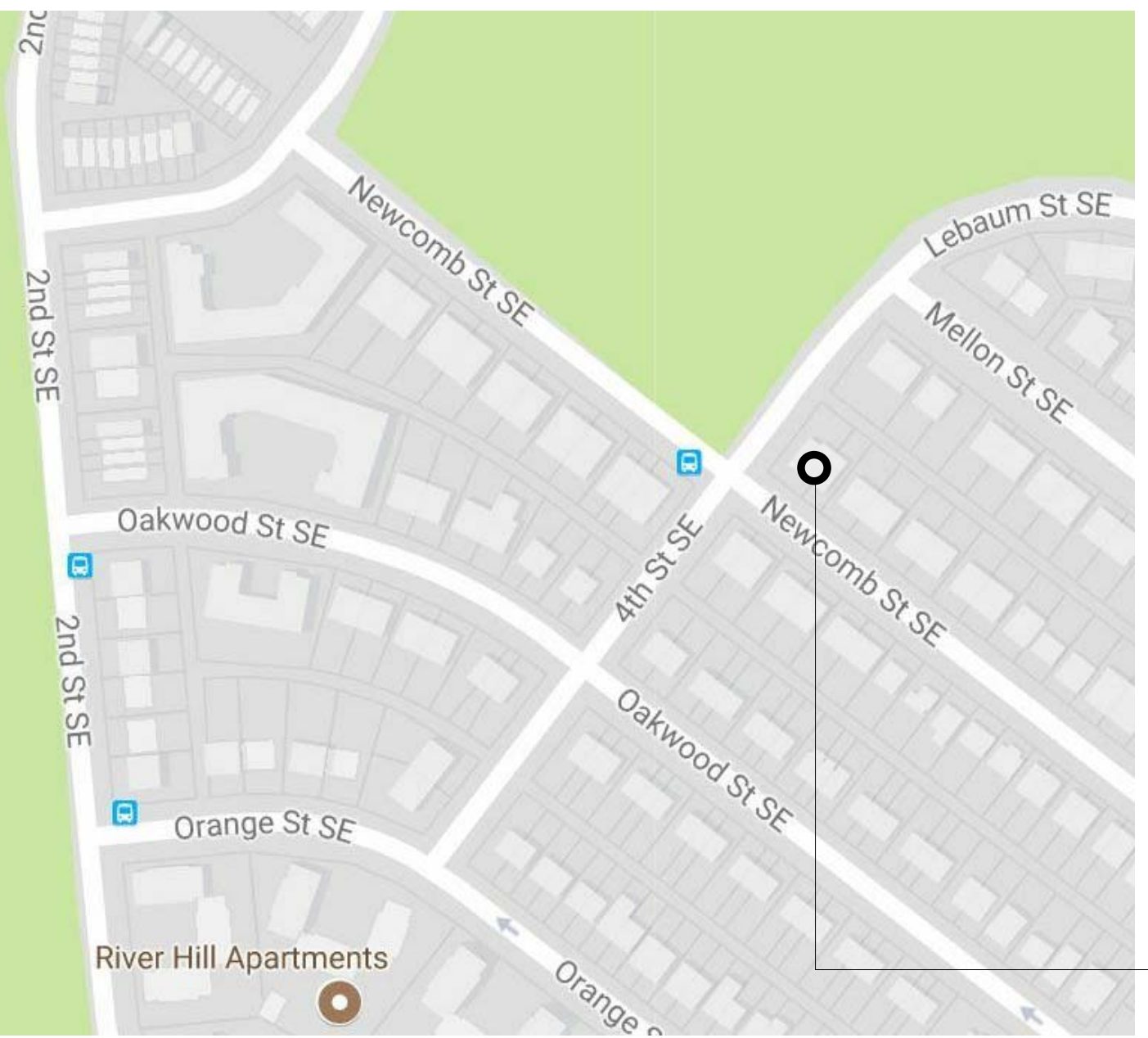
PROJECT DIRECTORY

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ARCHITECT:	//3877 DAVID SHOVE-BROWN, AIA, NCARB 3333 K ST NW, SUITE 60 WASHINGTON, DC 20007 (T) 202.350.4244 (F) 202.350.4245
STRUCTURAL ENGINEER:	ANDY FULAMBARKAR 1889 PRESTON WHITE DRIVE, STE 104 RESTON, VA 20191 (T) 703.391.8911
MECHANICAL ENGINEER:	KHALID KHALIFA, PE, CEM 5840 BANNEKER RD, STE 220 COLUMBIA, MD 21044 (T) 443.393.1070

DRAWING SYMBOLS

	SWING DOOR - DOOR SCHEDULE
	FRAMED OPENING
	24" x 24" ACOUSTIC CEILING TILE IN NEW GRID
	24" x 24" ACOUSTIC CEILING TILE IN EXISTING GRID
	GYPSUM WALL BOARD CEILING ON METAL FRAMING
	EXISTING CEILING - WOOD PLANK ON WOOD JOISTS
	DUPLEX OUTLET
	WEATHERPROOF DUPLEX OUTLET
	GFCI OUTLET
	TELEPHONE OUTLET
	TELEVISION OUTLET
	Cat6 RJ45 INTERNET OUTLET
	HIGH SPEED INTERNET ACCESS
	SWITCH (4'-0" MAX TO TOP OF OPERABLE SWITCH)
	3 WAY SWITCH (4'-0" MAX TO TOP OF OPERABLE SWITCH)
	DIMMER SWITCH (4'-0" MAX TO TOP OF OPERABLE SWITCH)

PROJECT LOCATION (NTS)



CODE INFORMATION

ADDRESS:	400/402 NEWCOMB ST SE
SQUARE:	5996
LOT:	0805 (400 NEWCOMB ST SE), 0806 (402 NEWCOMB STREET)
ZONE:	R-3
EXISTING USE:	MULTI-FAMILY RESIDENTIAL
PROPOSED USE:	MULTI-FAMILY RESIDENTIAL
CONSTRUCTION TYPE:	
YEAR BUILT:	
MAX HEIGHT:	40' - 0"
EXISTING HEIGHT:	24' - 6"
PROPOSED HEIGHT:	25' - 6"
MAX % LOT OCCUPANCY:	40%
EXISTING LOT SIZE:	7500 SQ FT
EXIST. LOT COVERAGE:	1841 SQ FT
EXIST. % LOT OCC.:	25%
PROP. LOT COVERAGE:	2999 SQ FT
PROPOSED LOT OCC.:	39.9%
MIN REAR YARD:	20' - 0"
EXISTING REAR YARD:	43' - 7"
PROPOSED REAR YARD:	20' - 2"
MIN SIDE YARDS:	5' - 0"
EXISTING SIDE YARDS:	15' - 4" NORTHWEST SIDE - 9' - 4" SOUTHEAST SIDE
EXISTING CELLAR:	NONE - CRAWLSPACE
EXISTING FIRST FLOOR:	1727 SQ FT
PROPOSED FIRST FLOOR:	2582 SQ FT
EXISTING SECOND FLOOR:	1727 SQ FT
PROPOSED SECOND FLOOR:	2582 SQ FT
MAX GROSS FLOOR AREA:	
EXISTING GROSS FLOOR AREA:	
PROPOSED GROSS FLOOR AREA:	
AUTOMATIC SPRINKLER:	YES, SEE PLUMBING PLANS
DC CONSTRUCTION CODES:	TITLE 12 DCMR - DC CONSTRUCTION CODE SUPPLEMENT (2013)
BUILDING CODE:	2012 INTERNATIONAL BUILDING CODE (IBC)
	2012 INTERNATIONAL RESIDENTIAL CODE (IRC)
	2011 NATIONAL ELECTRICAL CODE (NFPA)
ELECTRICAL CODE:	2012 INTERNATIONAL MECHANICAL CODE (IMC)
MECHANICAL CODE:	2012 INTERNATIONAL PLUMBING CODE (IPC)
PLUMBING:	2012 INTERNATIONAL PROPERTY MAINTENANCE CODE
PROPERTY MAINTENANCE:	2012 INTERNATIONAL FIRE CODE (IFC)
FIRE CODE:	2012 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
ENERGY CONSERVATION:	2012 ICC GREEN CONSTRUCTION CODE
GREEN CONSTRUCTION:	
SCOPE OF WORK	THE SCOPE OF WORK IS A REAR ADDITION TO AN EXISTING MULTI-FAMILY DWELLING AT 400 NEWCOMB ST SE AND 402 NEWCOMB ST SE. SUBDIVISION IN PROCESS TO COMBINE PROPERTIES 400 AND 402.
	THE WORK INCLUDES BUT IS NOT LIMITED TO:
	- DEMOLITION OF STAIRS AND SELECT BEARING AND NON-BEARING PARTITION WALLS
	- REAR ADDITION TO BE WOOD FRAMED CONSTRUCTION
	- INTERIOR PARTITION CONSTRUCTION
	- REAR DECKS AND EXTERIOR STAIRS
	- NEW MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS THROUGHOUT
	- NEW FINISHES THROUGHOUT

DRAWING LIST

0001	COVER
0002	PROJECT INFORMATION
0003	DOORS, PARTITIONS, AND SCHEDULES
0004	WINDOW SCHEDULE
C0001	SEDIMENT & EROSION DETAILS
C0002	SOIL TEST MAP/LEGEND
C0003	EXISTING AND PROPOSED SITE PLANS
AD0011	ARCHITECTURAL DEMOLITION FLOOR PLANS
A0011	ARCHITECTURAL FLOOR PLANS
A0012	ARCHITECTURAL FLOOR PLANS
A0013	REFLECTED CEILING PLANS
A0021	EXTERIOR ELEVATIONS
A0031	BUILDING AND WALL SECTIONS
A0051	ENLARGED DETAILS
A0052	ENLARGED DETAILS
P0000	PLUMBING COVERSHEET
P0001	PLUMBING FLOOR PLANS
P0002	PLUMBING FLOOR & ROOF PLANS
P0003	PLUMBING RISERS
M0000	MECHANICAL COVERSHEET
M0001	MECHANICAL FLOOR PLANS
M0002	MECHANICAL FLOOR & ROOF PLAN
M0003	MECHANICAL DETAILS
E0000	ELECTRICAL COVERSHEET
E0001	ELECTRICAL FLOOR PLANS
E0002	ELECTRICAL FLOOR & ROOF PLANS
E0003	ELECTRICAL PANELS & RISER DIAGRAMS
S001	STRUCTURAL NOTES
S002	PROPOSED FOUNDATION PLAN
S003	PROPOSED FIRST FLOOR FRAMING PLAN
S004	PROPOSED SECOND FLOOR FRAMING PLAN
S005	PROPOSED ROOF FRAMING PLAN
S006	DETAILS
S007	DETAILS
S008	DETAILS



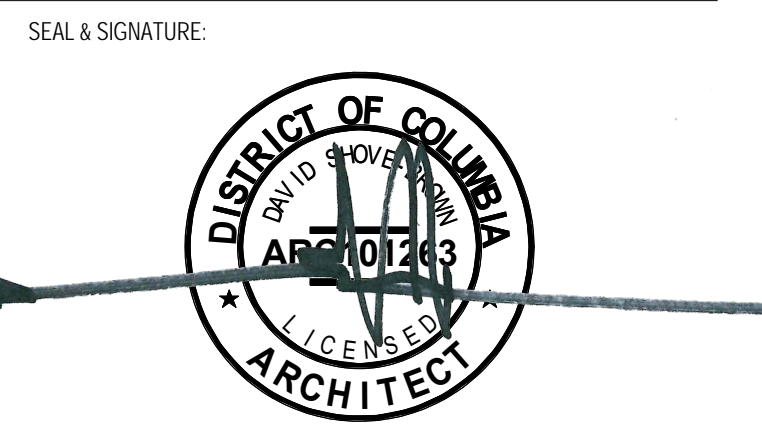
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CONSULTANTS

DRAWING DATA

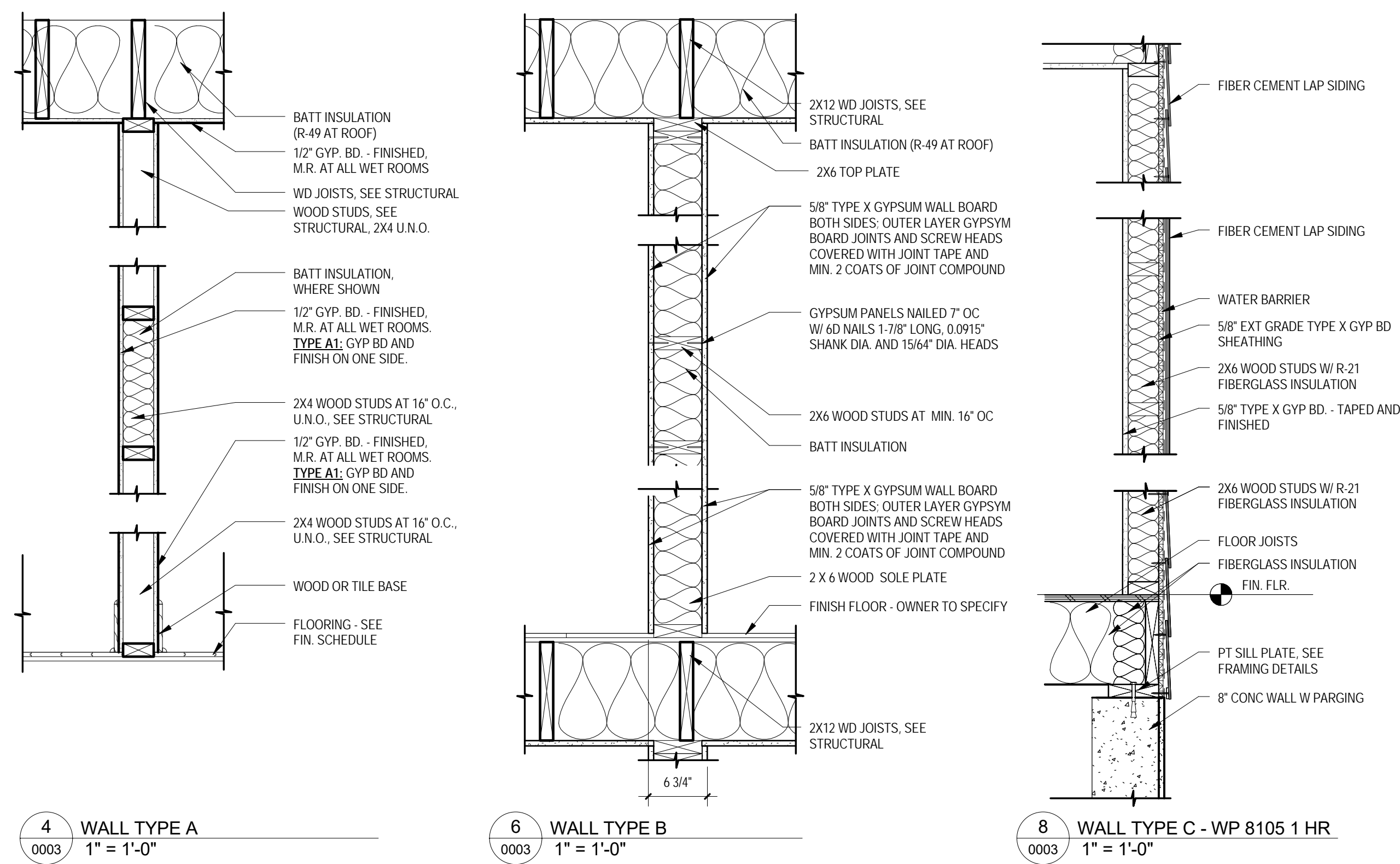
PROJECT:	RESIDENCE400	
ADDRESS:	400 Newcomb St SE Washington DC 20032	
NO.	ISSUE	DATE
0	DESIGN DEVELOPMENT	07/25/2017



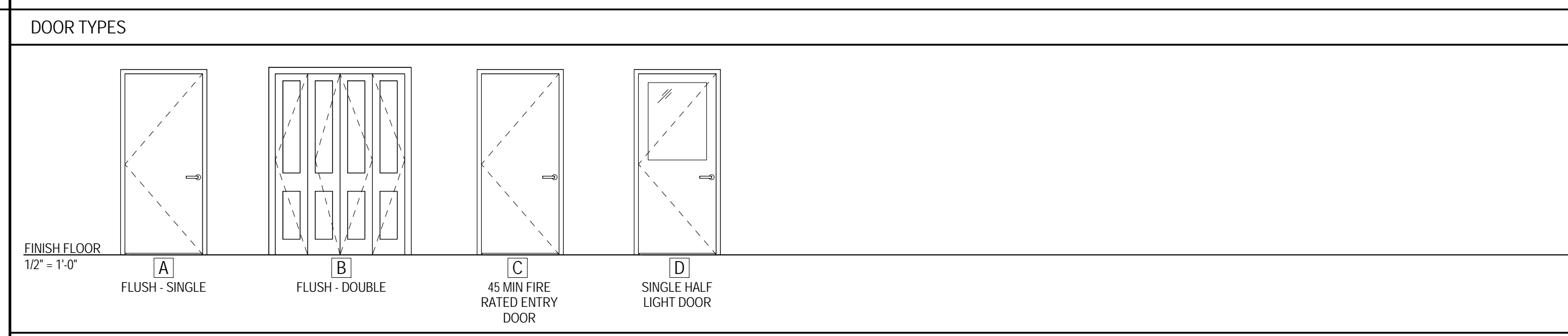
SHEET TITLE: PROJECT INFORMATION
PROJECT NO: 2017.54
DATE: 04/08/16
SCALE: As indicated

0002

PARTITION TYPES



DOOR INFORMATION



REF. No.	SIZE			HDWR SET	DOOR		FRM		DETAILS		TYPE	REMARKS
	WIDTH	HEIGHT	THK		MAT	FIN	MAT	FIN	HEAD	JAMB		
1	3'-0"	7'-0"	0'-1 3/8"		MTL	PT	MTL	PT	1/0002	1/0002	G	U-FACTOR = 0.22
2	3'-0"	7'-0"	0'-1 3/8"		WD	PT	WD	PT	1/0002	1/0002	A	
100	3'-0"	7'-0"	0'-1 3/8"		WD	PT	WD	PT	1/0002	1/0002	A	
101	2'-6"	7'-0"	0'-1 3/8"		MTL	PT	MTL	PT	1/0002	1/0002	G	U-FACTOR = 0.22
102	3'-0"	7'-0"	0'-1 1/2"		WD	PT	WD	PT	1/0002	1/0002	A	
103	3'-0"	7'-0"	0'-1 1/2"		WD	PT	WD	PT	1/0002	1/0002	A	
104	2'-2"	7'-0"	0'-1 3/8"		WD	PT	WD	PT	1/0002	1/0002	C	
105	2'-2"	7'-0"	0'-1 3/8"		WD	PT	WD	PT	1/0002	1/0002	A	
106	1'-6"	7'-0"	0'-1 3/8"		WD	PT	WD	PT	1/0002	1/0002	A	
107	2'-6"	7'-0"	0'-1 3/8"		GLS	MTL	PT	1/0002	1/0002	E	U-FACTOR = 0.22	
108	2'-2"	7'-0"	0'-1 3/8"		WD	PT	WD	PT	1/0002	1/0002	A	
109	2'-2"	7'-0"	0'-1 3/8"		WD	PT	WD	PT	1/0002	1/0002	F	
110	2'-8"	7'-0"	0'-1 3/8"		WD	PT	WD	PT	1/0002	1/0002	F	
200	3'-0"	7'-0"	0'-1 3/8"		MTL	PT	MTL	PT	1/0002	1/0002	G	U-FACTOR = 0.22
201	2'-6"	7'-0"	0'-1 3/8"		WD	PT	WD	PT	1/0002	1/0002	A	
202	3'-0"	7'-0"	0'-1 1/2"		WD	PT	WD	PT	1/0002	1/0002	A	
203	3'-0"	7'-0"	0'-1 1/2"		WD	PT	WD	PT	1/0002	1/0002	A	
204	2'-2"	7'-0"	0'-1 3/8"		WD	PT	WD	PT	1/0002	1/0002	A	
205	2'-2"	7'-0"	0'-1 3/8"		WD	PT	WD	PT	1/0002	1/0002	C	
206	1'-6"	7'-0"	0'-1 3/8"		WD	PT	WD	PT	1/0002	1/0002	A	
207	2'-6"	7'-0"	0'-1 3/8"		WD	PT	WD	PT	1/0002	1/0002	A	
208	2'-2"	7'-0"	0'-1 3/8"		GLS	MTL	PT	1/0002	1/0002	E	U-FACTOR = 0.22	
209	2'-2"	7'-0"	0'-1 3/8"		MTL	PT	MTL	PT	1/0002	1/0002	G	U-FACTOR = 0.22
210	2'-8"	7'-0"	0'-1 3/8"		WD	PT	WD	PT	1/0002	1/0002	C	
211	2'-0"	5'-0"	0'-1 3/8"		WD	PT	WD	PT	1/0002	1/0002	B	
300	3'-0"	7'-0"	0'-1 3/8"		WD	PT	WD	PT	1/0002	1/0002	C	
301	2'-6"	7'-0"	0'-1 3/8"		WD	PT	WD	PT	1/0002	1/0002	D	
302	3'-0"	7'-0"	0'-1 1/2"		GLS	MTL	PT	1/0002	1/0002	E	U-FACTOR = 0.22	
303	3'-0"	7'-0"	0'-1 1/2"		WD	PT	WD	PT	1/0002	1/0002	F	
304	2'-2"	7'-0"	0'-1 3/8"		MTL	PT	MTL	PT	1/0002	1/0002	G	U-FACTOR = 0.22
305	2'-2"	7'-0"	0'-1 3/8"		WD	PT	WD	PT	1/0002	1/0002	C	
306	1'-6"	7'-0"	0'-1 3/8"		WD	PT	WD	PT	1/0002	1/0002	B	
307	2'-6"	7'-0"	0'-1 3/8"		WD	PT	WD	PT	1/0002	1/0002	C	
308	2'-2"	7'-0"	0'-1 3/8"		WD	PT	WD	PT	1/0002	1/0002	D	
309	2'-2"	7'-0"	0'-1 3/8"		GLS	MTL	PT	1/0002	1/0002	E	U-FACTOR = 0.22	
310	2'-8"	7'-0"	0'-1 3/8"		WD	PT	WD	PT	1/0002	1/0002	F	
311	2'-0"	5'-0"	0'-1 3/8"		WD	PT	WD	PT	1/0002	1/0002	A	
615	1'-2"	7'-0"	0'-1 3/8"		WD	PT	WD	PT	1/0002	1/0002	A	
401	3'-0"	7'-0"	0'-1 3/8"						1/0002	1/0002		CASED OPENING
402	2'-6"	7'-0"	0'-1 3/8"		WD	PT	WD	PT	1/0002	1/0002	A	
403	3'-0"	7'-0"	0'-1 1/2"		GLS	MTL			1/0002	1/0002	H	SHOWER DOOR
404	3'-0"	7'-0"	0'-1 1/2"		WD	PT	WD	PT	1/0002	1/0002	F	
405	2'-2"	7'-0"	0'-1 3/8"		WD	PT	WD	PT	1/0002	1/0002	A	
406	3'-0"	7'-0"	0'-1 1/2"		WD	PT	WD	PT	1/0002	1/0002	A	
407	2'-2"	7'-0"	0'-1 3/8"		WD	PT	WD	PT	1/0002	1/0002	C	
408	2'-6"	7'-0"	0'-1 3/8"		WD	PT	WD	PT	1/0002	1/0002	C	
409	2'-2"	7'-0"	0'-1 3/8"		GLS	MTL	PT	1/0002	1/0002	E	U-FACTOR = 0.22	
410	3'-6"	7'-0"	0'-1 1/2"		WD	PT	WD	PT	1/0002	1/0002	C	
411	2'-8"	7'-0"	0'-1 3/8"		WD	PT	WD	PT	1/0002	1/0002	C	
501	3'-0"	7'-0"	0'-1 3/8"		WD	PT	WD	PT	1/0002	1/0002	C	
502	2'-6"	7'-0"	0'-1 3/8"		WD	PT	WD	PT	1/0002	1/0002	C	
503	3'-0"	7'-0"	0'-1 1/2"		WD	PT	WD	PT	1/0002	1/0002	A	
504	3'-0"	7'-0"	0'-1 1/2"		WD	PT	WD	PT	1/0002	1/0002	A	
505	2'-2"	7'-0"	0'-1 3/8"		WD	PT	WD	PT	1/0002	1/0002	A	CASED OPENING
506	3'-0"	7'-0"	0'-1 1/2"		WD	PT	WD	PT	1/0002	1/0002	A	
507	2'-2"	7'-0"	0'-1 3/8"		GLS	MTL			1/0002	1/0002	H	SHOWER DOOR
508	2'-6"	7'-0"	0'-1 3/8"		WD	PT	WD	PT	1/0002	1/0002	F	
509	2'-2"	7'-0"	0'-1 3/8"		WD	PT	WD	PT	1/0002	1/0002	A	
510	3'-6"	7'-0"	0'-1 1/2"		WD	PT	WD	PT	1/0002	1/0002	A	
511	2'-8"	7'-0"	0'-1 3/8"		WD	PT	WD	PT	1/0002	1/0002	C	
512	3'-0"	7'-0"	0'-1 1/2"		WD	PT	WD	PT	1/0002	1/0002	C	
601	3'-0"	7'-0"	0'-1 3/8"		GLS	MTL	PT	1/0002	1/0002	E	U-FACTOR = 0.22	
602	2'-6"	7'-0"	0'-1 3/8"		WD	PT	WD	PT	1/0002	1/0002	C	
603	3'-0"	7'-0"	0'-1 1/2"		WD	PT	WD	PT	1/0002	1/0002	C	
604	3'-0"	7'-0"	0'-1 1/2"		WD	PT	WD	PT	1/0002	1/0002	C	
605	2'-2"	7'-0"	0'-1 3/8"		WD	PT	WD	PT	1/0002	1/0002	C	
606	3'-0"	7'-0"	0'-1 1/2"		MTL	PT	MTL	PT	1/0002	1/0002	G	U-FACTOR = 0.22
607	2'-2"	7'-0"	0'-1 3/8"		MTL	PT	MTL	PT	1/0002	1/0002	G	U-FACTOR = 0.22
608	2'-6"	7'-0"	0'-1 3/8"									
609	2'-2"	7'-0"	0'-1 3/8"									
610	3'-6"	7'-0"	0'-1 1/2"									
611	2'-8"	7'-0"	0'-1 3/8"									

FLOOR-CEILING SYSTEMS, WOOD-FRAMED

GA FILE NO. FC 5107 **PROPRIETARY †**

GYPSUM WALLBOARD, RESILIENT CHANNELS, WOOD JOISTS, GYPSUM FLOOR UNDERLAYMENT

One layer 5/8" proprietary type X gypsum wallboard or gypsum veneer base applied at right angles to resilient furring channels 24" o.c. with 1" Type S drywall screws 12" o.c. Gypsum board end joints located midway between continuous channels and attached to additional pieces of channel 54" long with screws at 12" o.c. Resilient furring channels applied at right angles to 2 x 10 wood joists 16" o.c. with 1 1/4" Type W screws. Wood joists supporting 19/32" plywood subfloor and 3/4" 1000 psi sanded gypsum floor underlayment.

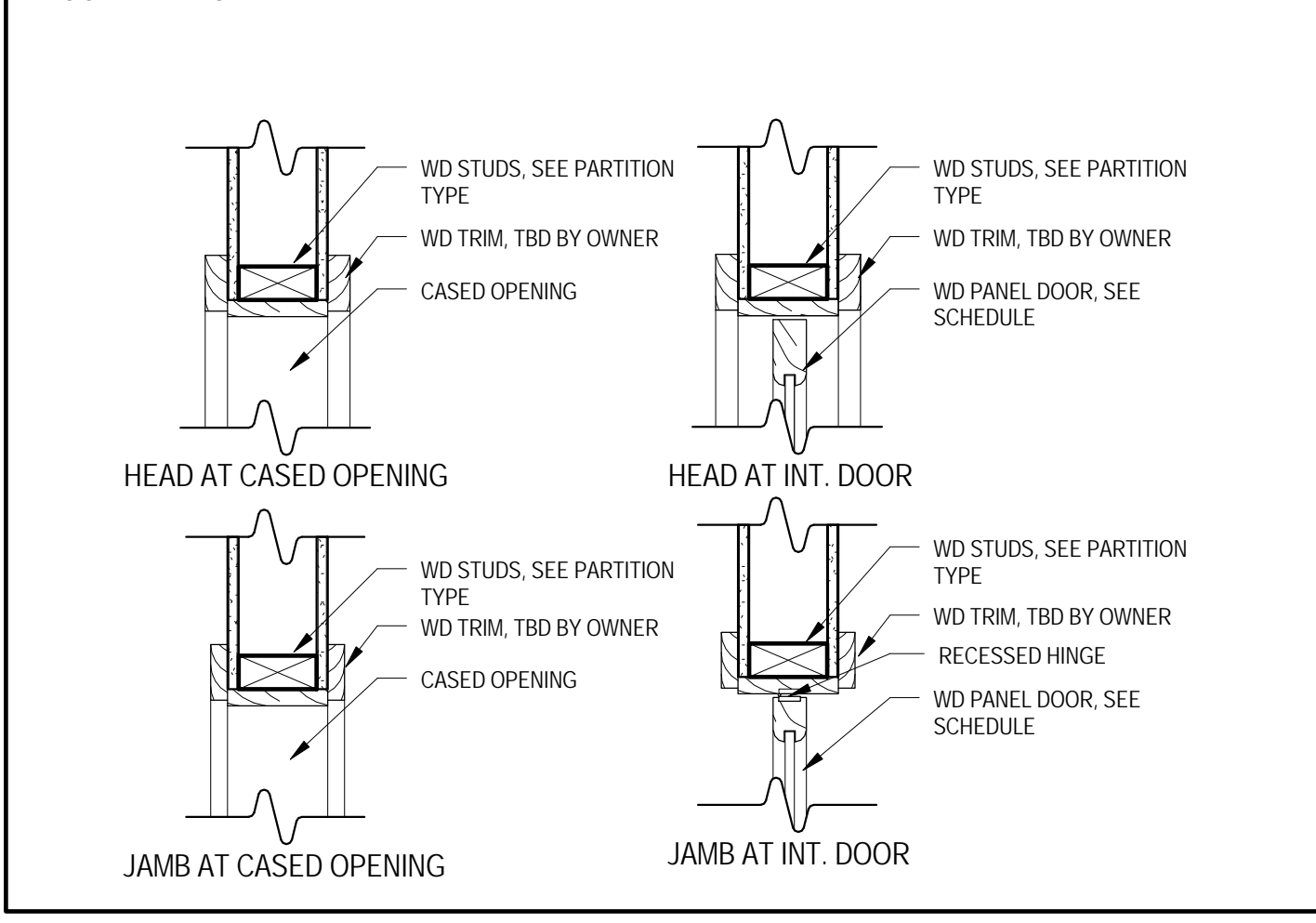
PROPRIETARY GYPSUM BOARD

CertainTeed Gypsum, Inc.	5/8" ProRoc™ Type C Gypsum Panels
G-P Gypsum	5/8" ToughRock® Fireguard® C
Lafarge North America Inc.	5/8" Firecheck® Type C
National Gypsum Company	5/8" Gold Bond® Brand FIRE-SHIELD C™ Gypsum Wallboard
PABCO Gypsum	5/8" FLAME CURB® Super 'C'
Temple-Inland Forest Products Corporation	5/8" TG-C
United States Gypsum Company	5/8 SHEETROCK® Brand Gypsum Panels, FIRECODE® C Core

Approx. Ceiling Weight: 3 psf
Fire Test: UL R1319-65, 11-16-64, UL Design L514
Field Sound Test: INTEST 5-761-3, 12-5-77

†Contact the manufacturer for more detailed information on proprietary products.

DOOR DETAILS



DOOR HARDWARE SCHEDULE

FUNCTION	EXTERIOR ENTRY	EXTERIOR PASSAGE	GARAGE DOOR	INTERIOR BEDROOM	INTERIOR BATHROOM	INTERIOR CLOSET
SET NUMBER	1	2	3	4	5	6
1 PR. 4-1/2" BUTT HINGES	X	X				
STONE THRESHOLD					X	
1 PR. 4-1/2" BUTT HINGES				X	X	X
DOOR MFGR. HINGES			X			
DOOR MFGR. HARDWARE			X			
DEADBOLT	X	X				
PULL LEVER						
ENTRANCE LATCHSET	X					
PRIVACY LATCHSET				X	X	
PASSAGE LATCHSET		X				X
DOOR STOP (HINGE)				X	X	
DOOR STOP (FLOOR)	X	X				
ALUMINUM THRESHOLD	X	X				
WEATHERSTRIPPING	X	X	X			



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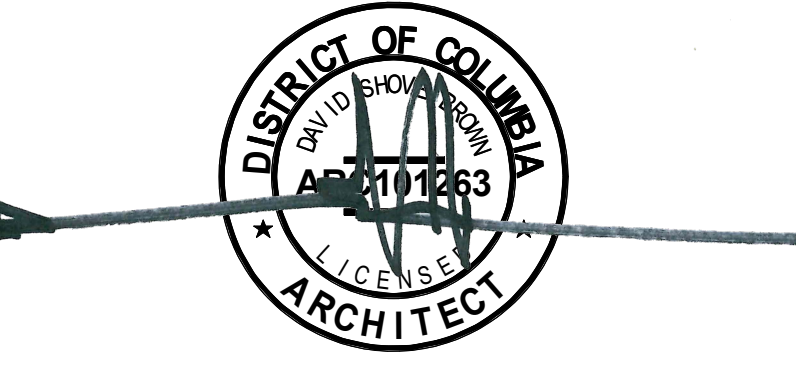
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PROJECT: **RESIDENCE400**
ADDRESS: **400 Newcomb St SE
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SHEET TITLE: **DOORS, PARTITIONS, AND SCHEDULES**
PROJECT NO: 2017.54
DATE: 04/08/16
SCALE: As indicated

0003

NOTES:
1. ALL EXTERIOR DOORS TO BE PELLA ARCHITECT SERIES OR SIM
2. ALL EXTERIOR DOORS TO HAVE INSULATED TEXTURED GLASS
3. ALL EXTERIOR DOORS U-FACTOR TO BE RATED AT 0.22 MIN
4. ALL EXTERIOR DOORS SHGC VALUE TO BE RATED AT 0.17 MIN
5. SEE ATTACHED SPEC FOR BALANCE OF NOTES AND VALUES

WINDOW INFORMATION

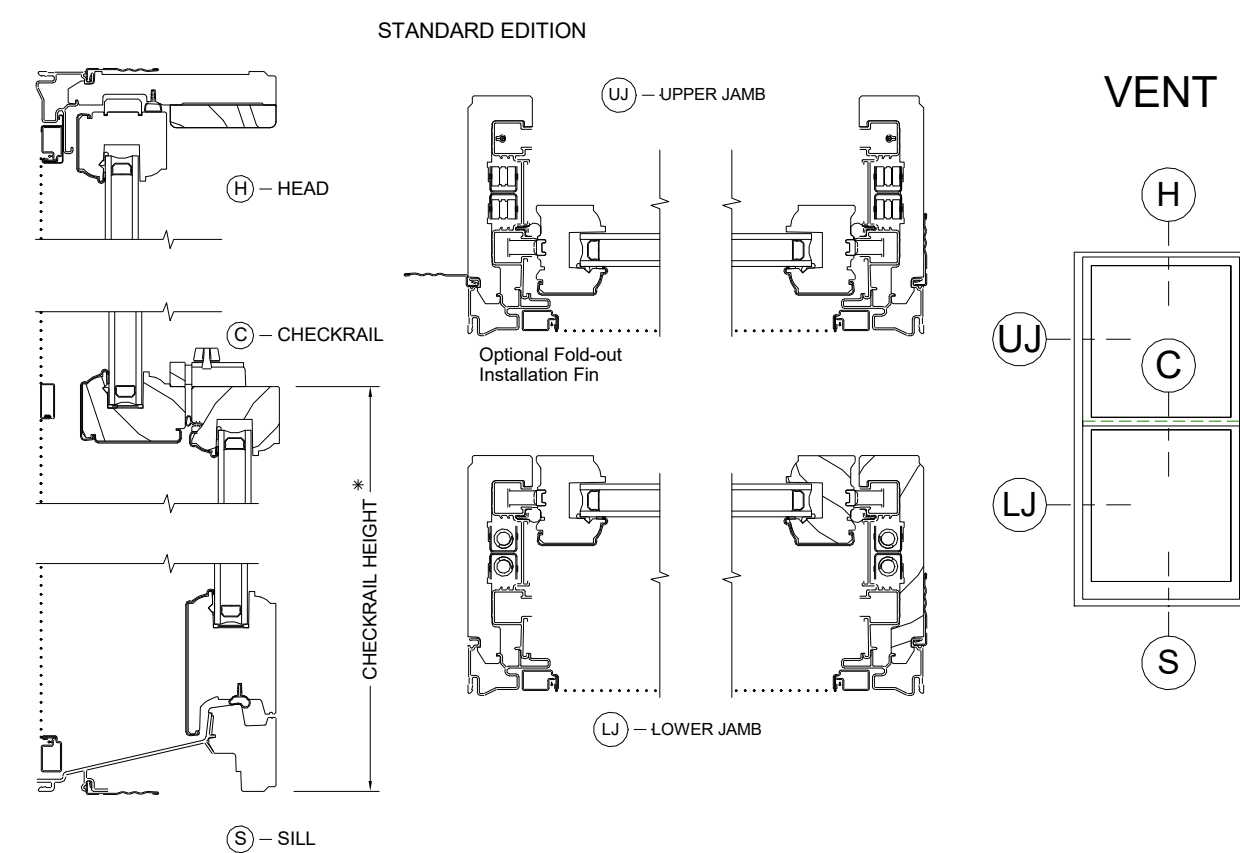
WINDOW SCHEDULE

WINDOW SCHEDULE									
WINDOW TAG	LEVEL	WIDTH	HEIGHT	OPENING	QTY	SILL HEIGHT	FRAME MATERIAL	STYLE	COMMENTS
10	LEVEL 1	3' - 1"	5' - 2"		1	2' - 0"	WD/ALUM	CASEMENT	
10	LEVEL 1	3' - 1"	5' - 2"		1	2' - 0"	WD/ALUM	DBL HUNG	
10	LEVEL 1	3' - 1"	5' - 2"		1	2' - 0"	WD/ALUM	DBL HUNG	REPLACEMENT WINDOW, VERIFY DIMENSIONS IN FIELD
10	LEVEL 1	3' - 1"	5' - 2"		1	2' - 0"	WD/ALUM	DBL HUNG	REPLACEMENT WINDOW, VERIFY DIMENSIONS IN FIELD
10	LEVEL 1	3' - 1"	5' - 2"		1	2' - 0"	WD/ALUM	DBL HUNG	REPLACEMENT WINDOW, VERIFY DIMENSIONS IN FIELD
10	LEVEL 1	3' - 1"	5' - 2"		1	2' - 0"	WD/ALUM	DBL HUNG	REPLACEMENT WINDOW, VERIFY DIMENSIONS IN FIELD
11	LEVEL 1	2' - 7 1/2"	5' - 2"		1	2' - 5"	WD/ALUM	CASEMENT	
11	LEVEL 1	2' - 7 1/2"	5' - 2"		1	2' - 5"	WD/ALUM	CASEMENT	
11	LEVEL 1	2' - 7 1/2"	5' - 2"		1	2' - 5"	WD/ALUM	DBL HUNG	REPLACEMENT WINDOW, VERIFY DIMENSIONS IN FIELD
11	LEVEL 1	2' - 7 1/2"	5' - 2"		1	2' - 5"	WD/ALUM	DBL HUNG	REPLACEMENT WINDOW, VERIFY DIMENSIONS IN FIELD
12	LEVEL 1	2' - 7 1/2"	4' - 1"		1	3' - 10 1/2"	WD/ALUM	DBL HUNG	REPLACEMENT WINDOW, VERIFY DIMENSIONS IN FIELD
12	LEVEL 1	2' - 7 1/2"	4' - 1"		1	3' - 10 1/2"	WD/ALUM	DBL HUNG	REPLACEMENT WINDOW, VERIFY DIMENSIONS IN FIELD
21	LEVEL 1	5' - 0"	2' - 0"		1	5' - 0 3/4"	WD/ALUM	CASEMENT	
21	LEVEL 1	5' - 0"	2' - 0"		1	5' - 0 3/4"	WD/ALUM	CASEMENT	
21	LEVEL 1	5' - 0"	2' - 0"		1	5' - 0 3/4"	WD/ALUM	DBL CASEMENT	
30	LEVEL 1	3' - 0"	4' - 0"		1	3' - 4"	WD/ALUM	DBL CASEMENT	
30	LEVEL 1	3' - 0"	4' - 0"		1	3' - 4"	WD/ALUM	DBL CASEMENT	
16	LEVEL 2	3' - 1"	4' - 6"		1	2' - 11"	WD/ALUM	DBL CASEMENT	
16	LEVEL 2	3' - 1"	4' - 6"		1	2' - 11"	WD/ALUM		SKYLIGHT, REFERENCE MANUFACTURES INSTRUCTIONS FOR INSTALLATION
16	LEVEL 2	3' - 1"	4' - 6"		1	2' - 11"	WD/ALUM		SKYLIGHT, REFERENCE MANUFACTURES INSTRUCTIONS FOR INSTALLATION
16	LEVEL 2	3' - 1"	4' - 6"		1	2' - 11"	WD/ALUM	CASEMENT	
16	LEVEL 2	3' - 1"	4' - 6"		1	2' - 11"	WD/ALUM	CASEMENT	
16	LEVEL 2	3' - 1"	4' - 6"		1	2' - 11"			
17	LEVEL 2	2' - 7 1/2"	4' - 6"		1	2' - 10 1/2"			
17	LEVEL 2	2' - 7 1/2"	4' - 6"		1	2' - 10 1/2"			
17	LEVEL 2	2' - 7 1/2"	4' - 6"		1	2' - 10 1/2"			
18	LEVEL 2	2' - 4 1/2"	3' - 10"		1	3' - 10 1/2"			
18	LEVEL 2	2' - 4 1/2"	3' - 10"		1	3' - 6"			
21	LEVEL 2	5' - 0"	2' - 0"		1	5' - 0 3/4"			
21	LEVEL 2	5' - 0"	2' - 0"		1	5' - 0 3/4"			
21	LEVEL 2	5' - 0"	2' - 0"		1	5' - 0 3/4"			
30	LEVEL 2	3' - 0"	4' - 0"		1	3' - 4"			
30	LEVEL 2	3' - 0"	4' - 0"		1	3' - 4"			
22	LEVEL 3	2' - 4"	3' - 2"		1				
22	LEVEL 3	2' - 4"	3' - 2"		1				
26	LEVEL 3	2' - 4"	6' - 0"		1				
26	LEVEL 3	2' - 4"	6' - 0"		1				

Grand total: 37

- NOTES:**
1. ALL WINDOWS TO BE PELLA ARCHITECTURAL 250 SERIES OR SIM
 2. ALL GLAZING TO BE INSULATED WITH LOW-E GLASS FILLED WITH ARGON GAS
 3. ALL GLAZING U-FACTOR TO BE RATED AT 0.27 MIN
 4. ALL GLAZING SHGC VALUE TO BE RATED AT 0.25 MIN
 5. SEE ATTACHED SPEC FOR BALANCE OF NOTES AND VALUES

WINDOW DETAILS



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NO.	ISSUE	DATE
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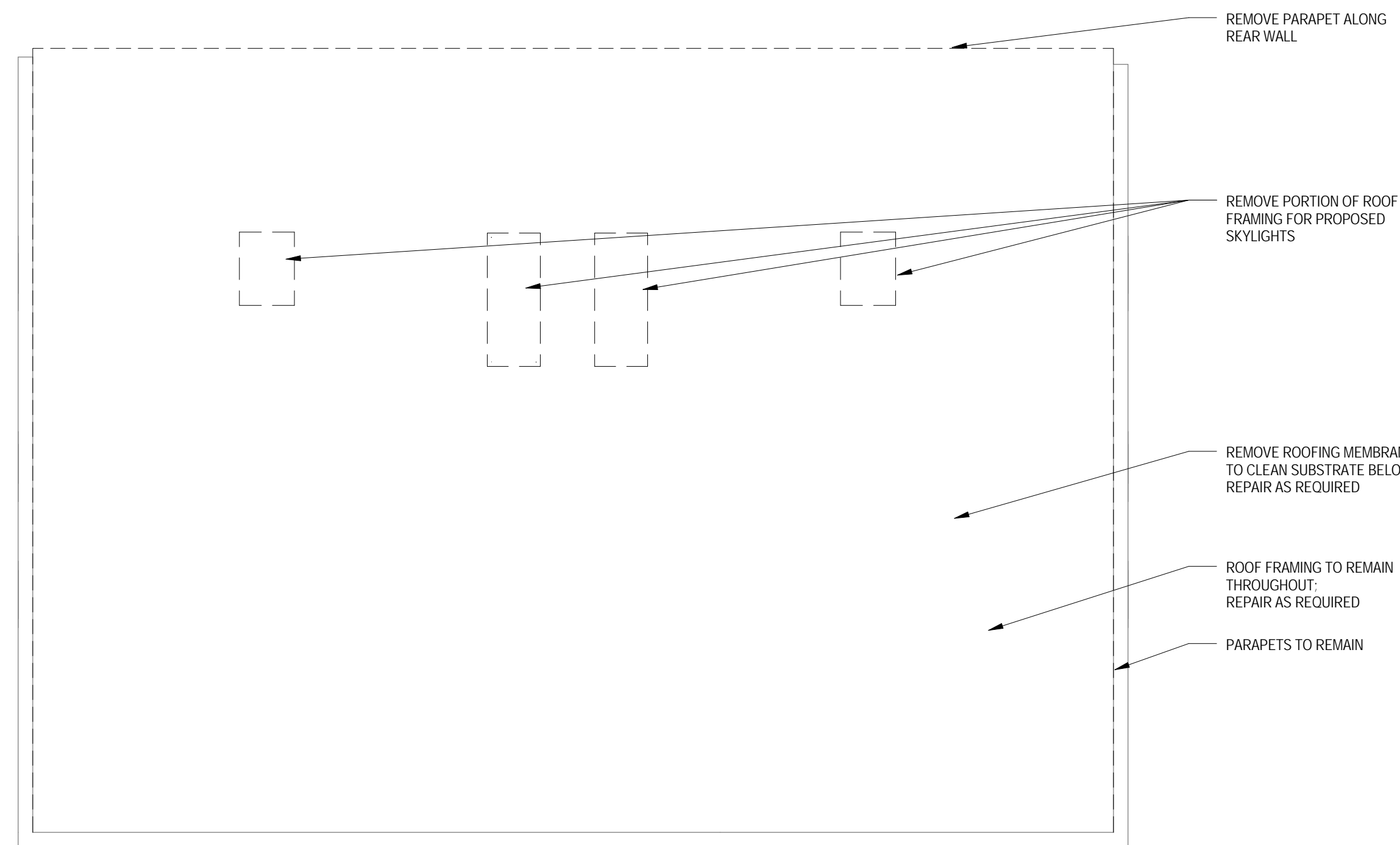
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 PROJECT NO: 2017.54
 DATE: 08/29/17
 SCALE: 3" = 1'-0"

0004

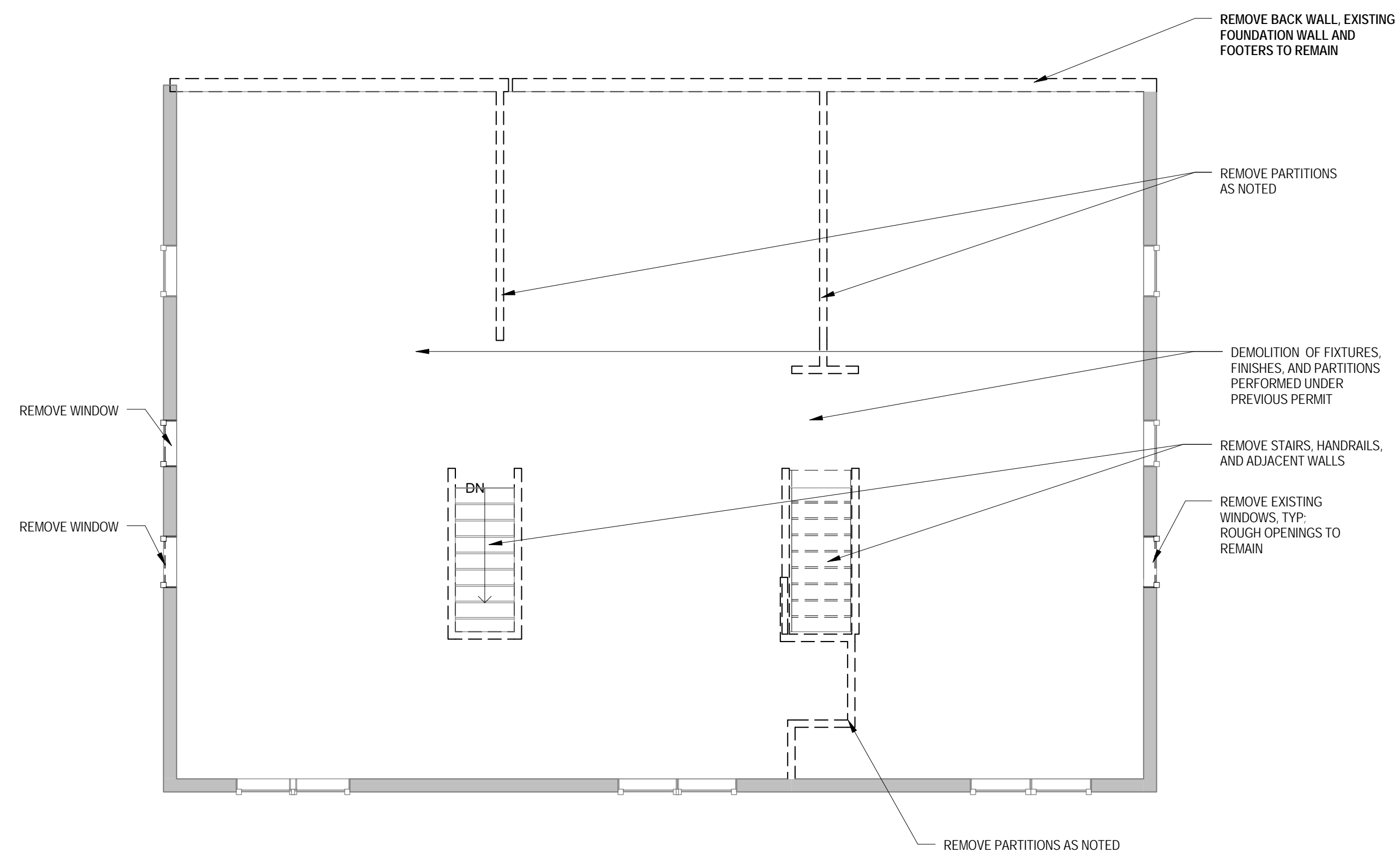
DEMOLITION NOTES

1. CONTRACTOR SHALL VISIT SITE TO DETERMINE AND VERIFY ALL EXISTING CONDITIONS.
2. PROTECT EXISTING ITEMS WHICH ARE NOT INDICATED TO BE ALTERED.
3. REMOVE EXISTING PARTITIONS AS NOTED.
4. REMOVE DOORS, FRAMES AND HARDWARE AS NOTED.
5. REMOVE EXISTING WINDOWS
6. REMOVE ALL APPLIANCES THROUGHOUT, U.N.O.
7. REMOVE PLUMBING FIXTURES THROUGHOUT AS NOTED
8. REMOVE ALL BRANCH WIRING REMOVED BACK TO PANEL (IDENTIFY AS SPARE) OR NEAREST JUNCTION BOX UNLESS NOTED OTHERWISE
9. CONTRACTOR TO REMOVE/DISPOSE OF ALL REMAINING FURNITURE
10. REMOVE LIGHT FIXTURES THROUGHOUT AS NOTED.
11. REMOVE ALL EXISTING PLASTER AND LATH CEILINGS TO JOISTS ABOVE AS SELECTIVE DEMOLITION REQUIRES
12. REMOVE ALL EXISTING FLOOR FINISHES. SUBFLOOR TO REMAIN.

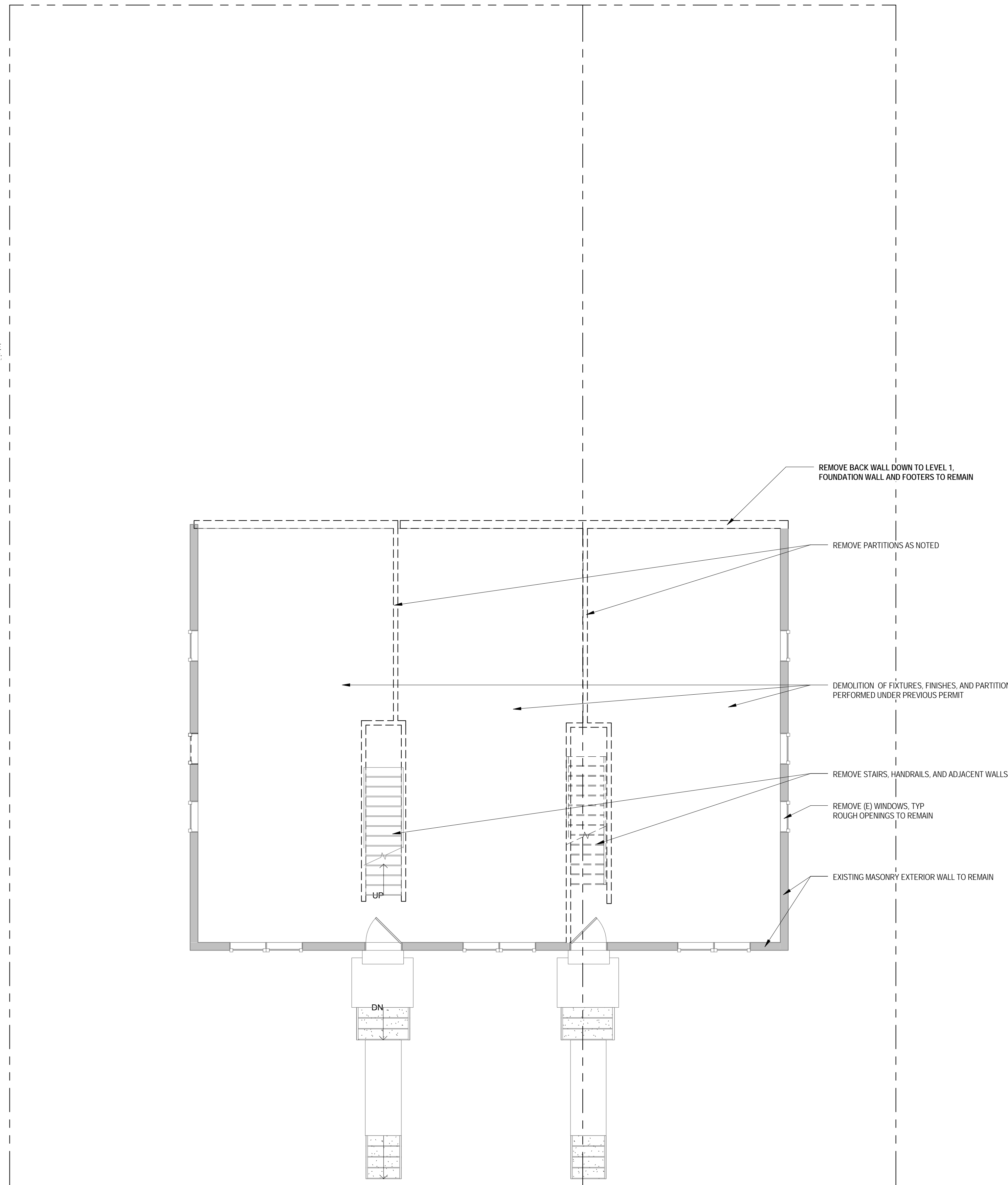
EXISTING TO REMAIN



3 FLOOR PLAN - ROOF
3/16" = 1'-0"



2 DEMOLITION PLAN - LEVEL 2
3/16" = 1'-0"



1 DEMOLITION PLAN - LEVEL 1
3/16" = 1'-0"



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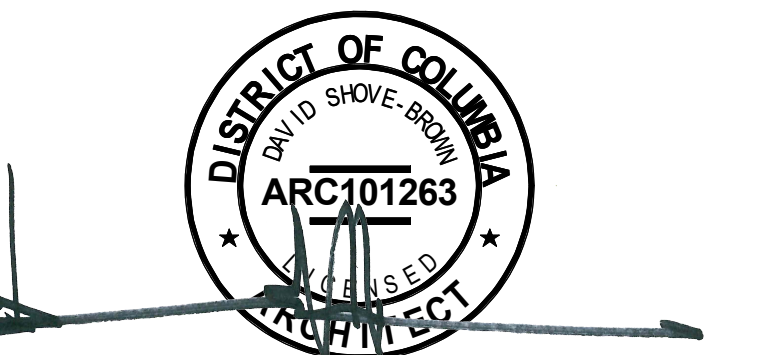
CONSULTANTS

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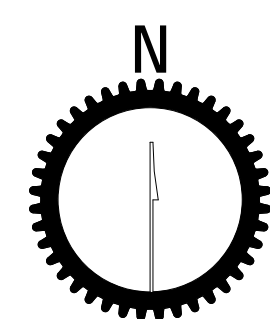
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ADDRESS: **400 Newcomb St SE
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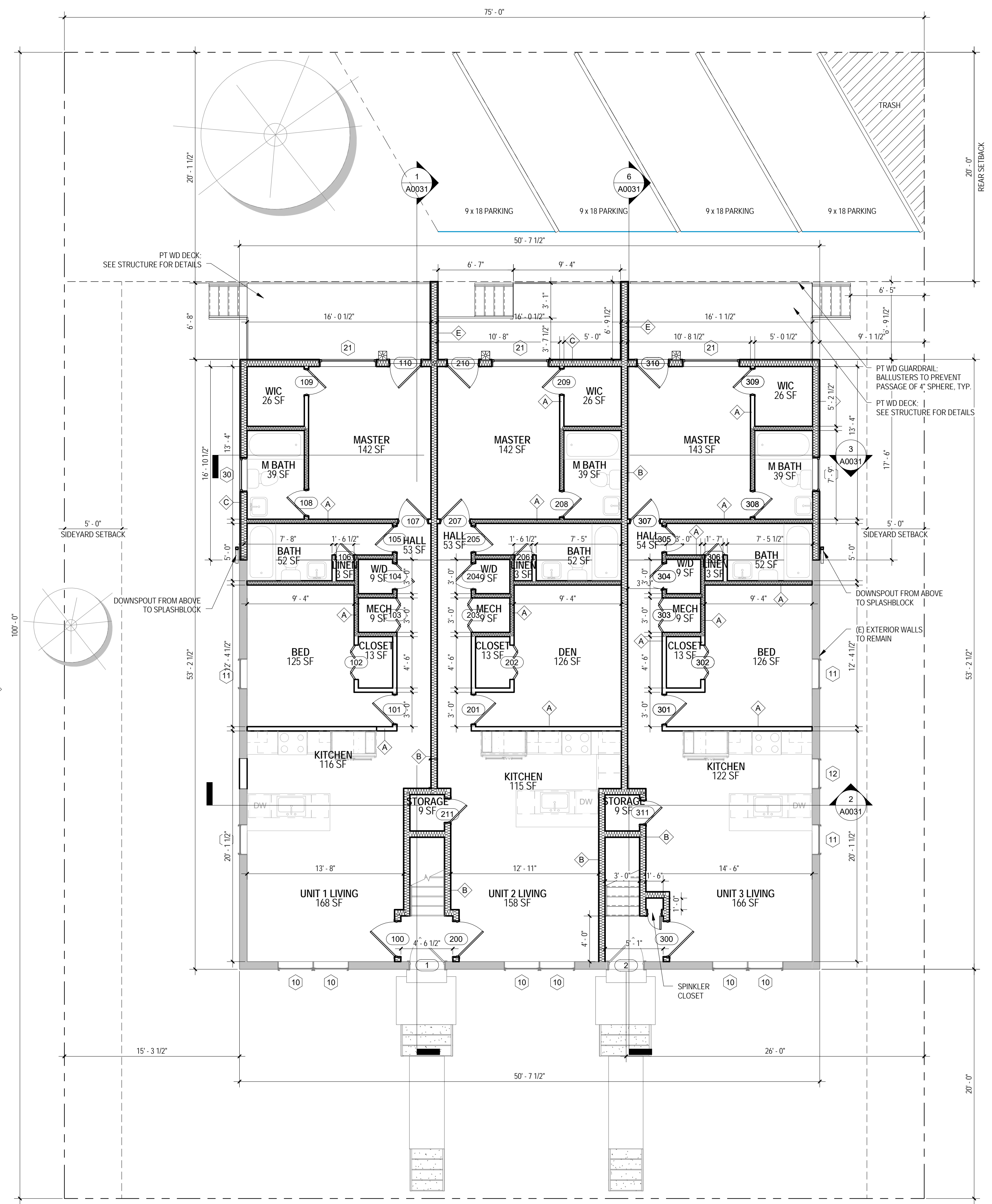
SEAL & SIGNATURE:



SHEET TITLE: ARCHITECTURAL DEMOLITION FLOOR
PLANS
PROJECT NO: 2017.54
DATE: 04/14/16
SCALE: As indicated



AD0011



- CONSTRUCTION GENERAL NOTES**
1. ALL DIMENSIONS TO FINISH FACE, U.N.O.
 2. ALL INTERIOR PARTITIONS TO BE TYPE A, U.N.O. SEE GI.01 FOR PARTITION SCHEDULE
 3. ALL INTERIOR WALLS TO BE PAINTED, U.N.O.
 4. ALL CEILINGS TO BE 1/2" GWB - PAINTED - FLAT FINISH
 5. ALL WALLS TO BE PAINTED - EGGSHELL FINISH
 6. REPAIR ALL WALLS EXISTING TO REMAIN AS REQUIRED
 7. SEE ELEVATIONS FOR WINDOW TAGS
 8. PROVIDE ARC-FAULT PROTECTION FOR ALL LIVING SPACE OUTLETS TO COMPLY W/ IRC E3802 OR NEC210.12
 9. ALL FLOORING TO BE CONTINUOUS HARDWOOD SPECIFIED BY OWNER, U.N.O.
 10. REPLACE ALL EXISTING WINDOWS W LOW-E GLASS WINDOWS
 11. GC TO VERIFY INSULATION OF EXISTING EXTERIOR WALLS TO REMAIN MEETS R8/13 ACCORDING TO 2012 IECC 402.1.1
 12. AIR LEAKAGE RATE NOT TO EXCEED 3 AIR CHANGES PER HOUR. GC TO TEST BUILDING THERMAL ENVELOP. IN ACCORDANCE WITH 2012 IECC 402.4.1.2
 13. ALL (E) ARCHITECTURAL BRICK EMBELISHMENT TO REMAIN; REPAIR AND REPOINT AS REQ.
- EXISTING TO REMAIN



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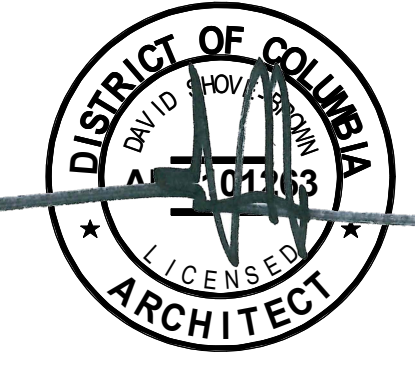
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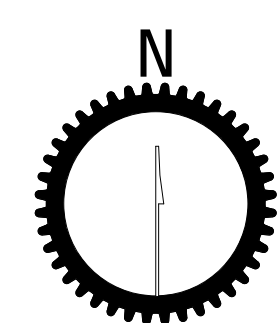
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0	DESIGN DEVELOPMENT	07/25/2017

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SHEET TITLE: ARCHITECTURAL FLOOR PLANS
 PROJECT NO: 2017.54
 DATE: 04/14/16
 SCALE: As indicated



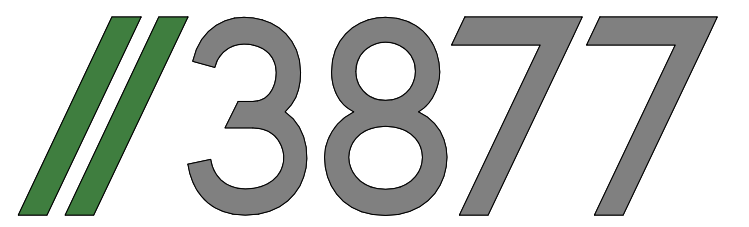
A0011

1 FLOOR PLAN - LEVEL 1
 3/16" = 1'-0"

CONSTRUCTION GENERAL NOTES

1. ALL DIMENSIONS TO FINISH FACE, U.N.O.
2. ALL INTERIOR PARTITIONS TO BE TYPE A, U.N.O. SEE GI.01 FOR PARTITION SCHEDULE
3. ALL INTERIOR WALLS TO BE PAINTED, U.N.O.
4. ALL CEILINGS TO BE 1/2" GWB - PAINTED - FLAT FINISH
5. ALL WALLS TO BE PAINTED - EGGSHELL FINISH
6. REPAIR ALL WALLS EXISTING TO REMAIN AS REQUIRED
7. SEE ELEVATIONS FOR WINDOW TAGS
8. PROVIDE ARC-FAULT PROTECTION FOR ALL LIVING SPACE OUTLETS TO COMPLY W/ IRC E3802 OR NEC210.12
9. ALL FLOORING TO BE CONTINUOUS HARDWOOD SPECIFIED BY OWNER, U.N.O.
10. REPLACE ALL EXISTING WINDOWS W LOW-E GLASS WINDOWS
11. GC TO VERIFY INSULATION OF EXISTING EXTERIOR WALLS TO REMAIN MEETS R8/13 ACCORDING TO 2012 IECC 402.1.1
12. AIR LEAKAGE RATE NOT TO EXCEED 3 AIR CHANGES PER HOUR. GC TO TEST BUILDING THERMAL ENVELOP IN ACCORDANCE WITH 2012 IECC 402.4.1.2
13. ALL (E) ARCHITECTURAL BRICK EMBELISHMENT TO REMAIN, REPAIR AND REPOINT AS REQ.

EXISTING TO REMAIN



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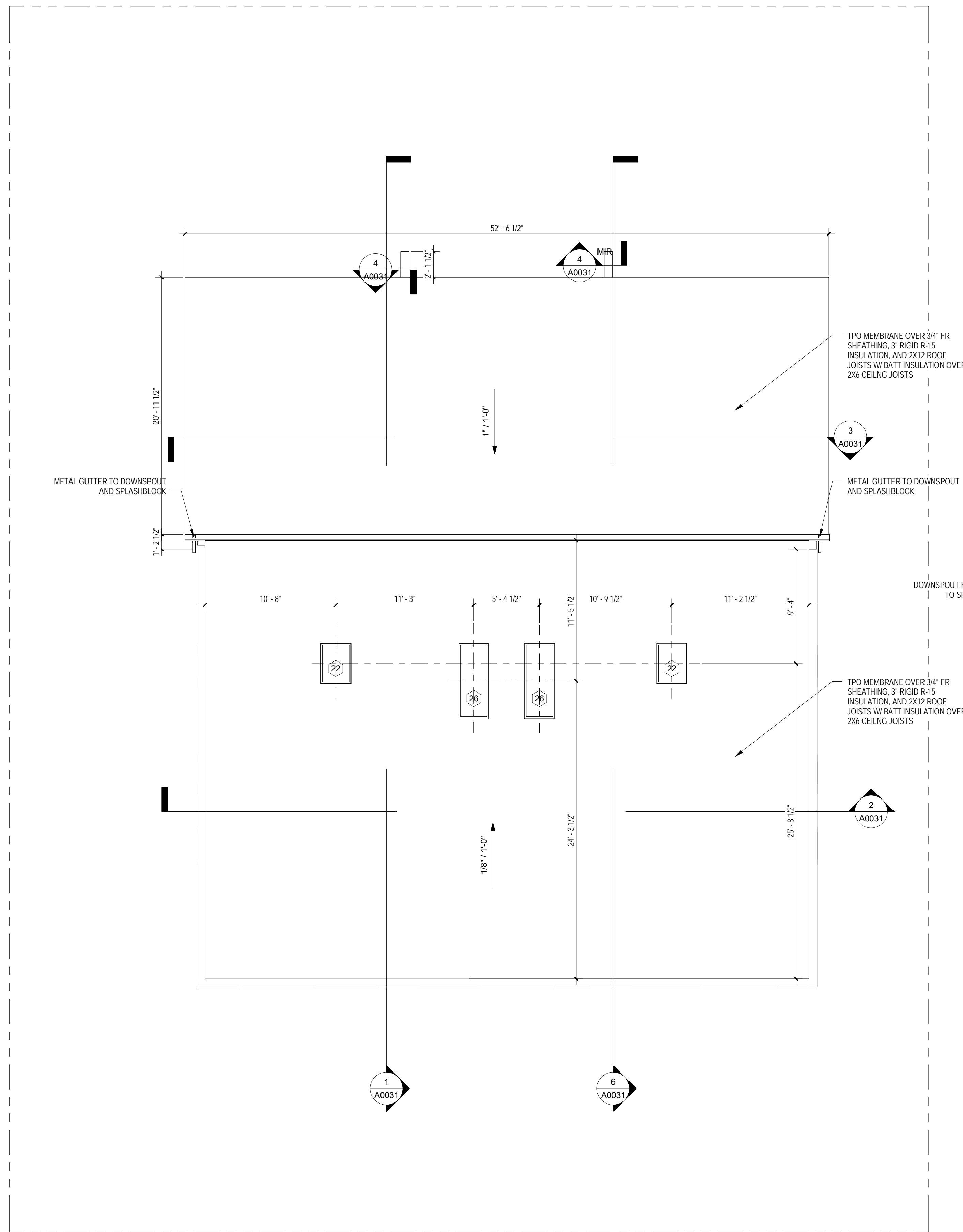
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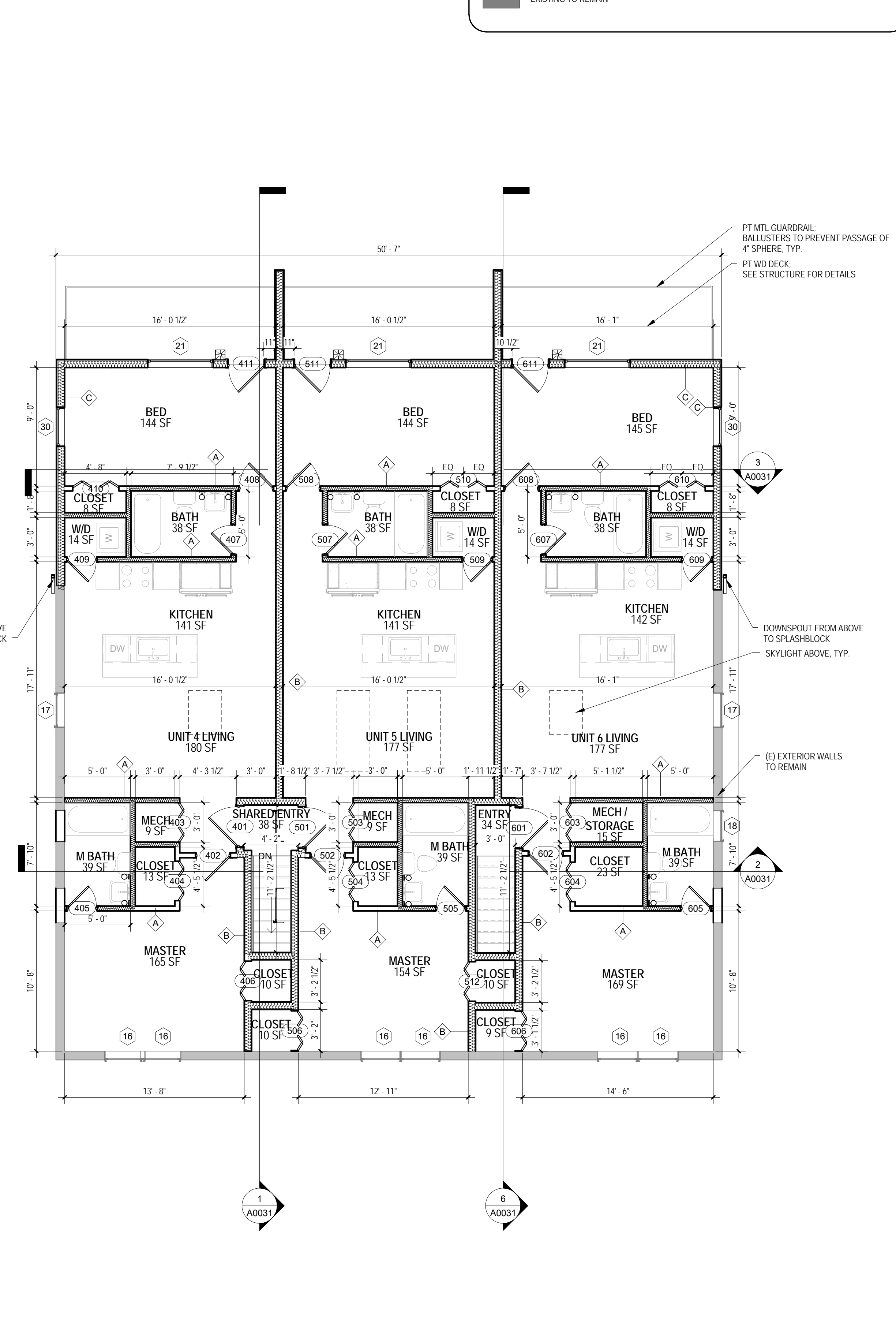


SHEET TITLE: ARCHITECTURAL FLOOR PLANS
 PROJECT NO: 2017.54
 DATE: 07/18/17
 SCALE: As indicated

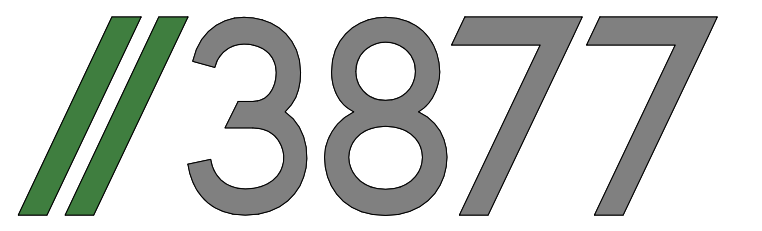
A0012



2 FLOOR PLAN - ROOF
 3/16" = 1'-0"



1 FLOOR PLAN - LEVEL 1
 3/16" = 1'-0"



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NO.	ISSUE	DATE
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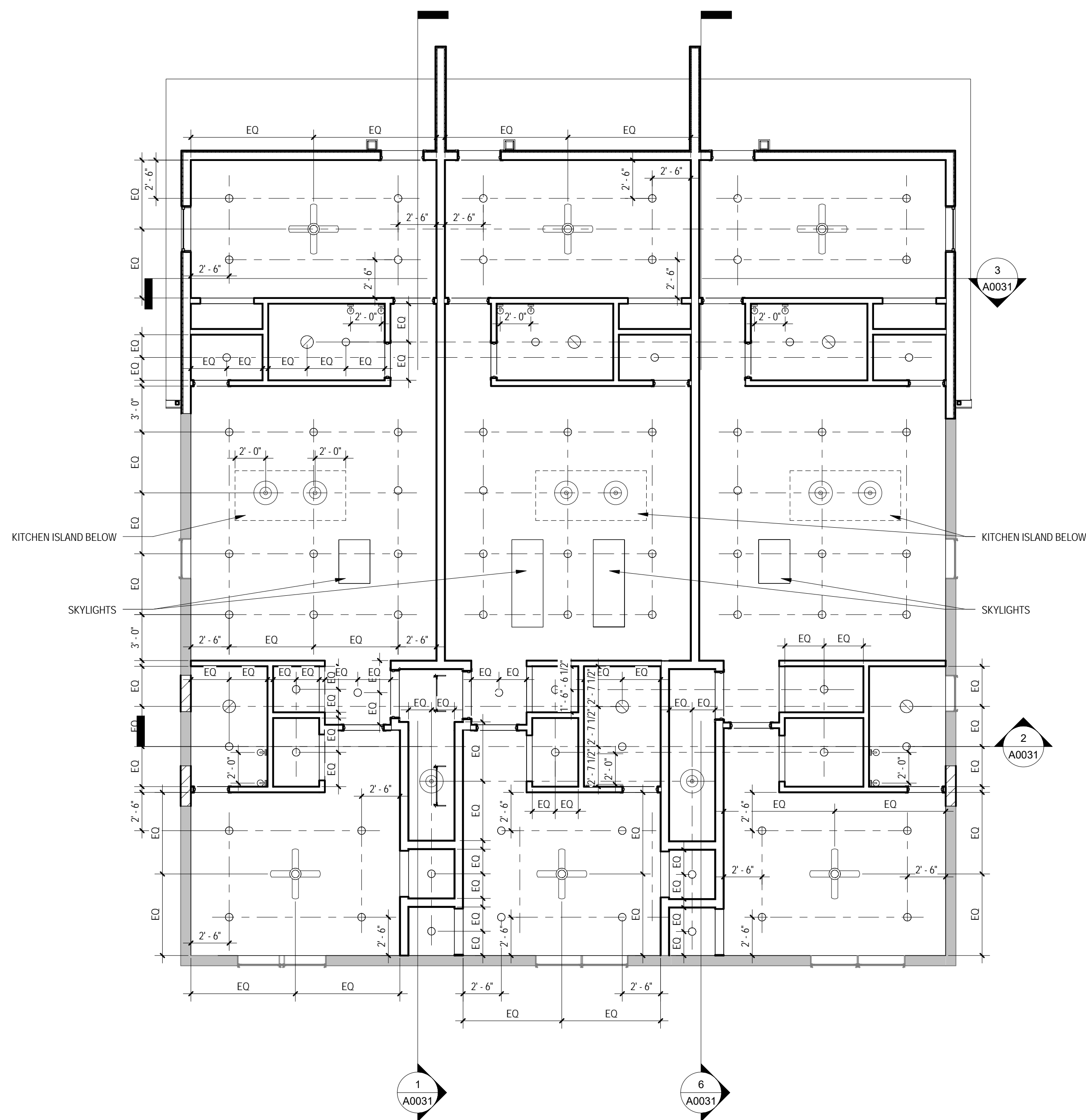
SHEET TITLE: REFLECTED CEILING PLANS

PROJECT NO: 2017.54

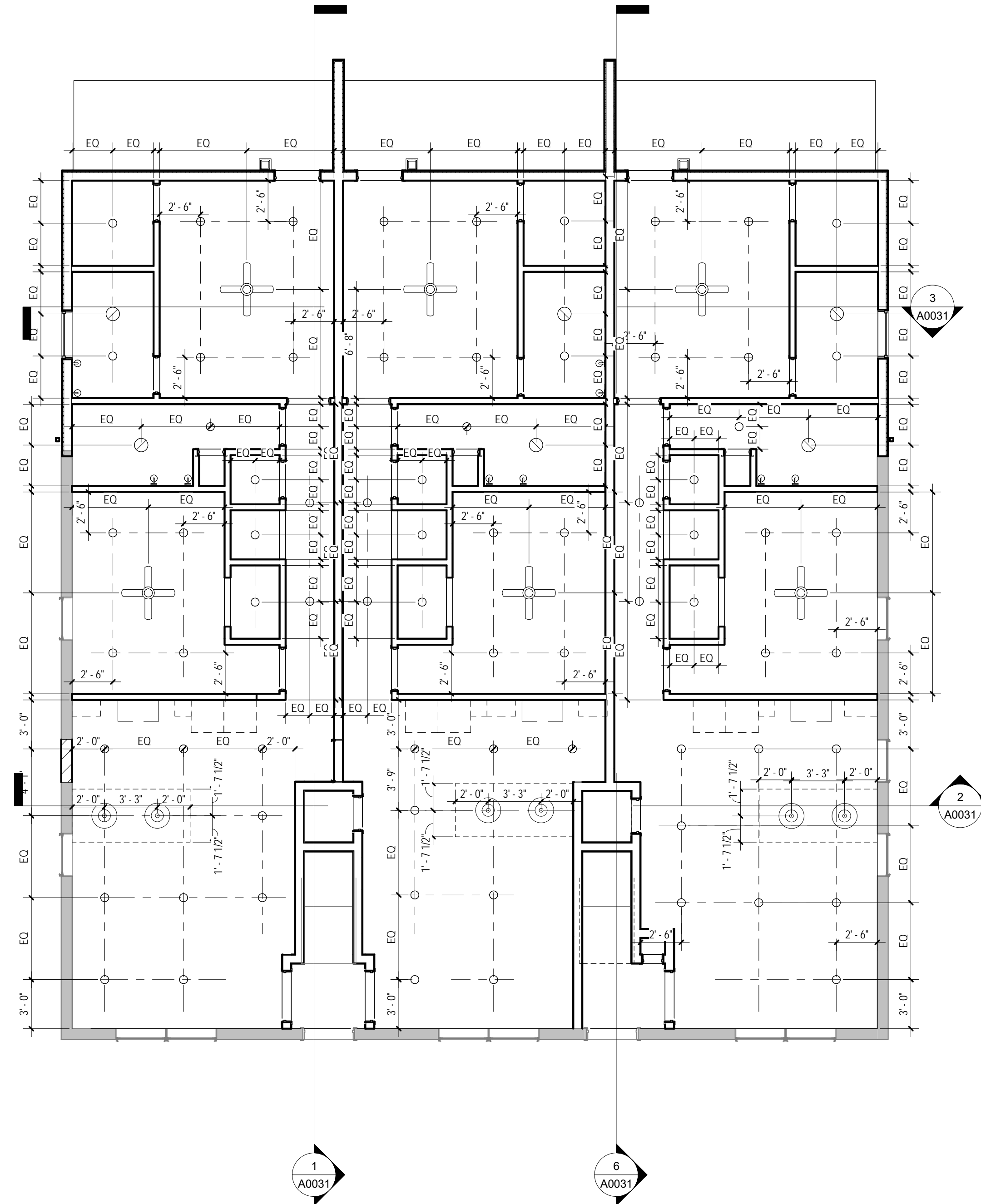
DATE: 08/03/17

SCALE: 3/16" = 1'-0"

A0013

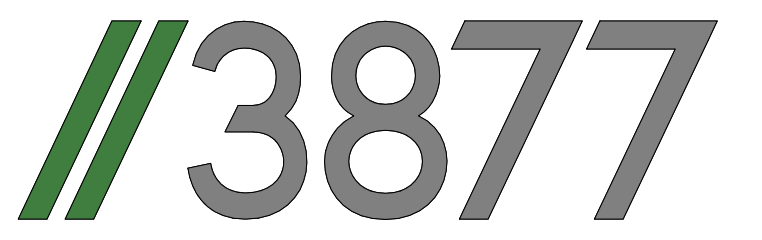
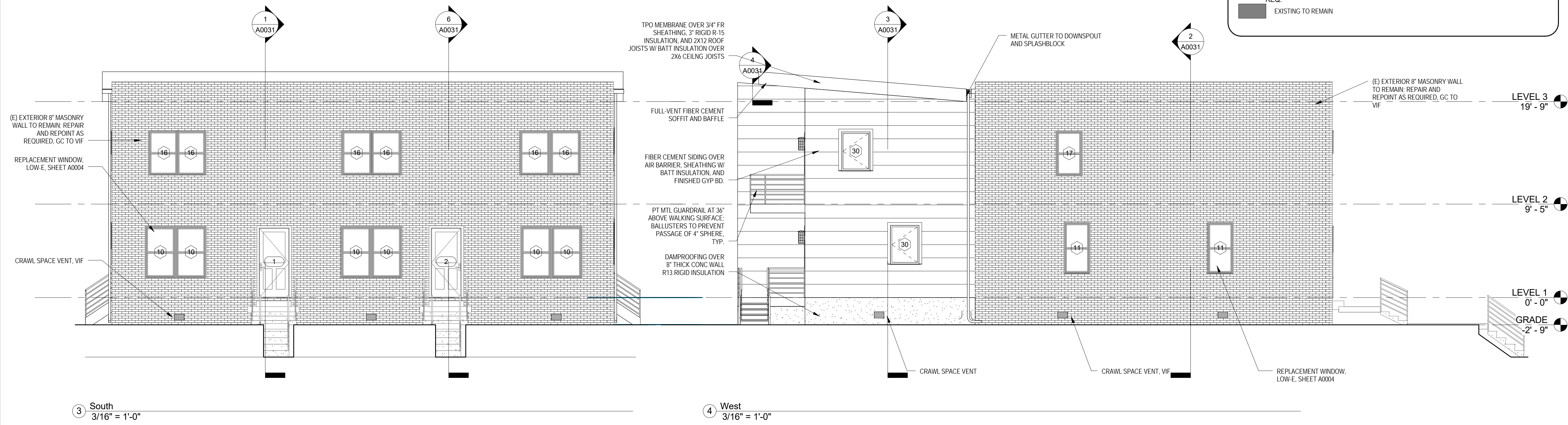


1 RCP - LEVEL 2
 3/16" = 1'-0"



3 RCP - LEVEL 1
 3/16" = 1'-0"

- CONSTRUCTION GENERAL NOTES**
1. ALL DIMENSIONS TO FINISH FACE, U.N.O.
 2. ALL INTERIOR PARTITIONS TO BE TYPE A, U.N.O. SEE GI.01 FOR PARTITION SCHEDULE
 3. ALL INTERIOR WALLS TO BE PAINTED, U.N.O.
 4. ALL CEILINGS TO BE 1/2" GWB - PAINTED - FLAT FINISH
 5. ALL WALLS TO BE PAINTED - EGGSHELL FINISH
 6. REPAIR ALL WALLS EXISTING TO REMAIN AS REQUIRED
 7. SEE ELEVATIONS FOR WINDOW TAGS
 8. PROVIDE ARC-FAULT PROTECTION FOR ALL LIVING SPACE OUTLETS TO COMPLY W/ IRC E3802 OR NEC210.12
 9. ALL FLOORING TO BE CONTINUOUS HARDWOOD SPECIFIED BY OWNER, U.N.O.
 10. REPLACE ALL EXISTING WINDOWS W LOW-E GLASS WINDOWS
 11. GC TO VERIFY INSULATION OF EXISTING EXTERIOR WALLS TO REMAIN MEETS R8/13 ACCORDING TO 2012 IECC 402.1.1
 12. AIR LEAKAGE RATE NOT TO EXCEED 3 AIR CHANGES PER HOUR. GC TO TEST BUILDING THERMAL ENVELOP IN ACCORDANCE WITH 2012 IECC 402.4.1.2
 13. ALL (E) ARCHITECTURAL BRICK EMBELISHMENT TO REMAIN; REPAIR AND REPOINT AS REQ.
- EXISTING TO REMAIN



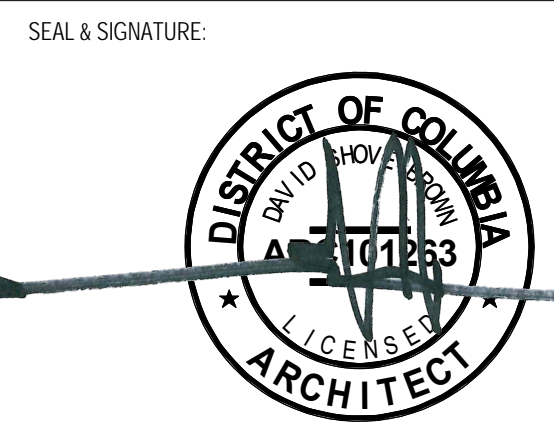
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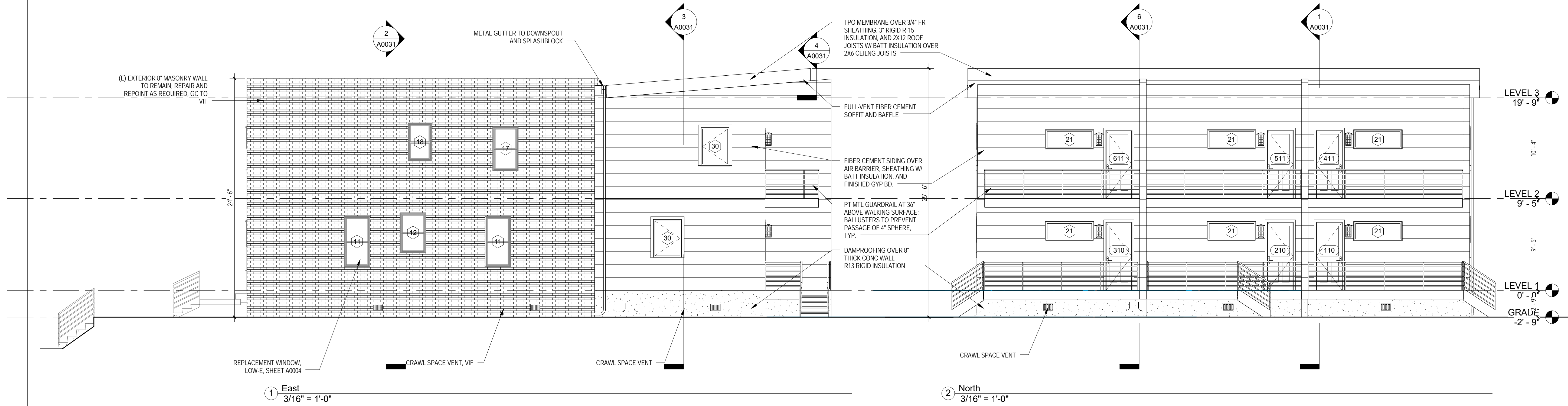
DRAWING DATA
 PROJECT: RESIDENCE400
 ADDRESS: 400 Newcomb St SE
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NO.	ISSUE	DATE
0	DESIGN DEVELOPMENT	07/25/2017



SHEET TITLE: EXTERIOR ELEVATIONS
 PROJECT NO: 2017.54
 DATE: 04/14/16
 SCALE: As indicated

A0021



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PROJECT: **RESIDENCE400**
 ADDRESS: **400 Newcomb St SE
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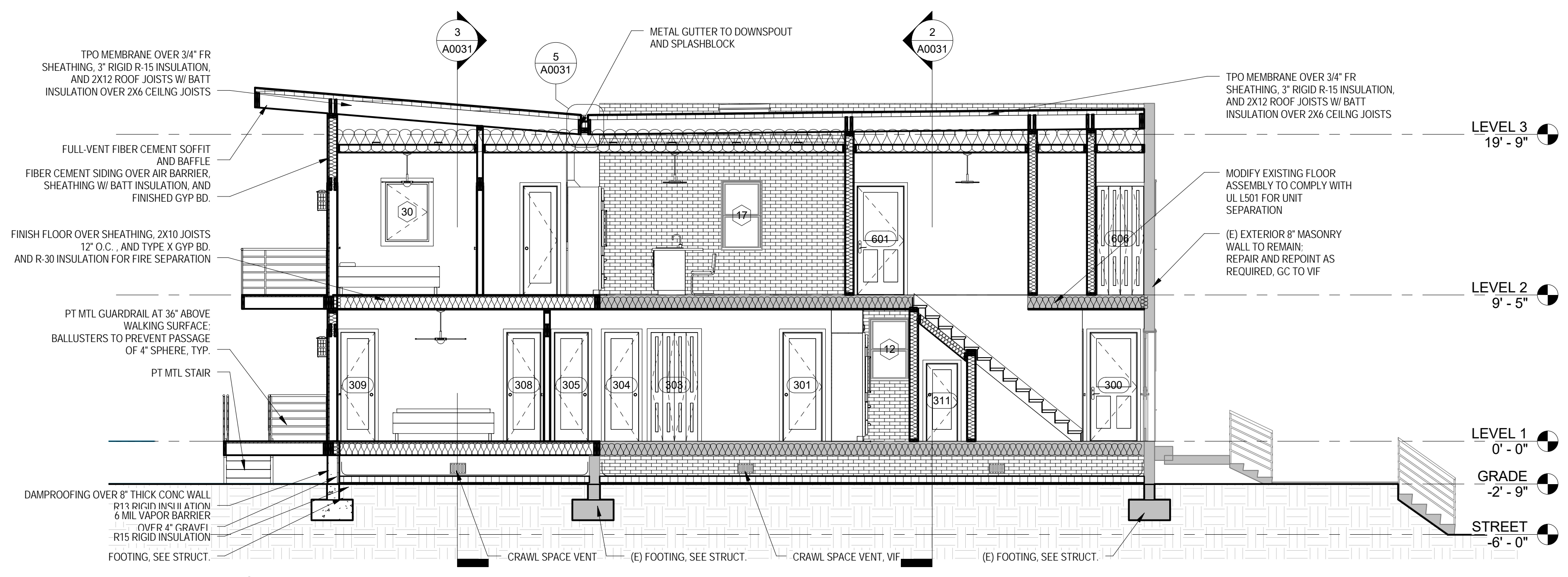
NO.	ISSUE	DATE
0	DESIGN DEVELOPMENT	07/25/2017

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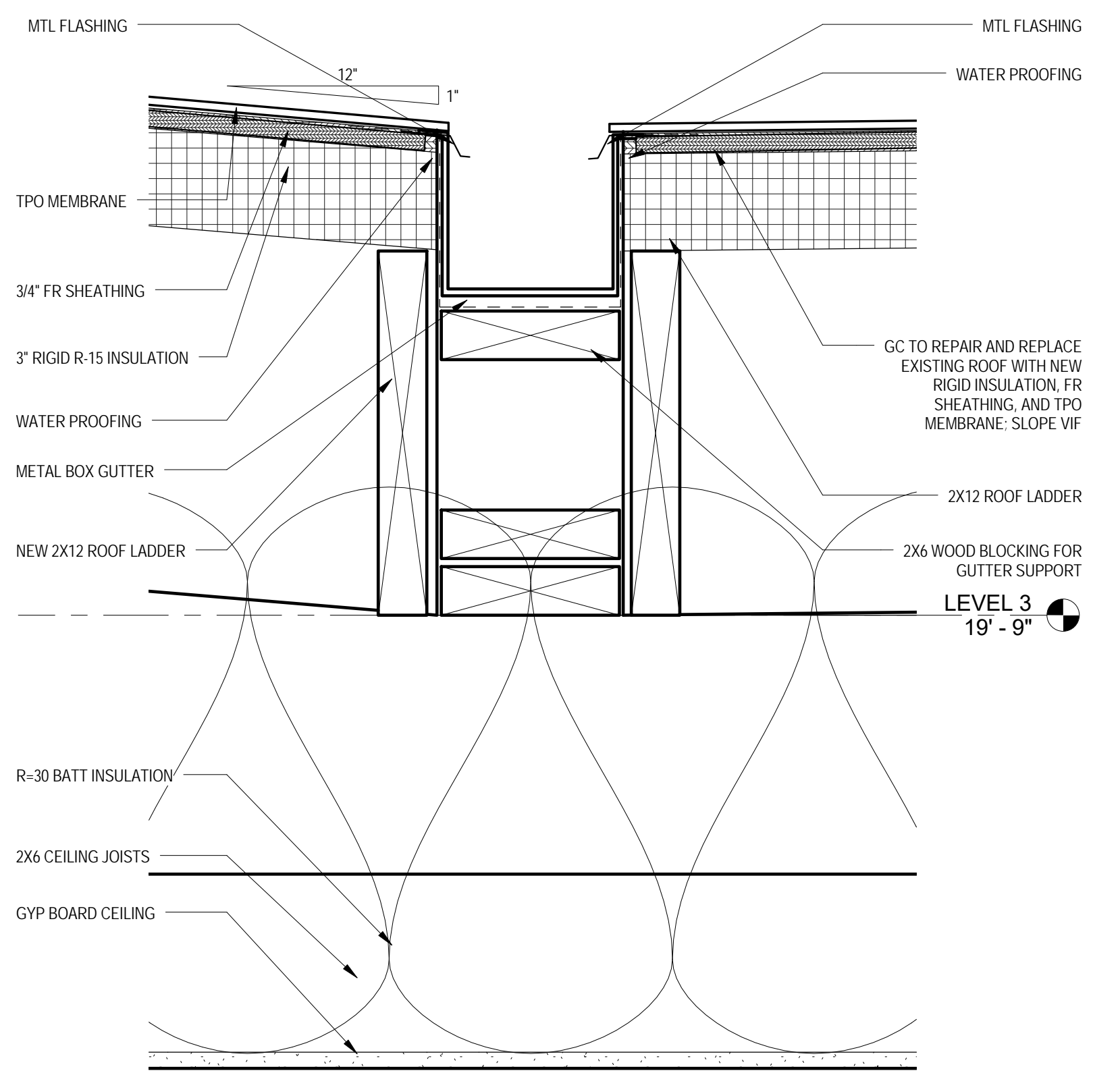


SHEET TITLE: **BUILDING AND WALL SECTIONS**
 PROJECT NO: 2017.54
 DATE: 04/14/16
 SCALE: As indicated

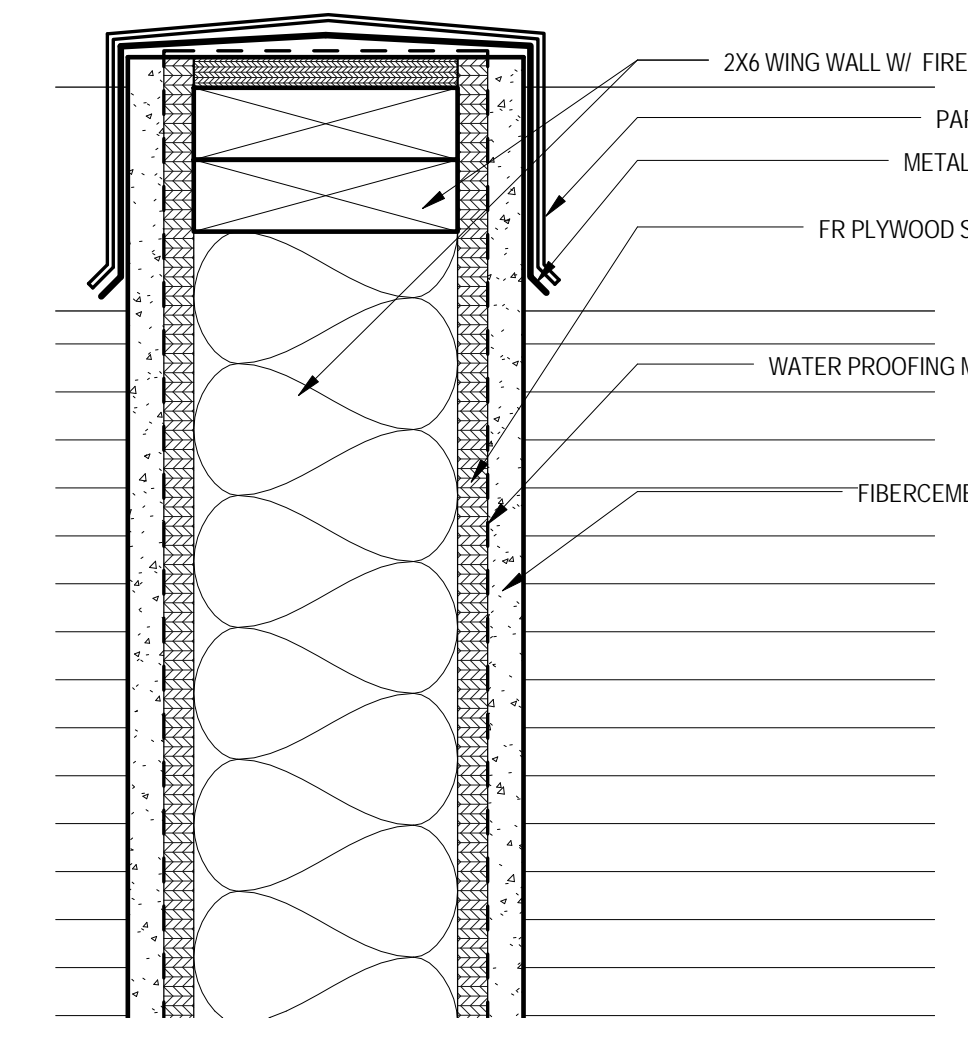
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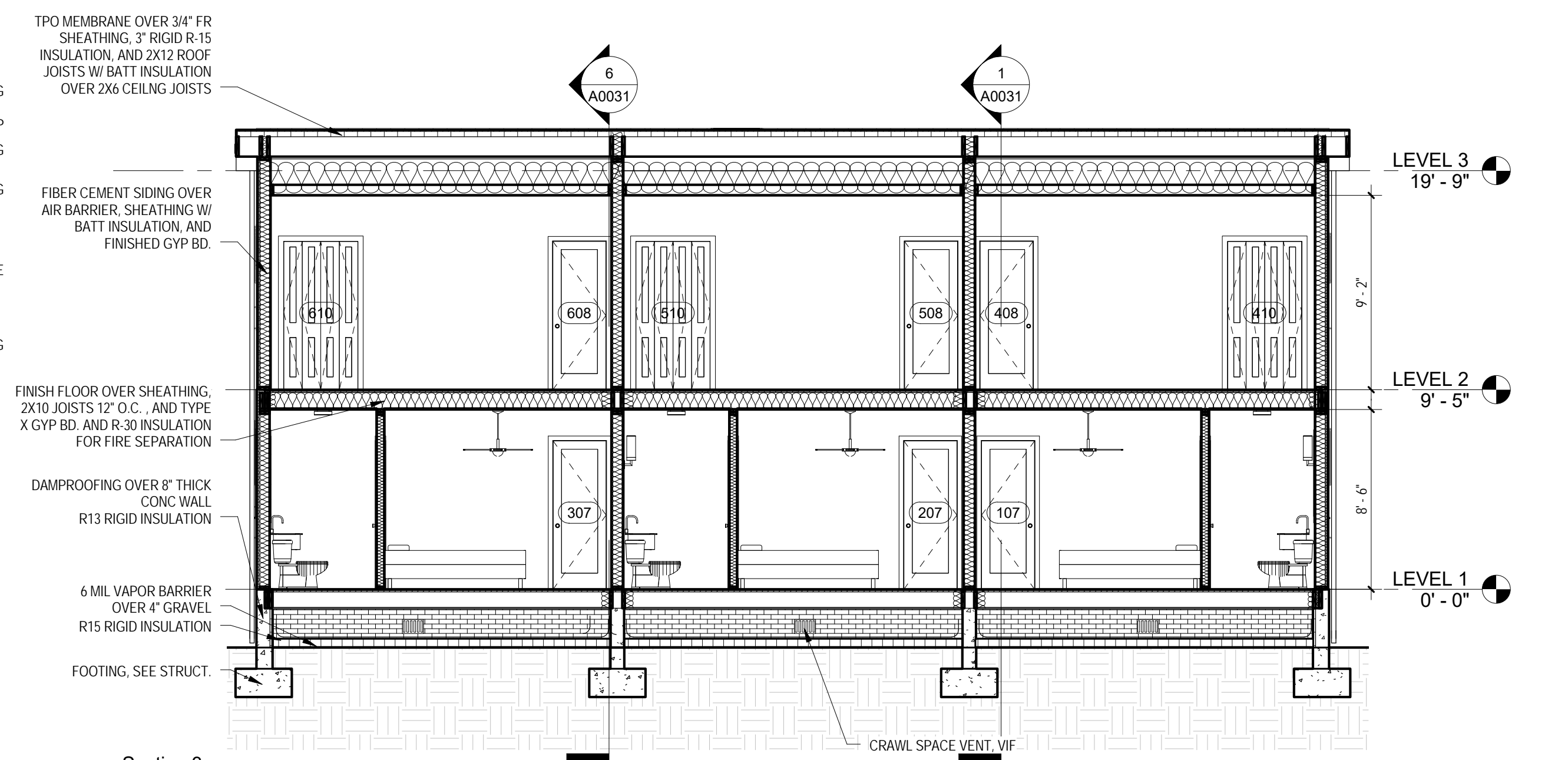
Section 4
 3/16" = 1'-0"



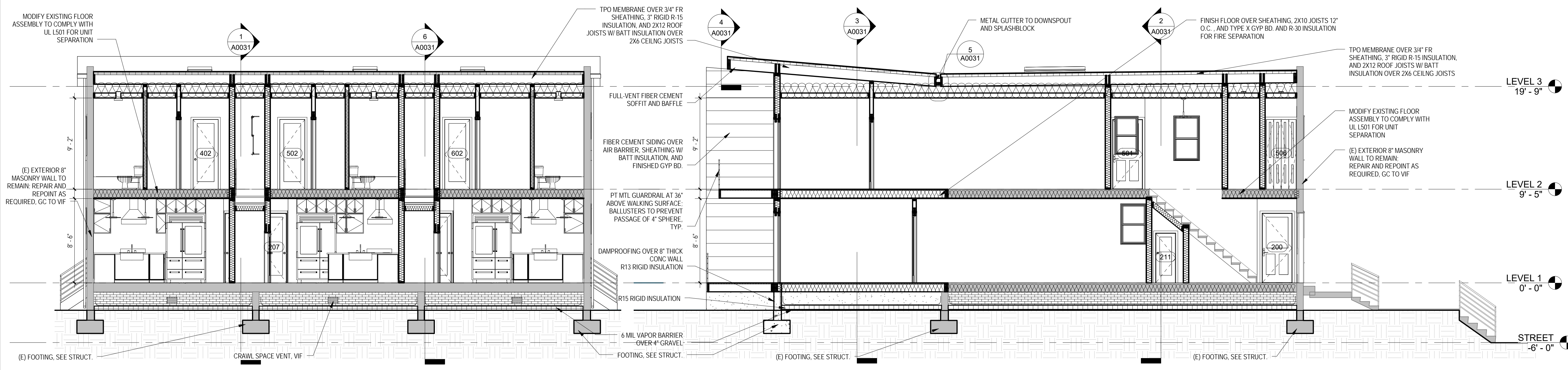
Section 5
 BUTTERFLY ROOF / GUTTER DETAIL
 3" = 1'-0"



Section 4
 WING WALL CAP DETAIL
 3" = 1'-0"

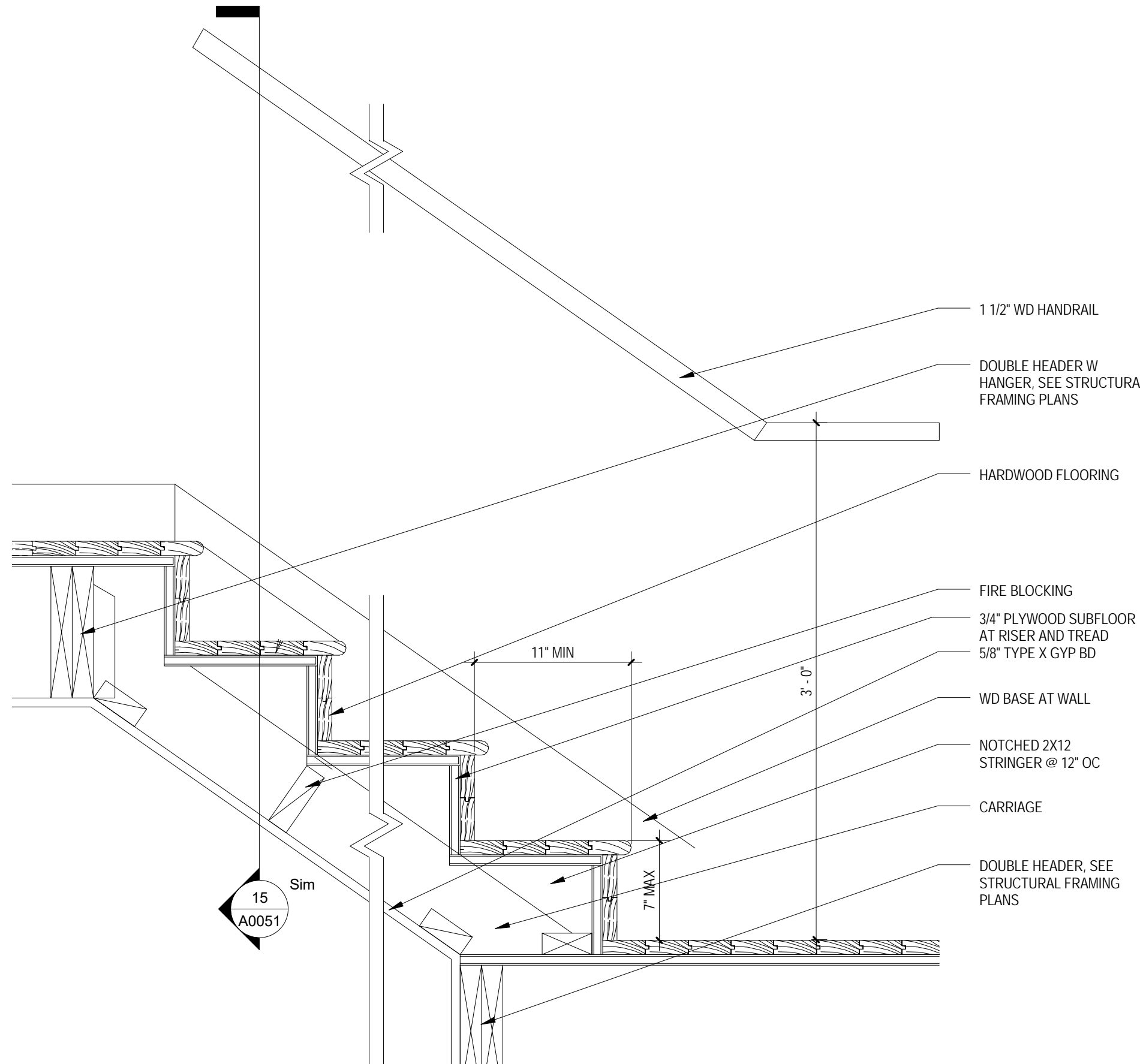


Section 3
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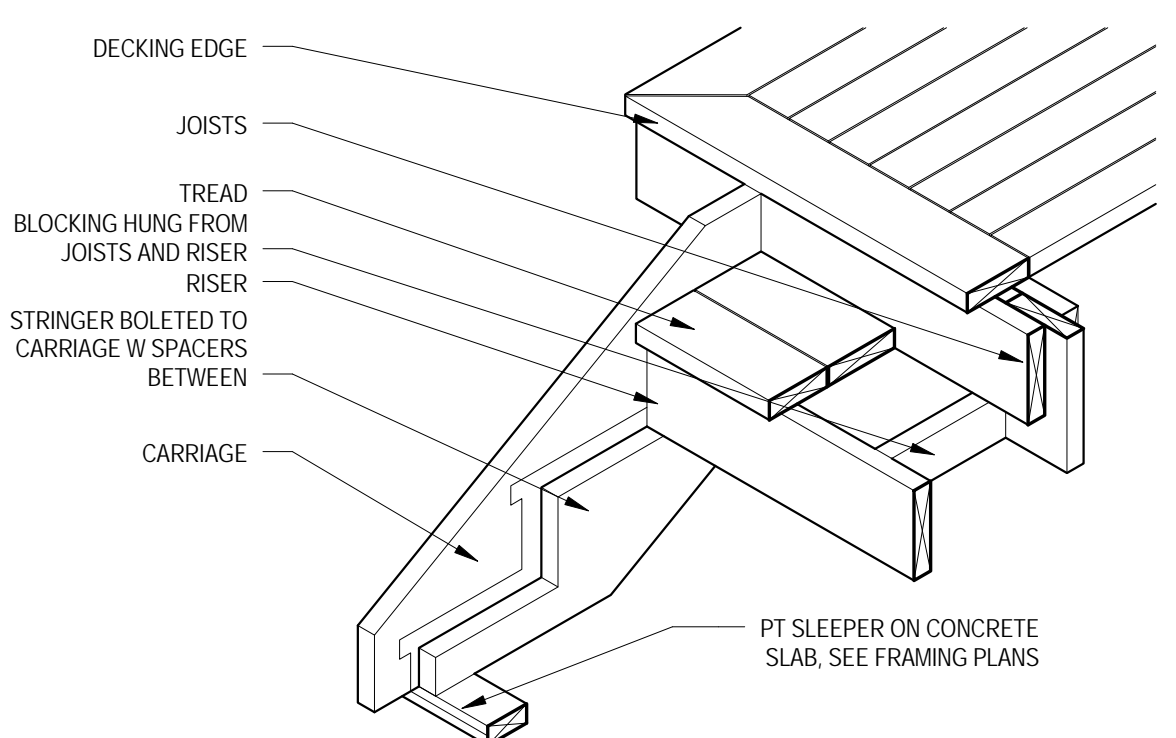


Section 2
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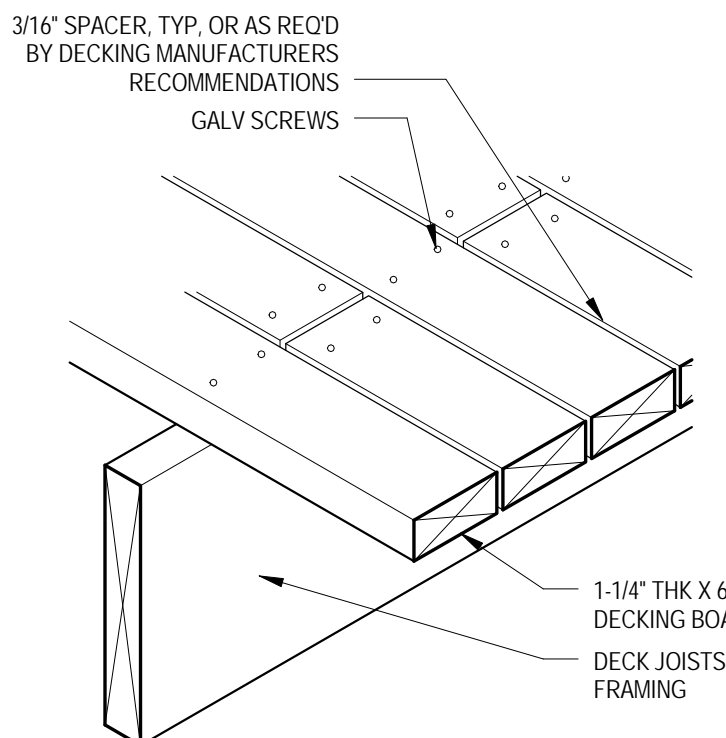
Section 1
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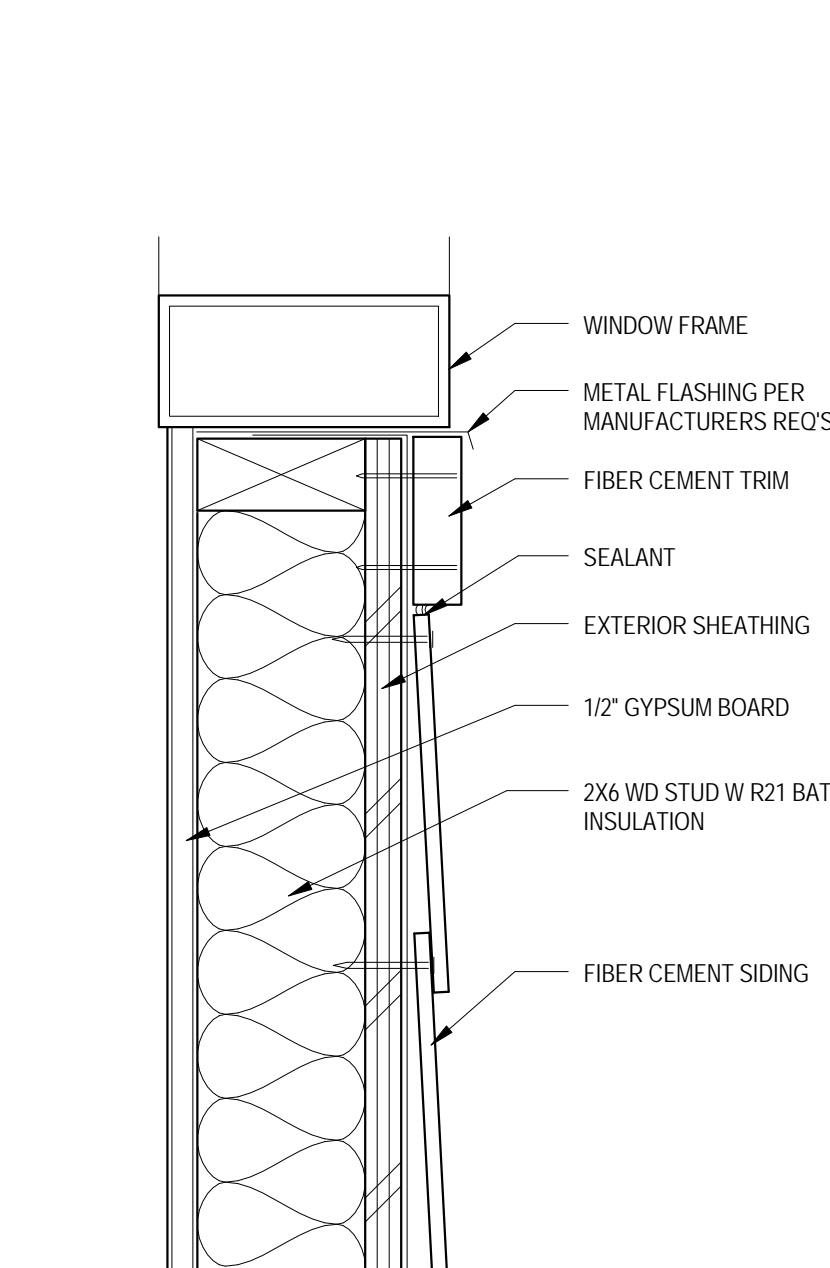
17 ENLARGED STAIR SECTION DETAIL
A0051 1 1/2" = 1'-0"



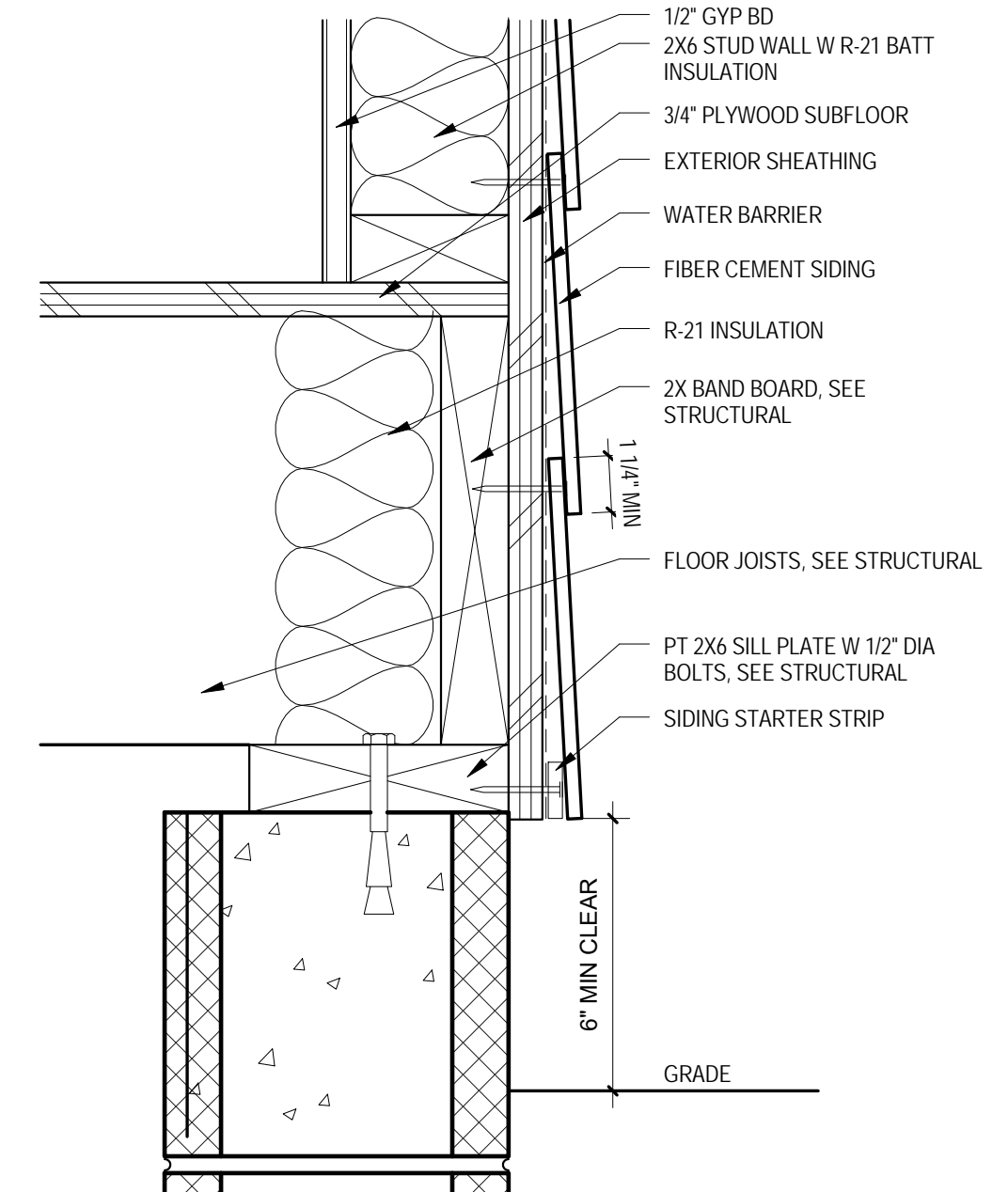
11 STAIR CARRIAGE W STRINGER
A0051 3/4" = 1'-0"



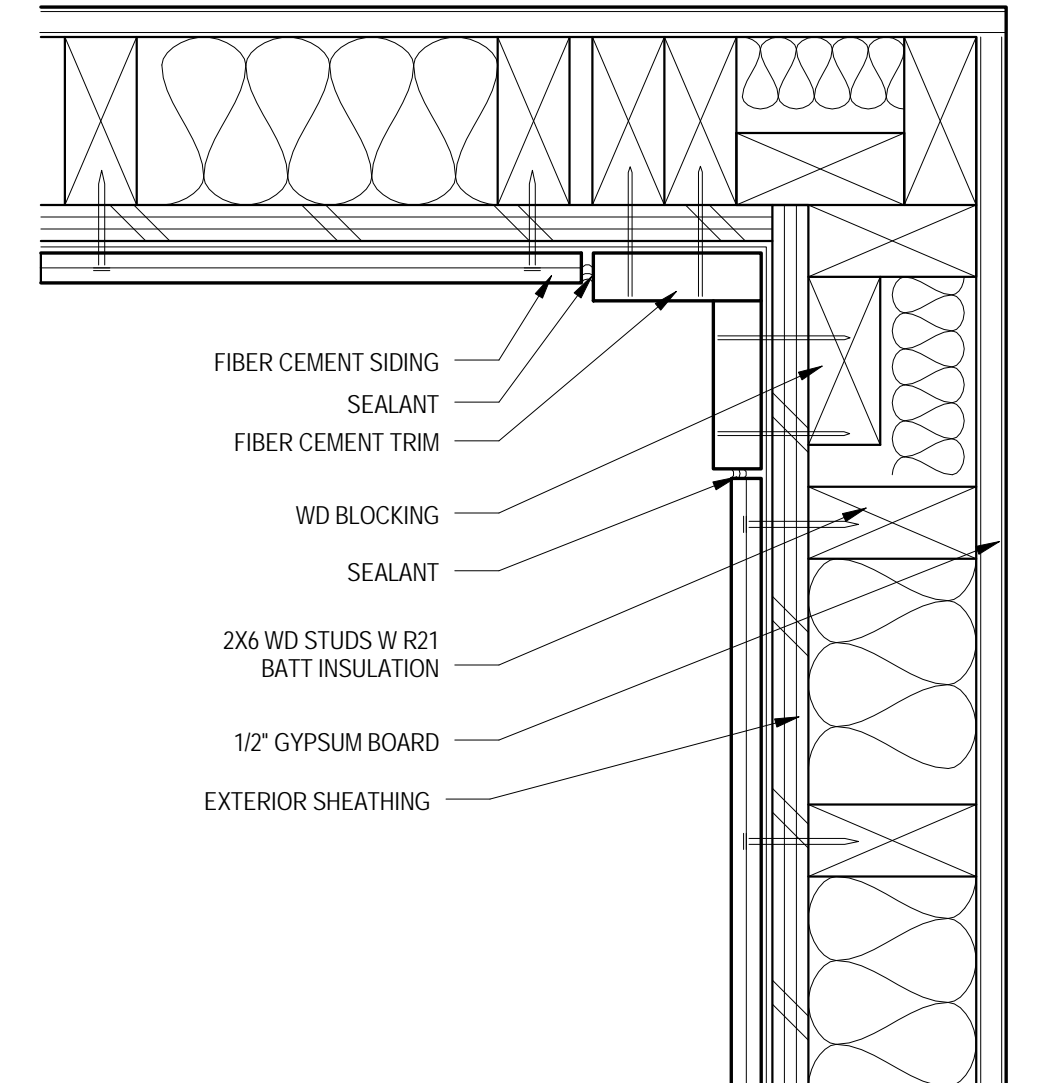
10 TYPICAL DECKING DETAIL
A0051 1 1/2" = 1'-0"



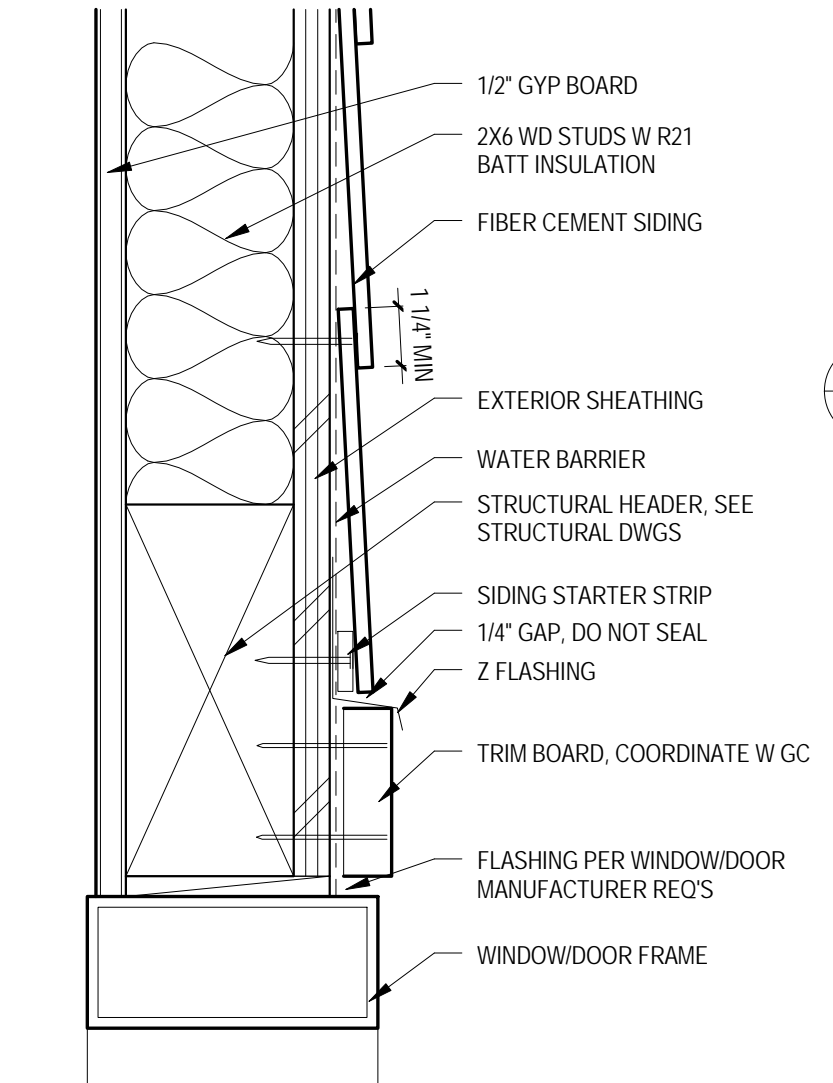
5 TYPICAL WINDOW SILL DETAIL
A0051 3" = 1'-0"



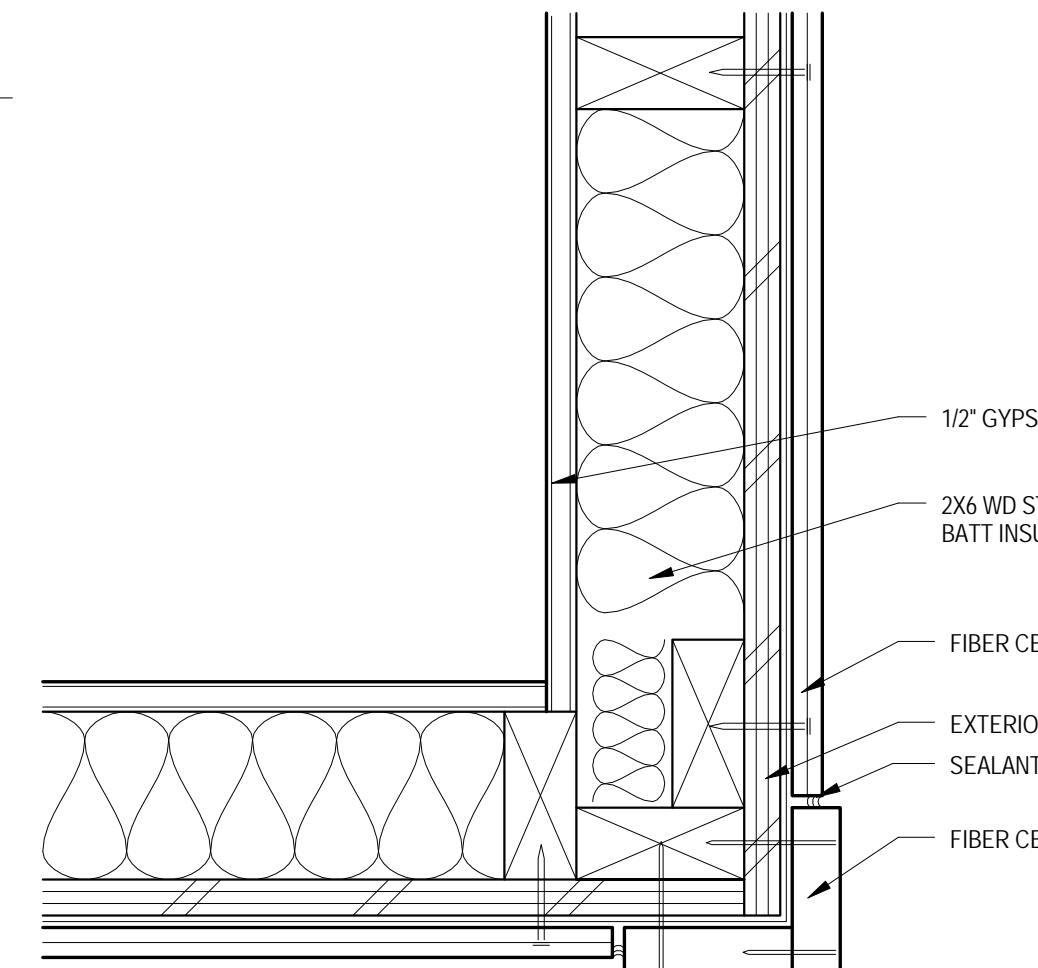
4 TYPICAL GRADE DETAIL
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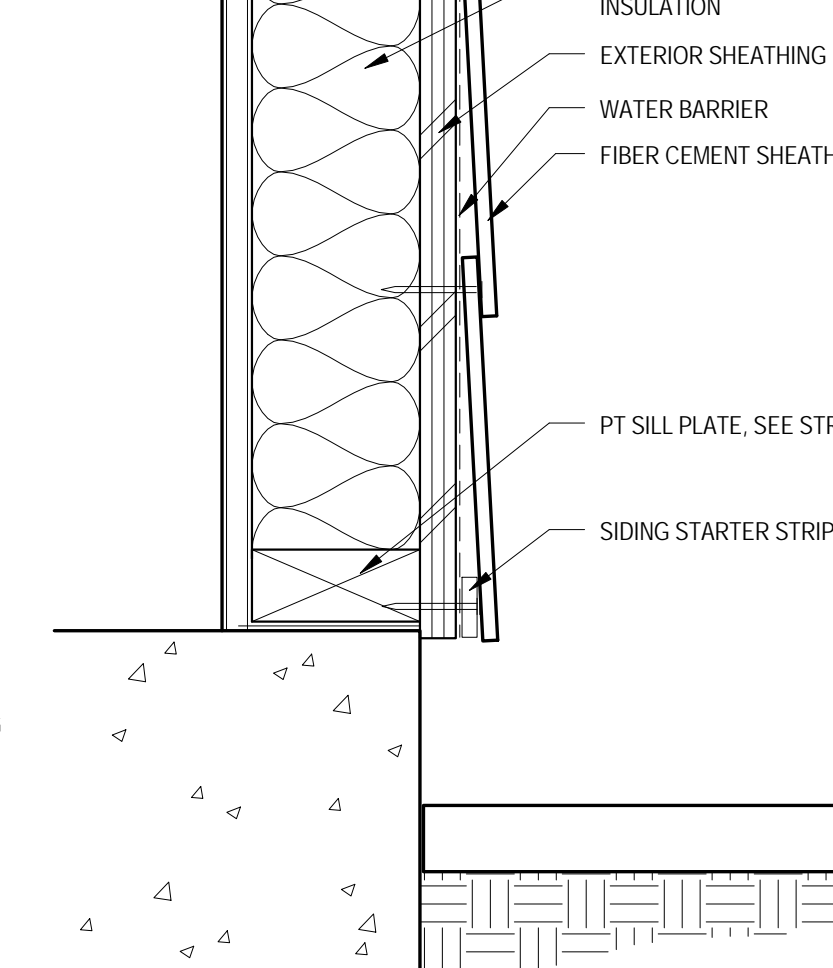
3 TYPICAL EXTERIOR INSIDE CORNER
A0051 3" = 1'-0"



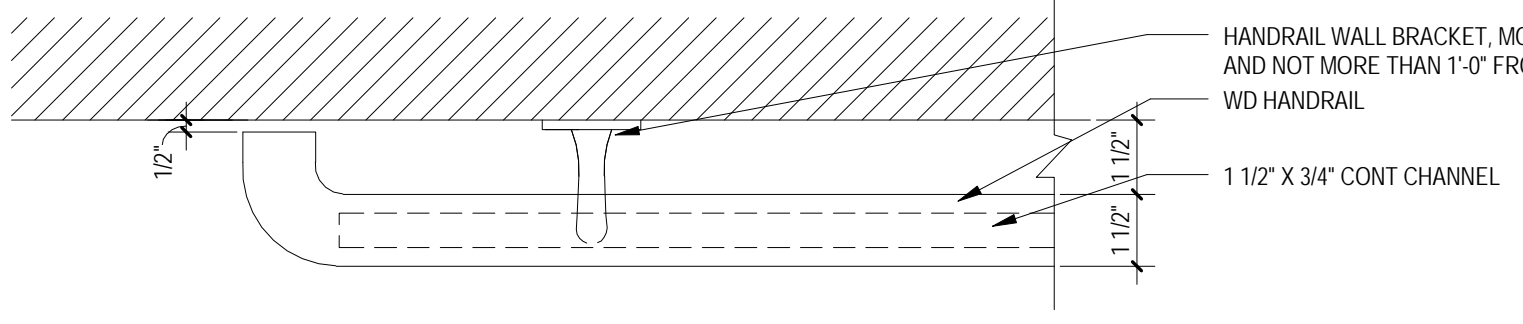
2 TYPICAL EXT WINDOW/DOOR HEAD
A0051 3" = 1'-0"



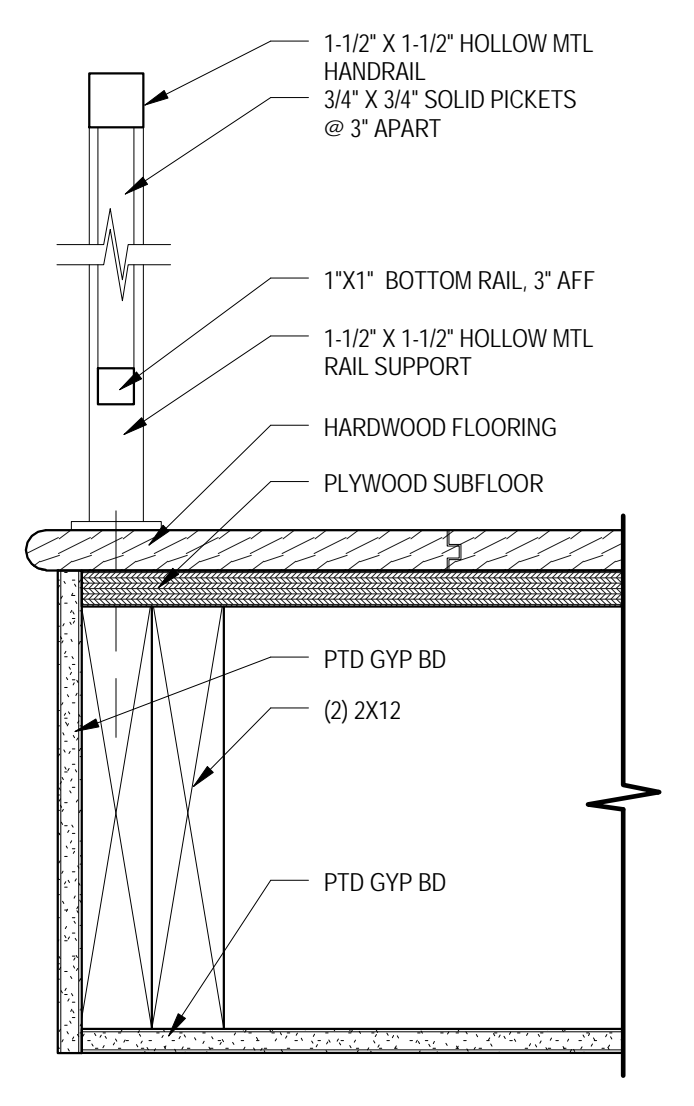
9 TYPICAL OUTSIDE CORNER DETAIL
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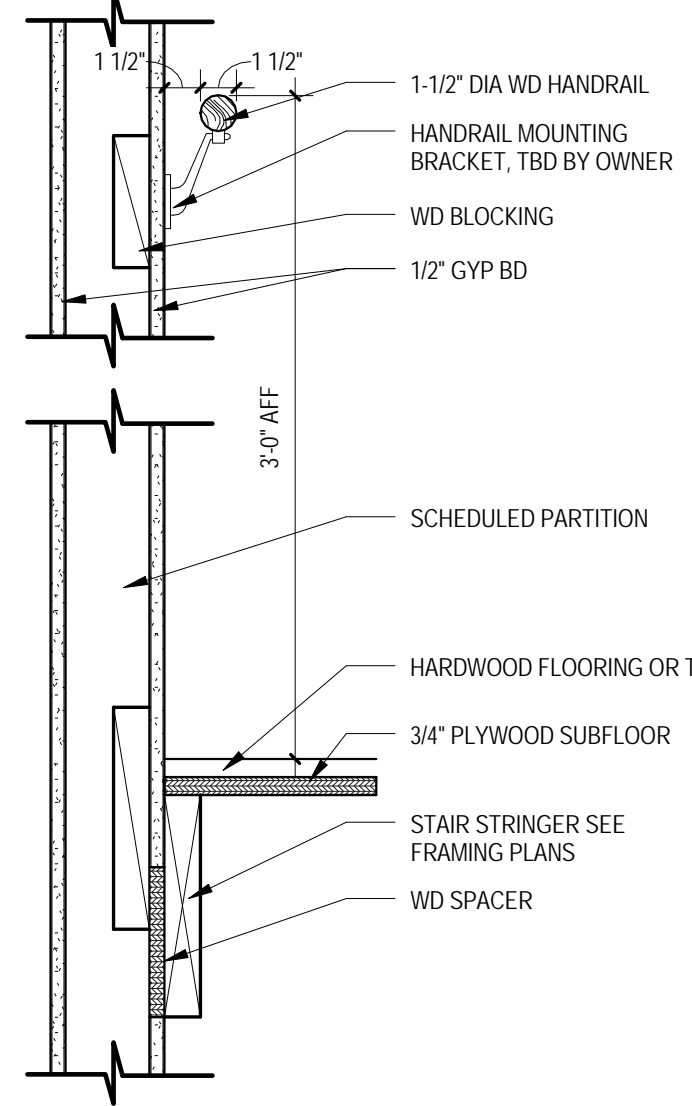
8 TYPICAL HARDSCAPE CLEARANCES
A0051 3" = 1'-0"



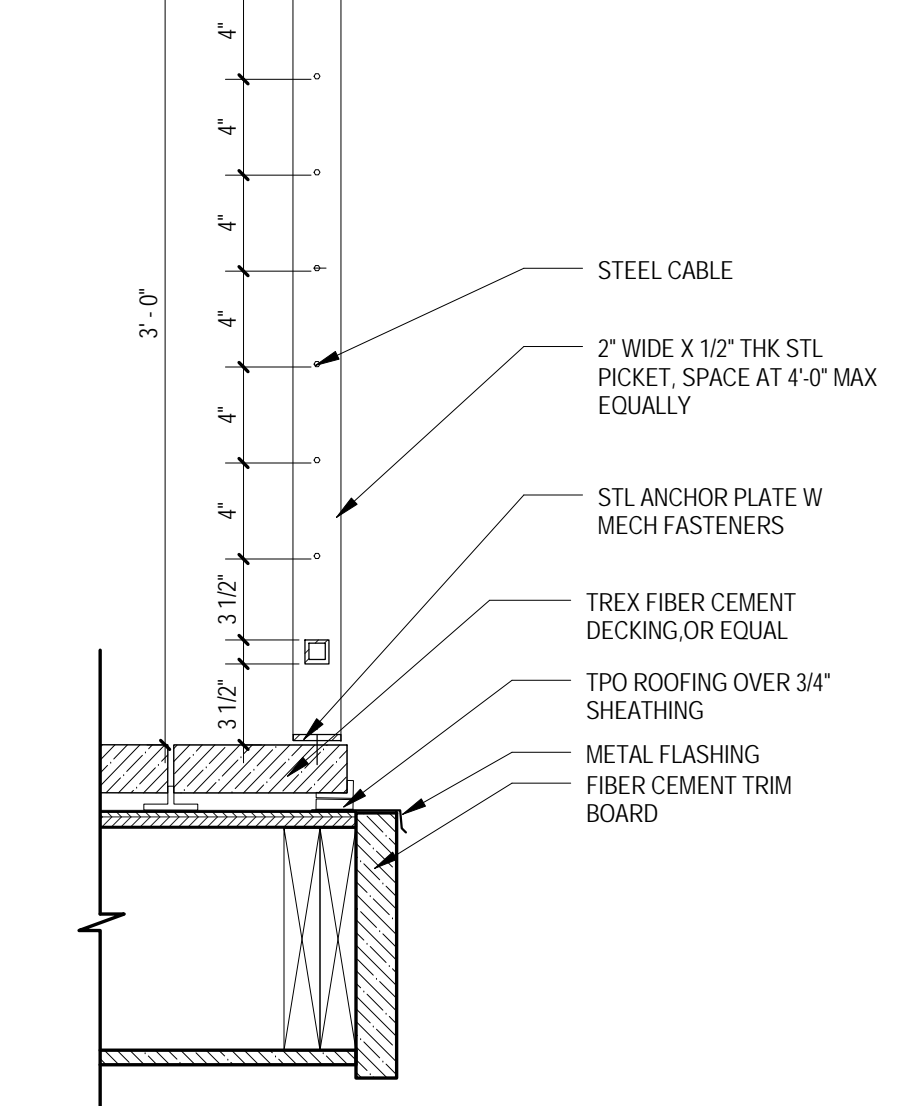
18 HANDRAIL DETAIL
A0051 3" = 1'-0"



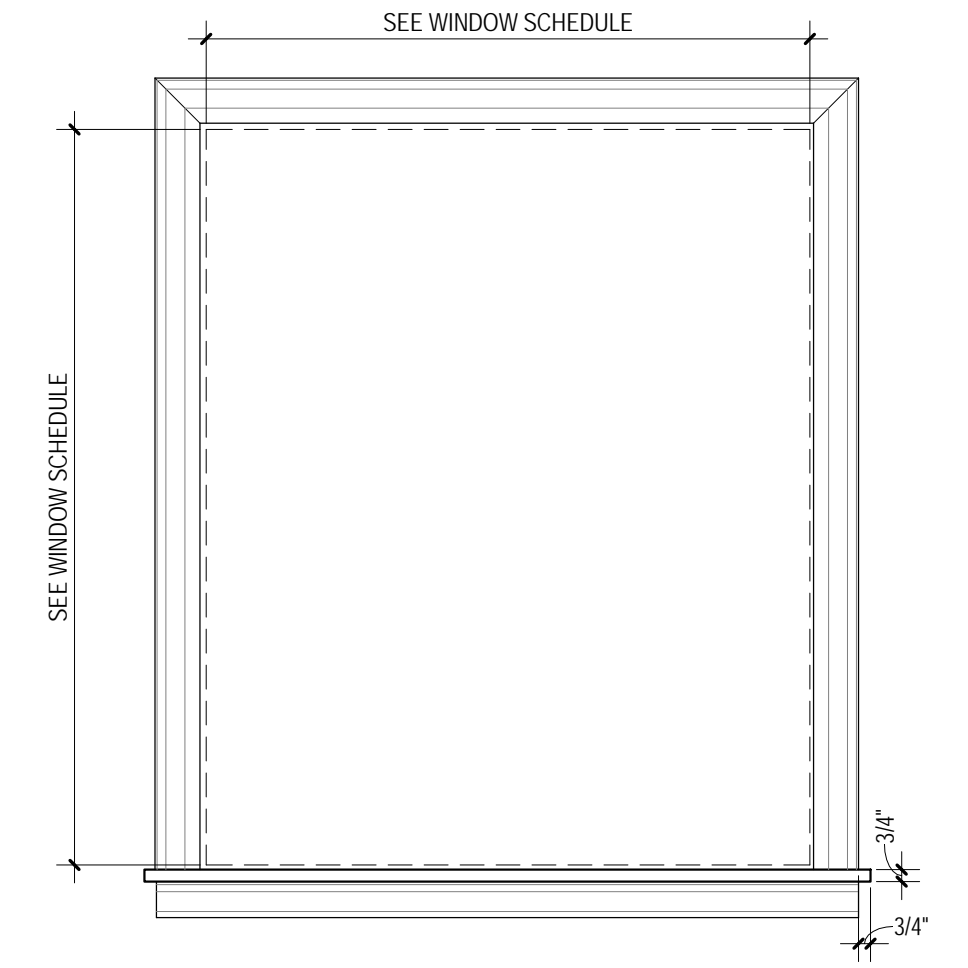
16 TYP. HANDRAIL DTL
A0051 3" = 1'-0"



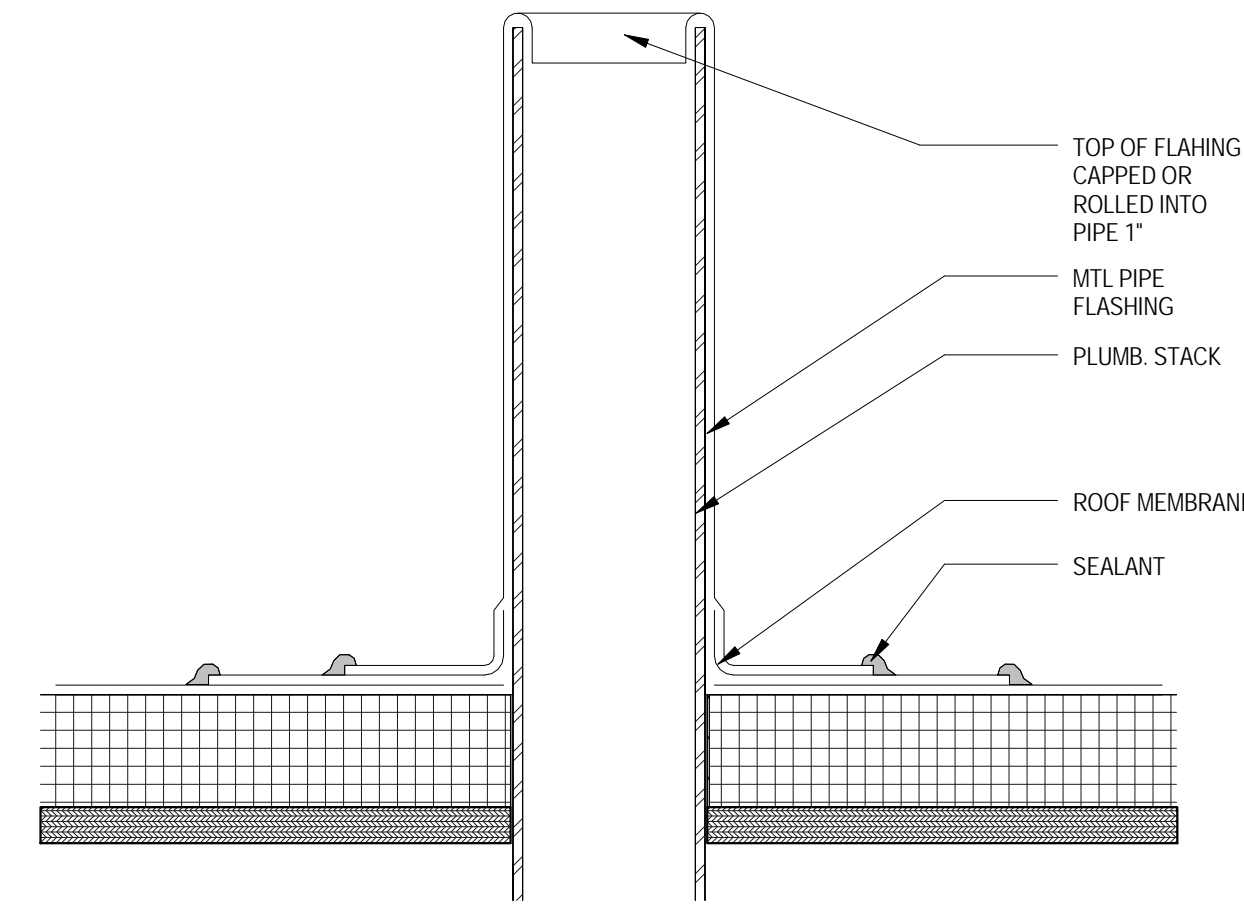
15 TYP INT. RAIL MOUNTING DTL
A0051 1 1/2" = 1'-0"



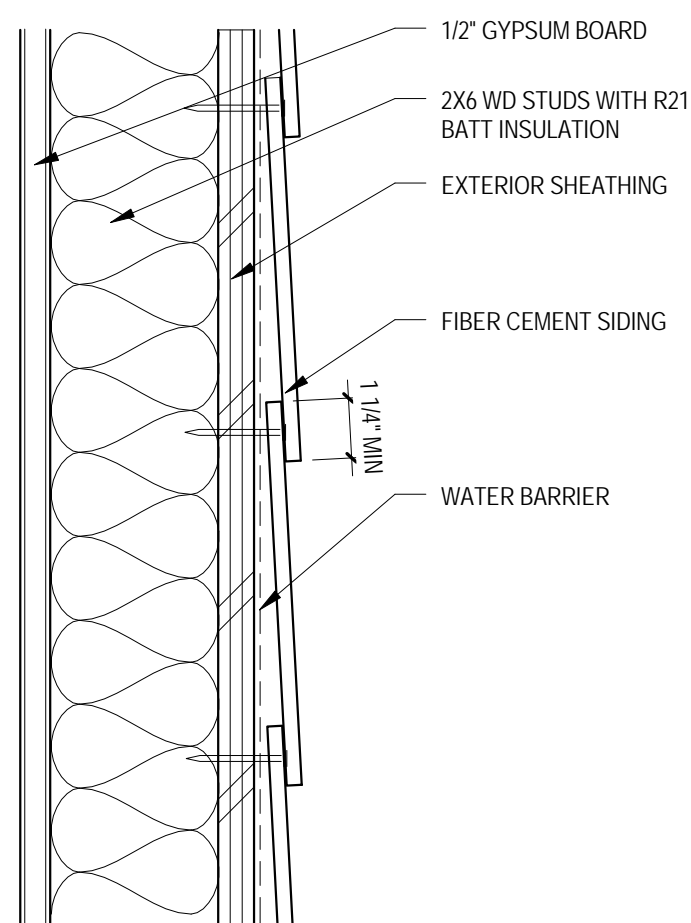
14 BALCONY RAILING DETAIL
A0051 1 1/2" = 1'-0"



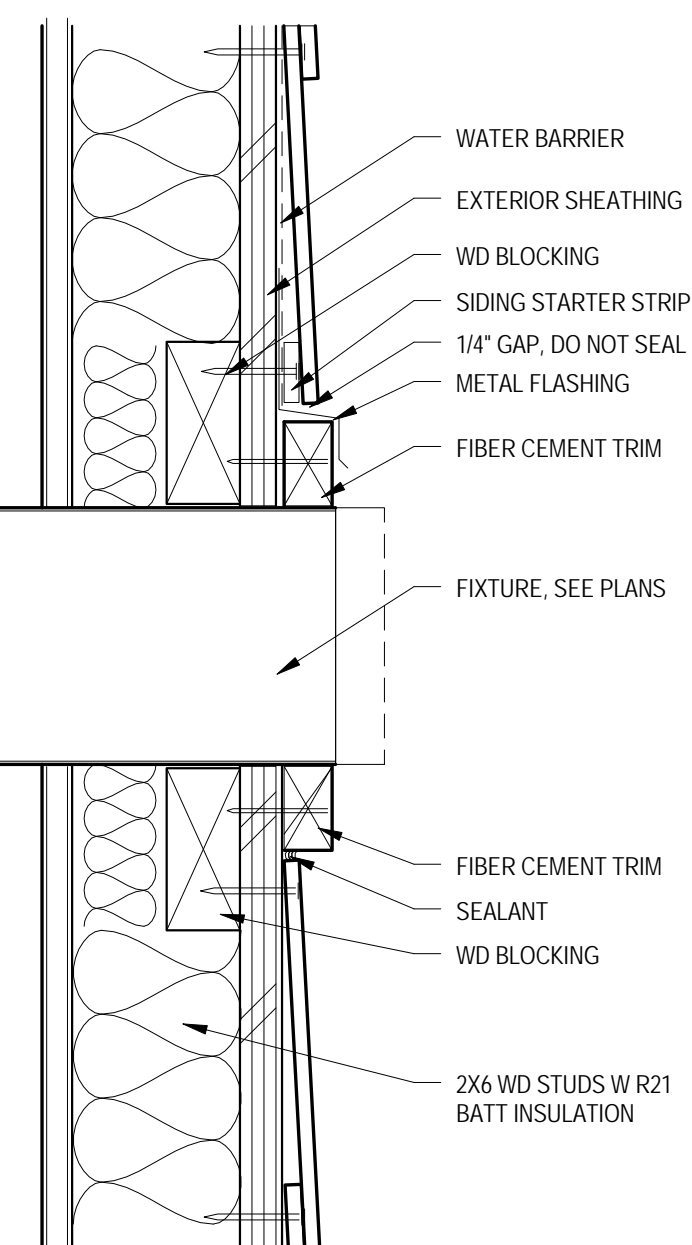
13 TYPICAL WINDOW INTERIOR TRIM ELEVATION
A0051 1" = 1'-0"



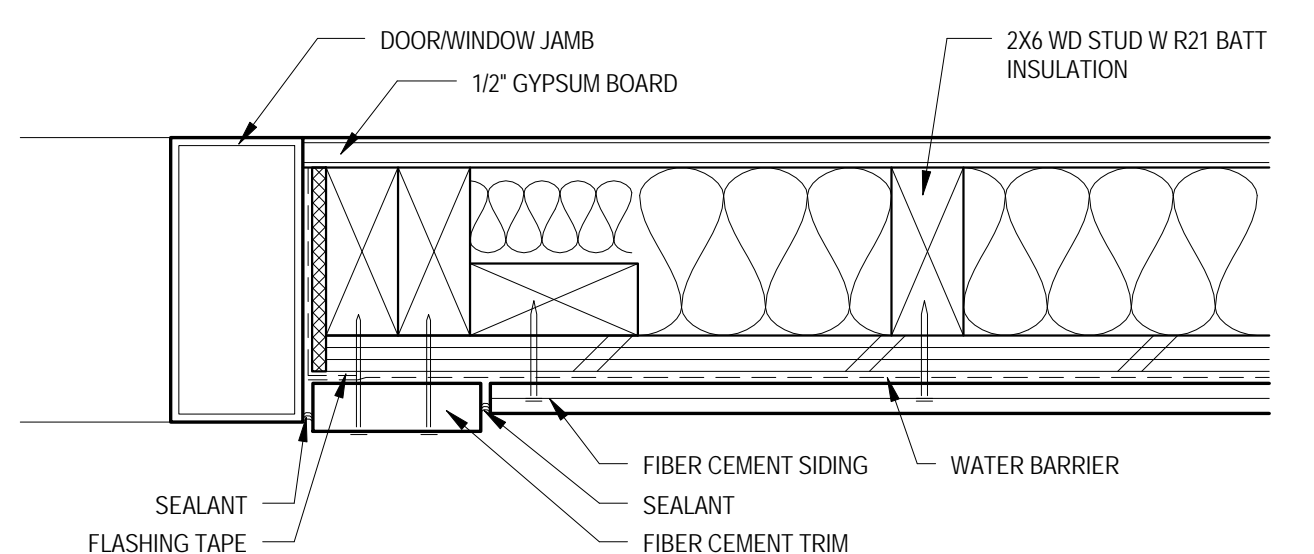
12 PLUMB. VENT. PENETRATION DETAIL
A0051 3" = 1'-0"



7 TYPICAL HORIZONTAL LAP DETAIL
A0051 3" = 1'-0"



6 TYPICAL VENT PENETRATION DETAIL
A0051 3" = 1'-0"



1 TYPICAL DOOR/WINDOW JAMB
A0051 3" = 1'-0"



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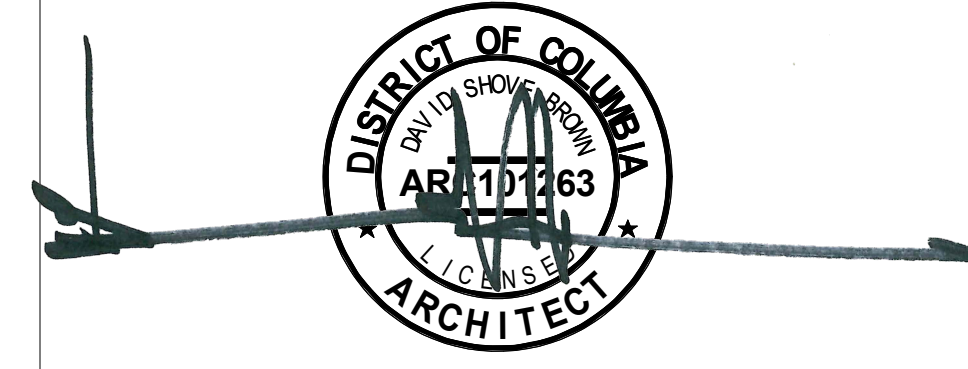
CONSULTANTS

DRAWING DATA

PROJECT: RESIDENCE400
ADDRESS: 400 Newcomb St SE
Washington DC 20032

NO.	ISSUE	DATE
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SHEET TITLE: ENLARGED DETAILS
PROJECT NO: 2017.54
DATE: 04/14/16
SCALE: As indicated

A0051



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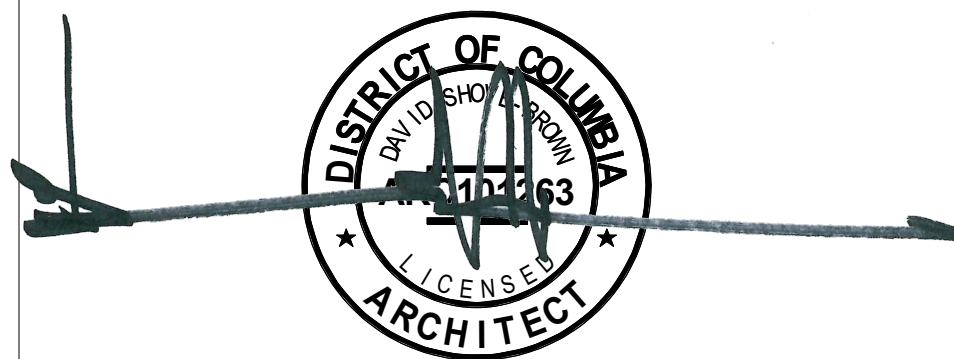
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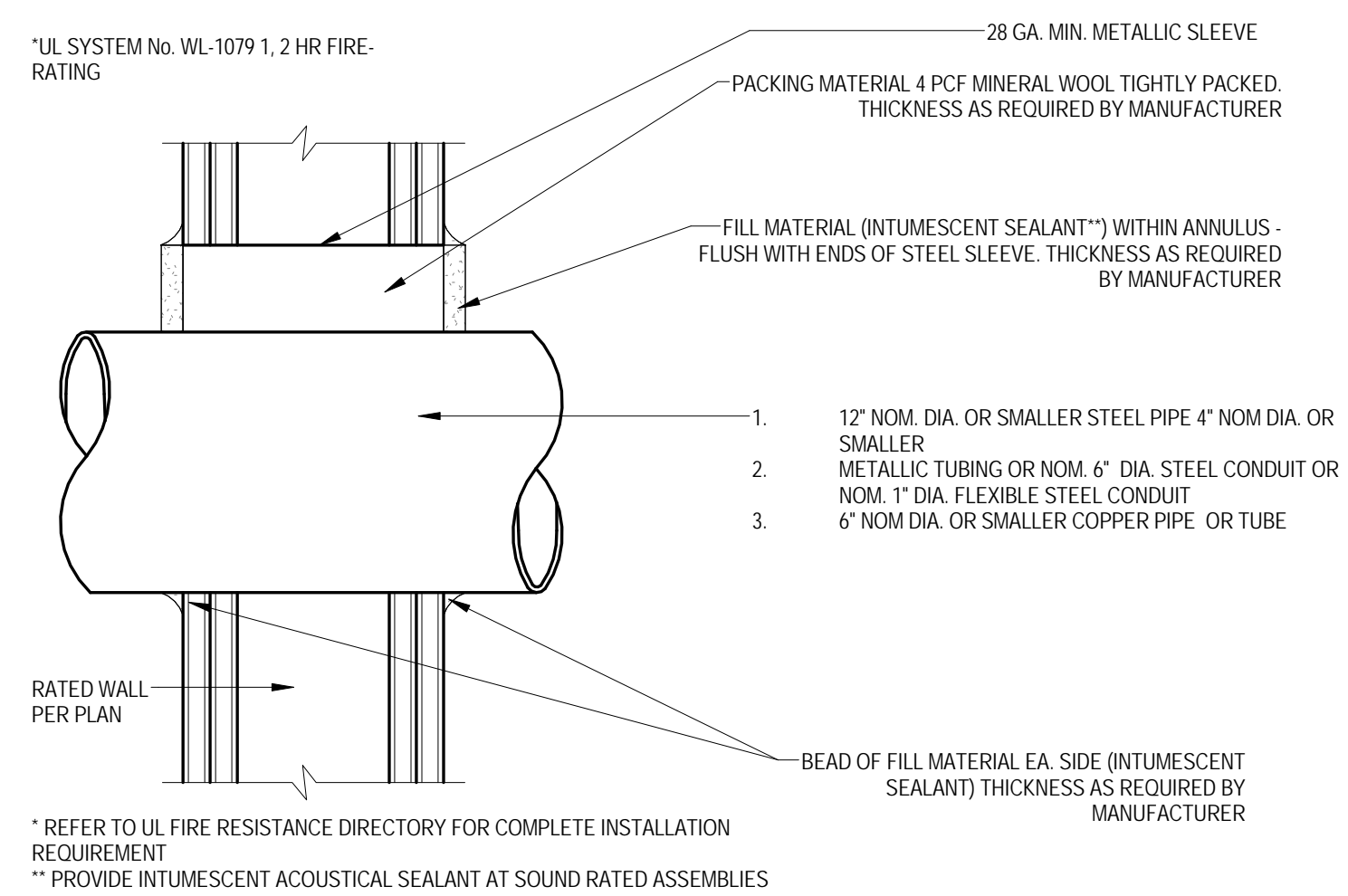


SHEET TITLE: ENLARGED DETAILS
 PROJECT NO: 2017.54
 DATE: 02/17/17
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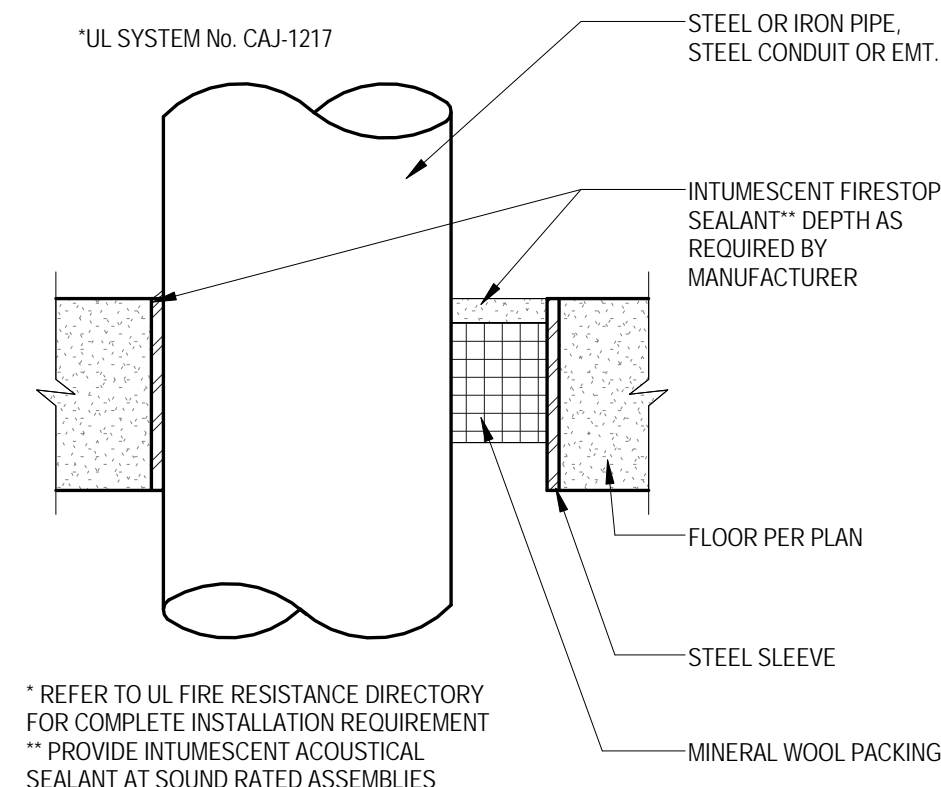
A0052

2012 IECC TABLE 402.4.1.1
 AIR BARRIER AND INSULATION INSTALLATION

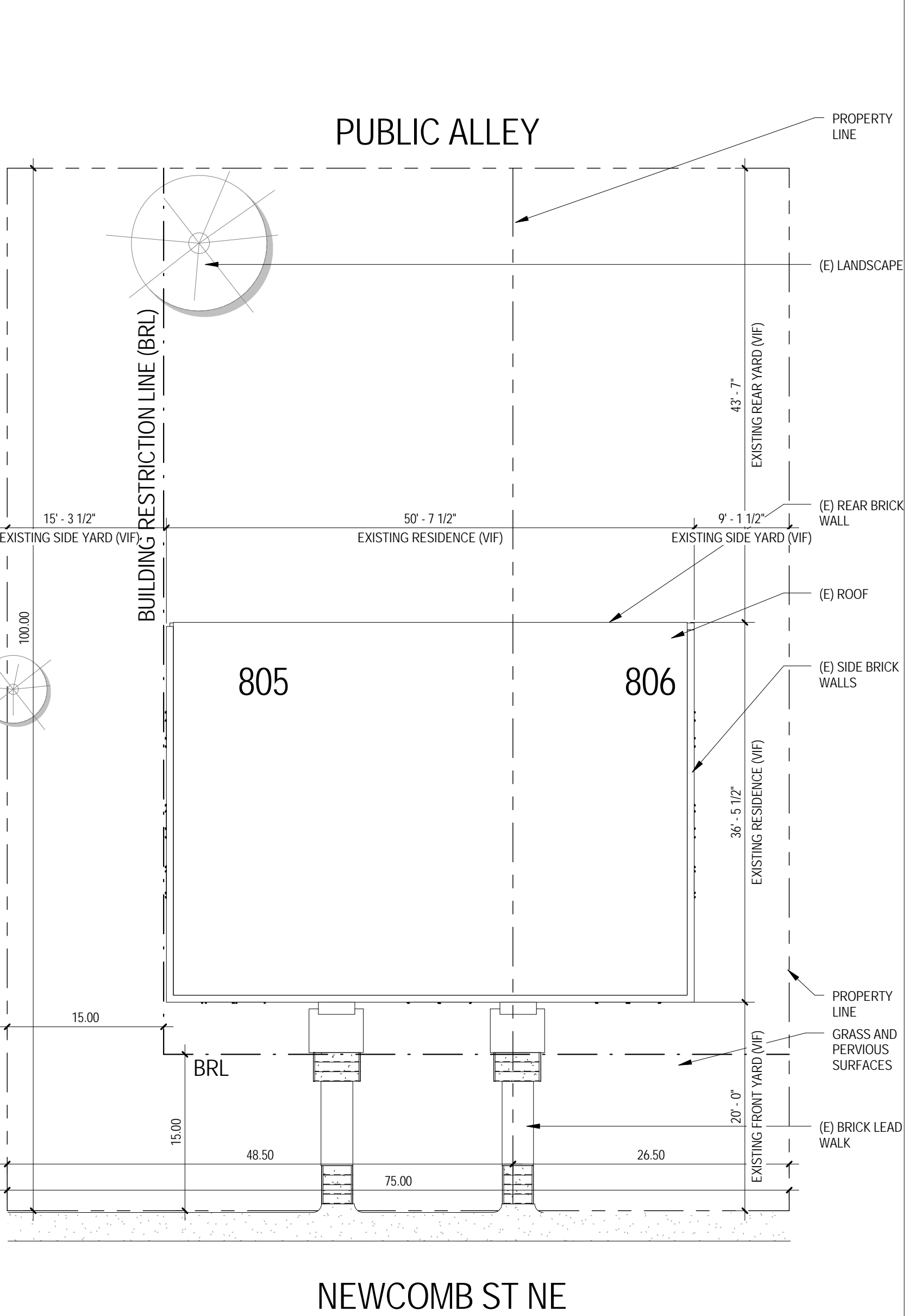
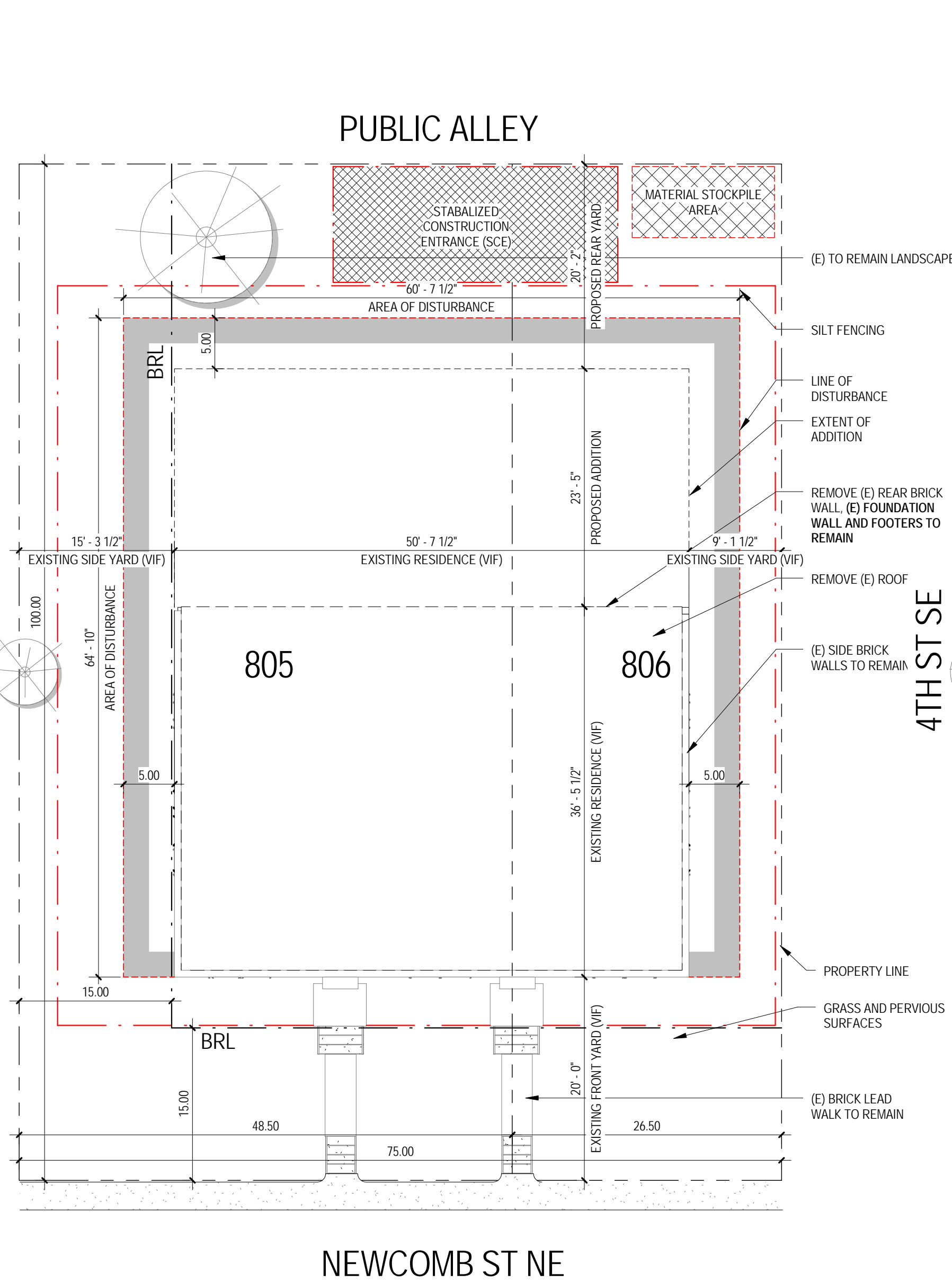
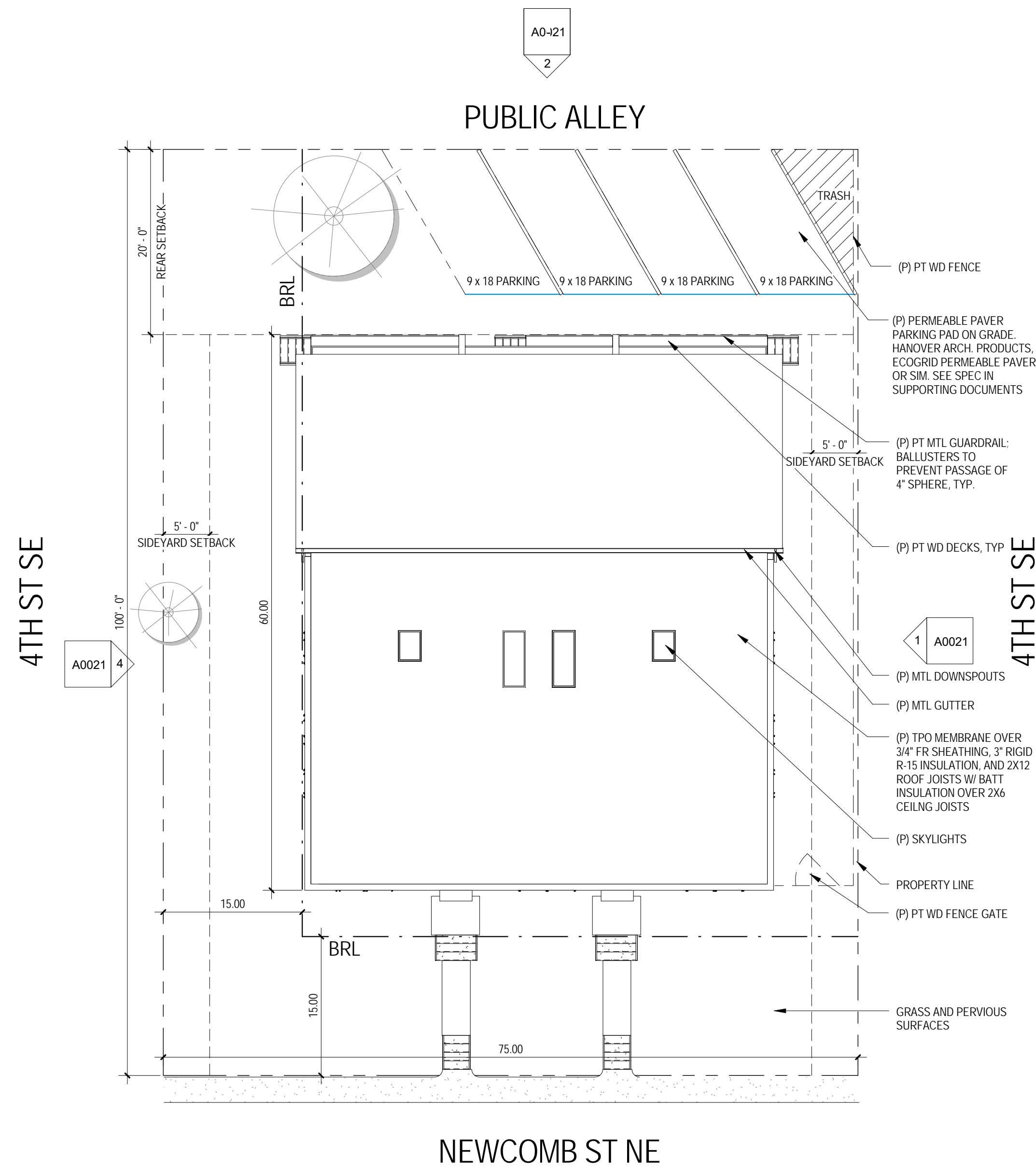
COMPONENT	CRITERIA
AIR BARRIER AND THERMAL BARRIER	A continuous air barrier shall be installed in the building envelope. Exterior thermal envelope contains a continuous air barrier. Breaks or joints in the air barrier shall be sealed. Air-permeable insulation shall not be used as a sealing material.
CEILING/ATTIC	The air barrier in any dropped ceiling/coffit shall be aligned with the insulation and any gaps in the air barrier sealed. Access openings, drop down stair or knee wall doors to unconditioned attic spaces shall be sealed.
WALLS	Corners and headers shall be insulated and the junction of the foundation and sill plate shall be sealed. The junction of the top plate and top of exterior walls shall be sealed. Exterior thermal envelope insulation for framed walls shall be installed in substantial contact and continuous alignment with the air barrier. Knee walls shall be sealed.
WINDOWS/SKYLIGHTS/DOORS	The space between window/door jambs and framing and skylights and framing shall be sealed.
RIM JOISTS	Rim joists shall be insulated and include the air barrier.
FLOORS (INCLUDING ABOVE-GRADE AND CANTILEVERED FLOORS)	Insulation shall be installed to maintain permanent contact with underside of subfloor decking. The air barrier shall be installed at any exposed edge of insulation.
CRAWL SPACE WALLS	Where provided in lieu of floor insulation, insulation shall be permanently attached to the crawlspace walls. Exposed earth in unvented crawl spaces shall be covered with Class I vapor retarder with overlap joints taped.
SHAFTS, PENETRATIONS	Duct shafts, utility penetrations, and flue shafts opening to exterior or unconditioned space shall be sealed.
NARROW CAVITIES	Batts in narrow cavities shall be cut to fit, or narrow cavities shall be filled by insulation that on installation readily conforms to the available cavity space.
GARAGE SEPARATION	Air sealing shall be provided between the garage and conditioned spaces.
RECESSED LIGHTING	Recessed light fixtures installed in the building thermal envelope shall be air tight, IC rated, and sealed to the drywall.
PLUMBING AND WIRING	Batt insulation shall be cut neatly to fit around wiring and plumbing in exterior walls, or insulation that on installation readily conforms to available space shall extend behind piping and wiring.
SHOWER/TUB ON EXTERIOR WALL	Exterior walls adjacent to showers and tubs shall be insulated and the air barrier installed separating them from the showers and tubs.
ELECTRICAL/PHONE BOX ON EXTERIOR WALLS	The air barrier shall be installed behind electrical or communication boxes or air sealed boxes shall be installed.
HVAC REGISTER BOOTS	An air barrier shall be installed on fireplace walls. Fireplaces shall have gasketed doors.
FIREPLACE	HVAC register boots that penetrate building thermal envelope shall be sealed to the sub-floor or drywall.



③ PENETRATION THROUGH RATED WALL
 3" = 1'-0"



② PENETRATION THROUGH RATED FLOOR
 3" = 1'-0"



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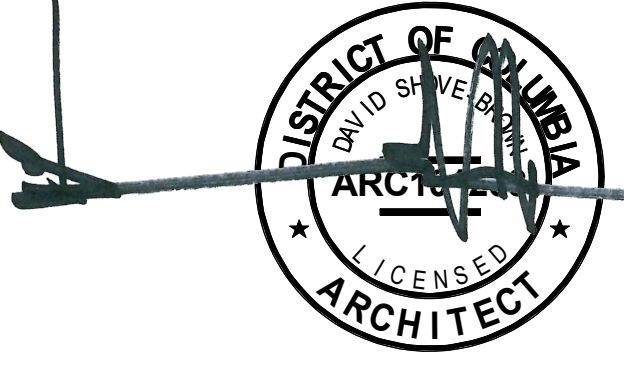
CONSULTANTS

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SHEET TITLE: EXISTING AND PROPOSED SITE PLANS
 PROJECT NO: 2017.54
 DATE: 04/08/16
 SCALE: 1" = 10'-0"

C0003

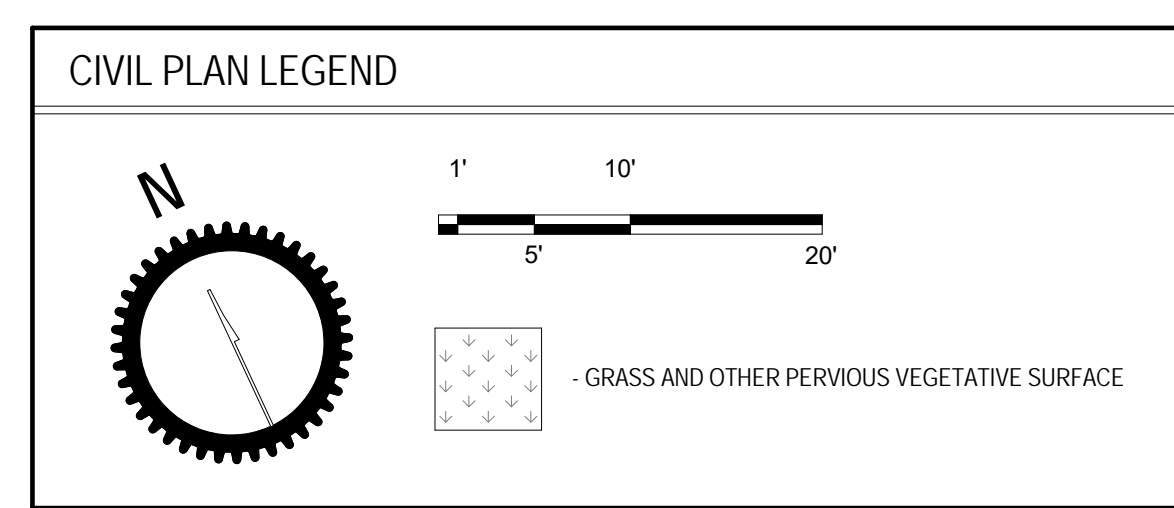
3 SITE - PROPOSED
 1" = 10'-0"

2 SITE - EROSION & SEDIMENT CONTROL PLAN
 1" = 10'-0"

1 SITE - EXISTING
 1" = 10'-0"

EROSION & SEDIMENT CONTROL GENERAL NOTES

- FOLLOWING INITIAL LAND DISTURBANCE OR RE-DISTURBANCE, PERMANENT OR INTERIM STABILIZATION MUST BE COMPLETED WITHIN SEVEN (7) CALENDAR DAYS FOR THE SURFACES OF ALL PERIMETER CONTROLS, DIKES, SWALES, DITCHES, PERIMETER SLOPES, AND SLOPES GREATER THAN THREE (3) HORIZONTAL TO ONE (1) VERTICAL (3:1) AND FOURTEEN (14) DAYS FOR ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE. THESE REQUIREMENTS DO NOT APPLY TO AREAS SHOWN ON THE PLAN THAT ARE USED FOR MATERIAL STORAGE OTHER THAN STOCKPILING, OR FOR THOSE AREAS ON THE PLAN WHERE ACTUAL CONSTRUCTION ACTIVITIES ARE BEING PERFORMED. MAINTENANCE SHALL BE PERFORMED AS NECESSARY SO THAT STABILIZED AREAS CONTINUOUSLY MEET THE APPROPRIATE REQUIREMENTS OF THE DISTRICT OF COLUMBIA STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL (ES&C). [21 DCMR § 542.9 (D)]
- ES&C MEASURES SHALL BE IN PLACE BEFORE AND DURING LAND DISTURBANCE. [21 DCMR § 543.6]
- CONTACT DDOE INSPECTION (202) 535-2977 TO SCHEDULE A PRECONSTRUCTION MEETING AT LEAST THREE (3) BUSINESS DAYS BEFORE THE COMMENCEMENT OF A LAND-DISTURBING ACTIVITY. [21 DCMR § 503.7A)]
- A COPY OF THE APPROVED PLAN SET WILL BE MAINTAINED AT THE CONSTRUCTION SITE FROM THE DATE THAT CONSTRUCTION ACTIVITIES BEGIN TO THE DATE OF FINAL STABILIZATION AND WILL BE AVAILABLE FOR DDOE INSPECTORS. [21 DCMR § 542.15]
- ES&C MEASURES SHALL BE IN PLACE TO STABILIZE AN EXPOSED AREA AS SOON AS PRACTICABLE AFTER CONSTRUCTION ACTIVITY HAS TEMPORARILY OR PERMANENTLY CEASED BUT NO LATER THAN FOURTEEN (14) DAYS FOLLOWING CESSATION, EXCEPT THAT TEMPORARY OR PERMANENT STABILIZATION SHALL BE IN PLACE AT THE END OF EACH DAY OF UNDERGROUND UTILITY WORK THAT IS NOT CONTAINED WITHIN A LARGER DEVELOPMENT SITE. [21 DCMR § 543.7]
- STOCKPILED MATERIAL BEING ACTIVELY USED DURING A PHASE OF CONSTRUCTION SHALL BE PROTECTED AGAINST EROSION BY ESTABLISHING AND MAINTAINING PERIMETER CONTROLS AROUND THE STOCKPILE. [21 DCMR § 543.16(A)]
- STOCKPILED MATERIAL NOT BEING ACTIVELY USED OR ADDED TO SHALL BE STABILIZED WITH MULCH, TEMPORARY VEGETATION, HYDRO-SEED OR PLASTIC WITHIN FIFTEEN (15) CALENDAR DAYS AFTER ITS LAST USE OR ADDITION. [21 DCMR § 543.16(B)]
- PROTECT BEST MANAGEMENT PRACTICES FROM SEDIMENTATION AND OTHER DAMAGE DURING CONSTRUCTION FOR PROPER POST CONSTRUCTION OPERATION. [21 DCMR § 543.5]
- REQUEST A DDOE INSPECTOR'S APPROVAL AFTER THE INSTALLATION OF PERIMETER EROSION AND SEDIMENT CONTROLS, BUT BEFORE PROCEEDING WITH ANY OTHER EARTH DISTURBANCE OR GRADING. [21 DCMR § 542.12(A)]
- REQUEST A DDOE INSPECTOR'S APPROVAL AFTER FINAL STABILIZATION OF THE SITE AND BEFORE THE REMOVAL OF EROSION AND SEDIMENT CONTROLS. [21 DCMR § 542.12 (B)]
- FINAL STABILIZATION MEANS THAT ALL LAND-DISTURBING ACTIVITIES AT THE SITE HAVE BEEN COMPLETED AND EITHER OF THE FOLLOWING TWO CRITERIA HAVE BEEN MET: (1) A UNIFORM (FOR EXAMPLE, EVENLY DISTRIBUTED, WITHOUT LARGE BARE AREAS) PERENNIAL VEGETATIVE COVER WITH A DENSITY OF SEVENTY PERCENT (70%) OF THE NATIVE BACKGROUND VEGETATIVE COVER FOR THE AREA HAS BEEN ESTABLISHED ON ALL UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES, OR (2) EQUIVALENT PERMANENT STABILIZATION MEASURES HAVE BEEN EMPLOYED (SUCH AS THE USE OF RIPRAP, CABBONS, OR GEOTEXTILES). [21 DCMR § 542.12 (B.1, B.2)]
- FOLLOW THE REQUIREMENTS OF THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY APPROVED STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AND MAINTAIN A LEGIBLE COPY OF THIS SWPPP ON SITE. [21 DCMR § 543.10 (B)]
- POST A SIGN THAT NOTIFIES THE PUBLIC TO CONTACT DDOE IN THE EVENT OF EROSION OR OTHER POLLUTION. THE SIGN WILL BE PLACED AT EACH ENTRANCE TO THE SITE OR AS DIRECTED BY THE DDOE INSPECTOR. EACH SIGN WILL BE NO LESS THAN 18X24 INCHES IN SIZE AND MADE OF MATERIALS THAT WILL WITHSTAND WEATHER FOR THE DURATION OF THE PROJECT. LETTERING WILL BE AT LEAST 1 INCH IN HEIGHT AND EASILY READABLE BY THE PUBLIC FROM A DISTANCE OF TWELVE FEET (12 FT.). THE SIGN MUST DIRECT THE PUBLIC, IN SUBSTANTIALLY THE FOLLOWING FORM: "TO REPORT EROSION, RUNOFF, OR STORMWATER POLLUTION AND WILL PROVIDE THE CONSTRUCTION SITE ADDRESS, DDOE'S TELEPHONE NUMBER (202-535-2977), DDOE'S E-MAIL ADDRESS (EER.SCHEDULING@DC.GOV), AND THE 311 MOBILE APP HEADING ('CONSTRUCTIONEROSIONRUNOFF')". [21 DCMR § 543.22]



	CIVIL CALCULATION TABLE:	
	EXISTING	PROPOSED
DISTURBED AREA: INCLUDES TOT. S.F. OF HOME AND 5' MIN BUFFER AROUND DISTURB.		3913 SQ. FT.
EXCAVATION VOLUME:		1000 CU. FT. (X SQ FT X 10'-0" / 2 TO ACCOUNT FOR SLOPE)
TOTAL LOT AREA:	7500 SQ. FT	7500 SQ FT
TOTAL PERVIOUS SURFACE:	5544 SQ FT	4348 SQ FT

PROJECT NARRATIVE:
 THE SCOPE OF WORK INCLUDES THE RENOVATION AND ADDITION OF AN EXISTING MULTIFAMILY RESIDENCE IN SOUTHEAST WASHINGTON, DC.
 EXISTING PROPERTY TO BE SUBDIVIDED INTO 1 LOT.
 EXTERIOR AND SITE WORK INCLUDES NEW PERMEABLE PARKING PAVERS, LANDSCAPING TBD.