



## WORK AREA CALCULATIONS

NOTE: PER DCMR 1102.3 EXCEPTION 1 A FIRE SPRINKLER IS NOT REQUIRED BECAUSE THE ADDITION IS LESS THAN 50% OF THE EXISTING BUILDING AREA AND THE WATER SERVICE IS NOT BEING REPLACED

NOTE: PER DCMR 1102.3 EXCEPTION 2 A FIRE SPRINKLER IS NOT REQUIRED BECAUSE THE RENOVATED AREA IS LESS THAN 50% OF THE EXISTING BUILDING AREA AND THE WATER SERVICE IS NOT BEING REPLACED

**FIRST FLOOR**  
TOTAL: 391 SF  
UNALTERED AREA: 260 SF  
RENOVATED AREA: 131 SF

ADDITION AREA: 104 SF

**SECOND FLOOR**  
TOTAL: 391 SF  
UNALTERED AREA: 248 SF  
RENOVATED AREA: 143 SF

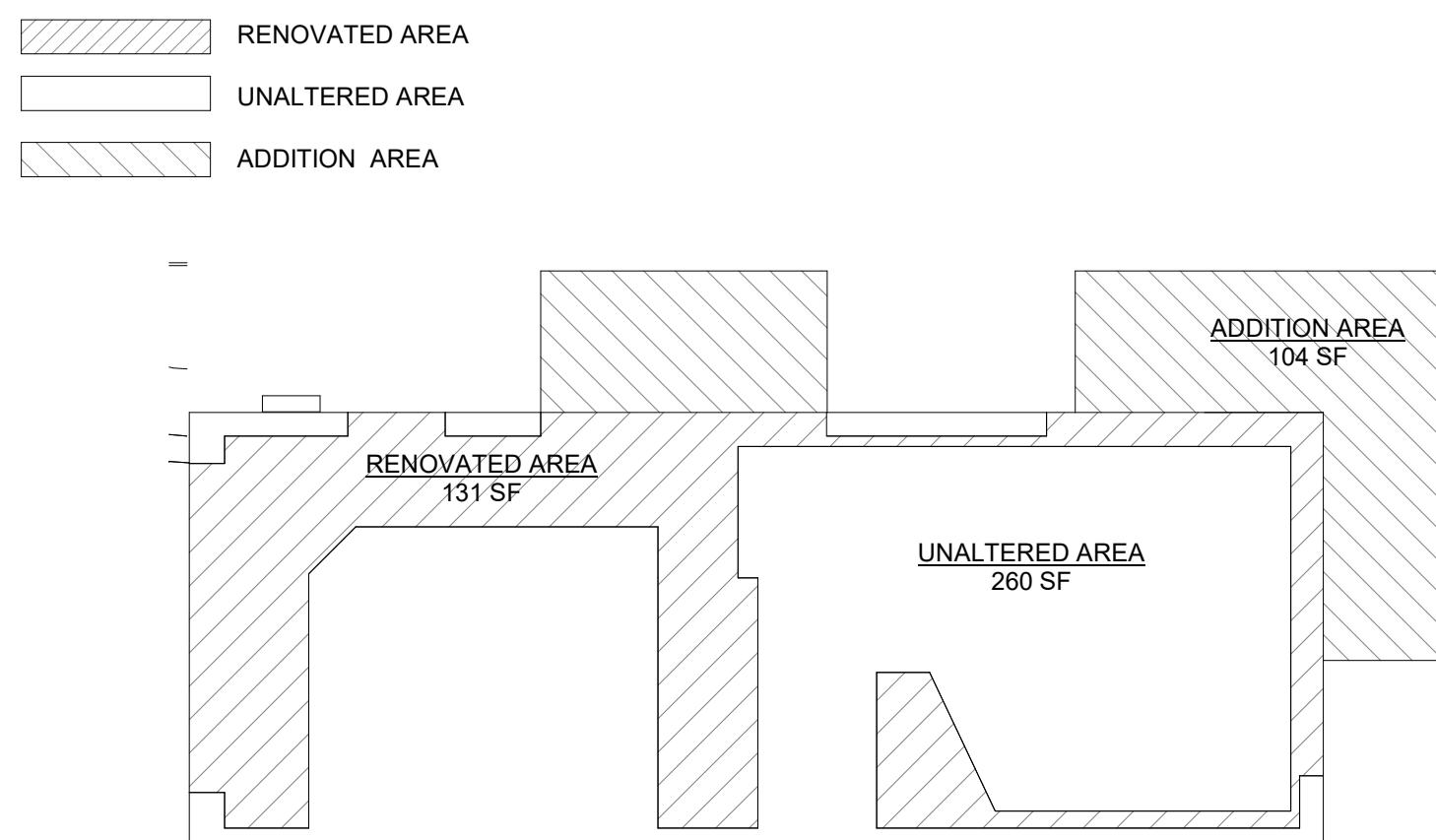
ADDITION AREA: 104 SF

RENOVATED AREA: 274 SF / 782 SF = 35%  
ADDITION: 208 SF / 782 SF = 26.5%

**THE RENOVATED AREA IS LESS THAN 50% OF THE EXISTING BUILDING AREA**

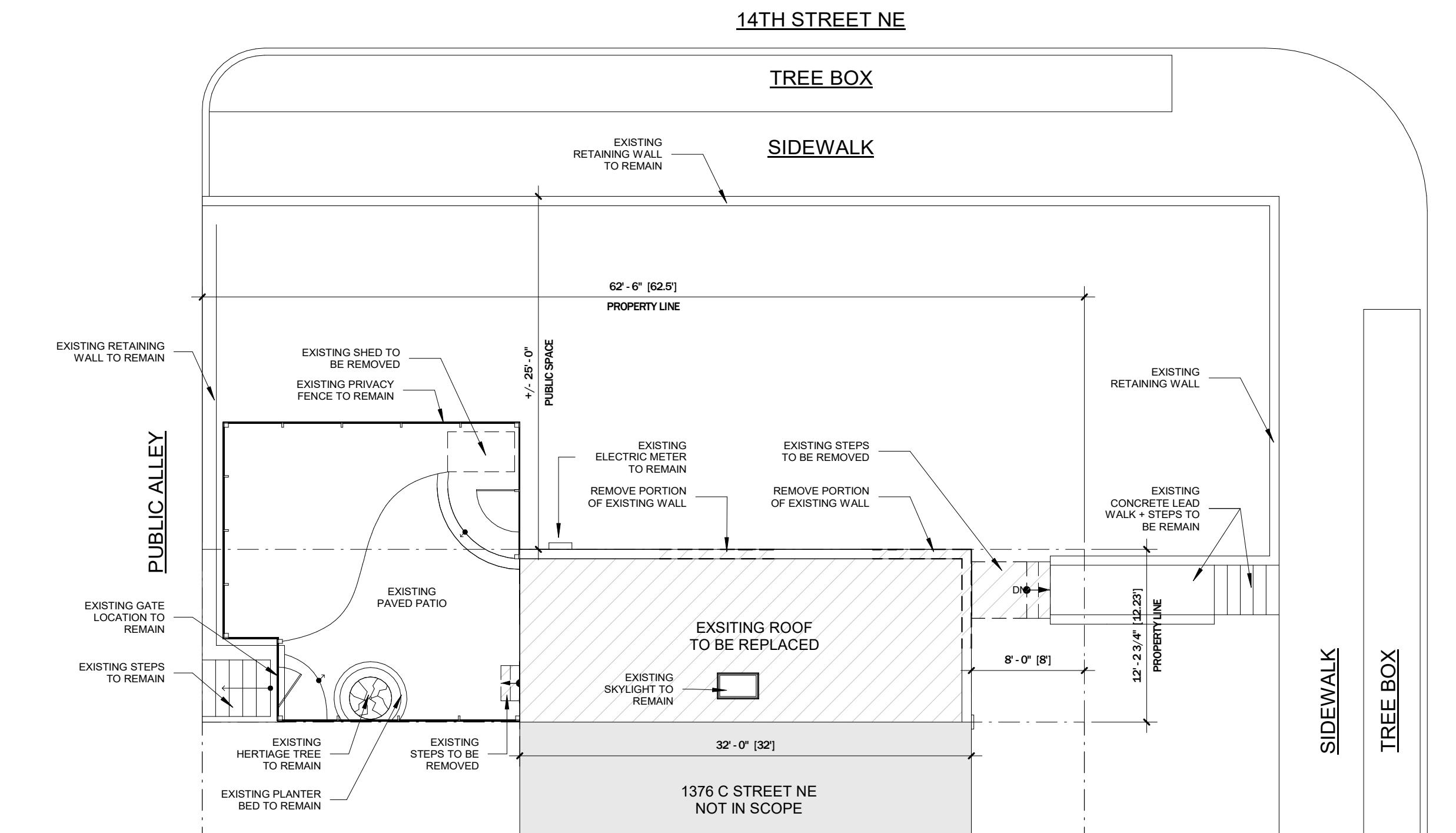
**THE ADDITION IS LESS THAN 50% OF THE EXISTING BUILDING AREA**

### LEGEND

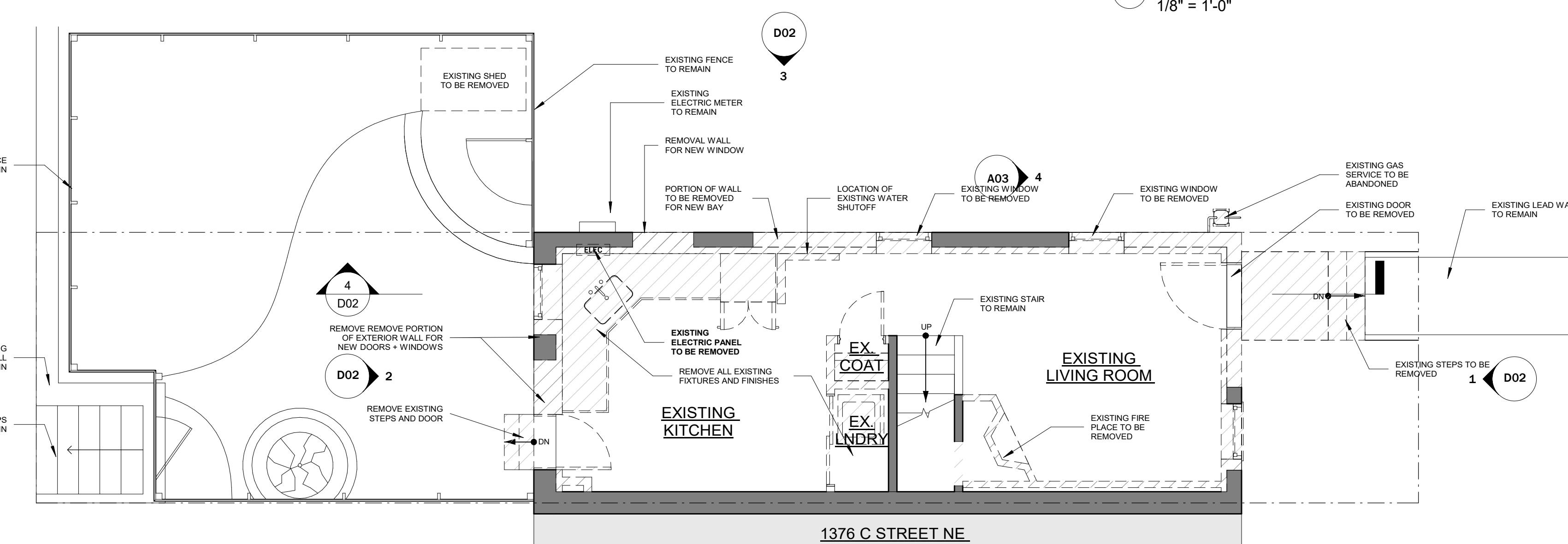


### LEGEND:

- AREA EXCLUDED FROM SCOPE
- EXISTING WALL TO REMAIN
- TO BE REMOVED; U.N.O.
- PROPERTY LINE



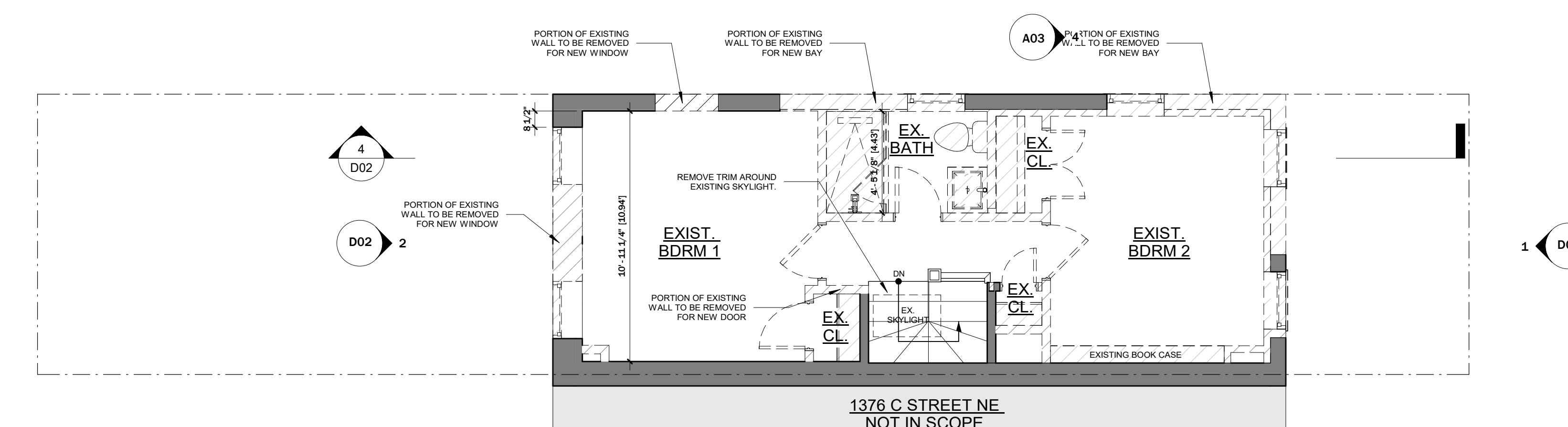
1 REMOVAL SITE PLAN  
1/8" = 1'-0"



2 REMOVAL PLAN - GROUND  
1/4" = 1'-0"

### REMOVAL PLANS NOTES:

- SOLID HATCH INDICATES EXISTING WALLS TO REMAIN; TYP.
- DASHED LINES INDICATE ELEMENTS TO BE REMOVED U.N.O.; TYP.



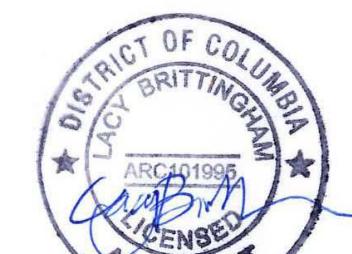
3 REMOVAL PLAN - SECOND  
1/4" = 1'-0"

**LAWLOR  
ARCHITECTS**

740 7th St. SE  
Washington, DC 20003  
P. 202.543.4446

Issued For:  
PERMIT REV. 1

Date: DEC. 05, 2026  
Scale: As indicated  
Drawn By: SS



I AM RESPONSIBLE FOR DETERMINING THAT THE ARCHITECTURAL DESIGNS INCLUDED IN THIS APPLICATION ARE IN COMPLIANCE WITH ALL LAWS AND REGULATIONS OF THE DISTRICT OF COLUMBIA. I HAVE PERSONALLY PREPARED AND SUPERVISED THE DEVELOPMENT OF THE ARCHITECTURAL DESIGNS INCLUDED IN THIS APPLICATION.

OWNER:  
Eric Konopka  
1378 C St. NE Washington,  
DC 20002

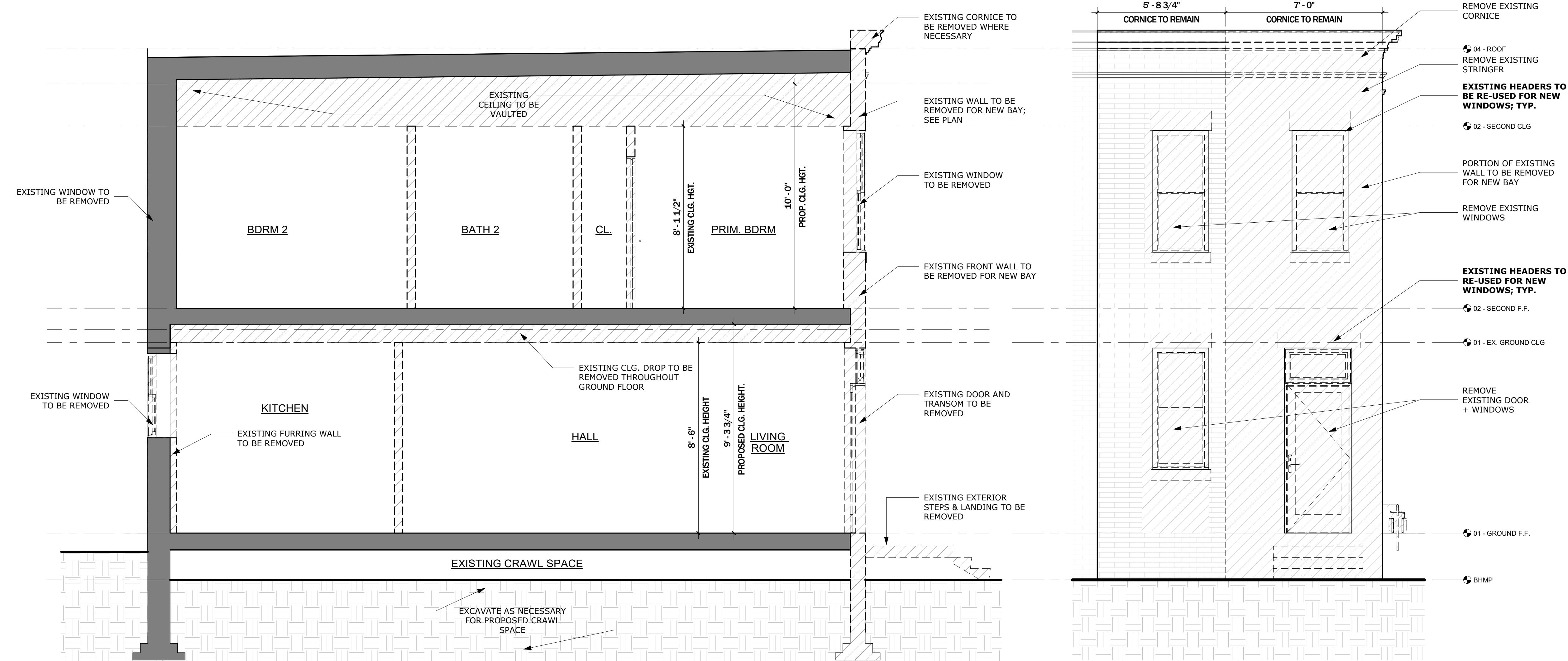
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1378 C St. NE Washington, DC 20002

DEMO PLANS +  
WORK AREA  
CALCULATION

**D01**



④ BUILDING SECTION - REMOVALS  
3/8" = 1'-0"

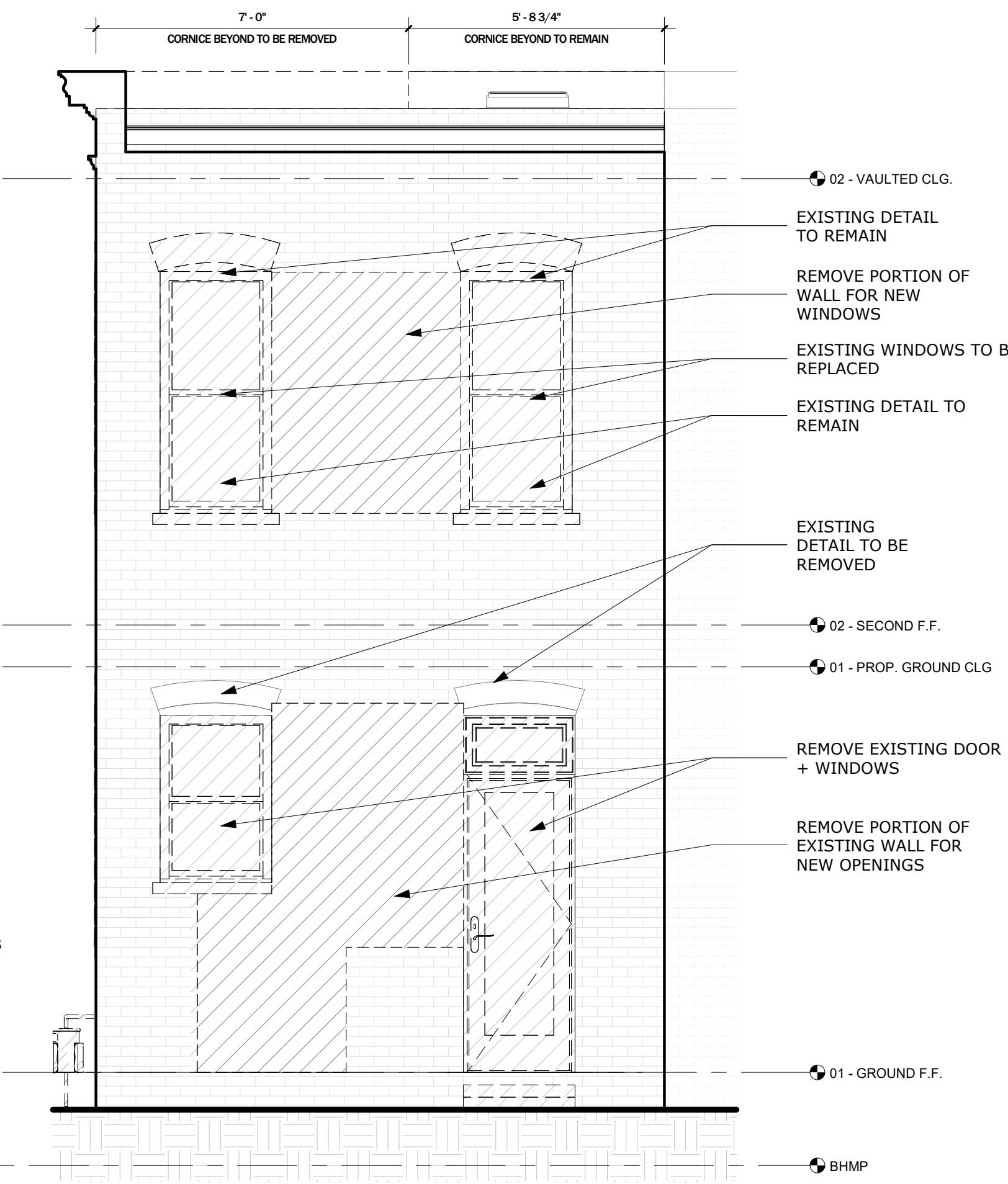
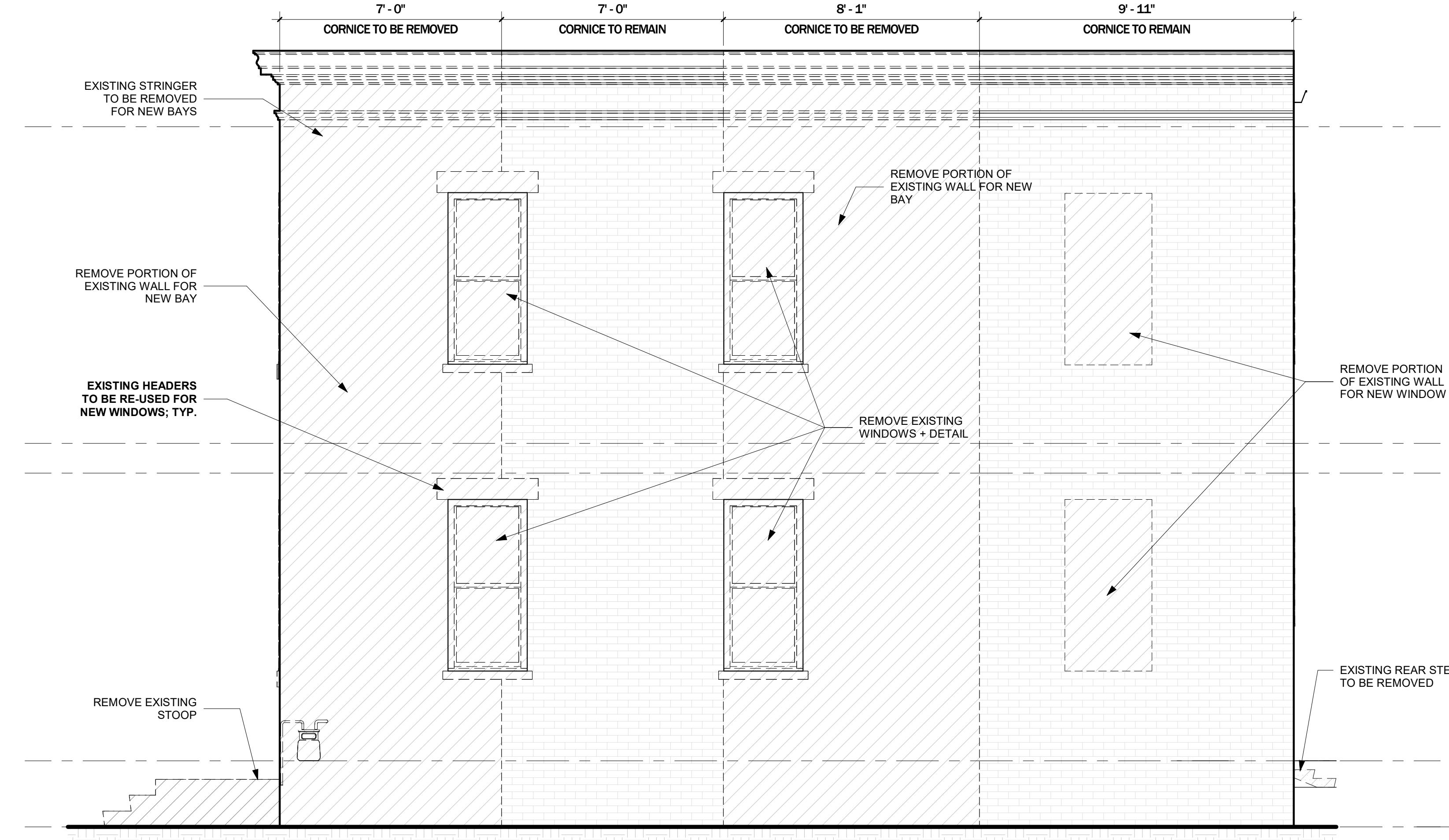
① FRONT ELEVATION - REMOVAL  
3/8" = 1'-0"

**ELEVATION NOTES:**

1. ALL EXISTING DISCOLORED BRICK TO BE REMOVED AND REPLACED WITH RED BRICK.
2. ALL EXISTING STONE HEADERS TO BE RE-USED FOR NEW WINDOWS

**LEGEND:**

- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE REMOVED
- TO BE REMOVED; U.N.O.
- PROPERTY LINE



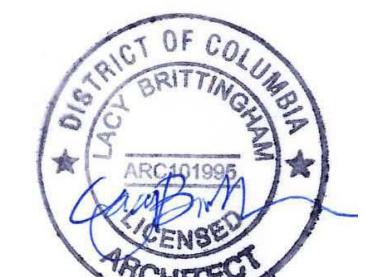
**KONOPKA RESIDENCE**

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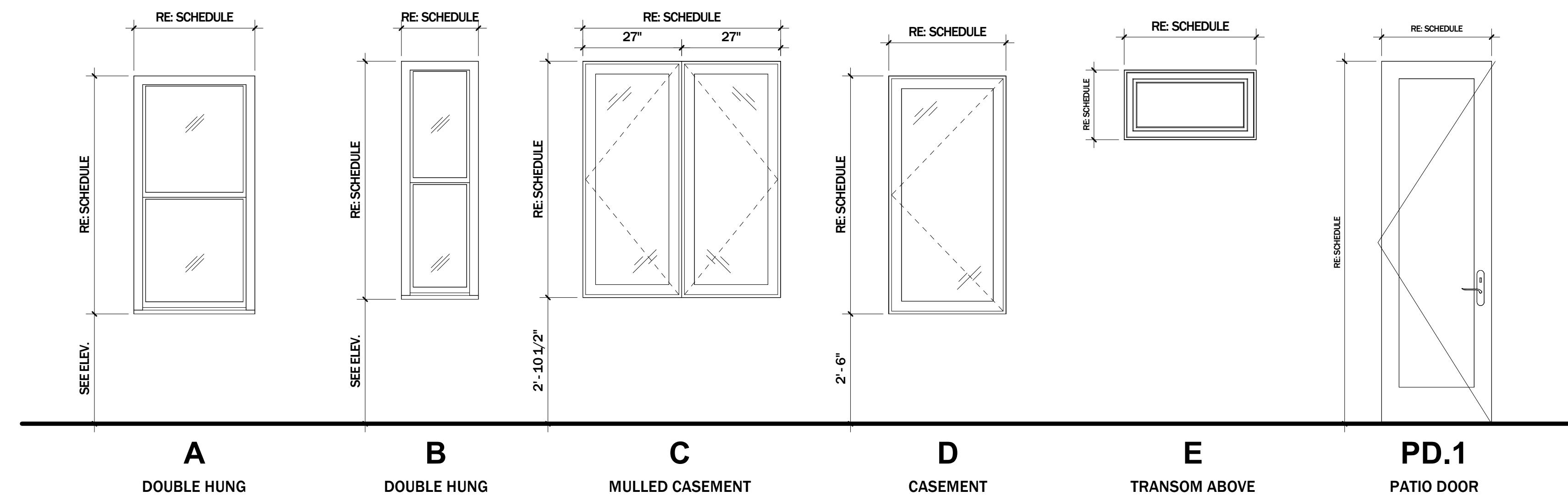
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**DEMO ELEVATIONS + SECTION**

**D02**

DOOR SCHEDULE								
Tag	Door Type	Dimensions		Type	Manufacturer	Finish	Hardware	Notes
		WD	HT					
101	Entry Door	36"	80"			Stained		BUILDING ENTRY
201	Single	28"	80"	6 Panel	TW Perry	Painted	Privacy	W/ TRANSOM
203	Pocket	28"	80"	6 Panel	TW Perry	Painted	Privacy	W/ TRANSOM
204	Pocket	28"	80"	6 Panel	TW Perry	Painted	Privacy	W/ TRANSOM
205	Single	28"	80"	6 Panel	TW Perry	Painted	Passage	
206	Bi-Pass	60"	96"	6 Panel	TW Perry	Painted	Flush Pull	
208	Double Pocket	30"	96"	6 Panel	TW Perry	Painted	Privacy	
212	Cased Opening	30"	80"					
216	Cabinetry Doors	30"	80"	Flat Panel	By others	Painted		DOUBLE
217	Double	30"	80"	6 Panel	TW Perry	Painted	Passage	
GL	Single	24"	80"	Glass	By others	Glass	Shower Door	
GL	Single	24"	80"	Glass	By others	Glass	Shower Door	



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OWNER:  
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DC 20002

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1

#### DOOR NOTES:

1. NUMBER OF PANELS FOR INTERIOR DOORS SHALL BE VERIFIED WITH OWNER BEFORE PLACEMENT OF DOOR ORDER.
2. HARDWARE TO BE SELECTED WITH OWNER AND VERIFIED BEFORE PLACEMENT OF DOOR ORDERS.
3. PROVIDE PRIVACY LOCKS AT BATHROOMS AND BEDROOMS UNO.
4. SLIDING GLASS DOORS SHALL HAVE AN AIR INFILTRATION RATE OF NO MORE THAN 0.3 CFM PER SQUARE FOOT (1.5 L/s/m<sup>2</sup>), AND SWINGING DOORS NO MORE THAN 0.5 CFM PER SQUARE FOOT (2.6 L/s/m<sup>2</sup>), WHEN TESTED ACCORDING TO NFRC 400 or AAMA/WDMA/CSA 101/I.S.2/A440 BY AND ACCREDITED, INDEPENDENT LABORATORY AND LISTED AND LABELED BY THE MANUFACTURER.
5. EXTERIOR DOORS SHALL BE U 0.30 AND WHERE EXTERIOR DOOR IS ALSO GLASS, DOUBLE PANE, LOW-E, ENERGY STAR, SHGC 0.4.

#### WINDOW SCHEDULE

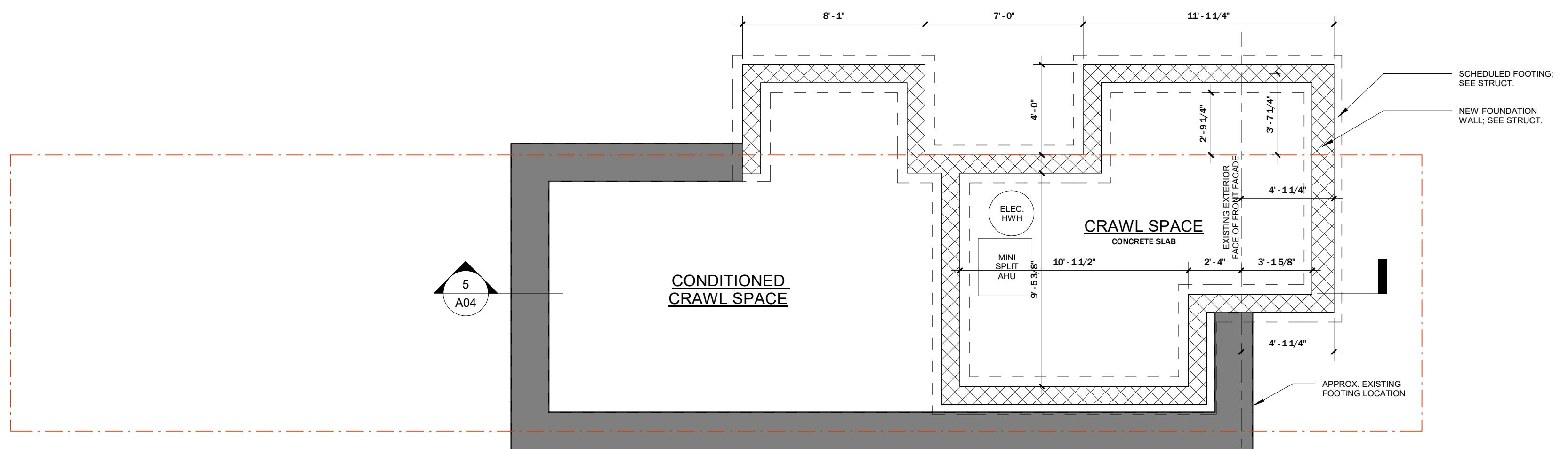
Tag	Manu.	Series	Type	UNIT SIZE		Exterior Finish	Interior Finish	Screen	Count	EER	NOTES
				WD	HT						
A	Pella	Reserve	Double Hung	33"	65"	Clad	Painted	Yes	15	Yes	
B	Pella	Reserve	Double Hung	21"	65"	Clad	Painted	Yes	8	No	
C	Pella	Reserve	Mulled Casement	54"	64 1/2"	Clad	Painted	Yes	1	No	
D	Pella	Reserve	Casement	32"	65"	Clad	Painted	Yes	2	Yes	
E	Pella	Reserve	Fixed Transom	36"	19"	Clad	Painted	No	1	No	
PD.1	Pella	Reserve	Outswing	28"	99"	Clad	Clad	No	1	Yes	Custom

#### WINDOW NOTES:

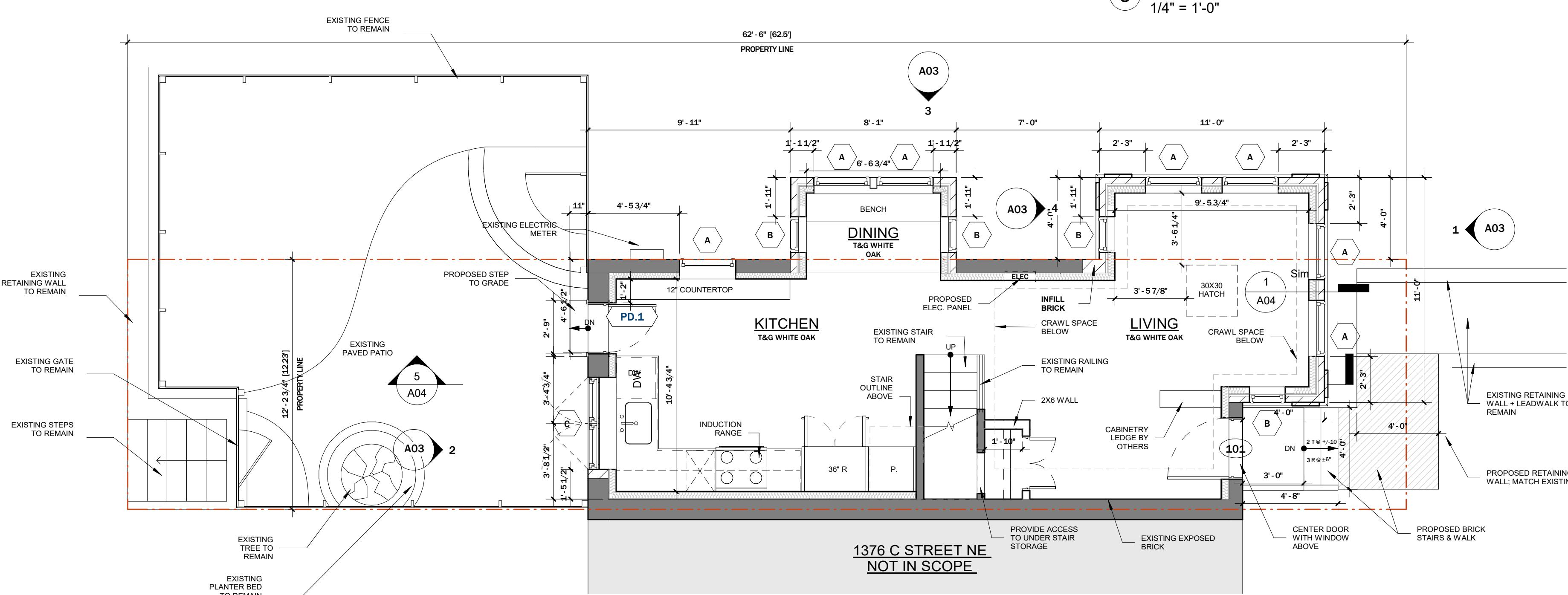
1. CONTRACTOR TO VERIFY IN FIELD ALL OPENINGS PRIOR TO PLACING WINDOW ORDERS.
2. INSTALL WINDOWS ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
3. EMERGENCY ESCAPE AND RESCUE WINDOWS TO COMPLY WITHIRC SECTION 1029:
  - MIN 20" NET CLEAR WIDTH
  - MIN 24" NET CLEAR HEIGHT
  - MIN 5.7 SF NET CLEAR OPENING
  - MAXIMUM HEIGHT OF CLEAR OPENING ABOVE FLOOR IS 44"
- THE NET CLEAR OPENING DIMENSIONS SHALL BE THE RESULT OF NORMAL OPERATION OF THE OPENING.
- THE OPENING SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS OR TOOLS. BARS, GRILLS, CRATES OR SIMILAR DEVICES ARE PERMITTED TO BE PLACED OVER THE OPENING, PROVIDED THE MINIMUM NET CLEAR OPENING SIZE COMPLIES WITH SECTION 1029.2 AND SUCH DEVICES SHALL BE RELEASEABLE OR REMOVABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, TOOL OR FORCE GREATER THAN THAT WHICH IS REQUIRED FOR NORMAL OPERATION OF THE ESCAPE AND RESCUE OPENING.
4. IF DESIGNATED EMERGENCY ESCAPE AND RESCUE WINDOW REQUIREMENTS ARE NOT MET WITH A DOUBLE HUNG WINDOW IN THE SIZE INDICATED IN WINDOW SCHEDULE ABOVE, CONTRACTOR SHALL SUBSTITUTE THE DOUBLE HUNG FOR A CASEMENT WITH A WIDE MUTTON TO VISUALLY SIMULATE A DOUBLE HUNG WINDOW.
5. WINDOWS SHALL HAVE AN AIR INFILTRATION RATE OF NO MORE THAN 0.3 CFM PER SQUARE FOOT (1.5 L/s/m<sup>2</sup>) WHEN TESTED ACCORDING TO NFRC 400 OR AAMA/WDMA/CSA 101/I.S.2/A440 BY AN ACCREDITED, INDEPENDENT LABORATORY AND LISTED AND LABELED BY THE MANUFACTURER.
6. WINDOWS AND EXTERIOR GLASS DOORS SHALL BE DOUBLE PANE, LOW-E, ENERGY STAR U 0.30, SHGC 0.40
- SKYLIGHT NOTES:
  1. SKYLIGHTS SHALL HAVE A U-FACTOR OF 0.55 AND A SHGC OF 0.75
  2. SKYLIGHTS SHALL HAVE AN AIR INFILTRATION RATE OF NO MORE THAN 0.3 CFM PER SQUARE FOOT (1.5 L/s/m<sup>2</sup>) WHEN TESTED ACCORDING TO NFRC 400 OR AAMA/WDMA/CSA 101/I.S.2/A440 BY AN ACCREDITED, INDEPENDENT LABORATORY AND LISTED AND LABELED BY THE MANUFACTURER.

#### LEGEND:

	AREA EXCLUDED FROM SCOPE
	EXISTING WALL TO REMAIN
	NEW WALL
	PROPERTY LINE



00 - CRAWL SPACE  
1/4" = 1'-0"



1 PROPOSED PLAN - GROUND  
1/4" = 1'-0"

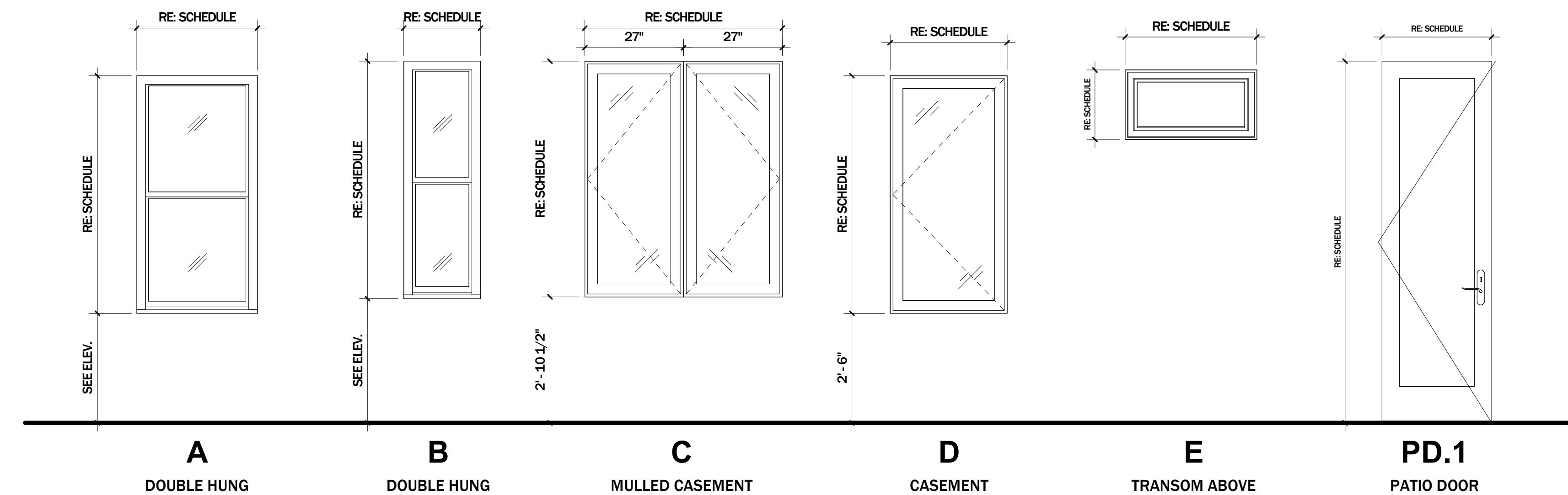
KONOPKA RESIDENCE

1378 C St. NE Washington, DC 20002

PROPOSED PLANS + SCHEDULES

A01

DOOR SCHEDULE								
Tag	Door Type	Dimensions		Type	Manufacturer	Finish	Hardware	Notes
		WD	HT					
101	Entry Door	36"	80"			Stained		BUILDING ENTRY
201	Single	28"	80"	6 Panel	TW Perry	Painted	Privacy	W/ TRANSOM
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217	Double	30"	80"	6 Panel	TW Perry	Painted	Passage	
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5. EXTERIOR DOORS SHALL BE U 0.30 AND WHERE EXTERIOR DOOR IS ALSO GLASS, DOUBLE PANE, LOW-E, ENERGY STAR, SHGC 0.4.

WINDOW SCHEDULE								
Tag	Manu.	Series	Type	UNIT SIZE		Exterior Finish	Interior Finish	Screen
				WD	HT			
A	Pella	Reserve	Double Hung	33"	65"	Clad	Painted	Yes
B	Pella	Reserve	Double Hung	21"	65"	Clad	Painted	Yes
C	Pella	Reserve	Mulled Casement	54"	64 1/2"	Clad	Painted	Yes
D	Pella	Reserve	Casement	32"	65"	Clad	Painted	Yes
E	Pella	Reserve	Fixed Transom	36"	19"	Clad	Painted	No
PD.1	Pella	Reserve	Outswing	28"	99"	Clad	Clad	No
				1	1			Yes
								Custom

#### WINDOW NOTES:

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  - MIN 5.7 SF NET CLEAR OPENING
  - MAXIMUM HEIGHT OF CLEAR OPENING ABOVE FLOOR IS 44"

THE NET CLEAR OPENING DIMENSIONS SHALL BE THE RESULT OF NORMAL OPERATION OF THE OPENING.

THE OPENING SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS OR TOOLS. BARS, GRILLS, CRATES OR SIMILAR DEVICES ARE PERMITTED TO BE PLACED OVER THE OPENING, PROVIDED THE MINIMUM NET CLEAR OPENING SIZE COMPLIES WITH SECTION 1029.2 AND SUCH DEVICES SHALL BE RELEASEABLE OR REMOVABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, TOOL OR FORCE GREATER THAN THAT WHICH IS REQUIRED FOR NORMAL OPERATION OF THE ESCAPE AND RESCUE OPENING.

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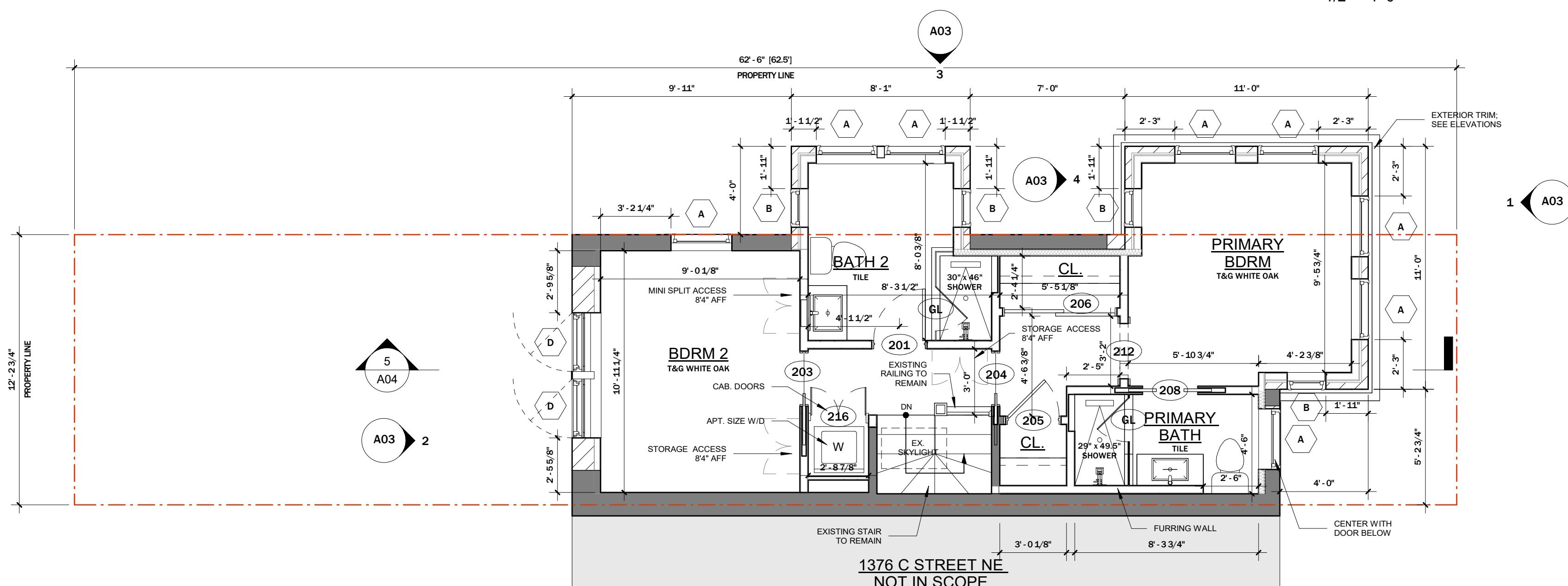
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1. SKYLIGHTS SHALL HAVE A U-FACTOR OF 0.55 AND A SHGC OF 0.75

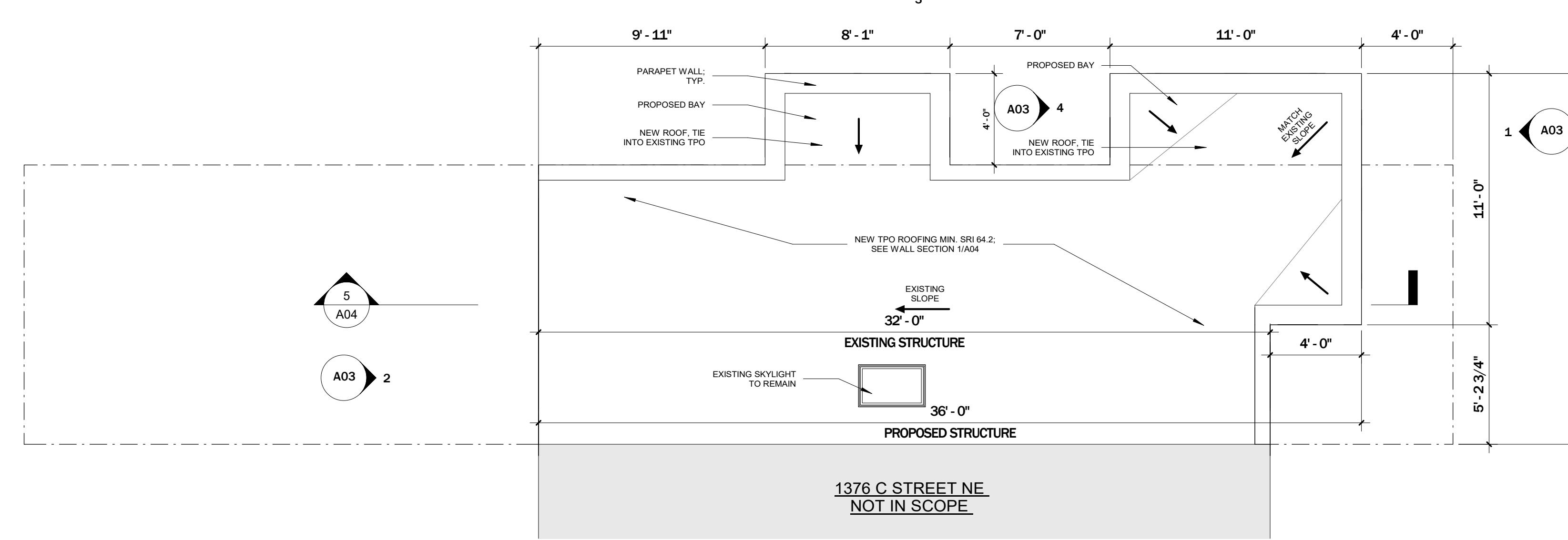
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#### LEGEND:

	AREA EXCLUDED FROM SCOPE
	EXISTING WALL TO REMAIN
	NEW WALL
	PROPERTY LINE



2 PROPOSED PLAN - SECOND  
1/4" = 1'-0"



1 PROPOSED PLAN - ROOF  
1/4" = 1'-0"

ISSUED FOR:  
PERMIT REV. 1

DATE: DEC. 05, 2026  
SCALE: As Indicated  
DRAWN BY: SS

DISTRICT OF COLUMBIA  
LUCY BRITTINGHAM  
ARCHITECT  
I AM RESPONSIBLE FOR DETERMINING  
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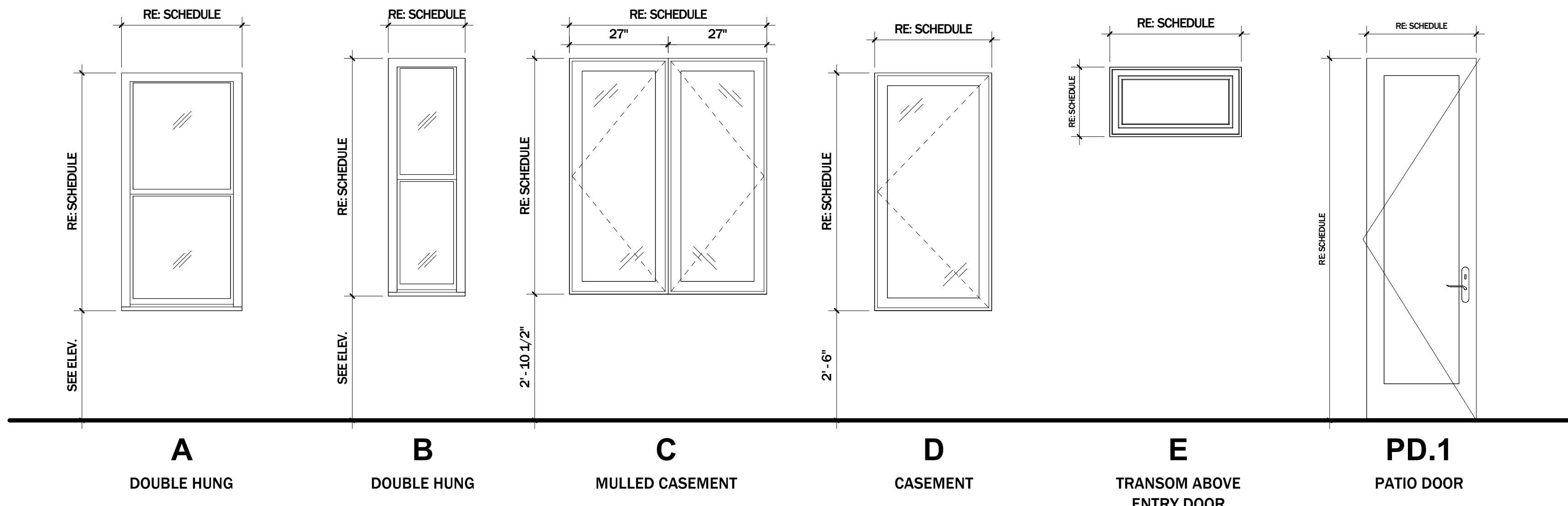
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PROPOSED PLANS  
+ SCHEDULES

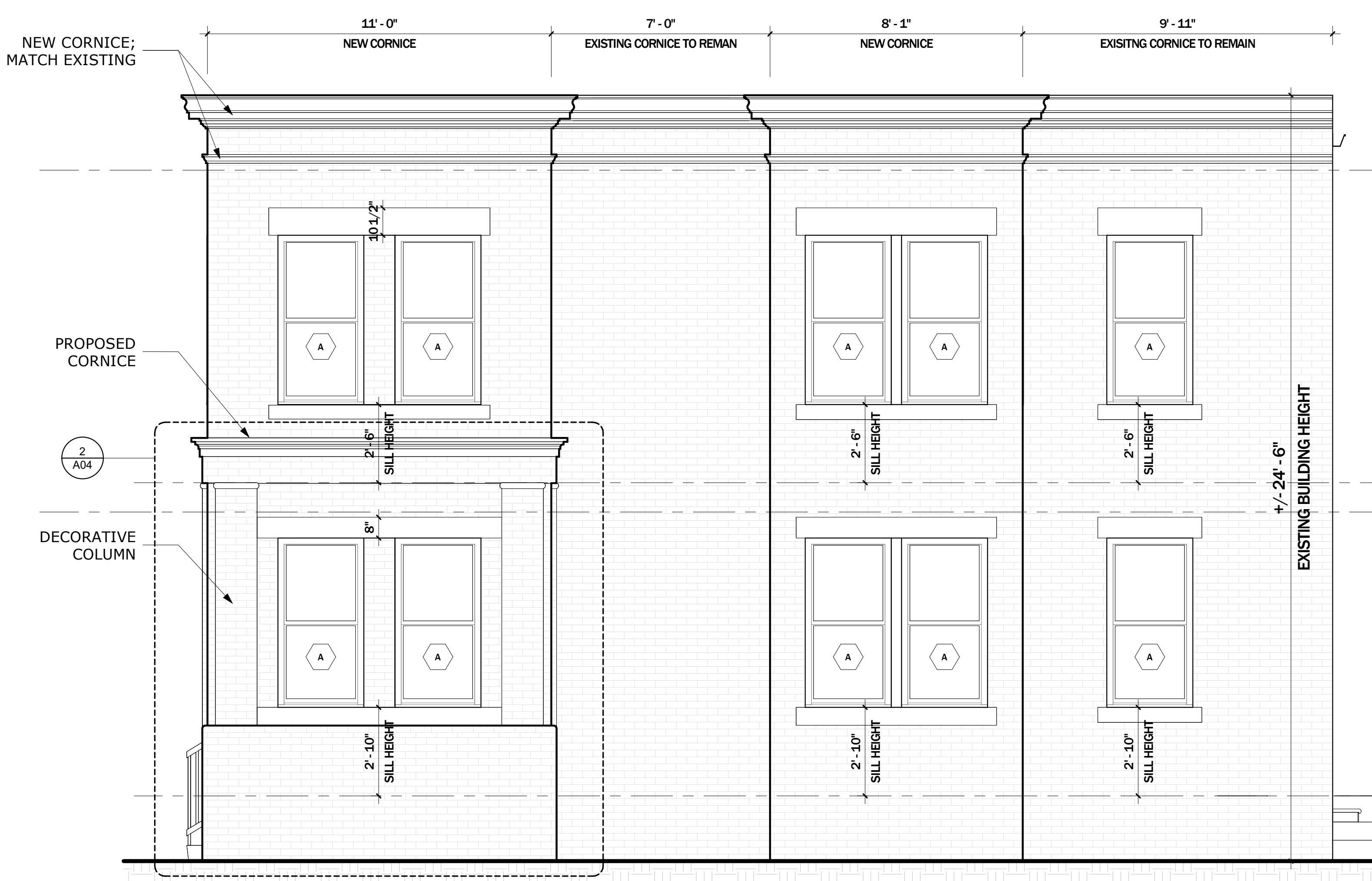
A02

WINDOW SCHEDULE											
Tag	Manu.	Series	Type	UNIT SIZE		Exterior Finish	Interior Finish	Screen	Count	EER	NOTES
				WD	HT						
A	Pella	Reserve	Double Hung	33"	65"	Clad	Painted	Yes	15	Yes	
B	Pella	Reserve	Double Hung	21"	65"	Clad	Painted	Yes	8	No	
C	Pella	Reserve	Mulled Casement	54"	64 1/2"	Clad	Painted	Yes	1	No	
D	Pella	Reserve	Casement	32"	65"	Clad	Painted	Yes	2	Yes	
E	Pella	Reserve	Fixed Transom	36"	19"	Clad	Painted	No	1	No	
PD.1	Pella	Reserve	Outswing	28"	99"	Clad	Clad	No	1	Yes	Custom

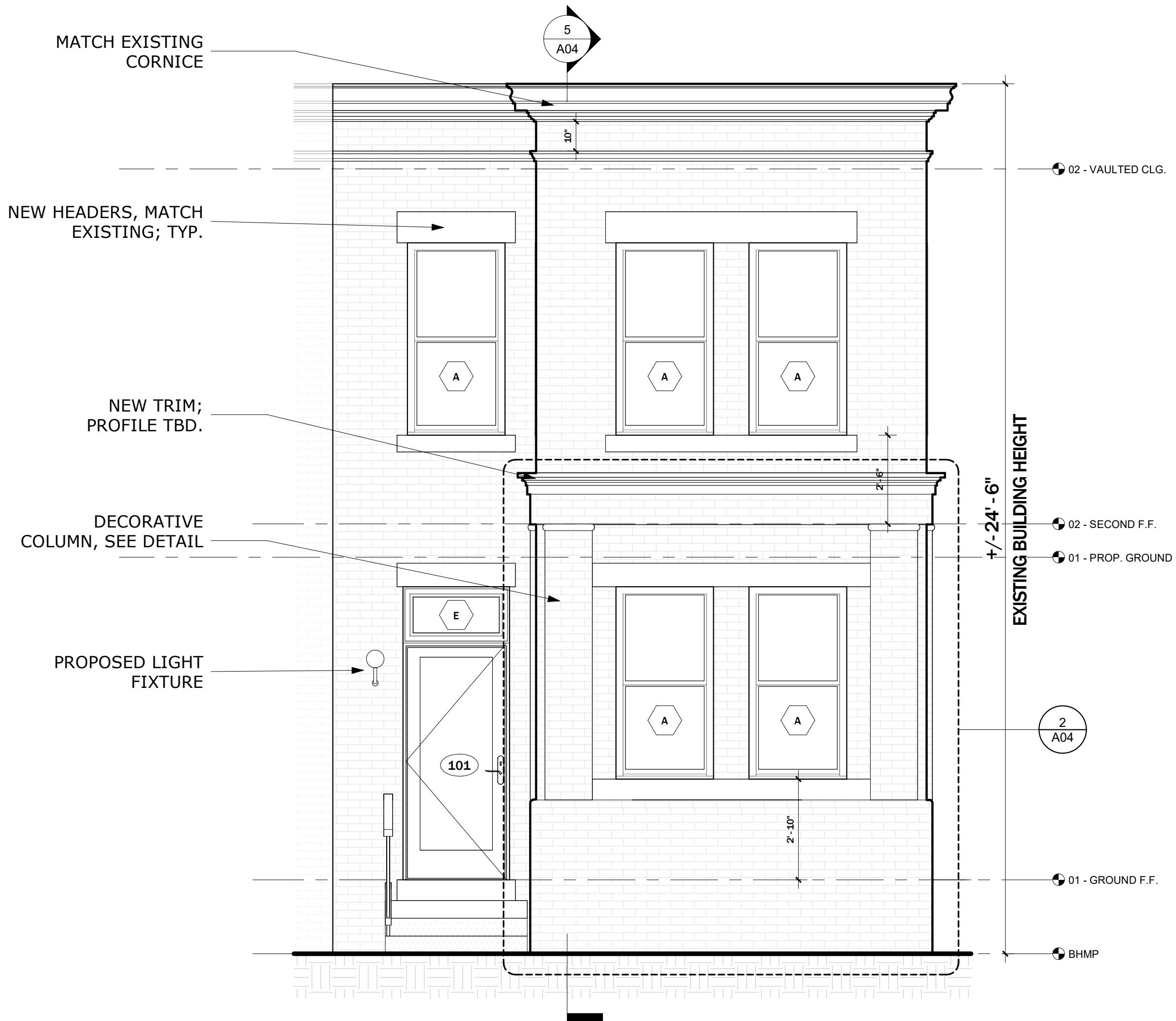


## WINDOW LEGEND

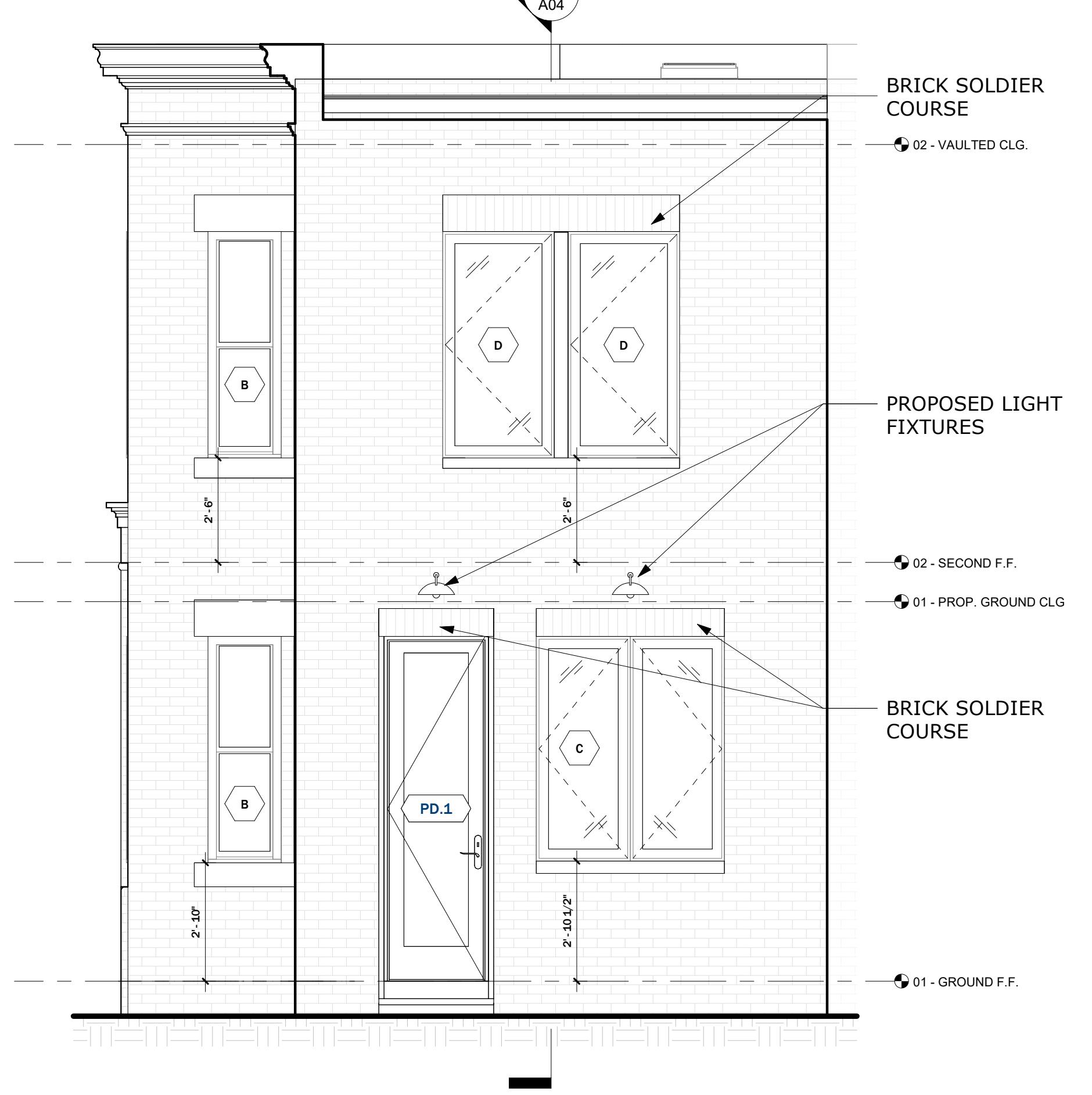
$$1/2" = 1'-0"$$



## 3 PROPOSED ELEVATION - SIDE



## PROPOSED ELEVATION - FRONT



# SIDE BAY ELEVATION



AM RESPONSIBLE FOR DETERMINING THAT THE ARCHITECTURAL DESIGNS INCLUDED IN THIS APPLICATION ARE IN COMPLIANCE WITH ALL LAWS AND REGULATIONS OF THE DISTRICT OF COLUMBIA. I HAVE PERSONALLY PREPARED, OR DIRECTLY SUPERVISED THE DEVELOPMENT OF, THE ARCHITECTURAL DESIGNS INCLUDED IN THIS APPLICATION.

R:  
**Eric Konopka**

# PERMIT REV 1

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MAR. 2025 PERMIT S

# KONOPKA RESIDENCE

1378 C St. NE Washington, DC 20002

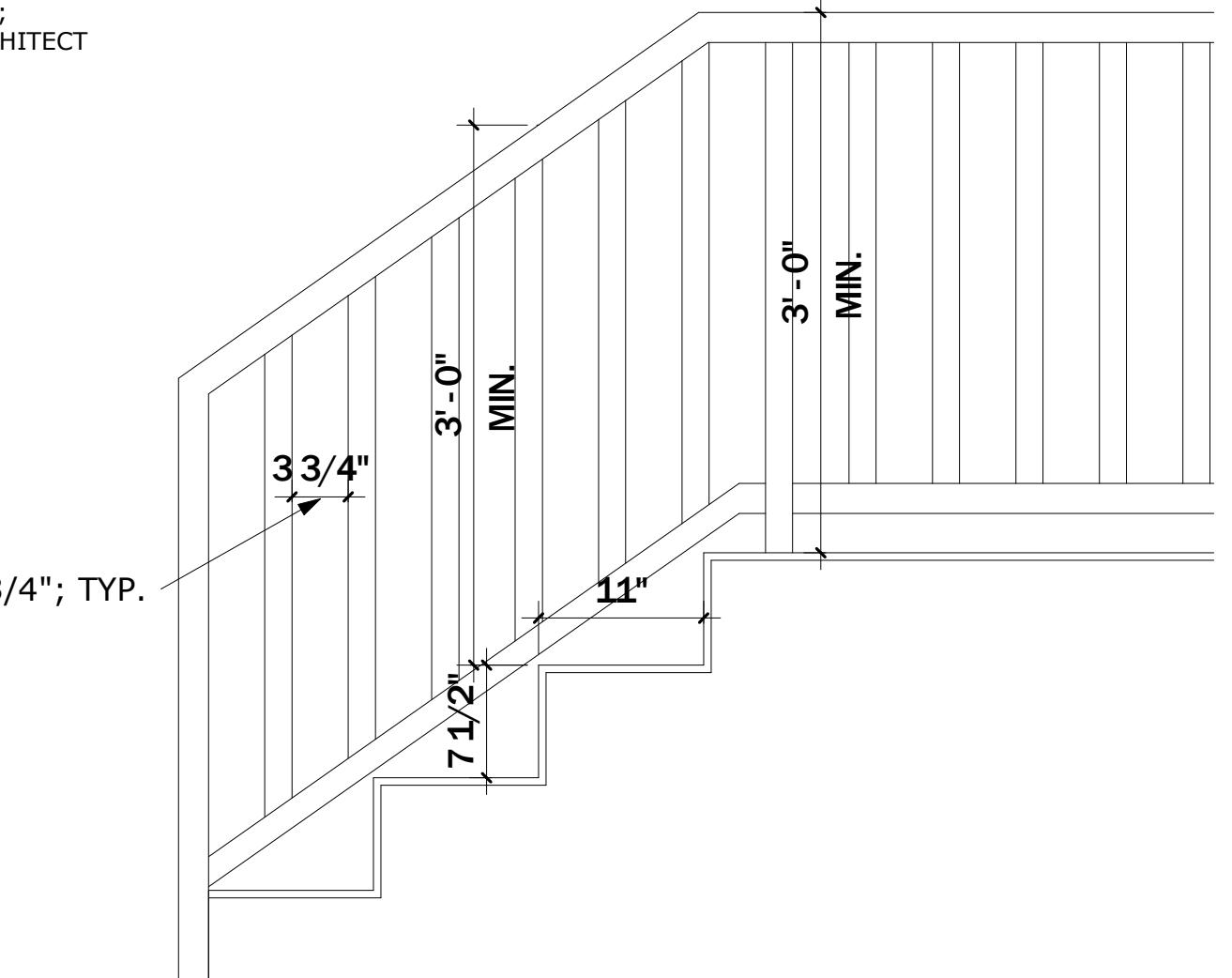
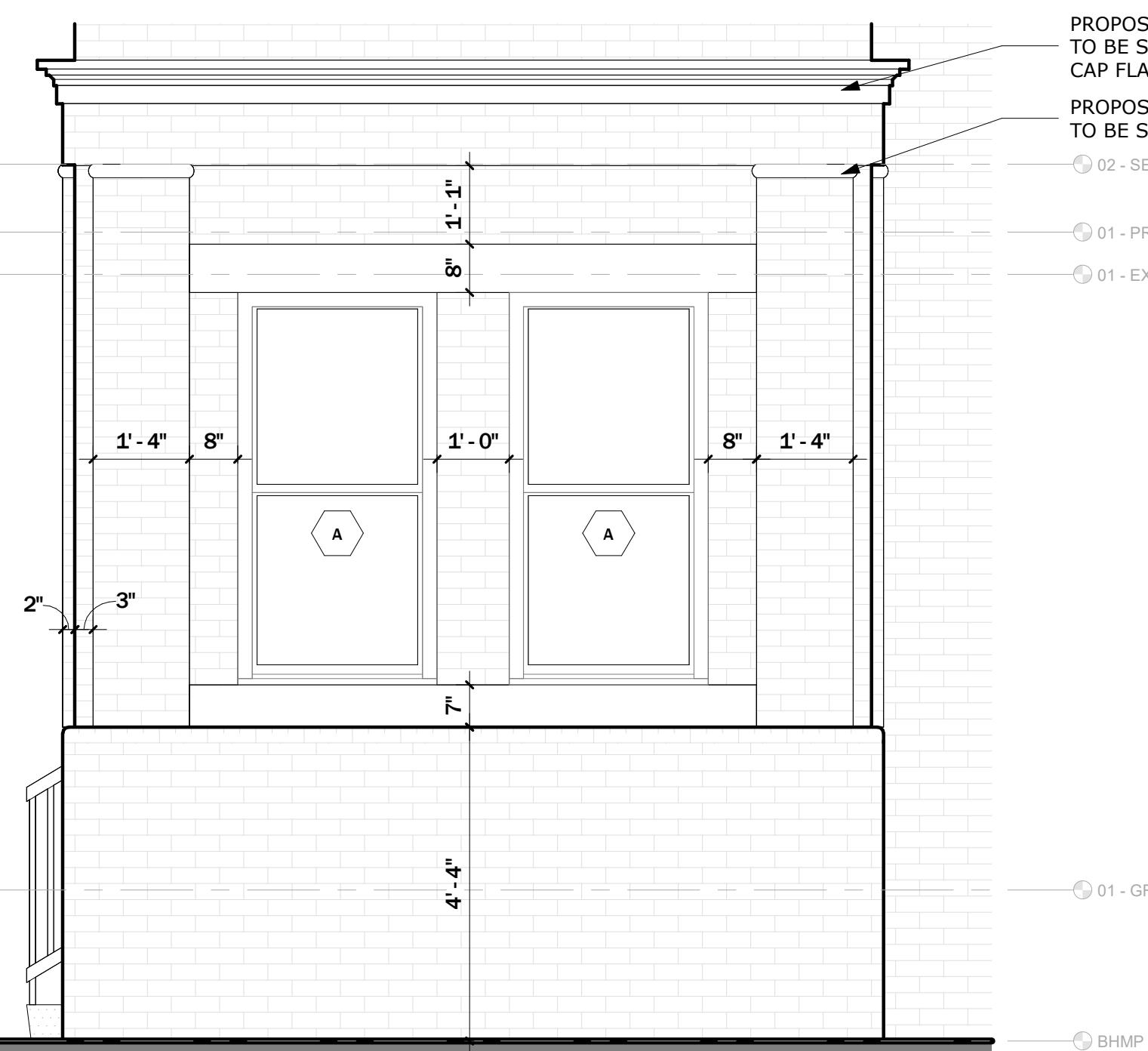
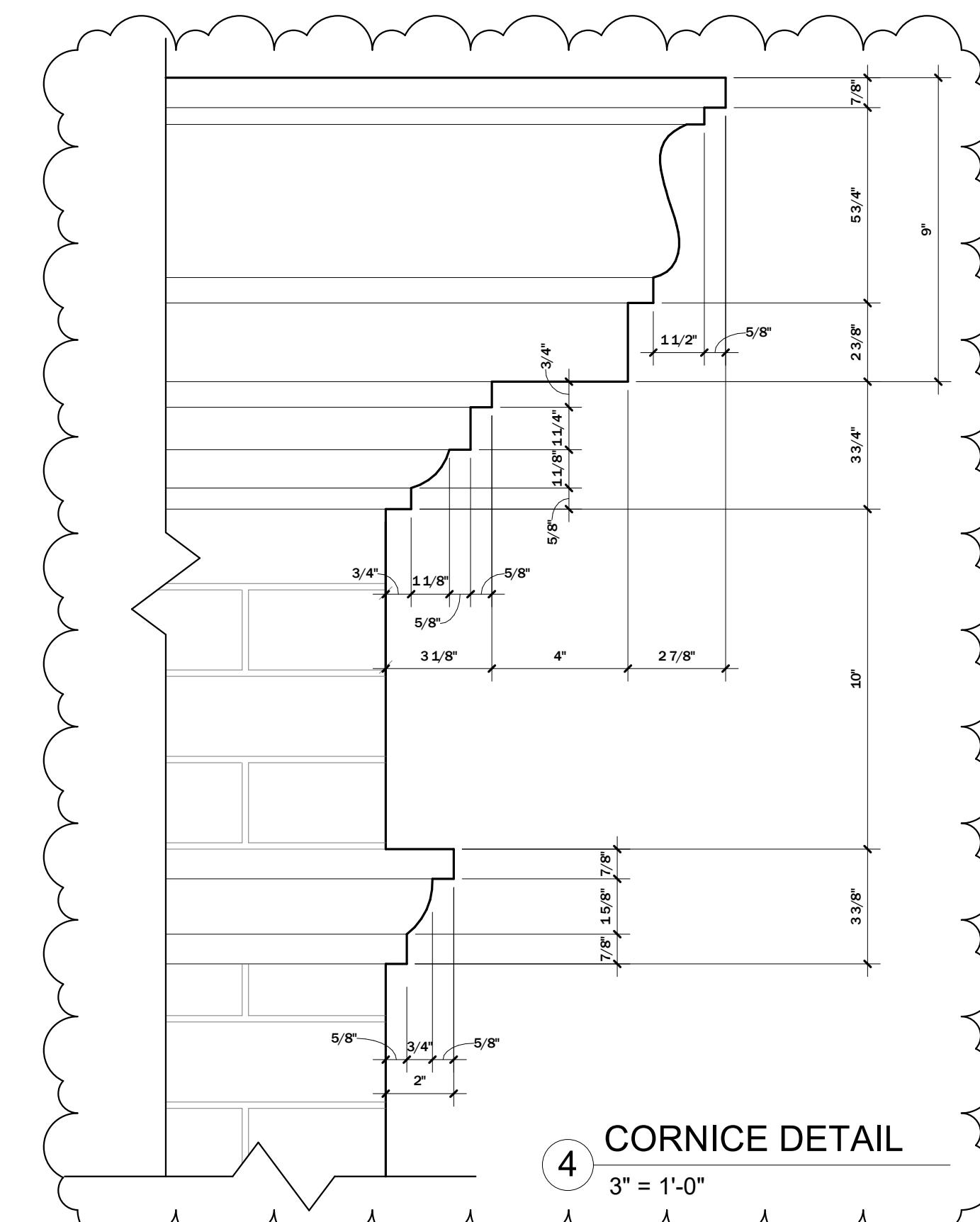
## EXTERIOR ELEVATIONS

A03

#1 TABLE R402.1.2 INSTULATION AND FENESTRATION REQUIREMENTS BY COMPONENT	
FENESTRATION U-FACTOR	0.30 U-Factor
SKYLIGHT U-FACTOR	0.55 U-Factor
GLAZED FENESTRATION SHGC	0.40 Solar Heat Gain Coefficient (SHGC)
CEILING	R-49
WOOD FRAME WALL AND RIM JOISTS	R-19 in cavity + R-5 Continuous on the exterior or R-13 in cavity + R-10 Continuous on the exterior or R-15 continuous; equivalent .045 U-Factor
MASS WALL	R-15 continuous on the exterior or R-20 continuous on the interior
FRAME FLOOR	R-25 + R-5 continuous
ELEVATED SLAB	R-15 continuous
BASEMENT WALL	R-19 in cavity + R-5 Continuous on the exterior or R-13 in cavity + R-10 continuous on the exterior or R-15 continuous
SLAB ON GRADE	R-10 perimeter insulation for a depth of 2 ft
CONDITIONED CRAWLSPACE WALL	R-19 in cavity + R-5 Continuous on the exterior or R-13 in cavity + R-10 continuous on the exterior or R-15 continuous

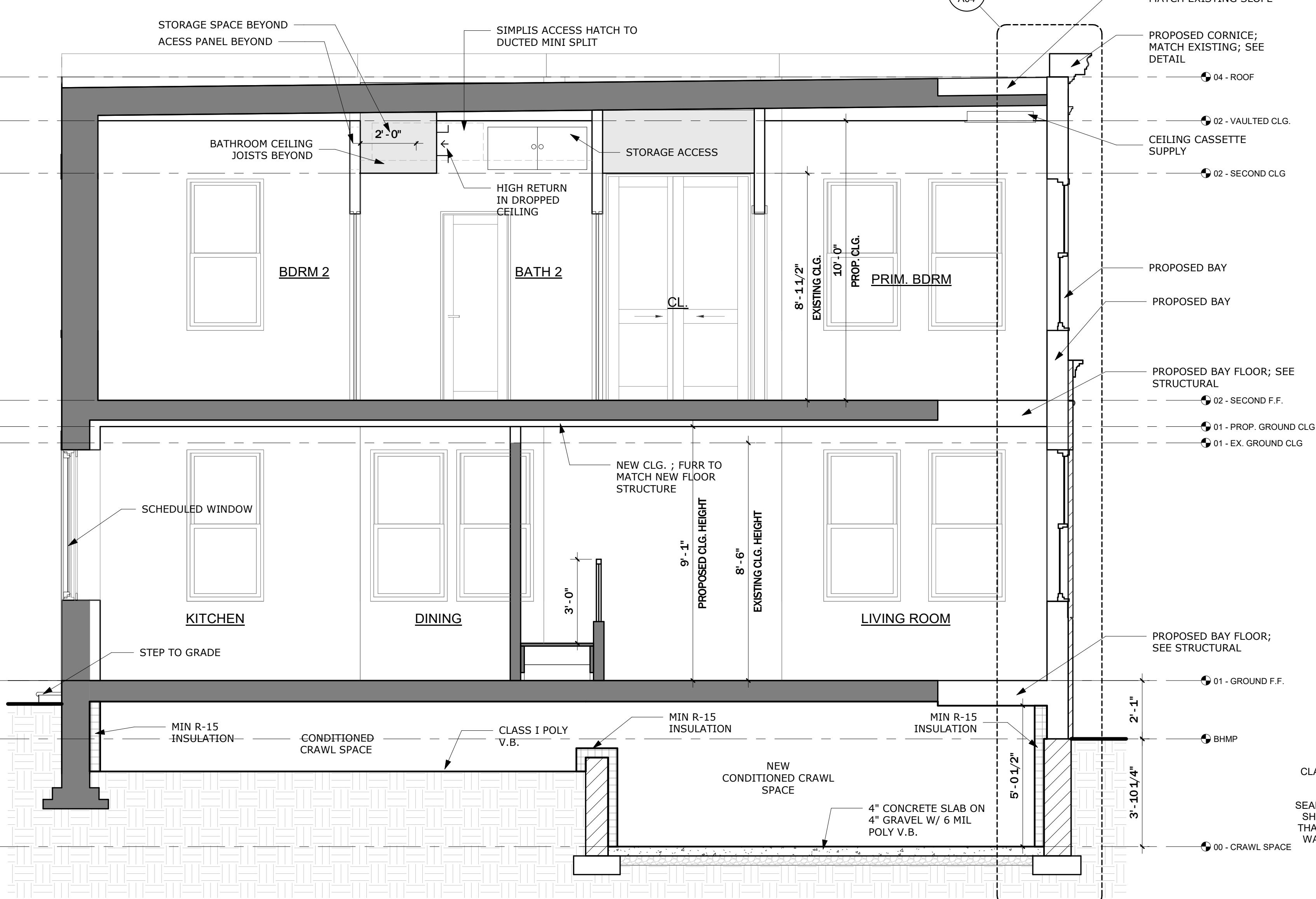
- a. R-values are minimums. U-factors and SHGC are maximums. When insulation is installed in a cavity which is less than the label or design thickness of the insulation, the installed R-value of the insulation shall not be less than the R-value specified in the table.
- b. The fenestration U-factor column excludes skylights. The SHGC column applies to all glazed fenestration.
- c. The second R-value applies when more than half the insulation is on the interior of the mass wall.
- d. R-5 shall be added to the required slab edge R-values for heated slabs

TABLE R402.4.1.1 AIR BARRIER AND INSULATION INSTALLATION		
COMPONENT	AIR BARRIER CRITERIA	INSULATION INSTALLATION CRITERIA
General requirements	A continuous six-sided air barrier shall be installed in the building envelope. The 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. All ceiling, wall, floor and slab insulation shall achieve Grade I installation per the RESNET Standards or, alternatively, Grade II for surfaces that contain a layer of continuous, air impermeable insulation > R5.
Ceiling/attic	The air barrier in any dropped ceiling/soffit shall be aligned with the insulation and any gaps in the air barrier shall be sealed. Access openings, drop down stairs or knee wall doors to unconditioned attic spaces shall be sealed.	The insulation in any dropped ceiling/soffit shall be aligned with the air barrier.
Walls	The junction of the foundation and sill plate shall be sealed. The junction of the top plate and the top of exterior walls shall be sealed. Knee walls shall be sealed.	Cavities within corners and headers of frame walls shall be insulated by completely filling the cavity with a material having a thermal resistance of not less than R-3 per inch. Exterior thermal envelope insulation for framed walls shall be installed in substantial contact and continuous alignment with the air barrier.
Windows, skylights and doors	The space between window/door jambs and framing, and skylights and framing shall be sealed. Doors adjacent to unconditioned space or ambient conditions shall be made substantially air-tight with weather stripping or equivalent gasket.	Continuous exterior insulation shall continue over window and door headers. Skylight and window chases through unconditioned attic space must be insulated to exterior wall values per table 402.1.2.
Rim joists	Rim joists shall include continuous air barrier.	Rim joists shall be insulated per Table 402.1.2.
Floors (including above garage and cantilevered floors)	The air barrier shall be installed at any exposed edge of insulation.	Floor framing cavity insulation shall be installed to maintain permanent contact with the underside of subfloor decking, or floor framing cavity insulation shall be permitted to be in contact with the top side sheathing, or continuous insulation installed on the underside of floor framing and extends from the bottom to the top of all perimeter floor framing members.
Crawl space walls	Exposed earth in unvented crawl spaces shall be covered with a Class I vapor retarder with overlapping joints taped.	Where provided instead of floor insulation, insulation shall be permanently attached to the crawlspace walls.
Shafts, penetrations	Duct shafts, utility penetrations, and flue shafts opening to exterior or unconditioned space shall be sealed.	Duct shafts or chases next to exterior or unconditioned space shall be insulated.
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.	Walls next to unconditioned garage space shall be insulated.
Recessed lighting	Recessed light fixtures installed in the building thermal envelope shall be sealed to the drywall.	Recessed light fixtures installed in the building thermal envelope shall be air tight and IC rated.
Plumbing and wiring	Seal any plumbing or wiring that penetrates the building envelope.	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	The air barrier installed at exterior walls adjacent to showers and tubs shall separate them from the showers and tubs.	Exterior walls adjacent to showers and tubs shall be insulated.
Electrical/phone box on exterior walls	The air barrier shall be installed behind electrical or communication boxes or air-sealed boxes shall be installed.	
Common wall separating dwelling units	Air barrier is installed in common wall between dwelling units.	
HVAC register boots	HVAC register boots that penetrate building thermal envelope shall be sealed to the subfloor or drywall.	
Concealed sprinklers	Where required to be sealed, concealed fire sprinklers shall only be sealed in a manner that is recommended by the manufacturer. Caulking or other adhesive sealants shall not be used to fill voids between fire sprinkler cover plates and walls or ceilings.	
Fireplace	An air barrier shall be installed on fireplace walls.	



## ENLARGED ELEVATION DETAIL

2 1/2" = 1'-0"



## PROPOSED BUILDING SECTION

5 3/8" = 1'-0"



1 3/4" = 1'-0"

# LAWLOR ARCHITECTS

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Issued For:  
**PERMIT REV. 1**

Date: DEC. 05, 2022  
Scale: As indicated

I AM RESPONSIBLE FOR DETERMINING THAT THE ARCHITECTURAL DESIGNS INCLUDED IN THIS APPLICATION ARE IN COMPLIANCE WITH ALL LAWS AND REGULATIONS OF THE DISTRICT OF COLUMBIA. I HAVE PERSONALLY PREPARED, OR DIRECTLY SUPERVISED THE DEVELOPMENT OF, THE ARCHITECTURAL DESIGNS INCLUDED IN

# PERMIT REV.

## 1

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