#### SHEET LIST A-000 COVER SHEET A-001 PLANS A-002 EXISTING ELEVATIONS A-003 PROPOSED ELEVATIONS

## PROJECT NARRATIVE

SCOPE OF WORK TO INCLUDE NEW SINGLE STORY REAR ADDITION (8'-3" X 11'-10 1/2"). NEW DECK AND STAIRS TO GRADE.

## PIVS DATA & APPLICABLE CODES

2014 National Electric Code

ADDRESS: 1010 SIGSBEE PL NE, WASHINGTON, DC 20017 SSL 3889 0078 CLUSTER 20 WARD 5 ANC 5B SMD 5B05 ZONE R-2

Title 12 DCMR, DC Construction Codes Supplement (2017) DCMR 12 DC Construction Code Supplement (2017) 2017 District of Columbia Building Code

2017 District of Columbia Fire Code 2017 District of Columbia Mechanical Code 2017 District of Columbia Plumbing Code 2017 District of Columbia Property Maintenance Code 2017 District of Columbia Green Construction Code 2017 District of Columbia Energy Conservation Code

ZONING ANALYSIS - R-2		
CATEGORY	REQUIRED/EXISTING	PROVIDED
MAX HEIGHT:	40'-0"/21'-5"	21'-5"
MIN LOT AREA:	4000 SF/4600 SF	4600 SF
MAX LOT OCCUPANCY:	40%/27.5% (4600 SF)	28.8% (1,326)
ALLOWABLE STORIES:	3/2	2
REAR YARD SETBACK:	20'-0"/16'-7.5"	12'-3"
FRONT YARD SETBACK:	RANGE OF EXISTING STRUCTURES	COMPLIES
SIDE YARD SETBACK:	8'-0"/23'-0"	23'-0"

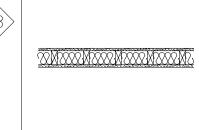
### SYMBOL LEGEND

EXISTING DEMISING WALLS. BUILDING SECTION -THICKNESS, RATING & TYPE VARY. FIELD VERIFY AS NEEDED NEW PARTITION, FRAMED FROM FLOOR TO THE FLOOR ABOVE. INTERIOR ELEVATION REFER TO WALL SCHEDULE FOR WALL PARTITION CEILING HEIGHT

## PARTITION SCHEDULE

SYM. | CONSTRUCTION LEGEND | DESCRIPTION  $\mathbb{Z}_{\mathbb{Z}_{2}}$ 

NEW 6" WOOD STUDS SPACED AT 16" O.C. FROM FLOOR TO FRAMING ABOVE. INSTALL 1/2" GYPSUM WALL BOARD ON EACH SIDE OF STUDS. NOTE: USE WATER RESISTANT GYPSUM WALL BOARD @ BATHROOM WALLS, & KITCHEN WET WALLS. PROVIDE PROPER BLOCKING FOR ALL CABINETS, SHELVING, WALL HUNG APPLIANCES, WALL HUNG FIXTURE, & ANY OWNER SELECTED ACCESSORIES. SOUND BATT INSULATION SHOULD BE INSTALLED BETWEEN ALL STUDS AT ALL BATHROOMS

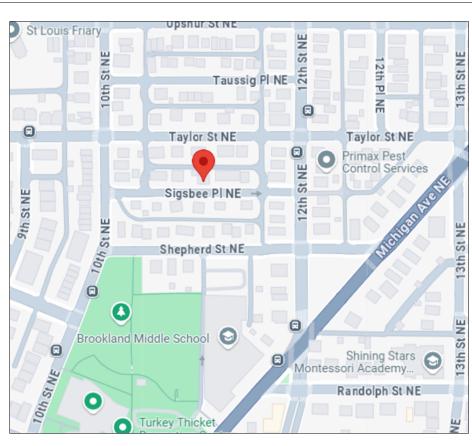


SCALE: ½"=1'-0"

NEW 4" WOOD STUDS SPACED AT 16" O.C. FROM FLOOR TO FRAMING ABOVE. INSTALL 1/2" GYPSUM WALL BOARD ON EACH SIDE OF STUDS. NOTE: USE WATER RESISTANT GYPSUM WALL BOARD @ BATHROOM WALLS, & KITCHEN WET WALLS. PROVIDE PROPER BLOCKING FOR ALL CABINETS, SHELVING, WALL HUNG APPLIANCES, WALL HUNG FIXTURE, & ANY OWNER SELECTED ACCESSORIES. SOUND BATT INSULATION SHOULD BE INSTALLED BETWEEN ALL STUDS AT ALL RATHROOMS

GENERAL NOTE: 1. IF OWNER SELECTS TO INSTALL WALL TILES AT ANY AREAS, SUBSTITUTE GYPSUM BOARD WITH DUROCK CEMENT BOARD BACKING 2. DIMENSIONS ARE TO FINISH FACE OF INTERIOR WALLS, CENTER-LINE OF WINDOWS AND FACE OF EXTERIOR SHEATHING OR MASONRY. FOR FRAMING DIMENSIONS, SUBTRACT 1/2" PER LAYER OF DRYWALL

## SITE LOCATION



#### **GENERAL NOTES**

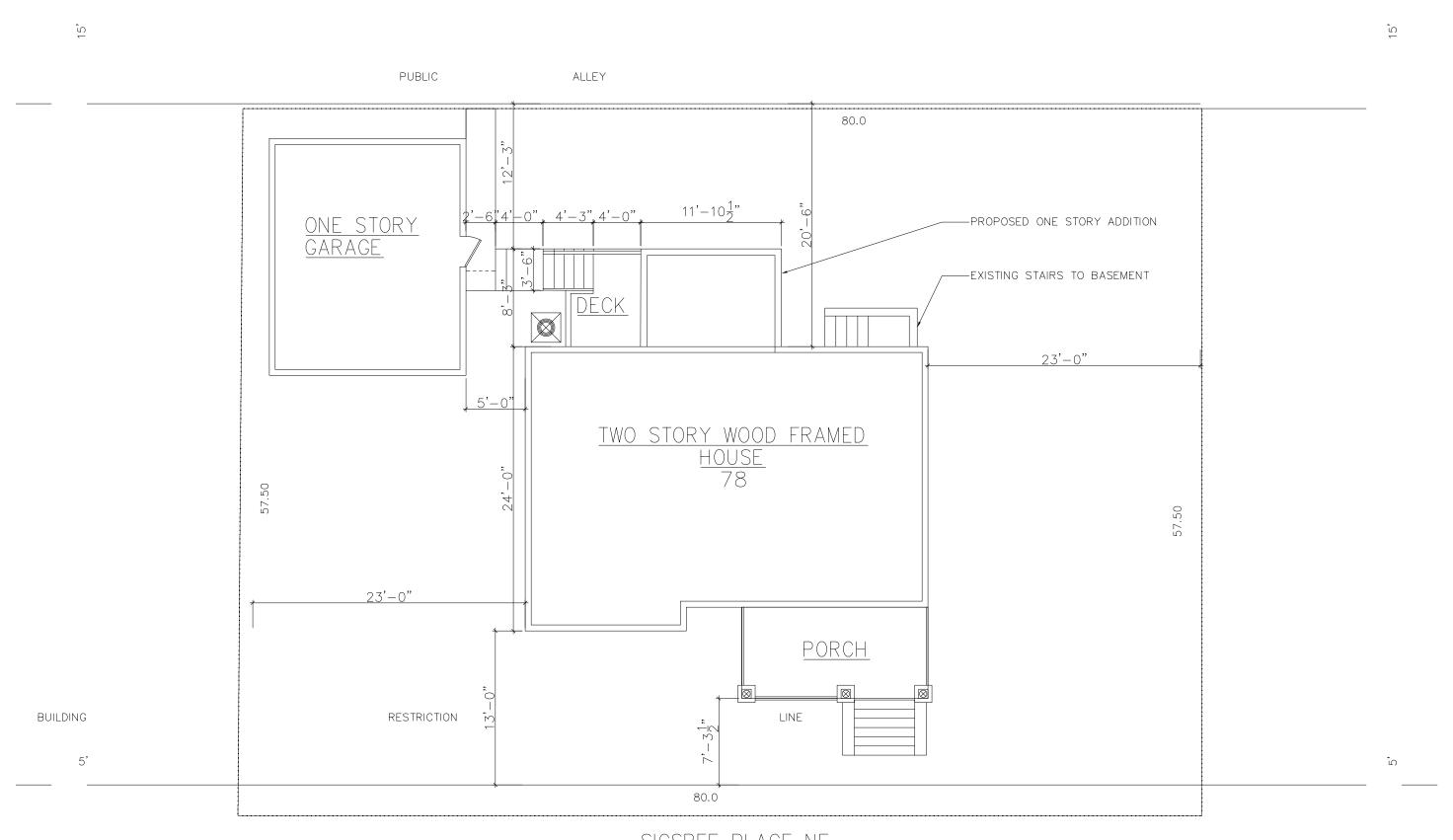
- . THE GENERAL CONTRACTOR SHALL VISIT THE SITE, VERIFY EXISTING CONDITIONS AND DIMENSIONS NEEDED FOR THE PROJECT, PRIOR TO COMMENCING OF CONSTRUCTION AND REPORT ANY DISCREPANCIES OR UNCOVERED CONDITIONS TO THE ARCHITECT. NOTE THAT NO CLAIM FOR ADDITIONAL COSTS SHALL BE CONSIDERED DUE TO THE FAILURE OF EXAMINING EXISTING CONDITIONS WHICH MAY AFFECT NEW WORK. . EACH CONTRACTOR, SUBCONTRACTOR AND TRADE SHALL BE FAMILIAR WITH THE ENTIRE SET OF DRAWINGS AND SPECIFICATIONS INCLUDING MECHANICAL, ELECTRICAL, PLUMBING AND ANY OTHER SUBSEQUENT
- 3. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST ADOPTED FEDERAL, STATE AND LOCAL BUILDING CODES AND REQUIREMENTS OF ALL REGULATORY AUTHORITIES HAVING JURISDICTION. 4. INSTALL AND APPLY ITEMS, MATERIALS, EQUIPMENT, FINISHES, ETC., INCLUDING THE PREPARATION OF SURFACES, IN STRICT ACCORDANCE WITH THE MANUFACTURERS PRINTED RECOMMENDATIONS AND INSTALLATION REQUIREMENTS.
- 5. THE GENERAL CONTRACTOR SHALL COORDINATE REQUIREMENTS FOR ALL RELATED TRADES AND SUBCONTRACTORS, INCLUDING OWNERS' REQUIREMENTS. 6. ALL WORK SHALL BE PERFORMED WITH THE BEST ACCEPTED PRACTICES OF THE RESPECTIVE TRADES AND
- 7. ALL MATERIALS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS, INSTRUCTIONS AND SPECIFICATIONS, INCLUDING CONNECTIONS TO ADJACENT MATERIALS. 8. EXISTING AFFECTED WORK SHALL BE PREPARED TO MATCH EXISTING & TO MEET NEW CONDITIONS.
- 9. THE CONTRACTOR SHALL PROTECT ALL EXISTING AREAS FROM DAMAGE. 10. ALL REMOVED MATERIALS, EXCEPT AS THE OWNER MAY ELECT TO KEEP, SHALL BECOME THE PROPERTY OF THE GENERAL CONTRACTOR AND SHALL BE REMOVED FROM THE SITE AND LEGALLY DISPOSED OF. 11. REMOVE ALL RUBBISH AND CONSTRUCTION DEBRIS ON A DAILY BASIS, AND LEAVE THE CONSTRUCTION AREA BROOM CLEAN.
- 12. A COMPLETE SET OF CONSTRUCTION DRAWINGS SHALL BE AT THE PROJECT SITE AT ALL TIMES. 13. THE GENERAL CONTRACTOR SHALL SUBMIT WRITTEN GUARANTEE FOR HIS MATERIALS AND WORKMANSHIP FOR (1) ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE BY THE OWNER. 14. BEFORÉ COMMENCING WORK, THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE DRAWINGS, SCOPE OF
- WORK AND VERIFY EXISTING CONDITIONS AND DIMENSIONS AT THE SITE AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES. 15. ALL WORK DESCRIBED OR INDICATED IN THESE DOCUMENTS AND ALL WORK DEPENDANT UPON OR NECESSARY TO COMPLETE THIS WORK SHALL BE EXECUTED IN A WORKMAN LIKE MANNER CONSISTENT WITH THE BEST STANDARDS OF THE TRADE INVOLVED AND BE OF ITEMS AND MATERIALS SUITED FOR THE
- PURPOSE INTENDED. 16. TRADESMEN, CRAFTSMEN, INSTALLERS, FOREMEN, SUPERVISORS AND SUBCONTRACTORS SHALL BE SKILLED, EXPERIENCED AND LICENSED IF REQUIRED IN THE WORK THEY WILL BE PERFORMING. 17. PROJECT CONSTRUCTION ITEMS TO BE NEW, UNLESS NOTED OTHERWISE. NO SUBSTITUTIONS WILL BE ALLOWED UNLESS COMPLETE DESCRIPTIONS OF ITEMS INCLUDING DRAWINGS, TEST DATA, SAMPLES, COST AND SCHEDULE CHANGES ARE SUBMITTED BY THE CONTRACTOR AND APPROVED BY THE ARCHITECT PRIOR
- TO INSTALLATION, ANY ITEM NOTED ON THE DRAWINGS THAT ARE NOT AVAILABLE OR WOULD CAUSE A TIME DELAY SHALL BE IDENTIFIED BY THE GENERAL CONTRACTOR AND THE ARCHITECT NOTIFIED. 18. TYPICAL DETAILS AND GENERAL NOTES SHALL BE USED WHENEVER APPLICABLE U.N.O. ALL SYMBOLS AND ABBREVIATIONS USED ON THE DRAWINGS ARE CONSIDERED CONSTRUCTION STANDARDS. IF THE CONTRACTOR HAS ANY QUESTIONS REGARDING THE SAME OR THEIR EXACT MEANING, THE ARCHITECT
- SHALL BE NOTIFIED FOR CLARIFICATION. 19. DIMENSION LINES ARE TO THE FACE OF FINISH ON EXISTING AND NEW WORK, UNLESS NOTED AS FACE OF STUD OR MASONRY OR CENTERLINE OR OTHERWISE. DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE
- AND LARGER SCALE DRAWINGS SHALL HAVE PRECEDENCE OVER SMALLER SCALE DRAWINGS. 20. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ALL REVISIONS TO THE DRAWINGS AND CHANGES WITH SCOPE OF WORK OR SCHEDULE REQUIRED BY GOVERNING AGENCIES, FIELD CONDITIONS, REGARDLESS OF EXTENT. ALL REVISIONS TO BE IN WRITING AS CHANGE ORDERS AND APPROVED PRIOR TO STARTING WORK. 21. THE G.C. SHALL LAYOUT PARTITIONS STARTING FROM CONDITIONS WHERE ALIGNMENT WITH EXISTING
- CONSTRUCTION IS SHOWN OR OFF ALIGNED CORNERS. 22. ALL PARTITIONS SHALL BE ANCHORED FIRMLY AS PER MANUFACTURER SPECIFICATION AND AS REQUIRED BY THE CODE. ALL PARTITIONS TO BE FRAMED FROM EXISTING FINISH FLOOR TO UNDERSIDE OF

STRUCTURE ABOVE, UNLESS OTHERWISE INDICATED ON THE PLANS.

- 23. ALL PARTITION DIMENSIONS ARE FROM FINISH FACE OF NEW WALL AND FINISH FACE OF EXISTING WALL OR 24. THE CONTRACTOR SHALL USE METAL CORNER BEADS AT ALL EXPOSED CORNERS AND EXPOSED ENDS
- DRYWALL PARTITIONS 25. ALL METAL TRIM ON GYPSUM BOARD PARTITIONS SHALL BE TYPE #200 SERIES AS MANUFACTURED BY U.S. GYPSUM OR EQUAL.
- 26. ALL GYPSUM BOARD SHALL BE INSTALLED VERTICALLY OR AS STATED IN A PARTICULAR FIRE RATED ASSEMBLY PER THAT DETAIL. 27. GYPSUM BOARD AT TOILETS, SINKS, LAVATORIES OR KITCHENS SHOULD BE OF WATER RESISTANT TYPE. 28. THE G.C. SHALL BE RESPONSIBLE FOR ALL TAPING AND SPACKLING OF NEW GYPSUM BOARD, AS WELL AS,
- ALL PATCHING AND REPAIRING OF EXISTING WALLS, CEILING, AND COLUMNS OR ANY SURFACED DAMAGED DURING DEMOLITION. 29. G.C. IS RESPONSIBLE FOR CAPPING ALL EXISTING EXPOSED PIPING NOT BEING USED BEYOND THE FINISH
- 30. PROVIDE ALL NECESSARY ACCESS DOORS (AS REQUIRED BY MEP TRADES) FOR PLUMBING, ELECTRICAL. ETC. AS REQUIRED TO ACCESS EQUIPMENT OR CONTROLS. LOCATIONS TO BE APPROVED BY THE
- ARCHITECT. HISH AND INSTALL FIREDROOF BLOCKING IN CELLINGS OR DARTITIONS CC SHALL E 32. G.C. IS RESPONSIBLE TO PROVIDE AND INSTALL ALL BLOCKING REQUIRED FOR EQUIPMENT, PLUMBING, CABINETRY, & TOILET ACCESSORIES. G.C. TO COORDINATE REQUIREMENTS WITH ALL TRADES.
- 33. ALL EXISTING CONSTRUCTION TO REMAIN SHALL BE PATCHED AND REPAIRED AS REQUIRED TO RECEIVE NEW FINISH PER THE FINISH SCHEDULE OR OTHERWISE INDICATED ON THE PLANS. 34. CONTRACTOR TO PROVIDE ALL MATERIAL AND LABOR REQUIRED TO MAKE FINAL CONNECTIONS TO ALL UTILITIES AND SYSTEMS, INCLUDING ITEMS SUPPLIED BY OWNER, SO THAT ALL UTILITIES AND SYSTEMS ARE
- FULLY FUNCTIONAL, UNLESS SPECIFIED OTHERWISE. 35. ALL OPERATING COMPONENTS (SWITCHES, THERMOSTATS, ETC.) LOCATED ON WALLS, MUST BE 48" A.F.F. TO THE OPERATING BUTTONS OR UNIT

## DC ENERGY CODE NOTES

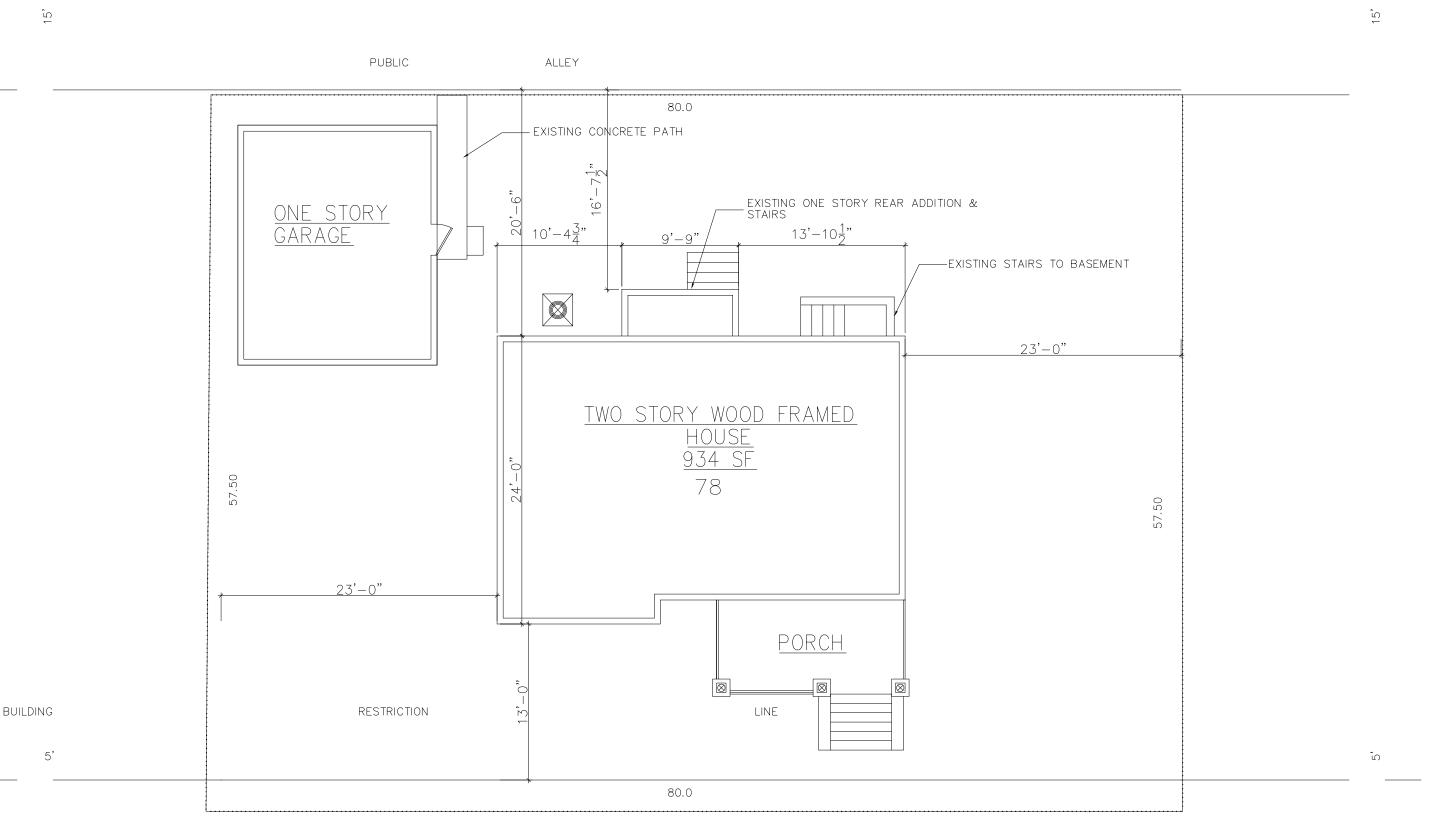
- 1. ALL MECHANICAL DUCTS TO BE INSULATED TO A MINIMUM R-8, PER CODE REQUIREMENTS. ALL DUCTS TO BE SEALED ACCORDING TO THE METHODS PER IRCM1601.4.1 2. ALL WINDOWS AND DOORS SHALL HAVE A MINIMUM 0.30 U FACTOR AND SHGC VALUE OF 0.40 PER TABLE R402.1.2. WINDOWS AND SLIDING GLASS DOORS TO HAVE A MAXIMUM AIR INFILTRATION RATE OF 0.3 CFM/SF. SWINGING DOORS TO HAVE A MAXIMUM AIR INFILTRATION RATE OF 0.5 CFM/SF PER 2017 DC
- ENERGY CONSERVATION CODE SECTION R402.4.3. 3. PER 2017 DC ENERGY CONSERVATION CODE SECTION 402.4.1.2 TESTING SHALL BE CONDUCTED IN ACCORDANCE WITH ASTM E779 OR ASTM E1827 AND REPORTED AT A PRESSURE OF 0.2 INCH W.G. (50 PASCALS). TESTING SHALL BE CONDUCTED BY AN APPROVED THIRD PARTY. A WRITTEN REPORT OF THE RESULTS OF THE TEST SHALL BE SIGNED BY THE APPROVED THIRD PARTY CONDUCTING THE TEST AND PROVIDED TO THE CODE OFFICIAL BEFORE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION. TESTING SHALL BE PERFORMED AT ANY TIME AFTER THE CREATION OF ALL PENETRATIONS OF THE BUILDING THERMAL ENVELOPE. APPROVED SAMPLING PROTOCOLS APPROVED BY THE CODE OFFICIAL MAY BE USED. AIR LEAKAGE TEST TO BE PERFORMED SO AS NOT TO EXCEED 3 ACH50. 4. PER 2017 DC ENERGY CONSERVATION CODE SECTION R403.5.3 ALL HOT WATER PIPES ARE TO BE
- INSULATED WITH A MINIMUM R-3 VALUE. 5. ALL EXHAUST VENTS TO BE INSTALLED WITH GRAVITY DAMPERS PER 2017 DC ENERGY CONSERVATION CODE
- 6. PER 2017 DC ENERGY CONSERVATION CODE R302.1 THE INTERIOR DESIGN TEMPERATURE USED FOR HEATING AND COOLING LOAD CALCULATIONS SHALL BE NOT GREATER THAN 72 DEGREES F FOR HEATING AND NOT LESS THAN 75 DEGREES F FOR COOLING PER 2017 DC ENERGY CONSERVATION CODE R403.4.1 AND R403.4 ALL EXTERIOR LINE SET PIPING WILL
- HAVE ARMAFLEX SHIELD CONTINUOUS COIL PIPE INSULATION INSTALLED FROM THE FACE OF UNIT TO THE EXTERIOR WALL AND POINT OF ENTRY INTO THE INTERIOR. THIS MATERIAL PROVIDES A MINIMUM R VALUE
- 8. AIR HANDLERS TO HAVE A MAXIMUM LEAKAGE RATE OF 2% PER R403.3.2.1. 9. ALL DUCT JOINTS, SEAMS, AND CONNECTIONS TO BE SEALED PER REQUIREMENTS SET FORTH IN SMACNA CLASS A REGARDLESS OF PRESSURE CLASS. 10. THIS PROJECT UTILIZES A PRESCRIPTIVE ENERGY COMPLIANCE PATHWAY METHOD
- 11. AN APPROVED PERMANENT CERTIFICATE SHALL BE COMPLETED BY THE BUILDER AND POSTED ON A WALL IN THE SPACE WHERE THE FURNACE IS LOCATED, A UTILITY ROOM OR AN APPROVED LOCATION INSIDE THE BUILDING. THE CERTIFICATE SHALL LIST THE PREDOMINANT R-VALUES OF INSULATION INSTALLED IN OR ON CEILING/ROOF, FOUNDATION (SLAB, BASEMENT WALL, CRAWLSPACE WALL AND FLOOR) AND DUCTS OUTSIDE CONDITIONED SPACES: U-FACTORS FOR FENESTRATION AND SOLAR HEAT GAIN COEFFICIENT (SHGC) OF FENESTRATION, AND THE RESULTS FROM ANY REQUIRED DUCT SYSTEM AND BUILDING ENVELOPE AIR LEAKAGE TESTING DONE ON THE BUILDING. WHEN THERE IS MORE THAN ONE VALUE FOR EACH COMPONENT, THE CERTIFICATE SHALL LIST TYPES AND EFFICIENCIES OF THE VALUE COVERING THE LARGEST AREA. THE CERTIFICATE SHALL LIST THE TYPES AND EFFICIENCIES OF THE HEATING, COOLING AND SERVICE WATER
- 12. DUCT LEAKAGE TESTING MAXIMUM LEAKAGE THE TOTAL LEAKAGE OF ALL DUCTS, WHERE MEASURED IN ACCORDANCE WITH SECTION R403.3.3 SHALL BE AS FOLLOWS; 1. ROUGH IN TEST: THE TOTAL LEAKAGE SHALL BE LESS THAN OR EQUAL TO 4 CUBIC FEET PER MINUTE PER 100 SQUARE FEET OF CONDITIONED FLOOR AREA WHERE THE AIR HANDLER IS INSTALLED AT THE TIME OF THE TEST. WHERE THE AIR HANDLER IS NOT INSTALLED AT THE TIME OF THE TEST, THE TOTAL LEAKAGE SHALL BE LESS THAN OR EQUAL TO 3 CUBIC FEET PER MINUTE PER 100 SF OF CONDITIONED FLOOR SPACE. 2. POSTCONSTRUCTION TEST: TOTAL LEAKAGE SHALL BE LESS THAN OR EQUAL TO 4 CUBIC FEET PER MINUTE PER 100 SF OF CONDITIONED
- 13. UNDER DCPC 424.5 THE HOT WATER SUPPLIED TO BATHTUBS AND WHIRLPOOL BATHTUBS SHALL BE LIMITED TO A MAXIMUM TEMP. OF 120 DEGREES FAHRENHEIT BY A WATER TEMPERATURE LIMITING DEVICE THAT CONFORMS TO ASSE 1070 OR CSA B125.3, EXCEPT WHERE SUCH PROTECTION IS OTHERWISE PROVIDED BY A COMBINATION TUB/SHOWER VALVE IN ACCORDANCE WITH SECTION 424.3.



SIGSBEE PLACE NE

## PROPOSED SITE PLAN

SCALE: 1/8" = 1'-0"

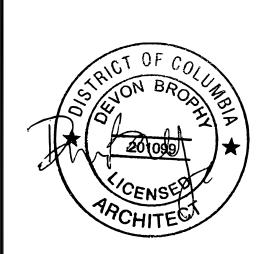


SIGSBEE PLACE NE

# **EXISTING SITE PLAN**



REVISIONS DATE DESCRIPTION DATE ISSUED: 11/17/24



ARCHITECT STAMP

#### SHANDELL RESIDENCE

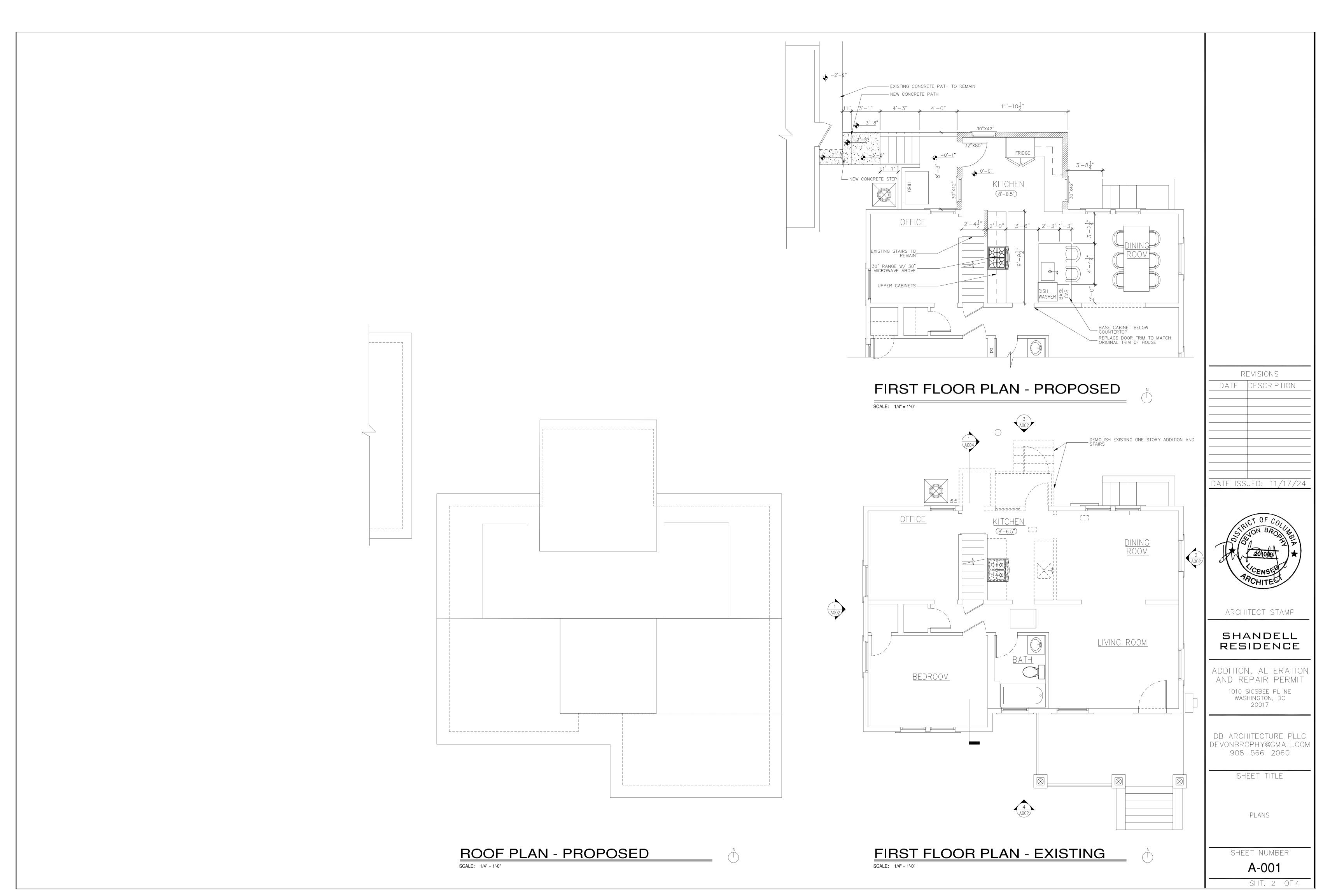
ADDITION, ALTERATION AND REPAIR PERMIT 1010 SIGSBEE PL NE WASHINGTON, DC 20017

DB ARCHITECTURE PLLC )EVONBROPHY@GMAIL.COM 908-566-2060

SHEET TITLE

COVER SHEET

SHEET NUMBER





3/ NORTH ELEVATION - EXISTING

1/ WEST ELEVATION - EXISTING



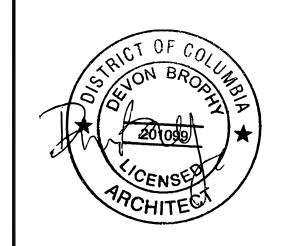
3/ SOUTH ELEVATION - EXISTING

2/ EAST ELEVATION - EXISTING
SCALE: 1/4" = 1'-0"

REVISIONS

DATE DESCRIPTION

DATE ISSUED: 11/17/24



ARCHITECT STAMP

## SHANDELL RESIDENCE

ADDITION, ALTERATION AND REPAIR PERMIT 1010 SIGSBEE PL NE WASHINGTON, DC 20017

DB ARCHITECTURE PLLC DEVONBROPHY@GMAIL.COM 908-566-2060

SHEET TITLE

EXISTING ELEVATIONS

SHEET NUMBER

**A-002**SHT. 3 OF 4

