

KONOPKA RESIDENCE

1378 C. St. NE Washington, DC 20002

GREEN BUILDING REQUIREMENTS

1. SEE DOOR AND WINDOW NOTES ON SHEET A002 FOR REQUIREMENTS OF WINDOW, DOOR AND SKYLIGHT U AND SHGC VALUES AND AIR INFILTRATION RATES.
2. INSULATION LEVELS
 - FLOOR SHALL BE INSULATED TO MIN R25 + R5 CONTINUOUS OR 0.033 U FACTOR EQUIVALENT.
 - ROOF/CEILING SHALL BE INSULATED TO R49 OR 0.026 U FACTOR EQUIVALENT.
 - WALLS SHALL BE INSULATED TO R19 + R5 CONTINUOUS ON THE EXTERIOR, OR R13 IN CAVITY + R10 CONTINUOUS ON THE EXTERIOR OR R15 CONTINUOUS OR 0.045 U FACTOR EQUIVALENT.
 - MASS WALLS SHALL BE INSULATED R15 CONTINUOUS ON THE EXTERIOR, OR R20 CONTINUOUS ON THE INTERIOR OR 0.06 U FACTOR EQUIVALENT.
 - ROOF OR ATTIC HATCH TO BE INSULATED TO EQUAL ADJACENT ASSEMBLY.
 - BASEMENT WALL SHALL BE INSULATED TO R19 + R5 CONTINUOUS ON THE EXTERIOR, OR R13 IN CAVITY + R10 CONTINUOUS ON THE EXTERIOR OR R15 CONTINUOUS OR 0.045 U FACTOR EQUIVALENT.
 - CRAWL SPACE WALL SHALL BE INSULATED R15 CONTINUOUS OR 0.045 U FACTOR EQUIVALENT.
3. SEE SHEET A004 FOR THE CODE REQUIREMENTS OF THE AIR BARRIER. - IF APPLICABLE TO SCOPE OF PROJECT.
4. SEE SHEET MPE001 AND MPE002 FOR ADDITIONAL GREEN BUILDING REQUIREMENTS. SEE SHEET MPE002 NOTES FOR ANTI-SCALD REQUIREMENTS AT SHOWERS/TUBS.

INSTRUCTIONS FOR BIDDING

1. CONTRACTOR BID TO INCLUDE ALL BUILDER MATERIALS AND LABOR. CONTRACTOR BID TO EXCLUDE FIXTURES AND FINISHES LISTED BELOW, HOWEVER INCLUDE THE LABOR FOR INSTALLATION.
 1. PLUMBING FIXTURES
 2. DECORATIVE LIGHT FIXTURES
 3. CABINETS AND VANITIES
 4. TILE
 5. WALL MIRRORS AND MEDICINE CABINETS
 6. BATHROOM ACCESSORIES
 7. CABINET HARDWARE
 8. BUILT-INS
 9. APPLIANCES
2. CONTRACTOR BID SHALL INCLUDE THE FOLLOWING ALLOWANCES FOR MATERIAL ONLY. LABOR/INSTALLATION SHALL BE INCLUDED IN CONTRACTOR BASE BID UNO. QUOTES MUST BE REVIEWED AND APPROVED BY OWNER/ARCHITECT PRIOR TO ORDER. RECEIPTS FOR PURCHASE SHALL BE PROVIDED TO THE OWNER.
 - WINDOWS, SKYLIGHTS AND EXTERIOR DOORS: \$27,600
 - INTERIOR DOORS: \$3,500
 - INTERIOR DOOR HARDWARE: \$1,625
 - COUNTERTOPS AND MISC. STONE SURFACES (MATERIAL AND INSTALL): \$8,500
 - FRONT DOOR HARDWARE: \$300
 - KITCHEN CABINET INSTALLATION: \$4,000
 - FRAMELESS GLASS SHOWER ENCLOSURE: \$4,500
 - GARBAGE DISPOSAL: \$300
 - PLUGMOLD: \$200
3. ALL MATERIALS NOT LISTED UNDER NOTE #1 BUT REQUIRED FOR THE EXECUTION OF THE SCOPE SHOWN ON THESE DRAWINGS WILL BE ASSUMED TO BE INCLUDED IN THE CONTRACTOR BASE PRICE/CONTRACT UNLESS REVIEWED AND ACCEPTED/ACKNOWLEDGED AS SUCH IN WRITING BY THE OWNER.

PROJECT DATA

ADDRESS: 1378 C. St. NE. WASHINGTON, DC 20002

SQUARE, LOT: 1032 0041
EX. LOT AREA: 765 SF
EX. HOUSE AREA: 782 SF
PROPOSED HOUSE AREA: 992 SF

ZONE: RF-1
EXISTING TWO-STORY ROWHOUSE

EXISTING LOT COVERAGE: 391 / 765 = 51.1%
PROPOSED LOT COVERAGE: 419 / 765 = 54.7%

EXISTING REAR YARD: 22.5'
PROPOSED REAR YARD: NO CHANGE

EXISTING SIDE YARD: N/A

EXISTING STORIES: 2
PROPOSED STORIES: NO CHANGE

EXISTING HEIGHT: +/- 25'
PROPOSED HEIGHT: NO CHANGE

PROJECT DESCRIPTION:
CONSTRUCT TWO BAY ADDITIONS AND PARTIALLY RENOVATE THE EXISTING HOUSE, INCLUDING ADD ONE FULL BATH. REPLACE THE FRONT STOOP.

APPLICABLE CODES

2015 ICC International Residential Code (IRC)
2014 National Electrical Code
2015 ICC International Fire Prevention Code
2015 ICC International Fuel Gas Code
2015 ICC International Mechanical Code

2015 ICC International Plumbing Code
2015 ICC International Energy Conservation Code
All of the above as amended by The District of Columbia
DCMR 12 DC Construction Codes of 2017

DESIGN TEAM & OWNER

ARCHITECT Brittingham Architecture PLLC 740 7th St. SE Washington, DC 20003 Lacy Brittingham 202.422.7372 lacy@brittinghamarchitecture.com	STRUCTURAL ENGINEER APAC Engineering Inc. 2110 Seminary Rd. Silver Spring, MD 20910 Robert Wixson 301.565.0543 apacengineering@aol.com	OWNER Property Owner 1378 C. St. NE Washington, DC 20002 Eric Konopka eric.j.konopka@gmail.com
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GENERAL NOTES

1. CONTRATOR IS RESPONSIBLE FOR ENSURING THAT DUST AND FLYING DEBRIS FROM THE WORK DOES NOT DOES NOT CAUSE A NUISANCE OR HAZARD TO NEIGHBORING PROPERTIES.
2. NOISE: ALL WORK SHALL BE PERFORMED MONDAY THROUGH SATURDAY, BETWEEN 7AM AND 7PM IN ACCORDANCE WITH DC CONSTRUCTION REGULATIONS. DURING THESE HOURS MAXIMUM 60 DECIBEL NOISE IS ALLOWED.
3. CONTRACTOR SHALL NOT SCALE DWGS.
4. ALL DIMENSIONS SHOWN ARE FROM FINISH FACE TO FINISH FACE U.N.O. OR SHOWN.
5. CONTRACTOR SHALL MAINTAIN A COMPLETE AND CURRENT SET OF WORKING DRAWINGS, CONSTRUCTION SKETCHES, AND SUB-CONTRACTOR SHOP DWGS. AT THE JOB SITE AT ALL TIMES.
6. MINOR DETAILS NOT USUALLY SHOWN OR SPECIFIED, YET NECESSARY FOR PROPER CONSTRUCTION OF ANY PART OF THE WORK, SHALL BE INCLUDED IN THE WORK AND THE AGREED COST OF THE WORK AS IF THEY WERE INCLUDED IN THE DRAWINGS.
7. THE CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS OR RUBBISH CAUSED BY HIS OPERATIONS AND PROVIDE SUITABLE WASTE CONTAINERS AT THE WORK SITE. ALL REFUSE SHALL BE IMMEDIATELY PLACED IN THESE CONTAINERS AND PROPERLY REMOVED IN ACCORDANCE WITH THE BUILDING REQUIREMENTS AND APPLICABLE LAWS AND REGULATIONS.
8. THE CONTRACTOR SHALL SECURE ALL BUILDING MATERIALS AND FIXTURES DURING THE CONSTRUCTION PERIOD.
9. ALL PRECAUTIONS SHALL BE TAKEN TO MAINTAIN FIRE SAFETY AND SECURITY FROM UNAUTHORIZED PERSONS ENTERING THE BUILDING.
10. THE STRUCTUAL INTEGRITY OF THE BUILDING IS TO BE MAINTAINED AT ALL TIMES.
11. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE WASHINGTON DC BUILDING DEPARTMENT REQUIREMENTS AND ALL OTHER APPLICABLE LAWS AND LEGAL REQUIREMENTS.
12. THE CONTRACTOR IS TO FURNISH ALL LABOR, MATERIALS, AND EQUIPMENT REQUIRED TO COMPLETE THE WORK AS DESIGNATED BY DRAWINGS AND SPECIFICATIONS AND TO TURN OVER A COMPLETED PROJECT TO THE OWNER.
13. CONTRACTOR SHALL OBTAIN ALL PERMITS AND APPROVALS AS REQUIRED BY STATE AND LOCAL LAWS PRIOR TO THE START OF WORK.

14. CONTRACTOR SHALL COORDINATE ALL WORK OF SUB-CONTRACTORS AND TRADES INVOLVED WITH THE JOB TO ENSURE SMOOTH AND CONTINUOUS ACCOMPLISHMENT OF THE WORK.
15. CONTRACTOR IS TO PROVIDE OWNER WITH ALL WARRANTIES AND THE MANUALS FOR THE MAINTENANCE OF INSTALLED EQUIPMENT.
16. CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP IN THE CONSTRUCTION FOR A PERIOD OF 1 YEAR FOLLOWING ITS SUBSTANTIAL COMPLETION AND SHALL REMEDY ANY DEFECTS IN SUCH WORK WHICH OCCURS DURING THAT PERIOD AT NO COST TO THE OWNER.
17. ALL WORK SHALL BE INSPECTED AND MUST BE APPROVED BY THE OWNER AND ARCHITECT BEFORE PAYMENT WILL BE AUTHORIZED.

CONSTRUCTION NOTES

1. CONTRACTOR SHALL SOUND INSULATE ACCORDING TO THE FOLLOWING:
 - ROXUL BATT INSULATION AT ALL WALLS AND CEILINGS ENCLOSING BATHROOMS, AIR HANDLING EQUIPMENT AND WASHER/DRYER
2. ALL CLOSET DOORS SHALL BE CENTERED ON CLOSET UNO
ALL PASSAGE DOORS SHALL BE CENTERED ON HALLWAY UNO
ALL PASSAGE DOORS IN THE CORNER OF A ROOM SHALL BE MIN 6" FROM CORNER OR A PERPENDICULAR WALL UNO
3. ALL FINISH FLOORING IN A ROOM SHALL CONTINUE INTO A CLOSET WITHIN THAT ROOM UNO.
4. PROVIDE AND INSTALL BASE AND TRIM AS FOLLOWS:
 - PTD BASE TO MATCH EXISTING IN HOUSE
 - PTD TRIM AT WINDOWS AND DOOR CASINGS TO MATCH EXISTING IN HOUSE
5. INTERIOR DOORS SHALL HAVE THE SAME NUMBER OF PANELS AS ARE EXISTING IN HOUSE UNO
6. SEE MECHANICAL, PLUMBING AND ELECTRICAL SHEETS FOR ADDITIONAL MECHANICAL, PLUMBING AND ELECTRICAL NOTES.

DRAWING INDEX

#	SHEET NAME
000	INDEX, PROJECT DATA, GENERAL, NOTES, & ARCHITECTURAL SITE PLAN
001	EROSION + SEDIMENT CONTROL PLAN
002	EROSION + SEDIMENT CONTROL DETAILS
D01	DEMO PLANS + WORK AREA CALCULATION
D02	DEMO ELEVATIONS + SECTION
A01	PROPOSED PLANS + SCHEDULES
A02	PROPOSED PLANS + SCHEDULES
A03	EXTERIOR ELEVATIONS
A04	BUILDING + WALL SECTIONS + DETAILS
A05	INTERIOR ELEVATIONS
A06	INTERIOR ELEVATIONS
S001	STRUCTURAL PLANS
S002	STRUCTURAL PLANS
S100	WIND BRACING PLANS
S200	STRUCTURAL NOTES + DETAILS
M001	MECHANICAL PLANS, NOTES + DIAGRAMS
P001	PLUMBING PLANS, NOTES + DIAGRAMS
E001	ELECTRICAL PLANS, NOTES + DIAGRAMS

LAWLOR ARCHITECTS

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

Issued For:
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Date: SEP 3, 2025
Scale: As indicated
Drawn By: SS



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OWNER:

Eric Konopka

1378 C St. NE Washington,
DC 20002

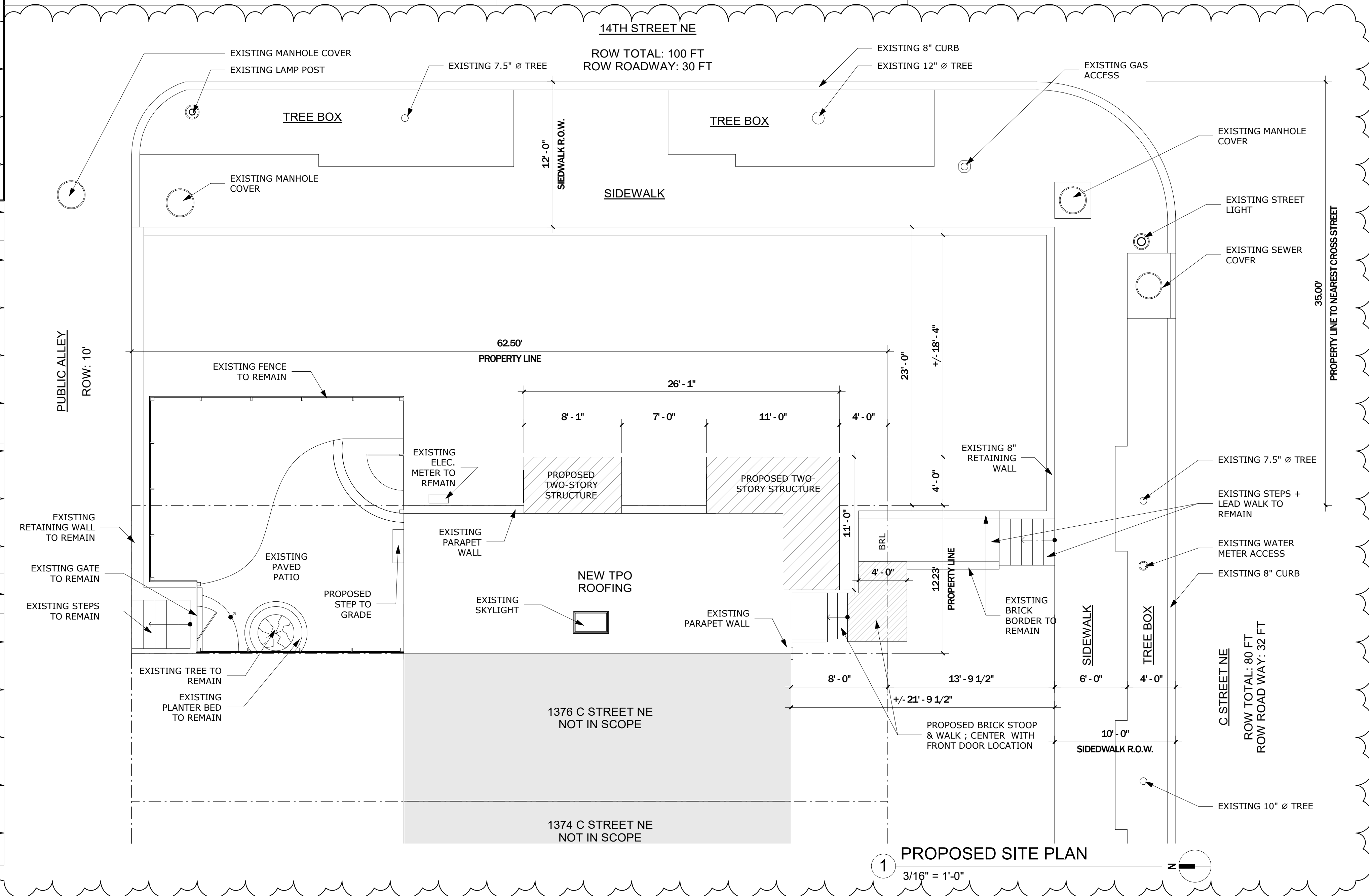
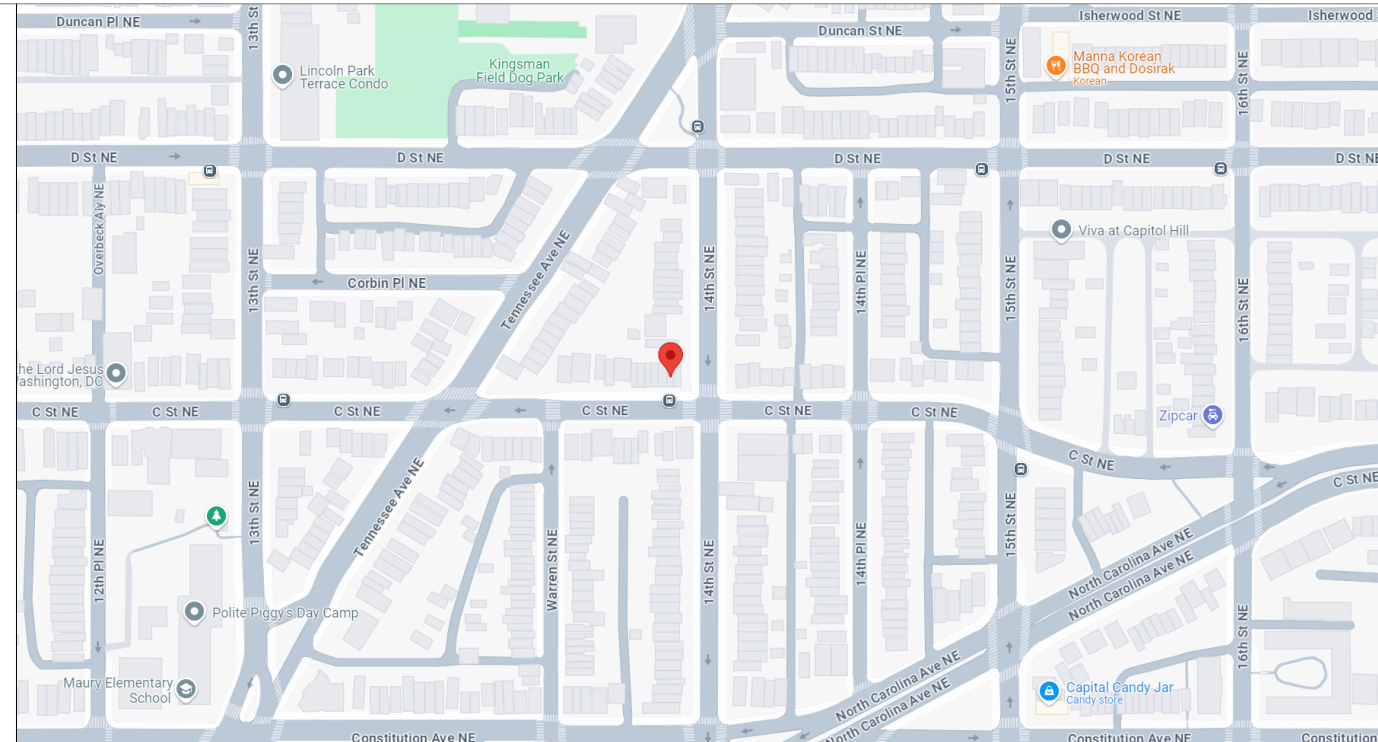
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ISSUES / REVISIONS

22 MAR. 2025	PERMIT SET
1 SEP 3, 2025	REV. 1

VICINITY MAP



PROPOSED SITE PLAN

3/16" = 1'-0"

KONOPKA RESIDENCE

1378 C St. NE Washington, DC 20002

INDEX, PROJECT
DATA, GENERAL,
NOTES, &
ARCHITECTURAL
SITE PLAN

000
District of Columbia
CASE NO. 21401
EXHIBIT NO. 5

WORK AREA CALCUATIONS

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

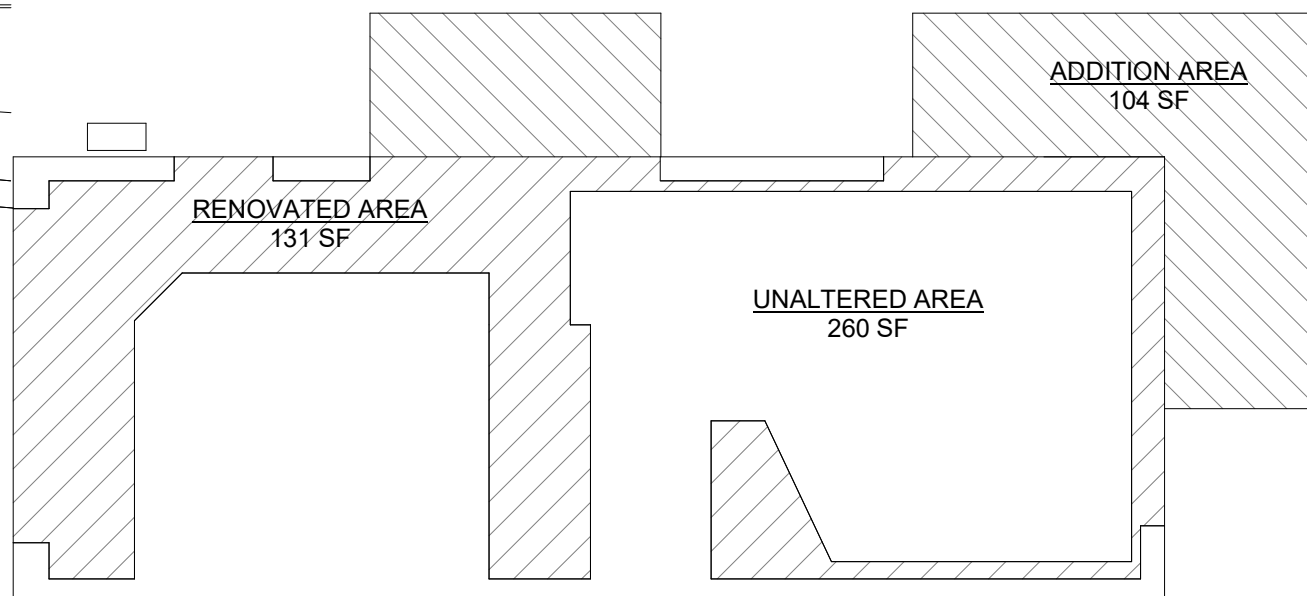
RENOVATED AREA: 274 SF / 782 SF = 35%
ADDITION: 208 SF / 782 SF = 26.5%

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

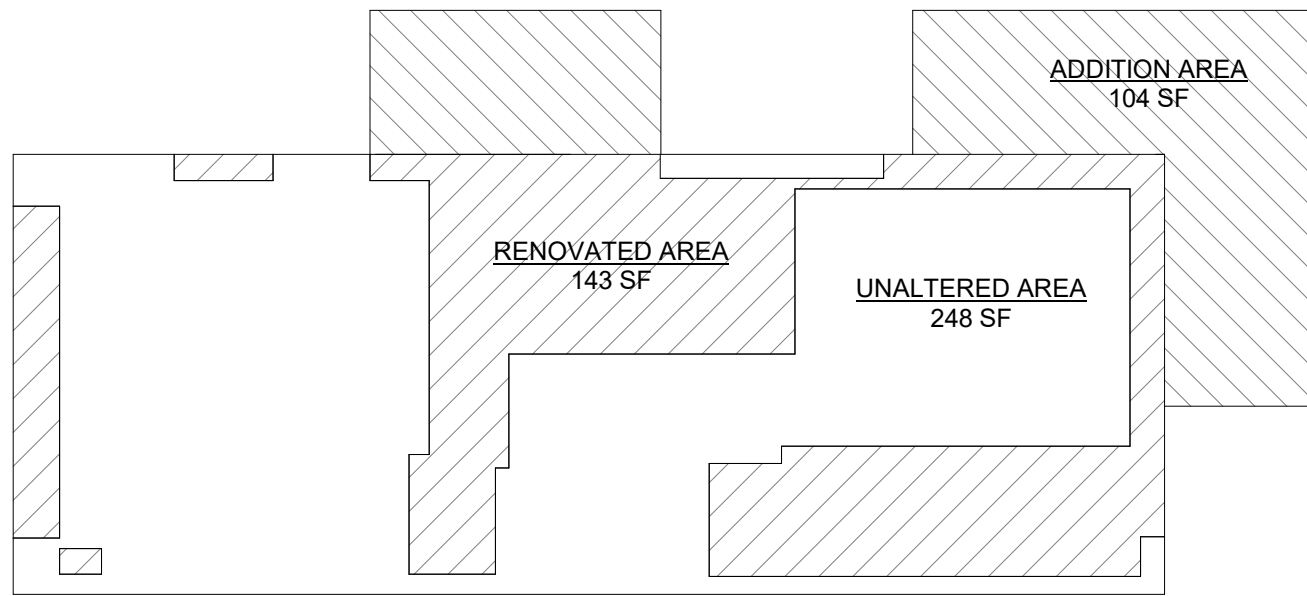
THE ADDITION IS LESS THAN 50% OF THE EXISTING BUILDING AREA

LEGEND

- RENOVATED AREA
- UNALTERED AREA
- ADDITION AREA



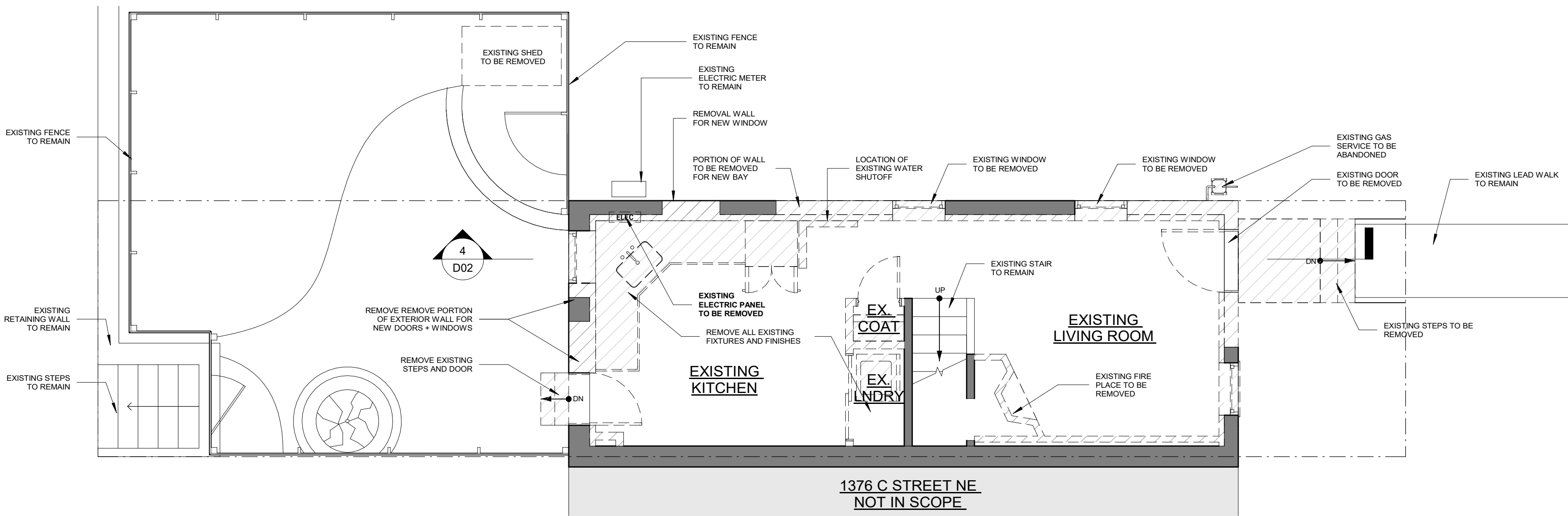
GROUND FLOOR



SECOND FLOOR

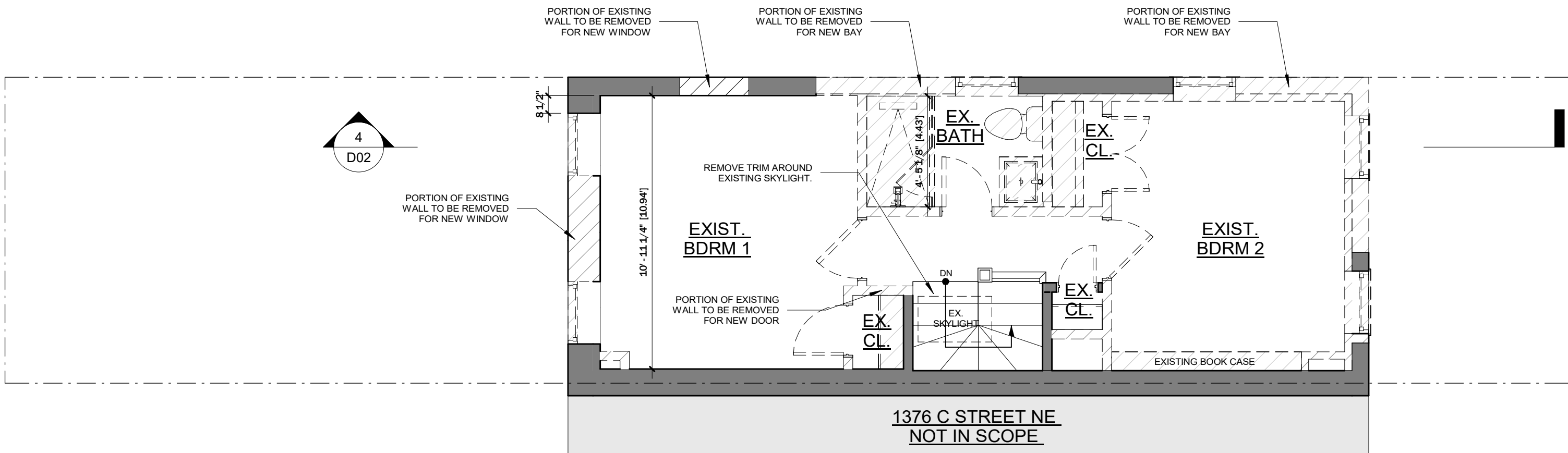
LEGEND:

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



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"

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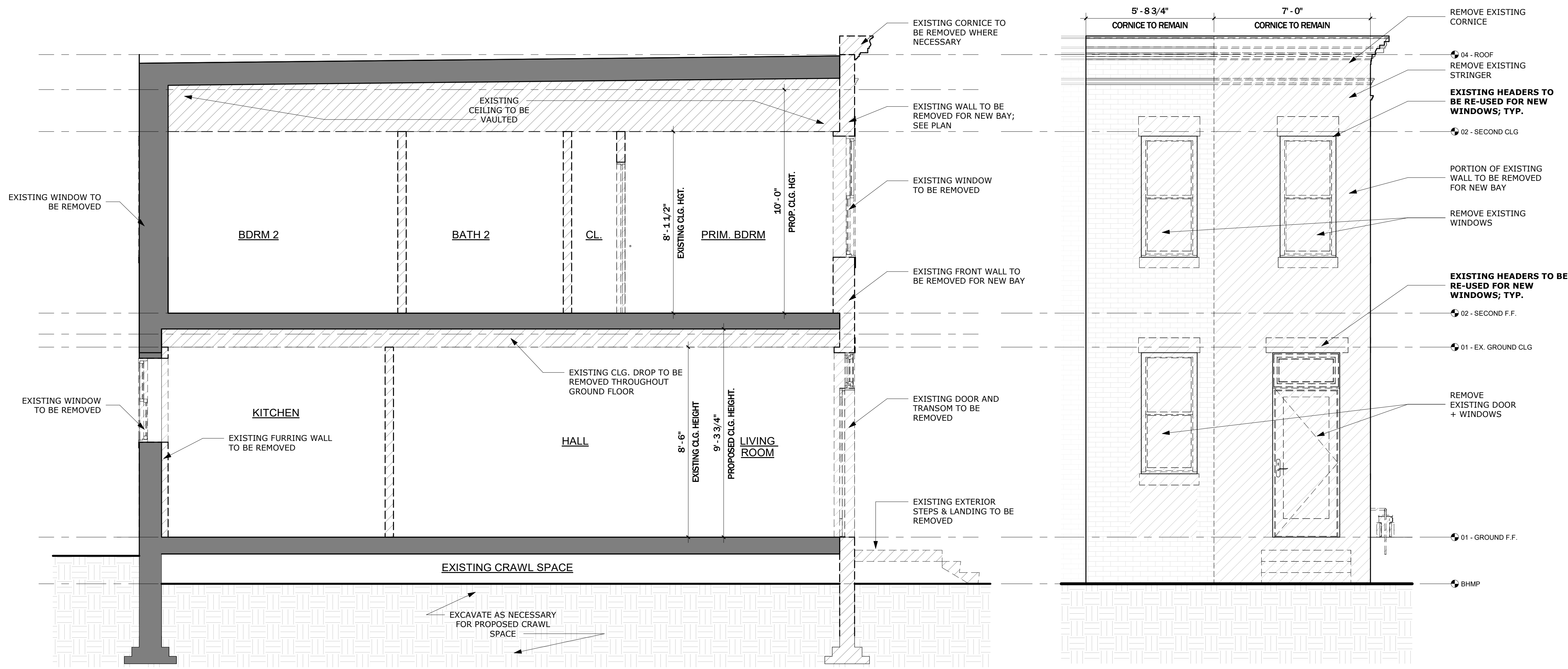
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DEMO PLANS +
WORK AREA
CALCULATION

D01



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

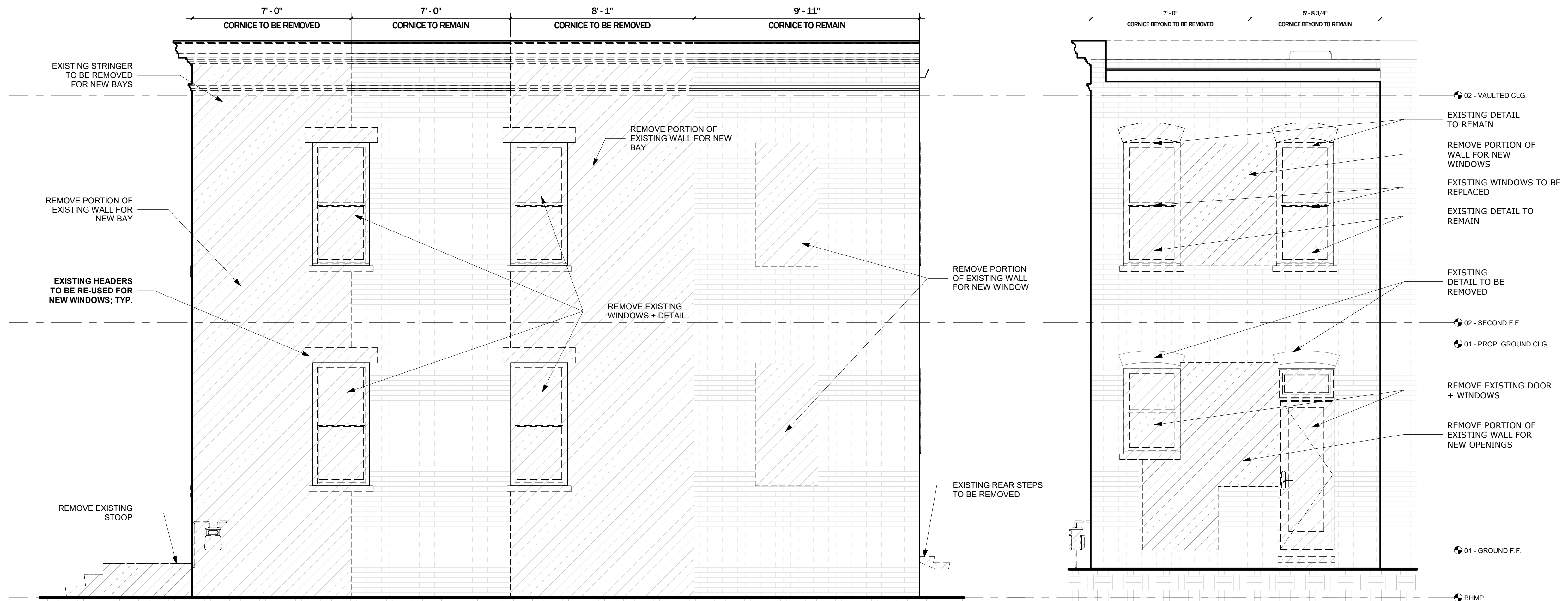
1 FRONT ELEVATION - REMOVAL
3/8" = 1'-0"

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



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

2 REAR ELEVATION - REMOVAL
3/8" = 1'-0"

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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	

DOOR NOTES:

- NUMBER OF PANELS FOR INTERIOR DOORS SHALL BE VERIFIED WITH OWNER BEFORE PLACEMENT OF DOOR ORDER.
- HARDWARE TO BE SELECTED WITH OWNER AND VERIFIED BEFORE PLACEMENT OF DOOR ORDERS.
- PROVIDE PRIVACY LOCKS AT BATHROOMS AND BEDROOMS UNO.
- SLIDING GLASS DOORS SHALL HAVE AN AIR INFILTRATION RATE OF NO MORE THAN 0.3 CFM PER SQUIRE FOOT (1.5 L/s/m2), AND SWINGING DOORS NO MORE THAN 0.5 CFM PER SQUIRE FOOT (2.6 L/s/m2), WHEN TESTED ACCORDING TO NFRC 400 or AAMA/WDMA/CSA 1011/S.2/A440 BY AND ACCREDITED, INDEPENDENT LABORATORY AND LISTED AND LABELED BY THE MANUFACTURER.
- 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	25"	65"	Clad	Painted	Yes	8	Yes	
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:

- CONTRACTOR TO VERIFY IN FIELD ALL OPENINGS PRIOR TO PLACING WINDOW ORDERS.
- INSTALL WINDOWS ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
- EMERGENCY ESCAPE AND RESCUE WINDOWS TO COMPLY WITH IRC 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, GRATES 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 RELEASABLE 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 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/m2) WHEN TESTED ACCORDING TO NFRC 400 OR AAMA/WDMA/CSA 1011/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

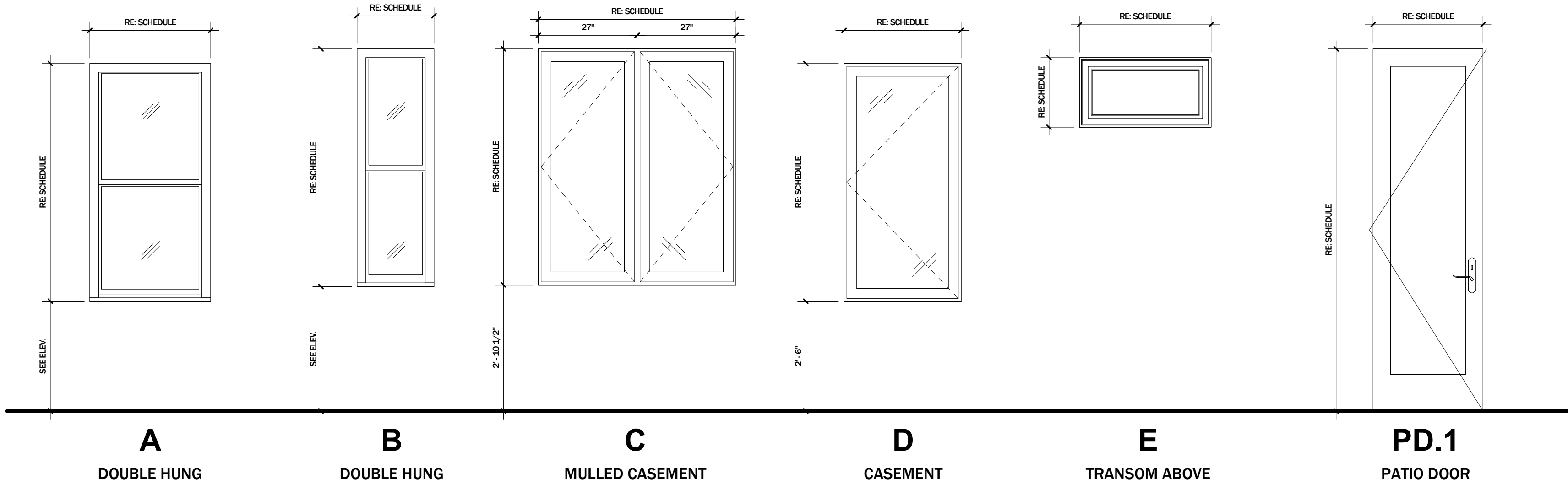
SKYLIGHT NOTES:

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 SQUIRE FOOT (1.5 L/s/m2) WHEN TESTED ACCORDING TO NFRC 400 OR AAMA/WDMA/CSA 1011/S.2/A440 BY AN ACCREDITED, INDEPENDENT LABORATORY AND LISTED AND LABELED BY THE MANUFACTURER.

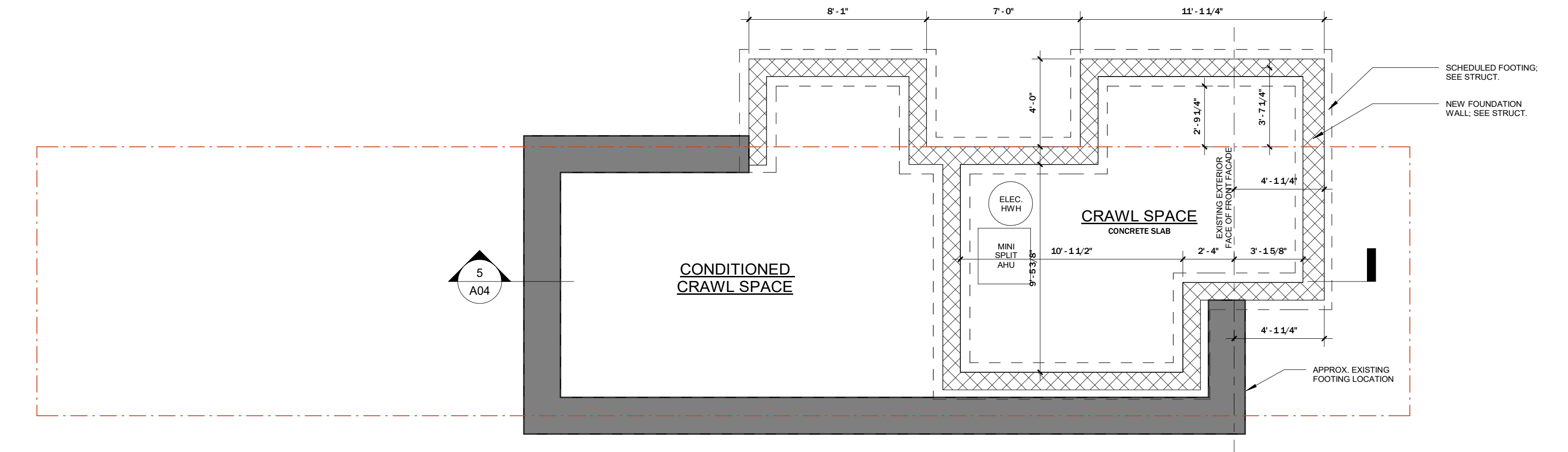
LEGEND:

	AREA EXCLUDED FROM SCOPE		WINDOW TAG
	EXISTING WALL TO REMAIN		DOOR TAG
	NEW WALL		
	PROPERTY LINE		

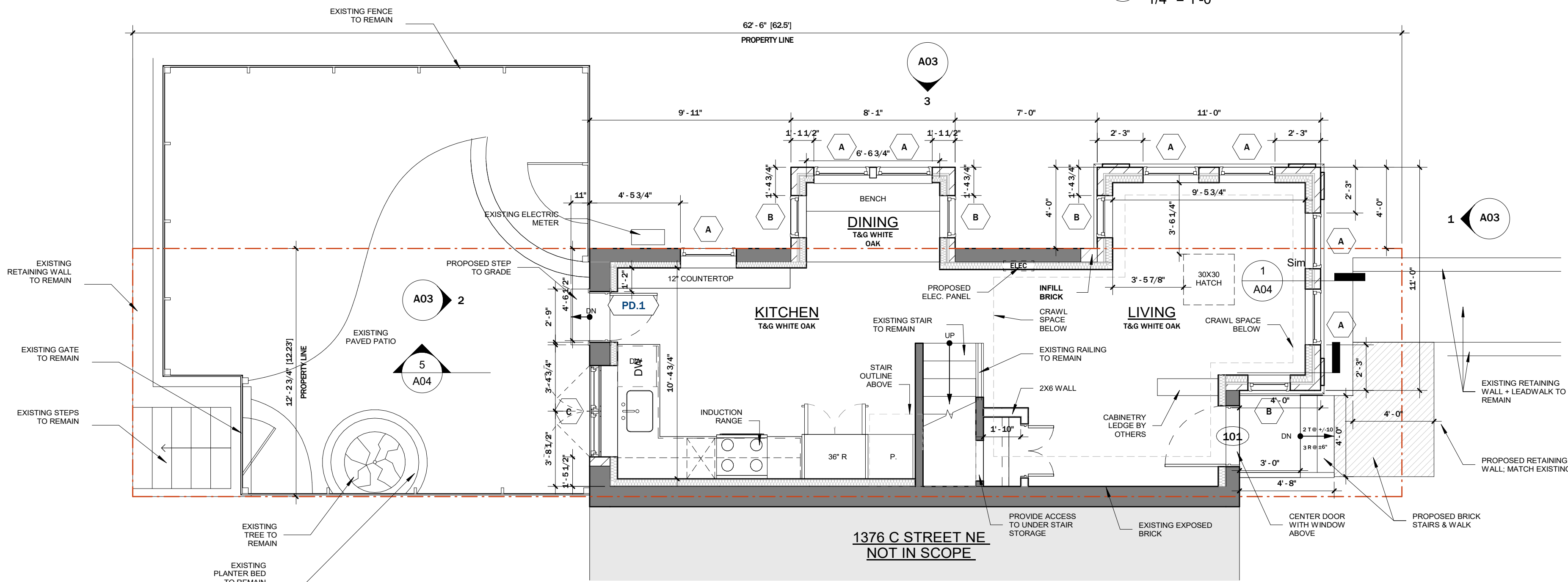


WINDOW LEGEND

1/2" = 1'-0"



3 00 - CRAWL SPACE
1/4" = 1'-0"



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

LAWLOR ARCHITECTS

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P. 202.543.4446

Issued For:
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ISSUES / REVISIONS

22 MAR. 2025 PERMIT SET

KONOPKA RESIDENCE

1378 C St. NE Washington, DC 20002

PROPOSED PLANS
+ SCHEDULES

A01

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	

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/m²), AND SWING DOORS NO MORE THAN 0.5 CFM PER SQUARE FOOT (2.6 L/s/m²), WHEN TESTED ACCORDING TO NFRC 400 or AAMA/WDMA/CSA 1011/1 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.





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	25"	65"	Clad	Painted	Yes	8	Yes	
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

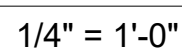
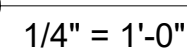
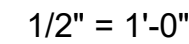
1. CONTRACTOR TO VERIFY IN FIELD ALL OPENINGS PRIOR TO PLACING WINDOW ORDERS
2. INSTALL WINDOWS ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
3. EMERGENCY ESCAPE AND RESCUE WINDOWS TO COMPLY WITH IRC SECTION 1029:
 - MIN 20" NET CLEAR WIDTH
 - MIN 24" NET CLEAR HEIGHT
 - MIN 5.7 SF NET CLEAR OPENING
 - MAXIMUM HEIGHT OF CLEAR OPENING ABOVE FLOOR IS 44"

THE OPENING SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS OR TOOLS. BARS, GRILLS, GRATES 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 RELEASABLE 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.

5. WINDOWS SHALL HAVE AN AIR INFILTRATION RATE OF NO MORE THAN 0.3 CFM PER SQUARE FOOT (1.5 L/s/m²) 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.

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

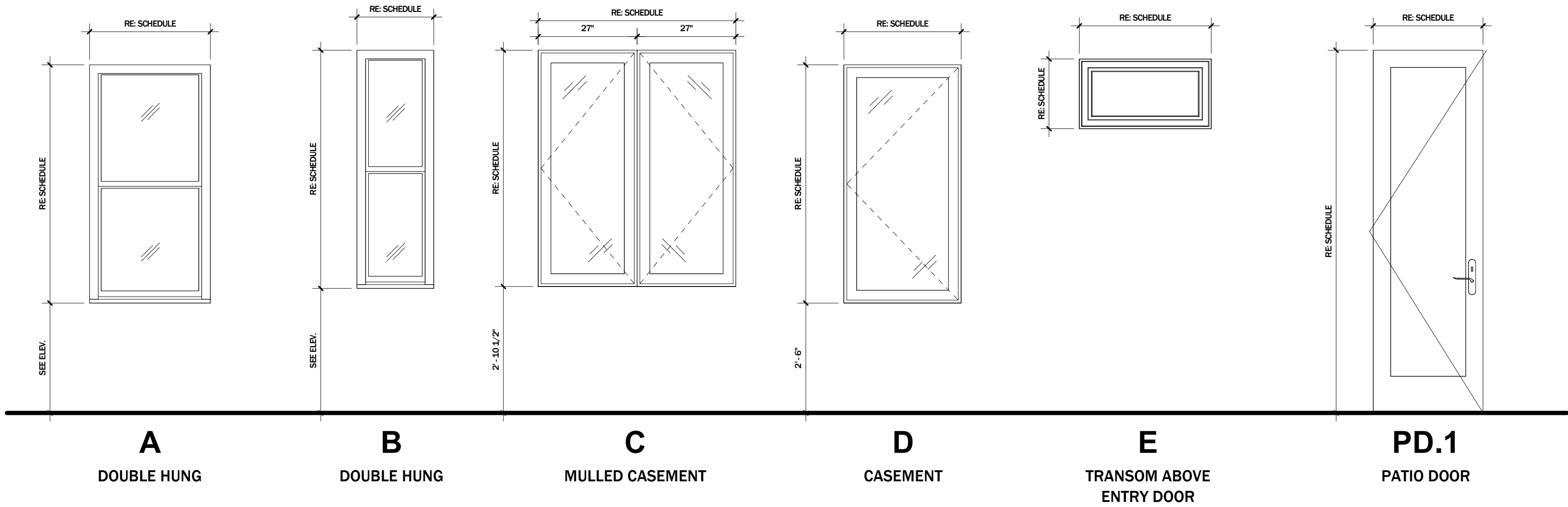
	AREA EXCLUDED FROM SCOPE		WINDOW TAG
	EXISTING WALL TO REMAIN		DOOR TAG
	NEW WALL		
	PROPERTY LINE		



A02

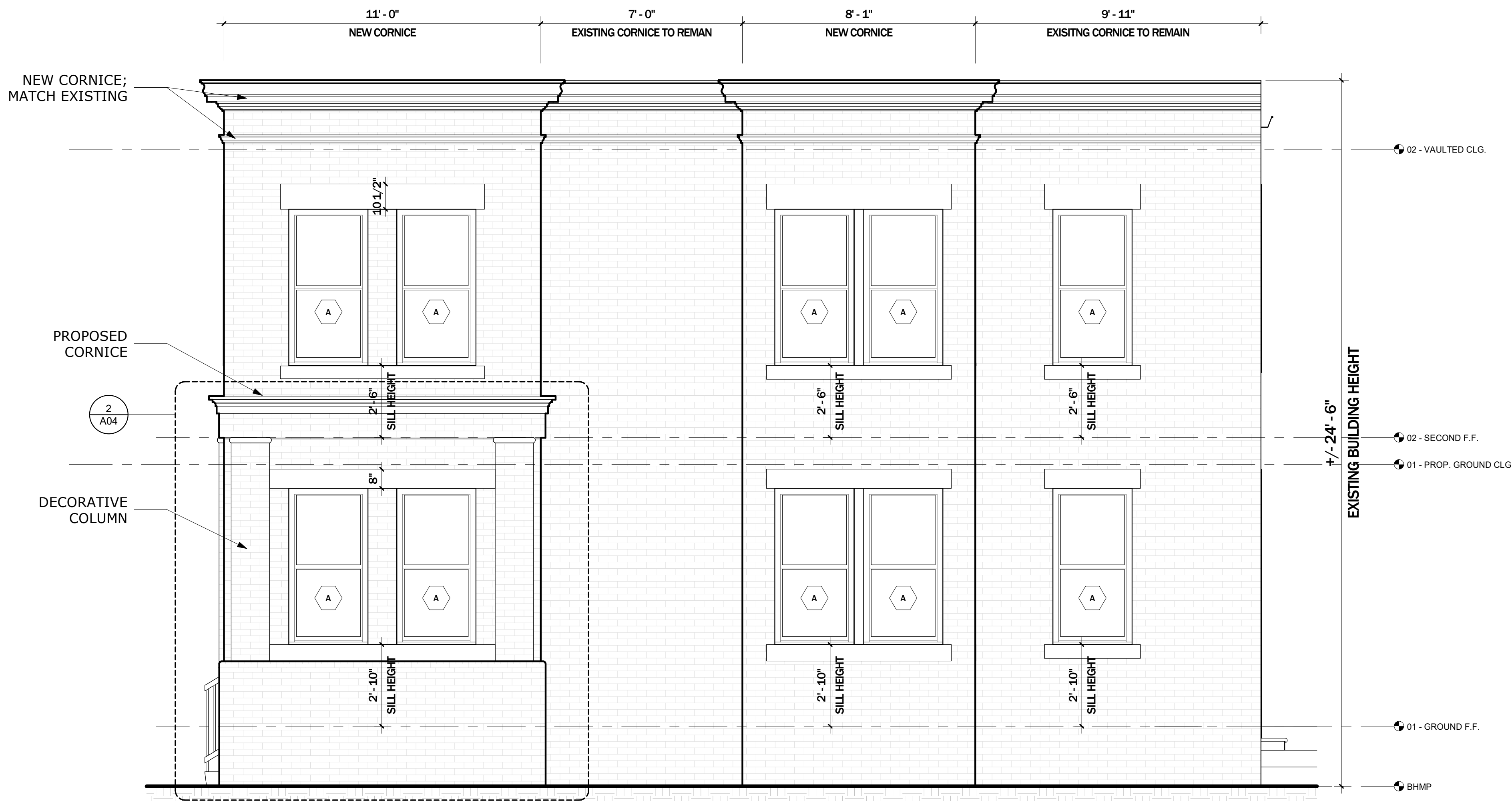
WINDOW SCHEDULE

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	25"	65"	Clad	Painted	Yes	8	Yes	
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

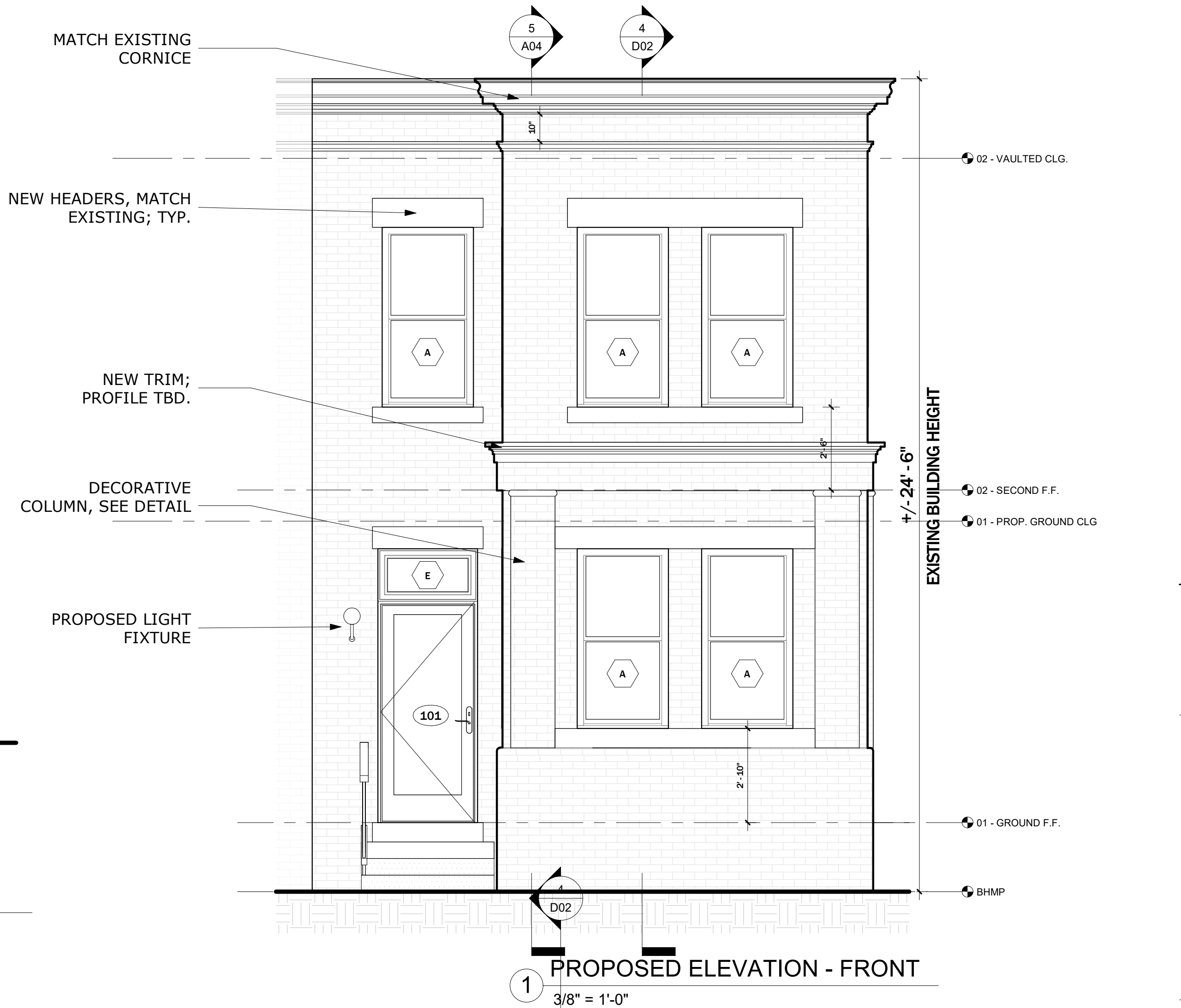


WINDOW LEGEND

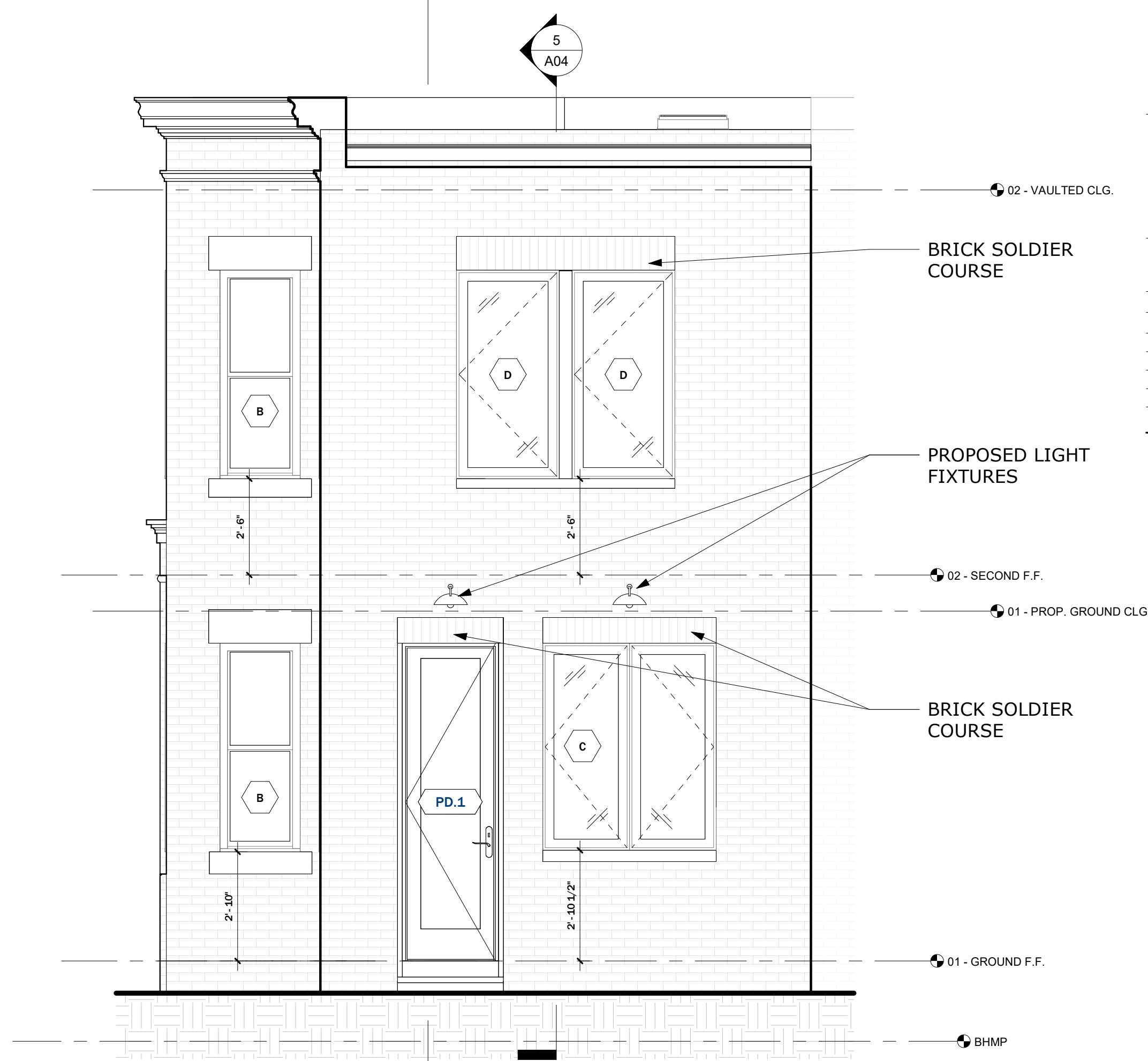
1/2" = 1'-0"



3 PROPOSED ELEVATION - SIDE
3/8" = 1'-0"



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



2 PROPOSED ELEVATION - REAR
3/8" = 1'-0"

LAWLOR ARCHITECTS

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

Issued For:
PERMIT REV. 1

Date: SEPT. 30, 2025
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, OR DIRECTLY SUPERVISED THE DEVELOPMENT OF THE ARCHITECTURAL DESIGNS INCLUDED IN THIS APPLICATION.

OWNER:

Eric Konopka

1378 C St. NE Washington,
DC 20002

PERMIT REV. 1

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ISSUES / REVISIONS	
22 MAR. 2025	PERMIT SET

KONOPKA RESIDENCE

1378 C St. NE Washington, DC 20002

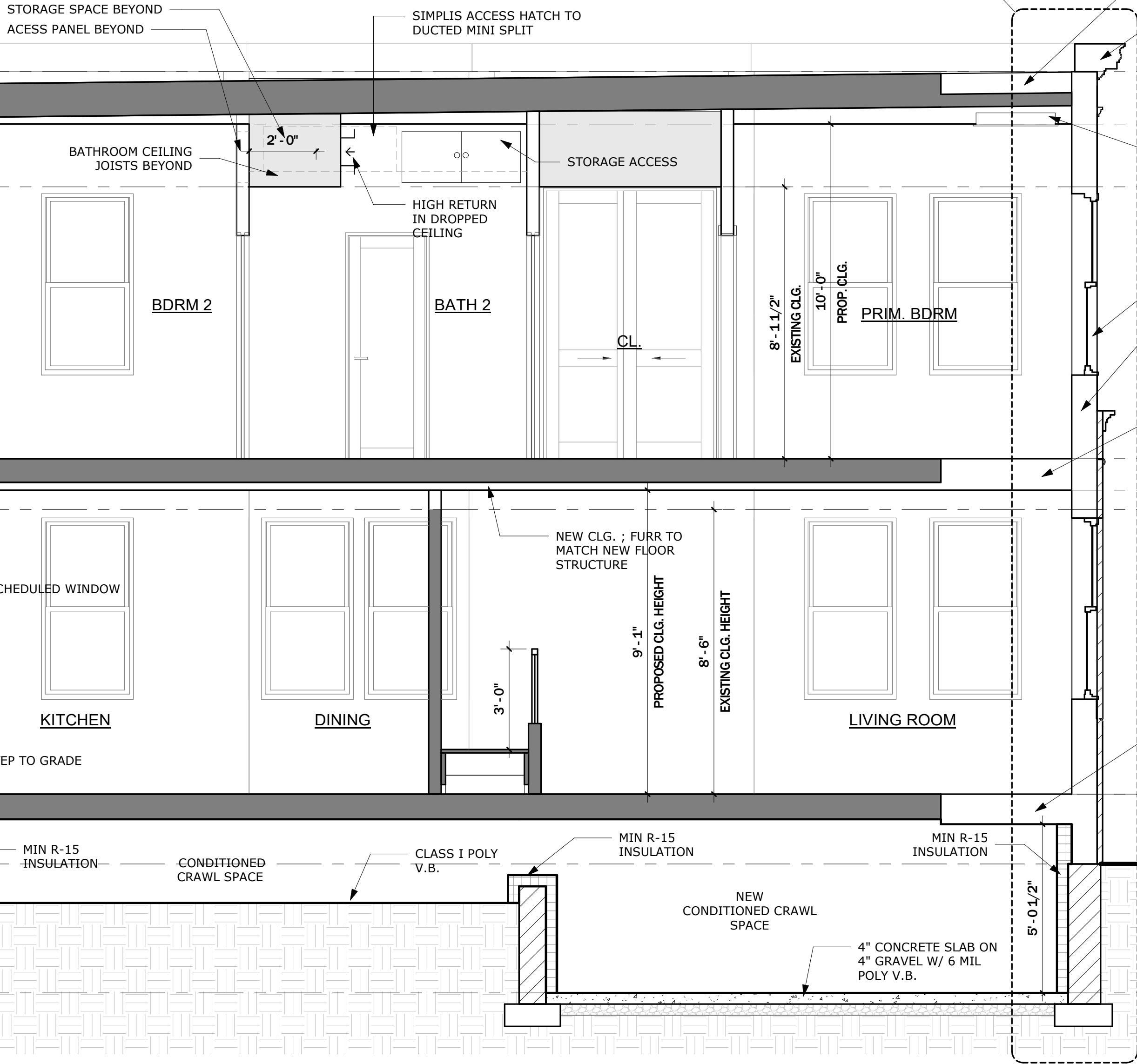
EXTERIOR ELEVATIONS

A03

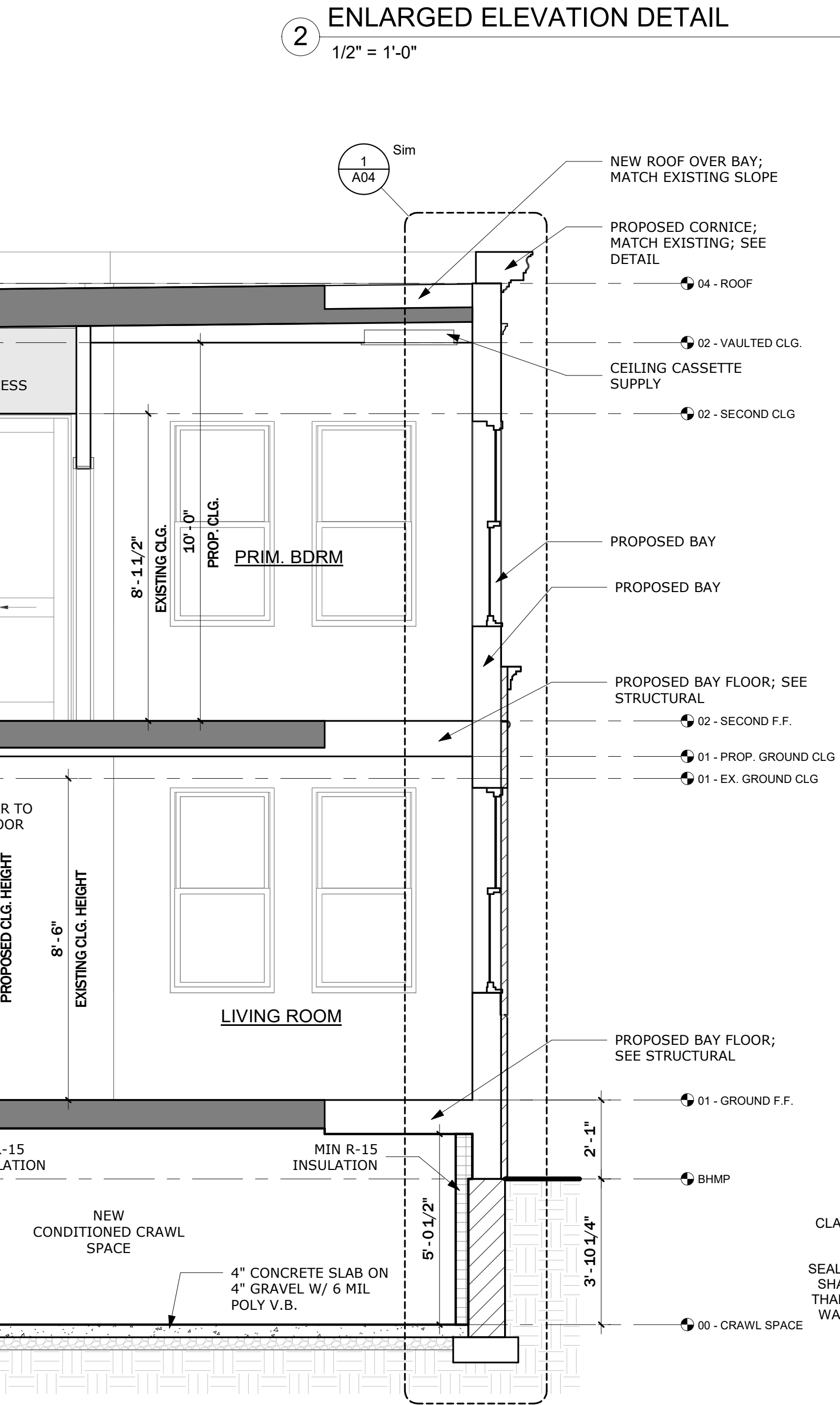
FENESTRATION U-FACTOR	0.30 U-Factor
SKYLIGHT U-FACTOR	0.55 U-Factor
GLAZED	
FENESTRATION SHGC	0.40 Solar Heat Gain Coefficient (SHGC)
CEILING	R-49
WOOD FRAME WALL AND RIM JOISTS	R-19 in cavity + R-5 Continuous on the exterior or R-13 in cavity + R-10 Continuous on the exterior or R-15 continuous; equivalent .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

- TABLE R402.4.1.1
AIR BARRIER AND INSULATION INSTALLATION

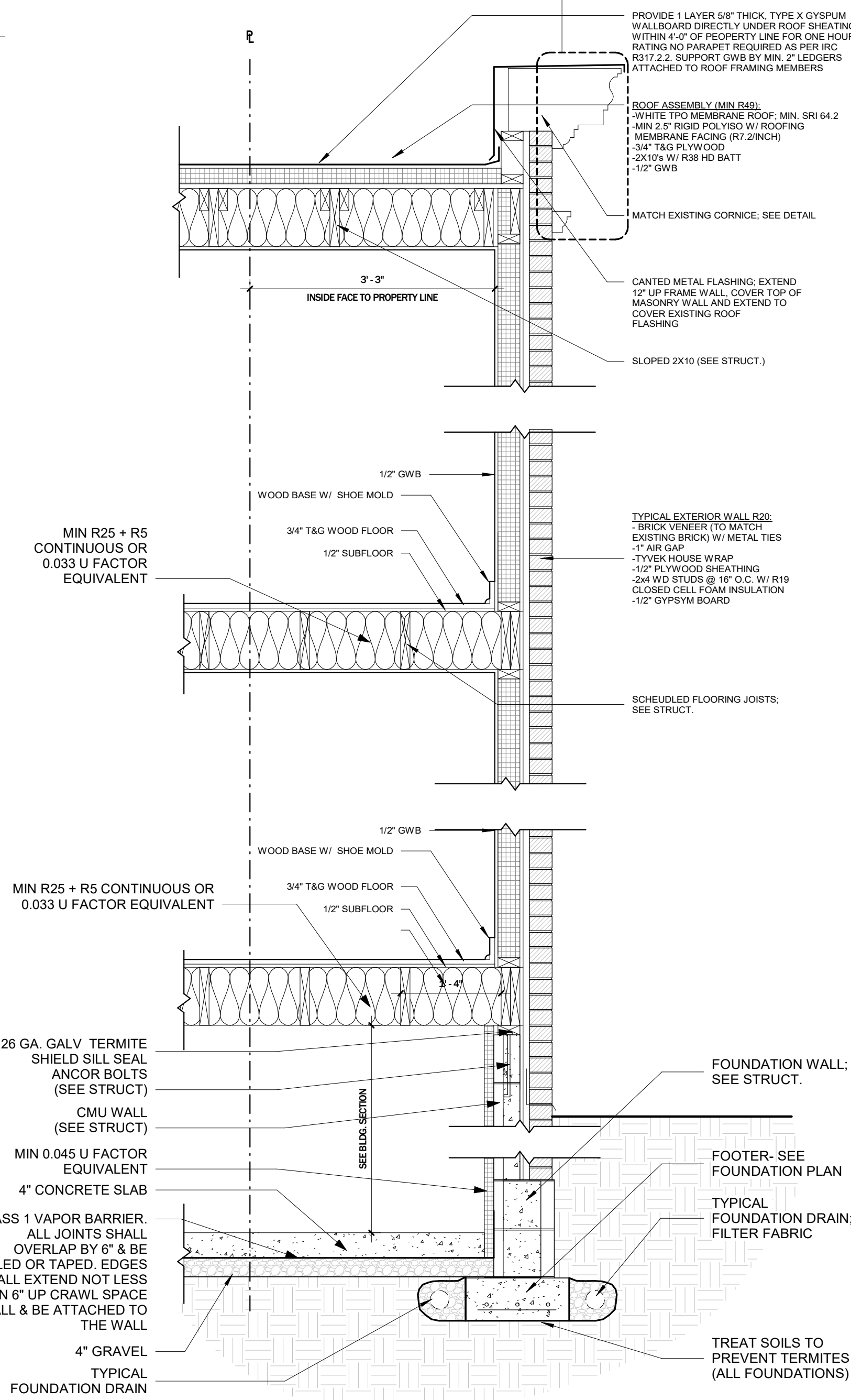
	New construction	Level 3 Alteration affecting 80% or more of the aggregate work of the building (Full Rehabilitation)
Single family detached, two family attached (duplex), townhouses, flats	3 ACH150	3 ACH150
Dwelling units in Multifamily buildings 3 stories and less	30 CFM50/SF enclosure area of each unit or 3 ACH150	30 CFM50/SF enclosure area of each unit or 3 ACH150



5 PROPOSED BUILDING SECTION
3/8" = 1'-0"



1 WALL SECTION THROUGH BAY
3/4" = 1'-0"



A04

A04