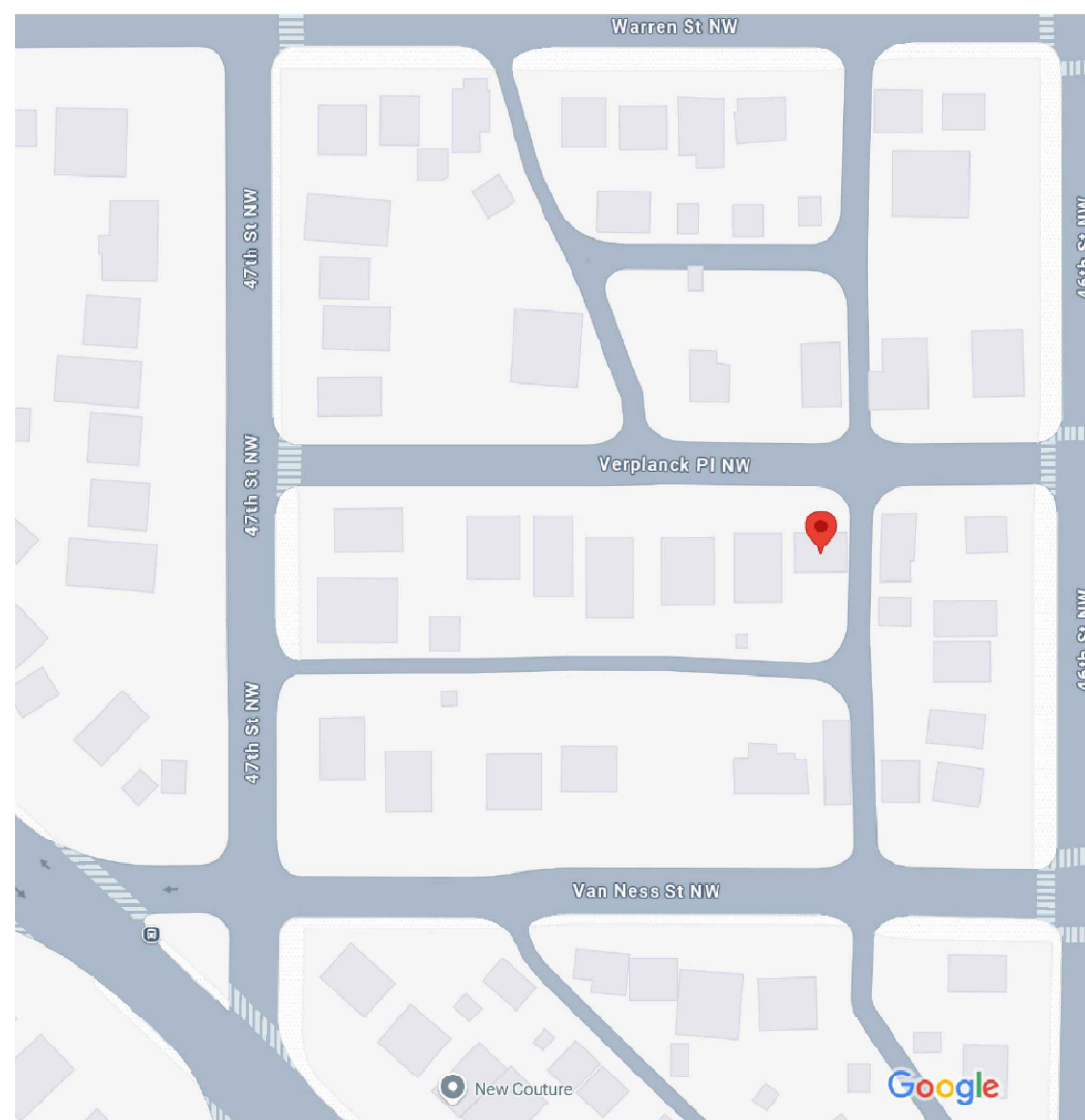


VERPLANCK PLACE RESIDENTIAL RENOVATION AND ADDITION

PERMITTING PLANS AND SPECIFICATIONS

4610 VERPLANCK PLACE, NW, WASHINGTON, DC 20016



Project Location



Site Plan - Exterior



Site Plan - Aerial View

DESCRIPTION OF WORK:

This project is a renovation and building addition for a Single Family Residential (R-3). Scope of work includes renovation and alterations at the 1st and renovation at the 2nd floor level. No scope of work is included in the Basement. Scope of work includes:

- Architectural - Building addition to accommodate an expanded kitchen/dining room, new half-bathroom, new mudroom with an additional egress door at the 1st floor. Reconfiguration of an existing bathroom and renovation to convert a storage room to a Master Bathroom.
- Structural - Structural support to accommodate scope of work alterations.
- Mechanical - Verification and modification to existing HVAC system to accommodate the scope of work; New exhaust fans for 2-bathrooms. Replacement of range hood.
- Electrical - Modification and addition of general lighting and receptacles to accommodate scope of work. No upgrade to electrical capacity.
- Plumbing - Modification and addition of fixture appliances to accommodate new scope of work. No upgrade to plumbing capacity.

Building Code Analysis	
Total SOW Square Footage	1,729-SF
Main Floor Level	1,042-SF
2nd Floor Level	687-SF
Construction Type	V-A/B
Occupancy Group	R3
# of Bedrooms	4
# of Bathrooms	2.5
# of Exits - Required/Current	1
# of Exits - After Scope	2
Occupant Load	26
Occupant Load Factor	200-Gross
Alteration Level	2
# of Stories	3 (including Basement)
	Ceiling Height
Minimum	7'-6"
Actual	>7'-6" (height varies per level)

DESIGN CRITERIA:

Ground Snow Load: 30 PSF
 35 PSF Recommended

Wind Speed:
 Vfm = 75 MPH
 V3s = 90 MPH

Frost Depth:
 24 inches
 30 inches Recommended

Earthquake:

- Maximum considered earthquake ground motion of 1.0 sec spectral response acceleration (5 percent of critical damping)
- Equal to 5.1, Site class B

THE FOLLOWING CODES AND STANDARDS ARE TO BE COMPLIED TO DURING CONSTRUCTION:

- District of Columbia Building Code
 - 2017 DC Building Code - Part 1
 - 2017 DC Building Code - Part 2
 - 2017 DC Building Code - Part 3
- 2017 DC Energy Conservation Code

TITLE INDEX

G001	Cover Sheet
A001	General Specifications
A101	Existing and Demolition Plan - Main Floor
A102	Existing and Demolition Plan - 2nd Floor
A103	New Floor Plan - Main Floor
A104	New Floor Plan - 2nd Floor
A105	Front Side Elevation
A106	Right Side Elevation
A107	Left Side Elevation
A108	Rear Side Elevation
M001	Mechanical Specifications
M101	Mechanical Floor Plan
M601	Mechanical Schedule
E001	Electrical Specifications
E101	Electrical Plans - 1st Floor
E102	Electrical Plans - 2nd Floor
E601	Electrical Schedules
P001	Plumbing Specifications
P601	Plumbing Riser Diagram - Water Supply
P602	Plumbing Riser Diagram - Waste/Vent
P603	Plumbing Schedules

DESIGNER OF RECORD



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VERPLANCK PLACE RESIDENTIAL RENOVATION AND ADDITION

RESIDENTIAL (R3) - SINGLE FAMILY HOME

4610 VERPLANCK PL NW WASHINGTON, DC 20016

COVER PAGE

PROJECT NO: R-00400-25

DRAWN BY: HGD

REVIEWED BY: RH

REV. ISSUE: DATE

PRE-FINAL PERMIT 11.14.2024

FINAL PERMIT 6.20.2025

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SHEET NUMBER

G001

Board of Zoning Adjustment
 City of Columbia
 CASE NO. 21481
 EXHIBIT NO. 7

GENERAL SPECIFICATIONS

1. CONTRACTOR IS RESPONSIBLE FOR ENSURING ALL ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING AND FIRE PROTECTION CONSTRUCTION AND INSTALLATION COMPLY WITH ALL REGULATIONS OF LOCAL JURISDICTION, AS NOTED ON SHEET G001.
2. INTENT OF THE PERMITTING PLANS IS TO PROVIDE CONSTRUCTION PERFORMANCE. WHERE THE CONTRACT DRAWINGS DESCRIBE PORTIONS OF THE WORK OR EQUIPMENT IN GENERAL TERMS, BUT NOT IN COMPLETE DETAILS OR REQUIRED HARDWARE OR DEVICES, THE BEST GENERAL PRACTICE SHALL BE FOLLOWED IN ACCORDANCE WITH BUILDING CODE COMPLIANCE. LOCATION OF EQUIPMENT, PIPING AND OTHER BUILDING SYSTEMS IS INDICATED DIAGRAMMATICALLY BY THE DRAWINGS. CONTRACTOR IS TO DETERMINE AND COORDINATE THE EXACT LOCATION, TO MITIGATE BUILDING SYSTEM CONFLICTS, STRUCTURAL CONDITIONS AND WORK OF OTHER CONTRACTORS.
3. CONTRACTOR SHALL FURNISH ALL LABOR MATERIALS, TOOLS, EQUIPMENT AND INCIDENTALS WHICH ARE NECESSARY TO COMPLETE THE WORK IN ACCORDANCE WITH THE PERMITTING PLANS.
4. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS TO DETERMINE THE FULL EXTENT OF EXISTING CONDITIONS AND THE EXTENT OF DEMOLITION. REASONABLE ASSUMPTIONS SHALL BE MADE FOR ITEMS NOT CLEARLY VISIBLE AND COST SHALL BE INCLUDED IN THE CONTRACT.
5. NO WORK SHALL BEGIN PRIOR TO ISSUING OF THE BUILDING PERMIT.
6. CONTRACTOR IS TO NOTIFY THE LOCAL JURISDICTION AND DESIGNER OF RECORD FOR APPROVAL OF ANY CHANGES MADE ON THE PERMIT PLANS PRIOR TO COMMENCEMENT OF THE CONSTRUCTION WORK.
7. THE DESIGNER OF RECORD IS NOT REONSIBLE OR LIABLE FOR ANY UNAPPROVED INSTALLATION AND CONSTRUCTION CHANGES/MODIFICATIONS DIFFERING FROM THE APPROVED PERMITTING PLANS.
8. UNLESS NOTED OTHERWISE, ALL EQUIPMENT SHALL BE NEW AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTION.
9. CONTRACTOR SHALL VERIFY ALL DIMENSIONS. CONTRACTOR SHALL NOT OBTAIN DIMENSIONS BY SCALING THE PLANS.
10. CONTRACTOR IS TO NOTIFY THE DESIGNER OF RECORD OF ANY DEVIATIONS AND/OR DISCREPANCIES BEFORE PURCHASE OF EQUIPMENT AND CONSTRUCTION INSTALLATION.
11. CONTRACTOR SHALL COORDINATE ALL BUILDING SYSTEM DETAILS INDICATED ON THE APPROVED PERMITTING PLANS. WHERE DETAILS ARE NOT SHOWN ON THE DRAWING, THE CONTRACTOR IS TO PREPARE SHOP DRAWINGS SHOWING COMPLETE BUILDING SYSTEM DETAILS FOR CONSTRUCTION, AS APPLICABLE. THE SHOP DRAWINGS SHALL BE FORWARDED TO THE DESIGNER OF RECORD FOR REVIEW AND BUILDING CODE COMPLIANCE APPROVAL.
12. CONTRACTOR IS TO CLEAN AND REMOVE ALL DEBRIS AFTER COMPLETION OF WORK
13. CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE LOCAL BUILDING INSPECTION AUTHORITIES FOR INSPECTION, AS REQUIRED.
14. ANY DISCREPANCIES BETWEEN PERMIT PLANS AND SPECIFICATIONS, THE MOST STRINGENT REQUIREMENT IS TO BE COMPLIED WITH.
15. AT PROJECT COMPLETION, CONTRACTOR

- SHALL PROVIDE THE OWNER WITH OPERATION AND MAINTENANCE DOCUMENTATION, AS APPLICABLE.
16. CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, PROCEDURES AND SAFETY OF THE CONSTRUCTION CREW. THE CONTRACTOR AGREES TO HOLD HARMLESS THE OWNER, DESIGNER OF RECORD FROM ANY LIABILITY, LOSS, DAMAGE OR EXPENSE, ARISING FROM A FAILURE OR ALLEGED FAILURE ON THE PART OF THE CONTRACTOR OR SUBCONTRACTORS TO PROVIDE AND MAINTAIN A SAFE PLACE TO WORK OR TO COMPLY WITH LAWS AND REGULATIONS OF GOVERNMENTAL AUTHORITIES HAVING JURISDICTION THEREOF.

17. CONTRACTOR SHALL SUPPLY TO THE OWNER RELEVANT SHOP DRAWING, AS-BUILT DATA AND MANUAL OF SYSTEMS OPERATION AS A CONDITION OF COMPLETION OF WORK AND PRIOR TO FINAL PAYMENT. SEE DISCIPLINE SPECIFIC SPECIFICATIONS.

18. CONTRACTOR SHALL GUARANTEE ALL MATERIAL, LABOR AND EQUIPMENT FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE. CONTRACTOR SHALL PAY FOR ANY REPAIRS OR REPLACEMENTS CAUSED BY DEFECTIVE WORKMANSHIP OR FAULTY MATERIALS DURING AND AFTER CONSTRUCTION WITHIN THE PERIOD COVERED BY THE GUARANTEE.

19. ALL PAINTS AND OTHER FINISHES SHALL BE IN ACCORDANCE WITH SECTION 801.2 AND TABLE 803.11 (DC BUILDING CODE - IBC) - CLASS C WITH A FLAME SPREAD INDEX OF 76-200 AND SMOKE DEVELOPED INDEX OF 0-450.

20. WHERE WALLS, CEILING AND FINISHES ARE INDICATED TO BE REMOVED OR REPAIRED, THE CONTRACTOR IS TO PREPARE THE REMAINING SURFACES FOR THE NEW FINISHES AND PROVIDE LABOR AND MATERIALS NEEDED FOR A COMPLETE FINISHING JOB.

**ARCHITECTURAL SPECIFICATIONS
CONSTRUCTION CRITERIA:**

GENERAL

21. BUILDINGS AND STRUCTURES, AND PARTS THEREOF, SHALL BE CONSTRUCTED TO SAFELY SUPPORT ALL LOADS, INCLUDING DEAD LOADS, LIVE LOADS, ROOF LOADS, FLOOD LOADS, SNOW LOADS, WIND LOADS AND SEISMIC LOADS AS INDICATED ON SHEET G001 (DC RESIDENTIAL CODE, CURRENT).
22. ALL REPLACED MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER INSTRUCTION AND IN ACCORDANCE WITH APPROVED PERMITTING PLANS.
23. EXISTING BUILDING SHALL NOT BE ALTERED SUCH THAT THE BUILDING BECOMES LESS SAFE THAN ITS ORIGINAL CONDITION.
24. ALL OPERABLE WINDOW REPLACEMENTS SHALL BE INSTALLED IN COMPLIANCE WITH ASTM F 2090.
25. UNLESS OTHERWISE NOTED, FLOOR ASSEMBLIES SHALL BE PROVIDED WITH A ½-INCH GYPSUM WALLBOARD MEMBRANE OR 5/8-INCH WOOD STRUCTURAL PANEL MEMBRANE.
26. PRESERVATIVE-TREATED WOOD IN ACCORDANCE WITH AWPA U1 SHALL BE PROVIDED, TO INCLUDE THE FOLLOWING:

- WOOD JOISTS OR THE BOTTOM OF A WOOD STRUCTURAL FLOOR
- WOOD FRAMING MEMBERS THAT REST ON CONCRETE OR MASONRY EXTERIOR FOUNDATION WALLS
- WOOD STRUCTURAL MEMBERS SUPPORTING MOISTURE-PERMEABLE FLOORS OR ROOFS

THAT ARE EXPOSED TO THE WEATHER.

- WOOD FURRING STRIPS OR OTHER WOOD FRAMING MEMBERS ATTACHED DIRECTLY TO THE INTERIOR OF EXTERIOR MASONRY OR CONCRETE WALLS BELOW GRADE.

WALL PENETRATION

27. PENETRATIONS OF WALL OR FLOOR-CEILING ASSEMBLIES REQUIRED TO BE FIRE-RESISTANCE RATED SHALL BE PROTECTED.
28. PENETRATIONS SHALL BE INSTALLED AS TESTED IN THE APPROVED FIRE-RESISTANCE-RATED ASSEMBLY.
29. PENETRATIONS SHALL BE PROTECTED BY AN APPROVED PENETRATION FIRESTOP SYSTEM INSTALLED AS TESTED IN ACCORDANCE WITH ASTM E 814 OR UL 1479.

INSULATION

30. INSULATION MATERIALS, TO INCLUDE WALL/FLOOR/ROOF-CEILING ASSEMBLIES AND ATTICS SHALL HAVE A FLAME SPREAD INDEX NOT TO EXCEED 25 AND A SMOKE-DEVELOPED INDEX NOT TO EXCEED 450.
31. EXPOSED INSULATION MATERIALS INSTALLED ON ATTIC FLOORS SHALL HAVE A CRITICAL RADIANT FLUX MORE THAN .12 WATT PER SQUARE CENTIMETER.
32. COMBUSTIBLE INSULATION SHALL BE SEPARATED MORE THAN 3 INCHES FROM RECESSED LUMINAIRES, FAN MOTORS AND OTHER HEAT-PRODUCING DEVICES.

FIREBLOCKING

33. FIREBLOCKING SHALL BE PROVIDED TO CUT OFF BOTH VERTICAL AND HORIZONTAL CONCEALED DRAFT OPENINGS AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE.
34. FIREBLOCKING SHALL BE PROVIDED IN WOOD-FRAMED CONSTRUCTION IN THE FOLLOWING LOCATIONS:
 - IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS - VERTICALLY AT THE CEILING AND FLOOR LEVELS; AND, HORIZONTALLY AT INTERVALS NOT EXCEEDING 10-FEET.
 - AT INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES, TO INCLUDE SOFFITS.
 - IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN.
 - AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILING AND FLOOR LEVEL.
 - AT FIRE PLACES, IN ACCORDANCE WITH MANUFACTURER
35. FIREBLOCKING SHALL CONSIST OF 2-INCH NOMINAL LUMBER.
36. IN CONCEALED SPACE ABOVE OR BELOW USABLE SPACE, DRAFTSTOPS SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1,000-SF.

DESIGN CRITERIA:

BSUNROOM

37. SUNROOMS SHALL COMPLY WITH AAMA/NPEA/NSA 2100. THE EXISTING SUNROOM IS CLASSIFIED AS A CATEGORY V ROOM, CONDITIONED SPACE OPEN TO THE MAIN STRUCTURE.

SMOKE AND CARBON MONOXIDE ALARMS

38. SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 217.

39. COMBINATION SMOKE AND CARBON MONOXIDE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 217 AND UL 2034.
40. SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:
 - EACH BEDROOM
 - OUTSIDE EACH BEDROOM IN THE IMMEDIATE VICINITY OF THE BEDROOMS
 - ON EACH ADDITIONAL STORY, INCLUDING BASEMENT.
 - 3-FEET HORIZONTALLY FROM THE DOOR OF A BATHROOM THAT CONTAINS A TUB/SHOWER

62. ALL SMOKE ALARMS INSTALLED SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS.

63. CARBON MONOXIDE ALARMS SHALL BE PROVIDED AT THE FOLLOWING:
 - ADJACENT TO GAS APPLIANCES

- OUTSIDE OF IMMEDIATE VICINITY OF EACH BEDROOM

- WHERE A FUEL-BURNING APPLIANCE IS LOCATED WITHIN A BEDROOM OR ITS ATTACHED BATHROOM, A CARBON MONOXIDE ALARM SHALL BE INSTALLED WITHIN THE BEDROOM.

OTHERS

64. BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET.

REVIEWER COMMENTS

DESIGNER OF RECORD



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VERPLANCK PLACE RESIDENTIAL RENOVATION AND ADDITION

RESIDENTIAL (R3) - SINGLE FAMILY HOME

4610 VERPLANCK PL NW WASHINGTON, DC 20016

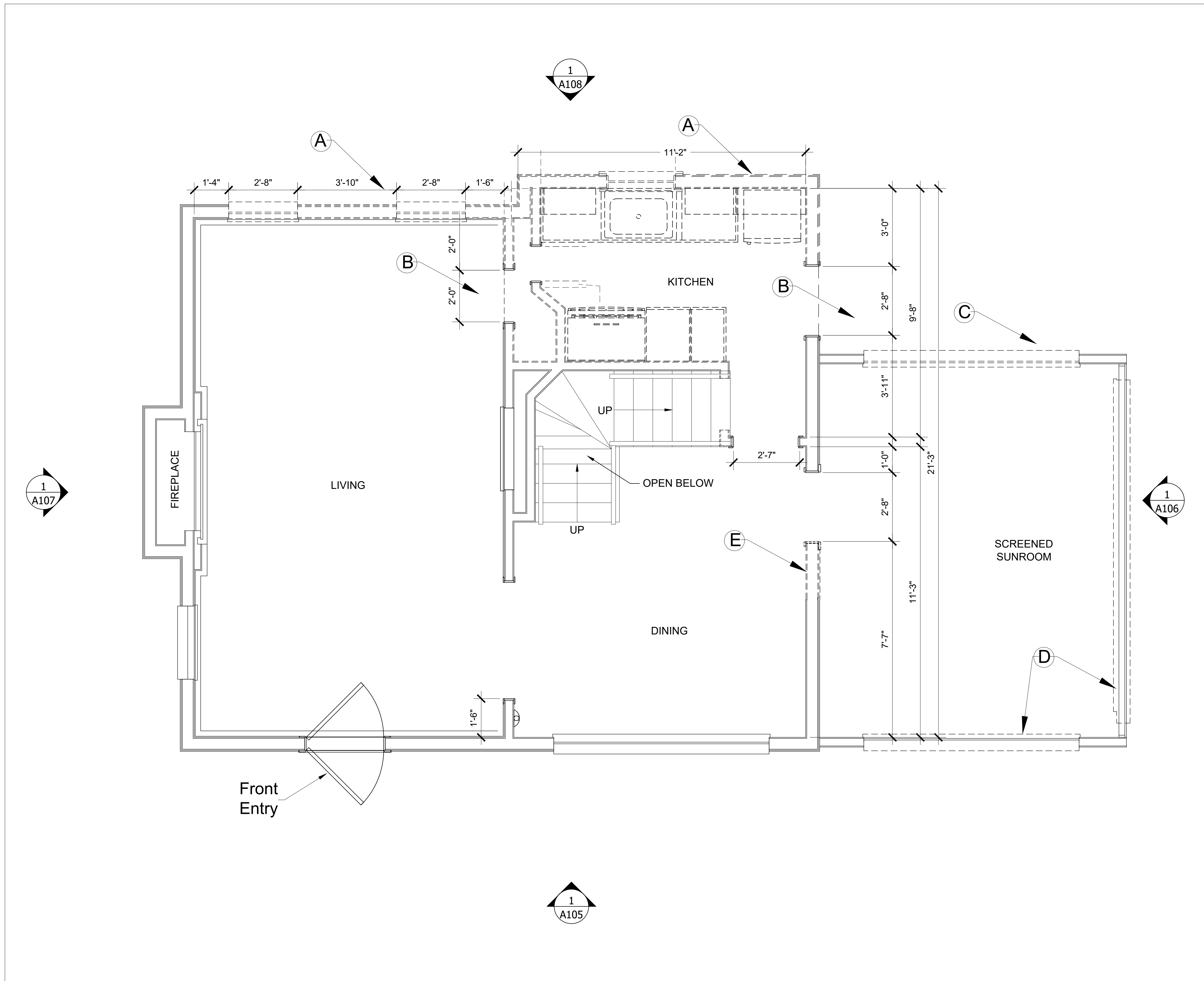
GENERAL SPECIFICATIONS

PROJECT NO.	R-00400-25	
DRAWN BY	HGD	
REVIEWED BY	RH	
REV.	ISSUE:	DATE
-	PRE-FINAL PERMIT	11.14.2024
	FINAL PERMIT	6.20.2025

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SHEET NUMBER

A001



PLAN LEGEND

--- = STRUCTURAL AND BUILDING SYSTEMS TO BE DEMOLISHED

PLAN NOTES

- A. Demolish exterior wall at existing Living Room to accommodate an expanded Kitchen/Dining room area.
- B. Demolish interior doors to replace with interior wall section.
- C. Demolish window wall to replace with a solid interior wall section with opening to accommodate a new hallway corridor.
- D. Replace existing screens with exterior windows with frames.
- E. Partial wall demolition to accommodate new double door entry to Screened Sunroom area.

PLAN NOTES

- 1. With the exception of scope items indicated in PLAN NOTES, all remaining area will remain the same with replacement and addition of light fixtures.

REVIEWER COMMENTS

DESIGNER OF RECORD



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VERPLANCK PLACE RESIDENTIAL RENOVATION AND ADDITION

RESIDENTIAL (R3) - SINGLE FAMILY HOME

4610 VERPLANCK PL NW WASHINGTON, DC 20016

EXISTING AND DEMOLITION PLAN -
MAIN LEVEL (1ST FLOOR)

PROJECT NO. R-00400-25

DRAWN BY HGD

REVIEWED BY RH

REV. | ISSUE: | DATE

- PRE-FINAL PERMIT 11.14.2024

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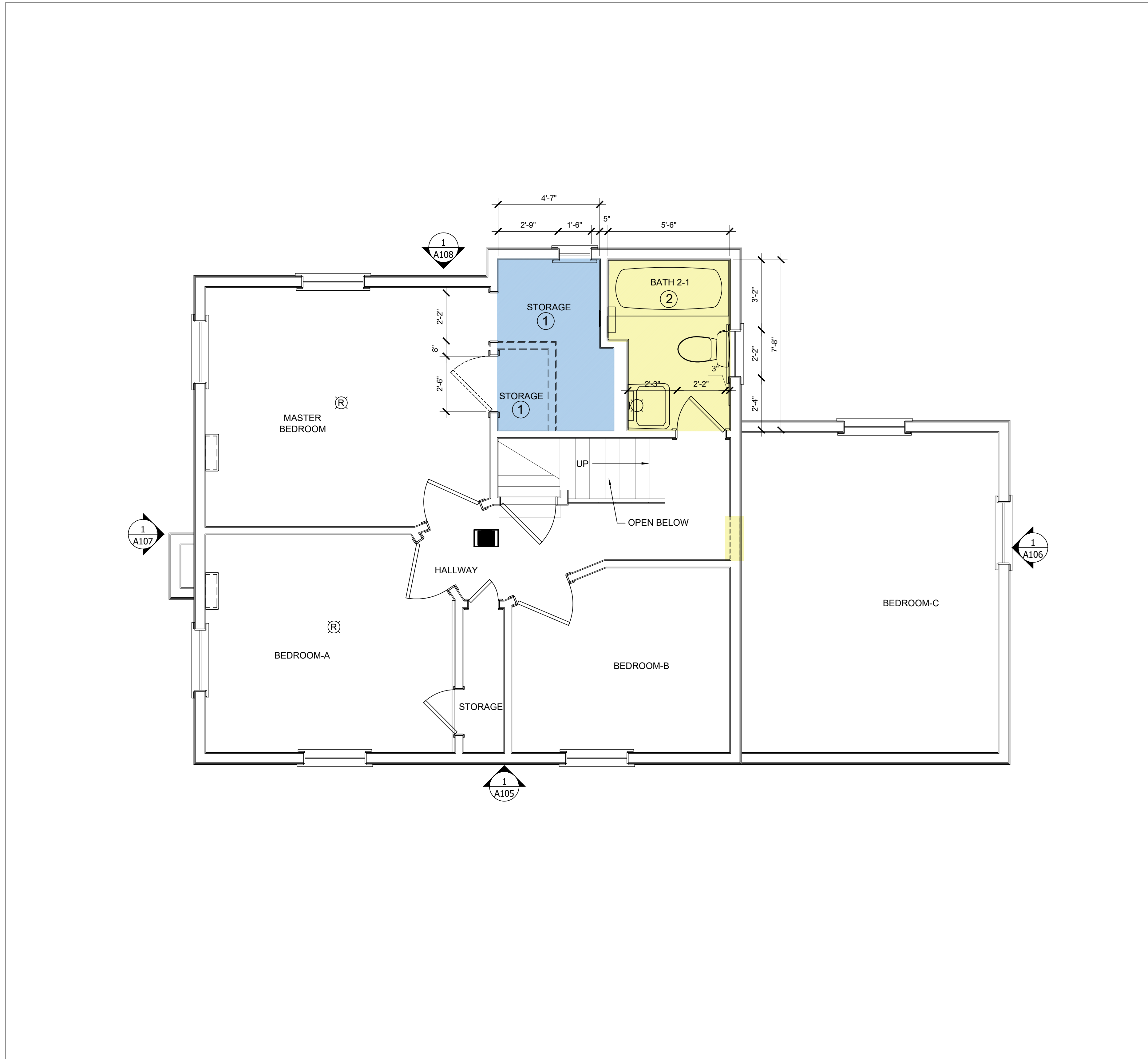
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1/A107 MAIN LEVEL - EXISTING AND DEMOLITION FLOOR PLAN

1/2" = 1"

SHEET NUMBER

A101



1 2ND FLOOR - EXISTING AND DEMOLITION FLOOR PLAN
1/8" = 1"

PLAN LEGEND

- - - - = STRUCTURAL AND BUILDING SYSTEMS TO BE DEMOLISHED
- (R) = EXISTING LIGHTING

PLAN NOTES

1. Existing appliances in Bathroom 2-1 shall be demolished and replaced in-kind. Replaced water closet shall be relocated to opposite wall. No changes to existing walls, floor, ceiling assembly. See sheet A104.
2. Existing storage areas shall be modified to accommodate a new Master Bathroom. See sheet A104.
3. Replaced door entry shall be provided.

GENERAL NOTES

- A. Shaded areas (blue and yellow) indicate areas to be renovated. All remaining 2nd floor areas shall remain the same with replacement and addition of existing light fixtures.

REVIEWER COMMENTS

DESIGNER OF RECORD

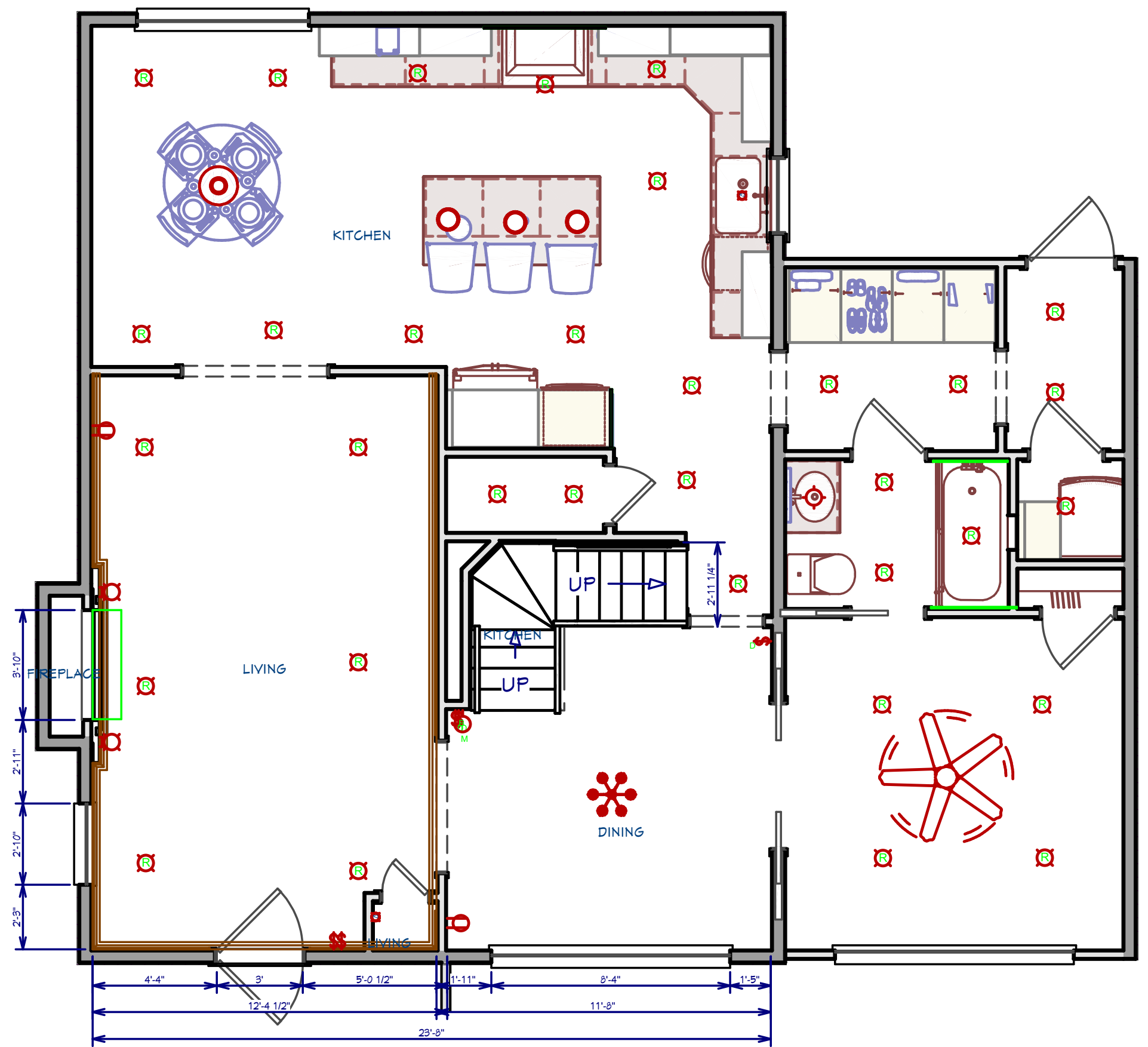


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VERPLANCK PLACE RESIDENTIAL RENOVATION AND ADDITION
 RESIDENTIAL (R3) - SINGLE FAMILY HOME
 4610 VERPLANCK PL NW WASHINGTON, DC 20016
 EXISTING AND DEMOLITION PLAN -
 2ND FLOOR

PROJECT NO.	R-00400-25	
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VERPLANK FIRST FLOOR
1122 SQ FT

A

B

C

D

PLAN NOTES

- A. Existing appliances in Bathroom 2-1 shall be demolished and replaced in-kind. Replaced water closet shall be relocated to opposite wall. No changes to existing walls, floor, ceiling assembly. See sheet A102.
- B. Existing storage areas shall be modified to accommodate a new Master Bathroom. See sheet A102.
- C. Minimum door width of 32-inches shall be provided for Bedroom C.

GENERAL NOTES

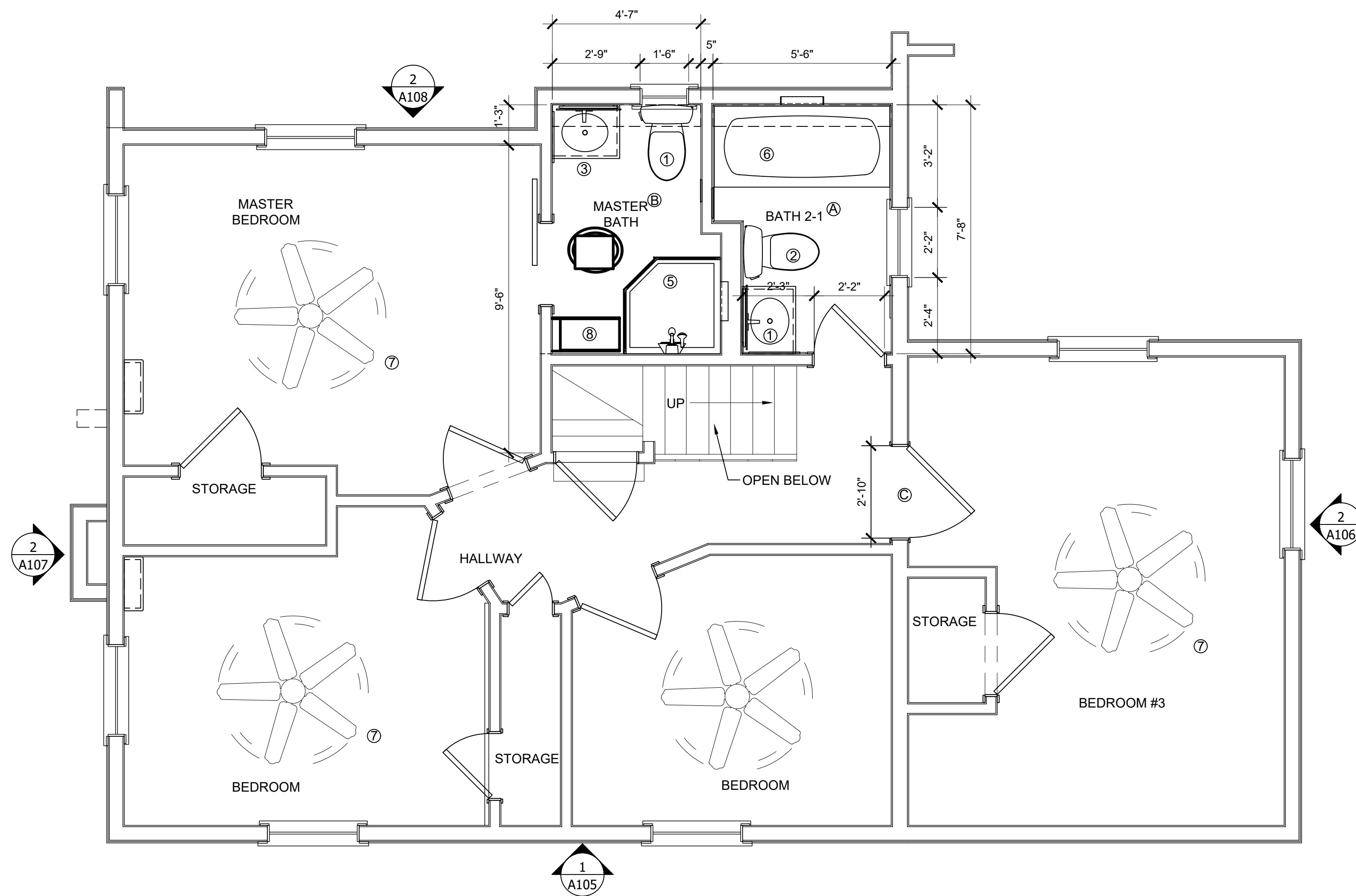
- A. Shaded areas (blue and yellow) indicate areas to be renovated. All remaining 2nd floor areas shall remain the same with replacement of existing light fixtures.
- B. See ceiling and lighting plan on sheets E101 and E102.

REVIEWER COMMENTS

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Equipment Appliance Schedule - 2nd Floor Level for Verplanck Place Residential						MEP Requirement		
Description	Type (New/Existing/Replacement)	Location	Floor Plan Location #	Qty	MEP Requirement			
					Mech	Ele	Plmb	
Water Closet	New Replacement	2nd Floor	1	1			X	
				2	1			
Lavatory	New Replacement	2nd Floor	3	1			X	
				4	1			
Shower/Tub	New Replacement	2nd Floor	5	1			X	
				6	1			
Fans	New	2nd Floor	7	4		X		
HVAC Split System	Existing	2nd Floor	8	1	X	X	X	

2 2ND FLOOR LEVEL - EQUIPMENT SCHEDULE
 A104 NTS

1 2ND FLOOR - NEW FLOOR PLAN
 A104 3/8" = 1"

VERPLANCK PLACE RESIDENTIAL RENOVATION AND ADDITION
 RESIDENTIAL (R3) - SINGLE FAMILY HOME
 4610 VERPLANCK PL NW WASHINGTON, DC 20016
 NEW FLOOR PLAN - 2ND FLOOR

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DRAWING STAMP

A

B

C

D

PLAN NOTES

- 1. No changes to front exterior side of building.
Existing front elevation will remain the same.



1 EXISTING FRONT ELEVATION
A105 3/8" = 1'-0"

REVIEWER COMMENTS

DESIGNER OF RECORD



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VERPLANCK PLACE RESIDENTIAL RENOVATION AND ADDITION

RESIDENTIAL (R3) - SINGLE FAMILY HOME

4610 VERPLANCK PL NW WASHINGTON, DC 20016

FRONT SIDE ELEVATION

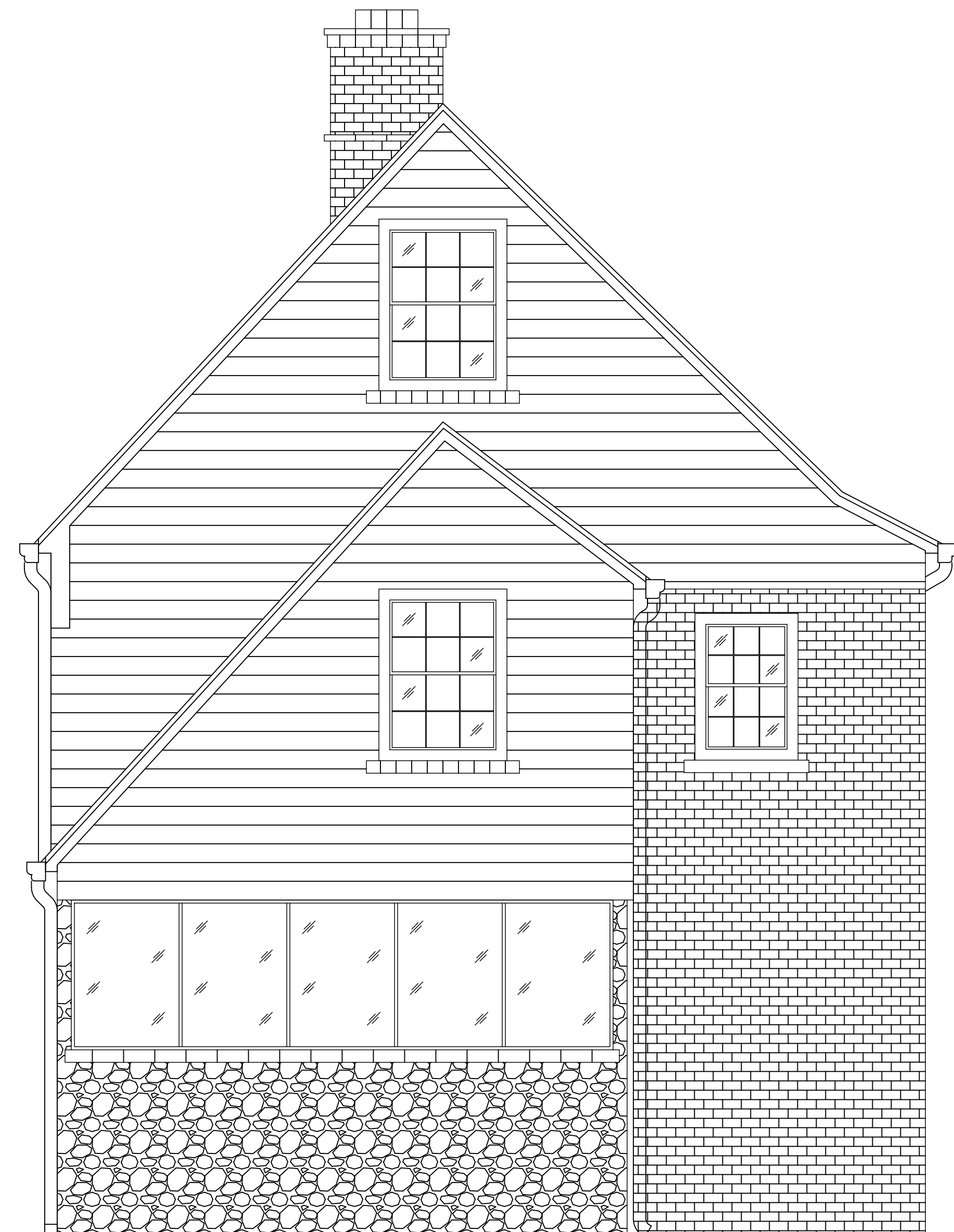
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PLAN NOTES

- A. LOCATION OF MAIN LEVEL (1ST FLOOR) ADDITION TO ACCOMMODATE NEW MUD ROOM AND POWDER ROOM.
- B. LOCATION OF EXTENDED KITCHEN.



1 EXISTING RIGHT ELEVATION
A100 3/8" = 1'-0"



2 NEW RIGHT ELEVATION
A100 3/8" = 1'-0"

REVIEWER COMMENTS

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VERPLANCK PLACE RESIDENTIAL RENOVATION AND ADDITION
 RESIDENTIAL (R3) - SINGLE FAMILY HOME

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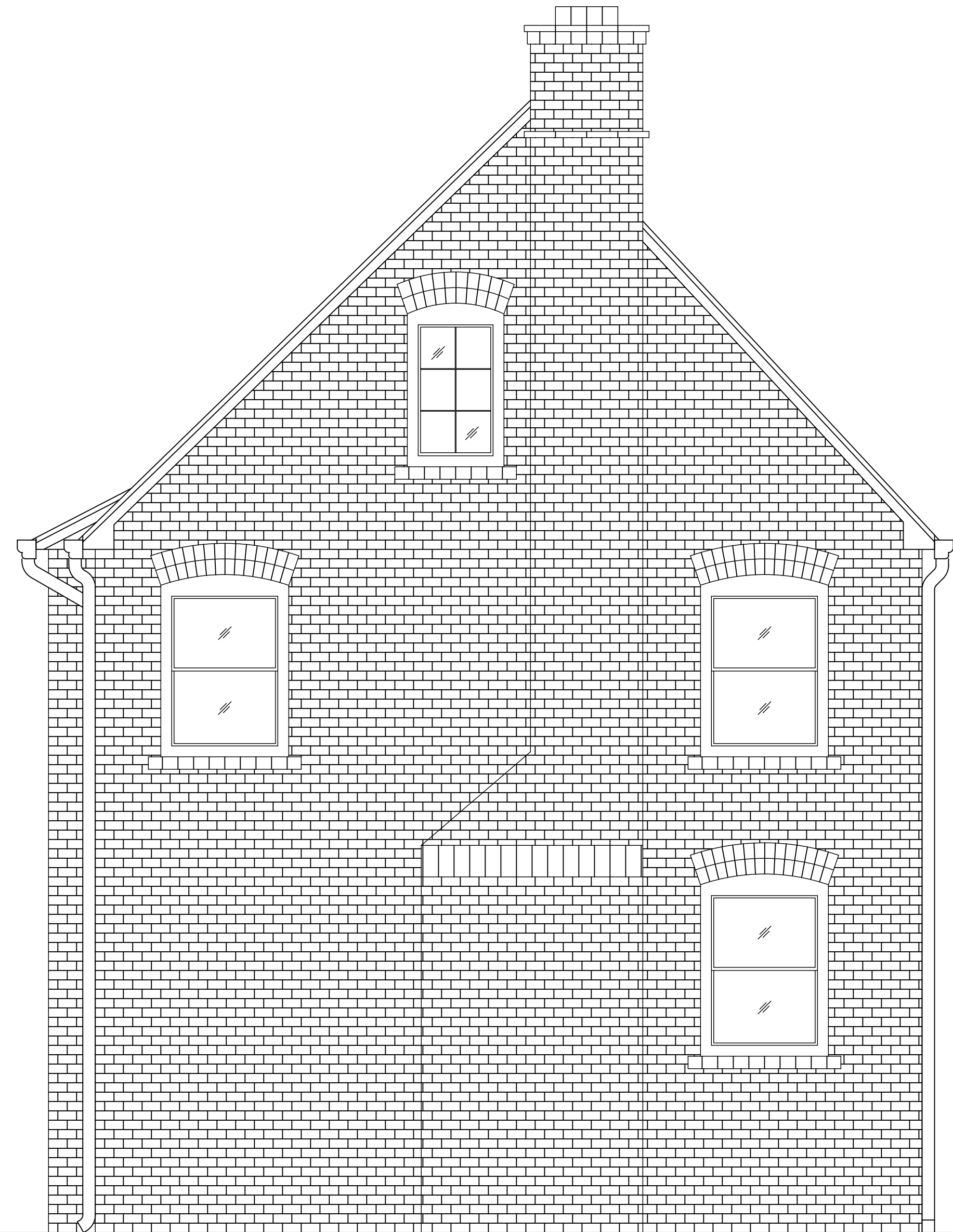
RIGHT SIDE ELEVATIONS

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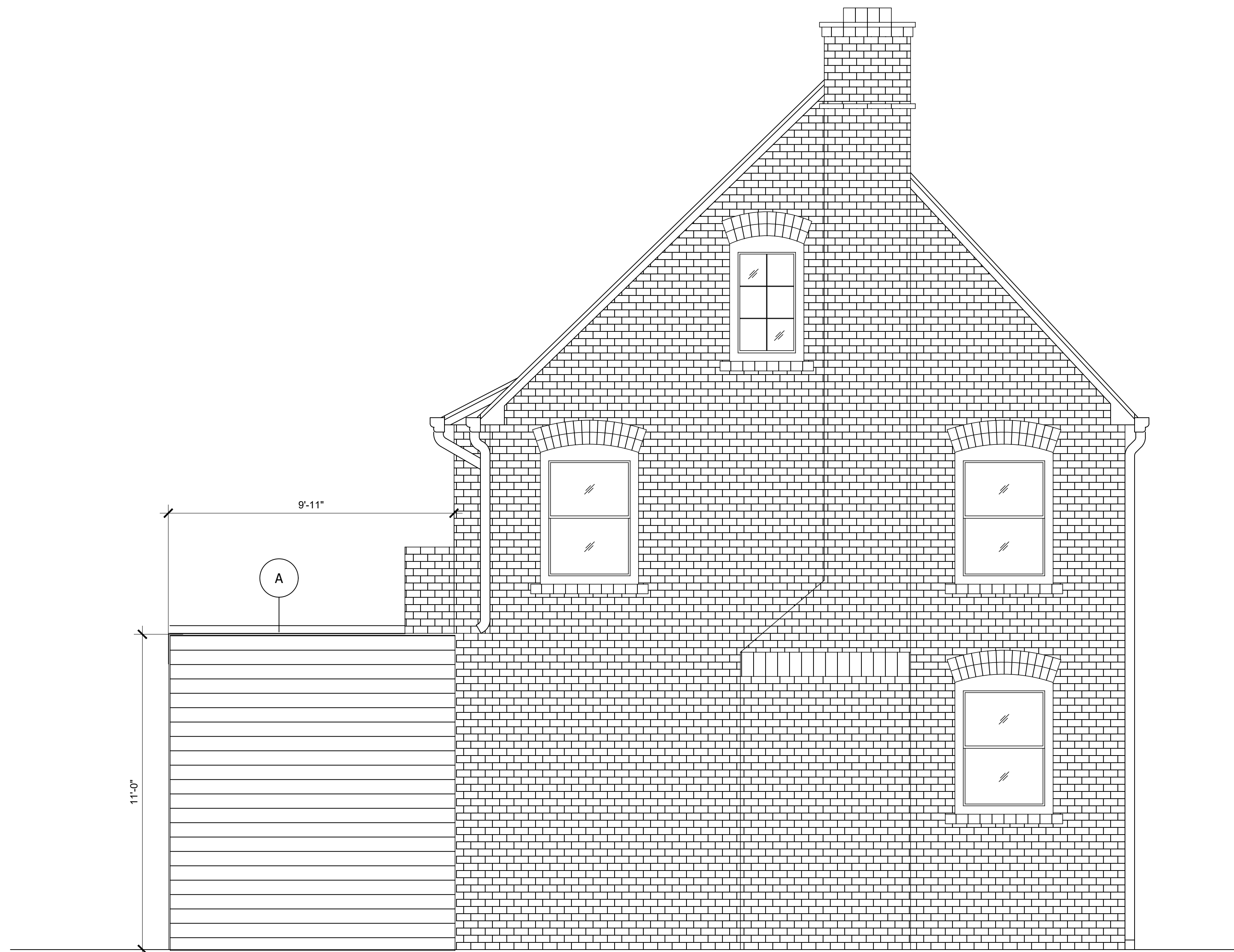
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PLAN NOTES

A. LOCATION OF EXTENDED KITCHEN.



1 EXISTING LEFT ELEVATION
A107 3/8" = 1'-0"



2 NEW LEFT ELEVATION
A107 3/8" = 1'-0"

REVIEWER COMMENTS

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VERPLANCK PLACE RESIDENTIAL RENOVATION AND ADDITION
RESIDENTIAL (R3) - SINGLE FAMILY HOME

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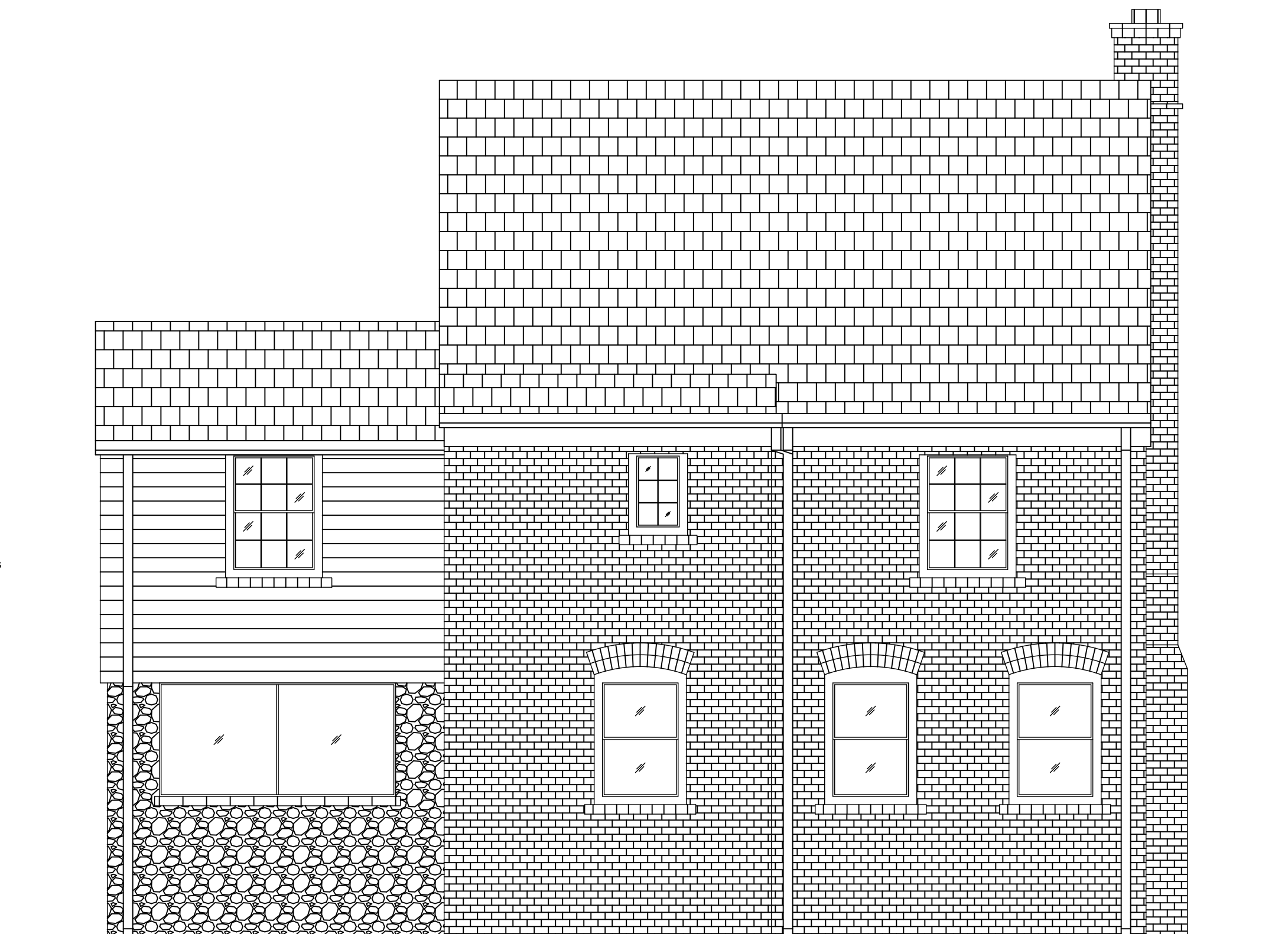
LEFT SIDE ELEVATIONS

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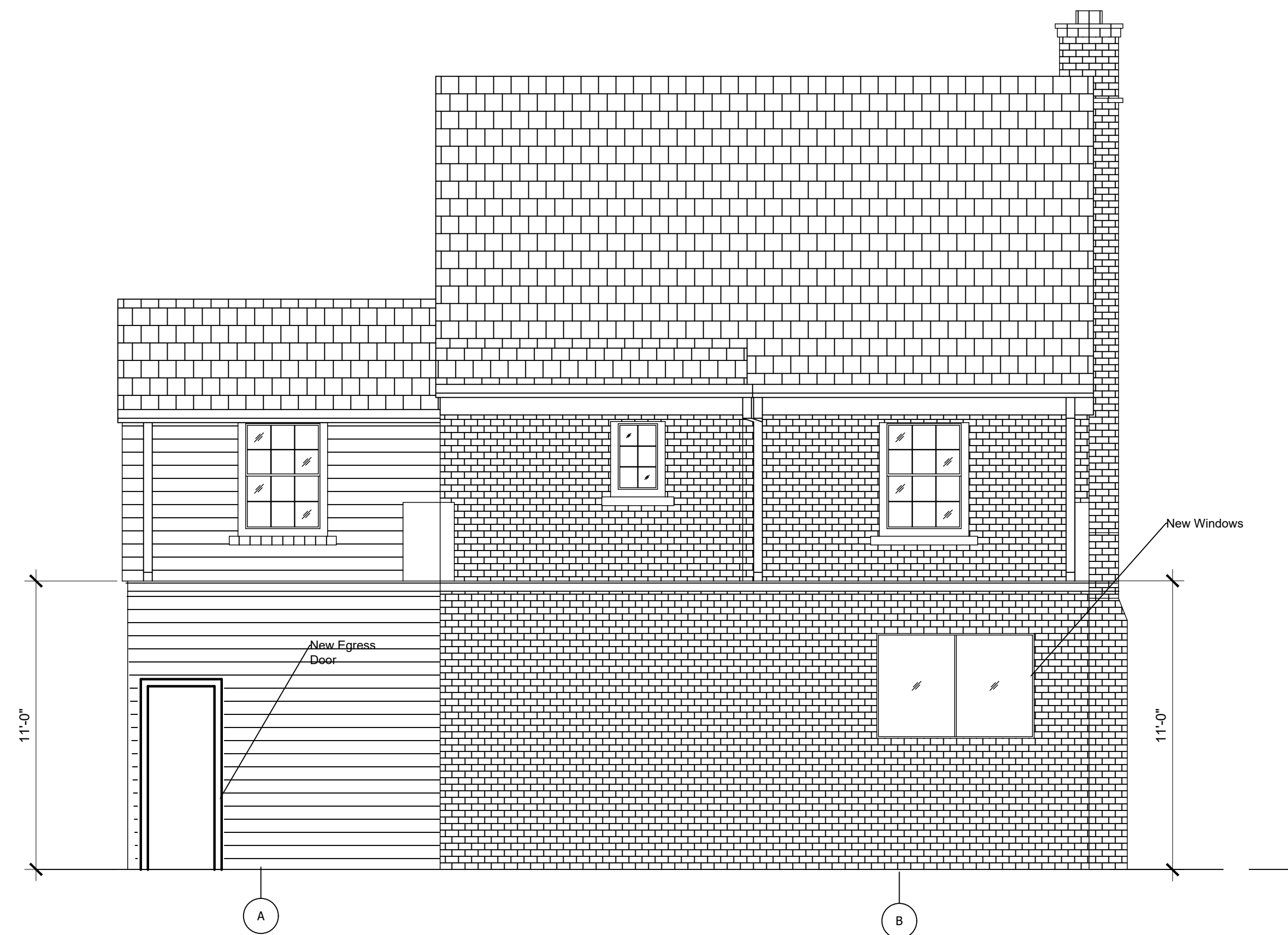
DRAWING STAMP

PLAN NOTES

- A. LOCATION OF MAIN LEVEL (1ST FLOOR) ADDITION TO ACCOMMODATE NEW MUD ROOM AND POWDER ROOM.
- B. LOCATION OF EXTENDED KITCHEN.



1 EXISTING REAR ELEVATION
A109 3/8" = 1'-0"



2 NEW REAR ELEVATION
A109 3/8" = 1'-0"

REVIEWER COMMENTS

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RESIDENTIAL (R3) - SINGLE FAMILY HOME

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REAR SIDE ELEVATIONS

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