

Ander Residence

1020 C Street NE, Washington, DC 20002
Lot: 0029 Square: 0963



P (240) 472-8184
E roberto@rhrarchitect.com



BUILDING CODE AND PROJECT DESCRIPTION

Description of Work:
To convert a second-story rear porch into a conditioned space in the same footprint for an existing single family dwelling unit. Also, provide new lighting and wall receptacles as per this set of construction documents.

Jurisdiction: Washington, DC
Codes Used:
- 2015 IBC as adopted by the 2017 DCMR 12A, DC Building Code Amendments
- 2015 IRC as adopted by the 2017 DCMR 12B- DC Residential Code Supplement
- 2015 IECC – Residential Provisions as adopted by 2017 DCMR 12I
- 2014 NEC (NFPA 70) as adopted by 2017 DCMR 12C
Use Group: R-3 (Residential) Per 2015 IRC
Construction Type: VB Per 2015 IBC

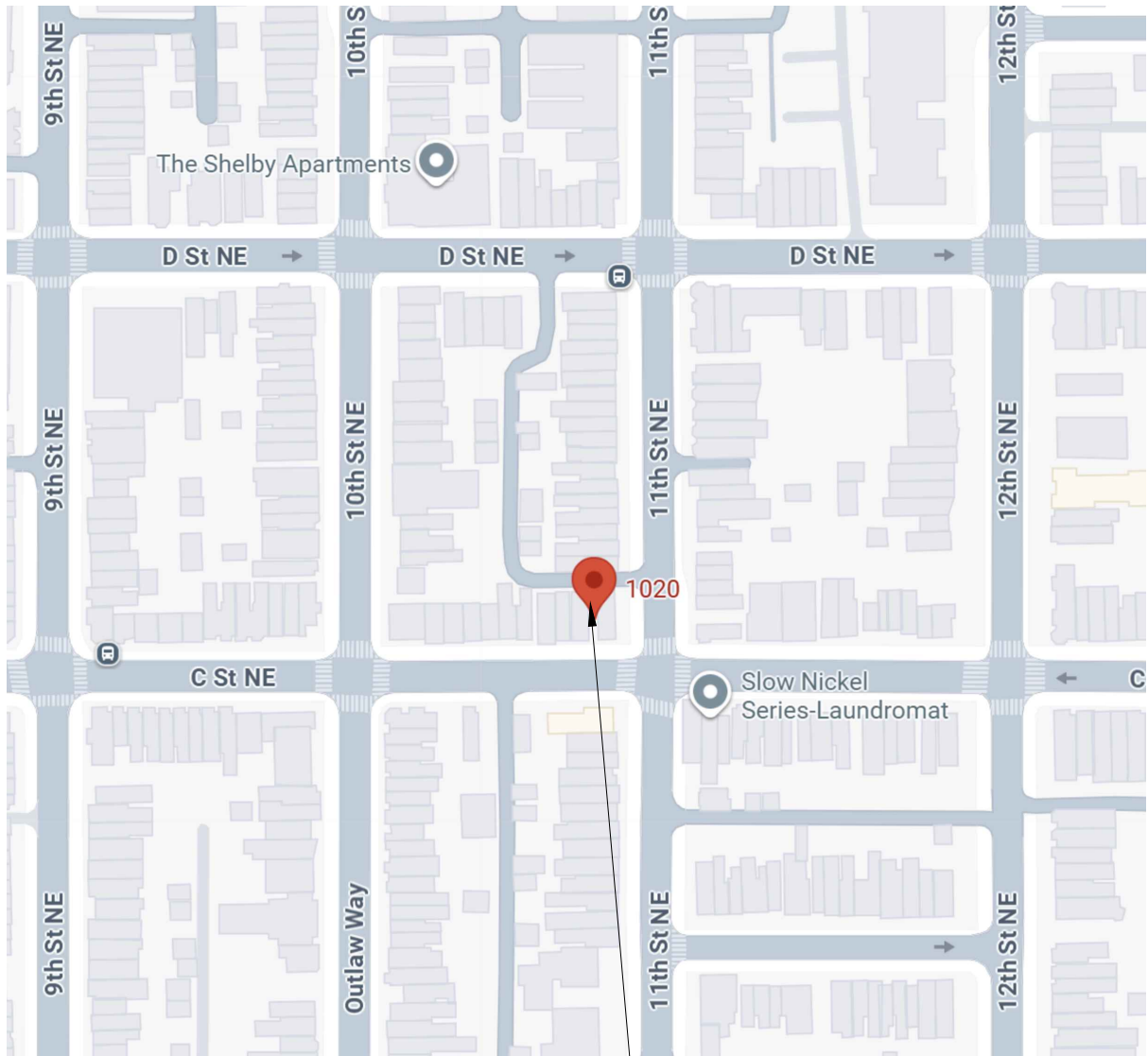
ZONING INFORMATION

Address: 1020 C Street, NE
Lot: 0029
Square: 0963
Zone: RF-1

Zoning:
Max. Building Height: 3 stories; and 35 ft. to roof peak
Existing: 2 Stories; 22'-3" High
Proposed: 2 Stories; 22'-3" High (No Change)

Max. Lot Occupancy: 60%
Lot Area: 1,025 SF
Exist. Lot Occupancy: 80.0%
Exist. Building Area: 856 SF
Proposed Lot Occupancy: 80.0% (No Change)
Proposed Building Area: 856 SF (No Change)

Min. Rear Yard Setback: 20.0 ft.
Existing: 5'-4" ±
Proposed: 5'-4' ± (No Change)
Min. Side Yard Setback: 5' on free standing sides.
Existing: 4'-8" ±
Proposed: 4'-8" ± (No Change)



Subject Property
1020 C Street NE

Vicinity Map
Scale: Not To Scale

TABLE R402.1.2 INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT^a

FENESTRATION U-FACTOR ^b	0.30 U-Factor
SKYLIGHT ^b U-FACTOR	0.55 U-Factor
GLAZED FENESTRATION SHGC ^b	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 ⁱ	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 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 ^d	R-10 perimeter insulation for a depth of 2 ft
CONDITIONED CRAWLSPACE WALL	R-19 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

Owner
Name: Stephen Ander
Address: 1020 C Street, NE
Washington, DC 20002
Phone: 703-300-4538

Architect
Name: Roberto Ramirez
Address: 13 Atwood Court
Silver Spring, MD 20906
Phone: 240-472-8184

LIST OF DRAWINGS

001	Cover Sheet and Project Data
Z001	Site Plan
D001	Demo Floor Plans
D002	Demo North Elevation
A001	Proposed Floor Plans
A002	Proposed Elevations
A003	Building Cross Section
S001	Structural Framing Plans
S002	Roof Framing Plan & Detls
E001	Lighting, Electrical, & Power Plan

Issued For:	Building Permit
Date:	03-23-2026
Drawn By:	R. Ramirez
Check By:	
Scale:	As Noted

ANDER RESIDENCE
1020 C St, NE
Washington, DC 20002

Drawing Title:
Cover Sheet & Building Data

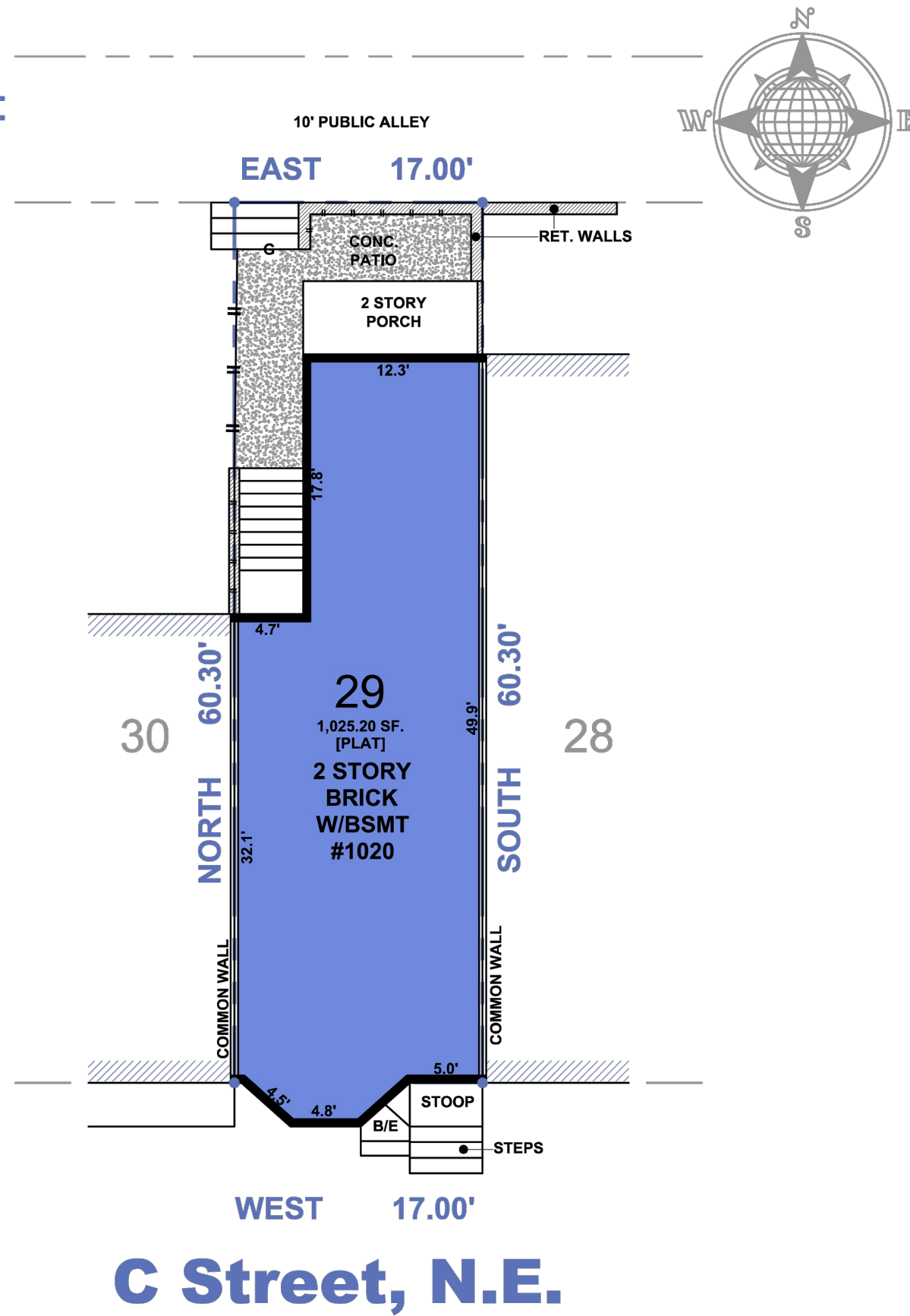
Revisions:

No.	Date

Drawing No.

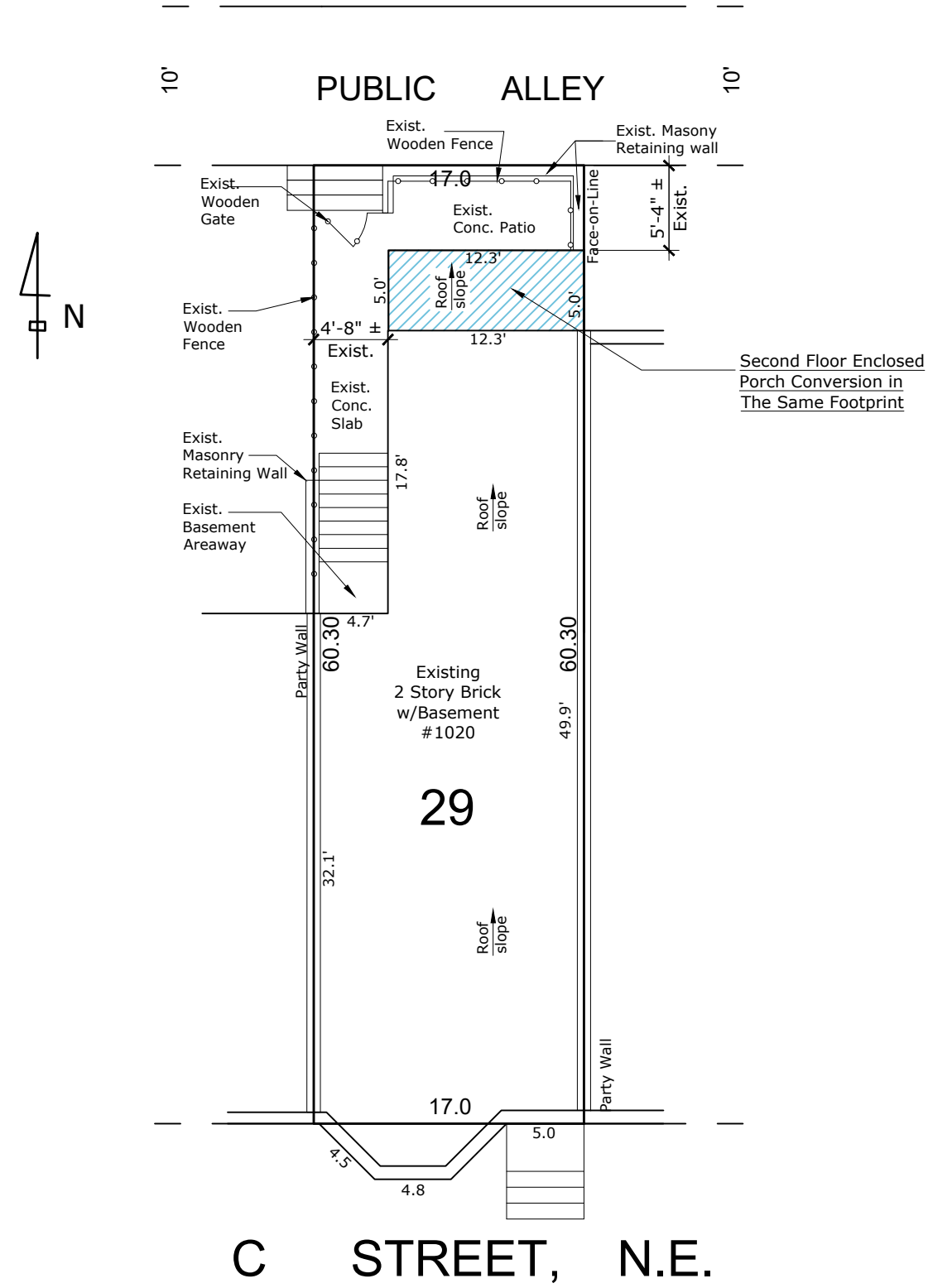
001
Board of Zoning Adjustment
District of Columbia
CASE NO. 21524
EXHIBIT NO. 5

SQUARE:
963



Thomas A. Maddox
Thomas A. Maddox - Licensed Surveyor, DC License No. LS900368

Existing Site Plan
Scale: 1"= 10'-0"



Proposed Site Plan
Scale: 1"= 10'-0"



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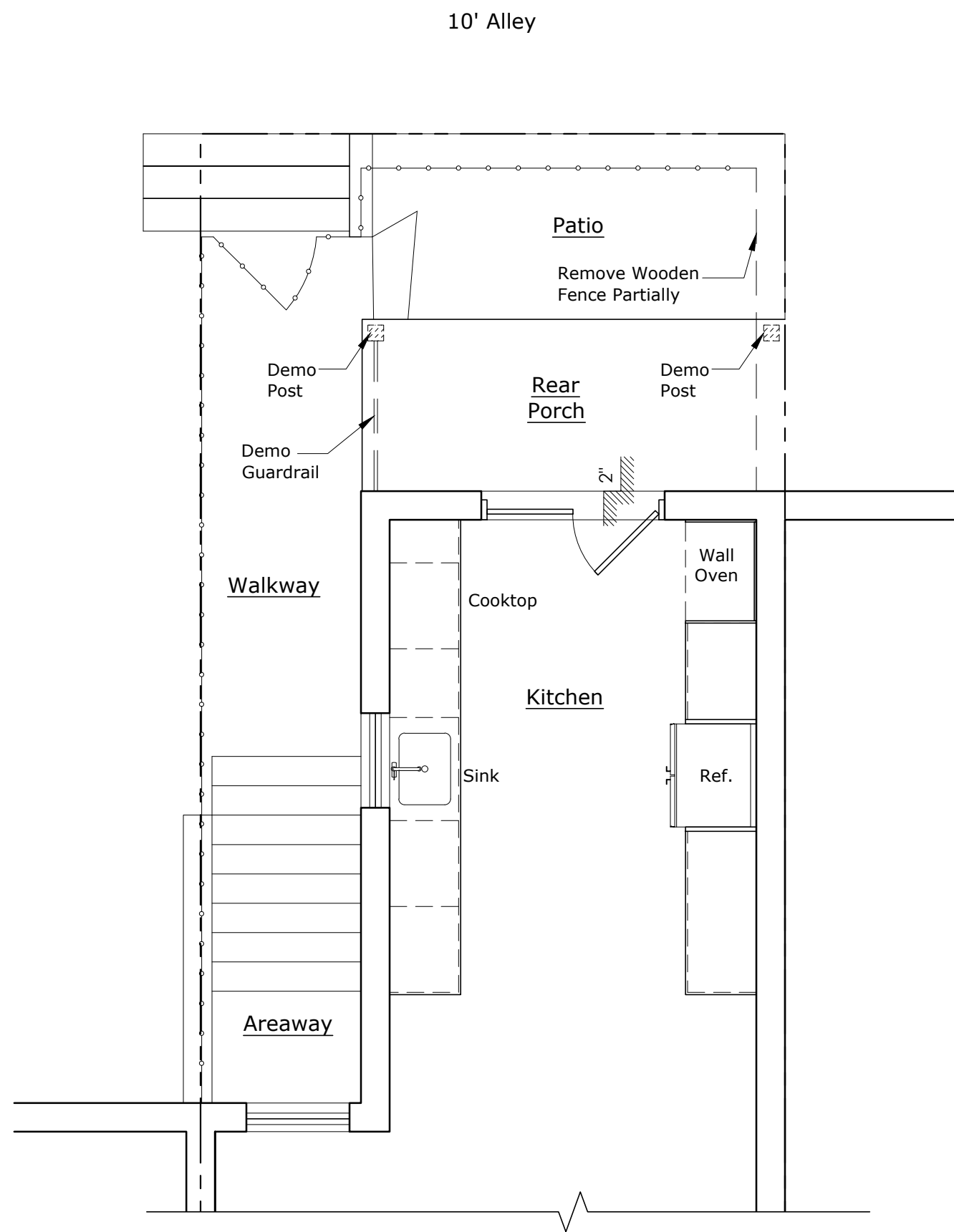
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Drawing Title:
Site Plan

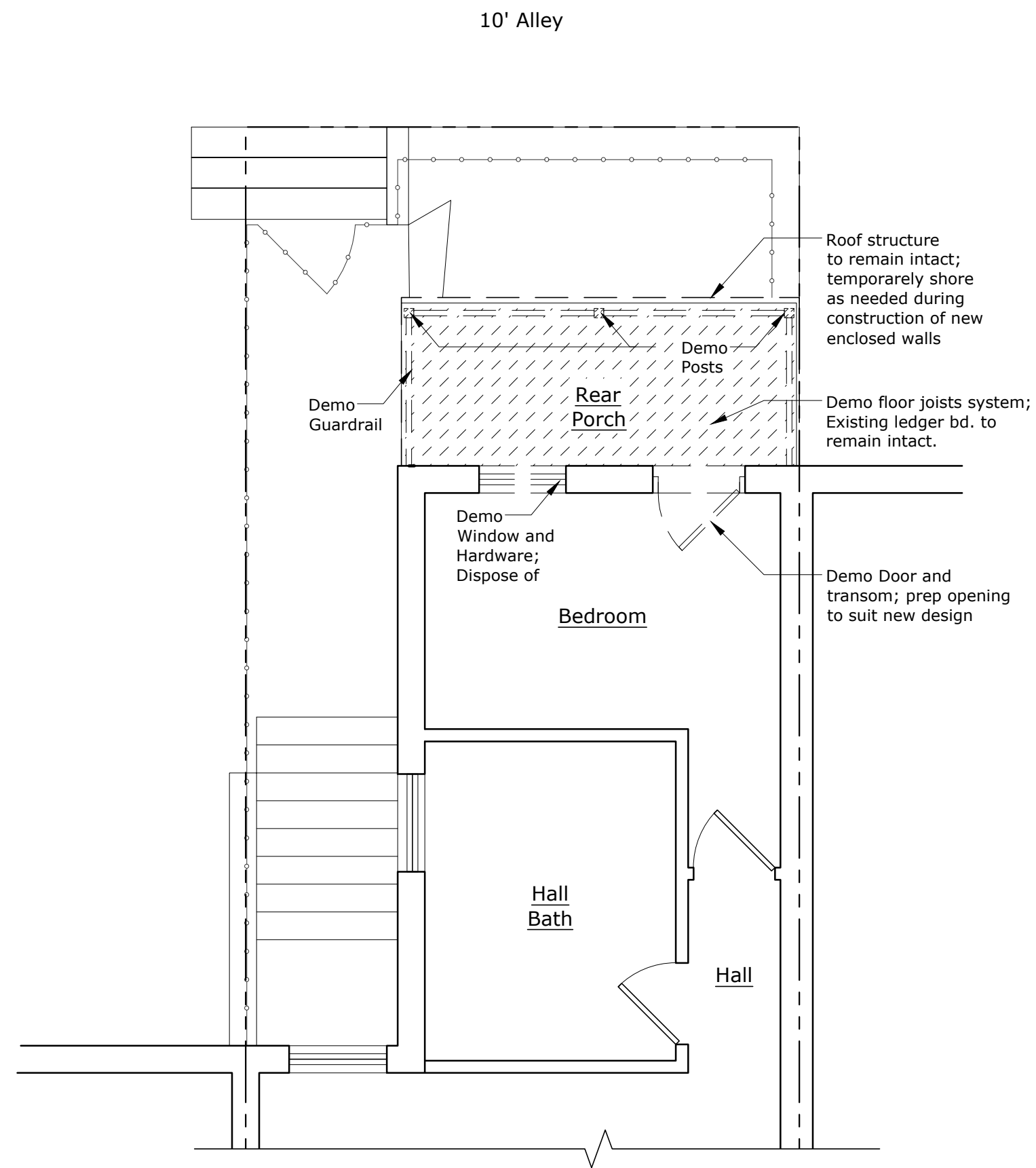
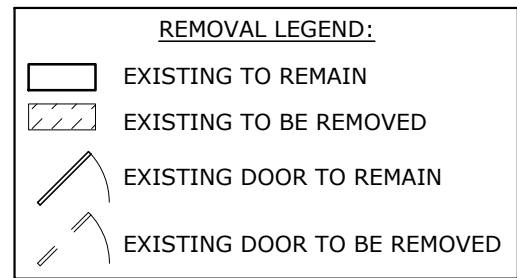
Revisions:
No. Date

Drawing No.

Z001



N  Proposed Partial First Floor Plan
Scale: 1/4"=1'-0"



N  Demo Partial Second Floor Plan
Scale: 1/4"=1'-0"



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Drawing Title:
Demo Floor Plans

Revisions:	
No.	Date

Drawing No.
D001



Replace gutter and downspout

Remove 4x4 posts- Typical

Remove door and hardware; prep opening for new drywall finish

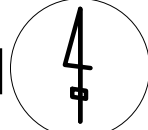
Remove guardrail completely

Existing roof to remain

Remove window; prep opening for new drywall finish

Remove floor structure including decking and fascia

Remove 6x6 post; Replace with new P.T. 6x6 post and PVC column wrap trim

N  Demo North Elevation .
Scale: Not To Scale



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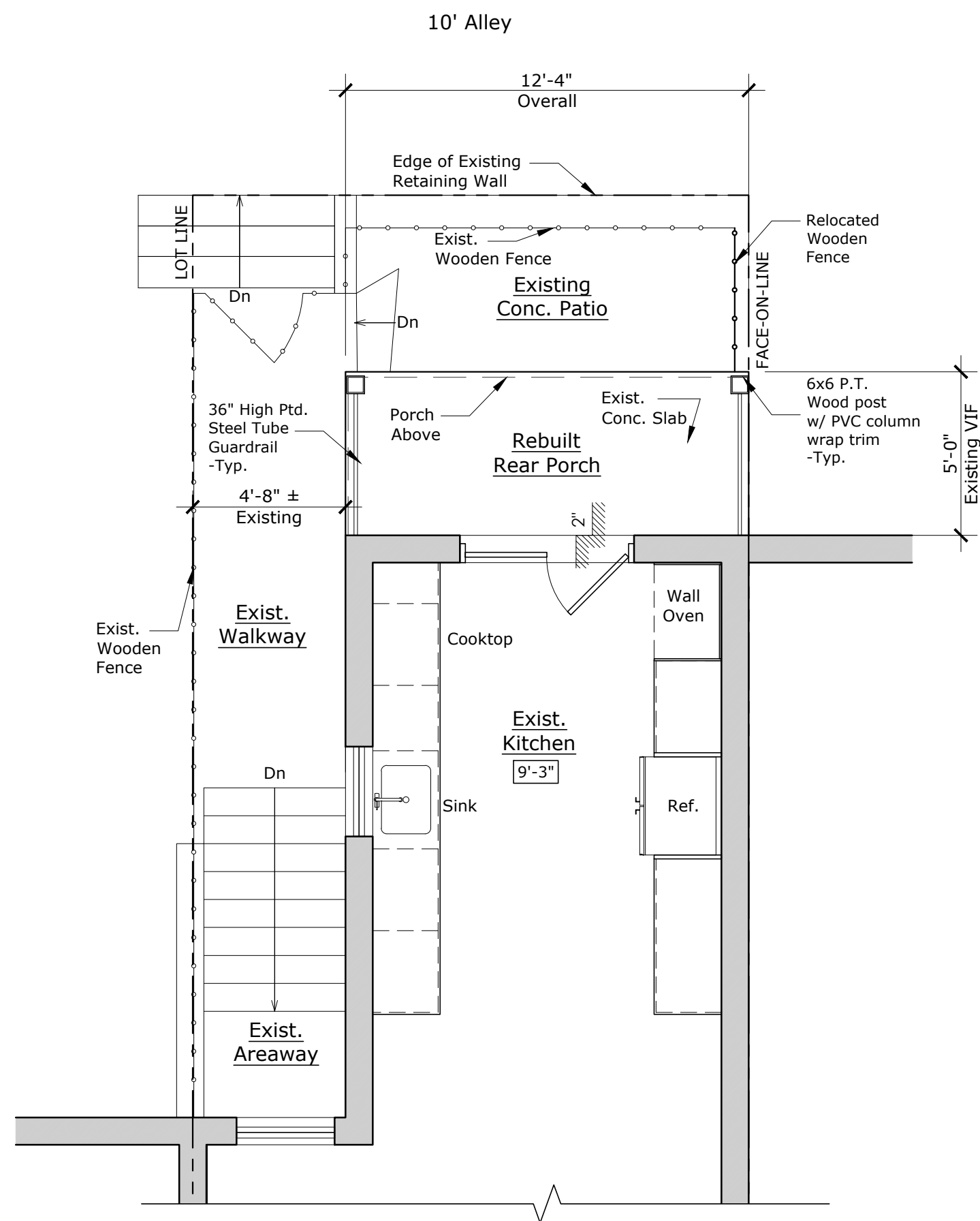
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Drawing Title:
Demo Elevation

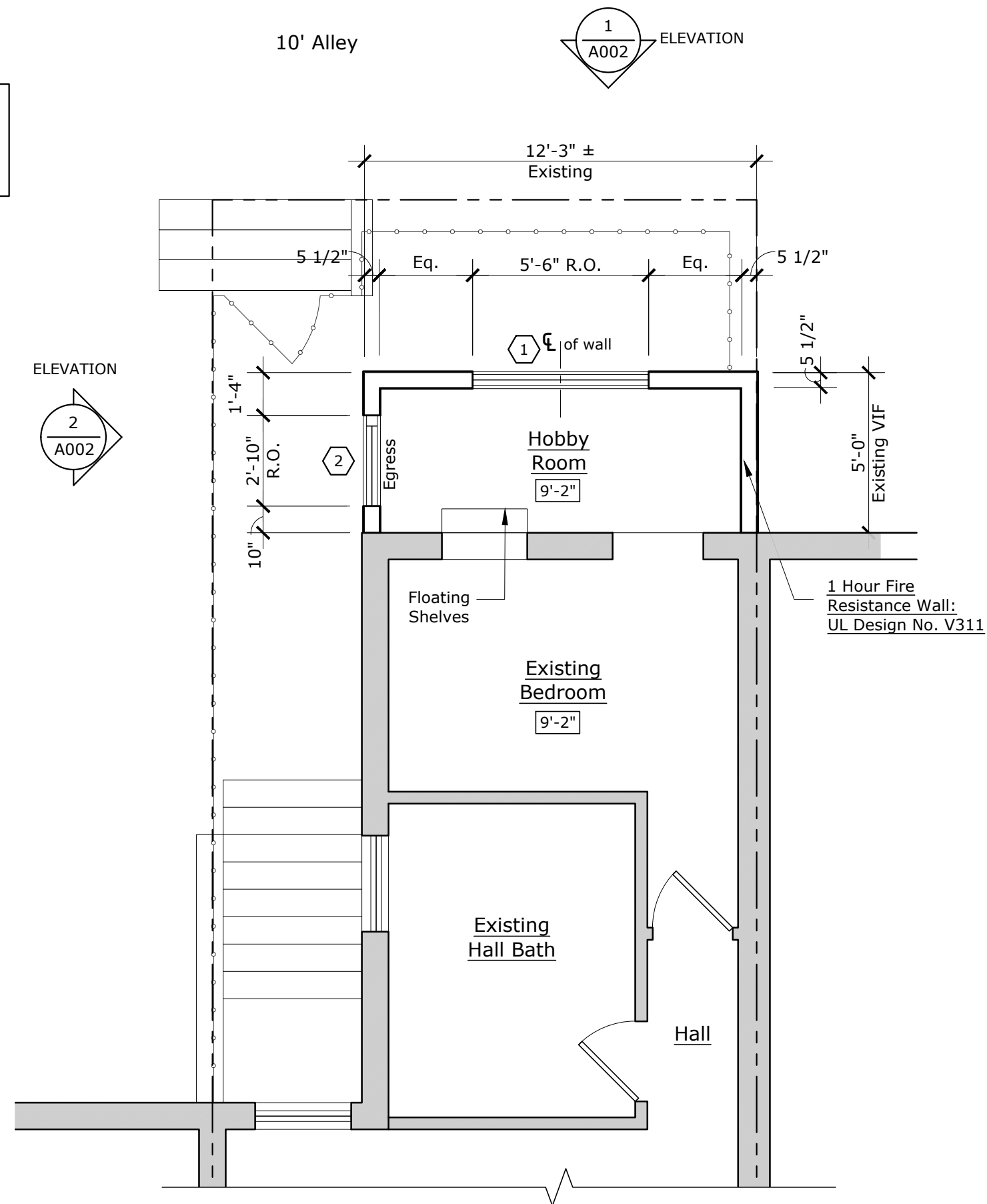
Revisions:	
No.	Date

Drawing No.
D002



N 4 Proposed Partial First Floor Plan
Scale: 1/4"=1'-0"

	EXISTING WALL TO REMAIN
	NEW CONSTRUCTION
	CEILING HEIGHT



N 4 Proposed Partial Second Floor Plan
Scale: 1/4"=1'-0"

WINDOW SCHEDULE

Tag	Description	Manuf.	Sizes- R.O.	Glazing	U-Value	Hrdwr	Jamb	Comments
1	Picture Window Unit	Jeld-Wen or Eq.	5'-6" W x 5'-0" H	3/4" Low E	0.30	White	4 9/16"	Single Lite pattern; Aluminum clad
2	Double-Hung Unit	Jeld-Wen or Eq.	2'-10" W x 5'-0" H	3/4" Low E	0.30	White	4 9/16"	1 over 1 Lite pattern; Egress window

LEGEND
R= Replaced existing unit SDL= Simulated divided lite RO = Rough Opening VIF = Verify in Field prior to ordering

All exterior windows + doors shall have a U-Factor of U-.30 maximum.
All exterior windows + doors shall have an SHGC-factor of SHGC-.40 maximum.
All skylights shall have a maximum U-.55 and SHGC-.40.
All fenestration is labeled and listed as AAMA/WDMA/CSA 101/I.S.2/A440-05 compliant.



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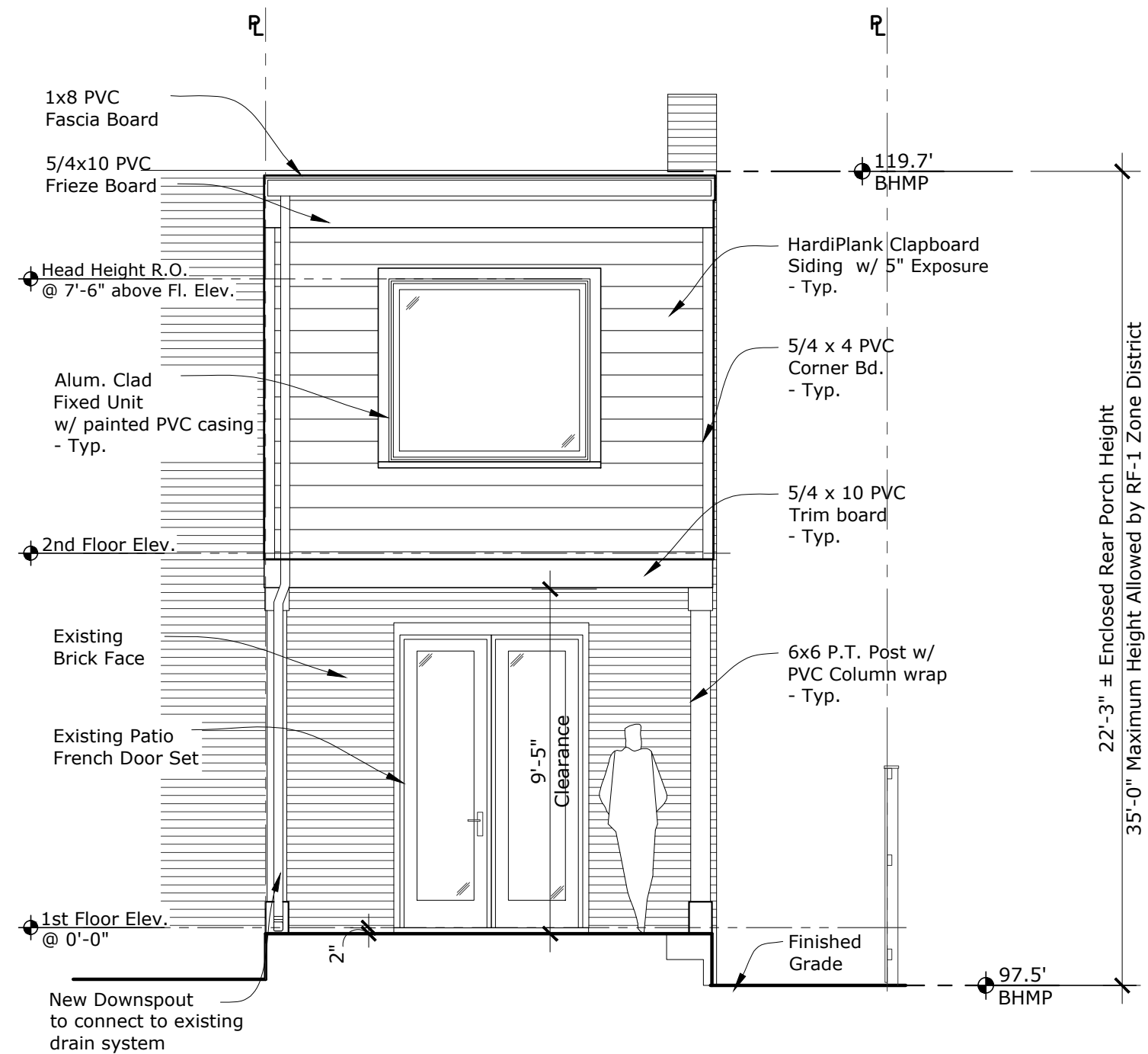
Drawing Title:
Proposed Floor Plans

Revisions:

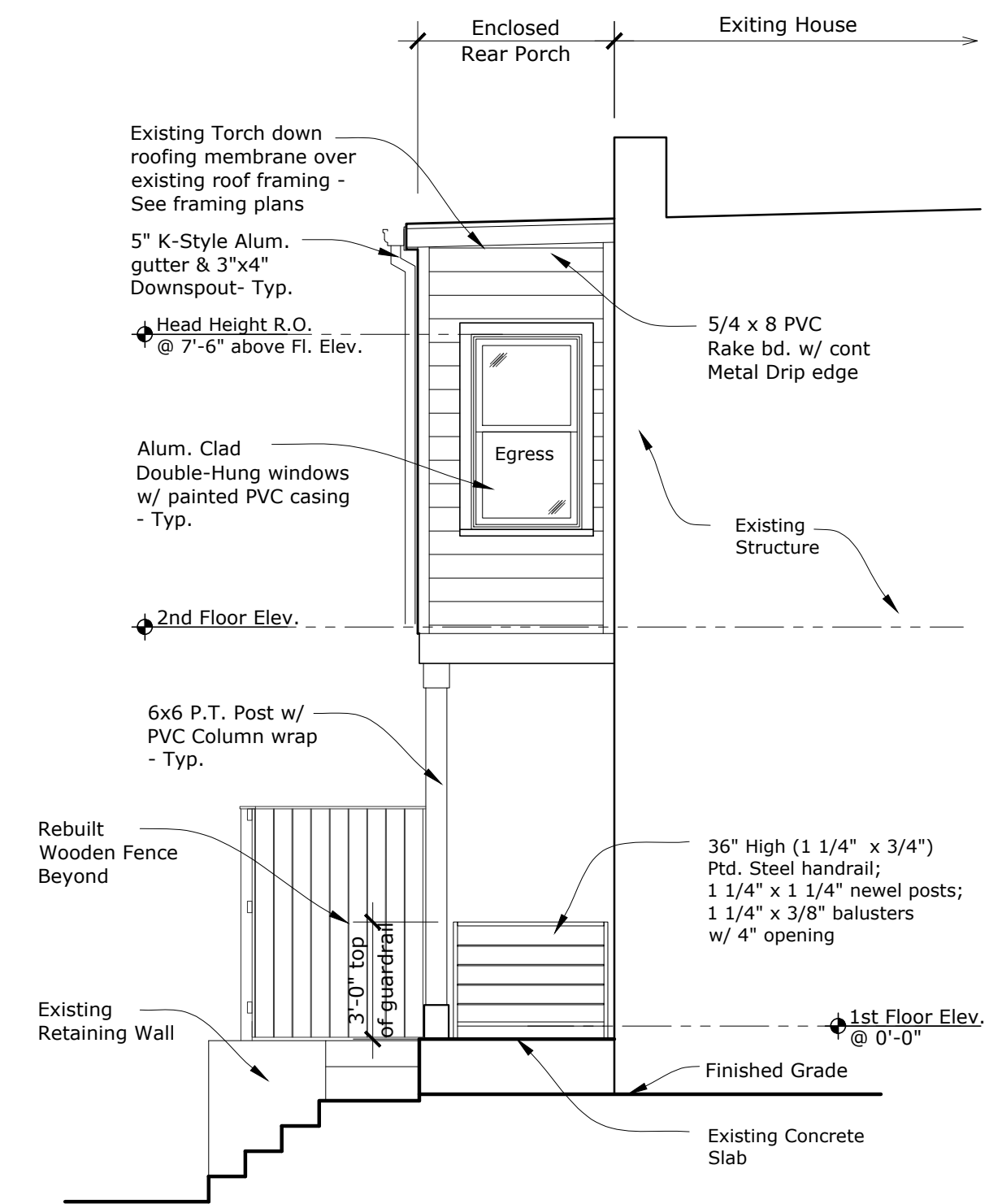
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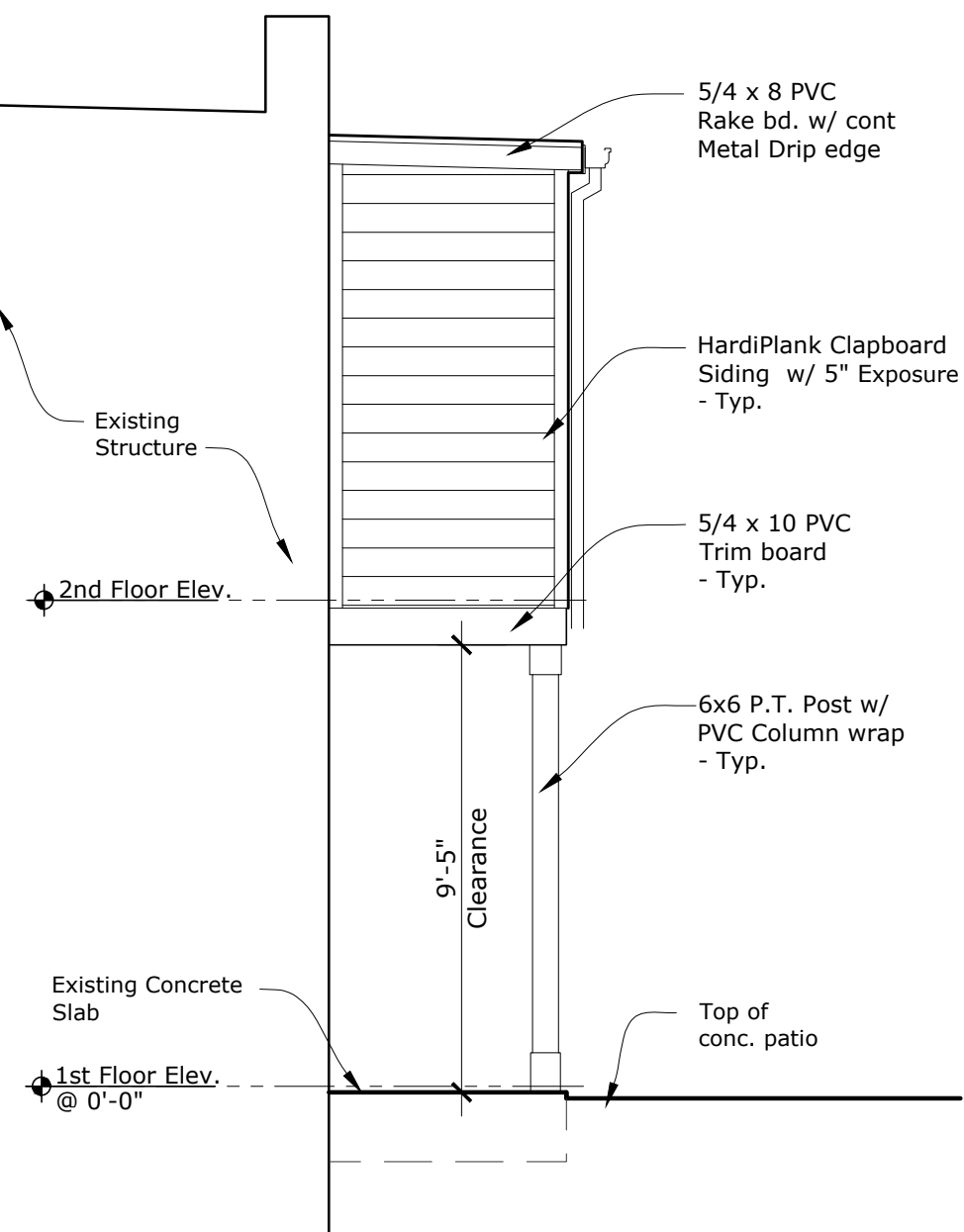
A001



N 4 Proposed North Elevation
Scale: 1/4"=1'-0"



N 4 Proposed West Elevation
Scale: 1/4"=1'-0"



N 4 Proposed East Elevation
Scale: 1/4"=1'-0"



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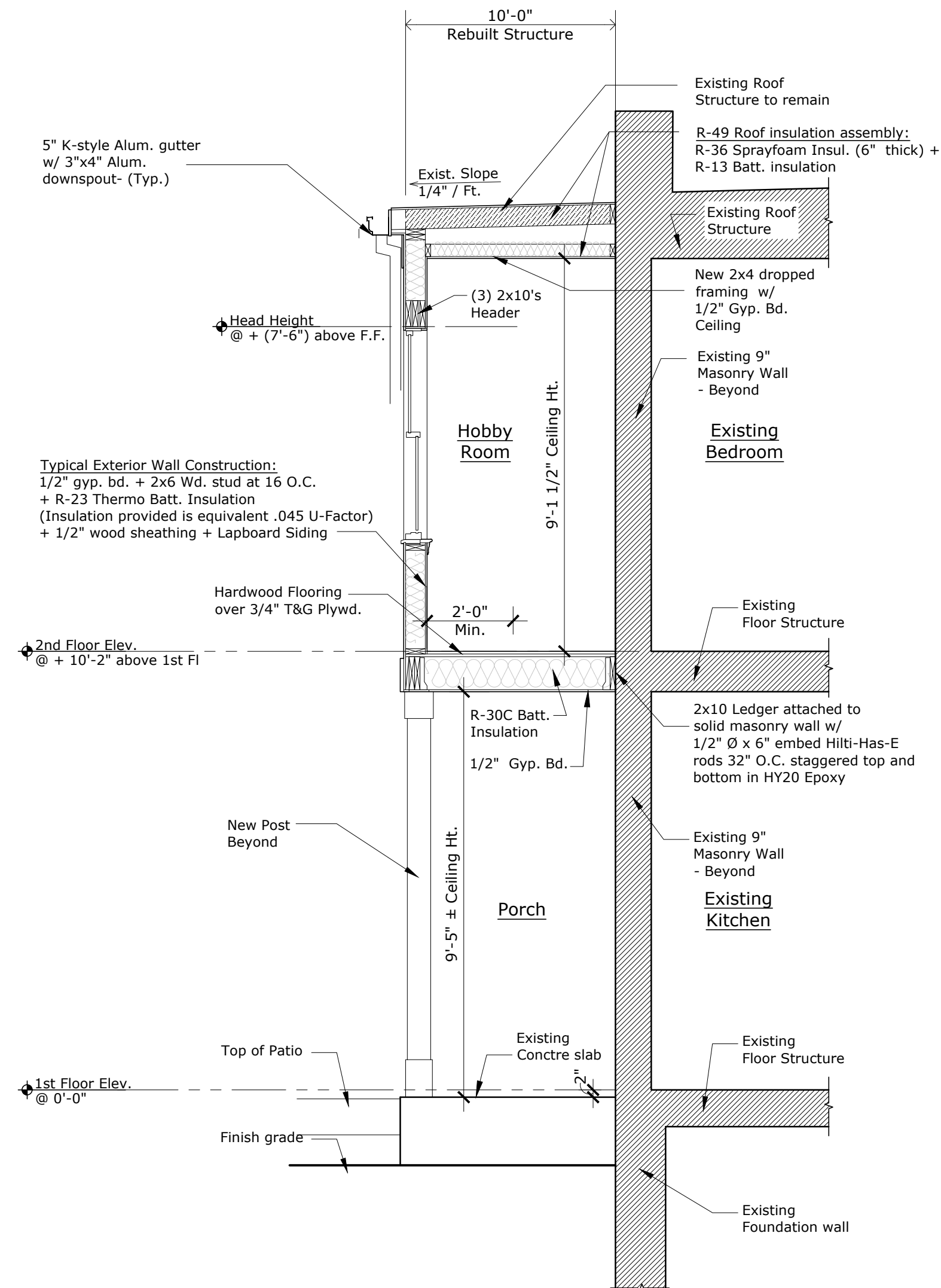
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Drawing Title:
Proposed Elevations

Revisions:	
No.	Date

Drawing No.

A002



1 Building Cross-Section
Scale: 3/8" = 1'-0"



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Drawing Title:
Building Cross-Section

Revisions:	
No.	Date

Drawing No.
A003



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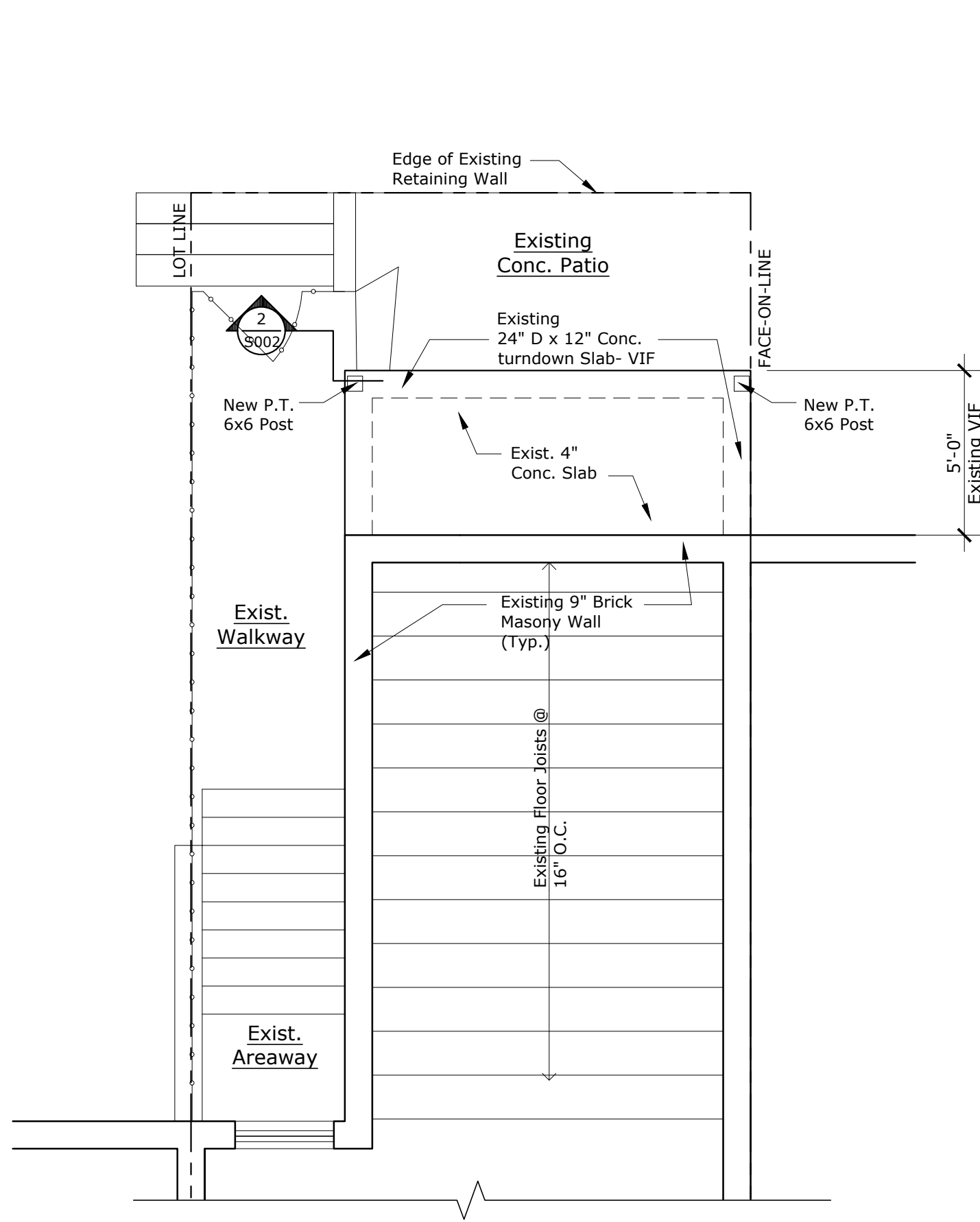
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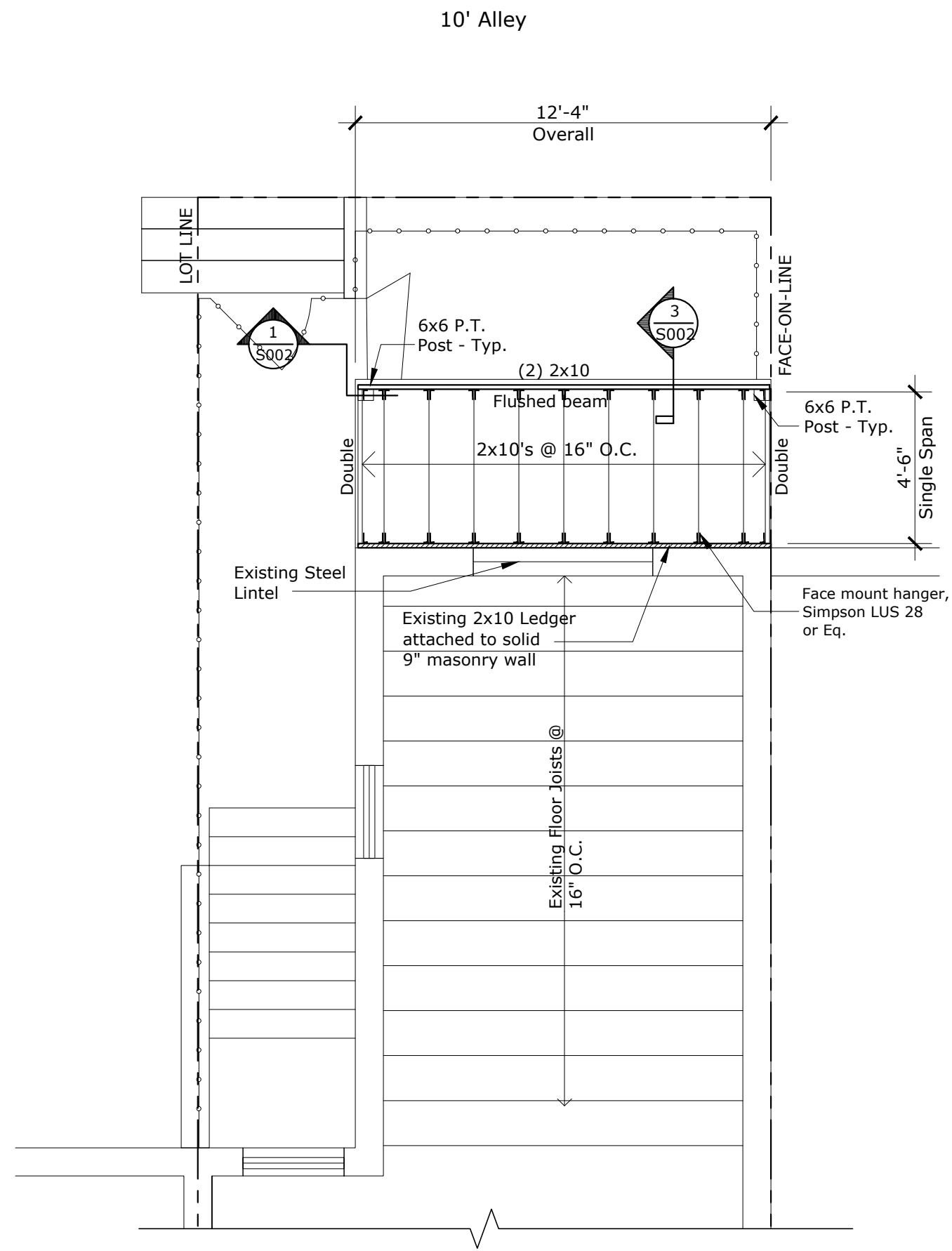
Drawing Title:
Floor Framing
Plans

Revisions:	
No.	Date

Drawing No.
S001



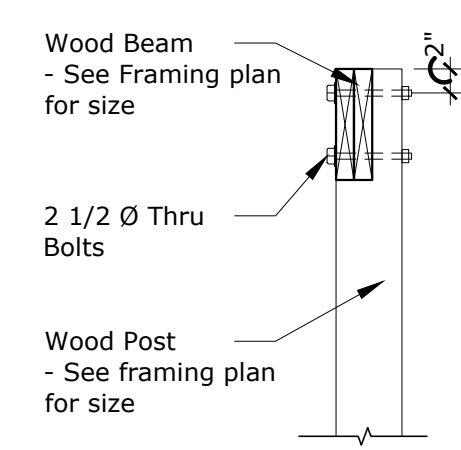
N 4 Partial 1st Floor Framing Plan
Scale: 1/4"=1'-0"



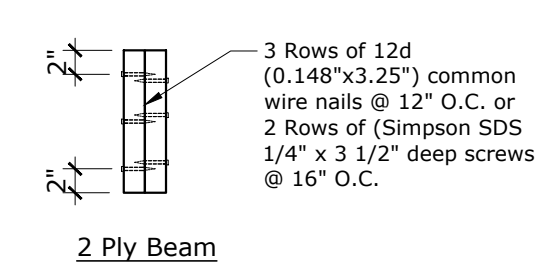
N 4 Partial 2nd Floor Framing Plan
Scale: 1/4"=1'-0"

STRUCTURAL NOTES

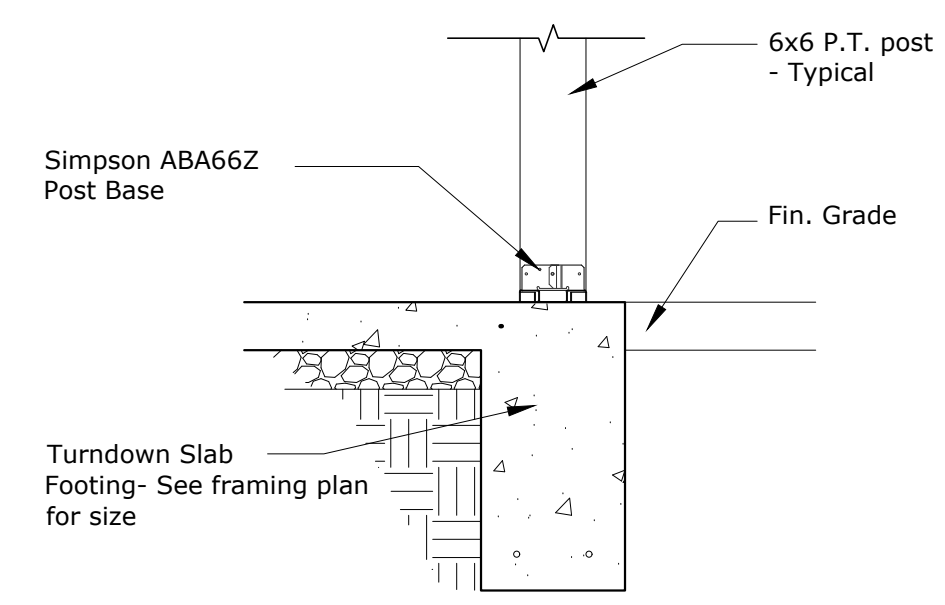
- 2015 IBC as adopted by 2017 DCMR 12A, DC Building Code amendments.
- Design loads: Roof: 30 psf (snow)
Dead: 15 psf (u.n.o.)
Floors: 40 psf Living areas
30 psf Sleeping areas (if applicable)
- Design allowable soil bearing pressure: 1500 psf
- Assumed equivalent fluid pressure of soil: 60 psf/ft
- Lumber to be No.2 SPF with fb = 875 psi and E = 1,300,000 psi
- Manufactured lumber design values: fb = 2600 psi E=1,900,000 psi
- Window and door headers to be (3) 2x6's unless noted otherwise.
- Posts supporting sawn lumber beams and headers to be a minimum of (3) 2x4's.
- Posts supporting manufactured lumber beams and headers to be a minimum of (3) 2x4's.
- All rafter ends to be secured to tops of walls with hurricane clips (Simpson H2.5 T or approved equal).
- Appropriately sized joist hangers to be used where joists or rafters frame into beams.
- The use of adjustable, screw-type steel columns is NOT permitted.
- All floor joists to have bridging/x-bracing at 7'o.c.
- Wall bracing shall be continuous sheathing per Section R602.10.4 of IRC 2015 unless noted otherwise.
- Wind bracing panels shall be 7/16" plywood, width as shown on the drawings by story height. Nail all edges with 8d nails @ 6" centers and 12" centers on intermediates. Roof rafters shall have hurricane clips.
- Contractor shall be responsible for all field measurements.



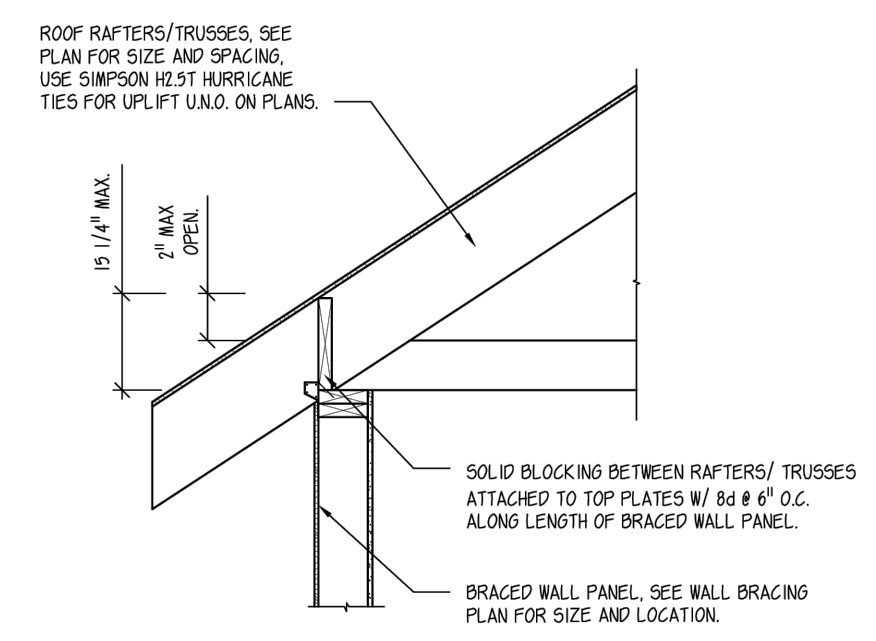
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S002 Post to Beam Connection
SCALE: 3/4" = 1'-0"



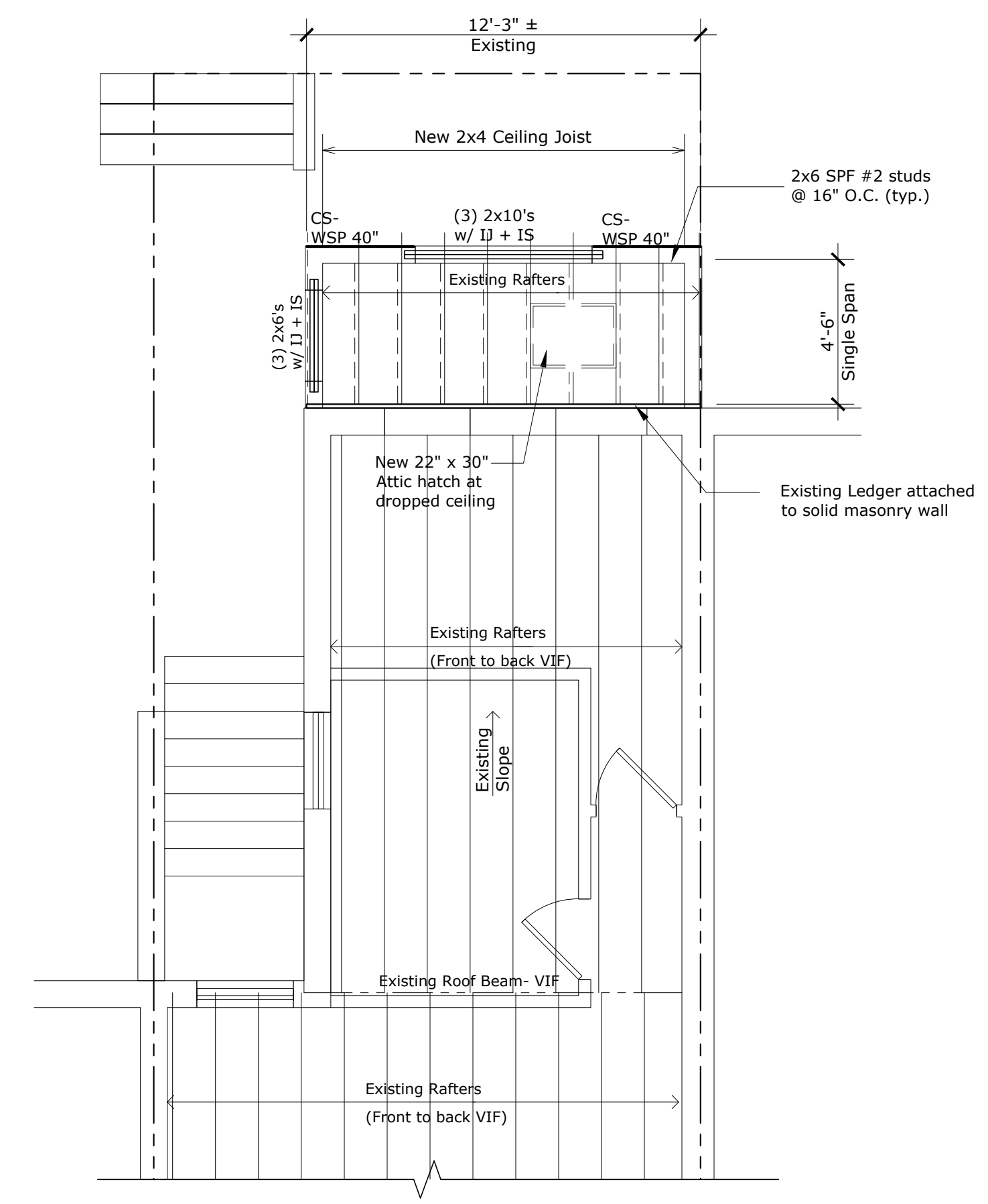
3
S002 Typ. Multiple-Ply Beam Connection
SCALE: 3/4" = 1'-0"



2
S002 Post Base Section-Detail
SCALE: 3/4" = 1'-0"



4
S002 Braced Wall Panel Connection
SCALE: 3/4" = 1'-0" PERPENDICULAR TO RAFTERS



N 4
Partial Roof Framing Plan
Scale: 1/4"=1'-0"



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Drawing Title:
Partial Roof Framing Plan

Revisions:	
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Drawing No.
S002