

PROJECT INFORMATION

Jurisdiction: Washington, D.C.
 Zoning Designation: R-8

Lot Occupancy Analysis:
 Allowable = 30%: 6,692.4 SF x .3 = 2,007.7 SF
 Existing House = 1,466.5 SF
 Existing Acc Bldg = 255.3 SF
 Existing Total = 1,721.8 SF (1,721.8 SF)
 Allowable for addition = 285.9
 Addition = 13.0 x 13.0 + 9.0 x 12.6 = 282.4 SF

GENERAL NOTES:

1. ALL CONSTRUCTION TO CONFORM TO APPLICABLE LOCAL, STATE & NATIONAL CODES & ORDINANCES. CODE: 2012 ICC RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS.
2. FOOTINGS TO EXTEND MIN. 1'-0" INTO UNDISTURBED SOIL AND MIN. 2'-6" BELOW GRADE.
3. SOIL BEARING ASSUMED TO BE 2,000 LBS/ SQ FT, EXTEND FOOTINGS AS NECESSARY TO MEET REQUIRED BEARING.
4. CONCRETE MIN. COMPRESSIVE STRENGTH: 3,000 P.S.I.
5. DIMENSIONS TO FACE OF CONCRETE, MASONRY, SHEATHING OR GYPSUM BOARD, UNLESS OTHERWISE NOTED.
6. ALL PRODUCTS & MATERIALS TO BE STORED, INSTALLED AND PROTECTED ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
7. ALL WOOD FOR DECKS, IN CONTACT WITH CONCRETE OR MASONRY, OR OTHER EXPOSED CONDITIONS TO BE PRESSURE TREATED.
8. DO NOT SCALE DRAWINGS.
9. INSULATION WILL MEET IECC2012 Table 402.1.1

SCOPE OF WORK:

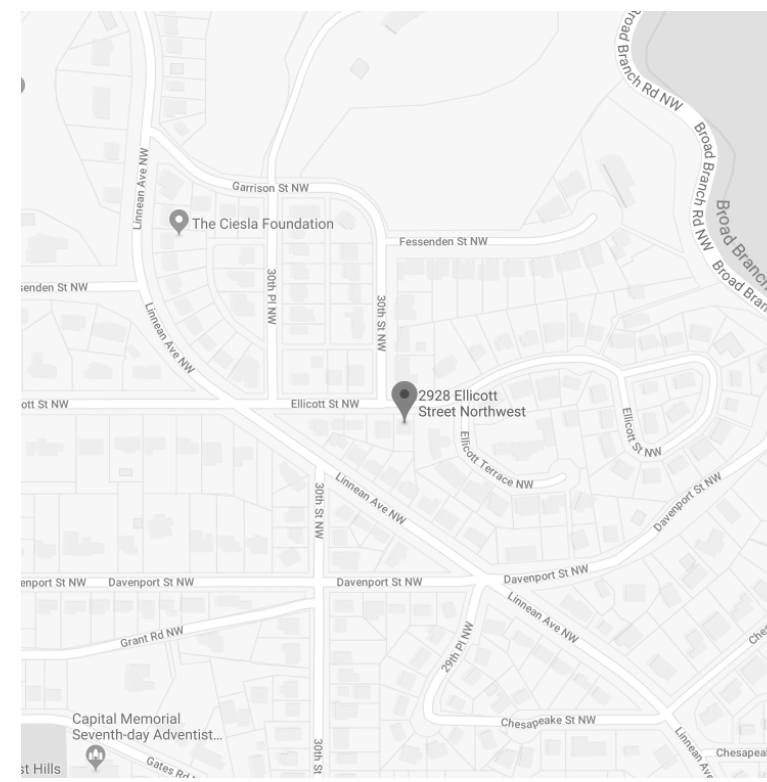
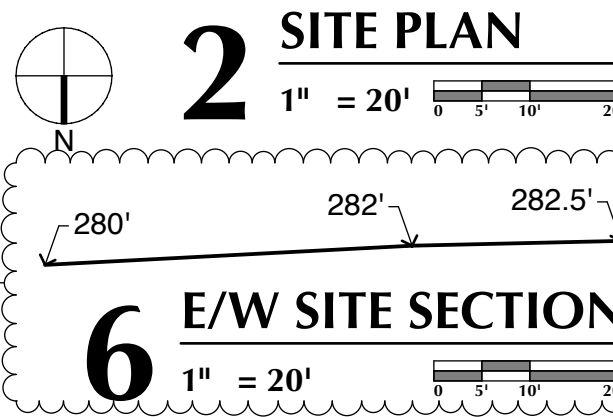
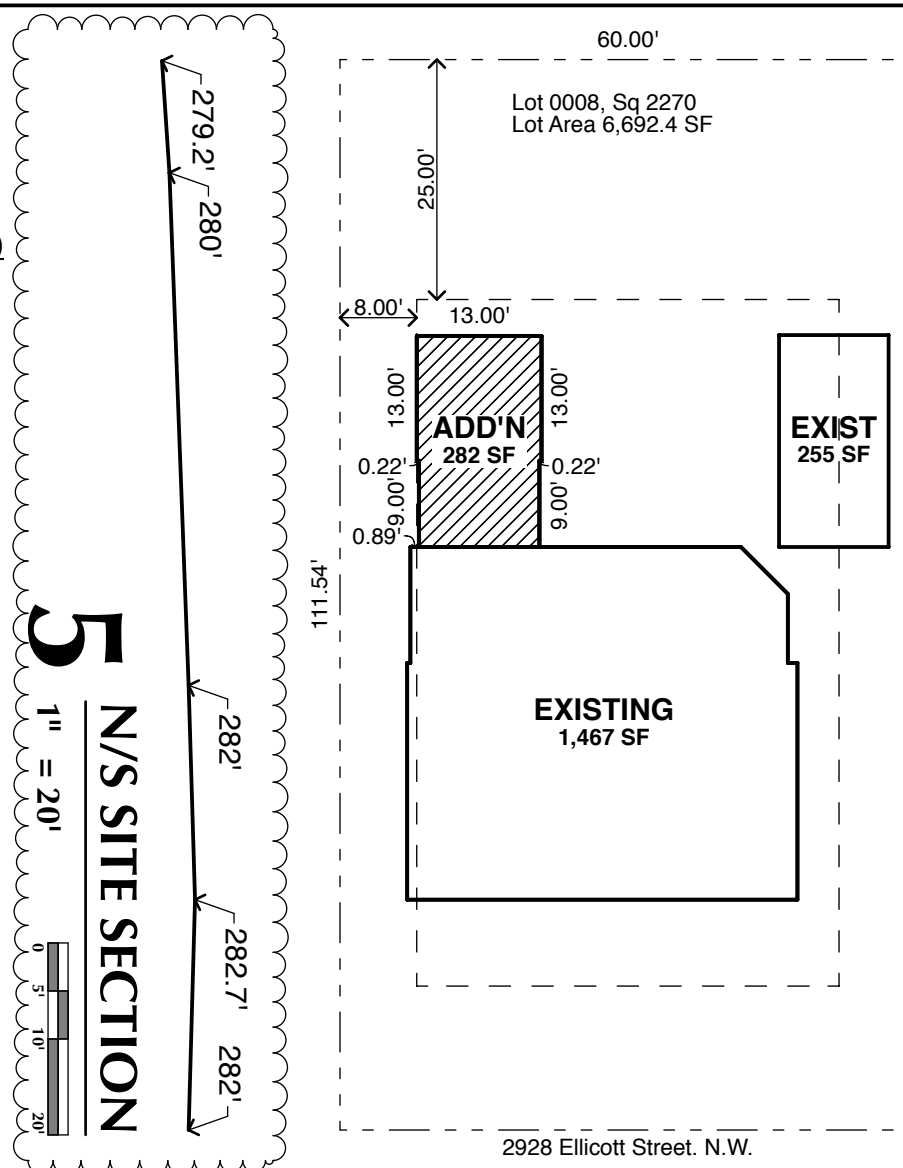
1. DEMOLISH PARTS OF WALL, WINDOW AND PATIO ON 1ST FLOOR, REMOVE EXISTING SECOND FLOOR REAR BALCONY.
2. CONSTRUCT ONE STORY REAR ADDITION, 13' X 22', AS SHOWN.
3. INSTALL PLUMBING AND ELECTRICAL WORK AS SHOWN.
4. EXTEND EXISTING HVAC SYSTEM FOR ADDITION IN CRAWL SPACE.

BUILDING CODES:

- 2013 District of Columbia Building Code
- 2012 ICC RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS
- 2012 INTERNATIONAL ENERGY CONSERVATION CODE
- 2012 INTERNATIONAL EXISTING BUILDING CODE
- 2012 INTERNATIONAL PLUMBING CODE
- 2012 INTERNATIONAL MECHANICAL CODE
- 2012 INTERNATIONAL FUEL GAS CODE
- 2012 INTERNATIONAL FIRE CODE
- 2011 NFPA NATIONAL ELECTRICAL CODE
- ANSI A117.1 - 2009
- DCMR TITLE 12 CODE SUPPLEMENT - 2013

CODE ANALYSIS		
CRITERIA	EX BLDG	ADD'N
IBC OCCUPANCY CLASSIFICATION	R-3	No Change
TYPE OF CONSTRUCTION	V-B	No Change
BUILDING HEIGHT	Max 40'	No Change
NUMBER OF STORIES ABOVE GRADE	Max 3	No Change
BUILDING AREA	1,722 SF	282 SF
FULLY SPRINKLERED	NO	No Change
REQUIRED EXITS	1, 36" Wide	No Change
OCCUPANCY	Single Family	No Change

DRAWING INDEX		
ID	Name	Description
C	Cover Sheet	Project Info, Site Plans, Demo Plans
A1	Floor Plans	Bast, 1st & Roof Plans, Door & Skylight Schd
A2	Sections	Long & Cross Sections, Window Details
A3	Elevations	Rear and Side Elevs, Window Schedule
MEP1	Mech & Elec & Plumb	Elec & Mech Plans, Plumbing & Water Risers
S1	Structural Plans	Framing Plans
EC1	Erosion Control	Erosion Control Plan & Detail
EC2	Erosion Control	Erosion Control Construction Entrance
EVST	Energy Verification Sheet	Energy Verification Sheet



1 LOCATION MAP



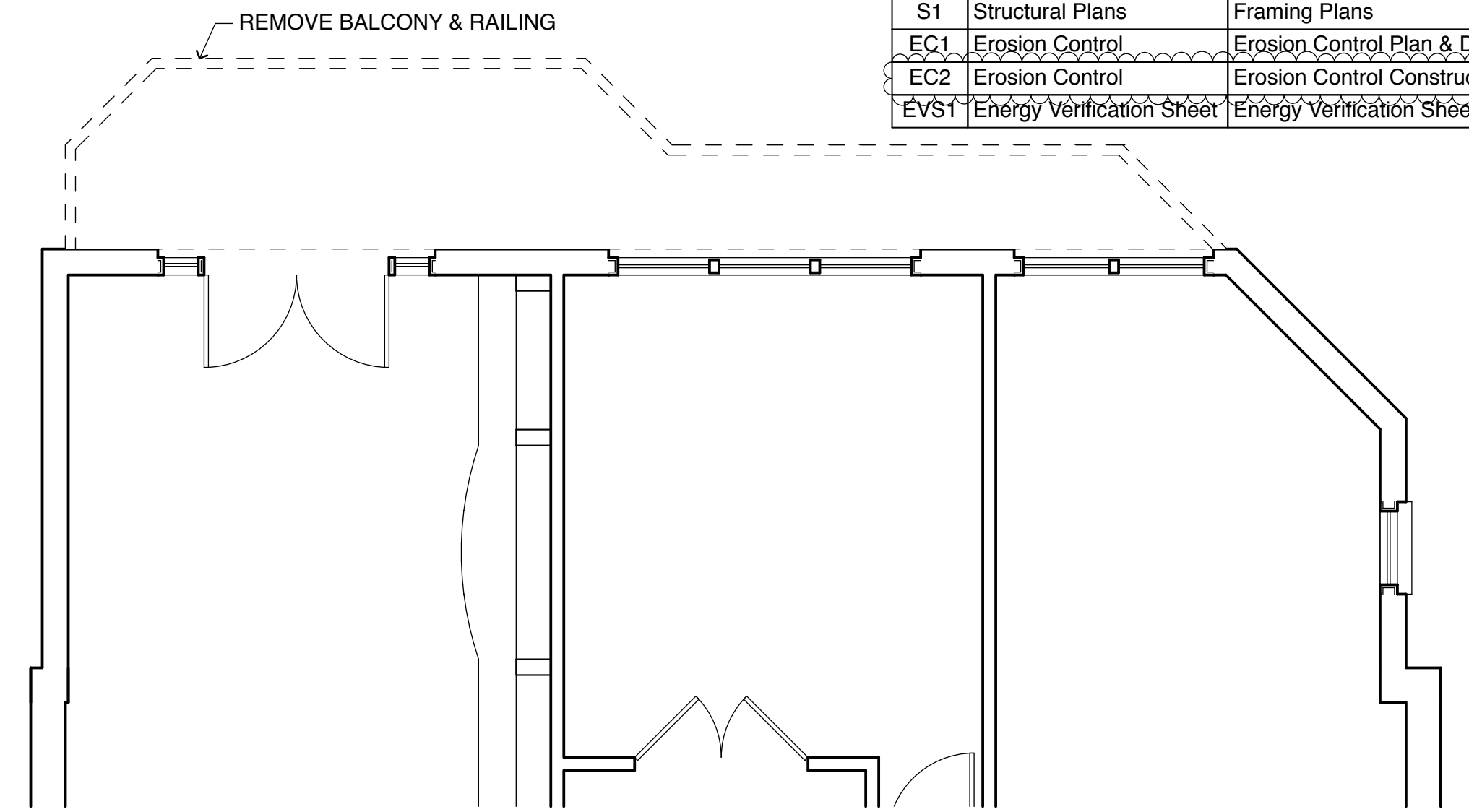
DAVID MAUDLIN
 ARCHITECT
 5308 NEVADA AVENUE, N.W.
 WASHINGTON, D.C. 20015
 202-333-6186
 www.davidmaudlin.com

REV 1
 4-Sep-19

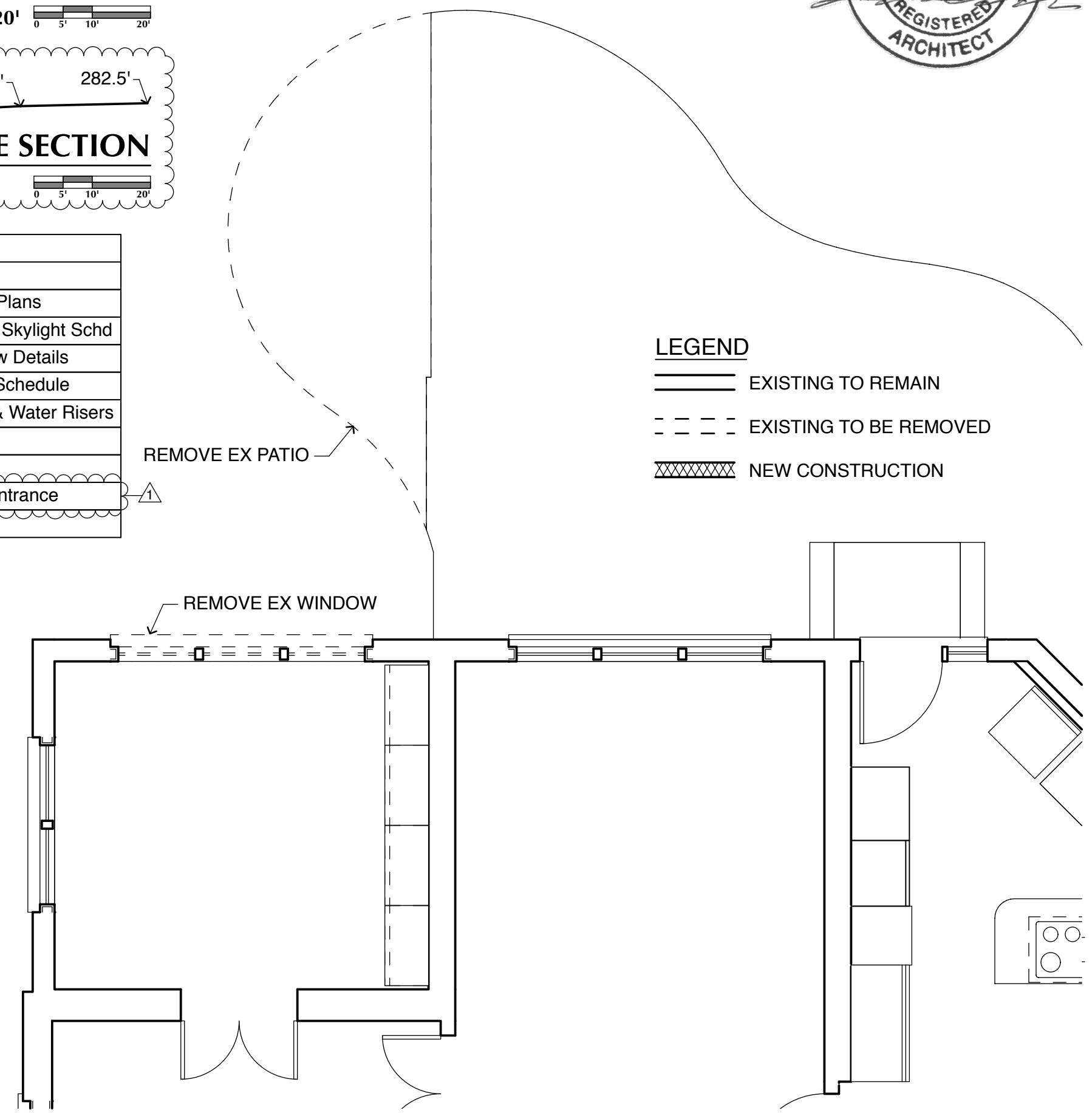
PROJECT INFO
 SITE PLAN
 DEMO PLANS
 LOCATION MAP
 GEN NOTES

A HOUSE ADDITION FOR
THE PEARLSTEIN FAMILY
 2928 ELLCOTT STREET, N.W.
 WASHINGTON, D.C. 20008

C
 Board of Zoning Adjustment
 District of Columbia
 Case No. 2022
 EXHIBIT NO. 2



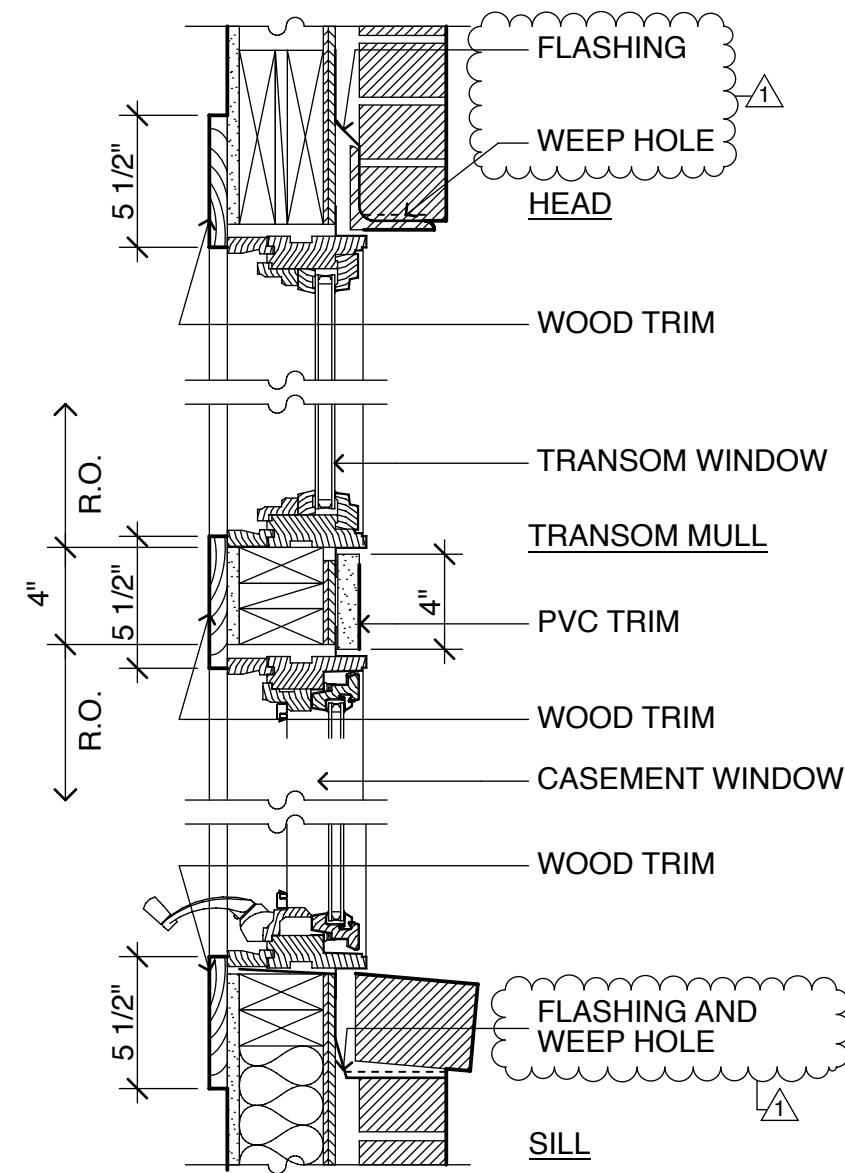
4 SECOND FLOOR DEMO PLAN
 1/4" = 1'-0"



3 FIRST FLOOR DEMO PLAN
 1/4" = 1'-0"

LEGEND
 ——— EXISTING TO REMAIN
 - - - - EXISTING TO BE REMOVED
 [Hatched] NEW CONSTRUCTION

SECTION NOTES:
 1. PROVIDE WEEP HOLES FOR MASONRY VENEER AT ALL LINTELS, SILLS AND BASE OF WALL IMMEDIATELY ABOVE THE FLASHING. WEEP HOLES TO HAVE A MAXIMUM SPACING OF 33" AND BE MINIMUM 3/16" IN DIAMETER.

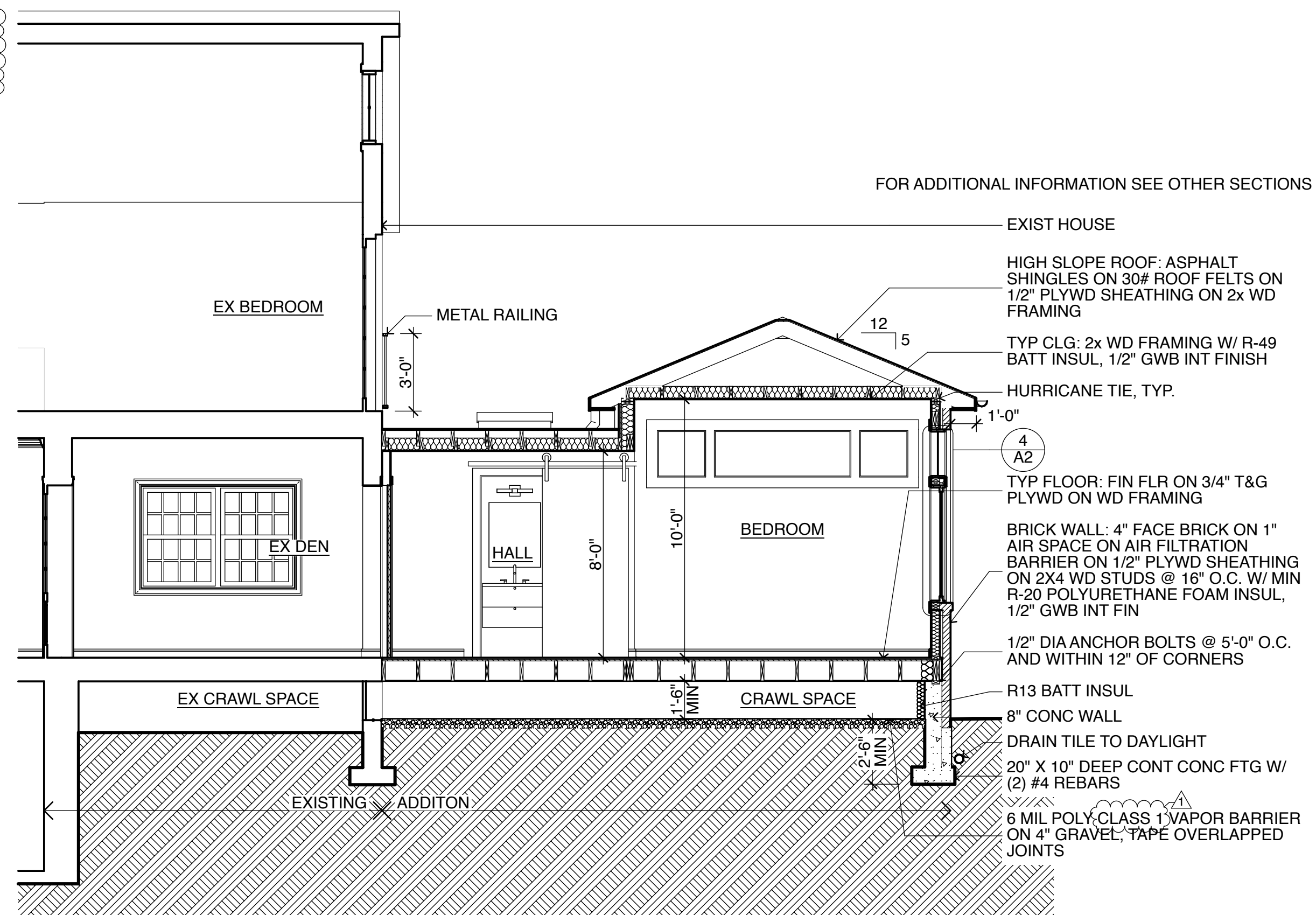


DETAILS TO ILLUSTRATE TRIM SIZE AND LOCATION, INSTALL WINDOWS ACCORDING TO MANUFACTURER'S SPECIFICATIONS & RECOMMENDATIONS

4 WINDOW HEAD/SILL DETAILS
 1 1/2" = 1'-0"

COMPONENT	AIR BARRIER AND INSULATION INSTALLATION	INSULATION INSTALLATION CRITERIA
General requirements	A continuous 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.
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 insulation and any gaps in the air barrier shall be sealed.
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 R-3 per inch minimum. 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. Rim joints shall include the air barrier.	Rim joints shall be insulated. Floor framing cavity insulation shall be installed to maintain permanent contact with the underside of outdoor decking, or floor framing cavity insulation shall be permitted to be in contact with the top side of 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.
Floors (including above garage and cantilevered floors)	The air barrier shall be installed at any exposed edge of insulation.	Where provided instead of floor insulation, insulation shall be permanently attached to the crawlspace walls.
Crawl space walls	Exposed earth in unvented crawl spaces shall be covered with a Class I vapor retarder with overlapping joints taped.	
Shafts, penetrations	Deck shafts, utility penetrations, and fire shafts opening to exterior or unconditioned space shall be sealed.	
Narrow cavities	Air sealing shall be provided between the garage and conditioned spaces.	Rim joints in narrow cavities shall be cut to fit, or narrow cavities shall be filled with insulation that in installation readily conforms to the available cavity space.
Garage separation	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. Flat insulations shall be cut neatly to fit around wiring and plumbing in exterior walls, or insulations that in installation readily conforms to available space shall extend behind piping and wiring.
Plumbing and wiring	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.
Showers/tub on exterior wall	The air barrier shall be installed behind electrical or communication boxes or air sealed boxes shall be installed.	
Electrical/phone box on exterior walls	HVAC register boots that penetrate building thermal envelope shall be sealed to the subfloor or drywall.	
HVAC register boots	When 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.	
Concealed sprinklers		

5 IECC Table R402.4.1.1



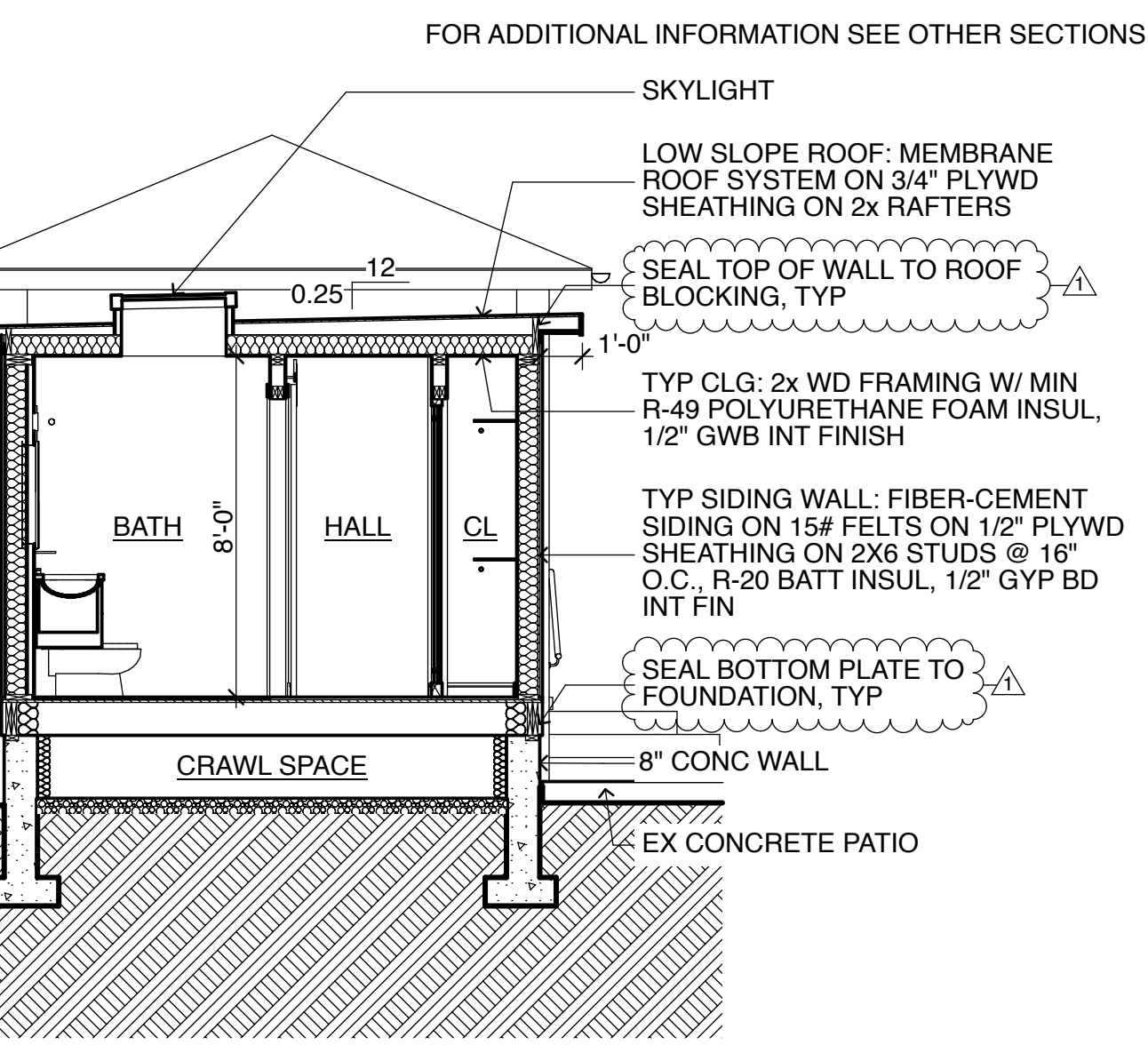
FOR ADDITIONAL INFORMATION SEE OTHER SECTIONS

- EXIST HOUSE
- HIGH SLOPE ROOF: ASPHALT SHINGLES ON 30# ROOF FELTS ON 1/2" PLYWD SHEATHING ON 2x WD FRAMING
- TYP CLG: 2x WD FRAMING W/ R-49 BATT INSUL, 1/2" GWB INT FINISH
- HURRICANE TIE, TYP.
- TYP FLOOR: FIN FLR ON 3/4" T&G PLYWD ON WD FRAMING
- BRICK WALL: 4" FACE BRICK ON 1" AIR SPACE ON AIR FILTRATION BARRIER ON 1/2" PLYWD SHEATHING ON 2X4 WD STUDS @ 16" O.C. W/ MIN R-20 POLYURETHANE FOAM INSUL, 1/2" GWB INT FIN
- 1/2" DIA ANCHOR BOLTS @ 5'-0" O.C. AND WITHIN 12" OF CORNERS
- R13 BATT INSUL
- 8" CONC WALL
- DRAIN TILE TO DAYLIGHT
- 20" X 10" DEEP CONT CONC FTG W/ (2) #4 REBARS
- 6 MIL POLY CLASS 1 VAPOR BARRIER ON 4" GRAVEL, TAPE OVERLAPPED JOINTS



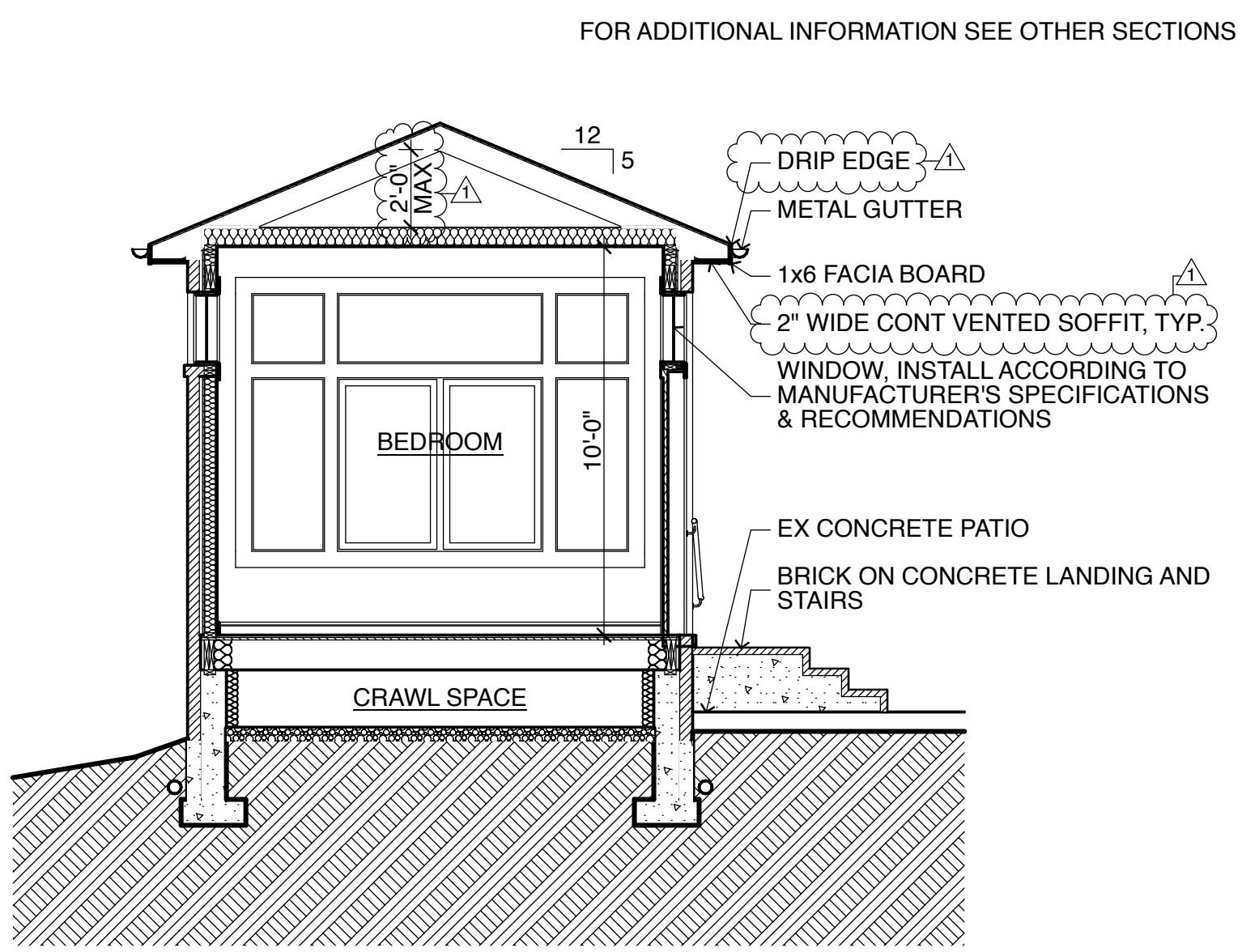
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FOR ADDITIONAL INFORMATION SEE OTHER SECTIONS

3 CROSS SECTION @ BATHROOM
 1/4" = 1'-0"



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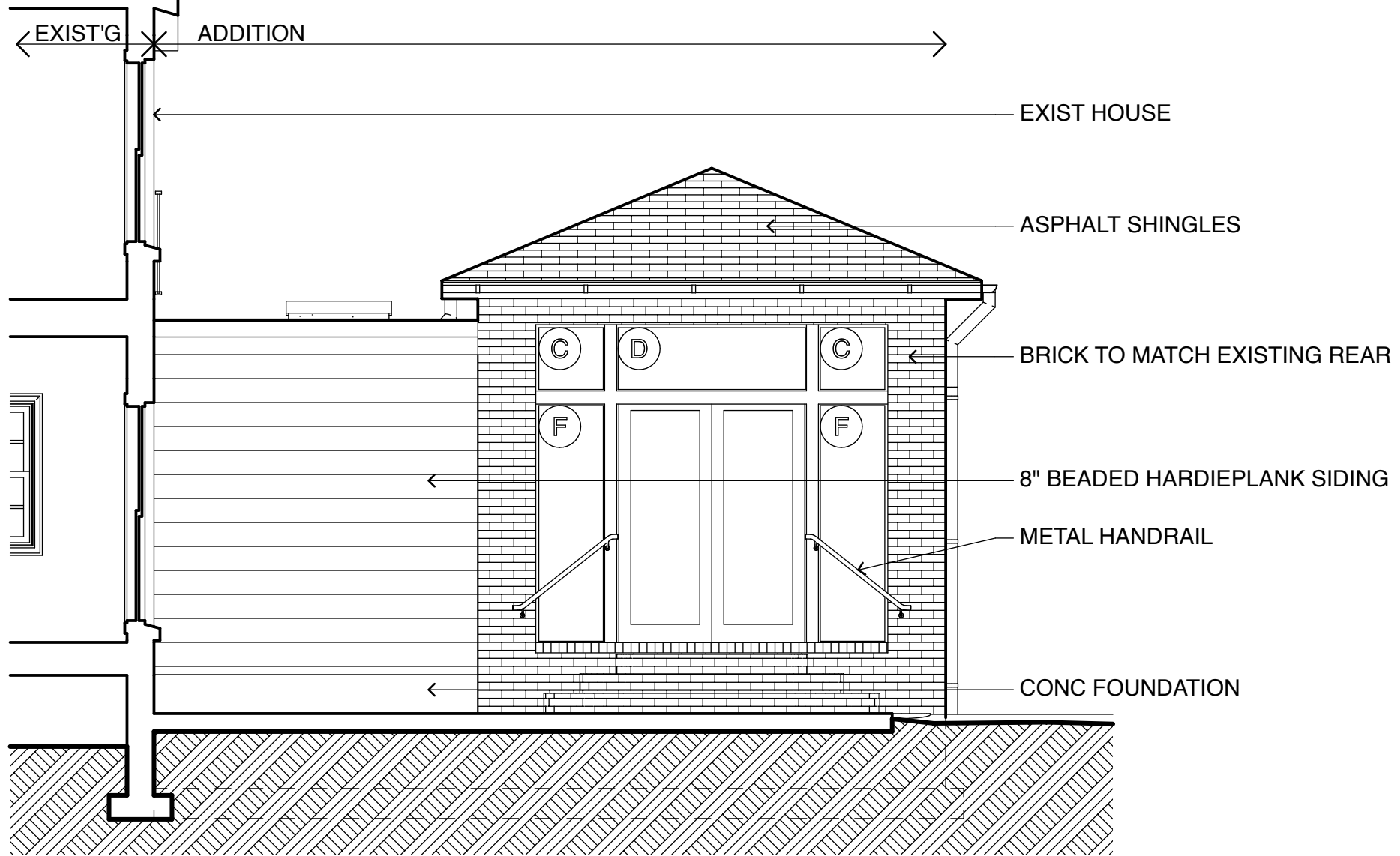
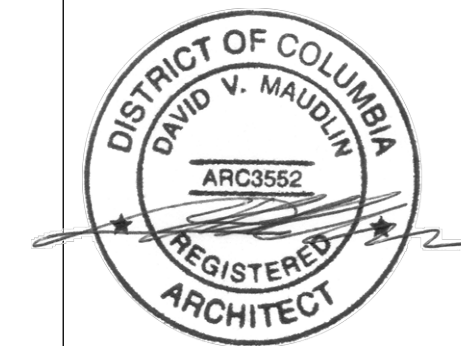
2 CROSS SECTION @ BEDROOM
 1/4" = 1'-0"

SECTIONS WINDOW DETAILS

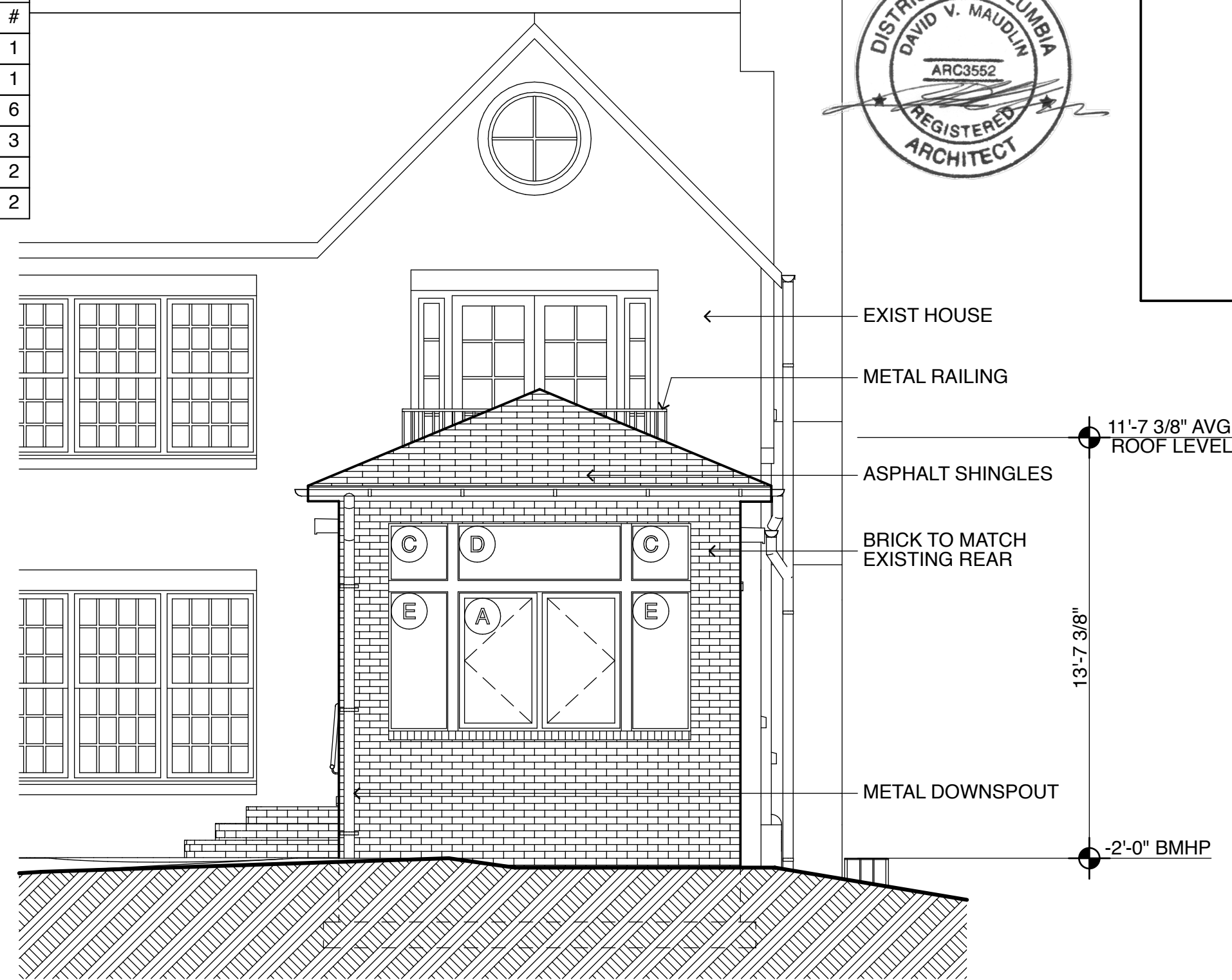
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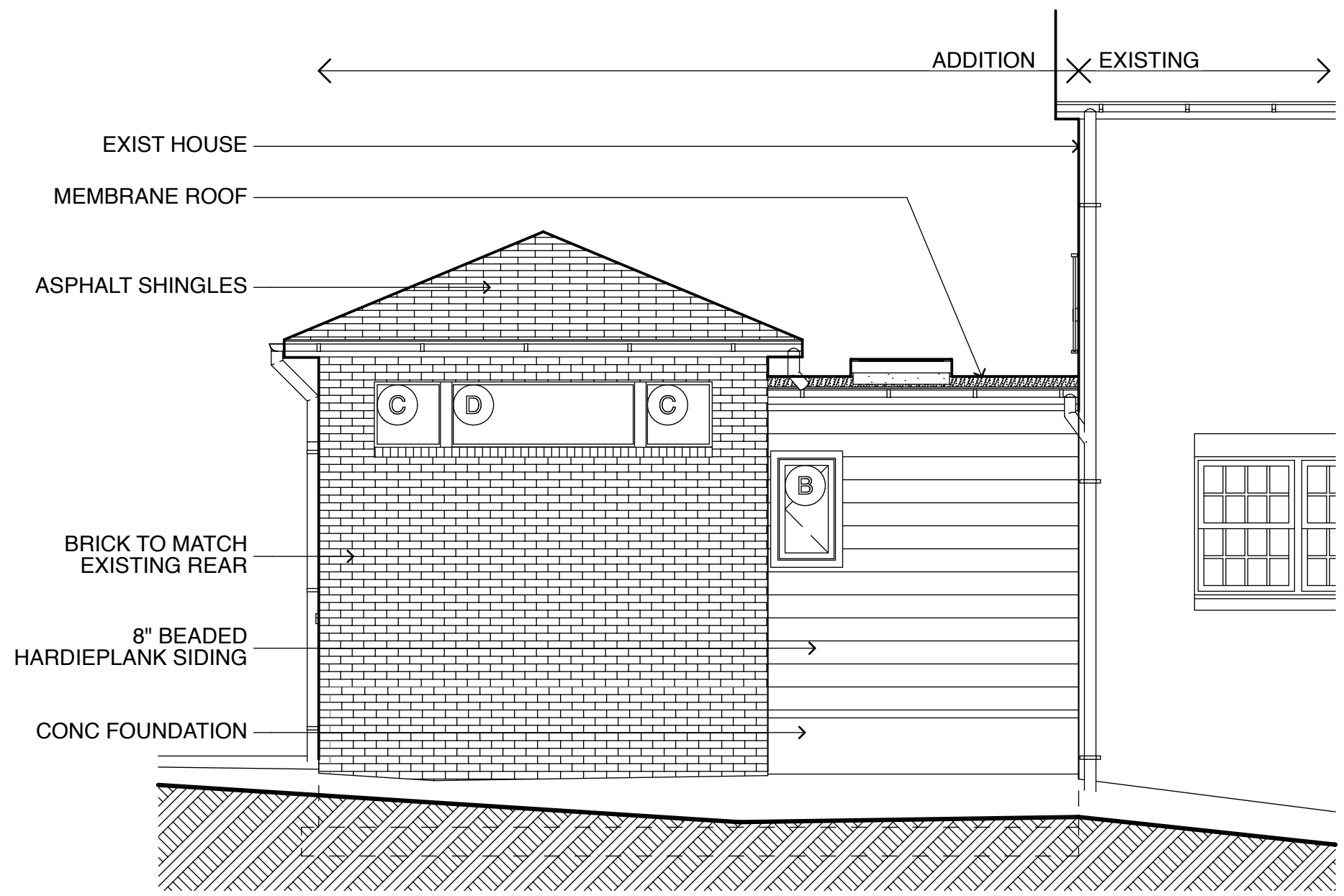
WINDOW SCHEDULE								
ID	TYPE	WIDTH	HEIGHT	MANUF	MODEL	MAT'L	REMARKS	#
A	CASEMENT	5'-4 3/8"	4'-6 1/2"	Andersen		clad white	U-0.29, SHGC 0.32	1
B	CASEMENT	1'-9"	3'-1/2"	Andersen		clad white	Tempered Glass, U-0.29, SHGC 0.32	1
C	FIXED	1'-11 1/2"	1'-10 5/8"	Andersen		clad white	U-0.27, SHGC 0.33	6
D	FIXED	5'-4 1/2"	1'-10 5/8"	Andersen		clad white	U-0.27, SHGC 0.33	3
E	FIXED	1'-11 1/2"	4'-6 5/8"	Andersen		clad white	U-0.27, SHGC 0.33	2
F	FIXED	1'-11 1/2"	6'-8 5/8"	Andersen		clad white	Tempered Glass, U-0.27, SHGC 0.33	2



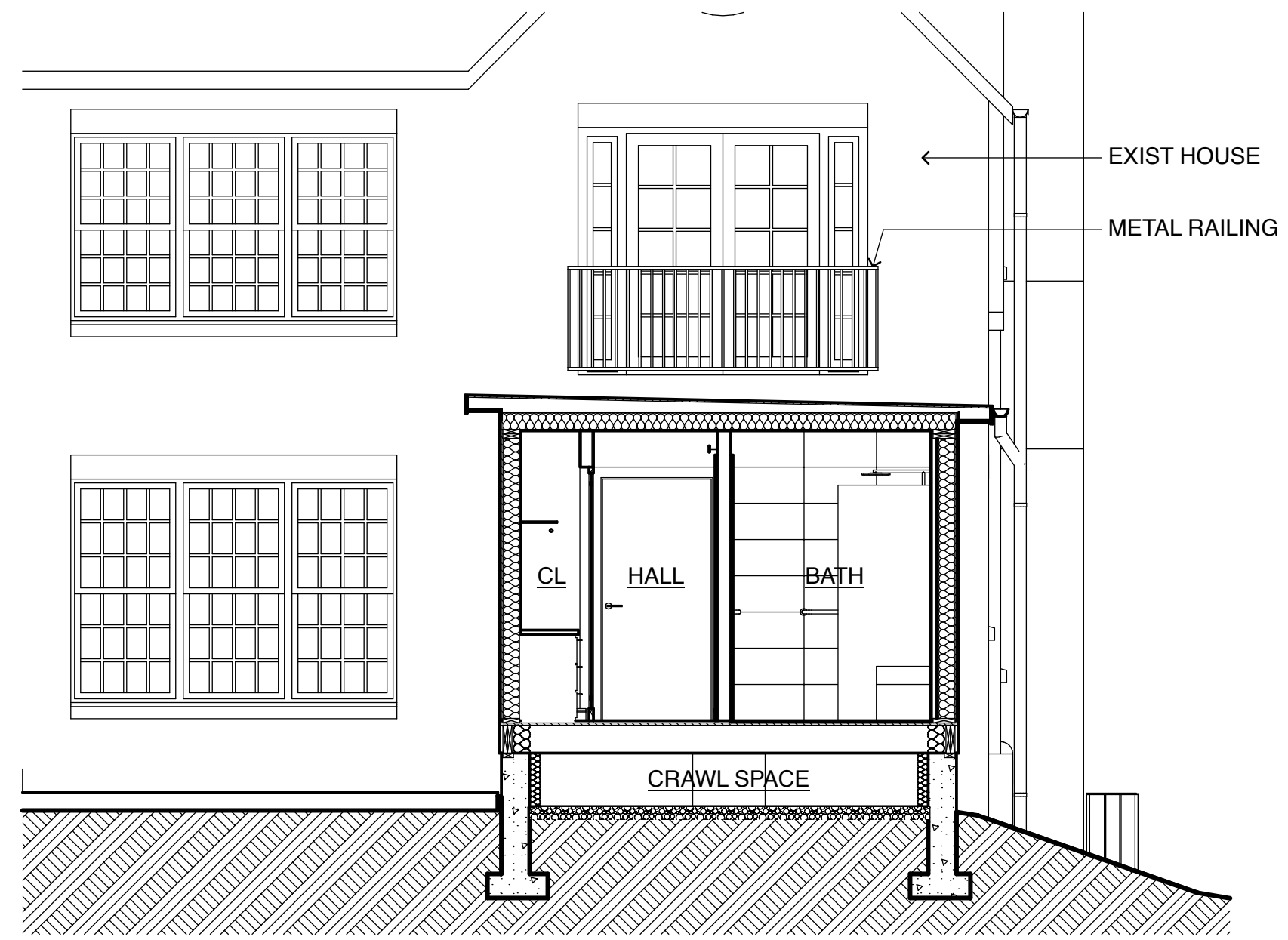
2 WEST (SIDE) ELEVATION
1/4" = 1'-0"



1 SOUTH (REAR) ELEVATION
1/4" = 1'-0"



4 EAST (SIDE) ELEVATION
1/4" = 1'-0"



3 SOUTH (REAR) ELEVATION @ EX HOUSE
1/4" = 1'-0"

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ARCHITECT
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ELEVATIONS
WINDOW SCHD

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