

2017 DC ENERGY CONSERVATION CODE COMPLIANCE	
R301.1 R401.2 R402.1.1	CLIMATE ZONE 4A COMPLIANCE METHOD: MANDATORY AND PRESCRIPTIVE PROVISIONS VAPOR RETARDER: WALL ASSEMBLIES IN THE BUILDING THERMAL ENVELOPE SHALL COMPLY WITH VAPOR RETARDER REQ'S OF SECTION R702.7 OF THE IRC, 2015 EDITION. ATTIC INSULATION = R-49 RAISED HEEL TRUSSES = R-38
R402.1.2 R402.1.2	WOOD FRAME WALL: R-20 OR R-13 PLUS R5 CONT INSUL BASEMENT WALL INSULATION: R-13 / R-10 FOIL FACED CONT UNINTERRUPTED BATTS FULL HEIGHT CRAWL SPACE WALL INSUL: R-13/R-10 FOIL FACED CONT. BATTS FULL HEIGHT EXTENDING FROM FLOOR ABOVE TO FINISH GRADE LEVEL AND THEN VERT OR HORT AN ADDITIONAL Z-0"
R402.1.2 R402.2.10 R402.2.4	FLOOR INSULATION OVER UNCONDITIONED SPACE = R-19 BATT INSUL WINDOW U-VALUE / SHGC: .35 (U-VALUE) .40 (SHGC) SLAB ON GRADE FLOORS LESS THAN 12" BELOW GRADE: R-10 RIGID FOAM BOARD UNDER SLAB EXTENDING EITHER 2'-0" HORT / VERT. ATTIC ACCESS: ATTIC ACCESS SCUTTLE WILL BE WEATHERSTRIPPED AND INSULATED R-49
R402.4 R402.4.1.2	BUILDING ENVELOPE TIGHTNESS TEST: BUILDING ENVELOPE SHALL BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RATE OF NOT EXCEEDING 3 AIR CHANGES PER HOUR. TESTING SHALL BE CONDUCTED IN ACCORDANCE WITH ASTM E 779 or ASTM E 1827 WITH (LOWER DOOR) AT A PRESSURE OF 0.2 INCHES 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 PARTY CONDUCTING THE TEST AND PROVIDED TO THE BUILDING INSPECTOR. FIREPLACES: NEW WOOD BURNING FIREPLACES WILL HAVE TIGHT-FITTING FLUE DAMPERS OR DOORS, AND OUTDOOR COMBUSTION AIR, FIREPLACE DOORS SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL127 (FACTORY BUILT FIREPLACE) AND UL907 (MASONRY FIREPLACE).
R402.4.4	ROOMS CONTAINING FUEL-BURNING APPLIANCES WHERE OPEN COMBUSTION AIR DUCTS PROVIDE COMBUSTION AIR TO OPEN COMBUSTION FUEL-BURNING APPLIANCES, THE APPLIANCES AND COMBUSTION AIR SHALL BE LOCATED OUTSIDE THE BUILDING THERMAL ENVELOPE OR ENCLOSED IN A ROOM ISOLATED FROM INSIDE THE THERMAL ENVELOPE. EXCEPTIONS: 1. DIRECT VENT APPLIANCES WITH BOTH INTAKE AND EXHAUST PIPES INSTALLED CONT TO THE OUTSIDE. 2. FIREPLACES AND STOVES COMPLYING WITH SECTION R402.4.2 AND SECTION R1006 OF THE IRC.
R402.4.5	RECESSED LIGHTING: RECESSED LUMINAIRES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO THE LIMIT AIR LEAKAGE.
R403.1.1	THERMOSTAT - ALL DWELLING UNITS WILL HAVE AT LEAST ONE (1) PROGRAMMABLE THERMOSTAT FOR EACH SEPARATE HEATING AND COOLING SYSTEM AS PER 2015 IECC SECTION 403.1.1.
R403.1.2	WHERE A HEAT PUMP SYSTEM HAVING SUPPLEMENTARY ELECTRIC RESISTANCE HEAT IS USED THE THERMOSTAT SHALL PREVENT THE SUPPLEMENTARY HEAT FROM COMING ON WHEN HEAT PUMP CAN MEET HEATING LOAD.
R403.2.1	MECHANICAL DUCT INSUL. SUPPLY & RETURN DUCTS IN ATTIC = R-6 MIN. R-6 WHEN LESS THAN 3 INCHES SUPPLY AND RETURN DUCTS OUTSIDE OF CONDITIONED SPACES R-8 MIN. ALL OTHER DUCTS EXCEPT THOSE LOCATED COMPLETELY INSIDE THE BUILDING THERMAL ENVELOPE = R-6 MIN. DUCTS LOCATED UNDER CONCRETE SLABS = R-6 MIN.
R403.3.2	DUCT SEALING ALL DUCT, AIR HANDLERS, FILTER BOXES WILL BE SEALED. JOINTS AND SEAMS WILL COMPLY WITH SECTION M1601.4.1 OR THE IRC. A DUCT TIGHTNESS TEST (DUCT BLASTER - DUCT TOTAL LEAKAGE TEST) WILL BE PERFORMED ON ALL HOMES AND SHALL BE VERIFIED BY EITHER A POST CONSTRUCTION TEST OR A ROUGH IN TEST. DUCT TIGHTNESS TEST IS NOT REQUIRED IF THE AIR HANDLER AND ALL DUCTS ARE LOCATED WITHIN CONDITIONED SPACE.
R403.6	MECHANICAL VENTILATION OUTDOOR, (MAKE UP AND EXHAUST), AIR DUCTS TO BE PROVIDED WITH AUTOMATIC OR GRAVITY DAMPER THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING. WHOLE HOUSE MECHANICAL VENTILATION SYSTEM FAN EFFICIENCY TO COMPLY WITH TABLE R403.6.1
R403.6.1	EQUIPMENT SIZING SHALL COMPLY WITH R403.7
R403.7	LIGHTING EQUIPMENT A MINIMUM OF 85% OF ALL LAMPS (LIGHTS) MUST BE HIGH-EFFICIENCY LAMPS. THIS CONTRACTOR ALSO RESPONSIBLE FOR GENERATING A CERTIFICATE OF COMPLIANCE AND AFFIXING TO ELECTRICAL PANEL OR WITHIN 6 FEET OF THE ELEC PANEL AND BE READILY VISIBLE.

REGULATION	EXISTING	ALLOWED/REQUIRED	PROPOSED
ZONING DISTRICT	R-1-B		
BUILDING HEIGHT	N/A	40'-0" 3 STORIES	30'-0" 2 STORIES
BUILDING FOOTPRINT	N/A		~17'-0" x 50'-0" 850 SF
LOT SIZE	~25'-0" x 214'-9"	min. 50'-0" width min. 5,000 SF	~25'-0" x 214'-9" 5,388 SF
FLOOR AREA RATIO	N/A FOR RES		
LOT COVERAGE	N/A	40% 2,135 SF (max)	21.9% 1,180 SF
FRONT YARD	N/A	MATCH EXISTING	18'-0"
SIDE YARD (L)	N/A	8'-0"	3'-0"
SIDE YARD (R)	N/A	8'-0"	4'-0"
REAR YARD	N/A	25'-0"	138'-3"
OFF-STREET PARKING	1	N/A	N/A

SCOPE OF WORK:
PROPOSED NEW CONSTRUCTION OF A TWO-STORY SINGLE-FAMILY DETACHED DWELLING.

PROPERTY INFORMATION:
BLOCK 5116, LOT 0122
ZONING - R-1-B
WARD - 7
ANC - 7D
SMD - 7D03
PROPERTY LAND AREA - 5,388 SF
MAX STORIES - 3
MAX LOT COVERAGE - 40%
MAX HEIGHT - 40'-0"
SIDE YARD SETBACK - 8'-0"
REAR YARD SETBACK - 25'-0"

APPLICABLE CODES

TITLE 12 DCMR, DC CONSTRUCTION CODES SUPPLEMENT (2017)
DCMR 12 DC CONSTRUCTION CODES SUPPLEMENT (2008)
AMENDMENT TO DCMR 12 DC CONSTRUCTION CODE SUPPLEMENT 2008

2017 DISTRICT OF COLUMBIA BUILDING CODE
2013 DISTRICT OF COLUMBIA PROPERTY MAINTENANCE CODE
2017 DISTRICT OF COLUMBIA GREEN CONSTRUCTION CODE
2017 DISTRICT OF COLUMBIA ENERGY CONSERVATION CODE
2013 DISTRICT OF COLUMBIA FIRE CODE
2013 DISTRICT OF COLUMBIA MECHANICAL CODE
2013 DISTRICT OF COLUMBIA PLUMBING

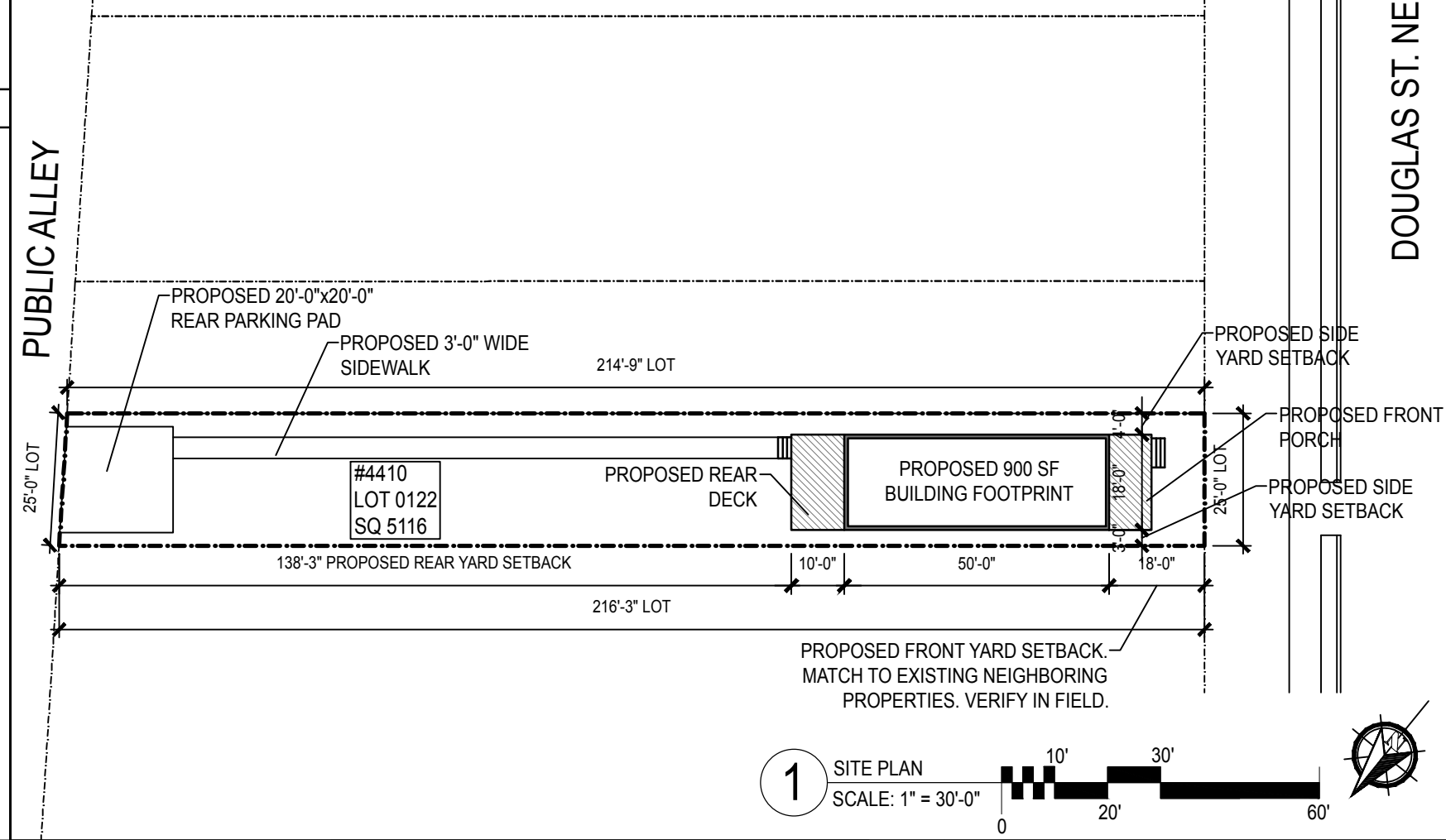
2017 ICC EXISTING BUILDING CODE
2017 ICC FUEL GAS CODE
2017 ICC RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS
2017 NATIONAL ELECTRICAL CODE
2017 ICC BUILDING CODE
2017 ICC MECHANICAL CODE
2017 ICC PLUMBING CODE
2017 ICC PROPERTY MAINTENANCE CODE
2017 ICC FIRE CODE
2013 ICC ENERGY CONSERVATION CODE
2013 ICC GREEN CONSTRUCTION CODE

HOUSING CODE AND HOUSING BUSINESSES
ENVIRONMENTAL LAWS AND REGULATIONS
DCMR TITLE 11 - ZONING REGULATIONS
GREEN BUILDING ACT OF 2006 AS AMENDED (D.C. CODE §§ 6-1451.01 TO 6-1451.11)
GREEN BUILDING ACT REGULATIONS
FEDERAL LEAD LAWS
DISTRICT HEATING REGULATIONS
DISTRICT NOISE REGULATIONS
OUTDOOR ADVERTISING

2017 DCRC - 2017 IRC WITH 2017 DCMR12B SUPPLEMENT
2017 DCBC - 2017 IBC WITH 2017 DCMR12A SUPPLEMENT
WHERE REFERENCED IN IRC

DRAWING LIST

0000 - TITLE SHEET & SITE PLAN
A001 - FIRST FLOOR PLAN
A002 - SECOND FLOOR PLAN
A003 - ROOF PLAN
A004 - FRONT ELEVATION
A005 - SIDE ELEVATION
A006 - REAR ELEVATION
A007 - SIDE ELEVATION



CONSTRUCTION TYPE:
Type 3B Masonry Framed, Unprotected

IBC USE GROUP:
Type R-3 (Single Family Dwelling)

PROFESSIONAL CERTIFICATION:
I CERTIFY THAT THESE DOCUMENTS AND THE LAST AMENDMENT TO THE ARCHITECT UNDER THE LAWS OF THE DISTRICT OF COLUMBIA, LICENSE NUMBER ARC102517, EXP. DATE 4/30/2022.
CONTRACT DOCUMENTS HAVE BEEN PREPARED BY A LICENSED ARCHITECT FOR BOTH ARCHITECTURE & STRUCTURAL DESIGN. DC Lic #ARC102517.

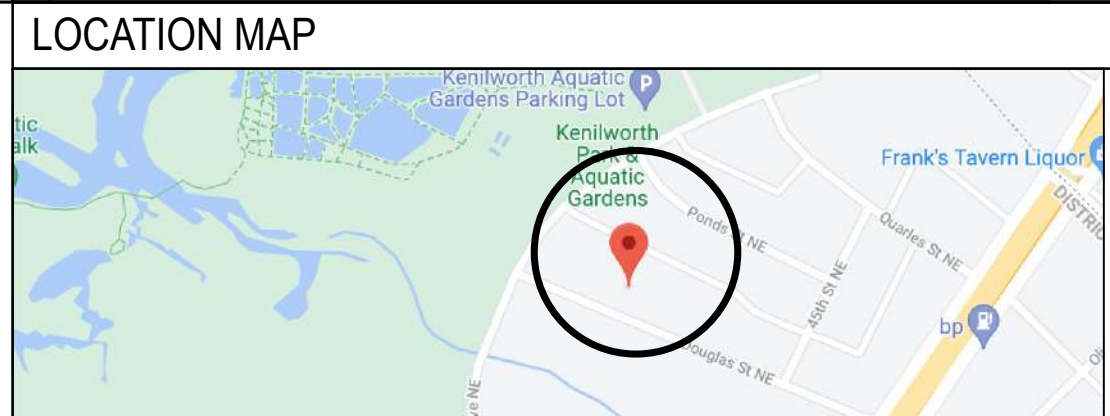
REVISIONS

4410 DOUGLAS ST. NE - SITE PLAN
SQUARE - 5116 / SUFFIX - N/A / LOT - 0122
PROPOSED NEW CONSTRUCTION
SINGLE FAMILY DWELLING
SCALE: 1" = 30'-0"

CARBALLO ARCHITECTURE, LLC
ADAM CARBALLO, ARCHITECT
DC LIC# ARC102517
443-745-1100

CLIENT:
INCOME ONE, LLC

4410 DOUGLAS ST. NE
WASHINGTON, D.C. 20019
PROPOSED NEW CONSTRUCTION - SINGLE FAMILY DWELLING

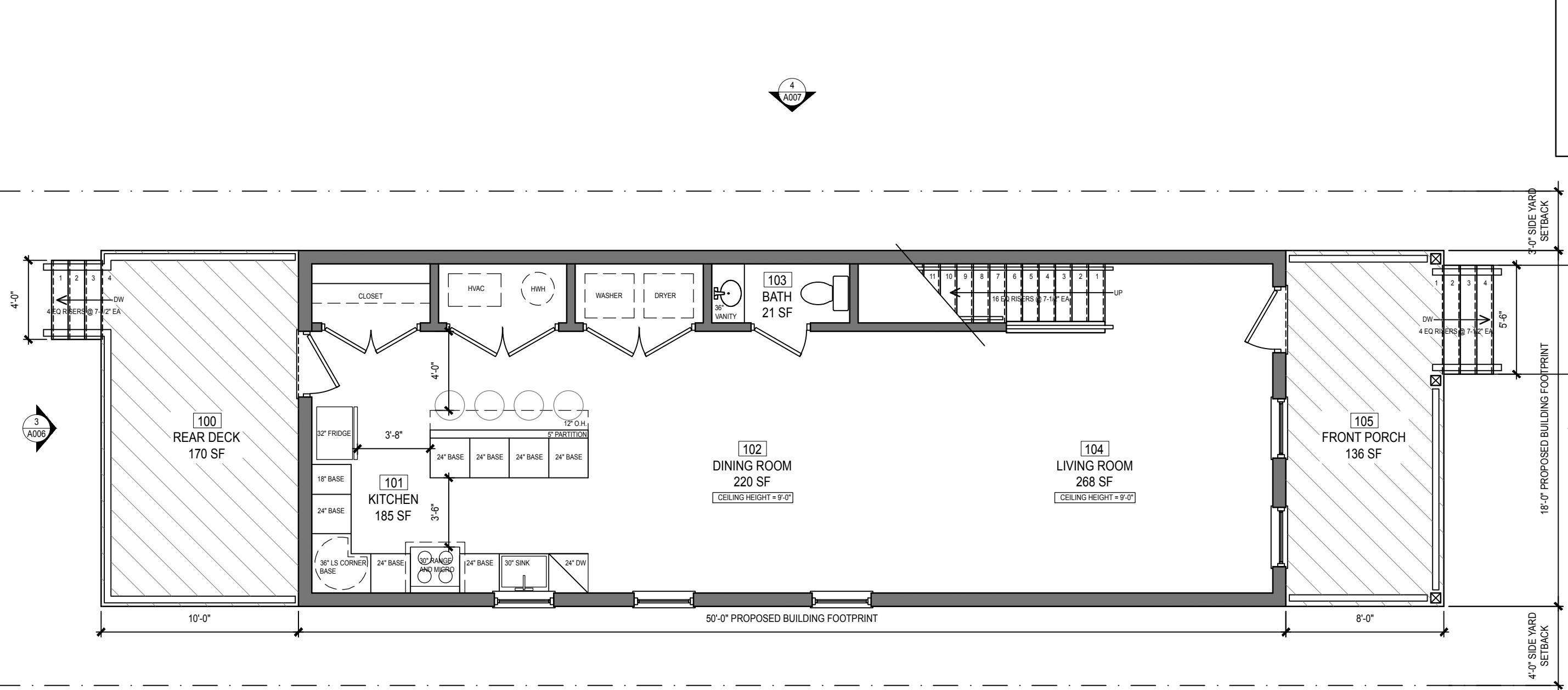


LEGEND

NOT IN SCOPE

EXISTING EXTERIOR PARTITION

0000
TITLE SHEET AND SITE PLAN
4410 DOUGLAS ST. NE
JOB #
APRIL 2021



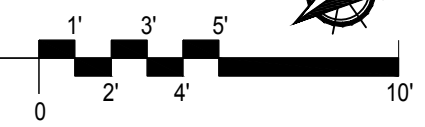
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REVISIONS
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 ADAM CARBALLO, ARCHITECT
 DC LIC# ARC102517
 443-963-1077
 CLIENT
 INCOME ONE, LLC

1 FIRST FLOOR PLAN
 SCALE: 3/16" = 1'-0"



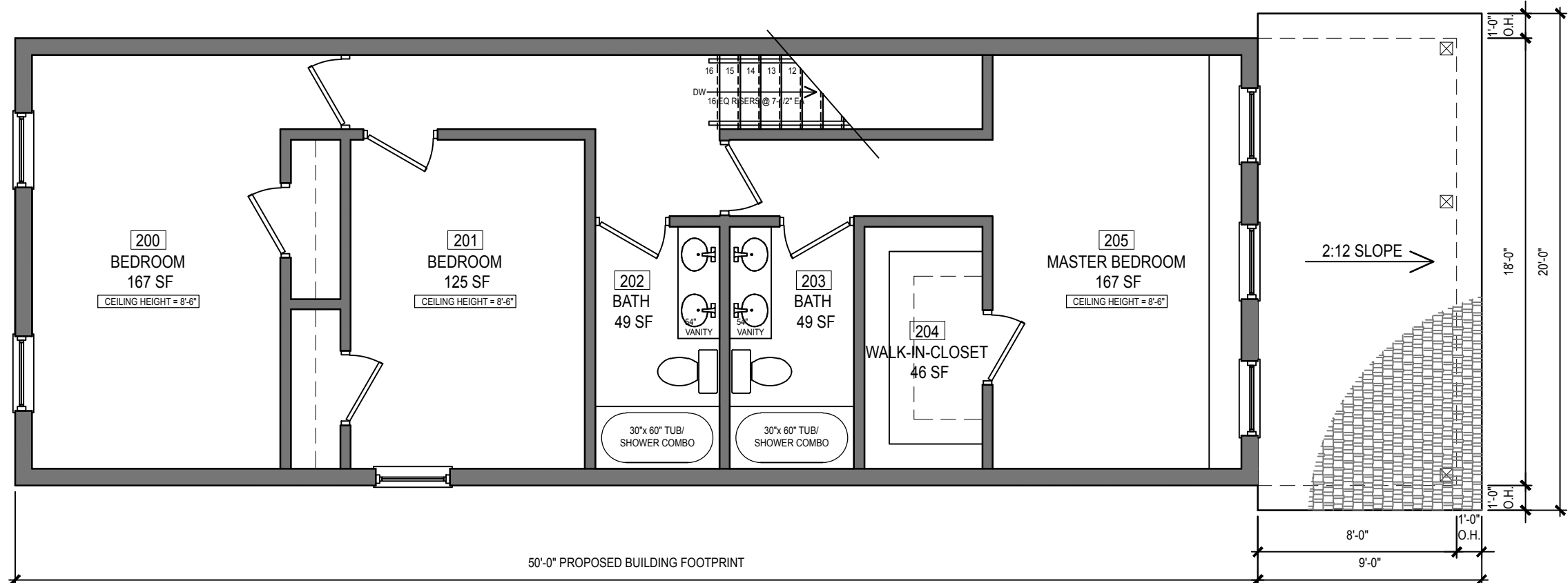
LEGEND

- NOT IN SCOPE
- EXISTING PARTITION
- PROPOSED PARTITION
- DEMO PARTITION

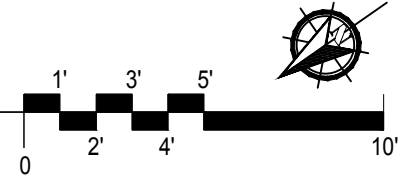
GENERAL NOTES

- DO NOT SCALE DRAWINGS.
- CONTRACTOR IS RESPONSIBLE FOR PULLING ALL PERMITS AND PAYING ANY ASSOCIATIVE FEES.
- CONTRACTOR SHALL COMPLY WITH ALL HEALTH AND LIFE SAFETY REQUIREMENTS AS DIRECTED BY THE DISTRICT OF COLUMBIA.
- INTERIOR FINISHES ARE CLIENT'S CHOICE
- INTERIOR LIGHTING SELECTION ARE CLIENT'S CHOICE
- DOOR TYPE SYMBOL **36"** DENOTES DOOR WIDTH, DOOR STYLE CLIENT'S CHOICE. ALL DOORS ARE 6'-8" IN HEIGHT.

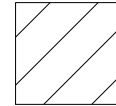



A001
 FIRST FLOOR PLAN
 4410 DOUGLAS ST. NE
 JOB # 21-
 APRIL 2021



2 SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"



LEGEND

-  NOT IN SCOPE
-  EXISTING PARTITION
-  PROPOSED PARTITION
-  DEMO PARTITION

GENERAL NOTES

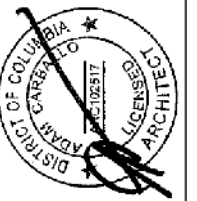
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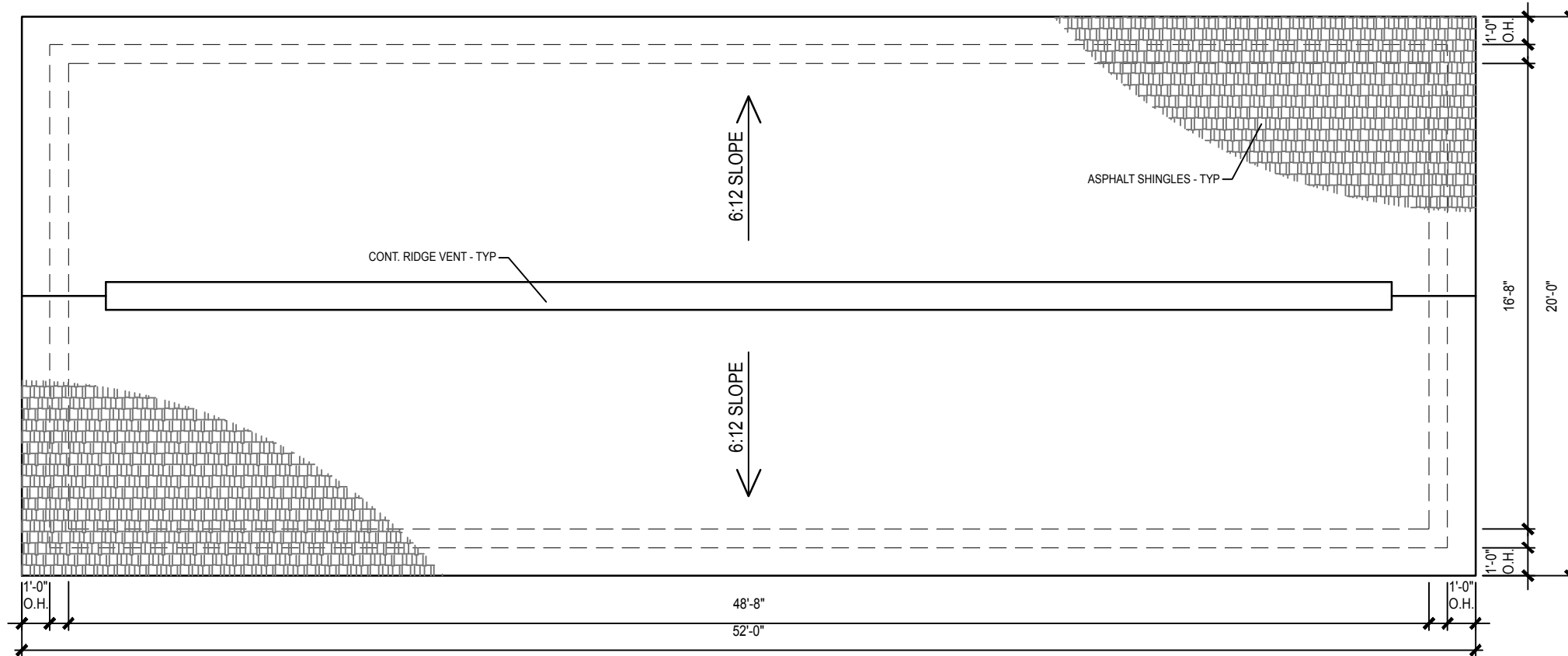


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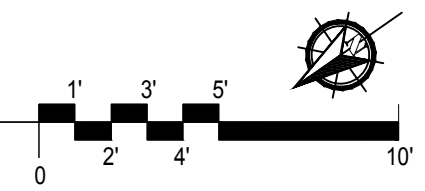
CLIENT
INCOME ONE, LLC

A002

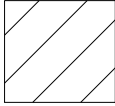



SECOND FLOOR PLAN
4410 DOUGLAS ST. NE
JOB # 21-
APRIL 2021



R ROOF PLAN
SCALE: 3/16" = 1'-0"



LEGEND

-  NOT IN SCOPE
-  EXISTING PARTITION
-  PROPOSED PARTITION
-  DEMO PARTITION

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- DOOR TYPE SYMBOL **36"** DENOTES DOOR WIDTH, DOOR STYLE CLIENT'S CHOICE. ALL DOORS ARE 6'-8" IN HEIGHT.



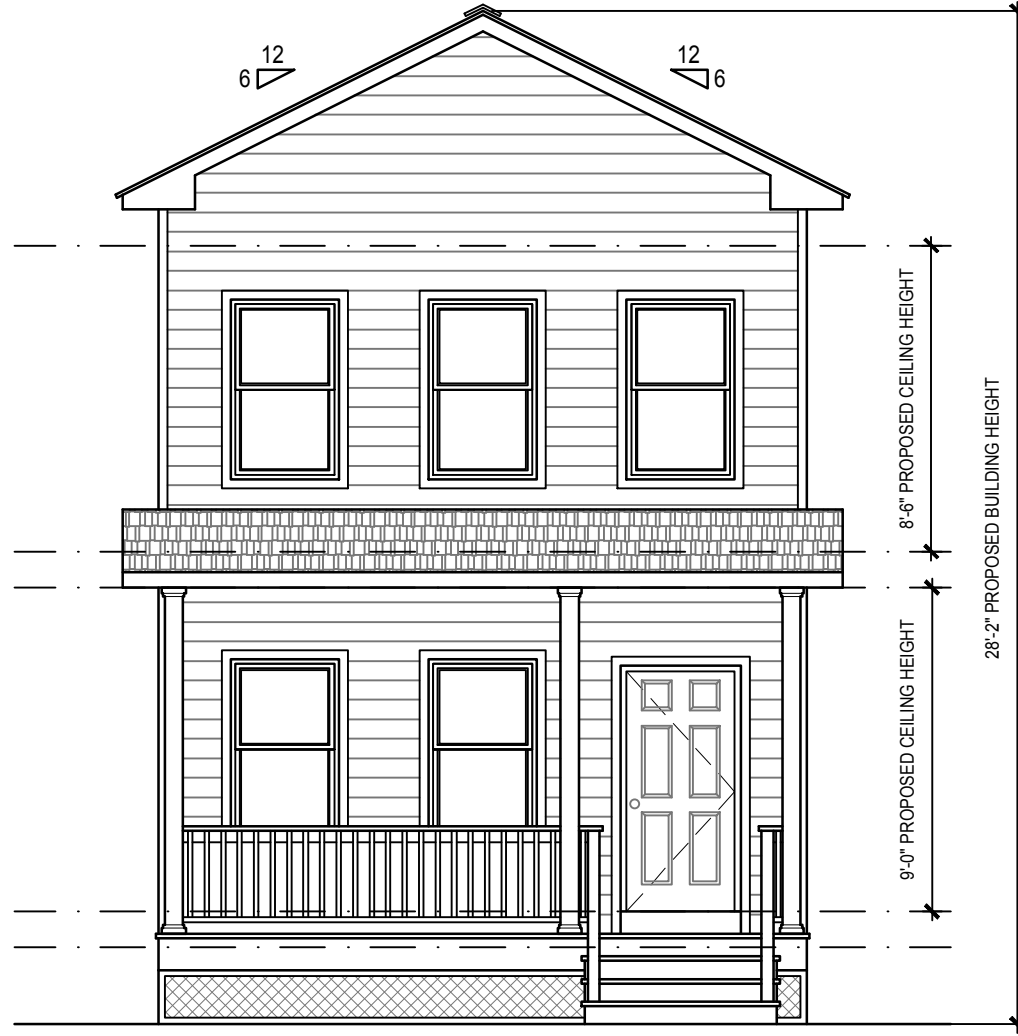
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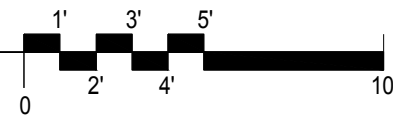


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A003
ROOF PLAN
4410 DOUGLAS ST. NE
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APRIL 2021



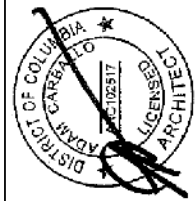
1 FRONT ELEVATION
SCALE: 3/16" = 1'-0"



A004
FRONT ELEVATION
4410 DOUGLAS ST. NE
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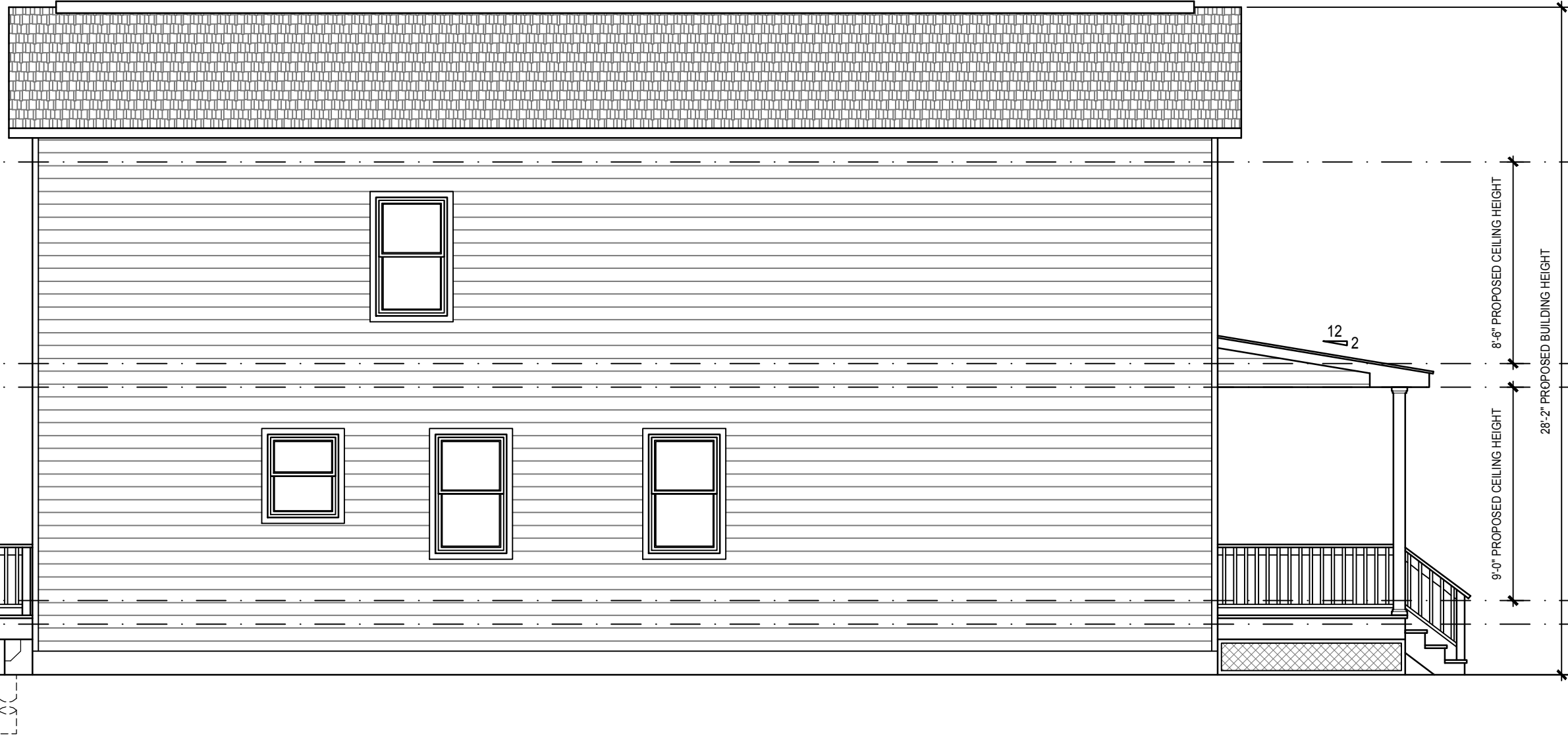
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INCOME ONE, LLC



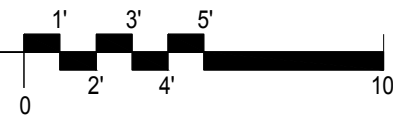
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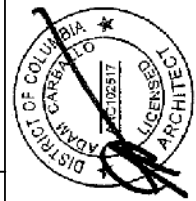
2 SIDE ELEVATION
SCALE: 3/16" = 1'-0"



A005
SIDE ELEVATION
4410 DOUGLAS ST. NE
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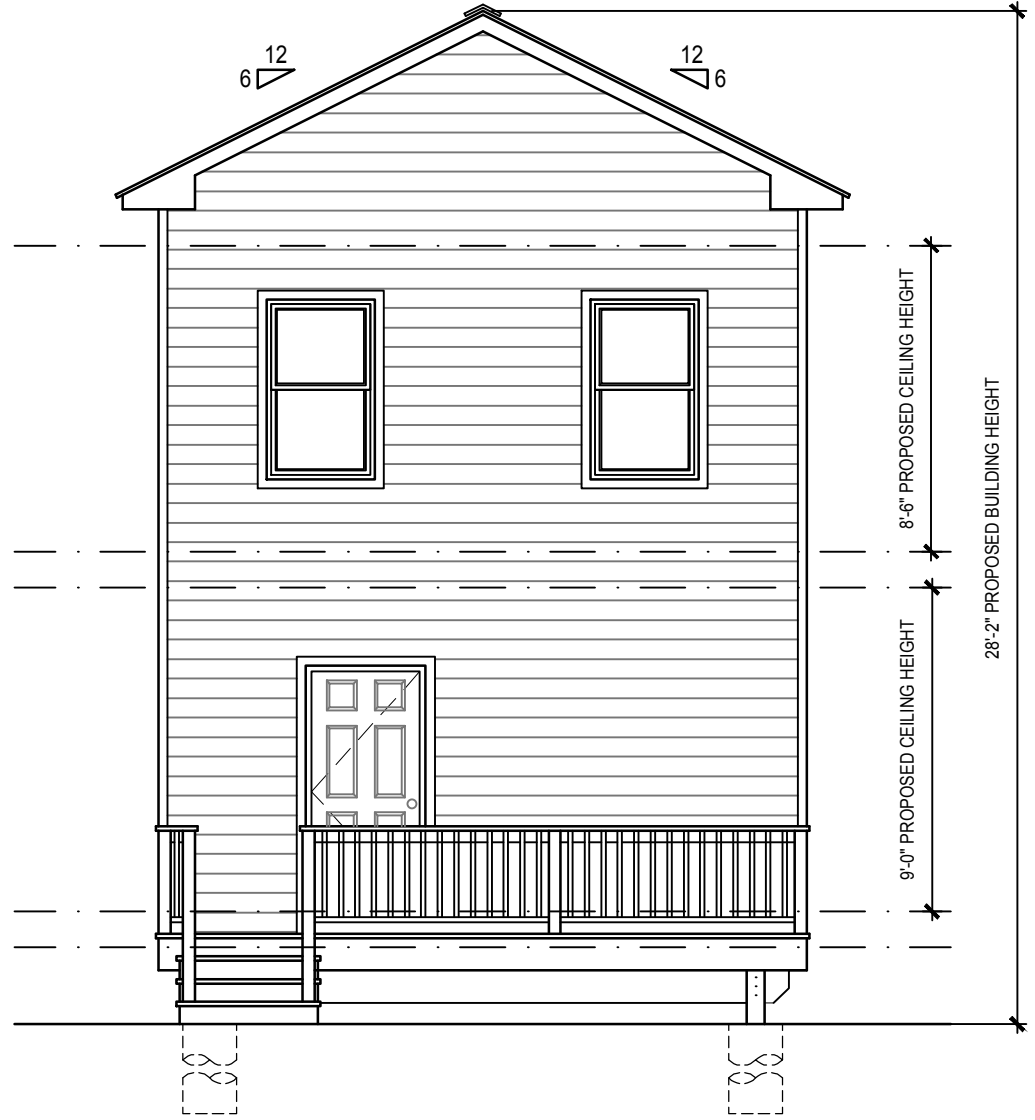
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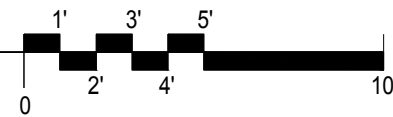
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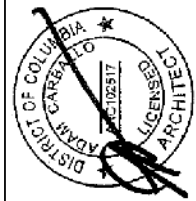
3 REAR ELEVATION
SCALE: 3/16" = 1'-0"



A006
REAR ELEVATION
4410 DOUGLAS ST. NE
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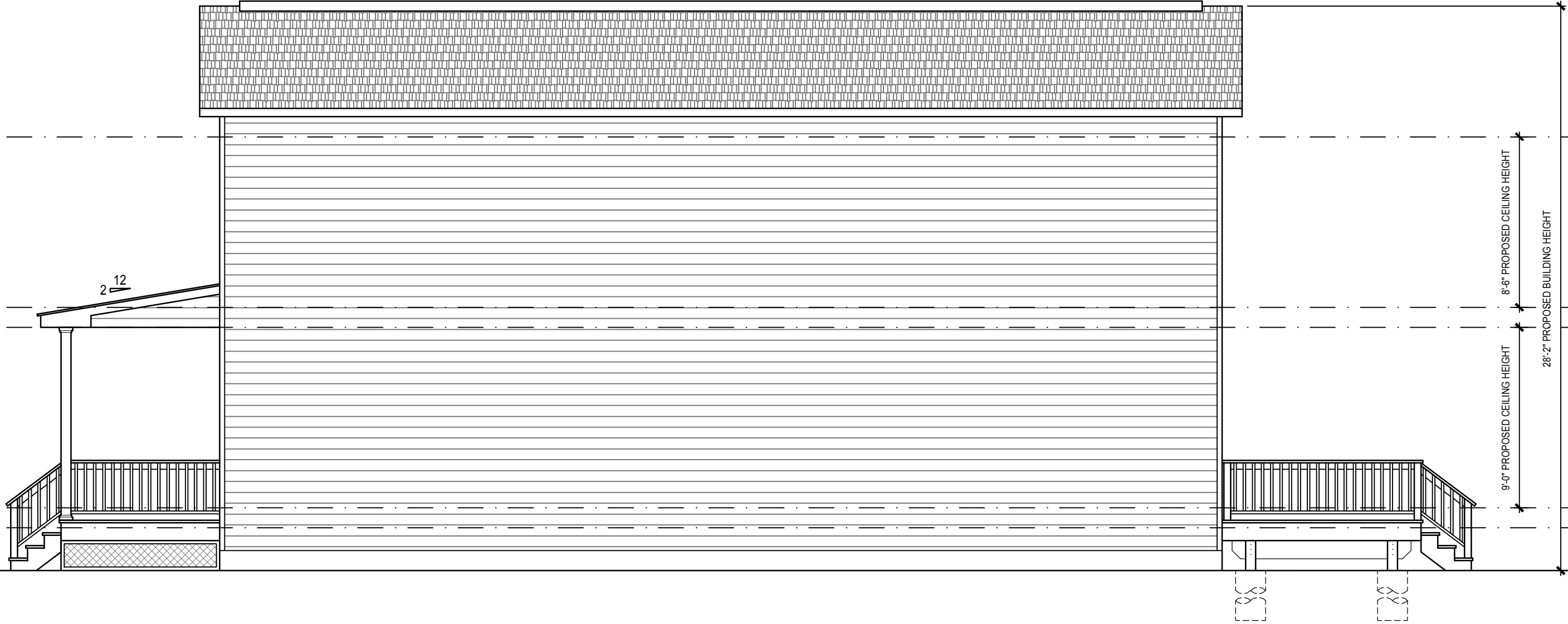
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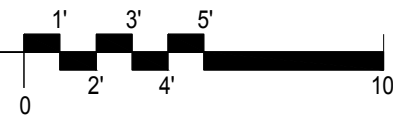
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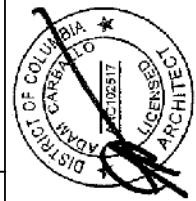
4 SIDE ELEVATION
SCALE: 3/16" = 1'-0"



A007
SIDE ELEVATION
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APRIL 2021

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