

GREEN RESIDENCE

2745 WOODLEY PLACE NW
WASHINGTON, DC 20008

FOR HISTORIC / PDRM

PROJECT DESCRIPTION

• PROPOSED 3RD FLOOR ADDITION



FOR DOE APPROVALS

SHEET LIST

Number	Sheet Name
001	COVER SHEET
002	EXISTING PICTURES
003	SITE PLANS
004	PROPOSED SIGHTLINES
A100	BASEMENT PLANS
A101	1ST FLOOR PLANS
A102	2ND FLOOR PLANS
A103	3RD FLOOR PLANS
A200	ELEVATIONS
A300	SECTIONS
A301	SECTIONS



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DEMOLITION NOTES

- DEMOLITION PLANS ARE GIVEN FOR GUIDANCE ONLY
FIELD VERIFY DEMOLITION WORK THAT IS REQ'D
- COORDINATE ALL DEMOLITION WITH THE PROPOSED
FLOOR PLANS

GENERAL SHEET NOTES

- ALL DIMENSIONS ARE FINISHED DIMENSIONS TO WALLS,
CEILINGS, AND FLOORS UNLESS NOTED OTHERWISE
- FIELD VERIFY ALL DIMENSIONS
- SEAL OFF ALL WORK AREAS PRIOR TO START OF
CONSTRUCTION / DEMOLITION
- ALL NEW ANGLED WALLS ARE 45 DEGREES UNLESS
NOTED OTHERWISE
- COORDINATE PLANS WITH ENGINEERING, CIVIL AND
SHOP DRAWINGS
- EXCEPT FOR CODE / INSPECTION ISSUES, THE
CONSTRUCTION CONTRACT OVER RIDES THE
DRAWINGS
- NOTIFY THE PROJECT DESIGNER OF ANY DIFFERENCES
BETWEEN THE CONTRACT AND THE DRAWINGS

DC APPLICABLE CODES & DESIGN CRITERIA

APPLICABLE CODES:
2017 DCMR 12 W/ DCMR 12B SUPPLEMENT
2017 DC RESIDENTIAL CODE (IRC 2015)
2017 DC FUEL GAS CODE
(2015 INTERNATIONAL FUEL GAS CODE)
2017 DC MECHANICAL CODE
(2015 INTERNATIONAL MECHANICAL CODE)
2017 DC PLUMBING CODE
(2015 INTERNATIONAL PLUMBING CODE)
2017 DC FIRE CODE (2015 INTERNATIONAL FIRE CODE)
2017 DC ENERGY CODE
(2015 INTERNATIONAL ENERGY CONSERVATION CODE)
2017 DC EXISTING BUILDING CODE
(2015 INTERNATIONAL EXISTING BUILDING CODE)
2017 DC ELECTRICAL CODE
(2014 NATIONAL ELECTRIC CODE)

GROUND SNOW LOAD	30LB /S.F.
WIND SPEED	115 MPH
SEISMIC CATEGORY	B
WEATHERING	SEVERE
FROST DEPTH LINE	30" MIN
TERMITE	MODERATE TO HEAVY
DECAY	SLIGHT TO MODERATE
WINTER DESIGN TEMP	13 DEGREES
MEAN ANNUAL TEMP	55 DEGREES

#	Date	Int	Desc
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Revisions

Project Approvals

Review	Initial	Date
PERMIT		
CONTRACT		
CONSTRUCT		

Project Team

Project Designer: CW
Project Manager: T.B.D.
Team Leader: DANA
Project Estimator: MG

Drawing Version

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Client and Project Location

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Sheet Title

**COVER
SHEET**

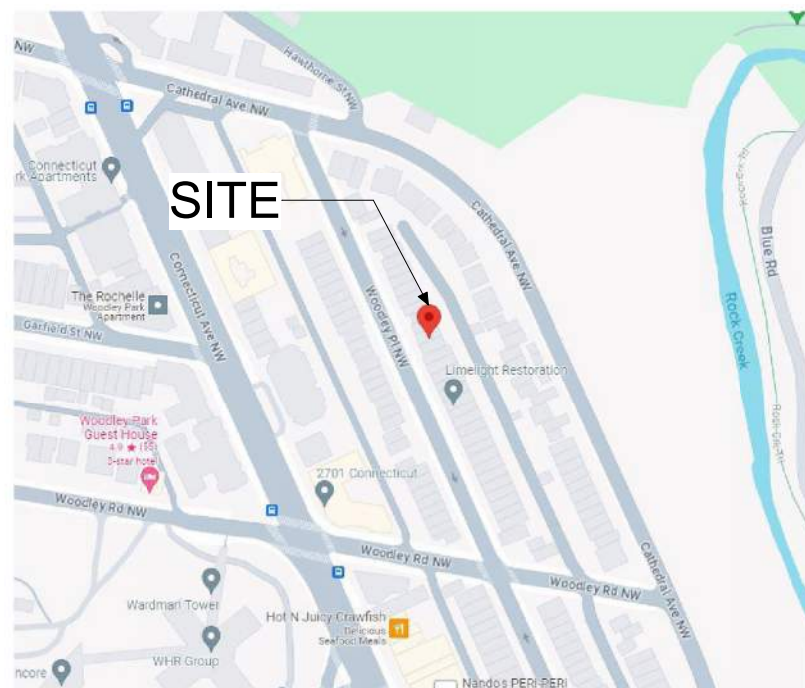
Issue Date

JUNE 5, 2024

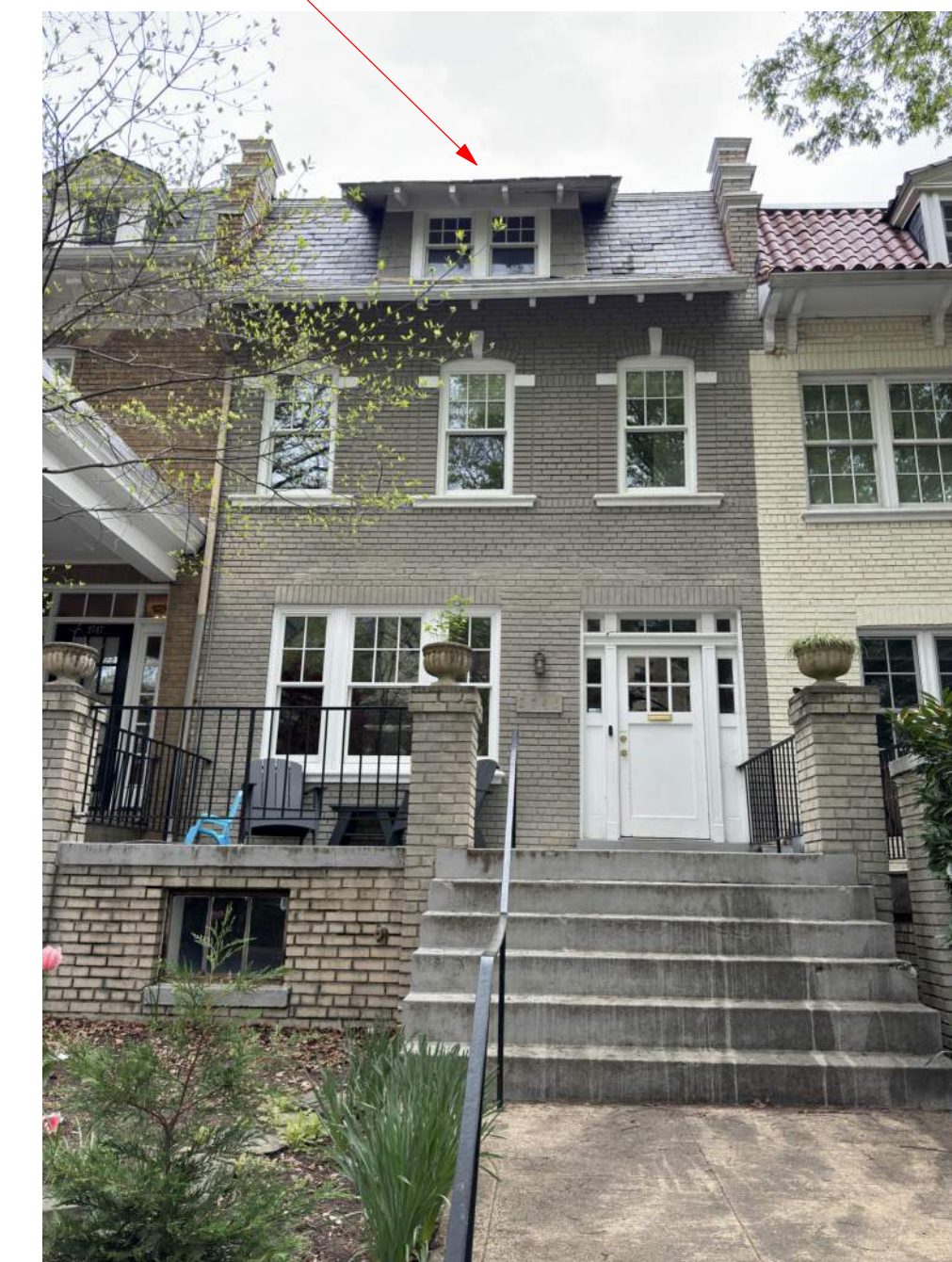
Scale

1/4" = 1'-0"

001



LOCATION MAP - NOT TO SCALE



PROPOSED 3RD FLOOR
ADDITION BEHIND EXISTING
ATTIC DORMER - NEW
ADDITION WILL NOT BE
VISIBLE FROM THE STREET

— PROPOSED 3RD FLOOR
ADDITION BEHIND EXISTING
ATTIC DORMER - NEW
ADDITION WILL NOT BE
VISIBLE FROM THE STREET

EXISTING ENCLOSED SLEEPING
PORCH TO REMAIN - NEW
ADDITION WILL NOT EXTEND
OVER THIS

PROPOSED 3RD FLOOR
ADDITION BEHIND EXISTING
ATTIC DORMER

- EXISTING MANSARD ROOF AND DORMER AT FRONT TO REMAIN

— NOTE: NEIGHBORS EXISTING —
SOLAR PANELS WILL BE RAISED
AS PART OF THE NEW WORK

PROPOSED 3RD FLOOR ADDITION
BEHIND EXISTING ATTIC DORMER -
NEW ADDITION WILL NOT BE
VISIBLE FROM THE STREET

— EXISTING PARAPET
WALL TO REMAIN



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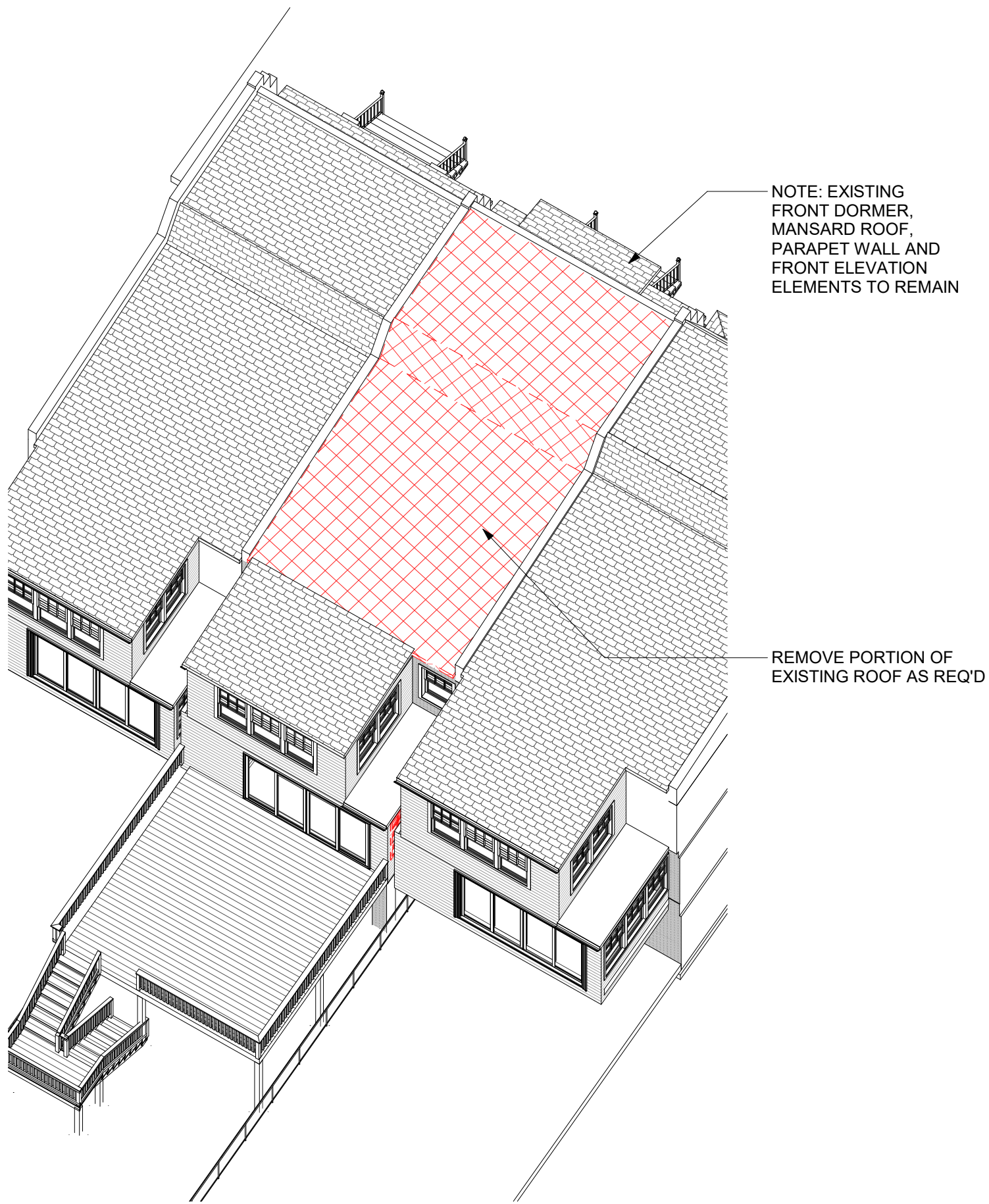
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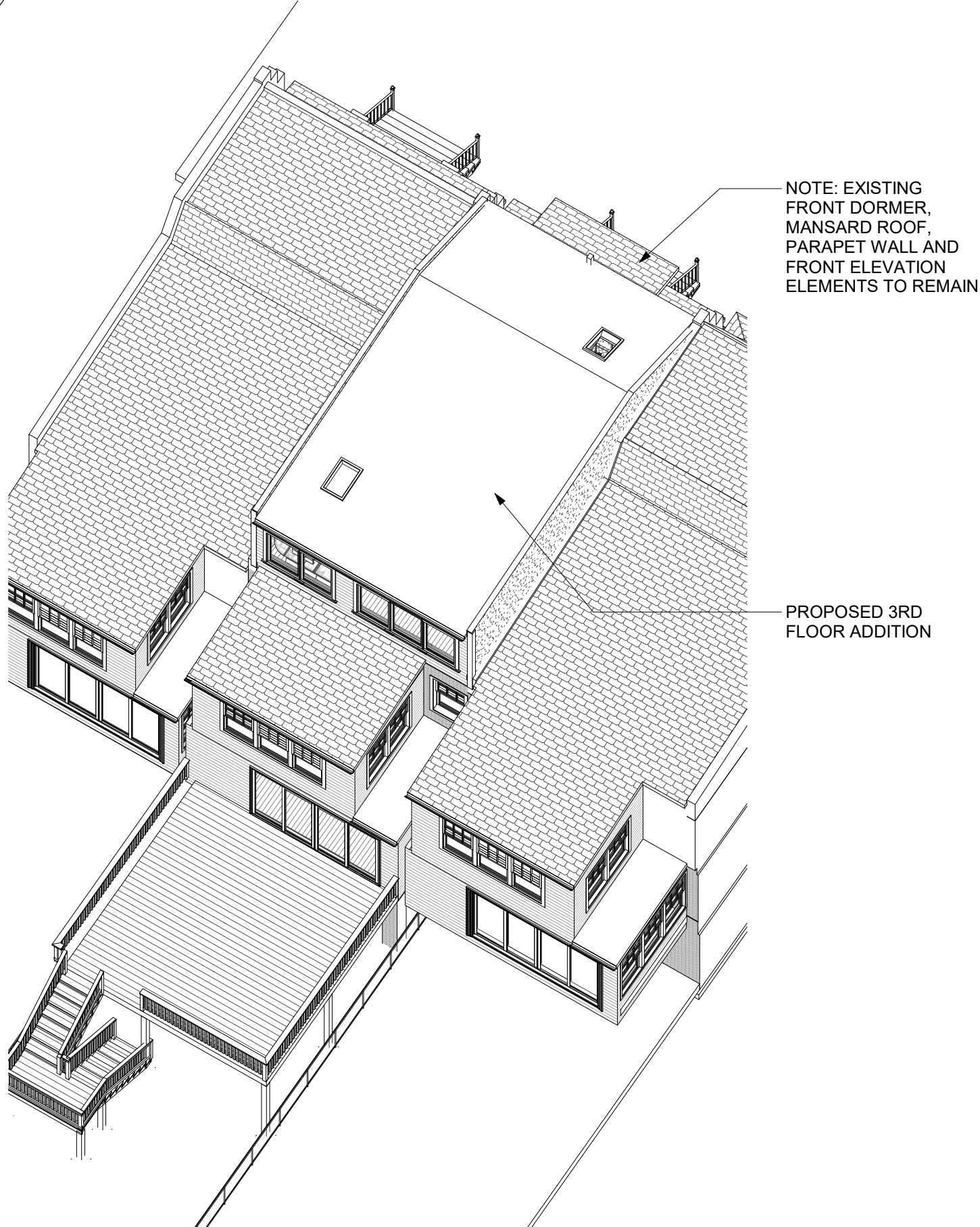
EXISTING
PICTURES

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Scale



4 DEMO 3D



2 PROPOSE 3D

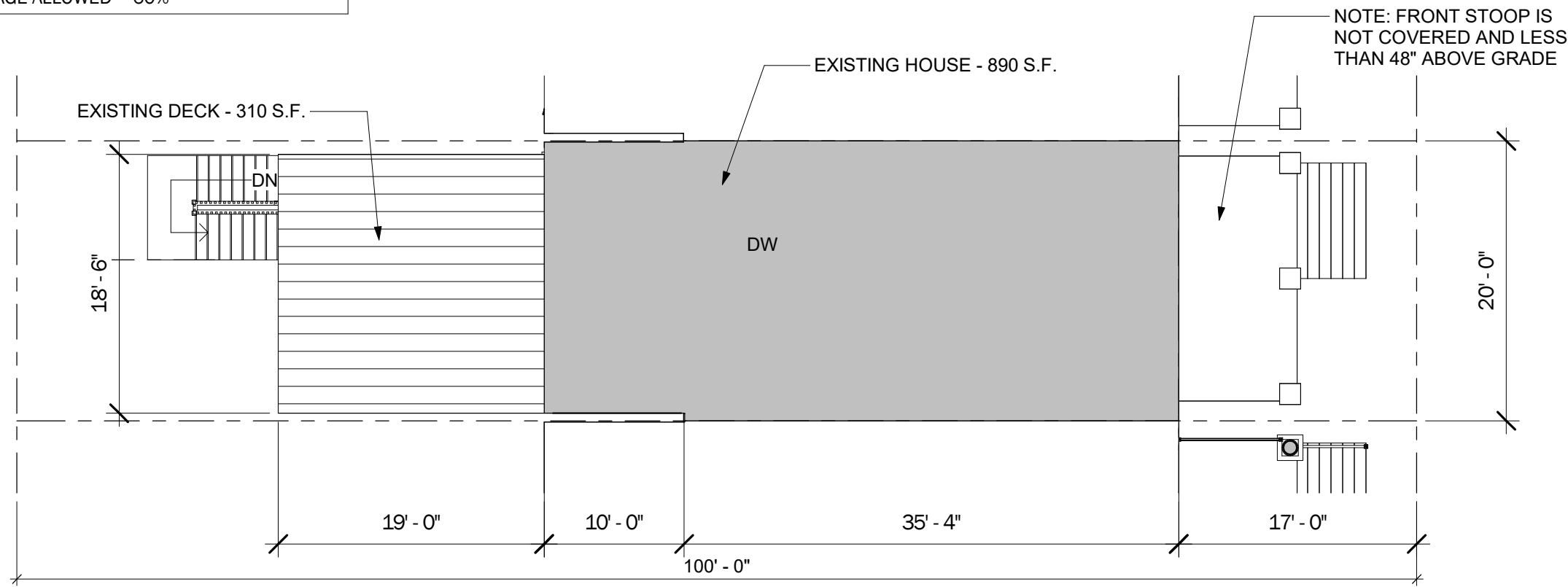
LOT COVERAGE CALCULATION

LOT AREA = 20x100 = 2000 S.F.

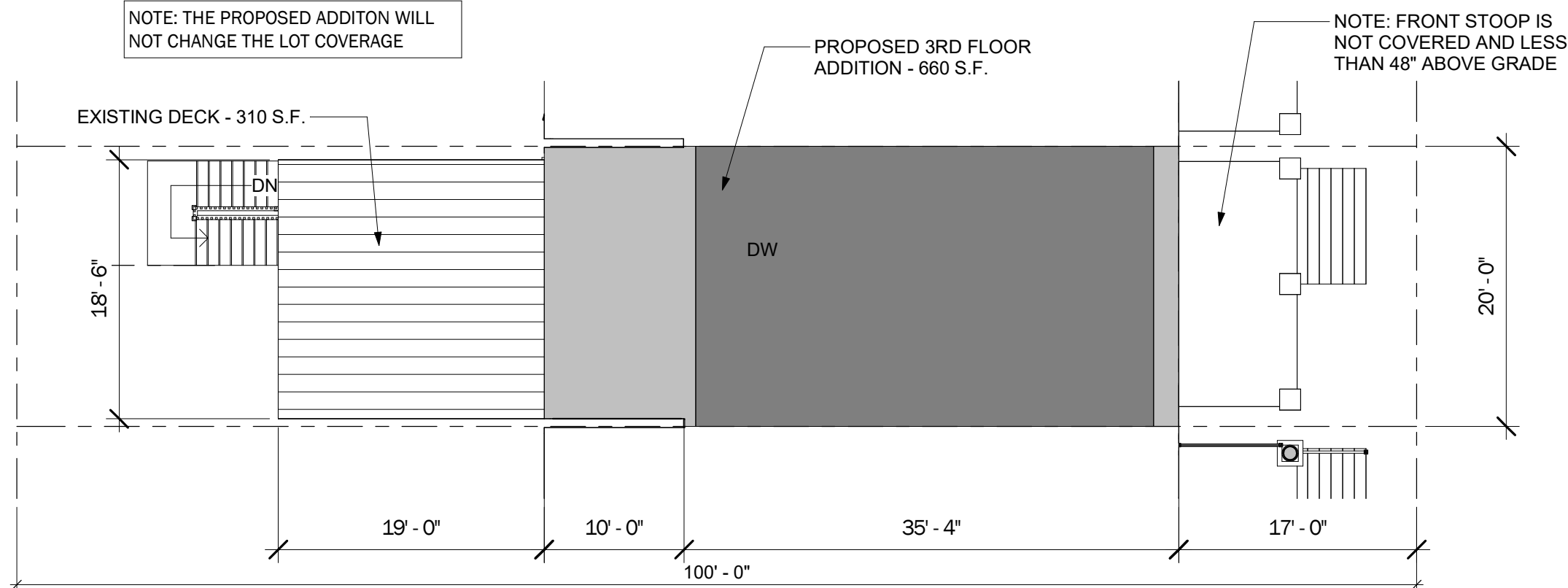
EXISTING HOUSE & DECK FOOTPRINT = 1250 S.F.

EXISTING LOT COVERAG = 1250 / 2000 = 62.5 %

MAX LOT COVERAGE ALLOWED = 60%



3 EXISTING SITE PLAN
1" = 10'-0"



1 PROPOSED SITE PLAN
1" = 10'-0"



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SITE PLANS

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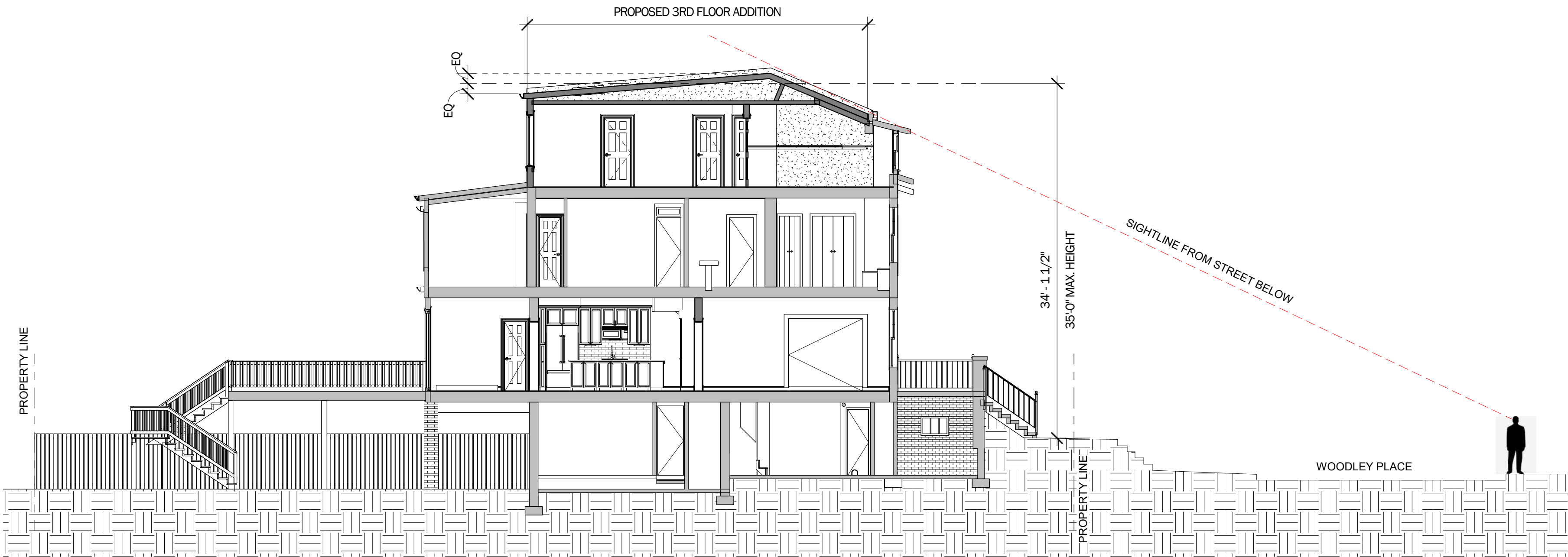
Scale
As indicated

003



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1 STREET SECTION
1/8" = 1'-0"

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PROPOSED
SIGHTLINES

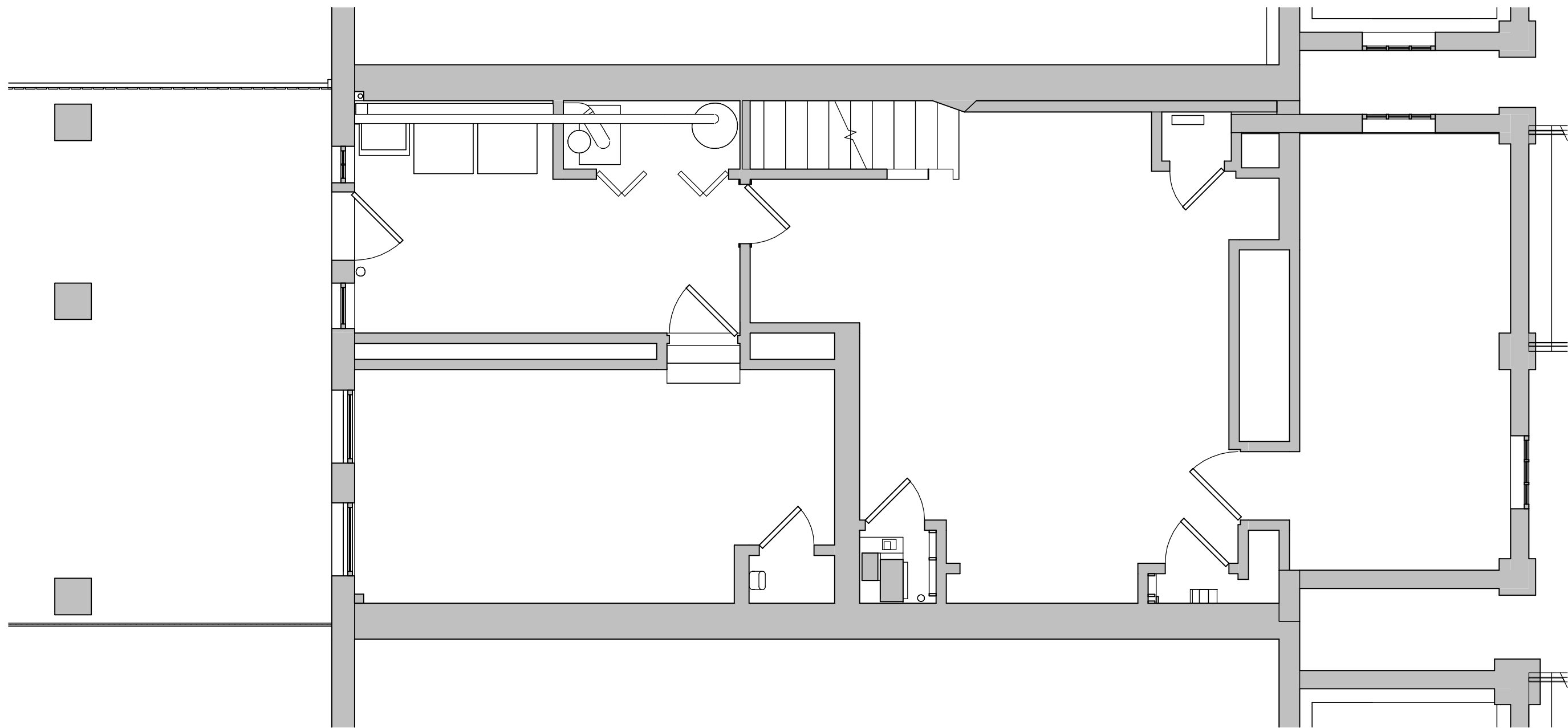
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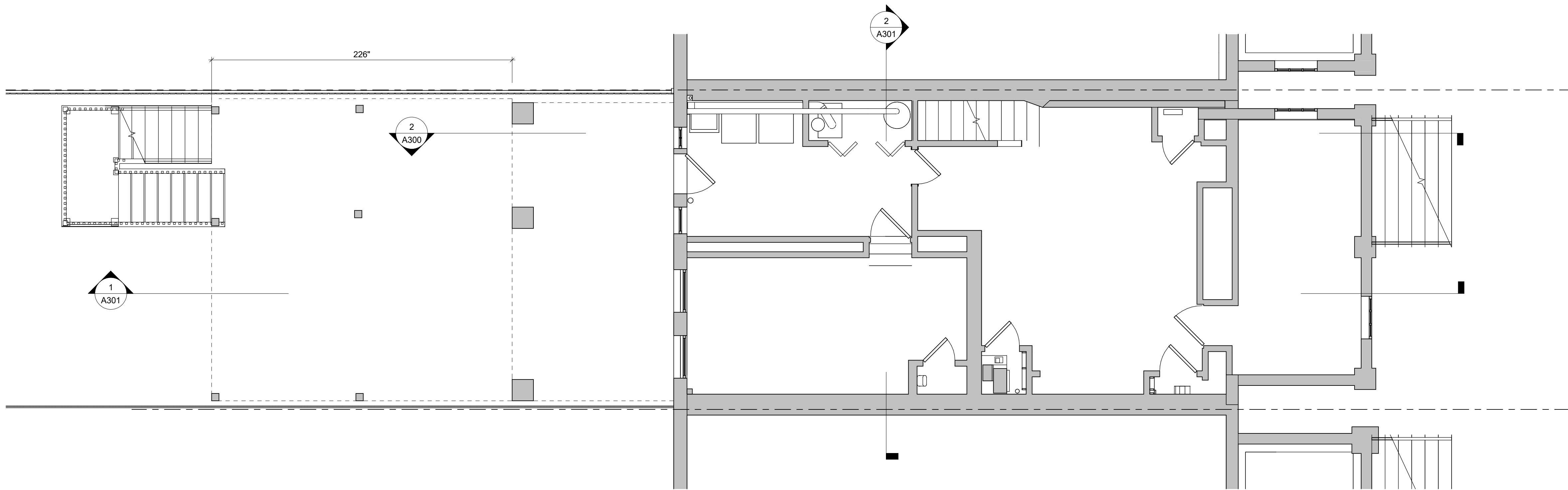
Scale

1/8" = 1'-0"

004



2 BASEMENT EXISTING / DEMO
1/4" = 1'-0"



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



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**BASEMENT
PLANS**

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Scale
1/4" = 1'-0"

A100



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PLANS

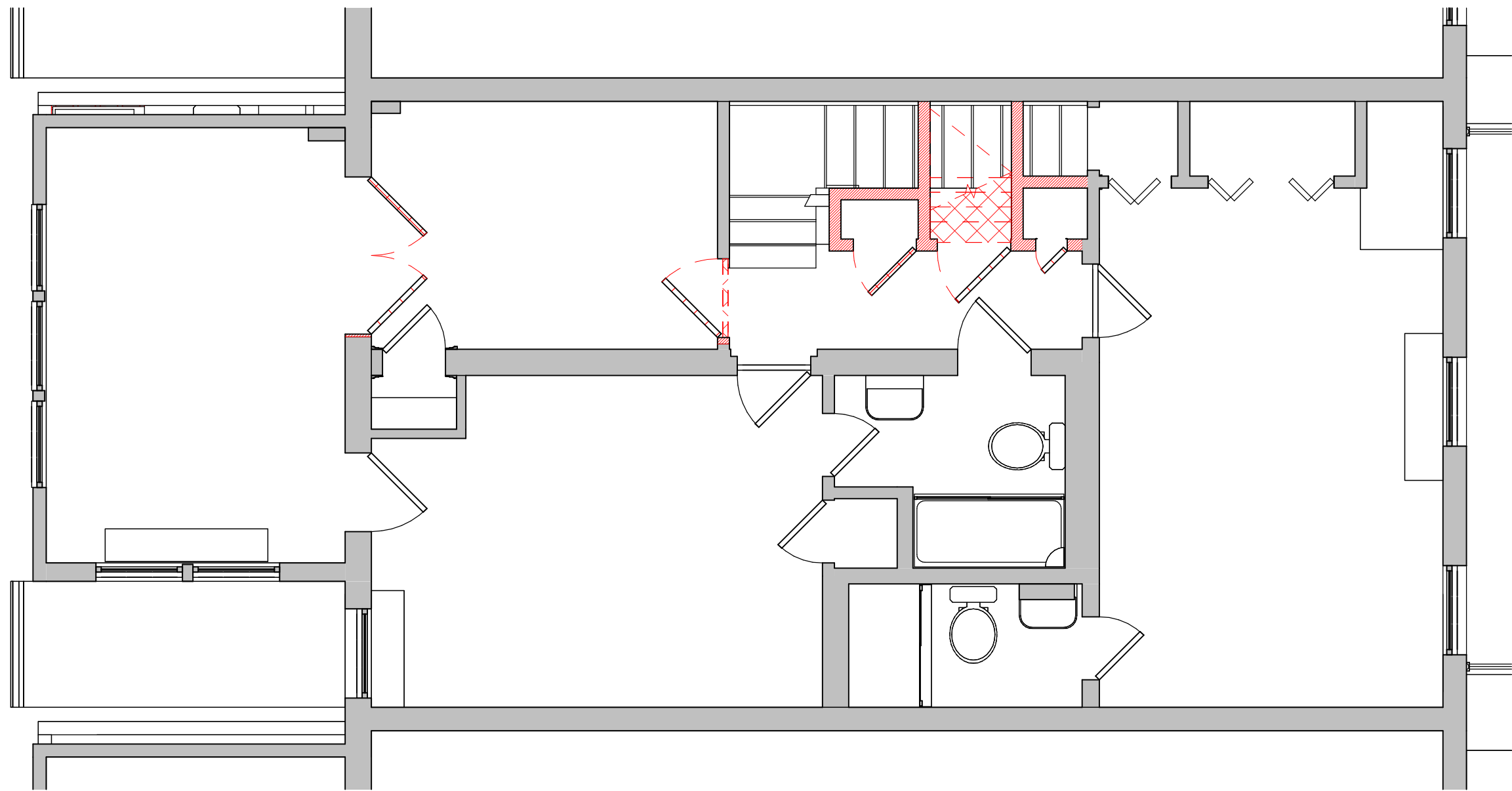
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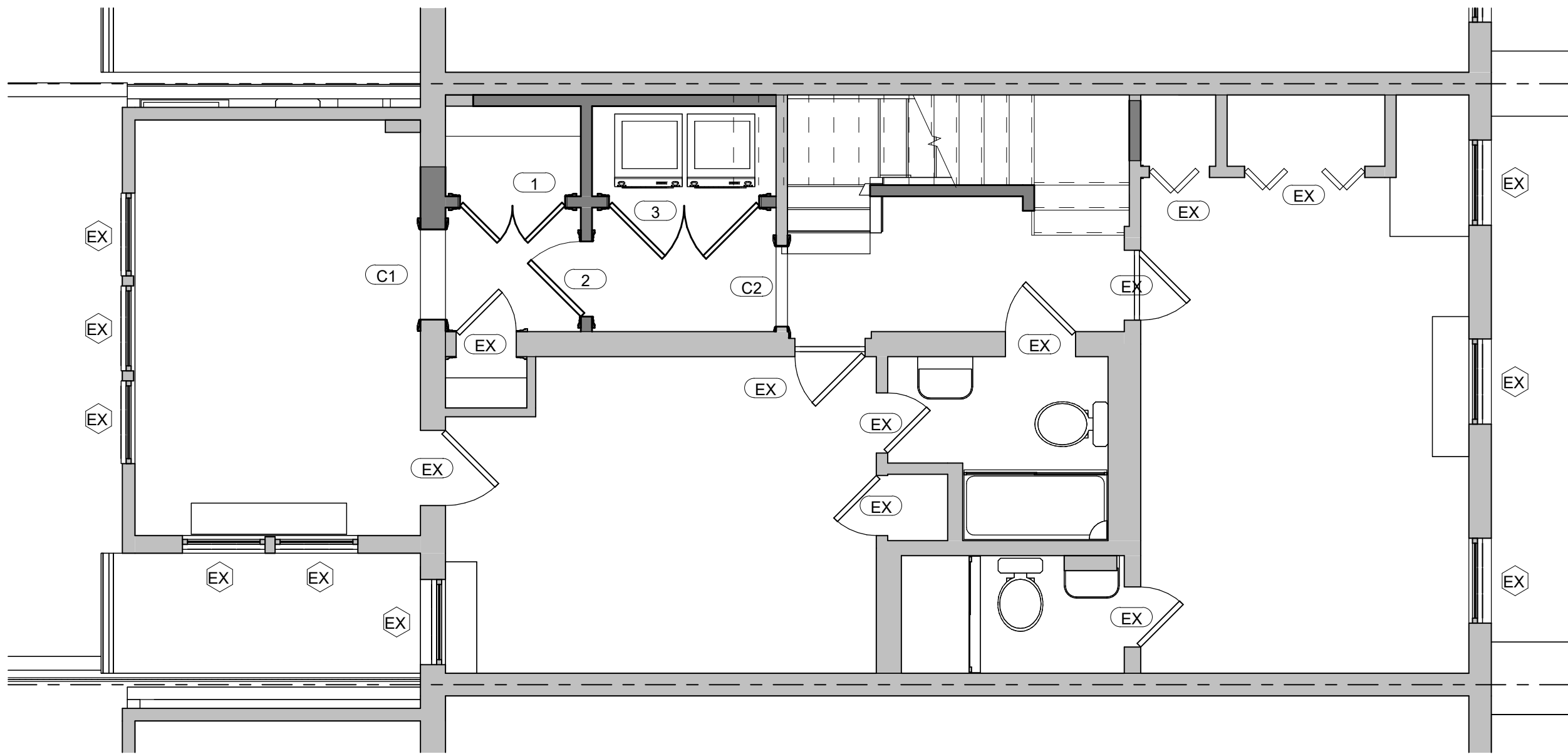
Scale

1/4" = 1'-0"

A101



2 2nd FLOOR EXISTING / DEMO
1/4" = 1'-0"



1 2nd FLOOR PROPOSED PLAN
1/4" = 1'-0"



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2ND FLOOR
PLANS

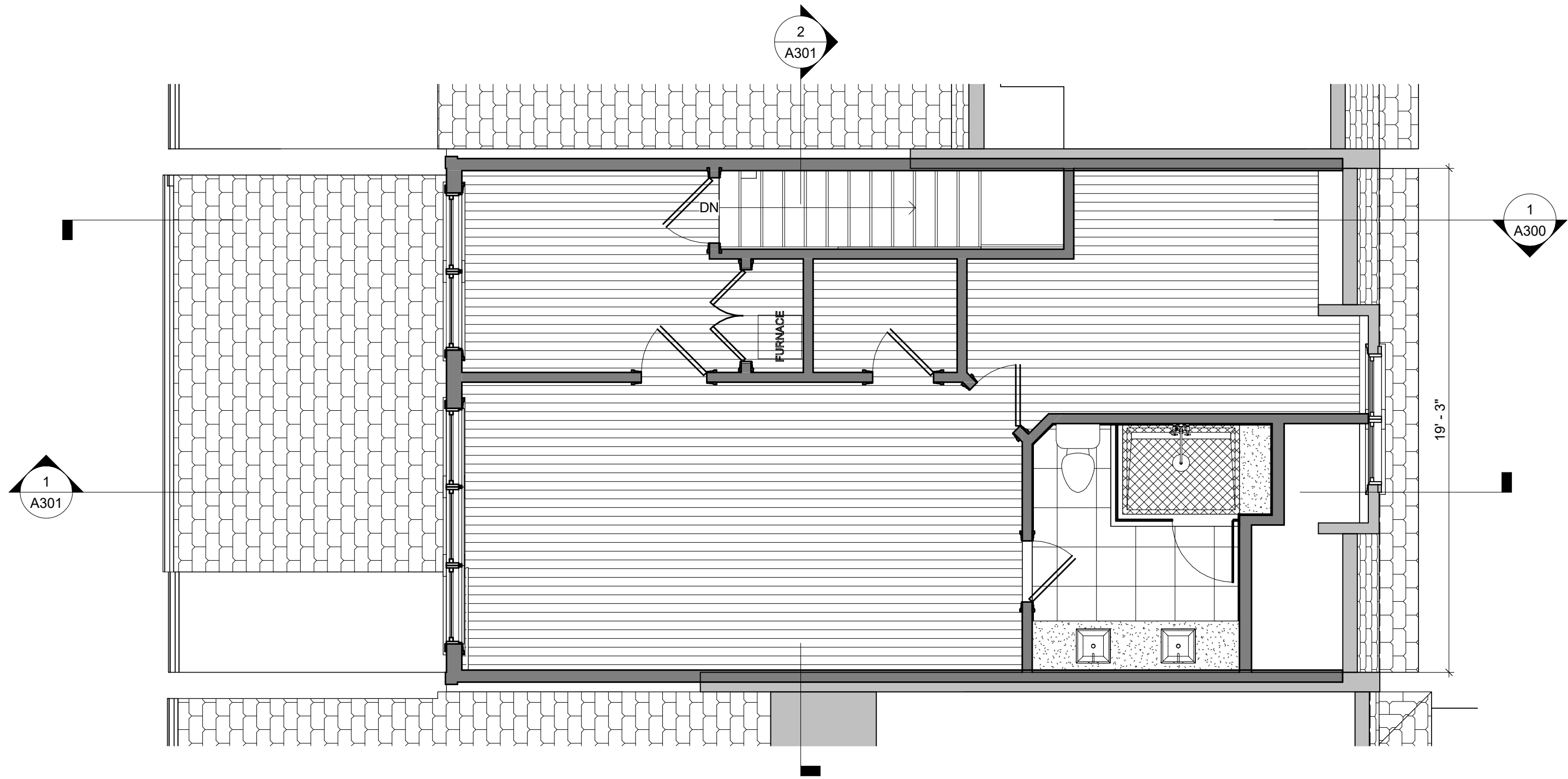
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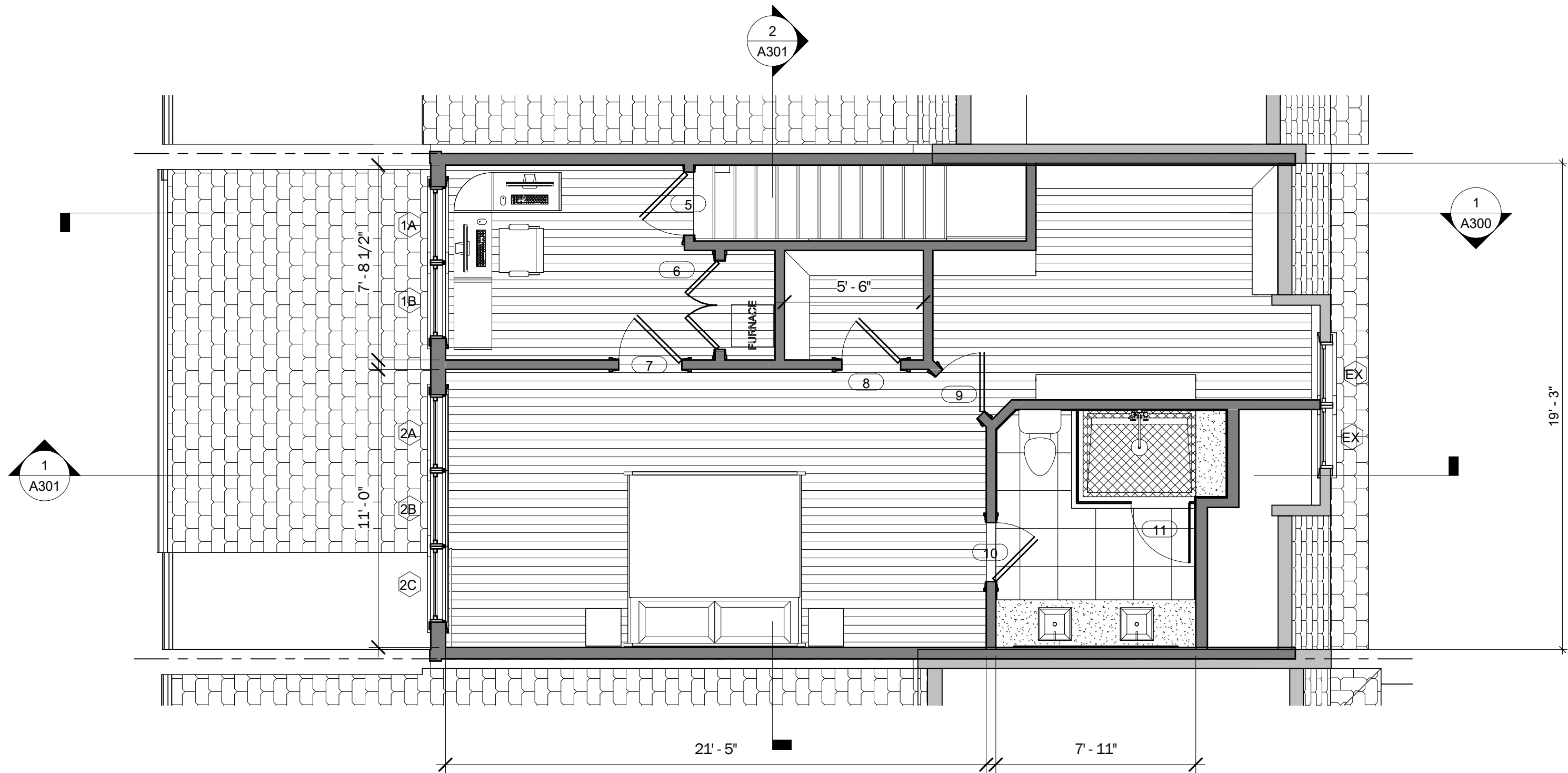
Scale

1/4" = 1'-0"

A102



2 3RD EXISTING / DEMO PLAN
1/4" = 1'-0"



1 3RD FLOOR PROPOSED PLAN
1/4" = 1'-0"



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**3RD FLOOR
PLANS**

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Scale

1/4" = 1'-0"

A103



4 REAR EXIST / DEMO ELEV
1/8" = 1'-0"



3 FRONT EXIST / DEMO ELEV
1/8" = 1'-0"



2 REAR ELEVATION
1/4" = 1'-0"



1 FRONT ELEVATION
1/4" = 1'-0"



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ELEVATIONS

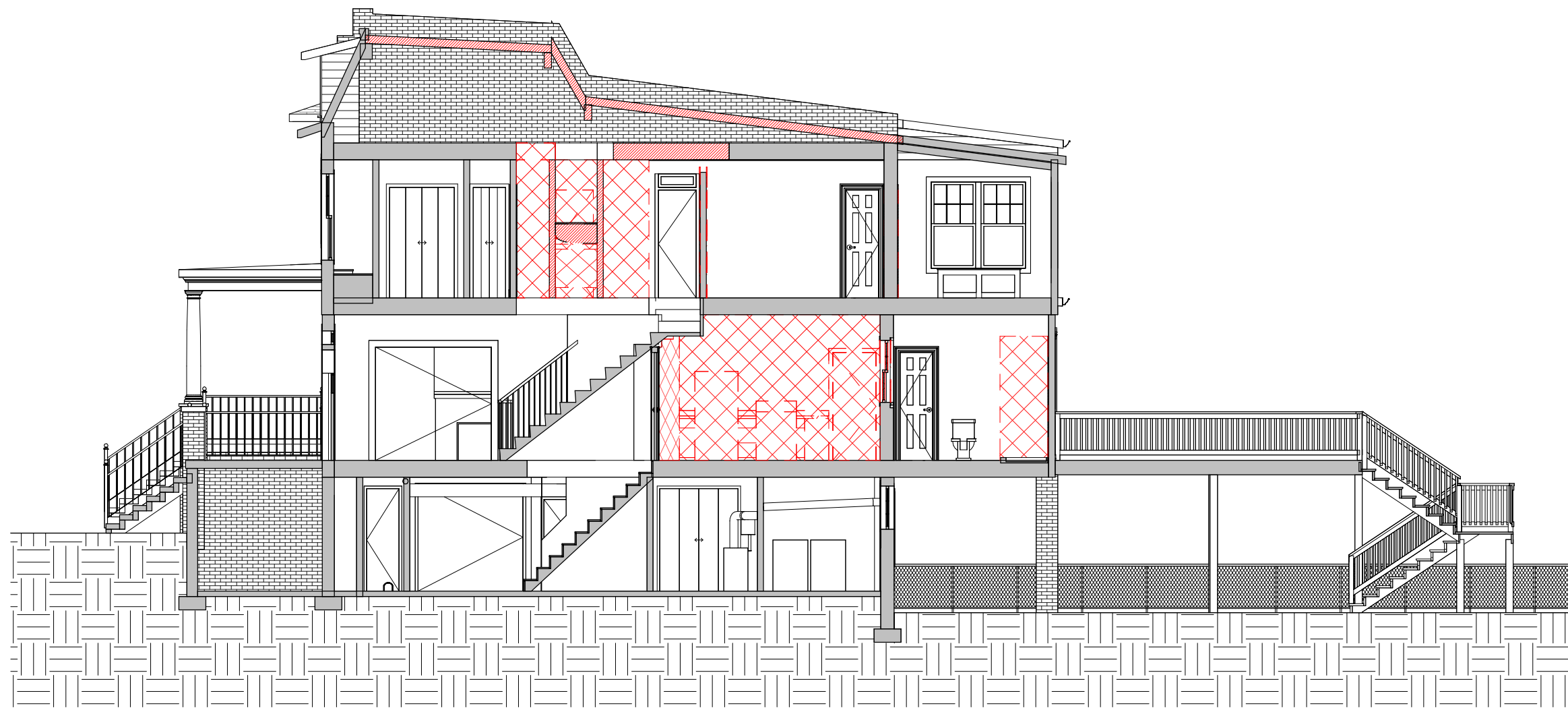
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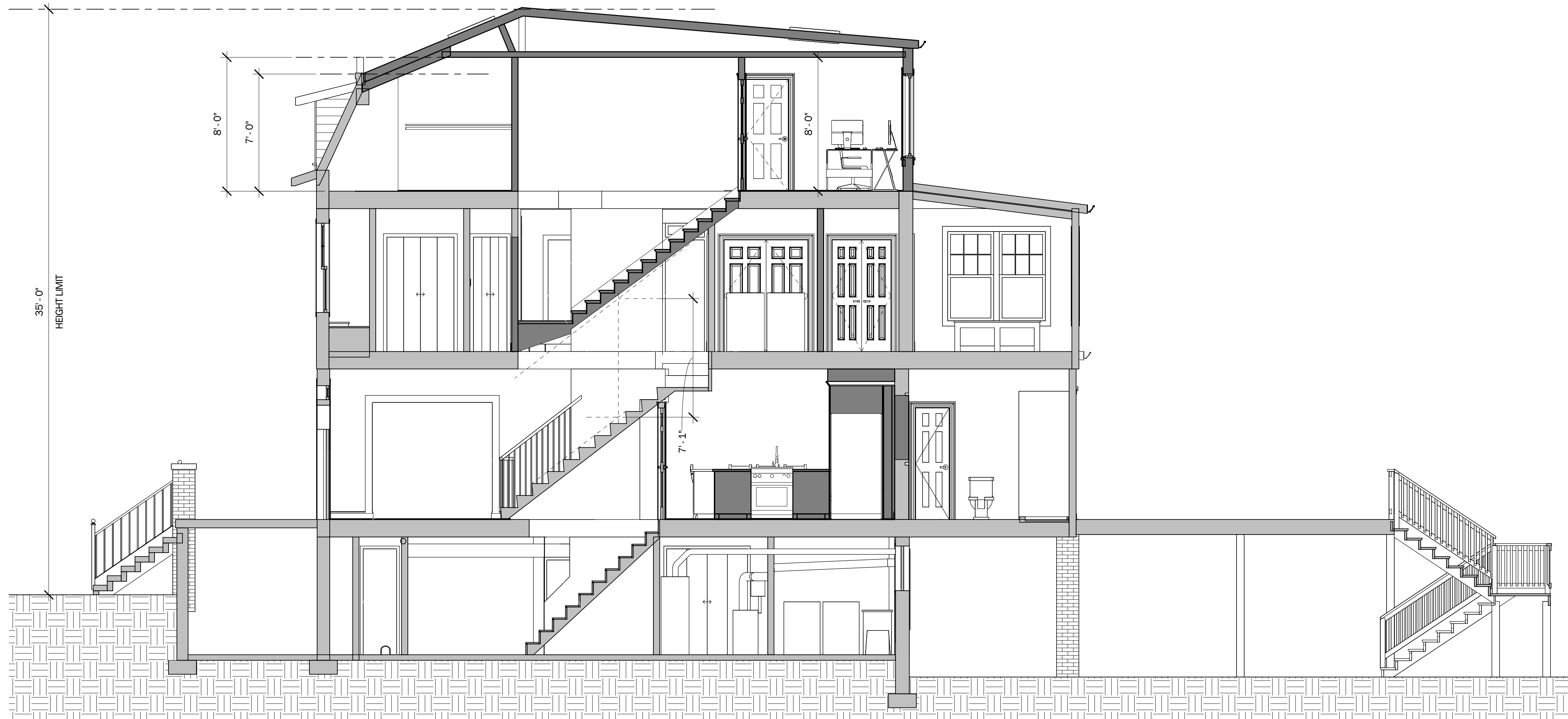
Scale

As indicated

A200



2 EXISTING STAIR SECTION
1/8" = 1'-0"



1 STAIR SECTION
1/4" = 1'-0"



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SECTIONS

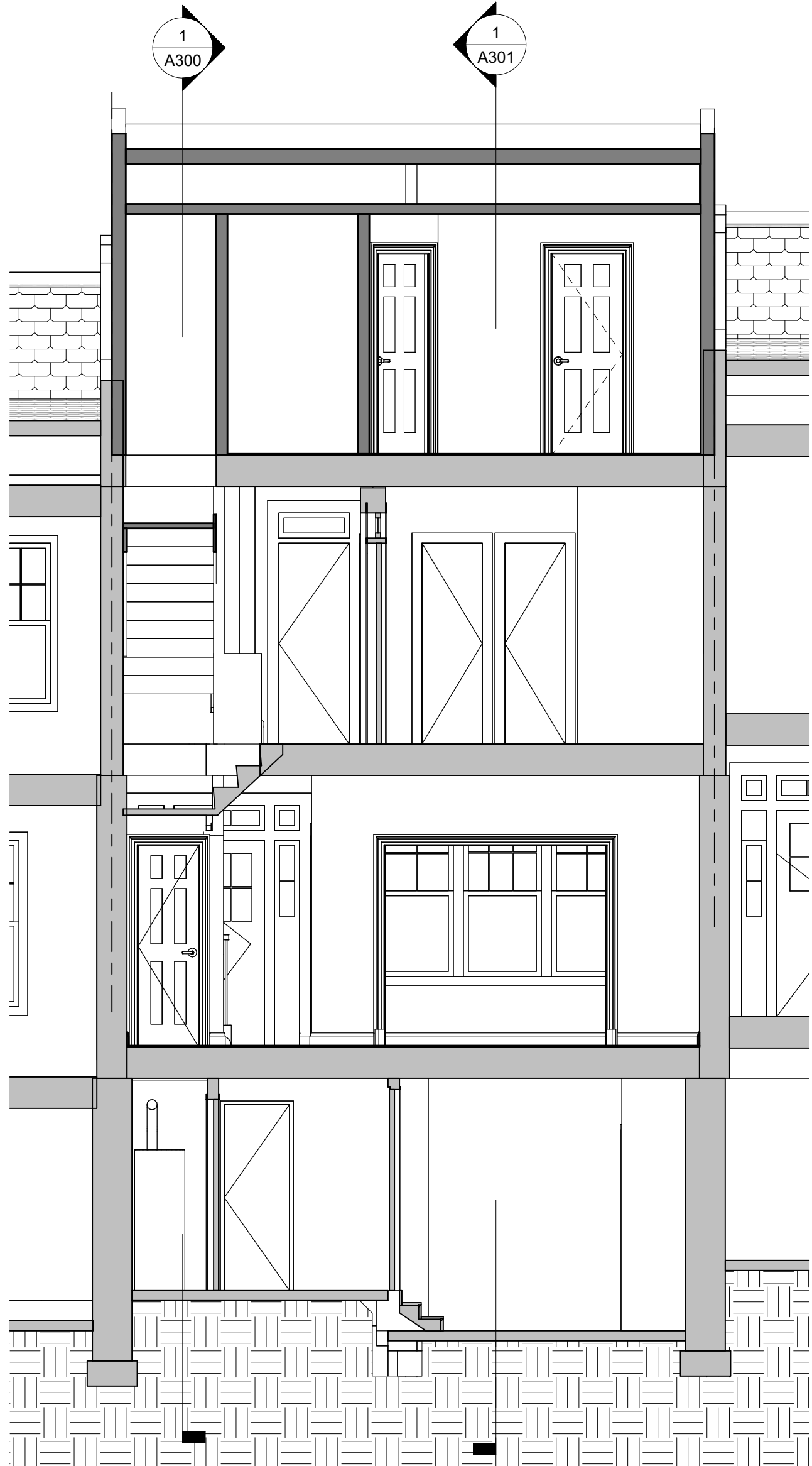
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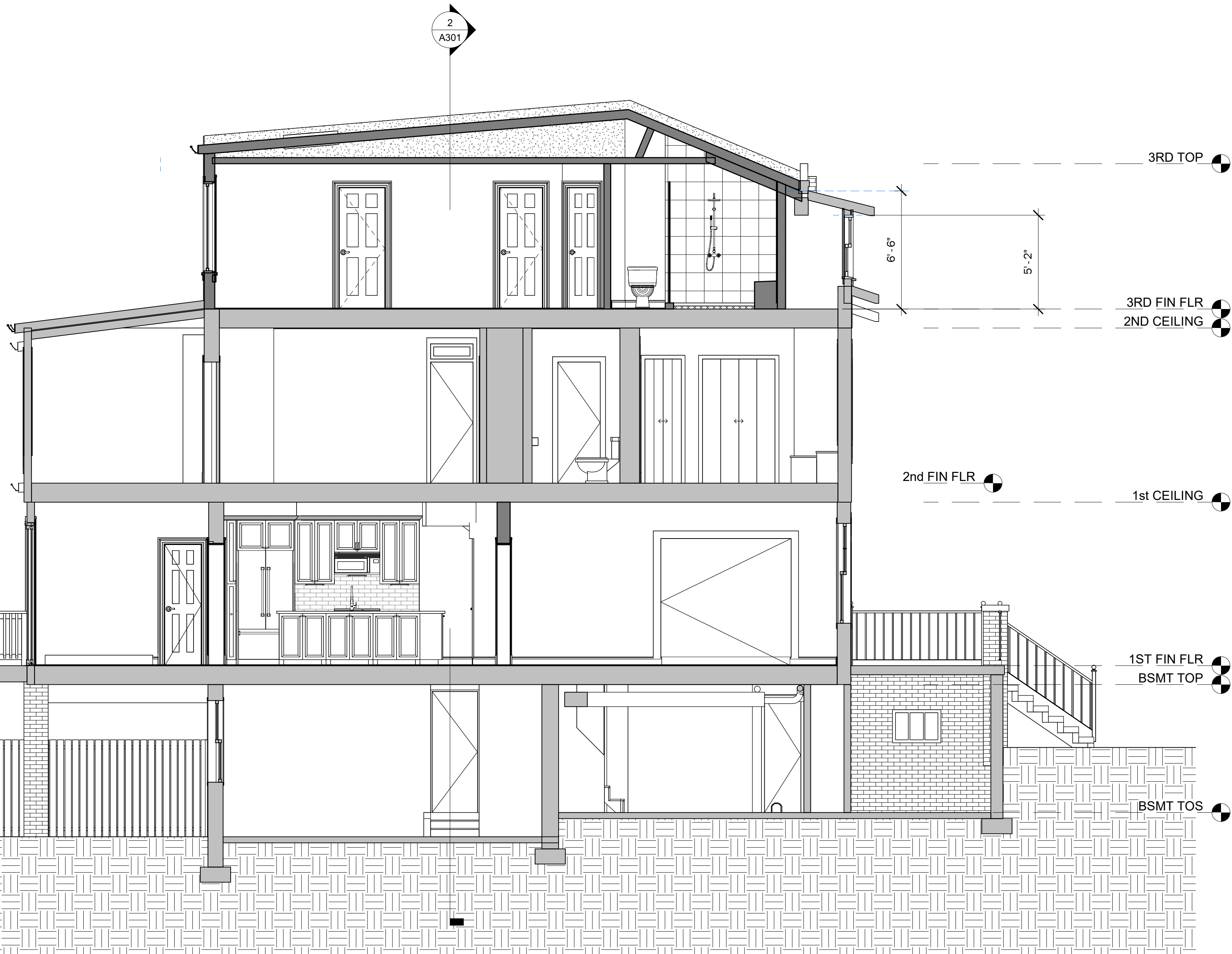
Scale

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A300



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



1 Section SECTION THRU DORMER
1/4" = 1'-0"



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A301