



REAR



FRONT



REAR



LOCATION MAP

COOMBE RESIDENCE 3315 P ST NW

SCOPE OF WORK

ADD A 2 STORY ADDITION TO THE REAR OF EXISTING TWO STORY PLUS BASEMENT TOWNHOUSE. RENOVATE KITCHEN, POWDER ROOM AND MASTER SUITE. ADD ROOF HATCH AND GREEN ROOF.

GOVERNING BUILDING CODES

BUILDING	2015 IBC
BUILDING	2015 INT EXISTING BUILDING CODE
MECHANICAL	2015 INT MECH CODE
PLUMBING	2015 INT PLUMBING CODE
ELECTRICAL	2014 NATIONAL ELECTRICAL CODE
ENERGY CONSERVATION	2015 INT ENERGY CONSERVATION CODE
FIRE	2015 FIRE PREVENTION CODE
GAS	2015 FUEL GAS CODE

LOCAL SUPPLEMENT
LOCAL SUPPLEMENT
2017 DC CONSTRUCTION CODES

DCMR 12 TITLE 11 ZONING REGULATIONS
2017 DCMR 12A BUILDING CODE TRANSITORY PROVISION IN SECTION 123

DC LAW 8-36 DC ENVIRONMENTAL POLICY ACT OF 1989

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MATERIALS GRAPHIC

Earth / Compact Fill	Brass / Bronze
Porous Fill / Gravel	Steel / Other Metals
Precast	Glass
Concrete	Structural Glass
Sand / Mortar / Plaster / Cut Stone	Rigid Insulation
Concrete Block	Spray / Foam / Fireproofing
Common / Face Brick	Plywood - Large Scale
Bluestone / Slate / Soapstone / Flagging	Batt / Loose Fill
Rubble	Plastic
Stone	Gypsum Wallboard
Aluminum	Acoustical Tile
	Resilient Flooring / Plastic Laminat

ABBREVIATIONS

ABV above	DBL double	FLR floor	JAN janitor	PART partition	SHT sheet
ACOUS acoustical	DET detail	FLUOR fluorescent	JST joist	PERIM perimeter	SIM similar
ACT acoustical	DIA diameter	FT foot or feet	JT joint	PG paint grade	SPEC specification
ADJ area drain	DIM dimension	FUR furring	LB(S) pounds	PLAM plastic laminate	SQ square
AFF adjustable	DN down	F.O. face of	LAM laminate	PLAS plaster	SS stainless steel
ALUM aluminum	DR door	GAL gallon	LAV lavatory	PLYWD plywood	STD standard
ALT alternate	DS down spout	GALV galvanized	LDC lavatory	PNT paint	STL steel
APPROX approximate	DW dishwasher	GB grab bar	LGT lighting	PT point	STOR storage
ARCH architect	DWG drawing	GL glass	LT light	PTD painted	STRUCT structural
BALC balcony	E east	GND ground	MAX maximum	R riser	SUSP suspended
BD board	EA each	GYP gypsum	MECH mechanical	RAD radius	SYM symmetrical
BET between	EIFS exterior insulation	GWB gypsum board	MEMB membrane	RCP reflected ceiling plan	T tread
BLDG building	ELEC electric(al)	HC handicapped	MTL metal	RD roof drain	TEL telephone
BLKG blocking	ELEV elevation	HDWD hardwood	MFR manufacturer	REF refrigerator, refer	TER terrazzo
BLW below	EMER emergency	HWDR hardware	MIN minimum	REINF reinforced	T&G tongue & groove
BM beam	ENCL enclosure	HT height	MISC miscellaneous	REQD required	THK thick
B.O bottom of	EQ edge of slab	HM hollow metal	MO masonry opening	RESIL resilient	THR threshold
BOT bottom	EQ equal	HORIZ horizontal	MTD mounted	RM room	TO top of
BRKT bracket	ETR existing to remain	HR hour	NIC north	RO rough opening	TYP typical
BUR built up roof	EXST existing	H.W.H. hot water heater	not in contract	RTU's roof top units (mech.)	UC undercut
BULKHD bulkhead	EQUIP equipment	ID inner diameter	number	S south	UNFIN unfinished
CAB cabinet	EXP. JT. expansion joint	INCAN incandescent	nominal	SAFB sound attenuation fire batt	UNO unless noted otherwise
CALK calking	EW each way	INSUL insulation	NTS not to scale	SC scupper	UTIL utility
CEM cement	FA fire alarm	INT interior	OA overall	SCHED schedule	VCT vinyl composition tile
CER ceramic	FAP fire annunciator panel	ID inner diameter	on center	SEAL sealant	VERT vertical
C.S. corner guard	FD floor drain	INCAN incandescent	outside diameter	SECT section	VIF verify in field
CJ control joint	FE fire extinguisher	INT interior	office	SF square foot	VTR vent termination pipe
CLG ceiling	FEC fire extinguisher cabinet	OA overall	opposite hand		VWC vinyl wall covering
CLR clear	FG finish group	OD outside diameter	overflow pipe		
CLOS closet	FH fire hydrant	OFF office	opening		
CO cased opening	FHC fire hose cabinet	OH opposite hand			
COL column	FIN finish	O.P. overflow pipe			
CONC concrete		OPP opposite			
CONT continuous					
CPT carpet					
CT ceramic tile					
CTR center					

SYMBOLS

DETAIL NO.	Detail Reference Mark	Dimension to Centerline
SHEET NO.	Section Reference Mark	Centerline
DOOR	Door Symbol	Elevation Height
HARDWARE		Revision
ELEVATION NO.	Elevation - Single View	
SHEET NO.	Elevation - Multiple Views	
EXIST WALL TO BE REMOVED		
EXISTING WALL TO REMAIN		
NEW WALL		
NEW MASONRY		
Partition Type		
Note		
Window		
Align		

General Notes

OWNER
JACKIE AND JOHN COOMBE

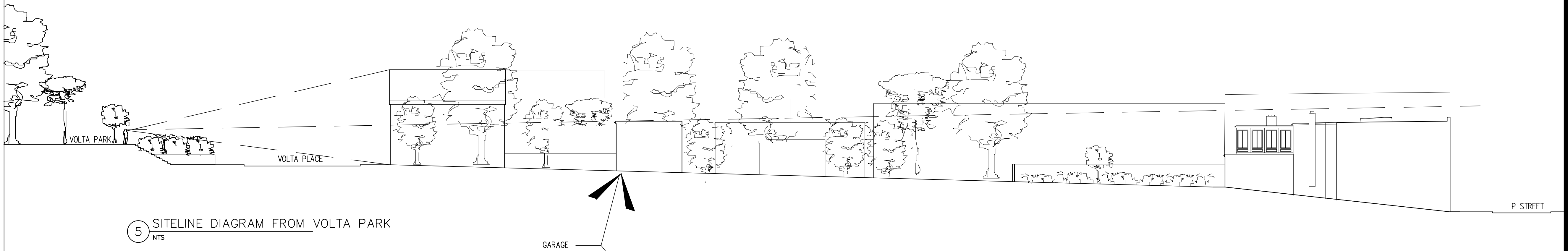
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3315 P ST NW

No.	Revision/Issue	Date
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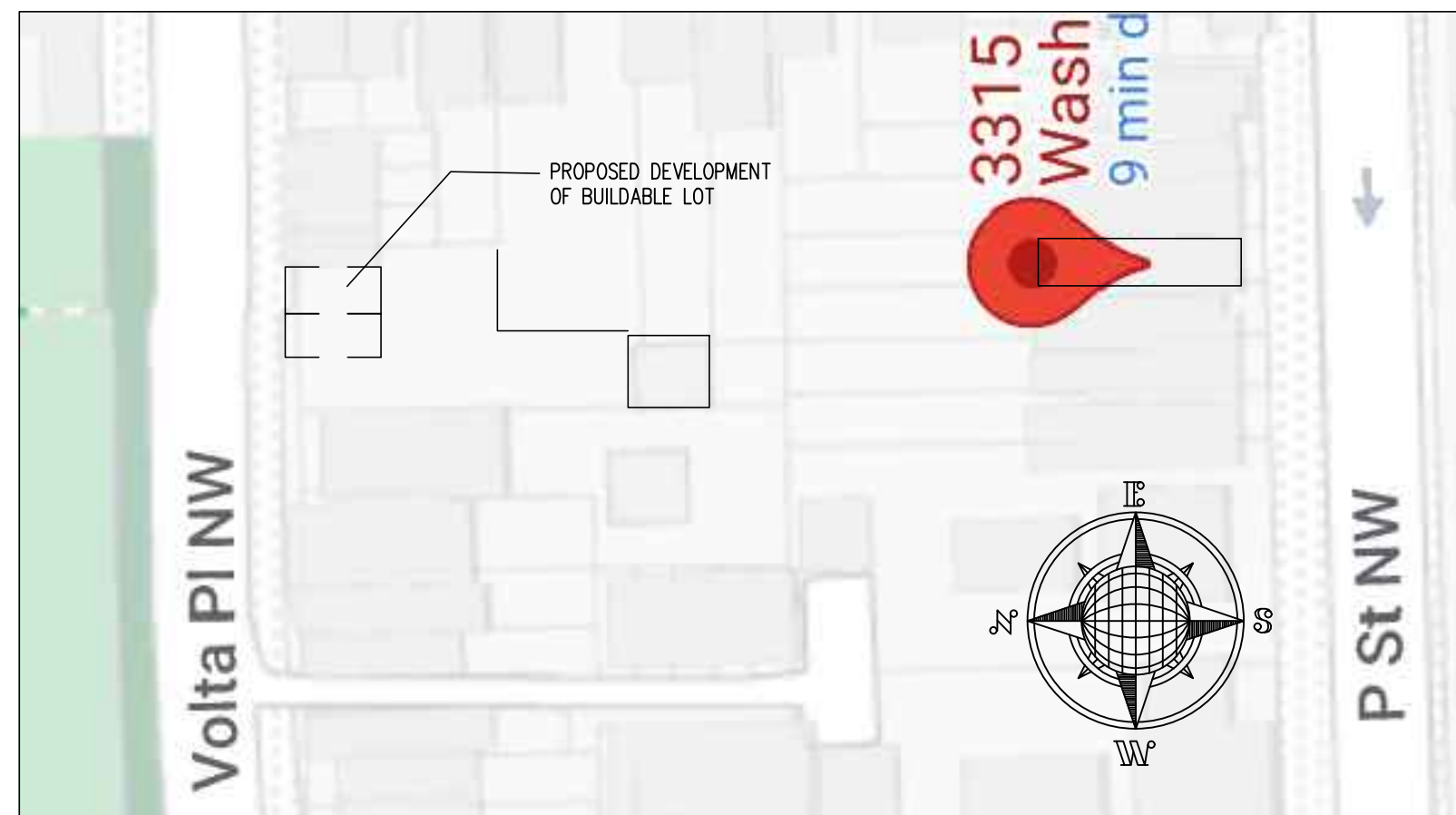
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Project Name and Address
SHEET NAME

Project	Sheet
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Scale NTS	



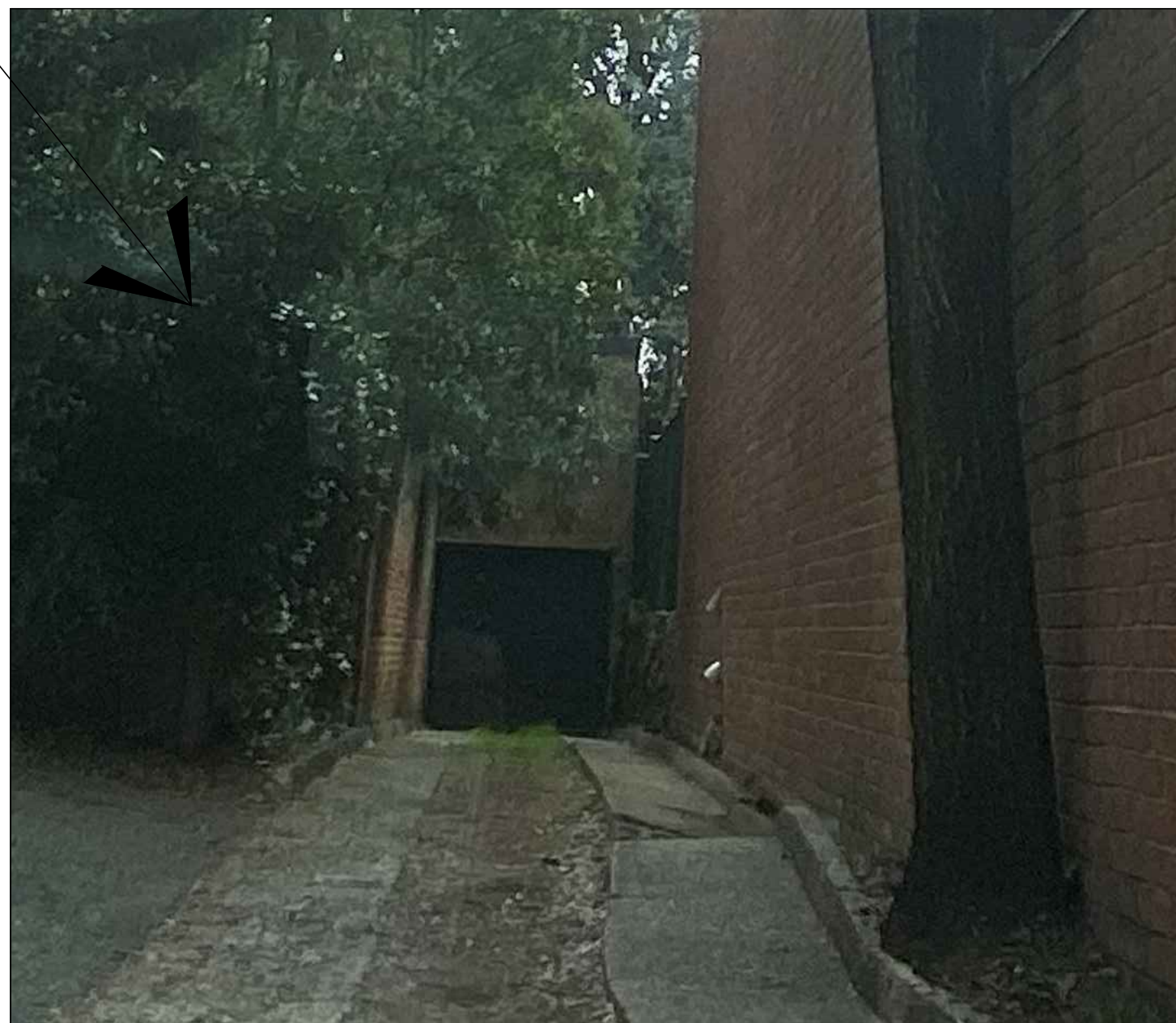
5 SITELINE DIAGRAM FROM VOLTA PARK
NTS



4 VICINITY MAP
NTS



3 VIEW FROM VOLTA PARK
NTS



2 CLOSE UP OF GARAGE
NTS



1 VIEW FROM VOLTA PARK
NTS

General Notes

JOHN AND JACKIE COOMBE RESIDENCE
3315 P ST NW

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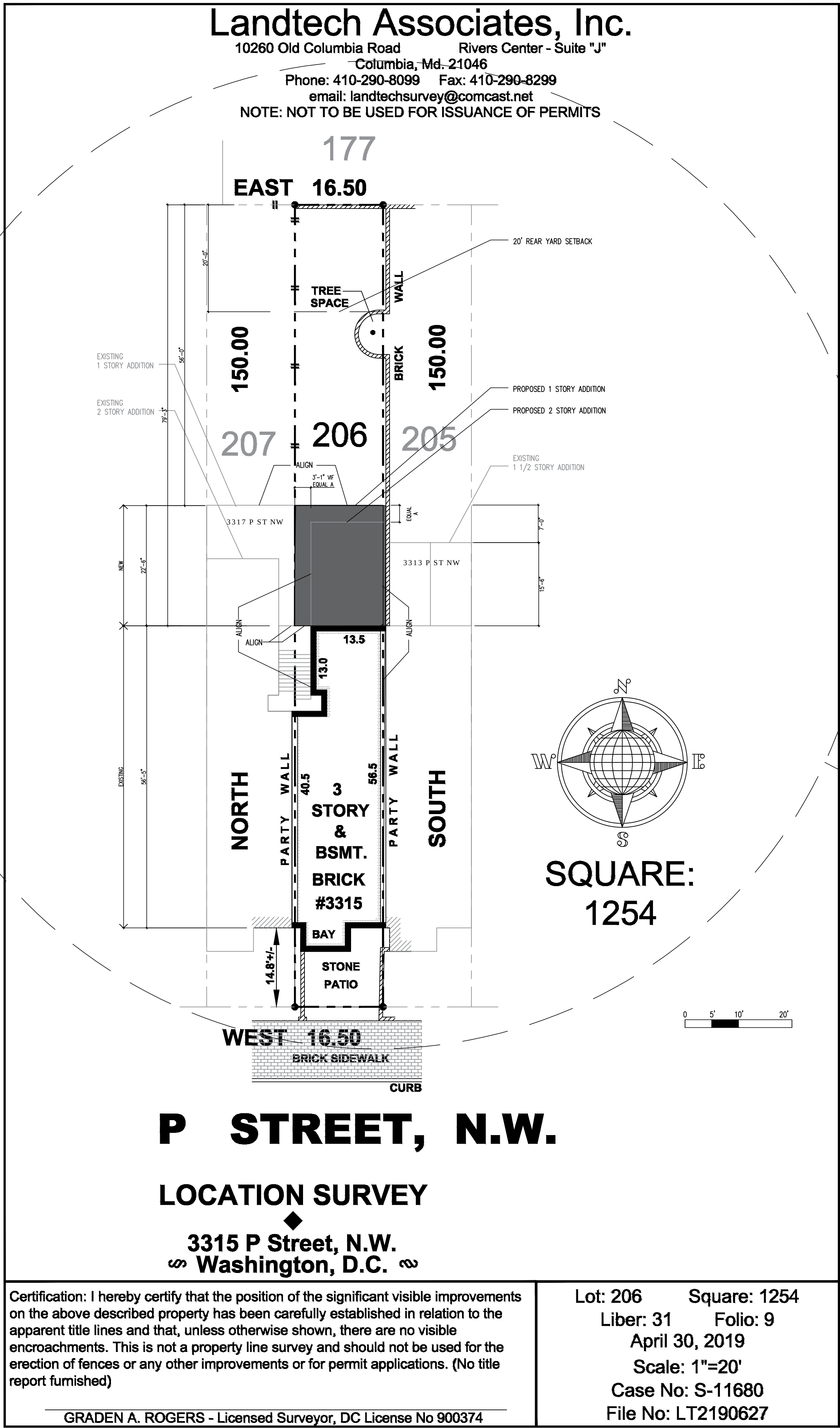
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FROM VOLTA PARK

Project

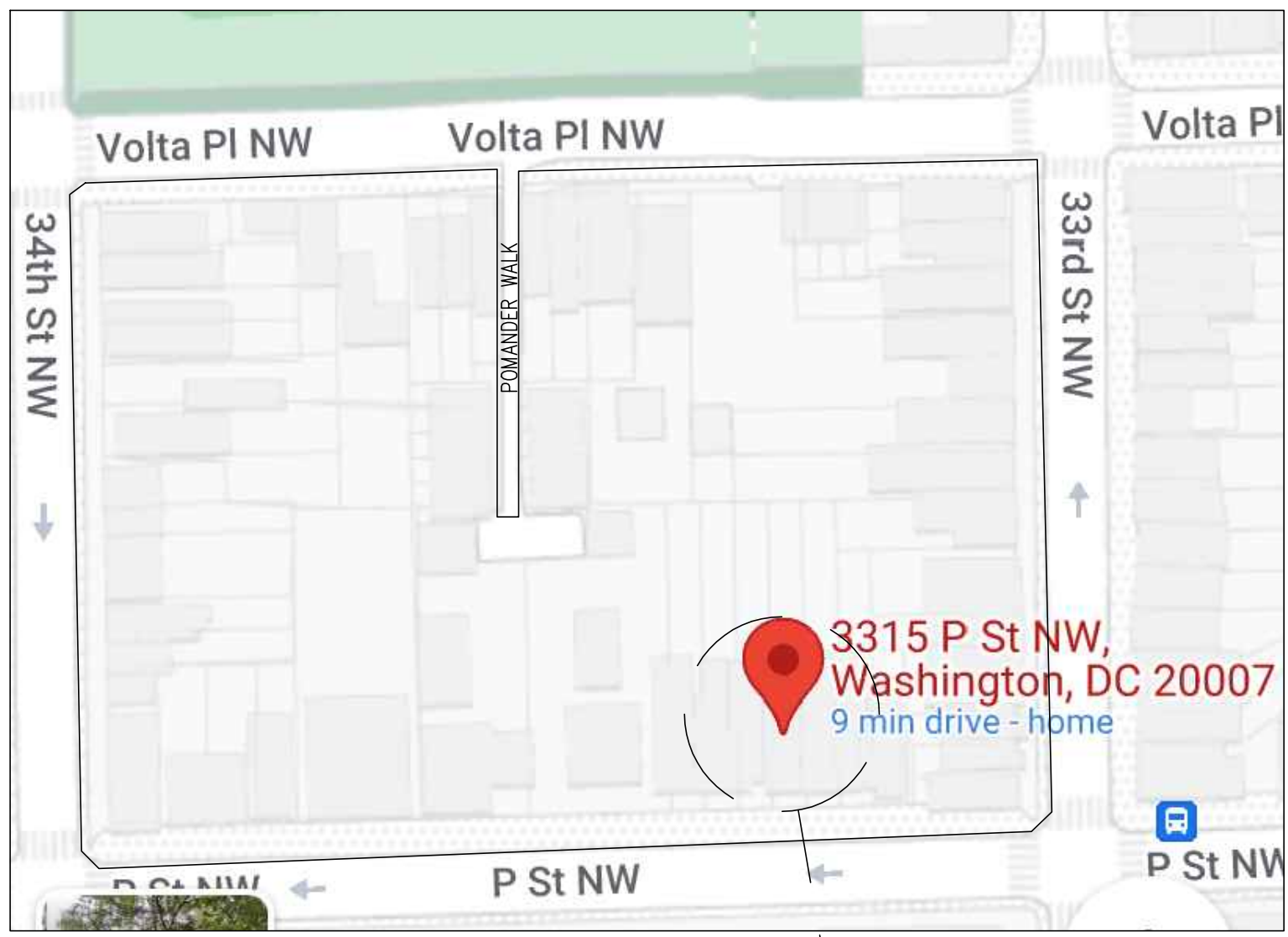
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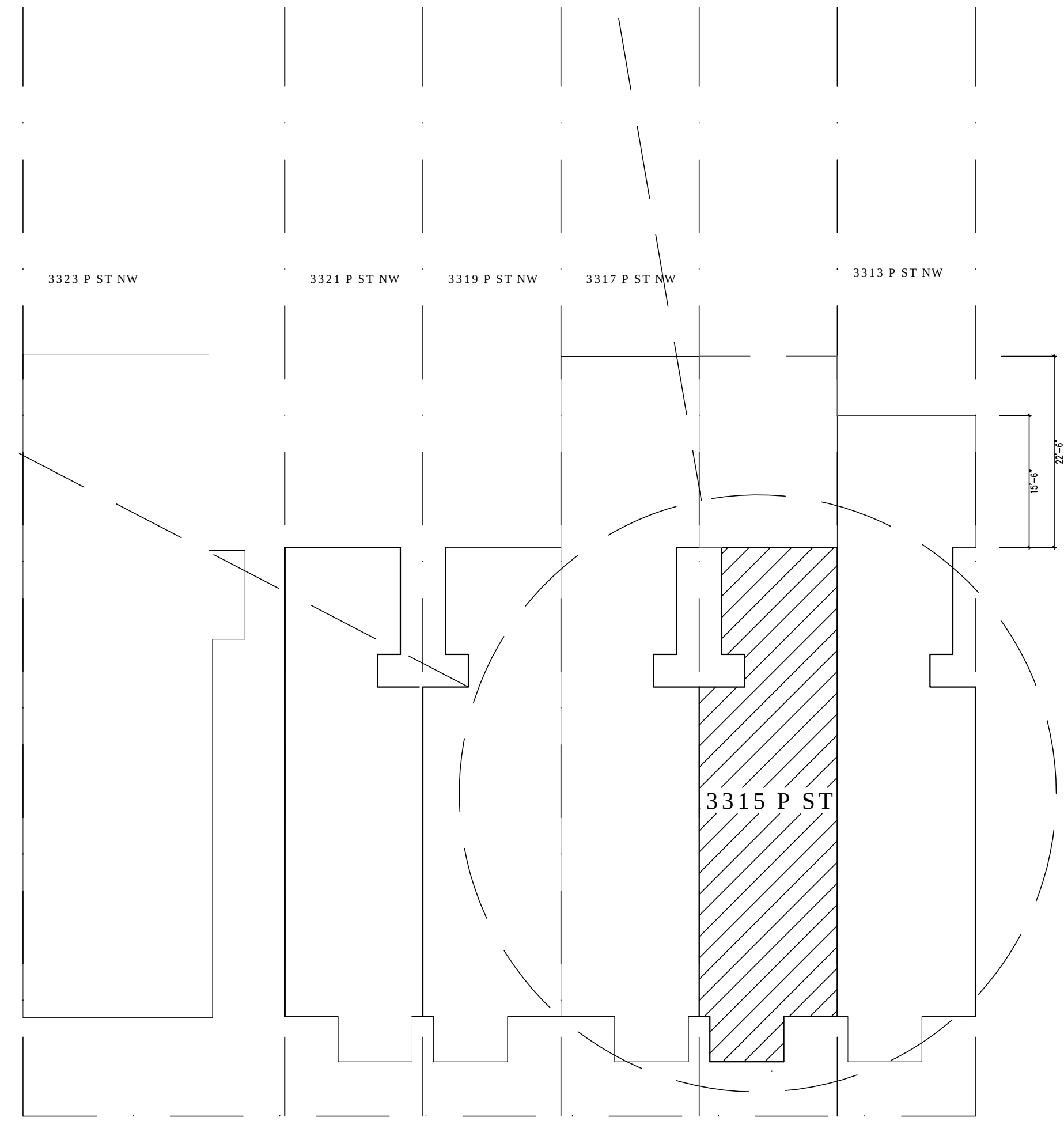
C002



1 SITE PLAN PROPOSED



2 VICINITY MAP



P STREET, N.W.

2 FOOTPRINT DIAGRAM

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VICINITY MAP SITE PLAN FOOTPRINT DIAGRAM		
Project	Sheet	
Date	C003	
Scale	AS-NOTED	



3 REAR FACING FRONT



2 FRONT



1 REAR FACING REAR

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Date 4/10/22	C004	
Scale NTS		

END OF POMANDER WALK PROPER



1

PROPERTY NOT VISIBLE



2

VIEW OF PROPERTY FROM PRIVATE
ENTRANCE AT END OF POMANDER WALK



3

PROPERTY

NEIGHBORING STRUCTURE



4

NEIGHBORING STRUCTURES
AT END OF POMANDER WALK



5

VIEWS FROM POMANDER WALK

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1 BASEMENT STAIR



3 FIRST FLOOR STAIR

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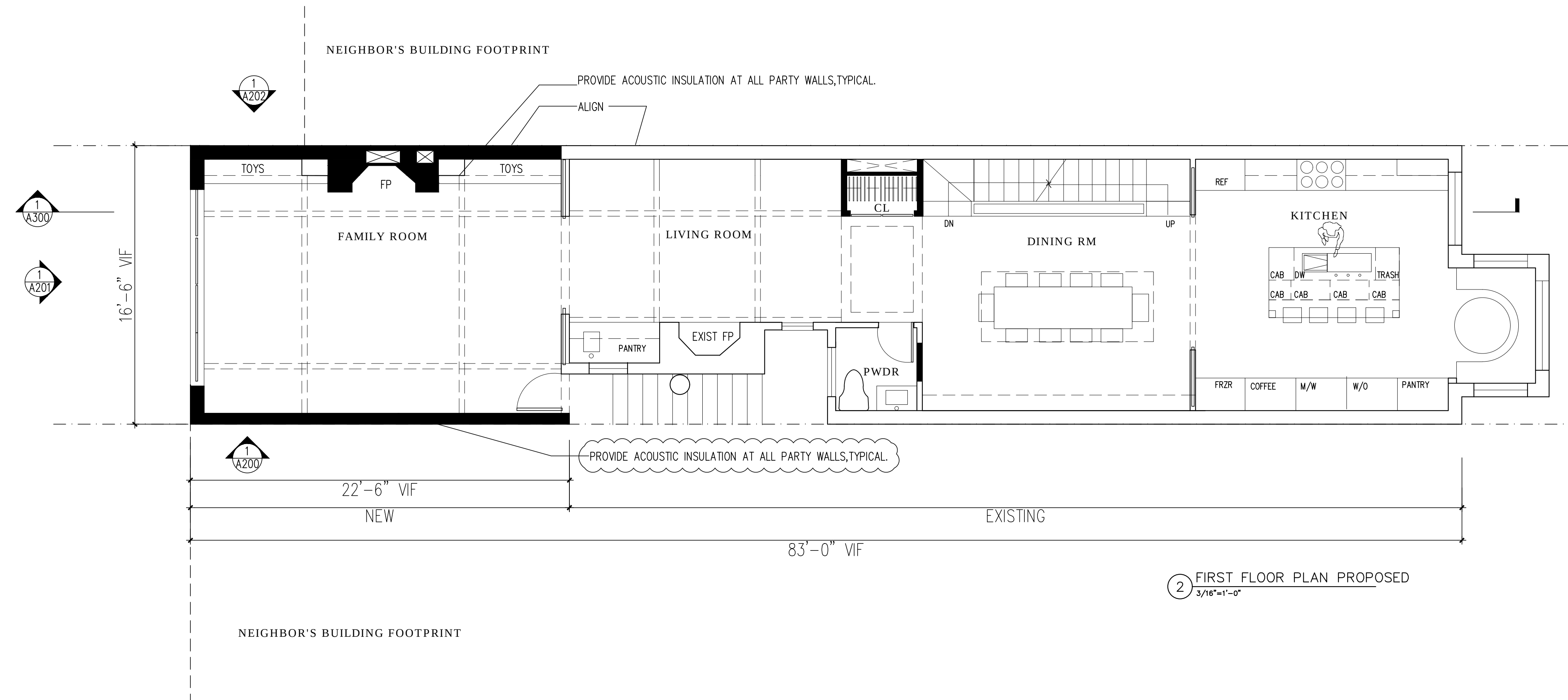
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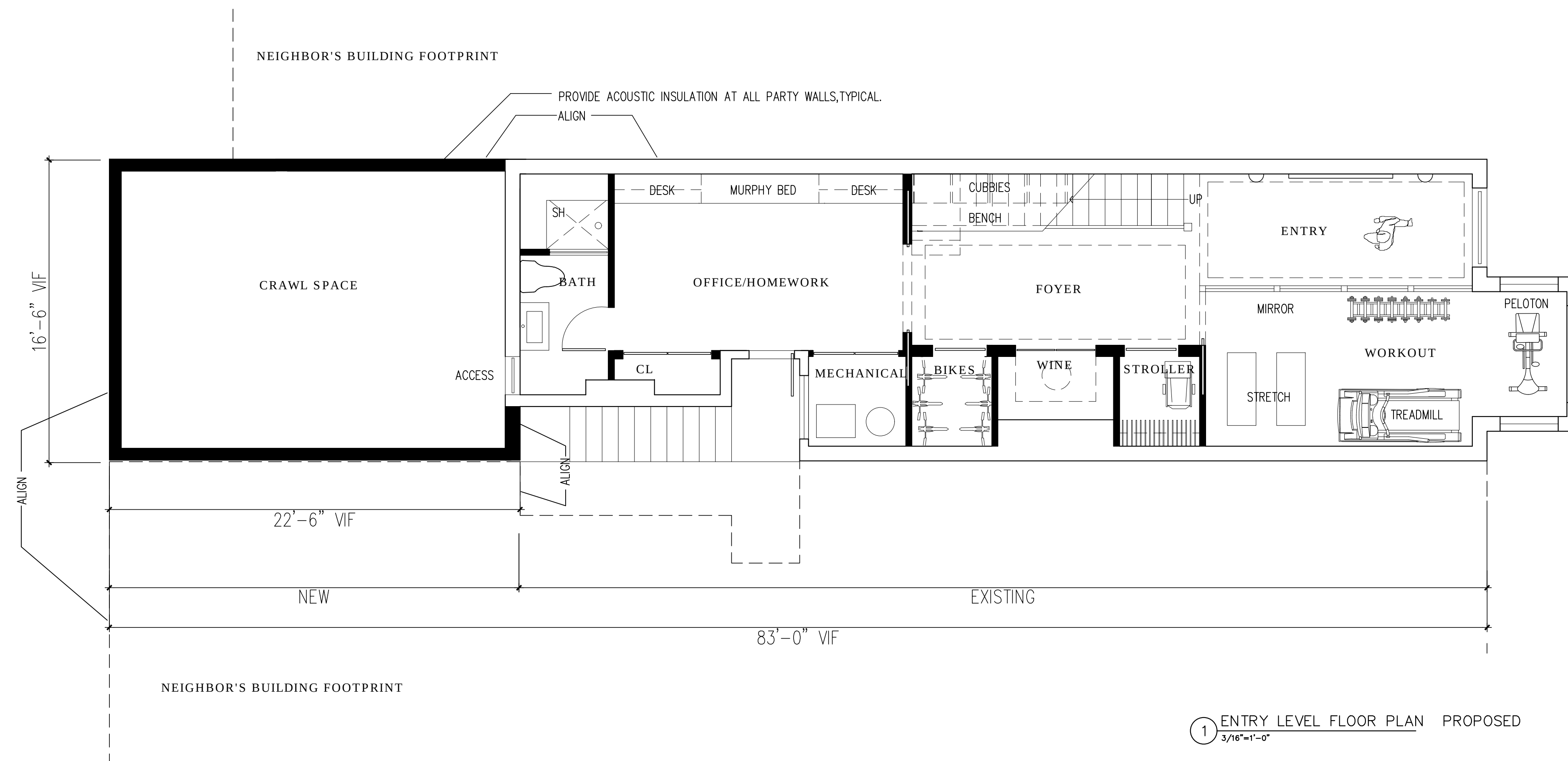
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C006



2 FIRST FLOOR PLAN PROPOSED
3/16"=1'-0"



1 ENTRY LEVEL FLOOR PLAN PROPOSED
3/16"=1'-0"

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SHEET NAME

PLANS

Project

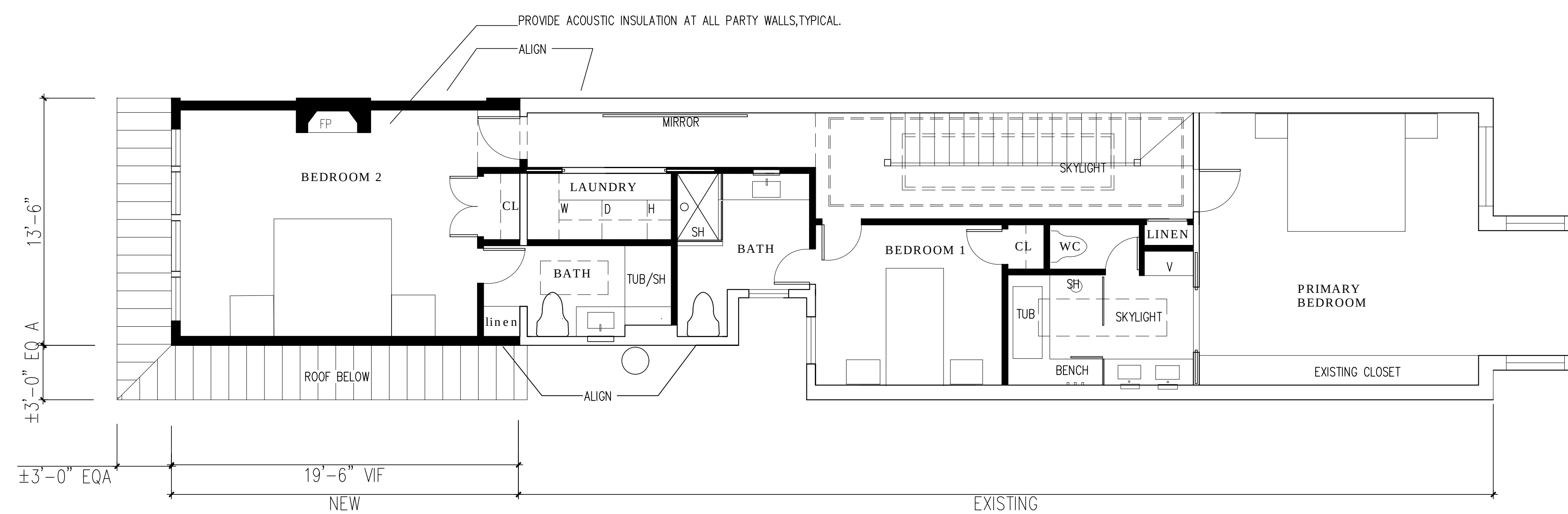
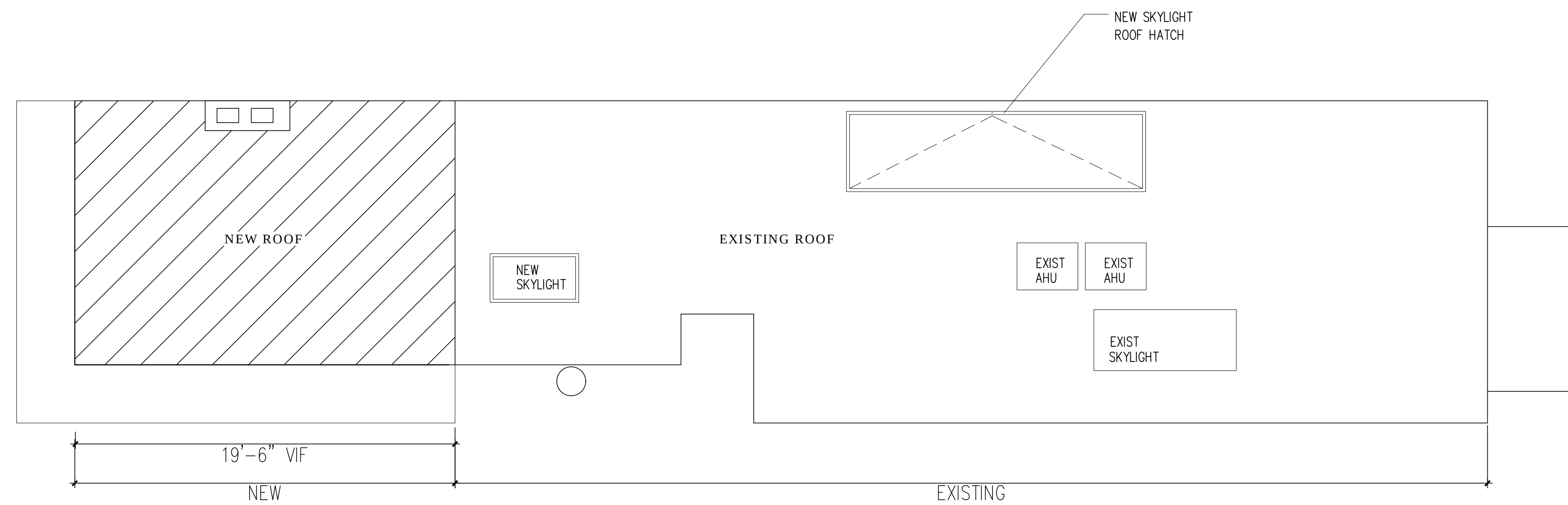
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Date
12/12/21

Scale
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A001



General Notes

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SHEET NAME

PLANS

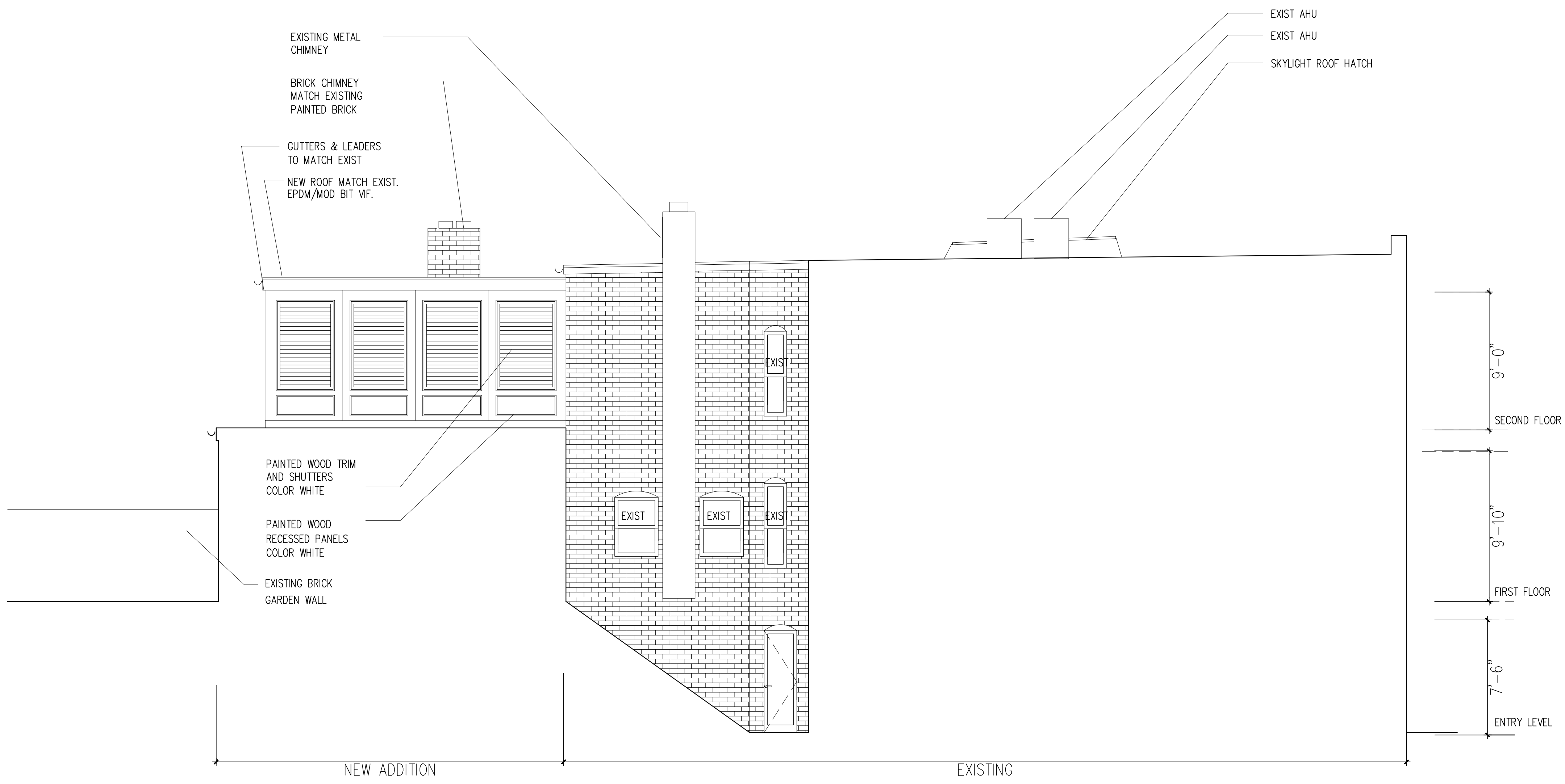
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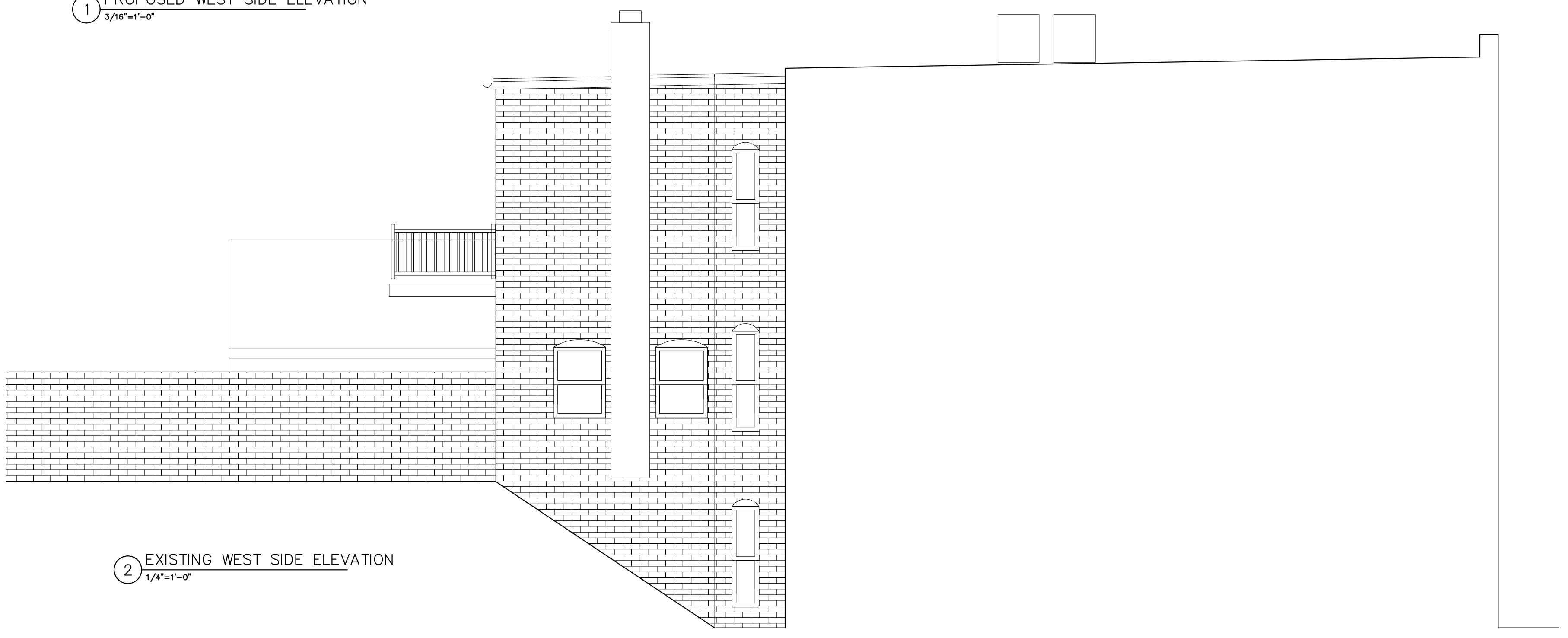
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1 A002



1 PROPOSED WEST SIDE ELEVATION
3/16"=1'-0"



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

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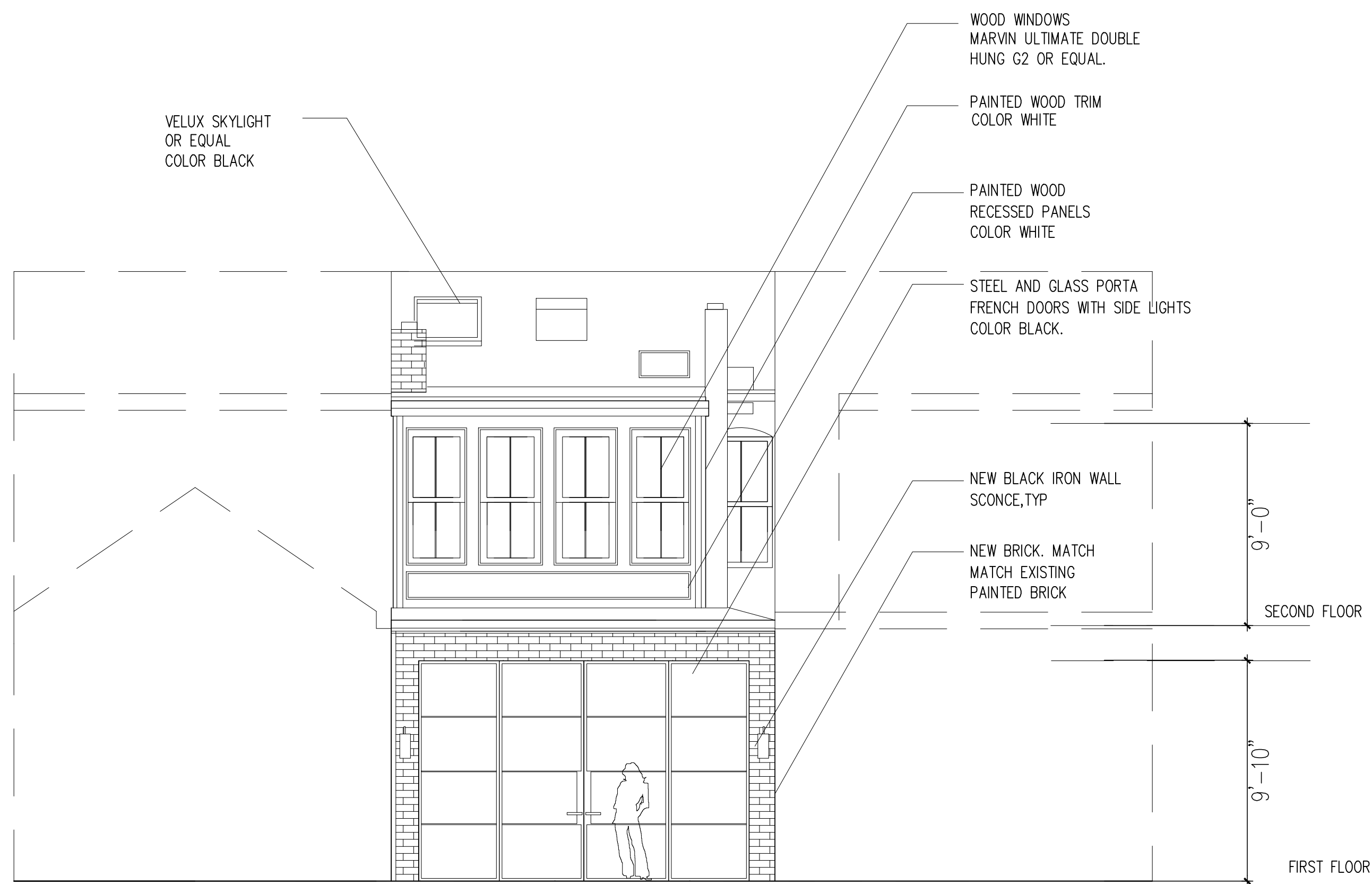
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SHEET NAME

PROPOSED AND
EXISTING EXTERIOR
ELEVATIONS

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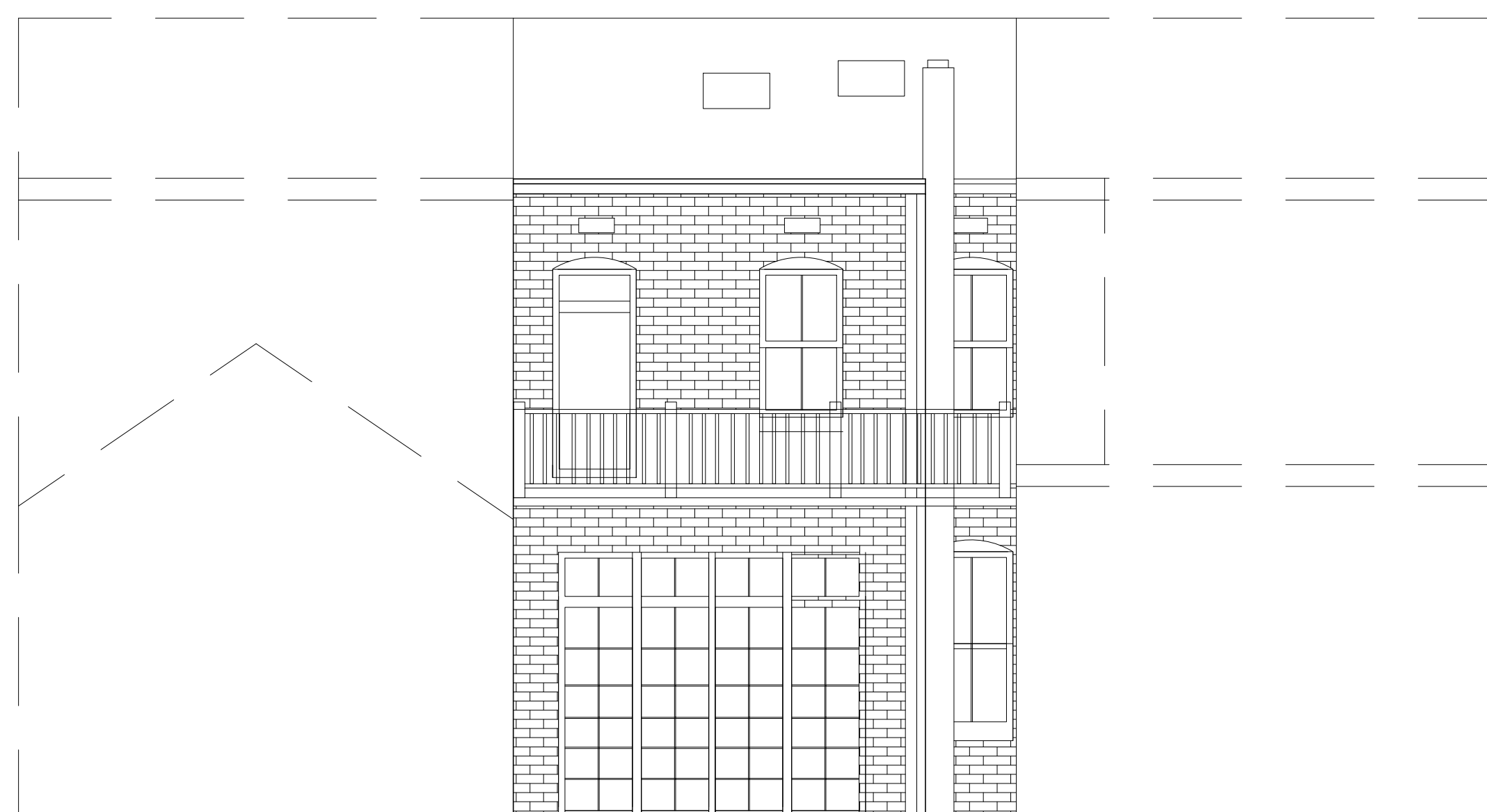


① PROPOSED REAR ELEVATION
3/16"=1'-0"

ALTERNATE
MARVIN ELEVATE FRENCH
SWING DOORS WITH SIDE LIGHTS
WOOD DOOR WITH EXTERIOR CLADDING
COLOR BLACK.



①A PROPOSED REAR ELEVATION
3/16"=1'-0"



② EXISTING REAR ELEVATION
1/4"=1'-0"

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SHEET NAME

PROPOSED AND
EXISTING EXTERIOR
ELEVATIONS

Project

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Date

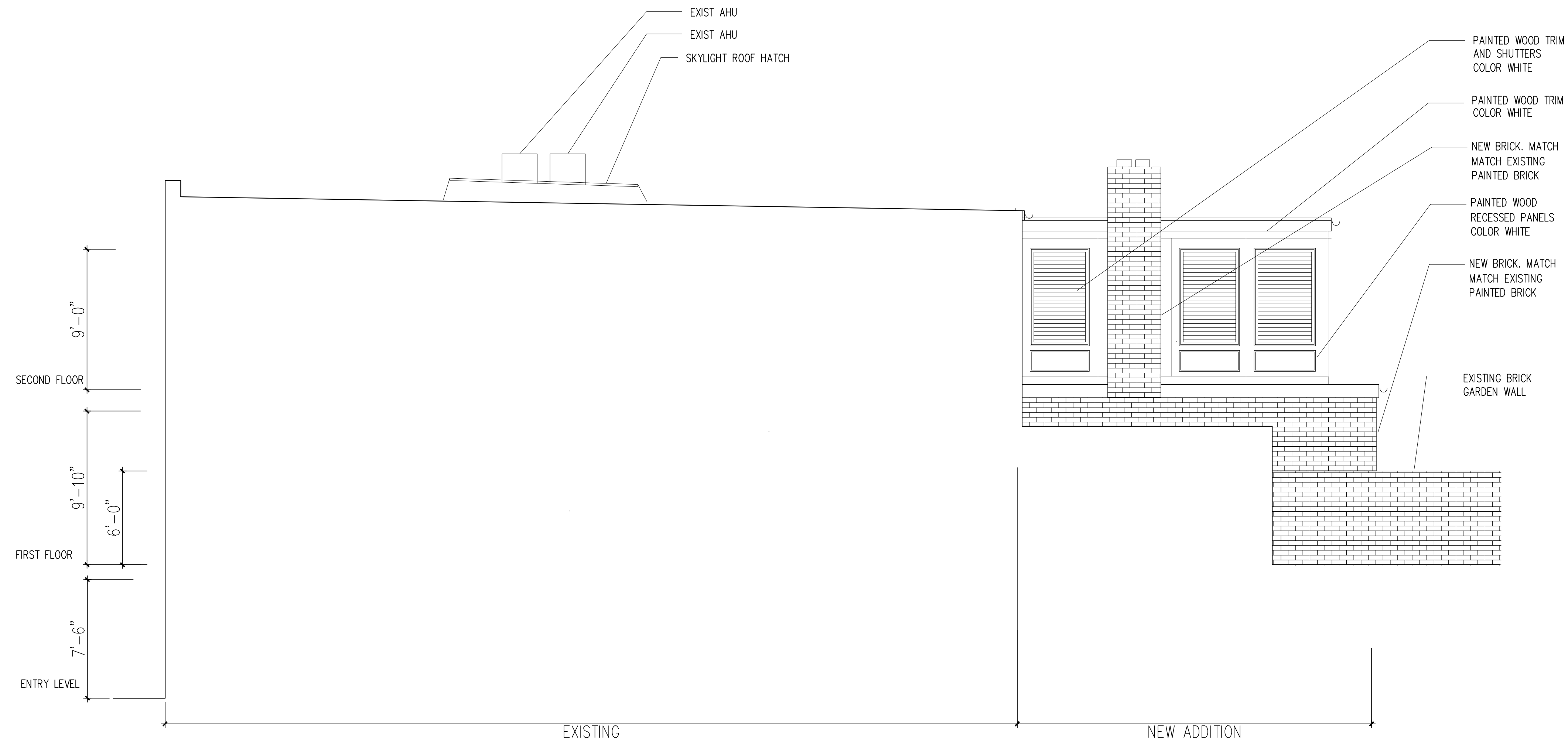
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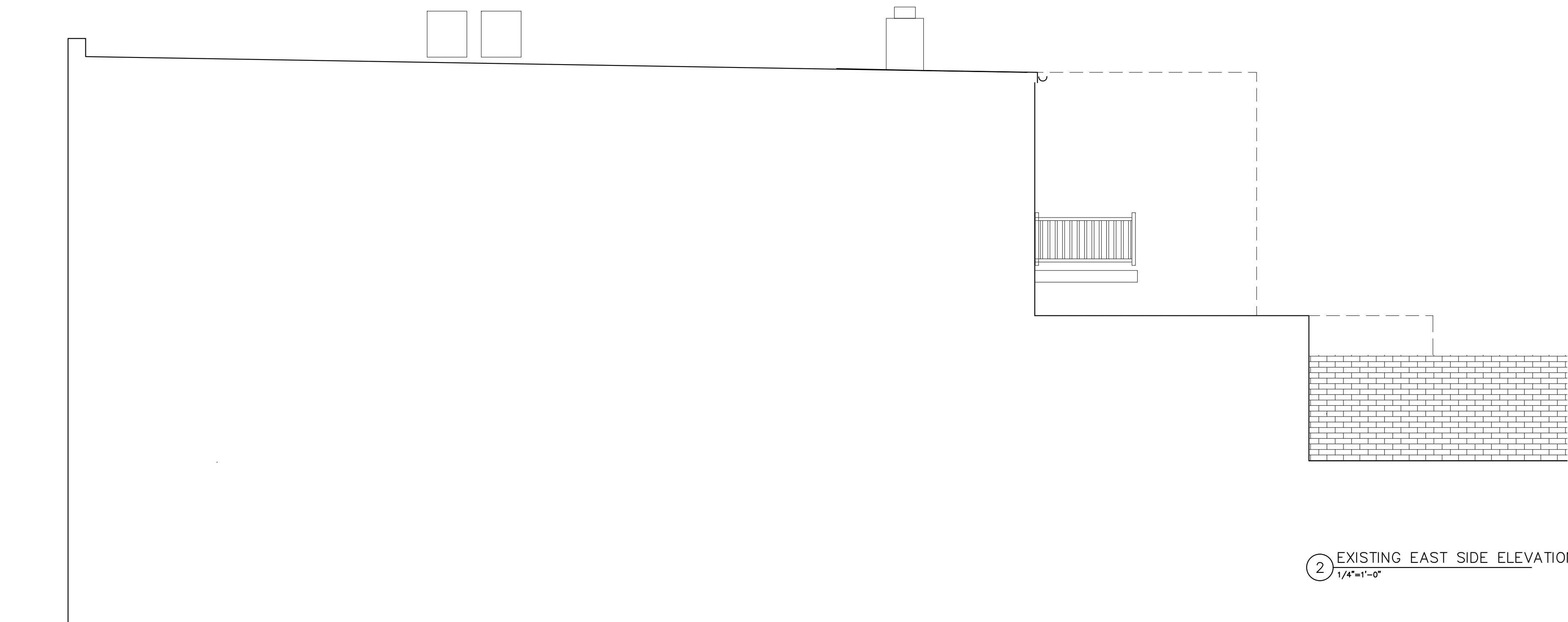
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A201



1 PROPOSED EASTSIDE ELEVATION
3/16"=1'-0"



2 EXISTING EAST SIDE ELEVATION
1/4"=1'-0"

General Notes

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SHEET NAME

PROPOSED AND
EXISTING EXTERIOR
ELEVATIONS

Project

—

Date

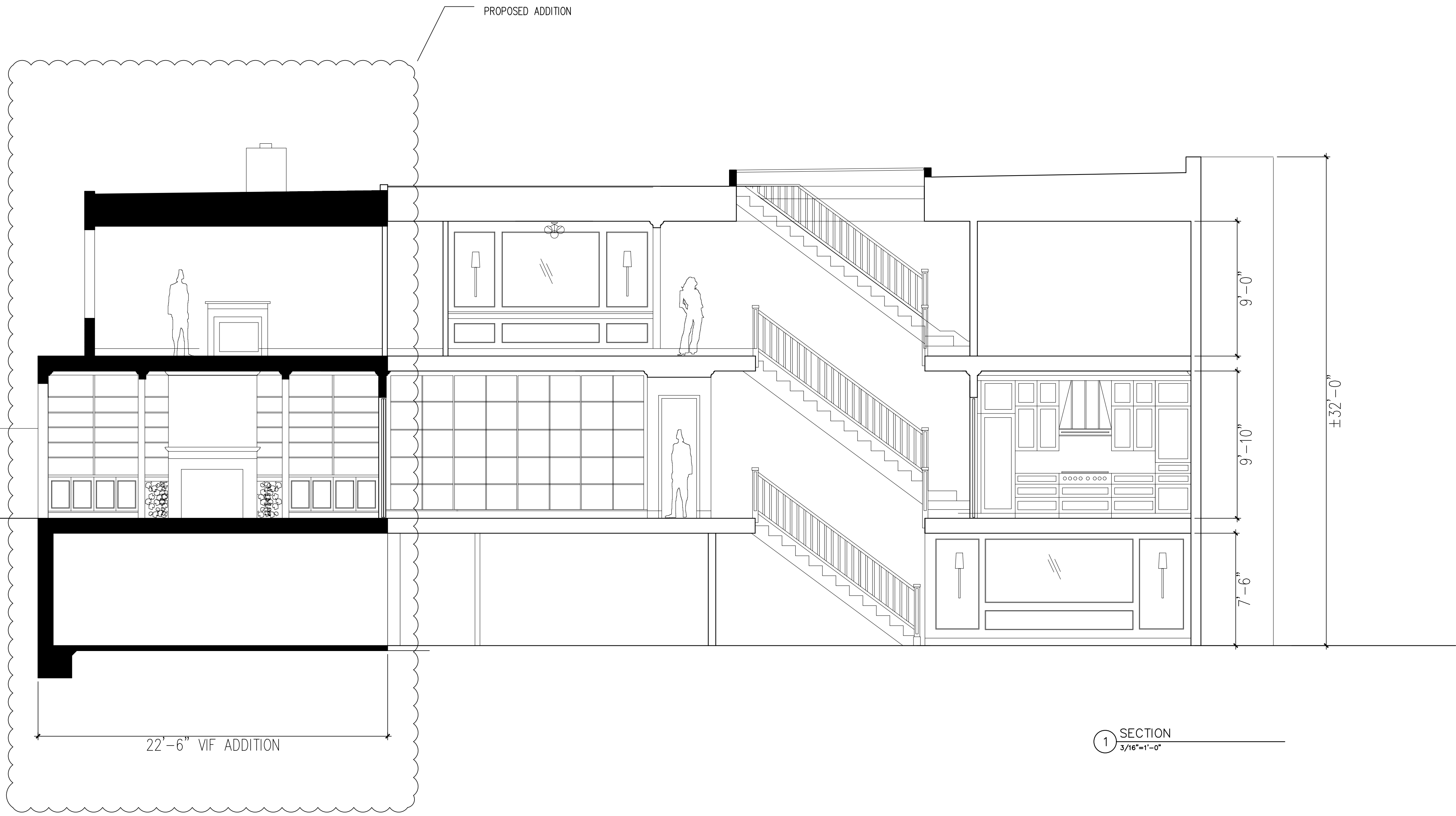
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General Notes

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SHEET NAME

SECTION

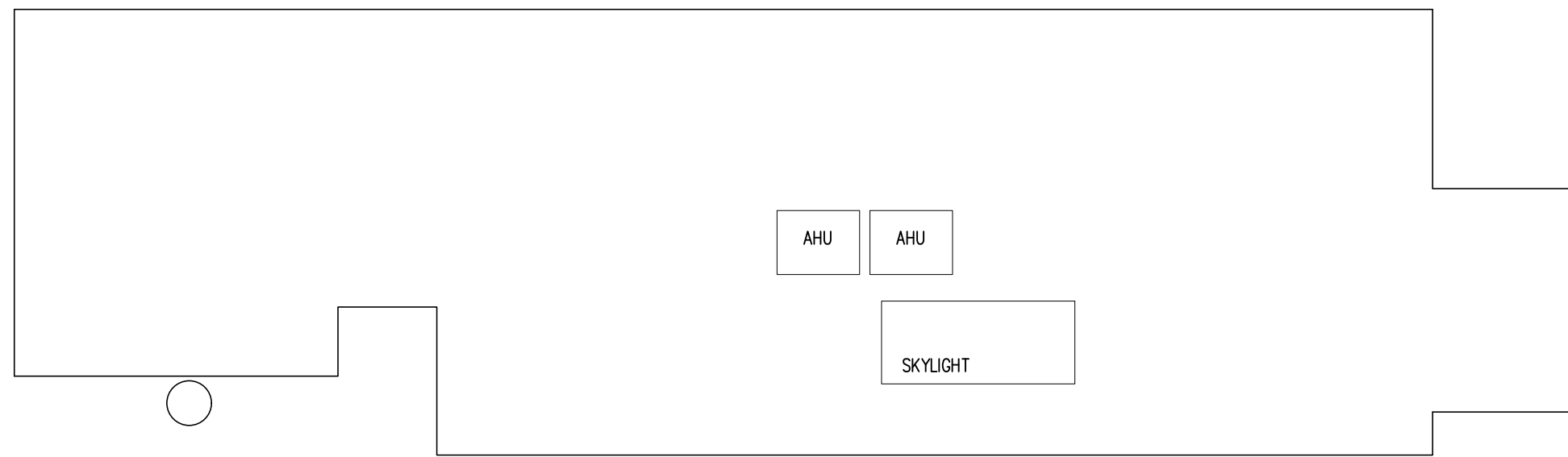
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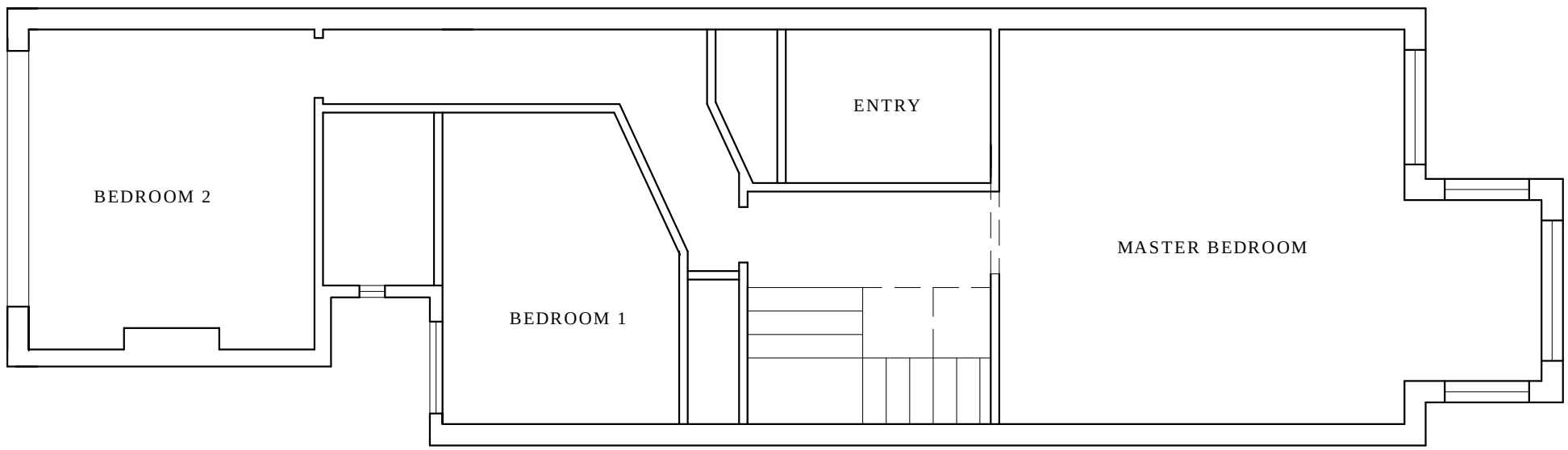
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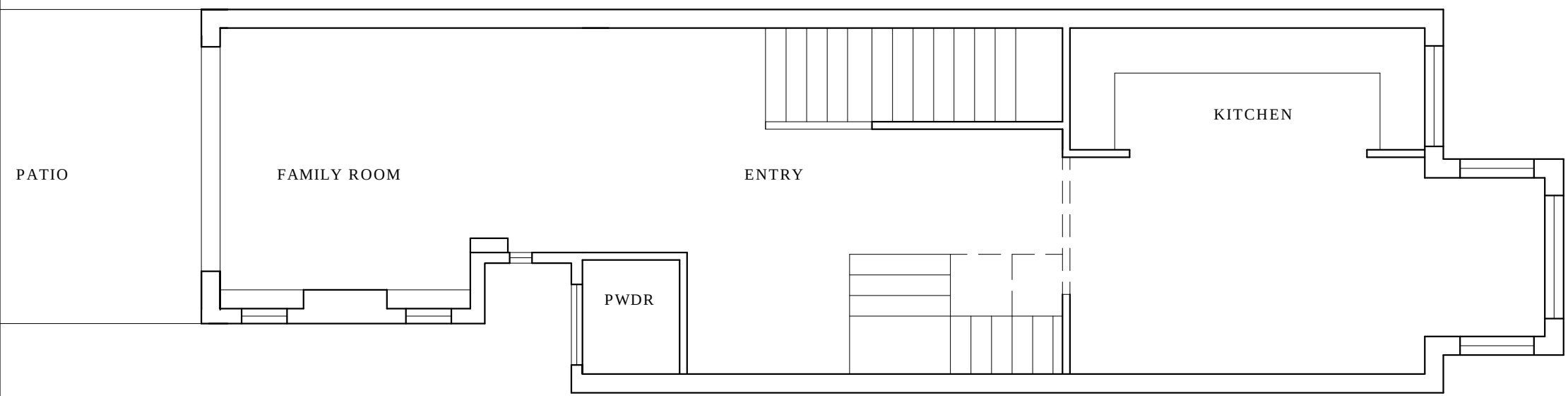
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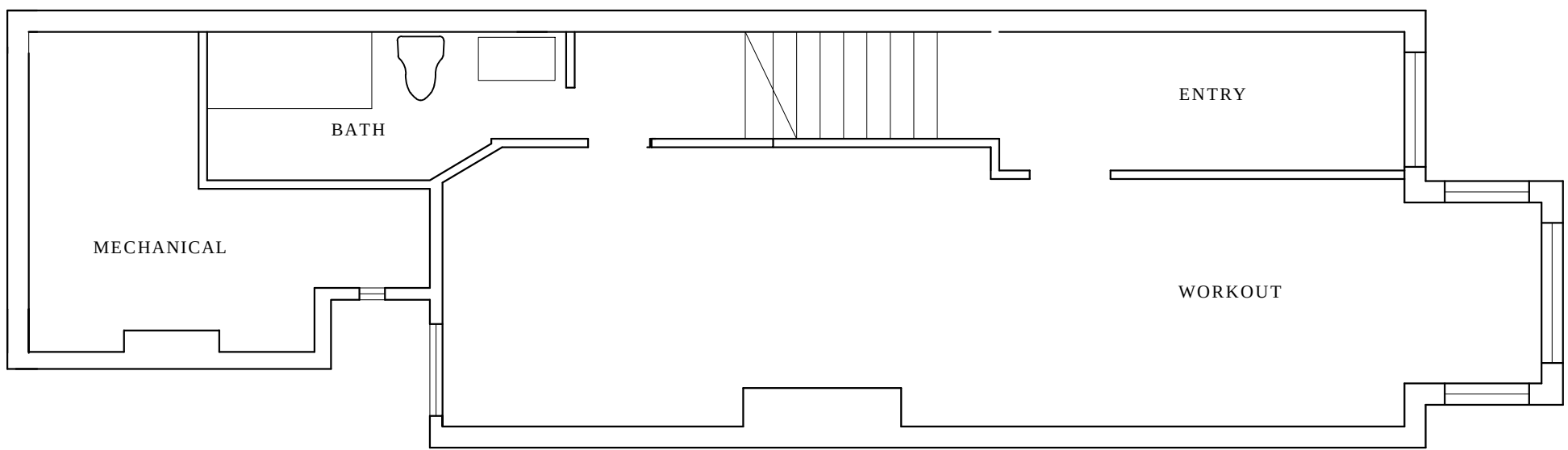
8 ROOF PLAN EXISTING
1/8"=1'-0"



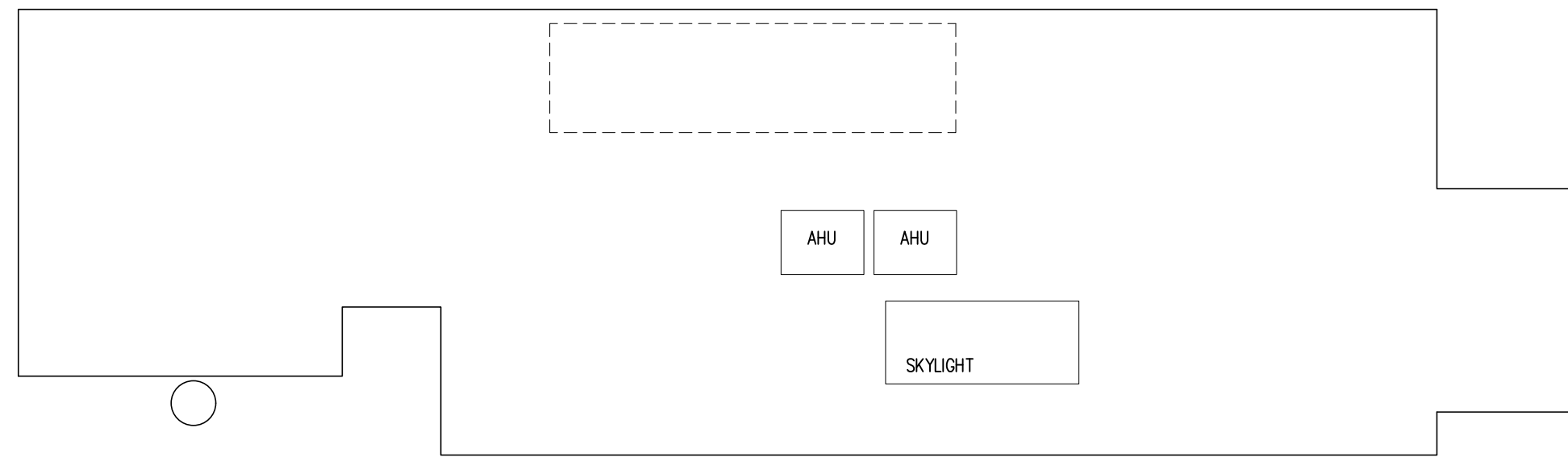
7 SECOND FLOOR PLAN EXISTING
1/8"=1'-0"



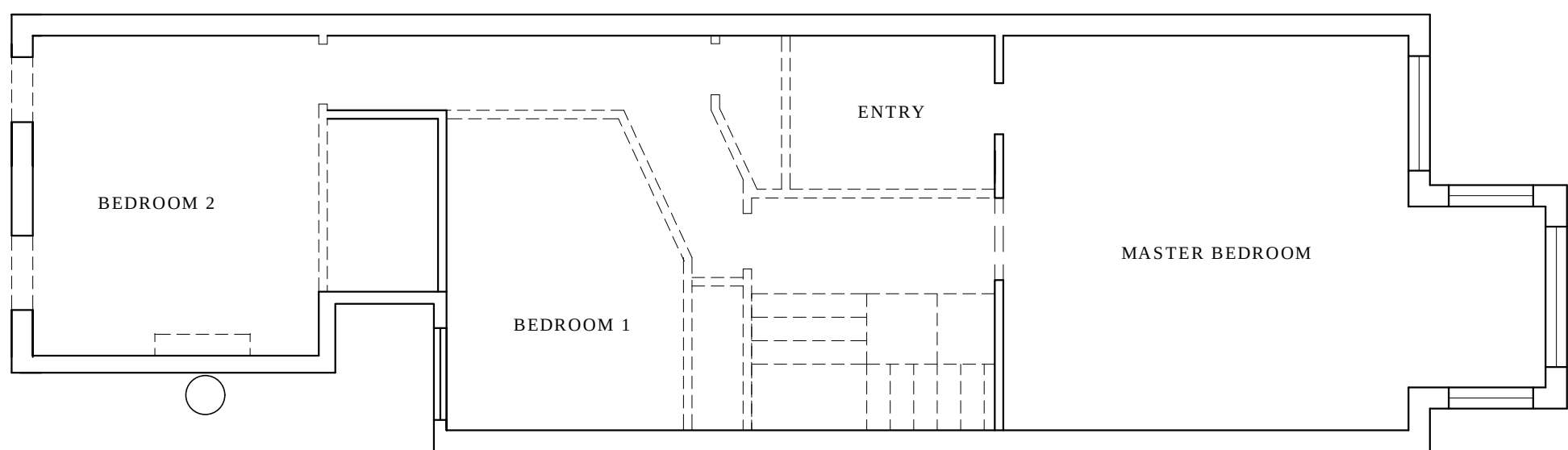
6 FIRST FLOOR PLAN EXISTING
1/8"=1'-0"



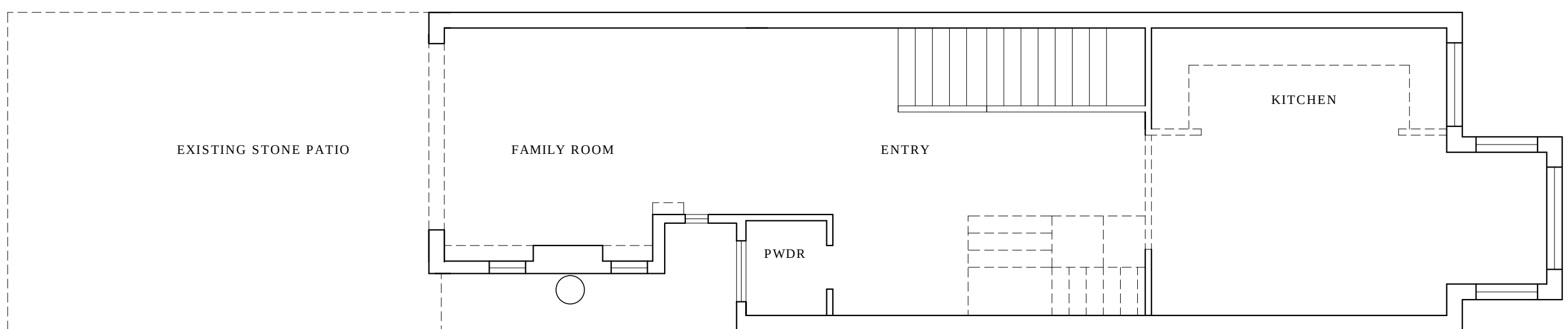
5 BASEMENT FLOOR PLAN EXISTING
1/8"=1'-0"



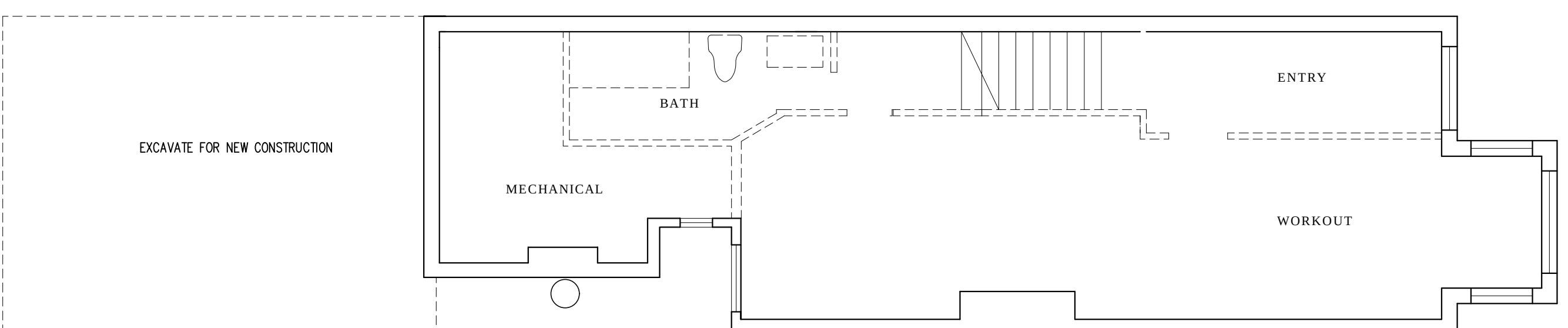
4 ROOF DEMOLITION PLAN
1/8"=1'-0"



3 SECOND FLOOR DEMOLITION PLAN
1/8"=1'-0"



2 FIRST FLOOR DEMOLITION PLAN
1/8"=1'-0"



1 BASEMENT DEMOLITION PLAN
1/8"=1'-0"

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DEMOLITION PLANS
EXISTING PLANS

Project

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D001