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D.C. OFFICE OF ZONING

**BEFORE THE BOARD OF ZONING ADJUSTMENT
OF THE DISTRICT OF COLUMBIA**

2008 JUL -1 PM 4: 56

Appeal of Ms. Stephanie Wallace

BZA Appeal No. 17747

ANC 3E

Public Hearing: July 15, 2008

APPELLANT'S SUPPLEMENTAL PRE-HEARING STATEMENT

The Appellant, Ms. Stephanie Wallace, by and through undersigned counsel, respectfully submits this Supplemental Pre-Hearing Statement ("Supplemental Pre-Hearing Statement").

In additional support of this Supplemental Pre-Hearing Statement, Ms. Wallace specifically incorporates by reference, her Appeal filed on October 19, 2007, Pre-Hearing Statement and Motion for Summary Judgment, Opposition to Intervenor's Motion to Dismiss, Notice of Related Appeal and Motion to Amend Appeal to Incorporate Directly Related Denial By Zoning Administrator Under 11 DCMR § 401.1 and Supplemental Statement on Casualty as if fully set forth herein.

The Appellant expressly reserves the right to supplement this Supplemental Pre-Hearing Statement in her other Board-authorized pre-hearing submissions and in her hearing presentation on July 15, 2008.

I. CHRONOLOGY OF EVENTS

The following is an outline of the major events and facts which clearly establish Ms. Wallace's Appeal:

April 2004:	Ms. Wallace acquired the Property.
December 9, 2004:	DCRA issued the original Building Permit No. B468280 for "Addition to Single Family House . . ." ("Original Permit"). <u>Exhibit A.</u>
February 17 - 22, 2005:	Demolition of original single-family house interior commenced.
March 2, 2005:	Demolition of original plumbing system caused portion of rear of original single-family house to fall.

March 3 - 4, 2005: Investigation of dropped rear of original single-family house; first discovery of severe structural damage, but no termite infestation found.

March 5 - 8, 2005: Removal of remainder of rear in effort to prevent failure of entire original structure.

October 4, 2005: Second building permit, B477334 issued, revising the Original Building Permit to allow for removal and replacement of damaged wood at rear of original single-family house and revise plans to address wall failure ("Second Permit"). Exhibit B.

November 29, 2005: Excavation for approved rear addition commenced; excavation caved in due to high water table making ground unstable.

~ November 30, 2005: Ms. Wallace's Contractor met with DCRA to discuss how to stabilize; emergency action taken to stabilize excavation site; shoring for addition installed.

April 21, 2006: Third building permit No. B91338, issued revising Original Building Permit to update foundation, basement and structural drawings to respond to unforeseen ground water problems ("Third Permit"). Exhibit C.

October 23 - November 1, 2006: Rear addition framed and first floor of original single-family house framed. Exhibit D (Photograph showing rear addition framed, closed and under roof and original 1933 structure). Preparation to lift front of original single-family house led to discovery that the front was also rotten and structurally unsound with long standing termite and other damage.

~ November 2, 2006: Ms. Wallace's Contractor met with DCRA to determine if front of original single-family house could be removed and replaced; DCRA advised that removal and replacement were acceptable under the circumstances.

February, 2007: Ms. Wallace, based on instructions from DCRA, submits application for fourth permit to "demolish a portion of existing SFD due to structural integrity and possible collapse of the house which is dangerously unsound." As required by DCRA, this application was fully documented by: 1) structural engineer's report, Exhibit E; 2) detailed Demolition Sequence, Exhibit F; and 3) detailed drawings showing the existing single-family dwelling (comprised of the original 1933 structure and the approved rear addition) and limited "Area to be Demolished and Rebuilt," Exhibit G.

February 14, 2007: Fourth building permit No. 103710, issued to "demolish a portion

of the existing single-family house due to structural integrity and rebuild the structure in accordance with existing permits and plans” (“Fourth Permit”). Exhibit H.

- ~ **March 12 - 15, 2007:** Front of original single family house demolished in accordance with Fourth Permit.
- ~ **March 21, 2007:** DCRA declared Fourth Permit B103710 to be a fake, issued a stop work order and a fine of \$4,000.00 alleging that Ms. Wallace had exceeded the scope of the Fourth Permit.
- ~ **March 23, 2007:** Ms. Wallace Contractor met with DCRA which determined building permit B103710 to be valid; DCRA requested additional plans.
- April 17, 2007:** Ms. Wallace submitted application for fifth building permit to “Reflect New Footer”; but DCRA directed that the application be amended/expanded to cover “New (2) Story Structure Replacing Existing (Structural Only)”. Exhibit I.
- April 20, 2007:** Former Zoning Administrator, Mr. Bill Crews, placed a hold on the fifth building permit application, but never responded to Appellant before being terminated as Zoning Administrator on June 14, 2007.
- September 28, 2007:** Acting Zoning Administrator, Mr. Matthew LeGrant, denied the fifth building permit application.

II. BACKGROUND

Ms. Wallace purchased 5013 Belt Road, N.W. (Square 1756, Lot 64) (“Property”) in “as-is” condition in April 2004. At that time, the Property was improved with a single-family detached dwelling dating back to at least 1933. In the Sales Contract, the Seller affirmatively (mis)represented to Ms. Wallace that the Property had no history of: 1) termite infestation; and 2) foundation or structural defects. Prior to the closing, Mr. Allen Premo, Ms. Wallace’s general contractor, made a visual or walk-thru inspection of the Property and saw no evidence of termite infestation or damage, other structural defects or groundwater or soil problems. During this inspection, the existing walls were closed in and the structural elements were not visible or accessible. No penetration of the closed in walls was permitted.

On December 9, 2004, the Department of Consumer and Regulatory Affairs (“DCRA”) issued the original Building Permit authorizing Ms. Wallace to construct “ADDITION TO SINGLE-FAMILY HOUSE TO INCLUDE NEW KITCHEN, FAMILY ROOM, MASTER SUITE BATHS, ATTIC & BASEMENT. SEPARATE ELEC., PLUMB., & MECH. INSTALLATION PERMITS ARE REQUIRED” (the “Original Permit”). Exhibit A.

The catastrophic structural damage to the property was not first discovered until March 2005, when interior demolition of the original 1933 structure began as authorized by the Original Permit. At that time, no live termites or termite infestation was discovered, but it was clear that the prior owner had treated and exterminated the prior termite infestation. Based on Mr. Premo’s 42 years construction experience, the catastrophic structural damage that was caused substantially by termites had occurred long before Ms. Wallace purchased the Property. Additionally, termites were not the sole cause of the structural damage, but also prolonged exposure to moisture from the ground below the building contributed to the structure failure which occurred.

From October 23 to November 1, 2006, the addition to the existing single-family house was framed. Exhibit D. When Mr. Premo prepared to lift the front of the original single-family house, he discovered the front to be rotten with termite and other structural damage. Ms. Wallace’s engineer determined that lifting the original single-family house was unsafe and would cause the structure to collapse.

On or about November 2, 2006, Mr. Premo met with DCRA to determine if the front of the existing single-family house could be removed and replaced. DCRA advised Mr. Premo that removal and replacement were acceptable under the circumstances. As directed by DCRA, Mr. Premo drafted revised plans and submitted for the fourth building permit. As instructed, the building permit application included the following: 1) a structural engineering report detailing the structural failure that

had occurred and likelihood of collapse, Exhibit E; 2) a detailed demolition sequence, including all elements of the original 1933 structure, including footers if required, Exhibit F; and 3) detailed plans showing the demolition authorized and existing structure that would remain. Exhibit G.

On February 14, 2007, a fourth building permit, Building Permit No. B103710 (the “Fourth Building Permit”), was issued to “DEMOLISH A PORTION OF AND [sic] EXISTING SFD DUE TO THE STRUCTURAL INTEGRITY AND POSSIBLE COLLAPSE OF THE HOUSE WHICH IS DANGEROUSLY UNSOUND. REBUILD STRUCTURE TO CURRENT BUILDING CODE SPECIFICATIONS PER PER [sic] EXISTING PERMITS AND PLANS.” Exhibit H. The Fourth Building Permit clearly and specifically allowed the demolishing and rebuilding of the front portion of the existing single-family house which at that time included the original 1933 structure and the closed in and under roof rear addition authorized by the Original Permit.

On March 12 to March 15, 2007, the front portion of the existing single-family house was demolished pursuant to the Fourth Building Permit.

The Fourth Building Permit Application was prepared in direct consultation with and upon the advice of DCRA, including the Chief Structural Engineer, Mr. Robert Chen. In reviewing the Fourth Building Permit Application, Mr. Chen specifically required Ms. Wallace to provide a detailed, step-by-step description of the sequence of demolition to be undertaken. Exhibit F. Specifically, the “Demo Sequence” prepared and submitted by Ms. Wallace, described the piece-by-piece removal or demolition of the original 1933 portion of the structure, and then “once the existing wood structure has been removed, examine and replace [the existing footer foundation] if necessary.” Exhibit F.

Prior to the approved demolition, the existing structure was comprised of the original 1933 structure and the approved three-story rear addition which was closed in and under roof. Exhibit D. Ms. Wallace completed the authorized demolition under the Fourth Building Permit of only a portion

of then existing structure. Exhibit G. By definition, and as reviewed and approved in advance by DCRA, the work performed was a “demolition” not a raising of the entire existing structure. The Building Code defines a raze as a removal of the “entire building down to the ground.” 12A DCMR §§ 105.1.6, 105.1.7. It is undisputed that the closed in an under roof rear addition remains intact and in place which is consistent with the definition of “demolition,” the Fourth Permit and the approved plans for that permit. Exhibit D (Photograph) and Exhibit G (Approved demolition plans).

III. ARGUMENT

Despite an ongoing campaign to vilify and blame Ms. Wallace by the Intervenor (Developer, McMansion, negligent and worse) and now by DCRA (“construction of an illegal addition”), the truth is that she acted honestly, responsibly and as directed to by DCRA through the issuance of numerous building permits, including most significantly, the Fourth Permit. As much as DCRA would like to ignore or retract its review, approval and issuance of the Fourth Permit, that is not factually possible or legally permitted. Responsibility for the Fourth Permit rests entirely with DCRA which advised Ms. Wallace how to proceed and the information to be provided. Based on DCRA’s specific direction, the fourth permit application was submitted, reviewed, approved and the Fourth Permit issued with clear guidance of what was authorized. Ms. Wallace simply and clearly acted in accordance with the Fourth Permit.

A. Ms. Wallace Obtained All Required Permits Based on DCRA Guidance

Each of the Second Building Permit, Third Building Permit and Fourth Building Permit were sought by Ms. Wallace based on guidance from DCRA in an effort to preserve the original single-family house and to continue the project as originally planned. The numerous building permits sought and obtained have been required to ensure safety and compliance with the Construction Codes and were entirely consistent with the Zoning Regulations.

At all times, Ms. Wallace acted in close consultation with and upon the direct advice provided by DCRA. Many of the permits were sought in direct response to requests from DCRA inspectors. It is commonplace and well-recognized by the Building Code that unforeseen events and circumstances may occur during the construction process that will require changes and amendments to the original permit(s). The Building Code specifically provides:

105.3.3 Amendments to Permit. The holder of a valid active building permit shall be authorized to amend it or to amend the plans, application or other records pertaining to it, **by filing at any time before completion of the work for which the original permit was issued**, an application for revision of a building permit, accompanied by two (2) sets of the revised plans or documents. Once such amendments are approved and the revision permit is issued, it shall be deemed part of the original permit and shall be kept therewith in the official records of the Department. A revision permit shall become invalid upon expiration of the original building permit it amends. The extension provisions of Section 105.5.1 shall apply to the original building permit and shall only affect the respective revision permits to the original building permit is extended.

12A DCMR § 105.3.3 (Emphasis added).

B. The Fourth Building Permit Authorized the Partial Demolition and Reconstruction of the Structurally Damaged Original Portion of the Existing Structure

The Fourth Building Permit Application was prepared in direct consultation with and upon the advice of DCRA, including the Chief Structural Engineer, Mr. Robert Chen. In reviewing the Fourth Building Permit Application, Mr. Chen specifically required the Appellant to provide a detailed, step-by-step description of the sequence of demolition to be undertaken. Specifically, the “Demo Sequence” prepared and submitted by Appellant, described the piece-by-piece removal or demolition of the original 1933 portion of the structure, and then “once the existing wood structure has been removed, examine and replace [the existing footer foundation] if necessary.” Exhibit E.

Prior to the approved demolition, the existing structure was comprised of the original 1933 structure and the approved three-story rear addition which was closed in and under roof. Ms. Wallace completed the authorized demolition under the Fourth Building Permit of only a portion of then existing structure. By definition, and as shown on the plans, Exhibit G, reviewed and approved in advance by DCRA, the work performed was a “demolition” not a raising of the entire existing structure. It is undisputed that the closed in an under roof rear addition remains intact and in place.

C. The Appellant Acted in Good Faith Reliance on the Directions of DCRA and Fourth Building Permit

The Fourth Building Permit was sought and approved in consultation with and on the advice of DCRA. The Fourth Building Permit is clear on its face:

“DEMOLISH A PORTION OF AND [sic] EXISTING SFD DUE TO THE STRUCTURAL INTEGRITY AND POSSIBLE COLLAPSE OF THE HOUSE WHICH IS DANGEROUSLY UNSOUND. **REBUILD STRUCTURE TO CURRENT BUILDING CODE SPECIFICATIONS PER PER [sic] EXISTING PERMITS AND PLANS.**” *Emphasis Added.*

The Appellant specifically and in good faith relied on this very detailed permit application process and issued permit to complete the approved demolition with the express expectation and direction that reconstruction of the original 1933 portion of the existing single-family dwelling was authorized. If the Appellant and/or Mr. Premo had known that DCRA and/or Mr. Crews would change its mind after the fact and prohibit the authorized reconstruction, the demolition would not have occurred. The Fifth Building Permit was initially sought for the limited purpose of replacing the footers that had been removed which replacement was not covered by the Fourth Building Permit, and only after the intervention of Mr. Crews was the scope expanded to improperly and without basis include issues subject to zoning review.

D. The Fifth Building Permit Application is not Subject to Zoning Review

The Fourth Building Permit fully authorized Ms. Wallace to demolish and rebuild a portion of the Original Structure which was structurally unsound and in imminent risk of collapse. With the minor exception of the replacement footers, no further approval from DCRA was required or anticipated. The Fifth Building Permit application was originally submitted only for the replacement footers which at the time of the Fourth Permit it was specifically unknown whether the existing footers were usable or would have to be replaced.

Only after submission of the Fifth Building Permit application, did DCRA direct Ms. Wallace to revise/expand the application from a revision of the Fourth Permit "To Reflect New Footers" to include "And New (2) Story Structure Replacing Existing (Structural Only)." The Fifth Building Permit application, as revised by and at the direction of DCRA, with the exception of the footers is unnecessary and attempts to encompass work previously and fully approved by the Fourth Building Permit. A below grade, footer (structural only) permit application is not properly subject to Zoning review and approval.

Mr. Crews in placing the original administrative hold, and his successor, have exceeded the authority of the Zoning Administrator.

E. DCRA is Estopped from Denying Appellant's Right to Reconstruction

The District, and specifically, the Zoning Administrator, is estopped from denying the validity and effectiveness of the Fourth Permit or the Fifth Permit Application. The record is clear that the Appellant; 1) made expensive and permanent improvements; 2) acted in good faith; 3) in justifiable reliance upon; 4) affirmative and repeated acts of the District and/or DCRA; 5) without notice of any kind that the improvements violated the Zoning Regulations; and 6) the equities and fundamental fairness overwhelming favor the Appellant. Bannum, Inc., v. District of Columbia Board of Zoning Adjustment, 894 A.2d 423, 431 (D.C. 2006).

Specifically, based on the undisputed record, the following facts are established:

1. Ms. Wallace made expensive and permanent improvements valued at more than Eight-Hundred Sixteen Thousand Dollars (\$816,000), including construction of the rear addition and most significantly partial demolition of the original and existing single-family dwelling as specifically authorized by the Fourth Permit;
2. Ms. Wallace acted consistently and repeatedly in good faith without achieving any advantage based on the direct guidance of DCRA and four building permits issued over a period of almost two (2) years. **Bluntly, the Appellant fully and accurately informed DCRA of all the circumstances and actions and did exactly what she was told to do by DCRA;**
3. Ms. Wallace was entirely justified in relying upon the directions of DCRA and the four (4) issued and valid permits, including most recently the Fourth Permit;
4. DCRA acted repeatedly and consistently to advise, review and authorize Ms. Wallace's actions at every stage of this ordeal;
5. The Original Building Permit and each of the three (3) subsequent permits were approved as in compliance with the Zoning Regulations. Faced with DCRA's repeated and consistent approvals, Ms. Wallace had no reason to believe or actual knowledge that her actions which were approved by DCRA at every step, were in any way in violation of the letter or spirit of the Zoning Regulations. Only in April 2007, without any notice, did Ms. Wallace have the first inkling that DCRA had any claim to a violation of the Zoning Regulations. Then, it took DCRA from April 17 to September 28, 2007 – more than five (5) months to reveal the alleged zoning violations;

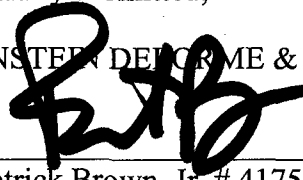
6. The equities and fundamental fairness completely favor Ms. Wallace who has been made a victim of her compliance with the directions and permits approved by DCRA, and in particular the Fourth Permit which DCRA has attempted to ignore and use as the basis for denying the fifth building permit application and her previously right to rebuild the demolished portion of the 1933 structure.

IV. CONCLUSION

For the foregoing reasons, Ms. Wallace's Appeal must be GRANTED.

Respectfully submitted,

GREENSTEEN DELOACH & LUCHS, P.C.



John Patrick Brown, Jr, # 417566

Stephanie A. Baldwin, # 463370

1620 L Street, N.W.

Suite 900

Washington, D.C. 20036

(202) 452-1400

Counsel for Appellant – Ms. Stephanie Wallace

CERTIFICATE OF SERVICE

I hereby certify that a true copy of the foregoing Appellant's Supplemental Pre-Hearing Statement was served as noted below, this 1st day of July, 2008, upon the following:

Electronically and By Hand

Matthew J. Green, Jr., Esq.
Melinda Bolling, Esq.
T. Gail Maddox-Levine, Esq.
Charles Thomas, Esq.
Office of General Counsel
Department of Consumer and Regulatory Affairs
941 North Capitol Street, N.E.
Room 9400
Washington, D.C. 20002

Electronically and By First-Class Mail

Ms. Amy McVey
Chairperson
Advisory Neighborhood Commission 3E
4600 Albemarle St., NW
Washington, DC 20016

Electronically and By First-Class Mail

Ms. Lucy Eldridge
Advisory Neighborhood Commission 3E04
4104 Legation St., NW
Washington, DC 20015

Electronically and By First-Class Mail

Mr. John Lemoine
5011 Belt Road, NW
Washington, DC 20016

Electronically and By Messenger

Jack Simmons, Esq. (FLJMS@hotmail.com)
Assistant Attorney General
One Judiciary Square
441 4th Street, N.W., Suite 600 South
Washington, DC 20001



John Patrick Brown, Jr.

* A courtesy copy is being provided separately by electronic mail (teddyg1973@yahoo.com) to Ms. Grumbine, Mr Simmons' wife and co-Intervenor, although not required by the Board's rules.

EXHIBIT A

RECEIVED
U.S. OFFICE OF CONSUMERS
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GOVERNMENT
OF THE DISTRICT
OF COLUMBIA
Form BLRA-15
(Rev. 9/30/91)

DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
BUILDING AND LAND REGULATION ADMINISTRATION

BUILDING PERMIT

PERMIT NO. B468280

Date 12/8/2015 (Type) ADD/A/R/NEW CONST.

PER SUB 1756

Address of work 5013 BELT RD NW

Lot Square

Permission is hereby granted to

TOTAL PERMIT FEE \$

FILING FEE \$

STEFHANIE WALSH
who is authorized to perform the work described herein at the
address shown above in strict accordance with the conditions
stated on BOTH sides of this permit.

(Owner)

NO.

DATE

FEE PAYABLE \$1,800.00

Authorized work and conditions of performance thereof:

FOR INSPECTIONS CALL 202-692-442-4641

ADDITION TO SINGLE FAMILY HOUSE TO INCLUDE NEW KITCHEN, FAMILY ROOM, MASTER SUIT
BATHS, ATTIC & BASEMENT. SEPARATE ELEC., PLUMB., & MECH. INSTALLATION PERMITS
ARE REQUIRED.

Builder—

Value \$

No. of Bldgs.

Width of Bldgs.

Length

Height

No. of Stories

3

Zone R1B

To be occupied as

SFD

Height of terrace above grade

Projections:

Address of owner SAME AS ABOVE

Chief, Permit Issuance Branch

Deposit No.

Amount \$

DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS

D CLARK

32301

By

Permit Clerk

DIRECTOR

EXHIBIT B

Department of Consumer and Regulatory Affairs
Building and Land Regulation Administration

941 North Capitol Street N.E. Room 2100

Washington D.C. 20002

Tel:(202) 442-4470

Fax:(202) 442-4862

B

Building Permit

THIS PERMIT IS VALID ONLY FOR THE PREMISES
OF THE PROJECT ADDRESS

PERMIT NO. B477334

DATE: 10/4/2005

ADDRESS OF PROJECT: 5013 BELT RD. N.W.		SSL: SQ: 1756 WARD: ZONE:	LOT: 0846
DESCRIPTION OF WORK: REVISE PERMIT NUMBER B46820 TO DELETE THE STRUCTURAL DRAWING S-1 WHICH WAS NOT ADEQUATE FOR THIS PROJECT AND SUBSTITUTE FIVE NEW SIGNED AND SEALED DRAWINGS. UNDERPIN A PORTION OF THE EXISTING BUILDING			
PERMIT TYPE: UNDERPINNING	PLANS INCLUDED: YES	EXISTING USE: SFD	PROPOSED USE: SAME (2+B)
PERMISSION IS HEREBY GRANTED TO OWNER: STEPHANIE WALLACE		PERMIT FEE: \$165.00	
AGENT NAME: JAMES P. SMITH, MR. PERMIT, LLC AGENT			
CONDITIONS / RESTRICTIONS: ENTIRELY ON OWNER'S LAND WITH ADDED COST (UNDERPINNING NOT ORIGINALLY PERMITTED). REMOVE AND REPLACE AND DAMAGED WOOD IN ACCORDANCE WITH THE STRUCTURAL PLANS TO PRESERVE THE INTEGRITY OF THE PROJECT. ALL OTHER CONDITIONS OF THE ORIGINAL BUILDING PERMIT ARE TO REMAIN THE SAME EXCEPT AT AMENDED PER ATTACHED PLANS WITH ADDED COST. TO REPORT WASTE, FRAUD OR ABUSE BY ANY D.C. GOVERNMENT OFFICIAL, CALL THE D.C. INSPECTOR GENERAL AT 1-800-521-1639.			
DIRECTOR: PATRICK J. CANAVAN		PERMIT CLERK: B. HAMILTON	EXPIRATION DATE: 10/4/2006

CONDITIONS: As a condition precedent to the issuance of this permit, the owner agrees to conform with all conditions set forth herein, and to perform the work authorized hereby in accordance with the approved application and plans on file with the District Government and in accordance with all applicable laws and regulations of the District of Columbia. The District of Columbia has the right to enter upon the property and to inspect all the work authorized by this permit and to require any change in construction which may be necessary to insure compliance with the permit and with all the applicable regulations of the District of Columbia. Work authorized under the Permit must start within one (1) year of the date appearing on this permit or this permit is automatically void. If work is not started, any application for partial refund must be made within six months of the date appearing on this permit.

THIS PERMIT MUST ALWAYS BE CONSPICUOUSLY DISPLAYED AT ADDRESS OF WORK UNTIL WORK IS COMPLETED.
NOTIFY THE BUILDING INSPECTOR THE DAY THE WORK STARTS. PHONE: (202)442-4541 941 NORTH CAPITOL ST NE WASHINGTON DC 20002.

A separate permit is required for all Plumbing, Refrigeration, Gas Fitting, and Electrical Work.

EXHIBIT C

Department of Consumer and Regulatory Affairs
Building and Land Regulation Administration

941 North Capitol Street N.E. Room 2100

Washington D.C. 20002

Tel: (202) 442-4470

Fax: (202) 442-4862

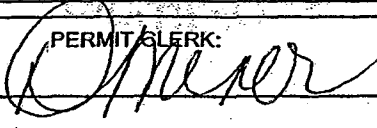
B

Building Permit

THIS PERMIT IS VALID ONLY FOR THE PREMISES
OF THE PROJECT ADDRESS

PERMIT NO. 91338

DATE: 4/21/2006

ADDRESS OF PROJECT: 5013 BELT RD NW		SSL: SQ: 1758 SX: LOT: 846 WARD: 4 ZONE R-1-B
DESCRIPTION OF WORK: REVISE BUILDING PERMIT NUMBER B# 46820 TO DELETE THE FOUNDATION DRAWING AND THE CROSS SECTION ELEVATION AND SUBSTITUTE A REVISED BSMT, STRUCTURAL DRAWING AND REVISED CROSS SECTION ELEVATION DRAWING. THIS PERMIT REVISION WILL RAISE THE HOUSE UP BY APPROXIMATELY FOUR FEET.		
PERMIT TYPE: AMENDMENT	PLANS (Y/N): Y	EXISTING USE: RESIDENTIAL-ONE/TWO FAMILY PROPOSED USE: Residential-One/Two Family
PERMISSION IS HEREBY GRANTED TO OWNER: STEPHANIE WALLACE		PERMIT FEE: \$210.00
AGENT NAME: JAMES SMITH		
CONDITIONS / RESTRICTIONS: ALL CONSTRUCTION DONE ACCORDING TO THE CURRENT BUILDING CODES ; ALL CONSTRUCTION DONE ACCORDING TO THE CURRENT ZONING REGULATIONS ;		
TO REPORT WASTE, FRAUD OR ABUSE BY ANY D.C. GOVERNMENT OFFICIAL, CALL THE D.C. INSPECTOR GENERAL AT 1-800-521-1639:		
DIRECTOR: Dr. Patrick Canavan, Psy. D.	PERMIT CLERK: 	EXPIRATION DATE: 4/21/2007

CONDITIONS: As a condition precedent to the issuance of this permit, the owner agrees to conform with all conditions set forth herein, and to perform the work authorized hereby in accordance with the approved application and plans on file with the District Government and in accordance with all applicable laws and regulations of the District of Columbia. The District of Columbia has the right to enter upon the property and to inspect all the work authorized by this permit and to require any change in construction which may be necessary to insure compliance with the permit and with all the applicable regulations of the District of Columbia. Work authorized under the Permit must start within one (1) year of the date appearing on this permit or this permit is automatically void. If work is not started, any application for partial refund must be made within six months of the date appearing on this permit.

THIS PERMIT MUST ALWAYS BE CONSPICUOUSLY DISPLAYED AT ADDRESS OF WORK UNTIL WORK IS COMPLETED.

NOTIFY THE BUILDING INSPECTOR THE DAY THE WORK STARTS. PHONE: (202)442-4641 941 NORTH CAPITOL ST NE WASHINGTON DC 20002.

A separate permit is required for all Plumbing, Refrigeration, Gas Fitting, and Electrical Work.

EXHIBIT D



EXHIBIT E

ADVANCED STRUCTURAL ENGINEERING, LLC
Designs – Inspections – Consulting

19245 Gunnerfield Lane
Germantown, MD, 20874
(240) 483-6338
asecorp@comcast.net

Tuesday, January 09, 2007

Department of Consumer and Regulatory Affairs
Building and Land Regulation Administration
941 North Capital St. N.E
Washington DC, 20002

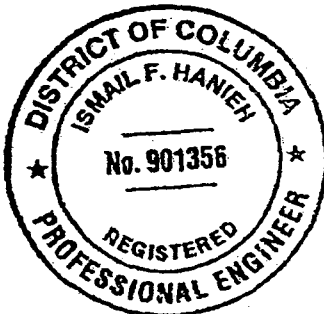
Subject: 5013 Belt Rd NW
Washington, DC 20705
Building Permit No. 91338

To Whom It May Concern:

Per the subject building permit conditions for the listed address, the Owner is required to save the existing house and raise the floor elevation approximately four feet. Upon exposing the structural elements of the existing house, Advanced Structural Engineering was called to inspect the structural integrity of the house and to determine if the house structure is sound and if it can be lifted as required above.

After inspecting the structure, it was determined that the structural elements of the house are not in any shape to be lifted without causing some major damage and possible collapse of the house. As a result, it would be safer to demolish the existing structure and rebuild it to match the existing plans and specifications and per the current building code requirements.

Should you have any questions or if you would like to inspect the existing property as well, please let us know.



Regards,

Advanced Structural Engineering, LLC

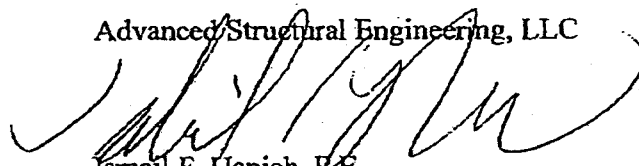

Ismail F. Hanieh, P.E.
(DC License No. PE 901356)

EXHIBIT F

FEB. 9. 2007 9:38AM

BLACK&VEATCH
301 972 7500

NO. 916

P. 2 of 2

Demo Sequence

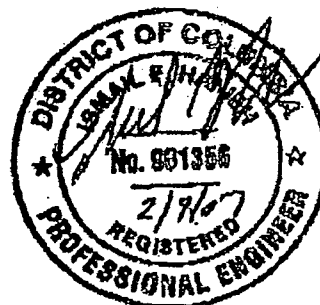
Site location

5013 Belt Road

Washington, D.C.

Existing structure description:

- 15'w x 15'0 x(2) story high
- 6 x 8 sill
- 2 x 10 joists 16' o.c
- 2 x 4 studs 16' o.c
- 2 x 4 ceiling & roof rafters
- 1 x 6 floor & roof sheathing
- Dutch lap siding.

Demo Sequence

- Have PEPCO disconnect power from building
- "X" Brace all interior walls with 2 x 4's
- Tie 2nd floor deck to outside wall where stair opening is with 2 x 4's, nail 2 x 4 on to deck and extend over to outside wall studs.
- Remove existing windows and doors
- Remove roofing
- Remove roof sheathing starting at top down each side to top plate.
- Remove gable [starting at top, down]
- Remove each stick built "truss" on at a time.
- Brace as necessary
- Remove siding on 2nd floor down to deck.
- Remove 2nd floor deck boards
- Remove 2nd floor joists.
- Brace as necessary
- Remove first floor siding
- Remove studs one at a time
- Remove joists (first floor)
- Remove sills.

Footer foundation (existing)

- Once the existing wood structure has been removed, examine and replace if necessary.

EXHIBIT G

ADDITION AND RENOVATION PROJECT

5013 Belt Road, N.W.

Washington, DC 20016

MARTIN A. CIZLER
Registered Architect
12530 Milestone Manor Lane
Germantown, MD 20876

GENERAL NOTES FOR RESIDENTIAL CONSTRUCTION

ON AND RENOVATION PROJECT - 5013 BELT ROAD, N.W., WASHINGTON, DC 20016-4234

Work shall conform to the applicable sections of the Washington, D.C. building code sections of the single unit and all other applicable building codes.
WORK TO CONFORM WITH THE DISTRICT OF COLUMBIA BUILDING CODES.

1. Off area of new construction and designate trees and shrubs for removal. Protect all landscaping beyond area of construction as required by the site. Protect all shrubs and trees that are to remain.

Factor to evaluate the required electrical service. Electrical subcontractor to review the drawings and existing and provide the panel to satisfy all load requirements for any new construction as designed on the plans.
Finalize phasing and time limits for new construction with the owner so as to establish an acceptable payment schedule related to the status of the project.

Architect, Electrical and Plumbing subcontractors to review drawings and bring any questions related to drawings to the attention of the Owner or the Architect.

General Contractor or subcontractors shall obtain other permits required for the construction of the project, otherwise informed by the Architect. THE GENERAL DISTRICT OF COLUMBIA BUILDING PERMIT SHALL BE OBTAINED BY THE OWNER OR THEIR AUTHORIZED AGENT.

Contractors to store materials and equipment in a safe and suitable area during the construction process. The Contractor is not responsible for any losses of materials. All debris at the construction site shall be periodically removed at intervals so as not to create a site hazard or create a visual hazard to the Owner.

General Contractor shall be licensed in the District of Columbia and shall guarantee the project, labor and materials for a period of one year after the punch list is completed by the Owner or Architect, as per County laws.

General Contractor shall provide competent daily supervision of the project.

General Contractor shall carry Workman's Compensation Insurance for every person employed by him on this project and shall maintain such insurance in full force during the entire term of this contract. The General Contractor shall also carry Comprehensive General and Automotive Liability Insurance and Property Damage Insurance, \$100,000 to \$150,000 minimum. The Owner can amend these requirements if specified on the contract with the Contractor.

Drawings, specifications and copies furnished by the Architect are the documents for construction for this project and shall not be used in any other circumstances.

General Contractor shall carefully study and compare the contract documents and report to the Architect any inconsistency or omission he may discover.

General Contractor shall provide and pay for all labor, materials, equipment, tools, construction equipment, machinery and other facilities and services necessary for the proper execution and completion of the Work, temporary or permanent and shall guarantee no mechanics liens against such project at completion.

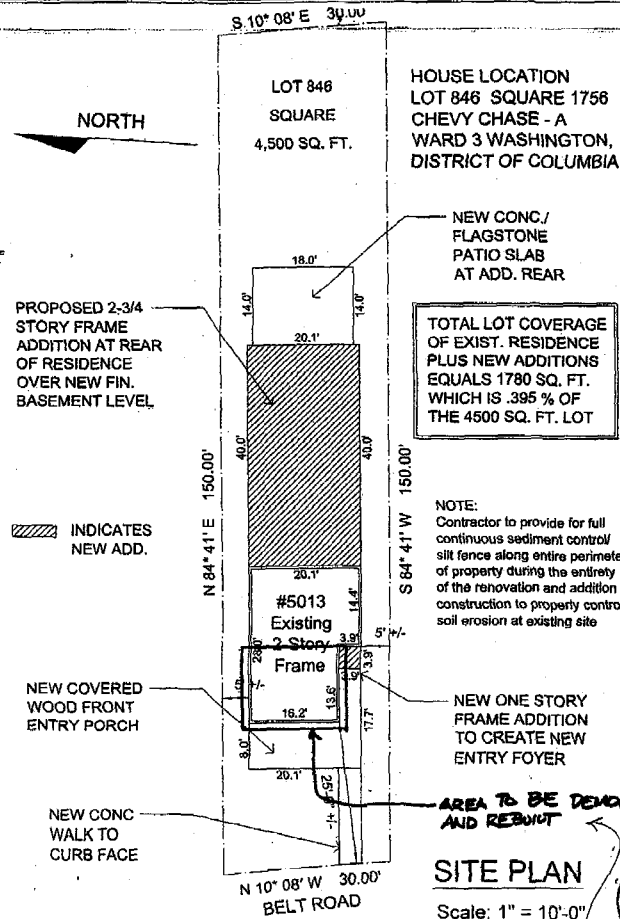
Contract Sum is stated in the binding agreement and is the total amount payable by the Owner to the Contractor for the performance of the Work under the Contract Documents. A Change Order is written by the Architect and signed by the Owner, which designates the addition, deletion or revision to the contract. Change Order must also designate the change in the original Contract Sum and be accepted by the Owner. It becomes part of the contract.

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PROCEEDING UNLESS AMENDED WITH THE APPROVAL OF THE OWNER IS TO BE CONSIDERED AS WITH THESE DRAWINGS AS PART OF THE PROJECT CONTRACT DOCUMENTS.

DATE: _____

DATE: _____



LIST OF DRAWINGS

- | | |
|-------|--|
| RCS-1 | COVER SHEET, SITE PLAN, GENERAL NOTES & LIST OF DRAWINGS |
| R A-1 | EXISTING DEMOLITION FIRST AND SECOND FLOOR PLANS |
| R A-2 | EXISTING DEMOLITION EXTERIOR ELEVATIONS |
| R A-3 | PROPOSED ADD. BASEMENT AND FIRST FLOOR PLANS |
| R A-4 | PROPOSED ADD. SECOND AND UPPER LEVEL FLOOR PLANS |
| R A-5 | PROPOSED ADDITION EXTERIOR ELEVATIONS |
| R A-6 | PROPOSED ADD. FOUNDATION, FIRST AND SECOND FLOOR FRAMING PLANS |
| R A-7 | PROPOSED ADD. UPPER LEVEL FLOOR AND RAFTER JOIST FRAMING PLANS |
| R A-8 | PROPOSED ADDITION BUILDING SECTION, DIAGRAMS, DETAILS AND SCHEDULES |
| A-9 | PROPOSED ADDITION BASEMENT AND FIRST FLOOR ELECT. AND LIGHTING PLAN LAYOUTS AND SCHEDULE |
| A-10 | PROPOSED ADDITION SECOND AND UPPER LEVEL ELECT. AND LIGHTING PLAN LAYOUTS |

THROW AWAY

RENOVATION PROJECT
5013 Belt Road, N.W.
Washington, DC 20016

Cover Sheet, Site Plan,
General Notes and
List of Drawings

Project No.

04001

Date:

07-04

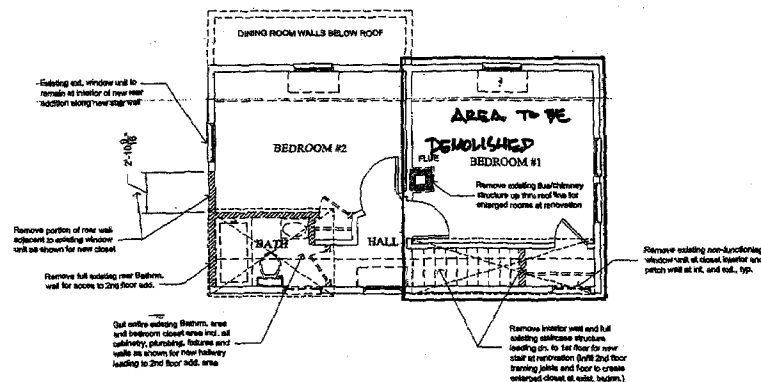
Sheet No.

RCS-1



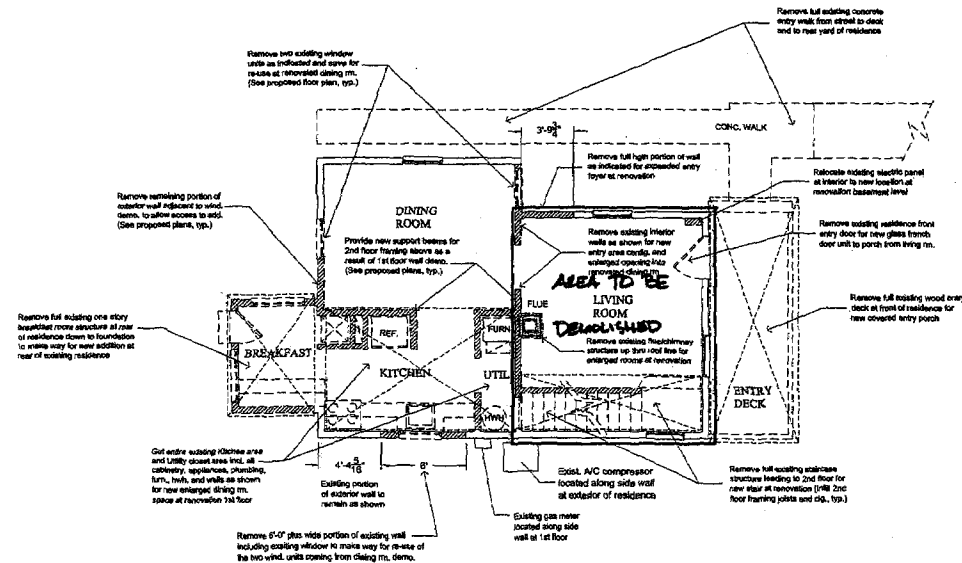
OR REVISIONS TO EXIST. HOUSE ONLY DEMOLISH & RE-BUILD

FOR REVISION, END OF



Existing Second Floor Plan

Scale: 1/4" = 1'-0"

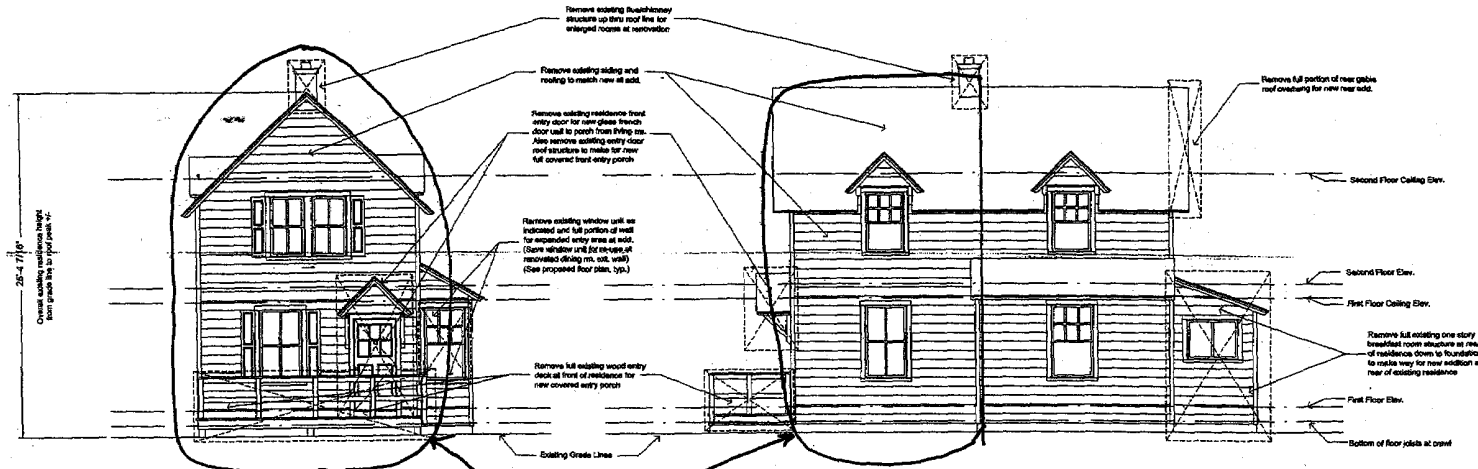


Existing First Floor Plan

Scale: 1/4" = 1'-0"

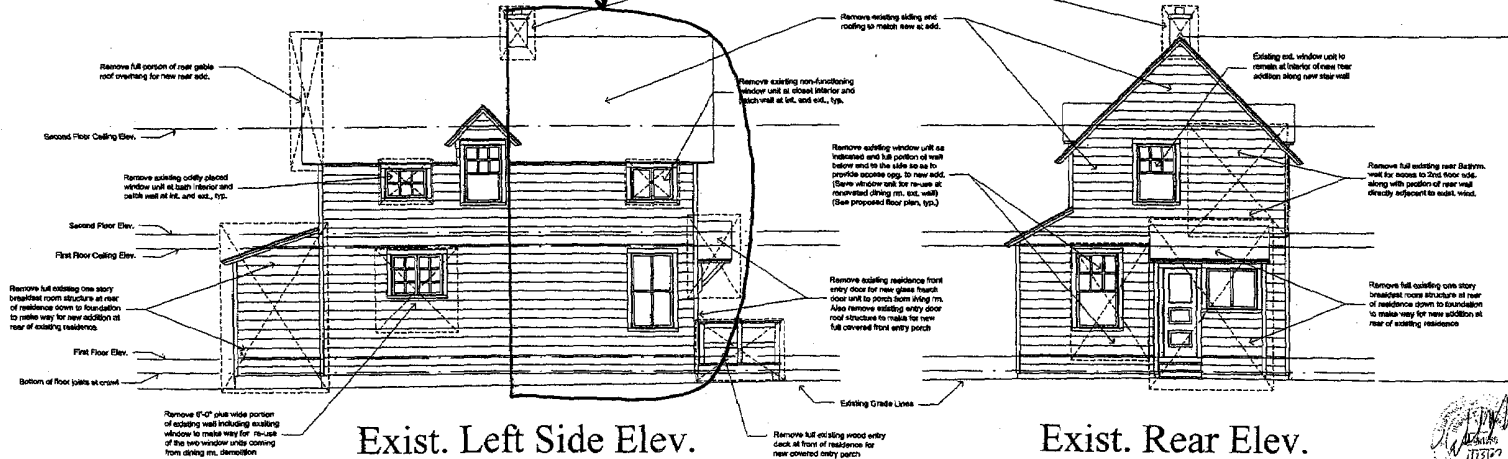


FOR PRINT END OF HOUSE ONLY



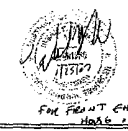
Exist. Front Elev. **DEMOLISH**
Scale: 1/4" = 1'-0"

Exist. Right Side Elev.
Scale: 1/4" = 1'-0"



Exist. Left Side Elev.
Scale: 1/4" = 1'-0"

Exist. Rear Elev.
Scale: 1/4" = 1'-0"



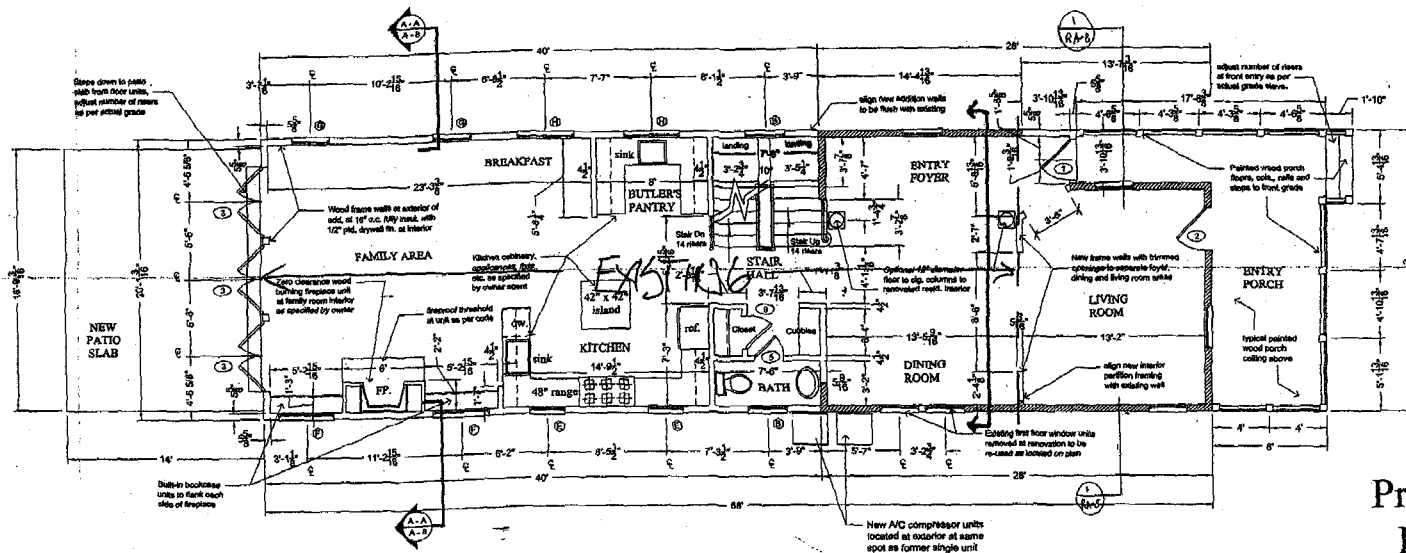
MARTIN A. CIZLER
Registered Architect
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Germantown, MD 20876

RENOVATION PROJECT
5013 Belt Road, N.W.
Washington, DC 20016

Existing Demolition
Exterior Elevations

Project No.
04001
Date:
07-04
Sheet No.

RA-2

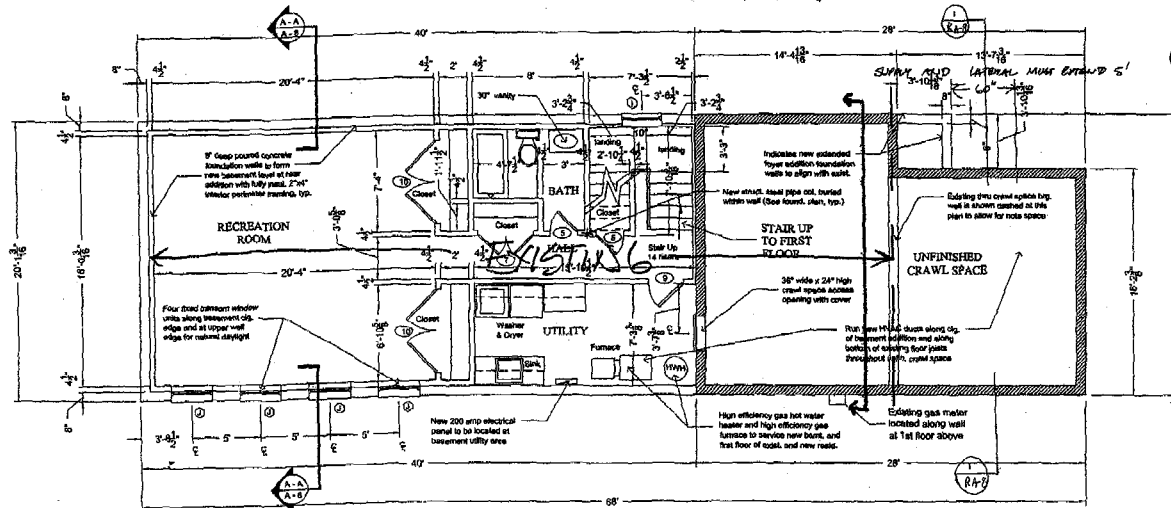


Proposed Addition
First Floor Plan

Scale: 1/4" = 1'-0"

EXISTING HOUSEWORKS TO BE REPAIRED

PROPOSED ADDITION/RENOV. WALLS



Proposed Addition
Basement Floor Plan

Scale: 1/4" = 1'-0"

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Germantown, MD 20876

RENOVATION PROJECT
5013 Belt Road, N.W.
Washington, DC 20016

Proposed Addition
Basement and First
Floor Plans

Project No.
04001

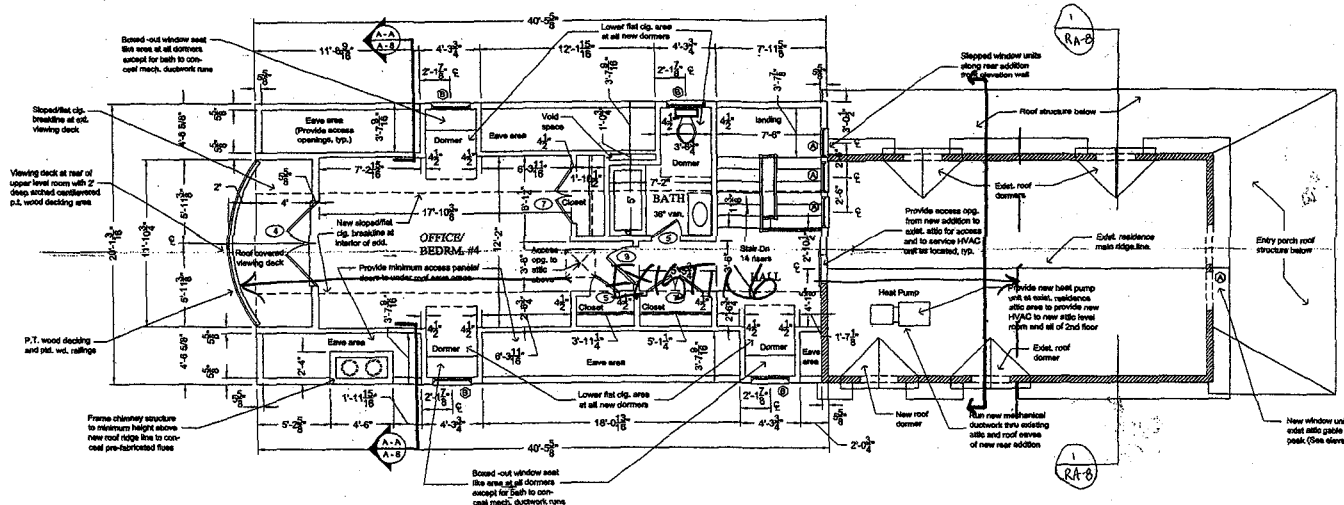
Date:
07-04

Sheet No.

RA-3



Rev. 1/1/17
END of sheet
MAY

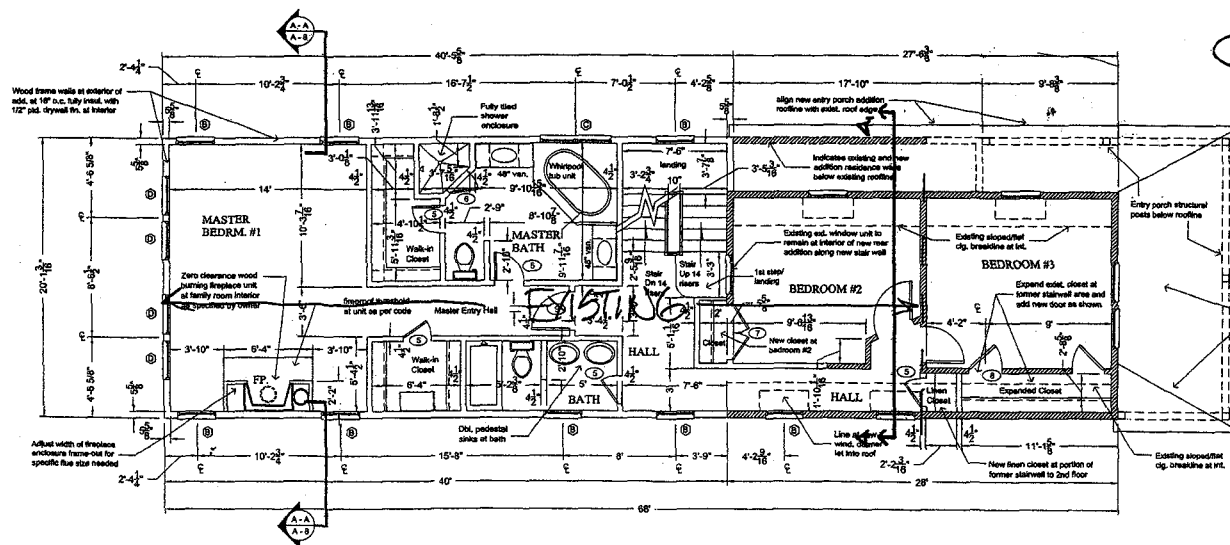


Proposed Addition Attic Floor Plan

Scale: 1/4" = 1'-0"

EXISTING HOME WANTS TO BE REMAINED

PROPOSED ADDITION/RENOV. WALLS



Proposed Addition Second Floor Plan

Scale: 1/4" = 1'-0"

Proposed Addition
Second and Upper
Level Floor Plans

Project No.
04001

Date:
07-04

Sheet No.

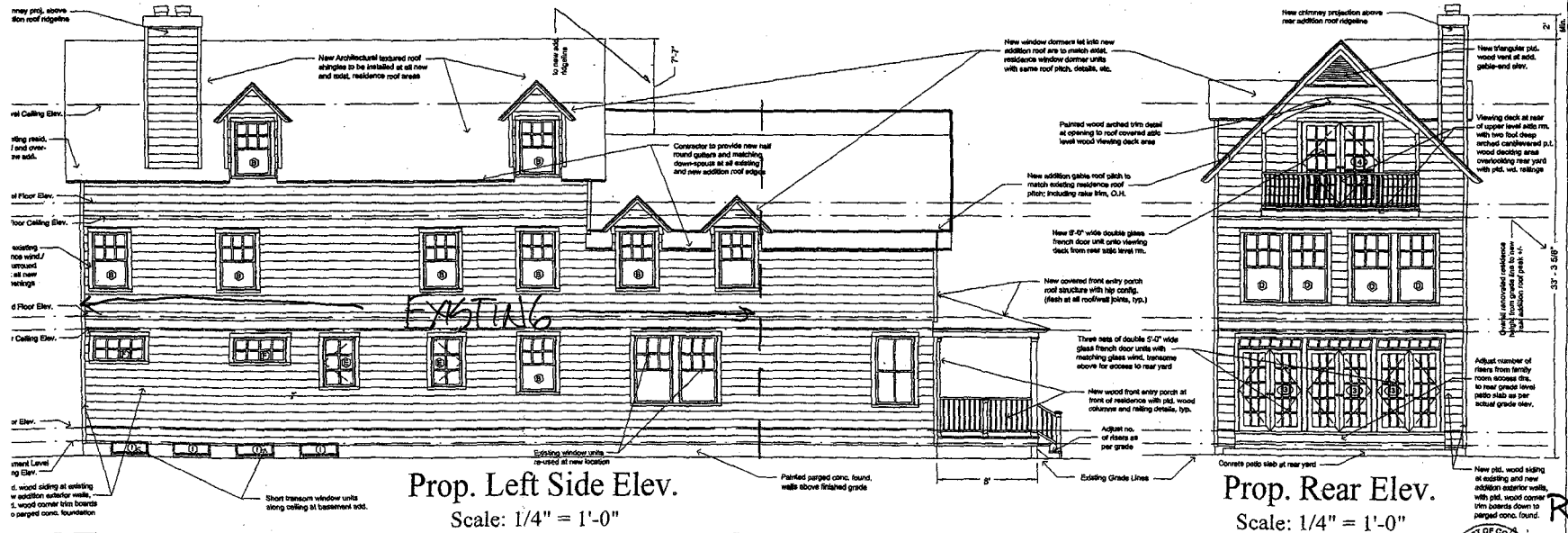
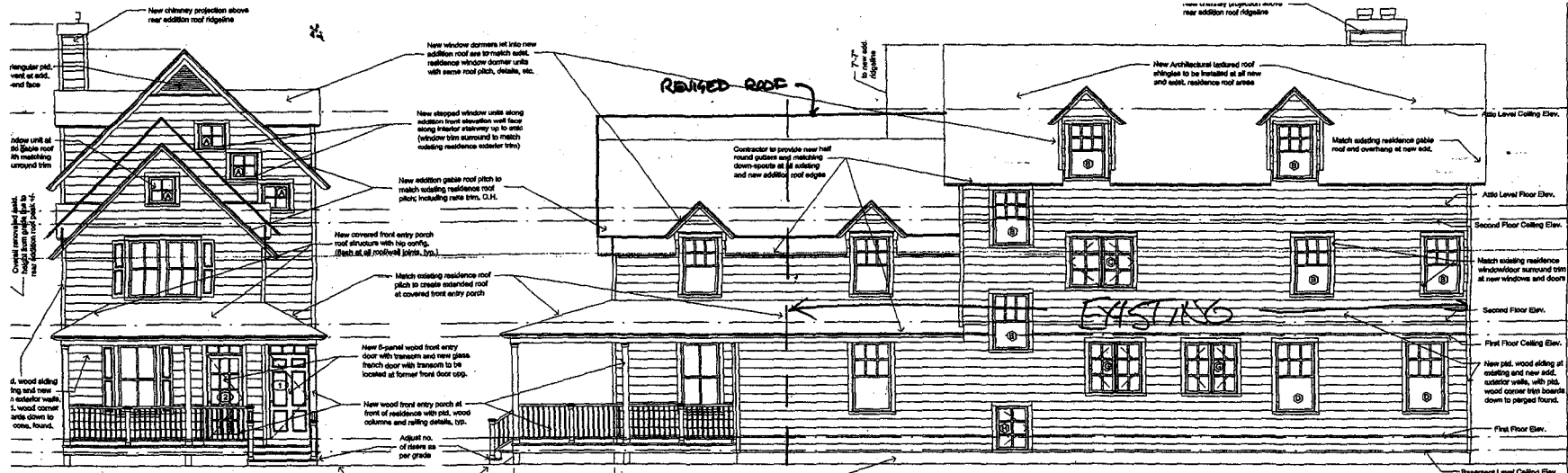
RA-4

MARTIN A. CIZLER
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12530 Milestone Manor Lane
Germantown, MD 20876

RENOVATION PROJECT
5013 Belt Road, N.W.
Washington, DC 20016



FOR FRONT END
OF HOUSE ONLY



MARTIN A. CIZLER
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Germantown, MD 20876

RENOVATION PROJECT
5013 Belt Road, N.W.
Washington, DC 20016

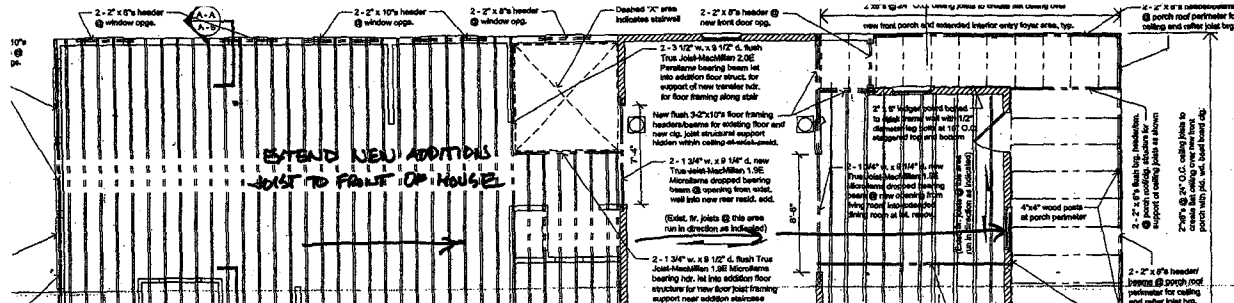
Proposed Addition
Exterior Elevations

Project No.
04001
Date:
07-04
Sheet No.

RA-5

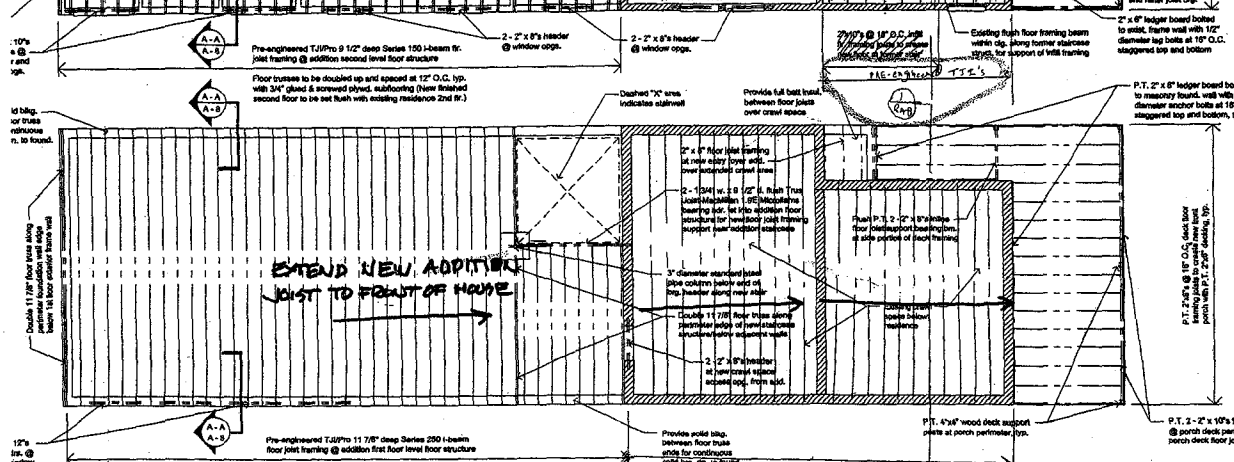


FOR FRONT END
OF THIS ONLY



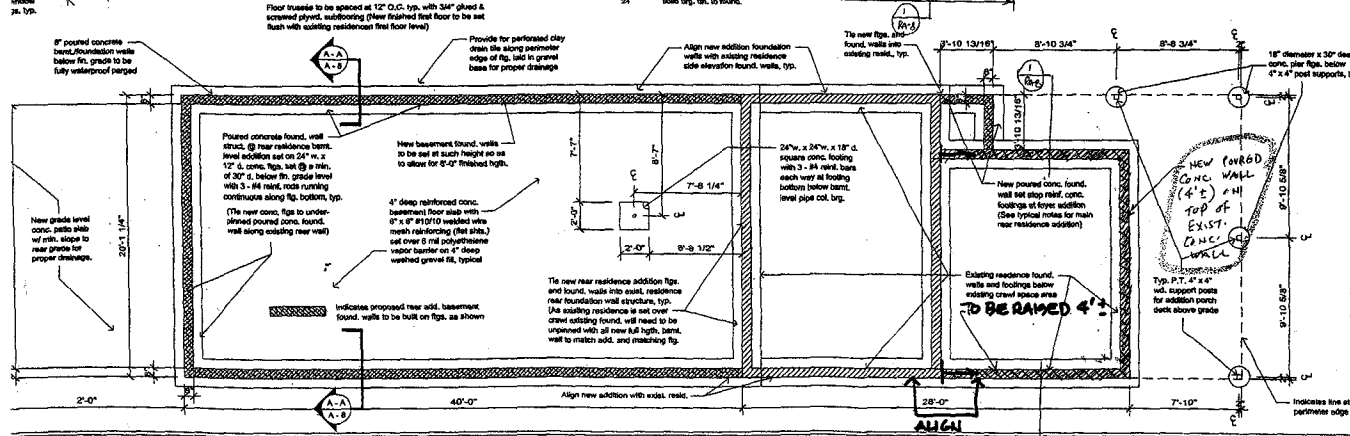
Proposed Addition Second Floor
Joist Framing Plan Layout

Scale: 1/4" = 1'-0"



Proposed Addition First Floor
Joist Framing Plan Layout

Scale: 1/4" = 1'-0"



Proposed Addition
Foundation Plan Layout

Scale: 1/4" = 1'-0"

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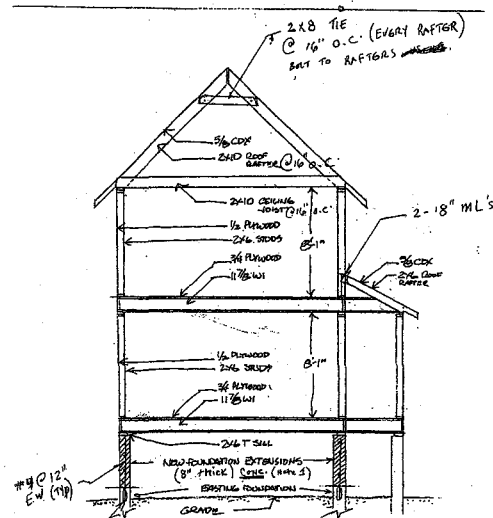
Proposed Addition
Found., First & Second
Floor Framing Plans

Project No.
04001
Date:
07-04
Sheet No.

RA-6



FOR PRINT AND
OF HOUSE ONLY



FRONT
GROUND
#4 @ 12"
INTO EXIST.
CONC. WALL
12" MIN.
(11P)

SECTION VIEW THROUGH
REAR FRONT 1/4" = 1'

SECTION
(NOT TO SCALE) 1

NOTES
1. IN LIEU OF 8" CONC. WALL, 8"
CMU WALL CAN BE USED W/
#4 BARS AT 16" O.C.
IN CONC. FILLED CELLS.



RA-8

EXHIBIT H



Department of Consumer and Regulatory Affairs
Building and Land Regulation Administration
941 North Capitol Street N.E. Room 2100
Washington D.C. 20002

B

Tel: (202) 442-4470

Fax: (202) 442-4862

Building Permit

THIS PERMIT IS VALID ONLY FOR THE PREMISES
OF THE PROJECT ADDRESS

PERMIT NO. 103710

DATE: 2/14/2007

ADDRESS OF PROJECT: 5013 BELT RD NW		SS: SQ: 1756 WARD: 3	LOT: 84 ZONE: R-1B
DESCRIPTION OF WORK: DEMOLISH A PORTION OF AN EXISTING SFD DUE TO THE STRUCTURAL INTEGRITY AND POSSIBLE COLLAPSE OF THE HOUSE WHICH IS DANGEROUSLY UNSOUND. REBUILD STRUCTURE TO CURRENT BUILDING CODE SPECIFICATIONS PER PER EXISTING PERMITS AND PLANS.			
PERMIT TYPE: ALTERATION AND REPAIR	PLANS (Y/N): Y	EXISTING USE: RESIDENTIAL ONE TWO FAMILY	PROPOSED USE: Residential One/Two Family
PERMISSION IS HEREBY GRANTED TO OWNER: STEPHANIE WALLACE		PERMIT FEE: \$310.00	
AGENT NAME: JAMES F. SMITH MR. PERMIT 202-462-7662			
CONDITIONS/ RESTRICTIONS: ALL CONSTRUCTION DONE ACCORDING TO THE CURRENT BUILDING CODES. ALL CONSTRUCTION DONE ACCORDING TO THE CURRENT ZONING REGULATIONS. TO REPORT WASTE, FRAUD OR ABUSE BY ANY D.C. GOVERNMENT OFFICIAL, CALL THE D.C. INSPECTOR GENERAL AT 1-800-521-1639. TO REPORT WASTE, FRAUD OR ABUSE BY ANY D.C. GOVERNMENT OFFICIAL, CALL THE D.C. INSPECTOR GENERAL AT 1-800-521-1639.			
Interim DIRECTOR: Lisa M. Morgan	PERMIT CLERK: 		EXPIRATION DATE: 2/14/2008

CONDITIONS: As a condition precedent to the issuance of this permit, the owner agrees to conform with all conditions set forth herein, and to perform the work authorized hereby in accordance with the approved application and plans on file with the District Government and in accordance with all applicable laws and regulations of the District of Columbia. The District of Columbia has the right to enter upon the property and to inspect all the work authorized by this permit and to require any change in construction which may be necessary to insure compliance with the permit and with all the applicable regulations of the District of Columbia. Work authorized under the Permit must start within one (1) year of the date appearing on this permit or this permit is automatically void. If work is not started, any application for partial refund must be made within six months of the date appearing on this permit.

THIS PERMIT MUST ALWAYS BE CONSPICUOUSLY DISPLAYED AT ADDRESS OF WORK UNTIL WORK IS COMPLETED.
NOTIFY THE BUILDING INSPECTOR THE DAY THE WORK STARTS. PHONE: (202) 442-4641 941 NORTH CAPITOL ST NE WASHINGTON DC 20002.

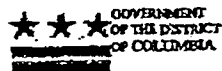
A separate permit is required for all Plumbing, Refrigeration, Gas Fitting, and Electrical Work.



PDF

EXHIBIT I

PRE-FILE NUMBERS		ZONING DISTRICT	FILE NUMBER	PERMIT NUMBER	
N.C.P.C. No:	O.G. No:	R-1-B	105843	By:	
H.P.A. No:	S.L. No:	Ward No: 3	Receipt No:	Date:	Receipt No:



DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
BUILDING AND LAND REGULATION ADMINISTRATION PERMIT SERVICE CENTER
 Tel 202-442-4589 Fax 202-442-4862

APPLICATION FOR CONSTRUCTION PERMITS ON PRIVATE PROPERTY
 (PRINT IN INK OR TYPE, DO NOT WRITE IN SHADED AREAS OR ON PAGE 4)

MBRA-33
 (Rev. 2/04)

CLEARANCE TO FILE
 By: _____ Date: _____

ERASING, CROSSING OUT, WHITING OUT, OR OTHERWISE ALTERING ANY ENTERED INFORMATION WILL VOID THIS APPLICATION

SECTION A - MINIMUMS TO BE COMPLETED BY ALL APPLICANTS

1. Address of Proposed Work: 5015 BEECH ROAD N.W.		Suite No.	2. Square 8400	3. Square 1756	4. Application Date 4.17.07
5. Owner of Building or Property STEPHANIE WAKANE		6. Address (include Zip Code) 2215 49th ST N.W.		7. Phone 202-666-9309	
8. Agent for Owner (if applicable) ALLEN FOREND		9. Address (include Zip Code) 90201 W. HUNTER RD. POTOMAC, MD 20879		10. Phone 700-672-2351	
11. Type of Proposed Work (check all applicable boxes)					
☐ New Building ☒ Addition ☐ Alteration and Repair ☐ Raze Building ☐ Retaining Wall ☐ Fence ☐ Shed ☐ Awning ☐ Garage ☐ Sign ☐ Projection ☐ Other (Specify) <u>FOOTER</u>					

*False statements or misrepresentation of facts on a permit application and/or plans is subject to criminal penalties pursuant to D.C. law 22-2405.

12. Description of Proposed Work EXPAND (ALTER) PERMIT #105770 TO REFLECT NEW FOOTER AND REVISION TO 13468280 NEW CONCRETE STRUCTURE REPAIRING EXISTING. (Structural only)					
--	--	--	--	--	--

13. Existing Use(s) of Building or Property SFD		14. Ex. No of Stories of Bldg 3	15. Ex No of Dwelling Units 1	Official Use Only Miscellaneous FEE 200	
16. Proposed Use(s) of Building or Property SFD		17. Prop No of Stories of Bldg 3	18. Prop. No of Dwelling Units 1	By: ln	Date: 4/20/07
19. Starting Date	20. Completion Date of work	21. Method of Removing Construction Debris ☒ Pick-up Truck ☐ Dumpster ☒ Other (specify) DUMP TRUCK		22. Does the proposed work involve disturbing the earth or razing a building? ☐ Yes, answer q. 23 ☐ No, SKIP q. 23-27	
23. Is the area of disturbed earth more than 50 sq. ft? ☐ Yes, answer q. 24-25 ☐ No, SKIP q. 24-25	24. Soil Erosion Control Methods		25. Area of Offsite Drainage sq. ft	26. No of Footings or Columns 1	27. Size of Footings or Columns 1'x4'

ALWAYS SIGN THE APPLICATION ON PAGE 3 (SECTION I)

Complete Section B if the proposed work is new building, addition or alteration. (Page 2)
 Complete Section C if the proposed work is razing a building. (Page 2)
 Complete Section D if the proposed work is a retaining wall. (Page 2)
 Complete Section E if the proposed work is a fence. (Page 3)
 Complete Section F if the proposed work is a shed/garage. (Page 3)
 Complete Section G if the proposed work is an awning. (Page 3)
 Complete Section H if the proposed work is a sign. (Page 3)

OFFICIAL USE ONLY					
	R	P	H	A	
M					
P					
E					W U Ya UNo
F					PLANS
S					U No U Sm U Lg

Page 4--

A. PERMIT CONTROL		C. PLANS AND APPLICATION APPROVAL	
☐ 1. Fine Arts by: _____ Date: _____ ☐ 2. Historic by: _____ Date: _____ ☐ 3. Cap. Gateway by: _____ Date: _____ ☐ 4. NCPC: _____ Date: _____ ☐ 5. W.H./Obs. Precinct by: _____ Date: _____ ☐ 6. Flood Control by: _____ Date: _____ ☐ 7. WMATA by: _____ Date: _____ ☐ 8. Cemetery by: _____ Date: _____ ☐ 9. Rental Accom. by: _____ Date: _____ ☐ 10. Chinatown Distr. by: _____ Date: _____ ☐ 11. Utility Clearance by: _____ Date: _____ ☐ 12. General Liability Ins. Policy Clearance by: _____ Date: _____	☐ 1. Information Counter by: <u>YAG</u> Date: <u>4/17/07</u> ☐ 2. Information Center by: _____ Date: _____ ☐ 3. (a) ABRA by: _____ Date: _____ ☐ (b) Noise Control by: _____ Date: _____ ☐ (c) Industrial Safety by: _____ Date: _____ ☐ (d) Vector Control by: _____ Date: _____ ☐ (e) D.C. Animal by: _____ Date: _____ ☐ (f) Police Dept. by: _____ Date: _____ ☐ Zoning by: _____ Date: _____ ☐ Zoning Update by: _____ Date: _____ ☐ Zoning Overlay approval by: _____ Date: _____ ☐ 4. DDOT - Permit and Records Division/Deposit # _____ Sidewalk Deposit \$ _____ Driveway Deposit \$ _____ by _____ Date: _____ ☐ 5. Water/Sewer Design Branch Consumer Eng. by: _____ Date: _____ ☐ 6. Environmental Regulation Administration ☐ Environmental Policy Review Control No. _____ Date: _____ ☐ Erosion Control by: <u>DE</u> Date: <u>4/18/07</u> ☐ Storm Water Mgmt. by: _____ Date: _____ Plan No. _____ ☐ Air Quality by: _____ Date: _____ ☐ Underground Storage by: _____ Date: _____ ☐ 7. Mechanical Eng. Review by: _____ Date: _____ ☐ 8. Plumbing Eng. Review by: _____ Date: _____ ☐ 9. Electrical Eng. Review by: _____ Date: _____ ☐ 10. Health Plan Review ☐ (a) Food Plan Review by: _____ Date: _____ ☐ (b) Medical X-Ray Plan Rev. by: _____ Date: _____ ☐ 11. Fire Protection Plan Review by: _____ Date: _____ ☐ 12. D.C. Fire Dept. (Fire Prevention Plan Review Section) by: _____ Date: _____ ☐ 13. Elevator Plan Rev. Sec. by: _____ Date: _____ ☐ 14. Plumbing Insp. Rev. by: _____ Date: _____ ☐ 15. Construction Insp. Branch (Field Check) by: <u>Tanner</u> Date: <u>4/17/07</u> ☐ 16. Historic Pres. Div. by: _____ Date: _____ ☐ 17. EISF: _____ Date: _____ ☐ 18. Structural Eng. by: <u>Just</u> Date: <u>4/20/07</u> ☐ 19. Permit and Certificate Insurance Counter by: _____ Date: _____ ☐ 20. QC By: _____ Date: _____		
B. CLEARANCE TO FILE PLANS			
☐ 1. Zoning by: _____ Date: _____ ☐ 2. DDOT - Permit and Records Division Access to Parking Street ☐ Street ☐ Alley Cleared by: _____ Date: _____ ☐ 3. DDOT - Consumer Engineer Cleared by: _____ Date: _____ ☐ 4. ERA - Erosion Control Cleared by: _____ Date: _____			
Restrictions of the Permit <u>AS PER APP 4 plans Isg OK to go through permit process</u>			
TO REPORT WASTE, FRAUD, OR ABUSE BY ANY D.C. GOVERNMENT OFFICIAL, CALL THE D.C. INSPECTOR GENERAL AT 1-800-521-1639			
ZONING		DDOT - PUBLIC SPACE	
C of O Number _____ Date _____ Existing Use(s) _____ Proposed Use _____		☐ New Bldg ☐ P.O.D. ☐ File in room 2124 Street Name: _____ Street Width: _____ Road Width: _____ Sidewalk Width: _____ Parking: _____ Restrictions: _____	
Job No. _____	BZA Case No. _____	PUD Order No. _____	

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5013 Belt Road, N.W.
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Cover Sheet, Site Plan,
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Project No.
04001
Date:
07-04
Sheet No.

RCS-1

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ADDITION AND RENOVATION PROJECT - 5013 BELT ROAD, N.W., WASHINGTON, DC 20016-4234

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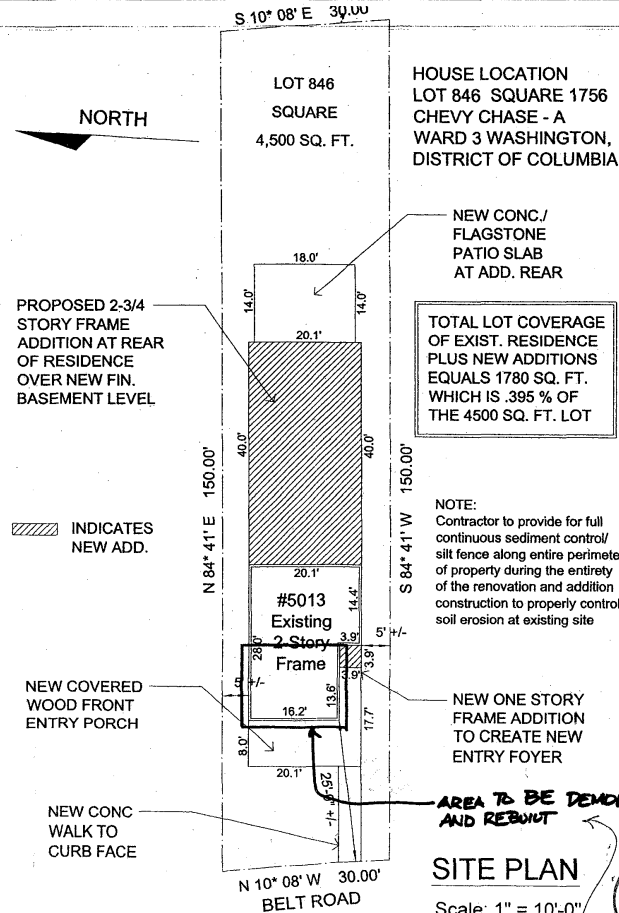
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ARCHITECT

DATE:

REVISION

DATE:



RCS-1

LIST OF DRAWINGS

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- RA-2 EXISTING DEMOLITION EXTERIOR ELEVATIONS
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RA-10

RA-9

RA-8

RA-7

RA-6

RA-5

RA-4

RA-3

RA-2

RA-1

RCS-1

RA-10

RA-9

RA-8

RA-7

RA-6

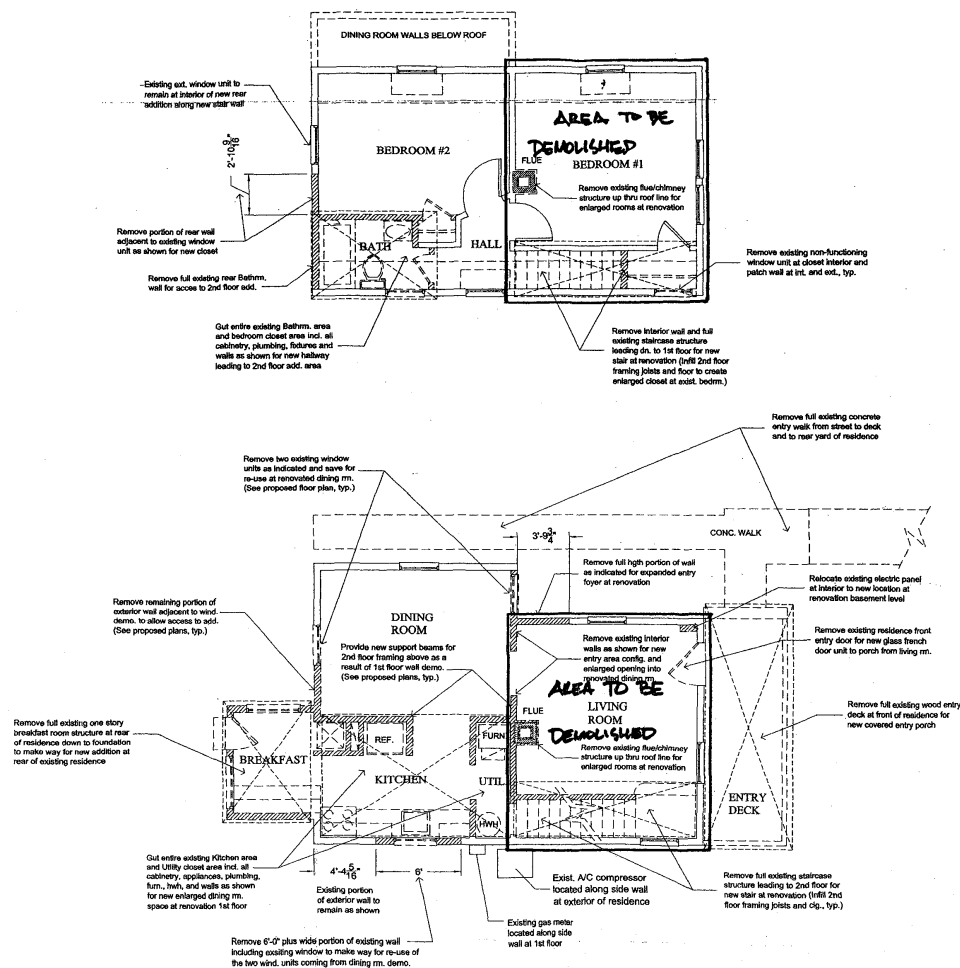
RA-5

RA-4

RA-3

RA-2

RCS-1



Existing Second Floor Plan

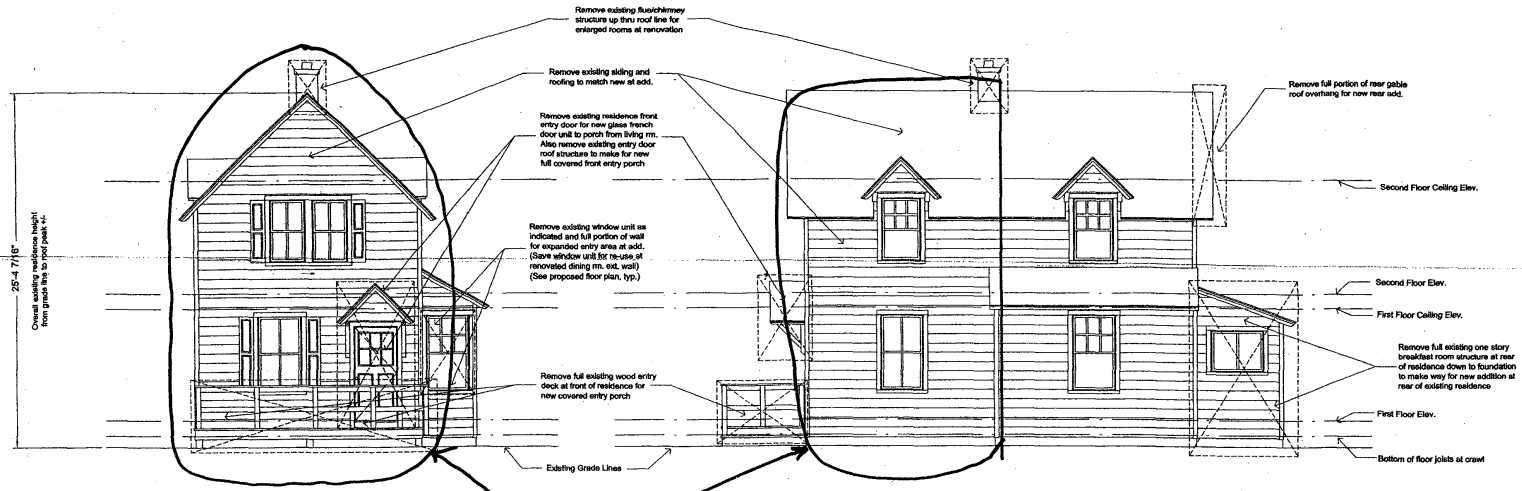
Scale: 1/4" = 1'-0"

Existing First Floor Plan

Scale: 1/4" = 1'-0"

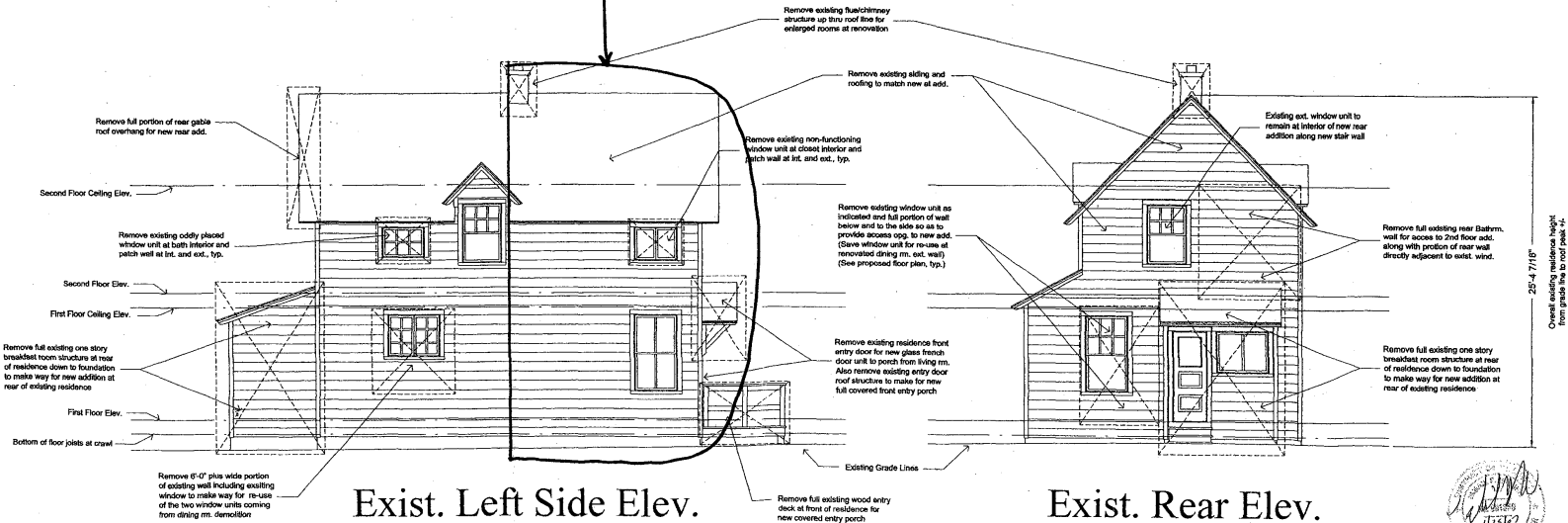


FOR FRONT END of HOUSE
ONLY



Exist. Front Elev. **DEMOLISH**
Scale: 1/4" = 1'-0"

Exist. Right Side Elev.
Scale: 1/4" = 1'-0"



Exist. Left Side Elev.
Scale: 1/4" = 1'-0"

Exist. Rear Elev.
Scale: 1/4" = 1'-0"



FOR FRONT END OF HOUSE ONLY

MARTIN A. CIZLER
Registered Architect
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Germantown, MD 20876

RENOVATION PROJECT
5013 Belt Road, N.W.
Washington, DC 20016

Existing Demolition
Exterior Elevations

Project No.

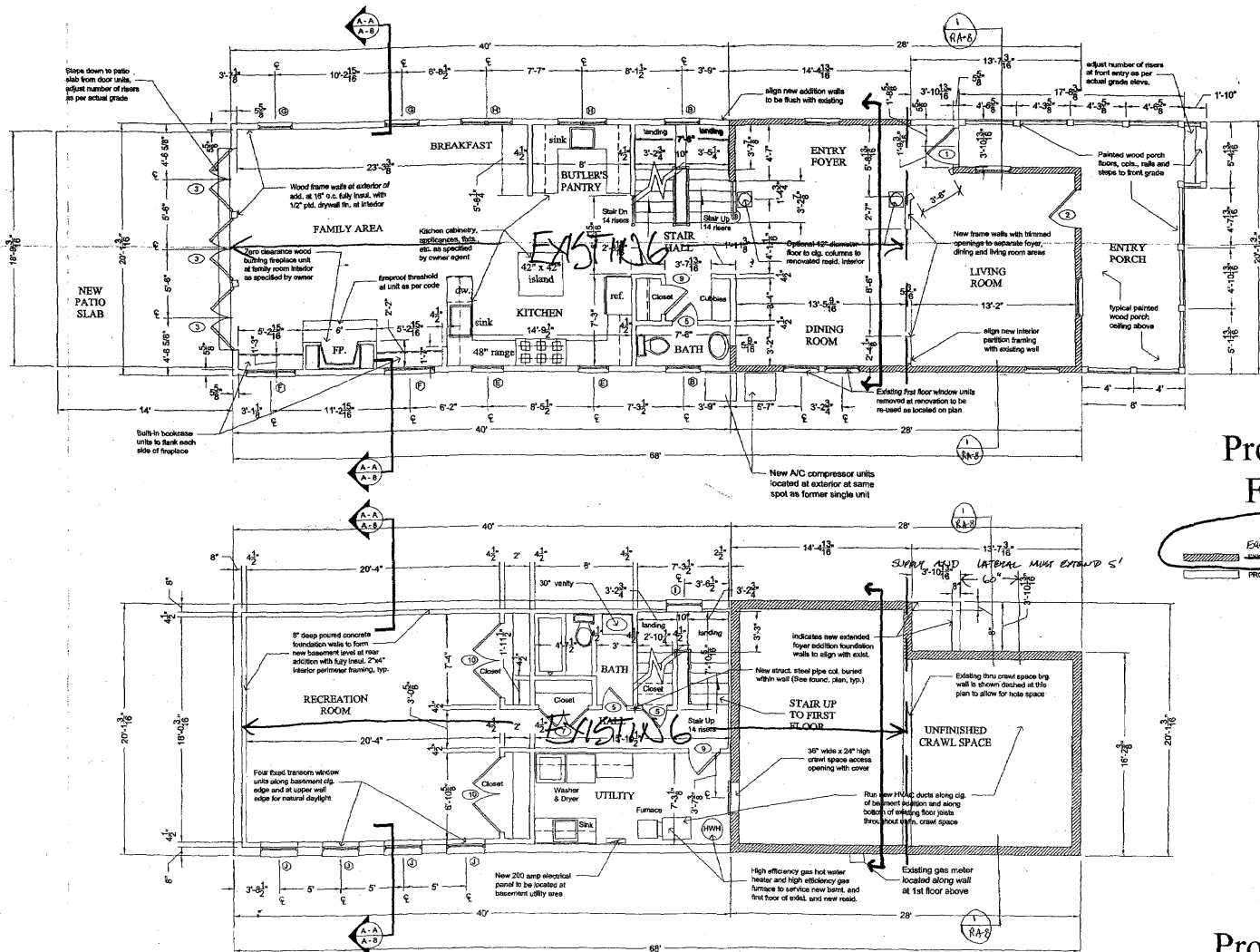
04001

Date:

07-04

Sheet No.

RA-2



Proposed Addition First Floor Plan

Scale: 1/4" = 1'-0"

EXISTING HOUSE WALLS TO BE REPLACED

PROPOSED ADDITION/RENOV. WALLS

Proposed Addition Basement Floor Plan

Scale: 1/4" = 1'-0"

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Washington, DC 20016

Proposed Addition
Basement and First
Floor Plans

Project No.

04001

Date:

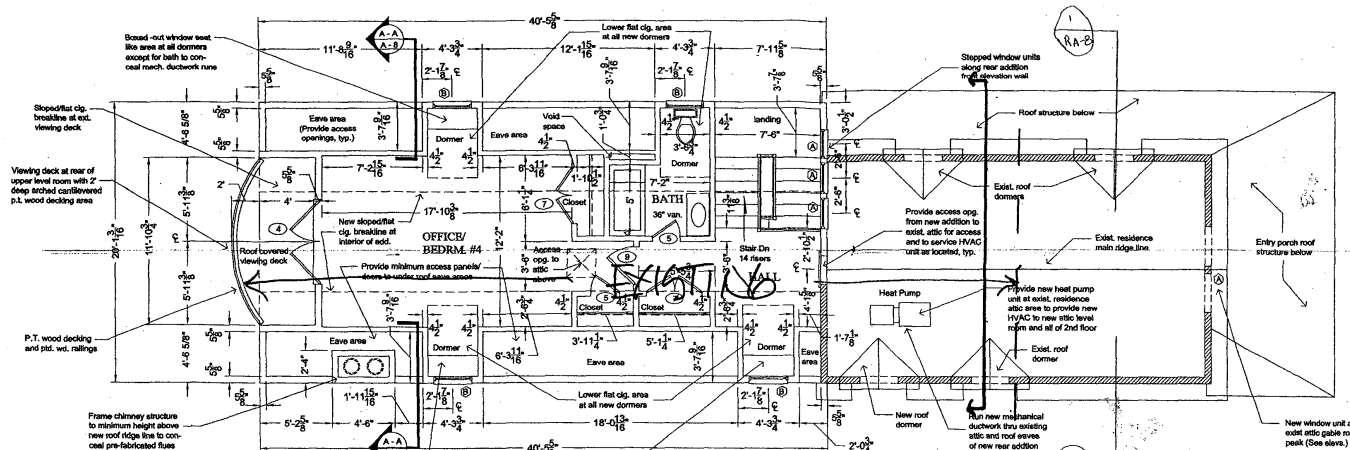
07-04

Sheet No.

RA-3



FOR FRONT
END OF HOUSE
ONLY

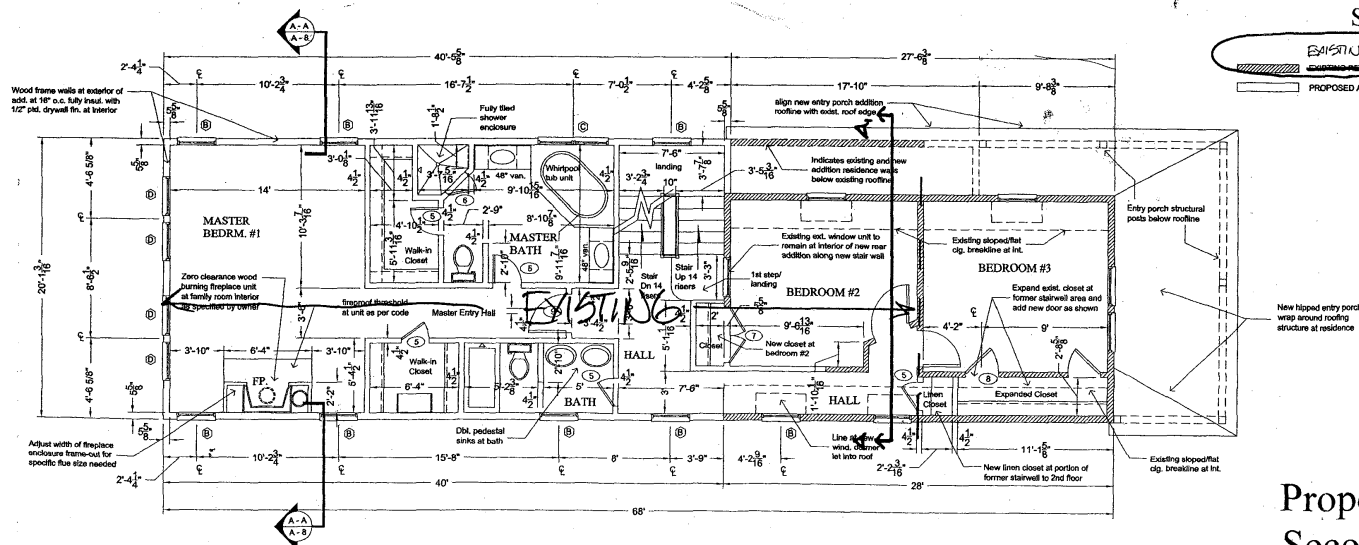


Proposed Addition Attic Floor Plan

Scale: 1/4" = 1'-0"

EXISTING HOUSE WALLS TO BE REINFORCED

PROPOSED ADDITION/RENOV. WALLS



Proposed Addition Second Floor Plan

Scale: 1/4" = 1'-0"

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RENOVATION PROJECT
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Washington, DC 20016

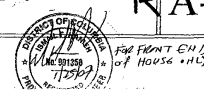
Proposed Addition
Second and Upper
Level Floor Plans

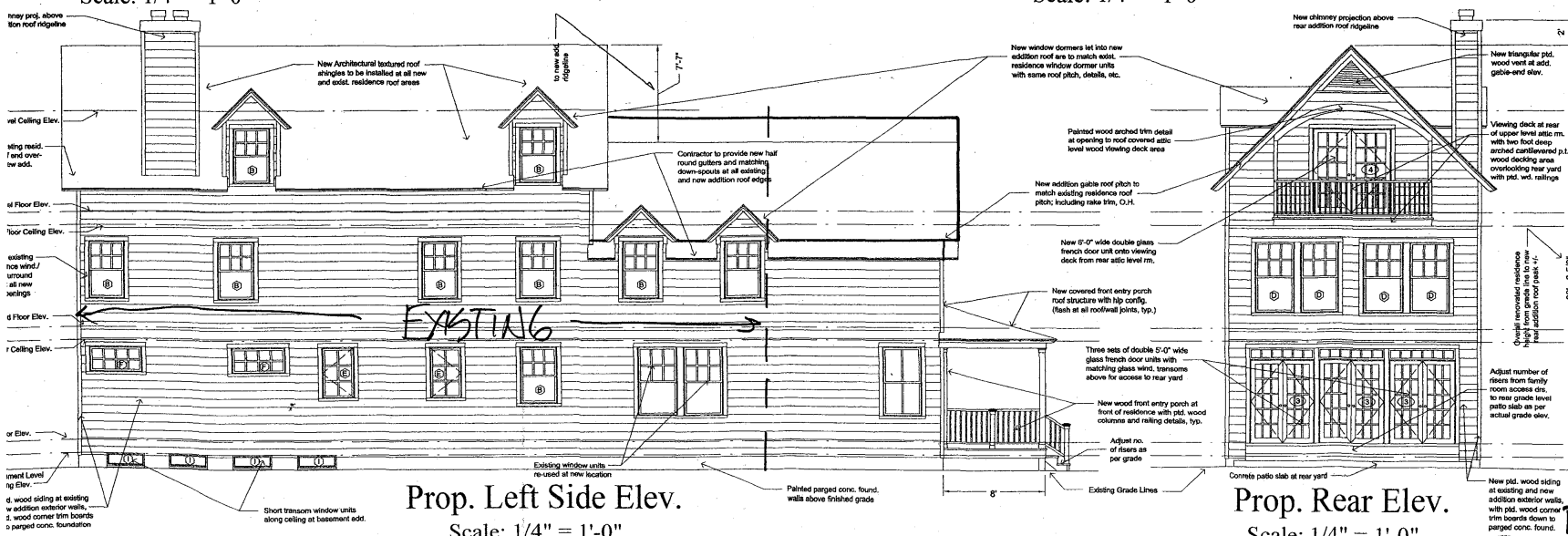
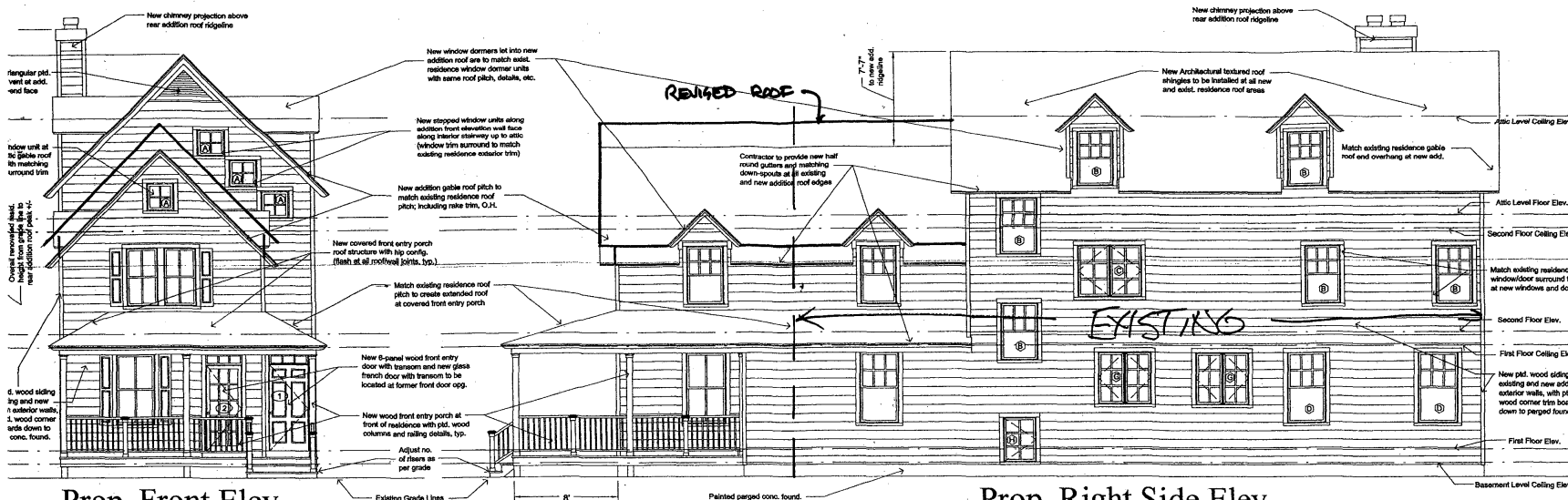
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04001

Date:
07-04

Sheet No.

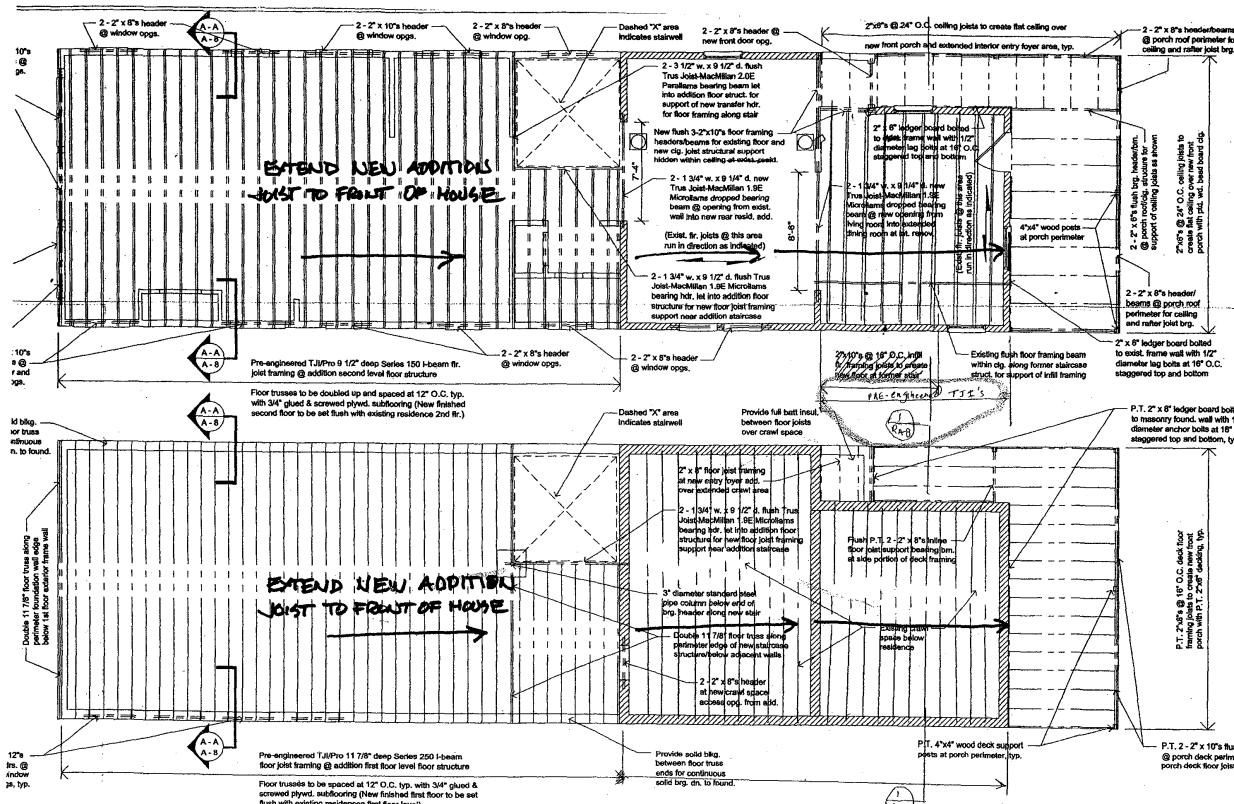
RA-4





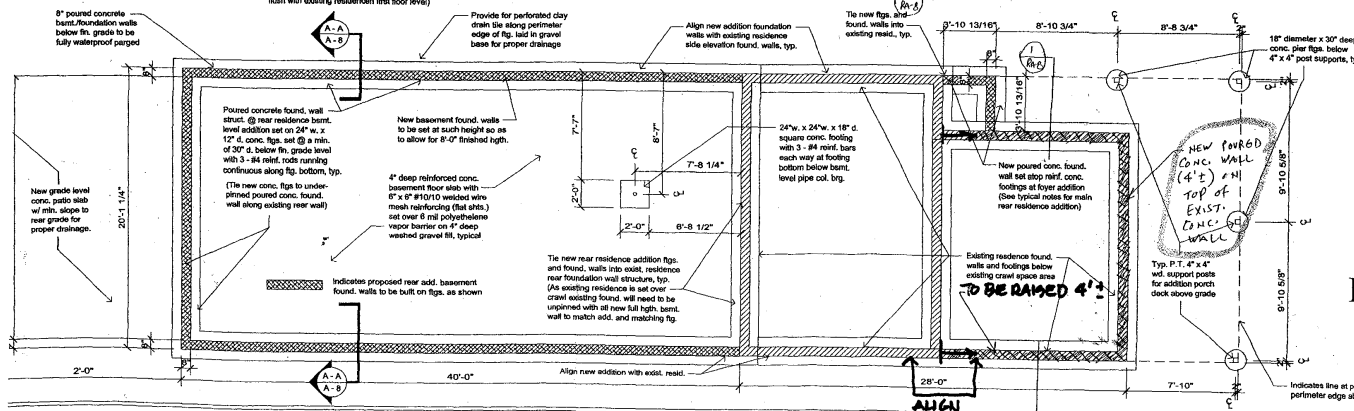
Proposed Addition Second Floor Joist Framing Plan Layout

Scale: 1/4" = 1'-0"



Proposed Addition First Floor Joist Framing Plan Layout

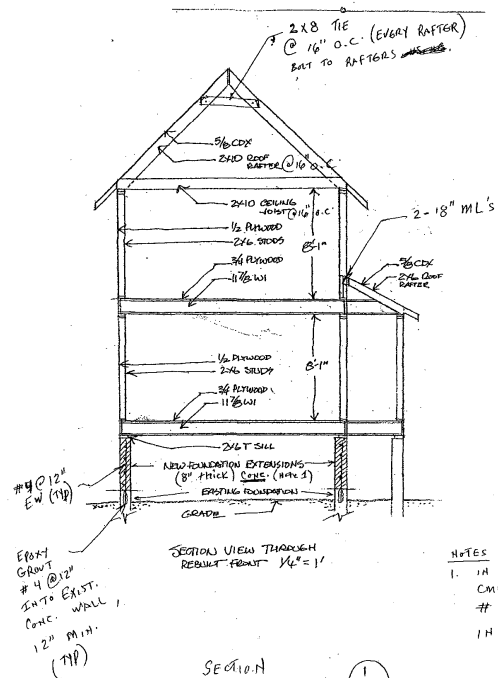
Scale: 1/4" = 1'-0"



Proposed Addition Foundation Plan Layout

Scale: 1/4" = 1'-0"





SECTION
(NOT TO SCALE) 1

NOTES

1. IN LIEU OF 8" CONC. WALL, 8" CMU WALL CAN BE USED W/ #4 DOUBLES AT 16" O.C. IN CONC. FILLED CELLS.



RA-8