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Real Estate | Zoning | Litigation | Business Law

Martin P. Sullivan, Partner
Direct: (202) 503-1704
Fax: (888) 318-2443
msullivan@sullivanbarros.com

July 9, 2013

By Hand Delivery

Lloyd Jordan, Chairman
Board of Zoning Adjustment
441 4th Street, NW
Suite 210S
Washington, DC 20001

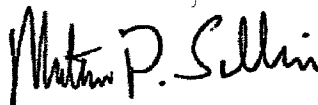
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Re: **Pre-Hearing Statement; BZA Application No. 18594; 471 M Street, NW; Square 513, Lot 920**

Dear Chairman Jordan and Members of the Board,

Enclosed please find an original and ten (10) copies of the Applicant's pre-hearing statement.

Sincerely,



Martin P. Sullivan

enclosures

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18594

EXHIBIT NO. 25

Board of Zoning Adjustment
District of Columbia
CASE NO. 18594
EXHIBIT NO. 25

BOARD OF ZONING ADJUSTMENT
APPLICATION NO. 18594

PRE-HEARING STATEMENT
John and Julie Lippman (Applicant)

471 M Street, N.W, Square 513, Lot 920 (the “Property”)

I. Introduction.

This application requests area variance relief from Section 2001.3 – which prohibits an addition to a structure that is nonconforming as lot occupancy – to construct a third-story addition to the building (the “Building”) located at 471 M Street, N.W. (the “Property”). The Building is a small, two-story brick building built in 1937 by the Washington Housing Corporation as a four-family apartment building. It was designed by Romulus C. Archer, Jr., one of the first African-American registered architects in the District of Columbia.¹

The Property owners, John and Julie Lippman (the “Applicant”), reside in one of the four units and they lease the other three units. Each unit, including the Applicant’s unit, is approximately 437 square feet in floor area with one bedroom. The Applicant is proposing an addition of a 3rd story (the “Addition”). The Addition will add 670 square feet of floor area to the Applicant’s unit; adding one bedroom. The three other units will not be changed. The footprint of the Building will not be increased. The lot occupancy of the addition itself will be less than the maximum permitted lot occupancy of forty percent (40%). The number of units will not be increased. The new height of the Building will still be lower than the adjacent buildings and most buildings on this block.

Relief is necessary, however, because the Building, at fifty-eight percent (58%) lot occupancy, currently exceeds the maximum permitted lot occupancy of forty percent (40%) for a

¹ Revised plans are included herein as Exhibit A. The plans submitted with the original application mistakenly did not include the one-to-one setback suggested by the Historic Preservation Office.

“pre-1958” apartment house in the R-4 zone (11 DCMR § 403.2). Additions to buildings which are over the maximum permitted lot occupancy are not permitted as a matter-of-right, pursuant to 11 DCMR § 2001.3(a)².

II. Description of the Property and Surrounding Neighborhood.

The Property is located at 471 M Street, N.W., on the north side of M Street near the corner of 5th and M, in the R-4 zone district. The Building is a two-story row structure that was originally built as an apartment house in 1937. To the west, abutting the Building is a large 3-story one-family dwelling consisting of 3,485 square foot of floor area. Immediately to the east of the Building is a forty-foot (40 ft.) wide driveway to a church which fronts on N Street. On the east side of that private driveway is another large 3-story structure consisting of 3,558 square feet of floor area. Of the sixty-plus properties on this block of M Street, the overwhelming majority of structures are one-family dwellings or flats (see Survey of the block attached as Exhibit B). On the north side of M Street, the Building is one of only three structures that are used as an apartment house, according to records from the D.C. Office of Tax and Revenue. So of the thirty-plus properties on the north side of this block of M Street, the Subject Property is one of

² In contrast, if the Building had been converted to apartment house use any time after May 12, 1958, or if it was a one-family dwelling or flat, the maximum permitted lot occupancy would be sixty percent (60%) and no relief would be required to construct the proposed Addition. It is a quirk of the Zoning Regulations that a pre-1958 apartment house is subject to 40% lot occupancy while a post-1958 converted apartment houses is permitted a 60% (or greater) lot occupancy. The Zoning Regulations Update, as currently proposed – Subtitle E, Sections 201 and 202.1(c) – corrects this anomaly and provides that the maximum lot occupancy for apartment houses in RF zones will be sixty percent, regardless of when the apartment use was established (See proposed Regulations attached as Exhibit C). The Applicant is not claiming that it is entitled to variance relief merely because of this prospective change to the applicable regulation. Rather, the Applicant asserts that the proposed change is evidence that the distinction between pre-1958 and post-1958 apartment houses was never intended in the first place, which, along with other elements of uniqueness, contributes to the unique situation and practical difficulty present in this Application.

only two properties that are subject to forty-percent (40%) lot occupancy. All other properties have the benefit of sixty-percent (60%) lot occupancy.

The large majority of structures on this block of M Street are three stories or more, and based on the large relative size of the structures and the small number of units within those structures (almost all being one-family or flats), and the extremely small size of the Building's four units, it is obvious that these four units are smaller than every other unit on this block. In addition, the Building was obviously built in a completely different style than the rest of the block. As stated in the staff report of the Historic Preservation Review Board, dated October 27, 2011 (attached as Exhibit D):

“471 M Street is characteristic of the housing type, and though simple, exemplifies a time period when affordable housing for working class people was a national emergency. The construction is Spartan and economical with little ornament....While architecturally modest, it was built within the period of significance of the Mount Vernon Square Historic District (1845-1945) and contributes to its character as a working class residential neighborhood.”

While the Building may have been built in response to a national emergency, it was apparently the only such building built on this block, as almost every other structure was apparently built prior to 1937 and almost every other structure is a one-family dwelling or flat consisting of much larger unit sizes than the units in this Building at 471 M.

III. The Application Satisfies the Standard for Variance Relief.

The burden of proof for an area variance is well established. The Applicant must demonstrate three elements: (1) unique physical aspect or other extraordinary or exceptional situation or condition of the property; (2) resulting in practical difficulty in complying with a strict application of the Zoning Regulations; and (3) no harm to the public good or the zone plan.

Gilmartin v. D C. Board of Zoning Adjustment, 579 A.2d 1164, 1167 (D.C. 1990). As set forth below, the Applicant meets the three-part test for the requested area variance.

A. The Property is Extremely Unique for Several Reasons.

In order to prove an extraordinary or exceptional condition, or uniqueness, the Applicant must show that the property has a peculiar physical aspect or other extraordinary situation or condition. *Monaco v. D.C. Board of Zoning Adjustment*, 407 A.2d 1091, 1096 (D.C. 1979). A property's uniqueness is not limited to physical aspects of the land and may be determined by "some difficulty not shared by the entire neighborhood." *Id.* at 1098.

The Court of Appeals held in *Clerics of St. Viator v D.C Bd. of Zoning Adjustment*, 320 A.2d 291 (D.C. 1974) that the exceptional situation or condition standard goes to the property, not just the land; and that "...property generally includes the permanent structures existing on the land." *Id.* at 293-94. The Court held that the exceptional situation standard of the variance test may be met where the required hardship is inherent in the improvements on the land (*i.e.*, the building or structure) and not just the land itself.

Furthermore, the Court of Appeals held in *Gilmartin v. D C Board of Zoning Adjustment*, 579 A.2d 1164, 1167 (D.C, 1990), that it is not necessary that the exceptional situation or condition arise from a single situation or condition of the property. Rather, it may arise from a "confluence of factors."

In *Monaco v. D.C Board of Zoning Adjustment*, the Court of Appeals held that the history of a property could be considered in making the determination of uniqueness.

The Subject Property meets the uniqueness test due to a confluence of conditions and situations. The most distinct and applicable aspect of uniqueness is the fact that the Building was originally built as an apartment house prior to May 12, 1958, while nearly every other building

on the block is either a one-family dwelling or flat. The result of this anomaly is that the Building is subject to forty percent (40%) maximum lot occupancy while almost every other building on the block enjoys lot occupancy of sixty percent (60%). When this condition is combined with the comparatively small size of the lot (and consequently the Building as well), and the fact that the Building was - and is – just a two-story building divided into four separate living units, it leads to another unique situation of extremely small unit sizes.

Each of the four units in the Building consists of about 437 square feet of floor area. A cursory review of the other buildings on the block makes it evident that this unit size is well below almost every other unit on the block (since most other properties on the block have one-family dwellings or flats located within much larger structures). A sample of the actual numbers from the immediately surrounding structures, according to the Office of Tax and Revenue records, validates that assumption, as follows:

<u>Address</u>	<u>Unit Size(s)</u>
477 M St	3,166 sf
473 M St	3,485 sf
<u>471 M St</u>	<u>437 sf (all 4 units)</u>
465 M St	3,558 sf
463 M St	921 average (2 units)
459 M St	768 average (2 units)
457 M St	1,732 average (2 units)
455 M St	1,809 average (2 units)
453 M St	1,900 average (2 units)

B. Strict Application of the Zoning Regulations would Result in a Practical Difficulty.

The second prong of the variance test is whether a strict application of the Zoning Regulations would result in a practical difficulty. In reviewing the standard for practical difficulty, the Court of Appeals stated in *Palmer v. Board of Zoning Adjustment*, 287 A.2d 535, 542 (D.C. App. 1972), that “[g]enerally it must be shown that compliance with the area restriction would be unnecessarily burdensome. The nature and extent of the burden which will warrant an area variance is best left to the facts and circumstances of each particular case.” In area variances, applicants are not required to show “undue hardship” but must satisfy only “the lower ‘practical difficulty’ standards.” *Tyler v D C. Bd. of Zoning Adjustment*, 606 A.2w 1362, 1365 (D.C. 1992) (citing *Gilmartin v Bd of Zoning Adjustment*, 579 A.2d 1164, 1167 (D.C. 1990).

It is well settled that the BZA may consider “a wide range of factors in determining whether there is an ‘unnecessary burden’ or ‘practical difficulty’.. Increased expense and inconvenience to an applicant for a variance are among the factors for the BZA’s consideration.” *Gilmartin*, 579 A.2d at 1711 Other factors to be considered by the BZA include: “the severity of the variance(s) requested”; “the weight of the burden of strict compliance”; and “the effect the proposed variance(s) would have on the overall zone plan.” Thus, to demonstrate practical difficulty, an applicant must show that strict compliance with the regulations is burdensome, not impossible.

In this case, the Applicant has a practical difficulty in building any addition because the building is a legally nonconforming structure built prior to May 12, 1958, which greatly limits the maximum lot occupancy to forty-percent (40%), in contrast to the large majority of properties on this block which enjoy the greater sixty-percent (60%) lot occupancy. The Addition

itself will comply with the maximum permitted lot occupancy of forty-percent (40%), but because the existing lot occupancy is over forty-percent (40%), no addition of any size is permitted. If the Property had the benefit of the sixty-percent (60%) lot occupancy, this Addition would be permitted as a matter-of-right. In fact, the currently proposed Zoning Regulations Update would increase the permitted lot occupancy for this Property to sixty-percent (60%), and if adopted, the Addition proposed herein will be permitted as a matter-of-right.

An additional practical difficulty is caused by the extraordinarily small unit size. The units in the Building are about half the size of the next smallest unit in the surrounding area. This unit size, which includes only one bedroom for each unit, is proving unnecessarily burdensome for the Applicant, who lives in one of the four units. The purpose of the proposed Addition is to bring the owner's unit in this Building in line with modern-day standards and surrounding unit sizes; and to add one bedroom to the Applicant's unit

An important aspect of the practical difficulty standard is the degree of the variance requested. The Board may consider the degree of the variance requested in weighing whether or not an Applicant meets the practical difficulty test. In this Application, the degree of variance requested is extremely modest. The Application is proposing no increase in the current lot occupancy of fifty-eight percent (58%) The Applicant is proposing no increase in the number of units. The Addition itself will be under forty-percent (40%) lot occupancy, and will include a one-to-one setback from the front of the Building. The Addition amounts to an increase of one bedroom to one unit in the Building. The height of the Building after the Addition will still be comfortably lower than the two adjacent buildings and most of the other buildings on this block. This is a very modest project and effectively a *de minimus* variance request.

C. Relief Can be Granted without Substantial Detriment to the Public Good and without Impairing the Intent, Purpose, and Integrity of the Zone Plan.

As noted above, the proposed project is modest and will not adversely affect neighboring properties or the public good. The Application was unanimously supported by ANC 6E and the Applicant is not aware of any opposition. The addition will be limited to a lot occupancy of thirty-eight percent (38%), and the eventual height will be lower than that of the surrounding buildings. The Applicant resides in one of the four units in the Building, and in addition to this proposal, has been upgrading this Building in recent years. For these reasons, granting relief and allowing the Addition will not be a substantial detriment to the public good and will not impair the intent, purpose, or integrity of the Zone Plan

VII. Conclusion.

For the reasons outlined in this pre-hearing statement, the Applicant asserts that it has satisfied the standards for the requested variance relief, and respectfully requests that the Board grant its approval.

Respectfully Submitted,

A handwritten signature in black ink that reads "Martin P. Sullivan". The signature is written in a cursive, slightly stylized font.

Martin P. Sullivan
Sullivan & Barros, LLP

Exhibit A

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The above drawings and specifications—and the ideas, designs and arrangements represented thereby—are and shall remain the property of the architect. No part thereof shall be copied, disclosed to others or used in connection with any work or project or by any other person for any purpose other than for the specific project for which they have been prepared and developed, without the written consent of the architect. Visual contact with these drawings or specifications shall constitute conclusive evidence and acceptance of these conditions.



LIPPMAN RESIDENCE
471 M Street NW
Washington, DC 20001

SECOND FLOOR DEMOLITION PLAN

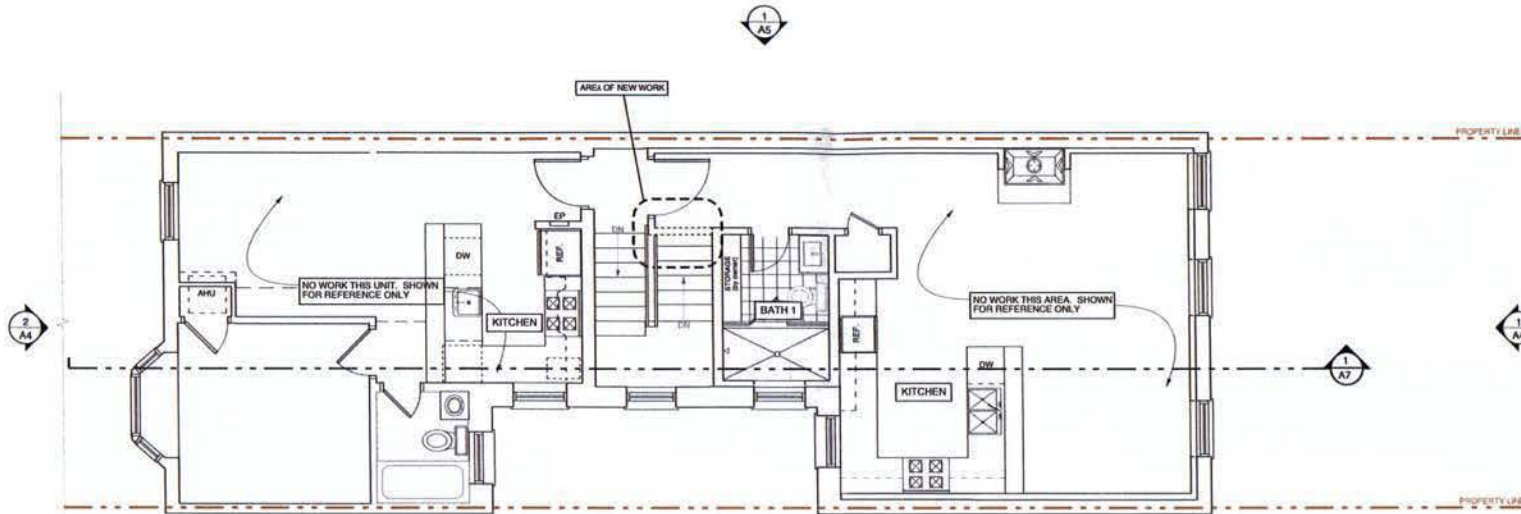
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02/21/11 PRICING DRAWINGS
03/25/11 REV. PRICING DWGS
06/09/11 REV. PLAN LAYOUTS
06/28/11 PLAN UPDATES
06/30/11 PLAN UPDATES
06/25/11 EXTERIOR PERMIT
10/05/11 REV 1: HPO REVISION



A1

StudioCrowleyHall, pte

2011 Park Road, NW
Washington, DC 20015
P: 202.367.3053 F: 202.376.4317



1 SECOND FLOOR - DEMOLITION PLAN A1 SCALE: 1/4" = 1'-0"

LEGEND

- EXIST. WALL TO REMAIN
--- WALL / BULKHEAD ABOVE
--- NEW PARTITION WALL

GENERAL DEMOLITION NOTES:

1. Debris resulting from demolition work, except as noted to be re-used, becomes the property of the contractor and shall be disposed of per applicable laws and on a regular basis.
2. Remove wall doors, hardware, and trim and, to extent possible, save for re-use.
- 2a. Remove all light & plumbing fixtures, window treatments, window air conditioners, etc. not specifically noted on drawings to remain. Prior to disposing of any of these items, review w/ Owner what should be salvaged or re-used.
3. Remove all pipes, ducts, conduits, etc. no longer connected or scheduled to be re-used.
4. Existing electrical and mechanical is not shown, unless otherwise noted. General Contractor is responsible for coordinating work with existing. Verify existing electrical and mechanical demolition / relocation work in field with Architect & Owner. Secure all electrical, mechanical and plumbing affected by the demolition to protect the existing property and systems.
5. General Contractor is responsible for all shoring and bracing related to removal of noted bearing structural conditions scheduled for demolition. General contractor to notify the Architect of any structural, hazardous or other existing conditions related to this demolition that are different from that conveyed in these drawings.

6. All partitions indicated to be removed are non-load bearing unless noted otherwise.
7. General Contractor to remove all demolition material from site in a prompt and timely manner. No storing of demolition debris on site. General Contractor is responsible for coordination of demolition activity with local neighborhood and DCRA requirements.
8. General Contractor is responsible for securing site and adjacent property during demolition from weather, security, and structural integrity.

SELECTIVE DEMOLITION PART 1 GENERAL

- 1.1 SUMMARY
 - A. Selective Demolition:
 1. Selective demolition of interior partitions, systems, and building components designated to be removed.
 2. Selective demolition of exterior facade, structures, and components designated to be removed.
 3. Protection of portions of building adjacent to or affected by selective demolition.
 4. Removal of abandoned utilities and wiring systems.
 5. Notification to Owner of schedule of shut-off of utilities which serve occupied spaces.
 6. Pollution control during selective demolition, including noise control.

7. Removal and legal disposal of materials.
 - A. Hazardous Materials: Asbestos and hazardous materials demolition or removal work is not part of this contract. Removal of materials containing asbestos and other hazardous materials is work of a prior separate contract.
 - 1.2 SUBMITTALS
 - A. Schedule: Submit for approval selective demolition schedule, including schedule and methods for capping utilities to be abandoned and maintaining existing utility service.
 - 1.3 QUALITY ASSURANCE
 - A. Codes and Regulations: Comply with governing codes and regulations. Use experienced workers.
 - 1.4 PROJECT CONDITIONS
 - A. Occupancy: Immediate areas of work will not be occupied during selective demolition. The public, including children, may occupy adjacent areas.
 - B. Existing Conditions: No responsibility for buildings and structures to be demolished will be assumed by the Owner.
 - 2.1 SELECTIVE DEMOLITION
 - A. Demolition Operations: Do not damage building elements and improvements indicated to remain. Items of salvage value, not included on schedule of salvage items to be returned to Owner, shall be removed from structure. Storage or sale of items at project site is prohibited.

- B. Utilities: Locate, identify, disconnect, and seal or cap off utilities in buildings to be demolished.
- C. Shoring and Bracing: Provide and maintain interior and exterior shoring and bracing.
- D. Occupied Spaces: Do not close or obstruct streets, walks, drives or other occupied or used spaces or facilities without the written permission of the Owner and the authorities having jurisdiction. Do not interrupt utilities serving occupied or used facilities without the written permission of the Owner and authorities having jurisdiction. If necessary, provide temporary utilities.
- E. Operations: Cease operations if public safety or remaining structures are endangered. Perform temporary corrective measures until operations can be continued properly.
- F. Security: Provide adequate protection against accidental trespassing. Secure project after work hours.
- G. Restoration: Restore finishes of patched areas.

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471 M Street NW
Washington, DC 20001

SECOND FLOOR
PROPOSED PLAN

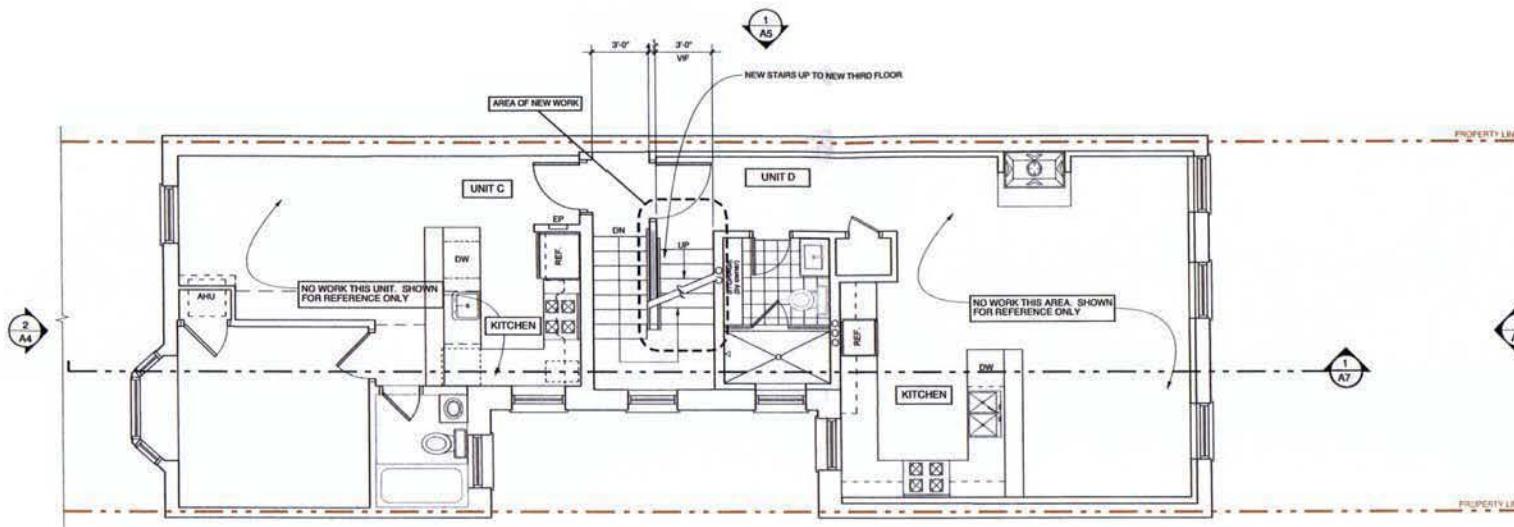
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03/25/11 REV. PRICING DWGS
06/09/11 REV. PLAN LAYOUTS
06/28/11 PLAN UPDATES
06/30/11 PLAN UPDATES
06/25/11 EXTERIOR PERMIT
10/05/11 REV 1: HPO REVISION



A2

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2011 Pine Road, NW
Washington, DC 20010
P: 202 387 3003 F: 202 318 4311



1
A2
SECOND FLOOR - PROPOSED PLAN

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

LEGEND

- EXIST. WALL TO REMAIN
- WALL / BULKHEAD ABOVE
- ▬ NEW PARTITION WALL



LIPPMAN RESIDENCE

471 M Street NW
Washington, DC 20001

THIRD FLOOR
PROPOSED PLAN

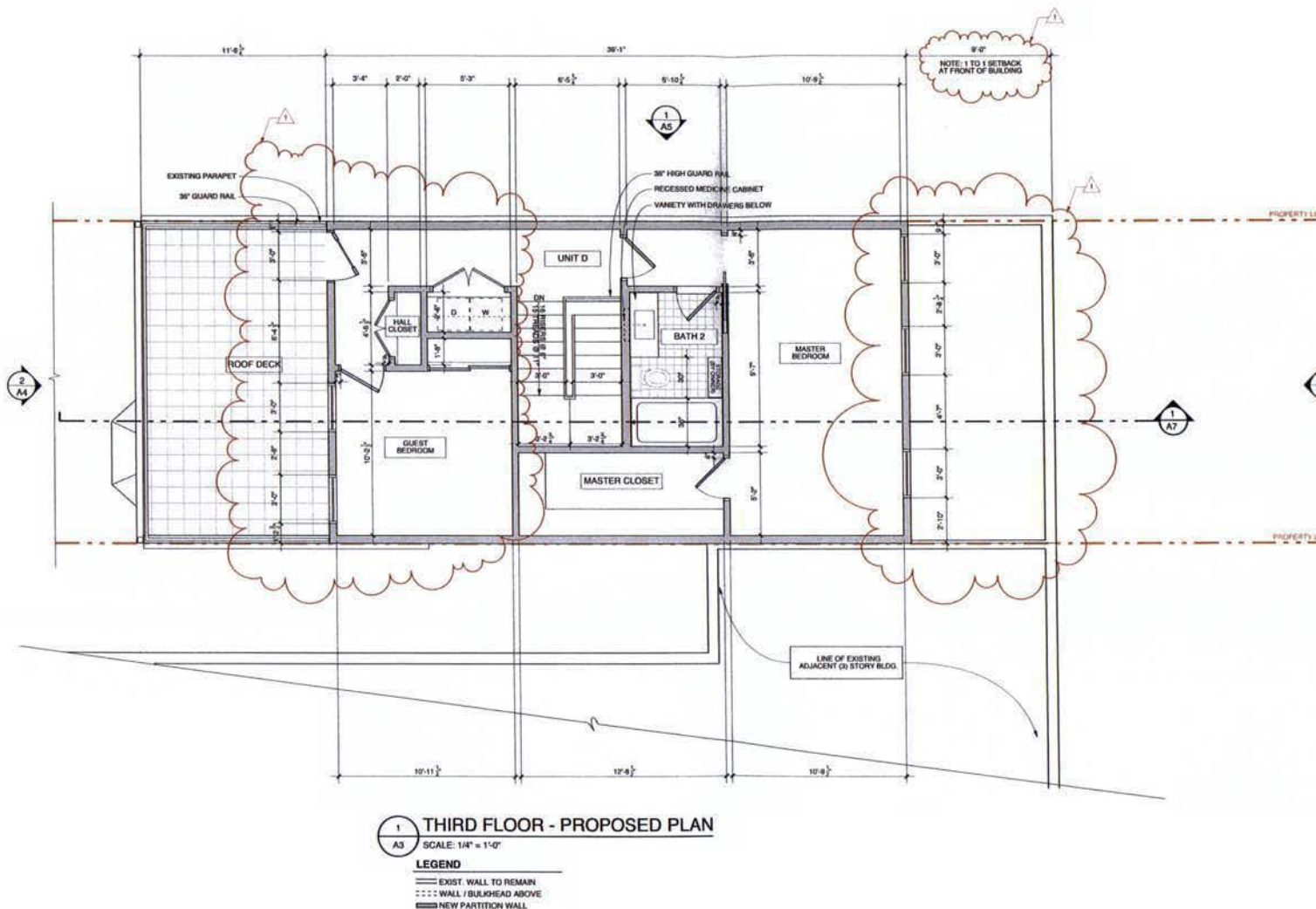
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10/05/11 REV 1: HPO REVISION



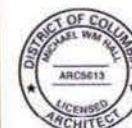
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Washington, DC 20001
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Washington, DC 20001

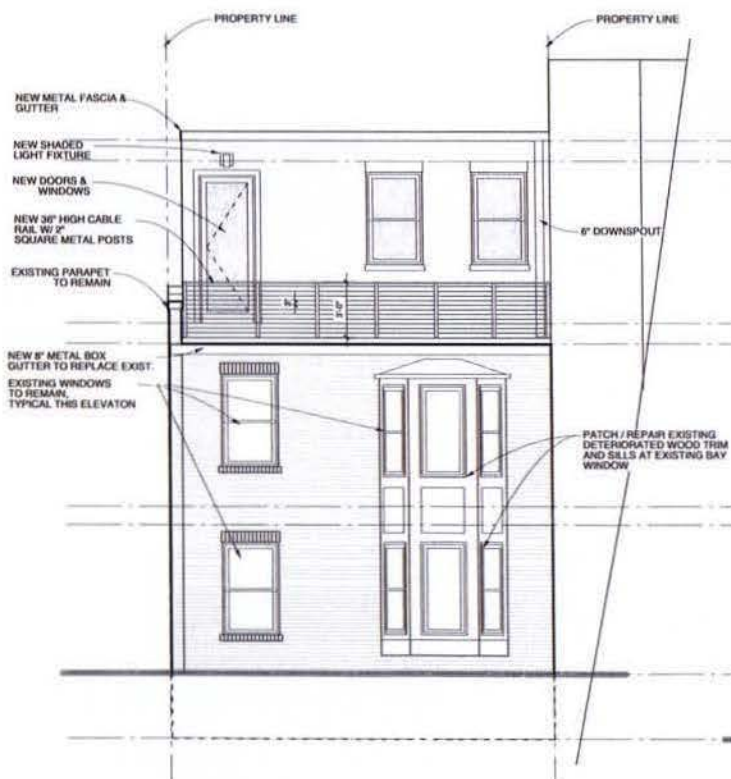
EXTERIOR ELEVATIONS

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03/25/11 REV. PRICING DWGS
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06/30/11 EXTERIOR PERMIT
10/05/11 REV 1: HPO REVISION

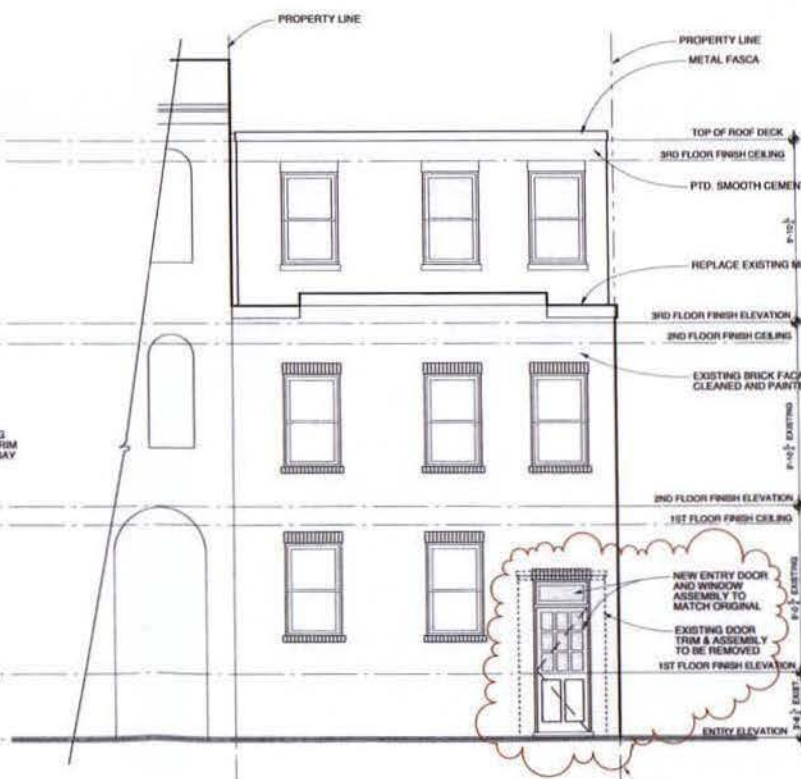
A4

Studio CrowleyHall, pbc

2017 Piss Road, NW
Washington, DC 20010
P: 202 367 2023 F: 202 316 4811



2 REAR ELEVATION - PROPOSED
A4 SCALE: NO SCALE



1 STREET ELEVATION - PROPOSED
A4 SCALE: NO SCALE

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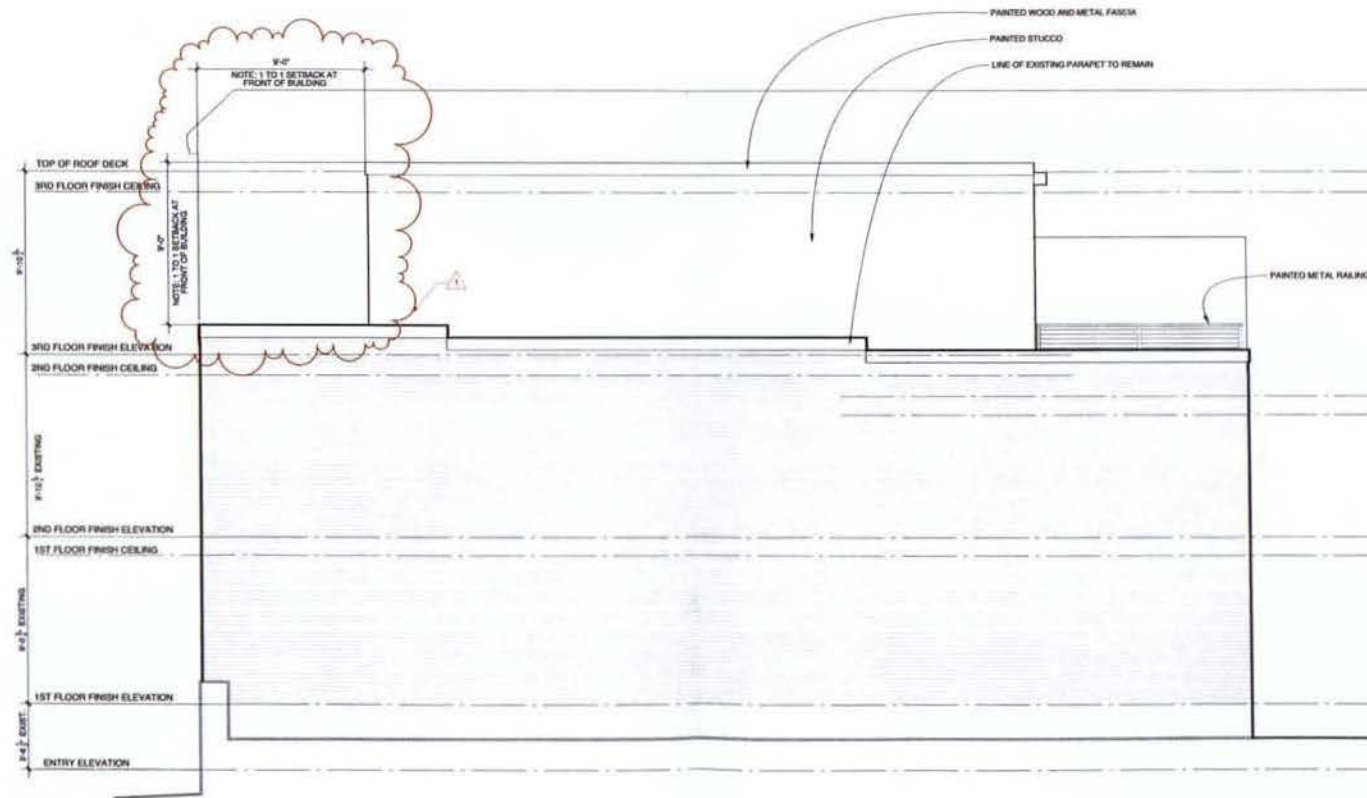
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06/30/11 PLAN UPDATES
08/25/11 EXTERIOR PERMIT
10/05/11 REV 1: MPO REVISION

A5

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2017 Park Road, NW
Washington, DC 20018
P: 202.787.2025 | F: 202.787.4311



1 EAST ELEVATION - PROPOSED
A5 SCALE: NO SCALE



7 FRONT ELEVATION - EXISTING
A6 SCALE: NO SCALE



6 OPP. SIDE OF STREET - EXISTING
A6 SCALE: NO SCALE



3 OPP. SIDE OF STREET - EXISTING
A6 SCALE: NO SCALE



5 REAR ELEVATION - EXISTING
A6 SCALE: NO SCALE



2 FRONT ELEVATION - EXISTING
A6 SCALE: NO SCALE



4 FRONT ELEVATION - EXISTING/PROPOSED
A6 SCALE: NO SCALE



1 FRONT ELEVATION - EXISTING
A6 SCALE: NO SCALE

Changes From the Inside Out

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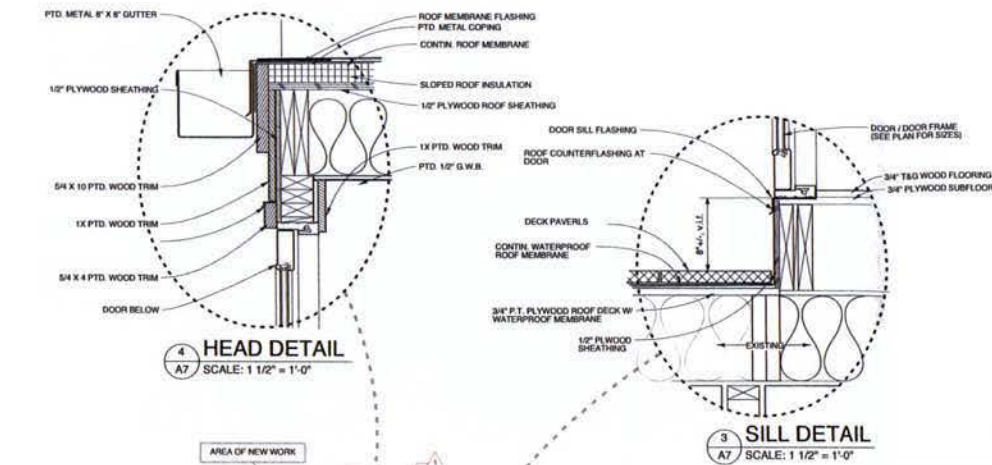
EXTERIOR
PHOTOS

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10/05/11 REV 1: RPO REVISION

A6

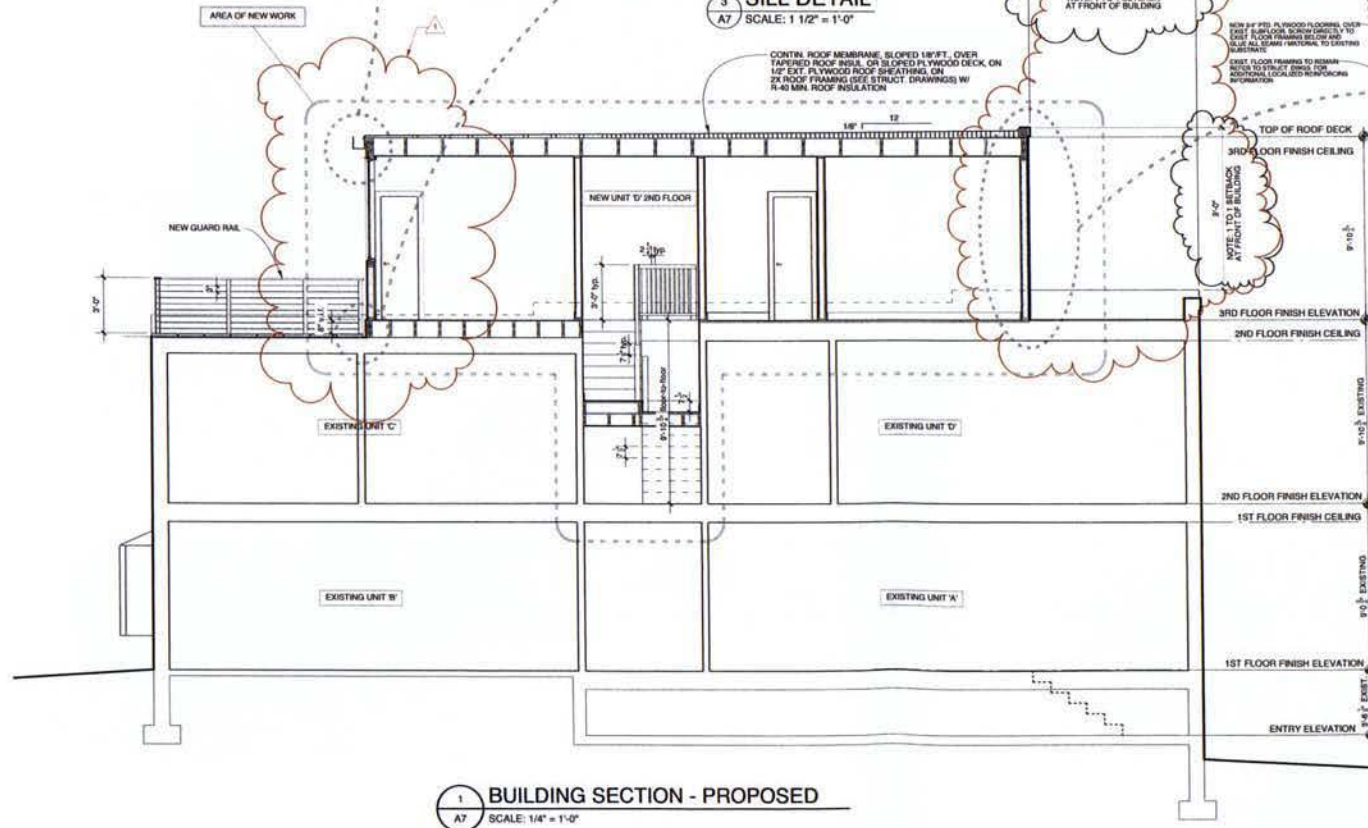
Studio Crowley Hall, LLC

2007 Park Road NW
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P: 202.361.5111 F: 202.319.4311

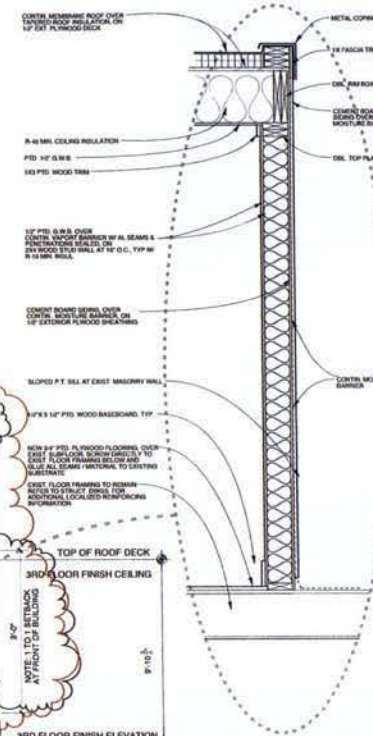


4 HEAD DETAIL
A7 SCALE: 1 1/2" = 1'-0"

3 SILL DETAIL
A7 SCALE: 1 1/2" = 1'-0"



1 BUILDING SECTION - PROPOSED
A7 SCALE: 1/4" = 1'-0"



2 WALL SECTION
A7 SCALE: 3/4" = 1'-0"

Design: From the Inside Out

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471 M Street NW
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BUILDING SECTION

02/04/11 SCHEMATIC REV.
02/21/11 PRICING DRAWINGS
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06/25/11 EXTERIOR PERMIT
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A7

Studio: CrowleyHall, plc

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Washington, DC 20001

**THIRD FLOOR
FRAMING PLAN**

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06/28/11 PLAN UPDATES
06/30/11 PLAN UPDATES

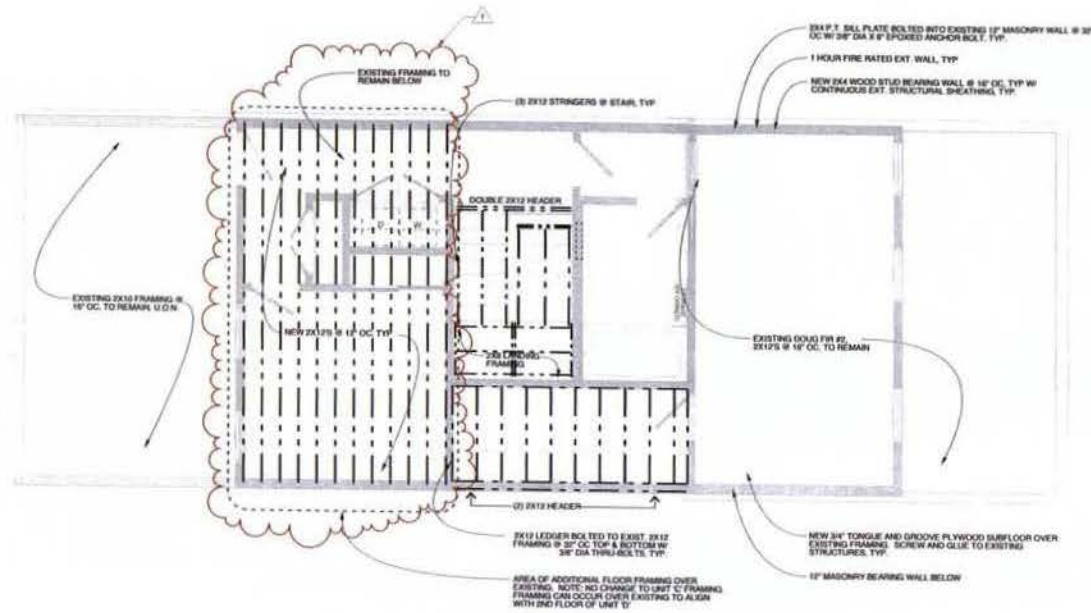
06/30/11 PERMIT
08/25/11 REV 1: HPO REVISION



S1

Studio.CrowleyHall, LLC

2017 Park Plaza NW
Washington, DC 20010
P: 202-361-3000 | F: 202-361-4312



1 3RD FLOOR FRAMING PLAN
S1 SCALE: 1/4" = 1'-0"

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LIPPMAN RESIDENCE

471 M Street NW
Washington, DC 20001

ROOF FRAMING PLAN

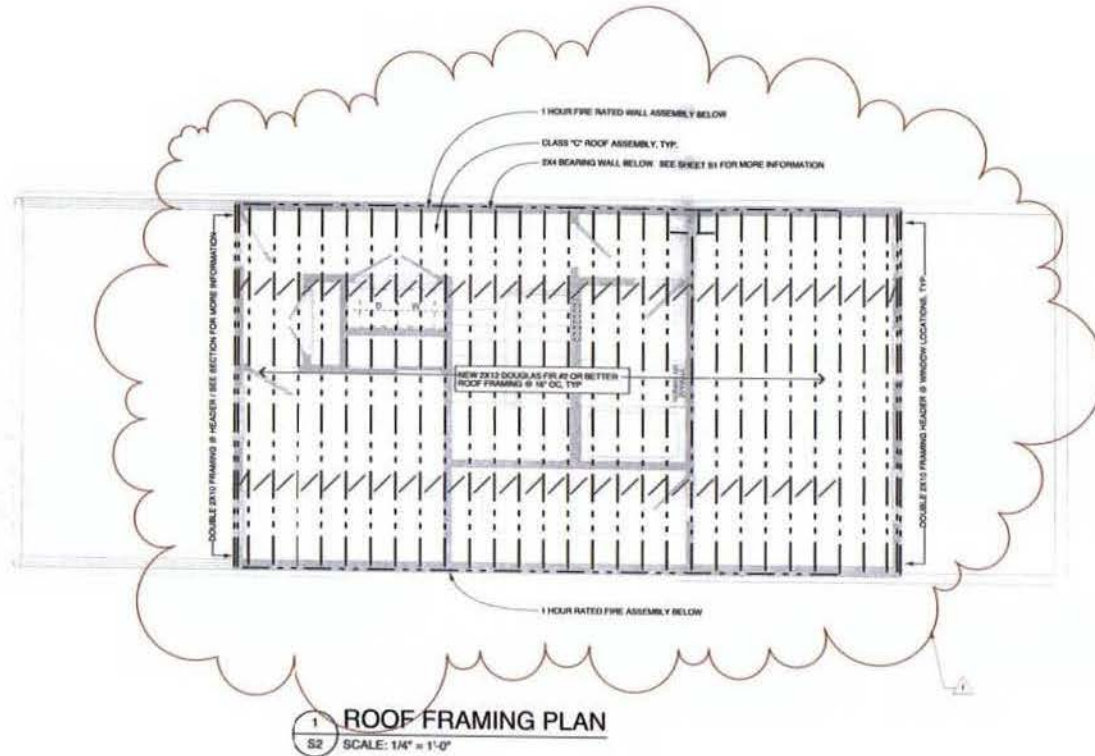
03/04/11 SCHEMATIC REV.
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06/28/11 PLAN UPDATES
08/03/11 PLAN UPDATES
08/25/11 EXTERIOR PERMIT
10/05/11 REV 1: HPO REVISION



S2

Studio CrowleyHall, LLC

2011 Park Road, NW
Washington, DC 20006
P: 202.361.3003 | F: 202.318.4317



1 S2 ROOF FRAMING PLAN

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

STRUCTURAL NOTES

General

This building has been designed using the International Building Code 2006 w/ attention to DC addenda.

Design Loads

Live Loads: Floor = 40 psf, Attic = 20 psf, Roof = 30 psf
Snow Loads: Ground Snow Load = 30 psf
Wind Loads: Basic Wind Speed = 90 mph, Wind Exposure = B, Design Wind Pressure = 13 psf
Earthquake Load: Seismic Design Category = B

General Contractor is responsible for determining allowable construction loads related to design loads above for all bracing, formwork, staging, or other temporary elements related to the construction of the building. Any additional loads not related to the design loads above shall be provided with their own support and bracing as determined by the General Contractor.
General Contractor is responsible to verify in field all dimension and structural conditions and notify the Architect of conditions different than indicated on the drawings.

Soils & Foundations

New and existing footings are designed, unless otherwise noted, assuming a 2,000 psf capacity. Footings shall bear on undisturbed soils at least as 1'-0" below original grade or on engineered compacted fill. Bottoms of all exterior footings shall be minimum of 30" below finished exterior grade. General Contractor is responsible for verifying soil conditions to the field and notifying the Architect of conditions that vary from design intentions.
General contractor is responsible for protecting all exposed soil bearing conditions from freezing, water or other situations that may compromise the soil bearing capacity.

Concrete

All concrete, unless noted otherwise, shall be 3,000 psi Fc, stone-aggregate at 28 days. All exterior concrete slab or flat work shall be 3,500 psi Fc. All exterior concrete of 3,500 psi shall have 6% air entrainment (+/- 1.5%). All other concrete to be 4.5% air entrained content.

Remove and clean all existing concrete surfaces of loose debris, etc. where new concrete will be in contact. Contact surfaces shall have thorough coating of one part sand & one part cement paring with only enough water for the application.
Unless otherwise noted, all concrete slabs on grade shall be 4" thick reinforced with 6"x6" W1.4xW1.4 welded wire fabric over 6 mil rated vapor barrier and 4" washed gravel or compacted sand.
All concrete work shall comply with latest locally approved versions of ACI 311 Proportions of Concrete, ACI 214 Compression Tests, ACI 301 Specifications, ACI 304 Placing Concrete, ACI 304 Hot Weather, ACI 306 Cold Weather, ACI 315 Detailing, ACI 318 Code and ACI 347 Formwork.

All concrete field and lab testing shall comply with latest locally approved versions of ASTM C31 Field Cylinder Specimens, ASTM C39 Lab Testing Cylinders, ASTM C42 Hardened Cores, ASTM C143 Slump Test, ASTM C172 Sampling Fresh Concrete, and ASTM C173 or C231 Air Content - when those needed apply.

Use of concrete additives shall be approved by the Architect / Engineer prior to use. No calcium chloride shall be used.

General Contractor is responsible for coordinating all sub-surface utilities, their access during construction and after project completion, as related to all concrete work.

All concrete reinforcing shall conform to ASTM A615, grade 60, and shall be fabricated and installed in accordance with ACI 315 Manual of Standard Practice for Detailing Concrete Structures.

Unless otherwise noted, all steel reinforcing dowels shall be the same size as the adjacent specified material.

Steel reinforcing for concrete shall be protected with 3" at footings against earth, 3/4" at interior concrete slabs and walls, 1 1/2" at exterior walls and slabs and 1 1/2" at beams and columns.

Reinforcing splices shall lap 34 bar diameters for up to #6 bars and 43 for #7 and larger. Bend horizontal wall reinforcing 24" around corners to match horizontal reinforcing.

Exposed dowels shall be installed at existing concrete using Hilti HIT System. Follow manuf. specifications for installation.

Welded wire fabric (WWF) shall conform to ASTM A185 and shall be min. 6" x 6" W1.4 x W1.4 installed 2" from top of slab. Lap mesh one full grid width and extend into adjacent supporting beams or walls when present.

Masonry

All masonry construction shall comply with ACI 530-02/ASCE 5-02/TMS 402-02 Building Code Requirements for Masonry Structures and ACI 530.1-02/ASCE 5-02/TMS 602-02 Specifications for Masonry Structures. Masonry bearing walls, partitions, and piers shall consist of load bearing units meeting ASTM C90 or ASTM C145 requirements, grade N-1. Use full head embed joints and bond brick or masonry piers and cross wall s into adjacent walls.

Masonry construction and materials shall be in accordance with the local approved building codes and related recommendations of the Brick Industry Association (BIA) and National Concrete Masonry Association (NCMA).

Provide (3) continuous courses of brick or 8" min. depth of 100% solid masonry below all joist or slab bearing conditions. Provide min. 24" width and 16" depth of brick or 100% solid masonry below all lintels or wall bearing beams unless otherwise noted. Where indicated on drawings, 100% solid masonry units shall consist of ASTM C145 masonry units or hollow load bearing filled with Portland cement grout.

All below-grade masonry shall be constructed using type S masonry conforming to ASTM C270 and shall be a minimum of 8" thick. Above-grade masonry shall be constructed using type N mortar conforming to ASTM C270 and shall have min. compressive strength of 750 psi at 28 days. Grout for masonry cores shall be coarse type, conforming to ASTM C476 with min compressive strength of 2500 psi. All piers and partitions shall be bonded to adjacent masonry walls.

Contractor shall provide adequate bracing and support for all masonry work until final work is completed.

All masonry mortar shall comply with ASTM C270.

Masonry loose lintel sizes for each 4" width is noted below. All steel angles shall have long leg oriented vertical and 6" min. bearing. Lintels over openings at interior partition walls not otherwise specified shall be precast lightweight concrete lintels 8" deep with 1 #2 reinf. bar top and bottom for each 4" width.

3 1/2" x 3 1/2" x 5/16" angle for 0" to 3'-0"

4" x 3 1/2" x 5/16" angle for 3'-0" to 5'-0"

5" x 3 1/2" x 5/16" angle for 5'-0" to 6'-0"

Steel

All structural steel wide flange shapes shall comply with ASTM A992. All HSS shapes shall comply with ASTM A500. Grade B with Fy = 42ksi for round HSS and Fy=46 for rectangular HSS. All other structural steel angles, channels, plates, etc., shall comply with ASTM A36. All steel shall be detailed, fabricated and constructed in accordance with the current version of AISC Code of Standard Practice for Steel Buildings and Bridges required by local code.

All shop and field connections shall be by welding or with 3/4" dia. A325 high strength bolts. Typical field connections shall be bolted and shop connections welded. Connections not detailed shall be designed for Type 2 construction, in accordance with AISC manual. Unless otherwise noted, all connections shall be designed for maximum end reaction using the Uniform Load Constants in part two of the AISC manual for the given beam, grade or steel and span specified. Welding shall be performed by certified welders in accordance with AWS D1.1 (latest edition). All electrodes shall be E-70XX, low hydrogen, unless otherwise noted.

Holes shall not be cut in steel members unless indicated on the drawings or approved in writing by the engineer.

Anchor bolts shall be ASTM A307 rods with tack-welded hex head nuts at embedded end or A307 bolts with the head embedded.

Unless specifically excluded, all steelwork shall be given on coat of shop paint.

Wood

All wood construction, including nailing and details, shall comply with approved local building code and the latest edition of the National Design Specification for Wood Construction (NDS) by American Forest and Paper Association (AFPA).

All framing lumber shall be SPF #1/#2 or better, unless otherwise noted. Lumber to be graded by National Lumber Grades Authority (NLGA) rules.

Provide double joists at parallel partitions where partition length exceeds 1/3 joist span.

All wood members designated as pressure treated shall be Southern Pine #2 or engineer approved equal and water-borne preservative treated in accordance with the American Wood Preservers Association (AWPA) Standard C1-03.

All Timber Products - Preservative Treatment by Pressure Processes.

The following wood members shall be pressure treated: Sills or plates bearing on concrete or masonry exterior walls, exterior wood siding, sheathing and wall framing with clearances of less than 6" from grade, sills and sleepers bearing directly on a concrete slab in direct contact with the ground, and wood framing strips or framing members attached directly to the interior surface of exterior concrete or masonry walls below grade.

Sill plates shall be pressure treated and shall be anchored with 1/2" diameter anchor bolts embedded in foundations to a depth of 8" min. for poured-in-place concrete, and 18" min. in grouted unit masonry. There shall be a minimum of two bolts per section of plate and anchor bolts shall be placed 12" from the end of each section of plate, with intermediate bolts spaced 6'-0" max. o.c. for one and two story buildings and 4'-0" max. o.c. for buildings over two stories in height.

Use Simpson Strong-Tie, USP or approved equal structural wood connectors, unless noted otherwise for all wood connections. Timber and laminated lumber beams and headers shall be connected to posts with post cap connectors. Post bases shall be fastened to their supports in a like manner. All joists and beams shall be supported with joist or beam hangers as noted. Every roof joist or roof truss shall be attached to its support with hurricane ties, unless noted otherwise.

Provide erection bracing for floor and roof framing which shall include strut bracing, cross bracing for bottom chord bearing, bottom chord restraint and away bracing.

Beams, headers and lintels designated "ML" are to be Microlam LVL wood beams manufactured by Trus Joist or approved equal, with the following structural properties: Fb=2600 psi (for 12" depth), Fv=285 psi, and E=1900 ksi.

Sizes to be as indicated on drawings. Unless otherwise noted, multiple Microlams are to be fastened together with a min. of (2) rows of 16d common nails at 12" o.c. (staggered). Multiple Microlams which are 14" or more deep are to be fastened together with (3) rows of 16d common nails at 12" o.c. staggered. Nails are to be spaced 3" from the top and bottom of the beam. Microlams are designated on plans as follows: 1 3/4", 5.5 ML = 5 1/2" deep, 9.25 ML = 9 1/4" deep, 11.8 ML = 11 7/8" deep, and 14.0 ML = 14" deep, etc.

Structural members designated "Timberstrand" are to be Timberstrand LSL Rim Board as manufactured by Trus Joist or approved equal, with the following section properties: Fb=1200 psi (for 12" depth), Fv=400 psi, and E=800 ksi.

Sizes to be as shown on drawings.

Floor and roof framing members designated "TJ" shall be Trus Joist manufactured by Trus Joist or approved equal. Multiple joists and special joist framing have been indicated where required. All multiple joists shall be fastened together per the manufacturer's recommendations. All joists must be framed with web stiffeners at bearing points and concentrated loads, as required by the manufacturer.

Unless otherwise noted, all lintels and headers shall be (2) 2x12 SPF #1/#2, min. in 2x4 stud bearing walls, and (3) 2x10 SPF #1/#2, min. at 2x6 stud bearing walls. At bearing walls provide (2) jack studs and one king stud at each end, unless shown otherwise. All jacks or posts shall line up with those at the floor below. All jack studs or posts must be continuous, or if not, the lowest level of the structure as shown, to the lowest level of the structure.

Stud bearing partitions shall have (2) continuous plates at the top unless noted otherwise, which are to be applied at stud locations only. Splices to be staggered at least 48". Contractor to provide min. of one row of blocking at mid-height of interior stud walls. Mid-height blocking shall consist of same size, species and grade of lumber as for the wall studs. Mid-height blocking is required in the exterior walls if the structural sheathing is not already in place.

At exterior stud walls shall be braced at 45 degree angle or 24" min. width of plywood sheathing at the corners each way. Bracing shall be attached with 16d common nails in the top and bottom plates and 8d common nails in each intersection stud. Let-in bracing is not to be used to avert any loss of cross-sections of the studs.

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Design From the Inside Out.

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S3

Studio: Crowley Hall, Inc.

2017 Park Road, NW
Washington, DC 20018
P: 202 387 3500 F: 202 318 4317

FASTENING SCHEDULE

BUILDING COMPONENT	FASTENER	NOTES
FLOOR CONSTRUCTION		
joists to sill or girder	8d nails	3 toe nail
bridging to joists	8d nails	2 each end
blocking between joists	8d nails	3 toe nail
rim joist to top plate	8d nails	6" o.c.
joist to band joist	16d nails	2 toe nail or face nail
built-up girders & beams	20d nails	6" o.c. @ panel edges, or 12" o.c. @ intermediate supports
3/4" floor sheathing	8d nails	6" o.c. @ panel edges, 12" o.c. @ intermediate supports
	No. 10 screws	9" o.c. @ panel edges, 18" o.c. @ intermediate supports
WALL CONSTRUCTION		
sill plate to joist or blocking	16d nails	16" o.c.
top plate to stud	16d nails	2 end nail
stud to sill plate	8d nails	4 toe nail
	16d nails	2 end nail
stud to plate	16d nails	2 toe nail or 2 direct
double studs	16d nails	16" o.c.
corner studs	16d nails	24" o.c.
interior bearing wall sill plate to parallel joist	16d nails	12" o.c.
double top plate	16d nails	16" o.c.
top plate laps	16d nails	8 direct nails
2 piece header	16d nails	16" o.c. along edge
header to stud	8d nails	4 toe nail
gypsum wall sheathing	6d nails or drywall screws	7" o.c. @ all edges, studs & blocking
1/2" wall sheathing	8d nails	6" o.c. @ panel edges, 12" o.c. @ intermediate supports
ROOF CONSTRUCTION		
ceiling joist to plate	16d nails	3 toe nail
ceiling joists, laps over partitions	16d nails	3 face nail (minimum)
ceiling joist to parallel rafter	16d nails	3 face nail (minimum)
rafter to plate	16d nails	3 toe nail
rafter to ridge	16d nails	4 toe nail
jack rafter to hip	10d nails	3 toe nail
collar tie to rafter	10d nails	3 face nail
roof sheathing	8d nails	6" o.c. @ panel edges, 12" o.c. @ intermediate supports

NOTES:

1. This fastening schedule to be used for all connections unless otherwise noted in drawings.
2. All nails to be standard common wire nails, unless otherwise noted in drawings.
3. Floor sheathing to be glued with subfloor adhesive.

ADDITIONAL NAILING REQUIREMENTS

TJI JOISTS AT BEARINGS:

(2) 8d (2 1/2") box nails (1 each side), 1 1/2" from end

BLOCKING PANELS, RIM JOISTS OR RIM BOARD TO BEARING PLATE:

TJI blocking panels or rim joists: 10d (3") box nails at 6" o.c.

True Joist Rim Board: toenail with 10d (3") box nails at 6" o.c. or 16d (3 1/2") box nails at 12" o.c.

Shear Transfer: connections equivalent to decking nail schedule

RIM BOARD, RIM JOIST OR CLOSURE TO TJI AT JOIST

1 3/4" width or less: (2) 10d (3") box nails, one each at top and bottom flange.

TJI / Pro 130, 350, 100C an d300C rim joists: (2) 16d (3 1/2") box nails, one each at top and bottom flange

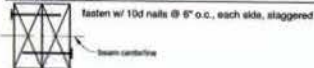
TJIPro 550 & 400C Rim Joist: toenail joist to rim joist w/ (1) 10d (3") box nail each side of joist top flange

2 X 4 MINIMUM SQUASH BLOCKS

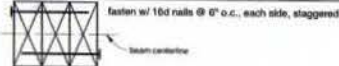
(2) 10d (3") box nails, one each at top and bottom flange

TYPICAL BUILT-UP WOOD COLUMNS

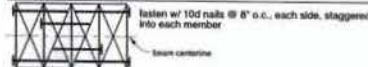
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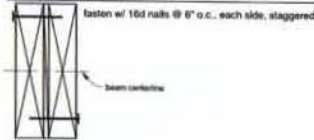
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(4) 2 x 4



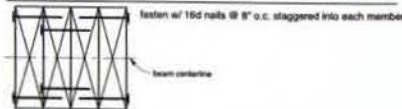
(2) 2 x 8



(3) 2 x 6



(4) 2 x 6



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S4

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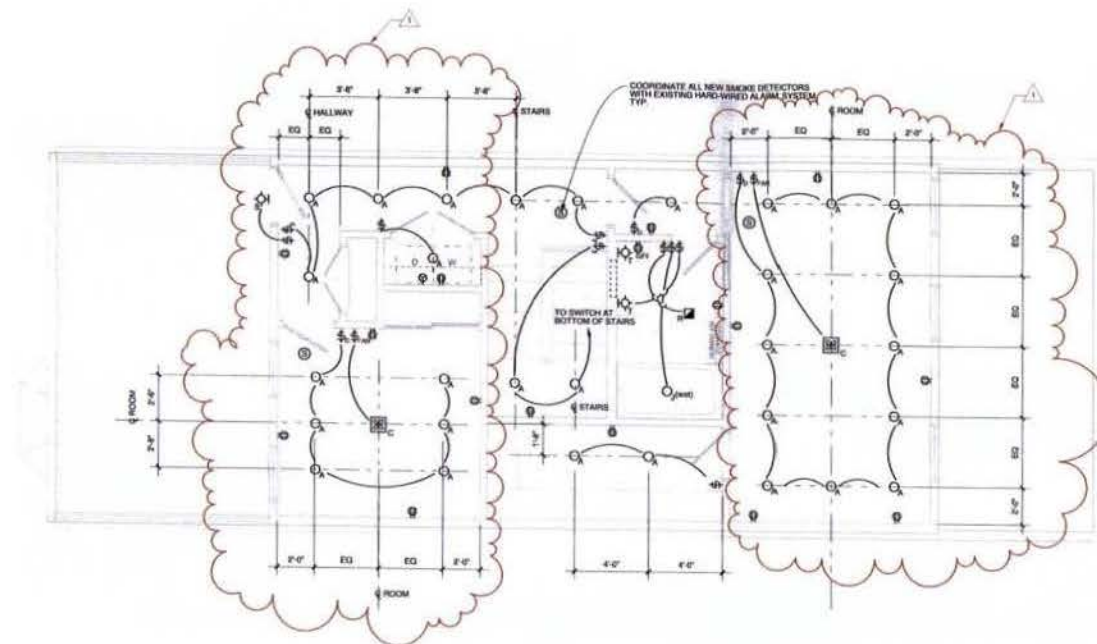
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LIPPMAN RESIDENCE
471 M Street NW
Washington, DC 20001



1 3RD FLOOR PLAN - ELECTRICAL
E1
SCALE: 1/4" = 1'-0"

ELECTRICAL GENERAL NOTES:

- General Contractor responsible for verifying existing electrical systems.
- Electrical work shown is new only. Existing electrical is not shown. General Contractor is responsible for coordinating work with existing. Verify existing electrical demolition / relocation work in field with Architect & Owner.
- Verify all dimensions and layouts and review with Architect prior to installation.
- Electrical work shown is intended to be in general compliance with local building codes. General Contractor is responsible for compliance with local building code requirements.
- Group all switch locations into single junction box whenever possible.
- Provide data and telephone rough-in locations and coordinate w/ Owner's vendor for system installation.
- Elco: Subcontractor to coordinate and include power needs for HVAC system (including air-handling units, condensers, radiant heat flooring, etc.) with HVAC Subcontractor.

ELECTRICAL LEGEND:

- Wall Mounted Fixture
- Recessed Downlight
- Recessed Wall Washer
- Surface Mounted Fixture
- Pendant Fixture
- Strip Fixture
- Track Lighting, No. of Heads as indicated
- Exhaust Fan
- Ceiling Fan
- New Hard-wired Smoke Alarm
- Single Pole Switch
- Three-Way Switch
- Dimmer Switch
- Three-Way Switch w/ Dimmer
- Duplex Receptacle Outlet, 15' AFF U.O.N.
- GFI Duplex Receptacle Outlet
- Switched Duplex Receptacle Outlet, 15' AFF U.O.N.
- Dedicated Duplex Receptacle Outlet as Noted
- Quad Electrical Receptacle Outlet, 15' AFF U.O.N.
- In-Floor Duplex Receptacle Outlet
- Telephone Outlet, 15' AFF U.O.N.
- Data Outlet, 15' AFF U.O.N.
- Cable TV/Media Outlet
- Thermostat

3RD FLOOR ELECTRICAL PLAN

02/04/11 SCHEMATIC REV.
02/21/11 PRICING DRAWINGS
03/25/11 REV. PRICING DWGS
06/09/11 REV. PLAN LAYOUTS
06/28/11 PLAN UPDATES
06/30/11 PLAN UPDATES
10/05/11 REV 1: HPO REVISION



E1

Studio CrowleyHall, LLC

2017 Park Road, NW
Washington, DC 20010
P: 202-387-3531 F: 202-318-4311

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LIPPMAN RESIDENCE
471 M Street NW
Washington, DC 20001

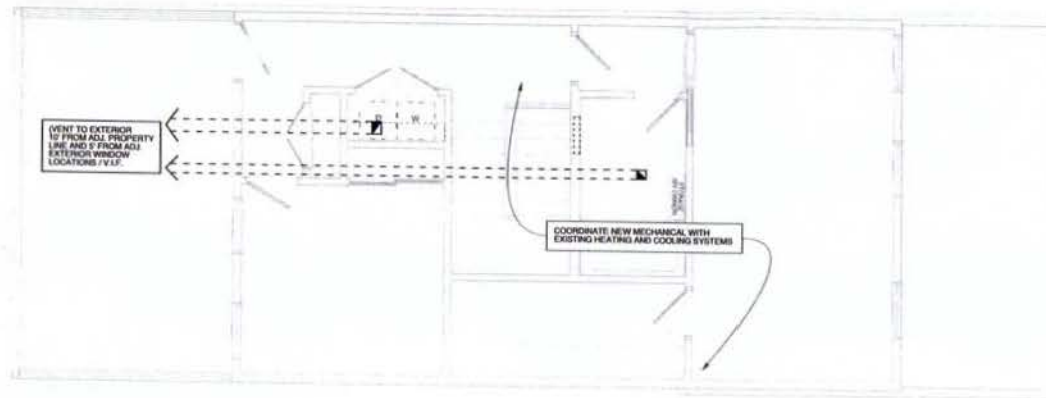
**THIRD FLOOR
MECHANICAL PLAN**

02/04/11 SCHEMATIC REV.
02/21/11 PRICING DRAWINGS
03/25/11 REV. PRICING DWGS
06/09/11 REV. PLAN LAYOUTS
06/28/11 PLAN UPDATES
06/30/11 PLAN UPDATES
08/25/11 EXTERIOR PERMIT
10/05/11 REV 1: HPO REVISION



Studio CrowleyHall, LLC

3017 Park Road, NW
Washington, DC 20019
P: 202.547.5033 F: 202.318.4317



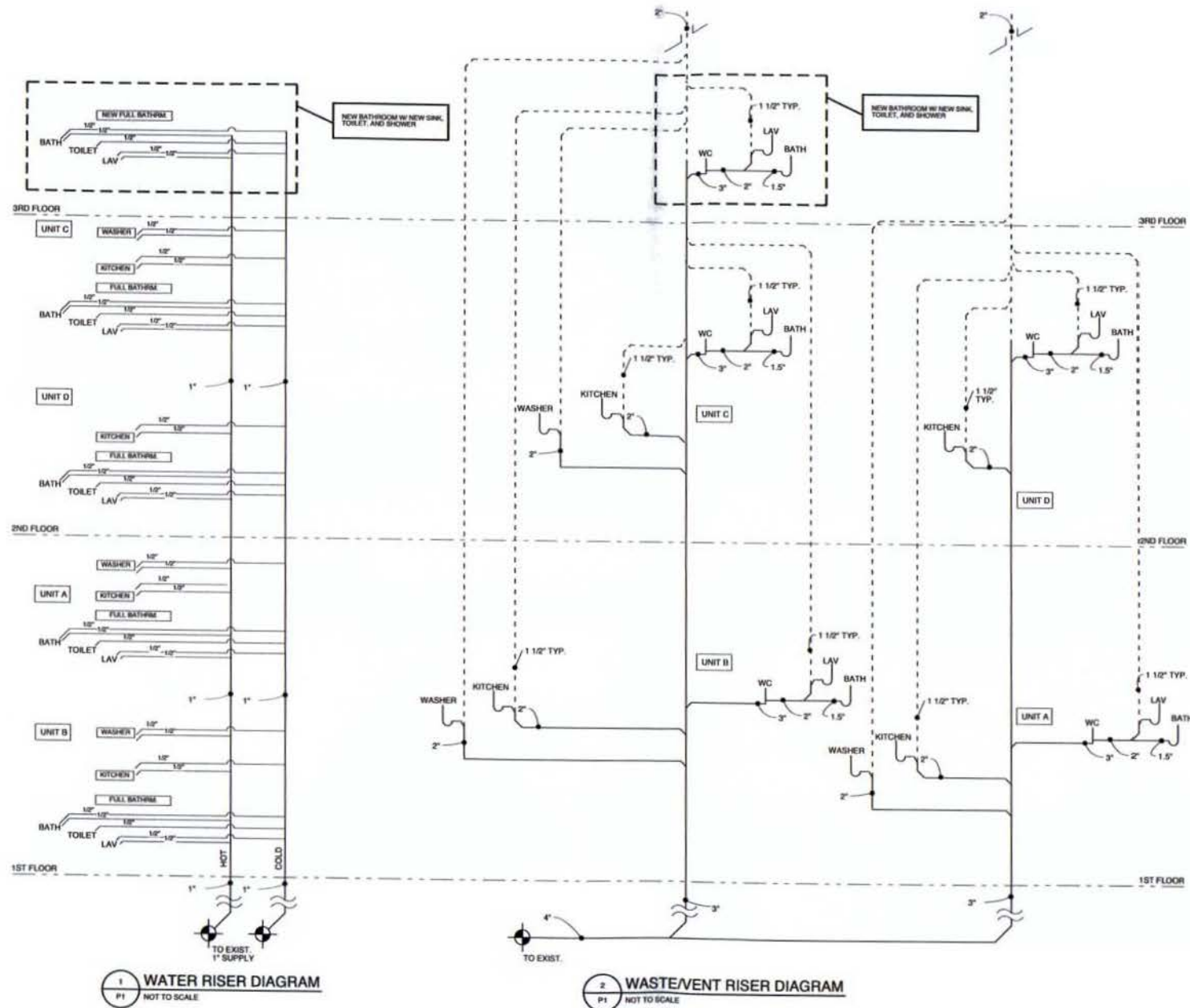
MECHANICAL TERMINATIONS SHALL BE
1" ABOVE GRADE / 1" TERMINATION CLEARANCE:
1" FROM ADJACENT PROPERTY LINE

COORDINATE ALL DUCT LAYOUTS AND SUPPLY / RETURN
LOCATIONS FOR A.C. SYSTEM IN FIELD W/ ARCHITECT
SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION

COORDINATE ALL RADIATOR FOR A.C. SYSTEM IN FIELD W/
ARCHITECT
SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION

MECH. SYSTEMS SHOWN ARE INTENDED FOR
SCHEMATIC LAYOUT ONLY. GENERAL CONTRACTOR
TO COORD. FINAL SYSTEM SPECIFICATIONS FOR
REVIEW / APPROVAL BY ARCHITECT IN FIELD

1 3RD FLOOR PLAN - MECHANICAL
M1 SCALE: 1/4" = 1'-0"



Design: From the Inside Out

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LIPPMAN RESIDENCE
471 M Street NW
Washington, DC 20001

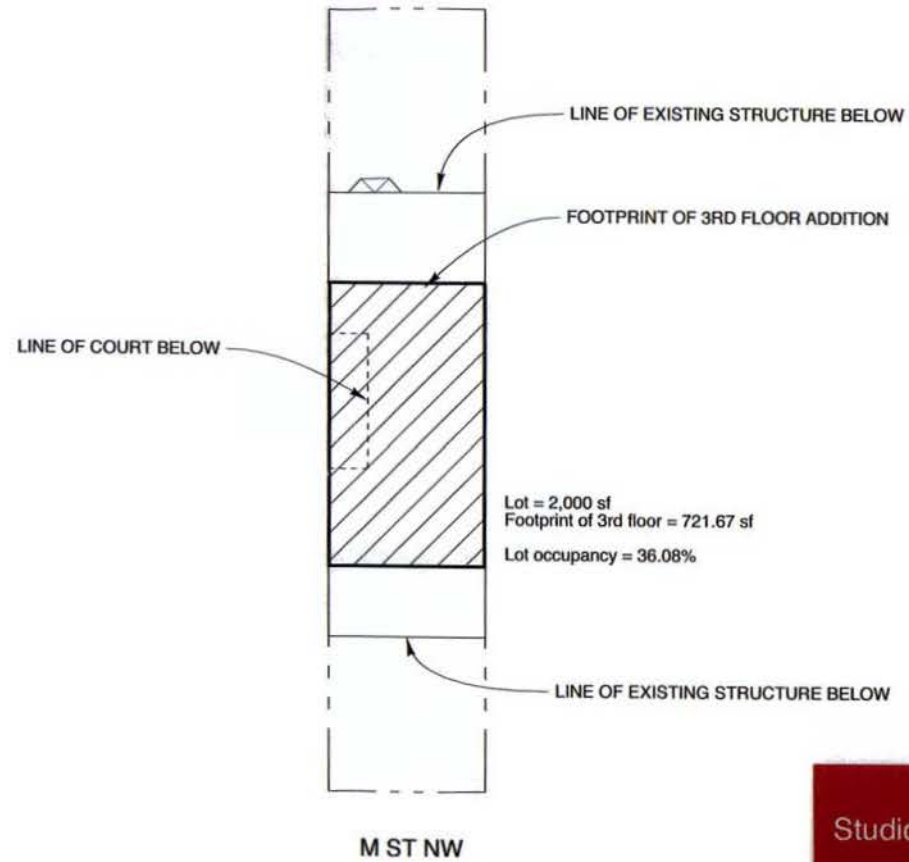
RISER DIAGRAMS

02/04/11 SCHEMATIC REV.
02/21/11 PRICING DRAWINGS
03/25/11 REV. PRICING DWGS
06/05/11 REV. PLAN LAYOUTS
06/28/11 PLAN UPDATES
06/30/11 PLAN UPDATES
07/01/11 REV. HPO REVISION

P1

Studio: CrowleyHall, LLC

2011 Park Road, NW
Washington, DC 20010
P: 202.367.3031 F: 202.319.4317



07/01/13 LOT OCCUPANCY

Studio: CrowleyHall, pllc

2017 Park Road, NW
Washington, DC 20010
P: 202.387.3003 | F: 202.318.4317

DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., August 28, 2011

Plat for Building Permit of: SQUARE 513 LOT 920

Scale: 1 inch = 20 feet Recorded in Book A & T Page 2392

Receipt No. 11-05413

Furnished to: CATHIE HARRISON

I hereby certify that all existing improvements shown hereon, are completely dimensioned, and are correctly platted; that all proposed buildings or construction, or parts thereof, including covered porches, are correctly dimensioned and platted and agree with plans accompanying the application; that the foundation plans as shown hereon is drawn, and dimensioned accurately to the same scale as the property lines shown on this plat; and that by reason of the proposed improvements to be erected as shown hereon the size of any adjoining lot or premises is not decreased to an area less than is required by the Zoning Regulations for light and ventilation; and it is further certified and agreed that accessible parking area where required by the Zoning Regulations will be reserved in accordance with the Zoning Regulations, and that this area has been correctly drawn and dimensioned hereon. It is further agreed that the elevation of the accessible parking area with respect to the Highway Department approved curb and alley grade will not result in a rate of grade along centerline of driveway at any point on private property in excess of 20% for single-family dwellings or flats, or in excess of 12% at any point for other buildings. (The policy of the Highway Department permits a maximum driveway grade of 12% across the public parking and the private restricted property.)

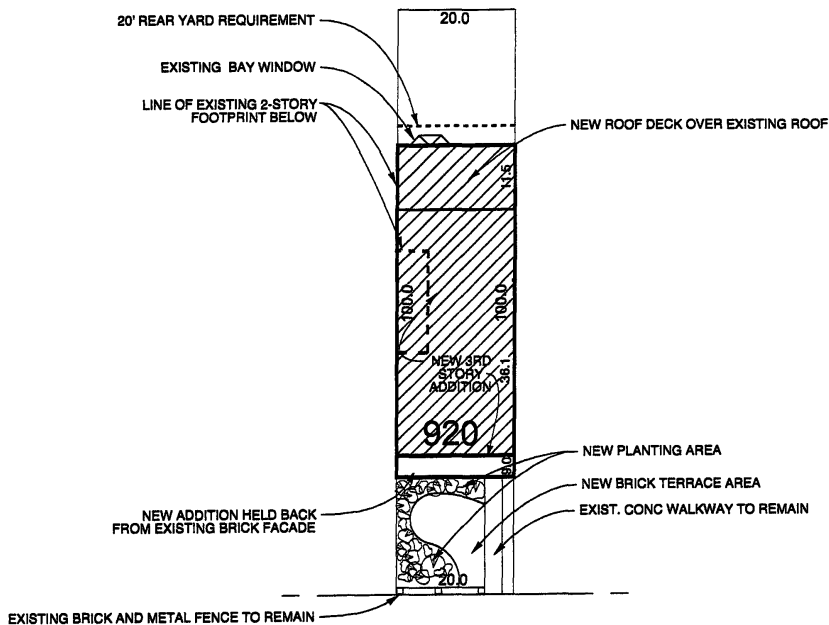
Date: _____

Surveyor, D.C.

By: A.S.

(Signature of owner or his authorized agent)

NOTE: Data shown for Assessment and Taxation Lots or Parcels are in accordance with the records of the Department of Finance and Revenue, Assessment Administration, and do not necessarily agree with deed description.



M STREET, N.W.

Exhibit B

Survey of Properties Surrounding 471 M Street, NW

North Side of the 400 Block of M Street, NW

Address	Use	Stories
1201 5 th St	Commercial – Retail	2 Stories
477 M	One-Family Dwelling	3 Stories
473 M	One-Family Dwelling	3 Stories
471 M	Pre-1958 Original Apartment House	2 Stories – 58% Lot Occupancy
474 Ridge St	40 ft. driveway to church on Ridge St	NA
465	One-Family Dwelling	3 Stories
463	Flat	3 Stories
459	Flat	2 Stories
457	Flat	3 Stories
455	Flat	3 Stories
453	Flat	3 Stories
451	Flat	3 Stories
449	Flat	2 Stories
447	Flat	2 Stories
443 M	One-Family Dwelling	2 Stories
441 M	One-Family Dwelling	3 Stories
439 M	Flat	3 Stories
437 M St	Apartment House – Apparent Conversion	3 Stories
435	One-Family Dwelling	3 Stories
433	Flat	3 Stories
431	One-Family Dwelling	3 Stories
429	One-Family Dwelling	3 Stories
425	Pre-1958 Original Apartment House	4 Stories – estimated 90% Lot Occupancy
421 M St NW	One-Family Dwelling	3 Stories
419 M St NW	Flat	3 Stories
415	One-Family Dwelling	3 Stories
411	Flat	2 Stories
409	Flat	2 Stories
407	One-Family Dwelling	2 Stories
405	One-Family Dwelling	3 Stories
403	Flat	3 Stories
401	Flat	3 Stories
1143 5TH STREET NW	One-family	3 Stories
458 M STREET NW	Flat	3 Stories
456 M STREET NW	One-family	3 Stories
454 M STREET NW	Flat	3 stories
452 M STREET NW	One-family	3 stories
450 M STREET NW	One-family	3 stories
448 M STREET NW	One-family	3 stories

446 M STREET NW	Flat	3 Stories
444 M STREET NW	Multi-family	3 stories
442 M STREET NW	One-family	3 Stories
440 M STREET NW	One-family	3 Stories
436 M STREET NW	9-unit apartment building	2 Stories
432 M STREET NW	Commercial-religious	2 Stories
430 M STREET NW	One-family	3 stories
428 M STREET NW	Flat	3 stories
424 M STREET NW	One-family	2 stories
418 M STREET NW	One-family	2 Stories
416 M STREET NW	One-family	2 Stories
414 M STREET NW	Flat	2 Stories
412 M STREET NW	One-family	3 stories
410 M STREET NW	One-family	3 Stories
408 M STREET NW	Flat	3 Stories
406 M STREET NW	Garage/Unimproved	3 Stories
404 M STREET NW	One-family	3 Stories
402 M STREET NW	Flat	3 Stories
400 M STREET NW	One-family	3 stories

Exhibit C

Chapter 2 **DEVELOPMENT STANDARDS (RF)**

200 **GENERAL PROVISIONS (RF)**

- 200.1 The bulk of residential and limited compatible non-residential structures in the RF zones shall be controlled through the combined requirements of the development standards table and the applicable regulations of this chapter.
- 200.2 Pursuant to Y Chapter 8, the Board of Zoning Adjustment may grant special exception relief from the below requirements and for the standards identified in E Chapter 4.

201 **DEVELOPMENT STANDARDS TABLE (RF)**

- 201.1 The development standards permitted in each RF zone are set forth in the following table.

	Max. Height (ft.)	Max. Number of Stories	Max. FAR	Max. Lot Occupancy (%)	Min. Rear Yard Setback (ft.)	Min. Side Yard Setback (ft.)	Front Setback	
Detached Dwelling								
☐ All RF zones	40	3	n/a	40	20	8	Existing range of Blockface	
Semi-Detached Dwelling								
☐ All RF zones	40	3	n/a	40	20	8		
Row Dwelling and Flat								
☐ RF-1	40	3	n/a	60	20	-		
☐ RF-2 (DC)	40	3						
☐ RF-3 (CAP)	40	3						
☐ RF-4	40	3						
☐ RF-5	50	4	n/a	60	20			
Church								
☐ RF-1	60	3	n/a	60	20	-		
☐ RF-2 (DC)								
☐ RF-4								
☐ RF-5								
☐ RF-3 (CAP)	40	3	n/a	60	20	-		
Public Recreation and Community Centers								
☐ RF-1	45	3	1.8	20	20	-		
☐ RF-2 (DC)								
☐ RF-4								
☐ RF-5								
☐ RF-3 (CAP)	40	3	1.8	20	20	-		
Public Schools								
☐ RF-1	60		1.8	60	20	-		
☐ RF-2 (DC)								

	Max. Height (ft.)	Max. Number of Stories	Max. FAR	Max. Lot Occupancy (%)	Min. Rear Yard Setback (ft.)	Min. Side Yard Setback (ft.)	Front Setback
☐ RF-3 (CAP)	40		1.8	60	20	-	
☐ RF-4	90		1.8	60	20	-	
☐ RF-5							
Public Libraries							
☐ RF-1			n/a	40			
☐ RF-2 (DC)							
☐ RF-3 (CAP)							
☐ RF-4			2.0	60			
☐ RF-5							
All Other Structures							
☐ RF-1	40	3	n/a	40	20	-	
☐ RF-2 (DC)							
☐ RF-3 (CAP)	40	3	n/a	40	20	-	
☐ RF-4			1.8	60	20		
☐ RF-5							

202 CONVERSION OF A BUILDING/STRUCTURE TO AN APARTMENT HOUSE (RF)

202.1 The conversion of a building or other structure existing before May 12, 1958, may be converted to an apartment house only when the following conditions exist:

- (a) The lot of record on which the building to other structure is located has a minimum of nine hundred square feet (900 sq. ft.) of land area for every dwelling unit in the building.
- (b) An apartment house in an RF zone that results from a converted building or structure pursuant to E §202.1 shall not be renovated or expanded so as to increase the number of dwelling units unless there are nine hundred square feet (900 sq. ft.) of lot area for each dwelling unit, both existing and new.
- (c) An apartment house in an RF zone, whether converted from a building or structure pursuant to E §202.1 or existing before May 12, 1958, has be subject to the same development standards as a row dwelling or flat in any RF zone.

203-211 RESERVED

212 NUMBER OF PERMITTED DWELLING UNITS (RF)

212.1 The maximum number of permitted dwelling units in each RF zone is set forth in the following table.

Exhibit D

**HISTORIC PRESERVATION REVIEW BOARD
STAFF REPORT AND RECOMMENDATION**

Property Address:	471 M Street NW	☒ Agenda
Landmark/District:	Mount Vernon Square Historic District	☐ Consent Calendar
ANC:	2C	☐ Denial Calendar
		☒ Concept Review
Meeting Date:	October 27, 2011	☒ Alteration
H.P.A. Number:	#11-474	☐ New Construction
Staff Reviewer:	Brendan Meyer	☐ Demolition
		☐ Subdivision

The applicant, owner John Lippman, seeks review for a one-story addition on top of a two-story, four-unit residential building at 471 M Street NW in the Mount Vernon Square Historic District. Plans were prepared by Studio: Crowley Hall, PLLC.

Property Description and Context

The 2-story, brick building at 471 M Street was built in 1937 by the Washington Housing Corporation as a four-family apartment building. It was designed by Romulus C. Archer, Jr. one of the first African-American registered architects in the District of Columbia. This partnership designed and built several similar projects across all sections of the District intended to provide affordable housing for working people. 471 M Street is characteristic of the housing type, and though simple, exemplifies a time period when affordable housing for working class people was a national emergency. The construction is spartan and economical with little ornament. The cast-stone door surround is the only surviving ornament, with the original metal cornice—which was originally at the base of the parapet—now missing. Brickwork is common bond with soldier course headers at the windows. Even the placement of the primary entrance at grade is a form of economy that eliminated a superfluous formal entry steps or porch. While architecturally modest, it was built within the period of significance of the Mount Vernon Square Historic District (1845-1945) and contributes to its character as a working class residential neighborhood.

Proposal

A one-story addition is proposed for the top of the building set back from the front façade to provide a 1:1 setback. Cladding material of the approximately 10 foot tall addition would be smooth fiber cement panels. The addition would roof over the existing open court in the c-plan footprint of the existing structure. Non-original decorations around the main entrance will be removed.

Evaluation and Recommendation

For additions, proposed work should be judged both for compatibility with the affected building and for its effect on the historic district. Historic properties may merit different levels of treatment or attention depending on their relative historic and architectural significance. For instance, greater flexibility would typically be given for alterations to an historic garage than for a prominent historic church. 471 M Street is inherently a modest building that does not have the architectural distinction or presence. Its significance is not architectural, but is an historic and cultural marker that represents a period of history when African-American architects were starting to integrate into the

ranks of professional architects, when the creation of new, sturdy, hygienic housing for the working poor was a public priority. This character survives in its efficient 2-story size and economical use of building materials.

Considering its lack of architectural significance, a one-story addition with a 1:1 setback, although visible from long views along the street, is compatible and would allow the original form of the building to remain discernable. The Board approved a similar setback approach for a third floor addition to a similar modest apartment building in the 1200 block of 10th Street several years ago.

Recommendation

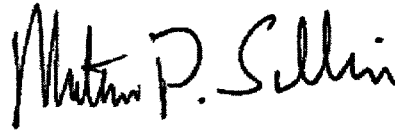
The HPO recommends that the Board approve the concept for a one-story roof top addition with a 1:1 setback as a compatible alteration to 471 M Street NW, consistent with the purposes of the preservation act, and delegate final approval to staff

CERTIFICATE OF SERVICE

I hereby certify that on July 9, 2013, a copy of this Pre-Hearing Statement was delivered to the following, via first class mail or e-mail

Advisory Neighborhood Commission 6E
PO Box 26182
Ledroit Park Station
Washington, DC 20001
6E04@anc dc gov

Paul Goldstein
Office of Planning
Paul Goldstein@dv gov

A handwritten signature in black ink, reading "Martin P. Sullivan". The signature is written in a cursive, slightly stylized font.

Martin P Sullivan