



Department of Consumer and Regulatory Affairs

Permit Operations Division

1100 4th Street SW

Washington DC 20024

Tel. (202) 442 - 4589

Fax (202) 442 - 4862



B

BUILDING PERMIT

THIS PERMIT MUST ALWAYS BE CONSPICUOUSLY DISPLAYED AT THE ADDRESS OF
WORK UNTIL WORK IS COMPLETED AND APPROVED

Issue Date: 09/09/2014

PERMIT NO. **B1404813**

Expiration Date: 09/09/2015

Address of Project: 1636 ARGONNE PL NW		Zone: R-5-B	Ward: 1	Square: 2589	Suffix:	Lot: 0460
Description Of Work: RENOVATION OF EXISTING SINGE FAMILY MASONRY VENEER STRUCTURE. 1 STORY WOOD FRAMED ADDITION WITH MEZZANINE. FULL MEPS. CHANGE OF USE FROM SINGLE FAMILY DWELLING TO 4 UNIT CONDO BUILDING. NOTE: THIRD PARTY PLAN REVIEW FOR MEP'S.						
Permission Is Hereby Granted To: Greg Keats		Owner Address: 1636 ARGONNE PLACE, NW 20009		PERMIT FEE: \$4,329.93		
Permit Type: Addition Alteration Repair	Existing Use: Single Family		Proposed Use: Multifamily (> 2 units)		Plans: No	
Agent Name: Kc, Erica, Carmel District Design	Agent Address: 1766 Florida Ave, Nw 20009	Existing Dwell Units: 1	Proposed Dwell Units: 4	No. of Stories: 3	Floor(s) Involved: All	
Conditions/ Restrictions: 						
This Permit Expires if no Construction is Started Within 1 Year or if the Inspection is Over 1 Year. All Construction Done According To The Current Building Codes And Zoning Regulations; 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 work authorized by this permit and to require any change in construction which may be necessary to ensure compliance with the permit and with all the applicable regulations of the District of Columbia. Work authorized under this Permit must start within one(1) year of the date appearing on this permit or the permit is automatically void. If work is started, any application for partial refund must be made within six months of the date appearing on this permit. Lead Paint Abatement Whenever any such work related to this Permit could result in the disturbance of lead based paint, the permit holder shall abide by all applicable paint activities provisions of the 'Lead Hazard Prevention and Elimination Act of 2008' and the EPA 'Lead Renovation, Repair and Painting rule' regarding lead-based include adherence to lead-safe work practices. For more information, go to http://ddoe.dc.gov, Lead and Healthy Housing.						
Director: Rabbiah A. Sabbakhan		Permit Clerk: Stacie Williams				
TO REPORT WASTE, FRAUD OR ABUSE BY ANY DC GOVERNMENT OFFICIAL, CALL THE DC INSPECTOR GENERAL AT 1-800-521-1639 FOR CONSTRUCTION INSPECTION INQUIRIES CALL (202) 442-9557 TO SCHEDULE INSPECTIONS PLEASE CALL (202) 442-9557.						

Board of Zoning Adjustment
District of Columbia
CASE NO.18980
EXHIBIT NO.22D



Zoning Data Summary

General Instructions: Pursuant to 12 DCMR, § 106.1.11.6, submit this completed form with Building Permit and Certificate of Occupancy applications for:

- proposed new construction of buildings
- additions to existing buildings
- changes in use or occupant load.

Print clearly in ink. Do not write in gray areas. Write N/A (non-applicable) for items that do not apply. If you erase, cross out, white out, or otherwise change any information on this application, the application will be void.

For more information, call the Office of Zoning Administrator at 202-442-4576. If you need more forms, you can download them at dcra.dc.gov (go to Permits/Zoning/Certificates of Occupancy and Zoning) or pick them up at the Permit Center, 1100 4th St SW, 2nd Floor

A. Site Address

Give complete and legal District address. If you need to apply for a new address, complete a New Address Application, before you complete this form. Do not abbreviate street names. Write the correct quadrant (NW, NE, SW, SE), suite or office number. Enter the correct Square, Suffix, and Lot number (SSL) or parcel ID.

Street Number	Street Name	Quadrant	Unit / Suite	Application Date
1636	ARGONNE PLACE,	NW		03/04/2014
Square	Suffix	Lot	Proposed use	
2589		0460	MULTI FAMILY	

B. Owner & Contact Information

Agent must be an individual – not company.

Owner of Building or Property	Complete mailing address (include zip)	Phone Number(s)	Email
GREAG KEATS			
Agent for owner, if applicable	Complete mailing address (include zip)	Phone Number(s)	Email

C. Zoning District & Special Development Restrictions

Give the correct zoning and overlay zoning district(s). Check with Zoning staff if you are unsure. If your proposed construction was subject to Board of Zoning Adjustments (BZA) or Zoning Commission review, write the order number. Attach copies of BZA order and Office of Zoning stamped plan exhibits (site plan, elevations, and floor plans).

District	Overlay(s), if any

Number of Board of Zoning Adjustment (BZA) or Zoning Commission (ZC) Order, if applicable.

D. Zoning Data

For items with asterisks (*) refer to the Definitions Section of the Zoning Regulations, 11 DCMR, § 199.1, available online at dcoz.dc.gov/info/reg.shtm.

Data	Existing	Proposed	Official Use Only (code requirement)
Fill in both columns: numbers must match those on attached applications, plats, and plans.			
Units & Parking Spaces			
Number of dwelling units	1 Units	4 Units	
Number of parking spaces (9' x 19')	2 Units	2 Units	
Setbacks & Building Heights			
Side Yard* Setback (left when you face property)	N/A Linear feet	N/A Linear feet	
Side Yard* Setback (right when you face property)	N/A Linear feet	N/A Linear feet	
Rear Yard* Setback	16' Linear feet	16' Linear feet	
Building Height*	2+L Stories	3+L Stories	
	33'-7 1/4" Feet	44'-0 1/4" Feet	
Areas			
Lot Area	1700 Square feet	1700 Square feet	
Gross Floor Area* (GFA) of entire building (sum of all floors)	2143 Square feet	3008 Square feet	
Floor Area Ratio*	1.26 GFA / Lot Area	1.76 GFA / Lot Area	
Building Area* (sum of footprints of all buildings)	997 Square feet	997 Square feet	
Lot Occupancy* (Bldg Area / Lot Area)	58% %	58% %	
			OFFICIAL GOVERNMENT OF THE DISTRICT OF COLUMBIA PERMIT OPERATIONS DIVISION B1404813

Form Completed by (sign and print name):

Date:

All work must be done strictly in accordance herewith an approved plans m3/2014 rev 2 the site until completion of construction. No inspection will be made unless Approved Plans are on site.



Environmental Intake Form

Owner & Contact Information

Complete address of proposed work

Square
2589

Suffix (if any)

Lot
0460

Application date (4 numbers for year)
03/04/2014

Number
1636

Ext

Official street name

ARGONNE PLACE

Quadrant
NW

Unit/Suite

Project name
1636 ARGONNE

Application number (if applicable)

Project Description
ADDITION, RENOVATION, C.OF. USE
LOWER SLAB

6. Owner
GREAT KEATS

7. Complete mailing address (include zip)
1636 ARGONNE PLACE, NW
WA/DC 20009

8. Phone

9. Email, if you prefer e-notice

10. Agent for owner, if applicable
DISTRICT DESIGN

11. Complete mailing address (include zip)
1766 FLORIDA AVE, NW
WA/DC 20009

12. Phone

13. Email, if you prefer e-notice

Project Scope

Scope (Check all that this project involves.)	No	Yes	If You Answer "Yes"
1. Is this project a residential structure within R-1 through R-5-A zoning districts?		X	Skip to the signature line.
2. Is this project a single-family structure not built in conjunction with 2 or more units?			
3. Is this project an accessory structure, such as a garage, patio, pool, or fence?			
4. Is this project only an interior renovation with no building use or capacity change?			
5. Is this project in an Economic Development Zone, as defined in DC Official Code § 6-1501 et seq (DC Law 7-177)?			
6. Is this project in the Central Employment Area, defined in DC Zoning Regulations?			Attach a site plan. If there is no plan, attach a written explanation.
7. Does the project involve only operation, repair, maintenance, or minor alteration of public structures, facilities, mechanical equipment, or topographical features, with negligible or no expansion of use beyond its current use?			
8. Does the owner of this site own adjacent or abutting property?			
9. Do you plan to develop adjacent/abutting property in next 3 years?			See EIS Coordinator.
10. Do you plan more development that requires permit(s) on any site in this square in next 3 years?			
11. Is this project a solid waste facility?			Attach the EIS or equivalent.
12. Have you prepared an Environmental Impact Statement (EIS) or a functional equivalent, as required by the National Environmental Policy Act of 1969 (NEPA)?			Attach an explanation; cite relevant section of regulations.
13. Are you claiming an exemption, other than those listed in this form, from the requirement to submit an Environmental Screening Form, under Title 20 § 7202.			If you're not claiming an exemption, attach an EISF.
14. Is the total project cost more than \$1.51 million, including site preparation and construction?			If you check any item, attach EISF or equivalent.
15. For projects with a total cost of \$1.51 million or less, check all that apply: ⑤ Contains threatened or endangered plant or animal species. ⑤ Is within 100 feet of a pond, stream, lake, spring, or wetland. ⑤ Project will produce emission of odorous or other air pollutants (from any source, including VOCs). ⑤ Project produce, use, or dispose of hazardous substances, as defined in 20 DCMR 7299. ⑤ Will be built on land where the water table depth is less than 3 feet. ⑤ Will require blasting. ⑤ Will generate medical, infectious, radioactive, or hazardous waste.			

I certify that all statements on this application are true and complete to the best of my knowledge and belief. I agree to comply with all applicable DC laws and regulations. The making of false statements on this application is punishable by criminal penalties. (DC Code Sec. 22-2514)

Signature of Owner/Authorized Agent

Date 6/3/03/94

OFFICIAL USE ONLY

Environmental Impact Screening Form Required

⑤ Yes. Referred to EIS Coordinator

⑤ No

DCRA Reviewer

GOVERNMENT OF THE DISTRICT OF COLUMBIA
PERMIT OPERATIONS DIVISION

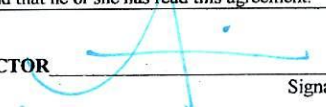
Date

NOTE: Building permit approval is not the same as approval of an action or entire project under the Environmental Policy Act of 1989. If you build on the same, adjacent, or abutting property, or expand on work covered by this Environmental Intake Form within 3 years, you may be required to file an EISF for the whole project, including the part covered by this application and permit approval. If the action violates any federal or DC environmental laws, an EISF can be required.

To report waste, fraud, or abuse by any DC government office or official, call the Inspector General: 1-800-521-1539. All work must be done strictly in accordance herewith and approved plans must be kept on the site until completion of construction. No inspection will be made unless Approved Plans are on site.

CONTRACT AGREEMENT

Name of Contractor/Owner GREG KEATS Contractor's License No. _____Address of Contractor/ Owner 1636 ARGONNE PLACE, NW Date: _____

ADDRESS OF PROPOSED WORK 1636 ARGONNE PLAE, NW		LOT: 0460
OWNER OF BUILDING OR BUSINESS:		SQUARE: 2589
PHONE No:		
DESCRIPTION OF PROPOSED WORK: 1 STORY ADDITION PLUZ MEZZ. INTERIOR RENOVATION FULL MEPS LOWER SLAB, CHANGE OF USE FROM SINGLE FAMILY TO MULTIFAMILY		
COST ESTIMATE		
CONSTRUCTION e.g drywall, ceilings, framing, carpentry etc	\$	30,000.00
ELECTRICAL	\$	6,000.00
MECHANICAL	\$	6,000.00
PLUMBING	\$	6,000.00
FIRE PROTECTION e.g sprinkler system, fire alarm system, generator etc.	\$	8,000.00
DEMOLITION	\$	3,000.00
MISC/OTHER (please specify)	\$	1,000.00
TOTAL	\$	60,000.00
The labor and material costs of counter tops, kitchen cabinets, floor coverings, tile work, caulking, patching and plaster repair, painting other than fire retardant paint, gutters and downspouts, not more than 160 square feet of gypsum board shall not be included in the cost estimate for permitting purposes. The entire list can be seen in the 1999 D.C Building Supplement Chapter 1 Section 107.3.		
The foregoing terms, specifications and conditions are satisfactory and hereby agreed to. You are authorized to work as specified and payment will be made in the amount as outlined. Upon signing this agreement, the owner represents and warrants that he or she is the owner or the authorized agent of the owner of the aforesaid premises and that he or she has read this agreement.		
CONTRACTOR 		Date: <u>03/03/2014</u>
OWNER OF BUILDING/BUSINESS _____		Date: _____
Signature & print Signature & print		
Upon signing this document, the owner and contractor declare that the cost of construction as specified above for the referenced project is true and correct to the best of their knowledge		

 OFFICIAL
 GOVERNMENT OF THE DISTRICT OF COLUMBIA
 PERMIT OPERATIONS DIVISION

Please fill out this agreement form in accordance with D.C Construction Code Supplement 1999, Chapter 1 Section 112.1.

B1404813

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DISTRICT DEPARTMENT OF THE ENVIRONMENT
BUILDING PERMIT APPLICATION SUPPLEMENTAL FORM - ENVIRONMENTAL QUESTIONNAIRE

PROJECT ADDRESS: 1636 ARGONNE PLACE, NW LOT 0460 SQUARE 2589

Note: please answer all 10 questions in this questionnaire, by checking either column Yes or "No" for each question. If you answer "Yes" to any of the questions, you should contact the corresponding office(s) indicated in column 'contact person/office', as soon as possible. Until this application is reviewed and approved by the concerned office(s), the permit will not be issued.

SCOPE OF PROJECT	YES	NO	CONTACT PERSON/OFFICE	OFFICE USE
1. Does the total cost of the project exceed \$1 million? This does not apply if project is for internal (tenant space) renovation only and there will be no change in the use of the building.		X	(202) 535-2600, EIS Coordinator	
2. Will the work to be performed involve the installation, removal, abandonment, or repair of an underground storage tank (UST) system?		X	(202) 535-2600, Underground Storage Tank Division	
3. Will the work to be performed involve the assessment Or clean-up of soils associated with the release of materials from an underground storage tank (UST)?		X	(202) 535-2600, Underground Storage Tank Division (202) 535-2600, Air Quality Division	
4. Will the work to be performed involve the assessment or clean-up of groundwater associated with the release of materials from an underground storage tank (UST)?		X	(202) 535-2600, Underground Storage Tank Division (202) 535-2600, Air Quality Division (202) 535-2600, Water Quality Division	
5. Will the proposed project involve the installation or drilling of wells other than for the purposes stated in questions 3 and 4?		X	(202) 535-2600, Water Quality Division (202) 535-2600, Air Quality Division	
6. Will the proposed project involve the generation, treatment, storage, disposal or transportation of chemicals or other substances which may be considered hazardous?		X	(202) 535-2600, Hazardous Waste Division	
7. Will the proposed project involve construction which will disturb the sediment in rivers, streams or wetlands?		X	(202) 535-2600, Water Quality Division	
8. Will the proposed use involve the construction of a facility for the handling, transfer, storage, disposal or treatment of solid waste, medical waste, or recyclable materials?		X	(202) 535-2600, EIS Coordinator	
9. Will the proposed project result in the discharge into the air of gases, dust, or the creation of any objectionable odors?		X	(202) 535-2600, Air Quality Division	
10. Was the building built before 1978? (Lead paint may be present).	X		If you answer "YES" to this question, please answer the questions and follow the instructions on the "Lead Hazard Control Questionnaire" to determine if you need a permit to conduct a Lead Abatement Project.	

AFFIDAVIT

I hereby certify that I have the authority of the owner of the property to make this application. I declare that the answers to the above questions in this Questionnaire are complete and correct to the best of my knowledge.

Signature [Signature] Name (print) KC PRICE
 Address 1829 CALIFORNIA ST., NW Date 03/03/14 Phone _____

OFFICE USE ONLY	
DDOE APPROVAL BY _____	NAME (Print) _____ OFFICIAL GOVERNMENT OF THE DISTRICT OF COLUMBIA PERMIT OPERATIONS DIVISION
CONTACT NUMBER : (202) _____	DATE: _____ B1404813
COMMENTS AND PERMIT RESTRICTIONS _____	

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Street Number	Street Name	Quadrant	Unit / Suite	Application Date
1636	ARGONNE PLACE,	NW		03/04/2014
Square	Suffix	Lot	Proposed use	
2589		0460	MULTI FAMILY	

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Agent must be an individual -- not company.

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GREAG KEATS			
Agent for owner, if applicable	Complete mailing address (include zip)	Phone Number(s)	Email

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Side Yard* Setback (right when you face property)	N/A Linear feet	N/A Linear feet	
Rear Yard* Setback	16' Linear feet	16' Linear feet	
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Areas			
Lot Area	1700 Square feet	1700 Square feet	
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Floor Area Ratio*	1.26 GFA / Lot Area	1.76 GFA / Lot Area	
Building Area* (sum of footprints of all buildings)	997 Square feet	997 Square feet	
Lot Occupancy* (Bldg Area / Lot Area)	58% %	58% %	

Form Completed by (sign and print name): _____ Date: _____

OK 09/03/14
* STRUCTURAL HOLD FOR EXECUTED CONTRACT.
SFD TO MULTI family
21000

1636 Argonne PL NW - First Review Comments

DDOE Review	1) Provide at least four (4) sets of erosion and sediment control site plans for review containing the following: a title that indicates the plan is a soil erosion and sediment control plan, proposed project narrative, address, lot, square, property boundaries, north arrow, dimensions and graphic scale, outline the limit of disturbance (lod) to include proposed work, erosion and sediment control measures, stock pile area and stabilized construction entrance, disturbed area in square feet, volume of excavation and/or fill in cubic yard, stabilized construction entrance (sce), material stockpile areas, show existing and proposed contours or indicate there will be no change in elevation, show adjacent area which may be affected by the plan, erosion and sediment control legend, location of erosion and sedimentation control practices such as stabilized construction entrance, silt fence, sediment tank, straw bale dike, and storm drain inlet protection. N/A - REVIEW COMPLETED BY 3RD PARTY REVIEW. PLEASE SEE AARON EASTERLING FOR CLARIFICATION 2) Add erosion and sediment control detail sheet to each set of plans. N/A - REVIEW COMPLETED BY 3RD PARTY REVIEW. PLEASE SEE AARON EASTERLING FOR CLARIFICATION 3) Provide a registered dc professional engineer, land surveyor or architect certification. N/A - REVIEW COMPLETED BY 3RD PARTY REVIEW. PLEASE SEE AARON EASTERLING FOR CLARIFICATION
Electrical Review	1) provide electrical layout floor plan for the intended scope of work. N/A - REVIEW COMPLETED BY 3RD PARTY REVIEW. PLEASE SEE AARON EASTERLING FOR CLARIFICATION 2) All design for new construction work, alteration, repair, expansion, addition or modification work involving the practice of professional architecture or engineering, shall be prepared by registered architects or professional engineers licensed to practice in the district of columbia, per dcmr 12a, 106.3.4. N/A - REVIEW COMPLETED BY 3RD PARTY REVIEW. PLEASE SEE AARON EASTERLING FOR CLARIFICATION
Mechanical Review	1) Provide complete mechanical and plumbing plans for review N/A - REVIEW COMPLETED BY 3RD PARTY REVIEW. PLEASE SEE AARON EASTERLING FOR CLARIFICATION
Plumbing Review	1) Provide complete mechanical and plumbing plans for review N/A - REVIEW COMPLETED BY 3RD PARTY REVIEW. PLEASE SEE AARON EASTERLING FOR CLARIFICATION
Structural Review	1) Notification letter and a set of the construction plans sent via US postal registered mail system to the adjoining property owner per DCMR Title 12 Section 3307A. Submit copy of the notification letter and the US postal certified mail delivery receipt to the Code. Official. See attached a notification sample letter. NOTIFICATION LETTER PROVIDED IN 3RD PARTY SUBMISSION 2) Clear scope of the project on the plans cover sheet and the application. Including the following in the scope: New addition and Conversion from single family dwelling to flat ROOF DECKS AND LOWERING FLOOR SLAB REMOVED FROM SCOPE. ADDITION & CONVERSION INCLUDED 3) Distinguish the new walls from the existing wall. Use legend and hatch lines. HATCH AND LEGEND PROVIDED 4) Label the wall type on the floor plans and match details provided on Sheets A0501 WALL TYPES WERE LABELED AND PROVIDED. 5) The proposed bedroom with walkout to the roof deck is not a mezzanine. It is a fourth story; therefore, it is not allowed. Note: Residential units with one mean of egress and automatic sprinkler system are allowed to have maximum height of three stories above grade. ROOF DECK REMOVED TO CREATE MEZZANINE. 6) The roof deck above the fourth story is not allowed, as it is in essence a fifth level. ROOF DECK REMOVED. NO 5TH LEVEL 7) Install 2 in x 6 in studs with R-19 exterior wall insulation SEE WALL DETAIL (7) ON SHEET A0501 8) Install R-49 roof insulation SEE ROOF DETAIL (10) ON SHEET A0501 9) Label the foundation plans on Sheet S-1.1 as existing, or proposed. If proposed, provide details including underpinning details. FOUNDATION EXISTING. NOT LOWERING SLAB. CLG HEIGHT 7'6" 10) For underpinning, provide test pit photos and geotechnical report NO UNDERPINNING. NOT LOWERING SLAB. CLG HEIGHT 7'6" 12) For underpinning, provide structural calculations and verify the footing, adequacy for strength and allowable deflection limits. Incorporate findings in the geotechnical report. The calculations shall be original seal and signature of a professional engineer licensed in D.C. NO UNDERPINNING

ZONING

ELEC

PL. & MECH.

IT-

JEANETTE ANDERSON

MBA

TESHA YLC

~~FEE CALC~~

~~AREA = 4,000 SF~~
~~CF ≈ 36,000 CF~~

~~DECK FEE~~

1636 Argonne Place, NW B1404813

Fire Comments:

1. Identify all codes by which project is designed

Please see cover page.

2. Provide Demolition/Existing Floor Plans

Please see AD0101, AD0102 for existing/demo floor plans, AD0201 for existing elevations.

3. Provide Site/Utility Drawings

Please See WASA Drawings

4. Provide details for the construction under the stairs. How will fire rating be maintained?

Please see detail 11 on page A501

5. Floor/Ceiling assembly 8 shows 1 hour fire rating. The code summary on the cover indicates 2 hour ratings for the floors. Coordinate drawings.

We have updated the fire ratings to coordinate with the code summary on the cover page.

6. Confirm egress windows are provided for each bedroom on all levels as required for a 3 story building with one exit. Provide notes on floor plans showing which windows will be designated as egress windows.

Egress windows are noted in plan and elevation with coordinated symbols.

7. Detail 1 for the handrail/guard rail a max height of the guard along the stair risers of 38". Guards are required to be a min. of 42"

Detail 1 has been revised.

8. Provide door schedule. Provide fire rated door assemblies as required.

Please see page A0201 for Door Schedule.

9. Indicate mezzanine level on egress plans. Show travel distance from rooftop terrace to exterior of building.

Mezzanine level has been shown on Fire Egress plans.

10. Spiral Stair located on back of building -

This is a new spiral stair. Please refer to Structural Pages.

11. The sprinkler room opens directly in to the exit stair enclosure. Revise opening.

Please refer to floor plan 1. The opening for the sprinkler room has been rotated by 90 degrees to open onto the front terrace landing.

1636 ARGONNE PLA, NW B1404813

Structural Comments:

1. *Identify all codes by which project is designed*

Please see cover page.

2. Confirm DCRA has issued a Third Party Plan Review Approval Number.

Please see attachment.

TPR14-0001-018

- 3 – 8. Completed.

9. Original Structural Certification

Please see attached.

11. Confirm scope of work.

Work of scope has been revised.

12. To 20. Referenced codes are incorrect.

Cover page codes have been revised and updated.

21. Neighbour notification Letters

Please see attached certified mail receipts.

22. Provide details for protections of penetrations of the elements.

Please see page A501 for fire protection details.

23. Building Address to shown on front and rear elevation.

The building address is now located at rear of property and front of property.

24. Existing windows?

Existing windows will be replaced.

25. U-Factors and R- Factors

Please refer to the cover page for Insulation and Fenestration requirements by components.

26. Site Plan – include required information.

Site plan has been revised.

27. The stair is not part of the dwelling units on Floor 1 and Floor 2. Clearly show the separation between the stair and dwelling unit.

We have provided hatching that clearly distinguished that this is not part of the units.

28. Confirm mezzanine is less than 1/3 the area of Floor 3 in accordance with IBC 505.2

Floor 3 Area = 784 sq. ft. (calculated from interior wall to wall dimensions)

Mezz. Floor Area = 233 sq. ft.

29. Confirm that the mezz. Is not required to comply with the openness provision of IBC 505.4

We have removed the doorway into the master bedroom, and the occupant load for the unit space is under no greater than 10 thus allowing the mezz. Not to be open to the room.

30. Detail 1 Shows new exterior wall construction. Provide wall type

Please see plans with call out for 1 hr exterior fire rated wall.

1636 Argonne PL NW - First Review Comments

DDOE Review	1) Provide at least four (4) sets of erosion and sediment control site plans for review containing the following: a title that indicates the plan is a soil erosion and sediment control plan. proposed project narrative. address, lot, square, property boundaries, north arrow, dimensions and graphic scale. outline the limit of disturbance (lod) to include proposed work, erosion and sediment control measures, stock pile area and stabilized construction entrance. disturbed area in square feet. volume of excavation and/or fill in cubic yard. stabilized construction entrance (sce). material stockpile areas. show existing and proposed contours or indicate there will be no change in elevation. show adjacent area which may be affected by the plan. erosion and sediment control legend. location of erosion and sedimentation control practices such as stabilized construction entrance, silt fence, sediment tank, straw bale dike, and storm drain inlet protection. N/A - REVIEW COMPLETED BY 3RD PARTY REVIEW. PLEASE SEE AARON EASTERLING FOR CLARIFICATION
	2) Add erosion and sediment control detail sheet to each set of plans. N/A - REVIEW COMPLETED BY 3RD PARTY REVIEW. PLEASE SEE AARON EASTERLING FOR CLARIFICATION
	3) Provide a registered dc professional engineer, land surveyor or architect certification. N/A - REVIEW COMPLETED BY 3RD PARTY REVIEW. PLEASE SEE AARON EASTERLING FOR CLARIFICATION
Electrical Review	1) provide electrical layout floor plan for the intended scope of work. N/A - REVIEW COMPLETED BY 3RD PARTY REVIEW. PLEASE SEE AARON EASTERLING FOR CLARIFICATION
	2) All design for new construction work, alteration, repair, expansion, addition or modification work involving the practice of professional architecture or engineering, shall be prepared by registered architects or professional engineers licensed to practice in the district of columbia, per dcmr 12a, 106.3.4. N/A - REVIEW COMPLETED BY 3RD PARTY REVIEW. PLEASE SEE AARON EASTERLING FOR CLARIFICATION
Mechanical Review	1) Provide complete mechanical and plumbing plans for review N/A - REVIEW COMPLETED BY 3RD PARTY REVIEW. PLEASE SEE AARON EASTERLING FOR CLARIFICATION
Plumbing Review	1) Provide complete mechanical and plumbing plans for review N/A - REVIEW COMPLETED BY 3RD PARTY REVIEW. PLEASE SEE AARON EASTERLING FOR CLARIFICATION
Structural Review	1) Notification letter and a set of the construction plans sent via US postal registered mail system to the adjoining property owner per DCMR Title 12 Section 3307A. Submit copy of the notification letter and the US postal certified mail delivery receipt to the Code. Official. See attached a notification sample letter. NOTIFICATION LETTER PROVIDED IN 3RD PARTY SUBMISSION
	2) Clear scope of the project on the plans cover sheet and the application. Including the following in the scope: New addition and Conversion from single family dwelling to flat ROOF DECKS AND LOWERING FLOOR SLAB REMOVED FROM SCOPE. ADDITION & CONVERSION INCLUDED
	3) Distinguish the new walls from the existing wall. Use legend and hatch lines. HATCH AND LEGEND PROVIDED
	4) Label the wall type on the floor plans and match details provided on Sheets A0501 WALL TYPES WERE LABELED AND PROVIDED.
	5) The proposed bedroom with walkout to the roof deck is not a mezzanine. It is a fourth story; therefore, it is not allowed. Note: Residential units with one mean of egress and automatic sprinkler system are allowed to have maximum height of three stories above grade. ROOF DECK REMOVED TO CREATE MEZZANINE.
	6) The roof deck above the fourth story is not allowed, as it is in essence a fifth level. ROOF DECK REMOVED. NO 5TH LEVEL
	7) Install 2 in x 6 in studs with R-19 exterior wall insulation SEE WALL DETAIL (7) ON SHEET A0501
	8) Install R-49 roof insulation SEE ROOF DETAIL (10) ON SHEET A0501
	9) Label the foundation plans on Sheet S-1.1 as existing, or proposed. If proposed, provide details including underpinning details. FOUNDATION EXISTING. NOT LOWERING SLAB. CLG HEIGHT 7'6"
	10) For underpinning, provide test pit photos and geotechnical report NO UNDERPINNING. NOT LOWERING SLAB. CLG HEIGHT 7'6"
	12) For underpinning, provide structural calculations and verify the footing, adequacy for strength and allowable deflection limits. Incorporate findings in the geotechnical report The calculations shall be original seal and signature of a professional engineer licensed in D.C. NO UNDERPINNING

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PERMIT OPERATIONS DIVISION

B1404813

All work must be done strictly in accordance herewith an approved plans must be kept on the site until completion of construction. No inspection will be made unless Approved Plans are on site.