

DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT
441 4th Street, N.W., Washington, D.C. 20001

Appeal of Alan Gambrell

Appeal No. 18980

**RESPONDENT’S PRE-HEARING STATEMENT AND
PARTIAL MOTION TO DISMISS FOR FAILURE TO TIMELY FILE**

Appellant filed an appeal of the Zoning Administrator’s (“**ZA**”) approval of Building Permit B1502210 (the “**Revised Permit**”¹), issued on December 18, 2014, and of Building Permit B1404813 (the “**Permit**”²), issued on September 9, 2014, but erroneously reported in the Permit Tracking website of the District of Columbia Department of Consumer and Regulatory Affairs (“**DCRA**”) as issued on January 8, 2015. The Revised Permit amended the Permit to change the “adjacent finished grade” and so bring the floor area ratio (“**FAR**”) into conformity with the Zoning Regulations following the December 3, 2014 issuance of a Stop Work Order³ (“**SWO**”) while the Permit authorized the Permit Holder to convert a single family dwelling to a four unit apartment house at 1636 Argonne Place, NW (“**Property**”) in the R-5-B zone. The Revised Permit was replaced by Building Permit B1509180 (“**2nd Revised Permit**”⁴), issued June 23, 2015, because the ZA had determined that the Revised Permit caused a collateral violation of the Zoning Regulations. The 2nd Revised Wall Permit provided an alternate means of resolving the same issue addressed by the Revised Permit – the determination of the adjacent finished grade that impacted FAR.

DCRA agrees with the Permit Holder that Appellant failed to file a timely appeal to the Permit. DCRA therefore asserts that this Appeal should be limited to the Revised Permit and its replacement, the 2nd Revised Permit, which both were limited to addressing the determination of the lower level as a basement. DCRA also asserts that the ZA correctly approved the 2nd Revised Permit as compliant with the Zoning Regulations.

¹ Attachment A (also BZA Appeal 18980 Exhibit 22Q, at 1).

² Attachment B (also BZA Appeal 18980 Exhibit 22D, at 1).

³ BZA Appeal 18980 Exhibit 22G.

⁴ Attachment C (also BZA Appeal 18980 Exhibit 30, at 1).

DCRA therefore respectfully requests that the Board of Zoning Adjustment (“**Board**”) dismiss all claims by Appellant related to the Permit and limit the Appeal to the 2nd Revised Permit which replaced the Revised Permit – as the Permit Holder has already moved in its May 18th filing⁵, and which DCRA hereby joins. DCRA also respectfully requests that on the remaining claim the Board affirm the ZA’s approval of the 2nd Revised Permit as compliant with the Zoning Regulations and thus dismiss this Appeal.

ARGUMENT

Appellant failed to timely file an appeal of the Permit

Section 3112.2(a) of the Zoning Regulations requires an appeal to “be filed within sixty (60) days from the date the person appealing the administrative decision had notice or knowledge of the decision complained of, or reasonably should have had notice or knowledge of ...”. The Permit was issued on September 9, 2014, so the sixty day appeals period closed on November 8, 2014. Appellant filed the Appeal on January 16, 2015, two months too late to appeal the Permit. Appellant cannot assert that he lacked knowledge of the issuance of the Permit, as he states that the neighbors were aware of the demolition occurring under the Permit starting in September 2014, and were in regular communication with DCRA staff in October and November 2014.⁶

Appellant therefore had ample time to file an appeal of the conversion authorized under the Permit. Instead Appellant chose to allow the appeal period for the Permit to expire, and only appealed in the appeal period for the Revised Permit, issued on December 18, 2014. Appellant therefore should be limited to appealing only the issues raised in the Revised Permit – the determination of “adjacent finished grade” and the impact of that on the FAR calculation. Appellant cannot use a later revision to a permit to expand the scope of the appeal to include issues only raised in the original permit and never appealed within the appeal window.

Appellant may argue that the DCRA Permit Tracking system reports the issuance of the Permit on January 8, 2015, but that website error should not provide Appellant with the opportunity to expand his appeal rights beyond the time allotted by the Zoning Regulations. The Permit, which was posted on the Property, bears the September 9, 2014 date, the legal date of the Permit. The DCRA Permit Tracking System showed September 9, 2014 as the Permit’s issuance

⁵ BZA Appeal 18980, Exhibit 25, at 4.

⁶ Appellant’s Amended Pre-Hearing Statement of June 25, 2015, at 7 (BZA Appeal 18980, Exhibit 31).

date until the error was made on January 8, 2015. The Revised Permit's scope of work stated: "Revise B1404813 [the Permit]", clearly indicating that the Permit had been issued prior to the December 18, 2014 issuance of the Revised Permit.⁷

Section 3112.2(d) establishes that the sixty-day period may only be extended by the Board if there are "exceptional circumstances ... outside of the appellant's control" and the extension will not prejudice the other parties. In this case there are no exceptional circumstances that prevented the appellant from filing an appeal with the Board, as he was in contact with the Zoning Administrator during the appeal period. Moreover, an extension would definitely prejudice DCRA and the Permit Holder.

DCRA therefore respectfully requests that the Board grant the Permit Holder's May 18, 2015 Motion to Dismiss for Failure to Timely File all challenges to the Permit, leaving only the challenges to the 2nd Revised Permit which replaced and superseded the Revised Permit.

The ZA correctly approved the 2nd Revised Permit

Appellant alleges the following four errors:

- 1) Incorrect Designation of Lower Level as Cellar for FAR;
- 2) Building Height and Definition of Grade;
- 3) Errors with GFA [gross floor area] and FAR per 402.4; and
- 4) Noncompliance with Parking, Accessibility and Public Health and Safety Requirements.

DCRA asserts each of these allegations is without merit.

Moreover, DCRA notes that many of the claims allege violations of the Construction Codes (Chapter 12 of the District of Columbia Municipal Regulations ("DCMR")), which incorporates the portions of the International Building Code ("IBC") adopted by the District. The Board does not have jurisdiction over the Construction Codes, and appeals of alleged violations of the Construction Codes must be appealed to the Office of Administrative Hearings under 12A DCMR 112.2. Other allegations rely on comparisons between draft plans (e.g., discussion of the non-existent spiral staircase) or plans approved under the Permit or Revised Permit which have been replaced and superseded by the plans approved with the 2nd Revised Permit ("**Approved Plans**"⁸) and so are not germane.

⁷ Attachment A (also BZA Appeal 18980 Exhibit 22Q, at 1).

⁸ BZA Appeal 18980 Exhibit 29.

1. The ZA correctly recognized the lower level as a cellar per Section 199.1

Section 199.1 of the Zoning Regulations defines “cellar” as “that portion of a story, the ceiling of which is less than four feet (4 ft.) above the adjacent finished grade.” Sheets A201, A202 and A203 of the Approved Plans⁹ show the cellar floor ceiling as three feet and eleven inches above the adjacent finished grade at the front and the back of the property, thereby meeting this definition of “cellar”. The Approved Plans replaced and superseded the prior plans approved by the Permit and Revised Permit.

Appellant errs in adding “existing” to “adjacent finished grade” – “finished” means the grade proposed by the applicant to be established under a permit. Indeed when the Zoning Commission revised the method for calculating building height, it contrasted “natural grade”, “existing grade”, and “finished grade” to be used for calculating building heights in different zone districts (e.g., “finished grade” used in zone districts with a height limit of forty feet, while all residential zone districts use “existing grade”), thus clearly establishing that “finished grade” is not synonymous with “existing grade” as Appellant contends.¹⁰

Appellant challenges the ZA’s failure to use the perimeter wall method. The Board has concluded that the ZA can reasonably use the grade plane method instead of the perimeter method to determine what portion of a lower level is a cellar or a basement for a building bounded by row dwellings.¹¹ In this case, the ZA determined that it was reasonable to use the grade plane method as the Property is bounded on both sides by row dwellings.

Appellant alleges that the retaining wall at the rear of the Property does not qualify as a “retaining wall” because the soil to be retained will be added to the Property. This happens often and is not prohibited by the definition of “retaining wall,” which only addresses the structural purpose of “resist[ing] the lateral displacement of soil or other materials” and does not limit a retaining wall to existing property.

Appellant alleges that the retaining wall violates the rear yard and parking requirements of Sections 404.1 and 2115.1. The retaining wall authorized by the 2nd Revised Permit does not change the existing rear yard, as the retaining wall is created within the existing building footprint. The retaining wall authorized by the 2nd Revised Permit does not change the existing

⁹ BZA Appeal 18980 Exhibit 29, at 3-5.

¹⁰ Zoning Commission Order 12-11 (February 25, 2013, effective June 14, 2013), at 6-7; Section 199.1, definition of “Building, height of”.

¹¹ *Appeal No. 17109 of the Kalorama Citizen Ass’n, affirmed on relevant ground, reversed on different ground, Kalorama Citizens Ass’n v. District of Columbia Bd. of Zoning Adjustment*, 934 A.2d 393, 399 (D.C. 2007).

grandfathered non-conforming parking spaces – if anything it will decrease the existing non-conformity by extending the length of the parking spaces (Sheets A201-A202 of the Approved Plans¹²).

2. The ZA correctly established the grade and resulting calculation of building height

Appellant's interpretation of the calculation of building height is bewildering in its confusion of the simple definition in Section 199.1: "in Residence Districts (R), the vertical distance measured at the existing grade at the mid-point of the building façade of the principal building that is closest to a street lot line". In this case, Sheet A203 (North Elevation) shows the finished grade at the mid-point of the building façade closest to Argonne Place is four feet and eleven inches (4 ft., 11 in.) below the first floor finished level, with another thirty-eight feet and seven inches (38 ft., 7 in.) to the mezzanine ceiling finish -- for a total height of forty-three feet and eight inches (43 ft., 8 in.). Even if Appellant's use of the DCRA measurement at the sidewalk in front of the façade is adopted, it would only add three inches, for a total of forty-three feet and eleven inches (43 ft., 11 in.). Section 400.17 establishes that the height of a building with a flat roof is from the highest point of the roof excluding parapets and balustrades that do not exceed four feet in height. In this case the parapets do not exceed four feet, so the high point of the roof is two feet (2 ft.) above the mezzanine ceiling level, for a total of forty-five feet, eleven inches (45 ft., 11 in.), well within the fifty foot (50 ft.) height limit established by Section 400.1 for the R-5-B zone district.

Regardless, Appellant asserts that the height is actually forty-eight feet and seven inches (48 ft., 7 in.), which still complies with Section 400.1.¹³

Appellant's challenges to the rear yard requirement should be dismissed as this was not part of the Revised or 2nd Revised Permit, but authorized under the Permit which Appellant chose not to appeal.

3. The ZA correctly calculated GFA and FAR

Appellant's challenge to the GFA and FAR as related to the ZA's classification of the lower level as a cellar have been addressed above (challenge number 1). Appellant's challenges to the GFA and FAR calculations apart from the cellar issue should be dismissed as this was not

¹² BZA Appeal 18980 Exhibit 29, at 3-4.

¹³ Appellant's Amended Pre-Hearing Statement of June 25, 2015, at 30 (BZA Appeal 18980, Exhibit 31).

part of the Revised Permit or 2nd Revised Permit, but instead authorized under the Permit which Appellant chose not to appeal, and so is no longer appealable.

4. The ZA correctly determined that the 2nd Revised Permit complied with the parking requirements of the Zoning Regulations

Section 2101.1 requires one parking space for each two units in the R-5-B zone district. The 2nd Revised Permit recognized the two grandfathered non-conforming parking spaces, which satisfied this requirement.

Section 2110.5(f)(i) specifies that the maximum slope for a driveway accessing a required parking space is twelve percent (12%), which is precisely the grade approved by the 2nd Revised Permit.

CONCLUSION

DCRA therefore respectfully requests that the Board (i) grant the Permit Holder's May 18, 2015 Motion to Dismiss for Failure to Timely File all challenges to the Permit, limiting this Appeal to the Revised Permit, as replaced and superseded by the 2nd Revised Permit; and (ii) affirm the ZA's approval of the 2nd Revised Permit as compliant with the Zoning Regulations and so dismiss this Appeal.

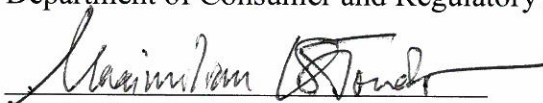
Respectfully submitted,

CHARLES THOMAS

Interim General Counsel

Department of Consumer and Regulatory Affairs

Date: July 1, 2015



Maximilian Tondro*

Assistant General Counsel

Office of General Counsel

Department of Consumer and Regulatory Affairs

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(202) 442-9477 (fax)

maximilian.tondro@dc.gov

Attorney for Department of Consumer and Regulatory Affairs

* Admitted to practice in Maryland. Practicing in the District of Columbia pursuant to D.C. Court of Appeals Rule 49(c)(4).

CERTIFICATE OF SERVICE

I hereby certify that on this 1st day of July 2015, a copy of the foregoing Per-Hearing Statement was served via electronic mail to:

Alan Gambrell
1648 Argonne Place, N.W.
Washington, D.C. 20009
gambrell@aol.com
Appellant

Marty P. Sullivan
Sullivan & Barros, LLP
1990 M Street, N.W., Suite 200
Washington, D.C. 20036
msullivan@sullivanbarros.com
Attorney for Permit Holder

Wilson Reynolds
Advisory Neighborhood Commission 1C
P.O. Box 21009
Kalorama Station
Washington, D.C. 20009
wreynolds@aol.com

A handwritten signature in black ink, reading "Maximilian Tondro", is written over a horizontal line.

Maximilian Tondro

DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT
441 4th Street, N.W., Washington, D.C. 20001

Appeal of Alan Gambrell

Appeal No. 18980

Exhibit A

DCRA Building Permit B1502210, issued December 18, 2014 (“**Revised Permit**”)

(also BZA Appeal 18980 Exhibit 22Q, at 1)



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: 03/24/2015

PERMIT NO. B1502210

Expiration Date: 03/24/2016

Address of Project:

1636 ARGONNE PL NW

Zone:

R-5-B

Ward:

1

Square:

2589

Suffix:

Lot:

0460

Description Of Work:

REVISE B1404B13 - PLANS TO REFLECT NEW GRADE.

Permission Is Hereby Granted To:

District Design And Development Argonne Llc

Owner Address:

10305 HOLLY HILL PL

POTOMAC, MD 20854-5027

PERMIT FEE:

\$404.80

Permit Type:

Alteration and Repair

Existing Use:

Single Family Dwelling - R-3

Proposed Use:

Apartment Houses - R-2

Plans:

Agent Name:

District Design

Agent Address:

Existing Dwell
Units:

1

Proposed Dwell
Units:

4

No. of Stories:

3

Floor(s)
Involved:

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.

Interim Director:

Melinda Bolling

Permit Clerk

Patrice Derricott

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.

DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT
441 4th Street, N.W., Washington, D.C. 20001

Appeal of Alan Gambrell

Appeal No. 18980

Exhibit B

DCRA Building Permit B1404813 issued September 9, 2014 (“**Permit**”)

(also BZA Appeal 18980 Exhibit 22D, at 1)



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

DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT
441 4th Street, N.W., Washington, D.C. 20001

Appeal of Alan Gambrell

Appeal No. 18980

Exhibit C

DCRA Building Permit B1509180 issued June 23, 2015 (“**2nd Revised Permit**”)

(also BZA Appeal 18980 Exhibit 30, at 1)



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: 06/23/2015

PERMIT NO. B1509180

Expiration Date: 06/23/2016

Address of Project: 1636 ARGONNE PL NW		Zone: R-5-B	Ward: 1	Square: 2589	Suffix:	Lot: 0460
Description Of Work: REVISION TO B1404813 TO REMOVE APPROXIMATELY 73 SQUARE FEET OF CELLAR AND INSTALL RETAINING WALL.						
Permission Is Hereby Granted To: Greg Keats		Owner Address: 10305 HOLLY HILL PLACE POTOMAC, MD 20854-5027		PERMIT FEE: \$103.29		
Permit Type: Alteration and Repair	Existing Use: Apartment Houses - R-2		Proposed Use: Apartment Houses - R-2		Plans: Yes	
Agent Name: District Design	Agent Address: 1766 Florida Ave Nw 20005	Existing Dwell Units: 4	Proposed Dwell Units: 4	No. of Stories: 3	Floor(s) Involved: 1	
Conditions/ Restrictions: Revision to B1404813 to turn it from a retaining wall permit to a building permit for the same scope of work. 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.						
Interim Director: Melinda Bolling		Permit Clerk Jeannette Anderson				
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.30

DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT
441 4th Street, N.W., Washington, D.C. 20001

Appeal of Alan Gambrell

Appeal No. 18980

Exhibit D

Sheet A201, A202, and A203 of the plans approved by the 2nd Revised Permit (“**Approved Plans**”)

(also BZA Appeal 18980 Exhibit 29, at 3-5)



CONSULTANT:



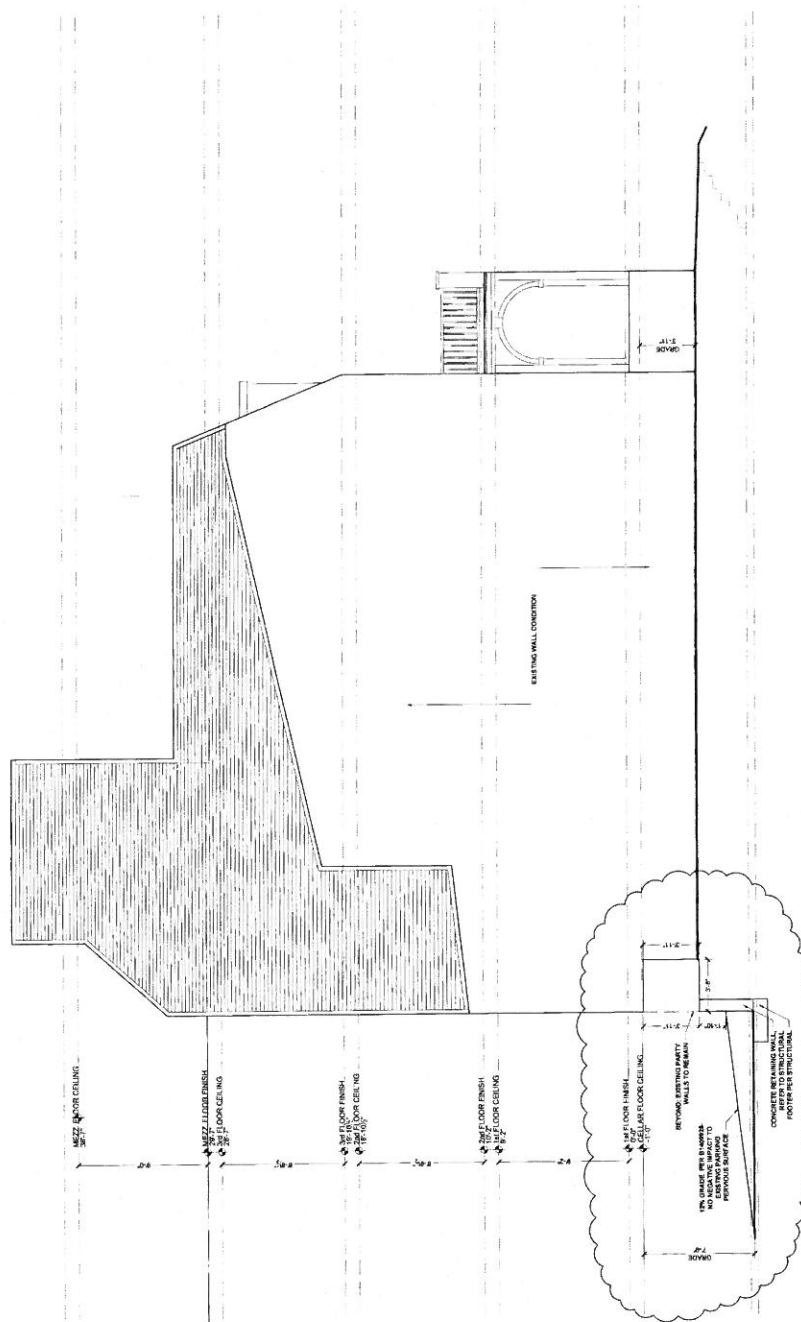
REVISION:
JUNE 24, 2014
DECEMBER 15, 2014
DECEMBER 17, 2014

FAR CHECK:
APRIL 9, 2015

RETAINING WALL REVISION:
JUNE 4, 2015

SHEET:

A0201



1 EAST ELEVATION
SCALE: 1/4" = 1'-0"
SCALE: 1/8" = 1'-0"

DEPARTMENT OF THE ZONING
ADMINISTRATIVE SERVICES
WITH REQUIRED FEES (HDCMR)

2f 6.3.18
FURTHER APPROVAL OF CASHLICATION
2013/01/18



CONSULTANT:



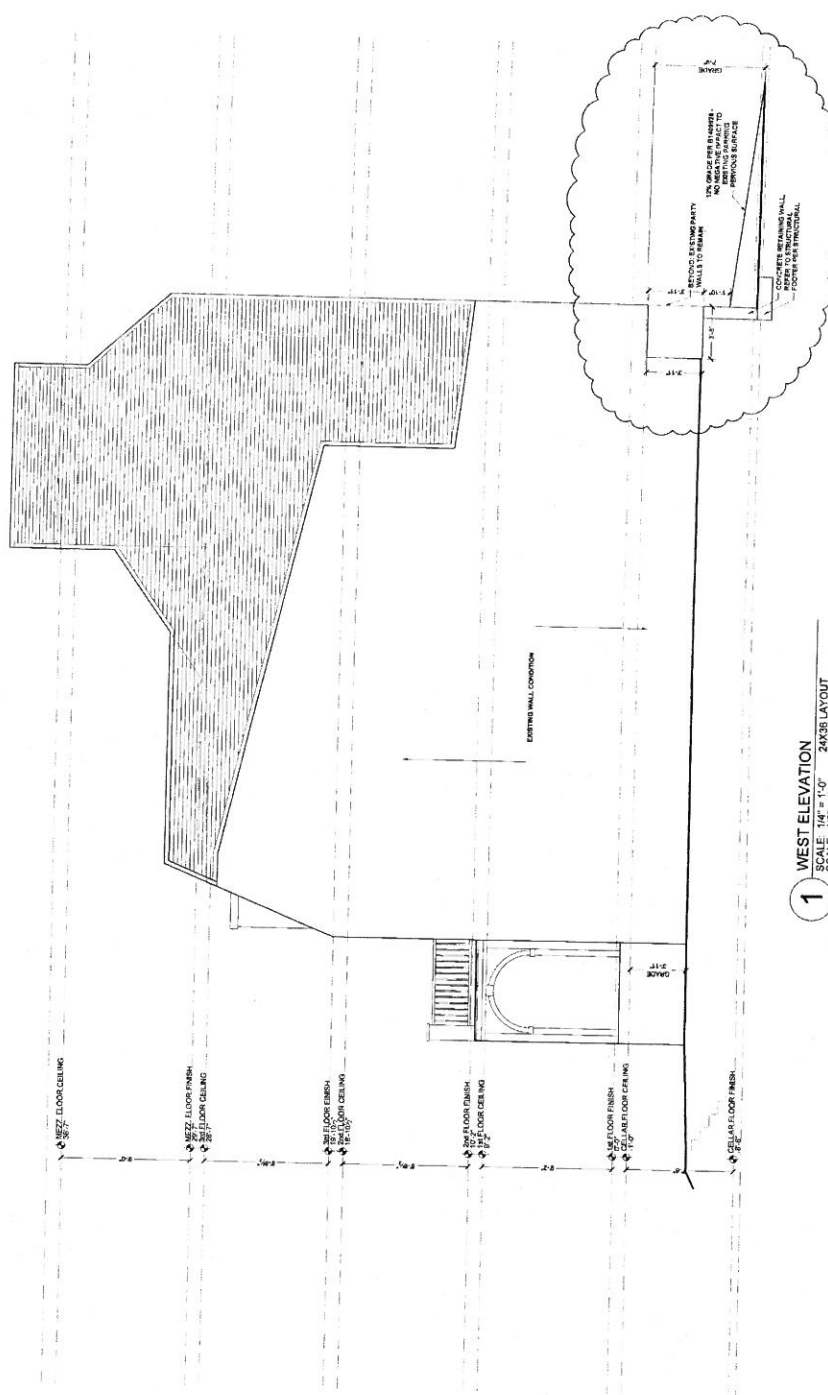
REVISION:
JUNE 24, 2014
DECEMBER 15, 2014
DECEMBER 17, 2014

FAR CHECK:
APRIL 9, 2015

RETAINING WALL REVISION:
JUNE 4, 2015

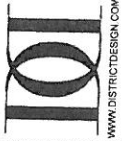
SHEET:

A0202



1 WEST ELEVATION
SCALE: 1/4" = 1'-0"
SCALE: 1/8" = 1'-0"

6-13-15



PROJECT:
1538 ARCONNE PLACE, NW
WASHINGTON, DC 20009
302 258 1071 0480

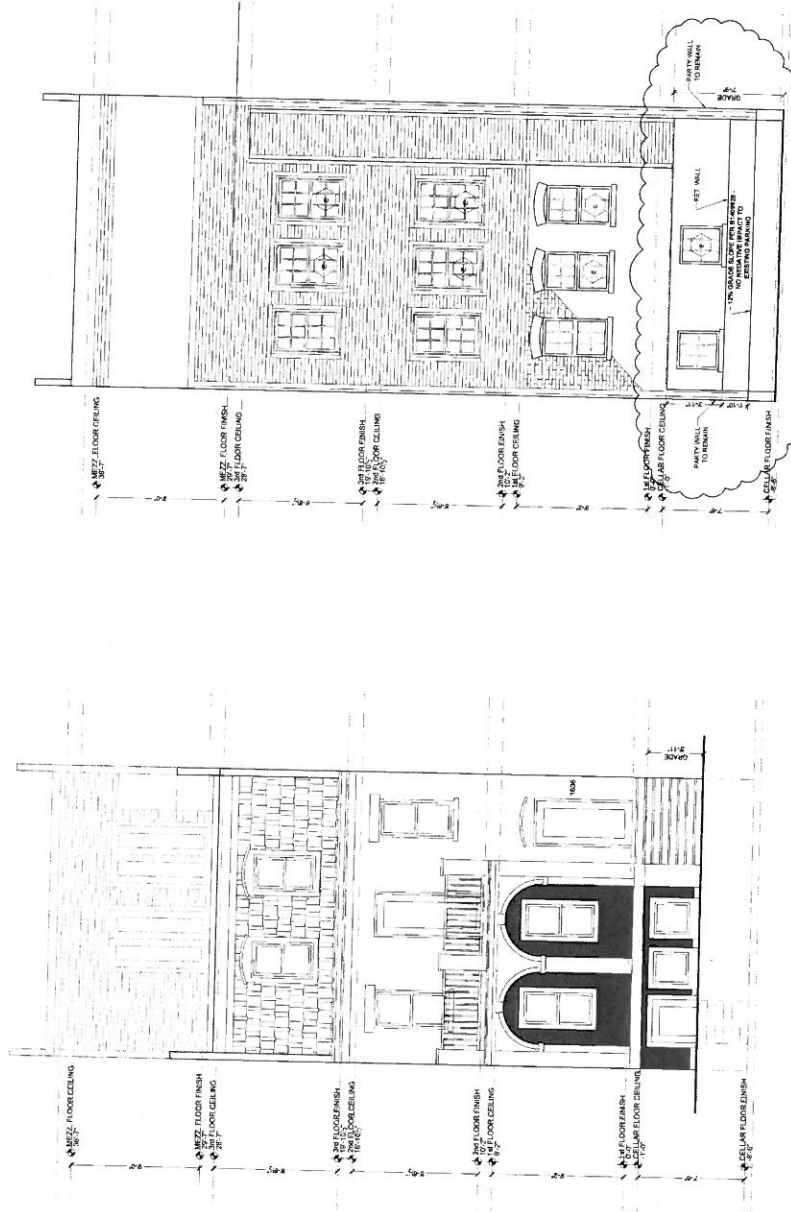
CONSULTANT:



REVISION:
JUNE 24, 2014
DECEMBER 15, 2014
DECEMBER 17, 2014
FAR CHECK:
APRIL 9, 2015
RETAINING WALL REVISION:
JUNE 4, 2015

SHEET:

A0203



1 NORTH ELEVATION - NO CHANGE
SCALE: 1/4" = 1'-0" 24X36 LAYOUT
SCALE: 1/8" = 1'-0" 11X17 LAYOUT

2 SOUTH ELEVATION
SCALE: 1/4" = 1'-0" 24X36 LAYOUT
SCALE: 1/8" = 1'-0" 11X17 LAYOUT

6.13.15