

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

**APPLICATION OF
TITO CONSTRUCTION COMPANCY, LLC**

**1028 D STREET, NE
ANC 6A**

STATEMENT OF THE APPLICANT

I. NATURE OF RELIEF SOUGHT

This statement is submitted on behalf of Tito Construction Company, LLC (the “Applicant”), the owner of property located at 1028 D Street NE, Lot 0801 in Square 0962 (the “Property”), in support of its application for an area variance from the requirements regarding parking (§2101) to allow the Applicant to construct a single family dwelling in the R-4 District.

II. JURISDICTION OF THE BOARD

The Board of Zoning Adjustment (the “Board” or “BZA”) has jurisdiction to grant the variance relief requested herein pursuant to §3103.2 of the Zoning Regulations.

III. BACKGROUND

A. Background Information Regarding the Property

The Property, also known as Lot 0801 in Square 0962, contains approximately 1,039 square feet of land area and is located in the Capitol Hill Historic District in Northeast Washington, D.C. The Property fronts along D Street and is landlocked with private property abutting the remaining three lot lines. *See* 1903 Baist Atlas Map at **Tab A**. It does not have rear or side access either to a public alley or a street. The Property is currently unimproved; however, historical permit records indicate that 1028 D Street was one of four row buildings permitted in 1895. *See* Permit Records requesting permission to build four 2-story and basement brick buildings at **Tab B**. The Property remained improved with a row

dwelling until at least 1967, but for reasons unknown to the Applicant, the original building was razed and the Property is currently unimproved. *See* 1967 Baist Atlas Map at **Tab C**.

B. Description of the Improvements in the Surrounding Area

Square 962 is bounded E Street NE to the north, 11th Street to the east, D Street to the south and 10th Street to the west. Square 962 is in the R-4 zoning district. *See* Zoning Map at **Tab D**. Square 962 is a residential square with mostly rowhomes, semi-detached dwellings, flats and apartments.

C. Description of the Traffic Conditions and Mass Transit Options in the Surrounding Area

The Property is well serviced by a number of public transportation facilities and services including Metro, Metrobus routes, Capital Bikeshare, and Zipcars. The Property is located approximately 0.8 miles from the Eastern Market Metro station which provides access to the Orange, Blue, and Silver Lines. The Property is located approximately 0.9 miles from Union Station, a major transportation hub that provides access to the Red line, MARC trains, and Amtrak trains. In addition to rail lines, the Property is very accessible by bus. Metrobus D6 stops mere feet away from the Property at the corner of 11th and D Street. Metrobus X8 is 0.1 miles away at Maryland Ave NE and 11th Street. Metrobus 90, 92, and 93 are all within 0.2 miles of the Property. Also in close proximity to the Property are a number of the District's bikesharing and carsharing programs. There are six Capital Bikeshare stations located within 0.5 miles of the Property. The closest Capital Bikeshare station is located 0.2 miles away at 1330-1330 D Street NE. There are seven Zipcar facilities within 0.5 miles of the Property. The closest, a Zipcar facility at 901 D Street NE has two vehicles available for use. Less than 0.2 miles away at 816 E Street NE, there is a Zipcar facility with five vehicles available for use. Walkscore.com labels the property as "very walkable," "a biker's paradise," and as having "good transit."

D. Description of the Proposed Development

As shown on the architectural plans, *see* Architectural Plans at **Tab E**, the Applicant proposes to construct a single family infill dwelling. The home will have 3 bedrooms, 2 full bathrooms and 2 powder rooms. The home that was originally constructed on this Property received a building permit in 1895 and therefore was constructed prior to uniform building codes. Constructing a home that complies with current modern standards, including larger stair widths and landings, will be an additional challenge for the Applicant. Though complying with current construction standards on a lot created in 1895 presents a challenge, the proposed development will be the same width as adjacent properties and more importantly, it will complete the row of rowhomes on this block of D Street.

IV. NATURE OF RELIEF SOUGHT AND STANDARD OF REVIEW

The Applicant seeks to develop the last undeveloped lot in Square 0962, and build a single family row dwelling. The only variance relief required for this project to move forward is a parking variance.¹ Under D.C. Code §6-641.07(g)(3) and 11 DCMR §3103.2, the Board is authorized to grant an area variance where it finds that three conditions exist:

- (1) The property is affected by exceptional size, shape or topography or other extraordinary or exceptional situation or condition;
- (2) The owner would encounter practical difficulties if the zoning regulations were strictly applied; and
- (3) The variance would not cause substantial detriment to the public good and would not substantially impair the intent, purpose and integrity of the zone plan as embodied in the Zoning Regulations and Map.

¹ The Property does not comply with lot area and lot width requirements of the Zoning Regulations. However, as shown in the Baist Atlas map and as detailed in the attached building permits, the Property was previously improved with a rowhome. The building permits were obtained in 1895 and predate the current zoning regulations. As has been determined by the Zoning Administrator in similar cases, the prior building permit vests the right to build a matter of right structure on this nonconforming lot as to lot area and lot width. Consequently, the Applicant only seeks a parking variance. If the Board determines that the above stated area of relief is required, we will modify this application. Also, during the permit review process, the proposed plans were cited for having a nonconforming open court. We herein submit that the bay window creates a court niche, not a court, and does not require zoning relief.

See French v. District of Columbia Bd. of Zoning Adjustment, 658 A.2d 1023, 1035 (D.C. 1995) (quoting *Roumel v. District of Columbia Bd. of Zoning Adjustment*, 417 A.2d 405, 408 (D.C. 1980)); *see also*, *Capitol Hill Restoration Society, Inc. v. District of Columbia Bd. of Zoning Adjustment*, 534 A.2d 939 (D.C. 1987).

Applicants for an area variance need to demonstrate that they will encounter “practical difficulties” in the development of the property if the variance is not granted. *See Palmer v. District of Columbia Bd. of Zoning Adjustment*, 287 A.2d 535, 540-41 (D.C. 1972)(noting that “area variances have been allowed on proof of practical difficulties only while use variances require proof of hardship, a somewhat greater burden”). An applicant experiences practical difficulties when compliance with the Zoning Regulations would be “unnecessarily burdensome.” *See Gilmartin v. District of Columbia Bd. of Zoning Adjustment*, 579 A.2d 1164, 1170 (D.C. 1990). As discussed below, and as will be further explained at the public hearing, all three prongs of the area variance test are met in this Application.

V. THE APPLICANT MEETS THE BURDEN OF PROOF FOR VARIANCE RELIEF

A. The Property is Affected by an Exceptional Situation or Condition

The Property is affected by an exceptional situation or condition. 1028 D Street NE, lot 801 in Square 962, is the only undeveloped parcel of land in the entire Square. It is a landlocked lot that was previously improved with a rowhome. There is a 30 foot alley in the center of the Square that provides vehicular access to a majority of the surrounding dwellings. However, 1016, 1018, 1026, 1028 and 1030 D Street NE have never had vehicular alley access. When the Square was originally developed there was a private pedestrian footpath that connected to the alley and provided pedestrian access to 1016-1030 D Street NE. When the Square was subsequently subdivided, the private pedestrian footpath was incorporated into the individual lots it was adjacent to. As a result, the Property, along with the adjacent lots, do not have access to the alley. Moreover, due to the garage that is located at the rear of 1014 D Street NE, 1016-1030 D Street cannot obtain alley access even if adjacent property owners mutually

agreed to a private easement. The garage at the rear of 1014 D Street NE effectively narrows the adjacent property's, 1016 D Street NE, access point to the alley to approximately 5 feet. Therefore, since the Property has no access to the alley and could not obtain alley access even if all relevant property owners agreed to a private easement, the Property is affected by an exceptional circumstance.

B. Strict Application of Zoning Regulations Would Result in Practical Difficulty to the Owner

Strict application of the Zoning Regulations with respect to the parking requirement (§2101.1) would result in a practical difficulty to the Applicant. Without a parking variance the Applicant cannot restore the Property to its prior productive use as a rowhome. As late as 1967, this block of D Street NE had a row of seven rowhomes. A parking variance is needed to develop this infill lot and complete the row. The physical characteristics of the block restrict access to the alley, and the multitude of property owners that would need to consent to an easement and to destroying a garage make obtaining access to the alley through the consent of other property owners highly unlikely. Moreover, a curb cut to provide vehicular access to the Property from D Street NE is not practical. Consequently, without a variance the Applicant will face a practical difficulty in that no development could occur on this Property and the lot will continue to languish unutilized.

One of the purposes of variances is to prevent usable land from remaining undeveloped due to the strict interpretation of the Zoning Regulations. The D.C. Court of Appeals, in *Luis De Azcarate, et al. v. DC BZA*, stated that a variance “is designed to provide relief from the strict letter of the regulations, protect zoning legislation from constitutional attack...*and prevent usable land from remaining idle.*” 388 A. 2d 1233, 1236 (1978) (emphasis added)(*quoting, Palmer v. BZA*, D.C. App., 287 A.2d 535, 541 (1972)). The Property was productive from 1895 through at least 1967; without a parking variance, it will remain a vacant lot in the middle of beautifully maintained rowhomes.

C. No Substantial Detriment to the Public Good Nor Substantial Impairment to the Intent, Purpose and Integrity of the Zoning Plan

There will be no substantial detriment to the public good and no substantial impairment to the intent, purpose, and integrity of the zone plan by approving the zoning relief. The proposed project replaces a vacant lot with much needed residential use. Moreover, the proposed project completes the block and improves the viewshed by constructing an infill row dwelling. Row dwellings are permitted in the R-4; consequently, the proposed development aligns with the purpose and intent of the Zone Plan. Furthermore, the Property is very accessible by public transportation thus granting a parking variance will not have a negative impact on the community. For these reasons, approval of the zoning relief requested will not cause a detriment to the public good or Zone Plan.

VI. CONCLUSION

For the reasons stated above, the requested relief meets the applicable standards for variance relief under the Zoning Regulations. Accordingly, the Applicant respectfully requests that the Board grant the application.

Respectfully submitted

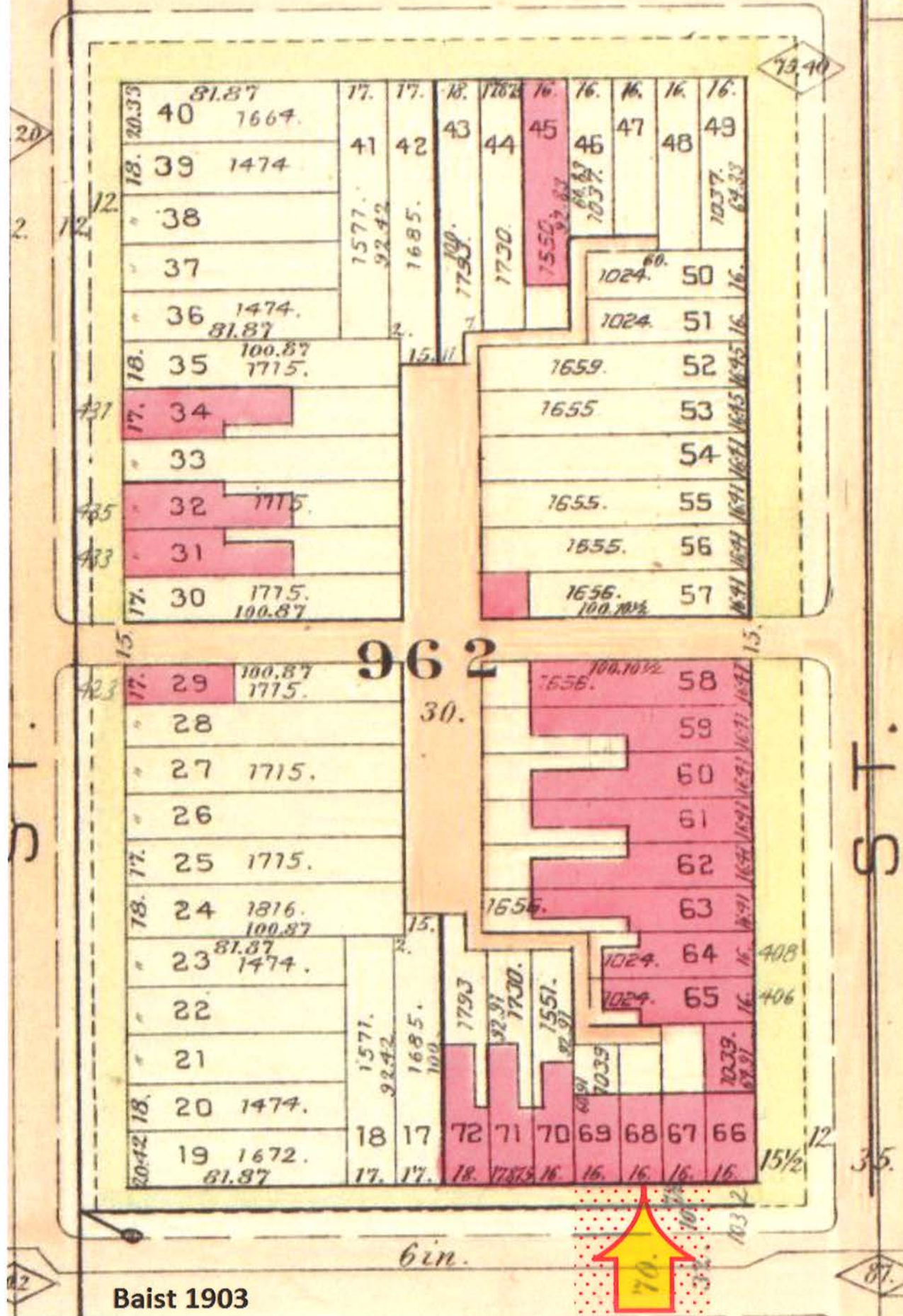
GRIFFIN, MURPHY,
MOLDENHAUER & WIGGINS, LLP

By: 

Meredith H. Moldenhauer
Ajoke Agboola
1912 Sunderland Place, N.W.
Washington, D.C. 20036
(202) 429-9000

TAB A

S T. 90. 35.



TAB B

APPLICATION FOR PERMIT TO BUILD.

BRICK AND STONE.

Washington, D. C. Apr. 24th 1895

To the INSPECTOR OF BUILDINGS:

The undersigned hereby applies for a permit to build according to the following specification:

1. State how many buildings to be erected *1*
2. Material *Brick*
3. What is the Owner's name? *J. Carr*
4. " Architect's " *J. Carr*
5. " Builder's " *"*
6. " location? *Lot 1 - 462 N. M. E.*
7. " nearest street? *"*
8. " purpose of the building: *3 dwellings & 1 store*
9. If a dwelling, for how many families?
10. Is there a store in the lower story? *no*
11. Will the building be erected on solid or filled land? *solid*
12. Size of Lot, No. of feet front, ; No. of feet rear, ; No. of feet deep,
13. Size of building, No. of feet front, *16* ; No. of feet rear, ; No. of feet deep, *32*
No. of stories in height, *2 Basement* ; No. of feet in height from sidewalk to highest point of roof, *28*
14. No. of feet in height from level of sidewalk to highest part of wall, *12-8*
15. No. of feet in height from sidewalk to eaves, *2-8*
16. Size of back building, feet long ; feet wide ; feet high ; No. of stories,
17. Material of foundation, *Concrete*
18. Thickness of external walls: cellar or basement *13* ; 1st story *9* ; 2d story *9* ; 3d story
; 4th story ; 5th story ; 6th story ; 7th story ; 8th story ; 9th story
Thickness of party-walls: cellar or basement *13* ; 1st story *9* ; 2d story *9* ; 3d story
; 4th story ; 5th story ; 6th story ; 7th story ; 8th story ; 9th story
19. What will be the materials of the front? *Brick* If of stone what kind?
20. Will the roof be flat, pitch, or mansard? *Flat* material of roofing? *tin*
21. Are there any orials? height ; width ; projection ; form
22. What will be the means of access to the roof? *Scuttles & step ladder*
23. Are there any hoistways? How protected?
24. How is the building heated? *Calorifier*
25. Are there any bay windows? *3* ; height *28* ; width *9* ; projection *4* ; form *hexagonal*
26. Are there any tower projections? *one* ; height *28* ; width *9-6* ; projection *4*
27. Are there any show windows? ; form ; projection
28. What will be the projection of steps from building line? *6-8"*
29. Are there vaults? Dimensions
30. Will there be an area? ; width ; how protected
31. Will there be any cellar steps? ; how protected
32. Is the lower story to be used for business purposes of any kind?
33. What is the estimated cost of the improvement? *\$80.00*
34. Have deposited \$ as required by order of Commissioners
35. Is there a sidewalk or improved roadway?
36. Collector's receipt, No. , Date
37. Has the curb grade been obtained for computing engineer?

Signature,

J. Carr

Address,

1355 M. A. Ave N. E.

(Form B.)

DUPLICATE.

No. 1614

PERMIT TO BUILD.

DISTRICT OF COLUMBIA,
OFFICE OF INSPECTOR OF BUILDINGS.

Washington, Apr. 24th 1895

This is to Certify, That

L. Carr,

has permission to erect 4th story, & basement brick building on lot 1
square 962 No. 8th St., Ave., in accordance
with application No. 1614 on file in this office, and subject to the
provisions of the Building Regulations of the District.

The right is reserved to examine the buildings as often as may be necessary
while in course of erection, and order any change in the construction that may be
deemed requisite to insure sufficient strength, solidity and safety from fire.

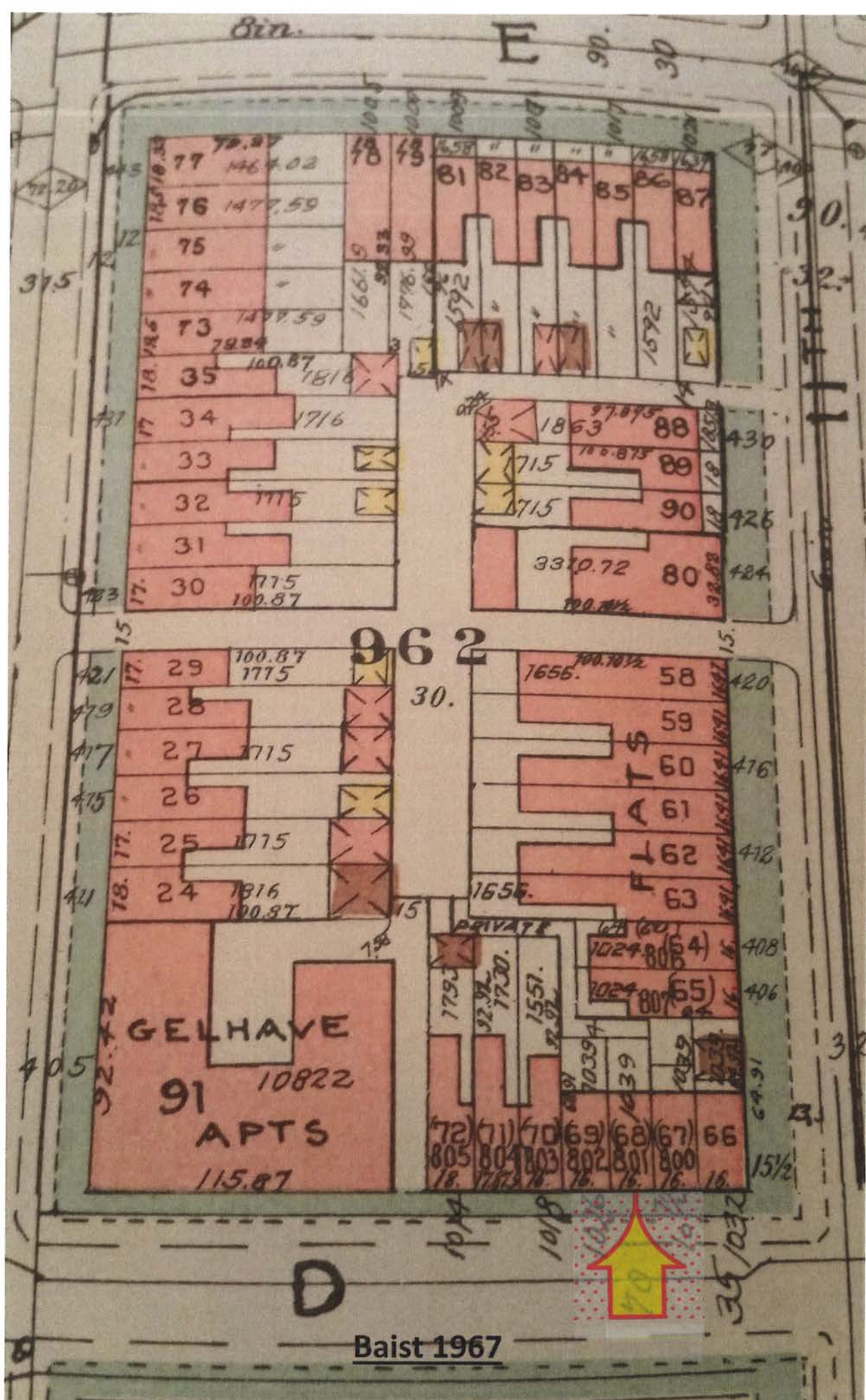
All flues must be enclosed with brick walls nine inches thick or cased in terra-
cotta pipes eight inches inside diameter, enclosed with brick work not less than four
and one-half inches thick. Permission is granted to lay a plank roadway across
pavement. Deposit has been made to repair pavement and clean roadway.

By order of the Commissioners, D. C.

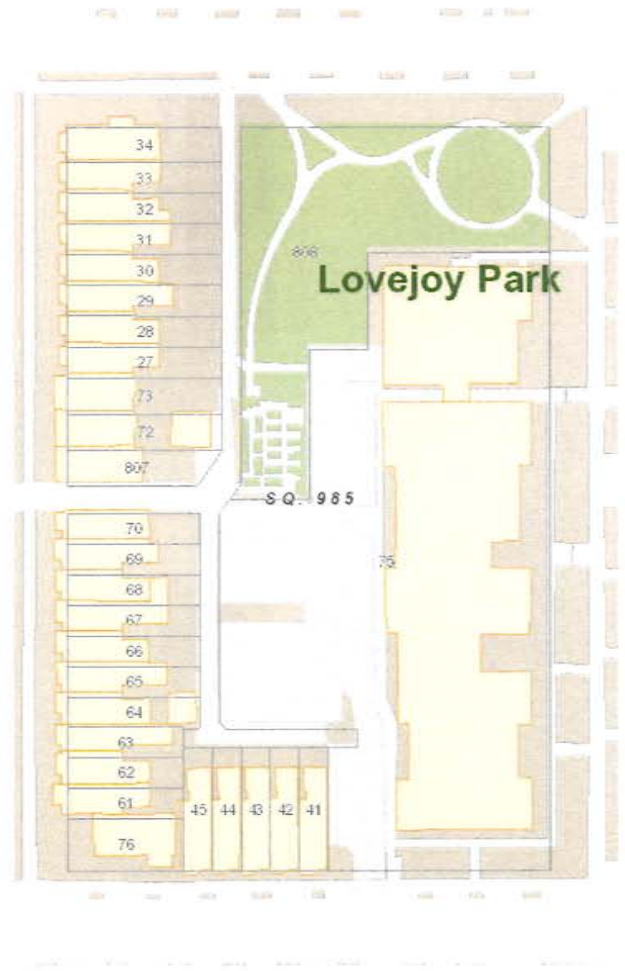
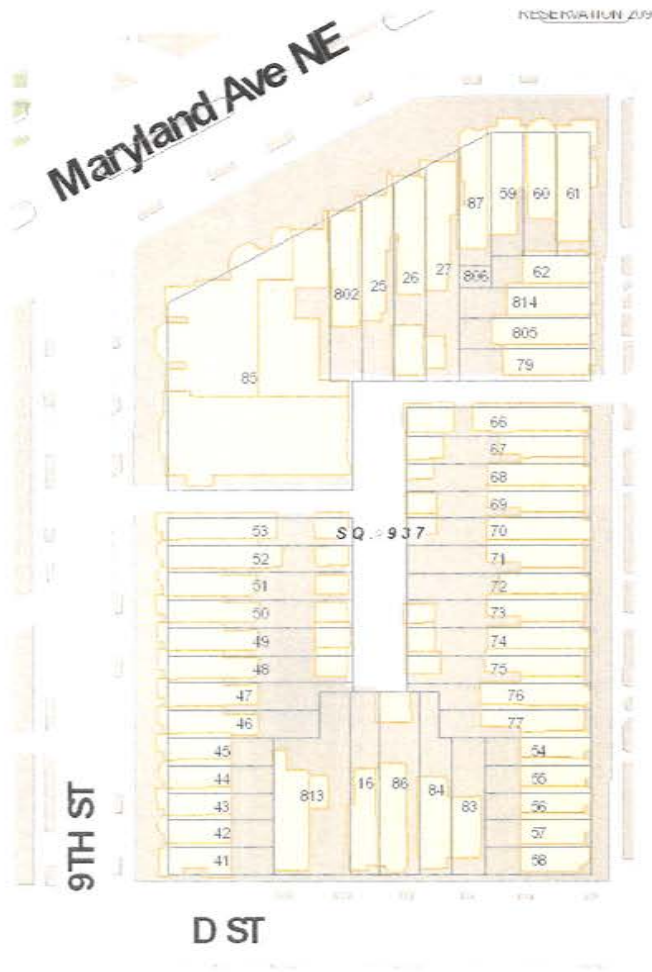
Paid \$ 8.00

Geo. H. [Signature]
Inspector of Buildings.

TAB C



TAB D



TAB E

GENERAL NOTES

1. THE WORK CONSISTS OF THE FURNISHING OF ALL LABOR, MATERIAL, EQUIPMENT, SERVICE, SUPERVISION AND PERFORMING ALL WORK CALLED FOR IN THE COMPLETION OF THE NEW CONSTRUCTION OF 1028 D STREET, NE. INCLUDING SITE IMPROVEMENTS AS SET FORTH IN THE ARCHITECTURAL, STRUCTURAL, HEATING, VENTILATION, AIR CONDITIONING, PLUMBING, AND ELECTRICAL AND THE ACCOMPANYING WRITTEN SPECIFICATIONS BOOK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR READING THE ATTACHED DRAWINGS AND THE SCOPE OF WORK AS BEING INTEGRATED INTERDEPENDENT DOCUMENTS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL LICENSED TRADE PERMITS AND SCHEDULING ALL INSPECTIONS INCLUDING FINAL OCCUPANCY AS REQUIRED BY THE D.C. DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS, PEPCO, WASHINGTON GAS COMPANY, BELL ATLANTIC AND OTHER AFFECTED UTILITY COMPANIES.
3. ALL CHARGES, CONTRIBUTIONS, COSTS AND OTHER MEANS OF REIMBURSEMENT ASSOCIATED WITH THE INSTALLATION AND SERVICE BY LOCAL AUTHORITIES AND UTILITY COMPANIES SHALL BE INCLUDED IN THE CONTRACTOR'S BASE BID AND FINAL CONTRACT PRICE. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE COST OF ALL UTILITIES USED IN THE PERFORMANCE OF THE WORK.
4. ALL WORK SHALL BE DONE IN A LEGAL MANNER. THE CONTRACTOR SHALL ABIDE BY ALL APPLICABLE CODES, REGULATIONS AND LAWS OF THE D.C. DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS (DCRA). WHEN THE DRAWINGS OR SPECIFICATIONS OMIT ANY PARTICULAR AREA GOVERNED BY THE CODES, THOSE CODES SHALL BE USED AS BEING THE MINIMUM IN CASES WHERE THE DRAWINGS OR SCOPE OF WORK INDICATE LESSER REQUIREMENTS.
5. THESE NOTES ARE GENERAL IN NATURE AND APPLY TO THE ENTIRE BUILDING WHETHER OR NOT SPECIFICALLY NOTED OR REFERENCED ON EACH FLOOR. THE DRAWINGS INDICATE ONLY THE GENERAL EXTENT OF DEMOLITION WORK AND MAY NOT INCLUDE ALL DEMOLITION WHICH WILL BE REQUIRED FOR NEW CONSTRUCTION. FIELD VERIFY ALL.
6. THE CONTRACTOR SHALL FURNISH TO THE OWNER ALL WARRANTIES AND BONDS OF AFFIDAVIT FROM SUPPLIERS AND MANUFACTURERS ON THE NEW ROOF, ALL MECHANICAL EQUIPMENT, APPLIANCES AND OTHER ITEMS AS MAY BE REQUESTED IN THE BODY OF THE SCOPE OF WORK. THE CONTRACTOR SHALL ALSO FURNISH TO THE OWNER A 3-RING LOOSE LEAF NOTEBOOK OF ALL OPERATING AND MAINTENANCE MANUALS OF ANY AND ALL EQUIPMENT PROVIDED AND INSTALLED UNDER THIS CONTRACT.
7. DIMENSIONS SHOWN IN NOMINAL SIZES ARE FOR THE PURPOSE OF DESCRIBING THE CONSTRUCTION AND ARE NOT TO BE TAKEN AS THE ACTUAL SIZE OF THE COMPONENT.
8. ALL WORK SHALL CONFORM TO THE CURRENT CODE STANDARDS OF THE TRADES. INSTALL ALL MANUFACTURED ITEMS IN STRICT ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING THE PLUMBING, MECHANICAL, ELECTRICAL, AND BUILDING SECURITY SYSTEMS FULLY OPERATIONAL. PROVIDE LIGHTING FIXTURES, ELECTRICAL OUTLETS AND SWITCHES, AND PLUMBING AS SHOWN ON THE DRAWINGS OR AS IS NECESSARY TO PROVIDE A COMPLETE INSTALLATION FOR THE INTENDED OCCUPANCY.
10. DO NOT SCALE THE DRAWINGS. WHERE DIMENSIONS BETWEEN SMALL AND DETAIL DRAWINGS DIFFER, DETAIL DIMENSIONS SHALL GOVERN.
11. BEFORE BEGINNING WORK AT THE SITE, WHERE POSSIBLE, AND THROUGHOUT THE COURSE OF THE WORK, INSPECT AND VERIFY THE LOCATION AND CONDITION OF EVERY ITEM AFFECTED BY THE WORK UNDER THIS CONTRACT AND REPORT DISCREPANCIES TO ARCHITECT BEFORE DOING WORK RELATED TO THAT BEING INSPECTED.
12. THE ARCHITECTURAL DRAWINGS SHOW PRINCIPAL AREAS WHERE WORK MUST BE ACCOMPLISHED UNDER THIS CONTRACT. INCIDENTAL WORK MAY ALSO BE NECESSARY IN AREAS NOT SHOWN ON THE ARCHITECTURAL DRAWINGS DUE TO CHANGES AFFECTING EXISTING MECHANICAL, ELECTRICAL, PLUMBING, OR OTHER SYSTEMS. SUCH INCIDENTAL WORK IS ALSO A PART OF THIS CONTRACT. INSPECT THOSE AREAS, AND ASCERTAIN WORK NEEDED, AND DO THAT WORK IN ACCORD WITH THE CONTRACT REQUIREMENTS, AT NO ADDITIONAL COST. TRADE, PRODUCT, OR MANUFACTURER'S NAMES OR CATALOG NUMBERS SHOWN ON THE DRAWINGS FOR NEW PRODUCTS ARE TO ESTABLISH QUALITY REQUIRED. IN EACH CASE ADD, BY INFERENCE, AFTER TRADE, PRODUCT, OR MANUFACTURER'S NAME, THE PHRASE "OR APPROVED EQUAL." TRADE, PRODUCT OR MANUFACTURER'S NAMES OR CATALOG NUMBERS, AND INDICATIONS OF PRODUCT TYPES, SUCH AS "GLASS FIBER INSULATION" SHOWN ON THE DRAWINGS FOR EXISTING PRODUCTS ARE BELIEVED TO BE ACCURATE. IF THEY ARE DISCOVERED INACCURATE, NOTIFY ARCHITECT IMMEDIATELY AND DO NOT PROCEED WITHOUT INSTRUCTIONS. DETERMINE LOCATION OF PARTITIONS NOT DIMENSIONED BY THEIR RELATION TO COLUMN FACE OR CENTER, WINDOW JAMBS OR MULLION, OR OTHER SIMILAR FIXED ITEM.
13. THE WORK WILL REQUIRE ALL NEW INTERIOR FINISHES INCLUDING VINYL COMPOSITION TILE, SHEET VINYL TILE AND CARPETING.
14. ALL FLOOR AREAS MUST BE MADE LEVEL.
15. INTERIOR SURFACES OF ALL EXTERIOR WALLS SHALL RECEIVE NEW 4" FURRING WITH BATT INSULATION, PROVIDE NEW MOOD BASES THROUGHOUT.
16. DOORS SHALL CONSIST OF NEW PREHUNG, HOLLOW CORE METAL PANEL DOORS AND FRAMES AT ALL DOORS OPENING ONTO EXTERIOR. ALL WINDOWS SHALL BE REPLACED WITH DOUBLE HUNG DOUBLE GLAZED THERMAL BREAK WINDOWS WITH SCREENS.
17. THE BUILDING SHALL RECEIVE ALL NEW GAS FIRED HEATING AND ELECTRICAL COOLING SYSTEMS, VENTILATION AND PLUMBING SUPPLY/ DRAINAGE AND ELECTRICAL POWER AND WIRING SYSTEMS THROUGHOUT AS DELINEATED ON THE ACCOMPANYING DRAWINGS.

PROPOSAL OF 1028 D STREET, NE. WASHINGTON, DC.

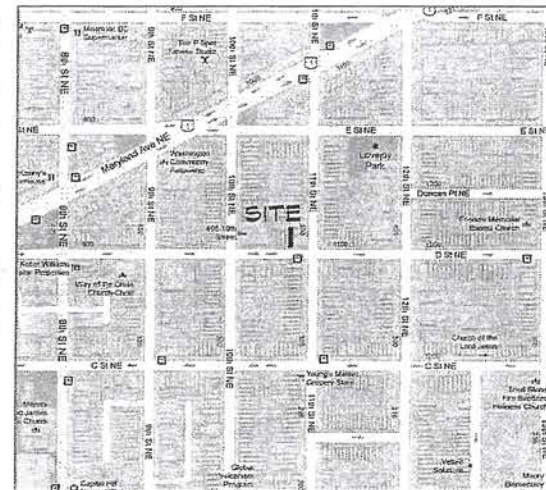
ABBREVIATION LIST

ABV	ABOVE	HD.	HANDICAPPED	S OR SO.	SOUTH
AFCI	ARC FAULT CIRCUIT INTERRUPTER	HGT.	HEIGHT	SHT.	SHEET
AFF.	ABOVE FINISH FLOOR	HORIZ.	HORIZONTAL	SD.	STORM DRAIN
APPROX.	APPROXIMATE	ID.	INSIDE DIAMETER	SEC.	SEDIMENT AND
BKR.	BREAKER	ID.	IDENTIFICATION	SF.	EROSION CONTROL
BLDG.	BUILDING	INV.	INVERT	SS.	SQUARE FEET
CAB.	CABINET	LEN.	LENGTH	SP.	SANITARY SEWER
CLG.	CEILING	LT, LTG	LIGHTING	SFKLR.	SPACE
CLO.	CLOSET	MECH.	MECHANICAL	STL.	SPRINKLER
COL.	COLUMN	MET.	METAL	SW.	STEEL
CONC.	CONCRETE	MTD.	MOUNTED, MOUNTING	TBD.	SWITCH
CORR.	CORRIDOR	MIN.	MINIMUM	TELE.	TO BE DETERMINED
DET.	DETAIL	N. OR NO.	NORTH	THRU.	TELEPHONE
DN.	DOWN	N.T.S.	NOT TO SCALE	TYP.	THROUGH
DWG.	DRAWING	OD.	OUTSIDE DIAMETER	V.	TYPICAL
E.	EAST	PNL.	PANEL	VERT.	VOLT
ELE.	ELEVATION	PWD.	POWER	UTIL.	VERTICAL
ELEC.	ELECTRIC, ELECTRICITY	PWR.	POWER	W.	UTILITY
EM.	EMERGENCY	P.V.C.	POLY VINYL-CHLORIDE PIPE	WH.	WEST
EQUIP.	EQUIPMENT	R.	RADIUS	WIC.	WATER HEATER
EX. OR EXIST.	EXISTING	REINF.	REINFORCED	WIP.	WALK IN CLOSET
FA.	FIRE ALARM	RM.	ROOM		WEATHER PROOF
FR.	FRAME	RNG.	RANGE		
FT.	FEET				
FURN.	FURNACE				
G. GND.	GROUND				
GFCI	GROUND FAULT CIRCUIT INTERRUPTER				

CODE REFERENCE

APPLICABLE CODES:

- BUILDING: 2006 ICC INTERNATIONAL BUILDING CODE (IBC)
4 DCMR 12A-2008 BUILDING CODE SUPPLEMENT.
- MECHANICAL: 2006 ICC INTERNATIONAL MECHANICAL CODE (IMC)
4 DCMR 12E-2008 MECHANICAL CODE SUPPLEMENT.
- PLUMBING: 2006 ICC INTERNATIONAL PLUMBING CODE (IPC)
4 DCMR 12F-2008 PLUMBING CODE SUPPLEMENT.
- ELECTRICAL: 2006 ICC INTERNATIONAL ELECTRICAL CODE NFPA NEC 2005
4 DCMR 12G-2008 ELECTRIC CODE SUPPLEMENT.
- FIRE: 2006 ICC INTERNATIONAL FIRE CODE (IFC)
4 DCMR 12H-2008 FIRE CODE SUPPLEMENT.
- ENERGY: 2006 ICC INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
4 DCMR 12I-2008 ENERGY CONSERVATION CODE SUPPLEMENT.
- FUEL GAS: 2006 ICC INTERNATIONAL FUEL GAS CODE (IFUGC)
4 DCMR 12D-2008 FUEL GAS CODE SUPPLEMENT.
- ACCESSIBILITY: 2006 ICC INTERNATIONAL BUILDING CODE (IBC)/CHAPTER 11/ANSI A 117.1
2003 4 DCMR 12A-2008 SUPPLEMENT/CHAPTER 11A



VICINITY MAP SCALE: 0 100M 200FT.

GRAPHIC SYMBOLS

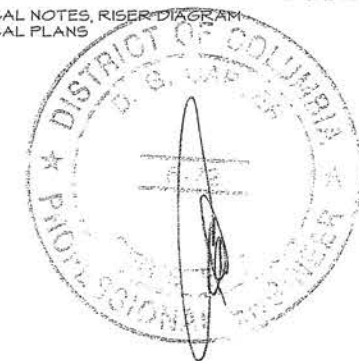
	DETAIL NUMBER		PARTITION TYPE
	WALL SECTION		WINDOW TYPE
	SHEET WHERE DETAIL APPEARS		DOOR NUMBER
	BUILDING SECTION		REVISION NUMBER
	DETAIL MARK		NEW WALL
	INTERIOR ELEVATION		WALL TO BE REMOVED
	SHEET WHERE DETAIL APPEARS		

MATERIAL SYMBOLS

	EARTH		METAL
	CONCRETE MASONRY UNIT		ROUGH LUMBER
	BRICK		FINISHED WOOD
	POURED CONCRETE		PLYWOOD (LARGE SCALE)
	GRAVEL FILL		PLYWOOD (SMALL SCALE)
	MARBLE		RIGID INSULATION
	SAND, PLASTER, GYPSUM WALL BOARD		BATT INSULATION

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CODE ANALYSIS

ZONING: R-4
FAR: 100%
LOT OCCUPANCY: 60%
LOT: 801
SQUARE: 962
HEIGHT RESTRICTION: 33'-8"
SIDE YARD: N/A
SIZE OF LOT: 1,038 S.F.

BUILDING INFORMATION:
BUILDING DESCRIPTION: RESIDENTIAL
JURISDICTION: WASHINGTON, DC
SQUARE FOOTAGE: 560.0 SF
1ST FLOOR: 560.0 SF
2ND FLOOR: 560.0 SF
3RD FLOOR: 560.0 SF

HEIGHT OF BUILDING: 33'-8"
USE GROUP: 3
CONSTRUCTION TYPE: 2
DWELLING SEPARATION WALLS: 2 HRS.
ROOF LIVE LOAD: 30PSF AND 1 TFSF FOR DEAD LOAD
SLEEPING ROOM 30PSF AND 10PSF FOR DEAD LOAD
WIND LOAD: 20PSF, SNOW LOAD 25PSF PLUS DRIFTING OR 30PSF EQUIVALENT UNIFORM LOAD, WHICH IS GREATER.



2626 TUNLAW RD., #304
WASHINGTON, DC. 20007
TEL: 202 338 8074
FAX: 202 338 5301

PROJECT TITLE

1028 D STREET, NE.
WASHINGTON, DC.

PROJECT NUMBER

PROJECT STATUS

SHEET TITLE

COVER SHEET

DRAWN BY

APPROVED BY

NO.	DATE	DESCRIPTION
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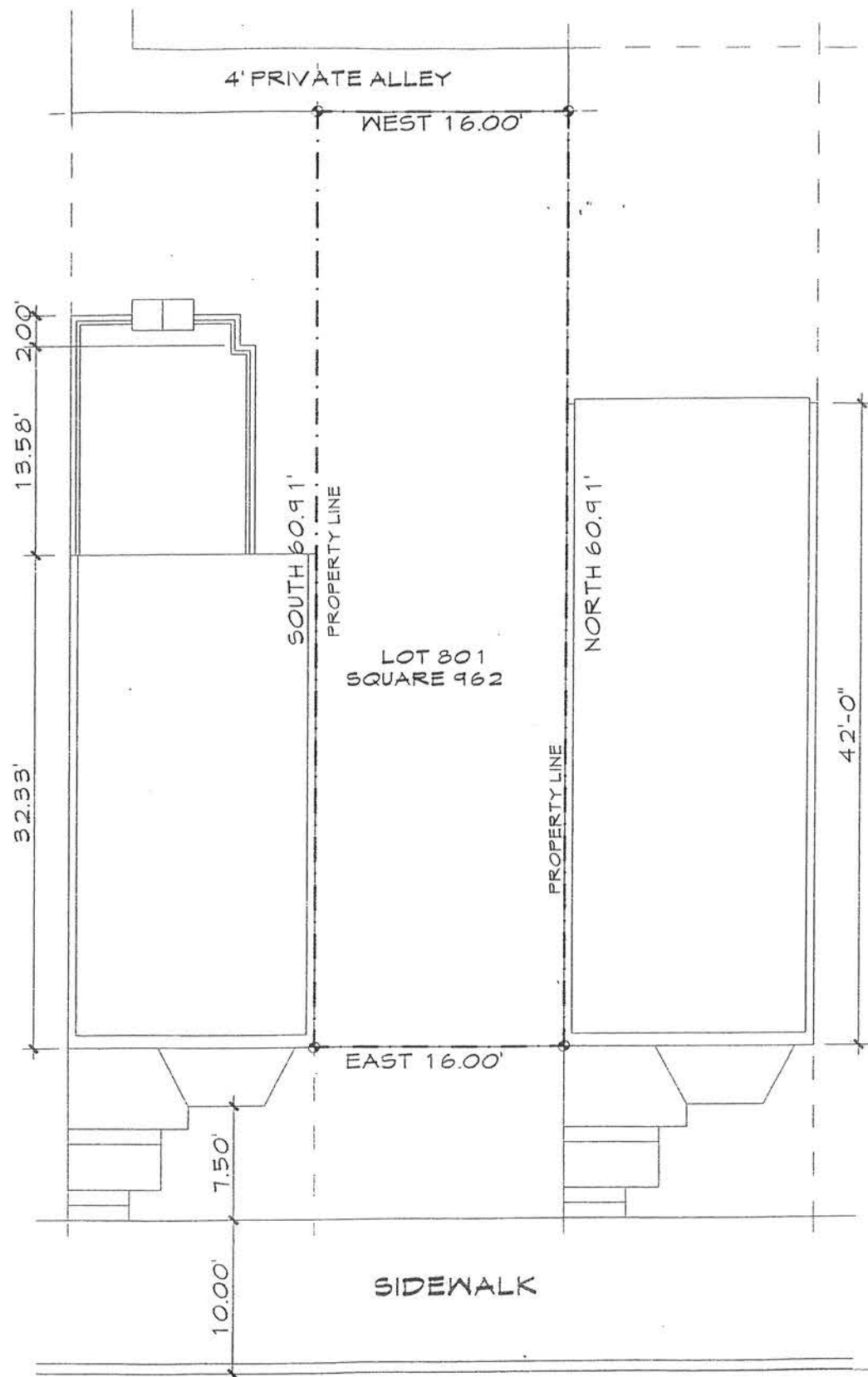
NO.	DATE	DESCRIPTION

SCALE: AS INDICATED

CS-1

DATE: APR. 21, 2013

DC NORTH



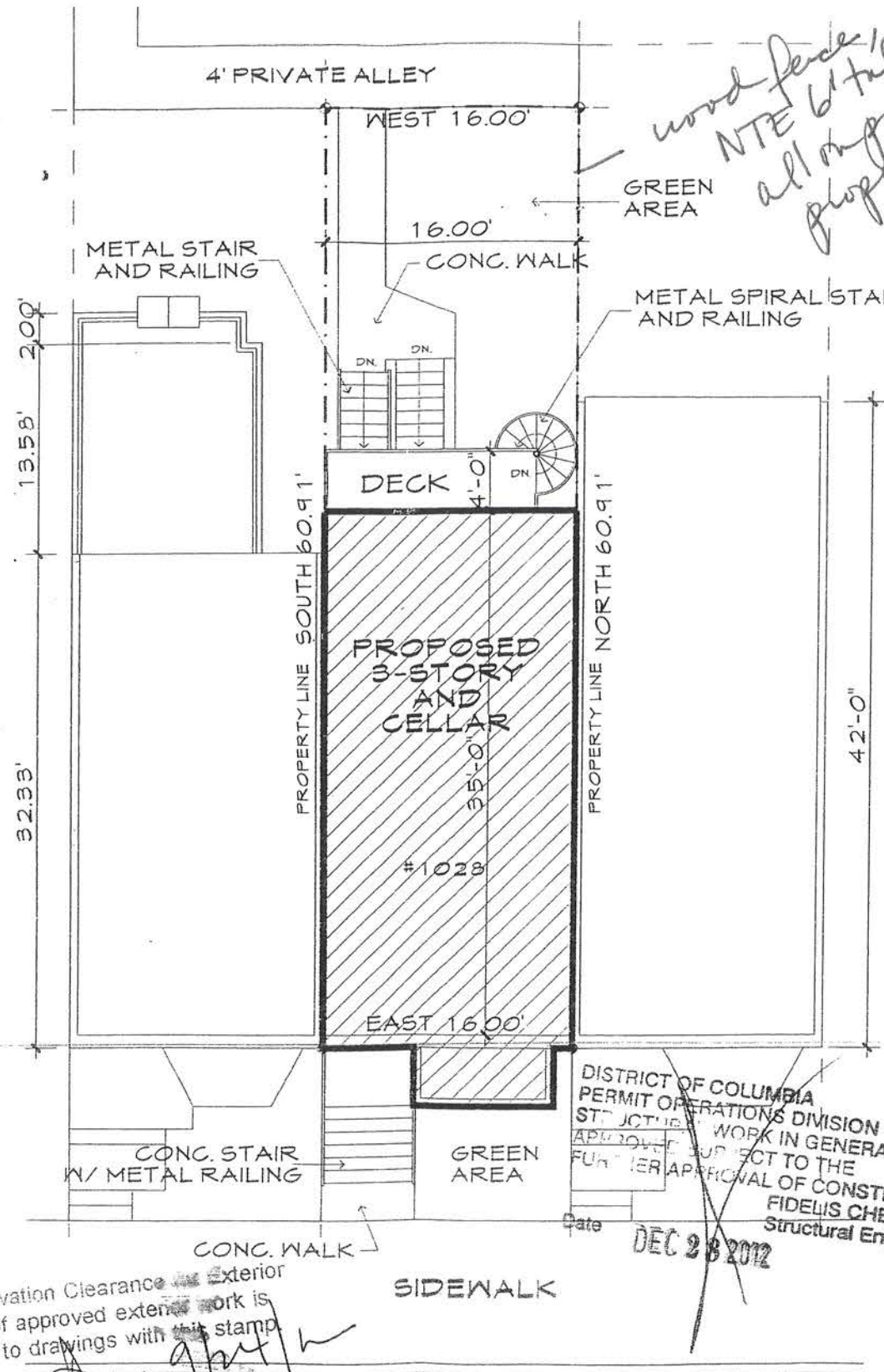
D STREET, N.E.

EXISTING
SITE PLAN
SCALE: 1"=10'

Historic Preservation Clearance
Work. Scope of approved exterior work is
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Signature and date:

DC NORTH



D STREET, N.E.

PROPOSED
SITE PLAN
SCALE: 1"=10'

DISTRICT OF COLUMBIA
PERMIT OPERATIONS DIVISION
STRUCTURAL WORK IN GENERAL
APPROVED SUBJECT TO THE
FURTHER APPROVAL OF CONSTRUCTION
FIDELIS CHENDI
Structural Engr. Section
Date DEC 28 2012



ARCHITECTURAL
DESIGN
GRAPHICS

2626 TUNLAW RD., #304
WASHINGTON, DC. 20007
TEL: 202 338 8074
FAX: 202 333 5301

PROJECT TITLE

1028 D STREET, N.E.
WASHINGTON, DC.

PROJECT NUMBER

PROJECT STATUS

SHEET TITLE

EXISTING
AND
PROPOSED
SITE PLANS

DRAWN BY

APPROVED BY

REVISION
NO. DATE DESCRIPTION

SCALE: 1"=10'-0"

C-1

DATE: SEPT. 04, 2012



ARCHITECTURAL DESIGN
GRAPHICS

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TEL: 202 338 8074
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PROJECT TITLE

1028 D STREET, NE.
WASHINGTON, DC.

PROJECT NUMBER

PROJECT STATUS

SHEET TITLE

FLOOR PLANS

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Historic Preservation Clearance for Exterior
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restricted only to drawings with this stamp.
Signature and date: *[Signature]* 8/1/13

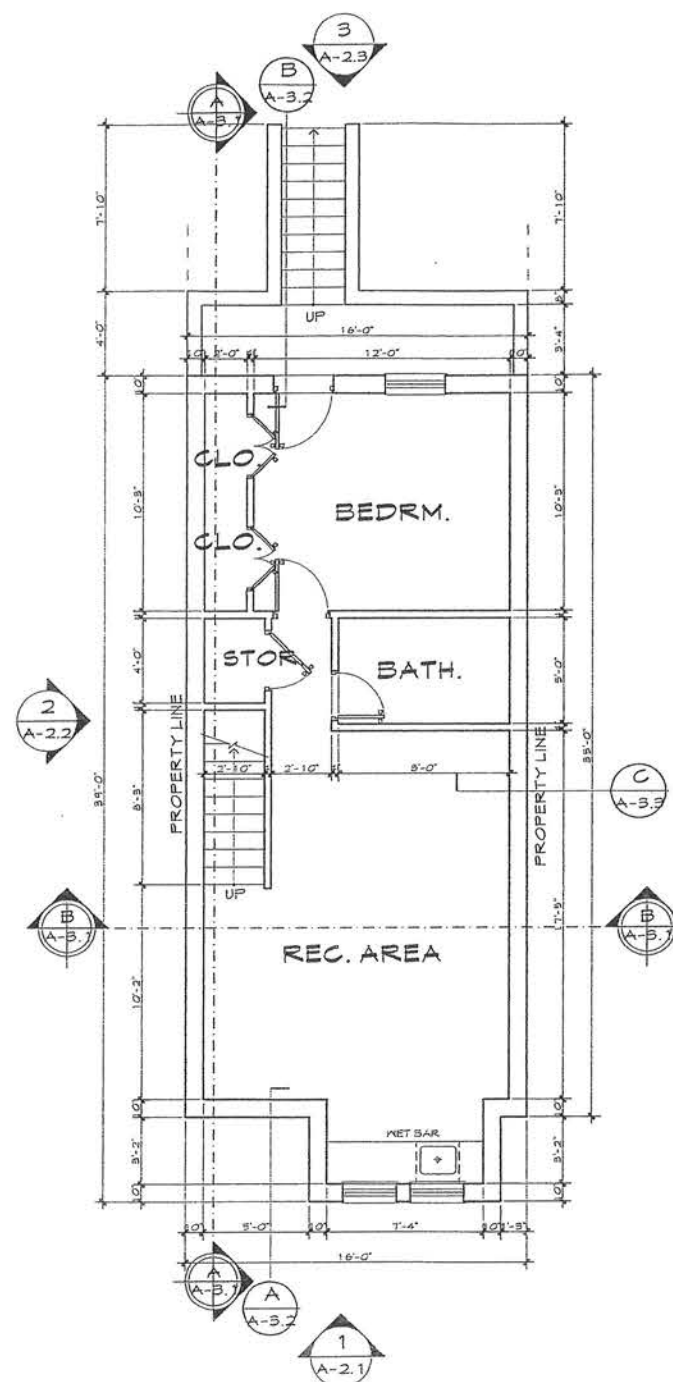
REVISION
NO. DATE DESCRIPTION

NO.	DATE	DESCRIPTION

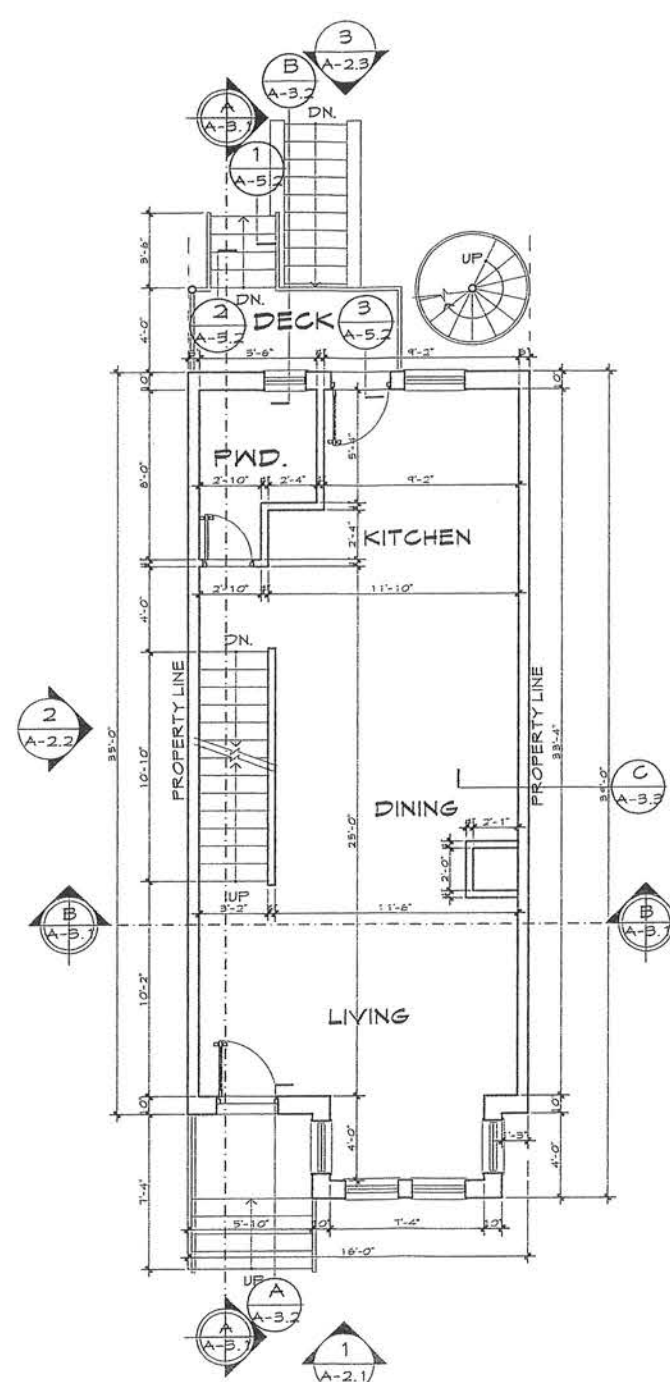
SCALE: 1/4" = 1'-0"

A-1.1

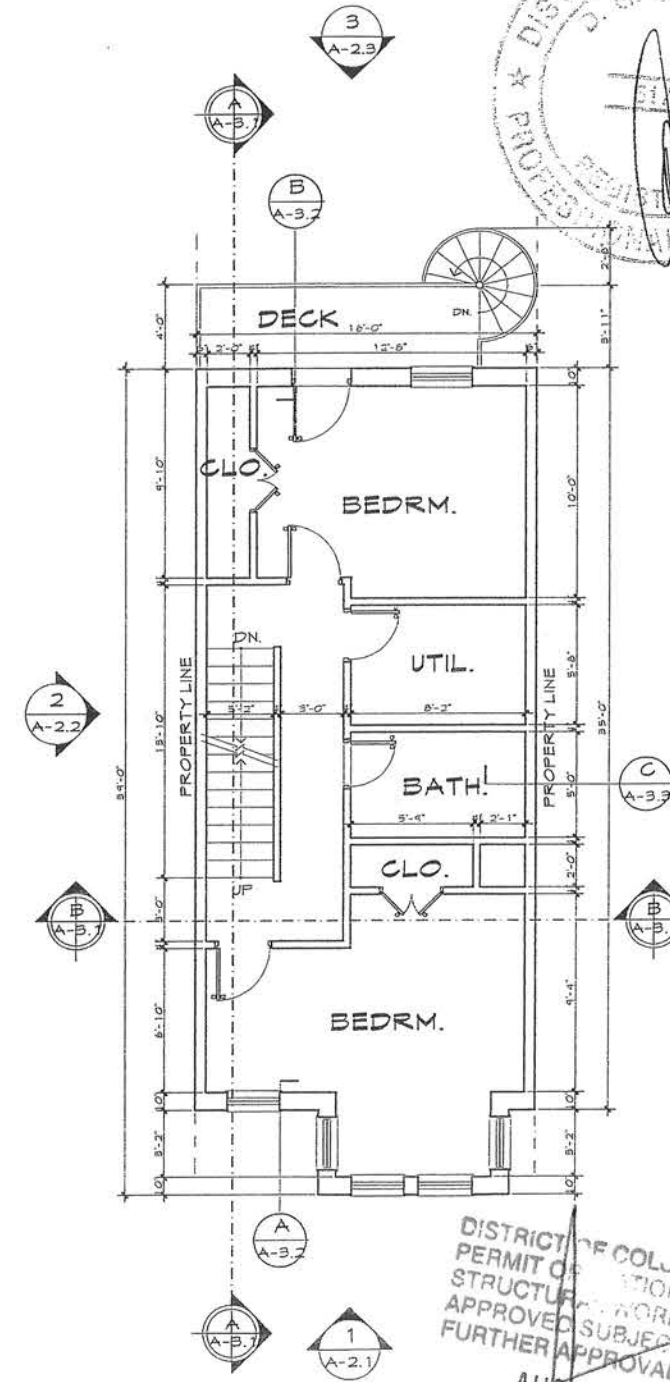
DATE: APR 21, 2013



CELLAR PLAN
SCALE: 1/8" = 1'-0"



FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

NOTE:

ALL BEDROOMS (I.E. SLEEPING ROOMS) SHALL HAVE
AN EMERGENCY ESCAPE WINDOW (IBC 2006, 1009; IRC 2000, 310).
THIS WINDOW SHALL HAVE A MINIMUM NET CLEAR OPENING OF
5.7 SQ.FT. WITH A MINIMUM CLEAR HEIGHT OF 24 INCHES AND A
CLEAR WIDTH OF 20 INCHES. THE MAXIMUM HEIGHT OF THE CLEAR
OPENING FROM THE FLOOR IS 44 INCHES (IBC 2006, SECTION 1009.3;
IRC 2006, SECTION 310.1)

ALL BATHROOM WINDOWS ARE SAFETY GLAZING.



DISTRICT OF COLUMBIA
PERMIT OF CONSTRUCTION DIVISION
STRUCTURAL WORK IN GENERAL
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FIDELIS CHENDI
Structural Engr. Section

Date

AUG 1 2 2013



ARCHITECTURAL DESIGN
GRAPHICS

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PROJECT NUMBER

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SHEET TITLE

FLOOR PLANS

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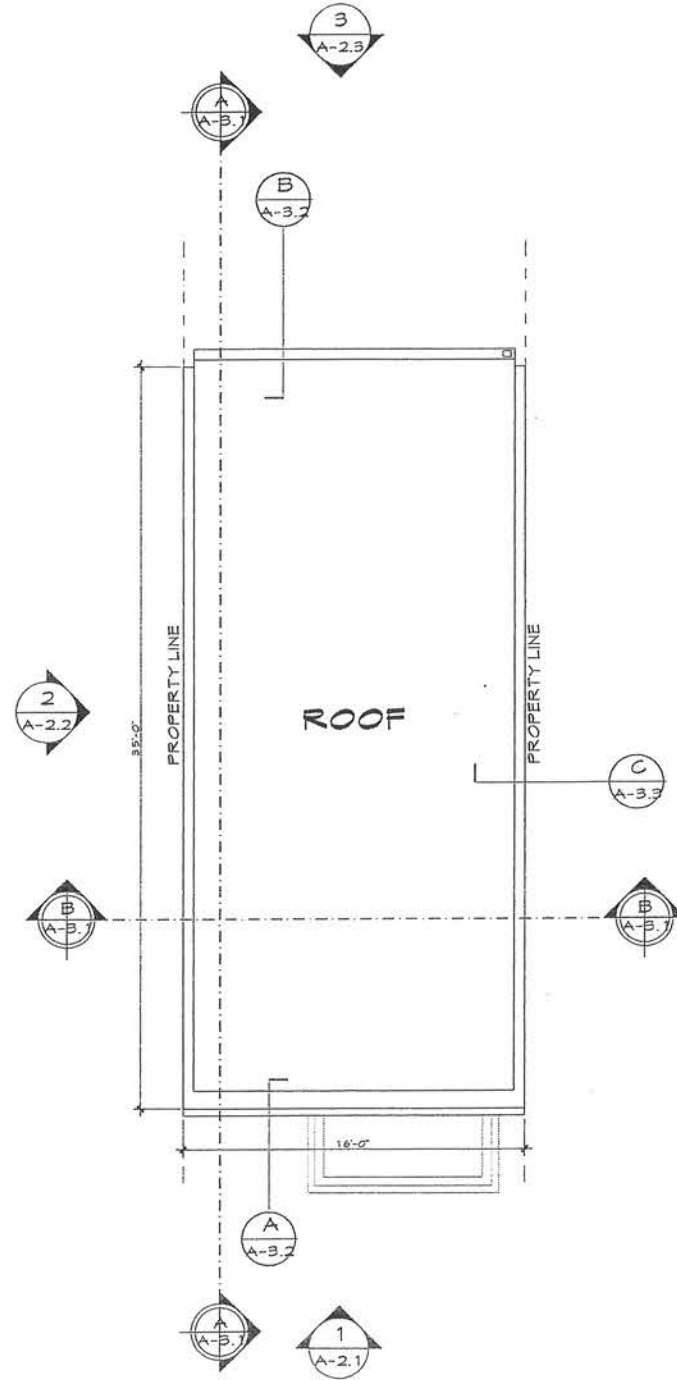
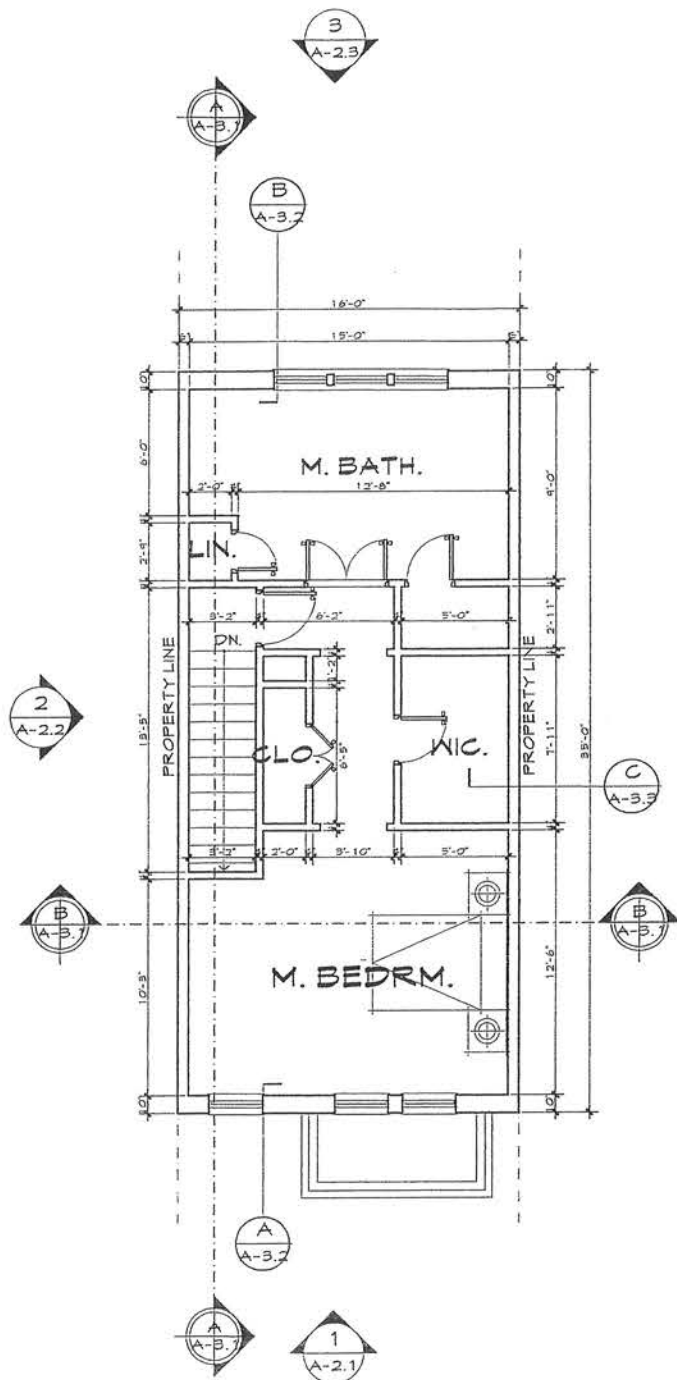
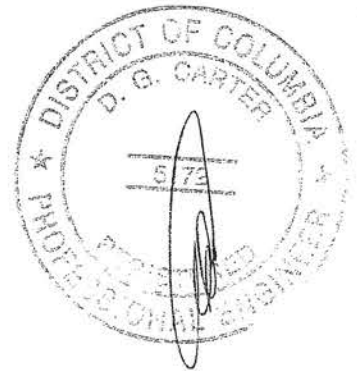
REVISION		
NO.	DATE	DESCRIPTION

1	4/2/13	Historic Preservation Clearance Work. Scope of approved exterior restricted only to drawings with this stamp.

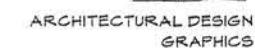
SCALE: 1/4" = 1'-0"

A-1.2

DATE: APR. 21, 2013



NOTE:
ALL BEDROOMS (I.E. SLEEPING ROOMS) SHALL HAVE AN EMERGENCY ESCAPE WINDOW (IBC 2006, 1009; IRC 2000, 310). THIS WINDOW SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQ.FT. WITH A MINIMUM CLEAR HEIGHT OF 24 INCHES AND A CLEAR WIDTH OF 20 INCHES. THE MAXIMUM HEIGHT OF THE CLEAR OPENING FROM THE FLOOR IS 44 INCHES (IBC 2006, SECTION 1009.3; IRC 2006, SECTION 310.1)
ALL BATHROOM WINDOWS ARE SAFETY GLAZING.



TEL: 202 338 8074
FAX: 202 333 5301

PROJECT TITLE

1028 D STREET, NE.
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PROJECT NUMBER

PROJECT STATUS

SHEET TITLE

ELEVATION

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REVISION

REVISION		
NO.	DATE	DESCRIPTION

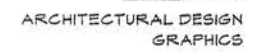
DISTRICT OF COLUMBIA
PERMIT OPERATIONS DIVISION
STRUCTURAL WORK IN GENERAL
APPROVED SUBJECT TO THE
FURTHER APPROVAL OF CONSTRUCTION
OFFICE OF CHENDI
Structural Engr. Section
Date
AUG 12 2012

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

A-2.1

DATE: APR. 21. 2013





TEL: 202 338 8074
FAX: 202 333 5301

PROJECT TITLE

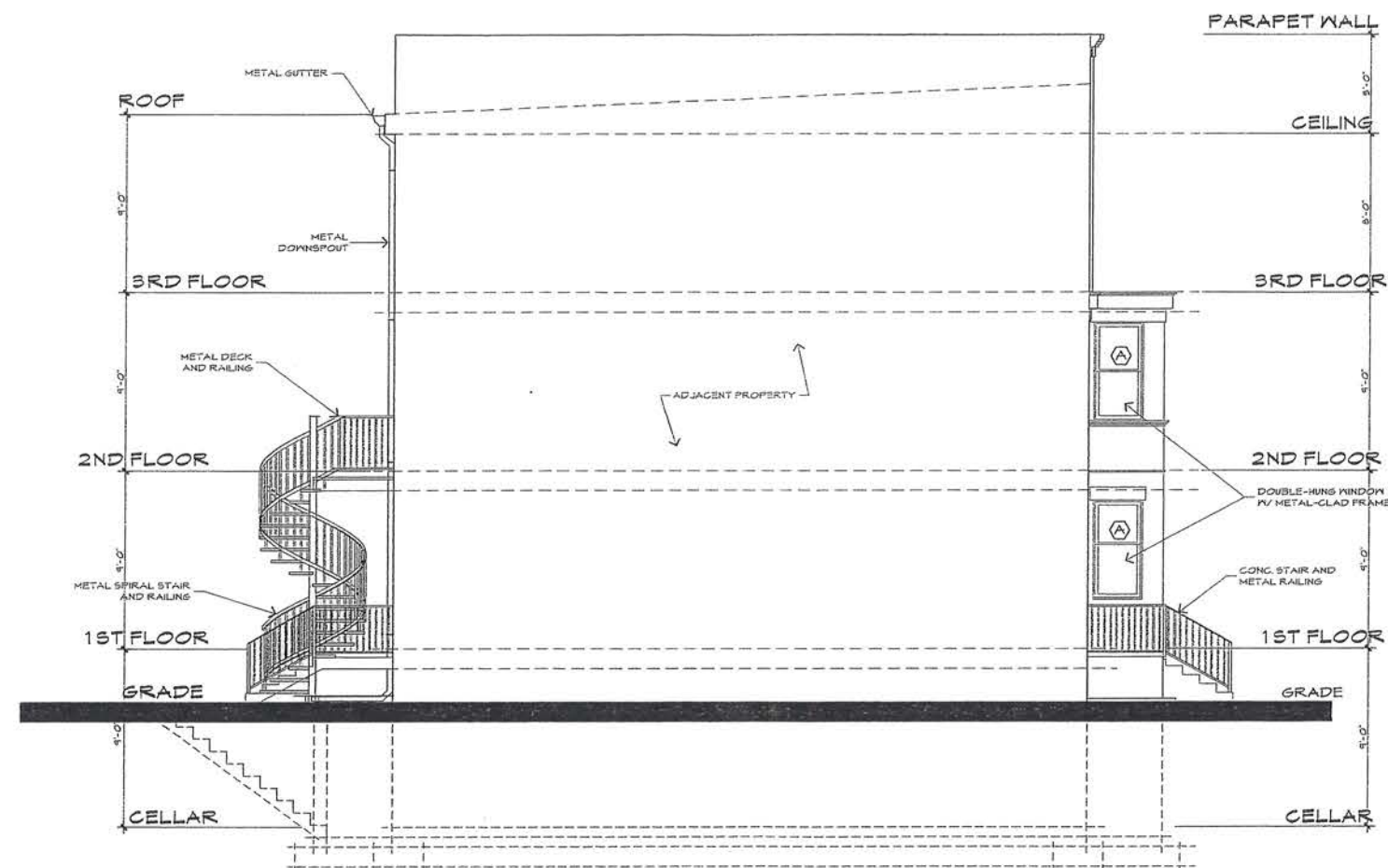
1028 D STREET, NE.
WASHINGTON, DC.

PROJECT NUMBER

PROJECT STATUS

SHEET TITLE

ELEVATION



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

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Signature and date

10/2/12

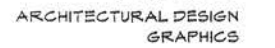
REVISION		
NO.	DATE	DESCRIPTION

DISTRICT OF COLUMBIA
PERMIT OPERATIONS DIVISION
STRUCTURAL WORK IN GENERAL
APPROVE SUBJECT TO THE
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FIDE CHENDI
Structural Engr. Section

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

A-2.2

DATE: APR. 21, 2013



TEL: 202 338 8074
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PROJECT TITLE

1028 D STREET, NE.
WASHINGTON, DC.

PROJECT NUMBER

PROJECT STATUS

SHEET TITLE

ELEVATION

DRAWN BY

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REVISION		
NO.	DATE	DESCRIPTION

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

A-2.3

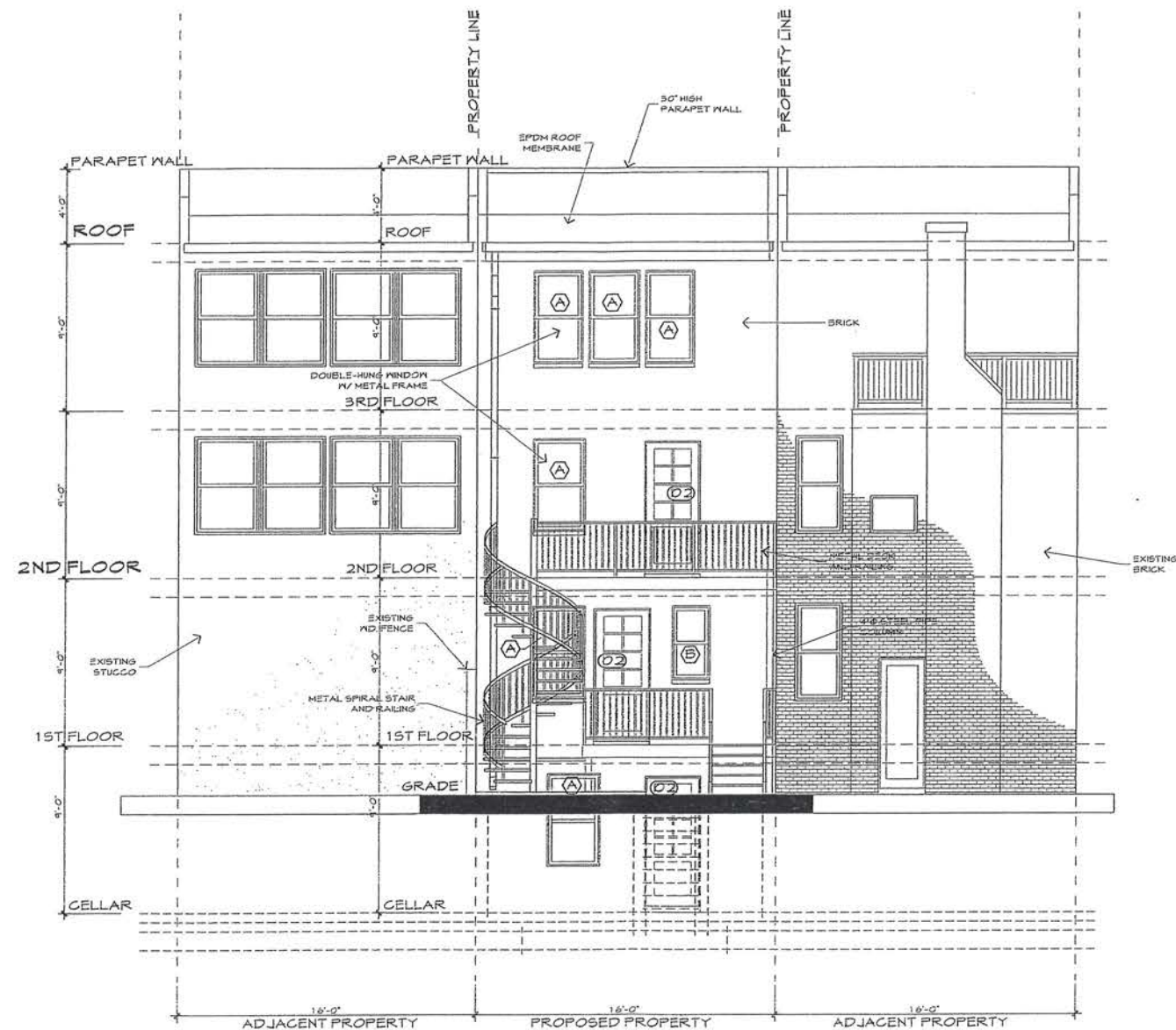
DATE: APR. 21, 2013



Historic Preservation Clearance for Extension
Work. Scope of approved extension APPROVED BY
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Signature and date

AUG 12 2013



3 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

SCALE: 1/8" = 1'-0"