



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: 10/22/2015

PERMIT NO. B1502005

Expiration Date: 10/22/2016

Address of Project: 1835 ONTARIO PL NW		Zone: R-5-B	Ward: 1	Square: 2584	Suffix:	Lot: 0818
Description Of Work: RENOVATION OF EXISTING SINGLE FAMILY MASONRY VENEER STRUCTURE. 1 STORY WOOD FRAMED ADDITION WITH MEZZANINE OVER EXISTING STRUCTURE, REAR 4 STORY WOOD FRAMED ADDITION WITH REAR EGRESS STAIRS. FULL S'MEPS INCLUDING UNDERPINNING. CHANGE OF USE FROM SINGLE FAMILY DWELLING TO 4 UNIT CONDO BUILDING.						
Permission Is Hereby Granted To 1835 Ontario Place, Nw		Owner Address 1835 ONTARIO PLACE, NW 20009		PERMIT FEE: \$1,003.41		
Permit Type: Addition Alteration Repair	Existing Use: Single Family		Proposed Use: Multifamily (> 2 units)		Plans: Yes	
Agent Name Sheba Major Smk & Associates Llc,	Agent Address 20009	Existing Dwell Units: 1	Proposed Dwell Units: 4	No. of Stories: 4	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. Melinda Bolling		Permit Clerk Rashad Jackson				
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.19225
EXHIBIT NO.2



Department of Consumer and Regulatory Affairs

Permit Operations Division

1100 4th Street SW

Washington DC 20024

Tel. (202) 442 - 4589 Fax (202) 442 - 4862

Received:

Plans

Applicatio

Date: 11/28/2014

Phone:

2024664688

Engineering

Sheronne Mason

Applicant/Agent:

1835 Ontario Place, NW

Job

C

Job No:

Address of Project:

1835 ONTARIO PL NW

B1502005

Existing Use: Single Family

Existing No. of Stories: 2

Proposed Use: Multifamily (> 2 units)

Prop no of Stories: 3

Permit Type: Addition Alteration Repair

SSL: 2584 0818

Description of Work:

RENOVATION OF EXISTING SINGLE FAMILY MASONRY VENEER STRUCTURE.

1 STORY WOOD FRAMED ADDITION WITH MEZZANINE OVER EXISTING STRUCTURE, REAR 3 STORY WOOD FRAMED ADDISON WITH REAR EGRESS STAIRS INCLUDING ROOF DECKS.

FULL S'MEPS INCLUDING UNDERPINNING.

CHANGE OF USE FROM SINGLE FAMILY DWELLING TO 4 UNIT GONDOL BUILDING.

SSL: 2584 0818

C-23

Required Reviews (Checked boxes only)	Reviewer.	Completion Time:	Review Status:		
☐ Fine Arts:		☐ AM ☐ PM	☐ Approved	☐ HFC	☐ Conf. w/Applicant
☐ Historic:		☐ AM ☐ PM	☐ Approved	☐ HFC	☐ Conf. w/Applicant
☐ Public Space/DDOT:		☐ AM ☐ PM	☐ Approved	☐ HFC	☐ Conf. w/Applicant
☒ Zoning: R-D-B	10/13/2015	☐ AM ☐ PM	☐ Approved	☒ HFC	☐ Conf. w/Applicant
☒ Soil Erosion/DDOE:	1/9/15	☐ AM ☐ PM	☐ Approved	☒ HFC	☐ Conf. w/Applicant
☒ DC Water:	10/22/15	☒ AM ☐ PM	☒ Approved	☐ HFC	☐ Conf. w/Applicant
☒ Mechanical: CE	Chung	☐ AM ☐ PM	☒ Approved	☐ HFC	☐ Conf. w/Applicant
☒ Plumbing: CE	Chung	☐ AM ☐ PM	☒ Approved	☐ HFC	☐ Conf. w/Applicant
☐ Health/DOH:		☐ AM ☐ PM	☐ Approved	☐ HFC	☐ Conf. w/Applicant
☒ Electrical: DN	2/19/14	☐ AM ☐ PM	☐ Approved	☒ HFC	☐ Conf. w/Applicant
☐ Elevator:		☐ AM ☐ PM	☐ Approved	☐ HFC	☐ Conf. w/Applicant
☒ Fire Protection: SAA	DEC 23 2014	☐ AM ☐ PM	☐ Approved	☒ HFC	☐ Conf. w/Applicant
☒ Structural: KT	JAN 28 2015	☒ AM ☐ PM	☐ Approved	☒ HFC	☐ Conf. w/Applicant
☐ Green Review:		☐ AM ☐ PM	☐ Approved	☐ HFC	☐ Conf. w/Applicant
☐ Chinatown Review:		☐ AM ☐ PM	☐ Approved	☐ HFC	☐ Conf. w/Applicant
New/ Addl Cost	Alt/Rpr Cost	Total Cost	Volume of New Bldg. or Addl Cubic ft.		
\$100,000.00	\$20,000.00	\$120,000.00	3252		

Alter/Repair FEE	New Const. FEE	Filing FEE	Enhancement FEE	Green FEE:	Total Permit FEE
					FEE IN ACELA CORRECT GE

Conditional approval pending approval from DC Water 12/17/14



PERMIT OPERATIONS DIVISION FILE JOB RE-REVIEW SHEET

APPLICATION ID # B150 2005	STORAGE LOCATION C-23	RESUBMISSION DATE 10/21/15
SUBMITTED BY S. Major / K.C. Price	CONTACT NUMBER 040-280-9435	

DDOE REVIEWERS	Completion Date	APP	HFC
☐ C. Edwards ☒ N. Barnes ☐ Other Lee	10/22/15	✓	

ELECTRICAL REVIEWERS	Completion Date	APP	HFC
☐ S. Suhrawardy ☐ D. Njafuh ☐ M. Mba ☐ S. Dar _____			

FIRE REVIEWERS	Completion Date	APP	HFC
☐ S. Lester ☐ A. Carroll ☐ S. Brown ☐ L. Lu ☐ S. Hashmi ☐ S. Mutia			

MECHANICAL REVIEWERS	Completion Date	APP	HFC
☐ H. Shelton ☐ T. Habte ☐ Other _____ ☐ C. Edet			

STRUCTURAL REVIEWERS	Completion Date	APP	HFC
☐ Gary E ☐ F. Chendi ☐ N. Hussain ☐ B. Johnson ☐ S. Ibrahim ☐ C. Bailey ☐ A. Muzikir ☐ H. Beshah _____ ☐ B. Debessai			

ZONING REVIEWERS	Completion Date	APP	HFC
☐ K. Beeton ☐ D. Calhoun ☐ E. Warren ☐ M. Ndaw ☐ A. Shittu ☐ D. Yollin ☐ Ramon W ☒ L. Gibbs	10/22/15	✓ W.C.	

ADDITIONAL REVIEWING AGENCIES	Completion Date	APP	HFC
☐ HPO _____ ☐ RCR _____ ☐ WASA _____ ☐ GREEN REV _____			

INTAKE BY FILE ROOM STAFF:

☐ A. Howard ☐ J. Smith ☐ M. Bandy ☐ L. Moore



PERMIT OPERATIONS DIVISION

FILE JOB RE-REVIEW SHEET

1835
Ontario
NW

APPLICATION ID # B150 2005	STORAGE LOCATION G23	RESUBMISSION DATE 8/16/15
SUBMITTED BY S. Major	CONTACT NUMBER 540-280-9433	

ADDITIONAL REVIEWERS	Completion Date	APP	HFC
☐ C. Edwards ☒ N. Barnes ☐ Other	8/14/15		X

ELECTRICAL REVIEWERS	Completion Date	APP	HFC
☐ S. Suhrawardy ☐ D. Njafuh ☐ M/Mba ☐ S. Dar _____			

FIRE REVIEWERS	Completion Date	APP	HFC
☐ S. Lester ☐ A. Carroll ☐ S. Brown ☐ L. Lu ☐ S. Hashmi ☐ S. Mutia			

MECHANICAL REVIEWERS	Completion Date	APP	HFC
☐ G. Ukwuani ☐ T. Habte ☐ Other _____ ☐ H. Shelton ☐ C. Edet			

STRUCTURAL REVIEWERS	Completion Date	APP	HFC
☐ Gary E ☐ F. Chendi ☐ N. Hussain ☐ B. Johnson ☐ S. Ibrahim ☐ C. Bailey ☐ A. Muzikir ☐ H. Beshah _____ ☐ B. Debessai			

ZONING REVIEWERS	Completion Date	APP	HFC
☐ K. Beeton ☐ D. Calhoun ☐ E. Warren ☐ M. Ndaw ☐ A. Shittu ☐ D. Vollin ☐ Ramon W ☒ L. Gibbs	10/17/2015		✓

ADDITIONAL REVIEWING AGENCIES	Completion Date	APP	HFC
☐ HPO _____ ☐ RCR _____ ☐ WASA _____ ☐ GREEN REV _____			

INTAKE BY FILE ROOM STAFF:

☐ A. Howard

☐ J. Smith

☐ M. Bandy

☐ L. Moore

DOCE
 5791
 10-15-15
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 2011/09



PERMIT OPERATIONS DIVISION FILE JOB RE-REVIEW SHEET



APPLICATION ID # B1502005	STORAGE LOCATION C-23	RESUBMISSION DATE AUG 11 2015
SUBMITTED BY Shane major / KC Price		CONTACT NUMBER 913

DDOE REVIEWERS	Completion Date	APP	HFC
☐ C. Edwards ☐ N. Barnes ☐ Other			

ELECTRICAL REVIEWERS	Completion Date	APP	HFC
☐ S. Suhrawardy ☐ D. Njafuh ☐ M/Mba ☒ S. Dar	7/24/15	✓	X

FIRE REVIEWERS	Completion Date	APP	HFC
☐ S. Lester ☐ A. Carroll ☐ S. Brown ☐ L. Lu ☐ S. Hashmi ☒ S. Mutia	JUL 17 2015	✓	

MECHANICAL REVIEWERS	Completion Date	APP	HFC
☐ G. Ukwuani ☐ T. Habte ☐ Other _____ ☐ H. Shelton ☐ C. Edet			

STRUCTURAL REVIEWERS	Completion Date	APP	HFC
☐ Gary E ☐ F. Chendi ☐ N. Hussain ☐ B. Johnson ☐ S. Ibrahim ☐ C. Bailey ☐ A. Muzikir ☐ H. Beshah			

ZONING REVIEWERS	Completion Date	APP	HFC
☐ K. Beeton ☐ D. Calhoun ☐ E. Warren ☐ M. Ndaw ☐ A. Shittu ☐ D. Vollen ☐ Ramon W ☐ L. Gibbs			

ADDITIONAL REVIEWING AGENCIES	Completion Date	APP	HFC
☐ HPO _____ ☐ RCR _____ ☐ WASA _____ ☐ GREEN REV _____			

INTAKE BY FILE ROOM STAFF:

☐ A. Howard ☐ J. Smith ☐ M. Bandy ☐ L. Moore

136 pm
7/27/15

Please put up Sam's box first - Remove tooled deck for truck



PERMIT OPERATIONS DIVISION FILE JOB RE-REVIEW SHEET

ACTION ID # BISO2005	STORAGE LOCATION C-23	RESUBMISSION DATE 5/27/18
ATTENDED BY Shoba-Major	CONTACT NUMBER 940-2801943	

DDOE REVIEWERS	Completion Date	APP	HFC
☐ C. Edwards ☐ N. Barnes ☐ Other			

ELECTRICAL REVIEWERS	Completion Date	APP	HFC
☐ M. Mba ☐ D. Njafuh ☐ S. Suhrawardy ☒ S. Dar	6/9/15		X

FIRE REVIEWERS	Completion Date	APP	HFC
☐ S. Lester ☐ A. Carroll ☐ S. Brown ☐ L. Lu ☐ S. Hashmi ☒ S. Mutia	JUN 17 2015		✓

MECHANICAL REVIEWERS	Completion Date	APP	HFC
☐ C. Edet ☐ T. Habte ☐ Other _____ ☐ H. Shelton ☐ G. Ukwuani			

STRUCTURAL REVIEWERS	Completion Date	APP	HFC
☐ H. BeShah ☐ F. Chendi ☐ N. Hussain ☒ B. Johnson ☐ S. Ibrahim ☐ C. Bailey ☐ A. Muzikir ☐ Other <u>GE</u> ☐ B. Debessai	7-10-15	X	⊗

ZONING REVIEWERS	Completion Date	APP	HFC
☐ J. Anderson ☐ K. Beeton ☐ E. Warren ☐ M. Ndaw ☐ A. Shittu ☐ D. Vollin ☐ Ramon W ☒ L. Gibbs	* SETTING UP MEETING W/ MR LEGGARD TO CLEAR ZONING		

ADDITIONAL REVIEWING AGENCIES	Completion Date	APP	HFC
☐ HPO _____ ☐ DOH _____ ☐ WASA _____ ☐ GREEN REV _____			

NTAKE BY FILE ROOM STAFF:

☐ A. Howard

☐ J. Smith

☐ M. Bandy

☐ L. Moore

PLEASE SEND TO BOY JOHNSON @ STRUCTURAL

PERMIT OPERATIONS DIVISION FILE JOB REVIEW SHEET

APPLICATION ID # B1502005	STORAGE LOCATION C-23	RESUBMISSION DATE 4/15/15
SUBMITTED BY Shree Major	CONTACT NUMBER 210-280-9433	

DDOE REVIEWERS	Completion Date	APP	HFC
☐ C. Edwards ☒ N. Barnes ☐ Other			

ELECTRICAL REVIEWERS	Completion Date	APP	HFC
☐ M. Mba ☐ D. Njafuh ☐ S. Suhrawardy ☒ S. Dar	5/18/15		X

FIRE REVIEWERS	Completion Date	APP	HFC
☐ S. Lester ☐ A. Carroll ☐ S. Brown ☐ L. Lu ☐ S. Hashmi ☒ S. Mutia	MAY 01 2015		✓

MECHANICAL REVIEWERS	Completion Date	APP	HFC
☐ C. Edet ☐ T. Habte ☐ Other ☐ H. Shelton ☐ G. Ukwuani			

STRUCTURAL REVIEWERS	Completion Date	APP	HFC
☐ H. BeShah ☐ F. Chendi ☐ N. Hussain ☒ B. Johnson ☐ S. Ibrahim ☐ C. Bailey ☒ M. Muzikiri ☐ Other	5/21/15		X

ZONING REVIEWERS	Completion Date	APP	HFC
☐ J. Anderson ☐ K. Beeton ☐ E. Warren ☐ M. Ndaw ☐ A. Shittu ☐ D. Vollen ☐ Ramon W ☒ L. Gibbs	4-26-15		✓

ADDITIONAL REVIEWING AGENCIES	Completion Date	APP	HFC
☐ HPO ☐ DOH ☐ WASA ☐ GREEN REV			

INTAKE BY FILE ROOM STAFF:

☐ A. Howard ☐ J. Smith ☐ M. Bandy ☐ L. Moore



GOVERNMENT
OF THE DISTRICT
OF COLUMBIA

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GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
LICENSING AND PERMITTING ADMINISTRATION
FIRE PROTECTION

PLAN CORRECTION LIST

<i>Job Number</i>	<i>Address</i>	<i>Review Engineer</i>	<i>Date</i>
B1502005	1835 ONTARIO PL NW	Sam Mutia 202-442-4681	6/17/15

CHANGES REQUIRED ON PLANS PRIOR TO APPROVAL	
No.	Comments
1.	- Revised plans are not signed and stamped. - Remove or label all void plans. - See previous comments.
2.	Label the space on the roof plan.
3.	Provide the spiral stairway within the dwelling unit and serving a space no more than 250 sq. ft. as per 2012 DCMR 12-A section 1009.12.
4.	Provide two means of egress from the occupied roof deck as per 2013 DCMR section 1021. The occupied roof deck and the mezzanine is over 1/3 of the floor area below makes the building a five story.
5.	Provide a standpipe as per 2013 DCMR section 905.3.1.
6.	Provide a manual fire alarm system as per 2013 DCMR section 907.2.9.1



GOVERNMENT
OF THE DISTRICT
OF COLUMBIA

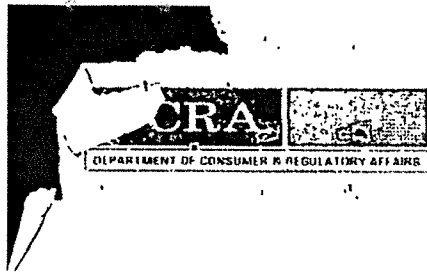
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GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
LICENSING AND PERMITTING ADMINISTRATION
FIRE PROTECTION

PLAN CORRECTION LIST

<i>Job Number</i>	<i>Address</i>	<i>Review Engineer</i>	<i>Date</i>
B1502005	1835 ONTARIO PL NW	Sam Mutia 202-442-4681	5/1/15

CHANGES REQUIRED ON PLANS PRIOR TO APPROVAL	
No.	Comments
1.	Label the space on the roof plan.
2.	Provide the spiral stairway within the dwelling unit and serving a space no more than 250 sq. ft. as per 2012 DCMR 12-A section 1009.12.



Department of Consumer and Regulatory Affairs

Permit Operations Division

1100 4th Street SW

Washington DC 20024

Tel. (202) 442 - 4589

Fax (202) 442 - 4862

Remittance Source Document

Date: November 26, 2014

INVOICE

Invoice Number: 1630653

Customer: 1835 ONTARIO PLACE, NW

Mailing Address: 1835 ONTARIO PLACE, NW
20009

Address of Work: 1835 ONTARIO PL NW
Washington, DC 20009

Permit: B1502005

Type of Permit: Addition Alteration Repair

Acct Code:	Fees:	Description:
3012-3012-6030-6710	\$22.08	Enhanced Service Fee - Green Building
3012-3012-1000-2103	\$34.57	Enhanced Service Fee - Filing Fee
3012-3012-1000-2103	\$34.57	Enhanced Services Fee - Permit Fee
3012-3012-6030-6710	\$220.83	Green Building Fee
3012-3012-1000-2103	\$345.68	Addition / Alteration & Repair Fee
3012-3012-1000-2103	\$345.68	Addition/Alteration/Repair - Filing Fee

Invoice Total: \$1,003.41

Sheronne Mason

D.C. BUILDING PERMIT APPLICATION SUPPLEMENT

Request for Acceptance of Certification of Structural Design ☆ ☆ ☆

Property owners seeking a building permit in the District of Columbia ("D.C.") may request that the Department of Consumer and Regulatory Affairs ("DCRA") accept the certification of a District of Columbia licensed structural engineer in lieu of structural review of the plans by DCRA. Acceptance of the certification is at the discretion of the Chief Building Official,¹ and does not exempt the permit applicant from non-structural reviews of the plans by DCRA.

In order to qualify under the structural certification provision, the property owner and a professional engineer duly licensed in DC in the field of structural engineering² must both sign and certify that the plans were prepared by or under the supervision of the undersigned engineer, by executing the certifications below.³

Each sheet of each set of plans submitted with and under a structural certification must include the following statement:

"Structural plans certified as provided in Section 106.1.4.1 of the D.C. Construction Codes."

Portions of structural plans not certified as such shall be reviewed for compliance with the D.C. Construction Codes.

BUILDING PERMIT APPLICATION DETAILS:

Permit Number:	<u>B1502005</u>	Application Submission Date:	<u>5/20/15</u>
Lot:	<u>0819</u>	Square:	<u>258A</u>
Street Address:	<u>1835 ONTARIO RD</u>	Zone:	<u>R-5-B</u>

PROPERTY OWNER CERTIFICATION:

Property Owner's Full, Legal Name (printed):

Upon certification of the undersigned, whom to the best of my knowledge is a currently licensed structural engineer in the District of Columbia, I request that the structural certification of the above-mentioned plans be accepted as sufficient pursuant to Section 106.1.4.1 of the D.C. Construction Codes. I represent and warrant that I am the property owner of the above-referenced property.

Signature: Date: 5.18.2015

¹ Section 106.1.4.1 of the D.C. Construction Codes (2013), Title 12A of the District of Columbia Municipal Regulations ("DCMR").

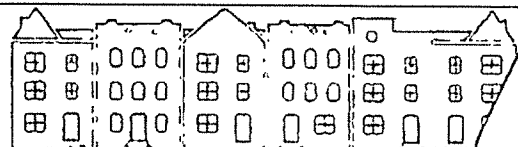
² Pursuant to Chapter 15 of Title 17 of the DCMR.

³ Falsification is subject to criminal penalties. 12A DCMR 105.3.3.2. Omissions or errors may result in a permit being rejected or revoked. 12A DCMR 105.6.

D.C. Building Department

Department of Consumer and Regulatory Affairs

Government of the District of Columbia | Issued: April 1, 2015



Request for Acceptance of Certification of Structural Design ☆☆☆

PROFESSIONAL ENGINEER CERTIFICATION:

I certify that:

- (a) I am licensed in the District of Columbia to practice as a Professional Engineer in the field of structural engineering, pursuant to Chapter 15 of Title 17 of the DCMR;
- (b) I am not now, and have not previously been, subject to disciplinary action by the District of Columbia Board of Professional Engineering;
- (c) My license is in full force and effect and has not been suspended or revoked;
- (d) The above-referenced plans and calculations were prepared by me or under my supervision and comply with all applicable structural provisions of the D.C. Construction Codes including but not limited to strength, stresses, loads, stability and types of material; and
- (e) Each sheet of each set of plans submitted with and under this Certification of Structural Design bears my signature and seal in accordance with the laws of the District of Columbia.

By executing and providing this Certification of Structural Design, I acknowledge that any false statement, misrepresentation of fact, or inaccuracy in this Certification of Structural Design or plans submitted therewith shall provide grounds for revocation of any permit issued by DCRA in reliance thereon in accordance with Section 105.6 of the D.C. Construction Codes.

I further acknowledge that, acceptance of this Certification of Structural Design by DCRA is not, and shall not be construed as, an approval of any violation of the provisions of the D.C. Construction Codes or of other laws or regulations of the District of Columbia.

Name:

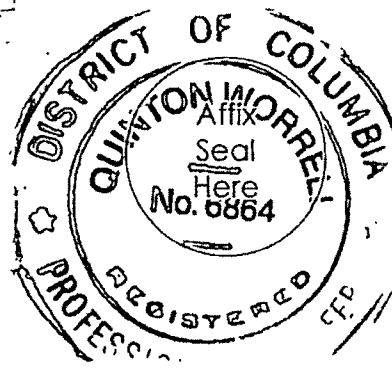
Quinton Morrell

Date:

5-18-15

Signature:

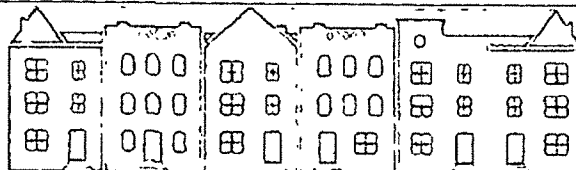
Quinton Morrell



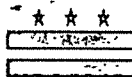
D.C. Building Department

Department of Consumer and Regulatory Affairs

Government of the District of Columbia | Issued: April 1, 2015



Government Of The District Of Columbia
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
 PERMIT OPERATIONS DIVISION



Reviewed Plan Correction List

Date: 05/21/15	Structural Section	Ben Johnson
	Project Number; Project no. B1502005	Engineer
	Project Address: 1835 ONTARIO PL NW	(202) 442-4608

Item	Applicable codes: DCMR Title 12 Supplement of 2013 and International Residential Code	
no.	(IRC) 2012	Code Ref.

1)	Signature of D.C. surveyor and the owner on the plat.	
2)	Notification and construction plant sent to the adjoining property owner via express mail. Submit copy of the mail receipt and the notification letter to DCRA.	DCMR 3307A
3)	Get FIRE approval.	
Note: Submit a comment/ response letter along with the revised plans.		

1100 4th Street, SW 3rd Floor, Washington, D.C. 20024
 Phone: (202) 442-4589 Fax: (202) 442-4863

B1502005
FJ-9645198

Department of Consumer and Regulatory Affairs

1100 4th St., SW
Washington, DC 20024

DC GREEN BUILDING ACT - PERMIT APPLICATION INTAKE FORM

Project Name: 1835 ONTARIO PLACE, NW	Project Address: 1835 ONTARIO PLACE, NW
Project Phase (0%, 35%, 65%, 95%, 100%):	Date Submitted to DCRA:
Owner/District Agency:	Owner/District Agency PM or Contact:
Submitted by (A/E Firm name):	Submitted by (name):
Contact phone:	Contact e-mail:

1 Is this project District-owned?

Yes	No

2 Is this project District-financed in any amount?

What Percentage of project financing is from the District? _____

3 Is this project in a District-owned building or on District Property?

4 Are you seeking an 'Expedited Permit' under the Green Building Act?

5 Was any portion of the property purchased or leased from the District or was the District an instrument of its sale?

6 What is the project type (check one)?

a Non-residential/Commercial/Institutional

Describe: _____

b Residential

c Mixed-Use

d K-12 Education Facility

e Interior/Tenant Improvement

f Other (describe): _____

7 What is the scope of work (check one)?

a New construction

b Renovation

c Addition

d Other (describe): _____

8 What is the Gross Floor Area (square footage) of the project? _____

9 Which green building standard are you applying (check one)?

a LEED for New Construction & Major Renovations (LEED-NC v2.2)

b LEED for Core & Shell (LEED-CS v2.0)

c LEED for Homes

d LEED for Schools

e LEED for Commercial Interiors (LEED-CI v2.0)

f Green Communities 2006/2008

g Other (describe): _____

Proceed to questions 10-11.

Proceed to questions 10-11.

Proceed to questions 10-11.

Proceed to questions 10-11.

Proceed to questions 10-11.

Proceed to question 13

10 Has the project been registered for LEED with the U.S. Green Building Council?

a If 'Yes', is a receipt for LEED registration included in this permit request? Proceed to question 11

b If 'No', has the project received a waiver from the requirements of the Green Building Act? Proceed to question 12.

Yes	No

11 Has the project been submitted to the U.S. Green Building Council for a Design Phase Review?

a If 'Yes', is a receipt for the Design Phase Review submitted to the U.S. Green Building Council included in this permit?

b If 'Yes', is the Design Phase Review summary report from the U.S. Green Building Council included with this permit request?

c If 'No', proceed to question 12.

12 Has a DCRA LEED scorecard been completed, indexed to plans, specifications and additional documents that demonstrate compliance with LEED requirements?

a If 'Yes', has the indexed DCRA LEED scorecard been submitted electronically (on CD) with supporting documents to DCRA for review?

b If 'No', please download the DCRA LEED scorecard and follow instructions for completion

13 Has a Green Communities Checklist been completed, indexed to plans, specifications and additional documents that demonstrate compliance with Green Communities requirements?

a If 'Yes', has the indexed DCRA Green Communities checklist been submitted electronically (on CD) with supporting documents to DCRA for review?

b If 'No', please download the DCRA Green Communities checklist and follow instructions for completion.



Department of Consumer and Regulatory Affairs

Reasonable Accommodations and Modifications for Persons with Disabilities

The Department of Consumer and Regulatory Affairs (DCRA) is committed to fair housing practices for all residents of the District of Columbia. The Fair Housing Amendments Act of 1988 (FHA) allows qualified persons with disabilities and or their representatives to request reasonable accommodations and/or modifications so that they may fully use and enjoy their homes and related facilities. This law defines a qualified person with disability as:

Any person who has a physical or mental impairment that substantially limits one or more major life activities; has a record of such impairment; or is regarded as having such impairment.

In general, a physical or mental impairment includes hearing, mobility and visual impairments, chronic alcoholism, chronic mental illness, AIDS, and developmental disabilities that substantially limit one or more major life activities. Major life activities include walking, talking, hearing, seeing, breathing, learning, performing manual tasks, and caring for oneself.

The FHA requires DCRA to make reasonable accommodations for qualified persons with disabilities. A reasonable accommodation is a change in rules, policy, practices, or services so that a person with a disability will have an equal opportunity to use and enjoy a dwelling unit or common space. DCRA is required provide reasonable accommodations to qualified persons with disabilities, but it is not required to make changes that would fundamentally alter the program or create an undue financial and administrative burden.

The FHA of 1988 requires DCRA to allow qualified persons with disabilities to make reasonable modifications. A reasonable modification is a structural modification that is made to allow persons with disabilities the full enjoyment of the housing and related facilities. DCRA is required to provide reasonable modifications to qualified persons with disabilities, but It is not required to make changes that would fundamentally alter the program or create an undue financial and administrative burden.

Would you like to obtain more information from DCRA on FHA reasonable accommodation and/modification requests for qualified persons with disabilities (*circle one*)?

YES

NO

KC PRICE

Printed Name

Signature

If you have questions or concerns related to requesting reasonable accommodations or modifications for qualified persons with disabilities from DCRA, please contact:

*Mr. Jeffrey Mason
Department of Consumer & Regulatory Affairs
1100 4th Street, SW Suite 5311
Washington, DC 20024
Phone: (202)-442-4545
Fax: (202) 442-4884
jeffrey.mason@dc.gov*

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

PROJECT ADDRESS: 1835 ONTARIO PLACE, NW LOT 0818 SQUARE 2584

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.		☒	(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?		☒	(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)?		☒	(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)?		☒	(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?		☒	(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?		☒	(202) 535-2600, Hazardous Waste Division	
7. Will the proposed project involve construction which will disturb the sediment in rivers, streams or wetlands?		☒	(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?		☒	(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?		☒	(202) 535-2600, Air Quality Division	
10. Was the building built before 1978? (Lead paint may be present).	☒		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 1766 FOLRIDA AVE, NW Date 11/29/2014 Phone _____

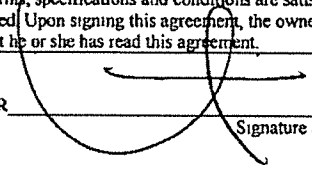
OFFICE USE ONLY	
DDOE APPROVAL BY _____	NAME (Print) _____
CONTACT NUMBER : (202) _____	DATE: _____
COMMENTS AND PERMIT RESTRICTIONS _____	

(USE REVERSE IF NECESSARY)

BLRA 33C

CONTRACT AGREEMENT

Name of Contractor/Owner 1835 ONTARIO Contractor's License No. _____Address of Contractor/ Owner 1835 ONTARIO ROAD Date: _____

ADDRESS OF PROPOSED WORK 1835 ONTARIO ROAD, NW		LOT 0818 SQUARE 2584
OWNER OF BUILDING OR BUSINESS <u>1835 ONTARIO BUILDINGS</u>		PHONE No:
DESCRIPTION OF PROPOSED WORK RENOVATION OF EXISTING SINGLE FAMILY MASONRY VENEER STRUCTURE. 1 STORY WOOD FRAMED ADDITION WITH MEZZANINE OVER EXISTING STRUCTURE. REAR 3 STORY WOOD FRAMED ADDITION WITH REAR EGRESS STAIRS INCLUDING ROOF DECKS FULL S'MEPS INCLUDING UNDERPINNING. CHANGE OF USE FROM SINGLE FAMILY DWELLING TO 4 UNIT CONDO BUILDING.		
COST ESTIMATE		
CONSTRUCTION e.g drywall, ceilings, framing, carpentry etc	\$ 80,000.00	
ELECTRICAL	\$ 10,000.00	
MECHANICAL	\$ 10,000.00	
PLUMBING	\$ 10,000.00	
FIRE PROTECTION e.g sprinkler system, fire alarm system, generator etc.	\$ 10,000.00.	
DEMOLITION	\$ previous permit	
MISC/OTHER (please specify)	\$	
TOTAL	\$ 120,000.00	
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 I 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  Signature & print		Date: <u>11/28/2014</u>
OWNER OF BUILDING/BUSINESS _____ Signature & print		Date: _____
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		

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



DEPARTMENT OF CONSUMER & REGULATORY AFFAIRS

Environmental Intake Form

Owner & Contact Information

Complete address of proposed work

Square	Suffix (if any)	Lot	Application date (4 numbers for year)
2584		0818	

Number	Ext	Official street name	Quadrant	Unit/Suite

Project name	Application number (if applicable)	Project Description	
1835 ONTARIO PLACE			
6. Owner	7. Complete mailing address (include zip)	8. Phone	9. Email, if you prefer e-notice
1835 ONTARIO LLC			
10. Agent for owner, if applicable	11. Complete mailing address (include zip)	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?	☒		Skip to the signature line.
2. Is this project a single-family structure <i>not</i> 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 <i>only</i> operation, repair, maintenance, or minor alteration of public structures, facilities, mechanical equipment, or topographical features, with <i>negligible or no</i> 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)?	☒		
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.	☒		Attach an explanation; cite relevant section of regulations.
14. Is the total project cost more than \$1.51 million, including site preparation and construction?	☒		
15. For projects with a total cost of \$1.51 million or less, check all that apply: ☐ Contains threatened or endangered plant or animal species. ☐ Is within 100 feet of a pond, stream, lake, spring, or wetland. ☐ Project will produce emission of odorous or other air pollutants (from any source, including VOCs). ☐ Project produce, use, or dispose of hazardous substances, as defined in 20 DCMR 7299. ☐ Will be built on land where the water table depth is less than 3 feet. ☐ Will require blasting. ☐ Will generate medical, infectious, radioactive, or hazardous waste.	☒		If you check any item, attach EISF or equivalent.

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 11/28/2014

OFFICIAL USE ONLY

Environmental Impact Screening Form Required

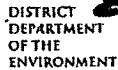
☒ Yes. Referred to EIS Coordinator ☐ No

DCRA Reviewer

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: 1-800-521-1639



LEAD PERMIT SCREENING FORM



- 1) Is the work you will be conducting going to disturb paint on the interior or exterior of a property built prior to 1978? This includes residential and commercial properties, as well as child-occupied facilities such as daycares, pre-schools, libraries, etc...
☒ Yes (continue to next question)
☐ No (there is no lead abatement permit requirement; you can skip the rest of this form)
- 2) Do you have a lead inspector's written report stating that the paint you'll be disturbing is NOT lead-based paint?
☐ Yes (there is no lead abatement permit requirement and you can skip the rest of this form; BUT you must submit a copy of the inspector's report to DDOE's Lead and Healthy Housing Division)
☒ No (continue to next question)
- 3) Will you be doing work that involves the enclosure/encapsulation of painted components, the use of chemical stripping, the replacement of painted surfaces or fixtures, or the removal or covering of lead-contaminated soil?
☐ Yes (this abatement work requires a DDOE lead abatement permit)
☒ No (there is no lead abatement permit requirement; you can skip the rest of this form)

Lead Abatement Permit Requirements

If you are required to obtain a lead abatement permit, you must:

- 1) Apply for a lead abatement permit from DDOE's Lead and Healthy Housing Division (call 535-1934 for details)
- 2) Use a DDOE certified lead abatement worker/supervisor to conduct the abatement activity
- 3) Produce an independent "clearance report" at the end of the work, confirming that the abatement activities were conducted in such a manner that no lead-based paint hazards remain in the work area(s).

**To obtain a DDOE lead abatement permit application, please visit:
www.ddoe.dc.gov and click on Lead and Healthy Housing Division.**

NOTICE: Lead Abatement Permit Exemptions

- 1) Are you a property owner who is performing lead-based paint activities or renovations in a residence that you own and live in, which is occupied solely by you or your immediate family, AND where neither children under 6 years of age NOR a pregnant woman lives? ☐ Yes
- 2) Will the work that you will perform disturb 2 square feet or less of paint per room? ☐ Yes

If you answered "yes" to either one of these questions, NO DDOE lead abatement permit is required.



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 1835	Street Name ONTARIO PLACE	Quadrant NW	Unit / Suite	Application Date 11/24/2014
Square 2584	Suffix	Lot 0818	Proposed use MULTI-FAMILY	

B. Owner & Contact Information

Agent must be an individual – not company.

Owner of Building or Property CHARIS BOGDAN	Complete mailing address (include zip) 3212 RIVER ROAD BETHESDA, MD 20814	Phone Number(s) 301.474.4147	Email
Agent for owner, if applicable KC PRICE	Complete mailing address (include zip) 1415 J. NW WASH DC 20007	Phone Number(s) 912.604.8457	Email ke@kcprice.com

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 R-5-B	Overlay(s), if any
Number of Board of Zoning Adjustment (BZA) or Zoning Commission (ZC) Order, if applicable.	

D. Zoning Data

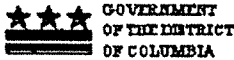
For items with asterisks (*) refer to the Definitions Section of the Zoning Regulations, 11 DCMR, § 199.1, available online at doz.dc.gov/info/reg.shtm.

Data	Existing	Proposed	Official Use Only (code requirement)
Units & Parking Spaces			
Number of dwelling units	1 Units	4 Units	
Number of parking spaces (9' x 19')	0 Units	1 Units	
Setbacks & Building Heights			
Side Yard* Setback (left when you face property)	0 Linear feet	0 Linear feet	
Side Yard* Setback (right when you face property)	0 Linear feet	0 Linear feet	
Rear Yard* Setback	40.5 Linear feet	35.5 Linear feet	
Building Height*	2 Stories	3 Stories	
	23'-6" Feet	43'-5" Feet	
Areas			
Lot Area	1,832 Square feet	1,832 Square feet	
Gross Floor Area* (GFA) of entire building (sum of all floors)	1,504 Square feet	3,252 Square feet	
Floor Area Ratio*	.82 GFA / Lot Area	1.77 GFA / Lot Area	
Building Area* (sum of footprints of all buildings)	1026 Square feet	1095 Square feet	
Lot Occupancy* (Bldg Area / Lot Area)	56% %	59% %	

Form Completed by (sign and print name): **KC PRICE**

Date: **11/28/2014**

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
OFFICE of the ZONING ADMINISTRATOR



PLAN CORRECTION LIST

<i>Job #</i>	<i>Address</i>	<i>Review Engineer</i>	<i>Date</i>
B1502005	1835 Ontario Place NW	Shawn Gibbs	1.3.2015

CHANGES REQUIRED PRIOR TO APPROVAL

Please provide the following:

1. Subject lot is a Tax Lot (Lot 818). A subdivision is required to convert the tax lot into a record lot. Please provide a DC Surveyor's Plat with a stamp stating that a subdivision has been ordered.
2. Submit a completed and signed Application for Exemption Status From D.C. Zoning Regulation Green Area Ratio (G.A.R.)
3. What is the purpose of Sheet A0102 of the Permit Drawing Set? It only shows the Cellar and First Floor Plan.
4. Provide a Floor Plan of the Fourth Floor for review.
5. Provide a point-by-point comments response letter addressing how the above referenced comments were addressed.

Please be advised that additional comments may follow upon the next review. If you have any questions or would like to discuss further, please do not hesitate to contact me at 202.442.4576 or via email at shawn.gibbs@dc.gov.

Government of the District of Columbia
 Department of Consumer and Regulatory Affairs
 Licensing and Permitting
 1100 4th St. S.W.
 Washington D.C. 20024

STRUCTURAL Plan Review Correction List - Commercial

Project B1502005

Reviewer: Kirit Thakkar
 1835 Ontario PI NW

Date of Review: 01/28/15

Changes Required on Plans Prior to Approval:

ADMINISTRATION:

- 1) Copies of the proof of the **notification to the adjoining property owners** of the intent to work must be provided. Please provide copies of the Notifications and copies of the USPO return receipts. [DCMR 12A 2008, Sec. 106A & 3307.2]
- 2) Sheet S1.1: Shows Electrical Notes/Specs. Provide basis of Structural design.
- 3) Structural: Where the bearing capacity is assumed to be greater than 1,500 psf and/or the lateral sliding resistance is assumed to be less than 60 psf, a **soils report** is required. [IBC Section 1802]
- 4) Provide documentary evidence & cross sections showing clearly that the existing floor systems bearing on the existing walls or new walls & the foundation for the home will be able to support the weight of an **additional story**. [DCMR 12 2008, 106.1] Provide Structural Certificate.
- 5) Sheet : Since the foundation underpinning of neighboring properties will be affected, please submit **color photographs of test pits**, footings, and any other conditions that may impact the existing foundations when constructing the new foundation of the proposed building. [DCMR 12A 2008, Sec. 106.1] If tests show that the underpinning of existing foundations may be adversely affected, please clearly show the method being used to support the old foundations while the new foundation is being installed.
- 6) Structural dwgs: The structural design/drawings & related information are incomplete for review.
- 7) Sheet : Corridors & Staircase corridor partitions/walls are not continuous; the integrity of rated Stairs & rated Corridors shall be maintained, provide adequate details. (Sections 708, 708.4, 717.2, 717.3, 1009.3.1, 1017 of IBC2006)
- 8) Sheet A0501: UL U419 is for Metal studs, provide proper UL ratings for walls & floor/ceiling systems.
- 9) Sheet : Provide details showing how the **posts or columns** are **connected** to beams and footings. [DCMR 12A 2008, Sec. 106.1]
- 10) Sheet # : Provide details showing how the **ledger** supporting the **new floor** will be connected to the existing building. [DCMR 12A 2008, Sec. 106A]
- 11) Sheet # : **Recessed luminaires** penetrating a fire-resistance-rated horizontal assembly or smoke barriers must meet the requirements of the code for penetrations. [IBC 712.4.1]
- 12) Sheet : Guards shall be located along open sided walking surface.....that are located more than 30" above the floor or grade below. (IBC 1013.1)
- 13) There are no details describing how **Wind Bracing**, required by IBC Section 2305 will be accomplished. [DCMR 12A 2008, Sec. 106.1]
- 14) Sheet # : Provide drawings to indicate how **uplift connections** are being made from the roof and top floor double top plates to the foundation. [IBC 107.2.1]
- 15) Sheet # : The braced walls do not appear to be properly **anchored**. [IBC 2308.11.3.1 & 2308.6]
- 16) Sheet : **Handrails** are required on **both sides of stairways** outside of the dwelling units; required on one side only within dwelling units. Please indicate the placement and profile of the handrails. [IBC 1009.10]

- 17) Sheet # : **Doors** in any position must **not reduce** the required width of the means of egress by more than one-half. [IBC 1005.1] Check Rear exit door.
- 18) Sheet # : **Insulation** is required for **basement** walls. [DCMR 12A 2008 Table EC-402.1.1]
- 19) Sheet # : The **slab** must be **insulated**. Please indicate the placement and R-value of the slab insulation. [IECC 502.2.6]
- 20) Sheet # : **Roof coverings** for roof slopes less than or equal to 2 in 12 for buildings must have a minimum of 75% of the entire roof surface not used for roof penetrations, renewable energy systems, rainwater harvesting systems, covered with products that have an **SRI of 78** or comply with the criteria for the USEPA's **Energy Star** Program Requirements for Roof Products – Eligibility Criteria. [DCMR 12 2008 Section 1511A]

NOTE: Please provide a written response narrative addressing comments and where the revisions are plans. Additional comments may follow.



GOVERNMENT
OF THE DISTRICT
OF COLUMBIA

DCRA-18 (03/12/00)
Error! More Documents
Only

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
LICENSING AND PERMITTING ADMINISTRATION
FIRE PROTECTION

PLAN CORRECTION LIST

<i>Job Number</i>	<i>Address</i>	<i>Review Engineer</i>	<i>Date</i>
B1502005	1835 ONTARIO PL NW	Sam Mutia 202-442-4681	12/23/14

CHANGES REQUIRED ON PLANS PRIOR TO APPROVAL	
No.	Comments
1.	Revise the codes referenced on the cover sheet to 2013 DCMR 2013-12A, 2012 IBC or provide signed (notarized) documents under contract when the new code went into effect as per 2012 DCMR 12-A section 106.1 & 123.1.3.
2.	Provide the exterior wall and dwelling unit assembly tags, on sheets A0101, A0401 to reference the details on sheet A0501 as per 2013 DCMR-12A section T602 and 711.3.
3.	Provide the exit access travel distances on sheet A0502 as per 2013 DCMR-12A section 1021.2.

NOTIFICATION FORM

DATE: 10-24-2014

OWNER: Bogdan Builders

ADDRESS: 5272 River Road Suite 400

Bethesda, MD 20816

TEL: _____

E MAIL: hugo@bogdanbuilders.com

ADJACENT OWNER: M. RAFFERTY

ADDRESS: 1826 Ontario Place
Washington, DC 20009

TEL: _____

E MAIL: _____

SCOPE OF WORK (S= STRUCTURAL, NS = NOT STRUCTURAL):

1. WORK ALONG PROPERTY LINE (NS) ☒ 4. UNDERPINNING OF FOUNDATION (S)
2. ADDITION OF STRUCTURE ALONG PARTY LINE (NS) ☒ 5. ADDITION OF STRUCTURE ON PARTY WALL (S)
3. WORK AFFECTING PARTY WALL. (NS)
OTHER, SPECIFY _____ (NS) OR (S)

Dear M. RAFFERTY

My name is Hugo Camacho - Bogdan Builders (I am/we are) the owner of the property located at 18356 Ontario Place, NW which adjoins your property. I am in the process of submitting a building permit application to renovate my building to the DC Department of Consumer and Regulatory Affairs (DCRA). Under DC Municipal Regulations (DCMR) Title 12 DC Building Code Supplement, Section 3307A, I'm required to give a certified notification letter to tell you about the construction I want to do. I'm also required to give you the opportunity to review the permit application and the proposed work plans.

The code also requires you, as the adjacent property owner, to allow me, as the person causing the construction, to inspect your property for any damages -- before and after the proposed construction (at times that are convenient for both of us).

The code clearly states that:

I'm responsible for safeguarding your property during the construction. If you don't grant me permission to access your property, any damage to your property will be borne by you, the adjacent property owner(s). This letter hereby serves as the notification letter required by DCMR 12A section 3307A. I ask you sign this letter below to acknowledge that you received it; and sign in the consent block to allow the inspections of your property mentioned above. You can reach me by calling 202-320-2137.

Thank you.

Yours truly,
Sincerely,

Signature of Owner

Bogdan Builders

Adjoining Owner's Permission Granted _____ Denied _____ Signature _____

DATE _____

1835 Ontario Place, NW
B1502005

Zoning Comments:

1. subject lot is a tax lot (lot 818). a subdivision is required to convert the tax lot into a record lot. please provide a dc surveyor's plat with a stamp stating that a subdivision has been ordered.

Subdivision applied for. Please see new plat.

2. submit a completed and signed application for exemption status from d.c. zoning regulation green area ratio (g.a.r.)

Please see permit package.

3. what is the purpose of sheet a0102 of the permit drawing set? it only shows the cellar and first floor plan.

Plans were mislabeled and have been corrected.

4. provide a floor plan of the fourth floor for review.

Please see above comments.

1835 Ontario Place, NW
B1502005

Fire Comments:

as per dcra requirements: •revise the codes referenced on the cover sheet to 2013 dcmr 2013-12a, 2012 ibc or provide signed (notarized) documents under contract when the new code went into effect as per 2012 dcmr 12-a section 106.1 & 123.1.3.

Please see Cover Page

•provide the exterior wall and dwelling unit assembly tags, on sheets a0101, a0401 to reference the details on sheet a0501 as per 2013 dcmr-12a section t602 and 711.3.

Please see A0101 and A0102

•provide the exit access travel distances on sheet a0502 as per 2013 dcmr-12a section 1021.2.

Please see update page A0502

1835 Ontario Place, NW
B1502005
DDOE Comments:

address zoning comments and obtain approval.

Zoning comments have been addressed.

remove silt fence around the existing building.

Silt fence has been removed.

the construction sequence references an infiltration trench, but the trench is not shown on the plans. is the infiltration trench part of this project? if so, show on the erosion and sediment control plan and protect with silt fence.

The infiltration trench has been deleted

show the stabilized construction entrance location.

The SCE has been added

show a stockpile area or method for removing construction debris and excavated soil.

The stockpile area has been added

provide existing and proposed contours or indicate there will be no change in elevation.

There is no change in elevation.

complete the green area ratio (gar) application for exemption status form
(<http://ddoe.dc.gov/node/619622>).

GAR is completed.

1835 Ontario Place, NW
B1502005

Electrical Comments:

electrical panel labeled ep1 cannot be adjacent to a door as working space clearances need to be met per nec 110.26.

Electrical Panel has been moved.

if the oven is a gas oven, provide carbon monoxide detectors as required by irc r315.

Carbon monoxide detectors have been added.

install smoke detectors outside each separate sleeping area in the immediate vicinity in the bedrooms per irc r314.

Smoke detectors have been added.

install wp/gfi outlet in the front and back of the house per nec 210.52.

wp/gfi outlets have been added, re: E1.1 & E1.2

D.C. BUILDING PERMIT APPLICATION SUPPLEMENT

Request for Acceptance of Certification of Structural Design ☆ ☆ ☆

Property owners seeking a building permit in the District of Columbia ("D.C.") may request that the Department of Consumer and Regulatory Affairs ("DCRA") accept the certification of a District of Columbia licensed structural engineer in lieu of structural review of the plans by DCRA. Acceptance of the certification is at the discretion of the Chief Building Official,¹ and does not exempt the permit applicant from non-structural reviews of the plans by DCRA.

In order to qualify under the structural certification provision, the property owner and a professional engineer duly licensed in DC in the field of structural engineering² must both sign and certify that the plans were prepared by or under the supervision of the undersigned engineer, by executing the certifications below.³

Each sheet of each set of plans submitted with and under a structural certification must include the following statement:

"Structural plans certified as provided in Section 106.1.4.1 of the D.C. Construction Codes."

Portions of structural plans not certified as such shall be reviewed for compliance with the D.C. Construction Codes.

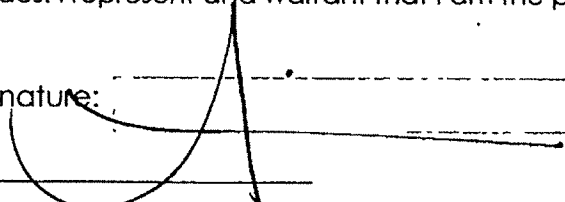
BUILDING PERMIT APPLICATION DETAILS:

Permit Number:		Application Submission Date:	
Lot:	0818	Square:	258A
Street Address:	1835 ONTARIO RD NW	Zone:	R-5-B

PROPERTY OWNER CERTIFICATION:

Property Owner's Full, Legal Name (printed): 1835 ONTARIO LLO

Upon certification of the undersigned, whom to the best of my knowledge is a currently licensed structural engineer in the District of Columbia, I request that the structural certification of the above-mentioned plans be accepted as sufficient pursuant to Section 106.1.4.1 of the D.C. Construction Codes. I represent and warrant that I am the property owner of the above-referenced property.

Signature:  Date: 5/18/2015

¹ Section 106.1.4.1 of the D.C. Construction Codes (2013), Title 12A of the District of Columbia Municipal Regulations ("DCMR").

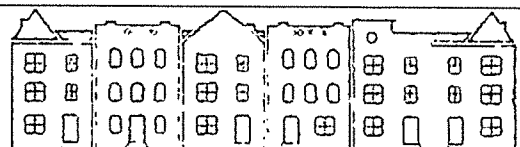
² Pursuant to Chapter 15 of Title 17 of the DCMR.

³ Falsification is subject to criminal penalties. 12A DCMR 105.3.3.2. Omissions or errors may result in a permit being rejected or revoked. 12A DCMR 105.6.

D.C. Building Department

Department of Consumer and Regulatory Affairs

Government of the District of Columbia | Issued: April 1, 2015



Request for Acceptance of Certification of Structural Design ☆ ☆ ☆

PROFESSIONAL ENGINEER CERTIFICATION:

I certify that:

- (a) I am licensed in the District of Columbia to practice as a Professional Engineer in the field of structural engineering, pursuant to Chapter 15 of Title 17 of the DCMR;
- (b) I am not now, and have not previously been, subject to disciplinary action by the District of Columbia Board of Professional Engineering;
- (c) My license is in full force and effect and has not been suspended or revoked;
- (d) The above-referenced plans and calculations were prepared by me or under my supervision and comply with all applicable structural provisions of the D.C. Construction Codes including but not limited to strength, stresses, loads, stability and types of material; and
- (e) Each sheet of each set of plans submitted with and under this Certification of Structural Design bears my signature and seal in accordance with the laws of the District of Columbia.

By executing and providing this Certification of Structural Design, I acknowledge that any false statement, misrepresentation of fact, or inaccuracy in this Certification of Structural Design or plans submitted therewith shall provide grounds for revocation of any permit issued by DCRA in reliance thereon in accordance with Section 105.6 of the D.C. Construction Codes.

I further acknowledge that, acceptance of this Certification of Structural Design by DCRA is not, and shall not be construed as, an approval of any violation of the provisions of the D.C. Construction Codes or of other laws or regulations of the District of Columbia.

Name:

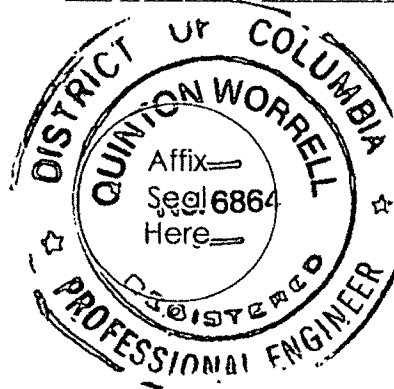
Quinton Worrell

Date:

5-18-15

Signature:

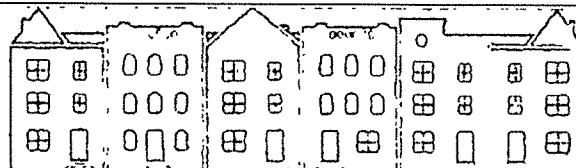
Quinton Worrell



D.C. Building Department

Department of Consumer and Regulatory Affairs

Government of the District of Columbia | Issued: April 1, 2015



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Total Postage & Fees	\$	\$3.79

Sent To: JUSTIN J. OLIVER
 Street, Apt. No., or PO Box No.: 1837 ONTARIO PLACE NW
 City, State, ZIP+4: WASHINGTON, DC 20009

PS Form 3800, August 2009 See Reverse for Instructions

NOTIFICATION FORM

DATE: 10-24-2014

OWNER: Bogdan Builders

ADDRESS: 5272 River Road Suite 400
Bethesda, MD 20816

TEL: _____

E MAIL: hugo@bogdanbuilders.com

ADJACENT OWNER: J. OLIVER

ADDRESS: 1837 Ontario Rd
Washington, DC 20009

TEL: _____

E MAIL: _____

SCOPE OF WORK (S= STRUCTURAL, NS = NOT STRUCTURAL):

1. WORK ALONG PROPERTY LINE (NS)
2. ADDITION OF STRUCTURE ALONG PARTY LINE (NS)
3. WORK AFFECTING PARTY WALL. (NS)
OTHER, SPECIFY _____ (NS) OR (S)
- ✓ 4. UNDERPINNING OF FOUNDATION (S)
✓ 5. ADDITION OF STRUCTURE ON PARTY WALL (S)

Dear _____

My name is Hugo Camacho - Bogdon Builders

(I am/we are) the owner of the property located at 18356 Ontario Place, NW which adjoins your property. I am in the process of submitting a building permit application to renovate my building to the DC Department of Consumer and Regulatory Affairs (DCRA). Under DC Municipal Regulations (DCMR) Title 12 DC Building Code Supplement, Section 3307A, I'm required to give a certified notification letter to tell you about the construction I want to do. I'm also required to give you the opportunity to review the permit application and the proposed work plans.

The code also requires you, as the adjacent property owner, to allow me, as the person causing the construction, to inspect your property for any damages -- before and after the proposed construction (at times that are convenient for both of us).

The code clearly states that:

I'm responsible for safeguarding your property during the construction. If you don't grant me permission to access your property, any damage to your property will be borne by you, the adjacent property owner(s). This letter hereby serves as the notification letter required by DCMR 12A section 3307A. I ask you sign this letter below to acknowledge that you received it; and sign in the consent block to allow the inspections of your property mentioned above. You can reach me by calling 202-320-2137.

Thank you.

Yours truly,

Sincerely,

Signature of Owner: Bogdan Builders

Adjoining Owner's Permission Granted _____ Denied _____ Signature _____

DATE _____

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Restricted Delivery Fee (Endorsement Required)	\$ 0.00
Total Postage & Fees	\$ 13.49

Sent To: **MEHUL DESAI**
 Street, Apt. No., or PO Box No.: **1830 ONTARIO PL NW**
 City, State, ZIP+4: **WASHINGTON, DC 20009**

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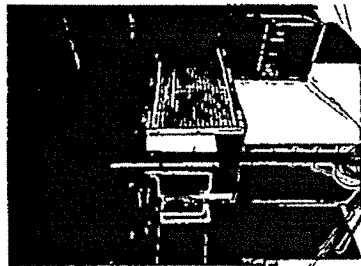
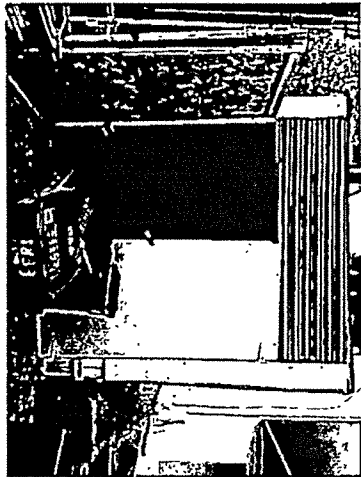
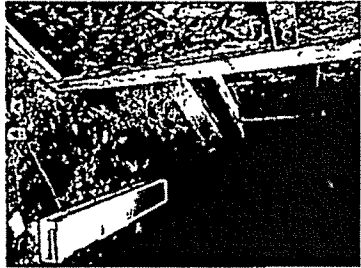
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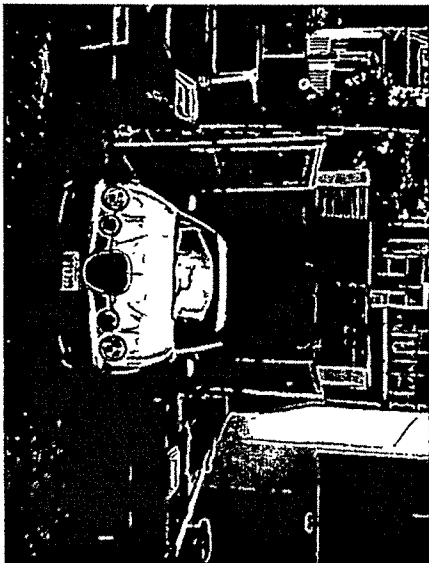
PS Form 3800, August 2006 See Reverse for Instructions



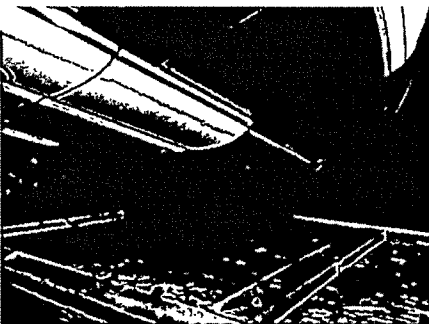
1 EXISTING CONDITIONS OF SHED



UNABLE TO OPEN DOOR TO EXIT CAR



UNABLE TO OPEN DOOR TO EXIT CAR



UNABLE TO OPEN DOOR TO EXIT CAR

1 EXISTING CONDITIONS OF SHED WITH CAR

--

SCALE	AS NOTED
DATE	08/28/11
PROJECT NAME	1835 ONTARIO

--

1835 ONTARIO PLACE, NW
1835 ONTARIO PLACE, NW
WASHINGTON, DC-20009
LOT: 0818 SQUARE: 2584

KC/DC STUDIOS
ARCHITECTURE • DESIGN • INTERIOR MANAGEMENT
1 101 101 ST.
WASH DC 20001
TEL: 202 462 1010

B17p2005

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF CONSUMER REGULATORY AFFAIRS



**APPLICATION FOR EXEMPTION STATUS
FROM D.C. ZONING REGULATION GREEN AREA RATIO**

I hereby request evidence of exemption from the Green Area Ratio (GAR) Chapter 34 of DCMR Title 11 for the proposed construction on the property identified below.

Address: 1835 ONTARIO PLACE NW

Square: 2584 Lot: 0818

Allowable Exemptions (CHECK ONE):

☐	Single Family House or CBRF with fewer than six handicapped persons.
☐	R1 through R4 Zone Districts.
☐	Municipal wastewater treatment facilities operated by DC Water and Sewer Authority.
☐	Building(s) or structure(s) certified by the DC Inventory of Historic Sites, or State Historic Preservation Officer, as "historic resource(s)"; additions increase the gross floor area by less than 50 percent.
☒	Additions, interior renovations, or both are less than 100 percent of the assessed building value as set forth in the records of the Office of Tax and Revenue as of the date of the building permit application.
☐	Interior Renovations: (a) Central Employment Area, (b) 100 percent lot occupancy, (c) existing roof not capable of supporting vegetated system, and (d) proposed work does not result in a roof capable of supporting vegetated roof. (Note: all four conditions are required for this exemption)

KC PRICE
Applicant

912 604 8151
Telephone

1041 S ST. NW, WASH DC 20001
Address

[Signature]
Signature

11/28/2014
Date

STRUCTURAL OFFICE USE ONLY

- ☐ I find there is sufficient evidence the existing roof for the property is NOT capable of supporting a vegetated system.
- ☐ I find there is sufficient evidence the proposed work will NOT result in a roof capable of supporting a vegetated system.

This review does not constitute an interpretation of zoning or building codes and does not entitle the applicant to any relief not authorized by zoning or building code officials pursuant to the applicable codes.

DCRA--STRUCTURAL

Date

HISTORIC PRESERVATION OFFICE USE ONLY

I hereby certify that this property is either a historic landmark or a building or structure contributing to the character of a historic district listed in the D.C. Inventory of Historic Sites. *This certification does not constitute an interpretation of zoning or building codes and does not entitle the applicant to any relief not authorized by zoning or building code officials pursuant to the applicable codes.*

State Historic Preservation Officer

Date

ZONING OFFICE USE ONLY [Exemption Categories—Section 3401]

- ☐ Single Family house
- ☐ R1 – R4 zoning district
- ☐ Municipal wastewater treatment facilities operated by DC Water and Sewer Authority
- ☐ Central Employment Area zoning district
- ☐ Additions will NOT result in an increase to the gross floor area by more than 50 percent (Historic Site)
- ☒ Additions, and/or interior renovations will NOT exceed 100 percent of the assessed building value (\$37,000)

Office of Zoning Administrator

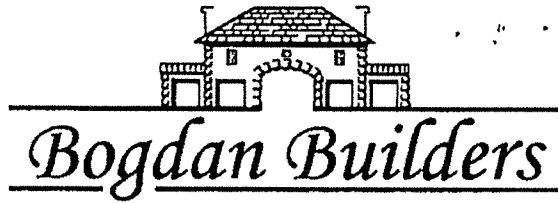
Date

DISTRICT OF COLUMBIA WATER AND SEWER AUTHORITY OFFICE USE ONLY

I hereby certify that this property is a municipal wastewater treatment facility operated by DC Water & Sewer Authority. *This certification does not constitute an interpretation of zoning or building codes and does not entitle the applicant to any relief not authorized by zoning or building code officials pursuant to the applicable codes.*

DC Water and Sewer Authority Officer

Date



September 2, 2015

To Whom It May Concern:

The cost for the construction materials for the project located at 1835 Ontario Place NW, Washington, DC 20009 will be approximately Three Hundred Five Thousand dollars (\$305,000.00). The materials are allocated in the following fashion:

Demo	\$10,000.00
Mechanical	\$20,000.00
Electrical	\$40,000.00
Plumbing	\$50,000.00
Fire	\$20,000.00
Construction	<u>\$165,000.00</u>
Total	\$305,000.00

If you have any questions, please feel free to contact me directly at (301)913-9013.

Respectfully,



Hugo Camacho
COO
Bogdan Builders, Inc.

5272 River Road, Suite 400, Bethesda, MD 208016
(301)913-9013 office (301)913-9064 fax
www.BogdanBuilders.com



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Property Detail

Address: 1835 ONTARIO PL NW

SSL: 2584 0818

Record Details

Neighborhood:	MOUNT PLEASANT	Sub-Neighborhood:	B
Use Code:	11 - Residential-Row-Single-Family	Class 3 Exception:	No
Tax Type:	TX - Taxable	Tax Class:	001 - Residential
Homestead Status:	** Not receiving the Homestead Deduction		
Assessor:	ALAN LEVY		
Gross Building Area:		Ward:	1
Land Area:	1,832	Triennial Group:	1

Owner and Sales Information

Owner Name: ONTARIO HOLDINGS LLC
 Mailing Address: 19142 STREAM CROSSING CT, LEESBURG VA20176-6874
 Sale Price: \$787,000
 Recordation Date: 09/03/2014
 Instrument No.: 80421

Tax Year 2016 Preliminary Assessment Roll

	Current Value (2015)	Proposed New Value (2016)
Land:	\$384,590	\$419,470
Improvements:	\$322,080	\$352,400
Total Value:	\$706,670	\$771,870
Taxable Assessment: *	\$706,670	\$771,870

* Taxable Assessment after Tax Assessment Credit and after \$71,400 Homestead Credit, if applicable. ([Click here for more information](#))

** If you believe you should be receiving tax relief through the Homestead deduction program and if you are domiciled in the District and this property is your principal place of residence, you can access the link below, complete the form, and return it per the instructions. For additional information regarding the Homestead program, call (202)727-4TAX. Click here to download the Homestead Deduction and Senior Citizen Tax Relief application *

[View Tax Information](#) | [View Property Features](#) | [View Payments](#) | [View Current Tax Bill](#)

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Subscribe to Text Alerts	Education	DC Procurement	Elected Officials	Send Feedback
Online Chats	Health	Green DC	District Appointees	Search Telephone Directory
DC Gov Social Networks	Social Services	DC One Card	Courts	Submit Service Requests
DC Webcasts	Residents	Interagency on Homelessness	DC Laws	Make FOIA Requests
Government Closures	Visitors	Recovery dc gov	DC Statehood	
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DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

September 30, 2015 *Bl M F Survey, D.C.*
Washington, D.C., ~~October 15, 2014~~

Plat for Building Permit of SQUARE 2584 LOT 818

Scale: 1 inch = 20 feet Recorded in Book A & T Page 1311

Receipt No. ~~45-00293~~ SA-15-8300

Furnished to: KC. D. PRICE

Bl M
Surveyor, D.C.

By: A.S. *m*

I hereby certify that all existing improvements shown thereon, 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 that all Lot divisions or combinations pending at the Office of Tax & Revenue are correctly depicted, 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 private restricted property.) Owner/Agent shall indemnify, defend, and hold the District, its officers, employees and agents harmless from and against any and all losses, costs, claims, damages, liabilities, and causes of action (including reasonable attorneys' fees and court costs) arising out of death of or injury to any person or damage to any property occurring on or adjacent to the Property and directly or indirectly caused by any acts done thereon or any acts or omissions of Owner/Agent; provided however, that the foregoing indemnity shall not apply to any losses, costs, claims, damages, liabilities, and causes of action due solely to the gross negligence or willful misconduct of District or its officers, employees or agents.

Date: *1-29-15*

NOTE: Data shown for Assessment and Taxation Lots or Parcels are in accordance with (Signature of owner or his authorized agent) and Revenue, Assessment Administration, and do not necessarily agree with deed description.

Ratio
DCRA/OFFICE OF THE ZONING
ADMINISTRATION COMPLIES
WITH THE REQUIREMENTS OF
DC ZONING REGULATIONS (11 DCMR)

10/15/2015

*CONVERT SFD INTO
AN APPT. HOUSE w/
4 DWELLING UNITS
REAR 3RD & 4TH
FLOOR ADDITIONS*

LOT AREA:
1,000 S.F.
80% ALLOWABLE LOT COVERAGE
800 S.F.
BUILDING AREA:
AREA 1: 848 S.F. (MAIN BUS STOP)
AREA 2: 157 S.F. (STAIRS/GARAGE)
TOTAL: 1,005 S.F.
LOT COVERAGE:
1,000 S.F. @ 80% = 800 S.F.
FAR EXCEEDS
1,000 S.F. @ 80% = 800 S.F.
1,000 S.F. @ 80% = 800 S.F.
TOTAL FAR: 1,700 S.F.

