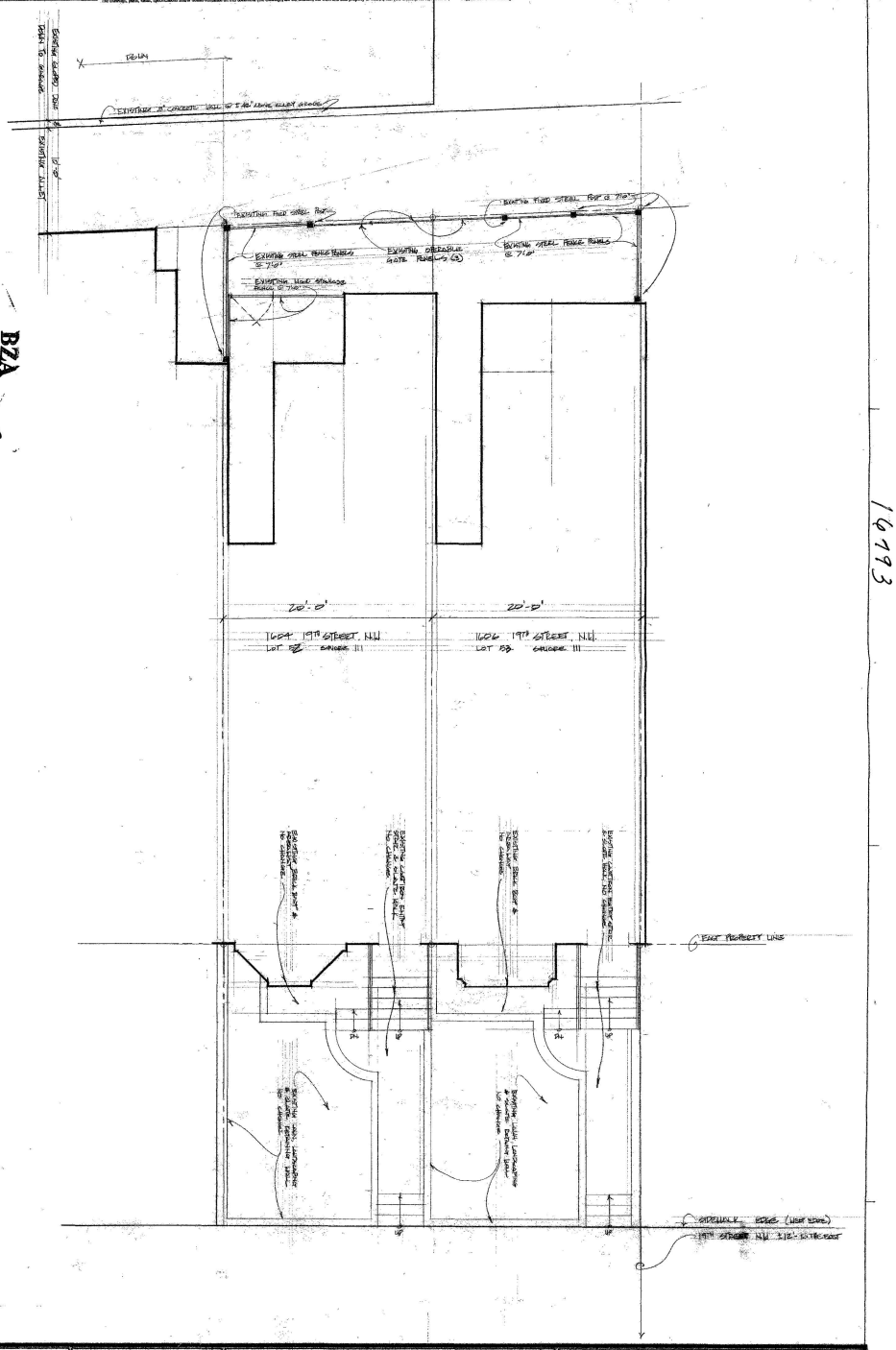
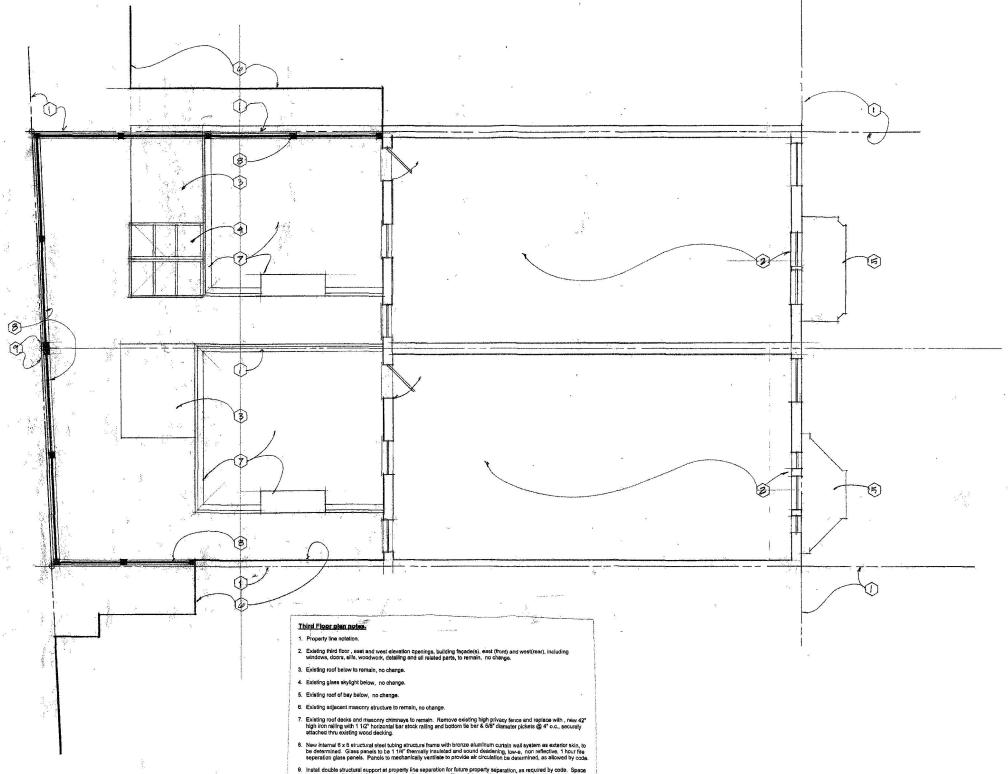
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BZA
Case No. 16193
Exhibit No. 24

16193



1	10 JUNE 2021	1604	GROUND FLOOR - SITE PLAN EXISTING CONDITIONS	PERMIT SET	.TROUT.
AS-1	1/4" = 1'-0"				
A	11 OCTOBER 2021	PERMIT AT THE CIRCLE		PERMIT FOR BZA SUBMITTAL	



Third Floor plan notes.

1. Property line notation.
2. Existing third floor , east and west elevation openings, building façade(s), west (front) and west(rear), including windows, doors, sills, woodwork, detailing and all related parts, to remain. no change.
3. Existing roof below to remain, no change.
4. Existing glass skylight below, no change.
5. Existing roof of bay below, no change.
6. Existing adjacent masonry structure to remain, no change.
7. Existing roof decks and masonry chimneys to remain. Remove existing high privacy fence and replace with , new 42" high iron railing with 1 1/2" horizontal bar stock railing and bottom tie bar & 5/8" diameter pickets @ 4" o.c., securely attached thru existing wood decking.
8. New internal 6 x 5 m structural steel tubing structure frame with bronze aluminium curtain wall system as exterior skin, to be determined. Glass panels to be 1 1/4" thermally insulated and sound deadening, low-e, non reflective, 1 hour fire separation glass panels. Panels to mechanically ventilate to provide air circulation as determined, as allowed by code.
9. Install double structural support at property line separation for future property separation, as required by code. Space between to be filled with fire resistant expanded polystyrene filler, minimum 1" back from face of finished structural tubing so no part is readily visible on the inside or outside.
10. No part of work to be visible from the front of the existing structure or any other point on the front street of 10th Street, N.W.
11. All work to be performed in full compliance with all applicable local and federal rules and regulations. And is to be implemented to the highest industry standards.
12. All work is to be performed by contractors licensed and bonded in the District of Columbia.
13. All work on site is to be performed between the hours of 8:00 am and 5:00 p.m., Monday through Friday only.
14. Time is of the essence regarding all work contracted to be performed on this project.

North

.TROUT.

Alexandria
1600 King Street
Suite 300
Alexandria, VA 22314
phone 703.837.1800
email architects@gmail.com
www.architectsgmail.com
Washington DC
1100 New York Ave. N.W.
Suite 500 East
Washington, DC 20005

BOARD OF ZONE ADJUSTMENT

THIRD FLOOR LEVEL FLAT ROOFING NEW GREENHOUSE ENCLOSURE

ROOF & PENT FLOOR PLANS AS BUILT

1004 RIGHT AT THE CIRCLE

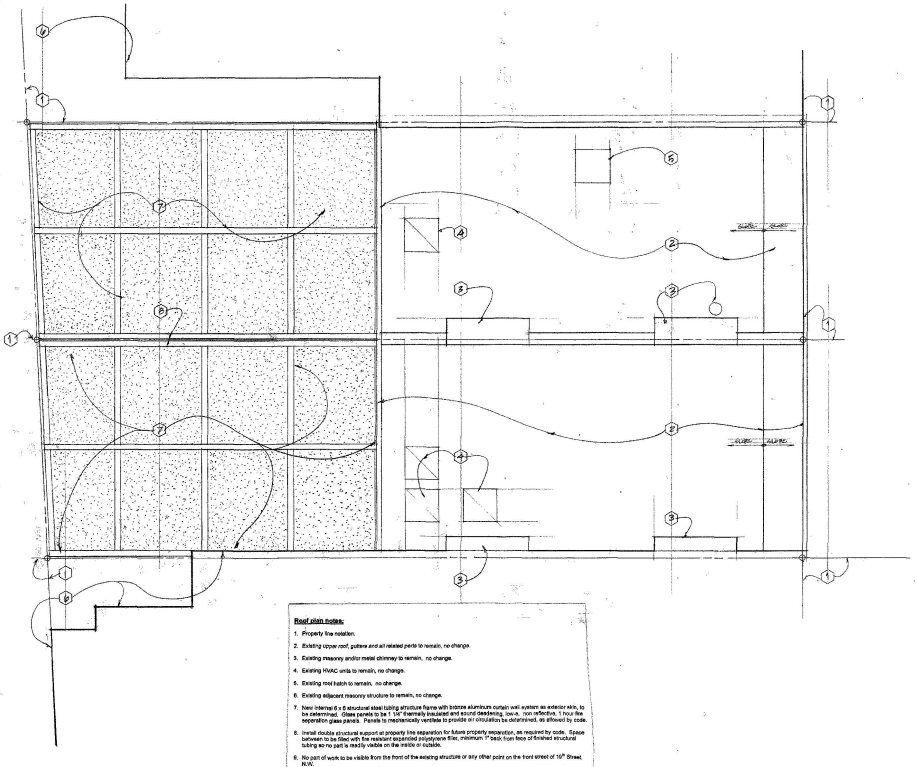
NO	DATE	REMARKS
1	10 JUNE 2020	
2	11 DEC 2020	

A5-2

1/4"=1'-0"

N

10



Roof plan notes:

1. Property line notation.
2. Existing upper roof, gutters and all related parts to remain, no change.
3. Existing masonry and/or metal chimney to remain, no change.
4. Existing HVAC units to remain, no change.
5. Existing roof hatch to remain, no change.
6. Existing adjacent masonry structure to remain, no change.
7. New internal 8 x 8 structural steel tubing structure frame with bronze aluminum curtain wall system as exterior skin, to be determined. Glass panels to be 1 1/4" thermally insulated and sound deadening, low-e, non reflective, 1 hour fire separation glass panels. Panels to mechanically ventilate to provide air circulation be determined, as allowed by code.
8. Install double structural support at property line separation for future property separation, as required by code. Space between to be filled with fire resistant expanded polystyrene filler, minimum 1" back from face of finished structural tubing so no part is readily visible on the inside or outside.
9. No part of work to be visible from the front of the existing structure or any other point on the front street of 19th Street, N.W.
10. All work to be performed in full compliance with all applicable local and federal rules and regulations. And is to be implemented to the highest industry standards.
11. All work is to be performed by contractors licensed and bonded in the District of Columbia.
12. All work on site is to be performed between the hours of 8:00 am and 5:00 p.m., Monday through Friday only.
13. Time is of the essence regarding all work contracted to be performed on this project.

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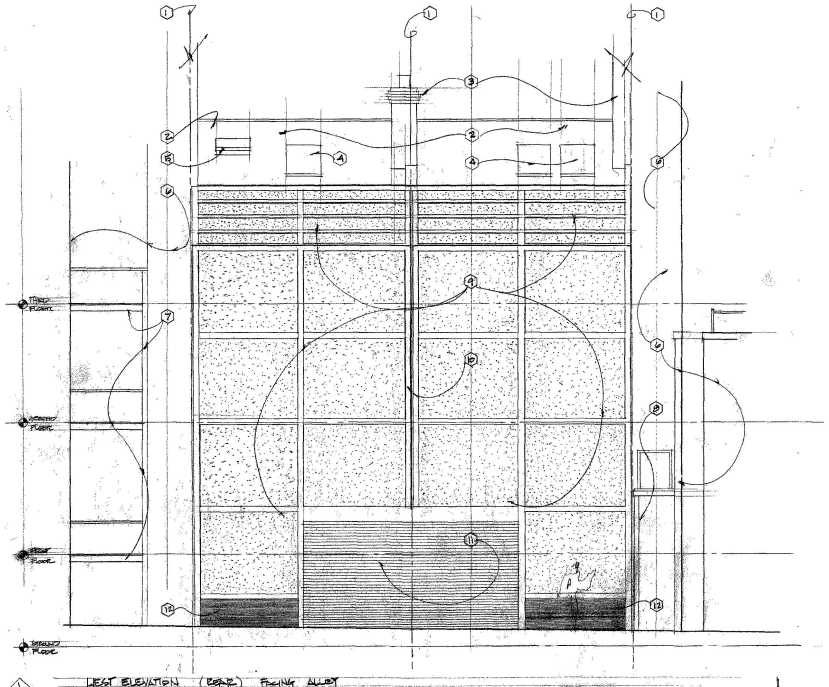
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architecture
1000 vermont avenue, nw
washington, dc 20005
202.737.0202
www.trout-architecture.com

PERMIT SET REVISIONS

ROOF PLAN SHOWING EXISTING HOUSE ROOF AND NEW GREENHOUSE ROOF

1004 PEART ST. NE

1	10 JUNE 2009	PERMIT SET REVISIONS
2	1/4" = 1'-0"	
3	A-2.0	
4	17 AUGUST 2009	



WEST ELEVATION (REAR) FACING ALLEY

Rear (west) elevation notes.

1. Property line notation.
2. Existing upper roof, gutters and all related parts to remain, no change.
3. Existing masonry and/or metal chimney to remain, no change.
4. Existing HVAC units to remain, no change.
5. Existing roof hatch to remain, no change.
6. Existing adjacent masonry structure to remain, no change.
7. Existing adjacent property steel and wood decks(s) at column to remain.
8. Existing adjacent property fire escape aka HVAC units to remain.
9. New stained 4 x 6 structural steel tubing structure frame with bronze aluminum curtain wall system as exterior skin, to be determined. Glass panels to be 1 1/4" thermally insulated and sound deadening, tempered, clear, non reflective, 1 hour fire separation glass panels. Panels to mechanically ventilate to provide air circulation be determined, as allowed by code.
10. Install double structural support at property line separation for future property separation, as required by code. Space between to be filled with fire resistant expanded polyethylene filler, minimum 1" back from face of finished structural tubing so no part is readily visible on the inside or outside.
11. New roll-up type insulated aluminum door with visor panels, panel style and manufacturer to be determined.
12. New solid reinforced metal panels at the lowest level for protection from traffic and vandalism and as solid car barrier at alley level.
13. No part of work to be visible from the front of the existing structure or any other point on the front street at 18th Street, N.W.
14. All work to be performed in full compliance with all applicable local and federal rules and regulations. And is to be implemented to the highest industry standards.
15. All work is to be performed by contractors licensed and bonded in the District of Columbia.
16. All work on site is to be performed between the hours of 8:00 am and 5:00 p.m., Monday through Friday only.
17. Time is of the essence regarding all work contracted to be performed on this project.

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1604 RHODE ISLAND AVENUE, N.W.
WASHINGTON, D.C. 20036
202.223.1818
www.trout-dc.com

PERMIT SET 22 JUNE 2021

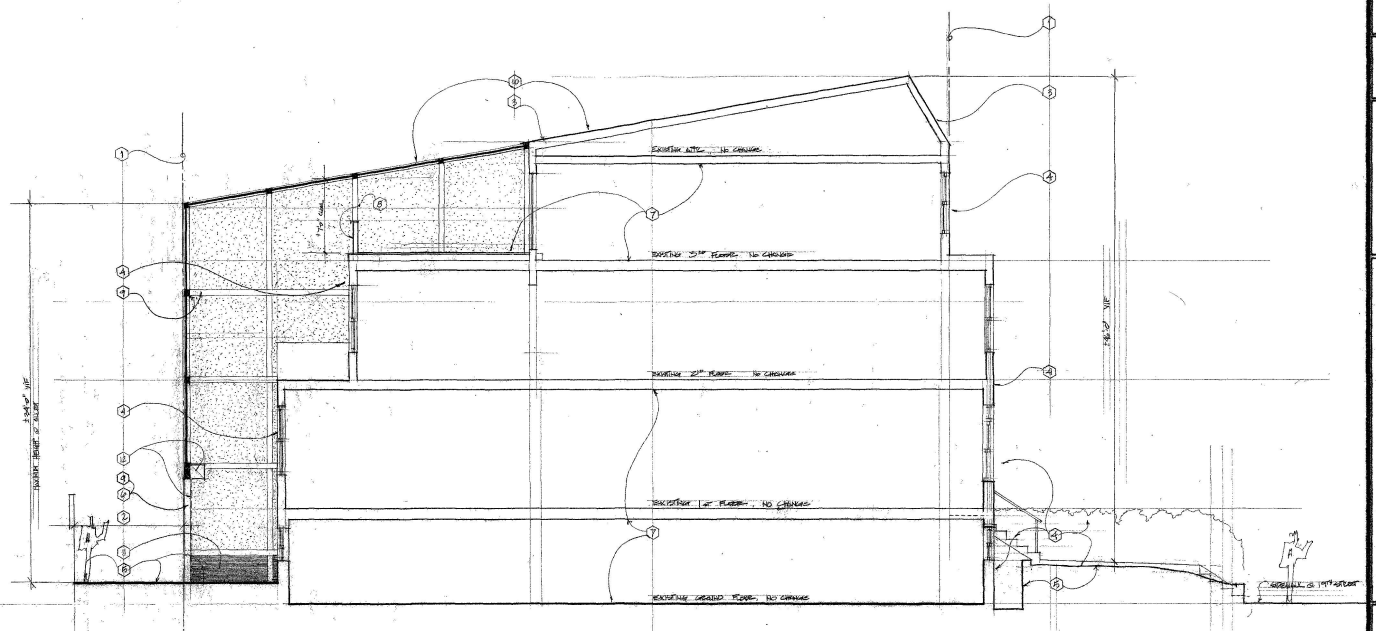
WEST ELEVATION (REAR) FACING THE ALLEY

1604 18TH STREET, N.W. RENOVATIONS AND ADDITIONS TO EXISTING BUILDINGS

1/4"=1'-0"

A5.4

1604 18TH STREET, N.W.



Building section notes.

1. Property line notation.
2. Existing 16 foot alley to remain, no change.
3. New roof, roof lines and all existing parts to remain , no change or obstruction.
4. Existing building façade(s), east (front) and west(rear, including windows, doors, sills, woodwork, detailing and all related parts, to remain, no change.
5. Existing grade at rear alley, rear yard, front yard and all related and adjacent grades to be maintained at existing grade levels.
6. Existing wrought iron fence to be to be removed and replaced in same location, 3" inside existing property line at north, west and south property lines
7. Existing house, interior space existing roof decks, masonry basement wall, wood floor joists, rear yard slab and all related parts to remain, no change.
8. New 42" High box railing with 1 1/2" horizontal bar stock railing and bottom tie bar & 5/8" diameter pickets @ 4" o.c., securely attached thru existing wood decking to replace existing 7 foot high solid wood privacy fence.
9. New internal 6 x 6 structural steel tubing structure frame with marine aluminum curtain wall system as exterior skin, to be determined. Glass panels to be 1 1/4" thermally insulated and sound deadening, low-e, non reflective glass panels. Panels to mechanically ventilate to provide air circulation be determined.
10. Slope of new insulated glass roof to match existing roof slope, to remain. New roof to tuck in under existing roof below existing roof gutter.
11. Solid aluminum, insulated and sound deadening panels at alley level from 3'-0" to existing alley grade. These panels to be strengthened to resist bumper denting and truck scraping at alley.
12. New roll-up solid metal, slat type garage door to be installed at location of existing rear yard fence gate. Door to be +/- 12'-0" wide by 7'-0" high by 6/8" thick minimum, reinforced, flush face (with no texture), thermally insulated, upward acting door, model to be specified. Electric mechanical operator to be heavy duty, side track, chain operated model, with side and bottom obtrusive safety sensors, to be specified. Door to close tight to new flagstone sill at alley level, +3/4".
13. No part of work to be visible from the front of the existing structure or any other point on the front street of 10th Street, N.W.
14. All work to be performed in full compliance with all applicable local and federal rules and regulations. And is to be implemented to the highest industry standards.
15. All work is to be performed by contractors licensed and bonded in the District of Columbia.
16. All work on site is to be performed between the hours of 8:00 am and 6:00 p.m., Monday through Friday only.
17. Time is of the essence regarding all work contracted to be performed on this project.

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1013 Fourth Street, N.W.
Washington, D.C. 20001
202.737.2100
mail@troutarchitecture.com

BUILDING SECTION SHOWING NEW REAR ADDITION
WEST - EAST SECTION looking North
LOCAL SECTION

BUILDING PERMIT SUBMITTAL

1004

10 JUNE 2021

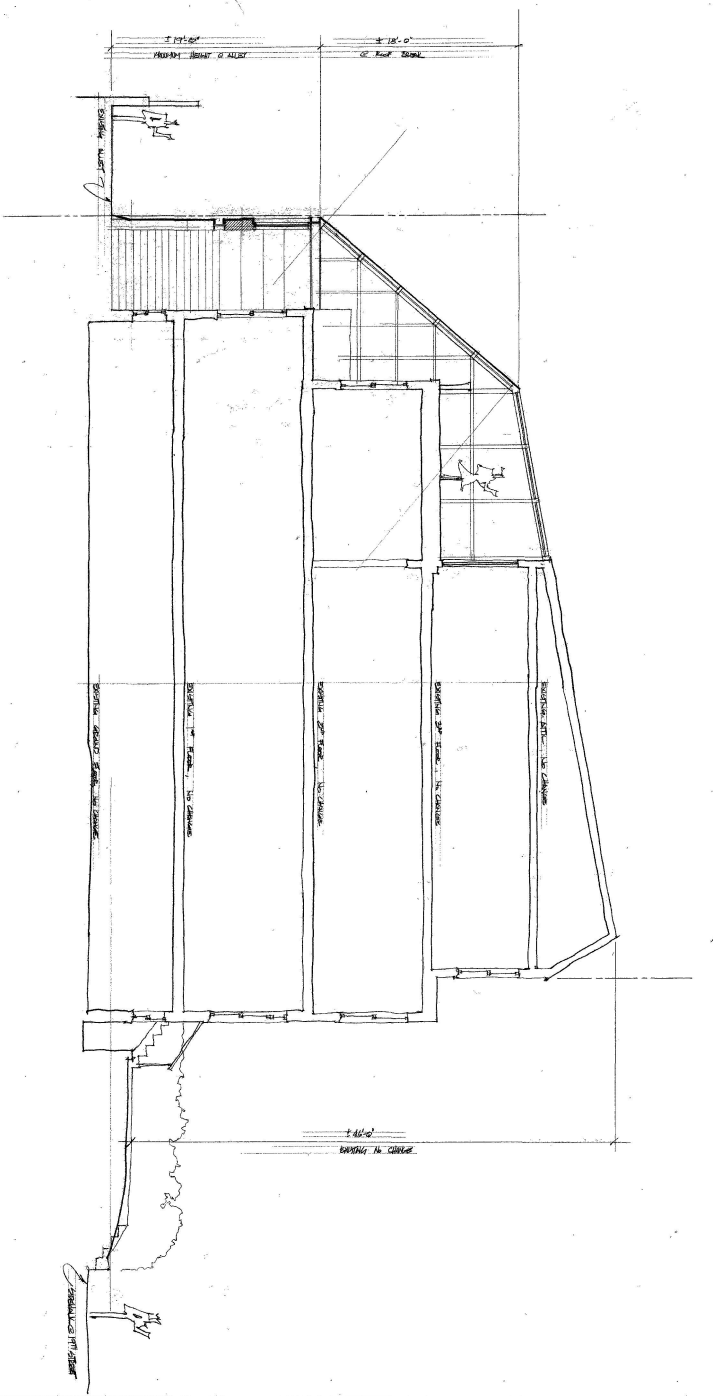
1/4" = 1'-0"

A-05

17 October 2021

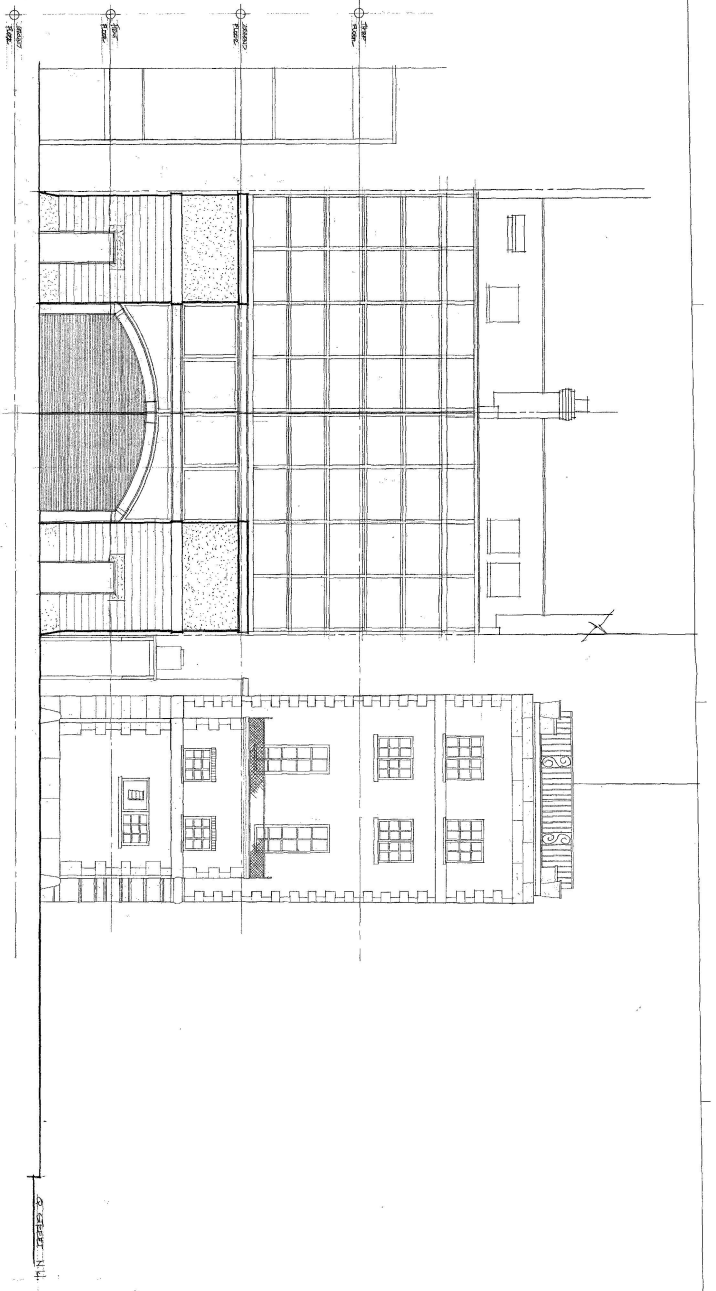
PERMIT SET

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5/1	25 JULY 2001	DATE	1604 & 1606	BUILDING SECTION SHOWING EXISTING CONDITIONS AND NEW GREENHOUSE ENCLOSURE. WEST-EAST LOOKING NORTH. SECTION 2.	2112 WARD COURT, NW WASHINGTON, DC 20037/1 2039 PHONE/ 202.8 659.0800 FAX/ 202.8 659.1391 EMAIL/ CONTACT@TROUTDESIGN.COM
1/8" = 1'-0"		SCALE			
6/5	10 DECEMBER 2001	REVISION	CURRENT AT THIS CIRCLE		

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4.1	25 JULY 2001	1609 & 1606	WEST ELEVATION (REAR) FACING THE ALLEY	2112 WARD COURT, NW WASHINGTON, DC 20037-1929 PHONE (202) 659-0400 FAX (202) 659-1931 EMAIL CONTACT@TROUTDESIGN.COM
AS-4.1	1/4" = 1'-0"	DUPONT AT THE CIRCLE	SHOWING PROPOSED GREENHOUSE ENCLOSURE	trout DESIGN STUDIO
5	10 DECEMBER 2001		OPTION 2.	