Mr. Permit

May 11, 2002

Mr. Geoffrey Griffis, Chairman
District of Columbia Board of Zoning Adjustment
441 4th Street, NW, Second Floor
Washington, DC 20001

RECEIVED
D.C. OFFICE OF ZONING
2002 MAY 15 AM 4: 29

Re: Case number 16876, 1531,33,35 P Street, NW

Dear Mr. Griffis:

Enclosed is the final set of plans for the above project. As time has passed the plan is more refined. The change from the original filing is the subsitiution of brick handrails instead of wooden ones.

We are also transmitting a courtesy copy of these plans to Steve Cochran of the Office of Planning.

Very truly yours,

James F. Smith, Agent

BZA
Case No. 16876
Exhibit No. 23

6 Logan Circle, N.W., Suite 3
Washington, D.C. 20005
E-mail: MrPermit@aol.com
202-462-7662
Fax: 202-328-1333

Board of Zoning Adjustment
District of Columbia
CASE NO.16876
EXHIBIT NO.23

DRAWING KEY

SECTIONS

DETAILS IN PLAN, SECTION

WALL LOCATOR FOR FINISH SCHEDULE

NEW INTERIOR PARTITIONS 2X4 @ 16o/c.

FIRE RATED WALL CONSTRUCTION

NEW DOOR

(001) DOOR NO. ON PLAN

(001) ALUM. FRAME/WINDOW TYPE

ROOM NUMBER

INTERIOR ELEVATION

REVISION

GENERAL NOTES

ALL WORK TO BE DONE IN ACCORDANCE WITH LOCAL & NATIONAL CODES. ALL SUB CONTRACTORS MUST BE LICENSED AND OBTAIN THEIR OWN WORK PERMIT. CONTRACTOR AND ALL SUB CONTRACTORS MUST SUPPLY PROOF OF INSURANCE, LIABILITY AND WORKMAN'S COMPENSATION. DRAWINGS ARE FOR PERMIT AND BIDDING PURPOSES ONLY. CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL MATERIALS IN ACCORDANCE WITH ACCEPTED STANDARD CONSTRUCTION PRACTICES AND MANUFACTURERS SPECIFICATION. CONTRACTOR IS TO VERIFY ALL FRAMING MEMBERS FOR LIVE AND DEAD LOAD SUPPORT. CONTRACTOR TO VERIFY ALL DIMENSIONS FOLLOWING DEMOLITION, ANY INCONSISTENCY SHOULD BE BROUGHT TO THE OWNER OR ARCHITECT'S ATTENTION IMMEDIATELY. CONTRACTOR IS RESPONSIBLE FOR SECURING SITE FROM WEATHER AND THEFT FOR DURATION OF THE PROJECT. ALL MATERIALS AND METHODS MUST COMPLY WITH LOCAL CODES AND ACCEPTED CONSTRUCTION PRACTICES. ANY INCONSISTENCIES SHOWN ON DRAWINGS ARE IN ERROR. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BRING THESE INCONSISTENCIES TO THE ATTENTION OF OWNER AND ARCHITECT'S IMMEDIATELY FOR CORRECTION. THE CONTRACTOR IS RESPONSIBLE FOR MAKING ALL REMOVALS REQUIRED IN ORDER TO COMPLETE THE WORK. THE CONTRACTOR SHALL COORDINATE ALL TRADES AND PROVIDE OPTIMUM WORKING CONDITIONS. THE SITE SHALL BE KEPT CLEAN AND ORDERLY AT ALL TIMES. TRASH SHALL BE REMOVED ON DAILY BASIS. CONTRACTOR TO SUPPLY ALL INSPECTION APPROVALS AND LIEN WAVERS PRIOR TO RELEASE OF RETAINAGE. CONTRACTOR TO SUPPLY ALL APPROVALS AND LIEN WAIVERS PRIOR TO RELEASE OF RETAINAGE.

BUILDING DATA

LOCATION:	LOT 111 ; SQUARE 194
APPLICABLE CODES:	1996 BOCA 1998D.C. REGISTER
USE GROUP:	R3
CONSTRUCTION TYPE:	3B TABLE 503
TOTAL NUMBER OF FLOORS:	3 PLUS BASEMENT
ALLOWABLE AREA:	12636
ALLOWABLE STORY:	NOT APPLICABLE 504.2 HEIGHT MODIFICATION
FIRE SUPRESSION SYSTEM:	FULLY SPRINKLERED ONLY IN 1535 AND 1531 NFPA 13(d) domestic sprinkler system FIRE EXTINQUISHERS TO BE PROVIDED IN ACCORDANCE WITH NFPA 10

ZONING DATA

LOCATION	LOT 111 ; SQUARE 194
ZONING	SP-1
FAR	4.0
LOT AREA	3159 SF
ALLOWABLE LOT OCCUPANCY	80 %
EXISTING LOT OCCUPANCY	92.7% (2931 SF)
PROPOSED LOT OCCUPANCY	92.7 % (2931 SF)
ALLOWABLE FAR	12636 SQ. FT.
EXISTING FAR	9989. SQ. FT.
PROPOSED FAR	9989 SQ. FT.
ALLOWABLE HEIGHT	65' -0"
EXISTING HEIGHT	40' -0"
PROPOSED HEIGHT	40' -0"

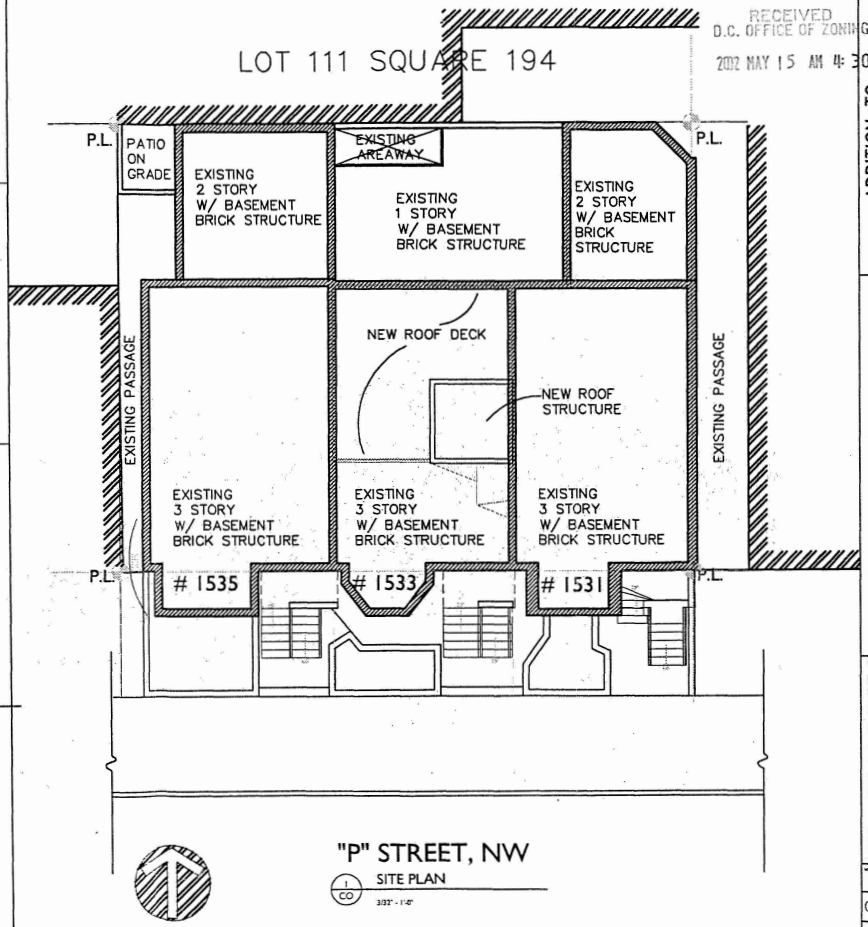
LIST OF DRAWINGS

ARCHITECTURAL

CO – COVER
SE – SOIL AND EROSION PLAN AND DETAILS
A 1– BASEMENT FLOOR
A 2– FIRST FLOOR
A 3– SECOND, THIRD AND FOURTH FLOORS
A 4– FIFTH FLOOR
A 5– MEZZANINE LEVEL
A 6– SECTION
A 7– FRONT FACADE
A 8– REAR FACADE

STRUCTURAL

S-1– ROOF FRAMING PLAN



1 CO SITE PLAN
3/32" - 1'-0"

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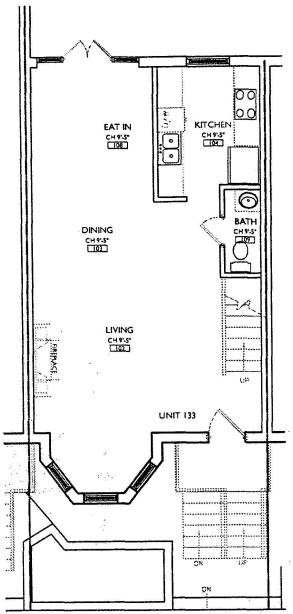
ADDITION TO
1533 P ST.,NW

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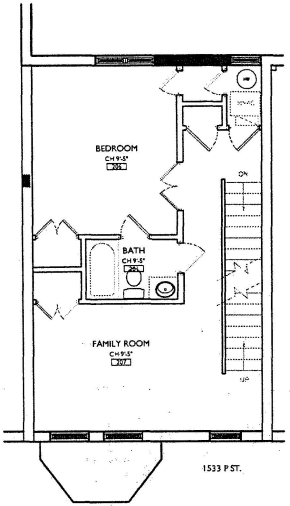
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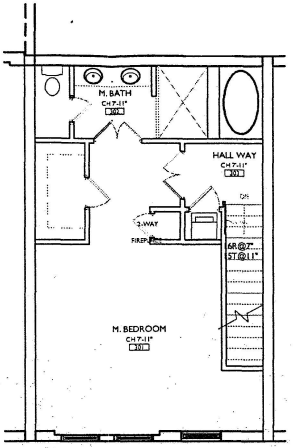
CO



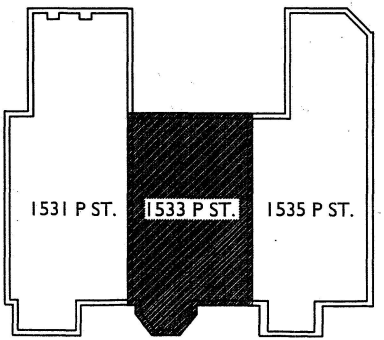
1 A-1 EXISTING FIRST FLOOR
3/32" = 1'-0"



2 A-1 EXISTING SECOND FLOOR
3/32" = 1'-0"



3 A-1 EXISTING THIRD FLOOR
3/32" = 1'-0"



4 A-1 PLAN KEY
3/32" = 1'-0"

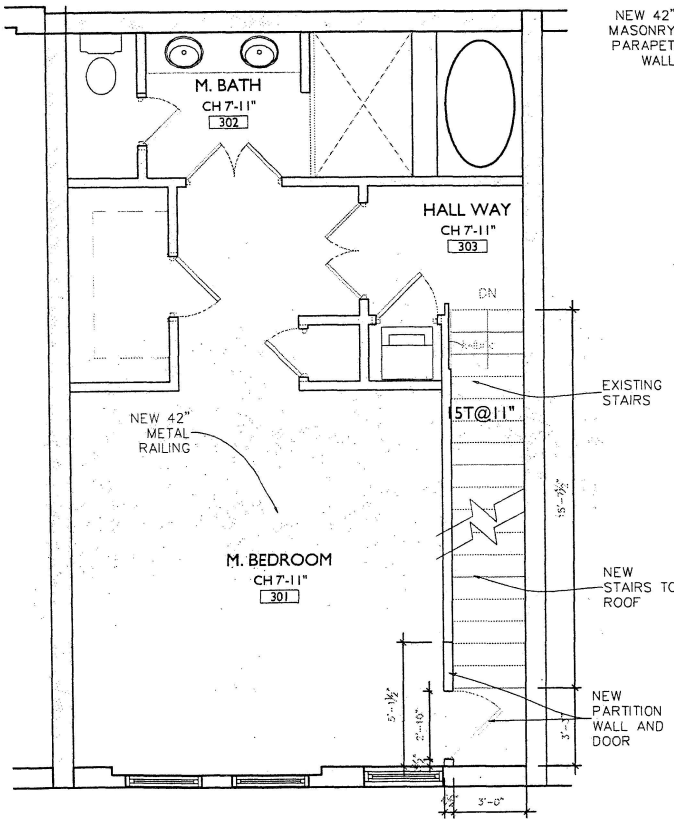
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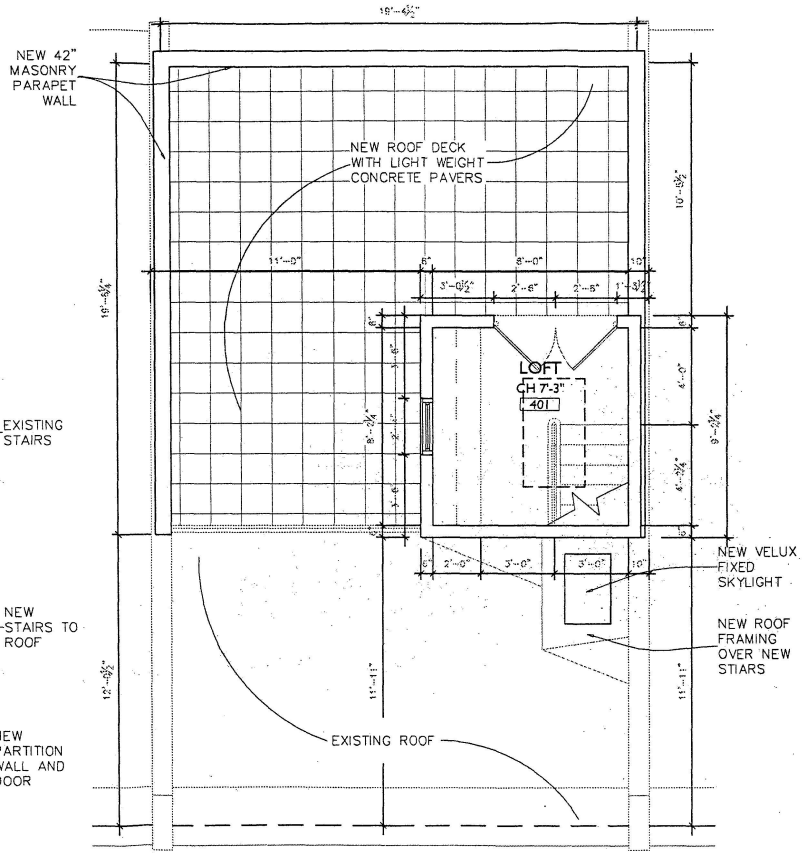
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A1



1 / A-2 **THIRD FLOOR**

1/4" - 1'-0"



2 / A-2 **SITE PLAN**

1/4" - 1'-0"

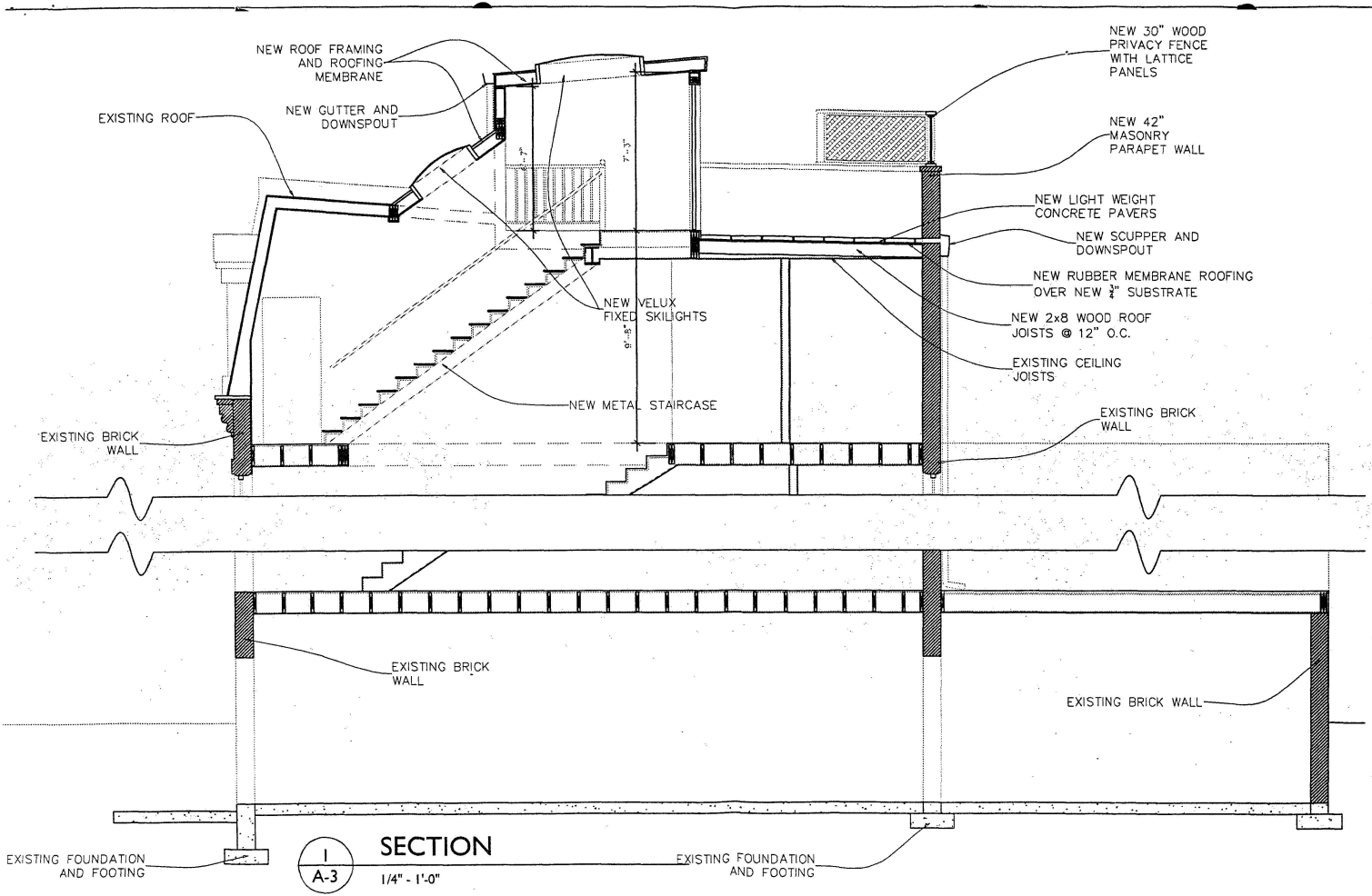
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A2



1 / A-3 SECTION

1/4" - 1'-0"

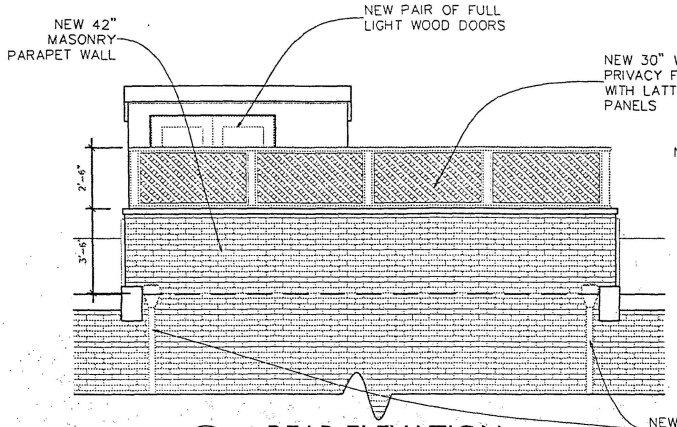
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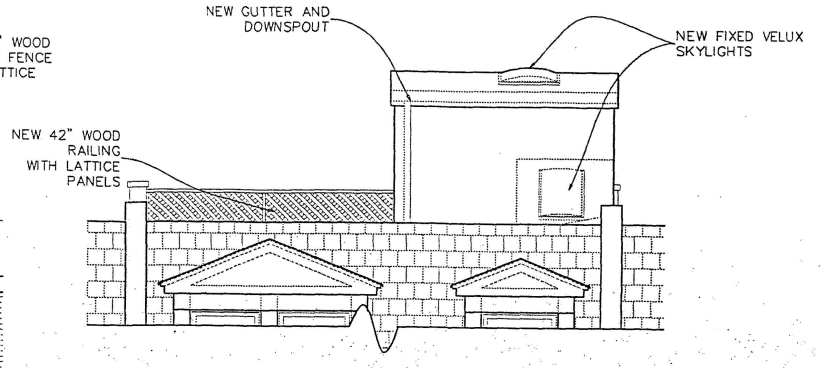
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A3



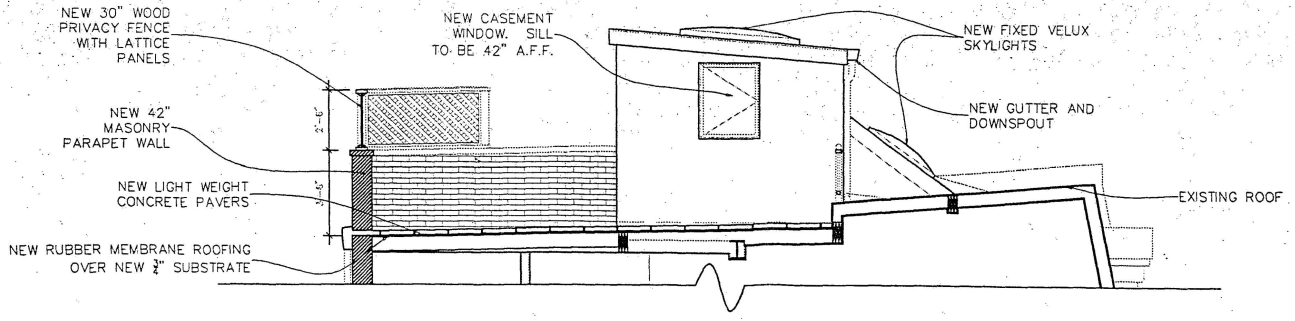
1 / A-4 **REAR ELEVATION**

1/4" - 1'-0"



2 / A-4 **FRONT ELEVATION**

1/4" - 1'-0"



3 / A-4 **SIDE ELEVATION**

1/4" - 1'-0"

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A4