GOVERNMENT OF THE DISTRICT OF COLUMBIA

BLRA 150

DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS

BUILDING AND LAND REGULATION ADMINISTRATION
941 NORTH CAPITOL STREET, N.E., 2ND Floor
WASHINGTON, DC 20002

APPLICATION FOR CONSTRUCTION PERMITS ON PRIVATE PROPERTY

QUEUE No:

AP No

B

1. DATE:	2. ADDRESS of PROJECT:	3. LOT:	4. SQUARE:	5. SUITE:	6. WARD	7. ZONE
5/15/02	1533 P Street, NW	0111	0194		2	Sp

8. OWNER OF BUILDING:	9. ADDRESS: **Send Comments to Agent**	10. PHONE No.
1531 P & Associates LLC	1337 Wallach Place, NW Washington, DC 20005	255-8557
11. AGENT FOR OWNER:	12. ADDRESS:	13. PHONE No:
James F. Smith, Mr. Permit, L.L.C., Agent	6 Logan Circle, NW, Washington, DC 20005, email mrpermit@aol.com	202-462-7662

BUILDING CODE DATA

14. TYPE OF WORK:	15. EXISTING USE GROUP OF BUILDING:	16. Exist Dwell. Units.
☐ New Building ☐ Addition ☐ Alteration ☐ Repair ☐ Revision ☐ Tenant layout ☐ Interior Work Only ☒ Other amendment	B	0
	17. PROPOSED USE GROUP OF BUILDING:	18. Prop. Dwell. Units
	R2	8

19. Description of Proposed Work:

Amendment to existing Building Permit B434101 with added cost as follows: Add roof stair penthouse and roof balcony to existing building to serve only one unit per plan.

20. Exist No. of Stories Above Grade.	21. Proposed No. of Stories Above Grade.	22. Exist No. of Stories Below Grade.	23. Proposed No. of Stories Below Grade.
3 + B	3 + B	0	0

ZONING REGULATION DATA

24. Exist. Use(s)	25. Exist. No. of Stories	26. Exist. Cellar levels.
office	3 + B	0
27. Prop. Use(s)	28. Prop. No. of Stories	29. Prop. Cellar levels.
8 unit residential condominium (under POD, attached)	3 + B	0

OWNER: I hereby certify that I am the owner of the property; that the application and plans are complete and correct to the best of my knowledge; and that if a permit (or permits) is issued, the construction will conform to the D.C. Construction Codes, the Zoning Regulations, and other applicable laws and regulations of the District of Columbia.

Signature of Owner._____ Print_____ Date_____

Agent: I hereby certify that I have the authority of the owner to make this application. I declare that the application and plans are complete and correct to the best of my knowledge. The owner has assured me that if a permit (or permits) is issued, the construction will conform to the D.C. Construction Codes, the Zoning Regulations and other applicable laws and regulations of the District of Columbia.

Signature of Agent. _____ Print Jim Smith Date 5/15/2002

BZA
Case No. 16876
Exhibit No. 29

Board of Zoning Adjustment
District of Columbia
CASE NO.16876
EXHIBIT NO.29

Please note that this permit application involves only attached plans

Address: 1533 P Street, NW

Queue No.:

APPROVALS (DO NOT WRITE ON THIS PAGE, OFFICIAL USE ONLY)

A. PERMIT CONTROL

- ☐ 1. Fine Arts: _____ Date _____
- ☐ 2. Historic: _____ Date 5-28-02
- ☐ 3. NCPC: _____ Date _____
- ☐ 4. W.H./Obs. Precinct: _____ Date _____
- ☐ 5. WMATA: _____ Date _____
- ☐ 6. Chinatown Dist. _____ Date _____

B. CLEARANCE TO FILE PLANS

- ☐ 1. Zoning _____ Date _____
- ☐ 2. WASA - Permit and Records Division
  Access to Parking Street ☐ Street ☐ Alley
  Cleared : _____
- ☐ 3. DPW - Consumer Engineer
  _____ Date _____
- ☐ 4. ERA -Erosion Control
  _____ Date _____

Restrictions and/or Conditions:

DCRA
HISTORIC PRESERVATION DIVISION
PRESERVATION CLEARANCE: CONFORMS
HISTORIC PRESERVATION OFFICER'S ACENT APPROVAL UNDER D.C.

See

(SIGNATURE/DATE)

C. PLANS AND APPLICATION APPROVAL

- ☐ 1. Information Counter _____ Date _____
- ☐ (a). Environmental Policy: _____ Date _____
- ☐ (b). Noise Control : _____ Date _____
- ☐ (c). Vector Control : _____ Date _____
- ☐ (d). Lead : _____ Date _____
- ☐ 2. Zoning: _____ Date _____
  Zoning Update : _____ Date _____
- ☐ 3. DPW-Permit and Records Division/Deposit # _____
  Sidewalk Deposit $ _____ Driveway Deposit $ _____
  by: _____ Date _____
- ☐ 5. Water/Sewer Design Branch
  Consumer Eng. _____ Date _____
- ☐ Erosion Control : _____ Date _____
- ☐ Storm Water Mgmt. _____ Date _____
- ☐ 6. Mechanical Eng. Rev. : _____ Date _____
- 7. Plumbing Enb. Rev _____ Date _____
- ☐ 8. Electrical Eng. Rev. : _____ Date _____
- ☐ 9. Health Plan Rev, _____ Date _____
- ☐ (a) Medical X-ray Plan Rev. _____ Date _____
- ☐ 10. Fire Protection Div)
  _____ Date _____
- ☐ 1 1. Elevator Plan Rev. See. : _____ Date _____
- ☐ 12. Plumbing Insp. Rev. Sec. _____ Date _____
- ☐ 13. Construction Insp. Branch (Field Check)
  _____ Date _____
- ☐ 14. Electrical Insp. _____ Date _____
- ☐ 15. Structural.Eng. : _____ Date _____
- ☐ 16. Other: _____ Date _____
- ☐ 17. Q. Control: _____ Date _____

18. Permit and Certificate Issuance
_____ Date _____

ZONING

C of 0 Number _____ Date _____

Existing Use(s) _____

DPW - PUBLIC SPACE

☐ New Bldg.
☐ P.O.D.

Street Name: _____

Street Width: _____

Road Width: _____

Sidewalk Width : _____

Parking: _____

File Job No.:	BZA Case No.:	PUD Order No.:	Restrictions:

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	60 %
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"

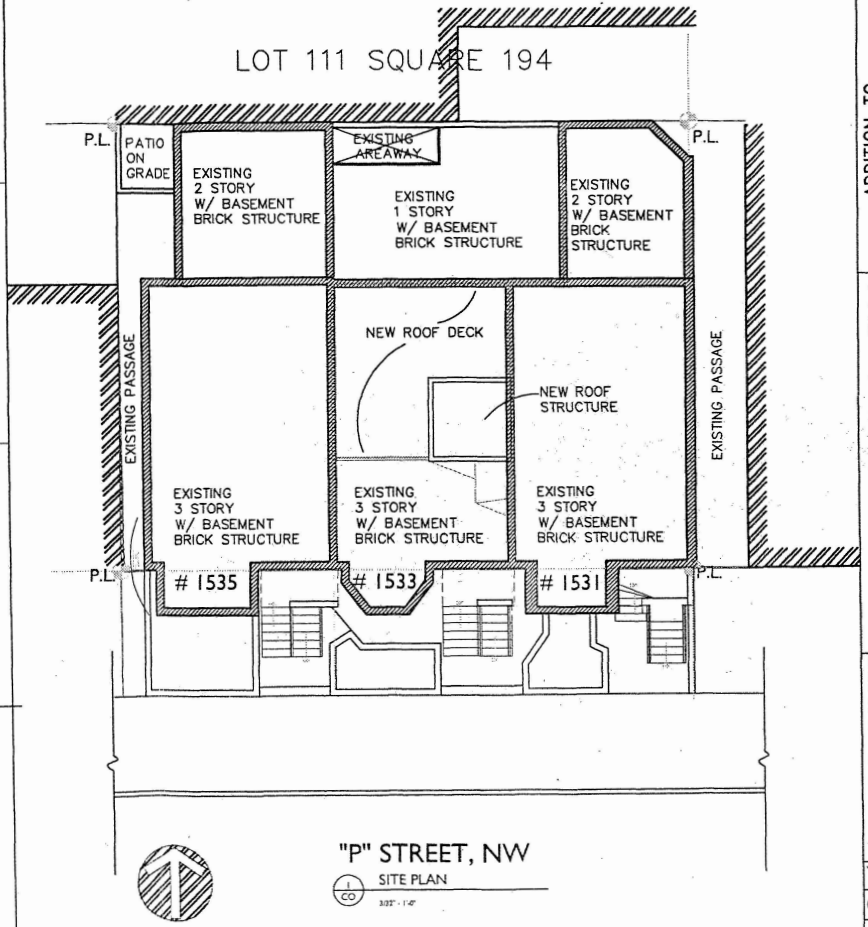
LIST OF DRAWINGS

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



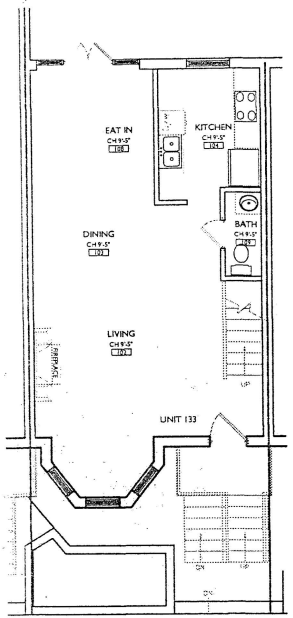
ADDITION TO
1533 P ST,NW

Zahn Design Architects, PLLC
202.319.7975 FAX . 202.319.7976
www.zahndesign.net

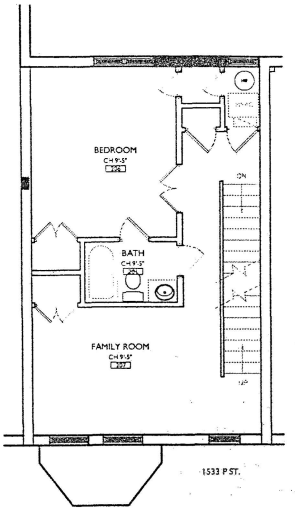
THESE DRAWINGS ARE PROVIDED AS INSTRUMENTS OF SERVICE, AND SHALL REMAIN THE SOLE AND EXCLUSIVE PROPERTY OF THE ARCHITECT. THEY ARE NOT TO BE USED IN WHOLE OR IN PART, NOR ARE THEY TO BE ALTERED OR REVISED IN ANY MANNER, WITHOUT THE EXPRESS, WRITTEN CONSENT OF ZAHN DESIGN ARCHITECTS

05/28/02

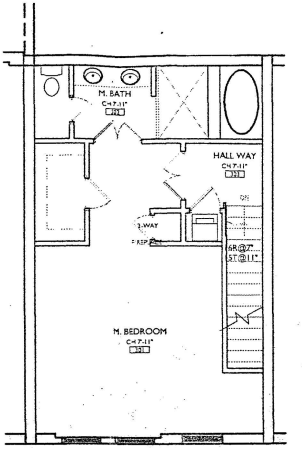
CO



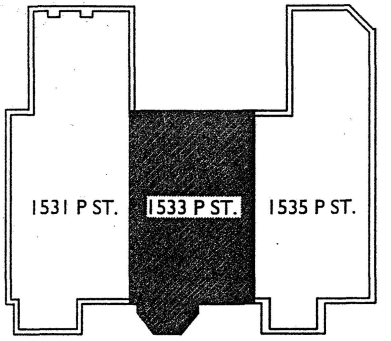
1 A-1 EXISTING FIRST FLOOR
3/32" - 1'-0"



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"

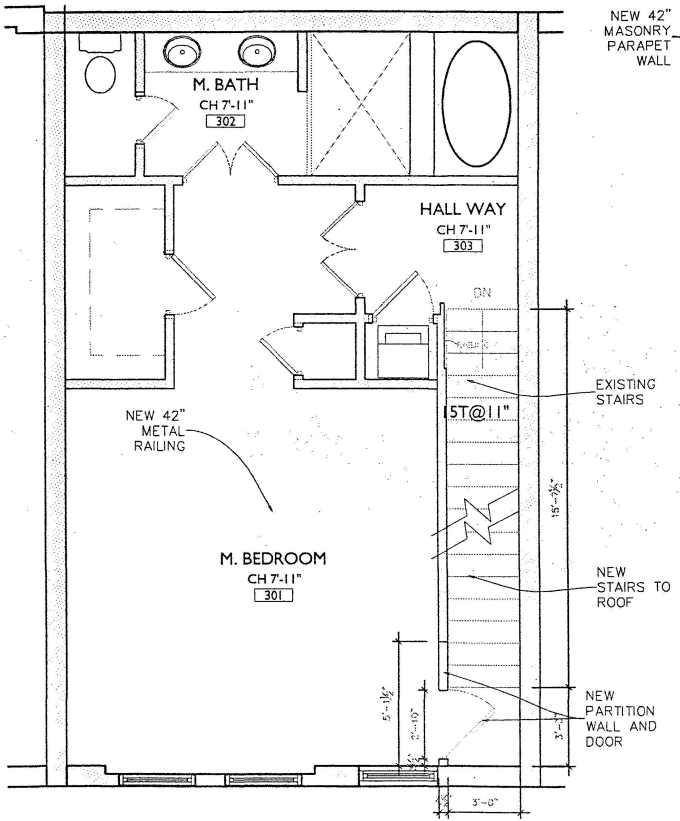
THESE DRAWINGS ARE PROVIDED AS INSTRUMENTS OF SERVICE IN CONNECTION WITH THE PROJECT DESIGNATED HEREIN. ZAHN DESIGN ARCHITECTS, PLLC OWNS ALL RIGHT, TITLE AND INTEREST IN THESE DRAWINGS AND THEY ARE NOT TO BE USED, REPRODUCED OR TRANSFERRED TO ANY OTHER PERSON OR FIRM WITHOUT THE EXPRESS, WRITTEN CONSENT OF ZAHN DESIGN ARCHITECTS.

Zahn Design Architects, PLLC
www.zahndesign.net
202.319.7975
FAX . 202.319.7976

ADDITION TO
1533 P STREET NW

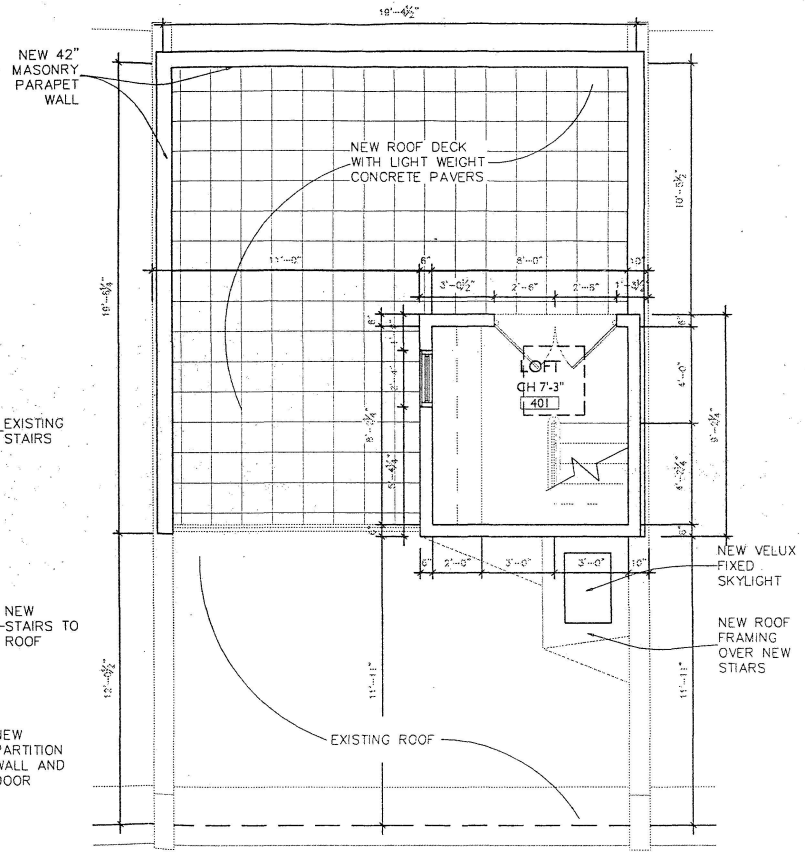
05/28/02

A1



1 / A-2 THIRD FLOOR

1/4" - 1'-0"



2 / A-2 SITE PLAN

1/4" - 1'-0"

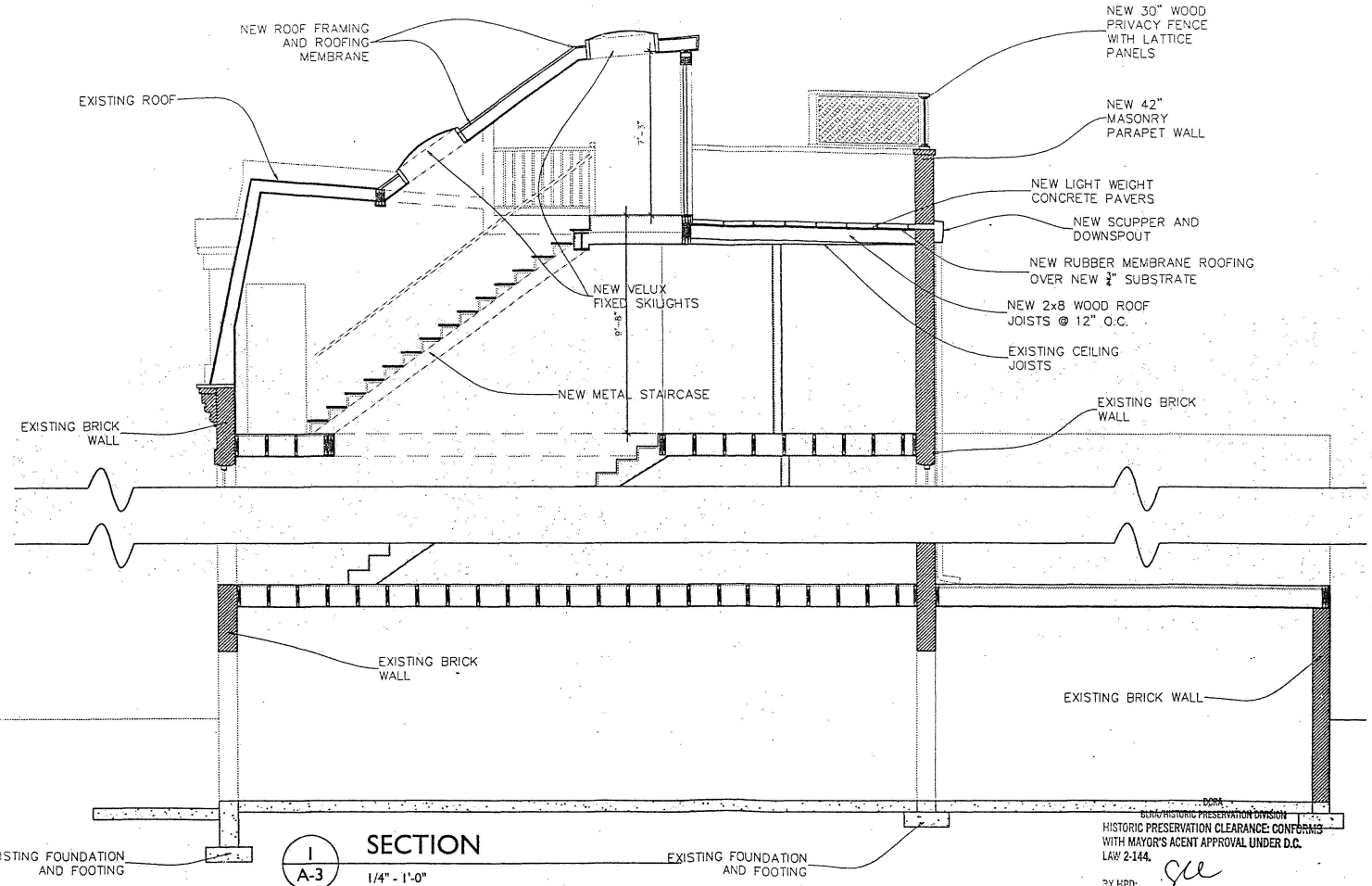
ADDITION TO
1533 P STREET, NW

Zahn Design Architects, PLLC
www.zahndesign.net
202.319.7975
FAX - 202.319.7976

THESE DRAWINGS ARE PREPARED AS INSTRUMENTS OF SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT AND ZAHN DESIGN ARCHITECTS THESE DOCUMENTS MAY NOT BE USED BY ANY PERSON OR ENTITY FOR ANY OTHER PROJECT OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO ZAHN DESIGN ARCHITECTS. ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHT, ARE HEREBY RESERVED BY ZAHN DESIGN ARCHITECTS.

05/28/02

A2



1 / A-3 **SECTION**

1/4" - 1'-0"

DCRA
D.C.R.A./HISTORIC PRESERVATION DIVISION
HISTORIC PRESERVATION CLEARANCE: CONFORMS WITH MAYOR'S ACENT APPROVAL UNDER D.C. LAW 2-144.
BY HPD: _____
(SIGNATURE/DATE)

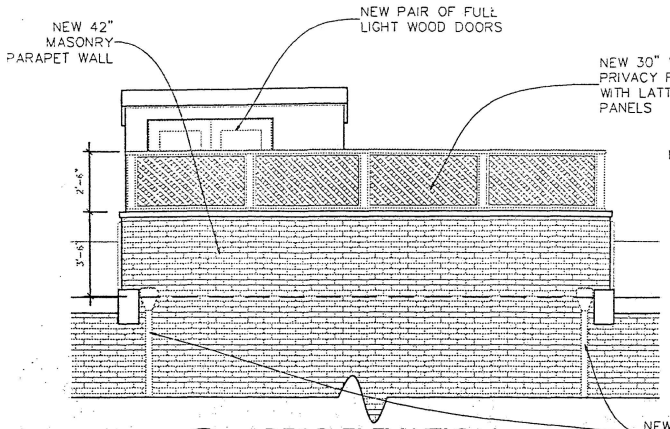
ADDITION TO
1533 P STREET, NW

Zahn Design Architects, PLLC
www.zahndesign.net
202.319.7975
FAX . 202.319.7976

THESE DRAWINGS ARE, PROVIDED AS INSTRUMENTS OF SERVICE BY ZAHN DESIGN ARCHITECTS, AND ARE THE PROPERTY OF ZAHN DESIGN ARCHITECTS. THESE DOCUMENTS MAY NOT BE USED FOR ANY PURPOSE OTHER THAN THAT FOR WHICH THEY WERE PREPARED, NOR MAY THEY BE ALTERED WITHOUT THE WRITTEN CONSENT OF ZAHN DESIGN ARCHITECTS

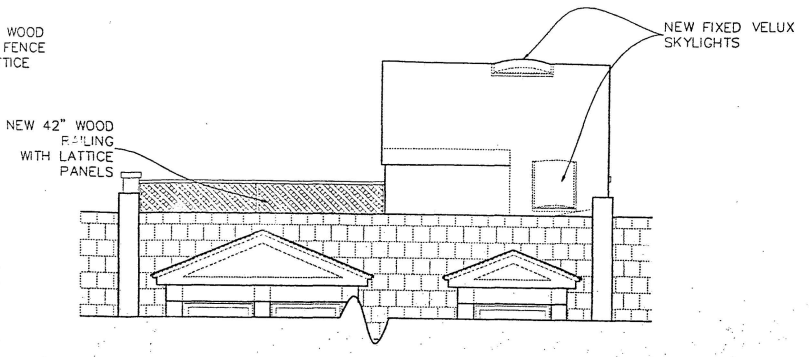
05/28/02

A3



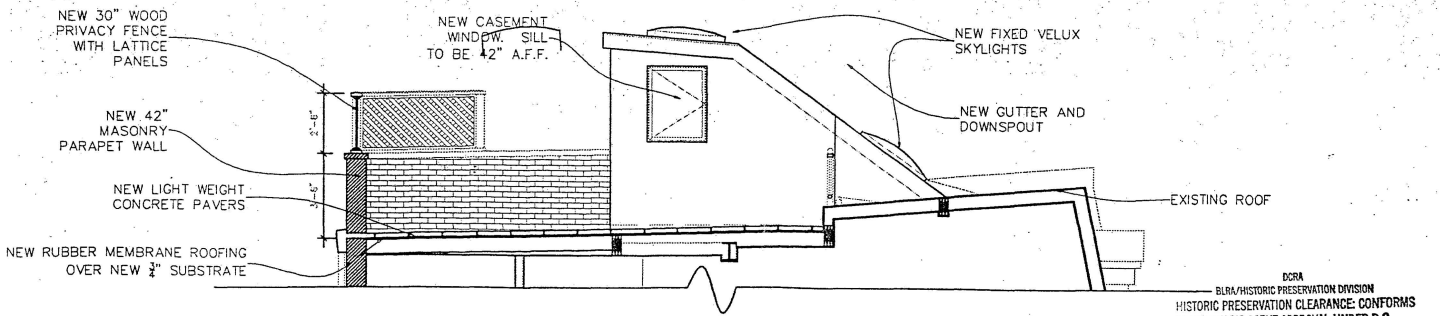
1 / A-4 REAR ELEVATION

1/4" - 1'-0"



2 / A-4 FRONT ELEVATION

1/4" - 1'-0"



3 / A-4 SIDE ELEVATION

1/4" - 1'-0"

DCRA
BLRA/HISTORIC PRESERVATION DIVISION
HISTORIC PRESERVATION CLEARANCE: CONFORMS WITH MAYOR'S ACENT APPROVAL UNDER D.C. LAW 2-144.

BY HPD: _____
(SIGNATURE/DATE)

ADDITION TO
1533 P STREET, NW

Zahn Design Architects, PLLC
www.zahndesign.net
202.318.7975 FAX - 202.319.7976

THESE DRAWINGS ARE PROVIDED AS INSTRUMENTS OF SERVICE AND SHALL REMAIN THE SOLE AND EXCLUSIVE PROPERTY OF ZAHN DESIGN ARCHITECTS, PLLC. THEY ARE NOT TO BE USED, REPRODUCED IN WHOLE, OR IN PART, NOT TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT THE WRITTEN AND EXPRESS CONSENT OF ZAHN DESIGN ARCHITECTS

05/28/02

A4

1
A-5

SITE LINE

3/32" - 1'-0"

ADDITION TO
1533 P STREET, NW

Zahn Design Architects, PLLC
www.zahndesign.net
202.319.7975
FAX . 202.319.7976

THESE DRAWINGS ARE PROVIDED AS INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF ZAHN DESIGN ARCHITECTS. THESE DOCUMENTS MAY NOT BE USED OR REPRODUCED IN ANY MANNER WHATSOEVER WITHOUT THE EXPRESSED WRITTEN CONSENT OF ZAHN DESIGN ARCHITECTS.

05/29/02

A5