

Permit Girl

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D.C. OFFICE OF ZONING
2005 APR -7 PM 1:04

TO: Ms. Booth

FROM: Tracy Stannard

Re: BZA Case # 17307

Hi Ms. Booth. My apologies for sending this via courier – I like to bring these in personally, but I have a family emergency.

Per Mr. Nero, I am sending one original and 20 copies of the new plans for Nick Baker's residence. His design changed and Mr. Nero advised me to send new plans.

If you have questions, please call me at the number below.

Thanks

Tracy

✉3908 Northampton Street, NW WDC 20015 ✆ 202-409-8960

BZA
Case No. 17307
Exhibit No. 25

Board of Zoning Adjustment
District of Columbia
CASE NO. 17307
EXHIBIT NO. 25

D. ANTHONY BEALE, LLC
CONSULTING STRUCTURAL ENGINEERS
8634 TUTTLE ROAD
SPRINGFIELD, VIRGINIA 22152
202-669-2272
FAX: 703-923-0075

D. ANTHONY BEALE, P.E., S.E.
PRESIDENT

NICK BAKER
1301 U ST. NW #521
WASH., D.C. 20009

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2005 MAR -7 PM 1:02

RE: 978 FLORIDA AVE. N.W.
WASH. D.C. 20001

DEAR MR. BAKER

I VISITED THE ABOVE REFERENCED ROW HOUSE ON 3/3/05 TO CONDUCT A VISUAL STRUCTURAL ASSESSMENT OF ADDING A THIRD FLOOR TO THE EXISTING TWO STORY RESIDENTIAL BUILDING WITH A CRAWL SPACE. SEVERAL TEST PITS HAD BEEN EXCAVATED IN ORDER TO EXPOSE THE FOUNDATION WALLS WHICH WHERE DETERMINED TO BE 12" THICK BRICK WALLS BASED ON THIS INFORMATION AND WITH AN ASSUMED SAFE SOIL BEARING PRESSURE OF 2000 PSF, IT IS MY PROFESSIONAL OPINION THAT THE EXISTING FOUNDATION WALLS CAN SUPPORT THE PROPOSED THIRD FLOOR.

DISTRICT OF COLUMBIA
D. ANTHONY BEALE
NO. 5739
REGISTERED
PROFESSIONAL ENGINEER
3/7

DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., November 17, 2004

Plat for Building Permit of: SQUARE 357 LOT 100

Scale: 1 inch = 10 feet Recorded in Book 28 Page 123

Receipt No. 15607

Furnished to: NICK BAKER

Surveyor, D.C.

By: B.D.M. 840

I hereby certify that all existing improvements shown hereon, 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 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 the private restricted property.)

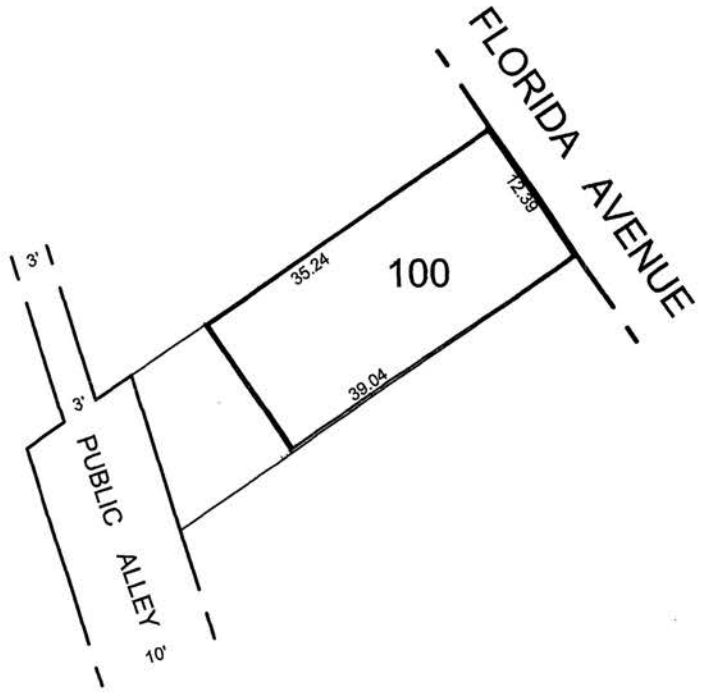
Date: 6 DEC 2004

[redacted]

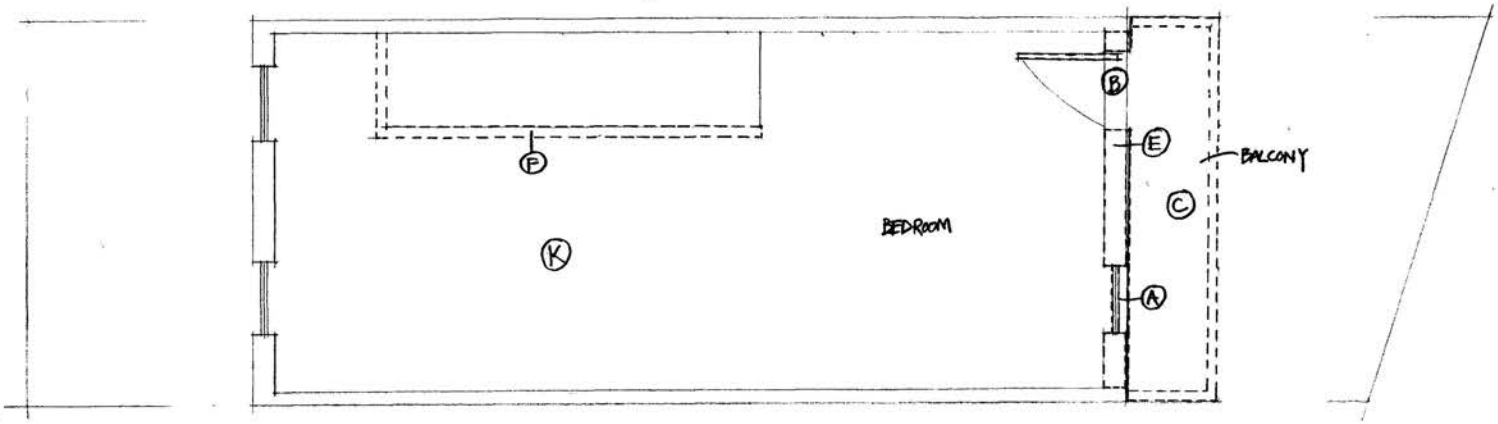
(Signature of owner or his authorized agent)

NOTE: Data shown for Assessment and Taxation Lots or Parcels are in accordance with the records of the Department of Finance and Revenue, Assessment Administration, and do not necessarily agree with deed description.

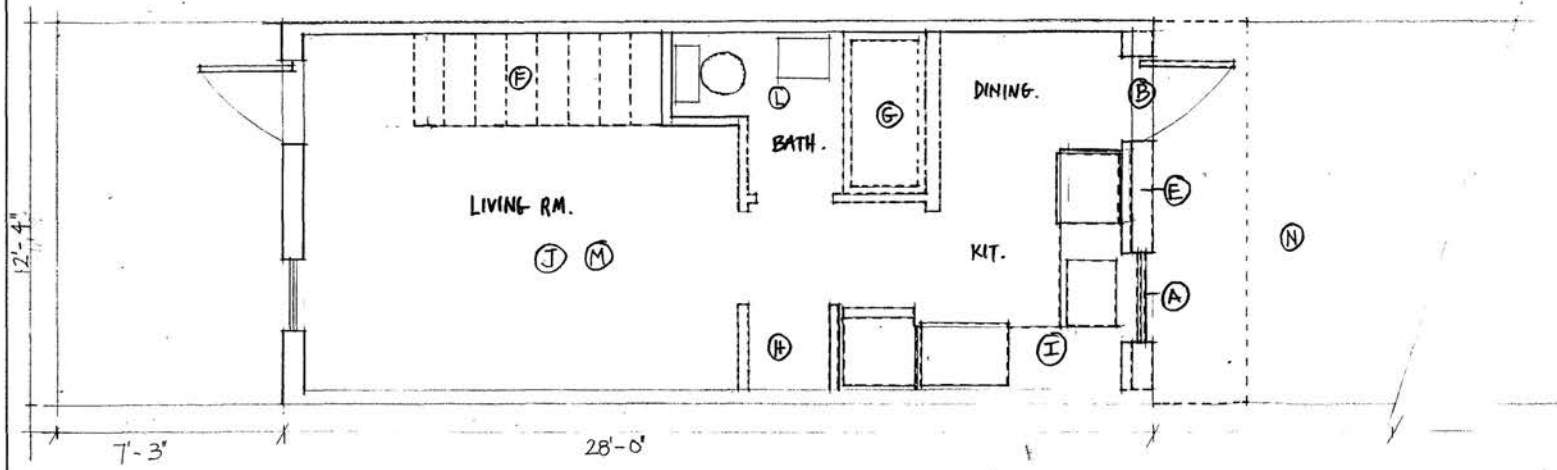
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2005 APR -7 PM 1:01



2ND FL. DEMO PLAN



1ST FL. DEMO PLAN

PRIVATE RESIDENCE AT:
978 FLORIDA AVE, NW
WASHINGTON, DC 20001

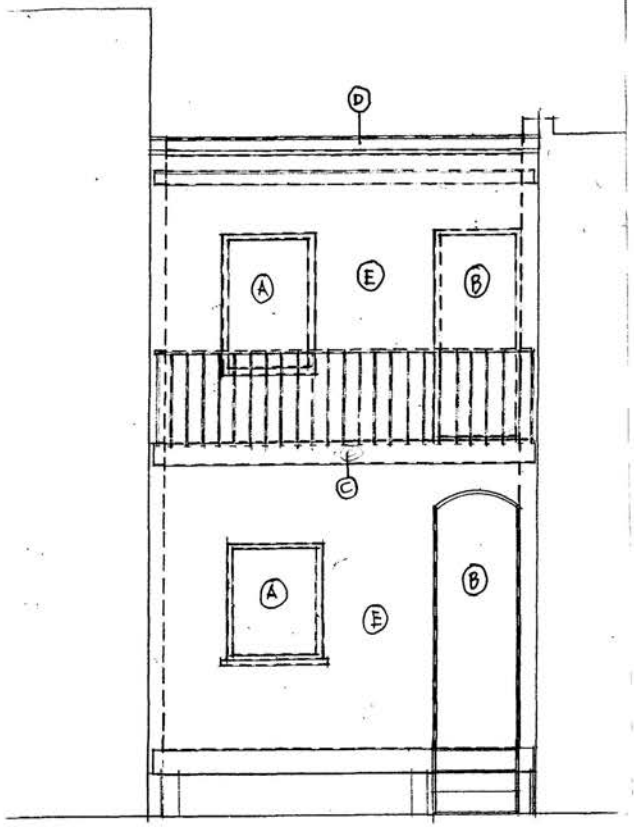
ARCH.
DEMOLITION
PLAN &
NOTES

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

REVISION
NO. DESCRIPTION
11.01.04-PERMIT SET

SHEET NUMBER
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BACK (SOUTH-WEST) DEMO ELEVATION.

NERAL DEMOLITION NOTES:

1. ALL DEMOLITION WORK MUST BE COORDINATED WITH STRUCTURAL AND ARCHITECTURAL DRAWINGS. AS STRUCTURAL, LOAD BEARING MEMBERS WILL BE AFFECTED IN THE DEMOLITION PROCESS, UTMOST PROFESSIONAL ATTENTION AND EXECUTION IS OF THE ESSENCE.
2. ALL DEMOLITION WORK MUST BE COORDINATED WITH THE ARCHITECTURAL BUILDING PLANS AND UNIT PLANS WHICH CLEARLY ILLUSTRATE THE INTENDED FINAL RESULTS.
3. ANY EXISTING WORK TO REMAIN THAT IS DAMAGED INTENTIONALLY OR AS A RESULT OF THE DEMOLITION PROCESS SHALL BE REPAIRED AND/OR REPLACED TO A NEW CONDITION AS APPROVED BY THE ARCHITECT.
4. PROVIDE ALL NECESSARY STRUCTURAL SUPPORT AT DEMOLISHED WALLS TO ENSURE THEIR STRUCTURAL INTEGRITY. COORDINATE WITH STRUCTURAL DRAWINGS.
5. ALL WALLS HATCHED THUS _____ SHALL BE EXISTING TO REMAIN UON.
6. ALL DEMOLISHED ITEMS TO BE DISPOSED OF PER OWNERS INSTRUCTIONS.
   NOTE: CAP ALL UTILITIES THAT WILL NOT BE USED AGAIN.
7. ALL EXISTING DIMENSIONS AND CONDITIONS TO BE VERIFIED IN FIELD (V.I.F.).
8. THESE PLANS ILLUSTRATE THE TYPICAL LAYOUT OF BUILDING. DEMOLITION CONTRACTOR MAY FIND SOME VARIATION TO THESE PLANS. CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH BUILDING PRIOR TO FINALIZING COST.
9. CONTRACTORS SHALL INITIATE, MAINTAIN AND SUPERVISE ALL DUST, NOISE, AND SAFETY PRECAUTIONS IN CONNECTIONS WITH DEMOLITION.
10. ALL SALVAGEABLE MATERIALS AND /OR EQUIPMENT TO BE REMOVED SHALL BE RETURNED TO THE BUILDING OWNER OR TENANT AT THE COMPLETION OF WORK.
11. G.C. SHALL BE RESPONSIBLE TO SEAL OFF AREAS TO REMAIN IN OPERATION DURING CONSTRUCTION FROM DUST AND CONSTRUCTION WORKERS.
12. G.C. SHALL BE RESPONSIBLE FOR SECURITY PRECAUTIONS DURING CONSTRUCTION.

NEW CONSTRUCTION SHALL BE REMOVED PER ARCHITECTURAL AND STRUCTURAL PLANS.CONTRACTOR SHALL PROVIDE AN ALLOWANCE AMOUNT AND A UNIT COST (+/L.F.) FOR REPLACEMENT OF ROTTEN, BURNT, OR OTHERWISE STRUCTURALLY COMPROMISED JOISTS. FINAL DECISION FOR JOISTS ACCEPTABILITY/REPLACEMENT SHALL BE MADE BY THE STRUCTURAL ENGINEER AFTER FLOOR HAS BEEN REMOVED.

Ⓐ REMOVE WINDOWS + EXISTING FRAMES
Ⓑ REMOVE EXISTING DOORS + EXISTING FRAME
Ⓒ REMOVE EXISTING DECK STRUCTURE + RAILING
Ⓓ REMOVE GUTTER / DOWNSPOUT + FASCIA
Ⓔ REMOVE EXISTING BRICK WALL / FOOTINGS +
Ⓕ REMOVE EXISTING STAIR
Ⓖ REMOVE EXISTING BATHTUB + PLUMBING + WALLS
Ⓗ REMOVE WASHER / DYER + PLUMBING + WALLS
Ⓘ REMOVE EXISTING KITCHEN + MOVE UTILITIES
Ⓙ REMOVE EXISTING CEILING JOISTS + ASSOC. ACCESSORIES.
Ⓚ REMOVE EXISTING ROOF JOISTS + ASSOC. ACCESSORIES.
Ⓛ REMOVE, TOILET + SINK + PLUMBING
Ⓜ REMOVE EXISTING ELECTRICAL RECESSED LIGHTS
Ⓝ EXISTING DECK TO BE DISASSEMBLED + STORED.

NBCSI + STUDIO, INC

PRIVATE RESIDENCE AT:
978 FLORIDA AVE, NW
WASHINGTON, DC 20001

ARCH.
DEMOLITION
ELEVATION &
NOTES

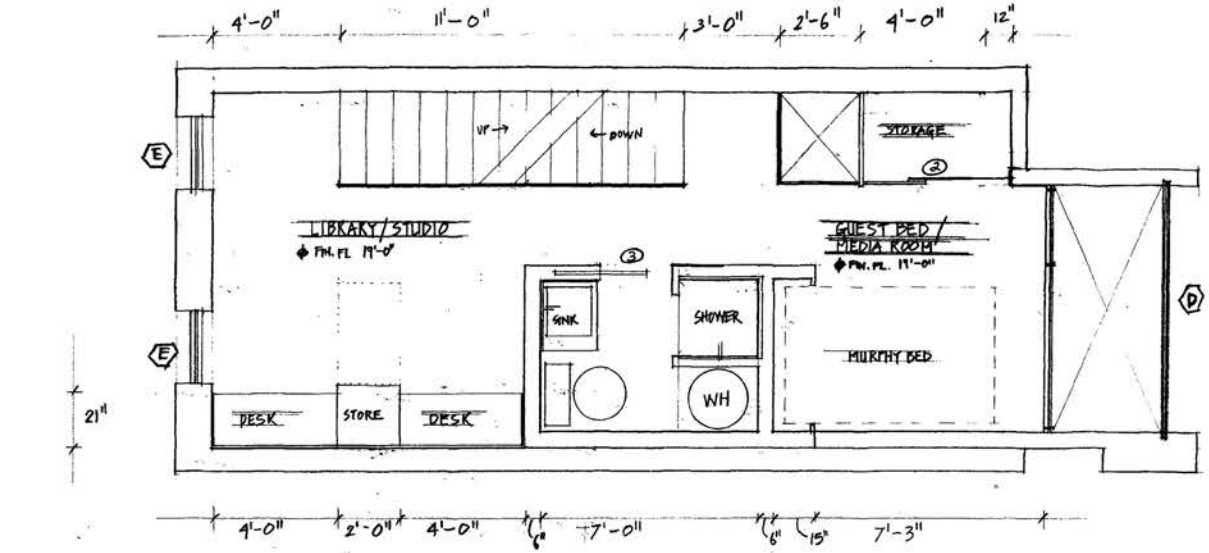
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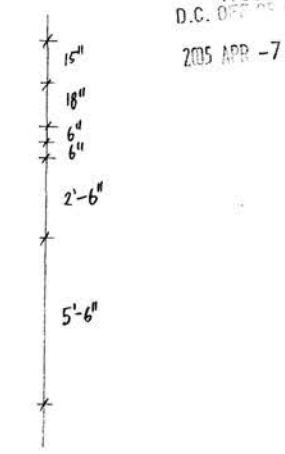
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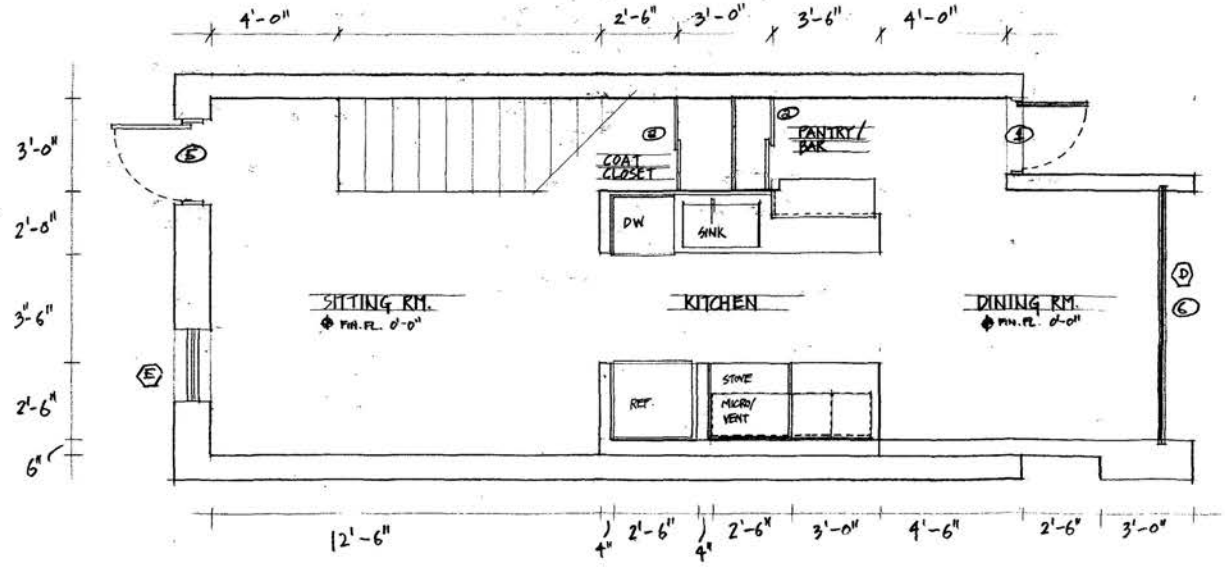
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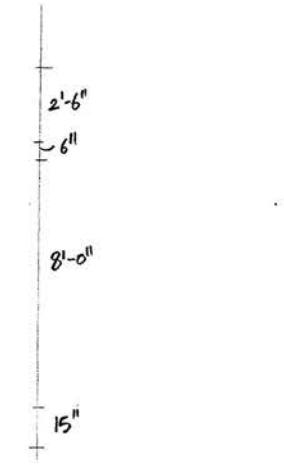
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NEW 2ND FL.





NEW 1ST FL.

PRIVATE RESIDENCE AT:
978 FLORIDA AVE, NW
WASHINGTON, DC 20001

ARCH (NEW) FLOORPLANS

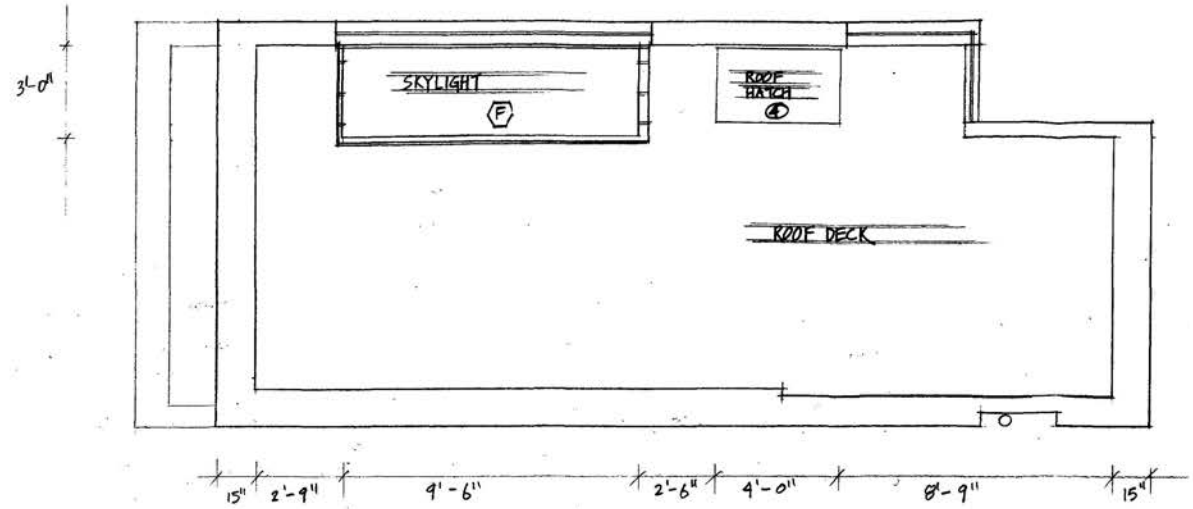
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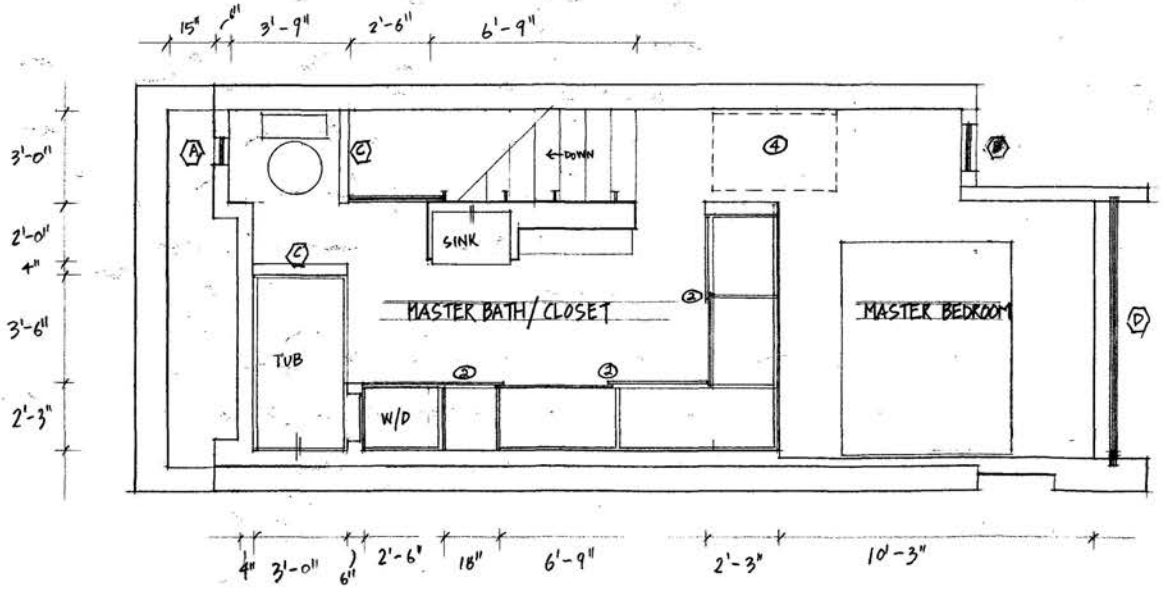
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NEW ROOF PLAN



NEW 3RD FL.

NB[3] • STUDIO, PLLC

PRIVATE RESIDENCE AT:
978 FLORIDA AVE, NW
WASHINGTON, DC 20001

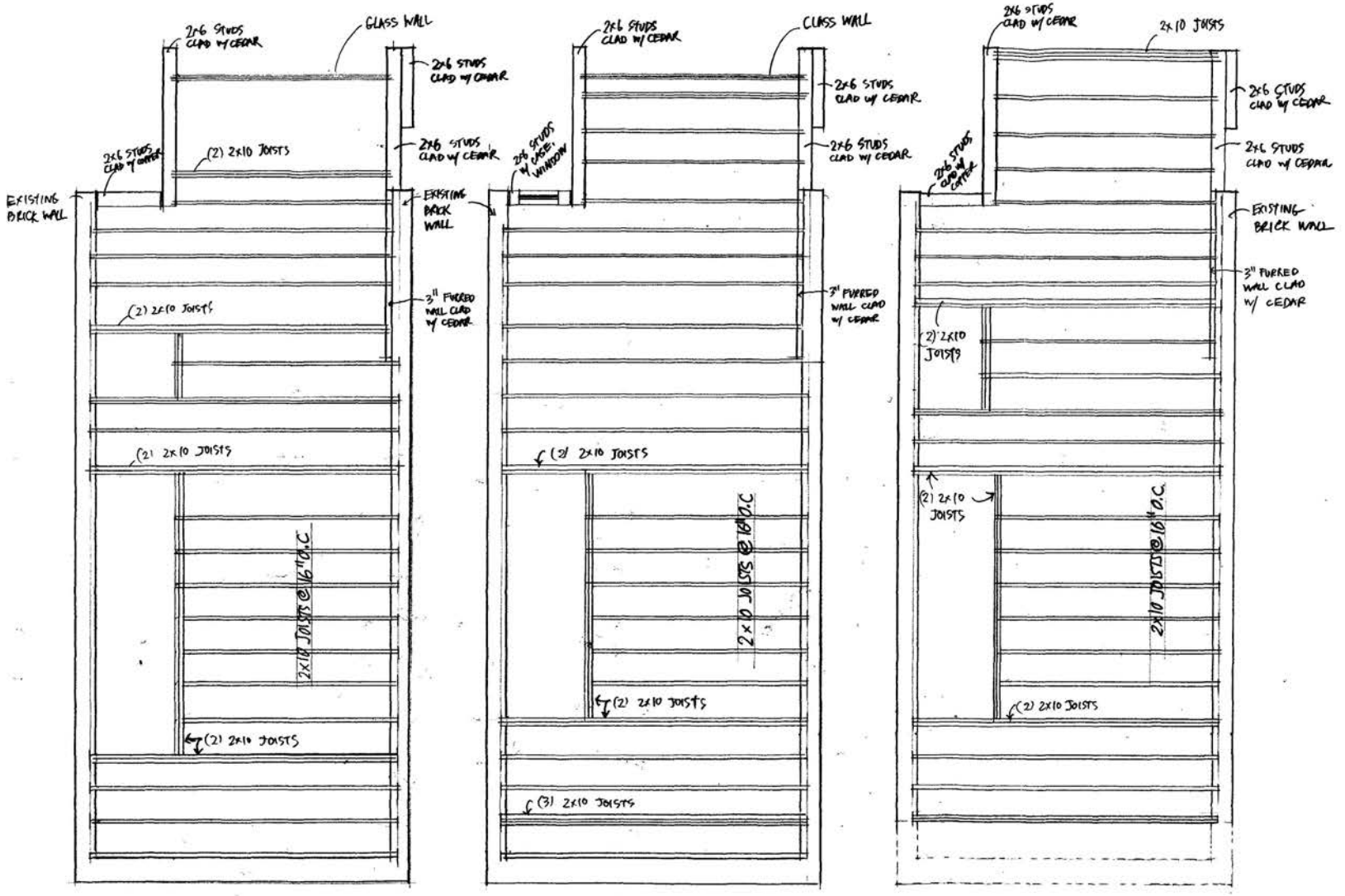
ARCH'L NEW3 FLOOR PLAN

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

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	11.01.04-PERMIT SET

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OF



2ND FL. FRAMING

3RD FL. FRAMING

ROOF FRAMING

2005 APR 7 PM 1:02

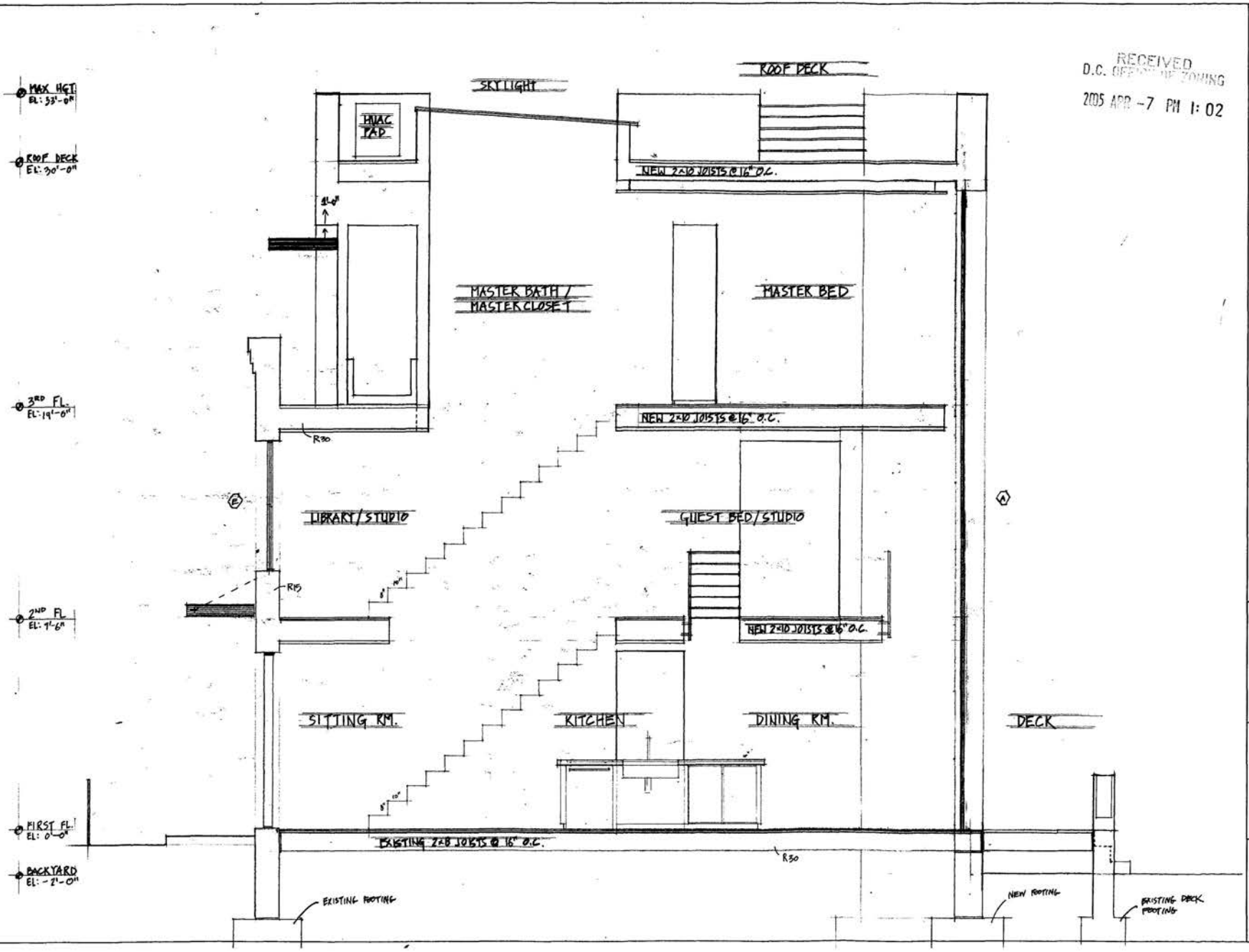
PRIVATE RESIDENCE AT:
978 FLORIDA AVE, NW
WASHINGTON, DC 20001

ARCH (NEW) FLOORPLANS
STRUCTURAL FRAMING

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

REVISION	
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WASHINGTON, DC 20001

ARCH. (NEW)
LONG SECTION

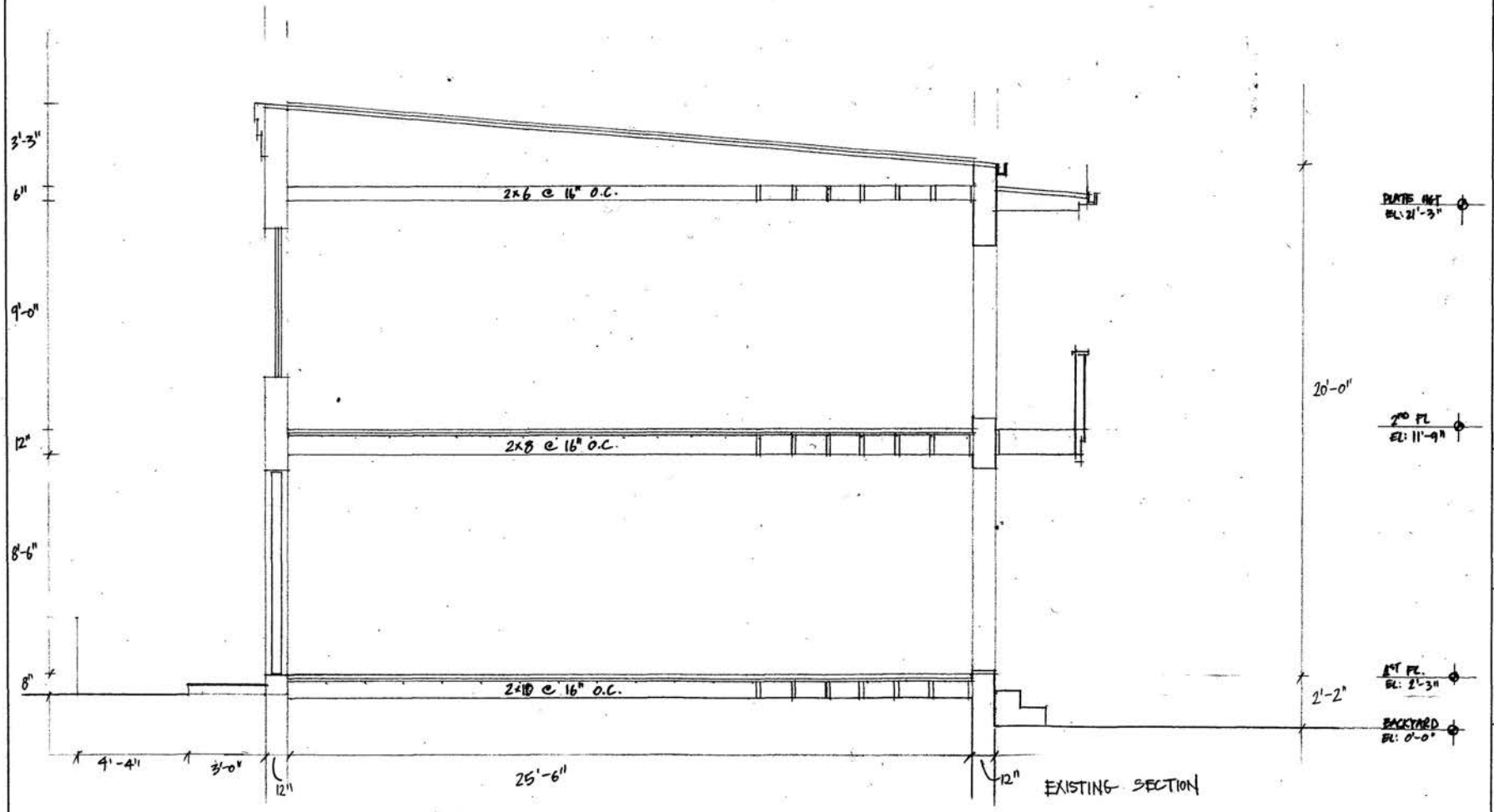
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REVISION	
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	11.21.04-PERMIT SET

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EXISTING SECTION

NB(3) + STUDIO, PC
978 FLORIDA AVE, NW
WASHINGTON, DC 20001

PRIVATE RESIDENCE AT:
978 FLORIDA AVE, NW
WASHINGTON, DC 20001

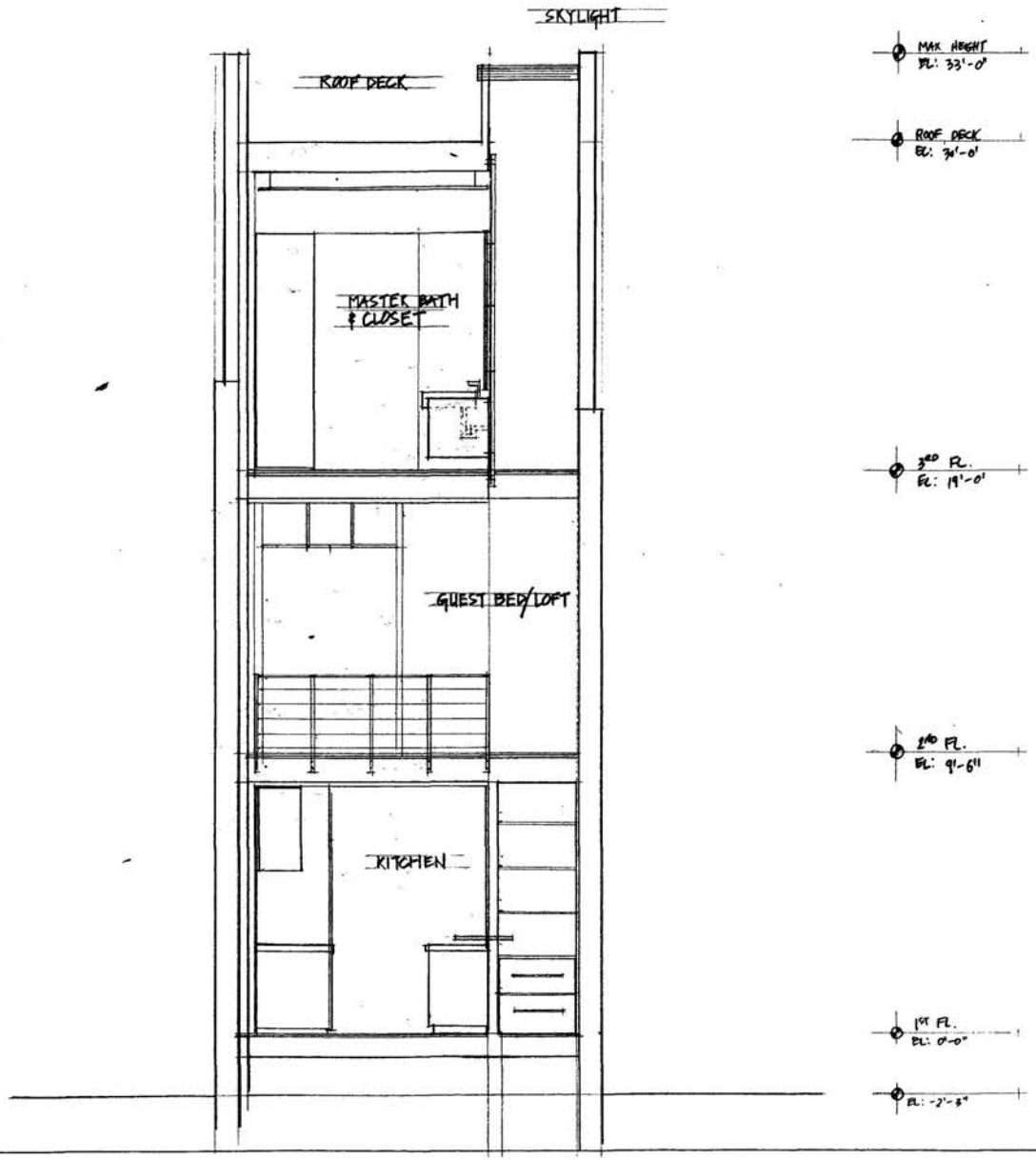
ARCH. (EXISTING)
LONG SECTION

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

REVISION	
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	11.01.04-PERMIT SET

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OF



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NB(3) + STUDIO, PC

PRIVATE RESIDENCE AT:
978 FLORIDA AVE, NW
WASHINGTON, DC 20001

ARCH(NEW)
SHORT SECTION

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

REVISION

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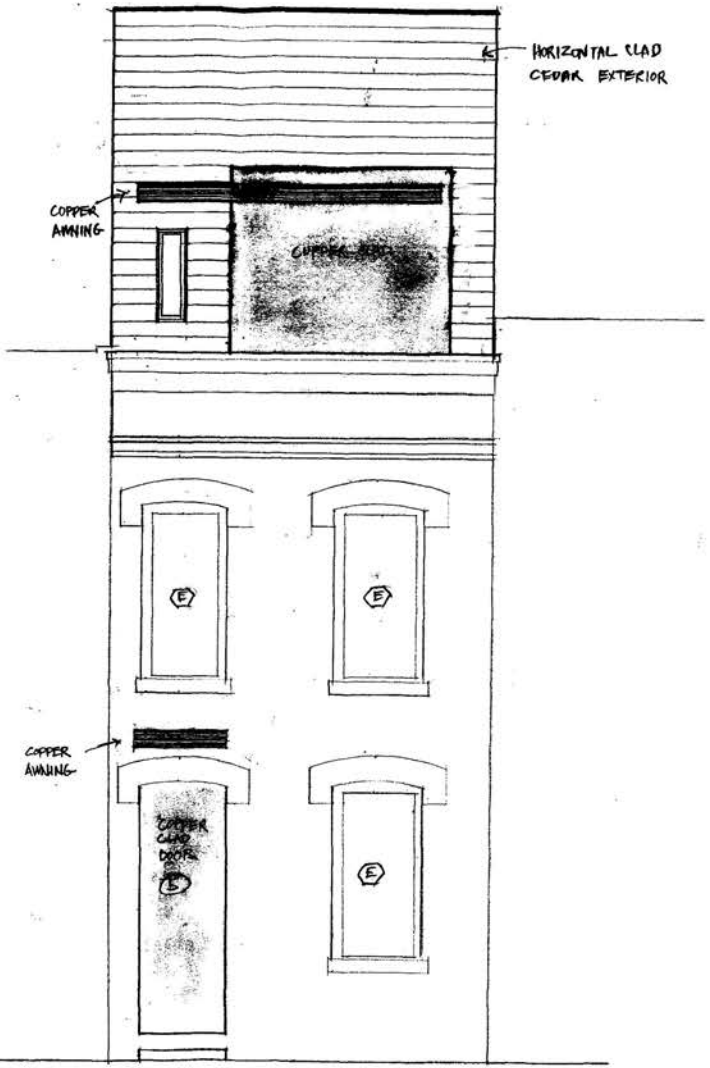
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EXISTING ELEVATION



NEW ELEVATION

PRIVATE RESIDENCE AT:
978 FLORIDA AVE, NW
WASHINGTON, DC 20001

ARCH
NORTH-EAST
ELEVATIONS

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

REVISION	
NO.	DESCRIPTION
	11.01.04-PERMIT SET

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OF

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PRIVATE RESIDENCE AT:
978 FLORIDA AVE, NW
WASHINGTON, DC 20001

ARCH
SOUTH-WEST ELEVATION

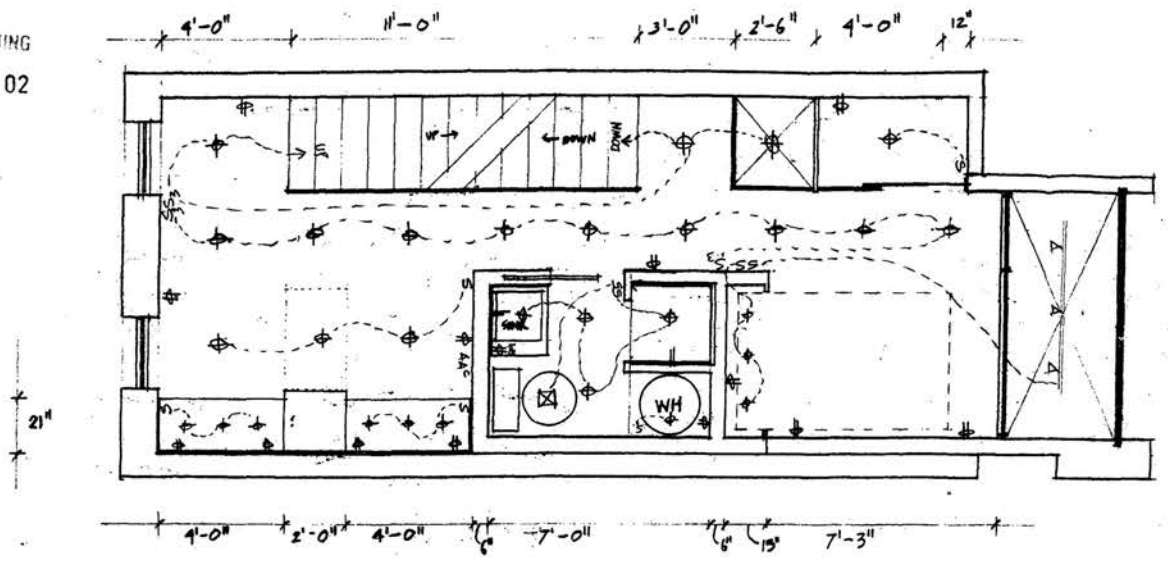
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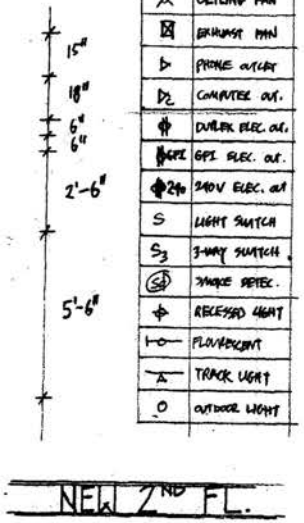
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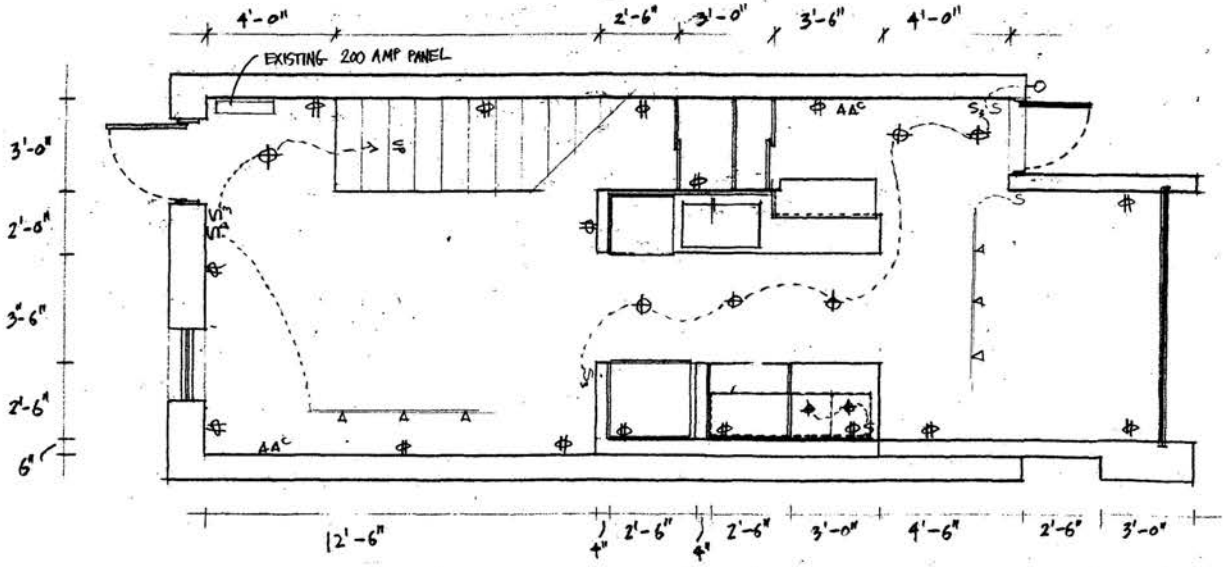
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2005 APR -7 PM 1:02

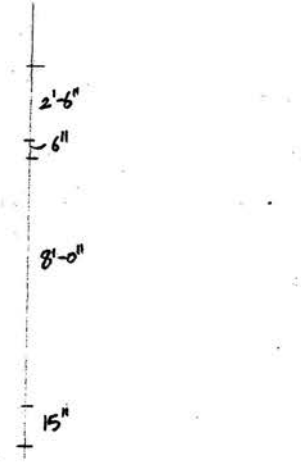




LEGEND	
	CEILING FAN
	EXHAUST FAN
	PHONE OUTLET
	COMPUTER OUT.
	DUPLEX ELEC. OUT.
GFI	GFI ELEC. OUT.
240	240V ELEC. OUT
S	LIGHT SWITCH
S_3	3-WAY SWITCH
SD	SMOKE DETEC.
	RECESSED LIGHT
	FLUORESCENT
	TRACK LIGHT
O	OUTDOOR LIGHT

NEW 2ND FL.





NEW 1ST FL.

PRIVATE RESIDENCE AT:
978 FLORIDA AVE, NW
WASHINGTON, DC 20001

ELECTRICAL
FLOOR PLAN

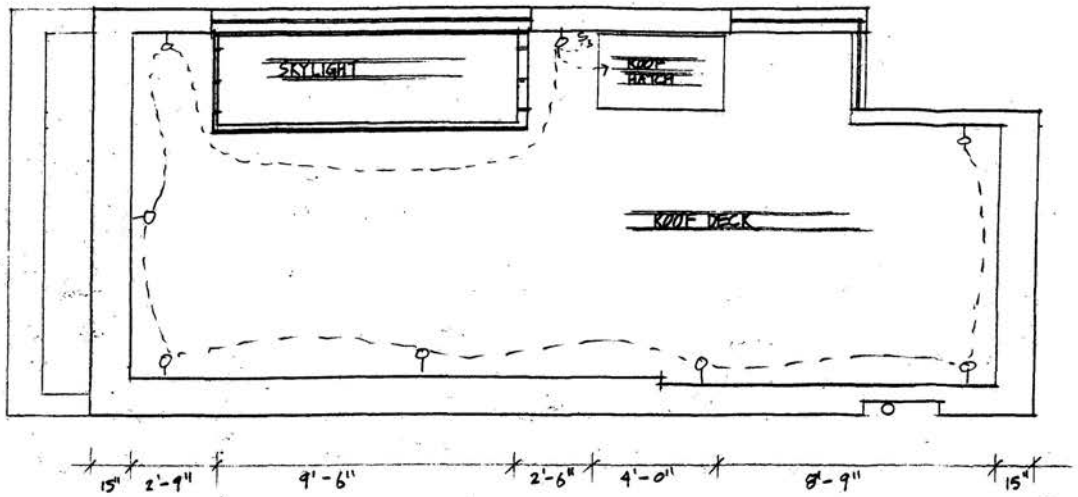
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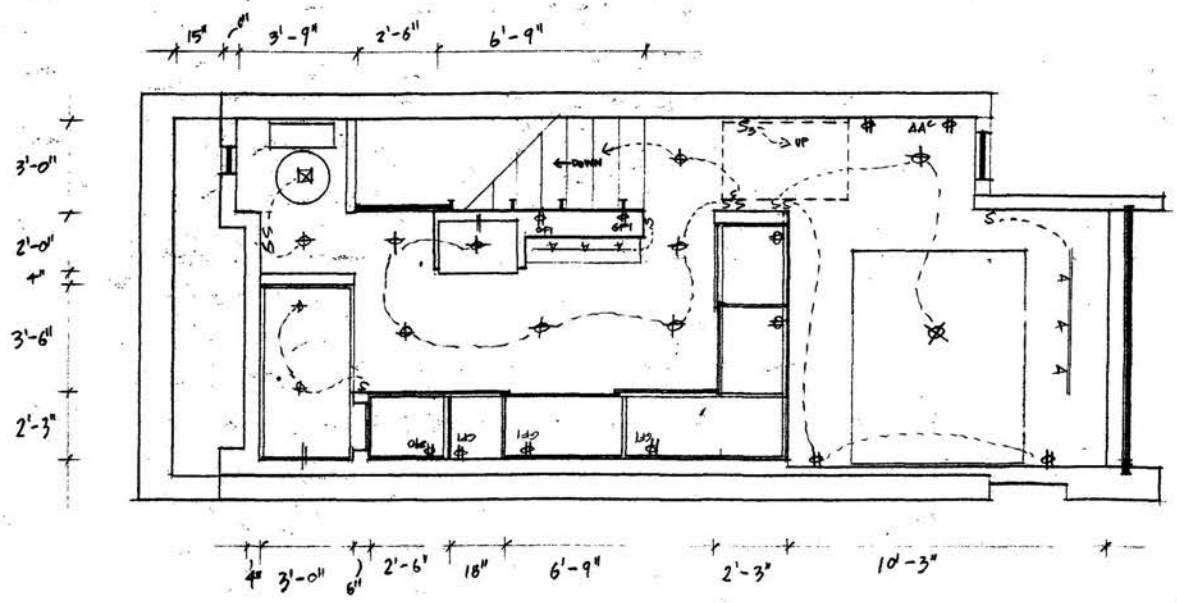
OF

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2005 APR -7 PM 1:03



NEW ROOF PLAN

LEGEND	
	CEILING FAN
	EXHAUST FAN
	PHONE OUTLET
	COMPUTER OUT.
	DUPLEX ELEC. OUT.
GFI	GFI ELEC. OUT.
240	240V ELEC. OUT
S	LIGHT SWITCH
S_3	3-WAY SWITCH
SD	SMOKE DETEC.
	RECESSED LIGHT
	FLOURESCENT
	TRACK LIGHT
	OUTDOOR LIGHT



NEW 3RD FL.

PRIVATE RESIDENCE AT:
978 FLORIDA AVE. NW
WASHINGTON, DC 20001

ELECTRICAL
FLOOR PLAN

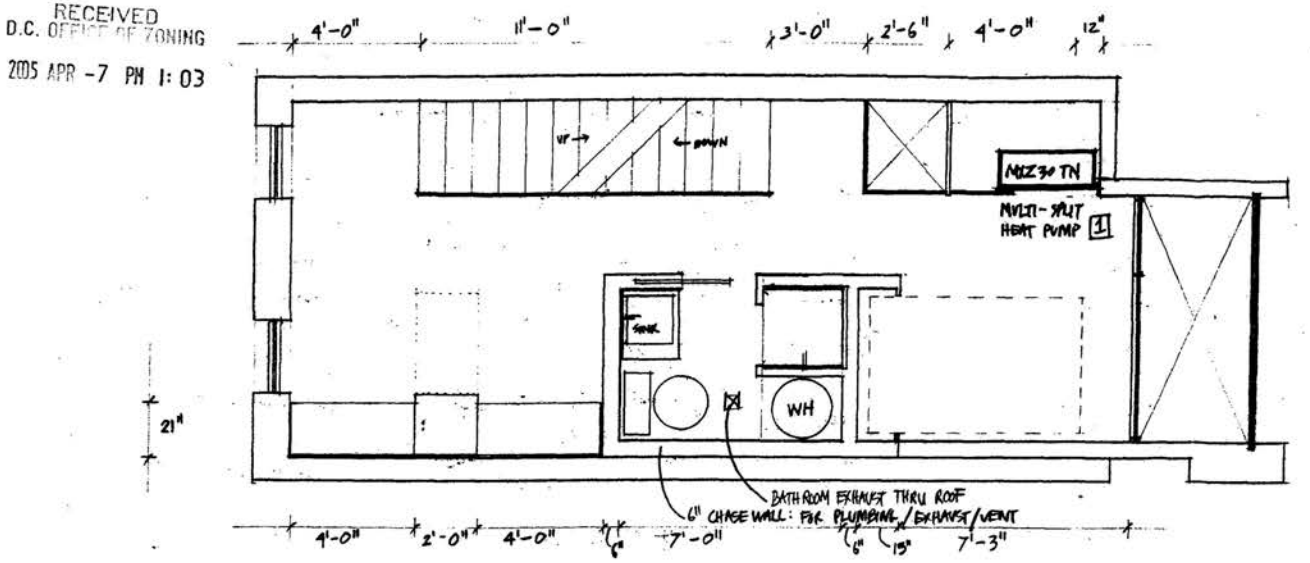
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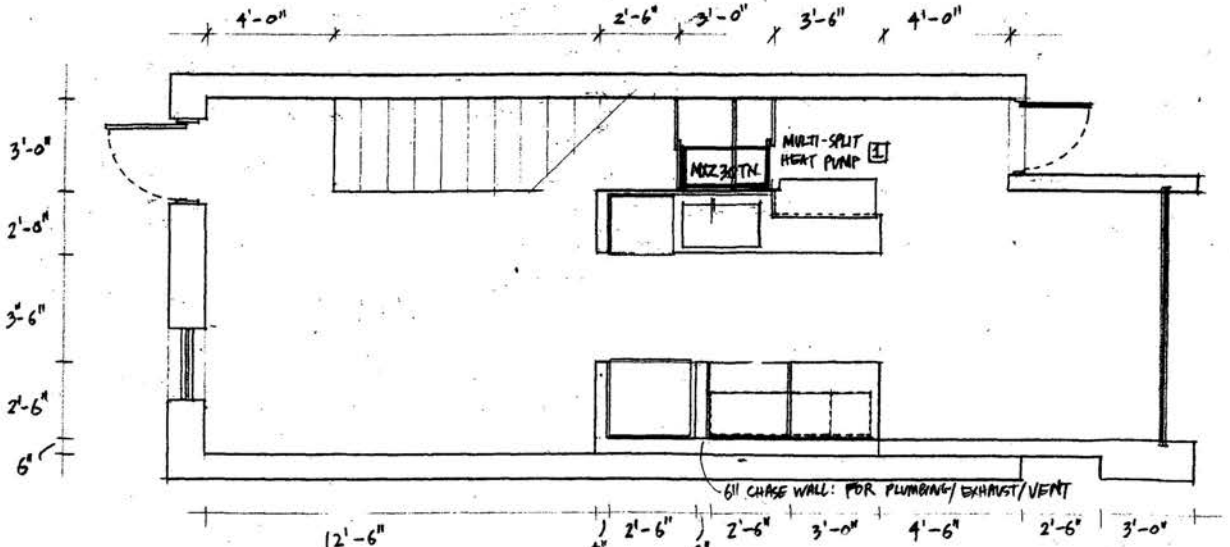
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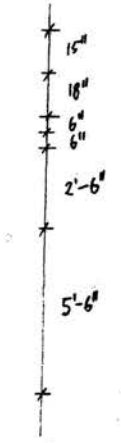
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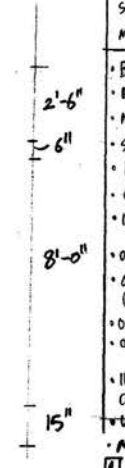
2005 APR -7 PM 1:03







NEW 2ND FL.



NEW 1ST FL.

MECHANICAL SPECS.

MR. SLIM (MITSUBISHI)
SPLIT-DUCTLESS M-SERIES
MULTI-SPLIT HEAT PUMP.

- BTU COOLING: 17,600
- BTU HEATING: 21,000
- MOUNTING: RECESSED CEILING
- SEER: 11
- HSPF: 7.5
- COP: 3.08
- INDOOR INPUT POWER: 115, 1, 60 (V, PH, Hz)
- OUTDOOR UNIT MOUNT: ROOF
- OUTDOOR UNIT POWER: 208/230 (V, PH, Hz) 1, 60
- OUTDOOR WEIGHT = 179 lbs
- OUTDOOR SOUND LVL: 48 (dBA)
- INDOOR/OUTDOOR CONNECTION METHOD: FLARE
- UL LISTING: E117968
- MEA #: 305-97-E

4 NOTE: SEE MECH. SPEC SHEET

PRIVATE RESIDENCE AT:
978 FLORIDA AVE. NW
WASHINGTON, DC 20001

MECHANICAL FLOOR PLAN

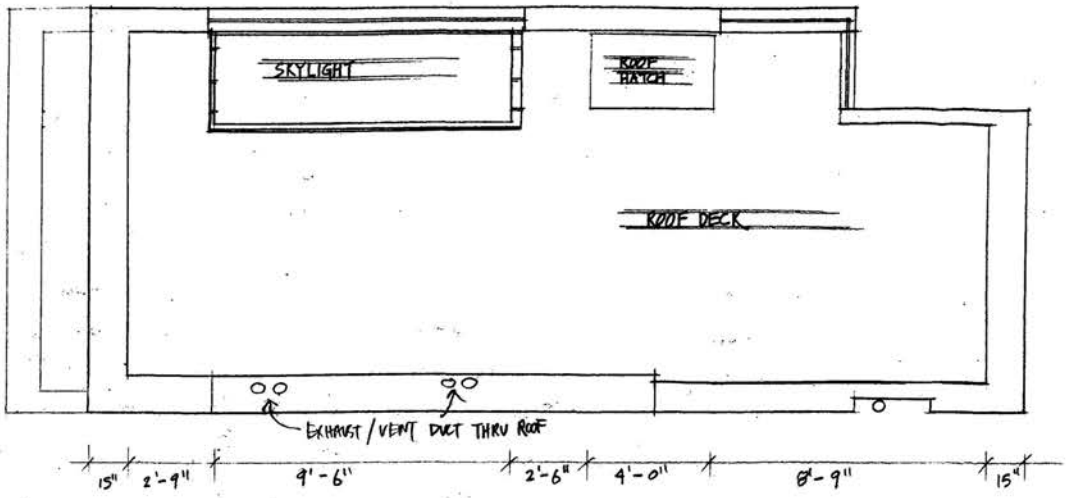
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	11.29.04-PERMIT SET

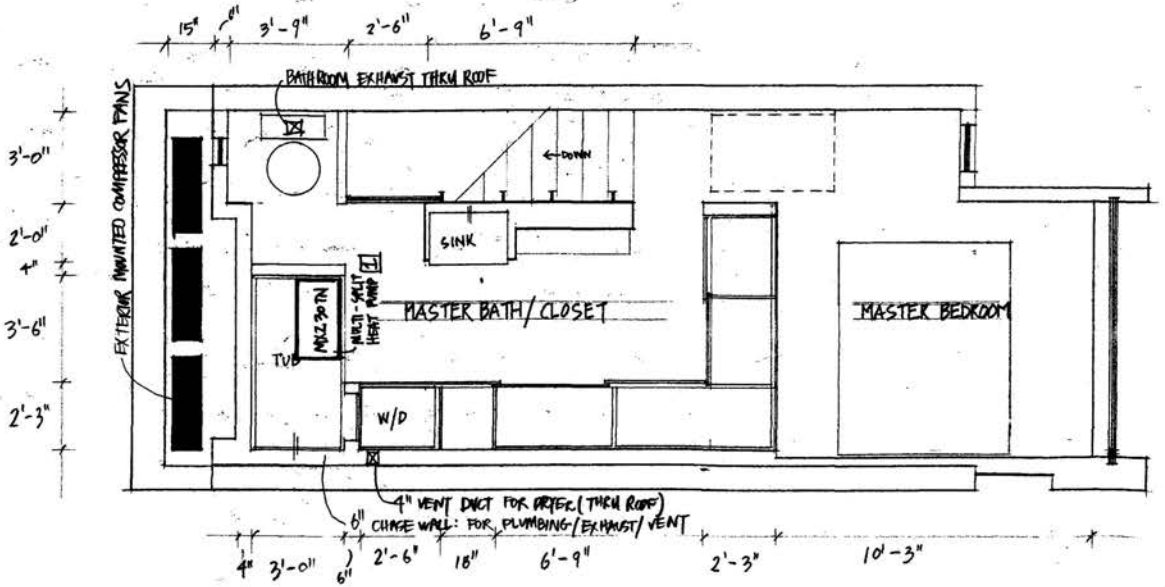
SHEET NUMBER

OF

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2005 APR -7 PM 1:03



NEW ROOF PLAN



NEW 3RD FL.

MECHANICAL SPECS.	
MR. SLIM (MITSUBISHI) SPLIT-DUCTLESS M-SERIES MULTI-SPLIT HEAT PUMP.	
• BTU COOLING:	17,600
• BTU HEATING:	21,000
• MOUNTING:	RECESSED CEILING
• SEER:	11
• HSPF:	7.5
• COP:	3.08
• INDOOR UNIT PWR:	115, 1, 60 (V, PH, Hz)
• OUTDOOR UNIT MOUNT:	ROOF
• OUTDOOR UNIT POWER: (V, PH, Hz)	208/230 1, 60
• OUT DOOR WEIGHT:	179 lbs
• OUT DOOR SOUND LVL:	48 (dBA)
• INDOOR/OUTDOOR CONNECTION METHOD:	FLARE

• UL LISTING: FM33568
• MEA #: 305-97-E
[1] NOTE: SEE MECH. SPEC SHEET

MECHANICAL FLOOR PLAN
PRIVATE RESIDENCE AT:
978 FLORIDA AVE, NW
WASHINGTON, DC 20001

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

REVISION
NO. DESCRIPTION
11.21.04-PERMIT SET

SHEET NUMBER

Certificate Number FM33568

Mitsubishi Electric Air Conditioning & Refrigeration Systems Works acquired ISO 9001 certification under Series 9000 of the International Standard Organization (ISO) based on a review of Quality warranties for the production of refrigeration and air conditioning equipment.

ISO Authorization System
The ISO 9000 series is a plant authorization system relating to quality warranties as stipulated by the ISO. ISO 9001 certifies quality warranties based on the "design, development, production, installation and auxiliary services" for products built at an authorized plant.

Certificate Number EC97J1227

Mitsubishi Electric Air Conditioning & Refrigeration Systems Works acquired environmental management system standard ISO 14001 certification.

The ISO 14000 series is a set of standards applying to environmental protection set by the International Standard Organization (ISO).

a. MEA # FOR MXZ30TN MODEL: 305-97-E

UL / ETL LISTING (RATING)

Mr. Slim® Split-ductless: M-Series Multi-split Heat Pump

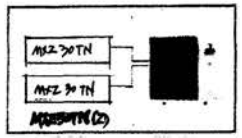
MXZ30TN (9+9)

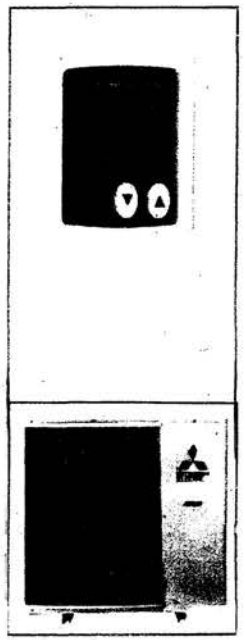
MXZ30TN systems provide superior performance and true flexibility with up to seven different multi-indoor unit configurations to fit your cooling or heating needs. And you can even heat or cool up to three different zones at once.

Optimum Comfort Year-Round
Unlike conventional units where the compressor turns on and off repetitively, inverter units are able to adjust compressor rotation speed automatically based on external or internal fluctuation in temperature. The end result is a system that maintains a consistent temperature much like a car's cruise control that maintains a desired speed.

Specifications	
Application:	Heat Pump
BTU Cooling:	17600
BTU Heating:	21000
Mounting Location:	Wall-mounted
SEER:	11
HSPF:	7.5
COP:	3.08
Indoor Unit:	MSH09TW (x2)
Indoor Input Power: (V, PH, Hz)	115,1,60
Outdoor Unit:	MXZ30TN
Outdoor Input Power: (V, PH, Hz)	208/230,1,60
Outdoor Dimensions: (In. HxWxD)	35-7/16 x 35-7/16 x 12-5/8
Outdoor Weight: (Lbs.)	179
Outdoor Sound Level: (dBA)	48
Indoor Connection Method:	FLARE
Outdoor Connection Method:	FLARE

Limited Warranty: 6-year on compressor, 1-year on parts. Specifications are subject to change without notice.





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MITSUBISHI ELECTRIC Corporate Website

MECHANICAL SPECS.

WINDOW SCHEDULE

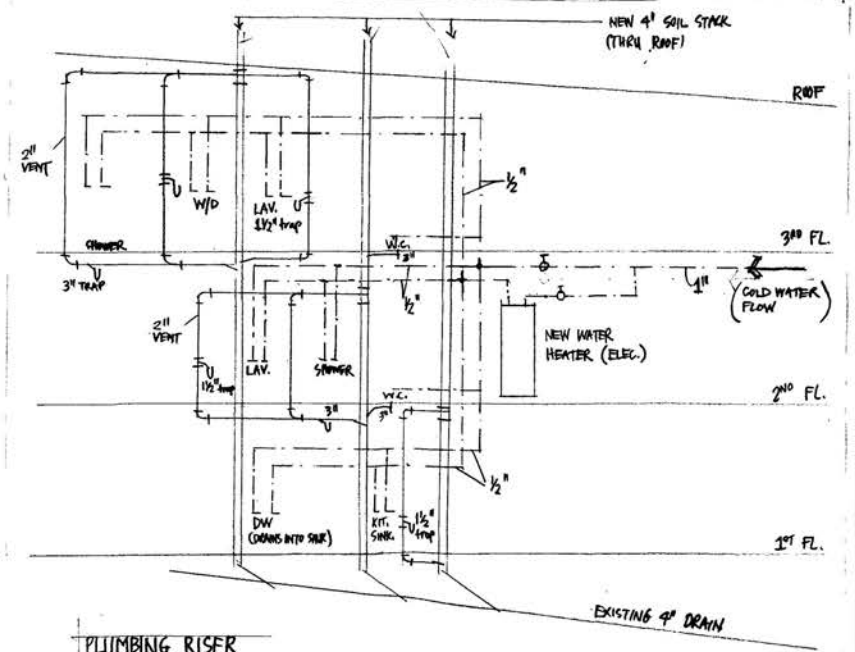
WINDOW TYPE	UNIT SIZE WIDTH	UNIT SIZE HEIGHT	JAMB	FRAME	REMARKS
A	82 1/2"	63 3/4" - 3"	WD	WD	CUSTOM SANDBLASTED/CLEAR DBL GLAZE
B	72 1/2"	5'-6"	PT/PK	W/D	CUSTOM CASEMENT (EXTERIOR) OPERABLE
C	2'-9"	5'-9"	WD	W/D	CUSTOM SANDBLASTED FIXED GLASS (1/4")
D	8'-8"	2'-8"	STL	STL	CUSTOM INSULATED STEEL FRAMED GLAZING
E	---	---	WD	WD	EXISTING DBL HUNG
F	3'-0"	10'-0" (Length)	-	STL	CUSTOM INSULATED STEEL FRAME SKYLIGHT

DOOR SCHEDULE

UNIT	DOOR	SIZE (WxH)	TYPE MAT.	FRAME TYPE	INSULATED	CLOSER	LABEL	REMARKS
1	EXTERIOR	2'-9"	WD/[illegible]	WD	•			WOOD CLAD EXTERIOR DOOR
2	[illegible]	[illegible]	[illegible]	---				[illegible]
3	ENTER ROOM	2'-0" / 6'-8"	WD	WD				POCKET DOOR
4	ROOF ACCESS	2'-9" / 6'-3"	WD/METAL	WD				ROOF HATCH PISTON DOOR
5	FRONT ENTRY	3'-6" / 8'-0"	WD/COPPER	WD	•			CUSTOM ENTRY COPPER CLAD DOOR
6	DINING AREA	[illegible] x 8'-0"	[illegible]	STL	•			PIVOT [illegible] GLAZED WALL

PLUMBING FIXTURES SCHEDULE

DESCRIPTION TYPE	WASTE	VENT	C.W.	H.W.	REMARKS
WATER CLOSET FLUSH TANK	3x4	2"	1/2"	---	
LAV.	2"	2"	1/2"	1/2"	
SHOWER	2x 9 1/4"	1 1/2"	1/2"	1/2"	



PLUMBING RISER
NOT TO SCALE

N8(3) ◆ STUDIO, inc
978 FLORIDA AVE, NW
WASHINGTON, DC 20001

PRIVATE RESIDENCE AT:
978 FLORIDA AVE, NW
WASHINGTON, DC 20001

RISERS, SCHEDULES & SPECIFICATIONS

NO SCALE

REVISION NO.	DESCRIPTION
	11.01.04-PERMIT SET

SHEET NUMBER

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