



JONATHAN KUHN ARCHITECT

508 KENNEDY STREET NW, #313  
WASHINGTON DC 20011  
T: 202.494.5061  
JONATHAN@KUHNARCHITECT.COM  
WWW.KUHNARCHITECT.COM

I 109 4TH ST PROJECT  
1109 4th Street NE  
Washington DC 20002

ISSUE RECORD  
07.March.2023  
Issued for Permit

REVISION SCHEDULE  
NO. DATE

SEAL



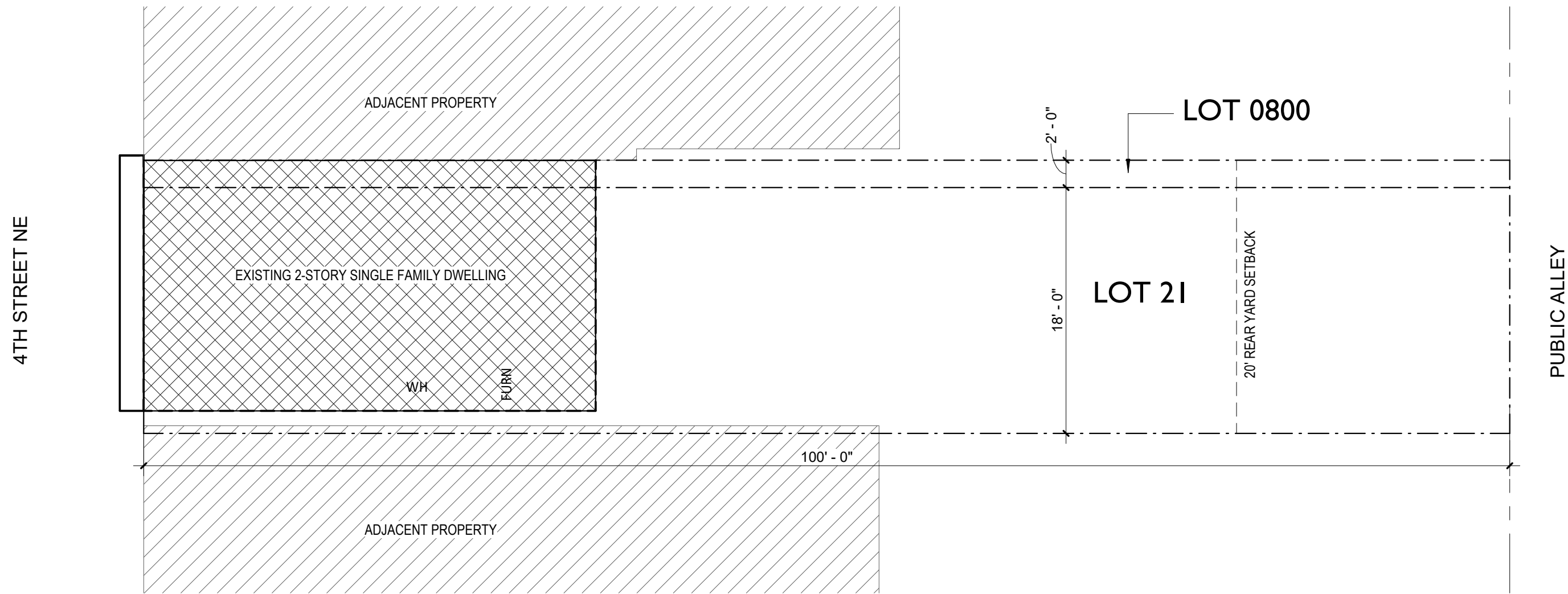
SHEET NAME  
ARCHITECTURAL SITE  
PLANS

SCALE  
1/8" = 1'-0"

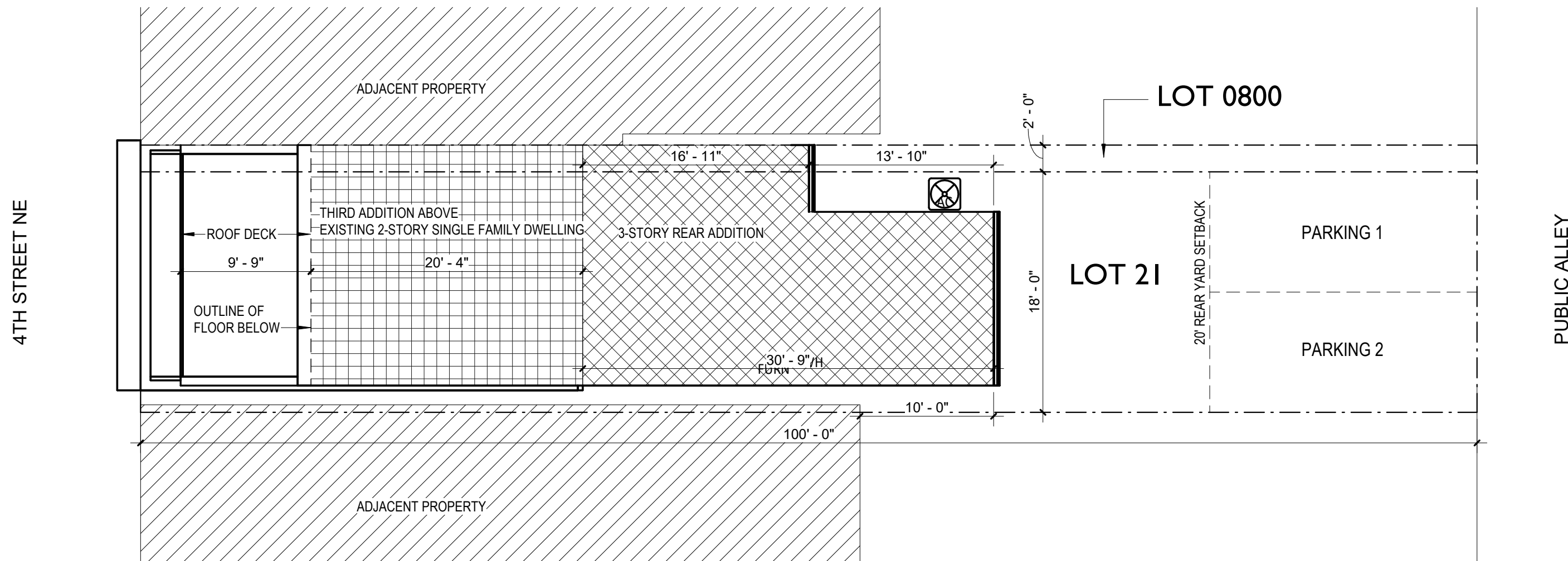
SHEET NO.

A100

Board of Zoning Adjustment  
District of Columbia  
CASE NO.21293  
EXHIBIT NO.6



1 EXISTING SITE PLAN  
1/8" = 1'-0"



2 PROPOSED SITE PLAN  
1/8" = 1'-0"

PROJECT DESCRIPTION

Renovation and third-floor addition to an existing 2-story plus single-family row structure. Interior renovations include new kitchens, bathrooms, bedrooms, laundry, and HVAC systems. Two parking spaces will be provided at the rear.

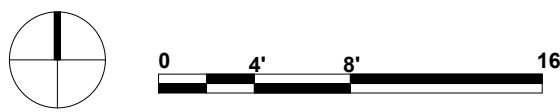
PROPERTY INFORMATION

ADDRESS:	1109 4th Street NE, Washington DC 20002
SSL:	0805 0021 and 0800
NEIGHBORHOOD:	039 - Old City 1 Sub-Neighborhood: L
USE CODE:	011 - Residential Single Family (Row)
TAX CLASS:	1 - Residential
WARD:	6

ZONING - Title DCMR	
ZONING:	RF - 1
USES:	Residential
OCCUPANCY GROUP:	R-3
LOT AREA:	2,000 S.F.

A	ALLOWED	EXISTING	PROPOSED
FRONT YARD:	Match Adjacent Property	Match Adjacent Property	Match Adjacent Property
REAR YARD:	20'-0"	66'-11"	40'-0"
SIDE YARD:	N/A	2' - 0"	2' - 0"
HEIGHT:	35'-0"	23'-3"	33'-4"
LOT OCC.:	1,200 S.F.(60%)	596 S.F.(33%)	1,080 S.F.(54%)
PERVIOUS SURFACE	0% fro up to 1,800 s.f.	0%	0%

BUILDING CODE - DC CONSTRUCTION CODE 2017	
PROPOSED USE:	Single Family Dwelling
CONSTRUCTION TYPE:	VA
EXITS:	1
ELEVATOR:	No
SPRINKLERED:	Yes



JK<sub>A</sub>

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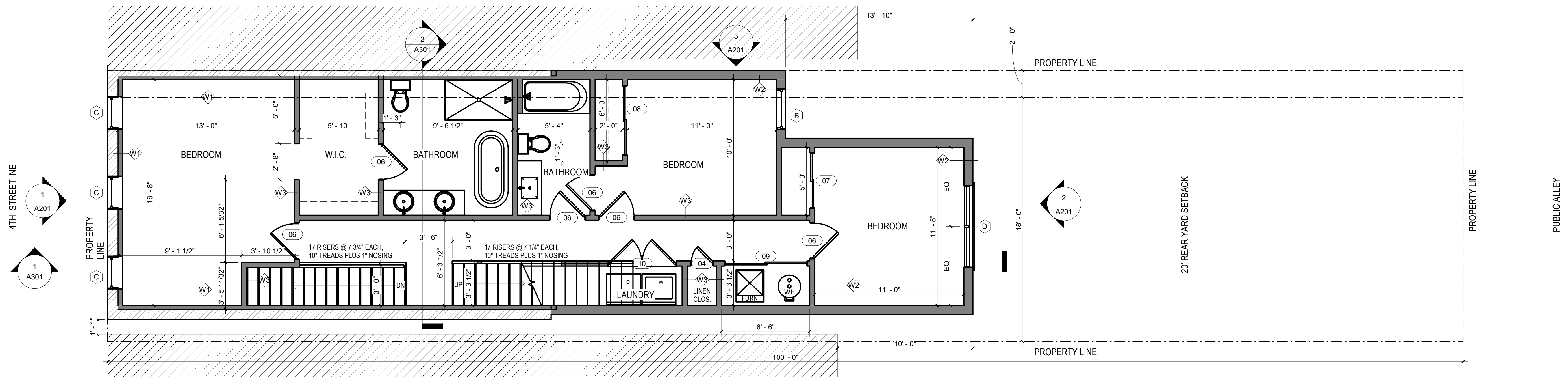
PROPOSED FLOOR  
PLANS

SCALE

As indicated

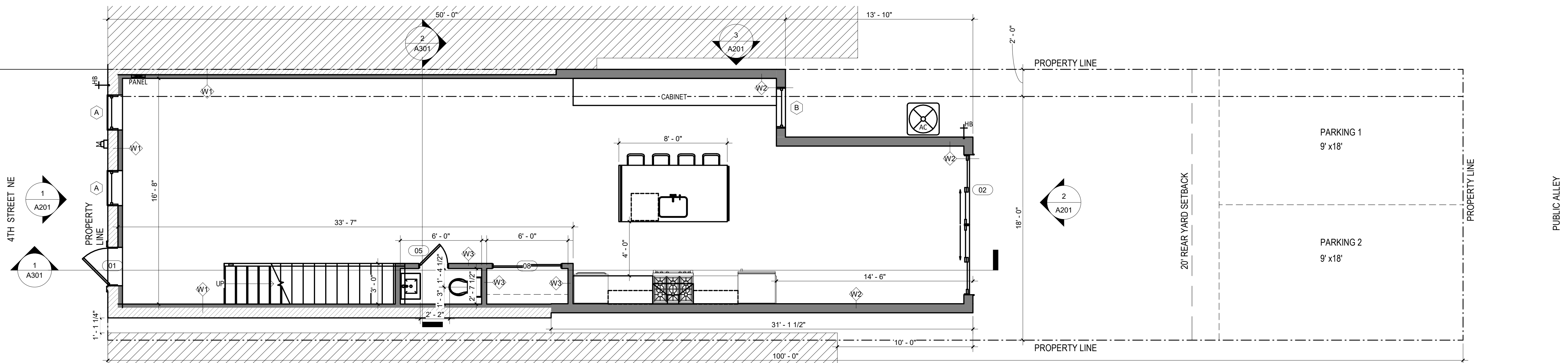
SHEET NO.

A101



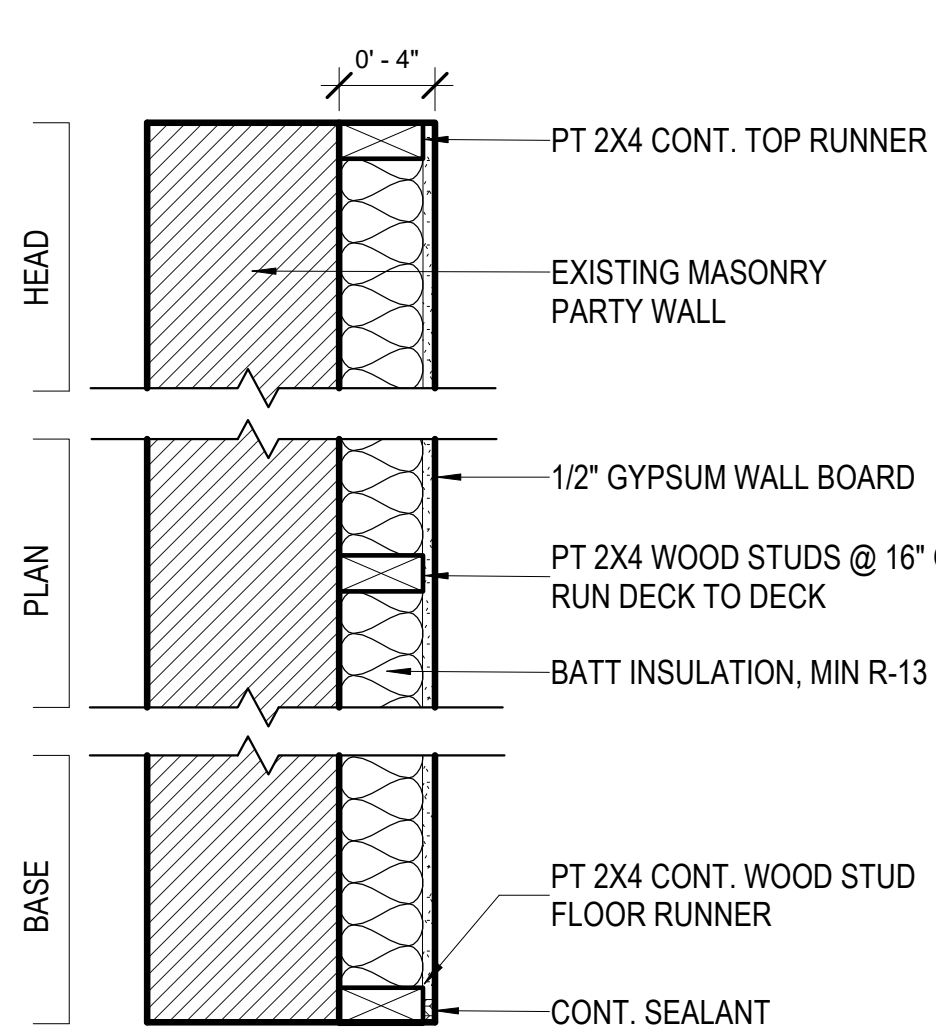
## 1 PROPOSED SECOND FLOOR

1/4" = 1'-0"

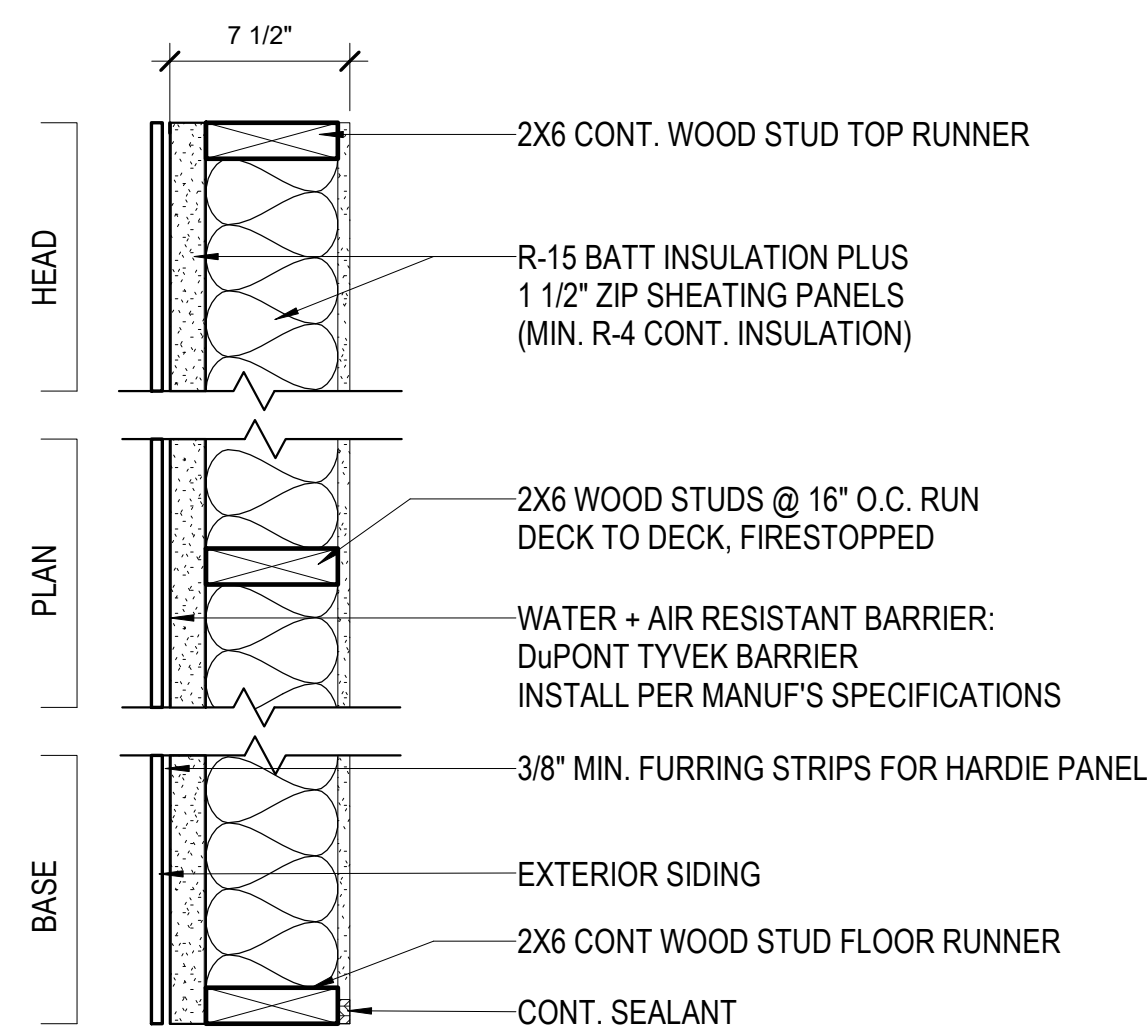


## 2 PROPOSED FIRST FLOOR

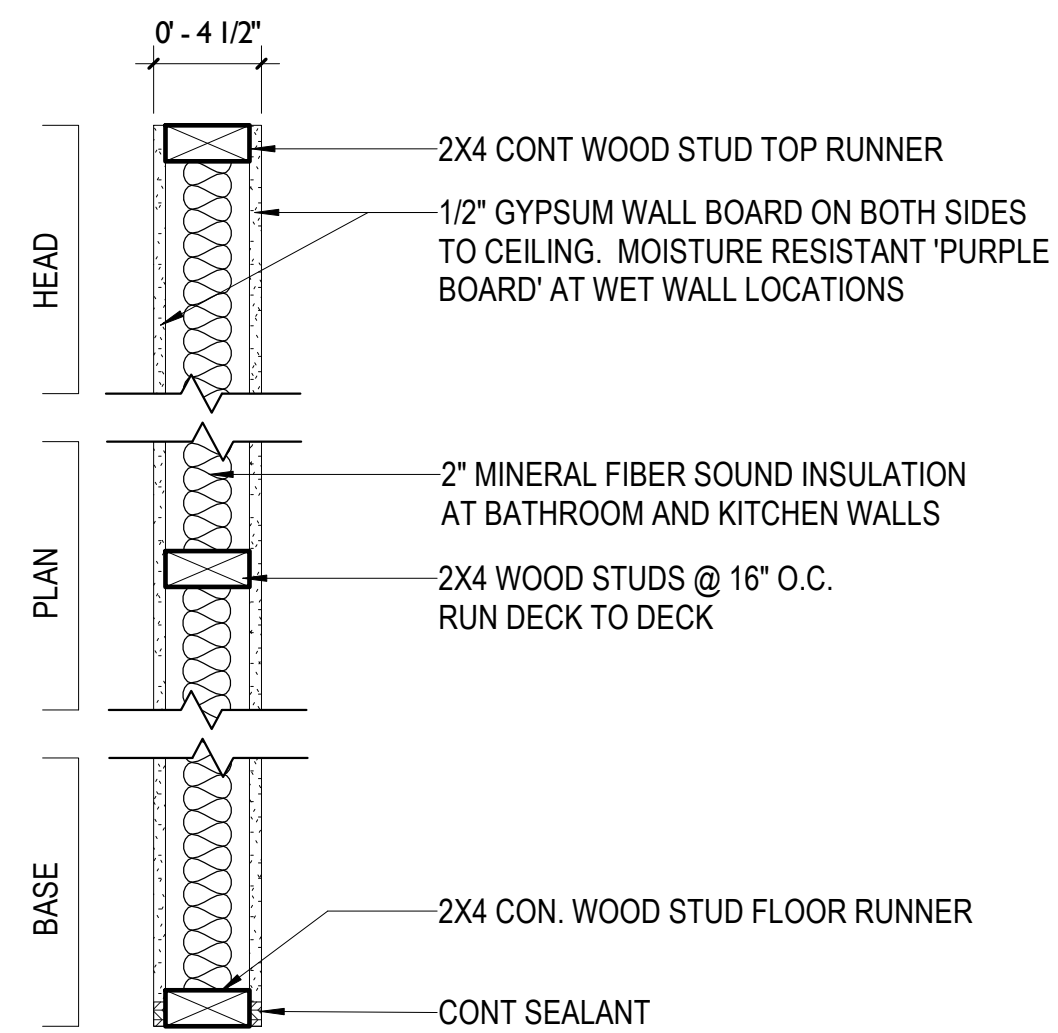
1/4" = 1'-0"



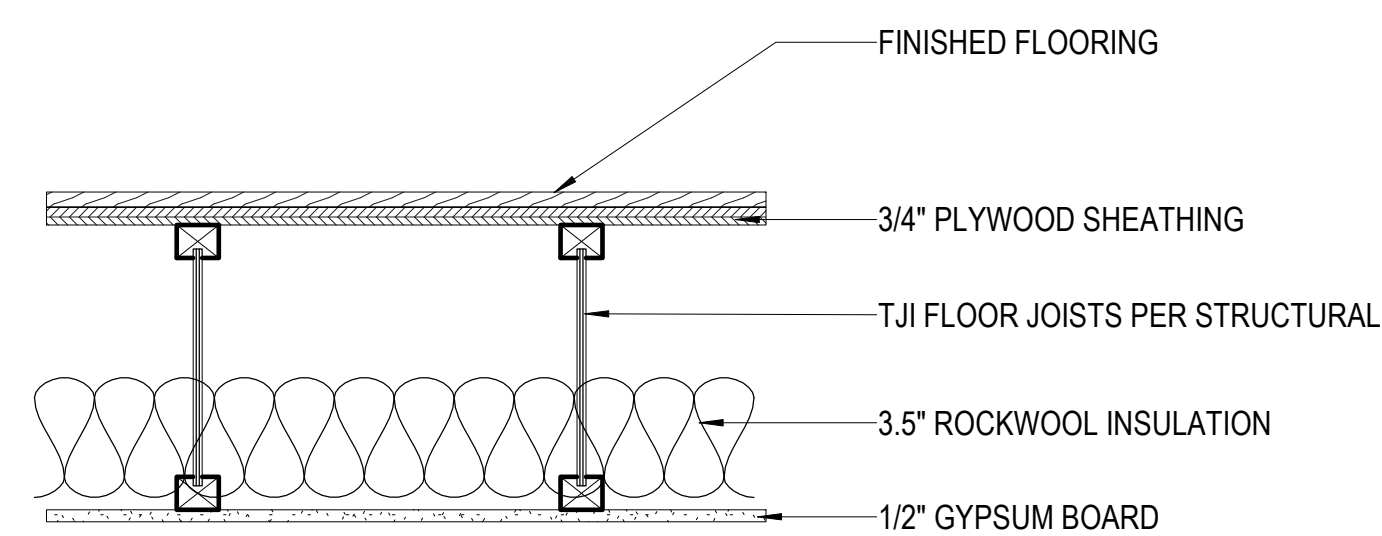
EXISTING MASONRY EXTERIOR WALL



EXTERIOR FRAMED WALL ASSEMBLY

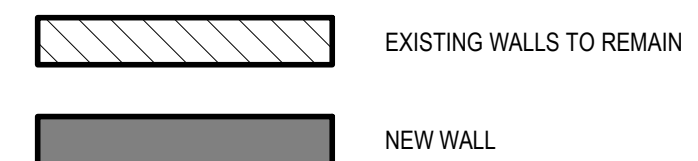


INTERIOR PARTITION WALL



FLOOR ASSEMBLY

1. TYPICAL INTERIOR WALLS IS 2X4 WOOD STUD AT 16" O.C. WITH 1/2" DRYWALL TO BOTH SIDES, U.N.O. NOMINALLY DIMENSIONED AS 4 1/2".
2. DIMENSIONS SHOWN ARE FROM FINISHED FACE OF DRYWALL TO FINISHED FACE OF DRYWALL.
3. USE MILDOW RESISTANT DRYWALL AT ALL WET LOCATIONS.
4. SCHULTER KERDI SYSTEM TO BE USED AT ALL SHOWER PANS.
5. DOORS ARE TO BE LOCATED 6" FROM THE NEAREST PERPENDICULAR WALL OR CENTERED ON THE WALL, U.N.O.
6. DOORS AT CLOSETS SHALL BE LOCATED AT THE CENTER OF THE INTERIOR FINISHED SPACE, U.N.O.
7. THIS DRAWING IS BEING PROVIDED AS A GRAPHIC REPRESENTATION OF THE KITCHEN AND BATHROOM LAYOUTS. ASSOCIATED PLANS, ELEVATIONS AND OTHER RELATED INFORMATION WILL BE PROVIDED BY A KITCHEN AND BATHROOM VENDORS.





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Professional Engineer Seal for Jonathan M. Kuhn, District of Columbia, License No. ARC101029, Mechanical Engineering.

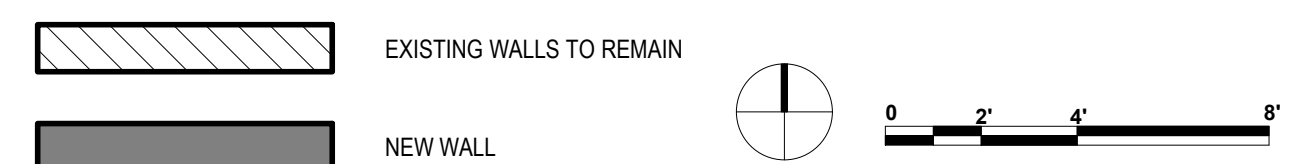
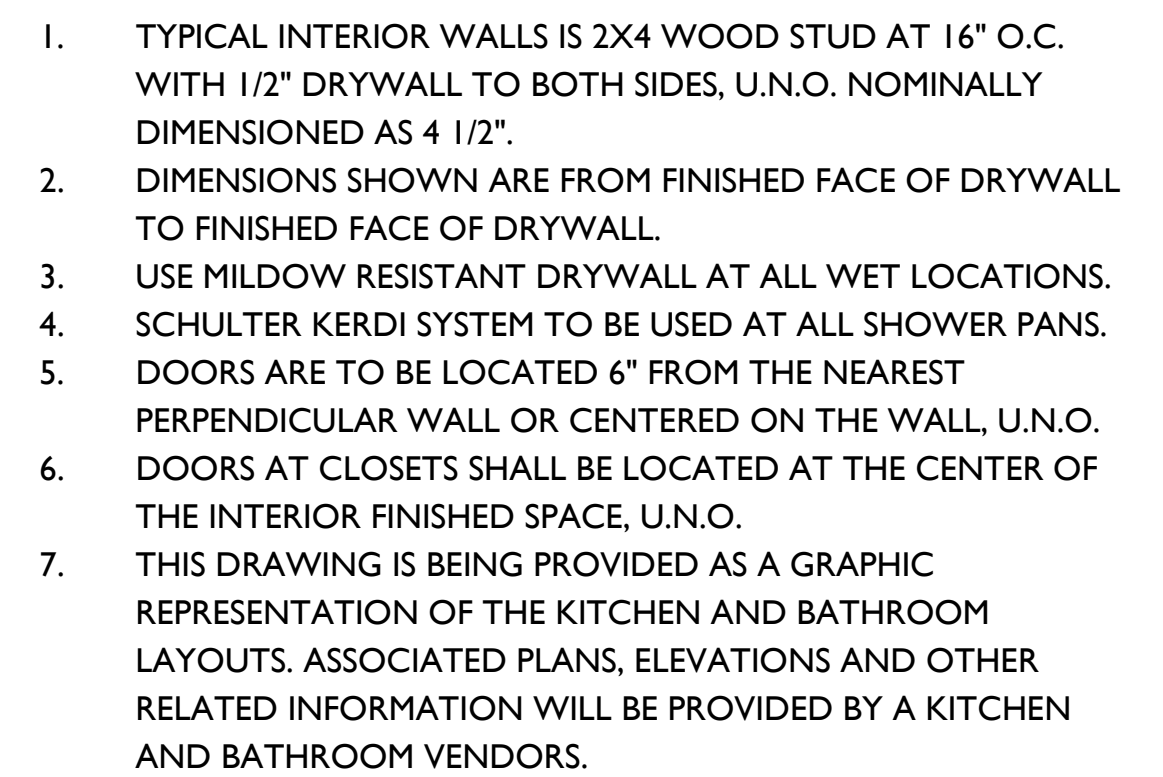
SHEET NAME

PROPOSED FLOOR  
PLANS

SCALE  
indicated

SHEET NO.

**A102**



GOVERNMENT OF THE DISTRICT OF COLUMBIA  
PERMIT OPERATIONS DIVISION  
PLANS APPROVED  
Permit No. B2304727 Date 05/08/23

These plans are conditionally approved as submitted or noted during plan review and are subject to field inspection. Approved plans must be kept on site and are needed for all inspections. No changes or modifications to these plans. Changes require a revision permit with the revised plans. Trade Permits are required for trade work, e.g. Electrical or Plumbing.

DC Water Review - Valid Bilvard - 05-08-2023  
Electrical Review - Lamont Jackson - 05-08-2023  
Mechanical Review - Lamont Jackson - 05-08-2023  
Plumbing Review - Lamont Jackson - 05-08-2023  
DOEE EV Review - Lila Seidenfaden - 05-08-2023  
Structural Review - Lamont Jackson - 05-08-2023  
Energy Review - Lamont Jackson - 05-08-2023  
Neighbor Notification - Kolas Elion - 05-08-2023

J A

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SHEET NAME

EXISTING  
ELEVATIONS

SCALE

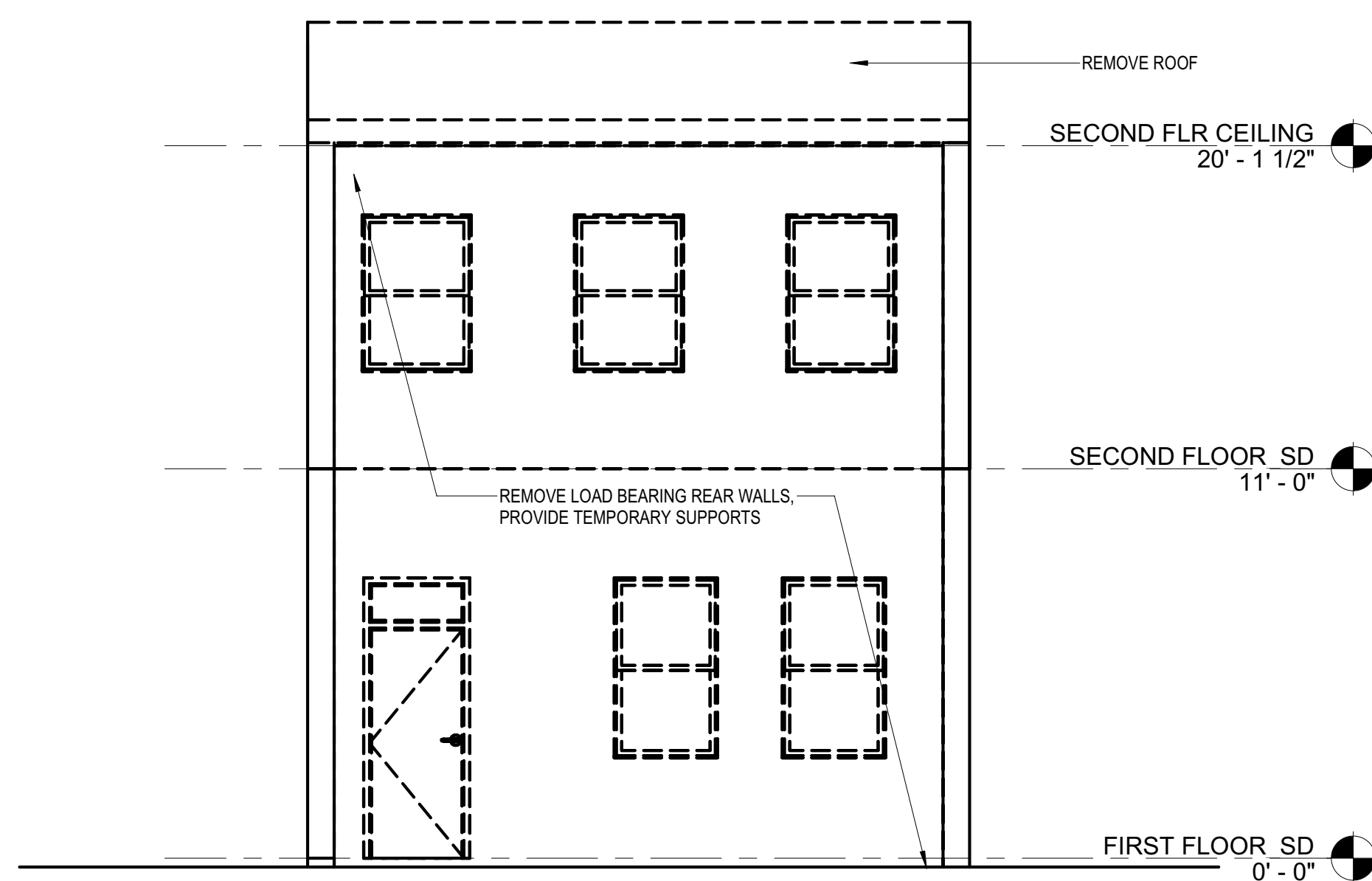
1/4" = 1'-0"

SHEET NO.

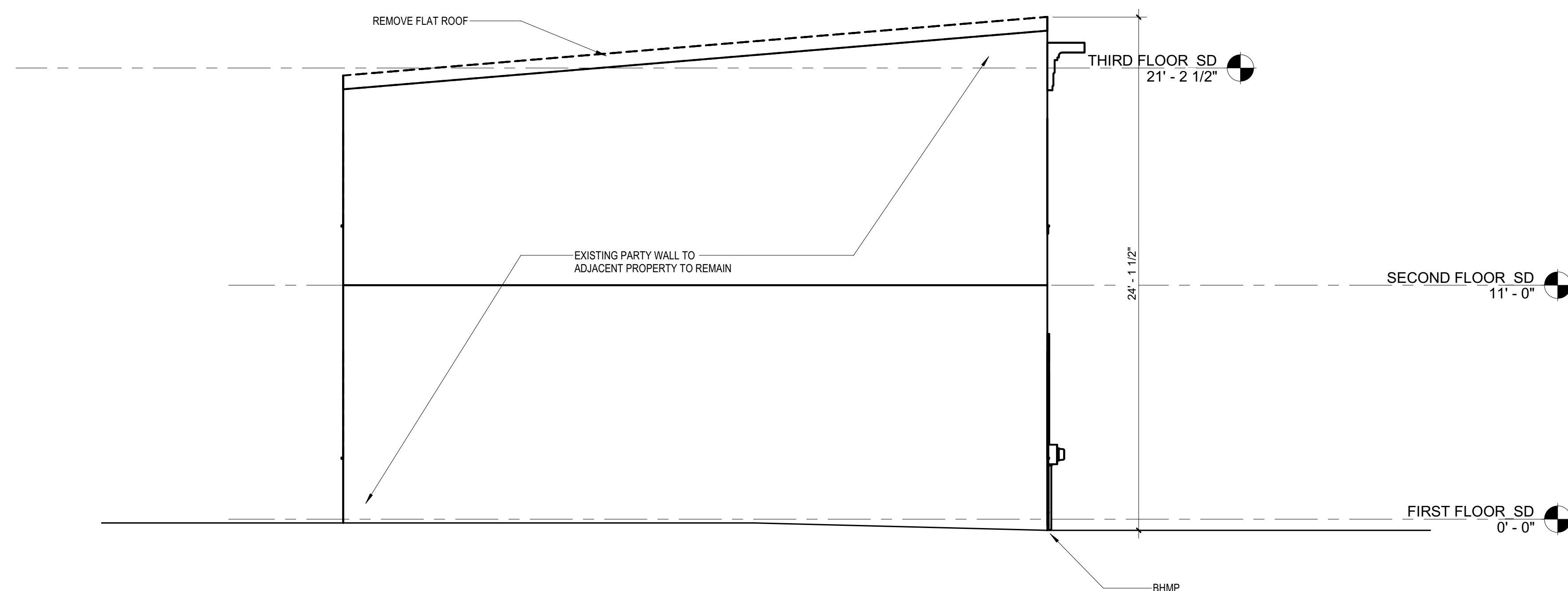
D201



1 EXISTING FRONT ELEVATION  
1/4" = 1'-0"

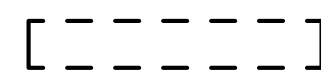


2 EXISTING REAR ELEVATION  
1/4" = 1'-0"



3 EXISTING NORTH ELEVATION  
1/4" = 1'-0"

- ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE REGULATIONS SET BY THE BUILDING DEPARTMENTS AND AGENCIES HAVING JURISDICTION.
- ALL DOORS INDICATED FOR DEMO SHALL ALSO INCLUDE FRAMES AND HARDWARE.
- CLIENT MAY IDENTIFY ANY FIXTURES OR FURNISHINGS THAT ARE INTENDED FOR DONATION PURPOSES.
- DEMOLITION INCLUDES, BUT IS NOT LIMITED TO, WHAT IS INDICATED ON THE DRAWINGS. THE INTENT IS TO PROVIDE THE GENERAL SCOPE OF DEMOLITION REQUIRED TO COMPLETE THE WORK DEMONSTRATED IN THE CONTRACT DRAWINGS. COORDINATE DEMOLITION WITH THE PROPOSED LAYOUT, FURNISHINGS, FIXTURES AND MATERIALS INDICATED IN THE FOLLOWING DRAWINGS.



WALLS TO BE REMOVED



EXISTING WALLS TO REMAIN







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SHEET NAME  
PROPOSED  
ELEVATIONS

SCALE  
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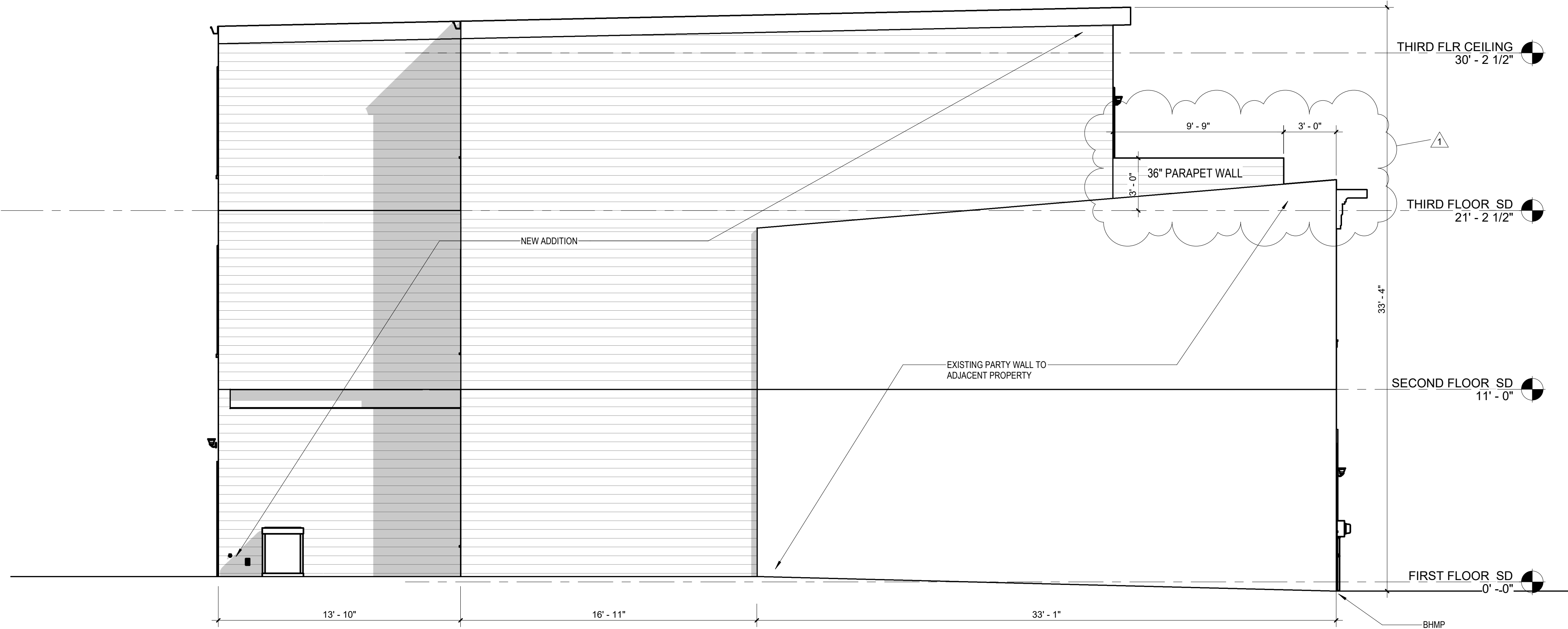
SHEET NO.  
A201



1 PROPOSED WEST ELEVATION (FRONT)  
1/4" = 1'-0"



2 PROPOSED EAST ELEVATION (REAR)  
1/4" = 1'-0"



3 PROPOSED NORTH ELEVATION  
1/4" = 1'-0"

