DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., February 10, 2025

Plat for Building Permit of :

SQUARE 2805 LOT 52-54

Scale: 1 inch = 30 feet

Recorded in Book 36 Page 2

Receipt No. 25-02108

Drawn by: B.S.

Furnished to: JOHNATHAN CAMPBELL

"I hereby certify that the dimensions and configuration of the lot(s) hereon depicted are consistent with the records of the Office of the Surveyor unless otherwise noted, but may not reflect actual field measurements. The dimensions and configuration of A&T lots are provided by the Office of Tax and Revenue and may not necessarily agree with the deed description(s)."

Deputy Surveyor, D.C.

CA‡DC

I hereby certify that on this plat on which the Office of the Surveyor has drawn the dimensions of this lot, I have accurately and completely depicted and labeled the following:
1) all existing buildings and improvements - including parking spaces, covered porches, decks and retaining walls over four feet above grade, and any existing face-on-line or party wall labeled as such, well as projections and improvements in public space - with complete and accurate dimensions;
2) all proposed demolition or raze of existing buildings duly labeled as such; all proposed buildings and improvements - including parking spaces, covered porches, decks and retaining walls over four feet above grade, any existing face-on-line or party wall labeled as such, as well as projections and improvements in public space and the improvements used to satisfy pervious surface or green area ratio requirements - with complete and accurate dimensions, in conformity with the plans submitted with building permit application B25XXXX ; and
3) any existing chimney or vent on an adjacent property that is located within 10 feet of this lot.
I also hereby certify that:
1) my depiction on this plat, as detailed above, is accurate and complete as of the date of my signature hereon;
2) there is no elevation change exceeding ten feet measured between lot lines; or if so, this elevation change is depicted on a site plan submitted with the plans for this permit application;
3) I have/have not (*circle one*) filed a subdivision application with the Office of the Surveyor;
4) I have/have not (*circle one*) filed a subdivision application with the Office of Tax & Revenue; and
5) if there are changes to the lot and its boundaries as shown on this plat, or to the proposed construction and plans as shown on this plat, that I shall obtain an updated plat from the Office of the Surveyor on which I will depict all existing and proposed construction and which I will then submit to the Office of the Zoning Administrator for review and approval prior to permit issuance.
The Office of the Zoning Administrator will only accept a Building Plat issued by the Office of the Surveyor within the two years prior to the date DCRA accepts a Building Permit Application as complete.
I acknowledge that any inaccuracy or errors in my depiction on this plat will subject any permit or certificate of occupancy issued in reliance on this plat to enforcement, including revocation under Sections 105.6(1) and 110.5.2 of the Building Code (Title 12A of the DCMR) as well as prosecution and penalties under Section 404 of D.C. Law 4-164 (D.C. Official Code §22-2405).

Signature: Johnathan Campbell
Date: 03/07/2025
Printed Name: JOHNATHAN CAMPBELL Relationship to Lot Owner: ARCHITECT

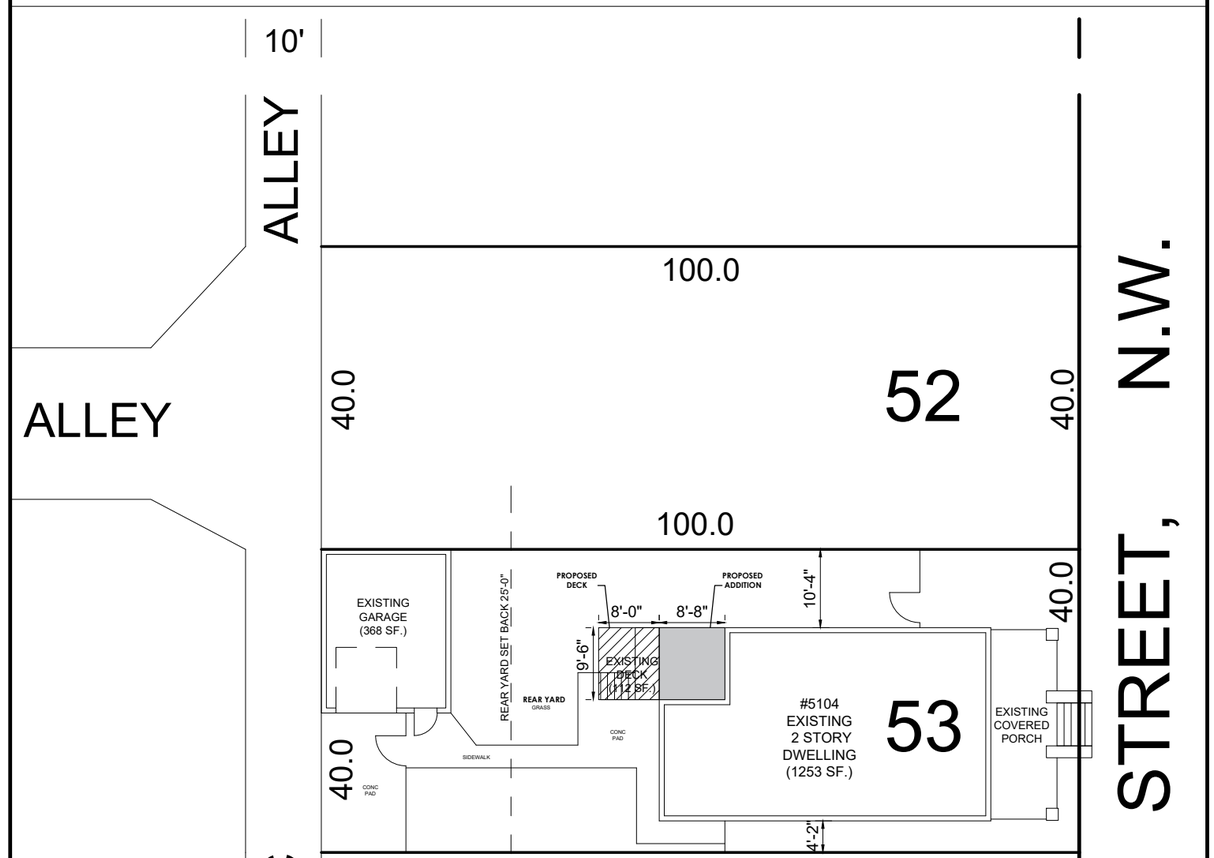
If a registered design professional, provide license number ARC201121 and include stamp below.

DISTRICT OF COLUMBIA
JOHNATHAN CAMPBELL
ARC201121
LICENSED
ARCHITECT

0 10 30 60 100

SCALE: 1:20

SQUARE 2805



200.3	R-1B RESIDENTIAL HOUSE ZONING	
206.2	Front Setback	No Change
207.1	Rear Yard	25 feet
208.2	Side Yard	8 feet
TOTAL LOT AREA	= 4,000 SF.	
210.1	Max. Lot Occupancy 40%	= 1,600 SF.
211.1	Min. Pervious 50%	= 2,000 SF.
Total Ex.	Lot Occupancy.	= 1,733 SF. (133 sf Over limit)
Total Ex.	Pervious	= 1,754 SF.
Proposed	Lot Occupancy.	= 1703 SF. (103 sf Over limit)
Proposed	Pervious	= 1,729 SF

Board of Zoning Adjustment
District of Columbia
CASE NO. 21417
EXHIBIT NO. 5

DRAWING SYMBOLS

XXXX — DOOR NUMBER

WX — WINDOW NUMBER

1 / A101 SIM — DETAIL NUMBER DRAWING SHOWN ON

1 / A101 SIM — SECTION NUMBER DRAWING SHOWN ON

LG HT FF'-0" AFF — CEILING HEIGHT ABOVE FINISHED FLOOR

ROOM NAME / 101 — ROOM NAME & NUMBER

WORK POINT, CONTROL POINT, OR DATUM POINT

1 — REVISION NUMBER

REVISION CLOUD

PXXXX — PARTITION TYPE DESIGNATION

CX — CONSTRUCTION NOTE - SEE DWG. AXXX

RX — REFLECTED CEILING PLAN NOTE

DX — DEMOLITION PLAN NOTE

FX — FINISH PLAN NOTE

LSX — LIFE SAFETY PLAN NOTE

X — DETAIL NOTE

NORTH — NORTH ARROW

X / XX / X — INTERIOR ELEVATION TAG

1 / A101 SIM — SECTION DETAIL

CENTERLINE

COLUMN LINE REFERENCE

BREAK LINE

SEE DWG X/AXXX — MATCHLINE

EXISTING DOOR TO REMAIN

EXISTING DOOR TO BE REMOVED

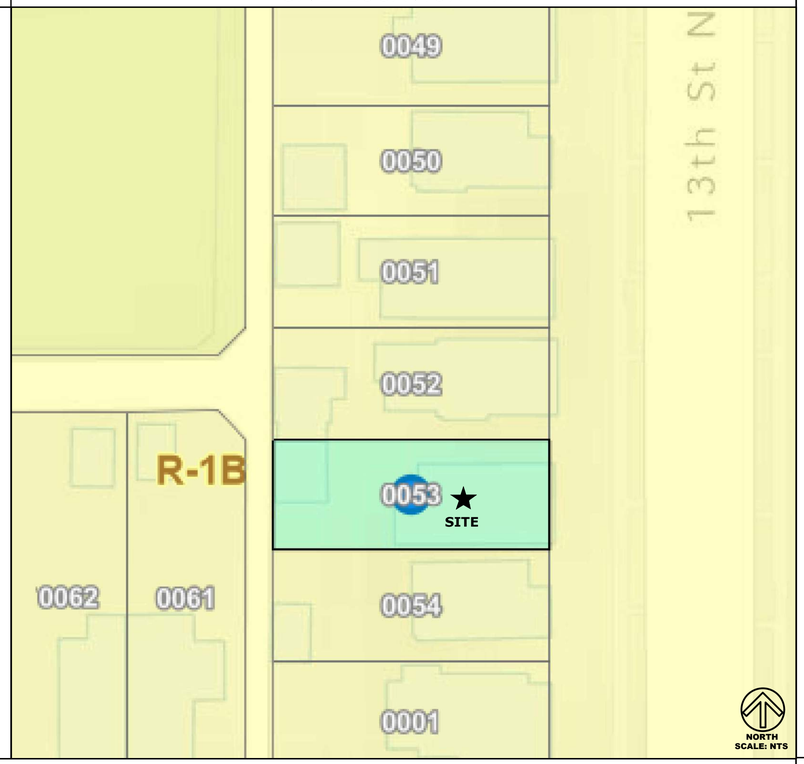
NEW SWING DOOR PER SCHEDULE

EXISTING PARTITION TO REMAIN

EXISTING PARTITION TO BE REMOVED

NEW PARTITION AS SCHEDULED

SITE LOCATION MAP

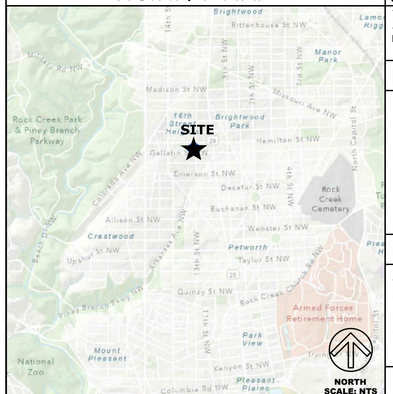


INTERIOR ALTERATION & ADDITION

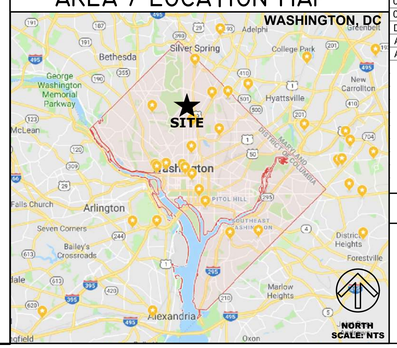
5104 13TH STREET NW, WASHINGTON, DC 20011

PROJECT SCOPE: SINGLE FAMILY USE TO REMAIN. INTERIOR ALTERATIONS TO ALL FLOORS, NEW TWO STORY ADDITION AND REAR DECK WITH STAIRS. NEW WORK INCLUDES NEW INTERIOR FINISHES, EQUIPMENT AND FIXTURES. NEW ELECTRICAL WIRING, PLUMBING AND MECHANICAL TO SUPPORT NEW WORK.

VICINITY MAP



AREA / LOCATION MAP



AUTHORITY HAVING JURISDICTION

The Authority Having Jurisdiction for the proposed construction is WASHINGTON, DC. All design and construction related permits and permitting requirements must be procured through the DC Department of Buildings Permit Office.

PROJECT INFO

PROPERTY OWNER / LOCATION
JENNINGS, KIM A
5104 13TH STREET NW
WASHINGTON, DC 20011

PROPERTY ZONING DATA
Square/Suffix/Lot: 2805 /--/0053
Ward: 4
Existing Zoning: R-1B
Proposed Zoning: No Change

BUILDING CODES

2017 DISTRICT OF COLUMBIA CONSTRUCTION CODE

DISTRICT OF COLUMBIA RESIDENTIAL CODE 2017

DISTRICT OF COLUMBIA ENERGY CONSERVATION CODE 2017

CONTACT INFO

ARCHITECT
Campbell Architects, LLC
15602 Beech Tree Parkway
Upper Marlboro, MD 20774
443-459-1644
WWW.CAMPBELLARCHITECTSDC.COM

DRAWING INDEX

CONTRACTOR NOTES

1. The work to be completed must meet all local, state, federal, and authorities having jurisdiction requirements. The contractor is responsible for obtaining and paying for all necessary permits to the authority having jurisdiction.
2. The contractor shall remove all rubble and debris from the job site daily and leave the site area and property grounds broom clean upon completion of the work.
3. The contractor shall guarantee all construction materials, equipment, installations, and workmanship for a period of one year from the date of final acceptance of the project.
4. The contractor is responsible for the installation of all materials for this project; the materials to be installed shall be NEW unless specifically identified or stated otherwise in the construction drawings and/or by written authorization Architectural Designer.

TABLE R402.4.1.1
AIR BARRIER AND INSULATION INSTALLATION

COMPONENT	AIR BARRIER CRITERIA	INSULATION INSTALLATION CRITERIA
General requirements	A continuous six-sided air barrier shall be installed in the building envelope. The exterior thermal envelope contains a continuous air barrier. Breaks or joints in the air barrier shall be sealed.	Air-permeable insulation shall not be used as a sealing material. All ceiling, wall, floor and slab insulation shall achieve Grade I installation per the RESNET Standards or, alternatively, Grade II for surfaces that contain a layer of continuous, air impermeable insulation > R5.
Ceiling/attic	The air barrier in any dropped ceiling/soffit shall be aligned with the insulation and any gaps in the air barrier shall be sealed. Access openings, drop down stairs or knee wall doors to unconditioned attic spaces shall be sealed.	The insulation in any dropped ceiling/soffit shall be aligned with the air barrier.
Walls	The junction of the foundation and sill plate shall be sealed. The junction of the top plate and the top of exterior walls shall be sealed. Knee walls shall be sealed.	Cavities within corners and headers of frame walls shall be insulated by completely filling the cavity with a material having a thermal resistance of not less than R-3 per inch. Exterior thermal envelope insulation for framed walls shall be installed in substantial contact and continuous alignment with the air barrier.
Windows, skylights and doors	The space between window/door jambs and framing, and skylights and framing shall be sealed. Doors adjacent to unconditioned space or ambient conditions shall be made substantially air-tight with weather stripping or equivalent gasket.	Continuous exterior insulation shall continue over window and door headers. Skylight and window chases through unconditioned attic space must be insulated to exterior wall values per table 402.1.2.
Rim joists	Rim joists shall include continuous air barrier.	Rim joists shall be insulated per Table 402.1.2.
Floors (including above garage and cantilevered floors)	The air barrier shall be installed at any exposed edge of insulation.	Floor framing cavity insulation shall be installed to maintain permanent contact with the underside of subfloor decking, or floor framing cavity insulation shall be permitted to be in contact with the top side of sheathing, or continuous insulation installed on the underside of floor framing and extends from the bottom to the top of all perimeter floor framing members.
Crawl space walls	Exposed earth in unvented crawl spaces shall be covered with a Class I vapor retarder with overlapping joints taped.	Where provided instead of floor insulation, insulation shall be permanently attached to the crawlspace walls.
Shafts, penetrations	Duct shafts, utility penetrations, and flue shafts opening to exterior or unconditioned space shall be sealed.	Duct shafts or chases next to exterior or unconditioned space shall be insulated.
Narrow cavities		Batts in narrow cavities shall be cut to fit, or narrow cavities shall be filled by insulation that on installation readily conforms to the available cavity space.
Garage separation	Air sealing shall be provided between the garage and conditioned spaces.	Walls next to unconditioned garage space shall be insulated.
Recessed lighting	Recessed light fixtures installed in the building thermal envelope shall be sealed to the drywall.	Recessed light fixtures installed in the building thermal envelope shall be air tight and IC rated.
Plumbing and wiring	Seal any plumbing or wiring that penetrates the building envelope.	Batt insulation shall be cut neatly to fit around wiring and plumbing in exterior walls, or insulation that on installation readily conforms to available space shall extend behind piping and wiring.
Shower/tub on exterior wall	The air barrier installed at exterior walls adjacent to showers and tubs shall separate them from the showers and tubs.	Exterior walls adjacent to showers and tubs shall be insulated.
Electrical/phone box on exterior walls	The air barrier shall be installed behind electrical or communication boxes or air-sealed boxes shall be installed.	
Common wall separating dwelling units	Air barrier is installed in common wall between dwelling units.	
HVAC register boots	HVAC register boots that penetrate building thermal envelope shall be sealed to the subfloor or drywall.	
Concealed sprinklers	When required to be sealed, concealed fire sprinklers shall only be sealed in a manner that is recommended by the manufacturer. Caulking or other adhesive sealants shall not be used to fill voids between fire sprinkler cover plates and walls or ceilings.	
Fireplace	An air barrier shall be installed on fireplace walls.	

a. In addition, inspection of log walls shall be in accordance with the provisions of ICC-400.

TABLE R402.1.2
INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENTa

Fenestration U-Factorb	0.30 U-Factor
Skylightb U-Factor	0.55 U-Factor
Glazed Fenestration SHGCb	0.40 Solar Heat Gain Coefficient (SHGC)
Ceiling	R-49
Wood Frame Wall and Rim Joists	R-19 in cavity + R-5 continuous on the exterior, or R-13 in cavity + R-10 continuous on the exterior, or R-15 continuous
Mass Wallc	R-15 continuous on the exterior, or R-20 continuous on the interior
Frame Floor	R-25 + R-5 continuous
Elevated Slab	R-15 continuous
Basement Wall	R-19 cavity + R-5 continuous on the exterior, or R-13 in cavity + R-10 continuous on the exterior, or R-15 continuous
Slab on Graded	R-10 perimeter insulation for a depth of 2 ft.
Conditioned Crawlspace Wall	R-19 cavity + R-5 continuous on the exterior, or R-13 in cavity + R-10 continuous on the exterior, or R-15 continuous

For SI: 1 foot = 304.8 mm.
a. R-values are minimums. U-factors and SHGC are maximums. When insulation is installed in a cavity which is less than the label or design thickness of the insulation, the installed R-value of the insulation shall not be less than the R-value specified in the table.
b. The fenestration U-factor column excludes skylights. The SHGC column applies to all glazed fenestration.
c. The second R-value applies when more than half the insulation is on the interior of the mass wall.
d. R-5 shall be added to the required slab edge R-values for heated slab.

R402.2.1 Ceilings with attic spaces. Where Section R402.1.2 would require R-49 insulation in the ceiling but the depth of the roof rafters does not allow R-49, the ceiling insulation value may be reduced to R-38. This reduction shall not apply to the U-factor alternative approach in Section R402.1.4 and the total UA alternative in Section R402.1.5.

R402.2.2 [Reserved]

R402.2.3 Eave baffle. For air-permeable insulation in vented attics utilizing eave vents, a baffle shall be installed adjacent to soffit and eave vents. Baffles shall maintain an opening equal or greater than the size of the vent. The baffle shall extend over the top of the attic insulation. The baffle may be any solid material.

R402.2.4 Access hatches and doors. Access doors from conditioned spaces to unconditioned spaces such as attics and crawl spaces shall be weatherstripped and insulated to a level equivalent to the insulation on the surrounding surfaces. Access shall be provided to all equipment that prevents damaging or compressing the insulation. A wood-framed or equivalent baffle or retainer is required to be provided when loose-fill insulation is installed, the purpose of which is to prevent the loose-fill insulation from spilling into the living space when the attic access is opened, and to provide a permanent means of maintaining the installed R-value of the loose-fill insulation.

Exception: Vertical doors that provide access from conditioned to unconditioned spaces shall be permitted to meet the fenestration requirements of Table R402.1.2.

R402.2.5 Mass walls. Mass walls for the purposes of this chapter shall be considered above-grade walls of concrete block, concrete, insulated concrete form (ICF), masonry cavity, brick (other than brick veneer), earth (adobe, compressed earth block, rammed earth) and solid timber/logs, or any other walls having a heat capacity greater than or equal to 6 Btu/ft² °F (123 kJ/m² K).

R402.2.6 Steel-frame ceilings, walls and floors. Steel-frame ceilings, walls, and floors shall meet the insulation requirements of Table R402.2.6 or shall meet the U-factor requirements of Table R402.1.4. The calculation of the U-factor for a steel-frame envelope assembly shall use a series-parallel path calculation method.

R402.2.7 Walls with partial structural sheathing. Where Section R402.1.2 would require continuous insulation on exterior walls and structural sheathing covers 40 percent or less of the gross area of all exterior walls, the continuous insulation R-value shall be permitted to be reduced by an amount necessary to result in a consistent

ARCHITECT:
CA3DC
CAMPBELL ARCHITECTS, LLC
15602 BEECH TREE PARKWAY
UPPER MARLBORO, MARYLAND

SEAL:

INTERIOR ALTERATION & ADDITION
5104 13TH STREET, N.W.
WASHINGTON, D.C 20011

CLIENT:
KIM JENNINGS

ORIGINAL DRAWING DATE: 04/25/2025

REV.	ISSUE/DESCRIPTION	DATE

DRAWING TITLE:
COVER SHEET

SCALE: AS NOTED
PROJECT NO: 25.014
DRAWN BY: BSANON
CHECKED BY: JCAMPBELL

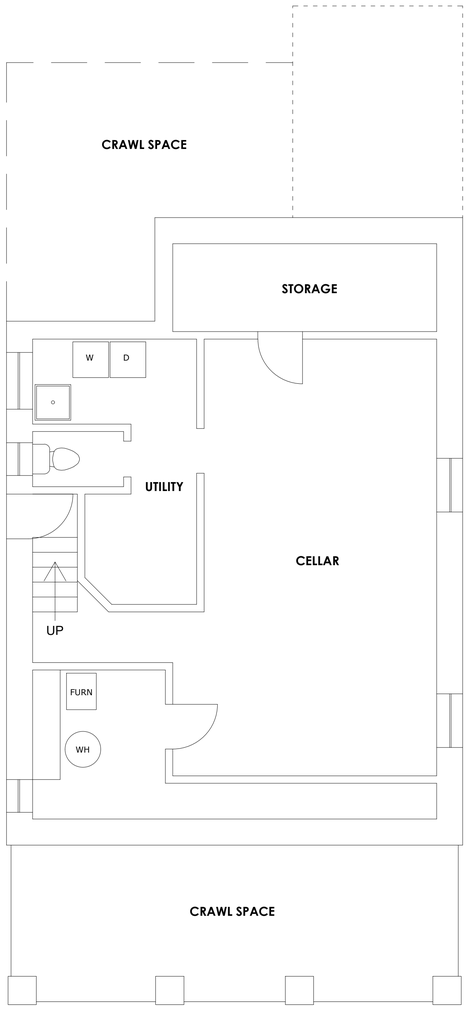
DRAWING NUMBER:
0001

GENERAL DEMOLITION NOTES

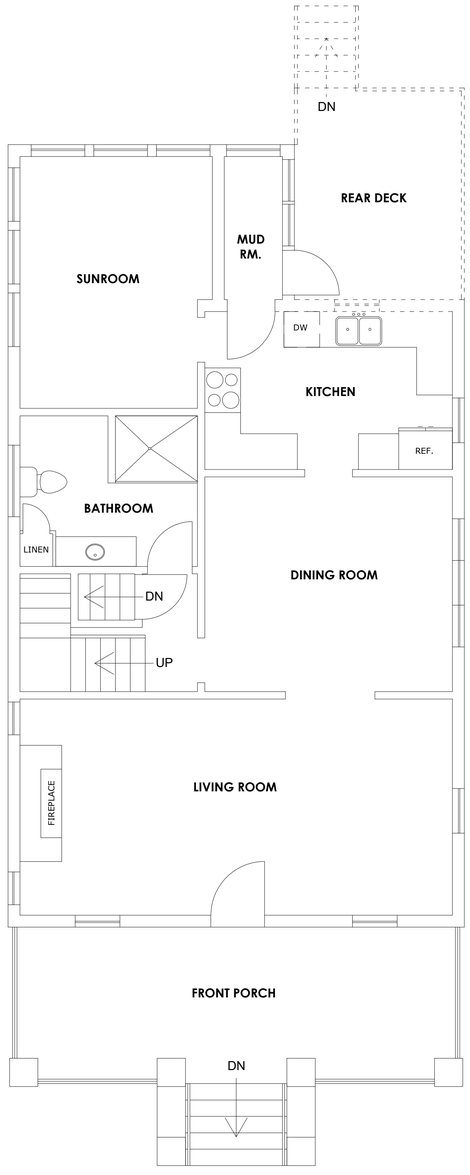
1. CONTRACTOR IS TO INSPECT AND ASSESS EACH AREA TO FULFILL THE INTENT OF THE DESIGN BEFORE DEMOLITION AND ALTERATIONS ARE TO OCCUR.
2. AREA OF DEMOLITION SHALL BE CLEAN AND SWEPT AT THE END OF DAYS WORKED. REMOVE ALL DEBRIS, TOOLS, EQUIPMENT, AND SUPPLIES FROM JOB SITE AT THE END OF DAYS WORKED.
3. DASH LINES INDICATE PORTION OF EXISTING STRUCTURE TO BE DEMOLISHED.

DEMOLITION KEY NOTES

(D1) REMOVE EXISTING FLOOR, WALL, AND CEILING FINISHES



1 D001 CELLAR DEMOLITON PLAN
Scale: 1/4" = 1'-0"



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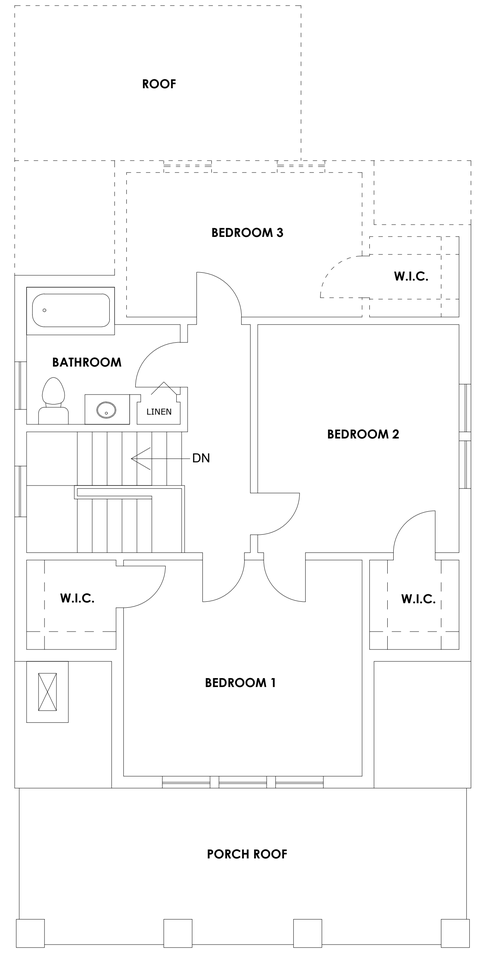

3 D001 SECOND FLOOR DEMOLITION PLAN
Scale: 1/4" = 1'-0"

PLAN NORTH

ARCHITECT:

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UPPER MARLBORO, MARYLAND

SEAL:

INTERIOR ALTERATION & ADDITION

5104 13TH STREET, N.W.
WASHINGTON, D.C 20011

CLIENT:
KIM JENNINGS

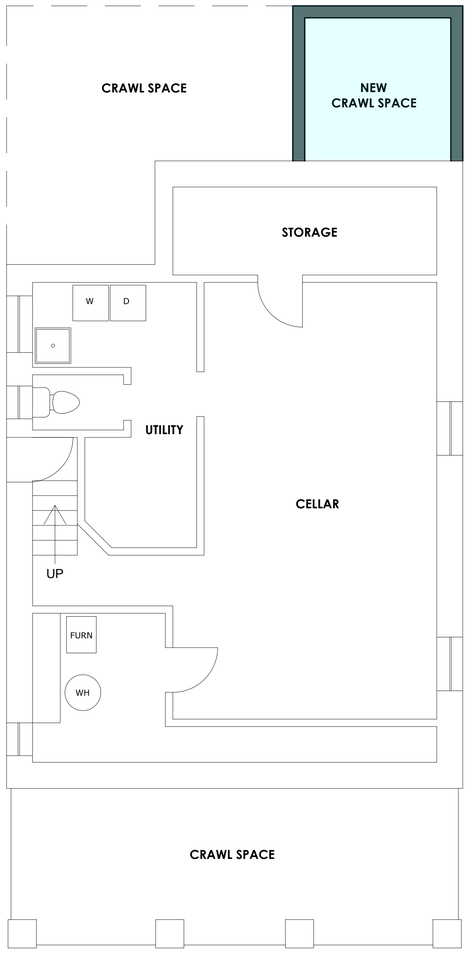
ORIGINAL DRAWING DATE: 04/25/2025

REV.	ISSUE/DESCRIPTION	DATE

DRAWING TITLE:
DEMOLITION PLANS

SCALE: AS NOTED
PROJECT NO: 25.014
DRAWN BY: BSANON
CHECKED BY: JCAMPBELL

DRAWING NUMBER:
D001



1 A001 CELLAR NEW WORK PLAN
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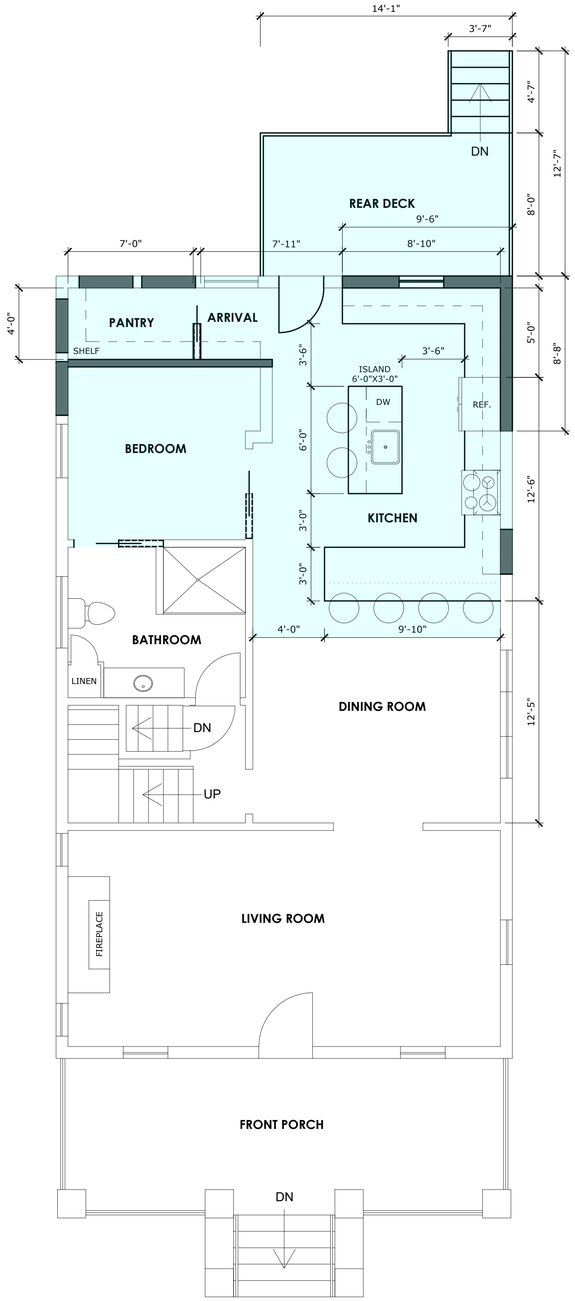

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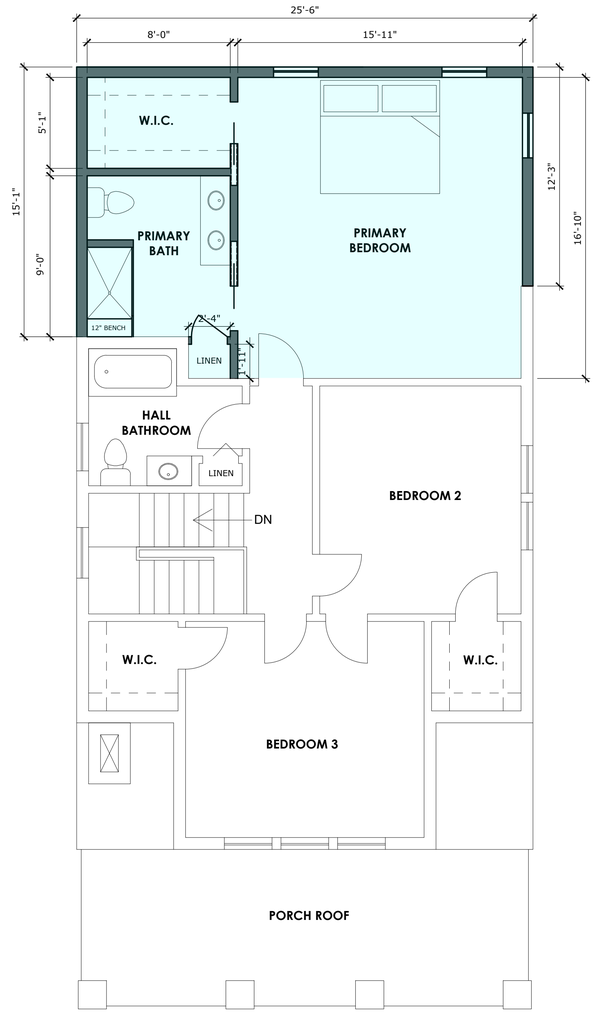


3 A001 SECOND FLOOR NEW WORK PLAN
Scale: 1/4" = 1'-0"

PLAN NORTH

INTERIOR ALTERATION & ADDITION

5104 13TH STREET, N.W.
WASHINGTON, D.C 20011

ARCHITECT:
CAIDC
CAMPBELL ARCHITECTS, LLC
15602 BEECH TREE PARKWAY
UPPER MARLBORO, MARYLAND

SEAL:

CLIENT:
KIM JENNINGS

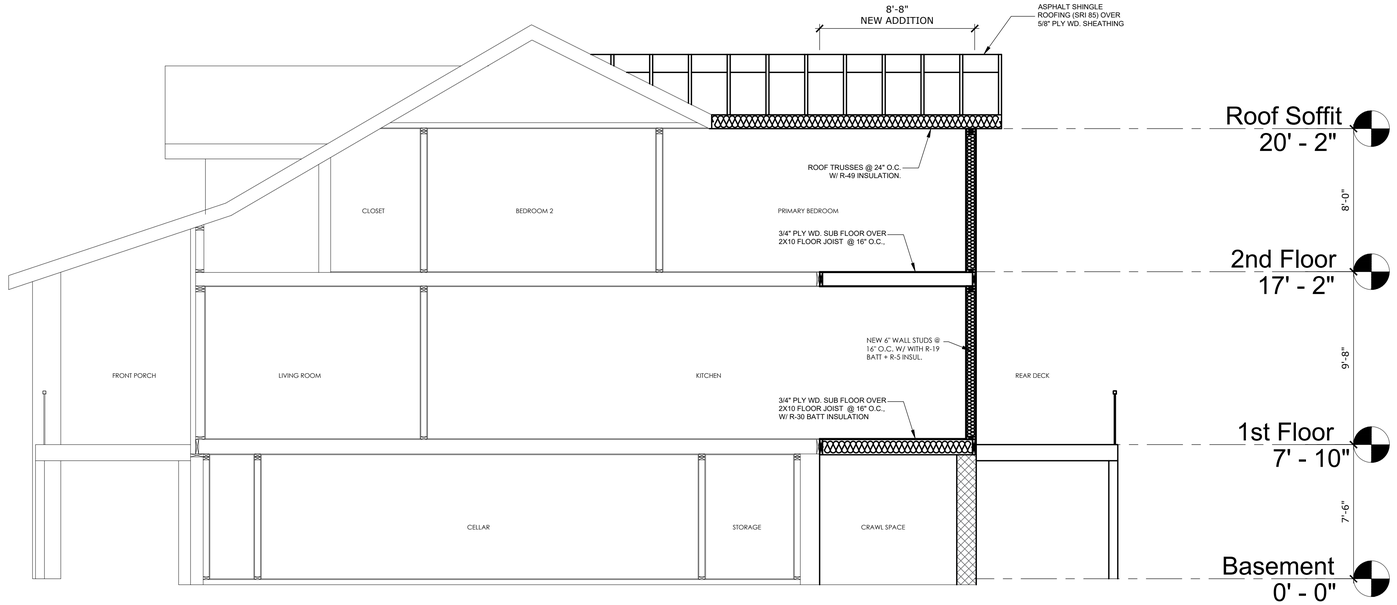
ORIGINAL DRAWING DATE: 04/25/2025

REV.	ISSUE/DESCRIPTION	DATE

DRAWING TITLE:
NEW WORK
FINAL CONCEPT PLANS

SCALE: AS NOTED
PROJECT NO: 25.014
DRAWN BY: BSANON
CHECKED BY: JCAMPBELL

DRAWING NUMBER:
A001



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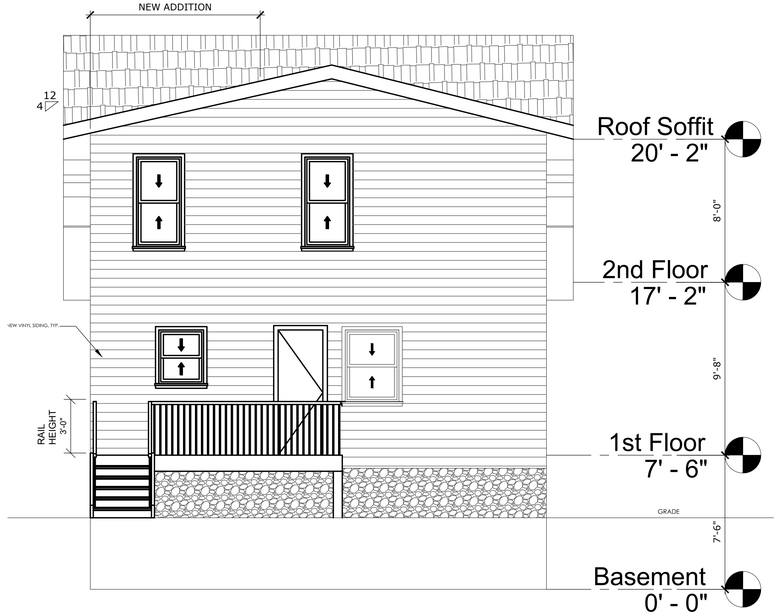

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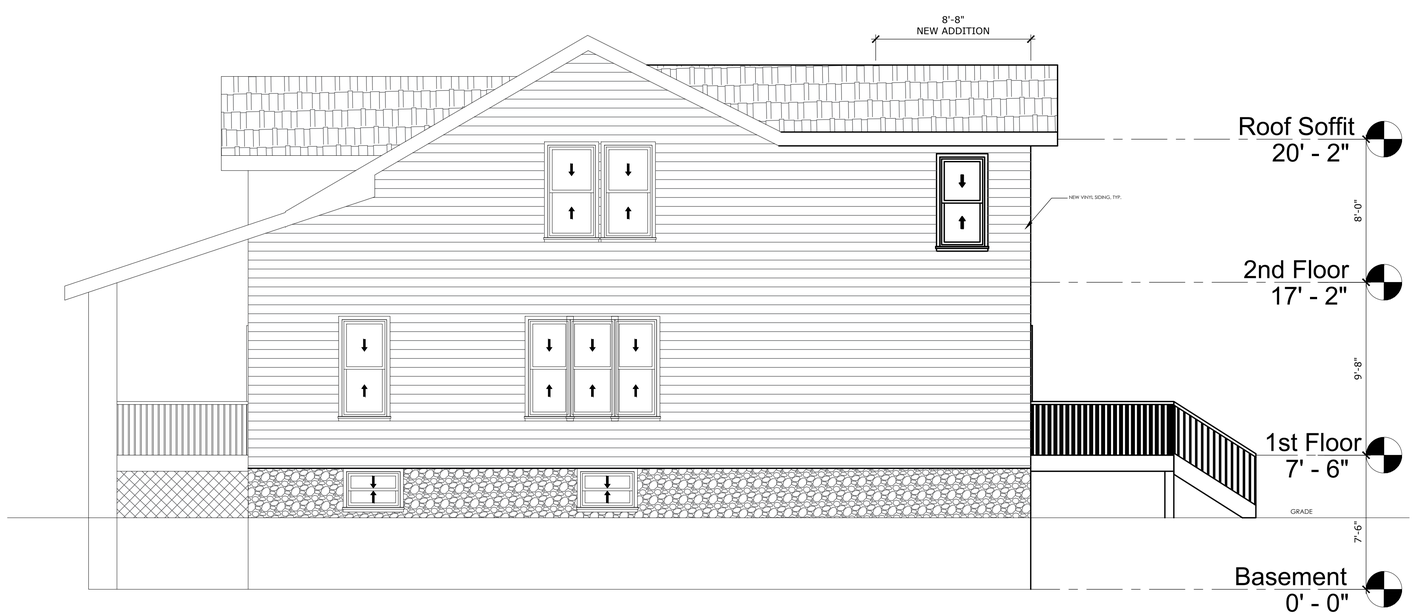


3 A002 NORTH ELEVATION
Scale: 1/4" = 1'-0"

INTERIOR ALTERATION & ADDITION

5104 13TH STREET, N.W.
WASHINGTON, D.C 20011

ARCHITECT:
CAIDC
CAMPBELL ARCHITECTS, LLC
15602 BEECH TREE PARKWAY
UPPER MARLBORO, MARYLAND

SEAL:

CLIENT:
KIM JENNINGS

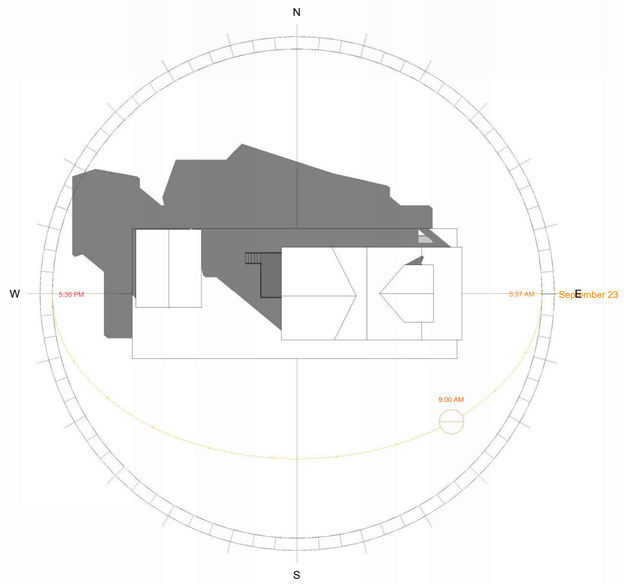
ORIGINAL DRAWING DATE: 04/25/2025

REV.	ISSUE/DESCRIPTION	DATE

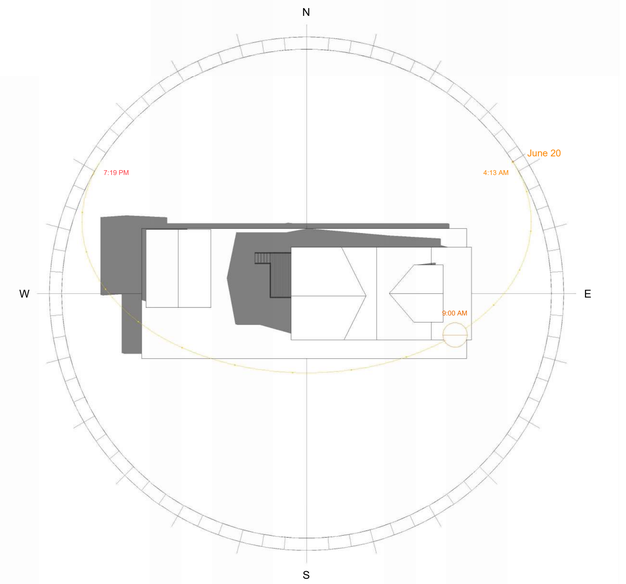
DRAWING TITLE:
BUILDING ELEVATION & SECTION

SCALE: AS NOTED
PROJECT NO: 25.014
DRAWN BY: BSANON
CHECKED BY: JCAMPBELL

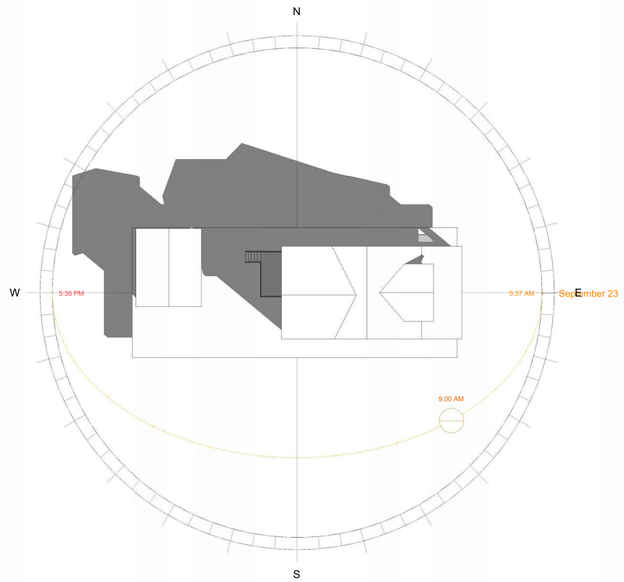
DRAWING NUMBER:
A002



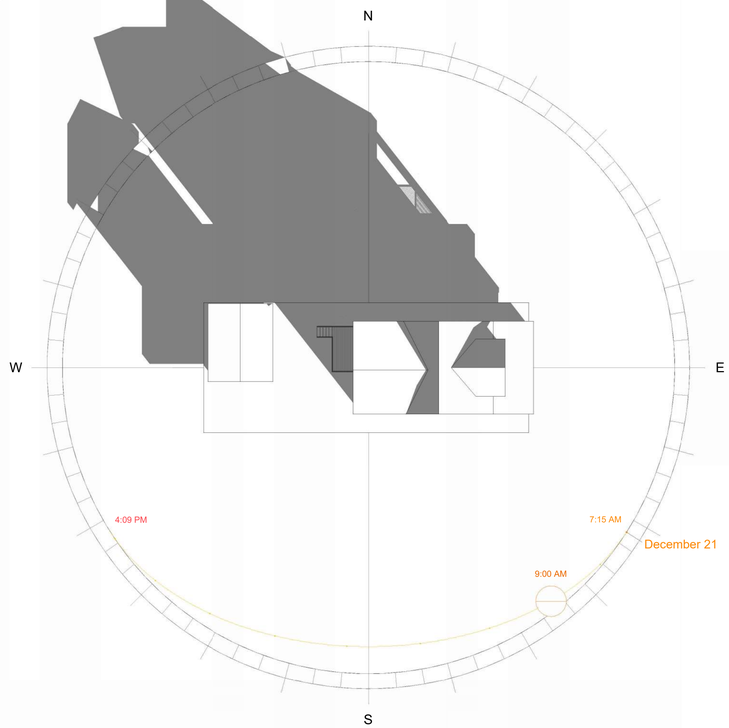
2 SPRING EQUINOX



3 SUMMER SOLSTICE



1 FALL EQUINOX



4 WINTER SOLSTICE

ARCHITECT:
CAIDC
CAMPBELL ARCHITECTS, LLC
15602 BEECH TREE PARKWAY
UPPER MARLBORO, MARYLAND

SEAL:

INTERIOR ALTERATION & ADDITION

5104 13TH STREET, N.W.
WASHINGTON, D.C 20011

CLIENT:
KIM JENNINGS

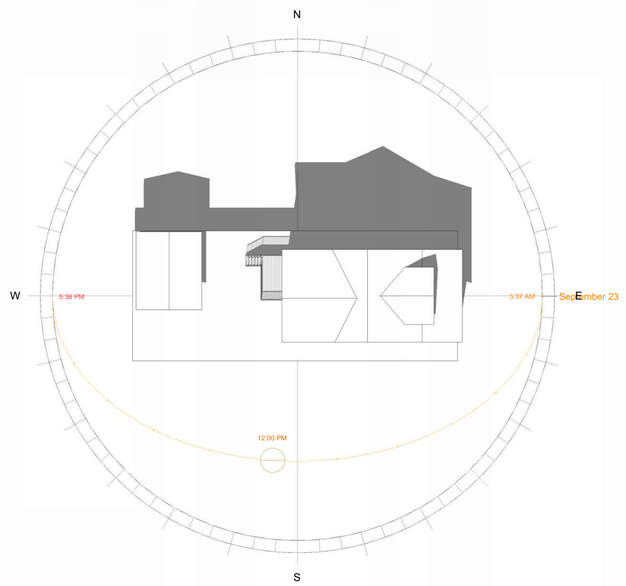
ORIGINAL DRAWING DATE: 04/25/2025

REV.	ISSUE/DESCRIPTION	DATE

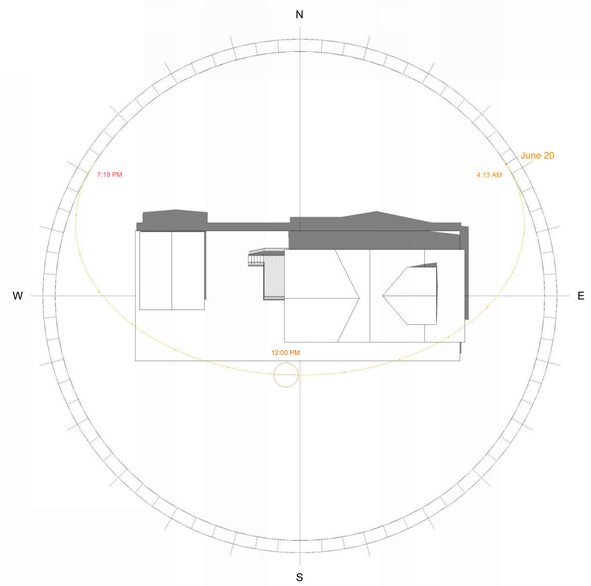
DRAWING TITLE:
SUN PATH STUDY

SCALE: AS NOTED
PROJECT NO: 25.014
DRAWN BY: BSANON
CHECKED BY: JCAMPBELL

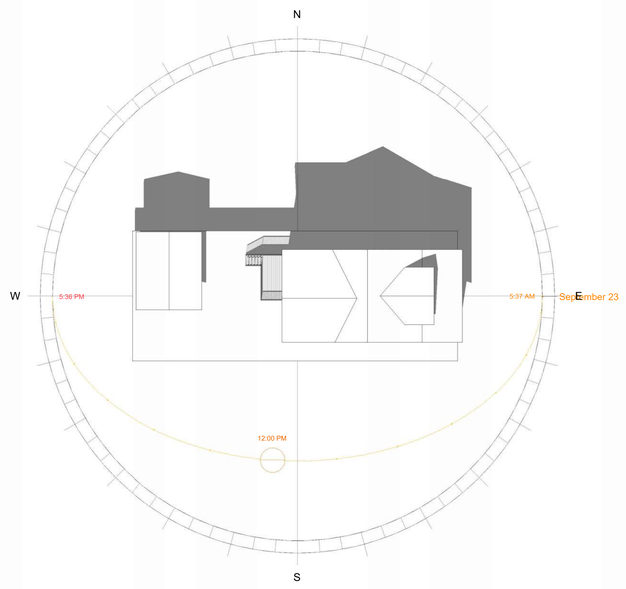
DRAWING NUMBER:
A000



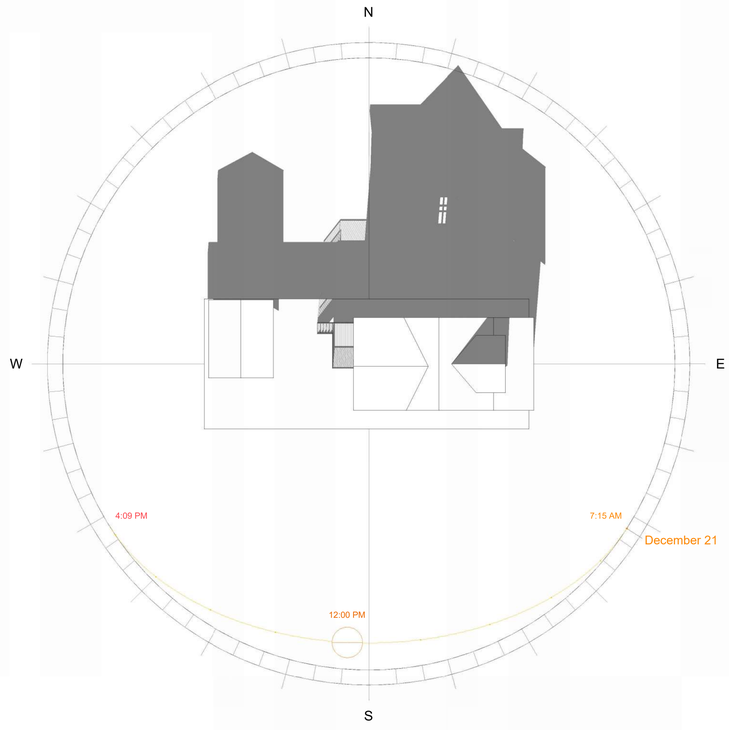
2 SPRING EQUINOX



3 SUMMER SOLSTICE



1 FALL EQUINOX



4 WINTER SOLSTICE

ARCHITECT:
CAIDC
CAMPBELL ARCHITECTS, LLC
15602 BEECH TREE PARKWAY
UPPER MARLBORO, MARYLAND

SEAL:

INTERIOR ALTERATION & ADDITION

5104 13TH STREET, N.W.
WASHINGTON, D.C 20011

CLIENT:
KIM JENNINGS

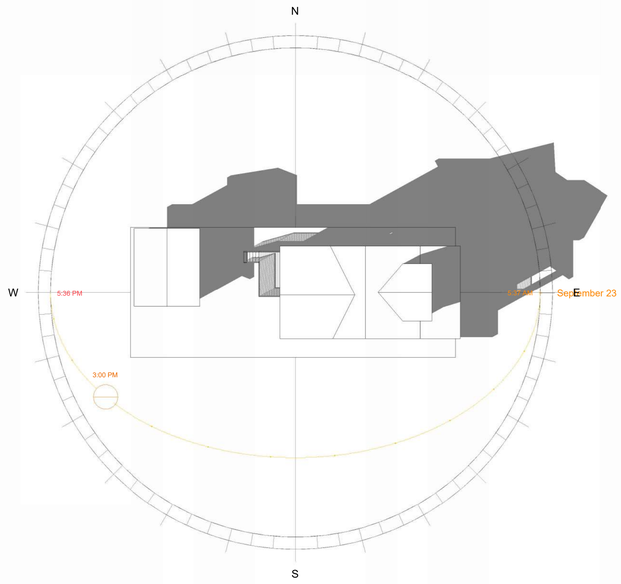
ORIGINAL DRAWING DATE: 04/25/2025

REV.	ISSUE/DESCRIPTION	DATE

DRAWING TITLE:
SUN PATH STUDY

SCALE: AS NOTED
PROJECT NO: 25.014
DRAWN BY: BSANON
CHECKED BY: JCAMPBELL

DRAWING NUMBER:
A000



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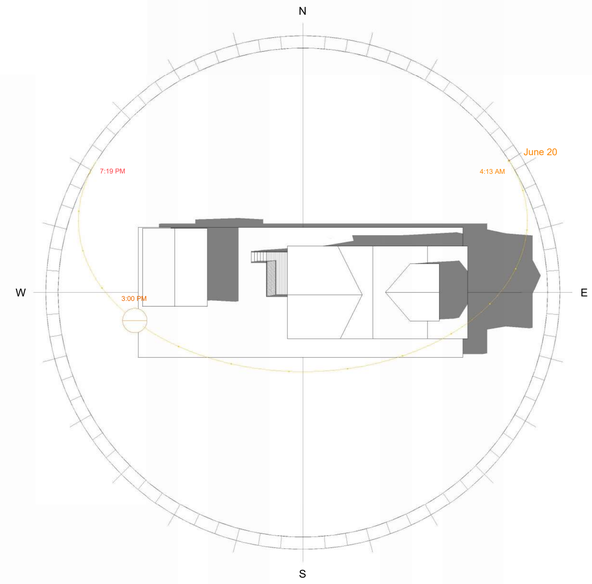

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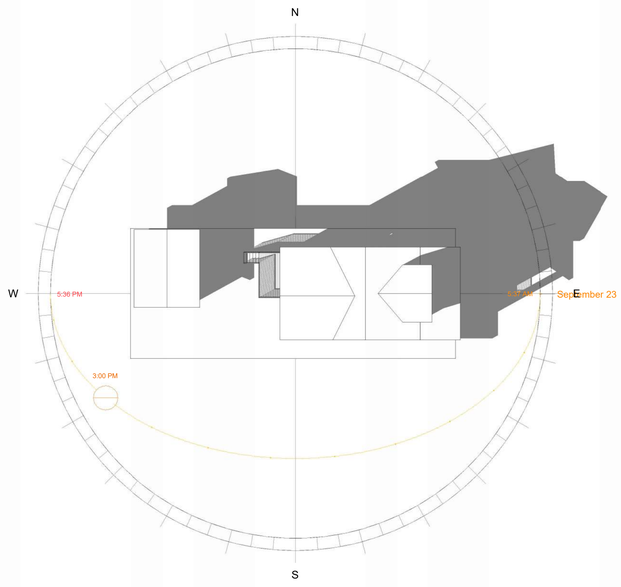

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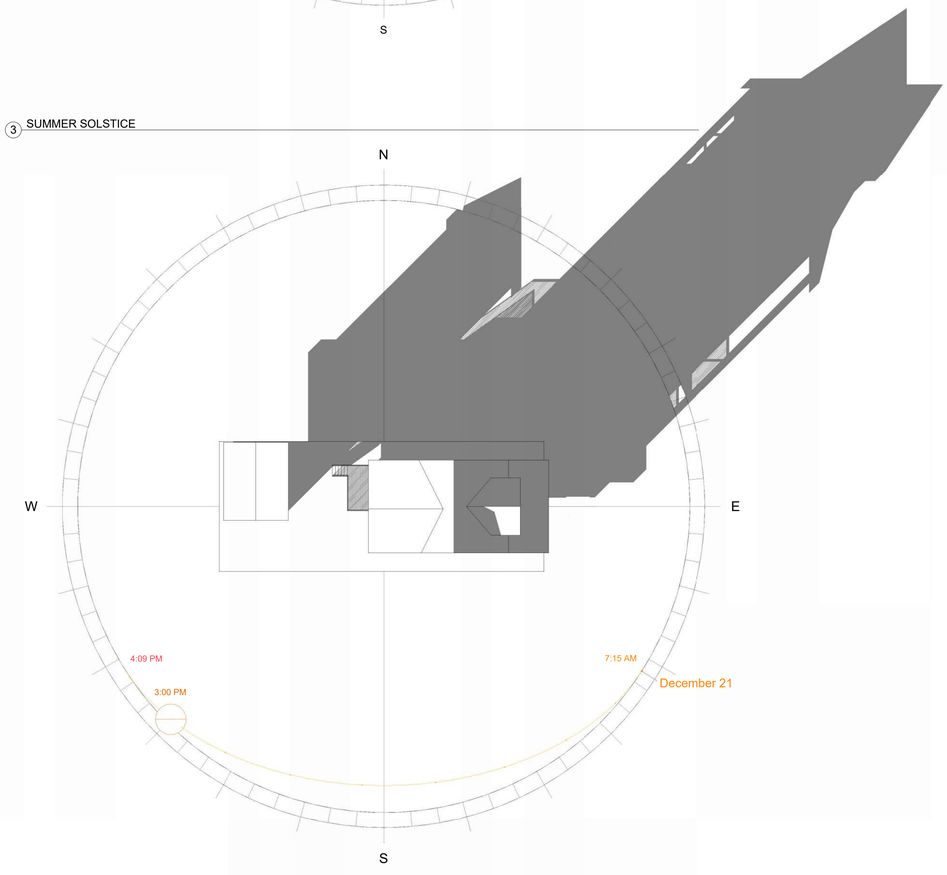

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