

Alteration, Repair & Addition

1522 W St, SE
SSL | 5779 0818

PROJECT NARRATIVE

PROPOSED WORK INCLUDES A 2-STORY PLUS CELLAR ADDITION TO AN EXISTING 2-STORY PLUS CELLAR DETACHED DWELLING. EXISTING SINGLE FAMILY DWELLING USE TO BE SUPPLEMENTED BY AN ACCESSORY DWELLING USE AT CELLAR LEVEL.

PROJECT TEAM

OWNER

ROSALYND UPTON
1522 W ST SE
WASHINGTON, DC 20020
TEL: (865) 258-8346
CONTACT: ROSALYND UPTON
E-MAIL: ROSALYND.UPTON@GMAIL.COM

ARCHITECT

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JACK LAWRENCE BECKER, AIA (LICENSE NO. 103141)
2126 15TH ST SE
WASHINGTON, DC 20020
TEL: (847) 997-0076
E-MAIL: JACK@BLD.US

STRUCTURAL ENGINEER

PIRMOZ STRUCTURAL ENGINEERING
17934 SHOTLEY BRIDGE PL.
OLNEY, MD 20832
TEL: (571) 888-1590
CONTACT: AKBAR PIRMOZ
E-MAIL: A.PIRMOZ@PIRMOZ-STRUCTURAL.COM

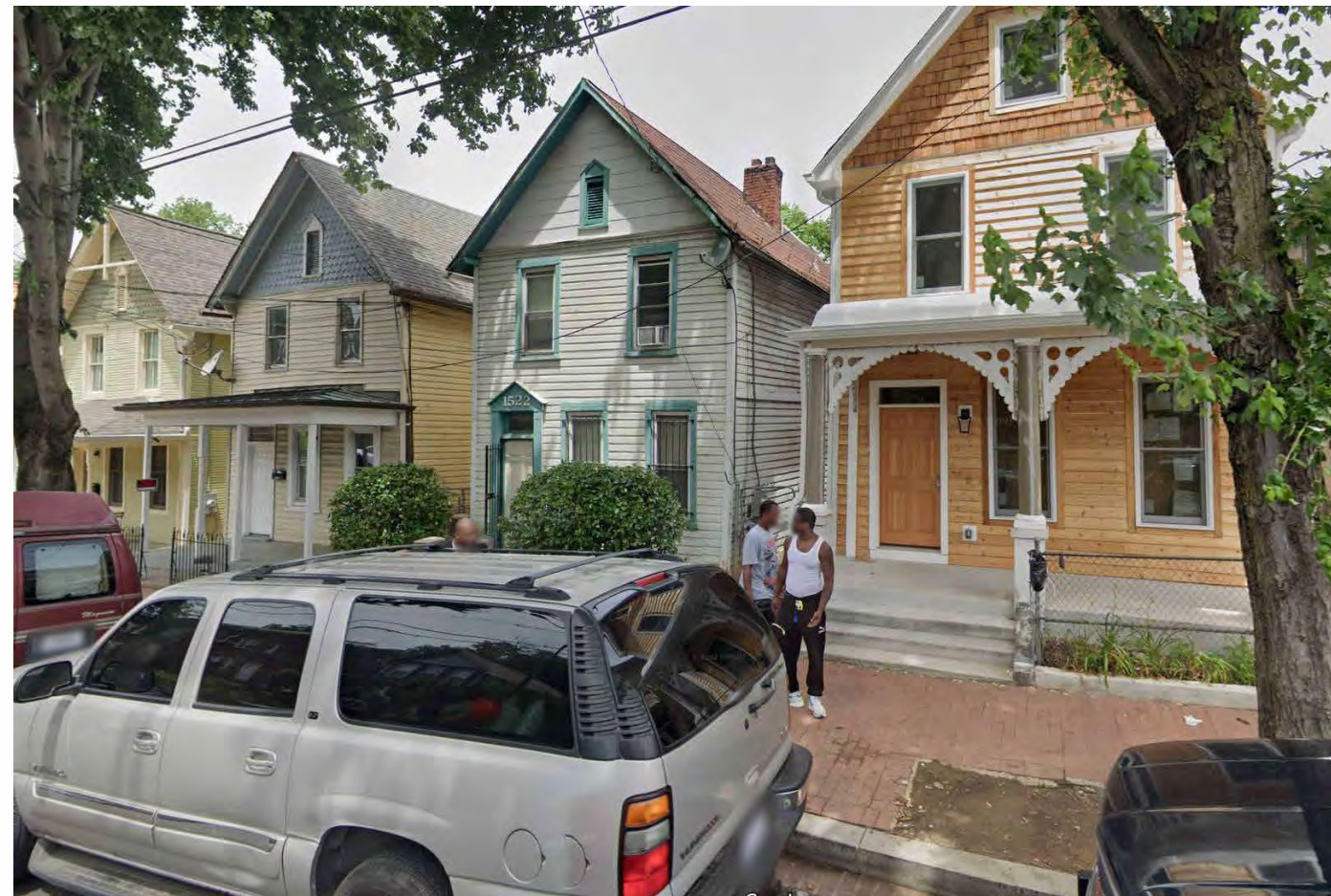
MEP ENGINEER

MEP 4 PERMITS
13612 ANSEL TERRACE
GERMANTOWN, MD 20874
TEL: (240) 254-7222
CONTACT: JOSE SANCHEZ, P.E.
E-MAIL: JSANCHEZ@MEP4PERMITS.COM

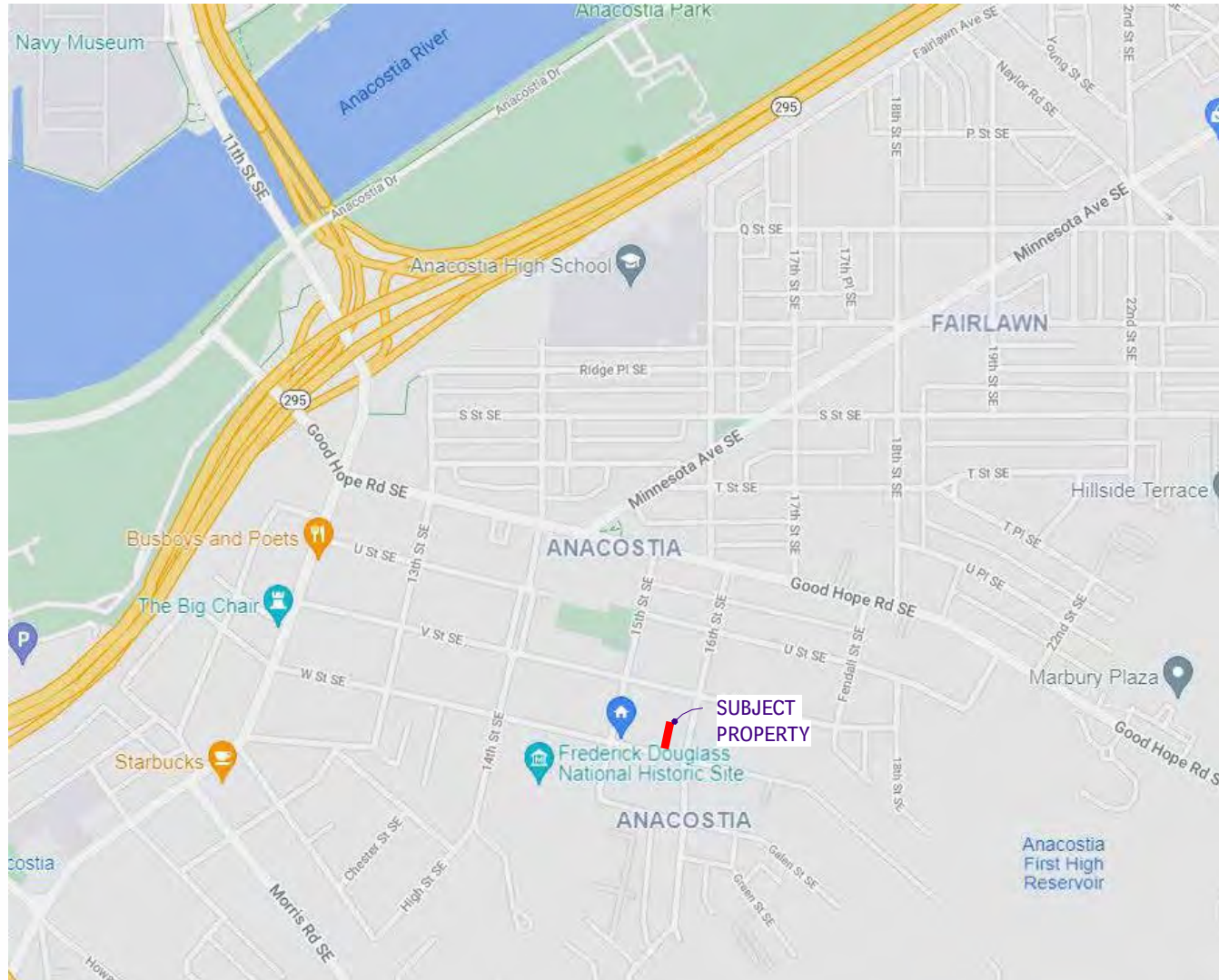
CIVIL ENGINEER

SERA ENGINEERED
4302 GEORGIA AVE NW,
WASHINGTON, DC 20011
TEL: (202) 417-6559
CONTACT: GLADYS SERA, P.E.
E-MAIL: GLADYS@SERAENGINEERED.COM

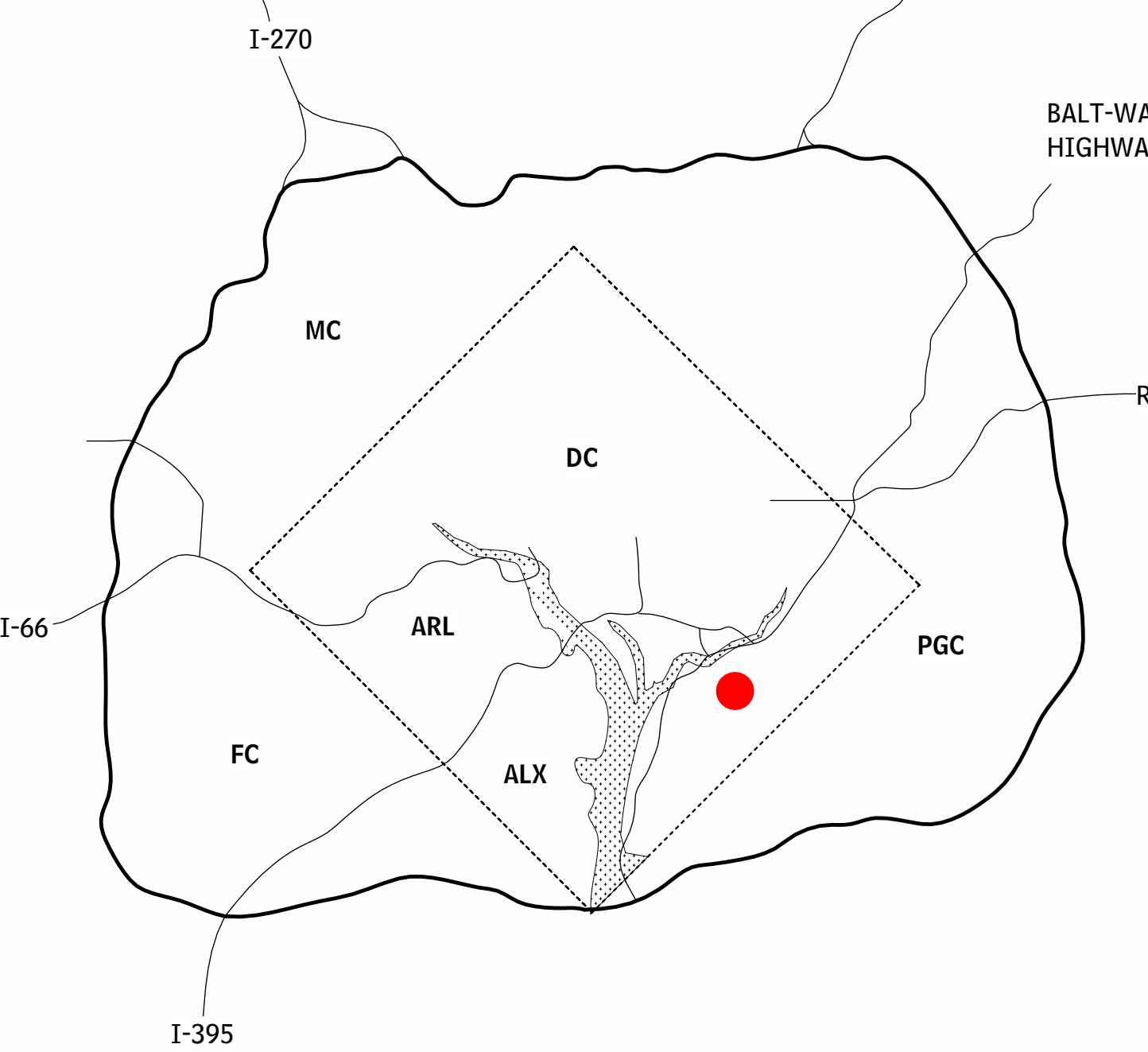
Existing Conditions View



Neighborhood Plan (NTS)



Vicinity Plan (NTS)



GOVERNMENT OF THE DISTRICT OF COLUMBIA
PERMIT OPERATIONS DIVISION
PLANS APPROVED
Permit No. B2402775 Date 07/17/24

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Proposed Renovation & Addition

1522 W ST SE
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COVER SHEET



ARCHITECT STATEMENT OF ATTESTATION
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PERMIT SET

01/18/24

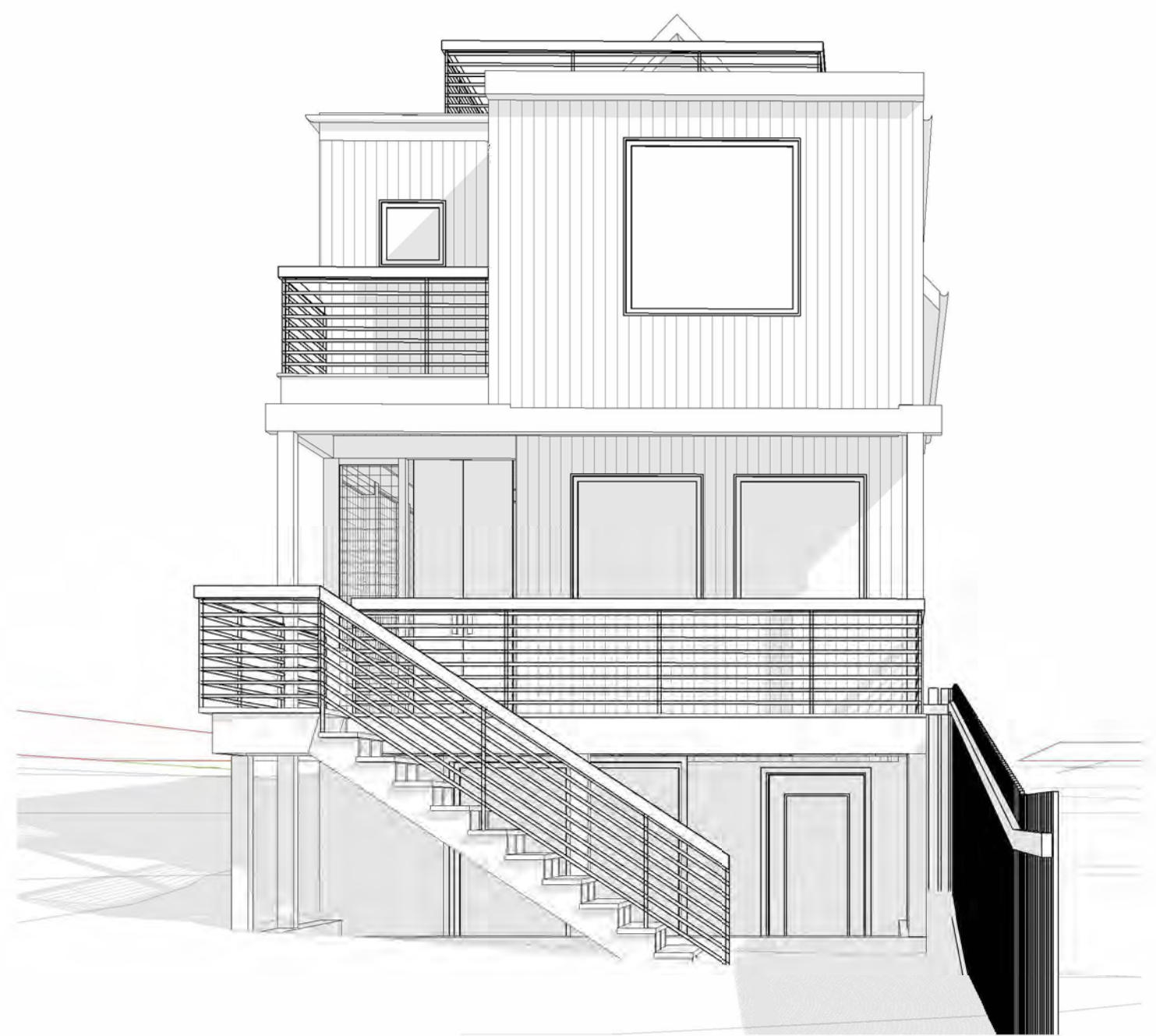
REVISIONS

NO.	DESCRIPTION	DATE
2	DOB REV #2	6/13/24

001

Board of Zoning Adjustment
District of Columbia
CASE NO. 21397
EXHIBIT NO. 6

Proposed View from Rear Yard



SHEET INDEX

GENERAL	PERMIT SET	ARCHITECTURAL	PERMIT SET
001 COVER SHEET	PERMIT SET	A001 WINDOW DOOR WALL ROOF TYPES	PERMIT SET
002 SYMBOLS ABBREVIATIONS GENERAL NOTES	PERMIT SET	A002 ARCHITECTURAL SITE PLAN	PERMIT SET
		A101 PLANS	PERMIT SET
STRUCTURAL	PERMIT SET	A102 PLANS	PERMIT SET
S00 GENERAL NOTES	PERMIT SET	A110 REFLECTED CEILING PLANS	PERMIT SET
S01 FLOOR FRAMING PLANS	PERMIT SET	A200 BUILDING ELEVATIONS	PERMIT SET
S02 FLOOR FRAMING PLANS	PERMIT SET	A300 BUILDING SECTIONS	PERMIT SET
S03 FLOOR FRAMING PLANS	PERMIT SET	A310 WALL SECTIONS	PERMIT SET
S04 ELEVATIONS	PERMIT SET	AD101 DEMOLITION PLANS	PERMIT SET
S05 ELEVATIONS	PERMIT SET		
S06 PERGOLA PLANS	PERMIT SET	MECHANICAL	PERMIT SET
S07 DETAILS & PARTIAL PLANS	PERMIT SET	M0000 NOTES & SPECS	PERMIT SET
S08 CONCRETE DETAILS	PERMIT SET	M0100 FLOOR PLAN NEW WORK	PERMIT SET
S09 WOOD DETAILS	PERMIT SET	M0200 SCHEDULE & DETAILS	PERMIT SET
S10 WOOD DETAILS	PERMIT SET		
CIVIL	PERMIT SET	PLUMBING	PERMIT SET
CIV001 COVER SHEET	PERMIT SET	P000 NOTES & SPECS	PERMIT SET
CIV100 EXISTING CONDITIONS PLAN	PERMIT SET	P101 FLOOR PLANS - NEW SANITARY	PERMIT SET
CIV130 DEMOLITION PLAN	PERMIT SET	P102 FLOOR PLANS - NEW DOMESTIC WATER	PERMIT SET
CIV200 SITE PLAN	PERMIT SET	P200 RISER DIAGRAMS	PERMIT SET
CIV210 SITE DETAILS	PERMIT SET	P300 DETAILS	PERMIT SET
CIV300 UTILITY PLAN	PERMIT SET	P400 SCHEDULES	PERMIT SET
CIV310 UTILITY PROFILE	PERMIT SET		
CIV320 DC WATER DETAILS	PERMIT SET	ELECTRICAL	PERMIT SET
CIV325 DC WATER FORMS	PERMIT SET	E000 COVER SHEET	PERMIT SET
CIV400 EROSION AND SEDIMENT CONTROL PLAN	PERMIT SET	E100 NEW LIGHTING PLAN	PERMIT SET
CIV410 EROSION AND SEDIMENT CONTROL DETAILS	PERMIT SET	E200 NEW POWER PLAN	PERMIT SET
CIV420 EROSION AND SEDIMENT CONTROL NOTES	PERMIT SET	E300 RISER DIAGRAM	PERMIT SET
CIV800 TREE PRESERVATION PLAN	PERMIT SET		

ZONING DATA SUMMARY

ZONING DATA	EXISTING	PERMITTED/REQ'D	PROPOSED
SQUARE	5765	NO CHANGE	NO CHANGE
LOT	1022	NO CHANGE	NO CHANGE
ZONE	R-3	NO CHANGE	NO CHANGE
YEAR BUILT	1891	N/A	2024
LOT AREA	2,760 SQ FT	NO CHANGE	NO CHANGE
BUILDING AREA	798 SQ FT	1,104 SQ FT (40% L.O.)	1,097 SQ FT
LOT OCCUPANCY	28.9%	40%	39.7%
NO. STORIES ABV GRADE	3	3	3
BUILDING HEIGHT	±24'-0"	40'-0"	NO CHANGE
REAR YARD	66'-1"	20'-0"	53'-9"
NO. OF STORIES	3 + CELLAR	3 + CELLAR	NO CHANGE
NO. OF UNITS	1	1 + ACCESSORY APARTMENT	1 + ACCESSORY APARTMENT
FRONT STREET	W ST SE	NO CHANGE	NO CHANGE
PARKING SPACES	1	1	NO CHANGE
PERVIOUS SURFACE	50.5%	20%	36%

CODE ANALYSIS

BUILDING DATA	PERMITTED/REQ'D	EXISTING	PROPOSED
USE GROUP	R-3	N/A	R-3
CONSTRUCTION TYPE	V-B	N/A	V-B
HEIGHT	40'-0"	N/A	29'-8"
NO. OF STORIES	4	N/A	2 + CELLAR
AREA	UNLIMITED	716 GSF / CELLAR	875 GSF / CELLAR
	UNLIMITED	716 GSF / FIRST FLOOR	796 GSF / FIRST FLOOR
	UNLIMITED	548 GSF / SECOND FLOOR	929 GSF / SECOND FLOOR
	UNLIMITED	301 GSF / ATTIC	301 GSF / ATTIC
GROSS FLOOR AREA	UNLIMITED	2,281 GSF	2,901 GSF (+620 GSF)
FULLY SUPPRESSED	YES	NO	YES 2
ADA ACCESSIBILITY	NO	N/A	NO

APPLICABLE BUILDING CODES

THIS PROJECT CONFORMS TO ALL APPLICABLE BUILDING CODES AND ZONING REGULATIONS FOR THE DISTRICT OF COLUMBIA. ALL CODES SUBJECT TO THE DISTRICT OF COLUMBIA CONSTRUCTION CODES, 2017 SUPPLEMENT AMENDMENTS & ALL REVISIONS.

BUILDING IRC 2015:
MECHANICAL IMC 2015:
PLUMBING IPC 2015:
ELECTRICAL:
FIRE IFC 2015:
ENERGY IECC 2015:
FUEL IFGC 2015:
AMENDMENTS:
ZONING:

INTERNATIONAL RESIDENTIAL CODE - 2017, DCMR 12B
INTERNATIONAL MECHANICAL CODE - 2017, DCMR 12E
INTERNATIONAL PLUMBING CODE - 2017, DCMR 12F
2014 NEC/NFPA 70 - NATIONAL ELECTRICAL CODE, 2017 DCMR 12C
INTERNATIONAL FIRE CODE - 2017, DCMR 12H
INTERNATIONAL ENERGY CONSERVATION CODE - 2017 DCMR 12I
INTERNATIONAL FUEL GAS CODE - 2017, DCMR 12D
DCMR12 BUILDING CODE REGULATIONS, 2017
DCMR TITLE 11 - ZONING REGULATIONS

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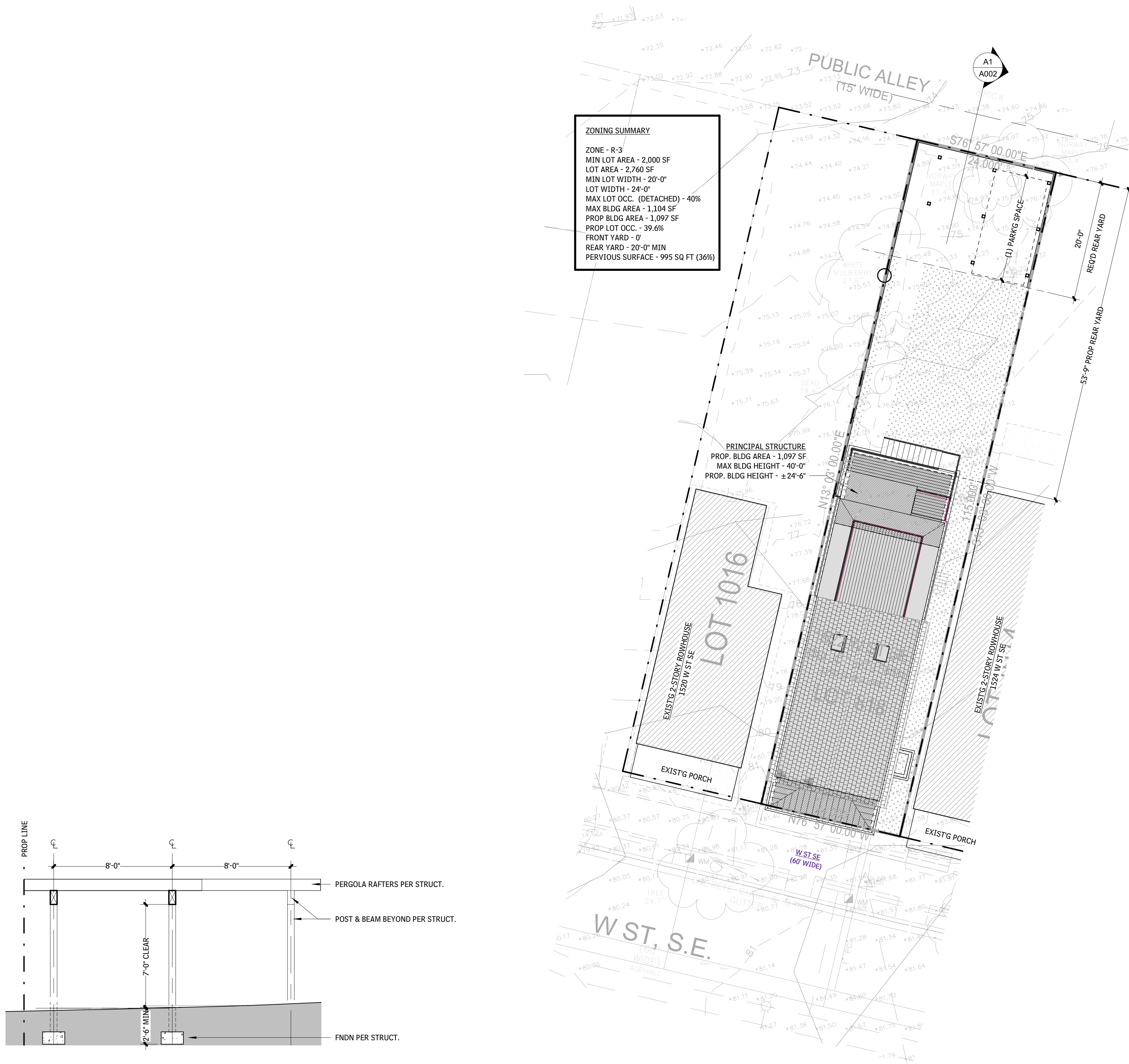
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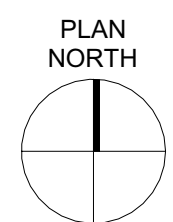
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A002



A1 Pergola Section
A002 1/4" = 1'-0"

A5 **Proposed Site Plan**
A002 1" = 10'-0"



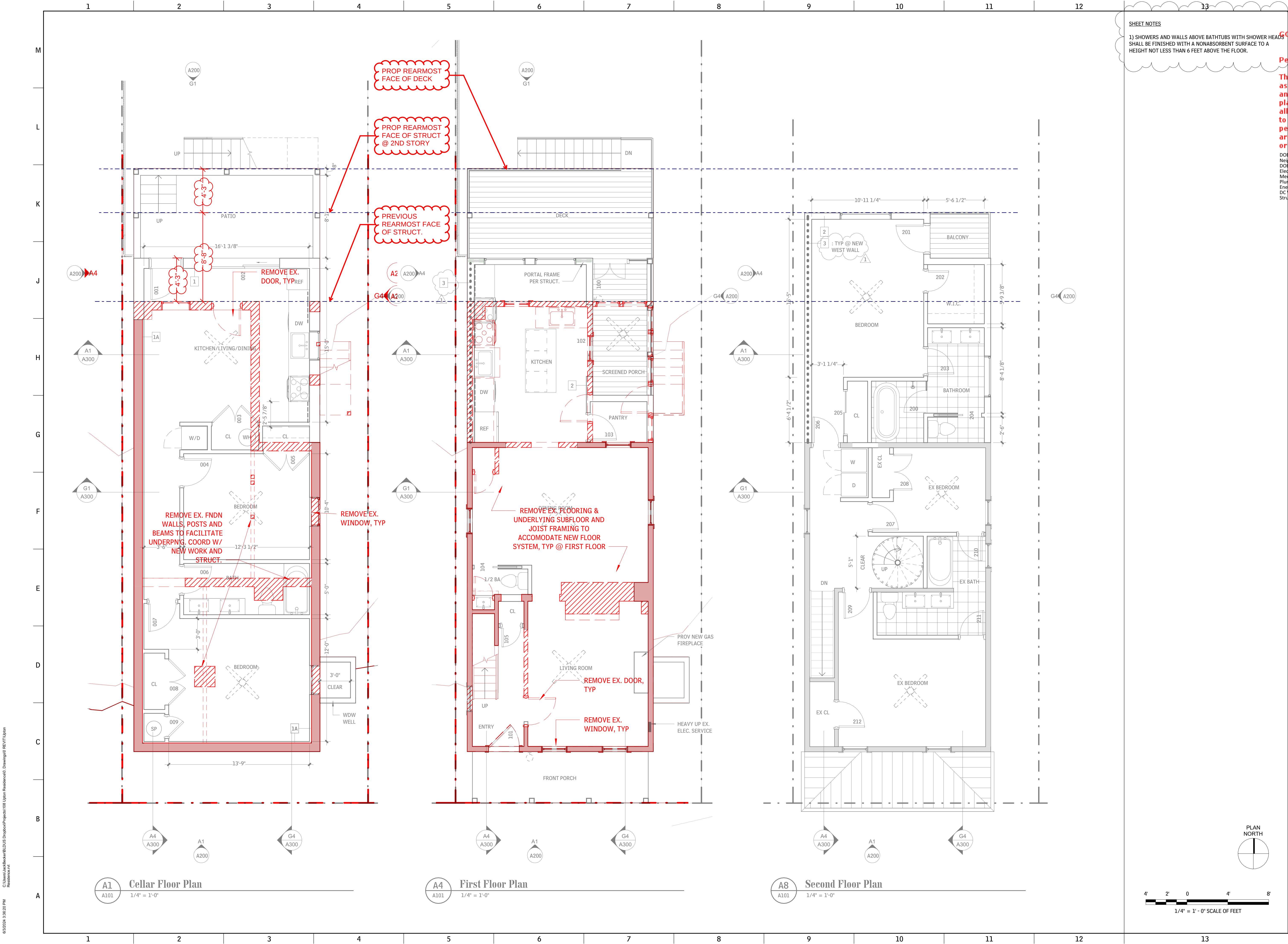
15' 10' 5' 0' 10' 15'

1" = 10' - 0" SCALE OF FEET

4' 2' 0 4' 8'

1/4" = 1' - 0" SCALE OF FEET

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Resubmission



SHEET NOTES

1) SHOWERS AND WALLS ABOVE BATHTUBS WITH SHOWER HEADS SHALL BE FINISHED WITH A NONABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 6 FEET ABOVE THE FLOOR.

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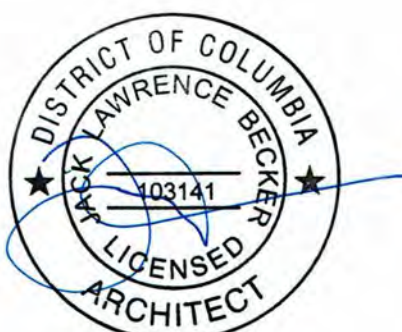
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Proposed Renovation & Addition

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PLANS



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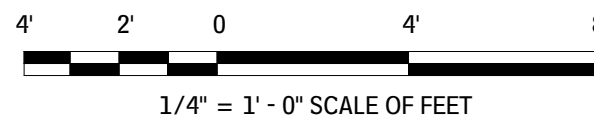
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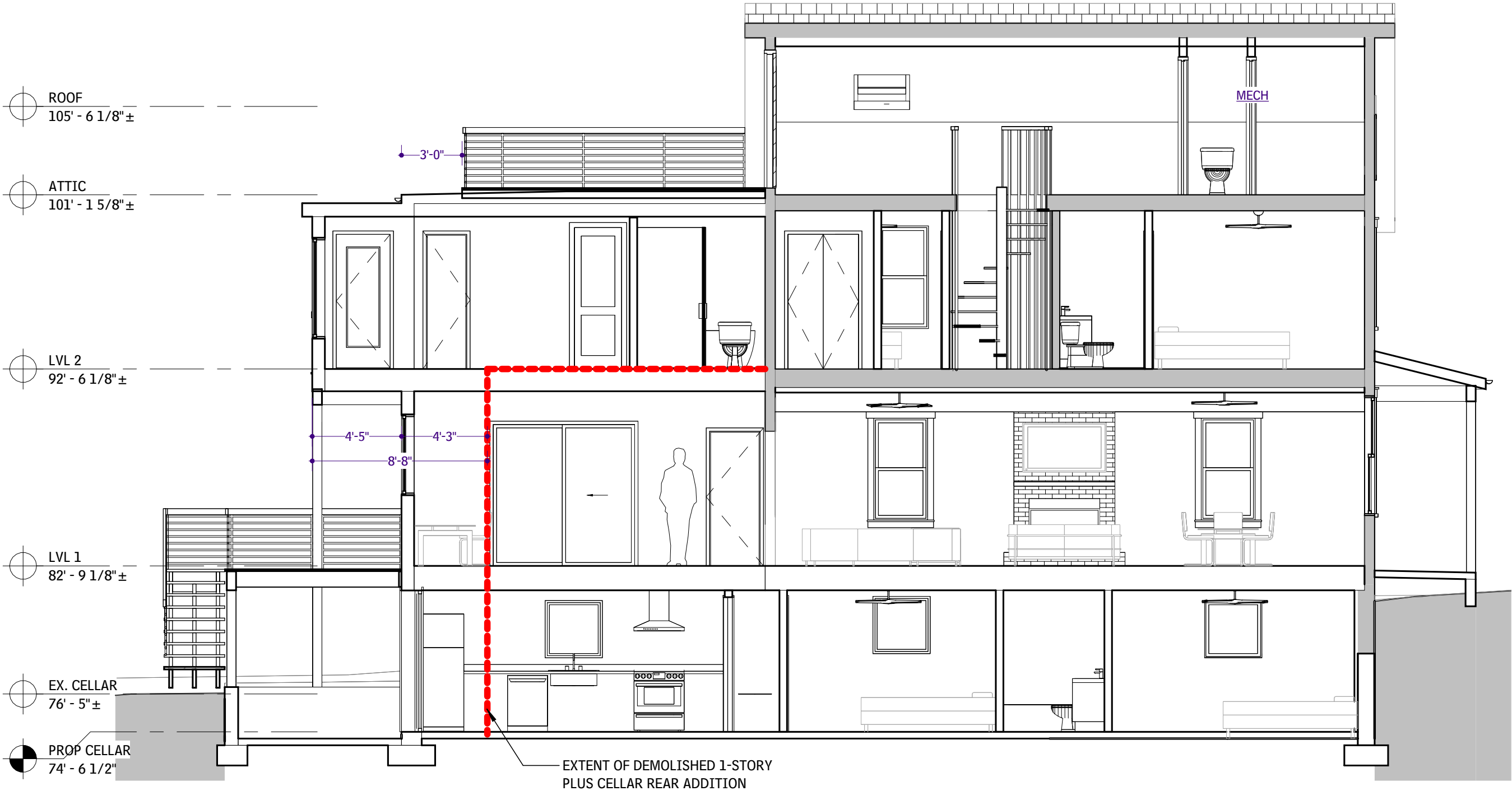
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A101

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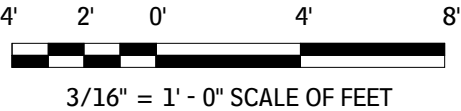
Section Diagram

Proposed Renovation & Addition
1522 W ST SE
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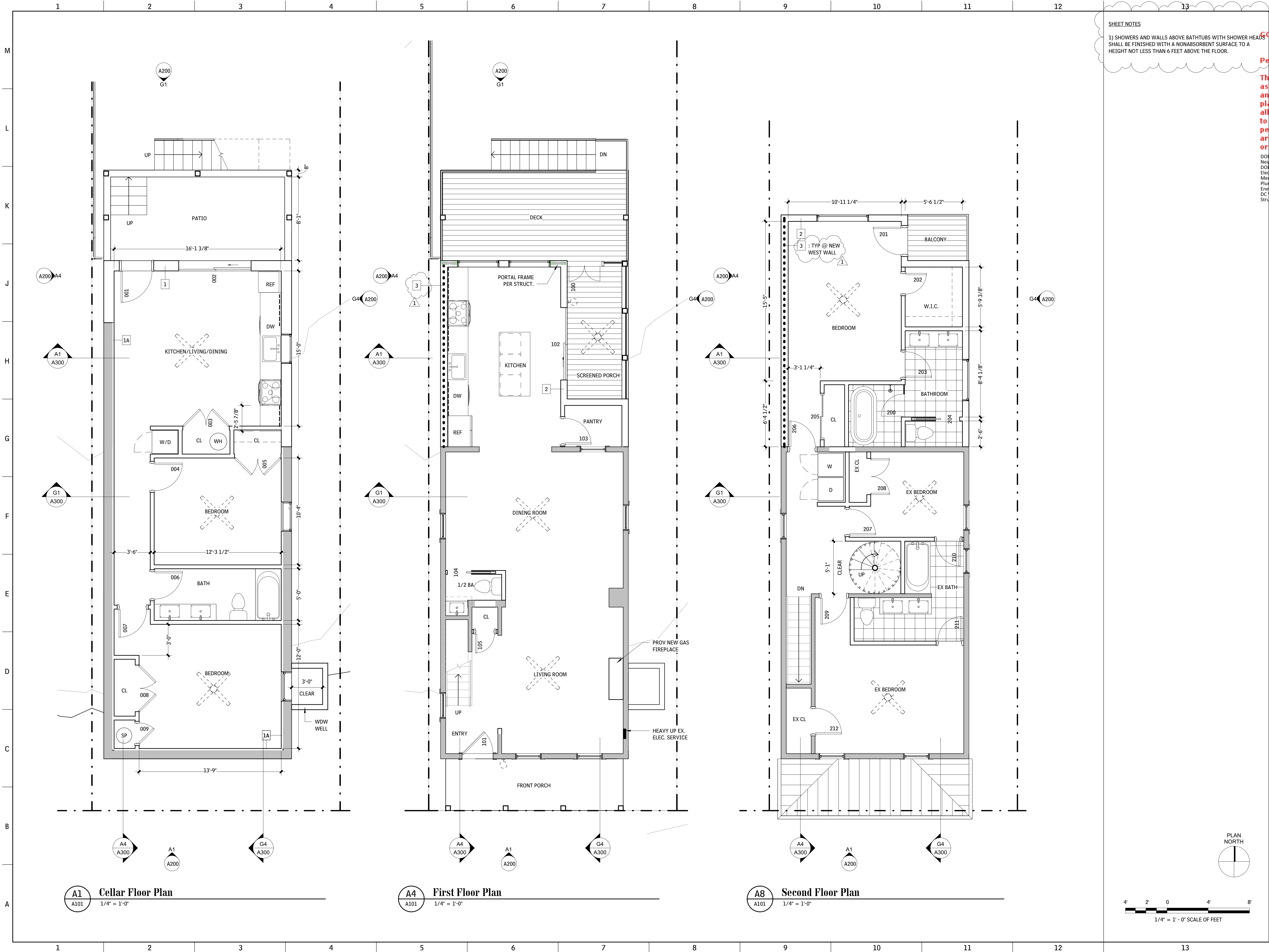
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Date: 9/19/25

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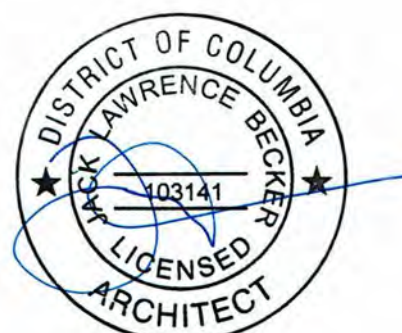
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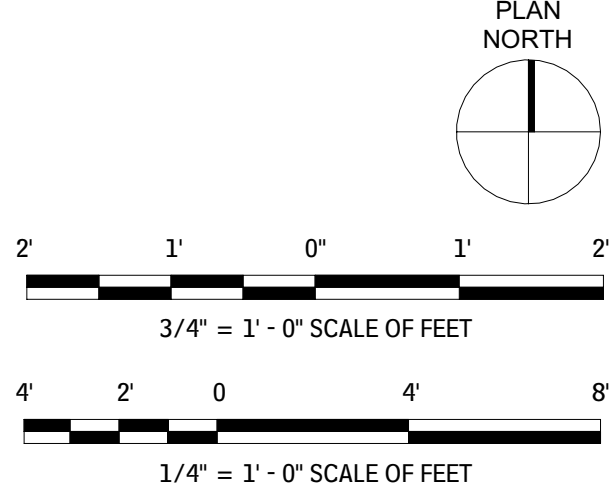
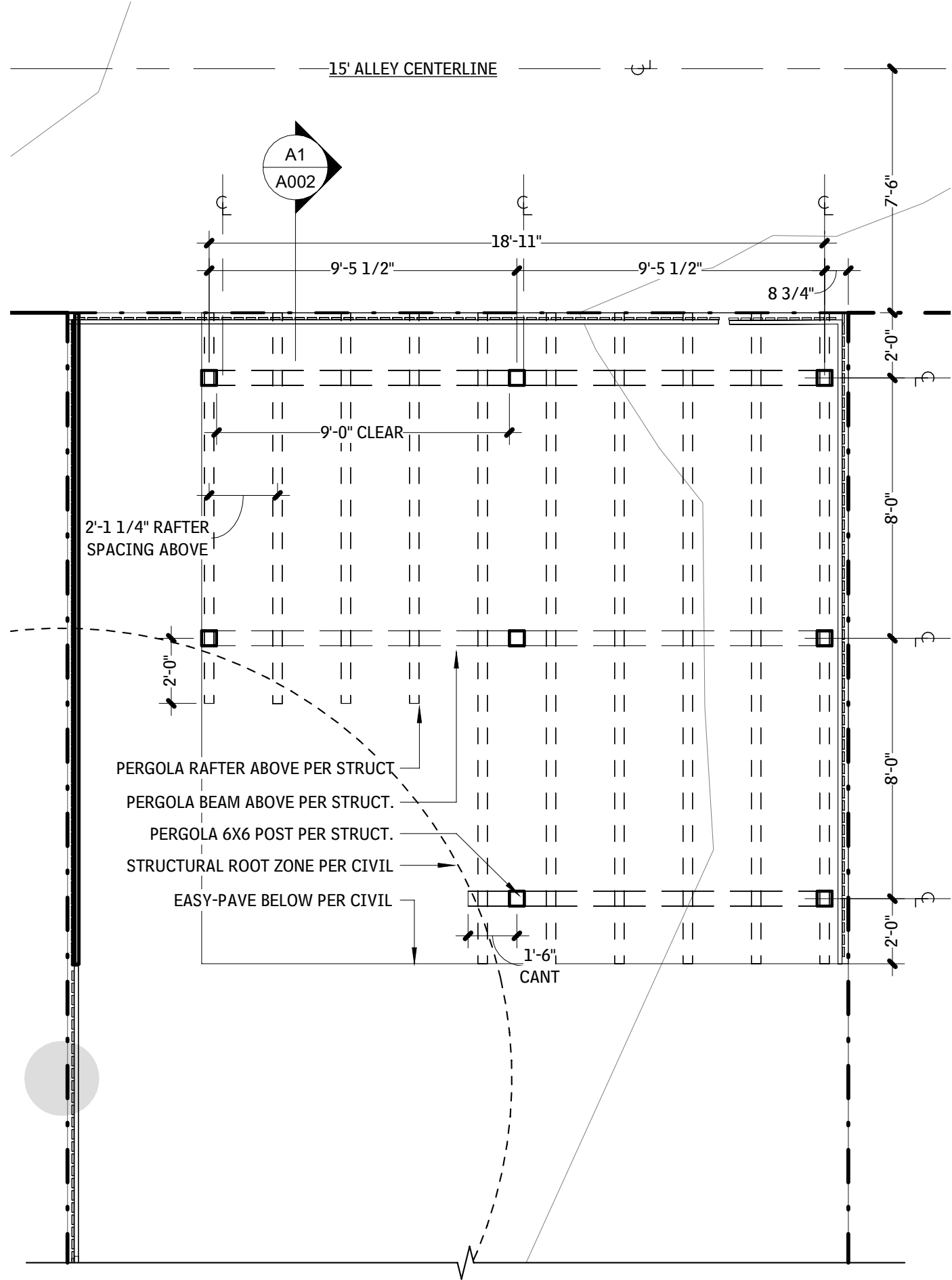
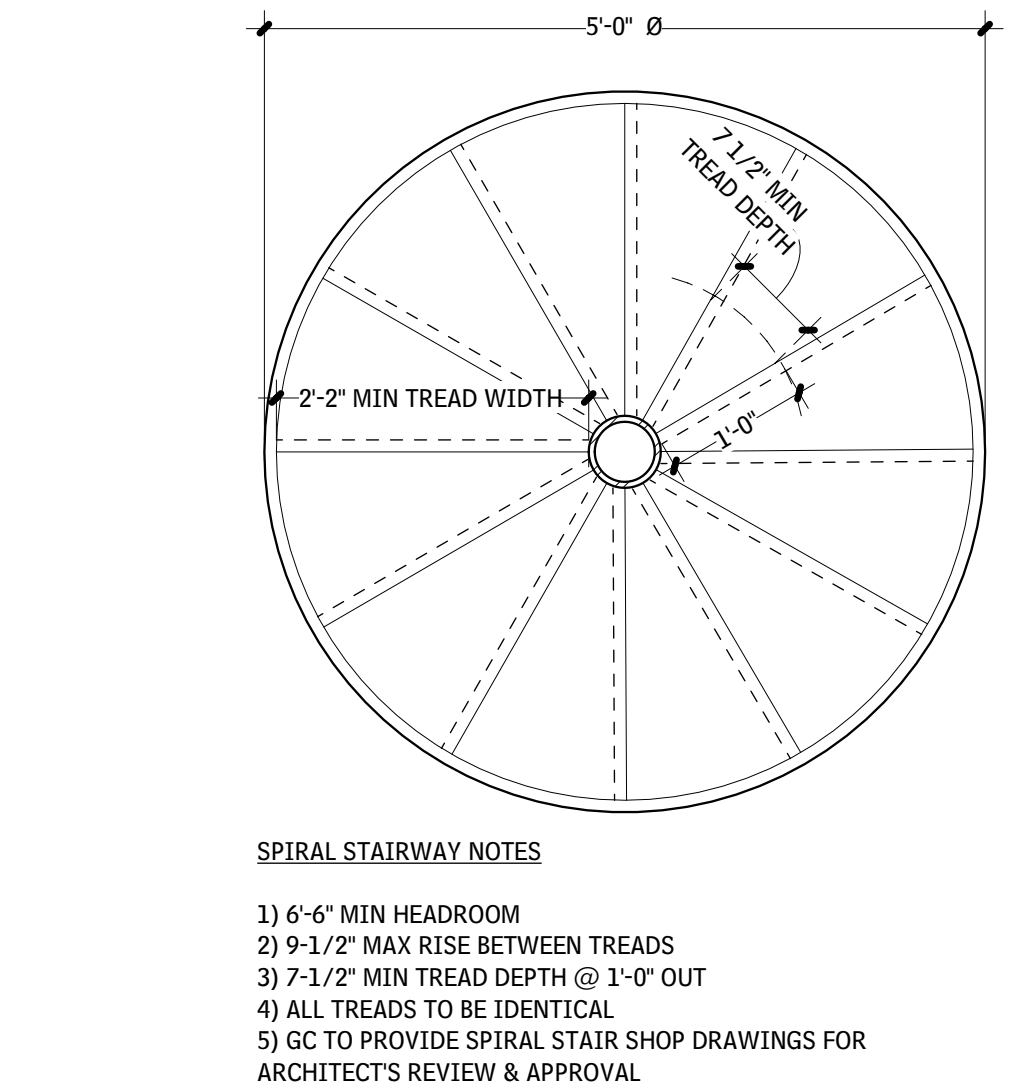
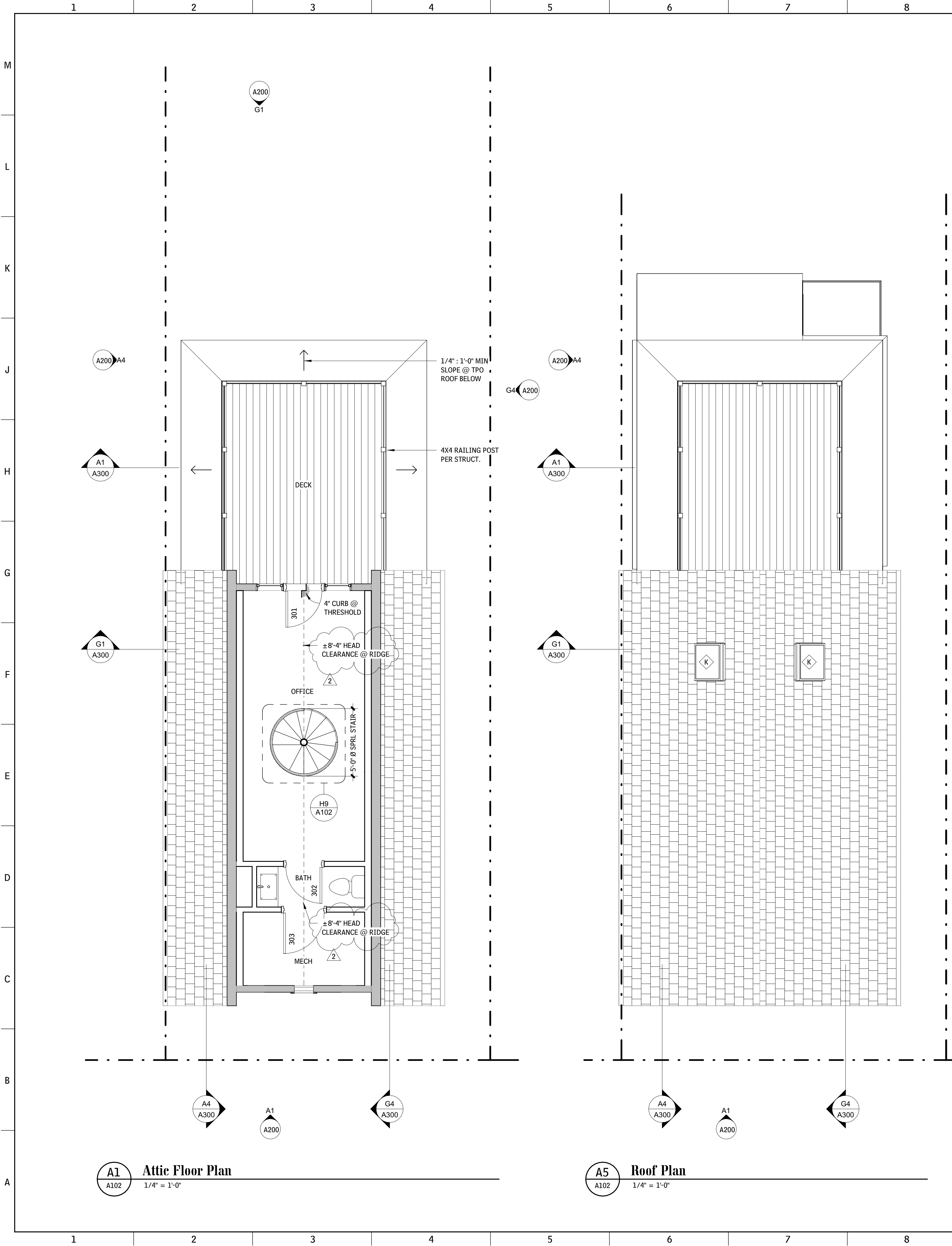
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1	DOB REV #1	3/30/24

PLAN
NORTH

4' 2' 0' 4' 8'
1/4" = 1' - 0" SCALE OF FEET

A101

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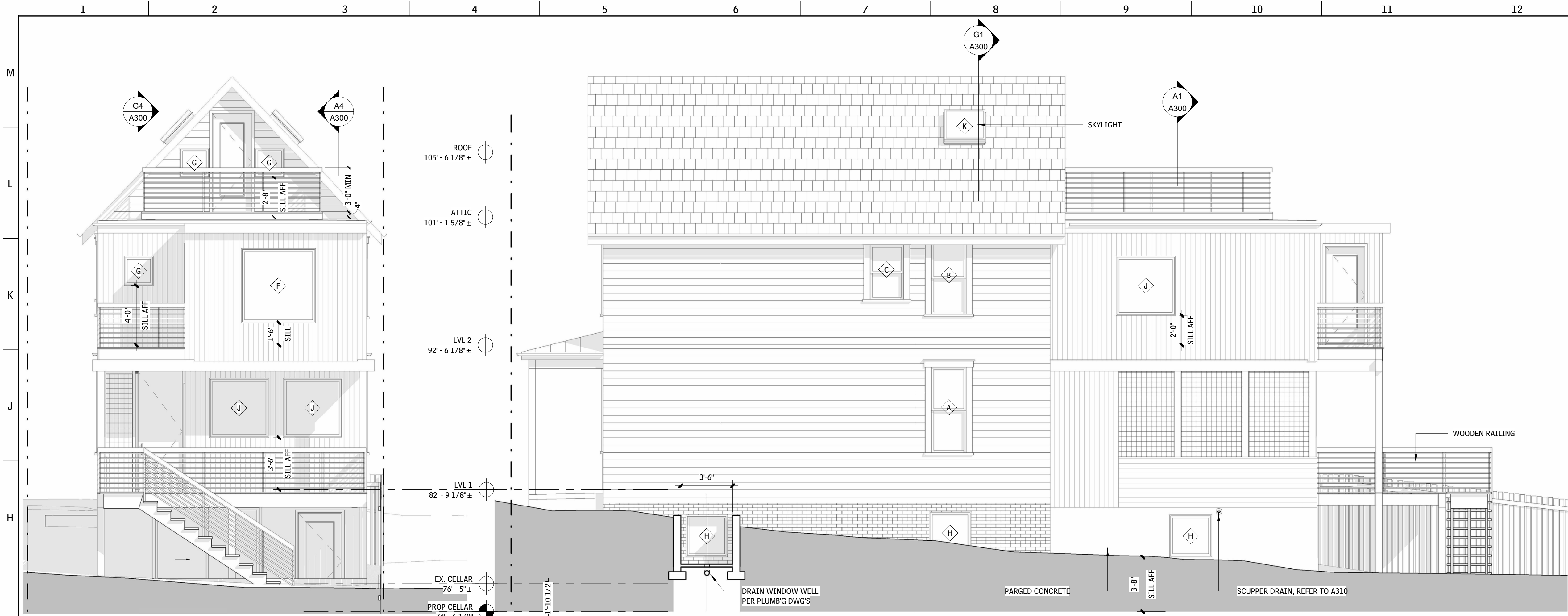
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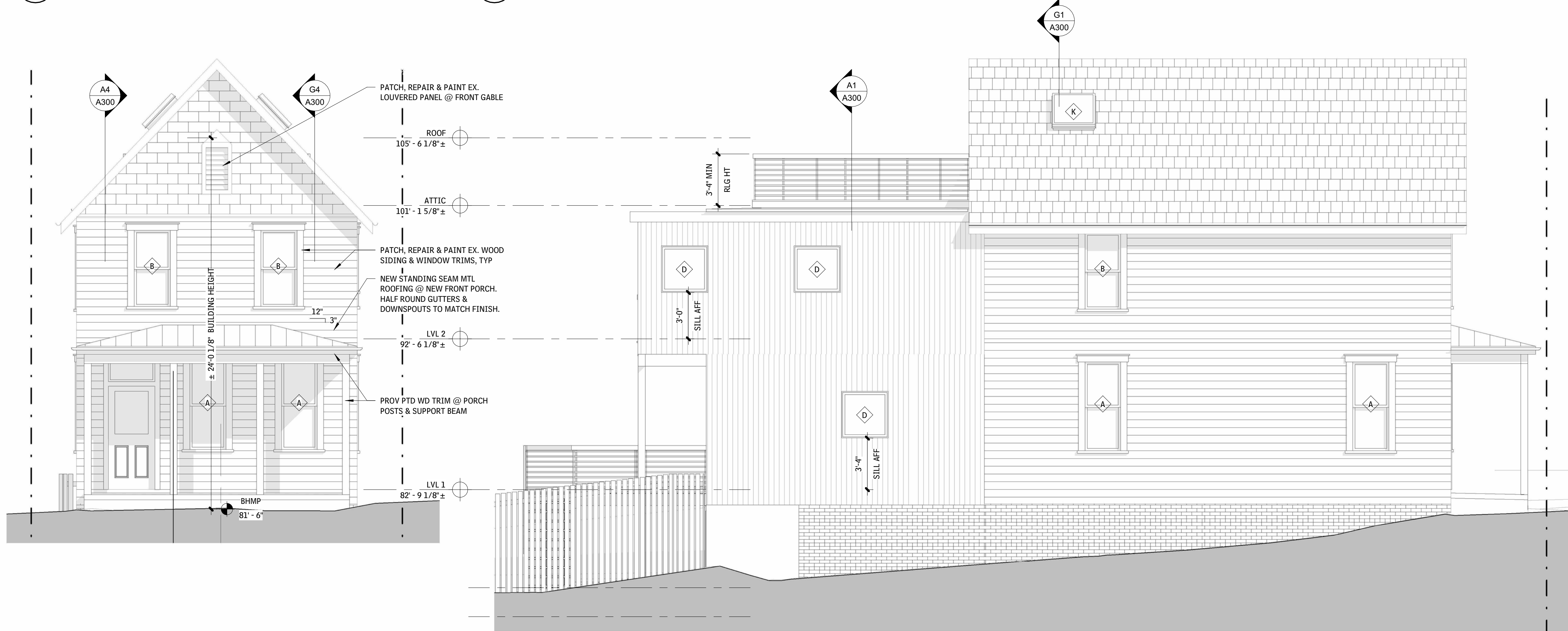
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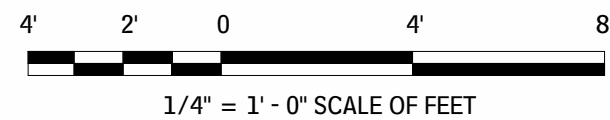
G1 North Elevation
A200 1/4" = 1'-0"

G4 East Elevation
A200 1/4" = 1'-0"



A1 South (W St SE) Elevation
A200 1/4" = 1'-0"

A4 West Elevation
A200 1/4" = 1'-0"



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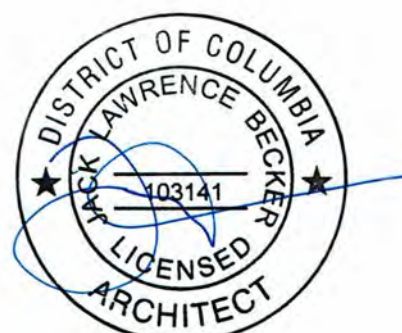
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BUILDING ELEVATIONS



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REVISIONS

NO.	DESCRIPTION	DATE

A200

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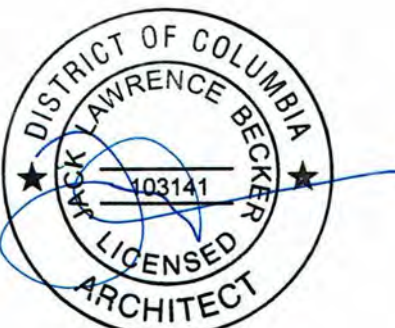
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BUILDING SECTIONS



ARCHITECT STATEMENT OF ATTESTATION

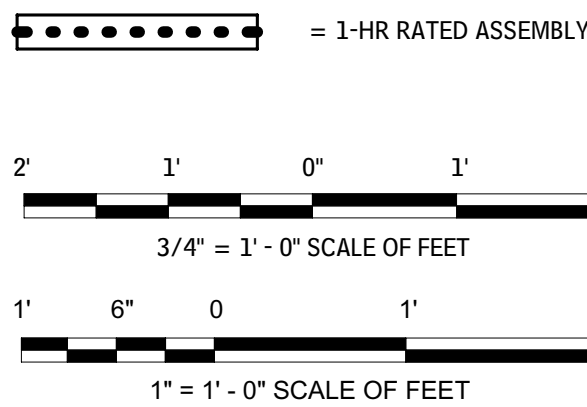
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PERMIT SET

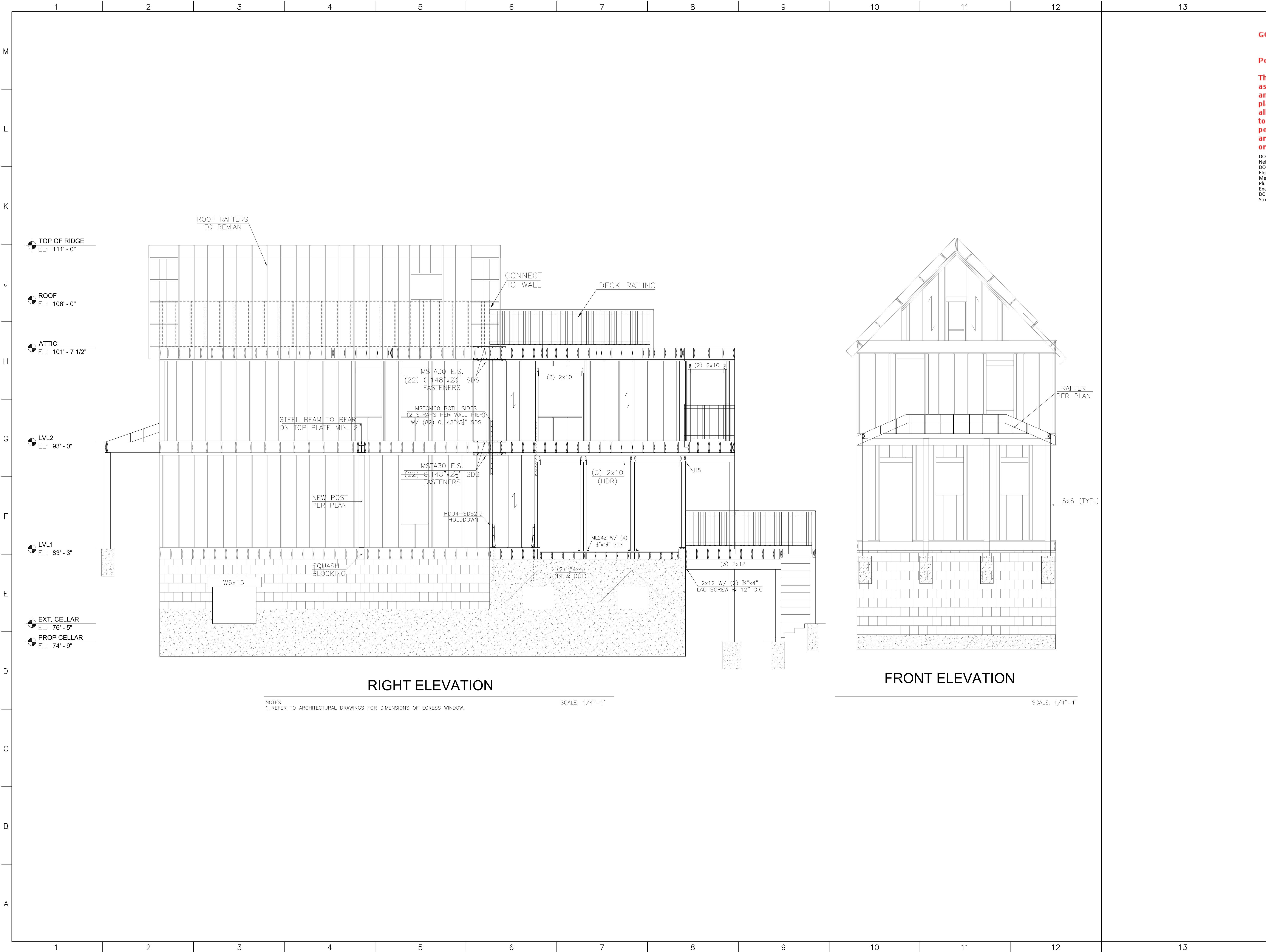
01/18/24

REVISIONS

NO.	DESCRIPTION	DATE
2	DOB REV #2	6/13/24



A300



GOVERNMENT OF THE DISTRICT OF COLUMBIA
PERMIT OPERATIONS DIVISION
CONDITIONALLY APPROVED
Permit No. B240272 Date 07/17/24

These plans are conditionally approved as submitted or noted during plan review and are subject to the following: Approved plans must be kept in the permit office for all inspections. No 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

DOEE EV Review - Cameron Sherr - 07-17-2024
Neighbor Notification - Kolas Elion - 07-17-2024
DOEE SE-SW Review - Saba Gharavi - 07-17-2024
Electrical Review - Golnaz Bastani - 07-17-2024
Mechanical Review - Golnaz Bastani - 07-17-2024
Plumbing Review - Golnaz Bastani - 07-17-2024
Energy Review - Golnaz Bastani - 07-17-2024
DC Water Review - Duane Nelson - 07-17-2024
Structural Review - Golnaz Bastani - 07-17-2024

2126 FIFTEENTH ST. SE
WASHINGTON, DC 20020

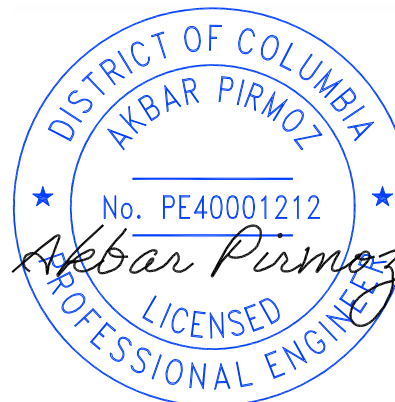
202 735 3677

WWW.BLD.US

Proposed Renovation & Addition

1522 W ST SE
SSL 5779 0818

ELEVATIONS

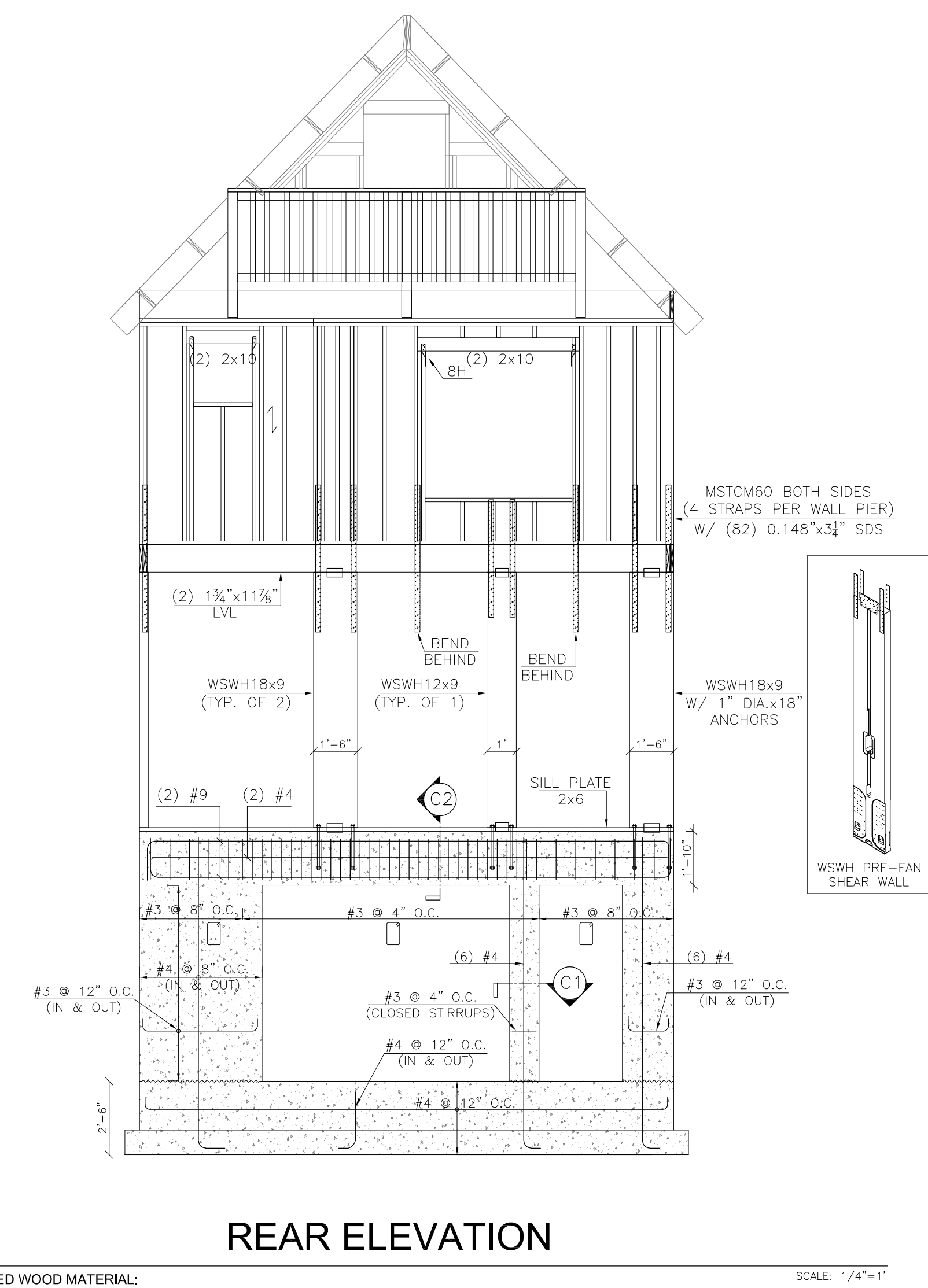
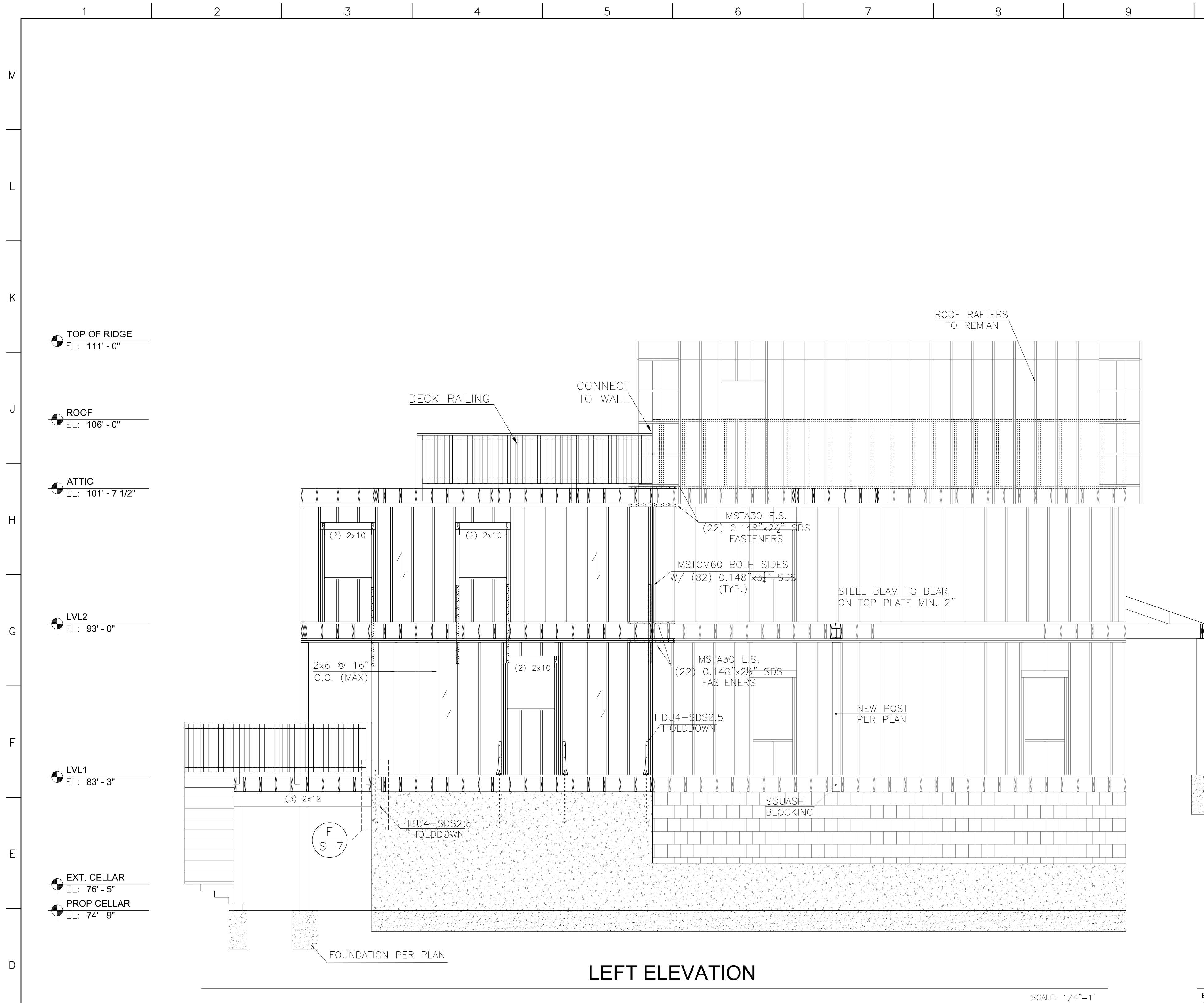


PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE DISTRICT OF COLUMBIA. LICENSE NO.: PE40001212. EXPIRATION DATE: 08/31/2024.

PERMIT SET
4/15/2024

REVISIONS		
NO.	DESCRIPTION	DATE

S-04



GOVERNMENT OF THE DISTRICT OF COLUMBIA
PERMIT OPERATIONS DIVISION
PLANS APPROVED
Permit No. 8240277 Date 07/17/24

These plans are conditionally approved as submitted or noted during plan review and are subject to change. Trade Permits Approved plans must be kept up to date. Changes are needed for all inspections. info@prhinc.com 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

DOEE EV Review - Cameron Sherr - 07-17-2024
 Neighbor Notification - Kolas Elion - 07-17-2024
 DOEE SE-SW Review - Saba Gharavi - 07-17-2024
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 Mechanical Review - Golnaz Bastani - 07-17-2024
 Plumbing Review - Golnaz Bastani - 07-17-2024
 Energy Review - Golnaz Bastani - 07-17-2024
 DC Water Review - Duane Nelson - 07-17-2024
 Structural Review - Golnaz Bastani - 07-17-2024

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WASHINGTON, DC 20020

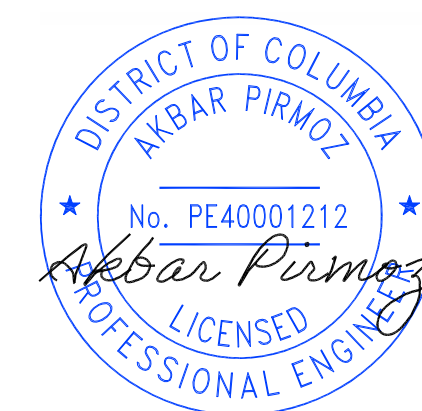
202 735 3677

WWW.BLD.US

Proposed Renovation & Addition

1522 W ST SE
SSL 5779 0818

ELEVATIONS



PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE
DOCUMENTS WERE PREPARED OR
APPROVED BY ME, AND THAT I AM A
DULY LICENSED PROFESSIONAL ENGINEER
UNDER THE LAWS OF THE DISTRICT OF
COLUMBIA. LICENSE NO.: PE40001212.
EXPIRATION DATE: 08/31/2024.

PERMIT SET
4/15/2024

REVISIONS

[illegible]

S-05