

**BEFORE THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT**

**APPLICATION OF
SSDS1 LLC**

ANC 6A

STATEMENT OF THE APPLICANT

I. NATURE OF RELIEF SOUGHT

This statement is submitted on behalf of the Applicant, SSDS1 LLC (the “Applicant”), the owner of the property located at 800 10th Street NE (Square 933, Lot 54) (the “Property”), in support of its application for special exception relief, pursuant to Subtitle X § 901.2, from the requirements for alteration of roof top architectural elements (Subtitle E § 204.1), lot occupancy (Subtitle E § 210.1), a penthouse on a flat that exceeds the maximum building height (Subtitle C § 1501.1(c)), and penthouse side setback (Subtitle C § 1504.1(c)).

II. JURISDICTION OF THE BOARD

The Board of Zoning Adjustment (the “Board”) has jurisdiction to grant the special exception relief requested herein pursuant to Subtitle X § 901.2 of the Zoning Regulations.

III. BACKGROUND

A. The Property and the Surrounding Neighborhood

The Property is located in the RF-1 zone and has a lot area of 1,735 sq. ft. A copy of the zoning map is attached at **Exhibit A**. The Property fronts on 10th Street NE and is approximately one-half block from the H Street NE commercial corridor. The Property’s southern lot line abuts a 10-foot-wide alley (the “Alley”), which widens to 20 feet along the Property’s western (rear) lot line. The Property shares a party wall with another dwelling along its northern lot line (the “Northern Neighbor”).

The Property was improved with a two-story, semi-detached single-family home (the “Existing Building). Images of the Existing Building are attached at **Exhibit B**. As outlined below, in 2023, the Applicant began the process of renovating the Existing Building into a three-story, two-family flat.

The surrounding H Street neighborhood is defined by a broad mix of uses. Directly across the Alley to the south of the Property is a row of commercial buildings fronting on H Street NE in the NMU-4/H-R zone. To the north of the Property is primarily residential in nature, with attached and semi-detached homes. The broader H Street area is mixed-use with commercial establishments, including retail and restaurants, as well as higher-density apartment buildings. The “starburst” intersection is approximately five blocks to the east of the Property.

B. Traffic Conditions and Mass Transit

The Property has good access to public transportation.¹ There are Metrobus stops within one block of the Property that provide access D20 and D2X lines. There is also access to Metrobus lines C71, D36 and C53 within four blocks of the Property. There are four Capital Bikeshare stations within four blocks of the Property.

C. The Project

In 2023, the Applicant applied for and obtained Building Permit B2303095 (the “Building Permit”) to convert the Existing Building to a two-family flat with a rear and upper level addition (the “Project”). A copy of the architectural plans are attached at **Exhibit C**. The Project was initially conceived as matter-of-right construction and was built to the physical development standards in the RF-1 zone, with the exception of the relief requested herein. However, the constructed Project deviated from the plans approved with the Building Permit in three respects.

¹ The Property is less than half a block from the DC Streetcar, which will be ending service in March 2026.

First, the Project was originally intended to maintain the Existing Building's front porch roof and cornice. During construction, the Applicant's contractor discovered that the porch roof and cornice were damaged and required replacement. As such, the Applicant fully replaced the porch roof, added privacy siding along the Alley and a guardrail over the roof for a second level balcony. The Applicant also proposes to replace the cornice at the second level.

Second, the Building Permit authorized a rooftop deck with access provided by a hatch door. The Applicant altered the roof plan to provide access via an enclosed stair with a small bathroom in the penthouse enclosure. While a penthouse stair and up to 30 sq. ft. of ancillary space are permitted in the RF-1 zone (Subtitle C § 1501.1(b)), a penthouse on a flat in any zone cannot exceed the matter-of-right building height (Subtitle C § 1501.1(b)). The Project's building height is 35 feet; therefore, the 8'2" penthouse exceeds the matter-of-right height of 35 feet in the RF-1 zone and requires special exception relief. Relatedly, a portion of the penthouse used to enclose mechanical equipment is not setback a distance equal to its height from the southern side roof wall.

Third, balconies and an access stair were added to the rear of the building in order to provide more outdoor space for residents. The balconies and access stair increased the Project's lot occupancy to 68%, exceeding the maximum permitted lot occupancy of 60% in the RF-1 zone.

IV. NATURE OF SPECIAL EXCEPTION RELIEF SOUGHT AND STANDARD OF REVIEW

The Applicant requests the following special exception relief:

- Subtitle E § 204.1 for the alteration of roof top architectural elements, including an existing front porch and cornice.
- Subtitle E § 210.1 from the maximum lot occupancy of 60% in the RF-1 zone. The Project has a total lot occupancy of 68.2%.
- Subtitle C § 1501.1(c) for a penthouse on a flat that exceeds the maximum building height of 35 feet in the RF-1 zone.

- Subtitle C § 1504.1(c)(2) requiring the penthouse be setback a distance equal to its height from a side building wall facing a public alley. The penthouse is 8’2” in height but setback 6’4” from the southern roof wall.

Pursuant to D.C. Code § 6-641.07(g)(2) and 11 DCMR X § 901.2, the Board is authorized to grant a special exception where it finds the special exception:

- (1) Will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps;
- (2) Will not tend to affect adversely, the use of neighboring property in accordance with the Zoning Regulations and Zoning Maps; and
- (3) Subject in specific cases to special conditions specified in the Zoning Regulations. 11 DCMR Subtitle X § 901.2.

Relief granted through a special exception is presumed appropriate, reasonable, and compatible with other uses in the same zoning classification, provided the specific requirements for the relief are met. In reviewing an application for special exception relief, “[t]he Board’s discretion . . . is limited to a determination of whether the exception sought meets the requirements of the regulation.” *President & Dirs. of Georgetown College v. D.C. Bd. of Zoning Adjustment*, 837 A.2d 58, 68 (D.C. 2003); *see also Stewart v. District of Columbia Bd. of Zoning Adjustment*, 305 A.2d 516, 518 (D.C. 1973)). If the applicant meets its burden, the Board must ordinarily grant the application. *Id.*

V. APPLICANT MEETS BURDEN FOR SPECIAL EXCEPTION RELIEF

A. The Relief is Harmonious with the General Purpose and Intent of the Zoning Regulations and Maps

i. Rooftop Architectural Elements

In general, the Project is consistent with the intent of the RF zones to “allow for the limited conversion of single household dwellings and other structures for flats.” *See* Subtitle E § 101.2(e). The Project aims to replicate the Existing Building’s rooftop architectural elements and rowhome feel while renovating and modernizing the Existing Building. In this respect, the Project is

replacing the Existing Building's original cornice in the same location, style and dimension. Under Subtitle E § 204.2, replacing an original rooftop architectural element is permitted by-right; however, proof must be submitted to the Zoning Administrator that the original element is substantially eroded or damaged and the replacement will be visually indistinguishable from the public right-of-way. Unfortunately, the Applicant was not aware of this requirement at the time of construction and did not maintain evidence that the original cornice was damaged.

Further, the Project maintains a front porch in similar dimensions to the Existing Building's front porch. To modernize the porch, the Project replaced the old cement columns and painted the porch rooftop and columns. Additionally, the Project added siding along the Alley for privacy purposes and railings above the porch for a rooftop deck accessible from the Project's second level.

ii. Lot Occupancy

The Project exceeds the maximum lot occupancy of 60% due to the exterior rear balconies and spiral staircase. The balconies are intended to provide additional outdoor space for residents. While the balconies and spiral staircase contribute to lot occupancy, these structures are open at the sides and above and, therefore, create less massing than the primary residential building.

Notably, the Project exceeds 60% lot occupancy only on the first level. Since the front porch is one story in height, the Project's second and third levels have a smaller envelope with a lot occupancy of 60%.

iii. Penthouse Height and Side Setback

Pursuant to Subtitle C § 1501.1(b), habitable penthouse space is permitted on the roof of a single dwelling or flat subject to certain conditions that are largely met by the Project. The Property is not an alley lot (Subtitle C § 1501.1(b)(1)); the penthouse is 8'2" and one story (Subtitle

C § 1501.1(b)(3); and the penthouse is limited to stair access plus approximately 20 sq. ft. of ancillary space for a bathroom (Subtitle C § 1501.1(b)(4)).²

The Project's penthouse requires a modest amount of side setback relief. Since the southern roof wall abuts the Alley, the penthouse must be setback a distance equal to its height. The penthouse is setback 6'4" from the southern side roof wall, which is 1'10" less than the required 8'2" setback. Nonetheless, the Project's penthouse has a full setback The equal to its height from the front and rear roof walls. Under Subtitle C § 1504.1(c), no side setback is required from the northern side of the roof.

B. The Relief Will Not Tend to Adversely Affect the Use of Neighboring Property

i. Rooftop Architectural Elements

The alteration of the cornice and front porch will not adversely affect the use of neighboring property in terms of light, air or privacy. There are no windows on the Northern Neighbor's façade facing the Project. Additionally, the deck above the front porch does not extend beyond the front façade of the Northern Neighbor.

ii. Lot Occupancy

The Project directly abuts only one other private property, a three-story residential building to the north. Therefore, the proposed lot occupancy will have no impacts on the other three sides of the Property, as it abuts the Alley and 10th Street NE. With respect to the Northern Neighbor, the Project's main structure extends only 4'6" past the rear of the Northern Neighbor's building. The balconies and stair are both open on the sides and above and, therefore, limit any impact to the Northern Neighbor. The Project also maintains a 30-foot rear yard, which is 10 feet larger than

²² In addition to the stair and bathroom, there is a small mechanical space in the penthouse. However, penthouse mechanical space is permitted pursuant to Subtitle C § 1501.1(a), with only penthouse habitable space subject to the use requirements of Subtitle C § 1501.1(b).

the minimum requirement in the RF-1 zone. The rear yard will ensure appropriate light and air to the Northern Neighbor.

iii. Penthouse Height and Side Setback

The Project's penthouse is setback 106 feet from the Property's front lot line, thereby limiting any impact created by the penthouse's height or insufficient side setback. The Northern Neighbor's building is constructed to a similar height as the Project and also has a penthouse structure on its rooftop. In this respect, the Northern Neighbor's three-story building buffers the Project from the smaller two-story rowhomes to the north on 10th Street.

To the south of the Property is the Alley and the rear of commercial buildings that front on H Street NE. Since these commercial buildings do not face the Property, they will not be impacted by the penthouse. To the west of the Property, the Project is buffered by its large rear setback and the Alley. Accordingly, the Project's penthouse will not impact neighboring properties in terms of light, air or privacy.

C. The Project Satisfies the Special Conditions for Lot Occupancy and Alterations to Rooftop Architectural Elements

The Project also satisfies the special conditions for the alteration of roof top architectural elements pursuant to Subtitle E §§ 204.4, 5201.4,³ as follows:

A. The proposed construction shall not have a substantially adverse effect on the use or enjoyment of any abutting or adjacent dwelling or property, in particular:

(1) The light and air available to neighboring properties shall not be unduly affected;

The Project will not unduly affect the light and air of neighboring properties. The Property abuts the Alley on its southern and western sides and 10th Street on its eastern side. Accordingly,

³ Although the special conditions for relief from lot occupancy and rooftop architectural elements are found in separate sections, the conditions are virtually identical. As such, the Applicant is analyzing compliance with these special conditions under the same heading.

there is only one directly abutting building to the north. The Project's balcony over the front porch does not extend beyond Northern Neighbor's front facade. The Project's rear balconies and stair are open at the sides and above. In combination with the Project's large rear yard, there will be limited impact to light and air for the Northern Neighbor.

(2) The privacy of use and enjoyment of neighboring properties shall not be unduly compromised; and

The Project will not unduly impact the privacy of neighboring properties. As noted, the Project abuts the Alley to the south and west. The neighboring commercial uses to the south of the Alley do not face the Property. The Project is otherwise buffered from residential uses by its large rear setback (to the west) and 10th Street right-of-way (to the east). With respect to the Northern Neighbor, this property does not have southern-facing windows on the front or rear. Therefore, privacy will not be unduly impacted.

(3) The proposed construction, as viewed from the street, alley, and other public way, shall not substantially visually intrude upon the character, scale, and pattern of houses along the street or alley frontage;

The Property has always stood on its own architecturally due to the Existing Building's traits and the Property's placement along the Alley and to the rear of commercial properties fronting H Street NE. The Existing Building was architecturally unique as compared to the other buildings on the western side of 10th Street NE. See **Exhibit B**. The Existing Building was the only building on the blockface with exterior siding, a cornice and front porch with columns. By comparison, the neighboring buildings to the north on 10th Street were constructed with a brick façade and a more simplistic "federalist" style aesthetic. These buildings also had bay projections, whereas the Existing Building did not.

Further, the Property is visually distinguished from the rest of the homes on the western side of 10th Street NE. The Property forms the southern book-end of 11 rowhomes. As recently

as 2019, the Northern Neighbor was an empty and unimproved lot. This vacant lot separated the Property from the remaining 9 rowhome lots on the western side of 10th Street. Additionally, to the south of the Property, the commercial buildings fronting on H Street form a different scale and pattern as compared to the rest of the 10th Street block face.

Nonetheless, the Project's aesthetic is consistent with the Northern Neighbor. Both properties employ a modern architectural style with similar materiality and massing. Both properties also have a front porch. The similarity in the two properties at the end – as opposed to the middle – of the block face means the Project will not visually intrude on the pattern, scale or character on 10th Street NE.

B. In demonstrating compliance with paragraph (a), the applicant shall use graphical representations such as plans, photographs, or elevation and section drawings sufficient to represent the relationship of the proposed construction to adjacent buildings and views from public ways; and

The architectural plan set attached at **Exhibit C** includes plans and elevations to sufficiently demonstrate compliance with the special exception standard and the relationship to adjacent buildings and public ways.

C. The Board of Zoning Adjustment may require special treatment in the way of design, screening, exterior or interior lighting, building materials, or other features for the protection of adjacent or nearby properties, or to maintain the general character of a block.

The Applicant will work with the Board to incorporate any special treatment the Board may request.

D. The Project Satisfies the Special Conditions for Penthouse Setback Relief

The Project also satisfies the special conditions for penthouse setback relief pursuant to Subtitle C § 1506.1, which are set forth below:

A. The special exception requirements of Subtitle X, Chapter 9

The Applicant has set forth compliance with the general special exception requirements associated with the penthouse setback relief under Section V(A) above.

B. The applicant's demonstration that reasonable effort has been made for the housing for mechanical equipment, stairway, and elevator penthouses to be in compliance with the required setbacks; and

The location of the penthouse is driven by the internal stair access in the Project. The stair access in the lower floors is along the northern wall of each floor, which dictates that the stair access to the roof is most reasonably located along the northern side of the roof. Since the penthouse must all be in one enclosure, the small mechanical room is located directly adjacent to the stair. Nonetheless, the stair and ancillary bathroom space push the mechanical room to the south.

Further, the mechanical room, which houses a water heater and HVAC heat pump, is directly above the kitchen space and bathrooms for each of the two units in the Project. This provides the most straight-forward water connections for the kitchens and bathrooms. If the mechanical penthouse were to be located elsewhere on the roof, it would make these internal connections more challenging.

C. The Applicant's demonstration of at least one (1) of the following:

(1) The strict application of the requirements of this chapter would result in construction that is unduly restrictive, prohibitively costly, or unreasonable, or is inconsistent with building codes;

As noted above, strict application of the penthouse side setback requirement would create unreasonable burden on the Project's penthouse layout. The location of the mechanical equipment is driven by the stair access point and the kitchens in the lower floors. The mechanical equipment must be within the same enclosure as the stair, which further restricts the potential locations for

the mechanical room. As compared to the modest amount of setback relief – 1’8” – the strict application of the setback requirements would create an unreasonable burden on the Project.

VI. COMMUNITY OUTREACH

In accordance with ANC 6A’s procedures and guidelines, the Applicant will contact ANC 6A after the application is filed. The Applicant will formally present the application to ANC 6A at its next available public meeting.

VII. SUMMARY OF WITNESS TESTIMONY

A representative of the Applicant, Sami Satouri, will testify regarding the project and community outreach. Paul Dupnick, the Project architect, will testify regarding architecture and project design. The Applicant reserves the right to add witnesses or expert witnesses as necessary

VIII. CONCLUSION

For the reasons stated above, the Project meets the applicable standards for special exception relief under the Zoning Regulations. Accordingly, the Applicant respectfully requests the Board grant the application.

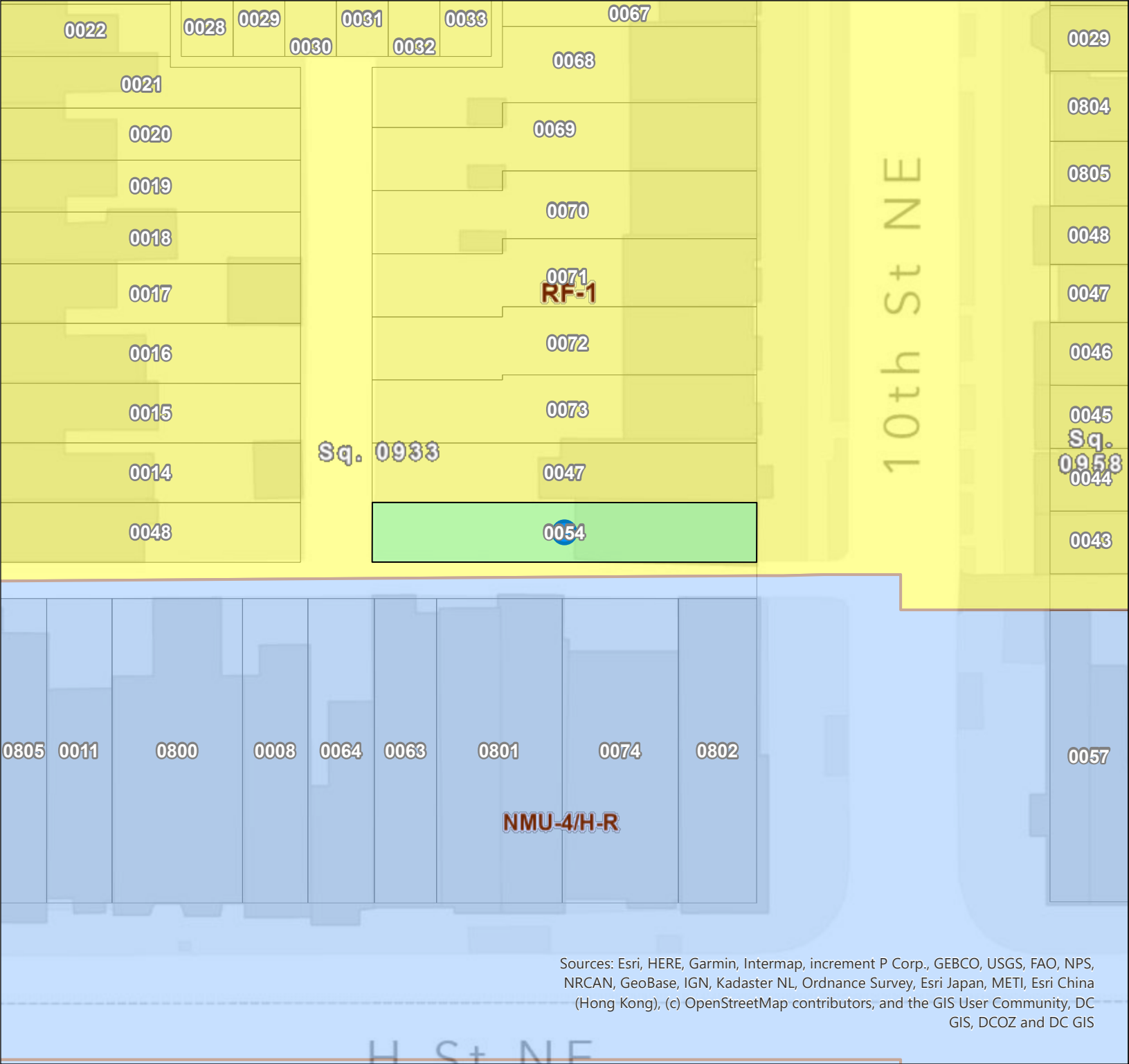
Respectfully Submitted,

COZEN O’CONNOR



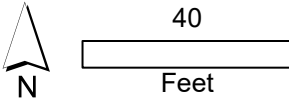
Eric J. DeBear
2001 M Street NW, 5th Floor
Washington, DC 20036

Exhibit A



DC Zoning Map

- Square
- Campus Plans
- PUDs
- Final
- Zone District
- Specific Zone Label
- Specific Zone
- Downtown Zone
- Mixed-Use Zone
- Mixed-Use Zone (IZ+)
- Mixed-Use Zone (IZ+ Exempt)
- Neighborhood Mixed-Use Zone
- Neighborhood Mixed-Use Zone (IZ+)
- Production, Distribution, and Repair Zone
- Residential Apartment Zone
- Residential Apartment Zone (IZ+)
- Residential Flat Zone
- Residential Zone
- Special Purpose Zone
- Special Purpose Zone (IZ+)
- Unzoned
- Zone District
- Downtown Zone
- Mixed-Use Zone
- Mixed-Use Zone (IZ+)
- Mixed-Use Zone (IZ+ Exempt)
- Neighborhood Mixed-Use
- Downtown Zone
- Mixed-Use
- Mixed-Use
- Mixed-Use Zone (IZ+)
- Neighborhood



Generated on maps.dcoz.dc.gov/zr16

Web Extract of the Official Zoning Map of the District of Columbia created on 6/2/2026.

Service provided by the DC Office of Zoning.

441 4th St NW Ste 200S
Washington, DC 20001

For reference only. To certify zoning on any property in order to satisfy a legal requirement, contact the Office of Zoning.

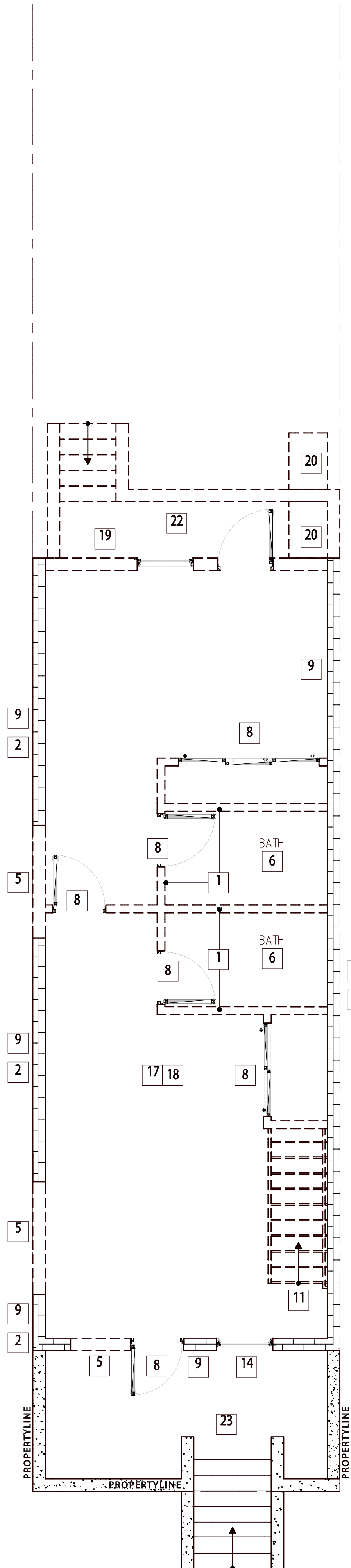
Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community, DC GIS, DCOZ and DC GIS

Exhibit B

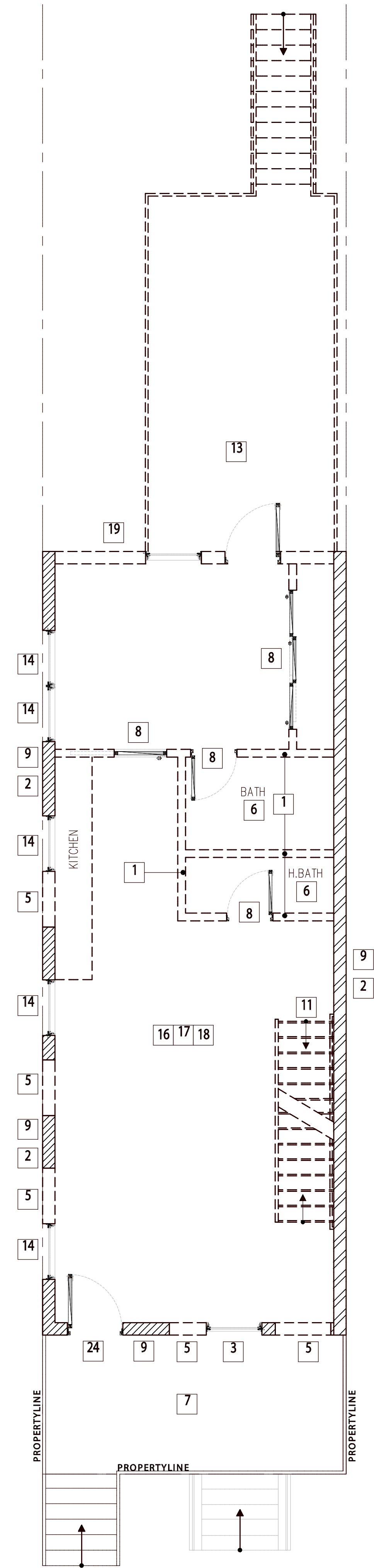




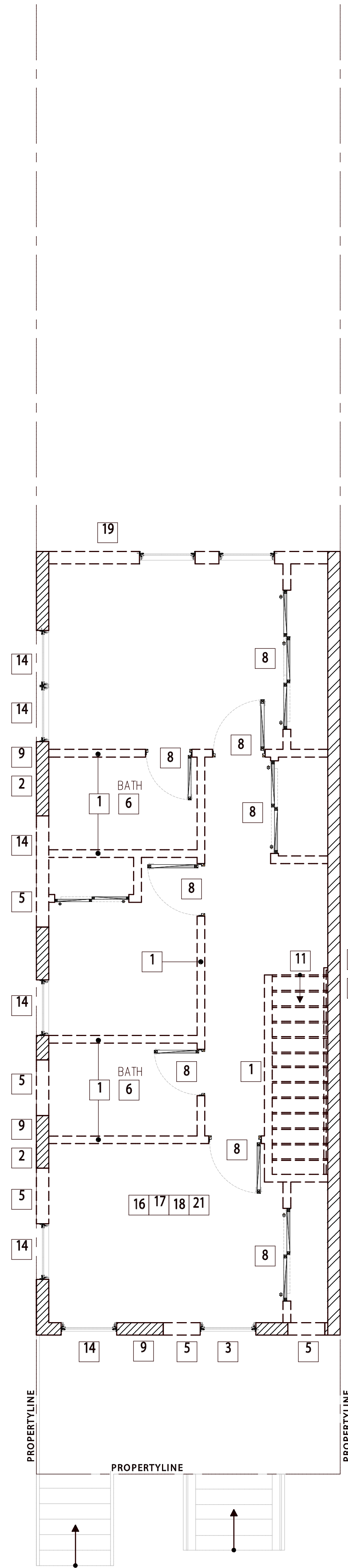
Exhibit C



1 CELLAR DEMO PLAN
1/4" = 1' - 0"



2 FIRST FLOOR PLAN
1/4" = 1' - 0"



3 SECOND FLOOR PLAN
1/4" = 1' - 0"

--- DEMOLITION
EXISTING STRUCTURE
DEMO
DEMO NOT ETAG

- 1 REMOVE EXISTING DR WALL AND STUD PARTITIONS
- 2 EXISTING WALLS TO REMAIN
- 3 DEMO EXISTING WINDOW
- 4 EXISTING PARTY WALL TO REMAIN UNDISTURBED
- 5 PARTIAL DEMO EXISTING WALL FOR NEW DOOR/WINDOW OPENING
- 6 DEMO/REPLACE ALL PLUMBING FIXTURES
- 7 FRONT PORCH AND STEP TO REMAIN
- 8 DEMOLISH EXISTING DOORS & FRAMES
- 9 STRUCTURAL BEARING WALLS TO BE UNDISTURBED
- 10 REPAIR/PATCH AREAS WHERE NEW WORK MEETS EXISTING
- 11 DEMO EXISTING STAIRS AND ADJUST FLOOR OPENINGS PER NEW FRAMING LAYOUTS
- 12 DEMO EXISTING STRUCTURAL BEARING WALLS
- 13 DEMO EXISTING REAR DECK AND STAIRS ACCESSING FIRST
- 14 DEMO EXISTING WINDOWS AND REPLACE WITH NEW OR NEW DOOR
- 15 EXISTING DOOR TO BE REPLACED, ROUGH OPENING TO REMAIN AND RECEIVE NEW ENTRY DOOR
- 16 DEMO EXISTING FLOOR JOISTS AND REPLACE WITH NEW SEE STRUC. PLANS
- 17 DEMO ALL EXISTING PLUMBING FIXTURES, KITCHEN APPLIANCES, CABINETS AND COUNTERTOPS
- 18 DEMO ALL EXISTING FLOORING AND CEILING DR WALL
- 19 DEMO REAR WALL
- 20 DEMO SERVICE SINK
- 21 DEMO EXISTING ROOF FINISH ENTIRETY
- 22 DEMO EXISTING AREA WAY AND CONCRETE STEPS
- 23 EXISTING AREA WAY AND CONCRETE STEPS TO REMAIN
- 24 DEMO EXISTING ENTRY DOOR AND REPLACED WITH WINDOW

DEMOLITION NOTES:

1. CONTRACTOR SHALL REFER TO GENERAL NOTES ON THIS SHEET. THESE NOTES ARE FOR GENERAL REFERENCE OF THE WORK TO BE REMOVED BY THE CONTRACTOR.

2. DEMOLITION INCLUDES REMOVAL OF EXISTING FIXTURES, MILL WORK, ETC. AS SHOWN ON THESE PLANS, INCLUDING INTERIOR PARTITIONS.

3. THE CONTRACTOR SHALL COOPERATE AND COORDINATE WITH THE LANDLORDS REPRESENTATIVE AND THE OWNER IN SCHEDULING THEIR WORK IN ORDER TO CAUSE THE LEAST INCONVENIENCE TO TENANT, ETC. THE CONTRACTOR MUST INSURE THE QUIET ENJOYMENT OF THE OTHER TENANTS WITHIN THE NEIGHBORHOOD. NO WORK MAY HAPPEN DURING NIGHT TIMES.

4. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING AND CAPPING OF ALL EXISTING MISCELLANEOUS PLUMBING FIXTURES AND LINES TO BE ABANDONED IF ANY. SEE PLUMBING DRAWINGS FOR INFORMATION UNLESS OTHERWISE NOTED.

5. THE EXISTING ELECTRICAL DISTRIBUTION IS TO REMAIN AND BE REUSED WITH MODIFICATIONS AS INDICATED. THE CONTRACTOR IS RESPONSIBLE FOR DISCONNECTING THE POWER SOURCE. ALL ELECTRICAL DEVICES ARE TO BE REMOVED PRIOR TO DEMOLITION. REFER TO ELECTRICAL DRAWINGS FOR NEW WORK.

6. THE EXISTING HVAC SYSTEM TO REMAIN DISTRIBUTION, DUCTS, GRILLES, DIFFUSERS, ETC. SHALL BE SUPPLIED FOR THE NEW ROOMS. SEE ENGINEERING DRAWINGS FOR SUPPLEMENTAL WORK INFORMATION AND DETAILS.

7. THE OPENINGS AS INDICATED SHALL BE CUT AND/OR NECESSARY EDGES OF THE OPENING TO ADJACENT AREAS REPAIRED. ALL APPLICABLE SURFACES TO BE TAPED, SPACKLED, AND READY FOR FINISH. THE CONTRACTOR IS TO REMOVE THE EXISTING FIXTURES AND FIXTURE WALLS WHERE INDICATED. REMOVE ALL EXTRANEOUS ITEMS, BRACKETS, BRACING, ETC. EXCEPT WHERE INDICATED TO BE COVERED.

8. NOT USED

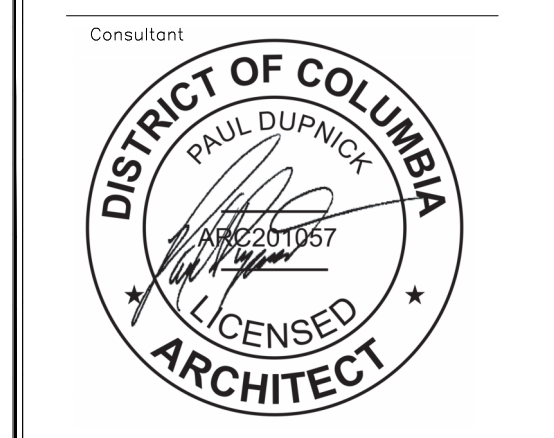
9. SEE MECHANICAL ENGINEERING DRAWINGS FOR ALL MECHANICAL DEMOLITION INFORMATION AND DETAILS.

10. SEE PLUMBING ENGINEERING DRAWINGS FOR ALL MECHANICAL DEMOLITION INFORMATION AND DETAILS.

11. SEE ELECTRICAL ENGINEERING DRAWINGS FOR ALL ELECTRICAL DEMOLITION INFORMATION AND DETAILS.

12. ALL FINISHES, MATERIAL SYSTEMS, ETC. WHICH ARE TO REMAIN, MUST BE RESTORED TO A "LIKE-NEW" CONDITION.

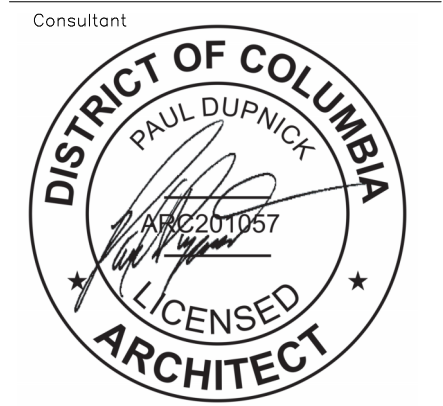
LAS
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ARCHITECT OF RECORD
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PAUL DUPNICK, RA
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paul@retrospecstudio.com 267-469-1544



Job Name:
RESIDENTIAL RENOVATIONS
800 10th Street NE
Washington, DC 20002
Sheet Description

DEMOLITION PLANS

Project #: 2025-029
File:
Drawn by: P.J.L.
Date(s):
5/26/2026



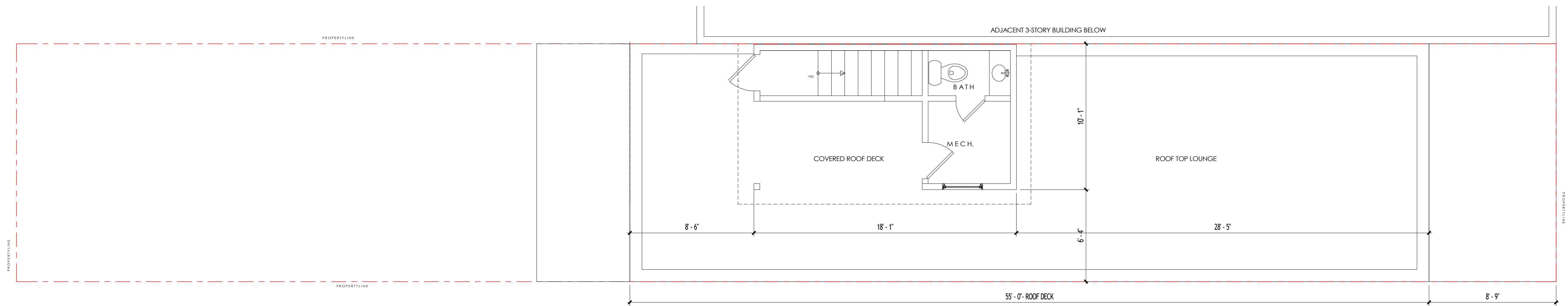
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**RESIDENTIAL
RENOVATIONS**

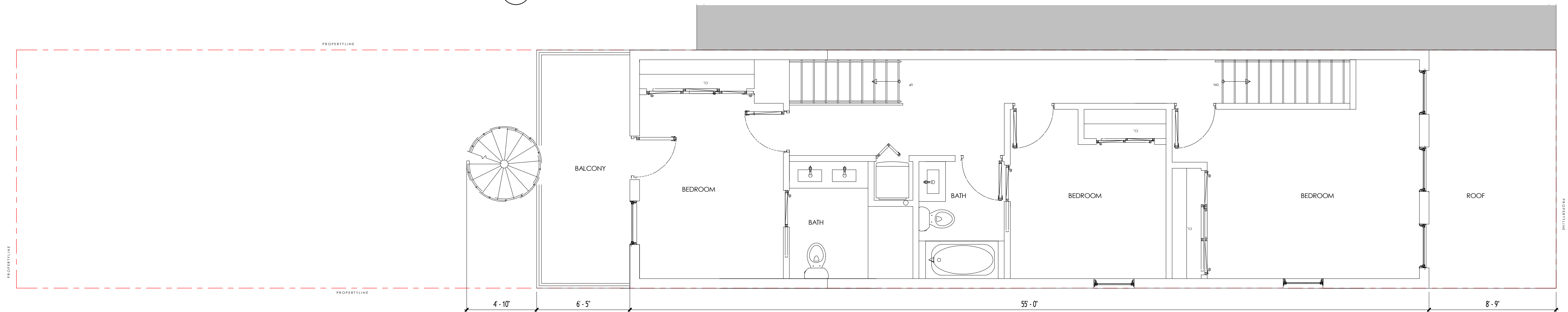
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Washington, DC 20002

Sheet Description
FLOOR PLANS

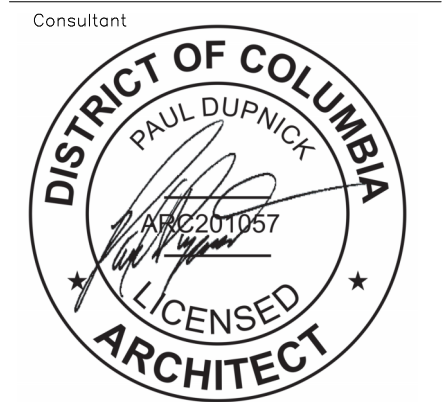
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File:
Drawn by: P.J.L.
Date(s):
5/26/2026



5 ROOF PLAN
1/4" = 1' - 0"



4 THIRD FLOOR PLAN
1/4" = 1' - 0"



Job Name:

**RESIDENTIAL
RENOVATIONS**

800 10th Street NE
Washington, DC 20002

Sheet Description
ELEVATIONS

Project #: 2025-029
File:
Drawn by: P.J.L.
Date(s):
5/26/2026

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