

All work must be done strictly in accordance herewith an approved plans. Approved plans shall be kept on the site until completion of the construction. No inspection will be made without approved plans on site. The approval does not prevent a field inspection from ordering corrections to meet codes when issues are noted during inspections



Front and Rear Elevations: 2413 I St NW

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Exterior: Rear wall, windows, and door to be demoed

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Interior Main Level: Removal of rear wall, windows, and door. Demo fireplace for vented gas fireplace.

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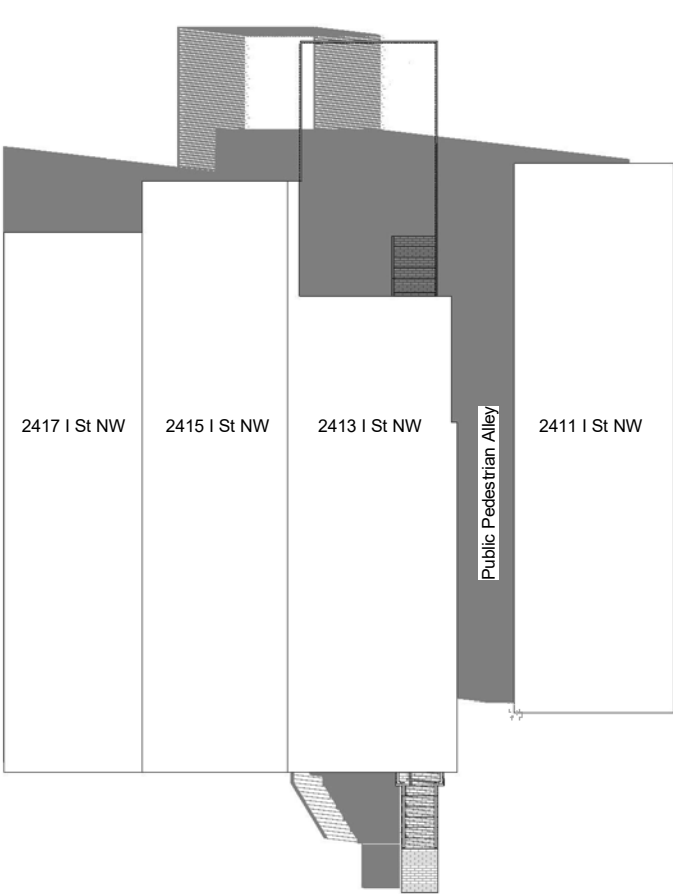


Interior Upper Level: Removal of rear wall, chimney, and applicable walls and doors for new layout (minimal).

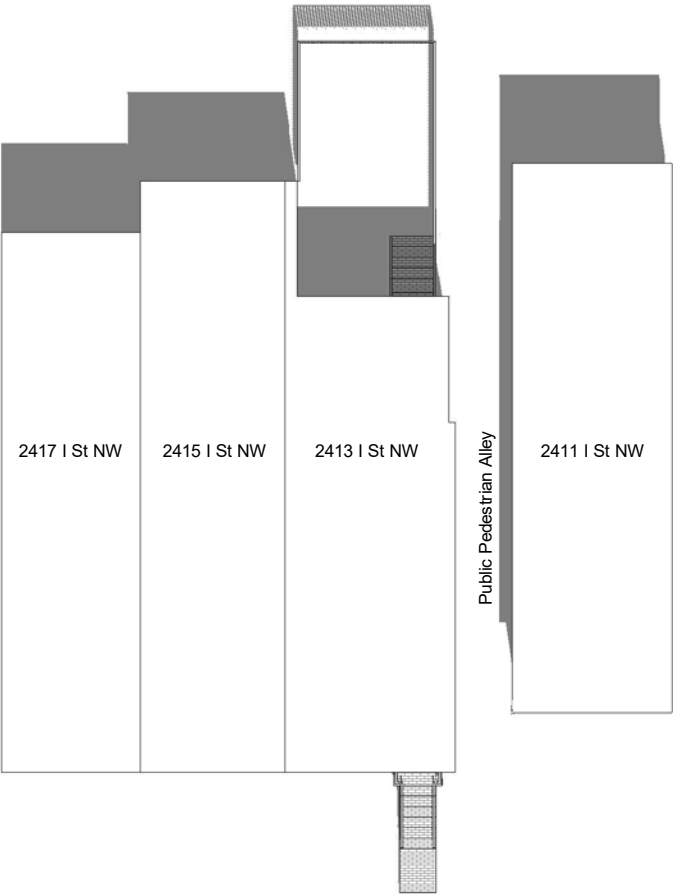
B2509226
Permit # _____ Date 1/30/2026

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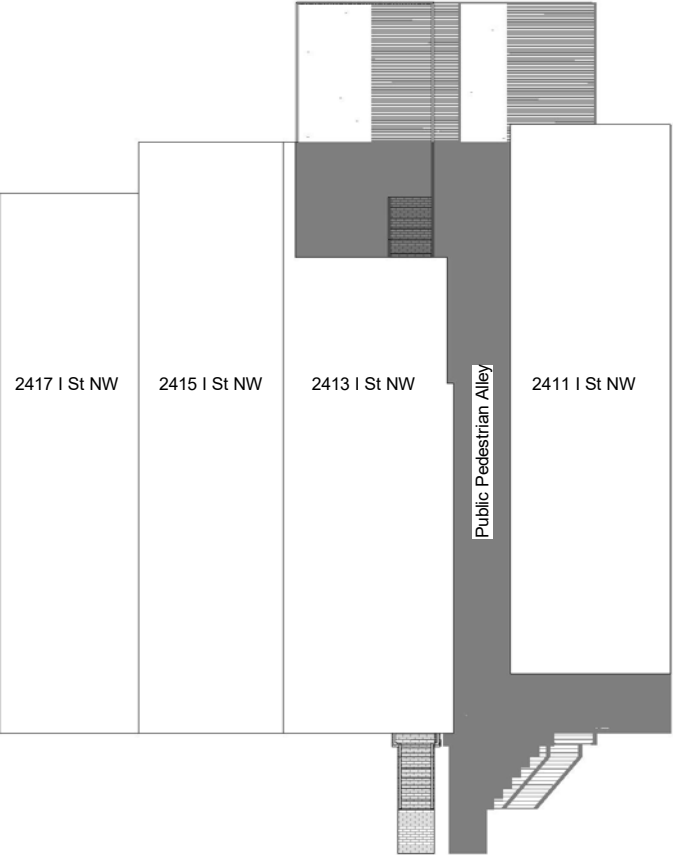
2413 I St. NW
Washington DC
20037



① Sun Study Summer 9am Existing



② Sun Study Summer 12pm Existing



③ Sun Study Summer 4pm Existing

Sun Study Summer Solstice - Existing	SS101	
	Scale	
	Date	3/13/2025
	Drawn by	A. Gorman

OWNER:

Bassam Ghanem
2413 I St. NW
Washington, DC 20037

CONTRACTOR:

Moore Construction Group
913 Duke St
Alexandria VA, 22314

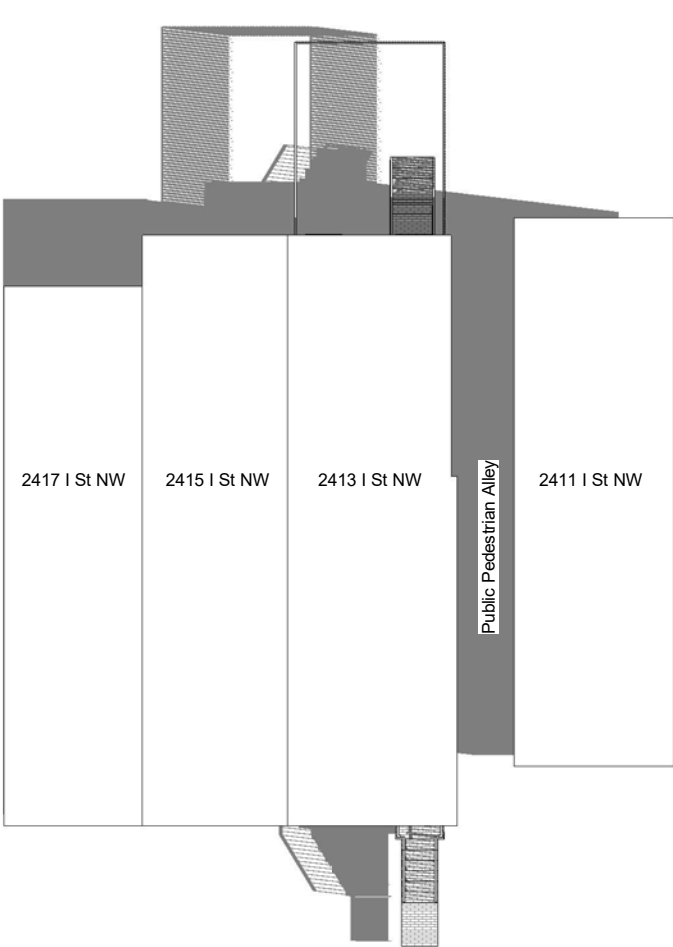
DRAWING STATUS:

Permitting

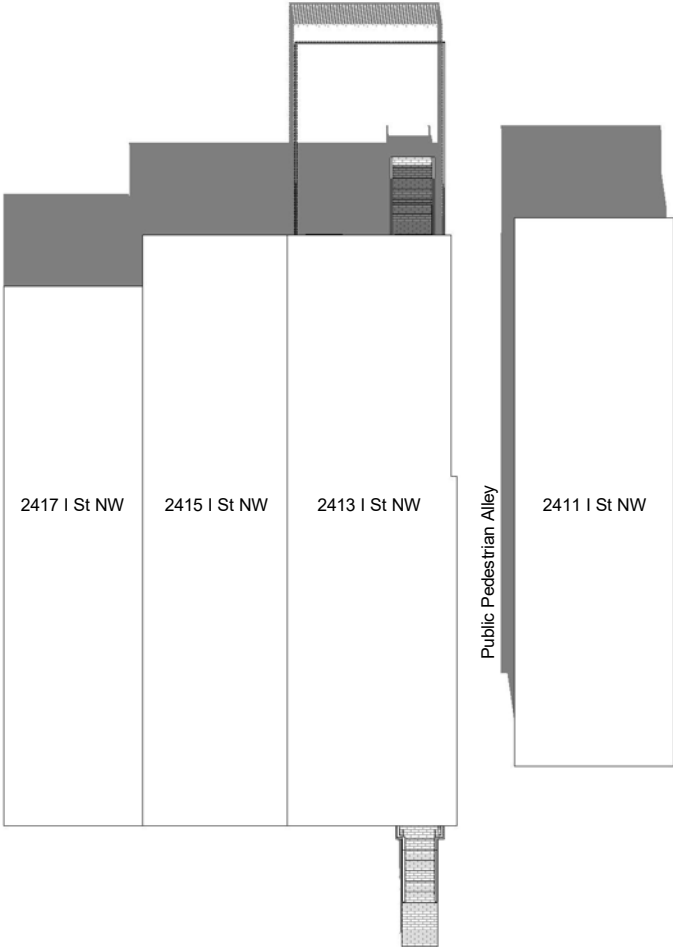
B2509226
Permit # _____ Date 1/30/2026

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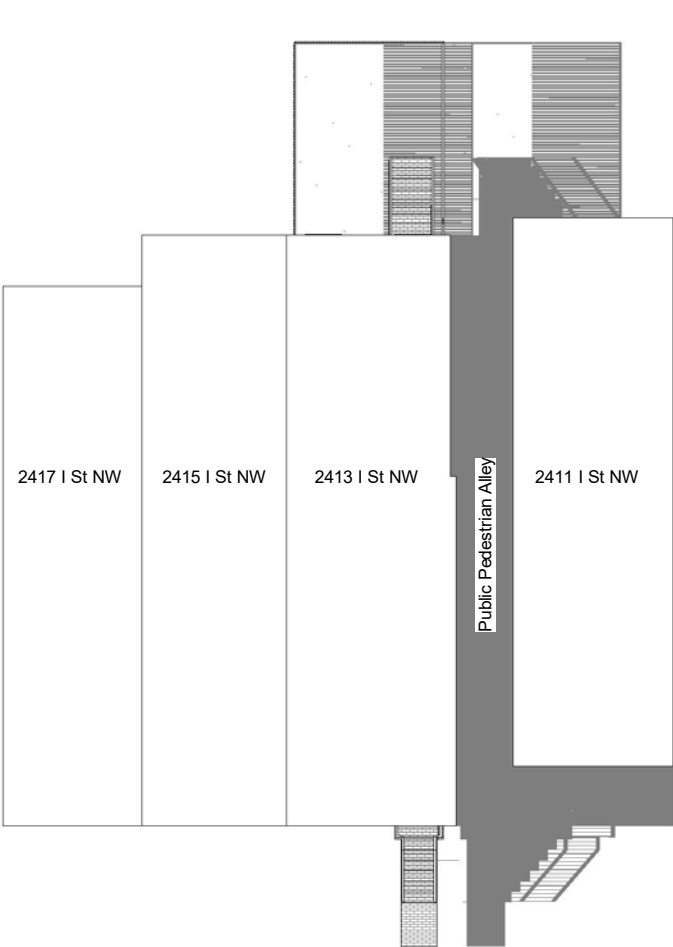
2413 I St. NW
Washington DC
20037



1 Sun Study Summer 9am Proposed



2 Sun Study Summer 12pm Proposed



3 Sun Study Summer 4pm Proposed

Sun Study Summer Solstice - Proposed		SS102
Date	3/13/2025	Scale
Drawn by	A. Gorman	

OWNER:

Bassam Ghanem
2413 I St. NW
Washington, DC 20037

CONTRACTOR:

Moore Construction Group
913 Duke St
Alexandria VA, 22314

DRAWING STATUS:

Permitting

MILU PROPERTIES, LLC RESIDENCE - ADDITION

2413 I St. NW, Washington, DC 20037



SCOPE OF WORK

2 STORY REAR ADDITION - MAIN LEVEL AND UPPER LEVEL. NEW SKYLIGHTS AT ROOF. NEW REAR STOOP, STAIRS, AND RAILING, AND NEW FENCE. INTERIOR RENOVATIONS ONLY AS NEEDED TO INCORPORATE WITH ADDITION. INSTALL GAS FIREPLACE. REFER TO BZA APPLICATION #21317.

PROPERTY INFO

ADDRESS: 2413 I ST. NW,
WASHINGTON, DC 20037
COUNTY/JURISDICTION: DISTRICT OF COLUMBIA

YEAR BUILT: 1900

SQUARE FEET EXISTING: 1,016 SQ. FT.
SQUARE FEET PROPOSED: 1,246 SQ. FT.

STORIES EXISTING: 2 STORIES W/ BASEMENT
STORIES PROPOSED: NO CHANGES

BEDROOMS EXISTING: 2
BEDROOMS PROPOSED: NO CHANGES
BATHS EXISTING: 1
BATHS PROPOSED: NO CHANGES
BUILDING SPRINKLERED: NO

CONSTRUCTION TYPE EXISTING: BRICK/FRAME
CONSTRUCTION TYPE PROPOSED: BRICK/FRAME

LOT SIZE: 812 SQ. FT.

ZONING DESCRIPTION: R-3/FB
SSL: 0028 0096
SMD: 2A03
WARD 2

PROJECT CONTACTS

DESIGNER:

MOORE CONSTRUCTION GROUP, LLC
913 DUKE ST.
ALEXANDRIA, VA 22314
888.486.6673

STRUCTURAL ENGINEER:

ZIGN CONSULTING ENGINEERS, LLC
21226 HICKORY FOREST WAY
GERMANTOWN, MD 20876
240-812-2898

CONTRACTOR:

MOORE CONSTRUCTION GROUP, LLC
913 DUKE ST.
ALEXANDRIA, VA 22314
888.486.6673

SHEET INDEX

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APPLICABLE CODES

BUILDING:

IRC 2018

GENERAL NOTES

1. OMISSIONS OR CONFLICTS IN THE DRAWINGS AND ANY RESTRICTIONS RELATED TO THE EXECUTION OF THE WORK, IN THE CASE OF CONFLICTS BETWEEN DRAWINGS, OR NOTES AND DRAWINGS, IT SHALL BE ASSUMED THE STRICTEST CONDITION OR REQUIREMENT HAS BEEN INCLUDED IN THE COST AND SCOPE OF THE WORK.
2. ISSUE COMPLETE SETS OF THE CONTRACT DOCUMENTS TO EACH OF THE SUBCONTRACTORS FOR COORDINATION OF THEIR WORK WITH ORDER TRADES.
3. APPLY FOR, OBTAIN AND PAY FOR ALL PERMITS, FEES, INSPECTIONS, AND APPROVALS BY LOCAL AUTHORITIES HAVING JURISDICTIONS OVER THE PROJECT. PROVIDE COPIES OF ALL CODES IN FORCE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ORDERS OF ANY PUBLIC AUTHORITY BEARING ON THE PERFORMANCE OF THE WORK.
4. CONTRACTOR IS RESPONSIBLE FOR COORDINATING AND PROVIDING PROTECTION FOR ALL NEW AND EXISTING WORK IN PLACE WHEN SUBJECT TO POTENTIAL DAMAGE BY WORK OF OTHER TRADES. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL ABOVE CEILING WORK AND SHALL REROUTE ITEMS AS REQUIRED. CONTRACTOR SHALL BE RESPONSIBLE FOR MINOR RELOCATIONS OF ITEMS, TO AVOID CONFLICTS WHILE MAINTAIN THE DESIGN INTENT.
5. GC SHALL DEFINE SCOPE, SCHEDULE, AND COST IMPLICATIONS WITH OWNER REGARDING ANY WORK BEING DONE BY OUTSIDE CONTRACTORS AND SUBCONTRACTORS.
6. COORDINATE SCHEDULE PROVISIONS FOR INSTALLATION LOCATIONS AND THE ACTUAL INSTALLATION OF ITEMS FURNISHED BY OWNER OR OTHERS. FACILITATE WORK WITH ALL TRADES ON THE PROJECT NOT UNDER CONTRACT TO THE CONTRACTOR. OCCUPANTS AND EXISTING WORK AND FINIS
7. VERIFY DIMENSIONS IN THE FIELD. TO THE EXTENT THAT DIMENSIONS CANNOT BE VERIFIED OR THE VERIFICATION OF DIMENSIONS WOULD CAUSE A DELAY IN THE PROGRESS OF THE WORK, CONTRACTOR SHALL GUARANTEE DIMENSIONS TO HIS SUBCONTRACTOR FOR COORDINATION. DO NOT SCALE DRAWINGS.
8. SUBMIT FOR CONSIDERATION SAMPLES AND PRODUCT LITERATURE AND OTHER PERTINENT DATA OF ANY PROPOSED SUBSTITUTIONS.
9. PERFORM ALL WORK AND INSTALL MATERIALS IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS AND IN A MANNER CONSISTENT WITH INDUSTRY STANDARDS OF WORKMANSHIP.
10. EXAMINE ALL SURFACES TO DETERMINE THAT THEY ARE SOUND, DRY, CLEAN, AND READY TO RECEIVE FINISHED OR MILLWORK PRIOR TO INSTALLATION. START OF INSTALLATION SHALL IMPLY ACCEPTANCE OF SUBSTRATE AND SHALL NOT BE GROUNDS FOR CLAIMS AGAINST IMPROPER PERFORMANCE OF INSTALLED MATERIALS.
11. INSTALL AND MAINTAIN ALL NECESSARY COVERINGS, PROTECTIVE ENCLOSURES, TEMPORARY DOORS AND PARTITIONS, AND DUST BARRIERS TO PROTECT ALL OCCUPANTS AND EXISTING WORK AND FINISHES TO REMAIN. REPAIR AND REPLACE ANY DAMAGES CAUSE BY IMPROPER PROTECTION AT NO ADDITIONAL COST TO OWNER.
12. PROVIDE OWNER ANY MANUFACTURER PRODUCT LITERATURE, MAINTENANCE REQUIREMENTS, AND/OR SCHEDULES.

MISC. NOTES

1. IF WORK PERFORMED WITHIN 15 FEET OF ANY OVERHEAD WIRES, PERMITTEE MUST FIRST OBTAIN ASSISTANCE FROM THE PEPCO POWER COMPANY OFFICE.
2. CALL MISS UTILITY BEFORE BREAKING GROUND. ALLOW REQUIRED TIME FOR MARKING.
3. ALL WORK SUBJECT TO COUNTY FIELD INSPECTIONS.
4. THE CONTRACTOR SHALL COMPARE AND COORDINATE ALL DRAWINGS. WHEN THERE SEEMS TO BE A DISCREPANCY BETWEEN DRAWINGS CONTRACTOR IS TO REPORT FINDINGS TO PROJECT MANAGER AND AWAIT CONFIRMATION BEFORE PROCEEDING WITH WORK.

GOVERNMENT OF THE DISTRICT OF COLUMBIA
PERMIT OPERATIONS DIVISION
PLANS APPROVED
Permit No. B2509226 Date 1/30/2026
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
4



PROJECT DESIGNER
MOORE CONSTRUCTION GROUP, LLC
Alyssa Gorman - Architectural Designer
alyssa@moorecg.com
913 Duke St, Alexandria VA 22314
703-960-0253

PROJECT:

2413 I St. NW

OWNER

Milu Properties, LLC
2413 I St. NW
Washington, DC 20037

Date 11/25/2025
Drawn by A.Gorman

A000
Cover Page

Scale

DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., February 24, 2025

Plat for Building Permit of :

SQUARE 28 LOT 96

Scale: 1 inch = 20 feet

Recorded in Book 13 Page 60

Receipt No. 25-02292

Drawn by: A.S.

Furnished to: RACHEL DEBAUN

“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).”

Anup Shrestha
For Surveyor, D.C.

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; 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: *Alyssa Gorman*
Date: 8/21/2025

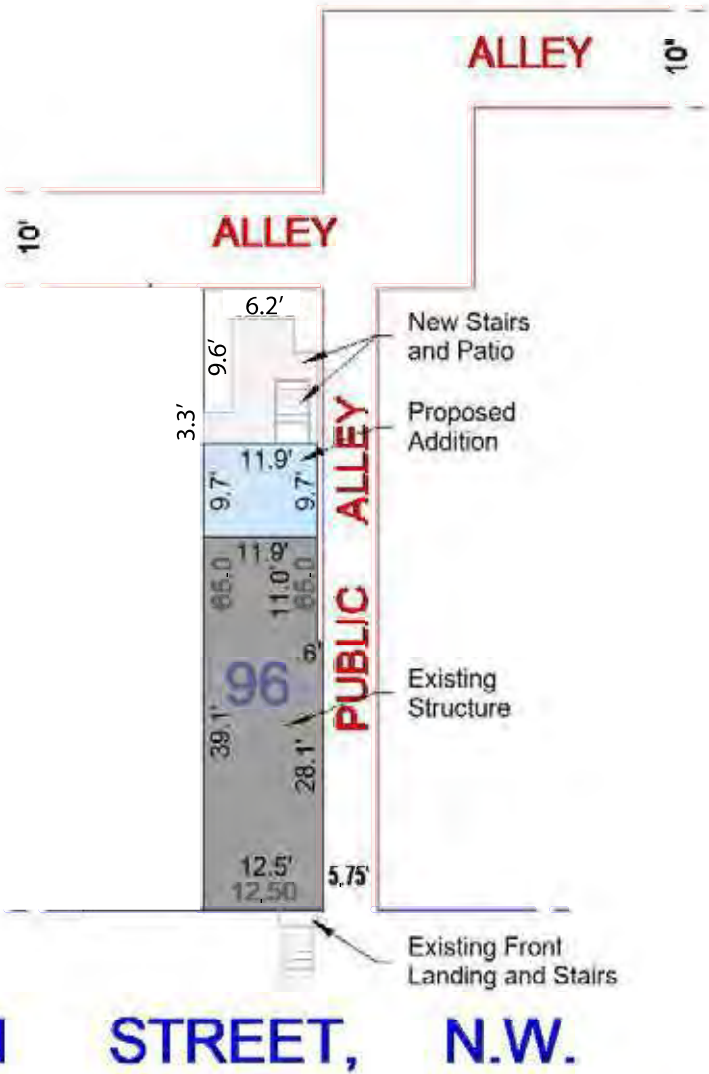
Printed Name: Alyssa Gorman Relationship to Lot Owner: Agent

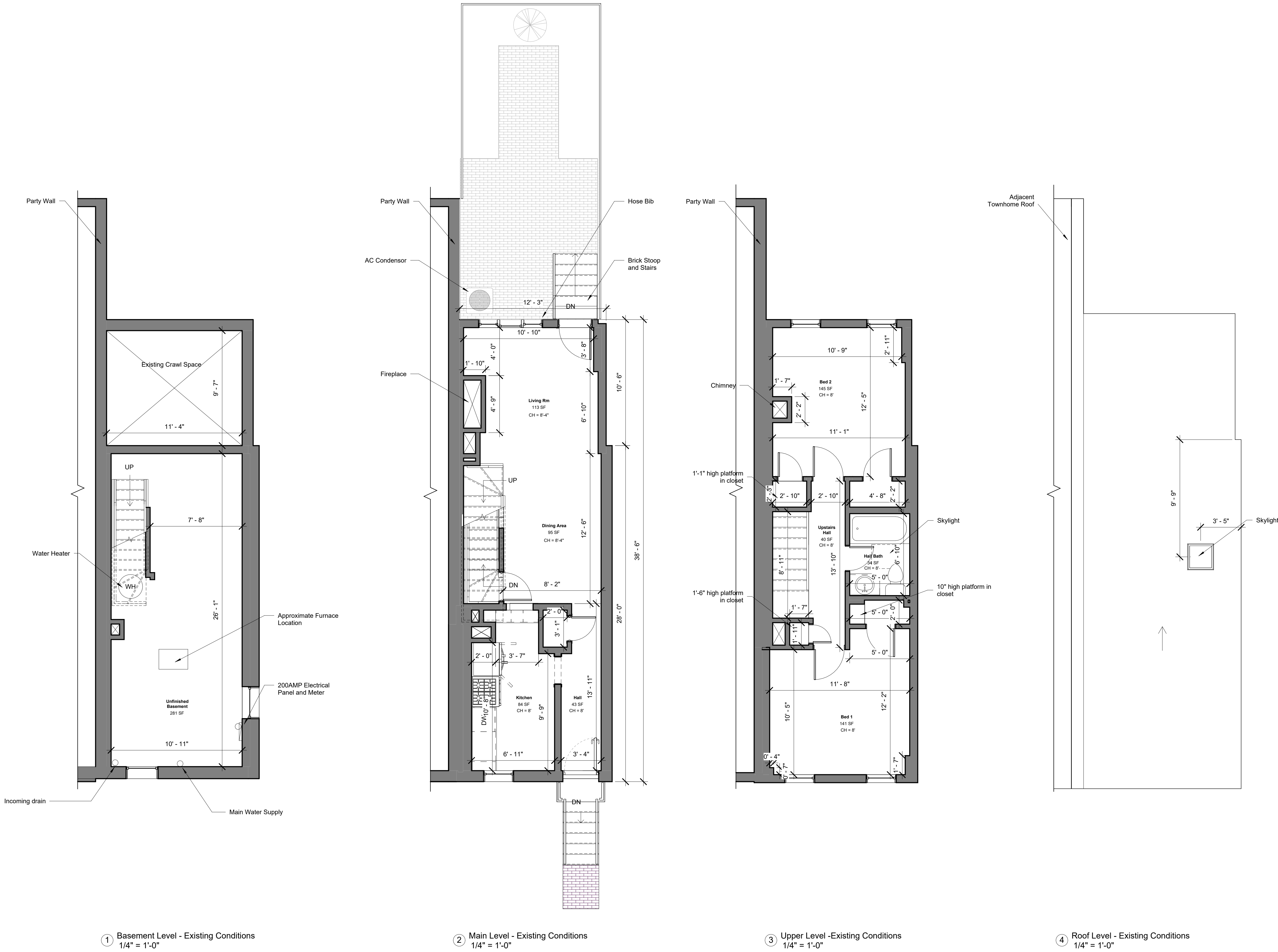
If a registered design professional, provide license number and include stamp below.



SQUARE 28 Permit # B2509226 Date 1/30/2026

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PROJECT DESIGNER
MOORE CONSTRUCTION GROUP, LLC
Alyssa Gorman - Architectural Designer
alyssa@moorecg.com
913 Duke St, Alexandria VA 22314
703-960-0253

PROJECT:
2413 I St. NW

OWNER
Milu Properties, LLC
2413 I St. NW
Washington, DC 20037

Date 8/22/2025
Drawn by ACG

A101
Existing Conditions Plans

Scale 1/4" = 1'-0"



PROJECT DESIGNER
MOORE CONSTRUCTION GROUP, LLC
Alyssa Gorman - Architectural Designer
alyssa@moorecg.com
913 Duke St, Alexandria VA 22314
703-960-0253

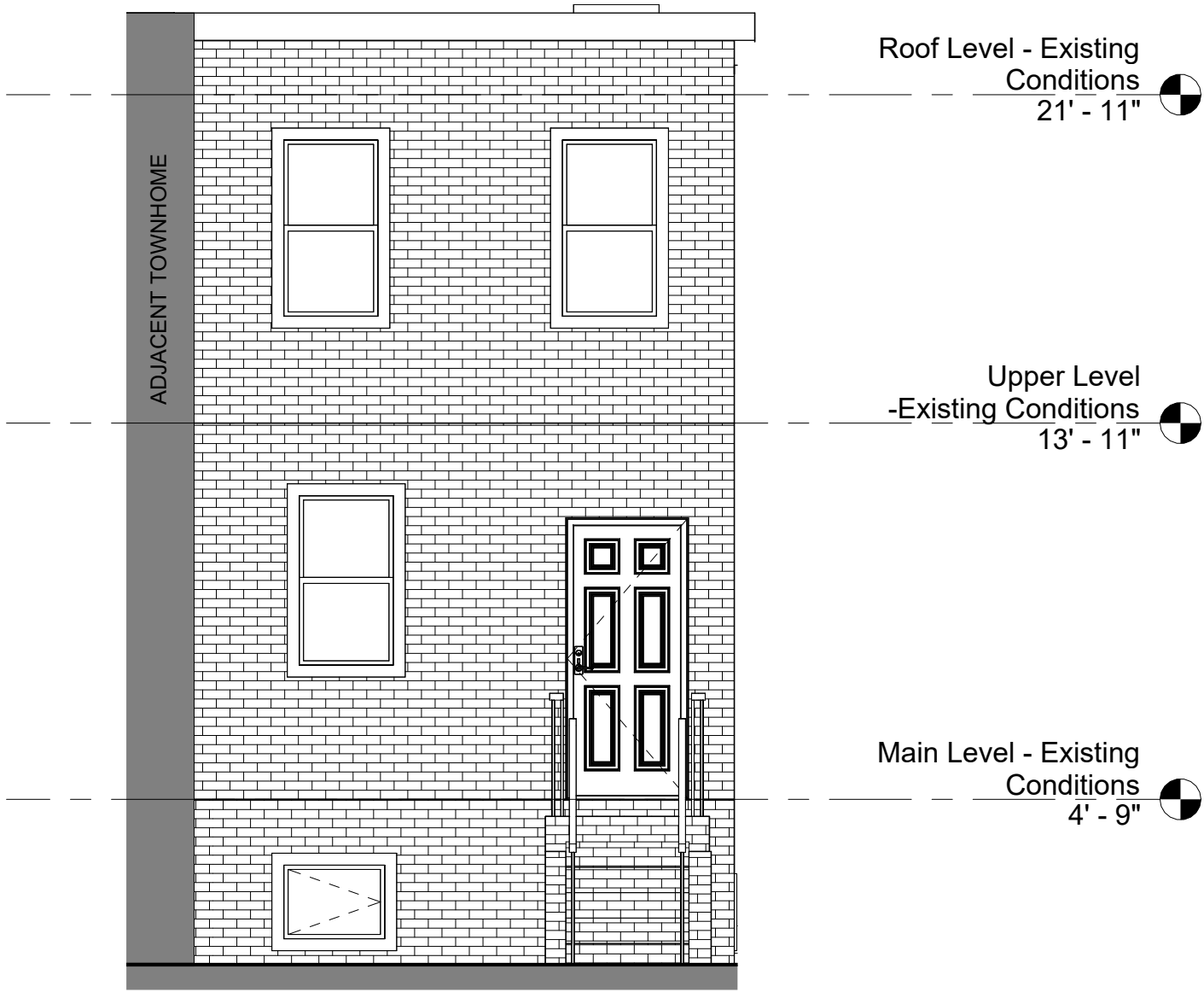
PROJECT:
2413 I St. NW

OWNER
Milu Properties, LLC
2413 I St. NW
Washington, DC 20037

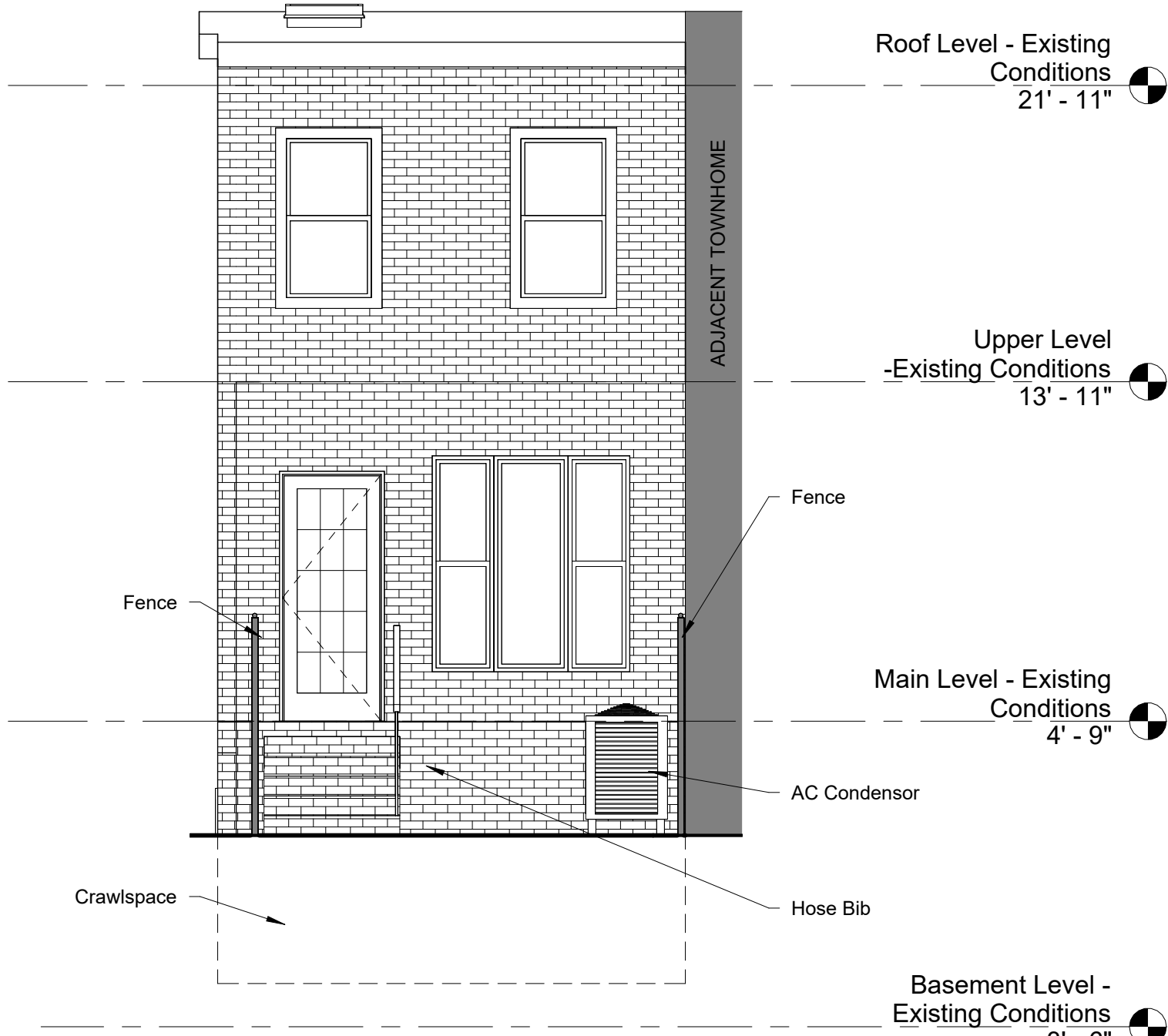
Date 8/22/2025
Drawn by ACG

A102
Existing Conditions
Elevations

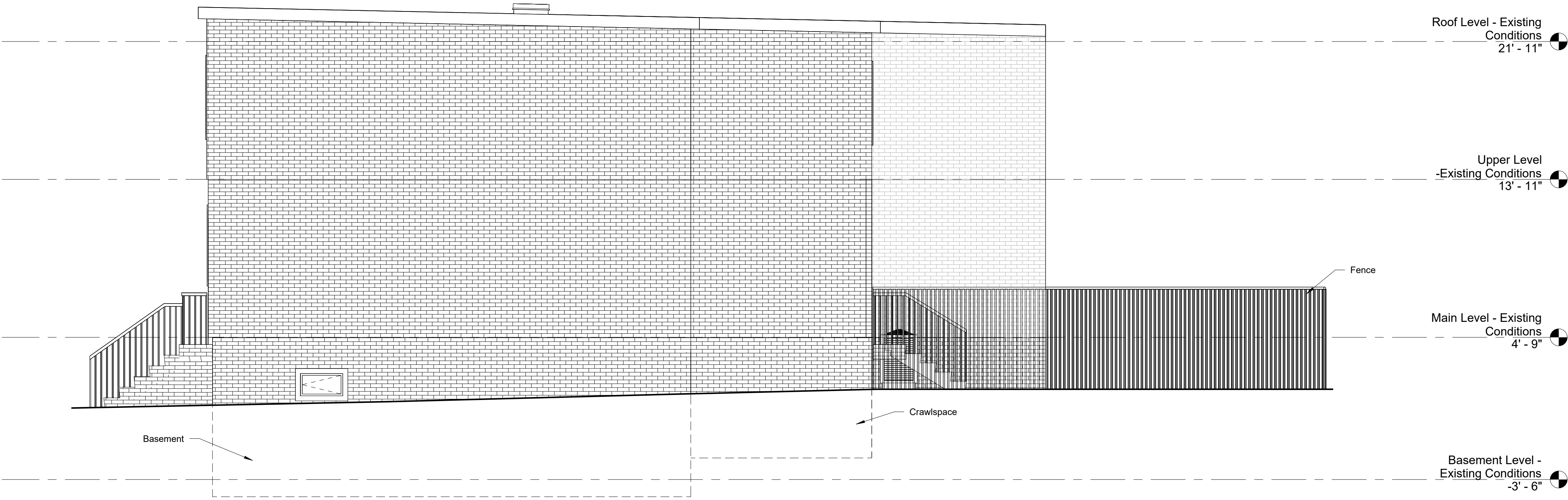
Scale 1/4" = 1'-0"



① Existing - Front Elevation
1/4" = 1'-0"



② Existing - Rear Elevation
1/4" = 1'-0"



③ Existing - Right Elevation
1/4" = 1'-0"



PROJECT DESIGNER
MOORE CONSTRUCTION GROUP, LLC
Alyssa Gorman - Architectural Designer
alyssa@moorecg.com
913 Duke St, Alexandria VA 22314
703-960-0253

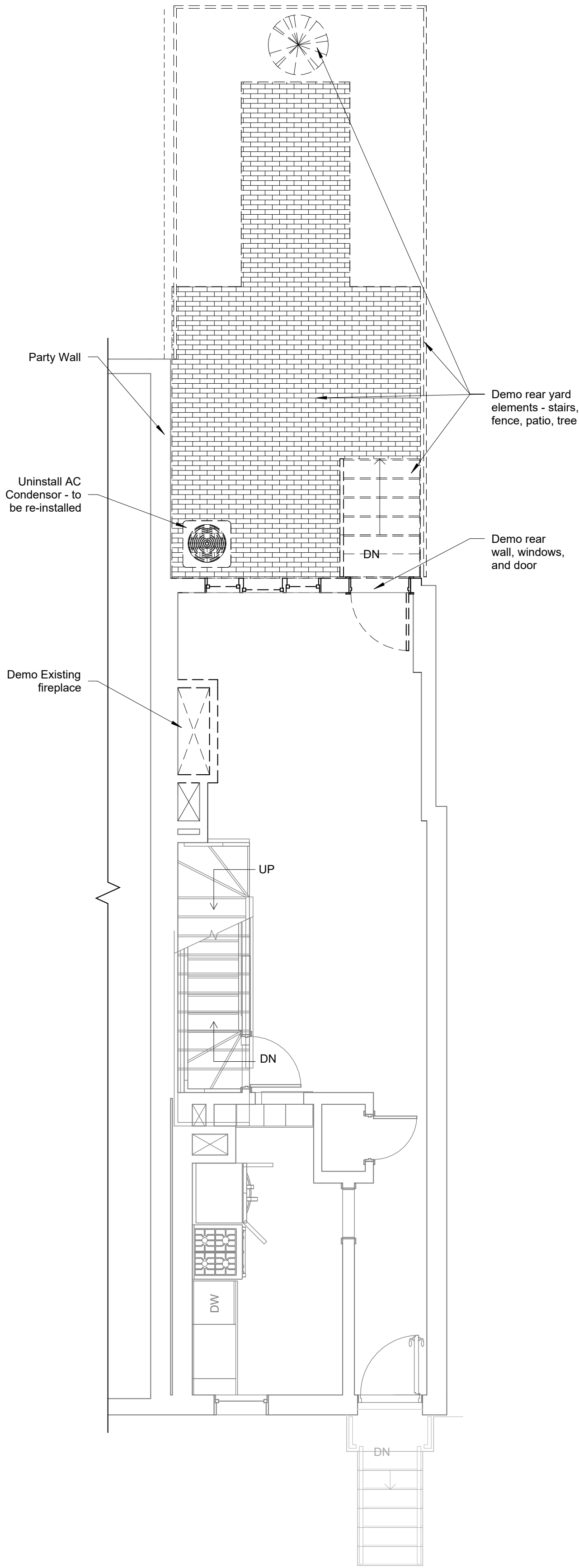
PROJECT:
2413 I St. NW

OWNER
Milu Properties, LLC
2413 I St. NW
Washington, DC 20037

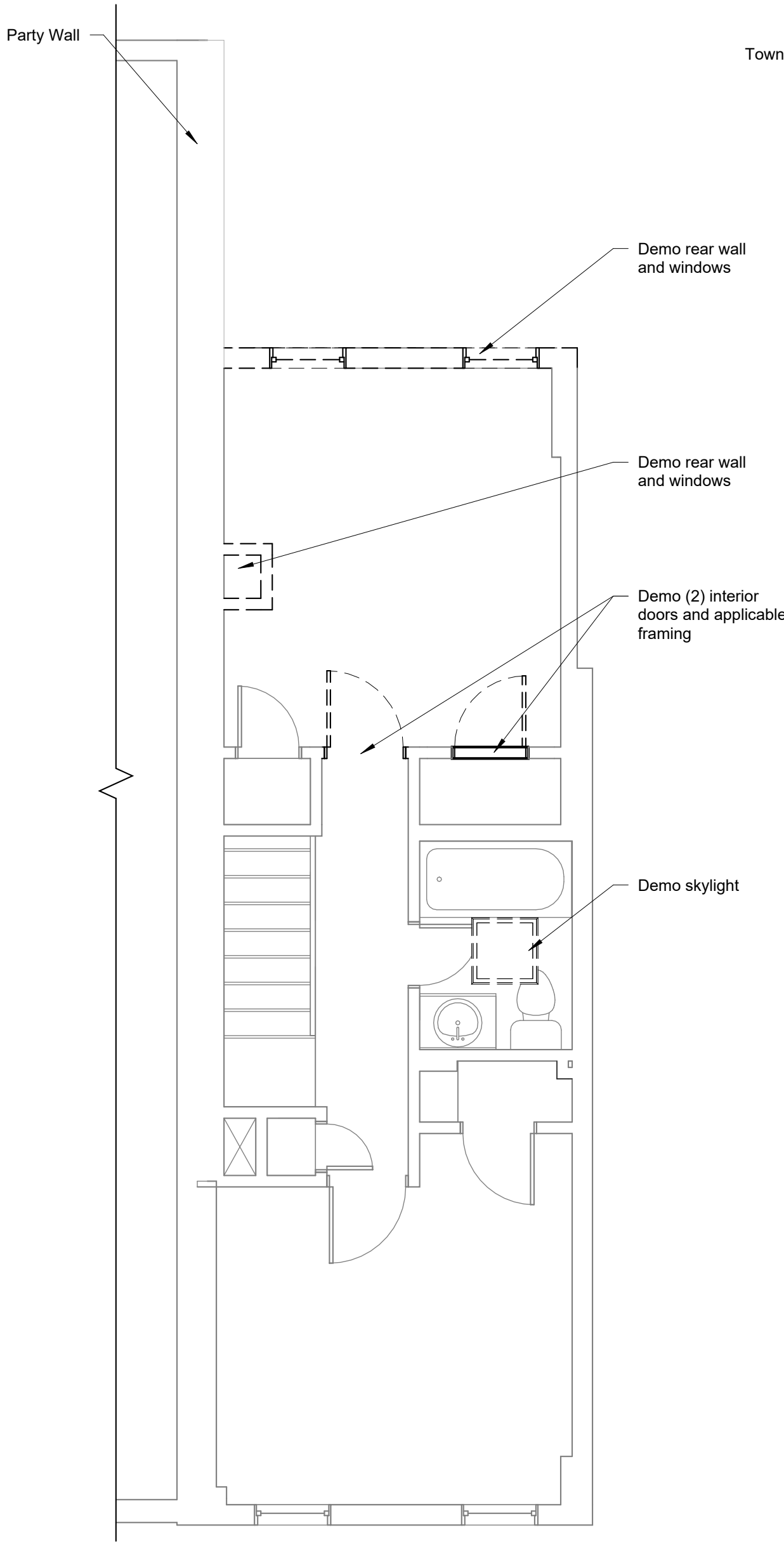
Date 8/22/2025
Drawn by ACG

A103
Demo Plans and Elevation

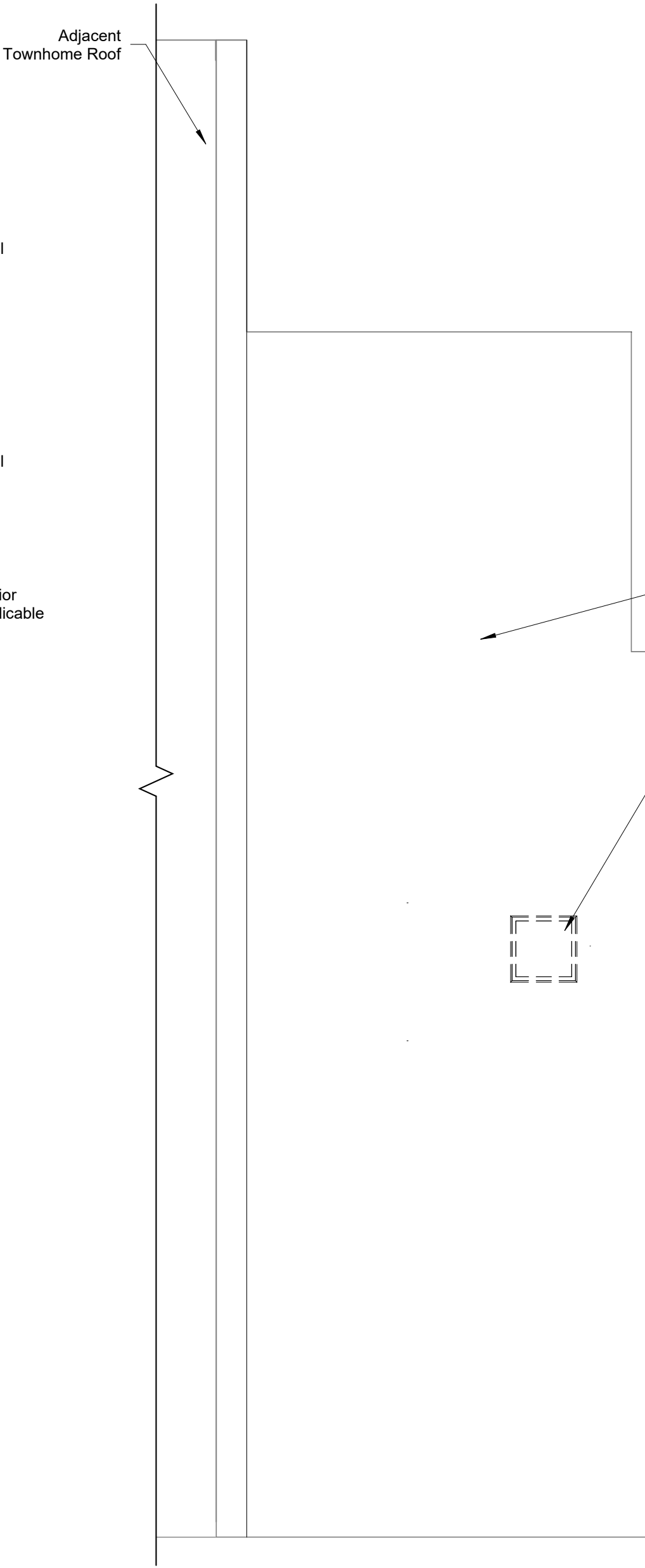
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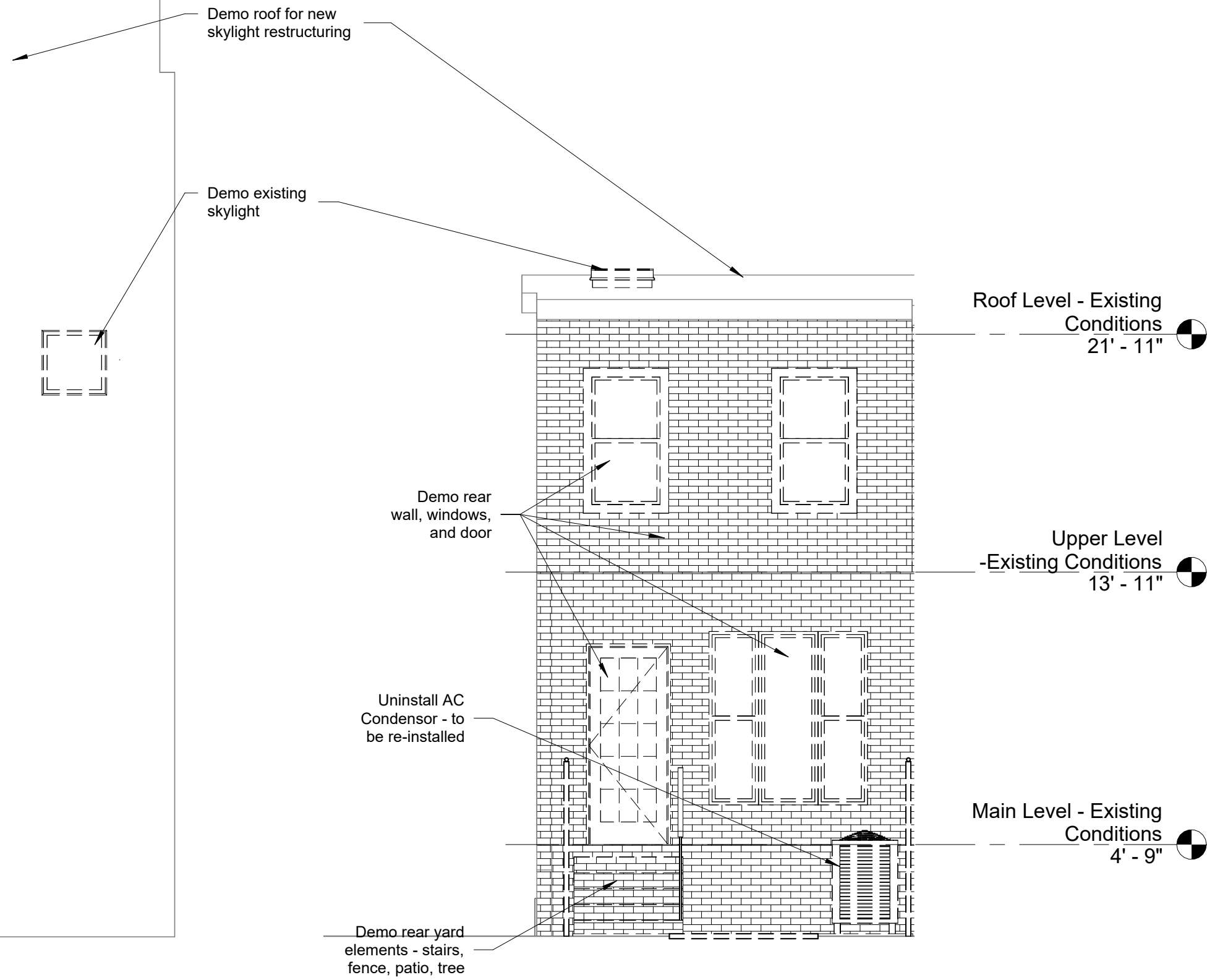
① Demo Plan Main Level
1/4" = 1'-0"



② Demo Plan Upper Level
1/4" = 1'-0"



③ Demo Plan Roof Level
1/4" = 1'-0"



④ Demo Rear Elevation
1/4" = 1'-0"

DC Department of Buildings

Office of Zoning Administration

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herein on approved plans. Approved plans
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issues are noted during inspections

**BOARD OF ZONING ADJUSTMENT AND ZONING COMMISSION APPROVED PLANS
MODIFICATION FORM**

The District of Columbia's Zoning Regulations, DCMR Title 11, require that applicants for building permits, for a development that has been approved by a Board of Zoning Adjustment [BZA] or a Zoning Commission [ZC] Order (including PUDs, Design Review, and Campus Plans), verify that the approved plans are consistent with each approving body's plans, which are referred to as Exhibits [see the DC Office of Zoning Website: app.dcoz.dc.gov/Search/SearchOrders.aspx]

Specifically, the purpose of this **Plans Modification Form** is to allow applicants for a building permit to verify the following:

All building permit plans conform with the approved BZA or ZC Order conceptual plans, by either:

1. Document that no modifications are proposed to the approved BZA or ZC plans, **Or**;
2. When minor modifications to the building permit plans are made, that the changes are within the Department of Buildings (DOB)'s authority to allow such deviations administratively.

This form may not be waived as the applicant must verify compliance, and all required supplemental information must be completed and uploaded as part of a building permit application submittal.

Property Address: 2413 I St NW, Washington, DC 20037 Building Permit # B2509226

BZA or ZC Order# BZA #21317 [e.g. BZA #212345; or ZC #21-01] SSL: 0028 0096

Property Owner Signature: [Signature] Date: 08/22/2025

Property Owner or Agent E-mail Address: alyssa@moorecg.com Phone: 703-960-0253
Agent Email Agent Phone Number

SECTION A: No Changes

X If there are NO CHANGES to the plans shown in the approved BZA or ZC exhibits [the plat, floor plans, elevations, and/or sections that depict the building envelope, footprint, height, or façade, then check this box and sign and date the form.

Applicant: [Signature] Date: 8/21/2025

Agent Signature

SECTION B: Administrative Approval of Minor Changes

If there are ANY CHANGES TO THE PLANS shown in the approved BZA or ZC exhibits [the plat or site plan, floor plans, elevations, and/or sections that depict exterior changes to the building envelope, footprint, height, or façade, or interior changes to the use or floor plan layout, [Examples include: *floor plan mirrored, parapet added, windows(s) removed or added*] Please provide the following:

GOVERNMENT OF THE DISTRICT OF COLUMBIA
PERMIT OPERATION DIVISION
Plans Approved

B2509226

Permit # _____ Date 1/30/2026

- A written summary of all changes.
- Include the Exhibit and the plan sheet numbers that are being changed for the applicable BZA or ZC Order: (e.g. Exhibit No. 15, page A-100).
- A side-by-side graphic presentation of the applicable BZA or ZC Approved Exhibit with the Exhibit and page number; and the building permit plan sheet(s), including the page or sheet number with all changes denoted by bubbling.
- Convert all of the above responses, including this form with applicable signatures, into PDFs to upload into ProjectDox.

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____ Check here, if all of the changes are limited to interior floorplan or other changes not subject to any standards listed in Section A-304.10(a)-(h) for BZA approvals or Section A-304.5(a)-(d) for ZC approvals

____ Check here, if all of the changes are covered by flexibility specifically granted by Condition(s) of the BZA or ZC Order. List the Order #, Condition #, and text of the Condition(s) below: [e.g. Order 201234, Condition A.1.C; Applicant shall have flexibility to change the materials depicted for the exterior of the building that has a similar appearance] _____

SECTION C: Changes Subject to Party or Commission Notification

____ Check here, if you are requesting Zoning Administrator flexibility under A-304.10 for BZA approvals or Section A-304.5 for ZC approvals. If so, please fill Section D for BZA approved projects and Section E for ZC approved projects.

SECTION D: Changes Subject to BZA Party Notification

In cases where a written request for ZA minor flexibility is submitted, all parties (including the affected ANC (s)) to the applicable BZA case listed in response to #1 must be served with a copy of the request for minor flexibility. Such a copy must include any supporting plan documents, as required by Section A-304.11. Enter the following information, including the e-mail addresses (or mailing address if necessary) that the written request was sent to:

Date of service by Applicant: _____ (attach a certificate of service)

ANC ____: _____

ANC (SMD) ____: _____

Parties: _____

For DOB internal use only (execute as appropriate)

- The Zoning Administrator (ZA) has received a written request for minor modifications to approved plans related to the Order above which the Applicant attests was served on all necessary parties. The ZA has determined that the proposed modifications are consistent with Section A-304.10. Therefore, the ZA is hereby providing written notice of APPROVAL.

Pursuant to A-304.12, the ZA shall send written notification of any modifications approved pursuant to A-304.10 to all parties to the applicable case no later than 7 days after the date of approval.

Zoning Administrator Signature

Date of approval

Date of Service: _____

cc: All parties identified above

Attachments: Applicant's written request for ZA minor flexibility and supporting documents

-
- The ZA DENIES the request for minor modifications to approved plans as inconsistent with Section A-304.10.

OZA Signature

Date of denial

SECTION E: Changes Subject to Zoning Commission Notification

In cases where a written request for ZA minor flexibility is submitted, all parties (including the affected ANC (s)) to the applicable ZC case listed in response to #1 must be served with a copy of the request for minor flexibility. Such a copy must include any supporting plan documents, as required by Section A-304.6. Enter the following information, including the e-mail addresses (or mailing address if necessary) that the written request was sent to:

Date of service by Applicant: _____ (attach a certificate of service)

ANC ____: _____

ANC (SMD) ____: _____

Parties: _____



GOVERNMENT OF THE DISTRICT OF COLUMBIA
PERMIT OPERATION DIVISION
Plans Approved

B2509226

Permit # _____ Date 1/30/2026

For DCRA internal use only (execute as appropriate)

- The Zoning Administrator (ZA) has received a written request for minor modifications to approved plans related to the Order above which the Applicant attests was served on all necessary parties. The ZA has determined that the proposed modifications are consistent with Section A-304.5. Therefore, the ZA is hereby providing written notice of APPROVAL.

Pursuant to A-304.5, no modified building permit may be issued during a 45 day period that begins on the date this report was sent to the Zoning Commission ("Commission") unless the Commission advises the ZA that it concurs that the modification is permitted by A-304.5.

Zoning Administrator Signature

Date of approval

Date of Service: _____

Forty-five day hold date: _____

cc: Zoning Commission and all parties identified above

Attachments: Applicant's written request for ZA minor flexibility and supporting documents

- No written request for ZA minor flexibility is required.

Elisa Vitale for KAB

Zoning Administrator Signature

October 2, 2025

Date of approval

- The ZA DENIES the request for minor modifications to approved plans as inconsistent with Section A-304.5.

OZA Signature

Date of denial



GOVERNMENT OF THE
DISTRICT OF COLUMBIA
MURIEL BOWSER, MAYOR

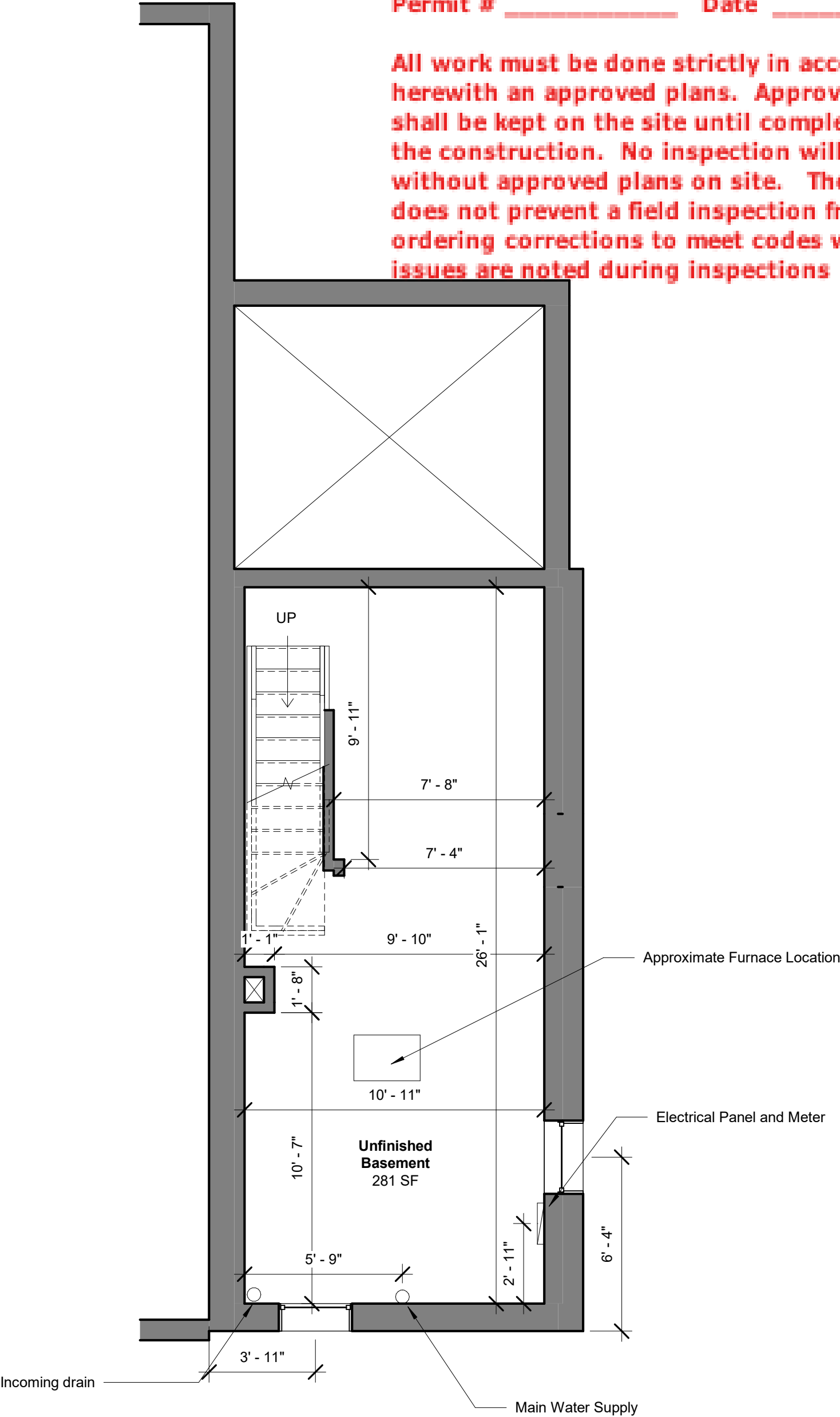
GOVERNMENT OF THE DISTRICT OF COLUMBIA
PERMIT OPERATION DIVISION
Plans Approved

B2509226

1/30/2026

Permit # _____ Date _____

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Permitting
DRAWING STATUS:

Moore Construction Group
913 Duke St
Alexandria VA, 22314

CONTRACTOR:

Bassam Ghanem
2413 I St. NW
Washington, DC 20037
OWNER:

Existing Basement Level		DD001
Date	4/2/25	Scale 1/4" = 1'-0"
Drawn by	A. Gorman	

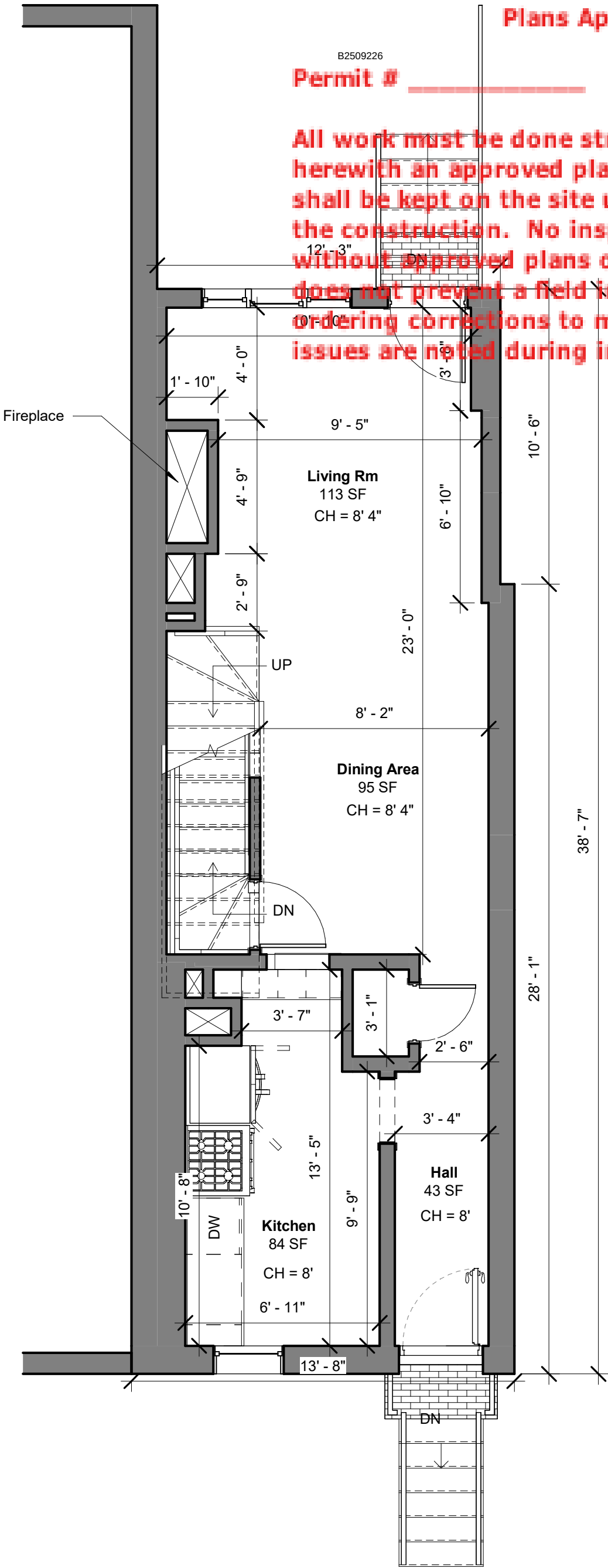
2413 I St. NW
Washington, DC
20037

Board of Zoning Adjustment
District of Columbia
CASE NO.21317
EXHIBIT NO.9

GOVERNMENT OF THE DISTRICT OF COLUMBIA
PERMIT OPERATION DIVISION
Plans Approved

B2509226
Permit # _____ Date 1/30/2026

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Permitting DRAWING STATUS:	Moore Construction Group 913 Duke St Alexandria VA, 22314	CONTRACTOR:	Bassam Ghanem 2413 I St. NW Washington, DC 20037	OWNER:																					
<table><tr><td colspan="3">Existing Main Level</td><td colspan="3">DD002</td></tr><tr><td colspan="2">Date</td><td colspan="2">4/2/25</td><td colspan="2" rowspan="3">Scale 1/4" = 1'-0"</td></tr><tr><td colspan="2">Drawn by</td><td colspan="2">A. Gorman</td></tr><tr><td colspan="2"></td><td colspan="2"></td></tr></table>						Existing Main Level			DD002			Date		4/2/25		Scale 1/4" = 1'-0"		Drawn by		A. Gorman					
Existing Main Level			DD002																						
Date		4/2/25		Scale 1/4" = 1'-0"																					
Drawn by		A. Gorman																							
2413 I St. NW Washington, DC 20037																									

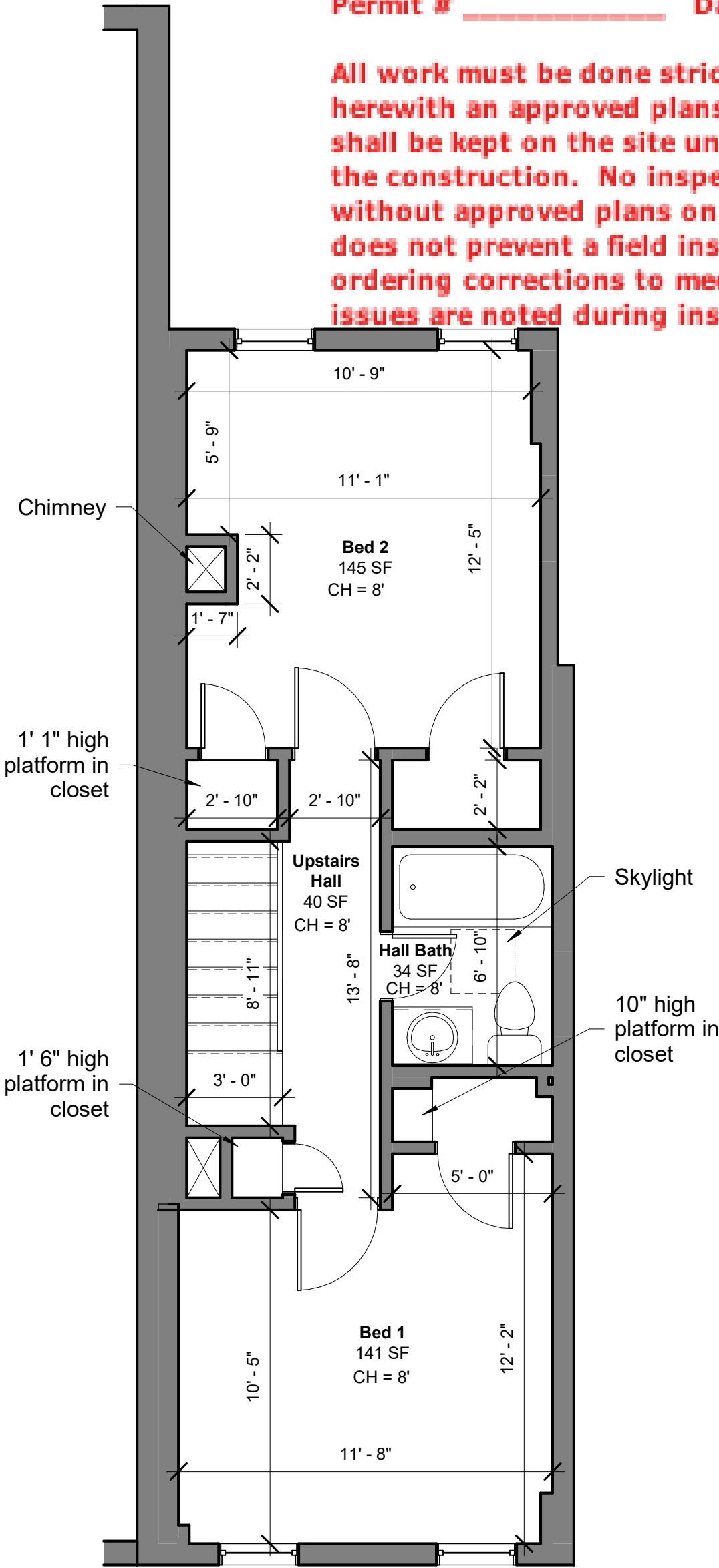
GOVERNMENT OF THE DISTRICT OF COLUMBIA
PERMIT OPERATION DIVISION
Plans Approved

B2509226

1/30/2026

Permit # _____ Date _____

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Permitting

DRAWING STATUS:

Moore Construction Group
913 Duke St
Alexandria VA, 22314

CONTRACTOR:

Bassam Ghanem
2413 I St. NW
Washington, DC 20037
OWNER:

Existing Upper Level

DD003

Date 4/2/25
Drawn by A. Gorman

Scale 1/4" = 1'-0"

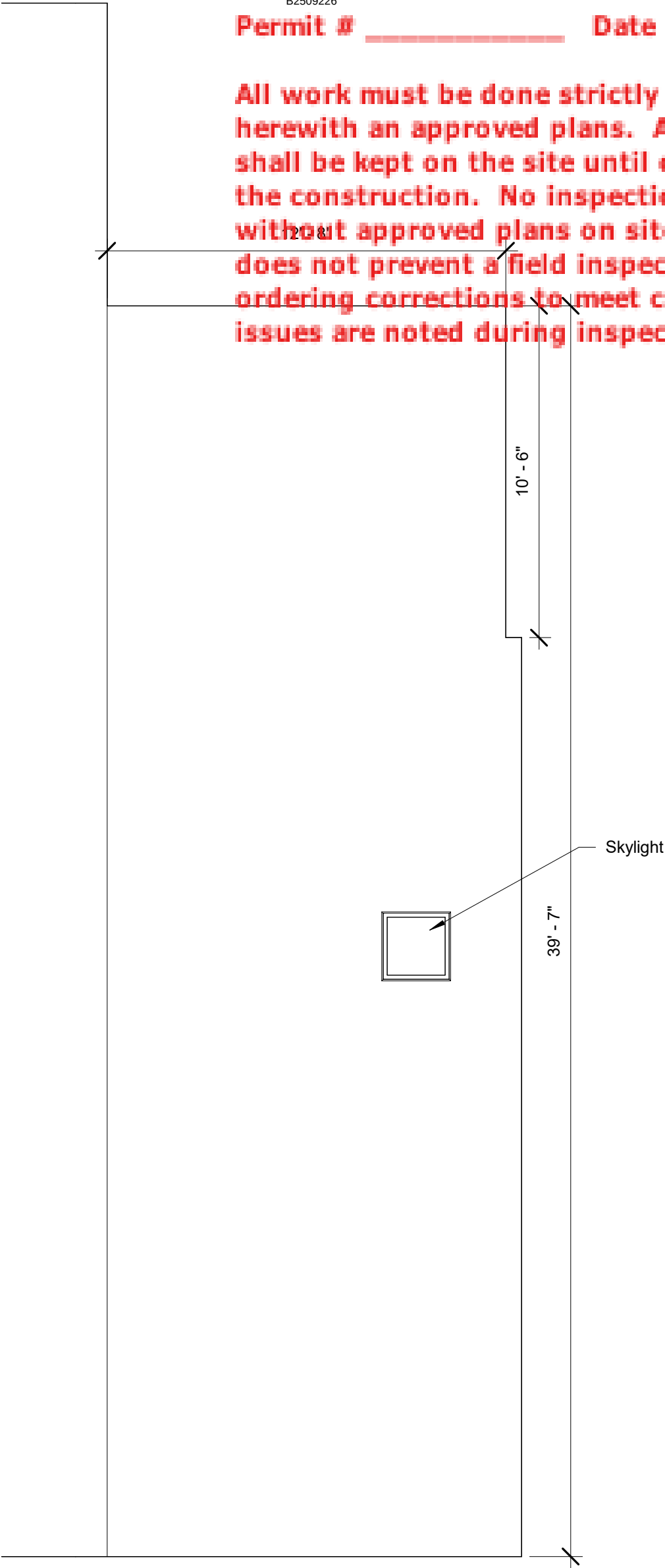
2413 I St. NW
Washington, DC
20037

GOVERNMENT OF THE DISTRICT OF COLUMBIA
PERMIT OPERATION DIVISION
Plans Approved

B2509226

Permit # _____ Date 1/30/2026

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Permitting DRAWING STATUS:	Moore Construction Group 913 Duke St Alexandria VA, 22314	CONTRACTOR:	Bassam Ghanem 2413 I St. NW Washington, DC 20037	OWNER:	<table><tr><td colspan="2">Existing Roof Level</td><td>DD004</td></tr><tr><td>Date</td><td>4/2/25</td><td rowspan="3">Scale 1/4" = 1'-0"</td></tr><tr><td>Drawn by</td><td>A. Gorman</td></tr><tr><td></td><td></td></tr></table>	Existing Roof Level		DD004	Date	4/2/25	Scale 1/4" = 1'-0"	Drawn by	A. Gorman			2413 I St. NW Washington, DC 20037
Existing Roof Level		DD004														
Date	4/2/25	Scale 1/4" = 1'-0"														
Drawn by	A. Gorman															

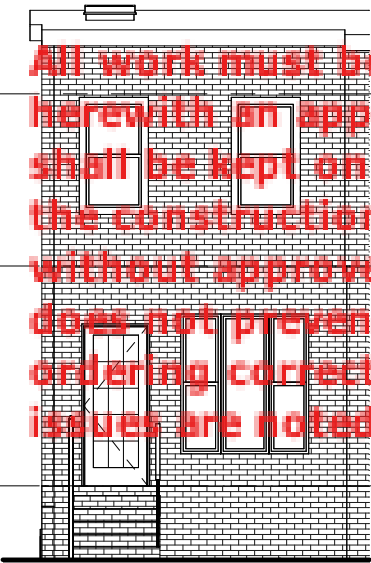
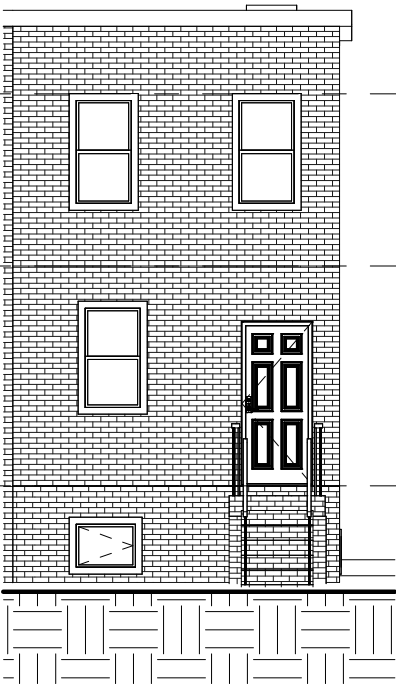
GOVERNMENT OF THE DISTRICT OF COLUMBIA
PERMIT OPERATION DIVISION
Plans Approved

B2509226

1/30/2026

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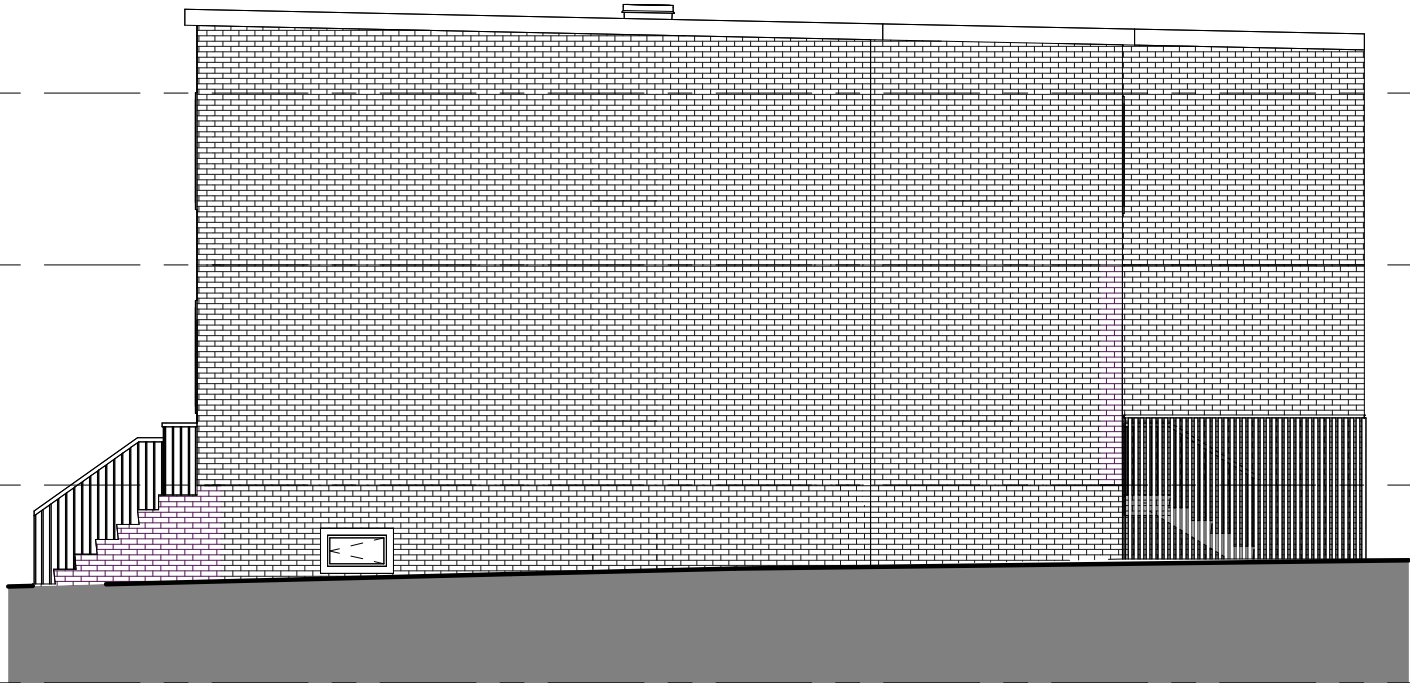
Roof Level - Existing Conditions
21' - 1"

Upper Level - Existing Conditions
13' - 11"

Main Level - Existing Conditions
4' - 9"

1 Existing Front Elevation
1/8" = 1'-0"

2 Existing Rear Elevation
1/8" = 1'-0"



Roof Level - Existing Conditions
21' - 1"

Upper Level - Existing Conditions
13' - 11"

Main Level - Existing Conditions
4' - 9"

Basement Level - Existing Conditions
-3' - 6"

3 Existing Right Elevation
1/8" = 1'-0"

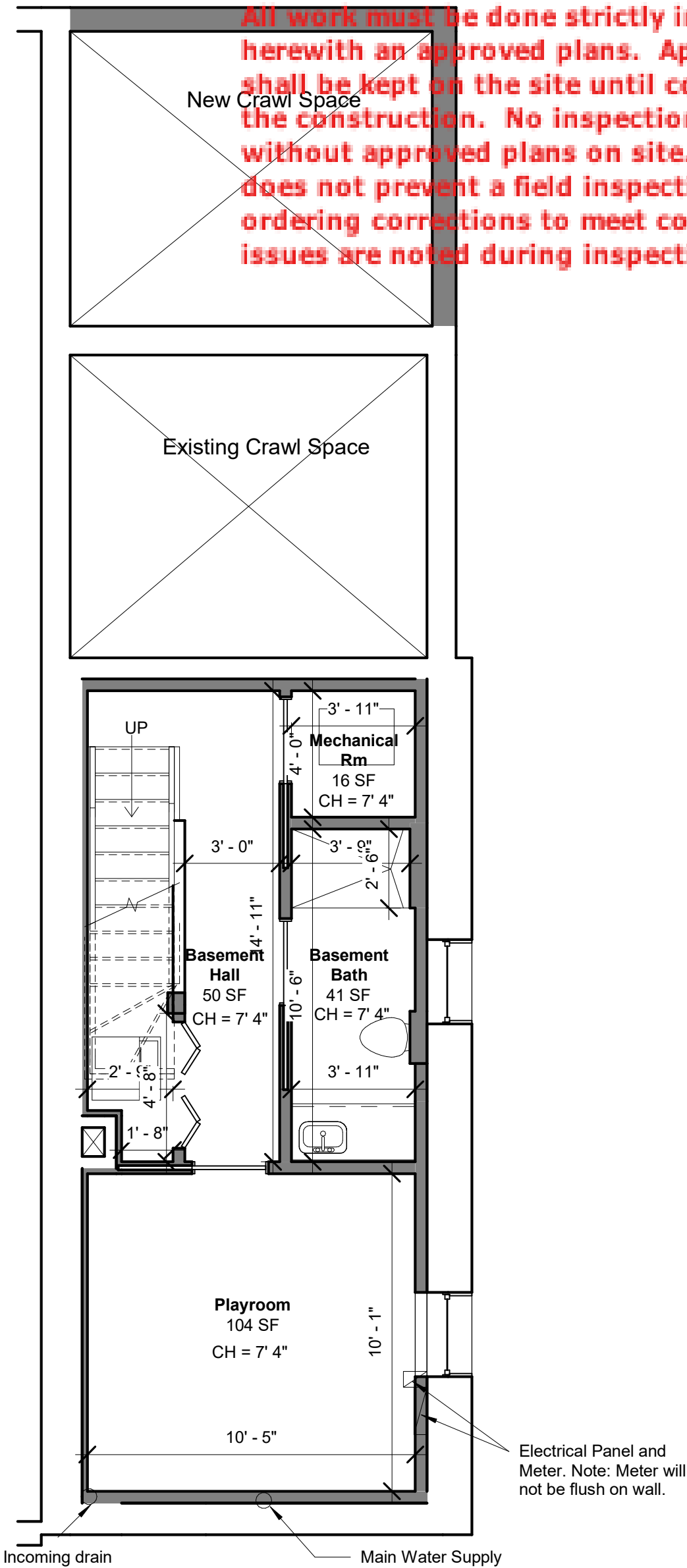
Permitting DRAWING STATUS:	Moore Construction Group 913 Duke St Alexandria VA, 22314 CONTRACTOR:	Bassam Ghanem 2413 I St. NW Washington, DC 20037 OWNER:	<table><tr><td colspan="2">Existing Elevations</td><td>DD005</td></tr><tr><td>Date</td><td>4/2/25</td><td rowspan="3">Scale 1/8" = 1'-0"</td></tr><tr><td>Drawn by</td><td>A. Gorman</td></tr><tr><td></td><td></td></tr></table>	Existing Elevations		DD005	Date	4/2/25	Scale 1/8" = 1'-0"	Drawn by	A. Gorman			2413 I St. NW Washington, DC 20037
Existing Elevations		DD005												
Date	4/2/25	Scale 1/8" = 1'-0"												
Drawn by	A. Gorman													

GOVERNMENT OF THE DISTRICT OF COLUMBIA
PERMIT OPERATION DIVISION
Plans Approved

B2509226

1/30/2026

Permit # _____ Date _____



Permitting DRAWING STATUS:	Moore Construction Group 913 Duke St Alexandria VA, 22314	CONTRACTOR:	Bassam Ghanem 2413 I St. NW Washington, DC 20037	OWNER:	2413 I St. NW Washington, DC 20037																		
<table><tr><td colspan="4">Proposed Basement Level DD101</td><td colspan="2" rowspan="4">Scale 1/4" = 1'-0"</td></tr><tr><td colspan="2">Date</td><td colspan="2">4/2/25</td></tr><tr><td colspan="2">Drawn by</td><td colspan="2">A. Gorman</td></tr><tr><td colspan="2"></td><td colspan="2"></td></tr></table>						Proposed Basement Level DD101				Scale 1/4" = 1'-0"		Date		4/2/25		Drawn by		A. Gorman					
Proposed Basement Level DD101				Scale 1/4" = 1'-0"																			
Date		4/2/25																					
Drawn by		A. Gorman																					

GOVERNMENT OF THE DISTRICT OF COLUMBIA
PERMIT OPERATION DIVISION
Plans Approved

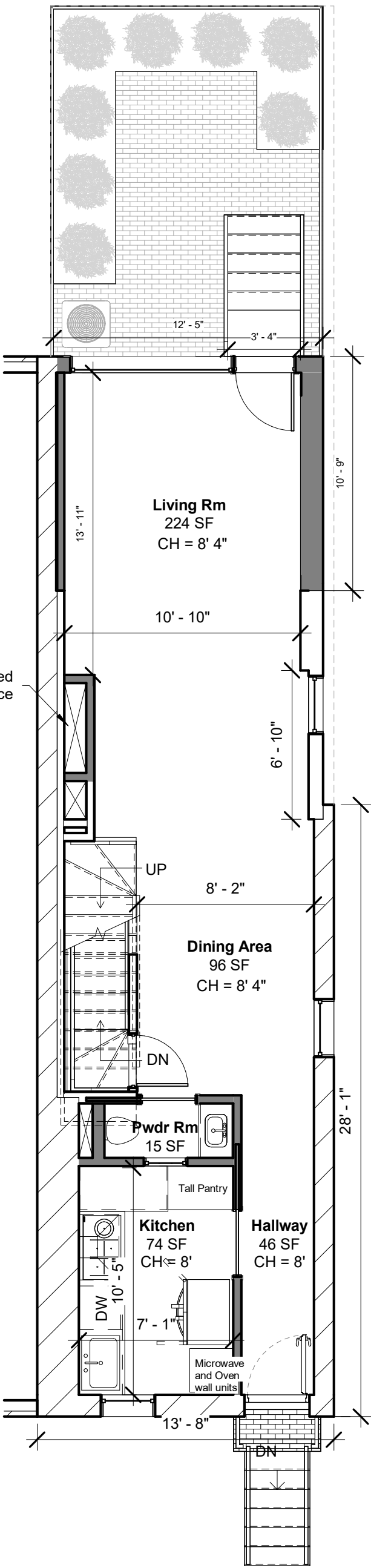
B2509226

1/30/2026

Permit # _____ Date _____

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New Vented Gas Fireplace

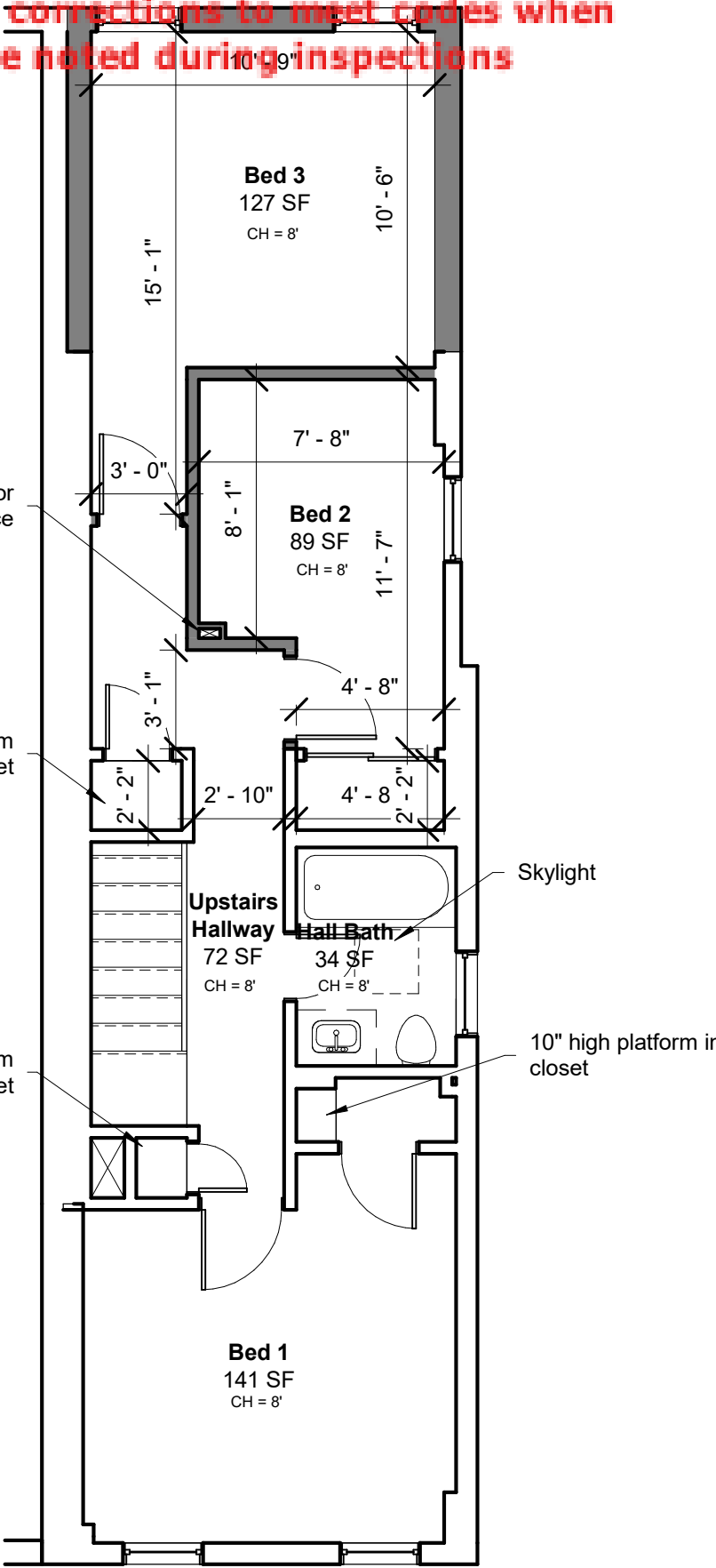


1 New Main Level
3/16" = 1'-0"

10"x10" Venting for new gas fireplace

1' 1" high platform in closet

1' 6" high platform in closet



2 New Upper Level
3/16" = 1'-0"

Permitting
DRAWING STATUS:

Moore Construction Group
913 Duke St
Alexandria VA, 22314

CONTRACTOR:

Bassam Ghanem
2413 I St. NW
Washington, DC 20037
OWNER:

Proposed Main and Upper IDD102

Date 4/2/25
Drawn by A. Gorman

Scale 3/16" = 1'-0"

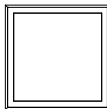
2413 I St. NW
Washington, DC
20037

Plans Approved

Permit #

Date:

20' - 1"



DRAWING STATUS:

CONTRACTOR:

2413 | St. NW

DD103

Scale 1/4" = 1'-0"

2413 | St. NW

Washington, DC
20037

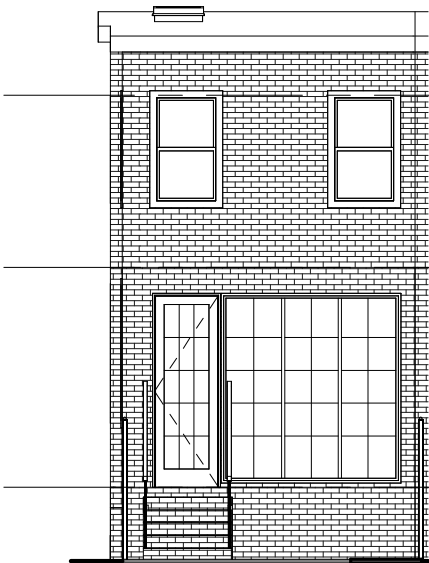
GOVERNMENT OF THE DISTRICT OF COLUMBIA
PERMIT OPERATION DIVISION
Plans Approved

B2509226

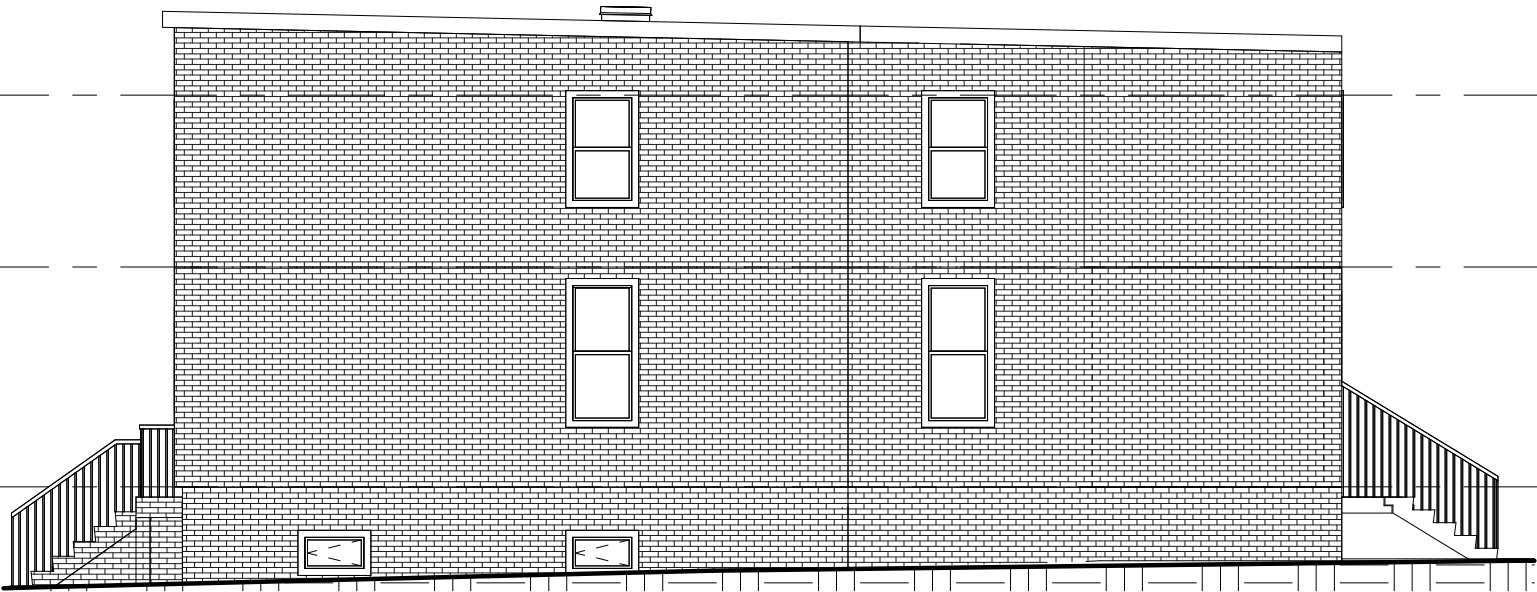
1/30/2026

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1 Proposed Rear Elevation
1/8" = 1'-0"



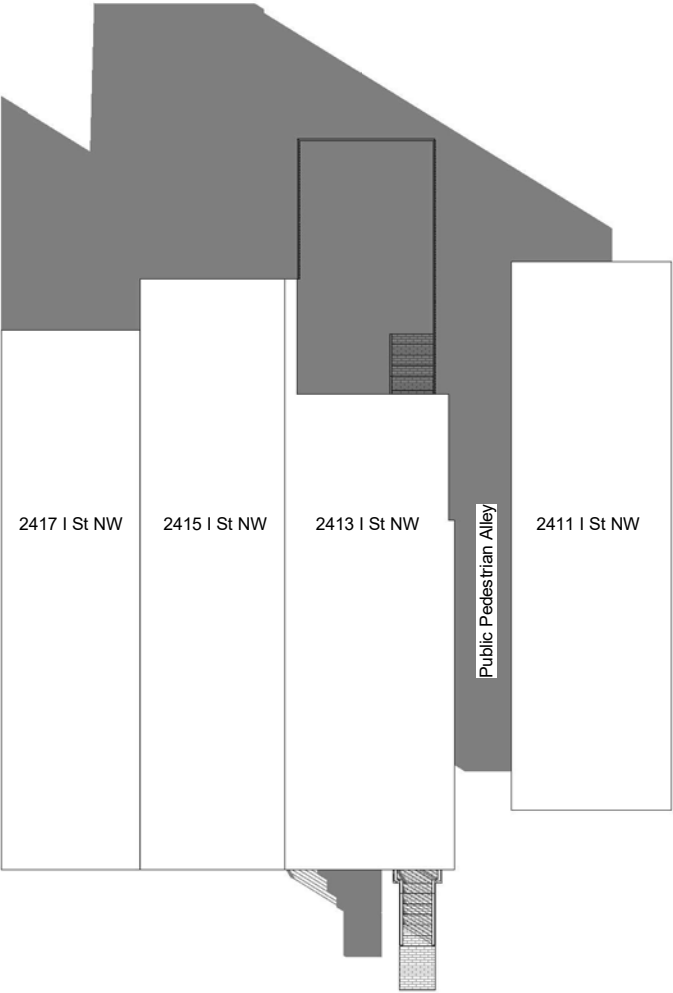
2 Proposed Right Elevation
1/8" = 1'-0"

Permitting DRAWING STATUS:	Moore Construction Group 913 Duke St Alexandria VA, 22314 CONTRACTOR:	Bassam Ghanem 2413 I St. NW Washington, DC 20037 OWNER:	<table><tr><td colspan="2">Proposed Elevations</td><td>DD104</td></tr><tr><td>Date</td><td>4/2/25</td><td rowspan="3">Scale 1/8" = 1'-0"</td></tr><tr><td>Drawn by</td><td>A. Gorman</td></tr><tr><td></td><td></td></tr></table>	Proposed Elevations		DD104	Date	4/2/25	Scale 1/8" = 1'-0"	Drawn by	A. Gorman			2413 I St. NW Washington, DC 20037
Proposed Elevations		DD104												
Date	4/2/25	Scale 1/8" = 1'-0"												
Drawn by	A. Gorman													

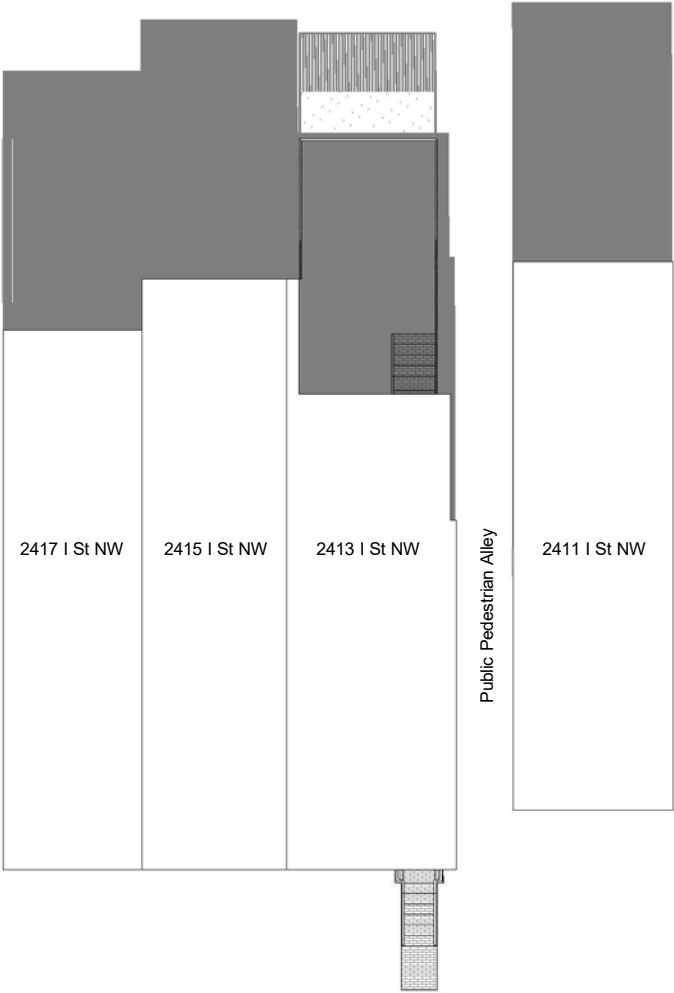
B2509226
Permit # _____ Date 1/30/2026

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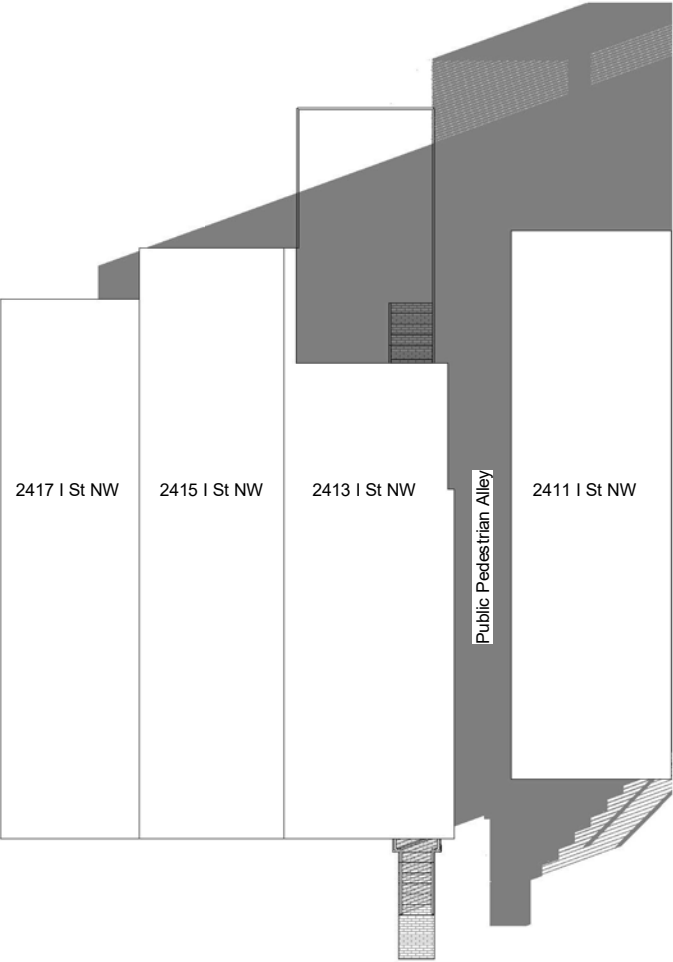
2413 I St. NW
Washington DC
20037



① Sun Study Fall 9am Existing



② Sun Study Fall 12pm Existing



③ Sun Study Fall 4pm Existing

Sun Study Fall Equinox - SS201

Existing

Scale	
Date	3/13/2025
Drawn by	A. Gorman

OWNER:

Bassam Ghanem
2413 I St. NW
Washington, DC 20037

CONTRACTOR:

Moore Construction Group
913 Duke St
Alexandria VA, 22314

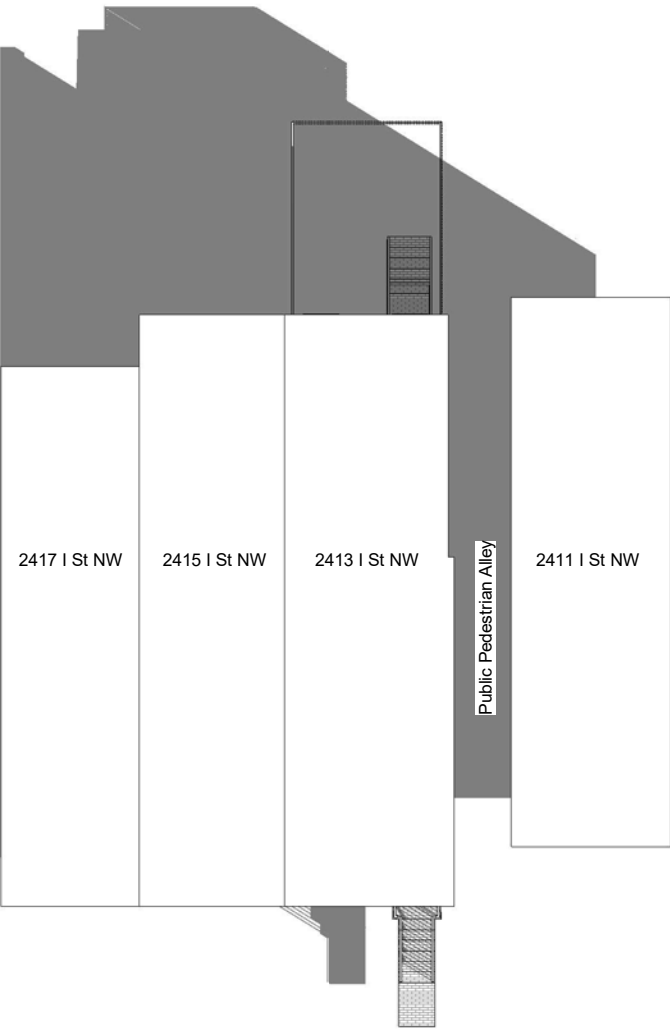
DRAWING STATUS:

Permitting

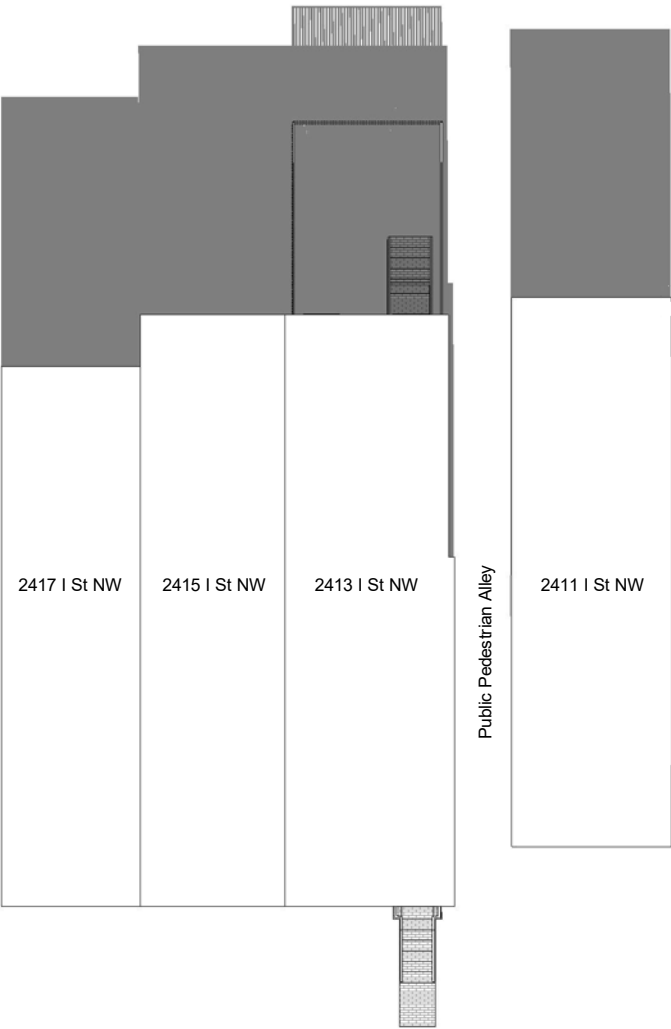
B2509226
Permit # _____ Date 1/30/2026

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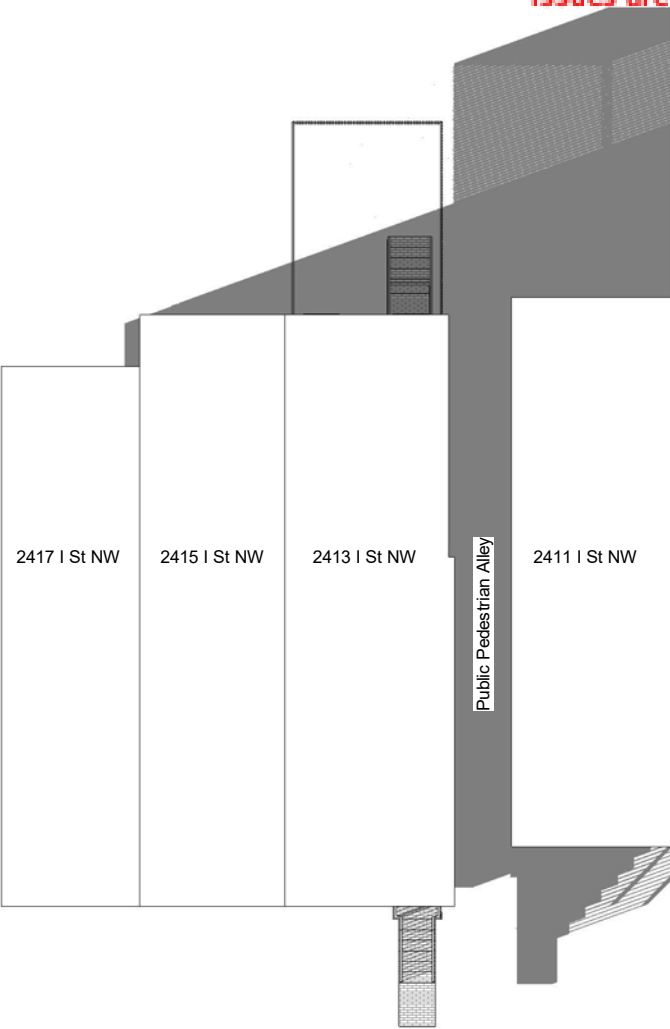
2413 I St. NW
Washington DC
20037



① Sun Study Fall 9am Proposed



② Sun Study Fall 12pm Proposed



③ Sun Study Fall 4pm Proposed

Sun Study Fall Equinox - SS202
Proposed

Scale

3/13/2025

A. Gorman

OWNER:

Bassam Ghanem
2413 I St. NW
Washington, DC 20037

CONTRACTOR:

Moore Construction Group
913 Duke St
Alexandria VA, 22314

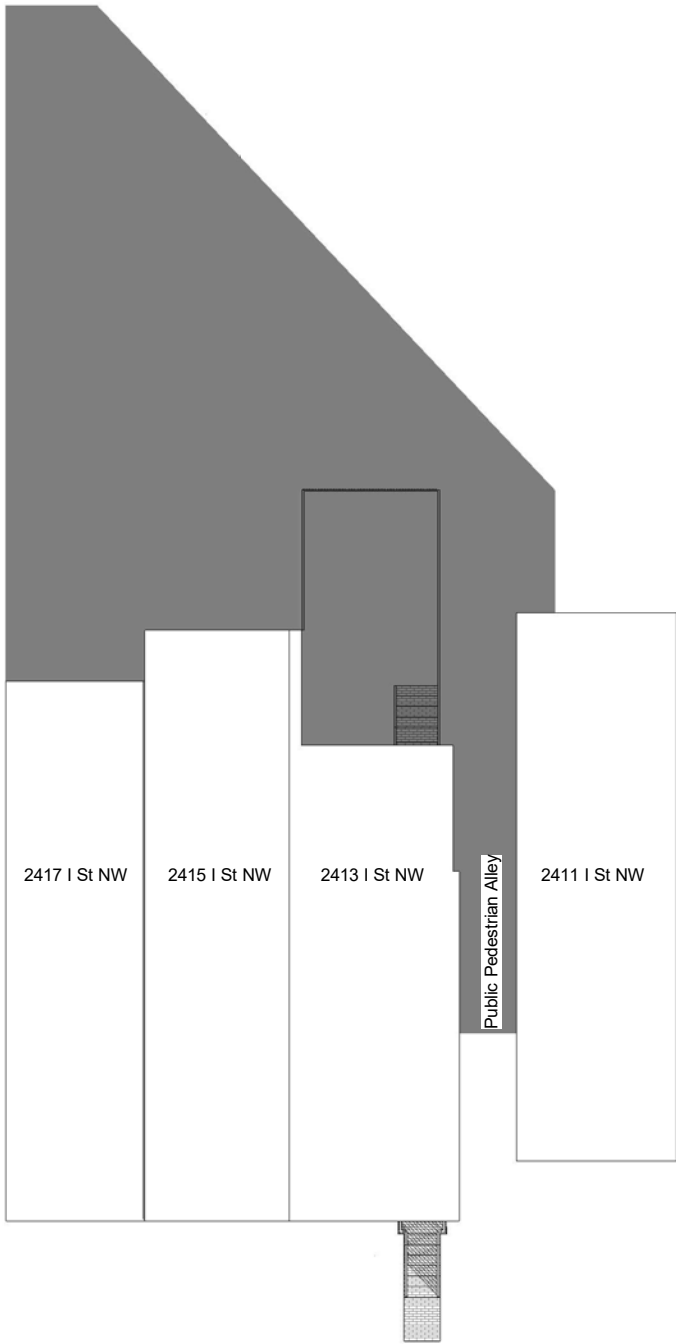
DRAWING STATUS:

Permitting

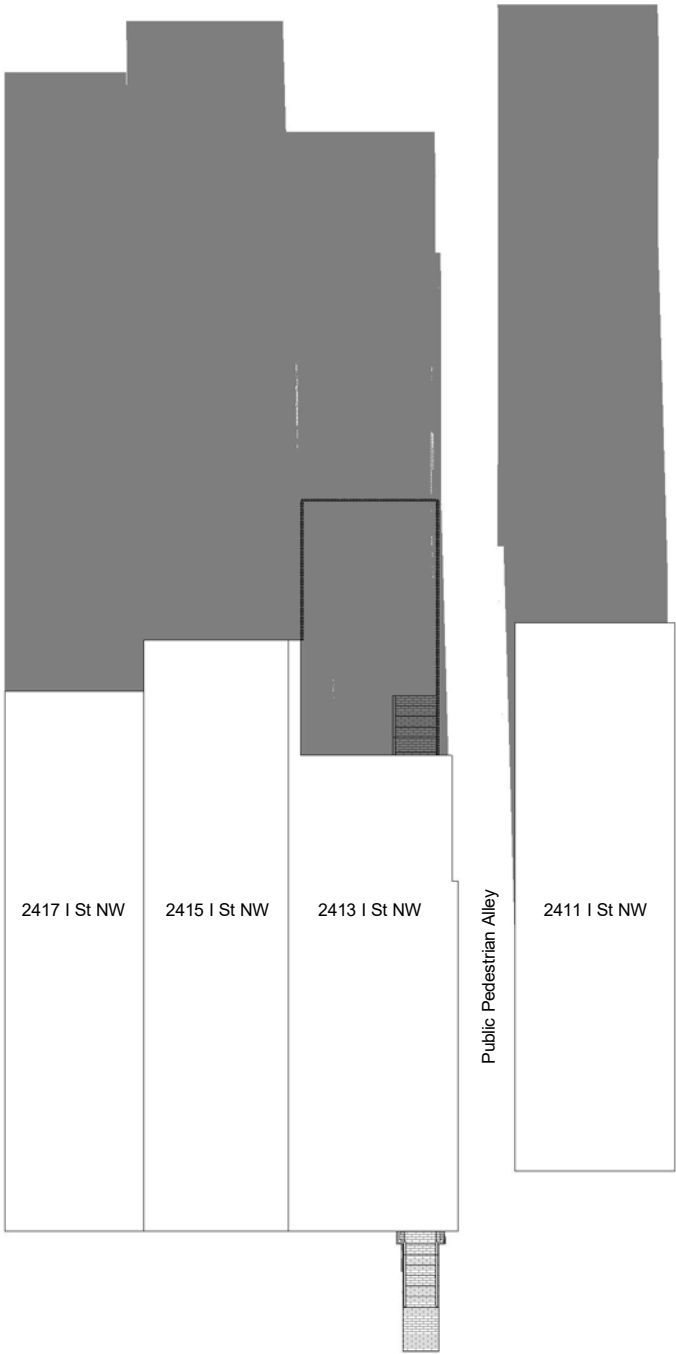
B2509226
Permit # _____ Date 1/30/2026

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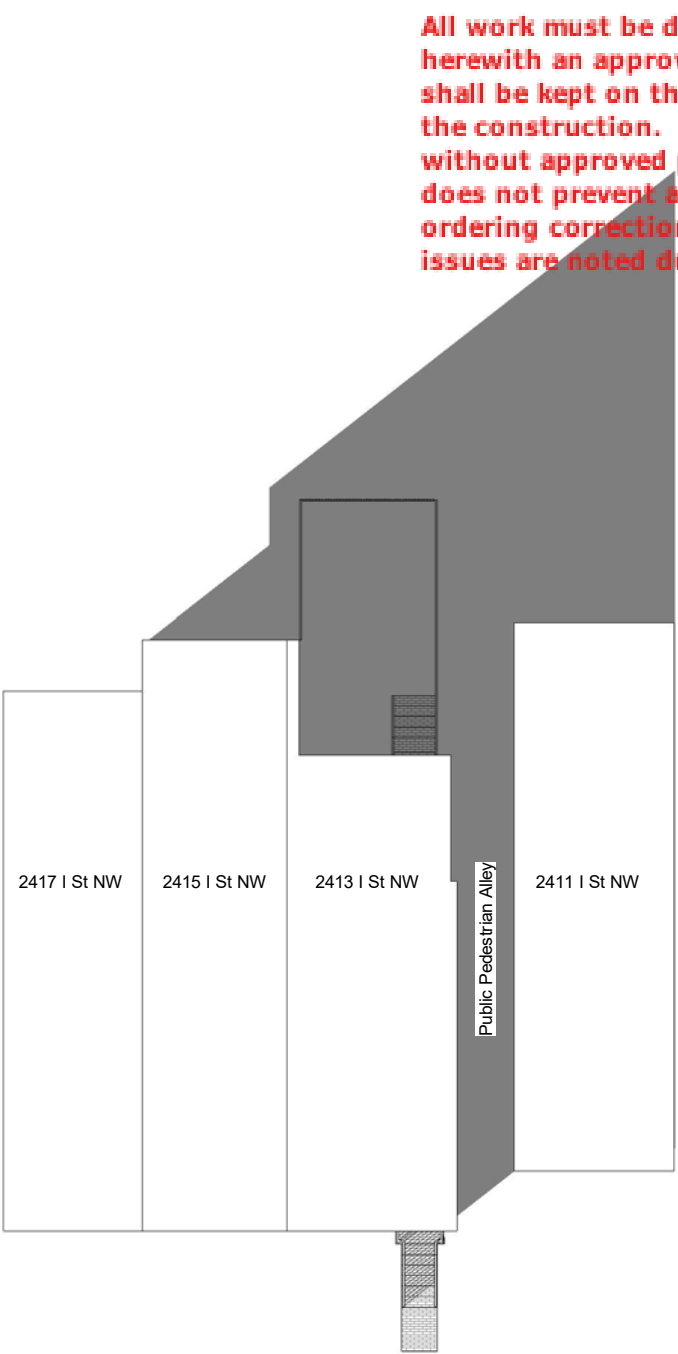
2413 I St. NW
Washington DC
20037



1 Sun Study Winter 9am Existing



2 Sun Study Winter 12pm Existing



3 Sun Study Winter 4pm Existing

SS301

Sun Study Winter
Solstice - Existing

Scale

Date 3/13/2025

Drawn by A. Gorman

OWNER:

Bassam Ghanem
2413 I St. NW
Washington, DC 20037

CONTRACTOR:

Moore Construction Group
913 Duke St
Alexandria VA, 22314

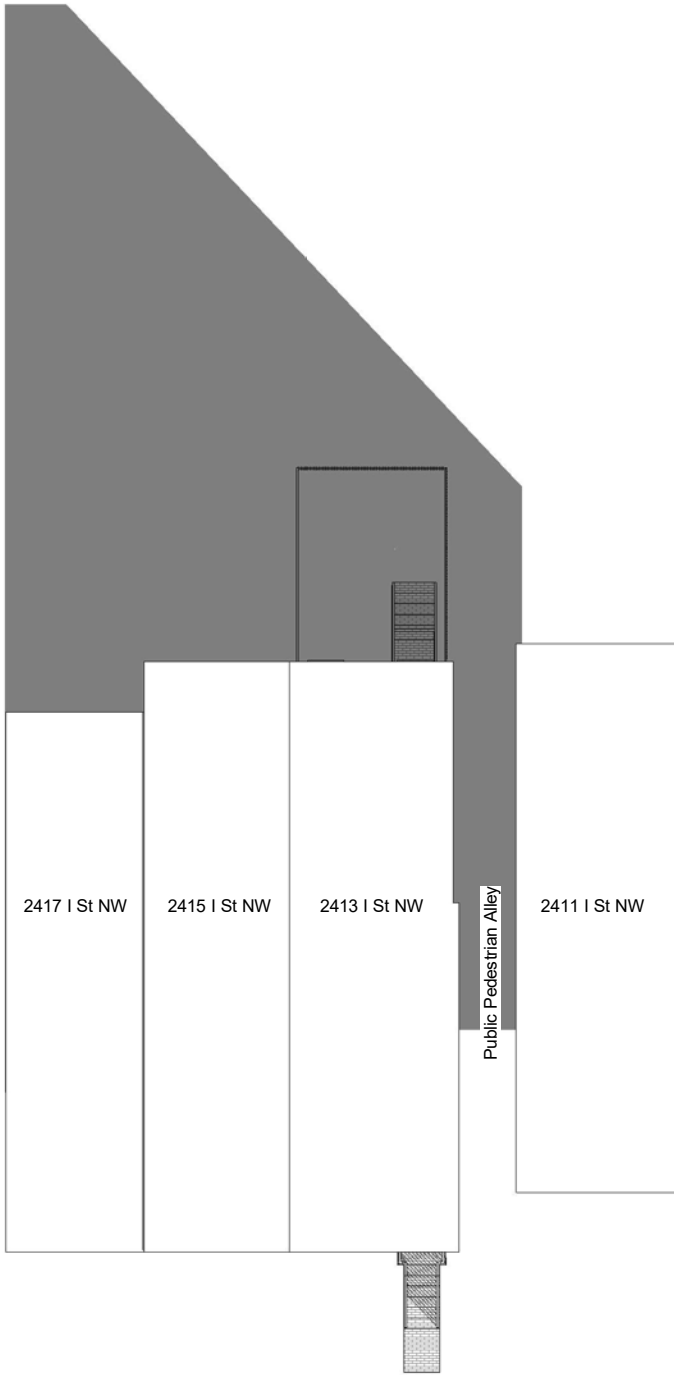
DRAWING STATUS:

Permitting

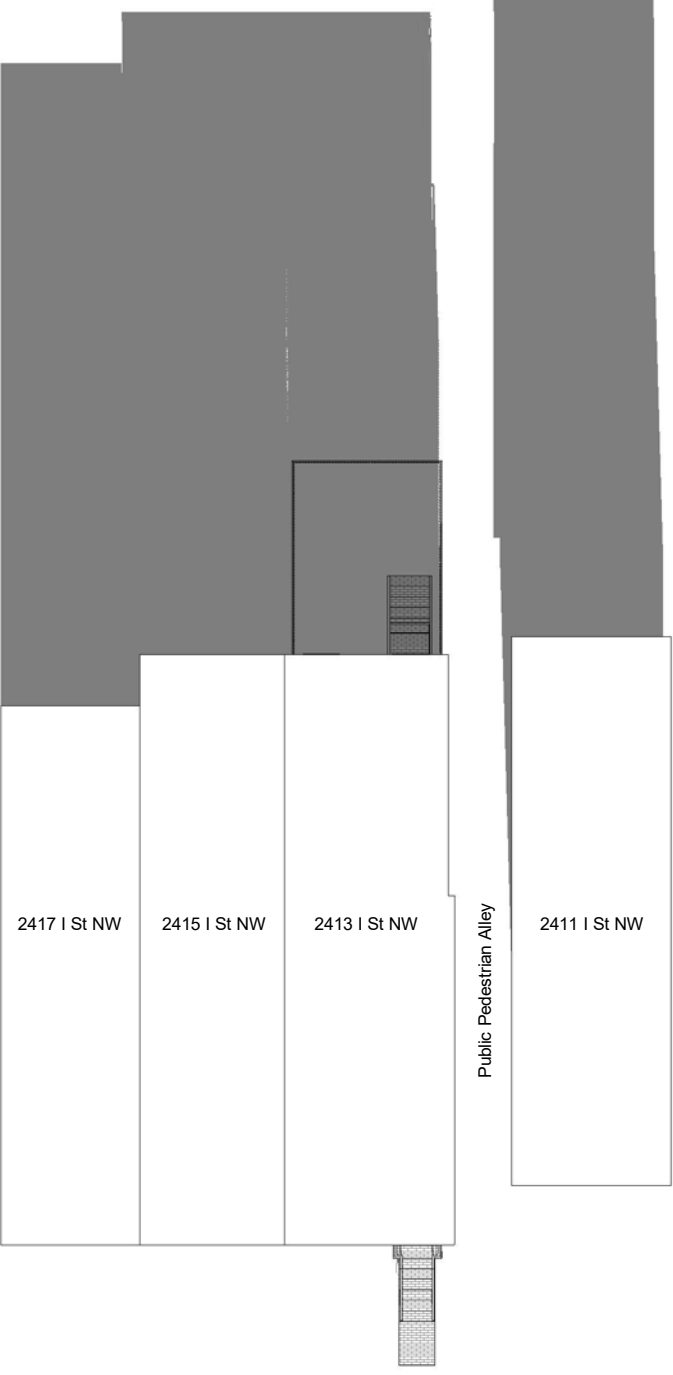
B2509226
Permit # _____ Date 1/30/2026

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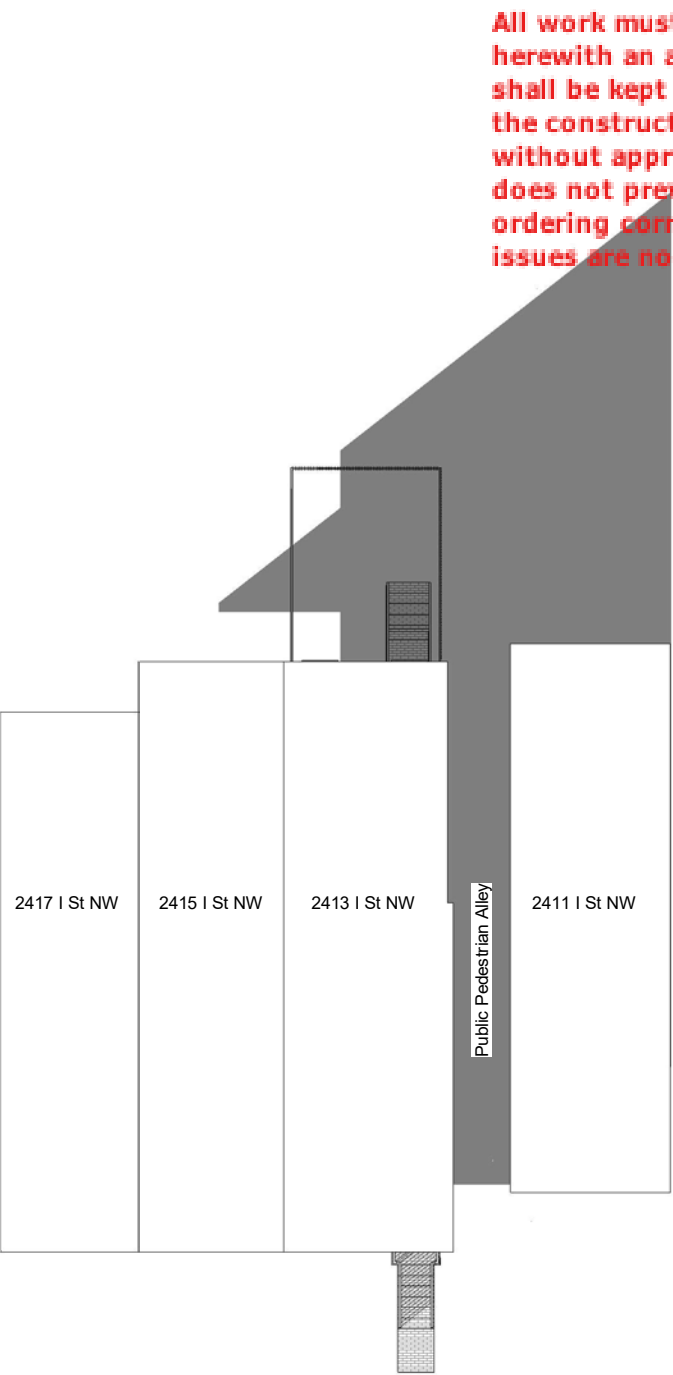
2413 I St. NW
Washington DC
20037



① Sun Study Winter 9am Proposed



② Sun Study Winter 12pm Proposed



③ Sun Study Winter 4pm Proposed

SS302

Sun Study Winter
Solstice - Proposed

Scale

Date 3/13/2025

Drawn by A. Gorman

OWNER:

Bassam Ghanem
2413 I St. NW
Washington, DC 20037

CONTRACTOR:

Moore Construction Group
913 Duke St
Alexandria VA, 22314

DRAWING STATUS:

Permitting