

Burden of Proof Special Exception Application

5330 42nd Street, NW

To: The Office of Zoning
Government of the District of Columbia
Suite 210 South 441 4th Street, NW
Washington DC 20001

From: Diana Kurnit and Jonathan Brumer Owner/Applicants
5330 42nd Street, NW
Washington, DC 20015

Date: February 26, 2015

Subject: BZA Application, Rebuild of Rear Elevated Deck
5330 42nd Street, NW
(Square 1664, Lot 30)

I. OVERVIEW:

We, Diana Kurnit and Jonathan Brumer, owners and residents of 5330 42nd Street, NW, hereby apply for a special exception under 11 DCMR §§ 223.1 and 3104.1 to enable us to re-build an elevated 1-story deck in the rear of the house over the brick driveway of our existing single-family semi-detached home. The new proposed deck would be approximately 19 feet wide (the width of our house) and would extend 9 feet, 6 inches beyond the rear of the house over our driveway. We are seeking this relief because the construction of our proposed deck would cause us to exceed the maximum allowable lot occupancy in the R-2 residence zone of 40%. *See* 11 DCMR §§ 223.1, 302.1, 403.2, 3104.1.

For the reasons set forth in detail in this document and our other application materials, we respectfully submit that our proposed deck fully satisfies the various preconditions to a special exception under these provisions, and would “*not* have a substantially adverse effect on the use or enjoyment of any abutting or adjacent dwelling or property” inasmuch as, among other things:

- (1) “The light and air available to neighboring properties” would “*not* be unduly affected” by our proposed deck;
- (2) “The privacy of use and enjoyment of neighboring properties” would “*not* be unduly compromised” by our proposed deck;
- (3) “The addition or accessory structure, together with the original building, as viewed from the street, alley, and other public way” would “*not* substantially visually intrude upon the character, scale and pattern of houses along the subject street frontage.” To the contrary, we will demonstrate that it would be entirely consistent with that character as many of our nearby neighbors have as large or larger enclosed porches, decks, and other additions in the same alley and indeed it would improve the appearance of the back of our home; and

(4) We will demonstrate compliance with those requirements using “graphical representations such as plans, photographs, or elevation and section drawings sufficient to represent the relationship of the proposed addition or accessory structure to adjacent buildings and views from public ways.”

See 11 DCMR §§ 223.1, 223.2(a)-(d) (emphasis added); *see also, e.g.*, 11 DCMR §§ 101.1(a), 101.2(a).

As is also explained below, granting us a special exception to enable us to rebuild our deck would also promote the “encouragement of . . . land values” in our immediate neighborhood as it would improve the appearance of the back of our house and therefore of the entire alley between 42nd Street and 42nd Place and between Military Road and Jenifer Street. 11 DCMR § 101.2(c). The construction of the deck we propose would represent a visual improvement and make the houses facing the alley more desirable. And, as is explained below, granting us the special exception we seek to enable us to rebuild our deck would also “promote . . . public health” and “safety,” *see* 11 DCMR § 101.1, for two reasons. First, because we demolished the prior deck that was attached to the rear of our home because it was unsafely attached to our home and causing water damage to our home. Second, we currently have no deck in the rear of our home and our kitchen door opens up to an empty elevated space a full story above the ground, and as we worry that, until we rebuild our deck, should either of us, our toddler son, our infant daughter, or a visitor to our home open our kitchen door and walk through it (despite all of the precautions we have taken to prevent such a calamity), he or she will fall a full story to the ground below and suffer serious injury or worse. **(See Attached Photo of view out of our kitchen door down to ground).**

II. RELEVANT FACTS AND PROCEDURAL HISTORY:

A. Why We Decided to Demolish Our Original Small, Improperly Constructed Potentially Unsafe Deck, Why we Wanted to Rebuild a Slightly Larger One, and Our Efforts to Comply with All Permitting and Zoning Requirements to Date

When we purchased our home in November, 2013, the house had a rear deck that extended approximately seven feet out from the rear of the house. This deck was not built to code or attached to the house correctly, and there was no flashing to prevent water damage or wood rotting. As a result, the deck was sagging and we were having significant water damage to our walls. Our home inspection report details the existing damage, and we originally sought to rebuild and repair our existing deck. **(See Excerpts from Home Inspection Report by Capitol Hill Inspection Report.)**

In September, 2014, we hired a contractor, Leveille Home Improvement Consultants, Inc. (Leveille HIC) to work on our deck re-build. Over the summer we applied for and received a DC Postcard Permit to rebuild our deck, as we expected that we could use a lot of the existing structure **(See Postcard Permit)**. Leveille HIC began work in early October, however as they started to do the work, they discovered that almost all of the original deck was unusable. Leveille HIC also discovered that the deck had no footings at all, and that the 6x6 posts supporting the

deck were simply sitting on the ground and on the small retaining wall to the left of the driveway. Therefore, they advised us that we could not reuse the existing footings and they recommended that we demolish the entire deck and build a new deck. We then had them demolish the deck so we could begin our rebuild.

When we removed the deck, we discovered rotten wood, which confirmed what our inspector had found – that the old deck wasn't attached properly. **(See Photos of Rear of House After Old Deck was Removed.)** We removed and replaced all of the rotten planks.

We wanted to construct our deck properly and in full compliance with the rules and regulations, so through Leveille HIC, we applied for a permit through Department of Consumer and Regulatory Affairs (DCRA) and submitted our plans for a deck that was approximately 9 and a half feet deep by 19 feet wide (the width of our house) with stairs. **(See Attached Plans for Deck).** This proposed deck would be just two feet deeper than the deck that came with our home when we purchased it. And it is approximately the same size as the screened in porch of our adjacent neighbor at 5332 42nd Street, NW. Since our adjacent neighbor received building permits in the mid 1980s first to build and then to enclose a screened in porch with a staircase in the rear of her home with dimensions comparable to those that we are requesting, we believed that we would be approved for a similar building permit. **(See Attached Copy of Adjacent Neighbor's Permits.)**

Our contractor applied for this building permit on our behalf, but the plans were not approved. After much back and forth, DCRA told us that they could only approve a deck that is at most 7 feet deep by 19 feet wide and would have no stairs, and therefore no way to exit in case of an emergency or to access our alley or downstairs entrance.

We worked closely with Kathleen Beeton and other representatives at DCRA to gain a better understanding about what would and would not be compliant in their view. We ultimately requested and received a referral memorandum, dated January 27, 2015, which advised us that “Board of Zoning Adjustment approval [was] required,” namely a “Special Exception from § 223.1 to allow a new 1-story rear deck addition to an existing single-family semi-detached structure that exceeds the maximum allowable lot occupancy in the R-2 residence zone (§ 3104.1).” **(See Attached Referral Memorandum.)**

* Please note that the DCRA referral memorandum appears to contain a few typographical and calculation errors, which we note here for the record:

(1) First, the first page of the referral memorandum erroneously indicates that our property is in Lot 1664 in Square 0030, when we understand that in fact our home is located in Lot 0030 and Square 1664 (the second page of the referral memo gets it right.);

(2) Second, much more importantly, the second page of the referral memorandum, which is entitled “Notes and Computations, inaccurately states (in the “variance” column) that our proposed deck would be 334 square feet. In fact, the plans that Leveille HIC drafted and that we in turn submitted to DCRA state that our proposed deck would only be 224 square feet in area (plus 16 square feet for the landing above the stairs that lead to the driveway), or **240 square feet** in total. **(Compare Attached Referral Memorandum, page 2, to Attached Leveille Original Plans, and see Revised Leveille Plans, Plan number 1.)**

(3) Because the 334 square foot number that DCRA used is erroneous and appears to overstate the square footage of our proposed deck by almost 100 square feet, it in turn appears to have caused DCRA to miscalculate (that is, to overstate) the “variance” percentage number and a “proposed” “lot occupancy” square footage percentage number on the second page of the referral memo as well. The true “proposed” “lot occupancy” square footage and percentage and the true “variance” percentage must be significantly lower given that those numbers were based on DCRA’s erroneous assumption that our proposed deck was 334 square feet, and not 240 square foot. **(Compare Attached Referral Memorandum, page 2, to Attached Leveille Original Plans, and see Revised Leveille Plans, Plan number 1.)** As best as we can tell, the construction of our proposed deck would in fact cause our percentage lot occupancy to in fact increase to about **49.7%**, not the 54% identified in the second page of the referral memorandum.¹

B. Our Preliminary Outreach Efforts, Our Neighbors’ Responses, and the Possibility of Alternative Deck Designs

Once we had a clear vision of what sort of a deck we were seeking and what sort of relief we needed, we began the process of reaching out to our neighbors to discuss our proposal, hear their concerns if any, and solicit their support. To date we have discussed our proposal and shared our plans with four sets of neighbors who live in the houses we think would be most affected. Two of those houses are located to the south of us, one to the west of us, and one to the east of us. The neighbors we contacted to the west and south of us expressed support and agreed to sign letters of support. **(See Attached Letters of Support).**

One of our neighbors had some concerns, and we want to be fair and forthright in describing them. We recently reached out to our adjacent neighbor, Jane Waldmann, at 5332 42nd Street, NW, shared the plans for our proposed deck, and asked if she would be willing to support our application. Ms. Waldmann said that she is supportive in principle of our effort to rebuild our deck and has no concerns about the size of that proposed deck, but that she has some concerns about its design. Specifically, she told us that she would prefer that we place the stairs on the left side of the deck (from the perspective of the driveway behind the house), rather than the right as provided for in our proposal, to create additional separation between activity on the two decks. We have taken her concerns very seriously. Upon learning of them, we immediately reached out to our contractor and asked him to draft additional possible construction plans, changing the configuration and/or stair placement in an effort to accommodate her stated concerns.

We have attached two alternative plans that we are willing to consider, along with the initial design, and are continuing to discuss the matter with her. **(See Attached Three Proposed**

¹ Just to explain how we arrived at this tentative number: Assuming that DCRA is correct that our existing lot occupancy is 925.9 square feet (something we are not sure about), then our proposed deck would increase our lot occupancy to $925.9 + 240 = 1165.9$ square feet. And assuming that DCRA is correct that 40% of our lot is equal to 938.6 square feet (something we are also not sure of), this would mean that our total lot is $(938.6 * 100) / 40 = 2,346$ square feet, a number consistent with what our attached boundary plat survey indicates. These two facts in combination would mean, in turn, that the construction of our proposed deck would cause our percentage lot occupancy to increase to $(1165.9 * 100) / 2346 = \mathbf{49.697\%}$, not 54%, as DCRA’s Referral Memo claims. Our two alternative proposals are for decks that are even smaller than 240 square feet, and therefore would result in an even lower lot occupancy percentage.

Alternative Plans.) We recently shared the drawings of the two proposed alternative plans as well of the original plan with her. One of the alternative plans is a similar plan to our initial plan, but has a substantial cut-out on the corner near Ms. Waldmann's home. This would allow some additional light into her basement door, as well as some open space and separation between our two houses, but still keep the staircase on the side that we strongly prefer and therefore some usable green space for us below. Our second alternative proposal is a version that places the stairs on the side of the deck closest to her house, but reduces the square footage of our deck as well as our usable green space, and consequently is less appealing to us. One final option that we might also consider and are exploring is having no stairs at all, but we do not have drawings that show this option as of yet, as this is something we recently considered. This is all to say that we are trying to remain flexible, reasonable, and responsive to our neighbor's stated concerns, not because we believe that such changes are necessary for us to comply with the regulatory preconditions to a special exception, but rather because we wish to be accommodating, respectful, and reasonable neighbors.

We hope to ultimately gain Ms. Waldmann's support for at least some of our proposed deck configurations. If possible, we would like the Board's approval for a deck that will both allow us to have a usable, suitable, safe outdoor deck to enjoy and which Ms. Waldmann will feel does not unduly compromise her light or space or privacy. We are happy to hear her thoughts about the proposals and keep open a line of communication with her during the period our application is being considered.

Our preference is still to move forward with our original proposal, which places the stairs to the right of the driveway, as this would maximize the more usable (albeit small) plot of green space on the left side of our driveway and preserve an important beautiful crepe myrtle tree that provides shade and privacy for both our houses. We also note that both alternative proposals would result in a smaller deck than the original design. But we again hope to arrive a mutually agreeable amicable plan that addresses both her concerns and ours.

We understand that, as part of the normal Special Exception application process, that the ANC and Office of Planning will be consulted and will have an opportunity to weigh in our proposal. We welcome the opportunity to answer any questions they may have and will be happy to provide them with any documents or information they may find helpful in evaluating the proposal. We also are happy to share and discuss our proposed plan with additional neighbors, most of whom we have not yet met since we are still new to the neighborhood.

III. ARGUMENT

A. The light and air available to neighboring properties would *not* be unduly affected by our proposed deck

- Neighbors to East of us on the other side of 42nd Street and beyond: **No effect**—these neighbors will have no view of the proposed deck.
- Neighbors to South of us: The light and air available to our neighbors who live to the south of us would not be adversely affected by our proposed deck. Indeed, both our adjacent neighbors who live immediately south of us in 5320 42nd Street, NW and our neighbors who live two doors to the south of us at 5318 42nd Street, NW of us understand our deck proposal, are in favor of our application, and have written letters in support of it. In those letters, they note that after reviewing drawings of the proposed deck and discussing the project with us, it is clear to them that the proposed addition would in no way adversely affect adversely affect the light and air available to their properties or to any other neighboring property. **(See Attached Letter of Support by Erin Clinton and Kevin Clinton, and Attached Letter of Support by Natalie Guerrier and Mike McKnight).**
- Neighbors to North of us: Our adjacent neighbor at 5332 42nd Street, NW, whose house is attached to ours, has a one-story screened-in porch approximately the same size as our proposed deck with stairs down to the lower level. Our proposed deck would be to the right of the stairs that connect to her enclosed porch. Our proposed deck would have no effect on the air that neighbor receives anywhere in her house or in her enclosed porch, much less unduly affect it. Nor would our proposed deck have any effect on the light she would receive through any of her east or north facing windows. Nor would it have any effect on any of her west facing windows, except possibly it might reduce some of the light she receives through one basement window, during some times of the year, depending on the configuration of our deck. **(See Attached Photos of Ms. Waldmann’s enclosed porch, and See Plan of our Proposed Deck.)** She has no south facing windows because the southern side of her house is attached to ours.
- Neighbors to West of us: The light and air available to our neighbors who live west of us would not be in any way affected by our proposed deck. Indeed, our neighbors who until very recently lived directly across the alley from us at 5325 42nd Street, NW, facing our past and future proposed deck, understand our deck proposal, are in favor of our application, and have written a letter of support of it. In their letter of support, they note that, after reviewing drawings of the proposed deck with us and discussing the project with us, it is clear to them that the proposed addition would in no way adversely affect the light and air available to what was until recently their home when they were across the alley way from our property at 5325 42nd Place NW or the light and air available to any other neighboring property. **(See Attached Letter of Support by Catherine Potter and Alix Guerrier).**

Accordingly, the proposed deck would not unduly affect the light and air available to neighboring properties. *See* 11 DCMR §§ 223.1, 223.2(a), 302.1; *see also, e.g.*, 11 DCMR § 101.1(a).

B. The privacy and the use and enjoyment of neighboring properties would *not* be unduly compromised by our proposed deck

- Neighbors to East of us on the other side of 42nd Street and beyond: **No effect**—these neighbors will have no view of the proposed deck.
- Neighbors to South of us: The privacy and use and enjoyment of our neighbors who live to the south of us would not be in any way be compromised by our proposed deck. Indeed, both our adjacent neighbors who live immediately south of us in 5320 42nd Street, NW and our neighbors who live two doors to the south of us at 5318 42nd Street, NW of us understand our deck proposal, are in favor of our application, and have written letters in support of it. In those letters, they note that, after reviewing drawings of the proposed deck and discussing the project with us, it is clear to them that the proposed addition would in no way adversely affect their privacy, other neighbors' privacy, the use and enjoyment of our or any other neighbor's property to their properties or to any other neighboring property. **(See Attached Letter of Support by Erin Clinton and Kevin Clinton, and Attached Letter of Support by Natalie Guerrier and Mike McKnight).**
- Neighbors to North of us: As noted, our adjacent neighbor's enclosed porch at 5332 42nd Street, NW will be next to our deck. She has a one-story screened-in porch approximately the same size as our proposed deck with stairs down to the lower level. One of the features of her enclosed porch is a privacy wall which lines part of the walkway that leads from her upstairs door to her enclosed porch and is parallel to and close to the property line between our properties. That privacy wall, along with the fact that her porch is separated by a flight of stairs from our proposed deck, help create separation between her porch and any deck that we might construct in the rear of our house. In that way they would help to ensure that her privacy and enjoyment of her house and porch is protected. **(See Attached Photos of Ms. Waldmann's Porch).** Moreover, because the portion of our deck that is closest to her home will be narrow (only 4 1/2 feet wide) and next to a door (which leads to our kitchen), our adjacent neighbor can rest assured that that space is unlikely to ever be a place where people sit or congregate. Rather, by virtue of the shape of the deck any activity on the deck can be expected to be primarily in the portion of the deck farthest from her back windows and porch. **(See Attached Photos of Jane's Porch and See Attached Plan for Our Proposed Deck.)** We intend to put our table and chairs towards the opposite side of the deck towards her house, further reducing our proximity to her space. Accordingly, we believe that she has little reason to fear that her privacy or the use or enjoyment of her property will be unduly compromised by our proposed deck, or compromised by it at all.
- Neighbors to West of us: Our proposed deck would not in any way compromise the privacy of our neighbors who live to the west of us, or their use and enjoyment of their properties. Indeed, our neighbors who until very recently lived directly across the alley from us at 5325 42nd Street, NW, facing our past and future proposed deck, understand our deck proposal, are in favor of our application, and have written a letter of support of it. In their letter of support, they note that, after reviewing drawings of the proposed deck with us and discussing the project with us, it is clear to them that the proposed addition

would in no way adversely affect the privacy of the residents of 5325 42nd Place NW, other neighbors' privacy, the use and enjoyment of our or any other neighbor's property. **(See Attached Letter of Support by Catherine Potter and Alix Guerrier).**

Accordingly, the proposed deck would not unduly compromise the privacy of use and enjoyment of neighboring properties. *See* 11 DCMR §§ 223.1, 223.2(b), 302.1 (emphasis added).

C. The addition, together with the original building, as viewed from the street, alley, or other public way, shall not substantially visually intrude upon the character, scale and pattern of houses along the subject street frontage.

- Neighbors to East of us on the other side of 42nd Street and beyond: **No effect**—these neighbors will have no view of the proposed deck.
- Neighbors to South of us: Indeed, both our adjacent neighbors who live immediately south of us in 5320 42nd Street, NW and our neighbors who live two doors to the south of us at 5318 42nd Street, NW of us understand our deck proposal, are in favor of our application, and have written letters in support of it. In those letters, they note that, after reviewing drawings of the proposed deck and discussing the project with us, it is clear to them that the proposed addition would not adversely affect the appearance, character, scale, and pattern of houses in the neighborhood. To the contrary, they note, the proposed addition would improve the appearance of our home and of the back alley way. **(See Attached Letter of Support by Erin Clinton and Kevin Clinton, and Attached Letter of Support by Natalie Guerrier and Mike McKnight).**
- Neighbors to North of us: As noted, our adjacent neighbor's porch at 5332 42nd Street, NW, will be next to our deck, and she has a one-story screened-in porch approximately the same size as our proposed deck with stairs down to the lower level. As our houses are adjoined, we believe a deck, comparable to her size, is completely consistent with and does not visually intrude upon the character, scale and pattern of the back of her house and would make the rears of our homes more consistent architecturally.
- Neighbors to West of us: Indeed, our neighbors who until very recently lived directly across the alley from us at 5325 42nd Street, NW, facing our past and future proposed deck, understand our deck proposal, are in favor of our application, and have written a letter of support of it. In their letter of support, they note that, after reviewing drawings of the proposed deck with us and discussing the project with us, it is clear to them that the proposed addition would in no way adversely affect the appearance, character, scale, and pattern of houses in the neighborhood. To the contrary, they note that they believe that the proposed addition would improve the appearance and value of our home and the appearance of the back alley way. **(See Attached Letter of Support by Catherine Potter and Alix Guerrier).**
- In addition, other neighbors in the alley between 42nd Street and 42nd Place and between Jenifer Street and Military road to the west, north, and south of our house have decks, porches and other enlargements off the back of their homes. **(See Photos of Neighbor's Decks, Porches and Other Structures.)**

Accordingly, our proposed deck, together with the original building, as viewed from the street, alley, or other public way, shall not substantially visually intrude upon the character, scale and

pattern of houses along the subject street frontage. *See* 11 DCMR §§ 223.1, 223.2(c), 302.1 (emphasis added); *see also, e.g.*, 11 DCMR § 101.2(a). To the contrary, it would be entirely consistent with that character as many of our nearby neighbors have as large or larger enclosed porches, decks, and other additions in the same alley and indeed it would improve the appearance of the back of our home, and therefore the entire alley.

D. Additional Arguments as to why our proposed deck should be approved:

This new deck is very important to us, and below are the reasons that we strongly believe that we should be able to construct and rebuild a deck simply a two feet larger than our previous deck:

- First, granting us a special exception to enable us to rebuild our deck would also promote the “encouragement of . . . land values” in our immediate neighborhood as it would improve the appearance of the back of our house and therefore of the entire alley between 42nd Street and 42nd Place and between Military and Jenifer streets. 11 DCMR § 101.2(c).
- Second, granting us the special exception we seek to enable us to rebuild our deck would also promote. . . “public health” and “safety,” *see* 11 DCMR § 101, for two reasons: We have already demolished our original deck due to the fact that it was not structurally sound and was causing damage to our home. As we made plans to rebuild and repair, under our postcard permit, our contractors dug huge holes in our backyard for footings, and have placed deck building materials that have been outside, while we wait to see if we will be granted relief from the Board. The construction of the deck we propose would represent a visual improvement and make the houses facing the alley more desirable.
- Third, we have no recreational outdoor space without this deck. Our front porch is exposed with unusable shrubbery. Our back area consists of a brick driveway leading to our garage and a few areas of plantings. Having a deck out back was one of the main factors that led us to purchase this house a little over one year ago and was factored into the purchase price of our home. The rest of our green space is completely unusable.
- Fourth, we purchased the house with an existing deck and stairs off the back. When we bought it, we assumed we would be allowed to make repairs or construct a similar deck to make it safe for us to use. Once we learned that we had to replace it altogether, we chose a slightly different plan to make it as usable as possible for our family and wish to maximize our space as much as possible.
- Fifth, our proposed one-story deck would go directly above a brick driveway that leads to our garage. This deck would not be covering any usable land and would create a much more appealing aesthetic when viewed from the alley.
- Sixth, we have pointedly asked our contractor to only draw up plans for the proposed deck that preserve all of the trees on our land and preserve as much green space as possible, and are otherwise environmentally sensitive. Neither our original proposal nor our alternative proposals would result in the destruction of a single tree. We have made every effort to be sensitive to the environmental impact of our proposed deck, and cannot think of any reason why our proposed deck would cause any problems with storm water runoff, habitat for wildlife, or the tree canopy. We also would like to place some plants on our deck, once it is built (assuming our application is granted), which will mitigate

any loss of green space that might occur in connection with the deck and have some additional plantings in the green space below the deck.

- Seventh, it is very important to us that we have a deck that is usable for our family, ideally with stairs, so that we have a safe way for us and our children to exit the deck while outdoors.

IV. CONCLUSION:

For the aforementioned reasons, we respectfully request that the Board grant our application for a special exception, to enable us to rebuild our rear deck.

We are submitting the following supporting documents:

1. Memorandum from the Zoning Administrator at DCRA directing the applicant to the BZA.
2. Excerpts from our home inspection report from Capitol Hill Home Inspection, LLC, specifically showing the original deck and the poor condition of the deck.
3. Photos of the following:
 - a. Our original deck
 - b. The water damage and rotten wood once we removed the originally poorly-attached deck (this damage has subsequently been repaired).
 - c. Our adjacent neighbor's screened in porch and staircase
 - d. Back decks, porches and structures of other neighboring homes in the back alley
4. Approved building permits for our adjacent neighbor, Jane Waldmann (at 5332 42nd Street, NW) for her to build her deck, turned into a porch, which is a similar dimension and placement to our proposed deck.
5. Official Building Plat from Snider & Associates
6. Plan and elevation drawings of the proposed deck from Leveille HIC.
7. Letters of support from adjacent property owners
8. Original Approved Postcard Permit to rebuild/refurbish our existing back porch/deck.
9. Alternative Plans and elevation drawings of the proposed deck from Leveille HIC.

If you require any further clarification or have any questions regarding the application, we are available at any time to discuss them with you.

Thank you,

Diana Kurnit and Jonathan Brumer

PROPOSED RENOVATION FOR:

KURNIT RESIDENCE

5330 42ND STREET NW
WASHINGTON D.C. 20024

DRAWING INDEX

- CV COVER SHEET
- GN GENERAL NOTES
- A1 FOUNDATION PLAN
- A2 FIRST FLOOR PLAN
- A3 ELEVATIONS
- A4 CROSS SECTION

PERMIT SET - 10/28/14



PROPOSED DECK RENOVATION FOR:

KURNIT RESIDENCE

5330 42ND STREET NW
WASHINGTON D.C.

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PROJ. NO.:

DATE:

CV

Board of Zoning Adjustment
District of Columbia
CASE NO. 18990
EXHIBIT NO. 5

GENERAL NOTES

- BUILDING CODES:**
 A. ALL CONSTRUCTION SHALL CONFORM WITH THE 2012 INTERNATIONAL RESIDENTIAL CODE (IRC).
 B. ALL CONSTRUCTION SHALL CONFORM WITH ALL APPLICABLE LOCAL CODES AS AMENDED BY MONTGOMERY COUNTY HARTLAND.
- DESIGN LOADS:** (PER SECTION R301 OF IRC 2012)
 A. THE DESIGN DEAD LOADS FOR ALL FRAMING IS BASED ON THE CONSTRUCTION MATERIALS SHOWN ON THE DRAWINGS AND INDICATED IN THE GENERAL NOTES.
 B. THE MINIMUM DESIGN UNIFORMLY DISTRIBUTED LIVE LOADS FOR ALL NEW FRAMING SHALL BE AS FOLLOWS:
 FLOOR LOAD (L₁) ON SLEEPING PORCH / ATTIC WITH FIXED STAIR: 11-1/2 PSF / 20 PSF
 GARAGE FLOOR: 11-1/2 PSF / 2000 LB POINT LOAD / 20 PSF
 ROOF LIVE LOAD: 11-1/2 PSF (LIMITED STORAGE) / 11-1/2 PSF (NO STORAGE)
 C. ROOF SNOW LOAD DESIGN CRITERIA:
 GROUND SNOW LOAD (S): 30 PSF
 FLAT ROOF SNOW LOAD (P_f): 2 PSF
 EXPOSURE FACTOR (E): 1
 IMPORTANCE FACTOR (I): 1
 D. WIND LOAD DESIGN CRITERIA:
 BASIC WIND SPEED (V): 80 MPH
 WIND EXPOSURE: B
 IMPORTANCE FACTOR (I): 1
 E. EARTHQUAKE LOAD DESIGN CRITERIA:
 SEISMIC DESIGN CATEGORY: B
 SPECTRAL RESPONSE COEFFICIENT (SDS): 0.199
 SITE CLASS: D
 F. SUBJECT TO DAMAGE FROM:
 WEATHERING: SEVERE
 FROST LINE DEPTH: 24"
 DECAY: MODERATE TO HEAVY
 SLIGHT TO MODERATE
 G. TEMPERATURE AND FLOODING:
 WINTER DESIGN TEMPERATURE: 31°F
 ICE SHEILD REQUIREMENT REQUIRED: YES 44/2
 FLOOD HAZARDS: 4/18
 AIR FREEZING INDEX: 3000
 MEAN ANNUAL TEMPERATURE: 55°F
 H. THE STABILITY OF THE STRUCTURE IS DEPENDENT UPON THE DIAPHRAGM ACTION OF THE FLOORS AND ROOF. THE CONTRACTOR IS RESPONSIBLE FOR THE METHOD OF CONSTRUCTION AND SHALL PROVIDE ALL TEMPORARY BRACING AND SHORING REQUIRED TO MAINTAIN THE STABILITY OF THE STRUCTURE AND TO SUPPORT CONSTRUCTION LOADS DURING CONSTRUCTION, INCLUDING SOILS ON WALLS FROM BACK FILLING PRIOR TO PLACING SLABS ON GRADE. DESIGN OF ALL BRACING IS THE CONTRACTOR'S RESPONSIBILITY.

- GENERAL FOOTING FOUNDATIONS:**
 A. THE BOTTOM OF ALL EXTERIOR FOOTINGS SHALL BE A MINIMUM OF 30" BELOW FINISH GRADE FOR FROST PROTECTION.
 B. ALL FOOTINGS HAVE BEEN DESIGNED FOR AN ASSUMED NET ALLOWABLE SOIL BEARING PRESSURE OF 2000 PSF.
 C. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ALL FOUNDATION AND SOIL CONDITIONS WHICH DIFFER FROM THOSE ANTICIPATED OR INDICATED IN THE CONTRACT DOCUMENTS.

- CONCRETE SLAB-ON-GRADE:**
 A. ALL SLABS ON GRADE, UNLESS OTHERWISE NOTED, SHALL CONSIST OF A 4" THICK CONCRETE SLAB REINFORCED WITH ONE LAYER OF 6X6-18" W4#4 HELDED WIRE FABRIC, AND PLACED OVER A 4" MIN. POLYETHYLENE VAPOR BARRIER AND 4" MIN. OF COMPACTED GRANULAR BASE. ALL EDGES OF VAPOR BARRIER SHALL BE LAPPED A MINIMUM OF 8" AND TAPED. MAXIMUM ALLOWABLE SIZE OF GRANULAR BASE SHALL BE 1/2" IN DIA.
 B. FILL DEPTH UNDER SLAB SHALL NOT EXCEED 24" INCHES FOR CLEAN SAND OR GRAVEL AND 8" INCHES FOR COMPACTED SOIL. SLABS ON HEAVIER FILL SHALL BE ENGINEERED SUPPORTED SLABS. COORDINATE WITH ENGINEER WHERE REQUIRED.
 C. PLACE CONCRETE PER ACI 302. CONTRACTOR SHALL READ, UNDERSTAND & FOLLOW SCHEDULES SET FORTH FOR PREPARING SUBGRADE, PLACING, CONSOLIDATING, FINISHING AND CURING CONCRETE SLABS.

- CAST-IN PLACE CONCRETE:**
 A. ALL CONCRETE CONSTRUCTION SHALL CONFORM TO THE SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS (ACI 301) AND TO THE BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACI 318).
 B. IN ADDITION TO THE ABOVE, ALL CONCRETE WORK SHALL CONFORM TO THE FOLLOWING:
 1. RECOMMENDED PRACTICE FOR HOT WEATHER CONCRETING (ACI 308)
 2. RECOMMENDED PRACTICE FOR COLD WEATHER CONCRETING (ACI 306)
 3. RECOMMENDED PRACTICE FOR CONCRETE FROM HOLE (ACI 343)
 C. ALL CONCRETE, UNLESS OTHERWISE NOTED, SHALL BE STONE ADVERTISE CONCRETE HAVING A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 2500 PSI. ALL CONCRETE EXPOSED TO WEATHER SHALL HAVE AN AIR ENTRAINMENT OF 5% TO 8%. NO ADMIXTURES CONTAINING CALCIUM CHLORIDE SHALL BE PERMITTED. MAXIMUM AGGREGATE SIZE SHALL BE 1" AND MAXIMUM SLUMP SHALL BE 8" FOR SLABS ON GRADE. ALL CONCRETE EXCEPT FOOTINGS SHALL CONTAIN A WATER REDUCING ADMIXTURE. PORTLAND CEMENT SHALL CONFORM TO ASTM C595 AND NORMAL WEIGHT AGGREGATES SHALL CONFORM TO ASTM C33.
 D. ALL REINFORCING BARS SHALL BE NEW BILLET STEEL CONFORMING TO ASTM A605 GRADE 60. ALL WELDED WIRE FABRIC (W/F) SHALL CONFORM TO ASTM A601. LAP ALL REINFORCING BARS A MINIMUM OF 48 BAR DIA. (E.G. - LAP 1/2" BAR 24") AND ALL W/F, A MINIMUM OF TWO FULL BLENDS, UNLESS OTHERWISE INDICATED.

STRUCTURAL AND MISCELLANEOUS STEEL:

- A. ALL STEEL CONSTRUCTION SHALL CONFORM TO THE THIRTEENTH EDITION OF THE AISC SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS. ALLOWABLE STRESS DESIGN AND PLASTIC DESIGN AND THE AISC CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS.
 B. ALL STRUCTURAL STEEL SHALL CONFORM TO ASTM A992 GRADE 50 OR ASTM A572 AT THE CONTRACTORS OPTION.
 C. ALL MISCELLANEOUS STEEL (ANGLES, PLATES, ETC.) SHALL CONFORM TO ASTM A36 HAVING A MINIMUM YIELD STRENGTH OF Fy=36,000 PSI.
 D. ALL STRUCTURAL STEEL PIPE SHALL CONFORM TO ASTM A53 HAVING A MINIMUM YIELD STRENGTH OF Fy=36,000 PSI OR TO ASTM A53 TYPE "B" OR "X" GRADE "B" HAVING A MINIMUM YIELD STRENGTH OF Fy=35,000 PSI.
 E. ALL STRUCTURAL STEEL TUBES SHALL CONFORM TO ASTM A500 GRADE "B", HAVING A MINIMUM YIELD STRENGTH OF Fy=46,000 PSI.
 F. ALL CONNECTIONS, UNLESS OTHERWISE NOTED, SHALL BE DOUBLE ANGLE OR SINGLE PLATE BEAM CONNECTIONS DESIGNED AND DETAILED IN ACCORDANCE WITH THE AISC "STEEL CONSTRUCTION MANUAL" WITH A MINIMUM EDGE DISTANCE OF 1-1/2 INCHES AND BOLT SPACING OF 3 INCHES.
 G. THE CONTRACTOR SHALL NOT SPlice OR CUT OPENINGS IN STEEL MEMBERS NOT SHOWN ON CONTRACT DRAWINGS WITHOUT THE PERMISSION OF THE STRUCTURAL ENGINEER.

- WINDOWS AND DOORS:**
 A. ALL WINDOW NUMBERS INDICATE MODEL NUMBERS FOR "ANDERSEN" WINDOW UNITS.
 B. WINDOWS INDICATED ON DRAWINGS AS "GLASS" SHOULD MEET BUILDING CODE REQUIREMENTS PER SECTION R301 OF THE IRC.
 C. WINDOWS IN DOORS, SIDE LIGHTS AND WINDOWS WITHIN 24" OF DOORS SHALL BE PROVIDED WITH SAFETY GLASS TO COMPLY WITH SECTION R308 OF THE IRC.
 D. GLASS AT TUBS AND SHOWER ENCLOSURES SHALL BE PROVIDED WITH SAFETY GLASS TO COMPLY WITH SECTION R308 OF THE IRC.

WOOD FRAMING:

- A. ALL WOOD FRAMING SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION PUBLISHED BY THE NATIONAL FOREST PRODUCTS ASSOCIATION.
 B. ALL NEW LUMBER SHALL BE SPRUCE-PINE-FIR NO. 2 OR BETTER. ALL NEW PRESSURE TREATED LUMBER SHALL BE SOUTHERN PINE NO. 2 OR BETTER.
 C. RAILING OF ALL WOOD FRAMING SHALL MEET THE MINIMUM RECOMMENDED REQUIREMENTS PROVIDED IN THE NAILED SCHEDULE OF THE IRC BUILDING CODE.
 D. PROVIDE DOUBLE JOISTS OR HEADERS ALONG EACH SIDE OF FLOOR OR ROOF OPENINGS UNDER THE CENTERLINE OF PARTITION WALLS PARALLEL TO JOIST SPANS, AND ABOVE ALL WALL OPENINGS UNLESS OTHERWISE INDICATED.
 E. THE CONTRACTOR SHALL CUT OR NOTCH THE WOOD FRAMING ONLY AS REQUIRED AND IN ACCORDANCE WITH THE IRC BUILDING CODE, THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION, OR AS SHOWN ON THE CONTRACT DRAWINGS.
 F. PROVIDE DOUBLE OR TRIPLE STUDS AT ALL CORNERS, SIDES OF OPENINGS AND BENEATH ALL WOOD BEAMS AND LINTELS UNLESS OTHERWISE INDICATED.
 G. WOOD TRUSSES SHALL BE DESIGNED, FABRICATED AND ERECTED IN ACCORDANCE WITH THE TRUSS PLATE INSTITUTE'S NATIONAL DESIGN SPECIFICATION FOR METAL PLATE CONNECTED WOOD TRUSS CONSTRUCTION FOR THE DESIGN LOADS INDICATED ON THE CONTRACT DOCUMENTS.
 H. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AND DESIGN CALCULATIONS FOR ALL WOOD TRUSSES INCLUDING MEMBER LAYOUT, HOOD SPACING AND GRADE MEMBER SIZES, TRUSS BEARING CONNECTION DETAILS, CAPACITY OF CONNECTION PLATES AND SIZE AND LOCATION OF ALL REQUIRED BRACING. THE CALCULATIONS AND SHOP DRAWINGS SHALL BE SIGNED AND SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF MARYLAND.
 I. THE CONTRACTOR SHALL PROVIDE TRUSS TIES EQUIVALENT TO OR BETTER THAN THE UPLIFT LOADS INDICATED ON THE TRUSS SHOP DRAWINGS.

INSULATION & MOISTURE PROTECTION:

- A. PROVIDE R-10 BUILDING FELT OR PAPER AT BRICK VENEER WITH FLASHING AT OPENING TO PREVENT MOISTURE PENETRATION BEHIND THE VENEER.
 B. PROVIDE MINIMUM ONE LAYER OF 15 LB ROOFING FELT AT THE ROOF TO PROVIDE A WATER-RESISTANT BASE FOR FIBERGLASS COPPOSITION ROOF SHINGLES.
 C. PROVIDE INSULATION AS FOLLOWS:
 ROOF/ATTIC AREAS: R-30 FIBERGLASS BATT OR ELOVER R-30 CRAFT-FACED FIBERGLASS BATT
 EXTERIOR WALLS: R-10 FIBERGLASS BATT OR R-10 FIBERGLASS BATT
 WINDOW / GLASS DOORS: U-FACTOR 1.0 AND U-FACTOR 1.0 INSULATION SKYLIGHTS: U-FACTOR 1.0 INSULATION
 D. THE CONTRACTOR SHALL PROVIDE CORROSION-RESISTANT METAL FLASHING ABOVE ALL WINDOW AND DOOR OPENINGS TO PREVENT MOISTURE PENETRATION. SIMILAR FLASHING SHALL BE PROVIDED AT ROOF VALLEYS AND ROOF OPENINGS, WOOD OR METAL CORNERS AND SILL.
 E. THE CONTRACTOR SHALL PROVIDE PERFORATED SOFFITS AT THE ROOF EAVES AND A CONTINUOUS RIDGE VENT AT THE ROOF TO PROVIDE REQUIRED ATTIC VENTILATION.

SPECIAL TIES:

- A. SHOCK ALARMS SHALL COMPLY WITH SECTION R601 OF THE IRC. SHOCK ALARMS SHALL BE INSTALLED IN EACH SLEEPING ROOM AND OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS AND ON EACH ADDITIONAL STORY OF THE HOUSE INCLUDING THE BASEMENT.
 B. SHOCK ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE HOUSE WIRING. WHEN PRIMARY POWER IS INTERRUPTED, SHOCK ALARMS SHALL RECEIVE POWER FROM A BATTERY.

STAIRS, HANDRAILS & GUARDS:

- A. STAIRS SHALL COMPLY WITH SECTION R601 OF THE IRC. STAIRWAYS SHALL NOT BE LESS THAN 36" IN CLEAR HEIGHT AT ALL POINTS ABOVE THE PERMITTED MINIMUM CLEARANCE BELOW THE STAIRS (ROOM HEIGHT). 36" INCHES WHERE A HANDRAIL IS INSTALLED ON ONE SIDE, 37 INCHES WHERE HANDRAILS ARE INSTALLED ON BOTH SIDES.
 B. MINIMUM HEADROOM IN ALL PARTS OF THE STAIRWAY SHALL NOT BE LESS THAN 80 INCHES.
 C. MAXIMUM STAIR RISER HEIGHT SHALL BE 7-3/4 INCHES AND MINIMUM TREAD DEPTH SHALL BE 10 INCHES, (UNLESS NOTED OTHERWISE IN CONTRACT DRAWINGS).
 D. HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH STAIRWAY WITH FOUR OR MORE RISERS. HANDRAILS SHALL BE A MINIMUM OF 34 INCHES AND A MAXIMUM OF 38 INCHES ABOVE TREAD NOING.
 E. PORCHES, BALCONIES, RAMPS OR RAISED FLOOR SURFACES LOCATED MORE THAN 30 INCHES ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS NOT LESS THAN 36 INCHES IN HEIGHT.
 F. REQUIRED GUARDS SHALL HAVE INTERMEDIATE RAILS OR ORNAMENTAL CLOSURES WHICH DO NOT ALLOW PASSAGE OF A SPHERE 8 INCHES OR MORE IN DIAMETER.

MECHANICAL, ELECTRICAL & PLUMBING:

- A. HVAC, DESIGN AND INSTALLATION TO BE PERFORMED BY LICENSED MECHANICAL CONTRACTOR IN COMPLIANCE WITH ALL APPLICABLE CODES.
 B. ELECTRICAL DESIGN AND INSTALLATION TO BE PERFORMED BY LICENSED ELECTRICAL CONTRACTOR IN COMPLIANCE WITH ALL APPLICABLE CODES.
 C. PLUMBING DESIGN AND INSTALLATION TO BE PERFORMED BY LICENSED PLUMBING CONTRACTOR IN COMPLIANCE WITH ALL APPLICABLE CODES.
 D. IF REQUIRED, FIRE SPRINKLER SYSTEM TO BE DESIGNED AND INSTALLED BY LICENSED SUBCONTRACTOR IN COMPLIANCE WITH ALL APPLICABLE CODES.

HEADER SPAN CHART NOTES:

- A. SPANS ARE GIVEN IN FEET AND INCHES.
 B. TABLED TO 2" GRADE DOUGLAS FIR-LARCH, HEM-FIR, SOUTHERN PINE OR SPRUCE-PINE FIR LUMBER.
 C. BUILDING HEIGHT IS HEADERS PERPENDICULAR TO THE RIDGE. FOR HEIGHTS BETWEEN THESE SPAN TABLES ARE PERMITTED TO BE INTERPOLATED.
 D. WHERE THE NUMBER OF REQUIRED JACK STUDS EQUALS ONE, THE HEADER IS PERMITTED TO BE SUPPORTED BY APPROVED BRACING ANCHOR ATTACHED TO THE FULL-HEIGHT WALL STUD AND TO THE CEILING.

PROJECT GENERAL NOTES:

- A. WALL DIMENSIONS ARE FROM OUTSIDE FACE OF FRAMING AND ARE AS FOLLOWS (MIN):
 INTERIOR PARTITIONS = 3-1/2" (2x4 WOOD STUDS @ 16" O.C.)
 EXTERIOR WALLS = 6" (2x6 STUDS @ 16" O.C. PLUS 1/2" SHEATHING)
 B. THE CONTRACTOR AND HIS ASSOCIATED SUBCONTRACTORS ARE RESPONSIBLE TO THOROUGHLY REVIEW ALL DRAWINGS. ANY INCONSISTENCIES OR ERRORS ARE TO BE REPORTED FOR CLARIFICATION OR CORRECTION PRIOR TO THE START OF CONSTRUCTION OR MANUFACTURING OF PRE-FABRICATED COMPONENTS.
 C. SPACING OF ALL PRE-ENGINEERED WOOD FRAMING PRODUCTS (MEMBERS, PURLINS, I-FLOOR/ROOF TRUSSES) TO BE ENGINEERED/VERIFIED BY MANUFACTURER.
 D. IF FLOOR FRAMING TO BE ACCOMPLISHED WITH PRE-ENGINEERED WOOD "I" JOISTS, MANUFACTURER'S AGENT TO DESIGN JOIST LAYOUT AND PROVIDE ENGINEERED SHOP DRAWINGS/FLOOR SYSTEM TO BE DESIGNED WITH L/480 LIVE LOAD DEFLECTION MIN. (L/800 IN AREAS TO BE FINISHED WITH TILE).
 E. IF ROOF FRAMING TO BE ACCOMPLISHED WITH PRE-ENGINEERED WOOD TRUSSES, MANUFACTURER'S AGENT TO DESIGN TRUSS LAYOUT AND PROVIDE ENGINEERED SHOP DRAWINGS.
 F. THESE DOCUMENTS ARE NOT TO BE SCALED. DIMENSIONS SHALL GOVERN ON ALL DRAWINGS. ANY OMISSIONS OR AREAS OF DISCREPANCY SHALL BE REFERRED TO LEVELLE INC. PRIOR TO CONSTRUCTION.

MASONRY - BRICK VENEER:

- A. ALL BRICK VENEER CONSTRUCTION TO BE IN ACCORDANCE WITH THE BUILDING CODE REQUIREMENTS FOR ENGINEERED BRICK MASONRY BY THE BRICK INSTITUTE OF AMERICA AND IRC 2008 REQUIREMENTS.
 VENEER BRICK: ASTM C216, GRADE SN
 PORTLAND CEMENT: ASTM C210, TYPE S
 B. BRICK VENEER SHALL BE ATTACHED TO WOOD FRAMING WITH 10" x 1" LONG 22 GAUGE STANDARD CORRUGATED METAL TIES. THE TIES SHALL BE HOT DIPPED GALVANIZED AFTER FABRICATION CONFORMING TO ASTM A653 CLASS B2. SPACING OF ANCHORS AND TIES SHALL BE 16" O.C. MAX. VERTICAL AND 18" O.C. MAX. HORIZONTAL. FOR BRICK VENEER WALLS TALLER THAN 20'-0" BUT NOT EXCEEDING 40'-0" IN HEIGHT, PROVIDE 2x10" SERIES VENEER ANCHORS BY HOFFMANN AND BARNARD OR APPROVED EQUIVALENT AT 16" O.C. VERTICAL AND 24" O.C. HORIZONTAL. ANCHOR TIES WITH 1/2" SERIES VENEER ANCHORS PER STEP. PROVIDE VEEBOLTS HORIZONTALLY AT 2'-0" O.C.
 C. COORDINATE OPENINGS WITH LINTEL SCHEDULE.
 D. ALL MASONRY CONSTRUCTION TO BE IN ACCORDANCE WITH THE NATIONAL CONCRETE MASONRY ASSOCIATION'S STANDARD PRACTICES AND SPECIFICATION FOR THE DESIGN AND CONSTRUCTION OF LOAD-BEARING CONCRETE MASONRY OR ACI 530 BUILDING CODE REQUIREMENTS FOR CONCRETE MASONRY STRUCTURES. ALL MASONRY TO CONFORM TO THE FOLLOWING SPECIFICATIONS:
 - HOLLOW LOAD-BEARING CMU: ASTM C90
 - HOLLOW LOAD-BEARING CMU: ASTM C90
 - PORTLAND CEMENT: ASTM C210, TYPE S OR 5
 E. CMU UNITS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF Fm = 3500 PSI. CONTRACTOR SHALL PROVIDE SPECIAL TIES AND REINFORCING FOR THE LOCATION OF THE REINFORCEMENT AND DAMING CONSTRUCTION OF CMU WALL.
 F. JOINT REINFORCING: PROVIDE TRUSS TIE ZINC COATED COLD DRAWN STEEL, WIRE CONFORMING TO ASTM A601 AND DIAPHRAGM OR EQUIVALENT AT EVERY OTHER FLOOR COURSE ABOVE GRADE. REINFORCEMENT SHOULD CONSIST OF TWO OR MORE LONGITUDINAL WIRE NO. 8 GAUGE OR LARGER, WELD CONNECTED WITH NO. 12 GAUGE OR LARGER CROSS WIRES. ZINC COATING.
 G. GRANT OR PEA GRAVEL CONCRETE USED FOR FILLING JOINT CELLS OF MASONRY SHALL CONFORM TO ASTM C678 AND SHALL HAVE AN COMPRESSIVE STRENGTH OF 2500 PSI ON THE NET AREA AT 28 DAYS.

HEADER SPAN CHART
BASED ON 30 PSF (GROUND) SNOW LOAD PER DESIGN CODE OF IRC 2012

HEADERS SUPPORTING		BUILDING WIDTH ¹ (feet)						
		20		26		36		
		SPAN	# OF JACKS ²	SPAN	# OF JACKS ²	SPAN	# OF JACKS ²	
ROOF AND CEILING	(2) 2x6	6'-0"	1	5'-8"	2	5'-8"	2	
	(2) 2x10	8'-0"	2	7'-8"	2	7'-8"	2	
	(2) 2x12	9'-0"	2	8'-5"	2	8'-0"	2	
	(3) 2x10	8'-4"	1	7'-5"	1	6'-0"	1	
	(3) 2x12	10'-0"	1	8'-1"	2	8'-2"	2	
ROOF, CEILING AND ONE CENTER-BEARING FLOOR	(2) 2x12	12'-2"	2	10'-7"	2	6'-5"	2	
	(2) 2x10	5'-8"	2	5'-0"	2	4'-8"	2	
	(2) 2x12	1'-2"	2	6'-2"	2	5'-8"	2	
	(3) 2x10	1'-3"	1	6'-3"	2	5'-8"	2	
	(3) 2x12	0'-9"	2	7'-5"	2	6'-8"	2	
ROOF, CEILING AND TWO CENTER-BEARING SPAN FLOOR	(2) 2x6	5'-0"	2	4'-8"	2	3'-10"	2	
	(2) 2x10	6'-4"	2	5'-8"	2	4'-5"	2	
	(2) 2x12	7'-4"	2	6'-11"	2	5'-5"	2	
	(3) 2x10	6'-3"	2	5'-5"	2	4'-10"	2	
	(3) 2x12	7'-7"	2	6'-7"	2	5'-8"	2	
ROOF, CEILING AND TWO CENTER-BEARING FLOORS	(2) 2x6	4'-2"	2	4'-2"	2	3'-4"	2	
	(2) 2x10	5'-4"	2	5'-4"	2	4'-11"	2	
	(2) 2x12	6'-0"	2	5'-10"	2	5'-3"	2	
	(3) 2x10	5'-11"	2	5'-2"	2	4'-10"	2	
	(3) 2x12	7'-9"	2	6'-4"	2	5'-0"	2	
ROOF, CEILING AND TWO CLEAR SPAN FLOOR	(2) 2x6	3'-5"	2	3'-4"	2	2'-7"	2	
	(2) 2x10	3'-10"	2	3'-4"	2	3'-8"	2	
	(2) 2x12	5'-8"	2	4'-4"	2	4'-3"	2	
	(3) 2x10	4'-10"	2	4'-2"	2	3'-7"	2	
	(3) 2x12	5'-11"	2	5'-4"	2	4'-8"	2	
INTERIOR BEARING WALLS	HEADERS SUPPORTING		BUILDING WIDTH ¹ (feet)					
			20		26		36	
			SPAN	# OF JACKS ²	SPAN	# OF JACKS ²	SPAN	# OF JACKS ²
	ONE FLOOR ONLY	(2) 2x6	4'-0"	1	3'-8"	1	3'-9"	1
		(2) 2x8	5'-4"	1	5'-0"	2	4'-5"	2
(2) 2x10		7'-0"	2	6'-11"	2	6'-5"	2	
TWO FLOOR	(2) 2x12	8'-4"	2	7'-0"	2	6'-3"	2	
	(2) 2x8	3'-2"	2	2'-4"	2	2'-5"	2	
	(2) 2x10	4'-4"	2	3'-8"	2	3'-2"	2	
	(2) 2x12	3'-11"	2	4'-5"	2	3'-10"	2	
	(2) 2x12	5'-4"	2	5'-0"	2	4'-5"	2	

PROPOSED RENOVATION FOR:

KURNIT RESIDENCE

5330 42ND STREET NW
WASHINGTON D.C. 20024

DRAWING INDEX

- CV COVER SHEET
- GN GENERAL NOTES
- A1 FOUNDATION PLAN
- A2 FIRST FLOOR PLAN
- A3 ELEVATIONS
- A4 CROSS SECTION

PERMIT SET - 10/28/14



PROPOSED DECK RENOVATION FOR:

KURNIT RESIDENCE

5330 42ND STREET NW
WASHINGTON D.C.

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PROJ. NO.:

DATE:

CV

Board of Zoning Adjustment
District of Columbia
CASE NO. 18990
EXHIBIT NO. 5

GENERAL NOTES

- BUILDING CODES:**
 A. ALL CONSTRUCTION SHALL CONFORM WITH THE 2012 INTERNATIONAL RESIDENTIAL CODE (IRC)
 B. ALL CONSTRUCTION SHALL CONFORM WITH ALL APPLICABLE LOCAL CODES AS AMENDED BY MONTGOMERY COUNTY HARTLAND
- DESIGN LOADS:** (PER SECTION R301 OF IRC 2012)
 A. THE DESIGN DEAD LOADS FOR ALL FRAMING IS BASED ON THE CONSTRUCTION MATERIALS SHOWN ON THE DRAWINGS AND INDICATED IN THE GENERAL NOTES
 B. THE MINIMUM DESIGN UNIFORMLY DISTRIBUTED LIVE LOADS FOR ALL NEW FRAMING SHALL BE AS FOLLOWS:
 FLOOR LOAD (L₁) ON SLEEPING PORCH / ATTIC WITH FIXED STAIR LL+30 PSF / DL+10 PSF
 GARAGE FLOOR LL+30 PSF / DL+10 PSF
 ROOF LIVE LOAD LL+30 PSF / 2000# POINT
 ATTIC AND TRUSS BOTTOM CHORD LL+30 PSF (LIMITED STORAGE) / LL+10 PSF (NO STORAGE)
- C. ROOF SNOW LOAD DESIGN CRITERIA:**
 GROUND SNOW LOAD (S)
 FLAT ROOF SNOW LOAD (P)
 EXPOSURE FACTOR (E)
 IMPORTANCE FACTOR (I)
 WIND LOAD DESIGN CRITERIA
 BASIC WIND SPEED (V)
 WIND EXPOSURE
 IMPORTANCE FACTOR (I)
 EARTHQUAKE LOAD DESIGN CRITERIA
 SEISMIC DESIGN CATEGORY
 SPECTRAL RESPONSE COEFFICIENT (SDS)
 SITE CLASS
- F. SUBJECT TO DAMAGE FROM WEATHERING:**
 FROST LINE DEPTH
 TERMITES
 DECAY
- G. TEMPERATURE AND FLOODING:**
 WINTER DESIGN TEMPERATURE
 ICE SHEILD REQUIREMENT REQUIRED
 FLOOD HAZARDS
 AIR FREEZING INDEX
 MEAN ANNUAL TEMPERATURE
- H. THE STABILITY OF THE STRUCTURE IS DEPENDENT UPON THE DIAPHRAGM ACTION OF THE FLOORS AND ROOF. THE CONTRACTOR IS RESPONSIBLE FOR THE METHOD OF CONSTRUCTION AND SHALL PROVIDE ALL TEMPORARY BRACING AND SHORING REQUIRED TO MAINTAIN THE STABILITY OF THE STRUCTURE AND TO SUPPORT CONSTRUCTION LOADS DURING CONSTRUCTION, INCLUDING SOILS ON WALLS FROM BACK FILLING PRIOR TO PLACING SLABS ON GRADE. DESIGN OF ALL BRACING IS THE CONTRACTOR'S RESPONSIBILITY.**

- GENERAL FOOTING FOUNDATIONS:**
 A. THE BOTTOM OF ALL EXTERIOR FOOTINGS SHALL BE A MINIMUM OF 30" BELOW FINISH GRADE FOR FROST PROTECTION.
 B. ALL FOOTINGS HAVE BEEN DESIGNED FOR AN ASSUMED NET ALLOWABLE SOIL BEARING PRESSURE OF 2000 PSF.
 C. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ALL FOUNDATION AND SOIL CONDITIONS WHICH DIFFER FROM THOSE ANTICIPATED OR INDICATED IN THE CONTRACT DOCUMENTS.

- CONCRETE SLAB ON GRADE:**
 A. ALL SLABS ON GRADE, UNLESS OTHERWISE NOTED, SHALL CONSIST OF A 4" THICK CONCRETE SLAB REINFORCED WITH ONE LAYER OF #3X18-18" O.C. HELDED WIRE FABRIC, AND PLACED OVER A 4" MIN. POLYETHYLENE VAPOR BARRIER AND 4" MIN. OF COMPACTED GRANULAR BASE. ALL EDGES OF VAPOR BARRIER SHALL BE LAPPED A MINIMUM OF 8" AND TAPED. MAXIMUM ALLOWABLE SIZE OF GRANULAR BASE SHALL BE 1/2" IN DIA.
 B. FILL DEPTH UNDER SLAB SHALL NOT EXCEED 24" INCHES FOR CLEAN SAND OR GRAVEL AND 8" INCHES FOR COMPACTED SOIL. SLABS ON HEAVIER FILL SHALL BE ENGINEERED SUPPORTED SLABS. COORDINATE WITH ENGINEER WHERE REQUIRED.
 C. PLACE CONCRETE PER ACI 302. CONTRACTOR SHALL READ, UNDERSTAND & FOLLOW SUBMITTALS SET FORTH FOR PREPARING SUBGRADE, PLACING, CONSOLIDATING, FINISHING AND CURING CONCRETE SLABS.

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 B. IN ADDITION TO THE ABOVE, ALL CONCRETE WORK SHALL CONFORM TO THE FOLLOWING:
 1. RECOMMENDED PRACTICE FOR HOT WEATHER CONCRETING (ACI 308)
 2. RECOMMENDED PRACTICE FOR COLD WEATHER CONCRETING (ACI 309)
 3. RECOMMENDED PRACTICE FOR CONCRETE FROM HOLE (ACI 343)
 C. ALL CONCRETE, UNLESS OTHERWISE NOTED, SHALL BE STONE ADVERTISE CONCRETE HAVING A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 2500 PSI. ALL CONCRETE EXPOSED TO WEATHER SHALL HAVE AN AIR ENTRAINMENT OF 5% TO 8%. NO ADMIXTURES CONTAINING CALCIUM CHLORIDE SHALL BE PERMITTED. MAXIMUM AGGREGATE SIZE SHALL BE 1" AND MAXIMUM SLUMP SHALL BE 8" FOR SLABS ON GRADE. ALL CONCRETE EXCEPT FOOTINGS SHALL CONTAIN A WATER REDUCING ADMIXTURE. PORTLAND CEMENT SHALL CONFORM TO ASTM C59 AND NORMAL WEIGHT AGGREGATES SHALL CONFORM TO ASTM C33.
 D. ALL REINFORCING BARS SHALL BE NEW BILLET STEEL CONFORMING TO ASTM A605 GRADE 60. ALL WELDED WIRE FABRIC (W/F) SHALL CONFORM TO ASTM A605. LAP ALL REINFORCING BARS A MINIMUM OF 48 BAR DIA. (E.G. - LAP 1/2" BAR 24") AND ALL W/F, A MINIMUM OF TWO FULL BLENDS, UNLESS OTHERWISE INDICATED.

STRUCTURAL AND MISCELLANEOUS STEEL:

- A. ALL STEEL CONSTRUCTION SHALL CONFORM TO THE THIRTEENTH EDITION OF THE AISC SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS. ALLOWABLE STRESS DESIGN AND PLASTIC DESIGN AND THE AISC CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS.
 B. ALL STRUCTURAL STEEL SHALL CONFORM TO ASTM A36 GRADE 50 OR ASTM A572 AT THE CONTRACTORS OPTION.
 C. ALL MISCELLANEOUS STEEL (ANGLES, PLATES, ETC.) SHALL CONFORM TO ASTM A36 HAVING A MINIMUM YIELD STRENGTH OF Fy=36,000 PSI.
 D. ALL STRUCTURAL STEEL PIPE SHALL CONFORM TO ASTM A500 HAVING A MINIMUM YIELD STRENGTH OF Fy=36,000 PSI OR TO ASTM A501 TYPE "B" OR "B" GRADE "B" HAVING A MINIMUM YIELD STRENGTH OF Fy=35,000 PSI.
 E. ALL STRUCTURAL STEEL TUBES SHALL CONFORM TO ASTM A500 GRADE "B", HAVING A MINIMUM YIELD STRENGTH OF Fy=36,000 PSI.
 F. ALL CONNECTIONS, UNLESS OTHERWISE NOTED, SHALL BE DOUBLE ANGLE OR SINGLE PLATE BEAM CONNECTIONS DESIGNED AND DETAILED IN ACCORDANCE WITH THE AISC "STEEL CONSTRUCTION MANUAL" WITH A MINIMUM EDGE DISTANCE OF 1 1/2 INCHES AND BOLT SPACING OF 3 INCHES.
 G. THE CONTRACTOR SHALL NOT SPICE OR CUT OPENINGS IN STEEL MEMBERS NOT SHOWN ON CONTRACT DRAWINGS WITHOUT THE PERMISSION OF THE STRUCTURAL ENGINEER.

- WINDOWS AND DOORS:**
 A. ALL WINDOW NUMBERS INDICATE MODEL NUMBERS FOR "ANDERSEN" WINDOW UNITS.
 B. WINDOWS INDICATED ON DRAWINGS AS "GLASS" SHOULD MEET BUILDING CODE REQUIREMENTS PER SECTION R301 OF THE IRC.
 C. WINDOWS IN DOORS, SIDE LIGHTS AND WINDOWS WITHIN 24" OF DOORS SHALL BE PROVIDED WITH SAFETY GLASS TO COMPLY WITH SECTION R308 OF THE IRC.
 D. GLASS AT TUBS AND SHOWER ENCLOSURES SHALL BE PROVIDED WITH SAFETY GLASS TO COMPLY WITH SECTION R308 OF THE IRC.

WOOD FRAMING:

- A. ALL WOOD FRAMING SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION PUBLISHED BY THE NATIONAL FOREST PRODUCTS ASSOCIATION.
 B. ALL NEW LUMBER SHALL BE SPRUCE-PINE-FIR NO. 2 OR BETTER. ALL NEW PRESSURE TREATED LUMBER SHALL BE SOUTHERN PINE NO. 2 OR BETTER.
 C. RAILING OF ALL WOOD FRAMING SHALL MEET THE MINIMUM RECOMMENDED REQUIREMENTS PROVIDED IN THE NAILED SCHEDULE OF THE IRC BUILDING CODE.
 D. PROVIDE DOUBLE JOISTS OR HEADERS ALONG EACH SIDE OF FLOOR OR ROOF OPENINGS UNDER THE CENTERLINE OF PARTITION WALLS PARALLEL TO JOIST SPANS, AND ABOVE ALL WALL OPENINGS UNLESS OTHERWISE INDICATED.
 E. THE CONTRACTOR SHALL CUT OR NOTCH THE WOOD FRAMING ONLY AS REQUIRED AND IN ACCORDANCE WITH THE IRC BUILDING CODE, THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION, OR AS SHOWN ON THE CONTRACT DRAWINGS.
 F. PROVIDE DOUBLE OR TRIPLE STUDS AT ALL CORNERS, SIDES OF OPENINGS AND BENEATH ALL WOOD BEAMS AND LINTELS UNLESS OTHERWISE INDICATED.
 G. WOOD TRUSSES SHALL BE DESIGNED, FABRICATED AND ERECTED IN ACCORDANCE WITH THE TRUSS PLATE INSTITUTE'S NATIONAL DESIGN SPECIFICATION FOR METAL PLATE CONNECTED WOOD TRUSS CONSTRUCTION FOR THE DESIGN LOADS INDICATED ON THE CONTRACT DOCUMENTS.
 H. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AND DESIGN CALCULATIONS FOR ALL WOOD TRUSSES INCLUDING MEMBER LAYOUT, HOOD SPACING AND GRADE MEMBER SIZES, TRUSS BEARING CONNECTION DETAILS, CAPACITY OF CONNECTION PLATES AND SIZE AND LOCATION OF ALL REQUIRED BRACING. THE CALCULATIONS AND SHOP DRAWINGS SHALL BE SIGNED AND SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF MARYLAND.
 I. THE CONTRACTOR SHALL PROVIDE TRUSS TIES EQUIVALENT TO OR BETTER THAN THE UPLIFT LOADS INDICATED ON THE TRUSS SHOP DRAWINGS.

INSULATION & MOISTURE PROTECTION:

- A. PROVIDE R-10 BUILDING FELT OR PAPER AT BRICK VENEER WITH FLASHING AT OPENING TO PREVENT MOISTURE PENETRATION BEHIND THE VENEER.
 B. PROVIDE MINIMUM ONE LAYER OF 15 LB ROOFING FELT AT THE ROOF TO PROVIDE A WATER-RESISTANT BASE FOR FIBERGLASS COPPOSITION ROOF SHINGLES.
 C. PROVIDE INSULATION AS FOLLOWS:
 ROOF/ATTIC AREAS: R-30 FIBERGLASS BATT OR ELOVER R-30 CRAFT-FACED FIBERGLASS BATT
 EXTERIOR WALLS: R-10 FIBERGLASS BATT
 WINDOW / GLASS DOORS: U-FACTOR 1.0 AND U-FACTOR 1.0 INSULATION SKYLIGHTS:
 D. THE CONTRACTOR SHALL PROVIDE CORROSION-RESISTANT METAL FLASHING ABOVE ALL WINDOW AND DOOR OPENINGS TO PREVENT MOISTURE PENETRATION. SIMILAR FLASHING SHALL BE PROVIDED AT ROOF VALLEYS AND ROOF OPENINGS, WOOD OR METAL CORNERS AND SILL.
 E. THE CONTRACTOR SHALL PROVIDE PERFORATED SOFFITS AT THE ROOF EAVES AND A CONTINUOUS RIDGE VENT AT THE ROOF TO PROVIDE REQUIRED ATTIC VENTILATION.

SPECIAL TIES:

- A. SHOCK ALARMS SHALL COMPLY WITH SECTION R601 OF THE IRC. SHOCK ALARMS SHALL BE INSTALLED IN EACH SLEEPING ROOM AND OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS AND ON EACH ADDITIONAL STORY OF THE HOUSE INCLUDING THE BASEMENT.
 B. SHOCK ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE HOUSE WIRING. WHEN PRIMARY POWER IS INTERRUPTED, SHOCK ALARMS SHALL RECEIVE POWER FROM A BATTERY.

STAIRS, HANDRAILS & GUARDS:

- A. STAIRS SHALL COMPLY WITH SECTION R601 OF THE IRC. STAIRWAYS SHALL NOT BE LESS THAN 36 INCHES IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED MINIMUM. THE PERMITTED MINIMUM CLEAR WIDTH BELOW THE PERMITTED MINIMUM IS 36 INCHES. WHERE A HANDRAIL IS INSTALLED ON ONE SIDE, 37 INCHES WHERE HANDRAILS ARE INSTALLED ON BOTH SIDES.
 B. MINIMUM HEADROOM IN ALL PARTS OF THE STAIRWAY SHALL NOT BE LESS THAN 80 INCHES.
 C. MAXIMUM STAIR RISER HEIGHT SHALL BE 7-3/4 INCHES AND MINIMUM TREAD DEPTH SHALL BE 10 INCHES, UNLESS NOTED OTHERWISE IN CONTRACT DRAWINGS.
 D. HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH STAIRWAY WITH FOUR OR MORE RISERS. HANDRAILS SHALL BE A MINIMUM OF 34 INCHES AND A MAXIMUM OF 38 INCHES ABOVE TREAD NOSG.
 E. PORCHES, BALCONIES, RAMPS OR RAISED FLOOR SURFACES LOCATED MORE THAN 30 INCHES ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS NOT LESS THAN 36 INCHES IN HEIGHT.
 F. REQUIRED GUARDS SHALL HAVE INTERMEDIATE RAILS OR ORNAMENTAL CLOSURES WHICH DO NOT ALLOW PASSAGE OF A SPHERE 8 INCHES OR MORE IN DIAMETER.

MECHANICAL, ELECTRICAL & PLUMBING:

- A. HVAC, DESIGN AND INSTALLATION TO BE PERFORMED BY LICENSED MECHANICAL CONTRACTOR IN COMPLIANCE WITH ALL APPLICABLE CODES.
 B. ELECTRICAL DESIGN AND INSTALLATION TO BE PERFORMED BY LICENSED ELECTRICAL CONTRACTOR IN COMPLIANCE WITH ALL APPLICABLE CODES.
 C. PLUMBING DESIGN AND INSTALLATION TO BE PERFORMED BY LICENSED PLUMBING CONTRACTOR IN COMPLIANCE WITH ALL APPLICABLE CODES.
 D. IF REQUIRED, FIRE SPRINKLER SYSTEM TO BE DESIGNED AND INSTALLED BY LICENSED SUBCONTRACTOR IN COMPLIANCE WITH ALL APPLICABLE CODES.

HEADER SPAN CHART NOTES:

- A. SPANS ARE GIVEN IN FEET AND INCHES.
 B. TABLED TO 2" GRADE DOUGLAS FIR-LARCH, HEM-FIR, SOUTHERN PINE OR SPRUCE-PINE FIR LUMBER.
 C. BUILDING WIDTH IS MEASURED PERPENDICULAR TO THE RIDGE. FOR WIDTHS BETWEEN THESE SPANAL SPANS ARE PERMITTED TO BE INTERPOLATED.
 D. WHERE THE NUMBER OF REQUIRED JACK STUDS EXCEEDS ONE, THE HEADER IS PERMITTED TO BE SUPPORTED BY APPROVED BRACING ANCHORS ATTACHED TO THE FULL-HEIGHT WALL STUD AND TO THE CEILING.

DO NOT GENERAL NOTES:

- A. WALL DIMENSIONS ARE FROM OUTSIDE FACE OF FRAMING AND ARE AS FOLLOWS (MIN):
 INTERIOR PARTITIONS = 3-1/2" (2x4 WOOD STUDS @ 16" O.C.)
 EXTERIOR WALLS = 6" (2x6 STUDS @ 16" O.C. PLUS 1/2" SHEATHING)
 B. THE CONTRACTOR AND HIS ASSOCIATED SUBCONTRACTORS ARE RESPONSIBLE TO THOROUGHLY REVIEW ALL DRAWINGS. ANY INCONSISTENCIES OR ERRORS ARE TO BE REPORTED FOR CLARIFICATION OR CORRECTION PRIOR TO THE START OF CONSTRUCTION OR MANUFACTURING OF PRE-FABRICATED COMPONENTS.
 C. SPACING OF ALL PRE-ENGINEERED WOOD FRAMING PRODUCTS (MEMBERS, PURLINS, I BEAMS/ROOF TRUSSES) TO BE ENGINEERED/VERIFIED BY MANUFACTURER.
 D. IF FLOOR FRAMING TO BE ACCOMPLISHED WITH PRE-ENGINEERED WOOD "I" JOISTS, MANUFACTURER'S AGENT TO DESIGN JOIST LAYOUT AND PROVIDE ENGINEERED SHOP DRAWINGS/FLOOR SYSTEM TO BE DESIGNED WITH L/240 LIVE LOAD DEFLECTION MIN. CRACK IN AREAS TO BE FINISHED WITH TILE.
 E. IF ROOF FRAMING TO BE ACCOMPLISHED WITH PRE-ENGINEERED WOOD TRUSSES, MANUFACTURER'S AGENT TO DESIGN TRUSS LAYOUT AND PROVIDE ENGINEERED SHOP DRAWINGS.
 F. THESE DOCUMENTS ARE NOT TO BE SCALED. DIMENSIONS SHALL GOVERN ON ALL DRAWINGS. ANY OMISSIONS OR AREAS OF DISCREPANCY SHALL BE REFERRED TO LEVELLE INC. PRIOR TO CONSTRUCTION.

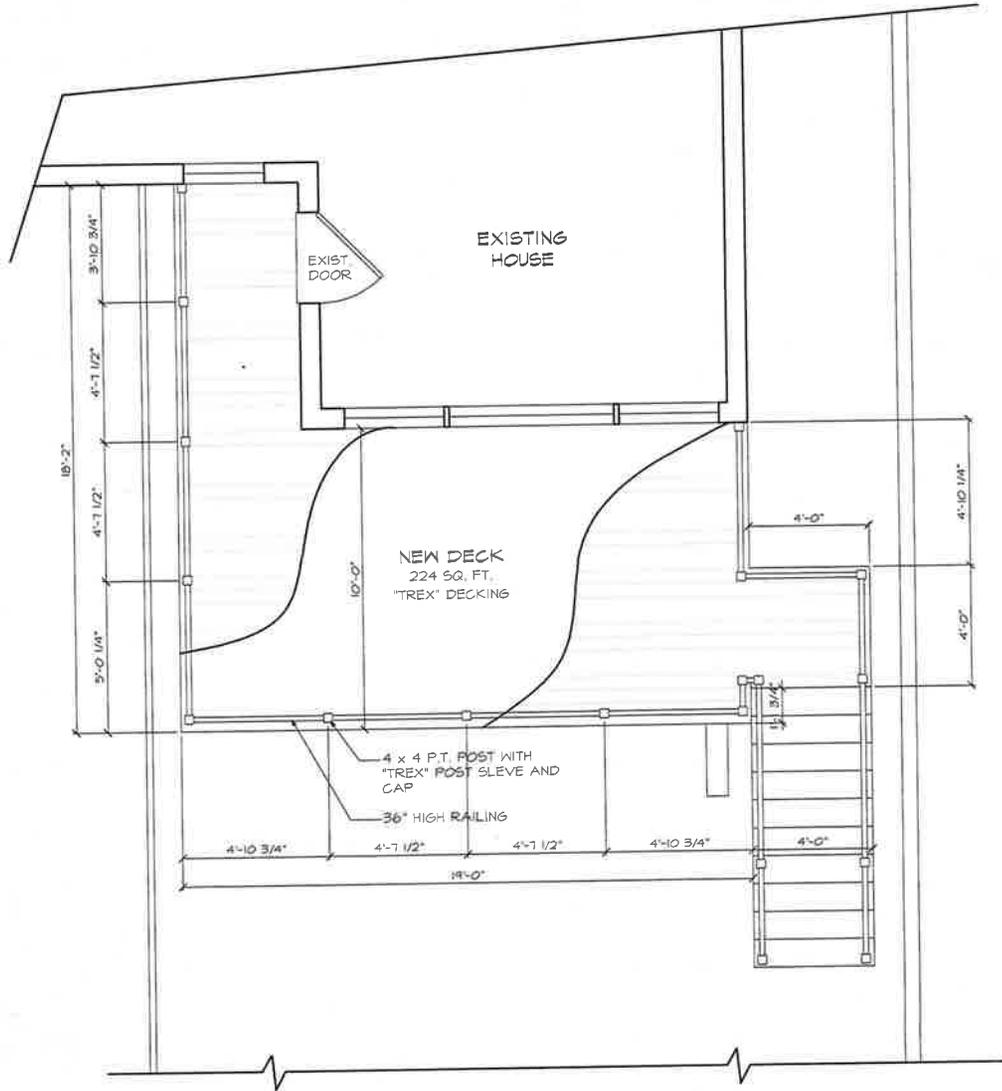
MASONRY - BRICK VENEER:

- A. ALL BRICK VENEER CONSTRUCTION TO BE IN ACCORDANCE WITH THE BUILDING CODE REQUIREMENTS FOR ENGINEERED BRICK MASONRY BY THE BRICK INSTITUTE OF AMERICA AND IRC 2008 REQUIREMENTS.
 VENEER BRICK ---- ASTM C216, GRADE 5N
 PORTLAND ---- ASTM C210, TYPE S
 B. BRICK VENEER SHALL BE ATTACHED TO WOOD FRAMING WITH 10" x 1" LONG 22 GAUGE STANDARD CORRUGATED METAL TIES. THE TIES SHALL BE HOT DIPPED GALVANIZED AFTER FABRICATION CONFORMING TO ASTM A653 CLASS B2. SPACING OF ANCHORS AND TIES SHALL BE 16" O.C. MAX. VERTICAL AND 8" O.C. MAX. HORIZONTAL. FOR BRICK VENEER WALLS TALLER THAN 20'-0" BUT NOT EXCEEDING 40'-0" IN HEIGHT, PROVIDE 10" O.C. SERIES VENEER ANCHORS BY HOFFMANN AND BARNARD OR APPROVED EQUIVALENT AT 16" O.C. VERTICAL AND 8" O.C. HORIZONTAL. ANCHOR TIES WITH 16" O.C. SERIES VENEER ANCHORS PER STEP. PROVIDE VEEBOLTS HORIZONTALLY AT 2'-0" O.C.
 C. COORDINATE OPENINGS WITH LINTEL SCHEDULE.
 D. ALL MASONRY CONSTRUCTION TO BE IN ACCORDANCE WITH THE NATIONAL CONCRETE MASONRY ASSOCIATION'S STANDARD PRACTICES AND SPECIFICATION FOR THE DESIGN AND CONSTRUCTION OF LOAD-BEARING CONCRETE MASONRY OR ACI 530 BUILDING CODE REQUIREMENTS FOR CONCRETE MASONRY STRUCTURES. ALL MASONRY TO CONFORM TO THE FOLLOWING SPECIFICATIONS:
 - HOLLOW LOAD-BEARING CMU ---- ASTM C90
 - HOLLOW LOAD-BEARING CMU ---- ASTM C90
 - PORTLAND ---- ASTM C210, TYPE S OR 5
 E. CMU UNITS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF Fm = 3500 PSI. CONTRACTOR SHALL PROVIDE SPECIAL TIES AND REINFORCING FOR THE LOCATION OF THE REINFORCEMENT AND DAMPING CONSTRUCTION OF CMU WALL.
 F. JOINT REINFORCING: PROVIDE TRUSS TIE ZINC COATED COLD DRAWN STEEL, WIRE CONFORMING TO ASTM A605 AND DIAPHRAGM OR EQUIVALENT AT EVERY OTHER FLOOR COURSE ABOVE GRADE. REINFORCEMENT SHOULD CONSIST OF TWO OR MORE LONGITUDINAL WIRE NO. 8 GAUGE OR LARGER, WELD CONNECTED WITH NO. 12 GAUGE OR LARGER CROSS WIRES. ZINC COATING.
 G. GRANT OR PEA GRAVEL CONCRETE USED FOR FILLING JOINT CELLS OF MASONRY SHALL CONFORM TO ASTM C678 AND SHALL HAVE A COMPRESSIVE STRENGTH OF 2500 PSI ON THE NET AREA AT 28 DAYS.

HEADER SPAN CHART

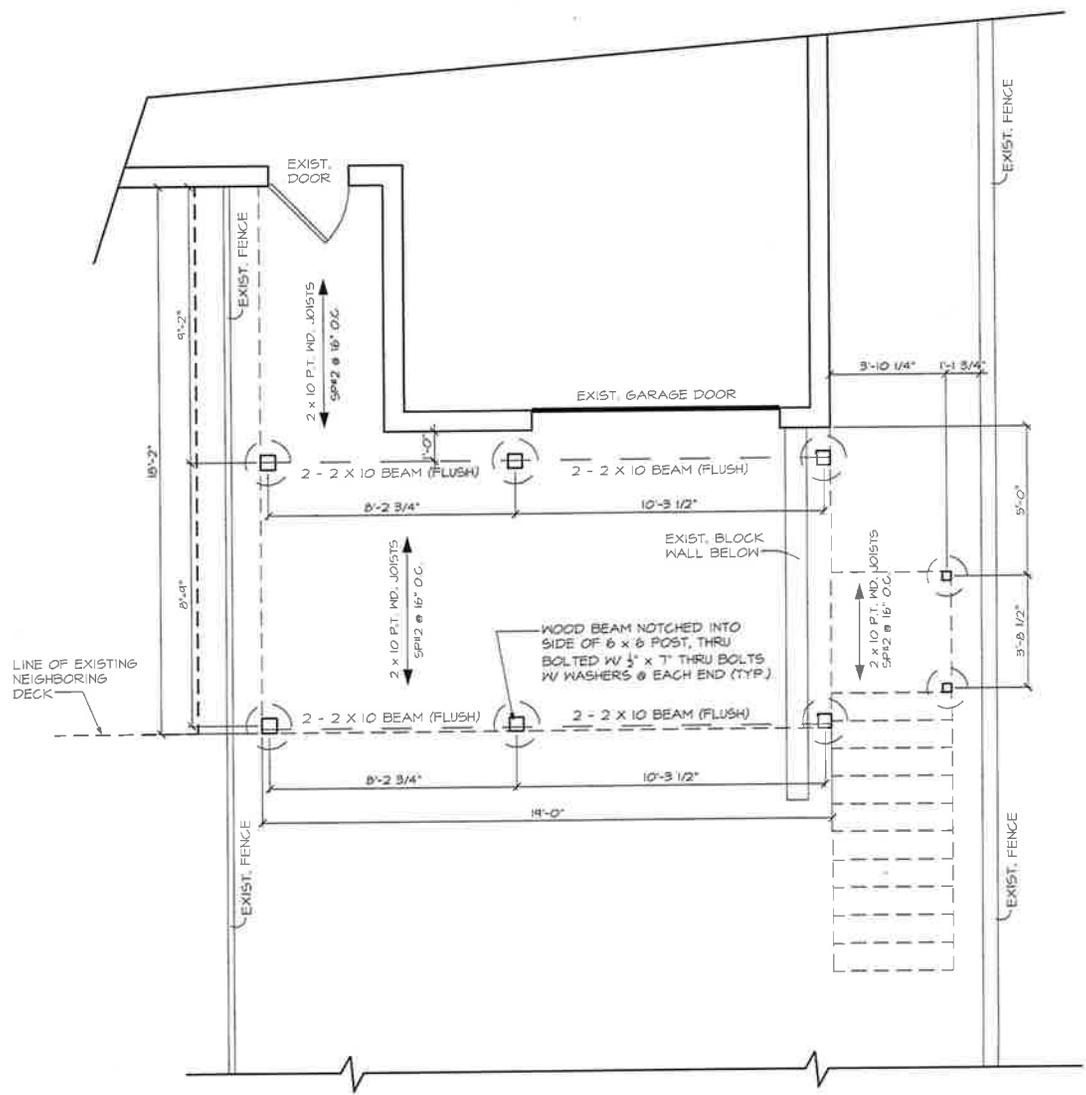
(BASED ON 30 PSF UNIFORM SNOW LOAD PER DESIGN CODE OF IRC 2012)

HEADERS SUPPORTING		BUILDING WIDTH ¹ (feet)						
		20		26		36		
		SPAN	# OF JACKS ²	SPAN	# OF JACKS ²	SPAN	# OF JACKS ²	
ROOF AND CEILING	(2) 2x6	6'-0"	1	5'-8"	2	5'-8"	2	
	(2) 2x10	8'-0"	2	7'-8"	2	7'-8"	2	
	(2) 2x12	9'-0"	2	8'-5"	2	8'-0"	2	
	(3) 2x10	8'-4"	1	7'-5"	1	6'-0"	1	
	(3) 2x12	10'-0"	1	8'-1"	2	8'-2"	2	
ROOF, CEILING AND ONE CENTER-BEARING FLOOR	(2) 2x12	12'-2"	2	10'-7"	2	6'-5"	2	
	(2) 2x10	5'-8"	2	5'-0"	2	4'-8"	2	
	(2) 2x12	1'-2"	2	6'-2"	2	5'-8"	2	
	(3) 2x10	1'-3"	1	6'-3"	2	5'-8"	2	
	(3) 2x12	0'-9"	2	7'-5"	2	6'-8"	2	
ROOF, CEILING AND TWO CENTER-BEARING SPAN FLOOR	(2) 2x6	5'-0"	2	4'-8"	2	3'-10"	2	
	(2) 2x10	6'-4"	2	5'-8"	2	4'-5"	2	
	(2) 2x12	7'-4"	2	6'-11"	2	5'-5"	2	
	(3) 2x10	6'-3"	2	5'-5"	2	4'-10"	2	
	(3) 2x12	7'-7"	2	6'-7"	2	5'-8"	2	
ROOF, CEILING AND TWO CENTER-BEARING FLOORS	(2) 2x6	4'-2"	2	4'-2"	2	3'-4"	2	
	(2) 2x10	5'-4"	2	5'-4"	2	4'-11"	2	
	(2) 2x12	6'-0"	2	5'-10"	2	5'-3"	2	
	(3) 2x10	5'-11"	2	5'-2"	2	4'-10"	2	
	(3) 2x12	7'-9"	2	6'-4"	2	5'-0"	2	
ROOF, CEILING AND TWO CLEAR SPAN FLOOR	(2) 2x6	3'-5"	2	3'-4"	2	2'-7"	2	
	(2) 2x10	3'-10"	2	3'-4"	2	3'-8"	2	
	(2) 2x12	5'-6"	2	4'-4"	2	4'-3"	2	
	(3) 2x10	4'-10"	2	4'-2"	2	3'-7"	2	
	(3) 2x12	5'-8"	2	5'-4"	2	4'-8"	2	
INTERIOR BEARING WALLS	HEADERS SUPPORTING		BUILDING WIDTH ¹ (feet)					
			20		26		36	
			SPAN	# OF JACKS ²	SPAN	# OF JACKS ²	SPAN	# OF JACKS ²
	ONE FLOOR ONLY	(2) 2x6	4'-0"	1	3'-8"	1	3'-9"	1
		(2) 2x8	5'-4"	1	5'-0"	2	4'-5"	2
(2) 2x10		7'-0"	2	6'-8"	2	5'-5"	2	
TWO FLOOR	(2) 2x12	8'-4"	2	7'-0"	2	6'-3"	2	
	(2) 2x8	3'-2"	2	2'-4"	2	2'-5"	2	
	(2) 2x10	4'-4"	2	3'-8"	2	3'-2"	2	
(2) 2x12	3'-10"	2	4'-5"	2	3'-10"	2		
(2) 2x12	5'-4"	2	5'-0"	2	4'-5"	2		



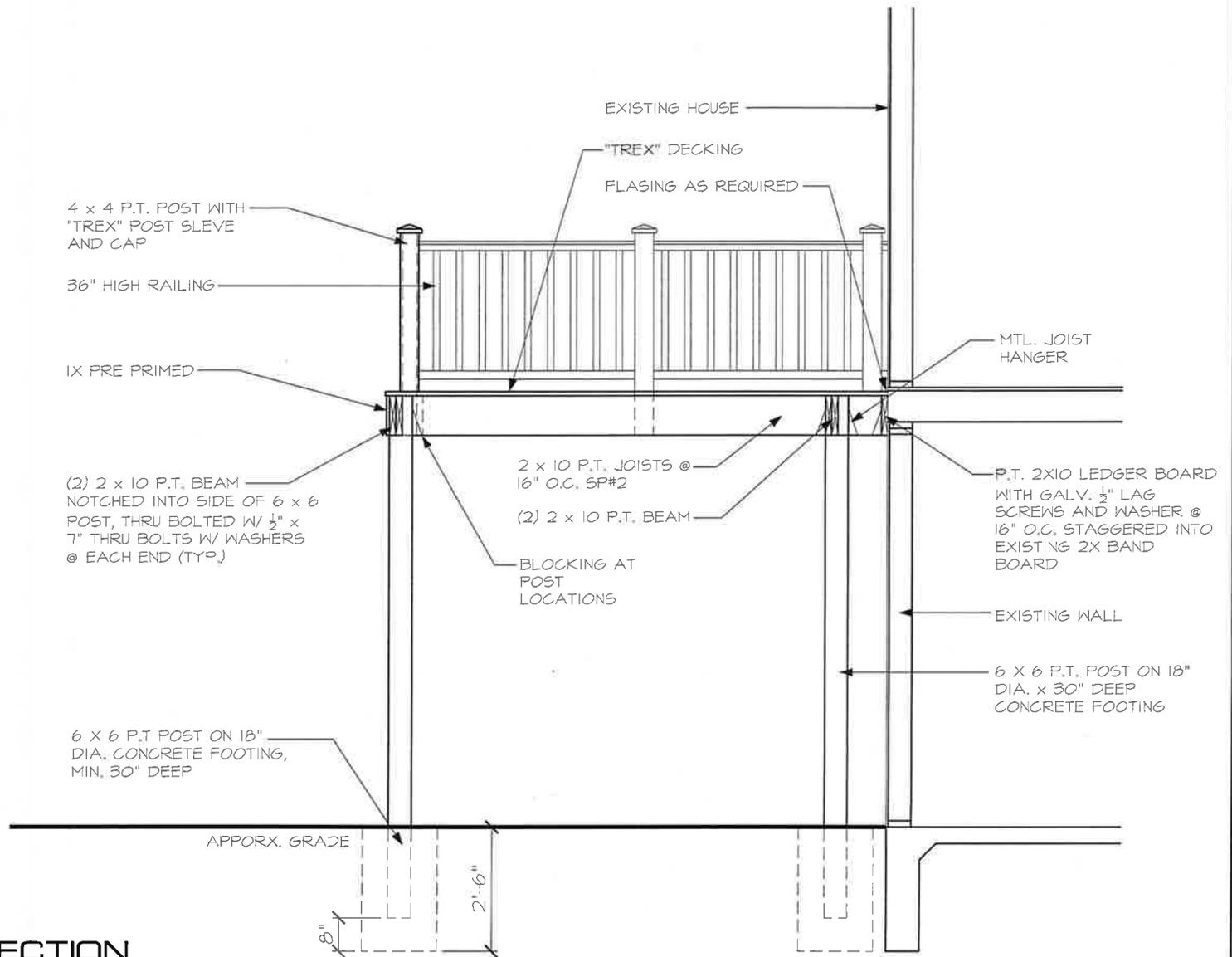
FLOOR PLAN

SCALE: 1/4" = 1'-0"



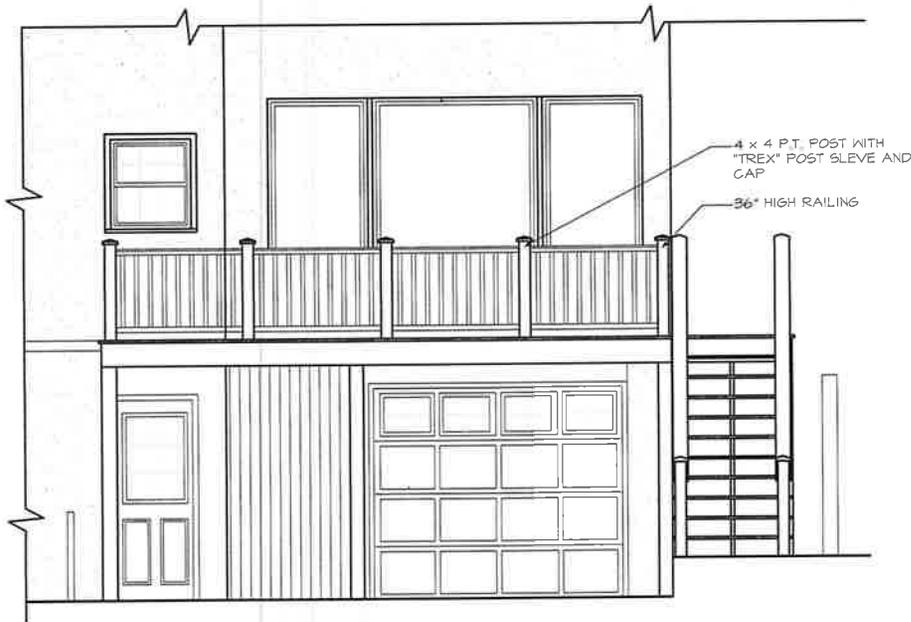
FOUNDATION PLAN

SCALE: 1/4" = 1'-0"



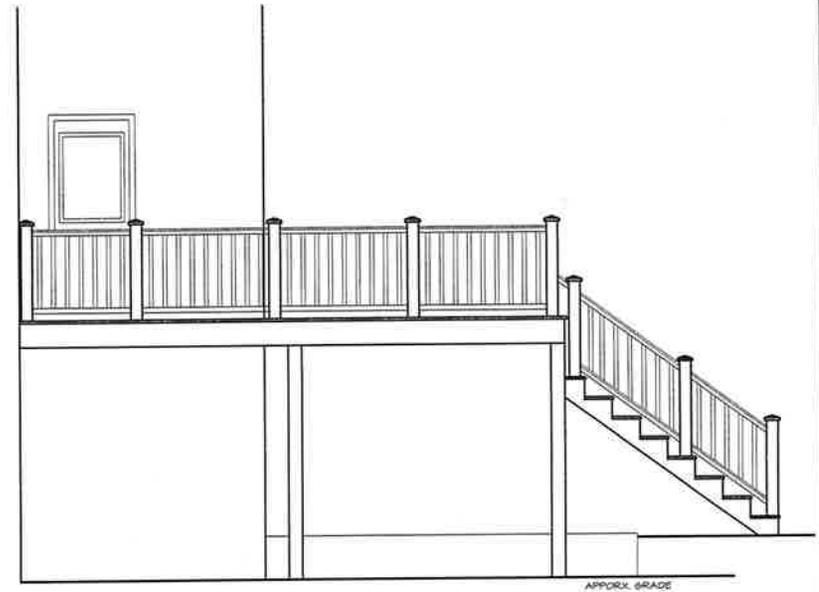
CROSS SECTION

SCALE: 1/2" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

Supporting Document for Application of Diana Kurnit and Jonathan Brumer
5330 42nd Street NW, Washington, D.C. 20015

Photos of Our Original Deck:



Underside of Old Deck, Showing our basement door and our adjacent neighbor's basement door



Photo illustrating narrow dimension of old deck, and that deck was sagging



View of old deck from our driveway. Support beam is sagging and visibly not level with the railings.



Stairs leading down from old deck

**Supporting Document for Application of Diana Kurnit and Jonathan Brumer
5330 42nd Street NW, Washington, D.C. 20015**

Photos Taken After Deck Demolition



View of rotten wood over our garage, which was behind the old deck and has since been repaired.



Water damage from old deck caused terrible rot, and has since been repaired.



Water damage from old deck over our shed and basement door (has since been repaired.)



View out of kitchen door down to ground one story below, showing current hazardous condition in absence of deck (which worries us as we have two small children.)

**Supporting Document for Application of Diana Kurnit and Jonathan Brumer
5330 42nd Street NW, Washington, D.C. 20015**

Photos of Our Home and Our Adjacent Neighbor's Enclosed Porch at 5332 42nd St. NW



Our home on right, our neighbor's fence, porch, and stairs on left.



Side view of our adjacent neighbor's porch, privacy wall, and stairs.



View from our driveway towards the side of our neighbor's porch.



View from our driveway towards the side of our neighbor's porch.



View from our driveway towards the side of our neighbor's deck.



View from our alley towards our home and our neighbor's porch. Our new proposed deck would go out as far as the tree located in the center of the photo. We do not want to move any trees in the building of our new deck and want to preserve the small existing green space as much as possible.

PRE-FILE NUMBERS		ZONING DISTRICT	FILE NUMBER	PERMIT NUMBER	
DES No.:	File No.:	R-2			By:
H.P.A. No.:	S.L. No.:				Use Group Classification:

★ ★ ★ GOVERNMENT
OF THE DISTRICT
OF COLUMBIA
BLRA-33
(Rev. 5/85)

DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
BUILDING AND LAND REGULATION ADMINISTRATION; PERMIT PROCESSING DIVISION (727-7039)

APPLICATION FOR CONSTRUCTION PERMITS ON PRIVATE PROPERTY
(PRINT IN INK OR TYPE; DO NOT WRITE IN SHADED AREAS ON PAGE 4)

(A) ALL APPLICANTS MUST COMPLETE ITEMS 1 THRU 27

1. Address of Proposed Work: 5332 42ND ST N.W.		Suite No.	2. Lot(s): 29	3. Square: 1664	4. Application Date: 7-8-86
5. Owner of Building or Property: JANE WALDMANN		6. Address: (include Zip) WASHINGTON D.C. 5332 42ND ST N.W. 20007		7. Phone: Work: (redacted) Home:	
8. Agent for Owner (if applicable): Am. Home Imp Co		9. Address: (include Zip) BROOKWOOD MD 4527 BRIDGE ISLAND AVE 20822		10. Phone: 526-1000	
11. Type of Proposed Work (check all applicable boxes):					
<input type="checkbox"/> New Building <input type="checkbox"/> Retaining Wall <input type="checkbox"/> Garage <input checked="" type="checkbox"/> Addition <input type="checkbox"/> Fence <input type="checkbox"/> Sign <input type="checkbox"/> Alteration and Repair <input type="checkbox"/> Shed <input type="checkbox"/> Other (Specify)..... <input type="checkbox"/> Raze Building <input type="checkbox"/> Awning					
12. Description of Proposed Work: Build Sun DECK ON REAR OF HOUSE					
13. Existing Use(s) of Building or Property: SINGLE FAMILY			14. No. of Stories: 2	15. No. of Dwel. Units: 1	Official Use Only Miscellaneous FEE \$ By: Date:
16. Proposed Use(s) of Building or Property: SAME			17. No. of Stories: 2	18. No. of Dwel. Units: 1	
19. Starting Date of Work: 7-20-86	20. Completion Date of Work: 9-20-86	21. Method of Removing Construction Debris: <input checked="" type="checkbox"/> Pick-up Truck <input type="checkbox"/> Dumpster <input type="checkbox"/> Other (specify):		22. Does the proposed work involve disturbing the earth or razing a building? <input type="checkbox"/> Yes, answer q. 23 <input checked="" type="checkbox"/> No, SKIP q. 23-27	
23. Is the area of disturbed earth more than 50 sq. ft.? <input type="checkbox"/> Yes, answer q. 24-25 <input checked="" type="checkbox"/> No, SKIP q. 26-27	24. Soil Erosion Control Methods: clean during construction. Remove all site debris.		25. Area of Offsite Drainage: sq. ft.	26. No. of Footings or Columns:	27. Size of Footings or Columns: sq. ft.

ALWAYS SIGN THE APPLICATION ON PAGE 3 (SECTION I).

Complete Section B if the proposed work is **new building, addition or alteration.** (Page 2)
 Complete Section C if the proposed work is **razing a building.** (Page 2)
 Complete Section D if the proposed work is a **retaining wall.** (Page 2)
 Complete Section E if the proposed work is a **fence.** (Page 3)
 Complete Section F if the proposed work is a **shed/garage.** (Page 3)
 Complete Section G if the proposed work is an **awning.** (Page 3)
 Complete Section H if the proposed work is a **sign.** (Page 3)

(B) NEW BUILDING, ADDITION, & ALTERATION (COMPLETE ITEMS 28 THRU 60)

28. Architect's Name:		29. Lic. No.:	30. Architect's Address: (include Zip)		31. Phone:
32. Engineer's Name:		33. Lic. No.:	34. Engineer's Address: (include Zip)		35. Phone:
36. Building Contractor's Name: <i>Am. Home Imp Co</i>		37. Contractor's Address: <i>BRENTWOOD MD 4527 Rhode Island Ave</i>			38. Phone: <i>526-1000</i>
39. Type of Construction:	40. Fire Suppression:	41. Sump Pump:	42. Total Lot Area:	43. Breakdown of Lot Area (= 100%):	
<input type="checkbox"/> Masonry <input type="checkbox"/> Steel <input type="checkbox"/> Wood <input type="checkbox"/> Other: <input type="checkbox"/> Concrete	<input type="checkbox"/> Sprinkler System <input type="checkbox"/> Standpipe System <input type="checkbox"/> None	<input type="checkbox"/> New <input type="checkbox"/> Existing <input type="checkbox"/> None	sq. ft.	a. Building: _____ % b. Paved Area: _____ % c. Greenery: _____ %	
44. Present Gross Floor Area:	45. Proposed Gross Floor Area:	46. Expiration Date of Water/ Sewer Reserv. (if applicable):		47. Projection beyond building line?	
sq. ft.	sq. ft.			<input type="checkbox"/> Yes, answer q. 48-52 <input type="checkbox"/> No, SKIP q. 48-52	
48. Number and type of projection:		49. Distance of projection:	50. Width:	51. Width of building frontage: _____ ft.	
		<i>N/A</i>		52. Signature of Owner (projection only):	
53. Water or Sewer Excavation?	54. Driveway Construction?	55. Sheeting/shoring Necessary?	56. Elevators involved?	57. No. and type of elev.:	58. Plans Certified by Architect or Engineer?
<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes, answer q. 57 <input type="checkbox"/> No, SKIP q. 57		<input type="checkbox"/> Yes, cert. is attached <input type="checkbox"/> No
59. Estimated Cost of Work:		OFFICIAL USE ONLY			
(a) New/Add.: \$ <i>3000.00</i>		Alter/Repair FEE	New Const. FEE	Filing FEE	TOTAL PERMIT FEE:
(b) Alt./Rep.: \$ <i>200.00</i>		\$ <i>27.00</i>	\$ <i>25.00</i>	\$ <i>—</i>	\$ <i>52.00</i>
Total: \$ <i>3200.00</i>					
60. Volume of New Bldg. or Addition:		By:	Date:	By:	Date:
<i>1365</i> cubic ft.		<i>[Signature]</i>	<i>7/15</i>	<i>[Signature]</i>	<i>7/15/86</i>

(C) RAZING A BUILDING (COMPLETE ITEMS 61 THRU 83)

61. Raze Contractor's Name:		62. Contractor's Address: (include Zip)		63. Phone:	
64. Insurance Company:		65. Policy or Certif. No.:	66. Expir. Date:	67. Raze Method:	
68. Building Material:	69. Raze Entire Bldg.?	70. Bldg. Condemned?	71. Public space vault?	72. Disconnect water and/or sewer?	73. Size of water connect in
	<input type="checkbox"/> Yes <input type="checkbox"/> No				
74. Plumber's Name:	75. Lic. No.	76. Party Wall?	77. Length:	78. Width:	79. Height:
		<input type="checkbox"/> Yes <input type="checkbox"/> No	ft.	ft.	ft.
81. Asbestos in the building?		82. Raze Contractor Signature:		OFFICIAL USE ONLY	
<input type="checkbox"/> Yes, location & procedure:..... <input type="checkbox"/> No.....				FEE	By: Date:
		83. Owner's Signature:		\$	

(D) RETAINING WALL (COMPLETE ITEMS 84 THRU 93)

The retaining wall will not obstruct any accessible parking required by D.C. Zoning Regulations.

84. Cost of Work:	85. Material:	86. Height:	87. Color:	88. Location:	
\$		ft.		<input type="checkbox"/> Entirely on Owner's Land <input type="checkbox"/> Party Line with Adjacent Neighboring Land*	
89. Signature of Adjoining Owner:		90. Phone:		OFFICIAL USE ONLY	
		Work Home		FEE:	By: Date:
91. Address of Adjoining Owner:		92. Lot:	93. Square:	\$	

* If party wall, the owner of the adjoining property must agree to the erection of the retaining wall and this application.

(E) FENCE (COMPLETE ITEMS 94 THRU 102) The fence will not obstruct any accessible parking required by D.C Zoning Regulations.

94. Material:	95. Height: ft.	96. Color:	97. Location: <input type="checkbox"/> Entirely on Owner's Land <input type="checkbox"/> Party Line with Adjacent Neighboring Land*
---------------	--------------------	------------	---

* If party fence, the owner of the adjoining property must agree to the erection of the fence and this application.

98. Signature of Adjoining Owner:	99. Phone: Work Home	OFFICIAL USE ONLY	
100. Address of Adjoining Owner:	101. Lot:	102. Square:	FEE \$
			By: _____ Date: _____

(F) SHED OR GARAGE (COMPLETE ITEMS 103 THRU 113)

103. Number:	104. Length: ft.	105. Width: ft.	106. Area: Sq. ft.	107. Height: ft.	108. Volume: cu. ft.	109. Estimated Cost of Work: \$	OFFICIAL USE ONLY
							FEE \$
110. Material of Roof:	111. Material of Sides:	112. Wall thickness: <input type="checkbox"/> External() inches <input type="checkbox"/> Party...() inches		113. Color:		By: _____ Date: _____	

(G) AWNING (COMPLETE ITEMS 114 THRU 123)

114. Number:	115. Color:	116. Type: <input type="checkbox"/> folding <input type="checkbox"/> hinged	117. Projections: <input type="checkbox"/> Beyond bldg. line <input type="checkbox"/> Beyond pt. of attachm.	118. Height of lowest part of awning: (a) _____ ft above sidewalk (b) _____ ft above parking (c) _____ ft above grade	OFFICIAL USE ONLY
					FEE \$
119. Material of Frame:	120. Material of Covering:	121. Fixed iron frames? <input type="checkbox"/> yes <input type="checkbox"/> no	122. Fixed iron posts? <input type="checkbox"/> yes <input type="checkbox"/> no	123. Over side-walk cafe? <input type="checkbox"/> yes <input type="checkbox"/> no	By: _____ Date: _____

(H) SIGN (COMPLETE ITEMS 124 THRU 144)

124. Number:	125. Electric Signs? <input type="checkbox"/> Yes, answer q. 126-132 <input type="checkbox"/> No, SKIP q. 126-132	126. Type: <input type="checkbox"/> Incandes. <input type="checkbox"/> Fluoresc. <input type="checkbox"/> Neon	127. Volt-amp:	128. Electrical Contractor:	HI VES	
129. Address of Electrical Contractor: (Zip)		130. Signature of Lic. Electrician:		131. Phone:		132. Lic. No.:
133. Height relative to building and ground: (a) _____ ft _____ in above sidewalk (b) _____ ft _____ in above roof (c) _____ ft _____ in is bldg height (d) _____ ft _____ in above projection or window (e) _____ ft _____ in from roof to sign's bottom		134. Material of Sign:	135. Type of Sign:	136. Color:		
141. C of O Number for Building:		142. Sign Contractor & (License Number):		OFFICIAL USE ONLY		
143. Contractor Address:		144. Phone:		Sign FEE \$	Elect. FEE \$	Total FEE \$
				By: _____ Date: _____	By: _____ Date: _____	By: _____ Date: _____

(I) APPLICANT'S SIGNATURE:

A. OWNER: I hereby certify that I am the owner of the property; that the application and plans are complete and correct to the best of my knowledge; and that if a permit (or permits) is issued, the construction will conform to the D.C. Building Code, the Zoning Regulations, and other applicable laws and regulations of the District of Columbia.

Signature of Owner: _____ Address: _____ Date: _____

B. AGENT: I hereby certify that I have the authority of the owner to make this application. I declare that that the application and plans are complete and correct to the best of my knowledge. The owner has assured me that if a permit (or permits) is issued, the construction will conform to the D.C. Building Code, the Zoning Regulations, and other applicable laws and regulations of the District of Columbia.

Signature of Agent: Robert L. Pittaglia Address: 4527 RHODE ISLAND Date: _____
FDR Am Homez/Imp Co

(J) APPROVALS (DO NOT WRITE ON THIS PAGE; OFFICIAL USE ONLY):

A. PERMIT CONTROL

- 1. Fine Arts by: _____ Date: _____
- 2. Landmark by: _____ Date: _____
- 3. PADC by: _____ Date: _____
- 4. Cap. Gateway by: _____ Date: _____
- 5. W/H Precinct by: _____ Date: _____
- 6. Flood Control by: _____ Date: _____
- 7. WMATA by: _____ Date: _____
- 8. Condem. by: _____ Date: _____
- 9. RLA by: _____ Date: _____
- 10. Rental Accom. by: _____ Date: _____

B. CLEARANCE TO FILE PLANS

- 1. Eng. Tech. by: _____ Date: _____
- 2. Zoning by: _____ Date: _____
- 3. DPW — Permit and Records Division
 - Access to Parking Street Street
 - Alley
 - Cleared by: _____ Date: _____
- 4. DPW - Consumer Engineer
 - Cleared by: _____ Date: _____
- 5. Str. Eng. by: _____ Date: _____

Restrictions of the Permit:

THIS PERMIT DOES NOT AUTHORIZE
CROSSING SIDEWALK WITH TRUCKS

C. PLANS AND APPLICATION APPROVAL

- 1. Information Counter by: _____ Date: _____
- 2. Information Center by: _____ Date: _____
 - (a) ABC Board by: _____ Date: _____
 - (b) Air Pollution by: _____ Date: _____
 - (c) Noise Control by: _____ Date: _____
 - (d) Industrial Safety by: _____ Date: _____
 - (e) Permit Info. Br. Utility Clearance
by: _____ Date: _____
 - (f) General Liability Ins. Policy Clearance
by: _____ Date: _____
 - (g) D.C. Animal by: _____ Date: _____
 - (h) Police Dept. by: _____ Date: _____
- 3. Zoning by: _____ Date: 7/15/86
- 4. DPW - Permit and Records Division (Deposit #
Sidewalk Deposit \$ _____ Driveway Deposit \$ _____
by: Anthony Downey Date: 7-10-86
- 5. Water/Sewer Design Branch
 - (a) Water/Sewer Alloc. by: _____ Date: _____
Capacity Reserved: _____ Gal./Day
Expiration Date: _____
 - (b) Water/Sewer Availability
by: _____ Date: _____
 - (c) Water Meter Division
by: _____ Date: _____
 - (d) Vector Control by: _____ Date: _____
 - (e) Consumer Eng. by: N/A Date: 7-10-86
- 6. Erosion Control by: CLF Date: 7/10/86
Plan No. _____
- 7. Mechanical Eng. Review by: _____ Date: _____
- 8. Plumbing Eng. Review by: _____ Date: _____
- 9. Electrical Eng. Review by: _____ Date: _____
- 10. Health Plan Review
 - (a) Food Plan Review by: _____ Date: _____
 - (b) Medical X-ray Plan Rev.
by: _____ Date: _____
- 11. D.C. Fire Dept. (Fire Prevention Plan Review Section)
by: _____ Date: _____
- 12. Elevator Plan Rev. Sec. by: _____ Date: _____
- 13. Plumbing Insp. Rev. by: _____ Date: _____
- 14. Construction Insp. Rev. Sec. (Field Check)
by: _____ Date: _____
- 15. Structural Eng. by: Moos Date: 7/15/86
- 16. Permit and Certificate Issuance Counter
 - (a) Permit and Certificate (Issuance) Review
by: _____ Date: _____
 - (b) D.C. Cashier by: _____ Date: _____
 - (c) Permit and Certificate Issuance (Typing)
by: _____ Date: _____

DPW — PUBLIC SPACE

Street Name: _____
 Street Width: _____
 Road Width: _____
 Sidewalk Width: _____
 Parking: _____
 Restrictions: _____

Zoning

Fire Dept.

Construction Insp.

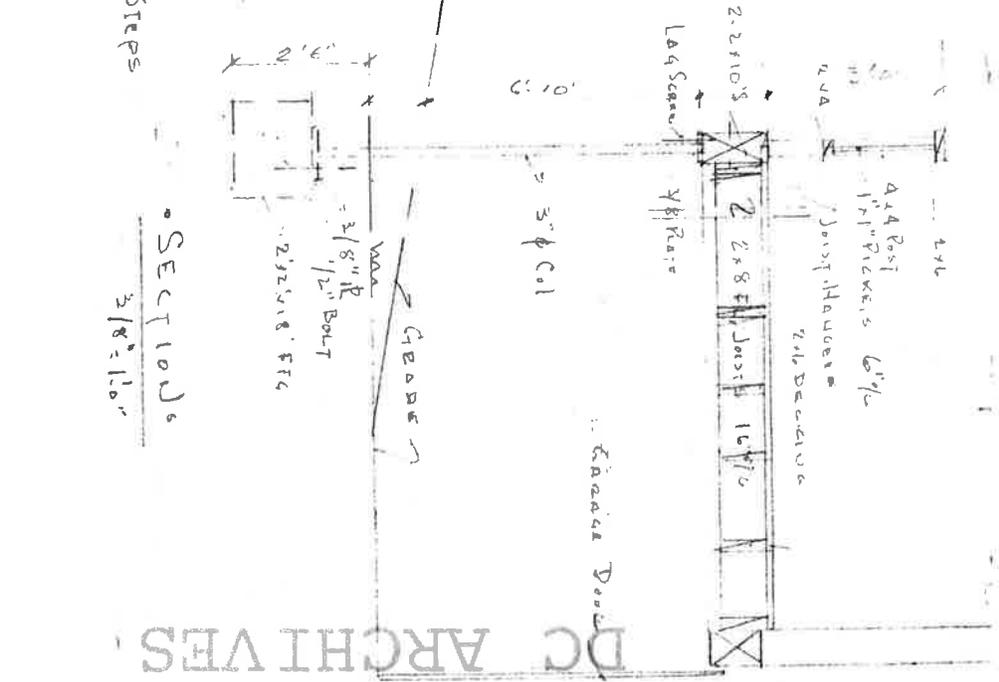
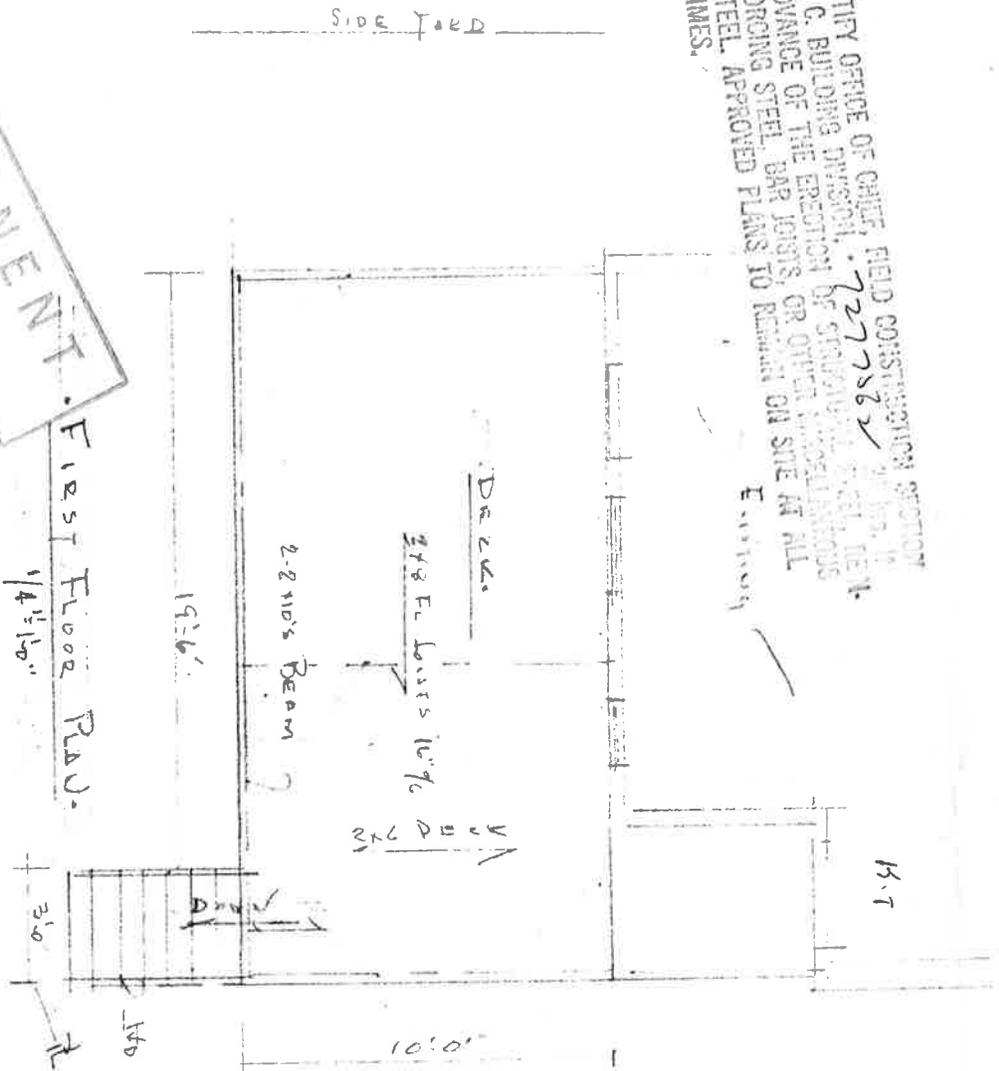
Built Before 3/8/46?

Yes No

Class 1 2 3 4

NOTIFY OFFICE OF CHIEF FIELD CONSTRUCTION SECTION
 D. C. BUILDING DIVISION, 727 7822
 ADVANCE OF THE ERECTION OF STRUCTURAL STEEL TEN-
 FORGING STEEL BAR JOISTS OR OTHER APPROVED
 STEEL, APPROVED PLANS TO REMAIN ON SITE AT ALL
 TIMES.

PERMANENT
 FILE



JUL 20 1988
 Completed by [Signature]

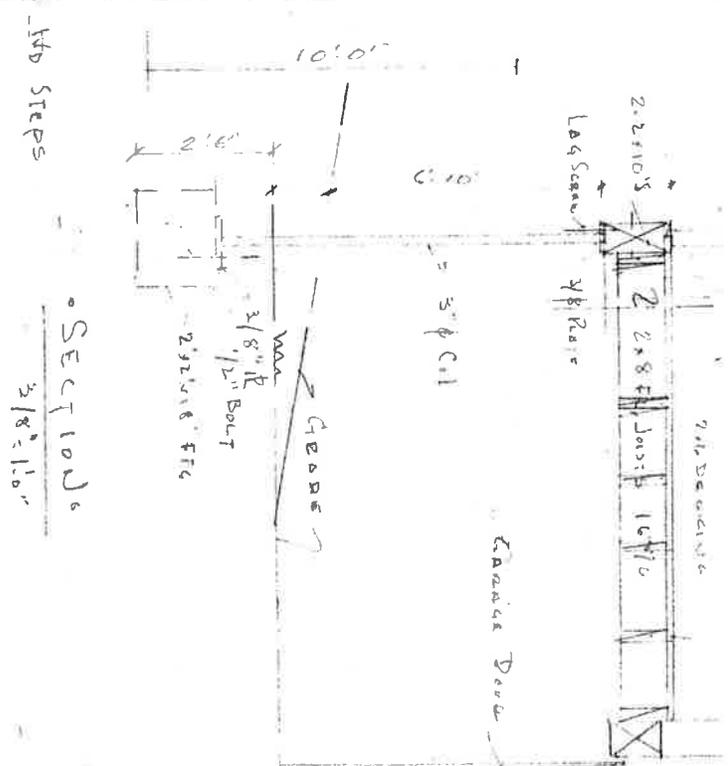
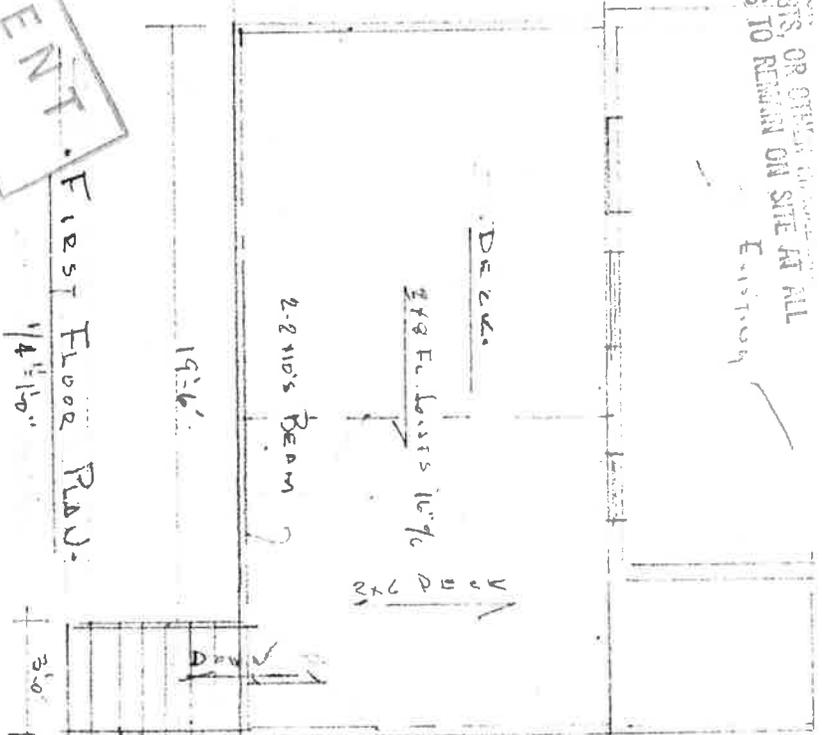
PROPOSE ALTERATIONS
 5332 42 ST. N.W.
 7 1401

DC ARCHIVES

U. S. DEPARTMENT OF THE INTERIOR
ADVANCE OF THE ERECTION OF STEEL JOISTS, OR OTHER APPROVED
FORGING STEEL BAR JOISTS, TO REMAIN ON SITE AT ALL
STEEL APPROVED PLANS TO REMAIN ON SITE AT ALL
TIMES.

PERMANENT
FILE

SIDE YARD



SECTION 10/6
3/8" x 11/8"

JUL 19 1988

Complies with
Zoning Regulations

PROPOSE ALTERATIONS

5332 42 ST. N.W.

JULY 8, 1986

Reply to Ms. Waldmann's March 31, 2015 "Letter of Concern"

To: Board of Zoning Adjustment (BZA or Board)
441 4th Street NW Suite 200S
Washington, DC 20001

From: Diana Kurnit and Jonathan Brumer, Owner/Applicants
5330 42nd Street, NW
Washington, DC 20015

Date: April 3, 2015

Subject: BZA Case 18990, Rebuild of Rear Elevated Deck
5330 42nd Street, NW (Square 1664, Lot 30)

Dear members of the Board:

On March 31, 2015, Ms. Waldmann filed a "Letter of Concern" with the Board. *See* Exhibit 32. Her filing contains a number of inaccurate and misleading statements, and asks a few questions. Accordingly, we are filing this Reply to correct the record, respond to her questions, and to note several important points:

1. Ms. Waldmann implies that we are seeking a "variance" in her letter. Our application materials make clear that we seek a special exception, not a variance.
2. Ms. Waldmann implies that her enclosed porch and landing and walkway is smaller than our proposed deck would be. The opposite is true. Her addition is in fact larger in *every* dimension than our proposed deck would be under any of our three alternative plans.

Specifically, Ms. Waldmann's addition measures **19'6" wide and extends 10' from the back of her house** toward the alleyway over her driveway, plus an additional elevated walkway from her second floor door to porch and stairs that extend down to her driveway. *See* Exhibit 35 ("Application for Construction Permits on Private Property" that Ms. Waldmann submitted to the D.C. Government in July 1986, when she was seeking permission to build the deck that she later enclosed, along with the accompanying plans she submitted with that application that clearly show those dimensions.)¹

By comparison, our original plan for a proposed open air deck measured 19 feet across by 10 feet deep plus a small walkway and stair landing. *See* Exhibit 5. And our three alternative plans are for an open air deck that would be even smaller: only **19 feet across and 9'6" deep from the back of our house** over our brick driveway plus a small walkway (and a small stair landing in two of the three alternative plans.) *See* Exhibit 13 (Leveille Revised Plans).

¹ Please note that we obtained Ms. Waldmann's 1986 Permit Application and the accompanying plans from D.C. Archives and have redacted her home phone number to protect her privacy.

So Ms. Waldmann's enclosed porch extends 6 inches further out from the back of her house than would our proposed deck (under any of the three alternative plans we have submitted) and **her porch is also 6 inches wider than our proposed deck**, under any of the three alternative plans. And our proposed deck is open, so it will allow much more light on to her property than her enclosed porch does on to ours or her neighbors to the north. When Ms. Waldmann chose to enclose her deck in 2002, and put a roof on it, she produced a structure much taller and obstructive of light than the open air deck we are proposing to build. *See Exhibits 13 (Leveille Revised Plans), 19 (Color Photos of Our House and Adjacent Neighbor), 35 (Ms. Waldmann's permit application and plans).*

A comparison of Ms. Waldmann's addition to our proposed deck belies both her suggestion that our proposed deck would be out of character with the other nearby houses and her stated concern that its construction would set a new precedent.

3. Ms. Waldmann asserts in her letter that the "square footage of [our three alternative] options varies from 195 sq. ft. to 230 sq. ft" and that it is "not clear" to her "whether or not the square footage of the applicants' landing is included in these figures." *See Exhibit 32.*

Please note that we and our contractor have confirmed that the square footage numbers that appear in the three alternate plans we shared with Ms. Waldmann and filed with the Board include the sum of all of the following: (a) the square footage of the rectangular deck, plus (b) the square footage of the walkway from our house to the deck, plus (c) any stair landings.

4. Ms. Waldmann asserts in her letter that her "porch and landing . . . measure roughly 200 sq. ft." But this is only true if one ignores the square footage of her walkway. In fact, the square footage of her deck is 19.5' times 10' which equals 195 square feet before one counts the dimensions of her walkway. Her walkway is in all likelihood comparable in square footage to the dimensions of our proposed landing, and is clearly wider than the 3' width of her stairs and runs along and beyond the side of her enclosed porch. *See Exhibit 35.*

Since we are counting the dimensions of our walkway and landings in our square footage estimates, Ms. Waldmann may want to disclose her walkway's dimensions and include it when she makes representations about the square footage of her addition to the Board so that an apples to apples comparison can be performed by the ANC and Board if they wish.

5. Ms. Waldmann's letter "request[s] that the landing be a minimum of 10" inside the property line on the applicants' side." In fact, at our request, our contractor has reviewed the site plans and confirmed that under all of the plans we have submitted **the space between the left side of our deck/walkway and the fencing between our property and Ms. Waldmann's (which we assume marks the property line) would be slightly over 10 inches**, so her wish on this score will be granted should the Board grant our special exception request. Note also that the landing of our proposed deck is no wider than the landing was on our old deck.

6. Because of the close proximity of our house, Ms. Waldmann's house, and the houses across the alley, and because of the fencing along our property line, and the size of Ms. Waldmann's

addition and its proximity to our shared property line, a limited amount of light can reach her basement window to begin with. **Ms. Waldmann's own porch and landing that extends over her basement door surely has a more dramatic effect on the light she is able to receive in her basement door window than would the deck we are proposing to build.** Nor will her privacy or the use or enjoyment of her property be unduly affected for the reasons outlined in our application materials.

7. Ms. Waldmann's letter refers to whether stairs should be on the "east" or "west" side of our deck. We have checked and confirmed that her house is actually north of ours, so the stairs would technically be located on the west side of the deck, either near the "north" or "south" side of the deck, but we have referred to them in our application materials as being on the left and right side of the deck (from the vantage point of someone standing in our driveway facing the back of our house) to avoid any confusion.

8. Ms. Waldmann expresses concern that placing the stairs on the right side of the deck, from the perspective of someone standing in the alleyway facing the back of our house will "eliminate an opportunity for planting and greenspace." But that is not true – it will be possible for us to place plants on the deck, and shade tolerant plants under the deck, in that area and elsewhere. We are also keeping the large, shady red bud tree on that side. Moreover, if Ms. Waldmann's real concern is the effect on green space, we would think that she would favor placing the stairs on the side of our driveway where our green space is smaller and less usable to begin with (the right or south side) rather than placing an entire staircase on the left (or north) side of the deck, where the green space that would be effected is larger and more usable.

9. Ms. Waldmann's letter asserts that she has "concerns that granting a [special exception] will set a precedent that encourages future expectations of similar relief." But, with all due respect, any precedent that was set was set in part by her when she built her 19'6" by 10 feet deck plus walkway and stairs, and again when she enclosed her porch, further increasing its size and scope. *See Exhibit 35.*

While she was granted permits in the 1980s and early 2000s, it seems pretty clear that Ms. Waldmann's house and enclosed porch does not meet the 40% lot occupancy requirement that is being imposed on us. She has clearly exceeded that requirement and is now expressing concern that a new precedent will be set with our proposed deck. The fact is she helped set the precedent with her extension and we are now asking for fair treatment. Ms. Waldmann did not ever file an application for a special exception or other relief from the Board before she built her deck and porch, and was not asked by anyone to demonstrate that her addition did not adversely affect her neighbors' light, air, privacy, use and enjoyment, or green space before she was given a permit to do so.

The reality is that when someone chooses to live in a partially attached house in a densely populated urban neighborhood filled with houses that are in very close proximity to one another near a metro station, there are some limits to how much privacy may be reasonably expected.

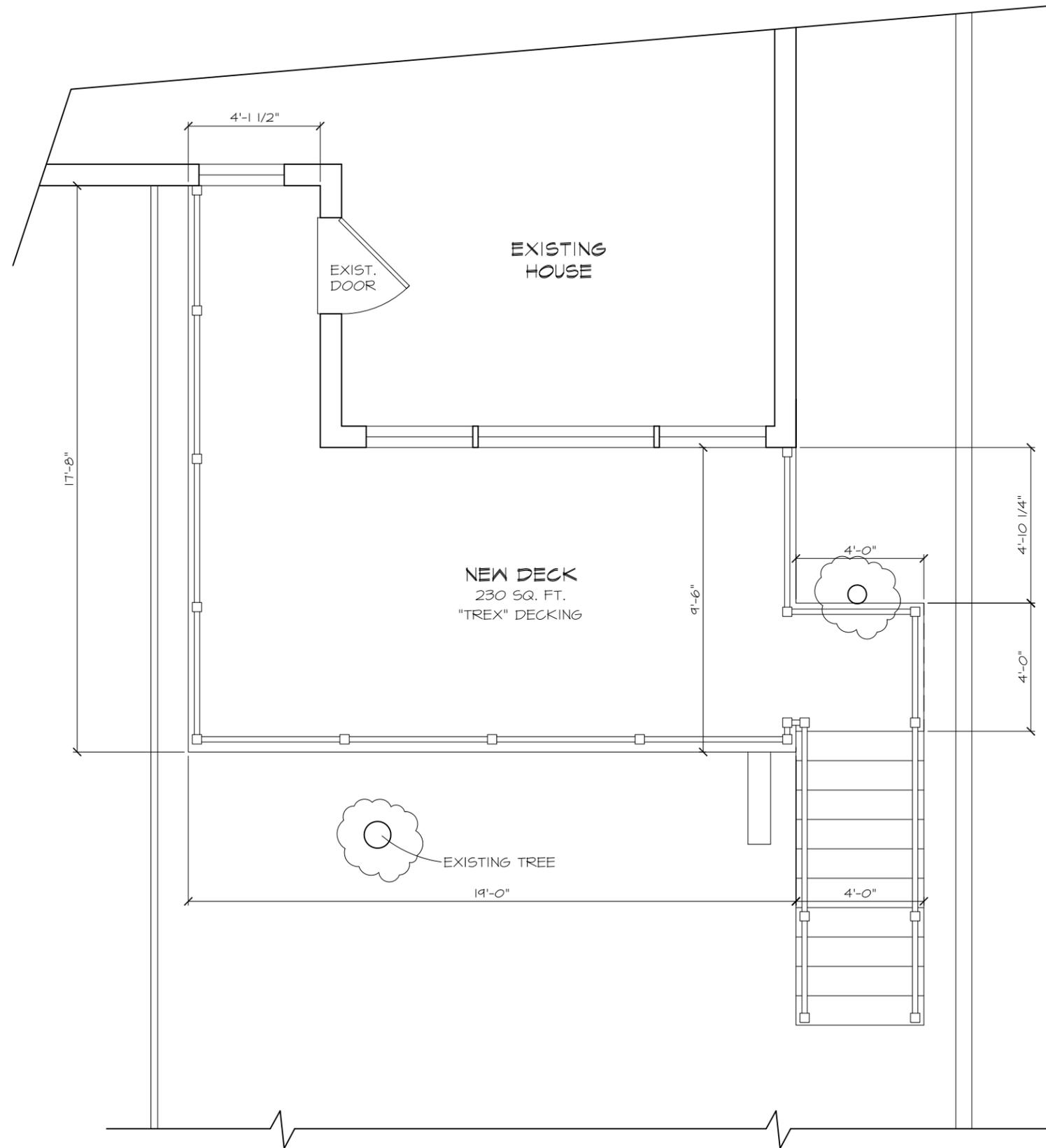
As we explained in our burden of proof statement and illustrated in the accompanying photo exhibits, our proposed deck (under any of the proposed plans) is in keeping with the character of the neighborhood and the additions Ms. Waldmann and numerous other nearby neighbors have built over the years. *See* Exhibits 8, 17, 19, 20, 35.

10. Throughout this process, we have really tried to respectfully listen to and accommodate Ms. Waldmann's list of stated concerns and objections, and as soon as she noted her concerns, we went to the trouble of quickly having our contractor draw new alternative plans in an attempt to accommodate her.

11. We really do hope that some of these points help alleviate some of Ms. Waldmann's concerns and any questions that ANC or BZA members may have. Overall, we really wish that Ms. Waldmann was supportive of the deck that we are proposing to build. But building this new deck is very important to us and our family, and we have gone to great lengths to seek a special exception just so that we could rebuild our deck that would grant us about two more usable feet in depth than our original deck for our family's enjoyment—completely in line with the size and shape of Ms. Waldmann's—off the back of our house. We know that there is room for both of us to have nice back spaces to enjoy and we hope we can settle this all amicably.

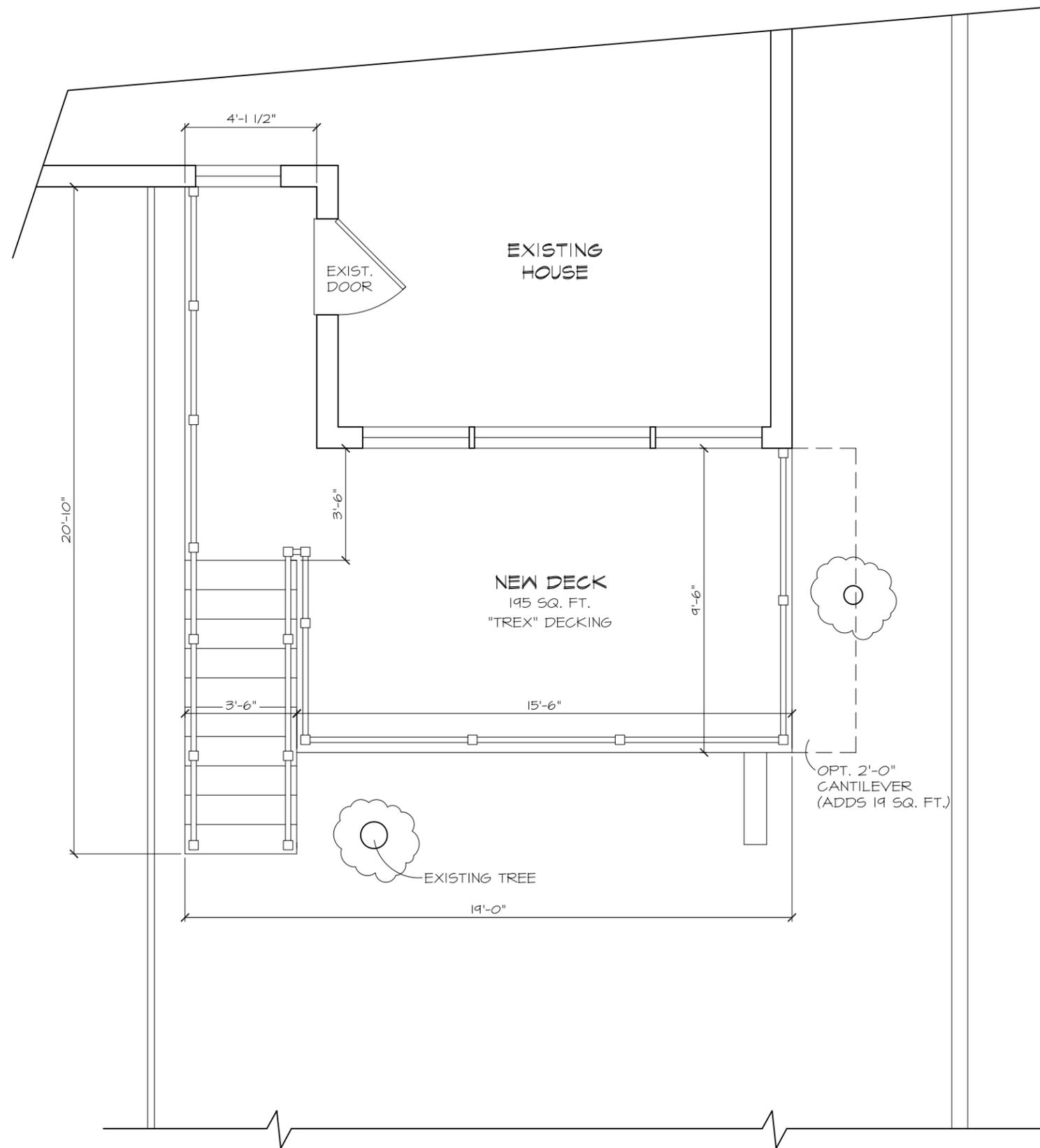
Respectfully,

Jon Brumer and Diana Kurnit



OPTION 1

SCALE: 1/4" = 1'-0"



OPTION 4

SCALE: 1/4" = 1'-0"

**Supporting Document for Application of Diana Kurnit and Jonathan Brumer
5330 42nd Street NW, Washington, D.C. 20015**

Various decks, porches, and structures located in the back alley between 42nd Street and 42nd Place, NW, between Military Road and Jenifer Street, NW.











One additional photo two blocks away: Porch in back alley between 43rd Street and 42nd Place between Jenifer Street and Military Road, NW.