

DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., January 9, 2023

Plat for Building Permit of :

SQUARE 1198 LOT 833

Scale: 1 inch = 20 feet

Recorded in Book A & T Page 3246 - H

Receipt No. 23-01564

Drawn by: A.S.

Furnished to: G. NTHANIEL

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

Surveyor, D.C.

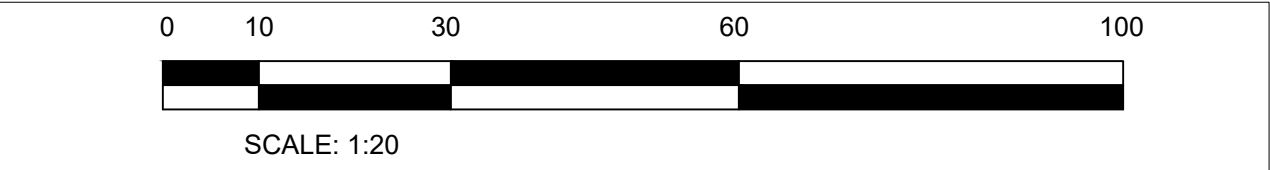
I hereby certify that on this plat on which the Office of the Surveyor has drawn the dimensions of this lot, I have accurately and completely depicted and labeled the following:
1) all existing buildings and improvements - including parking spaces, covered porches, decks and retaining walls over four feet above grade, and any existing face-on-line or party wall labeled as such, well as projections and improvements in public space - with complete and accurate dimensions;
2) all proposed demolition or raze of existing buildings duly labeled as such; all proposed buildings and improvements - including parking spaces, covered porches, decks and retaining walls over four feet above grade, any existing face-on-line or party wall labeled as such, as well as projections and improvements in public space and the improvements used to satisfy pervious surface or green area ratio requirements - with complete and accurate dimensions, in conformity with the plans submitted with building permit application _____; and
3) any existing chimney or vent on an adjacent property that is located within 10 feet of this lot.

I also hereby certify that:
1) my depiction on this plat, as detailed above, is accurate and complete as of the date of my signature hereon;
2) there is no elevation change exceeding ten feet measured between lot lines; or if so, this elevation change is depicted on a site plan submitted with the plans for this permit application;
3) I have/have not (*circle one*) filed a subdivision application with the Office of the Surveyor;
4) I have/have not (*circle one*) filed a subdivision application with the Office of Tax & Revenue; and
5) if there are changes to the lot and its boundaries as shown on this plat, or to the proposed construction and plans as shown on this plat, that I shall obtain an updated plat from the Office of the Surveyor on which I will depict all existing and proposed construction and which I will then submit to the Office of the Zoning Administrator for review and approval prior to permit issuance. The Office of the Zoning Administrator will only accept a Building Plat issued by the Office of the Surveyor within the two years prior to the date DCRA accepts a Building Permit Application as complete.
I acknowledge that any inaccuracy or errors in my depiction on this plat will subject any permit or certificate of occupancy issued in reliance on this plat to enforcement, including revocation under Sections 105.6(1) and 110.5.2 of the Building Code (Title 12A of the DCMR) as well as prosecution and penalties under Section 404 of D.C. Law 4-164 (D.C. Official Code §22-2405).

Signature: _____
Date: _____

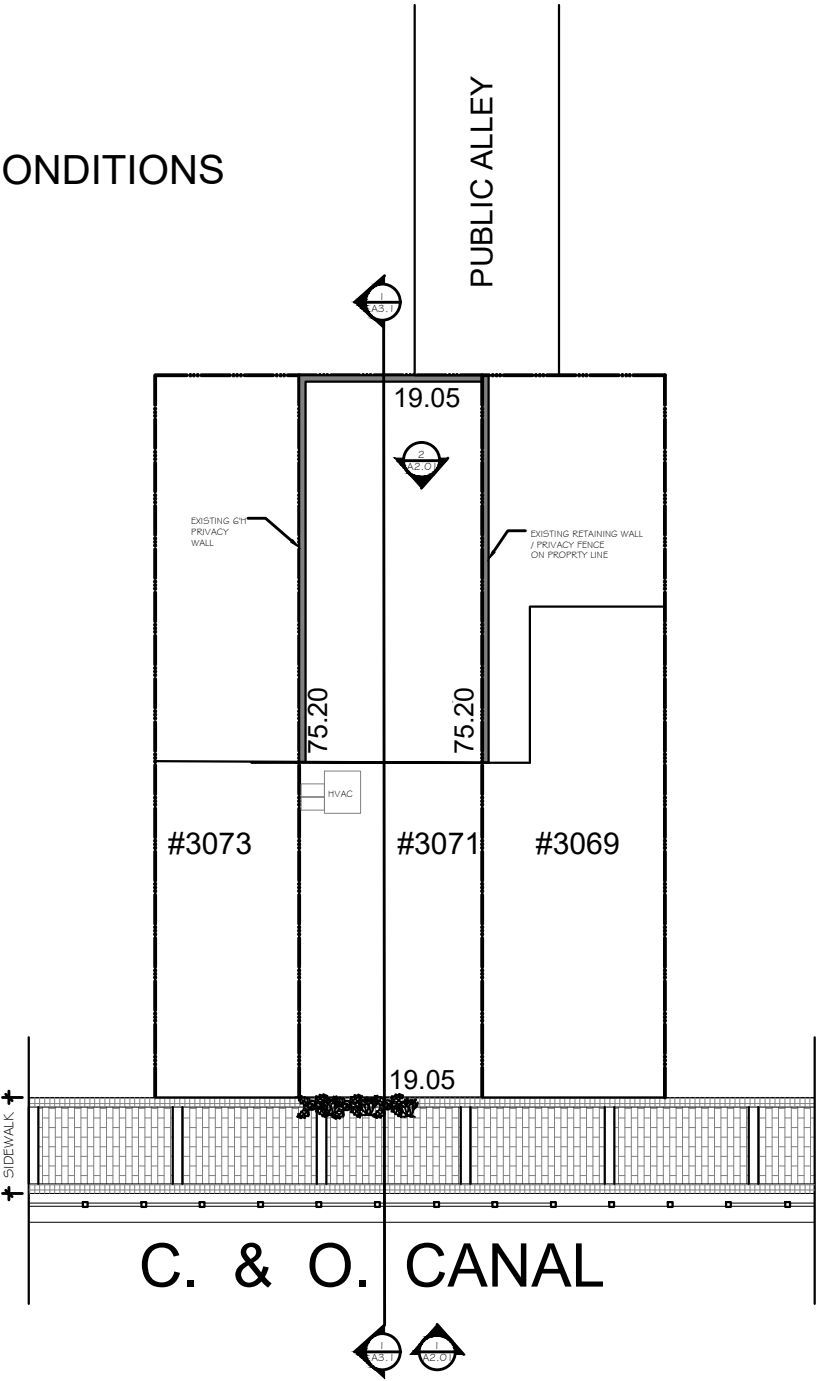
Printed Name: _____ Relationship
to Lot Owner: _____

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



SQUARE 1198

EXISTING CONDITIONS



DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., January 9, 2023

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3) any existing chimney or vent on an adjacent property that is located within 10 feet of this lot.

I also hereby certify that:

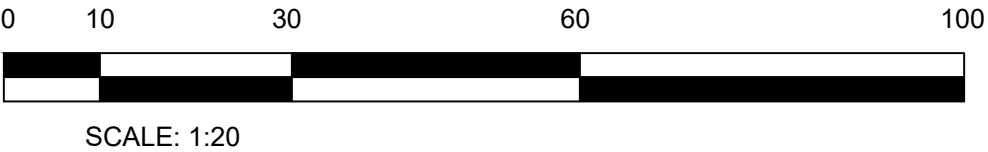
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3) I have/have not (*circle one*) filed a subdivision application with the Office of the Surveyor;
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Signature: _____

Date: _____

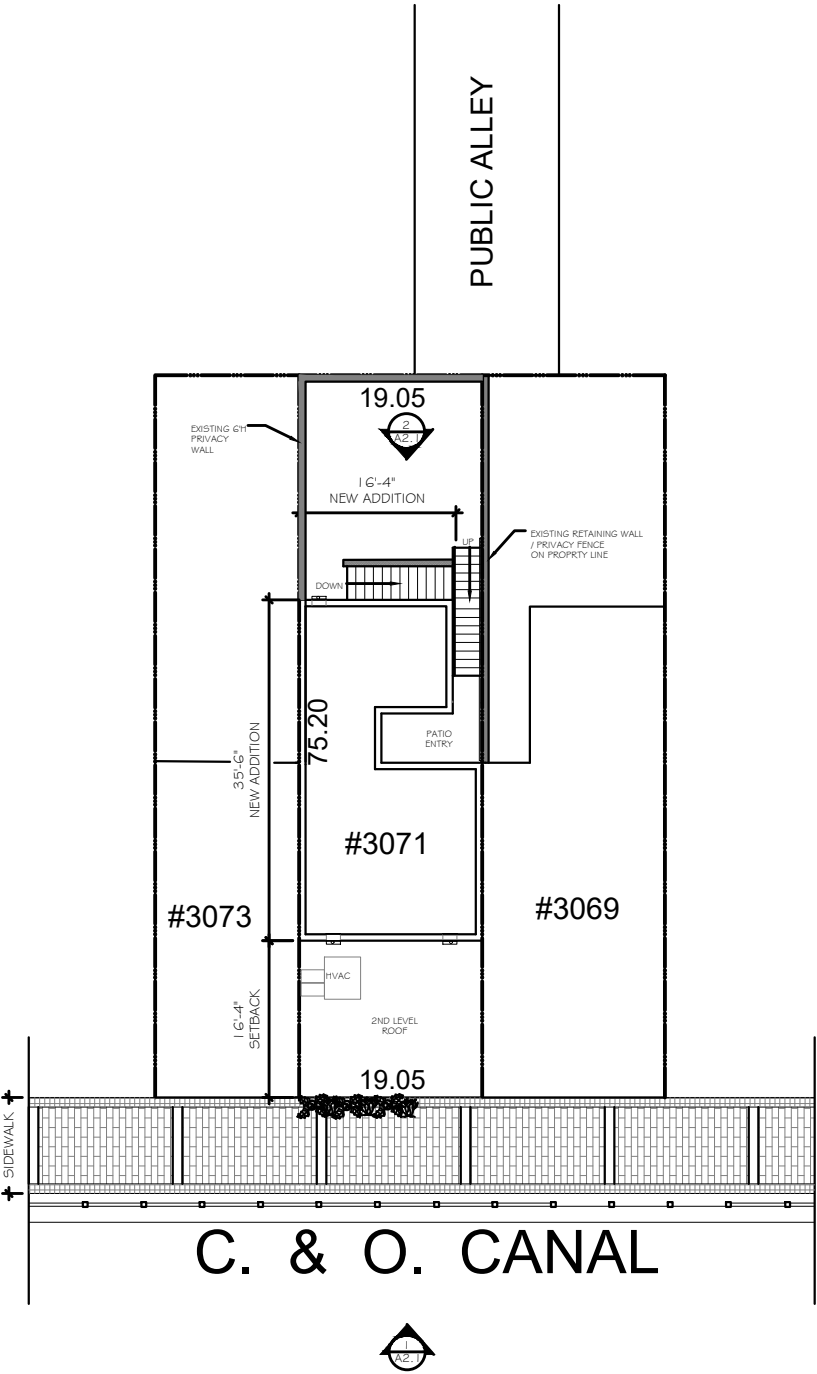
Printed Name: _____ Relationship
to Lot Owner: _____

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



SQUARE 1198

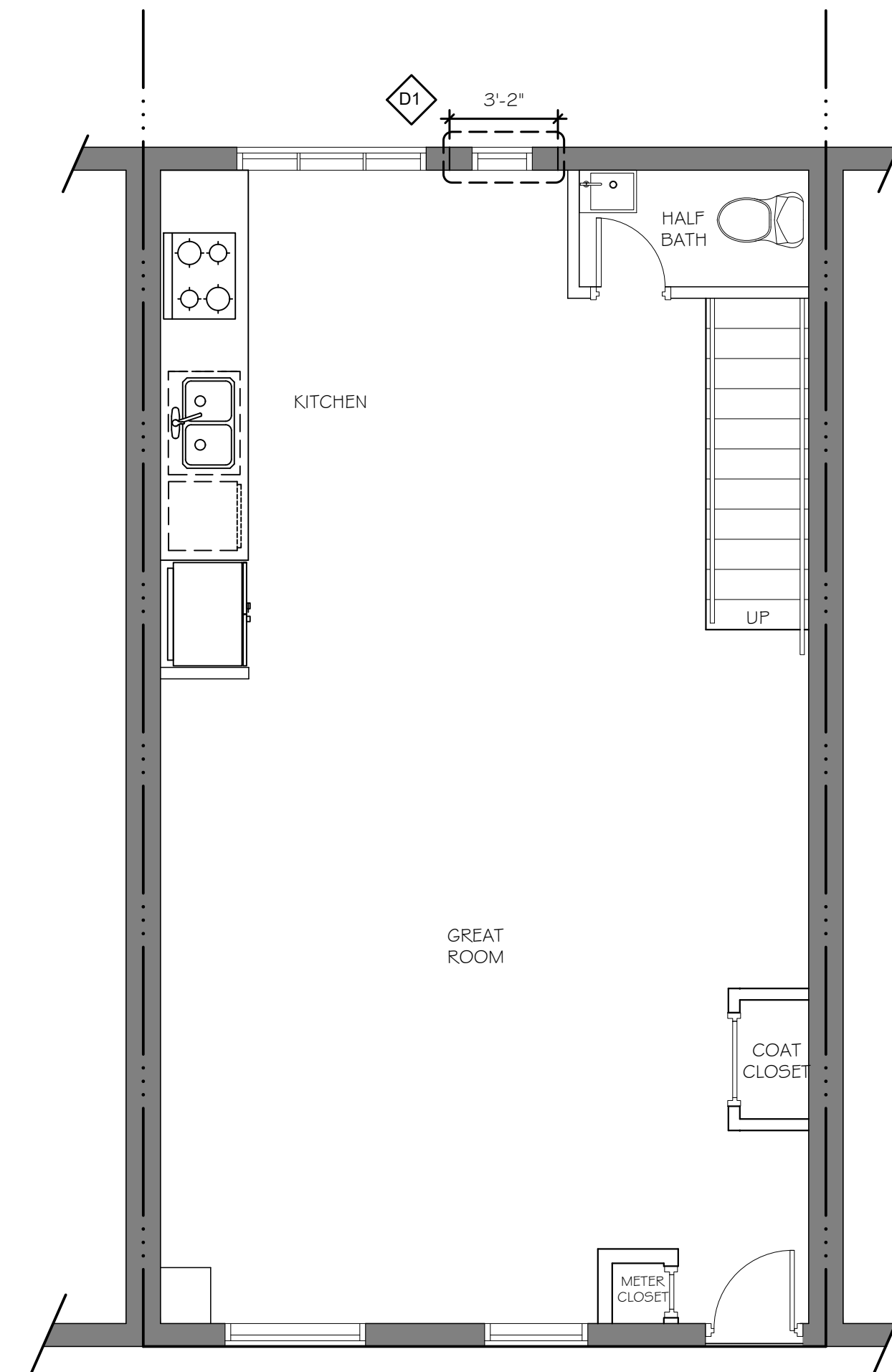
PROPOSED



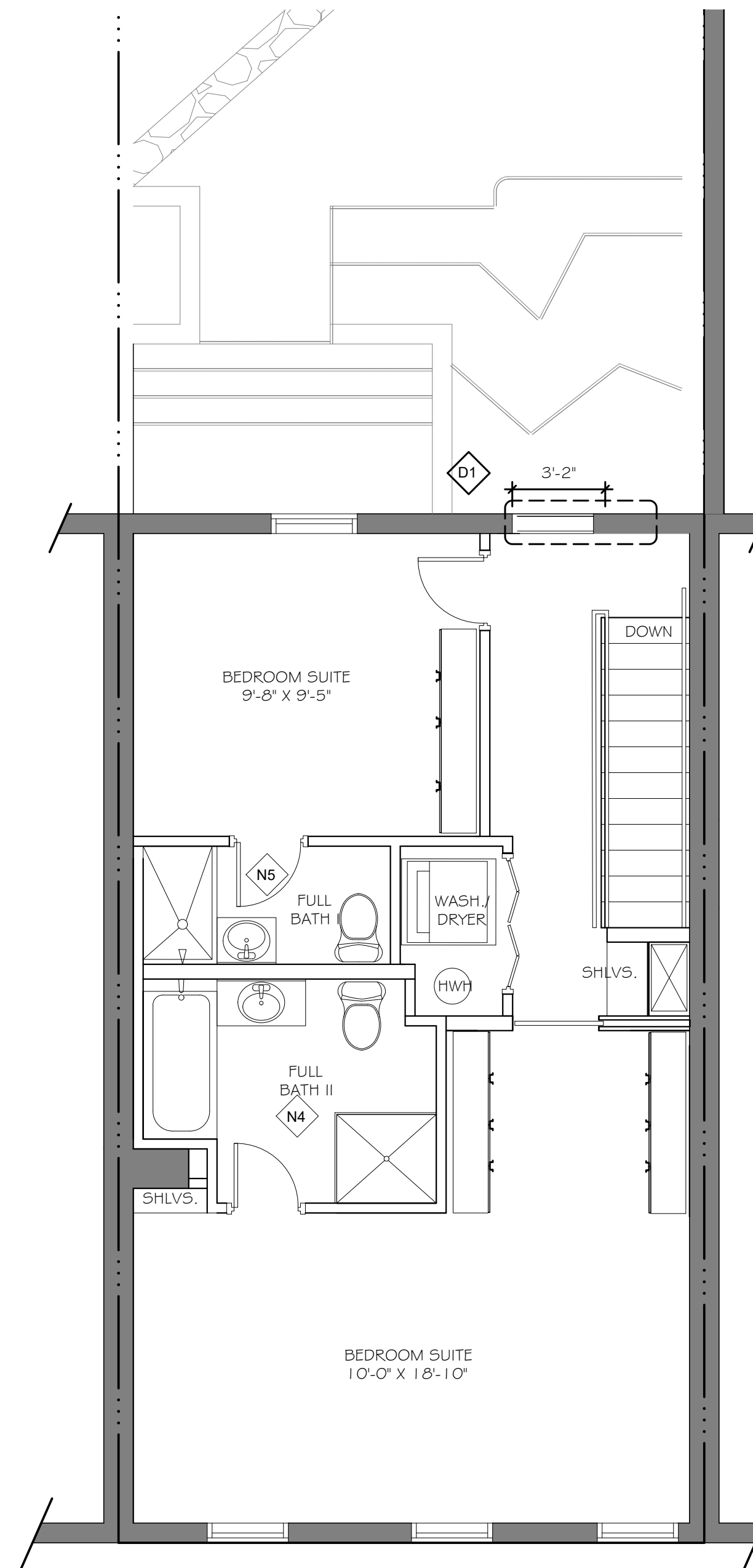
DEMOLITION PLAN

DEMOLITION PLAN KEY

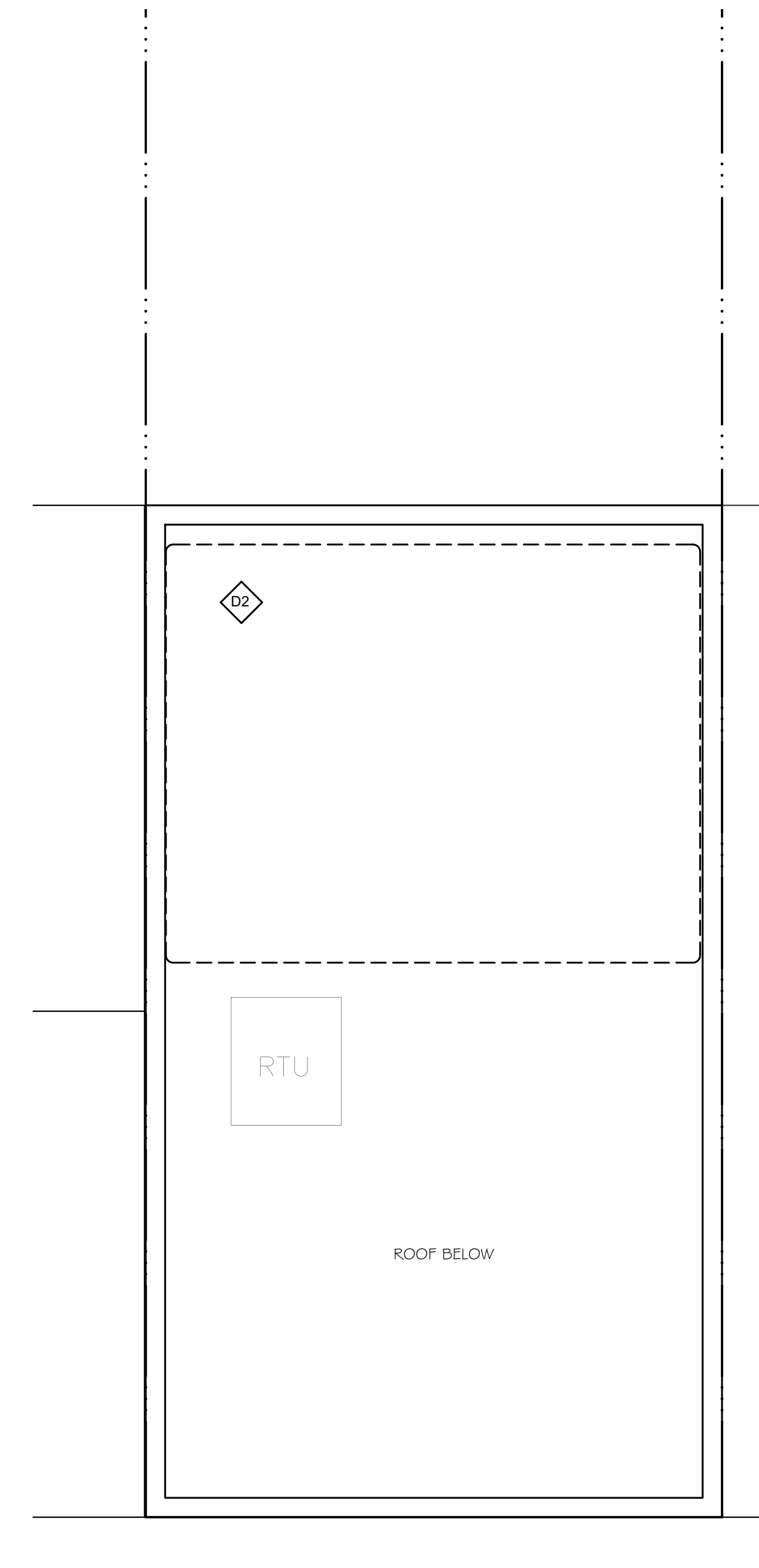
 D1	REMOVE PORTION OF MASONRY WALL TO CREATE NEW THRU-WAY OPENING. PROVIDE ADEQUATE BRACING TO TEMPORARILY SUPPORT WALL OPENING UNTIL PERMANENT STRUCTURAL ELEMENT IS PLACED.
 D2	REMOVE PORTION OF ROOF FRAMING, FINISHES AND FIXTURES TO CREATE NEW ROOF OPENING. PROVIDE ADEQUATE BRACING TO TEMPORARILY SUPPORT ROOF OPENING UNTIL PERMANENT STRUCTURAL ELEMENT IS PLACED.



EXISTING
FIRST LEVEL
SCALE: 1/4" = 1'-0"



EXISTING
SECOND LEVEL
SCALE: 1/4" = 1'-0"



EXISTING
ROOF LEVEL

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gn18976@yahoo.com
240.355.3876

G.R.I.N.
DESIGNS

THE CANAL HOUSE ADDITION
3071 CANAL STREET NW

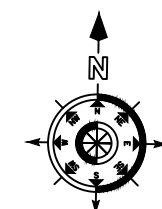
DATE: 03.19.2011
DRAWN BY: D.T.S.
JOB NO. 018796

D I .

NEW WORK PLAN

GENERAL NOTES:

1. CONTRACTOR SHALL PROVIDE DETAILED DEMOLITION SEQUENCING TO OWNER BEFORE DEMOLITION COMMENCEMENT.
2. CONTRACTOR SHALL PROVIDE ADEQUATE BRACING AND TEMPORARY SUPPORTS BEFORE THE REMOVAL OF WALL FRAMING OR STRUCTURE
2. PROVIDE NEW STEEL ANGLE FOR ALL MASONRY OPENINGS. SEE STRUCTURAL DRAWINGS FOR SIZES.



PROPOSED
FIRST LEVEL

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



2
A.I.1

PROPOSED
SECOND LEVEL

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

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THE CANAL HOUSE ADDITION
3071 CANAL STREET NW
WASHINGTON D.C.

DIVISIONS
DATE: 03.19.23
DRAWN BY: D.T.S.
JOB NO. 018796

A1.1

NEW WORK PLAN

PROPOSED THIRD LEVEL
SCALE: 1/4" = 1'-0"

PROPOSED ROOF LEVEL
SCALE: 1/4" = 1'-0"

Room labels and dimensions for the Third Level:

- BEDROOM SUITE V: 10'-6" X 15'-2"
- FULL BATH V
- PATIO
- FULL BATH VI
- CORRIDOR
- BEDROOM SUITE VI: 10'-3" X 15'-6"
- 19'-10" NEW ADDITION
- RTU
- EXISTING ROOF
- BUILT-UP ROOF MEMBRANE W/ 2% SLOPE TO GUTTER & DOWNSPOUT
- 6" Ø DOWNSPOUT TO DAYLIGHT, DIVERT AWAY FROM STRUCTURES TO PERMEABLE SURFACES ONLY, - TYP.

Room labels and dimensions for the Roof Level:

- 16'-4" NEW ADDITION
- 35'-6" NEW ADDITION
- HP
- BUILT-UP ROOF MEMBRANE W/ 2% SLOPE TO GUTTER & DOWNSPOUT
- 19'-10" NEW ADDITION
- ROOF BELOW
- ROOF SCUPPER W/ 6" Ø DOWNSPOUT TO DAYLIGHT, DIVERT AWAY FROM STRUCTURES TO PERMEABLE SURFACES ONLY.

North arrow pointing towards the top-left of the page.

PROPOSED
ROOF LEVEL
SCALE: 1/4" = 1'-0"

REVISIONS
DATE: 03.19.23
DRAWN BY: D.T.S.
JOB NO. 018796
A1.2



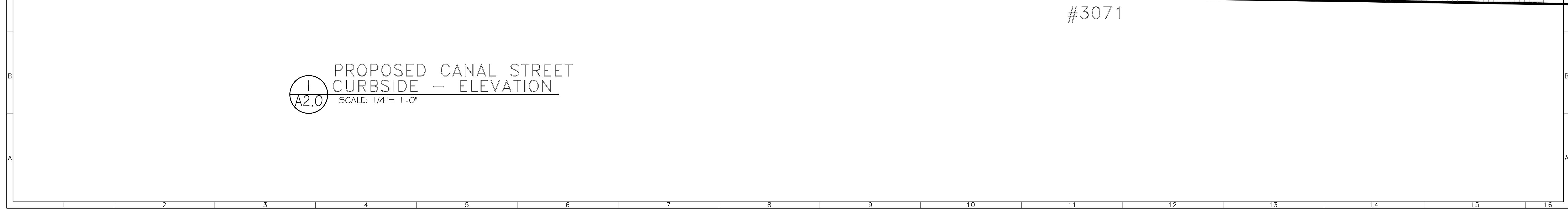
EXISTING CANAL STREET
CURBSIDE — ELEVATION

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

EXISTING CANAL STREET
CURBSIDE - ELEVATION

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

#3071



PROPOSED CANAL STREET
CURBSIDE - ELEVATION
SCALE: 1/4" = 1'-0"

PROPOSED CANAL STREET
CURBSIDE - ELEVATION

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

#3071

- ANDERSON TRADITIONAL DOUBLE HUNG WOOD WINDOW
- 6" HARDIE PLANK CEMENTUOUS LAP SIDING, COLOR WHITE
- 4" HARDIE PLANK CEMENTUOUS TRIM BOARD

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ELEVATIONS
L HOUSE
ANAL STR
WASHINGTON D.C.

REVISIONS

DATE: 03.19.23

RAWN BY: D.T.S.

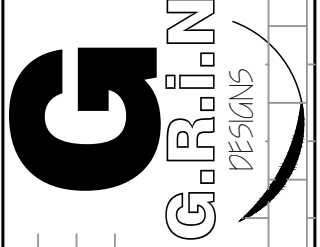
DB NO. 018796

A2.0



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EXISTING ELEVATIONS

THE CANAL HOUSE ADDITION
3071 CANAL STREET NW
WASHINGTON D.C.

REVISIONS	
DATE:	03.19.23
DRAWN BY:	D.T.S.
JOB NO.	018796

A2.01



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G.R.I.N. DESIGN

DESIGNS

ELEVATIONS

THE CANAL HOUSE ADDITION

3071 CANAL STREET NW

WASHINGTON D.C.

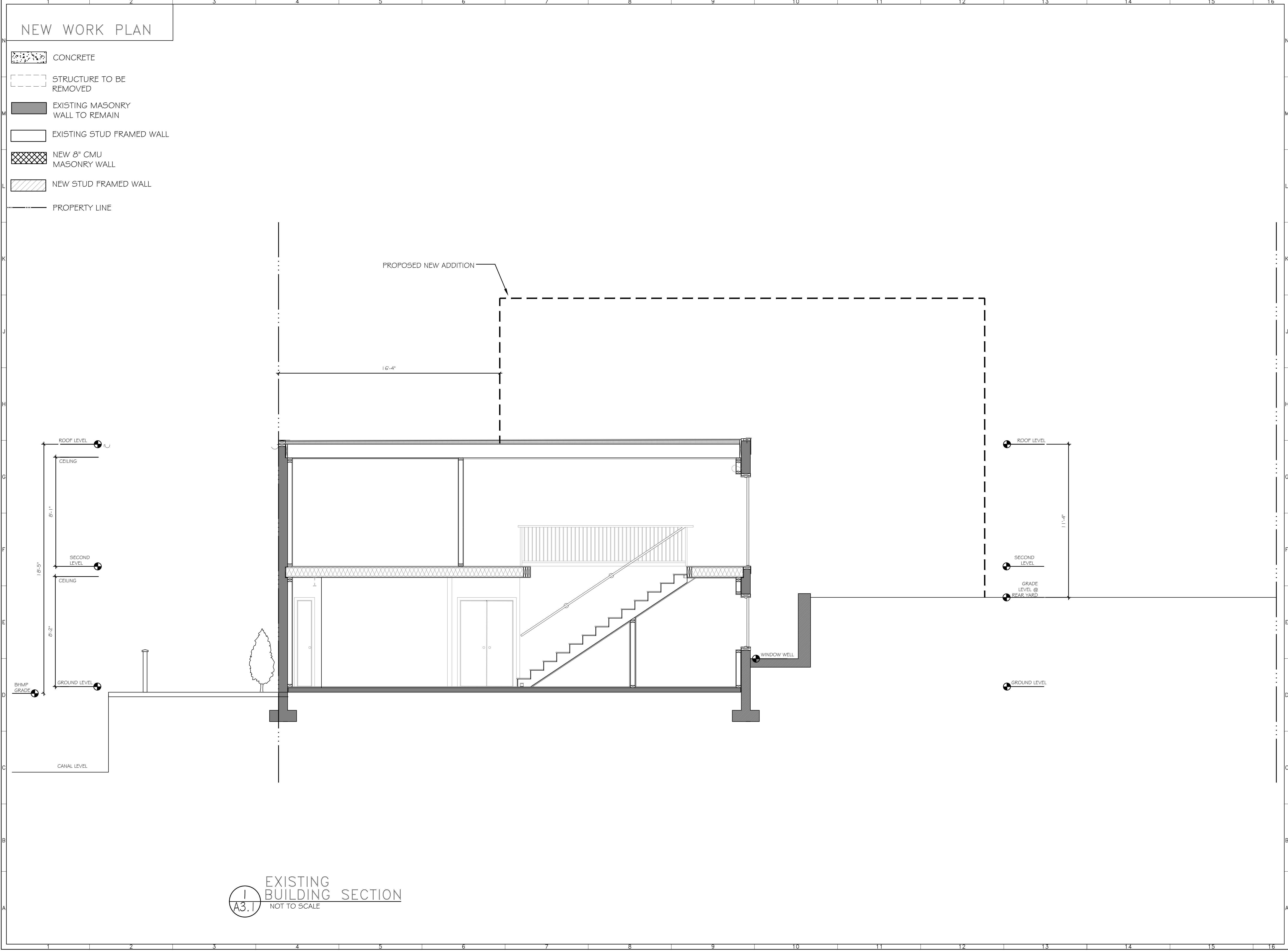
REVISIONS

DATE: 03.19.23

DRAWN BY: D.T.S.

JOB NO. 018796

A2.1



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G R.I.N. DESIGN

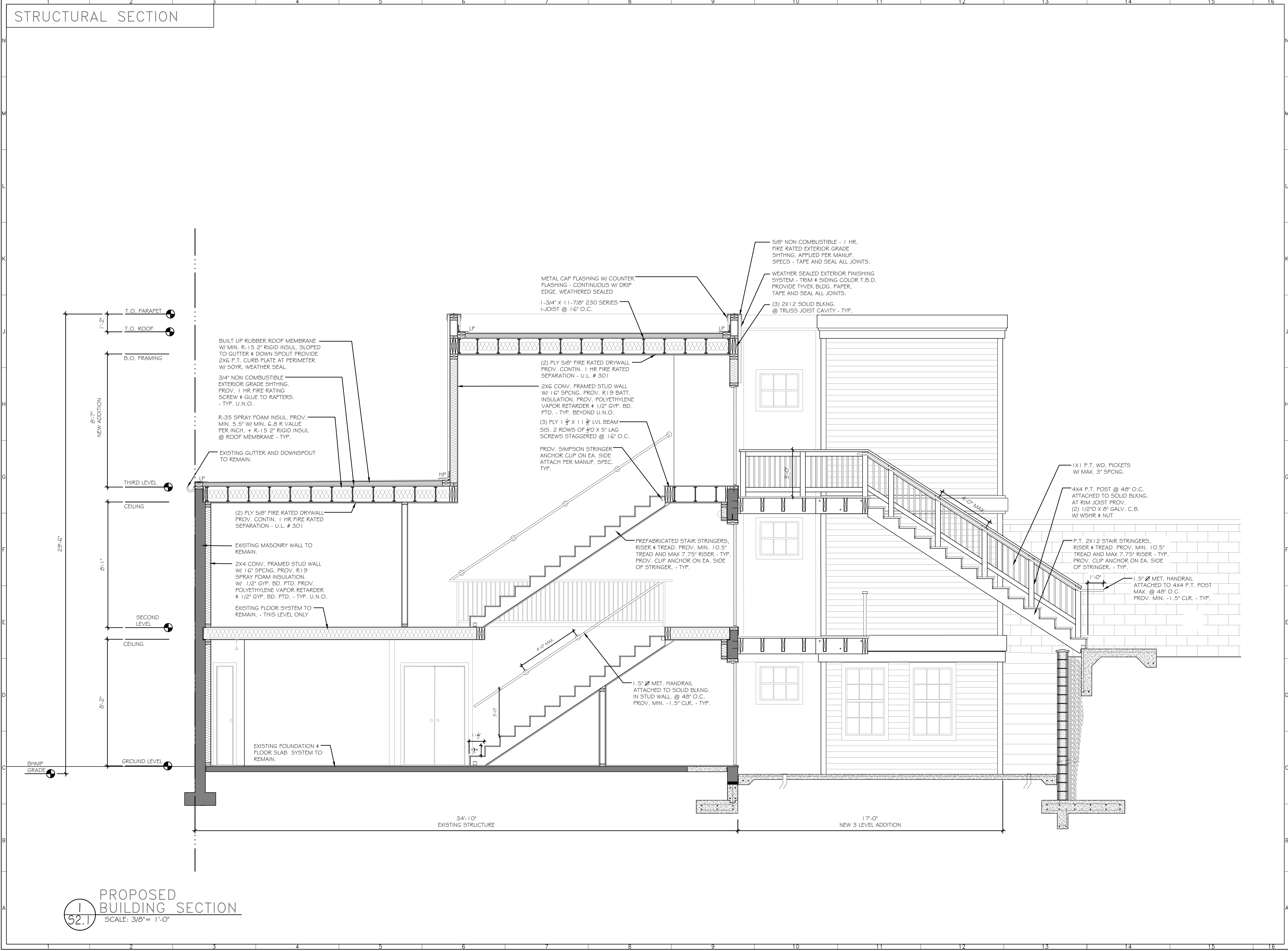
EXISTING BUILDING SECTION

THE CANAL HOUSE ADDITION

3071 CANAL STREET NW

WASHINGTON D.C.

REVISIONS	
DATE:	03.19.23
DRAWN BY:	D.T.S.
JOB NO.	018796
A3.1	



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DESIGN GROUP

INC.

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STRUCTURAL SECTIONS

CANAL HOUSE ADDITION
3071 CANAL STREET NW
WASHINGTON D.C.

REVISIONS	
DATE:	03.19.23
DRAWN BY:	D.T.S.
JOB NO.	018796

S2.1

Subject Photo Page: photos are prior to proposed renovations noted in Appendix A

Borrower	Italo Rodriguez					
Property Address	3071 Canal St NW					
City	Washington	County	District of Columbia	State	DC	Zip Code 20007
Lender/Client	Capital Bank					



Subject Front

3071 Canal St NW
Sales Price
G.L.A. 1,420
Tot. Rooms 5
Tot. Bedrms. 2
Tot. Bathrms. 2.1
Location Neutral/Residential
View Beneficial/Canal
Site 1,433
Quality Q3
Age 122



Subject Rear



Subject Street

Subject Photo Page: prior to proposed renovations noted in Appendix A

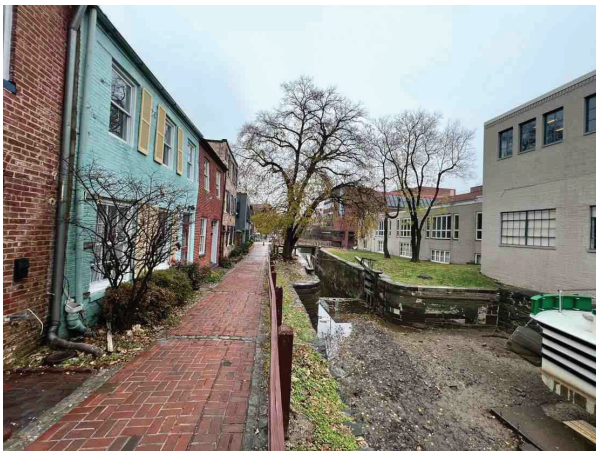
Borrower	Italo Rodriguez					
Property Address	3071 Canal St NW					
City	Washington	County	District of Columbia	State	DC	Zip Code 20007
Lender/Client	Capital Bank					



Subject Front
3071 Canal St NW



Subject Rear



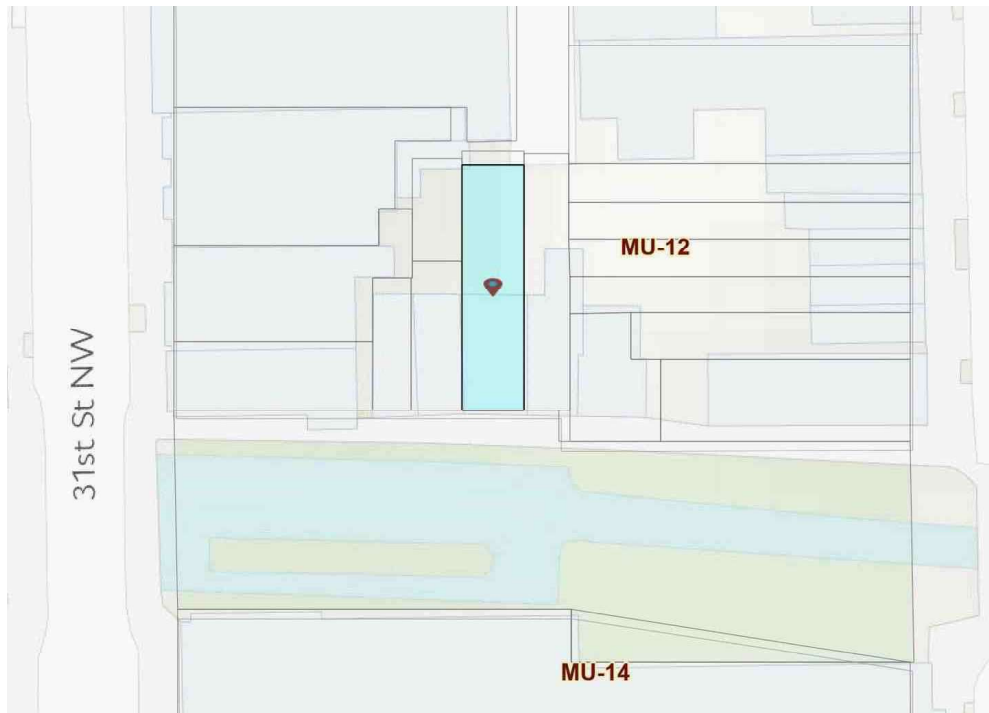
Subject Street



REAR YARD - ADJACENT STRUCTURES



REAR YARD - ADJACENT STRUCTURES

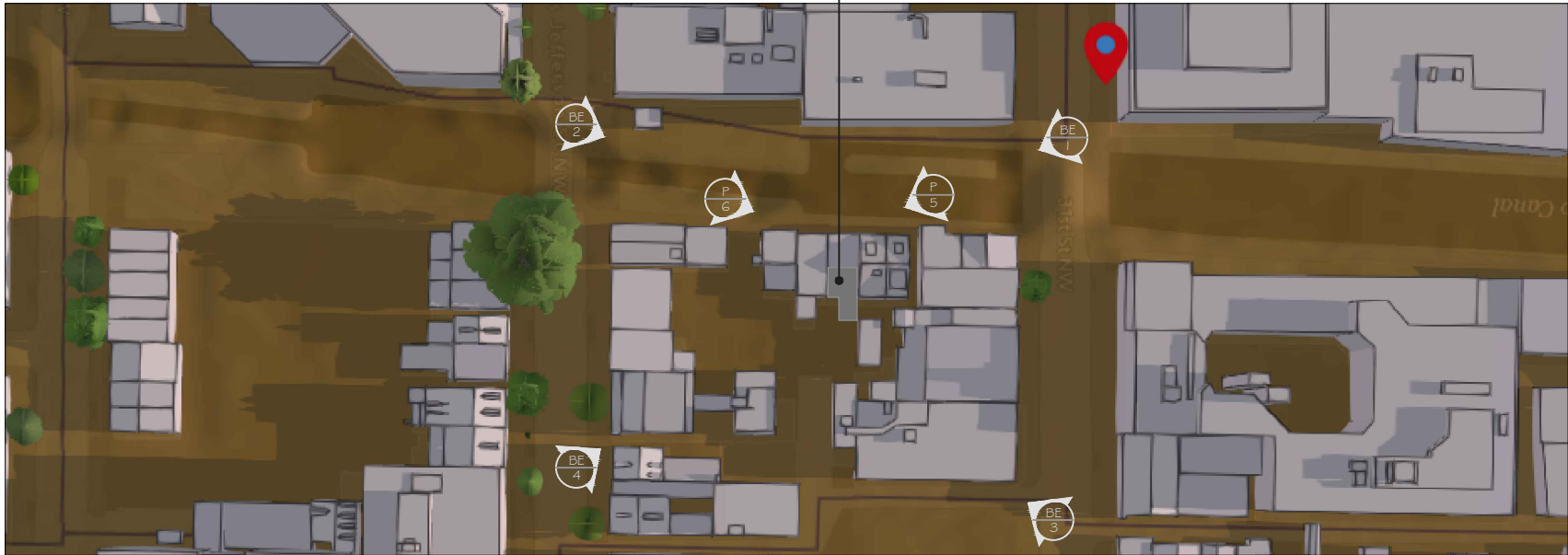


Subject Plat



Aerial Photo

3071 CANAL STREET NW

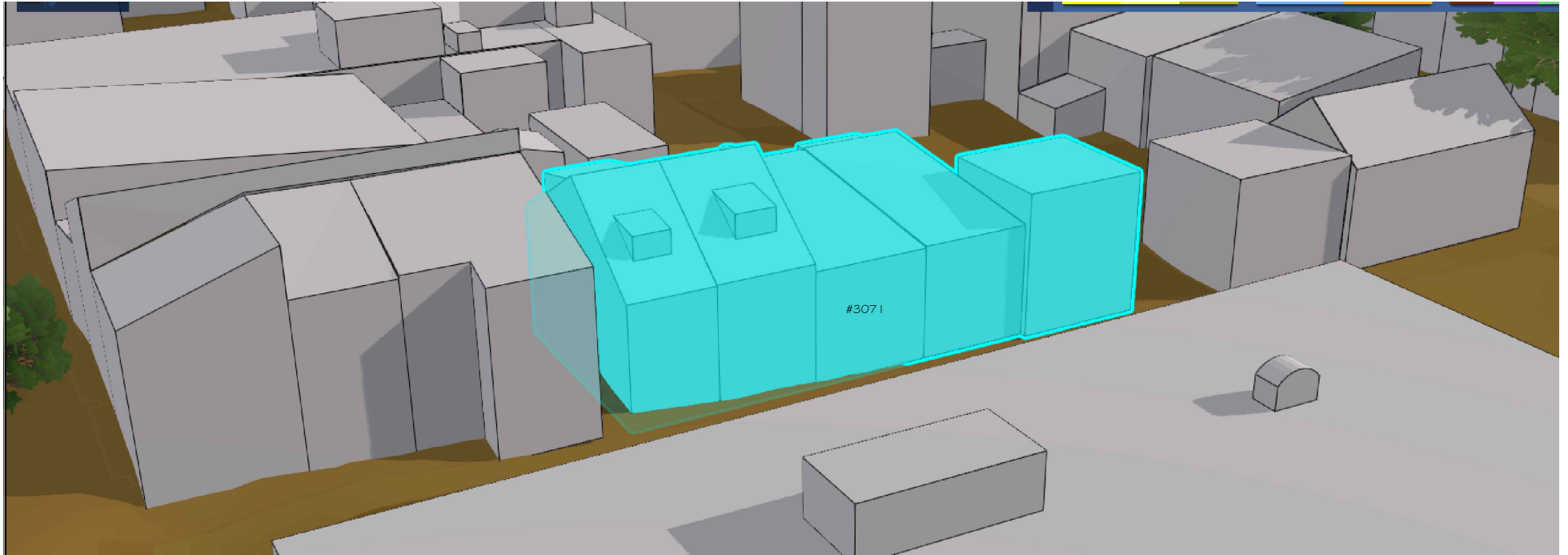


PROPOSED MASSING MODEL

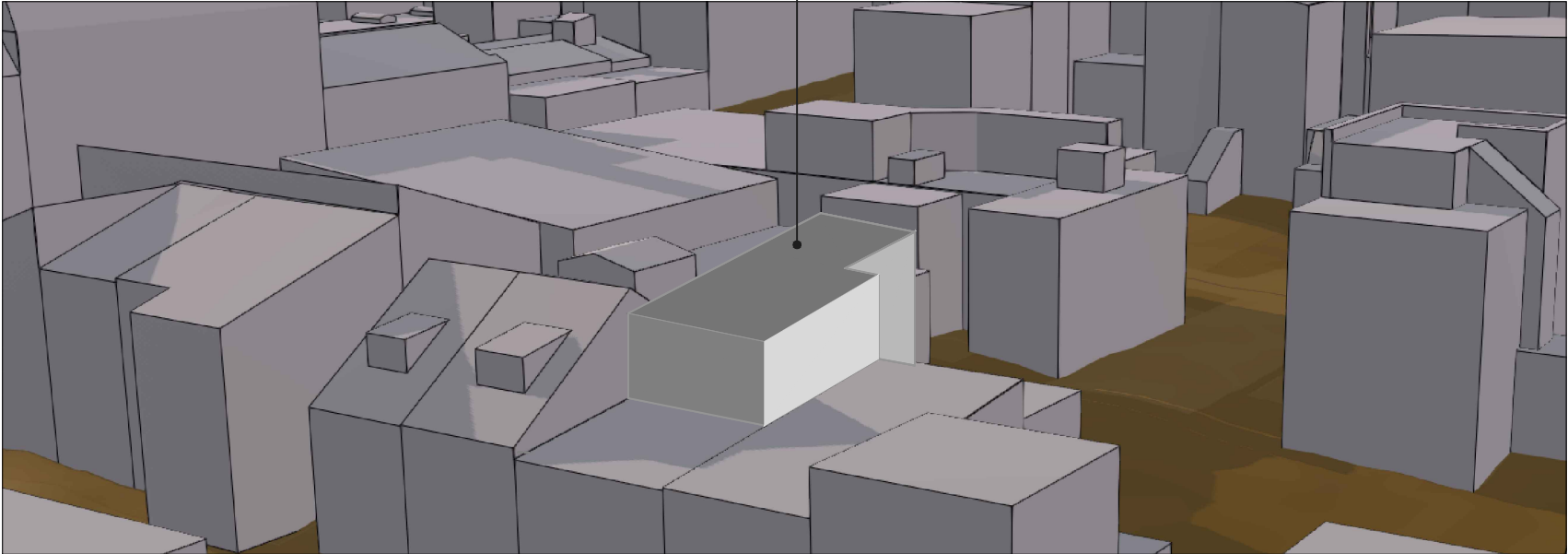


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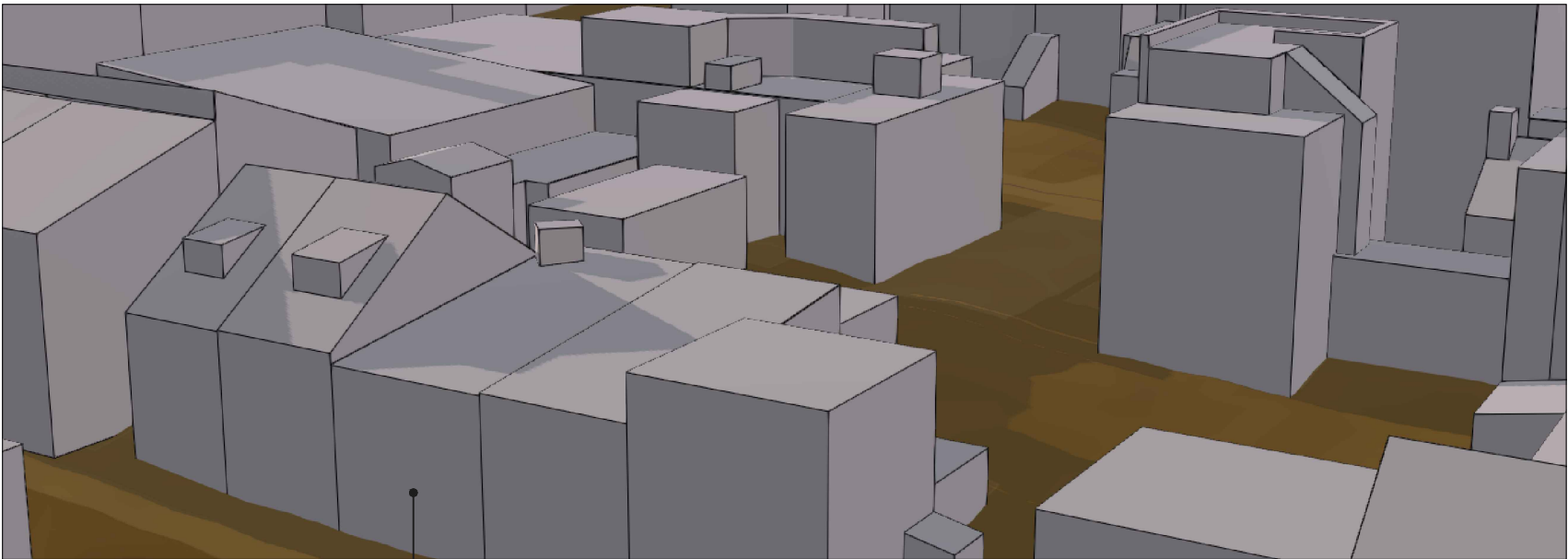
3071 CANAL STREET NW



3071 CANAL STREET NW



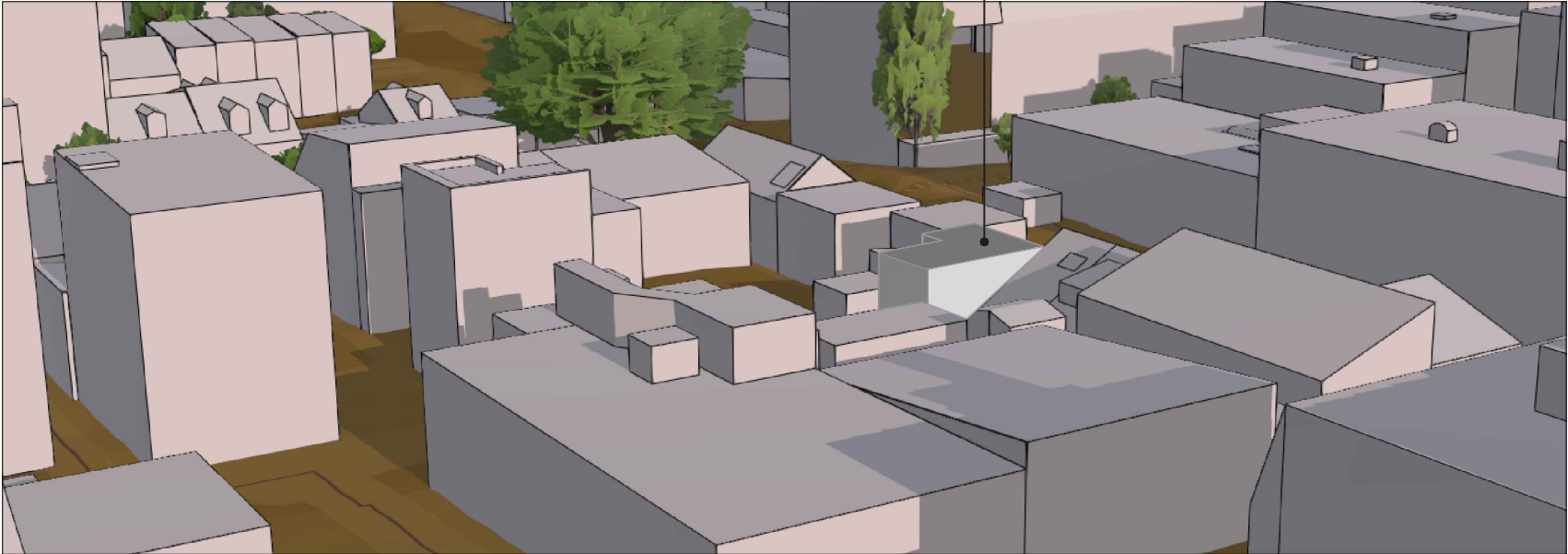
PROPOSED MASSING MODEL



EXISTING MASSING MODEL

3071 CANAL STREET NW

3071 CANAL STREET NW



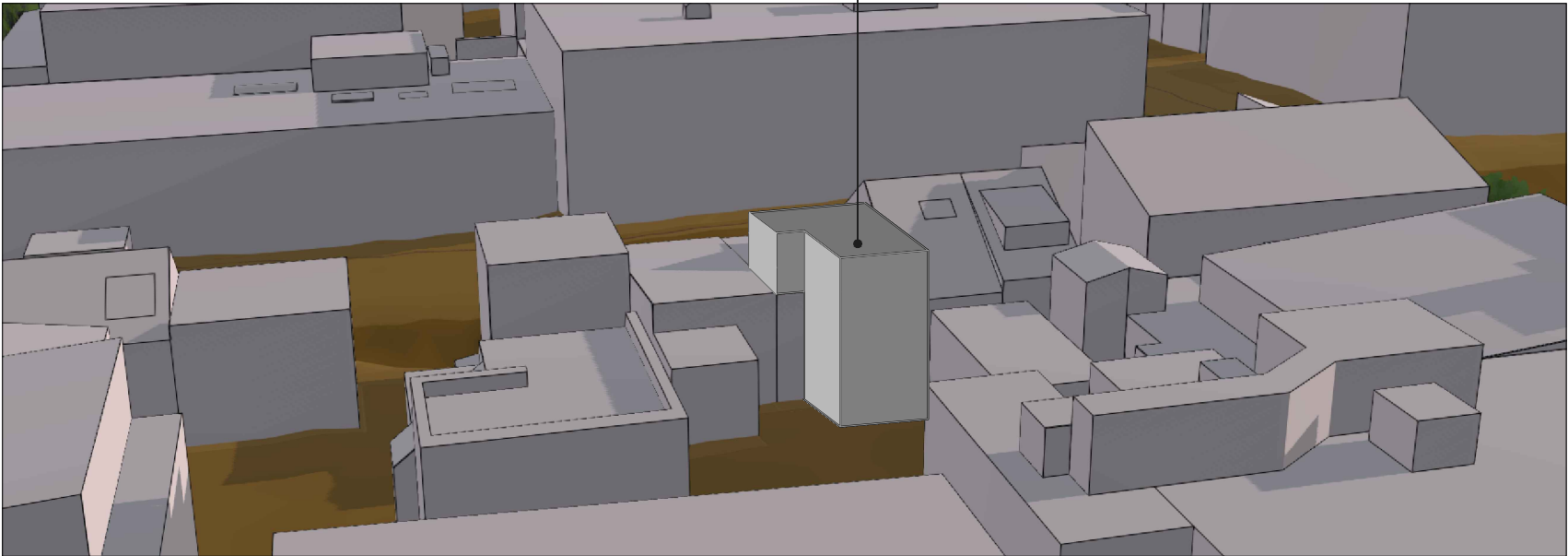
PROPOSED MASSING MODEL



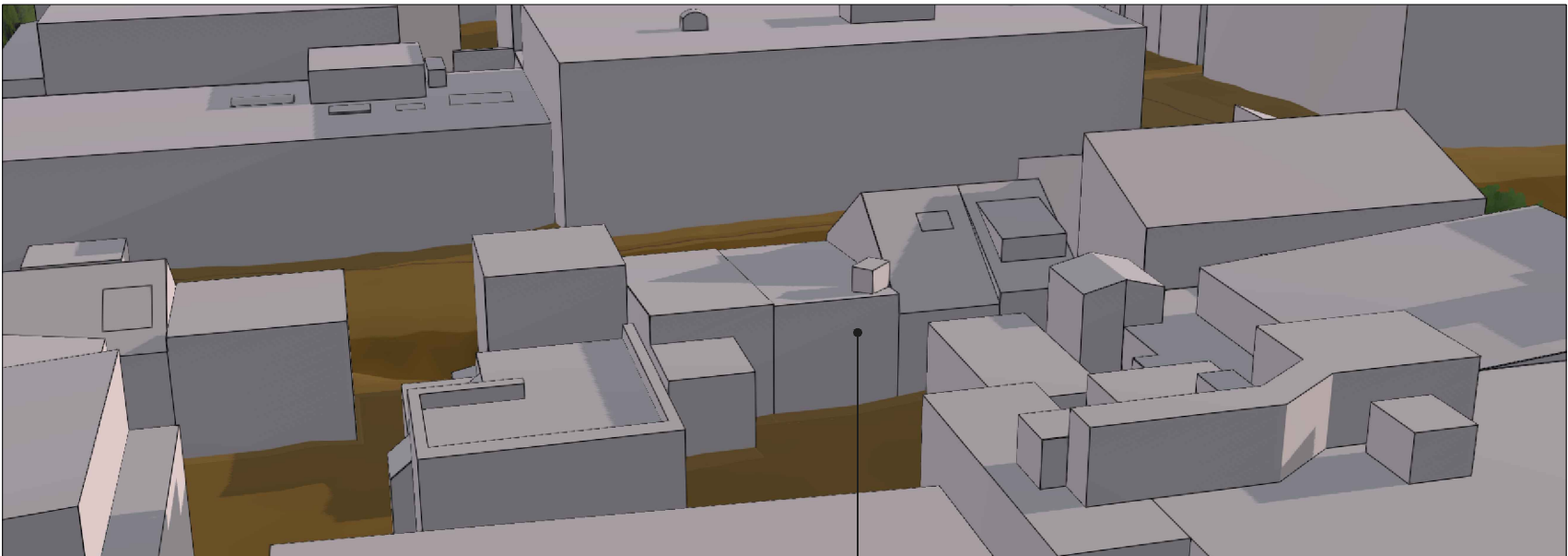
EXISTING MASSING MODEL

3071 CANAL STREET NW

3071 CANAL STREET NW



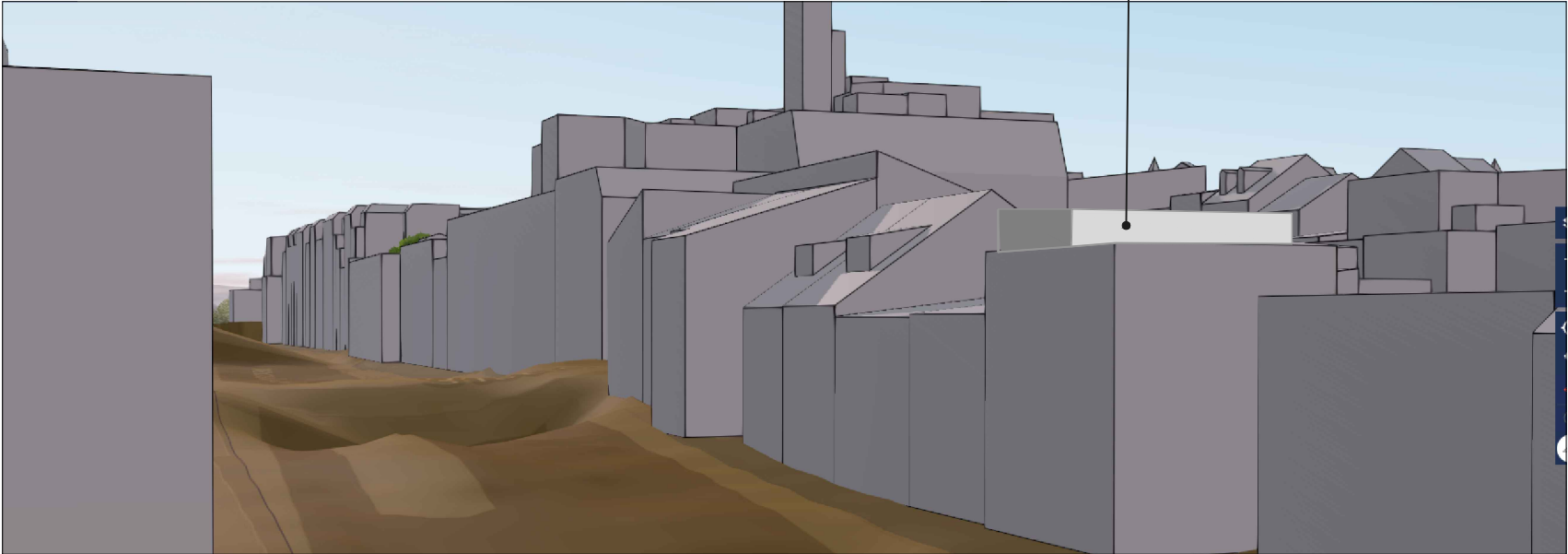
PROPOSED MASSING MODEL



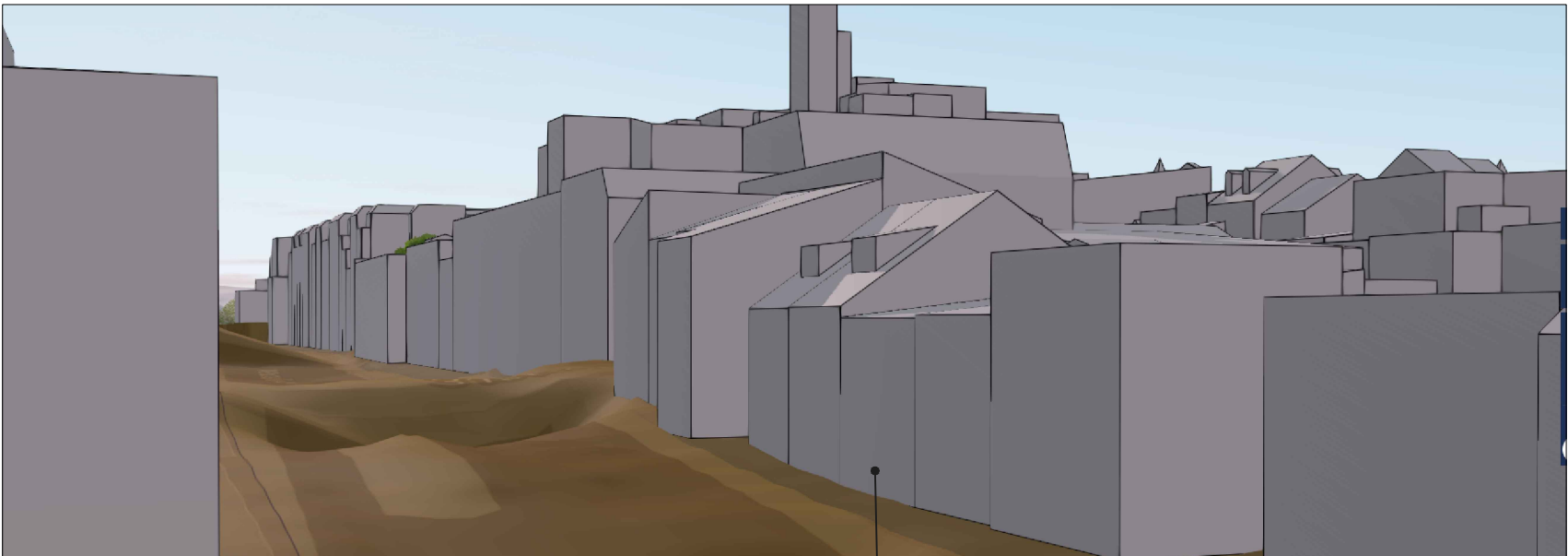
EXISTING MASSING MODEL

3071 CANAL STREET NW

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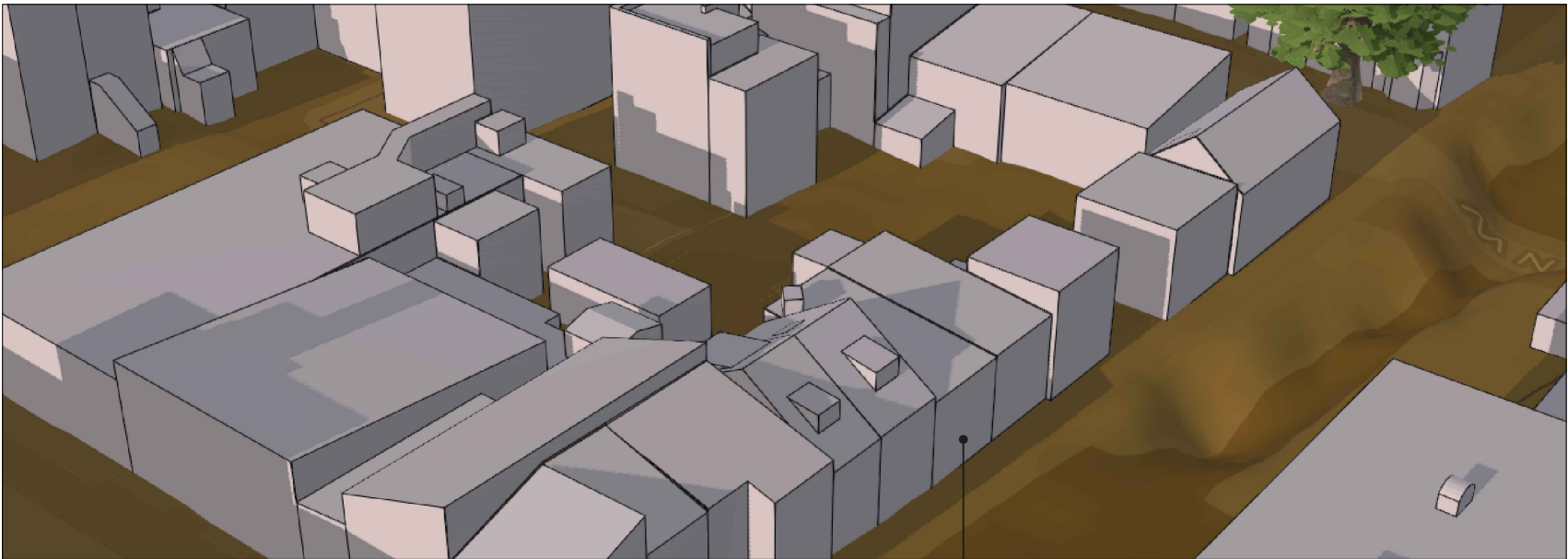
 EXISTING MASSING MODEL

3071 CANAL STREET NW

3071 CANAL STREET NW



 PROPOSED MASSING MODEL



 EXISTING MASSING MODEL

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