

REAR FIRST FLOOR ADDITION
TO THE
VOL RESIDENCE
1729 UPSHUR STREET, NW
WASHINGTON DC 20011

ZONING INFORMATION LOT COVERAGE:

LOT: 67 SQUARE: 2644
BOOK: A & T PAGE: 1528
LOT AREA: 4,037 s.f.
ZONED: R-1-B
NEIGHBORHOOD: CRESTWOOD

DESIGN PARAMETERS:

ALL CONSTRUCTION SHALL BE CONFORMANCE WITH THE INTERNATIONAL
RESIDENTIAL CODE (IRC), 2009 EDITION.

RESIDENTIAL CONSTRUCTION DESIGN PARAMETERS				
GROUND SNOW LOAD	WIND SPEED	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM	
			WEATHER LINE DEPTH	FROST TERMINATE DECAY
30 psf	90 mph	B	SEVERE	24 in Moderate to Heavy Moderate

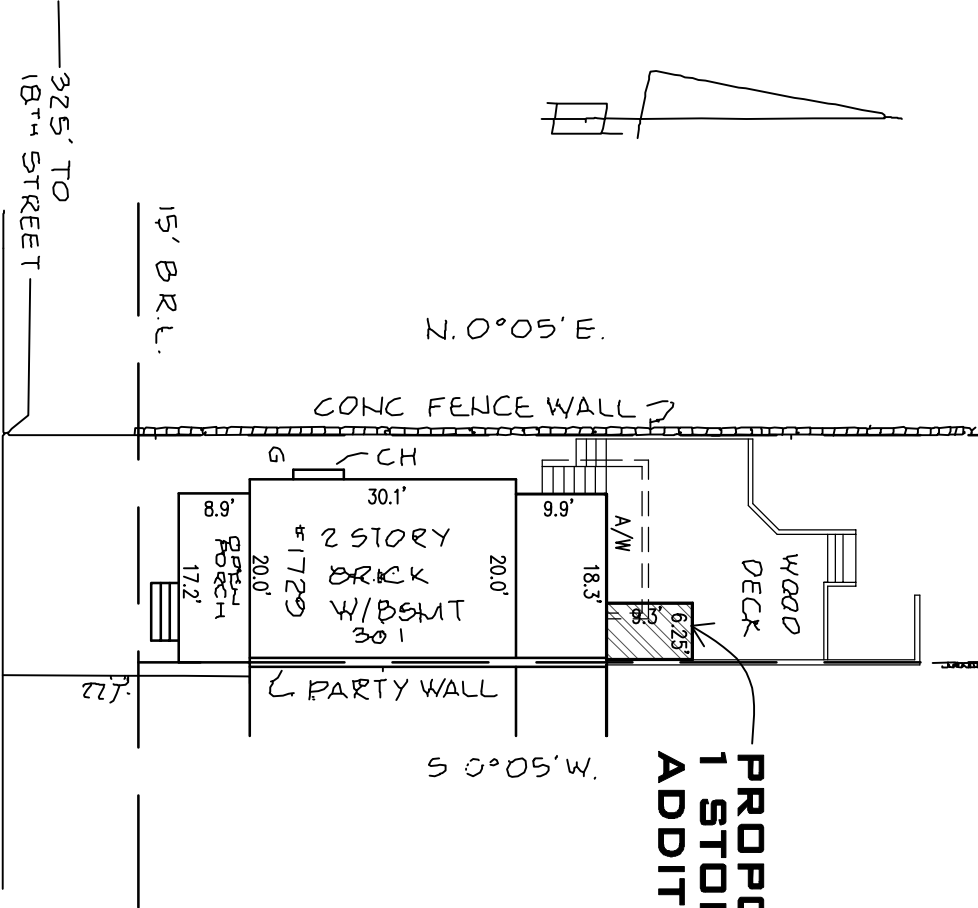
PROPOSED: 58,125 S.F. (1.43 %)
REVISED LOT COVERAGE: 1,302,075 S.F. (32.23 %)

INDEX OF DRAWINGS

- A-0 COVERSHEET/SITE PLANS/SPECS.
A-1 SPECIFICATIONS
A-2 SPECIFICATIONS
SC-1 SEDIMENT CONTROL PLAN
SC-2 SEDIMENT CONTROL DETAILS
A-3 FIRST FLOOR PLAN
A-4 REAR ELEVATION
A-5 SIDE ELEVATION
A-6 BUILDING SECTION B-B
A-7 FIRE WALL DETAIL
A-8 WALL DETAILS
A-9 FOUNDATION PLAN
A-9 FRAMING PLANS

DESIGN BASED ON THE FOLLOWING MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS	
DESIGNATED USE	LIVE LOAD
ATTICS WITH STORAGE	20 psf
ATTICS WITHOUT STORAGE	10 psf *
DECKS	40 psf
EXTERIOR BALCONIES	60 psf *
GUARDRAILS AND HANDRAILS	200 psf
GUARDRAIL IN-FILL COMPONENTS	50 psf *
PASSENGER VEHICLE GARAGES	50 psf *
ROOMS OTHER THAN SLEEPING ROOMS	40 psf *
SLEEPING ROOMS	30 psf
STAIRS	40 psf

* See supplemental notes for Table R301.5 for
additional load requirements.



DIVISION 1: GENERAL REQUIREMENTS

A. General Conditions

- All work shall comply with the codes and ordinances of the District of Columbia and shall be done to the highest standards of craftsmanship by journeymen of their respective trades.
- The Contractor shall fully acquaint himself with all conditions relating to construction so that he understands the facilities, difficulties, and restrictions attending the execution of the work under the contract; no extras will be allowed due to failure to understand all the conditions involved.
- The General Contractor shall provide all electrical nad HVAC engineering services required for this project. Bids shall reflect any changes required to the existing electrical and mechanical systems.
- The Contractor shall obtain and pay for any permits that may be required with the exception of the main building permit, which will be obtained by the Owner.
- The Contractor is to provide the Owner with a Project Schedule at the time of contract execution, indicating major trades activity, timing of access required to existing house areas so that Owner may plan ahead. Indicate substantial completion and final completion dates.

- Should the Contractor find at any time discrepancies, omissions, ambiguities, or conflicts in the Contract Documents, or be in doubt as to their meaning, he shall contact the Architect before proceeding with any work in question. The Contractor shall check and verify all dimensions and quantities in the field and inform the Architect of any discrepancy(ies). Large scale drawings take precedence over small. Where necessary dimensions are not given, Contractor is responsible for obtaining clarification from the Architect. **Do not scale drawings.**

- Any change in the work performed or materials ordered which involve changes in the Contract Price must be approved by the Owner.

- The Contractor shall recommend substitutions to specified items when the substitutions are of similar quality and appearance to the originally specified items and are either more readily available or less expensive prior to commencement of work.

- Samples shall be submitted to the Architect/Owner for approval of all materials proposed for substitution of specified materials. Do not incorporate a substitution into the Work until the Architect has issued his approval. All substitutions must be approved by the Architect.

- All materials and systems are to be installed per Manufacturer's recommendations.

KJD ARCHITECTS,LLC

4904 AURORA DRIVE
KENSINGTON, MARYLAND 20895

Board of Zoning Adjustment
District of Columbia
CASE NO.18831
EXHIBIT NO.10

KEVIN J. DRISCOLL, A.I.A.

(W) 301-933-1511 (C) 301-980-0604



MHC EXAMS
DEEDCO Home Improvements
P.O. Box 12308
Silver Spring, MD 20906

PROJ. No.:

2013-09

DATE:

09-11-13

SCALE:

AS NOTED

A - 0

PROJ. No.:

2013-09

DATE:

09-11-13

SCALE:

AS NOTED

A - 0