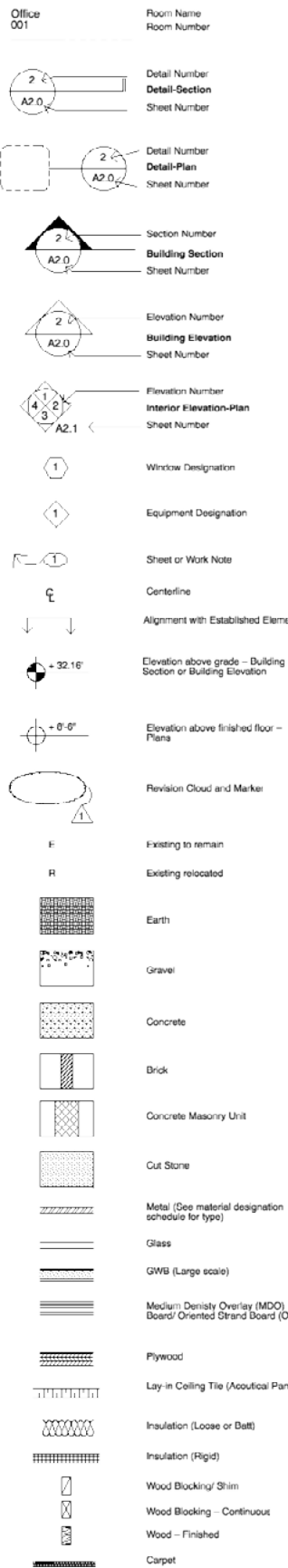


General Legend and Abbreviations



Abbreviations

ACOUST.	Acoustical
ADJ.	Adjustable
AFF.	Above Finish Floor
ALUM.	Aluminum
ARCH.	Architectural
BD.	Board
BLDG.	Building
BLK., BLK'G	Block, Blocking
CABINETS, CAB.	Cabinet
C.I.G.	Ceiling
COL.	Column
CONC.	Concrete
CONT.	Continuous
CRTR.	Corridor
CLT.	Clear
CLL	Center Line
DBL	Double
D.F.	Drinking Fountain
DIA	Diameter
DIM	Dimension
DN.	Down
DWG., DRWG.	Drawing.
E.	East
EA.	Each
E.L.	Elevation
ELECT.	Electrical
EMER.	Emergency
EQ.	Equal
EXST.	Existing
F.A.	Fire Alarm
F.D.	Fire Drain
F.F.	Fire Extinguisher Cabinet
FIN.	Finish
FL.	Floor
FLUOR.	Fluorescent
F.T.	Foot or Feet
FURR.	Furring
GA.	Gauge
GLV.	Galvanized
G.B.	Grip Bar
GL	Glass
GWB.	Gyp. Wall Board
H.C.	Hollow Core
HOWD.	Hardwood
HOWE.	Hardware
H.M.	Hollow Metal
HORIZ.	Horizontal
HT.	Height
INSUL.	Insulation
JAN.	Janitor
JT.	Joint
LT.	Light
MAX.	Maximum
MECH.	Mechanical
MET.	Metal
MFR.	Manufacturer
MIN.	Minimum
MISC.	Miscellaneous
MTD.	Mounted
N.	North
N.I.C.	Not In Contract
N.	Number
N.T.S.	Not To Scale
O.C.	On Center
O.D.	Outside Diameter
OPNG.	Opening
OPP.	Opposite
P.G.	Paint Grade
P.LAM.	Plastic Laminate
P.LAS.	Plaster
PLYWD.	Plywood
PLY.	Pair
REF.	Refrigerator
REINF.	Reinforced
REQ.	Required
RESIL.	Resilient
RM.	Room
R.O.	Rough Opening
S.	South
SCHED.	Schedule
SECT	Section
SH.T.	Sheet
SHR.	Similar
SPEC.	Specification
SQ.	Square
S.S.	Stainless Steel
STA.	Station
STD.	Standard
STL.	Steel
STOR.	Storage
SYM.	Symmetrical
TEL.	Telephone
TH.	Thick
TYP.	Typical
UNF.	Unfinished
UNO	Unless Otherwise Noted
UNO	Unless Not Otherwise
VCT.	Vinyl Composition Tile
VERT.	Vertical
VIF.	Verify In Field
W.	West
W/	With
WO	Wood
W.F.	Wood Flooring
W/O	Without
W.S.	Wet Stack

General Notes

- 1 The Contract Documents are instruments which define the service and shall remain the property of the Architect whether the project for which they are prepared is executed or not. The Contract Documents are not to be used for other projects or extensions to the project nor are they to be modified in any manner whatsoever except by agreement in writing and with appropriate compensation to the Architect.
 - 2 The Contract Documents shall not be reproduced, re-used, displayed or published without express written consent of Architect, and if approval is given, credit must be given to Architect in visual format in relation to reproduced drawing or image.
 - 3 Do not scale drawings, dimensions govern. Verify dimensions with field conditions. If discrepancies are discovered between field conditions and drawings or between drawings, contact Architect for resolution before proceeding.
 - 4 Horizontal dimensions indicated are to / from finished face of construction, except as noted.
 - 5 Vertical dimensions are from top of floor slab, except where noted to be from above finished floor (AFF) as measured from the high point of the slab.
 - 6 Contractor to notify Architect when deviation is greater than allowed in Note 5.
 - 7 Floor Tolerance: General Contractor to immediately verify slope and report any deviation over a $\frac{1}{8}$ inch slope in 10 feet to the Architect prior to commencing work. Any leveling required greater than $\frac{1}{8}$ inch slope in 10 feet shall be the responsibility of the General Contractor.
 - 8 Dimensions are not adjustable without approval of Architect, unless noted with a "x" sign.
 - 9 Cut and fit components for alteration of existing work and installation of new work. Patch disturbed areas to match adjacent materials and finishes.
 - 10 Where occurs, patch and repair all fireproofing damaged or removed during performance of the work. Fireproof new penetrations required by the work.
 - 11 Make all necessary provisions for items as indicated on the drawings to be furnished or installed by Owner. Provide protection for these provisions until completion of the project. General Contractor to coordinate provisions for NIC items with appropriate trades.
 - 12 General Contractor shall be responsible for checking Contract Documents, field conditions and dimensions for accuracy and confirming that work can be built as shown before proceeding with construction. Clarifications regarding any conflicts shall be received prior to related work being restarted.
 - 13 General Contractor shall verify that no conflicts exist in locations of any and all mechanical, telephone, electrical, plumbing and sprinkler equipment (to include all piping, duct work, structural members, and conduit) and that all required clearances for installation and maintenance of above equipment are provided. Elements in conflict shall be determined and reviewed with Architect prior to construction proceeding.
 - 14 General Contractor to follow manufacturer's recommended specifications, installation instructions, shop drawings and samples for review and approval of all materials, methods, and trades to be used prior to ordering or proceeding with the work.
 - 15 General Contractor to follow manufacturer's recommended specification and installation procedures. If these are contrary to the Contract Documents, General Contractor shall notify Architect in writing immediately, to resolve discrepancies prior to proceeding.
 - 16 The A201 AIA "General Conditions of the Contract for Construction" published by the American Institute of Architects, hereinafter referred to as the "General Conditions," is hereby made part of the Contract Documents, the same as if bound herein.
 - 17 The Contract Documents consist of the following:
 - A. Owner-General Contractor Agreement
 - B. General Conditions
 - C. Drawings as dated in Agreement
 - D. Addenda
 - E. Modifications
 - 18 All construction shall conform to the latest adopted version of the Virginia Building Code and (including supplements and addenda hereto) and applicable ordinances and regulations.
 - 19 In the event of conflict between data shown on drawings and data shown in the specifications, the specifications shall govern. Detail drawings take precedence over drawings of larger scope. Should the General Contractor at any time discover an error in a drawing or specification, or a discrepancy or variation between dimensions or drawings and measurements at the site, or lack of dimensions or other information, he shall request clarification immediately, and he shall not proceed with the work affected until clarification has been made.
 - 20 Only new items of recent manufacture, standard quality, and free from defects, will be permitted on the work. Rejected items shall be removed immediately from the work and replaced with items of the quality specified. Failure to remove rejected material and equipment shall not relieve the General Contractor from the responsibility for quality and character of items used, nor from any other obligation imposed on him by the Contract.
 - 21 The finished work shall be firm, well anchored, in true alignment, plumb, level, with smooth, clean uniform appearance, without waves, distortions, holes, marks, cracks, stains or discoloration. Jointing shall be close fitting, neat and well scrubbed. The finish work shall have no exposed unsightly anchors or fasteners and shall not present hazardous, unsafe corners. All work shall have the provision for material expansions, contractions, and shrinkage as necessary to prevent cracks, buckling and warping due to temperature and humidity conditions.
 - 22 Attachments, connections, or fastening of any nature are to be properly and permanently secured in conformance with best practice, and the General Contractor is responsible for improving them accordingly.
 - 23 The General Contractor is responsible for verifying the dimensions and elevations at the site. The General Contractor shall coordinate the layout and exact location of all partitions, doors, electrical/telephone outlets, light switches and thermostats with the Architect and Owner in the field before proceeding with construction.
 - 24 The General Contractor shall continuously check architectural and structural clearances for accessibility of equipment and mechanical and electrical systems. No allowance of any kind will be made for the General Contractor's negligence to foresee means of installing equipment into position inside structures.
 - 25 No work defective in construction or quality or deficient in any requirements of drawings and specifications will be acceptable in consequence of Owner's or Architect's failure to discover or to point out defects or deficiencies during construction, nor will presence of inspectors on site relieve General Contractor from responsibility for securing quality and progress of work as required by Contract. Defective work revealed within required time guarantees, as specified in the Contract for Construction, shall be replaced by work conforming with intent of Contract. No payment whether partial or final, shall be construed as an acceptance of defective work or improper materials.
 - 26 Materials and workmanship specified by reference to a general specification such as manufacturer's standards, commercial standards, federal specifications, trade association standard, or other similar standard, shall comply with requirements in latest edition of revision thereof, and with any amendment or supplement thereto, in effect on date of origin of this project's Contract Documents. Such standard, except as modified herein, shall have full force and effect as though printed in Contract Documents.
 - 27 General Contractor shall waive "Common Practice" and "Common Usage" as construction criteria wherever details and Contract Documents or governing codes, ordinances, etc. require greater quantity or better quality than common practice or common usage would require.
 - 28 General Contractor shall order and schedule delivery of materials in ample time to avoid delays in construction. If an item is found to be unavailable or have a long lead time, General Contractor shall notify Architect immediately.
 - 29 If at any time before commencement of work or during progress thereof General Contractor's methods, equipment or appliances are inefficient or inappropriate for securing quality of work or rate of progress intended by Contract Documents, Owners may order General Contractor to improve their quality or increase their efficiency. This will not relieve General Contractor or his sublettees from their obligations to secure quality of work and rate of progress specified in Contract.
 - 30 All submittals must be approved by Architect.
 - 31 Architect, acting as the Owner's designated agent for design of this project, will exercise sole authority for determining conformance of materials, equipment and systems with the intent of the design. Review and acceptance of all items proposed by General Contractor for incorporation into this work will be by the Architect and/or Owner. This function of the Architect will apply both to Contract Documents as initially signed, and to the changes to Contract by modification during progress of work.
 - 32 Only where indicated "equal to" or "substitutions" for specified materials, or for long lead time consideration shall substitutions be considered by Architect for acceptance. References to makes, brands, models, etc. are to establish type and quality desired, substitution of acceptable equals will not be permitted unless specifically noted otherwise, and when acceptable procedures for requesting substitutions are followed.
 - 33 Exercise extreme care and precaution during construction of work and schedule work to minimize disturbances adjacent spaces and/or structures and their occupants, property, public thoroughfares, etc. General Contractor shall take precautions and be responsible for the safety of all building occupants from construction procedures. The General Contractor shall be responsible for any overtime costs incurred thereby.
 - 34 Changes to Contract Documents, any revision to the Contract Documents requested by Owner/Architect, required or otherwise implied which will affect the project cost and duration must be submitted in writing to the Architect for written approval prior to proceeding with the work. This includes but is not limited to field directive, charges required to address field discrepancies, changes as required by inspectors, etc. Said change orders must be submitted to the Architect with a clear indication of the impact on project duration and cost where occurs. Any cost or schedule impact incurred for work already performed by the General Contractor without written authorization from the Architect may or may not be accepted and compensated for at the sole discretion of the Owner and the Architect.
 - 35 It is the General Contractor's responsibility to execute the work in strict accordance with these Contract Documents. Should the Architect or Engineer be required to perform any additional services (including but not limited to: additional site visits, additional drawings or details, additional shop drawings/submittal reviews above 2 iterations) due to poor and/or improper execution of the Contract Documents on the part of the General Contractor, all fees and reasonable expenses for such additional services shall be borne and paid for by the General Contractor.
 - 36 All products purchased for the project by Owner or Architect, including but not limited to light fixtures, appliances, plumbing fixtures, equipment or accessories, shall be inspected by General Contractor for any damage or defects upon arrival at the site. If defects or damage are found, the Owner or Architect must be notified immediately. All original packaging, including boxes, packing material, instructions, labels, etc. for these products must be retained on site by the General Contractor until installation is approved by Architect. If the original packaging is not retained, the General Contractor will be responsible for the cost of replacing these fixtures or accessories, should that become necessary for any reason. If there are any questions or issues that arise regarding installation of these fixtures or accessories, the Architect should be notified immediately, prior to installation.

Project Information

Address:	1317 Naylor Court NW Washington DC 20001
Lot #:	0863
Square #:	0367
Jurisdiction/Governing Code:	International Building Code 2012 District of Columbia Building Code 2013 Title 12 DCMR, DC Construction Codes Supplement all governing addenda and supplement
Description of Building:	Single family row dwelling on alley lot with proposed 2nd story addition
Building Sprinkler System:	Non-Sprinklered
Zone:	R-4
Scope of Work:	Renovation of 1-story garage into 2-story single family dwelling

Directory

Building Owner
Nicholas Rubenstein and Jenn Hsu
2428 17TH ST NW APT 1SW
WASHINGTON, DC 20009-2748

Architect
KUBE architecture
1700 Connecticut Ave NW
Washington DC 20009
Suite 301

ZONING INFO

ZONING DISTRICT:	R-4
MINIMUM LOT WIDTH:	18'
MINIMUM LOT AREA:	1800 SF
MAX LOT COVERAGE:	60%
MAX F.A.R.:	N/A
ALLOWABLE STORIES:	3
ALLOWABLE HEIGHT:	30'

Location Map



Board of Zoning Adjustment
District of Columbia
CASE NO.19197
EXHIBIT NO.6



KUBE architecture

1700 Connecticut Ave NW
Suite 301
Washington DC 20009
202.986.0573
202.986.0574

Drawn By: MD
Checked By: JB

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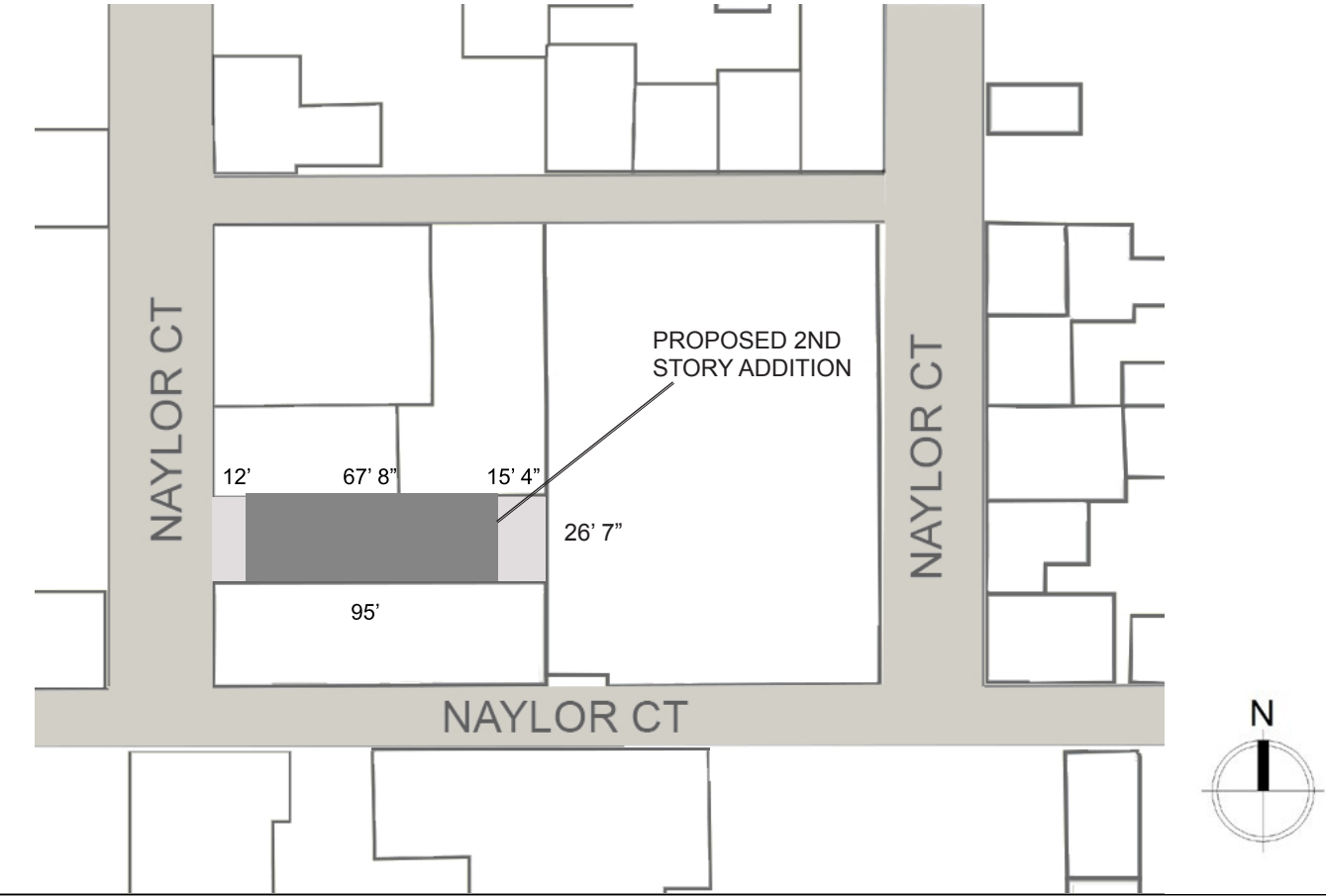
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Washington, DC 20001



1317 NAYLOR CT. FRONT FACADE



VIEW FROM FRONT ALLEY



EXISTING INTERIOR



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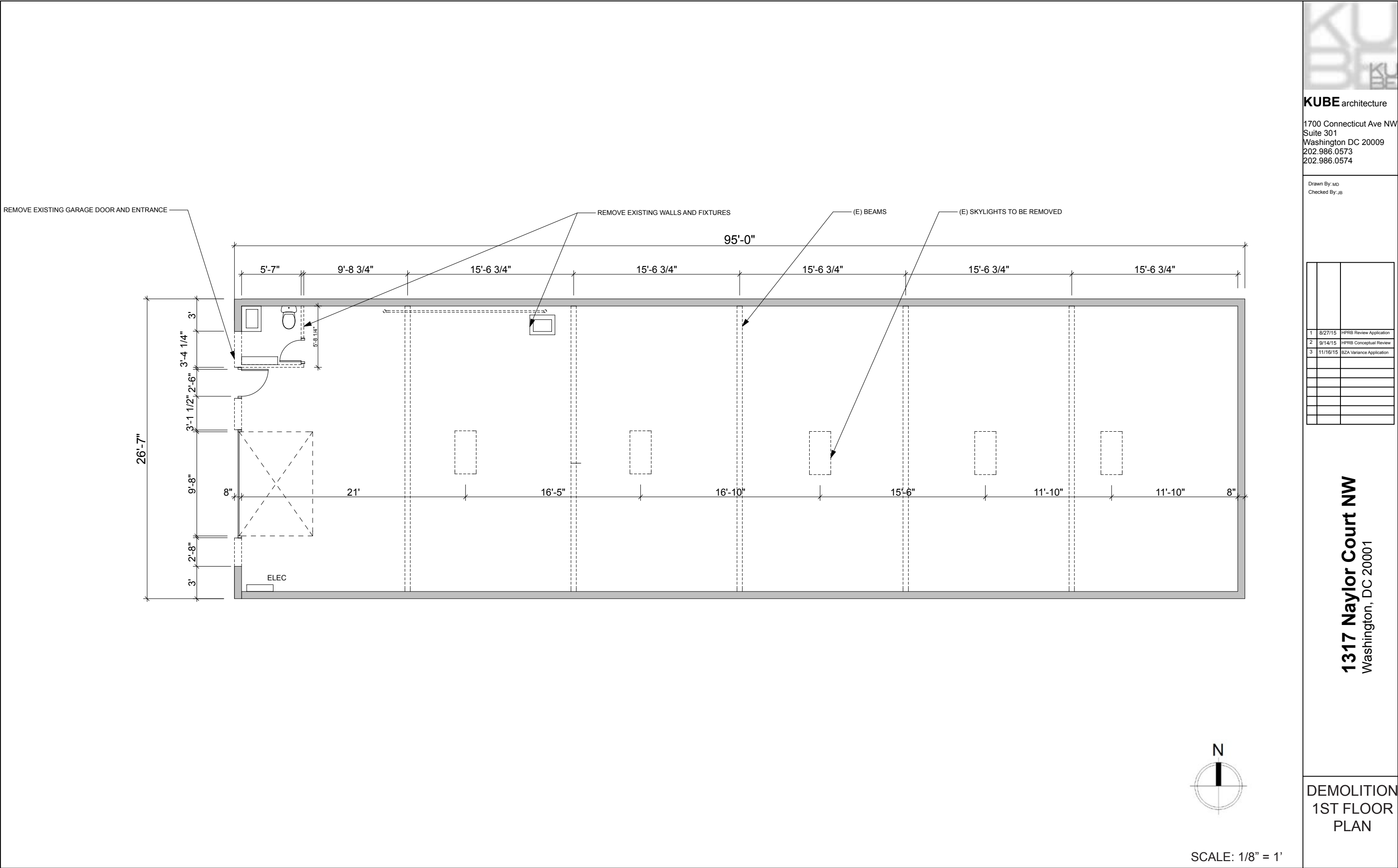
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202.986.0574

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Checked By: JB

1	8/27/15	HPRB Review Application
2	9/14/15	HPRB Conceptual Review
3	11/16/15	BZA Variance Application

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EXISTING
BUILDING
PHOTOS



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DEMOLITION
1ST FLOOR
PLAN



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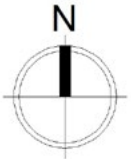
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202.986.0574

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Checked By: JB

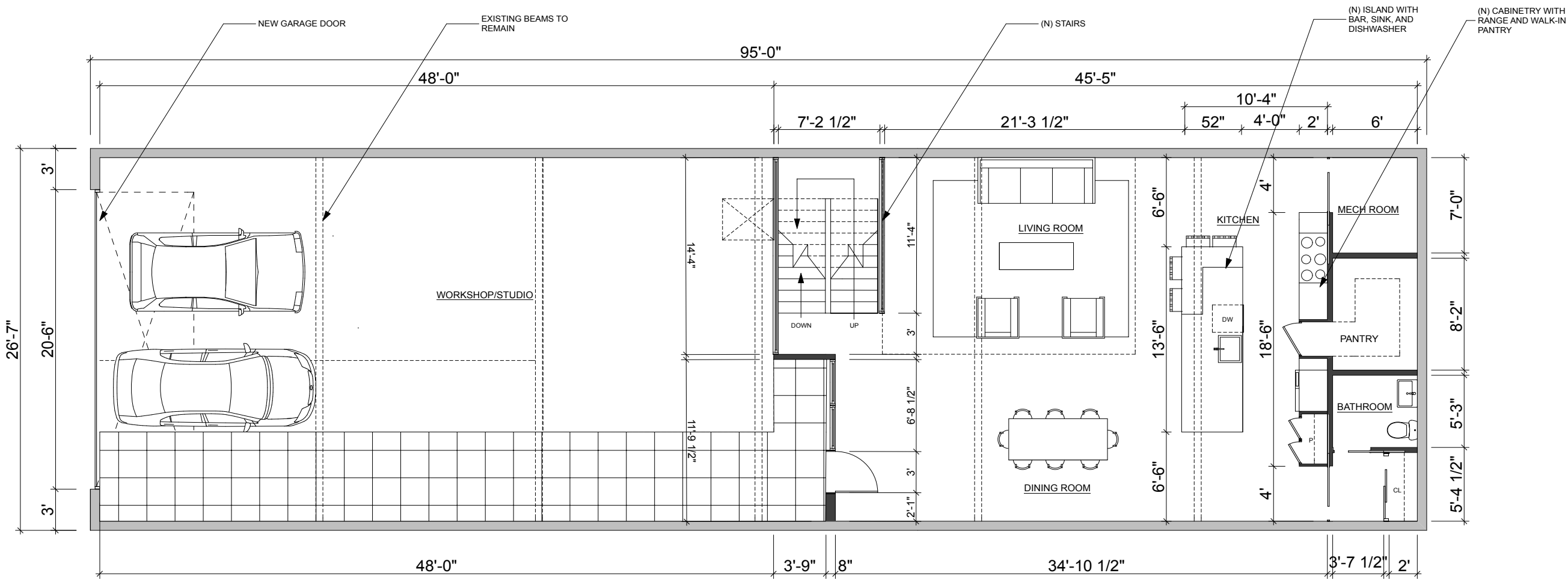
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PROPOSED
1ST FLOOR
PLAN



SCALE 1/8" = 1'





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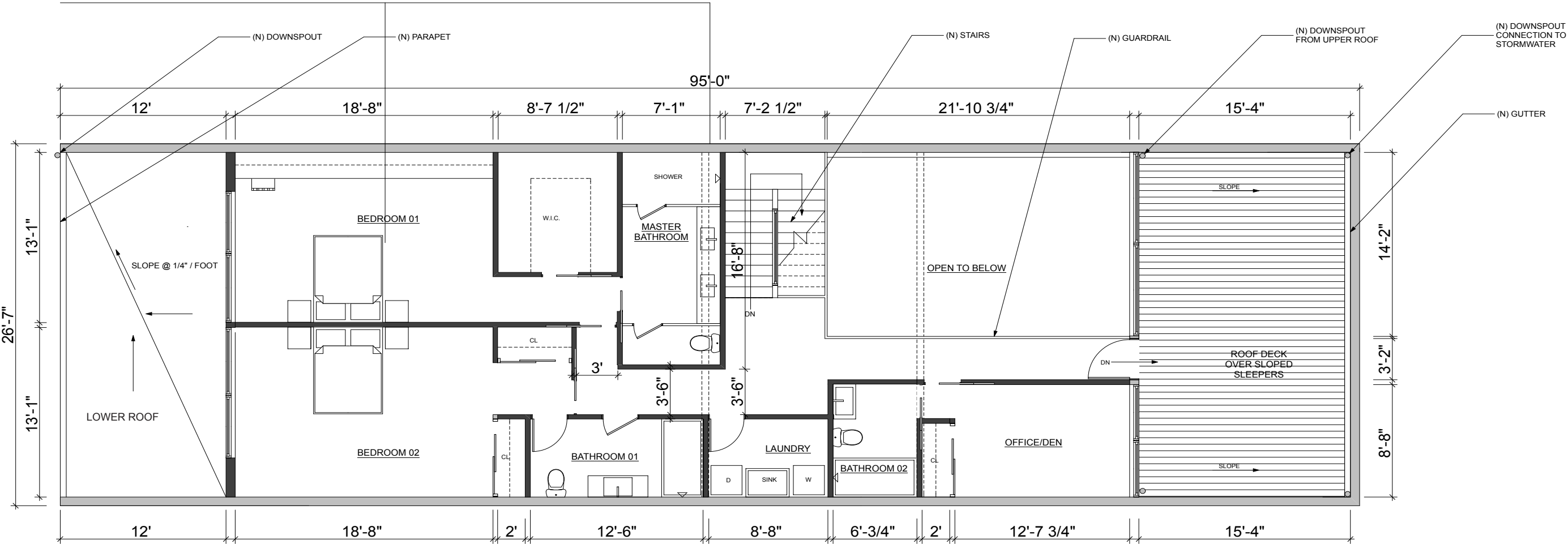
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PROPOSED
2ND FLOOR
PLAN



SCALE: 1/8" = 1'



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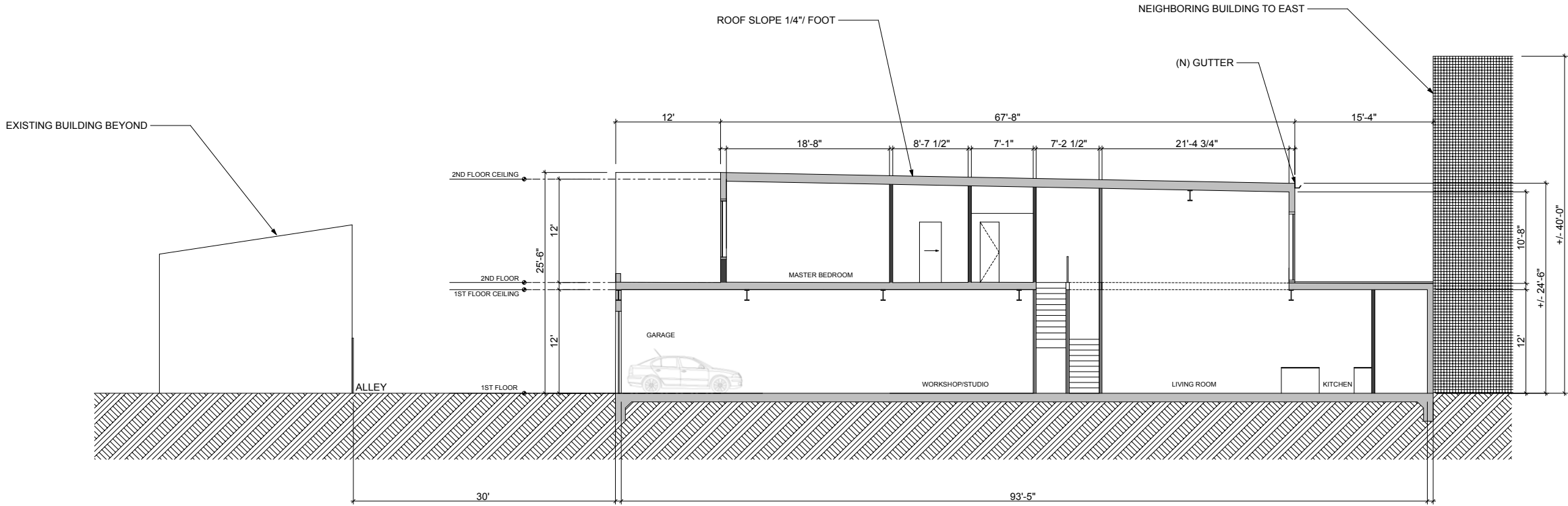
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PROPOSED
BUILDING
SECTION



SCALE: 1/16" = 1'



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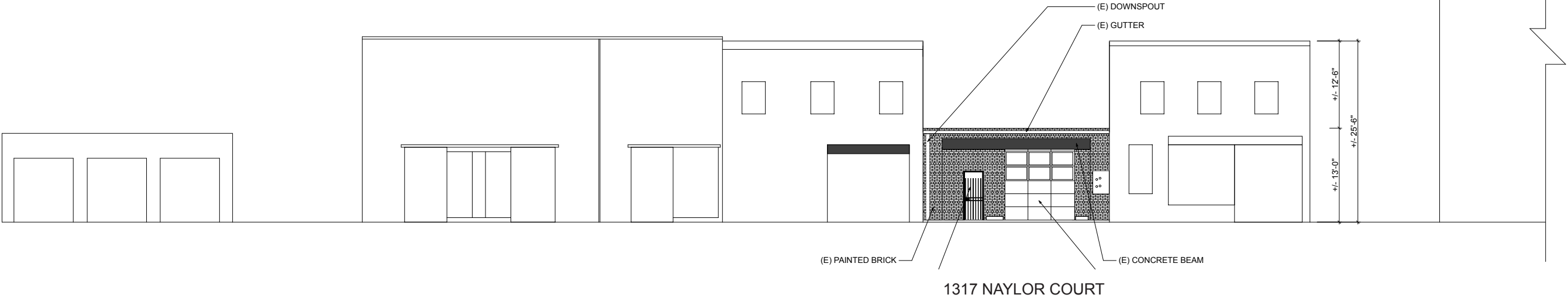
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EXISTING
ELEVATION
WITH
CONTEXT



SCALE: 1/32" = 1'



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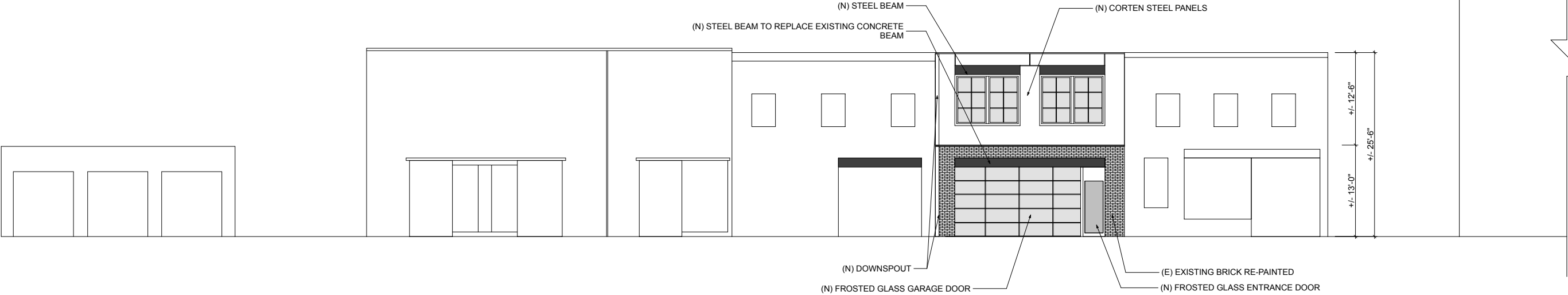
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PROPOSED
ELEVATION
WITH
CONTEXT



1317 NAYLOR COURT

SCALE: 1/32" = 1'



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VIEWS
FROM
ALLEY



KUBE architecture

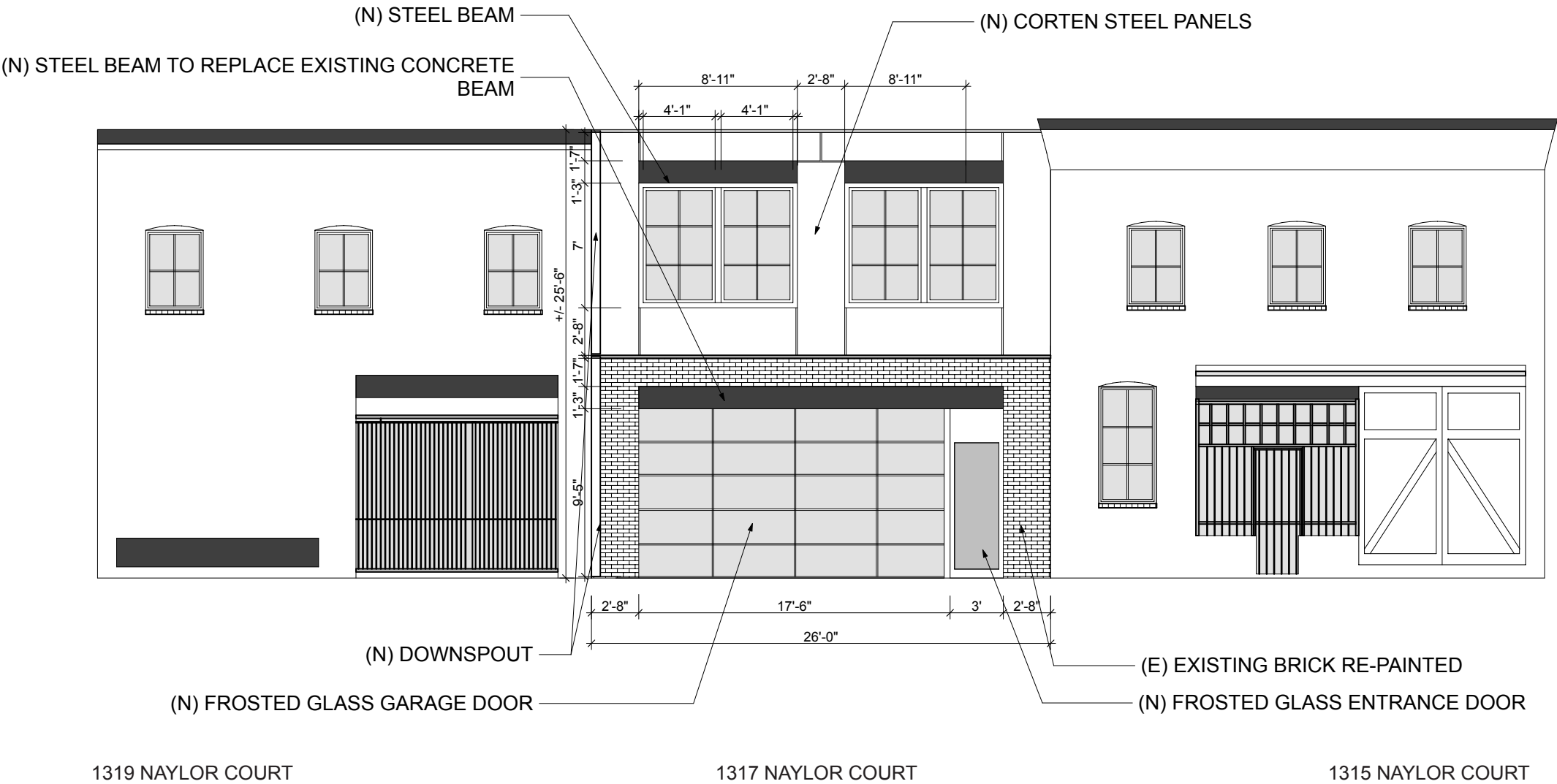
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PROPOSED
ELEVATION



SCALE: 1/8" = 1'