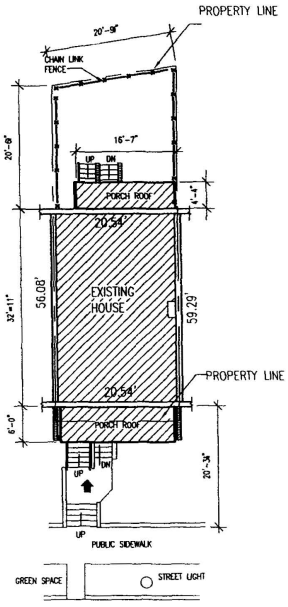
WALKER HOUSE RENOVATION

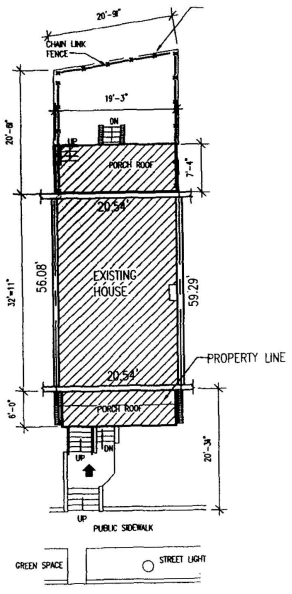
163 ADAMS STREET, NW, WASHINGTON, D.C., 20001



ADAMS STREET NW

EXISTING SITE PLAN

SCALE: 1"=10'-0"



ADAMS STREET NW

NEW SITE PLAN

SCALE: 1"=10'-0"

GENERAL NOTES:

1. The Owner shall secure and pay for the building permit. The Contractor shall provide and pay for all other permits required, such as plumbing and electrical.
2. The Owner is to receive a copy of all receipts for materials and equipment purchased.
3. The Owner is to supply the Contractor the number of sets of drawings he needs. The Contractor is to have one set of the stamped Permit sets and the Owner the other set. The Owner is to make copies of all permits and post the originals as required.
4. The Contractor shall pay particular attention to the dust caused by debris during demolition. Remove rejected materials promply. Do not block the public sidewalks or streets with materials. Do not clutter the front yard with materials and debris for any length of time.
5. The Contractor shall not exceed the Contract budget without having first obtained the Owner's approval. The Owner is to be notified of any unforseen or unexpected findings before action is taken.
6. The Contractor is responsible for abiding by the requirements. of the District of Columbia Building Codes. The Contractor is to call for the proper inspections as required by the jurisdiction The Owner is to receive copies of all such Inspection reports (including approvals and dissaprovals.)
7. The Contractor is to provide all of the tools and equipment NEEDED TO PERFORM THE WORK, AND TO REMOVE DEBRIS ON HIS PART.
8. The Contractor is to arrange working hours, entry to the building, security, and the amount of time required to do the work.
9. A payment schedule is to be arranged with the Owner. The schedule shall not be changed without the approval of the work presently done and the need justified.
10. At the acceptance of the finished work, the Contractor shall provide the Owner a mininum one year warranty in writing covering his workmanship and materials. Also all manufacture's literature, manuals, warranties and extra parts
11. See SED drawing for sediment control.

LIST OF DRAWINGS:

A-1	SITE PLAN AND NOTES
SED	SEDIMENT AND EROSIOIN CONTROL
A-2	EXISTING CONDITIONS, AND DEMOLITION
A-3	EXISTING ELEVATIONS AND SECTIONS AND DEMOLITION
A-4	NEW PLANS AND DETAILS
A-5	NEW ELEVATIONS AND SECTIONS
A-6	SCHEDULES AND DETAILS
A-7	KITCHEN AND BATH DETAILS
S-1	STRUCTURAL NOTES AND SPECIFICATIONS
S-2	FOUNDATION AND STRUCTURAL DETAILS
MPE	MECHANICAL, ELECTRICAL AND PLUMBING

CACULATIONS

EXISTING CONDITIONS	ZONING REQUIREMENTS - R-4	NEW CONDITIONS	SCOPE OF WORK
163 ADAMS STREET NW, WASH DC LOT 15, SQUARE 3125 LOT OCCUPANCY 717. SF OR 60% LOT 1185 SF REAR PORCH 78.00 SF FRONT PORCH 110.00 SF BASEMENT 673.00 SF FIRST FLOOR 673.00 GSF SECOND FLOOR 673.00 GSF TOTAL 2317..00 GSF	LOT OCCUPANCY 60% OR 711 SF (MAX) F.A.R. NONE HEIGHT 40' - 3 STORIES SIDE YARD NONE REAR YARD 20'-0"	LOT OCCUPANCY = 858SF OR 72% F.A.R. NONE HEIGHT 40' - 3 STORIES SIDE YARD NONE REAR YARD 23'-0" REAR PORCH 141.00 SF FRONT PORCH 110.00 SF BASEMENT 673.00 SF FIRST FLOOR 673.00 GSF SECOND FLOOR 673.00 GSF TOTAL ~~2317.00~~ GSF 2754	RENOVATE THE FIRST AND SECOND FLOOR AS ONE LIVING UNIT. RENOVATE THE BASEMENT INTO AN APARTMENT. ALSO LOWER THE SLAB 24" TO GAIN 8'-0" HEIGHT CEILING. REMOVE AND REPLACE THE DAMAGED REAR PORCH AS AN ENCLOSED SUN ROOM ON THE FIRST AND SECOND FLOOR.

17134

Patrick Art Team
1118 Columbia Rd. N.W., Washington D.C., 20009, 202-332-1297

DATE	NO.	REVISIONS

WALKER RENOVATION
163 ADAMS ST. N.W., WASH, DC, 20001

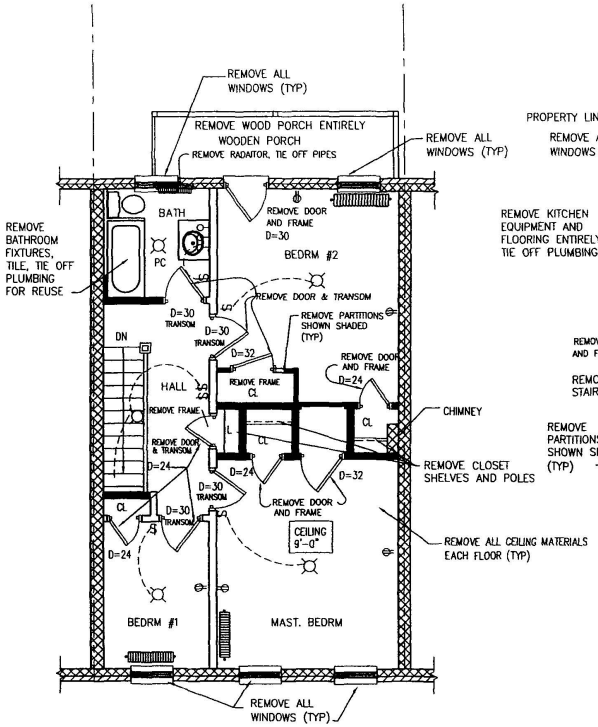
Pat

DATE 9-25-03
JOB NO. 0257
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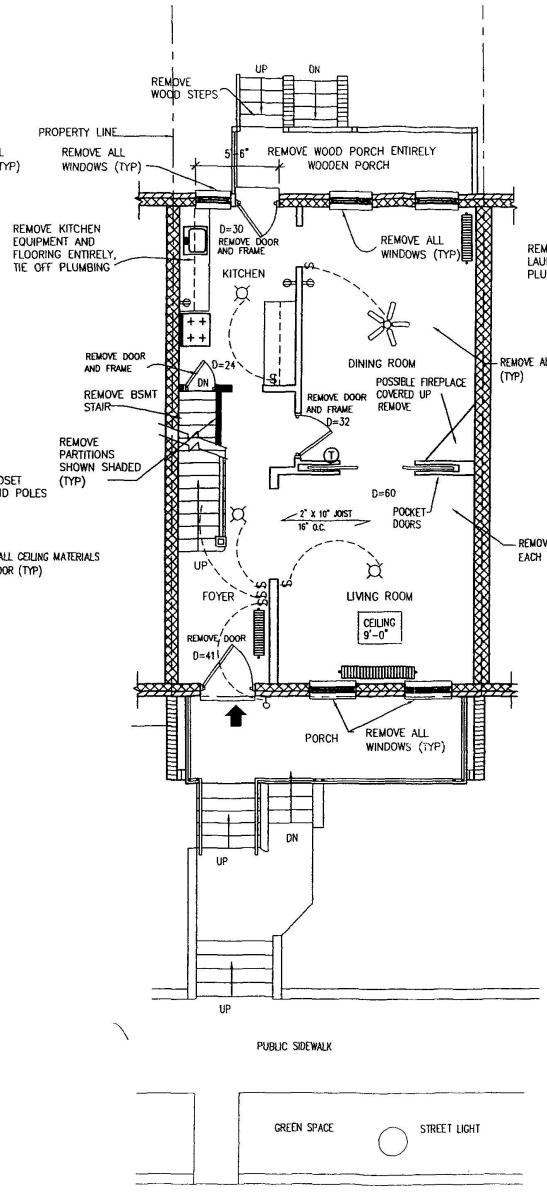
A-1

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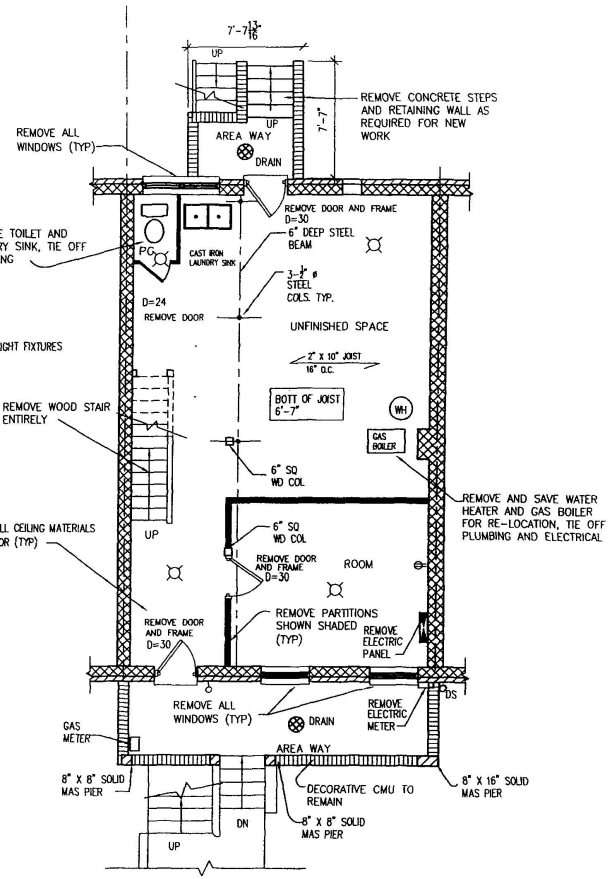
Board of Zoning Adjustment
District of Columbia
CASE NO. 17134
EXHIBIT NO. 11



EXISTING SECOND FLOOR PLAN



EXISTING FIRST FLOOR PLAN



EXISTING BASEMENT PLAN

DEMOLITION NOTES:

1. FOR EXTENT OF DEMOLITION WORK NOT INDICATED, SEE ALL ARCHITECTURAL, STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL, DRAWINGS, AND THE SPECIFICATIONS. ALL DEMOLITION WORK NOT INDICATED ON THE DRAWING BUT NECESSARY FOR ACCOMPLISHING CONTRACT DOCUMENT WORK IS TO BE INCLUDED IN CONTRACTOR'S BID. NO EXCUSE WHATSOEVER WILL BE ACCEPTED EXISTING CONDITIONS WHICH ARE AFFECTED BY WORK REQUIRED UNDER THE CONTRACT DOCUMENTS.
2. SITE VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS INDICATED ON THE EXISTING CONDITIONS DRAWINGS AND EXISTING CONDITIONS SURVEY .
3. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE FINAL EXTENT TO WHICH DEMOLITION, REMOVAL OR RELOCATION IS REQUIRED TO ACCOMODATE CONTRACT DOCUMENT REQUIRED WORK.
4. THE CONDITIONS SHOWN ON THESE CONTRACT DOCUMENTS ARE INTENDED TO SHOW EXTENT AND QUALITY OF THE WORK REQUIRED. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS, AND SHALL BASE HIS/ HER BID AND SUBSEQUENT WORK ON THE ACTUAL EXISTING CONDITIONS. DIFFERENCES IN CONDITIONS AND LOCATIONS SHOWN ON THE CONTRACT DRAWINGS FROM ACTUAL EXISTING CONDITIONS SHALL NOT BE THE BASIS FOR A CONTRACTOR'S REQUEST FOR AN INCREASE IN CONSTRUCTION COST FROM THE OWNER OR OWNER'S REPRESENTATIVES.
5. ADEQUATE TEMPORARY SUPPORT SHALL BE USED TO AVOID ANY DAMAGE TO THE EXISTING CONSTRUCTION OR SURFACES TO REMAIN.
6. MATERIALS AND ITEMS TO BE SALVAGED BY THE OWNER, RELOCATED AND/OR REUSED SHALL BE REMOVED WITH SPECIAL CARE TO AVOID DAMAGE TO THESE MATERIALS AND ITEMS AND SHALL BE PROTECTED FROM VANDALISM.
7. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING THE YARD AND LANDSCAPE. ANY DAMAGE SHALL BE REPLACED TO ITS ORIGINAL CONDITION.

EXISTING CONDITIONS AND DEMOLITION

Patrick Art Team
1118 Columbia Rd. N.W., Washington D.C., 20009, 202-332-1297

NO.	REVISIONS	DATE

WALKER HOUSE RENOVATION
163 ADAMS ST., NW., WASH. DC.

Pat

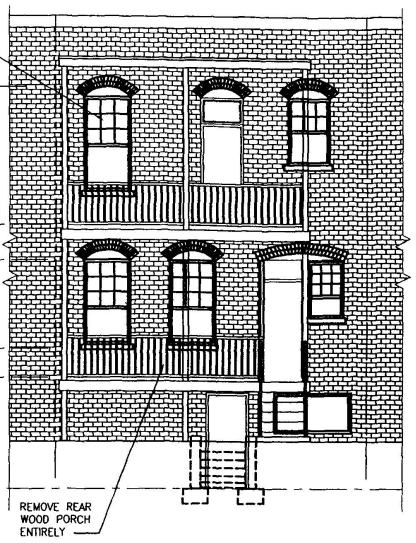
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A-2

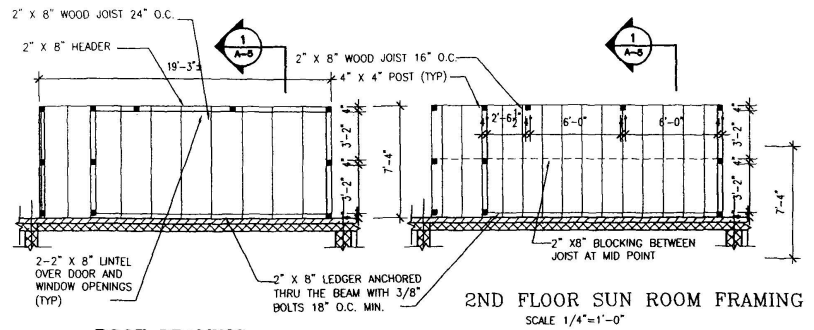
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EXISTING FRONT ELEVATION
SCALE 1/4" = 1'

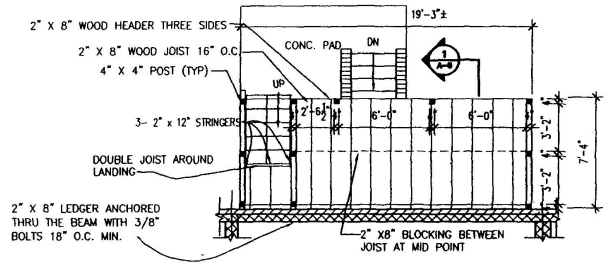


EXISTING REAR ELEVATION
SCALE 1/4" = 1'

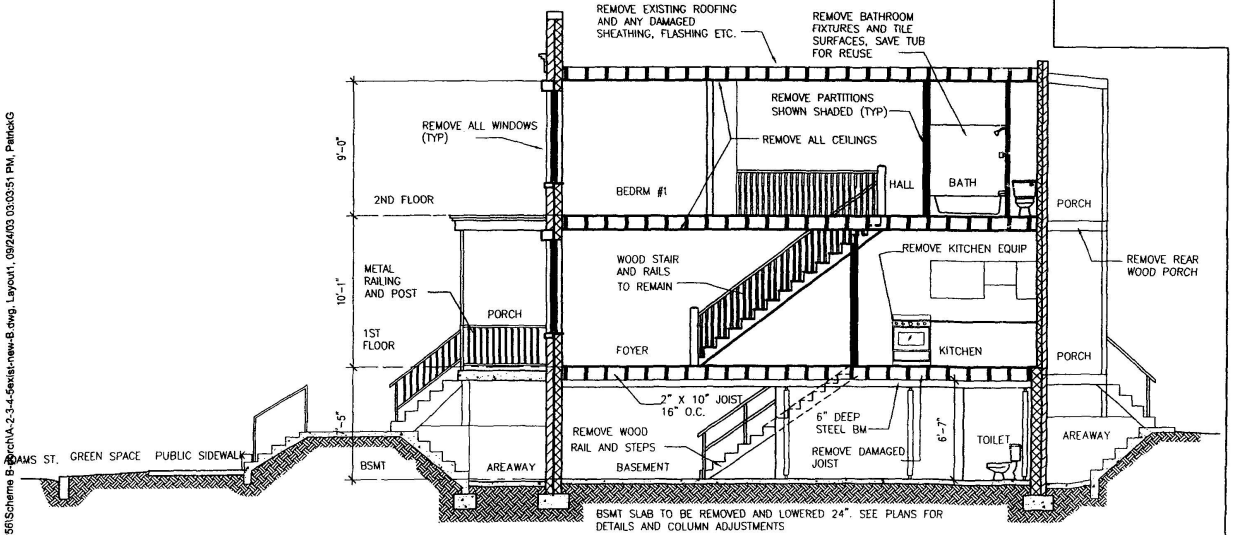


ROOF FRAMING
SCALE 1/4"=1'-0"

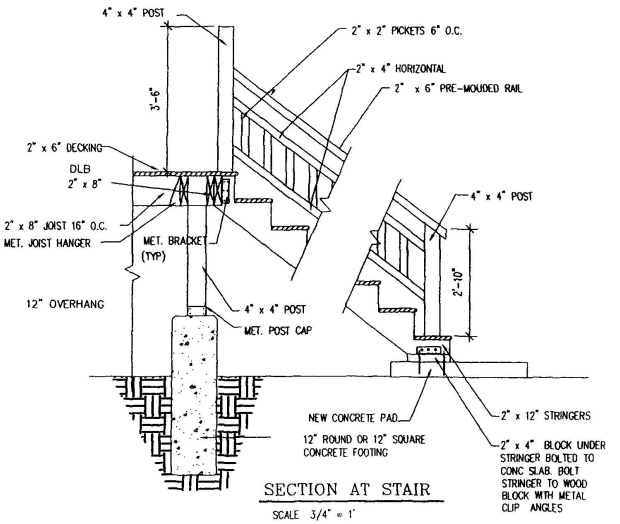
2ND FLOOR SUN ROOM FRAMING
SCALE 1/4"=1'-0"



1ST FLOOR SUN ROOM FRAMING
SCALE 1/4"=1'-0"



EXISTING LONGITUDINAL SECTION
SCALE 1/4" = 1'



SECTION AT STAIR
SCALE 3/4" = 1'

EXISTING ELEVATIONS, SECTIONS AND NEW PORCH FRAMING

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Patrick Art Team
1118 Columbia Rd. N.W., Washington D.C. 20009, 202-332-1297

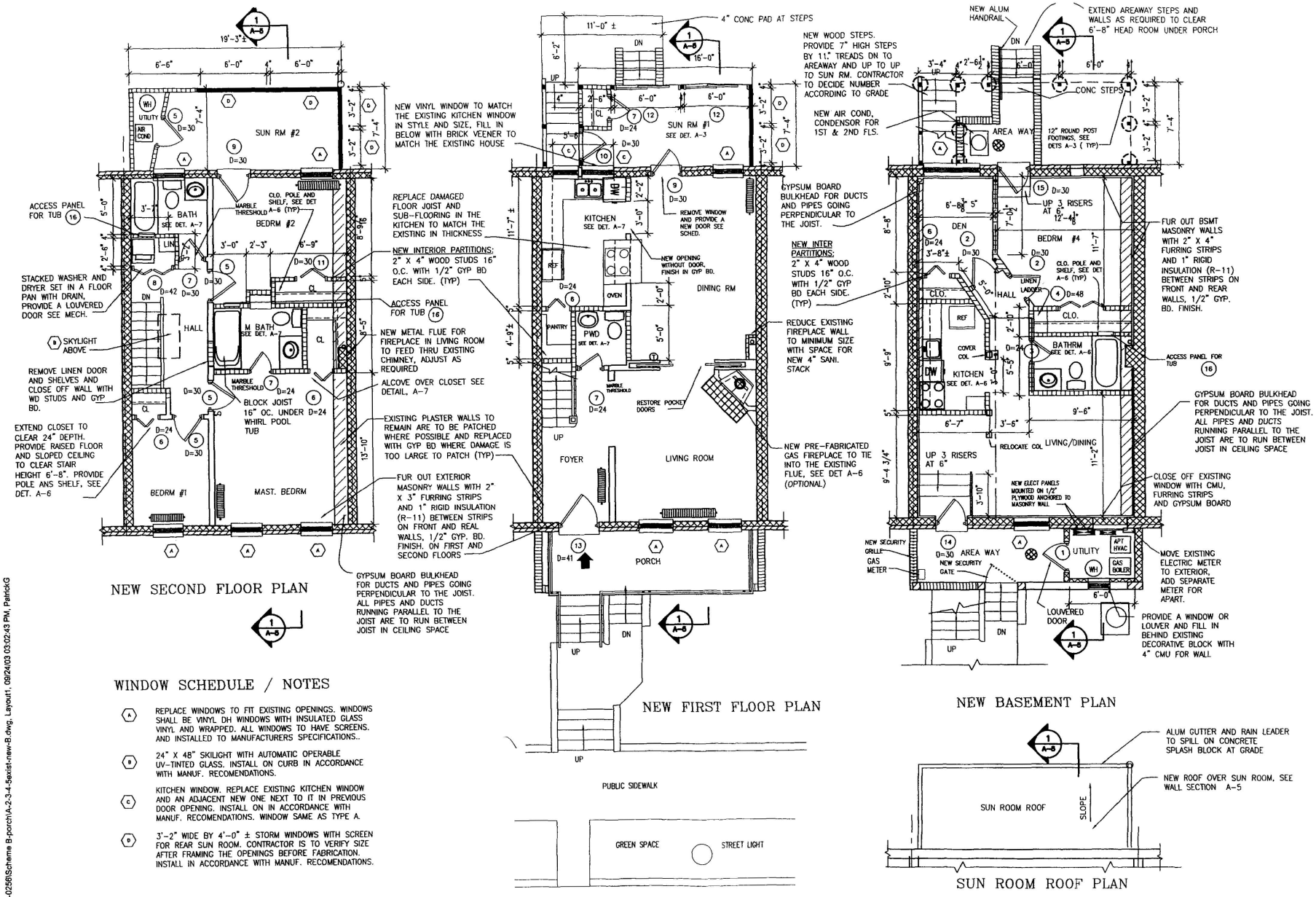
NO.	REVISIONS	DATE

WALKER HOUSE RENOVATION
163 ADAMS ST., NW., WASH. DC.

Pat

DATE 9-25-03
JOB NO. 0257
SCALE 1/4"=1'-0

A-3



WINDOW SCHEDULE / NOTES

(A) REPLACE WINDOWS TO FIT EXISTING OPENINGS. WINDOWS SHALL BE VINYL DH WINDOWS WITH INSULATED GLASS VINYL AND WRAPPED. ALL WINDOWS TO HAVE SCREENS. AND INSTALLED TO MANUFACTURERS SPECIFICATIONS..

(B) 24" X 48" SKILIGHT WITH AUTOMATIC OPERABLE UV-TINTED GLASS. INSTALL ON CURB IN ACCORDANCE WITH MANUF. RECOMENDATIONS.

(C) KITCHEN WINDOW. REPLACE EXISTING KITCHEN WINDOW AND AN ADJACENT NEW ONE NEXT TO IT IN PREVIOUS DOOR OPENING. INSTALL ON IN ACCORDANCE WITH MANUF. RECOMENDATIONS. WINDOW SAME AS TYPE A.

(D) 3'-2" WIDE BY 4'-0" ± STORM WINDOWS WITH SCREEN FOR REAR SUN ROOM. CONTRACTOR IS TO VERIFY SIZE AFTER FRAMING THE OPENINGS BEFORE FABRICATION. INSTALL IN ACCORDANCE WITH MANUF. RECOMENDATIONS.

NEW PLANS AND DETAILS

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Patrick Art Team
1110 Columbia Rd. N.W., Washington D.C., 20009, 202-332-1227

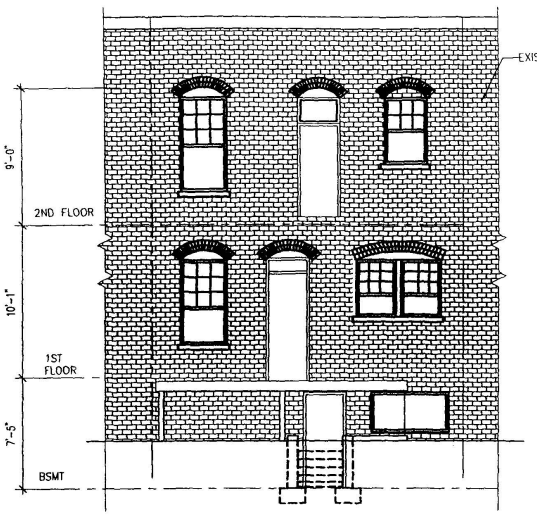
NO.	REVISIONS	DATE

WALKER HOUSE RENOVATION
163 ADAMS ST., NW., WASH. DC.

Pat

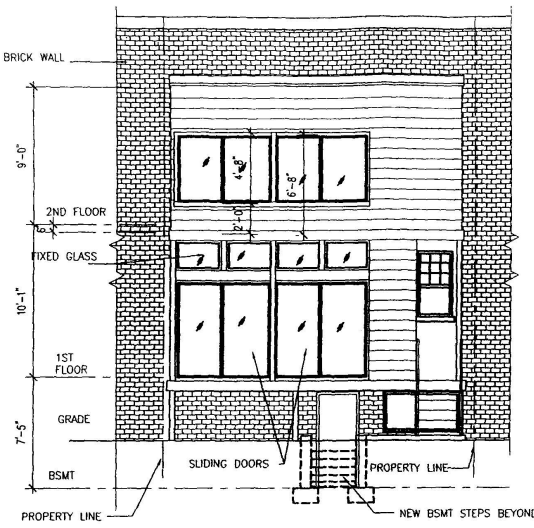
DATE 9-25-03
JOB NO. 0257
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A-4



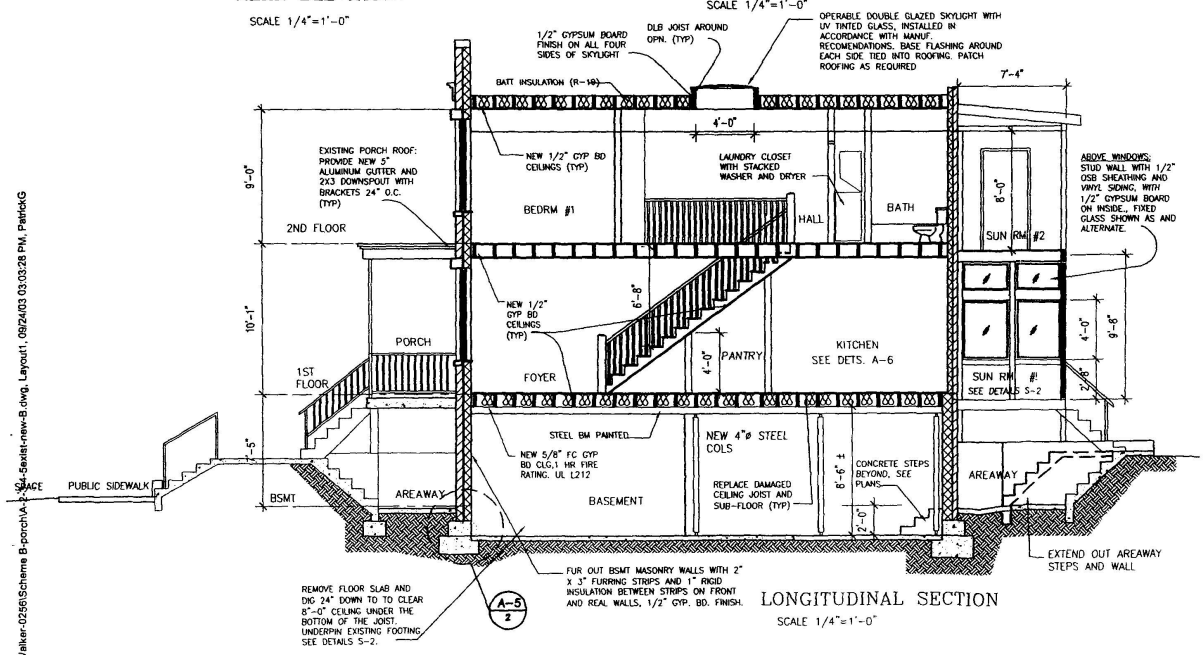
REAR ELEVATION

SCALE 1/4"=1'-0"



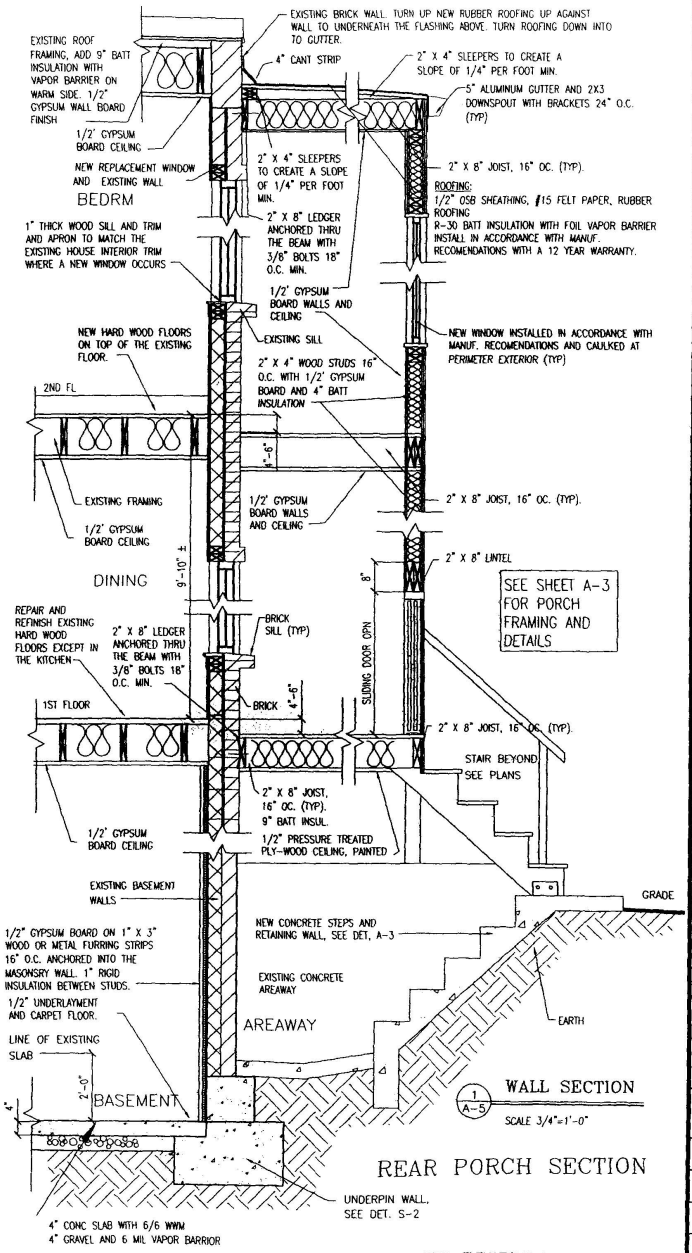
REAR ELEVATION WITH SUN ROOM

SCALE 1/4"=1'-0"



LONGITUDINAL SECTION

SCALE 1/4"=1'-0"



NEW ELEVATIONS AND SECTIONS

Patrick Art Team
1118 Columbia Rd. N.W., Washington D.C., 20009, 202-332-1297

NO.	REVISIONS	DATE

WALKER HOUSE RENOVATION
163 ADAMS ST., NW., WASH. DC.

Pat

DATE 9-25-03
JOB NO. 0257
SCALE 1/4"=1'-0

A-5

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DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., September 26, 2003

Plat for Building Permit of SQUARE 3125 LOT 15

Scale: 1 inch = 10 feet Recorded in Book Co.8 Page 55

Receipt No. 07145

Furnished to: GAYLE PATRICK

Surveyor, D.C.

By: L.M.A.

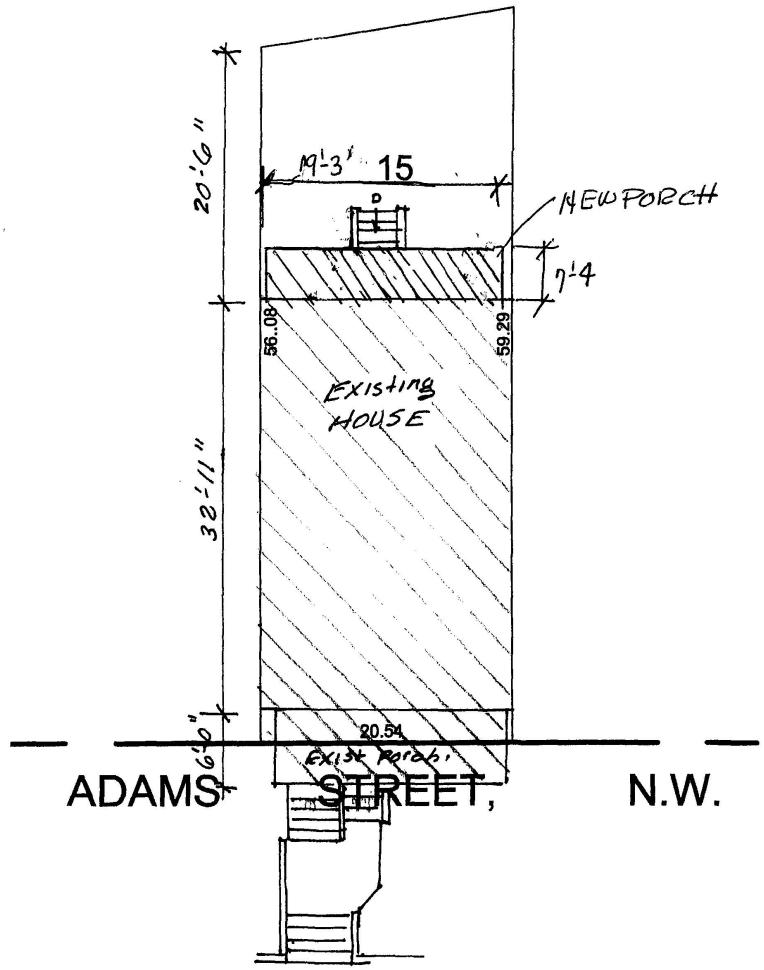
I hereby certify that all existing improvements shown hereon, are completely dimensioned, and are correctly platted; that all proposed buildings or construction, or parts thereof, including covered porches, are correctly dimensioned and platted and agree with plans accompanying the application; that the foundation plans as shown hereon is drawn, and dimensioned accurately to the same scale as the property lines shown on this plat;and that by reason of the proposed improvements to be erected as shown hereon the size of any adjoining lot or premises is not decreased to an area less than is required by the Zoning Regulations for light and ventilation; and it is further certified and agreed that accessible parking area where required by the Zoning Regulations will be reserved in accordance with the Zoning Regulations, and that this area has been correctly drawn and dimensioned hereon. It is further agreed that the elevation of the accessible parking area with respect to the Highway Department approved curb and alley grade will not result in a rate of grade along centerline of driveway at any point on private property in excess of 20% for single-family dwellings or flats, or in excess of 12% at any point for other buildings. (The policy of the Highway Department permits a maximum driveway grade of 12% across the public parking and the private restricted property.)

Date: October 2 2003

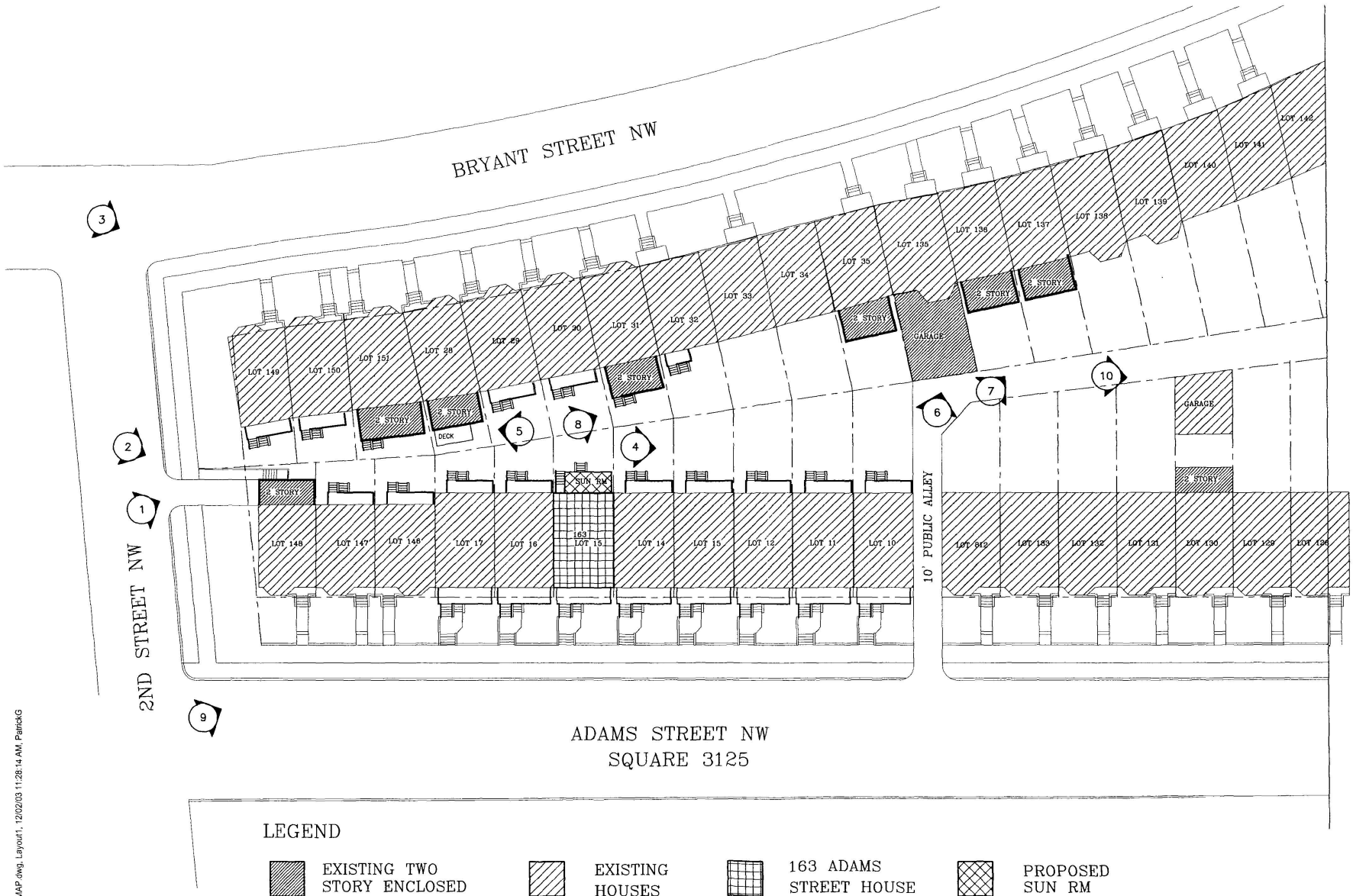
Gayle Patrick

(Signature of owner or his authorized agent)

NOTE: Data shown for Assessment and Taxation Lots or Parcels are in accordance with the records of the Department of Finance and Revenue, Assessment Administration, and do not necessarily agree with deed description.



SO-07145(2003)



LEGEND

- EXISTING TWO STORY ENCLOSED PORCH
- EXISTING HOUSES
- 163 ADAMS STREET HOUSE
- PROPOSED SUN RM

SITE PLAN AND PHOTO LOCATION

Patrick Art Team
1119 Columbia Rd. N.W., Washington D.C., 20009, 202-332-1297

NO.	REVISIONS	DATE

WALKER HOUSE RENOVATION
163 ADAMS ST., NW., WASH. DC.

Pat

DATE 11-29-03
JOB NO. 0257
SCALE NONE

BZA

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