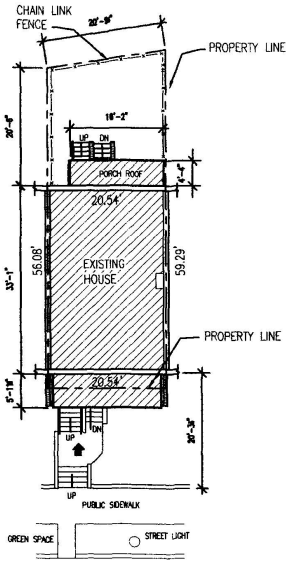
WALKER HOUSE RENOVATION

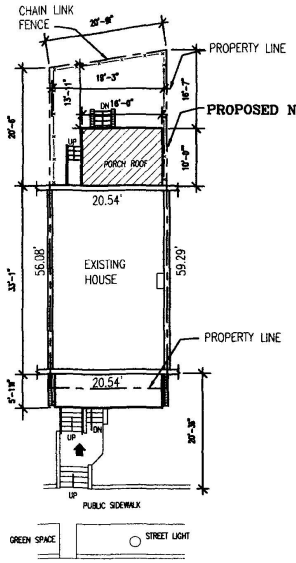
163 ADAMS STREET, NW, WASHINGTON, D.C., 20001



ADAMS STREET NW

EXISTING SITE PLAN

SCALE: 1"=10'-0"



ADAMS STREET NW

NEW SITE PLAN

SCALE: 1"=10'-0"

SCOPE OF WORK:
1. A CHANGE TO THE EXISTING PERMIT #B457197 DATED 11-28-03
2. LEAVE THE SUN PORCH AT THE REAR AT 10" X 16" AS BUILT BY MISTAKE INSTEAD OF 7'4, X 14'-0".
2. RELOCATE THE MECHANICAL ROOM FOR THE BASEMENT APAFT TO THE REAR UNDER THE PORCH AND THE MAIN HOUSE TO THE ROOF.

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-4	NEW PLANS AND DETAILS
A-5	NEW ELEVATIONS AND SECTIONS
S-1	STRUCTURAL NOTES AND SPECIFICATIONS

CACULATIONS

EXISTING CONDITIONS	ZONING REQUIREMENTS - R-4	NEW CONDITIONS	SCOPE OF WORK
163 ADAMS STREET NW, WASH DC LOT 15, SQUARE 3125 LOT OCCUPANCY 717.0 SF OR 60% LOT 1185 SF REAR PORCH 78 SF FRONT PORCH (ON PROPERTY) 51.35 SF BASEMENT 673.0 SF FIRST FLOOR 673.0 SF SECOND FLOOR 673.0 SF	LOT OCCUPANCY 60% OR 711 SF (MAX) F.A.R. NONE HEIGHT 40' - 3 STORIES SIDE YARD NONE REAR YARD 20'-0"	LOT OCCUPANCY 847 SF OR 71% F.A.R. NONE HEIGHT 40' - 3 STORIES SIDE YARD NONE REAR YARD 13'-2" REAR PORCH 160.00 SF FRONT PORCH (ON PROPERTY 51.35 SF BASEMENT 673.00 GSF FIRST FLOOR 673.00 GSF SECOND FLOOR 673.00 GSF	EXTEND THE SUN ROOM OUT 10'-0", MOVE THE MECHANICAL EQUIPMENT TO THE REAR ON THE ROOF AND UNDER THE SUN ROOM.

BZA
CASE No. 17134
EXHIBIT No. 33

Board of Zoning Adjustment
District of Columbia
CASE NO. 17134
EXHIBIT NO. 33

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

DATE 10-18-05
JOB NO. 0257
SCALE 1"=10'-0"

A-1