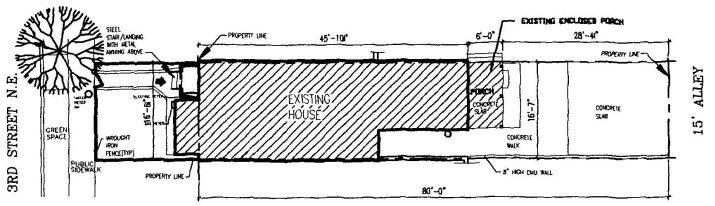
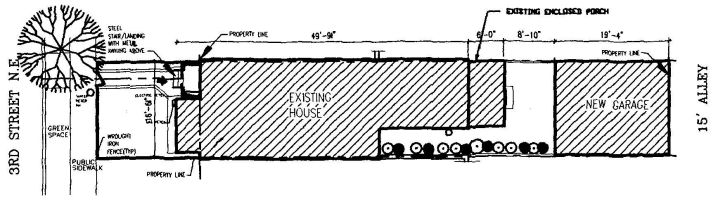
MILES GARAGE ADDITION

409 3RD STREET, NE, WASHINGTON, D.C., 20002



EXISTING SITE PLAN

1" = 10'-0"



NEW SITE PLAN

1" = 10'-0"

SITE PLAN

SCALE: 1"=10'-0"

BZA
Case No. 17188
Exhibit No. 10

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	NEW FOUNDATION, FIRST FLOOR AND ROOF
A-4	NEW ELEVATION, FRAMING PLAN AND BUILDING SECTION
S-1	STRUCTURAL NOTES AND SPECIFICATIONS

CACULATIONS

EXISTING CONDITIONS	ZONING - ZONE R-4	NEW CONDITIONS	SCOPE OF WORK
LOT 26, SQ. 780 409 3RD STREET, N.E., WASH. DC LOT SIZE 1323.2 SF LOT OCCUPANCY 687. SF OR 52% BASEMENT 199.5 SF FIRST FLOOR 722.00 SF SECOND FLOOR 787.90 SF TOTAL GROSS SF 1709.40 GSF	LOT OCCUPANCY 60% OR 798. SF(MAX) F.A.R. NONE HEIGHT 40' - 3 STORIES SIDE YARD NONE REAR YARD 20'-0" USE GROUP RESIDENTIAL R-1 MINIMUM LOT WIDTH 1,800 SF AND 18' WIDE	NEW HOUSE OCCUPANCY 798. SF OR 59% NEW OCCUPANCY W/ GARAGE 1105.28 SF OR 84% GARAGE 305.99 SF BASEMENT 199.5 SF FIRST FLOOR & ADDITION 787.90 SF SECOND FLOOR 787.09 SF TOTAL GROSS SF 2081.29 GSF	CONSTRUCT A ONE STORY MASONRY GARAGE ON THE EXISTING SITE WHERE PREVIOUS GARAGE WAS. NOTE THE EXISTING REAR PORCH WILL REMAIN AS IS WITH REPAIRS ONLY.

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

NO. REVISIONS DATE

MILES GARAGE ADDITION
409 3RD STREET, NE, WASH. DC

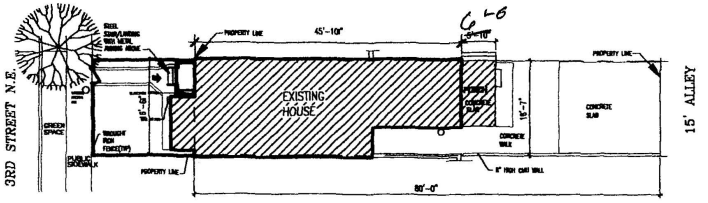
DATE 2-25-04
JOB NO. 0252
SCALE 1"=10'-0"

A-1

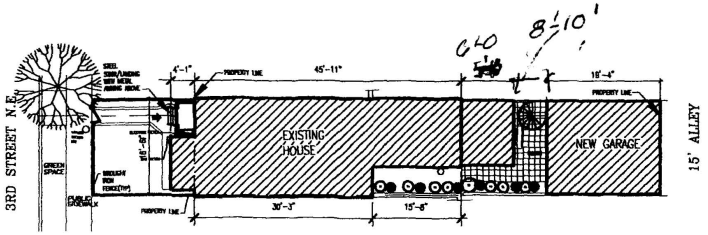
Board of Zoning Adjustment
District of Columbia
CASE NO. 17188
EXHIBIT NO. 10

MILES GARAGE ADDITION

409 3RD STREET, NE, WASHINGTON, D.C., 20002



EXISTING SITE PLAN



NEW SITE PLAN

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.
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LIST OF DRAWINGS:

A-1	SITE PLAN AND NOTES
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CACULATIONS

EXISTING CONDITIONS	ZONING - ZONE R-4	NEW CONDITIONS	SCOPE OF WORK
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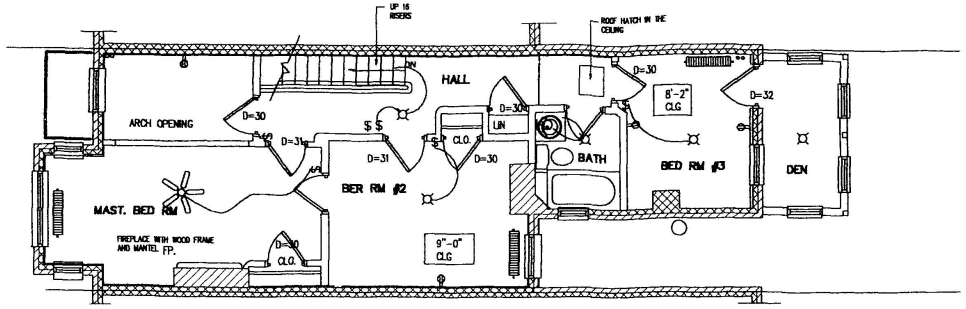
Patrick Art Team
1118 Columbia Rd. N.W., Washington D.C., 20009, 202-332-1287

NO. REVISIONS | DATE

MILES GARAGE ADDITION
409 3RD STREET, NE, WASH, DC.

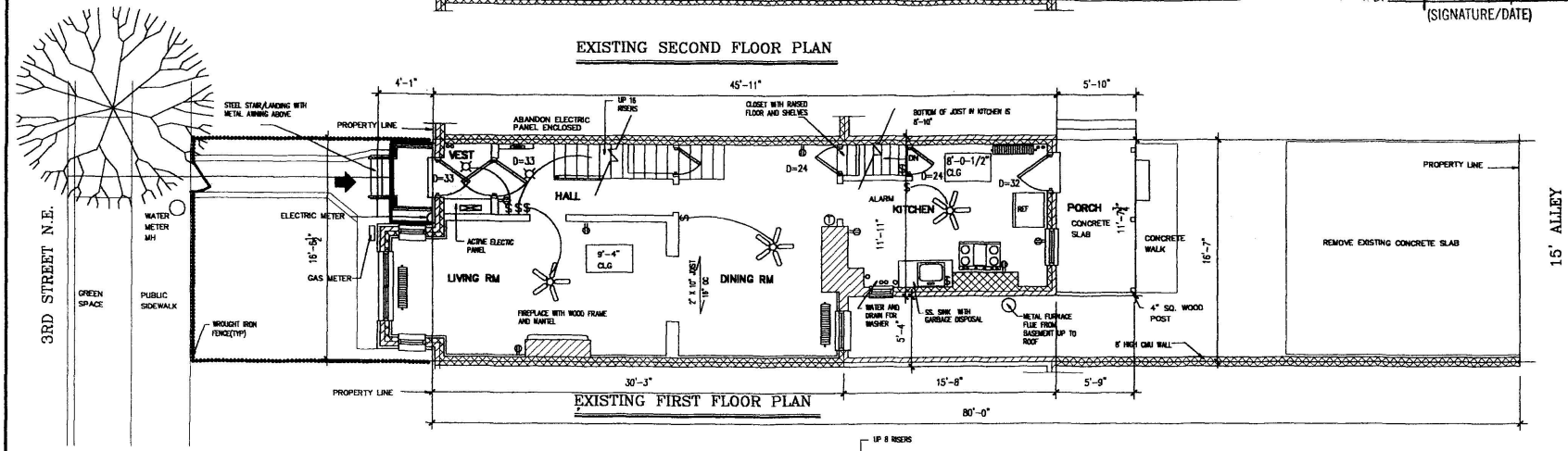
DATE 3-19-03
JOB NO. 0252
SCALE 1"=10'-0"

A-1

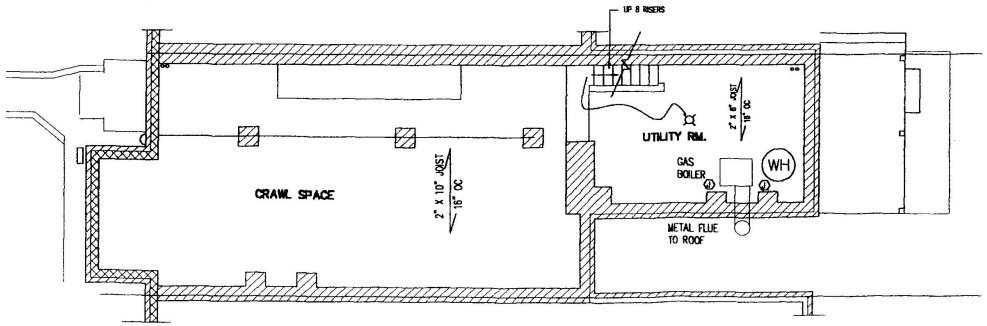


EXISTING SECOND FLOOR PLAN

DCRA
BLRA/HISTORIC PRESERVATION DIVISION
HISTORIC PRESERVATION CLEARANCE: CONFORMS WITH MAYOR'S ACENT APPROVAL UNDER D.C. LAW 2-144.
BY HPO: 5/8/03
(SIGNATURE/DATE)



EXISTING FIRST FLOOR PLAN



EXISTING BASEMENT FLOOR PLAN

DEMOLITION NOTES:

1. FOR EXTENT OF DEMOLITION WORK NOT INDICATED, SEE ALL ARCHITECTURAL.
2. SITE VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS INDICATED ON THE EXISTING CONDITIONS DRAWINGS .
3. THE CONTRACTOR WILL BE RESPONSIBLE FOR DETERMINING THE FINAL EXTENT TO WHICH DEMOLITION, REMOVAL OR RELOCATION IS REQUIRED TO ACCOMODATE CONTRACT DOCUMENT REQUIRED WORK.
4. WORK SHALL BE SCHEDULED SO AS TO MINIMIZE THE TIME WHEN UNFINISHED OPENINGS EXIST IN THE EXISTING ROOF AREAS. OPENINGS IN THE WALLS SHALL BE PROPERLY COVERED AND SECURED TO PROTECT FROM MOISTURE, COLD AND RAIN AT ALL TIMES.
5. THE YARD IS TO BE DISTURBED AS LITTLE AS POSSIBLE. THE CONTRACTOR IS TO COORDINATE WITH THE OWNER ABOUT STORAGE OF MATERIALS ON THE GROUND AND PROTECTION OF PLANTS AND TREES. AT THE COMPLETION OF THE WORK, THE CONTRACTOR IS TO RESTORE THE YARD/FENCE BACK TO IT'S ORIGINAL CONDITION (GRASS, FENCING, PLANTS, TREES, ETC).

EXISTING CONDITIONS AND DEMOLITION

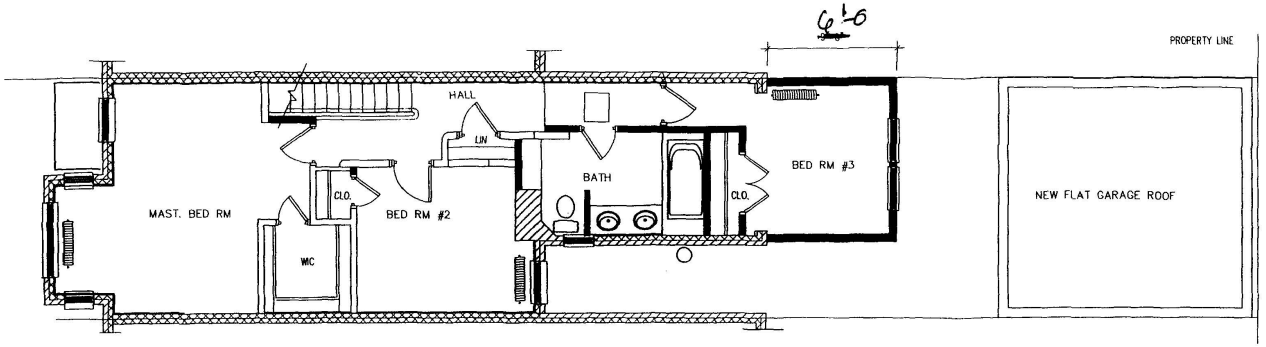
Patrick Art Team
1118 Columbia Rd. N.W., Washington D.C., 20009, 202-332-1997

NO. | REVISIONS | DATE

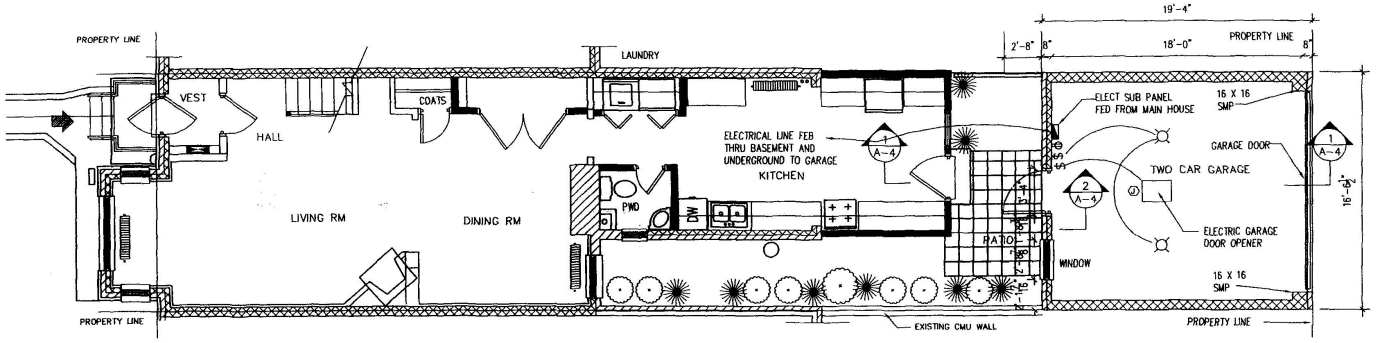
MILES GARAGE ADDITION
409 3RD STREET, N.E., WASHINGTON DC

DATE 3-19-03
JOB NO. 0252
SCALE 1/4"=1'-0

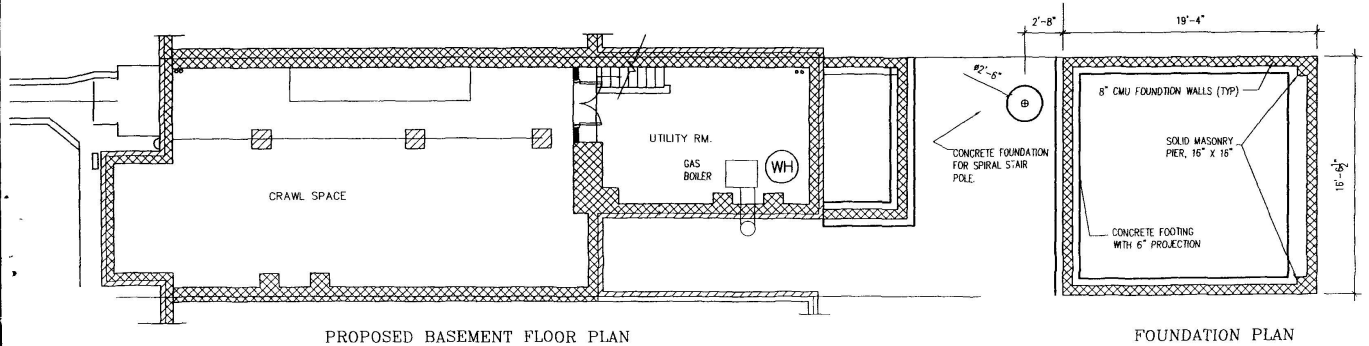
A-2



PROPOSED SECOND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



PROPOSED BASEMENT FLOOR PLAN

FOUNDATION PLAN

ELECTRICAL NOTES

1. THE ELECTRICAL WORK SHALL MEET THE REQUIRMENTS OF THE DISTRICT OF COLUMBIA ELECTRICAL CODES.
2. ALL EXTERIOR ELECTRICAL WORK SHALL BE WEATHER PROOF.
3. THE OWNER SHALL PURCHASE THE GARAGE DOOR AND OPENER. THE CONTRACTOR SHALL INSTALL IT.
4. ALL ELECTRICAL WIRINGS, LIGHT FIXTURES, OUTLETS, SWITCHES, AND PANEL BOX SHALL BE SURFACE MOUNTED ON THE WALLS AND CEILINGS.
5. ALL LIGHT FIXTURES SHALL BE INSTALLED BY THE CONTRACTOR.
6. TIE NEW ELECTRICAL INTO THE EXISTING SYSTEM.

DCRA
BLRA/HISTORIC PRESERVATION DIVISION
HISTORIC PRESERVATION CLEARANCE: CONFORMS WITH MAYOR'S ACENT APPROVAL UNDER D.C. LAW 2-144.

BY HPD: 5/8/03
(SIGNATURE/DATE)

GARAGE PLANS

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

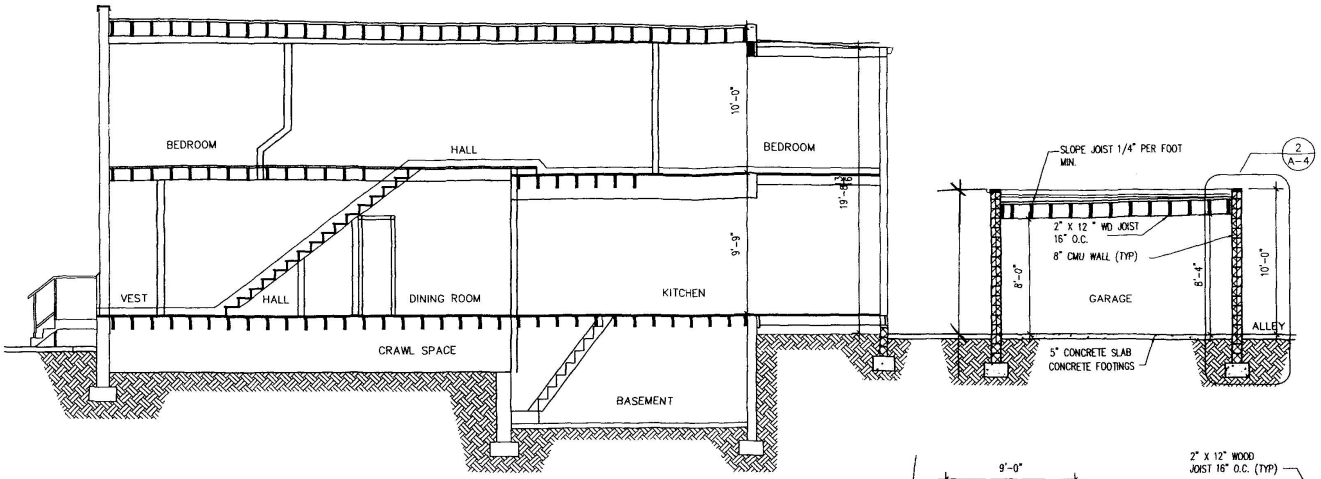
NO. REVISIONS | DATE

MILES GARAGE ADDITION
409 3RD STREET, N.E., WASHINGTON DC

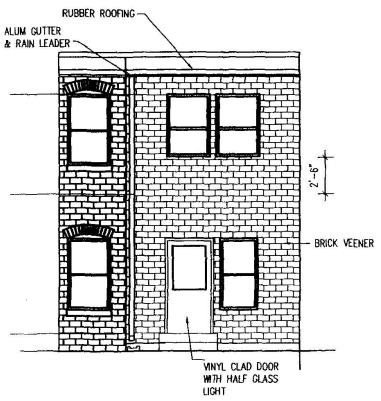
Pat

DATE 5-8-03
JOB NO. 0252
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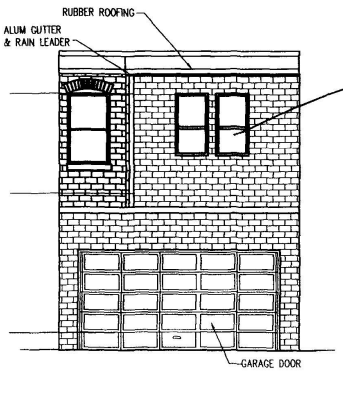
A-3



LONGITUDINAL SECTION

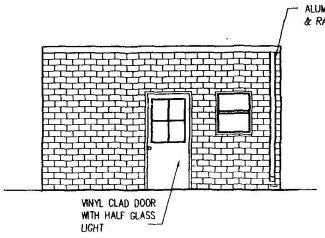


REAR ELEVATION

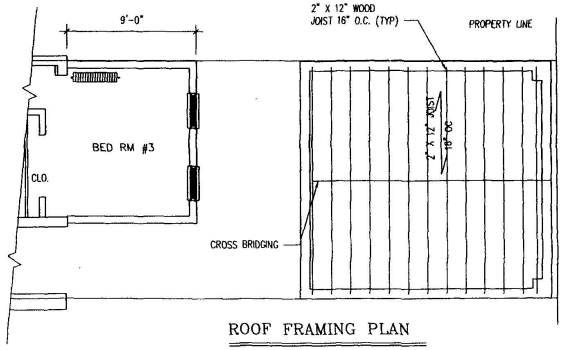


ALL NEW WINDOWS TO BE CLAD WOOD.

REAR ELEVATION

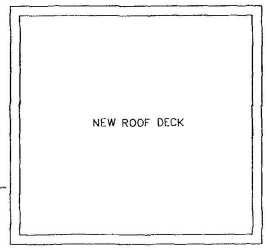


COURT SIDE ELEVATION



ROOF FRAMING PLAN

DCRA
BLRA/HISTORIC PRESERVATION DIVISION
HISTORIC PRESERVATION CLEARANCE: CONFORMS WITH MAYOR'S AGENT APPROVAL UNDER D.C. LAW 2-144.
DATE 5/8/03
(SIGNATURE)



GARAGE ROOF PLAN

SECTIONS, ELEVATION AND DETAILS

Patrick Art Team
1118 Columbia Rd. N.W., Washington D.C., 20009, 202-338-1287

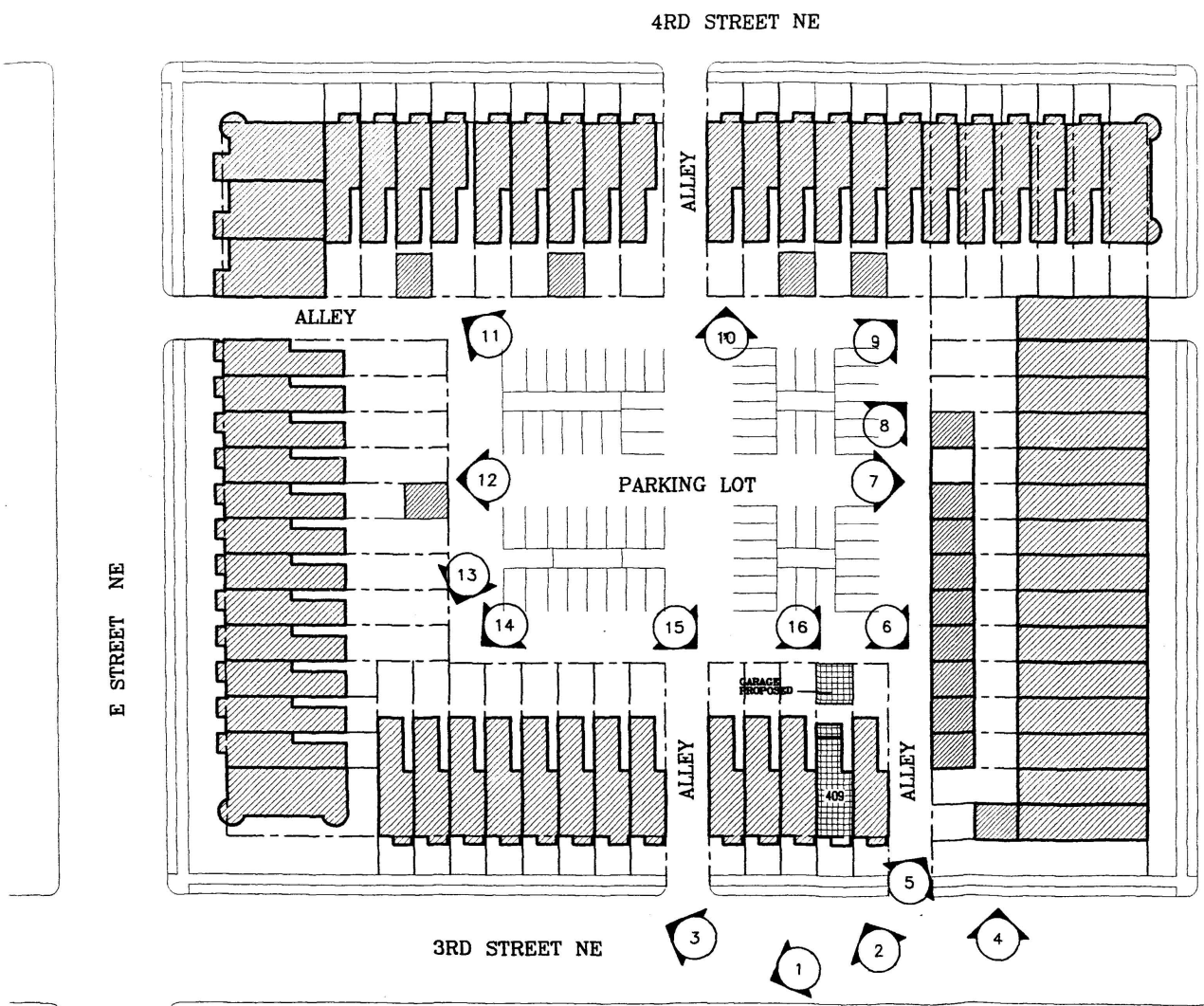
NO. REVISIONS DATE

MILES GARAGE ADDITION
409 3RD STREET, N.E., WASHINGTON DC

Pat

DATE 5-08-03
JOB NO. 0252
SCALE 1/4"=1'-0

A-4



LEGEND

- EXISTING GARAGE WITH AND OR WITHOUT A DECK
- EXISTING HOUSES/BLDGS.
- 409 3RD STREET HOUSE

MASSACHUSETTS AVENUE NE

PHOTOGRAPH KEY MAP

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

DATE	NO.	REVISIONS

MILES GARAGE ADDITION
409 3RD STREET, N.E., WASHINGTON DC

DATE 1-15-04
JOB NO. 0252
SCALE 1/4"=1'-0

A-5

DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., 2-14, 2003

Plat for Building Permit of SQ - 780 LOT 26

Scale: 1 inch = 20 feet Recorded in Book 14 Page 50

Receipt No. 3020

Furnished to: GAIL PATRICK

Surveyor, D.C.

By: DH

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: March 21 2003

Gayle C 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.

