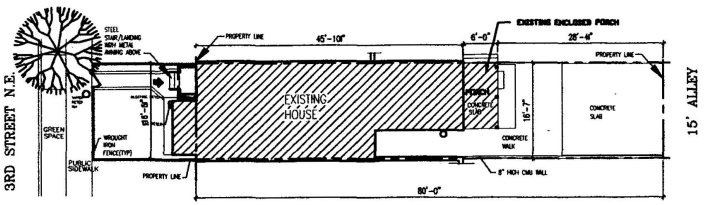
MILES GARAGE ADDITION

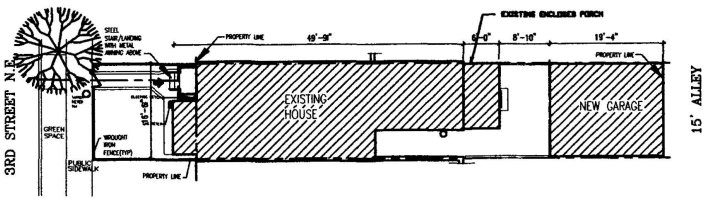
409 3RD STREET, NE, WASHINGTON, D.C., 20002

REVISED 17188



EXISTING SITE PLAN

1" = 10'-0"



NEW SITE PLAN

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

SITE PLAN

SCALE: 1"=10'-0"

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.

BZA
Case No. 17188
Exhibit No. 24

RECEIVED
D.C. OFFICE OF ZONING
2004 MAY 10 PM 3:04

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

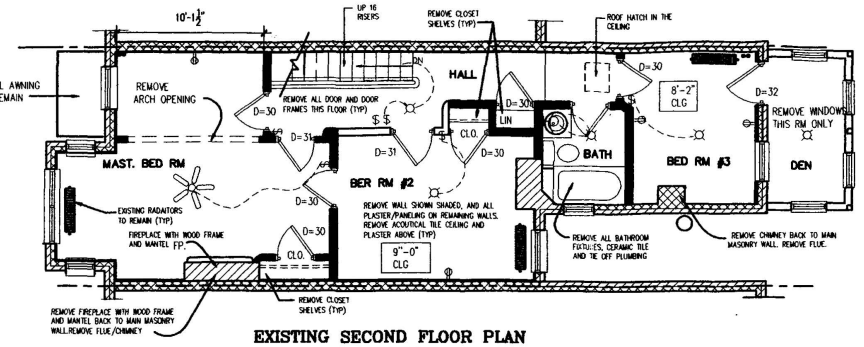
NO. | REVISIONS | DATE

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

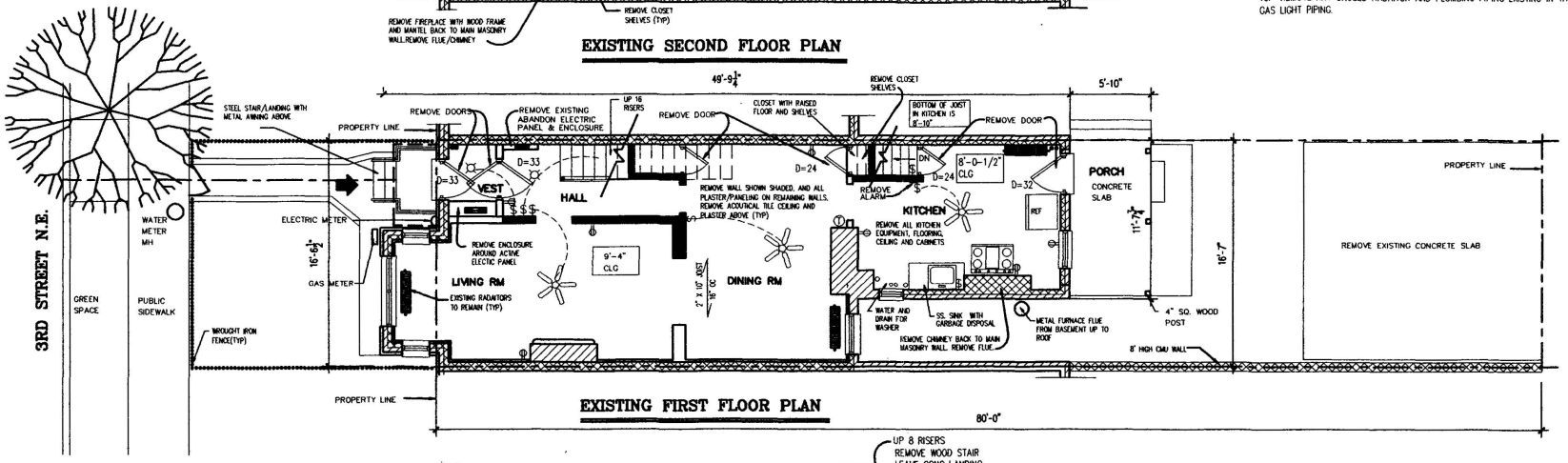
DATE 2-25-04
JOB NO. 0252
SCALE 1"=10'-0"

A-1

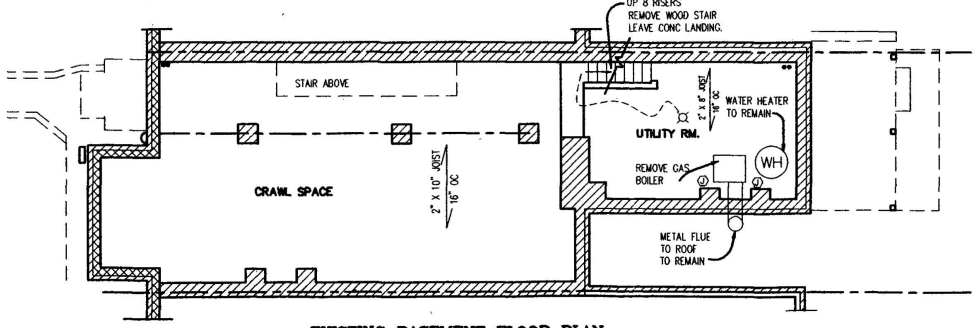
Board of Zoning Adjustment
District of Columbia
CASE NO. 17188



EXISTING SECOND FLOOR PLAN



EXISTING FIRST FLOOR PLAN



EXISTING BASEMENT FLOOR PLAN

NOTES:

1. REMOVE ALL CARPET, CERAMIC TILE AND VINYL FLOORING.
2. DO NOT REMOVE WOOD FLOORING.
3. REMOVE ALL WALL PLANELING, PLASTER ON STUD AND MASONRY WALLS.
4. REMOVE WALLS SHOWN SHADED. THE CONTRACTOR SHALL LOOK AT THE NEW PLANS AND DECIDE WHICH WALLS TO REMAIN.
5. THE CONTRACTOR IS TO TIE OFF ALL DISTURBED PIPING AND ELECTRICAL WIRINGS AS REQUIRED TO DO NEW WORK. DAMAGED AND OR WORN PIPING AND WIRING SHALL BE FLAGED FOR REPLACEMENT.
6. IN THE PROCESS OF DEMOLITION, IF THE CONTRACTOR DISCOVERD ANY DAMAGED STRUCTURAL WOOD, HE IS TO NOTIFY THE OWNER.
7. THESE DRAWING REFLECT SOME ASSUMED STRUCTURAL SIZES AND HEIGHTS. THE CONTRACTOR IS TO VERIFY EXISTING CONDITIONS ONCE THE FINISHES ARE REMOVED BEFOR START OF NEW WORK. ANY DIFFERENCES FROM DRAWINGS ARE TO BE REPORTED TO THE OWNER FOR ADJUSTMENTS.
8. REMOVE ALL CEILING DOWN TO JOIST.
9. WINDOWS SHALL REMAIN AS IS UNLESS OTHERWISE DECIDED BY THE OWNER.
10. REMOVE ANY UNUSED RADAITOR AND PLUMBING PIPING EXISTING IN THE HOUSE. REMOVE ANY OLD GAS LIGHT PIPING.

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

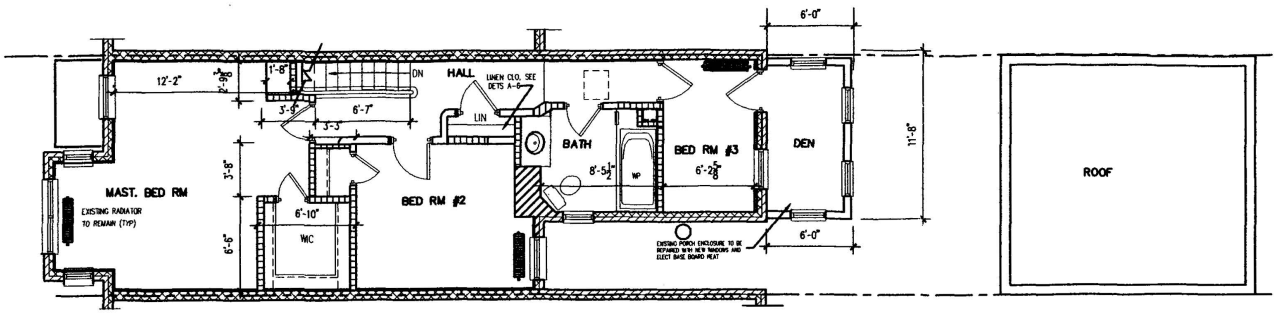
Patrick Art Team
1118 Columbia Rd. N.W., Washington D.C., 20009, 202-332-1297

NO. | REVISIONS | DATE

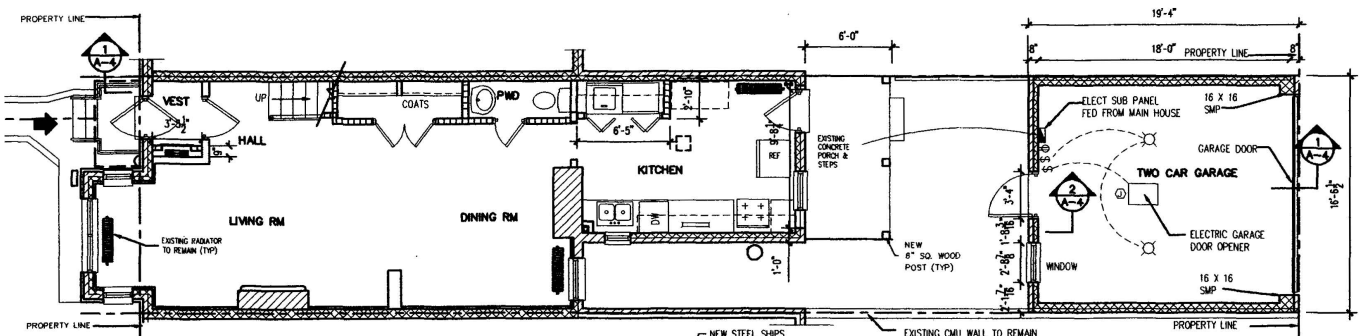
MILES HOUSE GARAGE ADDITION
409 3RD STREET, N.E., WASHINGTON DC

DATE 5-5-04
JOB NO. 0252
SCALE 1/4"=1'-0

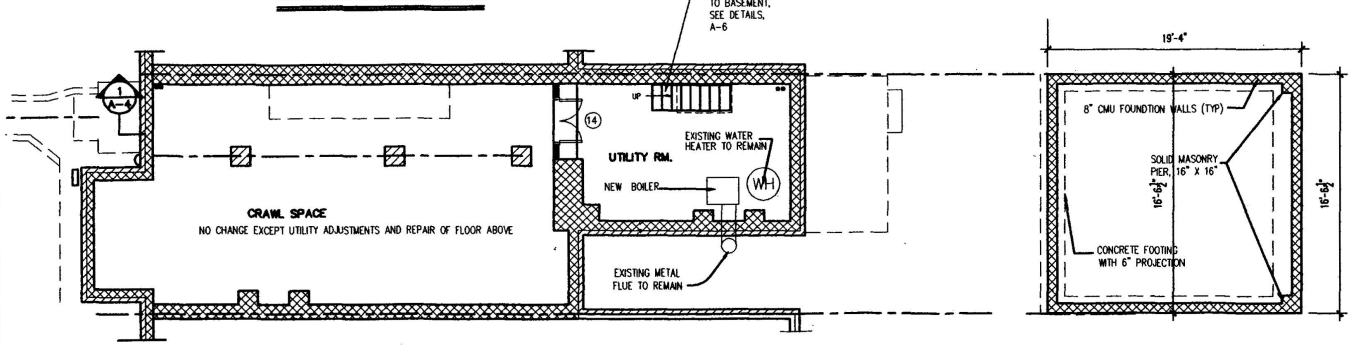
A-2



NEW SECOND FLOOR PLAN



NEW FIRST FLOOR PLAN



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.

LEGEND

- NEW 2" X 4" WOOD STUD WALL, 16" O.C. WITH FIRE STOP MID-WAY, AND 1/2" GYP. BD. ROOM SIDES
- CONCRETE MASONRY UNITS
- FACE BRICK

FOUNDATION, BASEMENT, FIRST AND SECOND FLOORS, ROOF PLANS

REMO
CHIMN
IF CH

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

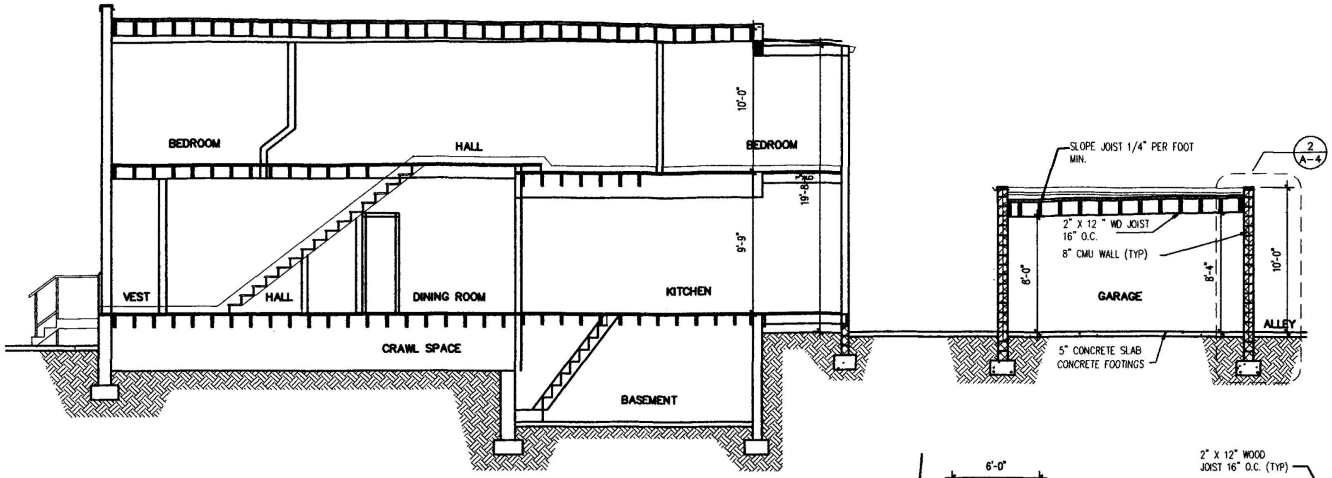
NO.	REVISIONS	DATE

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

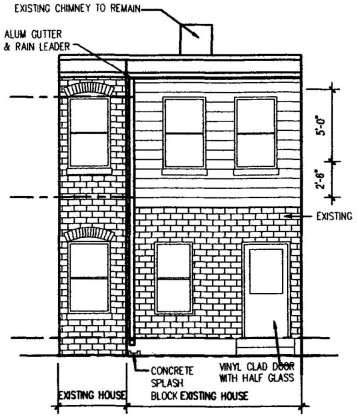
Pat

DATE 5-4-04
JOB NO. 0252
SCALE 1/4"=1'-0"

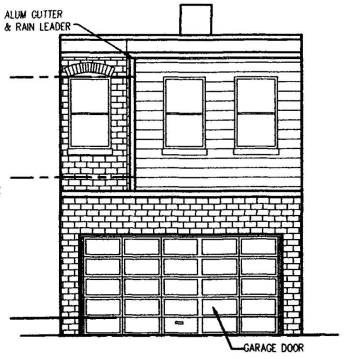
A-3



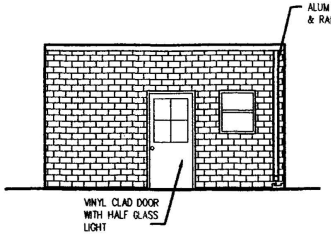
LONGITUDINAL SECTION



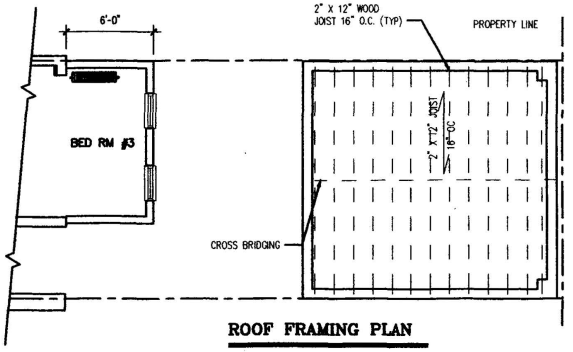
REAR ELEVATION



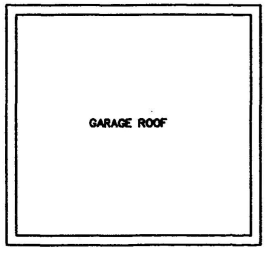
REAR ELEVATION



COURT SIDE ELEVATION



ROOF FRAMING PLAN



GARAGE ROOF PLAN

ELEVATION. FRAMING AND BUILDING SECTION

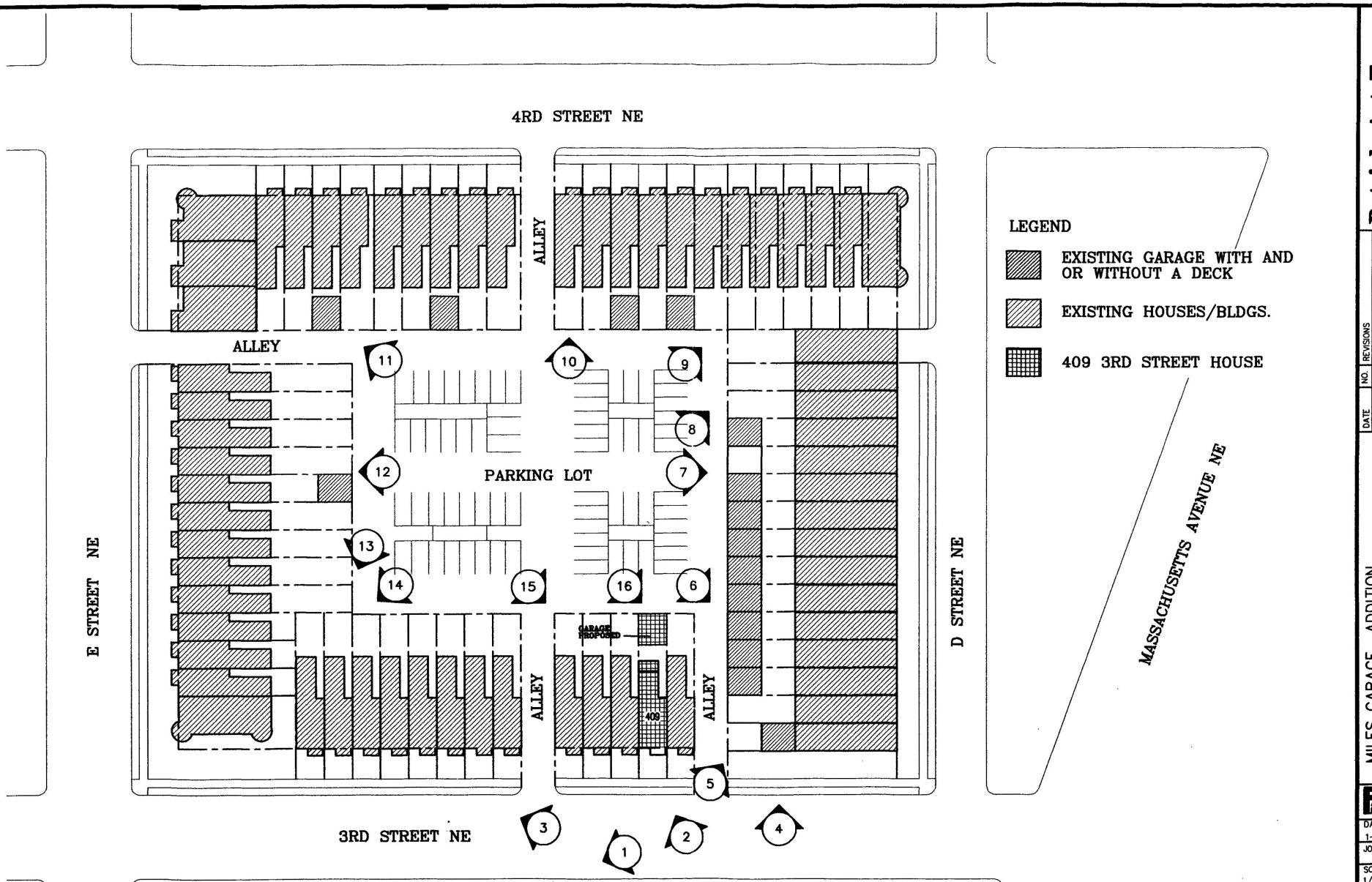
Patrick Art Team
1118 Columbia Rd. N.W. Washington D.C. 20009. 202-332-1297

NO.	REVISIONS	DATE

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

DATE 5-5-04
JOB NO. 0252
SCALE 1/4"=1'-0

A-4



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