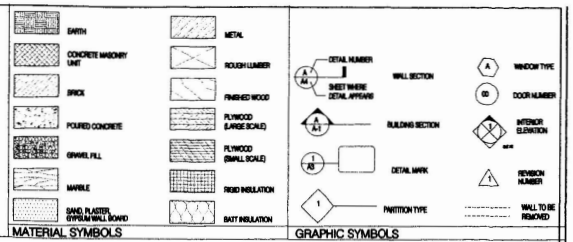
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KILLETTE AND ASSOCIATES

JAMES KILLETTE, ARCHITECTURAL CONSULTANT / 203K HUD CONSULTANT
(202) 257 2237 (202)494-2006

1302 9TH STREET, NW



GENERAL NOTES

1. THE WORK CONSISTS OF THE FURNISHING OF ALL LABOR, MATERIAL, EQUIPMENT, SERVICE, SUPERVISION AND PERFORMING ALL WORK CALLED FOR IN THE COMPLETION OF THE REHABILITATION OF 1302 9TH STREET, NW, INCLUDING SITE IMPROVEMENTS AS SET FORTH IN THE ARCHITECTURAL, STRUCTURAL, HEATING, VENTILATION, AIR CONDITIONING, PLUMBING, AND ELECTRICAL AND THE ACCOMPANYING WRITTEN SPECIFICATIONS BOOK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR READING THE ATTACHED DRAWINGS AND THE SCOPE OF WORK AS BEING INTEGRATED INTERDEPENDENT DOCUMENTS.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL LICENSED TRADE PERMITS AND SCHEDULING ALL INSPECTIONS INCLUDING FINAL OCCUPANCY AS REQUIRED BY THE D.C. DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS, PEPCO, WASHINGTON GAS COMPANY, VERIZON AND OTHER AFFECTED UTILITY COMPANIES.

3. ALL CHARGES, CONTRIBUTIONS, COSTS AND OTHER MEANS OF REIMBURSEMENT ASSOCIATED WITH THE INSTALLATION AND SERVICE BY LOCAL AUTHORITIES AND UTILITY COMPANIES SHALL BE INCLUDED IN THE CONTRACTOR'S BASE BID AND FINAL CONTRACT PRICE. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE COST OF ALL UTILITIES USED IN THE PERFORMANCE OF THE WORK.

4. ALL WORK SHALL BE DONE IN A LEGAL MANNER. THE CONTRACTOR SHALL ABIDE BY ALL APPLICABLE CODES, REGULATIONS AND LAWS OF THE D.C. DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS (DCRA). WHEN THE DRAWINGS OR SPECIFICATIONS OMIT ANY PARTICULAR AREA GOVERNED BY THE CODES, THOSE CODES SHALL BE USED AS BEING THE MINIMUM IN CASES WHERE THE DRAWINGS OR SCOPE OF WORK INDICATE LESSER REQUIREMENTS.

5. THESE NOTES ARE GENERAL IN NATURE AND APPLY TO THE ENTIRE BUILDING WHETHER OR NOT SPECIFICALLY NOTED OR REFERENCED ON EACH FLOOR. THE DRAWINGS INDICATE ONLY THE GENERAL EXTENT OF DEMOLITION WORK AND MAY NOT INCLUDE ALL DEMOLITION WHICH WILL BE REQUIRED FOR NEW CONSTRUCTION. FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO STARTING THE WORK. CONTRACTORS PRE-BID SITE VISIT SHALL VERIFY ALL EXISTING CONDITIONS AND SHALL BE RESPONSIBLE FOR THE INCLUSION OF ALL REQUIRED DEMOLITION IN AREAS UNDERGOING MODIFICATION WHETHER SUCH WORK IS OR IS NOT INDICATED ON THE DRAWINGS. REFER TO ALL DRAWINGS AND SCOPE OF WORK TO DETERMINE THE FULL EXTENT OF ITEMS TO BE DEMOLISHED, REMOVED AND SALVAGED FOR RE-USE. DEMOLITION SHALL GENERALLY BE ARRANGED TO AGREE WITH THE ACCOMPLISHMENT OF WORK UNDER THE VARIOUS PHASES AND IN COORDINATION WITH THE WORK OF OTHER TRADES. CONTRACTOR SHALL EXAMINE ALL DRAWINGS FOR ADDITIONAL REQUIREMENTS.

6. THE CONTRACTOR SHALL FURNISH TO THE OWNER ALL WARRANTIES AND BONDS OF AFFIDAVIT FROM SUPPLIERS AND MANUFACTURERS ON THE NEW ROOF, ALL MECHANICAL EQUIPMENT, APPLIANCES AND OTHER ITEMS AS MAY BE REQUISITED IN THE BODY OF THE SCOPE OF WORK. THE CONTRACTOR SHALL ALSO FURNISH TO THE OWNER A 3-RING LOOSE LEAF NOTEBOOK OF ALL OPERATING AND MAINTENANCE MANUALS OF ANY AND ALL EQUIPMENT PROVIDED AND INSTALLED UNDER THIS CONTRACT.

7. DISCONNECT AND REMOVE ALL EQUIPMENT CONNECTED WITH THE EXISTING HEATING/VENTILATION SYSTEMS INCLUDING WATER STORAGE TANKS, PIPING, DUCTWORK, RADIATORS, AND RADIATING CABINETS, UNIT HEATERS, AIR HANDLING AND ALL OTHER ITEMS, EXCEPT AS NOTED OTHERWISE, REMOVE ALL DOMESTIC WATER EQUIPMENT AND PIPING, SANITARY DRAINS AND RISERS.

8. EXISTING DRAWINGS ARE FOR GENERAL REFERENCE AND MAY NOT ALWAYS FULLY REPRESENT EXISTING CONDITIONS ACCURATELY.

9. DIMENSIONS SHOWN IN NOMINAL SIZES ARE FOR THE PURPOSE OF DESCRIBING THE CONSTRUCTION AND ARE NOT TO BE TAKEN AS THE ACTUAL SIZE OF THE COMPONENT.

10. ALL WORK SHALL CONFORM TO THE CURRENT CODE STANDARDS OF THE TRADES. INSTALL ALL MANUFACTURED ITEMS IN STRICT ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS.

11. DEMOLITION SHALL GENERALLY BE ARRANGED TO AGREE WITH THE ACCOMPLISHMENT OF THE WORK AND COORDINATED WITH THE WORK OF THE OTHER TRADES. CONTRACTOR SHALL EXAMINE ALL DRAWINGS FOR ADDITIONAL REQUIREMENTS.

12. CONTRACTOR SHALL PATCH ALL HOLES IN WALLS, FLOORS, AND CEILINGS AND REPAIR OR REPLACE ALL ITEMS DAMAGED BY THE WORK WHETHER OR NOT SPECIFICALLY NOTED ON THE DRAWINGS TO BE REPAIRED IN THE AREA AFFECTED BY THE WORK.

13. CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING THE PLUMBING, MECHANICAL, ELECTRICAL, AND BUILDING SECURITY SYSTEMS FULLY OPERATIONAL. PROVIDE ADDITIONAL LIGHTING FIXTURES, ELECTRICAL OUTLETS AND SWITCHES, AND PLUMBING AS SHOWN ON THE DRAWINGS OR AS IS NECESSARY TO PROVIDE A COMPLETE INSTALLATION FOR THE INTENDED OCCUPANCY.

14. VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO STARTING THE WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR THE INCLUSION OF ALL REQUIRED WORK NECESSARY FOR A COMPLETE INSTALLATION WHETHER SUCH WORK IS OR IS NOT INDICATED ON THE DRAWINGS.

15. DO NOT SCALE THE DRAWINGS. WHERE DIMENSIONS BETWEEN SMALL AND DETAIL DRAWINGS DIFFER, DETAIL DIMENSIONS SHALL GOVERN.

16. BEFORE BEGINNING WORK AT THE SITE, WHERE POSSIBLE, AND THROUGHOUT THE COURSE OF THE WORK, INSPECT AND VERIFY THE LOCATION AND CONDITION OF EVERY ITEM AFFECTED BY THE WORK UNDER THIS CONTRACT AND REPORT DISCREPANCIES TO ARCHITECT BEFORE DOING WORK RELATED TO THAT BEING INSPECTED.

17. THE ARCHITECTURAL DRAWINGS SHOW PRINCIPAL AREAS WHERE WORK MUST BE ACCOMPLISHED UNDER THIS CONTRACT. INCIDENTAL WORK MAY ALSO BE NECESSARY IN AREAS NOT SHOWN ON THE ARCHITECTURAL DRAWINGS DUE TO CHANGES AFFECTING EXISTING MECHANICAL, ELECTRICAL, PLUMBING, OR OTHER SYSTEMS. SUCH INCIDENTAL WORK IS ALSO A PART OF THIS CONTRACT. INSPECT THOSE AREAS, AND ASCERTAIN WORK NEEDED, AND DO THAT WORK IN ACCORD WITH THE CONTRACT REQUIREMENTS, AT NO ADDITIONAL COST. TRADE, PRODUCT, OR MANUFACTURER'S NAMES OR CATALOG NUMBERS SHOWN ON THE DRAWINGS FOR NEW PRODUCTS ARE TO ESTABLISH QUALITY REQUIRED. IN EACH CASE ADD, BY INFERENCE, AFTER TRADE, PRODUCT, OR MANUFACTURER'S NAME, THE PHRASE "OR APPROVED EQUAL." TRADE, PRODUCT OR MANUFACTURER'S NAMES OR CATALOG NUMBERS, AND INDICATIONS OF PRODUCT TYPES, SUCH AS "GLASS FIBER INSULATION," SHOWN ON THE DRAWINGS FOR EXISTING PRODUCTS ARE BELIEVED TO BE ACCURATE. IF THEY ARE DISCOVERED INACCURATE, NOTIFY ARCHITECT IMMEDIATELY AND DO NOT PROCEED WITHOUT INSTRUCTIONS. DETERMINE LOCATION OF PARTITIONS NOT DIMENSIONED BY THEIR RELATION TO COLUMN FACE OF CENTER, WINDOW JAMB OR MULLION, OR OTHER SIMILAR FIXED ITEM.

18. FURR TO CONCEAL HORIZONTAL DUCTS AND PIPES PASSING THROUGH NEW CEILING. USE GYPSUM BOARD FOR SUCH FURRING.

19. JUNCTIONS BETWEEN EXISTING MASONRY WALLS, NEW MASONRY WALL AND PATCHED OR EXTENSIONS SHALL BE MADE TO CLEAN-CUT LINES OR NEATLY TOOTHED IN.

20. THE WORK WILL REQUIRE ALL NEW INTERIOR FINISHES INCLUDING VINYL COMPOSITION TILE, SHEET VINYL TILE AND CARPETING.

21. ALL FLOOR AREAS MUST BE MADE LEVEL.

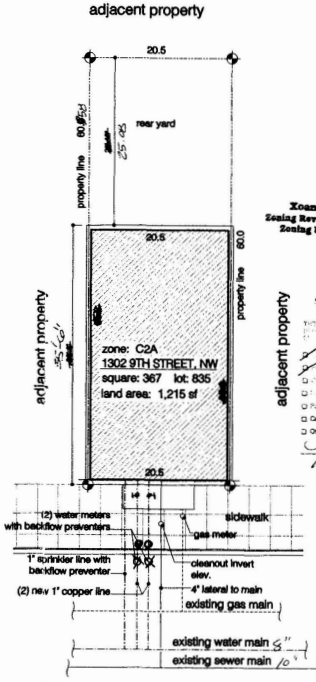
22. INTERIOR SURFACES OF ALL EXTERIOR WALLS SHALL RECEIVE NEW 4" FURRING WITH BATT INSULATION. PROVIDE NEW WOOD BASES THROUGHOUT.

23. DOORS SHALL CONSIST OF NEW PREHUNG, HOLLOW CORE METAL PANEL DOORS AND FRAMES AT ALL DOORS OPENING ONTO EXTERIOR. ALL WINDOWS SHALL BE REPLACED WITH DOUBLE HUNG DOUBLE GLAZED THERMAL BREAK WINDOWS WITH SCREENS.

24. THE BUILDING SHALL RECEIVE ALL NEW GAS FIRED HEATING AND ELECTRICAL COOLING SYSTEMS, VENTILATION AND PLUMBING SUPPLY, DRAINAGE AND ELECTRICAL POWER AND WIRING SYSTEMS THROUGHOUT AS DELINEATED ON THE ACCOMPANYING DRAWINGS.

25. WHERE EXISTING GRADE HAS BEEN REMOVED DUE TO EXCAVATION, REGRADE AND PROVIDE NEW SEEDING.

C009 1-14-05 1-14-04 Piston WASA 1'-1" FS



SITE PLAN

SCALE: 1/8"=1'-0"

zoning regulations — DISTRICT OF COLUMIBA

use information	allowed	actual
square number	367	
lot number	835	
zoning classification	C2A	
floor area ratio	2.5	n/a
lot occupancy	60 percent	
rear yard	15.0 feet min.	23'-10"
side yard	not less than 8'-0"	n/a
accecory	n/a	n/a
parking	2 spaces	n/a
year built	n/a	
height	50.0 feet: n/a stories	
lot area	1,215 square feet	
court	open court: n/a	
	court height: n/a	
	court width: n/a	
use group	ground / first = b	
	second / third = r	
const. type	3B	

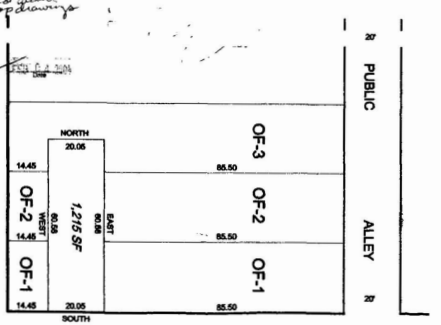
building areas	ground floor	second floor	third floor	fourth floor
existing				
proposed	700 sf	684 sf	684 sf	684 sf
total				2,752 sf

zoning calculations

1,215 X .60 = 729 sf (maximum lot occupancy)
proposed structure = 700 sf

Xoan Mac
Zoning Review Branch
Zoning Division

note: fully sprinkle in accordance to nfpa 13 1993 / 1996 BOCA



BZA
Case No. 17296
Exhibit No. 7

Board of Zoning Adjustment
District of Columbia
CASE NO. 17296

KILLETTE AND ASSOCIATES
ARCHITECTURAL CONSULTANT / 203K HUD CONSULTANT
JAMES W. KILLETTE MEMBER-DELI MESA
WASHINGTON, DC 202-257-2237

ALTERATIONS TO A STRUCTURE
1302 9TH STREET, NW
WASHINGTON, DC

DISCLAIMER:
WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS.

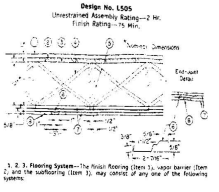
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notes:

- all exterior facing walls (east, west) to be furred using 2x4 joist and r-13 batt insulation installed
- party walls to be furred using strips or metal channels and r-4 rigid insulation installed
- r-19 batt insulation to be installed in ground floor ceiling and second floor ceiling
- all fixtures, appliances, cabinets, countertops and flooring to be selected by owner
- all exterior windows and doors are to be approved by the Historic Preservation Review Board
- r-30 batt insulation in attic space
- provide and install new 55 mil single ply membrane roofing and all associated flashing gutters and downspouts connect to storm boot
- owner shall select interior door, finishes, appliances, cabinets, countertops, fixtures, trim and paint unless otherwise specified

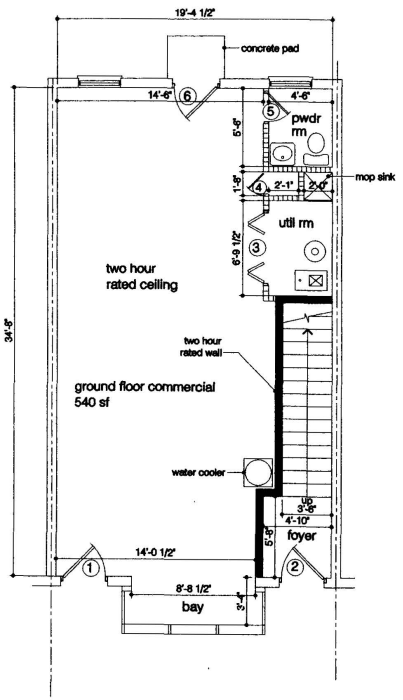


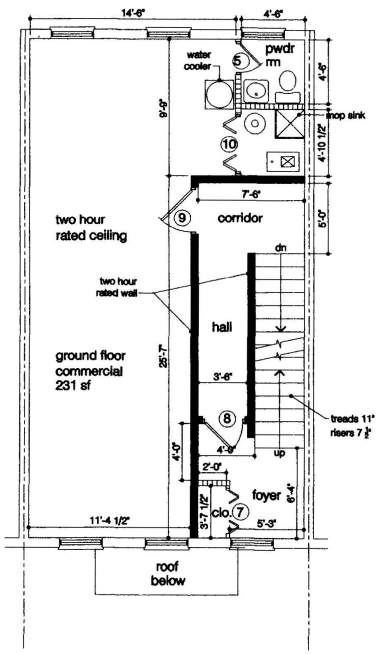
LEGEND

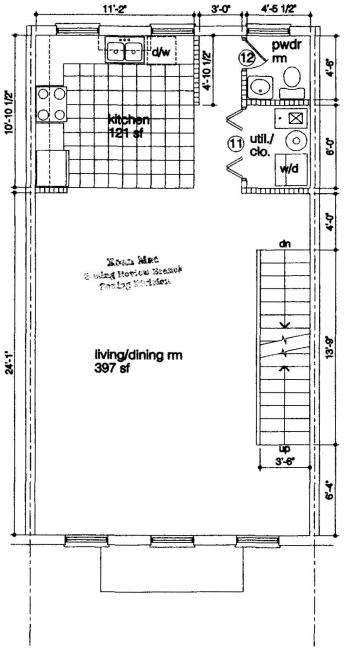
- EXISTING MASONRY WALL TO REMAIN
- EXISTING WALL TO REMAIN
- NEW 2"X4" METAL STUD @ 16" O.C. WITH 1/2" GYPSUM BOARD ON EACH SIDE OR METAL STUDS
- EXISTING WALL TO REMAIN

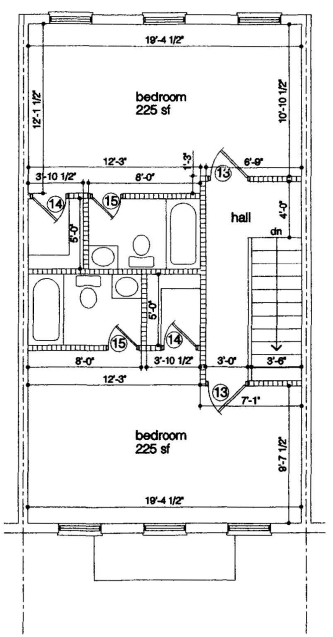
two hour floor assembly

hour wall assembly









GROUND FLOOR PLAN

SECOND FLOOR PLAN

THIRD FLOOR PLAN

FOURTH FLOOR PLAN

PROPOSED FLOOR PLANS

SCALE: 1/4"=1'-0"

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ALTERATIONS TO A RESIDENCE
1302 9TH STREET, NW
WASHINGTON, DC

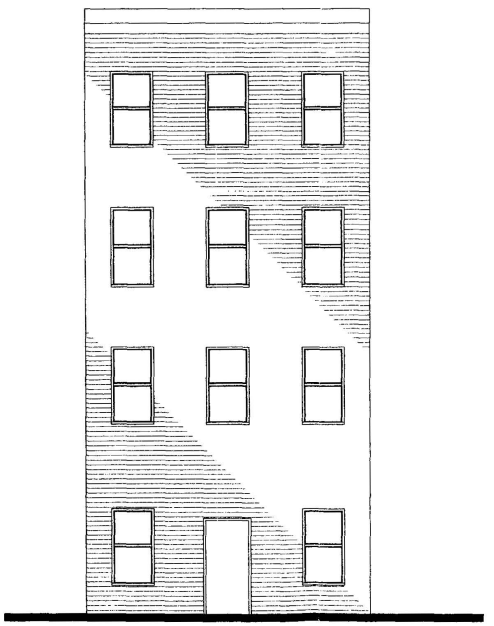
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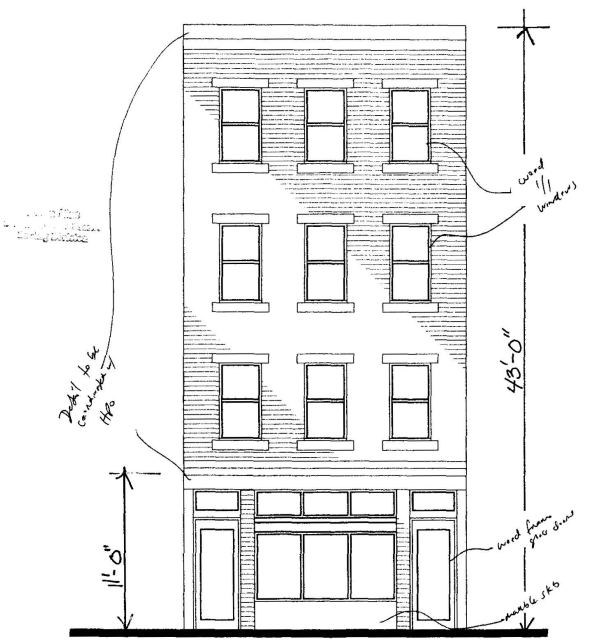
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MECHANICAL SCHEDULE

AIR COOLED	1 1/2 TON UNIT
CONDENSING UNIT	
NOMINAL TONS	1.5
MODEL NUMBER	38TKD18
SEER	10.5
VOLTAGE	208/230
PHASE	01
COMPRESSOR AMPS	8.8
FAN AMPS	0.9
FUSE AMPS	20
WIRE SIZE	14
IN.O.D. VAPOR	5/8
IN.O.D. LIQUID	1/4
WEIGHT	177
CONC. PAD SIZE	30"X28"
EVAPORATOR COIL	
NOMINAL TONS	1.5
MODEL NUMBER	38VC024
ST/UH	18000
CFM	600
WEIGHT	28
GAS FURNACE	
MODEL NUMBER	58SXA040
MBH INPUT GAS	41
MBH OUTPUT	40
MAXIMUM CFM	1265
EXTERNAL STATIC PRESSURE	0.4
PSC MOTOR HP	1/2
FAN FLA	7.9
AFUE	92.6
COMBUSTION AIR PIPE	2
VENT PIPE	2
WEIGHT	217
UNIT SIZE	17"X34"



proposed rear elevation



proposed front elevation

proposed elevations

scale: 1/4"=1'-0"

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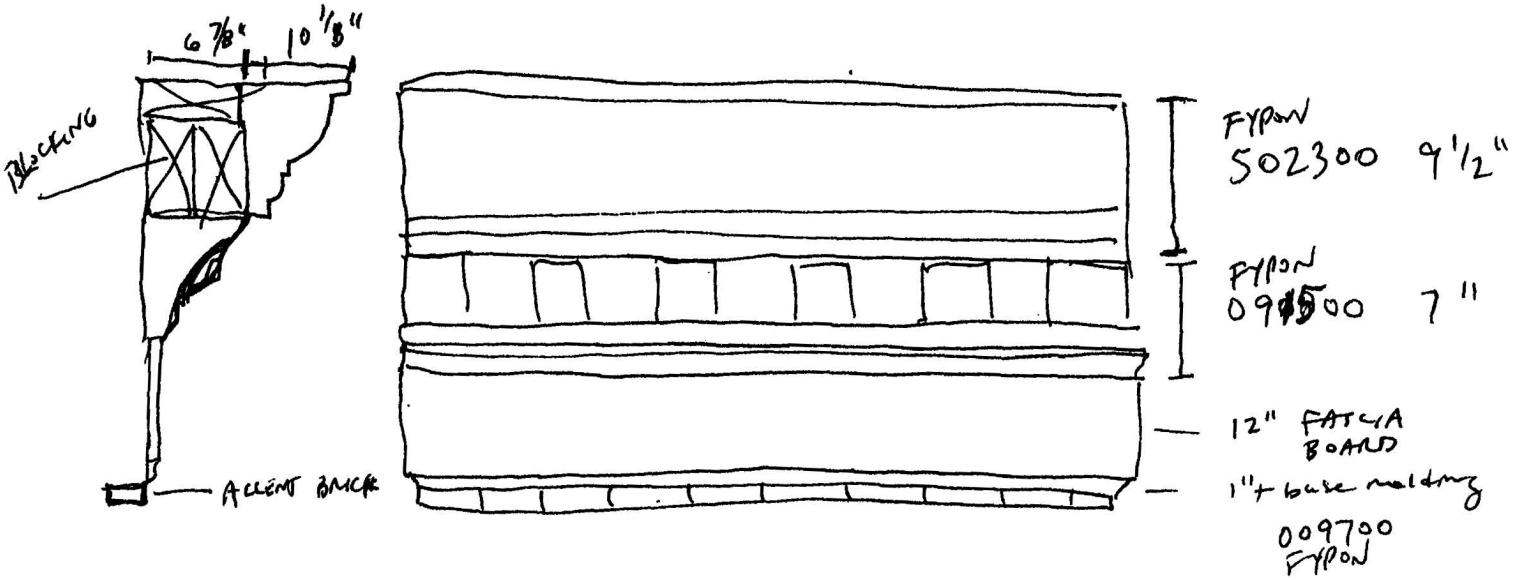
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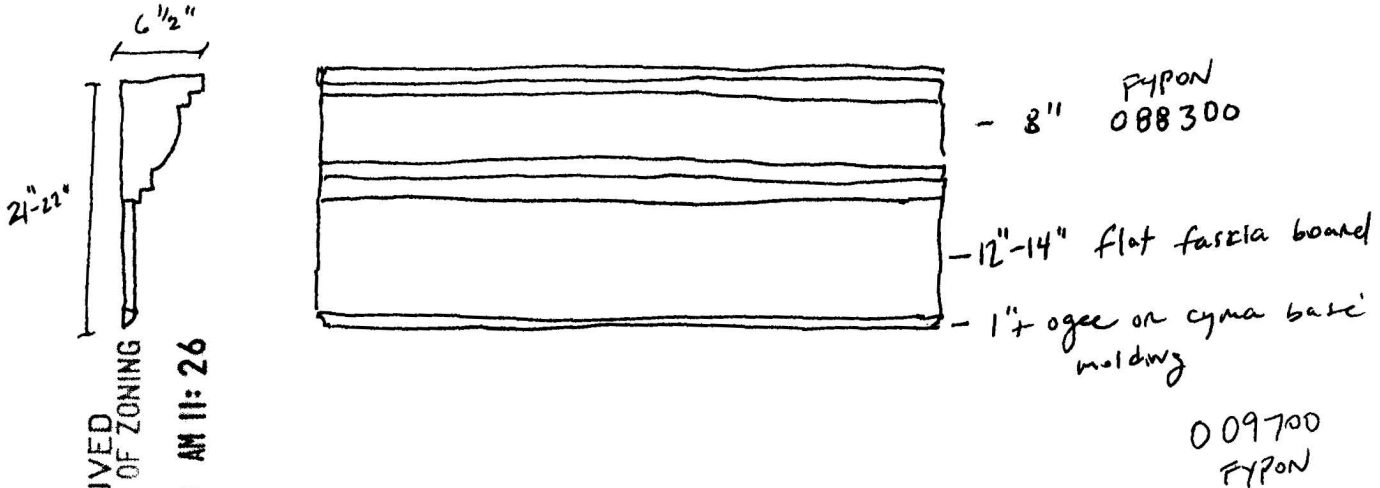
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TOP OF BUILDING



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DCOP / HISTORIC PRESERVATION OFFICE
HISTORIC PRESERVATION CLEARANCE:
CONFORMS WITH MAYOR'S AGENT
APPROVAL UNDER D.C. HISTORIC
PROTECTION ACT.