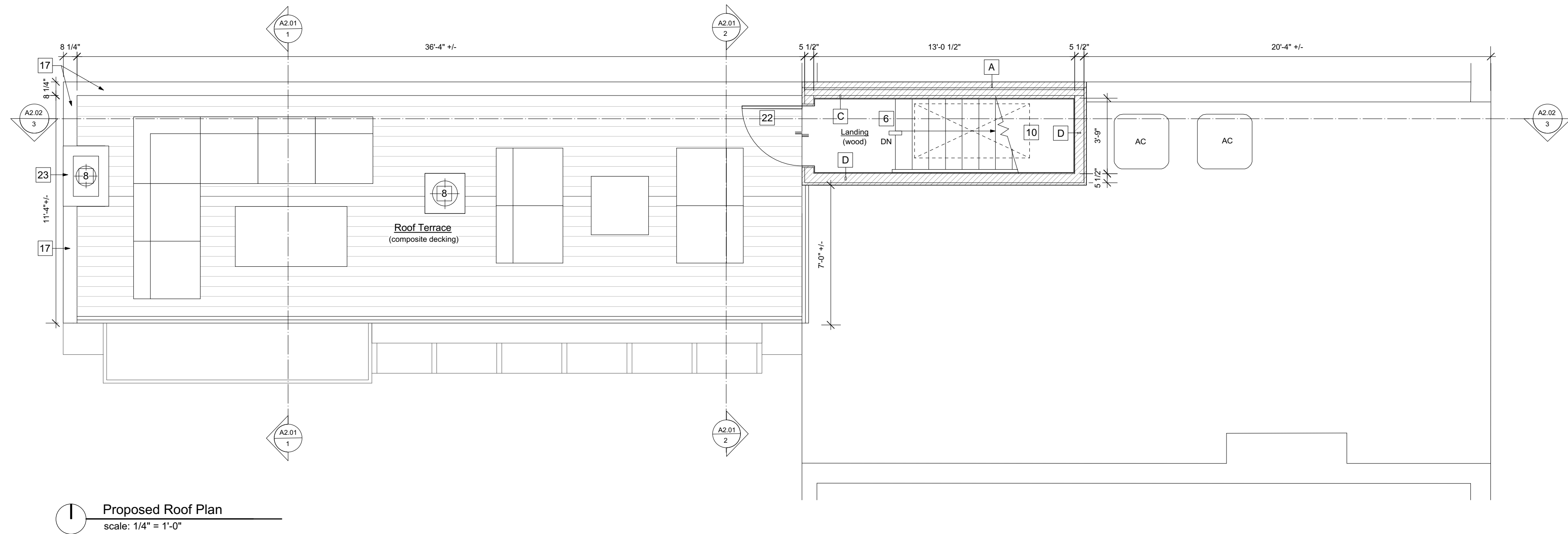
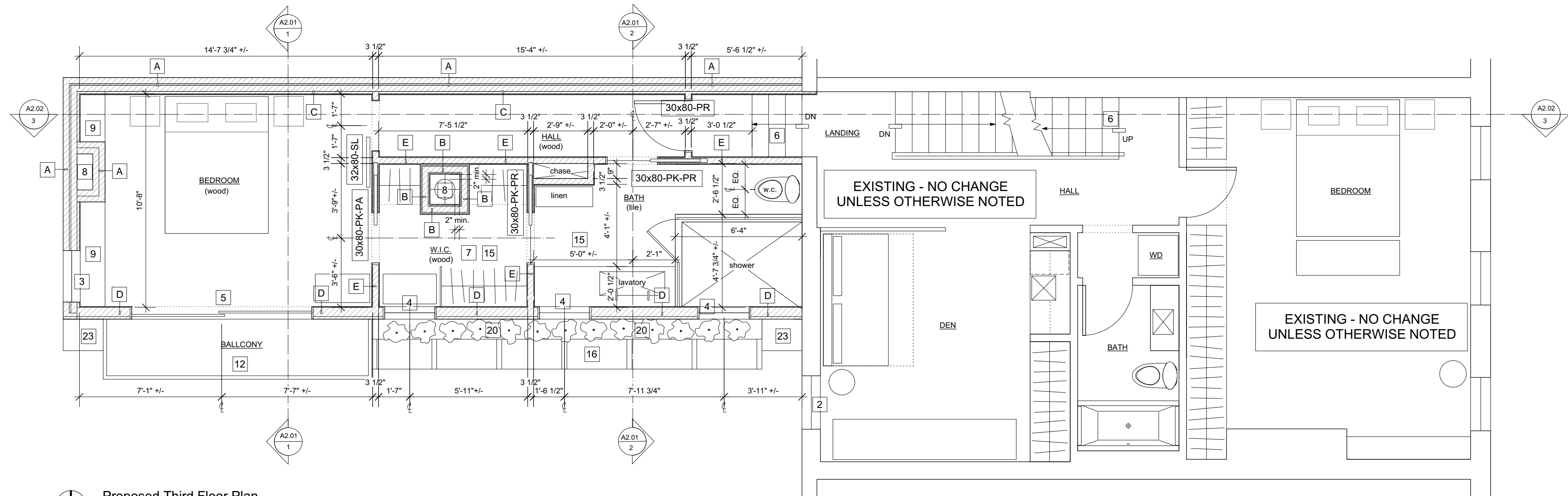




Proposed Roof Plan
scale: 1/4" = 1'-0"



Proposed Third Floor Plan
scale: 1/4" = 1'-0"

General Notes

- All dimensions shown on plans are for permit and bidding purposes only. Contractor to verify all dimensions in the field and should report any inconsistencies to owner before commencing.
- All electrical, plumbing and HVAC work shall be in conformance all state and local building codes. All above subcontractors must be licensed in the applicable local jurisdiction and shall be responsible for obtaining their own work permit.
- All materials and methods of construction for general construction work shall comply strictly with applicable state and local codes. The designer shall not be responsible for the quality of materials and/or workmanship.
- All work shall be performed in conformance with requirements of the International Building Code (IBC 2006) and International Residential Code (IRC 2006) and all applicable local ordinances and regulations.
- The contractor shall coordinate all trades, and assume that all work done by each trade is completed in such a way as to provide the optimum working conditions for subsequent trades. Trash resulting from this work must be removed on a daily basis.
- Contractor shall obtain for all required permits, licenses and approvals. Contractor and all subcontractors must supply proof of insurance, including liability and workmans compensation.
- The designer is not responsible for any deviation from the plans and specification information.
- Contractors to provide portable fire extinguishers as per local fire marshalls requirements.
- Emergency lighting to be provided as per all applicable state and local codes.
- The designer is not responsible for construction supervision and/or inspections.

DOOR SYMBOL KEY:

WIDTH x HEIGHT in INCHES: 18, 24, 30 ETC.
PAIR: (2)30x80, ETC.

LOCKSET:

BP: BYPASS
D: DUMMY
E: ENTRANCE
FR: FRENCH DOOR
PA: PASSAGE
PR: PRIVACY
DB: DEADBOLT

FEATURES:

B: B-LABEL (1-1/2 HR RATED)
BL: CLOSER
GL: GLAZED
M: METAL DOOR
SL: SLIDER
PK: POCKET
LV: LOUVER

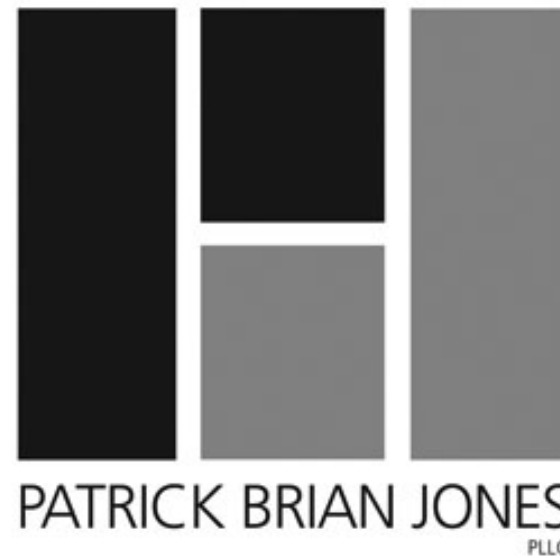
KEY:

Existing Walls
New Walls

NOTES:

- ENLARGE OPENING AND INSTALL NEW DOOR SYSTEM BY NANO WALLS OR EQUAL.
- REPLACE EXISTING WINDOWS IN KIND.
- NEW WINDOWS TO MATCH EXISTING. V.I.F.
- NEW 30"x30" AWNING WINDOW.
- NEW 108"x80" FULL VIEW SLIDING GLASS DOOR.
- NEW WOOD STEPS AND RAILING TO MATCH EXISTING. RISE AND RUN TO BE FIELD VERIFIED.
- CLOSET ORGANIZER BY OWNER.
- CHIMNEY FROM BELOW. COORDINATE WITH SUBCONTRACTOR.
- BUILT-IN MILLWORK BY OWNER.
- NEW VELLUX SKYLIGHT- SIZE TBD.
- NEW (PAINTED) BRICK TO MATCH EXISTING IN SIZE AND STYLE.
- NEW METAL BALCONY AND RAILING- MIN. HANDRAIL 36" A.F.F.
- NEW METAL RAILING MIN. 36" A.F.F.
- INFILL WALL WITH MASONRY AS REQUIRED.
- PROVIDE PROPER BLOCKING AND REINFORCEMENT AT ALL ATTACHMENTS (I.E. TOWEL BARS, HOOKS, SHELVES, CABIENTS) AND POCKET DOORS.
- STANDING SEAM METAL ROOF WITH FACTORY PAINTED FINISH- BLACK.

- METAL FLASHING TO MATCH NEW ROOF.
- CHARRED CEDAR SIDING CHANEL RUSTIC PROFILE..
- NEW EXTERIOR WALL SCONE AT 6'-6" A.F.F.
- NEW WINDOW PLANTERS BY OWNER.
- NEW GUTTER & LEADER.
- NEW 36"x80" FULL VIEW GLASS DOOR.
- PRECAST CAP.



932 O Street NW
Rear Carriage House
Washington, DC 20001
202.765.1232

rear addition to:
1320 10th Street NW
Washington, DC

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PERMIT date
7.31.15

Proposed Third Floor Plan & Roof Plan

FOR PERMIT PURPOSES ONLY

A0102

Board of Planning & Zoning
District of Columbia
CASE NO.19317
EXHIBIT NO.12