



A/ EXISTING FRONT VIEW OF BUILDING SHOWING NEIGHBORS TO THE EAST



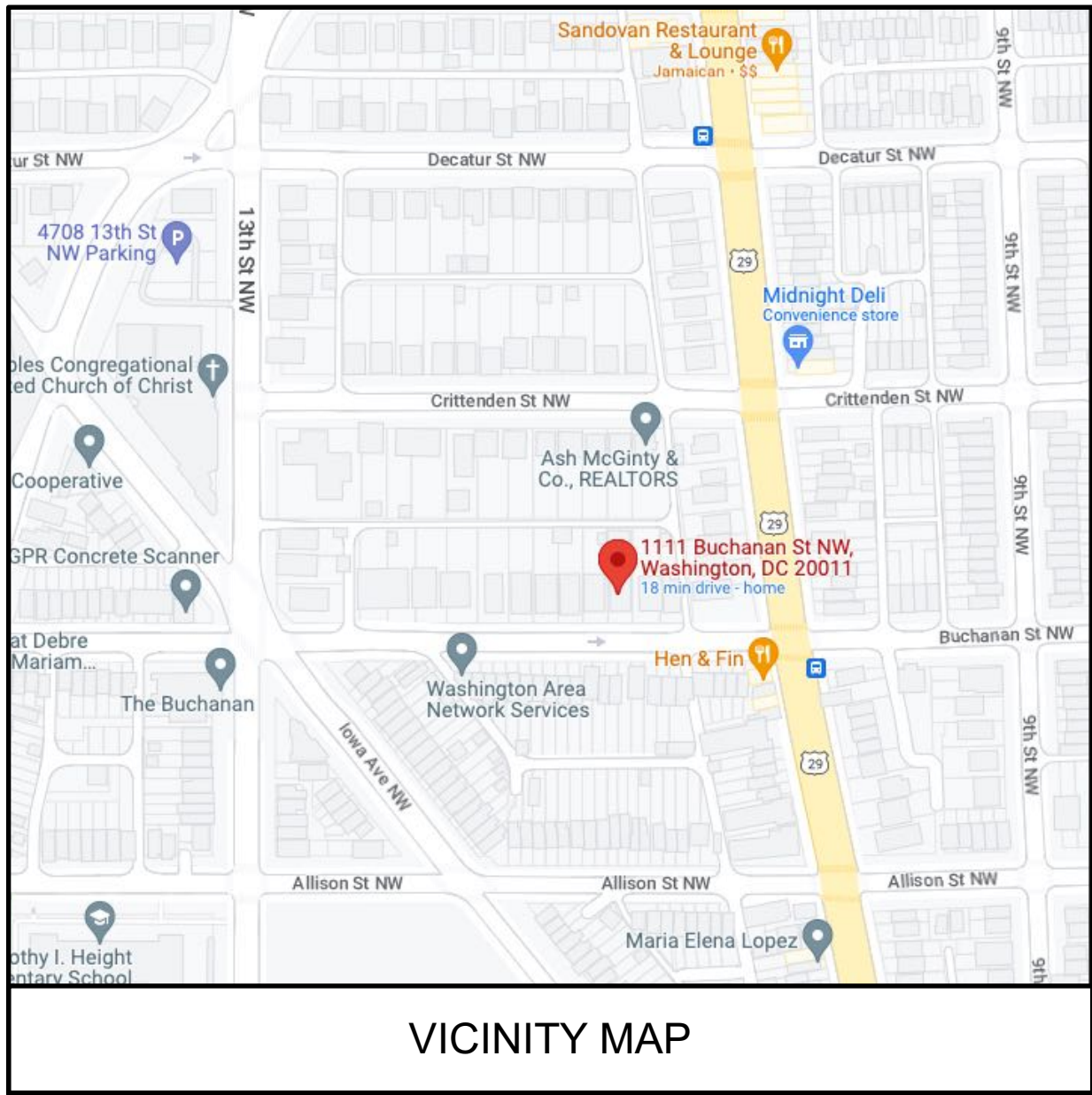
B/EXISTING REAR VIEW OF BUILDING SHOWING THE DECK



C/ EXISTING REAR VIEW OF BUILDING SHOWING ACCESSORY BUILDING



D/EXISTING REAR VIEW OF ACCESSORY BUILDING AND PROPERTY LINE



NOTE: DIMENSIONS OF EXISTING BUILDINGS/SITE FEATURES ARE APPROXIMATED AND ARE NOT BASED ON SURVEY INFORMATION. GENERAL CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.

APPROXIMATE EXISTING SITE INFORMATION

SITE AREA = 6110 SQ. FT.
EXST. PRINCIPAL BUILDING FOOTPRINT = 1554 SQ. FT.
EXST. ACCESSORY BUILDING FOOTPRINT = 781 SQ. FT.
EXST. LOT OCCUPANCY = 38.2%

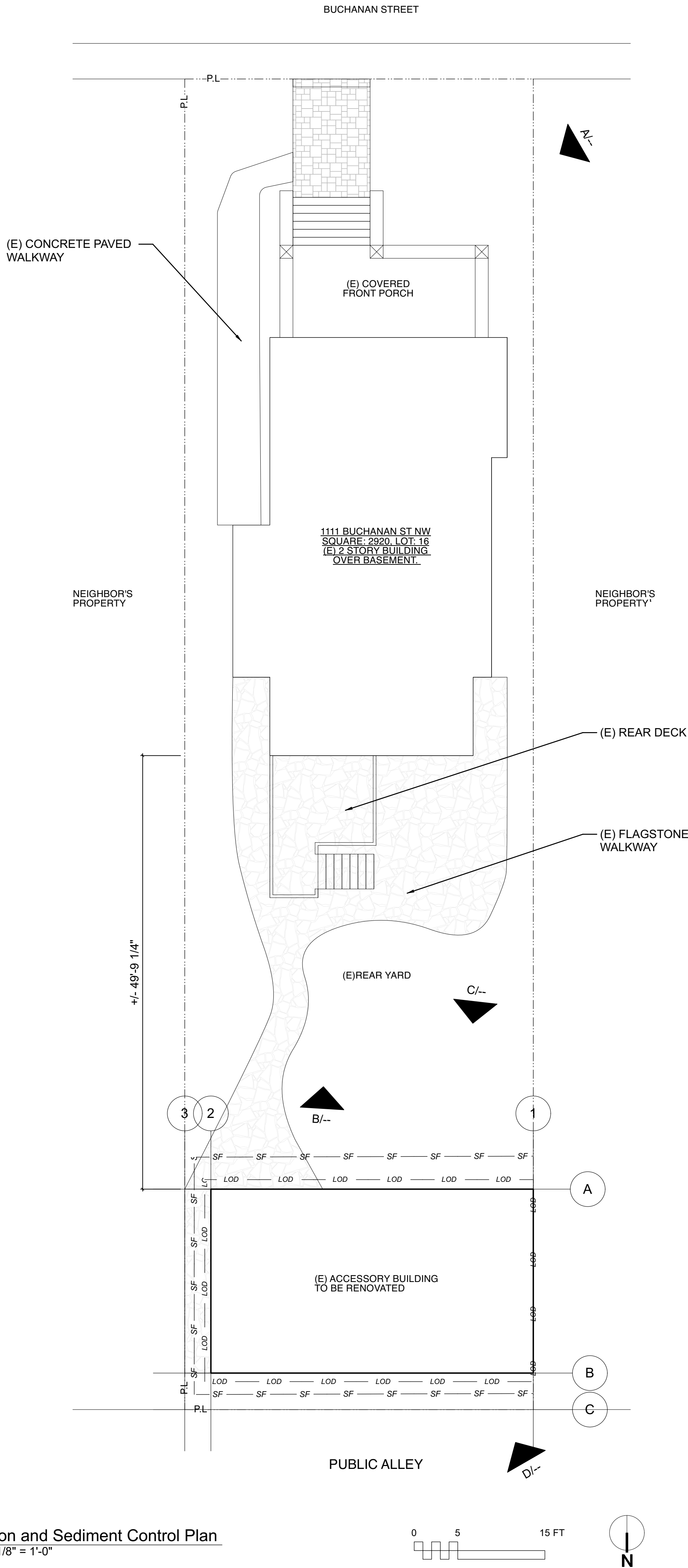
SOIL DISTURBANCE RELATED TO THIS PROJECT:

AREA OF SOIL DISTURBED = 781 sf
VOLUME OF SOIL DISTURBED: 781 sf x 1' = 781 c.f.

EROSION AND SEDIMENT CONTROL LEGEND

— = LIMIT OF DISTURBANCE
— = SILT FENCE

1 Erosion and Sediment Control Plan
Scale: 1/8" = 1'-0"



Property Owner:

Julia Howell
1111 Buchanan street NW
Washington, DC 20011
PH: 703.501.0843

Site Work - Project Narrative:

1. EXISTING CONDITION: AN EXISTING 2 STORY ROW HOUSE OVER A BASEMENT.

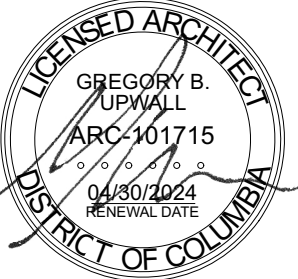
PROPOSED WORK: NO EXTERIOR SITE WORK OR EXCAVATION IS PROPOSED ON THIS PROJECT. ALL RENOVATIONS OCCUR WITHIN THE EXISTING FOOTPRINT OF THE BUILDING.

General Notes

- EXISTING SITE CONDITIONS NOTES:
a.) DIMENSIONS OF EXISTING BUILDINGS/SITE FEATURES ARE APPROXIMATED AND ARE NOT BASED ON SURVEY INFORMATION. GENERAL CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
b.) NO SOILS REPORT HAS BEEN PERFORMED. FOUNDATION DESIGN ASSUMES ADEQUATE SOIL BEARING CONDITIONS. OWNER & GENERAL CONTRACTOR TO VERIFY SOIL BEARING CONDITIONS AND OBTAIN SOILS REPORT IF UNSUITABLE SOIL CONDITIONS ARE ENCOUNTERED AT THE SITE.
- PROTECTION OF EXISTING CONDITIONS:
A. PROTECT AND SECURE SITE, BUILDING, MATERIALS AND EQUIPMENT FROM THEFT, VANDALISM AND UNAUTHORIZED ENTRY. PROTECT EXISTING LANDSCAPING, WINDOWS, INTERIOR AND EXTERIOR WALLS AND DOORS FROM DAMAGE DURING CONSTRUCTION. PROTECT FINISHED FLOORS FROM DIRT, WEAR AND DAMAGE. PREVENT MITIGATION OF DUST AND DEBRIS AND DAMAGE FROM IMPACTING EXISTING/ADJACENT AREAS OF BUILDING THAT ARE OUTSIDE OF THE SCOPE OF WORK THE GREATEST EXTENT POSSIBLE.
- THE SCOPE OF SITEWORK AND THE EROSION/SITE CONTROL MEASURES FOR THIS PROJECT CONSISTS OF:
EXCAVATION IN REAR YARD FOR NEW FOUNDATIONS AT PROPOSED REAR ADDITION. ACCESS FOR REMOVAL OF ALL WASTE MATERIAL WILL BE FROM THE REAR ALLEY. ALL WASTE MATERIAL WILL BE TRANSPORTED OFF SITE BY TRUCKLOADS, MEASURES WILL BE TAKEN TO PREVENT THE DISCHARGE OF ERODIBLE OR WASTE MATERIAL TO DISTRICT SEWERS OR WATERBODIES. SCHEDULING OF TRUCKLOAD WASTE REMOVAL WILL BE SCHEDULED AT REGULAR AND FREQUENT INTERVALS TO PREVENT THE DISCHARGE OF ERODIBLE OR WASTE MATERIAL TO DISTRICT SEWERS OR WATERBODIES.
- REQUIRED PRE-CONSTRUCTION MEETING: CONTRACTOR OR OWNER SHALL CONTACT THE DEPARTMENT OF ENERGY & ENVIRONMENT AT 202-535-2977 TO SCHEDULE A PRE-CONSTRUCTION MEETING BEFORE THE COMMENCEMENT OF ANY LAND-DISTURBING ACTIVITY.

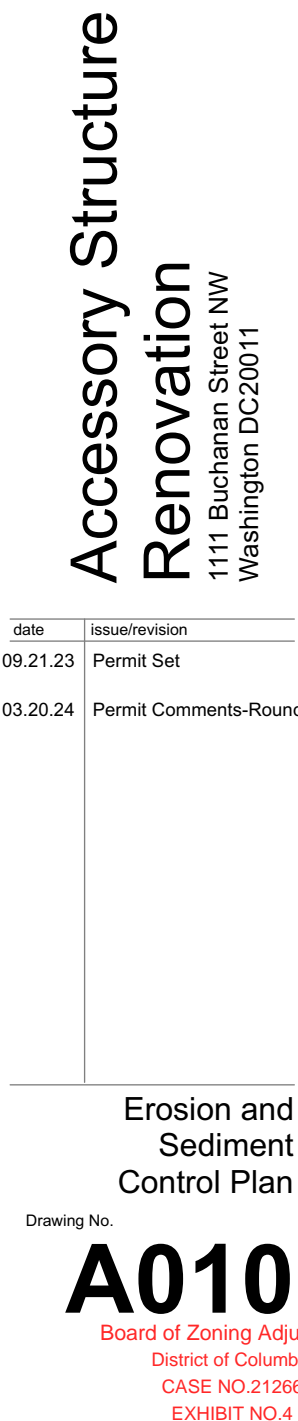


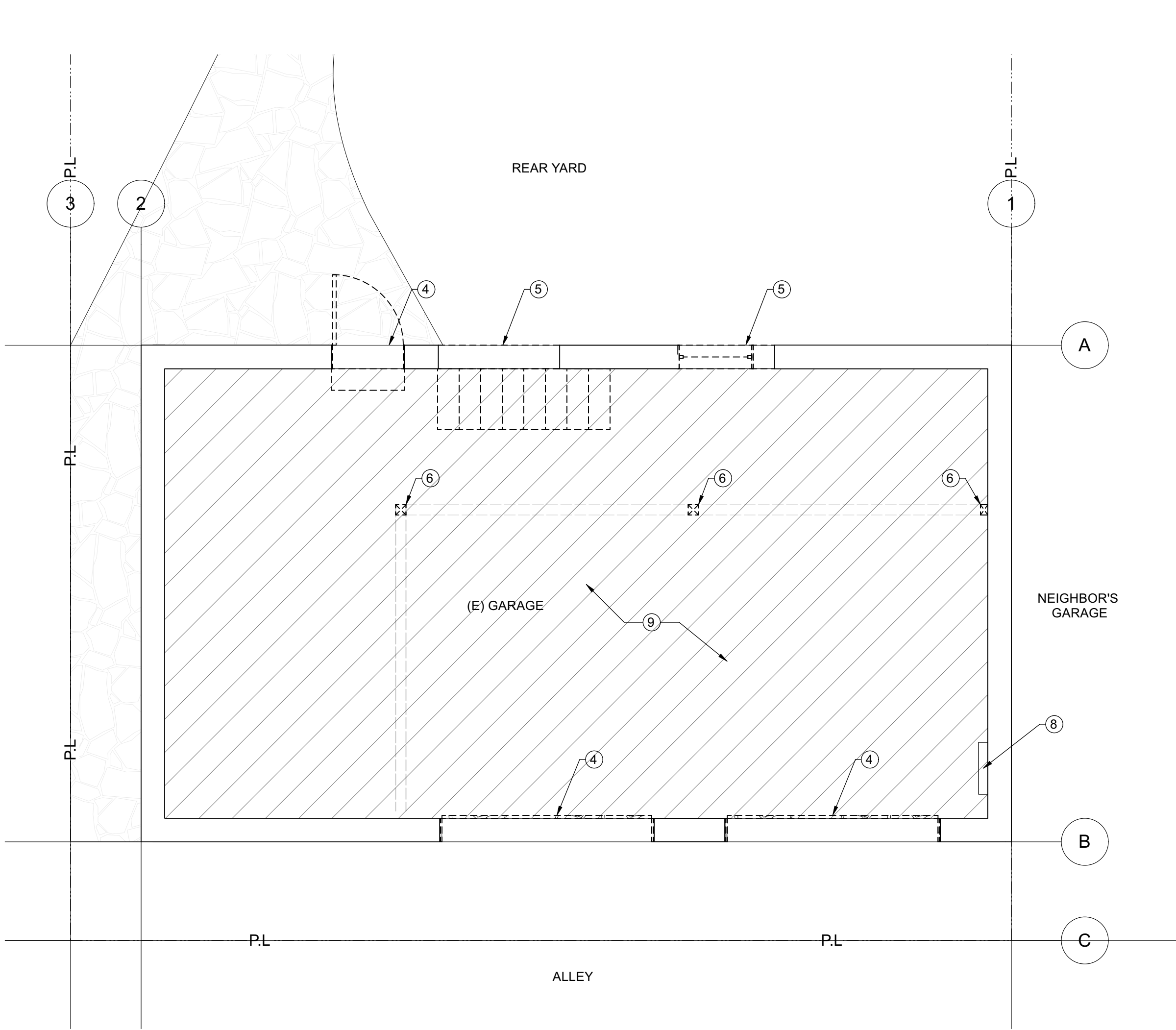
Greg Upwall - architect
1328 U Street NW
Washington DC, 20009
ph: 202.322.1156



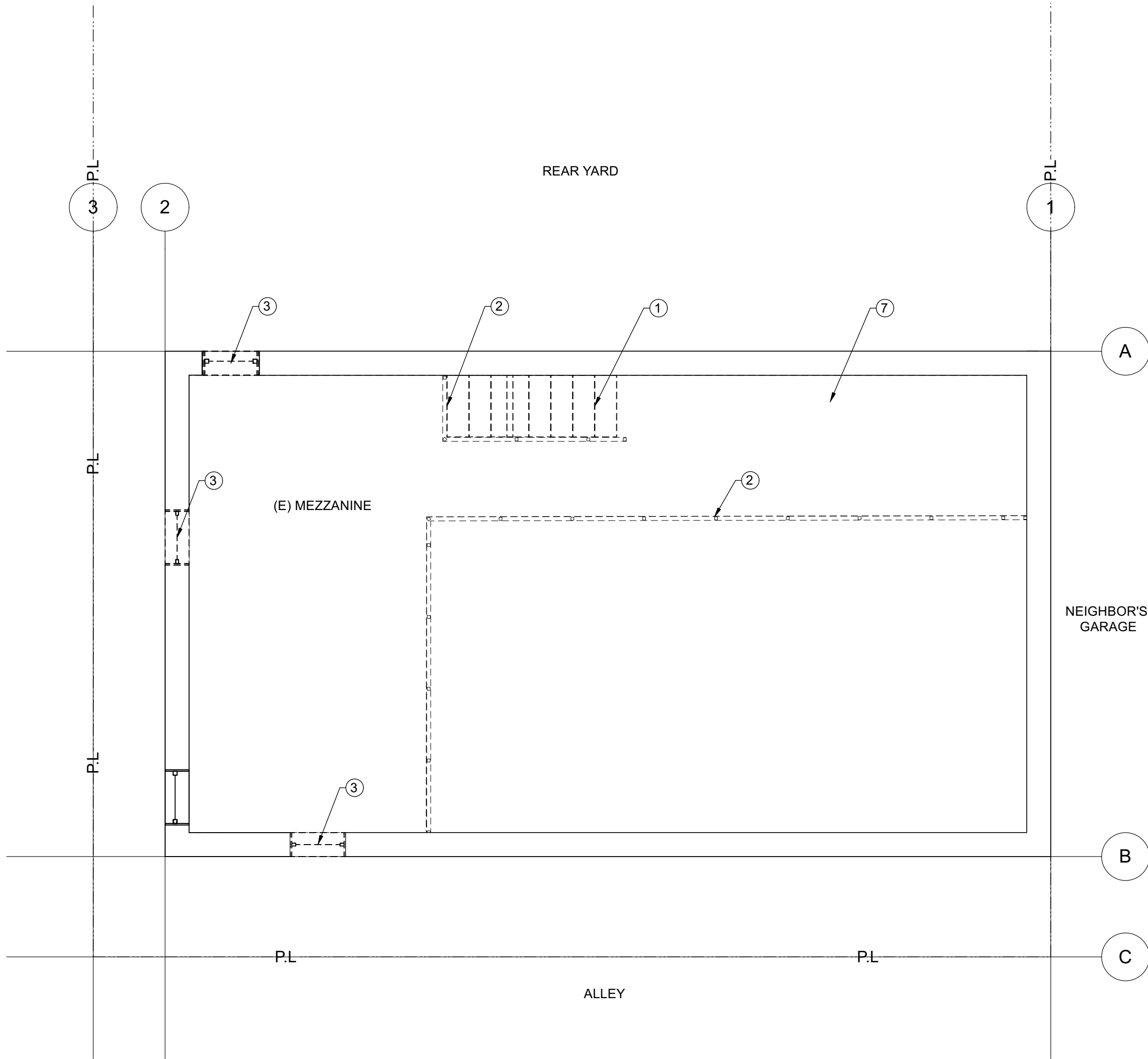
structural engineer:

Consulting Engineers Corp
11250 Roger Dr, Suite 19
Reston, VA 20190





1 1st Floor Demolition Plan
Scale: 1/4" = 1'-0"



2 2nd Floor Demolition Plan
Scale: 1/4" = 1'-0"

Keynotes

1. REMOVE (E) STAIRS
2. REMOVE (E) RAILING
3. REMOVE (E) WINDOW.
4. REMOVE (E) DOOR.
5. REMOVE PORTION OF (E) WALL TO ACCOMMODATE NEW DOOR/WINDOW, SEE DOOR/WINDOW SCHEDULE AND PROPOSED FLOORPLAN FOR SIZE/LOCATION.
6. REMOVE EXST. POST(S)
7. REMOVE (E) FLOOR
8. ELECTRICAL PANEL
9. REMOVE (E) CONCRETE SLAB (AREA SHOWN HATCHED)

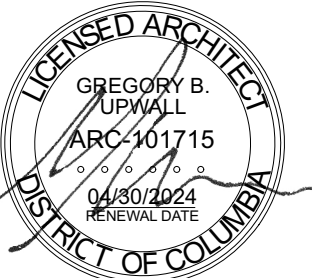
General Notes

1. DEMOLITION NOTES:
 - a. BEFORE REMOVING WALLS OR EXST. CONST. G.C. SHALL INSPECT EXST. FRAMING AND PROVIDE ADEQUATE TEMPORARY SHORING. G.C. SHALL NOTIFY ARCHITECT OF ANY LOAD BEARING CONSTRUCTION INDICATED TO BE REMOVED PRIOR TO PROCEEDING WITH DEMOLITION.
 - b. IN INDICATED AREAS PROVIDE SELECTIVE DEMOLITION OF EXISTING CONDITIONS. CUTTING SHALL BE MADE CLEANLY AND IN STRAIGHT LINES WITHOUT DAMAGING SURROUNDING WORK. CUT AND CAP EXISTING UTILITIES AS REQUIRED. DISPOSE OF ALL WASTE MATERIAL OFF SITE IN A LEGAL MANNER.
 - c. REMOVE TOOLS AND EQUIPMENT FROM SITE UPON COMPLETION OF WORK. LEAVE CONTRACT AREAS AND SITE CLEAN, ORDERLY, AND IN A CONDITION ACCEPTABLE FOR NEW OR OTHER CONSTRUCTION ON A DAILY BASIS.
 - d. CAREFULLY REMOVE EXISTING STRUCTURES, MATERIALS AND ITEMS NOTED OR REQUIRED TO BE REMOVED SO AS NOT TO CAUSE DAMAGE TO ADJACENT SURFACES OR EQUIPMENT. TAKE SPECIAL CARE WITH ITEMS WHICH ARE TO BE REUSED. ALL MATERIALS REMOVED FROM THE BUILDING OR SITE SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS SPECIFICALLY DESIGNATED BY THE OWNER. ALL DEBRIS GENERATED IS TO BE REMOVED FROM THE BUILDING ON A DAILY BASIS AND EITHER HAULED AWAY OR STORED IN A DUMPSTER. AT COMPLETION OF WORK ALL DAMAGED SURFACES SHALL BE RESTORED TO THE OPTIMUM CONDITION. REPAIR AREAS DAMAGED BY DEMOLITION OPERATIONS. ALL AREAS OF RENOVATION OF EXISTING CONDITIONS SHALL BE FINISHED TO MATCH EXISTING, UNLESS OTHERWISE NOTED.
2. PROTECTION OF EXISTING CONDITIONS:
 - A. PROTECT AND SECURE SITE, BUILDING, MATERIALS AND EQUIPMENT FROM THEFT, VANDALISM AND UNAUTHORIZED ENTRY. PROTECT EXISTING LANDSCAPING, WINDOWS, INTERIOR AND EXTERIOR WALLS AND DOORS FROM DAMAGE DURING CONSTRUCTION. PROTECT FINISHED FLOORS FROM DIRT, WEAR AND DAMAGE. PREVENT MITIGATION OF DUST AND DEBRIS AND DAMAGE FROM IMPACTING EXISTING/ADJACENT AREAS OF BUILDING THAT ARE OUTSIDE OF THE SCOPE OF WORK THE GREATEST EXTENT POSSIBLE.
3. REMOVE FROM SITE AND LEGALLY DISPOSE OF ALL DEBRIS, RUBBISH, AND OTHER MATERIALS RESULTING FROM OPERATIONS. BURNING OF DEBRIS ON SITE SHALL NOT BE PERMITTED.
4. RECYCLING/SALVAGE NOTE:
 - a. SALVAGE DEMOLITION DEBRIS TO THE GREATEST EXTENT POSSIBLE. ONLY MATERIALS THAT CAN NOT BE RECYCLED AND/OR SALVAGED TO BE TAKEN TO LANDFILL.
5. G.C. SHALL NOTIFY THE ARCHITECT OF ANY EXISTING UTILITIES, NOT COVERED IN THE CONSTRUCTION / DEMOLITION DOCUMENTS, WHICH MAY INTERFERE WITH THE INSTALLATION/COMPLETION OF SCOPE OF WORK. THE G.C. SHALL DISCUSS THE REMOVAL OF THESE UTILITIES WITH THE ARCHITECT AND THE BUILDING INSPECTOR PRIOR TO PROCEEDING WITH WORK. WHEN REMOVAL IS APPROVED BY THE ARCHITECT AND THE BUILDING INSPECTOR, G.C. SHALL DISCONNECT THE SPECIFIED UTILITY, CUT BACK TO THE SOURCE (OR PERIMETER OF PROJECT SITE) AND CAP. ALL BUILDING PENETRATIONS RESULTING FROM THIS REMOVAL OR THIS CONSTRUCTION SHALL BE SEALED WITH NEW CONSTRUCTION TO MATCH ADJACENT BUILDING FINISHES.

NOTE: DIMENSIONS OF EXISTING BUILDINGS/SITE FEATURES ARE APPROXIMATED AND ARE NOT BASED ON SURVEY INFORMATION. GENERAL CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.



Greg Upwall - architect
1328 U Street NW
Washington DC, 20009
ph: 202.322.1156



structural engineer:

Consulting Engineers Corp
11250 Roger Dr, Suite 19
Reston, VA 20190

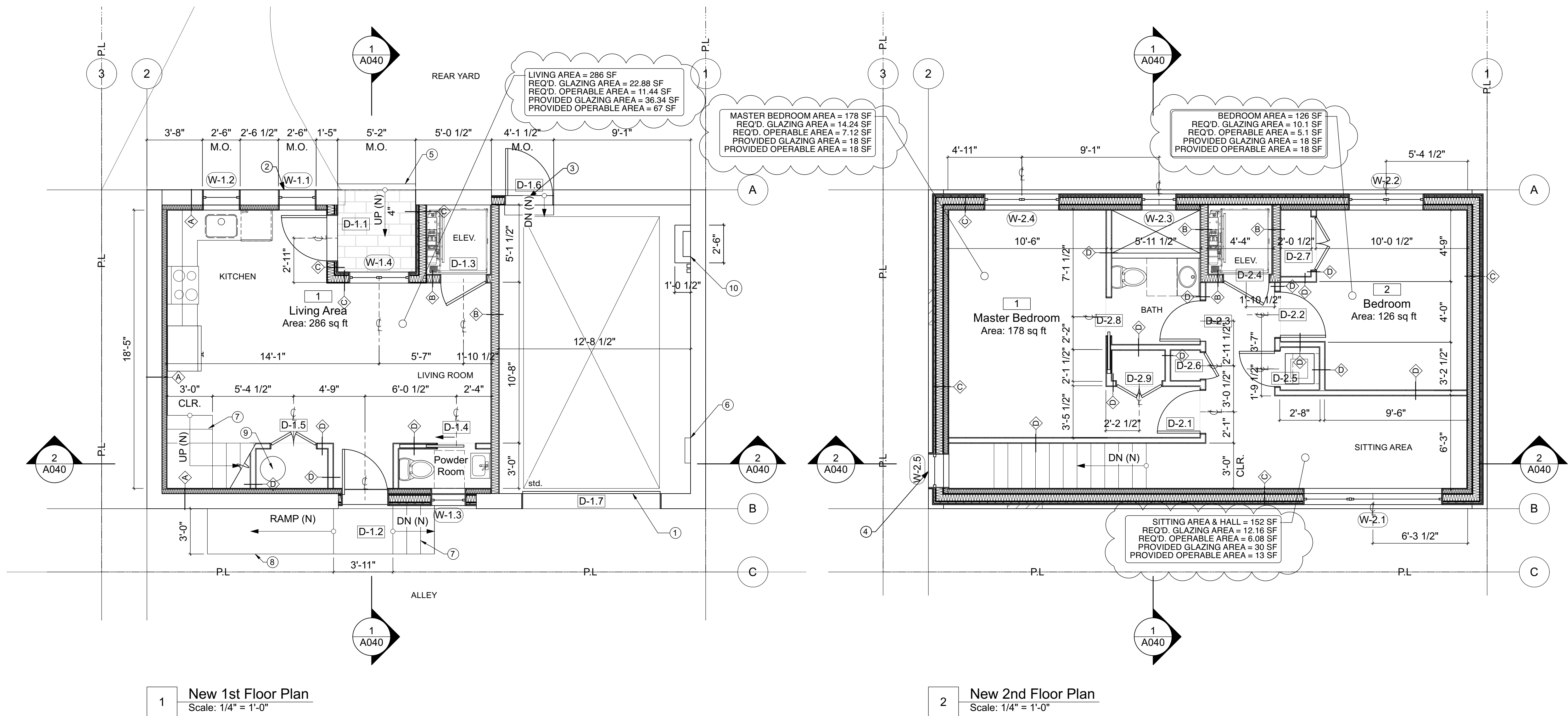
Accessory Structure
Renovation
1111 Buchanan Street NW
Washington DC 20011

date	issue/revision
09.21.23	Permit Set
03.20.24	Permit Comments-Round #1

Demolition Floor
Plans

Drawing No.

A020



Keynotes

1. (N) OVERHEAD SECTIONAL DOOR IN (E) MASONRY OPENING
2. REMOVE (E) DOOR INSTALL (N) WINDOW - INFILL MASONRY IN LOWER PORTION OF OPENING. AND INSTALL INTERIOR FURRED AND INSULATED WALL PER WALL ASSEMBLY.
3. REMOVE (E) WINDOW AND ENLARGE MASONRY OPENING. INSTALL (N) DOOR.
4. (E) WINDOWS
5. (N) TRENCH DRAIN
6. (E) ELECTRICAL PANEL
7. (N) RESIDENTIAL STAIR WITH EQ. RISERS @ 7.75" MAX. AND EQ. TREADS @ 10" MIN. - BROOM FINISH
8. (N) CONCRETE RAMP - BROOM FINISH
9. 30 GLLON SHORT 3800 W DUAL ELEMENT ELCTRIC TANK WATER HEATER (RHEEM "PERFORMANCE" LINE - OR EQUIVALANT)
10. ELEVATOR EQUIPMENT WITH THERMOSTATIC TANK HEATER TO MAINTAIN HYDRAULIC OIL TEMPRATURE



Greg Upwall - architect
1328 U Street NW
Washington DC, 20009
ph. 202.322.1156



structural engineer:

Consulting Engineers Corp
11250 Roger Dr, Suite 19
Reston, VA 20190

Accessory Structure
Renovation
1111 Buchanan Street NW
Washington DC 20011

date	issue/revision
09.21.23	Permit Set
03.20.24	Permit Comments-Round #1

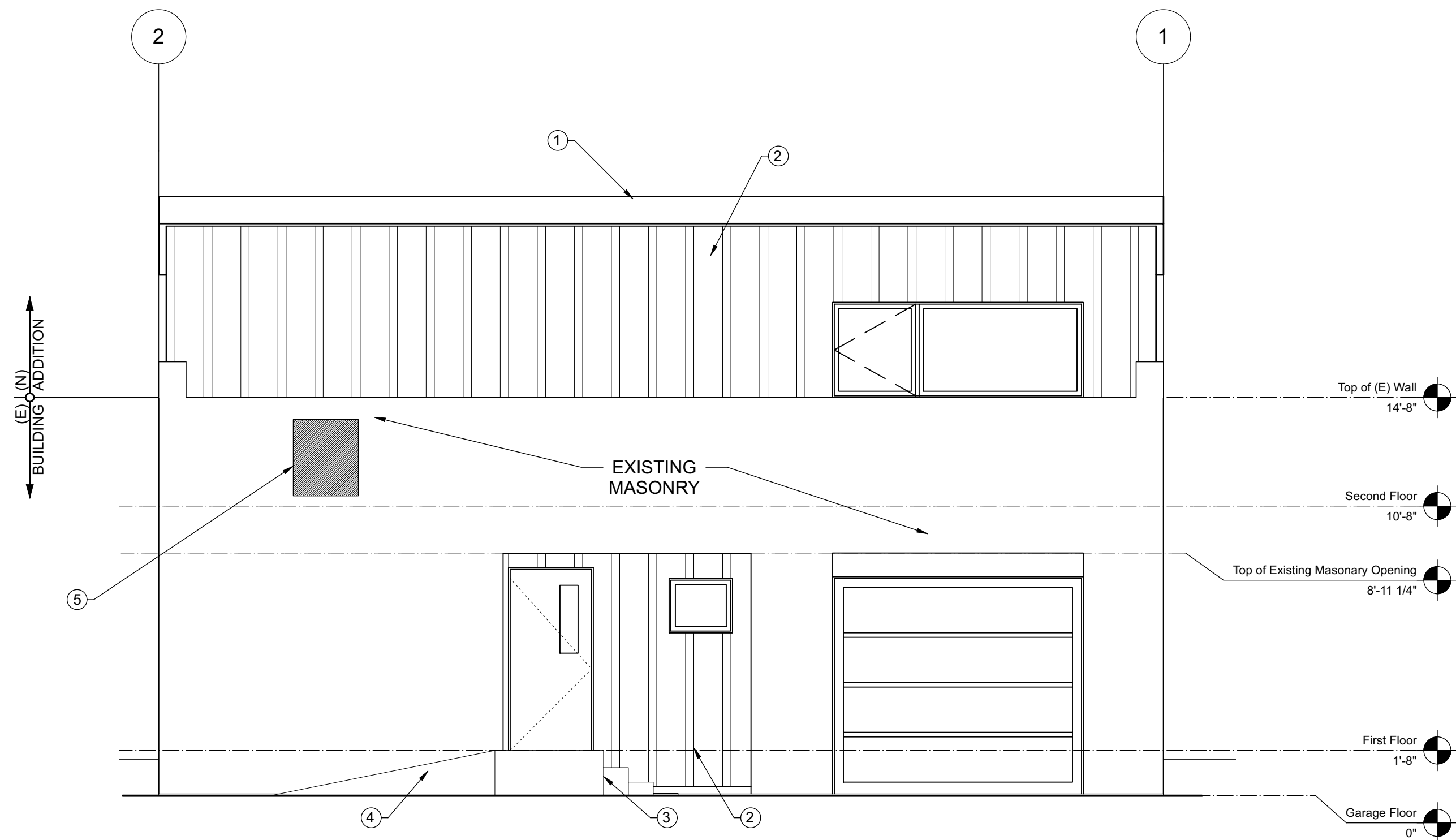
General Notes

1. PATCH & REPAIR ALL AREAS AFFECTED BY CONSTRUCTION OF SCOPE OF PROJECT AT NO COST TO OWNER. PATCH AND REPAIR SURFACES TO MATCH MATERIALS AND FINISHES OF ADJACENT SURFACES.
2. PLACEMENT TO FIXTURES AND RECEPTILES SHOWN ON PLANS IS SCHEMATIC. DESIGNER AND OWNER TO APPROVE PLACEMENTS PRIOR TO INSTALLATION. DO NOT CLOSE IN WALLS PRIOR TO OBTAINING APPROVAL.
3. PROTECTION OF EXISTING CONDITIONS:
A. PROTECT AND SECURE SITE, BUILDING, MATERIALS AND EQUIPMENT FROM THEFT, VANDALISM AND UNAUTHORIZED ENTRY. PROTECT EXISTING LANDSCAPING, WINDOWS, INTERIOR AND EXTERIOR WALLS AND DOORS FROM DAMAGE DURING CONSTRUCTION. PROTECT FINISHED FLOORS FROM DIRT, WEAR AND DAMAGE. PREVENT MITIGATION OF DUST AND DEBRIS AND DAMAGE FROM IMPACTING EXISTING/ADJACENT AREAS OF BUILDING THAT ARE OUTSIDE OF THE SCOPE OF WORK THE GREATEST EXTENT POSSIBLE.

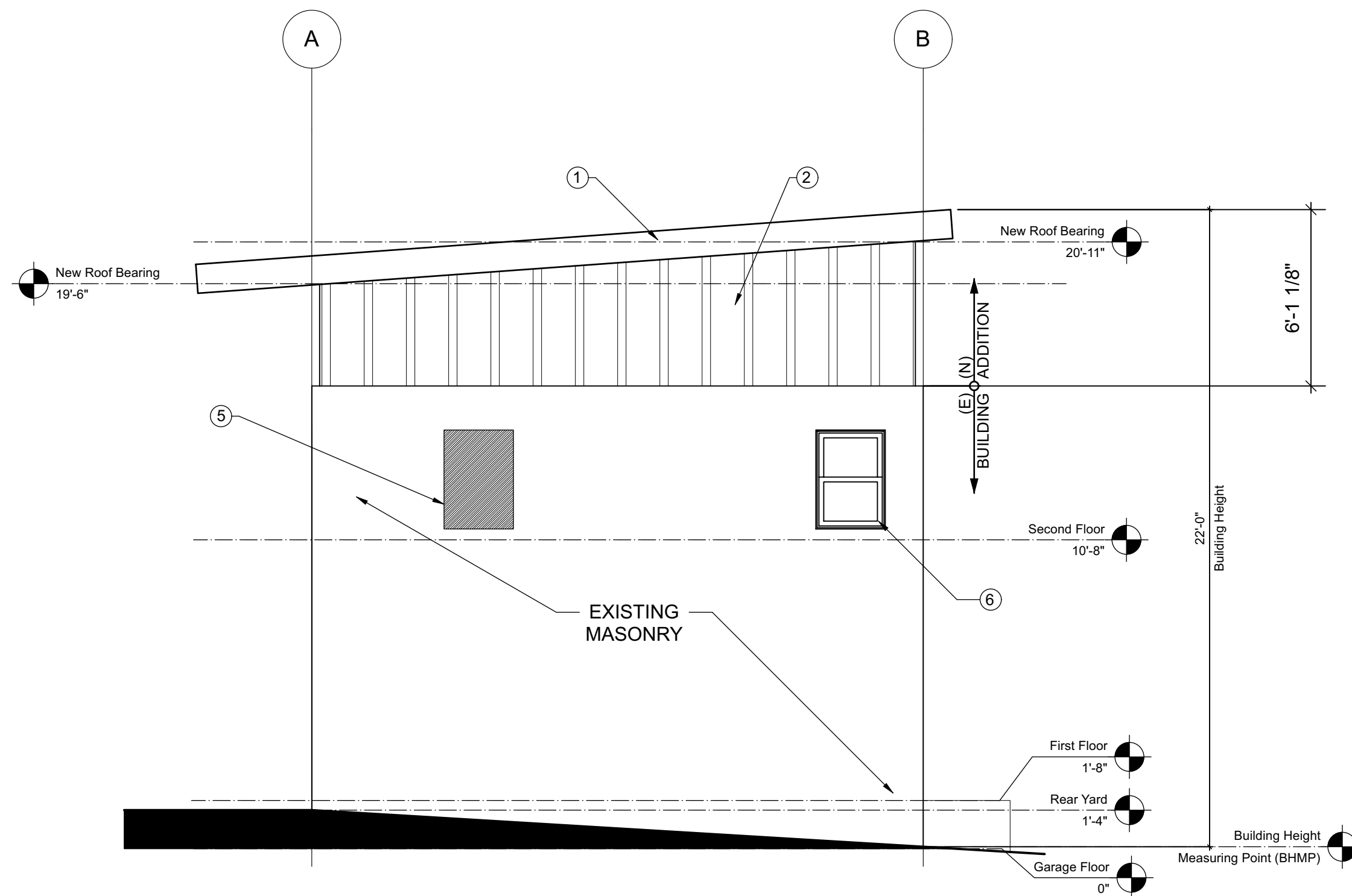
Proposed Floor Plans

Drawing No.

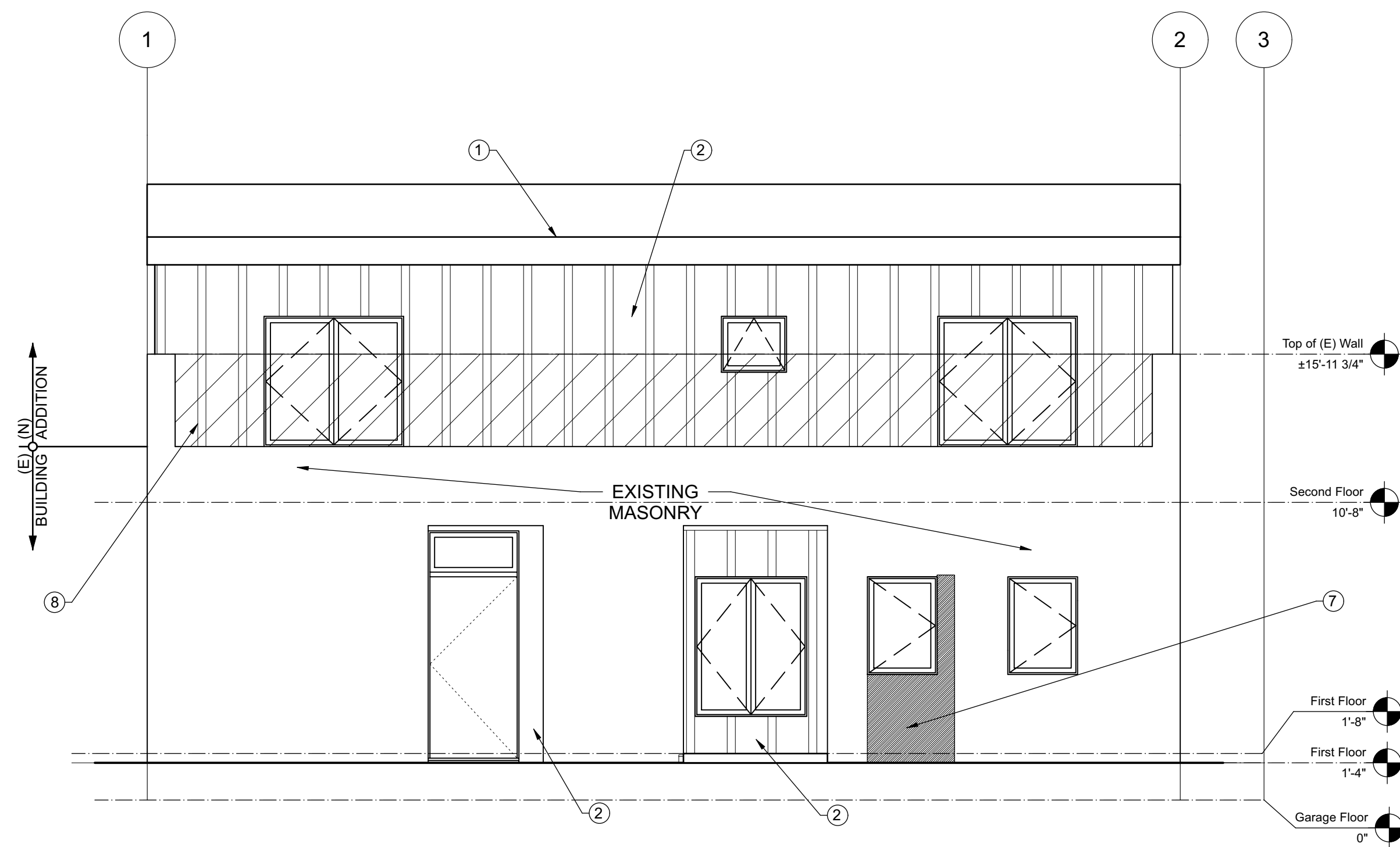
A021



1 New Front Elevation
Scale: 1/4" = 1'-0"



2 New Side Elevation
Scale: 1/4" = 1'-0"



3 New Rear Elevation
Scale: 1/4" = 1'-0"

Keynotes

1. PREFINISHED METAL FASCIA. COLOR BY ARCHITECT. SEE SHEET METAL FABRICATION NOTES THIS SHEET.
2. (N) SIDING SEE "EXTERIOR MATERIALS SPECIFICATIONS" THIS SHEET
3. (N) RESIDENTIAL STAIR WITH EQ. RISERS @ 7.75" MAX. AND EQ. TREADS @ 10" MIN.
4. (N) CONCRETE RAMP
5. SALVAGE (E) BRICK AND REINSTALL TO INFILL EXISTING WINDOW OPENING
6. INSTALL (N) WINDOW IN (E) MASONRY OPENING
7. SALVAGE (E) BRICK AND REINSTALL TO INFILL EXISTING DOOR OPENING
8. EXISTING BRICK REMOVED (+/-116 sq ft)

Sheet Metal Fabrication Notes:

1. FOR ANY PROFILE WITH A FACE WIDTH OF 6" OR MORE USE THE FOLLOWING GUAGES METAL: STEEL (GALVALUME) TO BE 22 GUAGE MIN. ALUMINUM TO BE .040" THICKNESS.

Exterior Materials Specifications:

Moisture Barriers and Membranes:

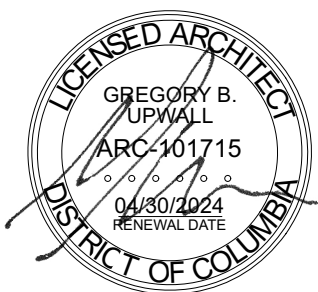
1. ROOF MEMBRANE (SEE ROOF PLAN)
2. A). WEATHER RESISTANT BARRIER. DUPONT TYVEK OR EQUIVALENT. INSTALL MANUFACTURER'S FLEXIBLE FLASHING TAPE AT ALL EDGES TO PROVIDE CONTINUOUS WEATHER TIGHT BARRIER
- B). INSTALL DUPONT TYVEK SYSTEM FLEXIBLE FLASHING, WEATHER-BARRIER FLASHING, DRAINAGE FLASHING, AND WEATHER BARRIER ACCESSORIES.
- C). FOLLOW MFR'S. INSTALLATION INSTRUCTIONS

Exterior Cladding:

1. "TRU-EXTERIOR" SIDING AND TRIM MANUFACTURED BY WESTLAKE ROYAL BUILDING PRODUCTS WITH SMOOTH FINISH. OVER MFR.S APPROVED MOISTURE BARRIER. COLOR BY ARCHITECT. INSTALLED IN VERTICAL "BOARD AND BATTEN" PATTERN

studio
upwall

Greg Upwall - architect
1328 U Street NW
Washington DC, 20009
ph: 202.322.1156



structural engineer:

Consulting Engineers Corp
11250 Roger Dr, Suite 19
Reston, VA 20190

Accessory Structure
Renovation
1111 Buchanan Street NW
Washington DC 20011

date	issue/revision
09.21.23	Permit Set
03.20.24	Permit Comments-Round #1

Proposed Elevations

Drawing No.

A030