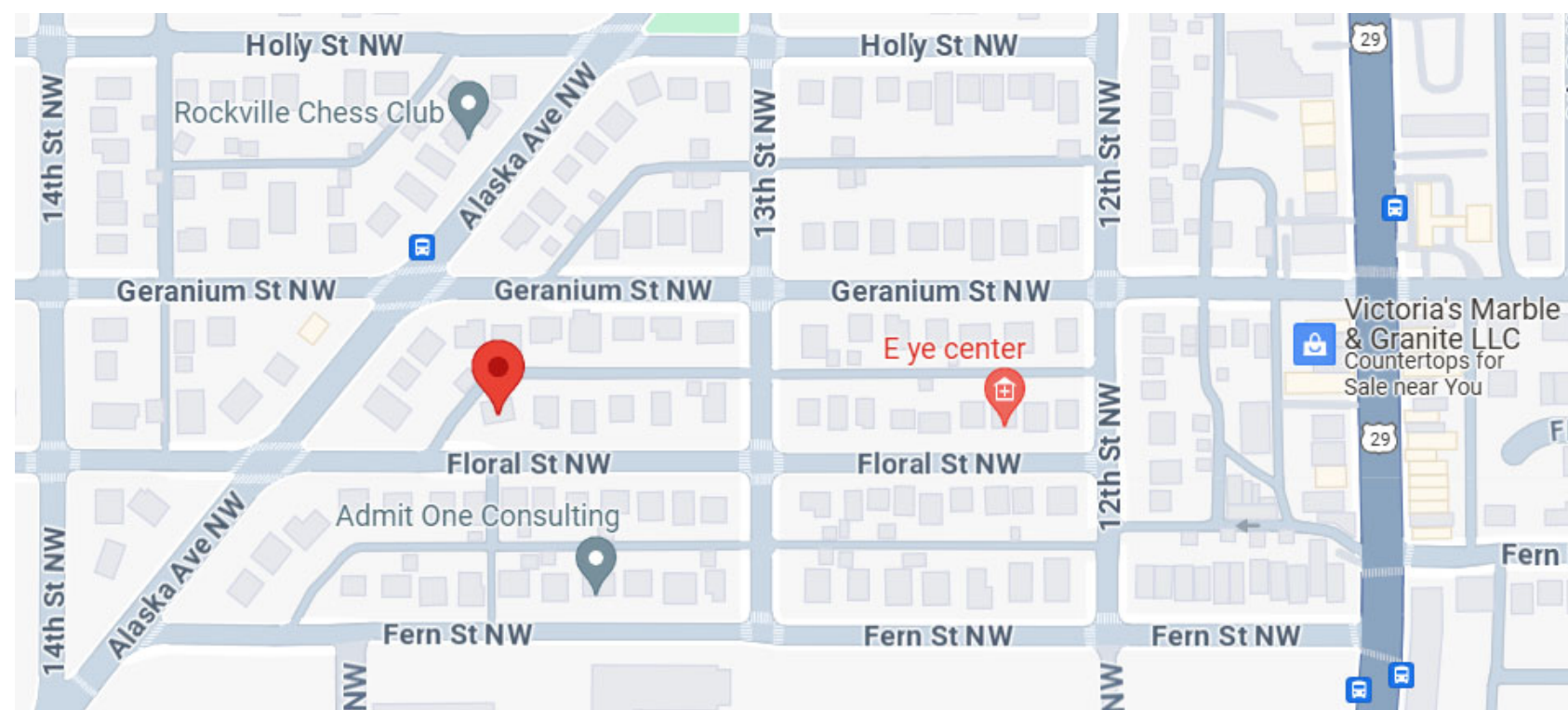


JU RESIDENCE

1311 FLORAL ST NW

WASHINGTON DC 20012

A VICINITY MAP1



PROJECT NARRATIVE

EXISTING GARAGE TO BE EXPANDED.
OFFICE SPACE TO BE ADDED.

ELECTRIC POWER AND PLUMBING WILL BE
BROUGHT TO THE ACESSORY BUILDING
USING A TRENCHES FROM THE PRIMARY
BUILDING.

INTENDED SEQUENCE OF CONSTRUCTION ACTIVITIES

DEMOLISH EXISTING GARAGE AND SLAB

DIG FOOTINGS AND TRENCHES

POUR CONCRETE FOOTINGS, NEW GARAGE SLAB, NEW PATIO SLAB

PIPING AND WIRING TO ACESSORY BUILDING

CONSTRUCT FOUNDATION

FRAME AND FINISH ACESSORY BUILDING

FINISH LANDSCAPING

CODE ANALYSIS

APPLICABLE BUILDING CODES:

2017 District of Columbia Construction Codes, including:

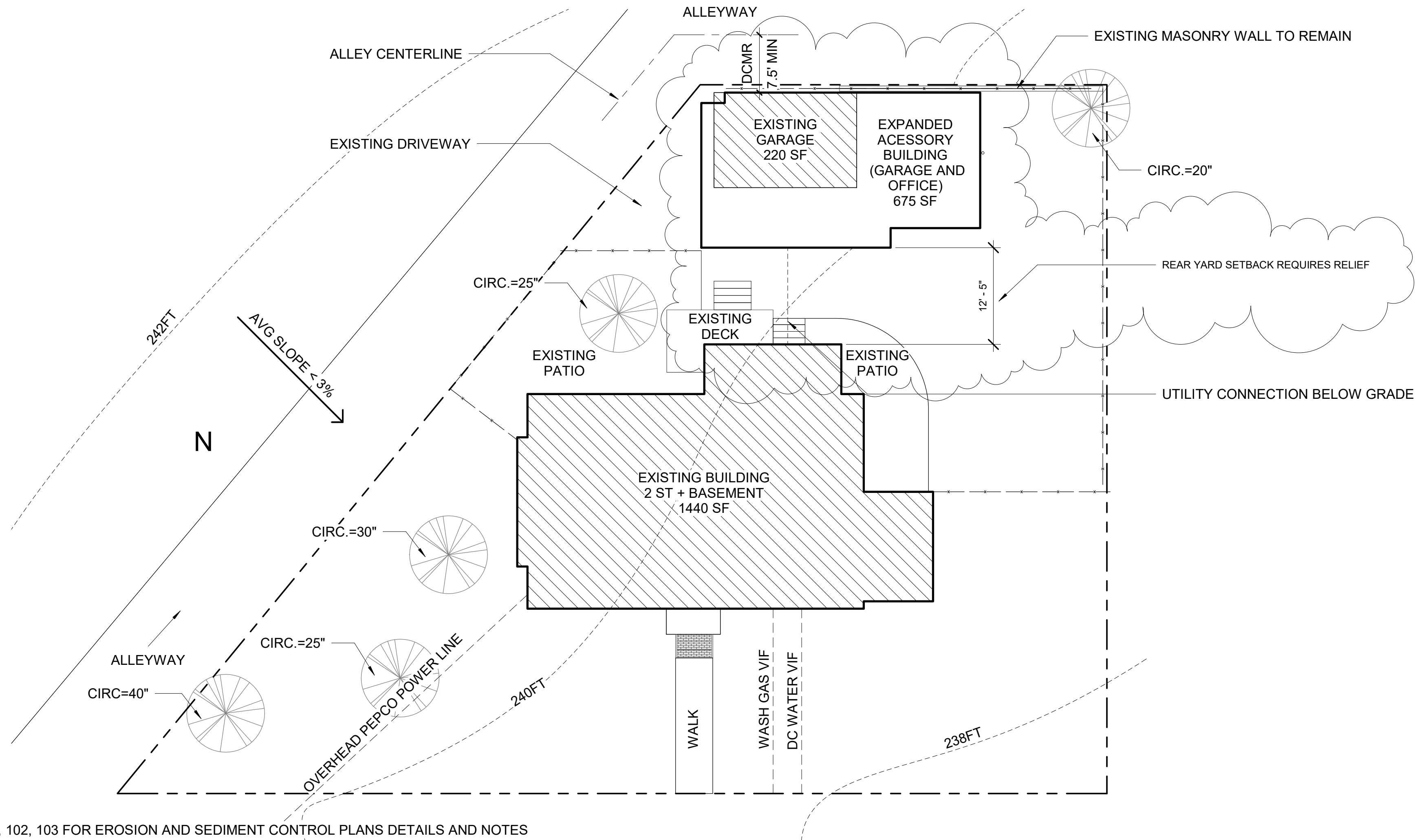
2015 ICC Residential Code for One and Two Family Dwellings

2014 National Electrical Code

Title 12 DCMR, Subtitles A to M, DC Construction Codes Update
DCMR 12 DC Construction Codes Supplement (2017)
Amendment to DCMR 12 DC Construction Code Supplement 2017

ADDRESS	1311 FLORAL ST NW WASHINGTON DC 20016-1717
OWNER	DOMINIC & DANA JU
SQUARE LOT	2777 0033
ZONE	R 1 B
LAND AREA	8,095
UTILITIES	WATER CONNECTED SEWER CONNECTED GAS CONNECTED
SPRINKLERS	NO
SETBACK	
FRONT YARD	NO LESSER OR GREATER THAN EXISTING SETBACKS ON THE SAME BLOCK
SIDE	8'
REAR	25'
BUILDING HEIGHT	
MAXIMUM	40'
EXISTING	2 STORY W/ ATTIC & BSMT
PROPOSED	UNCHANGED
COVERAGE ALLOWED	40%
COVERAGE PROPOSED	29.8%
PERVIOUS EXISTING	65%
PERVIOUS PROPOSED	60%

SHEET INDEX	
A-000	INDEX, SITE PLAN, CODE ANALYSIS, NARRATIVE
A-001	GENERAL NOTES, BUILDING CODE NOTES, ABBREVIATIONS
A-102	FLOOR PLANS
A-202	ELEVATIONS WINDOW AND DOOR SCHEDULES
A-300	SECTIONS
ESC-100	EROSION AND SEDIMENT CONTROL EXISTING SITE
ESC-101	EROSION AND SEDIMENT CONTROL PLAN
ESC-102	EROSION AND SEDIMENT CONTROL DETAILS
ESC-103	EROSION AND SEDIMENT CONTROL NOTES
E-101	ELECTRICAL PLANS
M-101	MECHANICAL PLANS COOLING AND VENTING
P-101	PLUMBING PLANS
S-100	STRUCTURAL NOTES
S-101	STRUCTURAL PLANS
S-104	STRUCTURAL DETAILS

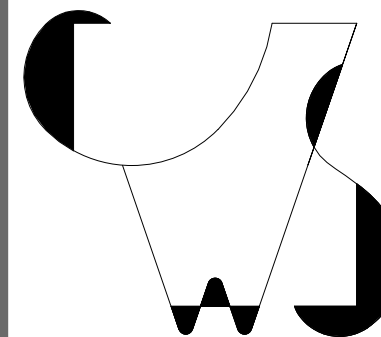


SEE SHEETS ESC 101, 102, 103 FOR EROSION AND SEDIMENT CONTROL PLANS DETAILS AND NOTES

1 SITE PLAN 1

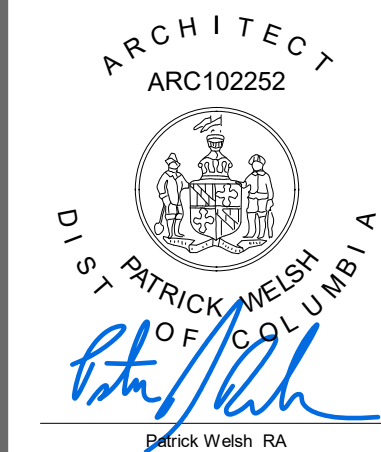
SCALE 1" = 10'-0"

FLORAL ST, NW



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JU RESIDENCE
1311 FLORAL ST NW
WASHINGTON DC 20012

DRAWING	DATE
SCHEMATIC	5/13
PERMIT	10/21
REVISION 1	1/6/25
REVISION 2	TBD

JOB NO: 14010
DRAWN BY: Author

INDEX, SITE
PLAN, CODE
ANALYSIS,
NARRATIVE

A-000

Board of Zoning Adjustment
District of Columbia
CASE NO. ZAB-2025-0001
EXHIBIT NO. 7A1