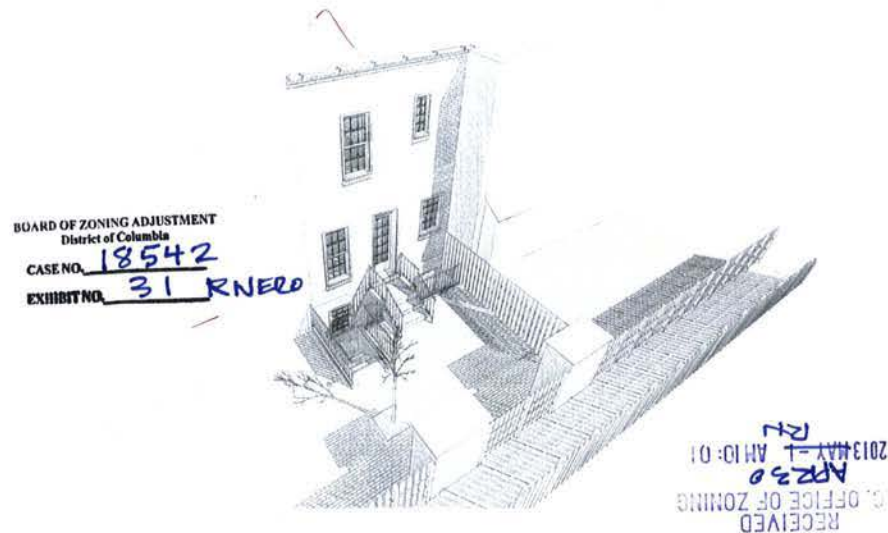
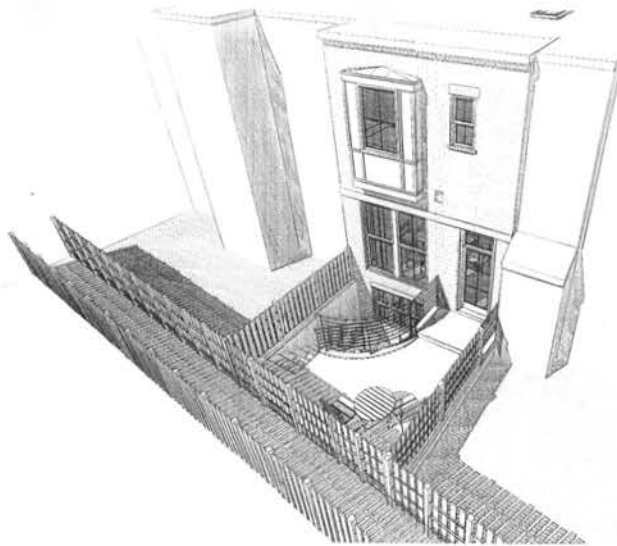


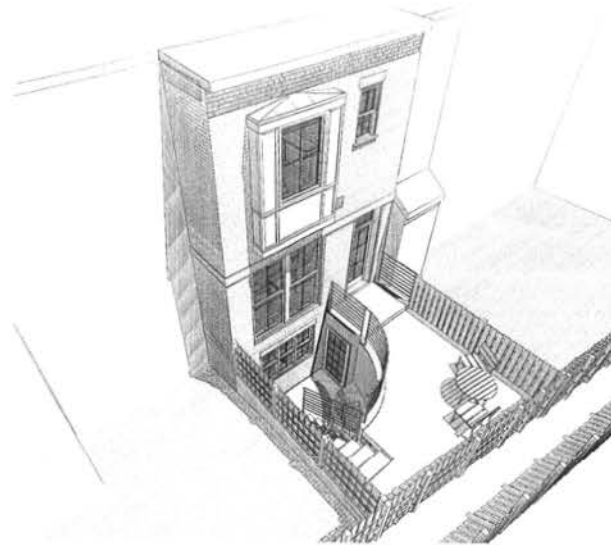


Board of Zoning Adjustment
District of Columbia
CASE NO.18542
EXHIBIT NO.31





1 REAR PERSPECTIVE WEST



2 REAR PERSPECTIVE EAST



3 REAR CUTAWAY SKETCH

FINAL S.D. SUBMISSION AND APPROVAL

DATE:



HAINS
ARCHITECTS

5808 Tonguewood Drive
Bethesda, Maryland
20817
Ph: 301-320-1400
Fax: 301-320-1402
Email: info@hainsarch.com

RYAN CRAIN RESIDENCE
Addition and Renovation
432 NEW JERSEY AVENUE, S.E.
WASHINGTON, DC

PERSPECTIVE VIEWS

REVISIONS

PROTECTING L.O.O.

DATE: JUNE 2002

PROJECT: PHAS. 4.0. APPROVAL

Proj. No.: 1202

A901

DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., January 14, 2013

Plat for Building Permit of: SQUARE 694 LOT 803

Scale: 1 inch = 10 feet Recorded in Book A & T Tracing Page 694

Receipt No. 13-01818

Furnished to: JEFF HAINS

I hereby certify that all existing improvements shown hereon, are completely dimensioned, and are correctly platted; that all proposed buildings or construction, or parts thereof, including covered porches, are correctly dimensioned and platted and agree with plans accompanying the application; that the foundation plans as shown hereon is drawn, and dimensioned accurately to the same scale as the property lines shown on this plat; and that by reason of the proposed improvements to be erected as shown hereon the size of any adjoining lot or premises is not decreased to an area less than is required by the Zoning Regulations for light and ventilation; and it is further certified and agreed that accessible parking area where required by the Zoning Regulations will be reserved in accordance with the Zoning Regulations, and that this area has been correctly drawn and dimensioned hereon. It is further agreed that the elevation of the accessible parking area with respect to the Highway Department approved curb and alley grade will not result in a rate of grade along centerline of driveway at any point on private property in excess of 20% for single-family dwellings or flats, or in excess of 12% at any point for other buildings. (The policy of the Highway Department permits a maximum driveway grade of 12% across the public parking and the private restricted property.)

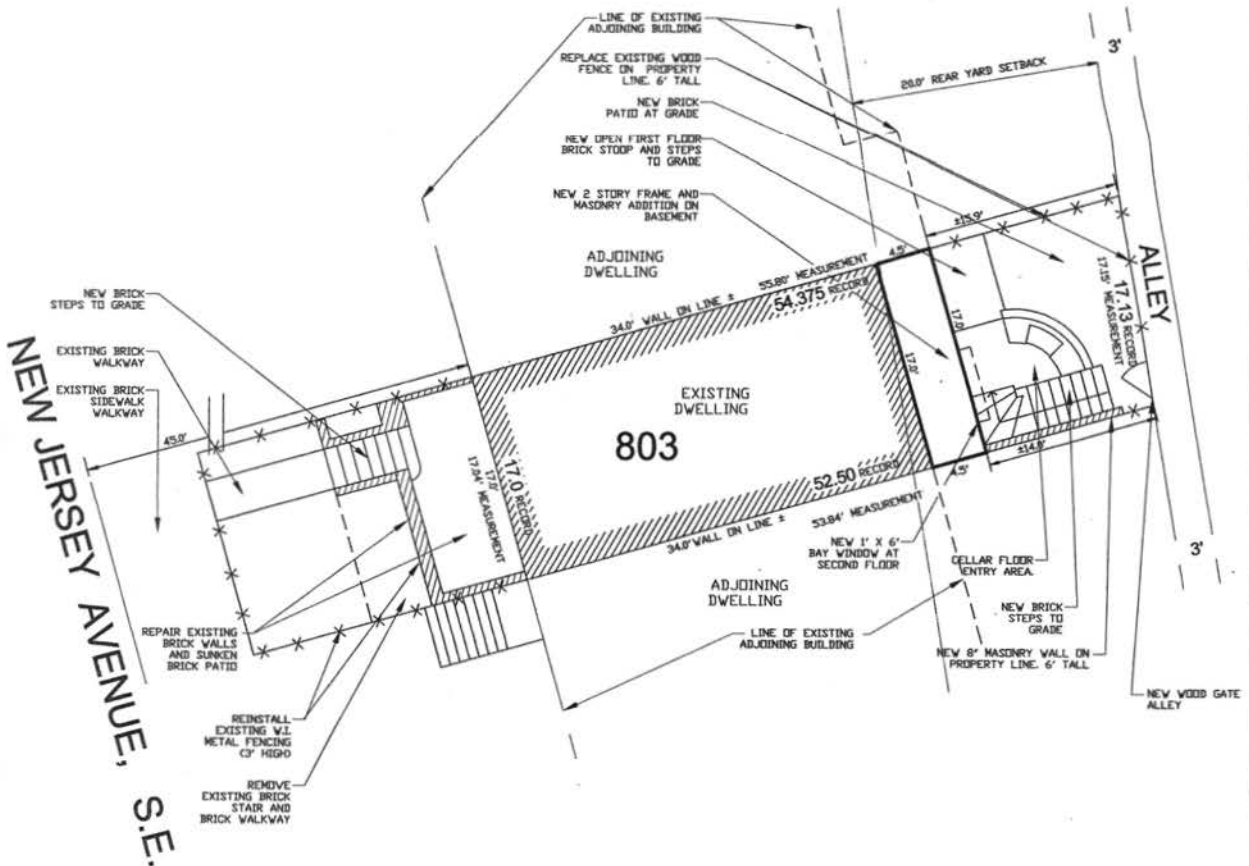
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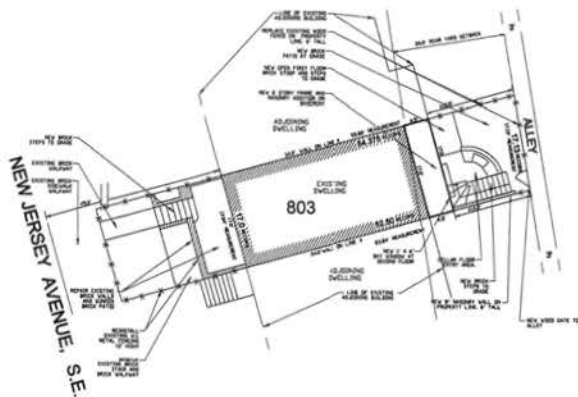
By: A.S.

Date: 2.7.13

(Signature of owner or his authorized agent)

NOTE: Data shown for Assessment and Taxation Lots or Parcels are in accordance with the records of the Department of Finance and Revenue, Assessment Administration, and do not necessarily agree with deed description.





CODE INFORMATION

ZONE	R-4	REQUIRED SETBACKS	ESTABLISHED S.R.L.
LOT	815	FRONT YARD 5.5	
SQUARE	934	SIDE YARD 5.5	NONE
LOT SIZE	794 SQ FT	REAR YARD 5.5	27'-0"
EXISTING COVERAGE	575 SQ FT(41) 48	CONSTRUCTION TYPE	1B
PROPOSED COVERAGE	575 SQ FT EXISTING + 16.5 NEW SQ FT= 498	USE GROUP	R-4
MAX. ALLOWED LOT COVERAGE	40% (78 WITH SEA APPROVAL)		2006 INTERNATIONAL RESIDENTIAL CODE FOR ONE & TWO FAMILY DWELLINGS AS AMENDED BY DC RESIDENTIAL CODE SUPPLEMENT 2008 (2008 02)
MAX. BUILDING HEIGHT	42'-0"	APPLICABLE CODES	
ACTUAL BUILDING HEIGHT	12'-0" - LOWEST GRADE TO PARAPET (UNCHANGED)		

SCOPE OF WORK

TWO STORY REAR BRICK ADDITION WITH REAR STOOP AND STEPS TO GRADE, REBUILDING OF FAILING BRICK FACADE AT FRONT OF BUILDING, NEW RETAINING WALLS AND PATIOS IN FRONT AND REAR OF HOUSE, REINSTALLATION OF EXISTING FRONT AND REAR FENCES (BELOW 94' REAR, BELOW 42' FRONT), NEW PLUMBING AND ELECTRICAL WORK, EXISTING MECHANICAL SYSTEMS WILL BE REPLACED AND EXTENDED TO HANDLE ADDED SPACE.

INDEX OF DRAWINGS

- | | |
|------|--|
| C101 | COVER SHEET |
| C102 | GRADING AND SOIL EROSION INFO |
| D101 | EXISTING/DEMOLITION FLOOR PLANS |
| A101 | FLOOR PLANS-PROPOSED |
| A201 | EXTERIOR ELEVATIONS-
EXISTING/DEMOLITION AND PROPOSED |
| A301 | BUILDING SECTIONS |

ABBREVIATIONS

[illegible]

RYAN-CRAIN RESIDENCE

Addition and Renovation
452 NEW JERSEY AVENUE, S.E.
WASHINGTON, DC

COVER SHEET

REVISIONS	
No.	Date
1	10/10/2010
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PRINTING LOG
DATE 8-20-2008

W.B. Revell, Birmingham

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Page No.: 1202

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1. *Journal of Management Studies*, 1996, 33, 1, 1-14.

C101

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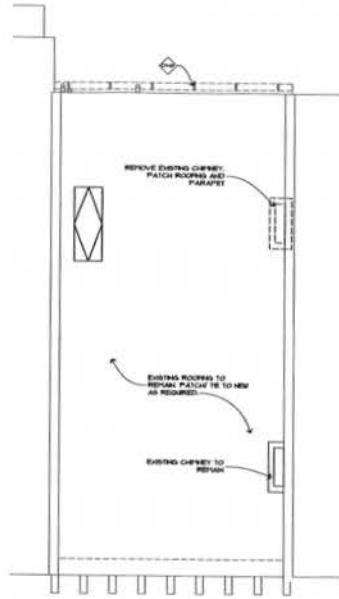
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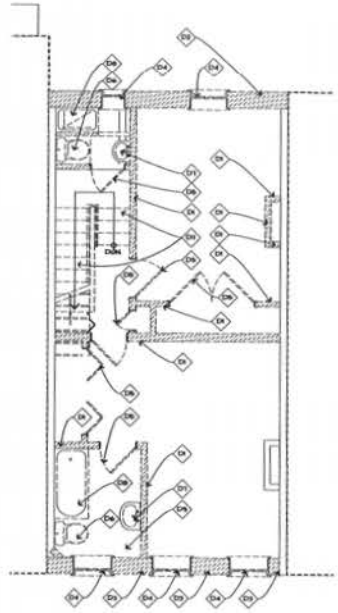
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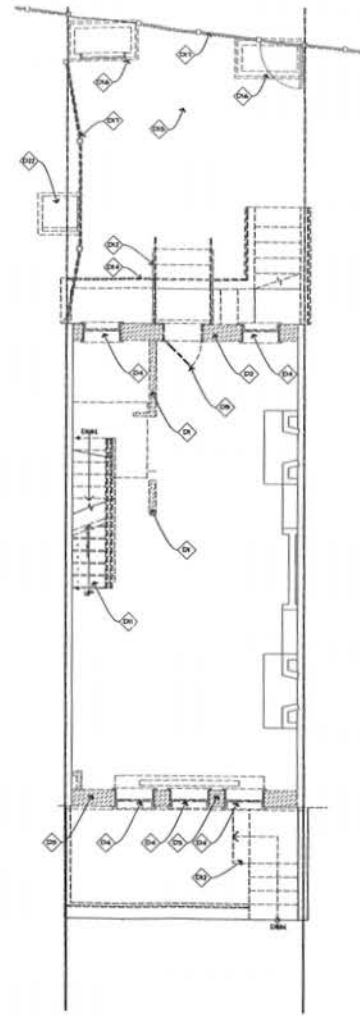
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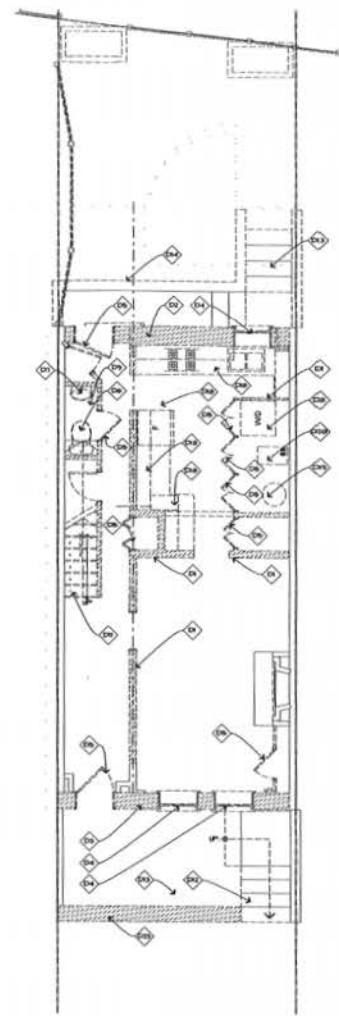
4 DEMOLITION ROOF PLAN
SCALE: 1/4" = 1'-0"



3 DEMOLITION SECOND FLR.
SCALE: 1/4" = 1'-0"



2 DEMOLITION FIRST FLR.
SCALE: 1/4" = 1'-0"



1 DEMOLITION CELLAR LVL.
SCALE: 1/4" = 1'-0"

KEY OF SYMBOLS	
	EXISTING WALLS TO REMAIN
	WALLS TO BE REMOVED / DEMOLISHED
	DOORS TO BE REMOVED
	WINDOWS TO BE REMOVED
	OTHER ITEMS TO BE REMOVED / DEMOLISHED

- DEMOLITION KEY NOTES:**
- 1) REMOVE EXIST. INTERIOR WALL.
 - 2) REMOVE EXIST. EXTERIOR WALL.
 - 3) REMOVE AND REPLACE EXIST. EXTERIOR WALL.
 - 4) REMOVE EXIST. WINDOW.
 - 5) REMOVE EXIST. DOOR.
 - 6) REMOVE EXIST. TOILET.
 - 7) REMOVE VANITY/SINK.
 - 8) REMOVE EXIST. TUB/SHWR.
 - 9) REMOVE EXIST. TILE AND MUDSET BASE (AS REQ'D).
 - 10) REMOVE EXIST. GUTTER.
 - 11) REMOVE EXIST. INTERIOR WOOD STAIR.
 - 12) REMOVE EXIST. BRICK/STEP/STOOP.
 - 13) EXIST. BRICK AREAWAY TO BE REBUILT.
 - 14) REMOVE EXIST. MASON. RETAINING WALL.
 - 15) REMOVE EXIST. BRICK PATIO.
 - 16) REMOVE EXIST. WD. FRAMED GARDEN SHED.
 - 17) REMOVE AND REPLACE EXIST. WD. FENCE.
 - 18) REMOVE EXIST. KITCHEN, INCLUDING CABINETS, FIXTURES, APPLIANCES, FLOORING AND BULKHEADS.
 - 19) REMOVE EXIST. WATER HEATER.
 - 20) REMOVE EXIST. HYD. BOILER UNIT.
 - 21) REMOVE WASHER AND DRYER UNIT AND PIPING.
 - 22) EXIST. ADJACENT A/C COMPRESSOR UNIT.
 - 23) REPAIR EXIST. MASONRY RETAINING WALL.



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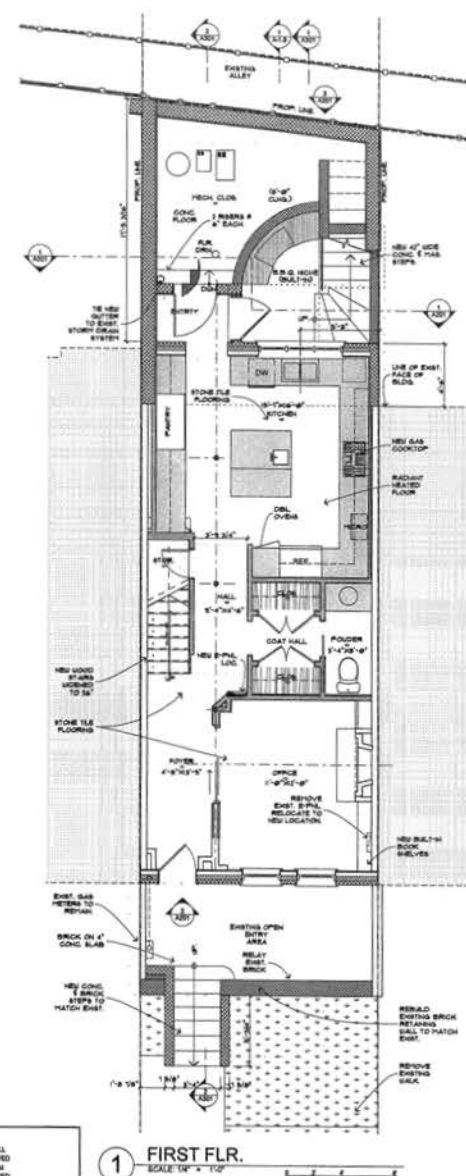
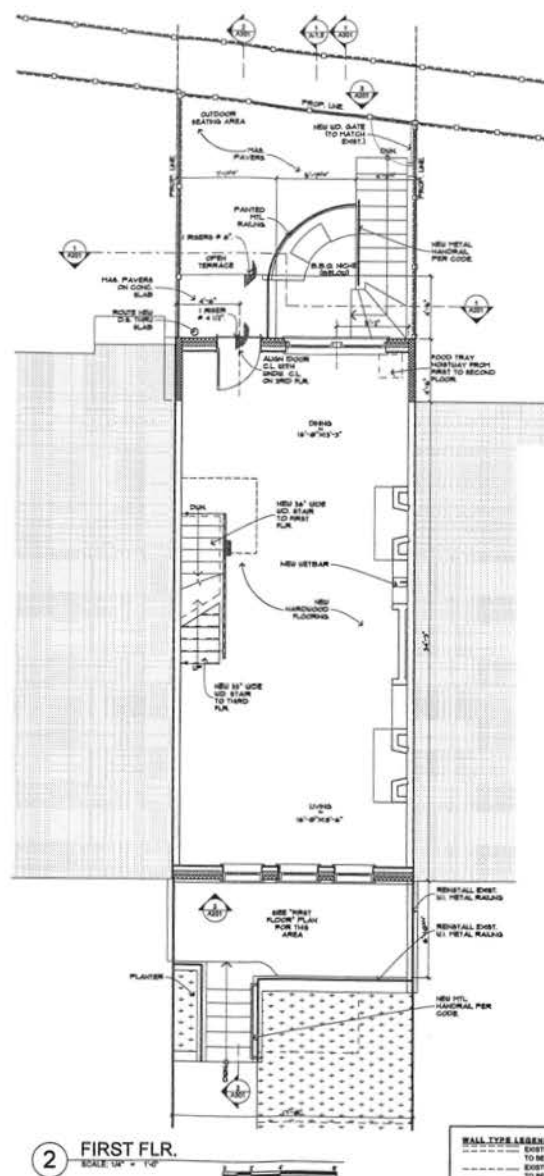
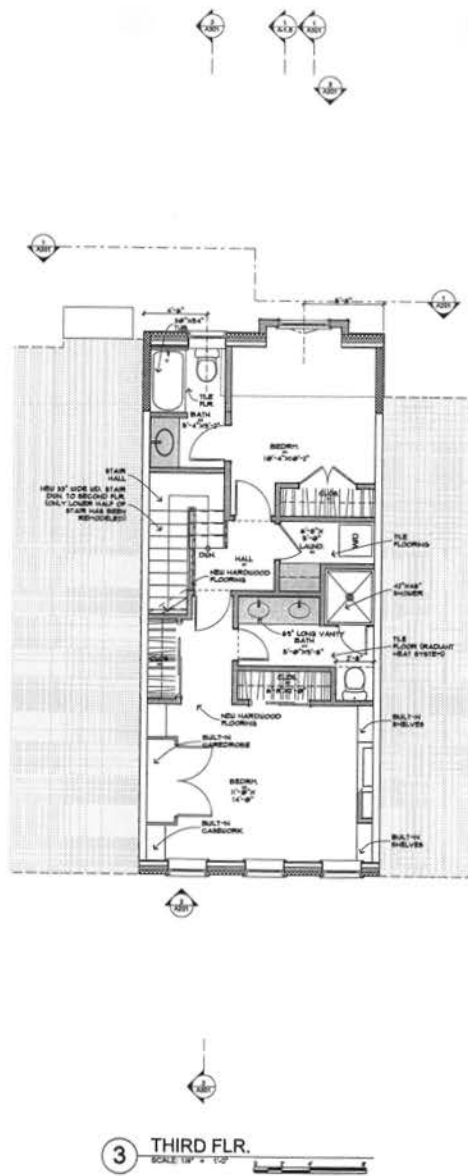
RYAN CRAIN RESIDENCE
Addition and Renovation
432 NEW JERSEY AVENUE, S.E.
WASHINGTON, DC

EXISTING/DEMOLITION FLOOR PLANS

DATE: 01/11/2012
BY: J. CRAIN
CHECKED: J. CRAIN
PROJECT: RYAN CRAIN RESIDENCE

Proj. No: E202

D101



WALL TYPE LEGEND

---	EXISTING WALL TO BE REMOVED
---	EXISTING WALL TO BE REMOVED
---	EXISTING WALL TO REMAIN
---	NEW 2X4 STUD WALL
---	NEW 2X6 STUD WALL
---	NEW C.M.U. WALL U.N.O.
---	NEW BRICK VENEER U.N.O.
---	NEW 8\"/>



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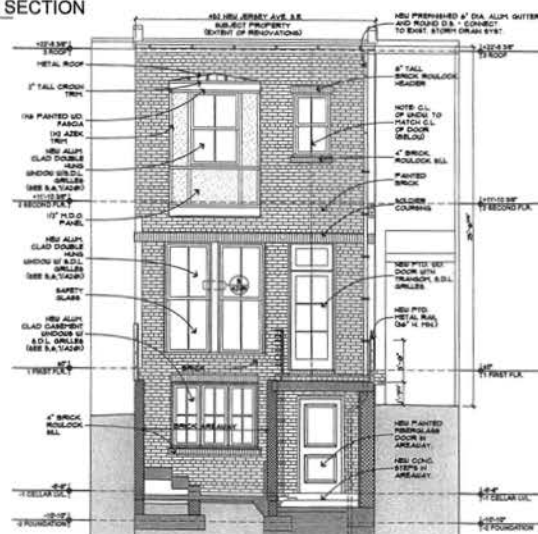
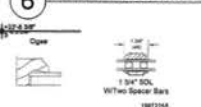
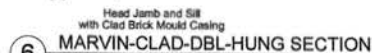
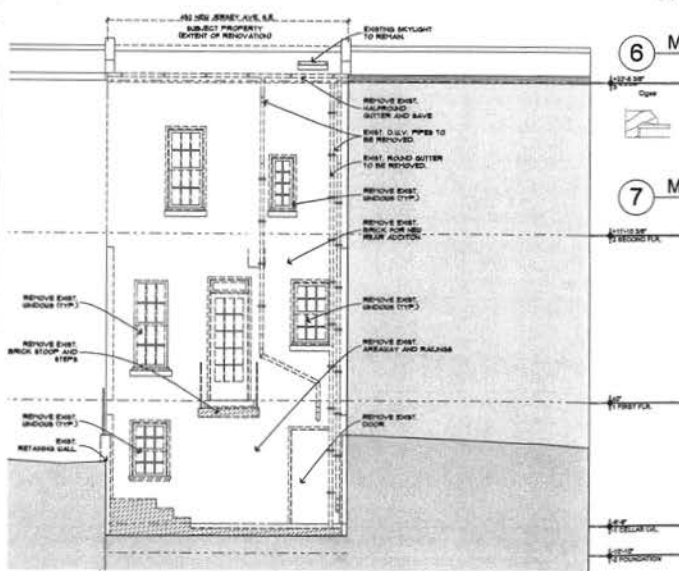
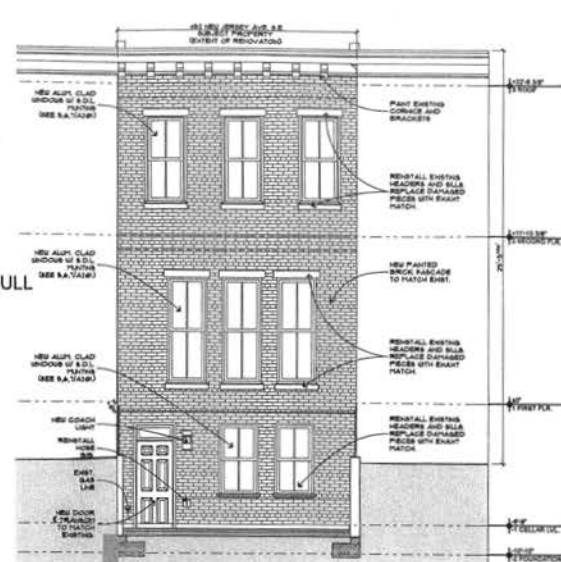
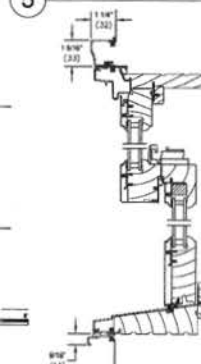
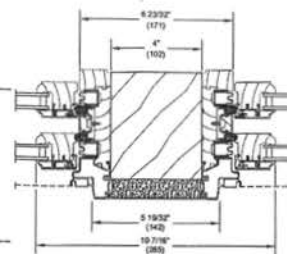
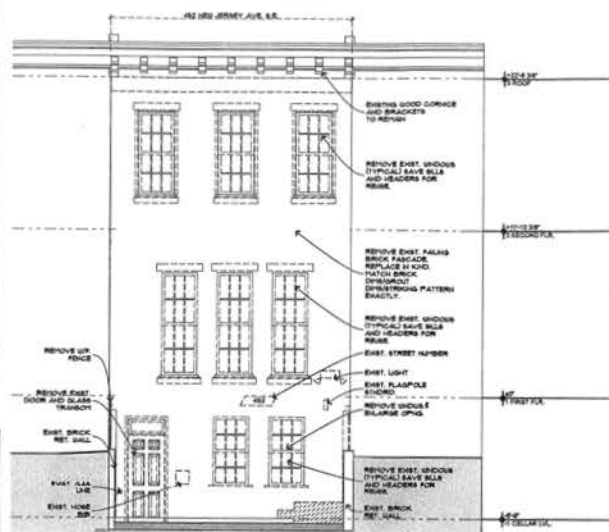
FLOOR PLANS-PROPOSED

REVISIONS

NO.	DATE	DESCRIPTION

Proj. No. 1202

A101

**HAINS**
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EXTERIOR ELEVATION - PROPOSED

REVISIONS

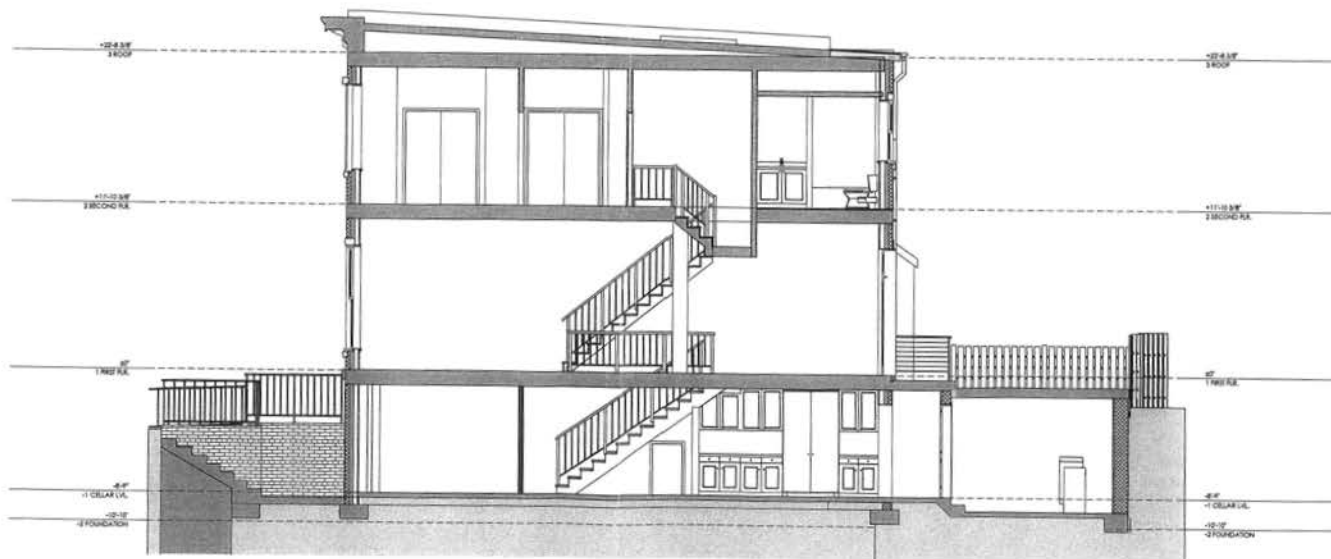
FRONTEND LOG	
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STARTING	FRANK, A.D. 1000
ENDING	FRANK, A.D. 1000

Proj. No.: 120

A201



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



2 BUILDING SECTION
SCALE: 1/8" = 1'-0"



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BUILDING SECTIONS

REVISIONS

PRINTING LOG

DATE: 10/10/10

BY: J. HAIN

10/10/10 J. HAIN

Proj No: 1202

A301