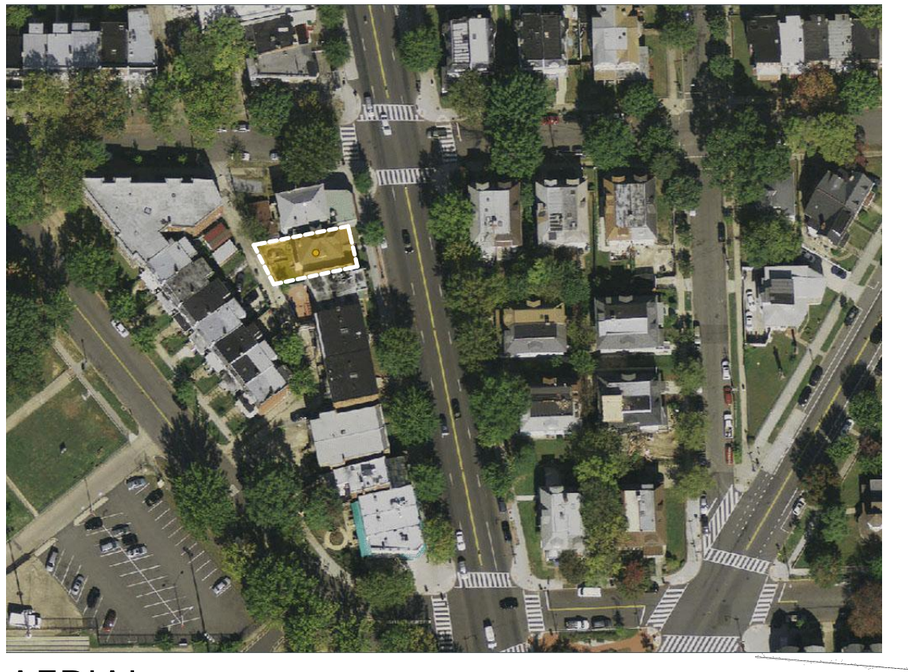

AERIAL

BZA DRAWING LIST	
ID	Name
SD-0.0	COVERSHEET
SD-0.1	ZONING ANALYSIS
SD-0.2	METRO - 0.5 MILE WALKING RADIUS MAP
SD-0.3	SITE SURVEY
SD-04	SITE PLAN
SD-1.0	CELLAR FLOOR PLAN
SD-1.1	1ST FLOOR PLAN
SD-1.2	2ND FLOOR PLAN
SD-1.3	3RD FLOOR PLAN
SD-1.4	4TH FLOOR PLAN
SD-1.5	ROOF PLAN
SD-2.1	BUILDING SECTION
SD-3.1	PARKING ANALYSIS - SURFACE PARKING OP...
SD-3.2	PARKING ANALYSIS - RAMP OPTION
SD-3.3	PARKING ANALYSIS - RAMP SECTION
PL101	PLAT

COVERSHEET

1:1.30

SD-0.0

4326 GEORGIA AVE NW

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Board of Zoning Adjustment
District of Columbia
CASE NO.18978
EXHIBIT NO.26C

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PROJECT DATA

ZONE:	C-2-A
TOTAL:	9 UNITS
PROJECT ADDRESS:	**4326 GEORGIA AVE NW, WDC**
SITE AREA	2891 SF
SQUARE/LOT	2914/0022

ZONING ASSUMPTIONS (2.5 FAR & 60% LOT OCCUPANCY)

	ALLOWED	PROPOSED
FAR TOTAL	7,225 SF	6,752 SF
LOT OCCUPANCY	1,734 SF	1,734 SF
PENTHOUSE	1070 SF (0.37 FAR)	132 SF (0.05 FAR)
REAR YARD	15'-0"(MIN)	23'-0 3/4"
SIDE YARD	NONE REQ'D	NONE PROVIDED
BUILDING HGT	50'-0" MAX	49'-10"
STORIES	NO LIMIT	4+CELLAR
PARKING	1 PER 2 UNITS	4 (SEEKING VARIANCE)
GREEN AREA RATIO	0.3 (867.3 SF)	0.3 (867.3 SF)

ROOF STRUCTURES

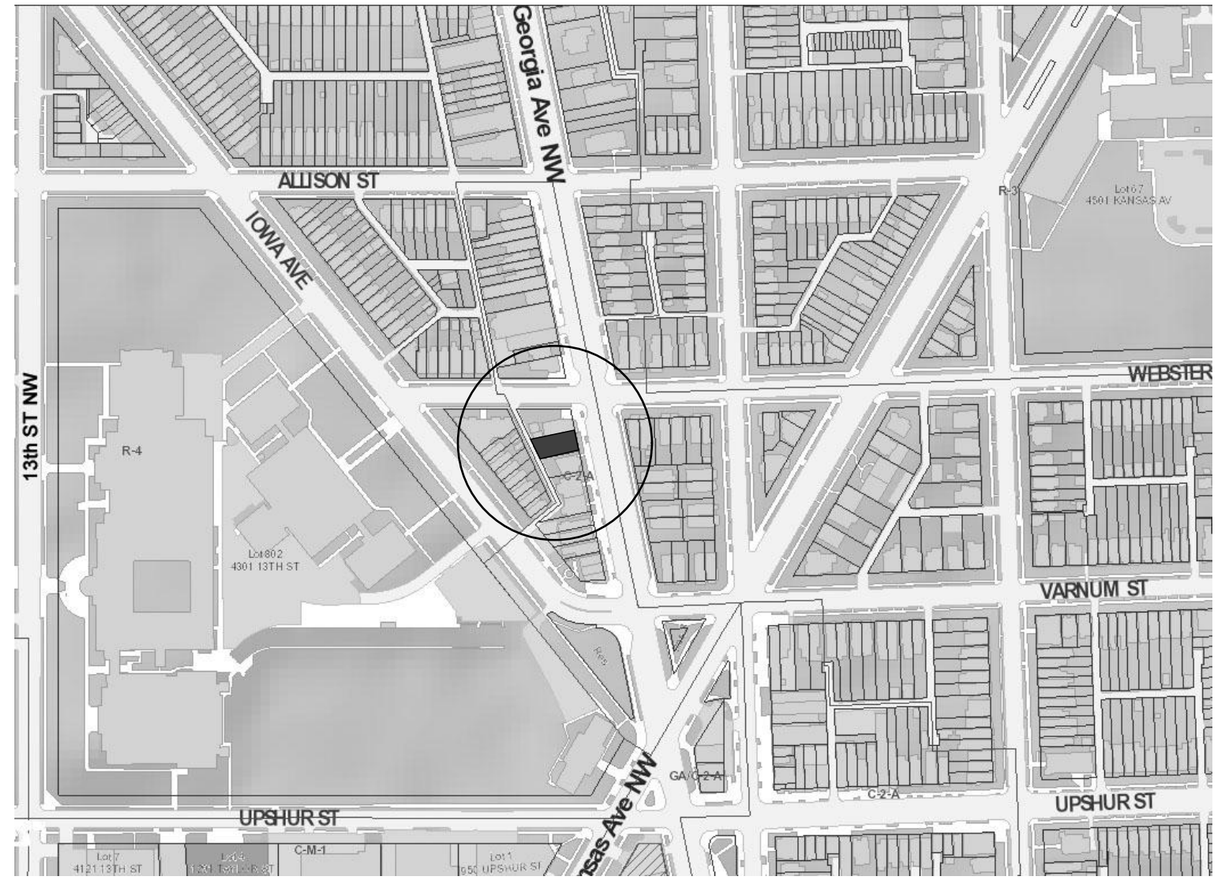
	HEIGHT	SETBACK
PENTHOUSE	8'-10"	9'-3"

SQUARE FOOTAGES

CELLAR:	1,734 SF (NIC IN FAR)
FLRS 1 -4:	1,734 SF EACH = 6,936 SF
EXTERIOR EGRESS:	204 SF/ FLOOR

UNIT MIX

1 BEDROOM:	3
2 BEDROOM:	5
3 BEDROOM:	1 (DUPLEX UNIT)
TOTAL UNITS:	9 UNITS



VICINITY MAP

ZONING ANALYSIS

SD-0.1

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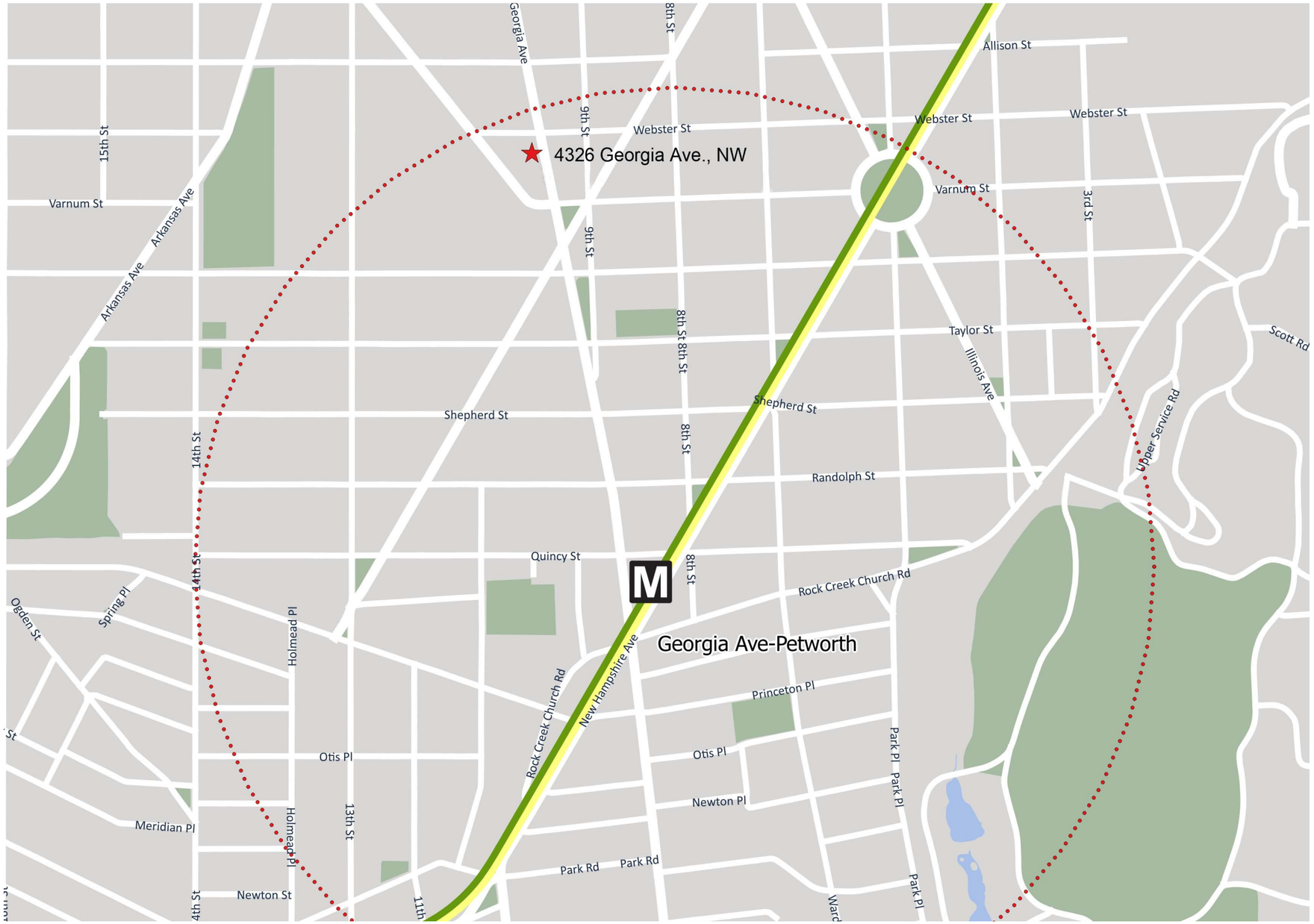

N

METRO - 0.5 MILE WALKING RADIUS MAP

SD-0.2

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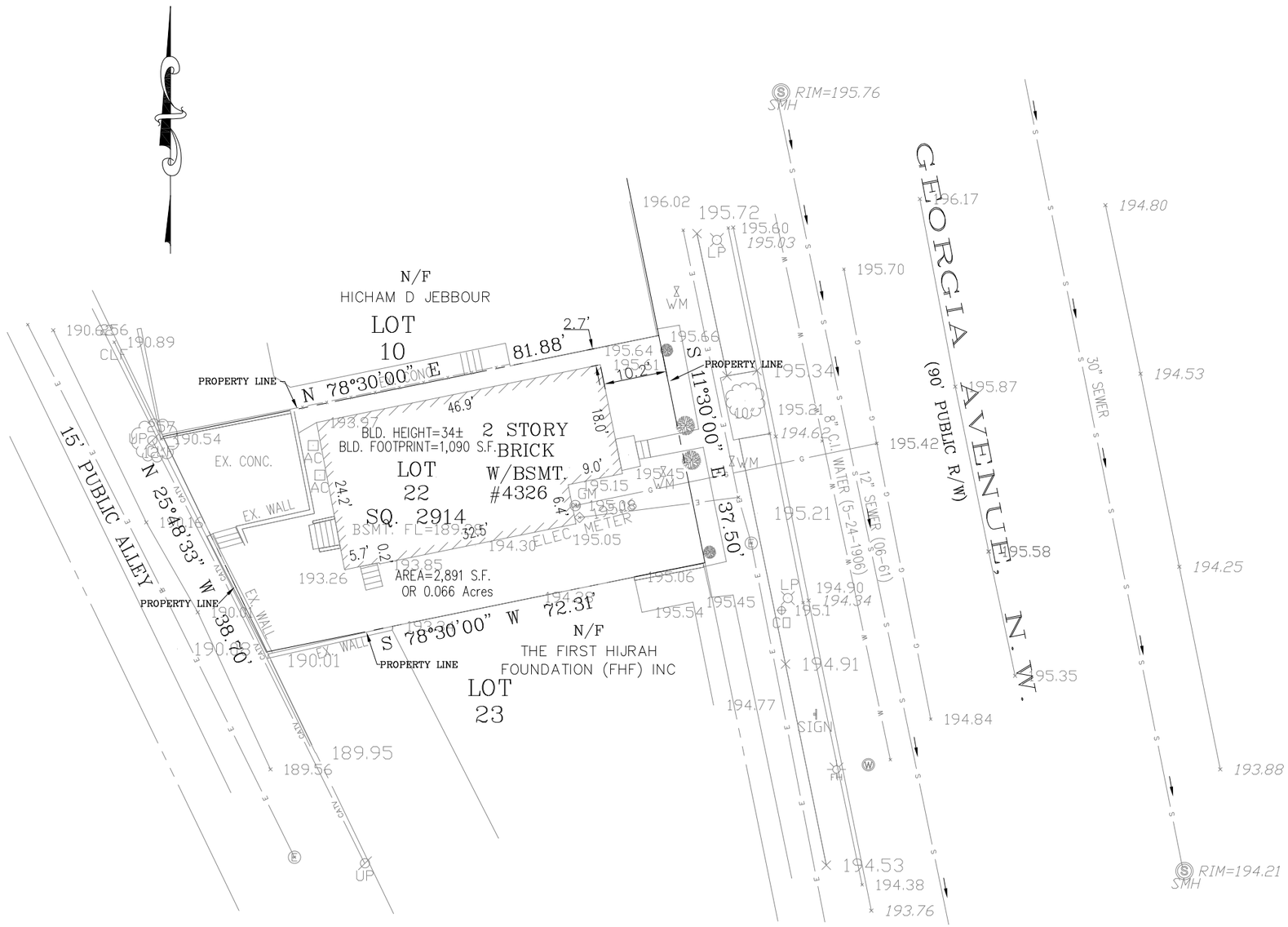

D.C BOUNDARY NOTE:

BOUNDARY INFORMATION SHOWN HEREON WAS OBTAINED FROM THE DISTRICT OF COLUMBIA SURVEYOR'S OFFICE. PROPERTY LINE DIMENSIONS FROM OFFICIAL RECORDS MAY NOT NECESSARILY AGREE WITH ACTUAL MEASURED DIMENSIONS. A "SURVEY TO MARK" PREPARED BY A DISTRICT OF COLUMBIA REGISTERED LAND SURVEYOR AND VERIFIED BY THE OFFICE OF THE SURVEYOR MAY BE REQUIRED TO ESTABLISH THE FINAL BOUNDARY LOCATION FOR THIS PROPERTY.

NOTES:

1.) THE SUBJECT PROPERTY IS LOCATED AS TAX ASSESSMENT NO. 2914 0022. THE SITE ADDRESS IS 4326 GEORGIA AVENUE, N.W., WASHINGTON, DC.
2.) THE HORIZONTAL DATUM IS BASED ON PLANS FROM THE OFFICE OF THE SURVEYOR, DISTRICT OF COLUMBIA.
3.) ON SITE BENCH MARK (NONE)
4.) THE VERTICAL DATUM IS BASED ON DC SEWER MANHOLE.

UTILITY NOTE:

THE UNDERGROUND UTILITY LOCATIONS GRAPHICALLY SHOWN HEREON HAVE BEEN LOCATED FROM A COMBINATION OF FIELD SURVEY INFORMATION AND/OR EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

THE OWNER/DEVELOPER OF THE SUBJECT PROPERTY IS RESPONSIBLE FOR OBTAINING INFORMATION AND COORDINATING WITH ALL UTILITIES' COMPANIES. THE OWNER/DEVELOPER IS ALSO RESPONSIBLE FOR CONTACTING "MISS UTILITY" 48 HOURS PRIOR TO CONSTRUCTION.

LEGEND

- WATER MANHOLE
- ELECTRIC MANHOLE
- TELEPHONE MANHOLE
- GUY WIRE
- GM GAS METER
- SEWER MANHOLE
- WM WATER METER
- SIGN
- UTILITY POLE
- UNKNOWN MANHOLE
- TREE
- OVERHEAD ELECTRIC/CABLE LINE
- S UNDERGROUND SANITARY SEWER CONDUIT
- W UNDERGROUND WATER CONDUIT
- G UNDERGROUND NATURAL GAS CONDUIT
- E UNDERGROUND ELECTRICAL CONDUIT
- IRON RAIL FENCE

Scale 1" = 20"

SITE SURVEY

SD-0.3

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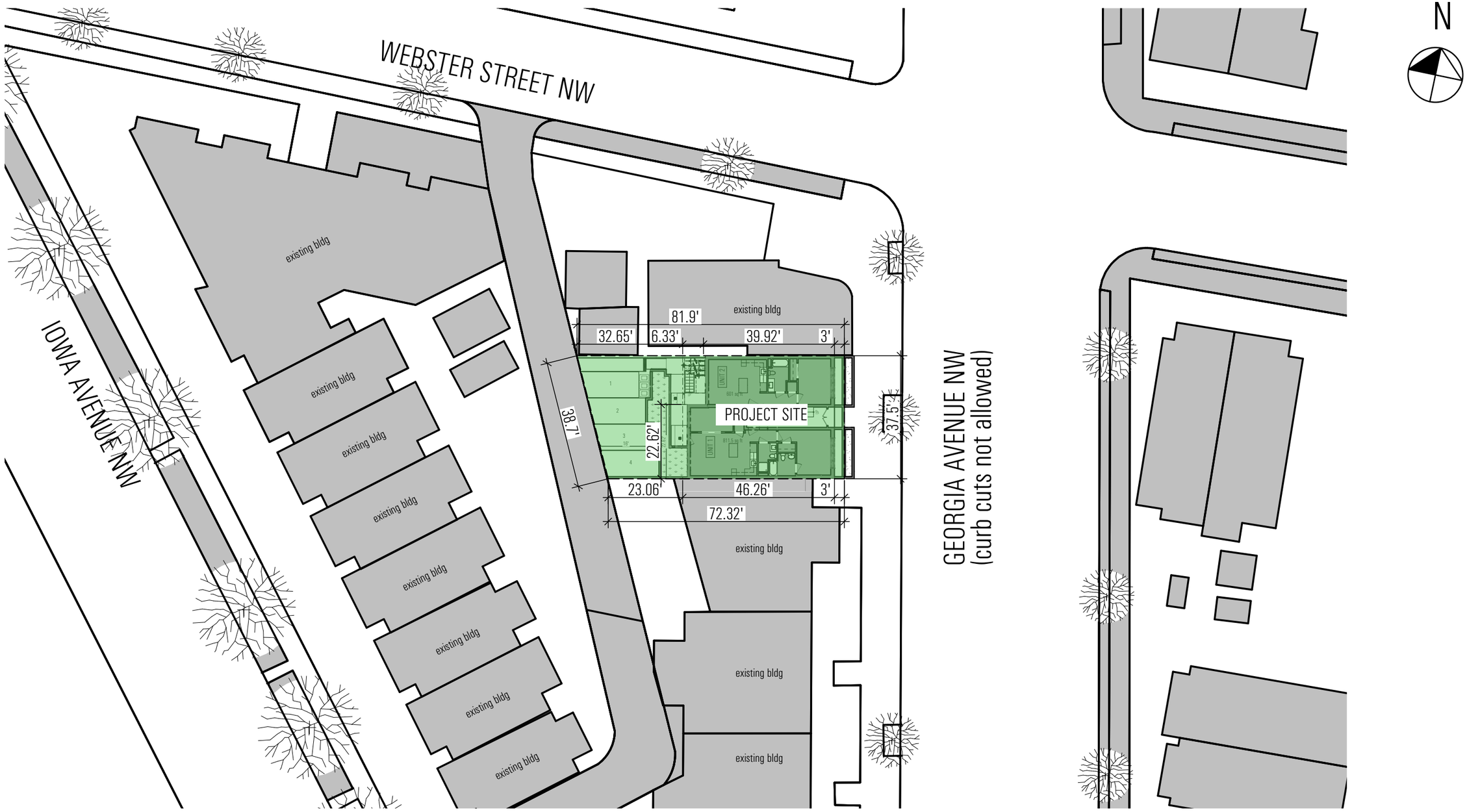

1" = 30'

SITE PLAN

SD-04

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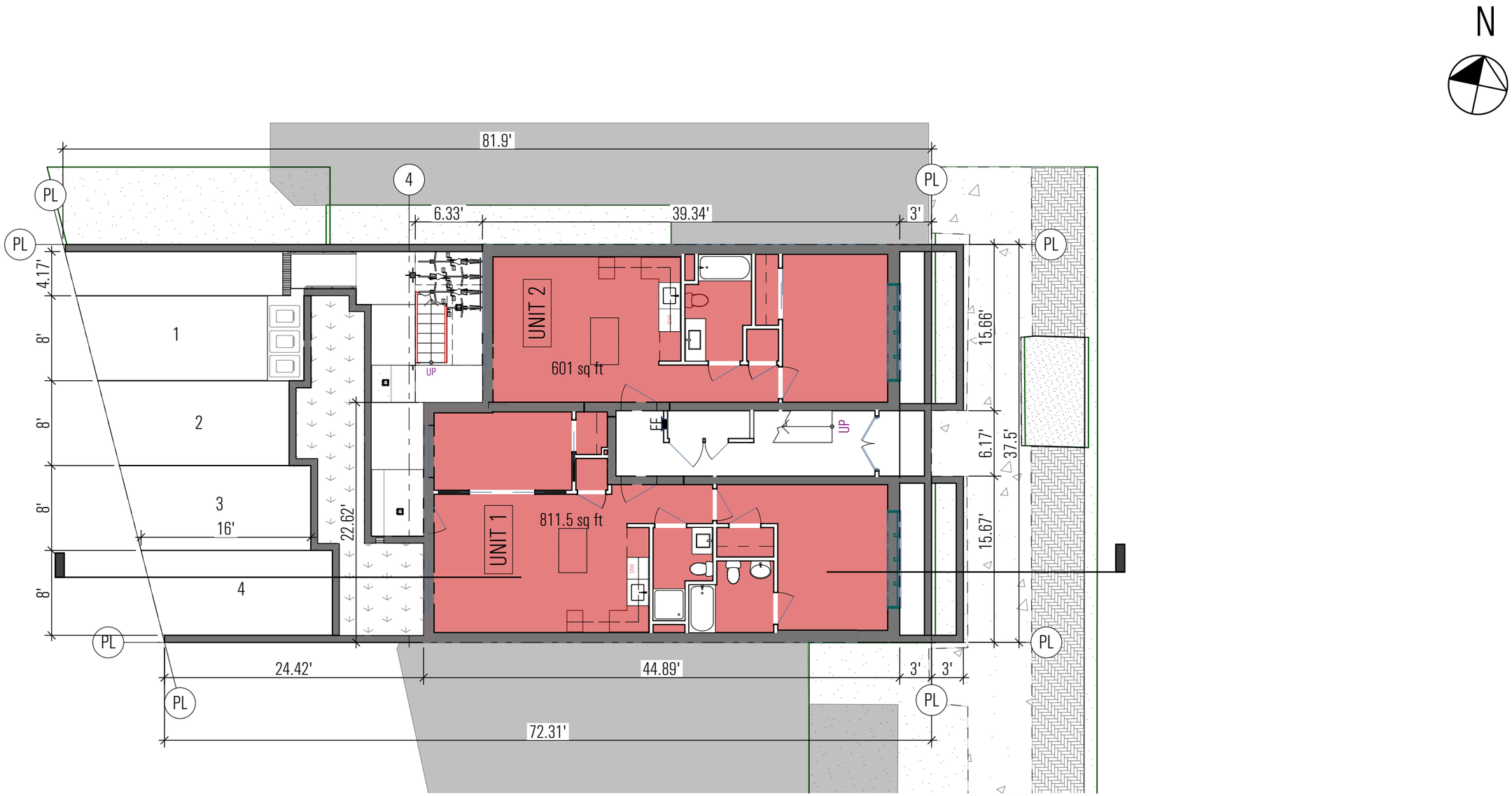

1" = 10'

CELLAR FLOOR PLAN

SD-1.0

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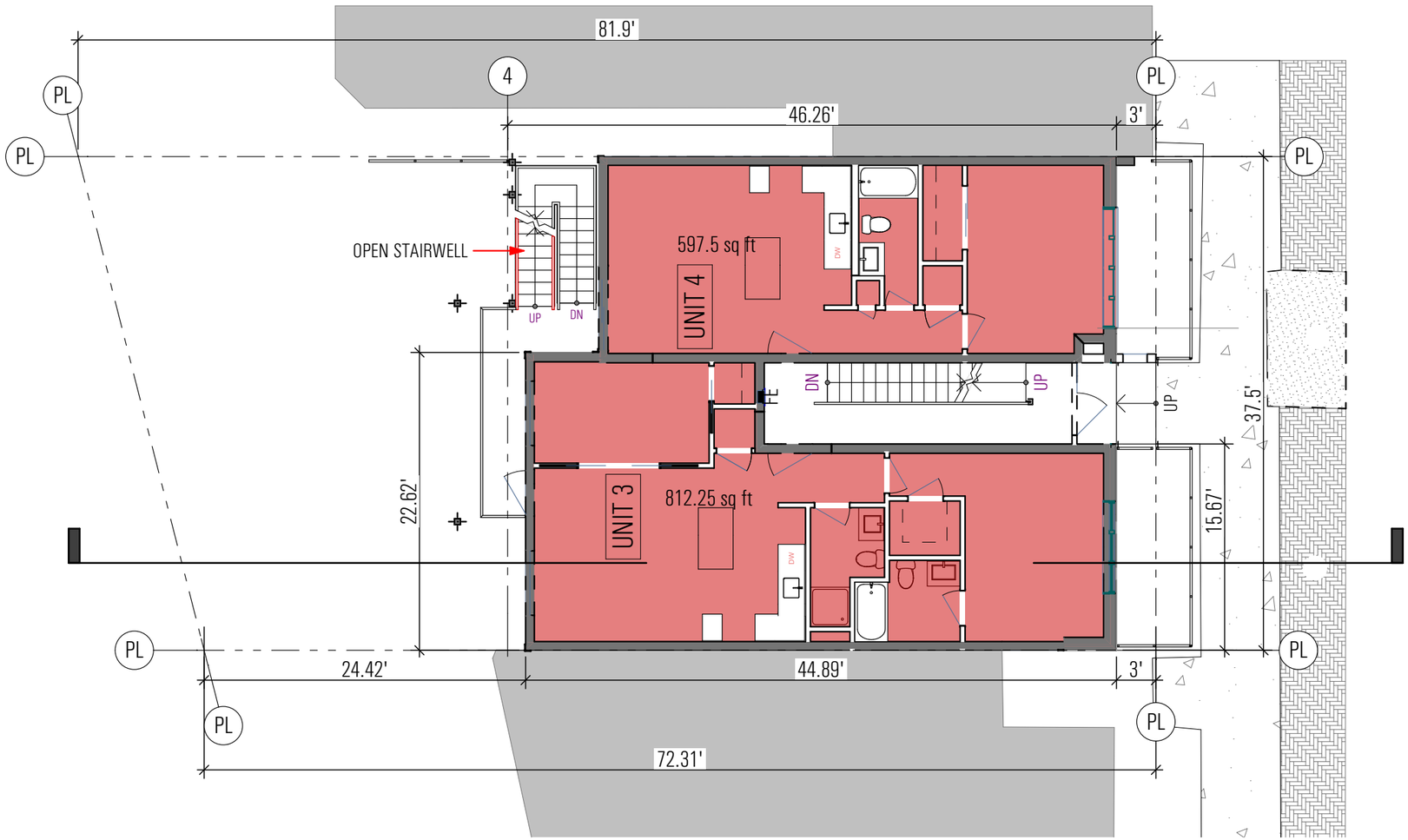

1" = 10'

1ST FLOOR PLAN

SD-1.1

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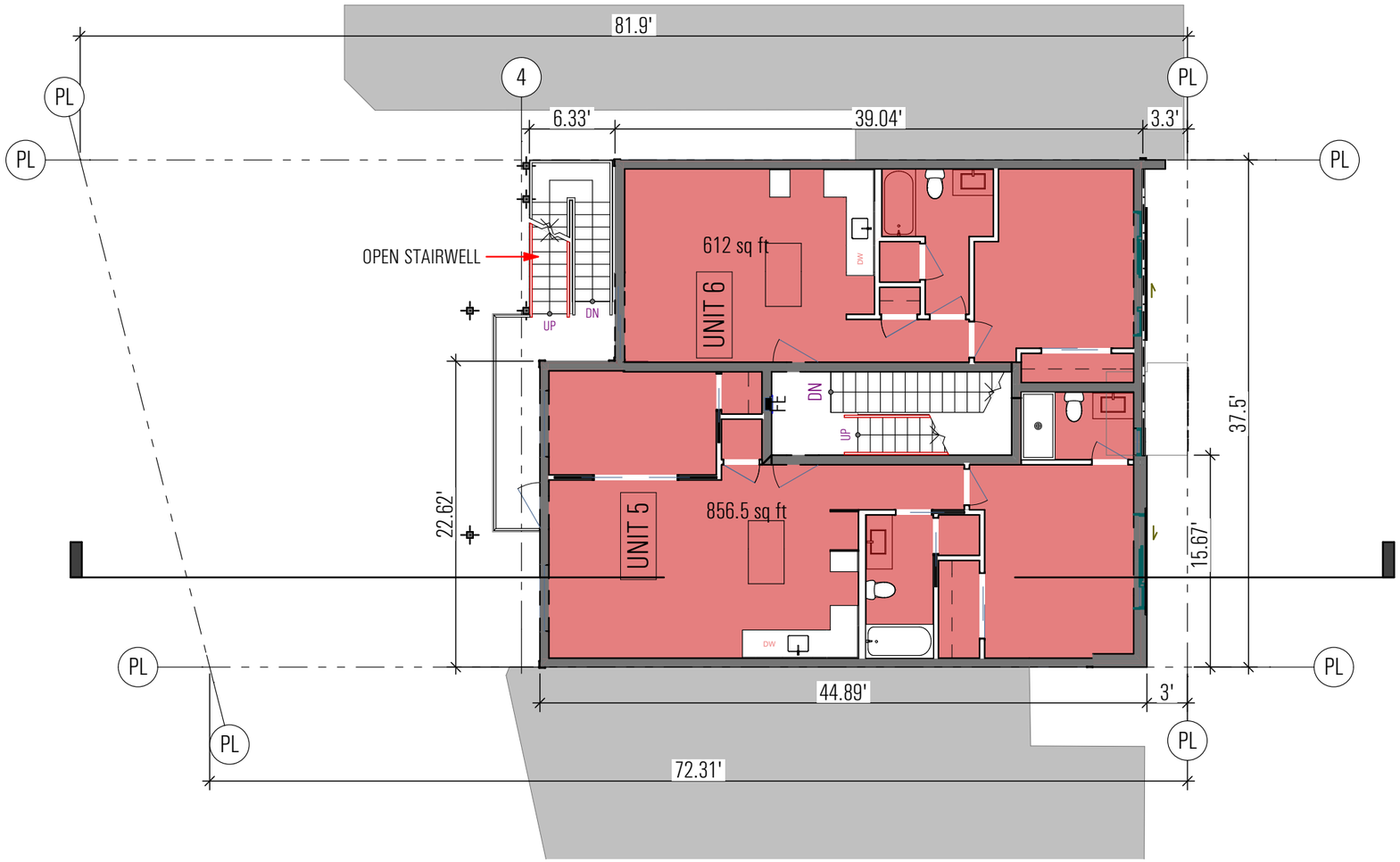

1" = 10'

2ND FLOOR PLAN

SD-1.2

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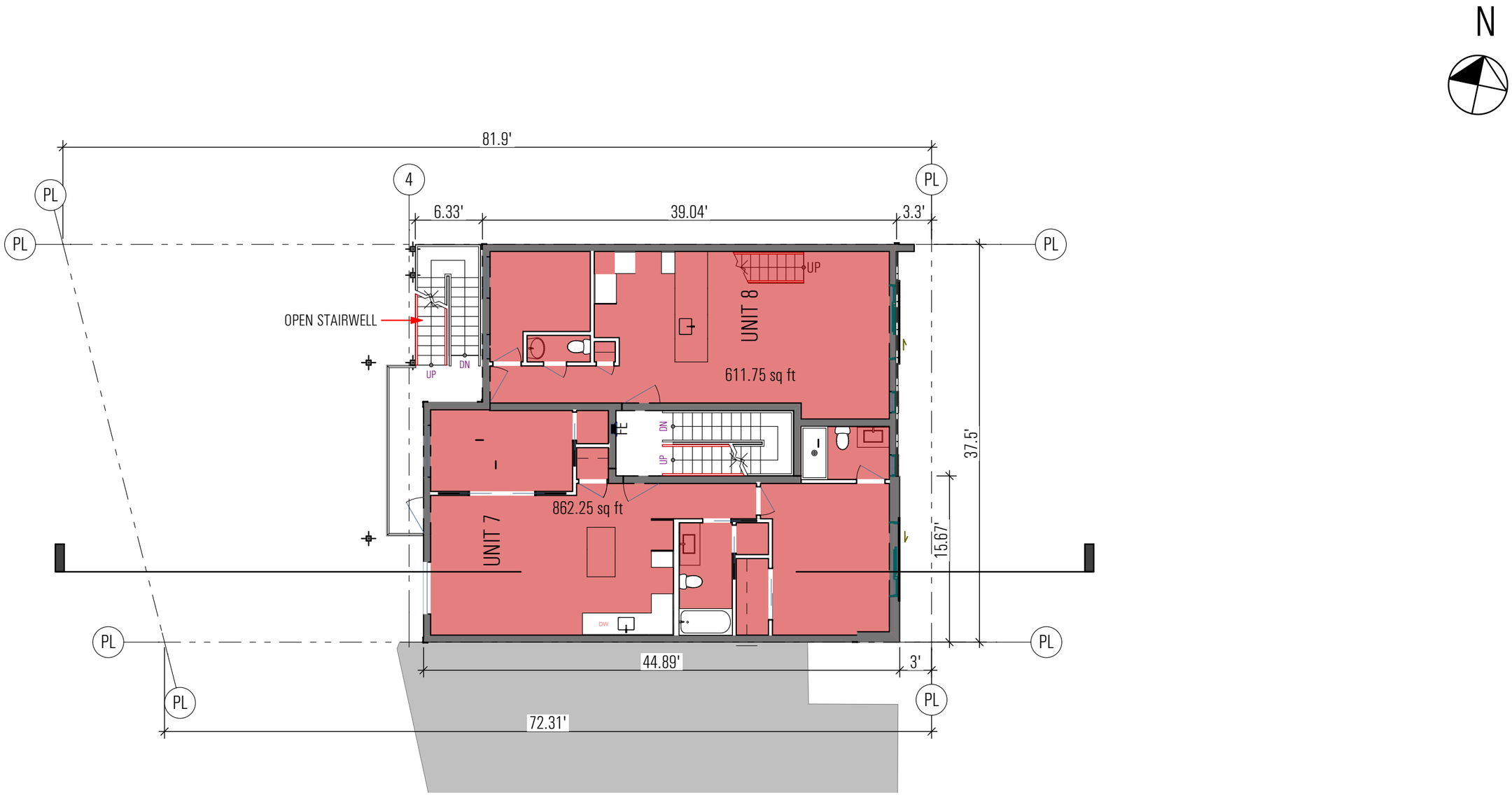

1" = 10'

3RD FLOOR PLAN

SD-1.3

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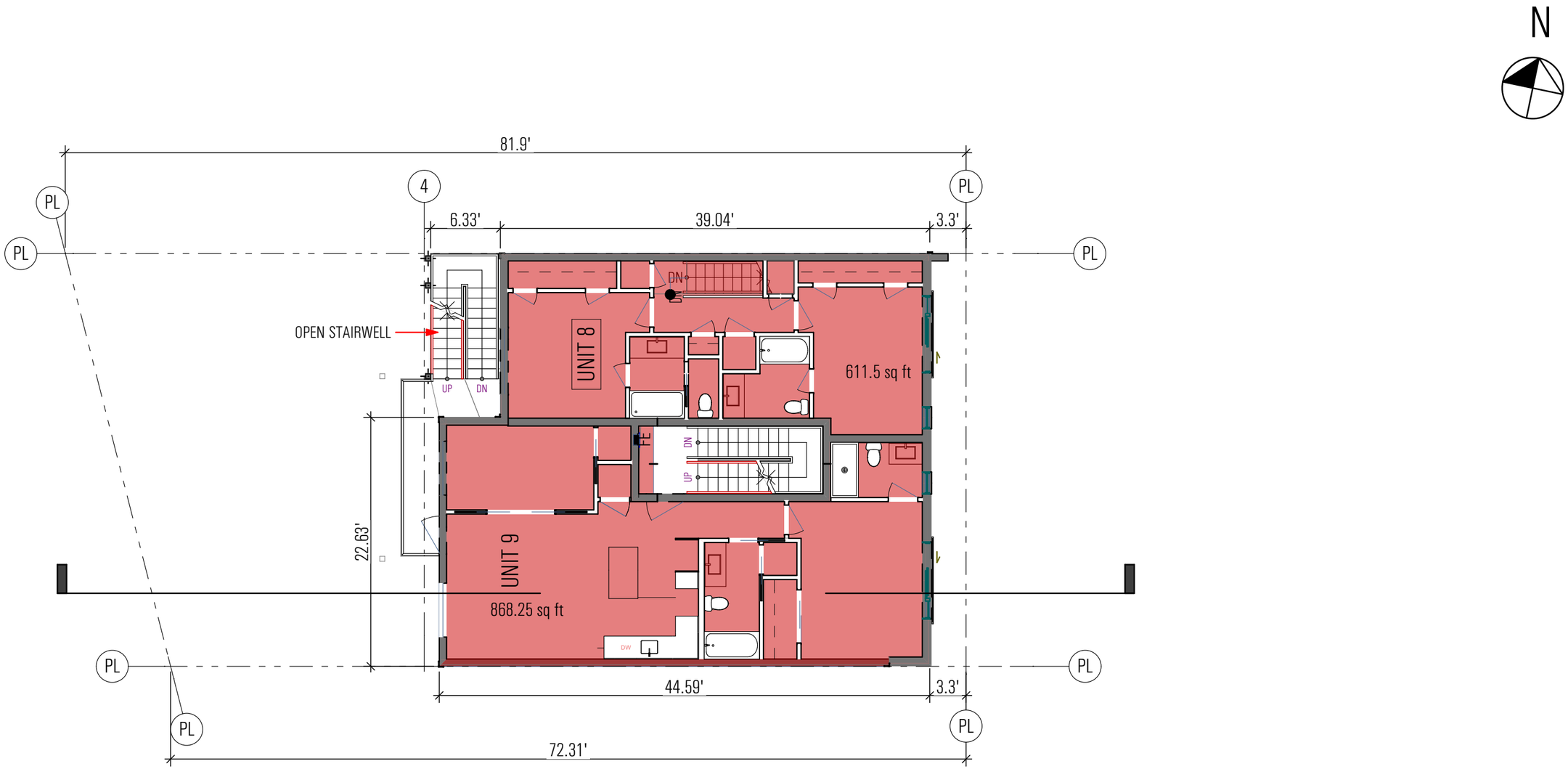

1" = 10'

4TH FLOOR PLAN

SD-1.4

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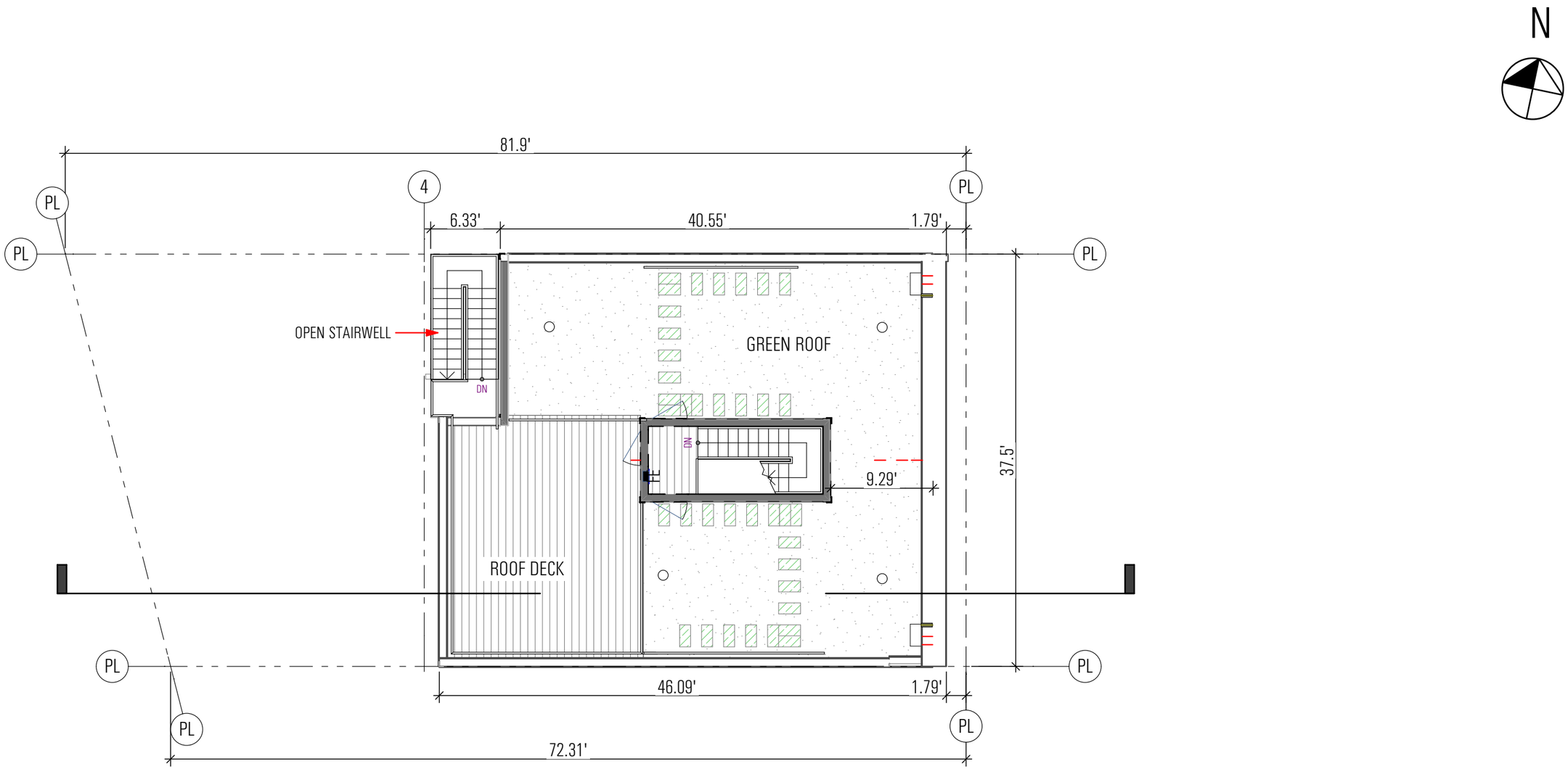

1" = 10'

ROOF PLAN

SD-1.5

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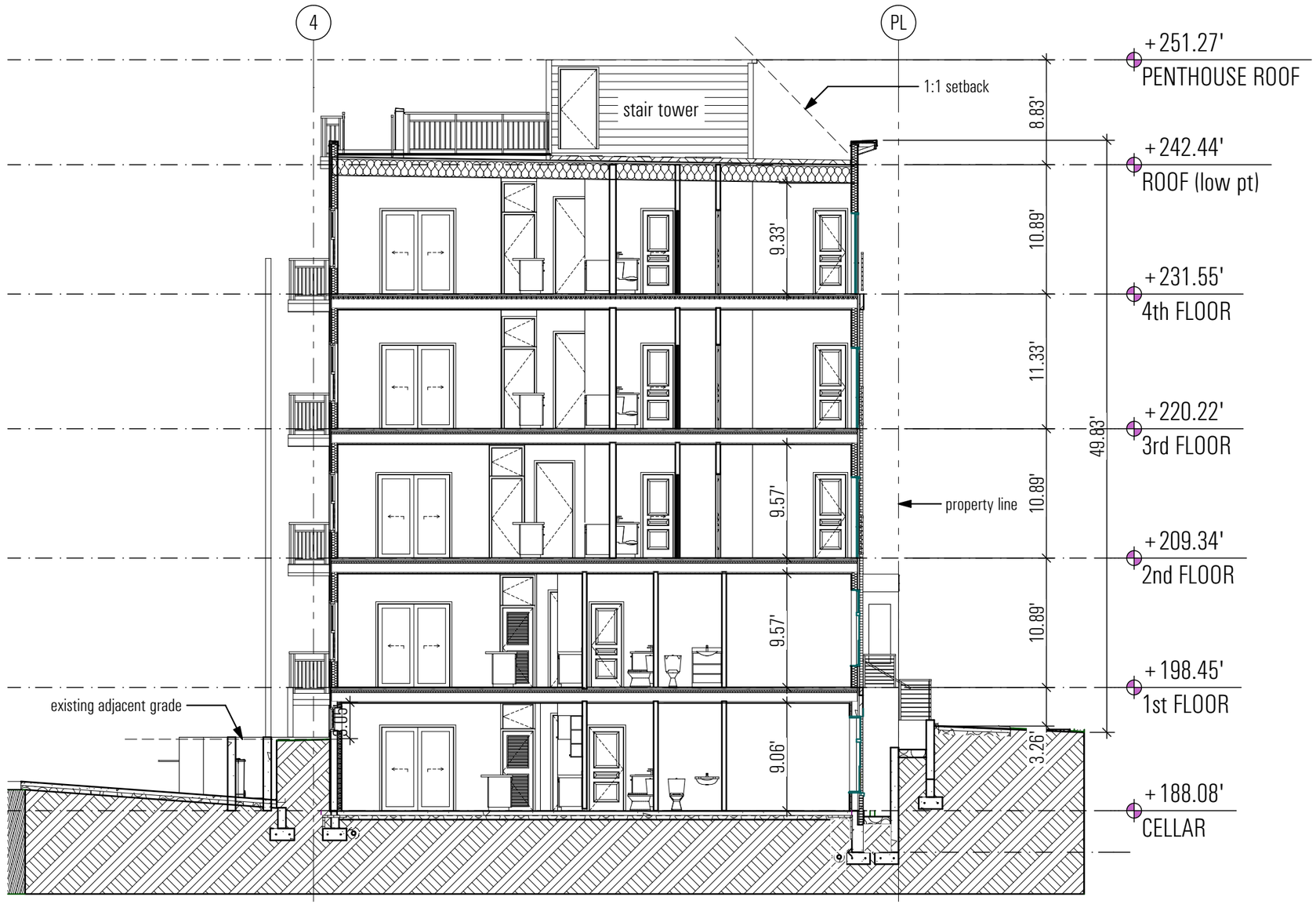

1" = 10'

BUILDING SECTION

SD-2.1

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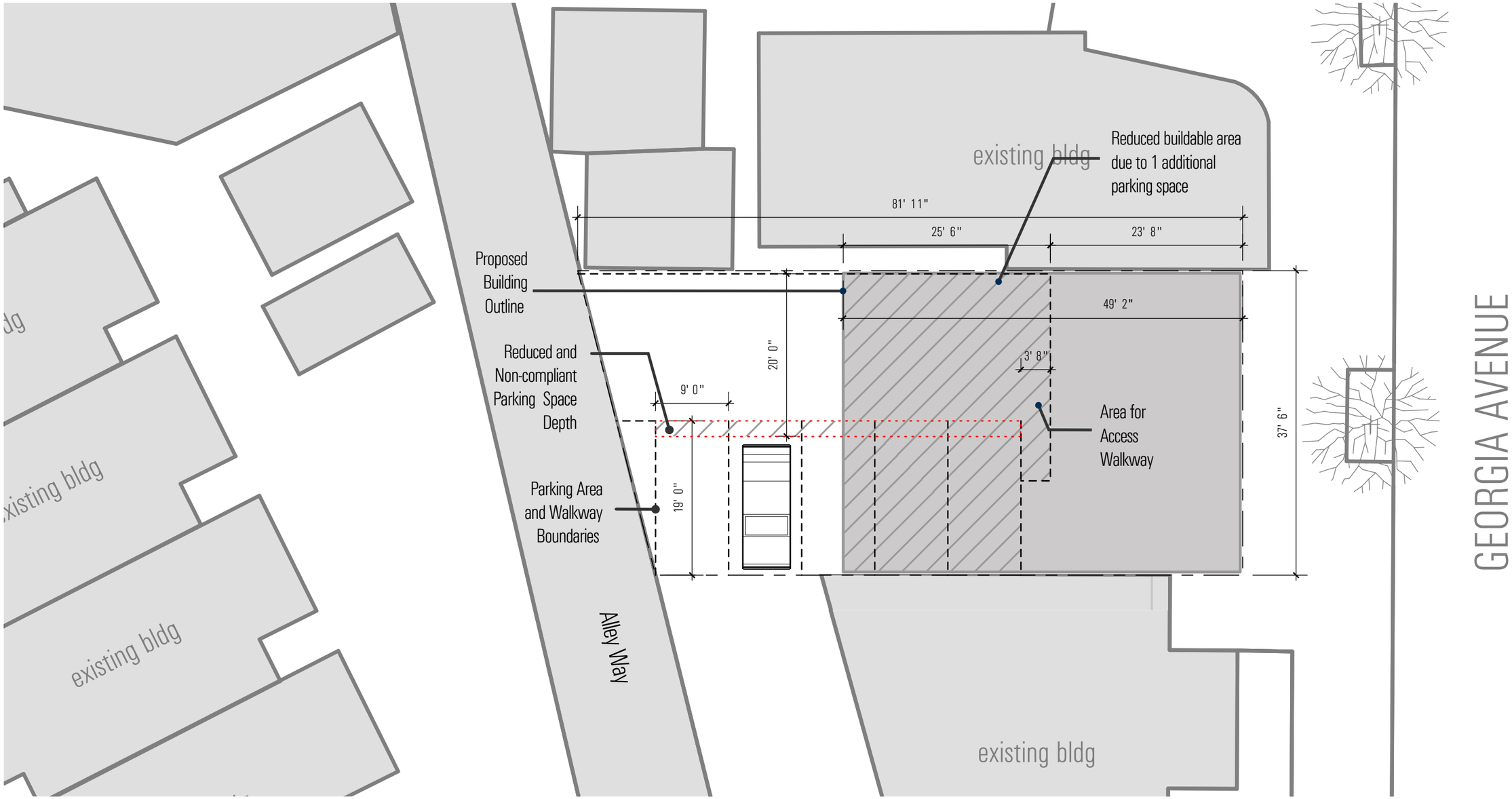

NTS

PARKING ANALYSIS - SURFACE PARKING OPTION

SD-3.1

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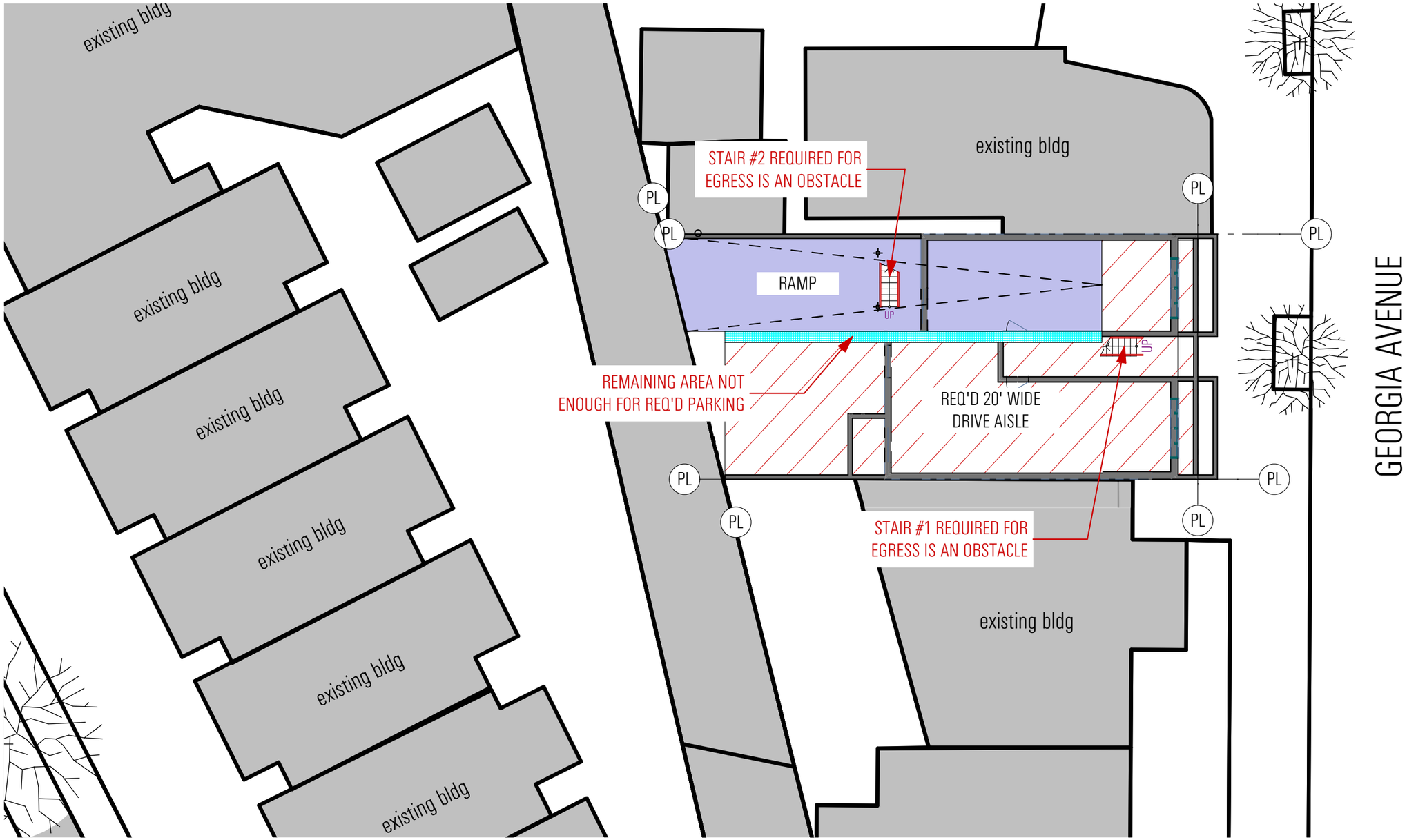

PARKING ANALYSIS - RAMP OPTION

1/16" = 1'-0"

SD-3.2

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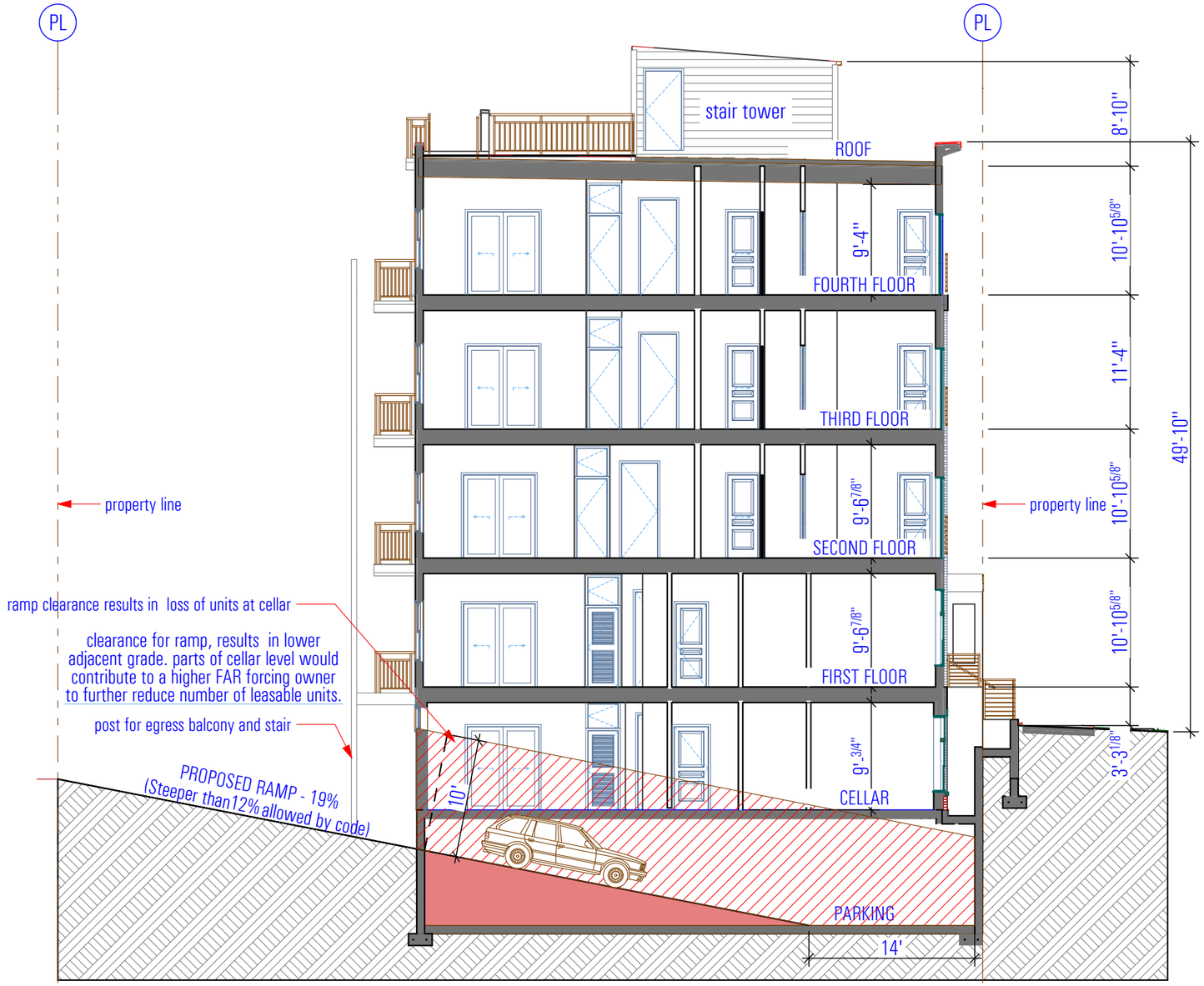

PARKING ANALYSIS - RAMP SECTION

3/32" = 1'-0"

SD-3.3

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DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., October 16, 2014

Plat for Building Permit of: SQUARE 2914 LOT 22

Scale: 1 inch = 20 feet Recorded in Book Co. 20 Page 170

Receipt No. 15-00099

Furnished to: AUBREY JASON GRANT

Surveyor, D.C.

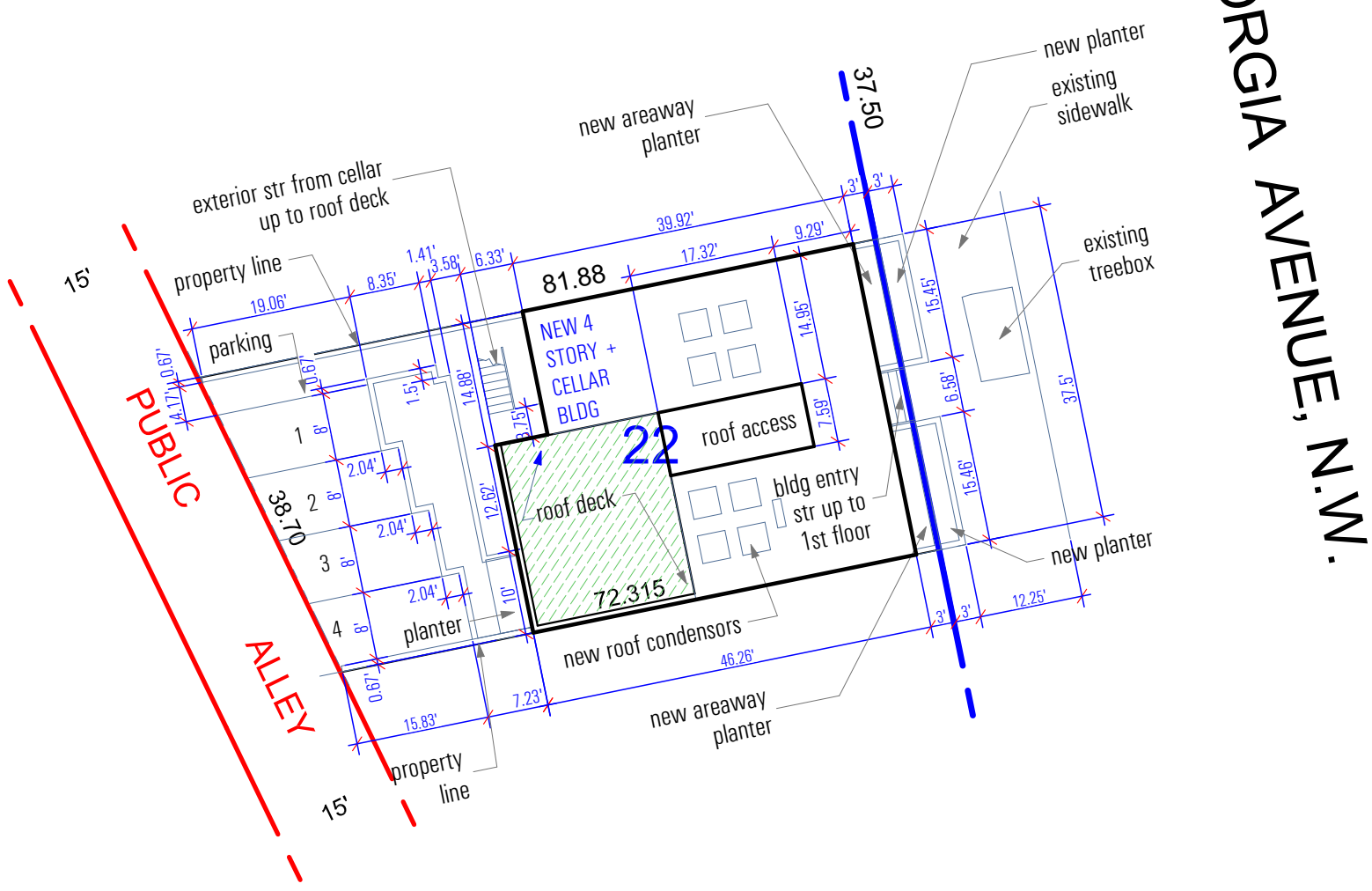
By: A.S.

I hereby certify that all existing improvements shown thereon, 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 that all Lot divisions or combinations pending at the Office of Tax & Revenue are correctly depicted, 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 private restricted property.) Owner/Agent shall indemnify, defend, and hold the District, its officers,employees and agents harmless from and against any and all losses, costs, claims, damages, liabilities, and causes of action (including reasonable attorneys' fees and court costs) arising out of death of or injury to any person or damage to any property occurring on or adjacent to the Property and directly or indirectly caused by any acts done thereon or any acts or omissions of Owner/Agent; provided however, that the foregoing indemnity shall not apply to any losses, costs, claims,damages,liabilities,and causes of action due solely to the gross negligence or willful misconduct of District or its officers, employees or agents.

Date: _____

(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.



SR-15-00099(2014)
* E-MAIL