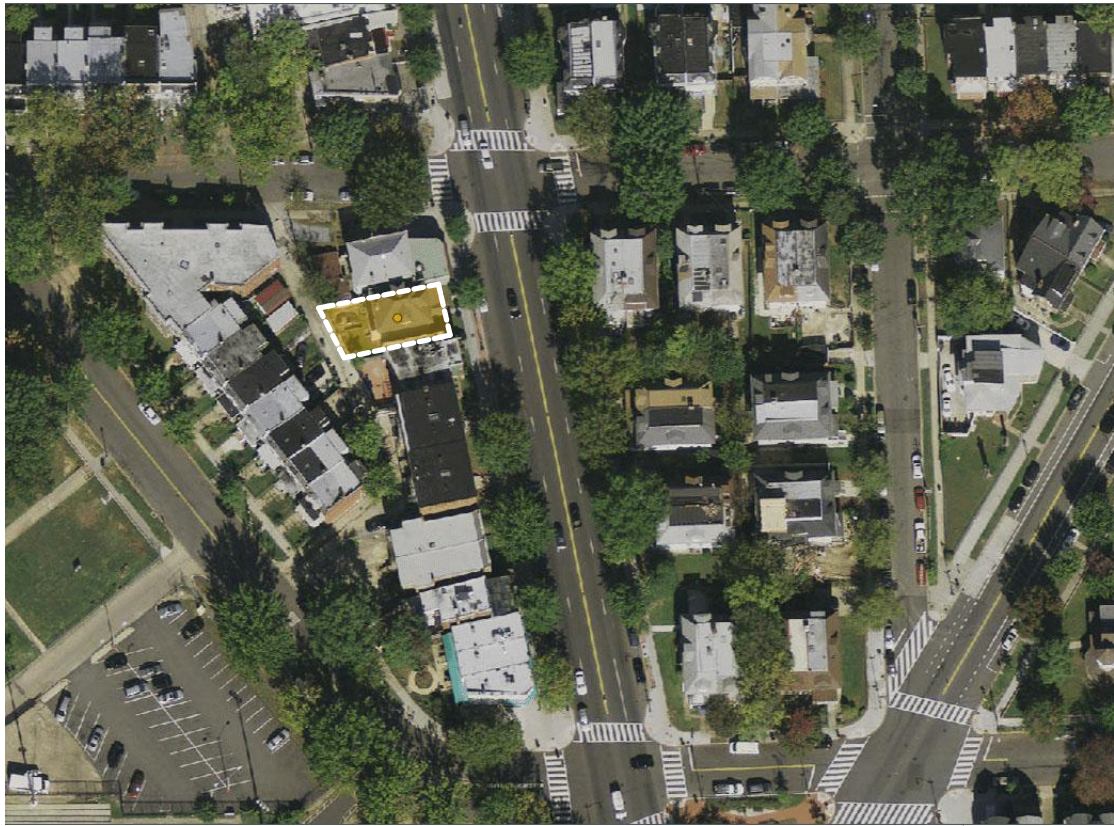




AERIAL

1:1.30



COVERSHEET

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
PL101	PLAT

SD-0.0

4326 GEORGIA AVE NW
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02-06-15

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Board of Zoning Adjustment
 District of Columbia
 ARCHITECTURE
 CASE NO. 18978
 EXHIBIT NO. 3

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	6,936 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

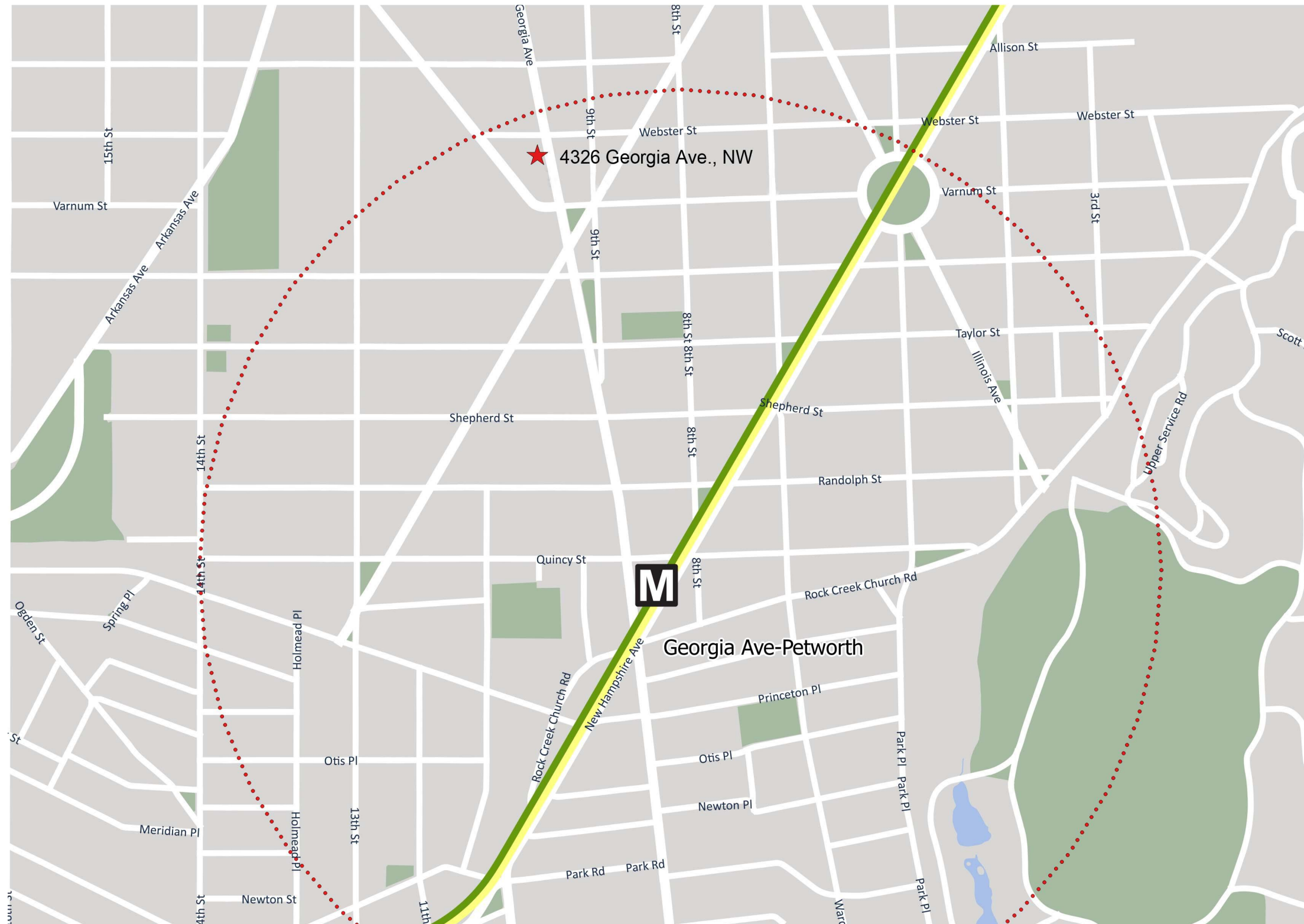
SD-0.1

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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

- WM WATER MANHOLE
- EM ELECTRIC MANHOLE
- TM TELEPHONE MANHOLE
- GW GUY WIRE
- GM GAS METER
- SM SEWER MANHOLE
- WM WATER METER
- SI SIGN
- UP UTILITY POLE
- UM UNKNOWN MANHOLE
- TR TREE
- OVERHEAD ELECTRIC/CABLE LINE
- UNDERGROUND SANITARY SEWER CONDUIT
- UNDERGROUND WATER CONDUIT
- UNDERGROUND NATURAL GAS CONDUIT
- UNDERGROUND ELECTRICAL CONDUIT
- IRON RAIL FENCE

Scale 1" = 20"

SITE SURVEY

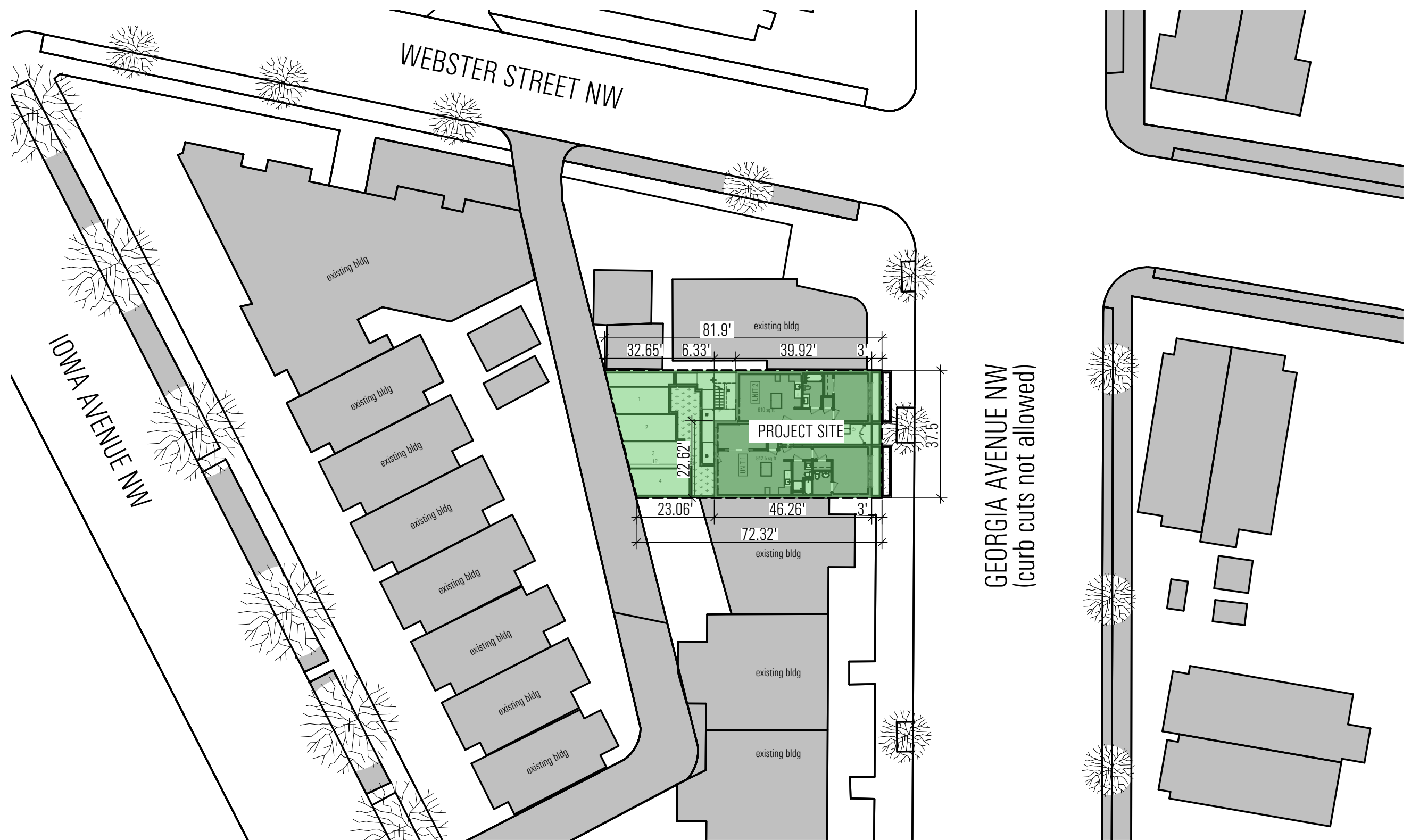
SD-0.3

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SITE PLAN

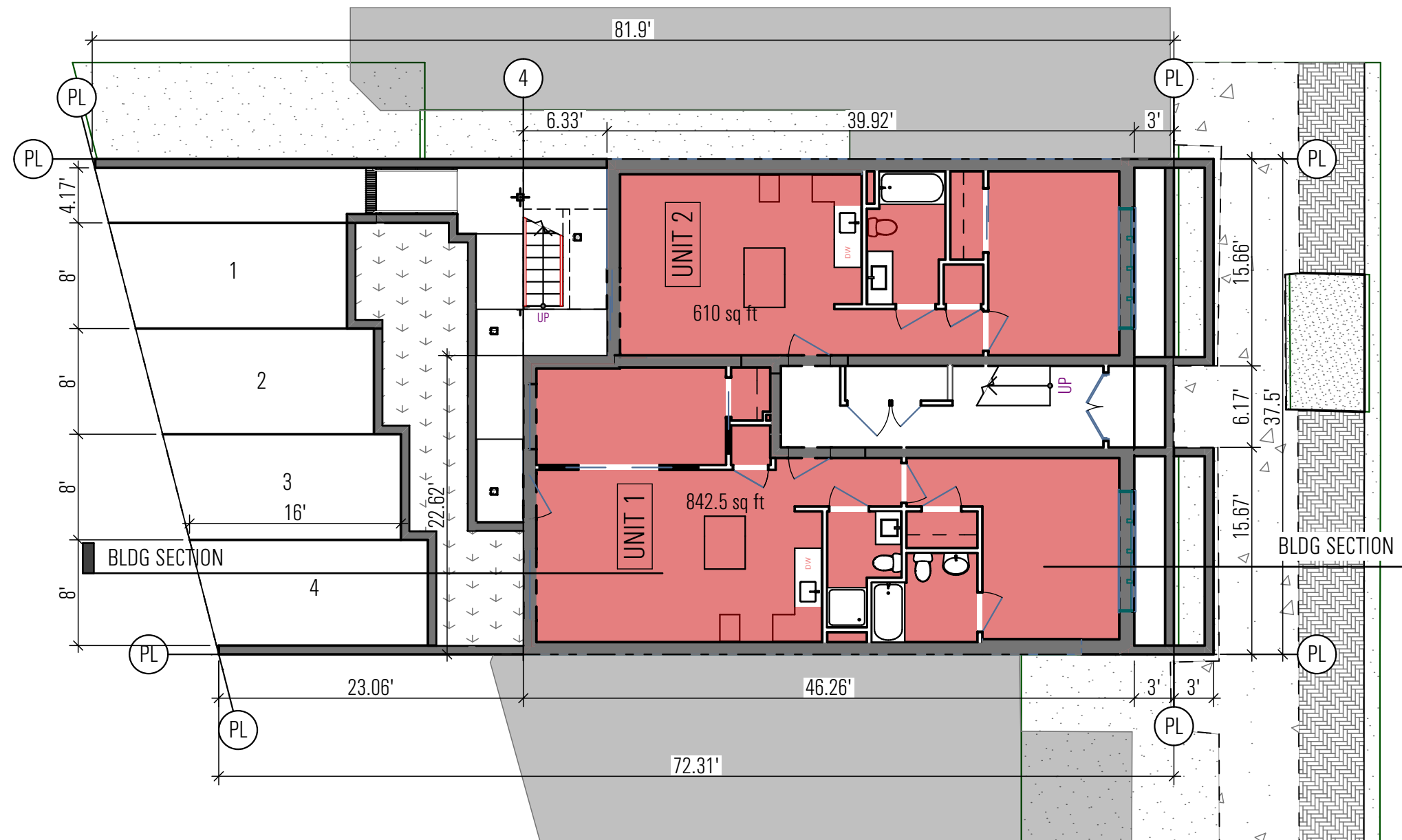
NeighborhoodDevelopmentCompany

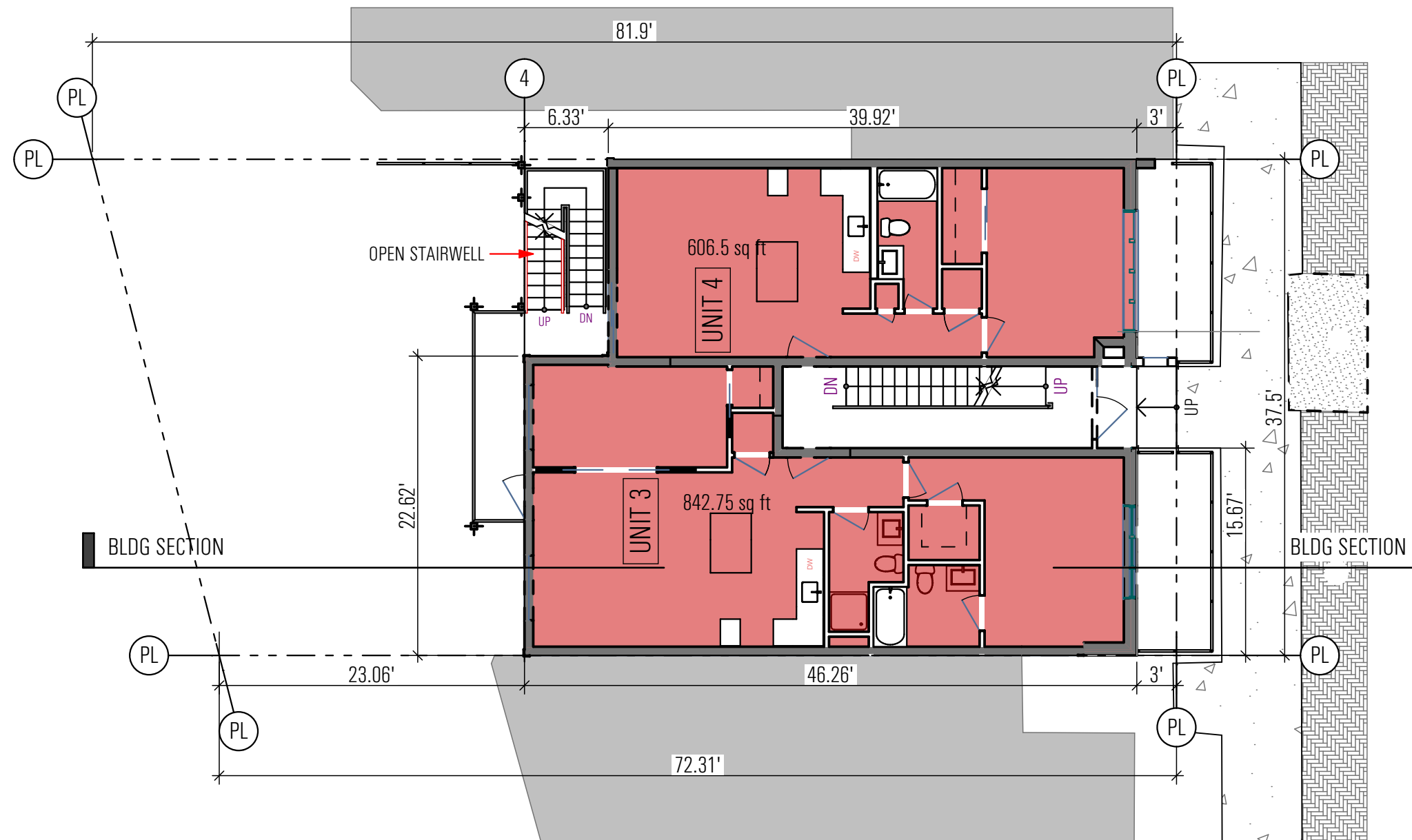
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SD-04

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1" = 10'

4326 GEORGIA AVE NW
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1ST FLOOR PLAN

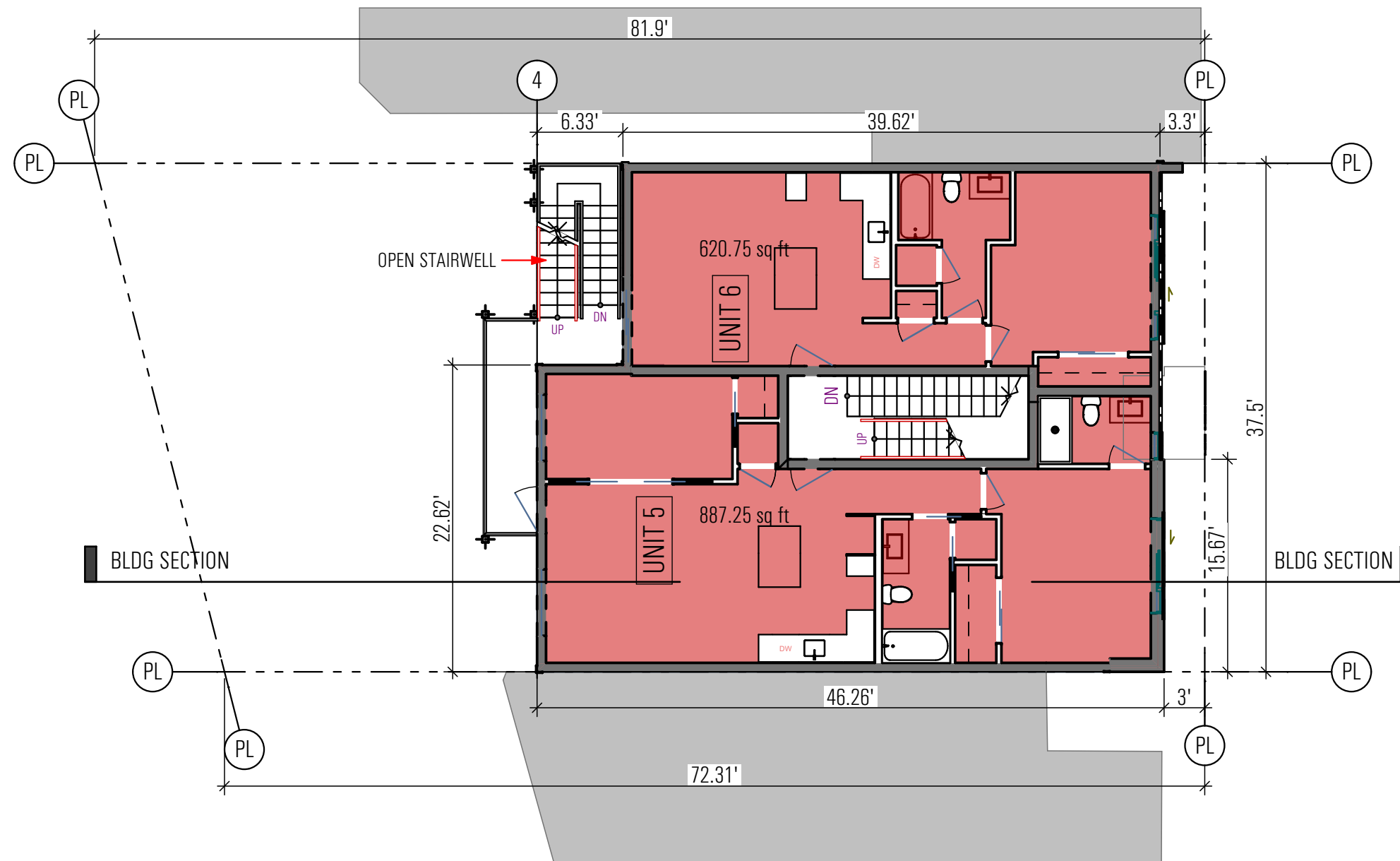
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SD-1.1



1" = 10'

4326 GEORGIA AVE NW
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2ND FLOOR PLAN

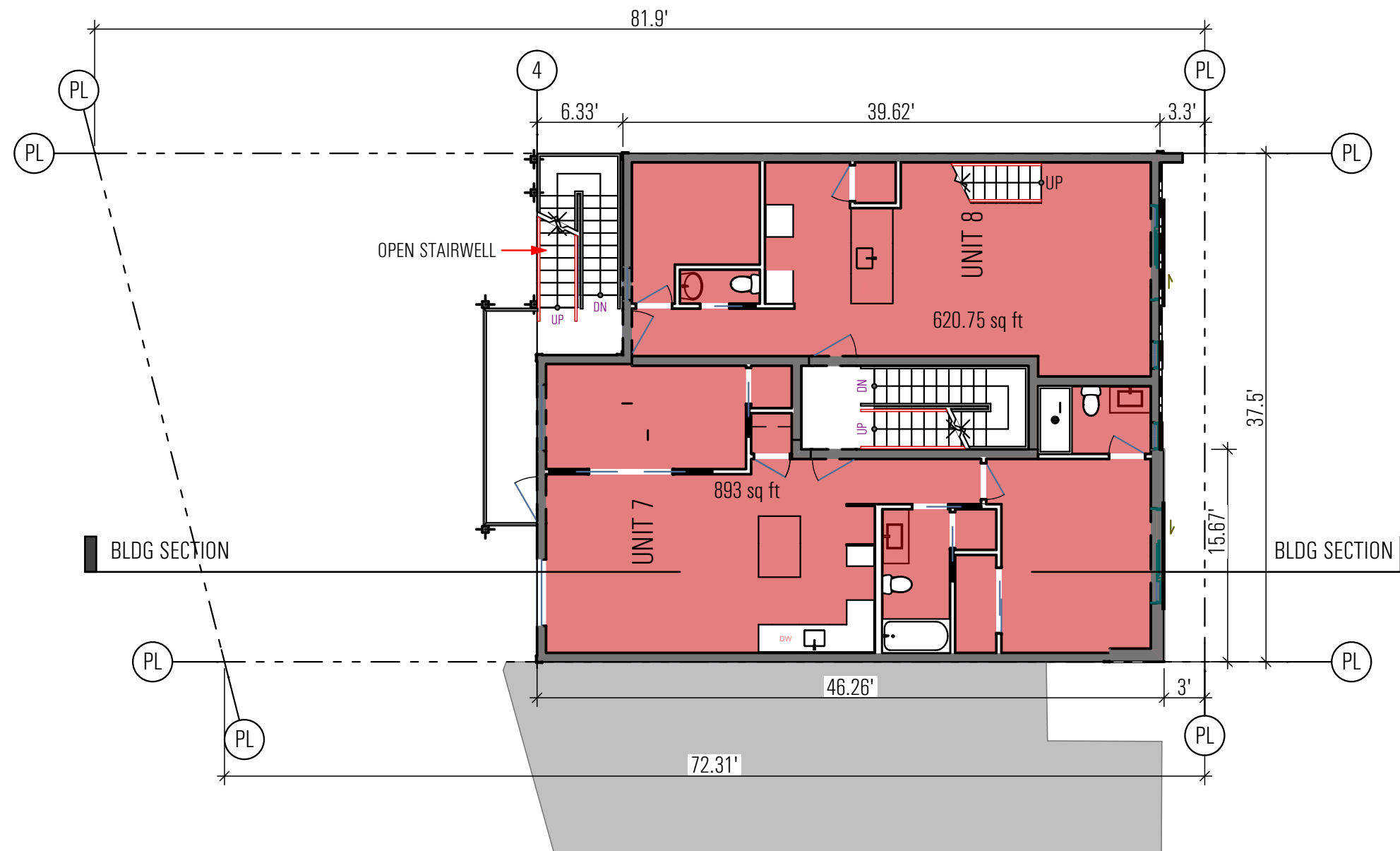
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SD-1.2



1" = 10'

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3RD FLOOR PLAN

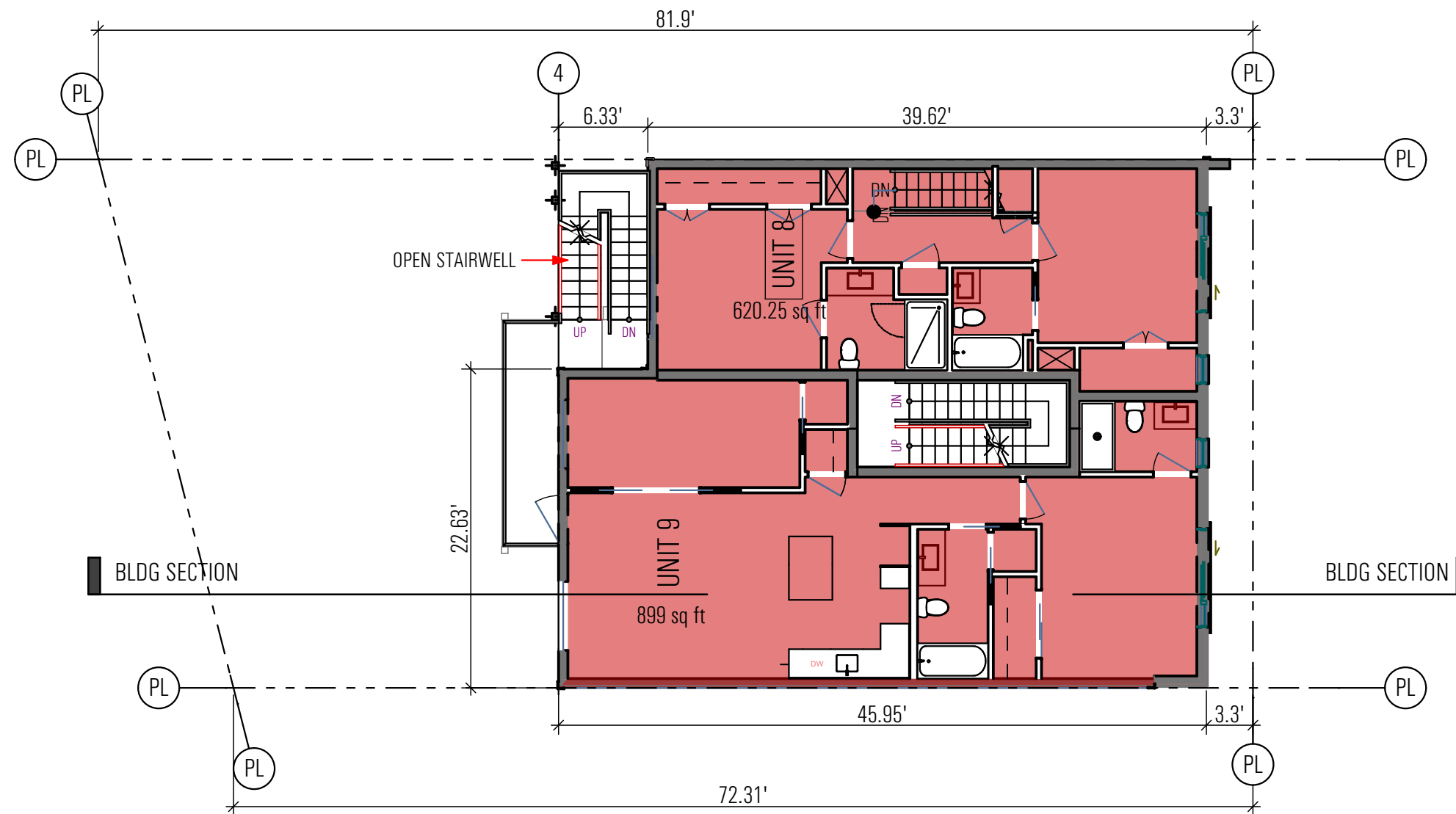
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SD-1.3



1" = 10'

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4TH FLOOR PLAN

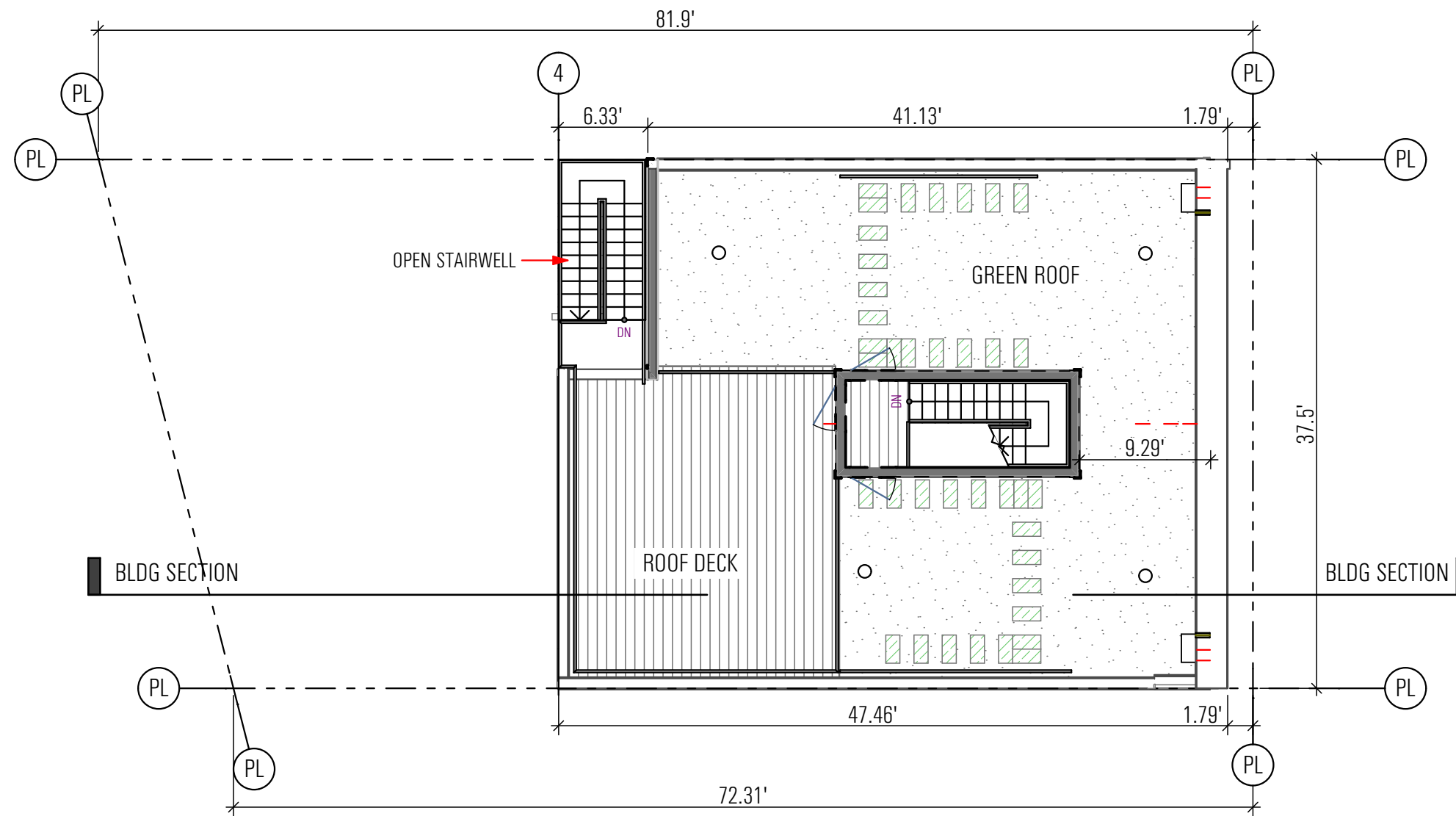
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SD-1.4



1" = 10'

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ROOF PLAN

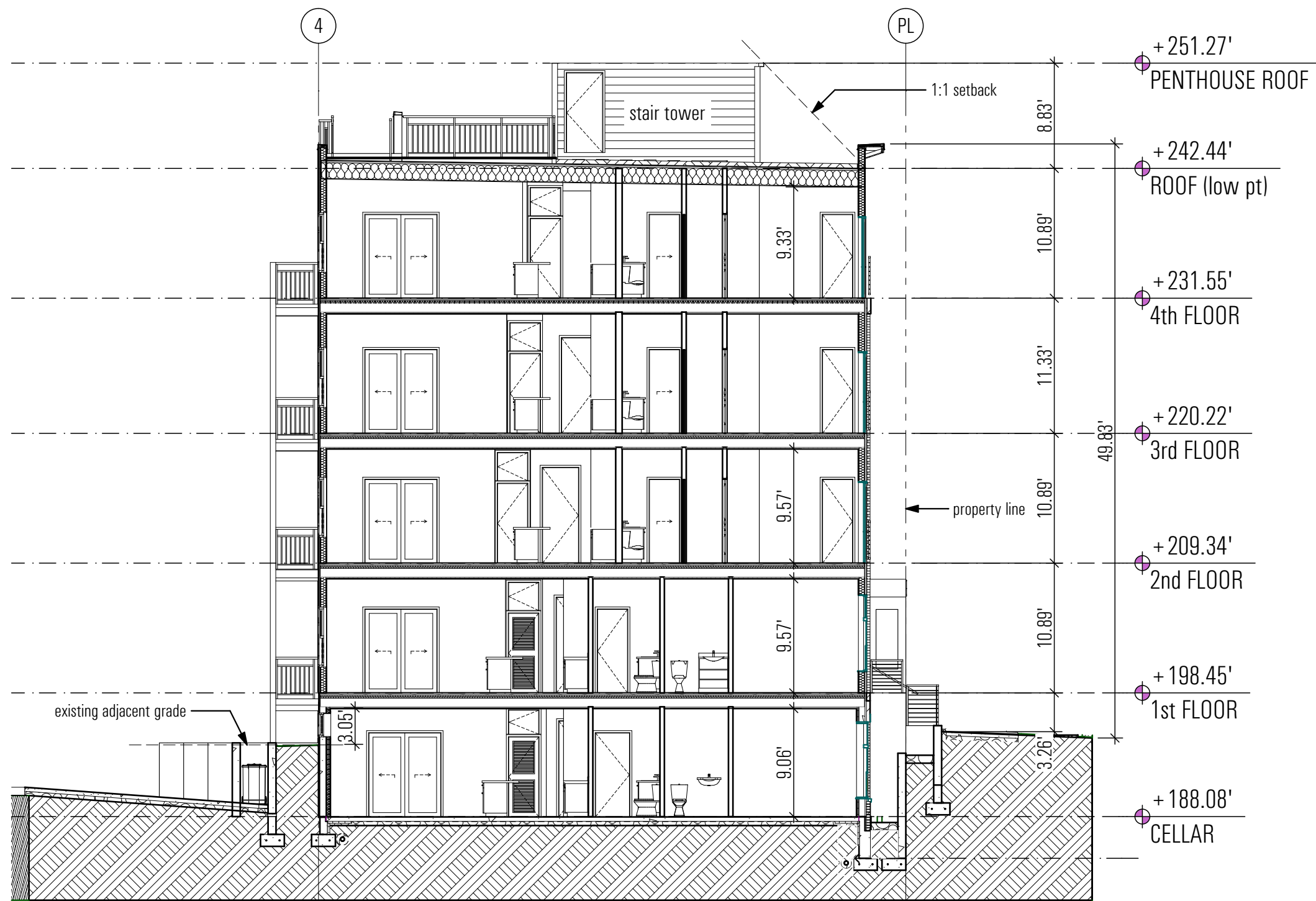
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SD-1.5



1" = 10'

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BUILDING SECTION

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SD-2.1