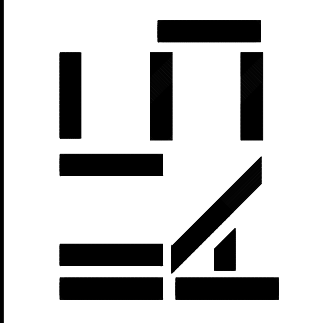


#	REVISION DESCRIPTION	DATE	BY

RESIDENTIAL ARCHITECTURAL
SERVICES 240-381-4420
1309 KINGSBURY DRIVE
MITCHELLVILLE, MARYLAND 20721



LEVEL 3 ALTERATION FOR
MR. KENNETH JACKSON
2805 JASPER STREET SE
WASHINGTON, DC 20020

BZA Sheet

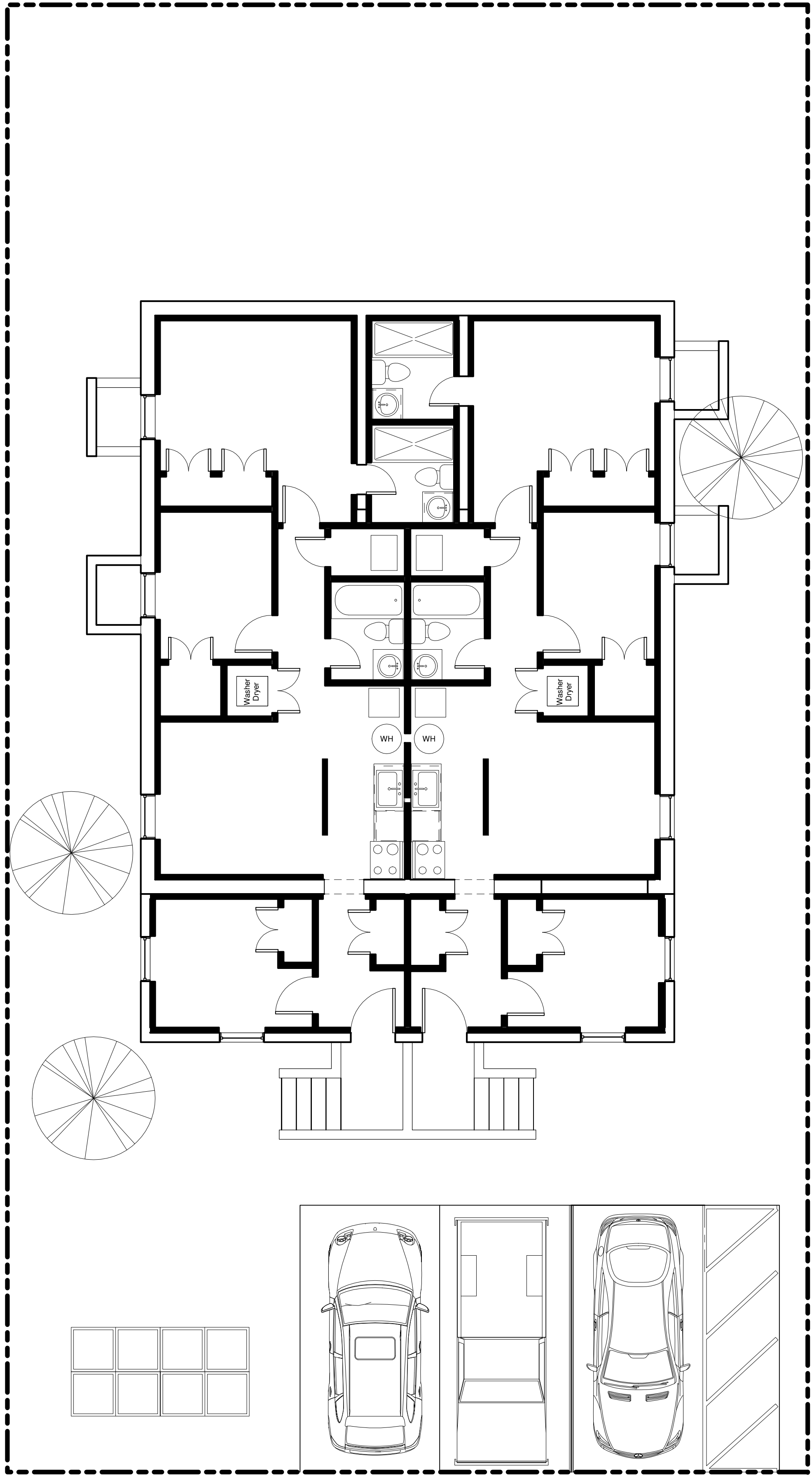
7 March 2021

PROJECT # 19012

BZA 001

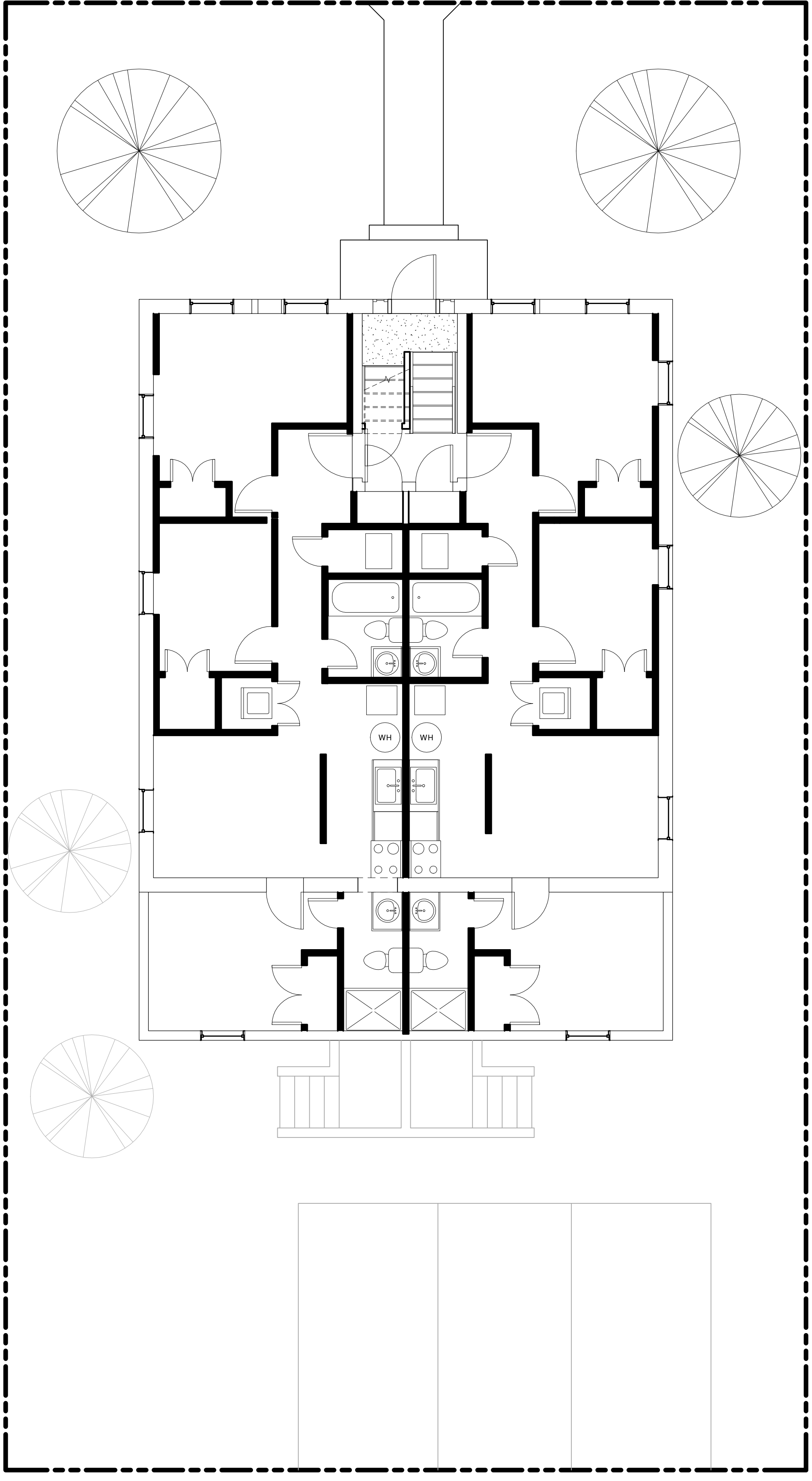
SHT. 01

Board of Zoning Adjustment
District of Columbia
CLASSIFIED



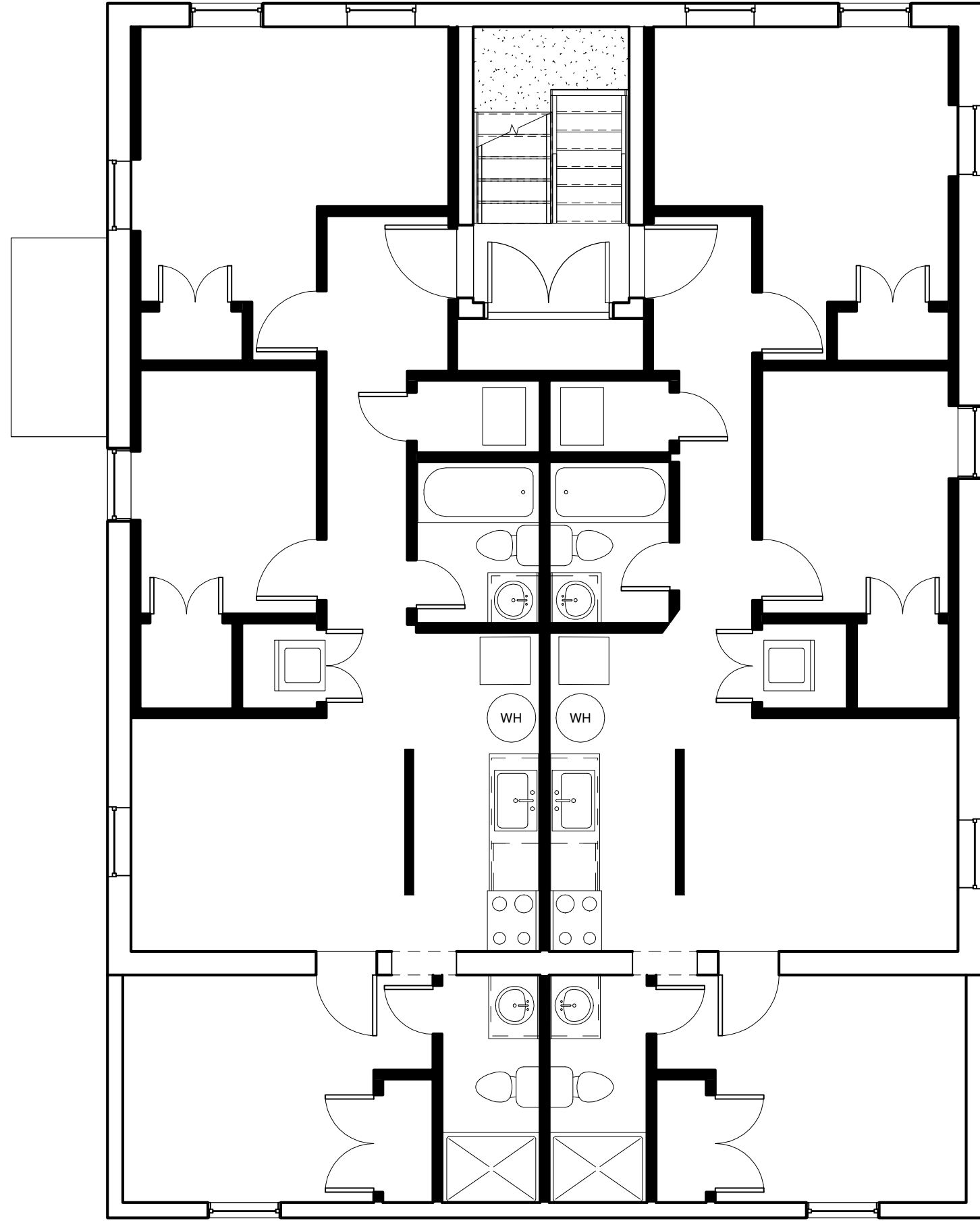
PROPOSED BASEMENT FLOOR PLAN

SCALE 3/16" = 1'-0"



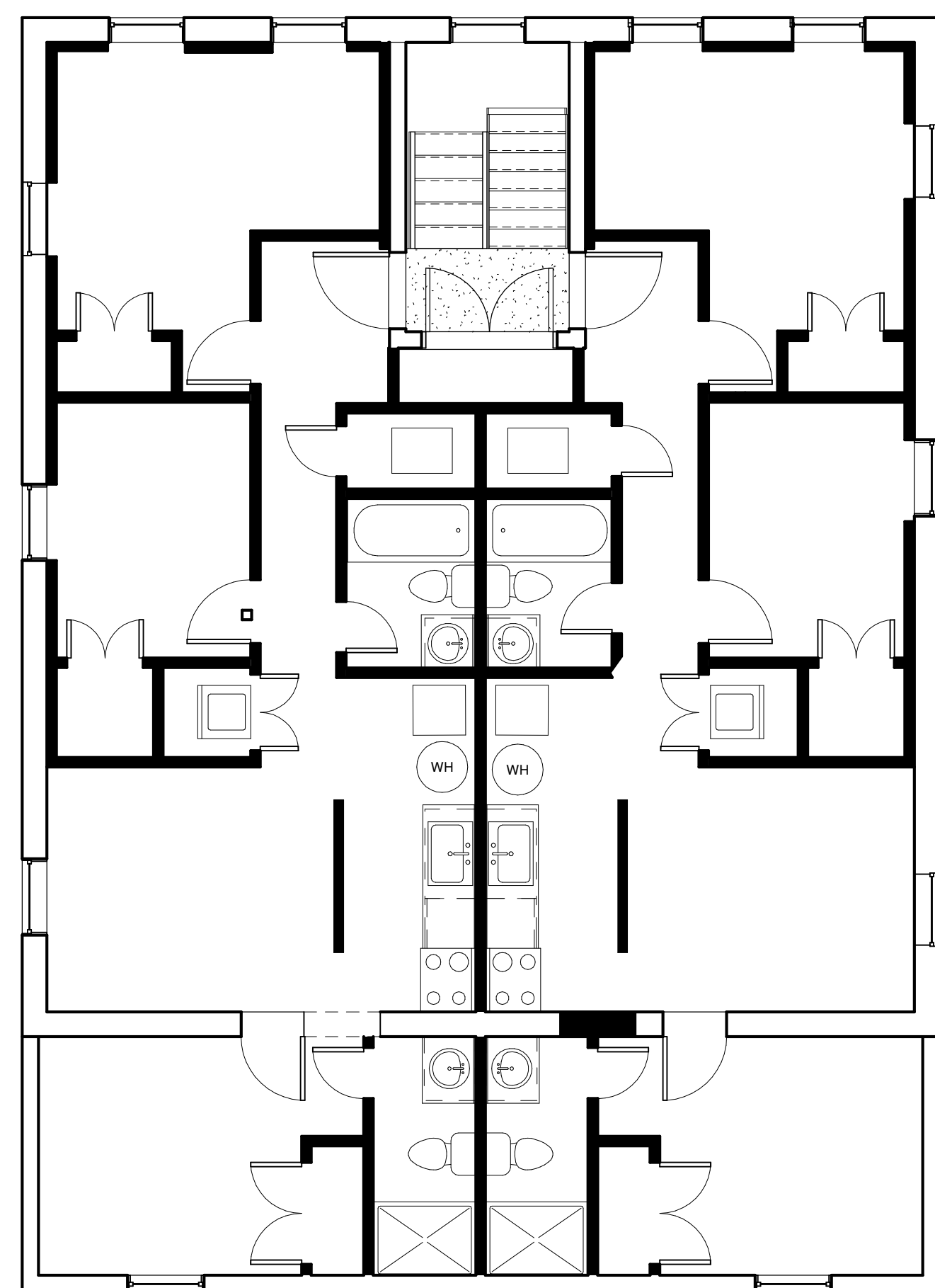
PROPOSED FIRST FLOOR PLAN

SCALE 3/16" = 1'-0"



PROPOSED SECOND FLOOR PLAN

SCALE 3/16" = 1'-0"

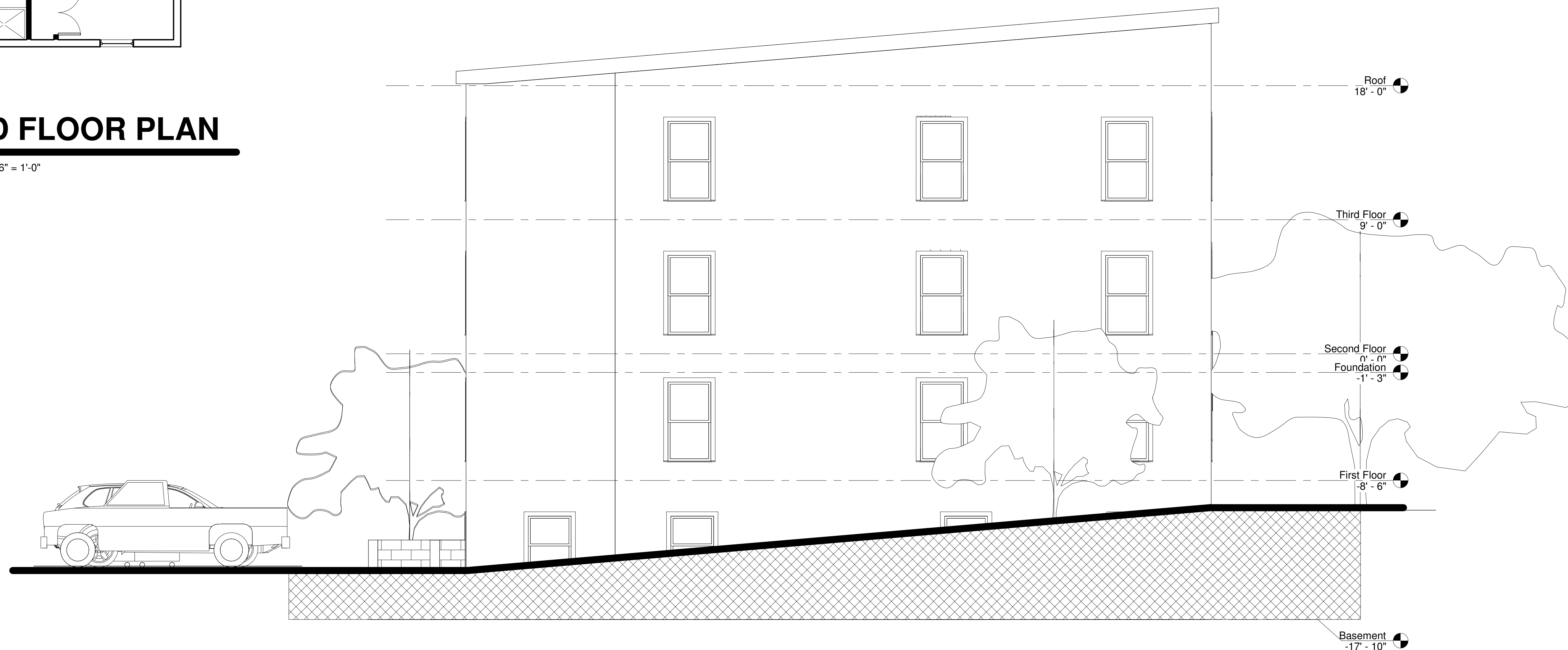


PROPOSED THIRD FLOOR PLAN

SCALE 3/16" = 1'-0"



SOUTHEAST ELEVATION ISOMETRIC



EAST ELEVATION

SCALE 3/16" = 1'-0"

#	REVISION DESCRIPTION	DATE	BY

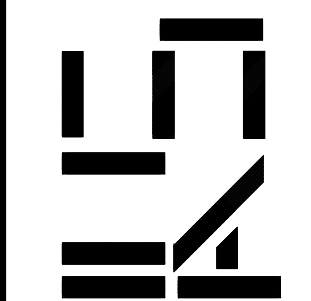
RESIDENTIAL ARCHITECTURAL
SERVICES 240-381-4420
1309 KINGSBURY DRIVE
MITCHELLVILLE, MARYLAND 20721

LEVEL 3 ALTERATION FOR
MR. KENNETH JACKSON
2805 JASPER STREET SE
WASHINGTON, DC 20020

BZA Plans

#	REVISION DESCRIPTION	DATE	BY

RESIDENTIAL ARCHITECTURAL
SERVICES 240-381-4420
1309 KINGSBURY DRIVE
MITCHELLVILLE, MARYLAND 20721



LEVEL 3 ALTERATION FOR
MR. KENNETH JACKSON
2805 JASPER STREET SE
WASHINGTON, DC 20020

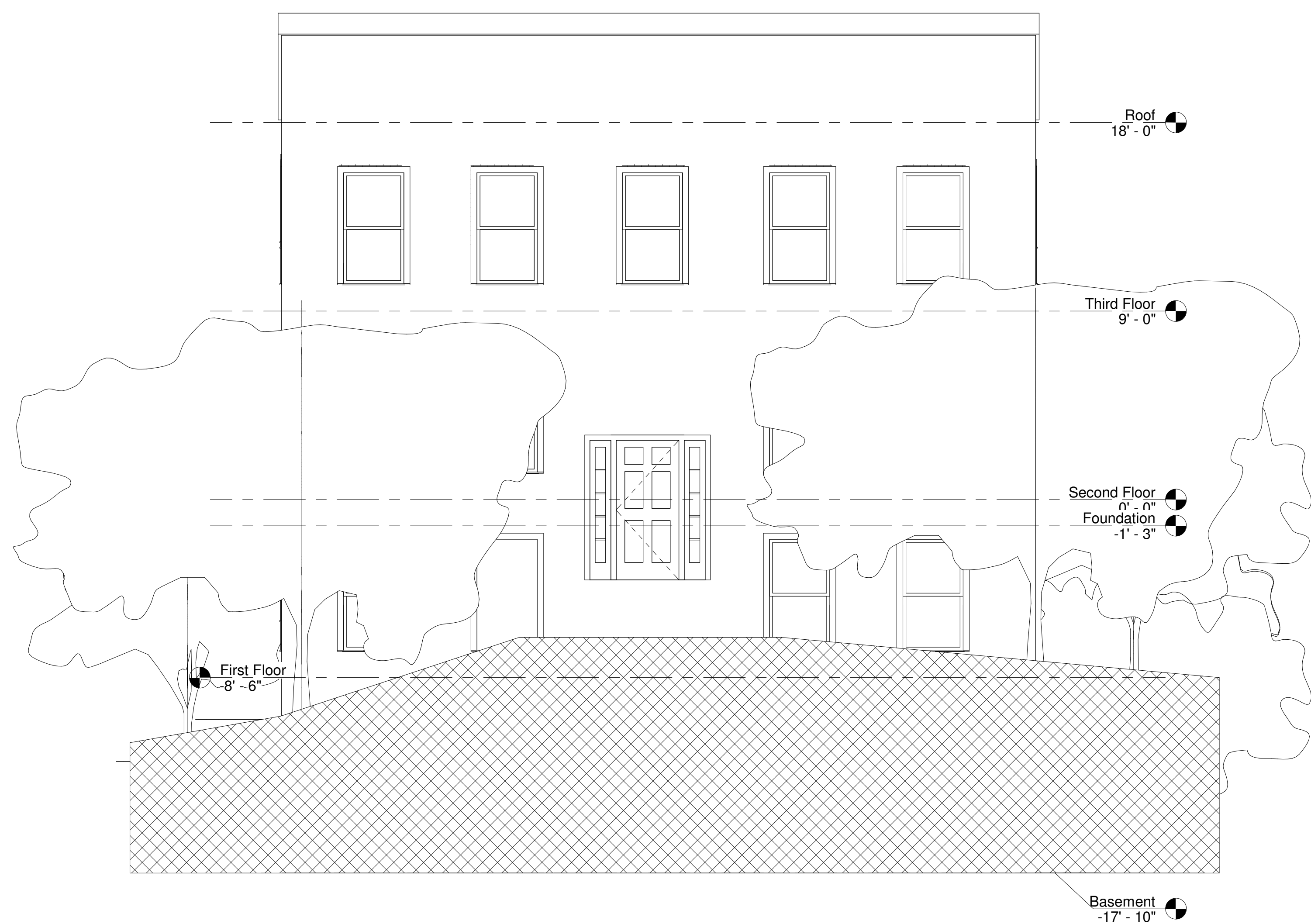
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29 April 2021

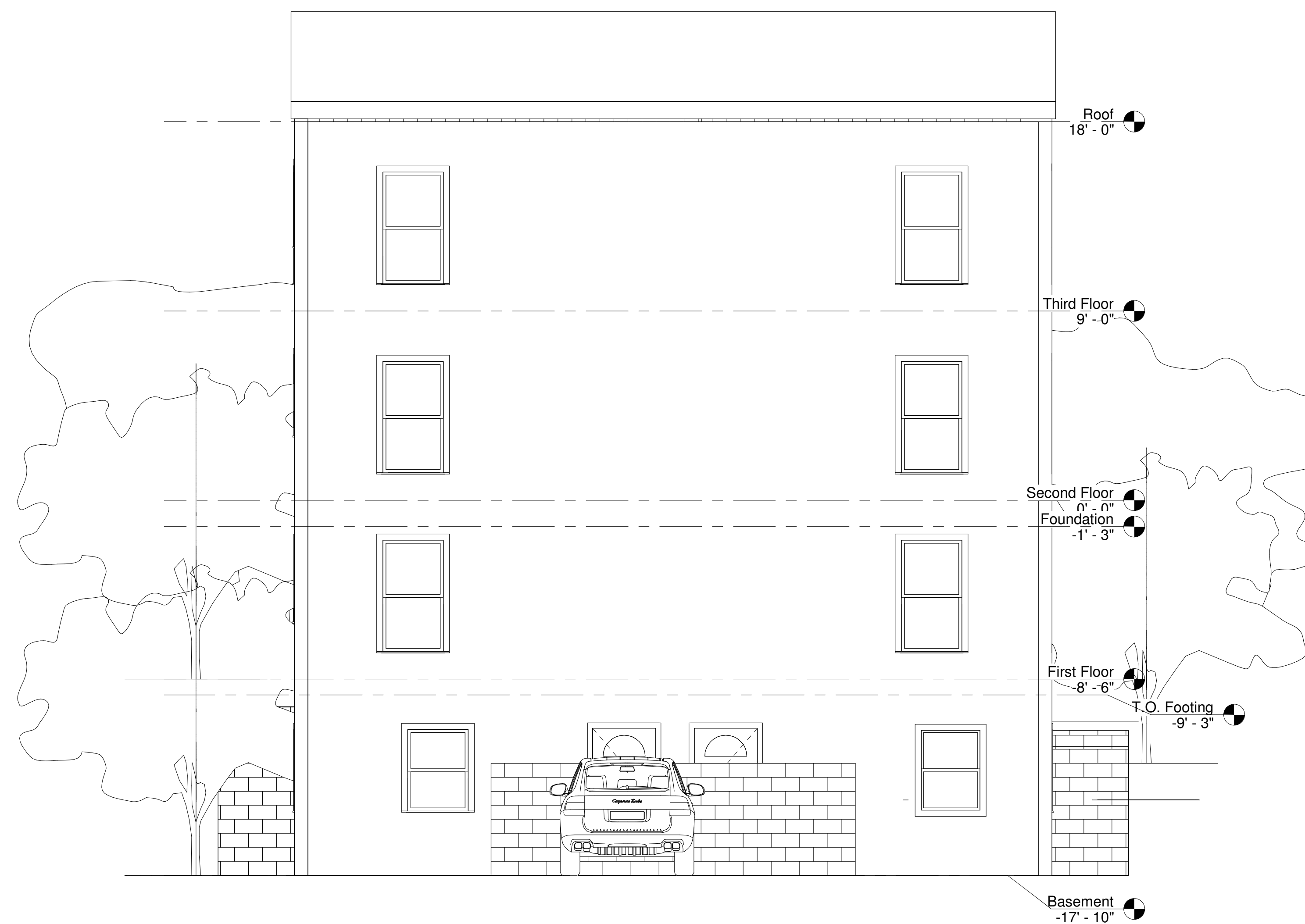
29 April 2021
PROJECT # 19012

BZA 003

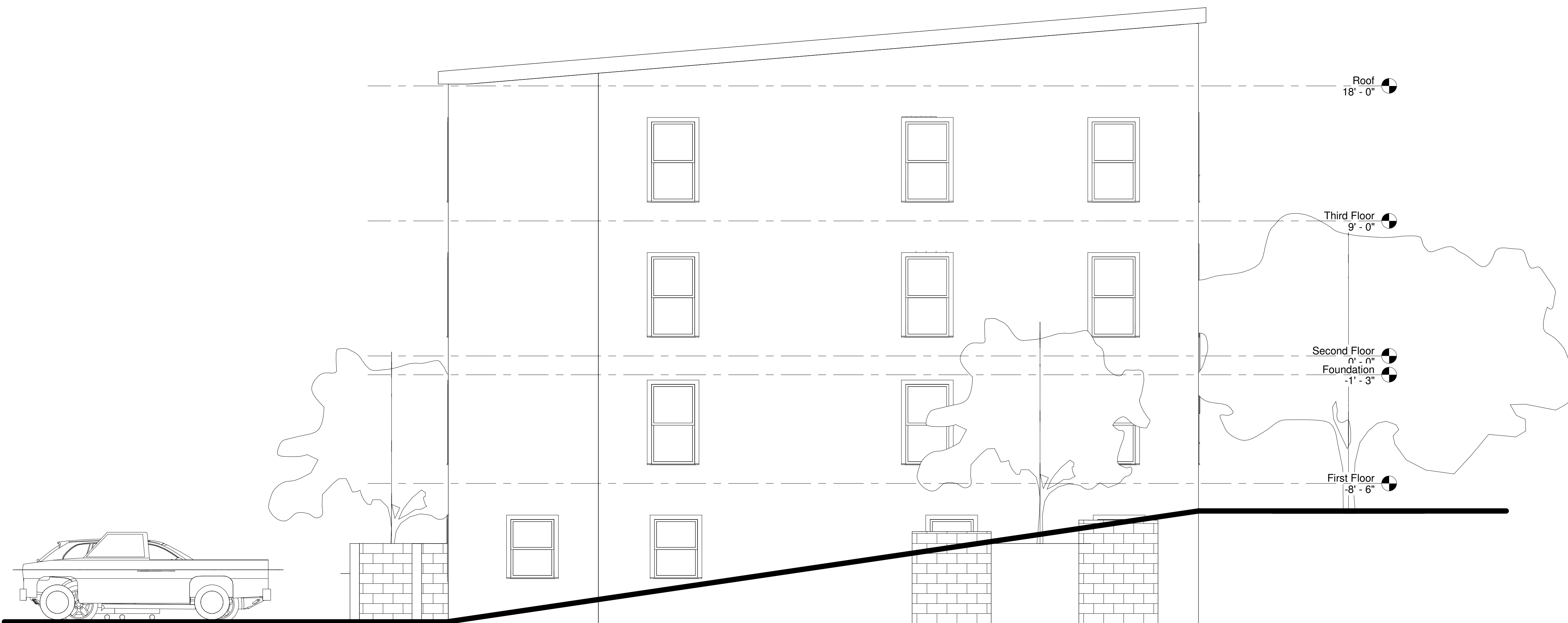
SHT. 3 of 4



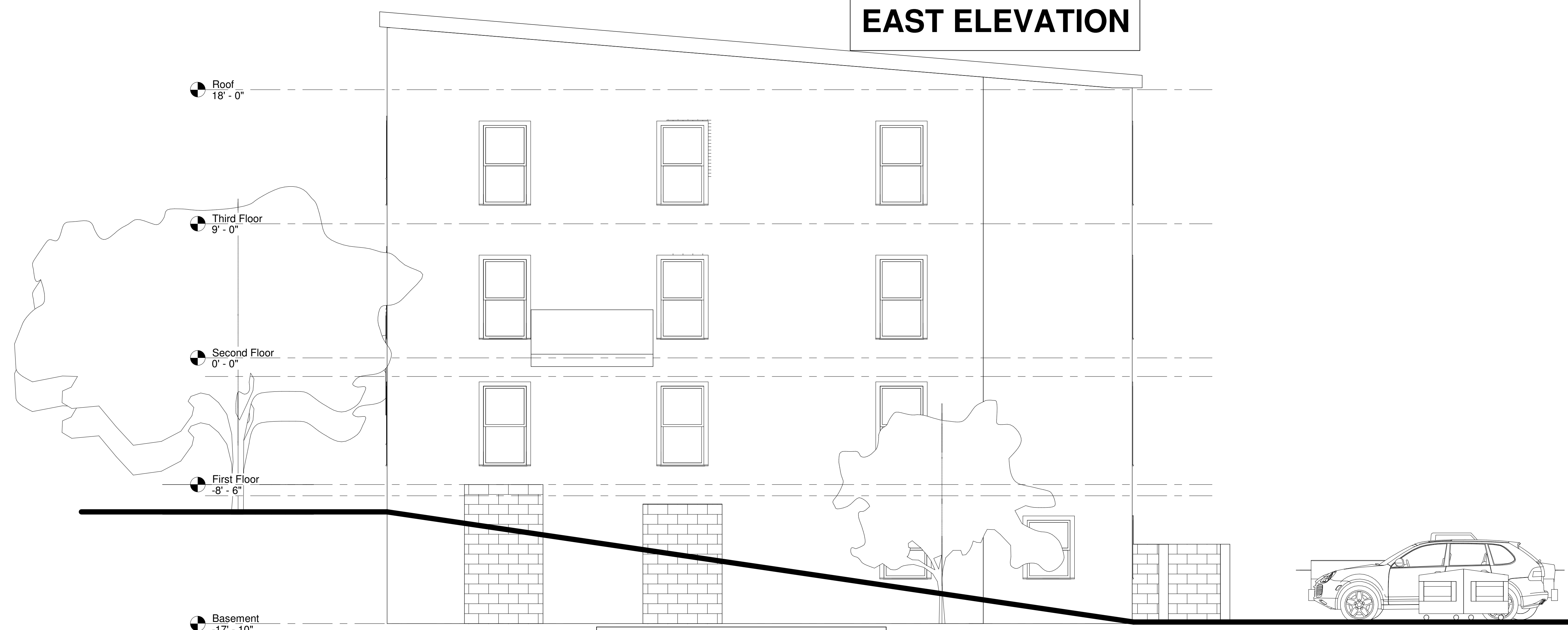
NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION

#	REVISION DESCRIPTION	DATE	BY

RESIDENTIAL ARCHITECTURAL
 SERVICES 240-381-4420
 1309 KINGSBURY DRIVE
 MITCHELLVILLE, MARYLAND 20721

LEVEL 3 ALTERATION FOR
 MR. KENNETH JACKSON
 2805 JASPER STREET SE
 WASHINGTON, DC 20020

**BZA
 ELEVATIONS**

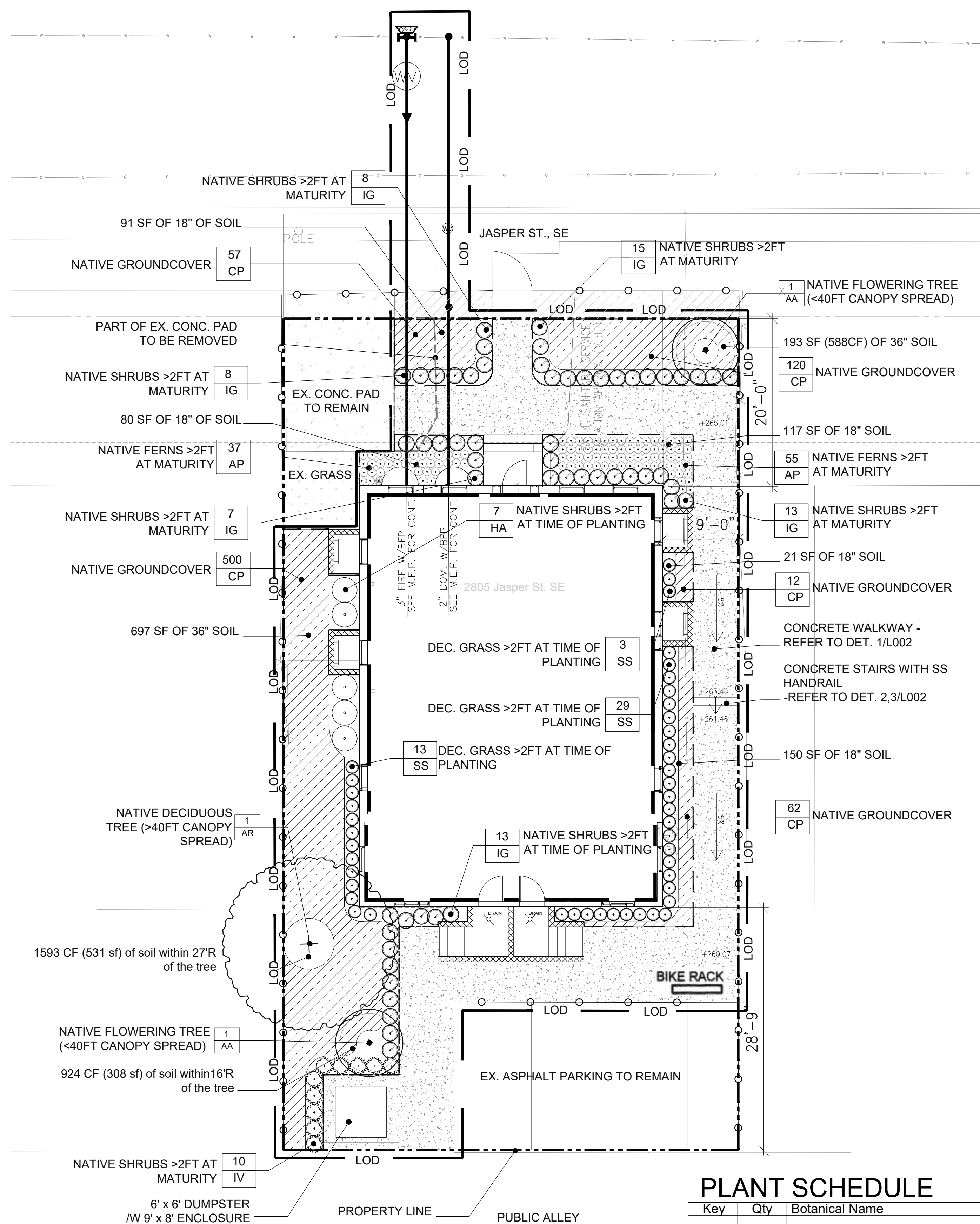
29 April 2021

29 April 2021
 PROJECT # 19012

BZA 004

SHT. 4 of 4

DOEE APPROVAL STAMP AREA



SITE PLAN
1/8" = 1'-0"

STATEMENT BY CERTIFIED LANDSCAPE EXPERT

This is to certify that I have examined all required GAR plan submittals prior to submission. I further certify that all aspects of the submittal, including landscape elements within the Lot and the listed GAR score, meet the specifications required under Subtitle C, Chapter 6 of Title 11 of the District of Columbia Municipal Regulations.

Bruno P. Carvalho, ASLA, AICP - Principal
Name and Title (please type)
1025 Connecticut Ave NW #1000 Washington DC 20036
Address

Date: 06-29-2021 Phone No: (202) 857-9720

Certified Landscape Expert Signature: *B. Carvalho* Board of Architecture, Interior Design and Landscape Architecture 000173
Certifying Organization Certification Number

PLANT SCHEDULE

Key	Qty	Botanical Name	Common Name	Size	Remarks	GAR credit category	Average mature size	Native
AR	1	Acer rubrum	Red maple	2.5" cal. B&B		B4	Canopy>40'	x
AA	2	Amelanchier arborea	Downy serviceberry	2.5" cal. B&B		B3	Canopy<40'	x
AP	92	Ferns: Adiantum pedatum	Northern Maidenhair Fern	1 gal. cont.	plant 12" o.c.	B2	>2 ft	x
HA	7	Shrubs: Hydrangea arborescens	Smooth Hydrangea	3 gal. cont.	plant 36" o.c.	B2	>2 ft	x
IV	10	Ilex verticillata	Winterberry	3 Gal. cont.	plant 24" o.c.	B2	>2 ft	x
IG	56	Ilex glabra 'compacta	Dwarf Inkberry	3 Gal. cont.	plant 24" o.c.	B2	>2 ft	x
CP	751	Decorative grasses: Carex Pensylvanica	Pennsylvania Sedge	1 gal. cont.	plant 12" o.c.	B1	<2 ft	x
SS	45	Schizachyrium scoparium	Little bluestem	1 gal. cont.	plant 18" o.c.	B2	<2 ft	x

Note: 1. All proposed plants are native species to the Chesapeake Bay region.
2. All new plant material must meet the standards in the ANLA American Standards for Nursery Stock (ANSI Z60.1-2014).
3. All trees and shrubs must have a species identification tag from the nursery to remain on 2 of each planted species until the Landscape Checklist is signed. Tags may be removed after final inspection to prevent gridding.
4. Sedum modules are grown to full maturity using sedum mats at the manufacturer's nursery prior to delivery. all varieties are proven to be hardy and reliable in the greater DC area. Not all of the varieties will be visible at all times and are randomly distributed in unequal amounts. Natural selection will cause some varieties to completely disappear based on climate conditions. Modules established within sedum mat should be considered equivalent to 50 cell (2'-3" x 1.5'-2") Plugs at a rate of 2.25-3/sf or 6-8"/o.c. grown for 8-12 weeks

Green Area Ratio Scoresheet					
Address	Square	Lot	Zone District	Score	Score
2805 Jasper St SE - DC 20020	5,346	718	RM-3	0.400	0.400
Landscape Elements					
A Landscaped areas (select one of the following for each area)					
1 Landscaped areas with a soil depth < 24"	400	0.30		138.0	
2 Landscaped areas with a soil depth ≥ 24"	890	0.60		534.0	
3 Bioretention facilities	0	0.40		-	
B Plantings (credit for plants in landscaped areas from Section A)					
1 Groundcovers, or other plants < 2' height	751	0.30	Native Bonus	150.2	751
2 Plants ≥ 2' height at maturity - calculated at 9-sf per plant	210	0.30		567.0	210
3 New trees with less than 40-foot canopy spread - calculated at 50 sq ft per tree	2	0.50		50.0	2
4 New trees with 40-foot or greater canopy spread - calculated at 250 sq ft per tree	1	0.60		150.0	1
5 Preservation of existing tree 6" to 12" DBH - calculated at 250 sq ft per tree	0	0.70		-	0
6 Preservation of existing tree 12" to 18" DBH - calculated at 600 sq ft per tree	0	0.70		-	0
7 Preservation of existing tree 18" to 24" DBH - calculated at 1300 sq ft per tree	0	0.70		-	0
8 Preservation of existing trees 24" DBH or greater - calculated at 2000 sq ft per tree	0	0.80		-	0
9 Vegetated wall, plantings on a vertical surface	0	0.60		-	0
C Vegetated or "green" roofs					
1 Over at least 2" and less than 8" of growth medium	0	0.60		-	0
2 Over at least 8" of growth medium	0	0.80		-	0
D Permeable Paving***					
1 Permeable paving over 6" to 24" of soil or gravel	0	0.40		-	0
2 Permeable paving over at least 24" of soil or gravel	0	0.50		-	0
E Other					
1 Enhanced tree growth systems***	0	0.40		-	0
2 Renewable energy generation	501	0.50		250.5	501
3 Approved water features	0	0.20		-	0
F Bonuses					
1 Native plant species	2,991	0.10		299.1	2,991
2 Landscaping in food cultivation	0	0.10		-	0
3 Harvested stormwater irrigation	0	0.10		-	0
Total square footage of all permeable paving and enhanced tree growth: 4,842					
Green Area Ratio numerator: 2,139					
Green Area Ratio denominator: 5,346					
Green Area Ratio score: 0.400					



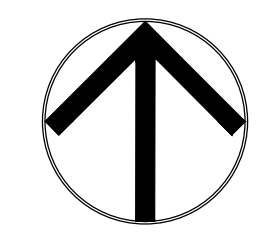
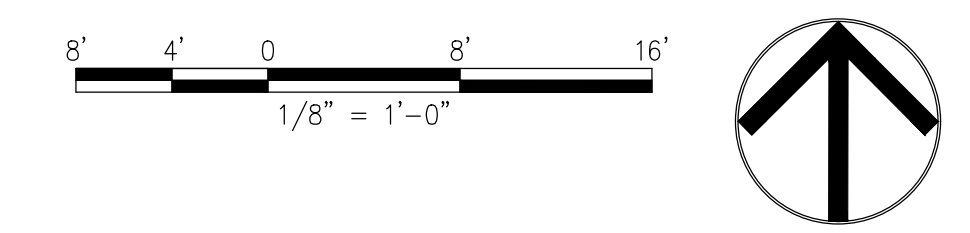
2805 Jasper St. SE
2805 Jasper St. SE
Washington, DC 20020
Permit Set

REVISIONS

No.	Description

1/8" = 1'-0"
SCALE
ISSUE DATE
29 June 2021

GAR PLAN
SHEET NAME
SHEET NUMBER
L001



DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., February 23, 2021

Plat for Building Permit of :

SQUARE 5722 LOT 74

Scale: 1 inch = 20 feet

Recorded in Book 120 Page 63

Receipt No. 21-02986

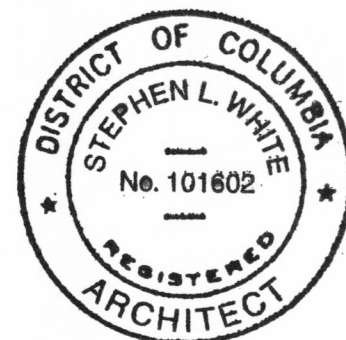
Drawn by: A.S.

Furnished to: FREDA ZAMER - HOBAR

"I hereby certify that the dimensions and configuration of the lot(s) hereon depicted are consistent with the records of the Office of the Surveyor unless otherwise noted, but may not reflect actual field measurements. The dimensions and configuration of A&T lots are provided by the Office of Tax and Revenue and may not necessarily agree with the deed description(s)."

Bob Myers

For Surveyor, D.C.



I hereby certify that on this plat on which the Office of the Surveyor has drawn the dimensions of this lot, I have accurately and completely depicted and labeled the following:

- 1) all existing buildings and improvements - including parking spaces, covered porches, decks and retaining walls over four feet above grade, and any existing face-on-line or party wall labeled as such, well as projections and improvements in public space - with complete and accurate dimensions;
- 2) all proposed demolition or raze of existing buildings duly labeled as such; all proposed buildings and improvements - including parking spaces, covered porches, decks and retaining walls over four feet above grade, any existing face-on-line or party wall labeled as such, as well as projections and improvements in public space and the improvements used to satisfy pervious surface or green area ratio requirements - with complete and accurate dimensions, in conformity with the plans submitted with building permit application #B2010178; and
- 3) any existing chimney or vent on an adjacent property that is located within 10 feet of this lot.

I also hereby certify that:

- 1) my depiction on this plat, as detailed above, is accurate and complete as of the date of my signature hereon;
 - 2) there is no elevation change exceeding ten feet measured between lot lines; or if so, this elevation change is depicted on a site plan submitted with the plans for this permit application;
 - 3) I have/have not (circle one) filed a subdivision application with the Office of the Surveyor;
 - 4) I have/have not (circle one) filed a subdivision application with the Office of Tax & Revenue; and
 - 5) if there are changes to the lot and its boundaries as shown on this plat, or to the proposed construction and plans as shown on this plat, that I shall obtain an updated plat from the Office of the Surveyor on which I will depict all existing and proposed construction and which I will then submit to the Office of the Zoning Administrator for review and approval prior to permit issuance.
- The Office of the Zoning Administrator will only accept a Building Plat issued by the Office of the Surveyor within the two years prior to the date DCRA accepts a Building Permit Application as complete.

I acknowledge that any inaccuracy or errors in my depiction on this plat will subject any permit or certificate of occupancy issued in reliance on this plat to enforcement, including revocation under Sections 105.6(1) and 110.5.2 of the Building Code (Title 12A of the DCMR) as well as prosecution and penalties under Section 404 of D.C. Law 4-164 (D.C. Official Code §22-2405).

Signature: *Stephen L. White*

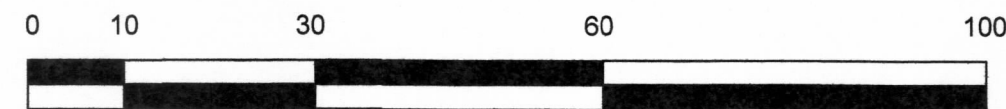
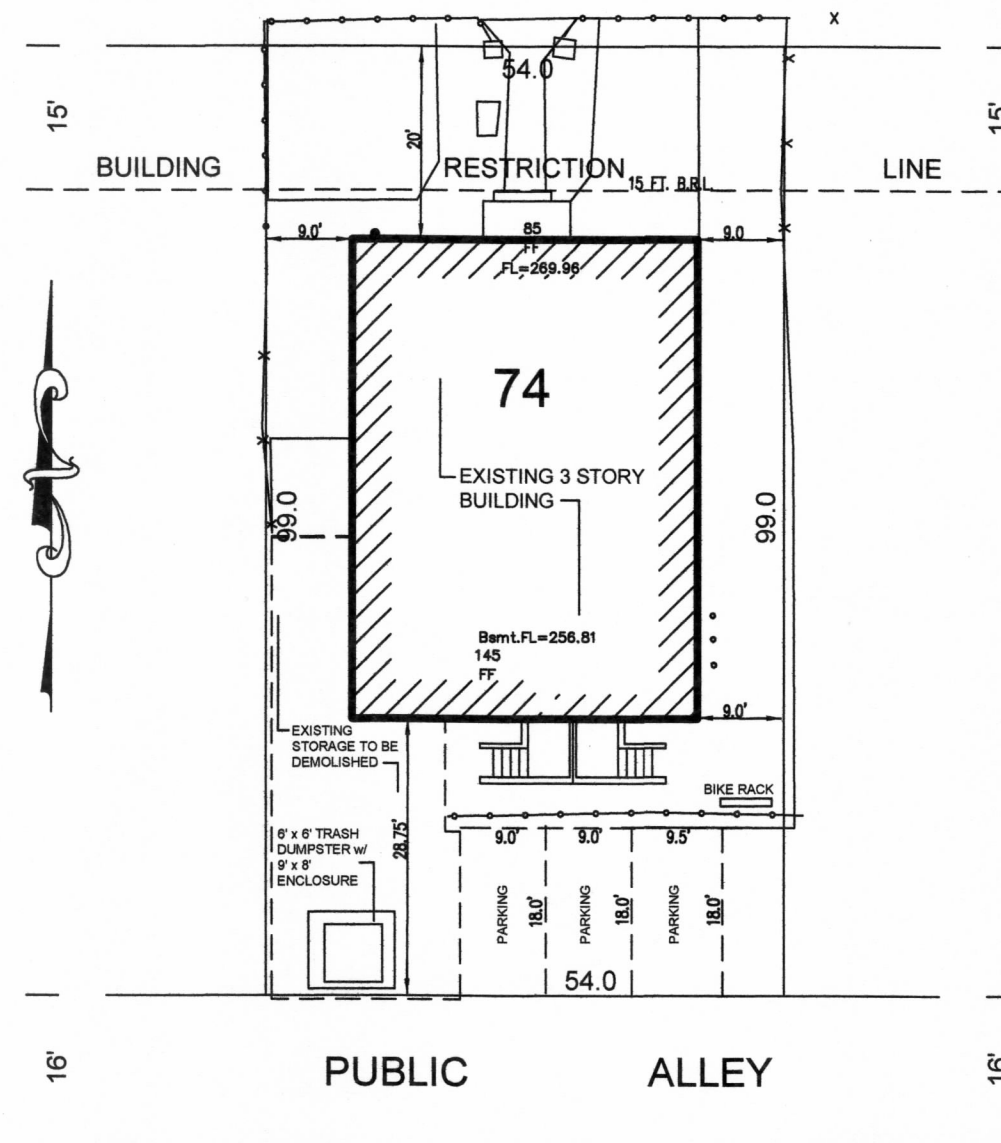
Date: 29 April 2021

Printed Name: Stephen L. White Relationship to Lot Owner: Architect

If a registered design professional, provide license number ARC101602 and include stamp below.

SQUARE 5722

JASPER STREET, S.E.



SCALE: 1:20