

SUBJECT PROPERTY: 135 KENTUCKY AVE SE, WASHINGTON DC 20003

135 Kentucky Ave SE, Washington, DC 20003

Lincoln Towers apartments

A Capitol Place Bed & Breakfast

Capitol Hill Outfitters Outdoor sports store



135 KENTUCKY AVE SE

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135 KENTUCKY AVE SE



REAR OF SUBJECT PROPERTY:  
EXISTING HOUSE

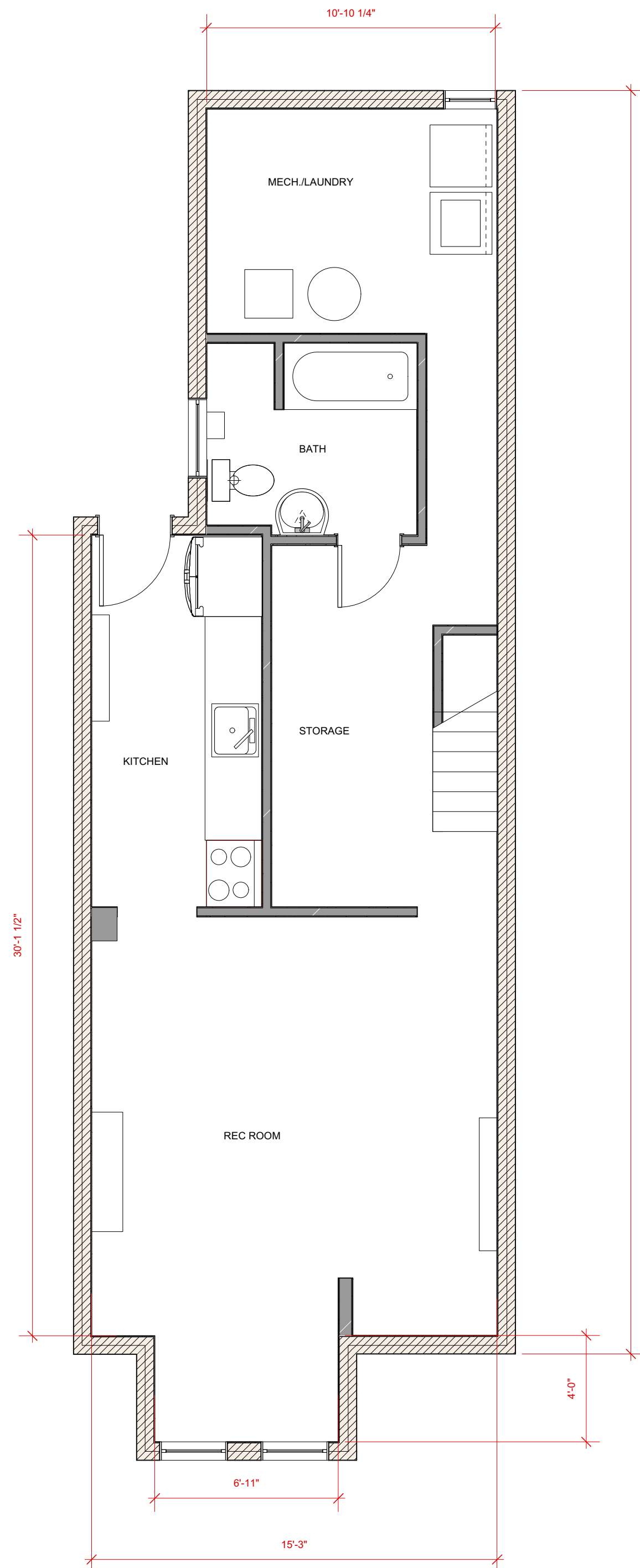


REAR OF SUBJECT PROPERTY:  
EXISTING GARAGE

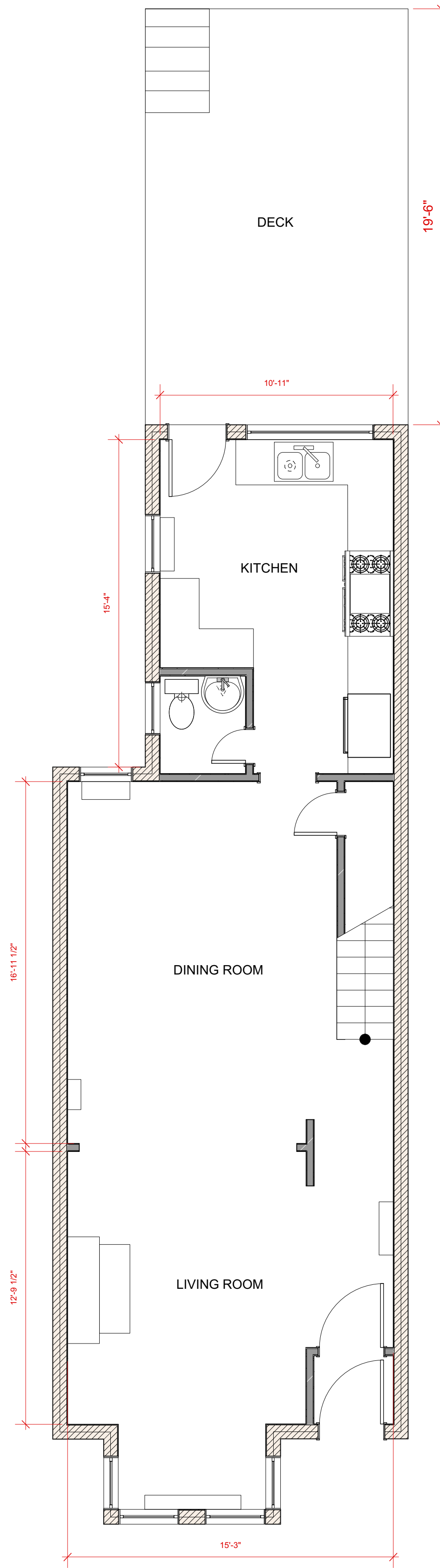


**GENERAL NOTES:**  
 -EXTERIOR WALLS: 2x6 @ 16"o.c. U.N.O.  
 -INTERIOR WALLS: 2x4 @ 16"o.c. U.N.O.  
 -ALL ALARMS SHALL BE INTERCONNECTED AS PER R314.4  
 -A 1" WATER SERVICE AND CORRESPONDING WATER METER IS REQUIRED  
 -NEW EGRESS WINDOWS MEET MIN CLEAR OPENING OF 24" HEIGHT, 20" WIDTH, AND 5.7SF TYP. PER R310.1  
 -SAFETY GLASS TO BE INSTALLED AS PER IRC R308.4 (1-11)  
 -AT TUB & SHOWER LOCATIONS WHERE WATER-RESISTANT GYP. BD. IS USED AND A VAPOR RETARDER IS REQ'D THE VAPOR RETARDER SHALL BE ON THE ROOM SIDE OF THE GYP. BD. (NOT BETWEEN THE GYP.BD. AND STUDS) TYP.  
 -CARBON MONOXIDE ALARMS TO BE LOCATED OUTSIDE OF EACH SLEEPING AREA PER IRC R315  
 -TYPE 2-A: 10-B: C RATED FIRE EXTINGUISHER TO BE LCATED IN THE KITCHEN PER IRC 329  
 - A MINIMUM OF 50% OF LAMP BULBS IN PERMANENTLY INSTALLED NEW FIXTURES TO BE HIGH EFFICIENCY AND HOME TO HAVE AT LEAST ONE PROGRAMMABLE THERMOSTAT IN CONJUNCTION WITH ANY FORCED AIR HEATING SYSTEM PER N1103 AND N1104

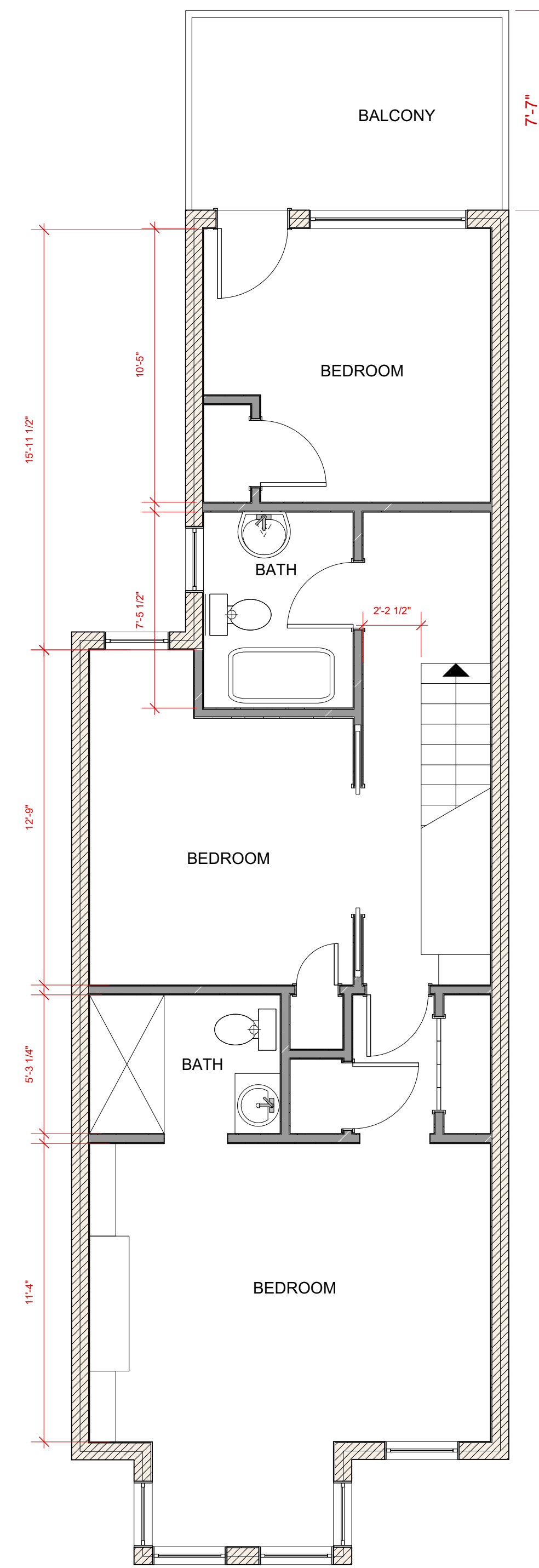
**STAIR, HANDRAIL AND GUARD GENERAL NOTES:**  
 - Stairways are no less than 36" in clear width at all points above the permitted handrail height and below the required headroom height per R311.7.1  
 - Minimum headroom in all parts of stairway is no less than 6'8" per R311.7.2  
 - Risers are no more than 7.75" in height per R311.7.5.1  
 - Treads are no less than 10" in depth per R311.7.5.2  
 - Stair nosing radius is no greater than 9/16"; solid risers to be used for any nosing less than 3/4" and greater than 1 1/4" per R311.7.5.3  
 - All landings are no less than 36" in the direction of travel or less than the width of the stairway served per R311.7.6  
 - Handrails are no less than 34" and no more than 38" from finished surface per R311.7.8.1  
 - Grip size of handrails to meet Type I constraints per R311.7.8.3  
 - Guards at open-sided walking surfaces are no less than 36" high per R312.1.1  
 - Guard openings to not allow passage of a sphere 4" in diameter per R312.1.3



Basement - EXISTING/DEMO  
 Scale: 1/4" = 1'-0"



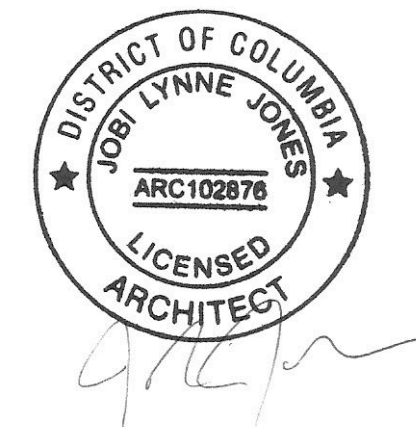
First Floor - EXISTING/DEMO  
 Scale: 1/4" = 1'-0"



Second Floor - EXISTING  
 Scale: 1/4" = 1'-0"

jobi jones llc

3801 GEORGIA AVE NW #305  
 WASHINGTON, DC 20011



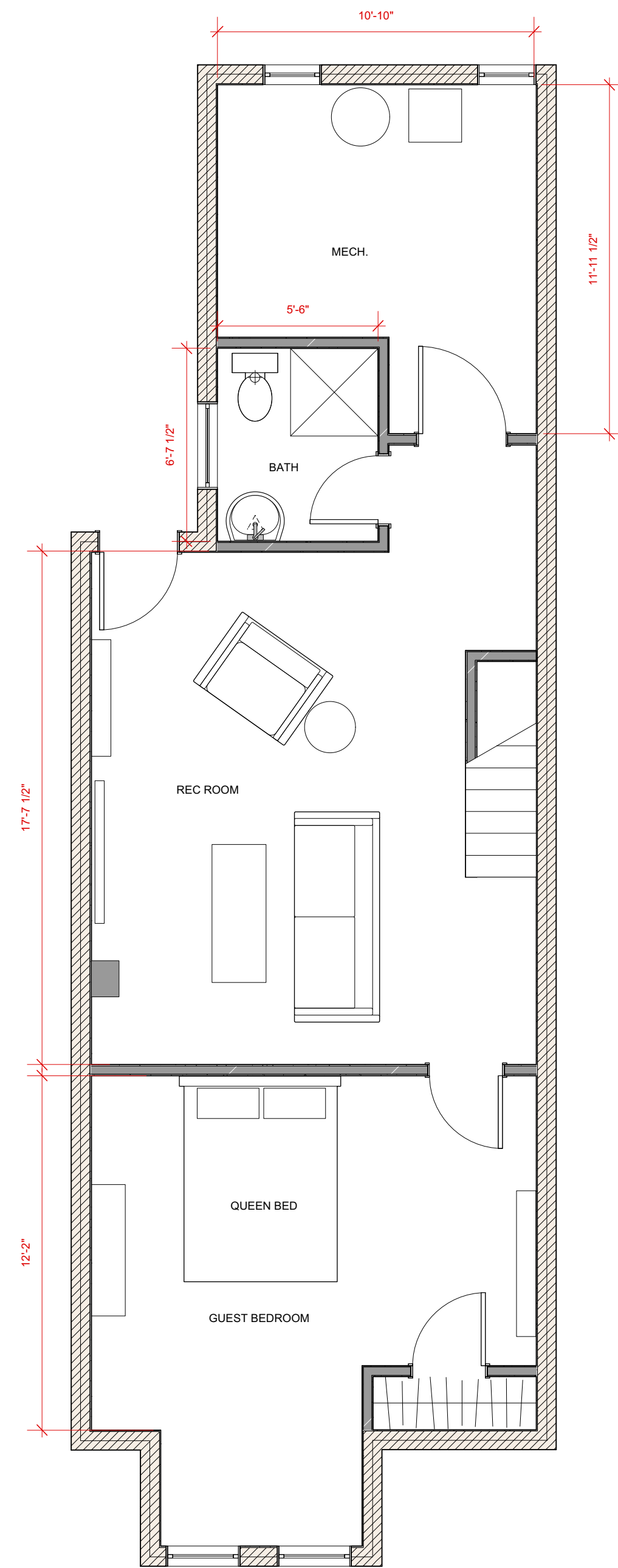
Project Name  
 Miller Renovation

Client Name and Address  
 135 Kentucky Ave SE  
 Washington, DC 20003

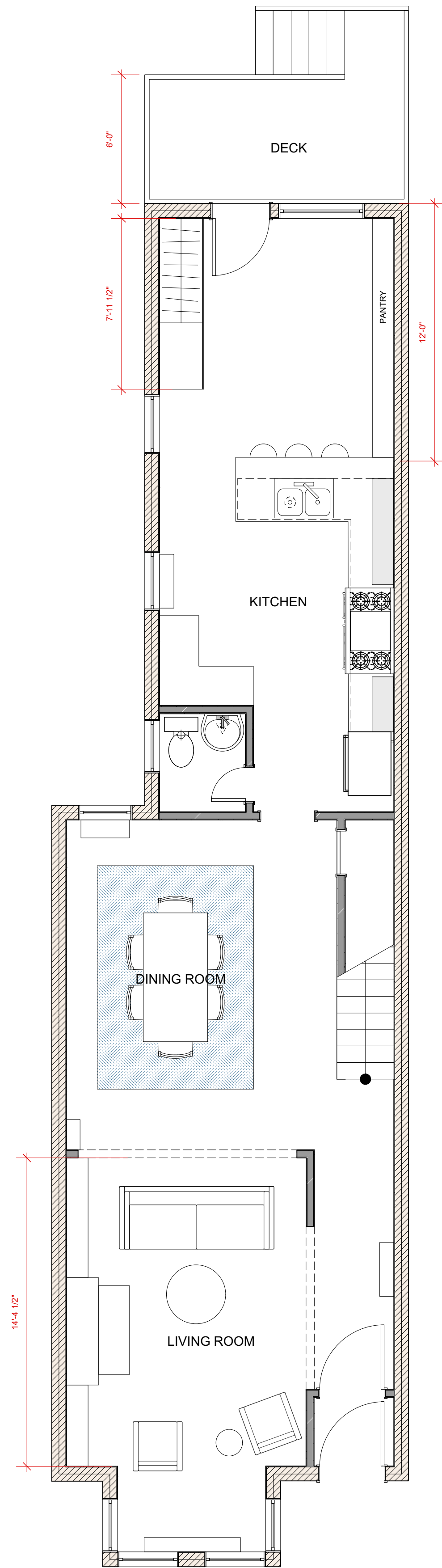
Sheet Number A100 Sheet Title EXISTING

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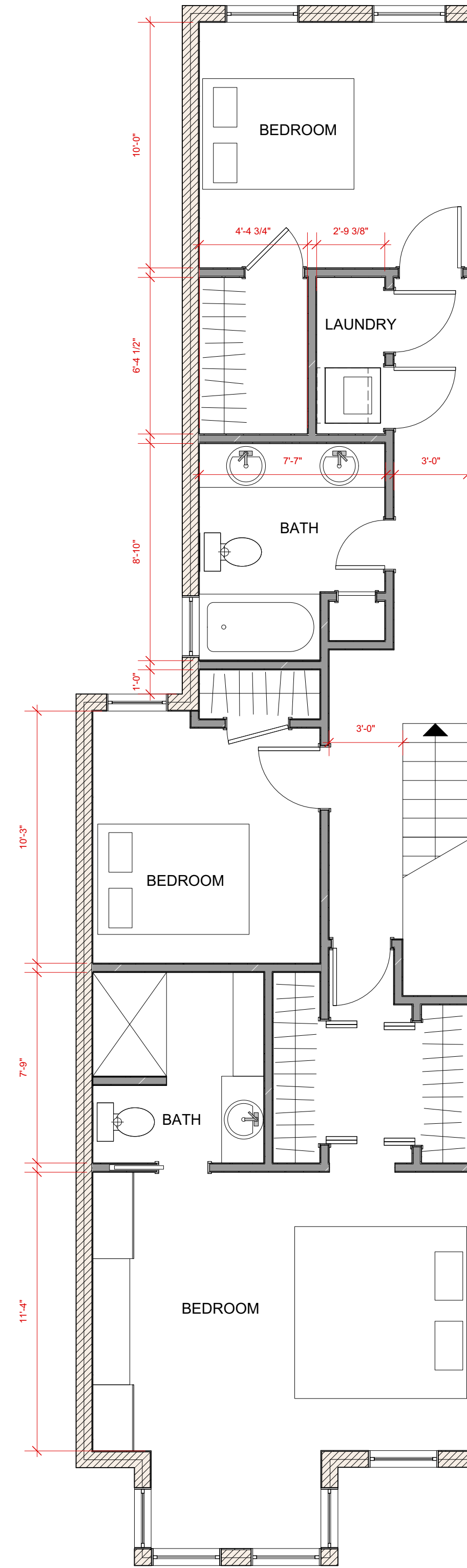
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Basement - PROPOSED - NO ADDITION  
 Scale: 1/4" = 1'-0"



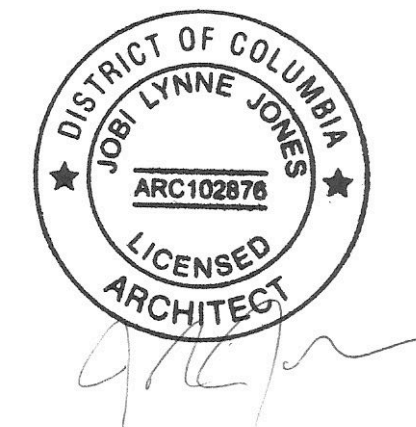
First Floor - PROPOSED  
 Scale: 1/4" = 1'-0"



Second Floor - PROPOSED  
 Scale: 1/4" = 1'-0"

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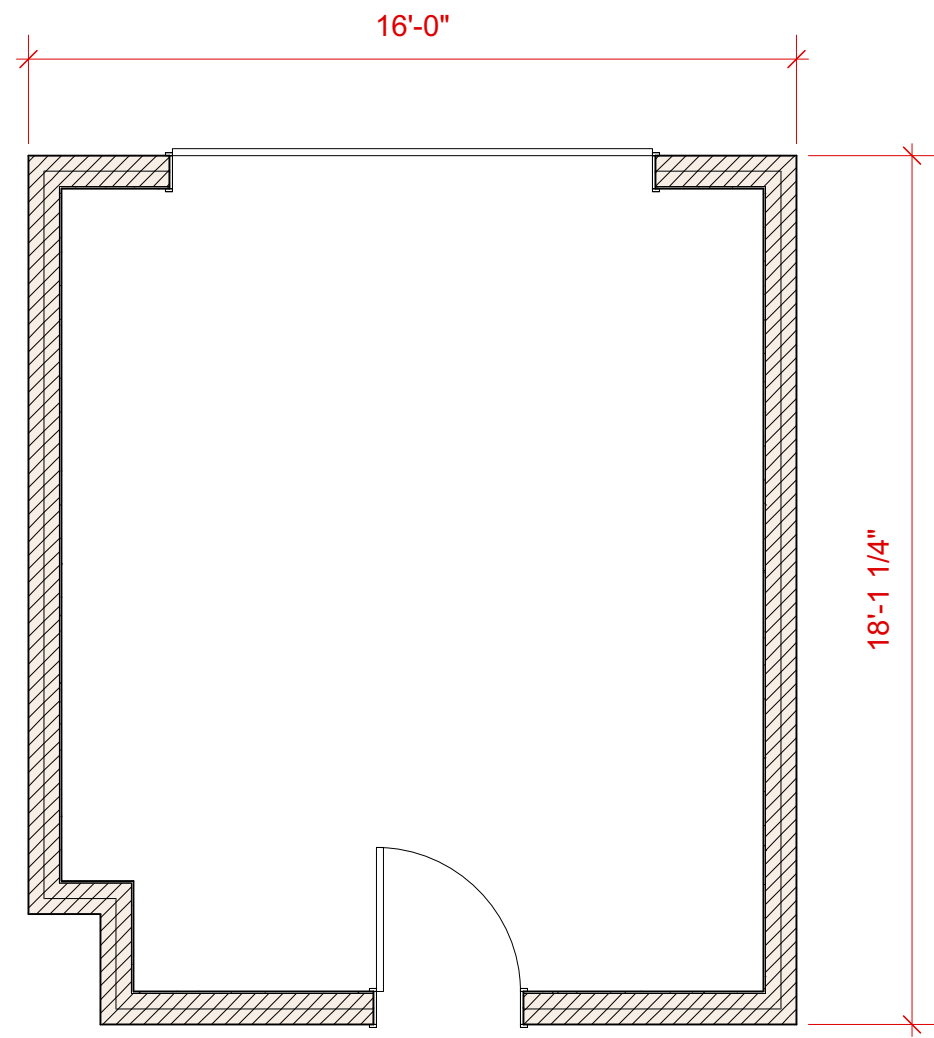
3801 GEORGIA AVE NW #305  
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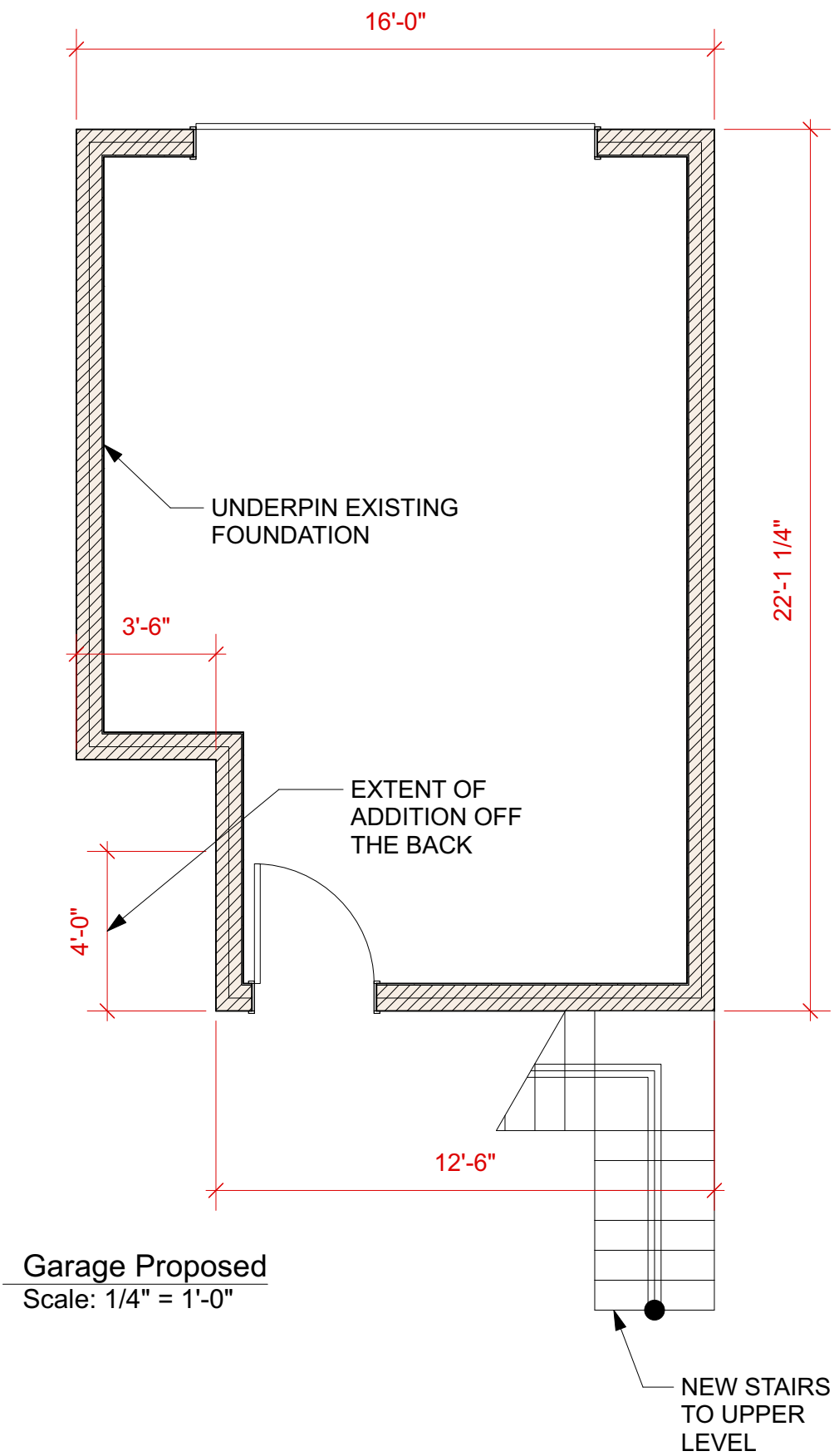
Project Name	Miller Renovation	
Client Name and Address	135 Kentucky Ave SE Washington, DC 20003	
Sheet Number	A101	Sheet Title PROPOSED

**GENERAL NOTES:**  
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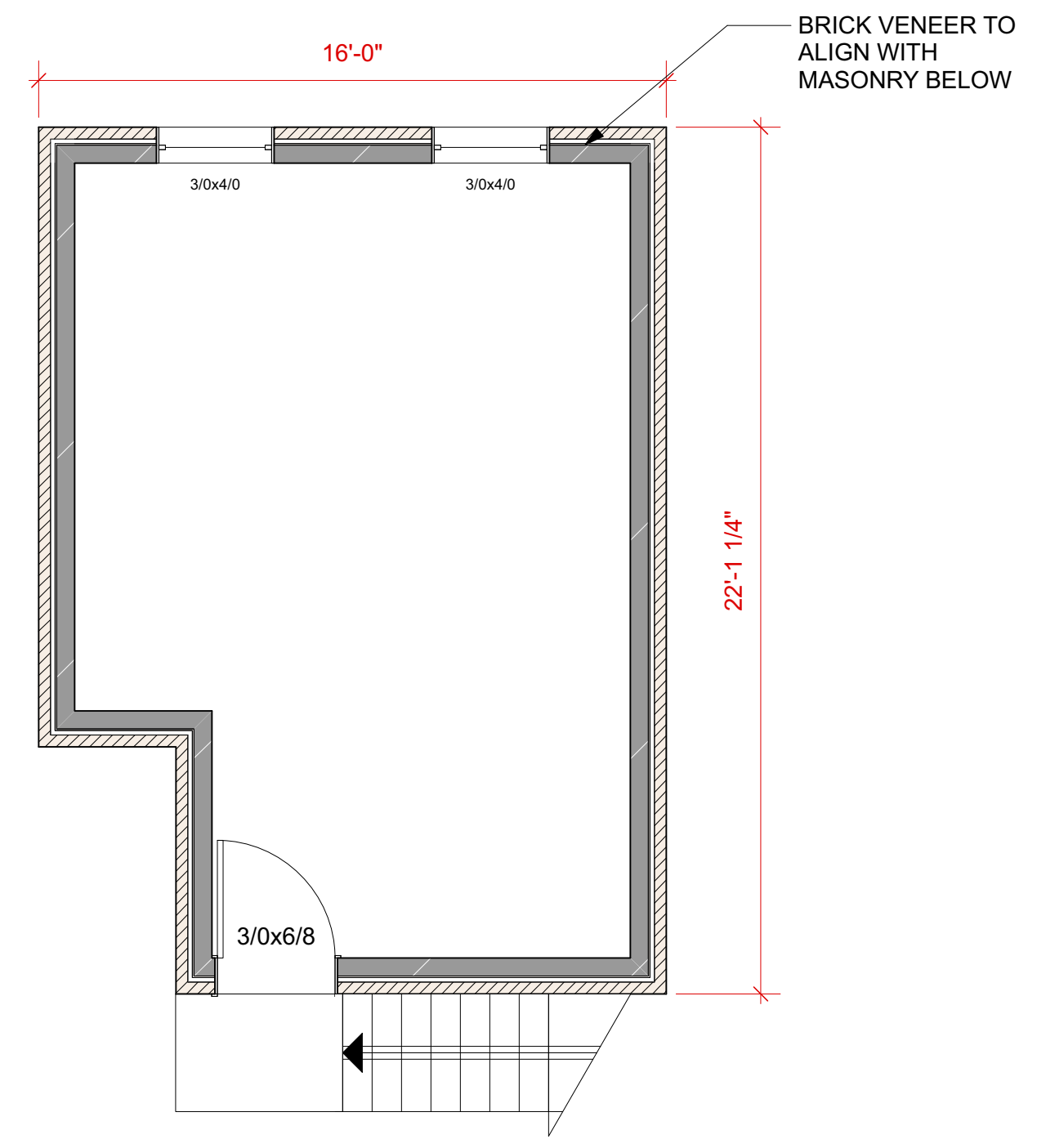
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Garage Existing  
 Scale: 1/4" = 1'-0"



Garage Proposed  
 Scale: 1/4" = 1'-0"



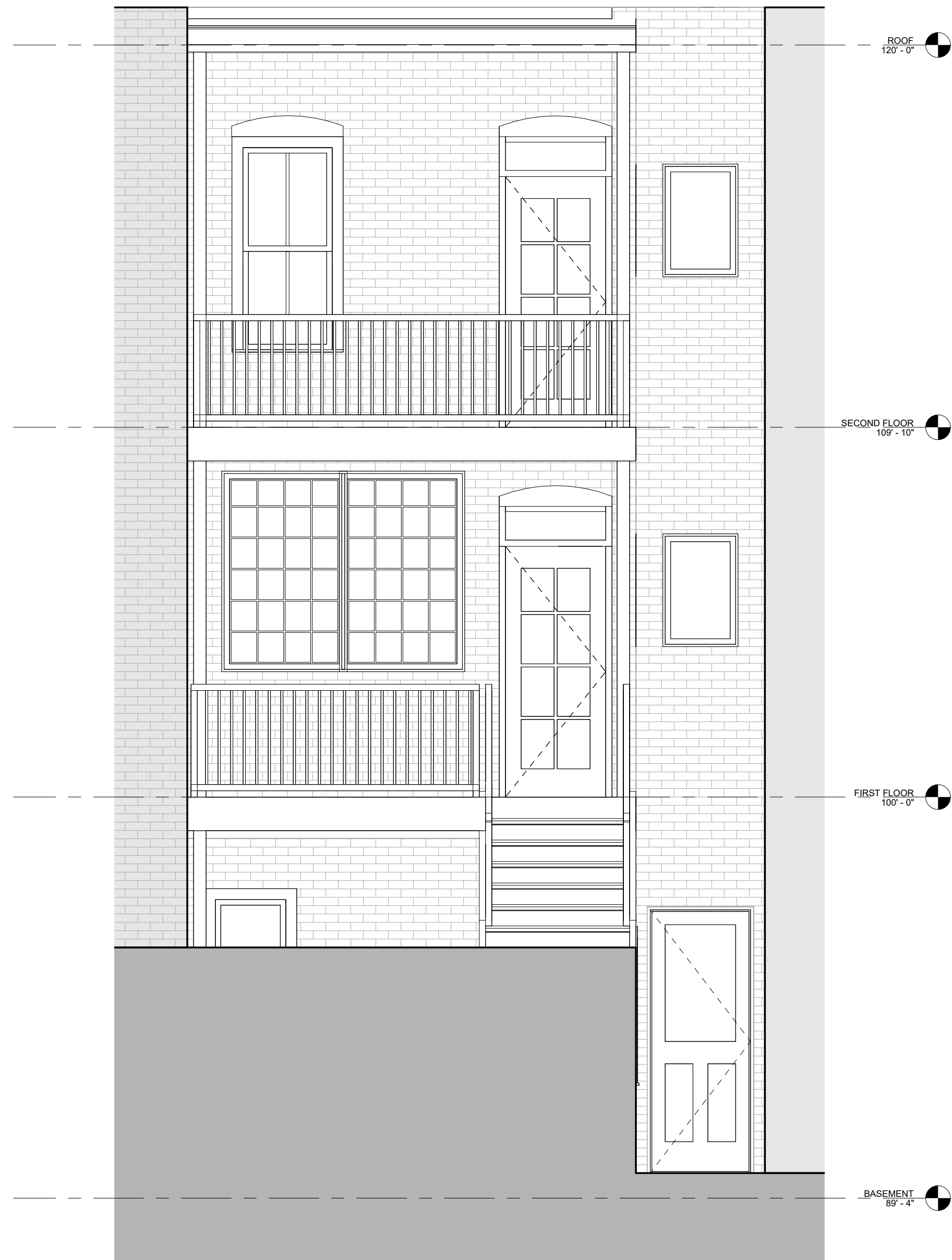
Garage Proposed - 2ND FLOOR  
 Scale: 1/4" = 1'-0"

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 WASHINGTON, DC 20011



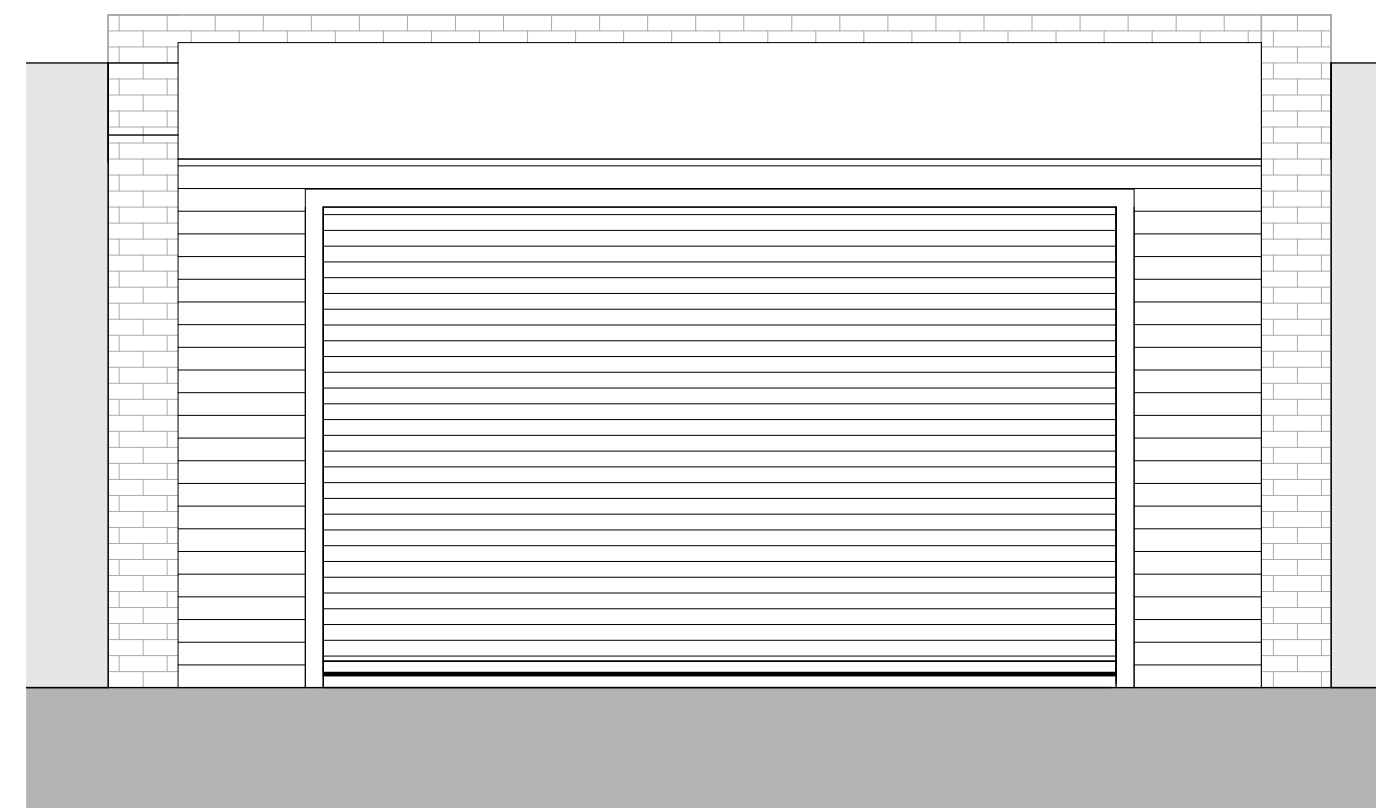
Project Name	Miller Renovation	
Client Name and Address	135 Kentucky Ave SE Washington, DC 20003	
Sheet Number	A102	Sheet Title GARAGE



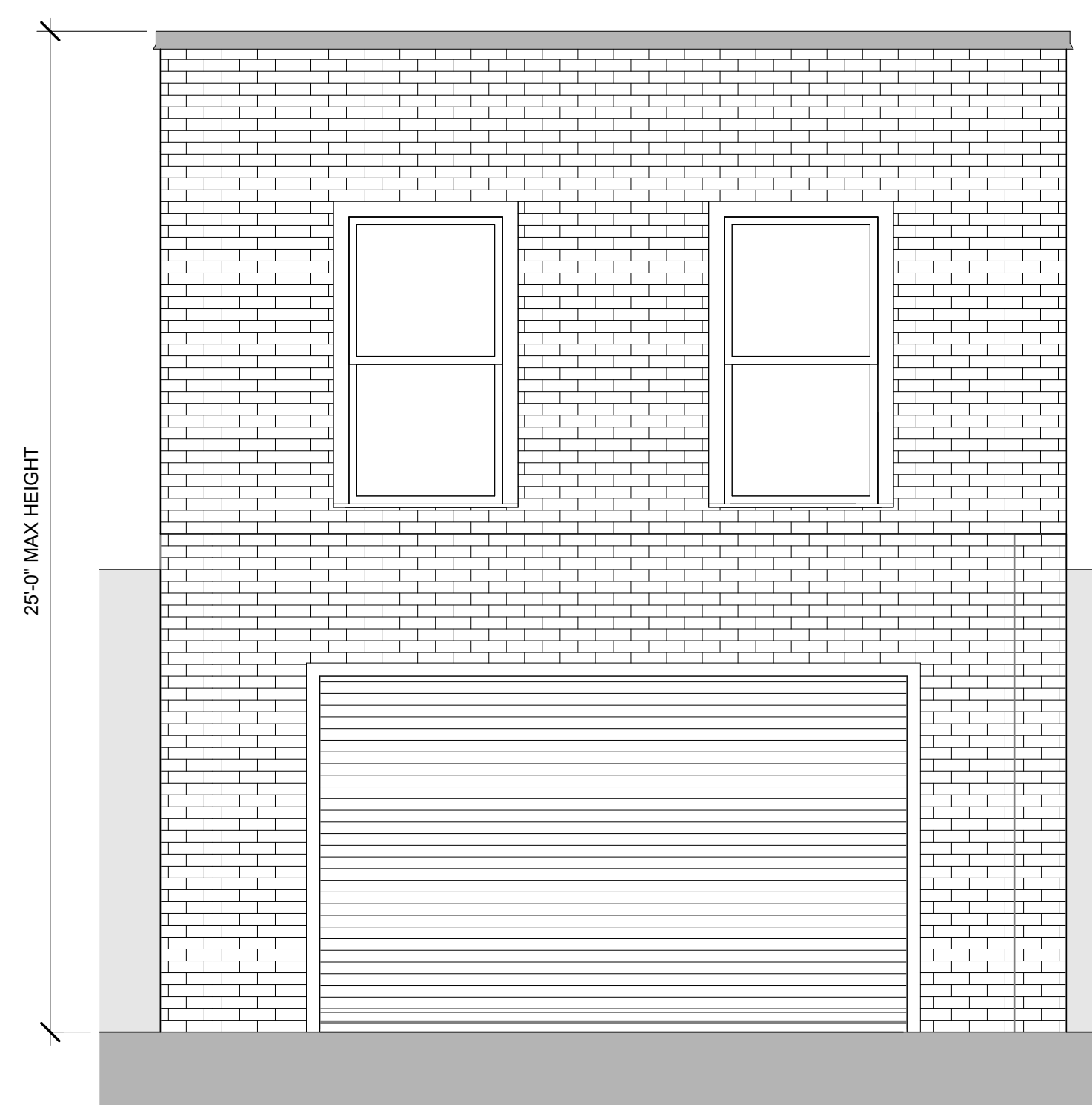
① EXISTING - REAR  
3/8" = 1'-0"



② BZA PROPOSED - REAR  
3/8" = 1'-0"



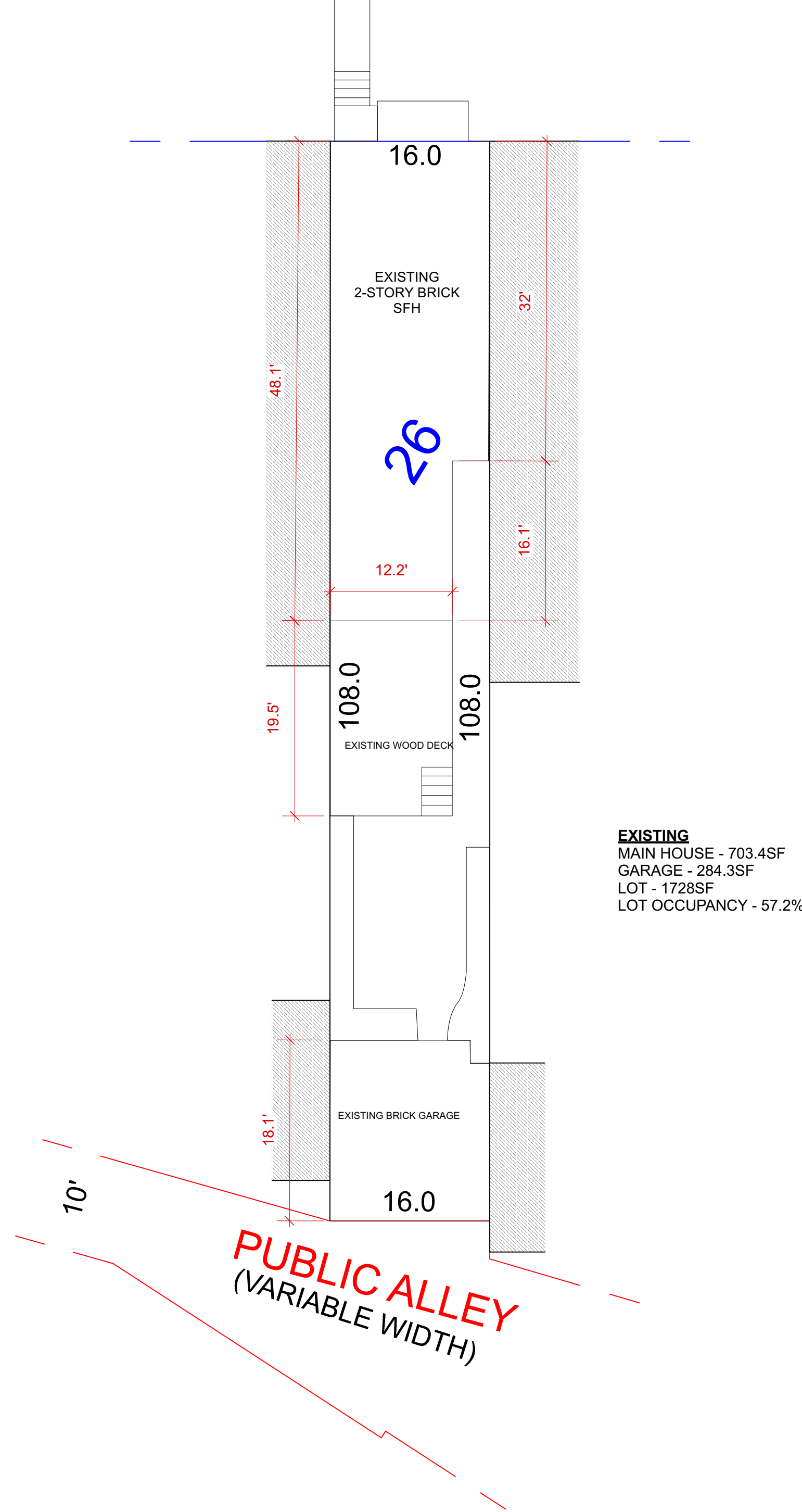
③ EXISTING - REAR GARAGE  
3/8" = 1'-0"



④ BZA PROPOSED - REAR GARAGE  
3/8" = 1'-0"



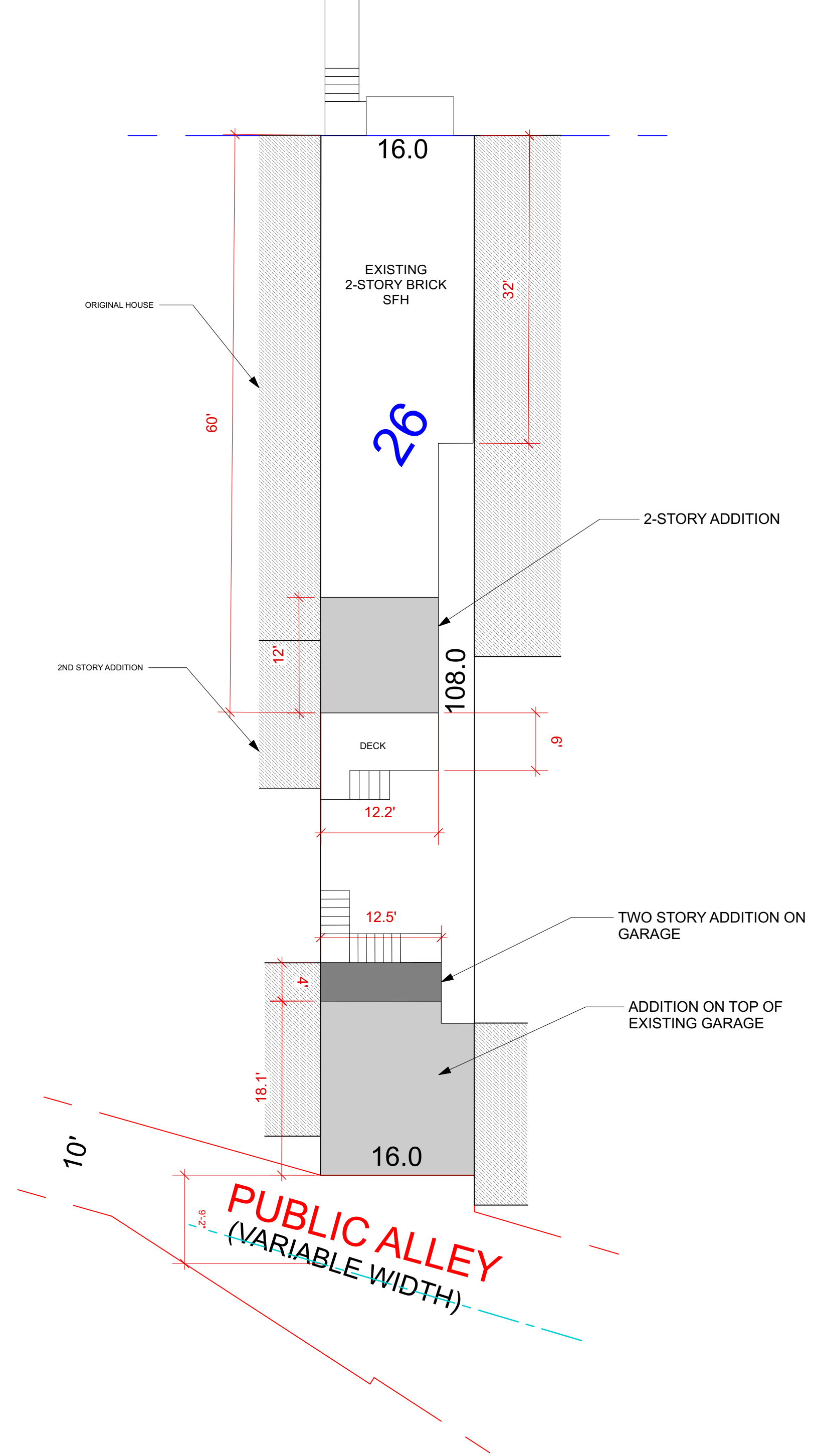
# KENTUCKY AVENUE,



**EXISTING**  
 MAIN HOUSE - 703.4SF  
 GARAGE - 284.3SF  
 LOT - 1728SF  
 LOT OCCUPANCY - 57.2%

SITE - EXISTING  
 Scale: 1" = 10'-0"

# KENTUCKY AVENUE,



**PROPOSED**  
 MAIN HOUSE - 849.8SF  
 GARAGE - 331.5SF  
 LOT - 1728SF  
 LOT OCCUPANCY - 68.36%

SITE PROPOSED  
 Scale: 1" = 10'-0"

jobi jones llc

3801 GEORGIA AVE NW #305  
 WASHINGTON, DC 20011



Project Name	Miller Renovation	
Client Name and Address	135 Kentucky Ave SE Washington, DC 20003	
Sheet Number	C100	Sheet Title SITE