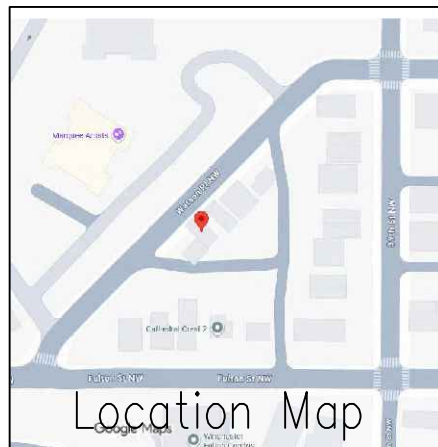
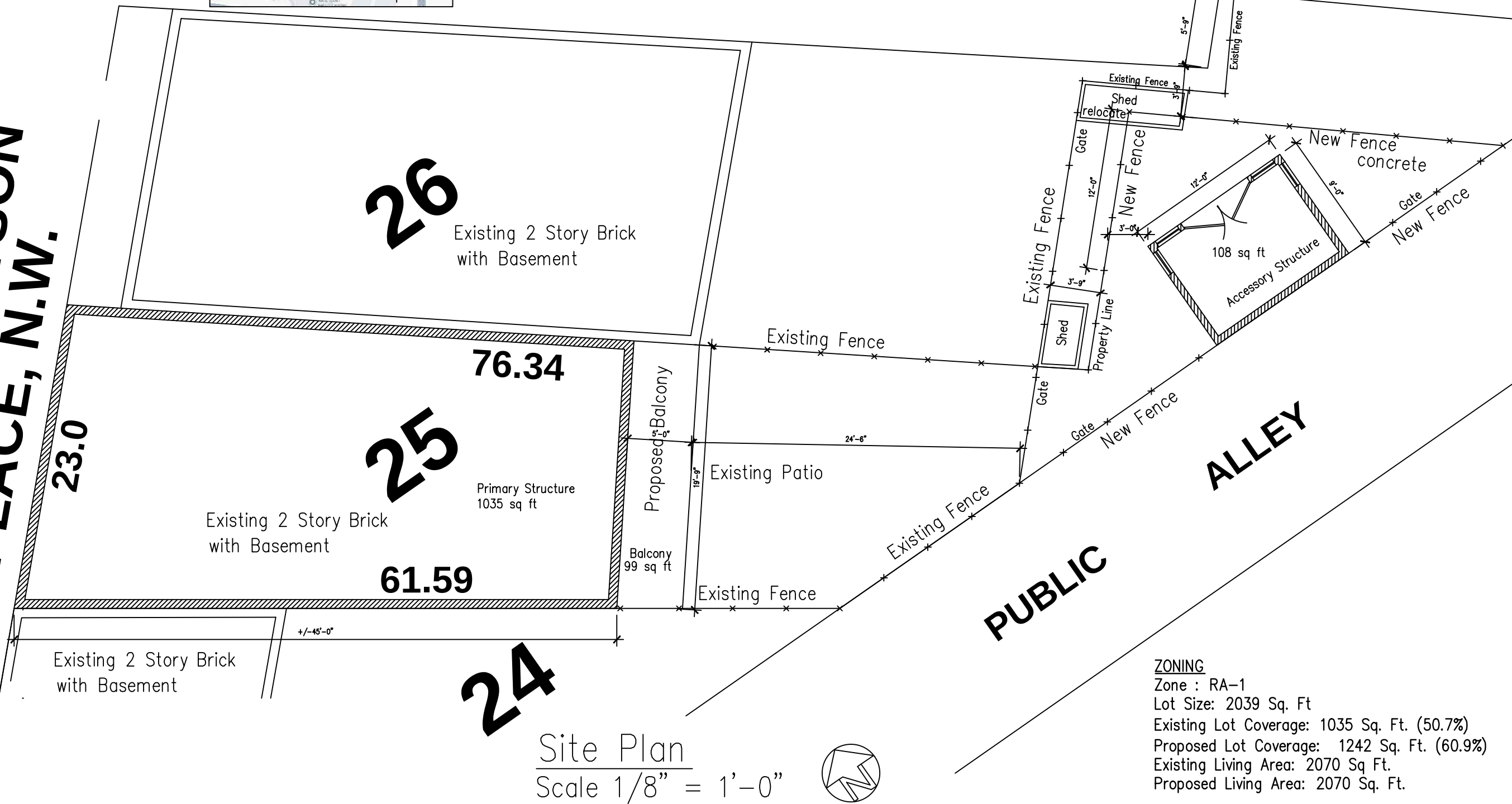


WATSON
PLACE, N.W.



SCOPE OF WORK

- Erect New Pre-fabricated Accessory Structure
- New 6ft perimeter fence
- New balcony along rear of primary structure



ZONING

Zone : RA-1
Lot Size: 2039 Sq. Ft
Existing Lot Coverage: 1035 Sq. Ft. (50.7%)
Proposed Lot Coverage: 1242 Sq. Ft. (60.9%)
Existing Living Area: 2070 Sq Ft.
Proposed Living Area: 2070 Sq. Ft.

SQ. 1806 Lot 25 3919 Watson Pl NW

Cover Sheet & Site Plan

No.	Revision/Issue	Date

Inner City
Development, LLC
1516 12th St NW
WDC 20005

Rau Xu
3919 Watson Pl NW
Washington, DC 20016

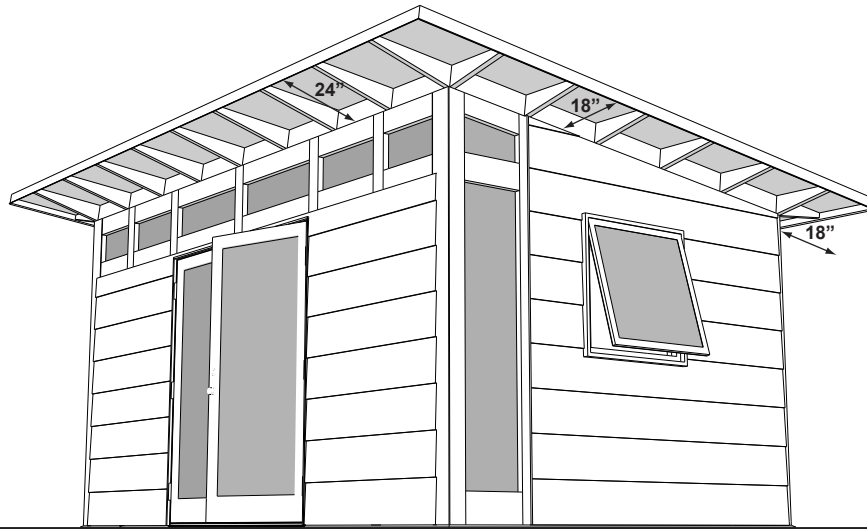
Board of Zoning Adjustment
District of Columbia
C/2001/NO. 21518
EX-12/18/2026
1/4 = 1'-0"

EAVE LENGTHS:

FRONT = 24"

SIDE = 18"

BACK = 18"



STANDARD LENGTH ROOF

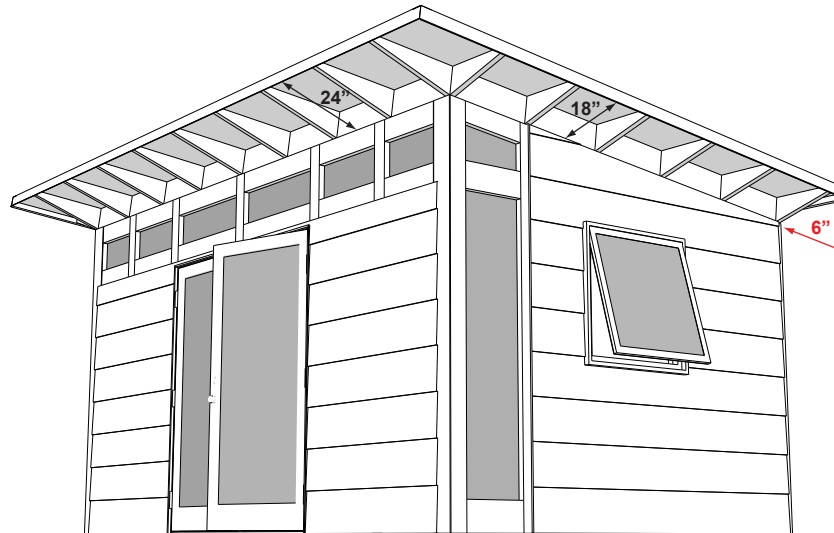
BEST FOR PLACEMENT AWAY FROM SET-BACKS

EAVE LENGTHS:

FRONT = 24"

SIDE = 18"

BACK = 6"



SHORTENED BACK EAVES

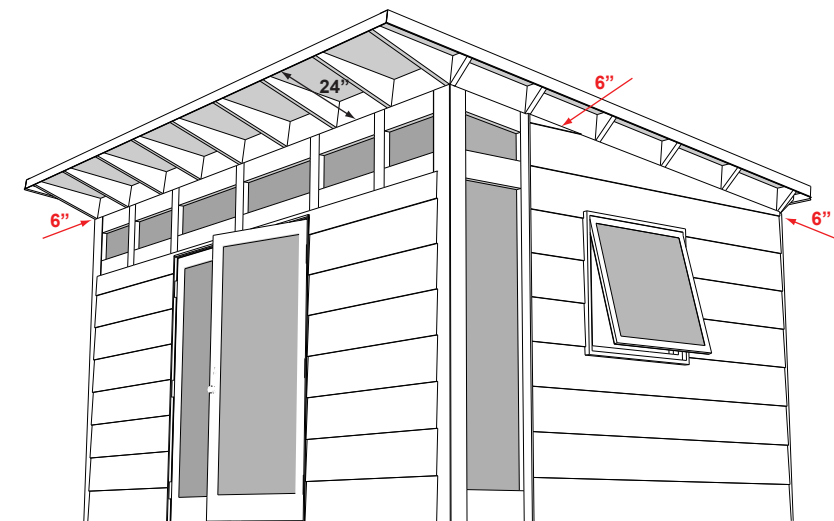
BEST FOR PLACEMENT ON OR CLOSE TO REAR SET-BACK

EAVE LENGTHS:

FRONT = 24"

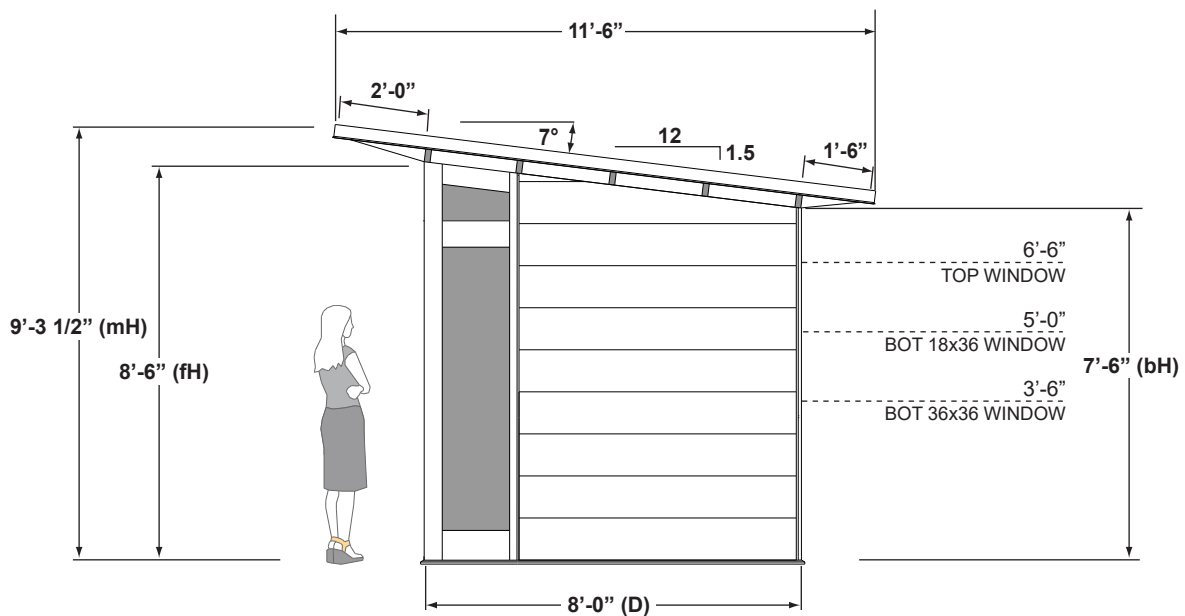
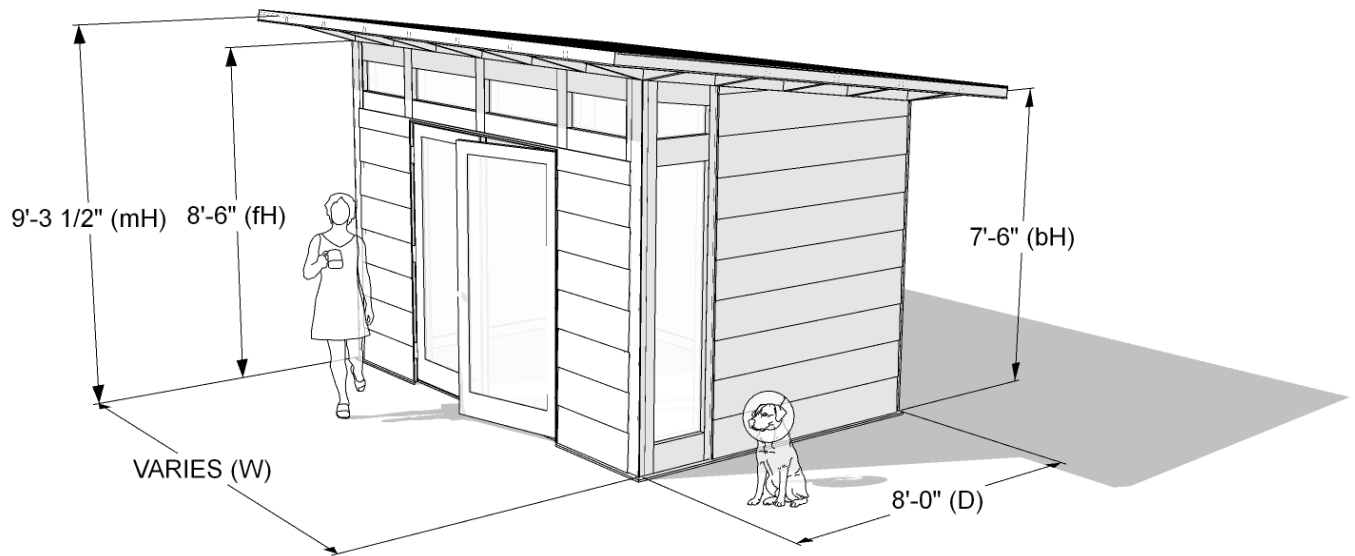
SIDE = 6"

BACK = 6"



SHORTENED BACK AND SIDE EAVES

BEST FOR PLACEMENT ON OR CLOSE TO REAR AND SIDE SET-BACKS



(D) = SHED DEPTH | **(W)** = SHED WIDTH | **(mH)** = MAX ROOF HEIGHT | **(fH)** = FRONT WALL HEIGHT | **(bH)** = BACK WALL HEIGHT

8x SIGNATURE SERIES

2x4 wall construction

2x6 roof up to 60 psf snow load

*Available with R21 insulation (Lifestyle)

2x8 roof upgrade available for fee

*Available with R30 insulation (Lifestyle)

D	W	mH	fH	bH	FOOTPRINT	INTERIOR	~WEIGHT (LBS)
					SQ FT	FINISHED SQ FT	
8	10	9'-3 1/2"	8'-6"	7'-6"	80	67	2240
8	12	9'-3 1/2"	8'-6"	7'-6"	96	82	2688
8	14	9'-3 1/2"	8'-6"	7'-6"	112	96	3136
8	16	9'-3 1/2"	8'-6"	7'-6"	128	111	3584

*Height dimensions DO NOT include foundation

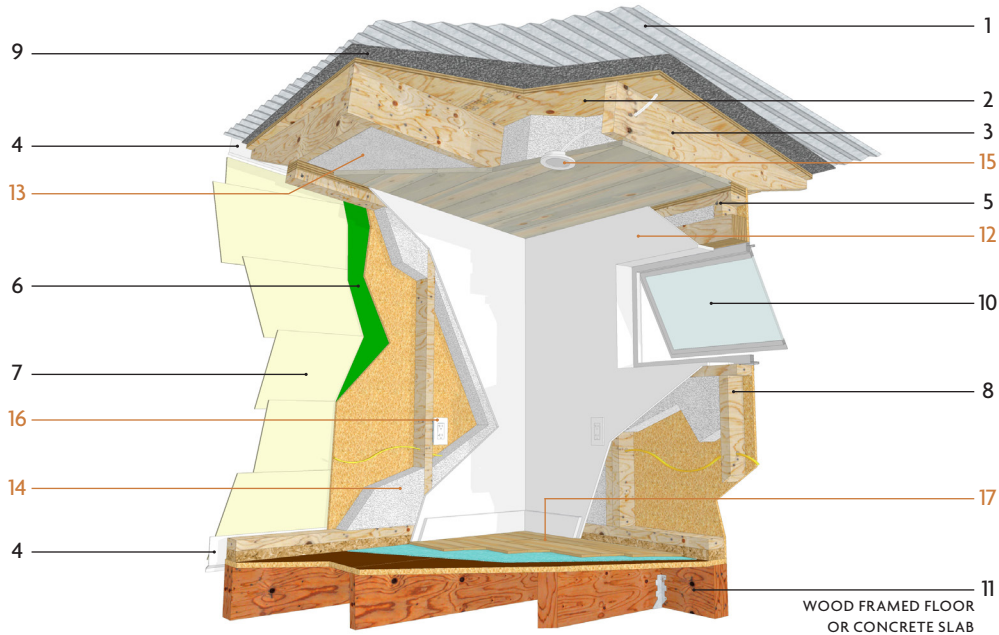
*Dimensions rounded to nearest 1/2"

*Weights are approximate and will vary by shed configuration

*Finished interior area rounded to nearest Sq Ft

SIGNATURE SERIES PRODUCT GUIDE

TECHNICAL SPECIFICATIONS



STANDARD FEATURES:

- 1) GALVALUME OR PAINTED CORRUGATED METAL ROOF
- 2) PLYWOOD ROOF SHEATHING
- 3) 2x RAFTERS AND BLOCKING
- 4) CUSTOM MANUFACTURED ALUMINUM FLASHING AND TRIM
- 5) SIMPSON STRONG-TIE® TIE-DOWNS AT ALL RAFTER CONNECTIONS
- 6) ZIP SYSTEM® WALL SHEATHING WITH INTEGRATED WATER-RESISTIVE BARRIER
- 7) FIBER CEMENT SIDING OR ENGINEERED CEDAR
- 8) FIR AND ENGINEERED WOOD WALL FRAMING
- 9) ROOFING FELT (BY INSTALLER OR CUSTOMER)
- 10) ENERGY EFFICIENT DUAL PANE, LOW-E FIBERGLASS WINDOWS

FOUNDATION OPTIONS:

- 11) FOUNDATION OPTIONS LOCALLY SOURCED: WOOD FRAMED FLOOR WITH CONCRETE PILES OR CONCRETE MONO SLAB

LIFESTYLE PACKAGE:

- 12) SEAMLESS DRYWALL INTERIOR
- 13) FIBERGLASS BATTS ROOF INSULATION
 - R-21 (2x6 RAFTERS)
 - R-30 (2x8 AND 2x10 RAFTERS)
- 14) FIBERGLASS BATTS WALL INSULATION
 - R-15
 - R-21
- 15) 4" INTERIOR RECESSED LIGHT FIXTURES
 - LED (600 LUMENS)
- 16) ELECTRICAL PACKAGE
 - EXTERIOR MOUNTED JUNCTION BOX WITH 15 AND 20 AMP BREAKERS
 - DUPLEX WALL OUTLET, DUPLEX GFCI OUTLET AND EXTERIOR DUPLEX OUTLET
 - LIGHT SWITCHES
 - EXTERIOR LIGHT FIXTURE(S)
- 17) FINISHED FLOORING OPTIONS
 - ENGINEERED LAMINATE WITH UNDERLAYMENT AND MOISTURE BARRIER



