

PROJECT NAME :

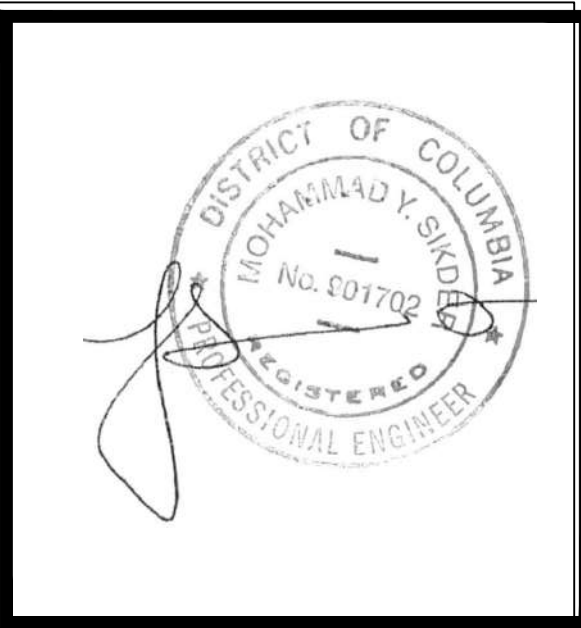
3902 1ST ST, SE
WASHINGTON DC , 20032

BZA SUBMISSION



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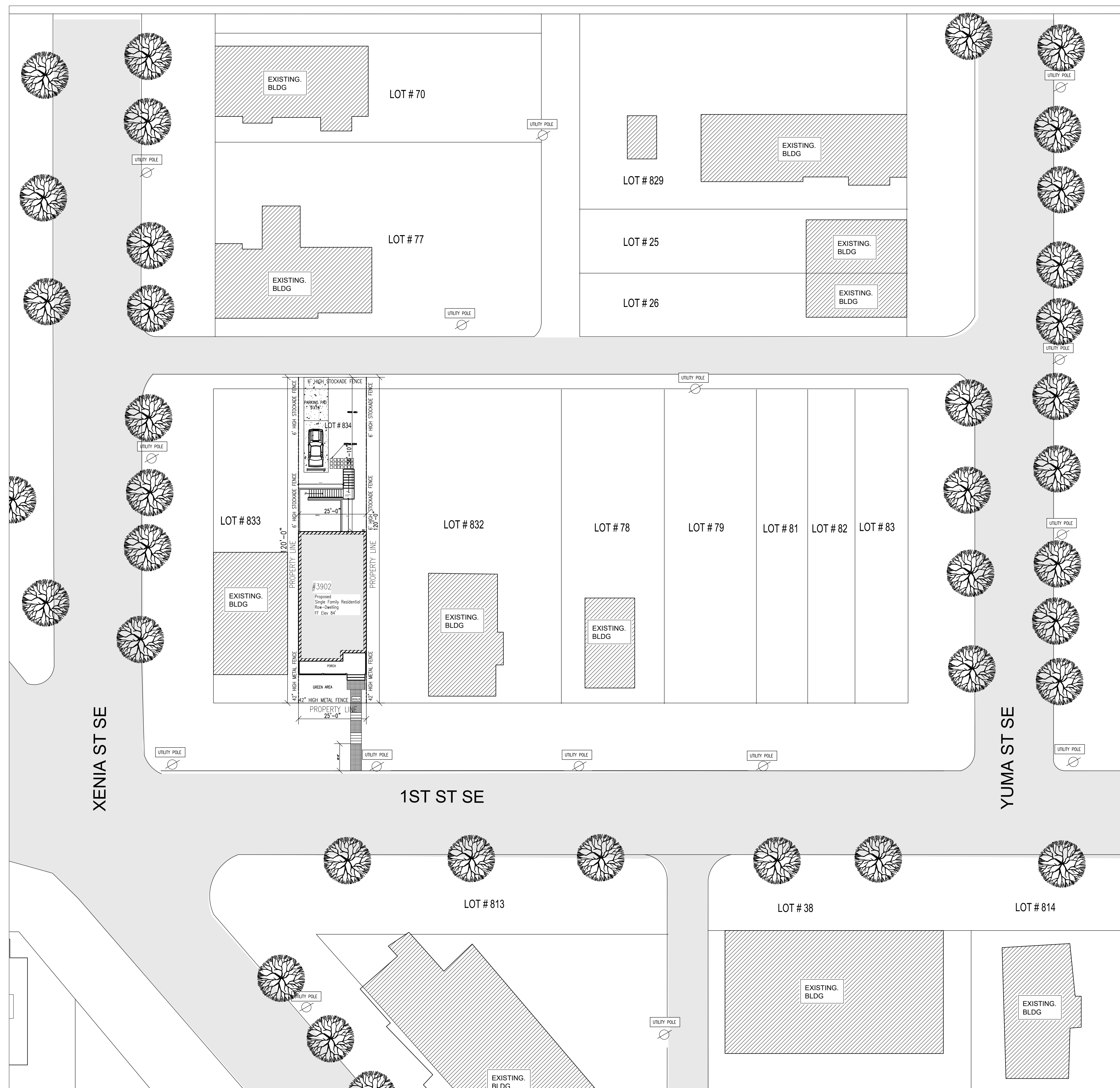


DATE	REV	DESCRIPTION	BY

District-Properties.Com Inc.
Residential Development Company
6500 CHILLUM PL, NW
WASHINGTON, DC 20012
TEL: 202 526 8664
FAX: 202 526 6217

BZA SUBMISSION
ADDRESS:
3902 1ST ST, SE
WASHINGTON DC , 20032

DATE:	05/31/2018
DESIGNED BY:	MS
DRAWN BY:	SL
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SCALE: 1"=30'0"	DWG NO.:
AS SHOWN	Page 1

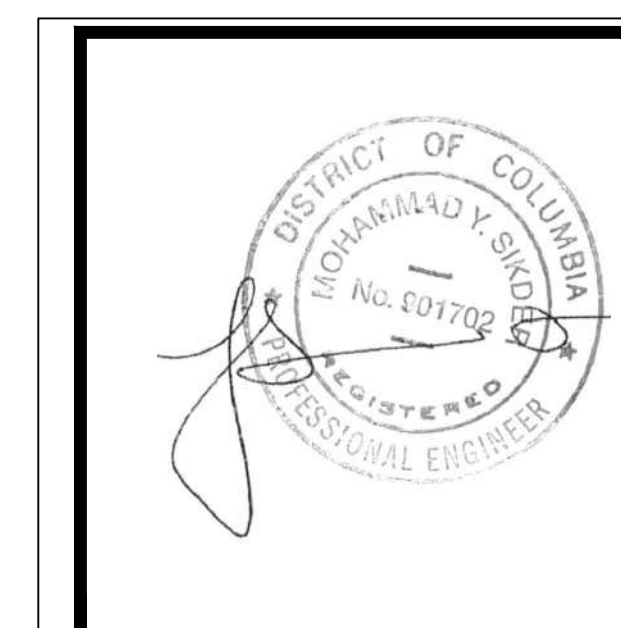


SITE PLAN WITH CONTEXT

Zoning Data Summary

Zoning District	R-3	
Proposed Use		
SINGLE FAMILY RESIDENTIAL ROW DWELLING		
Zoning Data		
	Min. Rqd.	Proposed
Number of Dwelling Units	-	1
Number of Parking Spaces	1	1
Side Yard (left)	8	0
Side Yard (Right)	8	0
Rear Yard	20'	56'-10"
Building Height	40'	25'-1"
Lot Area	2,000 SF	3000 SF
Pervious Area	20%	45.1%
Floor Area Ratio		n/a
Building Area	-	1167 SF
Lot Occupancy %	40% max	38.9
Number of Stories	3 max	2
Lot Width	20'	25'

LOCATION MAP



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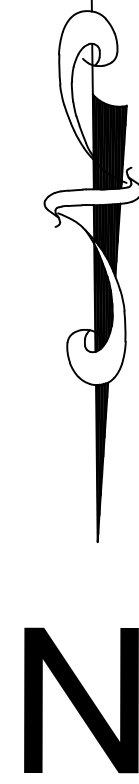
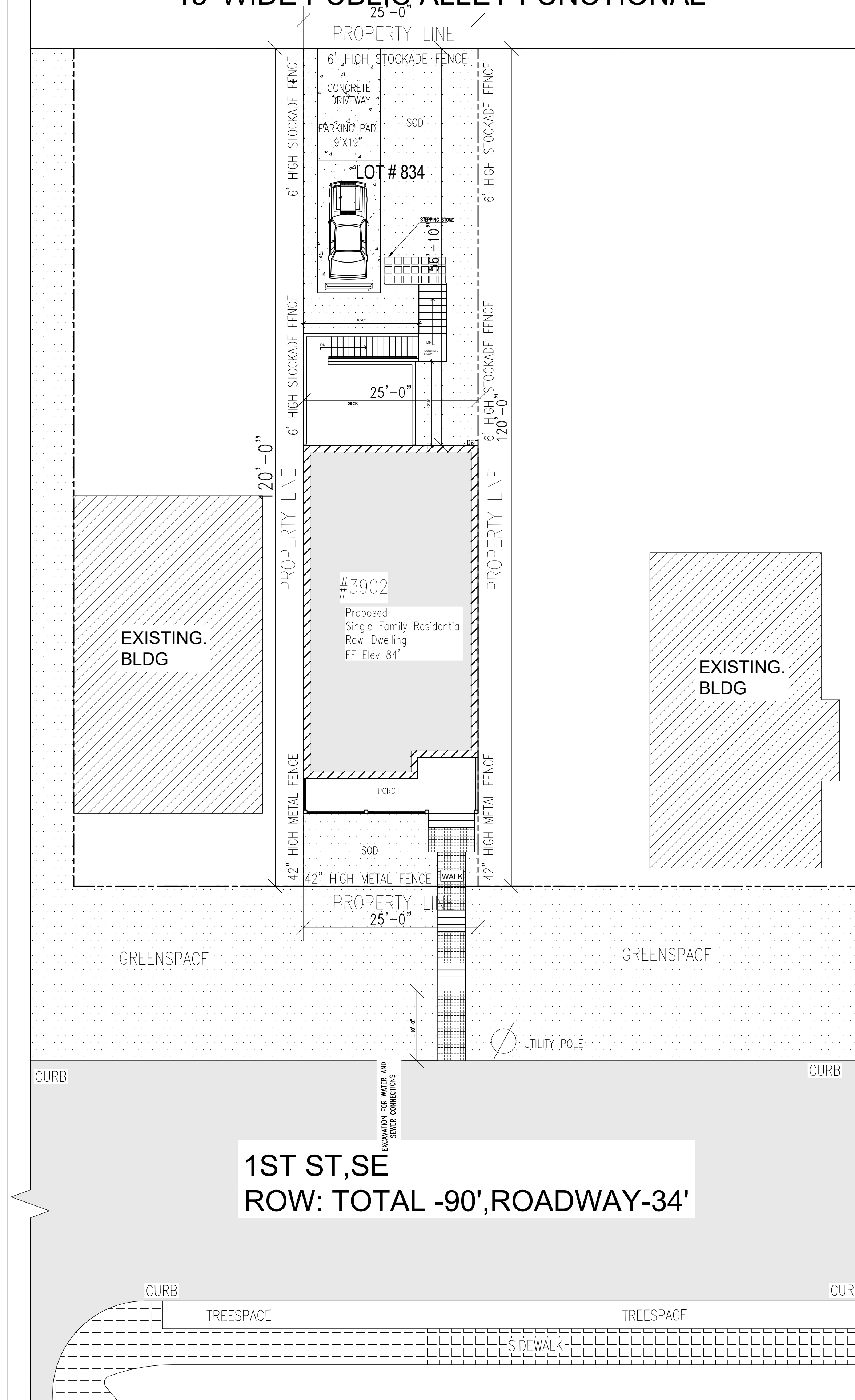
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SITE PLAN



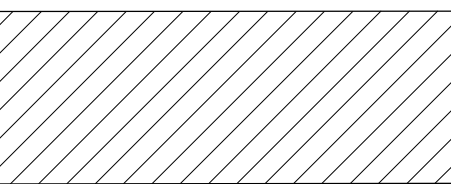
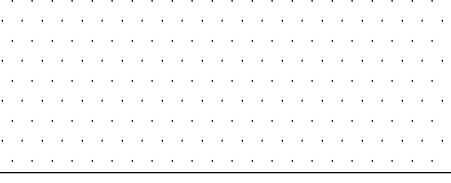
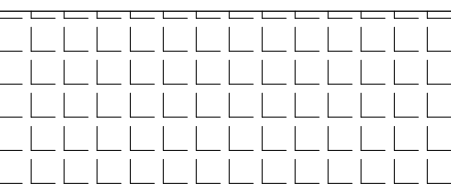
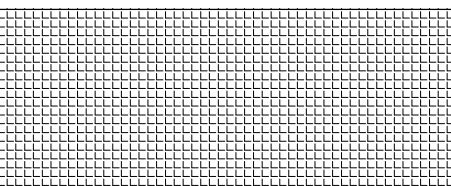
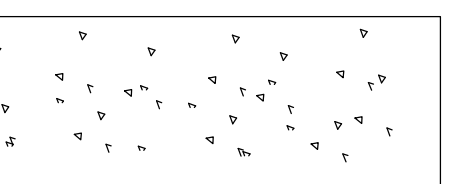
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1/20" = 1' 0"	Page 2:

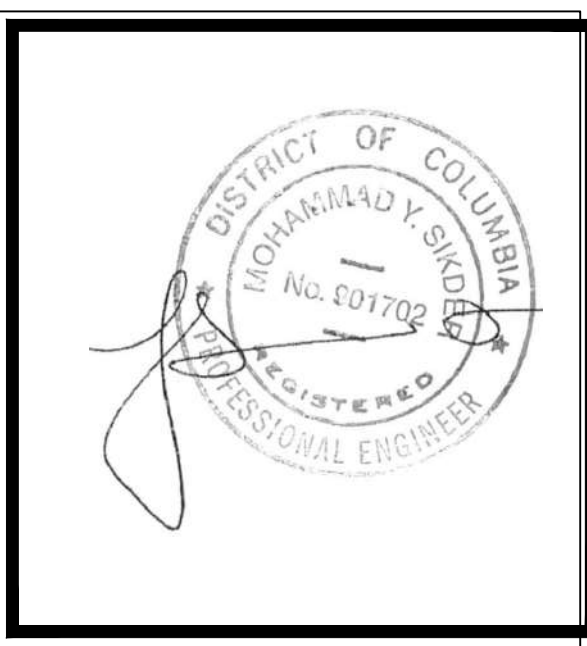
15' WIDE PUBLIC ALLEY FUNCTIONAL



LEGENDS

-  42" HIGH METAL FENCE
-  STOCKADE FENCE
-  EXISTING BUILDING
-  SOD
-  SIDE WALK
-  WALKWAY
-  CONCRETE DRIVEWAY

LANDSCAPE PALN

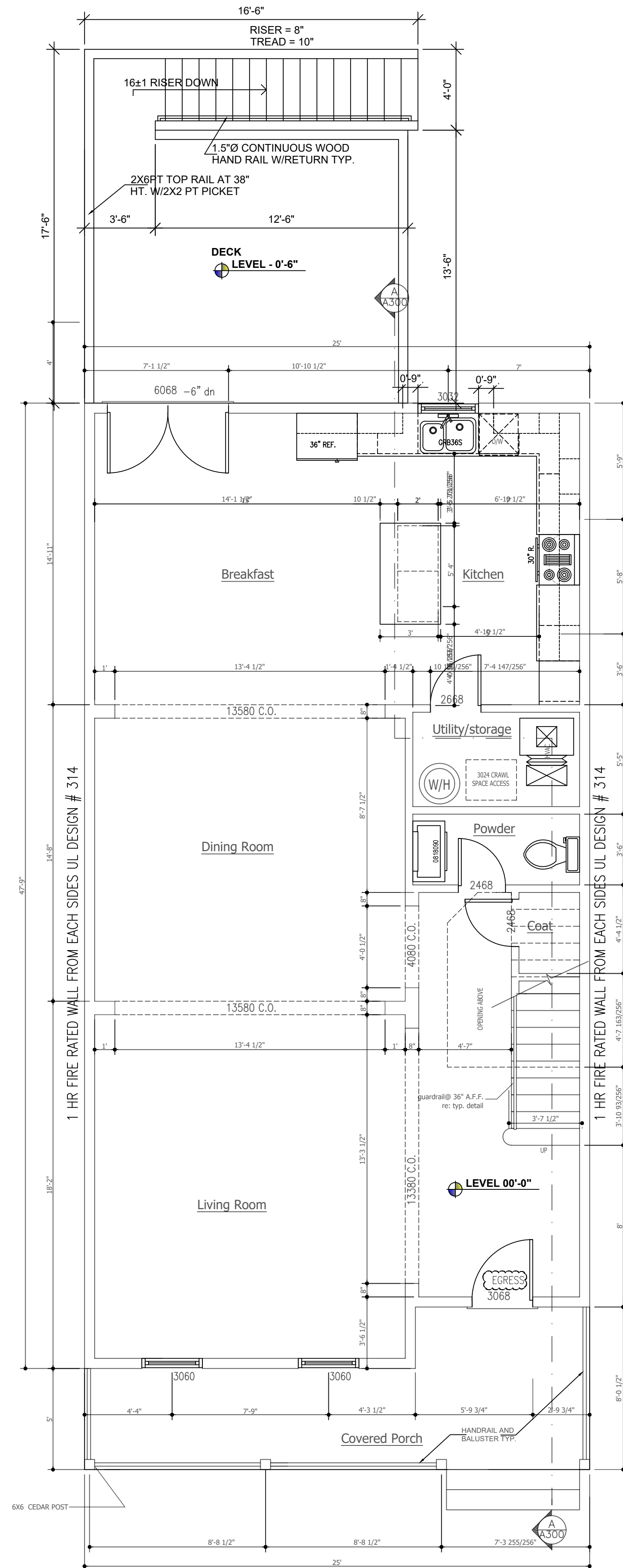


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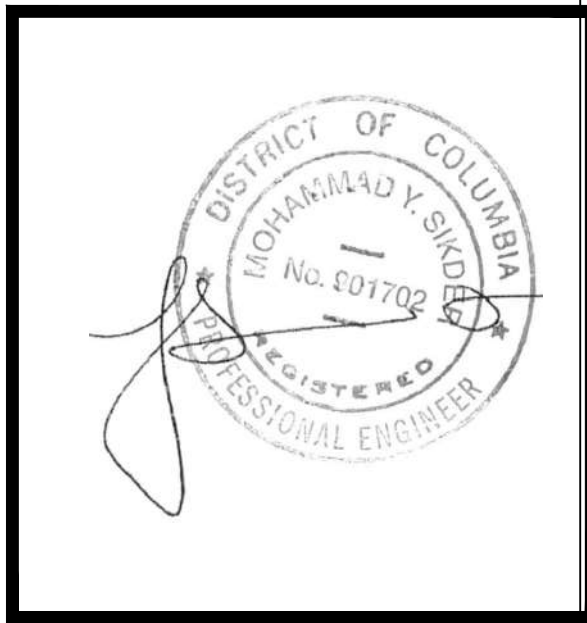
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1"=10' 0"	Page - 3



FIRST FLOOR PLAN



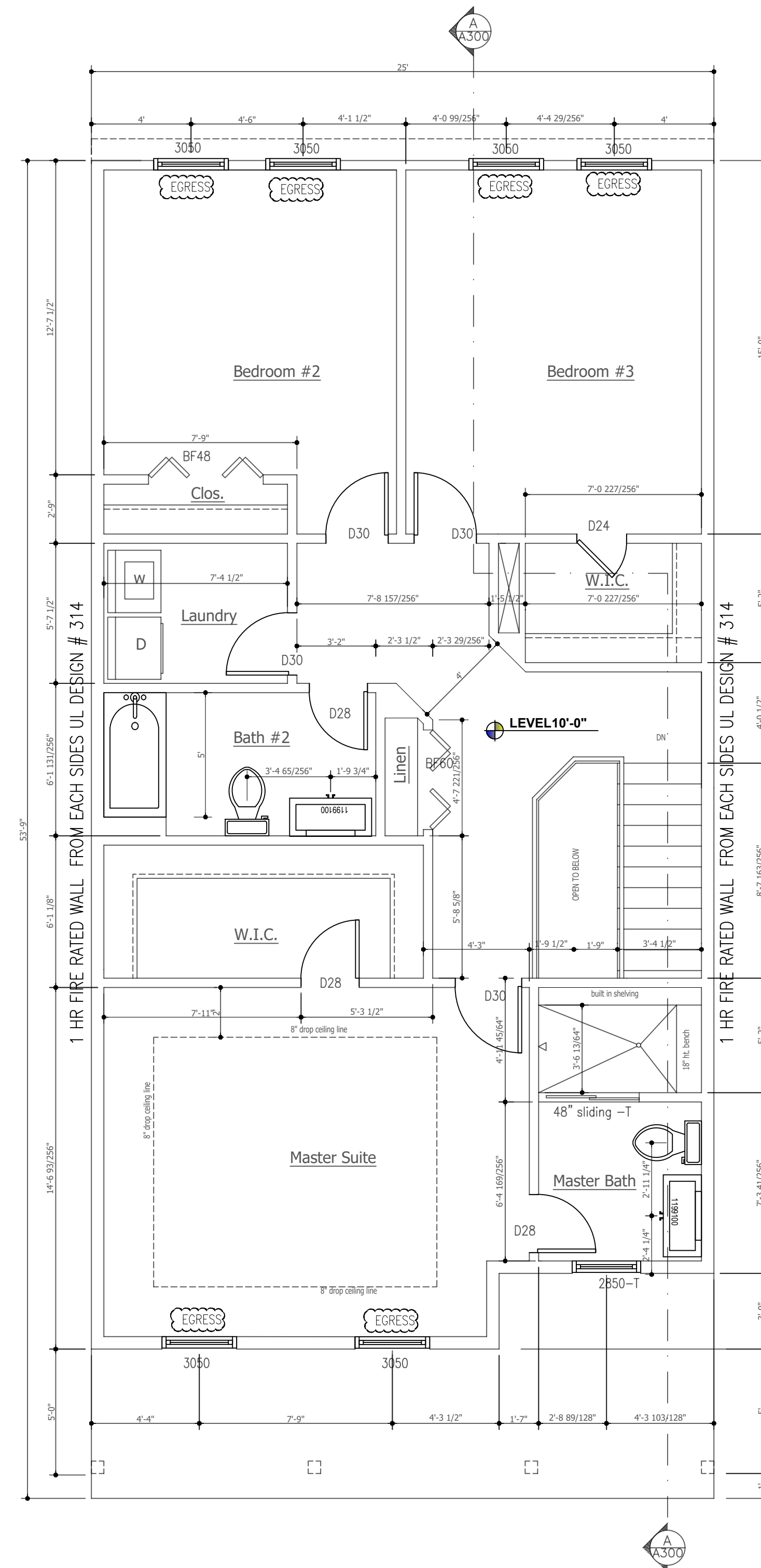
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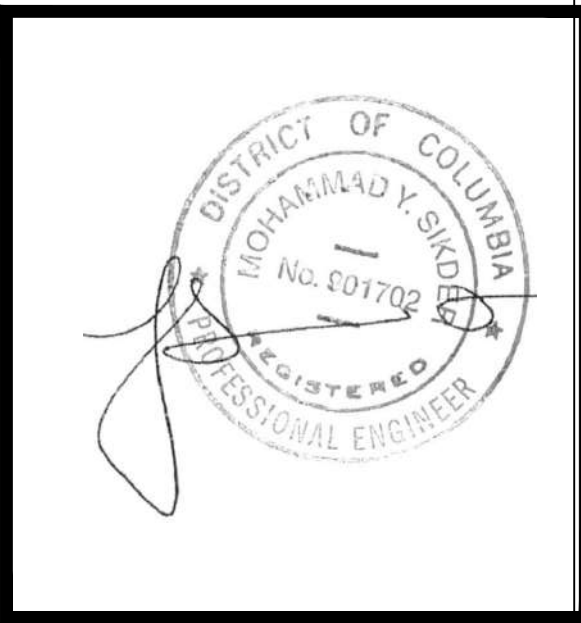
FIRST FLOOR PLAN
 ADDRESS:
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1/4"=1' 0"	Page - 4



SECOND FLOOR PLAN



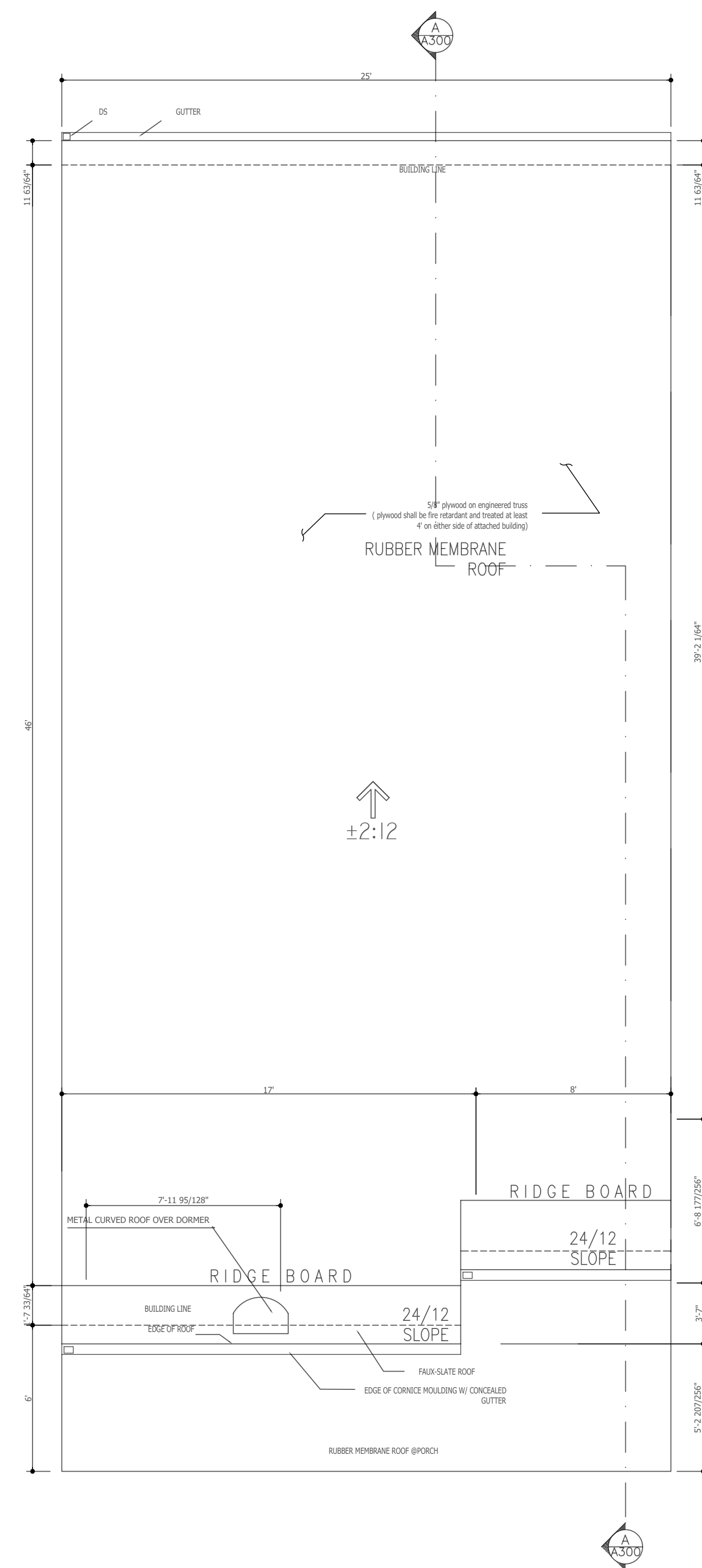
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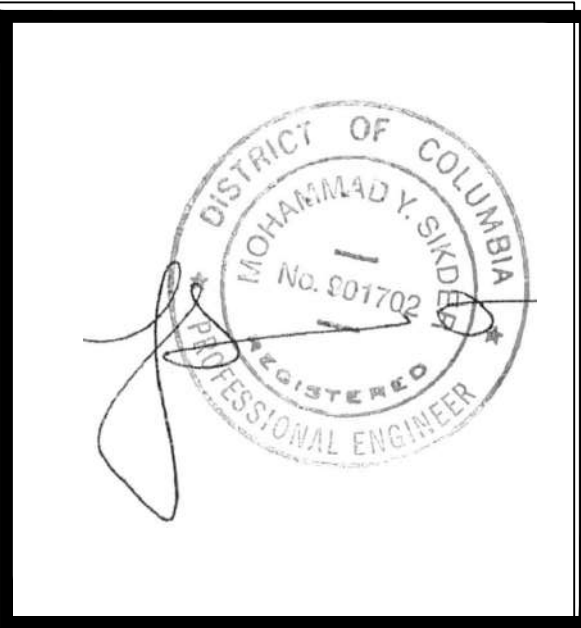
SECOND FLOOR PLAN

ADDRESS:
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ROOF PLAN



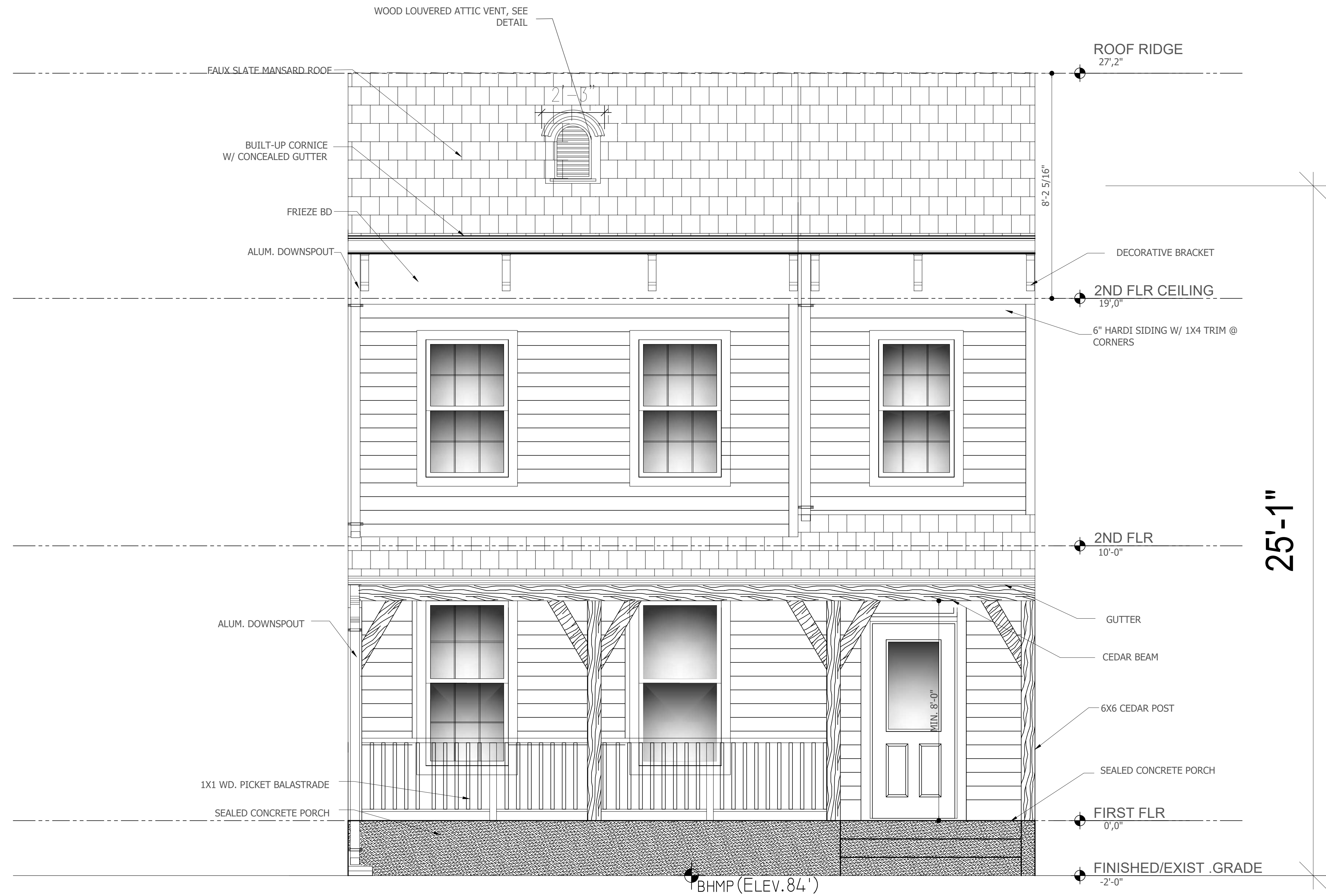
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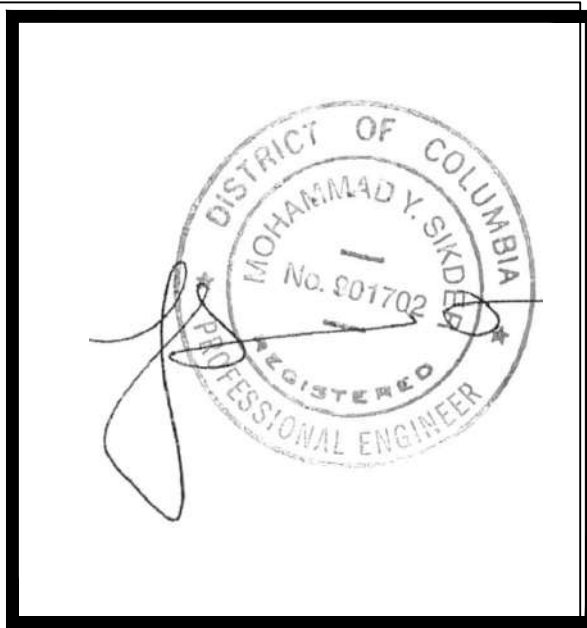
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FRONT ELEVATION



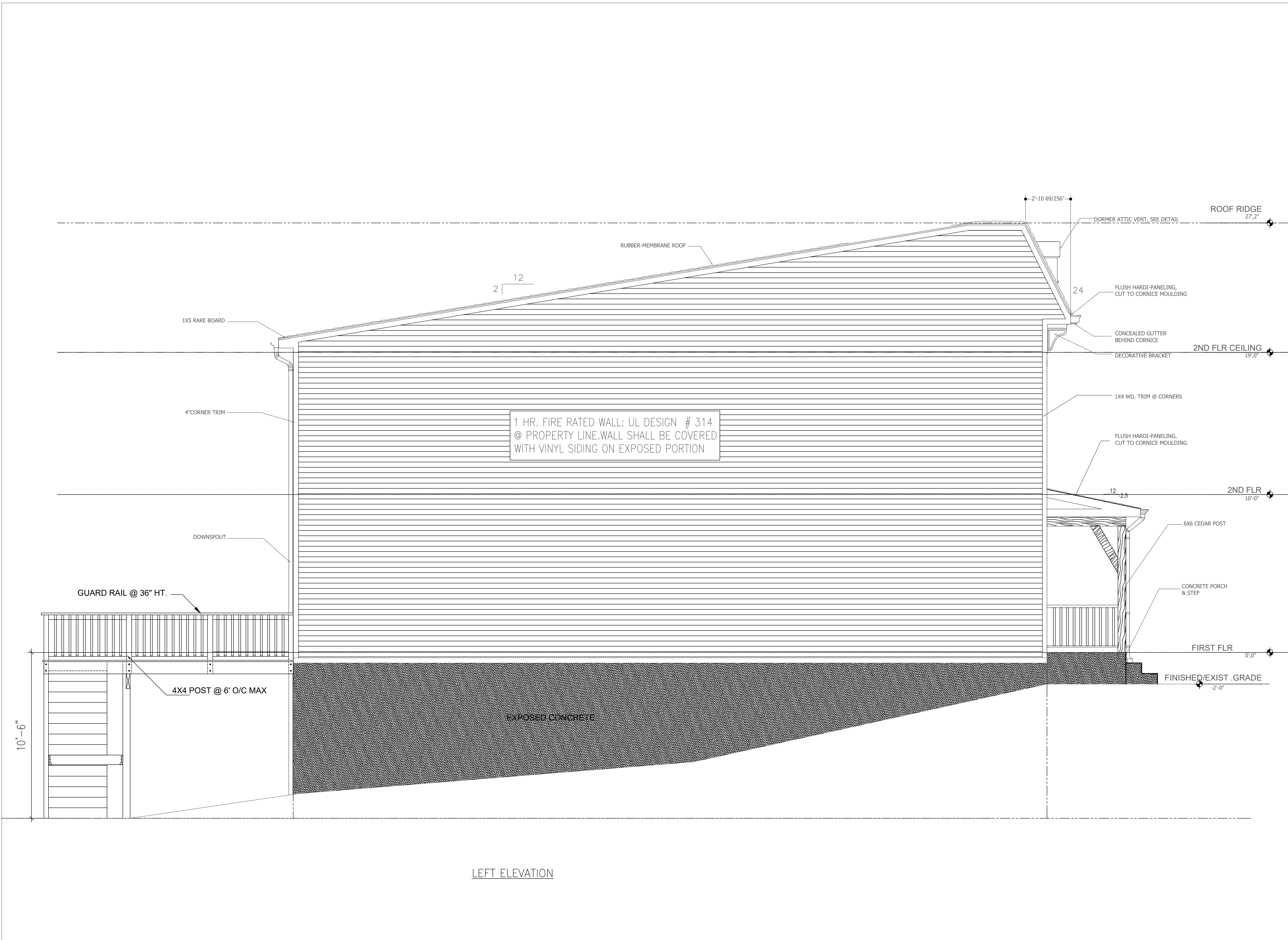
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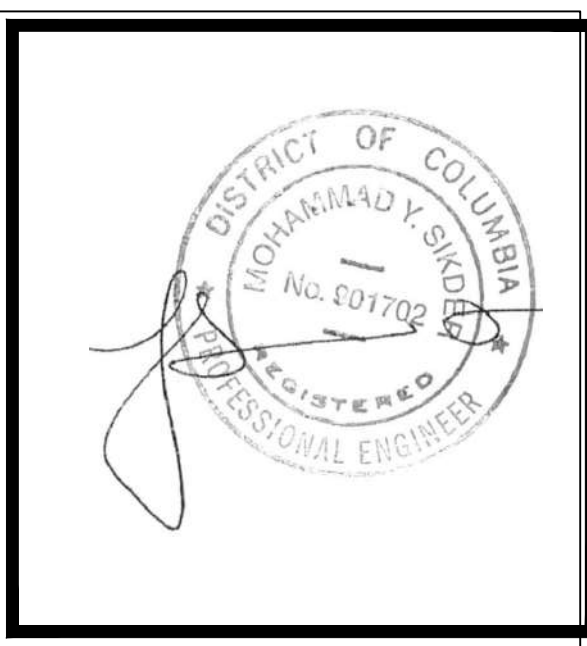
FRONT ELEVATION

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1/2"=1' 0"	Page - 7



LEFT ELEVATION



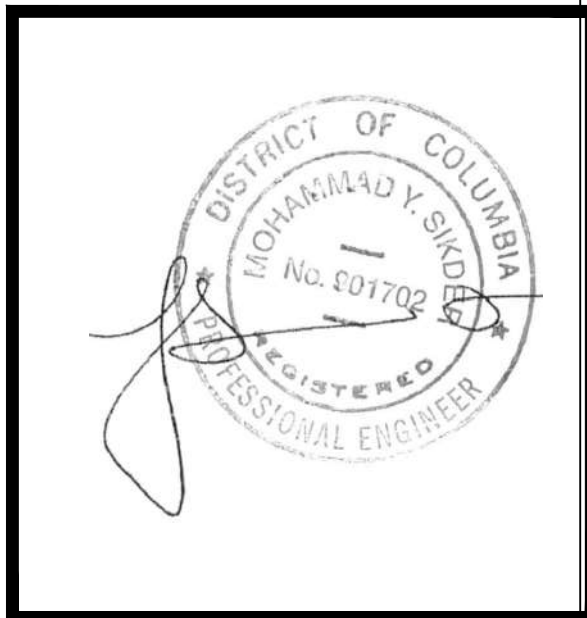
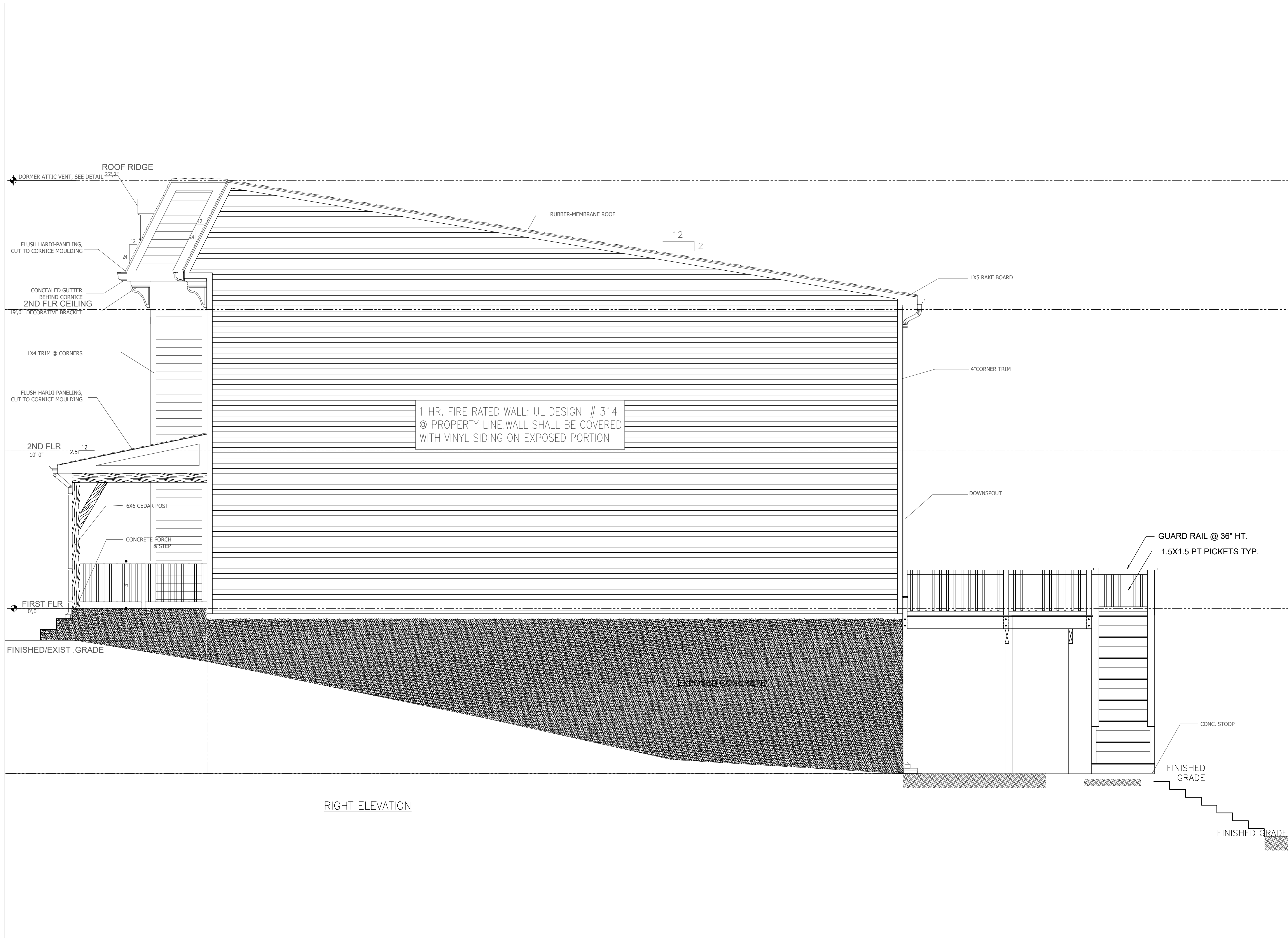
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LEFT ELEVATION

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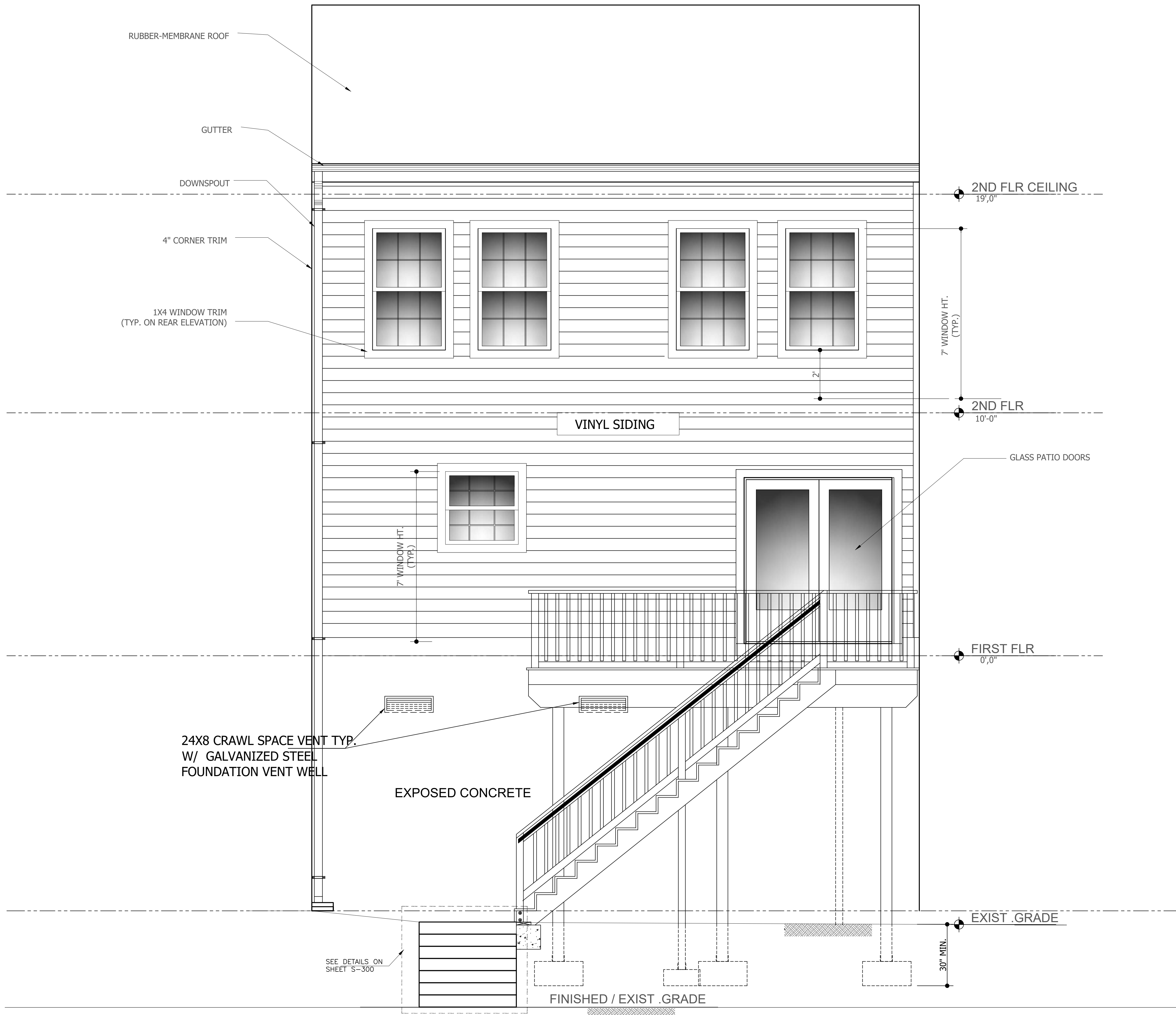
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RUBBER-MEMBRANE ROOF
 GUTTER
 DOWNSPOUT
 4" CORNER TRIM
 1X4 WINDOW TRIM
 (TYP. ON REAR ELEVATION)

2ND FLR CEILING
 19'-0"

7' WINDOW HT.
 (TYP.)

2ND FLR
 10'-0"

VINYL SIDING

GLASS PATIO DOORS

7' WINDOW HT.
 (TYP.)

FIRST FLR
 0'-0"

24X8 CRAWL SPACE VENT TYP.
 W/ GALVANIZED STEEL
 FOUNDATION VENT WELL

EXPOSED CONCRETE

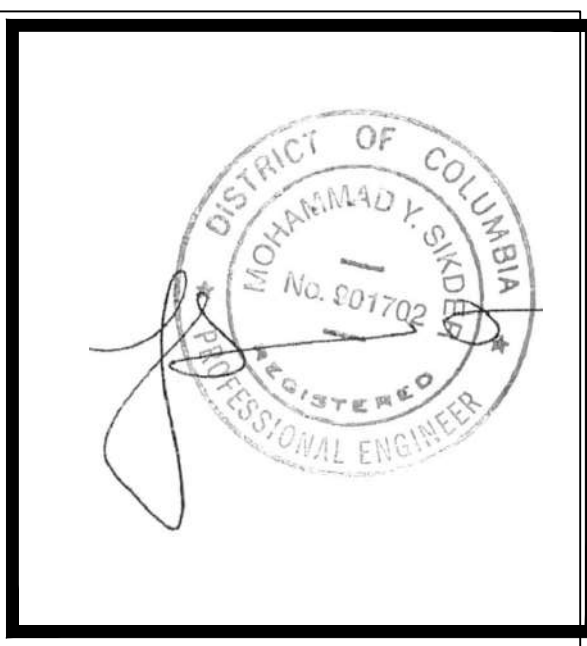
EXIST. GRADE

SEE DETAILS ON
 SHEET S-300

30" MIN.

FINISHED / EXIST. GRADE

BACK ELEVATION



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