

PROJECT NAME :

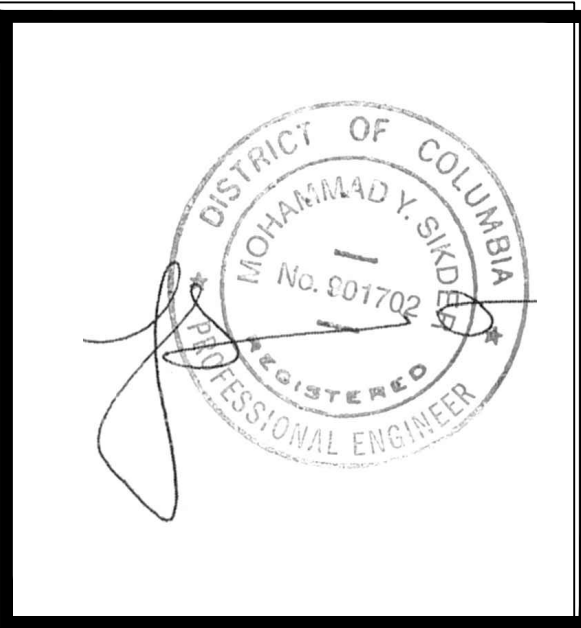
3902 1ST ST, SE
WASHINGTON DC , 20032

BZA SUBMISSION



INDEX

1. SITE PLAN Page 2
2. LANDSCAPE PLAN Page 3
3. FIRST FLOOR PLAN Page 4
4. SECOND FLOOR PLAN Page 5
5. ROOF PLAN Page 6
6. FRONT ELEVATION Page 7
7. LEFT ELEVATION Page 8
8. RIGHT ELEVATION Page 9
9. BACK ELEVATION Page 10

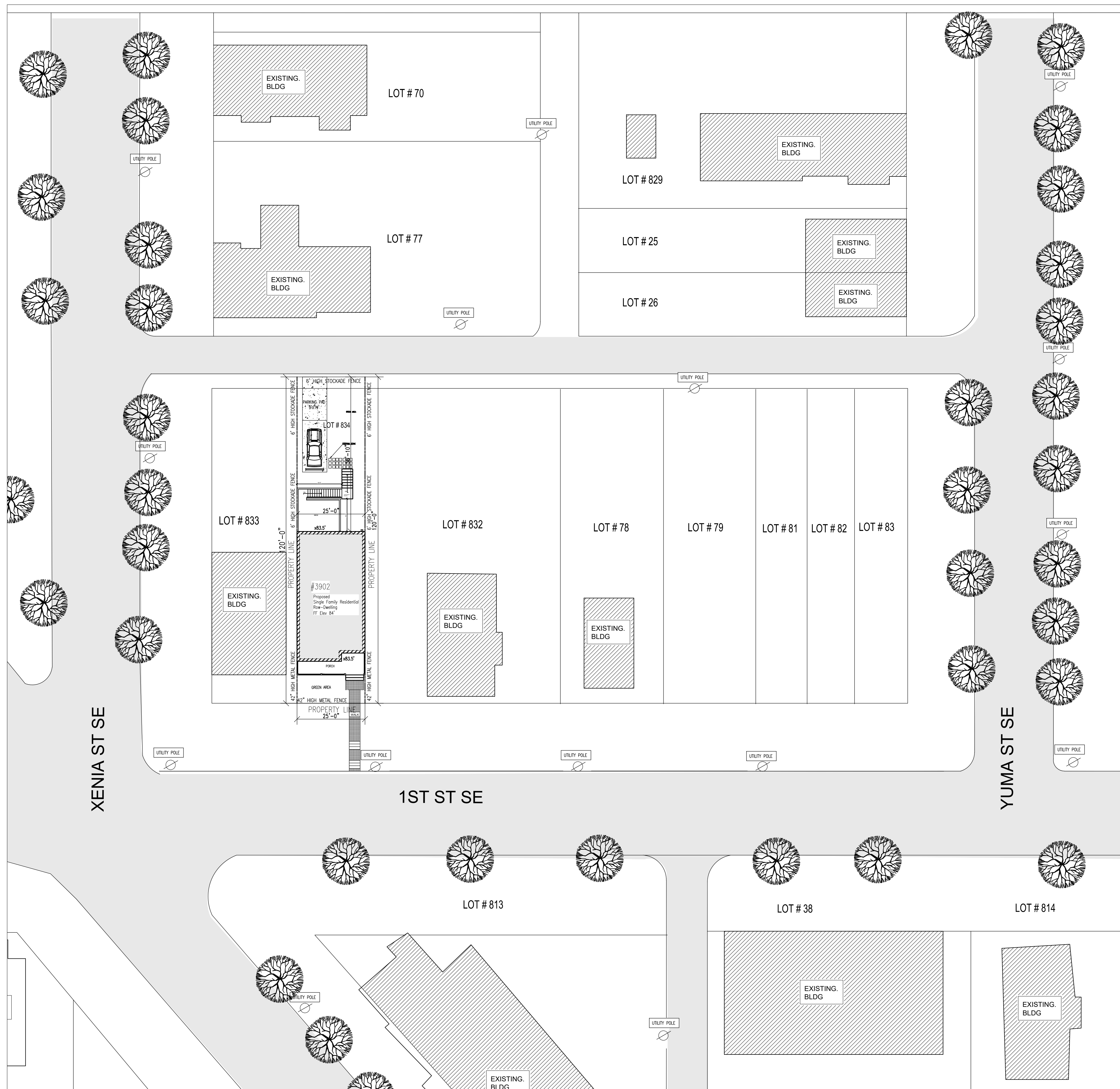


DATE	REV	DESCRIPTION	BY

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
CHECKED BY:	APPROVED BY:
SCALE: 1"=30'0"	DWG NO.:
AS SHOWN	Page 1

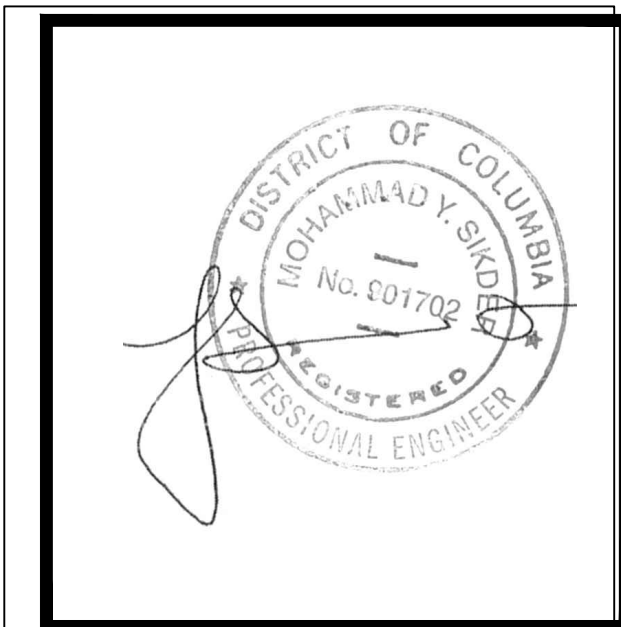


SITE PLAN WITH CONTEXT

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



DATE	REV	DESCRIPTION	BY

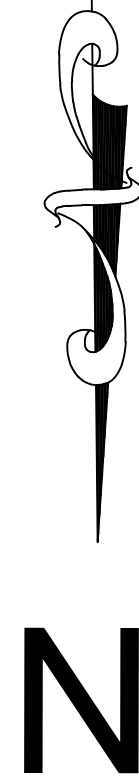
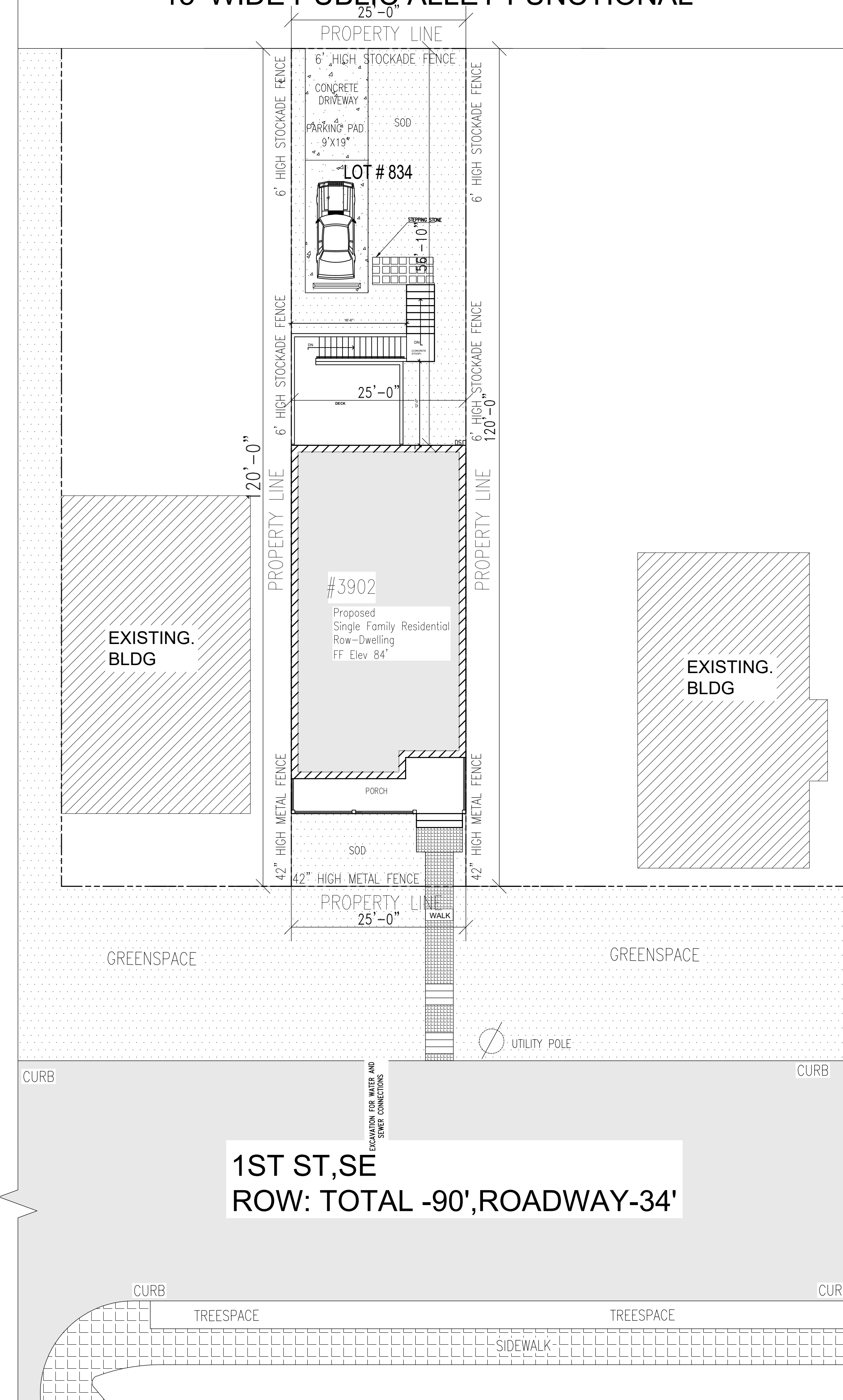
District-Properties.Com Inc.
 Residential Development Company
 6500 CHILLUM PL, NW
 WASHINGTON, DC 20012
 TEL: 202 526 8664
 FAX: 202 526 6217

SITE PLAN

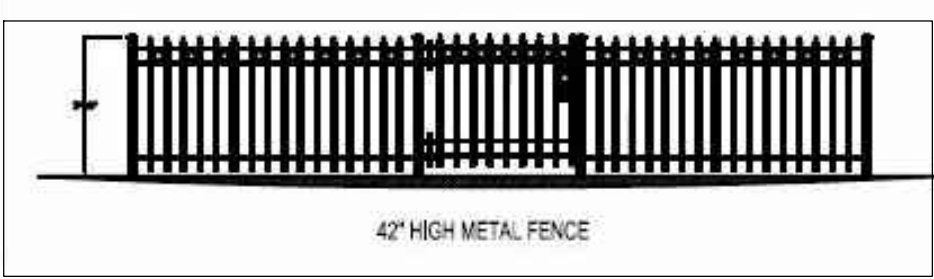

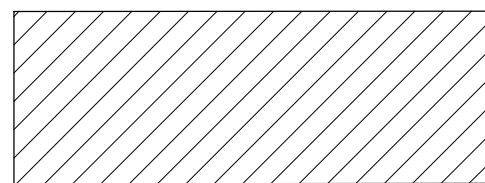

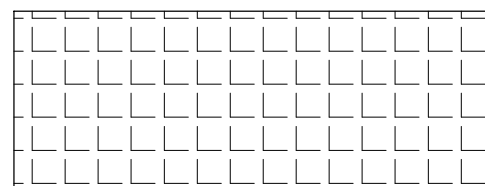
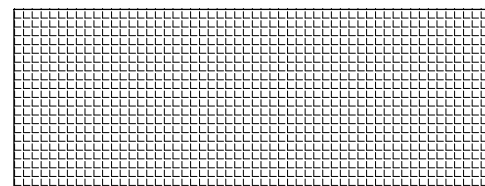
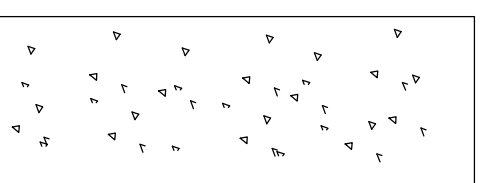
ADDRESS:
**3902 1ST ST, SE
 WASHINGTON DC, 20032**

DATE:	05/31/2018
DESIGNED BY:	MS
DRAWN BY:	SL
CHECKED BY:	APPROVED BY:
SCALE: 1"=20'0"	DWG NO.:
1/20" = 1' 0"	Page 2:

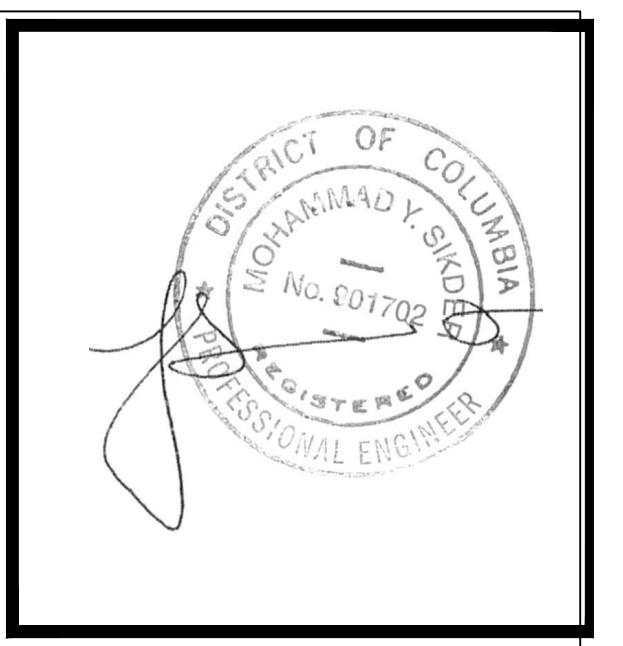
15' WIDE PUBLIC ALLEY FUNCTIONAL



LEGENDS

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

LANDSCAPE PALN



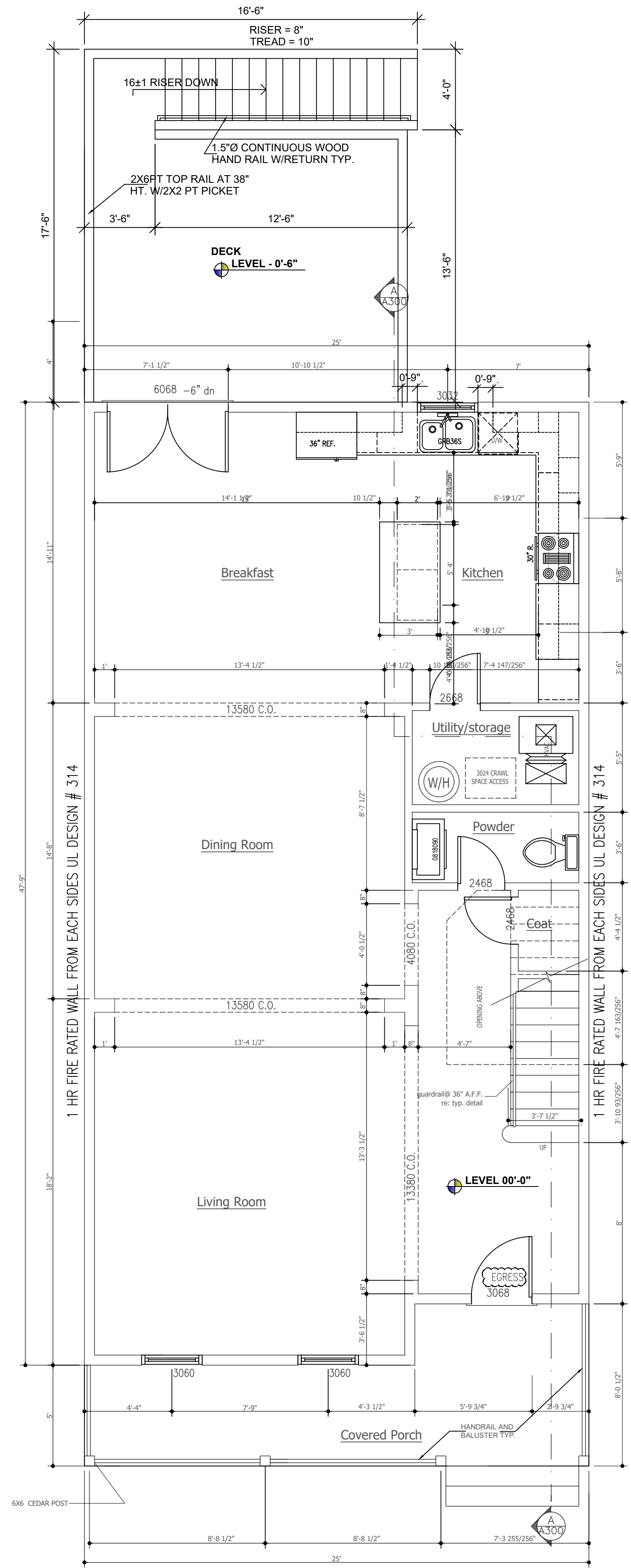
BY	DESCRIPTION	REV	DATE

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

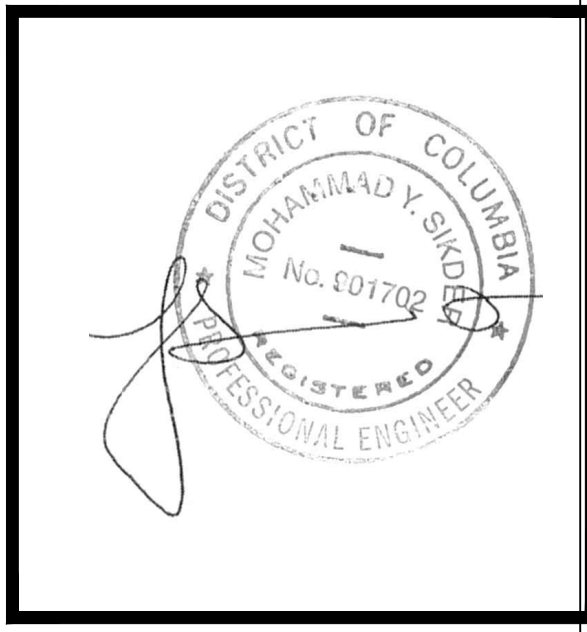
LANDSCAPE PALN

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

DATE:	05/31/2018
DESIGNED BY:	MS
DRAWN BY:	SL
CHECKED BY:	APPROVED BY:
SCALE:	DWG NO.:
1"=10' 0"	Page - 3



FIRST FLOOR PLAN



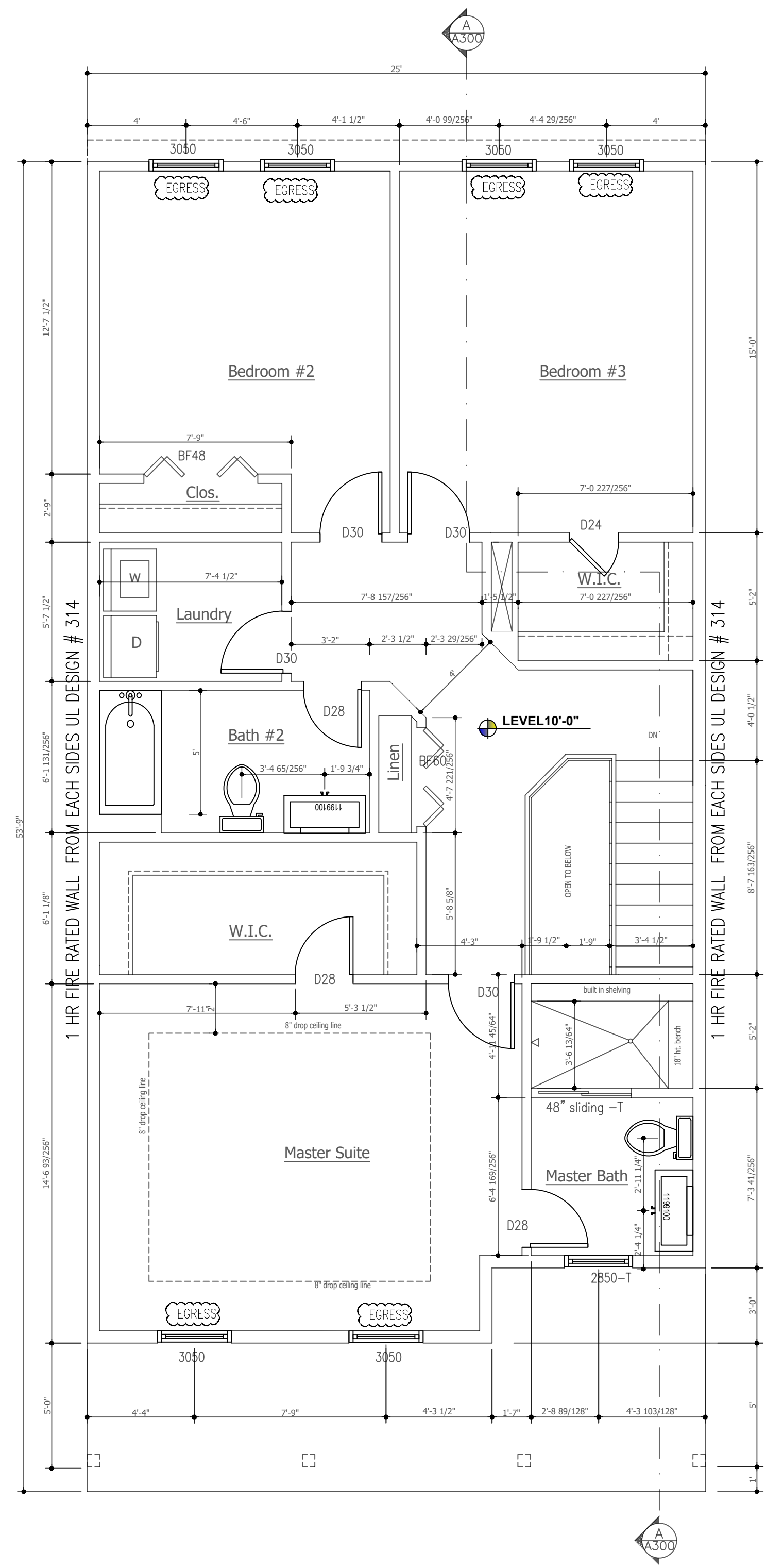
DATE	REV	DESCRIPTION	BY

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

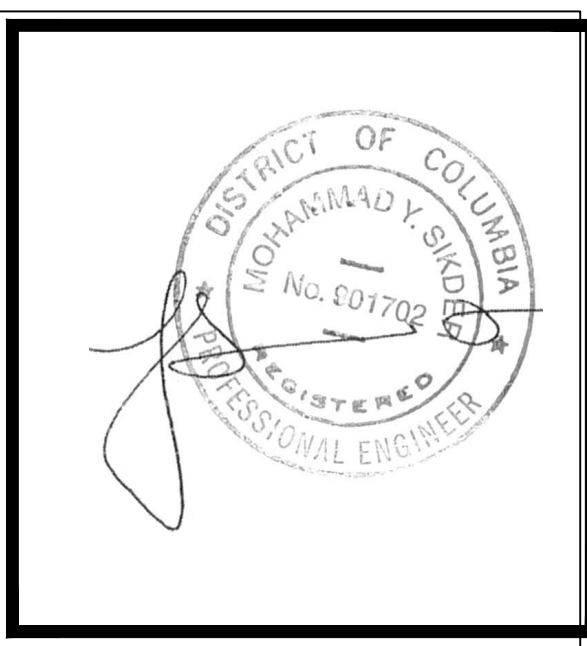
FIRST FLOOR PLAN

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

DATE:	06/01/2018
DESIGNED BY:	MS
DRAWN BY:	SL
CHECKED BY:	APPROVED BY:
SCALE:	DWG NO.:
1/4"=1' 0"	Page - 4



SECOND FLOOR PLAN



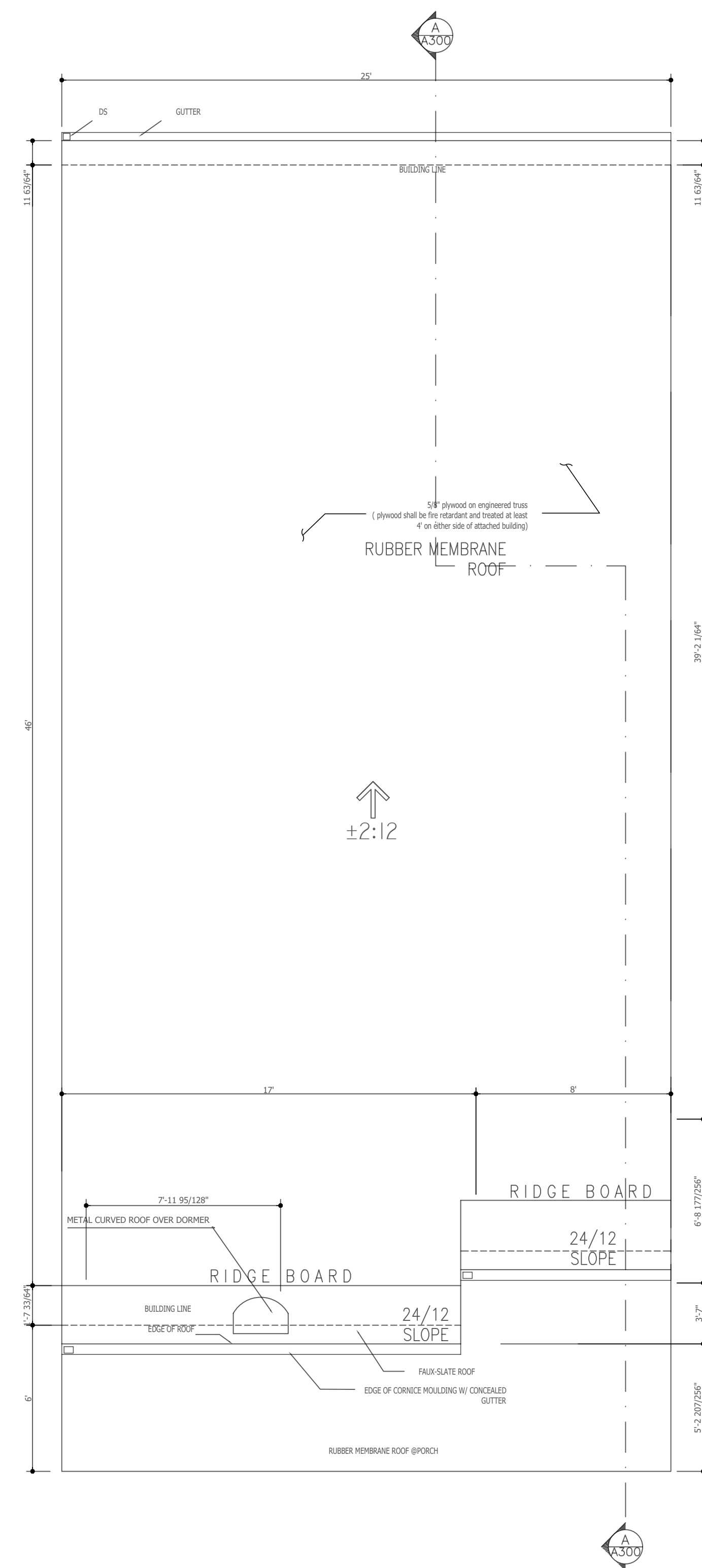
DATE	REV	DESCRIPTION	BY

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

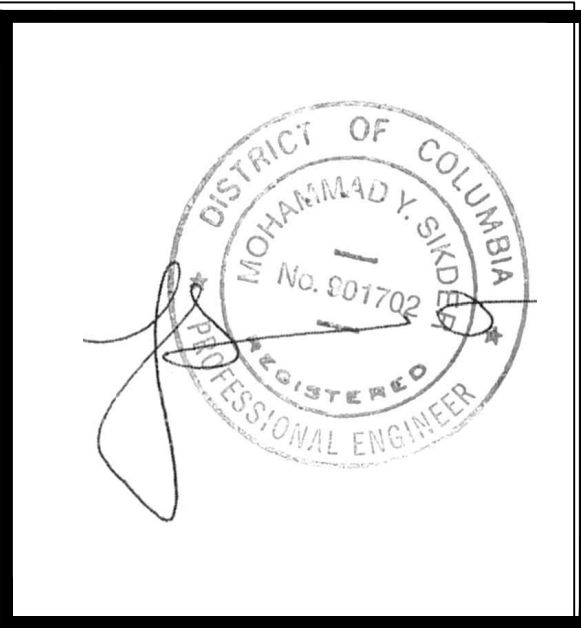
SECOND FLOOR PLAN

ADDRESS:
**3902 1ST ST, SE
 WASHINGTON DC , 20032**

DATE:	05/22/2018
DESIGNED BY:	MS
DRAWN BY:	SL
CHECKED BY:	APPROVED BY:
SCALE:	DWG NO.:
3/8"=1' 0"	Page - 5



ROOF PLAN



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

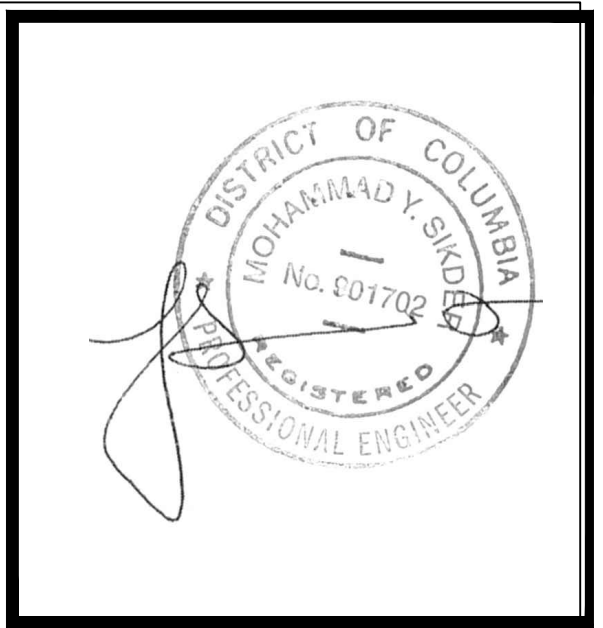
ROOF FLOOR PLAN

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

DATE:	06/01/2018
DESIGNED BY:	MS
DRAWN BY:	SL
CHECKED BY:	APPROVED BY:
SCALE:	DWG NO.:
3/8"=1' 0"	Page - 6



FRONT ELEVATION



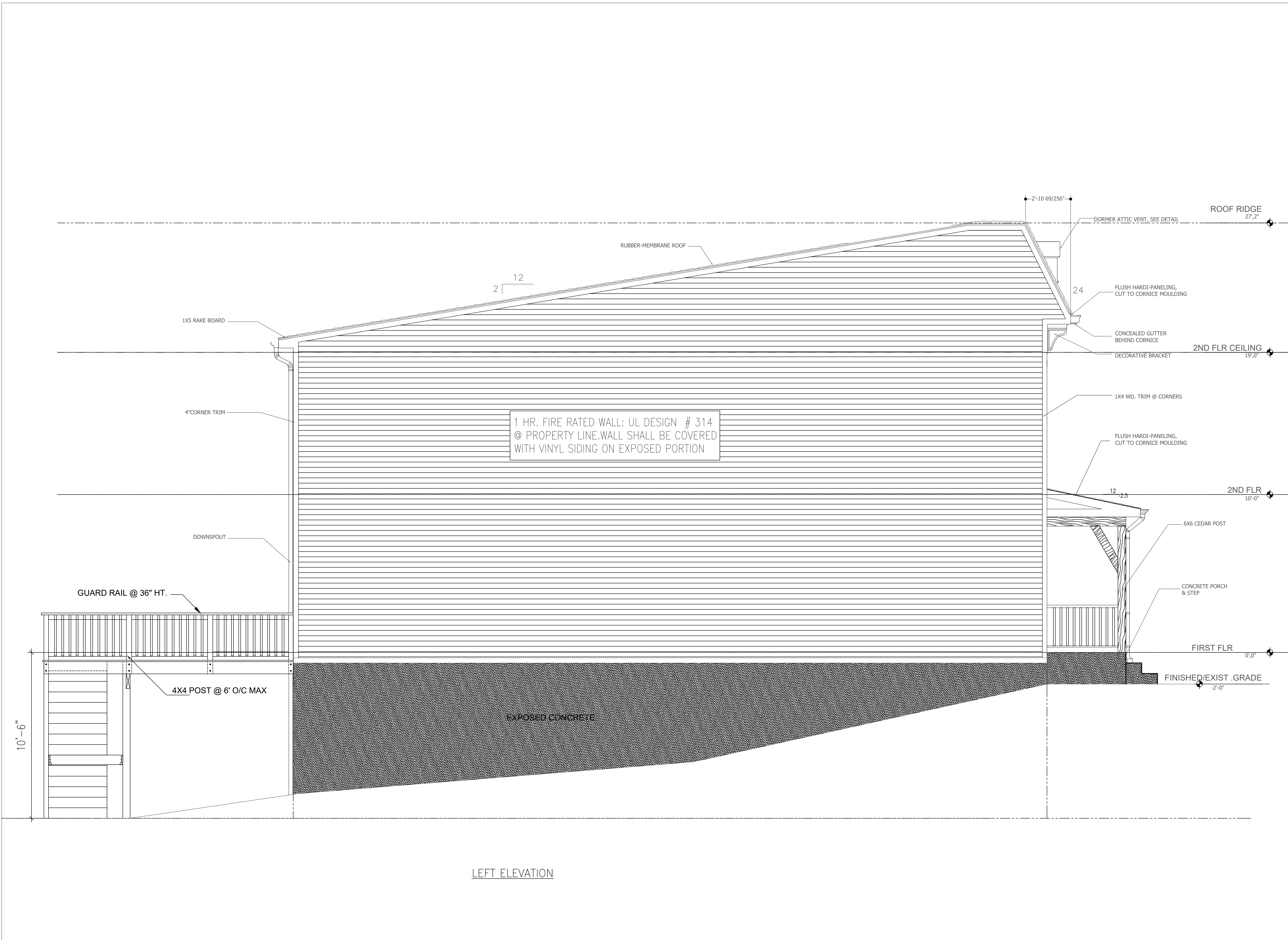
DATE	REV	DESCRIPTION	BY

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

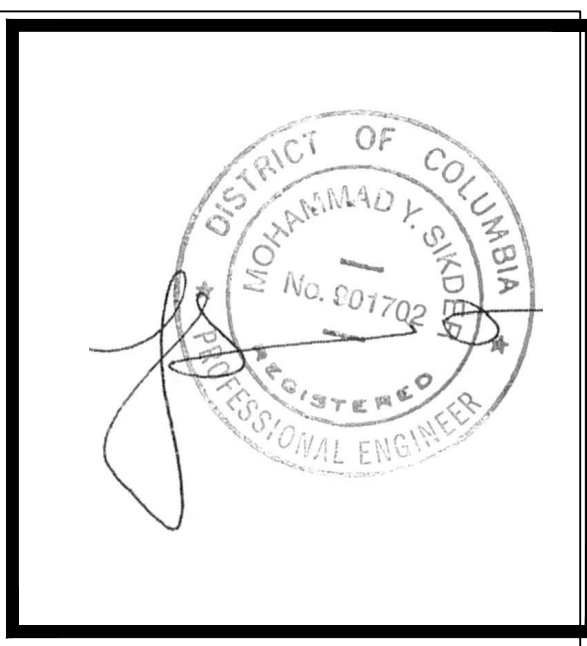
FRONT ELEVATION

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

DATE:	06/01/2018
DESIGNED BY:	MS
DRAWN BY:	SL
CHECKED BY:	APPROVED BY:
SCALE:	DWG NO.:
1/2"=1' 0"	Page - 7



LEFT ELEVATION



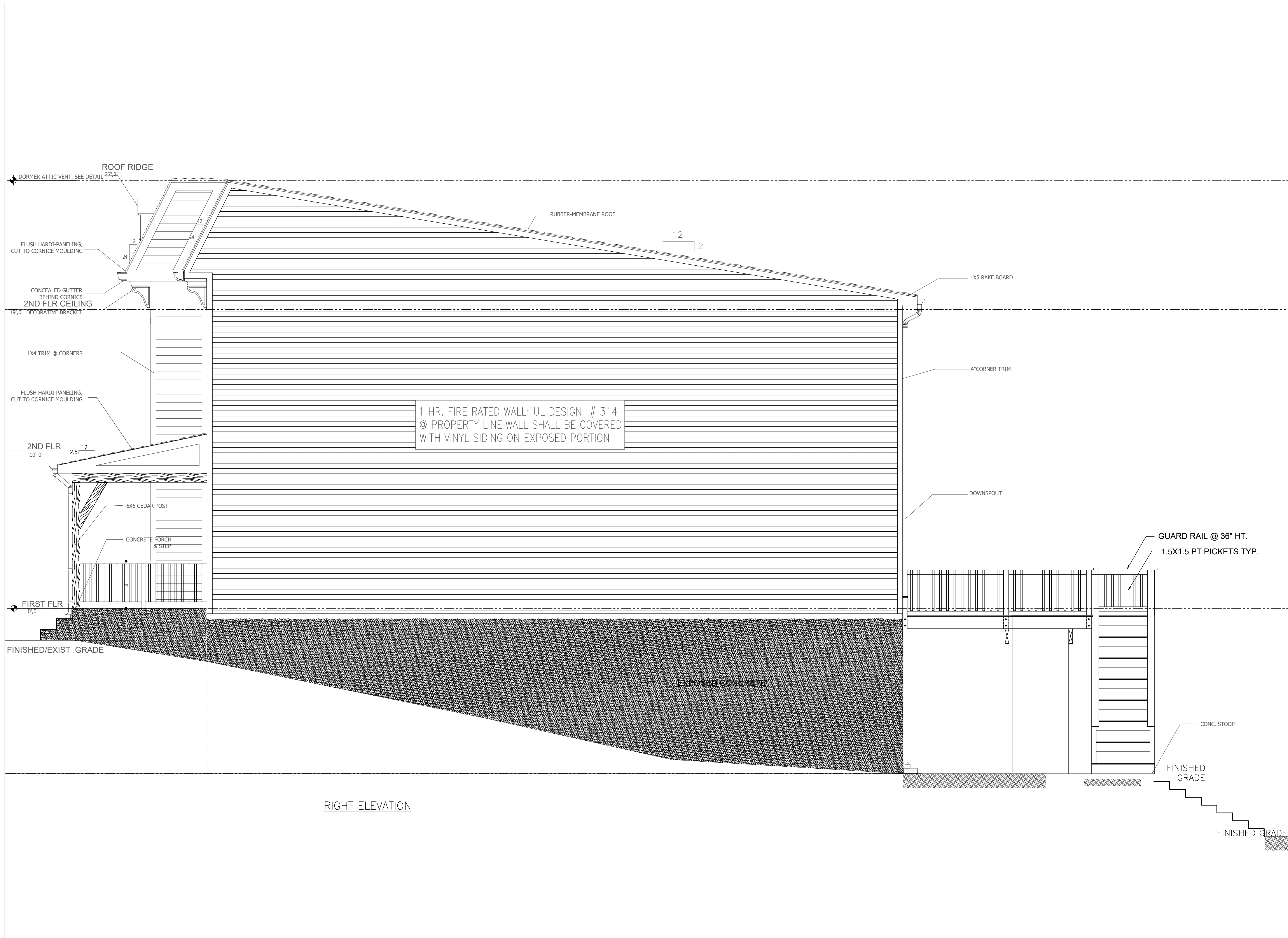
BY	DESCRIPTION	REV	DATE

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

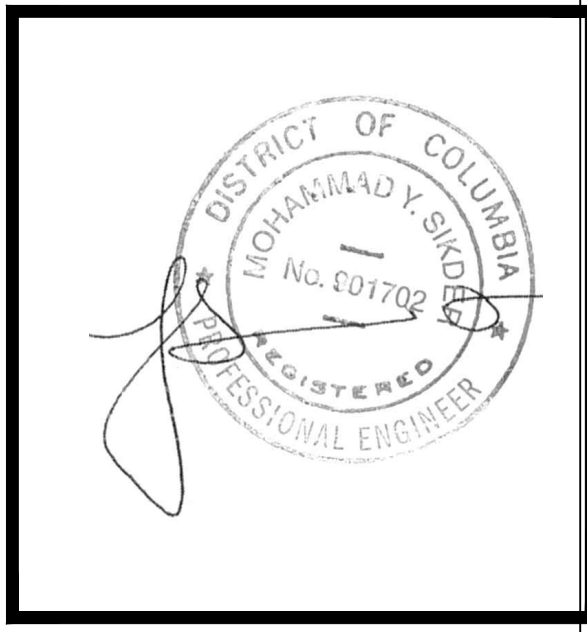
LEFT ELEVATION

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

DATE:	06/01/2018
DESIGNED BY:	MS
DRAWN BY:	SL
CHECKED BY:	APPROVED BY:
SCALE:	DWG NO.:
3/8"=1' 0"	Page - 8



RIGHT ELEVATION



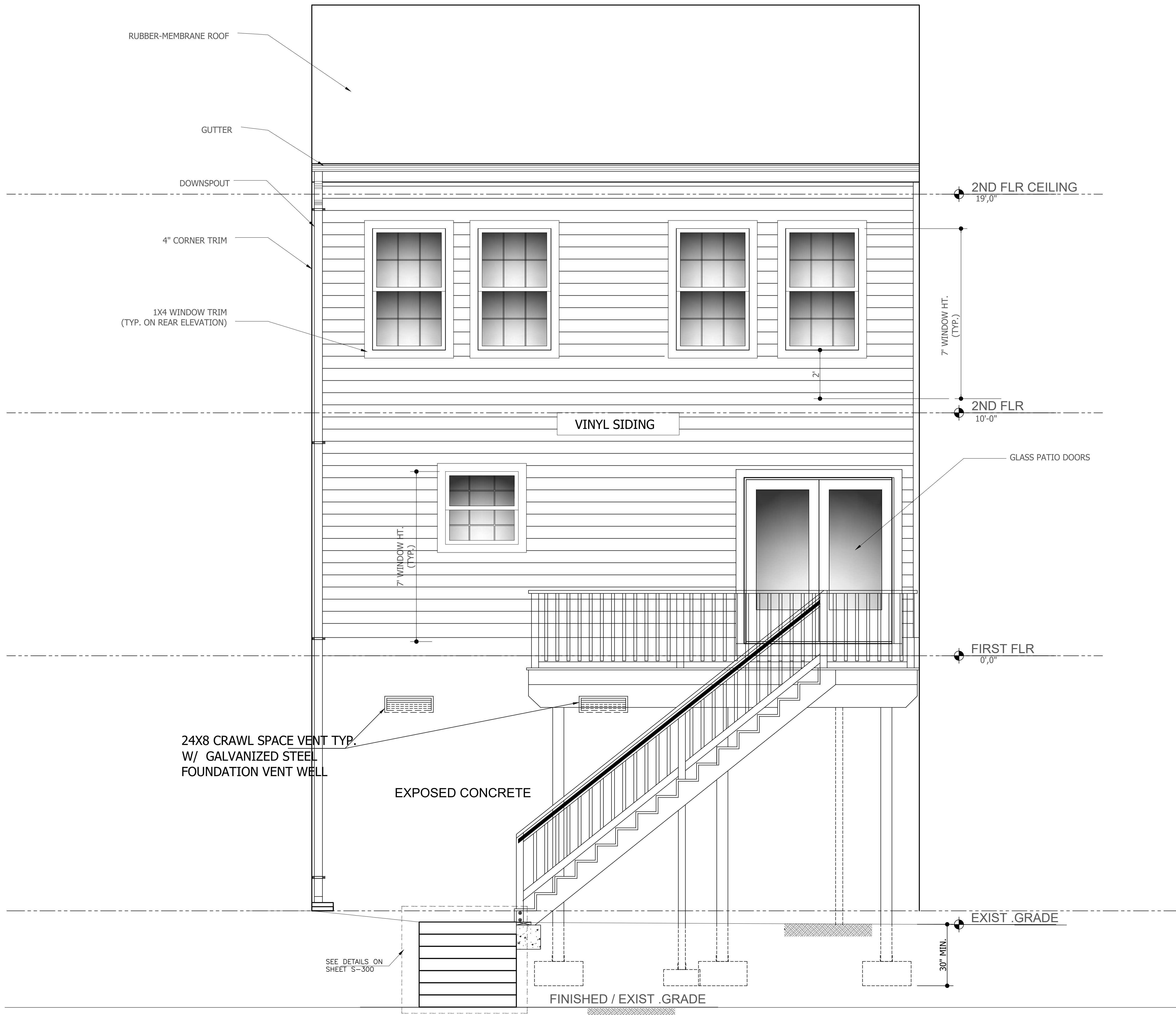
BY	DESCRIPTION	REV	DATE

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

RIGHT ELEVATION

ADDRESS:
 3902 1ST ST. SE
 WASHINGTON DC, 20032

DATE:	06/01/2018
DESIGNED BY:	MS
DRAWN BY:	SL
CHECKED BY:	APPROVED BY:
SCALE:	DWG NO.:
3/8"=1' 0"	Page - 9



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

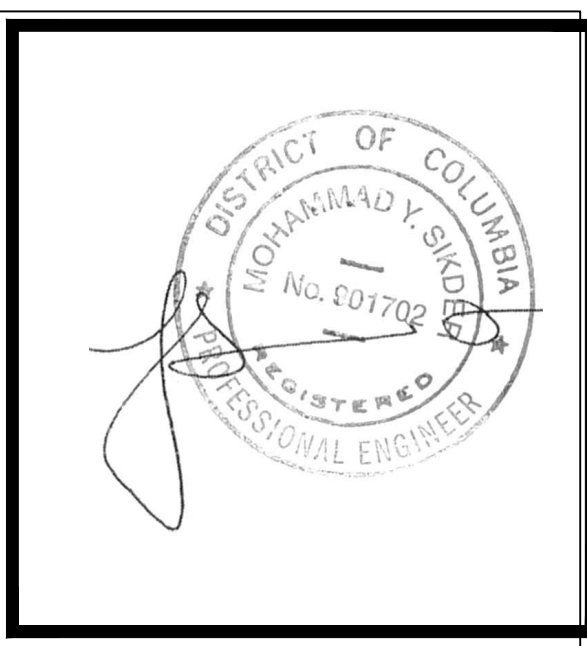
EXIST. GRADE

SEE DETAILS ON
 SHEET S-300

FINISHED / EXIST. GRADE

30" MIN.

BACK ELEVATION



BY	DESCRIPTION	REV	DATE

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

BACK ELEVATION

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

DATE:	06/01/2018
DESIGNED BY:	MS
DRAWN BY:	SL
CHECKED BY:	APPROVED BY:
SCALE:	DWG NO.:
1/2"=1' 0"	Page - 10