

RENOVATION AND ALTERATIONS TO:

438 PARK ROAD NW

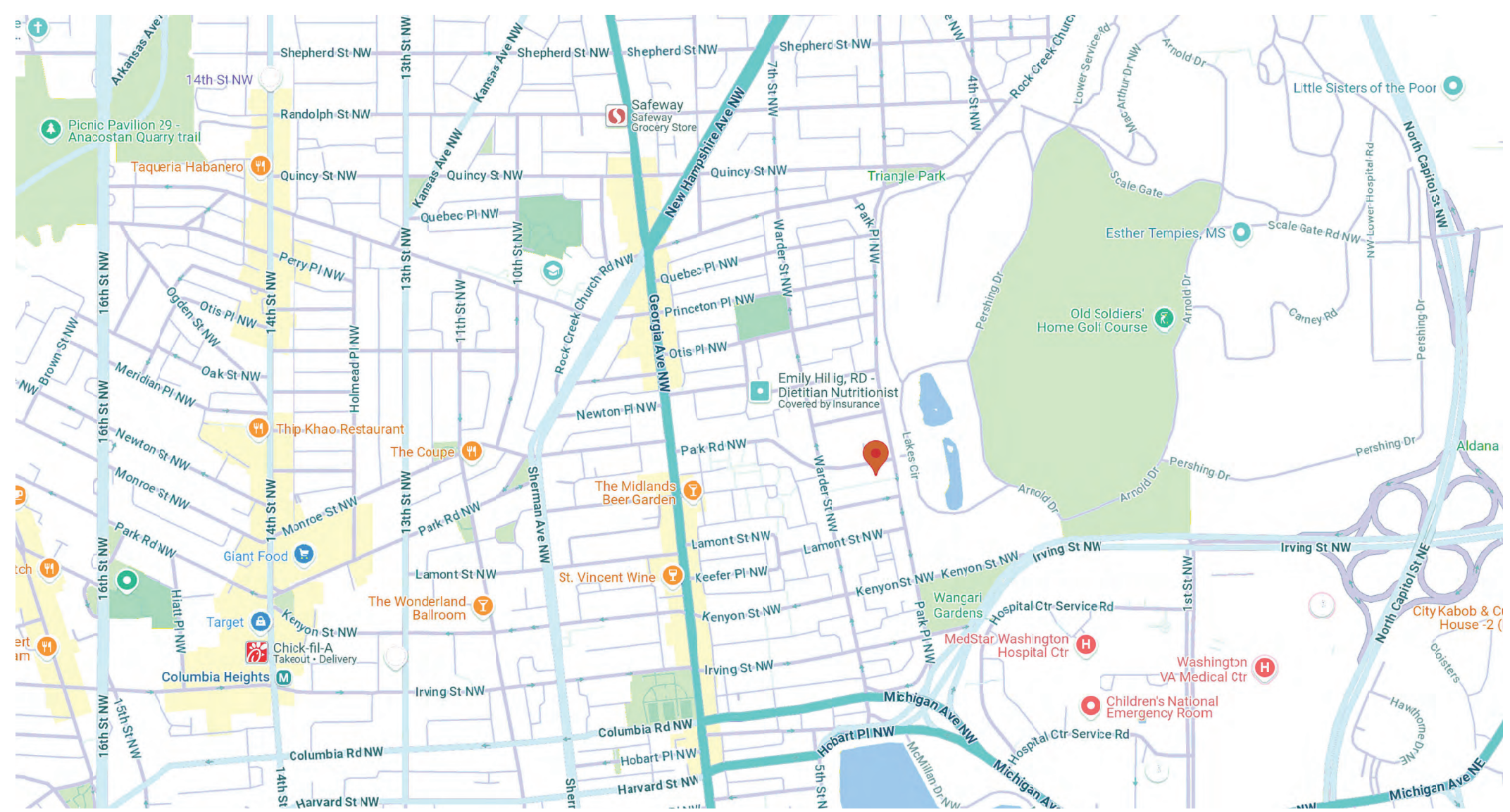
WASHINGTON, DC



DESIGN - BUILD
LAND DEVELOPMENT
MAINTENANCE

TELEPHONE: 202 487-3085

PROJECT LOCATION MAP



DRAWING INDEX

- A000** COVER SHEET
- A001** PROJECT INFO
- A002** EXISTING PHOTOGRAPHS
- D100** EXISTING SITE PLAN
- D101** EXISTING CELLAR PLAN
- D102** EXISTING FIRST FLOOR PLAN
- D103** EXISTING SECOND FLOOR PLAN
- D201** EXISTING THIRD FLOOR PLAN
- D202** EXISTING ROOF PLAN
- D301** EXISTING NORTH/SOUTH ELEVATION
- D301** EXISTING EAST ELEVATION
- D301** EXISTING BUILDING SECTION
- A100** PROPOSED SITE PLAN
- A101** PROPOSED CELLAR PLAN
- A101** PROPOSED FIRST FLOOR PLAN
- A102** PROPOSED SECOND FLOOR PLAN
- A102** PROPOSED THIRD FLOOR PLAN
- A103** PROPOSED ROOF PLAN
- A201** PROPOSED NORTH/SOUTH ELEVATION
- A202** PROPOSED WEST ELEVATION
- A301** PROPOSED BUILDING SECTION

PROJECT DIRECTORY

OWNER:
JOHN AZET
438 PARK ROAD NW
WASHINGTON, DC 20010

DESIGNER:
M. D. BARNES
606 KINGS LANE
FT. WASHINGTON, MD 20744

CONTACT: JOHN AZET
(703) 944-5653
JOHN@JAZCOMP.COM

DESIGNER:
(202) 487-3085
DIAMONDENTERPRISE@COMCAST.NET

ADDRESS: 438 PARK ROAD NW
WASHINGTON, DC 20010

LOT: 3044
SQUARE: 0053
HISTORIC: NO
SPRINKLER: YES

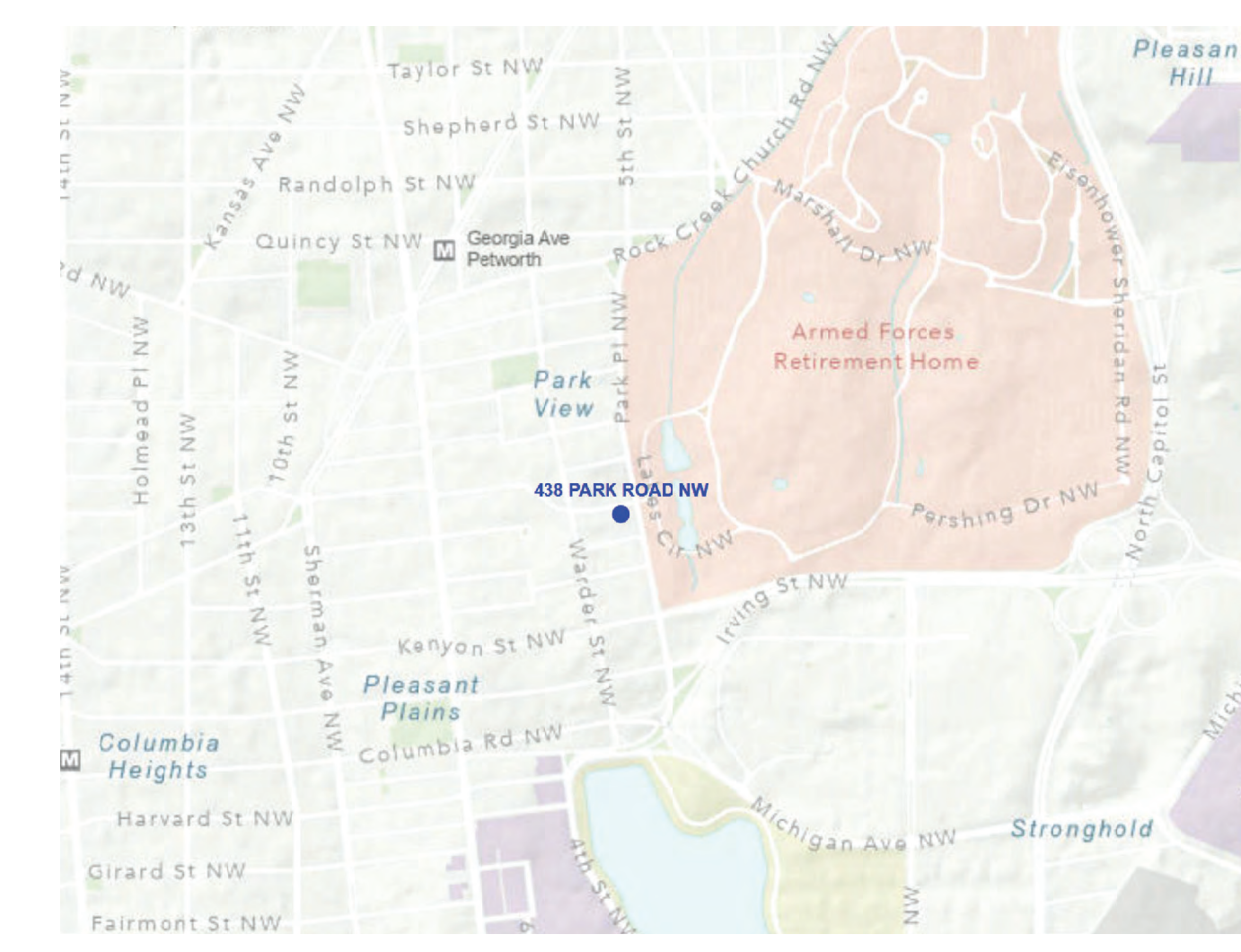
BASE BUILDING: 3 STORIES WITH A CELLAR

LOT SIZE: 3,032 SF (PER DOB)

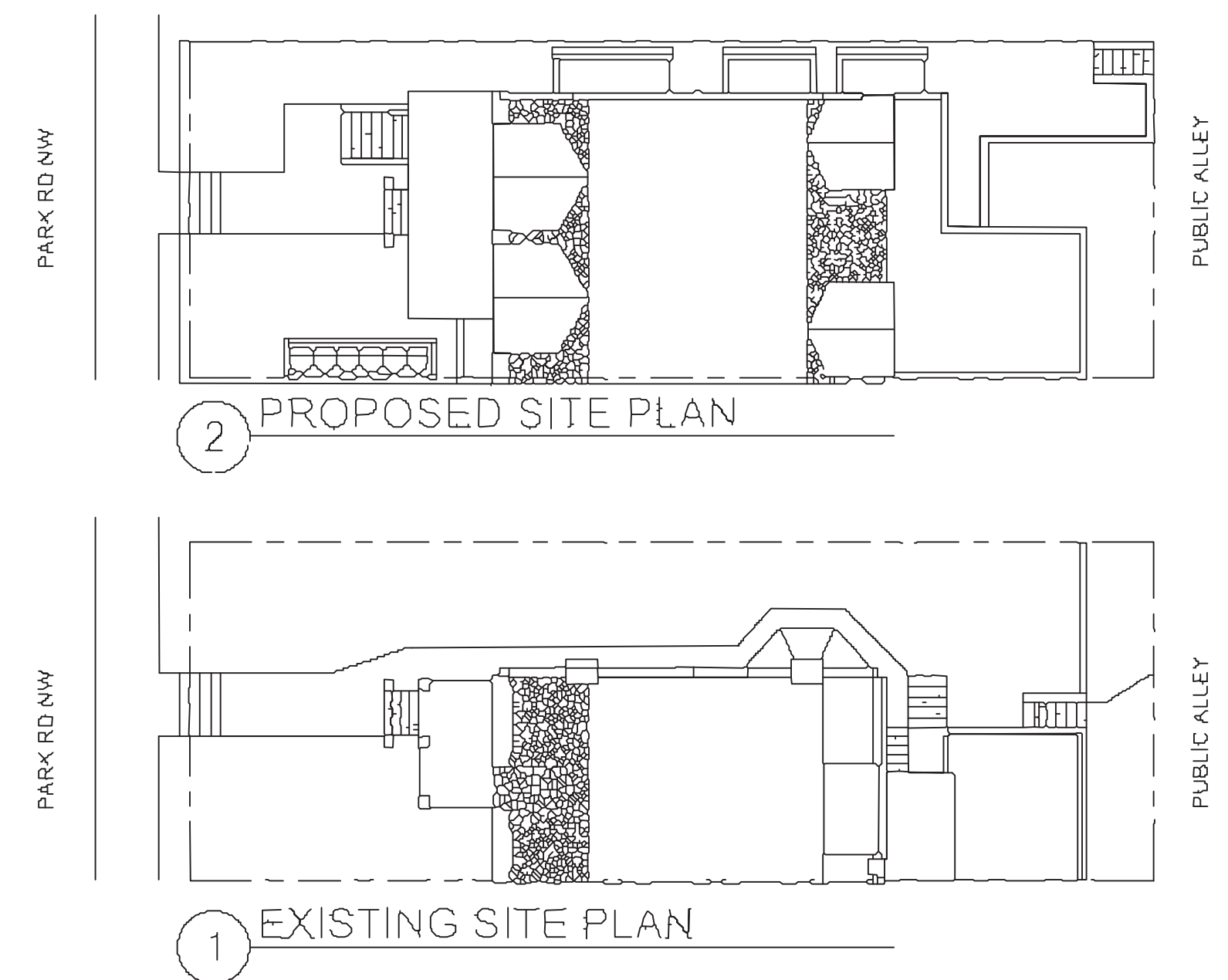
PROJECT INFORMATION:
DESCRIPTION: STRUCTURE IS AN EXISTING 3 STORY PLUS CELLAR SFD. IMPROVEMENTS TO INCLUDE NEW REAR AND SIDE ADDITION, AND UNDERPINNING UNDERPINNING OF EXISTING FOUNDATION TO LOWER CELLAR SLAB. PROPOSED USE IS A 3-FAMILY MULTI DWELLING UNIT.

ZONING - TITLE 11 DCMR
ZONING: RF-1
USE: RESIDENTIAL

| | ALLOWED: SIM. TO ADJ. | EXISTING: SIM. TO ADJ. | PROPOSED: NO CHANGE |
|-----------------------|--------------------------|---------------------------|------------------------|
| FRONT YARD: | 0'-0" | 0'-0" | NO CHANGE |
| SIDE YARD(R): | 0'-0" | 0'-0" | NO CHANGE |
| SIDE YARD(L): | 5'-0" | 12'-0" | 5'-0" |
| REAR YARD: | 20'-0" | 20'-0" | 6'-7" |
| HEIGHT: | 35' MAX | 35' MAX | 33'-7" |
| LOT OCCUPANCY: | 60% MAX. | 38% | 51% |



SITE PLAN:



DISCLAIMER

THE OWNER SHALL ASSUME RESPONSIBILITY FOR ALL PROJECT THAT MAY BE REQUIRED AT THE OWNER'S OPTION INCLUDING ASBESTOS, RADON, LEAD, AND OTHER TOXIC

CONTRACTOR SHALL VISIT PROJECT AND FIELD VERIFY ALL DIMENSIONS INCLUDING MASONRY, AND ALL EXISTING OPENINGS, ALL DIMENSIONS SHOWN

CODE USED:

- 2017 DISTRICT OF COLUMBIA RESIDENTIAL CODE
- 2017 DISTRICT OF COLUMBIA MECHANICAL CODE
- 2017 DISTRICT OF COLUMBIA PLUMBING CODE
- 2011 NATIONAL ELECTRICAL BUILDING CODE
- 2017 DISTRICT OF COLUMBIA FIRE CODE
- 2012 ICC FUEL GAS CODE

- 2017 DISTRICT OF COLUMBIA GREEN CONSTRUCTION CODE
- 2017 DISTRICT OF COLUMBIA ENERGY CONSERVATION CODE
- NFPA 70 NEC 2011
- ANSI 117.1-2008 (ACCESSIBILITY)
- DCMR 2012 DC CONSTRUCTION CODES SUPPLEMENTAL (2008)

| REVISIONS | DATE | NO. | REVISION TYPE | QUANTITY |
|-----------|------|-----|---------------|----------|
| | | 1 | A | |
| | | 2 | A | |
| | | 3 | A | |
| | | 4 | A | |

DATE: 02/06/11

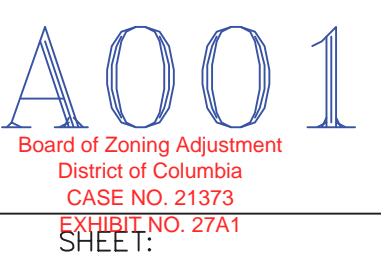
COVERSHEET

DRAWN BY: M. D. BARNES
APPROVED BY:

PROJECT NO: 02-11

PROJECT TITLE:
ALTERATION AND ALTERATION TO:
438 PARK ROAD NW

PROJECT ADDRESS:
438 PARK ROAD NW
WASHINGTON, DC



Board of Zoning Adjustment
District of Columbia
CASE NO. 21373
SUBJECT NO. 27A1
SHEET:



438 PARK ROAD NW - EXISTING HOUSE



436 PARK ROAD NW



A CROSS THE STREET FROM 438 PARK ROAD NW



WEST VIEW FROM YARD 438 PARK ROAD NW



DIAMOND
ENTERPRISE,
LLC
DESIGN - BUILD
LAND DEVELOPMENT
MAINTENANCE

TELEPHONE: 202 487-3085

| REVISIONS | DATE | NO. | REVISION TYPE | QUANTITY |
|-----------|------|-----|---------------|----------|
| | | 1 | | |
| | | 2 | | |
| | | 3 | | |
| | | 4 | | |
| | | 5 | | |

DATE: 04/03/2025

EXISTING HOUSE

APPROVED BY:
DRAWN BY: M. D. BARNES

PROJECT NO: 06-10

PROJECT TITLE:
438 PARK ROAD NW
PROJECT ADDRESS:
438 PARK ROAD NW
WASHINGTON DC 20010

A002

SHEET:

| REVISIONS | DATE | NO. | REVISION TYPE | QUANTITY |
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DATE: _____
 DRAWN BY: M. D. BARNES
 APPROVED BY: _____

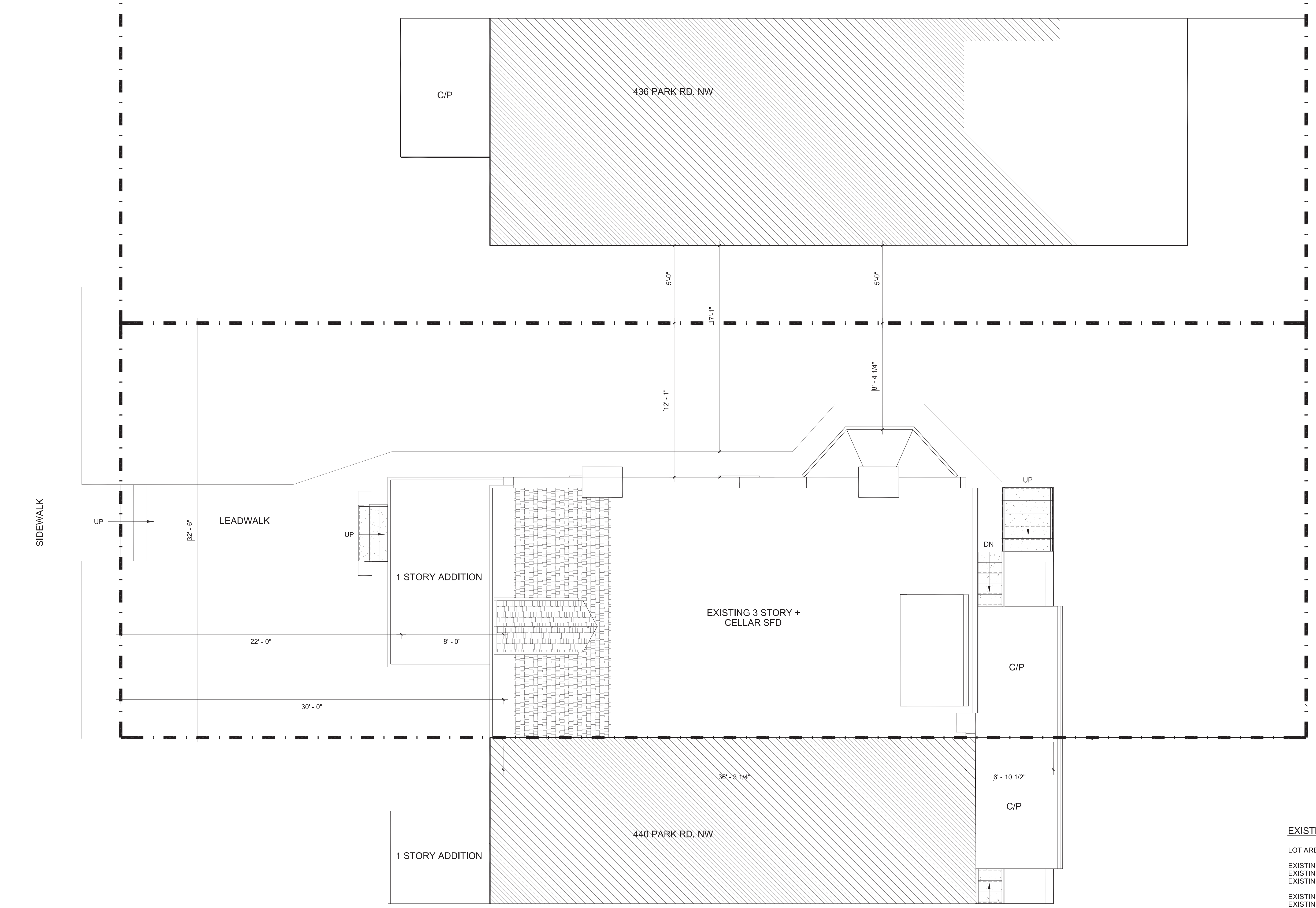
PROJECT NO: 06-10

PROJECT TITLE:
438 PARK ROAD NW
 PROJECT ADDRESS:
438 PARK ROAD NW
WASHINGTON, DC

D100

SHEET: _____

PARK RD NW

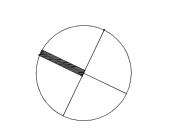


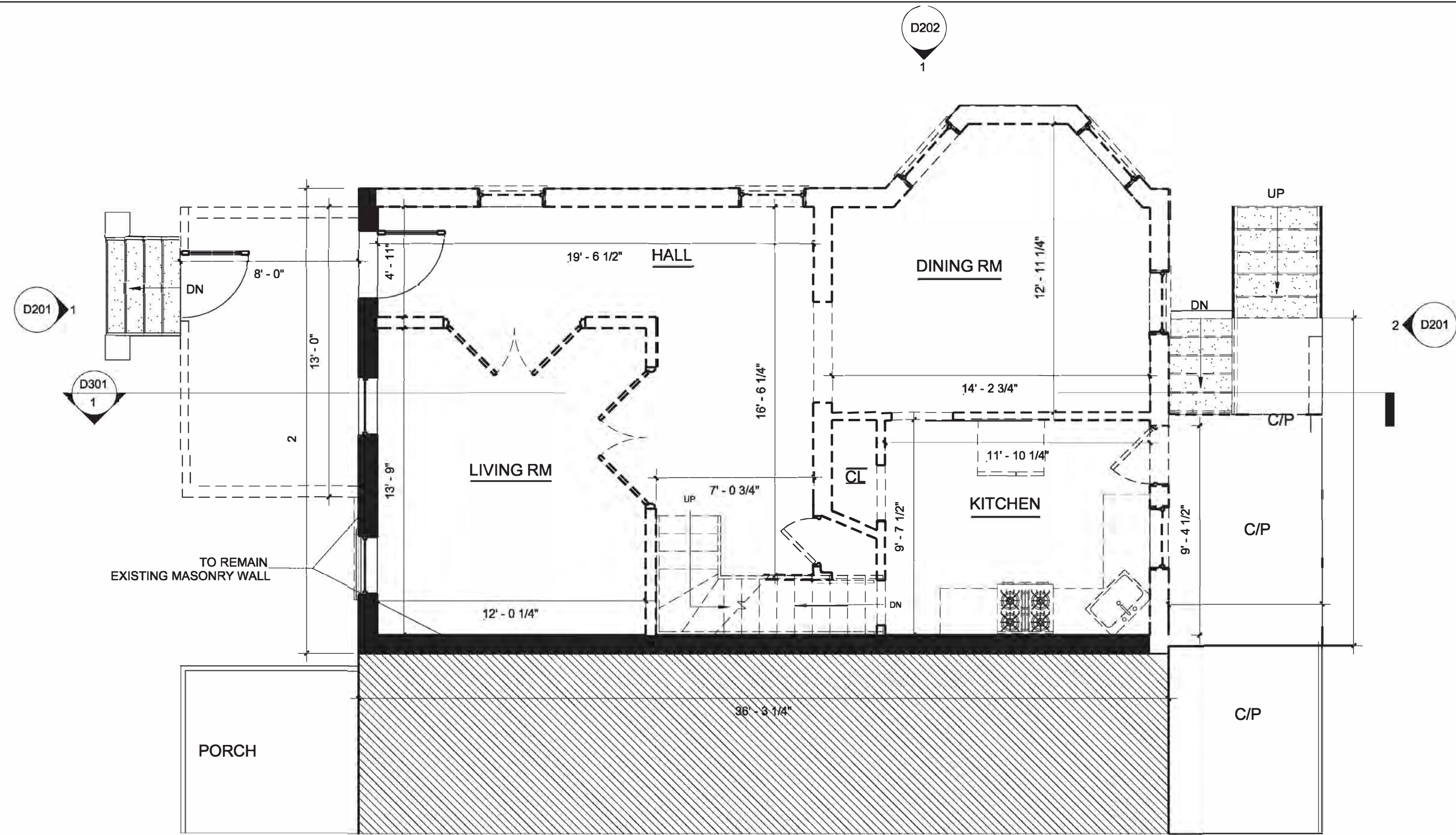
8' PUBLIC ALLEY

EXISTING SITE INFORMATION

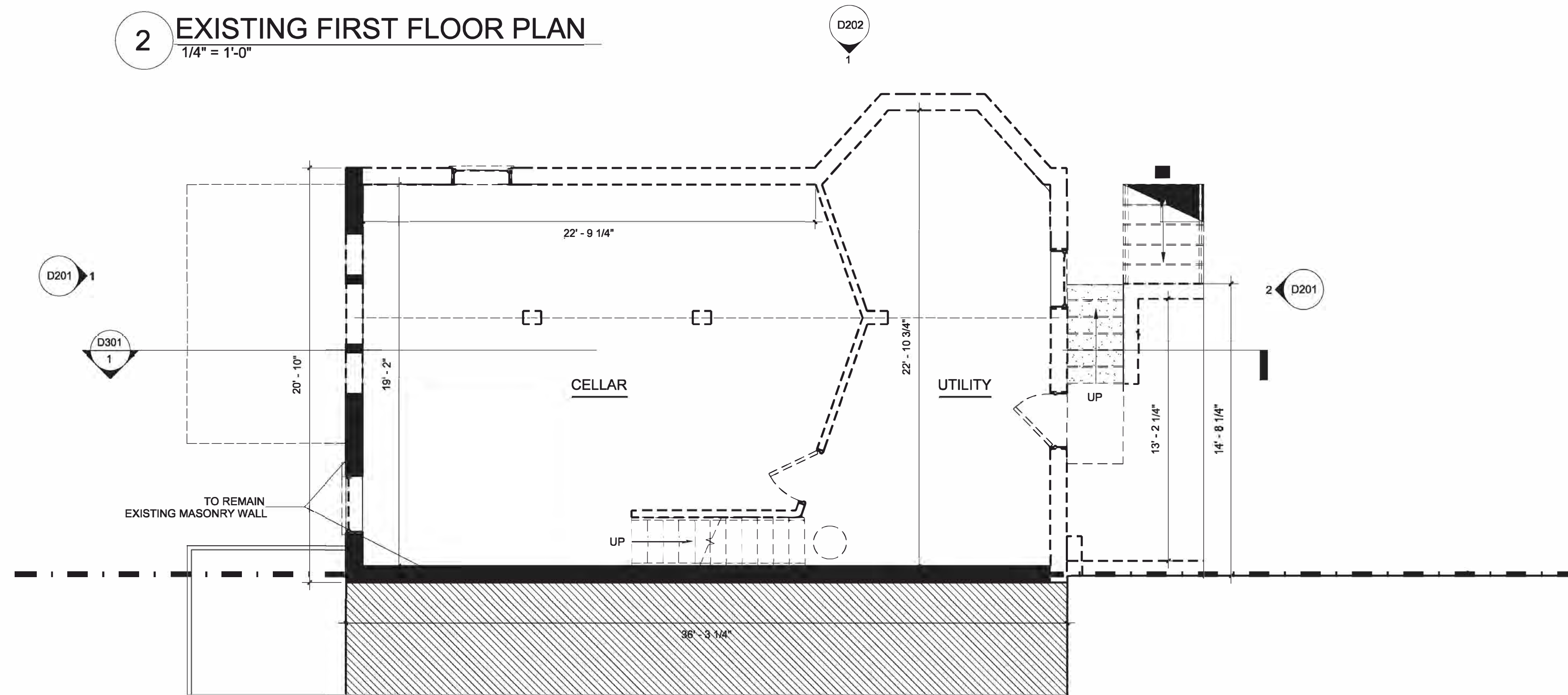
| | |
|---------------------------|-------------------|
| LOT AREA: | 3,011 SF |
| EXISTING PORCH: | 104 SF |
| EXISTING GARAGE: | 194.6 SF |
| EXISTING HOUSE: | 846.8 SF |
| EXISTING TOTAL FOOTPRINT: | 1,145.4 SF OR 38% |
| EXISTING PERMEABLE AREA: | 1,320 SF OR 43.8% |

1 1/4" = 1'-0"
EXISTING SITE PLAN





2 EXISTING FIRST FLOOR PLAN
1/4" = 1'-0"



1 EXISTING CELLAR PLAN
1/4" = 1'-0"

DIAMOND ENTERPRISE, D.C.
DESIGN - BUILD
LAND DEVELOPMENT
MAINTENANCE
TELEPHONE: 202 487-3085

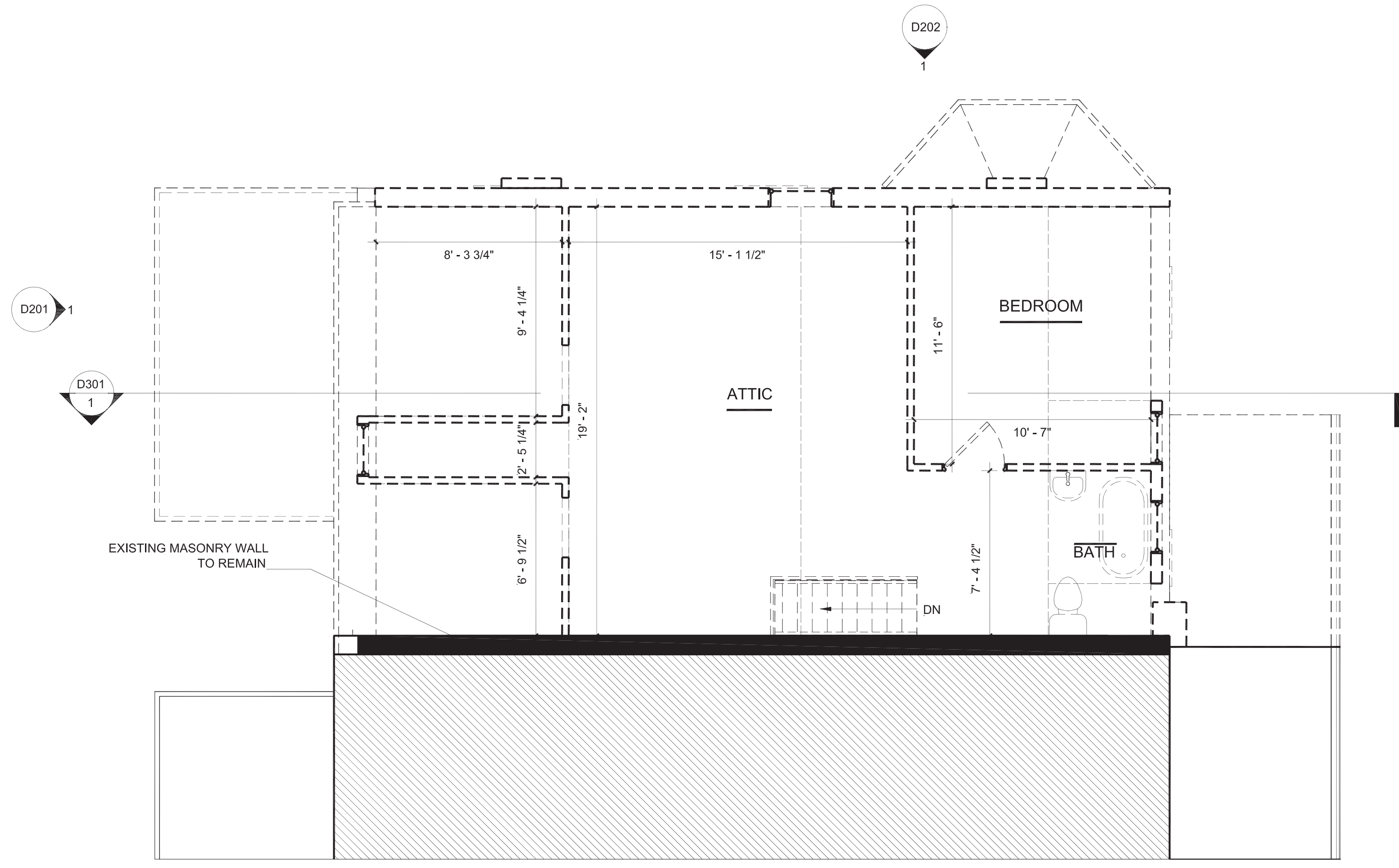
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| | | 1 | | |
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DATE:
EXISTING EXTERIOR ELEVATIONS
DRAWN BY: M. D. BARNES
APPROVED BY:

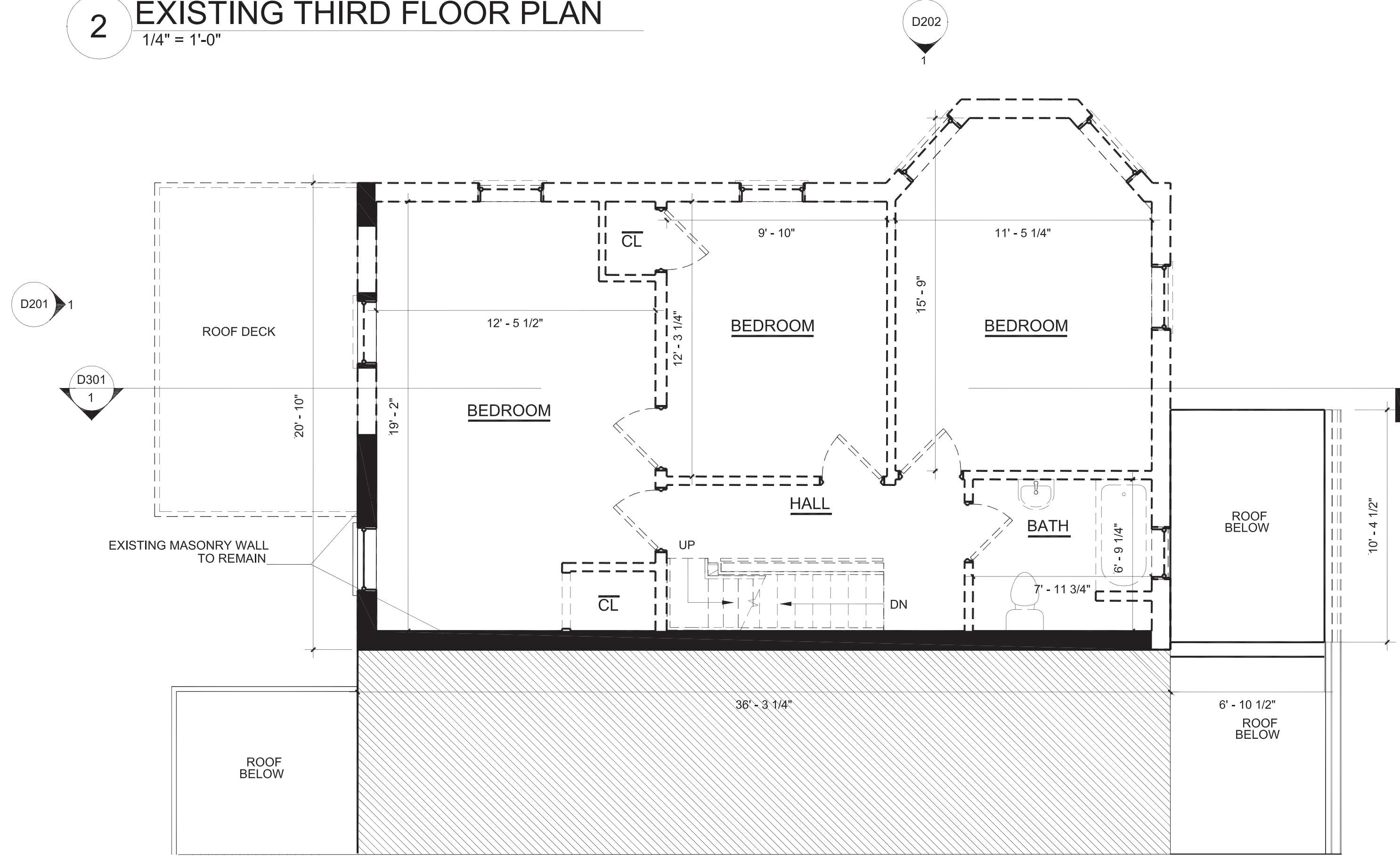
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438 PARK ROAD NW
PROJECT ADDRESS:
438 PARK ROAD NW
WASHINGTON, DC

D101
SHEET:





2 EXISTING THIRD FLOOR PLAN
1/4" = 1'-0"



1 EXISTING SECOND FLOOR PLAN
1/4" = 1'-0"

DEMO GENERAL NOTES

- A. COORDINATE ALL DEMOLITION WITH NEW CONSTRUCTION
- B. CONTRACTOR TO PROVIDE CONSTRUCTION WASTE MANAGEMENT PLAN FOR SALVAGE/RECYCLING OF DEMOLITION AND CONSTRUCTION WASTE.
- C. CONTRACTOR IS RESPONSIBLE FOR ALL SHORING OF TEMPORARY WALL, FLOOR AND ROOF SUPPORTS THROUGHOUT THE DURATION OF THE PROJECT, IF NECESSARY.
- D. COMPLY WITH APPLICABLE LOCAL AND FEDERAL REGULATIONS PERTAINING TO SAFETY OF PERSONS, PROPERTY, AND ENVIRONMENTAL PROTECTION.
- E. ERECT AND MAINTAIN DUSTPROOF PARTITIONS TO PREVENT THE SPREAD OF DUST, FUMES, ETC.
- F. PROTECT ALL EXISTING INTERIOR SURFACES TO REMAIN. IF DEMOLITION IS PERFORMED IN EXCESS OF THAT REQUIRED, RESTORE AFFECTED AREAS AT NO COST TO OWNER.

WALL KEY:

- EXISTING WALLS TO BE DEMOLISHED
- EXISTING WALLS TO REMAIN
- NEW WALL
- 1 HR FIRE SEPARATION WALL

DIAMOND ENTERPRISE, LLC

DESIGN - BUILD
LAND DEVELOPMENT
MAINTENANCE

TELEPHONE: 202 487-3085

| REVISIONS | DATE | NO. | DESCRIPTION | QUANTITY |
|-----------|------|-----|-------------|----------|
| | | 1 | | |
| | | 2 | | |
| | | 3 | | |
| | | 4 | | |
| | | 5 | | |

EXISTING SECOND AND THIRD FLOORS

DRAWN BY: M. D. BARNES
APPROVED BY:

PROJECT NO: 06-10

PROJECT TITLE:
438 PARK ROAD NW

PROJECT ADDRESS:
438 PARK ROAD NW
WASHINGTON, DC

D102

SHEET:

