

4509 FOXHALL CRECENTS

SQUARE: 1397 | LOT: 0960

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aerial view

PROPOSED SITE



property edge along north border



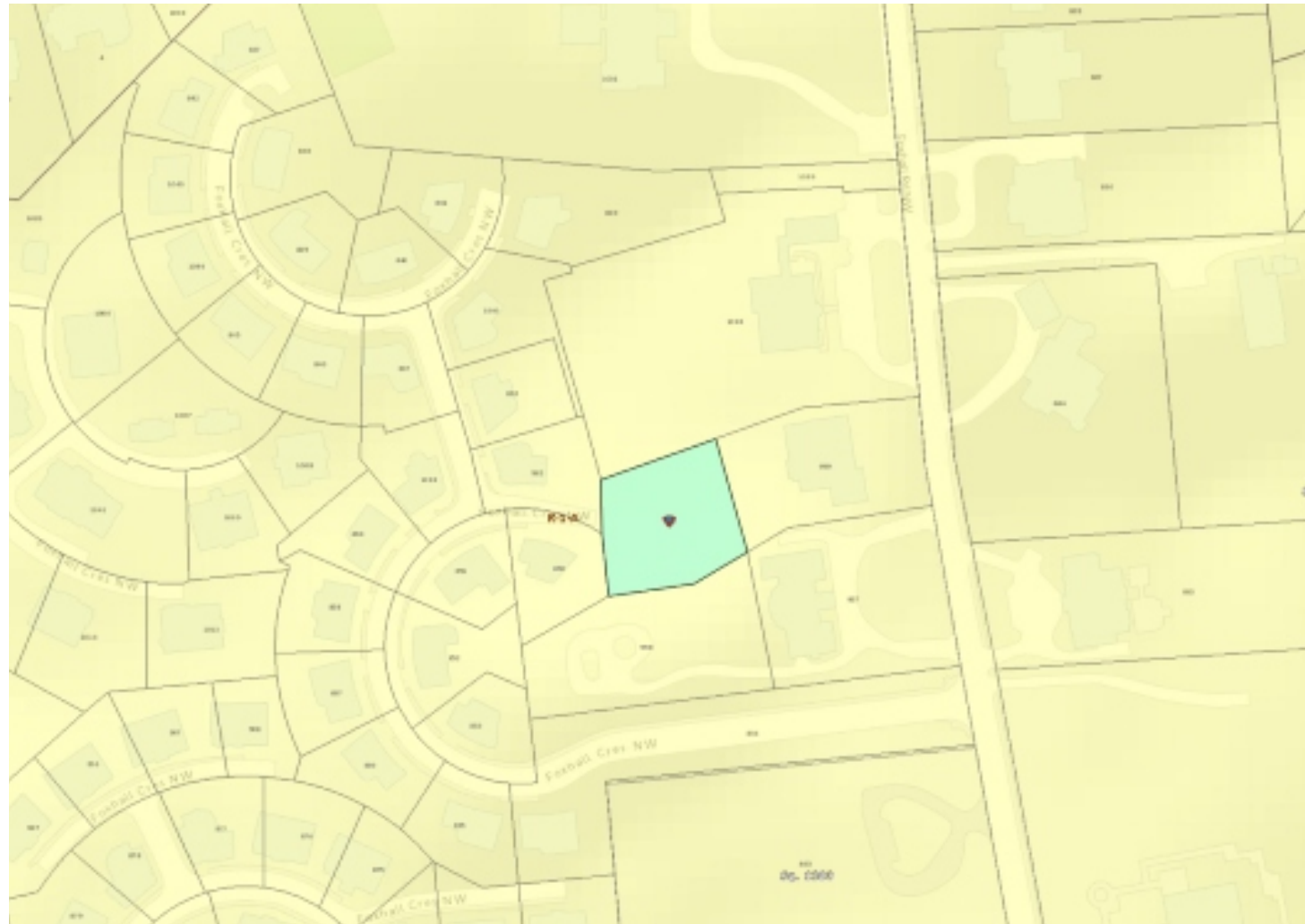
street view looking up towards entry



veiw towards the eastern end



property entry panroamic view w/ adjacent neighbors



ZONING MAP

PROPERTY INFORMATION

PROPERTY ADDRESS: 4509 FOXHALL CRESCENT DRIVE NW
 SQUARE: 1397
 LOT: 0960
 LOT TYPE: TAX LOT
 LOCAL ANC: 3D
 SMD: 3D01
 HISTORIC DISTRICT: NONE
 OVERLAY DISTRICT: NONE
 WARD: 3

PROJECT INFORMATION

	EXISTING	ALLOWED / REQ.'D	PROPOSED
PROPERTY SQUARE FOOTAGE		13,629 SF	PER SURVEYED BOUNDARYS
ZONED DISTRICT		R-1-A	
LAND USE	VACANT LOT	SINGLE-FAMILY	SINGLE-FAMILY
MINIMUM LOT WIDTH	115'-0"	75'-0"	115'-0"
MINIMUM LOT SQUARE FOOTAGE	13,629sf.	7,500sf.	13,629sf.
LOT OCCUPANCY	N/A	40% (5,452sf.)	15% (2,035sf.)
GROSS SQUARE FOOTAGE	N/A	N/A	6,105sf.
PERVIOUS SURFACE	100%	50% (6,815SF.)	85% (11,585sf.)
BUILDING HEIGHT	N/A	40'-0" MAX.	36'-8" (BHMP PER CODE)
NUMBER OF STORIES	N/A	3 STORIES MAX.	3 STORIES MAX.
FAR	N/A	N/A	N/A
SIDE YARD SETBACK	N/A	8'-0" MIN.	8'-0" MIN.
REAR YARD SETBACK	N/A	25'-0" MIN.	25'-0" MIN.
FRONT YARD SETBACK	N/A	(ADJ. CONFORMITY)	COMPLIANCE PER CODE

VICINITY MAP
SCALE 1"=200'

PROPOSED DWELLING
FF=317.00
BF=308.50
GR.=307.80

LEGEND

- PROPERTY LINE
- CENTER LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- WATER LINE
- SEWER LINE
- TREE DROPLINE
- EXISTING CHAINING FENCE

NOTES:

UTILITY CONSTRUCTION NOTES

- UNDERGROUND UTILITY LOCATIONS SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR SHALL CALL MISS UTILITY AT 1-800-287-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION OR CONSTRUCTION.
- ALL UTILITY WORK IN PUBLIC SPACE SHALL BE DONE USING CUTCOVER CONSTRUCTION. NO OPEN TRENCHES WILL BE PERMITTED TO EXIST OVERNIGHT IN PUBLIC SPACE.
- THE EXISTING SURROUNDING FACILITIES ARE TO REMAIN IN OPERATION WHILE CONSTRUCTION WORK IS BEING PERFORMED. ALL UTILITY WORK SHALL BE PERFORMED IN AN EXPEDITIOUS MANNER TO MINIMIZE ANY IMPACTS ON EXISTING FACILITY OPERATIONS.
- ALL UTILITY VALVES, MANHOLES, AND CLEAN OUTS WHETHER SHOWN OR NOT SHOWN ON THIS PLAN SHOULD BE ACQUIRED TO FINAL ELEVATION BY THE CONTRACTOR.
- PIPE BEDDING MATERIAL SHALL BE IN ACCORDANCE WITH DC WASA SPECIFICATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ANY AND ALL TEMPORARY CONNECTIONS BETWEEN THE EXISTING AND NEW UTILITY SYSTEMS NECESSARY FOR MAINTAINING SERVICE.
- THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION AND ELEVATION OF ALL EXISTING UTILITY LINES AT THE PROPOSED TIE-POINTS PRIOR TO THE START OF ANY OTHER UTILITY CONSTRUCTION WORK.
- ALL EXISTING LINES TO REMAIN THAT ARE DISTURBED BY THIS PROJECT SHALL BE REPAIRS/RELOCATED AS REQUIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. THESE COSTS ARE CONSIDERED INCIDENTAL TO THE OTHER VARIOUS UTILITY CONSTRUCTION WORK.
- CONCRETE THURST BLOCK SHALL BE INSTALLED BEHIND ALL WATER LINE BENDS & TEES.
- BACK FLOW PREVENTERS SHALL BE INSTALLED INSIDE THE BUILDING FOR ALL WATER LINES, AND FOR THE 4" DOMESTIC SERVICE COMPLY WITH ASSE 1015, AND FOR THE 6" FIRE SERVICE COMPLY WITH ASSE 1048.

SITE IMPROVEMENTS NOTES

- TIES TO EXISTING PAVEMENT AREAS SHOULD BE SMOOTH CONSISTENT TRANSITIONS. NO ABRUPT CHANGE IN LINE AND/OR GRADE WILL BE PERMITTED.
- POSITIVE DRAINAGE SHALL BE MAINTAINED DURING ALL PHASES OF CONSTRUCTION. PONDING OR STANDING WATER WILL NOT BE PERMITTED.
- IT SHALL BE THE RESPONSIBILITY OF CONTRACTOR TO NOTIFY THE ENGINEER OF ANY DEVIATION FROM THIS PLAN PRIOR TO ANY CHANGE BEING MADE. ANY DEVIATION FROM THIS PLAN WITHOUT WRITTEN AUTHORIZATION FROM THE ENGINEER WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- SURFACED STREETS SHALL BE MAINTAINED IN A CLEAN CONDITION AND MUST BE FREE AT ALL TIMES. ADEQUATE MEANS SHALL BE PROVIDED TO CLEAN TRUCKS AND OTHER EQUIPMENT USING SURFACED STREETS AND PARKING AREAS.
- THE EXISTING SURROUNDING FACILITIES ARE TO REMAIN IN OPERATION WHILE CONSTRUCTION WORK IS BEING DONE. ALL UTILITY WORK SHALL BE COORDINATED WITH THE OWNER'S REPRESENTATIVE AND SHALL BE PERFORMED IN AN EXPEDITIOUS MANNER.
- THE CONTRACTOR SHALL TAKE PROPER PRECAUTIONS SO AS NOT TO DAMAGE EXISTING ADJACENT UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL RESTORE DISTURBED AREAS TO THEIR ORIGINAL CONDITION OR BETTER UNLESS NOTED OTHERWISE.
- ALL UTILITY VALVES, MANHOLES, AND THE LINE WHETHER OR NOT INDICATED ON THESE PLANS SHALL BE ADJUSTED TO THE NEW GRADE BY THE CONTRACTOR.
- ALL STORM DRAIN PIPE SHALL BE REINFORCED CONCRETE CLASS IV WITH RUBBER GASKET UNLESS NOTED OTHERWISE.
- ALL DIMENSIONS ARE MEASURED FROM FACE OF CURB OR WALL.

NOTES:

- VERTICAL DATUM IS D.C. SURVEYORS DATUM TAKEN FROM BENCHMARK DRAWINGS.
- HORIZONTAL DATUM IS D.C. SURVEYORS DATUM TAKEN FROM SURVEYOR PLANS.
- NO TITLE REPORT FURNISHED.

DCWASA GENERAL NOTES

- Notify DCWASA one-week prior to start of construction, Utility Inspection Section at 202-787-2377, Water Services 202-613-3400 or 3400 and Sewer Services 202-396-3400 or 3400.
- Developers, contractors, and plumbers must submit final construction as-built information to the appropriate DCWASA Inspector(s) for review and approval, upon completion of new utilities in public space, applicant must submit these drawings, as-built drawings must show dimension, elevation, relocation of any WASA utilities and pertinent information.
- Once the WASA Inspector approves the as-built, a copy must be submitted to the Documents and Permits office at Room 203 and the Water and Sewer Design Section at 5000 Overlook Ave., S.W., 5th Floor.
- Under DCWASA customer fees and charges, contractors, plumbers, owners are responsible for installation, backfilling, repairing and restoration of public space for street and sidewalk cuts, for new utilities, connections, base and abandonment of services within public space under DCWASA Inspection. DCWASA is not responsible for final restoration of street and sidewalk cuts performed by these developers.
- To schedule an inspection 24-hours and earlier contact DCWASA at 202-787-2386, for meter sets contact 202-787-2387 of the Documents and Permits office. Water Services will install the tap location under your excavation, the office number 202-613-3447. Customer Service will install the domestic or combine service meters, their number is 202-613-3448. DCWASA does not install the meter.

DCWASA GENERAL NOTES

Owner: Ann Madhig
 201 Berry Street, SE
 Vienna, VA 22180

Property Address: 4509 Foxhall Crescent
 Washington, DC 20007

Property Location: Lot 960, Square #1387
 Developer: Jacobson Builders
 4000 Robinson Circle
 Leesburg, VA 20175

All construction shall conform to DCOS and/or (DCOT) specifications.

Only those utilities visible from the ground surface have been indicated on these plans. The location and depth of utilities shall be verified by contractor.

This property is served by public water and sewer.
 No site report furnished.

Recommendation for materials and methods of construction to correct existing conditions is not a part of this plan.
 F.S.M.A.S.I.R.M. DATA.

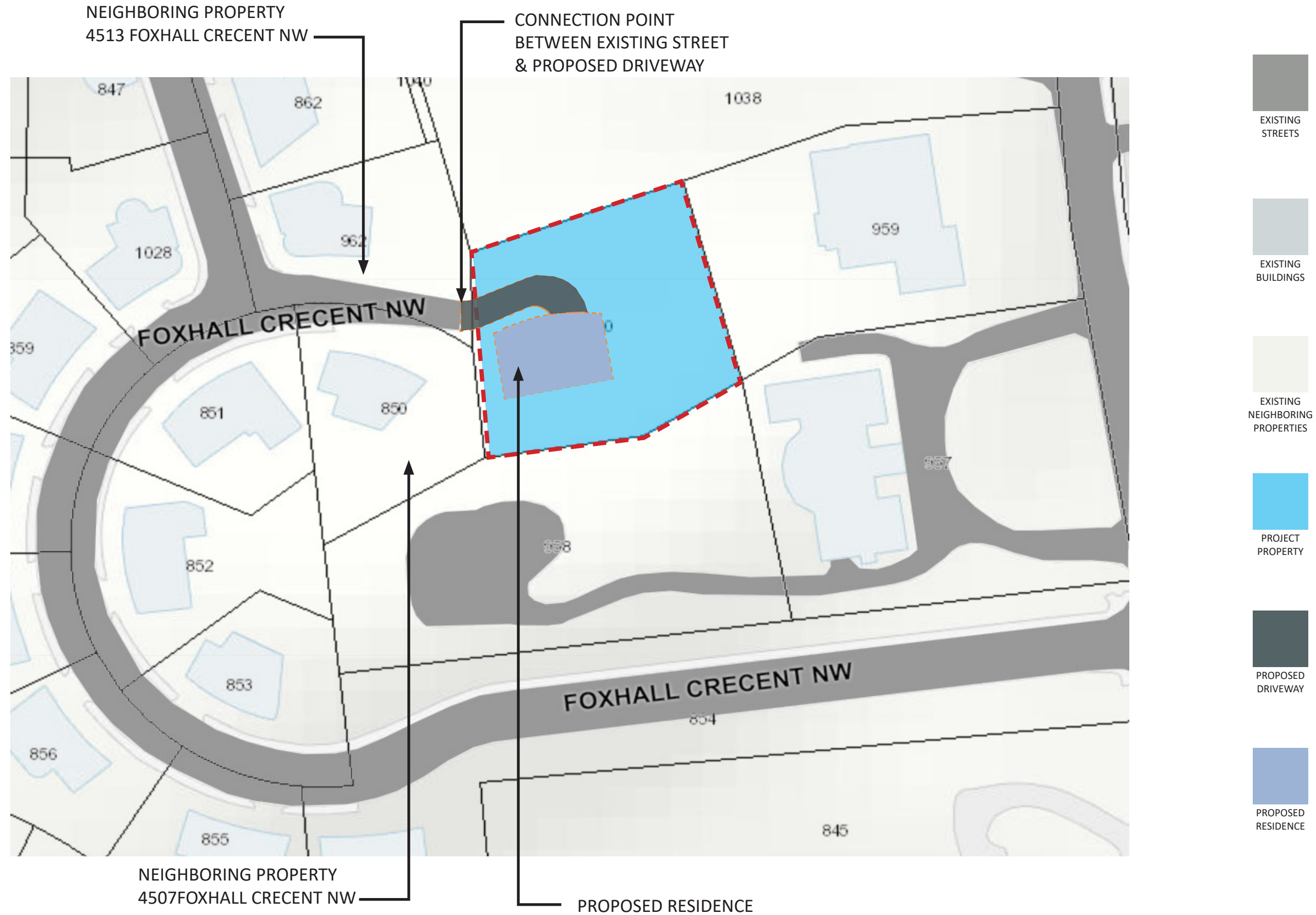
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 FLOOD ZONE: A
 effective date: 06/27/2010

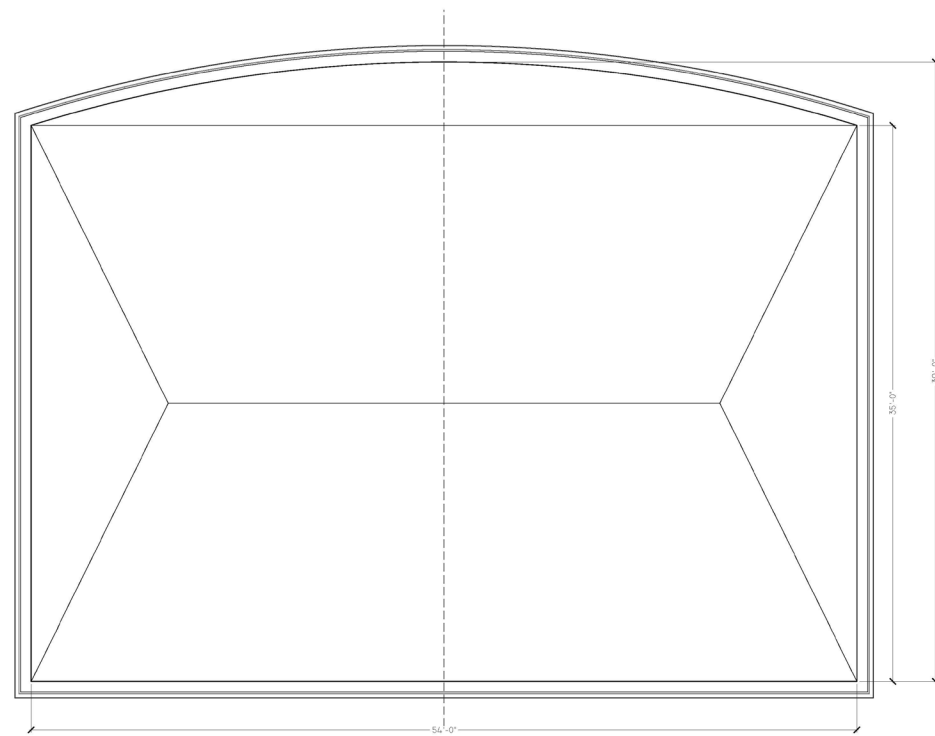
REVISIONS:

NO.	DATE	DESCRIPTION
1	10/06/2021	ISSUE FOR PERMIT
2	10/06/2021	ISSUE FOR PERMIT

PROFESSIONAL ENGINEER

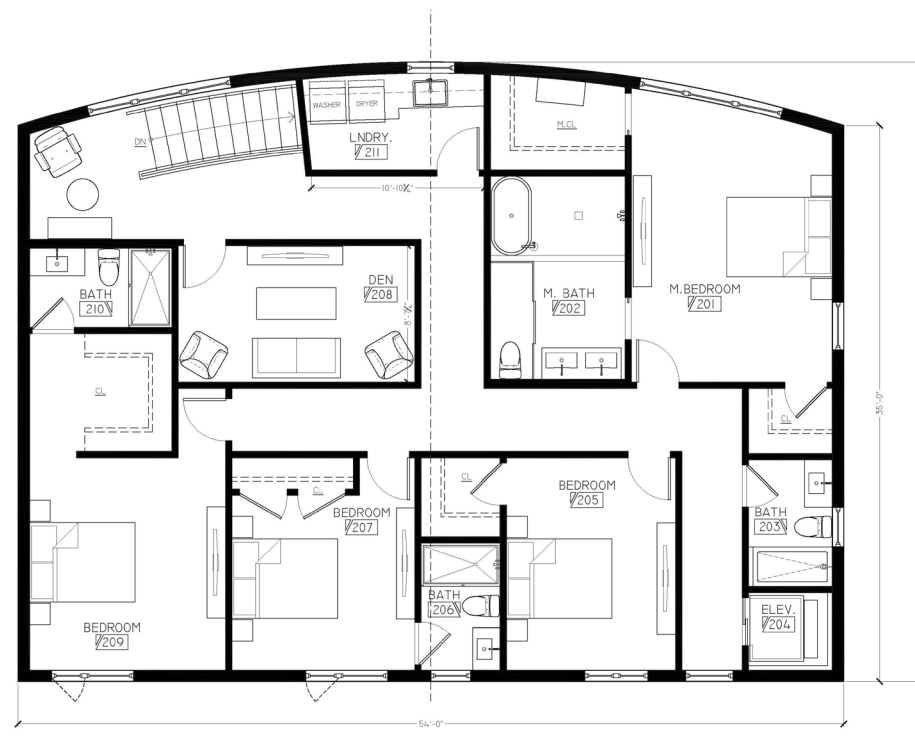
SITE SURVEY





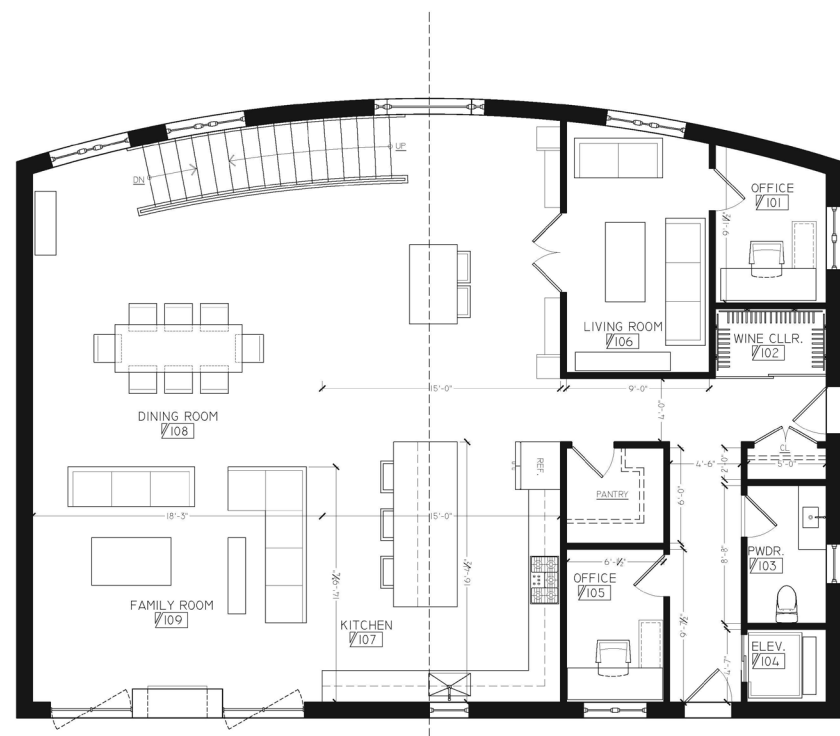
2 PROPOSED ROOF PLAN

SCALE: 1/4" = 1'-0"



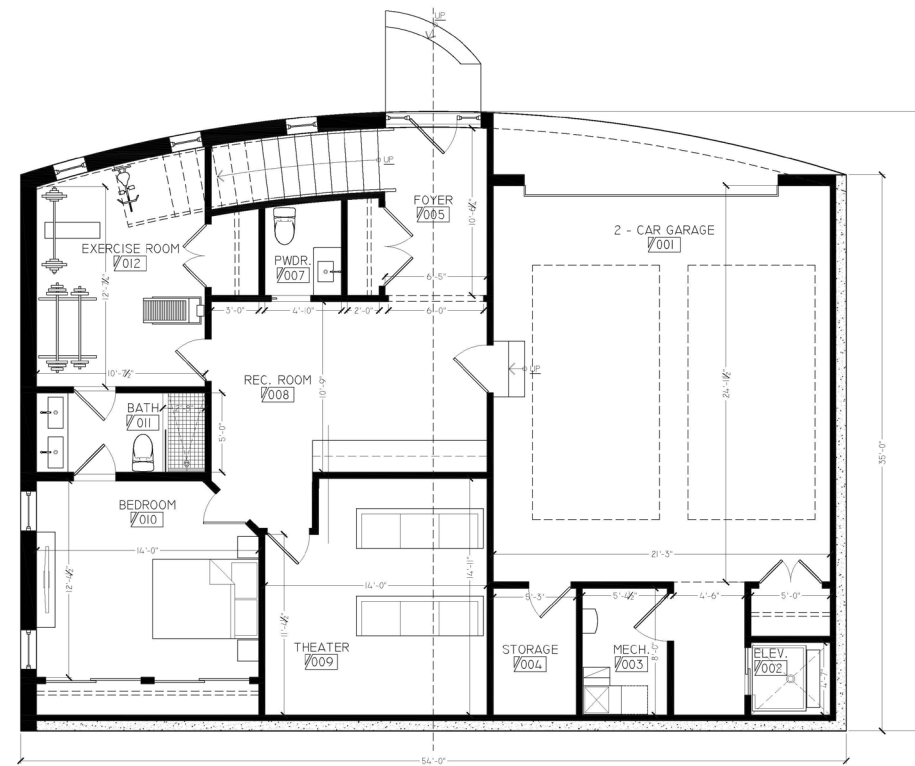
3.5 PROPOSED 2ND FLOOR PLAN

SCALE: 1/4" = 1'-0"



2 PROPOSED 1ST FLOOR PLAN

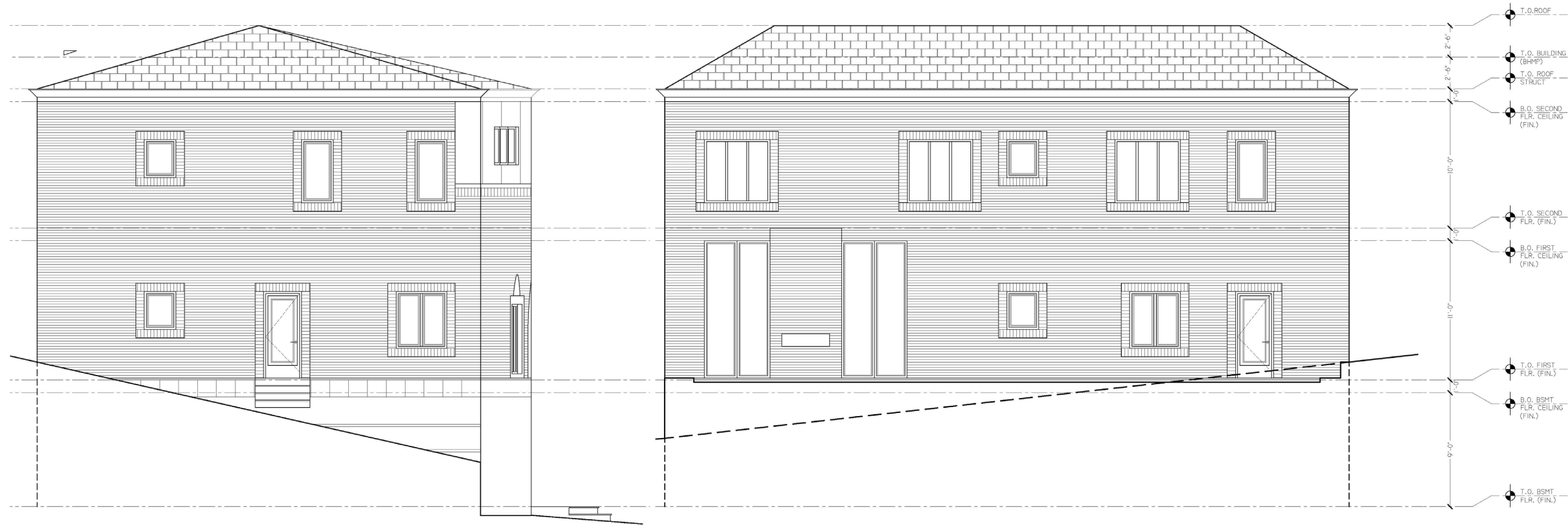
SCALE: 1/4" = 1'-0"



3.5 PROPOSED BASEMENT PLAN

SCALE: 1/4" = 1'-0"

NOTE: PROPOSED BUILDING FOOTPRINT IS 54'-0" WIDE BY 35'-0" DEEP FROM CORNER TO CORNER. (CURVATURE ALONG FRONT FACADE PROTRUDES AN ADDITIONAL 4'-0" FORWARD AT DEEPEST POINT.)



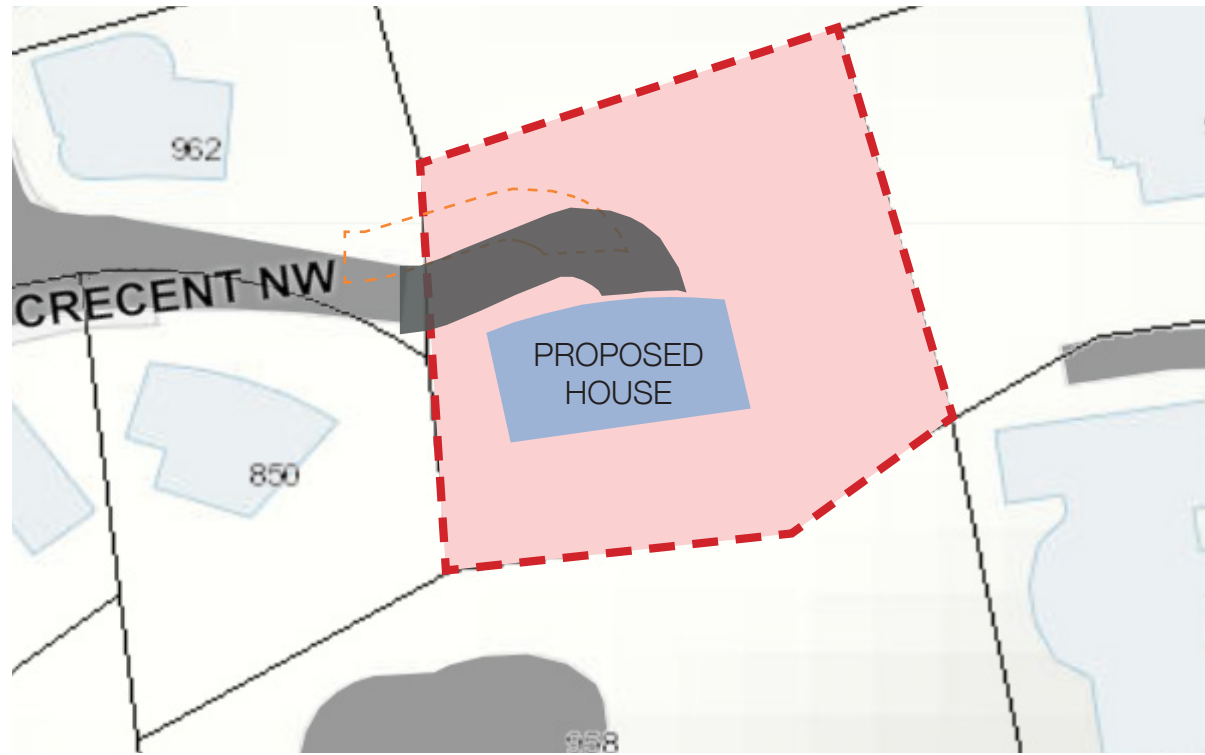
4 PROPOSED SIDE ELEVATION (WEST)
SCALE: 1/4" = 1'-0"

3 PROPOSED REAR ELEVATION (NORTH)
SCALE: 1/4" = 1'-0"



2 PROPOSED SIDE ELEVATION (EAST)
SCALE: 1/4" = 1'-0"

1 PROPOSED FRONT ELEVATION (SOUTH)
SCALE: 1/4" = 1'-0"



LOT PLAN: ■ WITHOUT RELIEF ■ WITH RELIEF

AREA VARIANCE BEING SOUGHT:

VARIANCE to SECTION C-305:

TO ALLOW THE CONSTRUCTION OF A ONE-FAMILY DETACHED DWELLING ON A THEORETICAL LOT UNDER § C-305, IN THE R-1-A DISTRICT AT PREMISES. 4509 FOXHALL CRESCENTS DRIVE, N.W. (SQUARE 1397, LOT 960).

JUSTIFICATION:

1. Proposed form of relief was previously granted by the BZA in case 18708
2. Owner agrees to uphold all of same previous Stormwater Management provisions agreed to by previous neighbors and HOA, but with current standards.
3. Proposal of single-family home is in line and proportionate context to the rest of the entire residential HOA of Foxhall Crescent Drive community.
4. Pending ANC approval which should match previous ANC approvals from the previous case.

