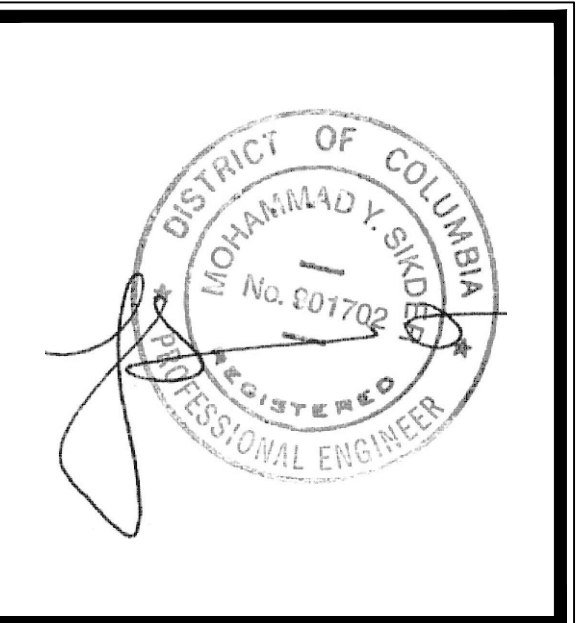
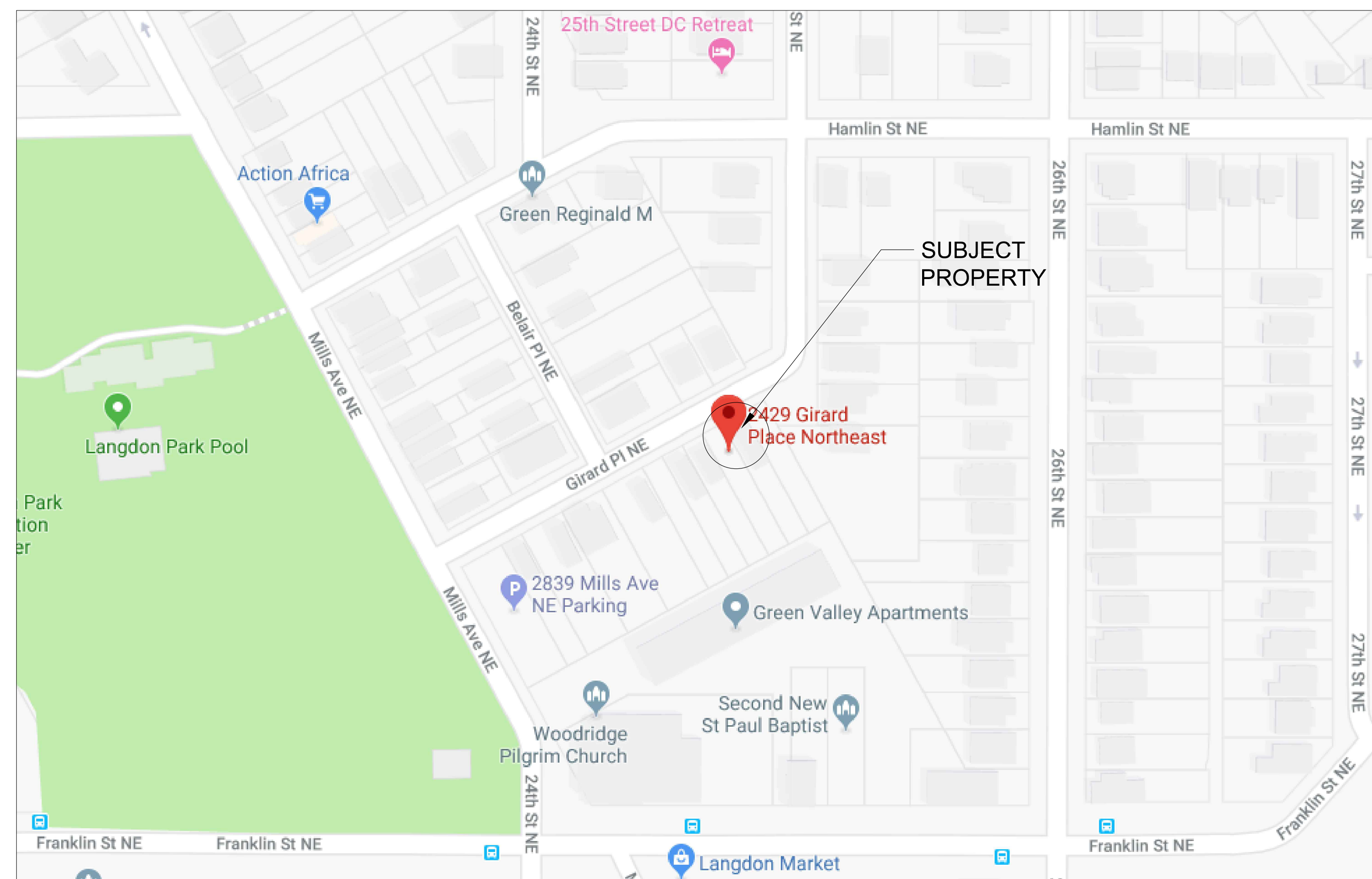
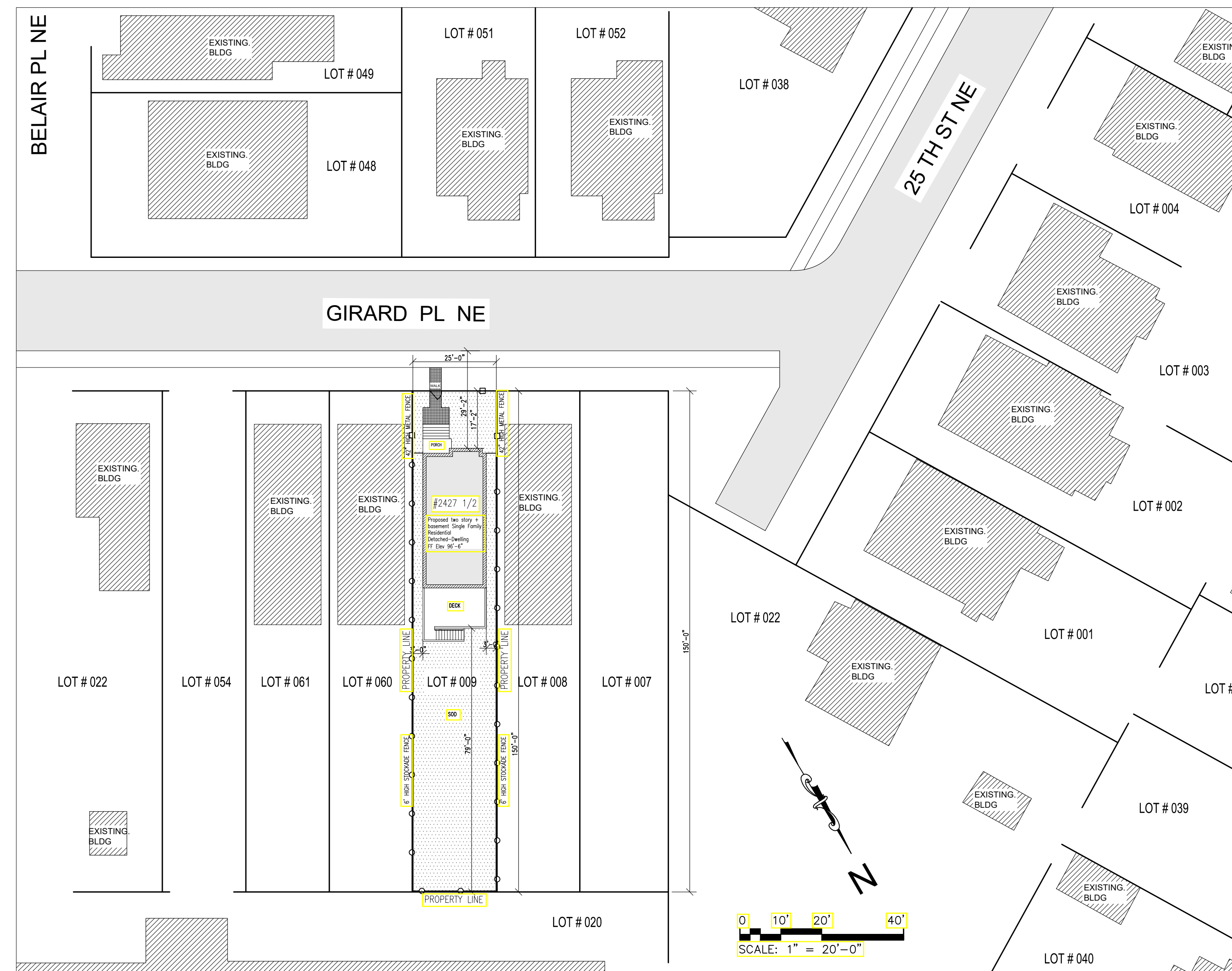


PROJECT NAME :
 2429 GIRARD PLACE NE
 WASHINGTON DC ,20018

BZA SUBMISSION

INDEX

Sheet Name	Sheet Name
BZA COVER PAGE	000
SITE PLAN WITH CONTEXT	001
LANDSCAPE PLAN	002
BASEMENT FLOOR PLAN	003
FIRST FLOOR PLAN	004 </td
SECOND FLOOR PLAN	005
ROOF PLAN	006
NORTH ELEVATION	007
EAST ELEVATION	008
SOUTH ELEVATION	009
WEST ELEVATION	010



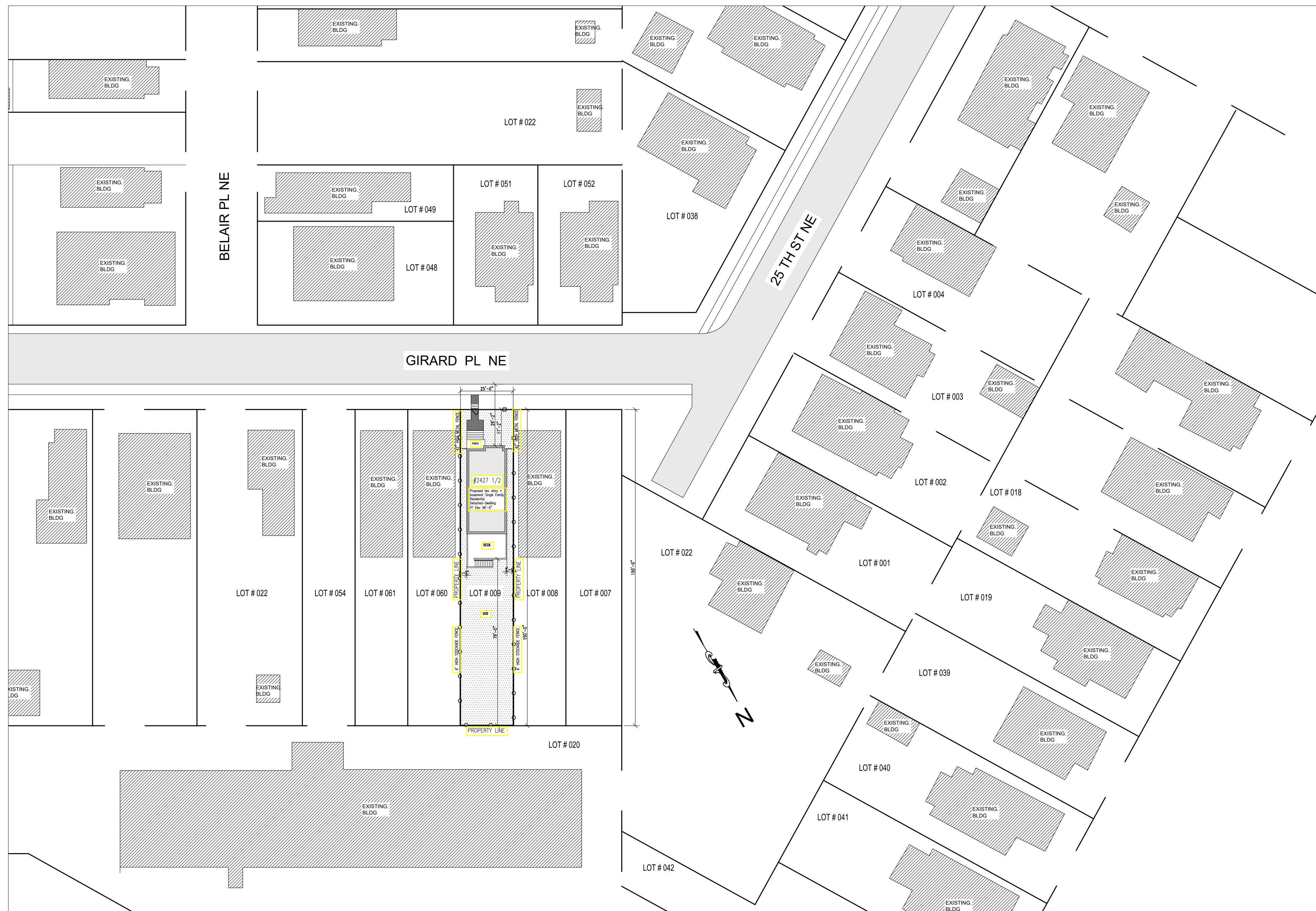
BY	DESCRIPTION	REV	DATE

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

BZA COVER PAGE
 ADDRESS:
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 WASHINGTON DC ,20018

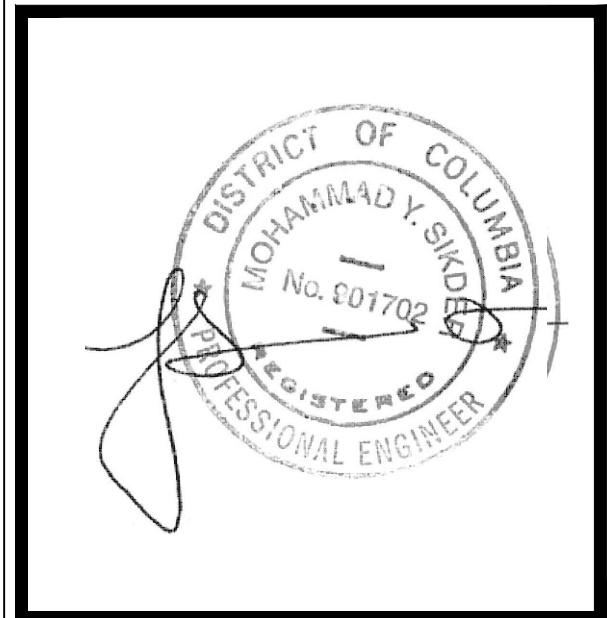
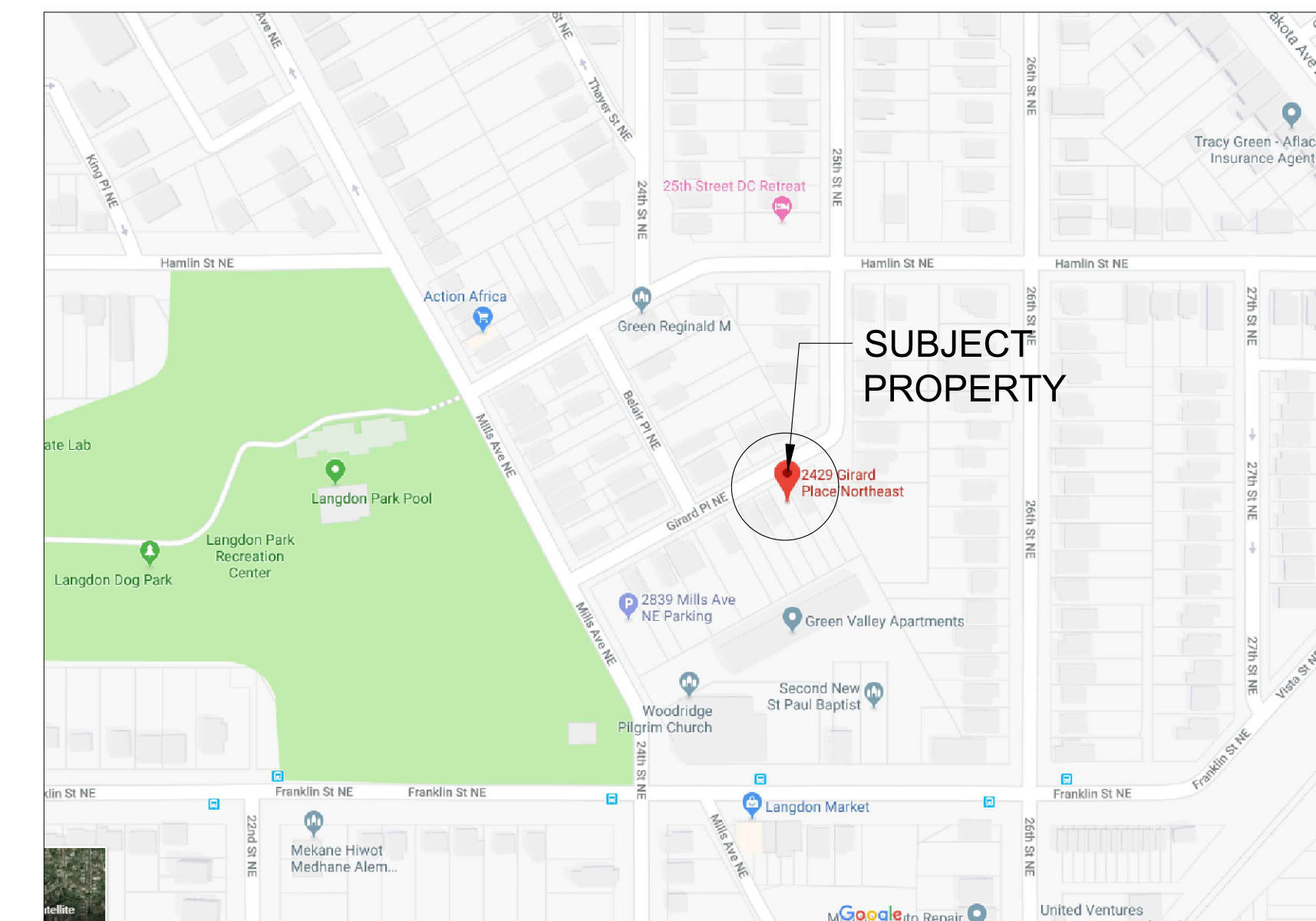
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DRAWN BY:	
CHECKED BY:	APPROVED BY:
DWG NO.:	
000	

SITE PLAN WITH CONTEXT



0 15' 30' 60'
SCALE: 1" = 30'-0"

LOCATION MAP



Zoning Data Summary			
Zoning District	R-1-B		
Proposed Use	SINGLE FAMILY RESIDENTIAL DWELLING		
Zoning Data			
	Min.	Rqd.	Proposed
Number of Dwelling Units	-	-	1
Number of Parking Spaces	1	-	0
Side Yard (left)	8'	-	3'-0"
Side Yard (Right)	8'	-	3'-0"
Rear Yard	25'	-	91'-0"
Building Height	40'	-	28'-0"
Lot Area	5,000 SF	-	3,750 SF
Pervious Area	50%	-	75.77 %
Floor Area Ratio	-	-	n/a
Building Area	-	-	789 SF
Lot Occupancy %	40	-	21.03 %
Number of Stories	3	-	2
Lot Width	50'	-	25'-0"

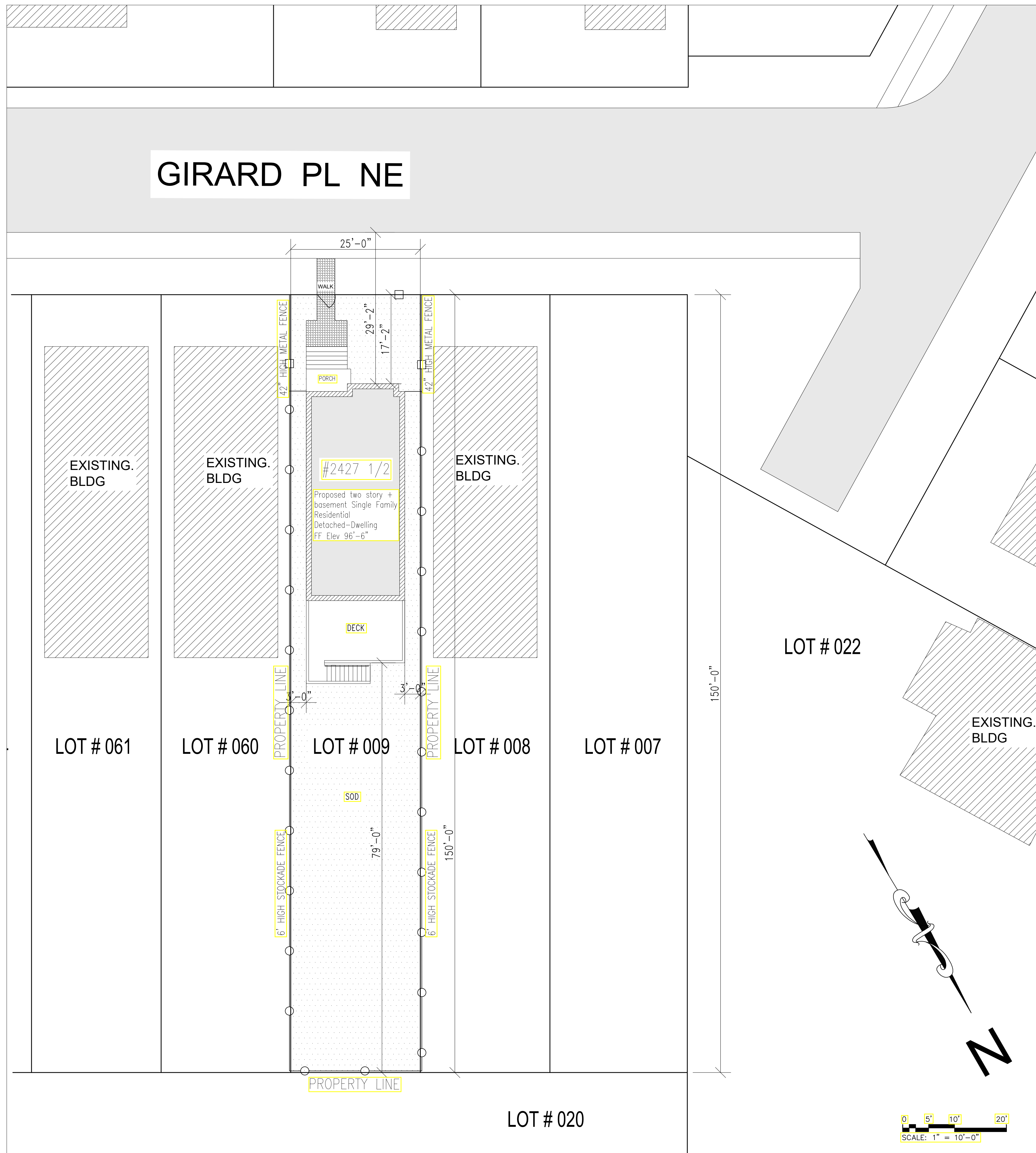
DATE	REV	DESCRIPTION	BY

District-Properties.Com Inc.
Residential Development Company
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SITE PLAN WITH CONTEXT
ADDRESS:
2429 GIRARD PLACE NE
WASHINGTON DC ,20018

DATE:	1/14/19
DESIGNED BY:	
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DWG NO.:	001

GIRARD PL NE

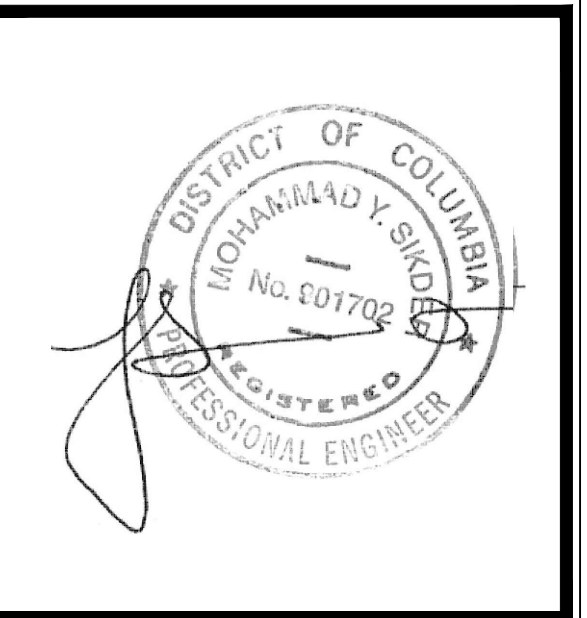


LEGENDS

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

SYMBOL

- 42" HIGH METAL FENCE
- 6' HIGH STOCKADE FENCE



DATE	REV	DESCRIPTION	BY

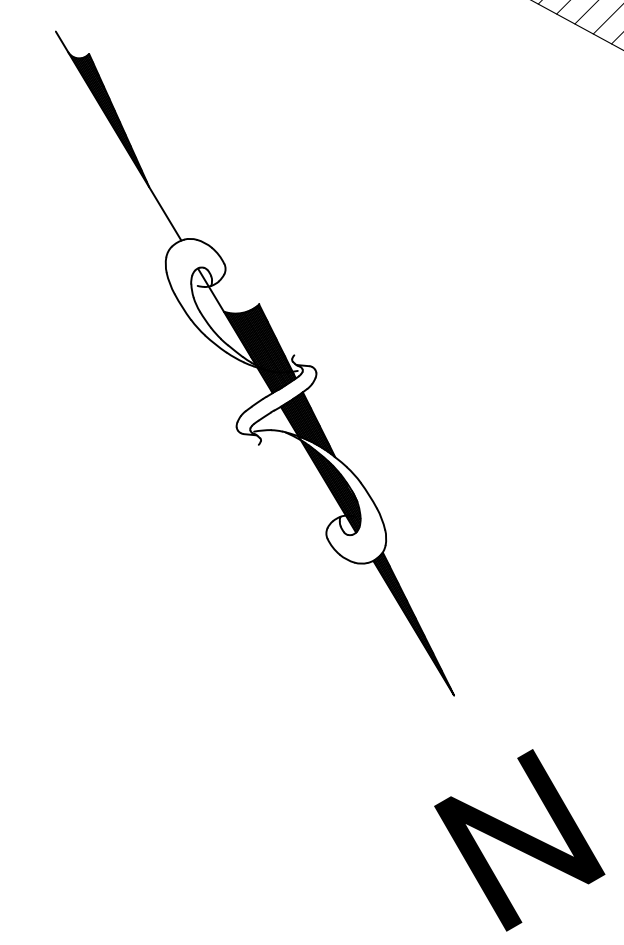
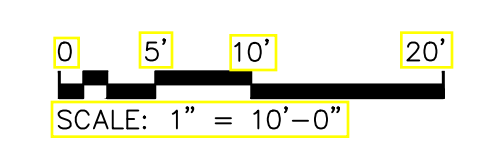
District-Properties.Com Inc.
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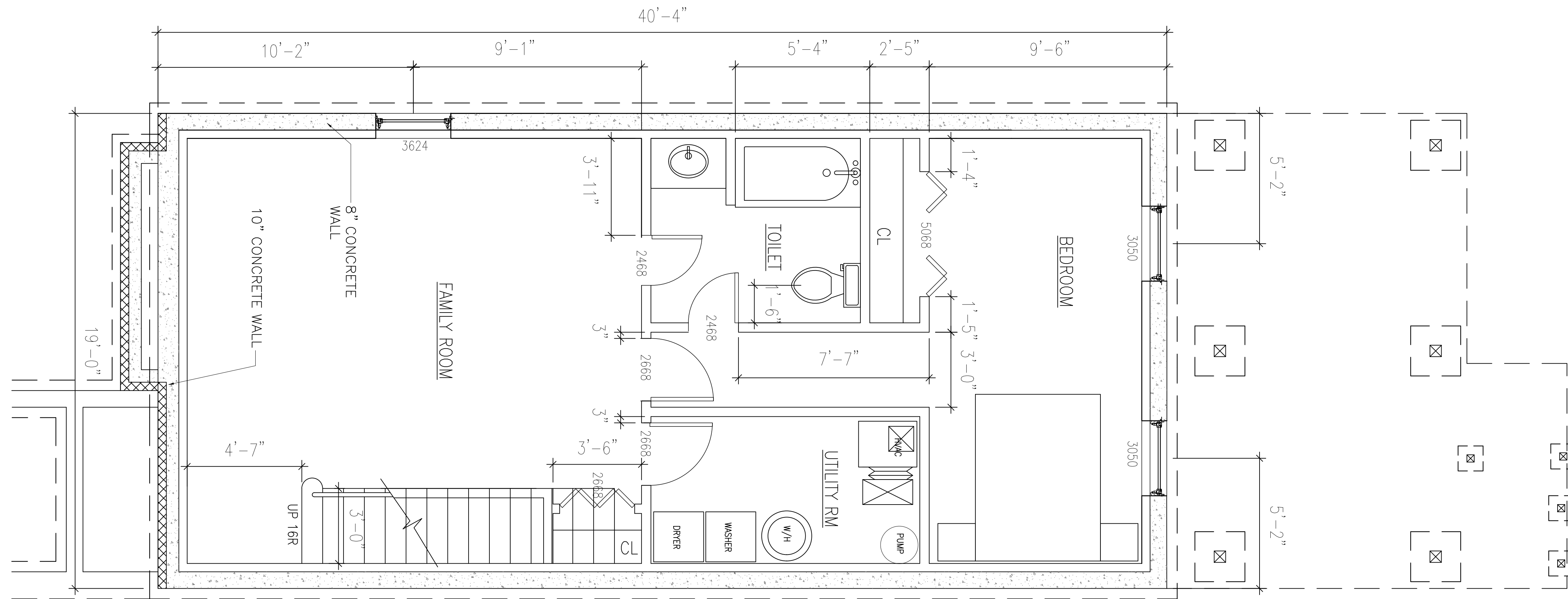
LANDSCAPE PLAN

ADDRESS:
**2429 GIRARD PLACE NE
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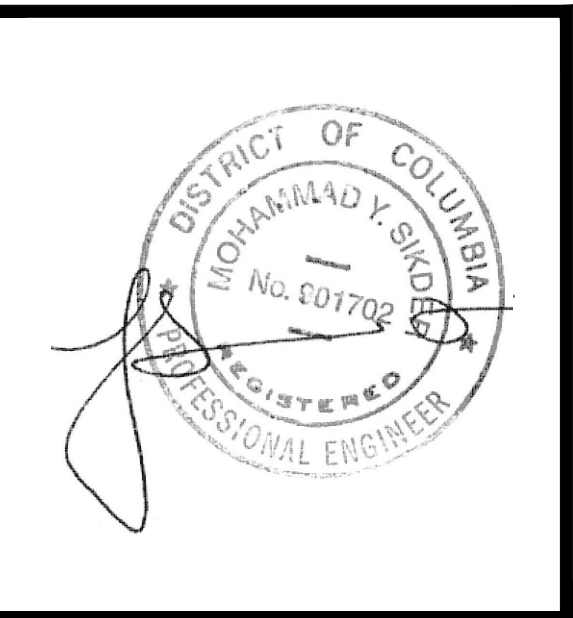
DATE: 1/14/19
 DESIGNED BY:
 DRAWN BY:
 CHECKED BY: APPROVED BY:

AS SHOWN **002**





BASEMENT FLOOR PLAN



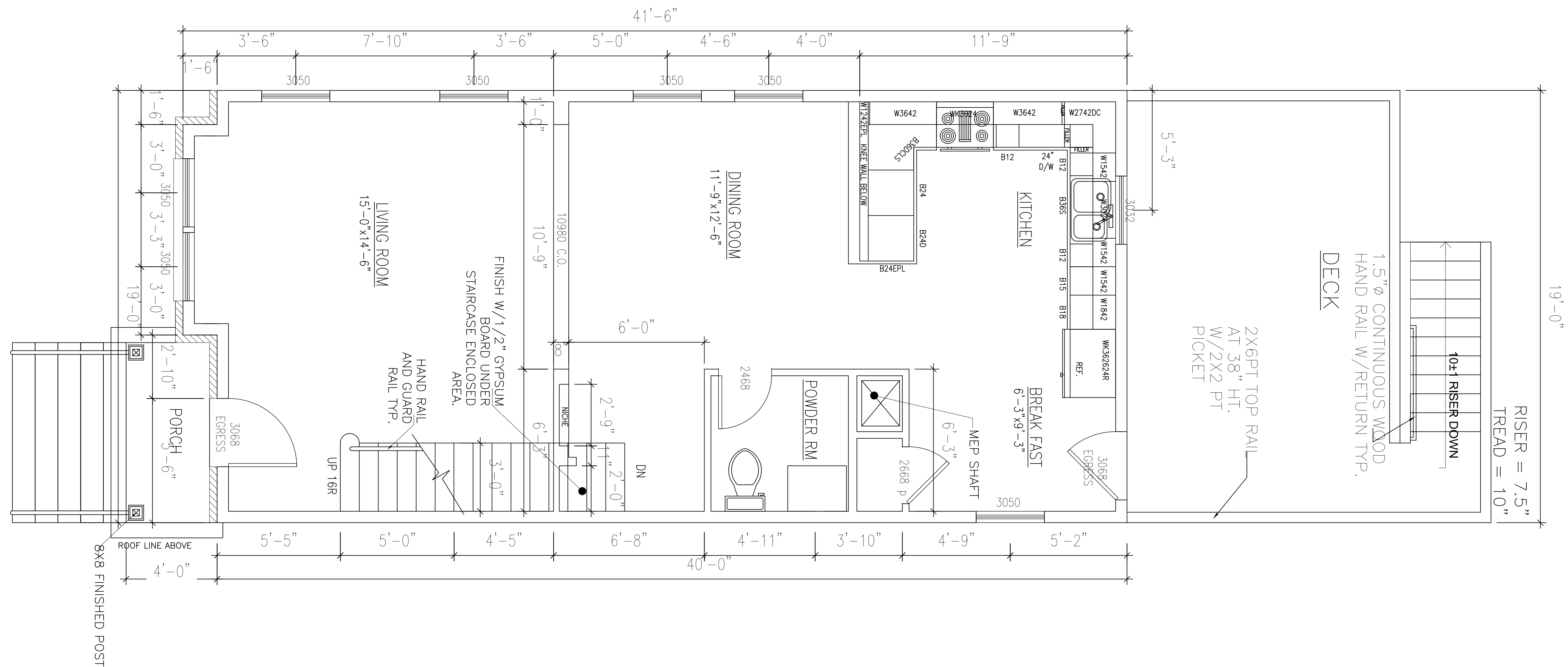
DATE	REV	DESCRIPTION	BY

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BASEMENT FLOOR PLAN
 ADDRESS:
2429 GIRARD PLACE NE
WASHINGTON DC ,20018

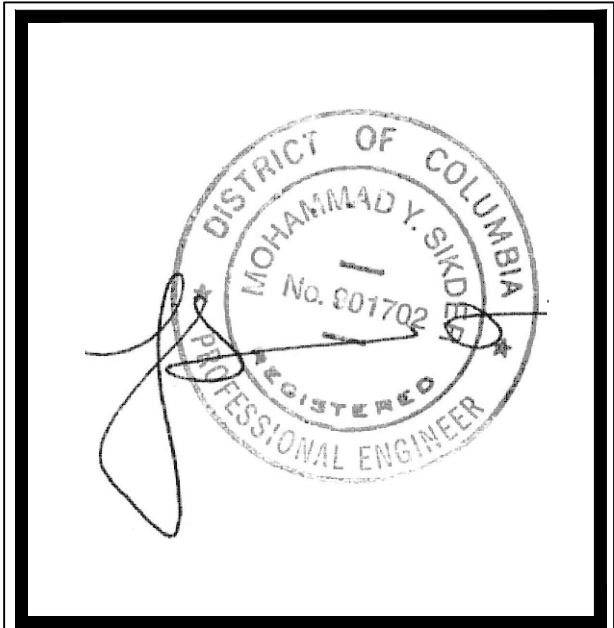
DATE:	1/14/19
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CHECKED BY:	
APPROVED BY:	

DWG No.: **003**



FIRST FLOOR PLAN

SCALE: 3/8" = 1'-0"



DATE	REV	DESCRIPTION	BY

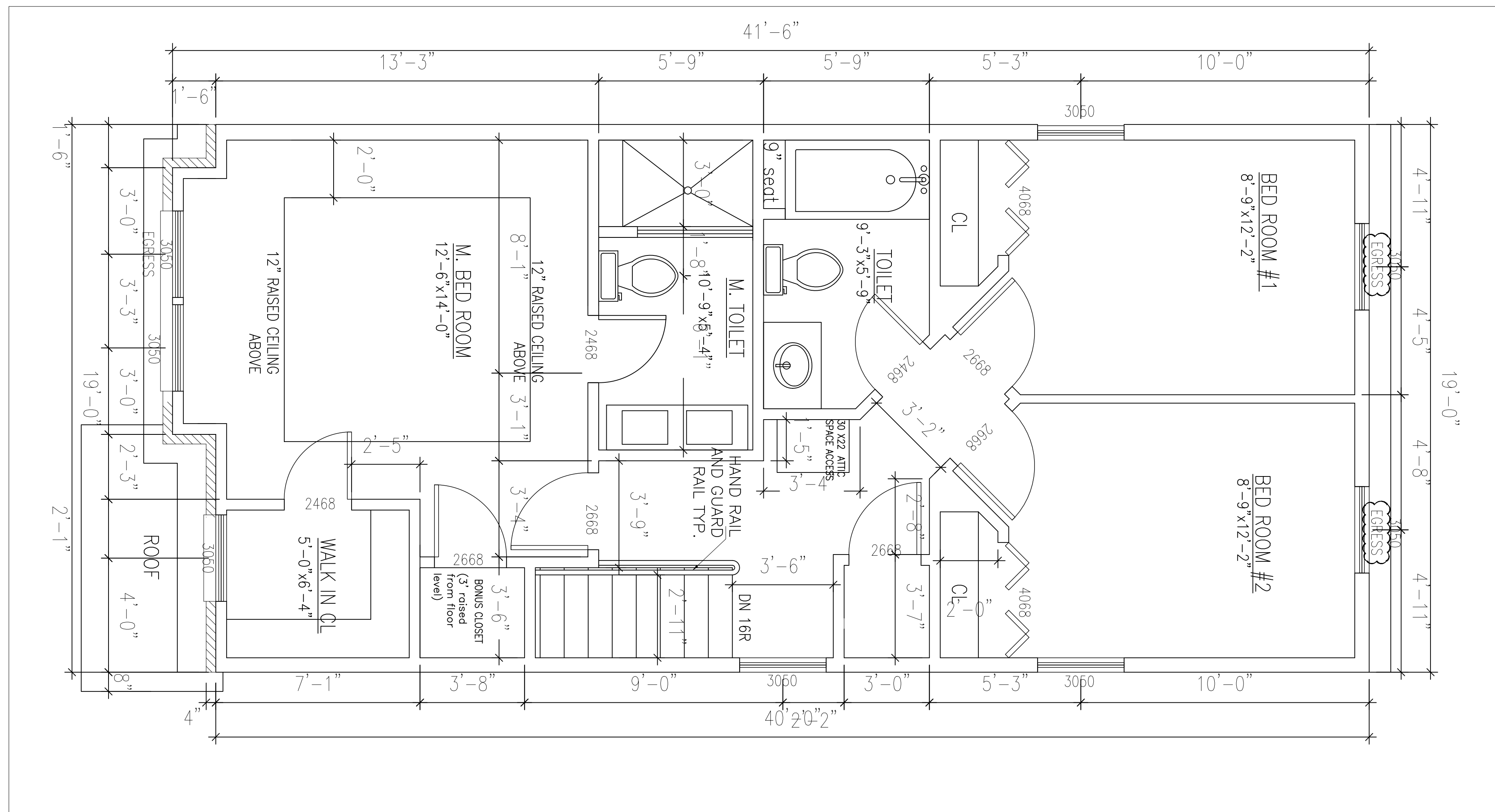
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FIRST FLOOR PLAN

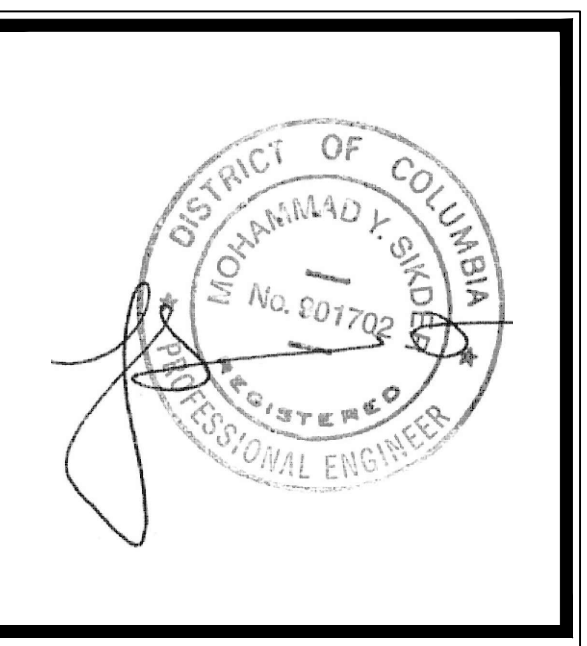
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SECOND FLOOR PLAN



DATE	REV	DESCRIPTION	BY

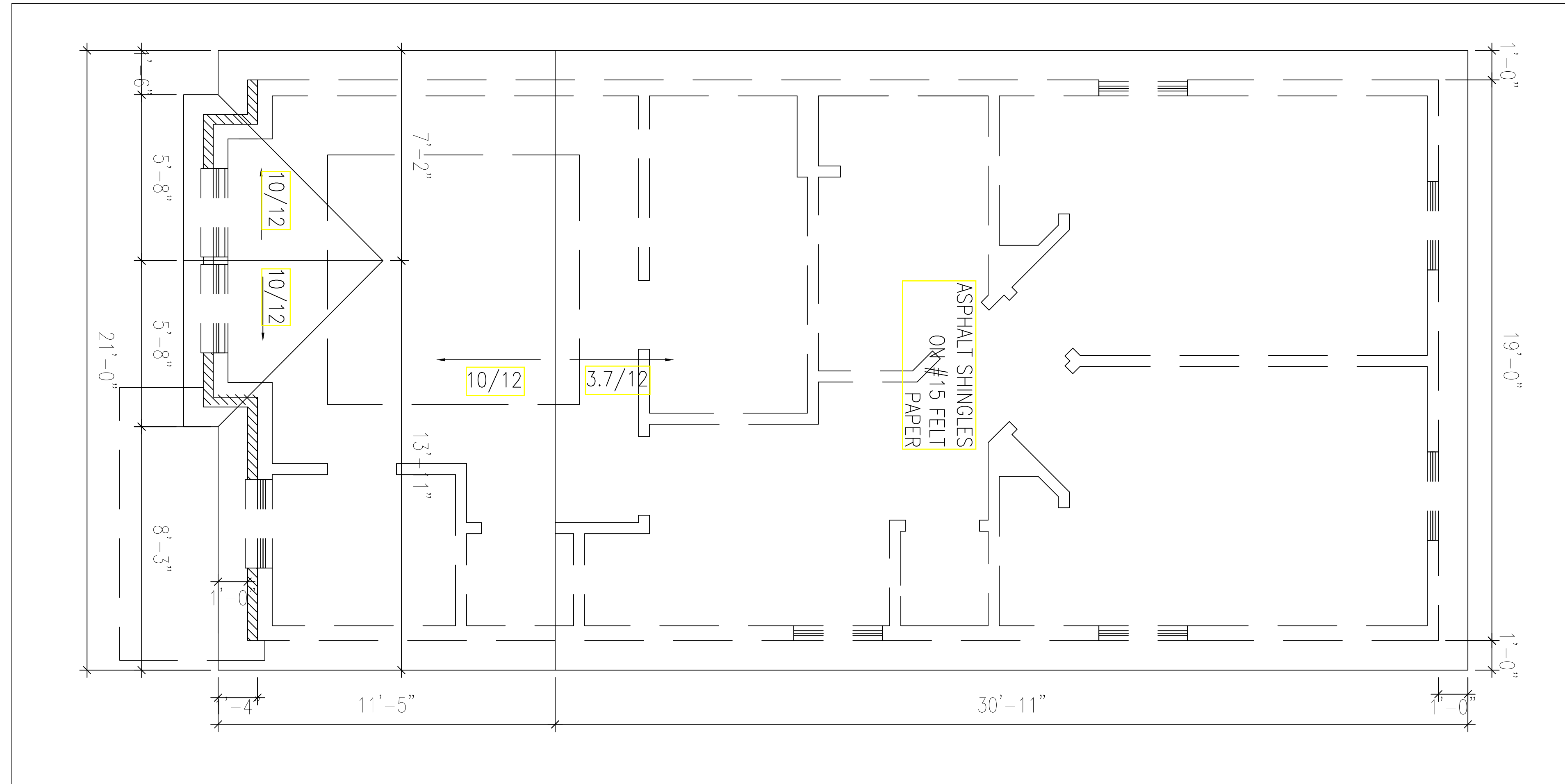
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SECOND FLOOR PLAN

ADDRESS:
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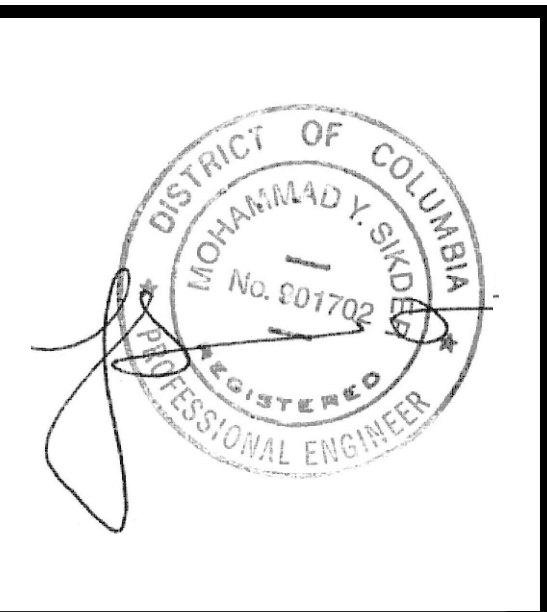
DATE: 1/14/19
 DESIGNED BY:
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ROOF PLAN

SCALE: 3/8" = 1'-0"

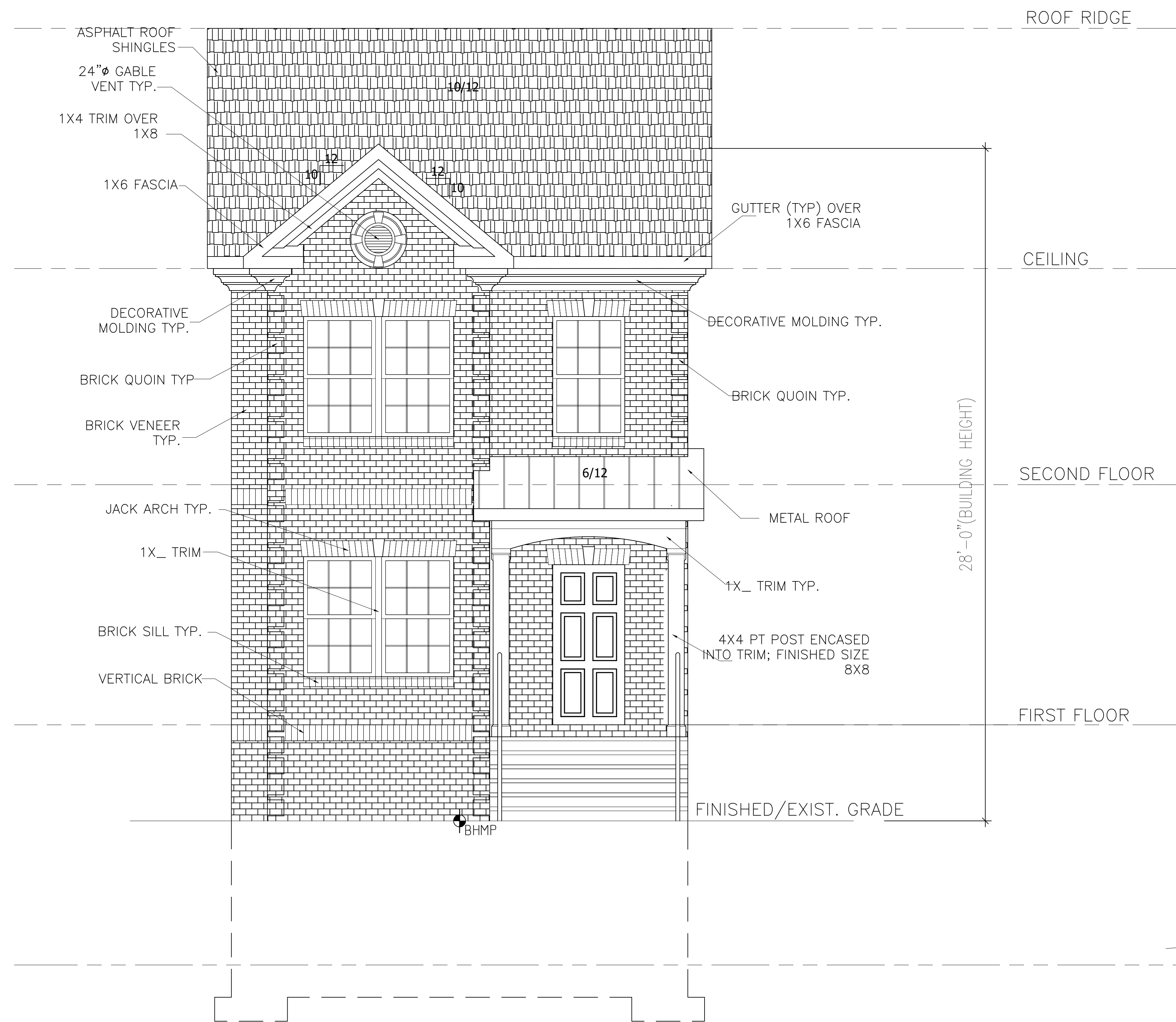


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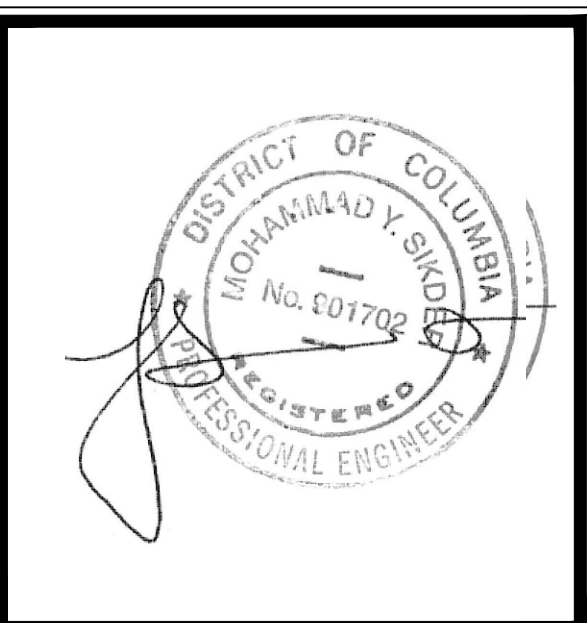
ROOF PLAN
 ADDRESS:
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NORTH ELEVATION

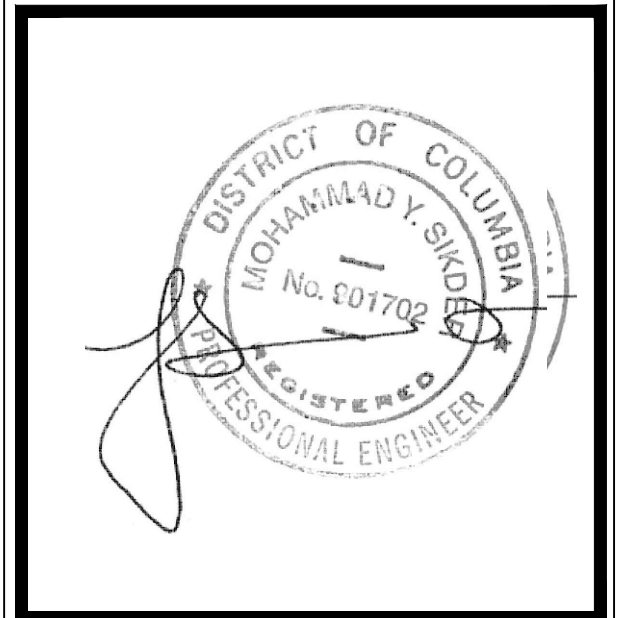


DATE	REV	DESCRIPTION	BY

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 FAX: 202.526.6217

NORTH ELEVATION
 ADDRESS:
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 WASHINGTON DC ,20018

DATE:	1/14/19
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	APPROVED BY:
DWG NO:	007



BY	DESCRIPTION	REV	DATE

District-Properties.Com Inc.
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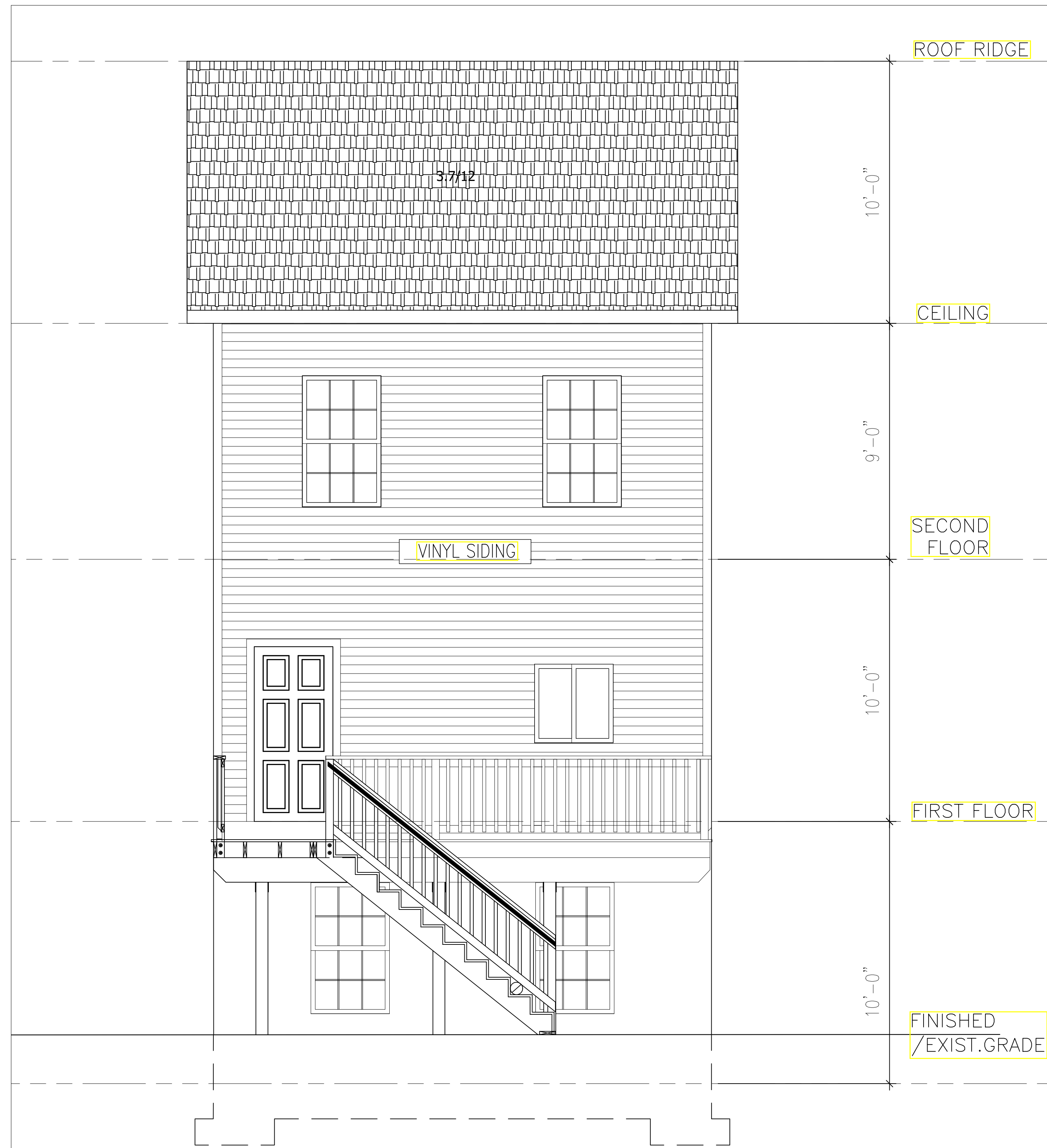
EAST ELEVATION

ADDRESS:
**2429 GIRARD PLACE NE
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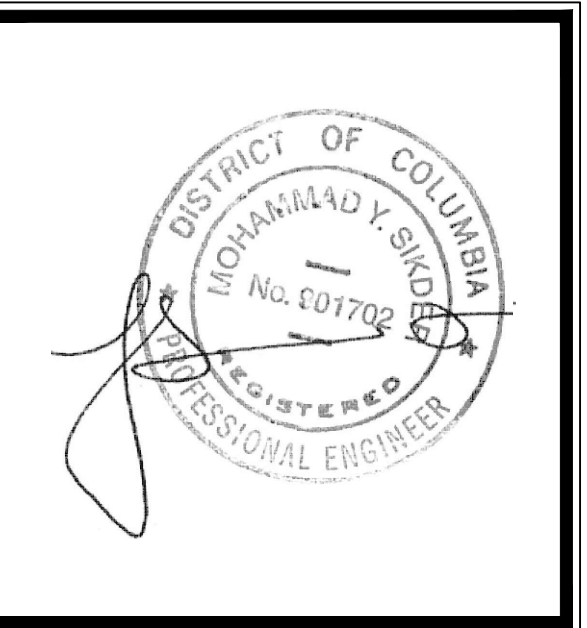
DATE:	1/14/19
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
APPROVED BY:	
DWG NO.:	008

EAST ELEVATION

SCALE: 1/2" = 1'-0"



SOUTH ELEVATION



DATE	REV.	DESCRIPTION	BY

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SOUTH ELEVATION

ADDRESS:
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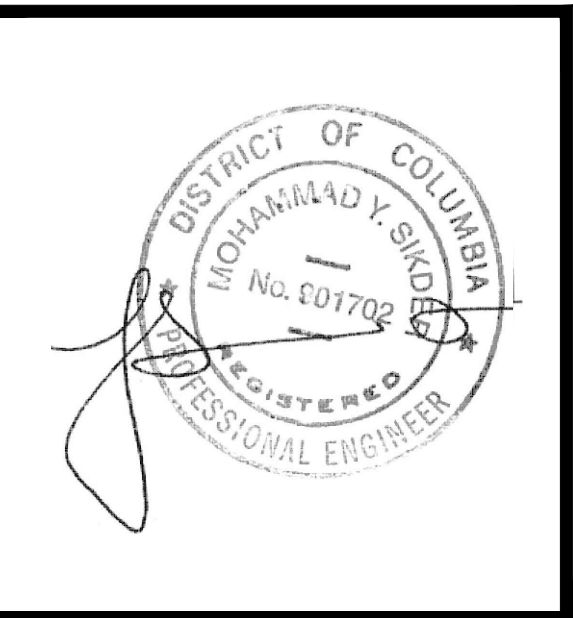
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 CHECKED BY: APPROVED BY:

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SCALE: 1/2" = 1'-0"



WEST ELEVATION



BY	DESCRIPTION	REV	DATE

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WEST ELEVATION

ADDRESS:
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DATE: 1/14/19
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 CHECKED BY: APPROVED BY:

DWG NO.: **010**

SCALE: 3/8" = 1'-0"