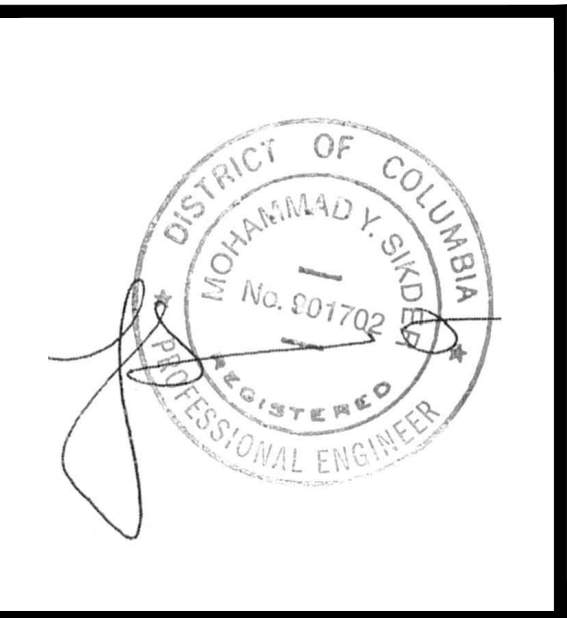
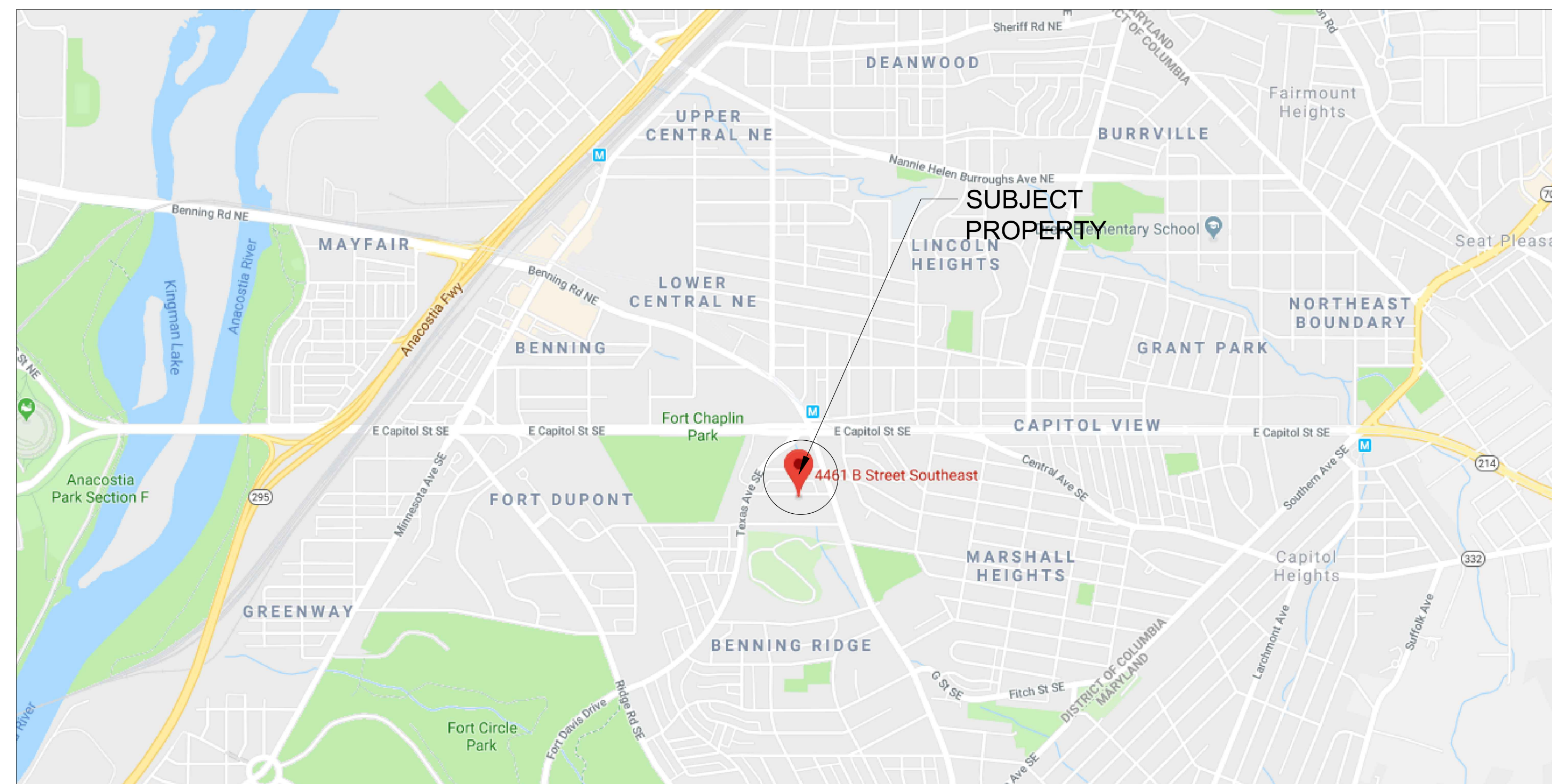
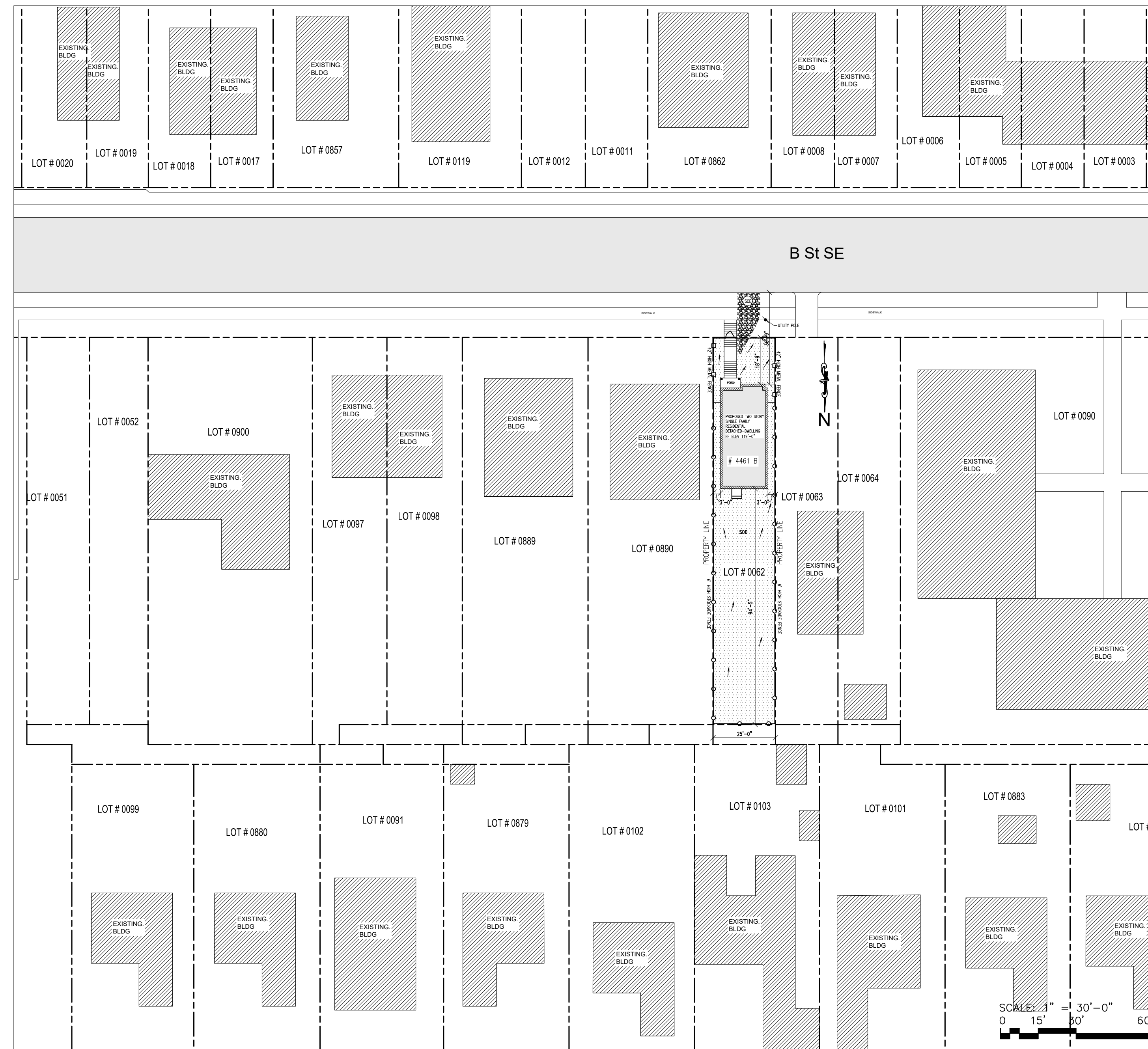


PROJECT NAME :  
 4461 B ST SE  
 WASHINGTON DC ,20019

BZA SUBMISSION

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RIGHT ELEVATION	009



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

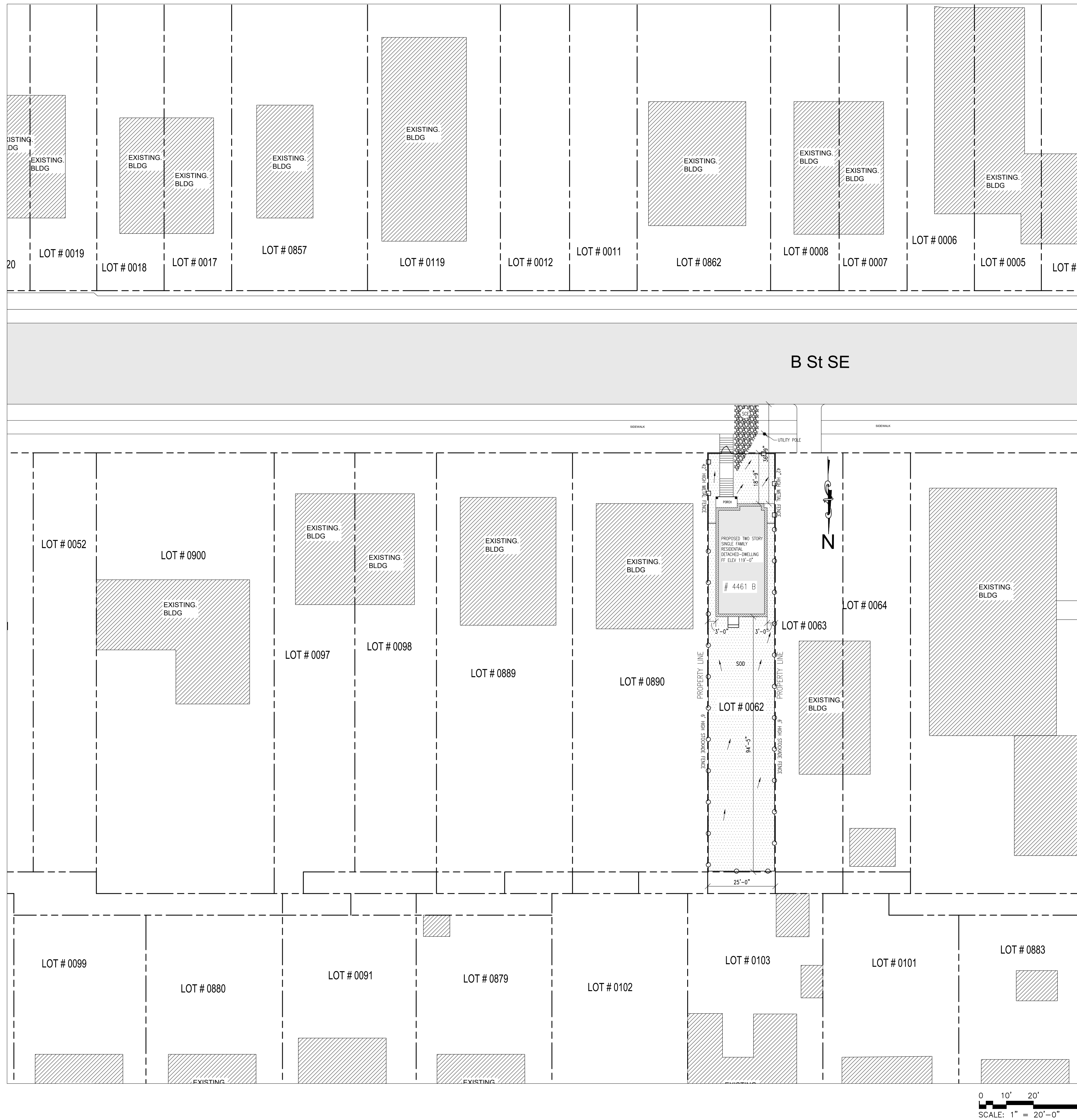
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DATE: 1/14/19  
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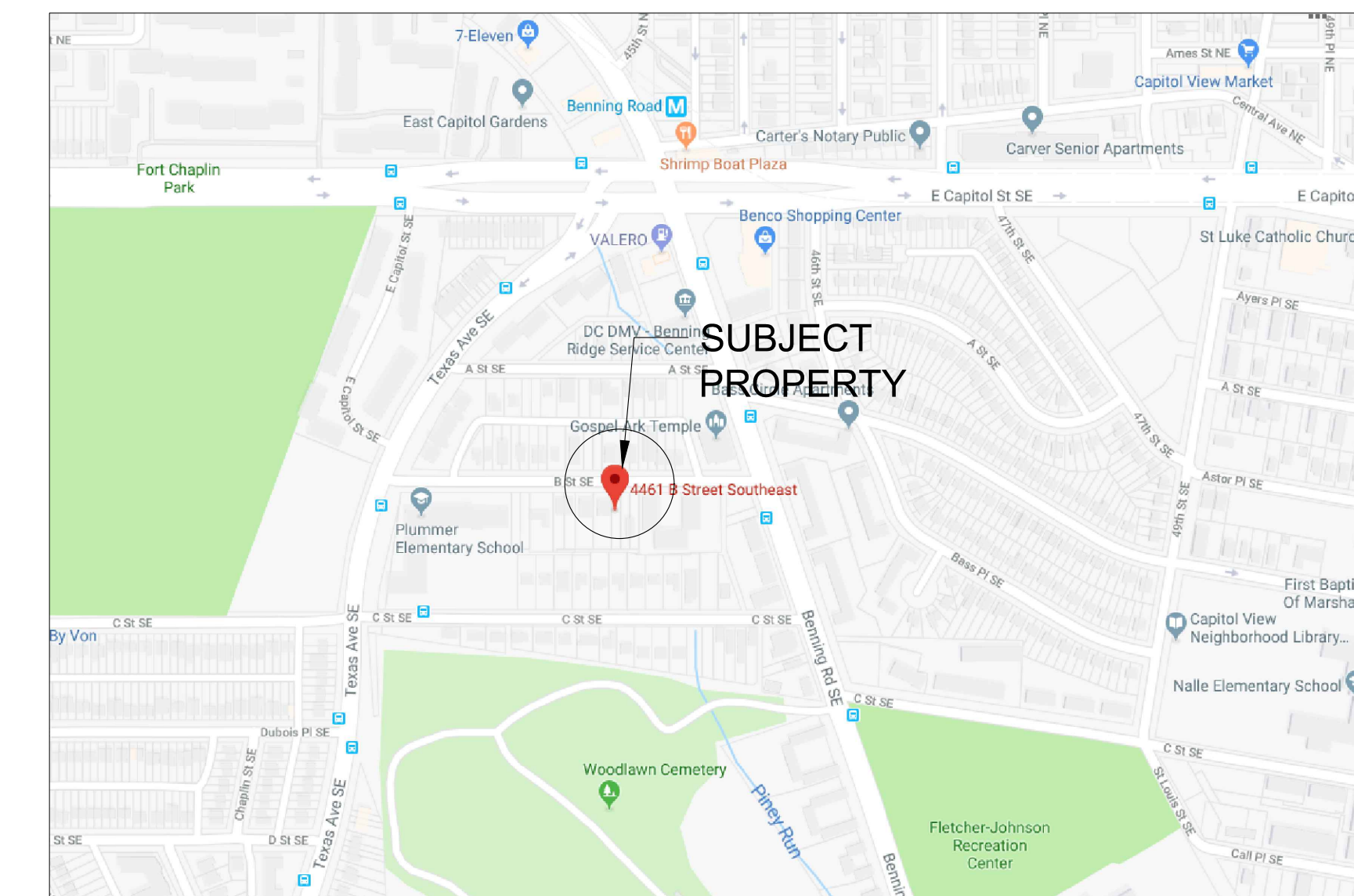
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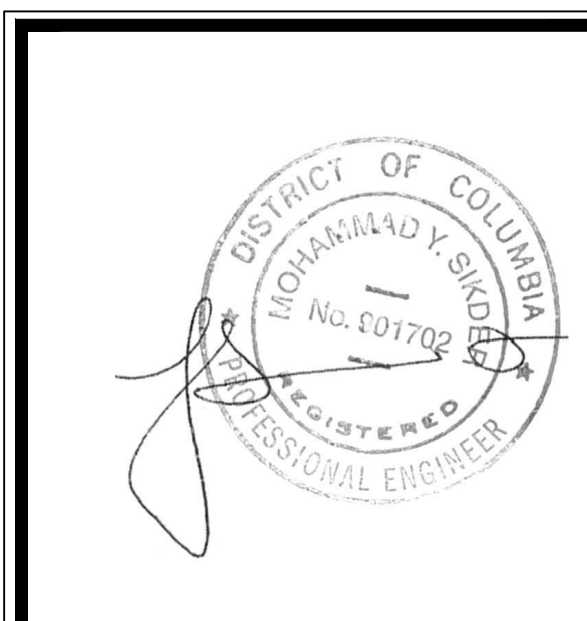
SITE PLAN WITH CONTEXT



LOCATION MAP



Zoning Data Summary		
Zoning District	R-2	
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	20'	94'-5"
Building Height	40'	28'-0"
Lot Area	4,000 SF	3,875 SF
Pervious Area	30%	76.5 %
Floor Area Ratio	-	n/a
Building Area	-	788 SF
Lot Occupancy %	40	21 %
Number of Stories	3	2
Lot Width	50'	25'-0"



BY	DESCRIPTION	REV	DATE

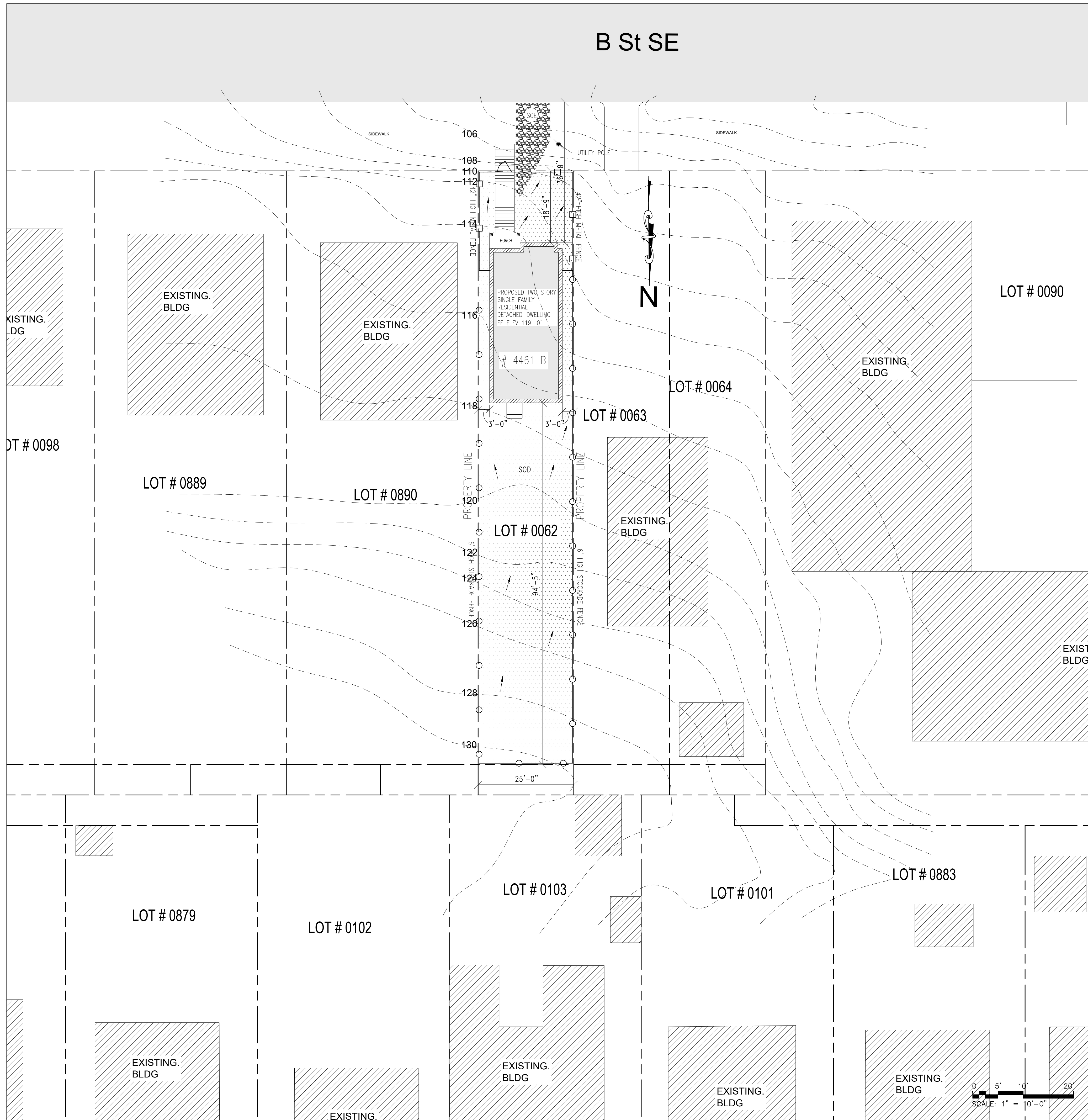
District-Properties.Com Inc.  
Residential Development Company  
6500 CHILLUM PL. NW  
WASHINGTON, DC 20012  
TEL: 202 526 8664  
FAX: 202 526 6217

SITE PLAN WITH CONTEXT  
ADDRESS:  
4461 B ST SE  
WASHINGTON DC ,20019



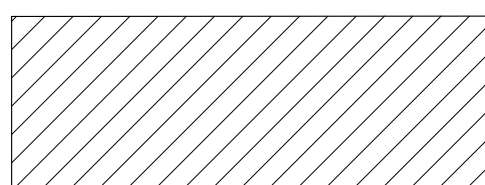
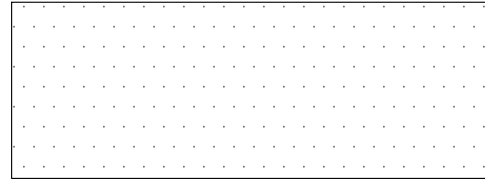
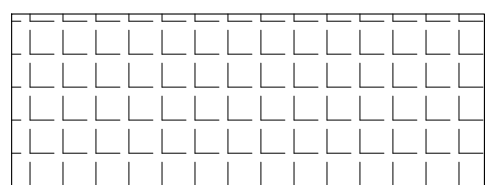
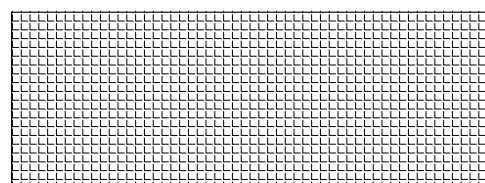
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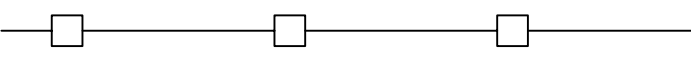
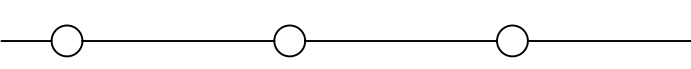
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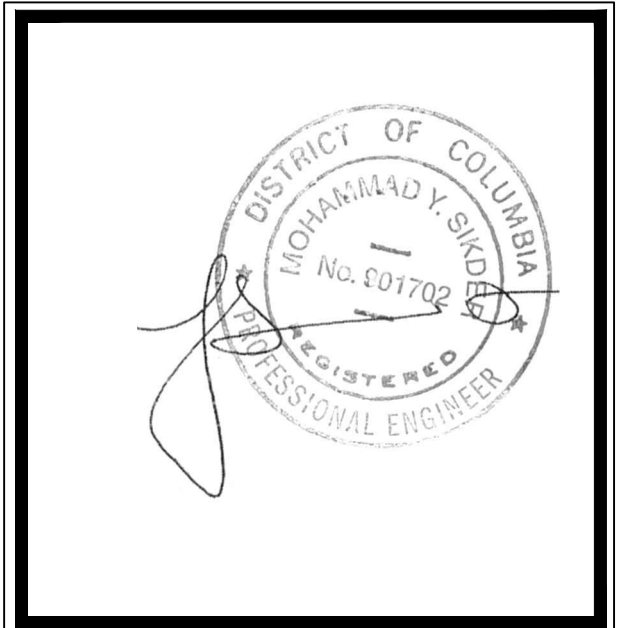


LEGENDS

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

SYMBOL

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



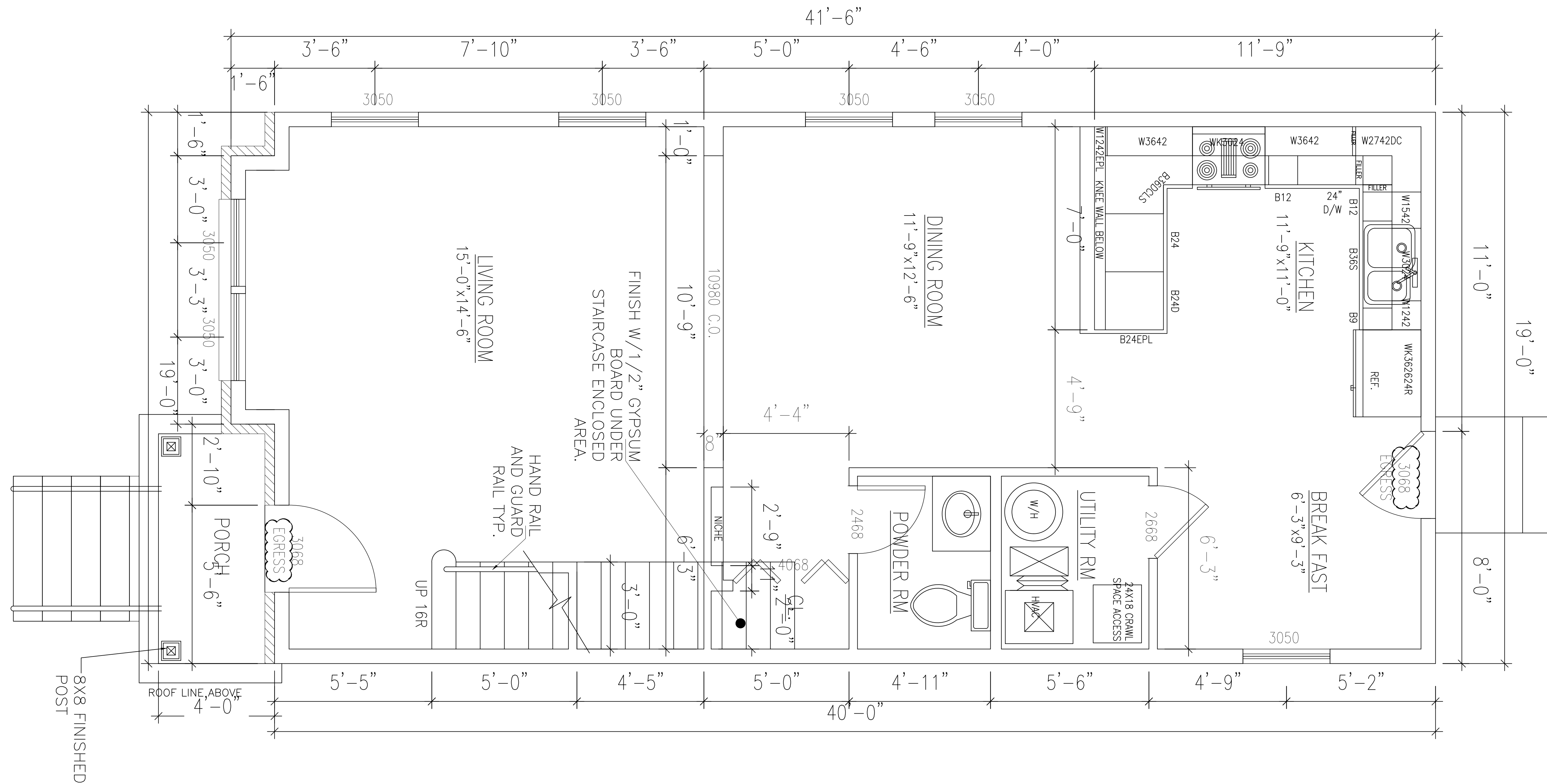
BY	DESCRIPTION

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Residential Development Company  
6500 CHILLUM PL, NW  
WASHINGTON, DC 20012  
TEL: 202 526 8664  
FAX: 202 526 6217

LANDSCAPE PLAN  
ADDRESS:  
4461 B ST SE  
WASHINGTON DC ,20019

DATE:	1/14/19
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	APPROVED BY:
AS SHOWN	DWG NO. 002

# FIRST FLOOR PLAN



**NOTE:**

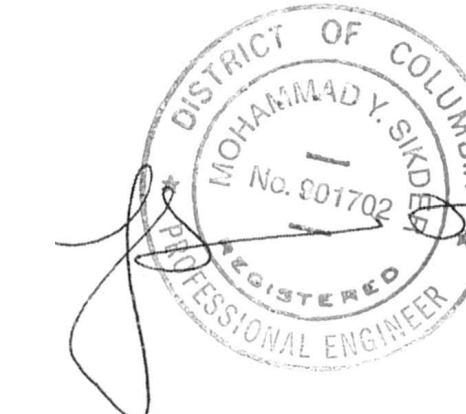
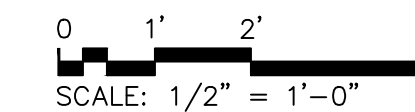
DIMENSION ARE GIVEN FROM FACE TO FACE OF THE STUD EXCEPT PERIMETER WALL. PERIMETER WALL ARE MEASURED FROM FACE OF SHEATHING.

ALL THE GLAZED DOOR INCLUDING SHOWER ENCLOSURE SHALL HAVE TEMPERED GLASS.

ALL THE WINDOWS IN HAZARDOUS LOCATION ARE MARKED AS "TMPR" INDICATING TEMPERED GLASS. THE HAZARDOUS LOCATIONS SHALL BE AS DEFINED BY IRC 2006 R308.

**INSULATION AND FENESTRATION REQUIREMENT BY COMPONENT**

FENESTRATION U - FACTOR	= 0.35
SKYLIGHT U - FACTOR	= 0.55
CEILING R - VALUE	= 49
WOOD FRAME WALL R - VALUE	= 20
WOOD FLOOR R - VALUE	= 19
CRAWL SPACE R - VALUE	= 19
BASEMENT R - VALUE	= 13



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

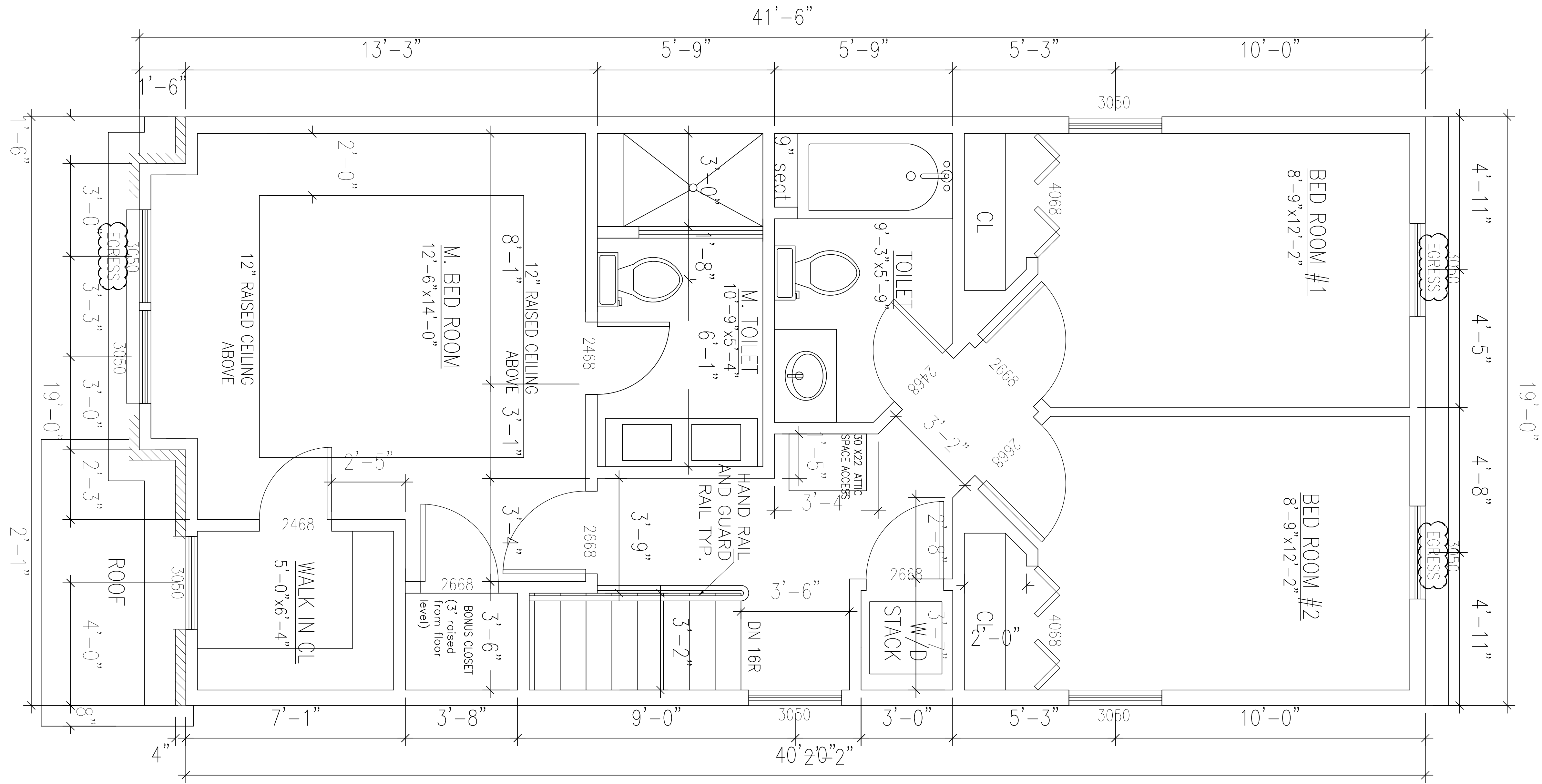
**FIRST FLOOR PLAN**

ADDRESS:  
4461 B ST SE  
WASHINGTON DC ,20019

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

DWG NO.:  
**003**

# SECOND FLOOR PLAN



**NOTE:**

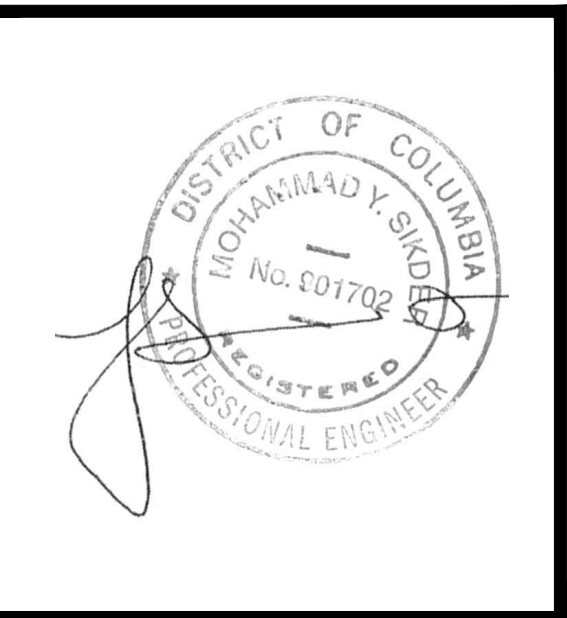
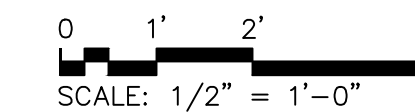
DIMENSION ARE GIVEN FROM FACE TO FACE OF THE STUD EXCEPT PERIMETER WALL. PERIMETER WALL ARE MEASURED FROM FACE OF SHEATHING.

ALL THE GLAZED DOOR INCLUDING SHOWER ENCLOSURE SHALL HAVE TEMPERED GLASS.

ALL THE WINDOWS IN HAZARDOUS LOCATION ARE MARKED AS "TMPR" INDICATING TEMPERED GLASS. THE HAZARDOUS LOCATIONS SHALL BE AS DEFINED BY IRC 2006 R308.

**INSULATION AND FENESTRATION REQUIREMENT BY COMPONENT**

FENESTRATION U - FACTOR	= 0.35
SKYLIGHT U - FACTOR	= 0.55
CEILING R - VALUE	= 49
WOOD FRAME WALL R - VALUE	= 20
WOOD FLOOR R - VALUE	= 19
CRAWL SPACE R - VALUE	= 19
BASEMENT R - VALUE	= 13



BY	DESCRIPTION	REV	DATE

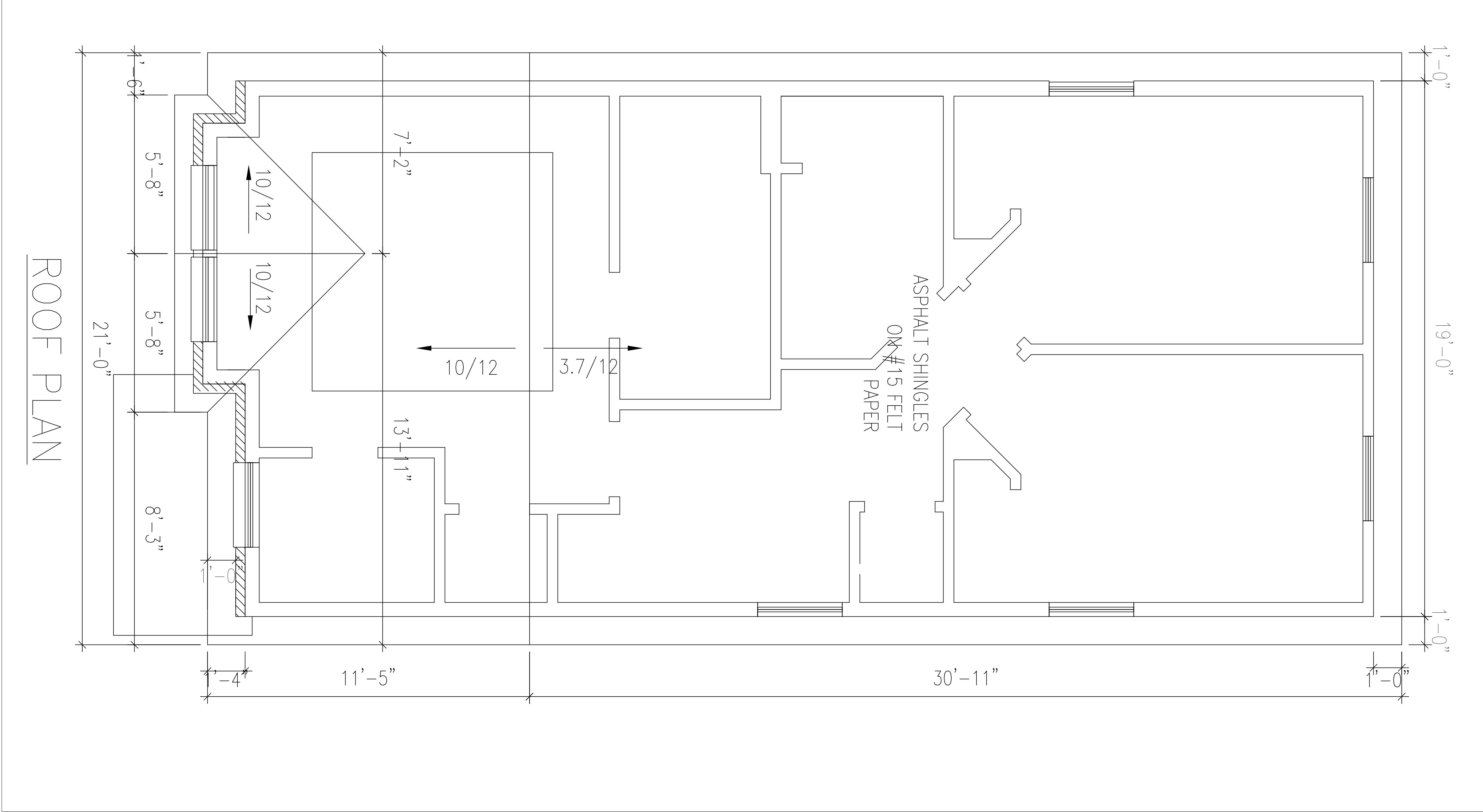
**District-Properties.Com Inc.**  
 Residential Development Company  
 6500 CHILLUM PL. NW  
 WASHINGTON, DC 20012  
 TEL: 202 526 8664  
 FAX: 202 526 6217

**SECOND FLOOR PLAN**

ADDRESS:  
 4461 B ST SE  
 WASHINGTON DC ,20019

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

DWG NO.: **004**



ROOF PLAN

**NOTE:**

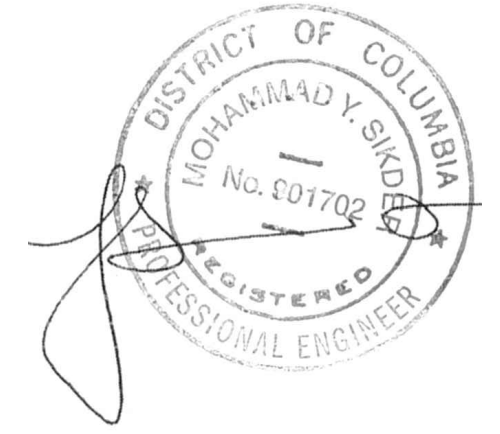
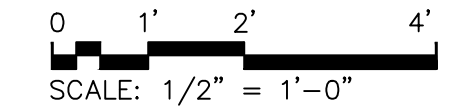
DIMENSION ARE GIVEN FROM FACE TO FACE OF THE STUD EXCEPT PERIMETER WALL. PERIMETER WALL ARE MEASURED FROM FACE OF SHEATHING.

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**INSULATION AND FENESTRATION REQUIREMENT BY COMPONENT**

FENESTRATION U - FACTOR	= 0.35
SKYLIGHT U - FACTOR	= 0.55
CEILING R - VALUE	= 49
WOOD FRAME WALL R - VALUE	= 20
WOOD FLOOR R - VALUE	= 19
CRAWL SPACE R - VALUE	= 19
BASEMENT R - VALUE	= 13



DATE	REV	DESCRIPTION	BY

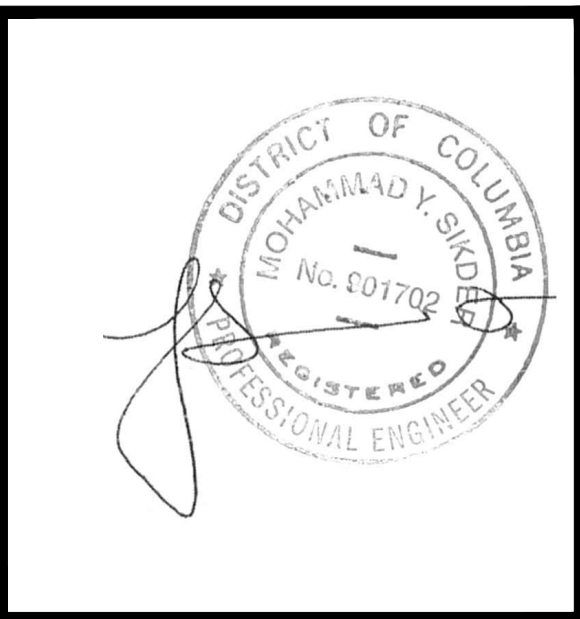
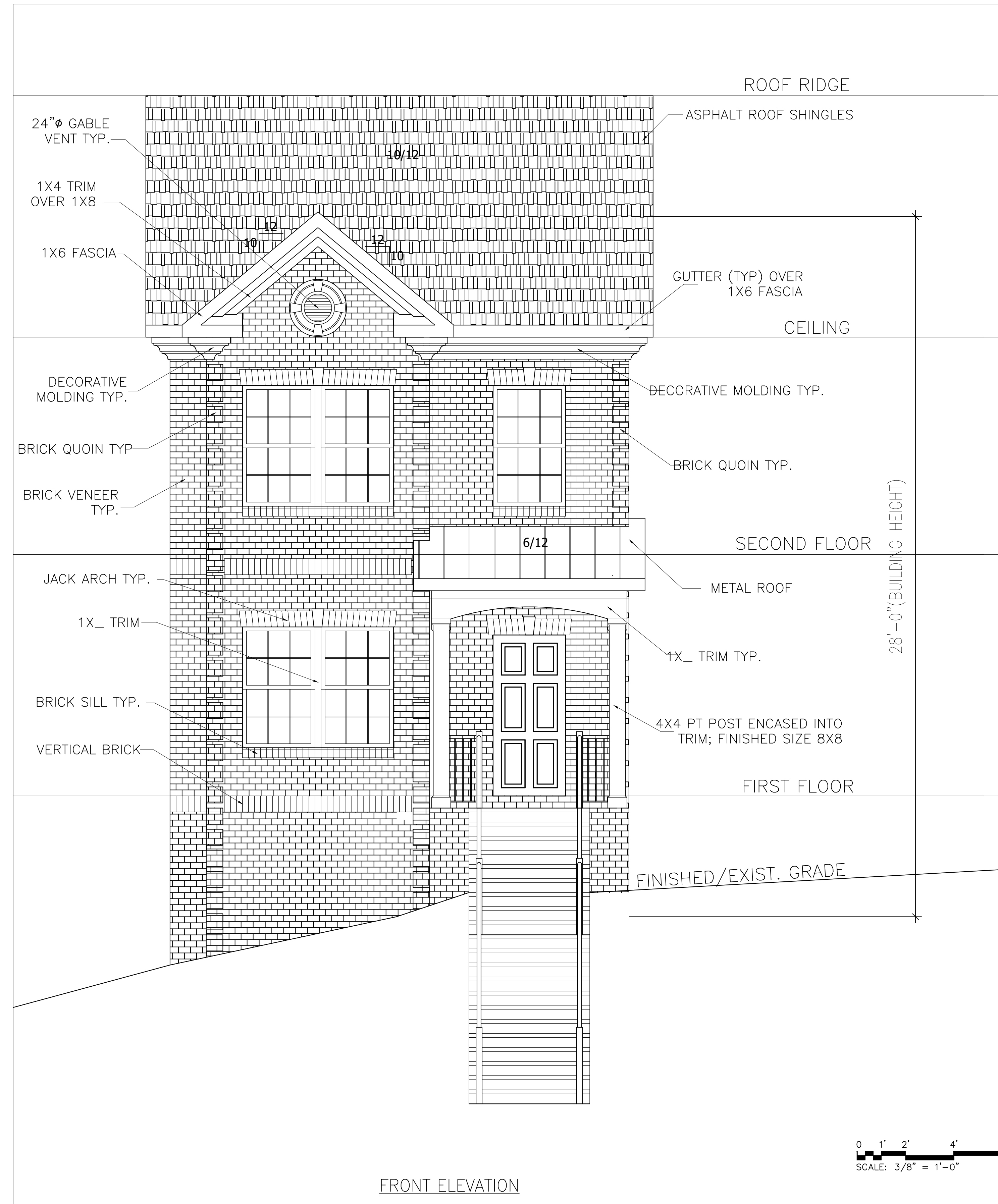
**District-Properties.Com Inc.**  
Residential Development Company  
6500 CHILLUM PL, NW  
WASHINGTON, DC 20012  
TEL: 202 526 8664  
FAX: 202 526 6217

ROOF PLAN

ADDRESS:  
4461 B ST SE  
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DATE:	1/14/19
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APPROVED BY:	

DWG NO.:  
**005**



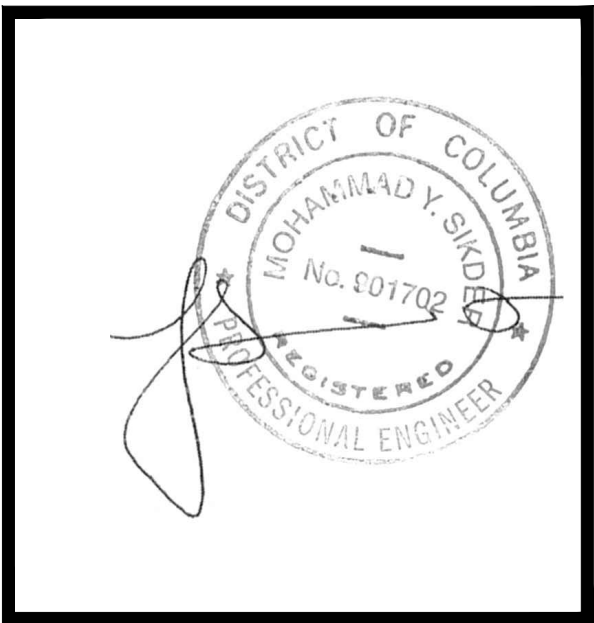
DATE	REV	DESCRIPTION	BY

**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:  
 4461 B ST SE  
 WASHINGTON DC ,20019

DATE:	1/14/19
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
APPROVED BY:	
DWG NO.:	006





DATE	REV	DESCRIPTION	BY

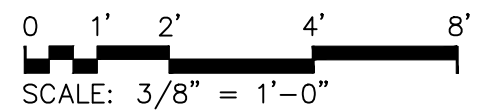
**District-Properties.Com Inc.**  
 Residential Development Company  
 6500 CHILLUM PL, NW  
 WASHINGTON, DC 20012  
 TEL: 202 526 8664  
 FAX: 202 526 6217

**BACK ELEVATION**

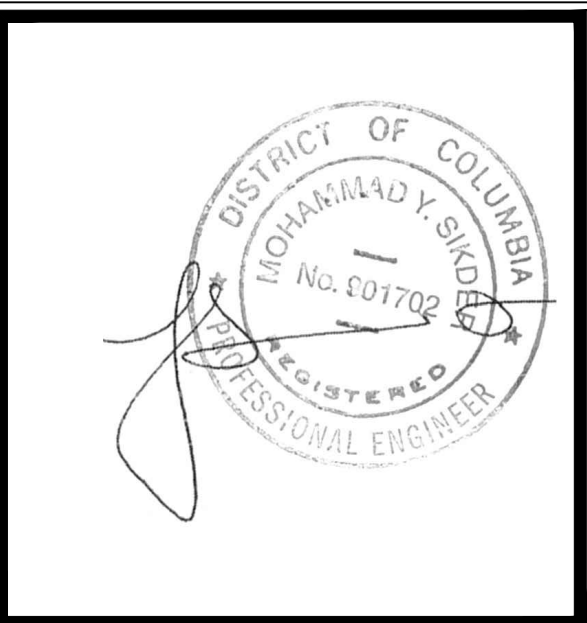
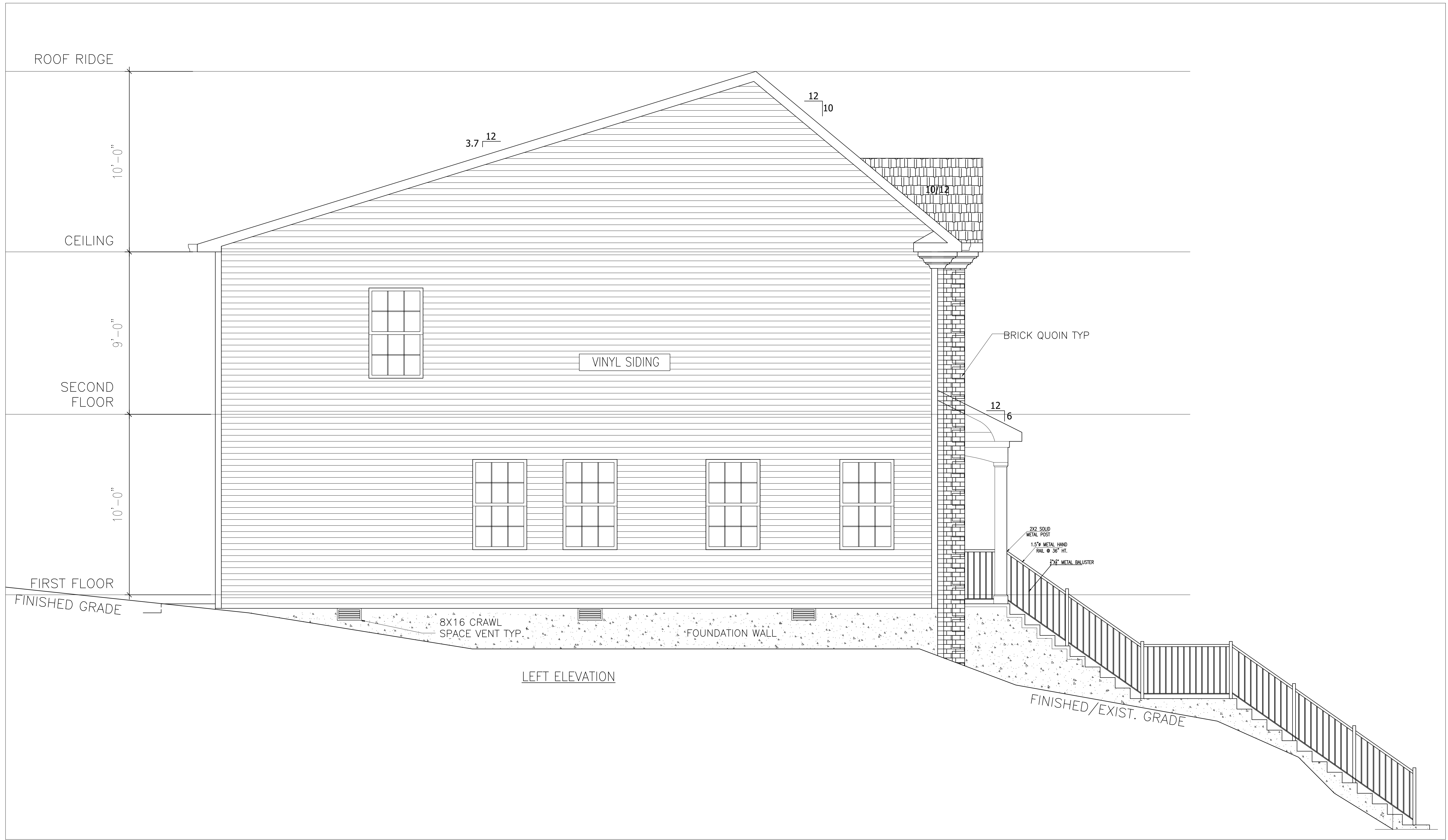
ADDRESS:  
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DATE: 1/14/19  
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 DRAWN BY:  
 CHECKED BY: APPROVED BY:

DWG NO: **007**







DATE	REV	DESCRIPTION	BY

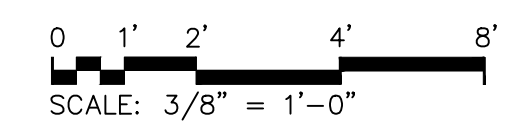
**District-Properties.Com Inc.**  
 Residential Development Company  
 6500 CHILLUM PL. NW  
 WASHINGTON, DC 20012  
 TEL: 202.526.8664  
 FAX: 202.526.6217

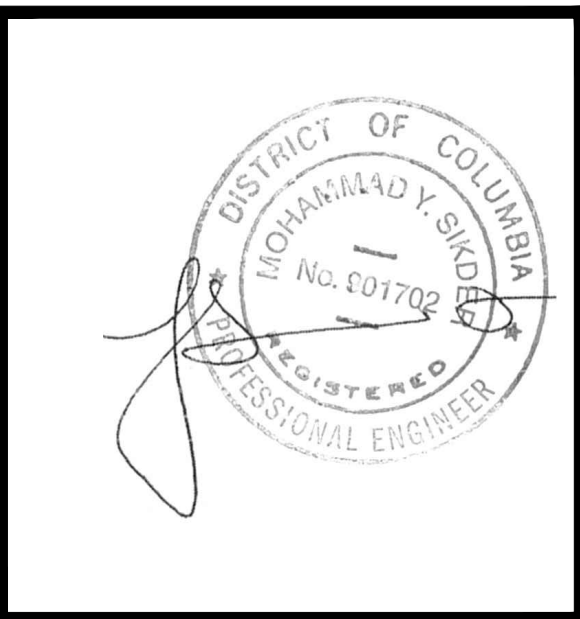
**LEFT ELEVATION**

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

DWG NO.: **008**





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

**RIGHT ELEVATION**  
 ADDRESS:  
 4461 B ST SE  
 WASHINGTON DC ,20019

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

DWG NO.: **009**

