



**DIAMOND
ENTERPRISE,
LLC**

DESIGN - BUILD
LAND DEVELOPMENT
MAINTENANCE

TELEPHONE: 202 487-3085

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

DATE:

COVER SHEET

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**

A000

SHEET:

RENOVATION AND ALTERATION S TO:

438 PARK ROAD NW

WASHINGTON, DC



DESIGN - BUILD
LAND DEVELOPMENT
MAINTENANCE

TELEPHONE: 202 487-3085

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

DATE: 02/06/11

APPROVED BY: M. D. BARNES

DRAWN BY: M. D. BARNES

COVERSHEET

PROJECT NO: 02-11

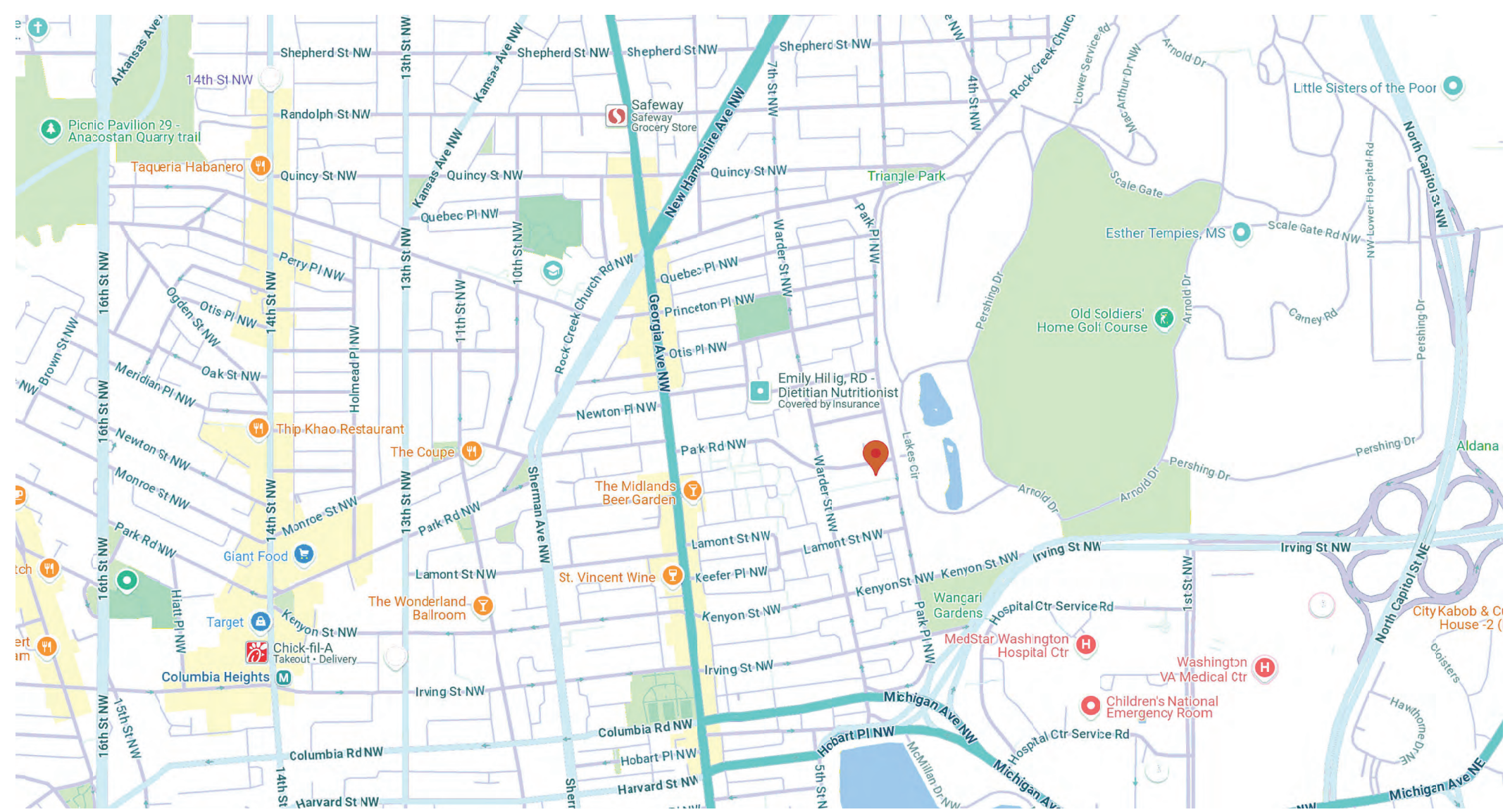
PROJECT TITLE:
**ALTERATION AND ALTERATION TO:
438 PARK ROAD NW**

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

A001

SHEET:

PROJECT LOCATION MAP



DRAWING INDEX

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- A105** PROPOSED ROOF PLAN
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- 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**

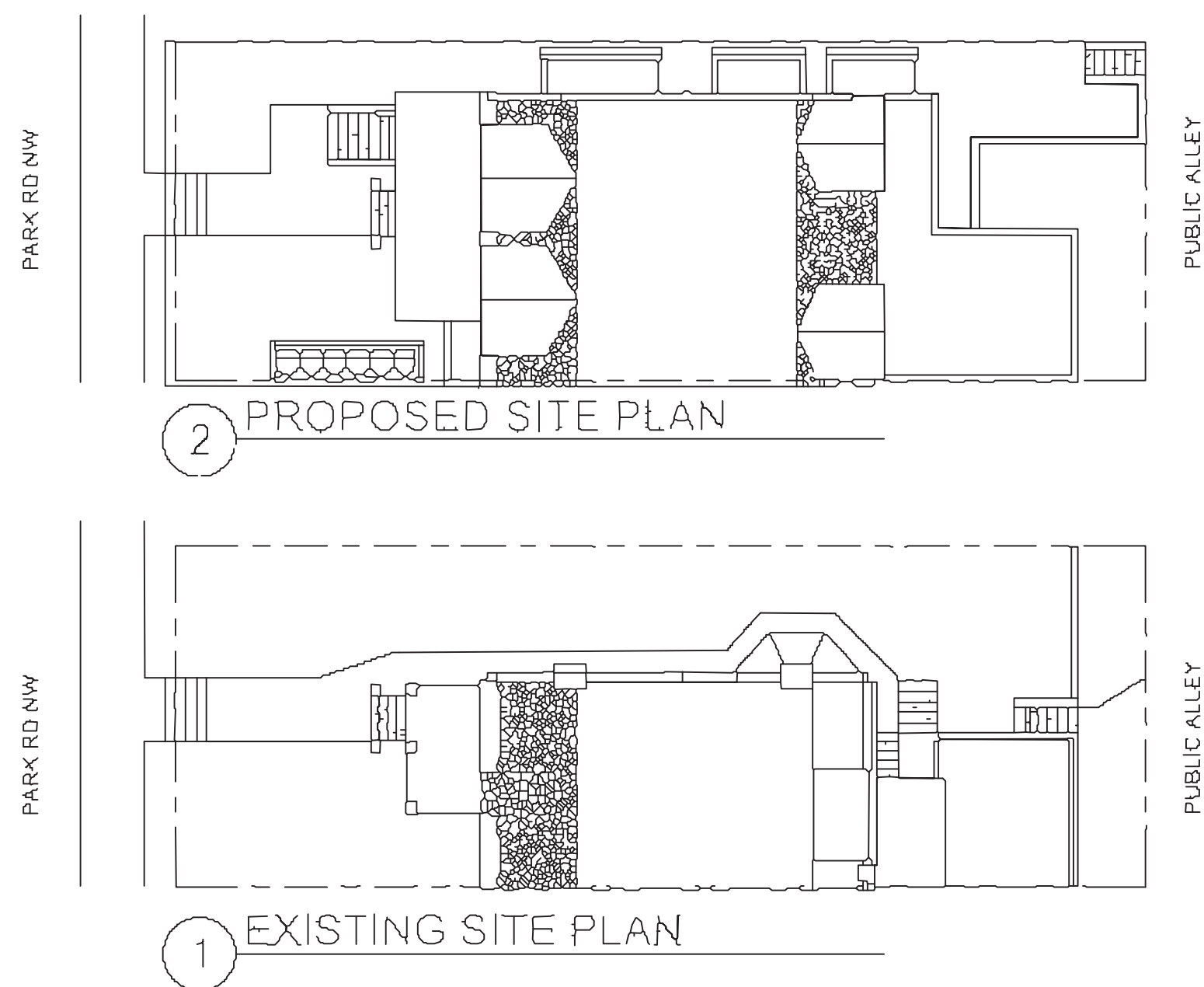
BASE BUILDING: **3 STORIES WITH A CELLAR**

LOT SIZE: **3,032 SF (PER DOB)**

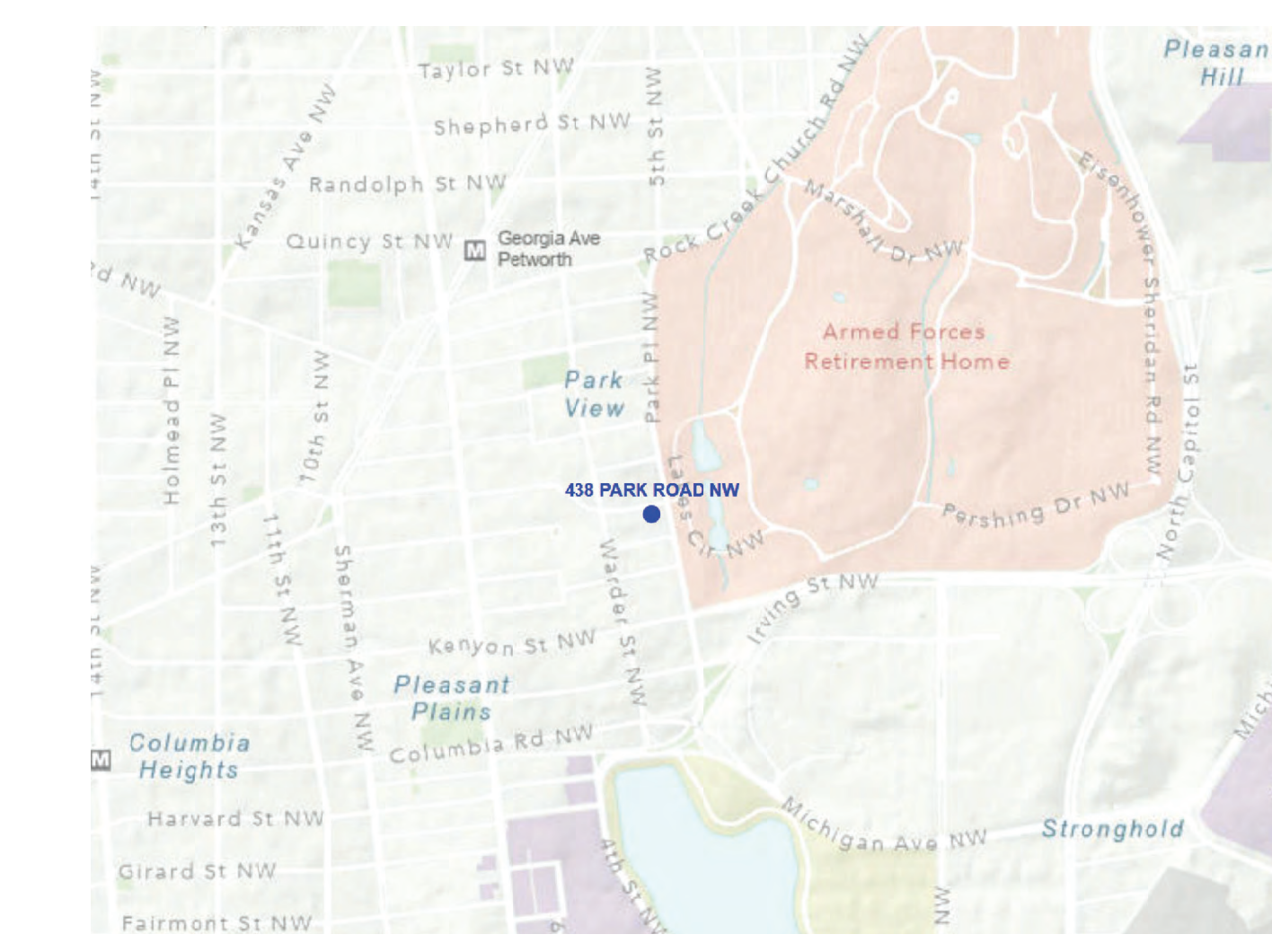
PROJECT INFORMATION:
DESCRIPTION: STRUCTURE IS AN EXISTING 3 STORY PLUS CELLAR SFD. IMPROVEMENTS TO INCLUDES NEW REAR AND SIDE ADDITION, AND UNDERPINNING UNDERPINNING OF EXISTING FOUNDATION TO LOWER CELLAR SLAB. PROPOSED USE IS A 3-FAMILY MULTI DWELLING UNIT.

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

SITE PLAN:



	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%



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)



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



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REVISIONS	DATE	NO.	REVISION TYPE	QUANTITY
		1		
		2		
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		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

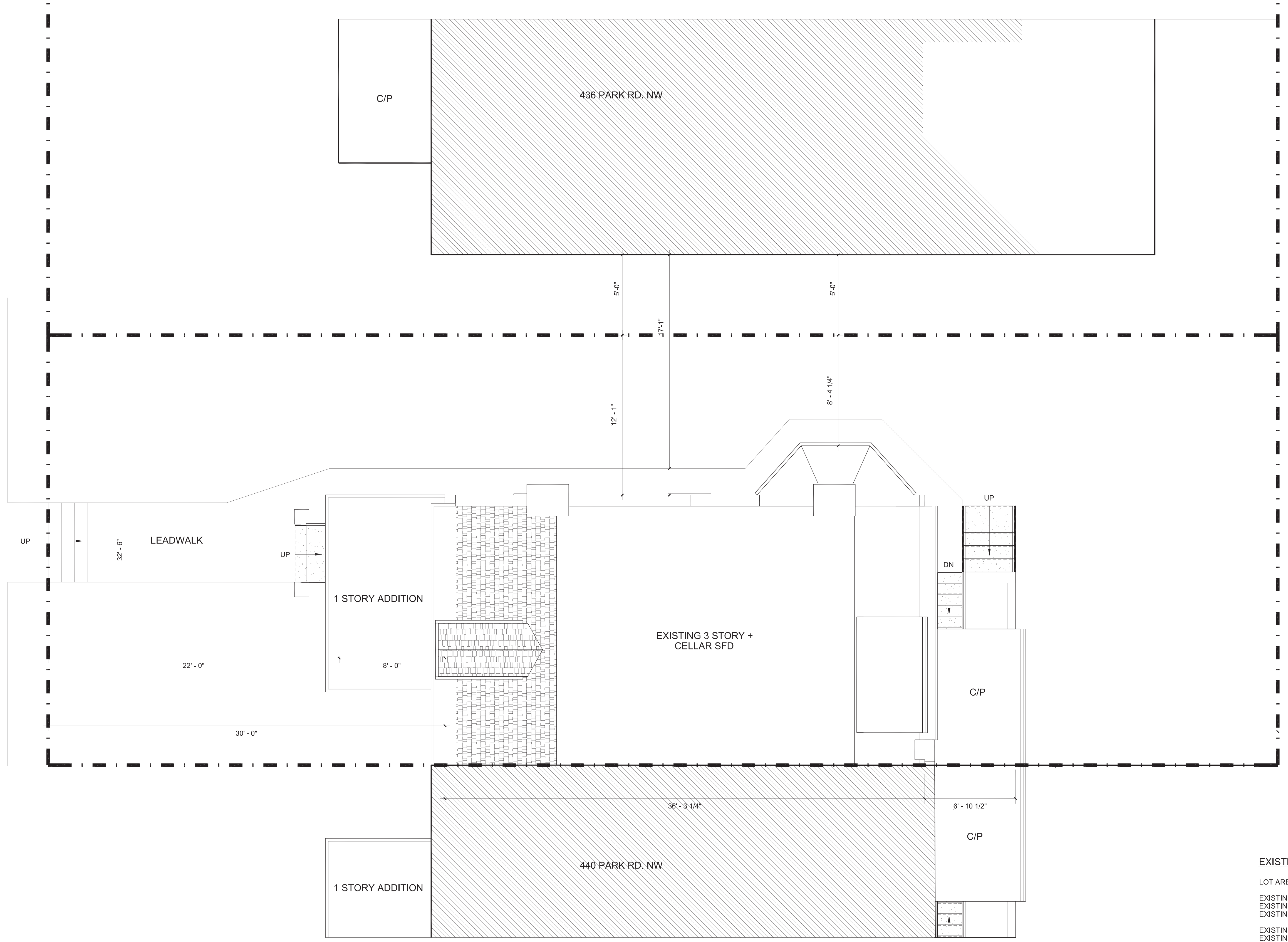
PROJECT TITLE:
438 PARK ROAD NW
 PROJECT ADDRESS:
438 PARK ROAD NW
WASHINGTON, DC

D100

SHEET:

PARK RD NW

SIDEWALK

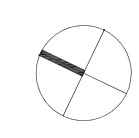


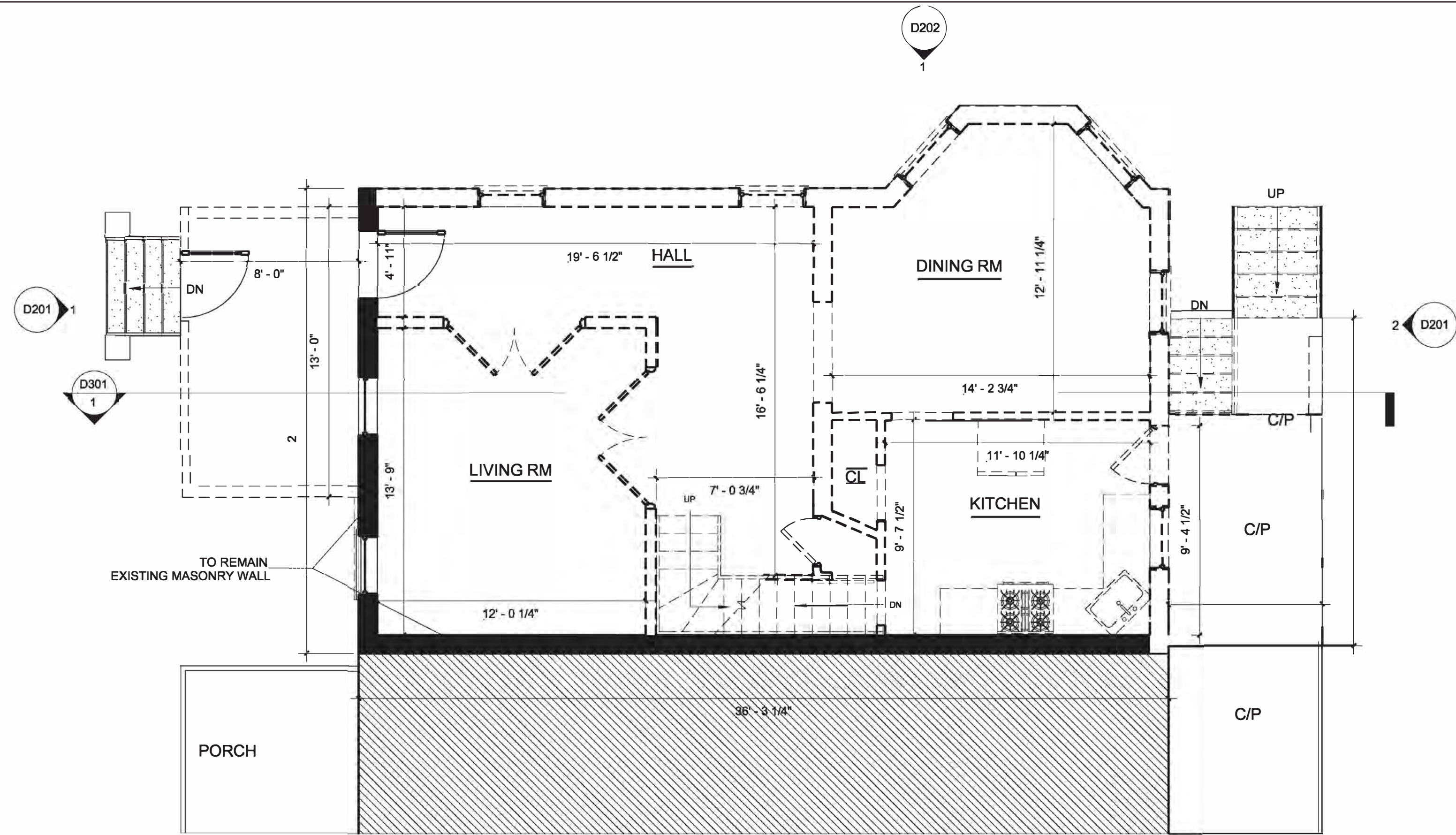
8' PUBLIC ALLEY

EXISTING SITE INFORMATION

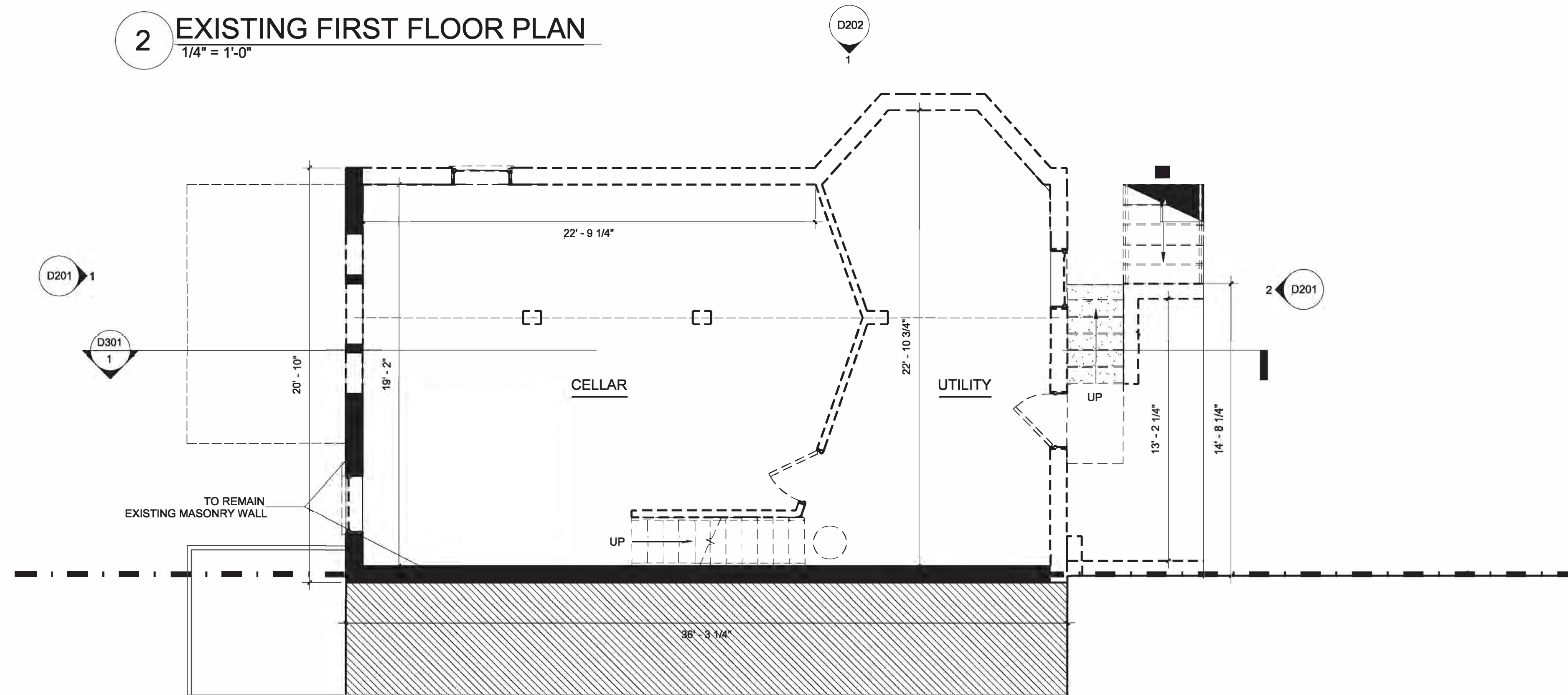
LOT AREA:	3,011 SF
EXISTING PORCH:	104 SF
EXISTING GARAGE:	194.6 SF
EXISTING HOUSE:	846.8 SF
EXISTING TOTAL FOOTPRINT:	1,145.4 SF OR 38%
EXISTING PERMEABLE AREA:	1,320 SF OR 43.8%

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.L.C.
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EXISTING EXTERIOR ELEVATIONS

PROJECT NO: 06-10

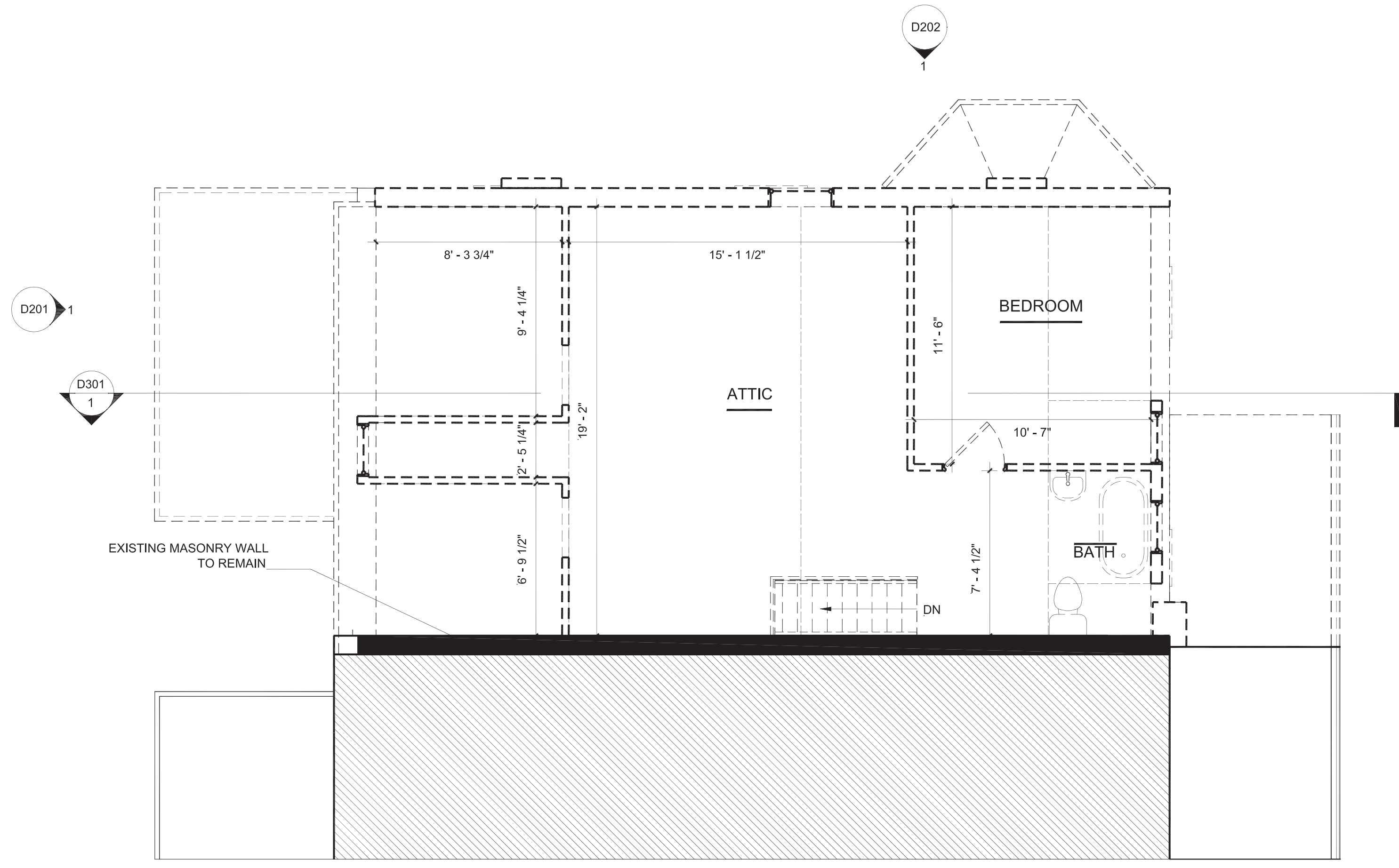
PROJECT TITLE:
438 PARK ROAD NW
PROJECT ADDRESS:
438 PARK ROAD NW
WASHINGTON, DC

D101

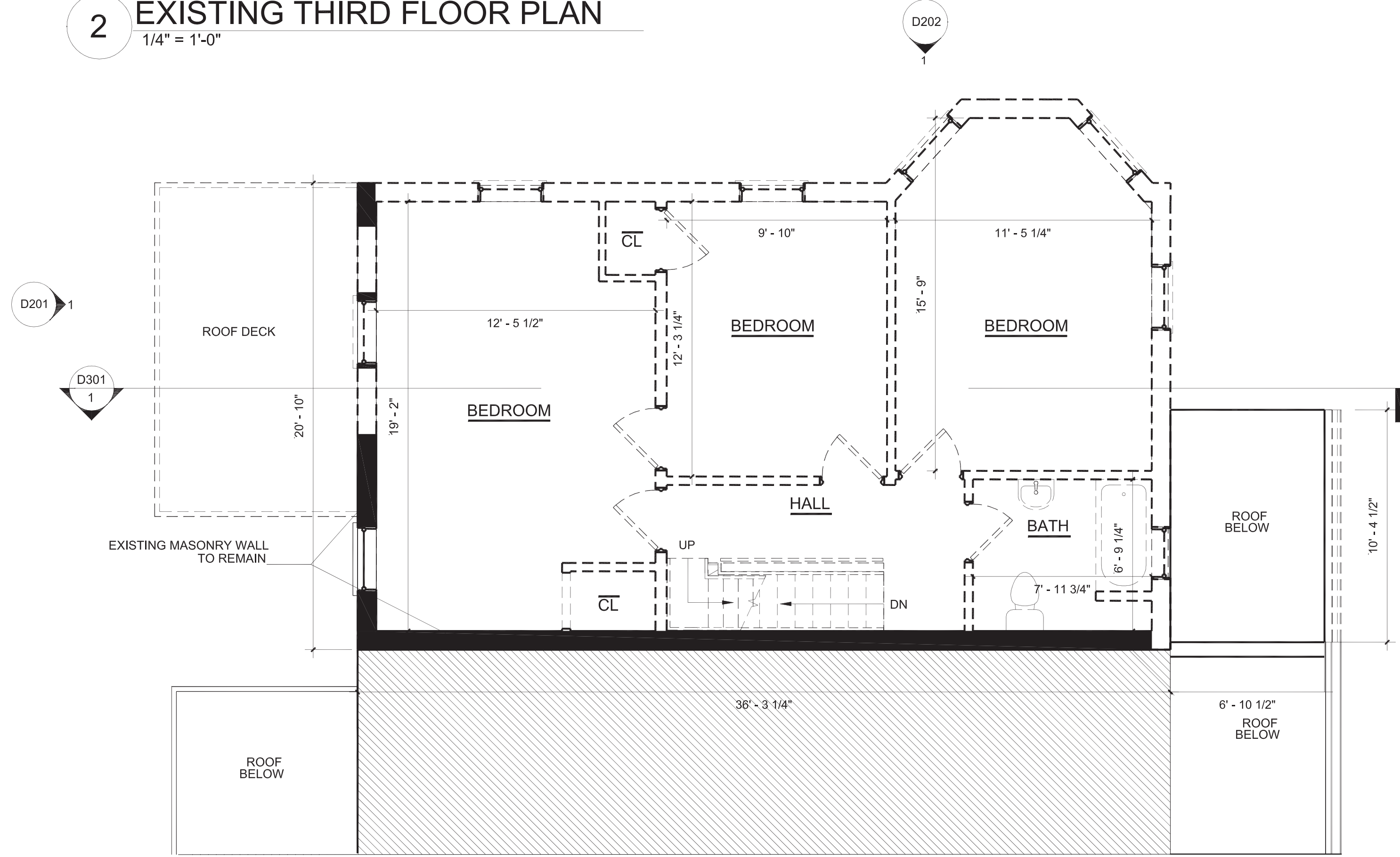
SHEET:

DRAWN BY: M. D. BARNES
APPROVED BY:





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

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EXISTING SECOND AND THIRD FLOORS

DRAWN BY: M. D. BARNES
APPROVED BY:

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PROJECT TITLE:
438 PARK ROAD NW

PROJECT ADDRESS:
438 PARK ROAD NW
WASHINGTON, DC

D102

SHEET:

