

PROJECT DATA

SCOPE OF WORK:
NEW OPEN-AIR CARPORT IN REAR YARD; UNCOVERED WOOD DECK ABOVE WITH PERGOLA STRUCTURE; INSTALL ARTIFICIAL TURF AND EXTEND ELECTRICAL TO CARPORT

BUILDING AND SITE INFORMATION:
ZONING: RF-1
NEIGHBORHOOD: KINGMAN PARK
SQUARE: 1070
LOT: 0052
CURRENT USE: RESIDENTIAL-ROW-SINGLE-FAMILY
PROPOSED USE: RESIDENTIAL-ROW-SINGLE-FAMILY
LOT SIZE: 1,310 SF
EXISTING LOT OCCUPANCY: 60% (720 + 77 SF)
PROPOSED LOT OCCUPANCY: 75.57% (797 + 193 SF)

APPLICABLE CODES:
IRC 2015, NFPA NEC 2014, IFGC 2015, IPC 2015, IFC 2015, IECC 2015;
ALL AS SPECIFIED BY DCMR12 2017.

BUILDER:
FOUR BROTHERS LLC
4009 Georgia Ave NW
WASHINGTON, DC 20011
202.423.8703
www.fourbrotherscarpentry.com

ENGINEER:
STRUCTURA, INC.
1201 SOUTH SHARP STREET
SUITE 304, BALTIMORE, MD 21201
443.681.7926
www.structura-inc.com
ATTN: RYAN SARAZEN

OWNER:
PATRICK RODGERS
EMILY RODGERS

DRAWING SYMBOLS

- EXISTING WALL TO REMAIN
- DEMOLITION
- NEW MASONRY WALL
- NEW STUD WALL
- PLAN DETAIL REFERENCE
- ELEVATION REFERENCE
- SECTION REFERENCE
- INTERIOR ELEVATION DESIGNATION
- DOOR DESIGNATION
- WINDOW DESIGNATION
- PARTITION TYPE
- FIXTURE TYPE
- ELEVATION MARKER

DRAWING INDEX

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GENERAL NOTES

- ALL WORK SHALL CONFORM WITH APPLICABLE BUILDING CODES AND REGULATIONS.
- ALL DIMENSIONS ARE FINISH TO FINISH UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS AND CONDITIONS TO BE VERIFIED IN THE FIELD.
- DIMENSIONS GOVERN OVER DRAWING SCALE. LARGE - SCALE DETAILS GOVERN OVER SMALL - SCALE UNLESS NOTED OTHERWISE.
- ALL WORK SHALL BE PERFORMED IN GOOD WORKMANLIKE MANNER AND SHALL BE EXECUTED TO COMPLETION WITH ALL DUE DILIGENCE.
- ALL CUTTING AND PATCHING SHALL BE PERFORMED IN A NEAT, PROFESSIONAL MANNER.
- ALL ADJACENT WORK AND AREAS OR ITEMS NOT IN CONSTRUCTION SHALL BE PROTECTED FROM ANY DAMAGE CAUSE FROM THIS WORK, AS SHALL ANY EXISTING FINISHES THAT ARE TO REMAIN.

DC WASA NOTES

A. NOTIFY DCWASA ONE-WEEK PRIOR TO START OF CONSTRUCTION, UTILITY INSPECTION SECTION AT 202-787-2377, WATER SERVICES 202-612-3400 OR 3460 AND SEWER SERVICES 202-264-3824 OR 3829.

B. 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 AND EXISTING UTILITIES TO BE ABANDON IN PUBLIC SPACE, APPLICANT MUST SUBMIT THESE DRAWINGS. AS-BUILT DRAWINGS MUST SHOW DIMENSIONS, ELEVATION, RELOCATION OF ANY WASA UTILITIES AND PERTINENT INFORMATION.

C. 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.

D. UNDER DCWASA CUSTOMER FEES AND CHARGES, CONTRACTORS, PLUMBERS, OWNERS ARE RESPONSIBLE FOR EXCAVATION, BACK FILLING REPAVING AND RESTORATION OF PUBLIC SPACE FOR STREET AND SIDEWALKS CUTS, FOR NEW UTILITIES, CONNECTIONS, TAPS AND ABANDONMENT OF SERVICES WITHIN PUBLIC SPACE UNDER DC WASA INSPECTION. DC WASA IS NOT RESPONSIBLE FOR FINAL RESTORATION OF STREET AND SIDEWALK CUTS PERFORMED BY THESE DEVELOPERS.

ABBREVIATIONS

- ADJ

ADJACENT
- AFF

ABOVE FINISH FLOOR
- B/O

BOTTOM OF
- BLDG

BUILDING
- BLK(G)

BLOCK(ING)
- BM

BEAM
- BSMT

BASEMENT
- CFM

CUBIC FEET / METER
- CLNG

CEILING
- CLR

CLEAR/CLEARANCE
- COL

COLUMN
- CONC

CONCRETE
- CR

CEILING REGISTER
- DBL

DOUBLE
- DIR

DIRECTION
- DIM(S)

DIMENSION(S)
- DN

DOWN
- EQ

EQUAL
- EXH

EXHAUST
- EXT

EXTERIOR
- EXST

EXISTING
- FLR

FLOOR
- GYP BD

GYP SUM BOARD
- HDR

HEADER
- HDWR

HARDWARE
- HT

HEIGHT
- HWH

HOT WATER HEATER
- INT

INTERIOR
- IJS

IN JOIST SPACE
- MTL

METAL
- NIC

NOT IN CONTRACT
- OC

ON CENTER
- P1

PLUMBING STACK (1)
- PAN

PANTRY
- R/A

RETURN-AIR
- RAG

RETURN-AIR GRILL
- REG

REGISTER
- RM

ROOM
- SAM

SELF-ADHESIVE MEMBRANE
- S/A

SUPPLY-AIR
- SF

SQUARE FEET
- SIM

SIMILAR
- ST

STEEL
- T/O

TOP OF
- TBD

TO BE DETERMINED
- TYP

TYPICAL
- UNO

UNLESS NOTED OTHERWISE
- VIF

VERIFY IN FIELD
- VOF

VERTICAL OUTSIDE FACE
- VTR

VENT TO ROOF
- WD

WOOD

ZONING REPORT MAP



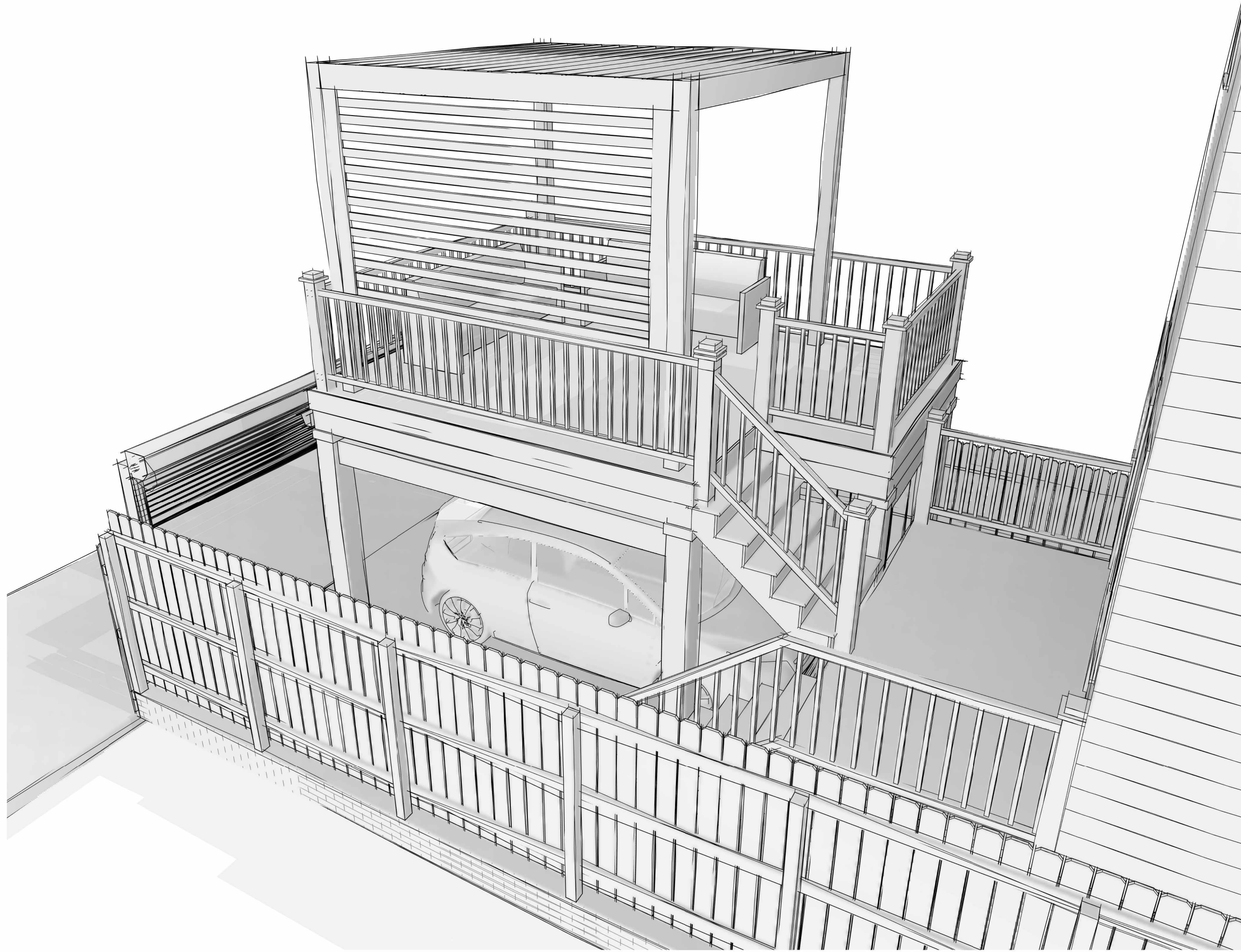
CONCEPT RENDERING



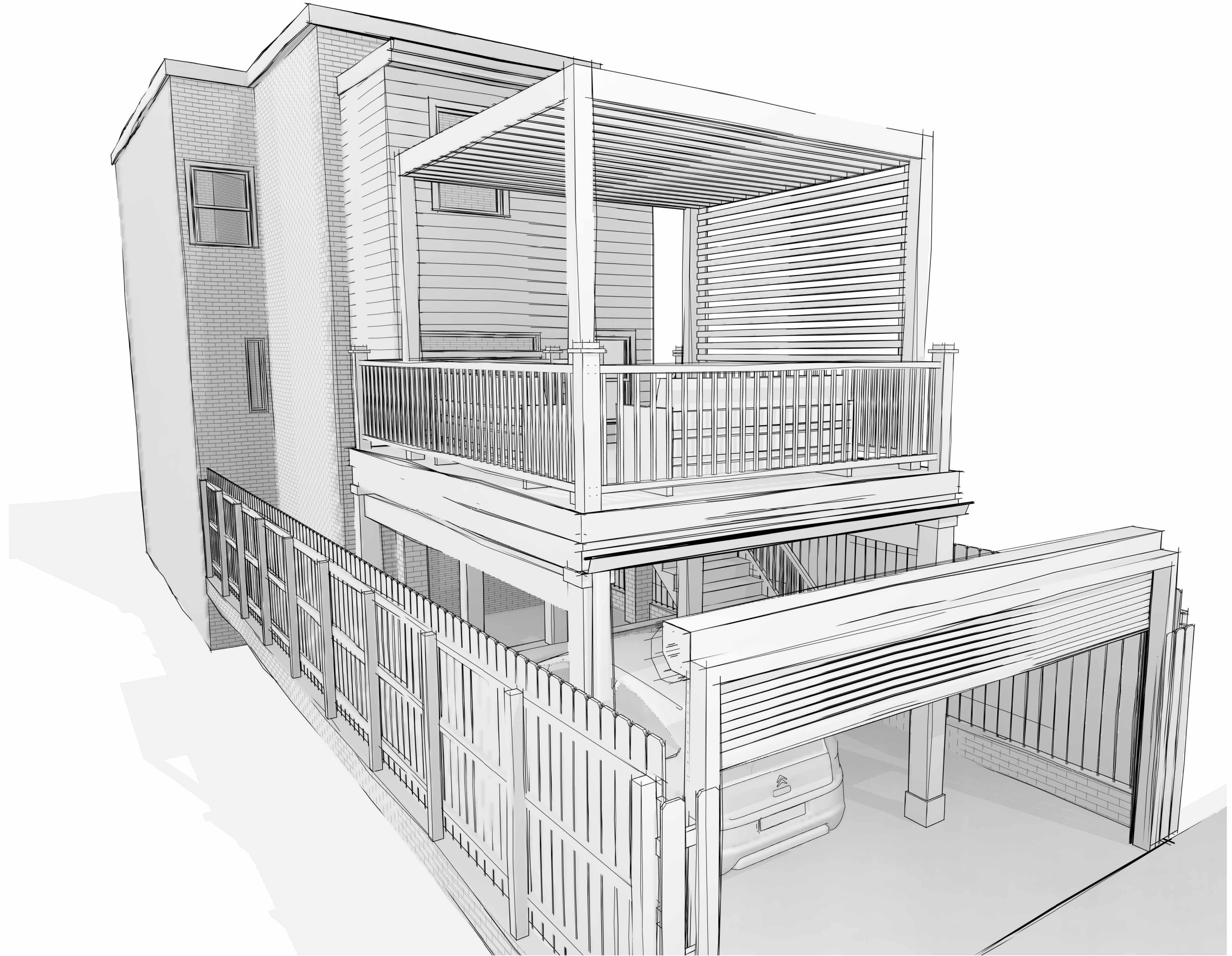
No.	Description	Date

COVER SHEET

Drawing Set	BZA HEARING
Date	08.05.2026



① 3D VIEW - EXTERIOR RENDERING



② 3D VIEW - EXTERIOR RENDERING

RODGERS RESIDENCE

1525 A ST NE
WASHINGTON, DC 20002

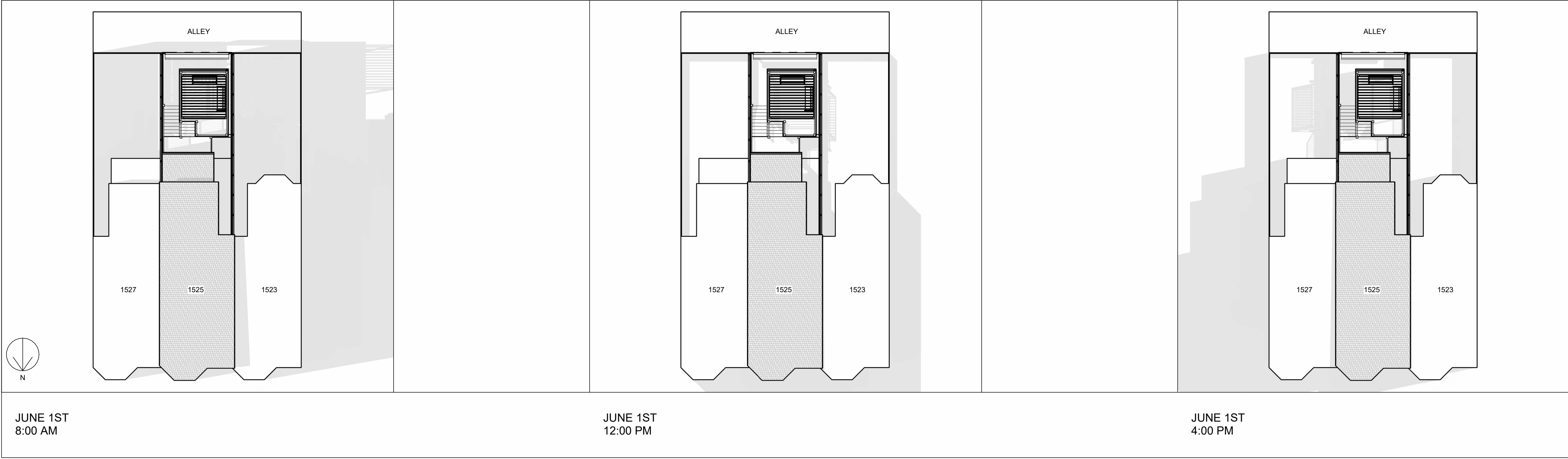
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3D VIEWS

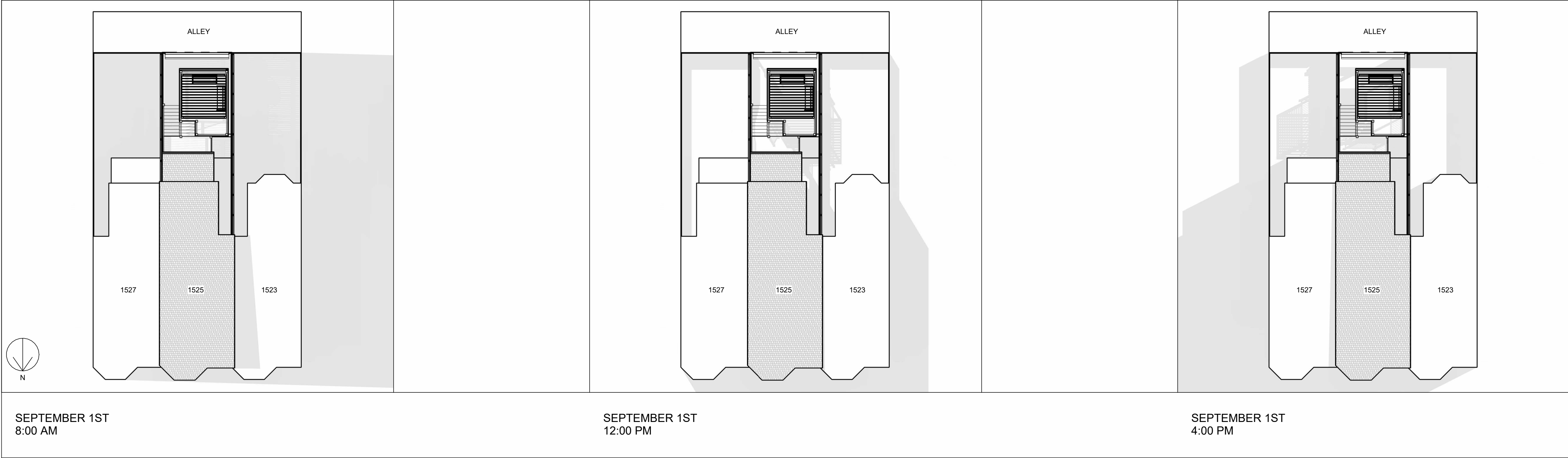
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Date 08.05.2026

0002

SUMMER SEASON



FALL SEASON



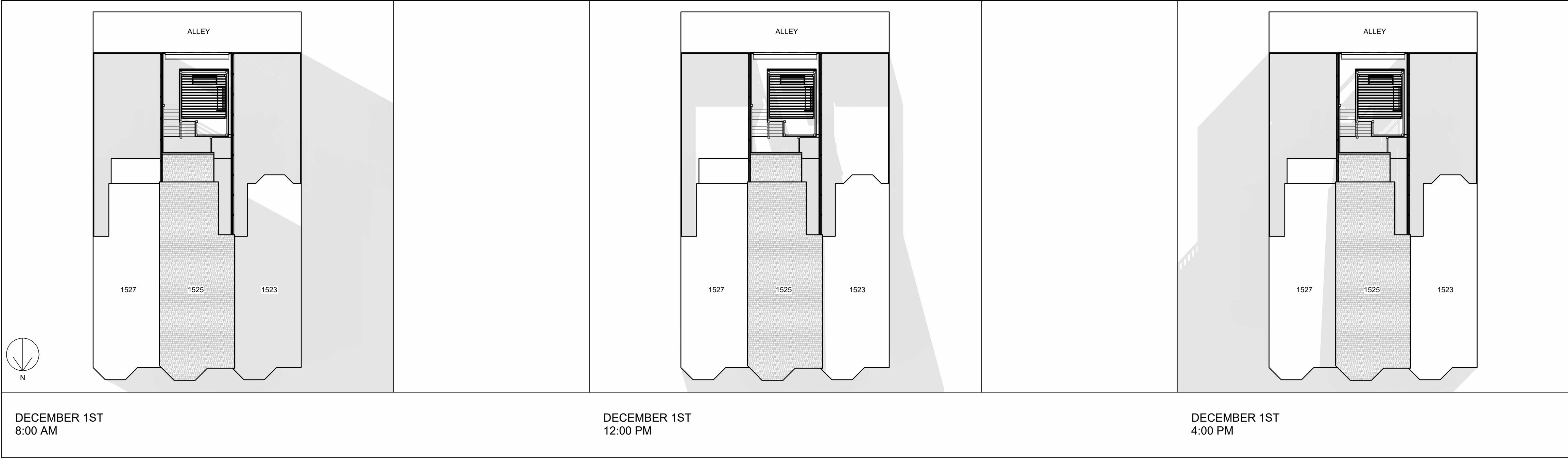
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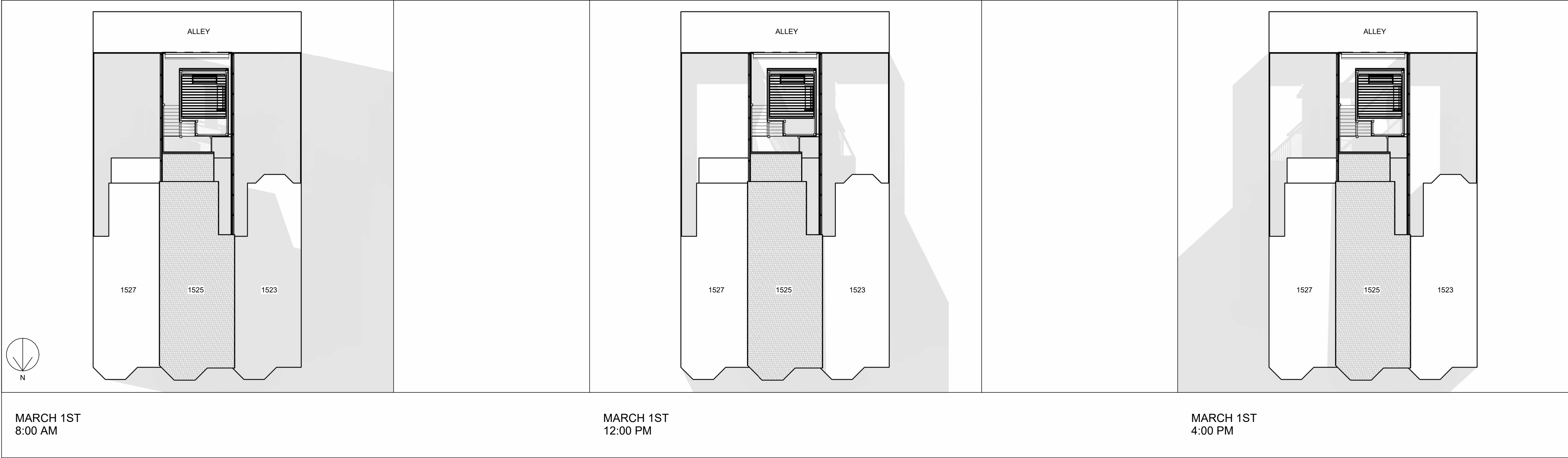
No.	Description	Date

SUN STUDIES

WINTER SEASON



SPRING SEASON



RODGERS RESIDENCE

1525 A ST NE
WASHINGTON, DC 20002

No.	Description	Date

SUN STUDIES

SITE PLAN NOTES

1. VERIFY ALL FIELD DIMENSIONS PRIOR TO FRAMING / GRADING
2. EXISTING FENCE ALONG PROPERTY LINES TO REMAIN

SITE PLAN LEGEND

- PROPERTY LINE

- EXISTING STRUCTURES
- AREA TO BE DEMOLISHED
- NEW STRUCTURES
- AREA DRAIN

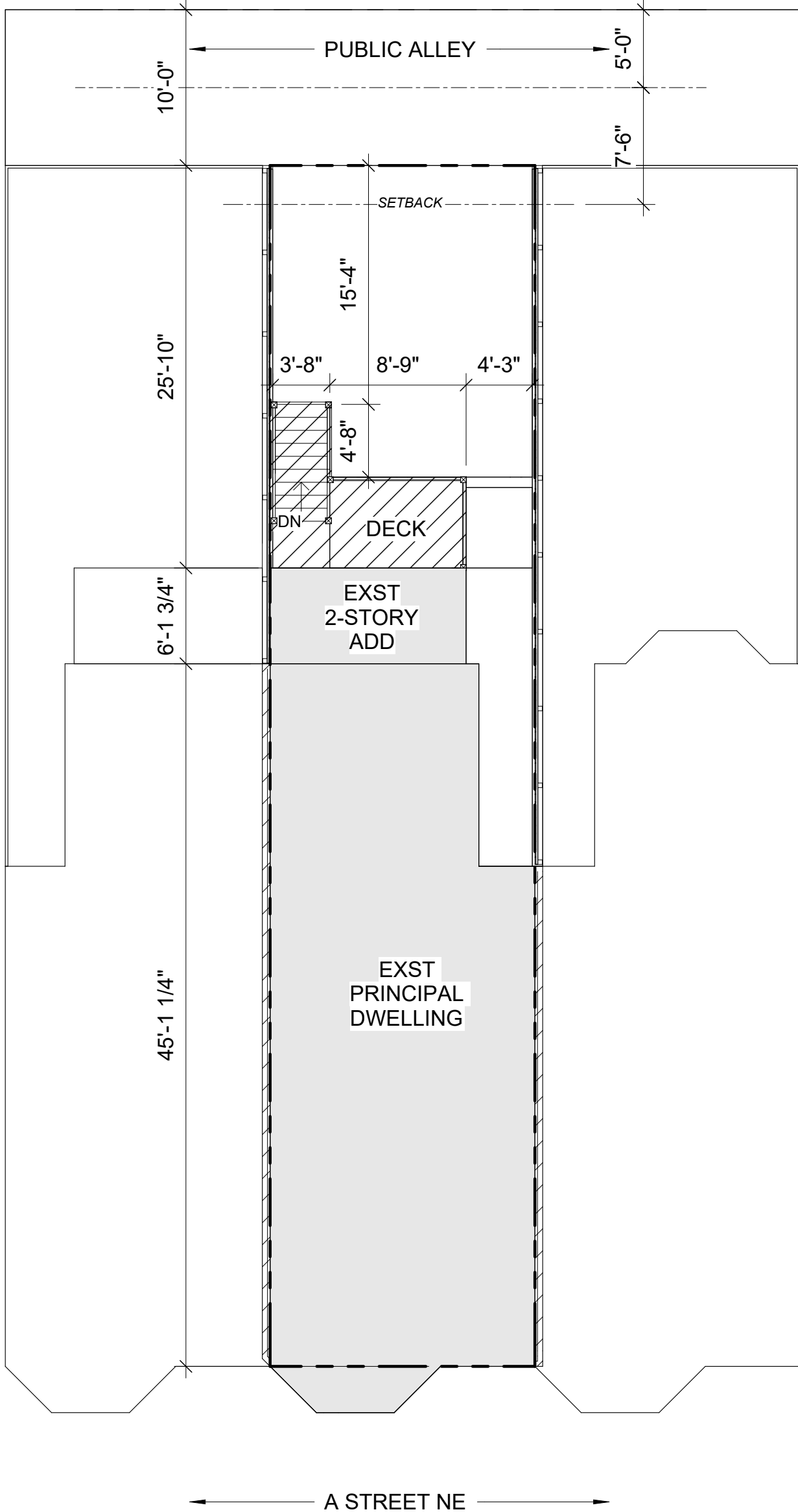
AD
- TREES / VEGETATION

ZONING INFORMATION

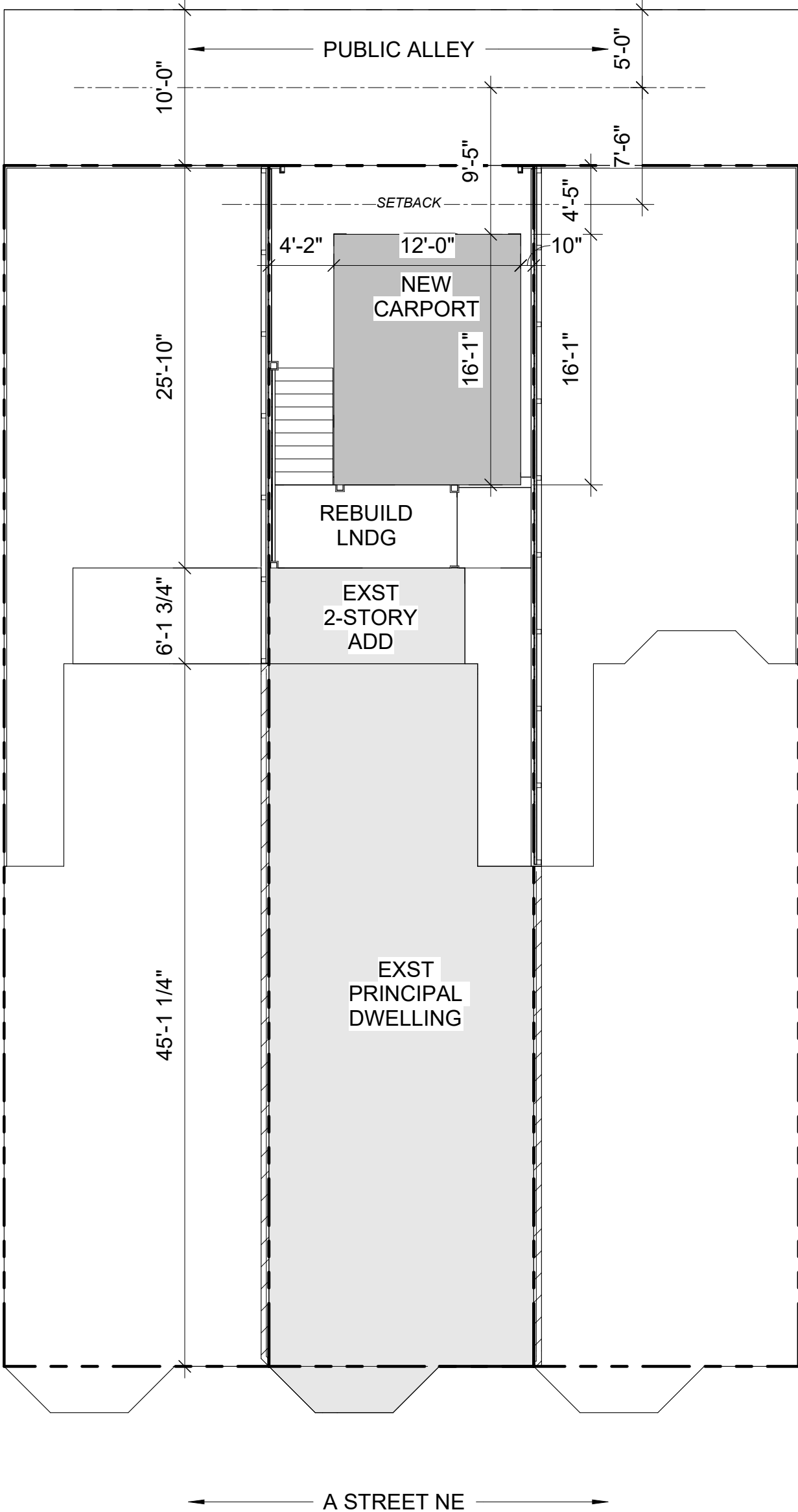
- ZONING:RF-1
- NEIGHBORHOOD:KINGMAN PARK
- SSL:1070 0052
- LOT SIZE:
(MIN. 1,800 SF)1,310 SF
- LOT OCCUPANCY:
(MAX. 60%)75.57%
- EXISTING: 797 SF (60%)
- PROPOSED: 797 + 193 SF (75.57%)
- PERVIOUS SURFACE:N/A
- SETBACKS:

FROM ALLEY CL: MIN. 7'-6"

SIDE/REAR FROM PL: N/A
- HEIGHT:
(MAX. 22 FT)19'-4"



① SITE PLAN - EXISTING
1/8" = 1'-0"



② SITE PLAN - PROPOSED
1/8" = 1'-0"



0 10 30 60 100

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

FOUR BROTHERS
DESIGN + BUILD

4009 GEORGIA AVE. NW | WASHINGTON DC 20011
202.423.8703 | www.fourbrothersdc.com

RODGERS RESIDENCE

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SITE PLAN

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0101

WALL LEGEND

NEW

EXST

GENERAL NOTES

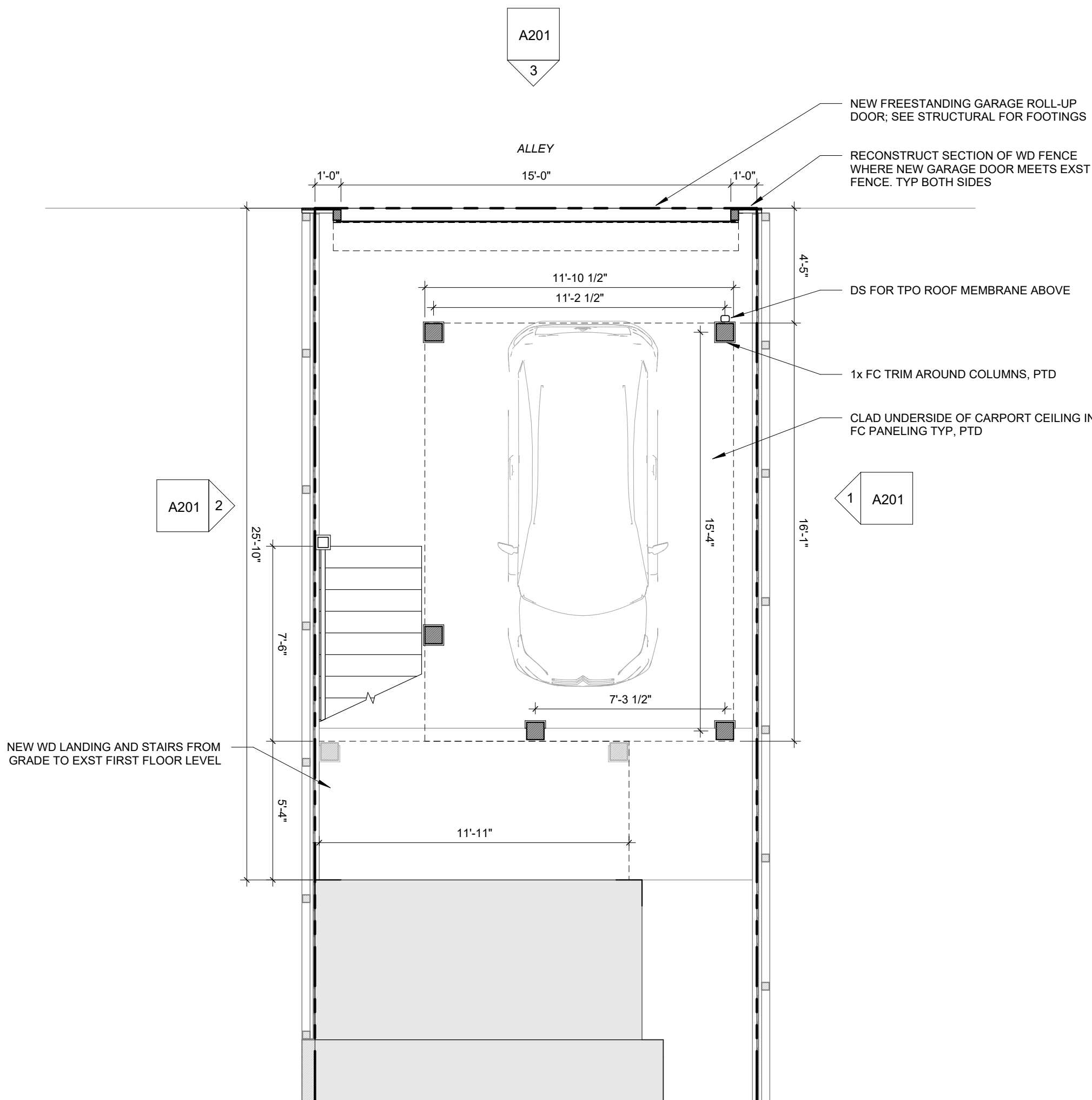
1. ARCHITECTURAL DRAWINGS MUST ALWAYS BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT SERVICES DRAWINGS AND CONTRACT DOCUMENTS. ANY DISCREPANCY BETWEEN THESE DRAWINGS AND DOCUMENTS SHOULD BE REPORTED TO THE ARCHITECT AND/OR ENGINEER FOR CLARIFICATION AND VERIFICATION.
2. THE SUPERINTENDENT SHALL COORDINATE ALL MECHANICAL FLOOR/WALL SLEEVES AND SHAFTS IN CONCRETE SLABS/WALLS WITH MECHANICAL, PLUMBING, FIRE PROTECTION, ELECTRICAL, STRUCTURAL AND ARCHITECTURAL DRAWINGS AND DISCREPANCIES, IF ANY, ARE TO BE BROUGHT TO NOTICE OF THE ENGINEER PRIOR TO EXECUTION OF WORK.
3. DRAWINGS AND DIMENSIONS:
 - A. VERIFY ALL FIELD DIMENSIONS PRIOR TO FRAMING.
 - B. ONLY WRITTEN DIMENSIONS IN ALL CASES SHALL BE FOLLOWED.
 - C. EXTERIOR DIMENSIONS ARE TO OUTSIDE FACE AND CENTERLINE OF WINDOWS UNO; INTERIOR DIMENSIONS ARE TO FINISHED FACE UNLESS NOTED OTHERWISE.
 - D. ALL DIMENSIONS ARE IN FEET OR INCHES AND ANGLES IN DEGREES UNLESS NOTED OTHERWISE.
 - E. SPOT ELEVATIONS ARE MEASURED FROM FIRST FLOOR (FIRST FLOOR = 0'-0").
 - F. SEE STRUCTURAL SHEETS FOR MEMBER TYPES AND TEMPORARY SUPPORTS. VERIFY ALL LOCATIONS OF NEW POST-DN CONDITIONS ON SITE.
 - G. SEE MECHANICAL PLANS FOR REALLOCATED EQUIPMENT LOCATIONS AND REFRIGERANT LINE PATHS.
 - H. SEE PLUMBING & ELECTRICAL PLANS PRIOR TO FRAMING FLOORS.
 - I. SEE ELECTRICAL PLANS FOR SMOKE/CARBON-MONOXIDE DETECTORS.

FOUR BROTHERS
DESIGN + BUILD

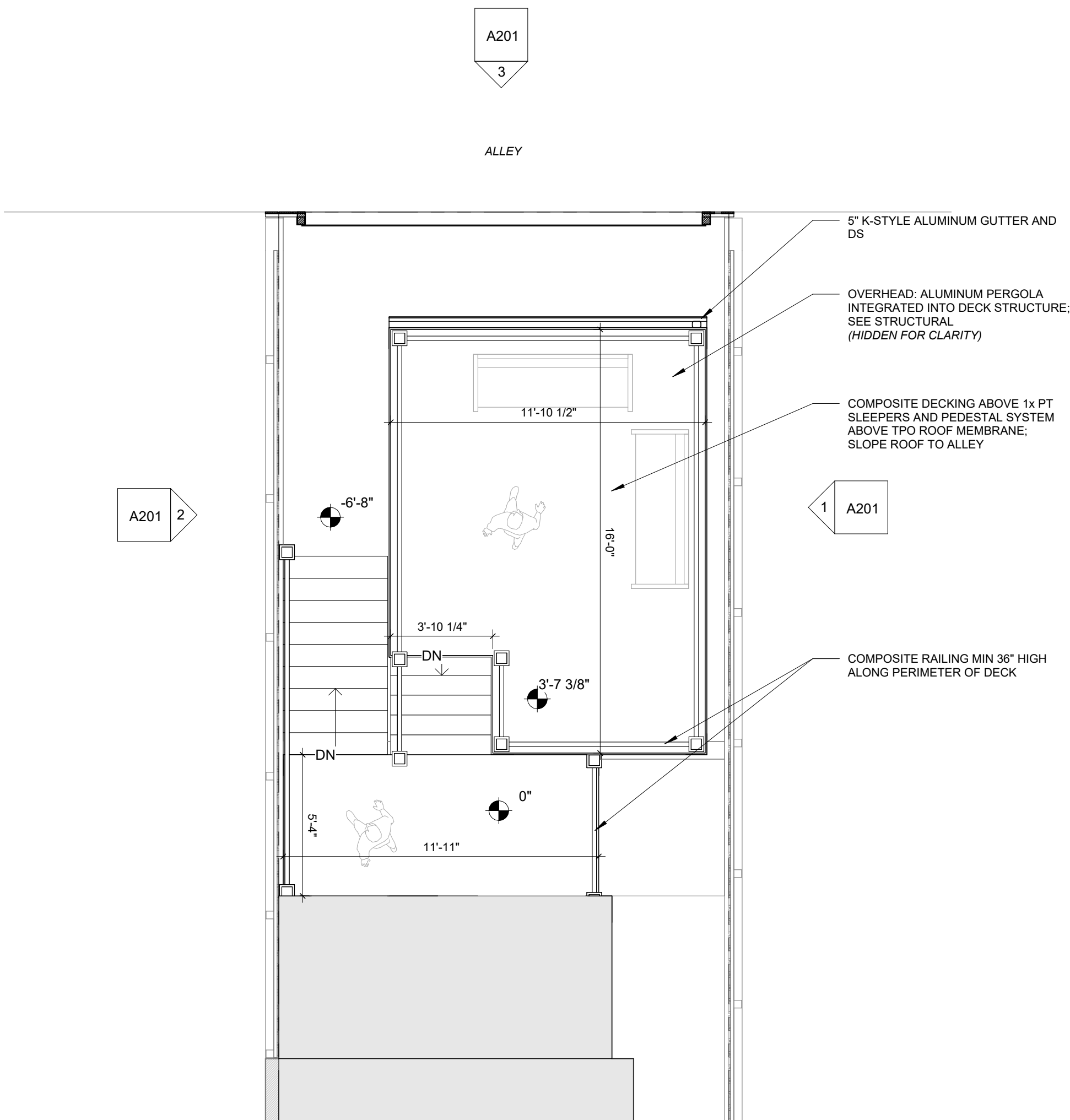
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RODGERS RESIDENCE

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1 PROPOSED PLAN - CARPORT
1/4" = 1'-0"



2 PROPOSED PLAN - DECK
1/4" = 1'-0"



0 5 10 20

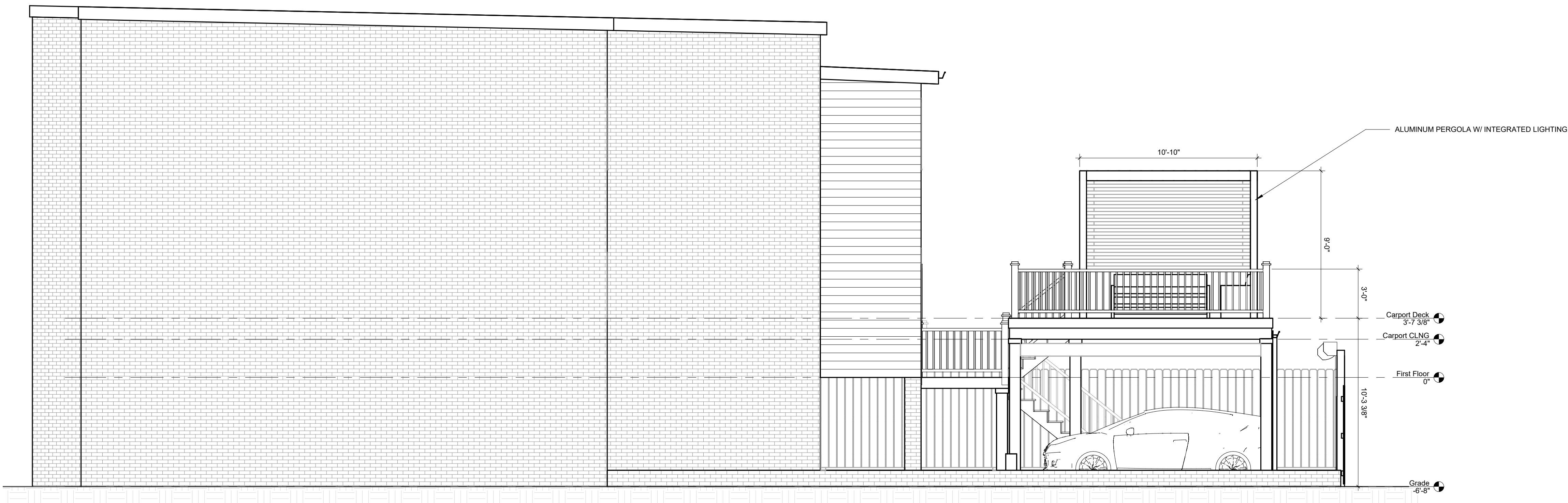
SCALE: 1/4" = 1'-0"

No.	Description	Date

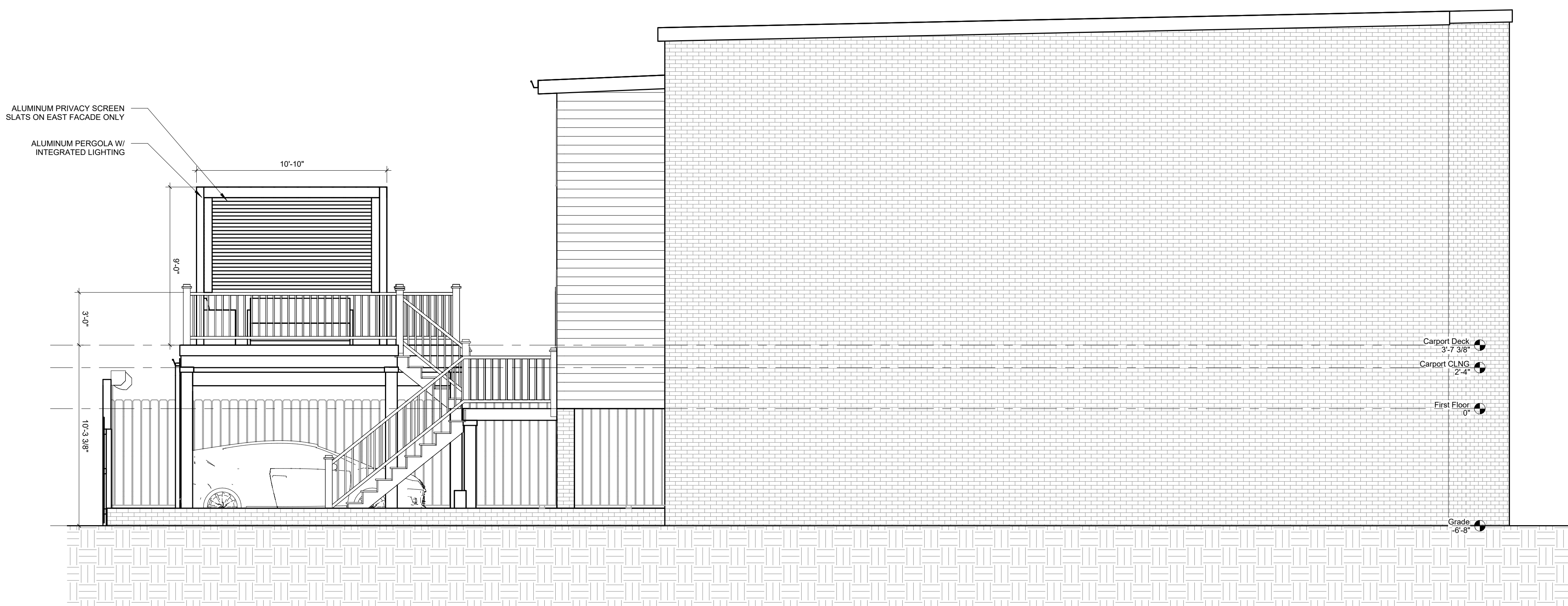
PROPOSED
PLANS

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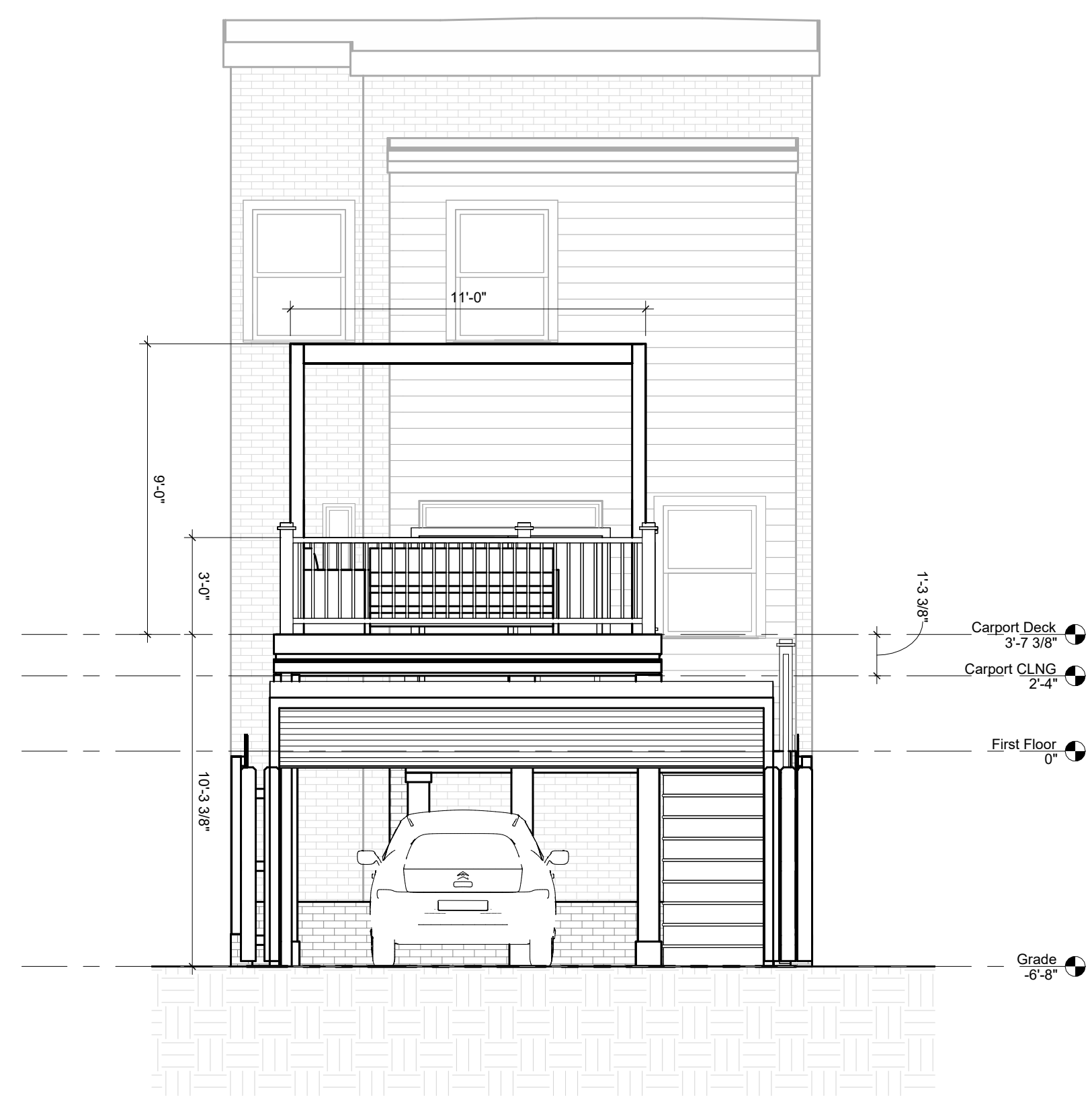
A101



1 EXTERIOR ELEVATION - WEST
1/4" = 1'-0"



2 EXTERIOR ELEVATION - EAST
1/4" = 1'-0"



3 EXTERIOR ELEVATION - SOUTH
1/4" = 1'-0"

RODGERS RESIDENCE

1525 A ST NE
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EXTERIOR
ELEVATIONS

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A201