

SOUTHERN HILLS

4319 3rd ST E, #200
WASHINGTON, DC



DWG #	DRAWING TITLE
T0.01	PROJECT COVER
A0.01	PROPOSED SITE PLAN
A1.01	BUILDING A FLOOR PLANS
A1.02	BUILDING A FLOOR PLANS
A1.03	BUILDING A FLOOR PLANS
A1.04	BUILDING B FLOOR PLANS
A1.05	BUILDING B FLOOR PLANS
A1.06	BUILDING C FLOOR PLANS
A1.07	BUILDING C FLOOR PLANS
A1.08	BUILDING D FLOOR PLANS
A1.09	BUILDING D FLOOR PLANS
A1.10	BUILDING E FLOOR PLANS
A1.11	BUILDING E FLOOR PLANS
A1.12	BUILDING F FLOOR PLANS
A1.13	BUILDING H FLOOR PLANS
A1.14	BUILDING H FLOOR PLANS

DWG #	DRAWING TITLE
A4.01	ELEVATIONS - BUILDING A
A4.02	BUILDING ELEVATIONS
A4.03	ELEVATIONS - BUILDING F

SUBMISSIONS :

SEPTEMBER 25, 2019

BZA



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Revision:

Architect of Record:

Drawn: Author

Checked: Checker

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

Key Plan:

Project Name:

SOUTHERN HILLS

4319 3rd ST E, #200
WASHINGTON, DC

Sheet Name:

PROJECT COVER

Project Number:

14193

Issue Date:

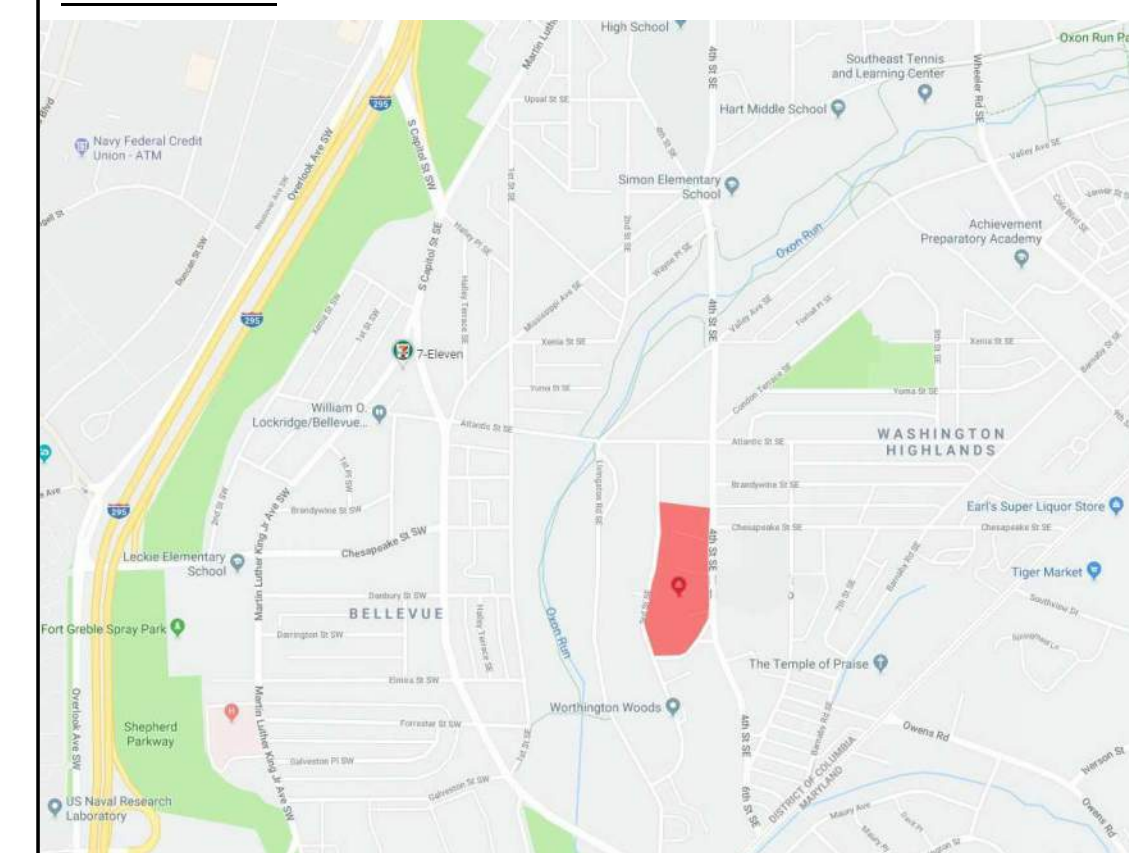
SEPTEMBER 25, 2019

Sheet Number:

T0.01

Board of Zoning Adjustment
District of Columbia
CASE NO. 19819A
09/25/19 10:00 AM

LOCUS MAP :



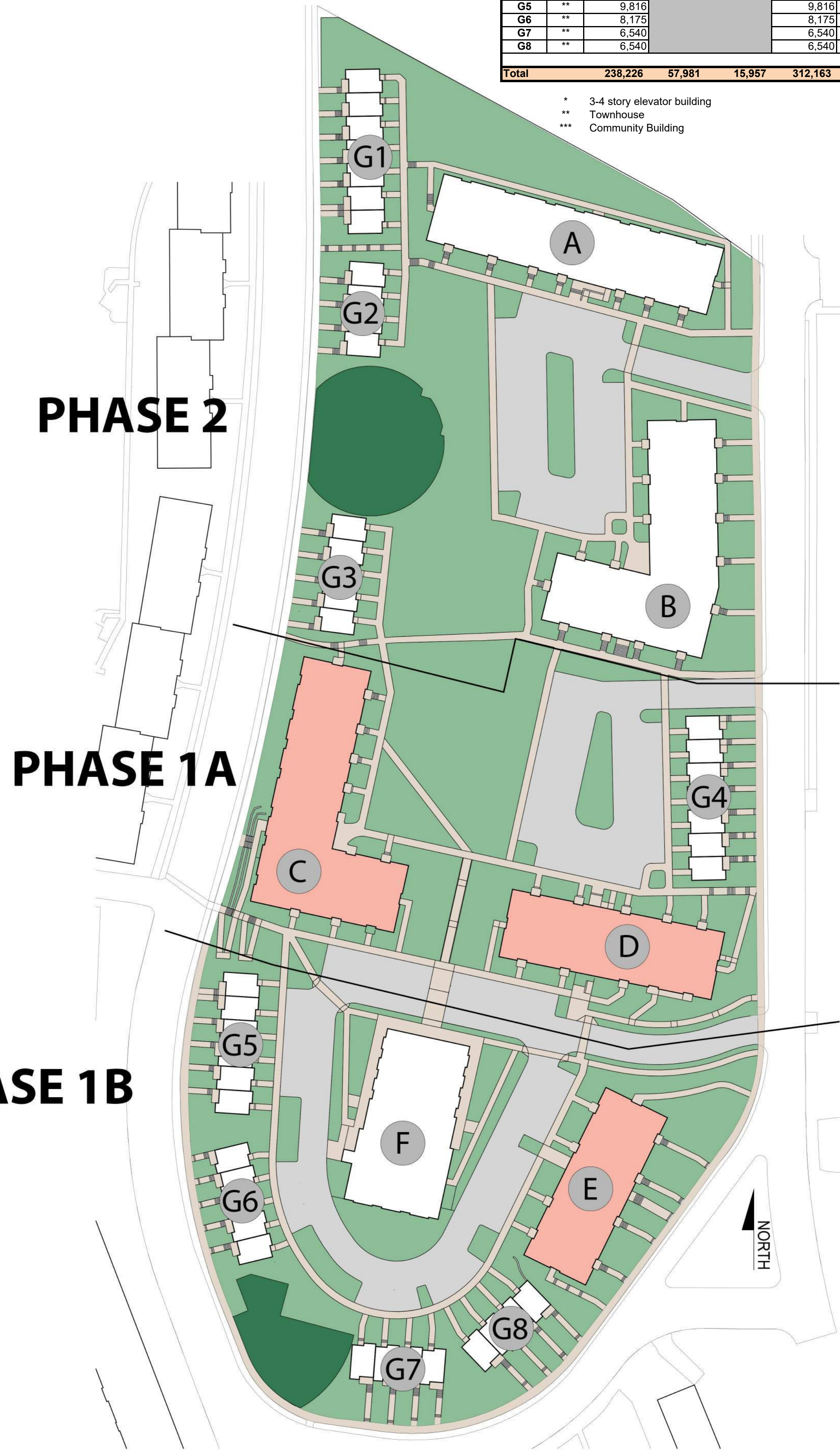
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2018 PROJECT DATA AND UNIT MIX					
Building	Gross Floor Area				GSF Zoning
	Residential Units	Common	Mechanical/Storage/B.O.H.	GSF Total	
A	32,461	6,424	1,124	40,009	38,885 sf
B	38,733	7,730	2,000	48,463	46,463 sf
C	45,386	10,406	2,860	58,652	55,792 sf
D	29,810	6,929	2,941	39,779	38,839 sf
E	24,935	6,511	2,030	33,476	31,446 sf
F	0	19,981	5,203	25,184	19,981 sf
G1	11,439			11,439	11,439 sf
G2	6,540			6,540	6,540 sf
G3	8,175			8,175	8,175 sf
G4	9,576			9,576	9,576 sf
G5	9,816			9,816	9,816 sf
G6	8,175			8,175	8,175 sf
G7	6,540			6,540	6,540 sf
G8	6,540			6,540	6,540 sf
Total	238,226	57,981	15,957	312,163	296,206 sf

Unit Mix					
1BR Flat 1 Bath	2BR Flat 1 Bath	3BR Flat 2 Baths	3BR TH 1.5 Baths	Total	
23	20	0		43	
18	22	5		45	
34	23	0		57	
21	17	0		38	
12	18	0		30	
0	0	7	7	14	
0	0	4	4	8	
0	0	5	5	10	
0	0	7	7	14	
0	0	6	6	12	
0	0	5	5	10	
0	0	4	4	8	
0	0	4	4	8	
Total	108	100	5	42	255

- * 3-4 story elevator building
- ** Townhouse
- *** Community Building

Parking Totals	
North Parking Lot	45
Central Parking Lot	39
South Parking Lot	63
Total	147



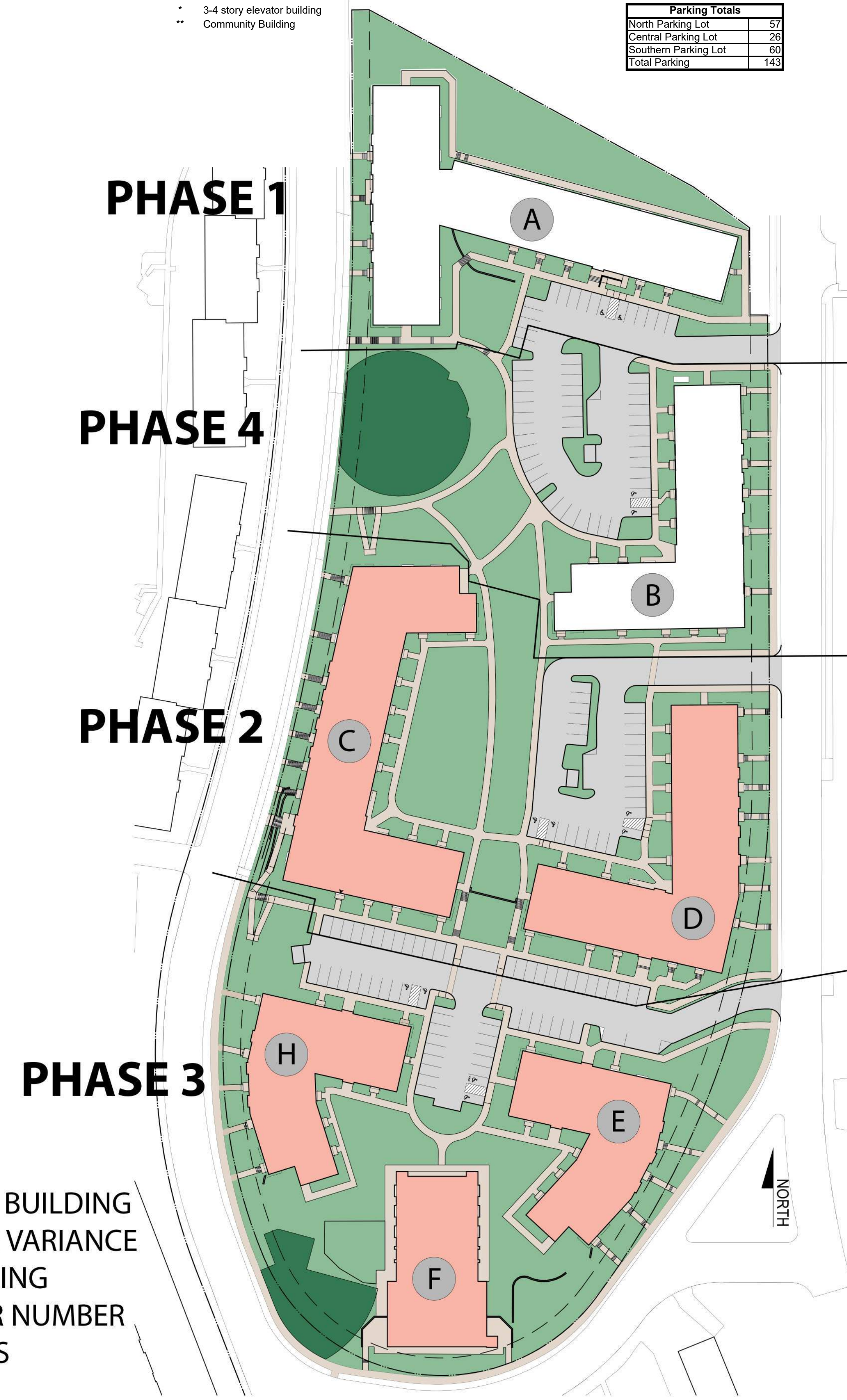
20 SITE PLAN - 2018 DESIGN
SCALE: AS NOTED

2019 PROJECT DATA AND UNIT MIX						
Building	Gross Floor Area					GSF Total
	Lower Ground Level	Ground Level	First Floor	Second Floor	Third Floor	
A	9,240	11,894	26,550	26,774	15,645	90,103 sf
B	0	0	17,640	18,066	18,066	53,772 sf
C	0	16,528	24,273	24,557	24,452	89,810 sf
D	0	9,403	19,812	19,958	19,958	69,131 sf
E	0	7,384	13,144	13,338	13,338	47,204 sf
F	0	5,941	11,036	8,657	0	25,634 sf
H	0	7,384	13,144	13,338	13,338	47,204 sf
Total	9,240	58,534	125,599	124,688	104,797	422,858 sf

- * 3-4 story elevator building
- ** Community Building

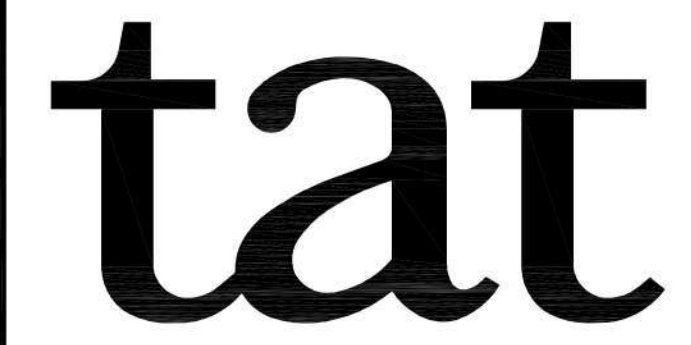
Unit Mix					
1BR Flat 1 Bath	2BR Flat 1 Bath	3BR Flat 2 Baths	3BR Duplex 2 Baths	Total	
38	32	3	8	81	
21	20	3	6	50	
40	28	4	7	79	
27	30	0	6	63	
13	20	0	5	38	
Total	152	150	10	37	349

Parking Totals	
North Parking Lot	57
Central Parking Lot	26
Southern Parking Lot	60
Total Parking	143



10 SITE PLAN - CURRENT DESIGN
SCALE: AS NOTED

INDICATES BUILDING IS SEEKING VARIANCE FOR BUILDING HEIGHT OR NUMBER OF STORIES



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Project Name:
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4319 3rd ST SE, #200
 WASHINGTON, DC

Sheet Name:
 PROPOSED SITE PLAN

Project Number:
 14193

Issue Date:
 September 25, 2019

Sheet Number:

A0.01

- GENERAL NOTES:**
1. EXACT FLOOR LAYOUTS ARE PRELIMINARY AND SUBJECT TO CHANGE PRIOR TO PERMITTING.
 2. PER SUBTITLE B SECTION 310.1, BASEMENT LEVELS 1 AND 2 ARE BELOW THE BUILDING HEIGHT MEASURING POINT (BHP) ON 4TH STREET SE AND THUS DO NOT COUNT AS STORIES

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Project Name:

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Sheet Name:

**BUILDING A
 FLOOR PLANS**

Project Number:

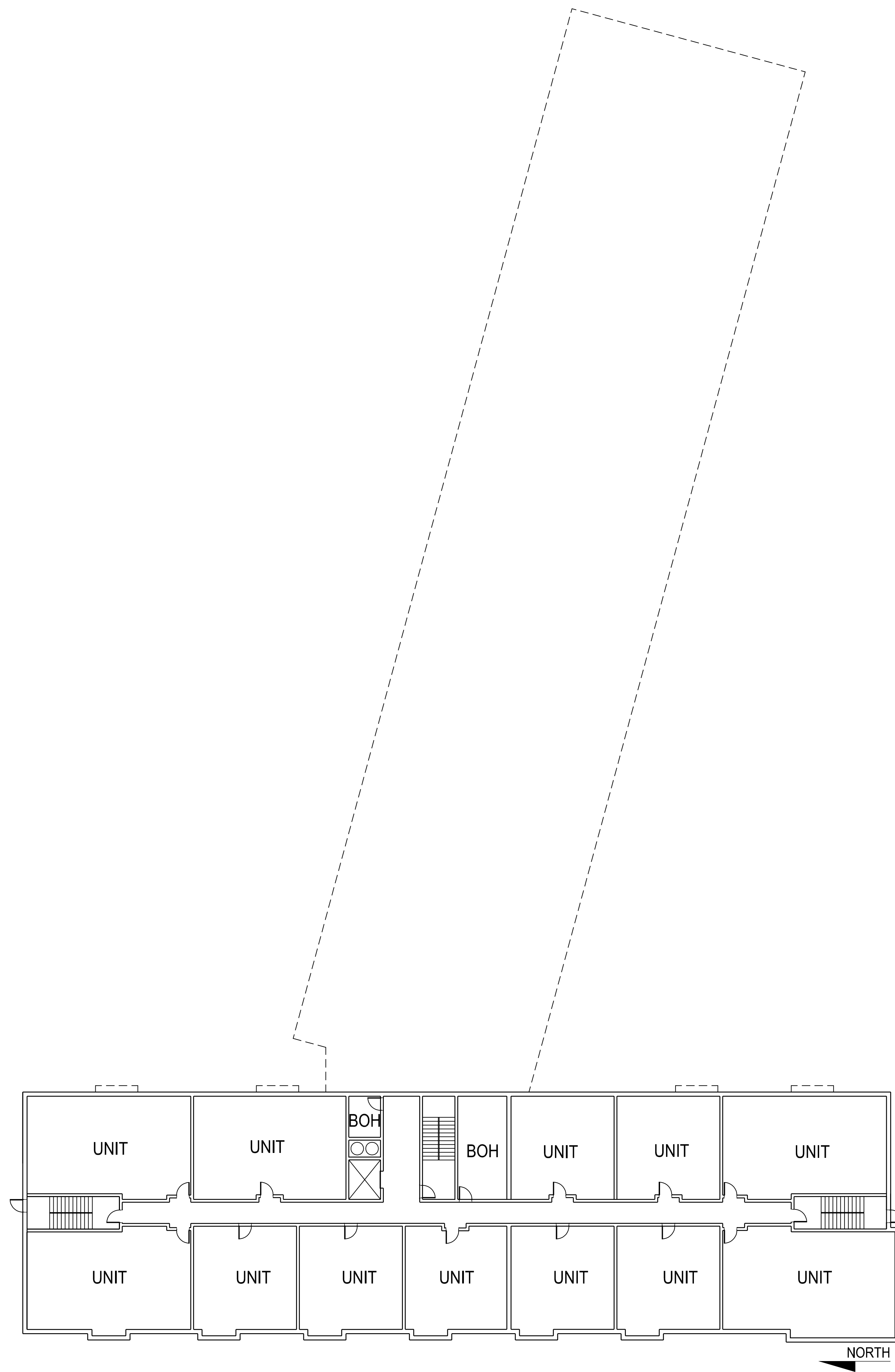
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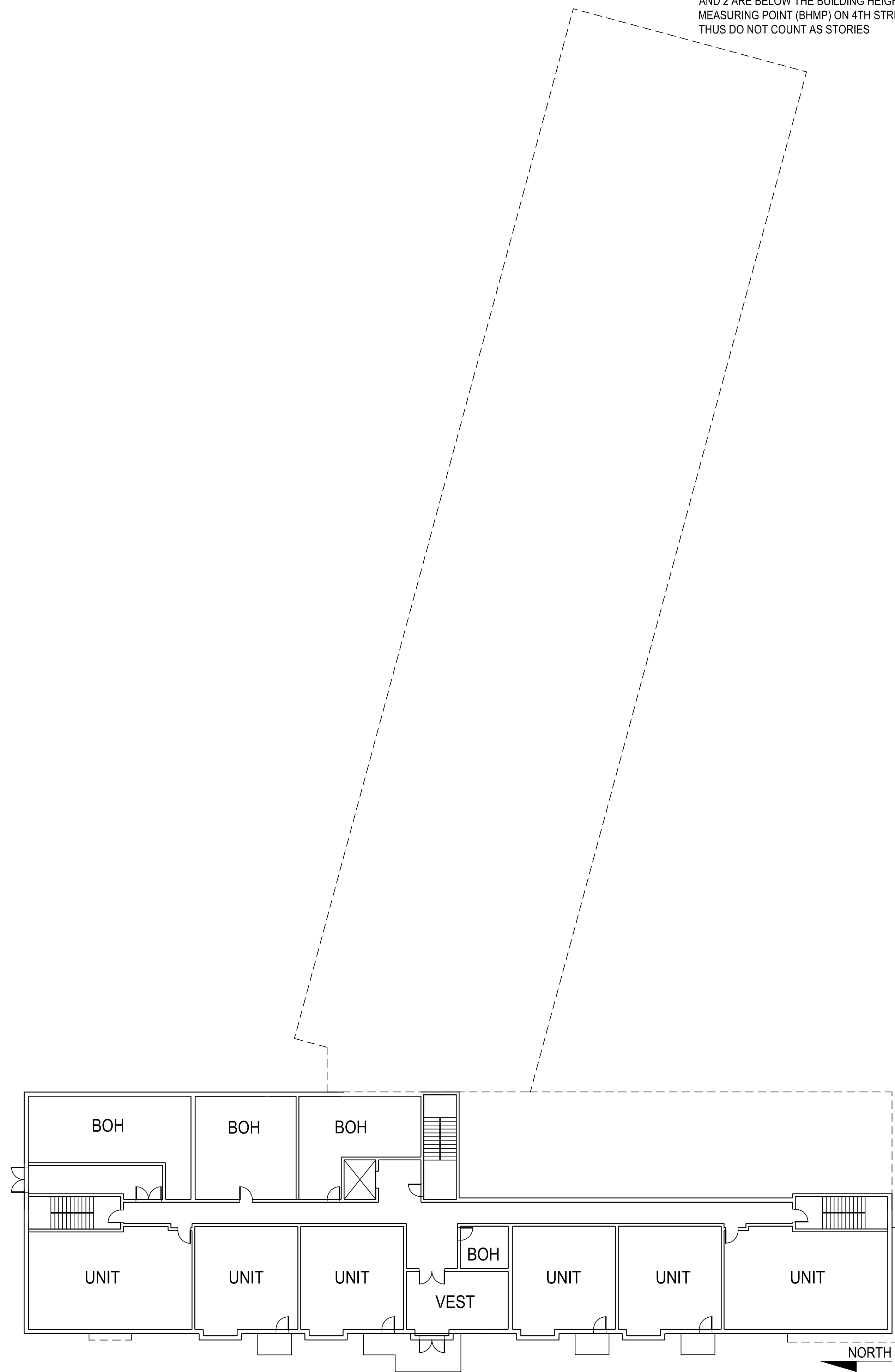
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A1.01

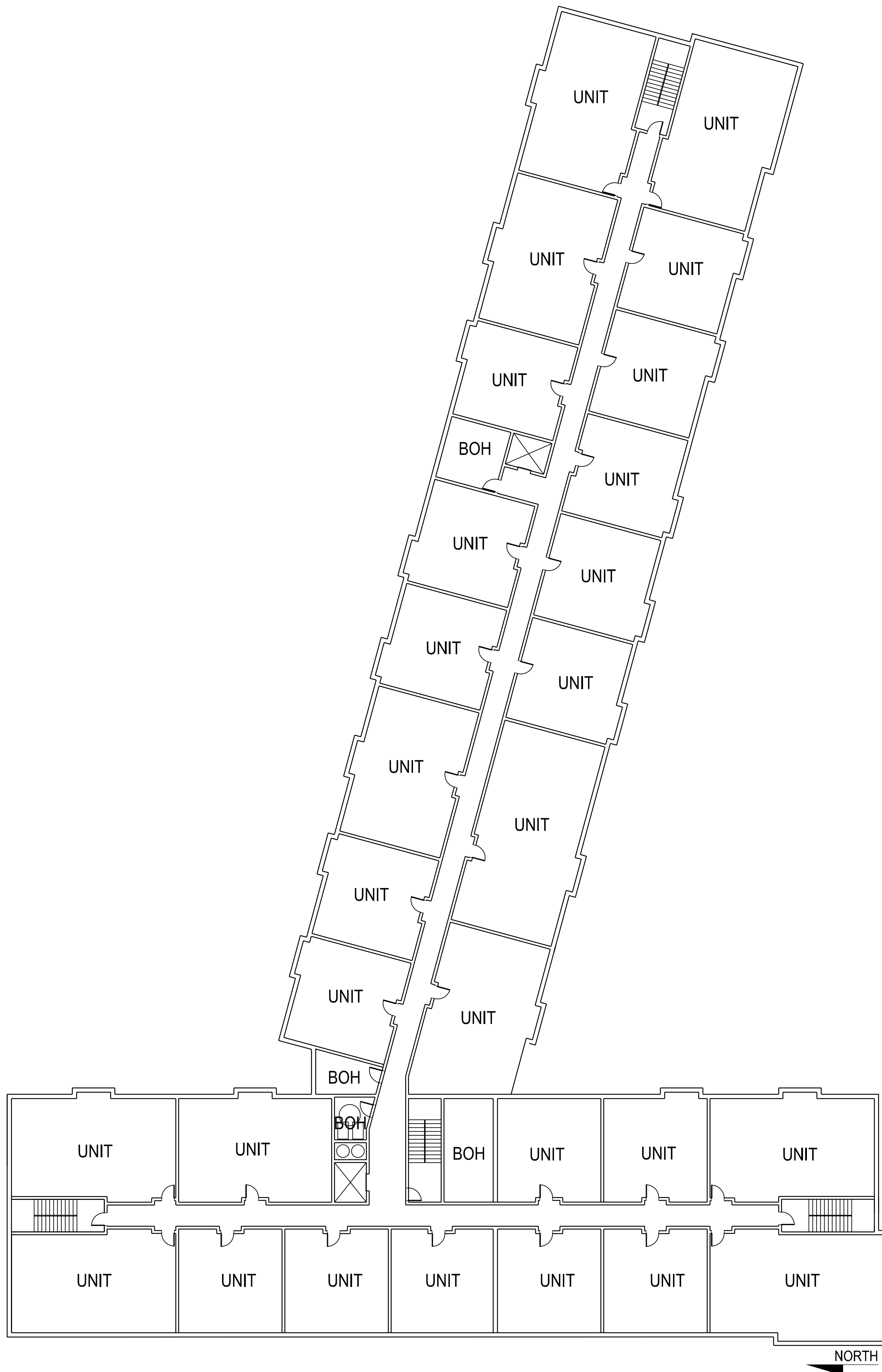


11 BLDG A - BASEMENT LEVEL 1
 SCALE: 1/16" = 1'-0"



10 BLDG A - BASEMENT LEVEL 2
 SCALE: 1/16" = 1'-0"

GENERAL NOTES:
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 2. PER SUBTITLE B SECTION 310.1, BASEMENT LEVELS 1 AND 2 ARE BELOW THE BUILDING HEIGHT MEASURING POINT (BHMP) ON 4TH STREET SE AND THUS DO NOT COUNT AS STORIES



11 BLDG A - SECOND FLOOR PLAN
 SCALE: 1/16" = 1'-0"



10 BLDG A - FIRST FLOOR PLAN
 SCALE: 1/16" = 1'-0"

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**BUILDING A
 FLOOR PLANS**

Project Number:

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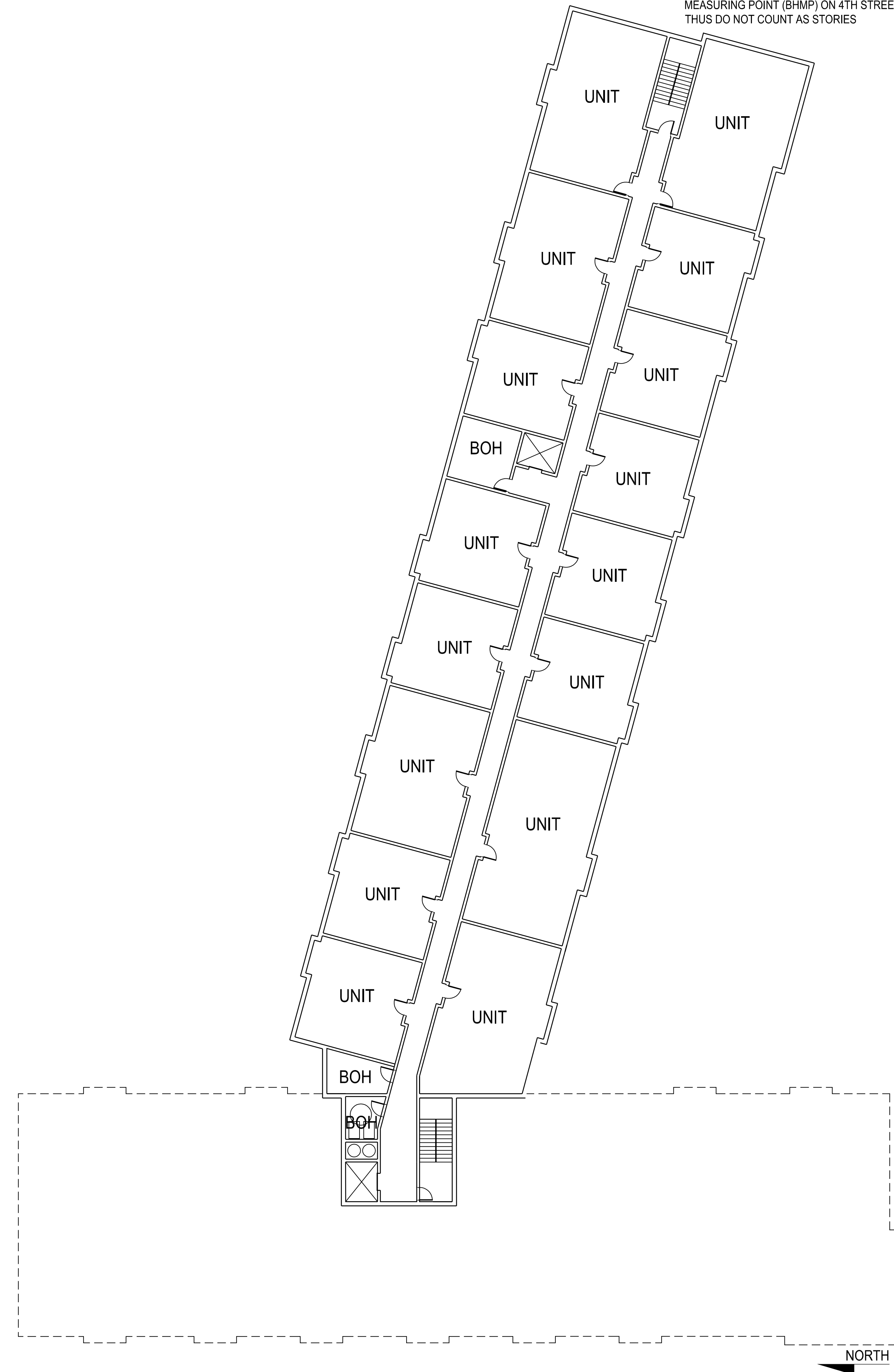
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A1.02

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- GENERAL NOTES:**
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 2. PER SUBTITLE B SECTION 310.1, BASEMENT LEVELS 1 AND 2 ARE BELOW THE BUILDING HEIGHT MEASURING POINT (BHMP) ON 4TH STREET SE AND THUS DO NOT COUNT AS STORIES



10 BLDG A - THIRD FLOOR PLAN
SCALE: 1/16" = 1'-0"



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4319 3rd ST SE, #200
WASHINGTON, DC

Sheet Name:
**BUILDING A
FLOOR PLANS**

Project Number:
14193

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September 25, 2019

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A1.03

GENERAL NOTES:
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SOUTHERN HILLS

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Sheet Name:

**BUILDING B
 FLOOR PLANS**

Project Number:

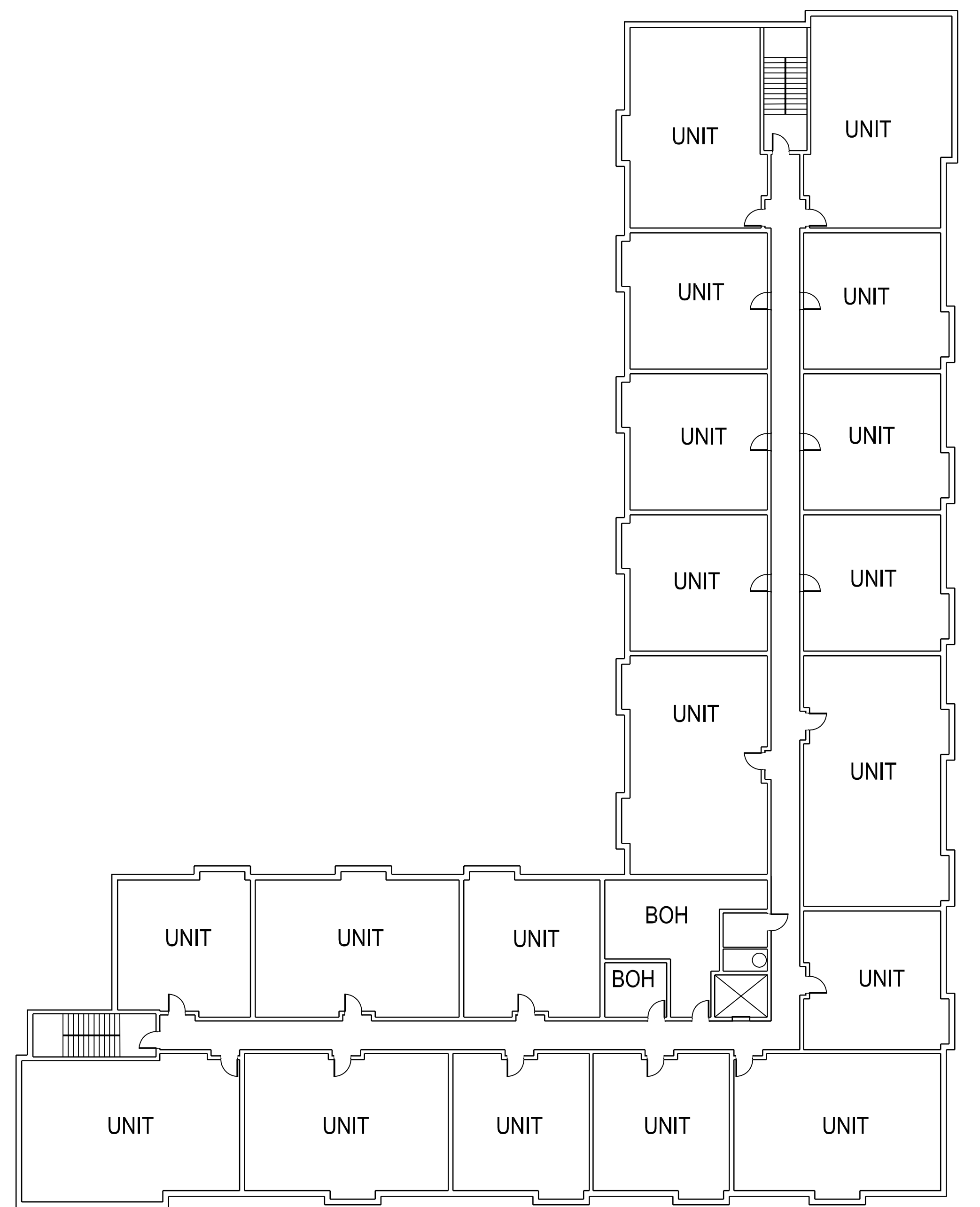
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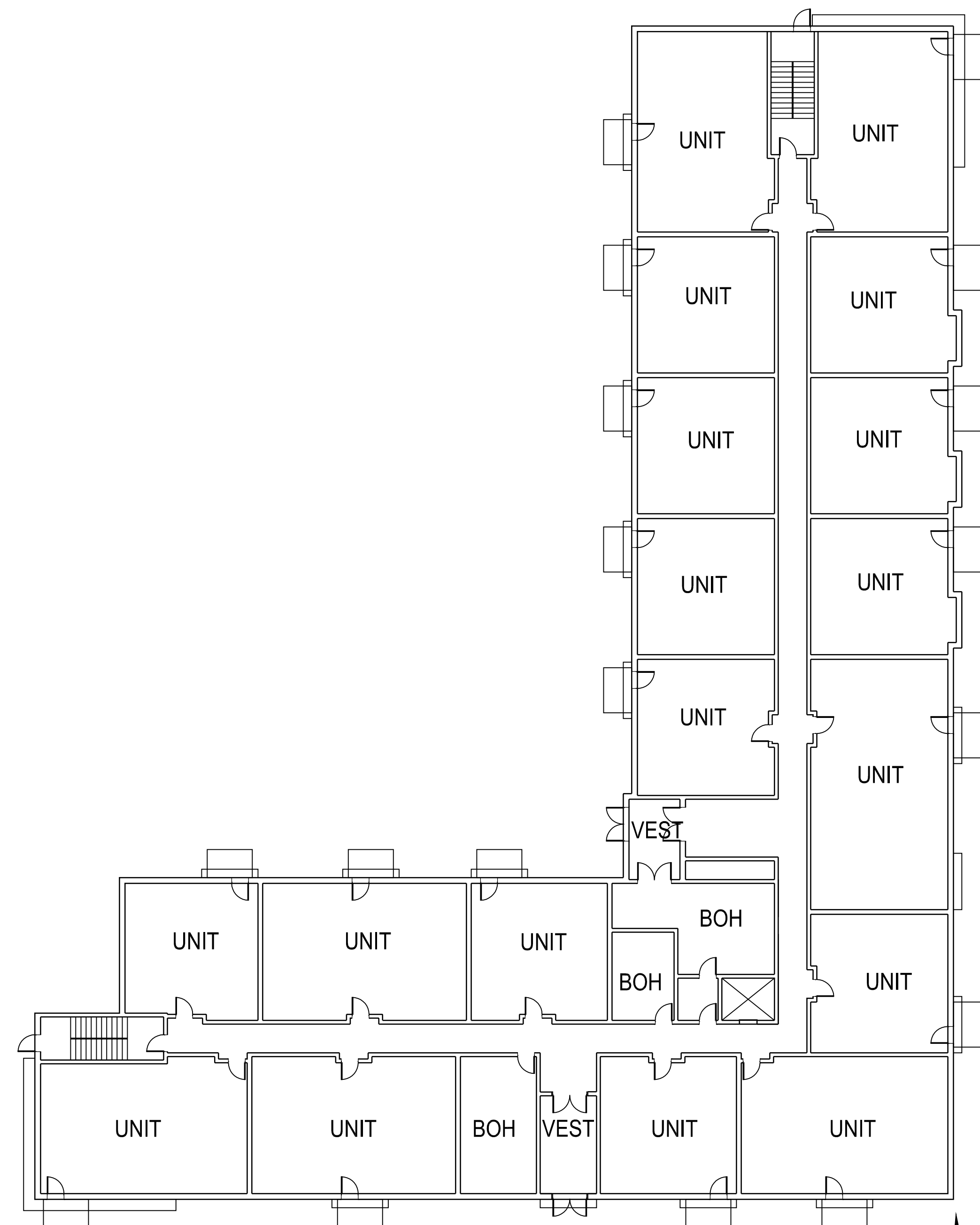
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20 BLDG B - SECOND FLOOR PLAN
 SCALE: 1/16" = 1'-0"



10 BLDG B - FIRST FLOOR PLAN
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**BUILDING B
FLOOR PLANS**

Project Number:

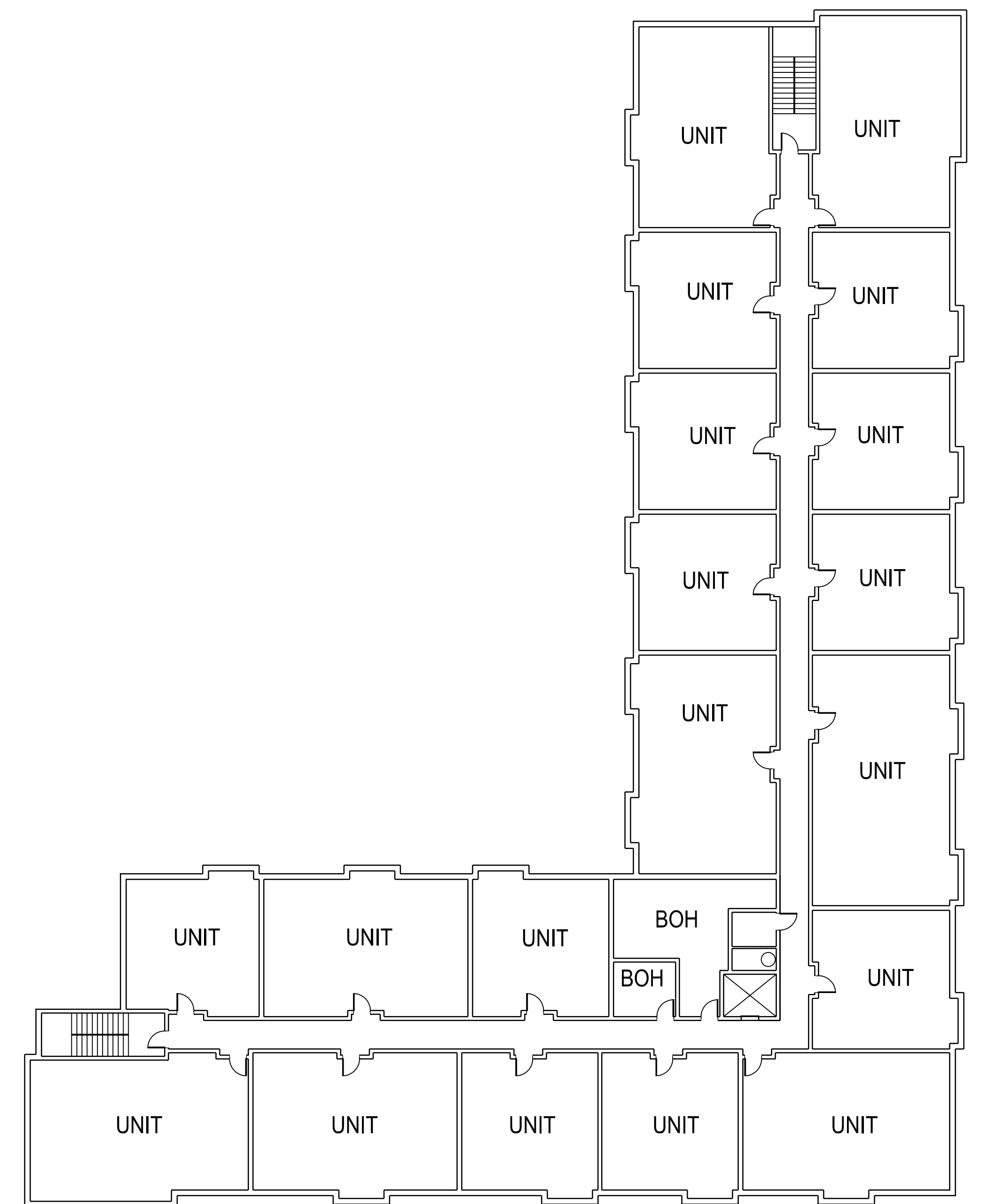
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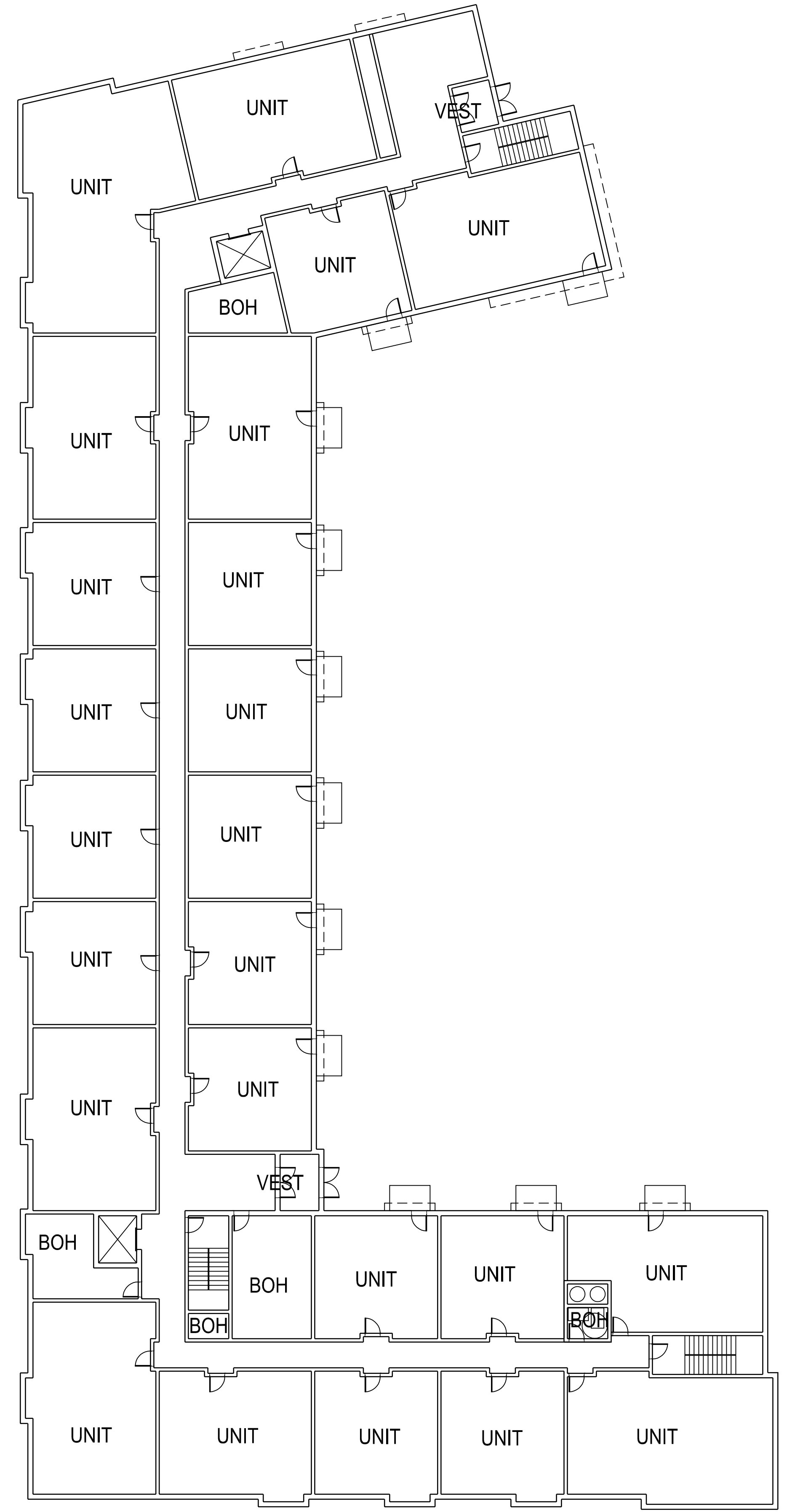
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SCALE: 1/16" = 1'-0"

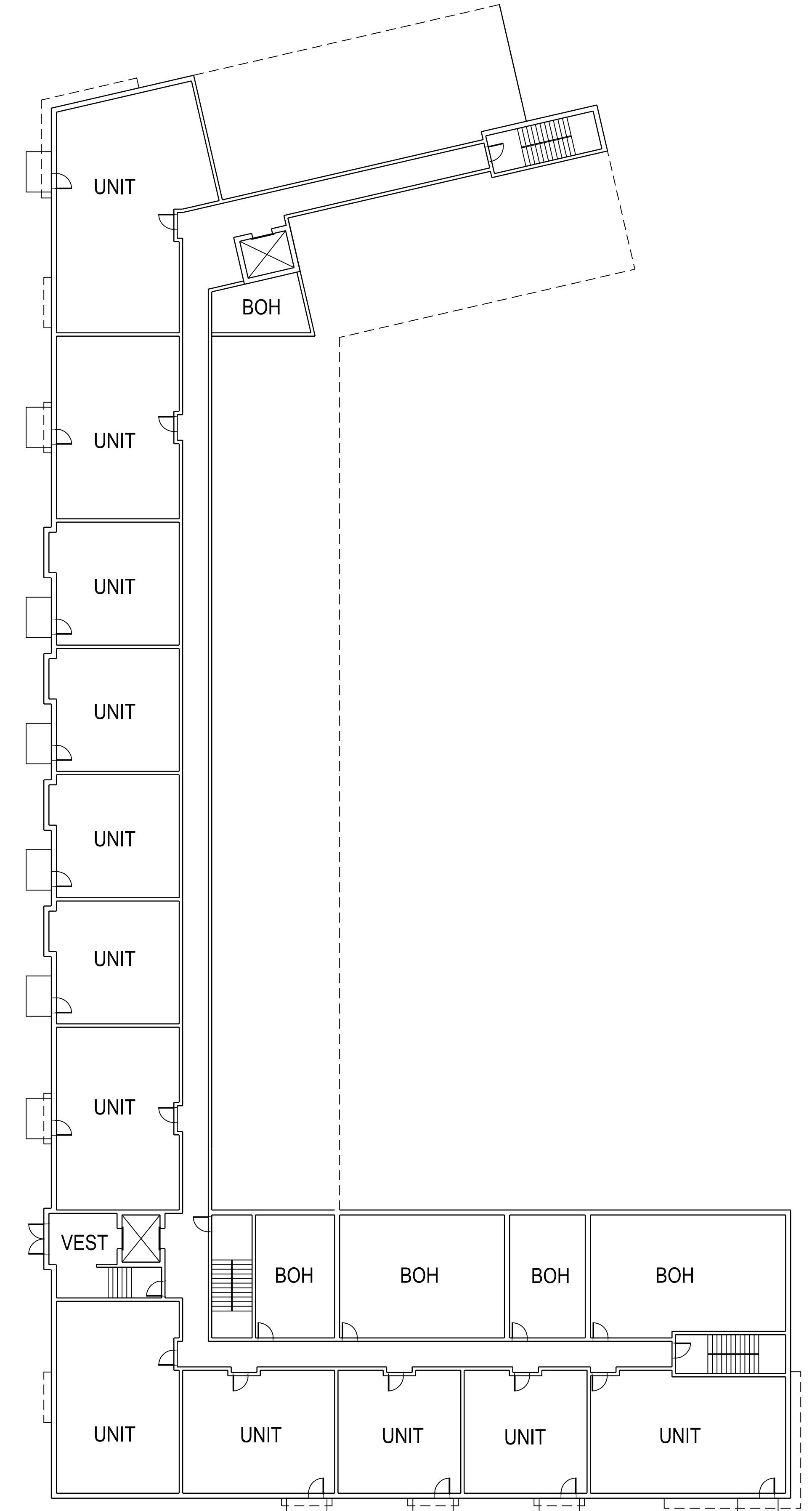
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20 BLDG C - SECOND FLOOR PLAN
 SCALE: 1/16" = 1'-0"



10 BLDG C - FIRST FLOOR PLAN
 SCALE: 1/16" = 1'-0"

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**BUILDING C
 FLOOR PLANS**

Project Number:

14193

Issue Date:

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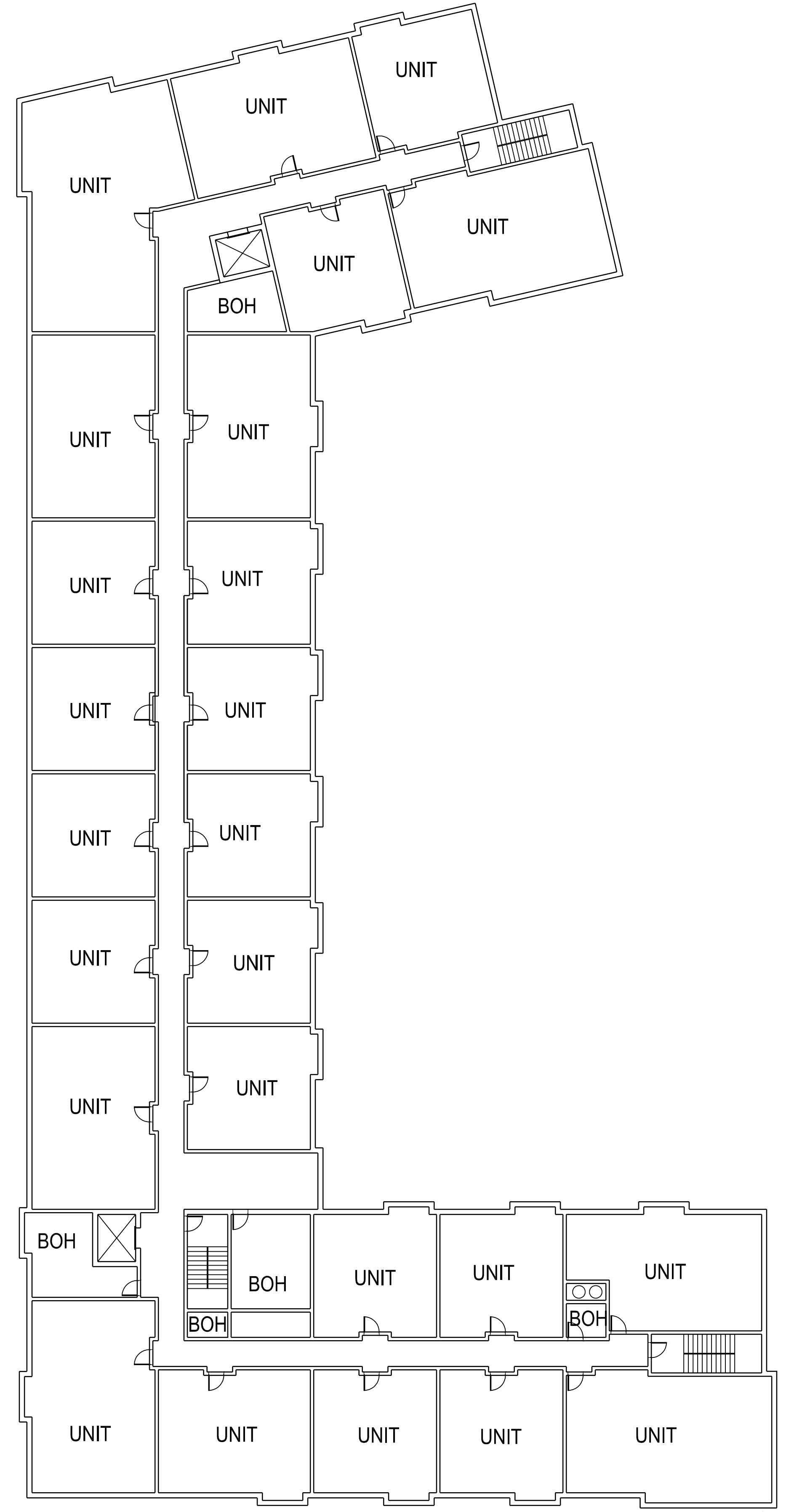
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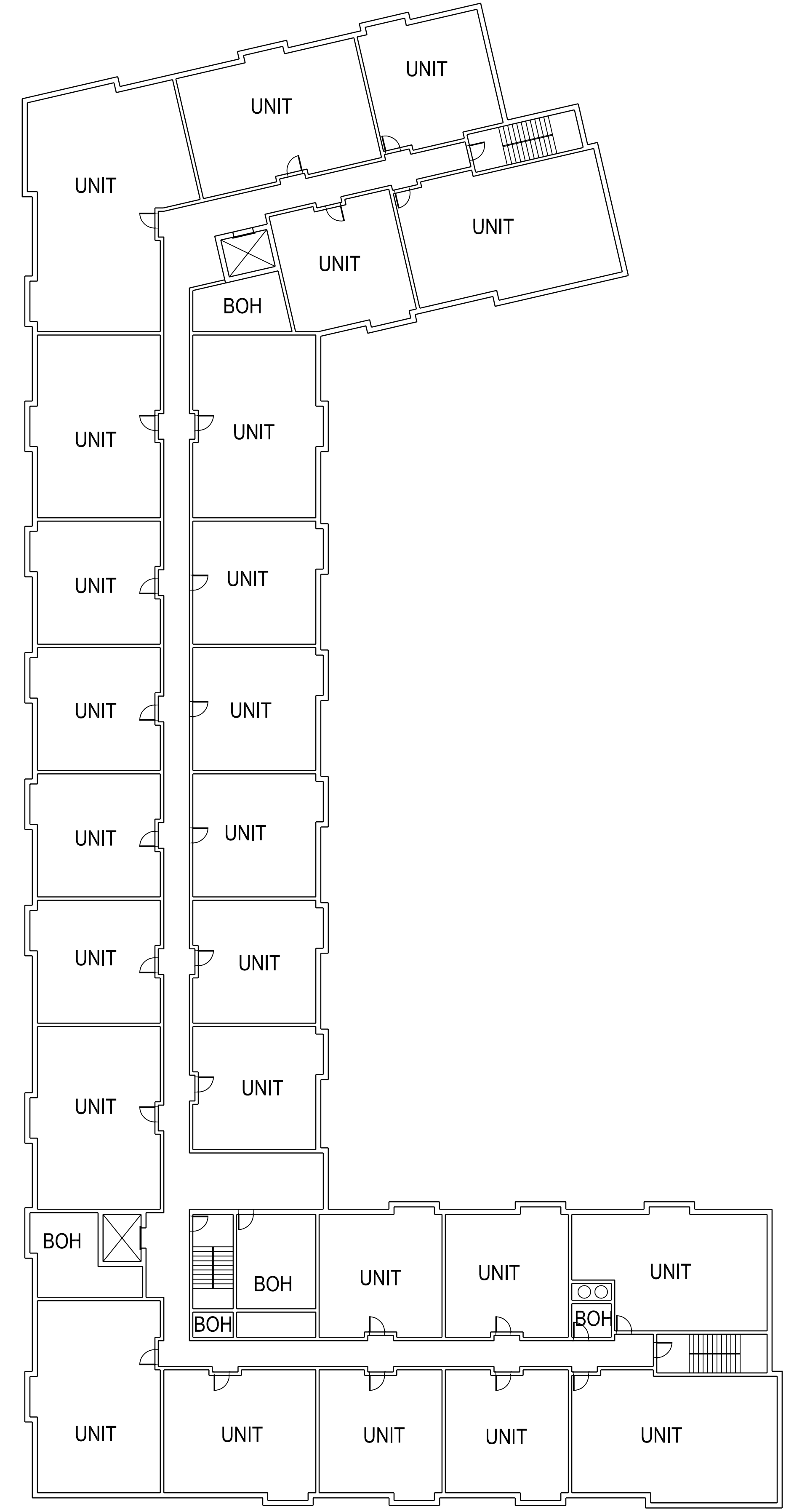
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20 BLDG C - FOURTH FLOOR PLAN
 SCALE: 1/16" = 1'-0"



10 BLDG C - THIRD FLOOR PLAN
 SCALE: 1/16" = 1'-0"

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**BUILDING C
 FLOOR PLANS**

Project Number:

14193

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A1.07

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Project Name:

SOUTHERN HILLS

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Sheet Name:

**BUILDING D
 FLOOR PLANS**

Project Number:

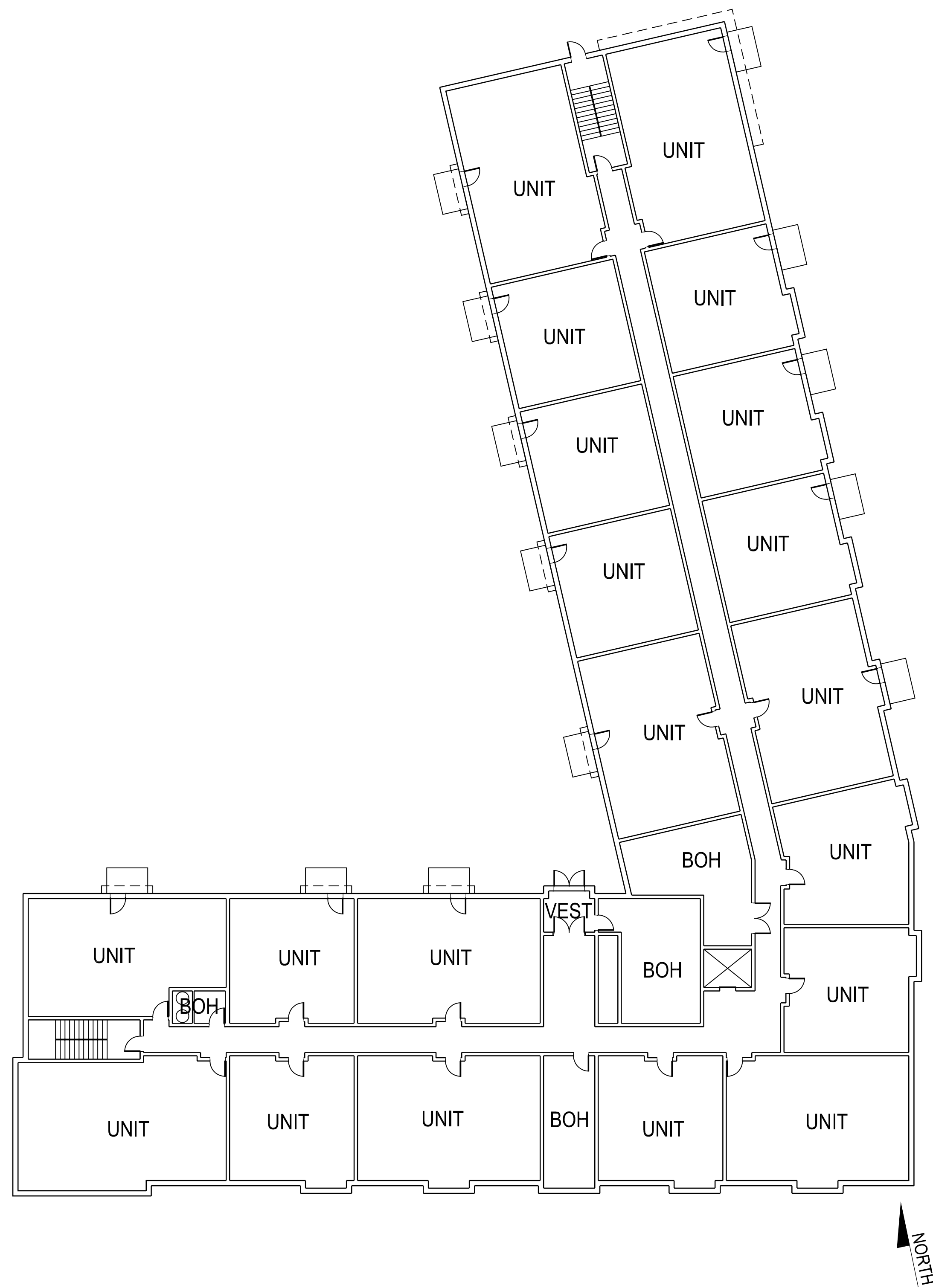
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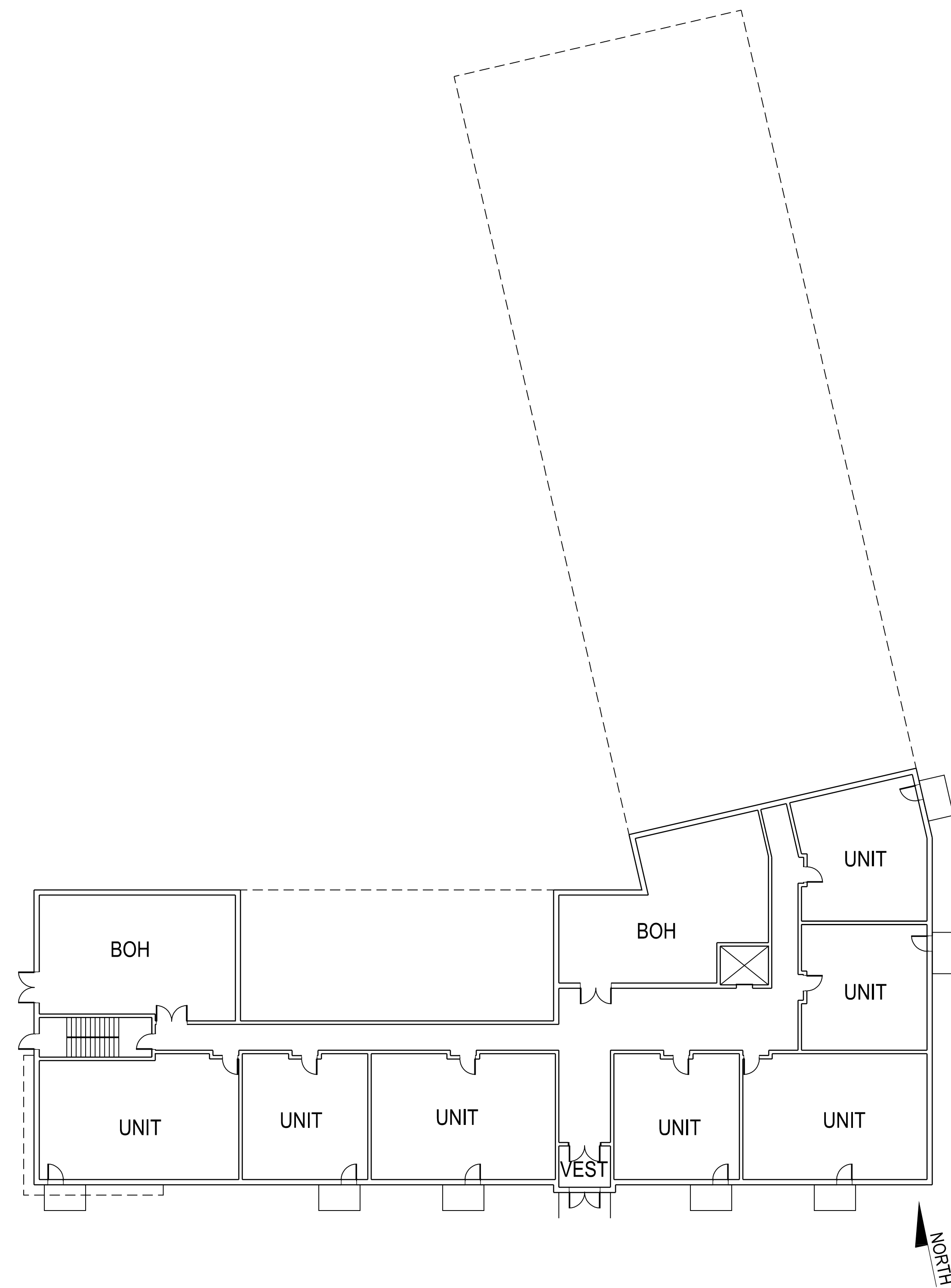
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20

BLDG D - SECOND FLOOR PLAN

SCALE: 1/16" = 1'-0"



10

BLDG D - FIRST FLOOR PLAN

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GENERAL NOTES:
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SOUTHERN HILLS

4319 3rd ST SE, #200
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Sheet Name:

BUILDING D
 FLOOR PLANS

Project Number:

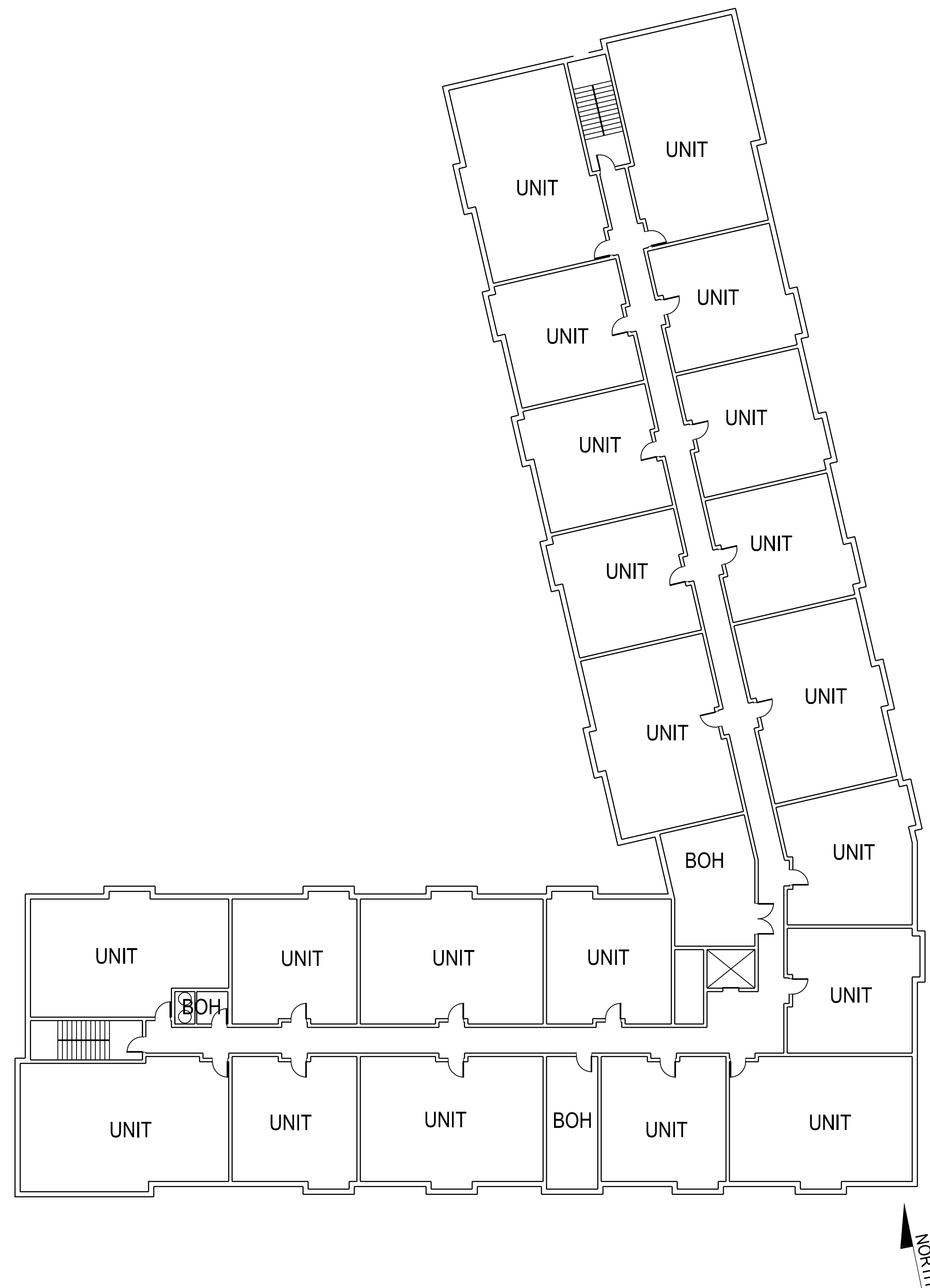
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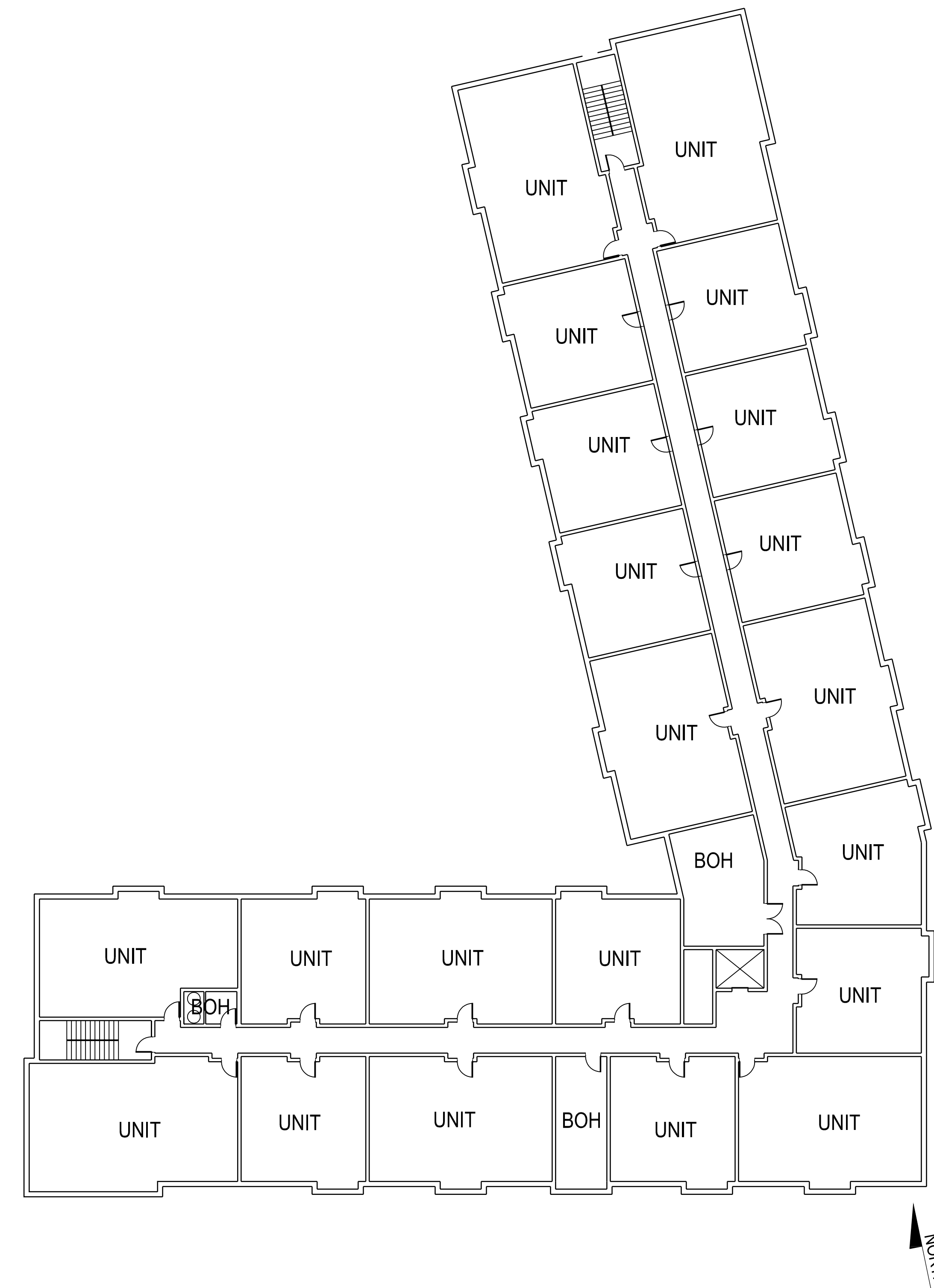
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A1.09



20 BLDG D - FOURTH FLOOR PLAN
 SCALE: 1/16" = 1'-0"



10 BLDG D - THIRD FLOOR PLAN
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SOUTHERN HILLS

4319 3rd ST SE, #200
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Sheet Name:

**BUILDING E
 FLOOR PLANS**

Project Number:

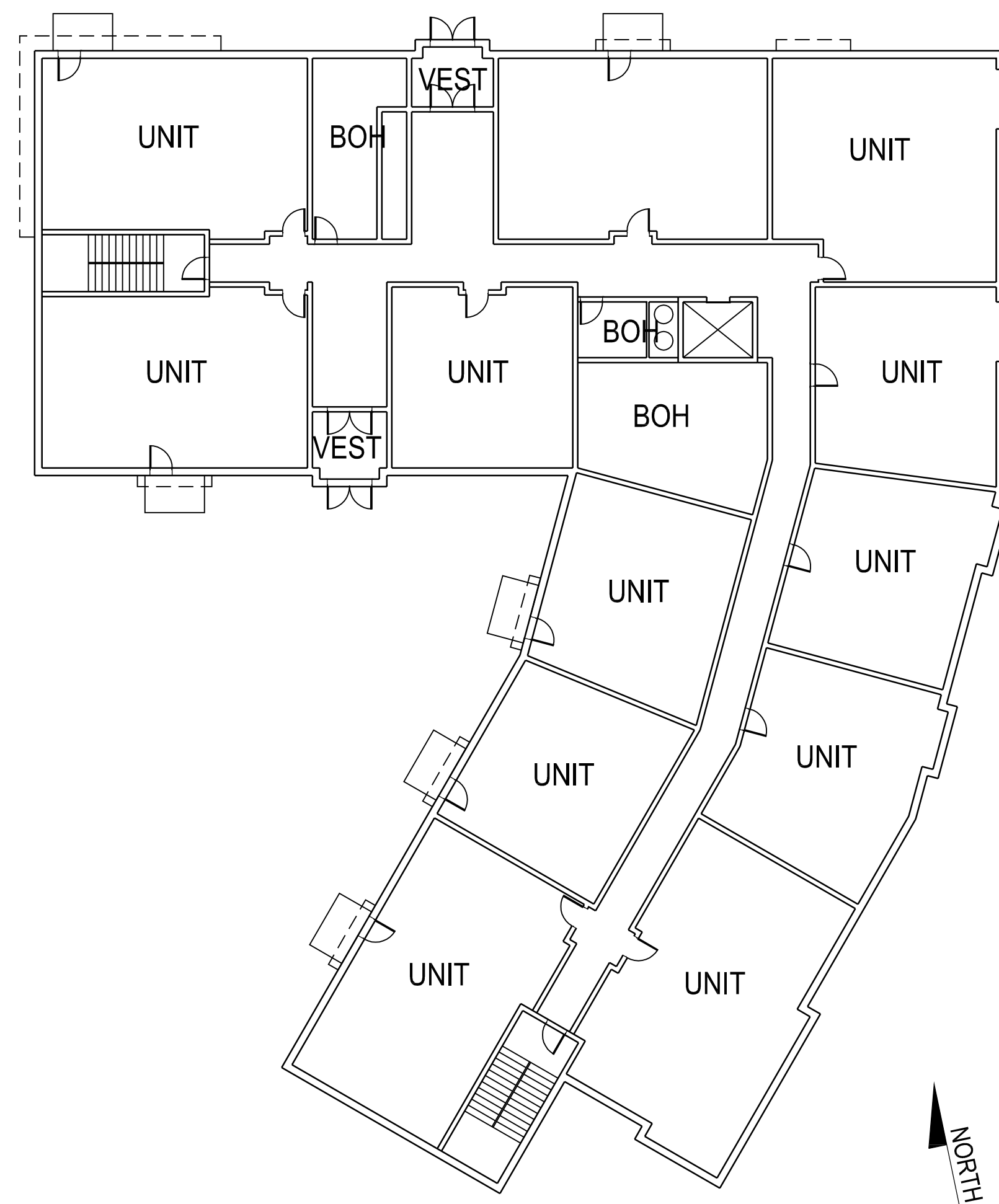
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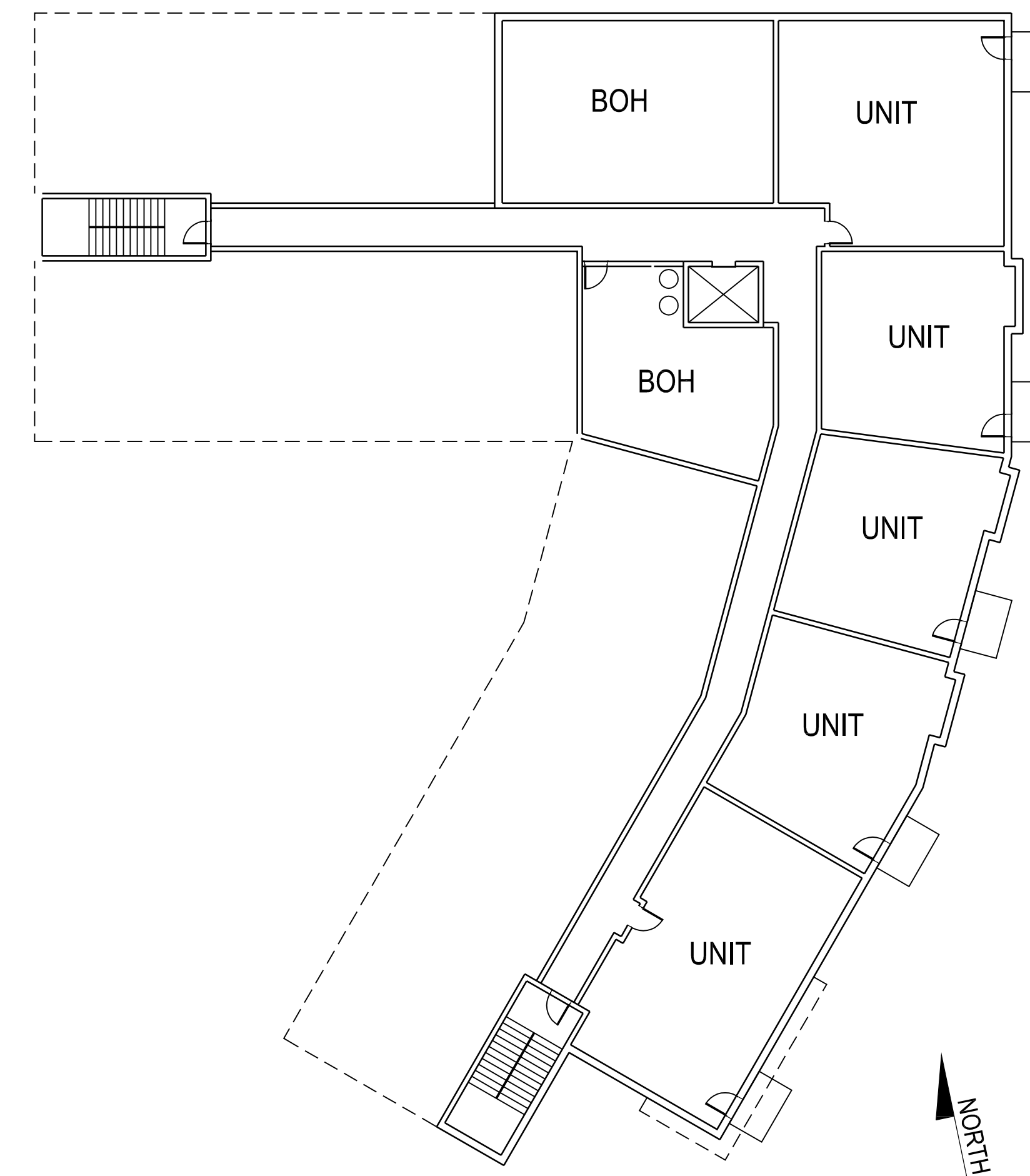
September 25, 2019

Sheet Number:

A1.10



20 BLDG E - SECOND FLOOR PLAN
 SCALE: 1/16" = 1'-0"



10 BLDG E - FIRST FLOOR PLAN
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**BUILDING E
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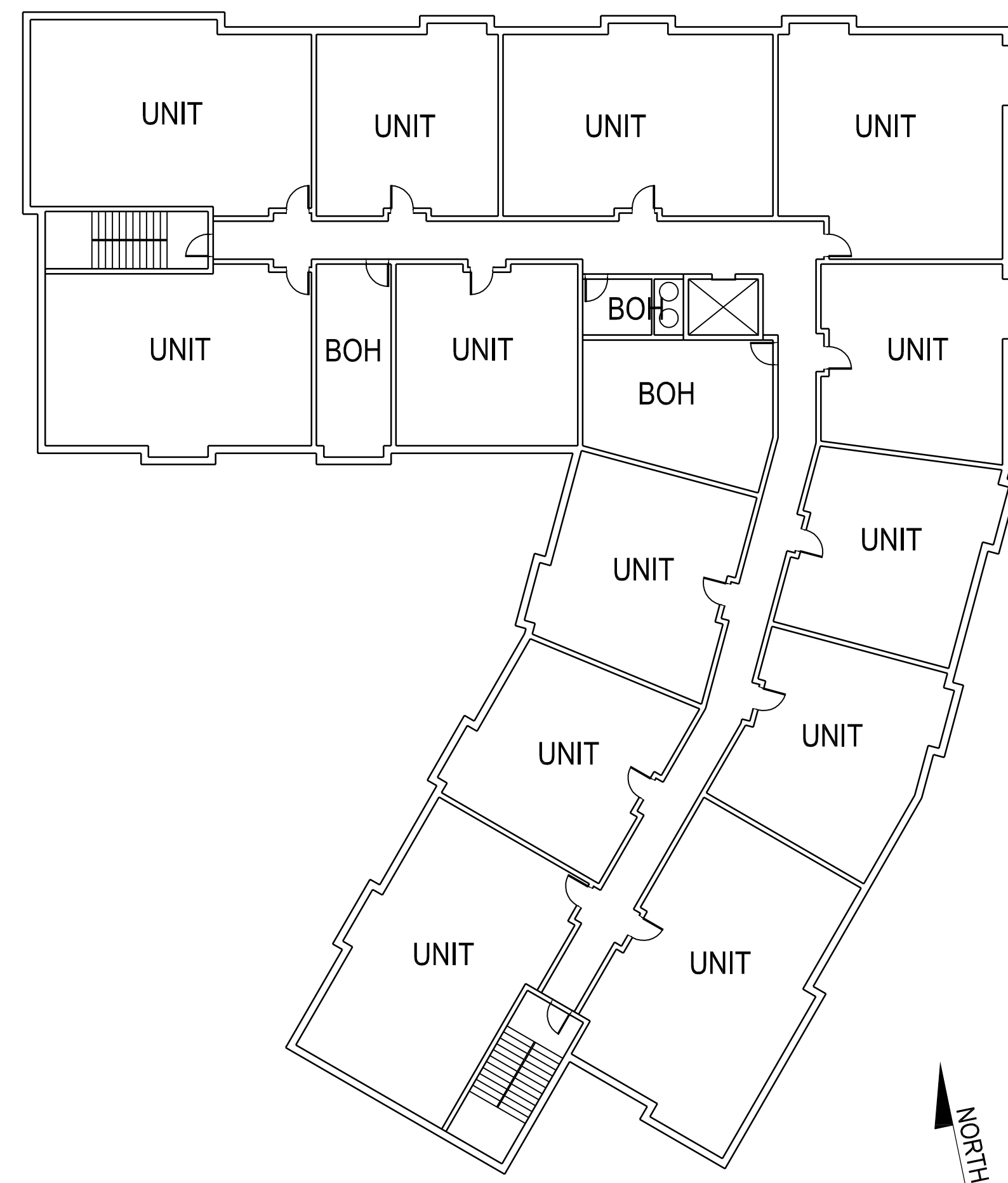
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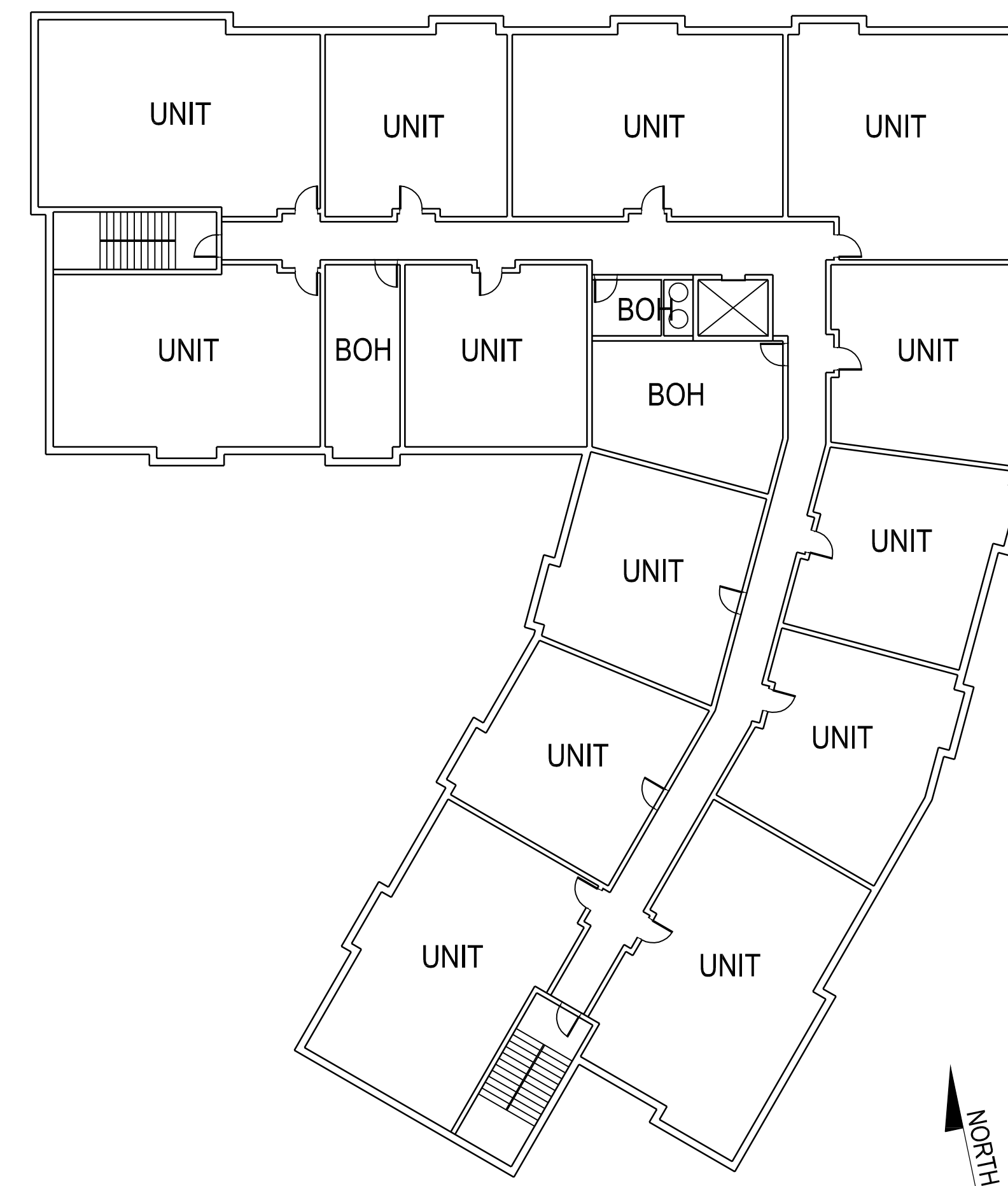
A1.11



20

BLDG E - FOURTH FLOOR PLAN

SCALE: 1/16" = 1'-0"



10

BLDG E - THIRD FLOOR PLAN

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SOUTHERN HILLS

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Sheet Name:

**BUILDING F
 COMMUNITY BUILDING
 FLOOR PLANS**

Project Number:

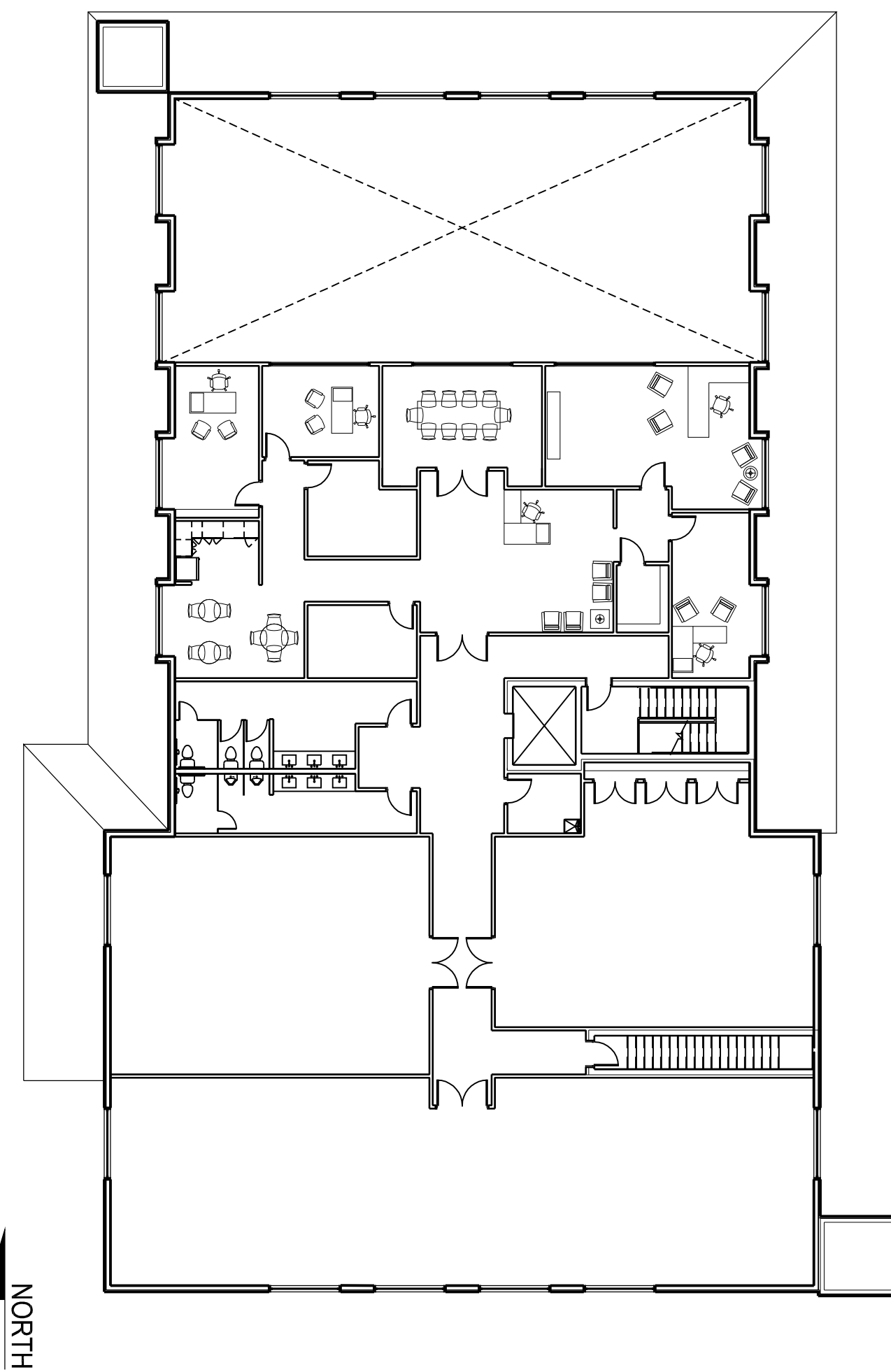
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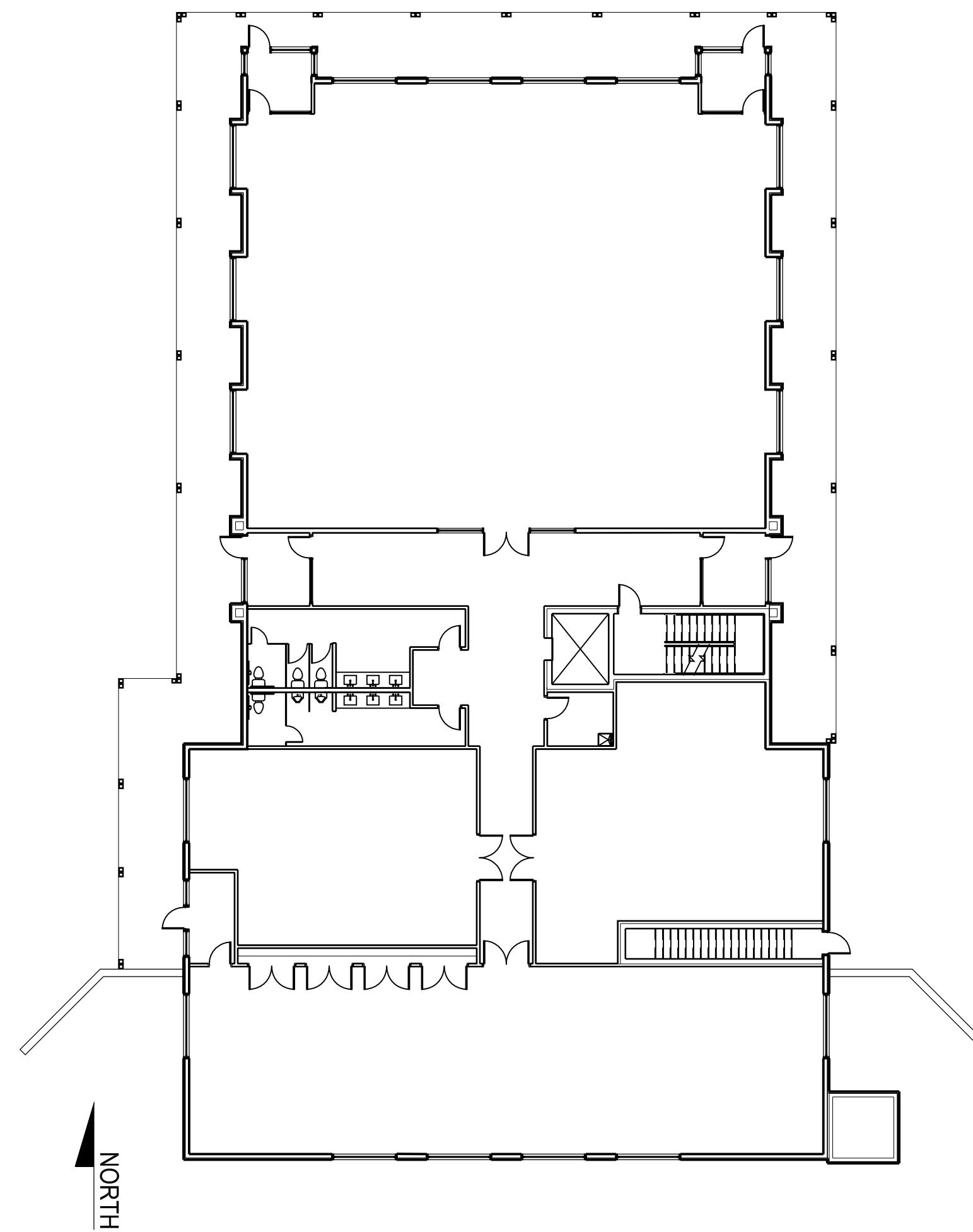
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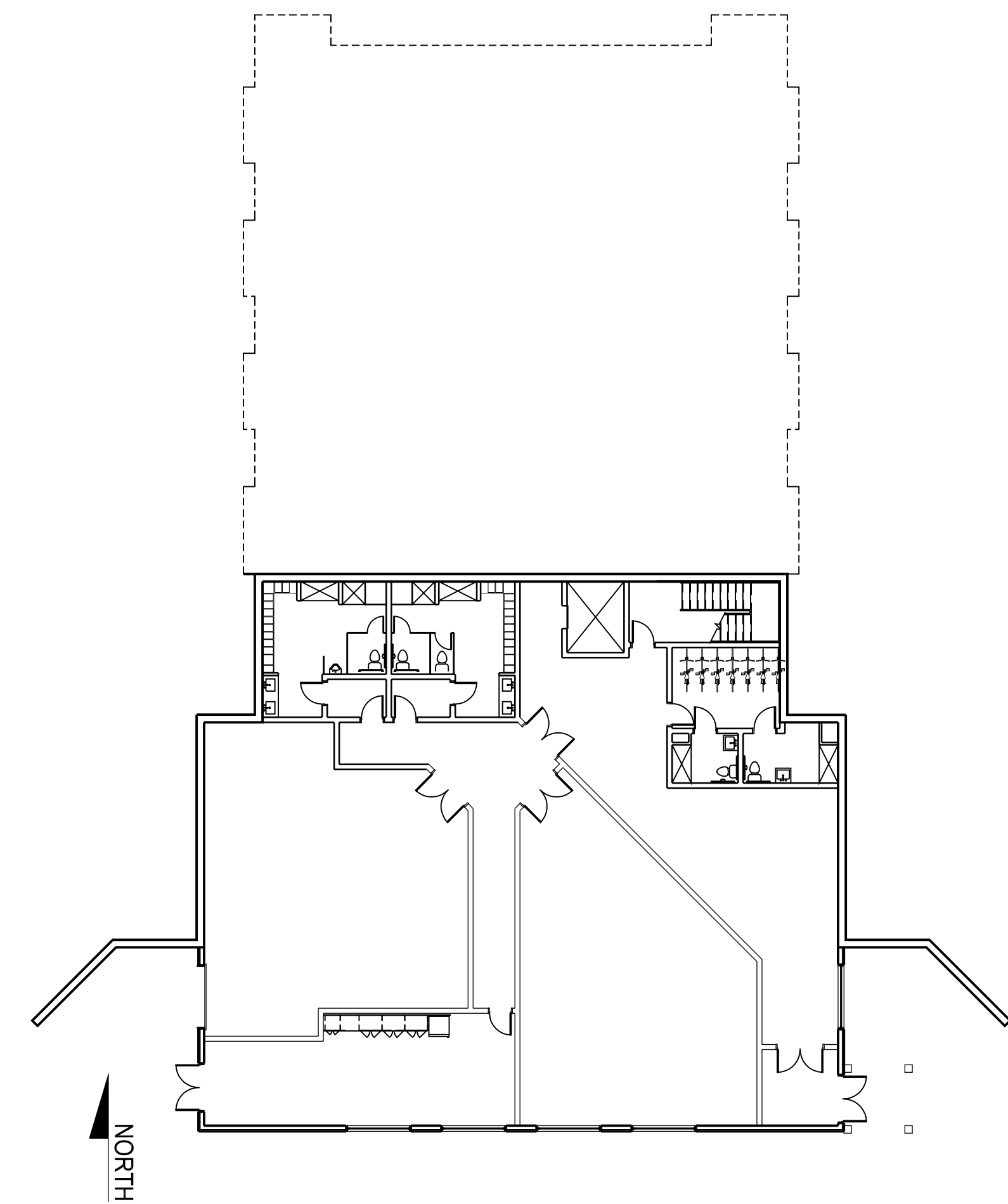
A1.12



30 BLDG F - THRID FLOOR PLAN
 SCALE: 1/16" = 1'-0"



20 BLDG F - SECOND FLOOR PLAN
 SCALE: 1/16" = 1'-0"



10 BLDG F - FIRST FLOOR PLAN
 SCALE: 1/16" = 1'-0"