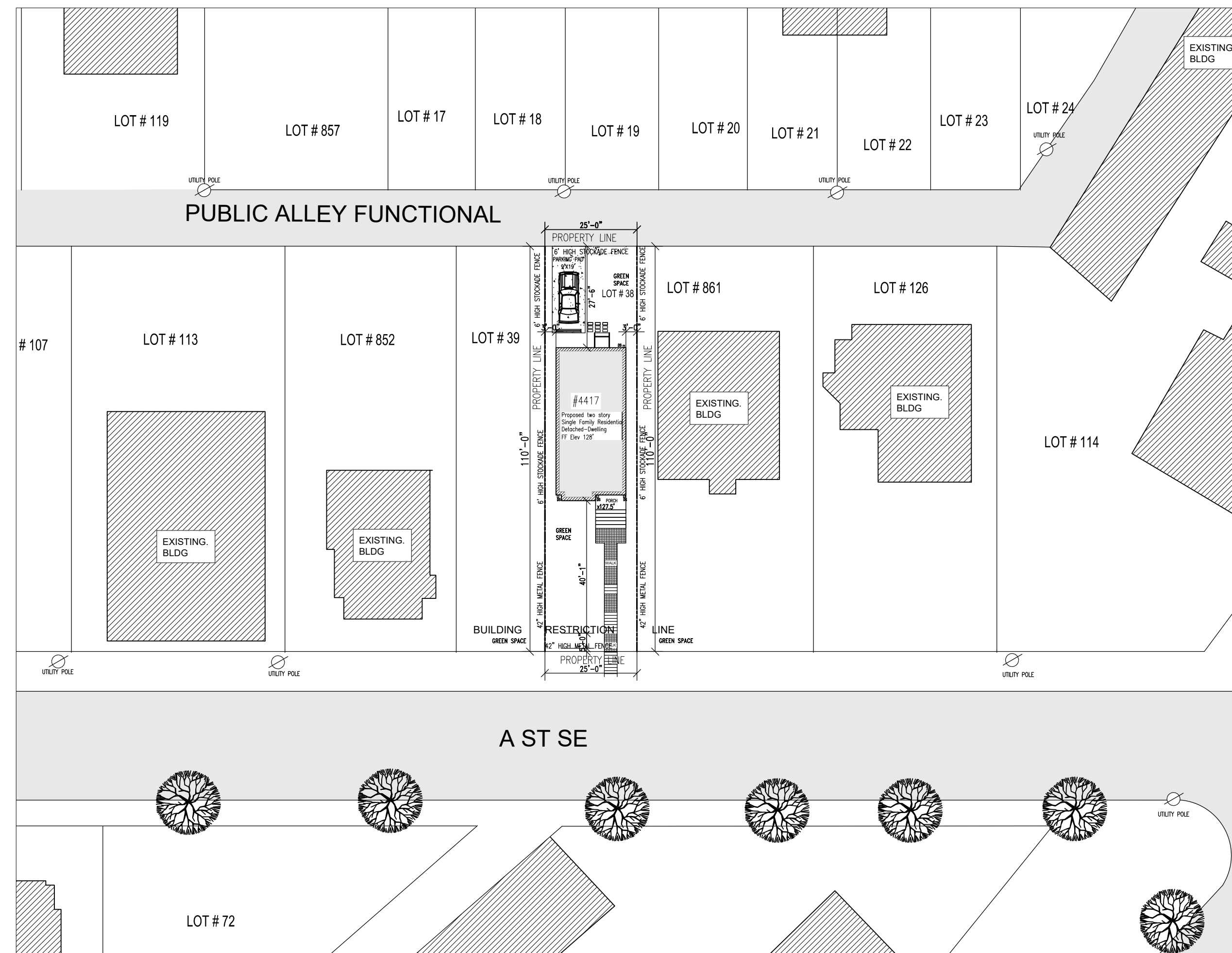


PROJECT NAME :

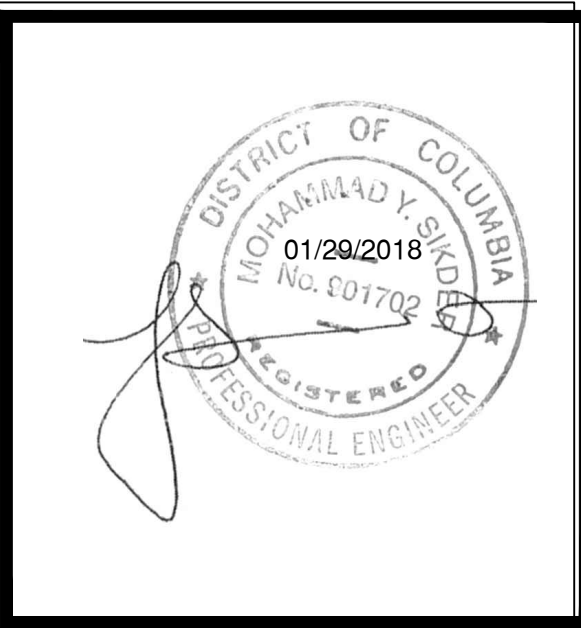
4417 A ST, SE
WASHINGTON DC , 20019

BZA SUBMISSION



INDEX

1. SITE PLAN Page 2
2. LANDSCAPE PLAN Page 3
3. FIRST FLOOR PLAN Page 4
4. SECOND FLOOR PLAN Page 5
5. ROOF PLAN Page 6
6. FRONT ELEVATION Page 7
7. LEFT ELEVATION Page 8
8. RIGHT ELEVATION Page 9
9. BACK ELEVATION Page 10

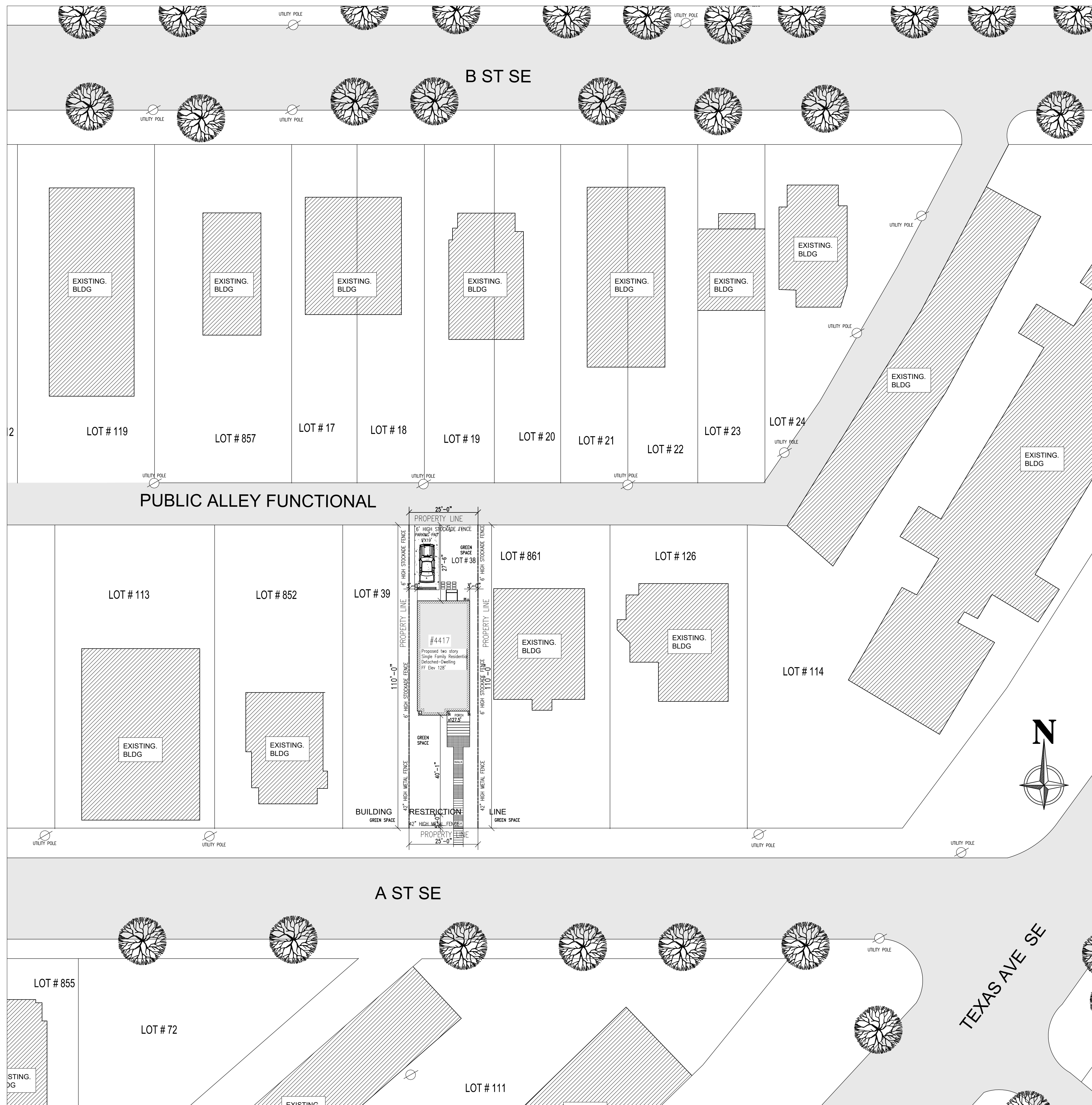


DATE	REV	DESCRIPTION	BY

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

BZA SUBMISSION
ADDRESS:
4417 A ST, SE
WASHINGTON DC , 20019

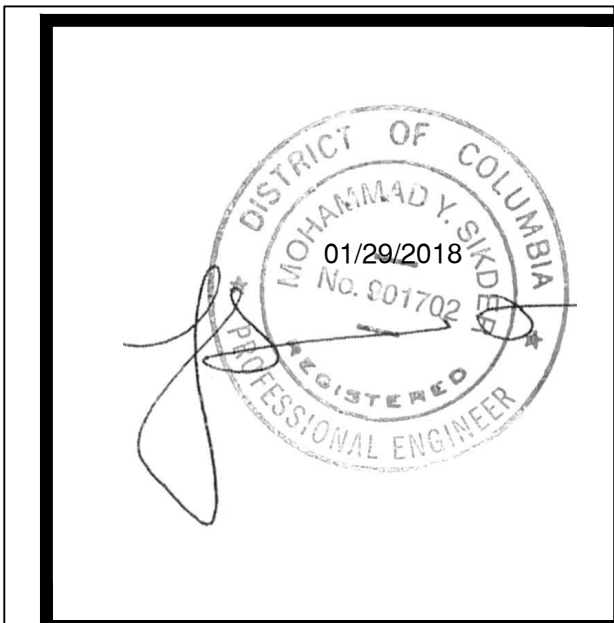
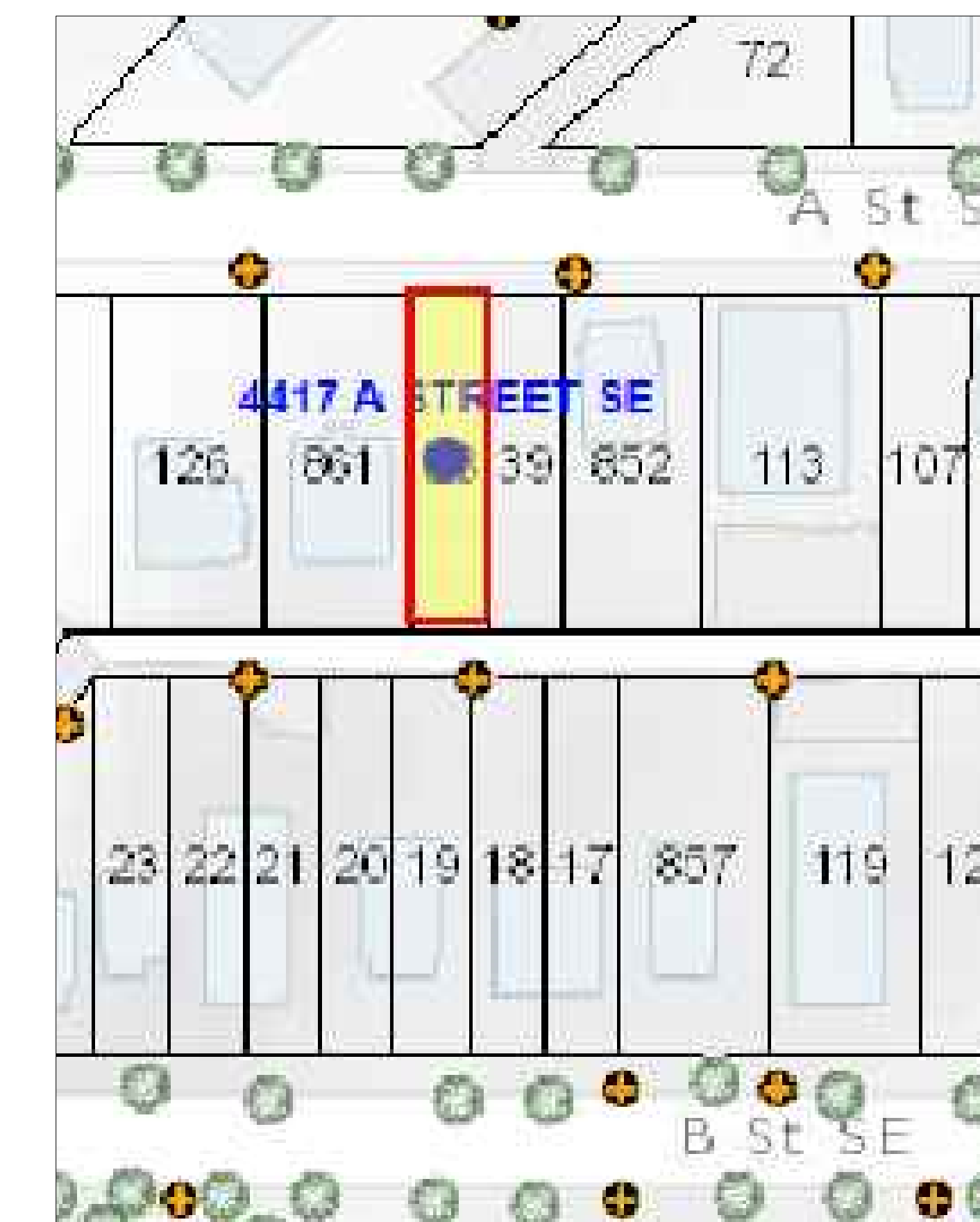
DATE:	05/22/2018
DESIGNED BY:	MS
DRAWN BY:	SL
CHECKED BY:	APPROVED BY:
SCALE: 1"=30'0"	DWG NO.:
AS SHOWN	Page 1



Zoning Data Summary

Zoning District	R-2		
Proposed Use			
SINGLE FAMILY RESIDENTIAL DETACHED DWELLING			
Zoning Data			
	Min. Rqd.	Proposed	
Number of Dwelling Units	-	1	
Number of Parking Spaces	1	1	
Side Yard (left)	8	3	
Side Yard (Right)	8	3	
Rear Yard	20'	27'-6"	
Building Height	40'	28'-0"	
Lot Area	4,000 SF	2750 SF	
Pervious Area	20%	57.34	
Floor Area Ratio		n/a	
Building Area	-	774 SF	
Lot Occupancy %	60	19.35	
Number of Stories	3	2	
Lot Width	40'	25'	

LOCATION MAP



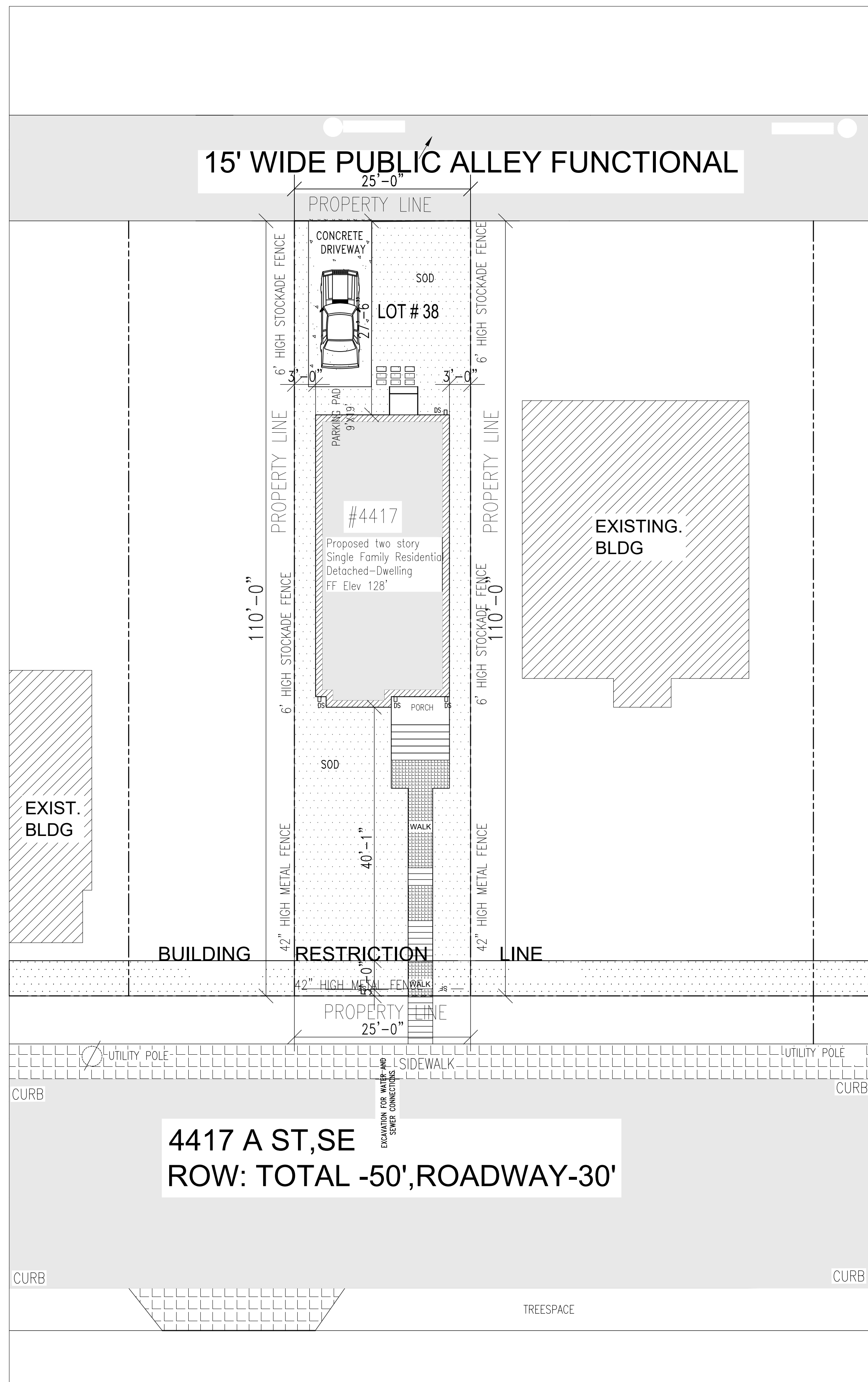
BY				
DESCRIPTION				
REV				
DATE				

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

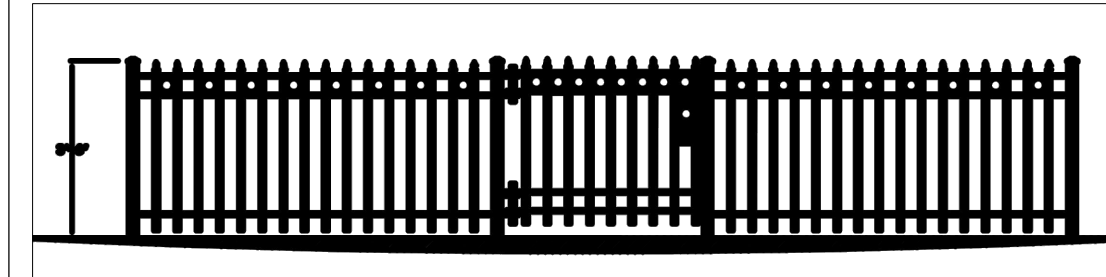
SITE PLAN

ADDRESS:
 4417 A ST, SE
 WASHINGTON DC, 20019

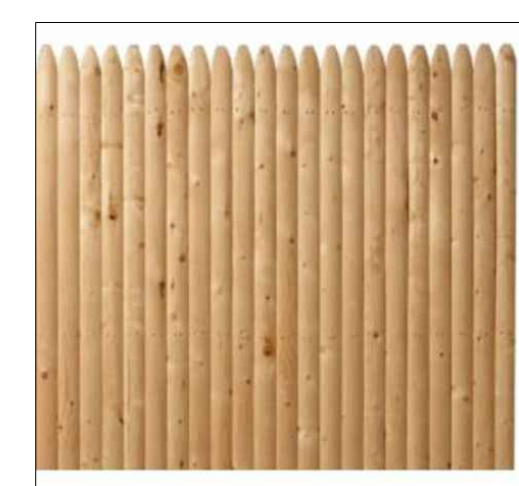
DATE:	05/22/2018
DESIGNED BY:	MS
DRAWN BY:	SL
CHECKED BY:	APPROVED BY:
SCALE: 1"=30'0"	DWG NO.:
AS SHOWN:	Page 2:



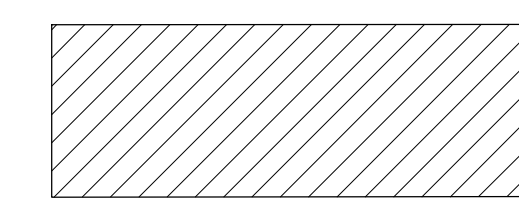
LEGENDS



42" HIGH METAL FENCE



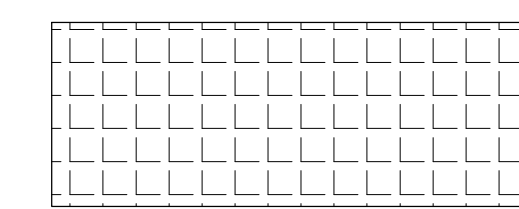
STOCKADE FENCE



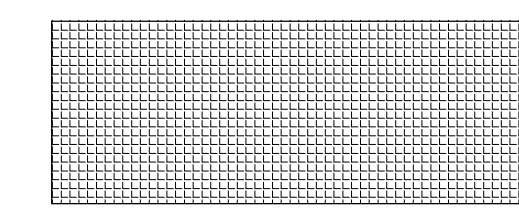
EXISTING BUILDING



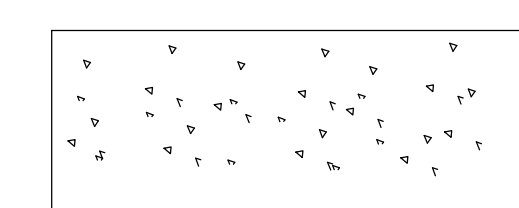
SOD



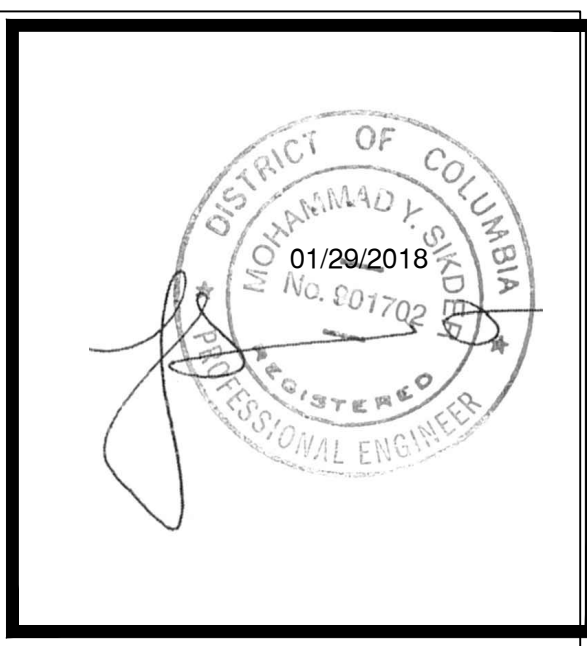
SIDE WALK



WALKWAY



CONCRETE DRIVEWAY



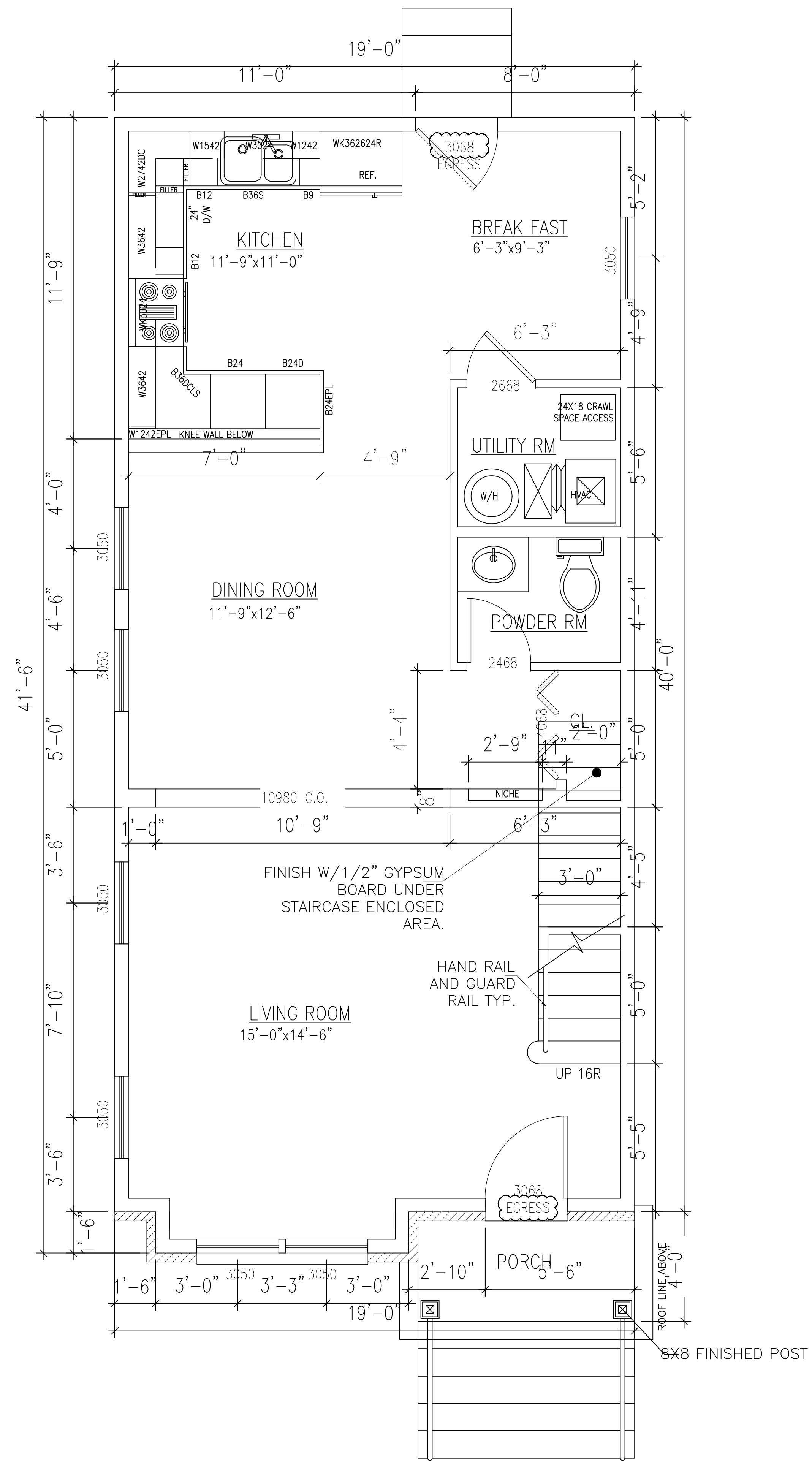
DATE	REV	DESCRIPTION	BY

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

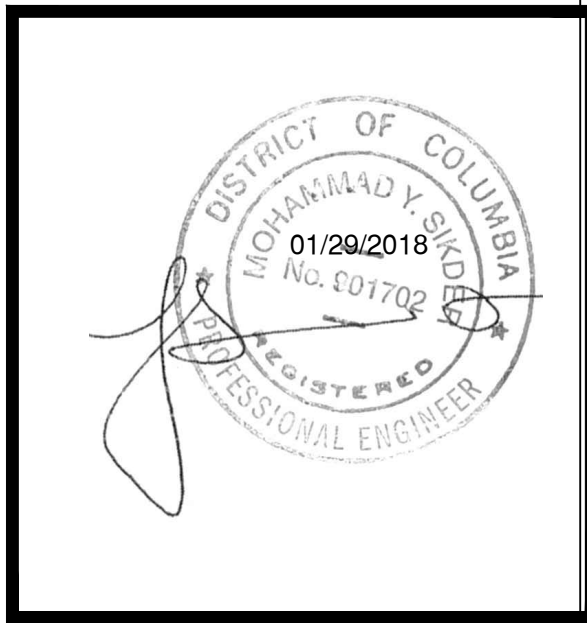
LANDSCAPE PALN

ADDRESS:
4417 A ST, SE
WASHINGTON DC, 20019

DATE:	05/22/2018
DESIGNED BY:	MS
DRAWN BY:	SL
CHECKED BY:	APPROVED BY:
SCALE:	DWG NO.:
1"=10' 0"	Page - 3



FIRST FLOOR PLAN



DATE	REV	DESCRIPTION	BY

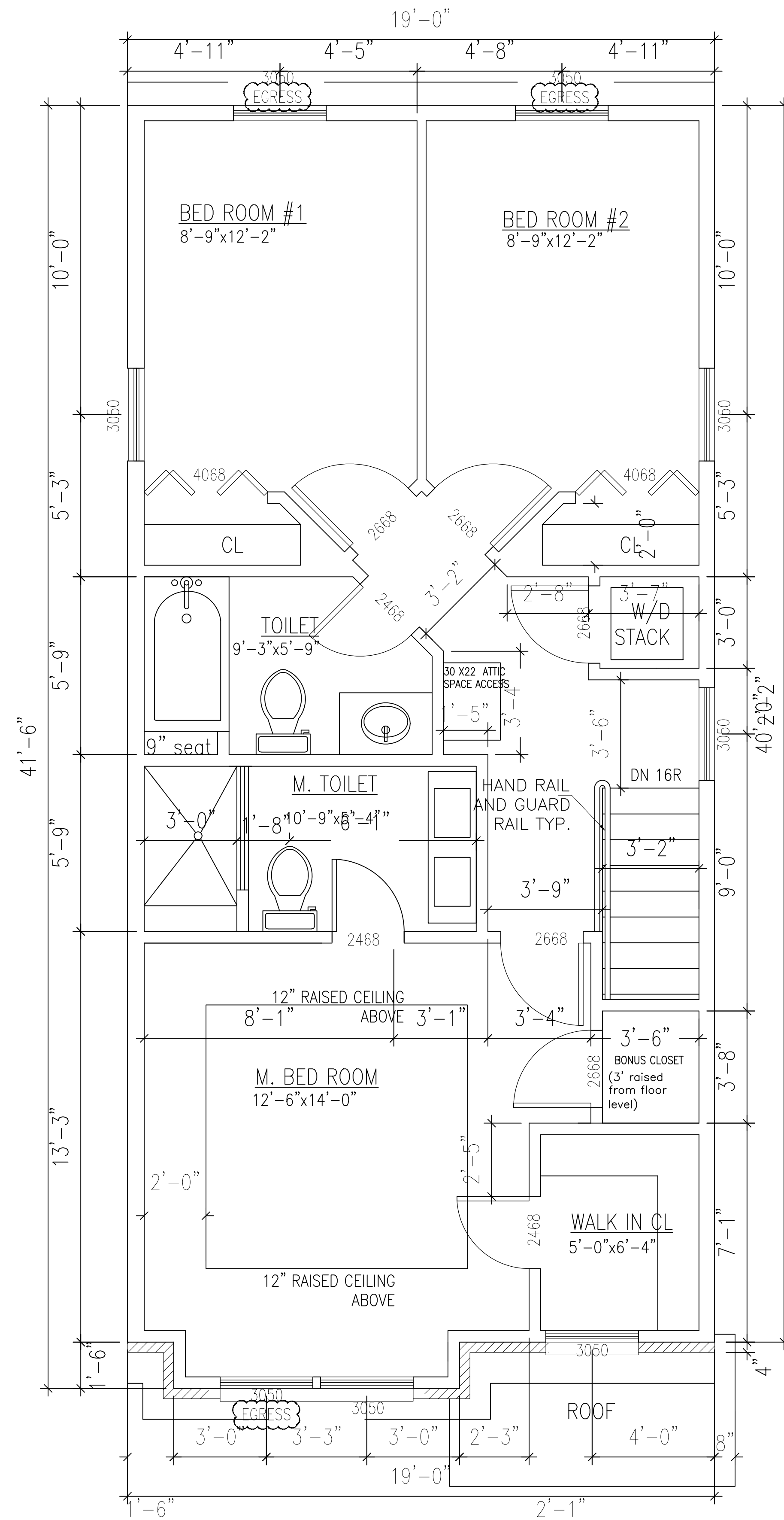
District-Properties.Com Inc.
 Residential Development Company
 6500 CHILLUM PL, NW
 WASHINGTON, DC 20012
 TEL: 202 526 8664
 FAX: 202 526 6217

FIRST FLOOR PLAN

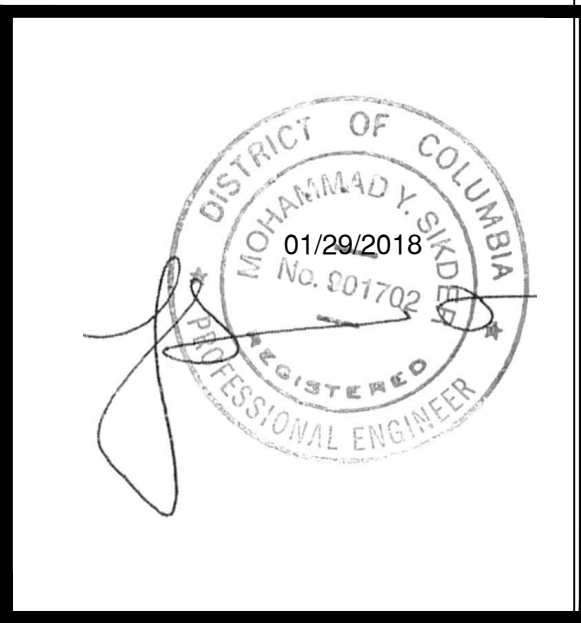
ADDRESS:
 4417 A ST, SE
 WASHINGTON DC, 20019

DATE:	05/22/2018
DESIGNED BY:	MS
DRAWN BY:	SL
CHECKED BY:	APPROVED BY:

SCALE:	DWG NO.:
3/8"=1' 0"	Page - 4



SECOND FLOOR PLAN



BY	DESCRIPTION	REV	DATE

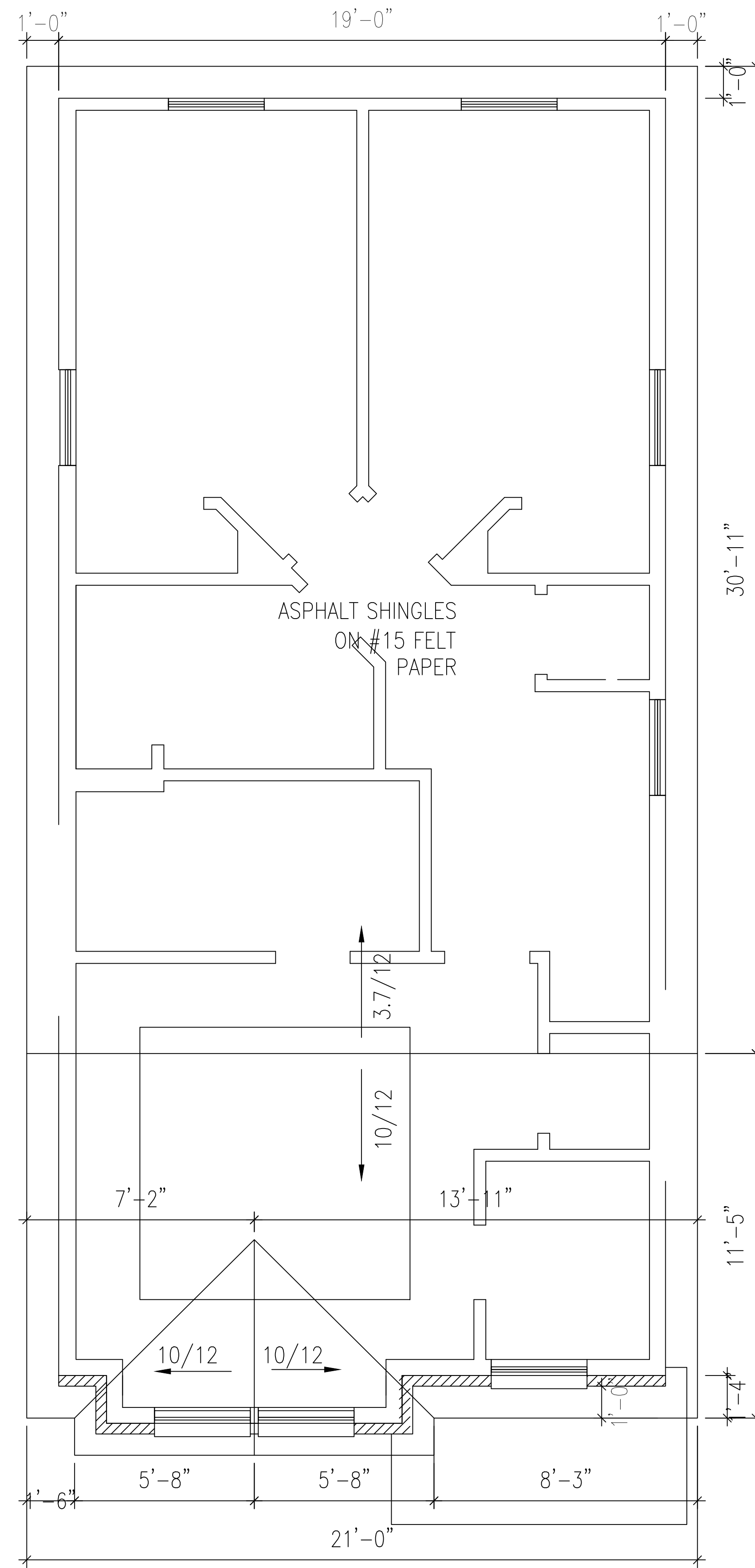
District-Properties.Com Inc.
 Residential Development Company
 6500 CHILLUM PL, NW
 WASHINGTON, DC 20012
 TEL: 202 526 8664
 FAX: 202 526 6217

SECOND FLOOR PLAN

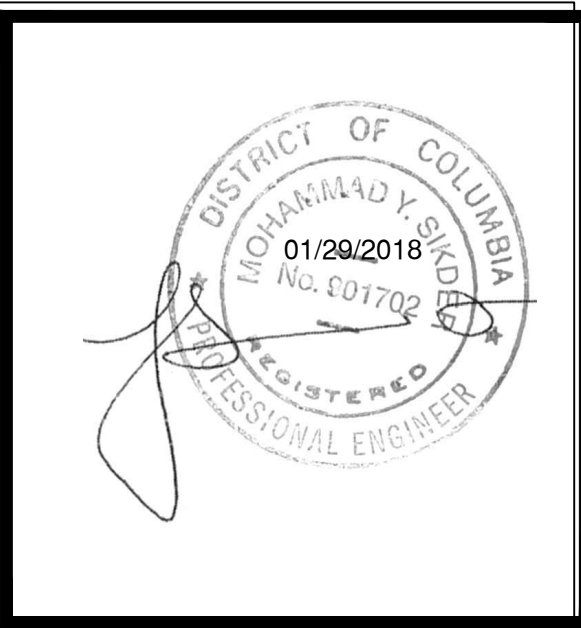
ADDRESS:
 4417 A ST, SE
 WASHINGTON DC, 20019

DATE:	05/22/2018
DESIGNED BY:	MS
DRAWN BY:	SL
CHECKED BY:	APPROVED BY:

SCALE:	DWG NO.:
3/8"=1' 0"	Page - 5



ROOF PLAN



DATE	REV	DESCRIPTION	BY

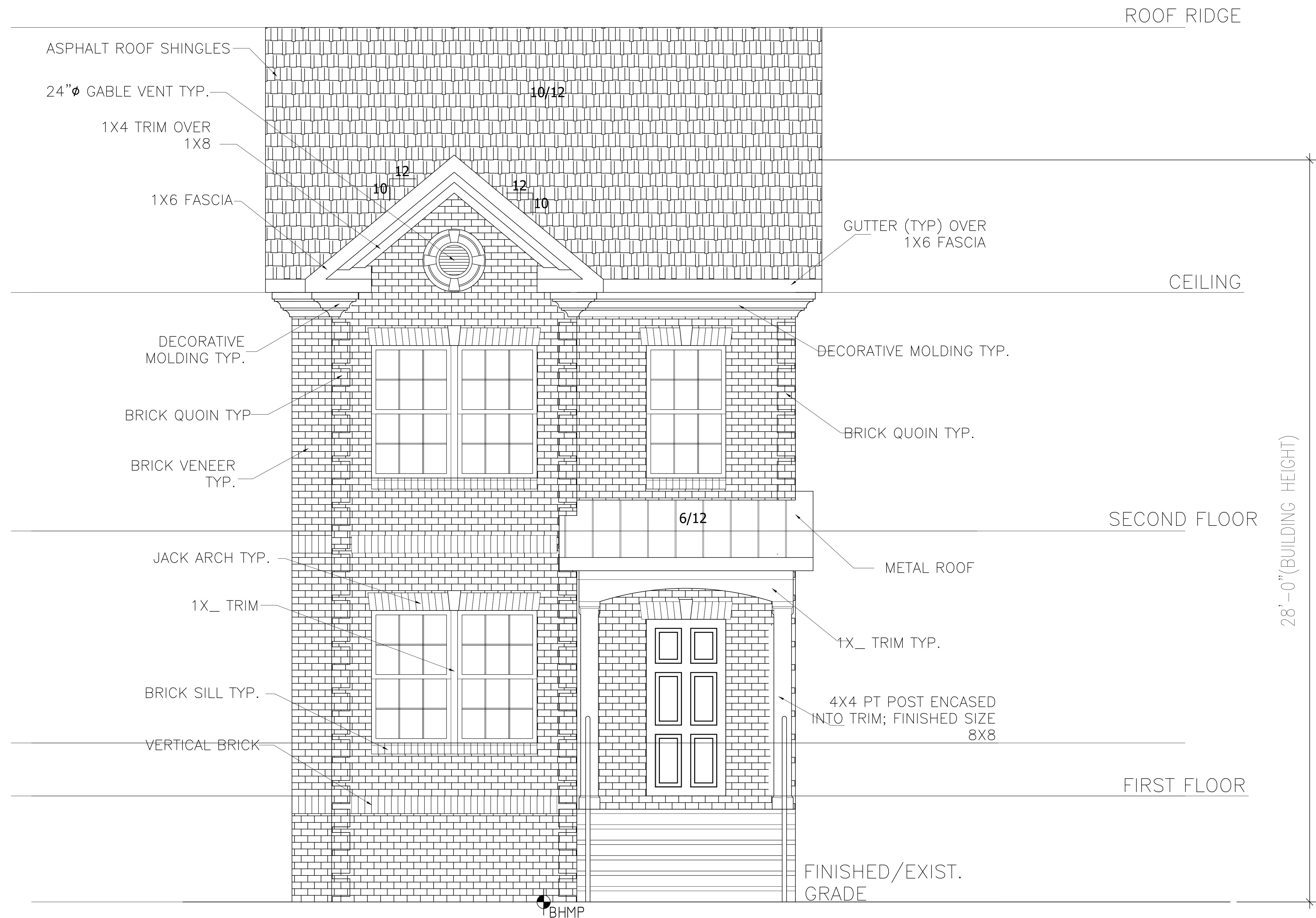
District-Properties.Com Inc.
 Residential Development Company
 6500 CHILLUM PL, NW
 WASHINGTON, DC 20012
 TEL: 202 526 8664
 FAX: 202 526 6217

ROOF FLOOR PLAN

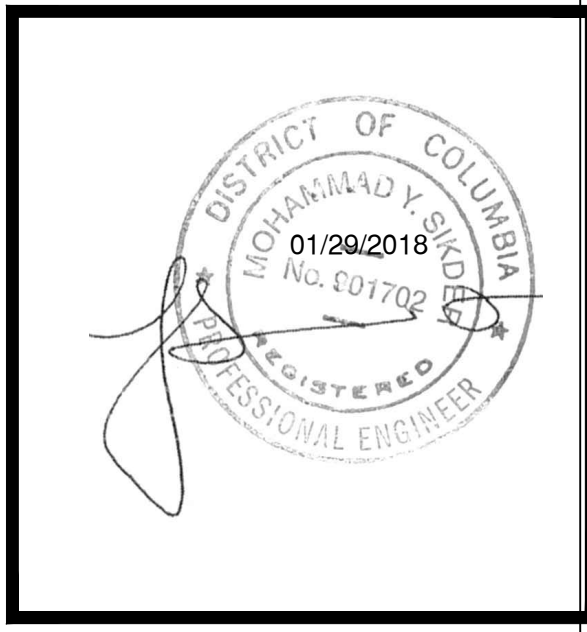
ADDRESS:
 4417 A ST, SE
 WASHINGTON DC, 20019

DATE:	05/22/2018
DESIGNED BY:	MS
DRAWN BY:	SL
CHECKED BY:	APPROVED BY:

SCALE:	DWG NO.:
3/8"=1' 0"	Page - 6



FRONT ELEVATION



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

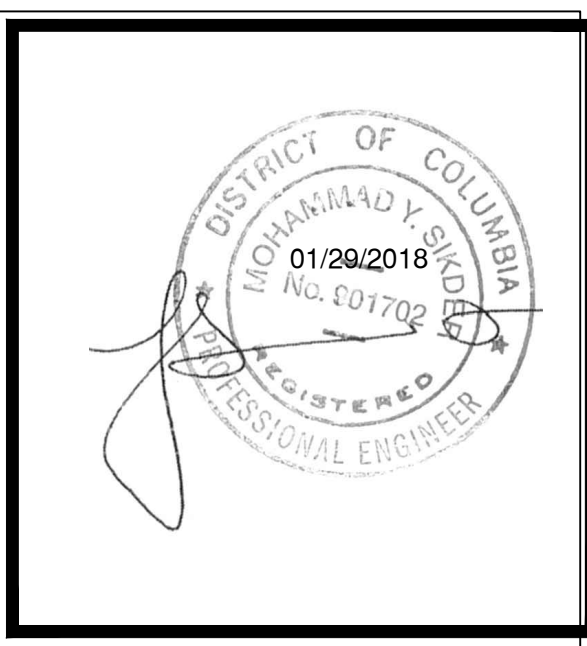
FRONT ELEVATION

ADDRESS:
 4417 A ST., SE
 WASHINGTON DC, 20019

DATE:	05/22/2018
DESIGNED BY:	MS
DRAWN BY:	SL
CHECKED BY:	APPROVED BY:
SCALE:	DWG NO.:
1/2"=1' 0"	Page - 7



LEFT ELEVATION



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

LEFT ELEVATION

ADDRESS:
 4417 A ST., SE
 WASHINGTON DC, 20019

DATE:	05/22/2018
DESIGNED BY:	MS
DRAWN BY:	SL
CHECKED BY:	APPROVED BY:
SCALE:	DWG NO.:
1/2"=1' 0"	Page - 8

ROOF RIDGE

12
10
12
3.7

10/12

CEILING

VINYL SIDING

SECOND FLOOR

12
6

FIRST FLOOR

2X2 SOLID METAL POST
1.5" METAL HAND RAIL @ 36" HT.
2" METAL BALLUSTER

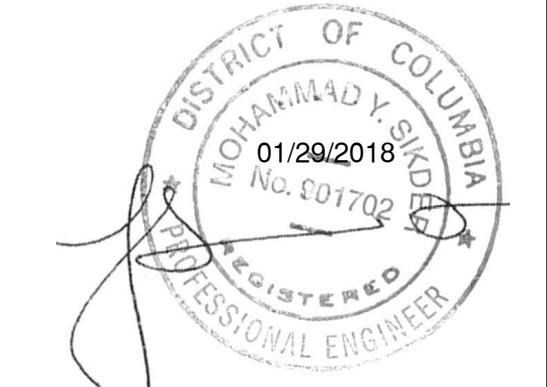
FINISHED/EXIST. GRADE

8X16 CRAWL SPACE VENT TYP.

FOUNDATION WALL

FINISHED/EXIST. GRADE

RIGHT ELEVATION



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

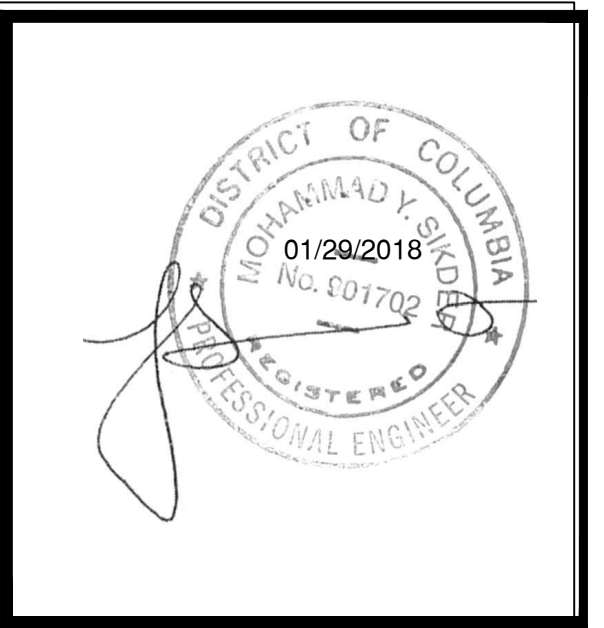
RIGHT ELEVATION

ADDRESS:
 4417 A ST. SE
 WASHINGTON DC, 20019

DATE:	05/22/2018
DESIGNED BY:	MS
DRAWN BY:	SL
CHECKED BY:	APPROVED BY:
SCALE:	DWG NO.:
1/2"=1' 0"	Page - 9



BACK ELEVATION



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:
 4417 A ST, SE
 WASHINGTON DC, 20019

DATE:	05/22/2018
DESIGNED BY:	MS
DRAWN BY:	SL
CHECKED BY:	APPROVED BY:
SCALE:	DWG NO.:
1/2"=1' 0"	Page - 10