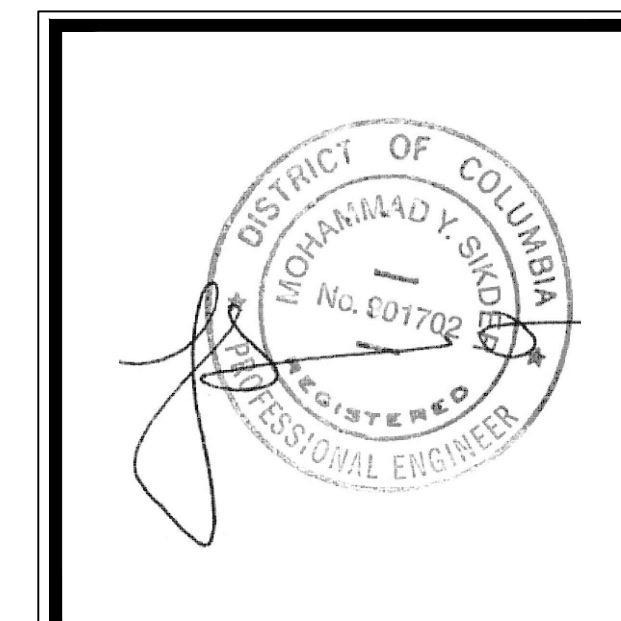
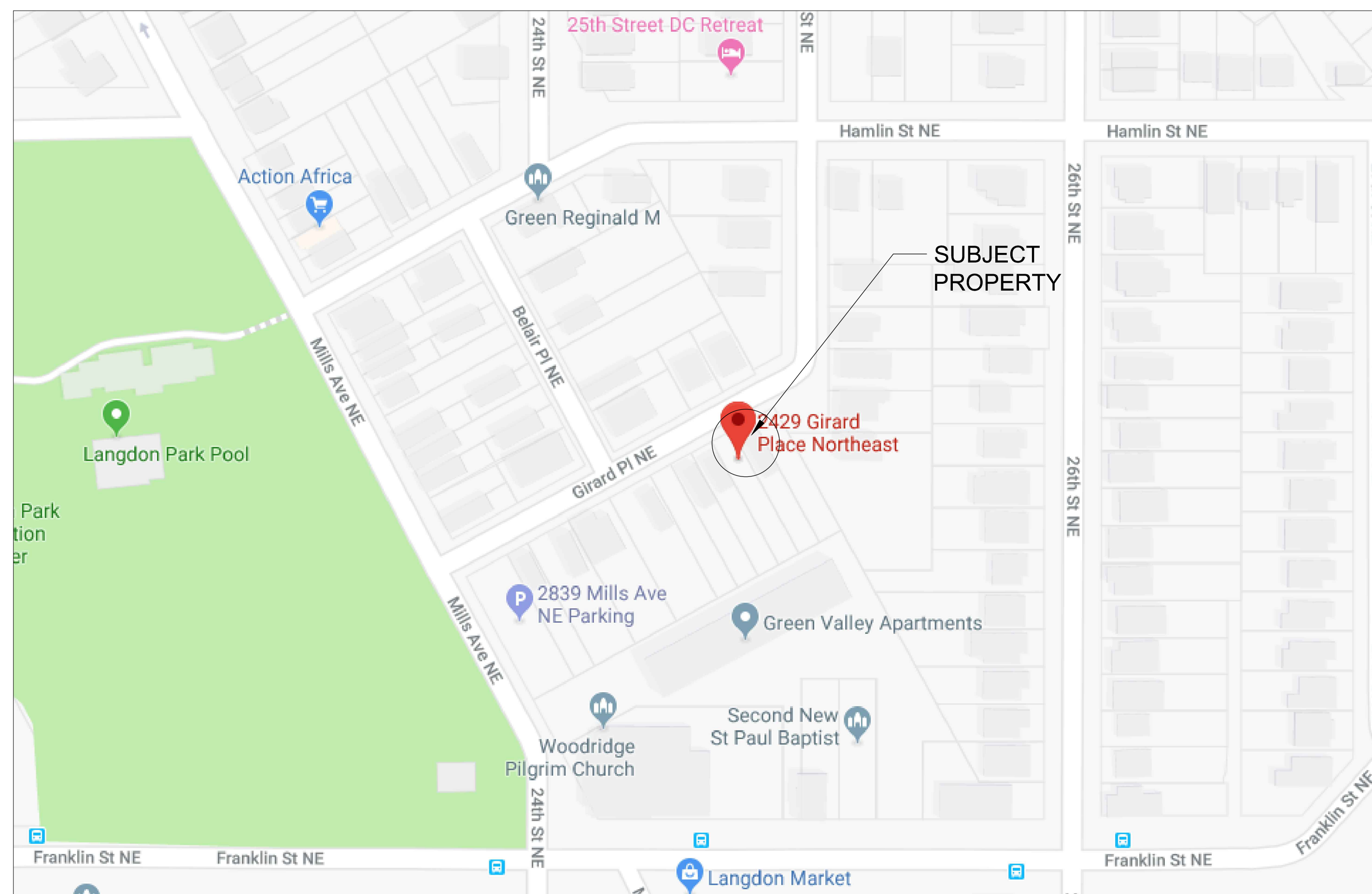
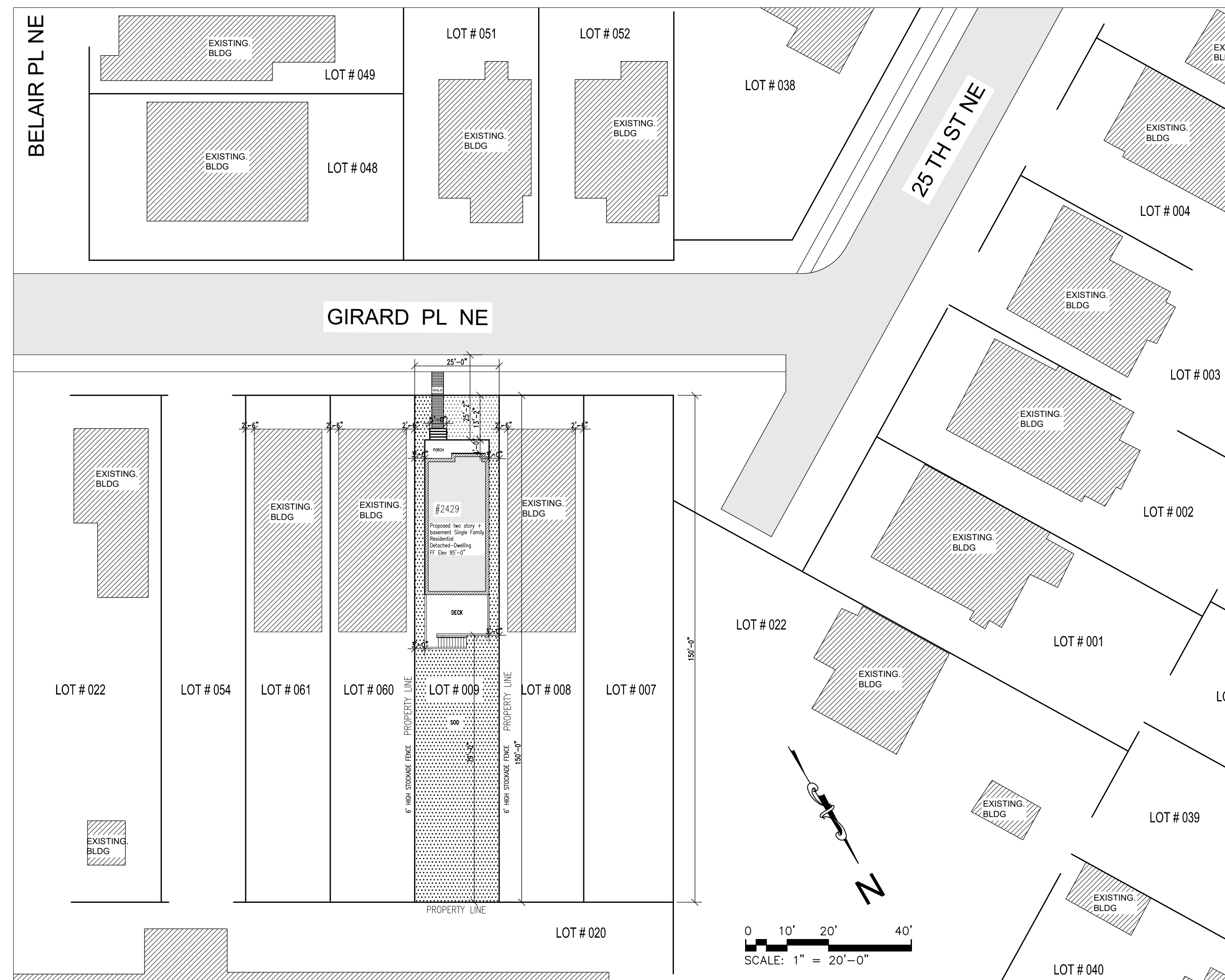


PROJECT NAME :
2429 GIRARD PLACE NE

BZA SUBMISSION

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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 COVER PAGE
ADDRESS:
2429 GIRARD PLACE NE

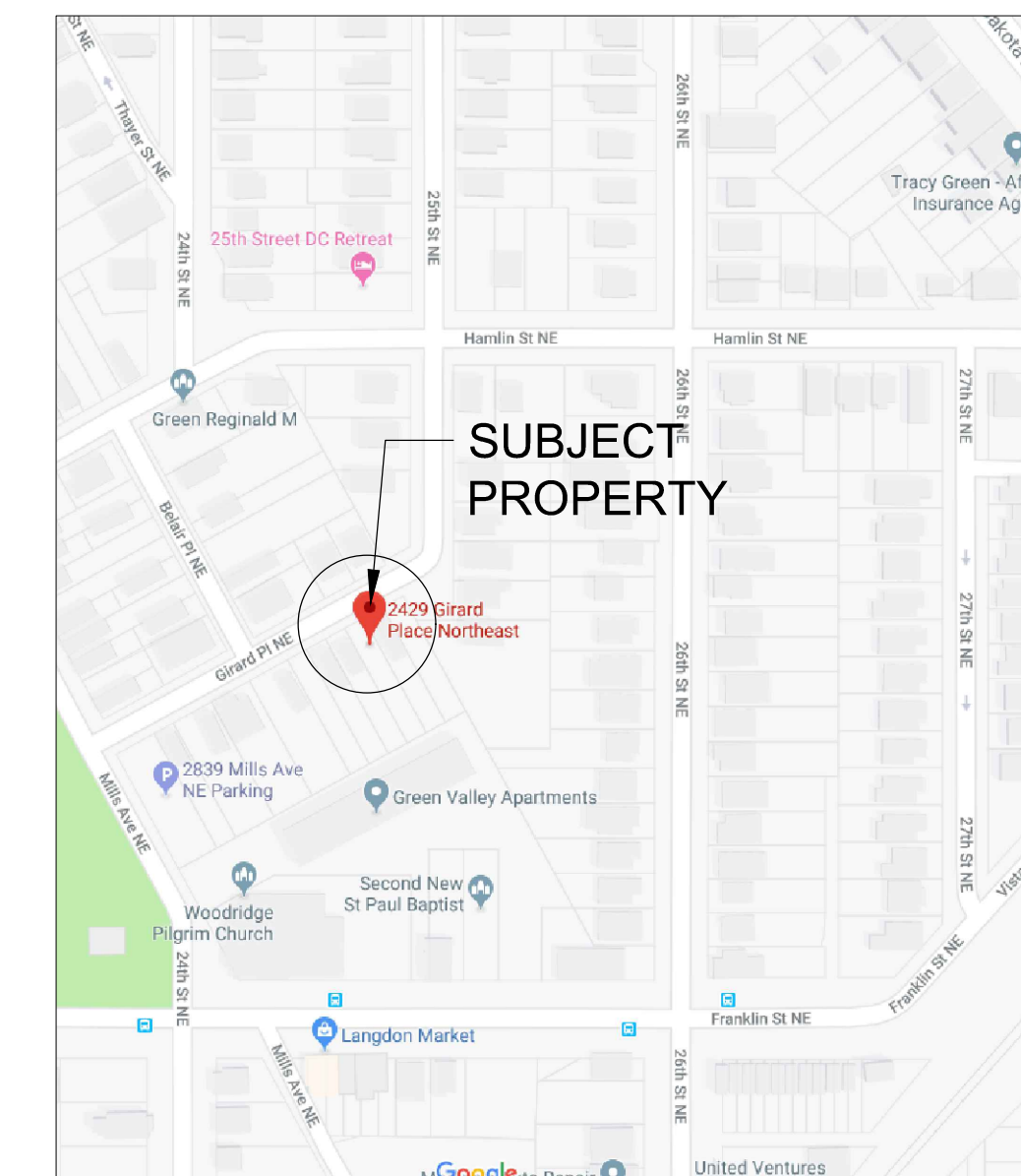
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DRAWN BY:	
CHECKED BY:	
APPROVED BY:	
DWG NO.:	000

SITE PLAN WITH CONTEXT

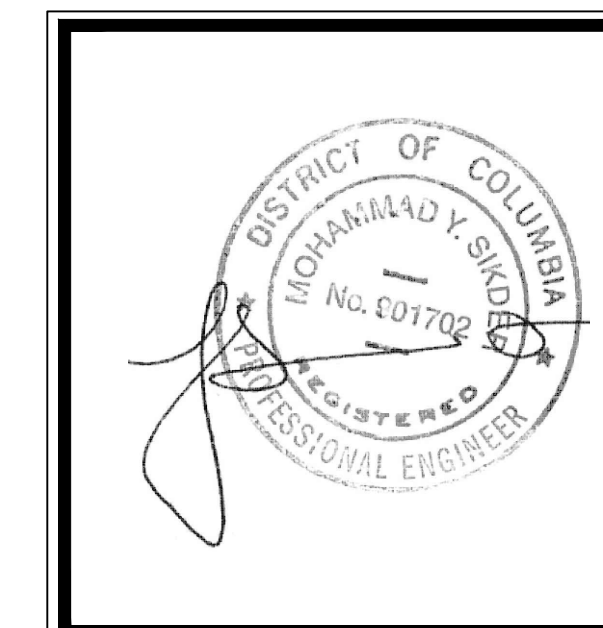


SCALE: 1" = 20'

LOCATION MAP



Zoning Data Summary			
Zoning District	R-1-B		
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	25'	9'1"-0"	
Building Height	40'	27'-9"	
Lot Area	5,000 SF	3,750 SF	
Pervious Area	50%	57.8 %	
Floor Area Ratio	-	n/a	
Building Area	-	871 SF	
Lot Occupancy %	40	23.22 %	
Number of Stories	3	2	
Lot Width	50'	25'-0"	



BY	DESCRIPTION
REV	DATE

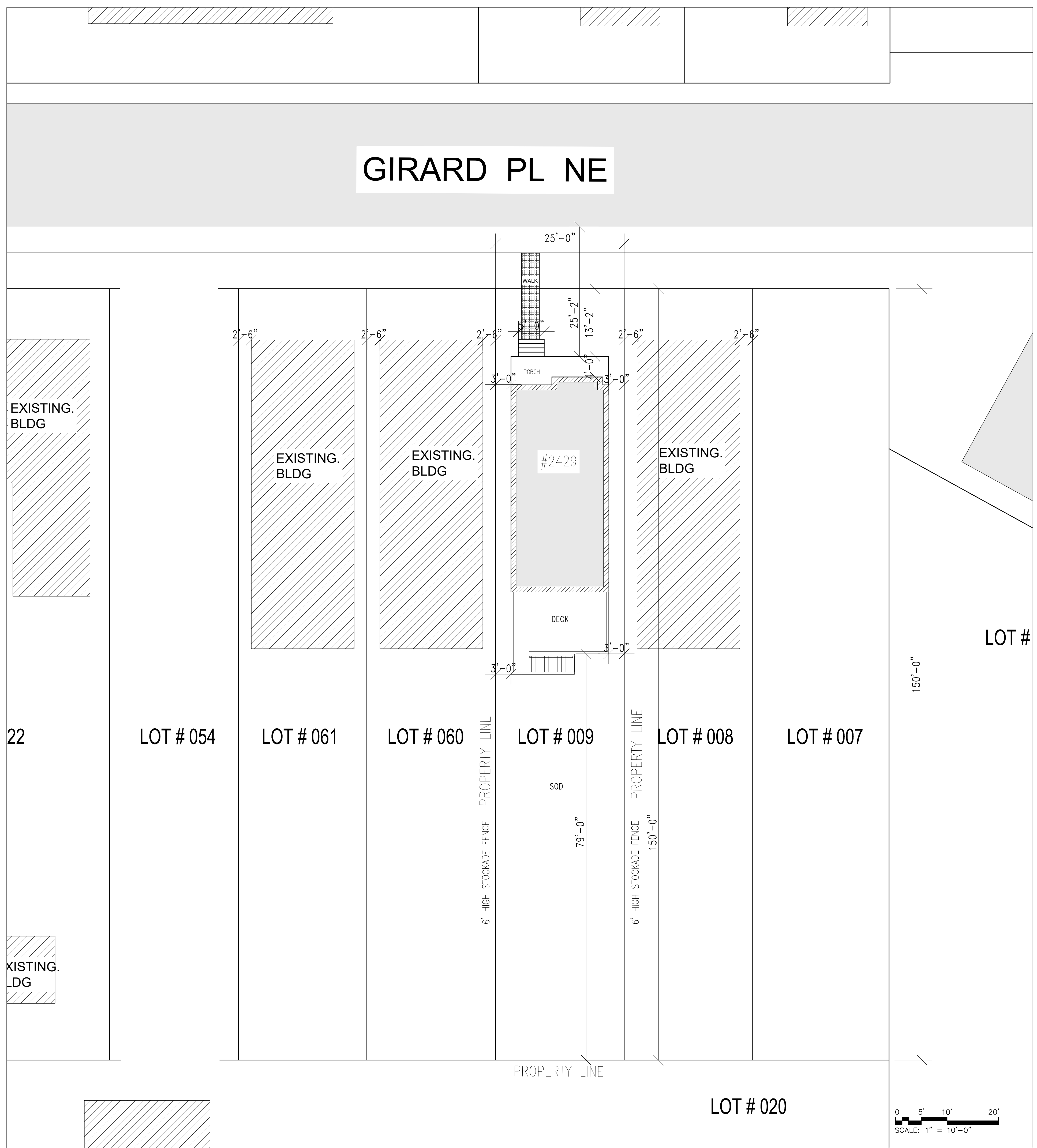
District-Properties.Com Inc.
Residential Development Company
6500 CHILLUM PL, NW
WASHINGTON, DC 20012
TEL: 202 526 8664
FAX: 202 526 6217

SITE PLAN WITH CONTEXT
ADDRESS:
2429 GIRARD PLACE NE

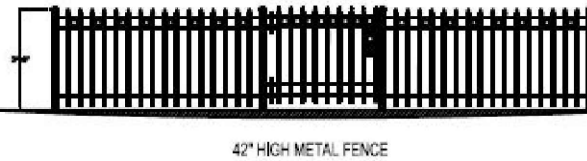

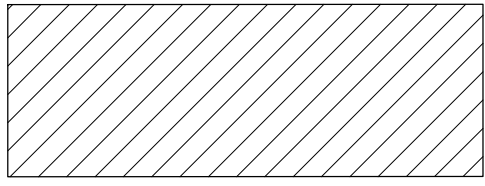

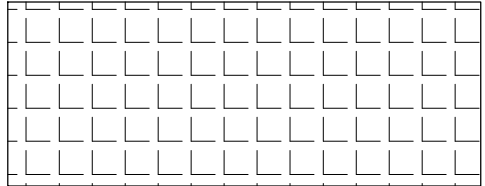
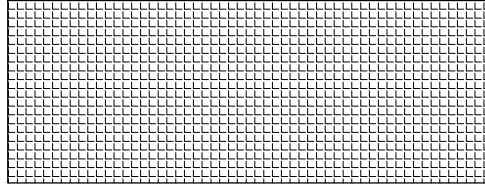
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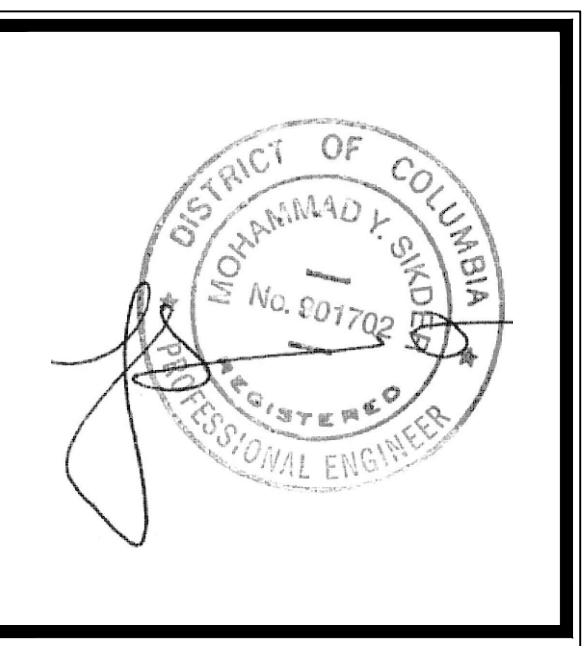
DWG NO.: **001**

GIRARD PL NE



LEGENDS

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



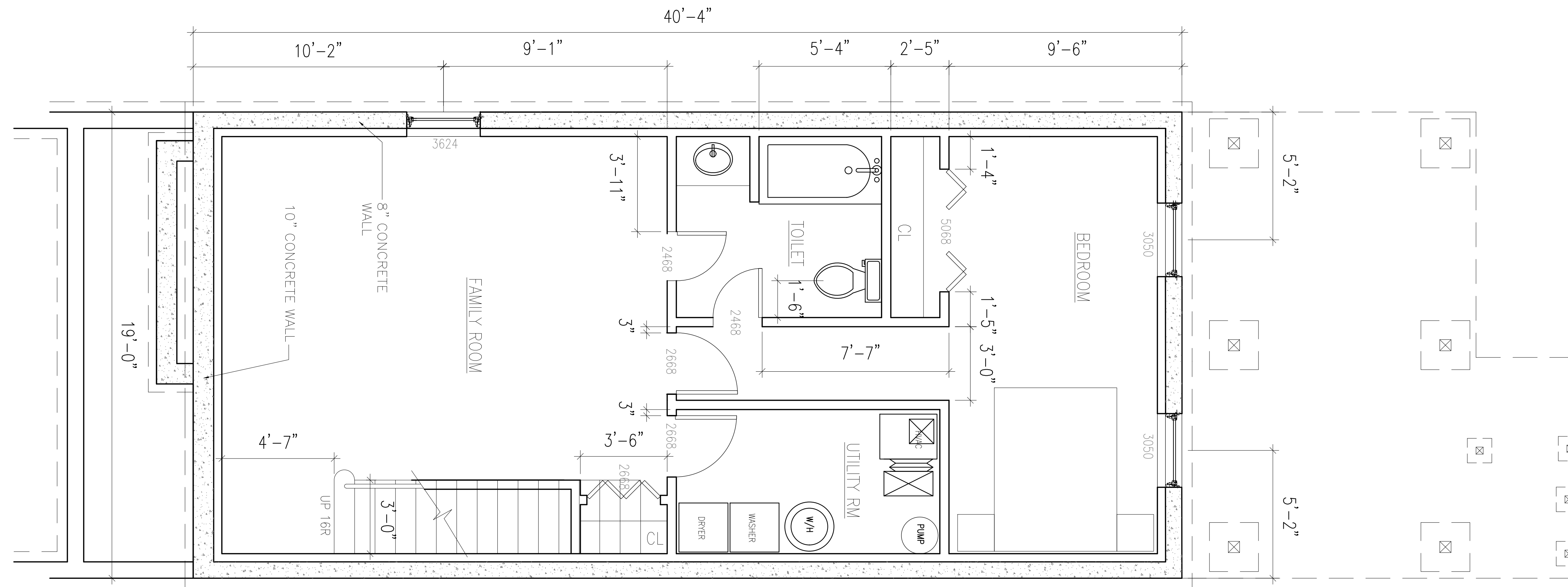
DATE	REV	DESCRIPTION	BY

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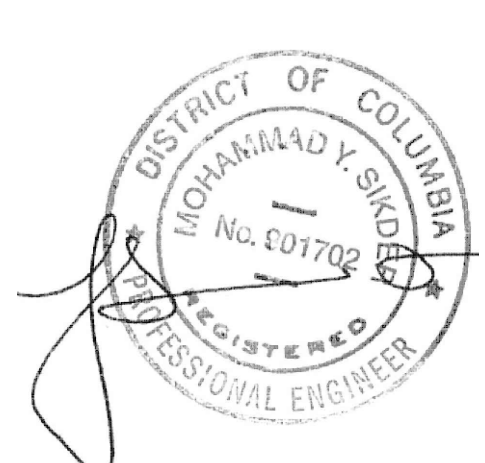
LANDSCAPE PLAN

ADDRESS:
 2429 GIRARD PLACE NE

DATE:	4/1/19
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	APPROVED BY:
DWG NO.:	002
AS SHOWN:	



BASEMENT FLOOR PLAN



BY	DESCRIPTION	REV	DATE

District-Properties.Com Inc.
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WASHINGTON, DC 20012
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BASEMENT FLOOR PLAN

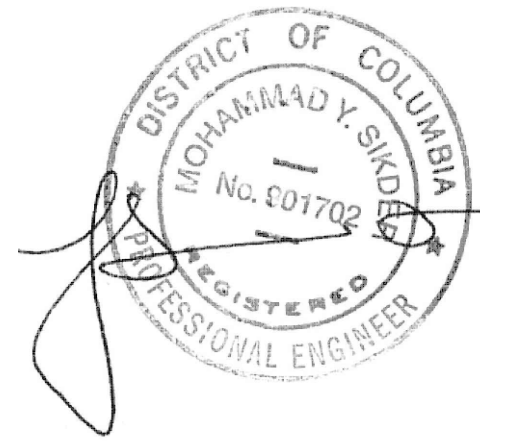
ADDRESS:
2429 GIRARD PLACE NE

DATE:	4/1/19
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	APPROVED BY:

DWG NO.:

003

SCALE: 3/8" = 1'-0"



BY	DESCRIPTION	REV	DATE

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

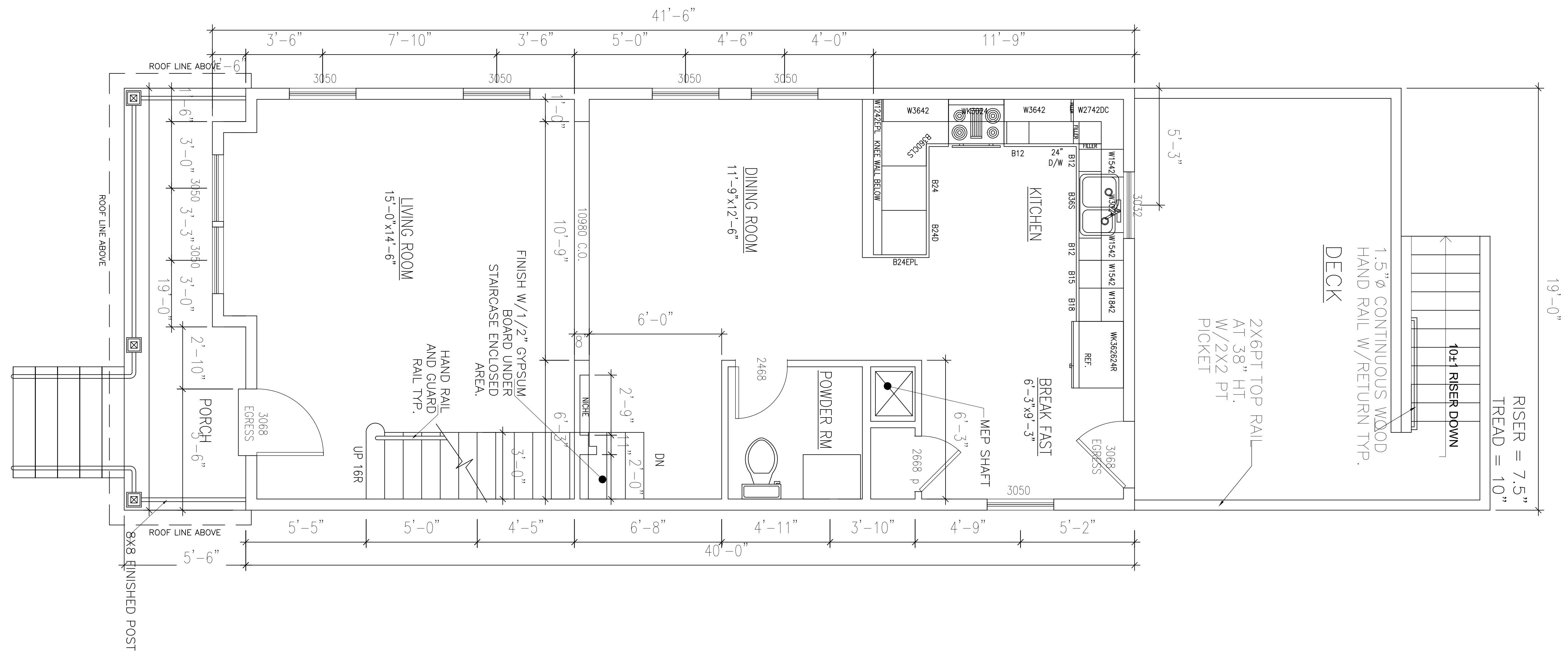
FIRST FLOOR PLAN

ADDRESS:
 2429 GIRARD PLACE NE

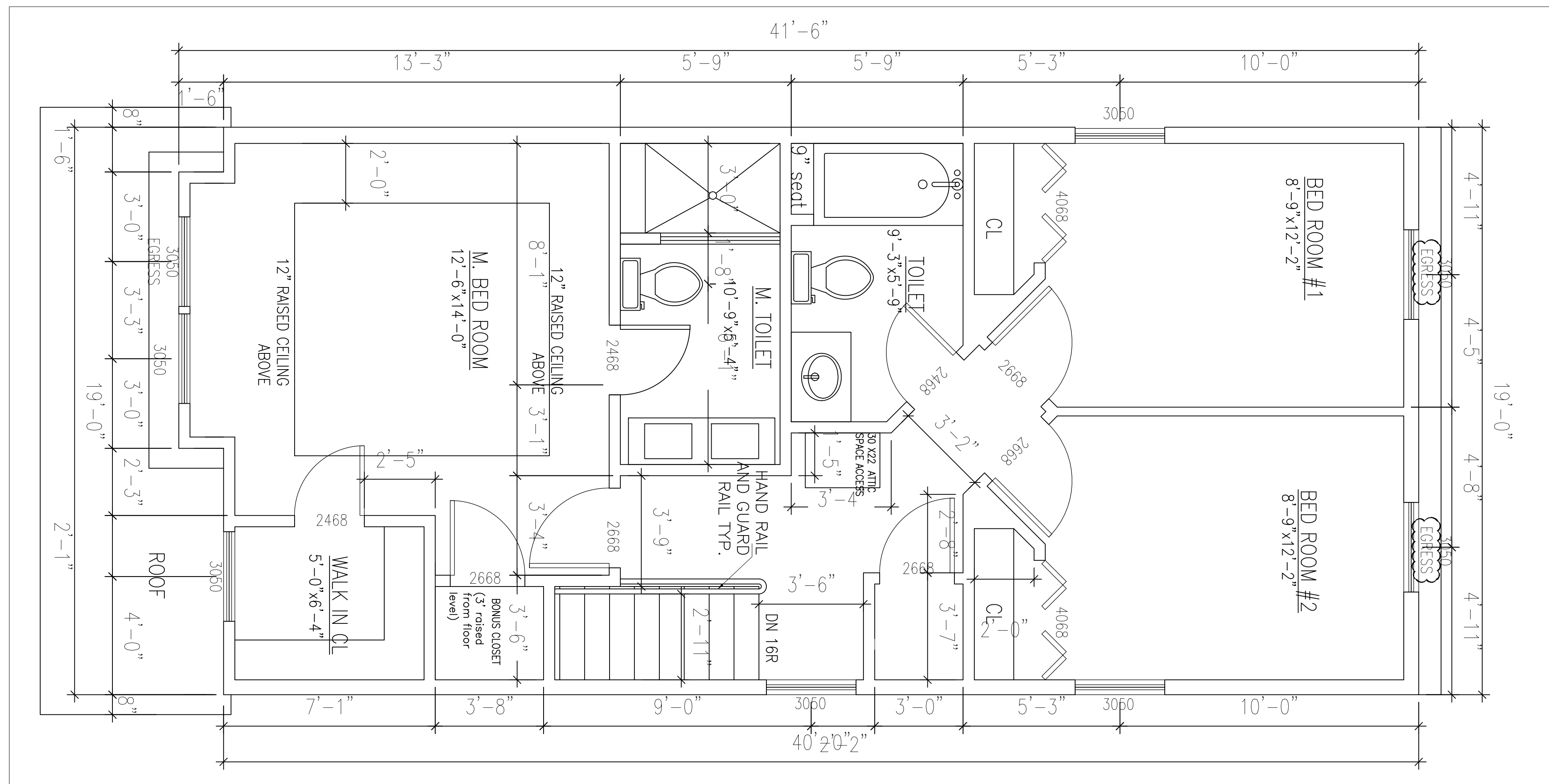
DATE:	4/1/19
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	APPROVED BY:

DWG NO.:
004

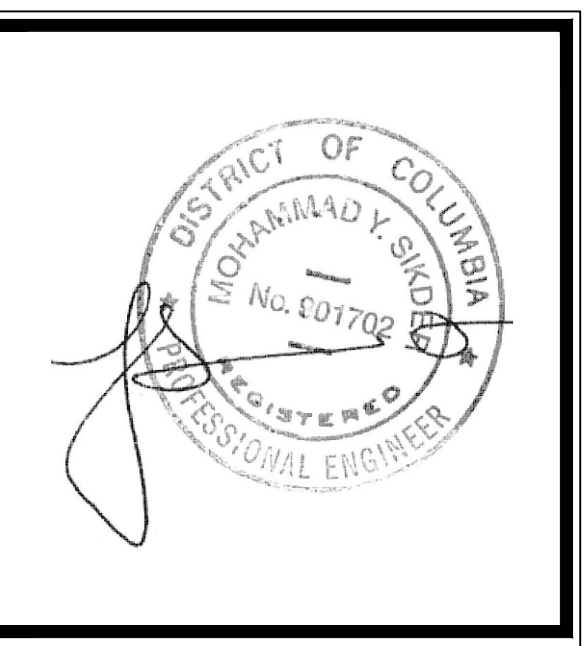
SCALE: 3/8" = 1'-0"



FIRST FLOOR PLAN



SECOND FLOOR PLAN



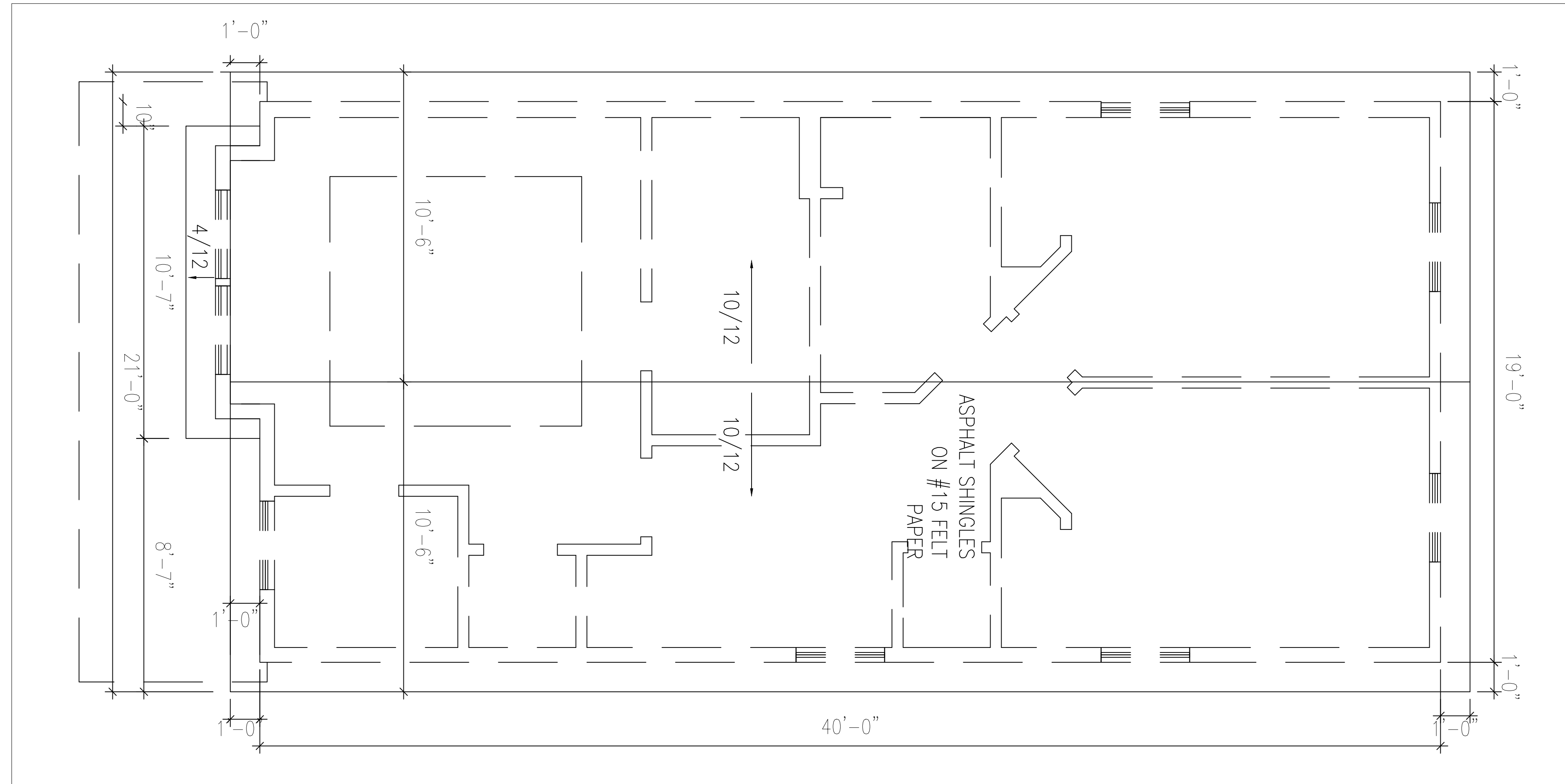
DATE	REV	DESCRIPTION	BY

District-Properties.Com Inc.
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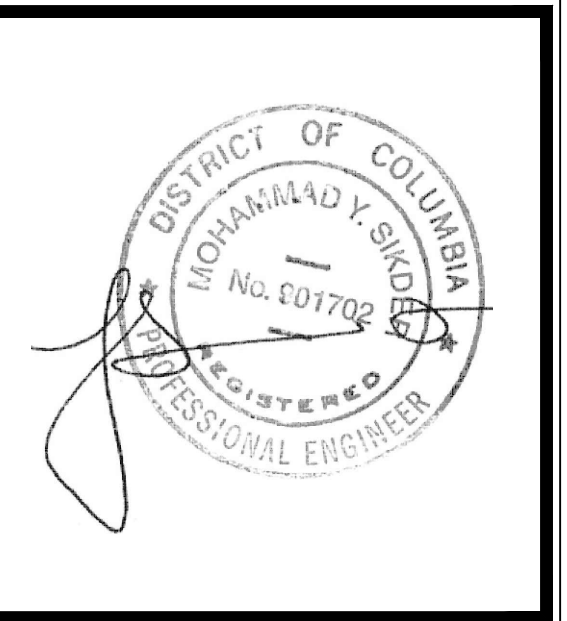
SECOND FLOOR PLAN

ADDRESS: **2429 GIRARD PLACE NE**

DATE:	4/1/19
DESIGNED BY:	
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CHECKED BY:	APPROVED BY:
DWG NO. 005	



ROOF PLAN



DATE	REV	DESCRIPTION	BY

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 FAX: 202 526 6217

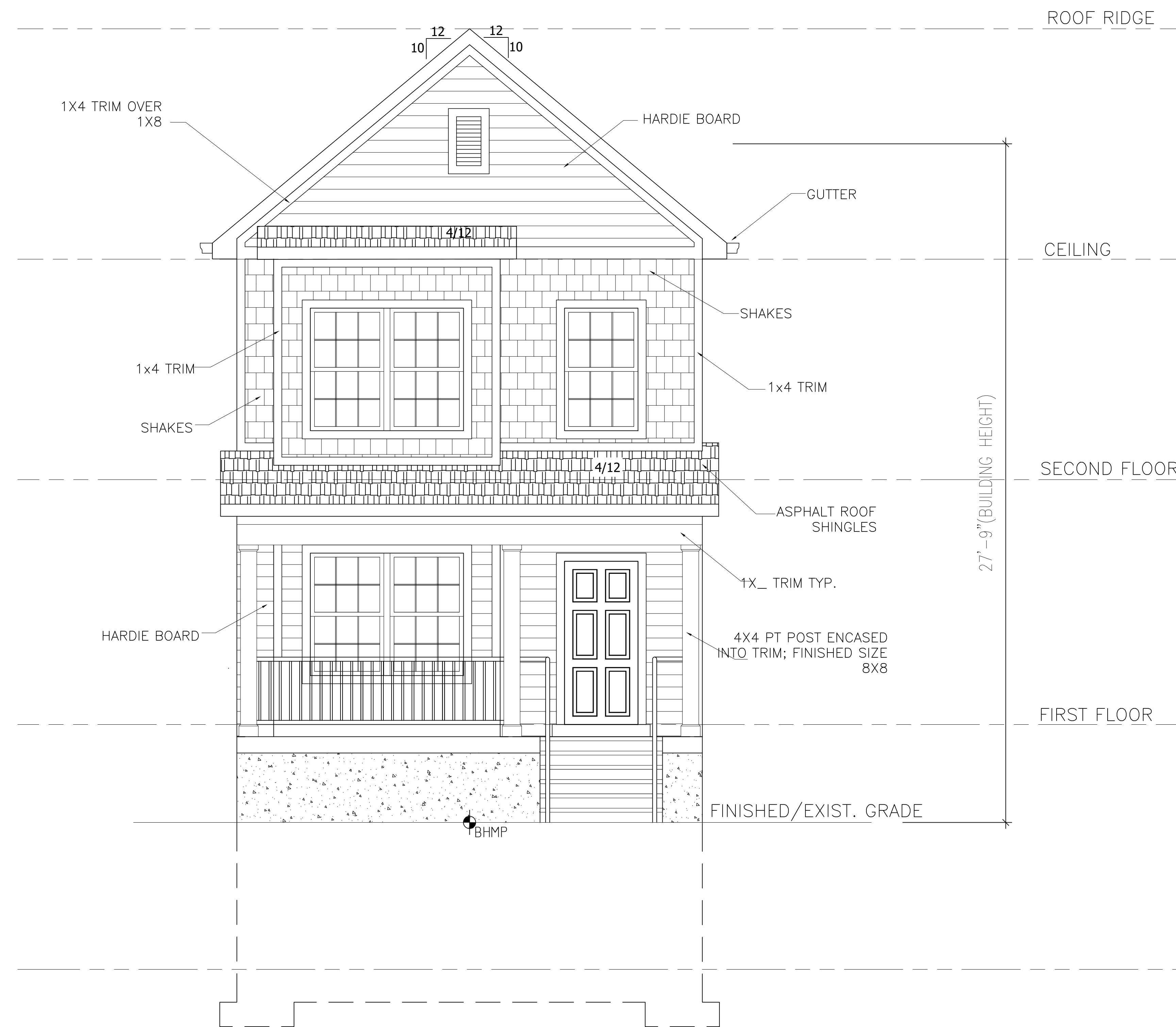
ROOF PLAN

ADDRESS:
2429 GIRARD PLACE NE

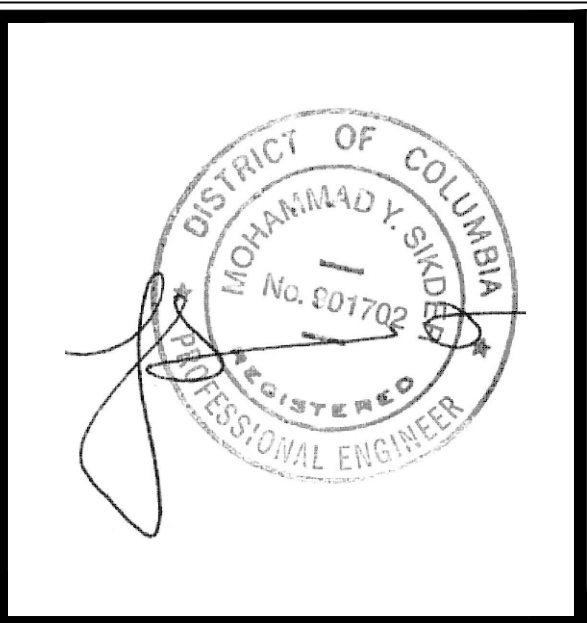
DATE: 4/1/19
 DESIGNED BY:
 DRAWN BY:
 CHECKED BY: APPROVED BY:

DWG NO.: **006**

SCALE: 3/8" = 1'-0"



NORTH ELEVATION

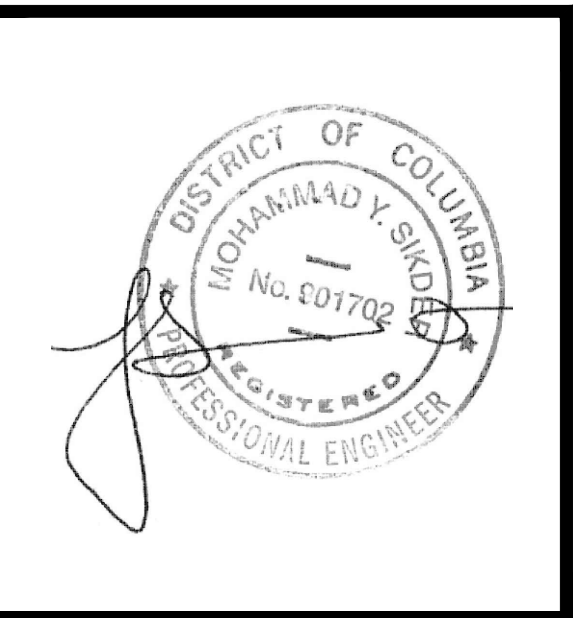
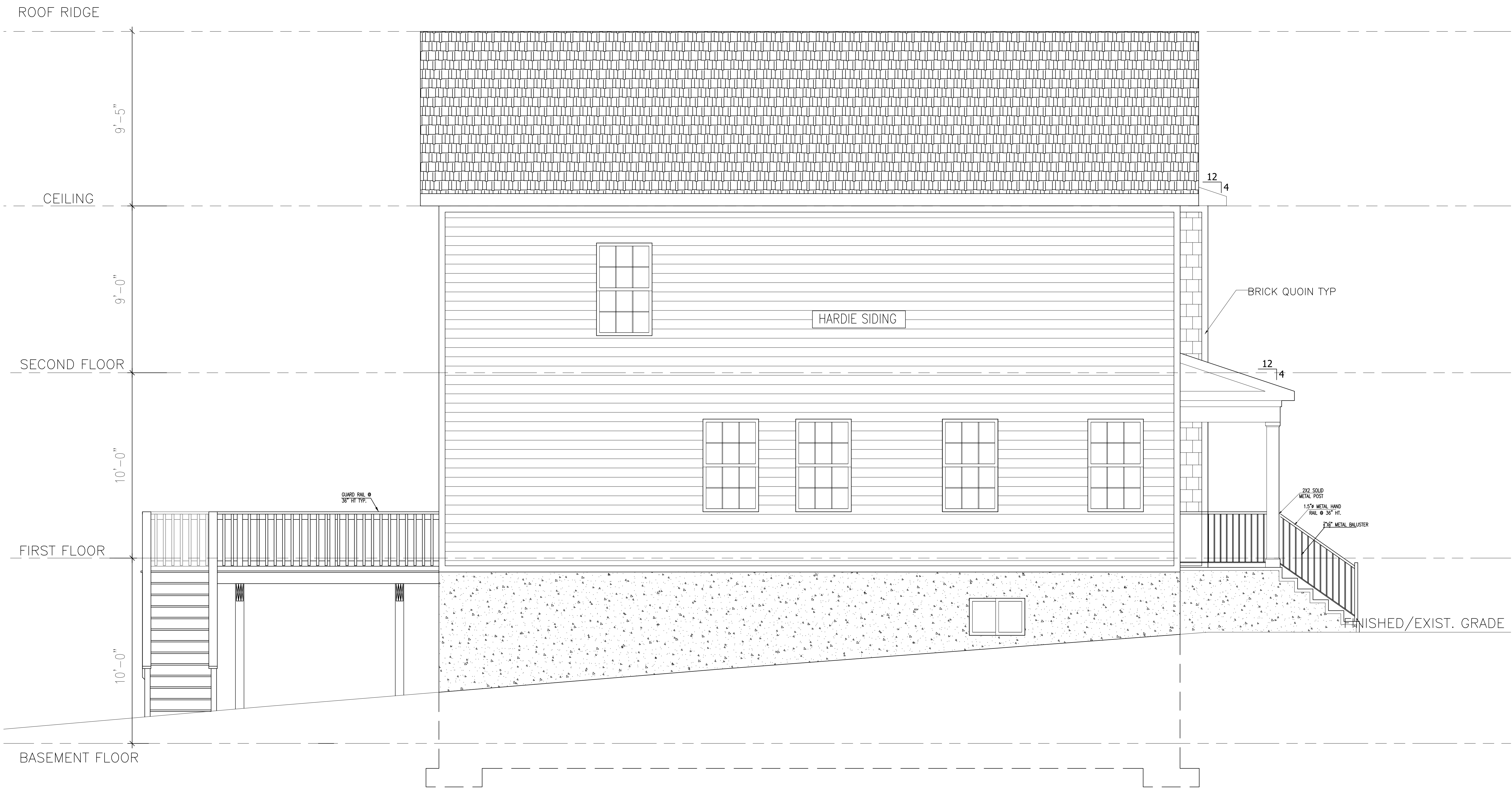


DATE	REV	DESCRIPTION	BY

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

NORTH ELEVATION
 ADDRESS:
 2429 GIRARD PLACE NE

DATE:	4/1/19
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
APPROVED BY:	
DWG NO.:	007



BY	DESCRIPTION	REV	DATE

District-Properties.Com Inc.
 Residential Development Company
 6500 CHILLUM PL. NW
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 FAX: 202 526 6217

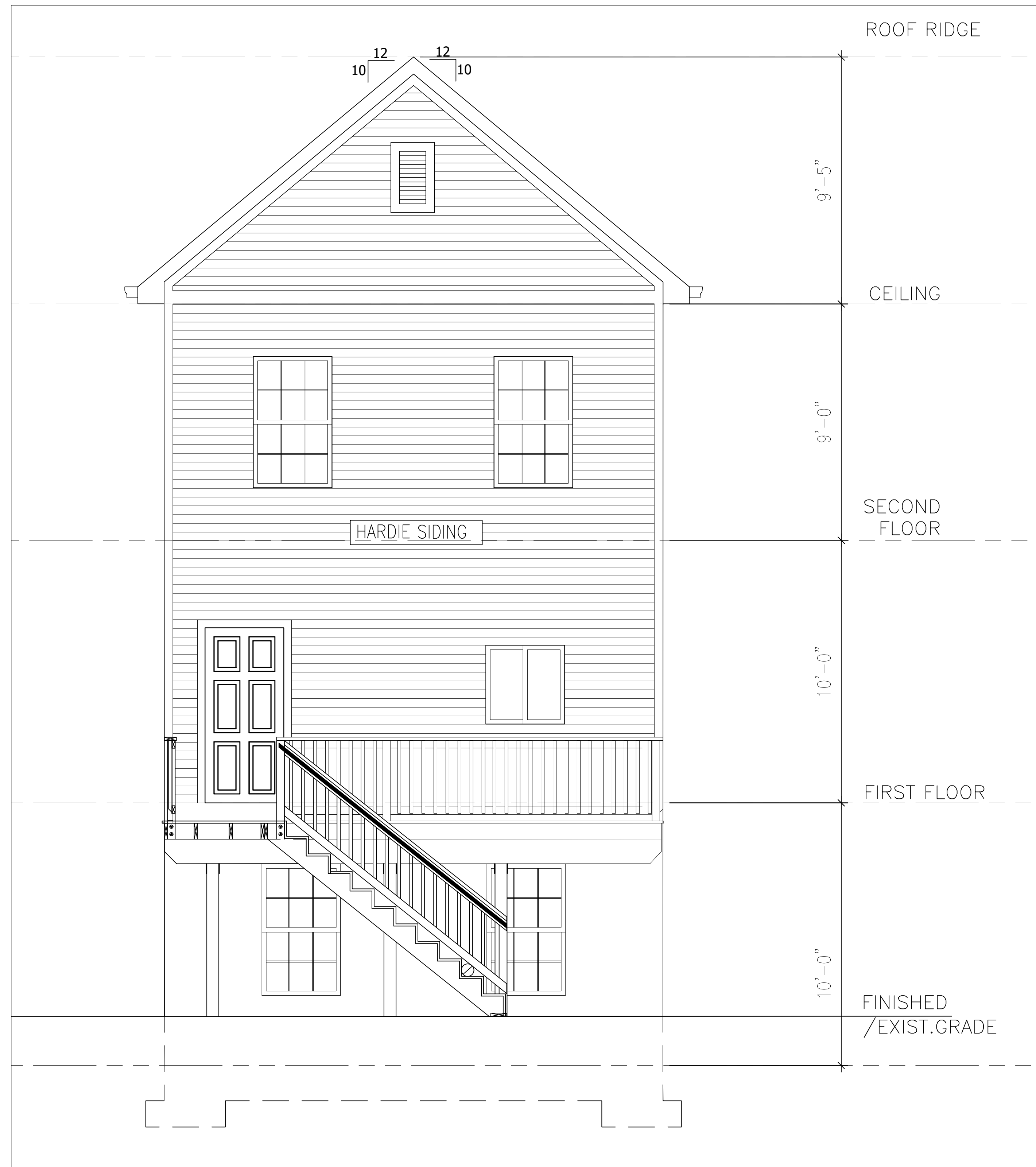
EAST ELEVATION
 ADDRESS:
2429 GIRARD PLACE NE

DATE:	4/1/19
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
APPROVED BY:	

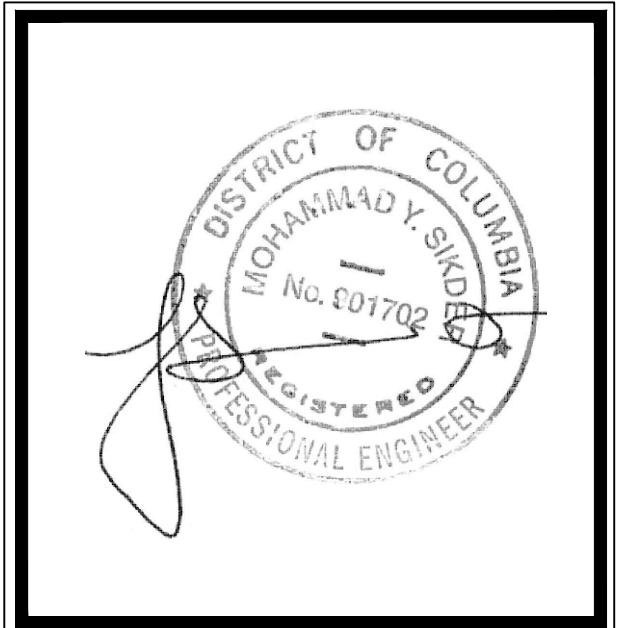
DWG NO.: **008**

EAST ELEVATION

SCALE: 1/2" = 1'-0"



SOUTH ELEVATION



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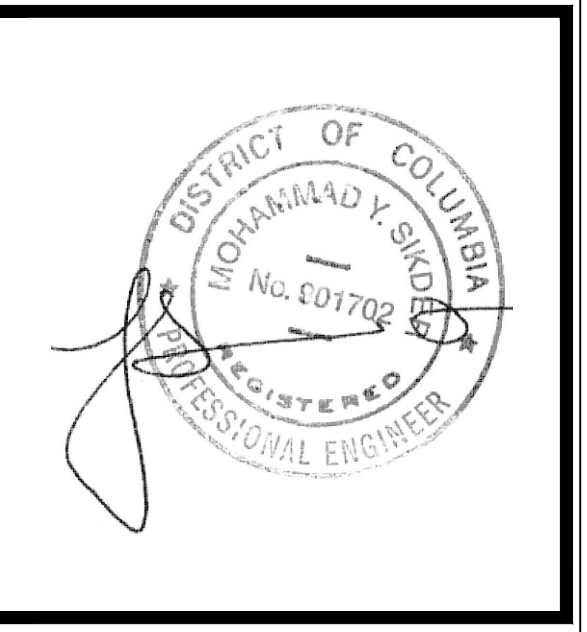
SOUTH ELEVATION

ADDRESS:
2429 GIRARD PLACE NE

DATE:	4/1/19
DESIGNED BY:	
DRAWN BY:	
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DWG NO.:	009



WEST ELEVATION



BY	DESCRIPTION	REV	DATE

District-Properties.Com Inc.
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WEST ELEVATION

ADDRESS:
2429 GIRARD PLACE NE

DATE:	4/1/19
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	APPROVED BY:
DWG NO.:	010

SCALE: 3/8" = 1'-0"