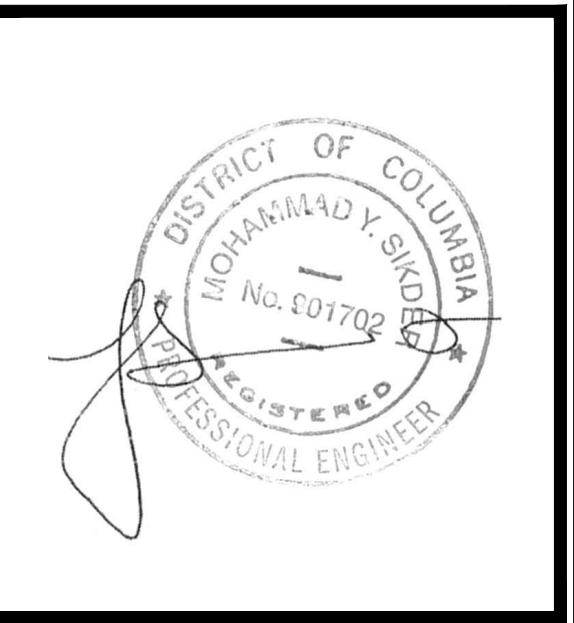
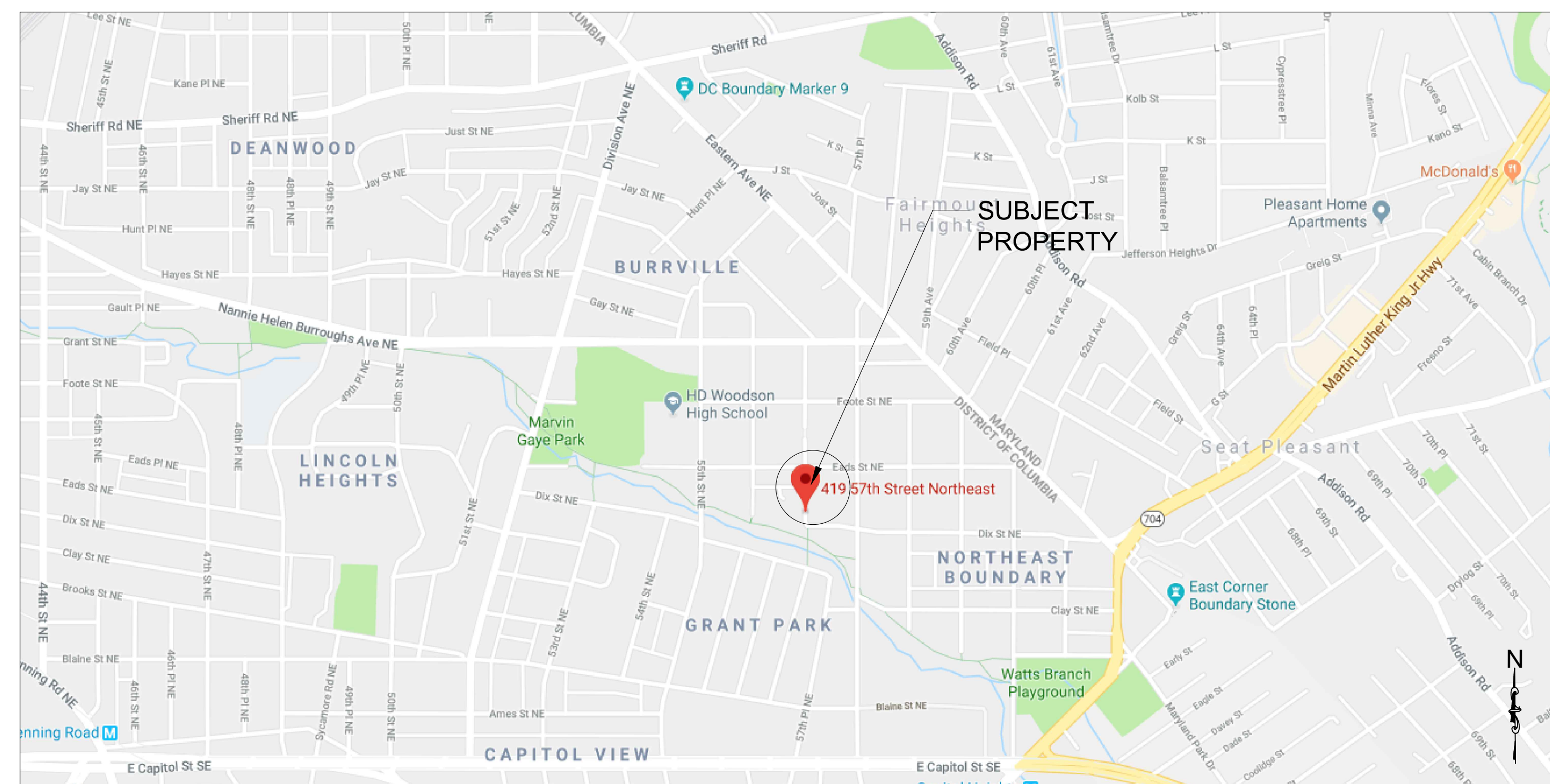
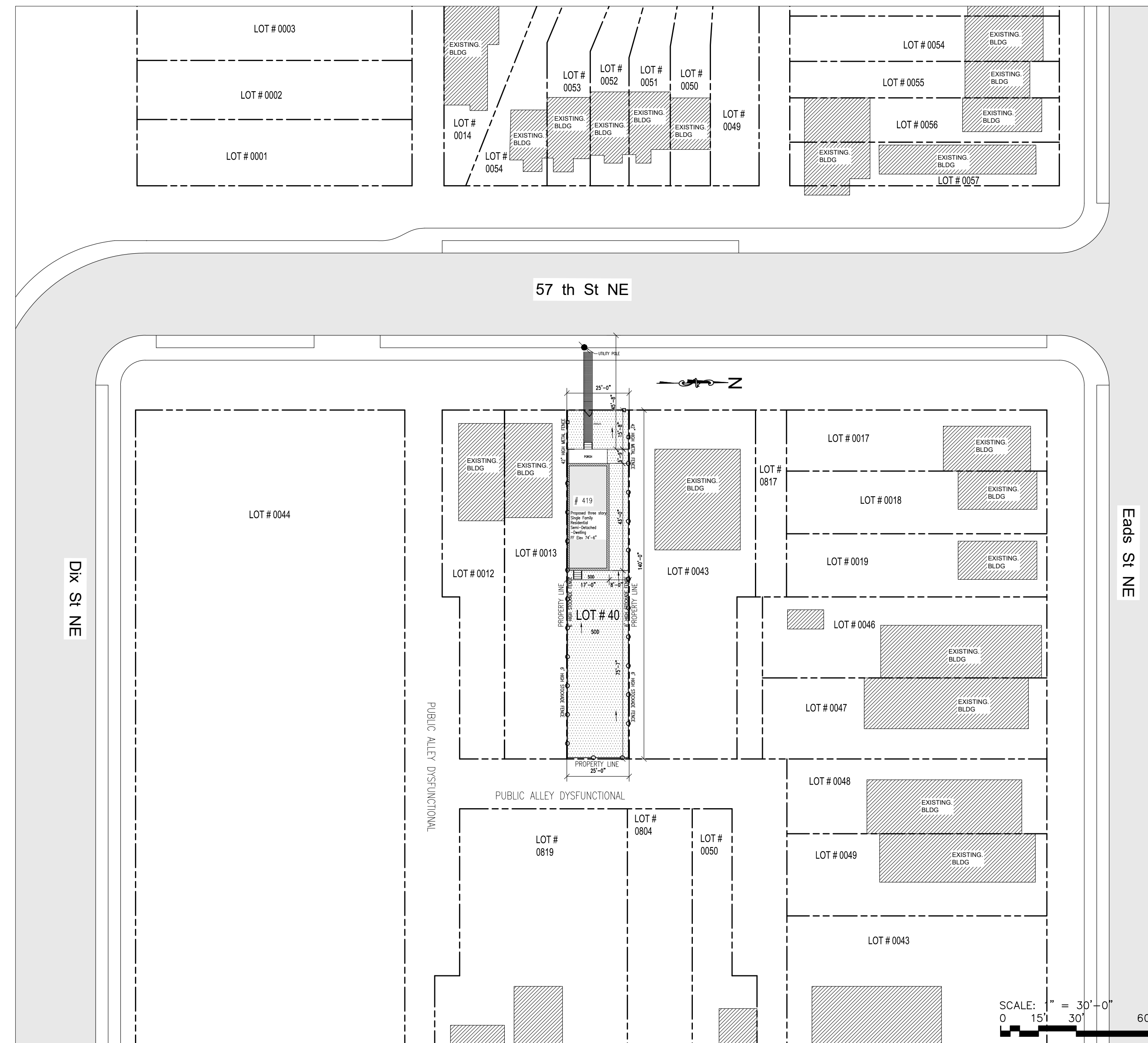


PROJECT NAME :  
 419 57TH STREET NE  
 WASHINGTON DC ,20019

BZA SUBMISSION

INDEX

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ROOF PLAN	006
FRONT ELEVATION	007
BACK ELEVATION	008
LEFT ELEVATION	009
RIGHT ELEVATION	010



BY	DESCRIPTION
REV	DATE

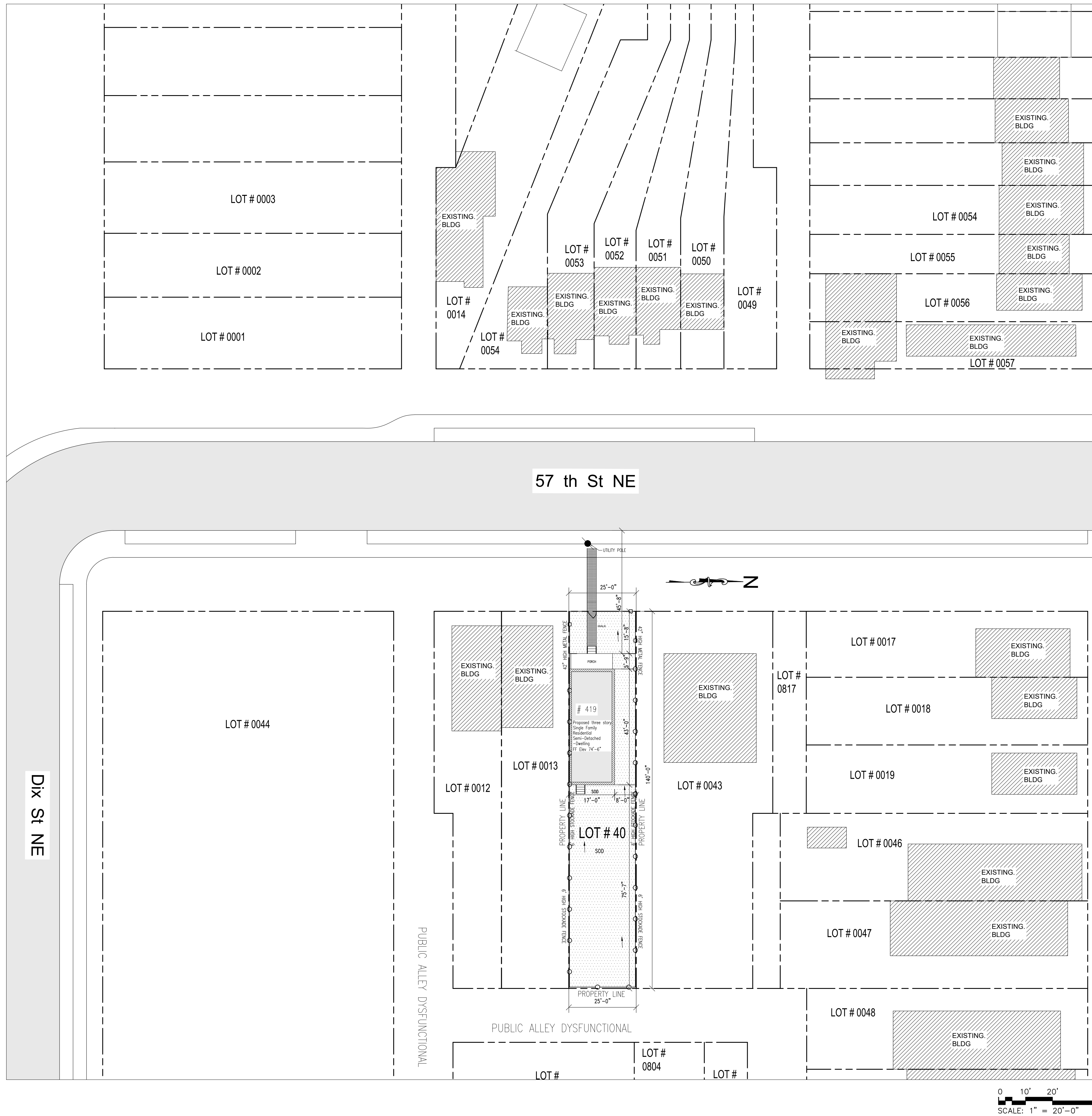
**District-Properties.Com Inc.**  
 Residential Development Company  
 6500 CHILLUM PL, NW  
 WASHINGTON, DC 20012  
 TEL: 202 526 8664  
 FAX: 202 526 6217

BZA COVER PAGE  
 ADDRESS:  
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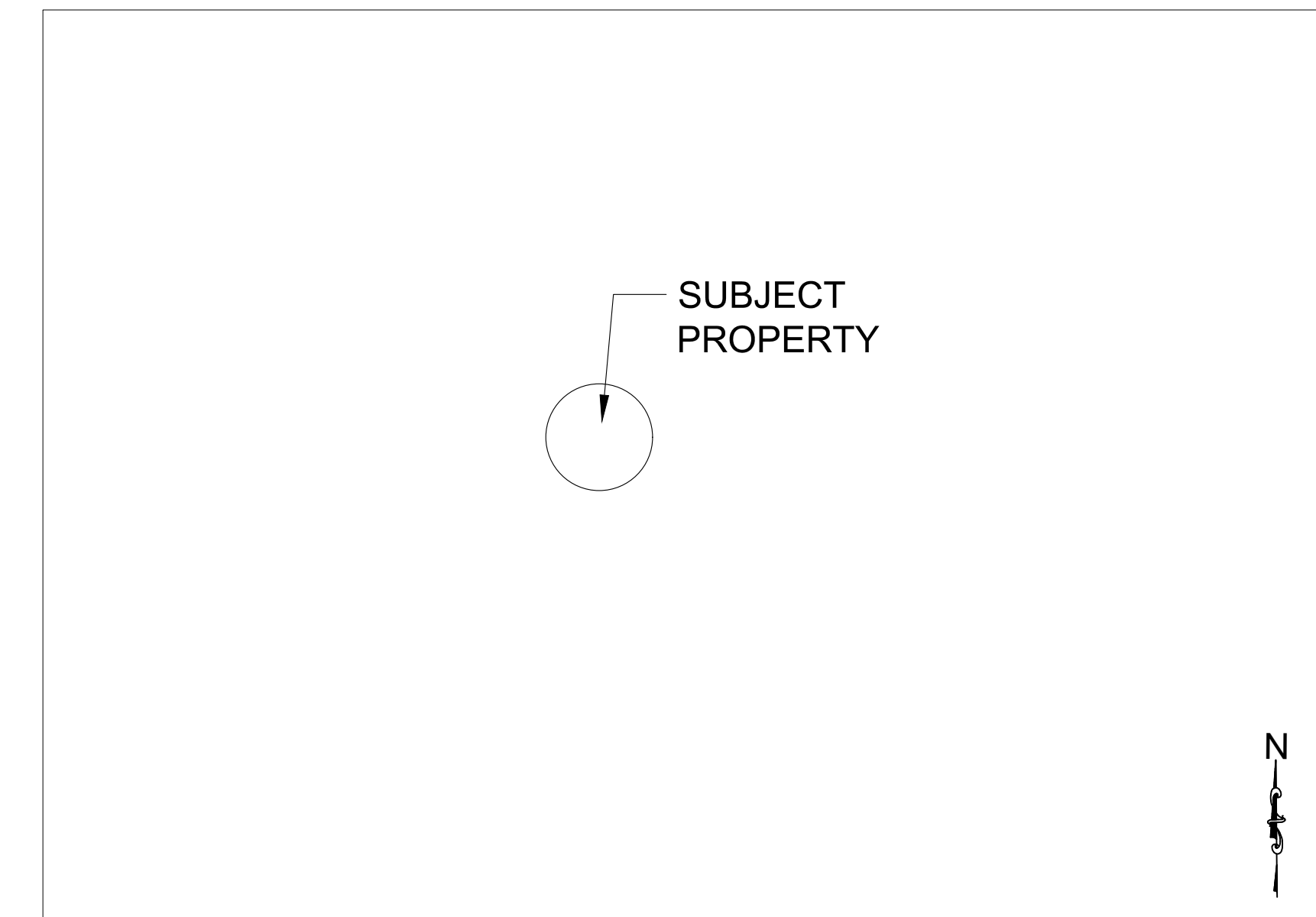
DWG NO.:  
**000**

SITE PLAN WITH CONTEXT

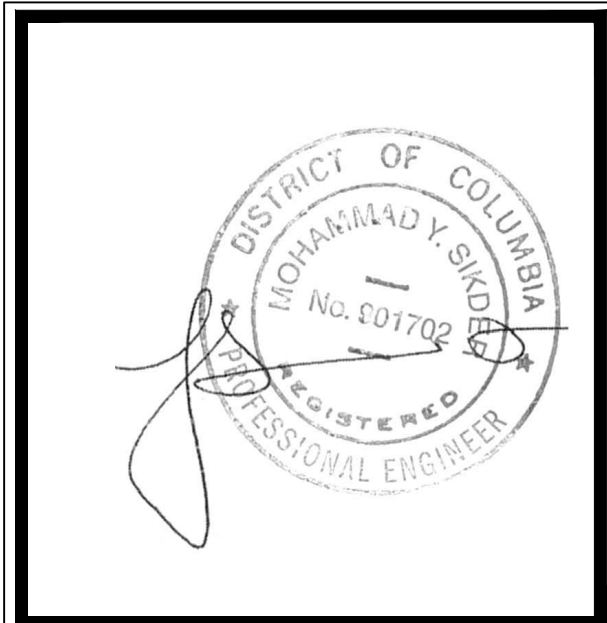


0 10' 20' 40'  
SCALE: 1" = 20'-0"

LOCATION MAP



Zoning Data Summary			
Zoning District	R-2		
Proposed Use	SINGLE FAMILY RESIDENTIAL DWELLING		
Zoning Data			
	Min.	Rqd.	Proposed
Number of Dwelling Units	-	1	1
Number of Parking Spaces	1	0	0
Side Yard (left)	8'	3'-0"	
Side Yard (Right)	8'	3'-0"	
Rear Yard	20'	84'-0"	
Building Height	40'	28'-0"	
Lot Area	4,000 SF	3,500 SF	
Pervious Area	30%	74.1 %	
Floor Area Ratio	-	n/a	
Building Area	-	788 SF	
Lot Occupancy %	40	22.5 %	
Number of Stories	3	2	
Lot Width	50'	25'-0"	



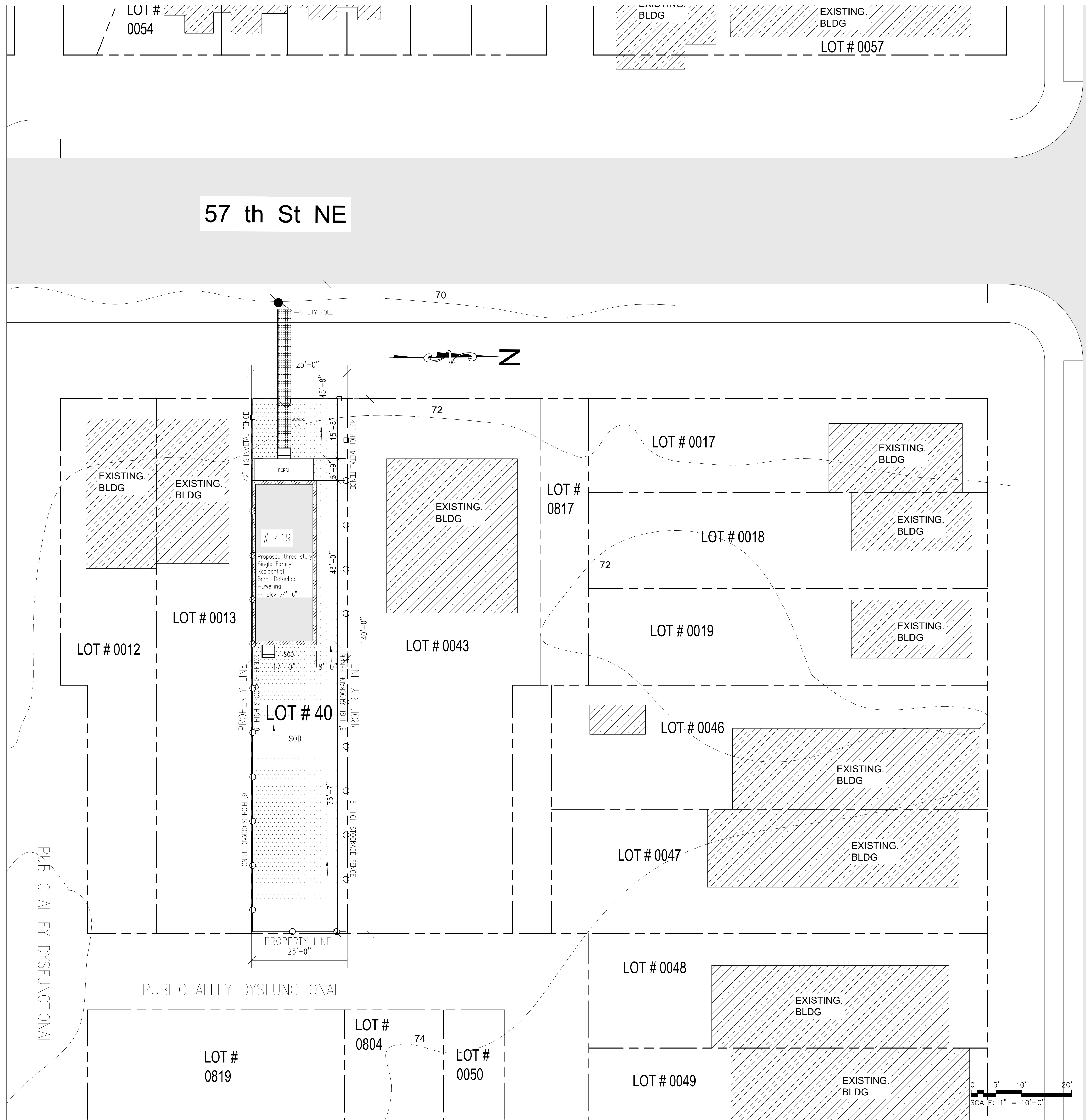
BY	DESCRIPTION	DATE	REV

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



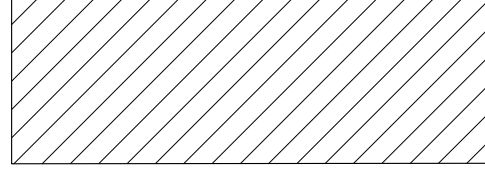

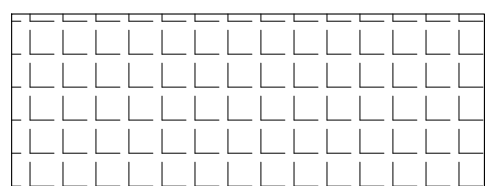
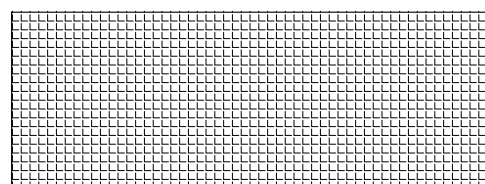
SITE PLAN WITH CONTEXT  
ADDRESS:  
419 57TH STREET NE  
WASHINGTON DC ,20019

DATE: 6/28/19  
DESIGNED BY:  
DRAWN BY:  
CHECKED BY: APPROVED BY:

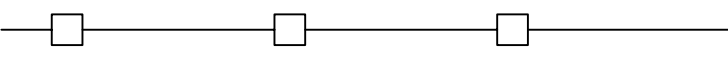
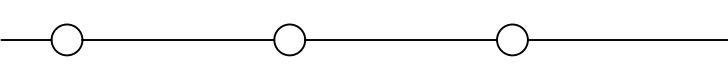
DWG NO.:  
**001**



**LEGENDS**

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

**SYMBOL**

-  42" HIGH METAL FENCE
-  6' HIGH STOCKADE FENCE

Y:\Signatures\MS STAMP.png

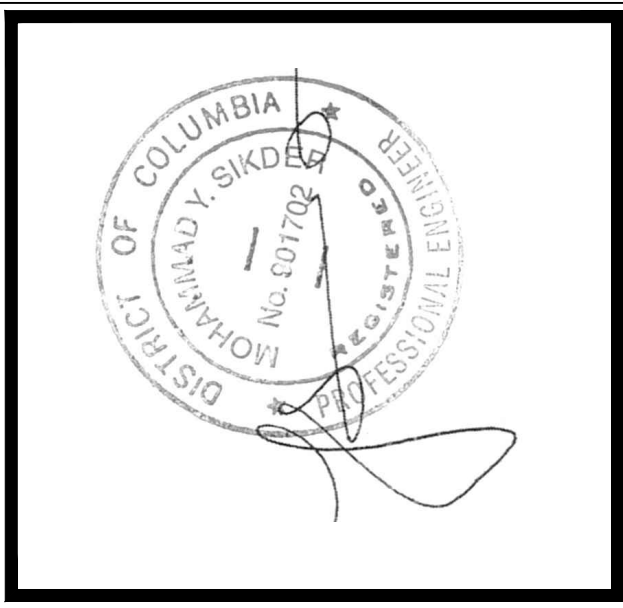
BY	DESCRIPTION	REV	DATE

**District-Properties.Com Inc.**  
 Residential Development Company  
 6500 CHILLUM PL, NW  
 WASHINGTON, DC 20012  
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**LANDSCAPE PLAN**  
 ADDRESS:  
 419 57TH STREET NE  
 WASHINGTON DC ,20019

DATE:	6/28/19
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	APPROVED BY:

AS SHOWN **002**

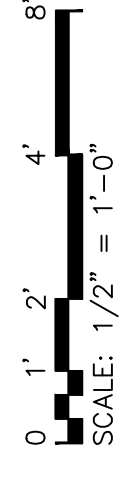
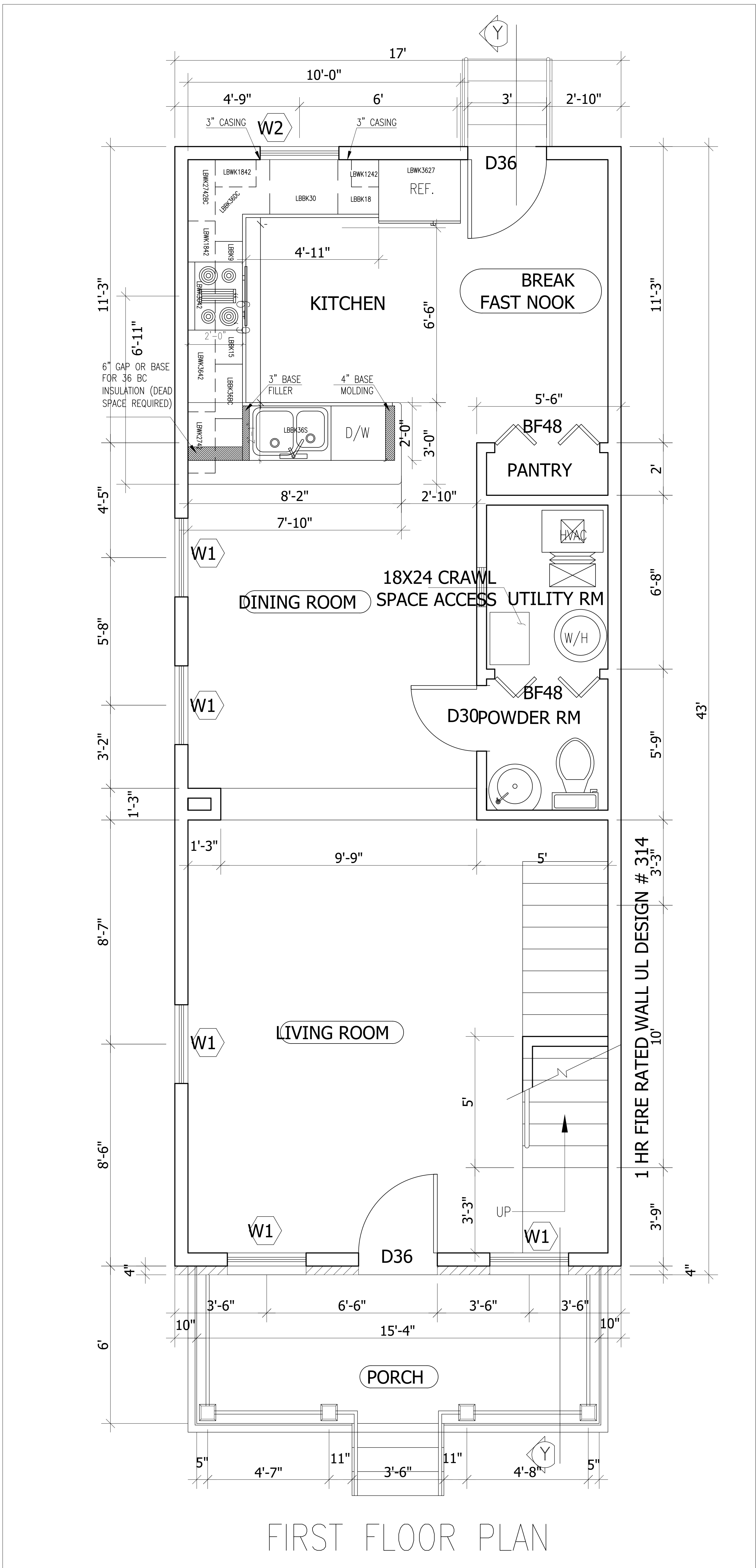


DATE	REV	DESCRIPTION	BY

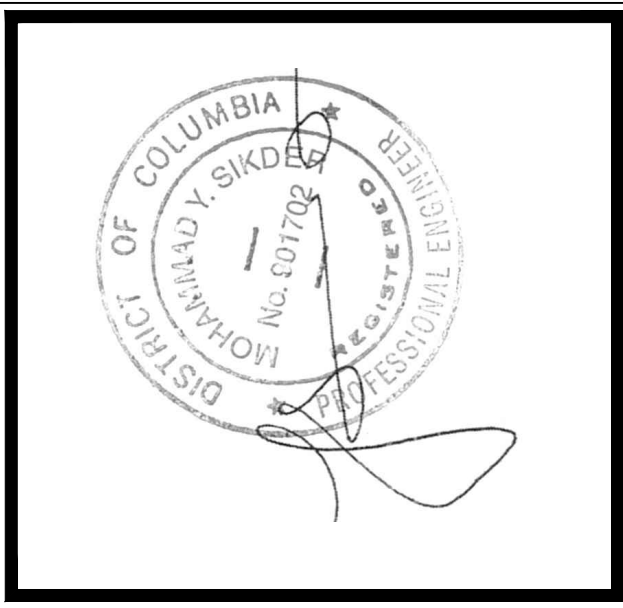
**District-Properties.Com Inc.**  
 Residential Development Company  
 6500 CHILLUM PL NW  
 WASHINGTON, DC 20012  
 TEL: 202 526 8664  
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**FIRST FLOOR PLAN**  
 ADDRESS:  
 419 57TH STREET NE  
 WASHINGTON DC, 20019

DATE:	6/28/19
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
APPROVED BY:	
DWG NO.:	<b>003</b>



FIRST FLOOR PLAN

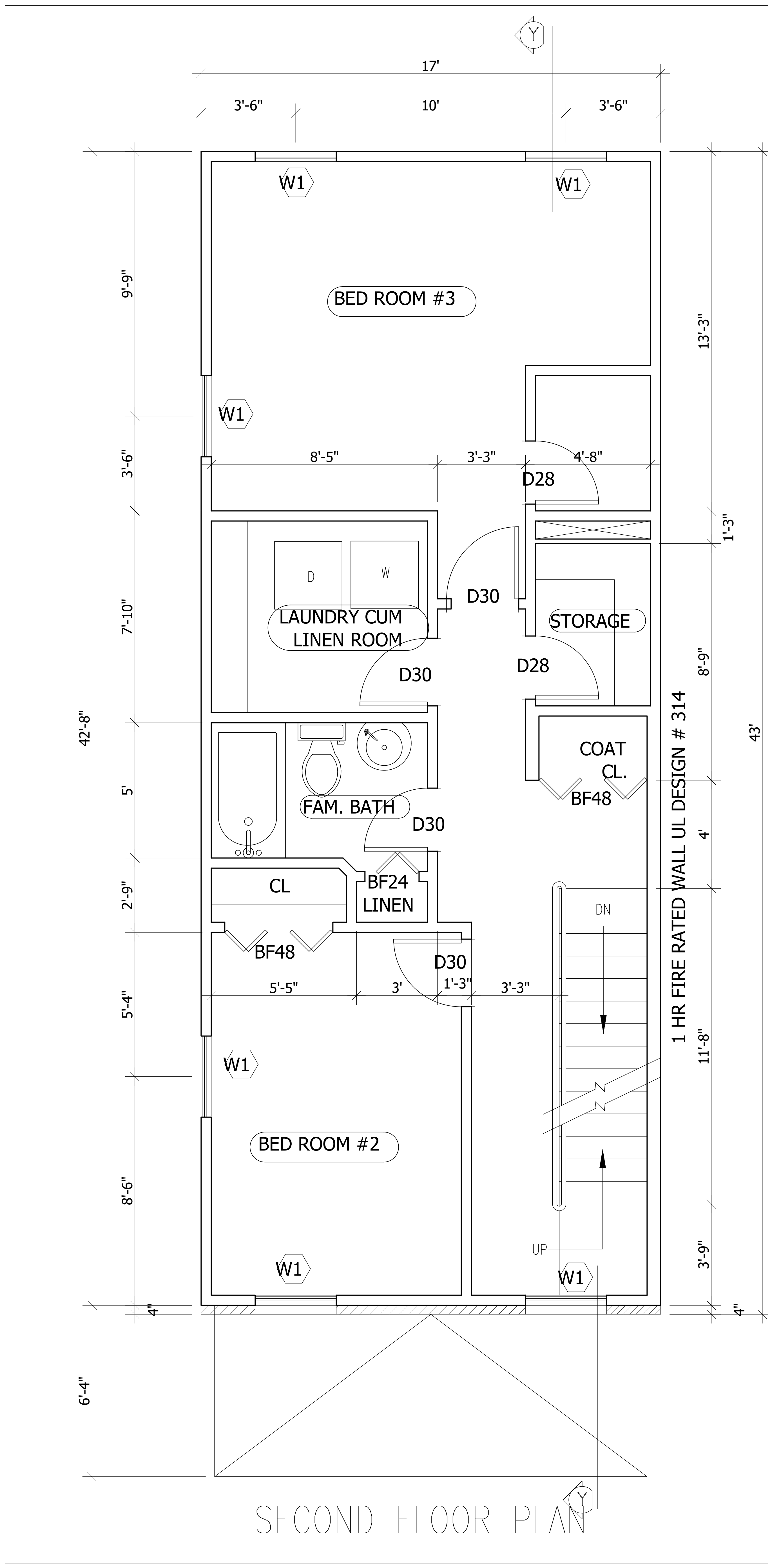


DATE	REV	DESCRIPTION	BY

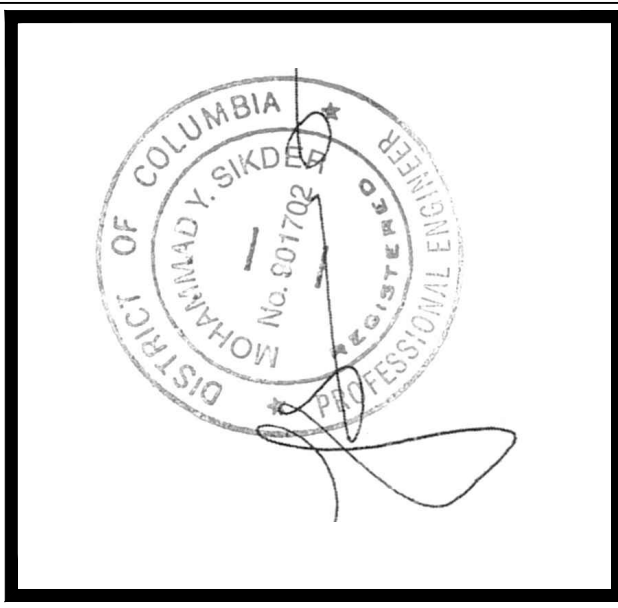
**District-Properties.Com Inc.**  
 Residential Development Company  
 6500 CHILLUM PL. NW  
 WASHINGTON, DC 20012  
 TEL: 202 526 8664  
 FAX: 202 526 6217

**SECOND FLOOR PLAN**  
 ADDRESS: 419 57TH STREET NE  
 WASHINGTON DC, 20019

DATE: 6/28/19  
 DESIGNED BY:  
 DRAWN BY:  
 CHECKED BY:  
 APPROVED BY:  
 DRAWING NO: **004**



0 1' 2' 4' 8'  
 SCALE: 1/2" = 1'-0"

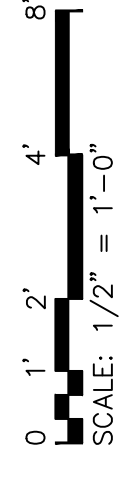
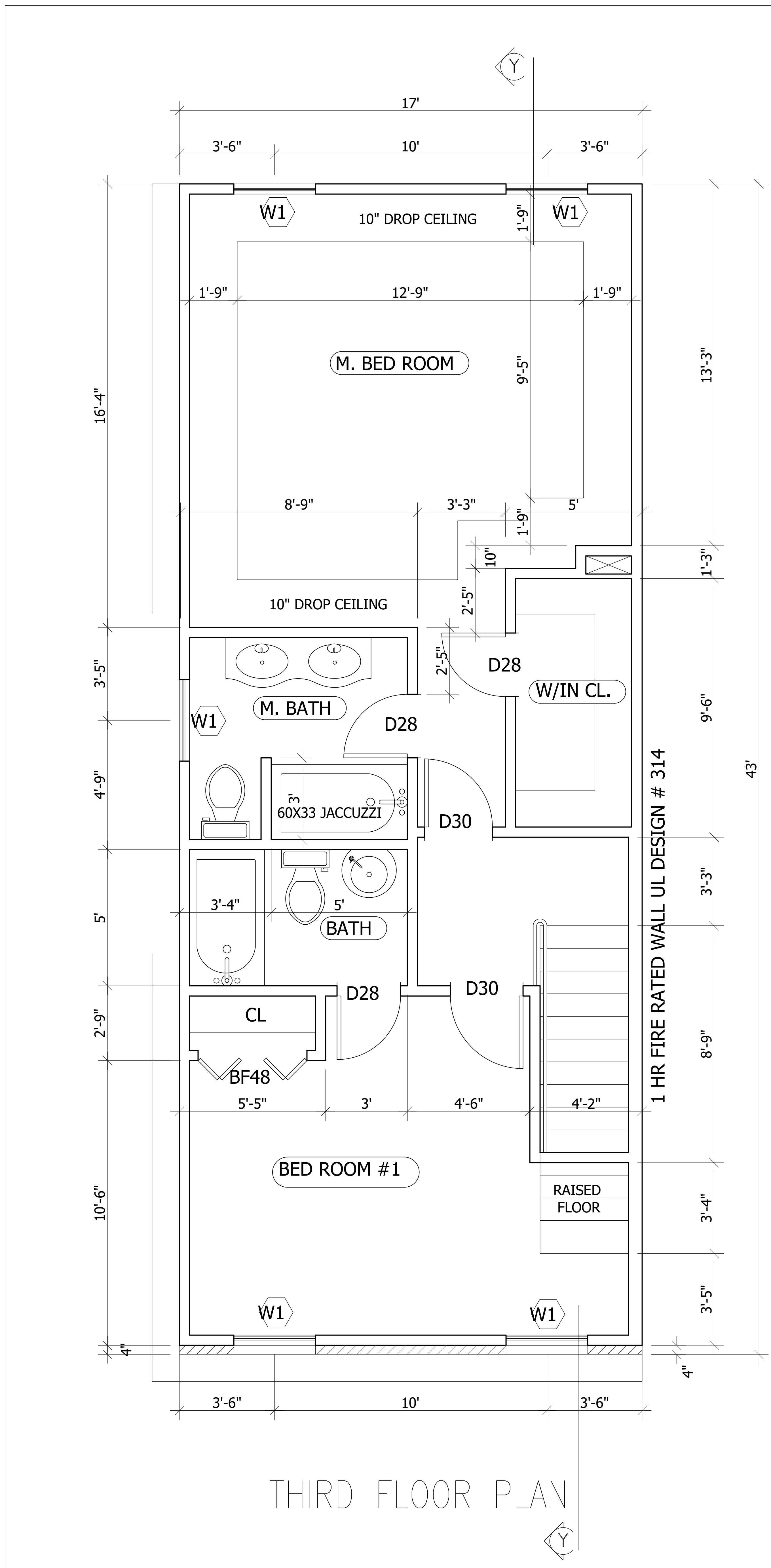


DATE	REV	DESCRIPTION	BY

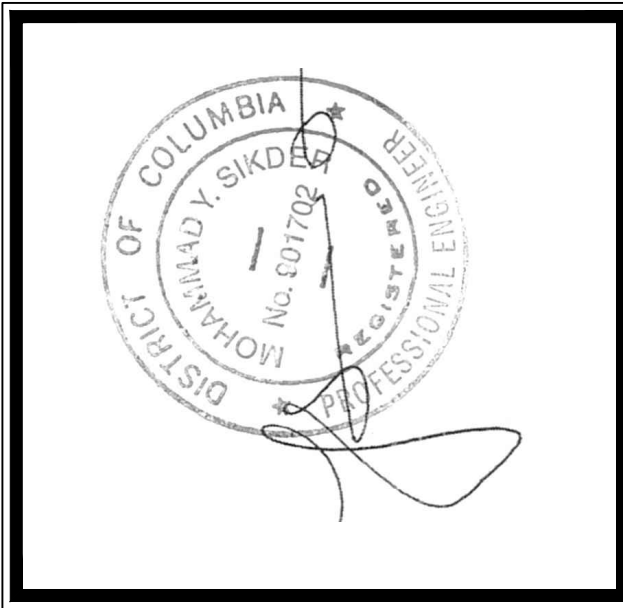
**District-Properties.Com Inc.**  
 Residential Development Company  
 6500 CHILLUM PL NW  
 WASHINGTON, DC 20012  
 TEL: 202 528 8664  
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**THIRD FLOOR PLAN**  
 ADDRESS: 419 57TH STREET NE  
 WASHINGTON DC, 20019

DATE: 6/28/19	<b>005</b>
DESIGNED BY:	
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CHECKED BY: APPROVED BY:	



THIRD FLOOR PLAN



DATE	REV	DESCRIPTION	BY

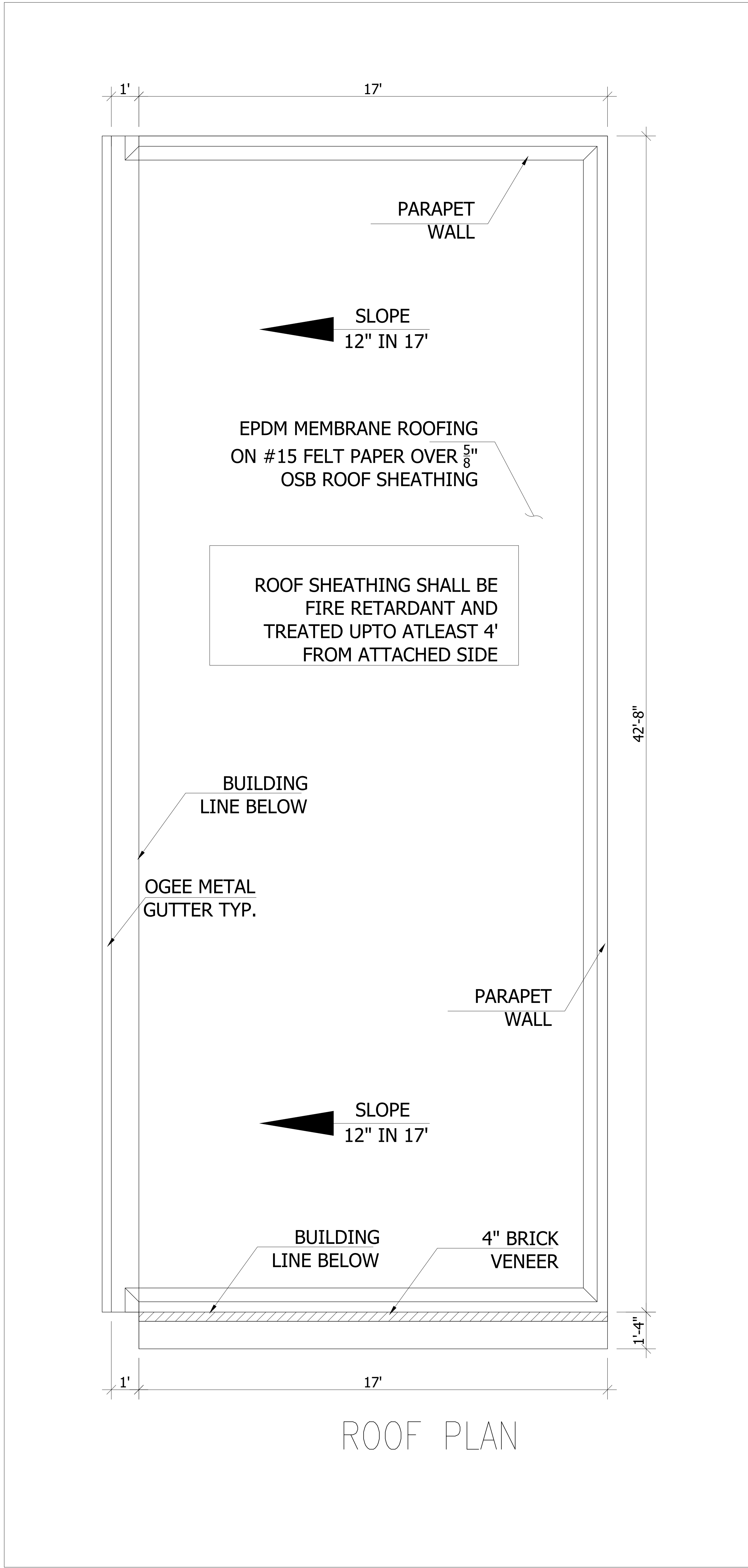
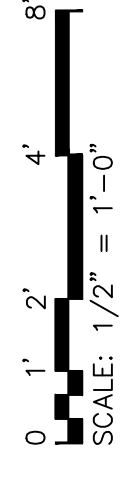
**District-Properties.Com Inc.**  
 Residential Development Company  
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 TEL: 202 526 8664  
 FAX: 202 526 6217

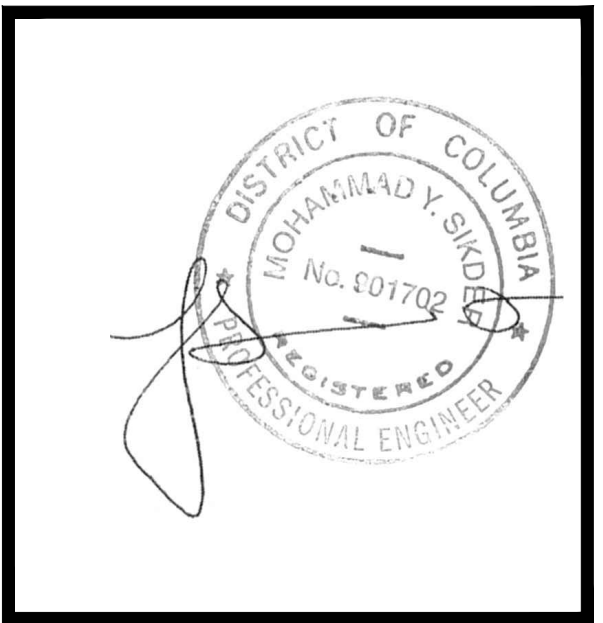
**ROOF PLANS**

ADDRESS:  
 419 57TH STREET NE  
 WASHINGTON DC, 20019

DATE: 6/28/19  
 DESIGNED BY:  
 DRAWN BY:  
 CHECKED BY:  
 APPROVED BY:

006





DATE	REV	DESCRIPTION	BY

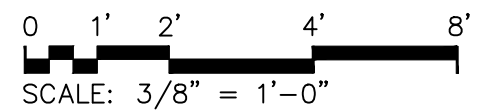
**District-Properties.Com Inc.**  
 Residential Development Company  
 6500 CHILLUM PL, NW  
 WASHINGTON, DC 20012  
 TEL: 202.526.8664  
 FAX: 202.526.6217

FRONT ELEVATION

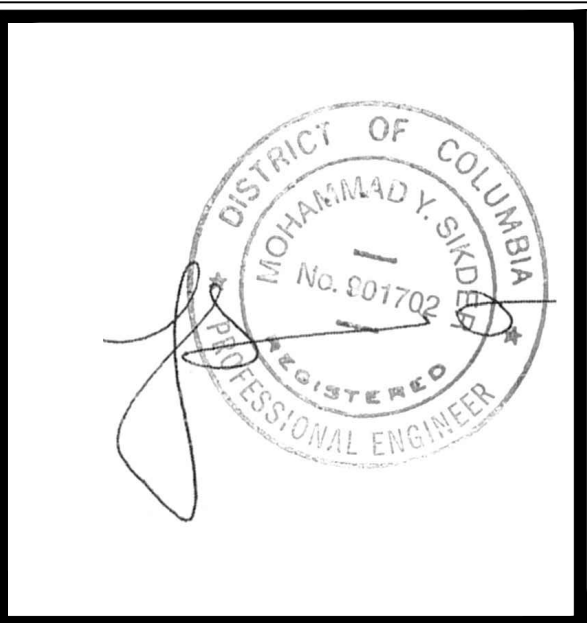
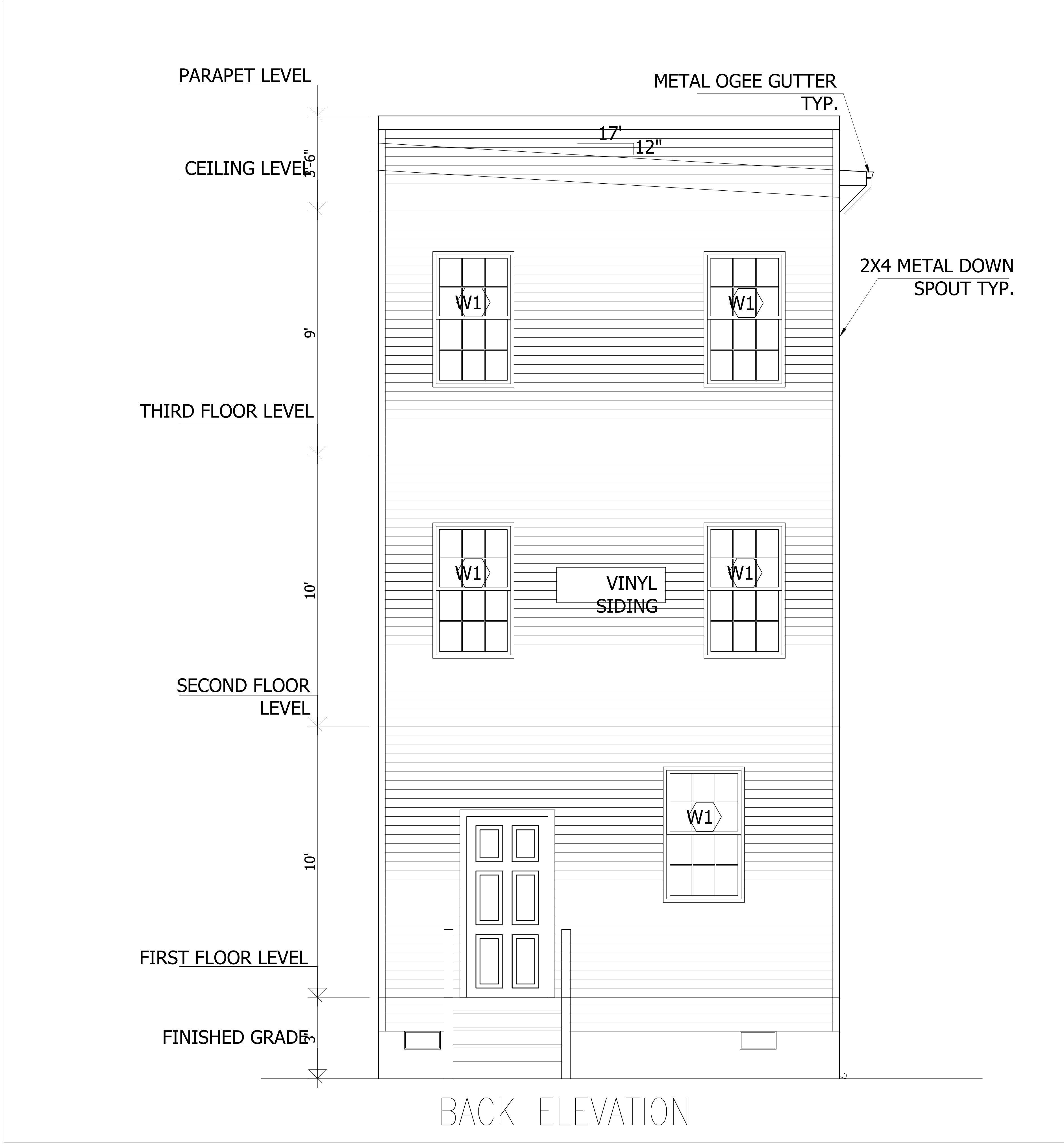
ADDRESS:  
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DRAWN BY:	
CHECKED BY:	
APPROVED BY:	

DWG NO:  
**007**







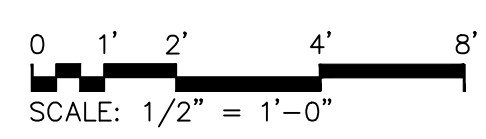
DATE	REV	DESCRIPTION	BY

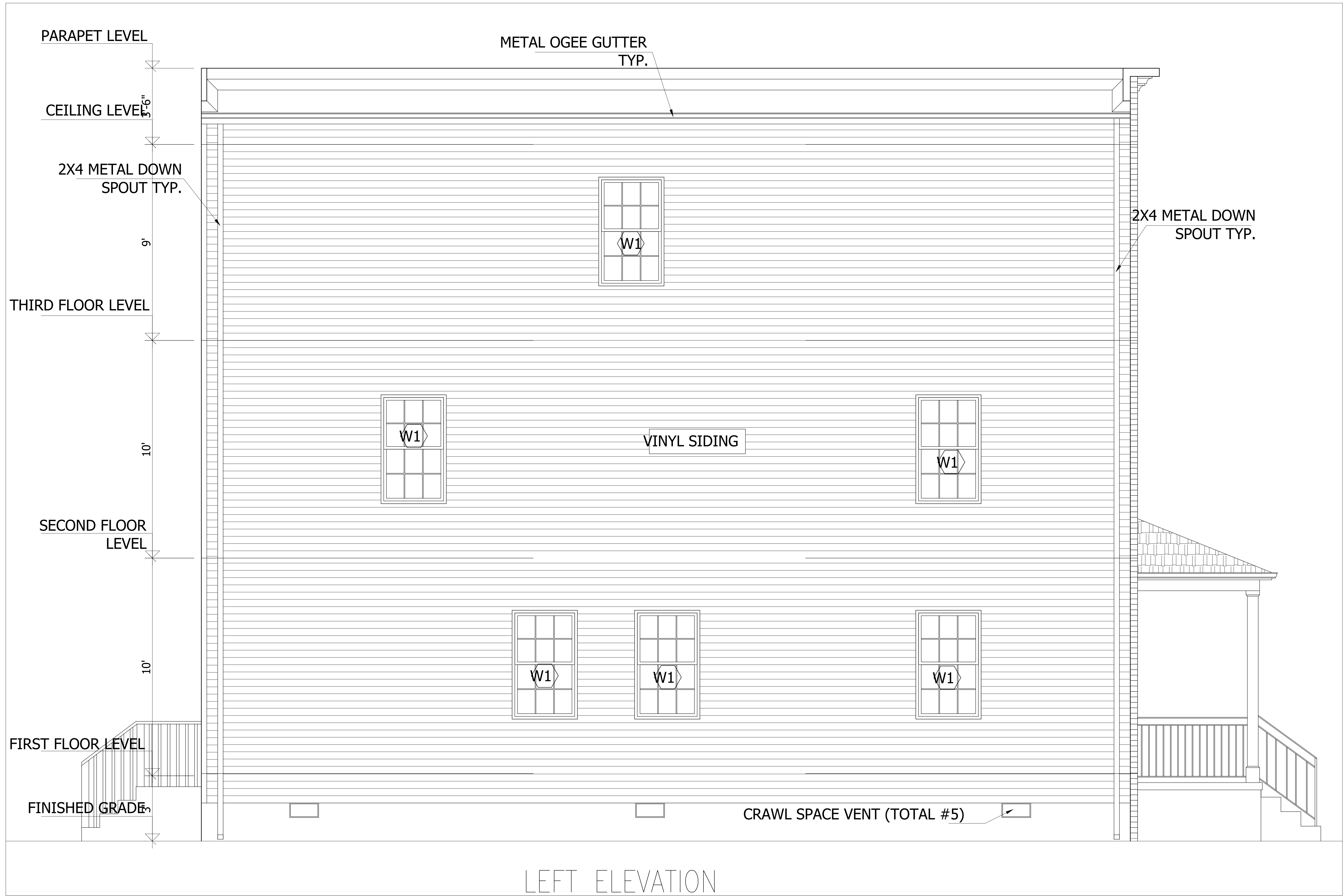
**District-Properties.Com Inc.**  
 Residential Development Company  
 6500 CHILLUM PL, NW  
 WASHINGTON, DC 20012  
 TEL: 202 526 8664  
 FAX: 202 526 6217

**BACK ELEVATION**  
 ADDRESS:  
 419 57TH STREET NE  
 WASHINGTON DC ,20019

DATE: 6/28/19  
 DESIGNED BY:  
 DRAWN BY:  
 CHECKED BY: APPROVED BY:

DWG NO.: **008**





METAL OGEE GUTTER  
TYP.

PARAPET LEVEL

CEILING LEVEL  
3'-6"

2X4 METAL DOWN  
SPOUT TYP.

9'

THIRD FLOOR LEVEL

10'

VINYL SIDING

2X4 METAL DOWN  
SPOUT TYP.

SECOND FLOOR LEVEL

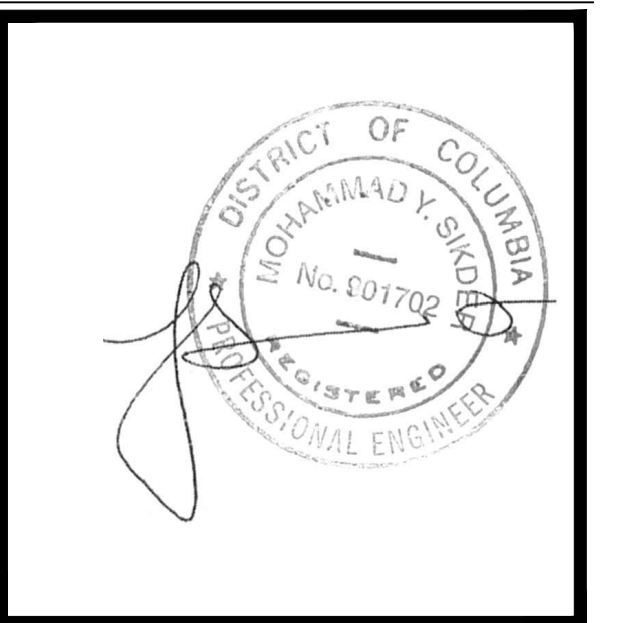
10'

FIRST FLOOR LEVEL

FINISHED GRADE

CRAWL SPACE VENT (TOTAL #5)

LEFT ELEVATION



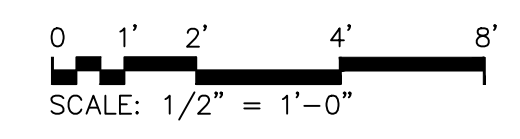
DATE	REV	DESCRIPTION	BY

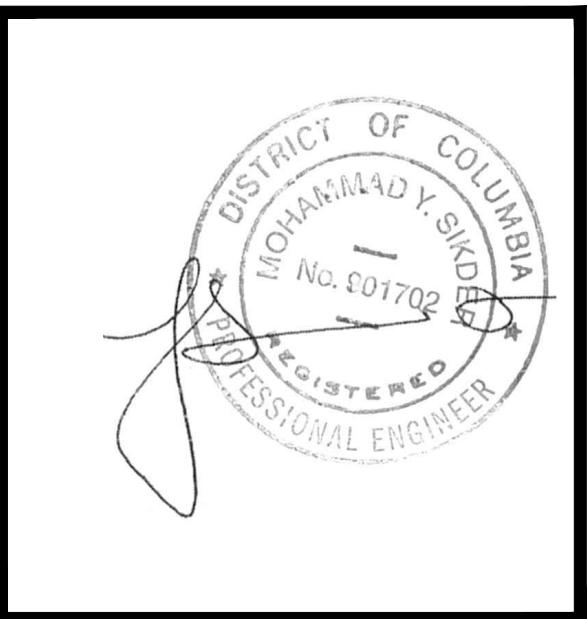
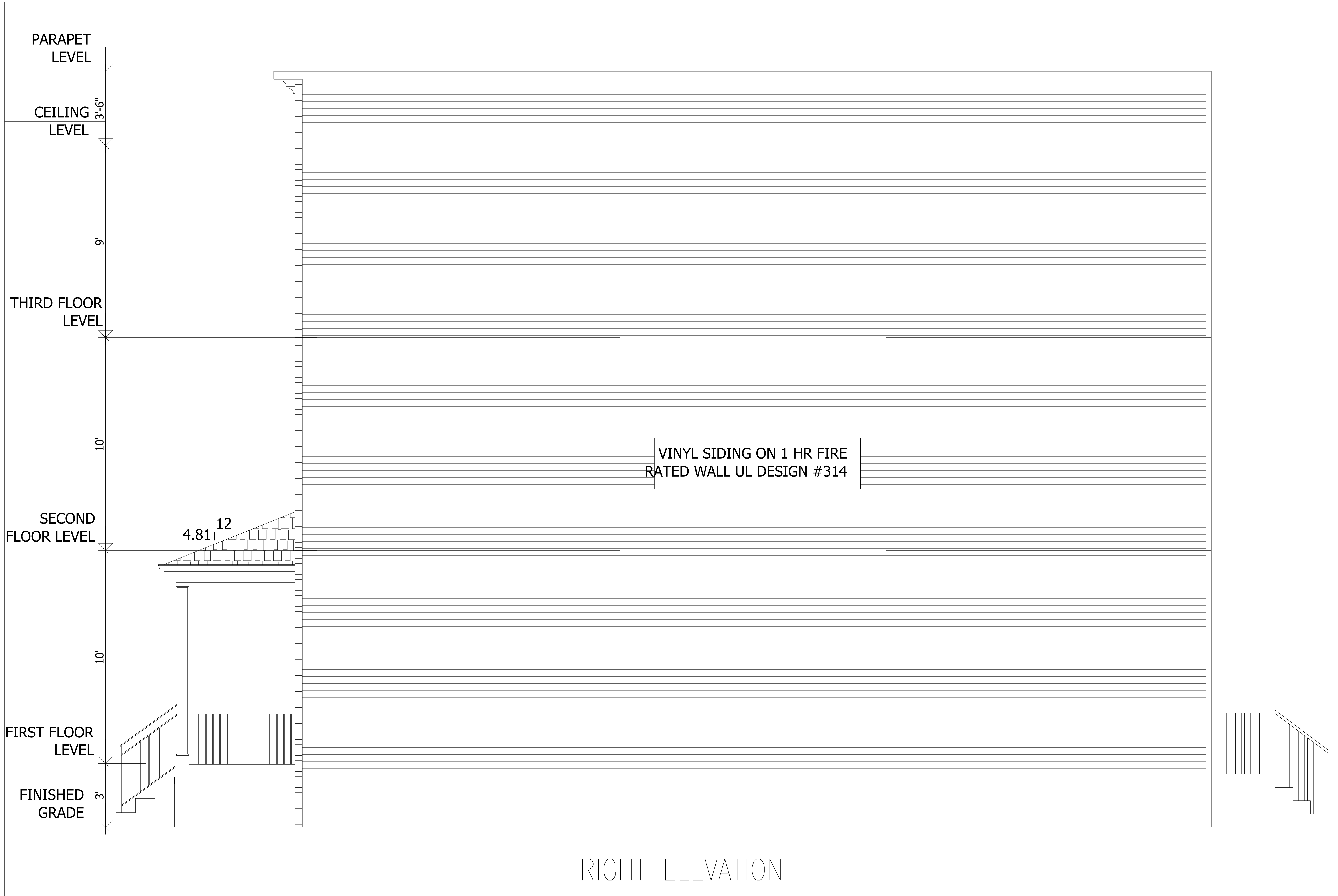
**District-Properties.Com Inc.**  
Residential Development Company  
6500 CHILLUM PL. NW  
WASHINGTON, DC 20012  
TEL: 202.526.8664  
FAX: 202.526.6217

LEFT ELEVATION  
ADDRESS:  
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WASHINGTON DC ,20019

DATE:	6/28/19
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
APPROVED BY:	

DWG NO:  
**009**





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

**RIGHT ELEVATION**  
 ADDRESS:  
 419 57TH STREET NE  
 WASHINGTON DC ,20019

DATE:	6/28/19
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
APPROVED BY:	
DWG NO.:	<b>009</b>

0 1' 2' 4' 8'  
 SCALE: 1/2" = 1'-0"