

SITE PHOTOS

3500 NEW HAMPSHIRE AVE NW, WASHINGTON D.C, 200010

MAY 10, 2024

EUSTILUS architecture

2800 N. ROSSER ST
ALEXANDRIA, VA 22311
202.569.9620





PHOTO 01



PHOTO 02





PHOTO 03



PHOTO 04





PHOTO 05



PHOTO 06





PHOTO 07



PHOTO 08



3500 RESIDENCE

3500 NEW HAMPSHIRE AVE NW, WASHINGTON, D.C. 20010

PROJECT DATA

OWNER:	BENJAMIN J. LEVY
EXISTING	2-UNIT FLAT
PROPOSED	2-UNIT FLAT
SCOPE OF WORK	LEVEL 3 AND CELLAR ADDITION TO AN EXISTING 2-UNIT BUILDING

ZONING DATA

SQUARE / LOT	2831 / 0800	
ZONE	RF-1	
USE GROUP	R-3	
CONSTRUCTION TYPE	VB	
	EXISTING	PROPOSED
STORIES	2	3 + CELLAR
LOT SIZE	1,105 SF	NO CHANGE
LOT OCCUPANCY 60%	659 SF OR 59.6%	773.27 SF OR 69.98%
FRONT SETBACK	3'-11" TO 9'-5"	NO CHANGE
LEFT SETBACK	0'-6" TO 3'-6"	1'-10" TO 3'-0"
RIGHT SETBACK	0'-0"	NO CHANGE
REAR SETBACK	0'-3" TO 7'-4"	NO CHANGE
HEIGHT	25'-2"	35'-0"
DWELLING UNITS	2	NO CHANGE
DWELLING UNIT AREAS		
UNIT A	585 SF	1,303.70 SF
UNIT B	585 SF	1,986.58 SF
TOTAL	1,170	3,290.28 SF
PERVIOUS SURFACE	194 SF / 17.56%	104 SF / 9.4%

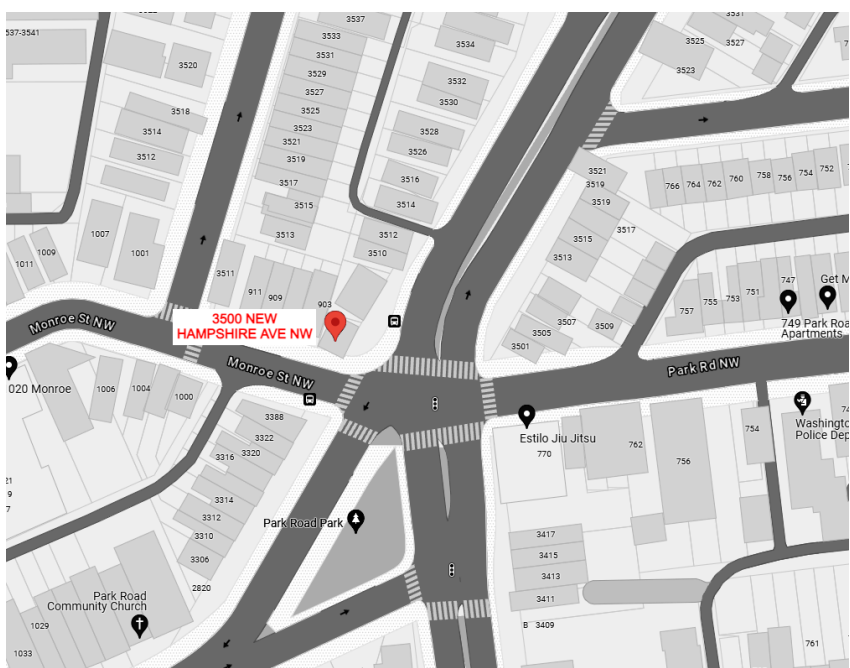
PROJECT TEAM

ARCHITECT
EUSTILUS LLC
ERIC TERAN
2800 N. ROSSER ST
ALEXANDRIA, VA 22311
202-569-9620
ETERAN@EUSTILUS.COM

SHEET INDEX

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14	SOUTH - NORTH SECTION

VICINITY MAP





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EUSTILUS ARCHITECTURE

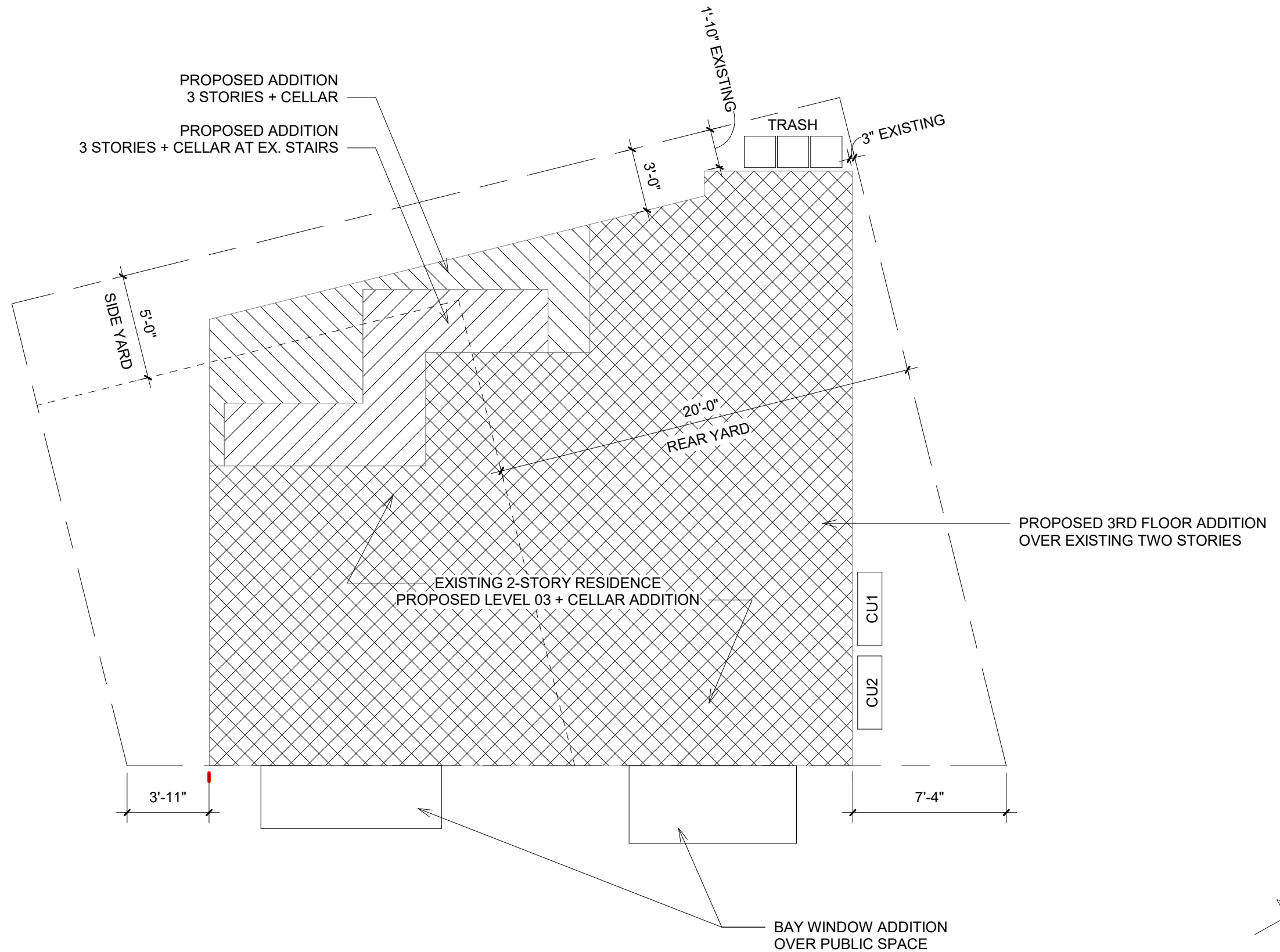
VICINITY PLAN

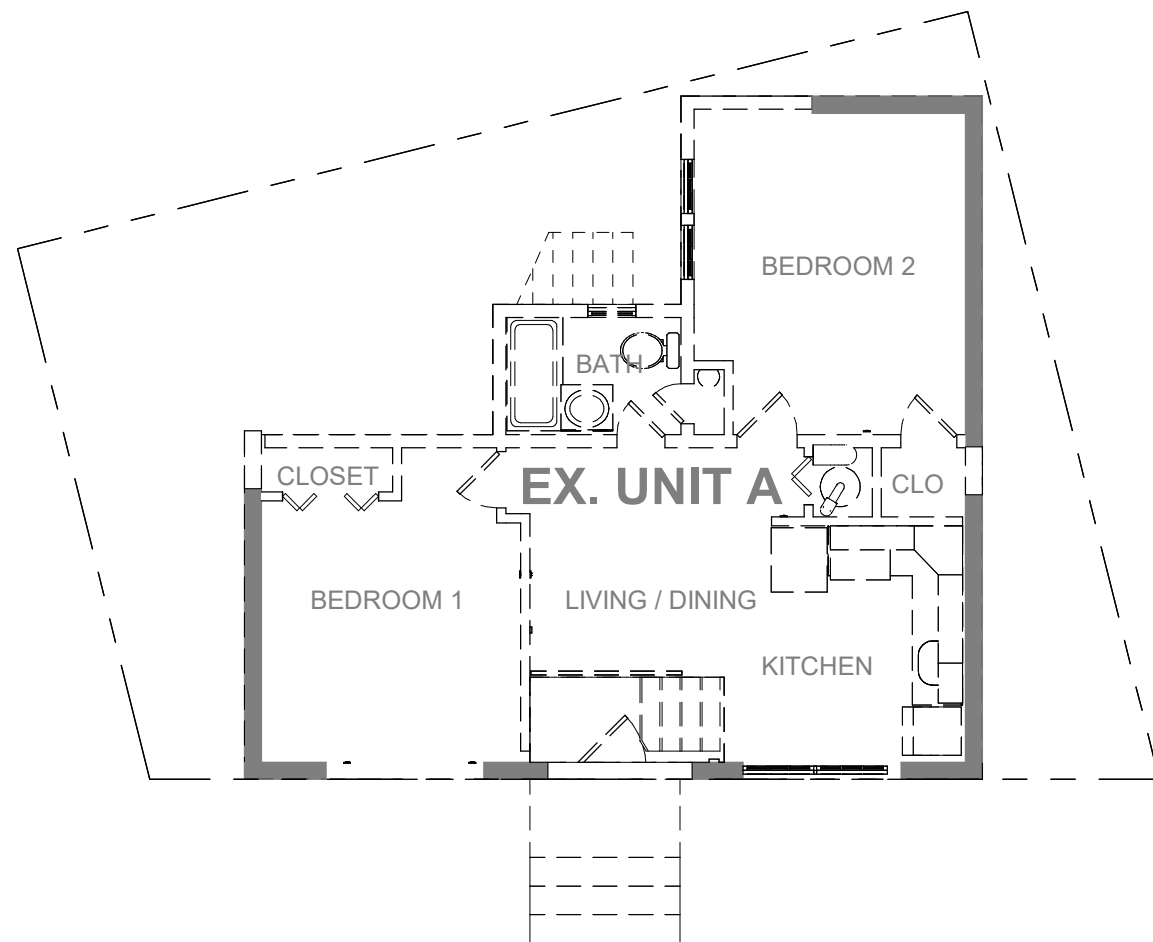
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SCALE : 1" = 50'-0"

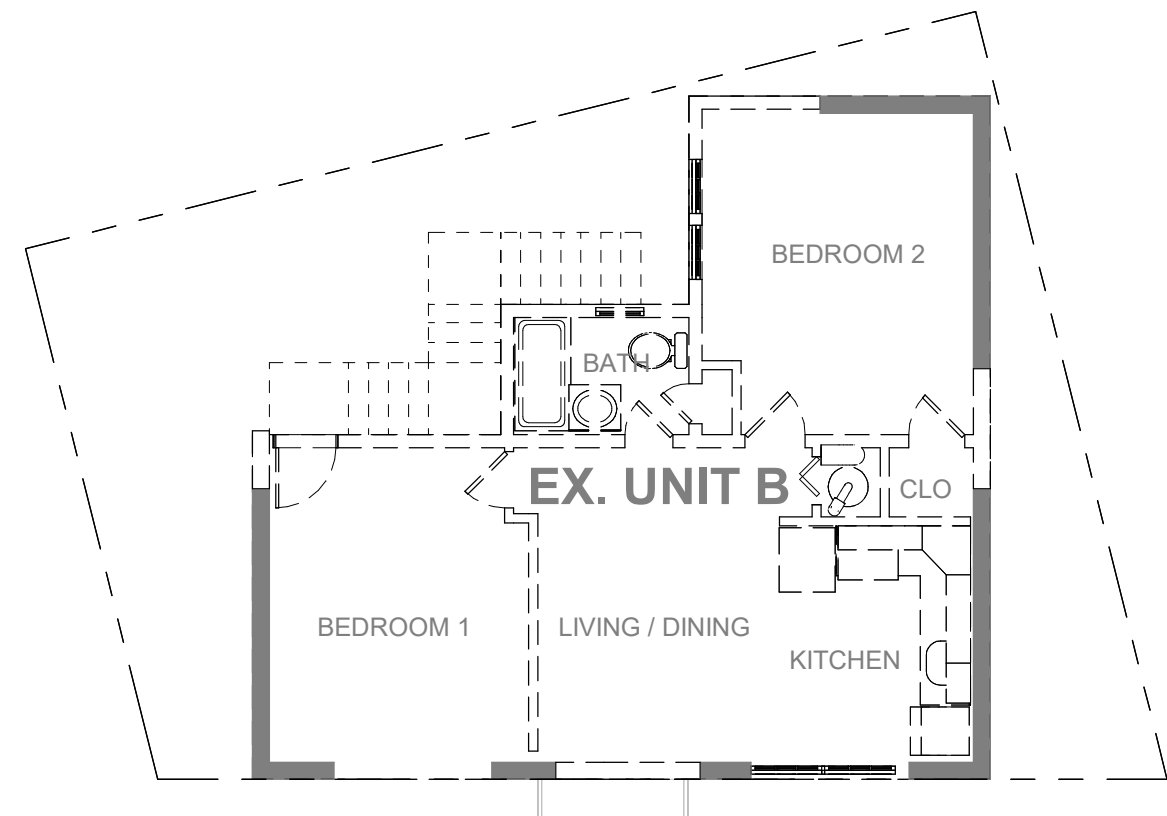
12/23/2024



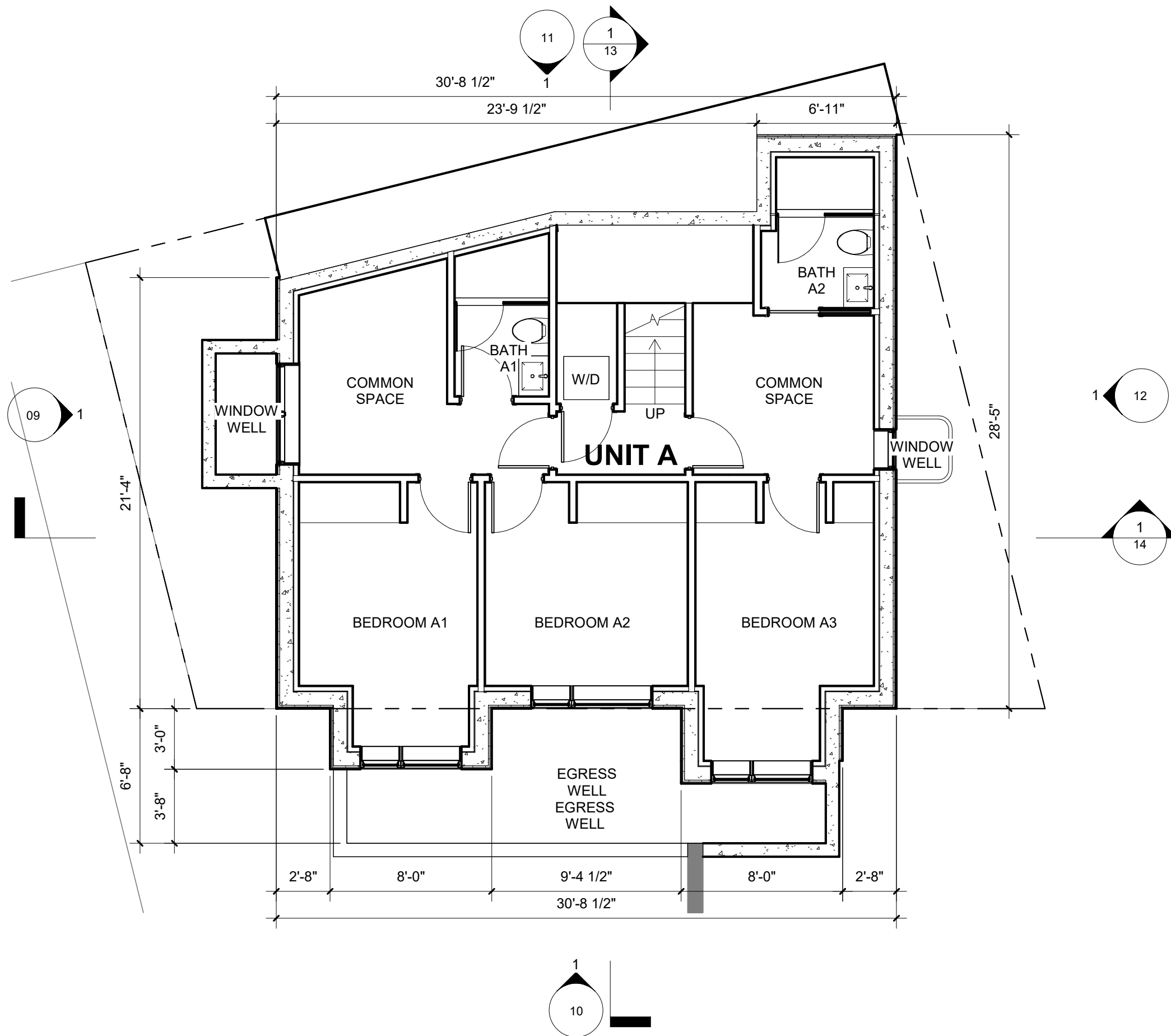


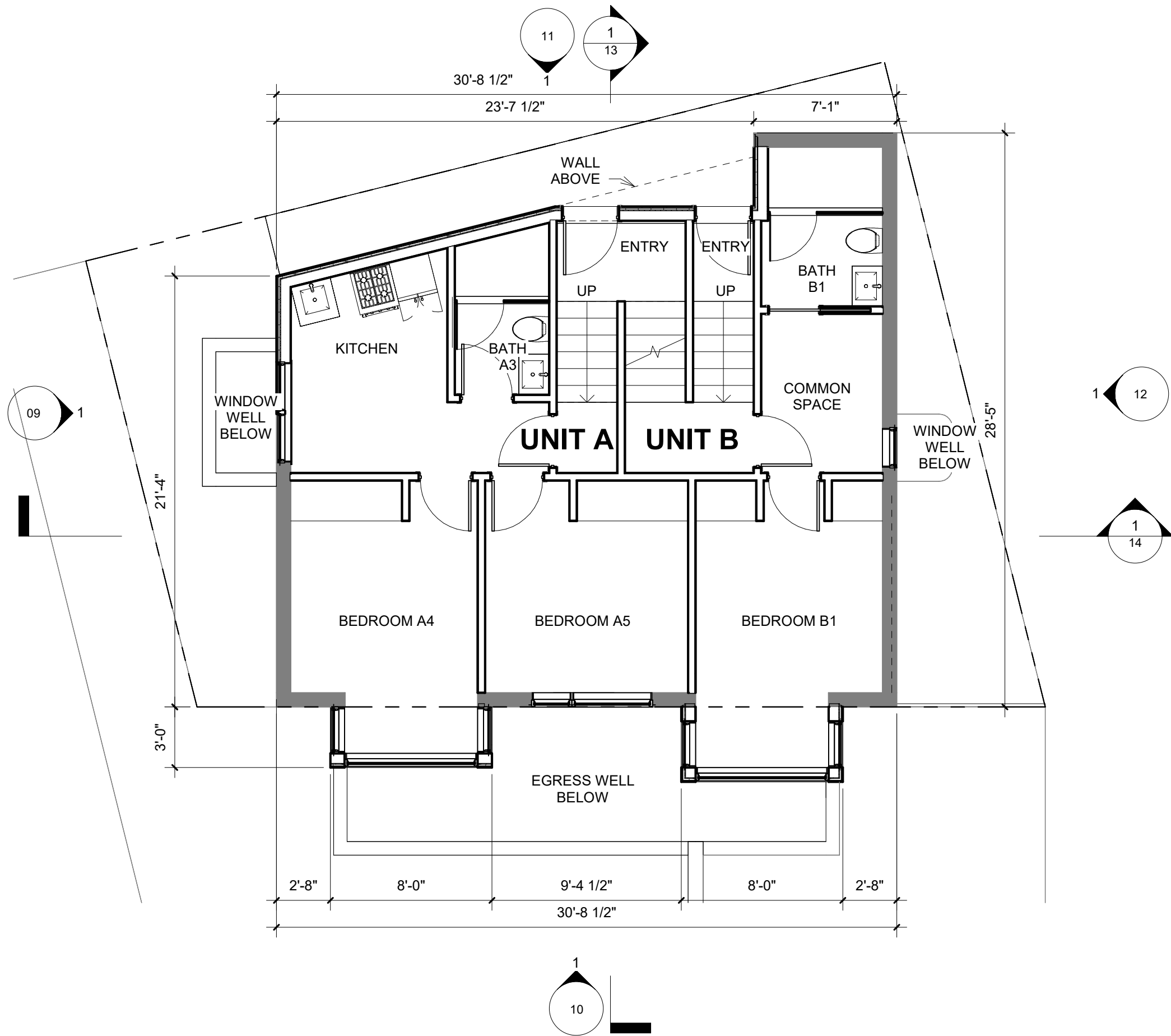


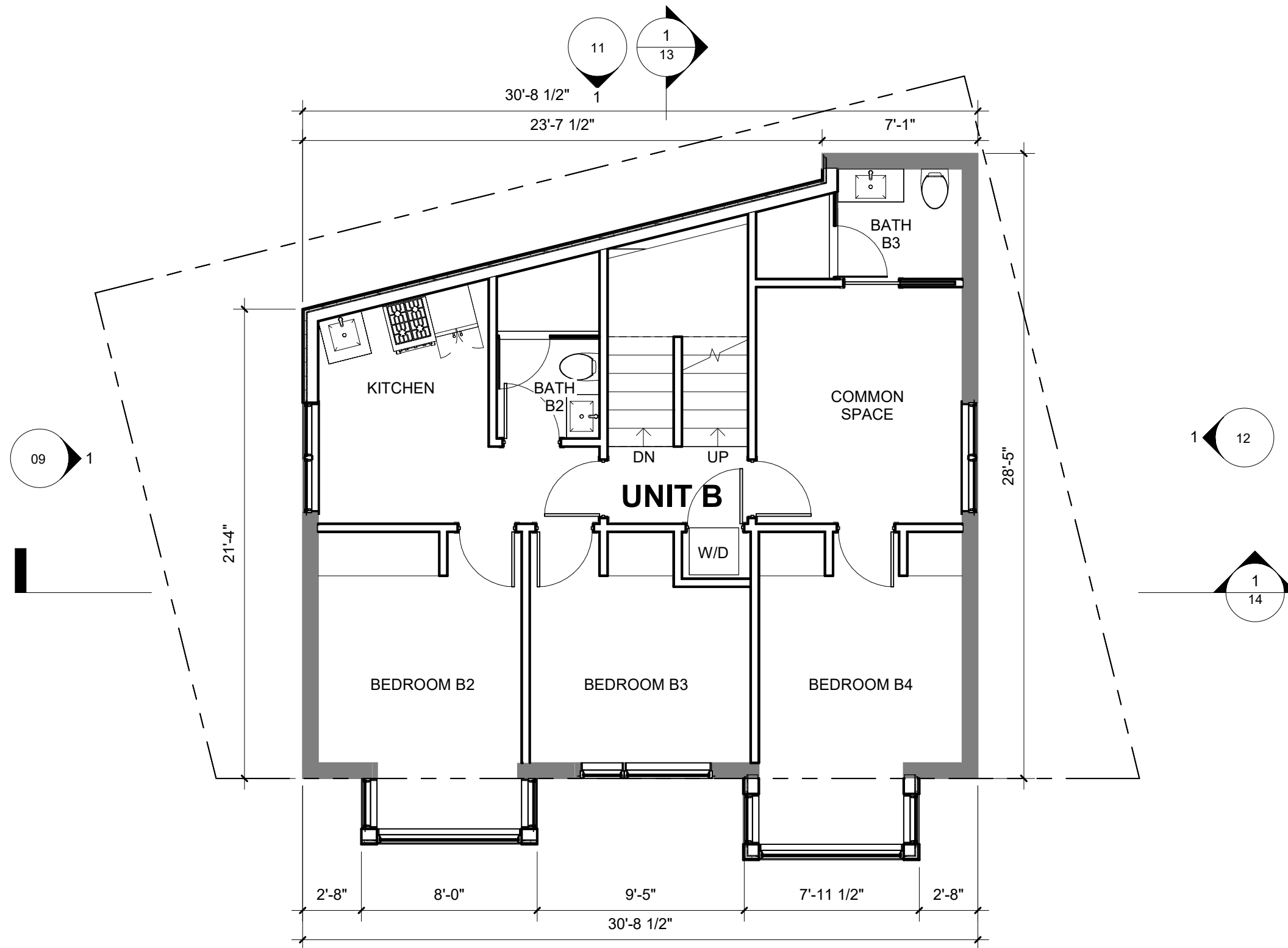
1 LEVEL 01 - DEMOLITION
 1/8" = 1'-0"
 0' 1 1/2" 3"
 N

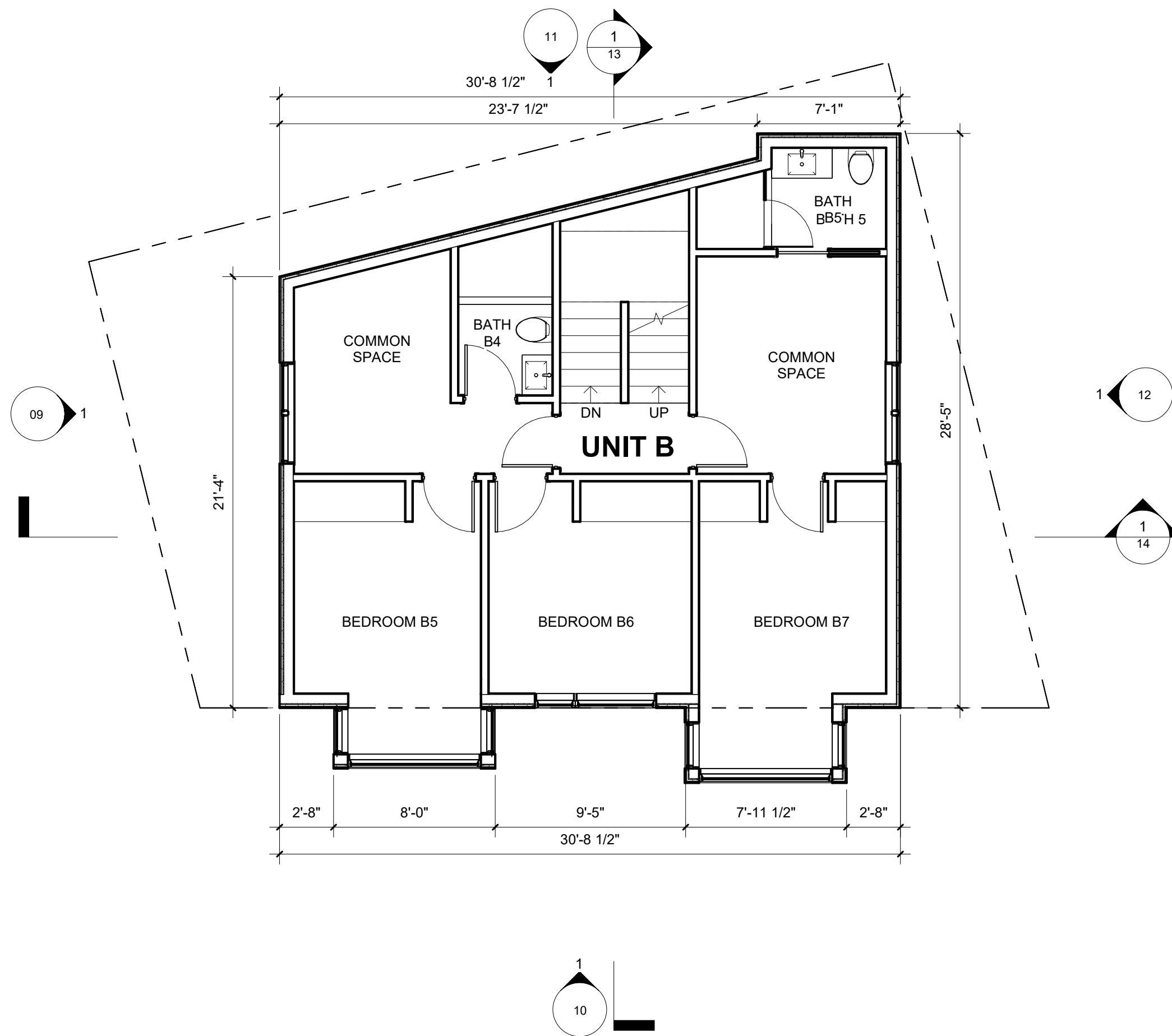


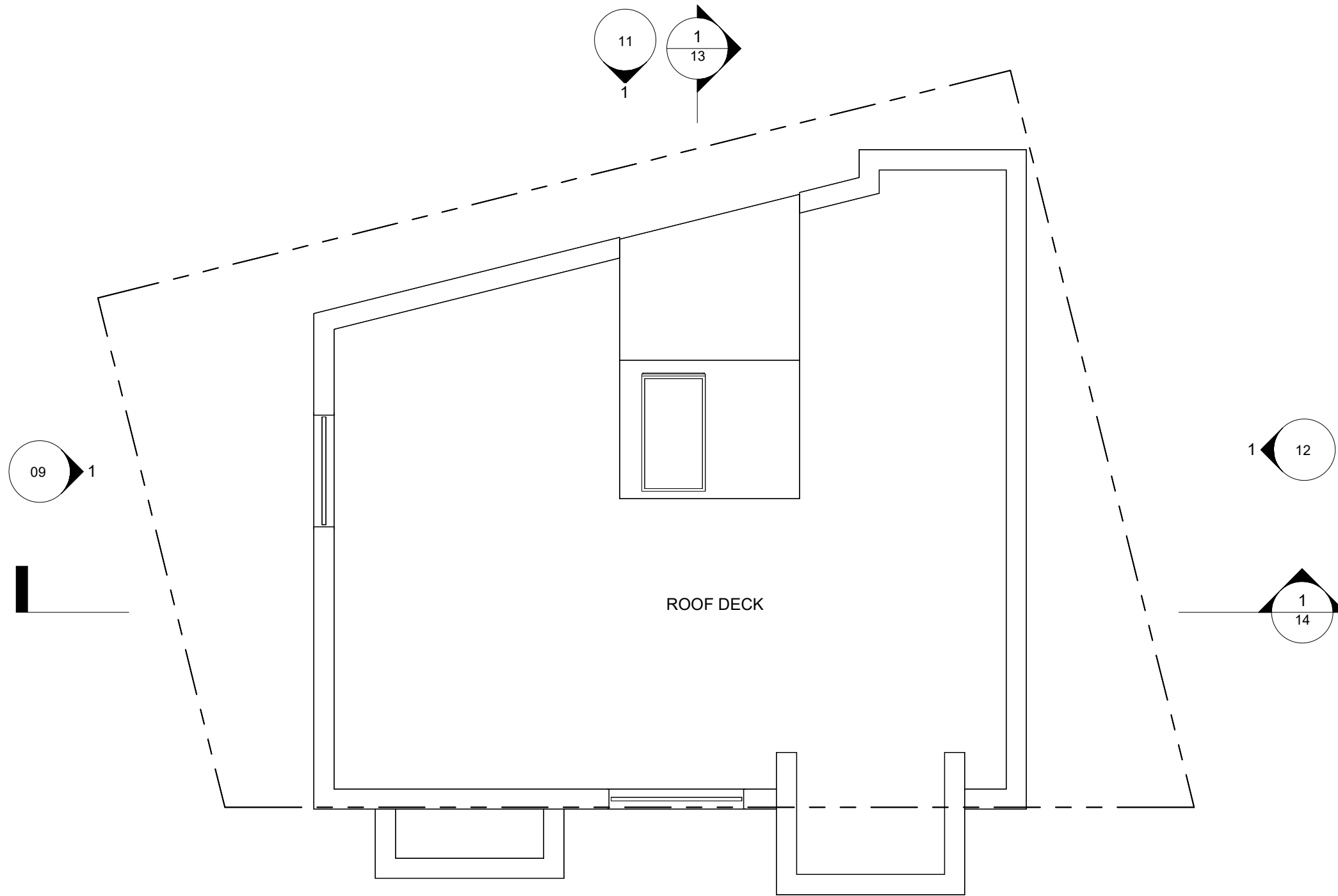
2 LEVEL 02 - DEMOLITION
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 0' 1 1/2" 3"
 N

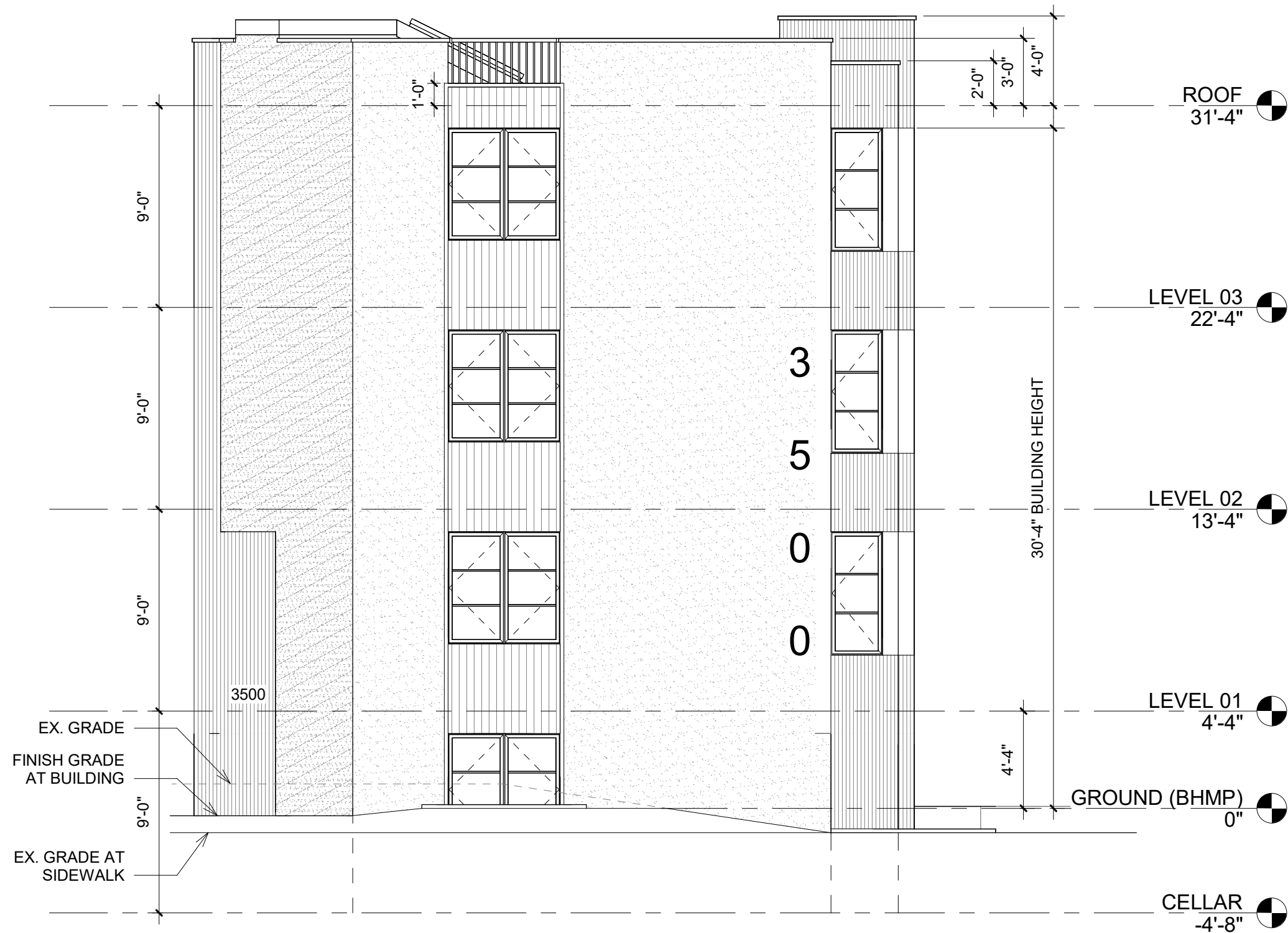












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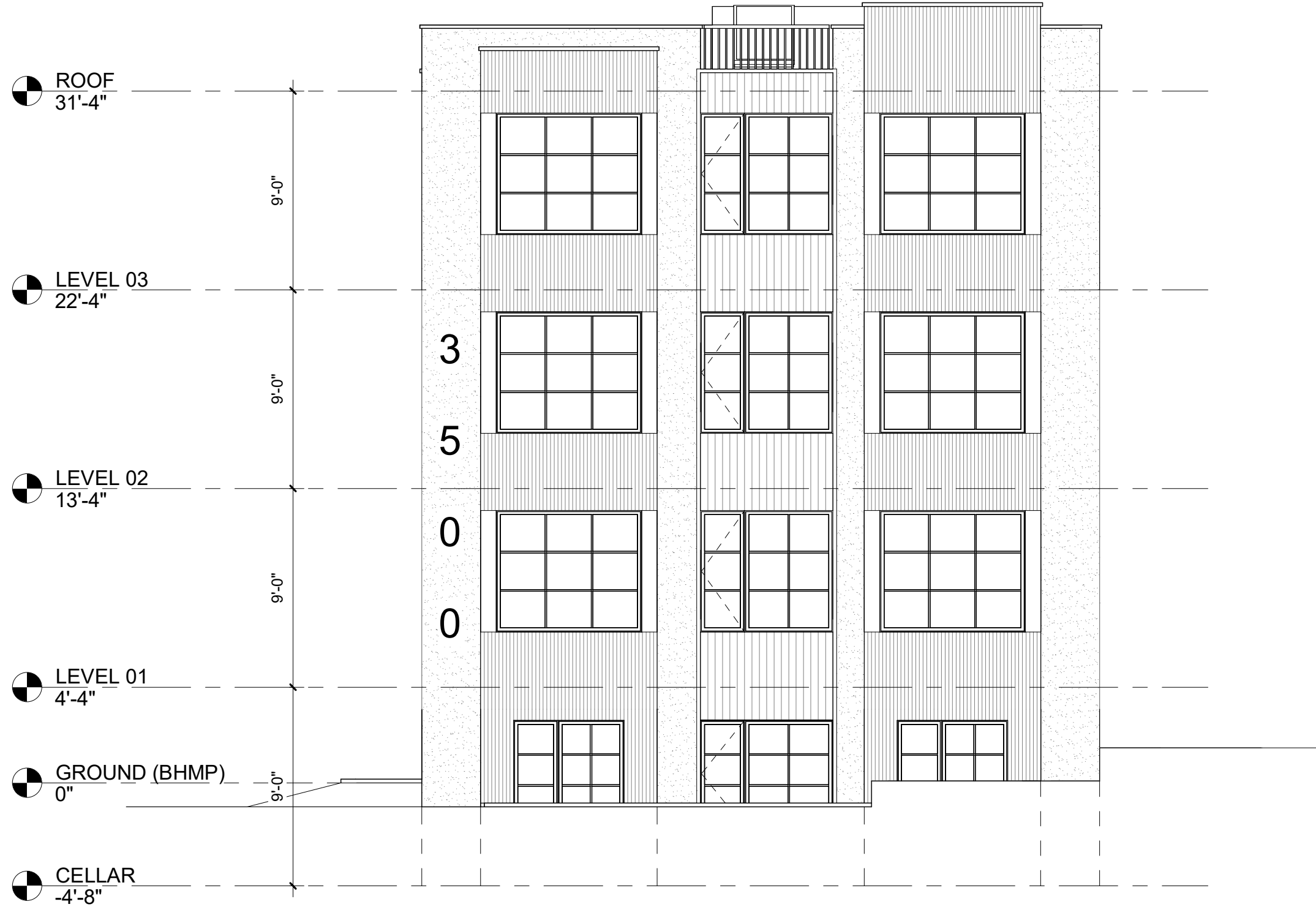
SOUTH ELEVATION

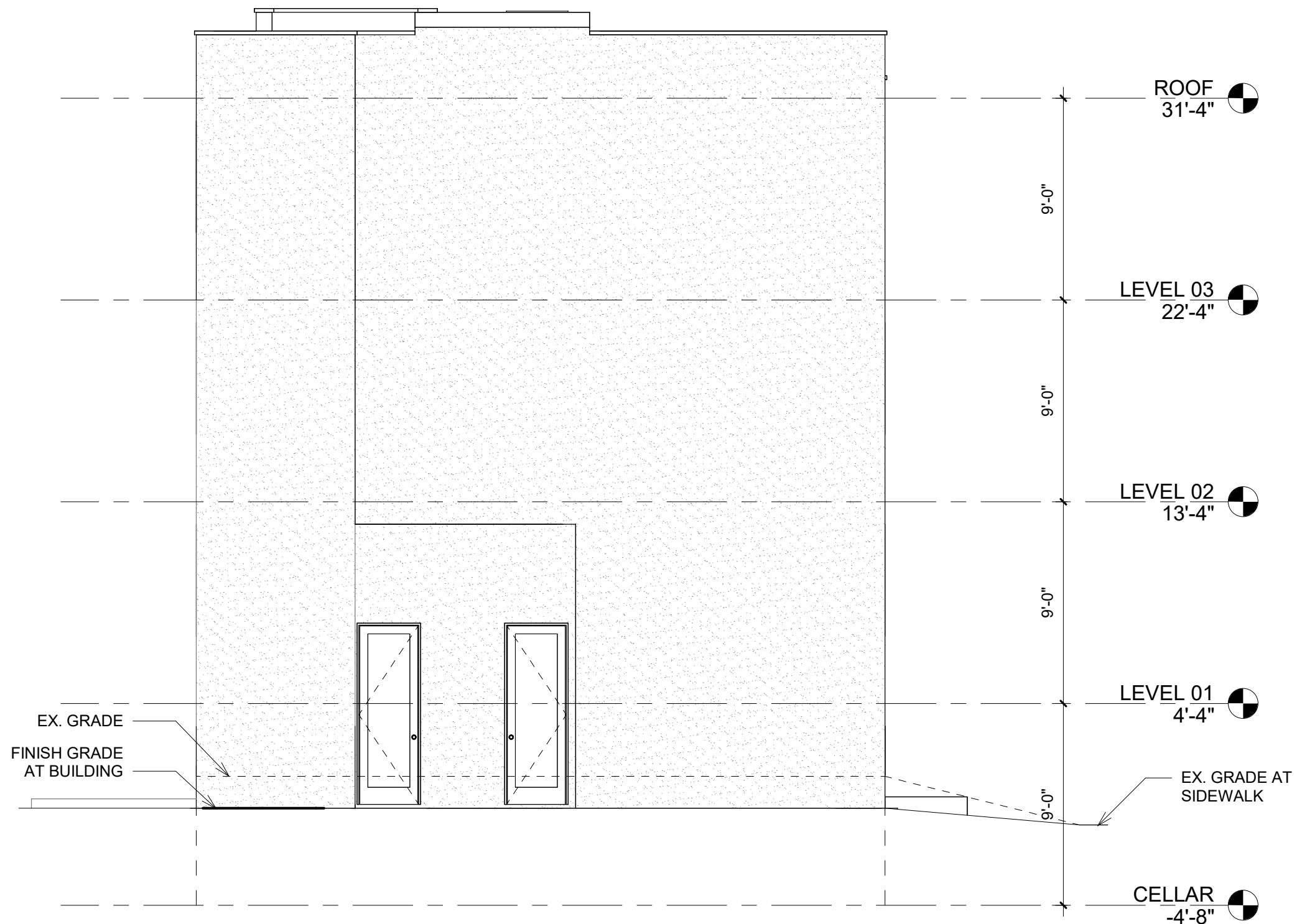
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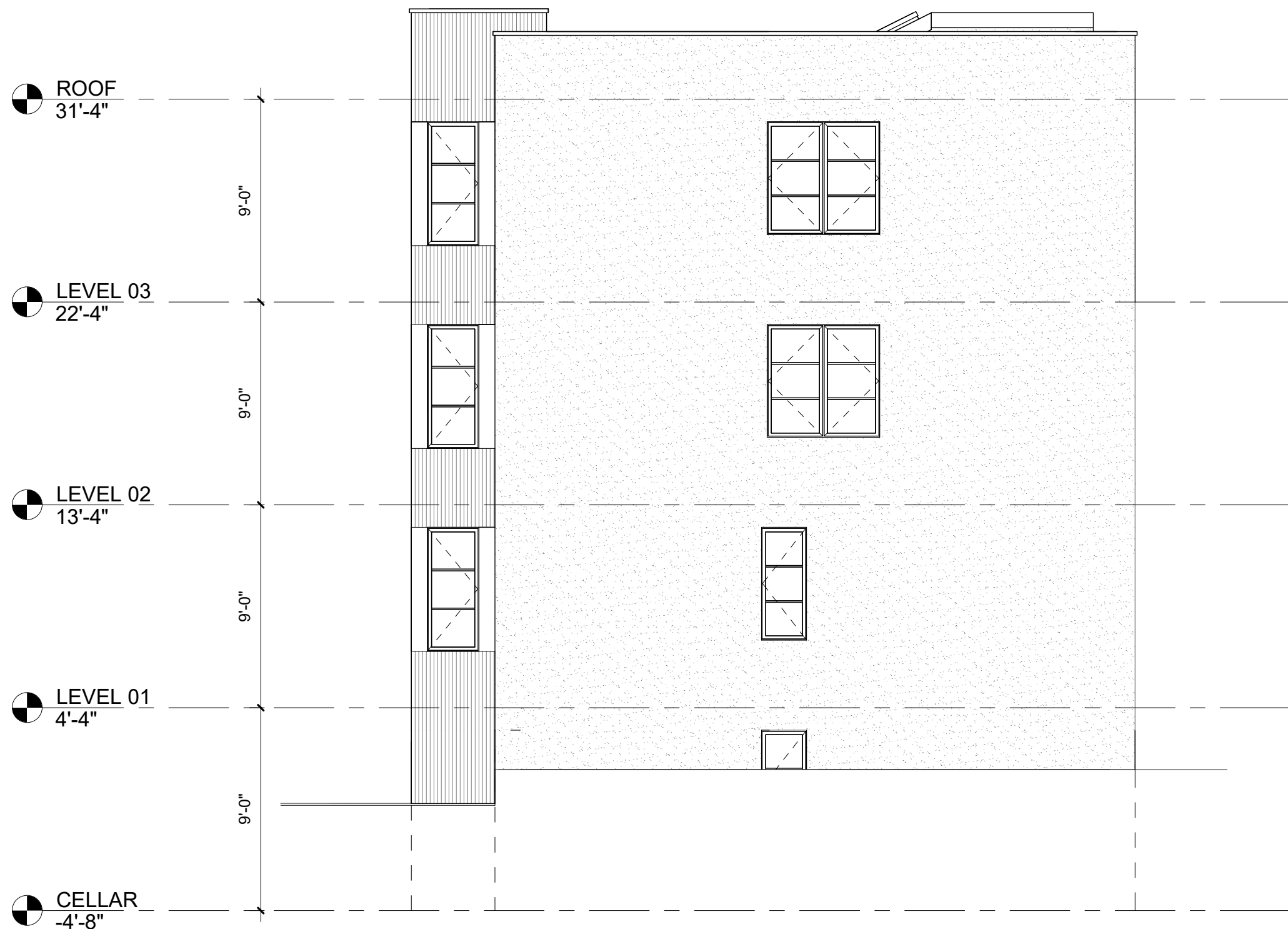
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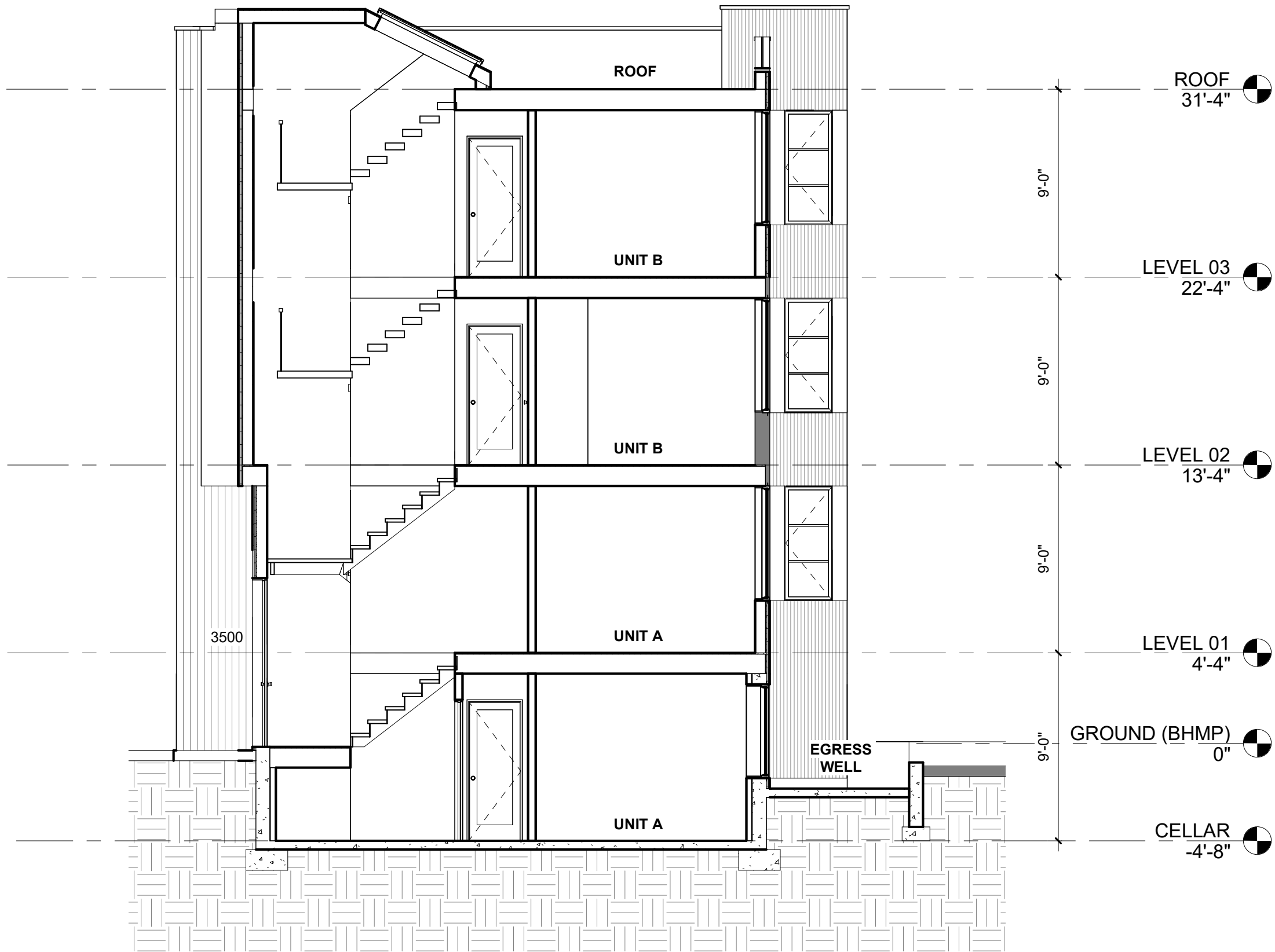
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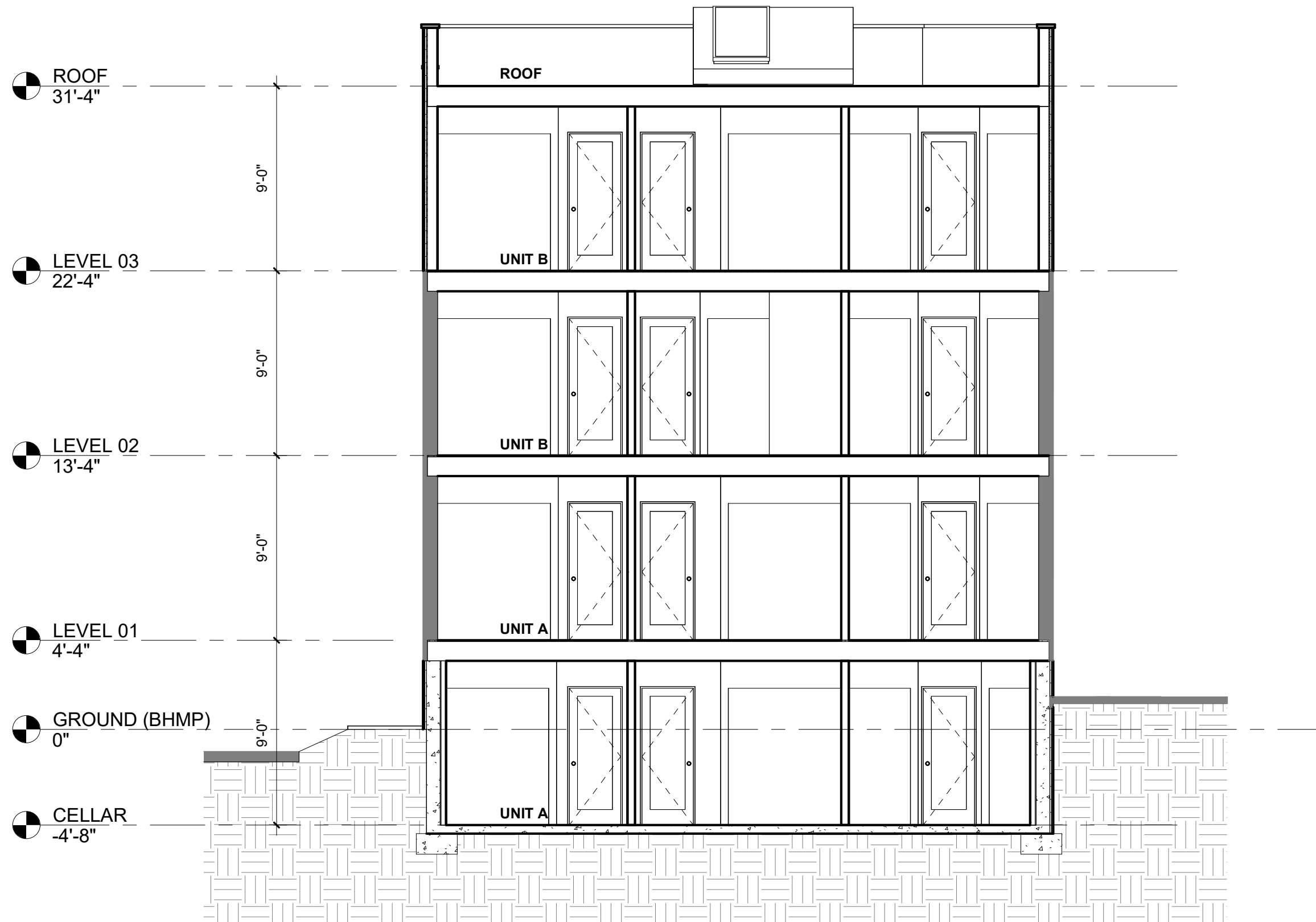


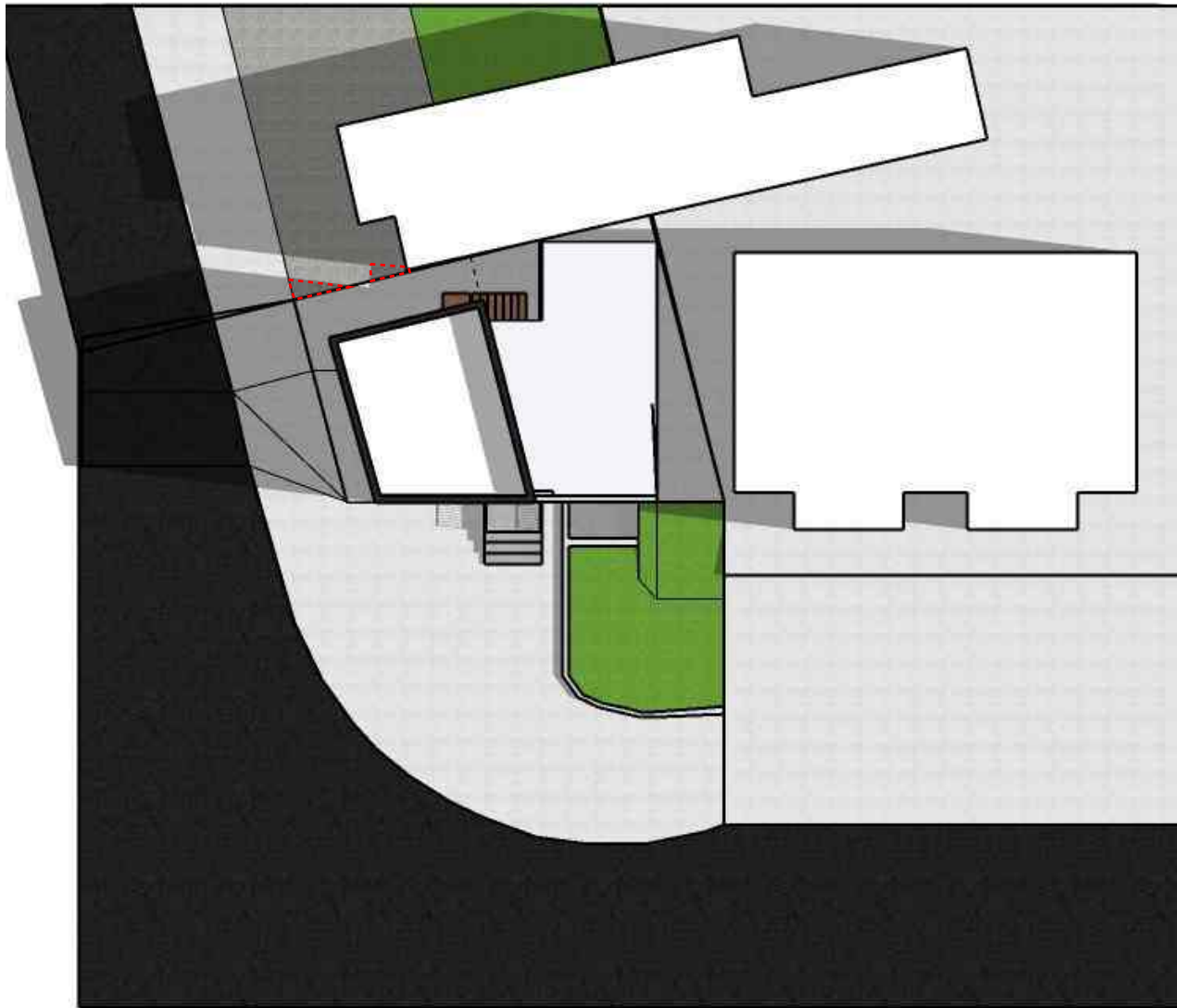












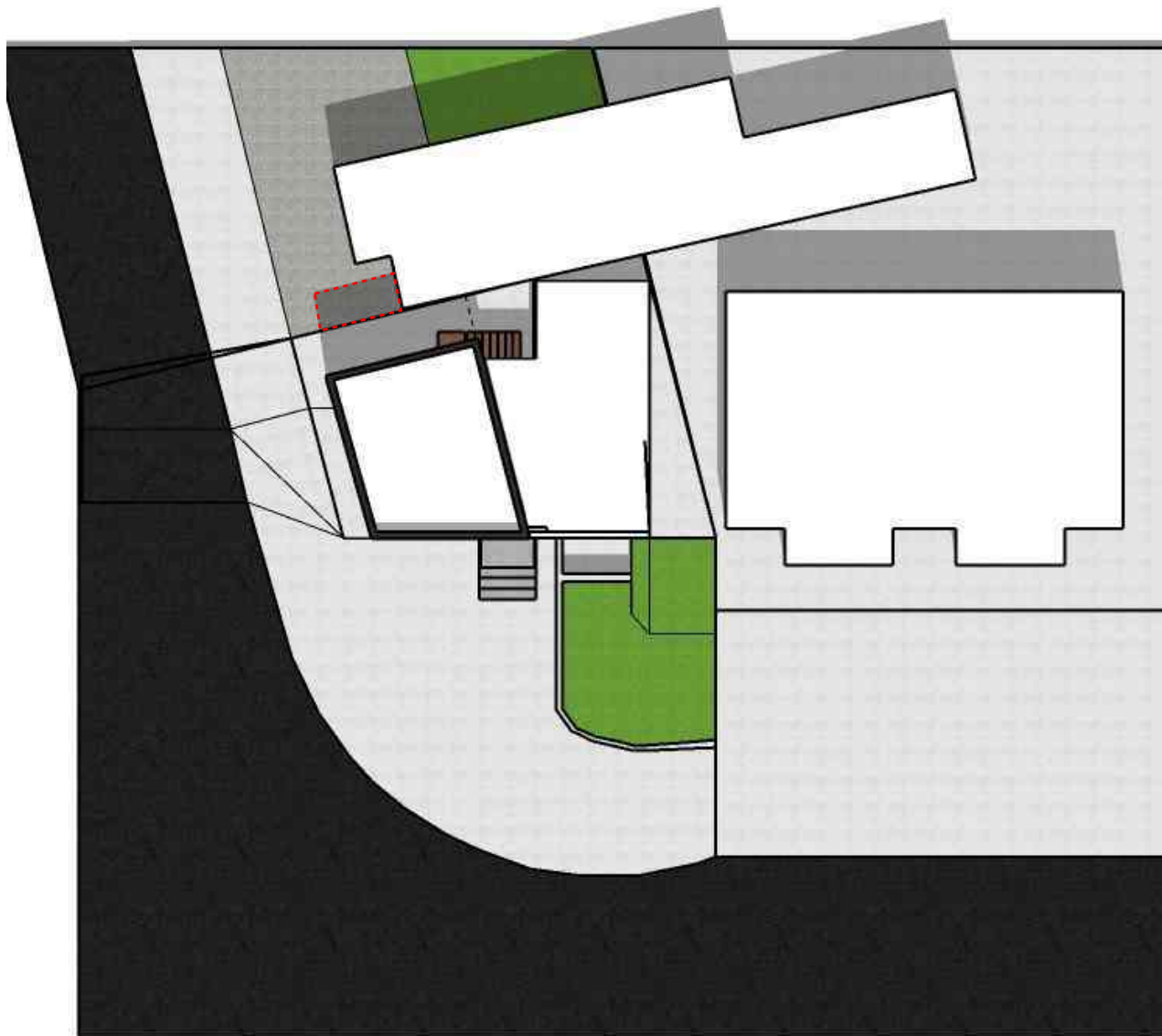
MATTER OF RIGHT



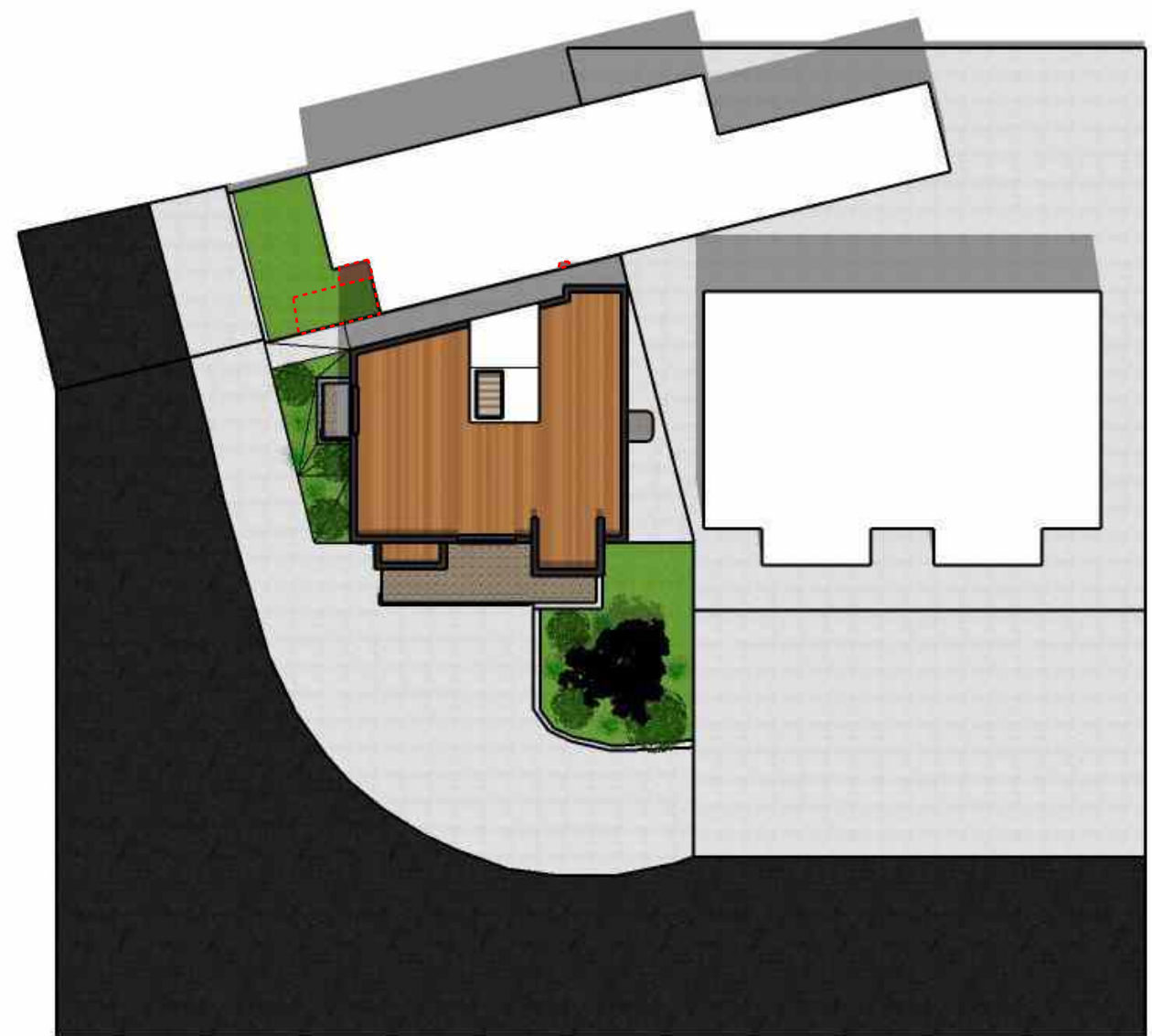
PROPOSED

--- MATTER OF RIGHT
 SHADOW INCREASE



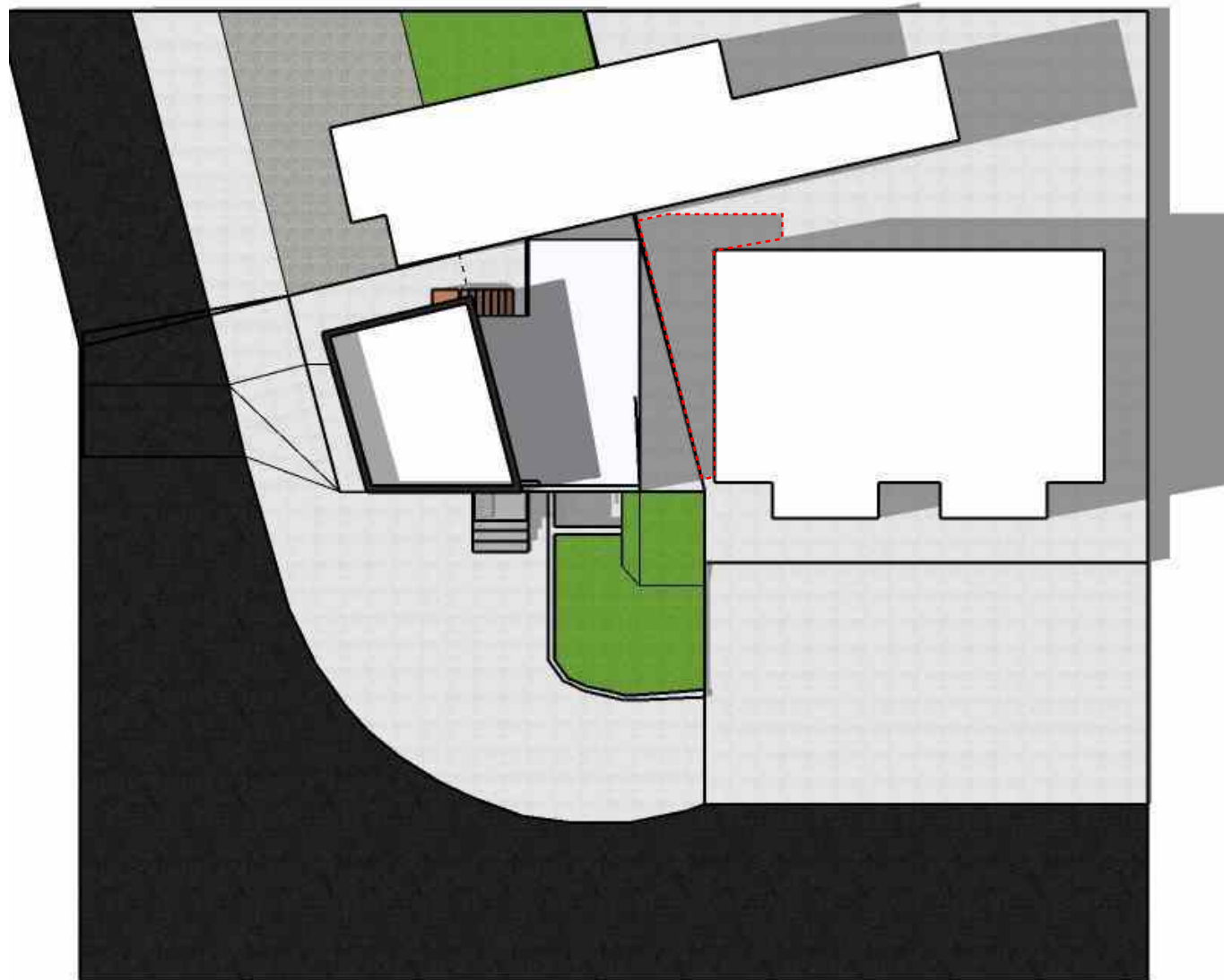


MATTER OF RIGHT

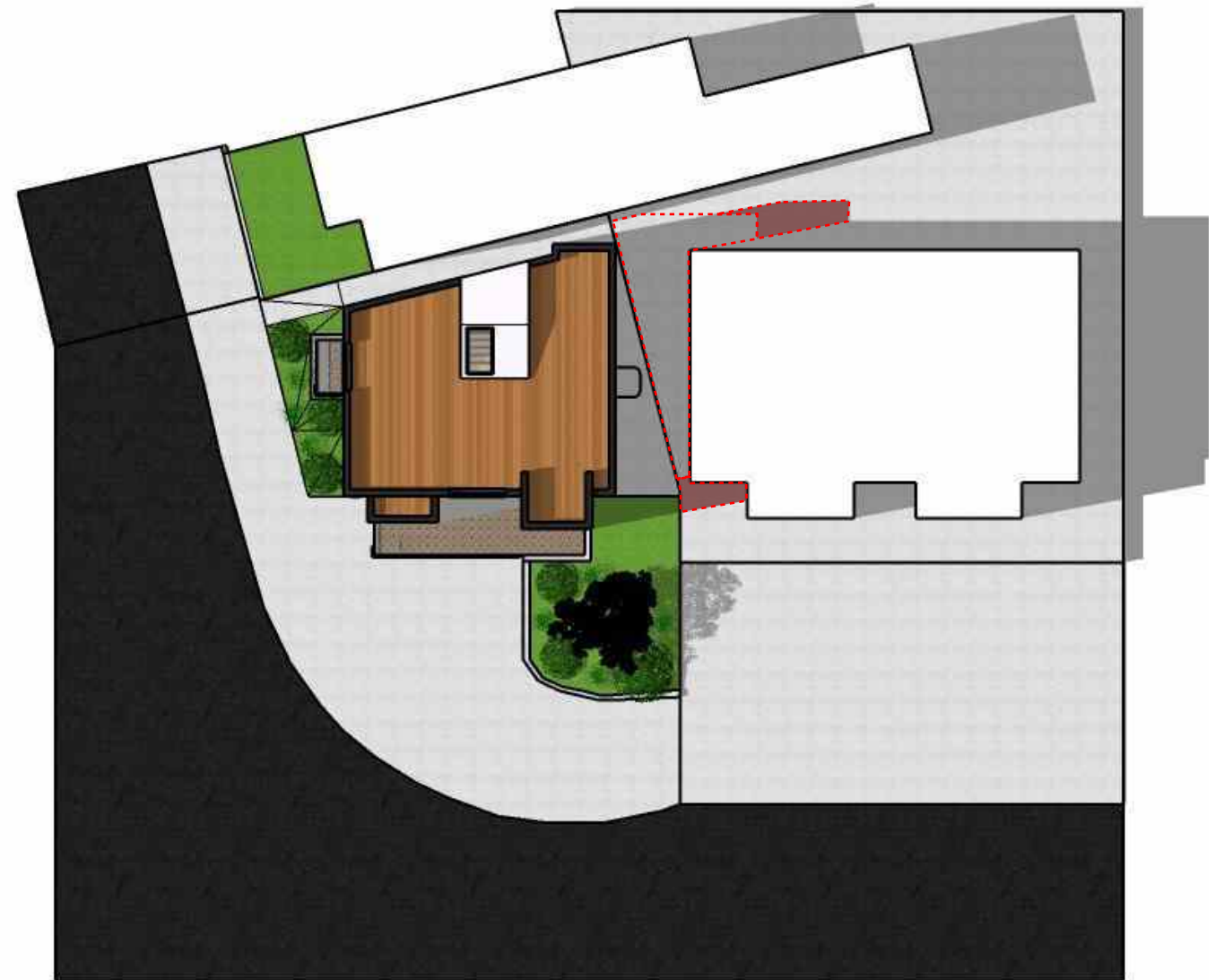


PROPOSED

- - - - MATTER OF RIGHT
 SHADOW INCREASE



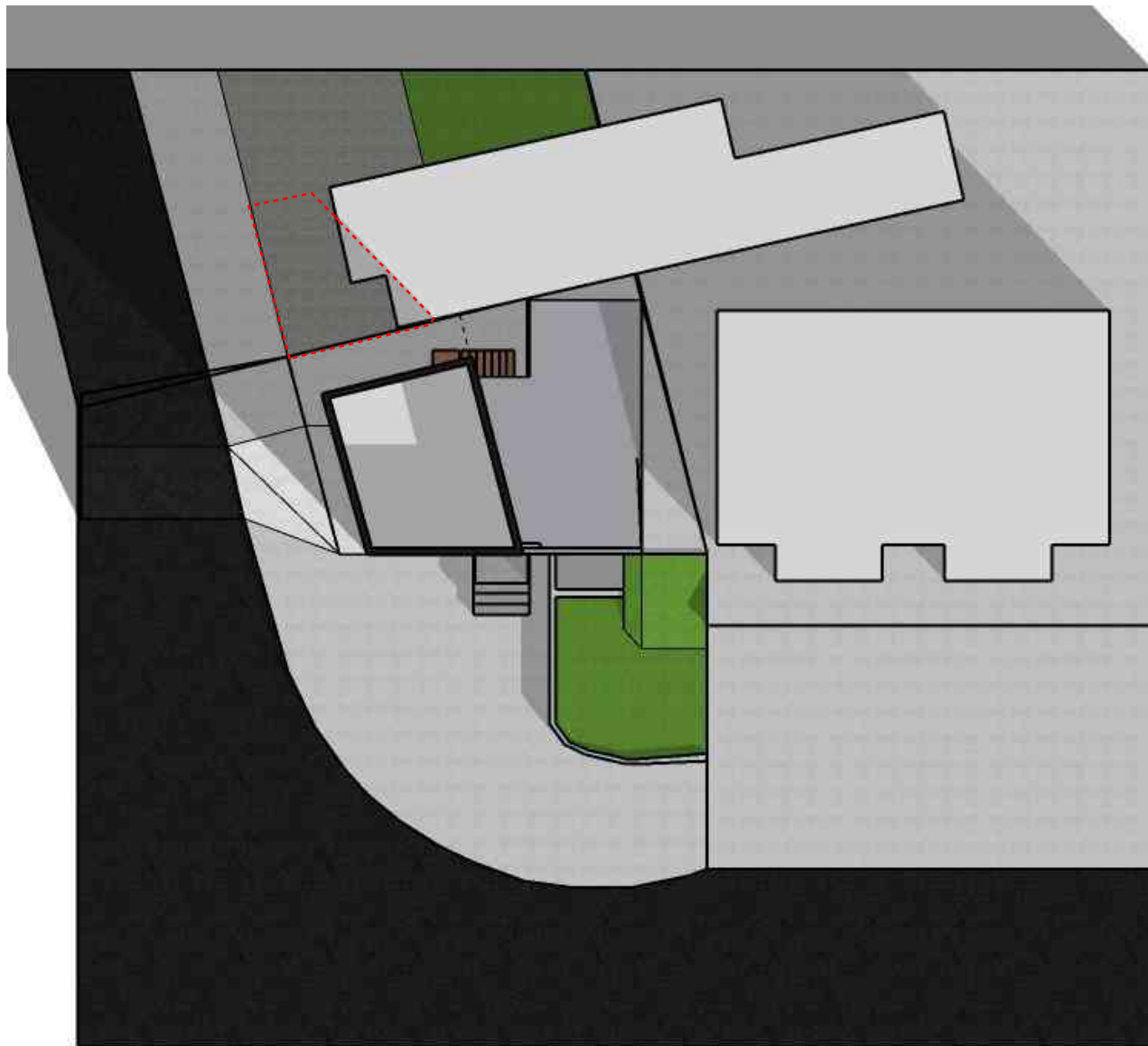
MATTER OF RIGHT



PROPOSED

--- MATTER OF RIGHT
 SHADOW INCREASE



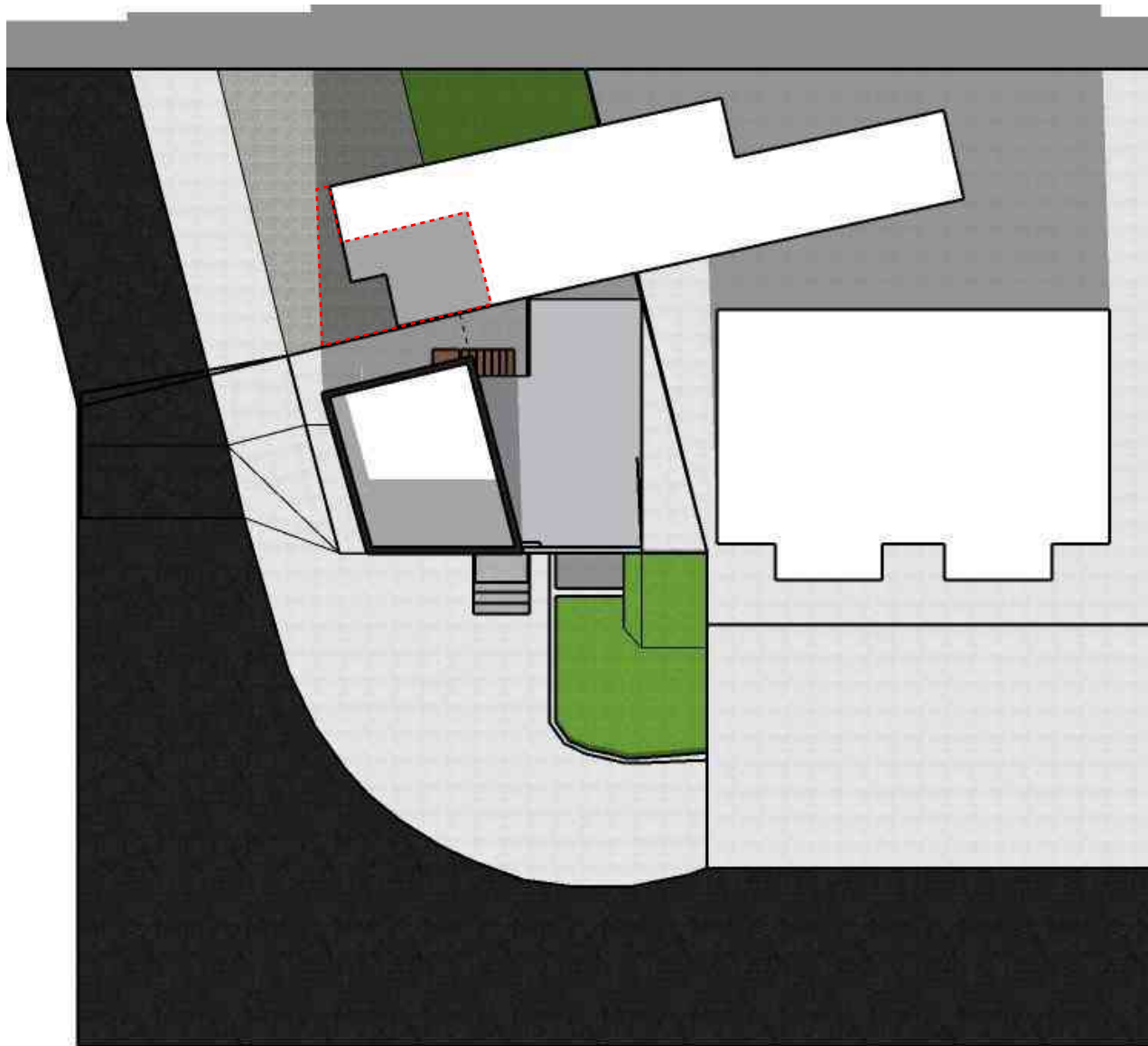


MATTER OF RIGHT



PROPOSED

--- MATTER OF RIGHT
 SHADOW INCREASE

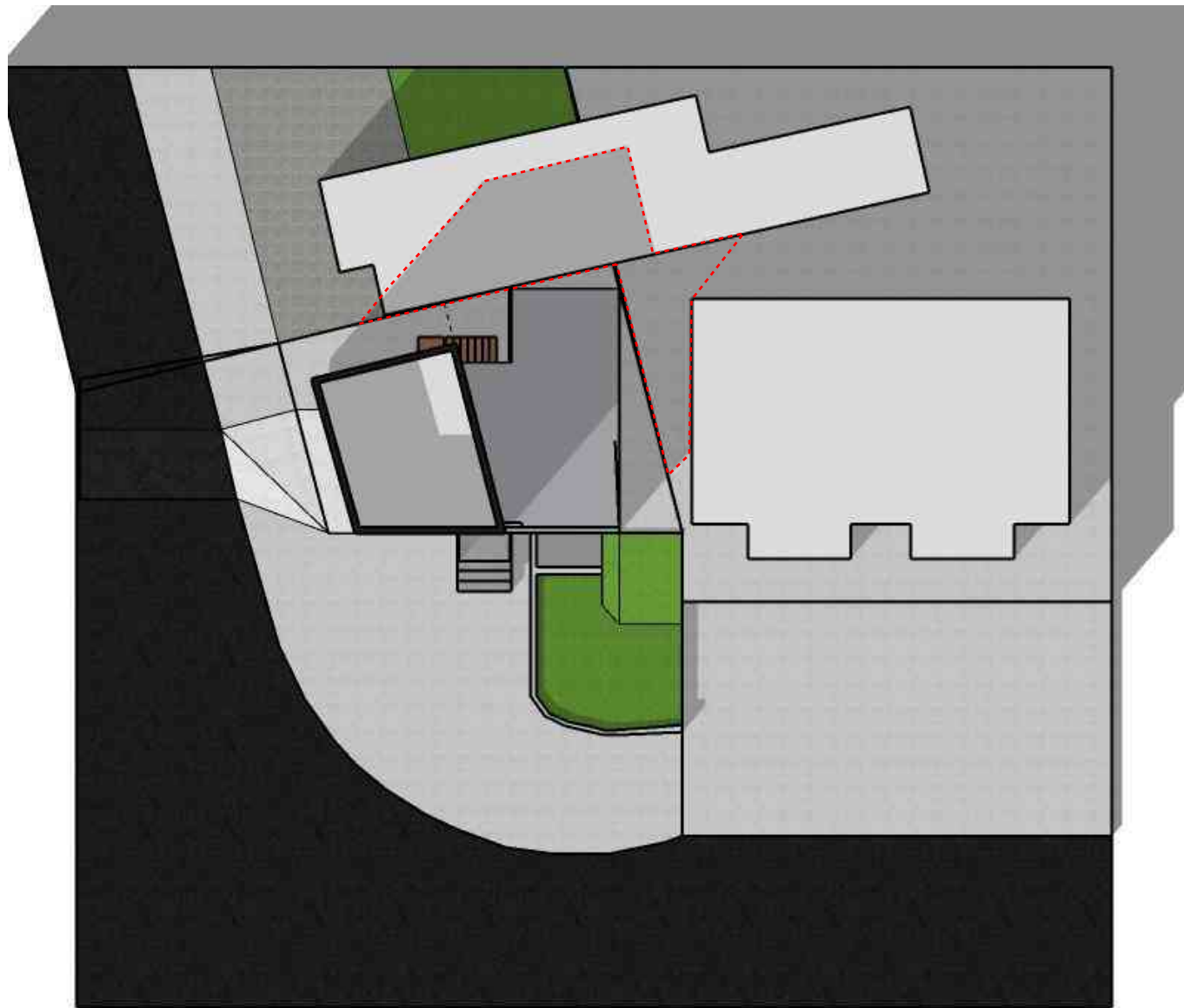


MATTER OF RIGHT

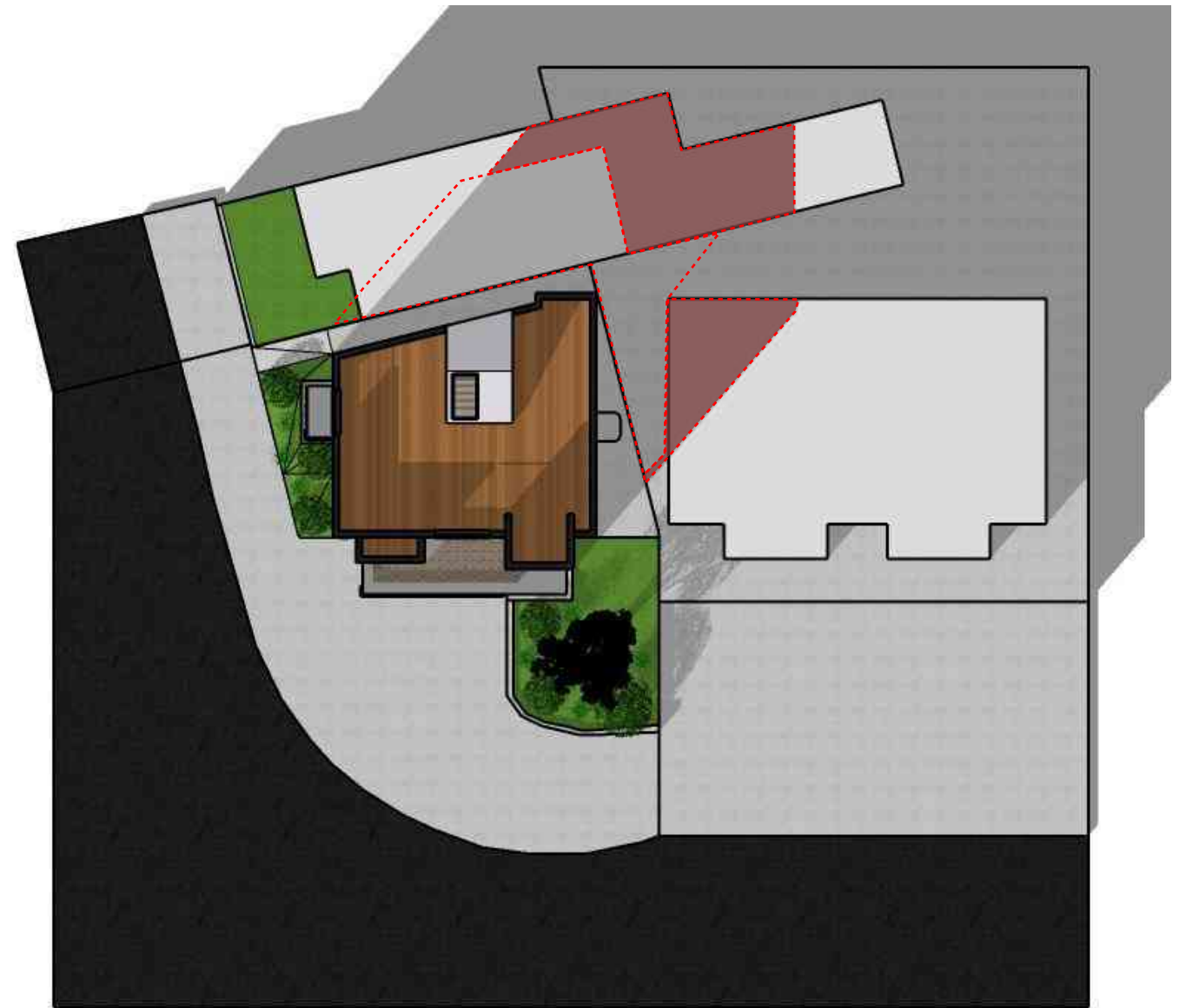


PROPOSED

--- MATTER OF RIGHT
 SHADOW INCREASE



MATTER OF RIGHT



PROPOSED

--- MATTER OF RIGHT
 SHADOW INCREASE





1. FRONT FAÇADE OF SUBJECT PROPERTY VIEWED FROM NEW HAMPSHIRE AVE. NW



2. FRONT FAÇADE OF SUBJECT PROPERTY VIEWED FROM NEW HAMPSHIRE AVE. NW



3. SIDE OF SUBJECT PROPERTY VIEWED FROM MONROE ST. NW



4. SIDE OF SUBJECT PROPERTY VIEWED FROM MONROE ST. NW

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EUSTILUS ARCHITECTURE

PROPOSED 3D IMAGES

SCALE :

01

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