

917 CONSTITUTION AVE NE

917 CONSTITUTION AVE NE, WASHINGTON DC 20002

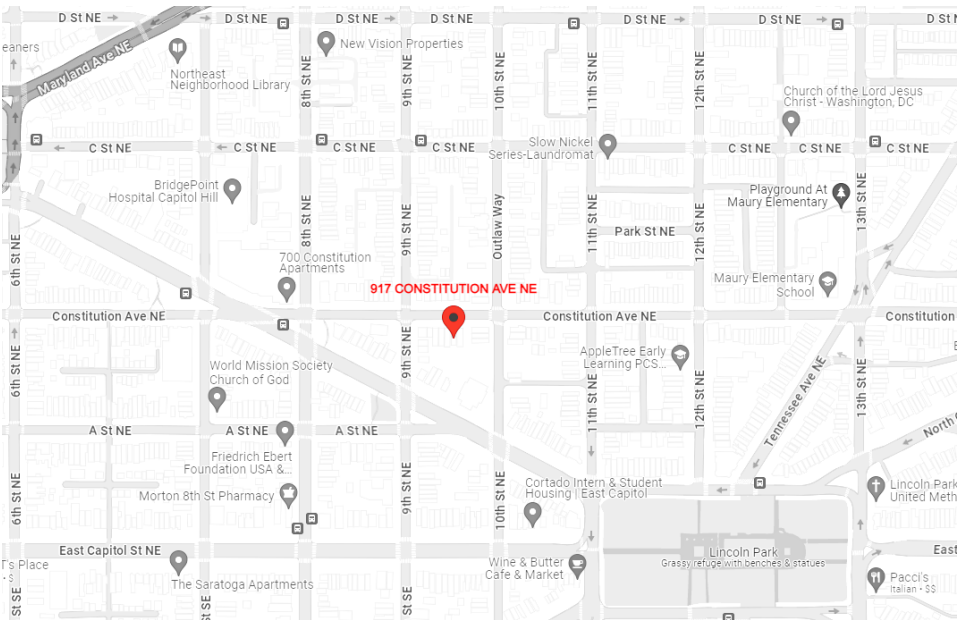
PROJECT DATA

OWNER:	CHERI DEQUATTRO & PAT DEQUATTRO
EXISTING	RESIDENTIAL CONVERSIONS LESS T
PROPOSED	RESIDENTIAL CONVERSIONS LESS T
SCOPE OF WORK	SECOND FLOOR ADDED TO EXISTING GARAGE
METHOD OF REMOVING CONSTRUCTION DEBRIS	DUMPSTER

ZONING DATA

SQUARE / LOT	0940 / 0017	
ZONE	RF-1	
USE GROUP	R-3	
CONSTRUCTION TYPE	VB	
	EXISTING	PROPOSED
STORIES	1	2
LOT SIZE	2539 SF	NO CHANGE
LOT OCCUPANCY		
EX. HOUSE	1214 SF	NO CHANGE
EX. GARAGE	422 SF	NO CHANGE
TOTAL	1636 SF OR 64.4%	NO CHANGE
PRO. 2ND STORY OVER EX. GARAGE	422 SF	
	1636 SF OR 64.4%	

VICINITY MAP



PROJECT TEAM

ARCHITECT EUSTILUS LLC ERIC TERAN 2800 N. ROSSER ST ALEXANDRIA, VA 22311 202-569-9620 ETERAN@EUSTILUS.COM	STRUCTURAL ENGINEER: ICI STRUCTURES, PLLC VALENTIN IORDACHE, PE 4395 EMBASSY PARK DR WASHINGTON, D.C. 20016 202-459-3439 VALENTIN@ICISTRUCTURES.COM
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04/01/2025



1. VIEW LOOKING S FROM REAR YARD OF 917 CONSTITUTION AVE NE



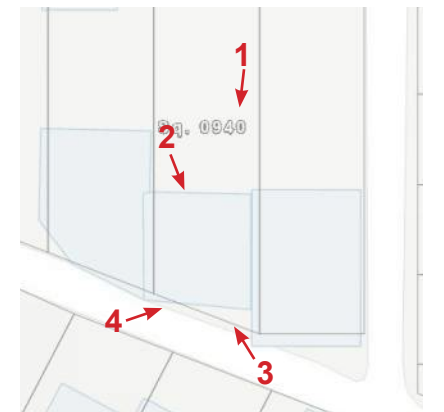
2. VIEW LOOKING S FROM REAR YARD OF 917 CONSTITUTION AVE NE



3. VIEW LOOKING NW FROM ALLEY



4. VIEW LOOKING NE FROM ALLEY



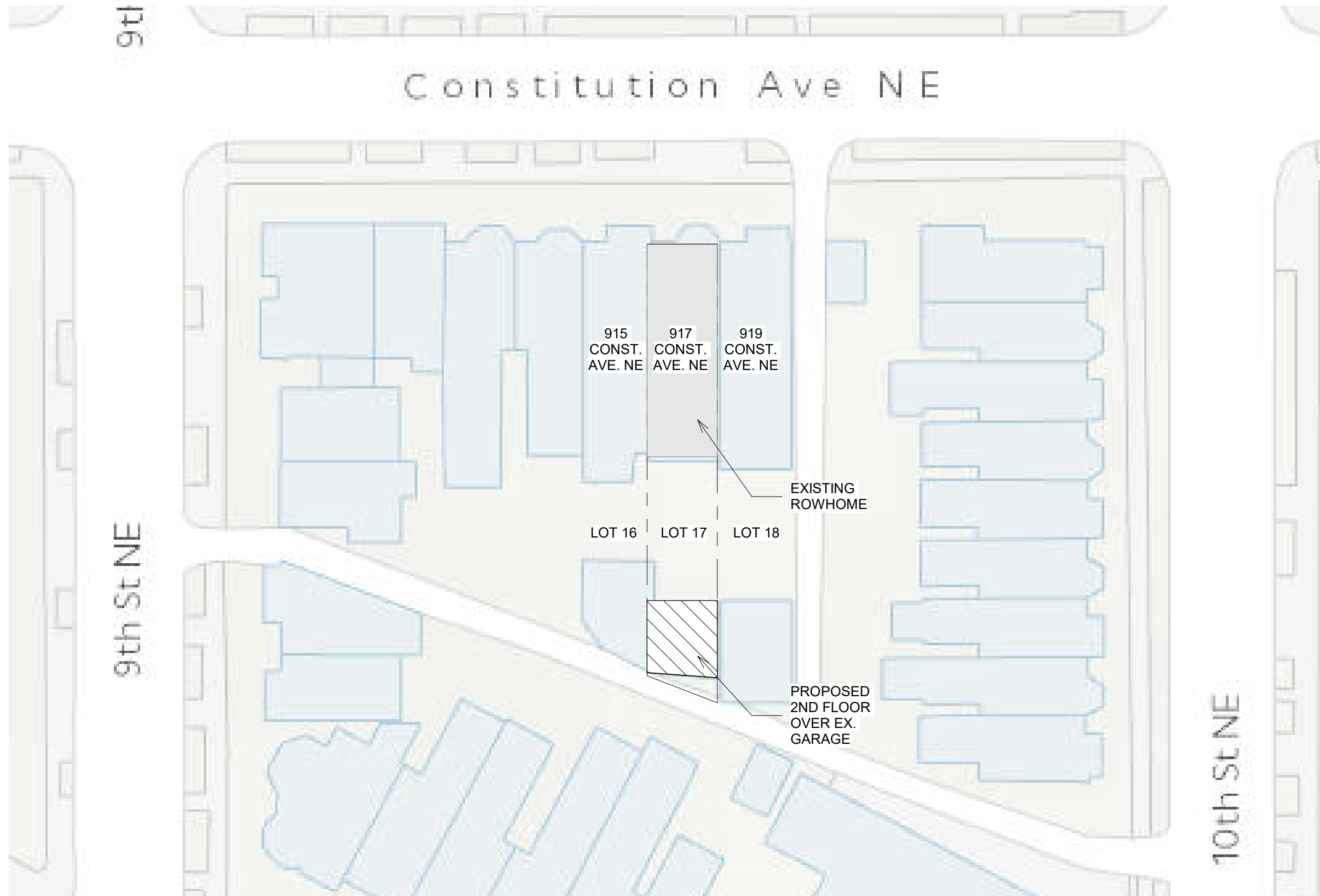


1. VIEW LOOKING ALLEY LOOKING EAST



2. VIEW LOOKING ALLEY LOOKING WEST





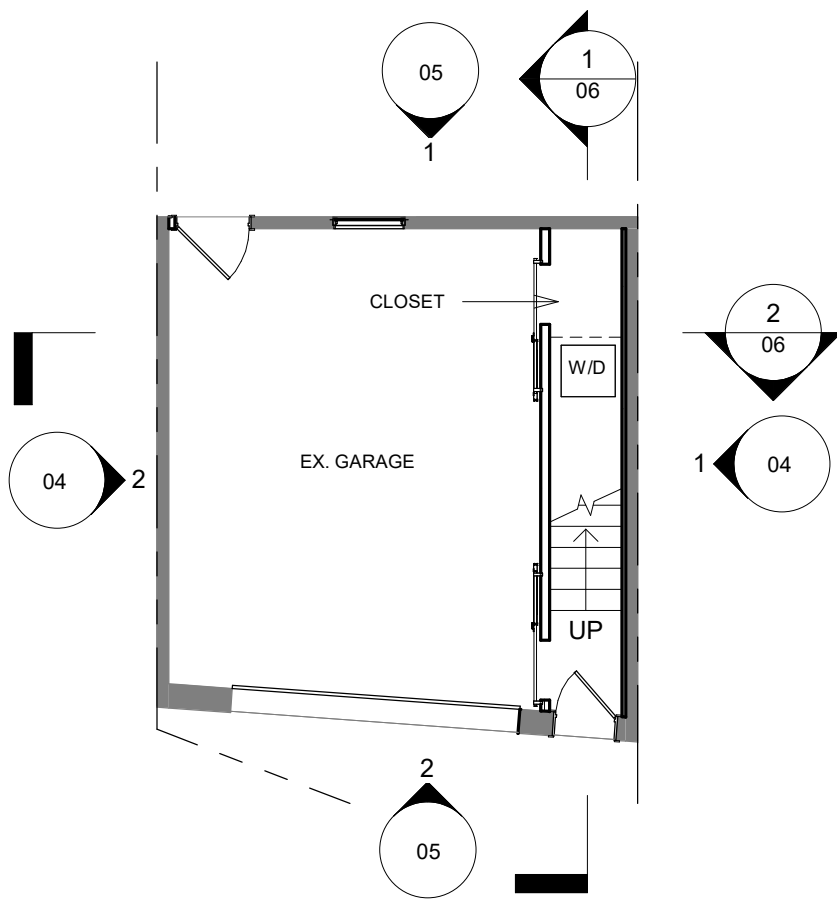
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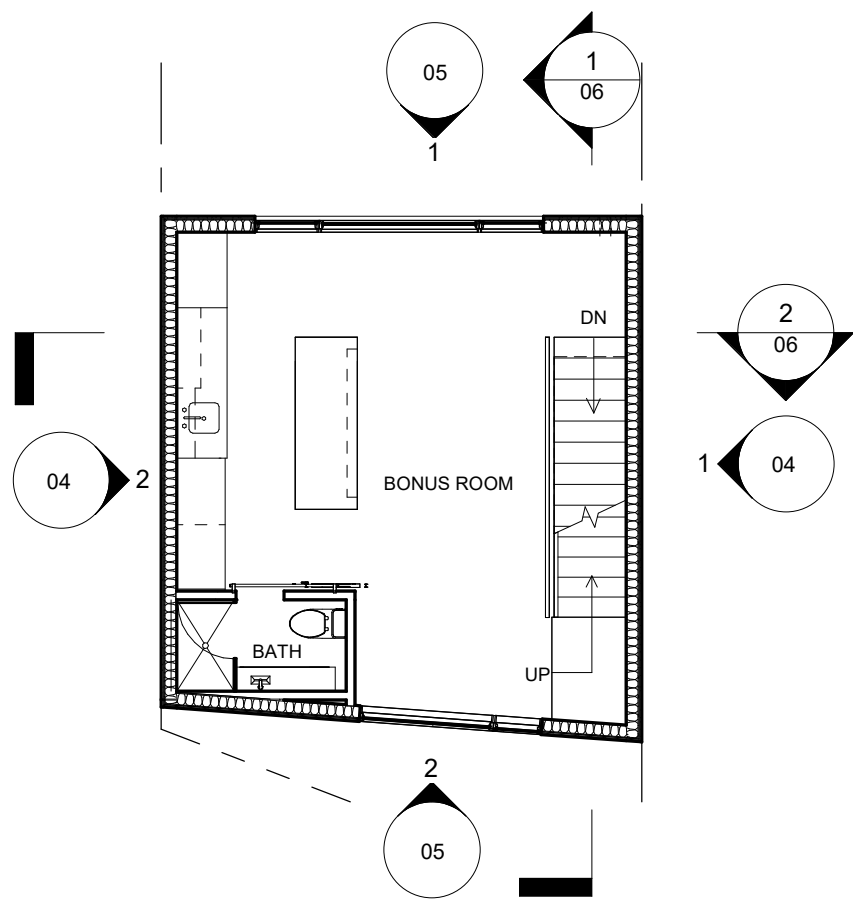
04/01/2025

SITE PLAN

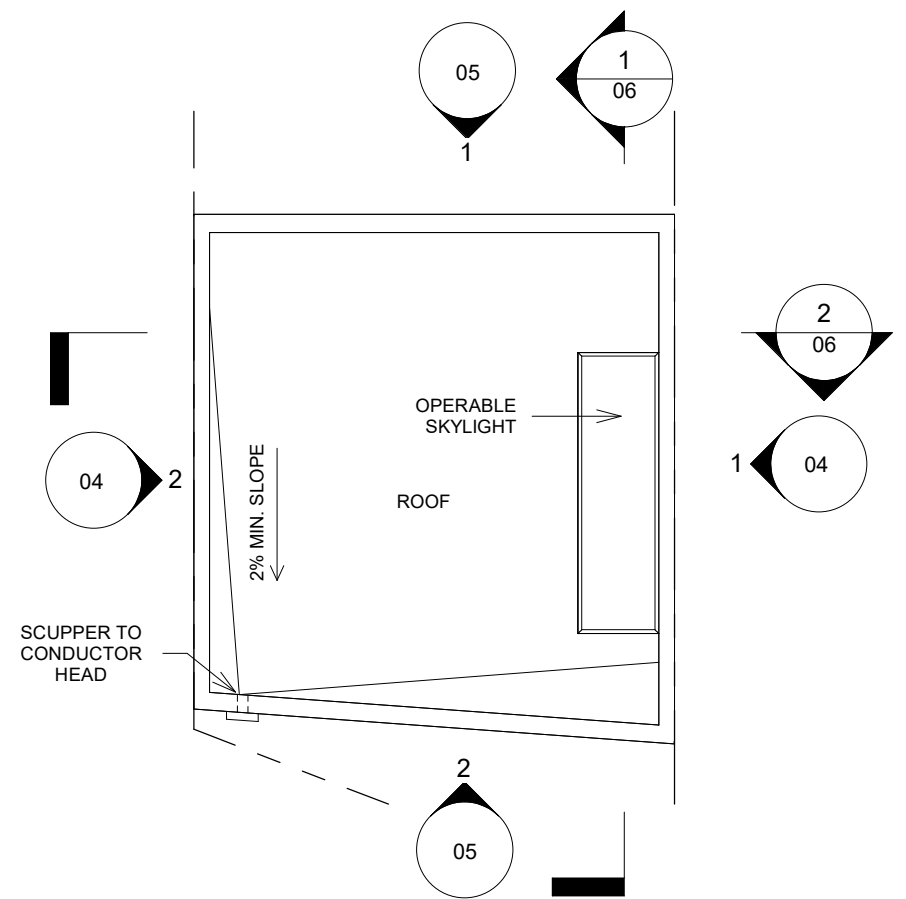
SCALE : 1" = 30'-0"



1 LEVEL 1
1/8" = 1'-0"

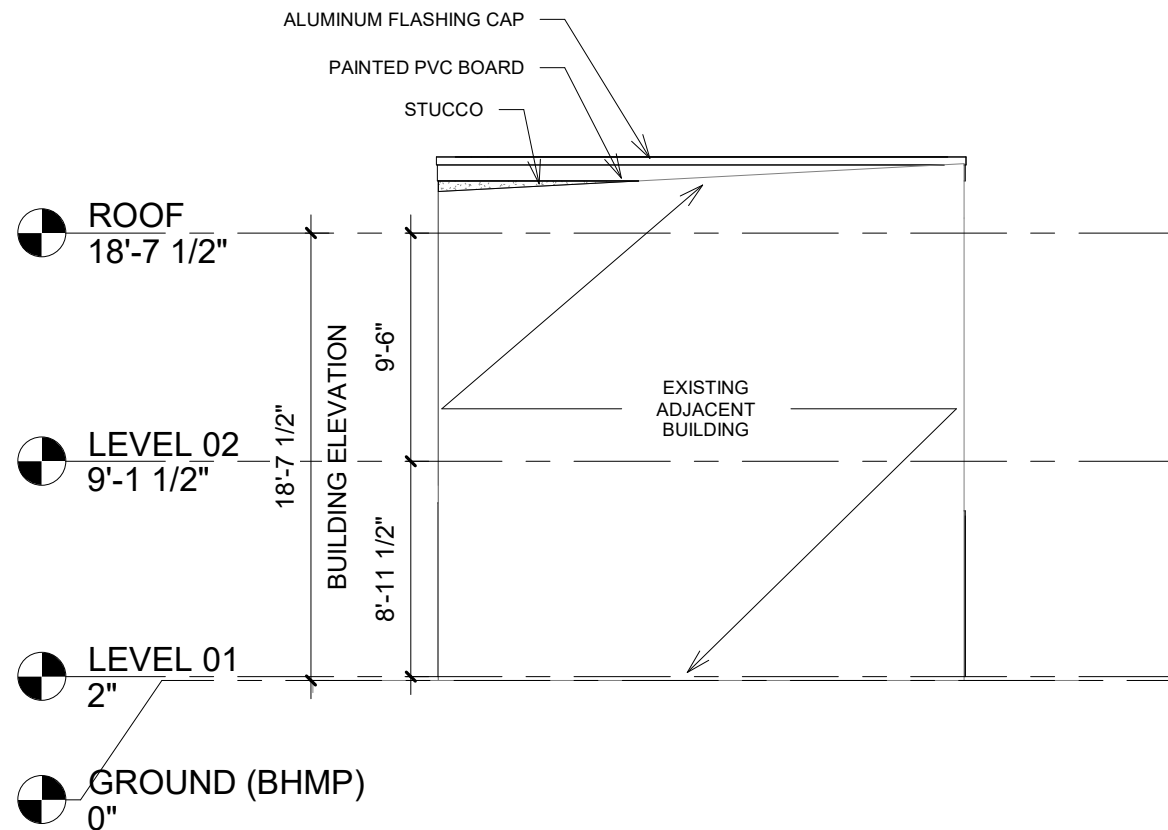


2 LEVEL 2
1/8" = 1'-0"

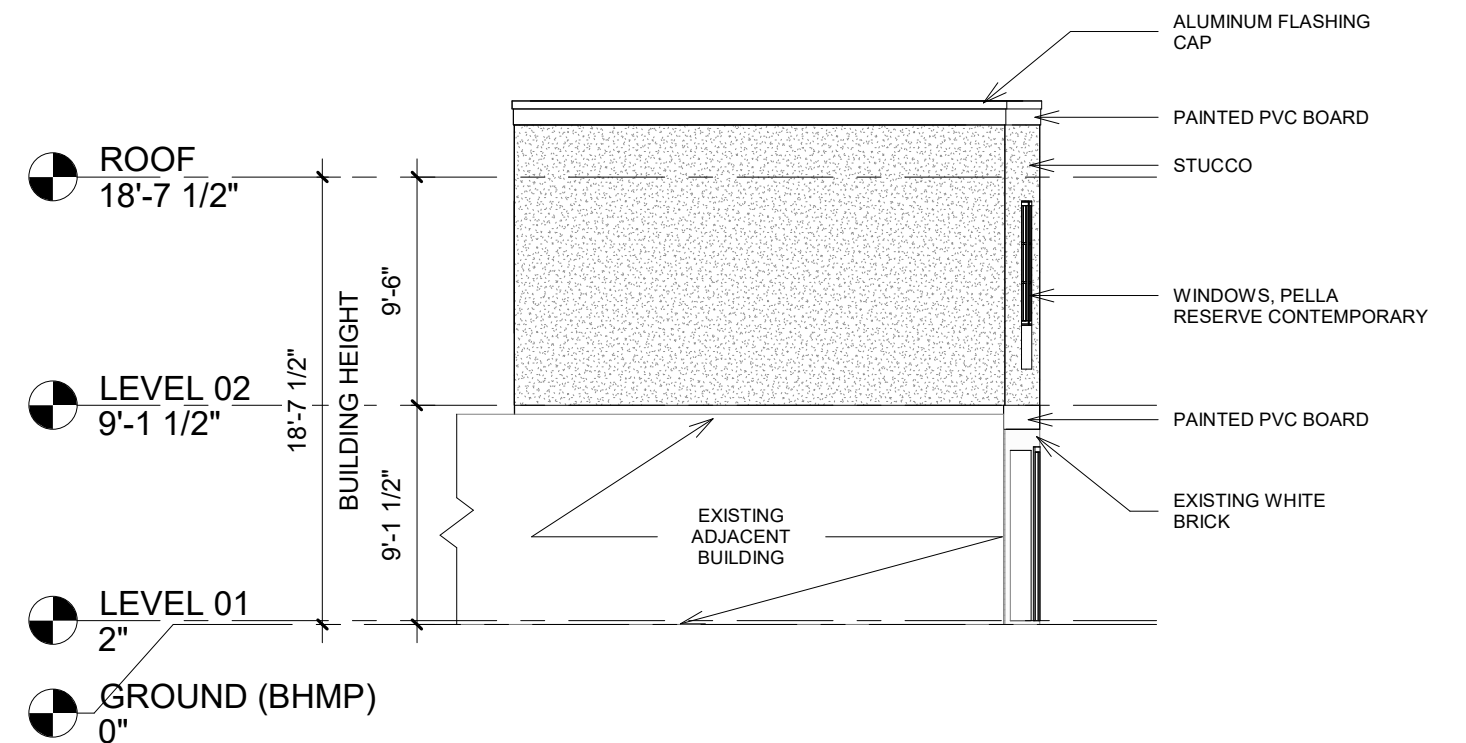


3 ROOF LEVEL
1/8" = 1'-0"



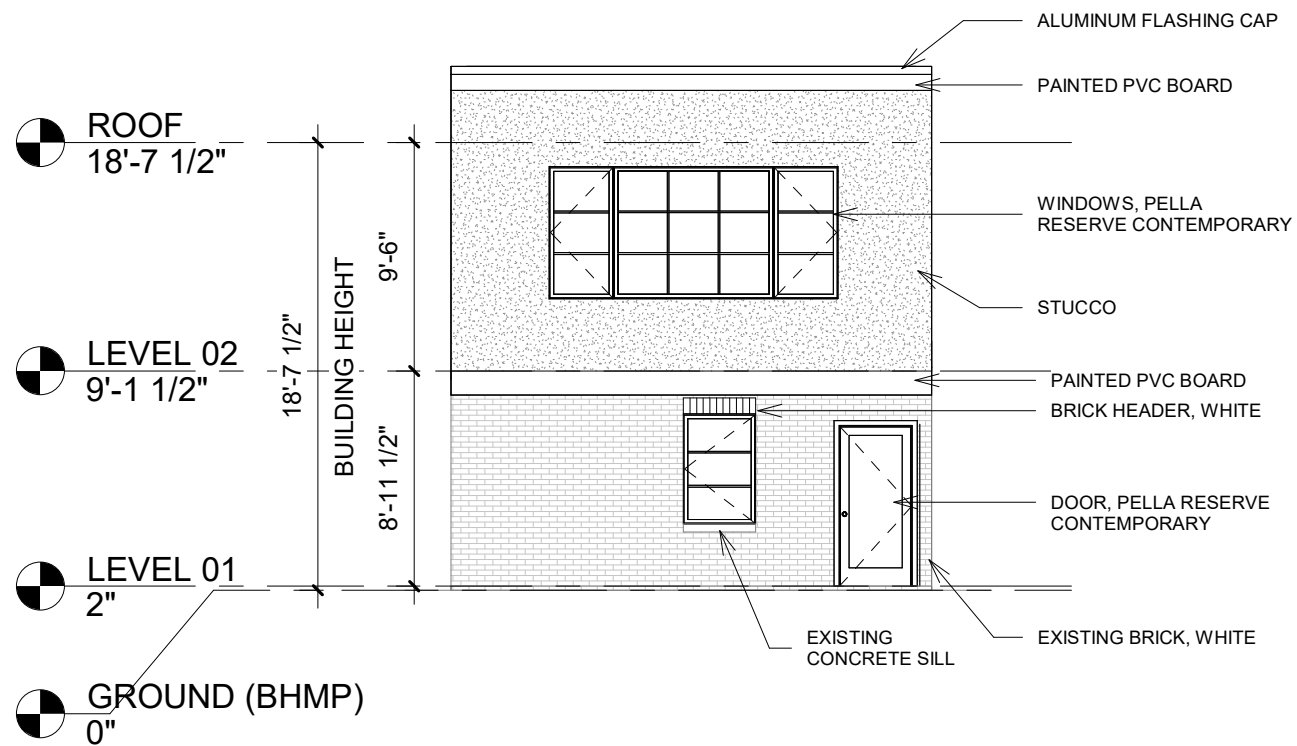


1 ELEVATION - EAST
1/8" = 1'-0"

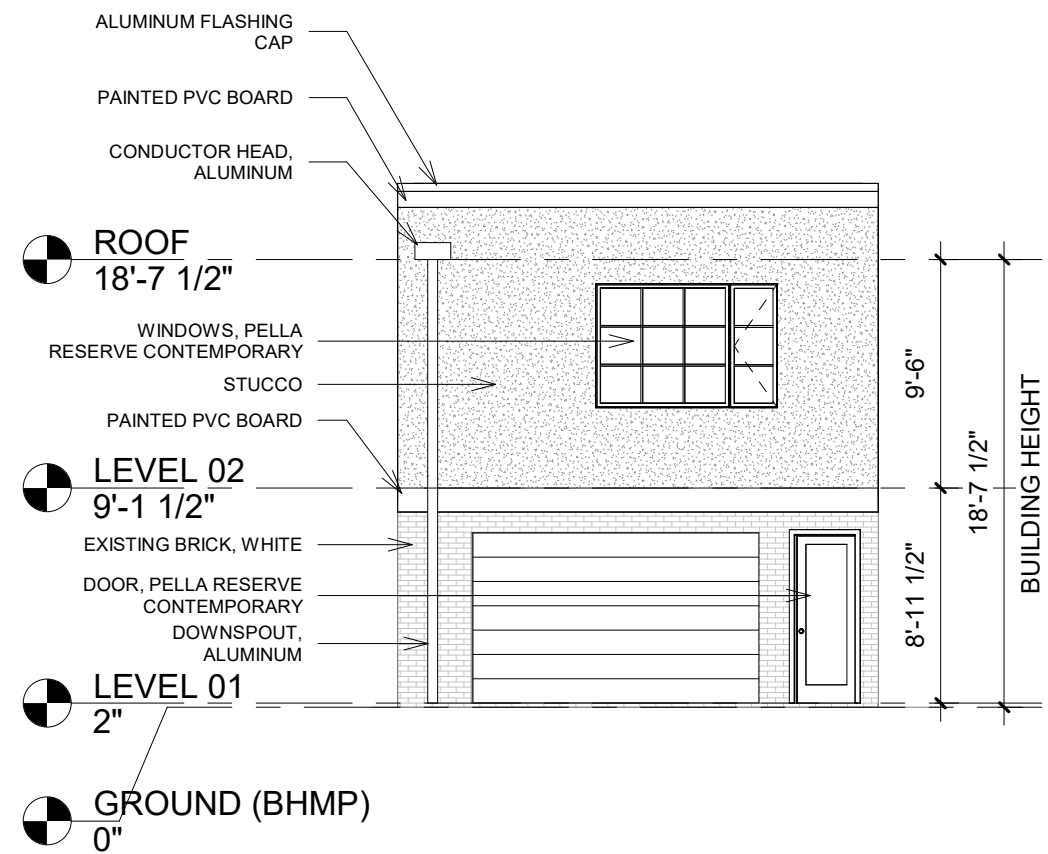


2 ELEVATION - WEST
1/8" = 1'-0"



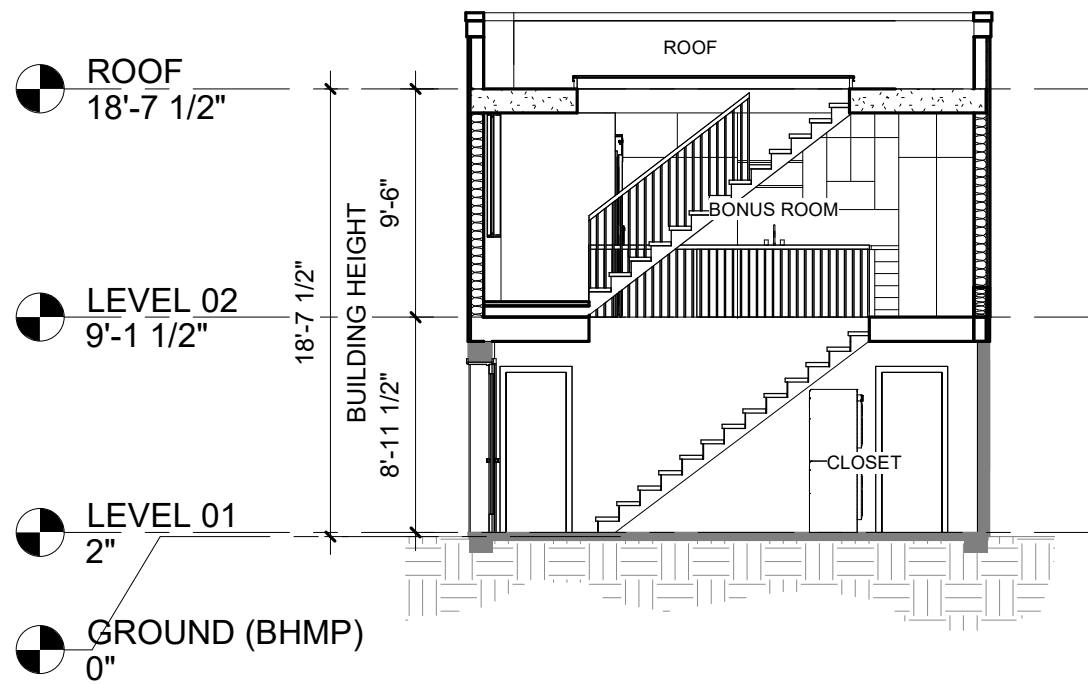


1 ELEVATION - NORTH
1/8" = 1'-0"

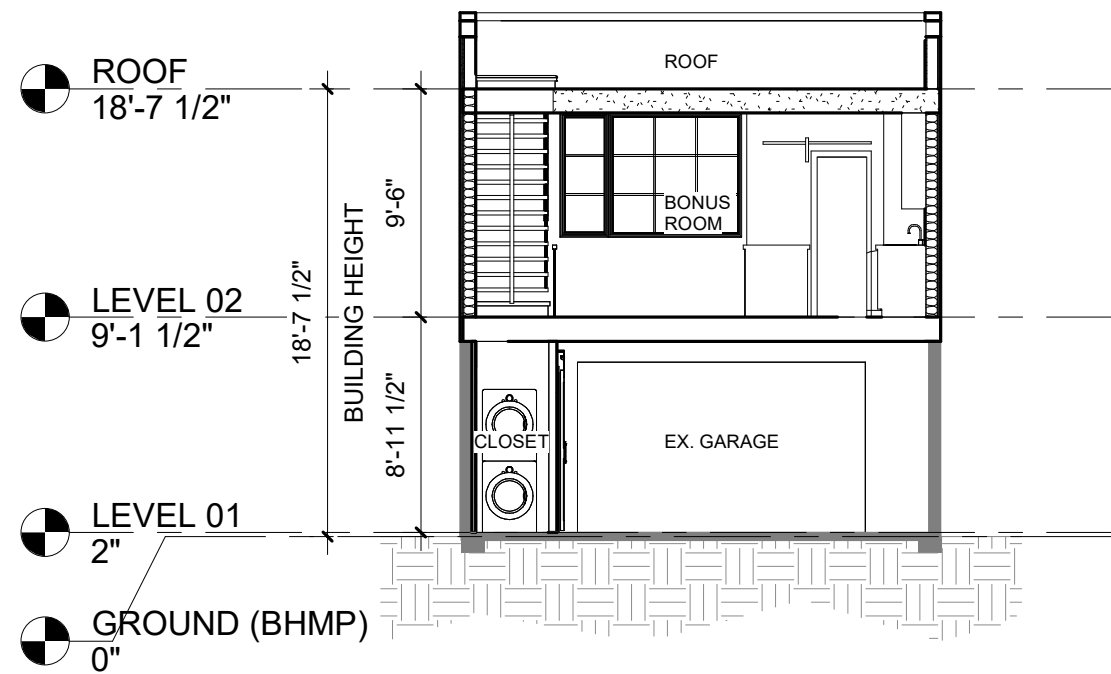


2 ELEVATION - SOUTH
1/8" = 1'-0"





1 NORTH - SOUTH
1/8" = 1'-0"



2 WEST - EAST
1/8" = 1'-0"





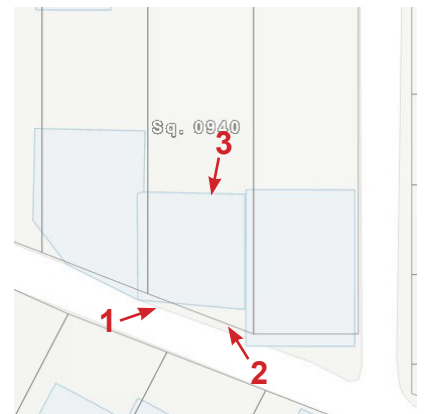
1. VIEW LOOKING NE FROM ALLEY



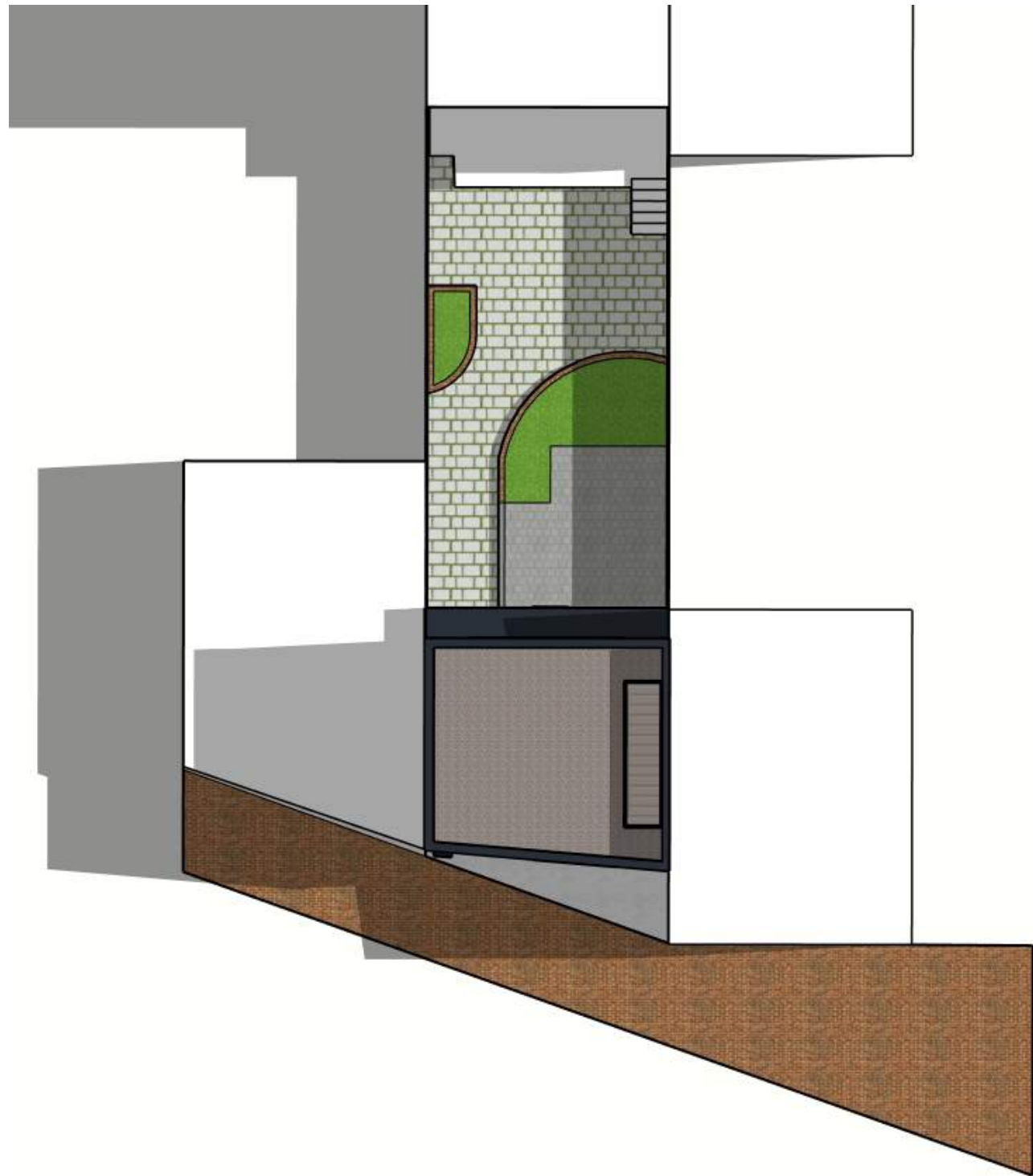
2. VIEW LOOKING NW FROM ALLEY



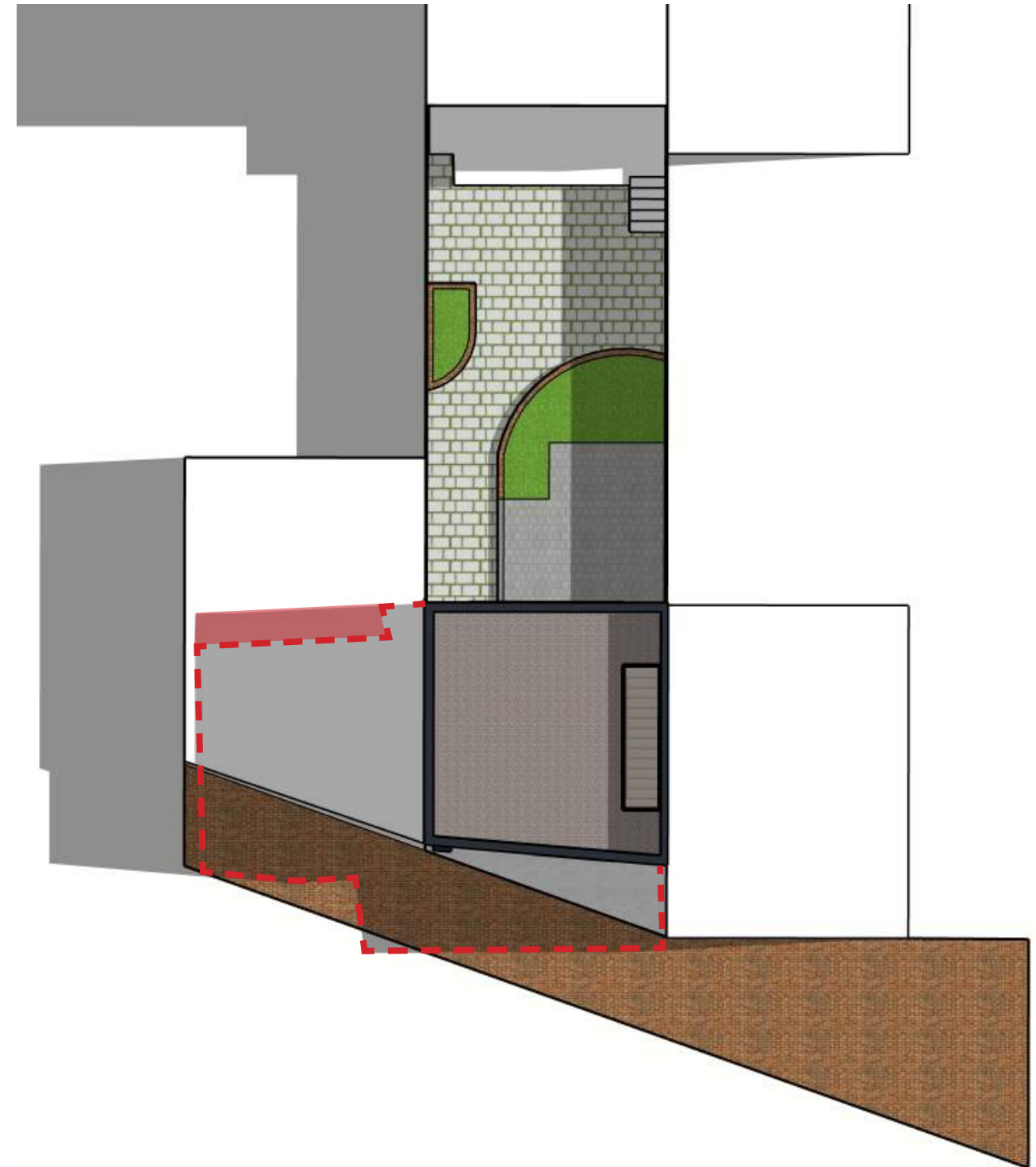
3. VIEW LOOKING S FROM REAR YARD OF 917 CONSTITUTION AVE NE



--- MATTER OF RIGHT
 SHADOW INCREASE



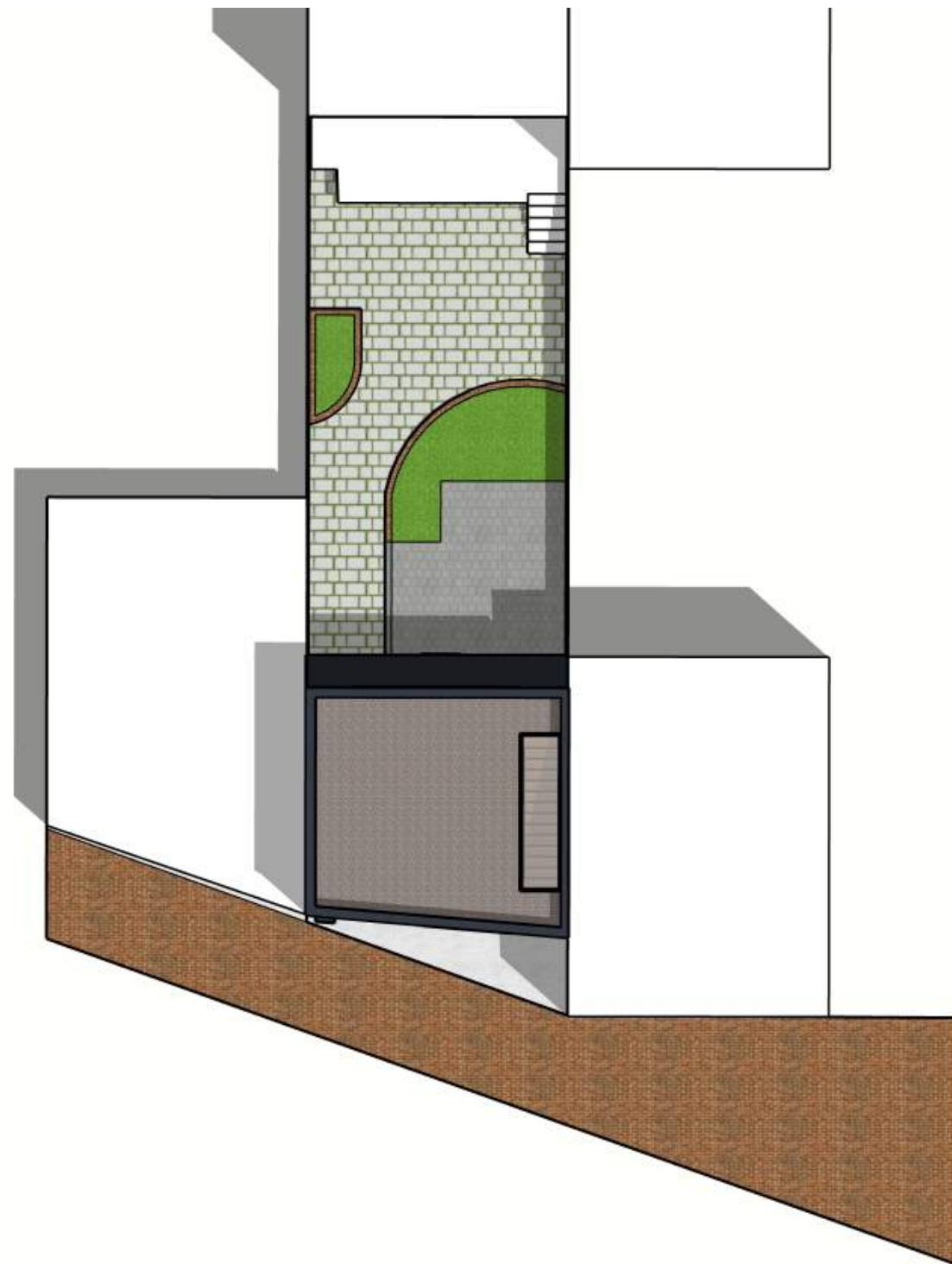
MATTER OF RIGHT



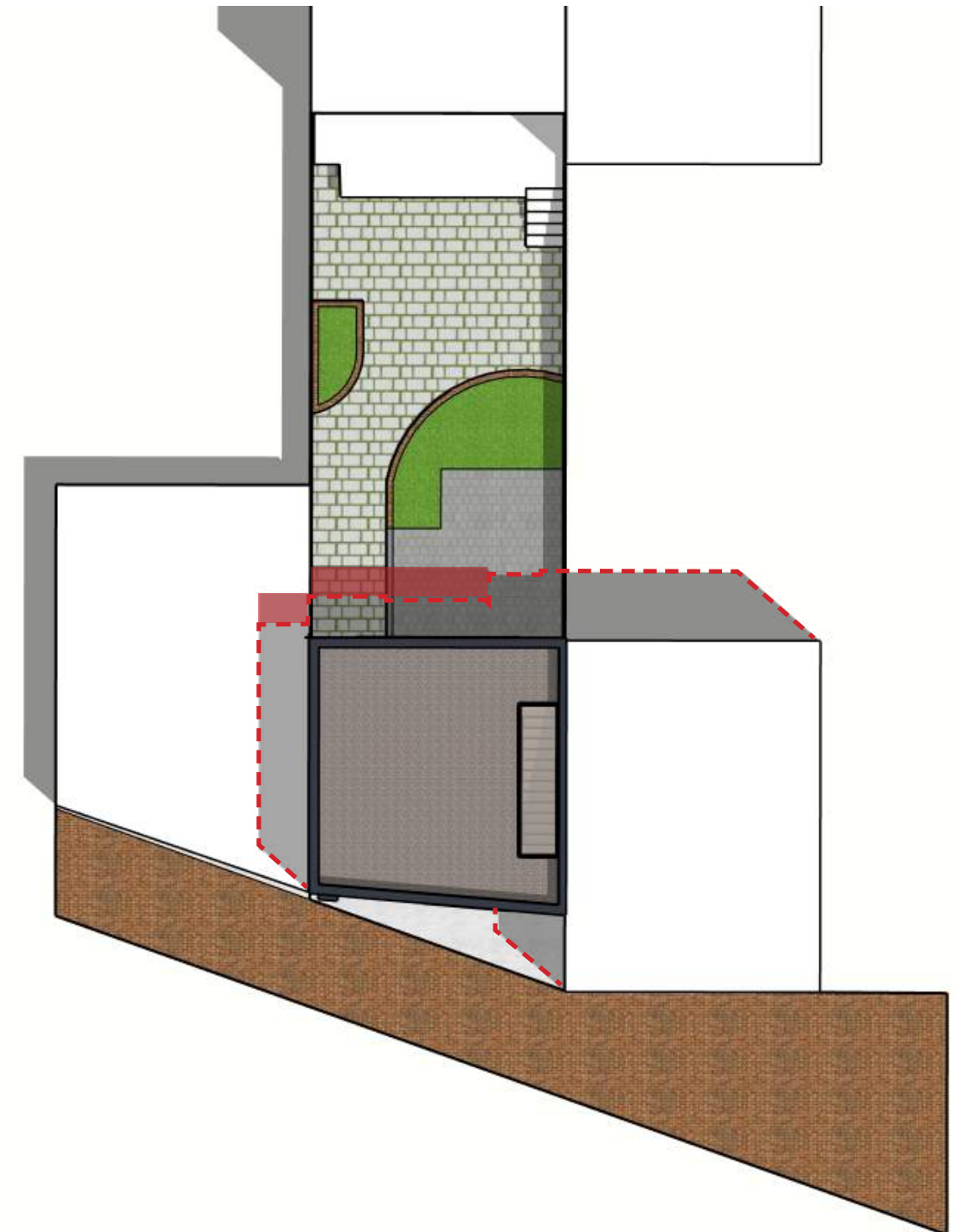
PROPOSED



--- MATTER OF RIGHT
 SHADOW INCREASE



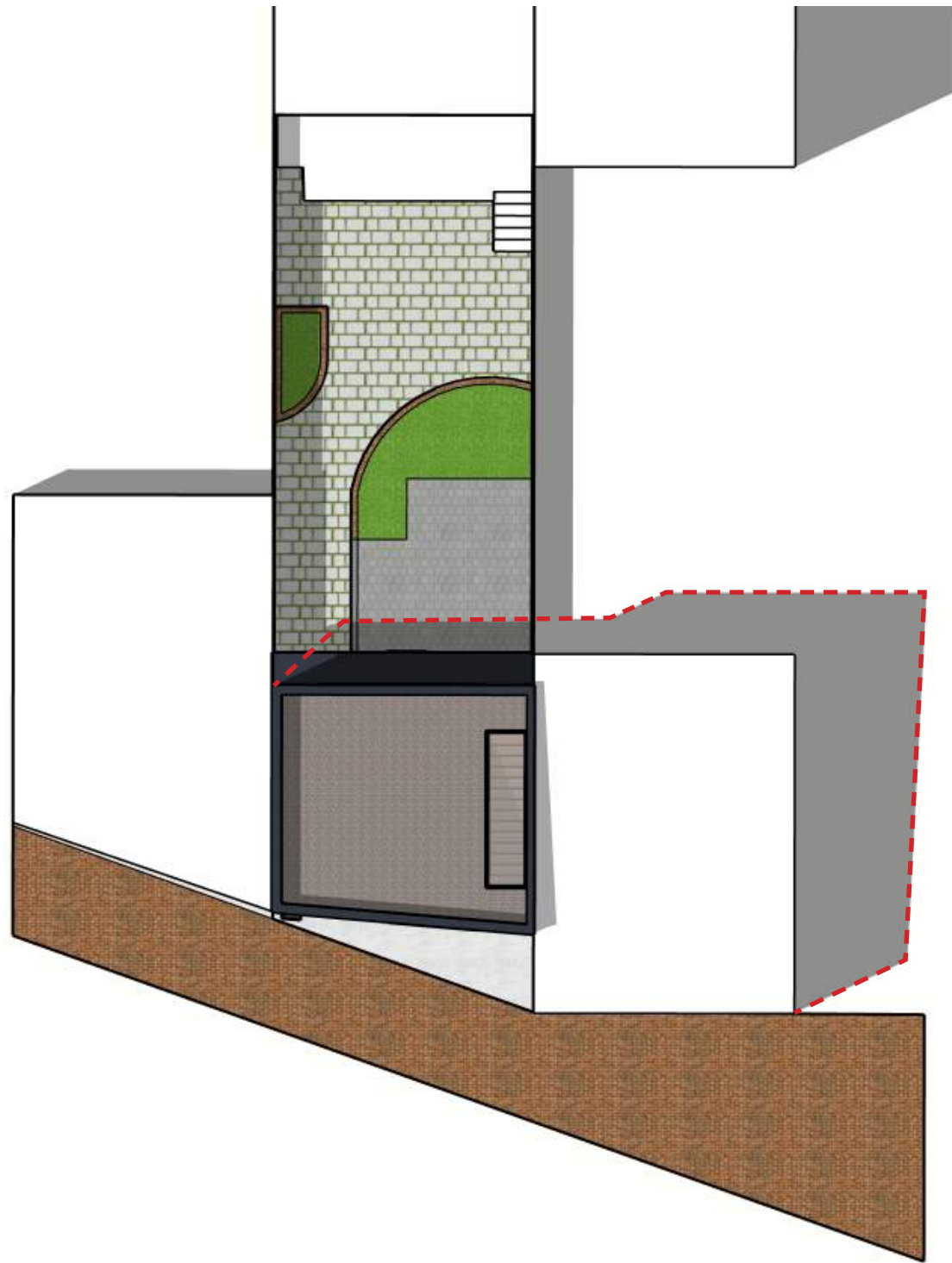
MATTER OF RIGHT



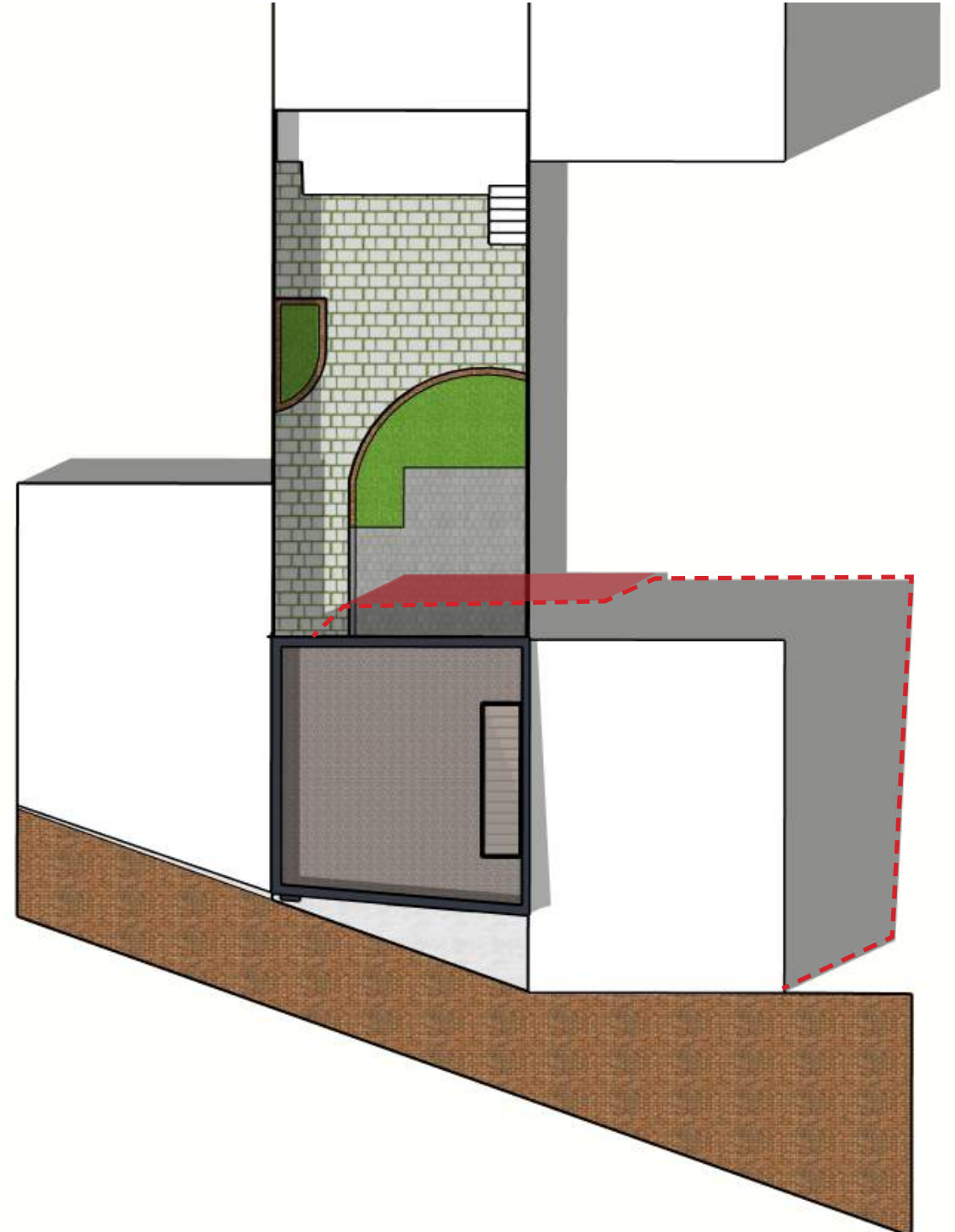
PROPOSED



--- MATTER OF RIGHT
 SHADOW INCREASE

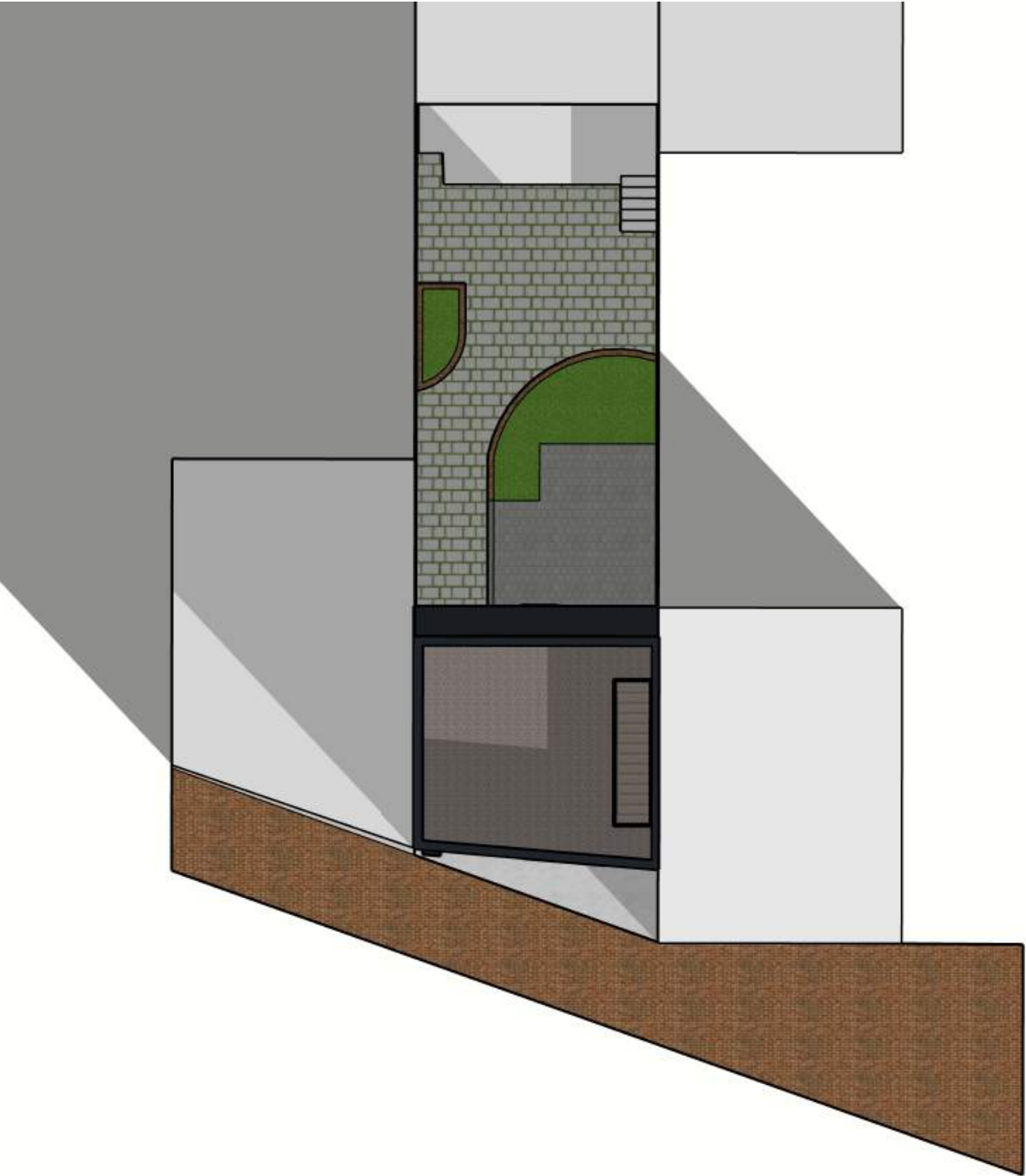


MATTER OF RIGHT

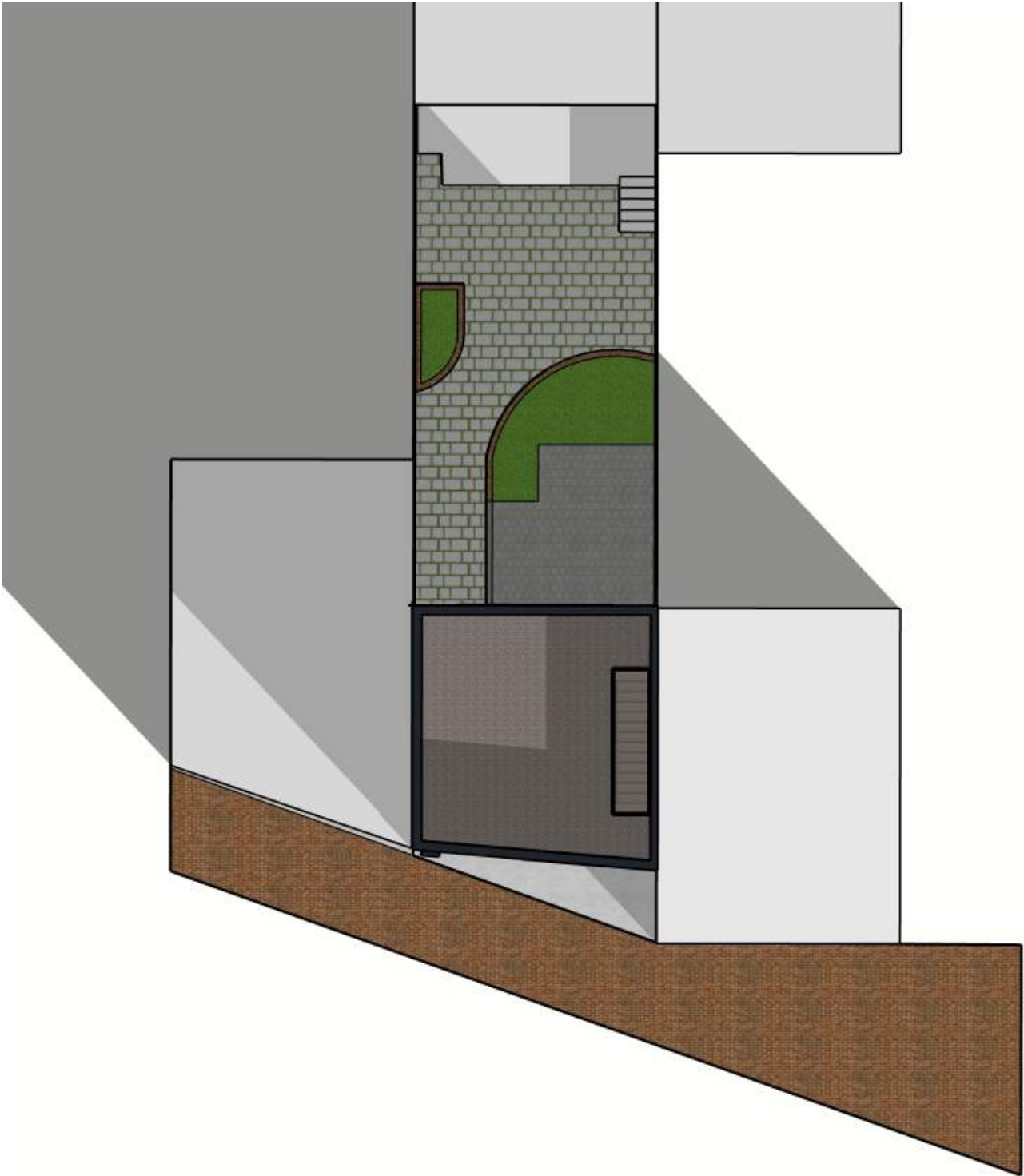


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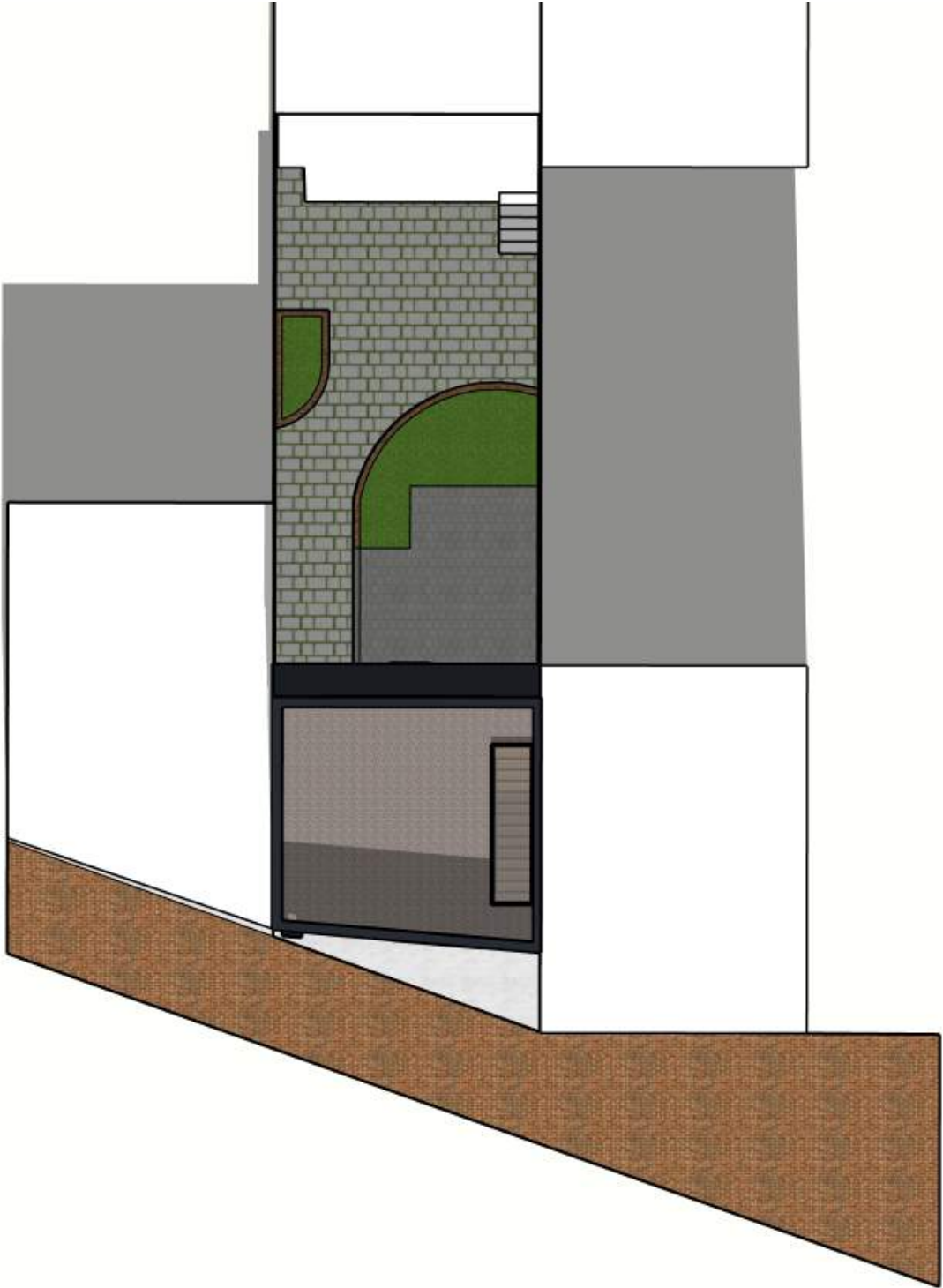


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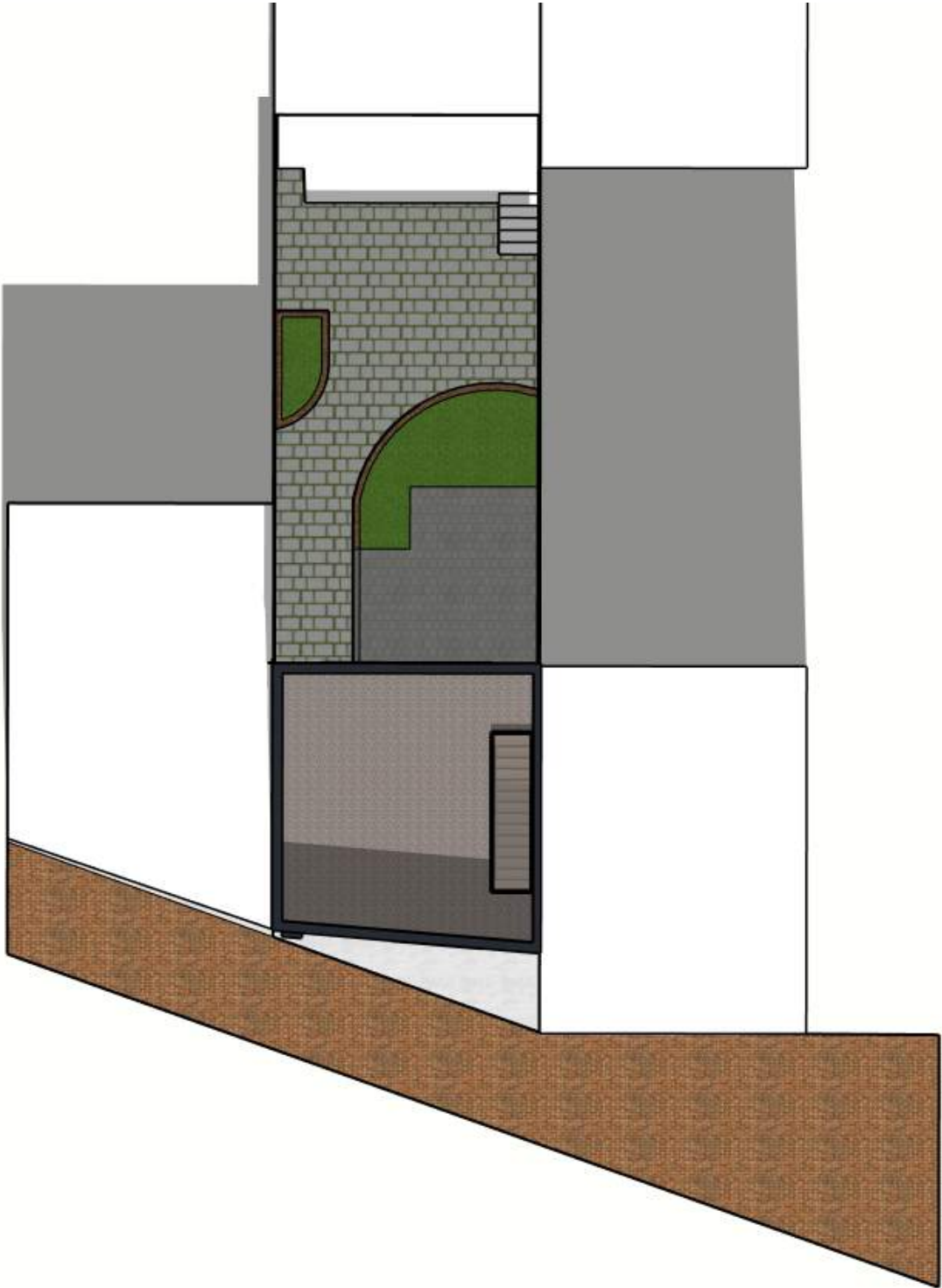


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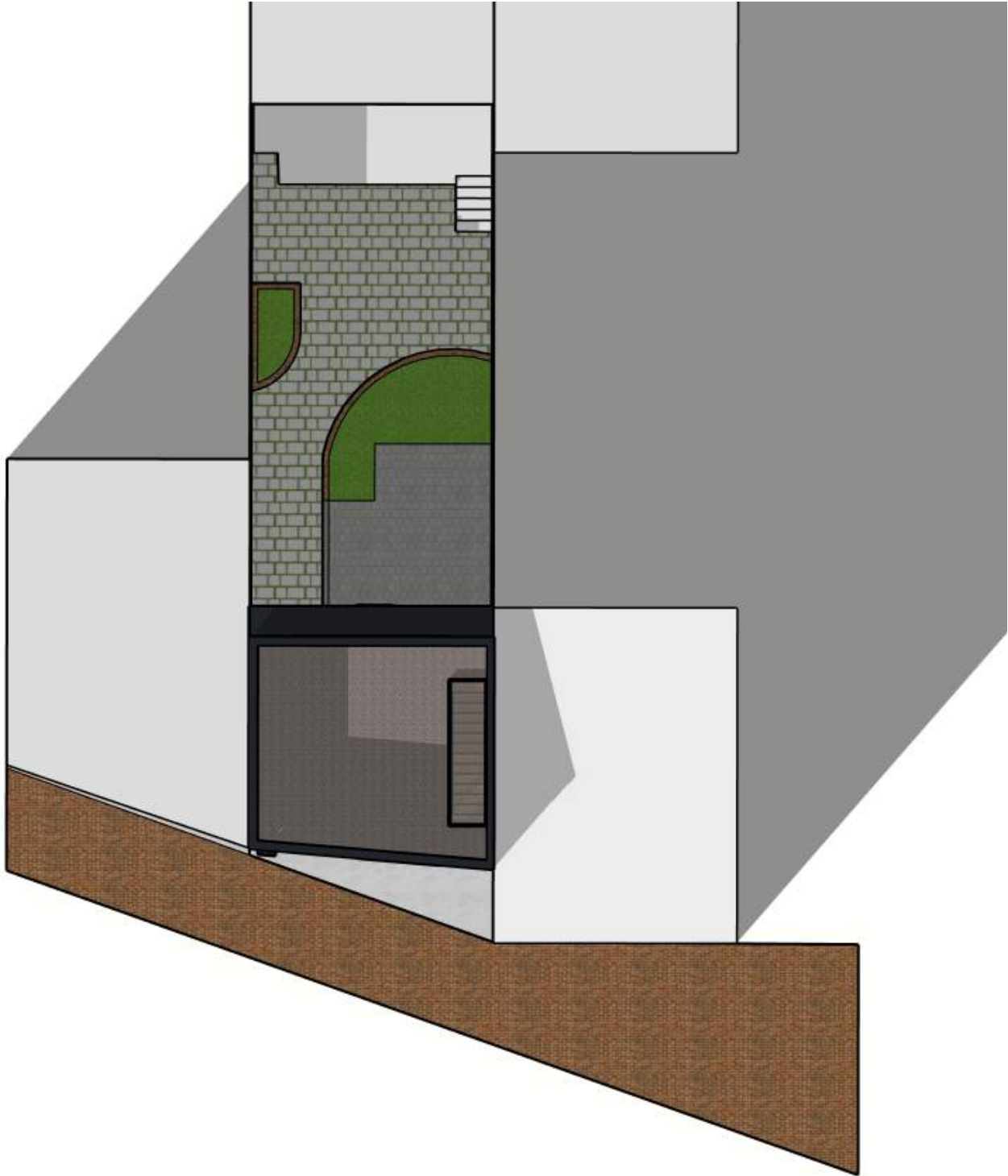


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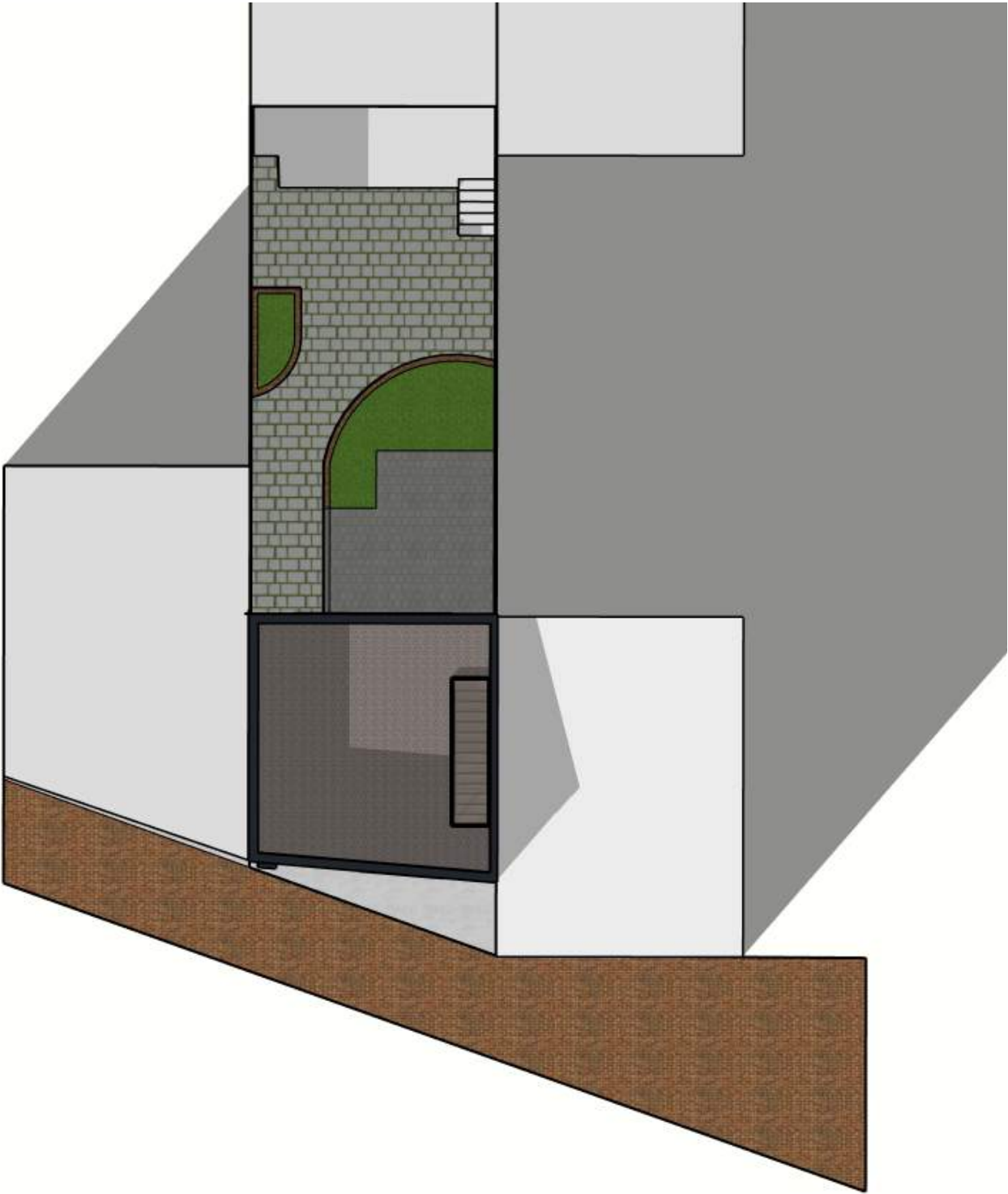


PROPOSED





MATTER OF RIGHT



PROPOSED

