

SMITH RESIDENCES

3253 P ST NW, WASHINGTON DC 20007

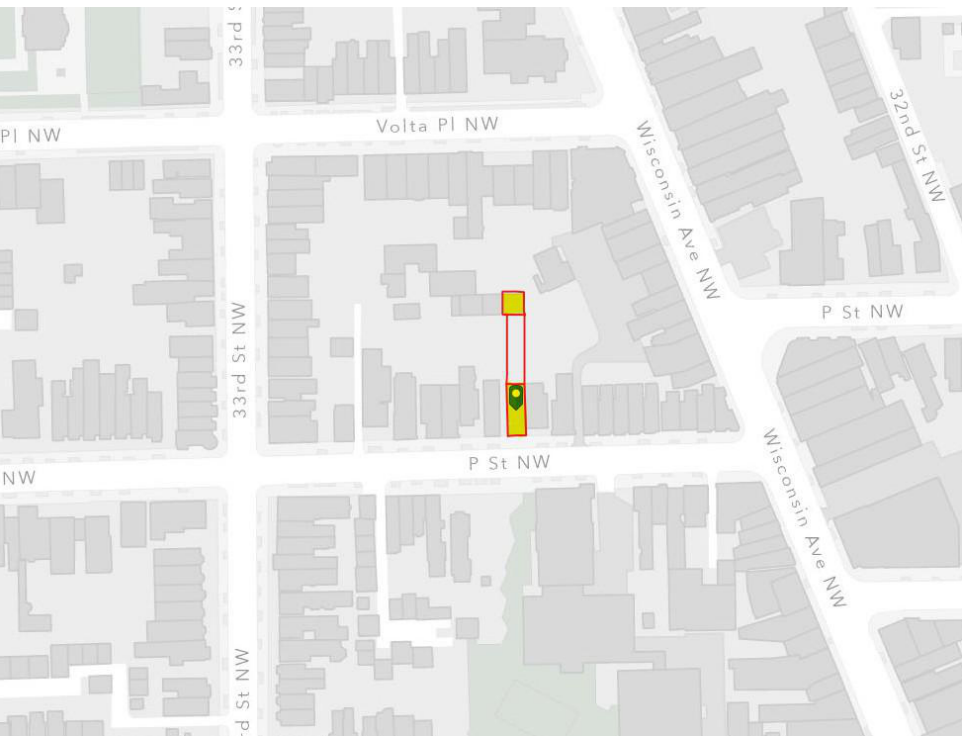
PROJECT DATA

OWNER:	CJB INVESETMENTS, LLC 1027 CREEKVIEW DR. WHITEFISH, MT 59937-8198
EXISTING PROPOSED	RESIDENTIAL NO CHANGE
SCOPE OF WORK	CONVERT AN ACCESSORY STRUCTURE BEING USED AS A GARAGE INTO AN ACCESSORY APARTMENT ON THE 1ST FLOOR AND ADDING A NEW 2ND FLOOR.
METHOD OF REMOVING CONSTRUCTION DEBRIS	DUMPSTER

ZONING DATA

SQUARE / LOT	1225 / 0206		
ZONE	R-3/GT		
USE GROUP	R-3		
CONSTRUCTION TYPE	VB		
LOT SIZE	2,792 SF		
BULK REGULATIONS			
MAIN BUILDING	ALLOWED	EXISTING	PROPOSED
1. LOT OCCUPANCY 60%	1,116.8 SF	1,431.91 SF	NO CHANGE
2. STORIES	3	2 + CELLAR	NO CHANGE
3. HEIGHT LIMIT	35'-0"	24'-0"	NO CHANGE
4. REAR SETBACK	20'-0"	74'-10"	NO CHANGE
5. PERVIOUS SURFACE	20%	0 SF	NO CHANGE
ACCESSORY BUILDING	ALLOWED	EXISTING	PROPOSED
1. HEIGHT LIMIT	22'-0"	9'-0"	19'-2"
2. AREA	450 SF	470.80	NO CHANGE
3. STORIES	2	1	2

VICINITY MAP



SHEET INDEX

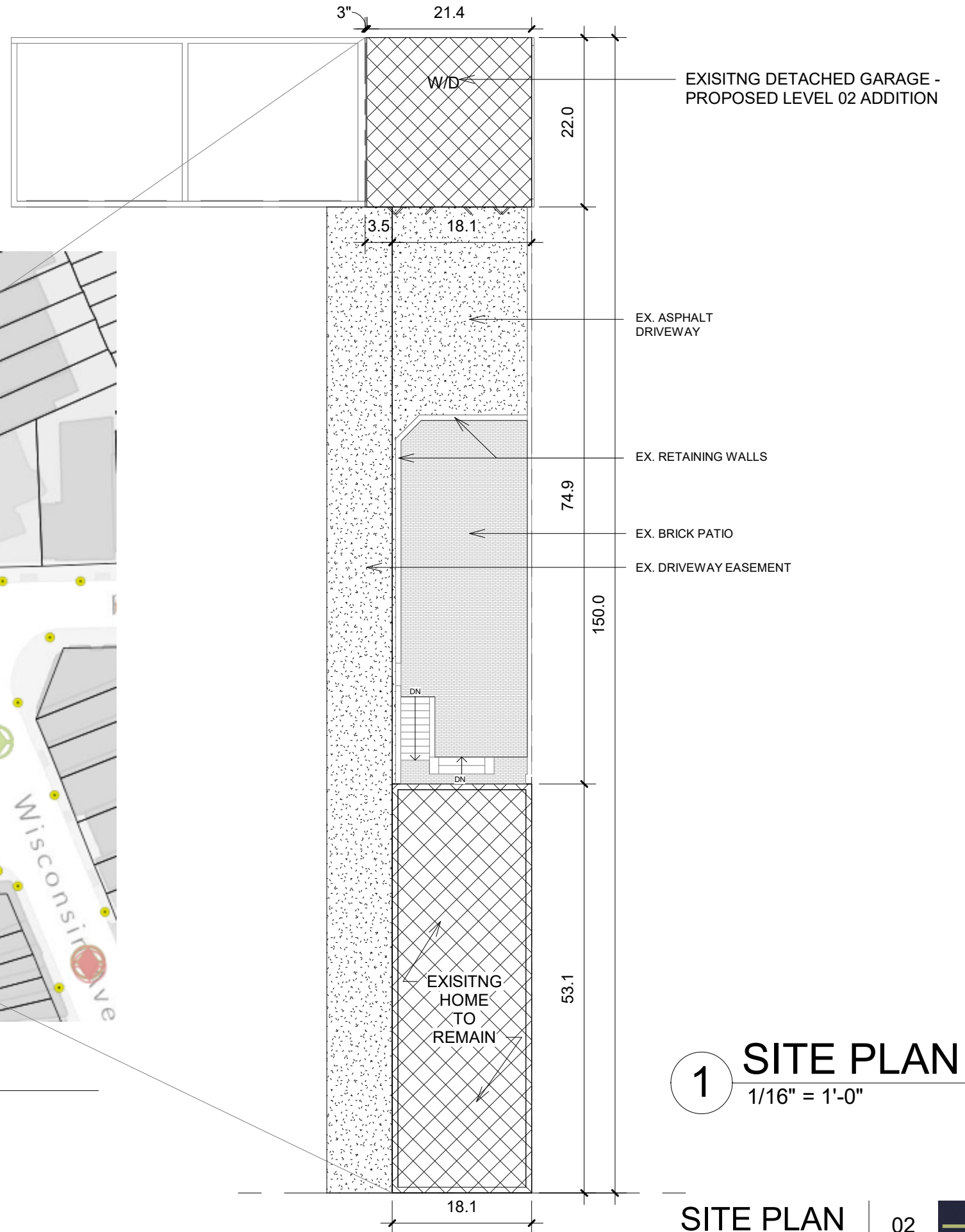
SHEETS	
01	COVER
02	SITE PLAN
03	EXISTING PLANS
04	EXISTING ELEVATIONS
05	FLOOR PLANS
06	ROOF PLAN
07	ELEVATIONS
08	ELEVATIONS
09	SOUTH ELEVATION SITE CONTEXT
10	SECTIONS

PROJECT TEAM

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



2 VICINITY MAP
1" = 80'-0"



1 SITE PLAN
1/16" = 1'-0"

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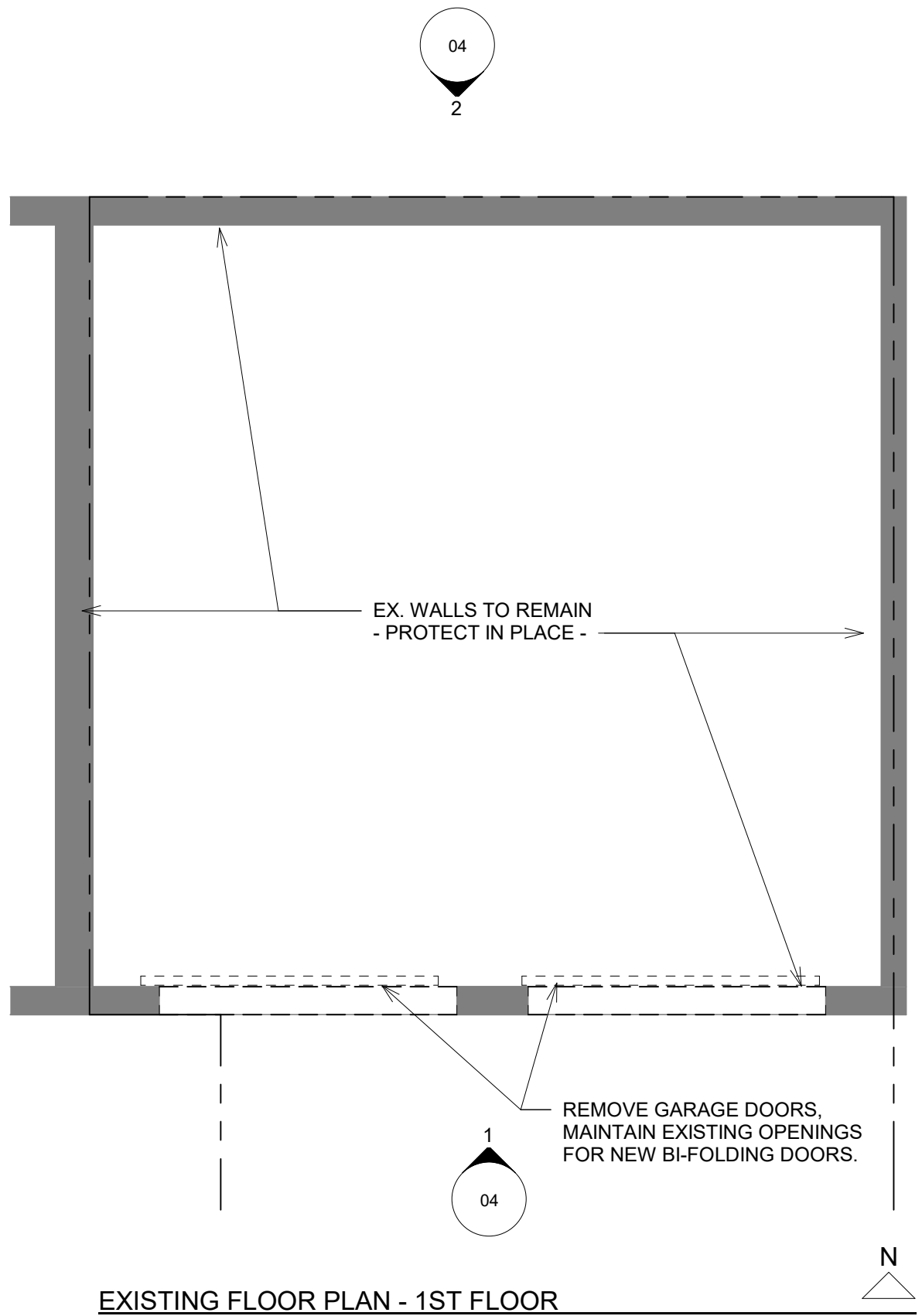
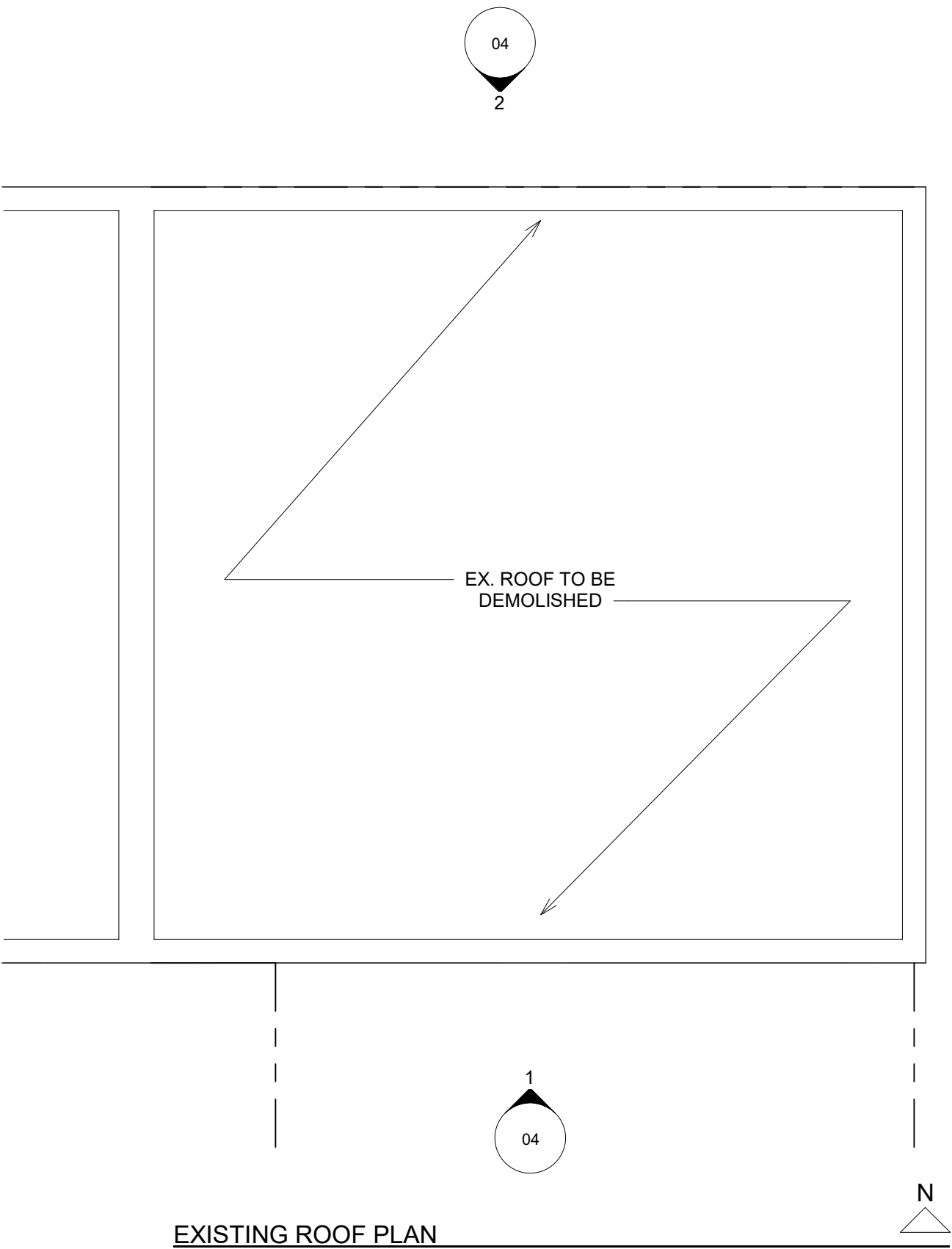
3253 P ST NW

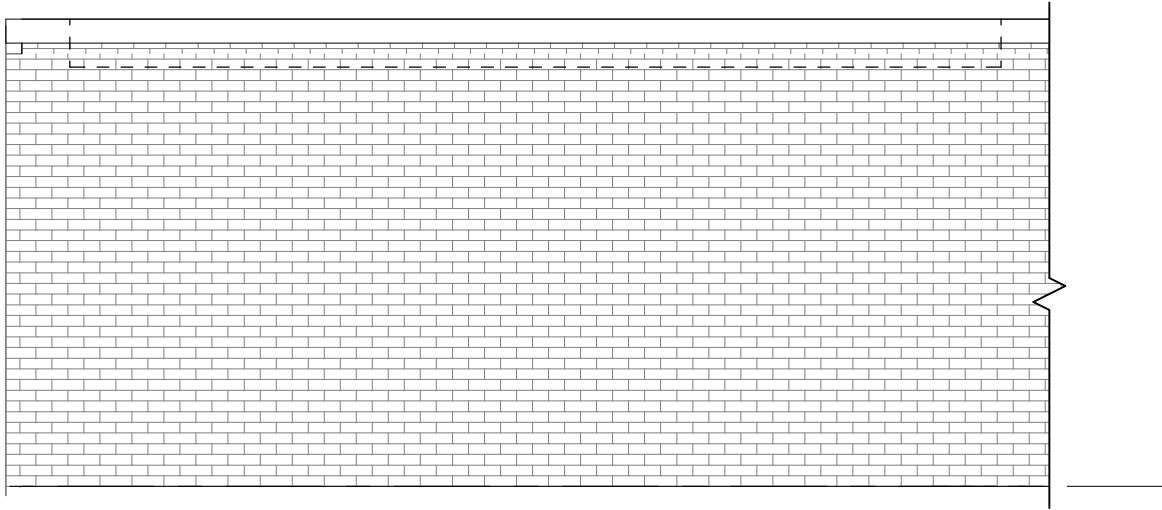
SCALE : As indicated

SITE PLAN | 02

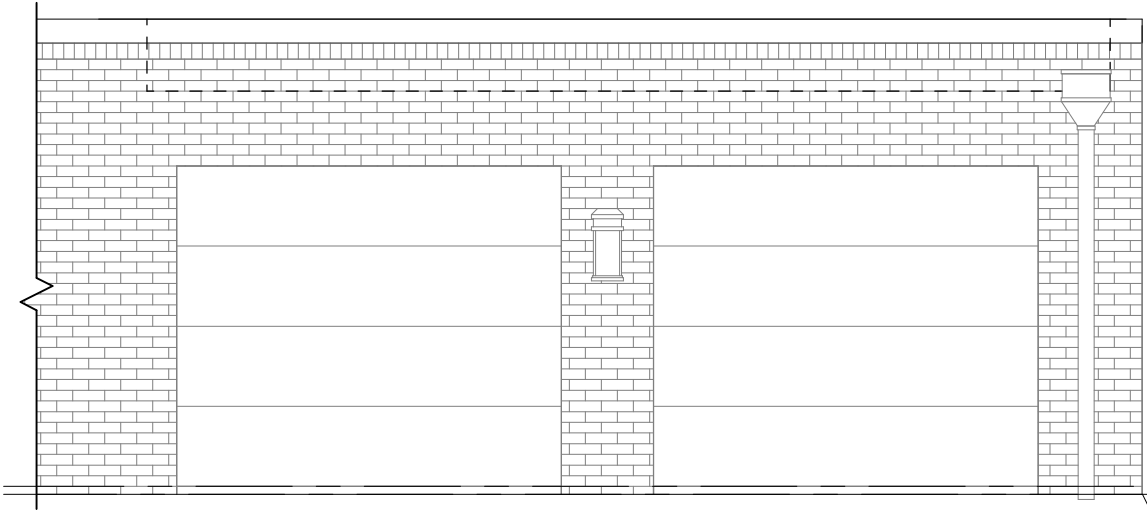
EUSTILUS ARCHITECTURE







EXISTING ORTH ELEVATION (EAST & WEST SIMILAR)



EXISTING SOUTH ELEVATION



LEVEL 01
2"

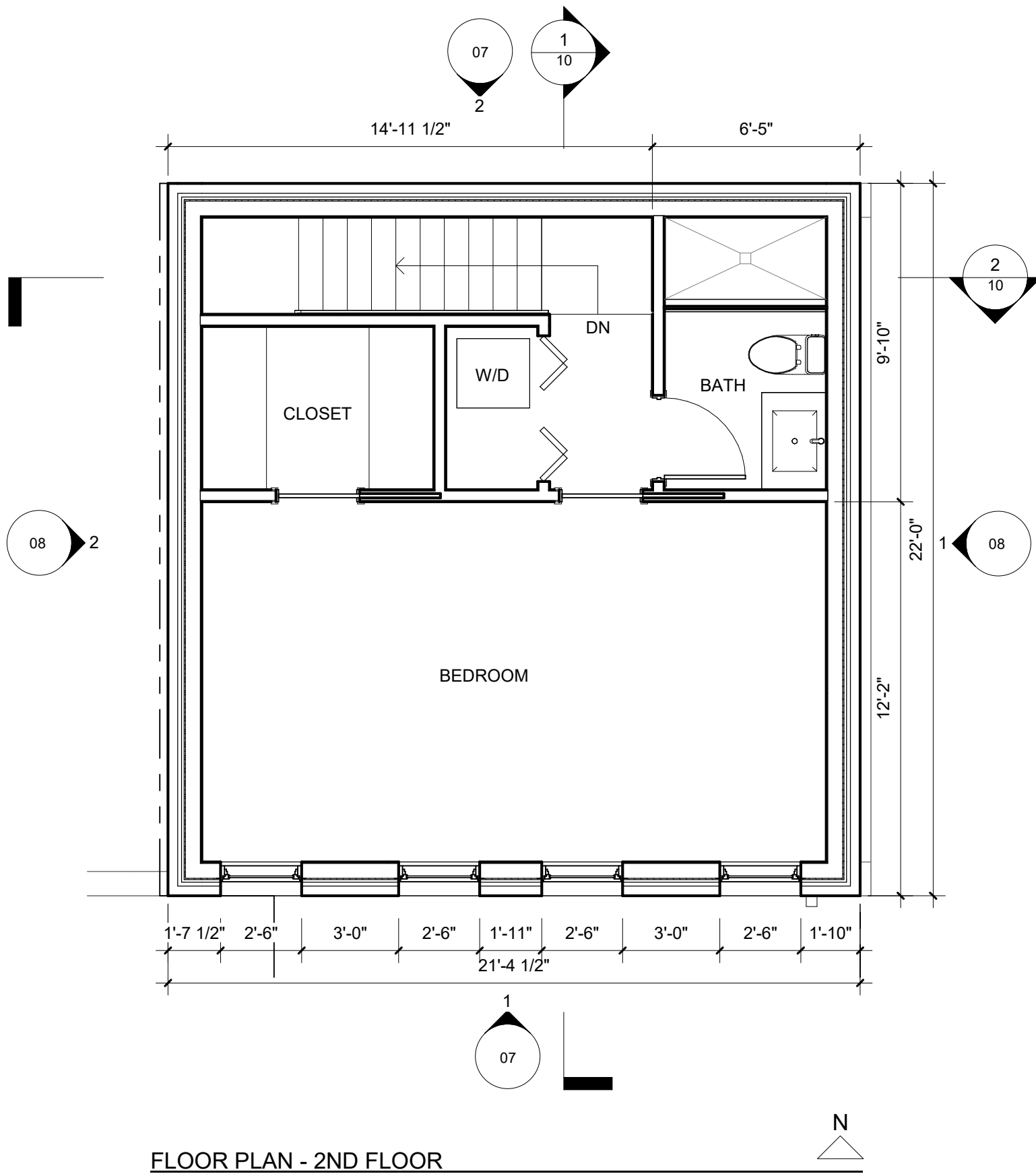


LEVEL 01
2"

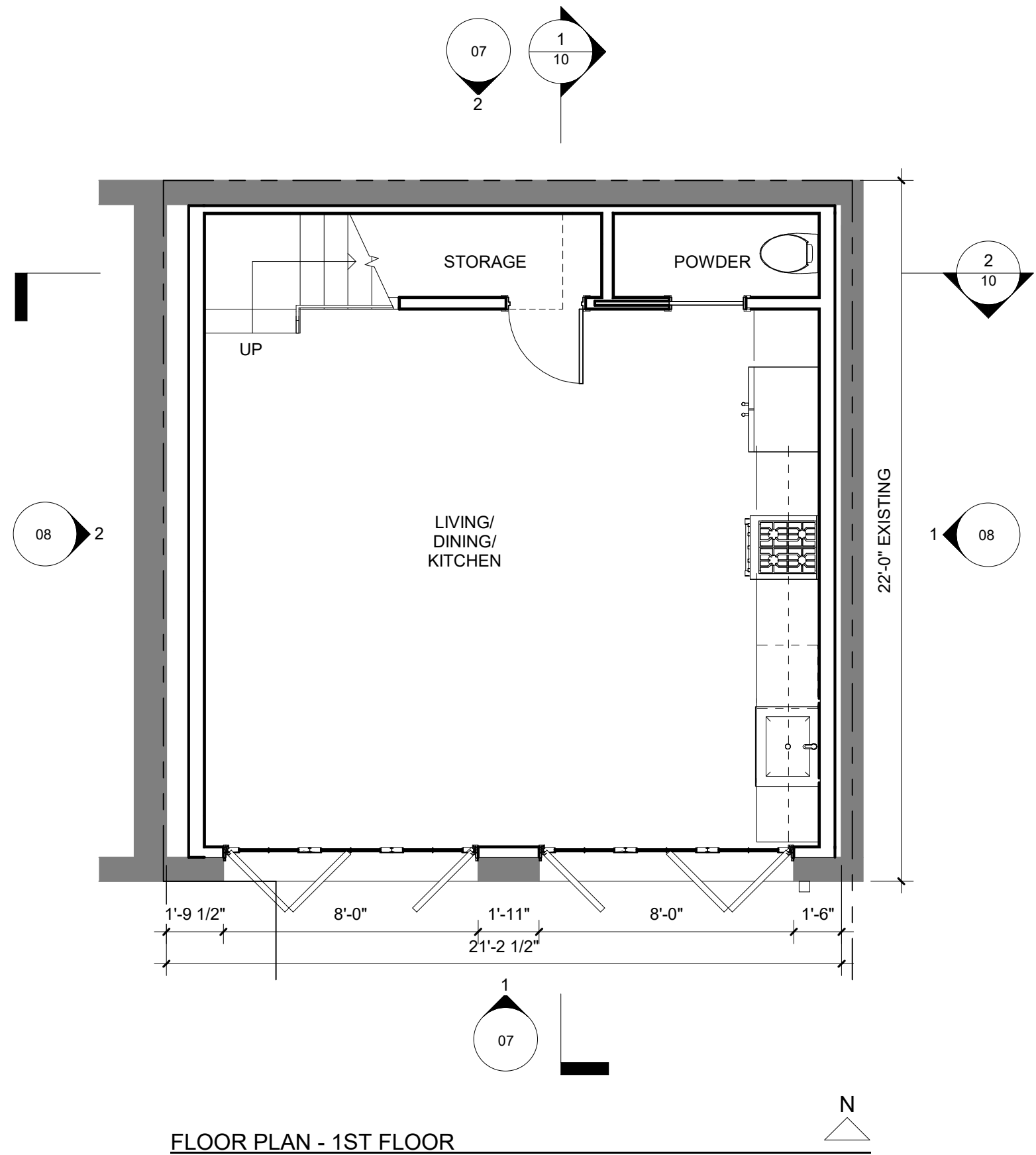


GROUND (BHMP)
0"



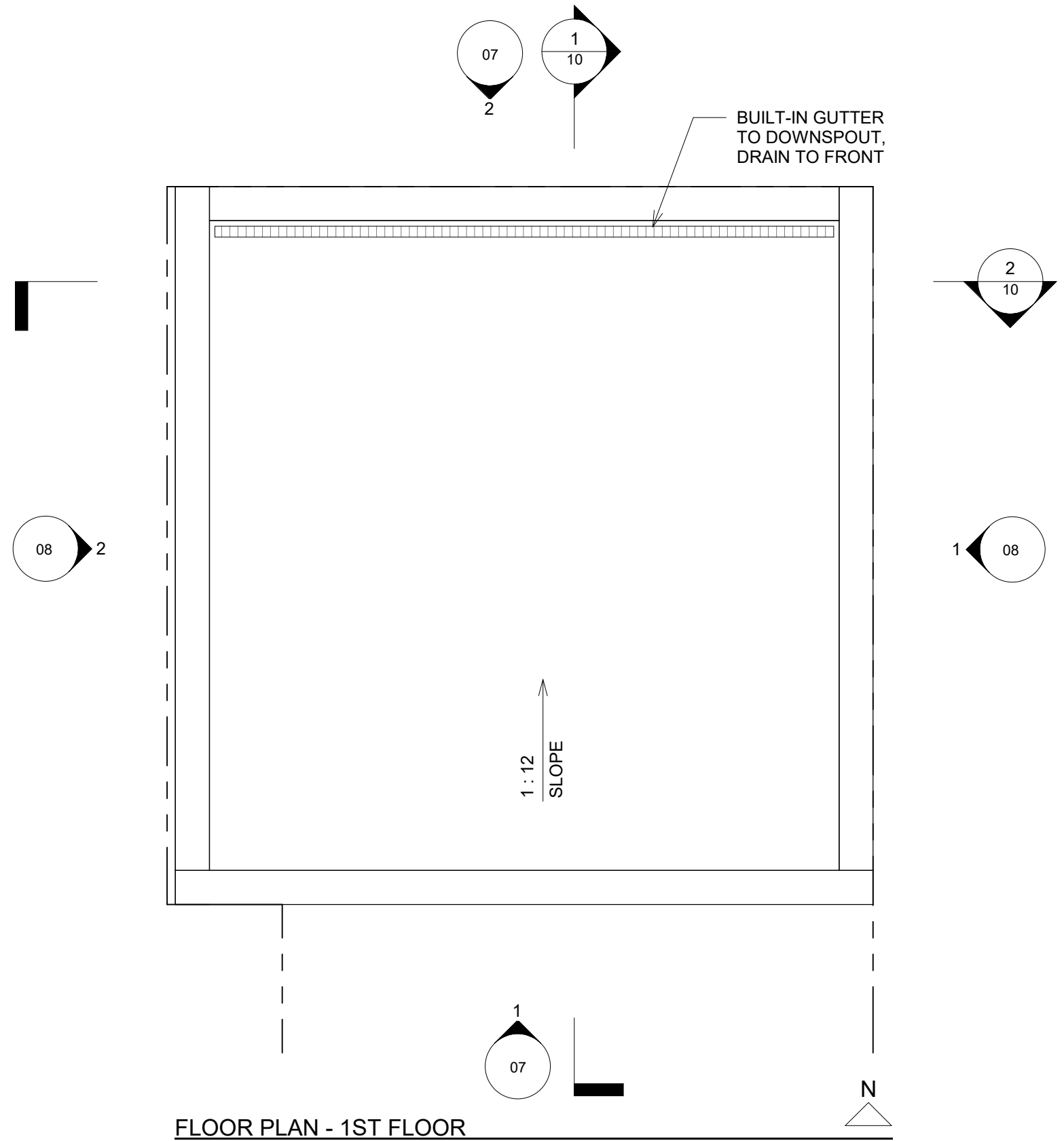


FLOOR PLAN - 2ND FLOOR



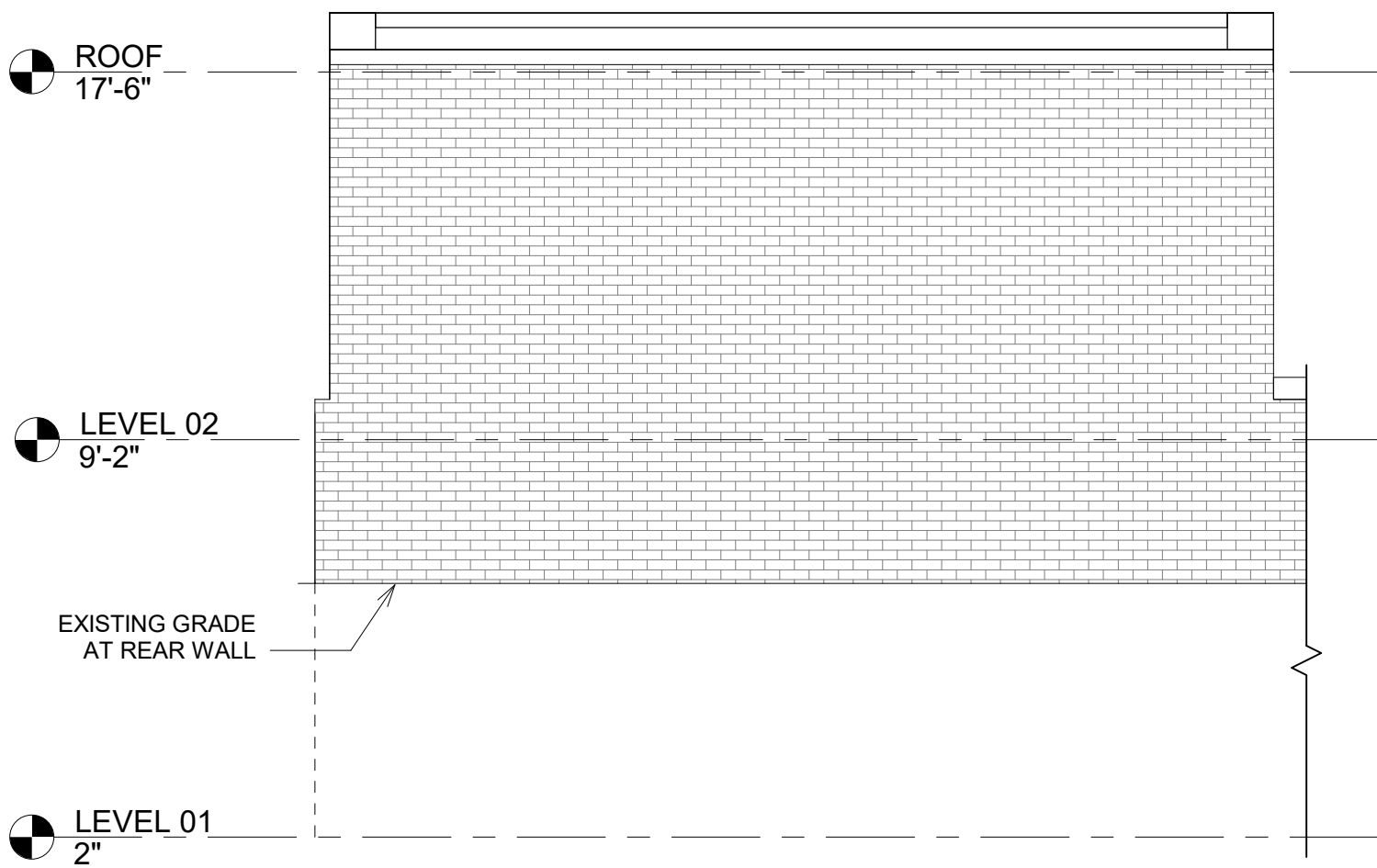
FLOOR PLAN - 1ST FLOOR





FLOOR PLAN - 1ST FLOOR



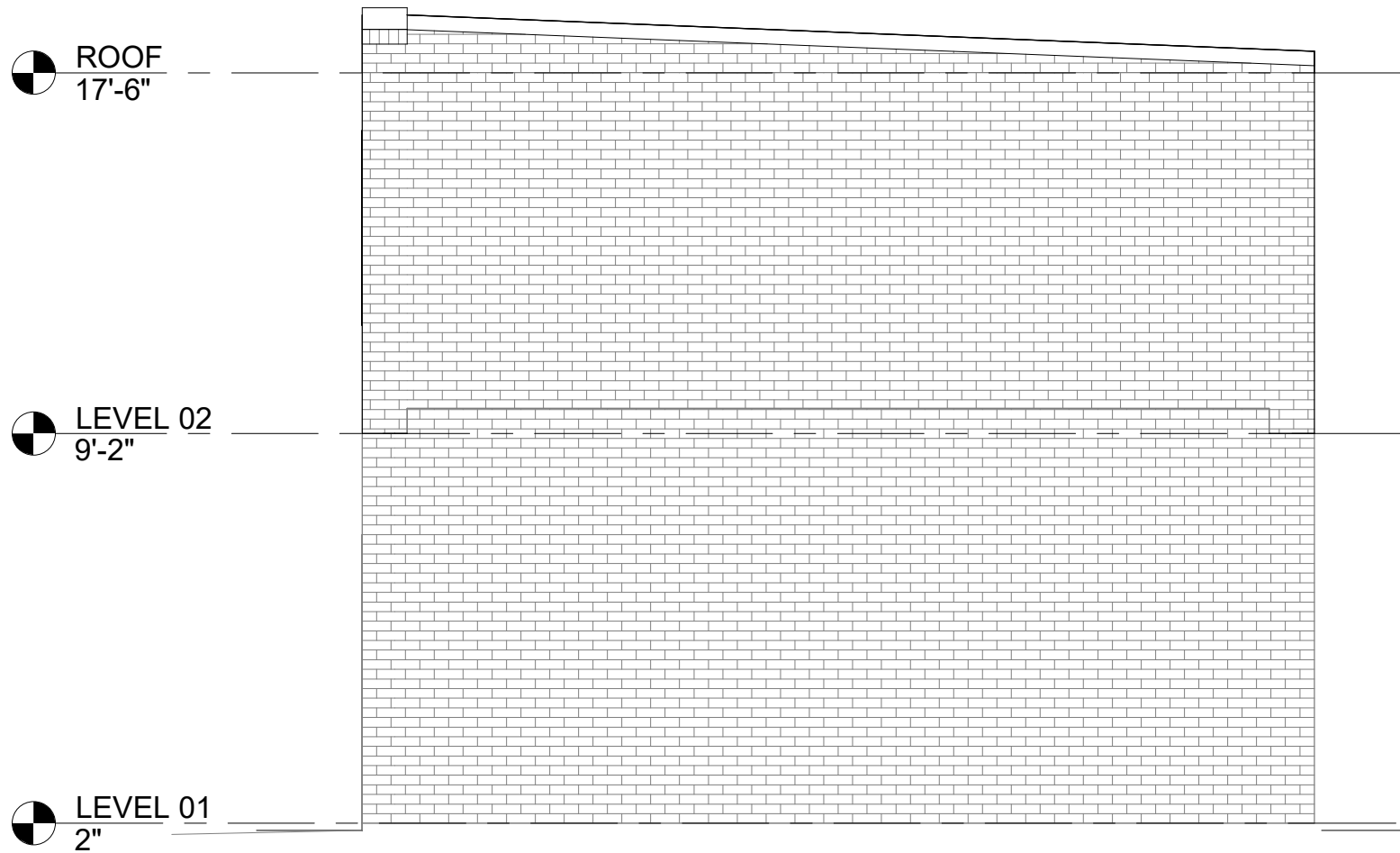


NORTH ELEVATION

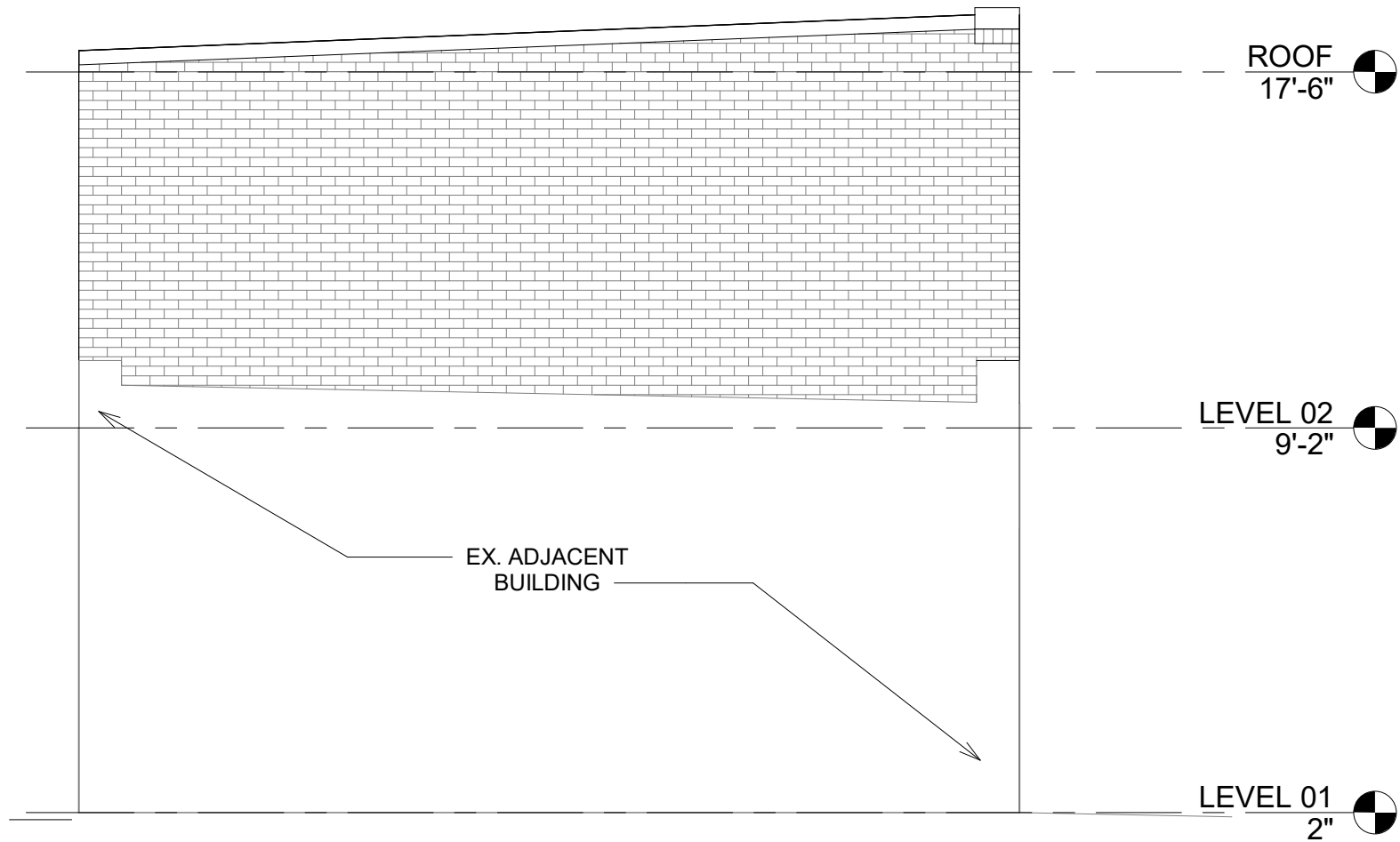


SOUTH ELEVATION



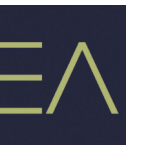


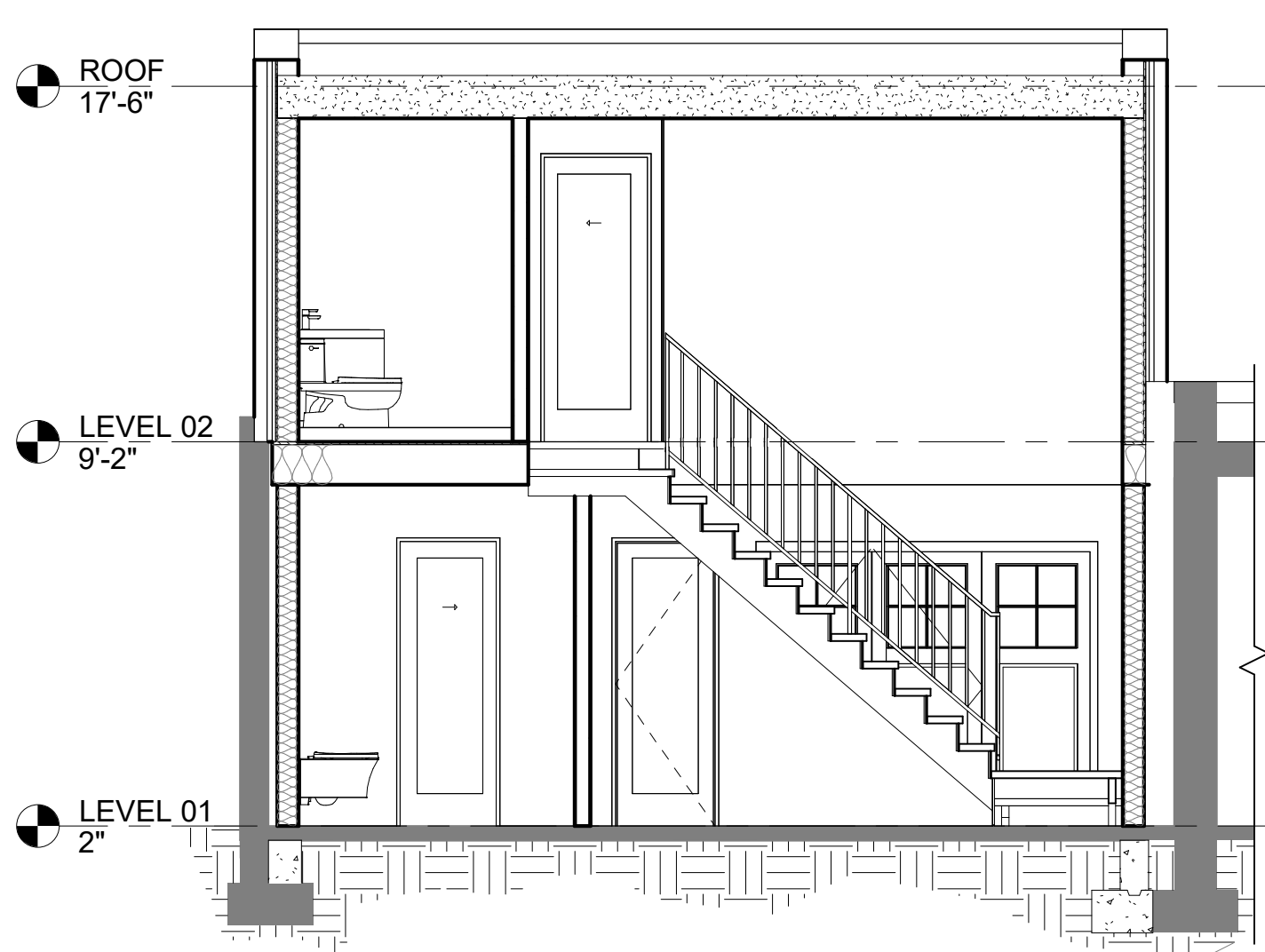
EAST ELEVATION



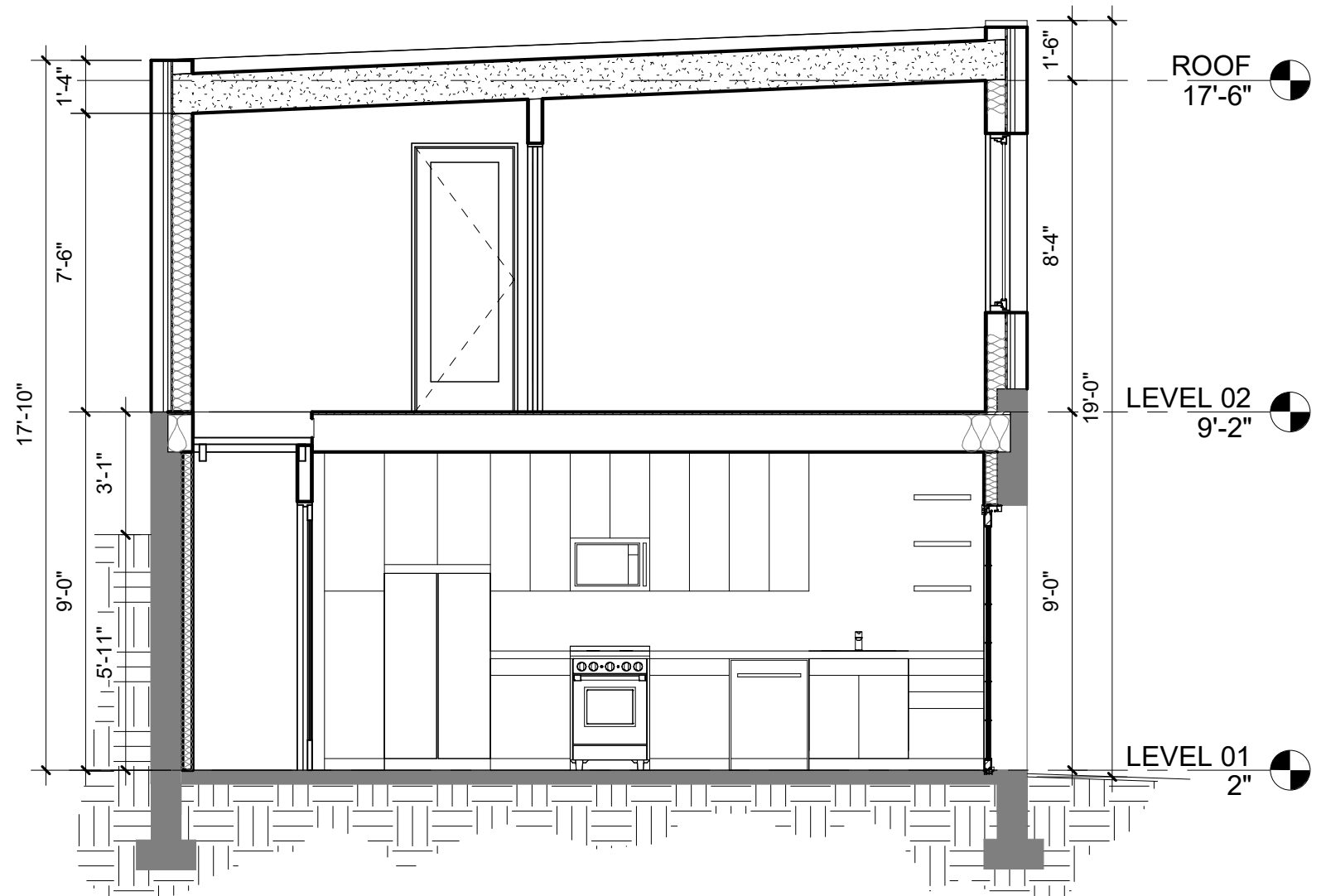
WEST ELEVATION







SECTION 02



SECTION 01





1. VIEW ENTERING THE DRIVEWAY EASEMENT



2. VIEW OF PROPOSED STRUCTURE



3. VIEW LOOKING TO THE EAST



4. VIEW LOOKING NORTH WEST

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1. VIEW FROM THE DRIVEWAY EASTMENT

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1. ALLEY ON 12TH BLOCK BETWEEN 34TH ST NW & 35TH ST NW



2. ALLEY ON 12TH BLOCK BETWEEN 34TH ST NW & 35TH ST NW



3. ALLEY ADJACENT TO 3529 Q ST NW



4. ALLEY ADJACENT TO 3529 Q ST NW



1. ALLEY ON 13TH BLOCK BETWEEN 33TH ST NW & 34TH ST NW



2. ALLEY ON 13TH BLOCK BETWEEN 33TH ST NW & 34TH ST NW



3. ALLEY ON 13TH BLOCK BETWEEN 33TH ST NW & 34TH ST NW



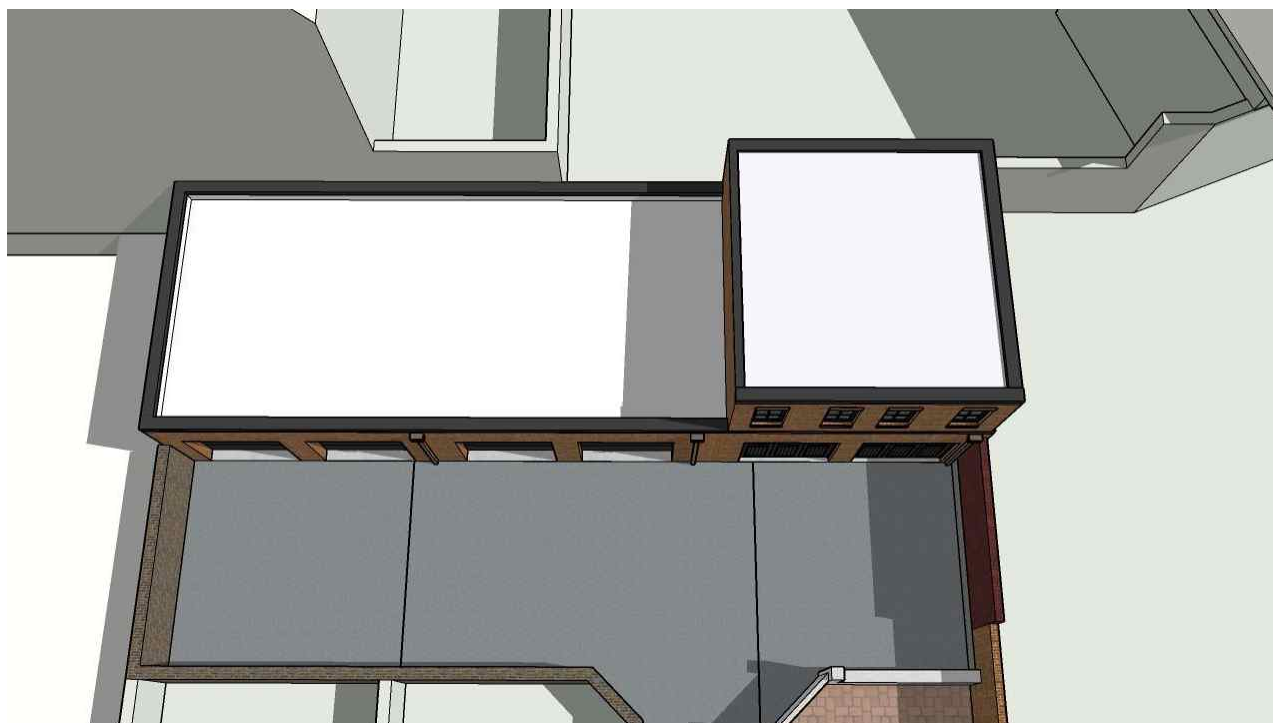
1. ALLEY ON 13TH BLOCK BETWEEN 33TH ST NW & POTOMAC ST NW



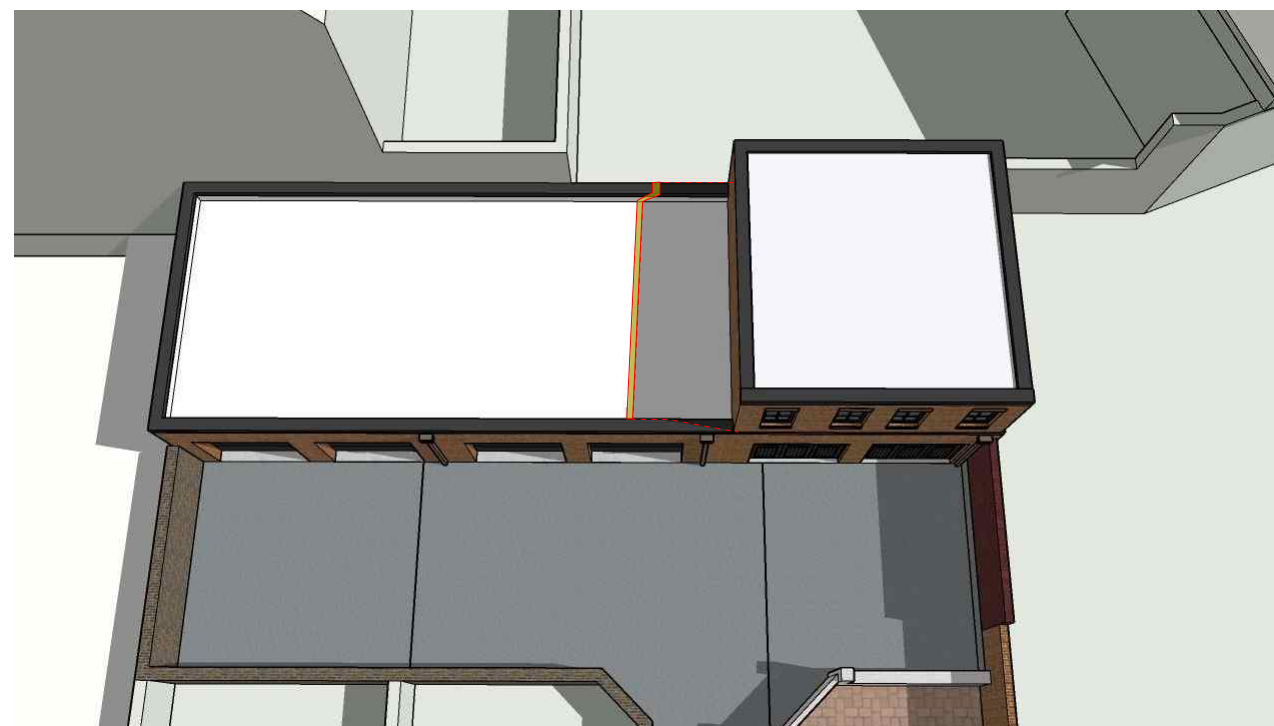
1. ALLEY ON 16TH BLOCK BETWEEN 34TH ST NW & WISCONSIN AVE NW



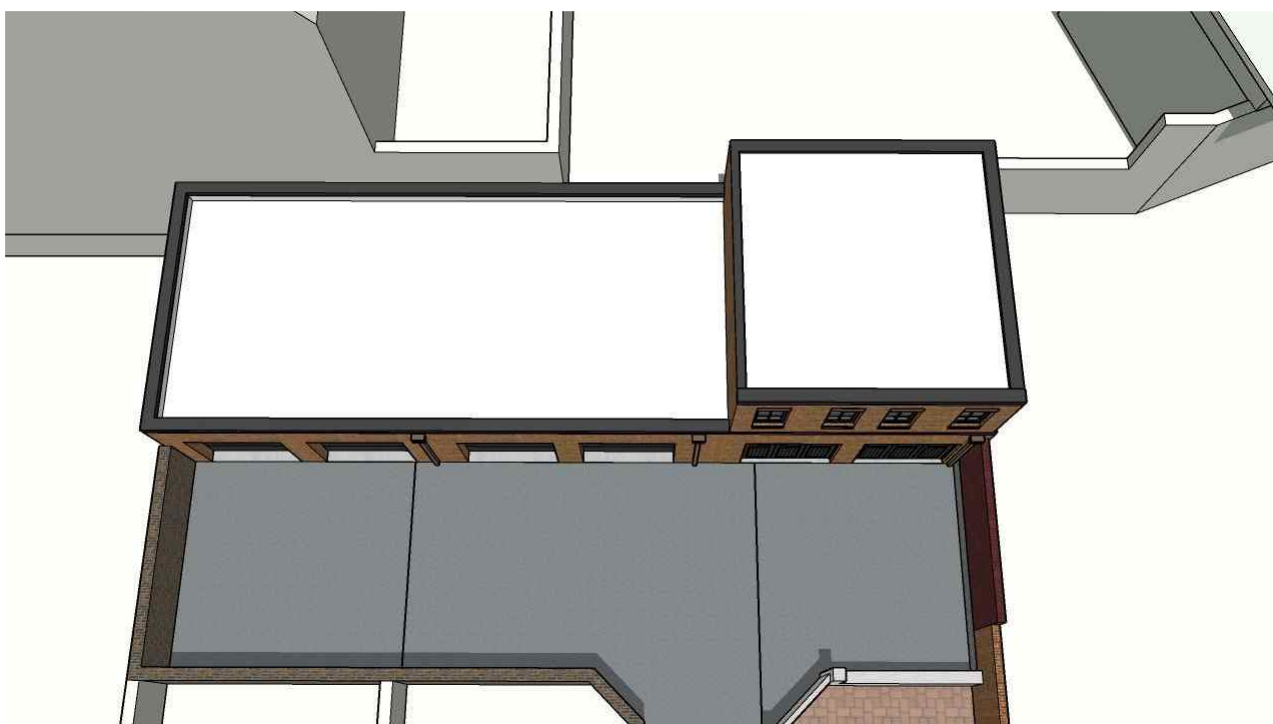
2. ALLEY ON POMANDER WALK NW



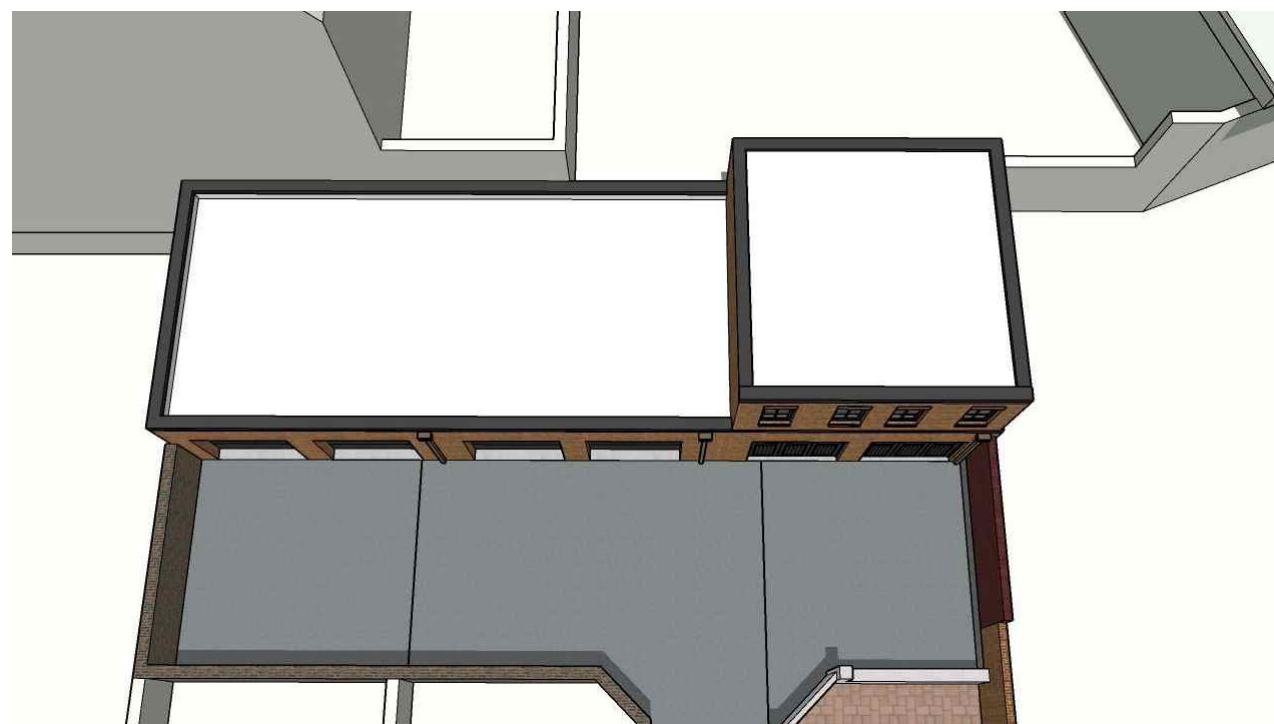
SUMMER SOLSTICE 9:00 AM - MATTER OF RIGHT



SUMMER SOLSTICE 9:00 AM - PROPOSED
MINIMAL IMPACT



SUMMER SOLSTICE 12:00 PM - MATTER OF RIGHT

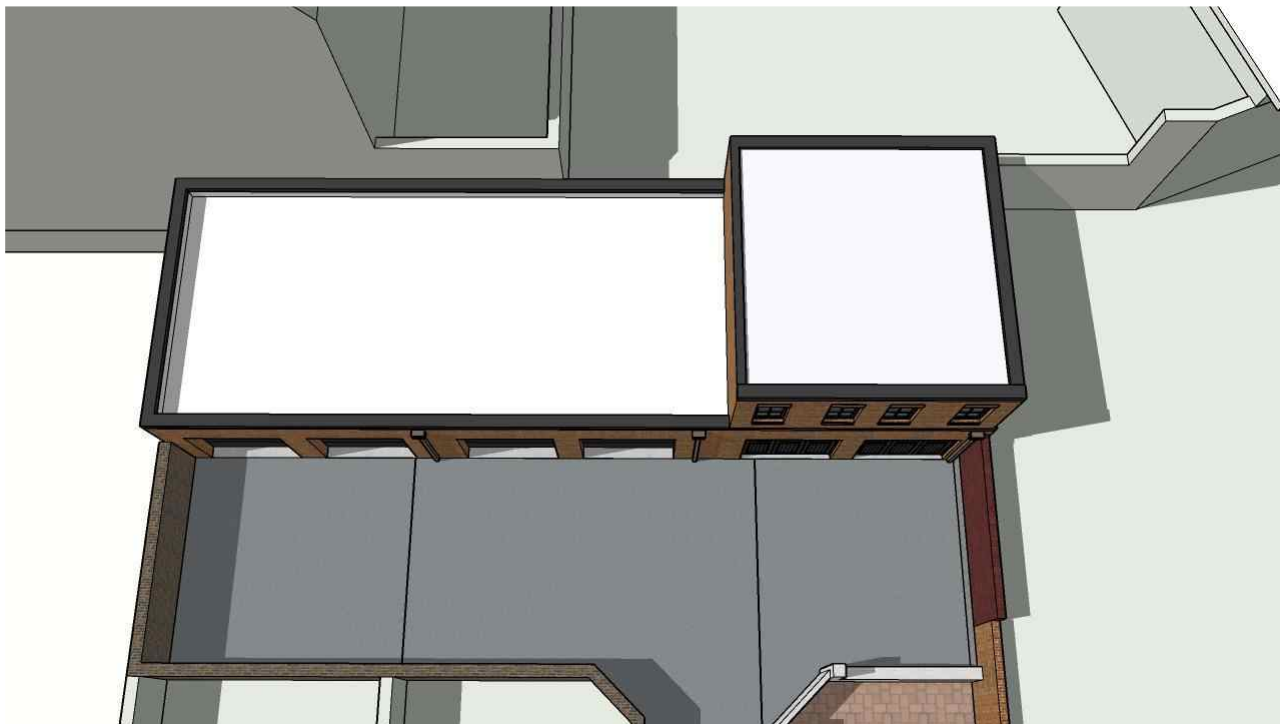


SUMMER SOLSTICE 12:00 PM - PROPOSED
NO IMPACT

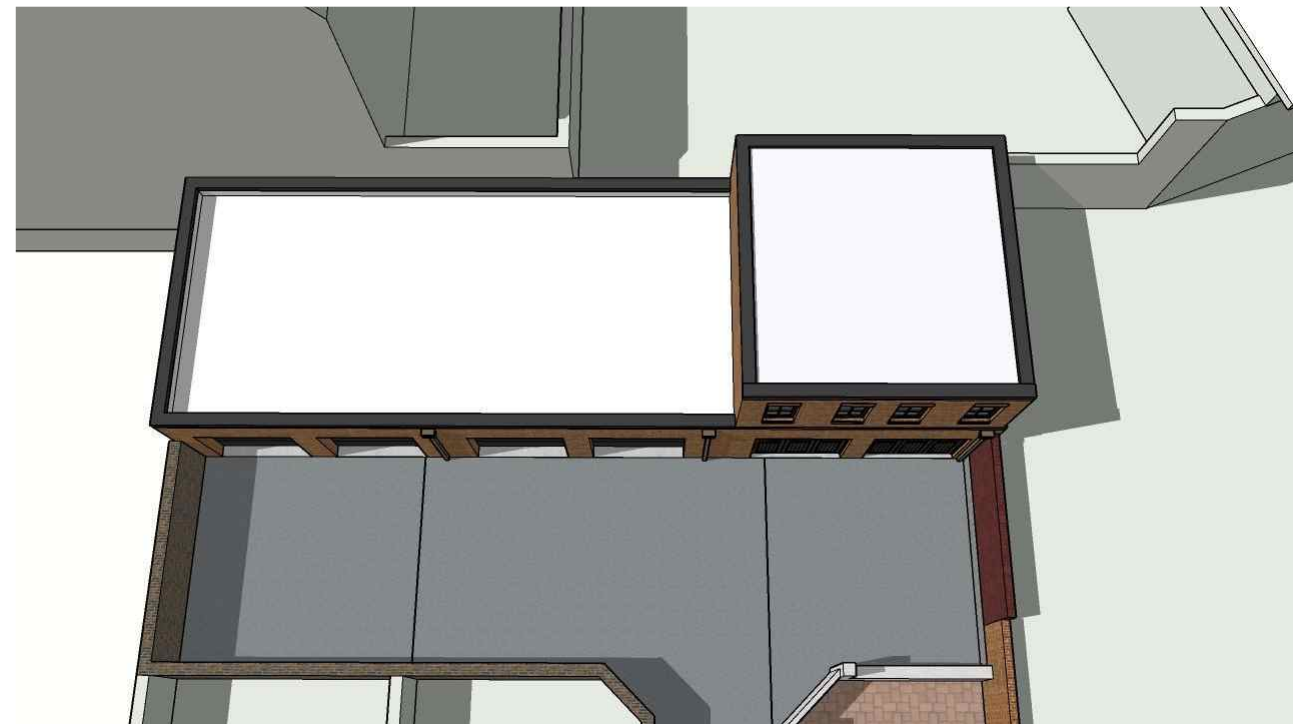
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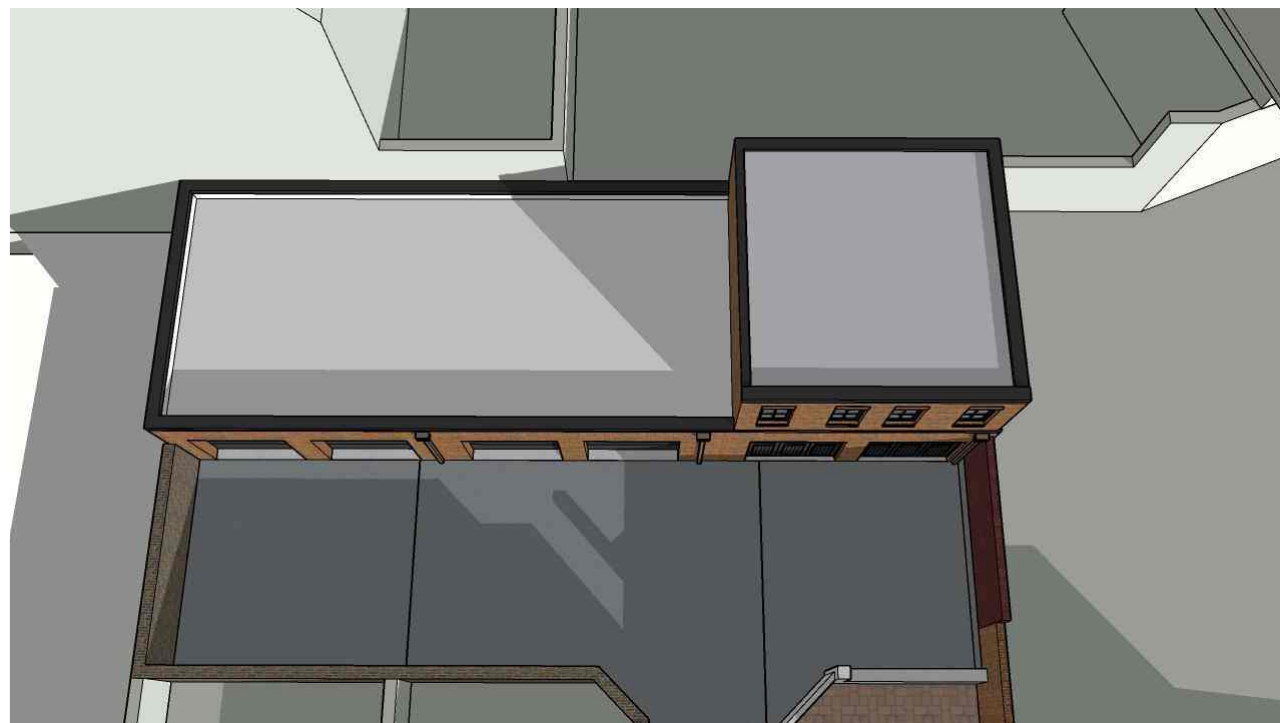




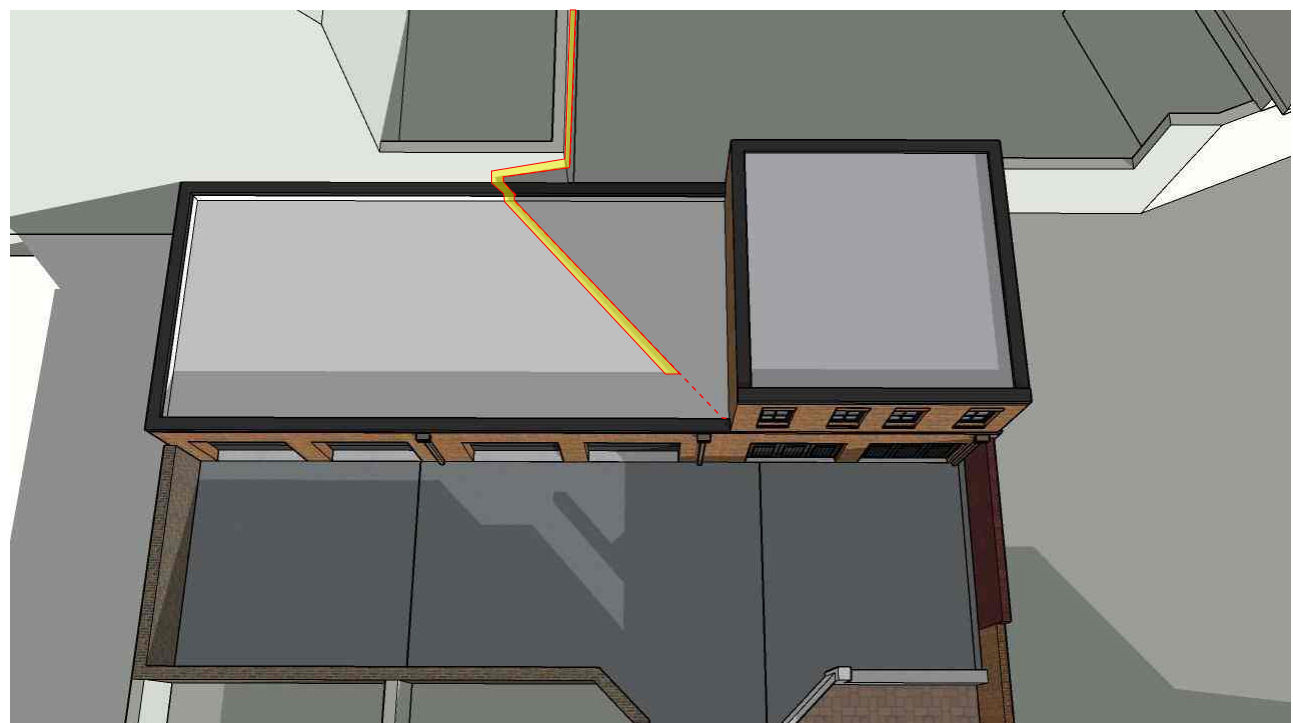
SUMMER SOLSTICE 3:00 PM - MATTER OF RIGHT



SUMMER SOLSTICE 3:00 PM - PROPOSED
NO IMPACT



WINTER SOLSTICE 9:00 AM - MATTER OF RIGHT

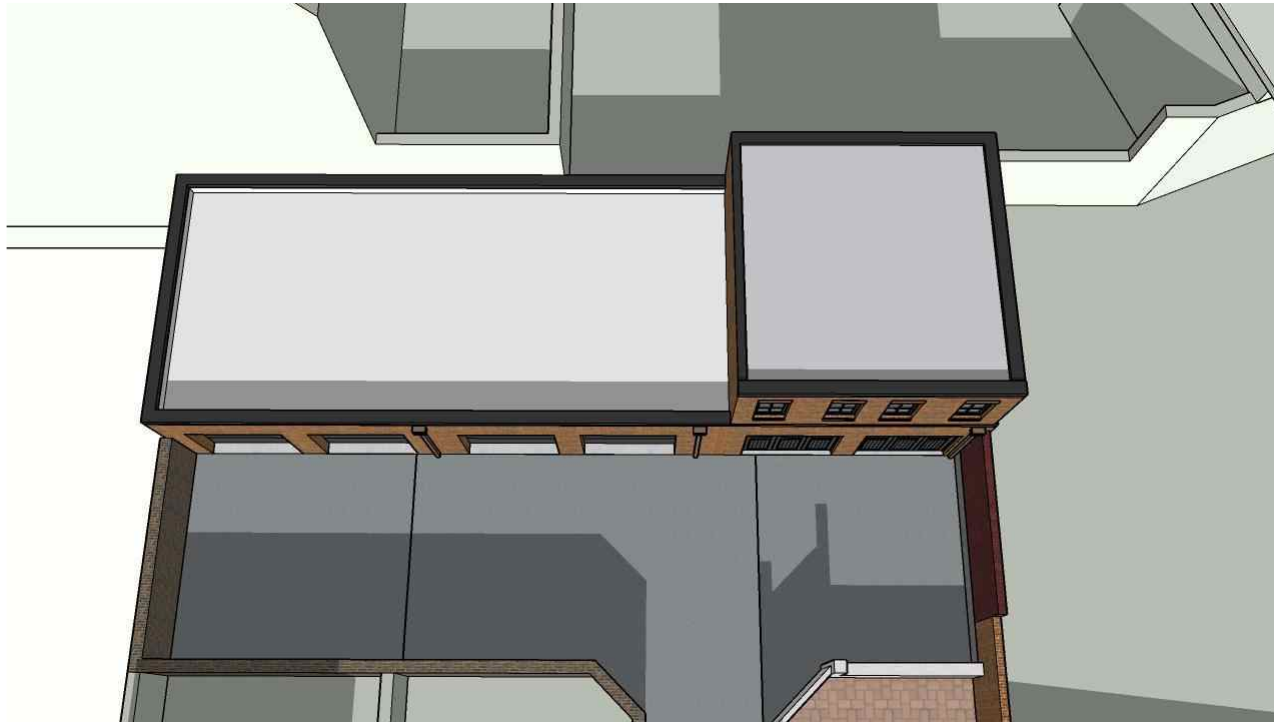


WINTER SOLSTICE 9:00 AM - PROPOSED
MINIMAL IMPACT

SMITH RESIDENCE

3253 P ST, WASHINGTON DC 20007





WINTER SOLSTICE 12:00 PM - MATTER OF RIGHT



WINTER SOLSTICE 12:00 PM - PROPOSED
MINIMAL IMPACT



WINTER SOLSTICE 3:00 PM - MATTER OF RIGHT



WINTER SOLSTICE 3:00 PM - PROPOSED
NO IMPACT

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