

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

SHEET INDEX

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SMITH RESIDENCE

3253 P ST NW

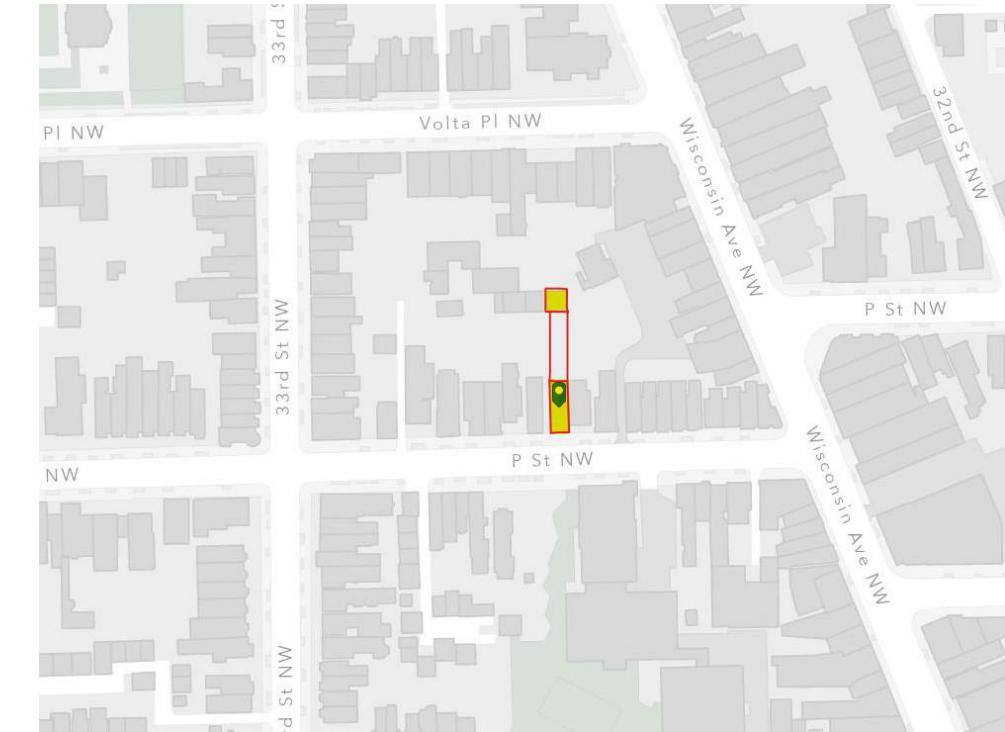
ZONING DATA

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. PERVERIOUS 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

PROJECT TEAM

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

VICINITY MAP



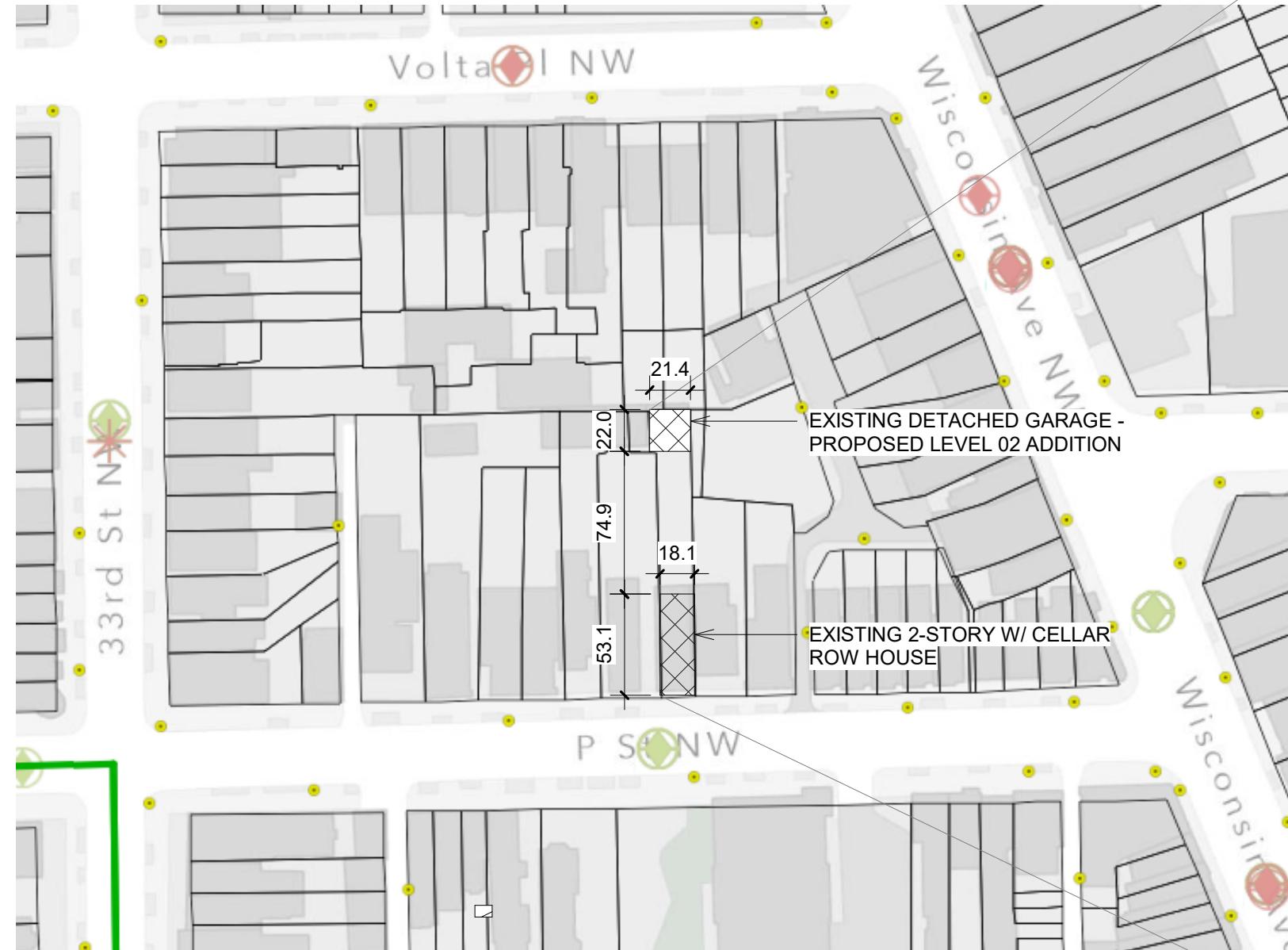
COVER

01

Board of Zoning Adjustment
District of Columbia
Case No. 21325
EXHIBIT NO. 21A

SCALE :

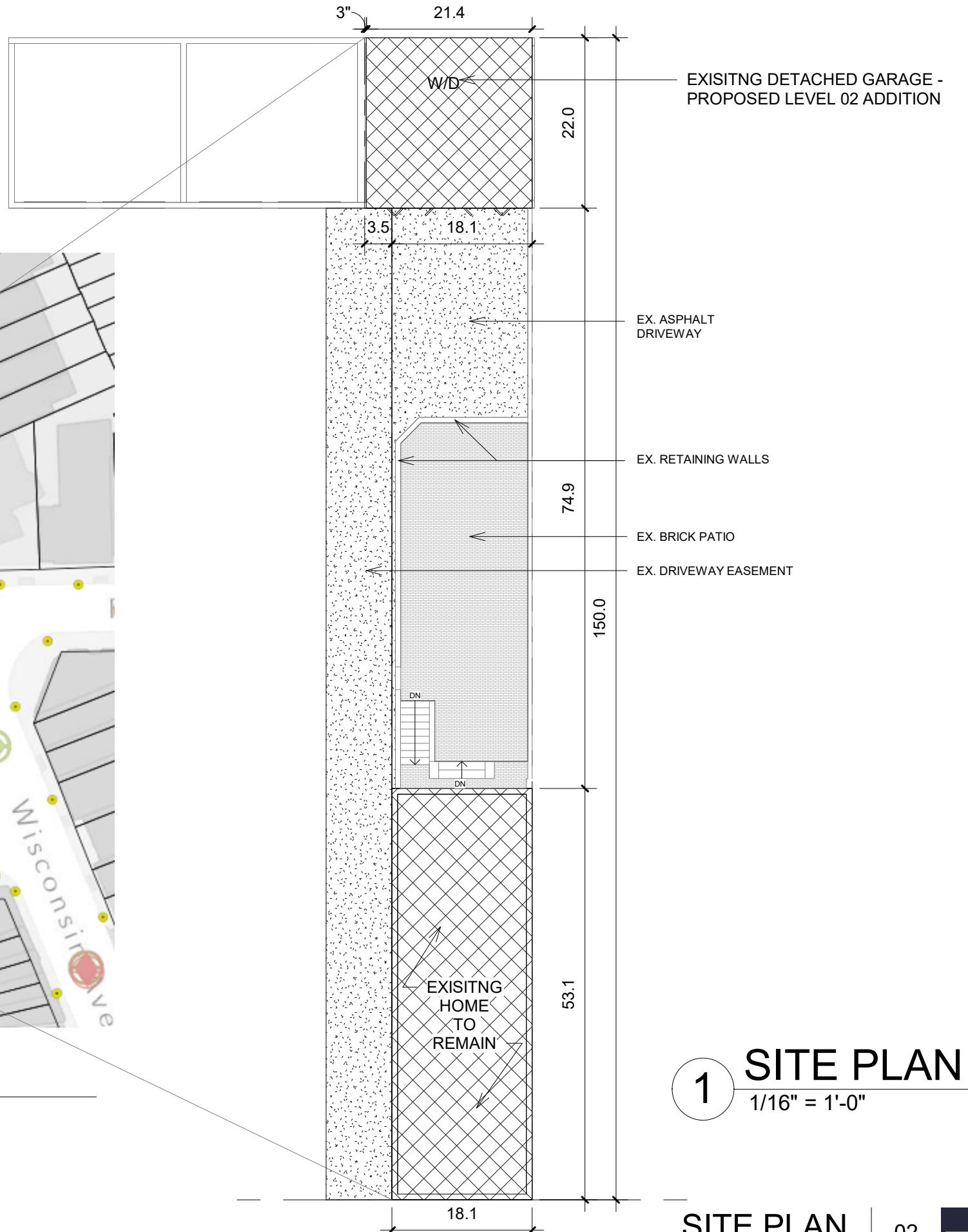
EUSTILUS ARCHITECTURE EA



SMITH RESIDENCE

3253 P ST NW

SCALE : As indicated



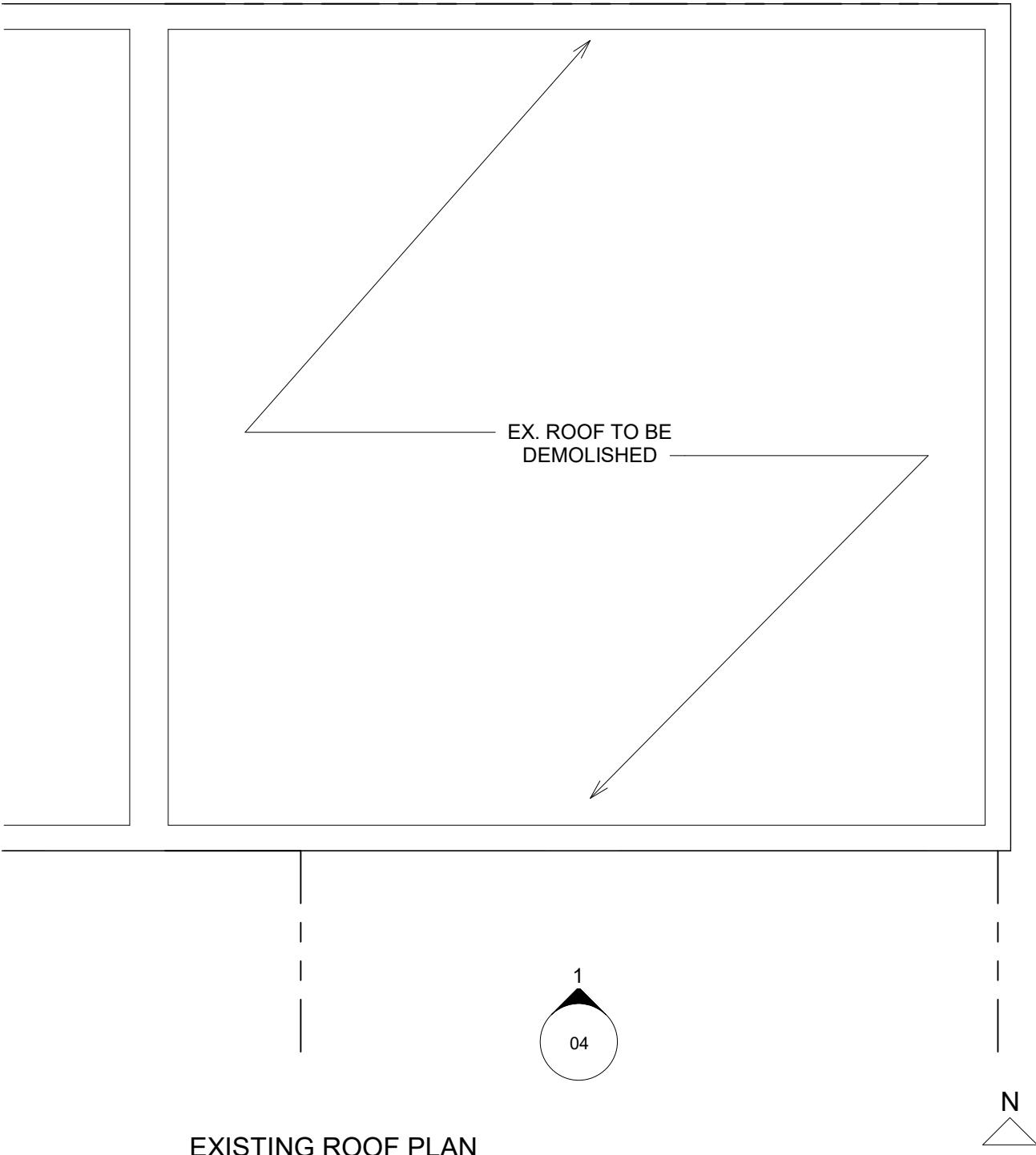
SITE PLAN

02

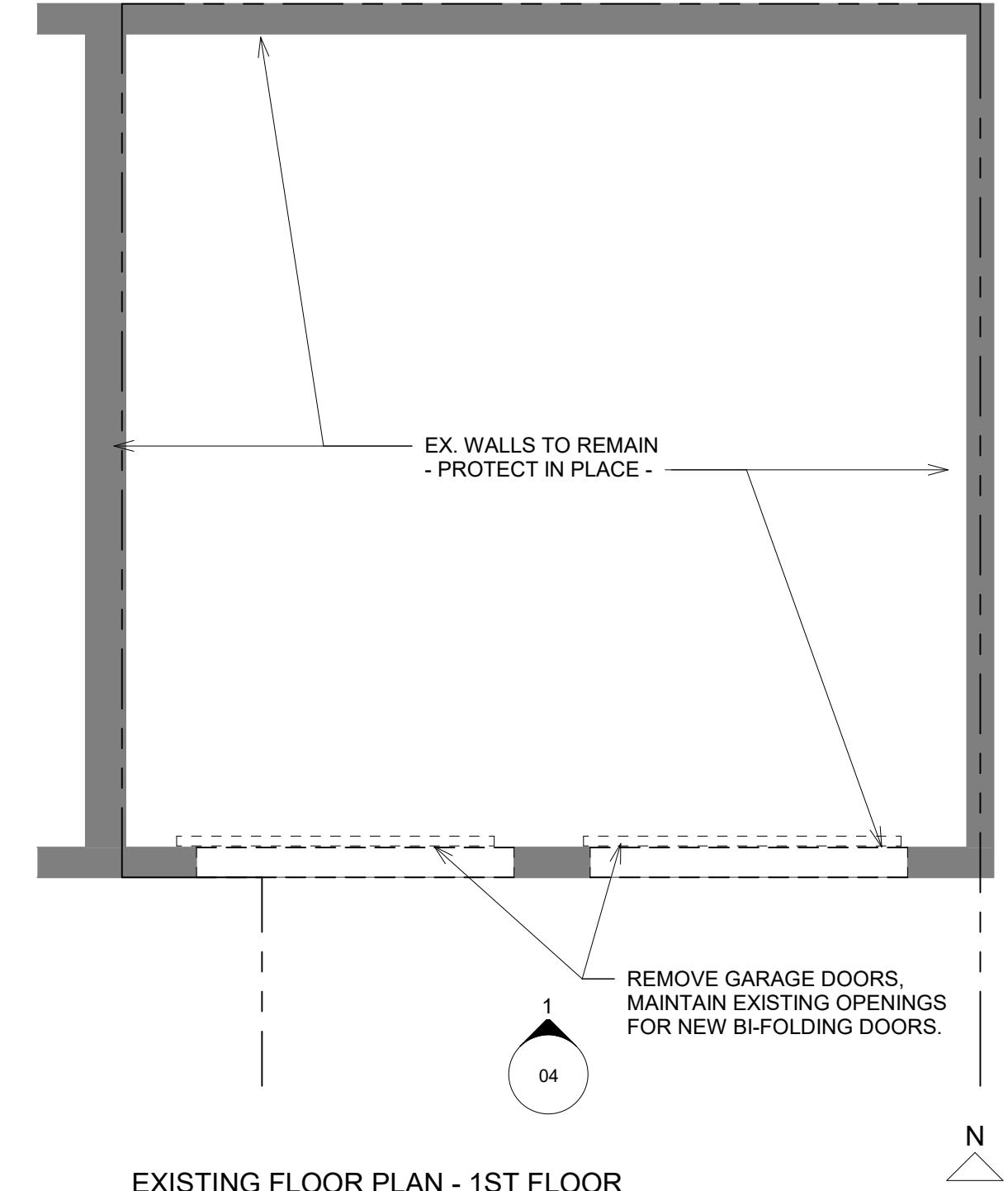


EUSTILUS ARCHITECTURE

04
2



04
2



SMITH RESIDENCE

3253 P ST NW

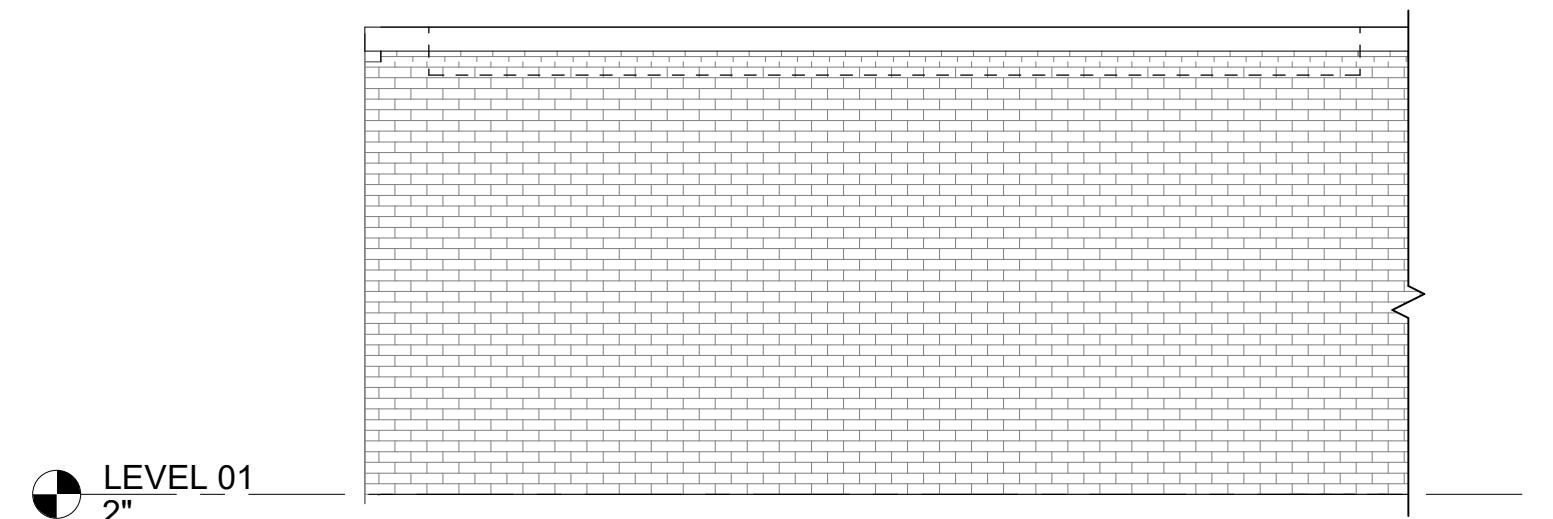
SCALE : 1/4" = 1'-0"

EXISTING PLANS

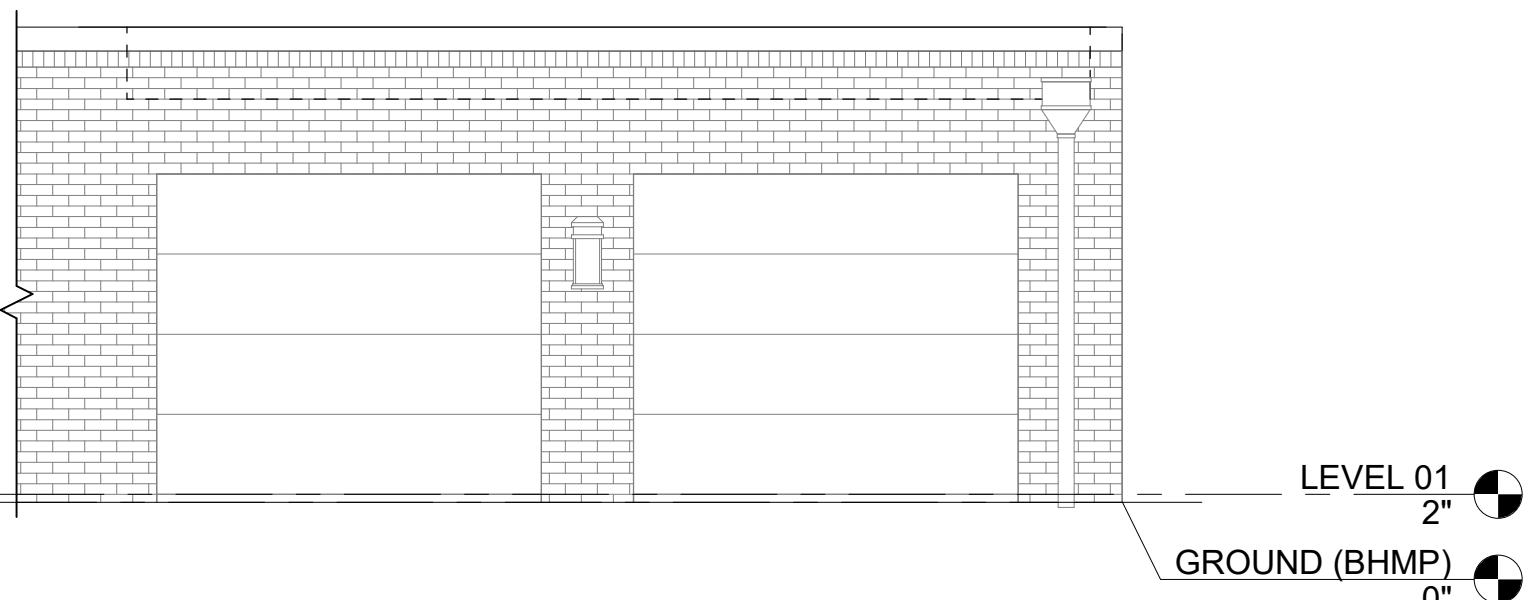
03

EUSTILUS ARCHITECTURE





EXISTING ORTH ELEVATION (EAST & WEST SIMILAR)



EXISTING SOUTH ELEVATION

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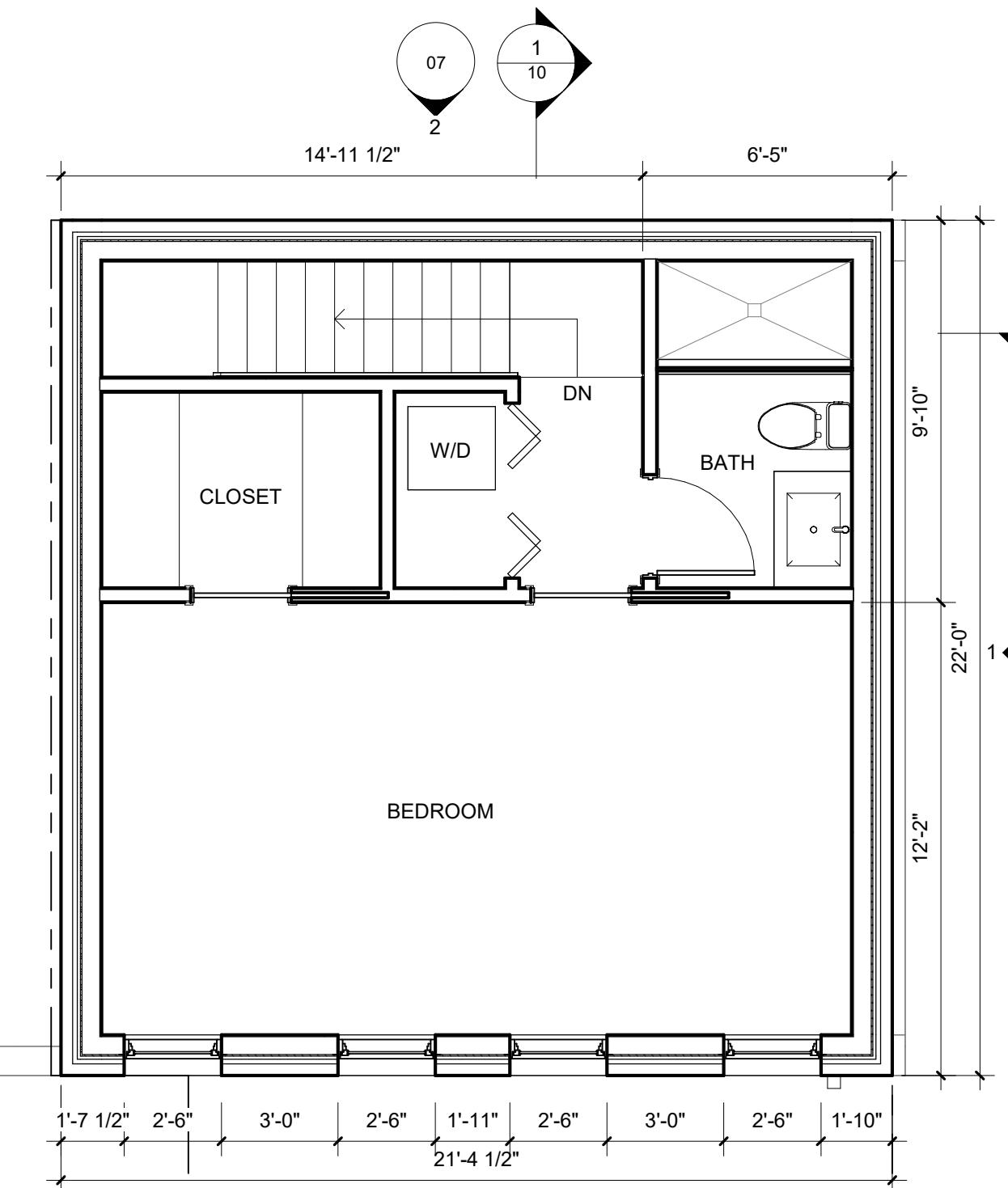
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EXISTING ELEVATIONS

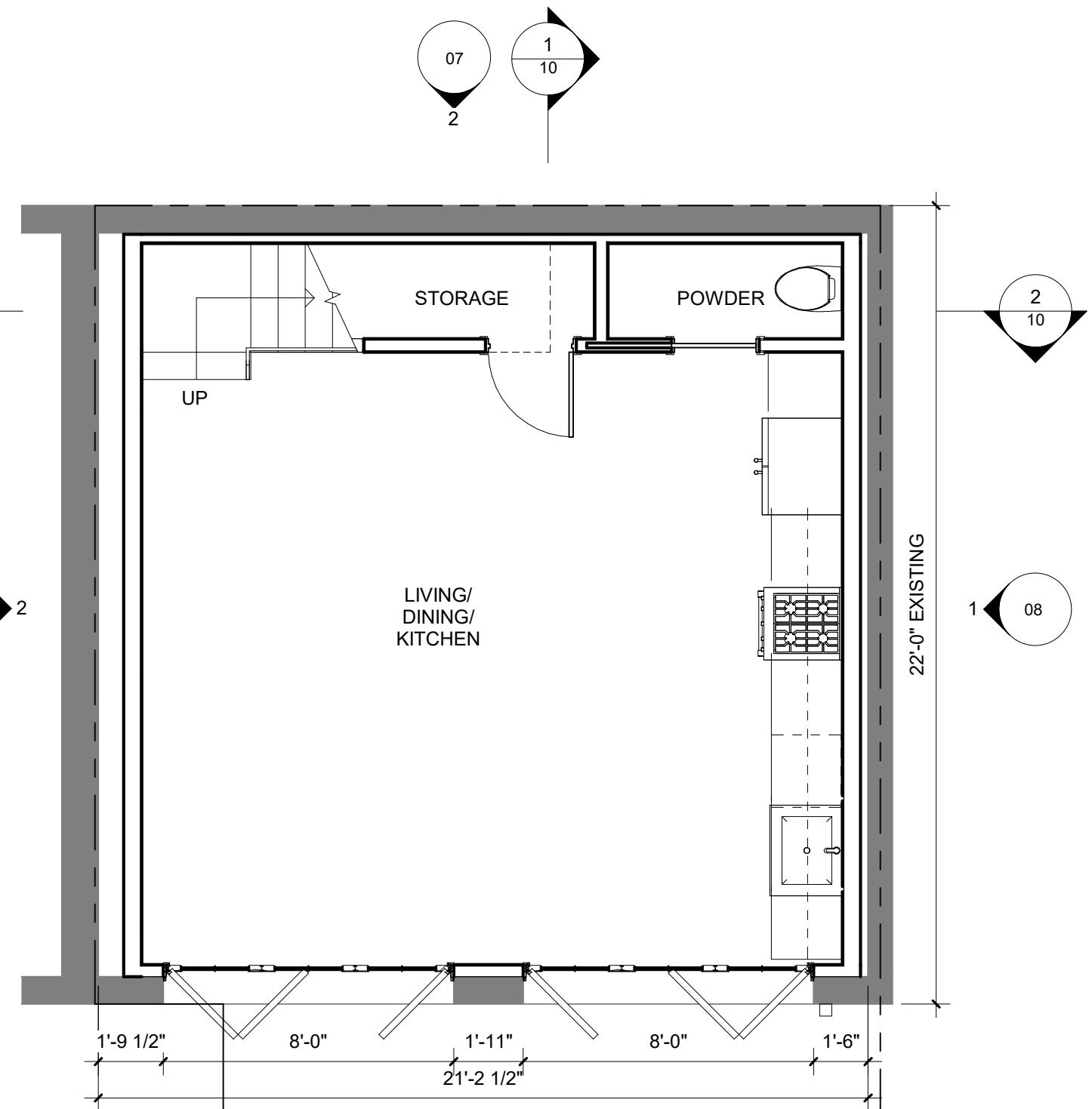
04

EUSTILUS ARCHITECTURE

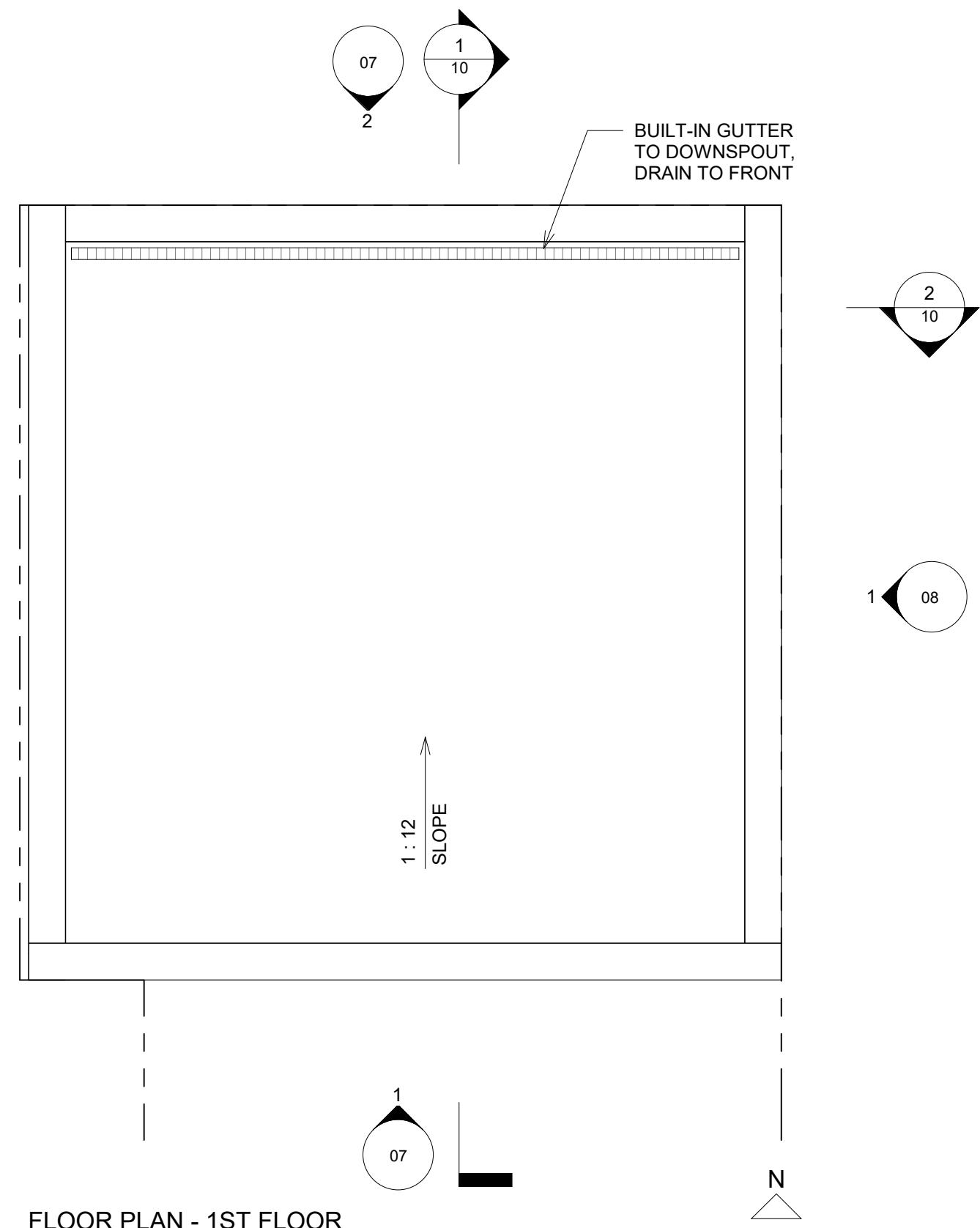




FLOOR PLAN - 2ND FLOOR



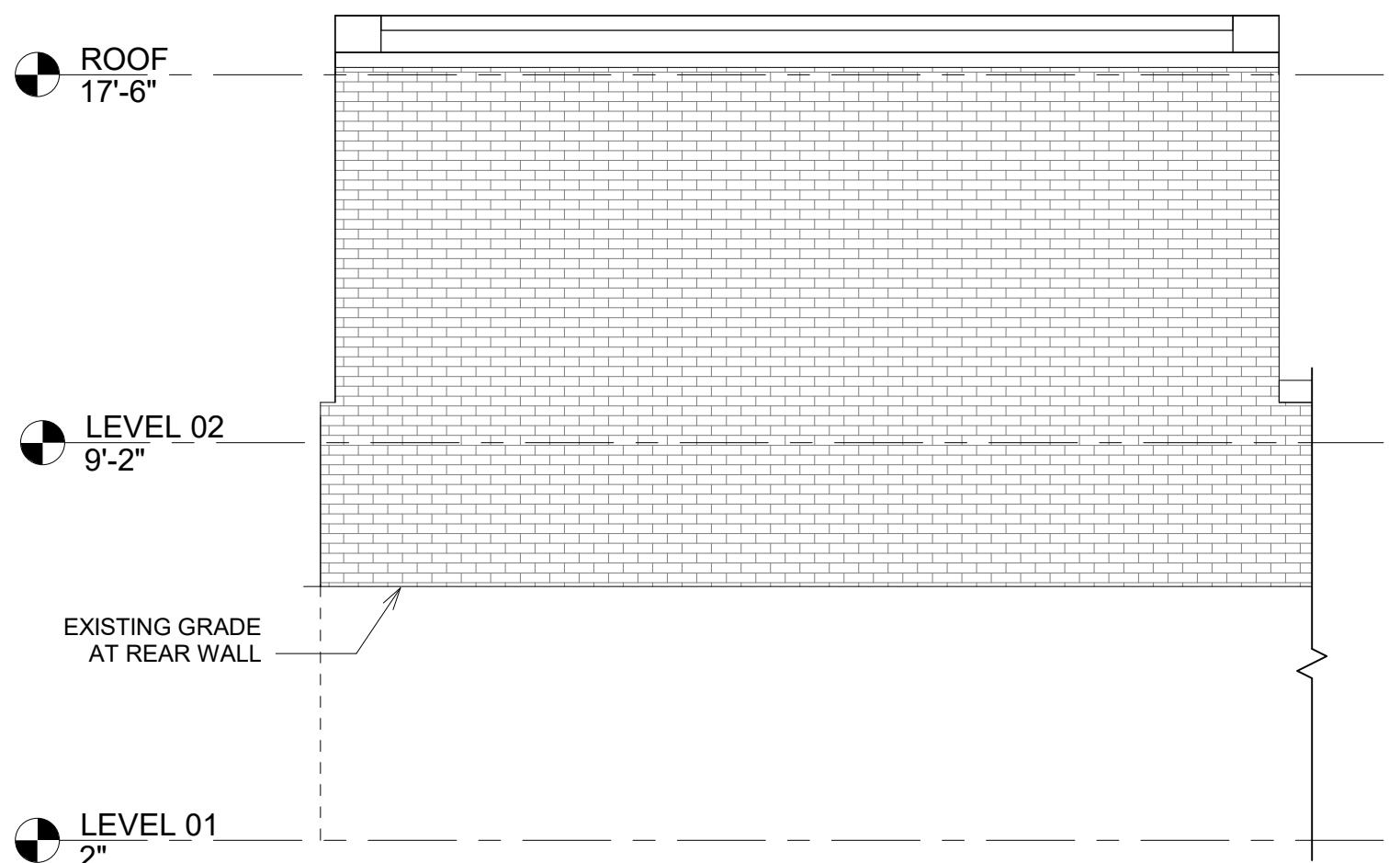
FLOOR PLAN - 1ST FLOOR



FLOOR PLAN - 1ST FLOOR

2
101
0808
207
21
101
07

N



NORTH ELEVATION

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



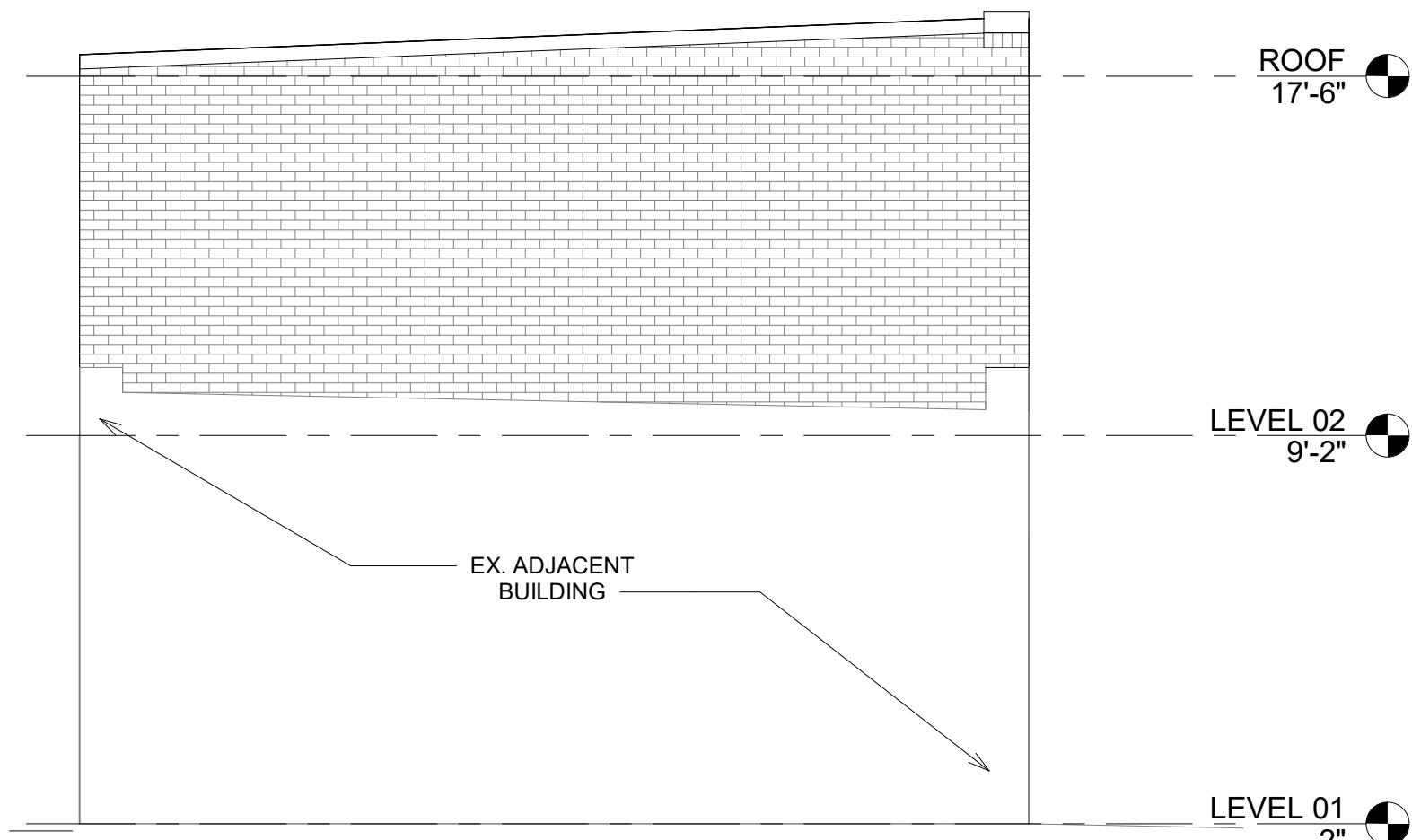
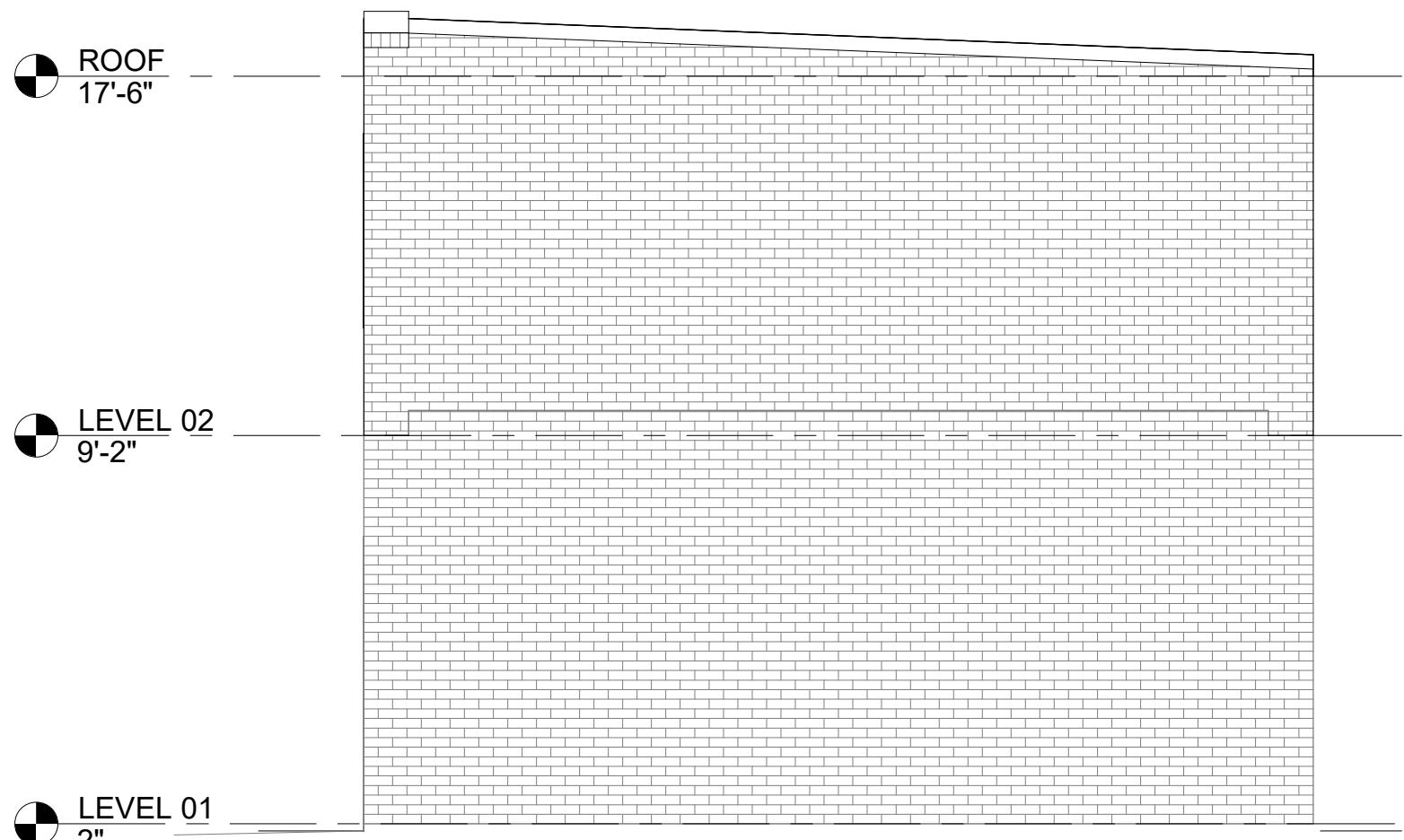
SOUTH ELEVATION

ELEVATIONS

07

EUSTILUS ARCHITECTURE





EAST ELEVATION

WEST ELEVATION

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

ELEVATIONS

08

EUSTILUS ARCHITECTURE





SMITH RESIDENCE

3253 P ST NW

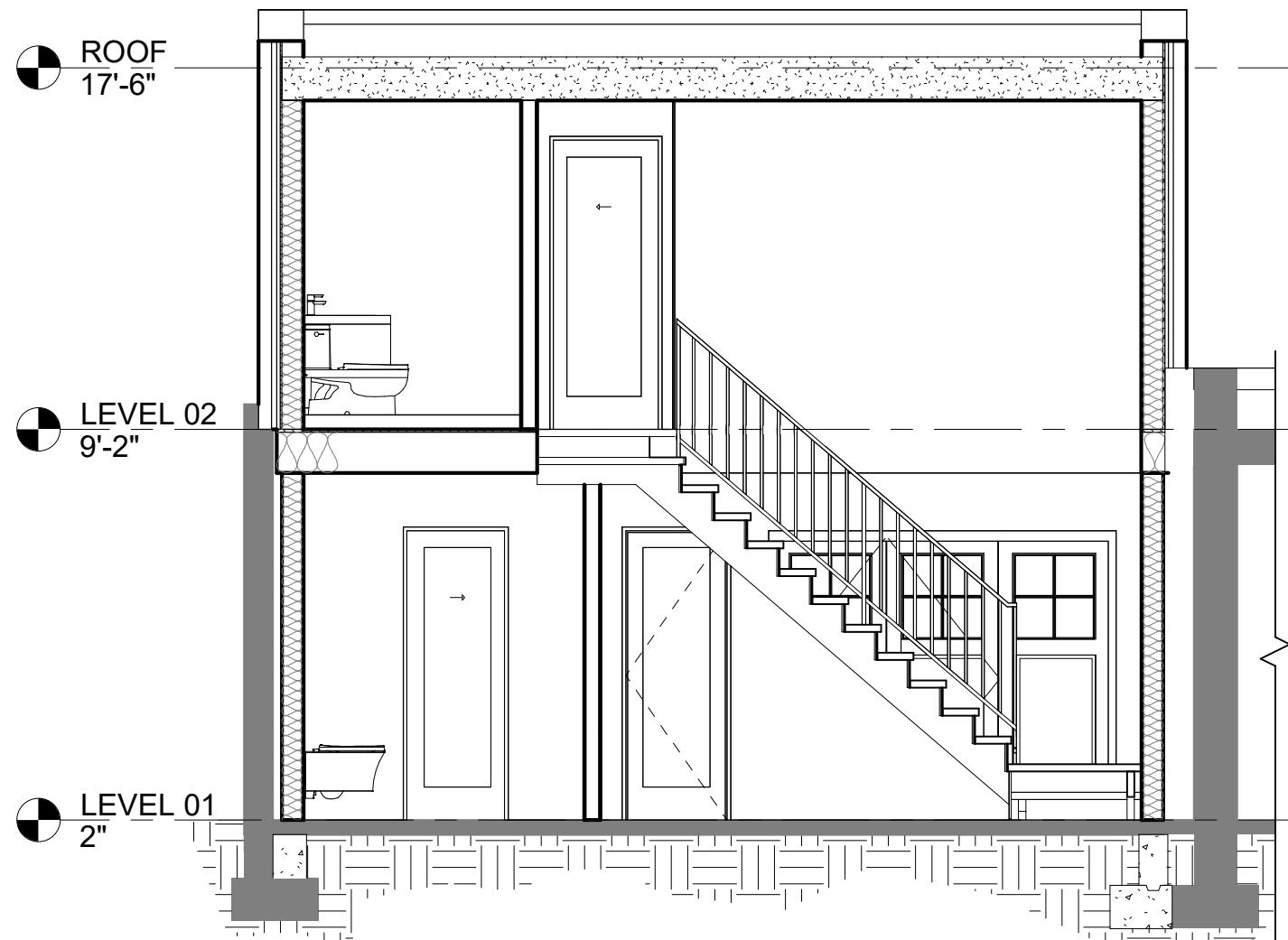
SOUTH ELEVATION SITE CONTEXT

SCALE : 3/16" = 1'-0"

09

EUSTILUS ARCHITECTURE



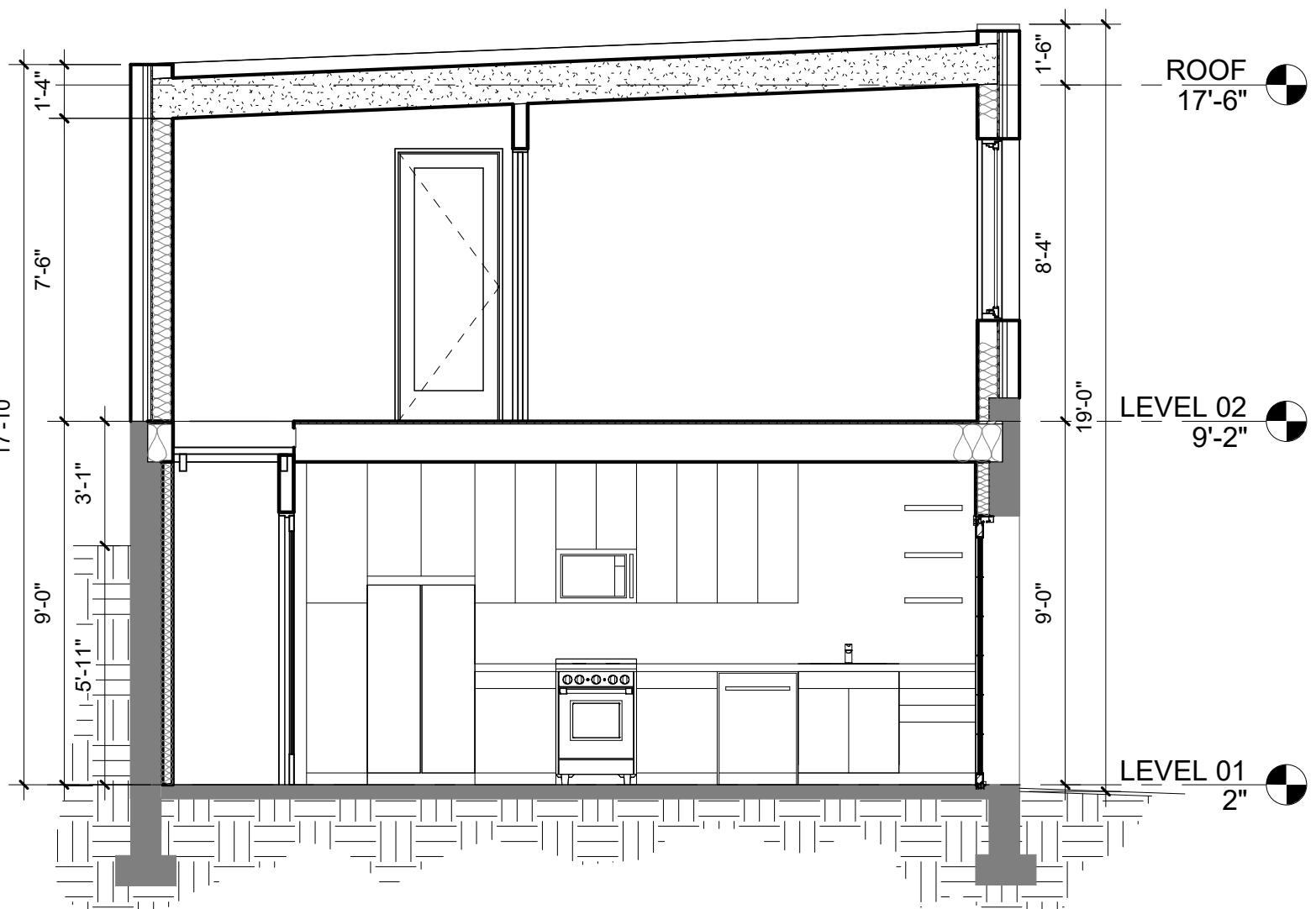


SECTION 02

SMITH RESIDENCE

3253 P ST NW

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



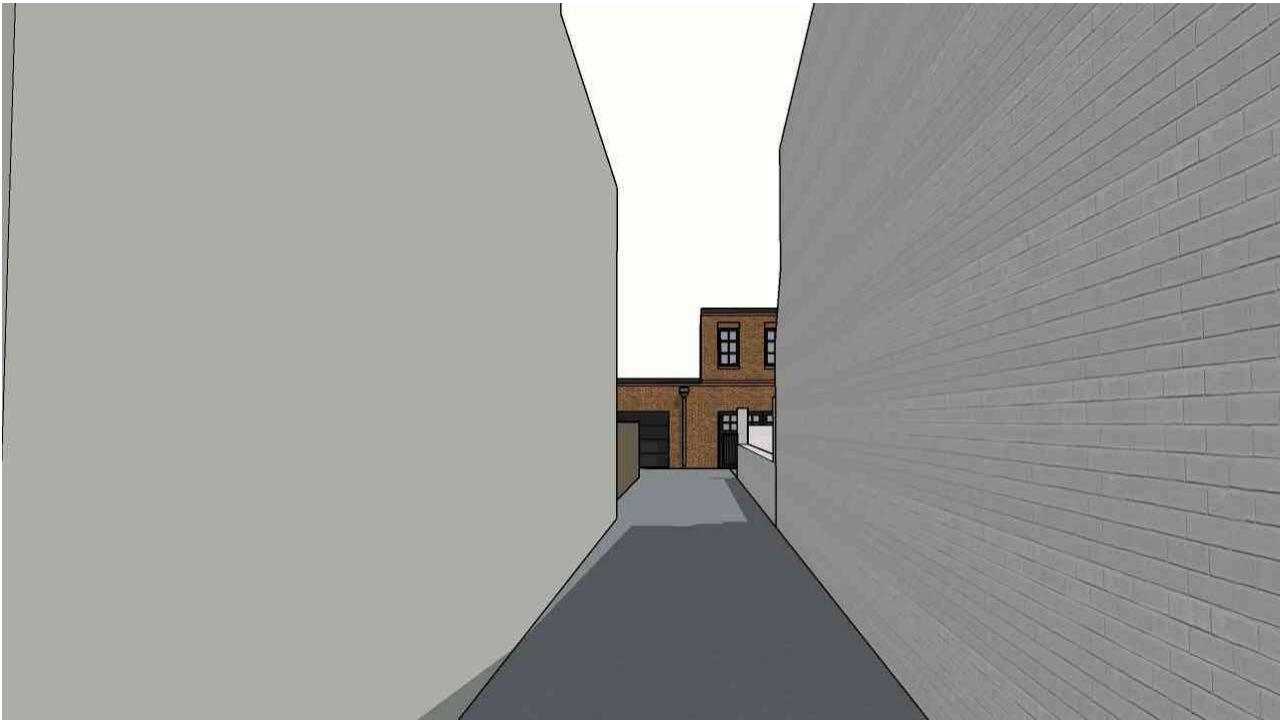
SECTION 01

SECTIONS

10

EUSTILUS ARCHITECTURE





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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3D IMAGES | 1

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1. VIEW FROM THE DRIVEWAY EASTMENT

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3D IMAGES | 2

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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



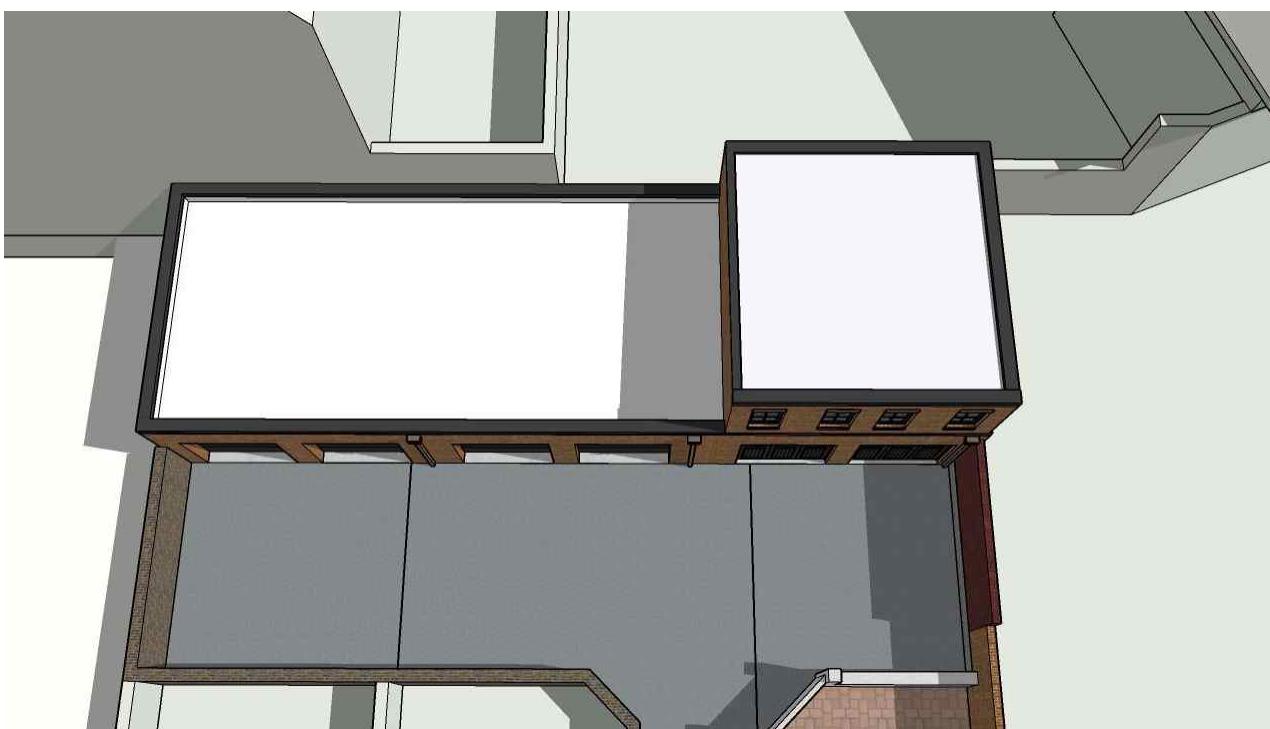
1. ALLEY ON 13TH BLOCK BETWEEN 33TH ST NW & POTOMAC ST NW



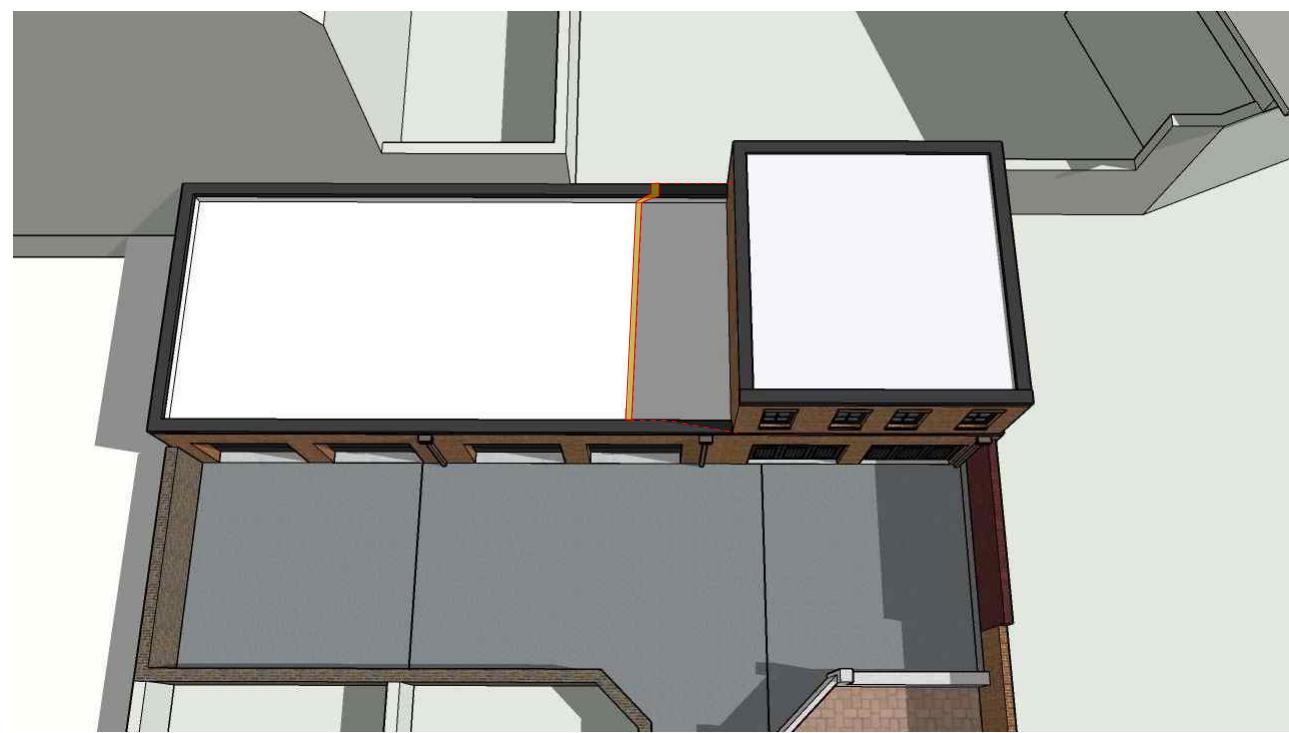
1. ALLEY ON 16TH BLOCK BETWEEN 34TH ST NW & WISCONSIN AVE NW



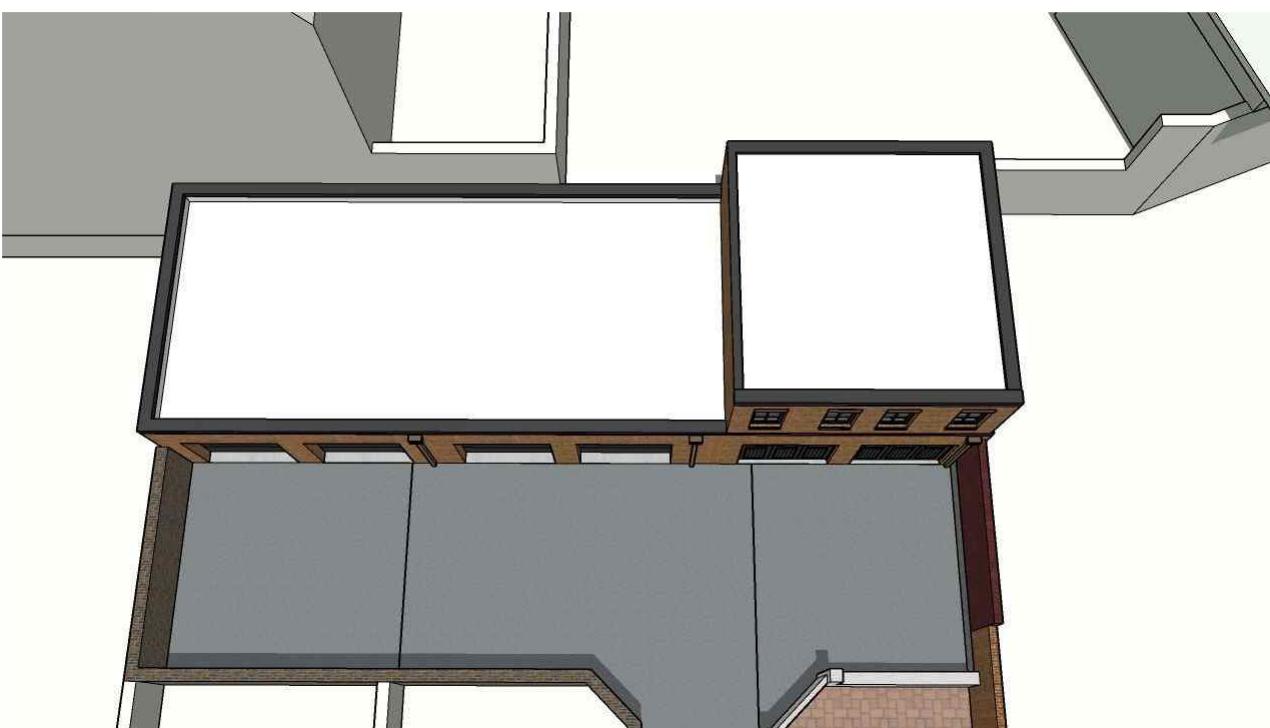
2. ALLEY ON POMANDER WALK NW



SUMMER SOLSTICE 9:00 AM - MATTER OF RIGHT



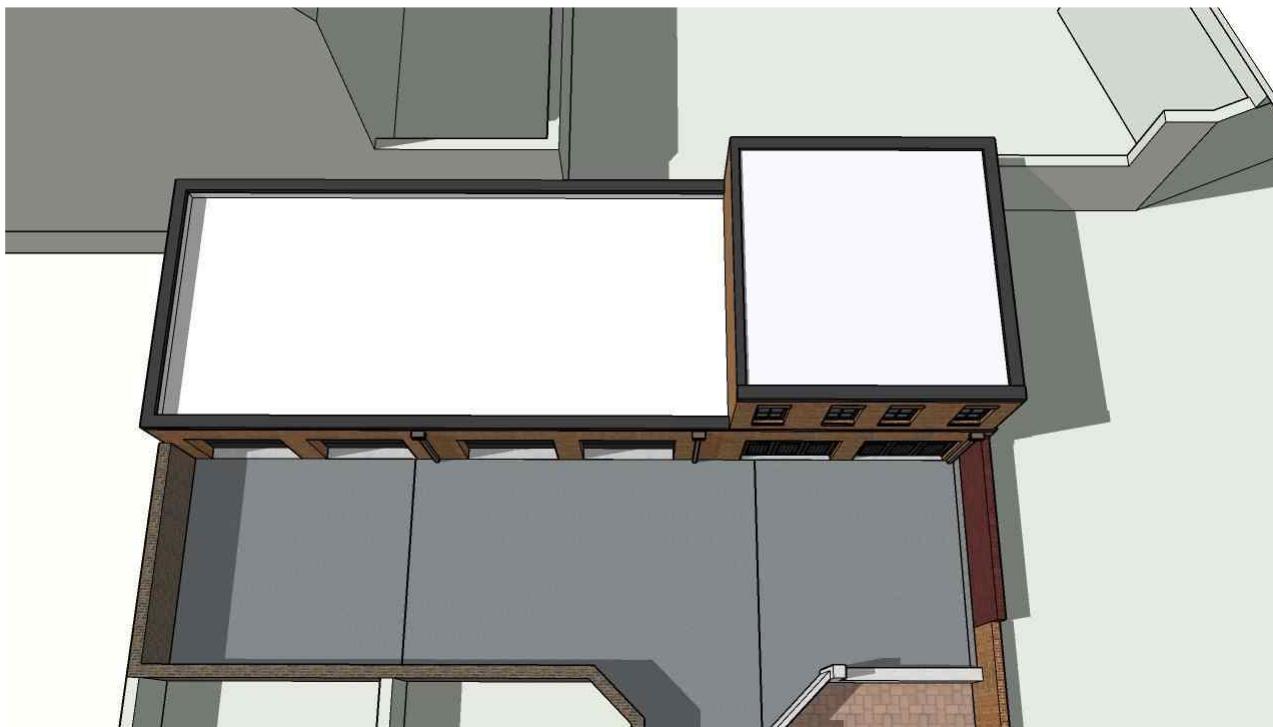
SUMMER SOLSTICE 9:00 AM - PROPOSED
MINIMAL IMPACT



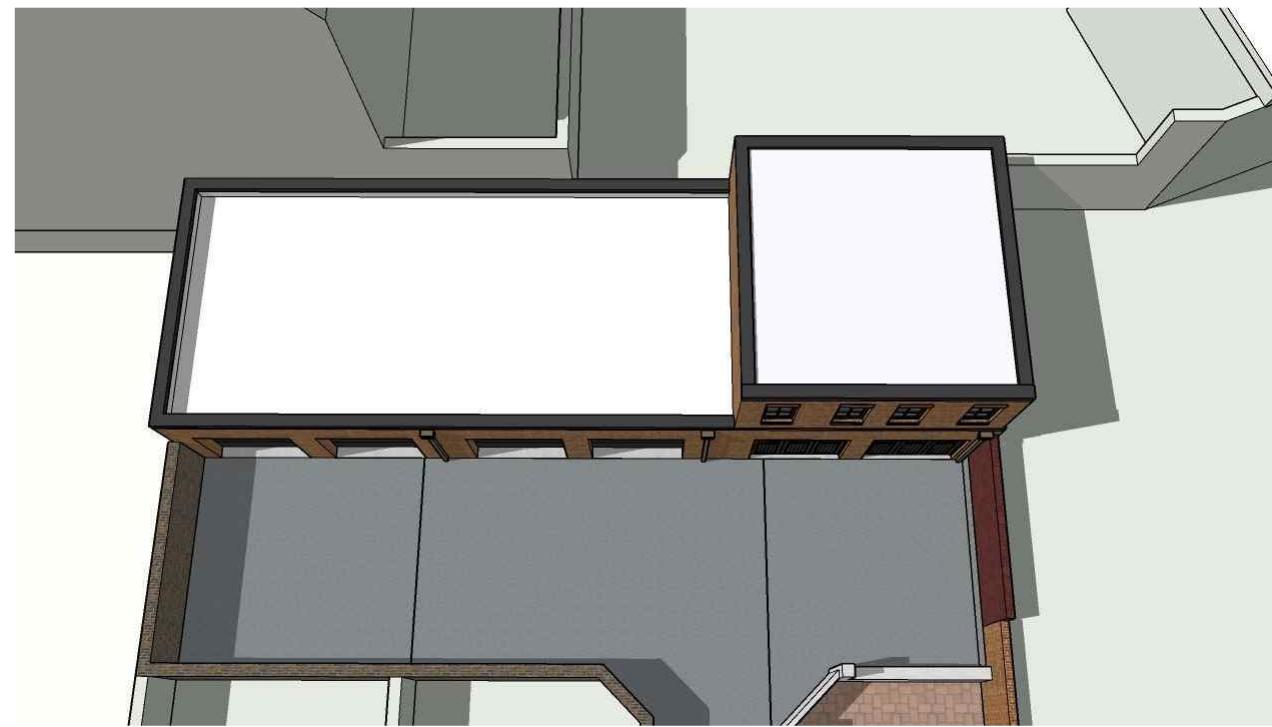
SUMMER SOLSTICE 12:00 PM - MATTER OF RIGHT



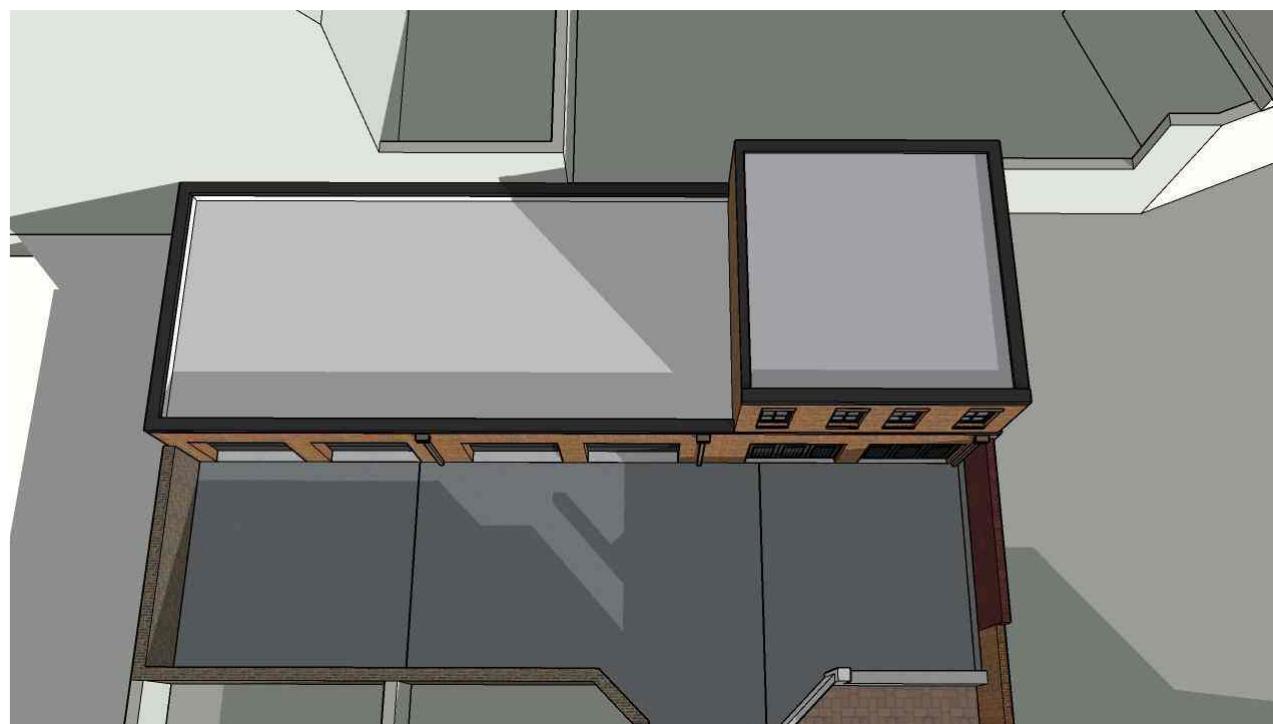
SUMMER SOLSTICE 12:00 PM - PROPOSED
NO IMPACT



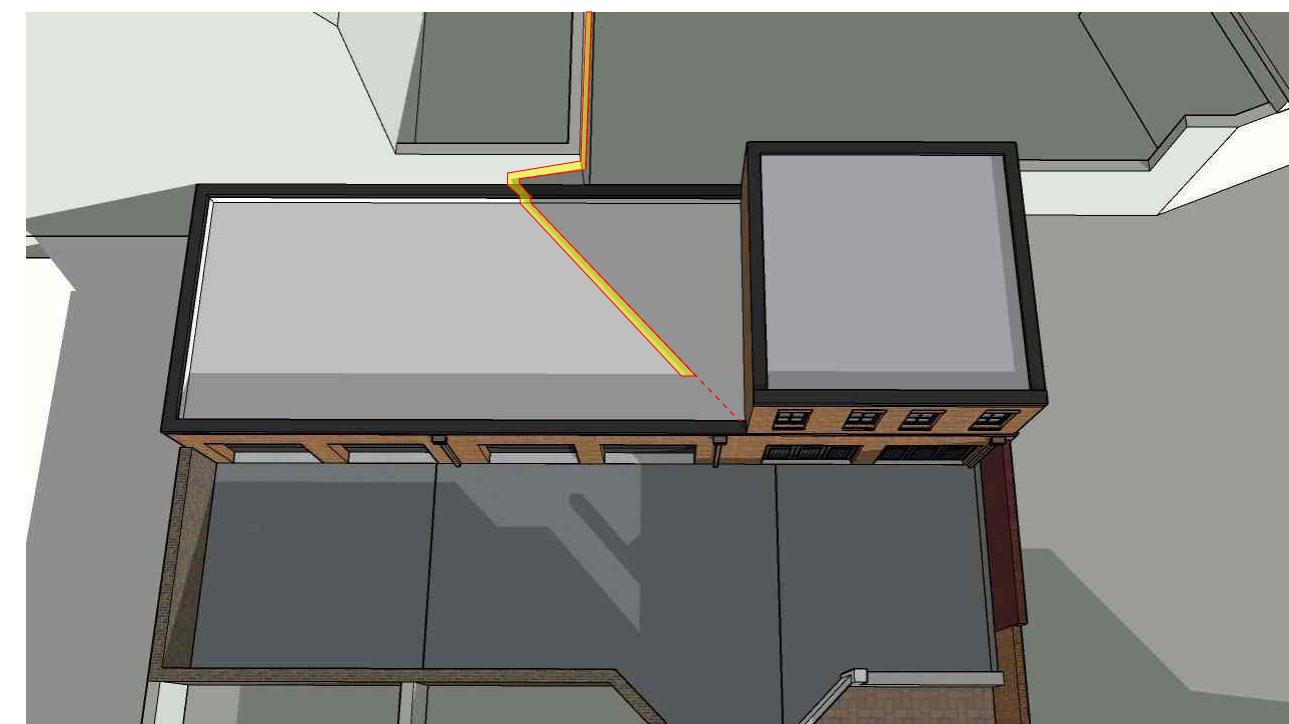
SUMMER SOLSTICE 3:00 PM - MATTER OF RIGHT



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

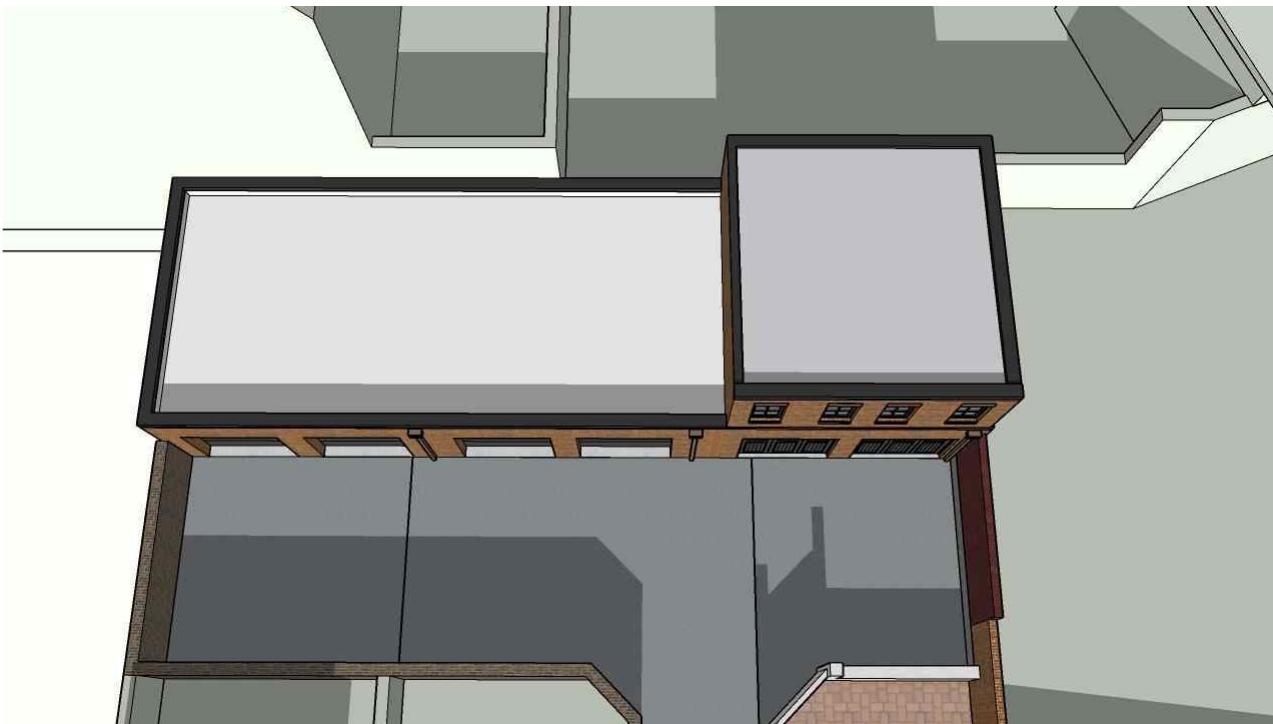
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SHADOW STUDY

1

EUSTILUS architecture





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

SMITH RESIDENCE

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SHADOW STUDY

1

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