proposed aerial | looking southwest



Board of Zoning Adjustment
District of Columbia
CASE NO. 21483
EXHIBIT NO. 51A2

proposed view | from 1512 33rd

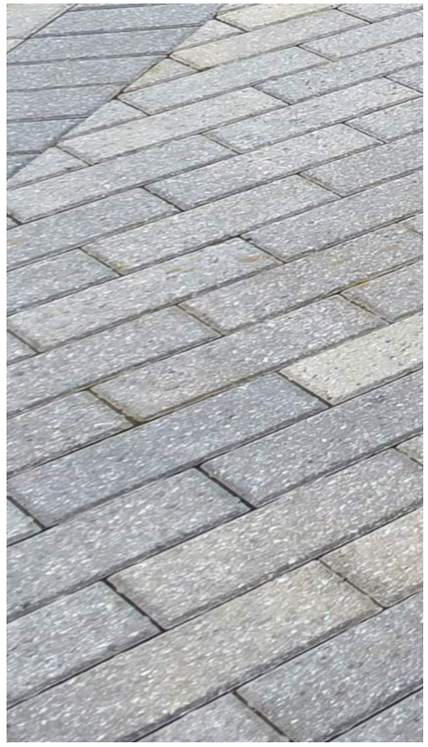


proposed material palette



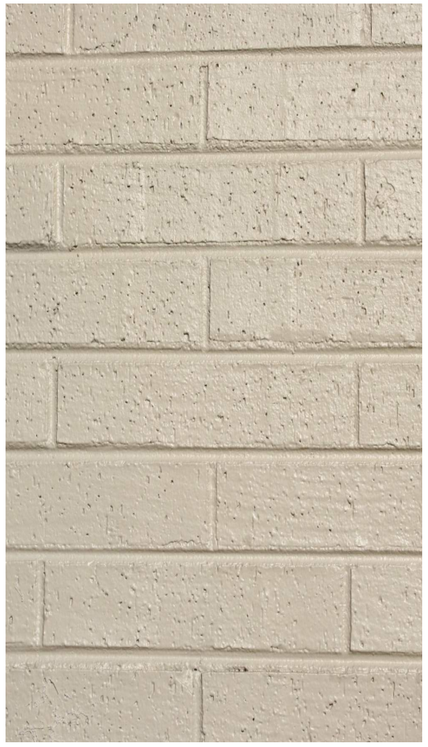
BR-00

existing brick retaining walls
ex. to remain



ST-00

existing garden pavers
ex. to remain



BR-01

existing painted face brick
ex. to remain



PT-04

new doors + windows
black





GL-01 / GL-02

glass panels
glass, opaque blackout panel

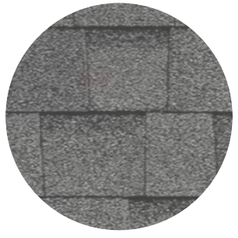
surrounding material palette





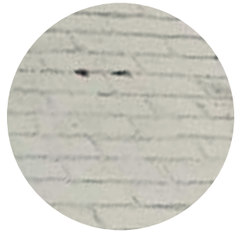




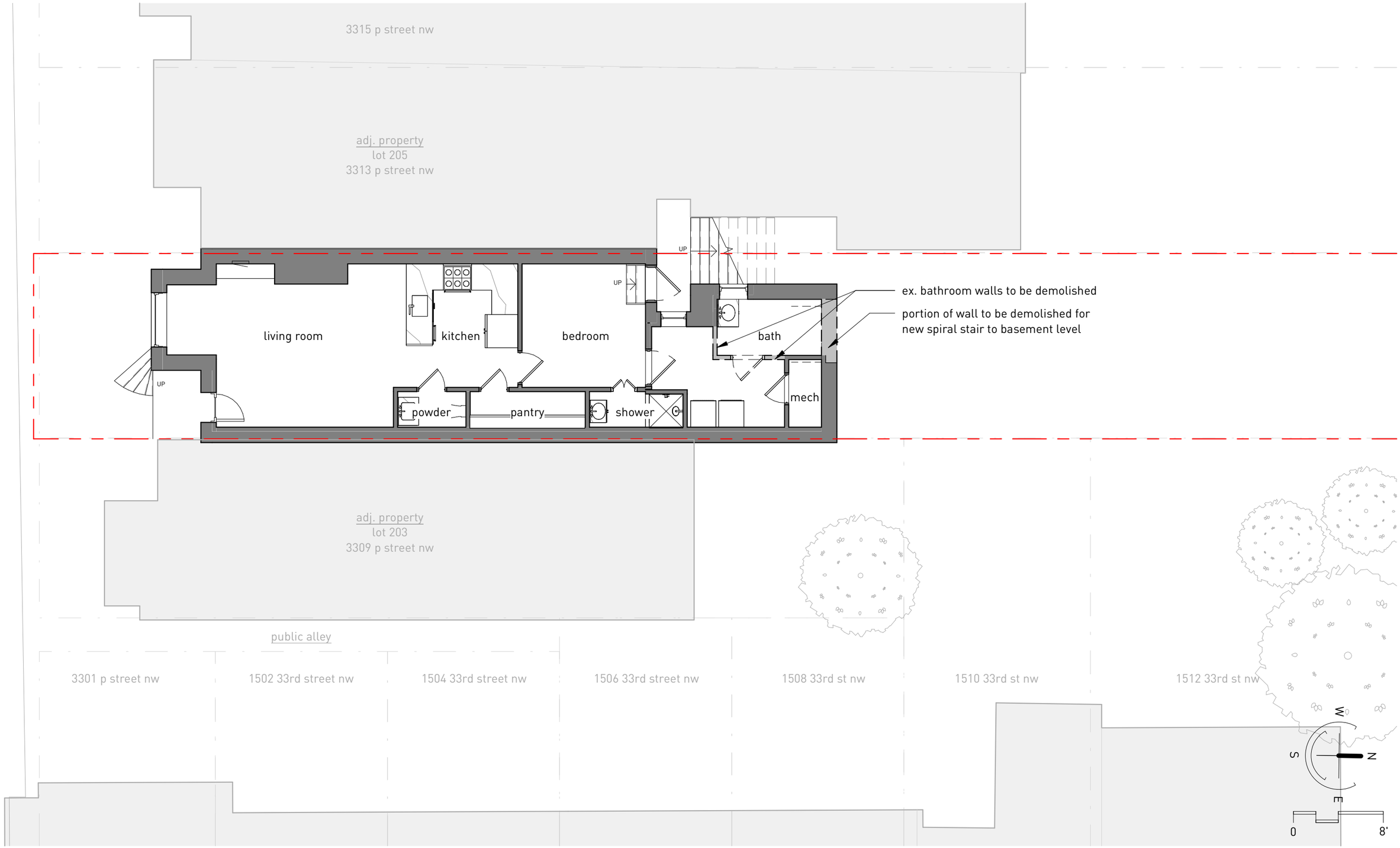




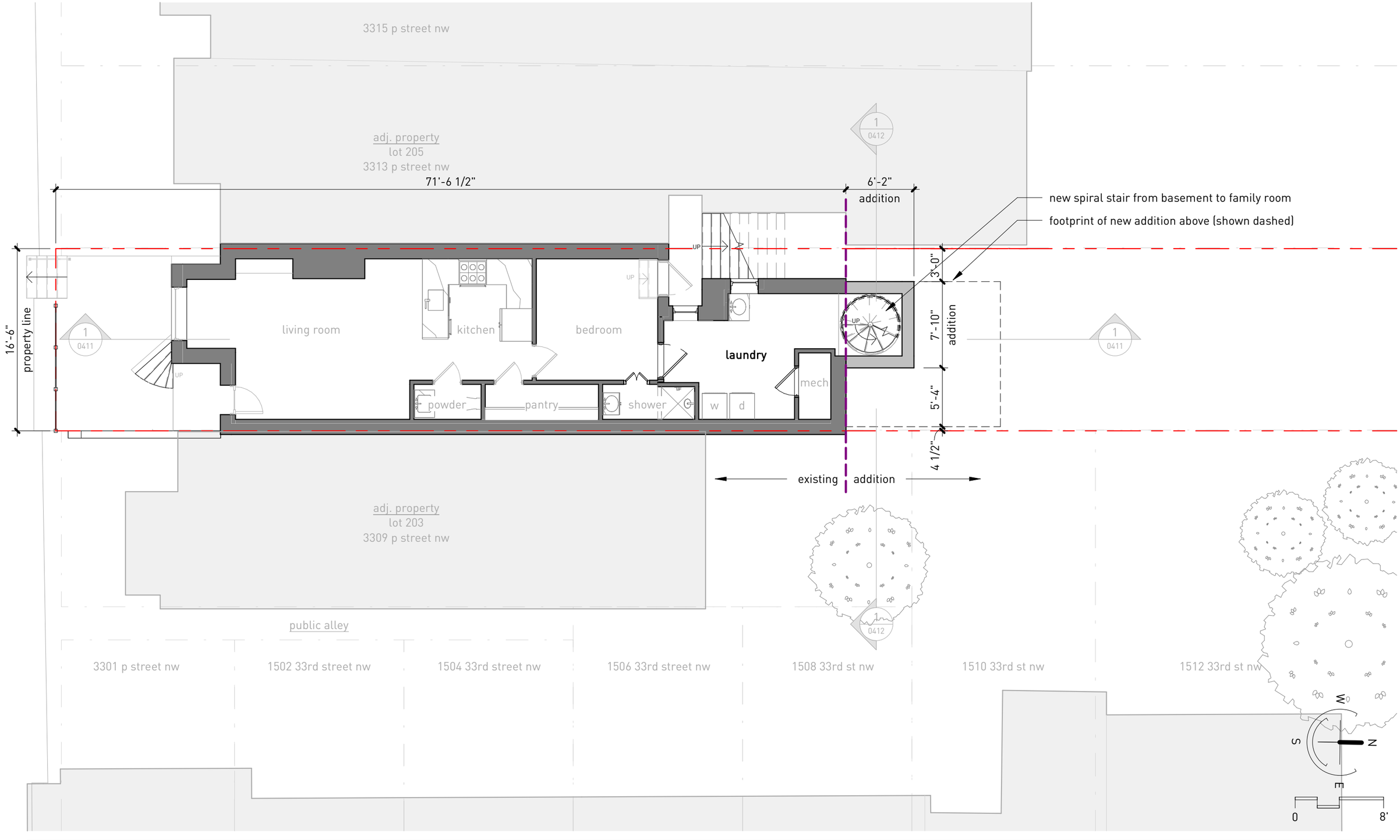




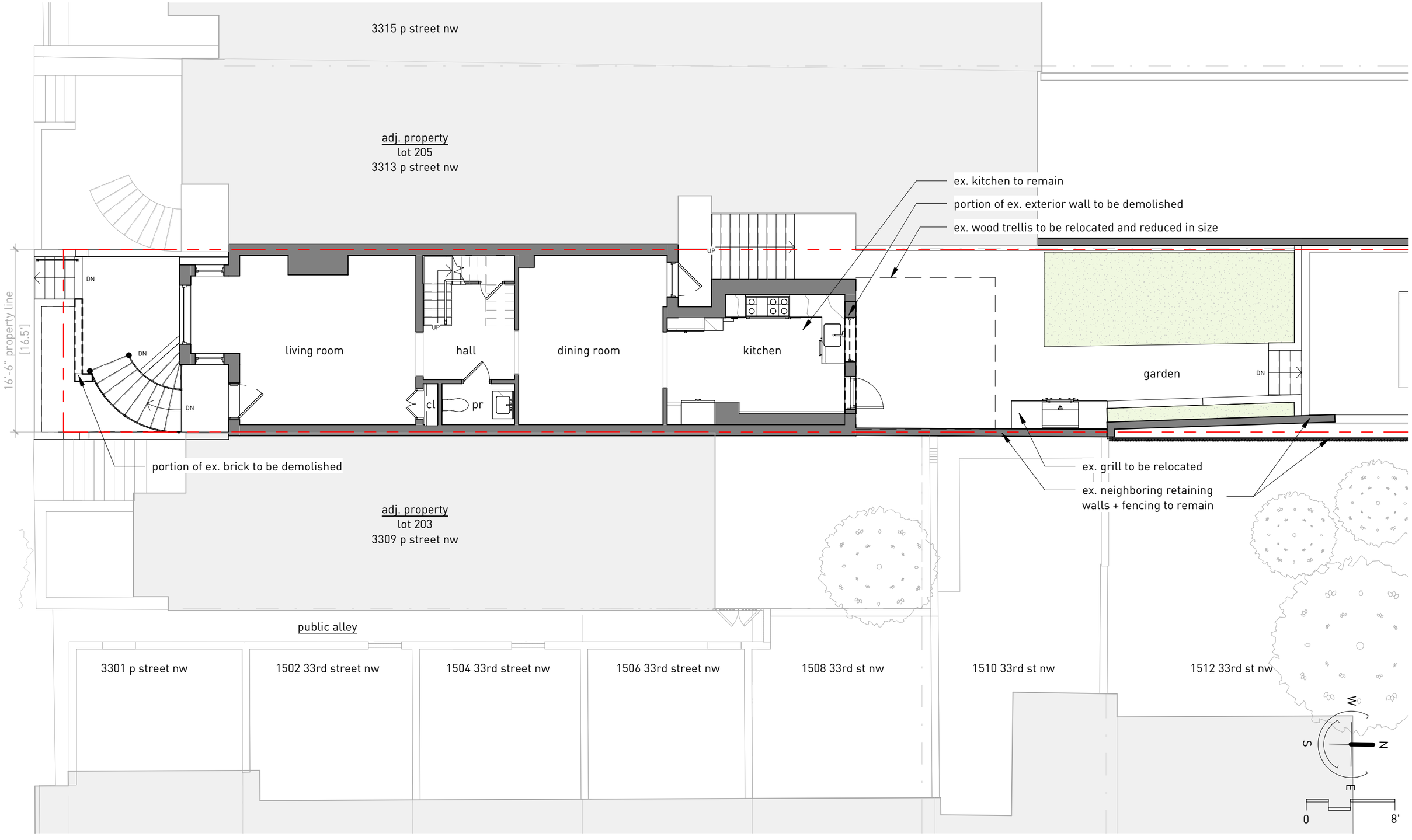
demolition plan | basement



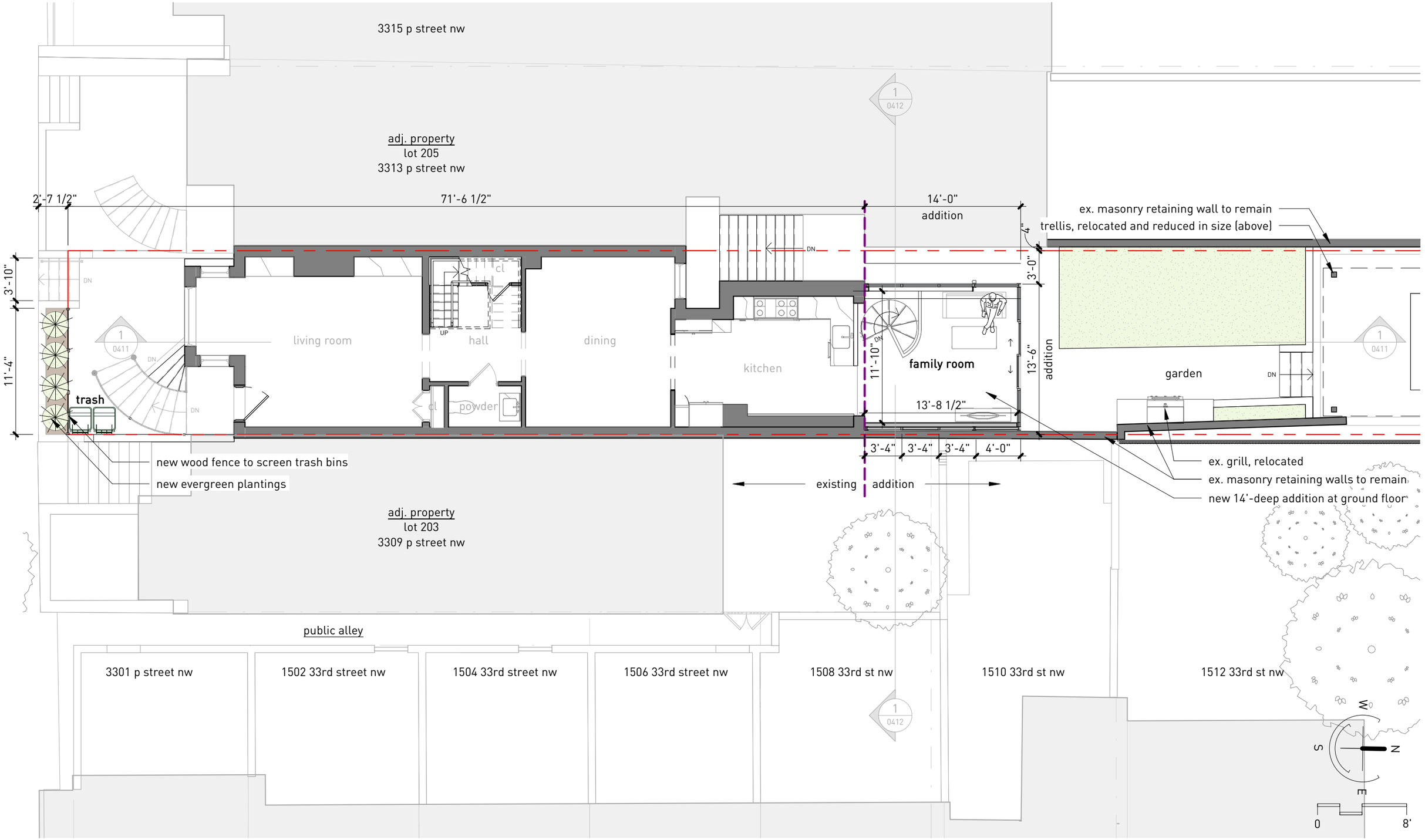
proposed plan | basement



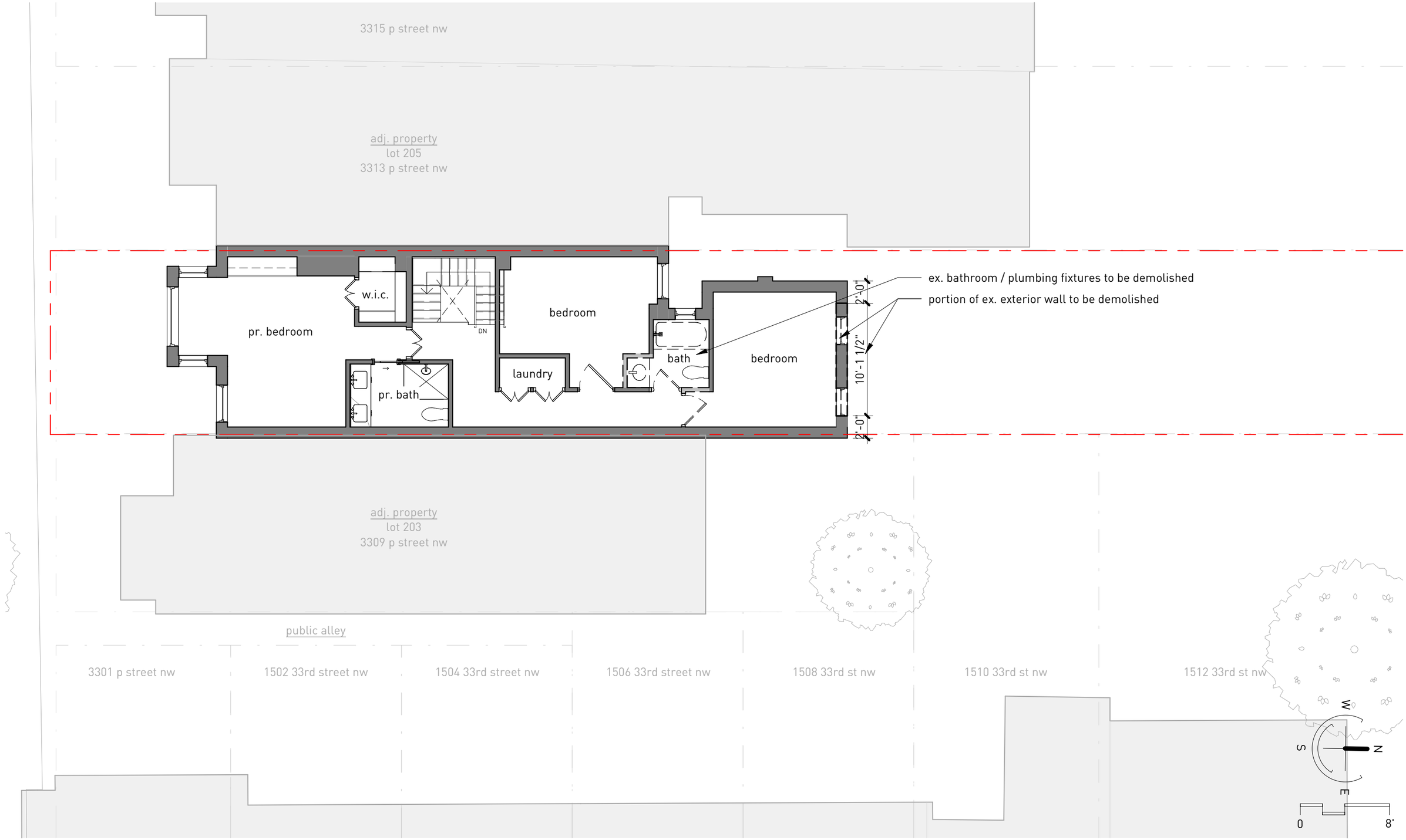
demolition plan | ground



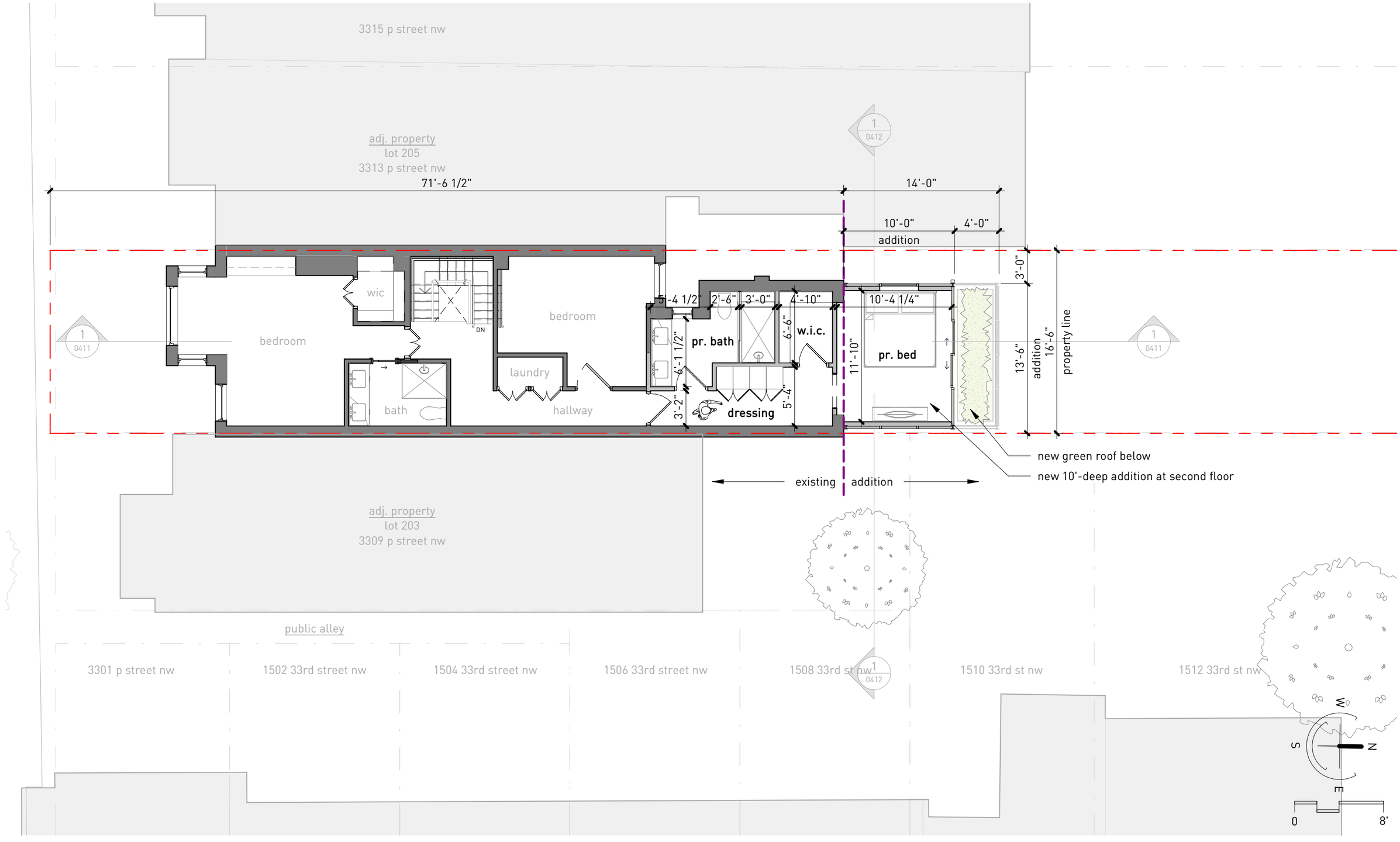
proposed plan | ground



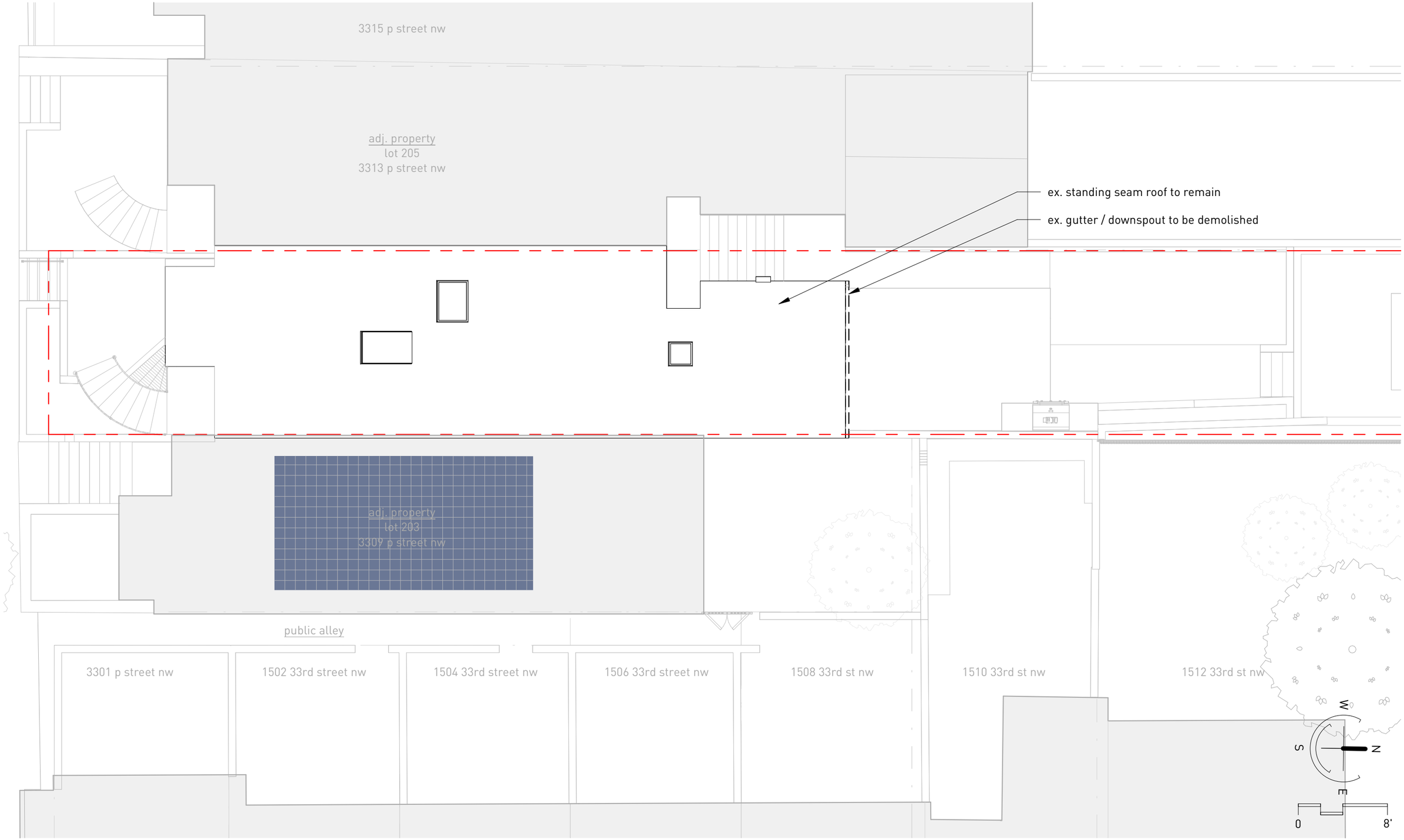
demolition plan | second



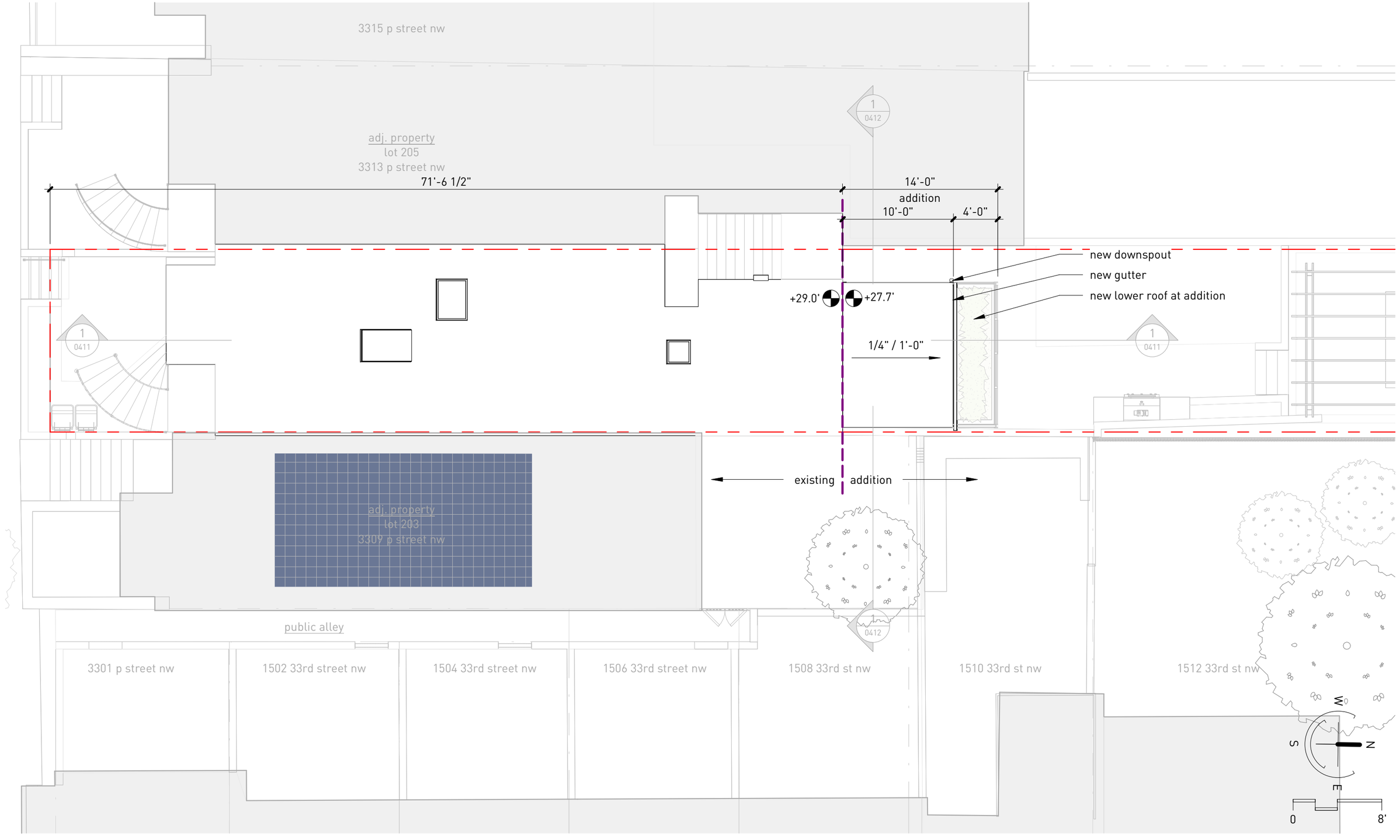
proposed plan | second



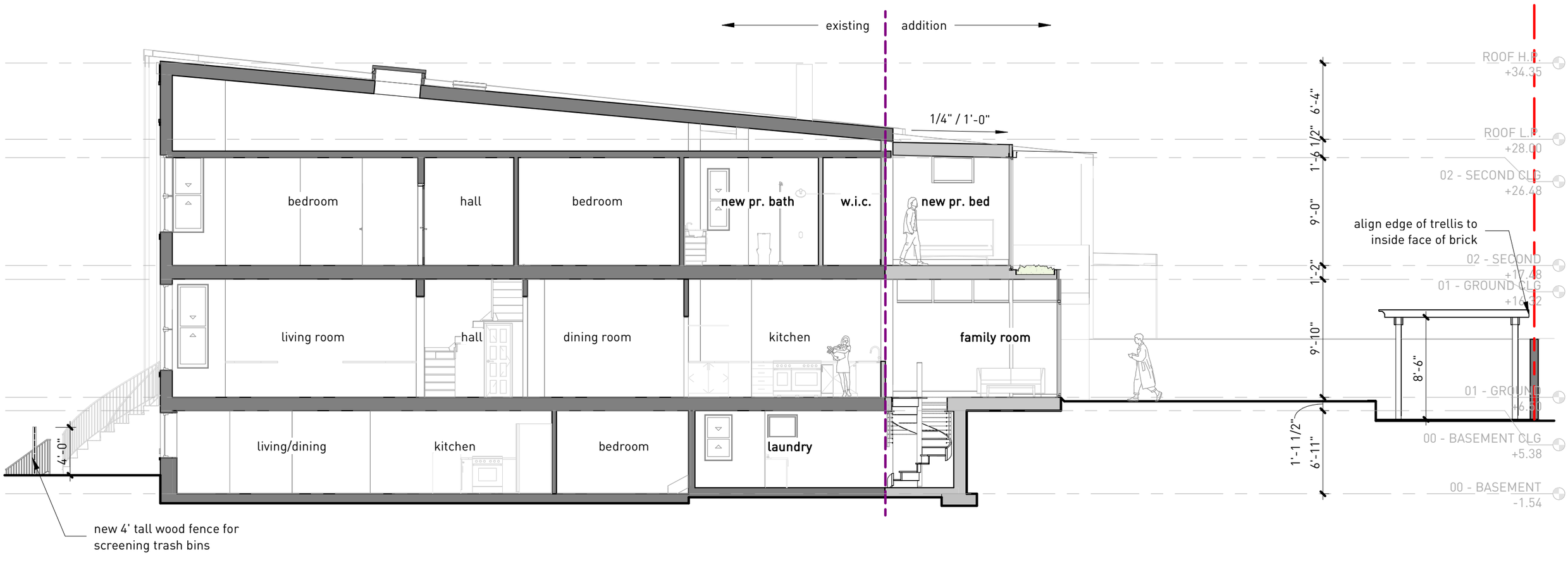
demolition plan | roof



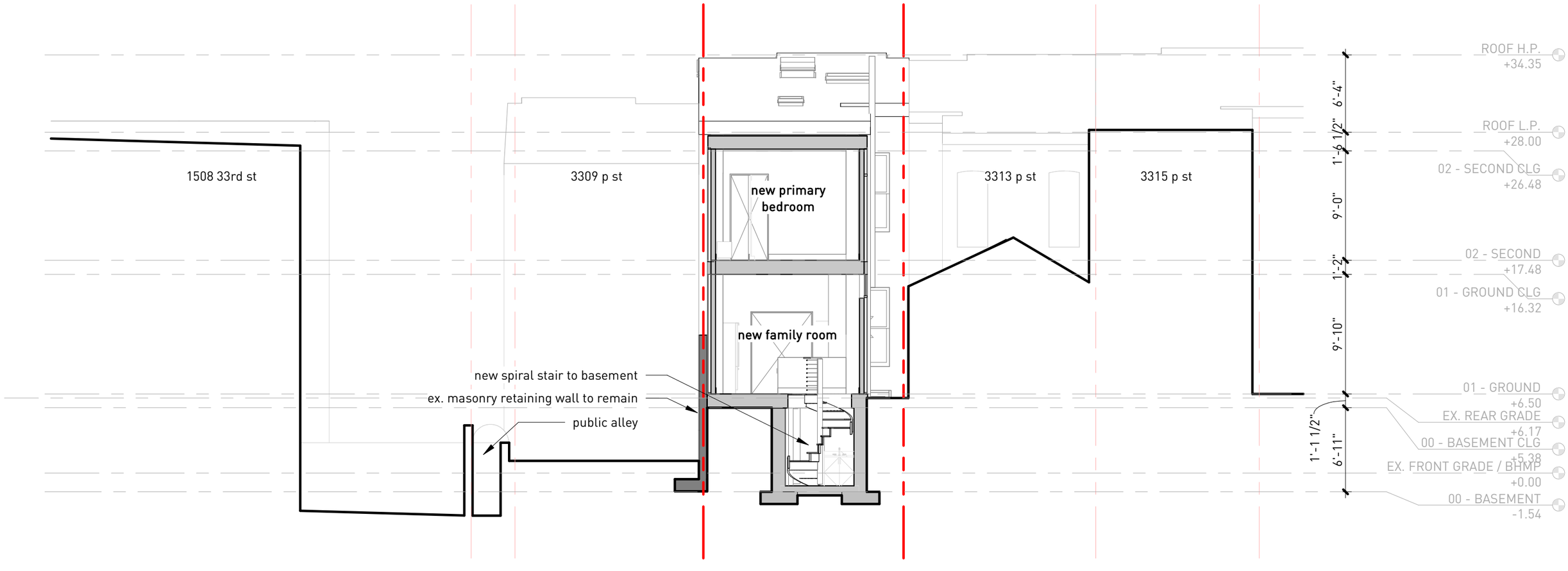
proposed plan | roof



proposed building long. section



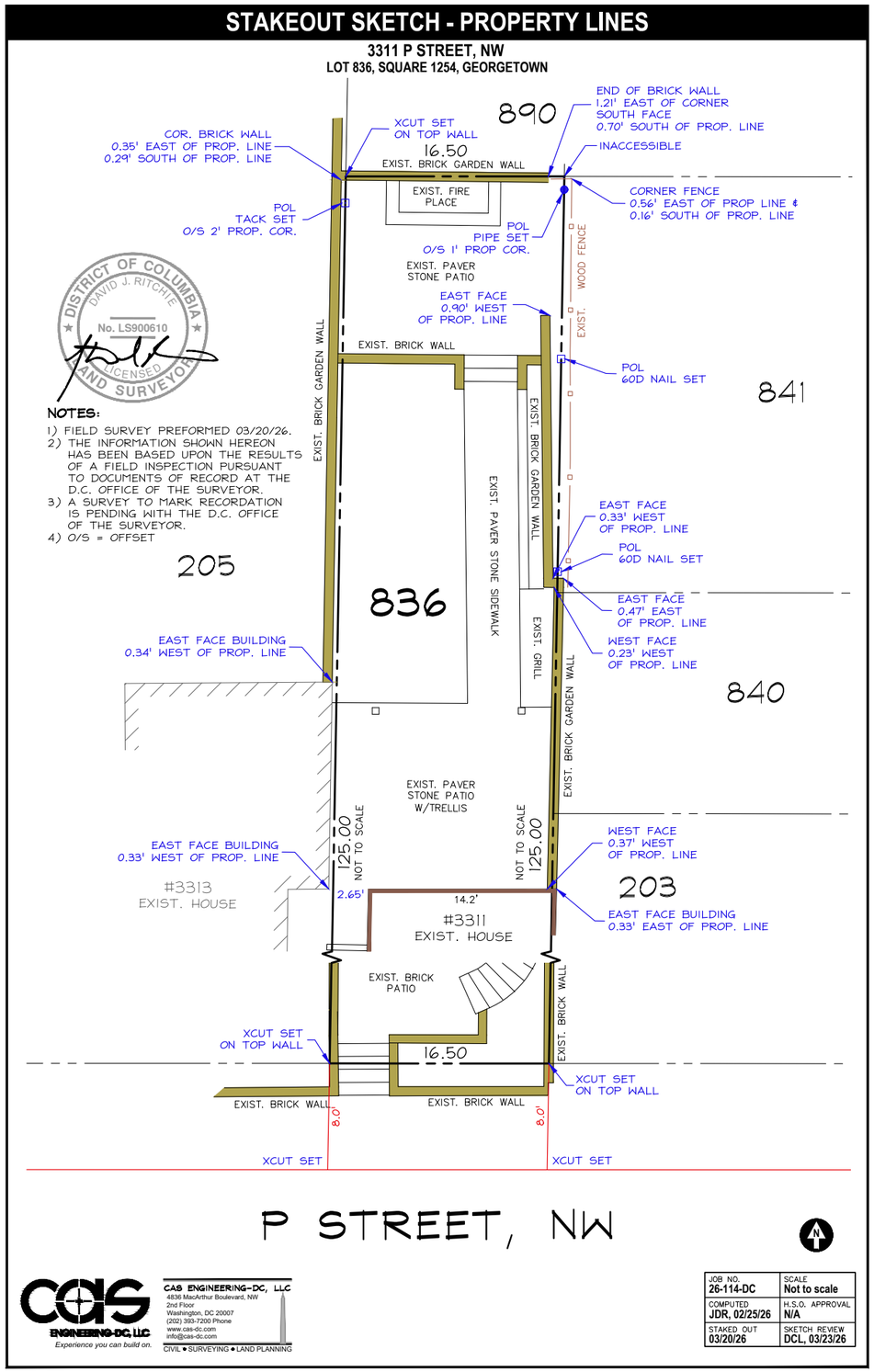
proposed building cross section





STAKEOUT SKETCH - PROPERTY LINES

3311 P STREET, NW
LOT 836, SQUARE 1254, GEORGETOWN



DISTRICT OF COLUMBIA
DAVID J. RITCHIE
No. LS900610
LICENSED
LAND SURVEYOR

NOTES:

1) FIELD SURVEY PREFORMED 03/20/26.
2) THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO DOCUMENTS OF RECORD AT THE D.C. OFFICE OF THE SURVEYOR.
3) A SURVEY TO MARK RECORDATION IS PENDING WITH THE D.C. OFFICE OF THE SURVEYOR.
4) O/S = OFFSET

CAS ENGINEERING-DC, LLC
Experience you can build on.

CAS ENGINEERING-DC, LLC
4836 MacArthur Boulevard, NW
2nd Floor
Washington, DC 20007
(202) 365-7200 Phone
www.cas-dc.com
info@cas-dc.com
CIVIL ◆ SURVEYING ◆ LAND PLANNING

JOB NO. 26-114-DC	SCALE Not to scale
COMPUTED JDR, 02/25/26	H.S.O. APPROVAL N/A
STAKED OUT 03/20/26	SKETCH REVIEW DCL, 03/23/26

DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., August 20, 2025

Plat for Building Permit of :

SQUARE 1254 LOT 836

Scale: 1 inch = 20 feet

Recorded in A & T Book Page 1654

Receipt No. 25-05309

Drawn by: B.S.

Furnished to: TEASS WARREN ARCHITECTS

"I hereby certify that the dimensions and configuration of the lot(s) hereon depicted are consistent with the records of the Office of the Surveyor unless otherwise noted, but may not reflect actual field measurements. The dimensions and configuration of A&T lots are provided by the Office of Tax and Revenue and may not necessarily agree with the deed description(s)."

For Surveyor, D.C.

I hereby certify that on this plat on which the Office of the Surveyor has drawn the dimensions of this lot, I have accurately and completely depicted and labeled the following:
1) all existing buildings and improvements - including parking spaces, covered porches, decks and retaining walls over four feet above grade, and any existing face-on-line or party wall labeled as such, well as projections and improvements in public space - with complete and accurate dimensions;
2) all proposed demolition or raze of existing buildings duly labeled as such; all proposed buildings and improvements - including parking spaces, covered porches, decks and retaining walls over four feet above grade, any existing face-on-line or party wall labeled as such, as well as projections and improvements in public space and the improvements used to satisfy pervious surface or green area ratio requirements - with complete and accurate dimensions, in conformity with the plans submitted with building permit application _____; and
3) any existing chimney or vent on an adjacent property that is located within 10 feet of this lot.

I also hereby certify that:
1) my depiction on this plat, as detailed above, is accurate and complete as of the date of my signature hereon;
2) there is no elevation change exceeding ten feet measured between lot lines; or if so, this elevation change is depicted on a site plan submitted with the plans for this permit application;
3) I have/have not (*circle one*) filed a subdivision application with the Office of the Surveyor;
4) I have/have not (*circle one*) filed a subdivision application with the Office of Tax & Revenue; and
5) if there are changes to the lot and its boundaries as shown on this plat, or to the proposed construction and plans as shown on this plat, that I shall obtain an updated plat from the Office of the Surveyor on which I will depict all existing and proposed construction and which I will then submit to the Office of the Zoning Administrator for review and approval prior to permit issuance.

The Office of the Zoning Administrator will only accept a Building Plat issued by the Office of the Surveyor within the two years prior to the date DCRA accepts a Building Permit Application as complete.

I acknowledge that any inaccuracy or errors in my depiction on this plat will subject any permit or certificate of occupancy issued in reliance on this plat to enforcement, including revocation under Sections 105.6(1) and 110.5.2 of the Building Code (Title 12A of the DCMR) as well as prosecution and penalties under Section 404 of D.C. Law 4-164 (D.C. Official Code §22-2405).

Signature: _____
Date: _____

Printed Name: _____ Relationship to Lot Owner:_____

If a registered design professional, provide license number _____ and include stamp below.

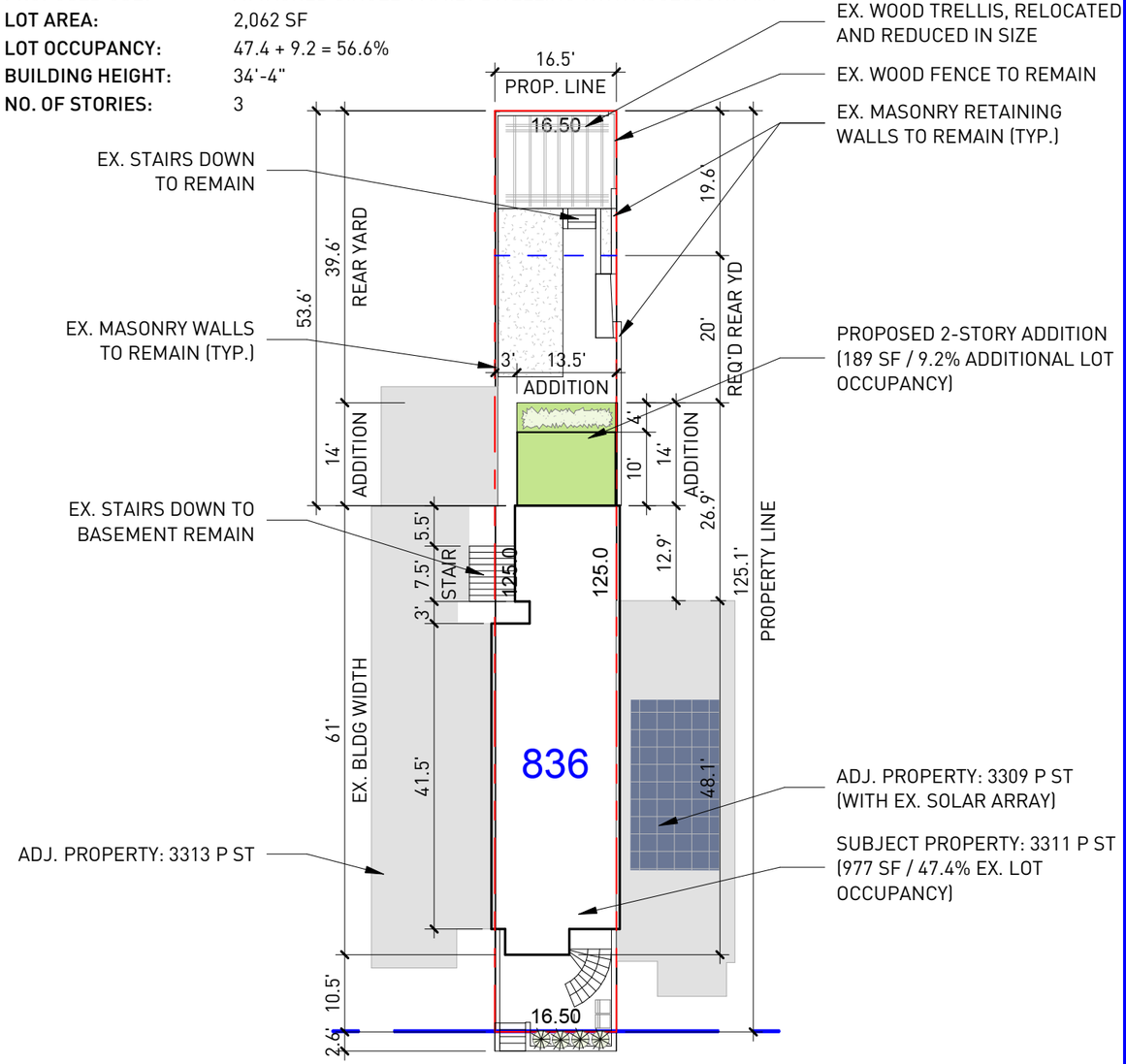
0 10 30 60 100

SCALE: 1:20

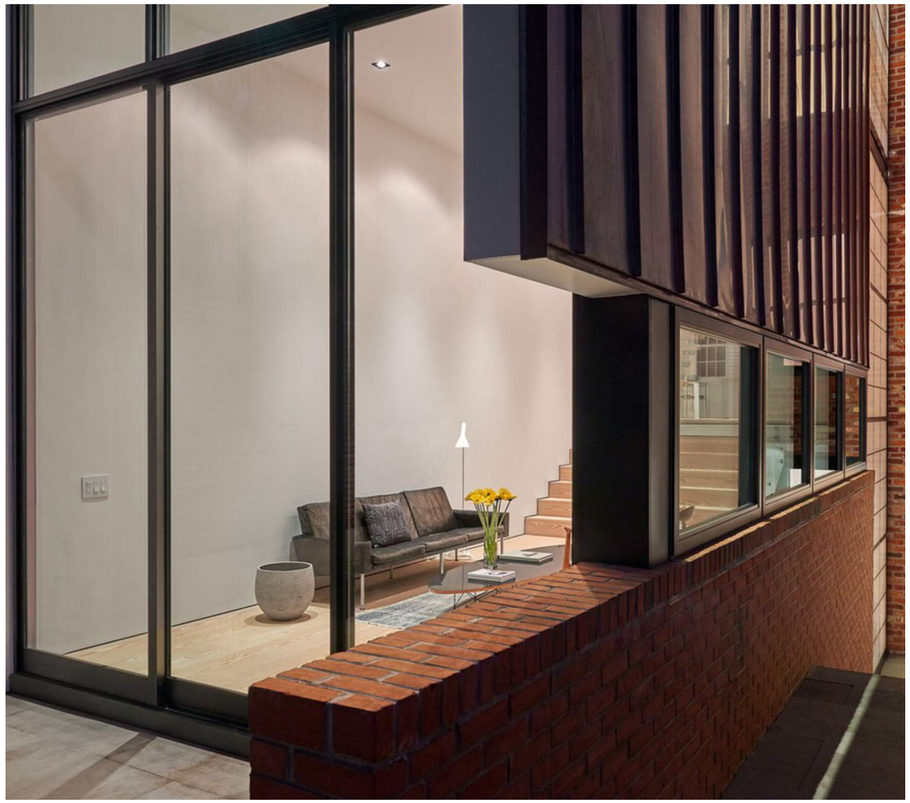
SQUARE 1254

exhibit b | plat

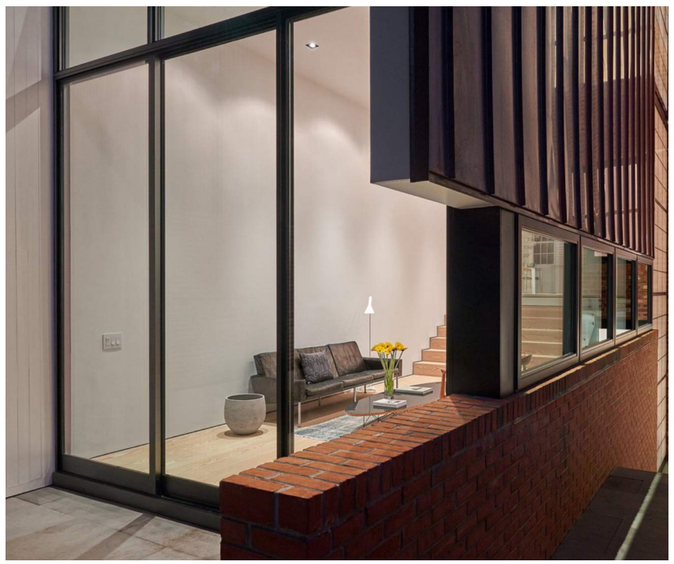
ZONE:	RF-3 / GT
EXISTING USE:	ATTACHED SINGLE-FAMILY DWELLING WITH ACCESSORY APT
PROPOSED USE:	ATTACHED SINGLE-FAMILY DWELLING WITH ACCESSORY APT
LOT AREA:	2,062 SF
LOT OCCUPANCY:	47.4 + 9.2 = 56.6%
BUILDING HEIGHT:	34'-4"
NO. OF STORIES:	3



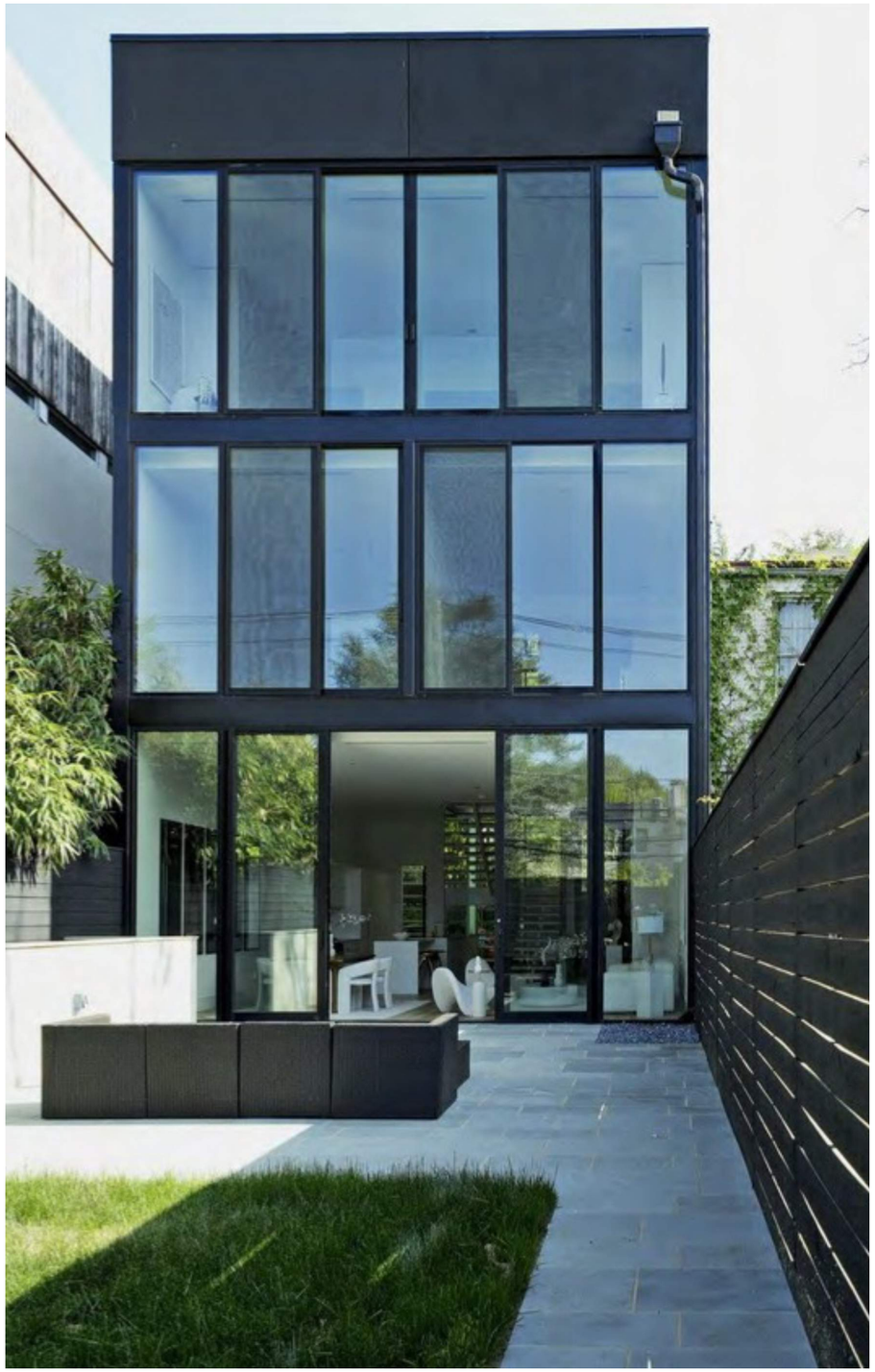
P STREET, N.W.

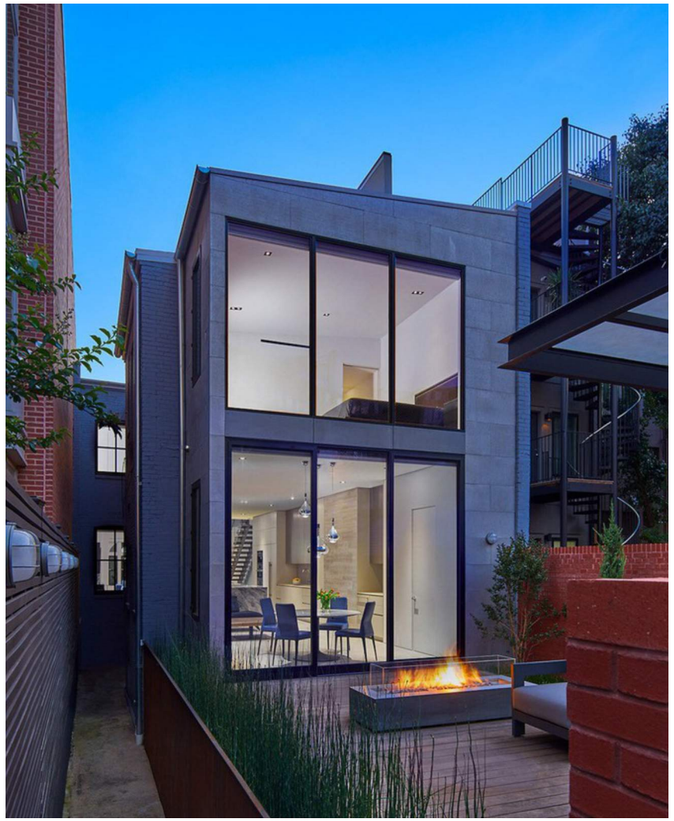






1622 34th St
robert gurney architect

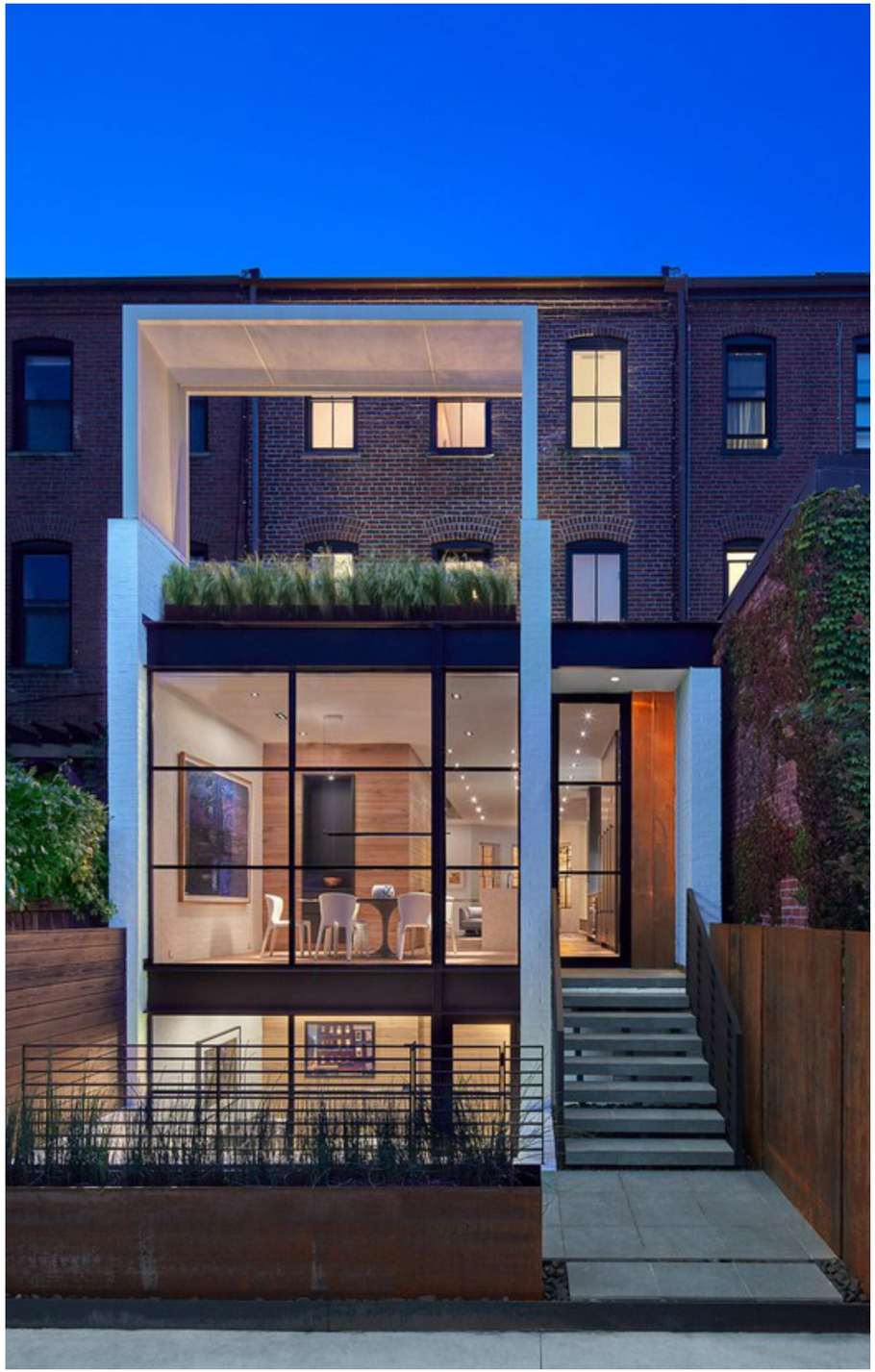


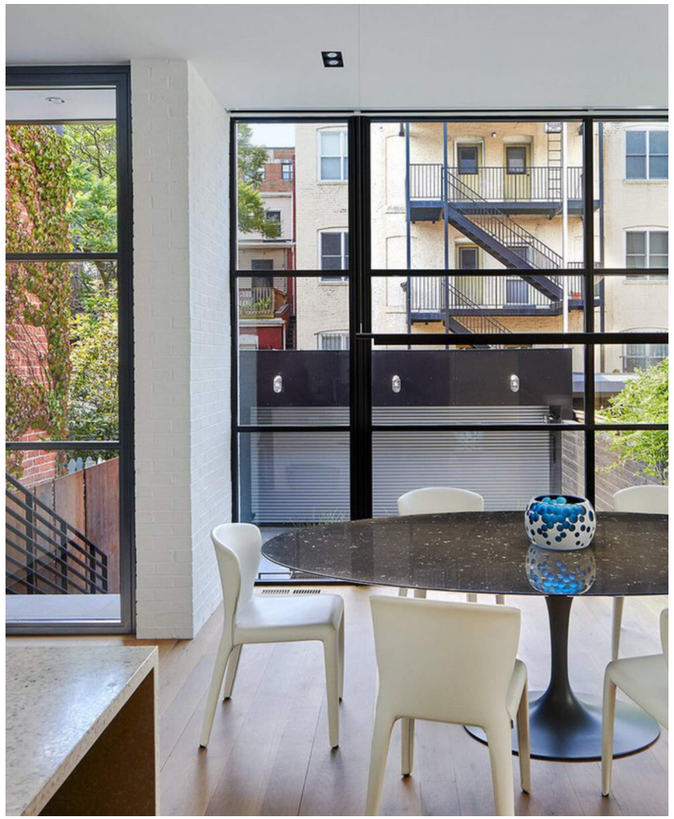


dupont 21
robert gurney architect

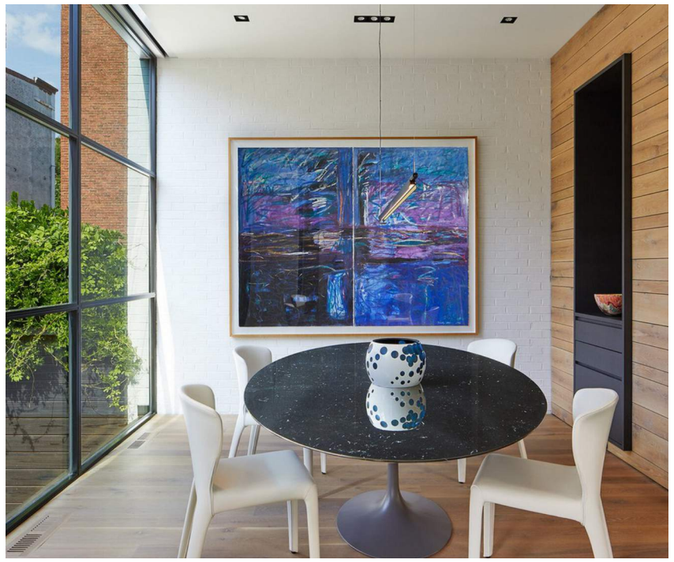


r st residence
travis price architects





capitol hill rowhouse
david jameson



r st residence
travis price architects