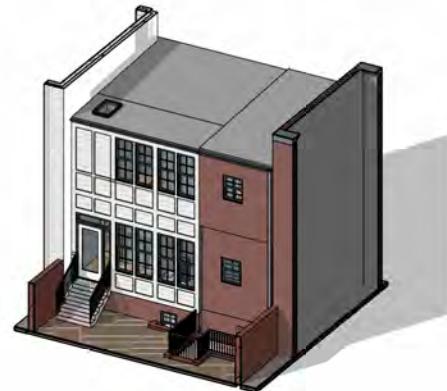
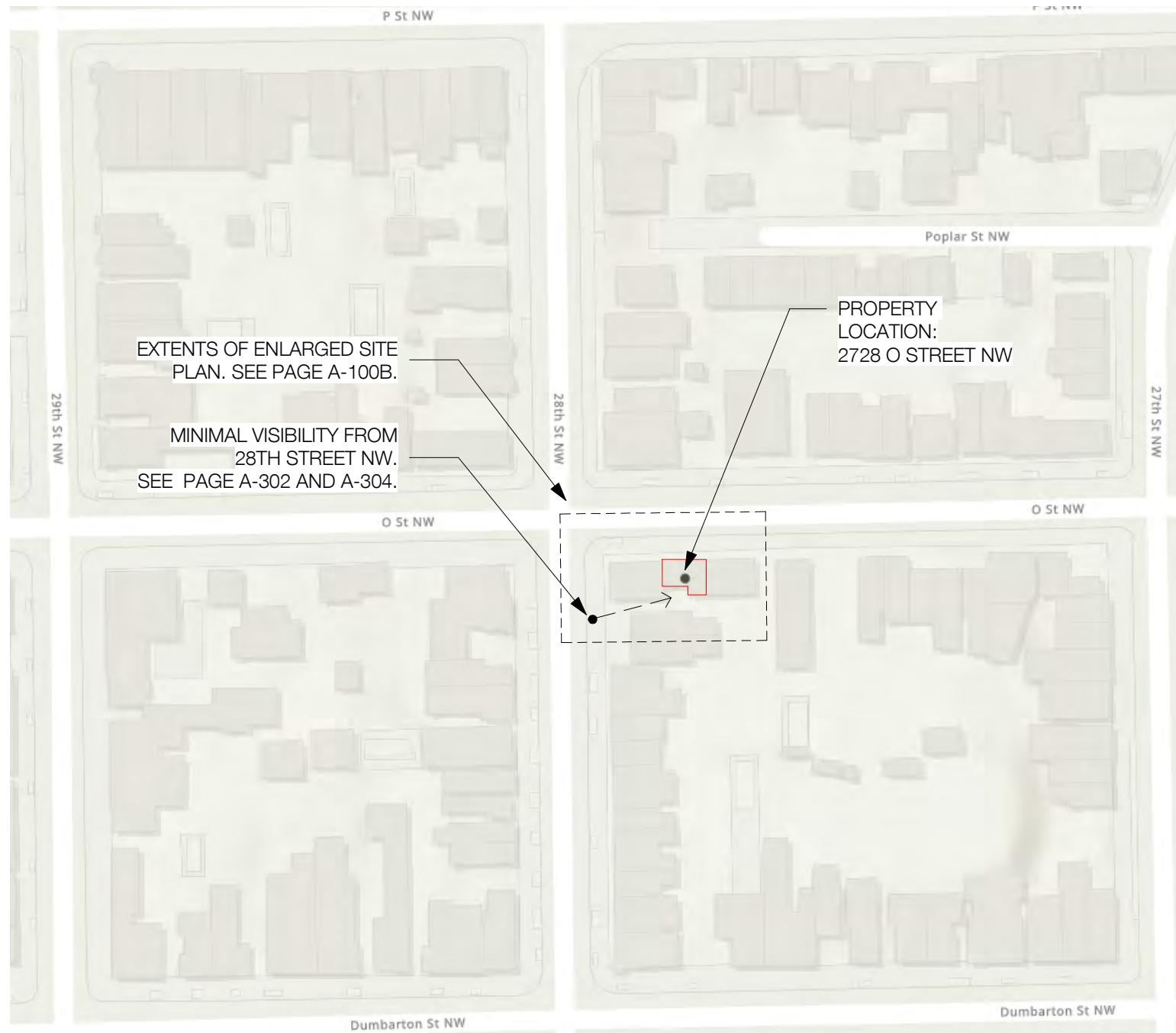


# O STREET RESIDENCE 2728 O STREET NW WASHINGTON, DC 20007



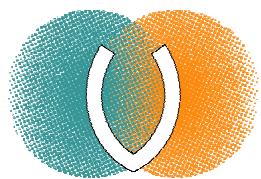
BZA SUBMISSION SET  
12.03.2024

SHEET INDEX		PROJECT INFORMATION	PROJECT SCOPE	C															
01-GENERAL	A-001 TITLE SHEET	PROJECT NAME: O ST RESIDENCE ADDRESS: 2728 O STREET RESIDENCE NW WASHINGTON, DC 20007 LOCATION: QUADRANT NW / SQUARE 3017 / LOT 0060	1. THIS PROJECT IS AN ADDITION TO AN EXISTING 2-STORY PLUS BASEMENT BRICK ROW HOME IN NORTHWEST WASHINGTON, DC. 2. SCOPE SHALL INCLUDE NEW SUNROOM AND BATHROOM ON THE GROUND LEVEL. THE UPPER LEVEL SHALL INCLUDE A CLOSET AND OFFICE. 3. SCOPE SHALL INCLUDE DEMO OF THE EXISTING SUNROOM ON THE PROPERTY.																
02-ARCHITECTURAL		<u>BUILDING AND CONSTRUCTION</u> YEAR BUILT: 1900 USE GROUP: [R5] RESIDENTIAL CONSTRUCTION: MASONRY EXTERIOR FINISH: BRICK PROPERTY TYPE: ROWHOUSE ROOF TYPE: FLAT STORIES: 2 LEVELS ABOVE BASEMENT DWELLING UNITS: EXISTING - 2 PROPOSED - SAME <u>ZONING STANDARDS</u> DISTRICT: R-3/GT BUILDING HEIGHT: 35' STORIES: 3 FRONT SETBACK: NO LESSER OR GREATER THAN EXISTING SETBACKS ON THE SAME BLOCK REAR YARD: 20 FEET SIDE YARD: 5 FEET ON FREESTANDING SIDES LOT COVERAGE: 60%		VS #2331															
A-100A VICINITY MAP		<u>LOT INFORMATION</u> TOTAL LOT AREA: EXISTING - 771 SF PROPOSED - SAME LOT COVERAGE: EXISTING - 498 SF PROPOSED - 526 SF LOT OCCUPANCY: EXISTING - 64.6% PROPOSED - 68.3% GROSS AREA (INCL. BASEMENT): EXISTING - 1,431 SF PROPOSED - 1,563 SF																	
A-100B PROPOSED ENLARGED SITE PLAN		<p>DISCLAIMER THIS DRAWING AND ASSOCIATED DOCUMENTS ARE THE EXCLUSIVE PROPERTY OF VEN STUDIO, LLC, AND ARE NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART, EXCEPT AS REQUIRED FOR THE STATED PROJECT. THEY ARE ONLY TO BE USED FOR THIS PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN AND ARE NOT TO BE USED ON ANY OTHER PROJECT WITHOUT WRITTEN CONSENT OF VEN STUDIO. SCALES AS NOTED ON THIS DRAWING ARE VALID ON THE ORIGINAL DRAWING ONLY, THE DIMENSIONS OF WHICH ARE 11 x 17 INCHES.</p>		B															
A-101 EXISTING MAIN LEVEL FLOOR PLAN		<p>E-SIGNATURES</p> <table border="1"> <thead> <tr> <th>DATE</th> <th>REVISION</th> <th>#</th> </tr> </thead> <tbody> <tr><td></td><td></td><td></td></tr> <tr><td></td><td></td><td></td></tr> <tr><td></td><td></td><td></td></tr> <tr><td></td><td></td><td></td></tr> </tbody> </table>		DATE	REVISION	#													
DATE	REVISION	#																	
A-102 EXISTING UPPER LEVEL FLOOR PLAN		<p>A-001</p> <p>BZA SUBMISSION SET 12.03.2024</p>																	
A-103 PROPOSED MAIN LEVEL FLOOR PLAN		<p>© VEN STUDIO, LLC Board of Zoning Adjustment District of Columbia CASE NO.21262 EXHIBIT NO.6</p>		A															
A-104 PROPOSED UPPER FLOOR PLAN																			
A-105 PROPOSED ROOF PLAN																			
A-106 BUILDING SECTIONS																			
A-200 EXISTING ELEVATION / 3D																			
A-201 PROPOSED ELEVATION / 3D																			
A-301 EXISTING SITE IMAGES AT PROPERTY																			
A-302 EXISTING SITE IMAGES FROM 28TH STREET																			
A-303 PROPOSED SITE RENDERING AT PROPERTY																			
A-304 PROPOSED SITE RENDERING FROM 28TH STREET																			
A-400 SUN STUDY - SUMMER SOLSTICE																			
A-401 SUN STUDY - WINTER SOLSTICE																			



1

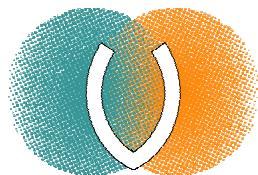
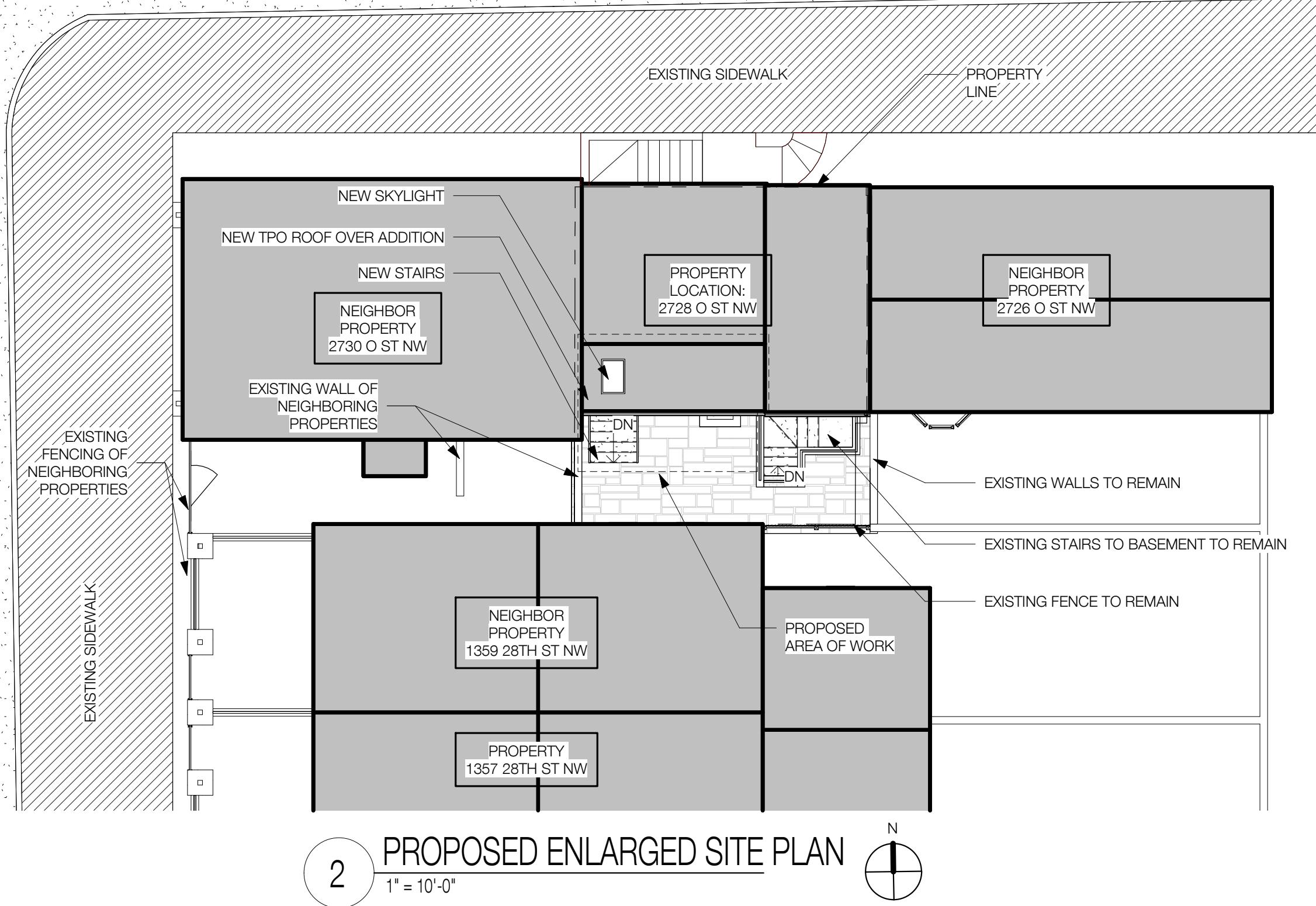
VICINITY MAP  
NTS



**A-100A**

12.03.2024  
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**VICINITY MAP**  
O STREET RESIDENCE  
2728 O STREET NW  
WASHINGTON, DC 20007



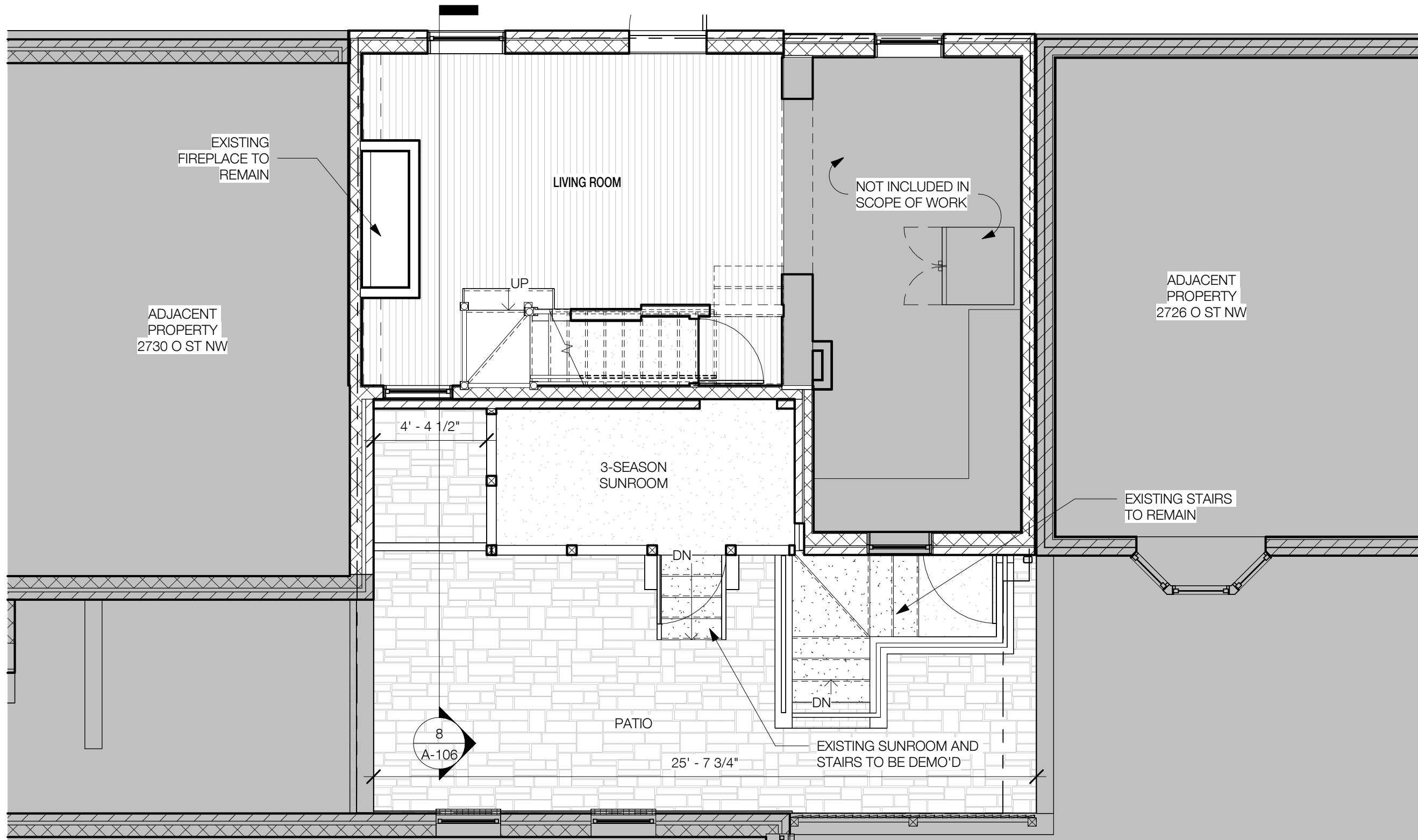
**A-100B**

12.03.2024  
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## PROPOSED ENLARGED SITE PLAN

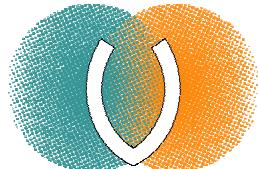
O STREET RESIDENCE  
2728 O STREET NW  
WASHINGTON, DC 20007



3

### EXISTING MAIN LEVEL FLOOR PLAN

1/4" = 1'-0"

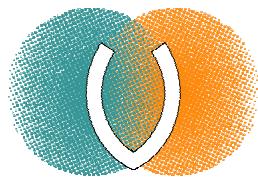
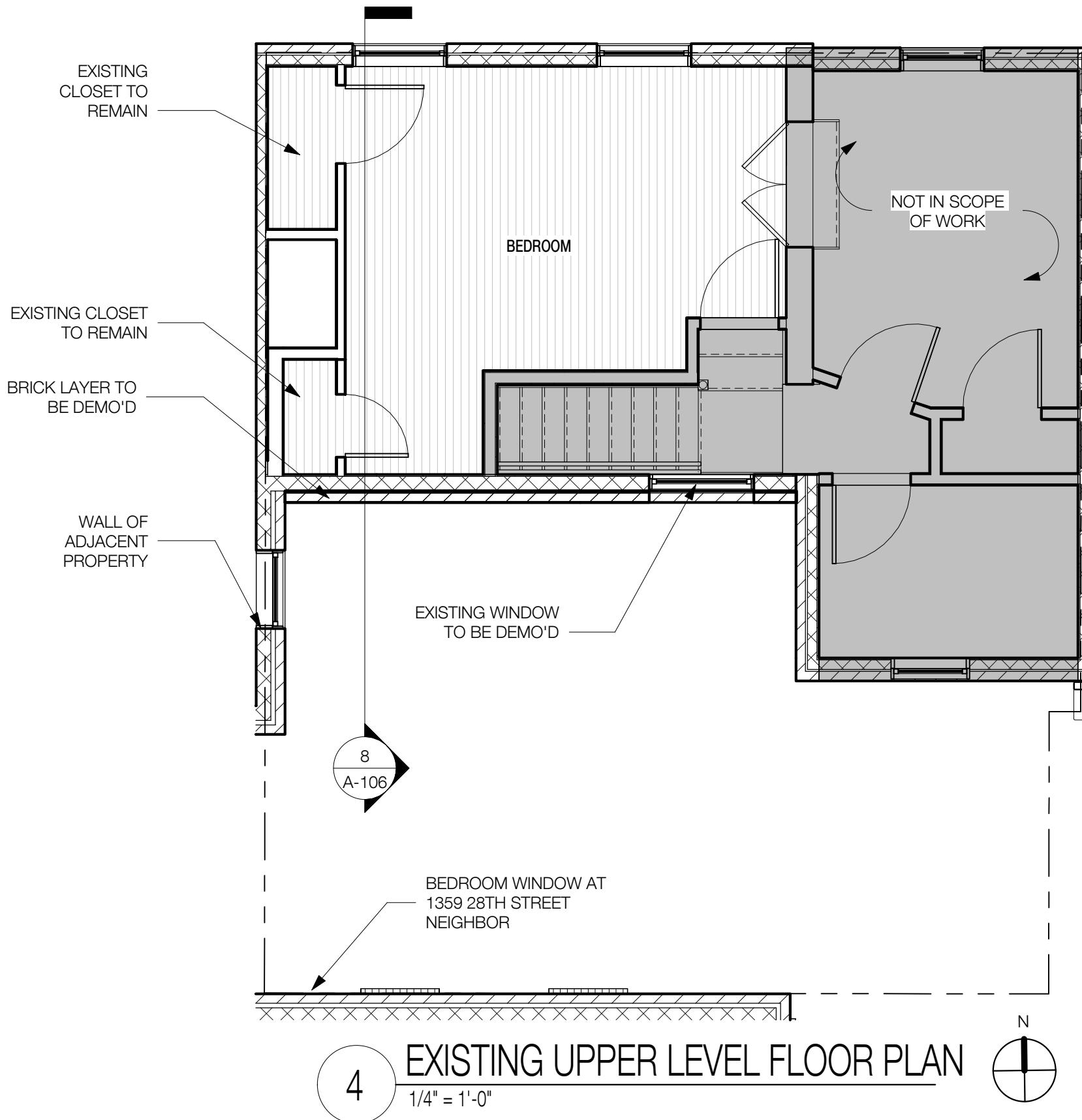


A-101

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### EXISTING MAIN LEVEL FLOOR PLAN

O STREET RESIDENCE  
2728 O STREET NW  
WASHINGTON, DC 20007

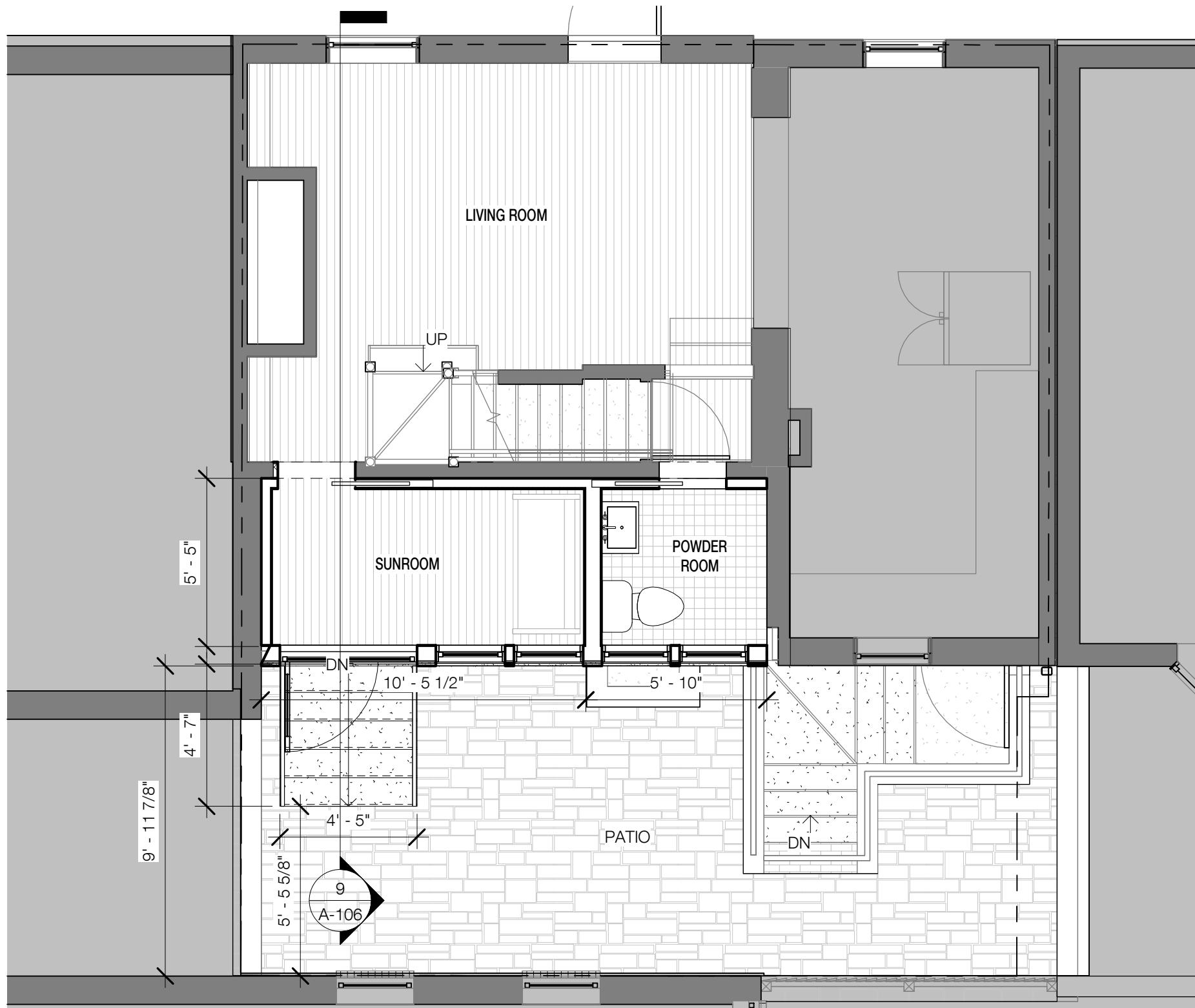


**A-102**

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## **EXISTING UPPER LEVEL FLOOR PLAN**

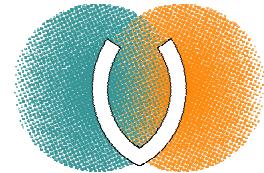
O STREET RESIDENCE  
2728 O STREET NW  
WASHINGTON, DC 20007



5

PROPOSED MAIN LEVEL FLOOR PLAN

1/4" = 1'-0"

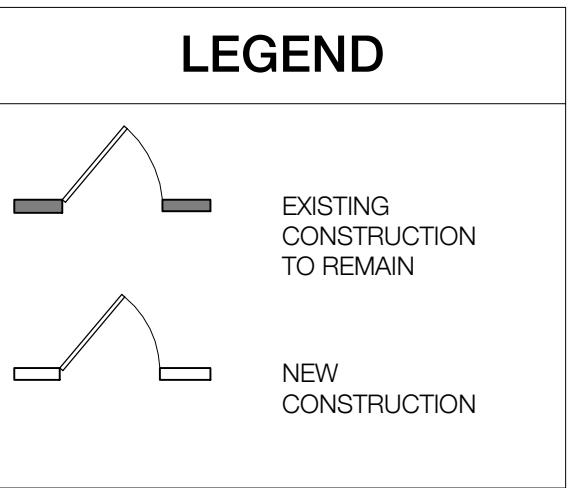


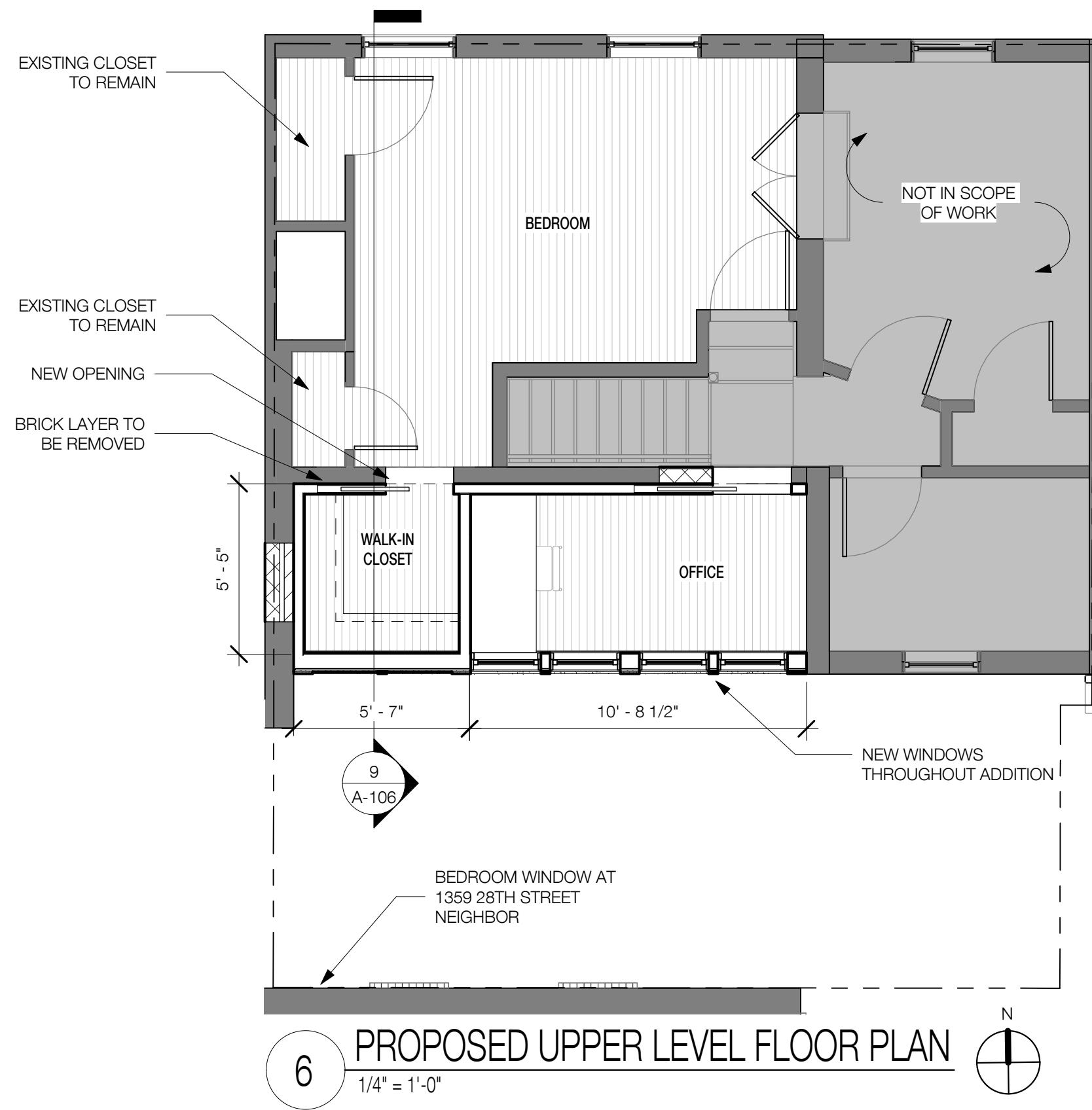
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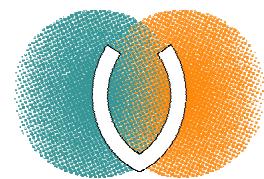
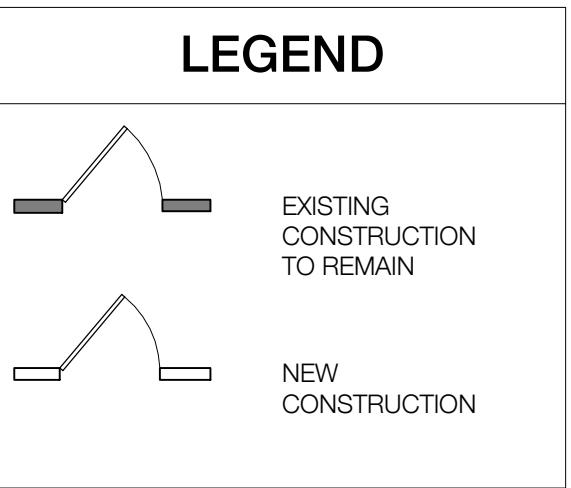
PROPOSED MAIN LEVEL FLOOR PLAN  
O STREET RESIDENCE  
2728 O STREET NW  
WASHINGTON, DC 20007

LEGEND





## LEGEND

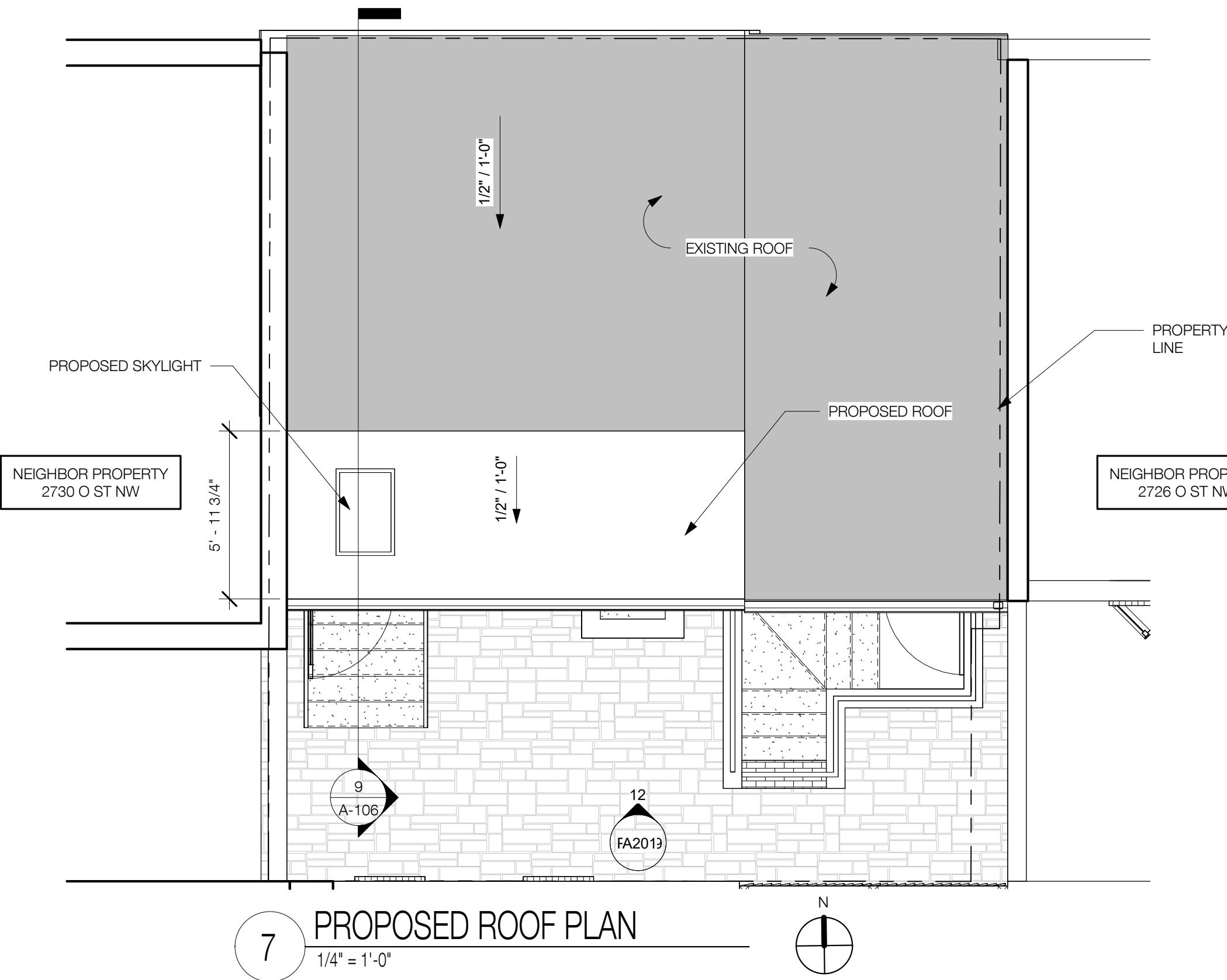


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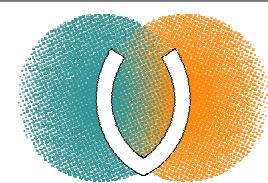
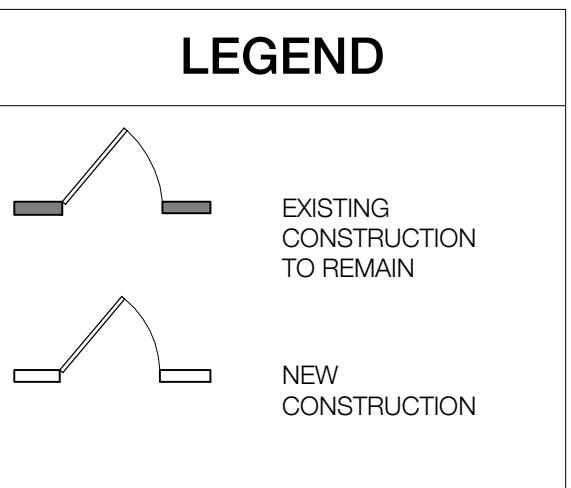
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**PROPOSED UPPER FLOOR PLAN**  
O STREET RESIDENCE  
2728 O STREET NW  
WASHINGTON, DC 20007



## LEGEND

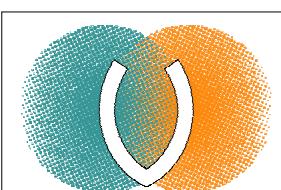
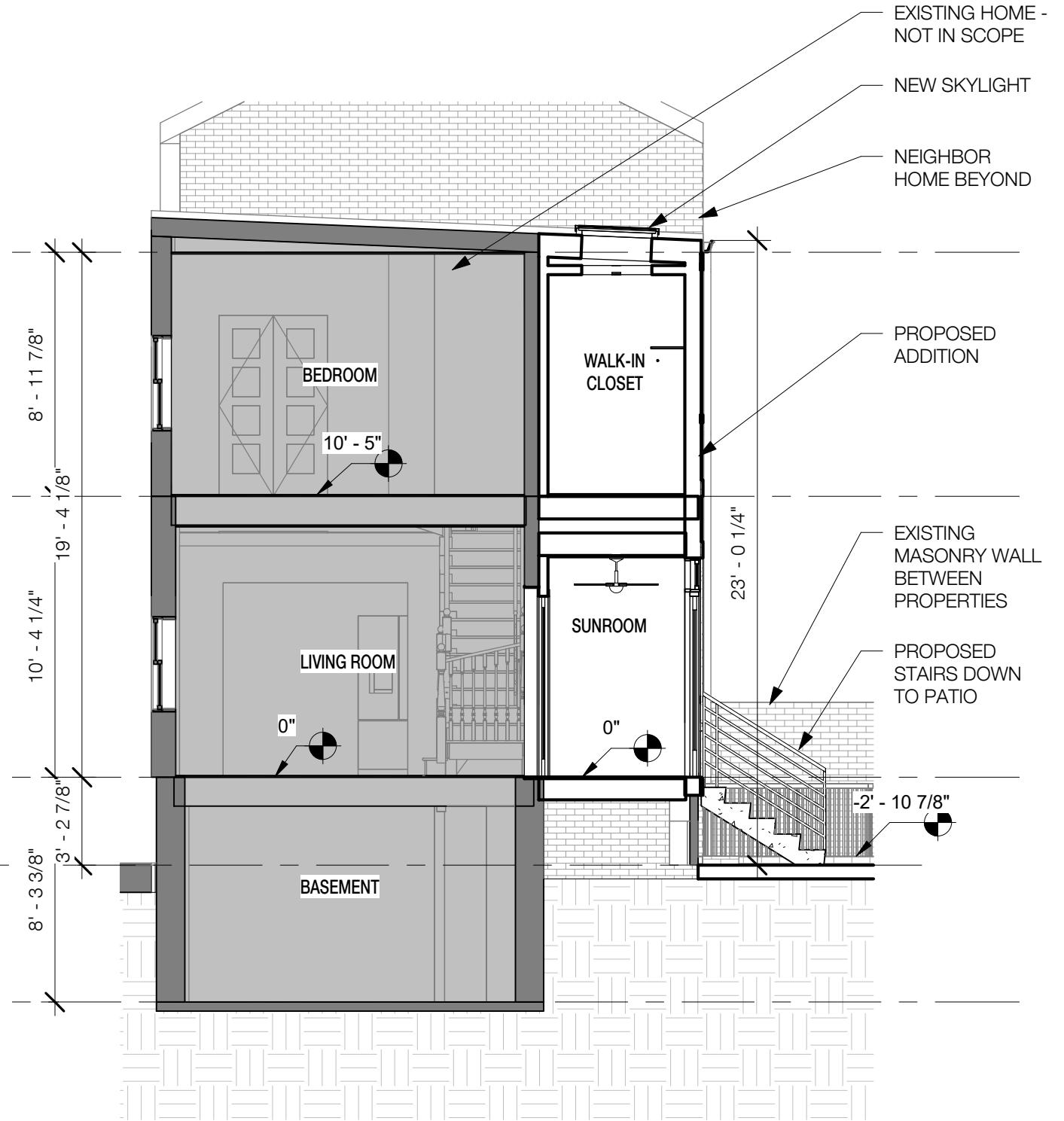
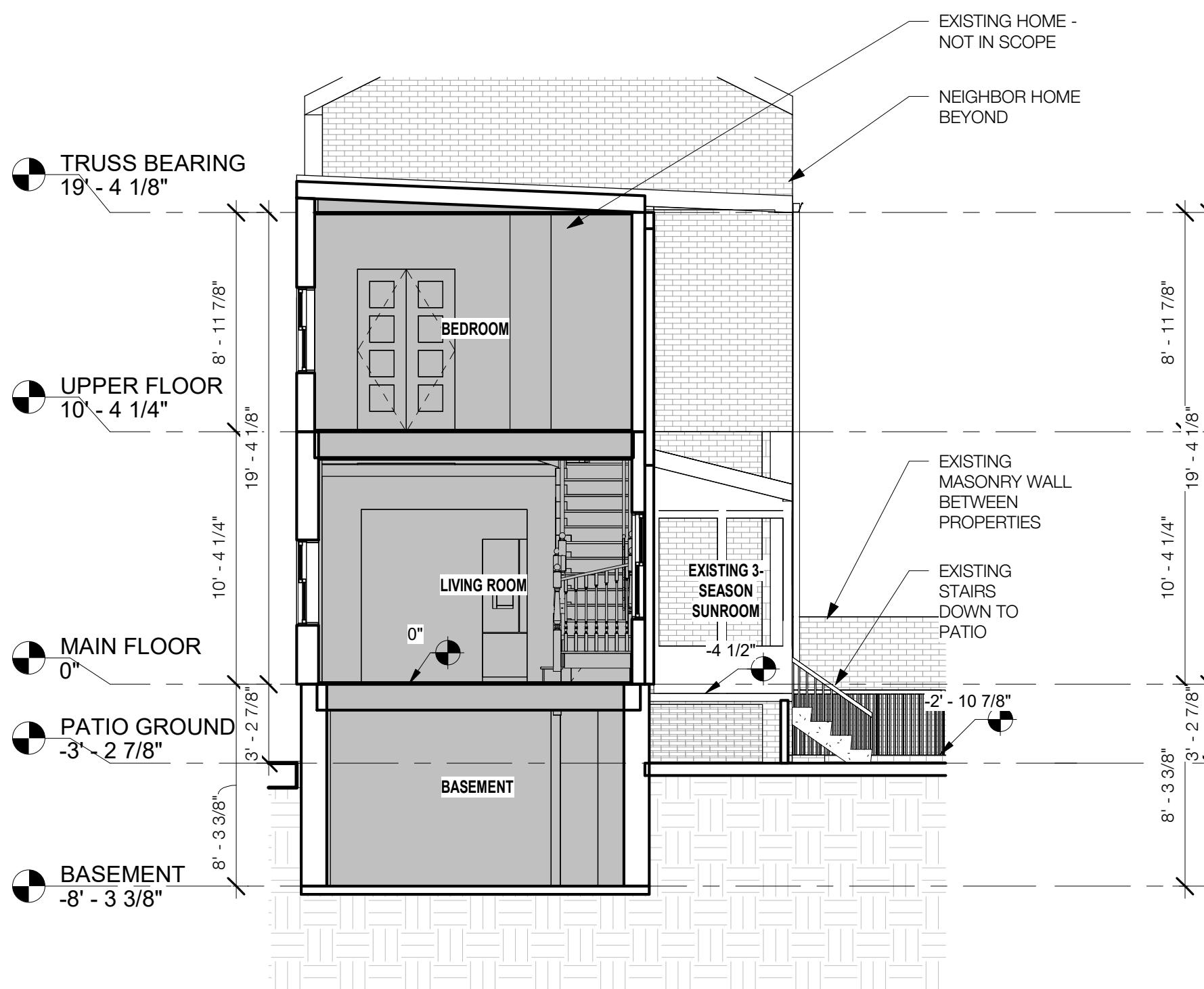


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## PROPOSED ROOF PLAN

O STREET RESIDENCE  
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WASHINGTON, DC 20007

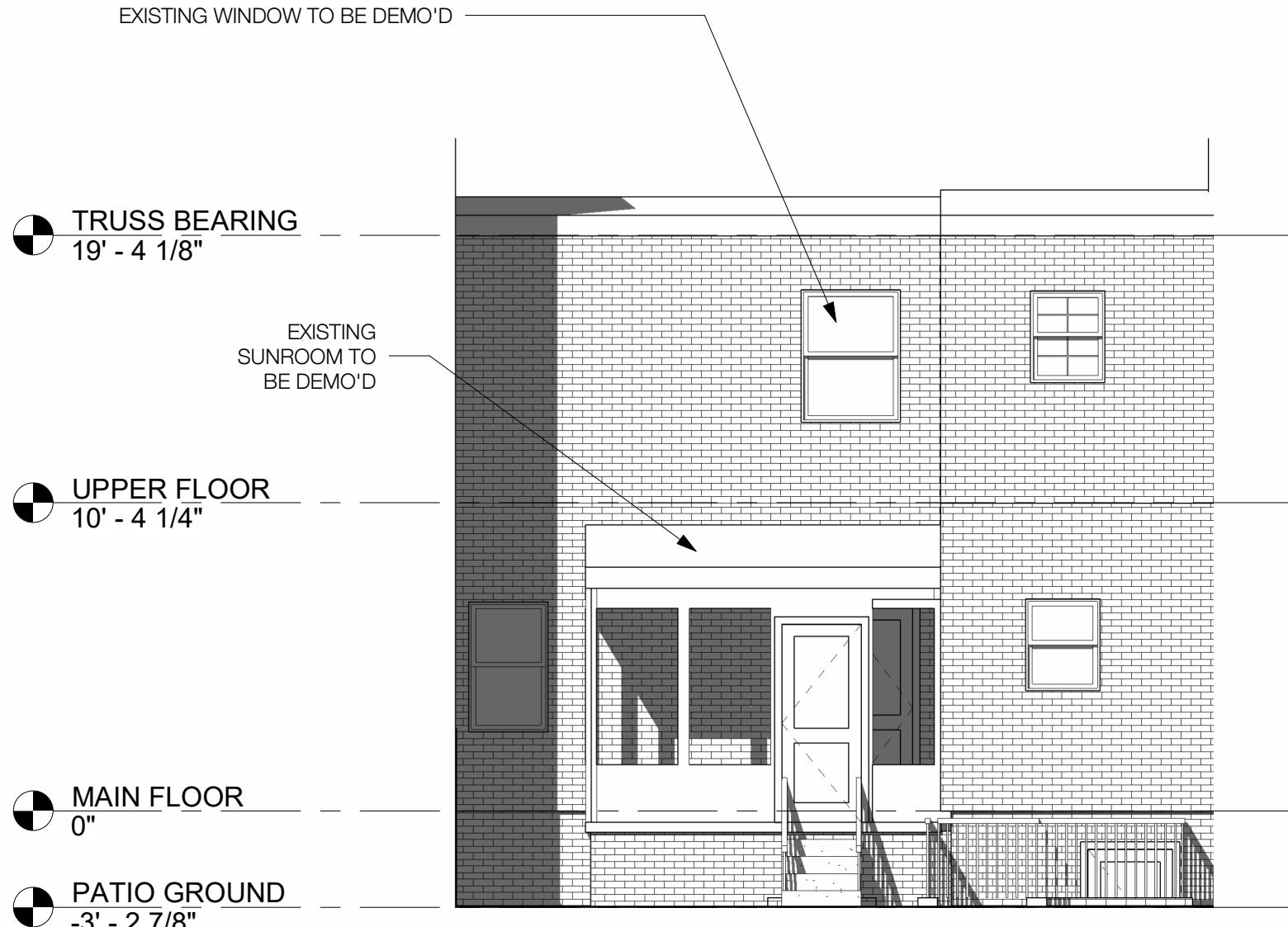


A-106

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## BUILDING SECTIONS

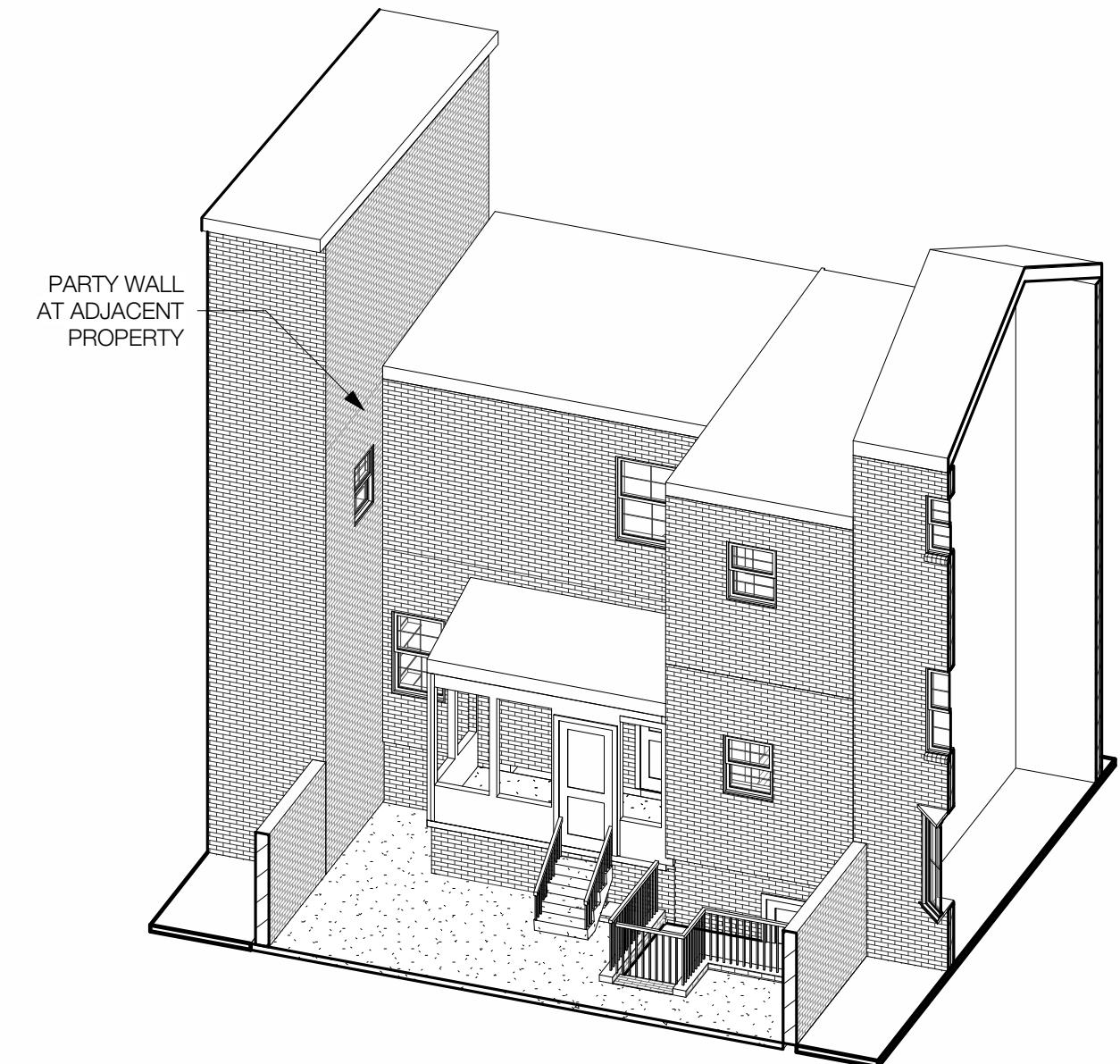
O STREET RESIDENCE  
2728 O STREET NW  
WASHINGTON, DC 20007



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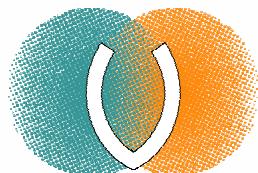
EXISTING SOUTH ELEVATION

$3/16" = 1'-0"$



11

EXISTING 3D VIEW

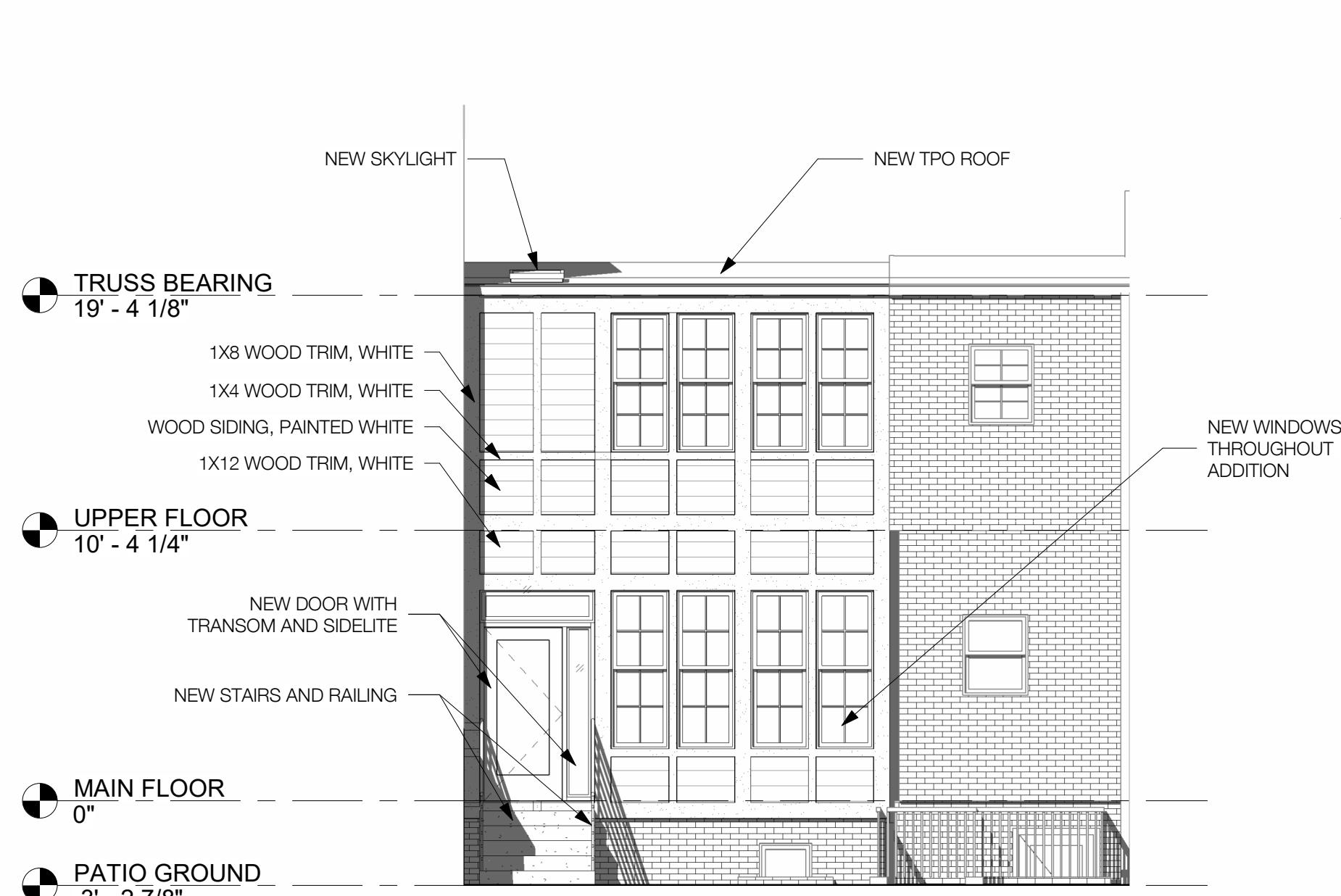


A-200

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EXISTING ELEVATION / 3D

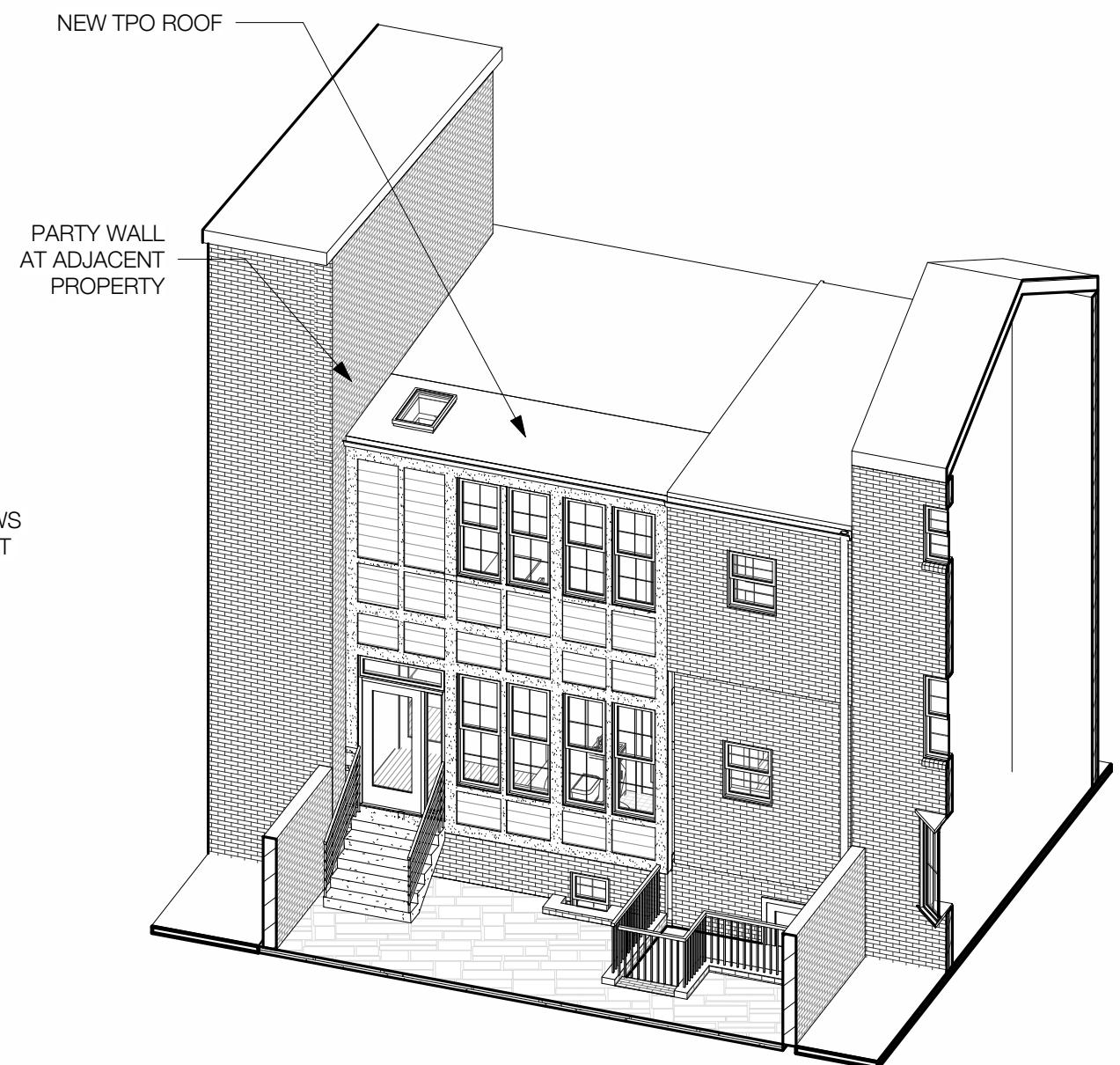
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2728 O STREET NW  
WASHINGTON, DC 20007



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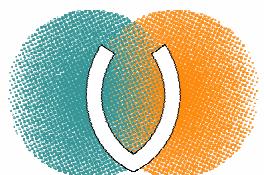
PROPOSED SOUTH ELEVATION

3/16" = 1'-0"



13

PROPOSED 3D VIEW

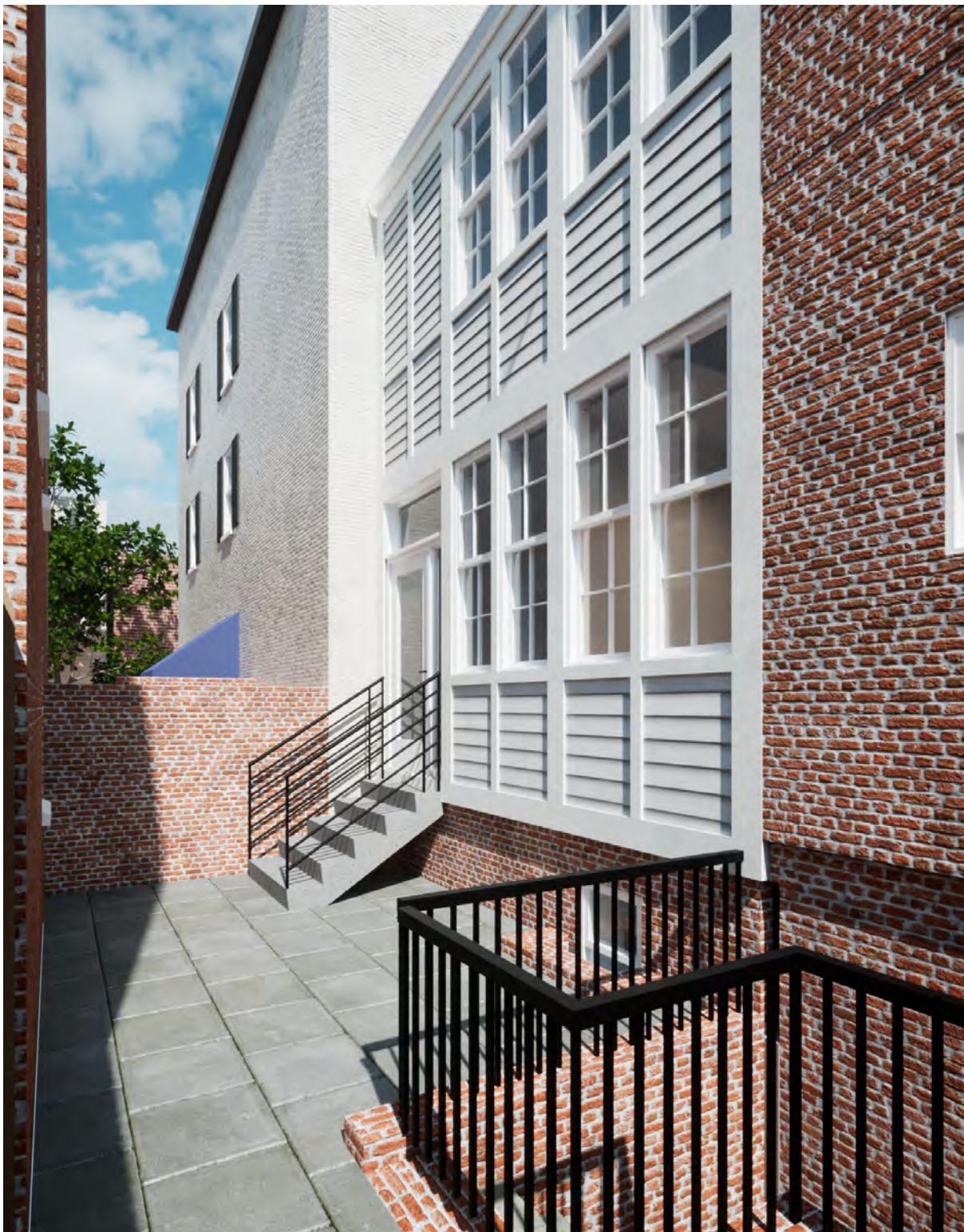


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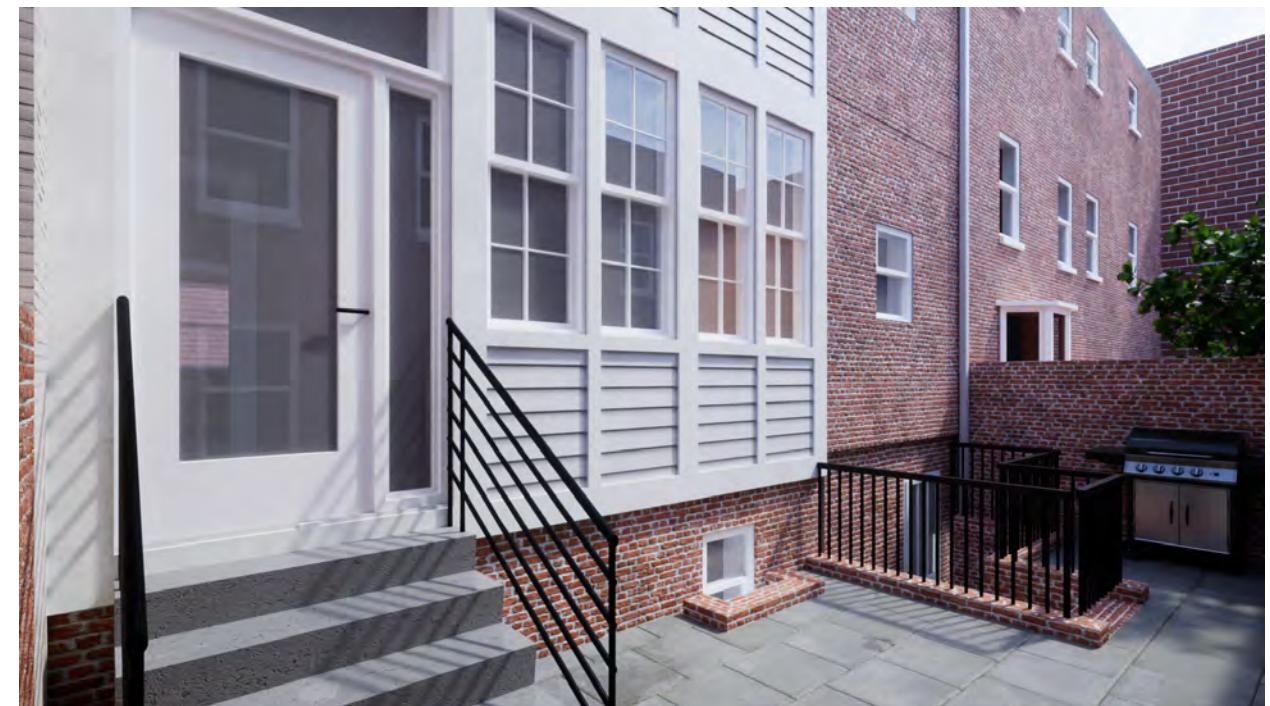
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PROPOSED ELEVATION / 3D

O STREET RESIDENCE  
2728 O STREET NW  
WASHINGTON, DC 20007



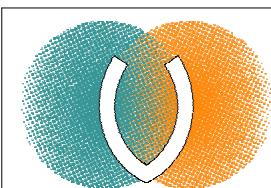
RENDERING #1 - FROM EAST SIDE OF REAR PROPERTY



RENDERING #2 - FROM WEST SIDE OF REAR PROPERTY



RENDERING #3 - ELEVATION VIEW OF REAR FAÇADE



**A-303**

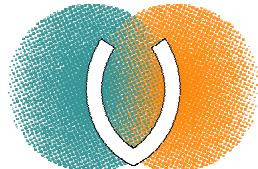
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## PROPOSED SITE RENDERING AT PROPERTY

O STREET RESIDENCE  
2728 O STREET NW  
WASHINGTON, DC 20007



RENDERING #4 - VIEW FROM 28TH STREET NORTHWEST  
LOOKING TOWARDS THE PROPERTY



A-304

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## PROPOSED SITE RENDERING FROM 28TH STREET

O STREET RESIDENCE  
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