
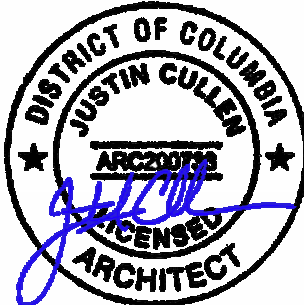



<div>O STREET RESIDENCE 2728 O STREET NW WASHINGTON, DC 20007</div> <div></div> <div>BZA SUBMISSION SET 12.03.2024</div>	<div>SHEET INDEX</div> <div>01-GENERAL A-001    TITLE SHEET</div> <div>02-ARCHITECTURAL A-100A    VICINTY MAP A-100B    PROPOSED ENLARGED SITE PLAN A-101    EXISTING MAIN LEVEL FLOOR PLAN A-102    EXISTING UPPER LEVEL FLOOR PLAN A-103    PROPOSED MAIN LEVEL FLOOR PLAN 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</div>	<div>PROJECT INFORMATION</div> <div>PROJECT NAME: O ST RESIDENCE ADDRESS:    2728 O STREET RESIDENCE NW                   WASHINGTON, DC 20007 LOCATION:    QUADRANT NW / SQUARE 3017 / LOT 0060</div> <div><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</div> <div><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%</div> <div><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</div>	<div>PROJECT SCOPE</div> <div>1. THIS PROJECT IS AN ADDITION TO AN EXISTING 2-STORY PLUS BASEMENT BRICK ROW HOME IN NORTHWEST WASHINGTON, DC.</div> <div>2. SCOPE SHALL INCLUDE NEW SUNROOM AND BATHROOM ON THE GROUND LEVEL. THE UPPER LEVEL SHALL INCLUDE A CLOSET AND OFFICE.</div> <div>3. SCOPE SHALL INCLUDE DEMO OF THE EXISTING SUNROOM ON THE PROPERTY.</div> <div></div>	<div> Ven Studio, LLC 5909 Berwyn Road Berwyn Heights, MD 20740 Tel: 301.799.2100 www.ven-studio.com</div> <div>TITLE SHEET</div> <div>VS #2331</div> <div><u>DISCLAIMER</u> 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.</div>	
	<div>TEAM INFORMATION</div>			<div>E-SIGNATURES</div>	<div>DATE</div> <div>REVISION</div> <div>#</div>
	OWNER	ELLEN CALRSON-PACKMAN AND IAN PACKMAN	2728 O STREET NW WASHINGTON, DC 20007	610.348.6856	
	ARCHITECT	VEN STUDIO, LLC	5909 BERWYN ROAD BERWYN HEIGHTS, MD 20740	301.799.2100	
				<div>A-001</div> <div>BZA SUBMISSION SET 12.03.2024</div> <div>© VEN STUDIO, LLC. Board of Zoning Adjustment District of Columbia CASE NO.21262 EXHIBIT NO.6</div>	

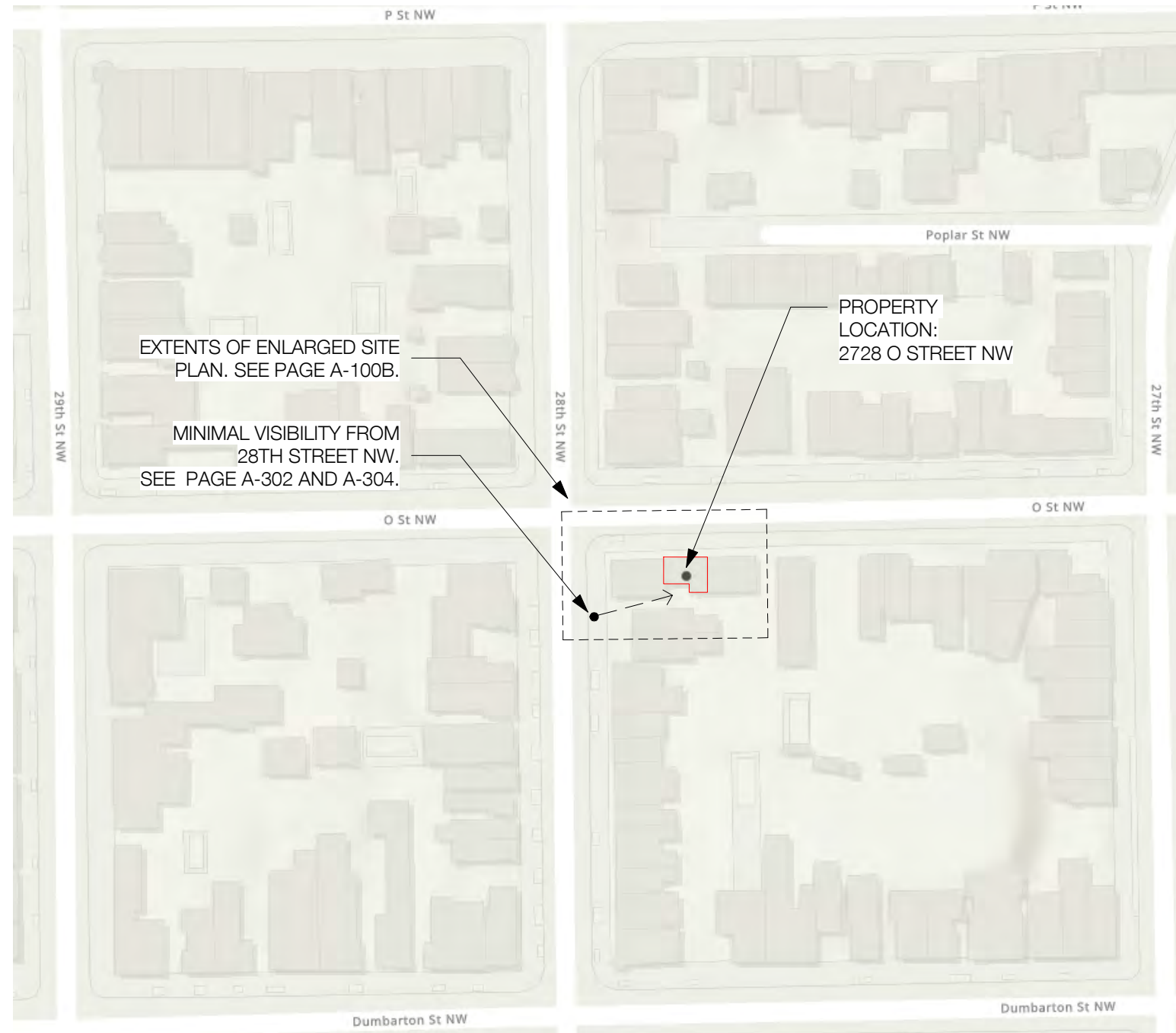
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3

2

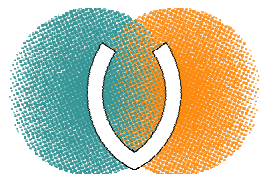
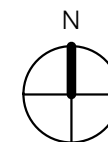
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A



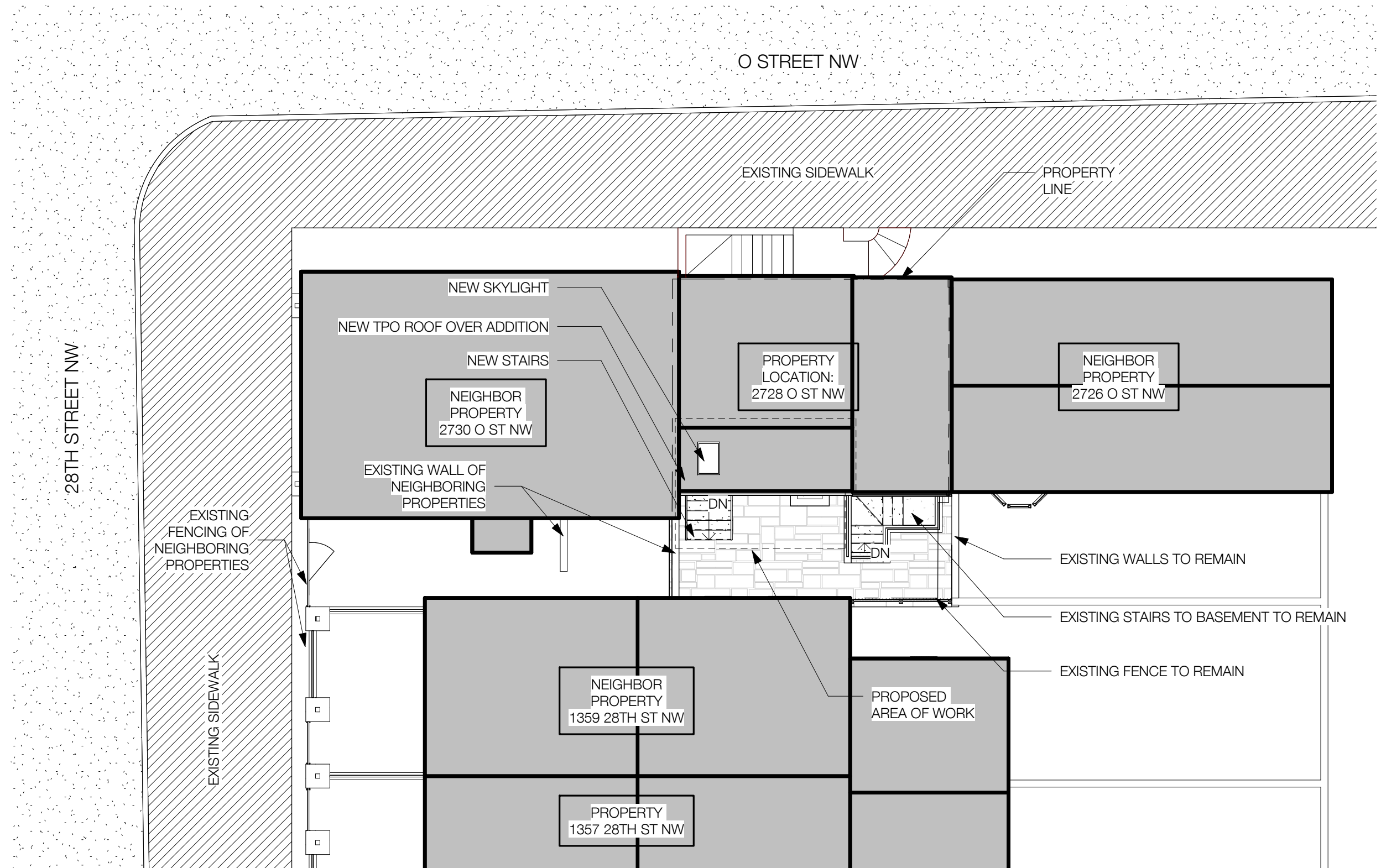
# 1 VICINITY MAP

NTS



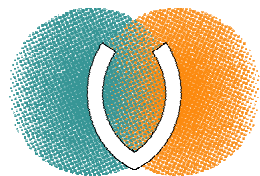
**A-100A**  
12.03.2024  
BZA SUBMISSION SET  
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**VICINITY MAP**  
O STREET RESIDENCE  
2728 O STREET NW  
WASHINGTON, DC 20007



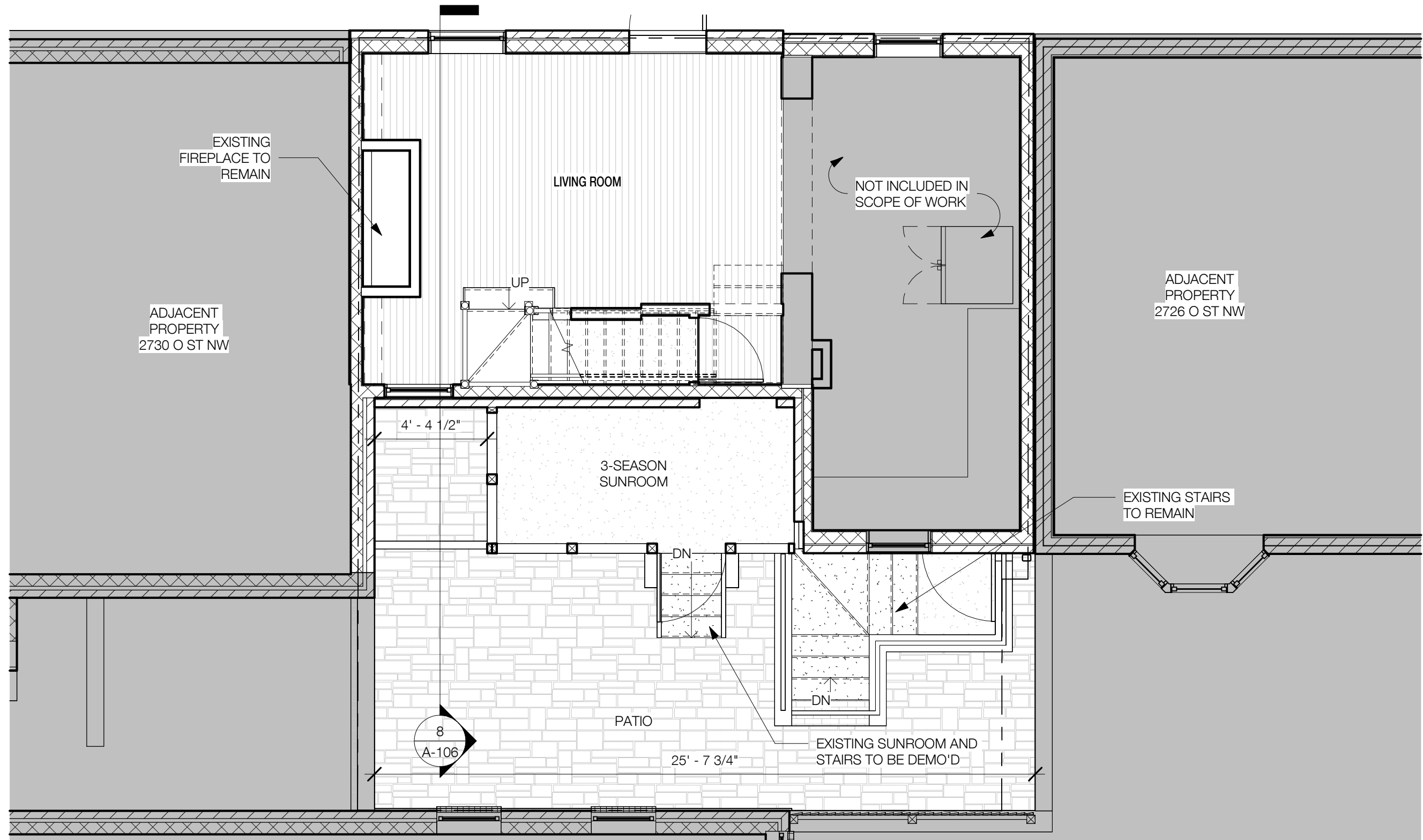
**LOT INFORMATION**  
 TOTAL LOT AREA:  
 EXISTING - 771 SF  
 PROPOSED - SAME  
 LOT COVERAGE:  
 EXISTING - 498 SF  
 PROPOSED - 526 SF  
 LOT OCCUPANCY:  
 EXISTING - 64.6%  
 PROPOSED - 68.3%

**2 PROPOSED ENLARGED SITE PLAN**  
 1" = 10'-0"

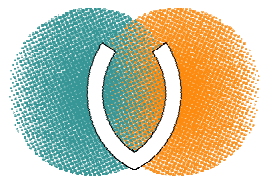


**A-100B**  
 12.03.2024  
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**PROPOSED ENLARGED SITE PLAN**  
 O STREET RESIDENCE  
 2728 O STREET NW  
 WASHINGTON, DC 20007

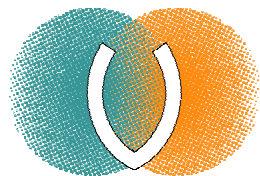
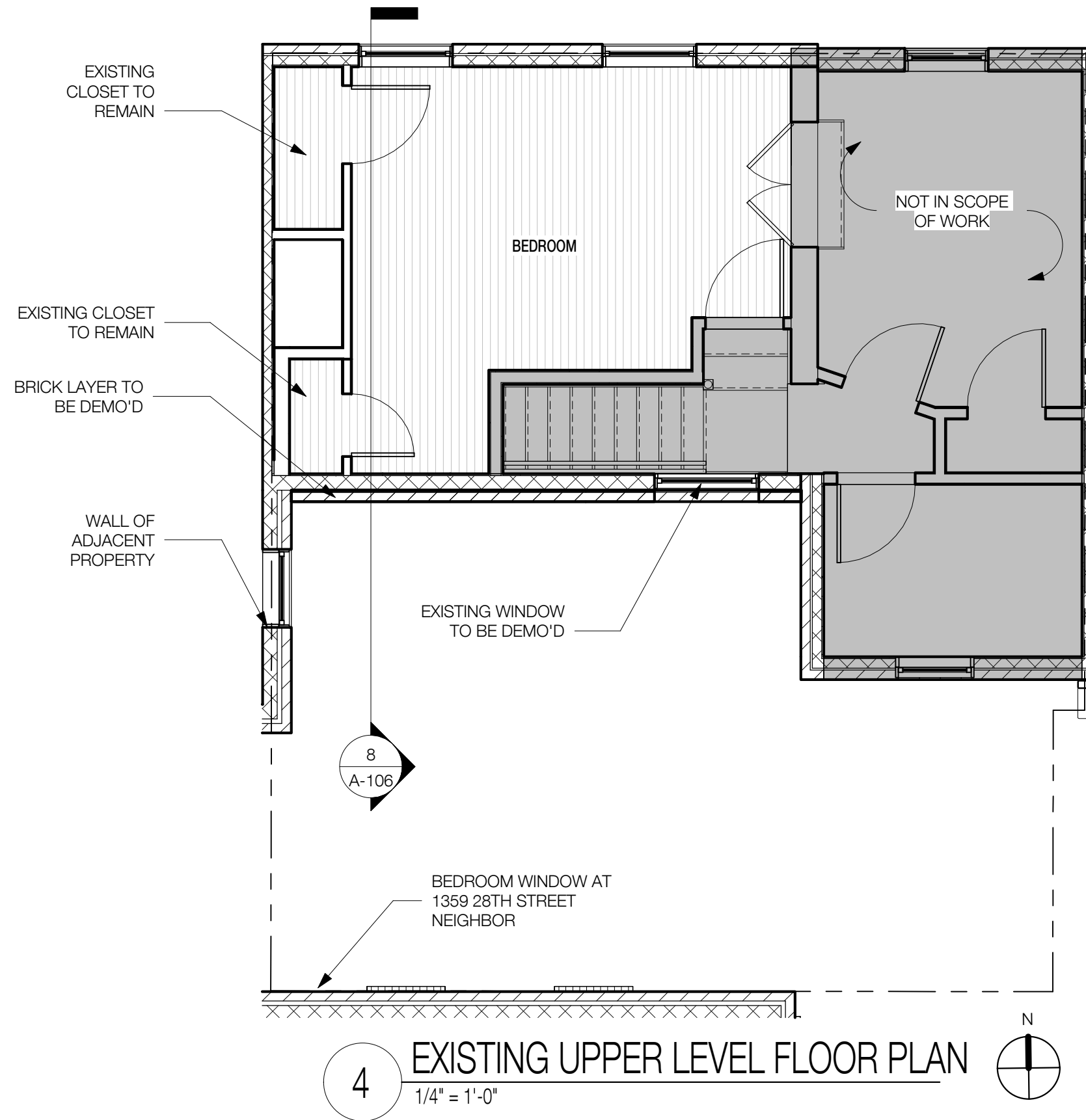


3 EXISTING MAIN LEVEL FLOOR PLAN  
1/4" = 1'-0"



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



**A-102**

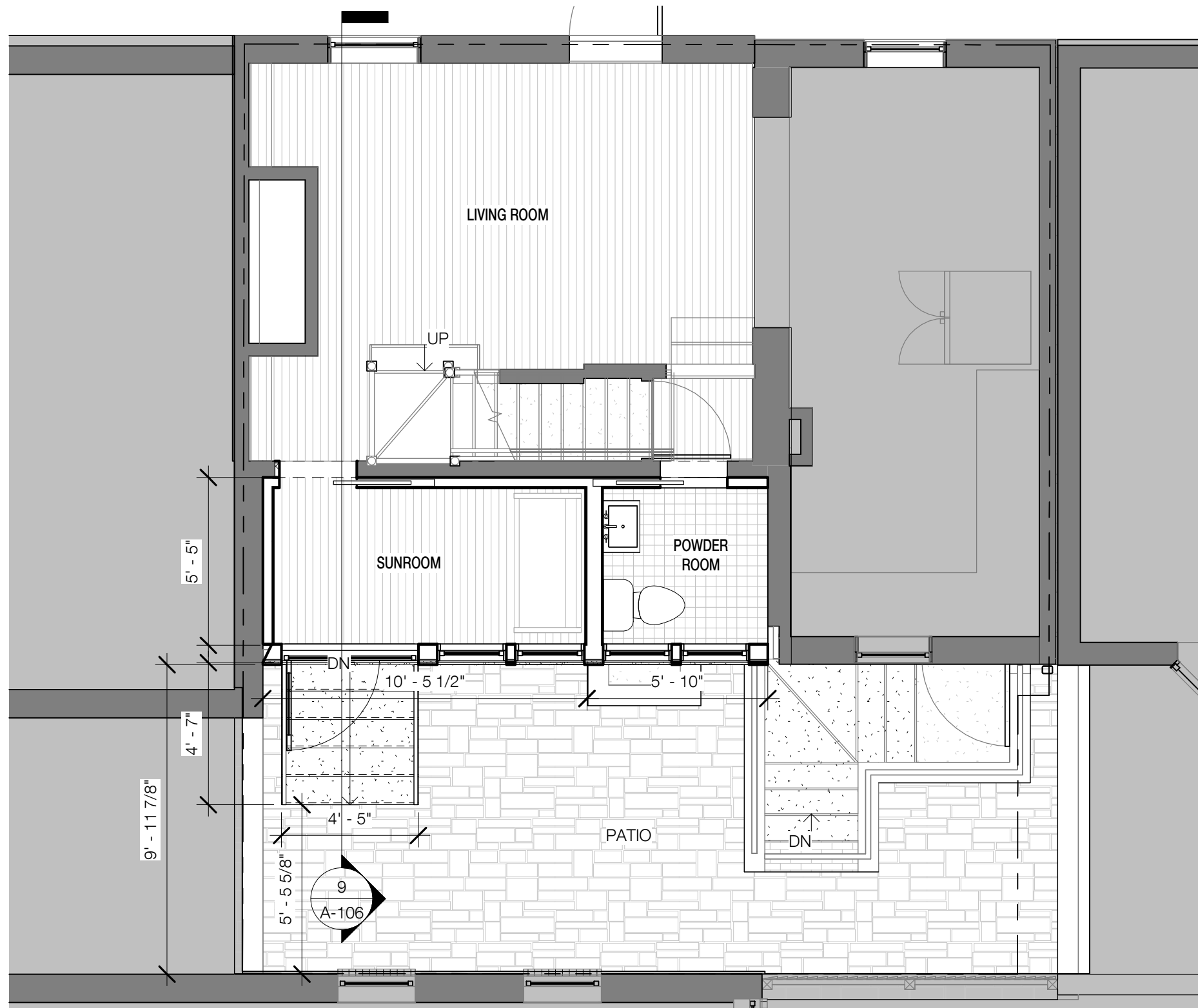
12.03.2024  
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## EXISTING UPPER LEVEL FLOOR PLAN

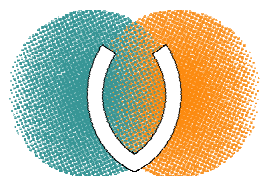
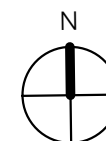
O STREET RESIDENCE  
2728 O STREET NW  
WASHINGTON, DC 20007





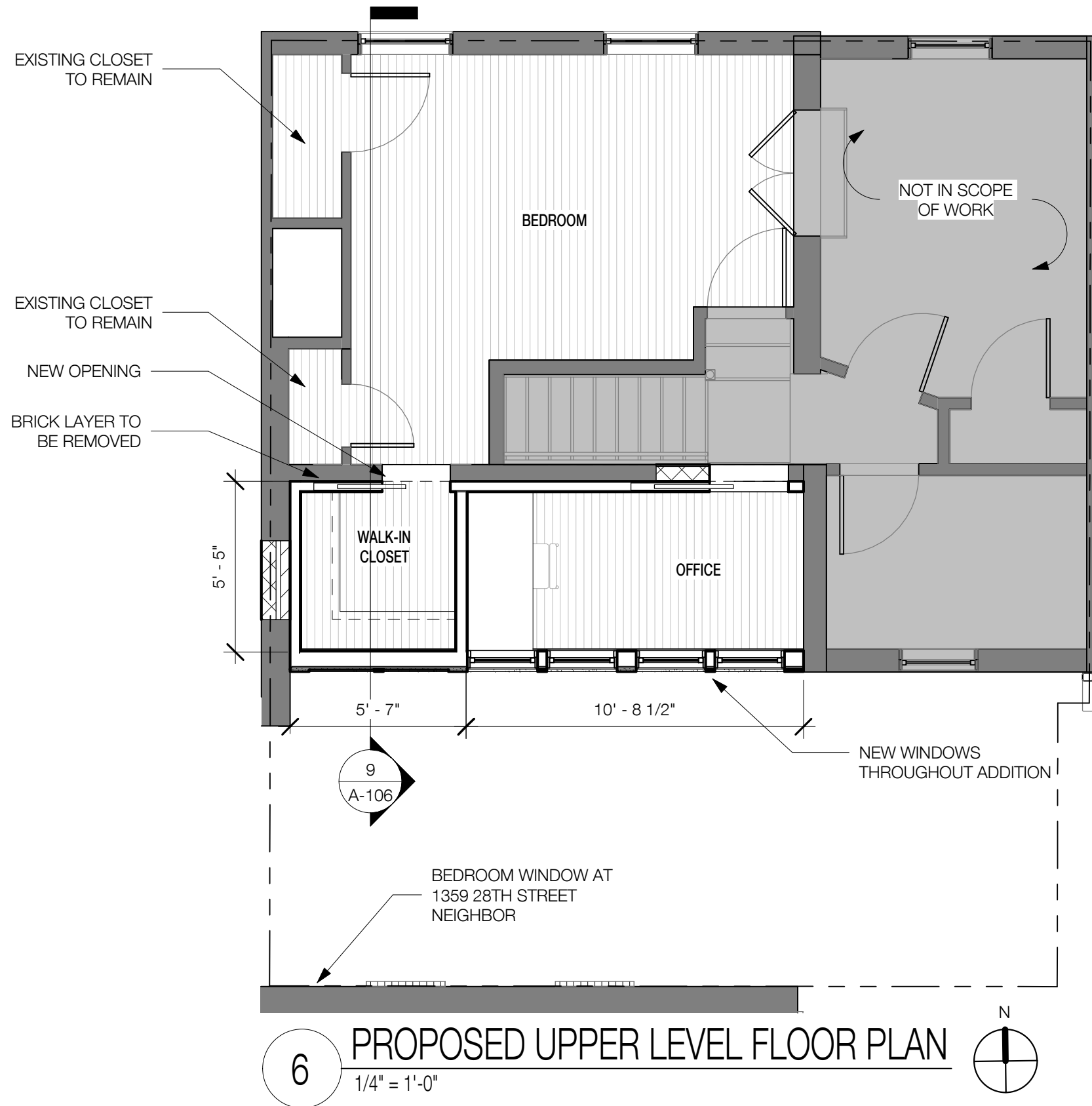
LEGEND	
	EXISTING CONSTRUCTION TO REMAIN
	NEW CONSTRUCTION

5 PROPOSED MAIN LEVEL FLOOR PLAN  
1/4" = 1'-0"



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12.03.2024  
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**PROPOSED MAIN LEVEL FLOOR PLAN**  
O STREET RESIDENCE  
2728 O STREET NW  
WASHINGTON, DC 20007

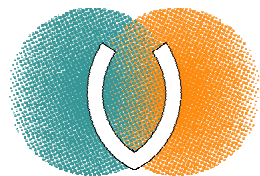
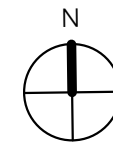


LEGEND	
	EXISTING CONSTRUCTION TO REMAIN
	NEW CONSTRUCTION

6

## PROPOSED UPPER LEVEL FLOOR PLAN

1/4" = 1'-0"



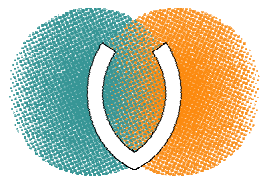
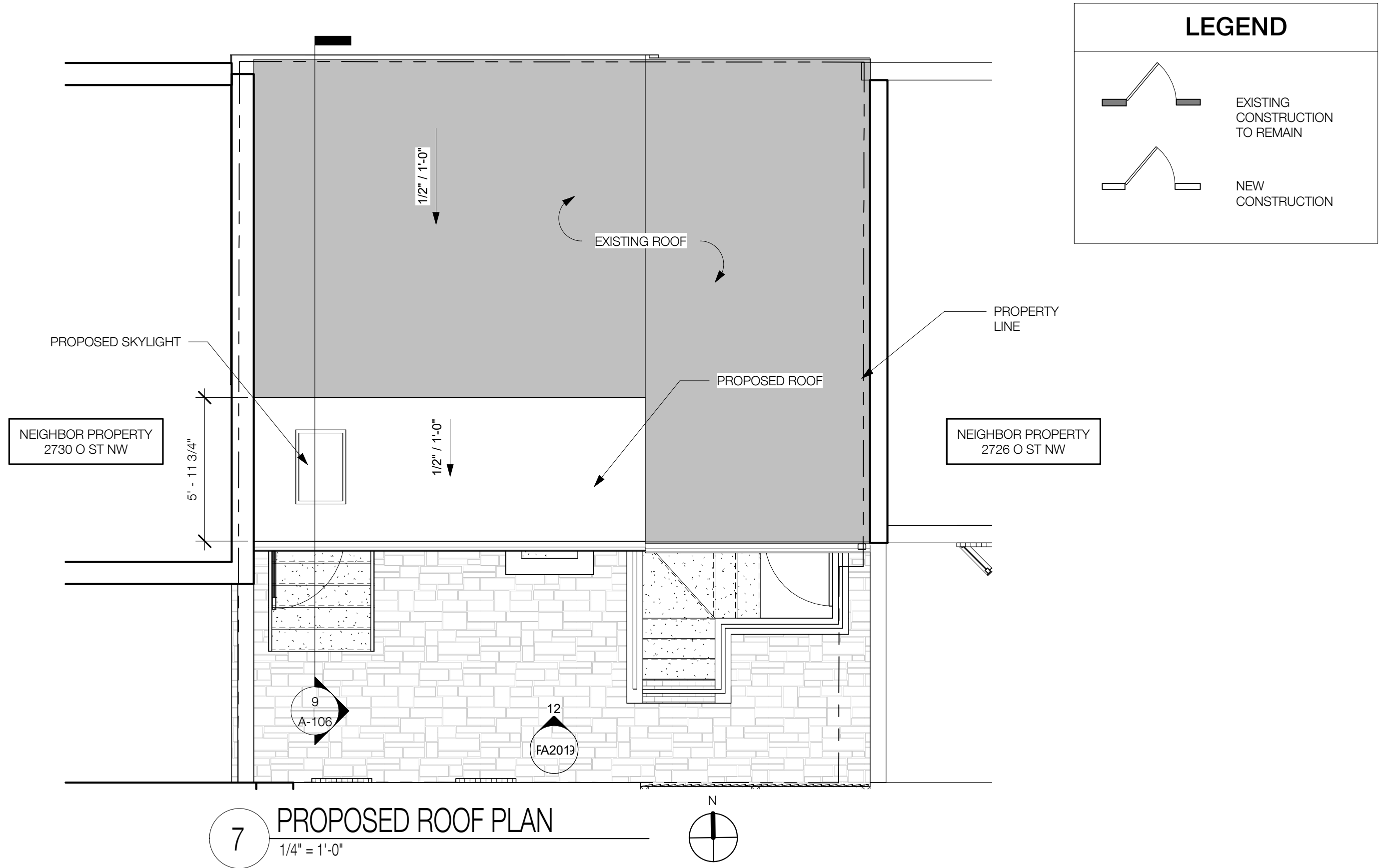
**A-104**

12.03.2024  
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## PROPOSED UPPER FLOOR PLAN

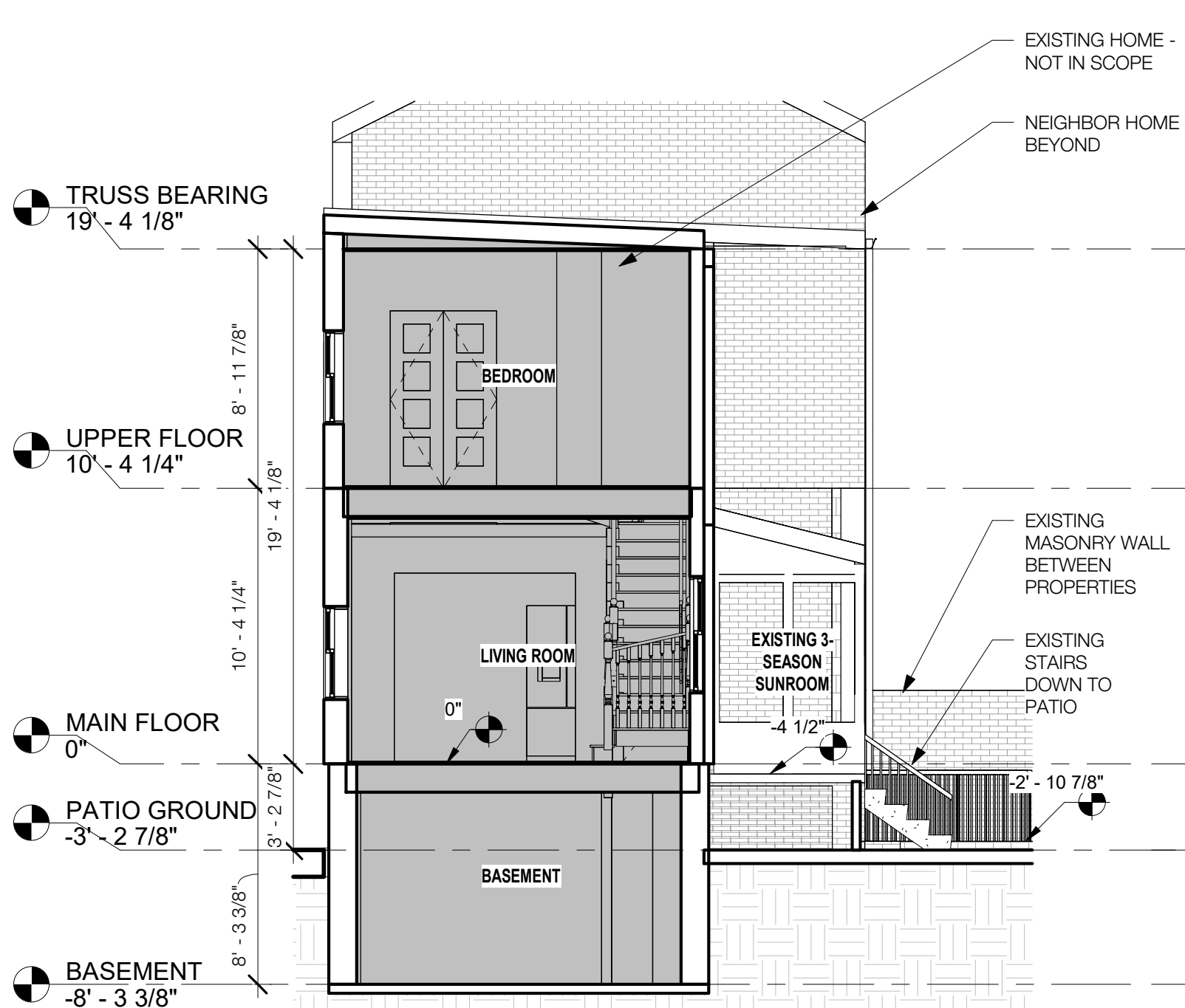
O STREET RESIDENCE  
2728 O STREET NW  
WASHINGTON, DC 20007



**A-105**  
12.03.2024  
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**PROPOSED ROOF PLAN**  
O STREET RESIDENCE  
2728 O STREET NW  
WASHINGTON, DC 20007

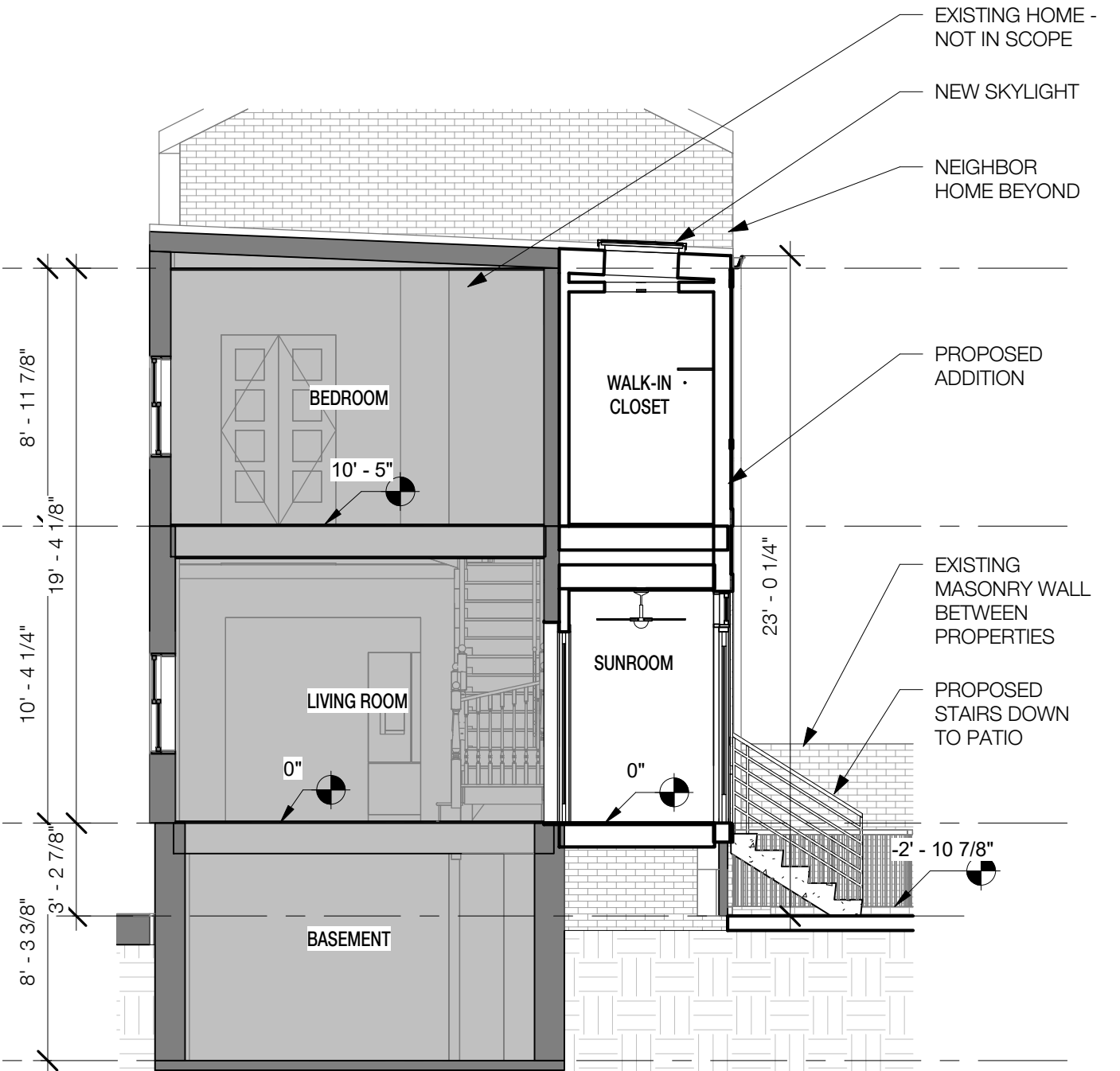




8

## EXISTING BUILDING SECTION

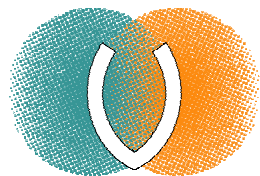
3/16" = 1'-0"



9

## PROPOSED BUILDING SECTION

3/16" = 1'-0"



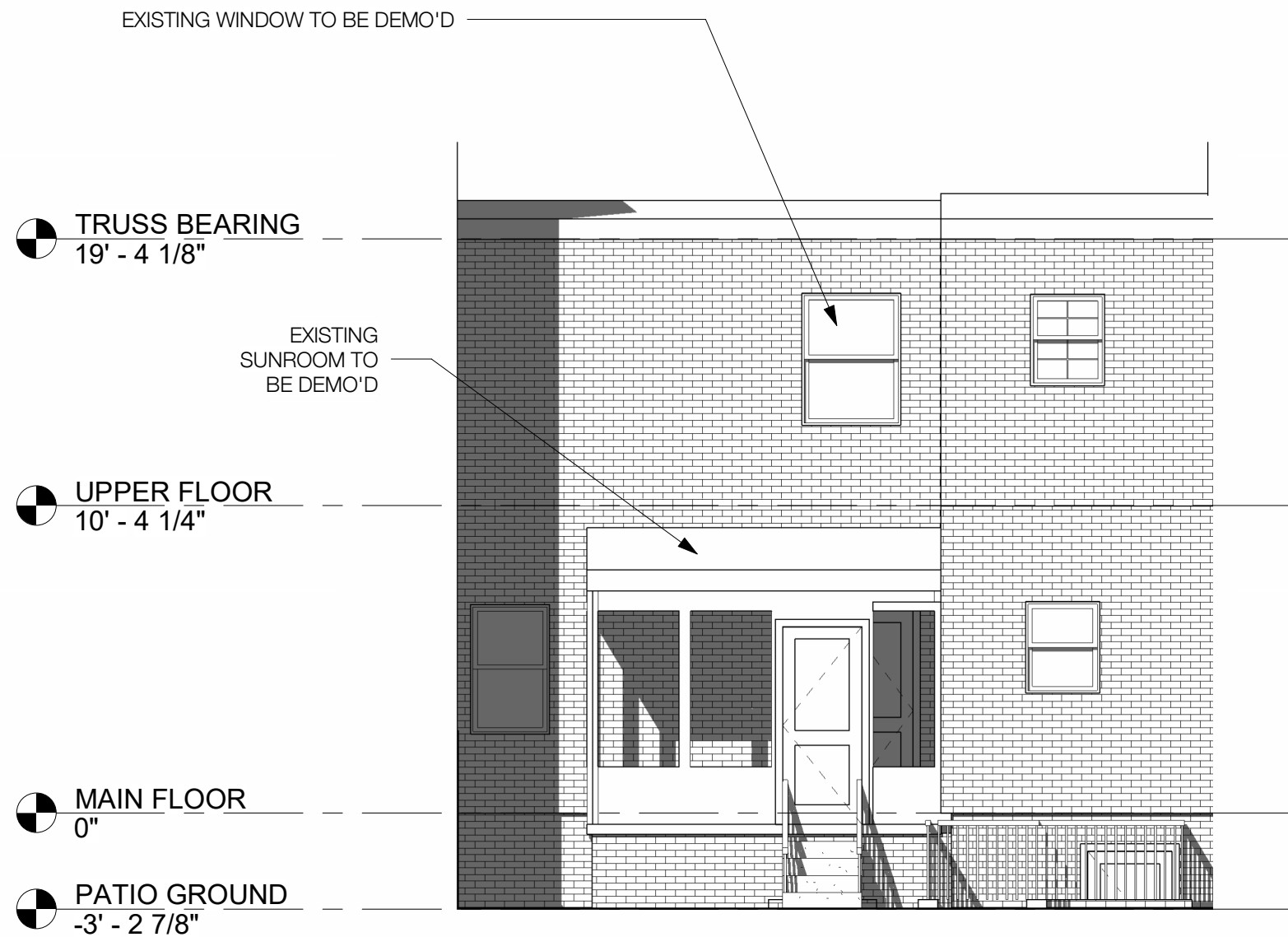
**A-106**

12.03.2024  
BZA SUBMISSION SET

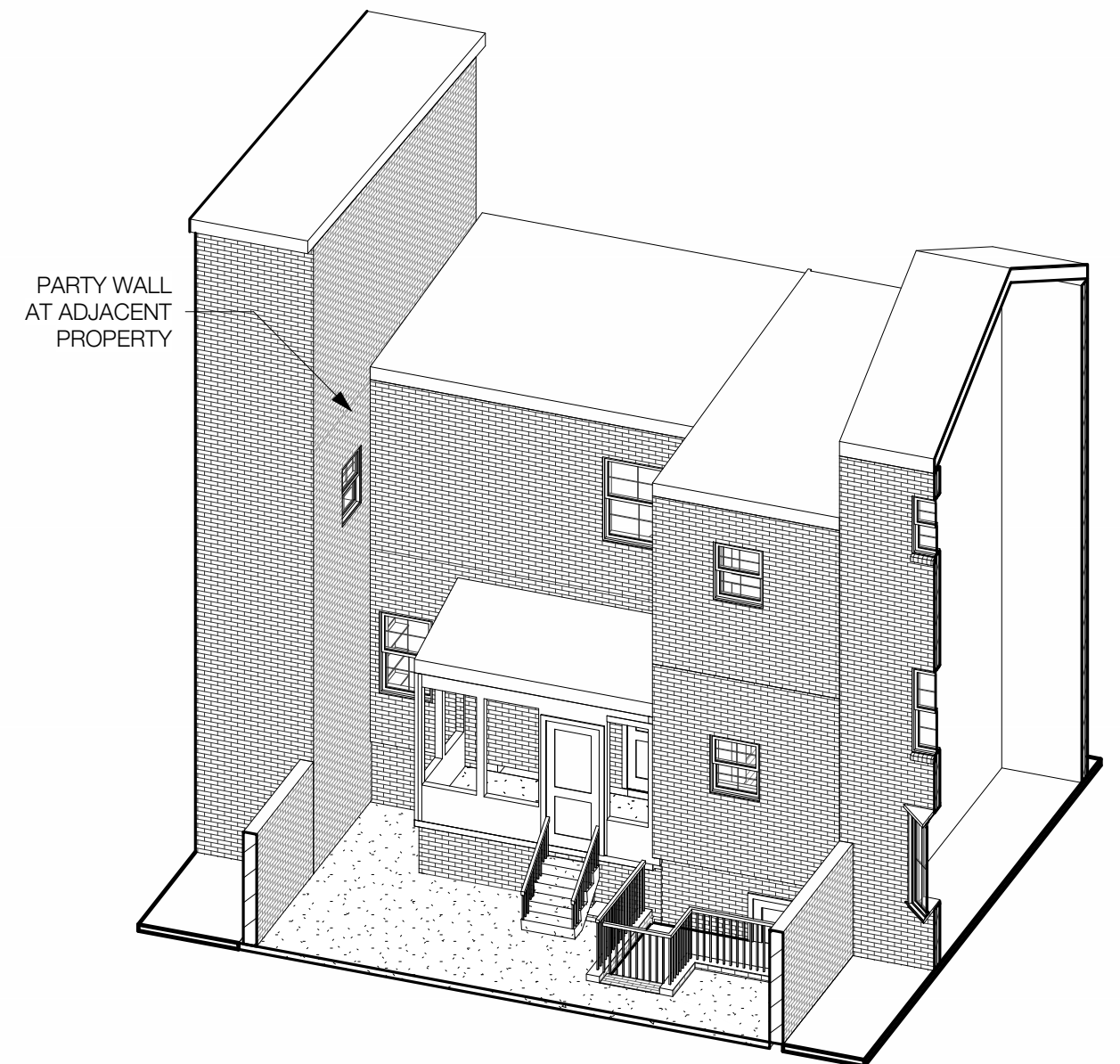
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## BUILDING SECTIONS

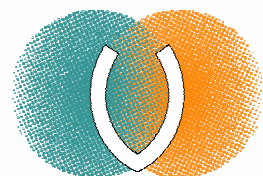
O STREET RESIDENCE  
2728 O STREET NW  
WASHINGTON, DC 20007



10 EXISTING SOUTH ELEVATION  
3/16" = 1'-0"

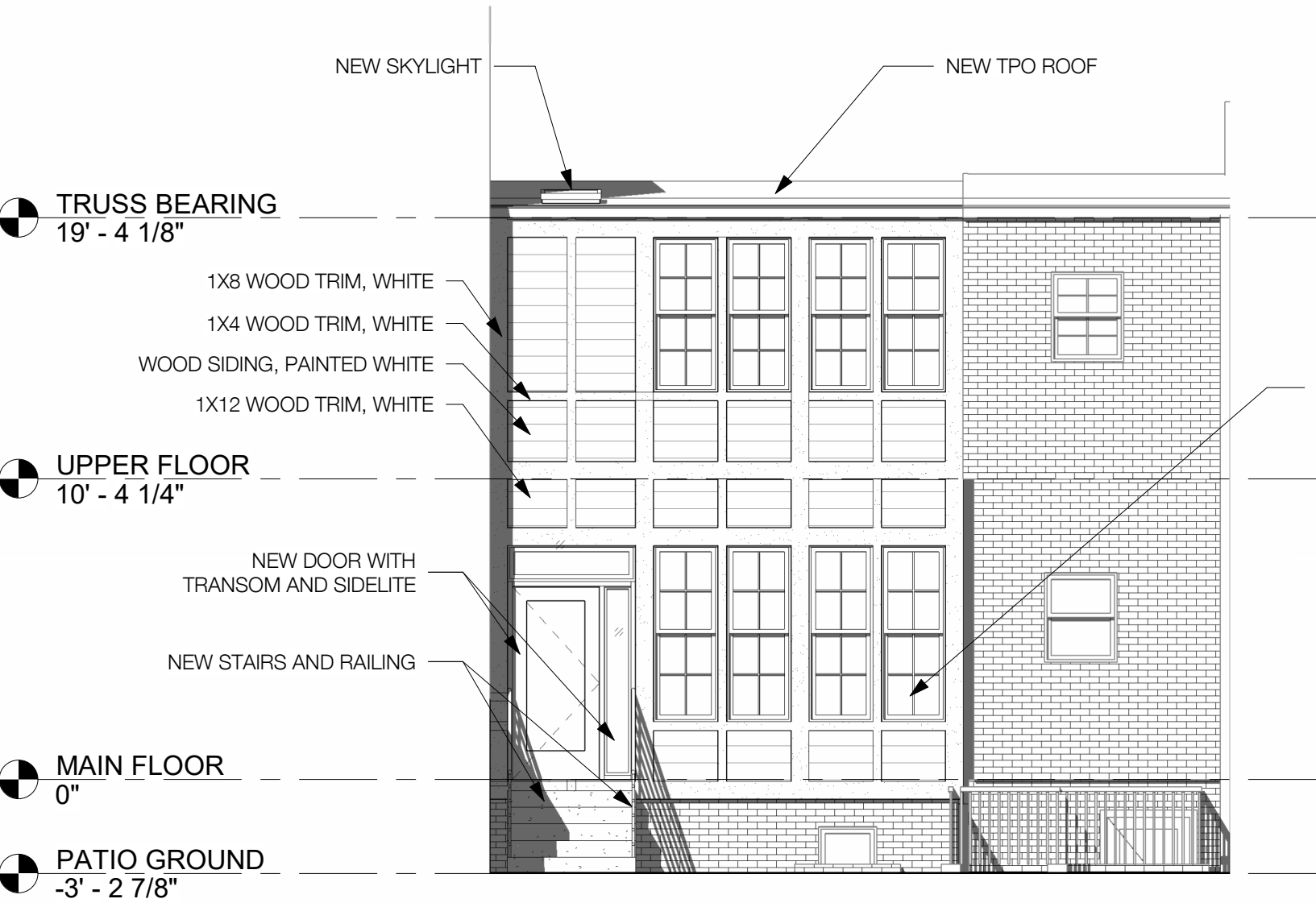


11 EXISTING 3D VIEW

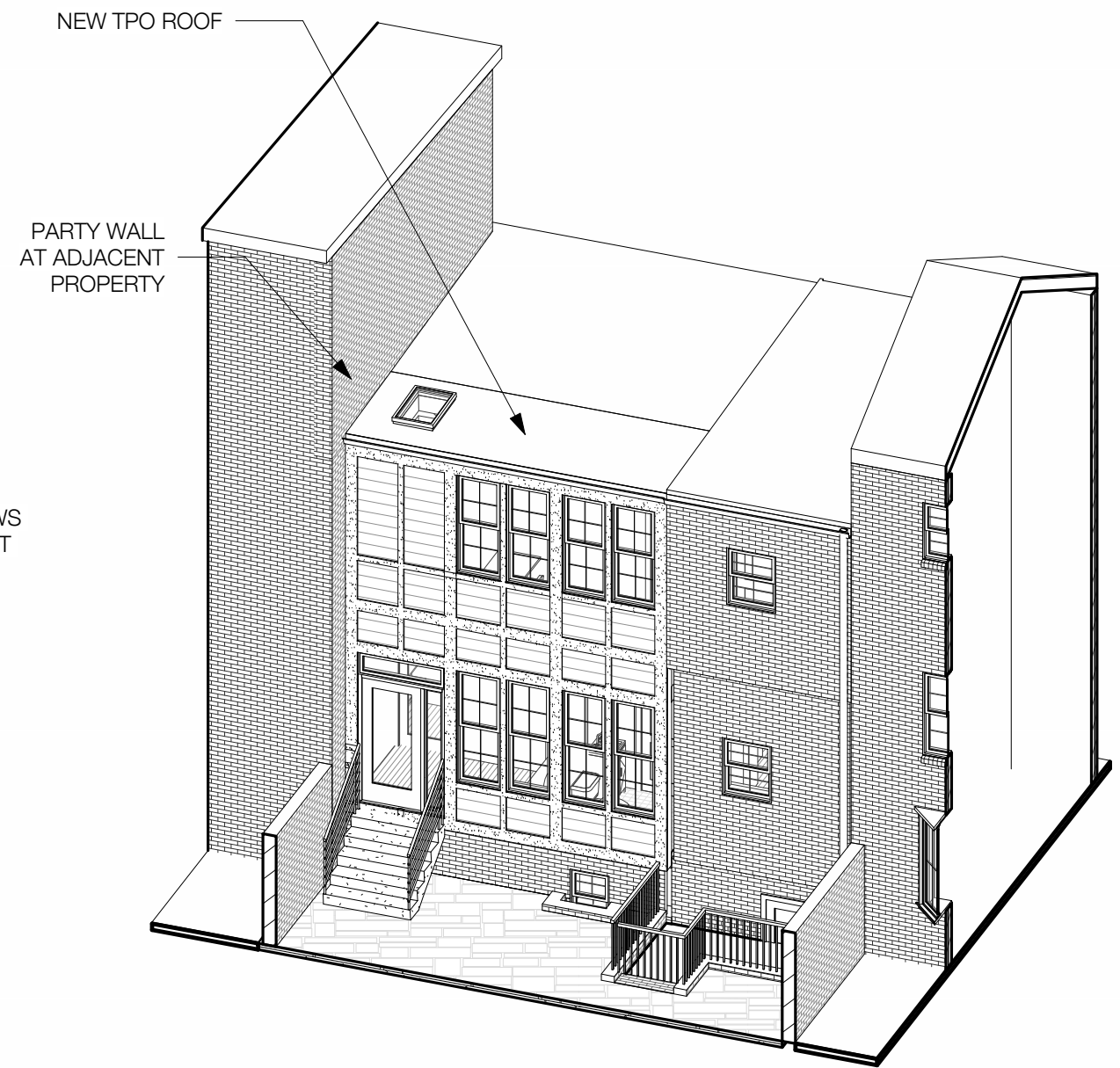


**A-200**  
12.03.2024  
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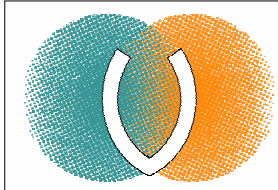
**EXISTING ELEVATION / 3D**  
O STREET RESIDENCE  
2728 O STREET NW  
WASHINGTON, DC 20007



12 PROPOSED SOUTH ELEVATION  
3/16" = 1'-0"



13 PROPOSED 3D VIEW



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12.03.2024  
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**PROPOSED ELEVATION / 3D**  
O STREET RESIDENCE  
2728 O STREET NW  
WASHINGTON, DC 20007





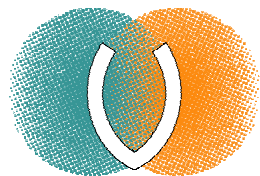
RENDERING #1 - FROM EAST SIDE OF REAR PROPERTY



RENDERING #2 - FROM WEST SIDE OF REAR PROPERTY



RENDERING #3 - ELEVATION VIEW OF REAR FACADE



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12.03.2024  
BZA SUBMISSION SET  
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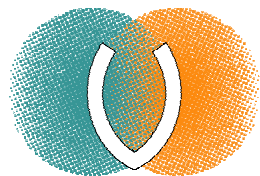
## PROPOSED SITE RENDERING AT PROPERTY

O STREET RESIDENCE  
2728 O STREET NW  
WASHINGTON, DC 20007





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



**A-304**

12.03.2024  
BZA SUBMISSION SET

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## PROPOSED SITE RENDERING FROM 28TH STREET

O STREET RESIDENCE  
2728 O STREET NW  
WASHINGTON, DC 20007