

SMITH RESIDENCES

3253 P ST NW, WASHINGTON DC 20007

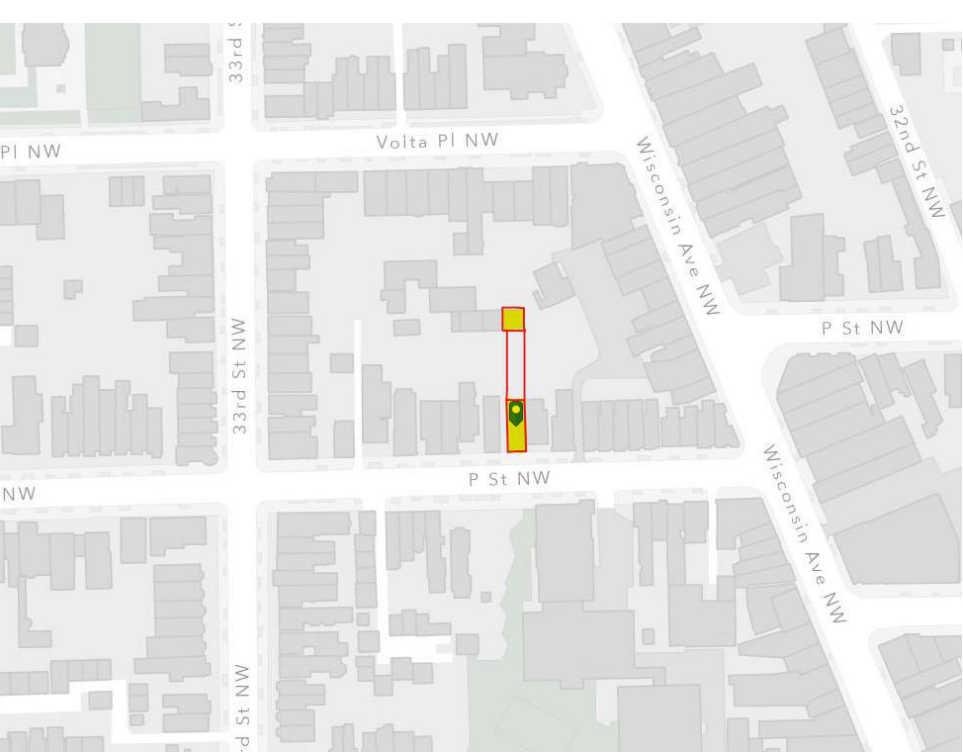
PROJECT DATA

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 40%	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

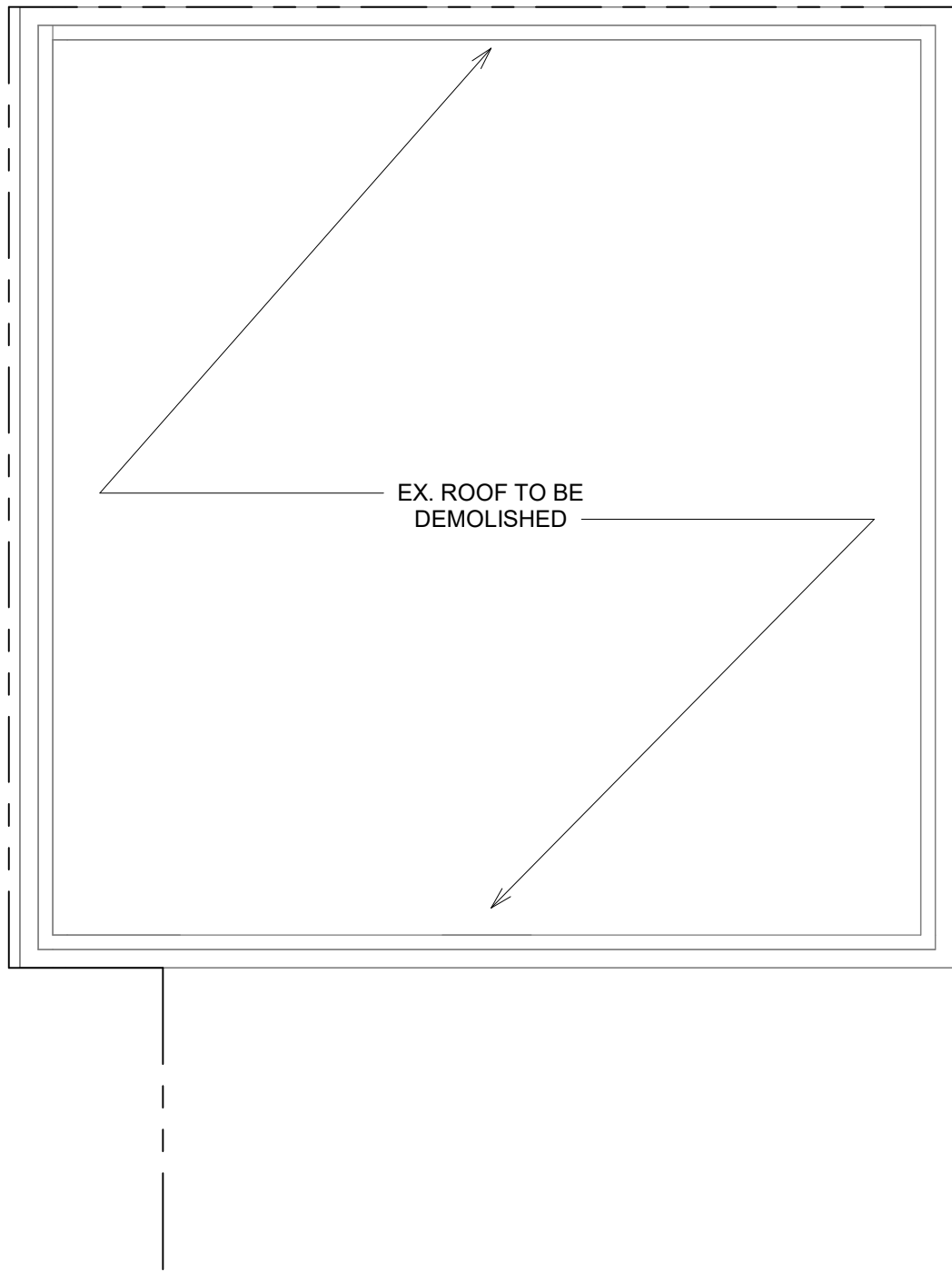


SHEET INDEX

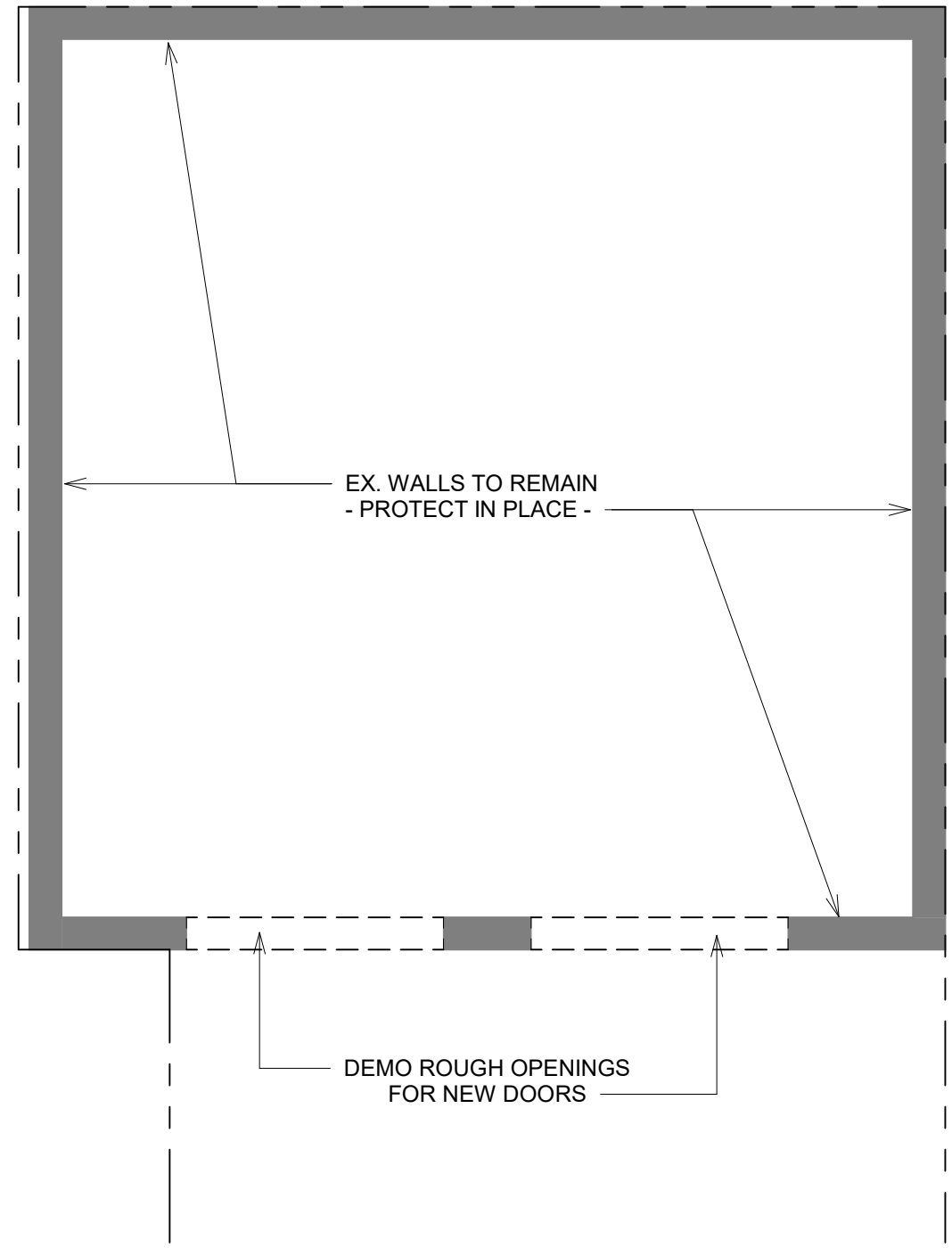
SHEETS	
01	COVER
02	EXISTING PLANS
03	SITE PLAN
04	FLOOR PLANS
05	ROOF PLAN
06	ELEVATIONS
07	ELEVATIONS
08	SECTIONS

PROJECT TEAM

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



EXISTING ROOF PLAN

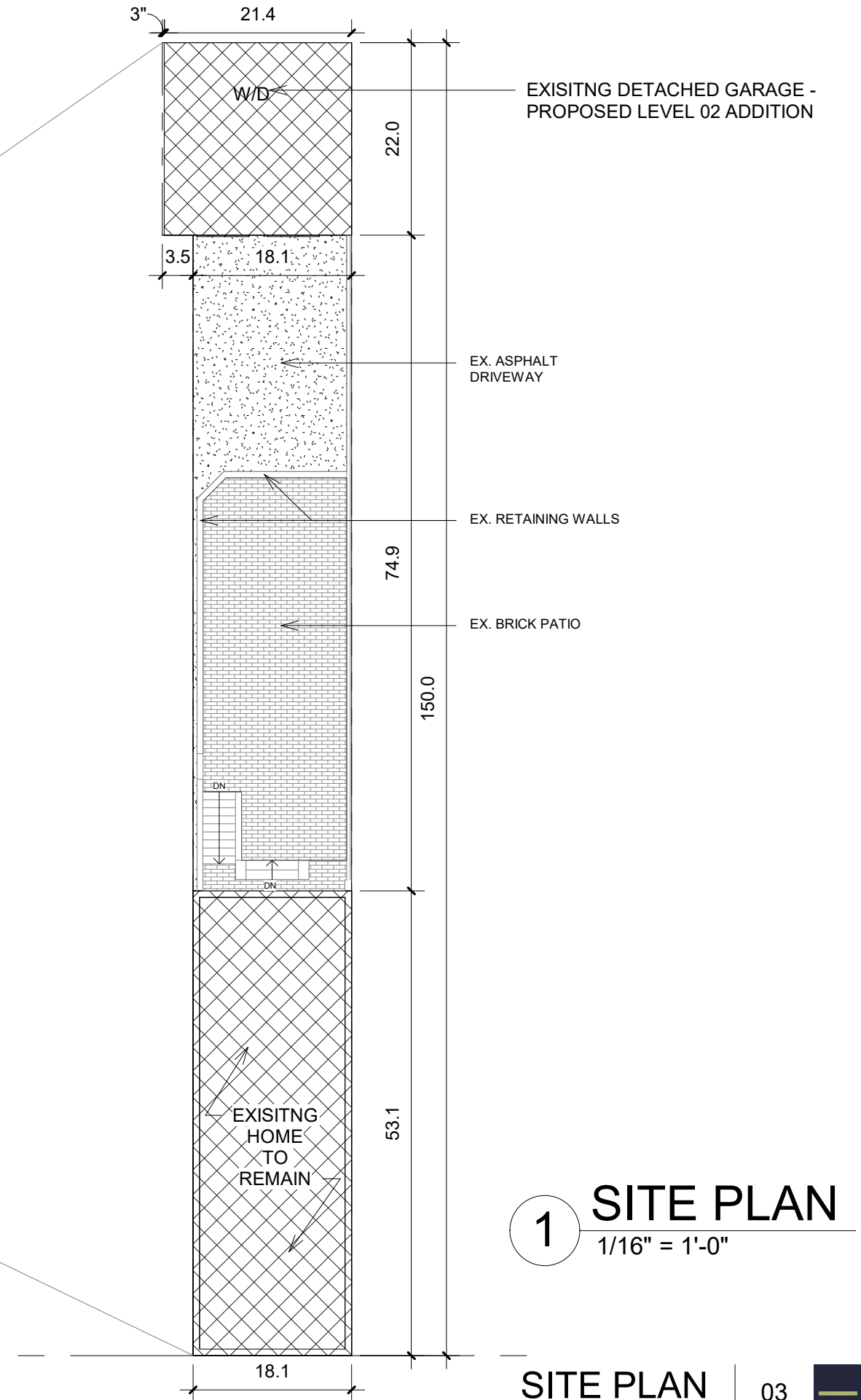


EXISTING FLOOR PLAN - 1ST FLOOR





2 VICINITY MAP
1" = 80'-0"



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

SMITH RESIDENCE

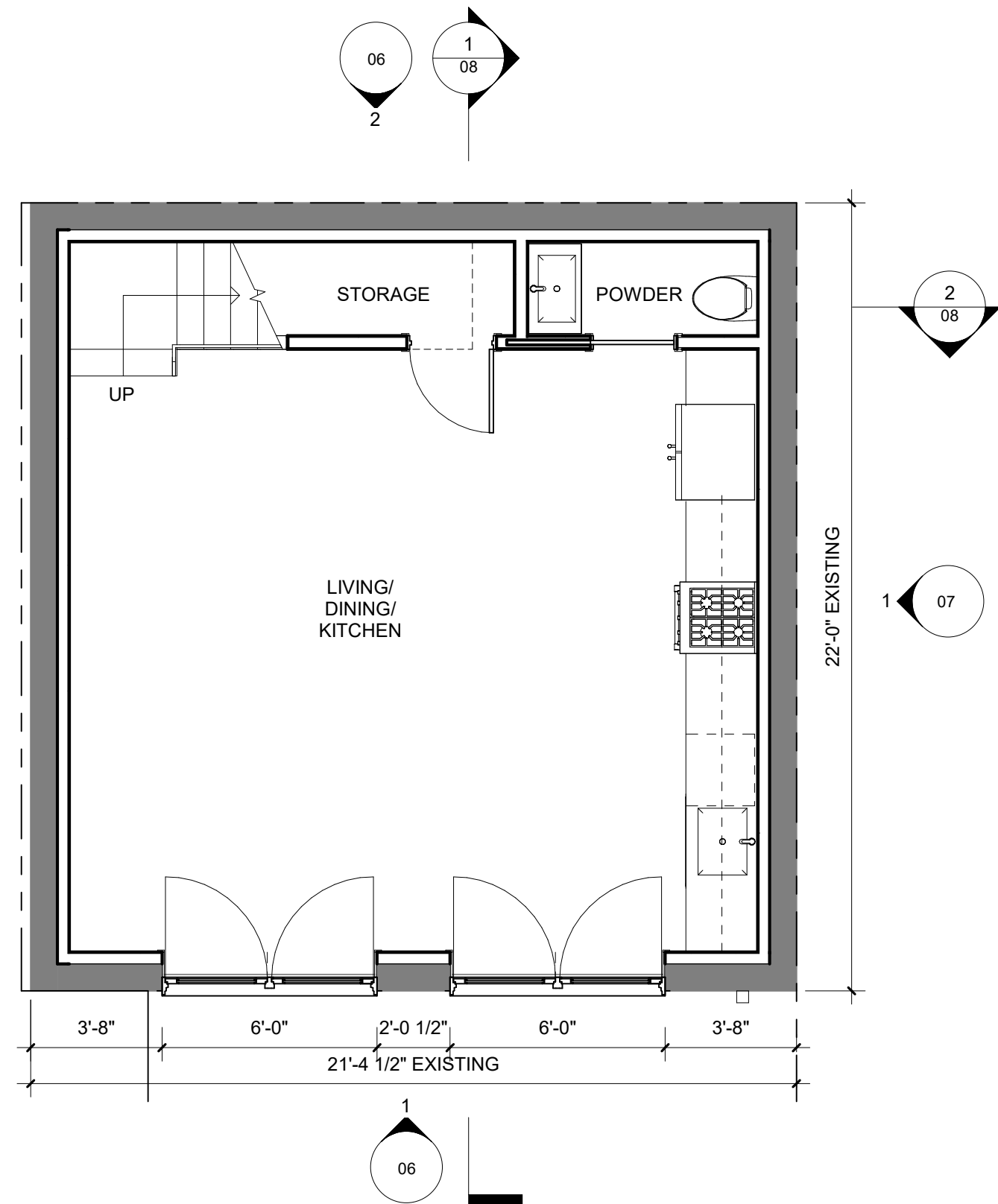
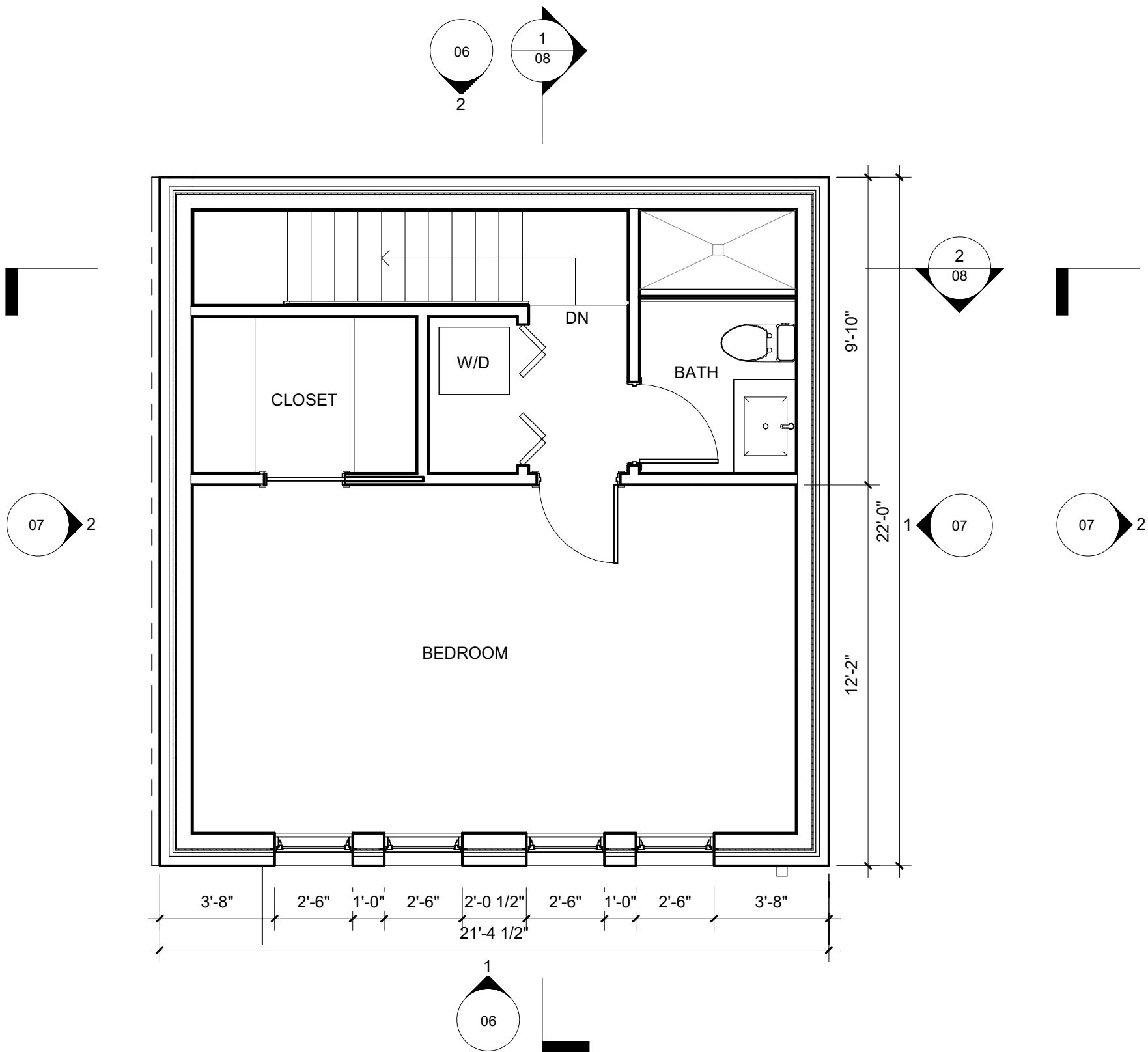
3253 P ST NW

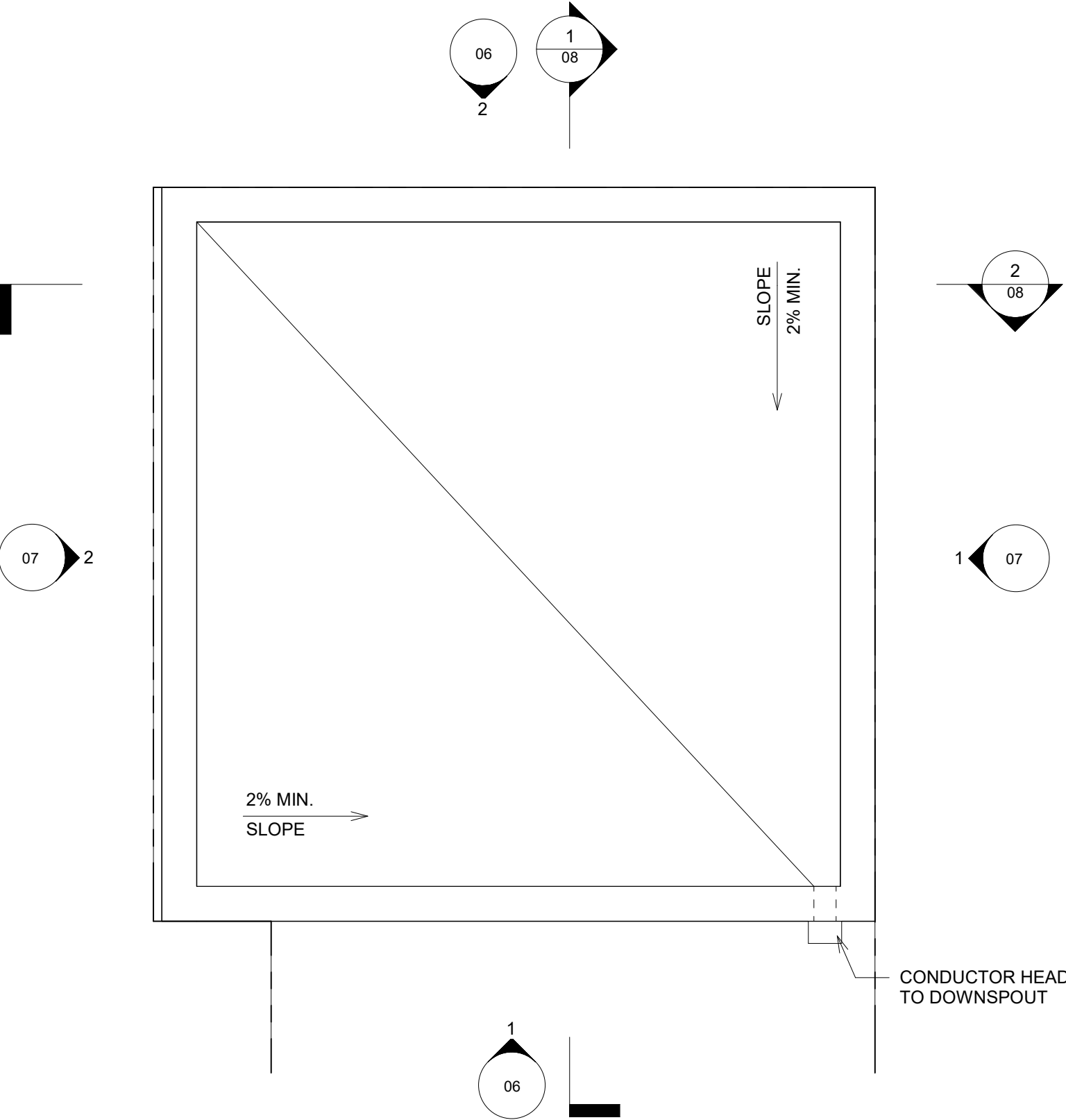
SCALE : As indicated

SITE PLAN | 03

EUSTILUS ARCHITECTURE

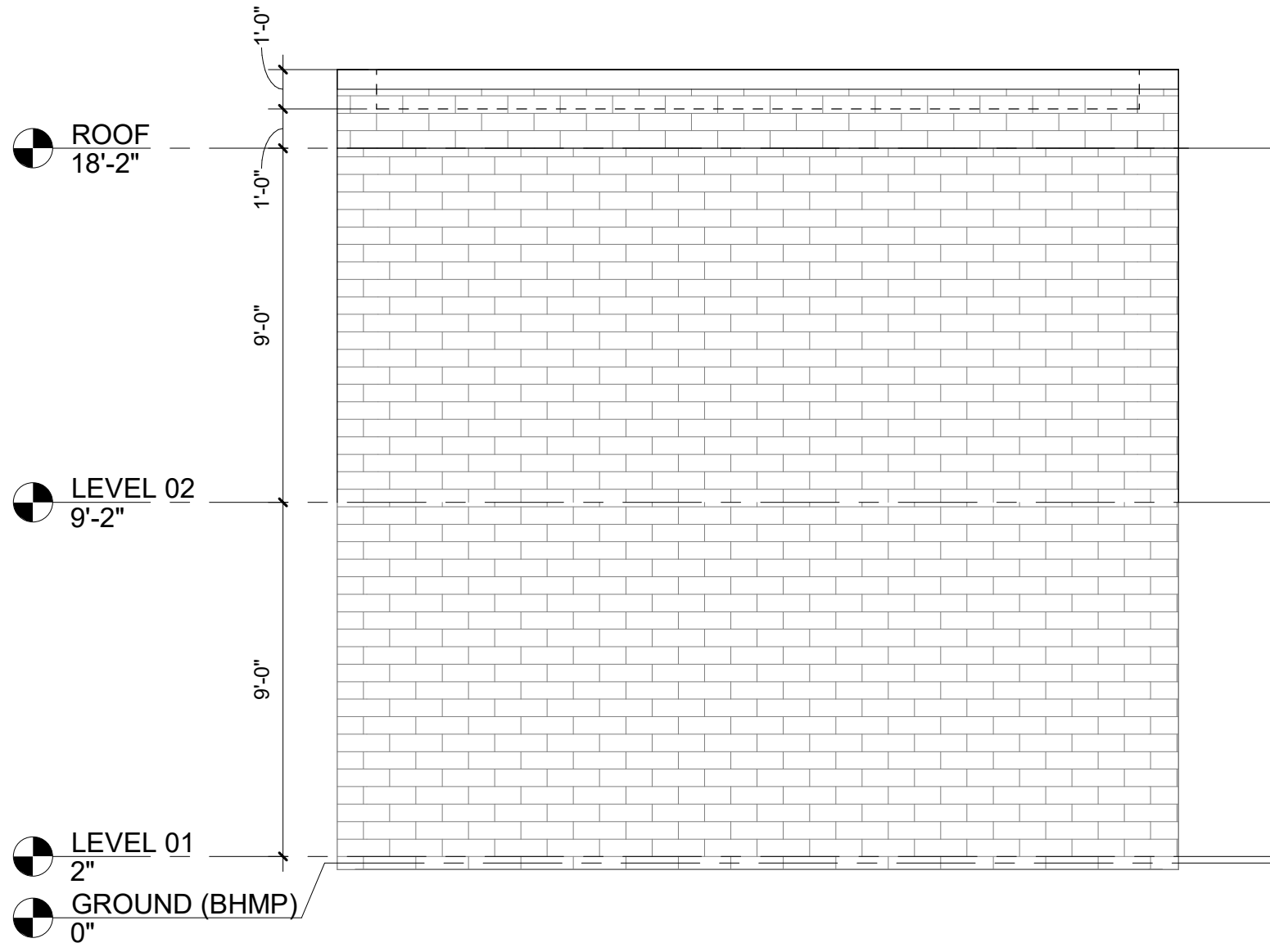






FLOOR PLAN - 1ST FLOOR

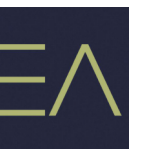


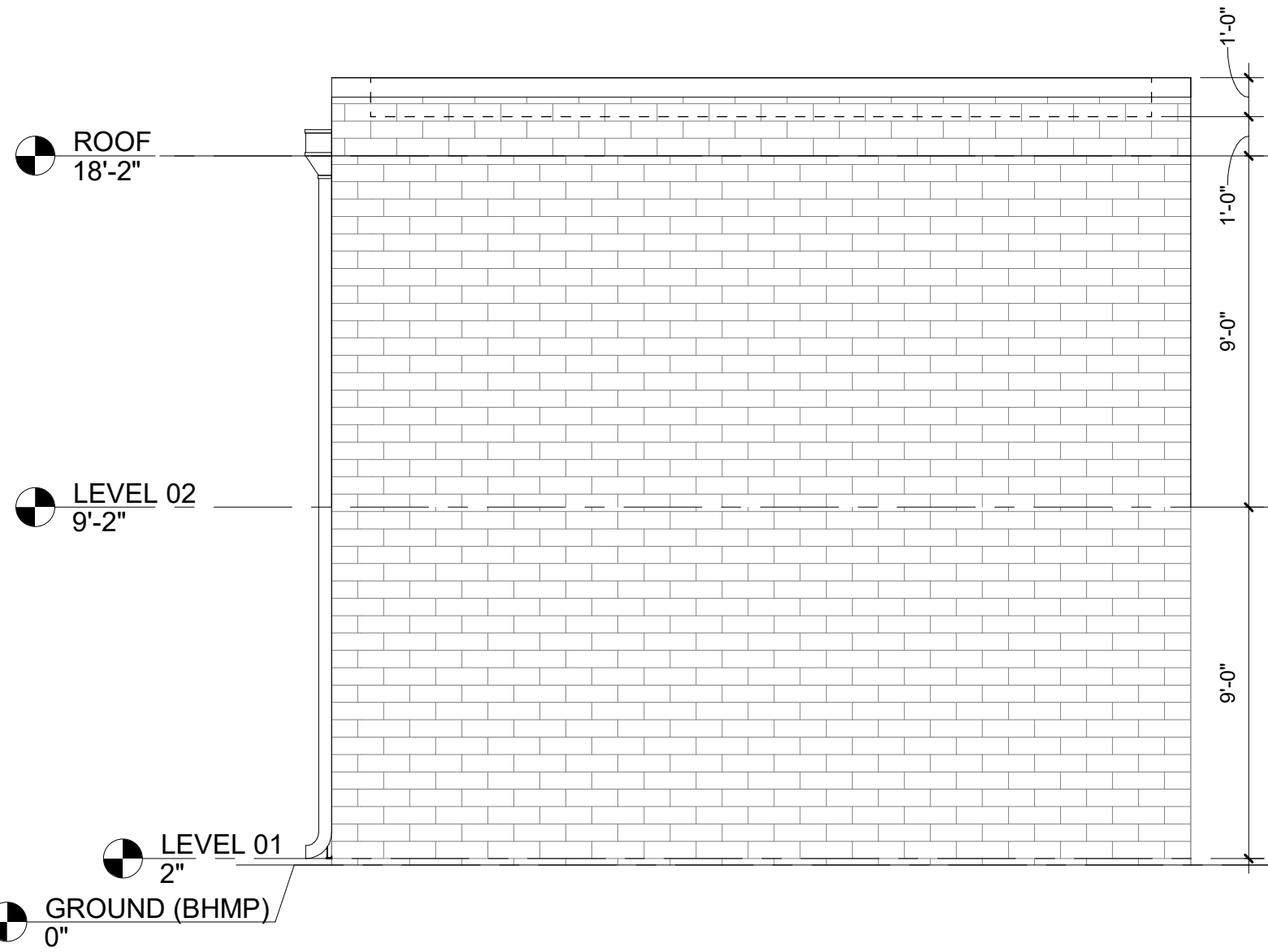


NORTH ELEVATION

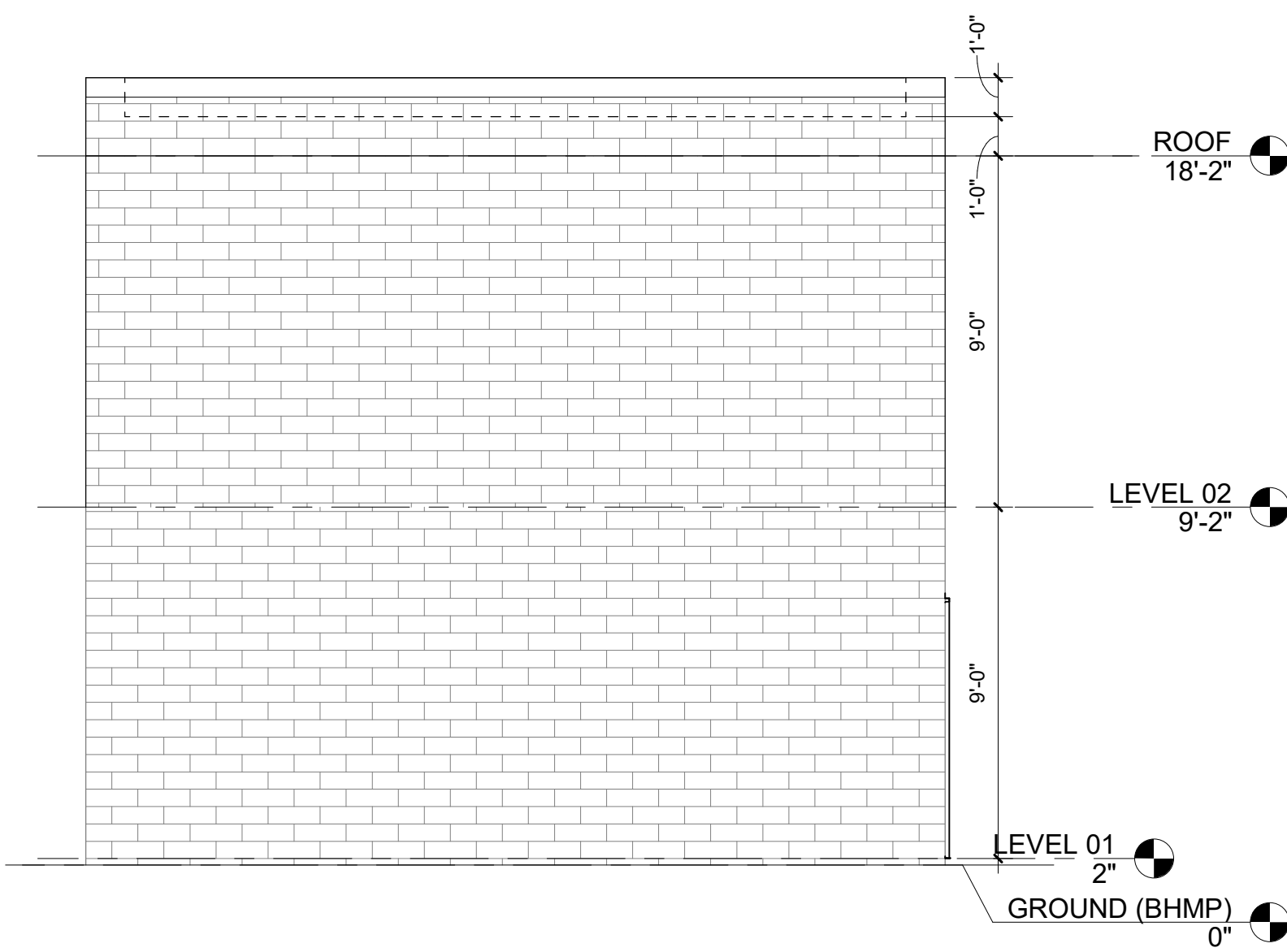


SOUTH ELEVATION



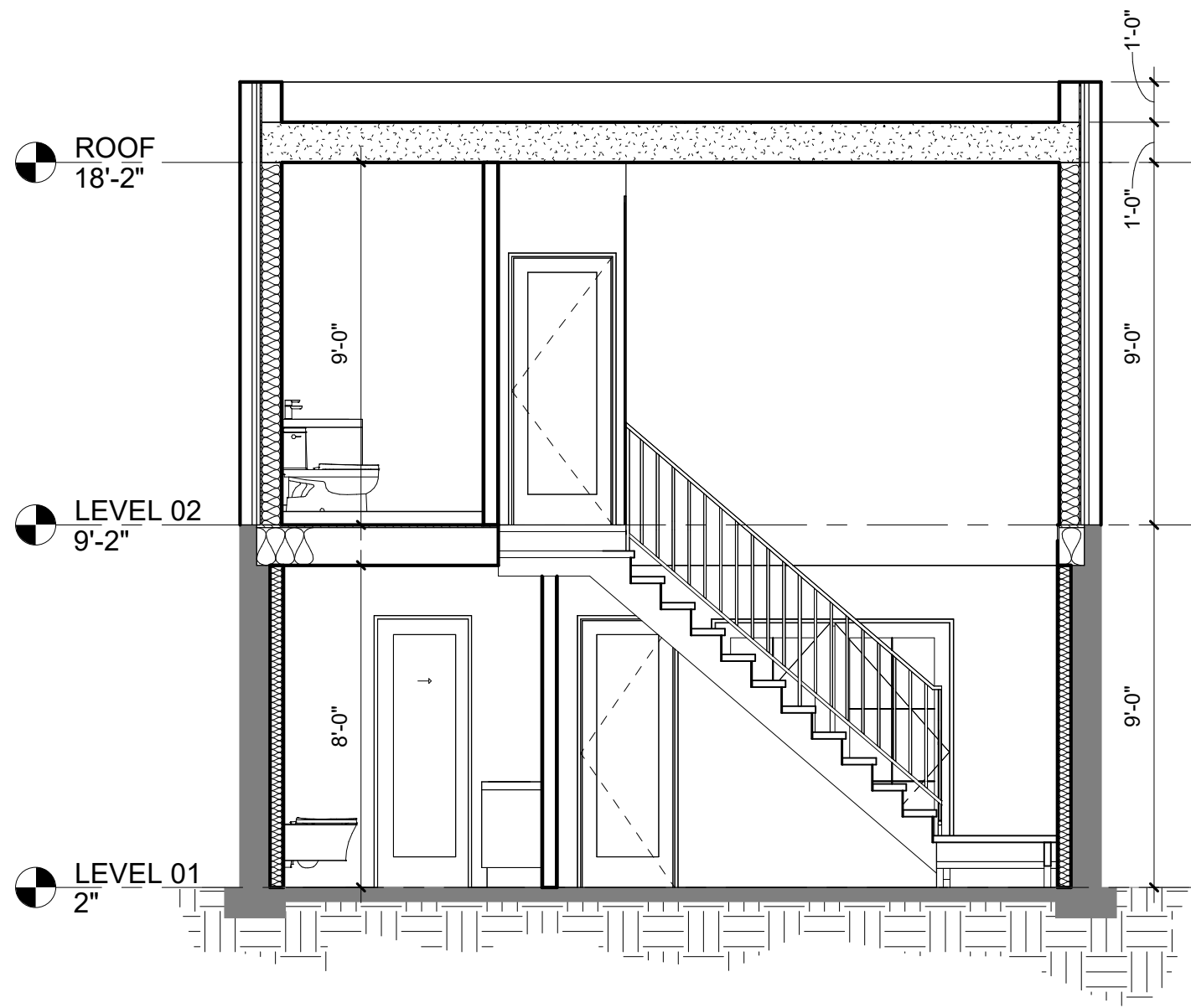


EAST ELEVATION

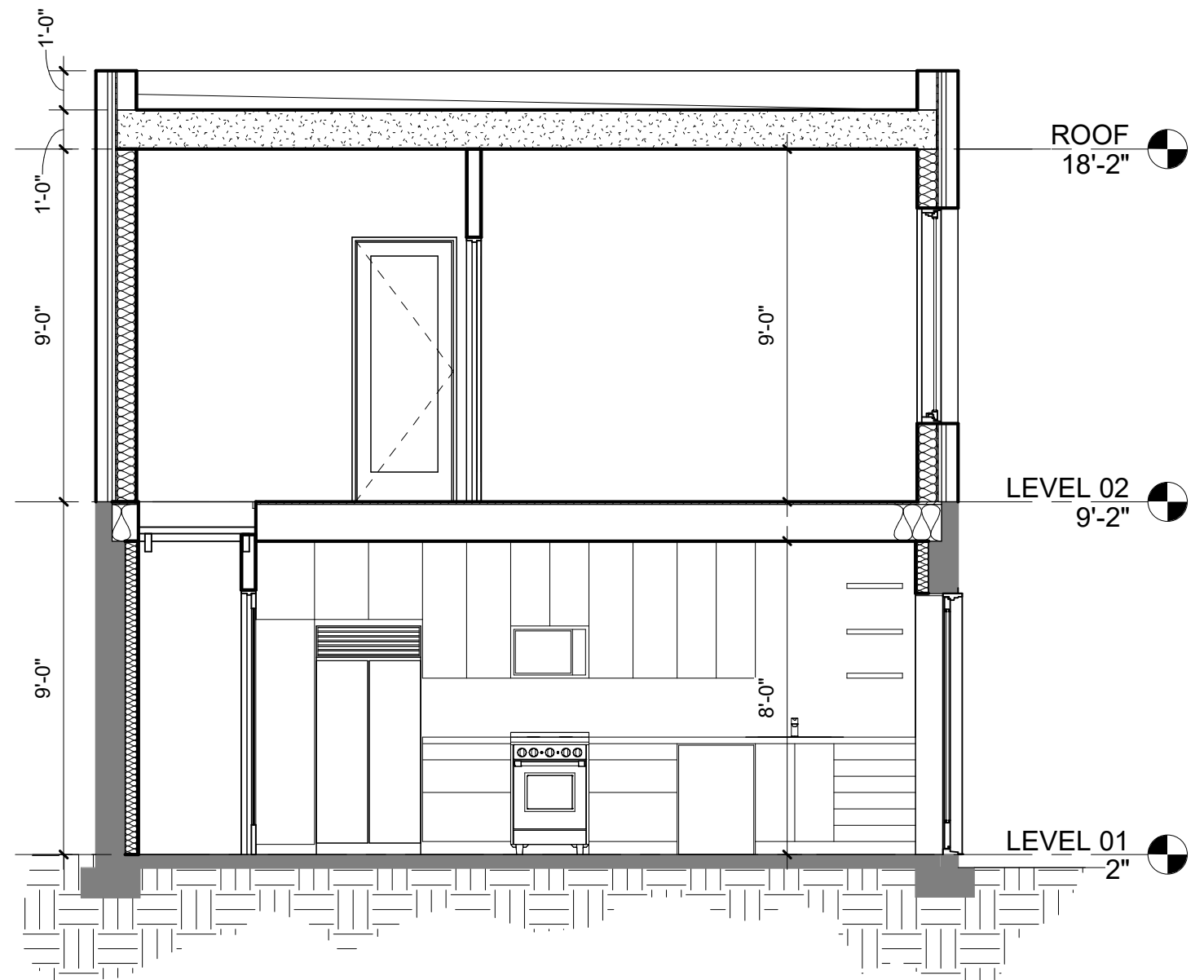


WEST ELEVATION





SECTION 02



SECTION 01

