

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

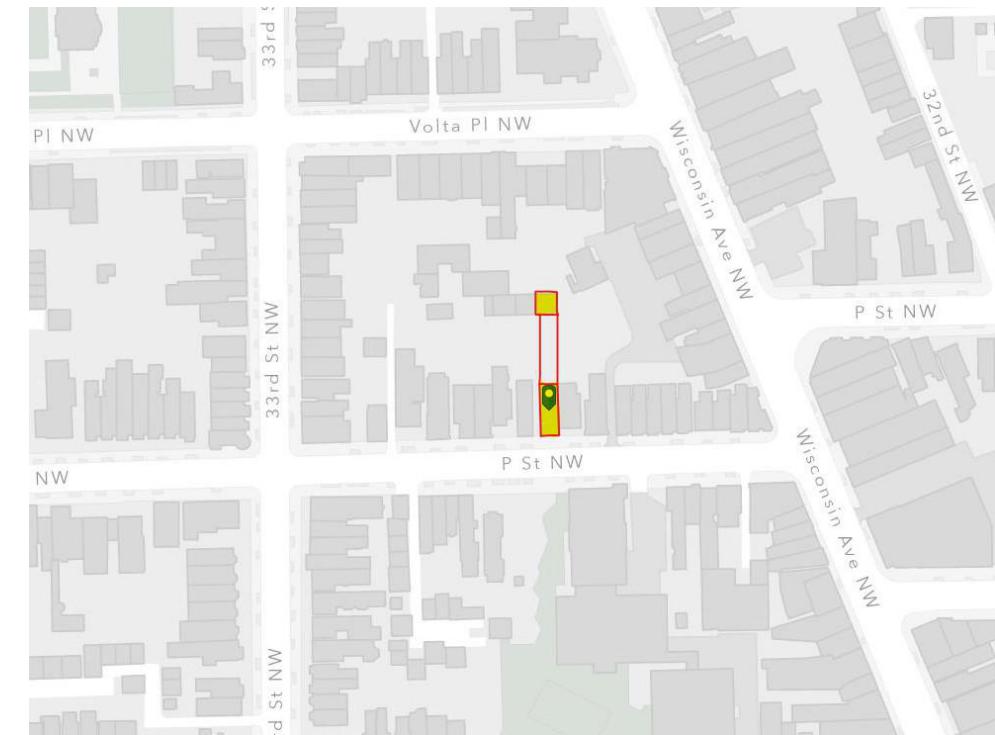
3253 P ST NW

SCALE :

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. 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

VICINITY MAP

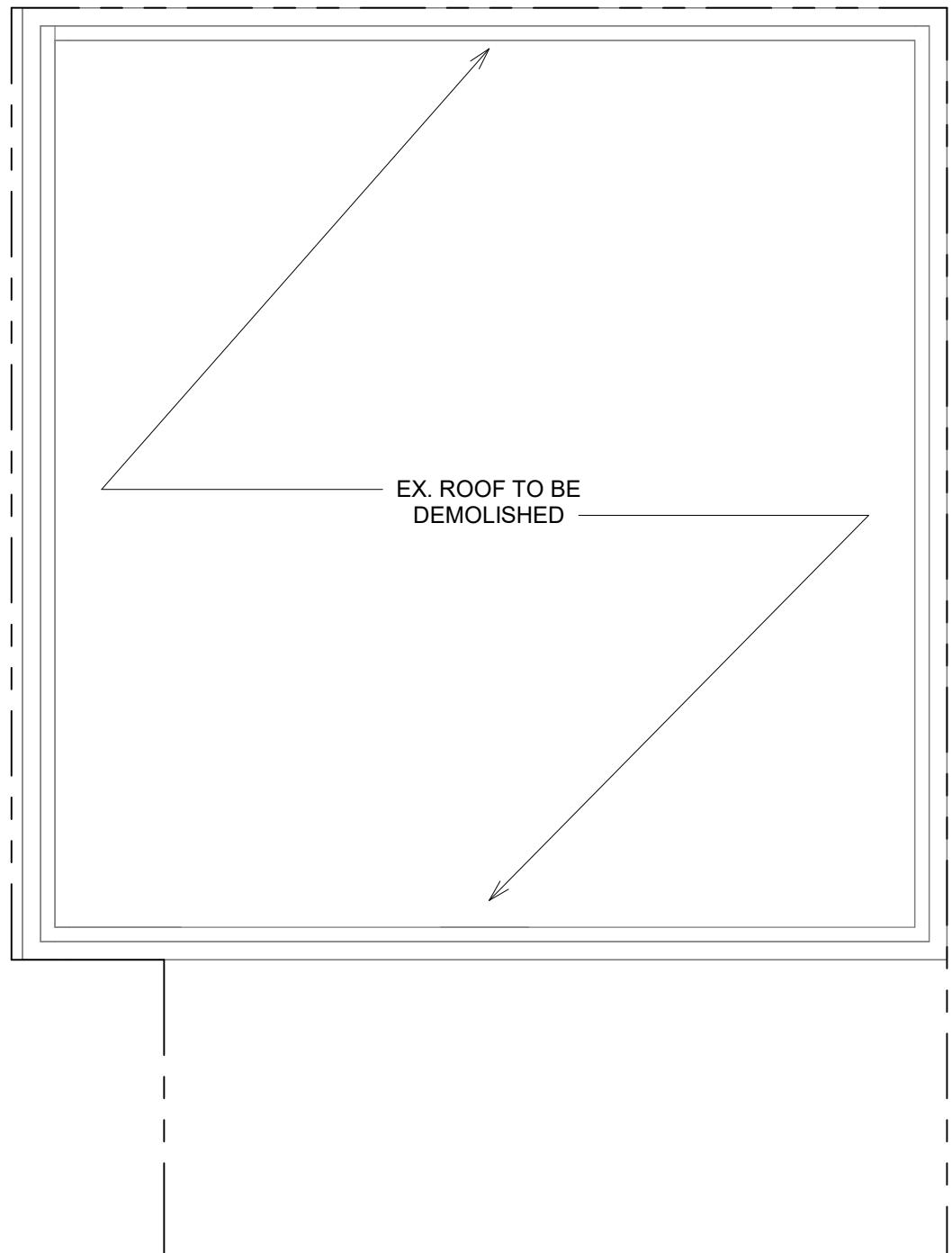


PROJECT TEAM

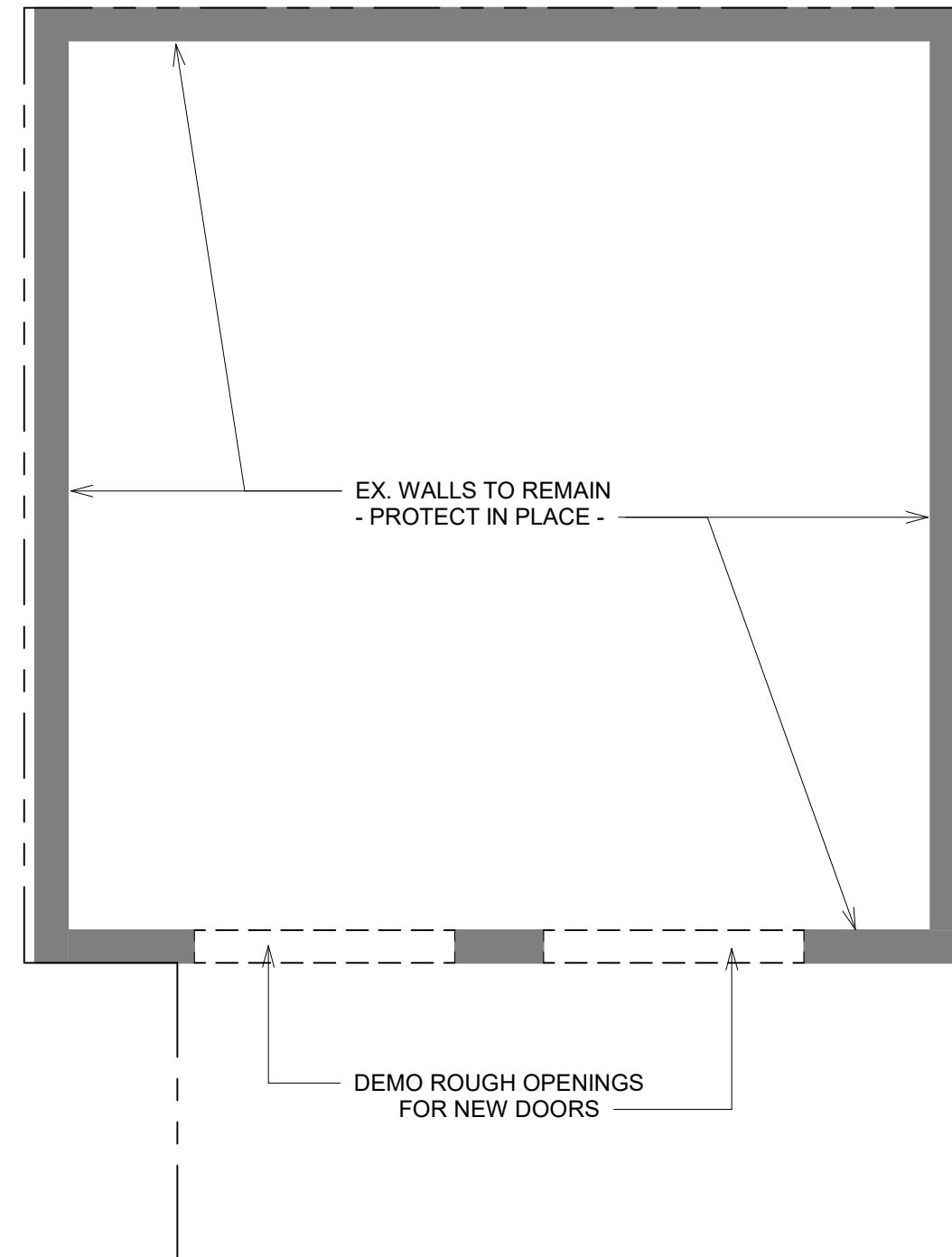
ARCHITECT
EUSTILUS LLC
ERIC TERAN
2800 N. ROSSER ST
ALEXANDRIA, VA 22311
202-569-9620
ETERAN@EUSTILUS.COM

COVER | 01
Board of Zoning Adjustment
District of Columbia
Case No. 21325
EXHIBIT NO. 6

EUSTILUS ARCHITECTURE EA



EXISTING ROOF PLAN



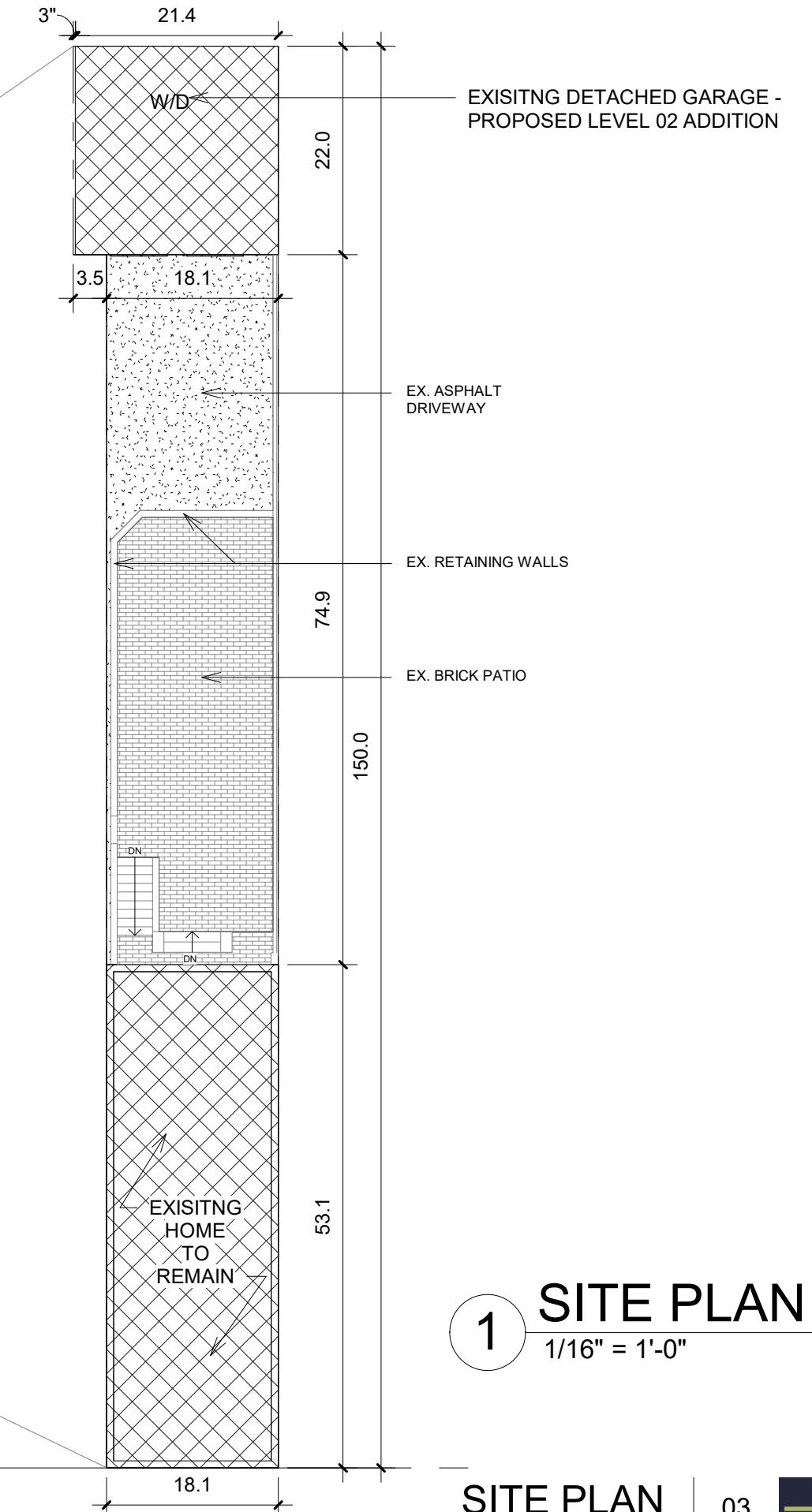
EXISTING FLOOR PLAN - 1ST FLOOR



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SCALE : As indicated

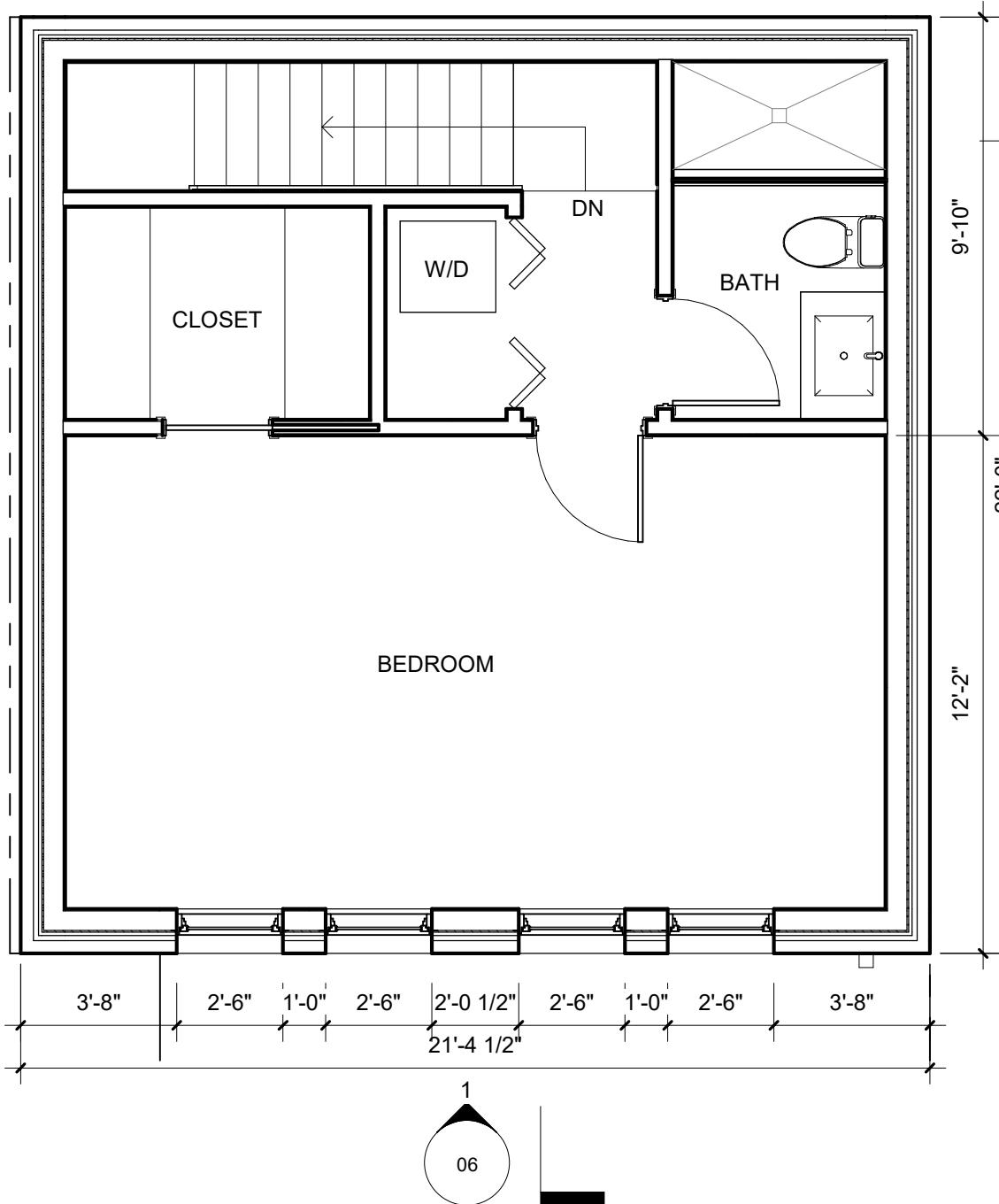
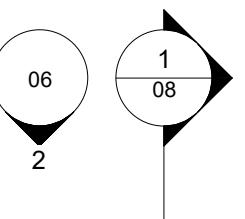


SITE PLAN

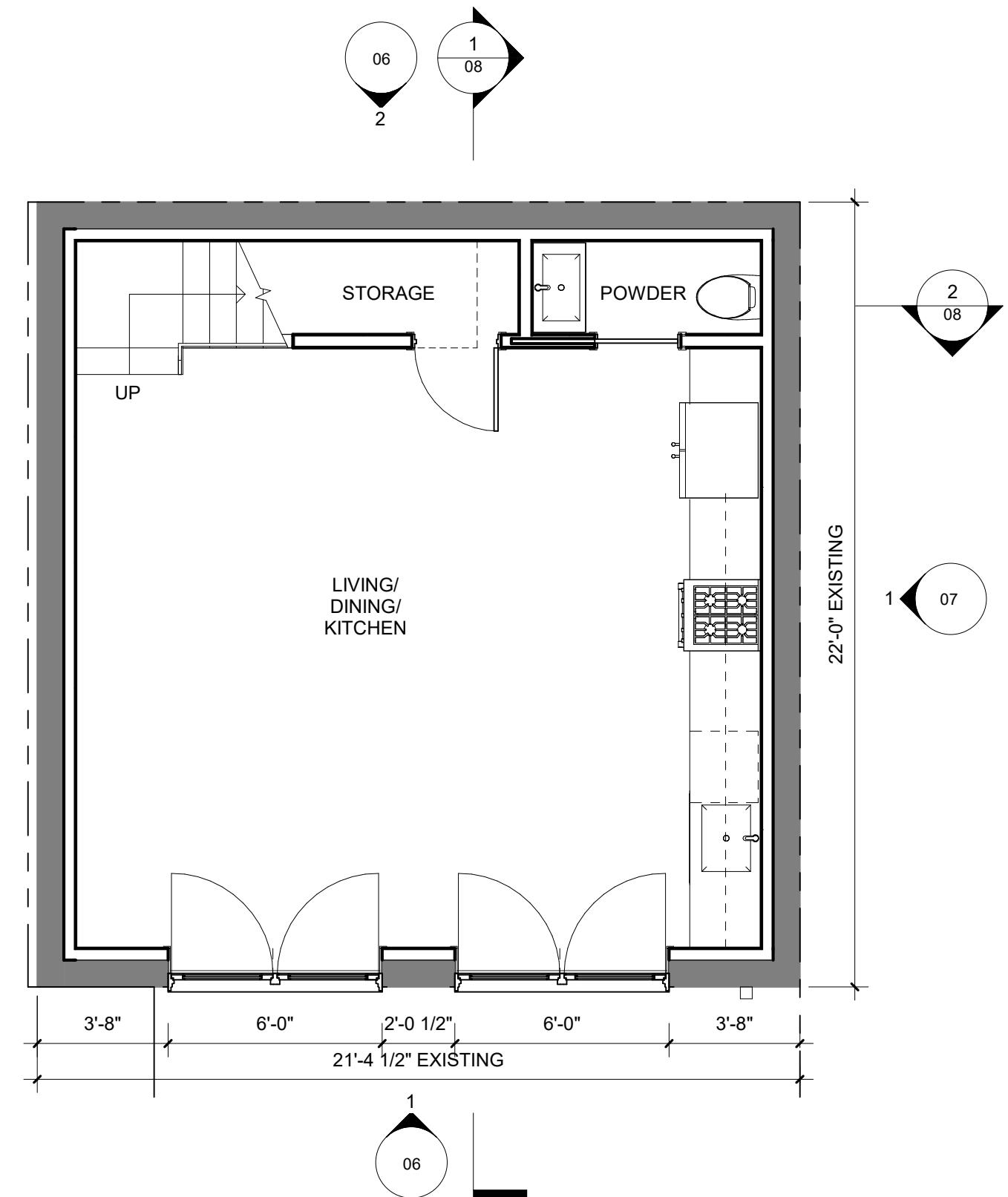
03

EUSTILUS ARCHITECTURE

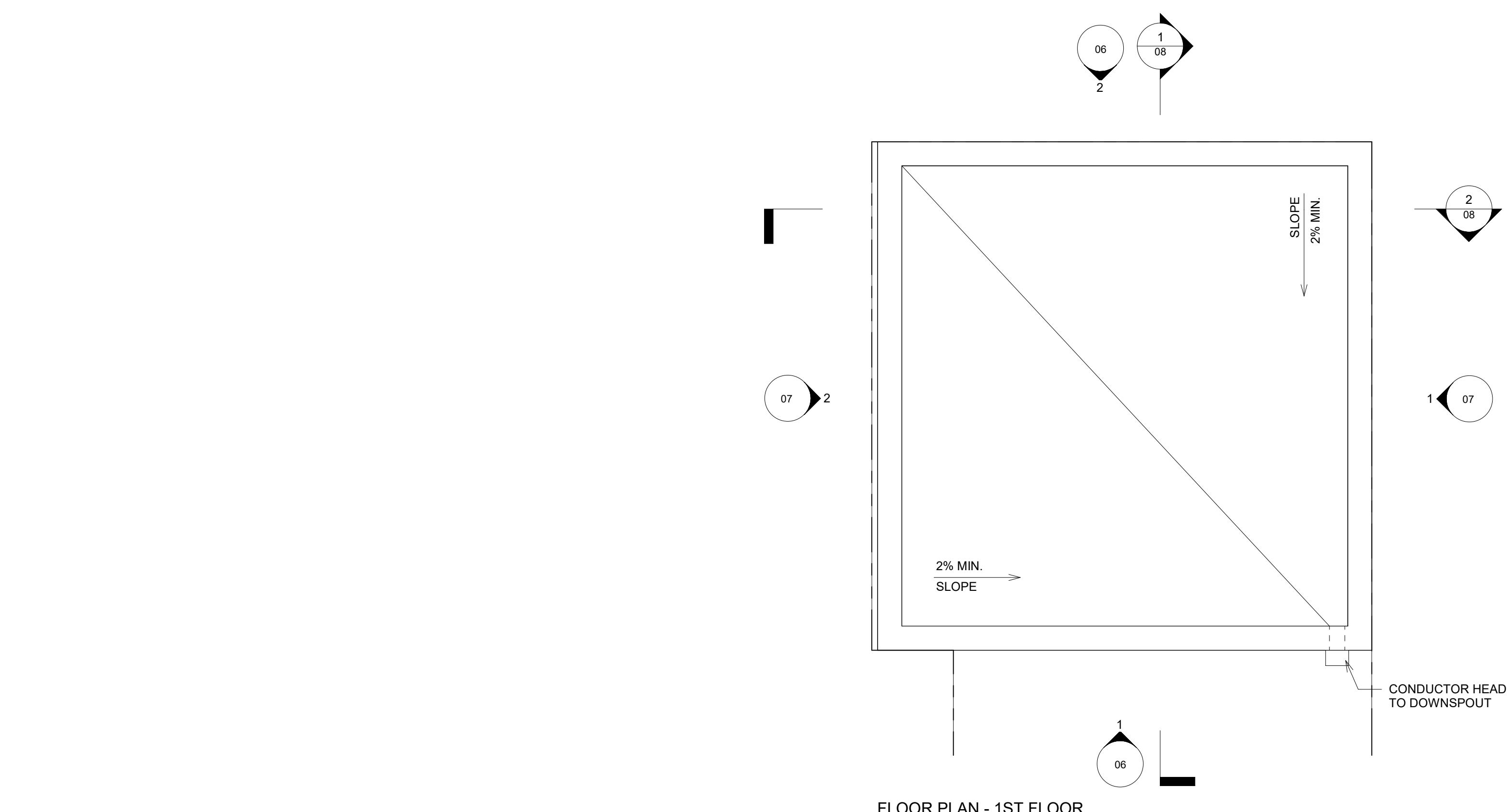


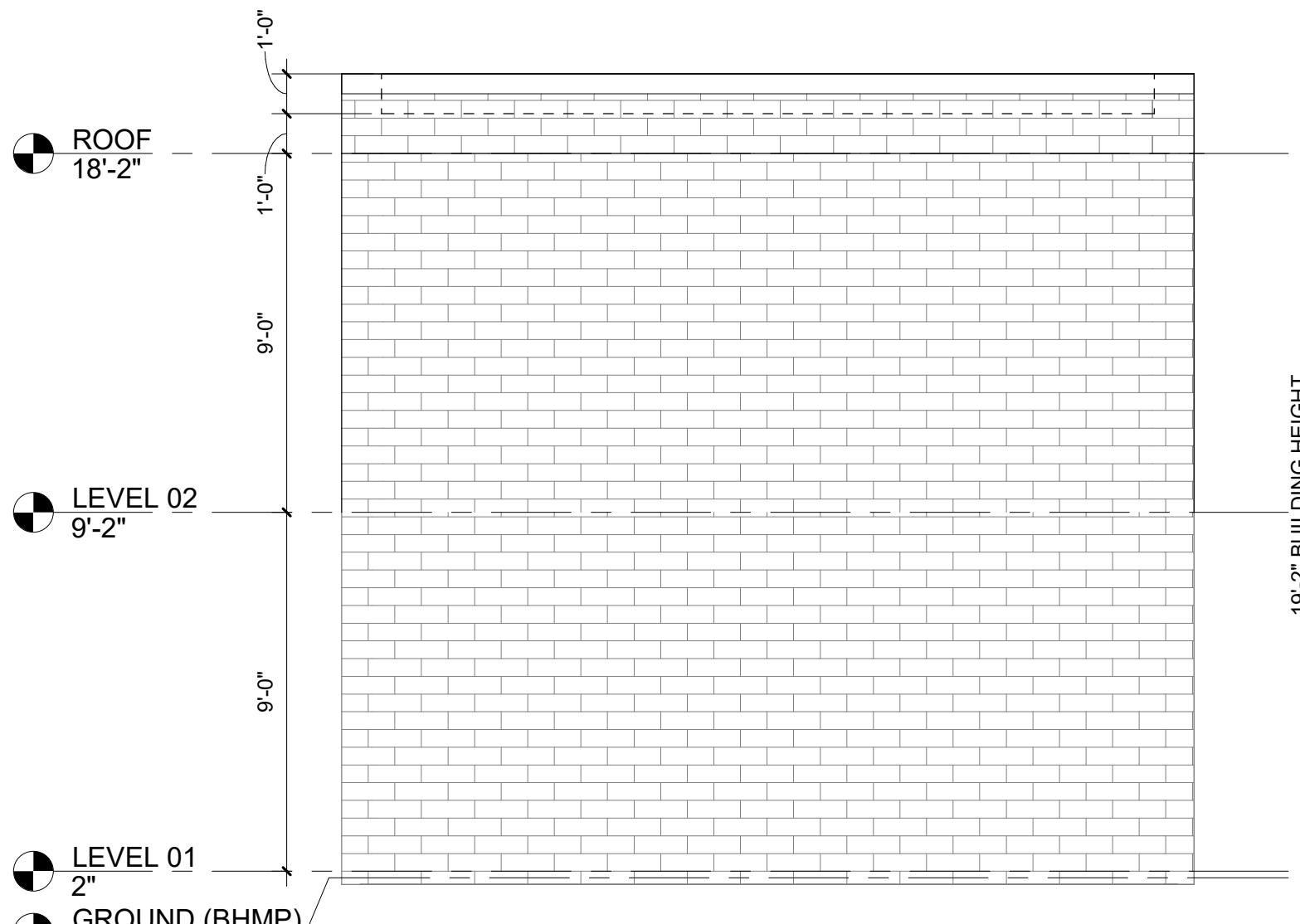


FLOOR PLAN - 2ND FLOOR



FLOOR PLAN - 1ST FLOOR





NORTH ELEVATION

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



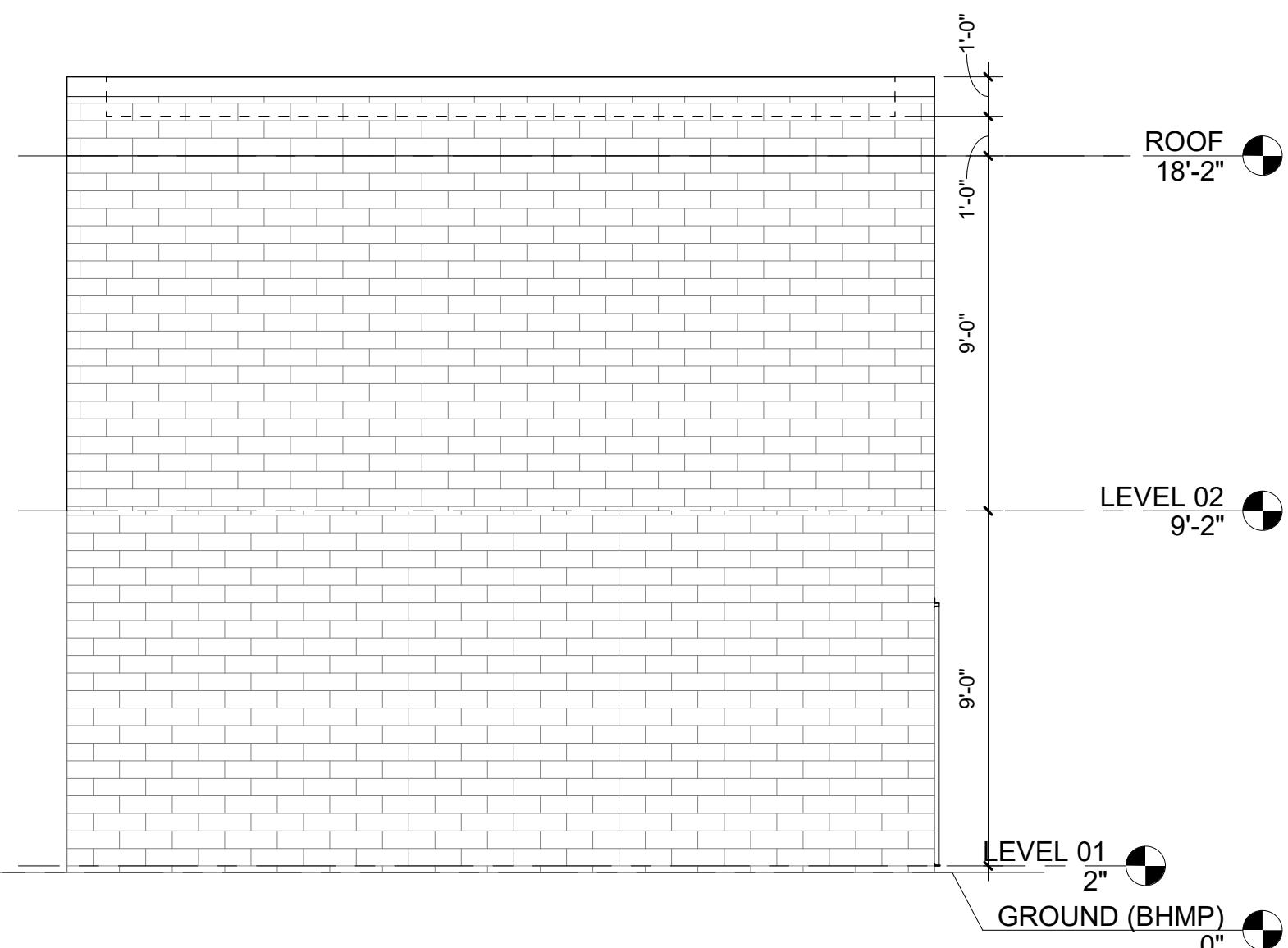
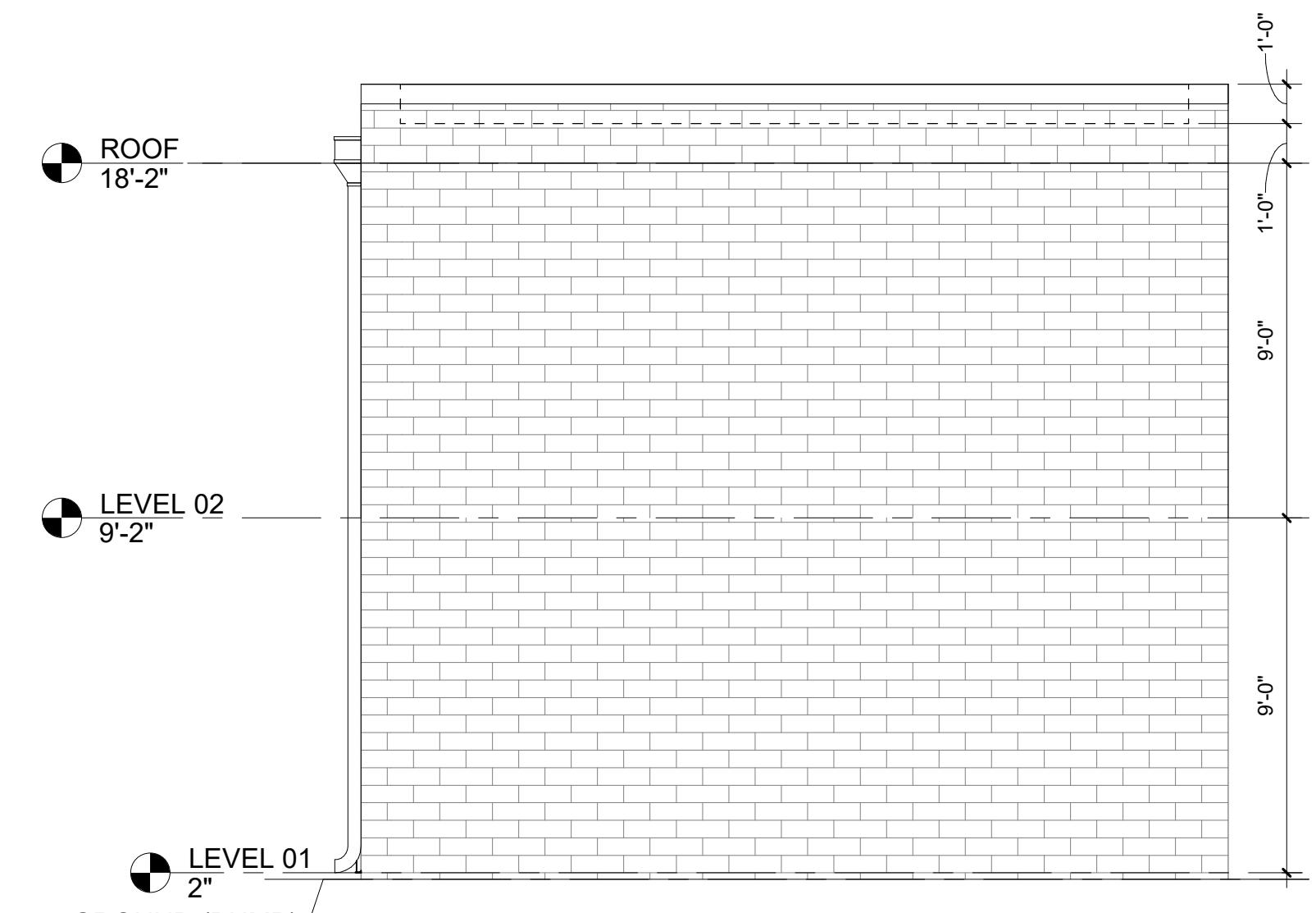
SOUTH ELEVATION

ELEVATIONS

06

EUSTILUS ARCHITECTURE





EAST ELEVATION

WEST ELEVATION

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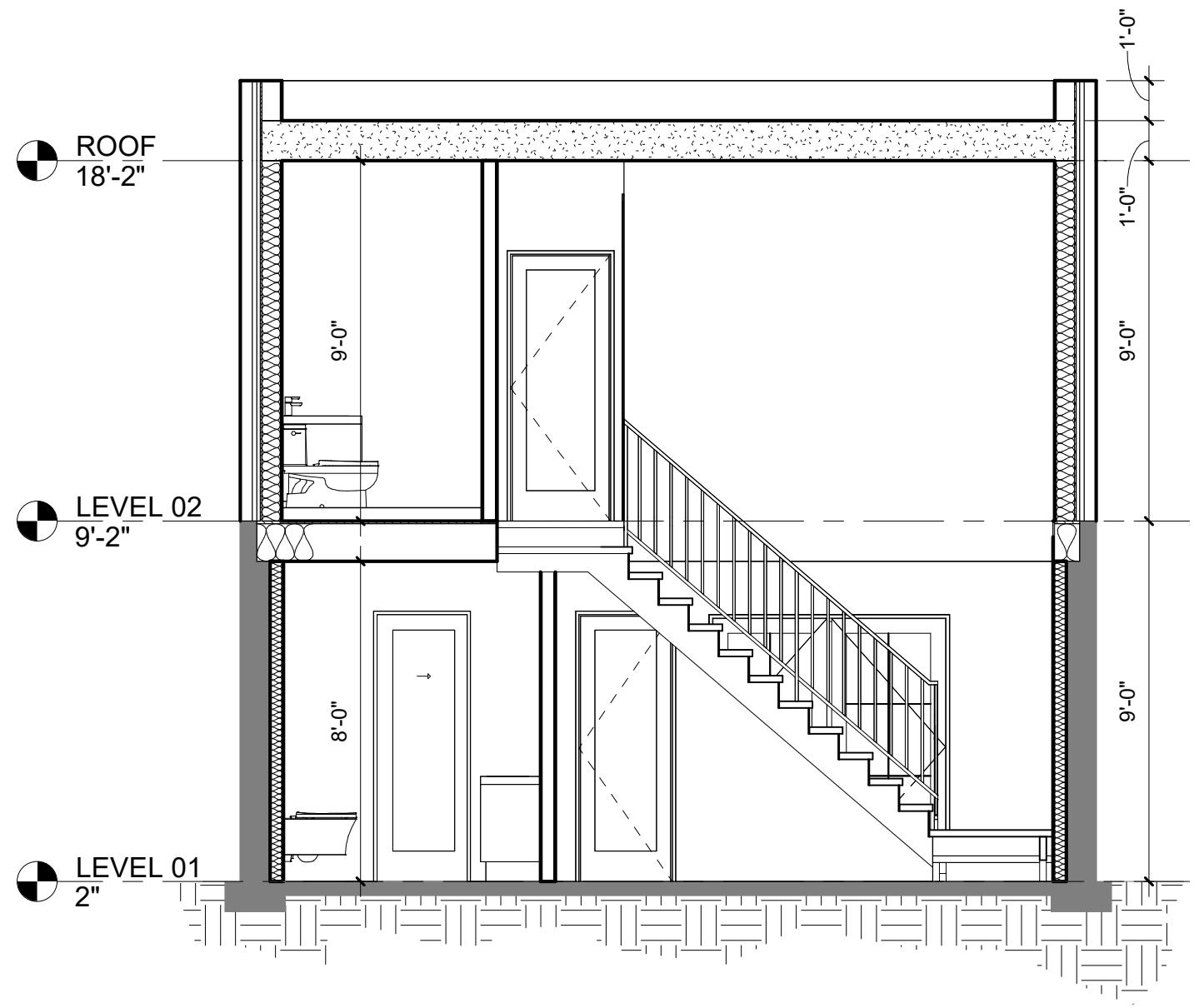
SCALE : 1/4" = 1'-0"

ELEVATIONS

07

EUSTILUS ARCHITECTURE

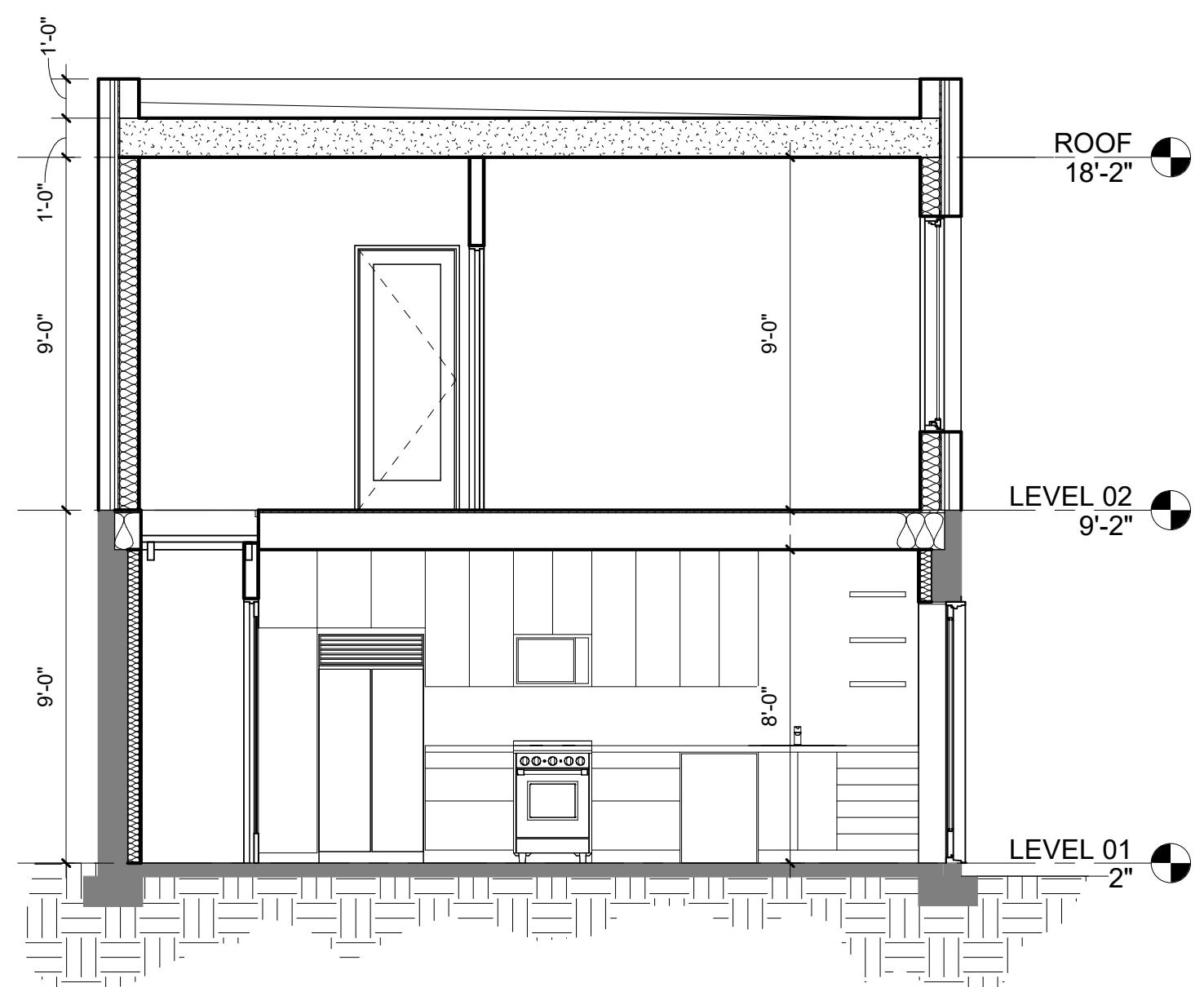




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SCALE : 1/4" = 1'-0"



SECTION 01

SECTIONS

08

EUSTILUS ARCHITECTURE

