

# 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

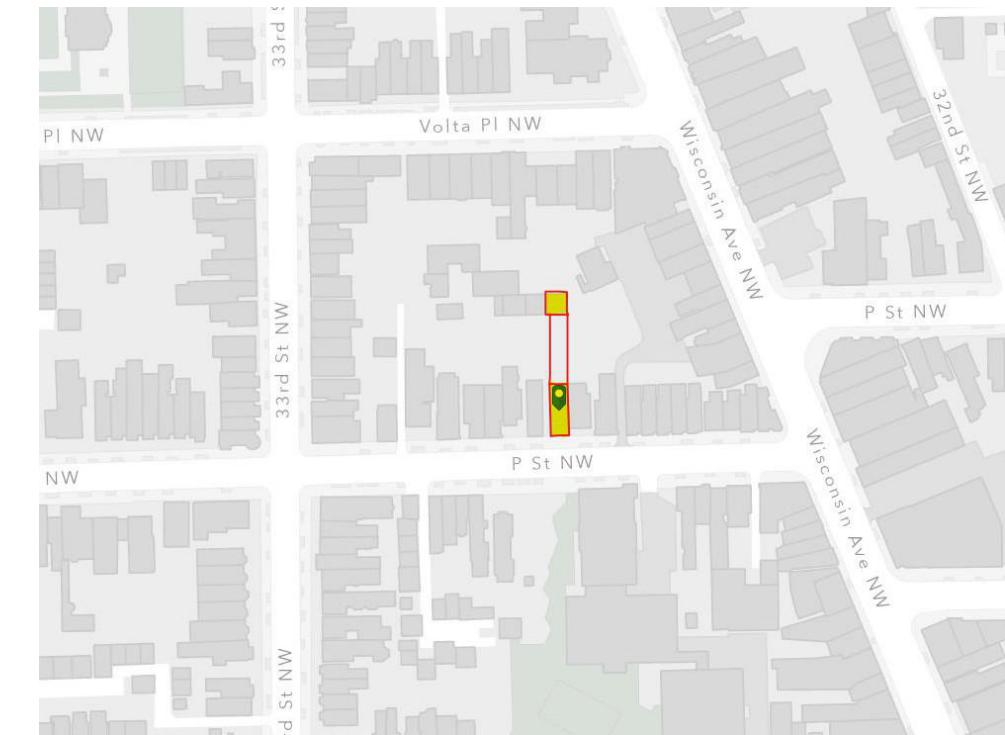
### ZONING DATA

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

### PROJECT TEAM

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

### VICINITY MAP



COVER

01

Board of Zoning Adjustment  
District of Columbia  
Case No. 21325  
EXHIBIT NO. 10

SCALE :

EUSTILUS ARCHITECTURE EA

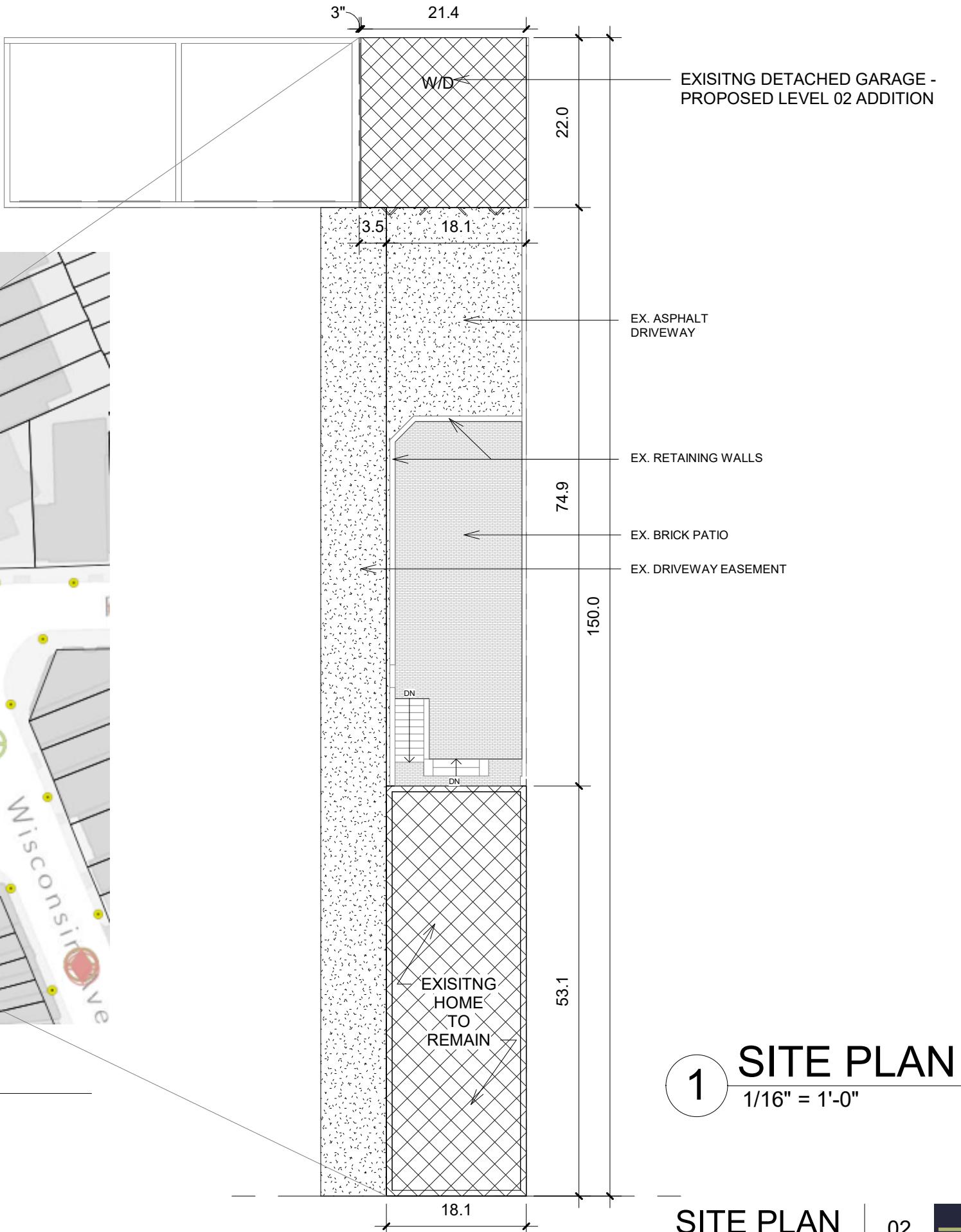


## VICINITY MAP

# SMITH RESIDENCE

3253 P ST NW

SCALE : As indicated



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

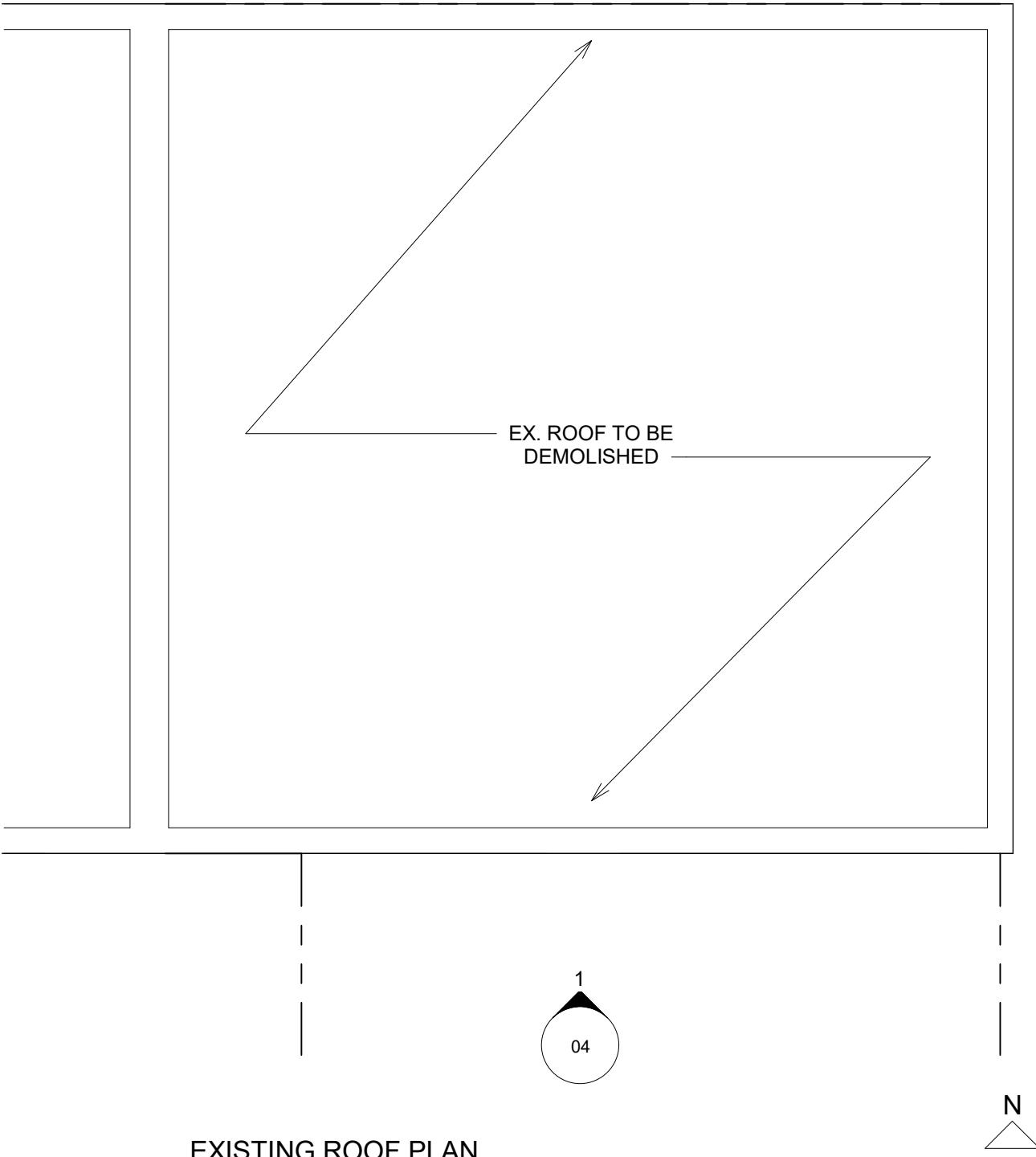
## SITE PLAN |

02

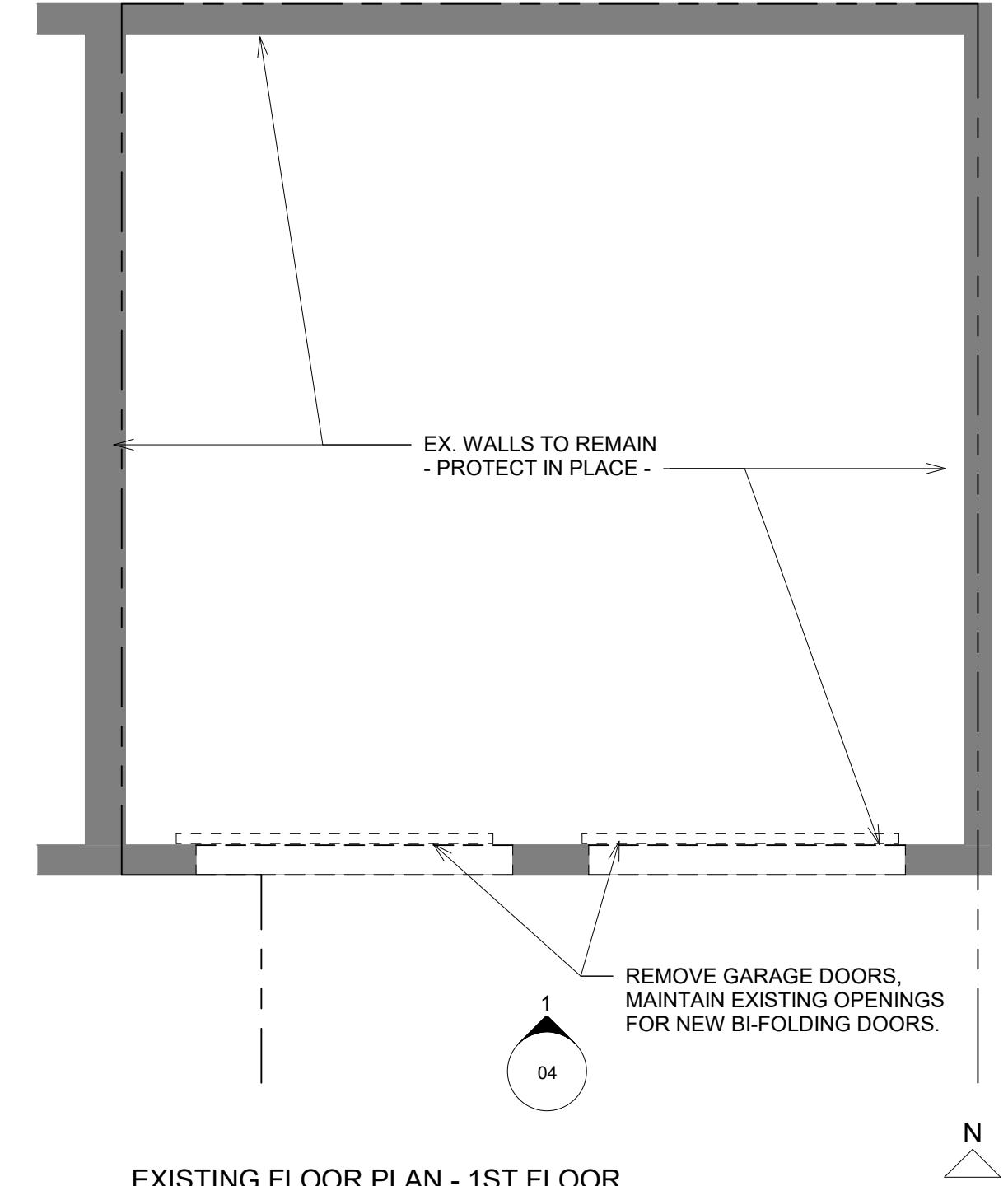
EUSTILUS ARCHITECTURE



04  
2



04  
2



SMITH RESIDENCE

3253 P ST NW

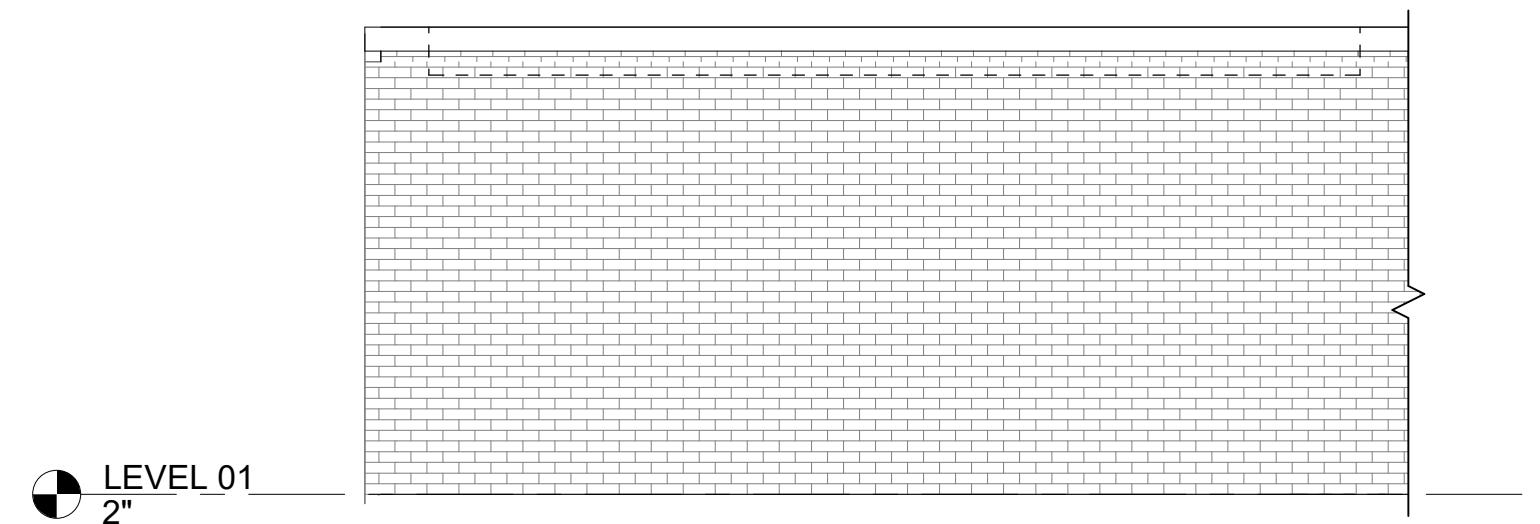
SCALE : 1/4" = 1'-0"

EXISTING PLANS

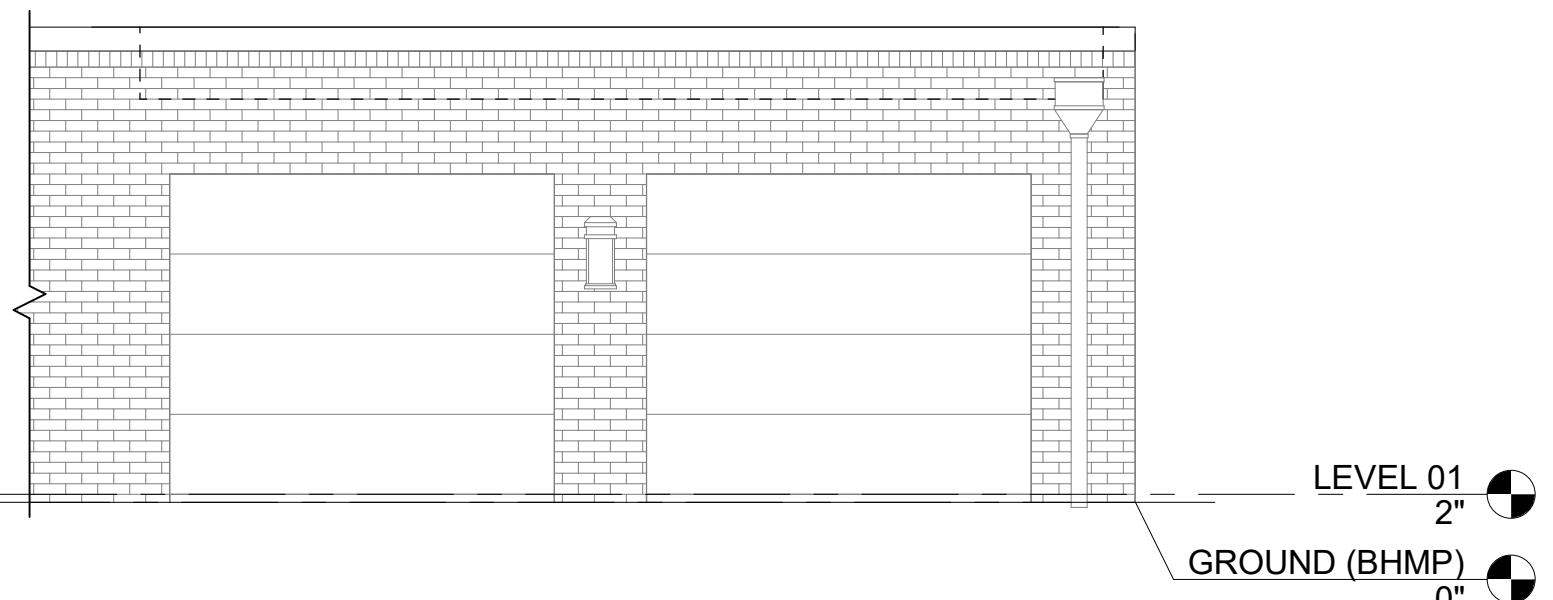
03

EUSTILUS ARCHITECTURE





EXISTING ORTH ELEVATION (EAST & WEST SIMILAR)



EXISTING SOUTH ELEVATION

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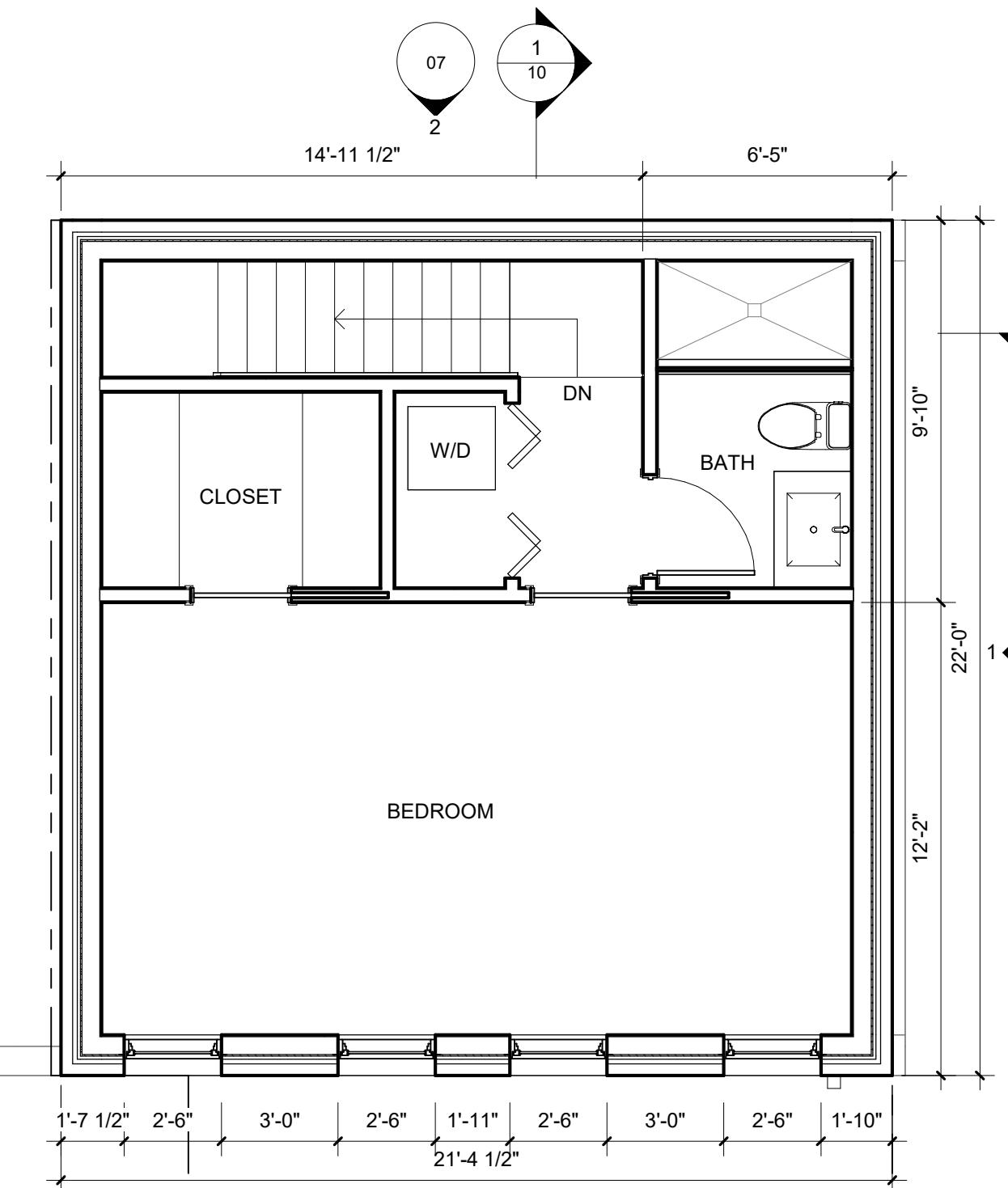
SCALE : 1/4" = 1'-0"

EXISTING ELEVATIONS

04

EUSTILUS ARCHITECTURE



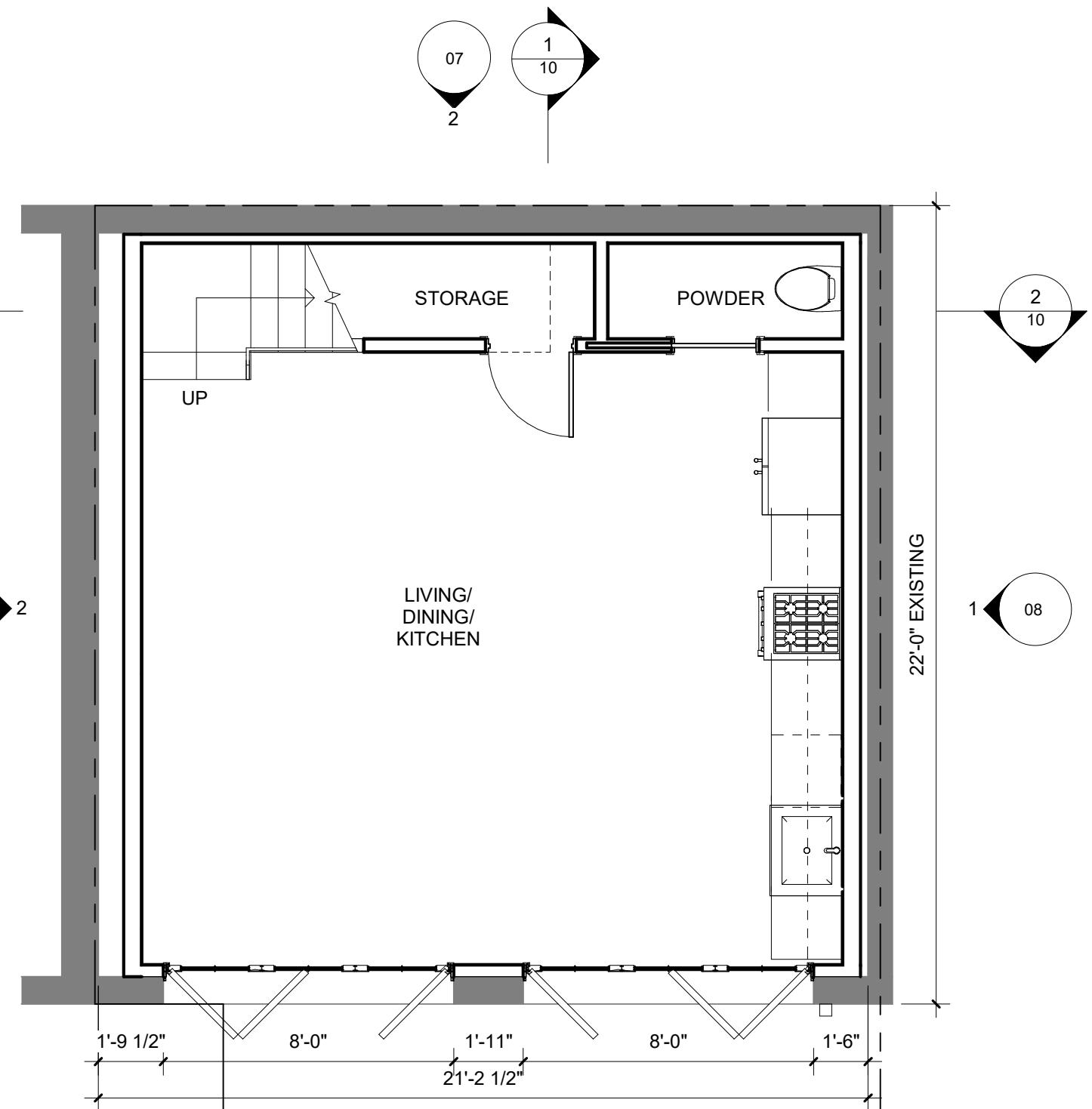


FLOOR PLAN - 2ND FLOOR

SMITH RESIDENCE

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



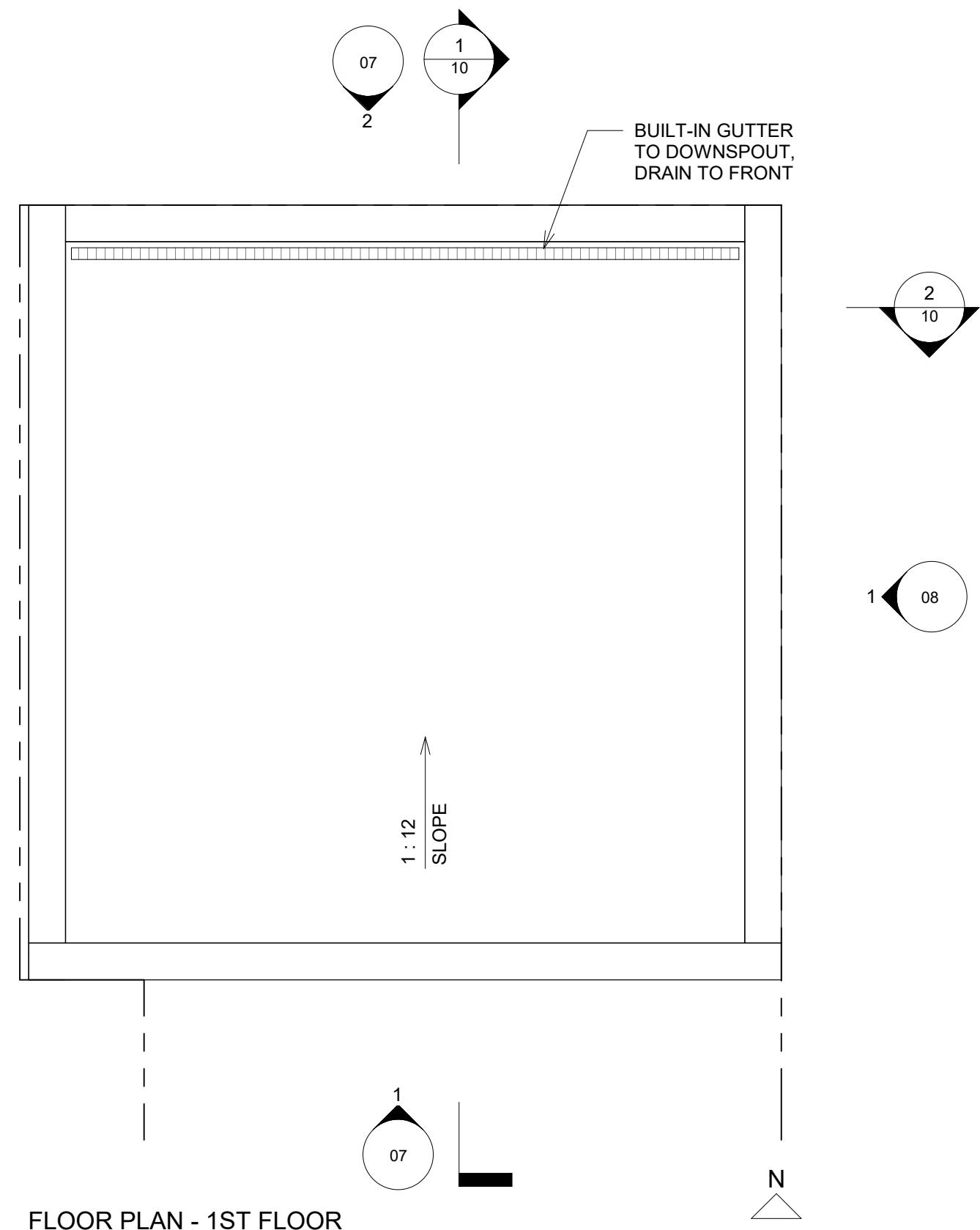
FLOOR PLAN - 1ST FLOOR

FLOOR PLANS

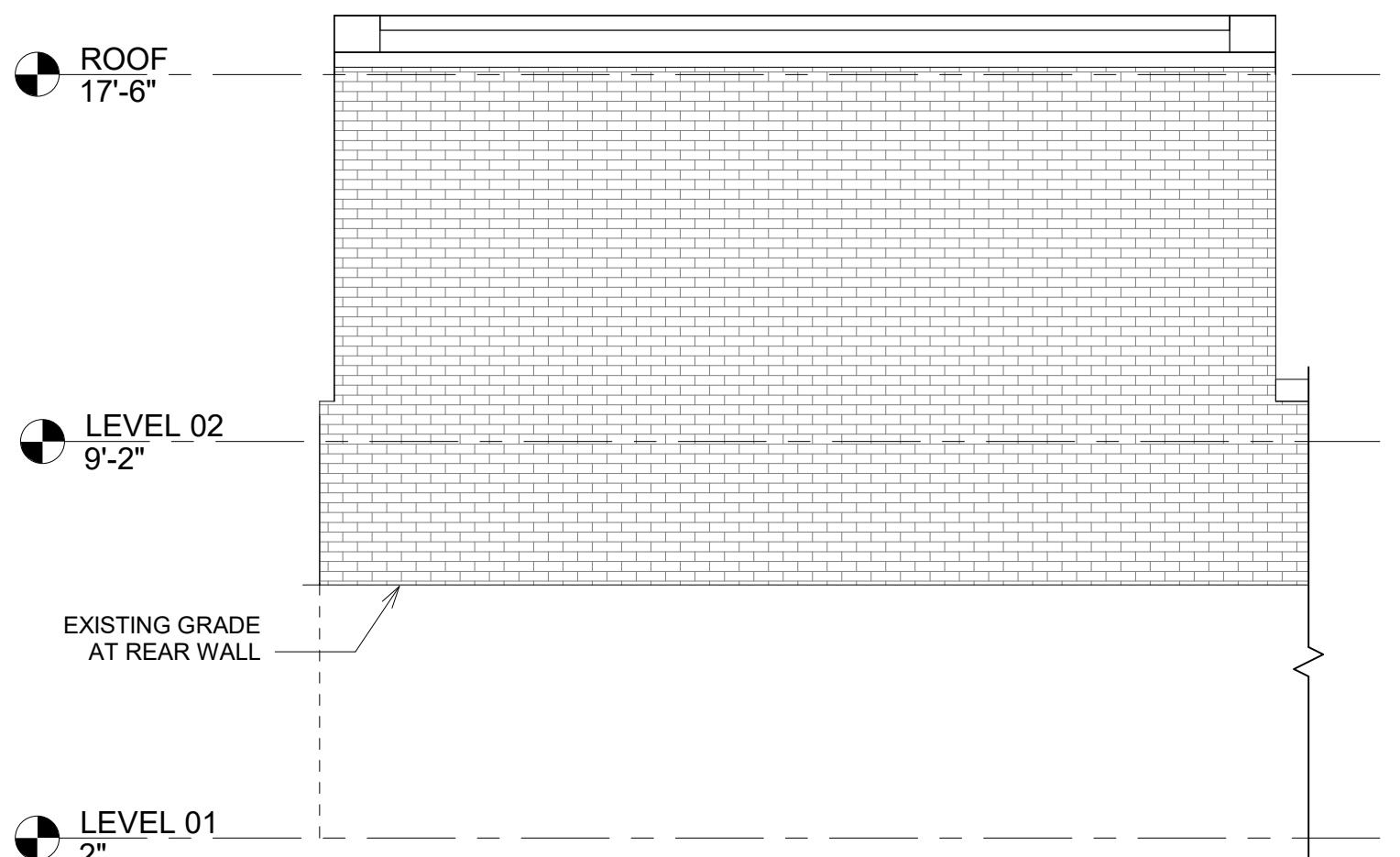
05

EUSTILUS ARCHITECTURE





FLOOR PLAN - 1ST FLOOR



NORTH ELEVATION

SMITH RESIDENCE

3253 P ST NW

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



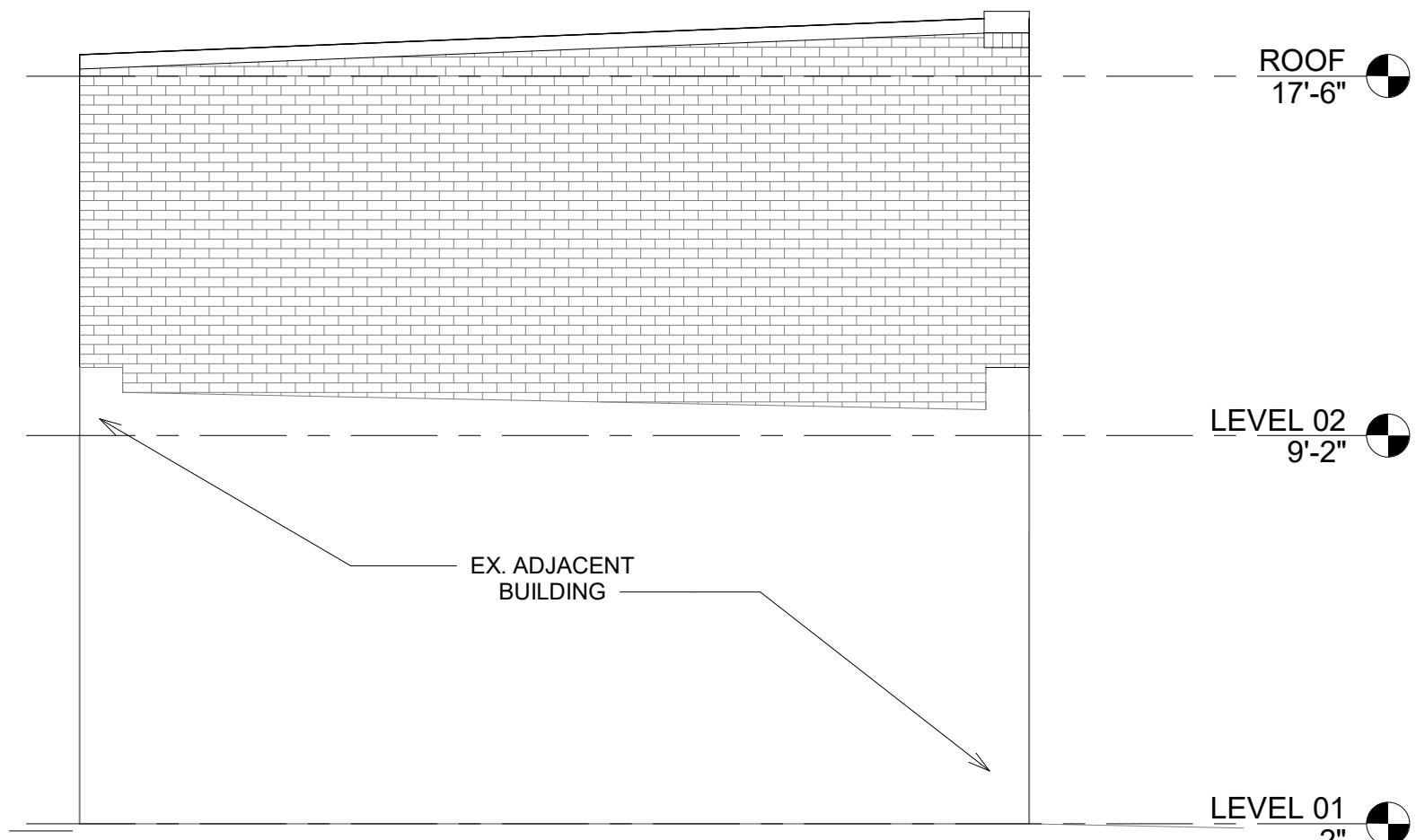
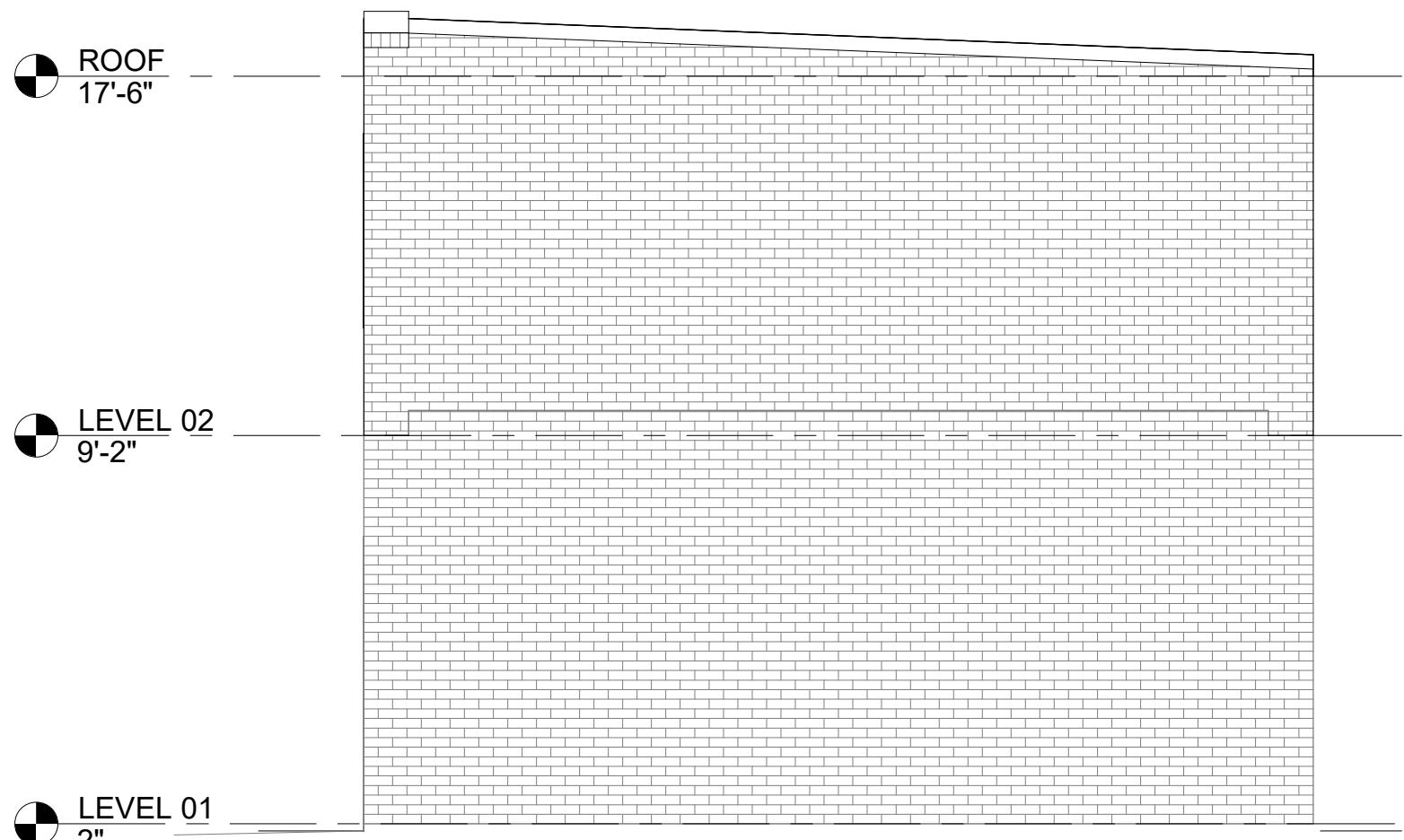
SOUTH ELEVATION

ELEVATIONS

07

EUSTILUS ARCHITECTURE





EAST ELEVATION

WEST ELEVATION

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

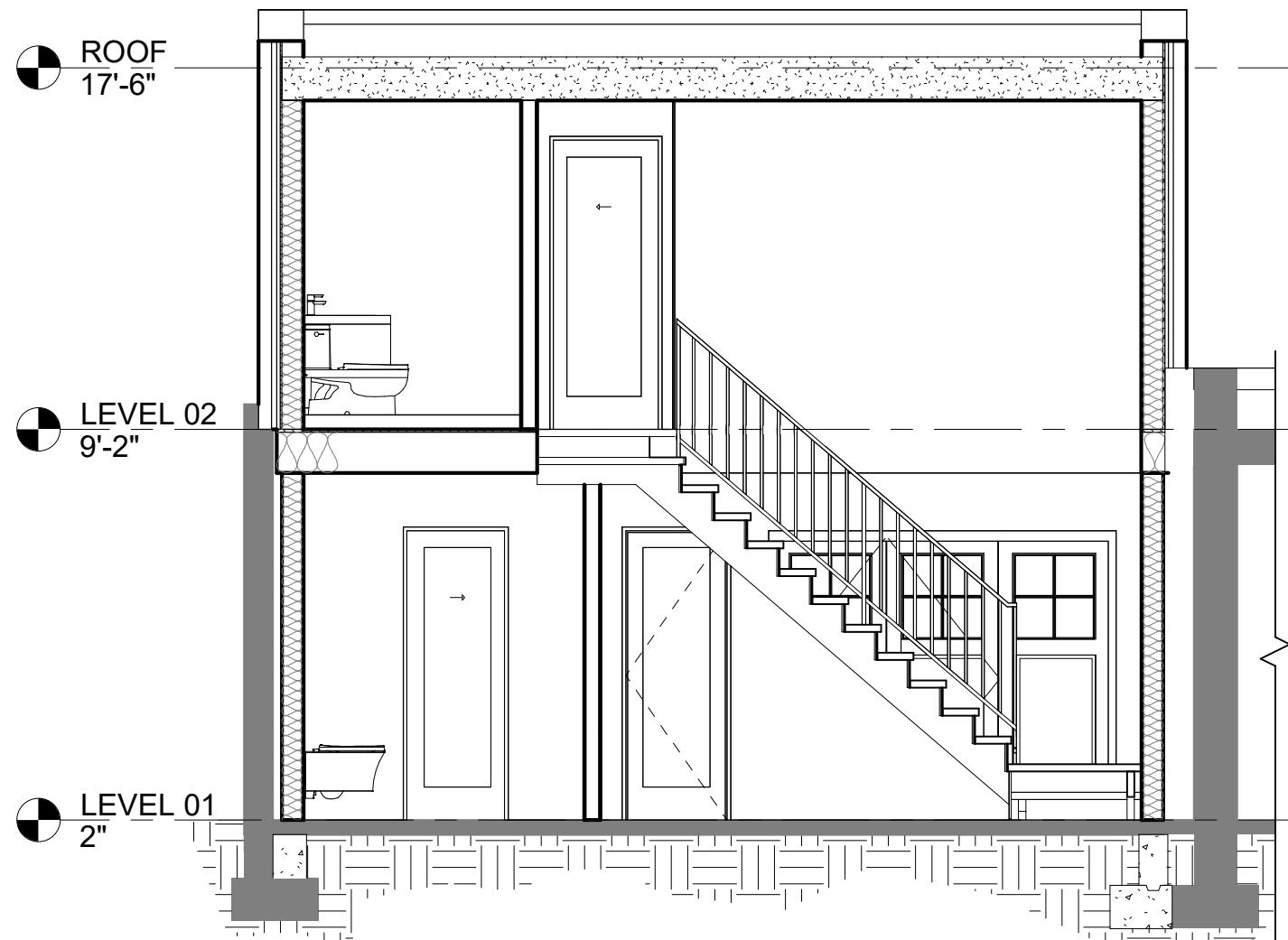
ELEVATIONS

08

EUSTILUS ARCHITECTURE



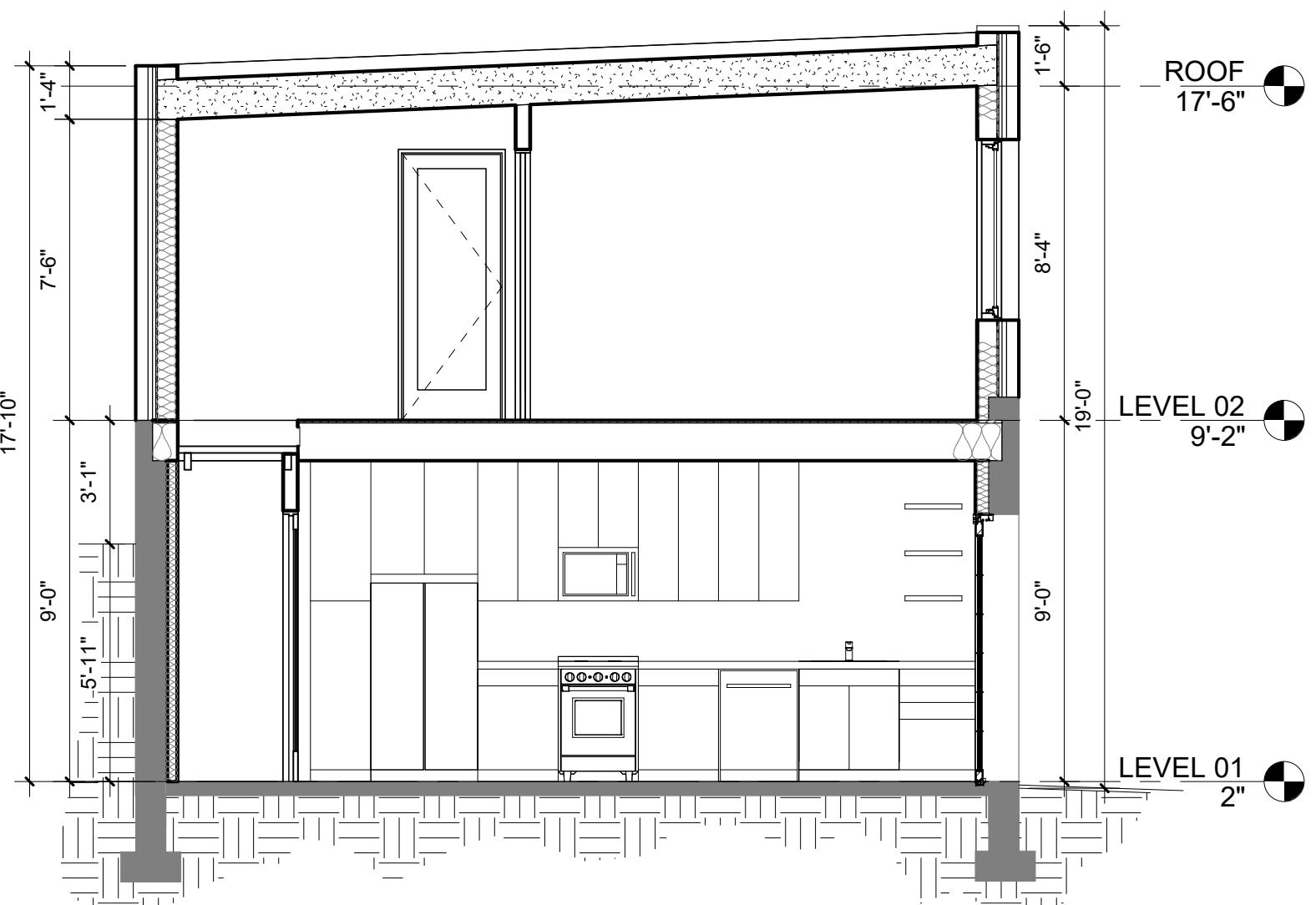




SMITH RESIDENCE

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

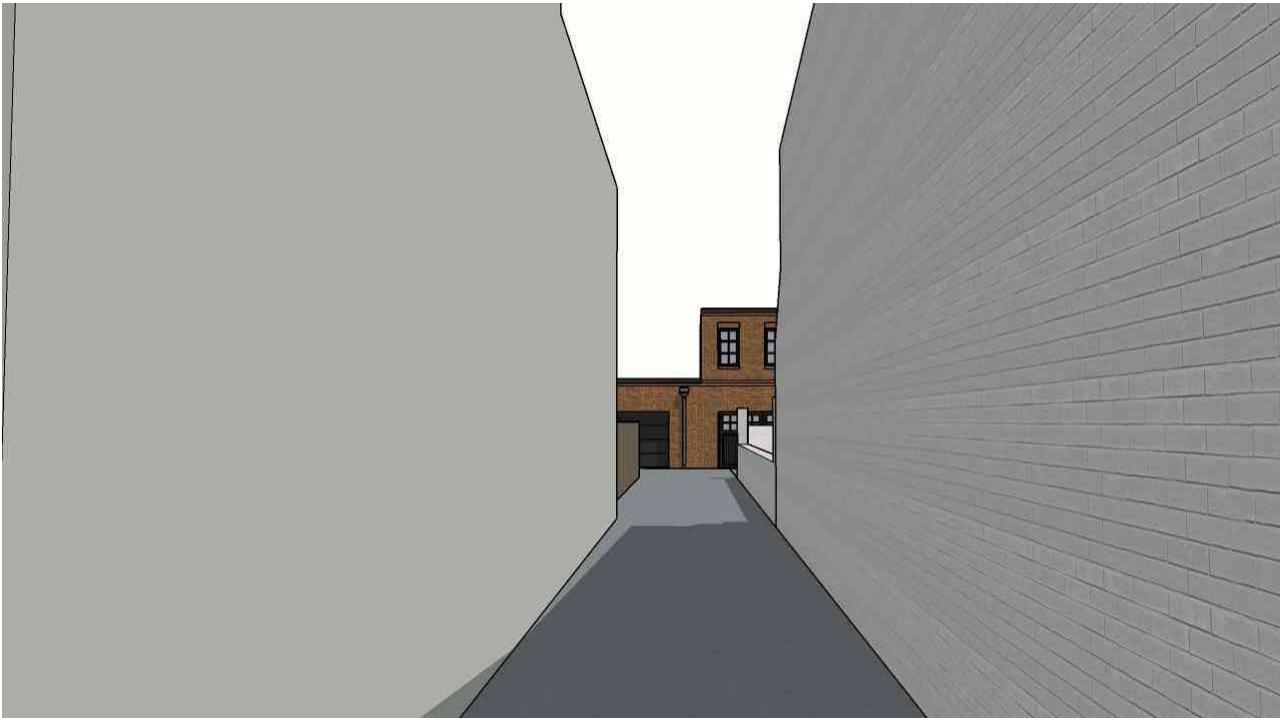


SECTIONS

10

EUSTILUS ARCHITECTURE





1. VIEW ENTERING THE DRIVEWAY EASEMENT



2. VIEW OF PROPOSED STRUCTURE



3. VIEW LOOKING TO THE EAST



4. VIEW LOOKING NORTH WEST



1. VIEW FROM THE DRIVEWAY EASTMENT

SMITH RESIDENCE

3253 P ST, WASHINGTON DC 20007

3D IMAGES | 2

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1. ALLEY ON 12TH BLOCK BETWEEN 34TH ST NW & 35TH ST NW



2. ALLEY ON 12TH BLOCK BETWEEN 34TH ST NW & 35TH ST NW



3. ALLEY ADJACENT TO 3529 Q ST NW



4. ALLEY ADJACENT TO 3529 Q ST NW



1. ALLEY ON 13TH BLOCK BETWEEN 33TH ST NW & 34TH ST NW



2. ALLEY ON 13TH BLOCK BETWEEN 33TH ST NW & 34TH ST NW



3. ALLEY ON 13TH BLOCK BETWEEN 33TH ST NW & 34TH ST NW



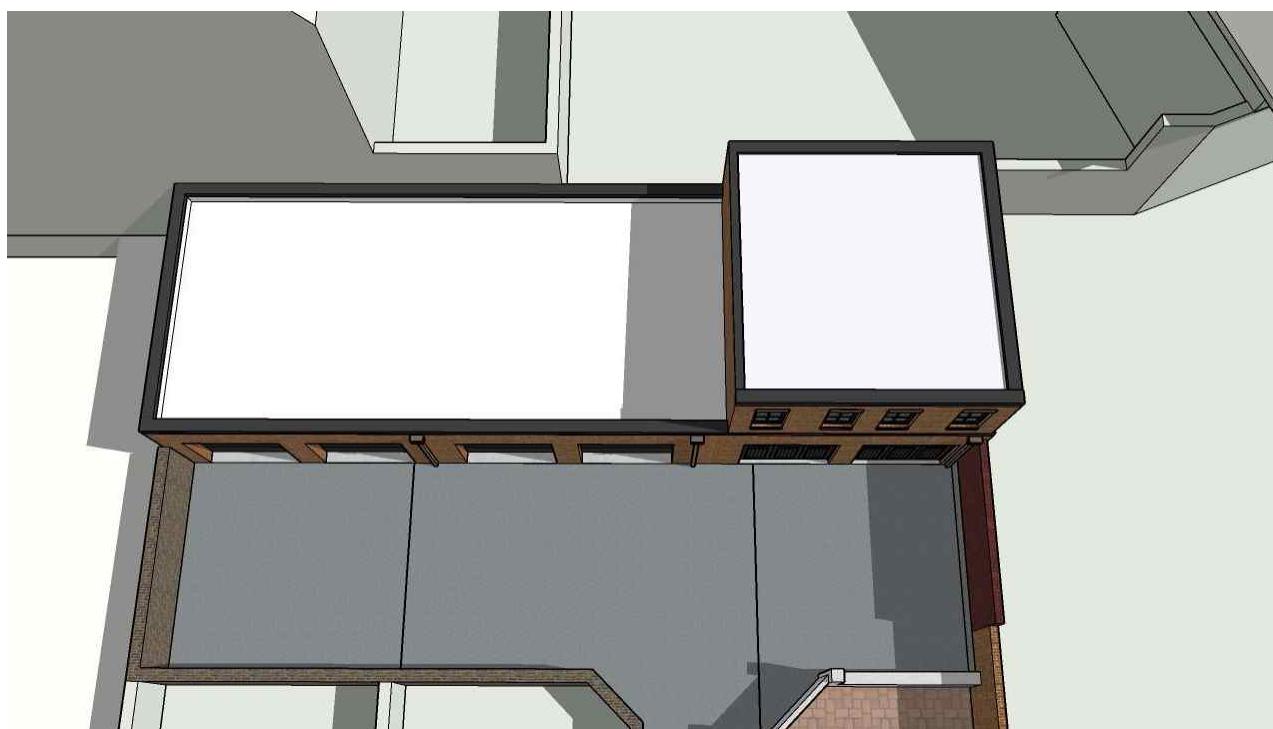
1. ALLEY ON 13TH BLOCK BETWEEN 33TH ST NW & POTOMAC ST NW



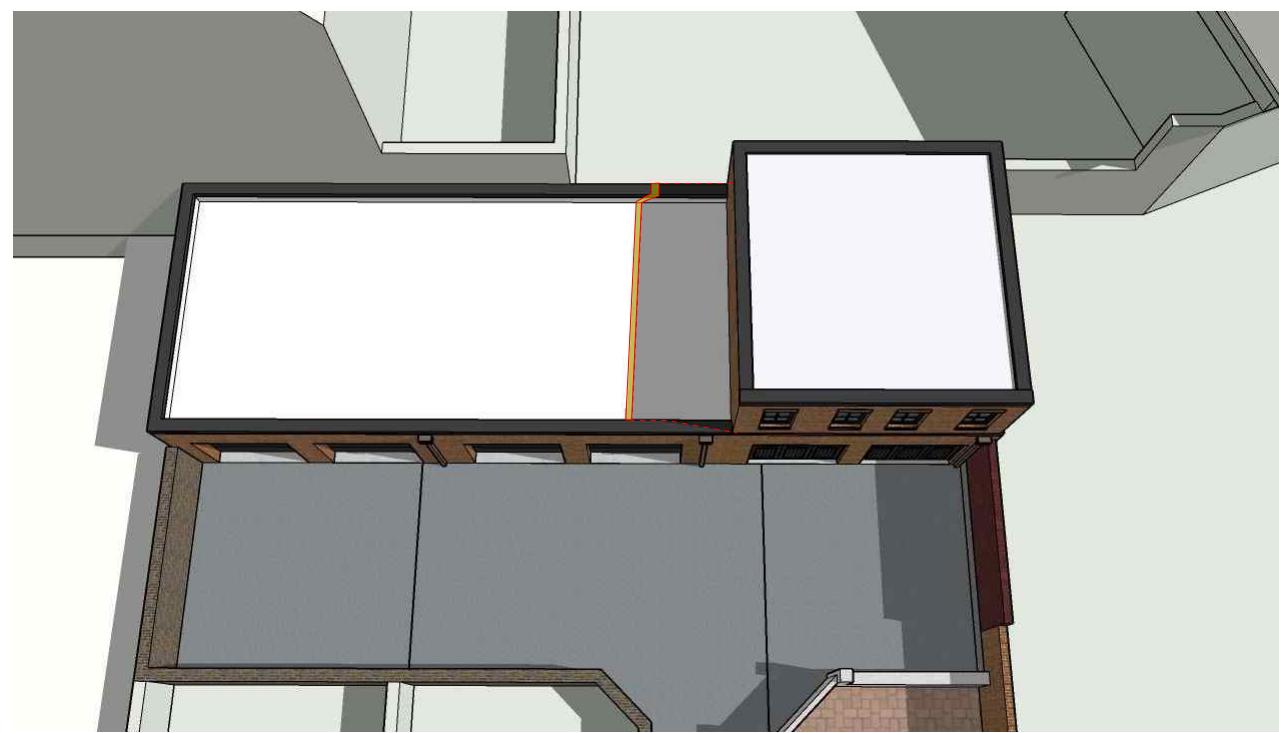
1. ALLEY ON 16TH BLOCK BETWEEN 34TH ST NW & WISCONSIN AVE NW



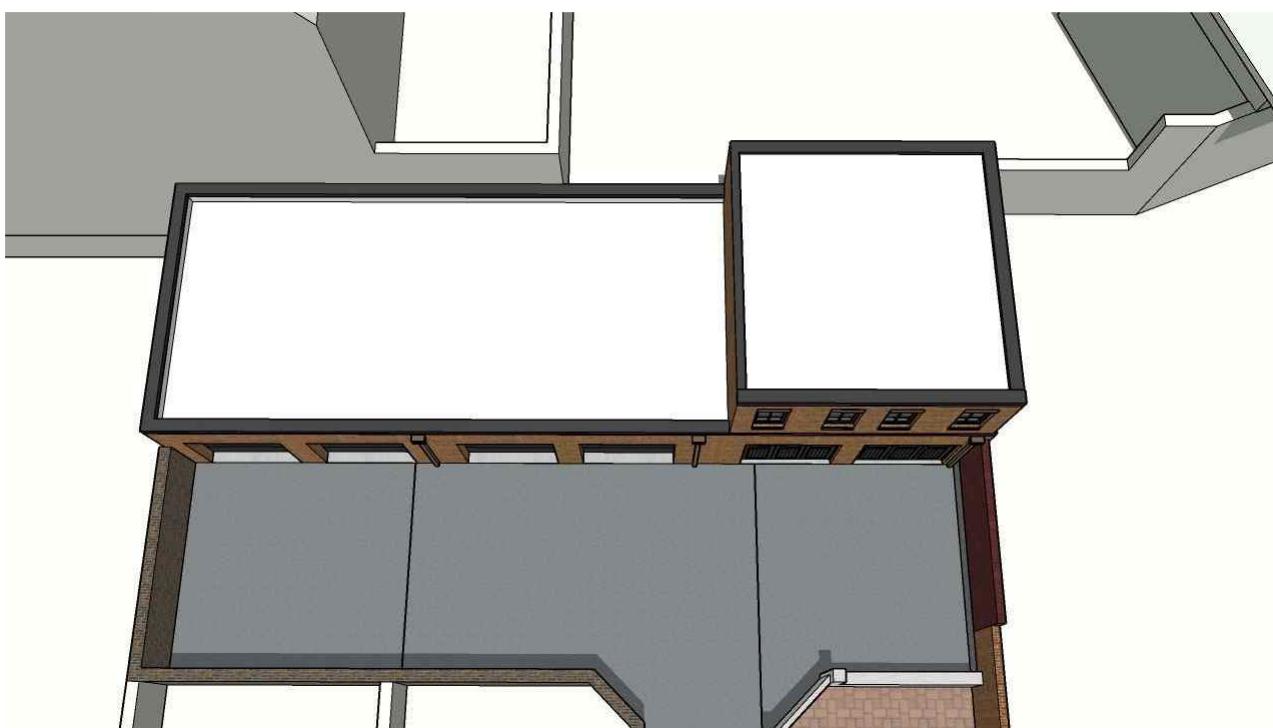
2. ALLEY ON POMANDER WALK NW



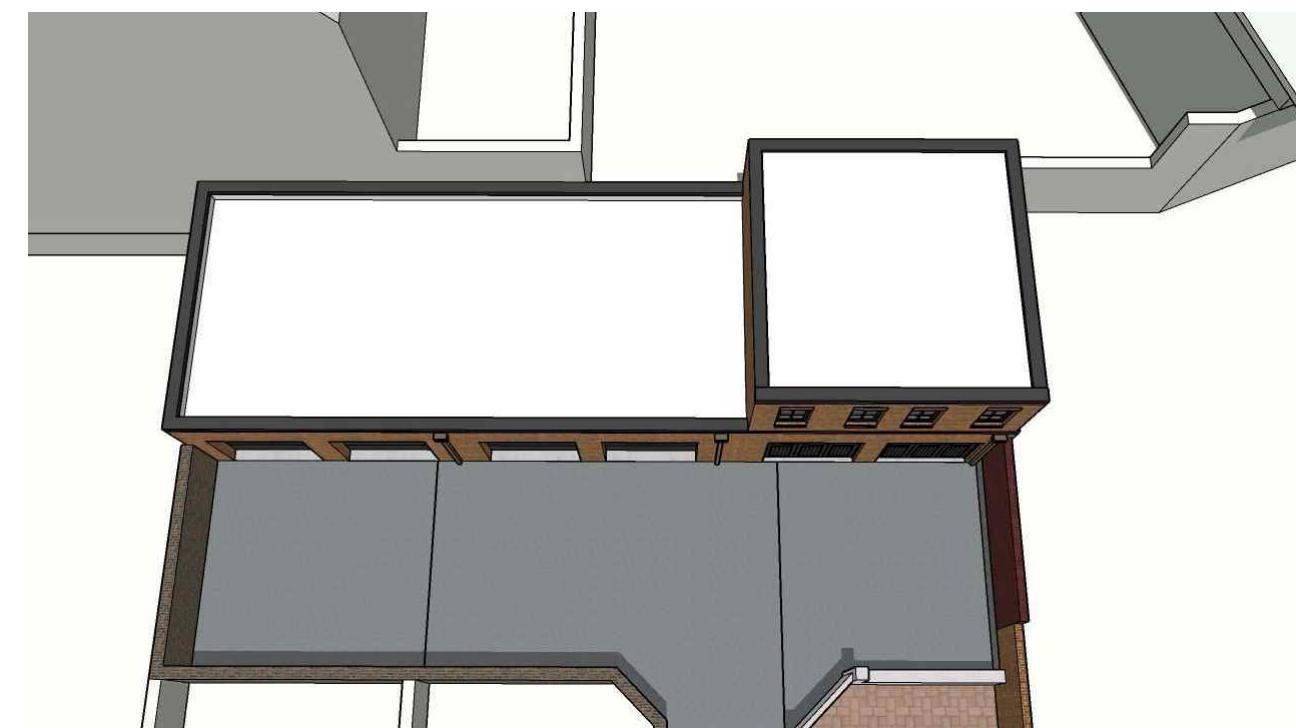
SUMMER SOLSTICE 9:00 AM - MATTER OF RIGHT



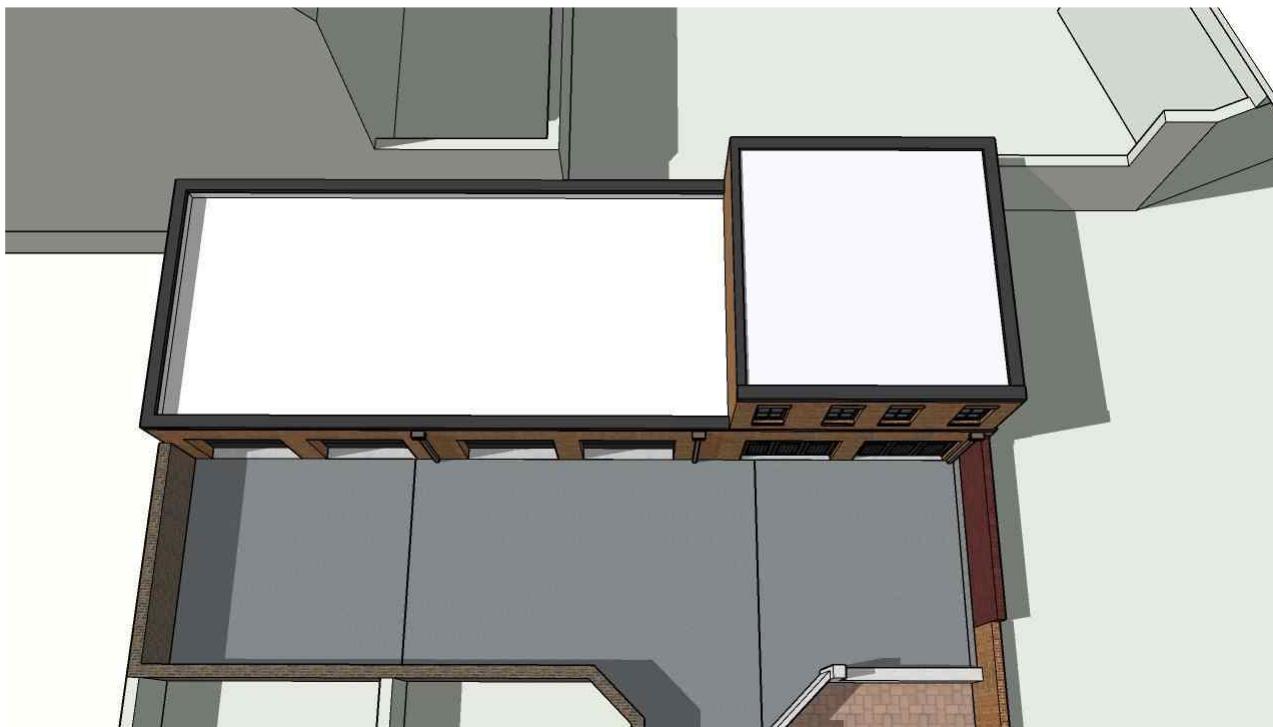
SUMMER SOLSTICE 9:00 AM - PROPOSED  
MINIMAL IMPACT



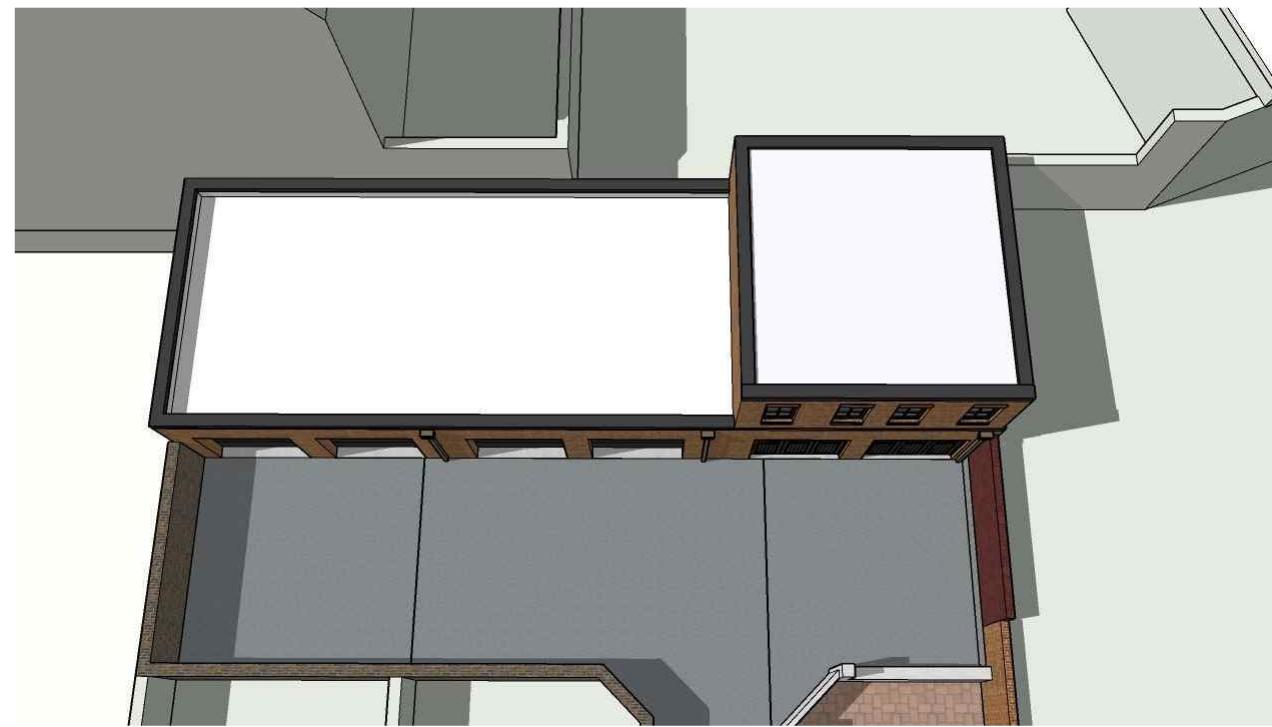
SUMMER SOLSTICE 12:00 PM - MATTER OF RIGHT



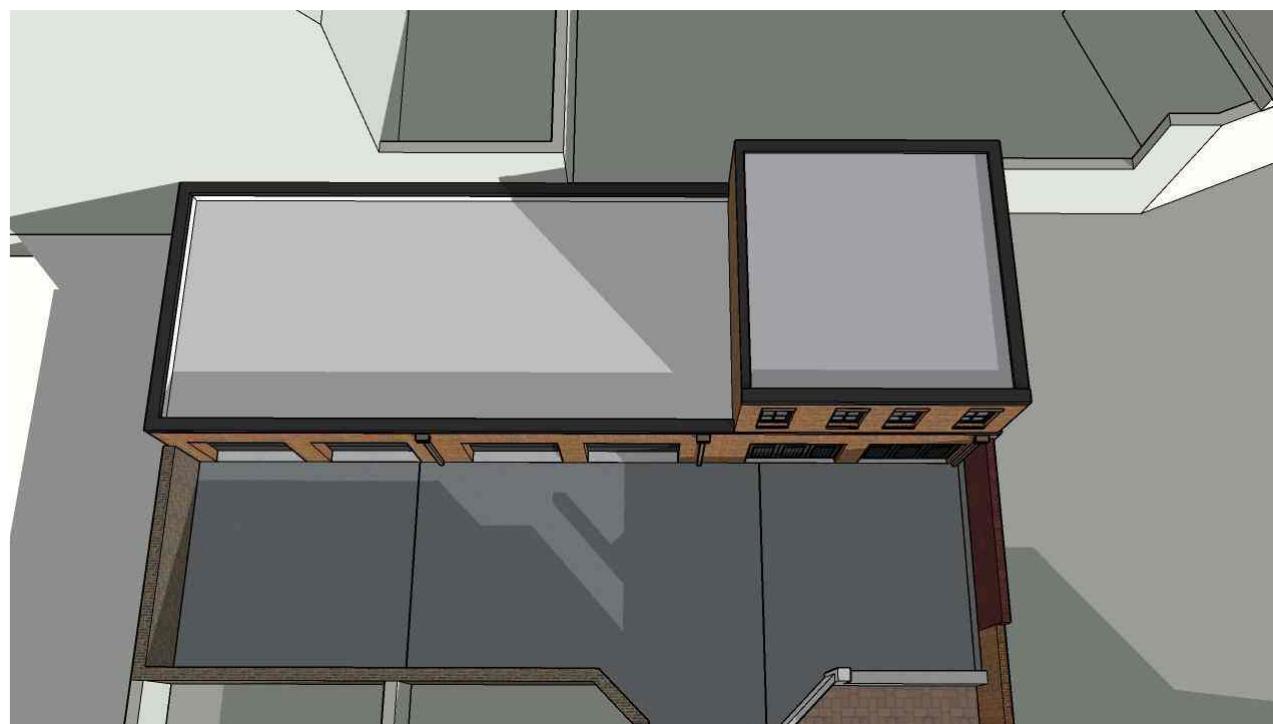
SUMMER SOLSTICE 12:00 PM - PROPOSED  
NO IMPACT



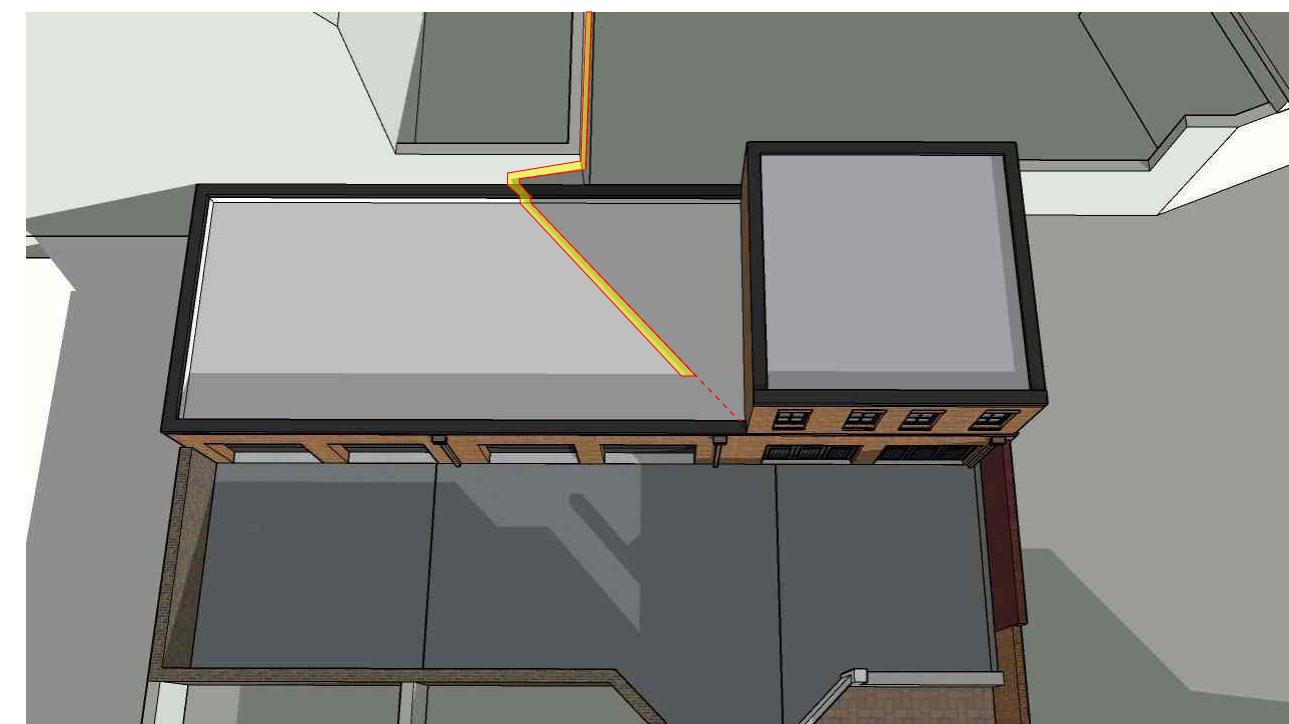
SUMMER SOLSTICE 3:00 PM - MATTER OF RIGHT



SUMMER SOLSTICE 3:00 PM - PROPOSED  
NO IMPACT



WINTER SOLSTICE 9:00 AM - MATTER OF RIGHT



WINTER SOLSTICE 9:00 AM - PROPOSED  
MINIMAL IMPACT

SMITH RESIDENCE

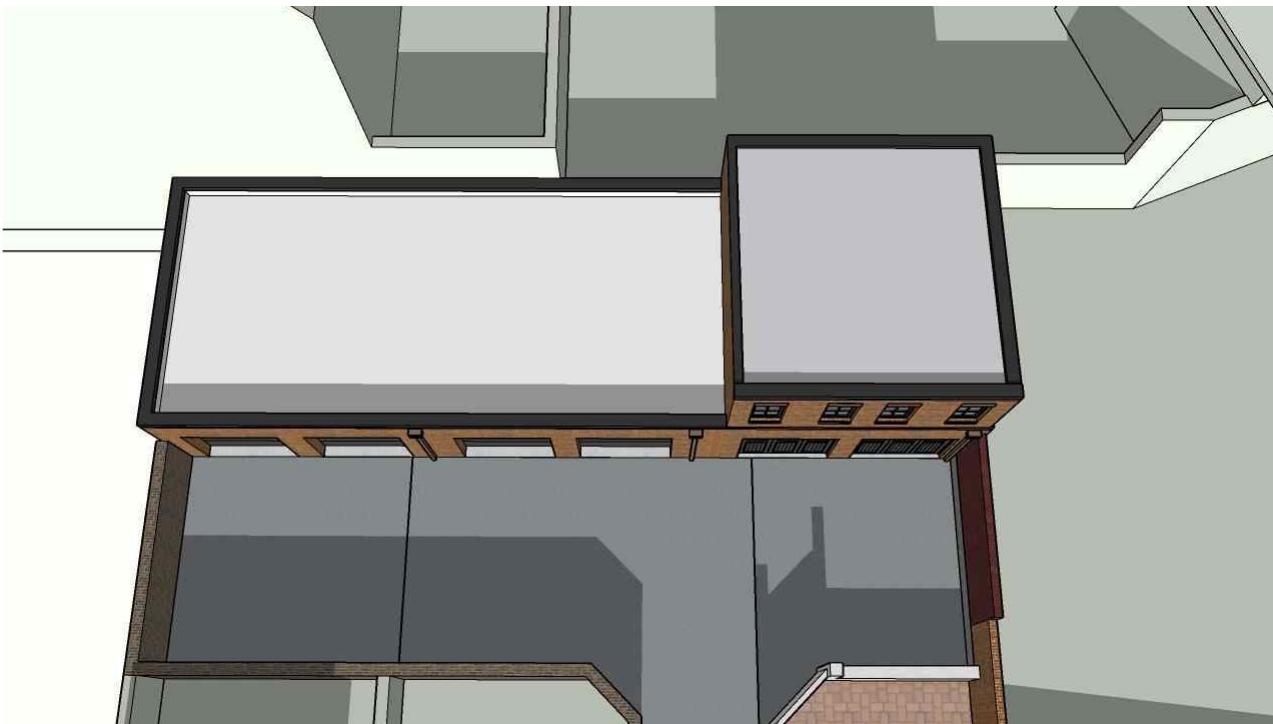
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SHADOW STUDY

1

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WINTER SOLSTICE 12:00 PM - MATTER OF RIGHT



WINTER SOLSTICE 12:00 PM - PROPOSED  
MINIMAL IMPACT



WINTER SOLSTICE 3:00 PM - MATTER OF RIGHT



WINTER SOLSTICE 3:00 PM - PROPOSED  
NO IMPACT

SMITH RESIDENCE

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SHADOW STUDY

1

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