

## PROJECT DATA

ADDRESS: 515 10TH ST SE  
WASHINGTON, DC 20003

SQUARE: 0949, LOT: 0821  
ZONE: RF-1  
LOT AREA: 1,916 SF  
RESIDENTIAL ROW DWELLING - SINGLE FAMILY

EXISTING LOT COVERAGE: 1,216/1,916 = 63.4%  
PROPOSED LOT COVERAGE: 1,241/1,916 = 64.7%

EXISTING REAR YARD: 50.875'  
PROPOSED REAR YARD: UNCHANGED

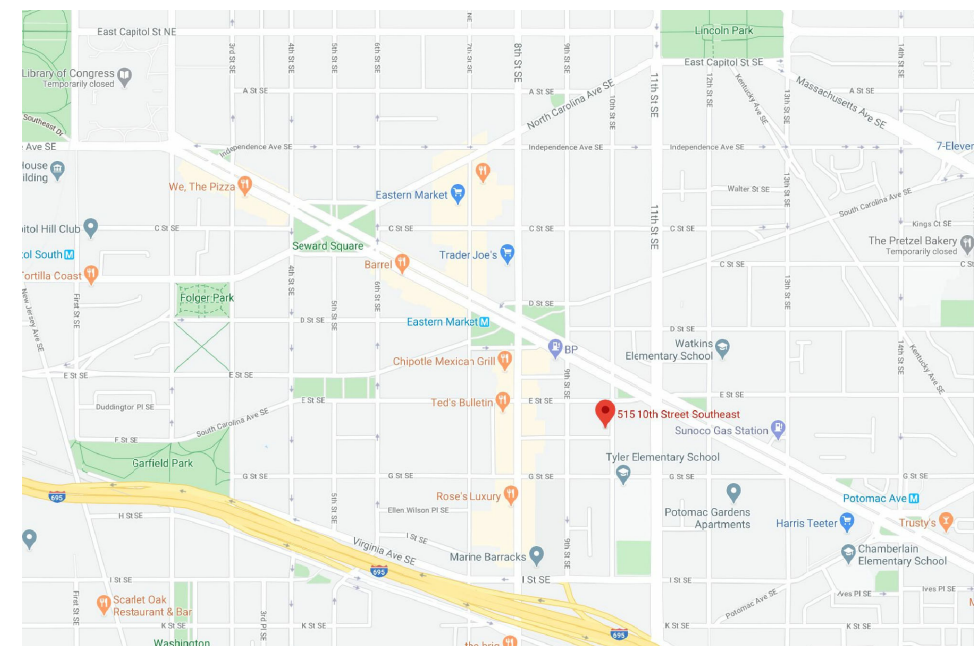
EXISTING SIDE YARD: N/A  
PROPOSED SIDE YARD: N/A

EXISTING STORIES - GARAGE: ONE  
PROPOSED STORIES - GARAGE: TWO

EXISTING HEIGHT - GARAGE: 9'-5" (FROM GRADE AT YARD)  
10'-9" (FROM ALLEY GRADE)  
PROPOSED HEIGHT - GARAGE: 17'-5" (FROM GRADE AT YARD)  
18'-10" (FROM ALLEY GRADE)

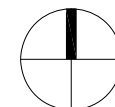
PROJECT DESCRIPTION: ADD A SECOND STORY TO THE EXISTING SINGLE-STORY GARAGE. RETAIN THE EXISTING CAR-PARKING ON THE GROUND FLOOR. BUILD NEW EXTERIOR STAIR FROM REAR YARD TO ACCESS NEW SECOND FLOOR. ADD ONE FULL BATHROOM ON PROPOSED SECOND FLOOR.

## VICINITY MAP



## SITE PLAN

Scale: 1/16" = 1'-0"



## SMYTH RESIDENCE - GARAGE

515 10TH ST SE WASHINGTON, DC 20003

Board of Zoning Adjustment

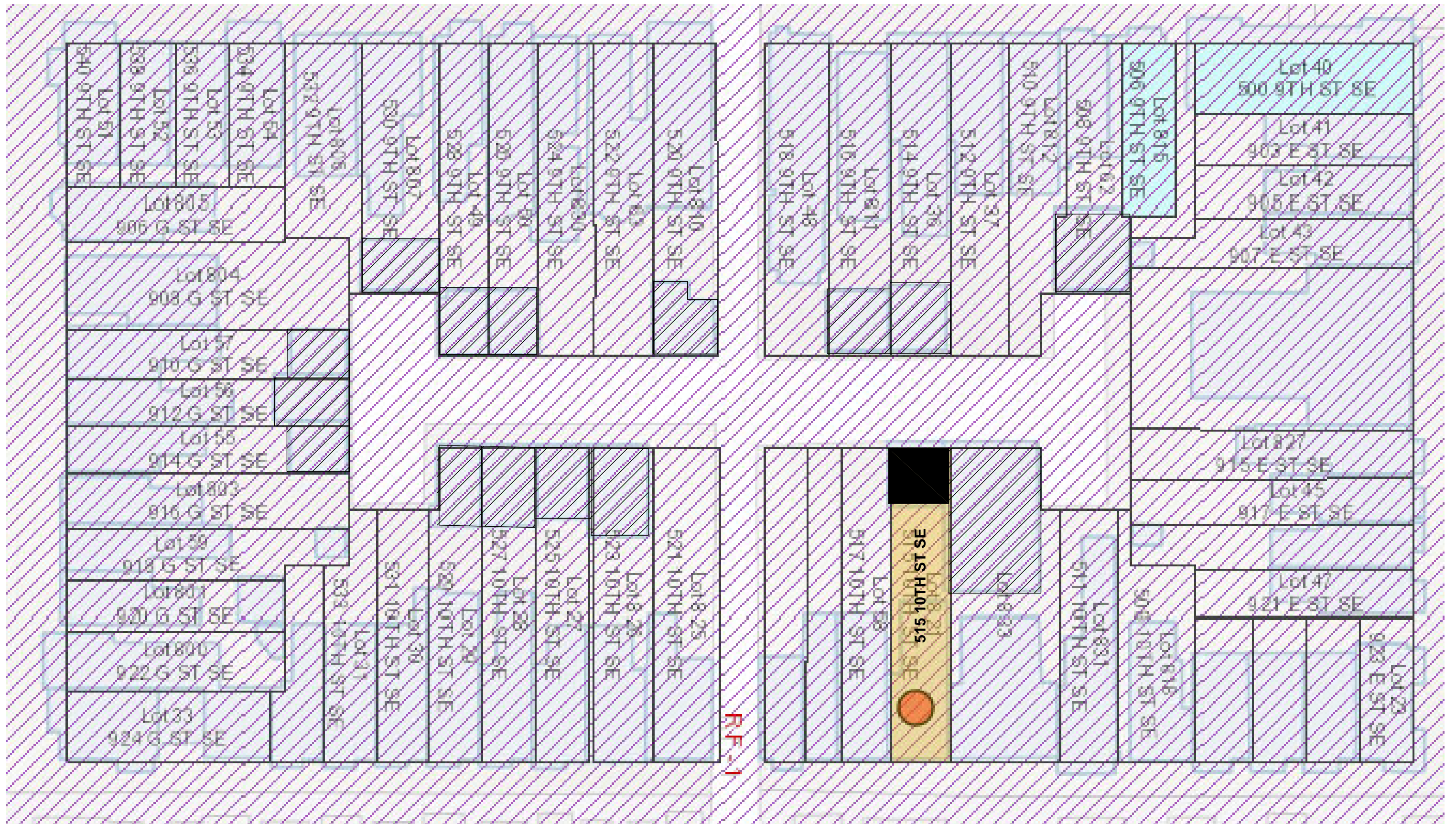
District of Columbia

CASE NO.20415

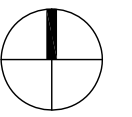
EXHIBIT NO. 31

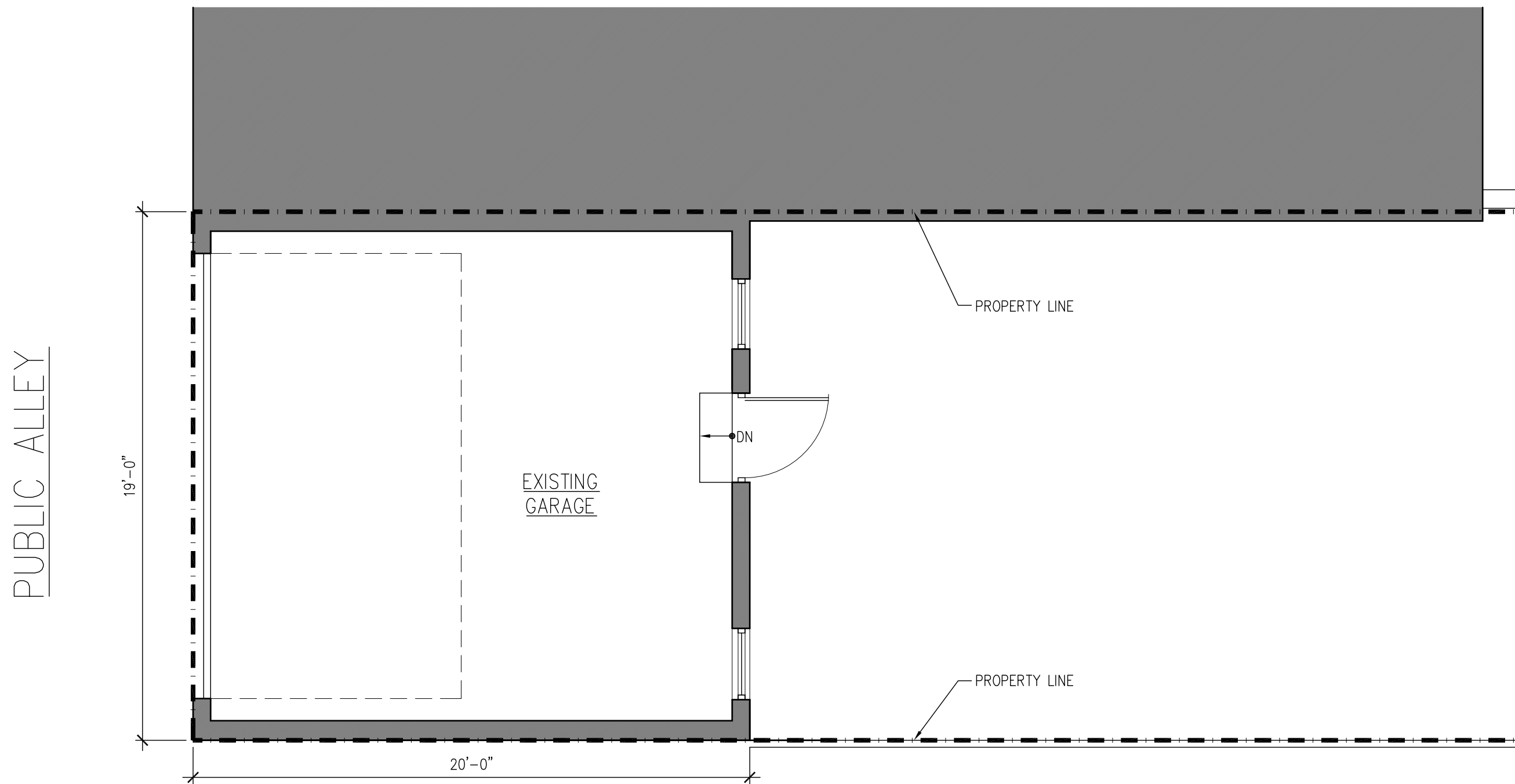
February 1, 2021

BRITTINGHAM ARCHITECTURE PLLC

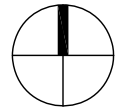


**BLOCK PLAN**  
Scale: NTS

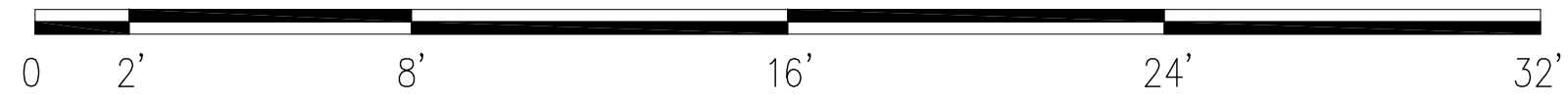


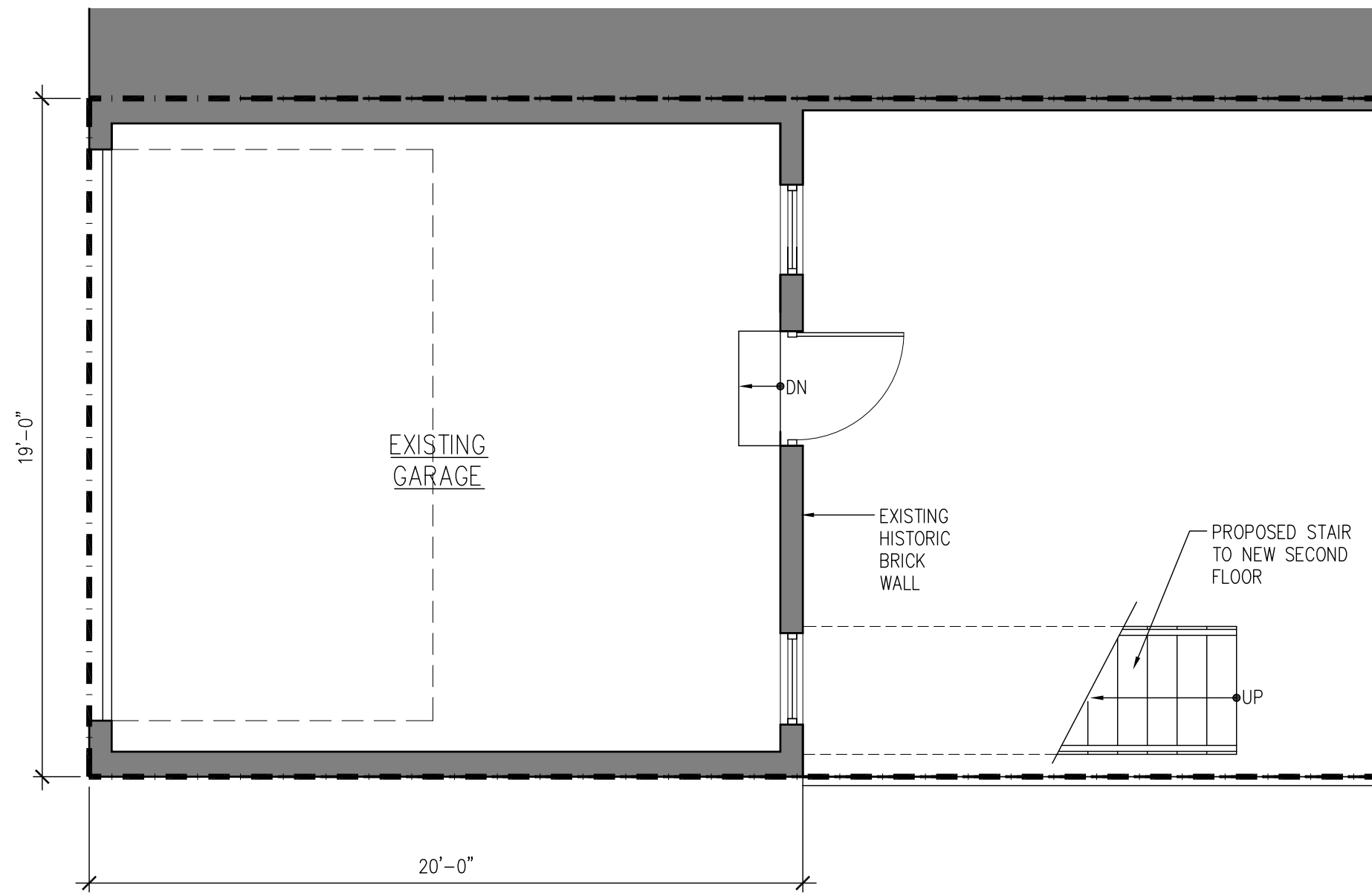


**EXISTING GARAGE FLOOR PLAN**  
 Scale: 1/4" = 1'-0"

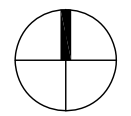


**TYP. NOTES:**  
 1. GREY HATCH INDICATES EXISTING ELEMENT TO REMAIN, TYP.

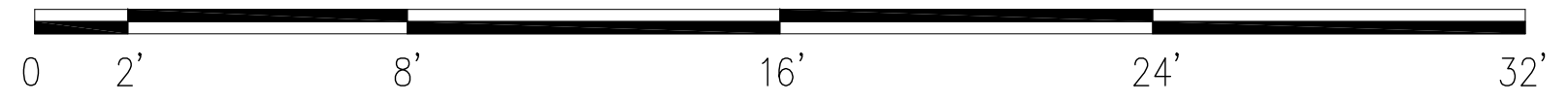


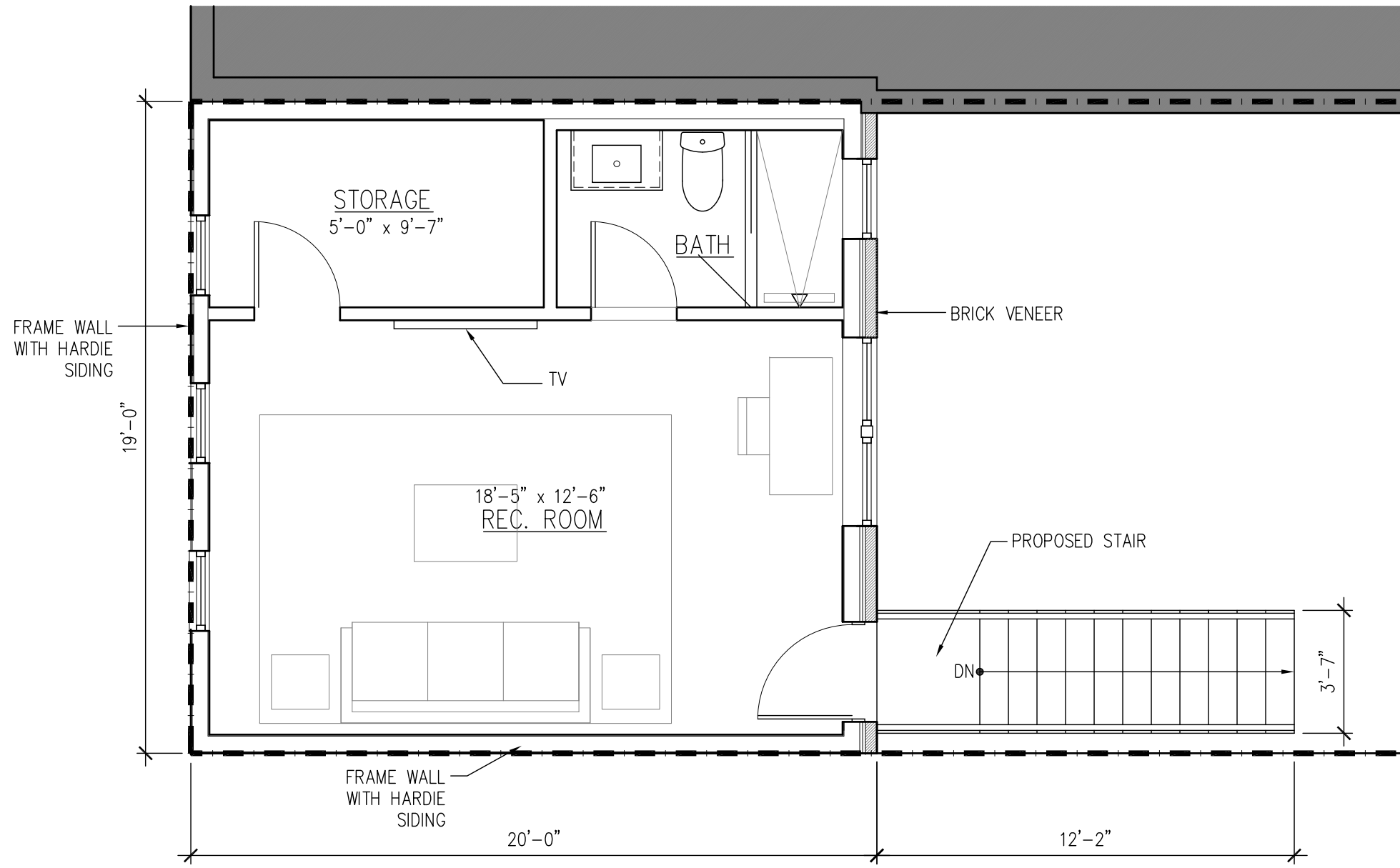


**PROPOSED GARAGE FIRST FLOOR PLAN**  
 Scale: 1/4" = 1'-0"

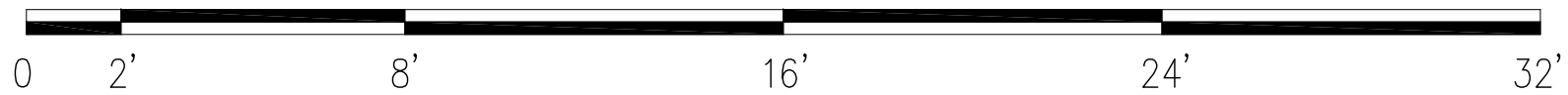
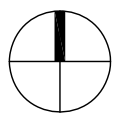


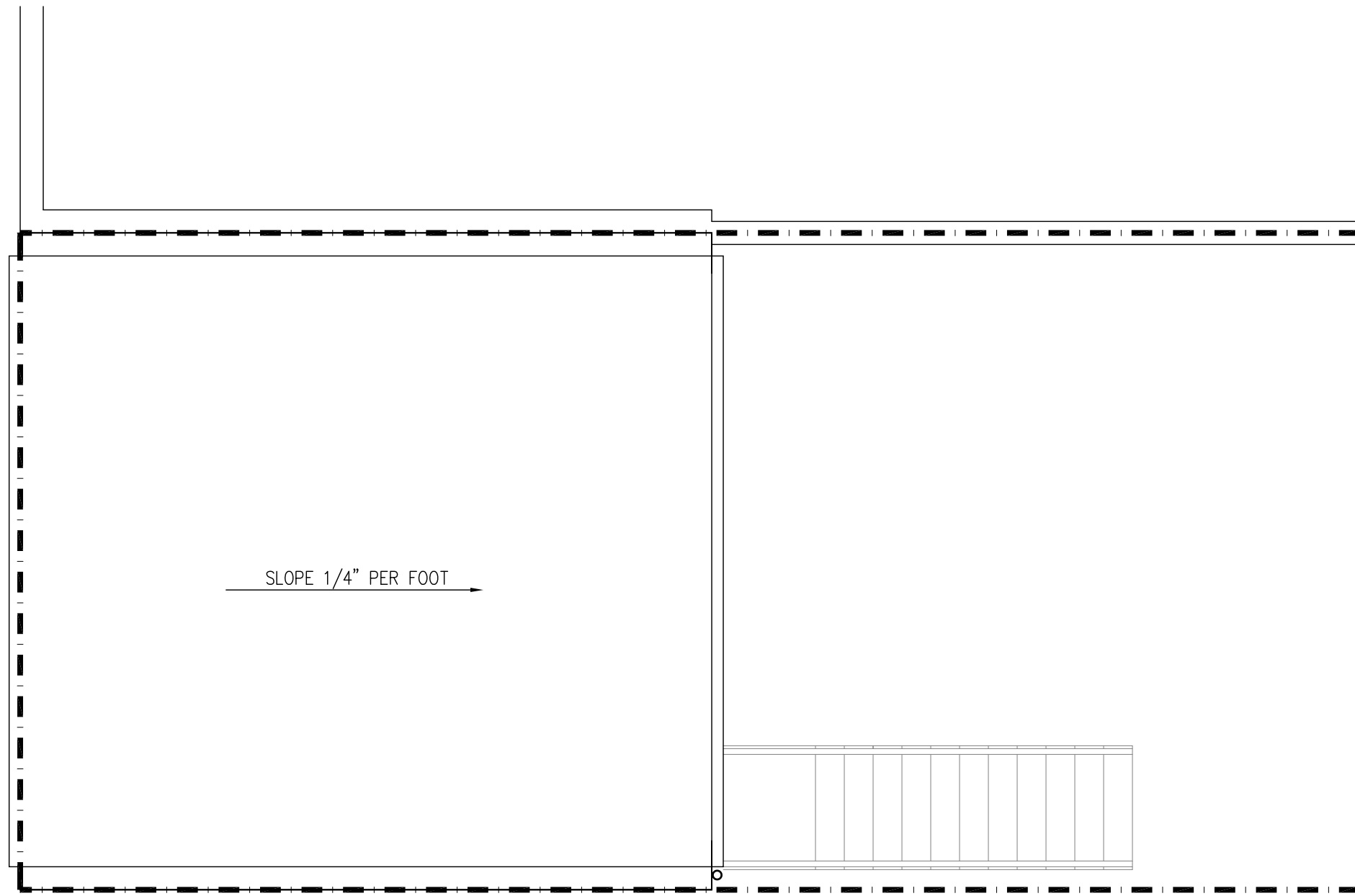
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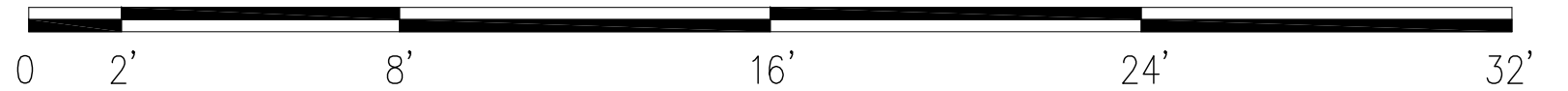
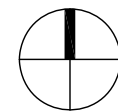
**PROPOSED SECOND FLOOR PLAN**  
 Scale: 1/4" = 1'-0"

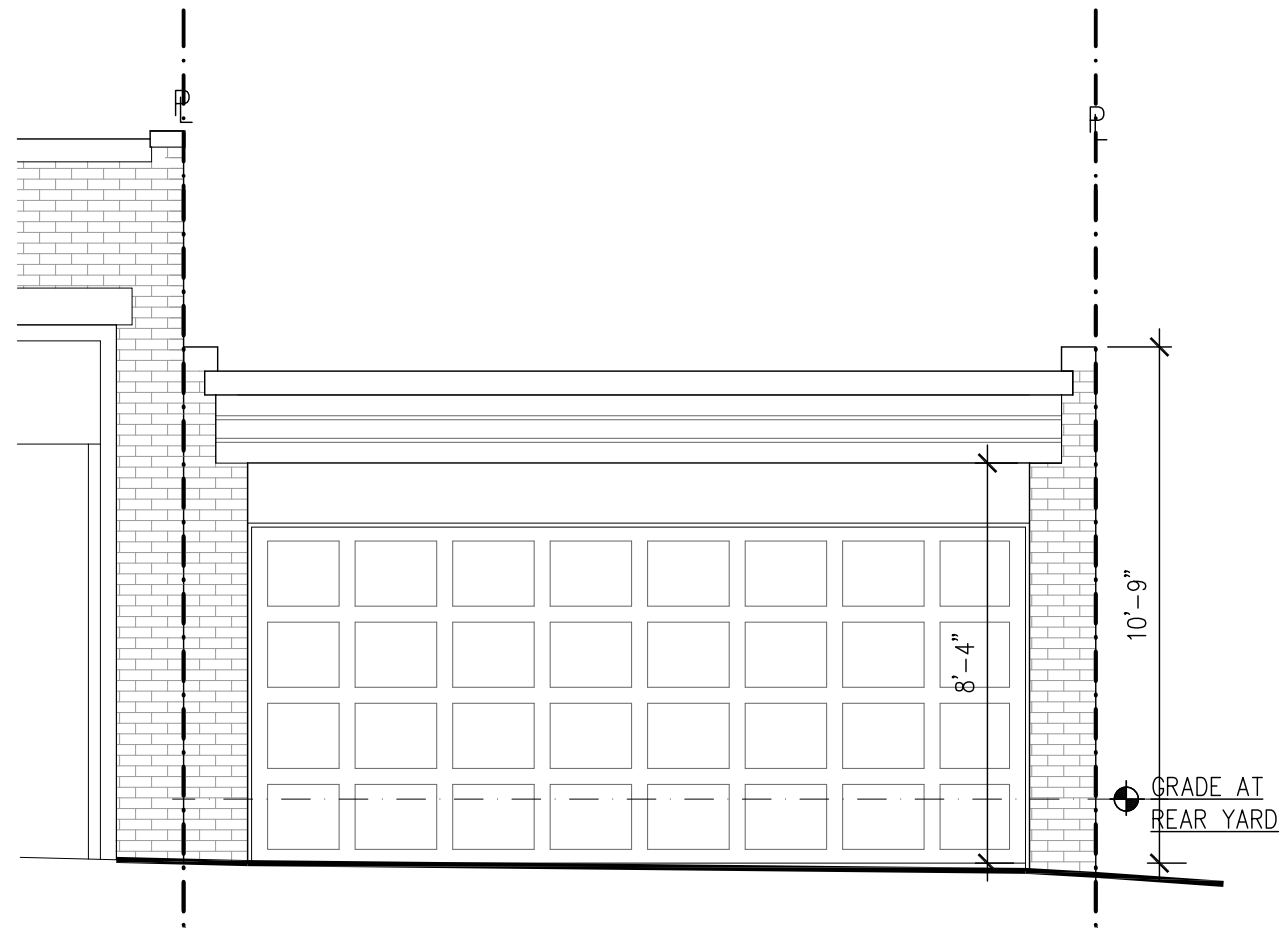




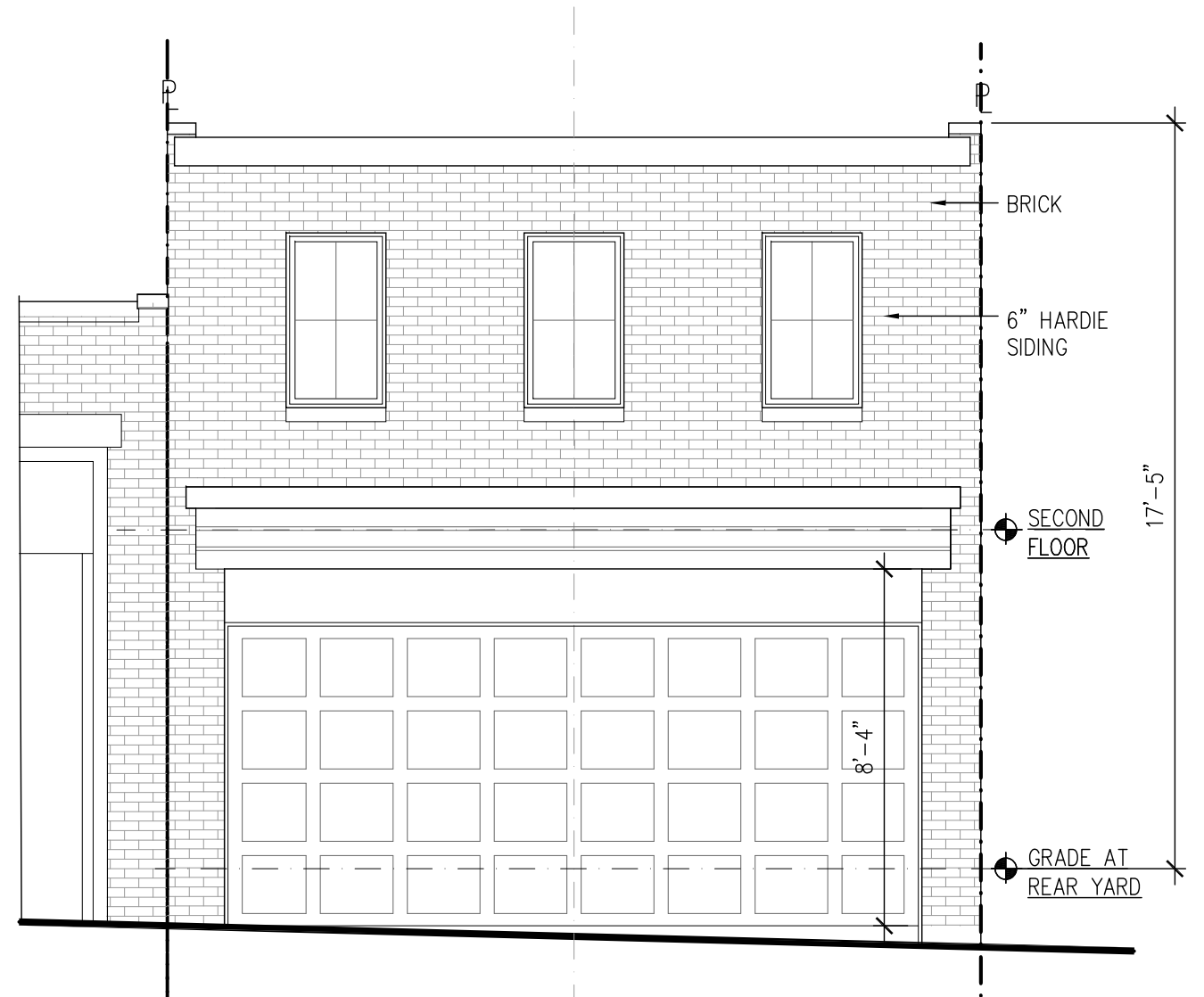
SLOPE 1/4" PER FOOT →

**PROPOSED ROOF PLAN**  
Scale: 1/4" = 1'-0"

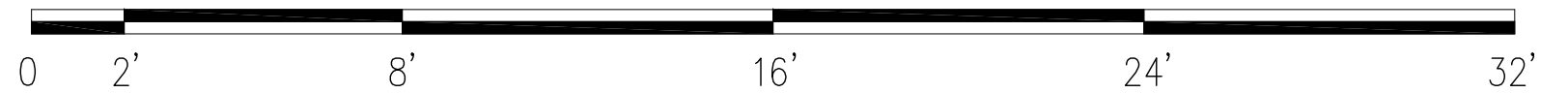


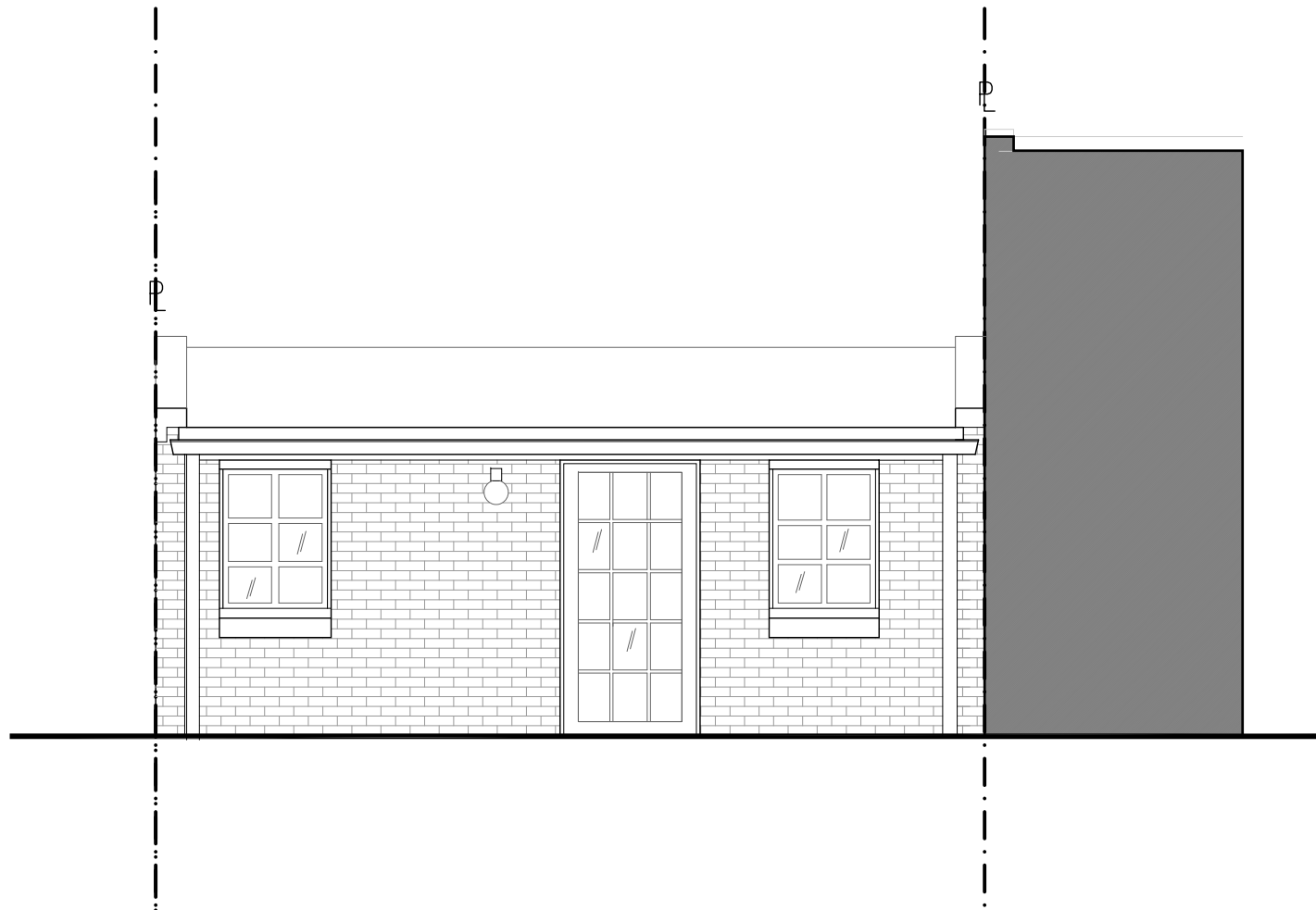


**EXISTING ALLEY ELEVATION (WEST)**  
 Scale: 1/4" = 1'-0"



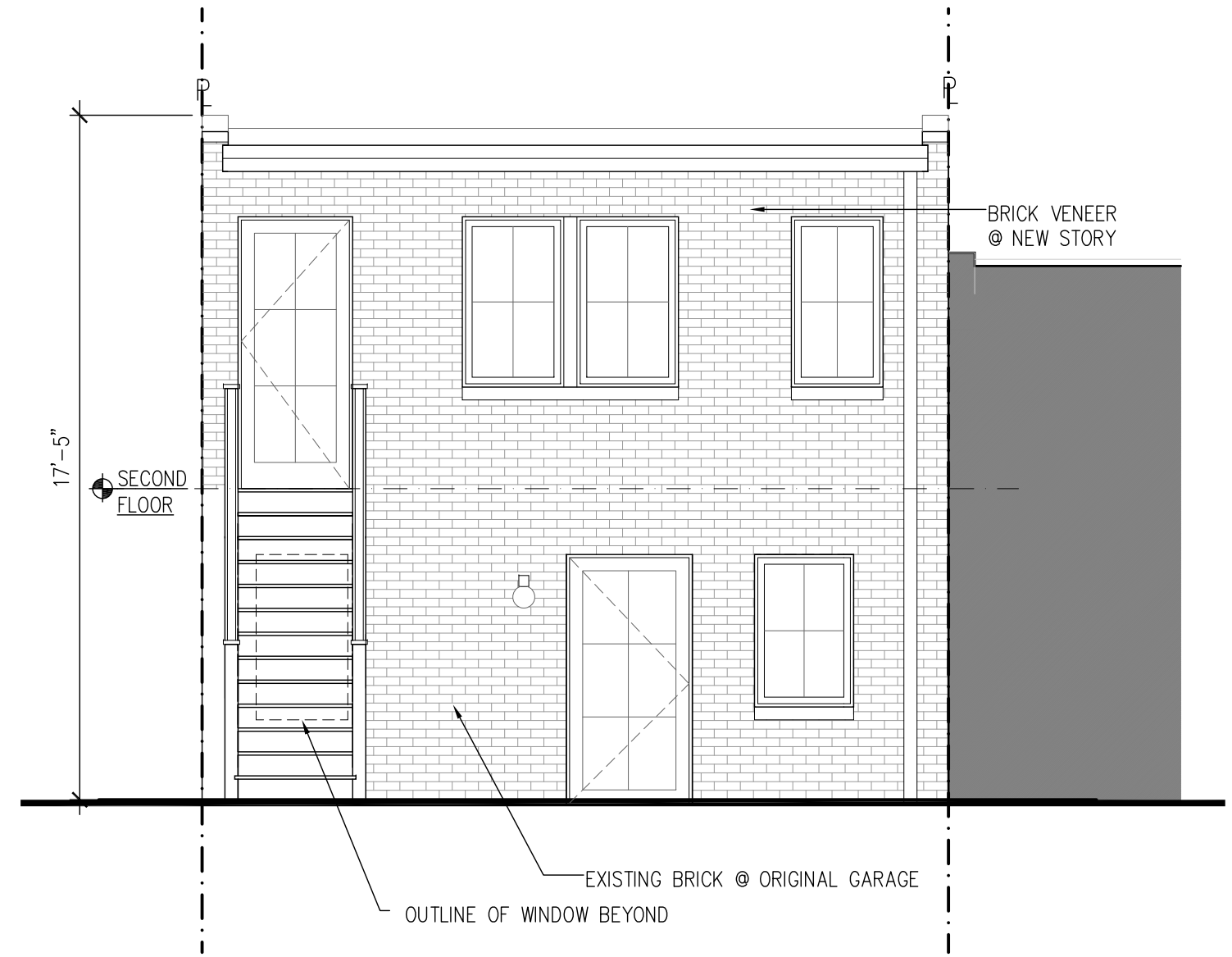
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 Scale: 1/4" = 1'-0"





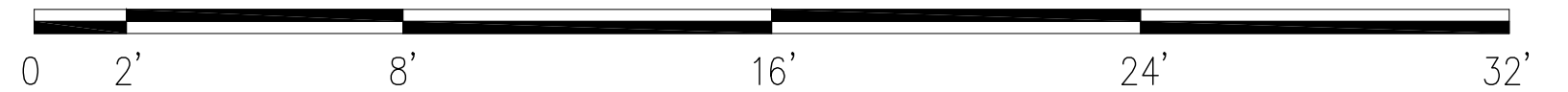
**EXISTING GARAGE ELEVATION - FROM REAR YARD**

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

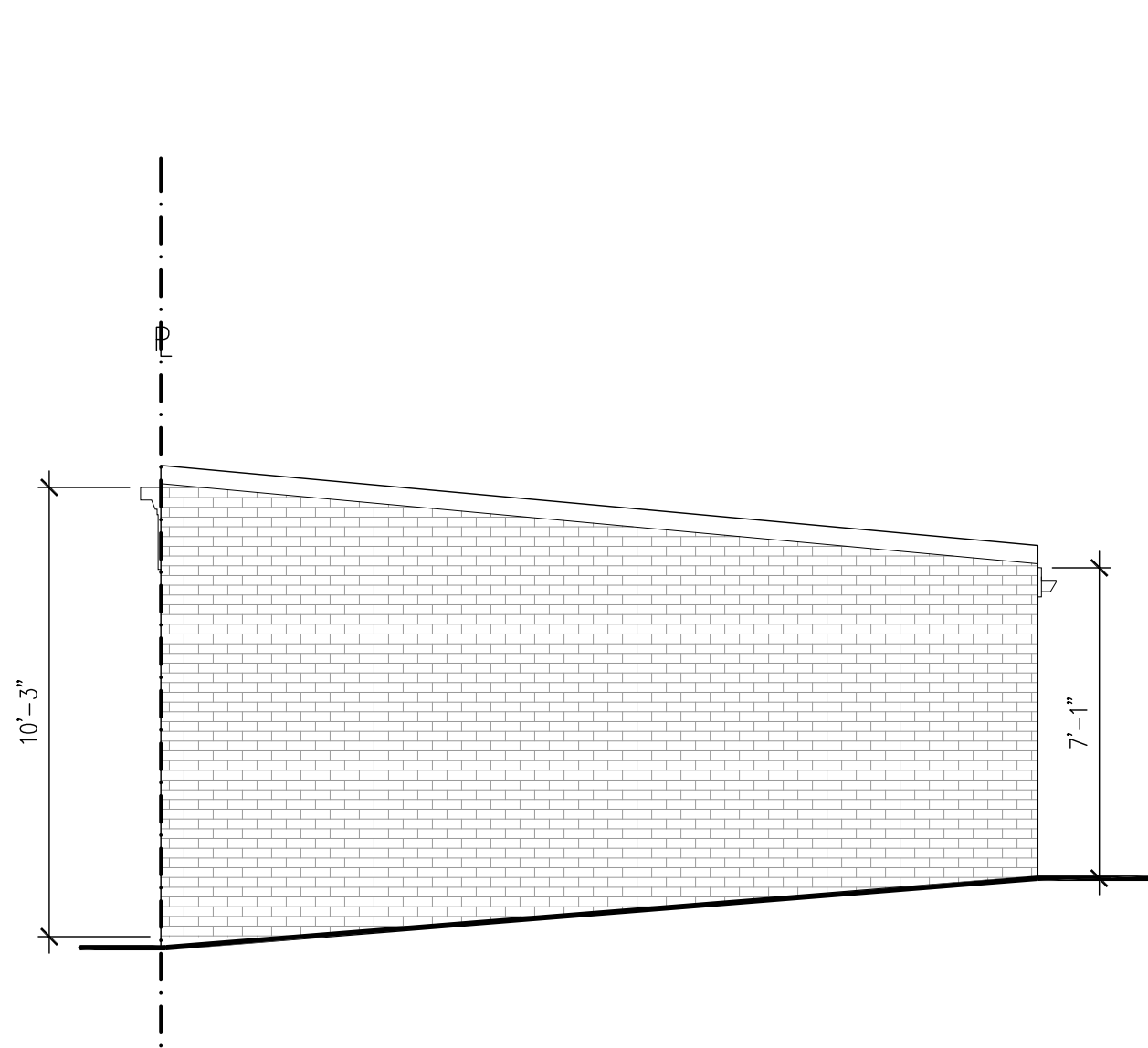


**PROPOSED GARAGE ELEVATION - FROM REAR YARD**

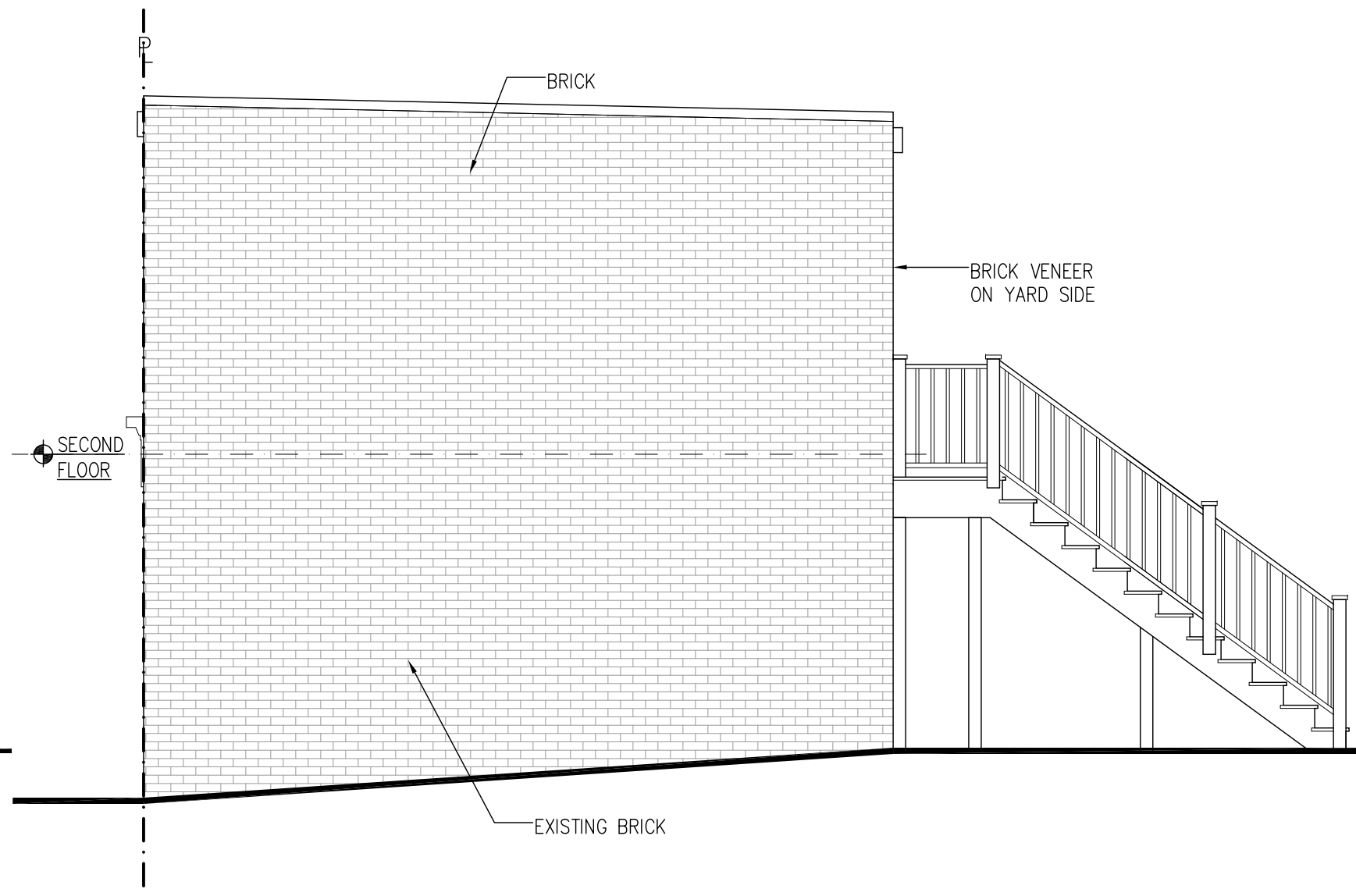
Scale: 1/4" = 1'-0"



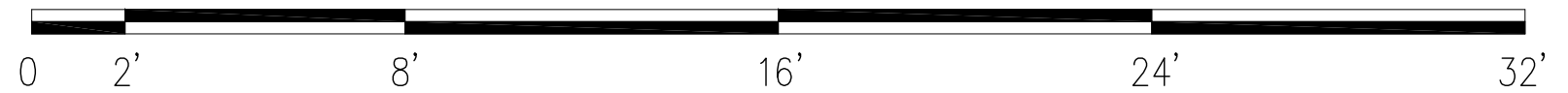


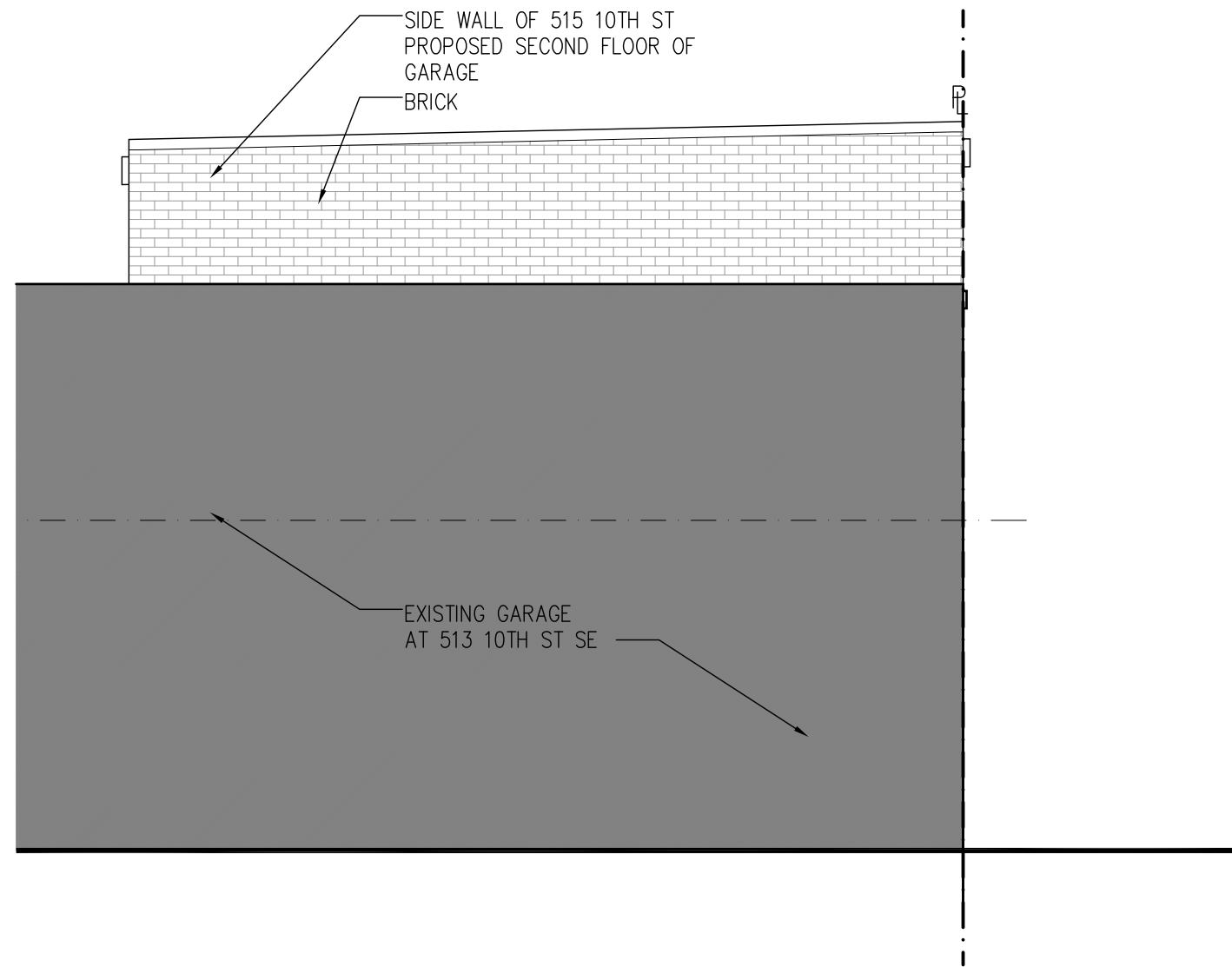


**EXISTING SIDE GARAGE ELEVATION (SOUTH)**  
 Scale: 1/4" = 1'-0"



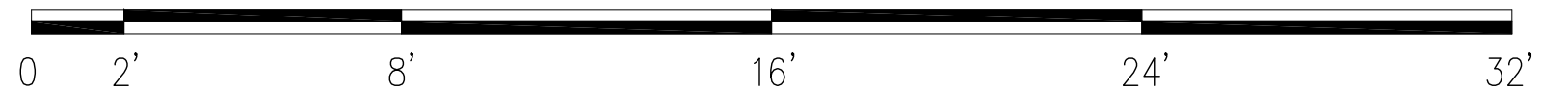
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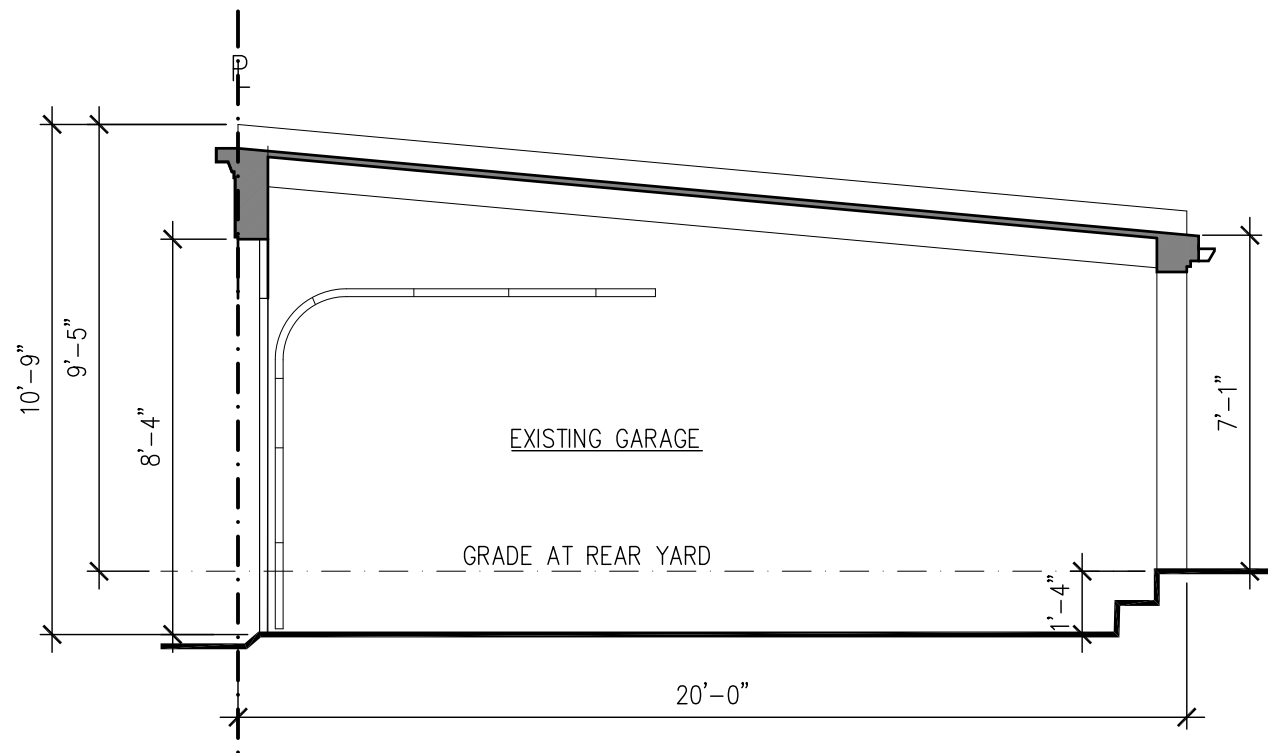




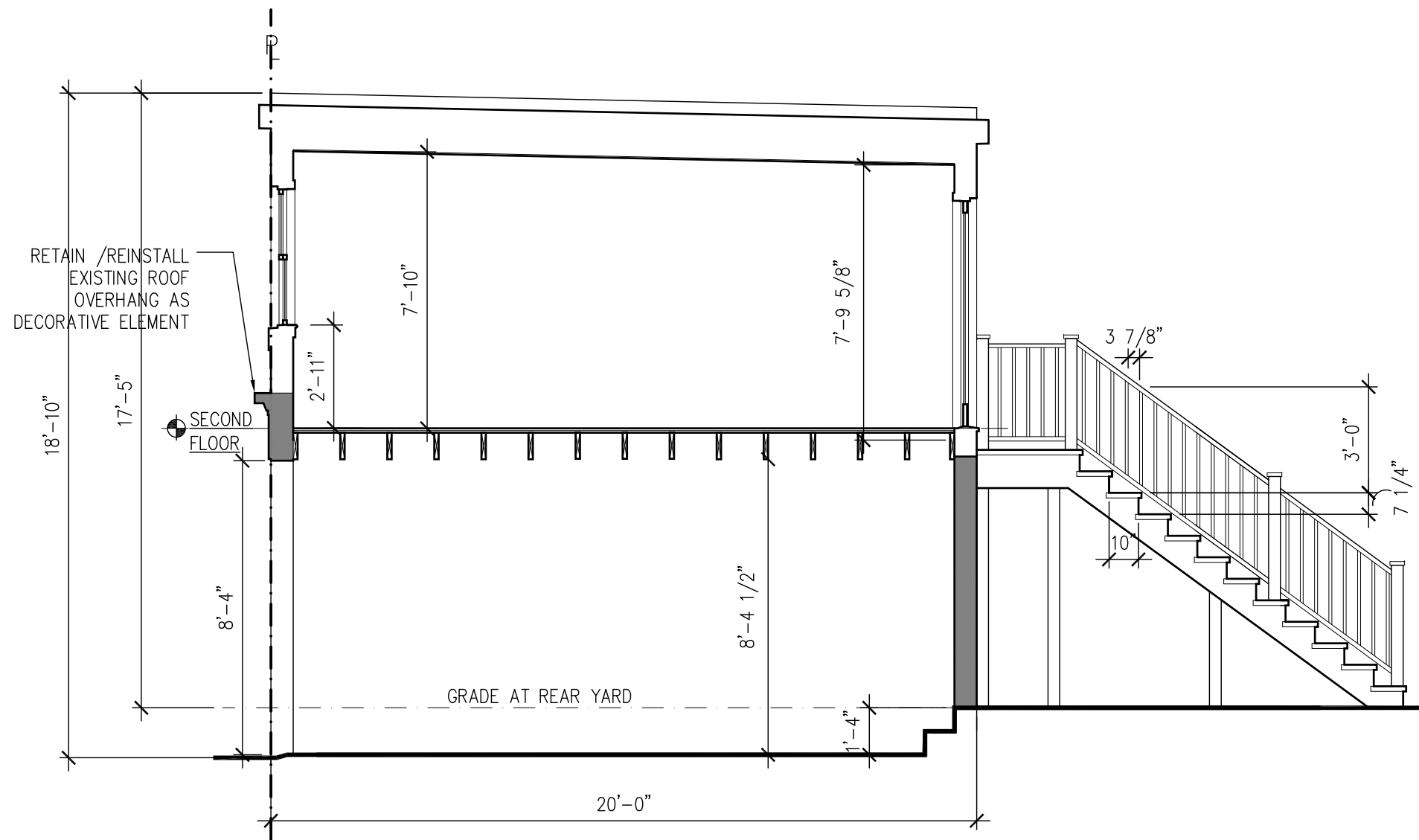
**PROPOSED SIDE ELEVATION (NORTH) AS IT APPEARS ABOVE GARAGE AT 513**

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

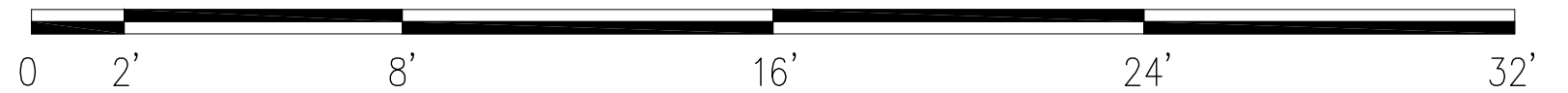




**EXISTING BUILDING SECTION**  
 Scale: 1/4" = 1'-0"



**PROPOSED BUILDING SECTION**  
 Scale: 1/4" = 1'-0"





**EXISTING GARAGE AT  
515 10TH ST. FROM ALLEY**



**EXISTING GARAGE FROM BACK YARD**

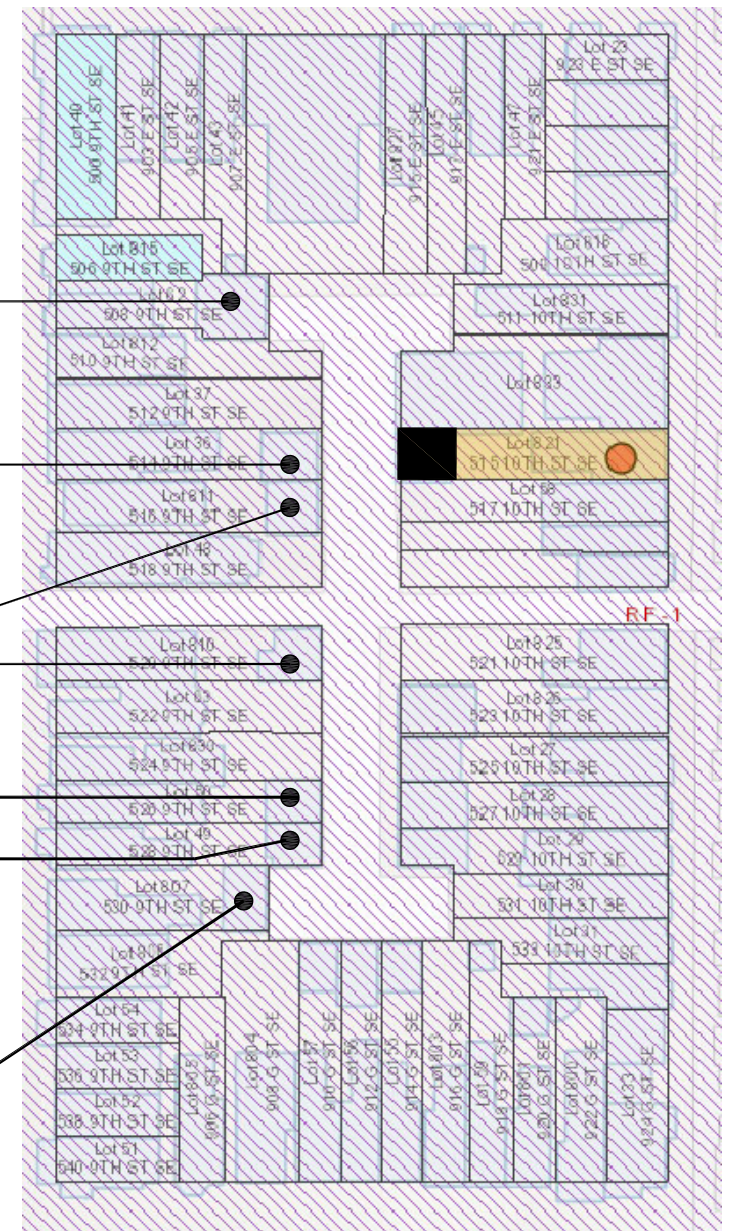


514 9TH ST SE

516 9TH ST SE



508 9TH ST SE



520 9TH ST SE - "FRONT"



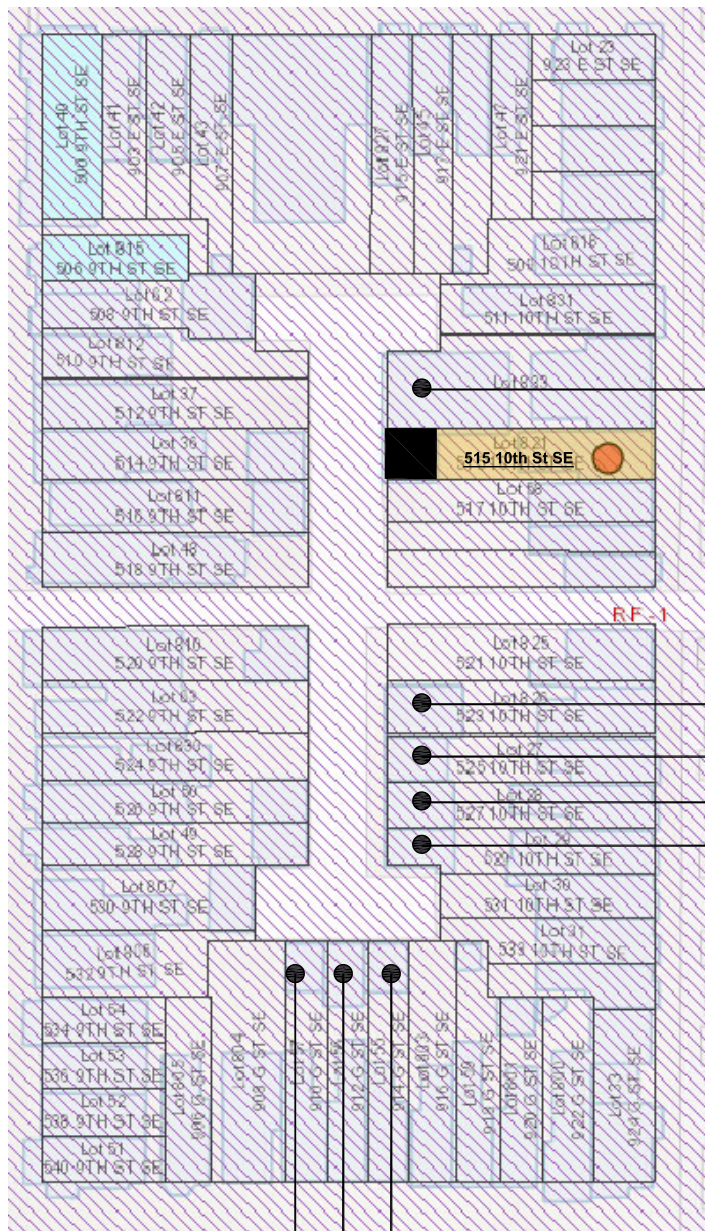
528 9TH ST SE 526 9TH ST SE



520 9TH ST SE - SIDE



530 9TH ST SE



513 10TH ST SE →



523 10TH ST SE



525 10TH ST SE

527 10TH ST SE

529 10TH ST SE

910 G ST SE  
912 G ST SE  
914 G ST SE



**SMYTH RESIDENCE-GARAGE**

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