

GALAL RESIDENCE

PROPERTY INFORMATION

ADDRESS: 3137 N STREET NW
WASHINGTON, DC 20007
LOT: 828
SQUARE: 1232

BUILDING DATA

USE GROUP: RESIDENTIAL GROUP R-3
DWELLING UNITS: 1
CONSTRUCTION TYPE: TYPE 5
SPRINKLERED: NO
SMOKE DETECTORS: YES - HARDWIRED & INTERCONNECTED WITH BATTERY BACKUP, ON SEPARATE CIRCUIT FROM MAIN PANEL.

ZONING DATA

GENERAL

ZONING DISTRICT: RESIDENTIAL R-20
WARD: 2
ANC: 2E
SMD: 2E05

LOT

LOT AREA: 2,340 FT²
EXISTING BUILDING AREA: 1,344 FT²
PROPOSED BUILDING AREA:
MAXIMUM LOT OCCUPANCY: 60.0%
EXISTING LOT OCCUPANCY: 57%
PROPOSED LOT OCCUPANCY: 62%

BUILDING

MAXIMUM HEIGHT: 35 FT (40 IF ADJACENT BUILDING IS ALREADY 40 FT OR GREATER)
EXISTING HEIGHT: 26.75 FT
PROPOSED HEIGHT: NO CHANGE
MAXIMUM STORIES: 3
EXISTING STORIES: 2 + CELLAR
PROPOSED STORIES: NO CHANGE

SETBACKS

MINIMUM FRONT YARD SETBACK: CONSISTENT W/ AT LEAST ONE ADJACENT PROPERTY
EXISTING FRONT YARD SETBACK: 0 FT
PROPOSED FRONT YARD SETBACK: NO CHANGE
MINIMUM REAR YARD SETBACK: 20.0 FT
EXISTING REAR YARD SETBACK: 78.24 FT
PROPOSED REAR YARD SETBACK: 75.70 FT
MINIMUM SIDE YARD SETBACK: 5.0 FT IF PROVIDED
EXISTING WEST: 0 FT
PROPOSED WEST: NO CHANGE
EXISTING EAST: 0 FT
PROPOSED EAST: NO CHANGE

PERVIOUS SURFACE

MINIMUM PERVIOUS SURFACE: 20.0%
EXISTING PERVIOUS SURFACE: 0.077%
PROPOSED PERVIOUS SURFACE: 0.083%

APPLICABLE CODES

TITLE 12 DCMR, DC CONSTRUCTION CODES SUPPLEMENT (2013)
2012 ICC RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS
2012 ICC FUEL GAS CODE
2011 NATIONAL ELECTRICAL CODE
2012 ICC MECHANICAL CODE
2012 ICC PLUMBING CODE
2012 ICC ENERGY CONSERVATION CODE

CONSULTANTS

ARCHITECT

OVERMYER ARCHITECTS
CONTACT: DENNIS HORNICK
3213 P STREET NW
WASHINGTON, DC 20007
(202) 333-5596 ext. 6
dennis@overmyerarchitects.com

SCOPE OF WORK

- COMPLETE INTERIOR RENOVATION
- UNDERPIN EXISTING CELLAR MASONRY WALLS & LOWER FINISHED FLOOR APPROX. 16"
- REMOVE EXISTING 1ST FLOOR FRAMED ADDITION
- BUILD NEW 2 STORY FRAMED ADDITION W/ PARTIAL CELLAR & ROOF DORMER
- RECONFIGURE EXTERIOR CELLAR STAIRS
- RENOVATE EXISTING ACCESSORY BUILDING, ADD NEW DORMER WINDOW

VICINITY PLAN



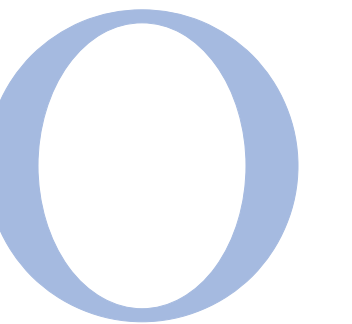
SHEET INDEX

COVER SHEET

001 COVER SHEET / VICINITY PLAN

ARCHITECTURAL

ASP EXISTING & PROPOSED SITE PLANS
A001 CELLAR & 1ST FLOOR PLANS
A002 2ND FLOOR & ROOF PLANS
A003 EXISTING & PROPOSED ELEVATIONS
A004 EXISTING & PROPOSED BUILDING SECTIONS
A005 GARAGE FLOOR PLANS & ELEVATIONS
A006 3D RENDERINGS
A007 3D RENDERINGS
P1 EXISTING CONDITION PHOTOS
P2 EXISTING CONDITION PHOTOS



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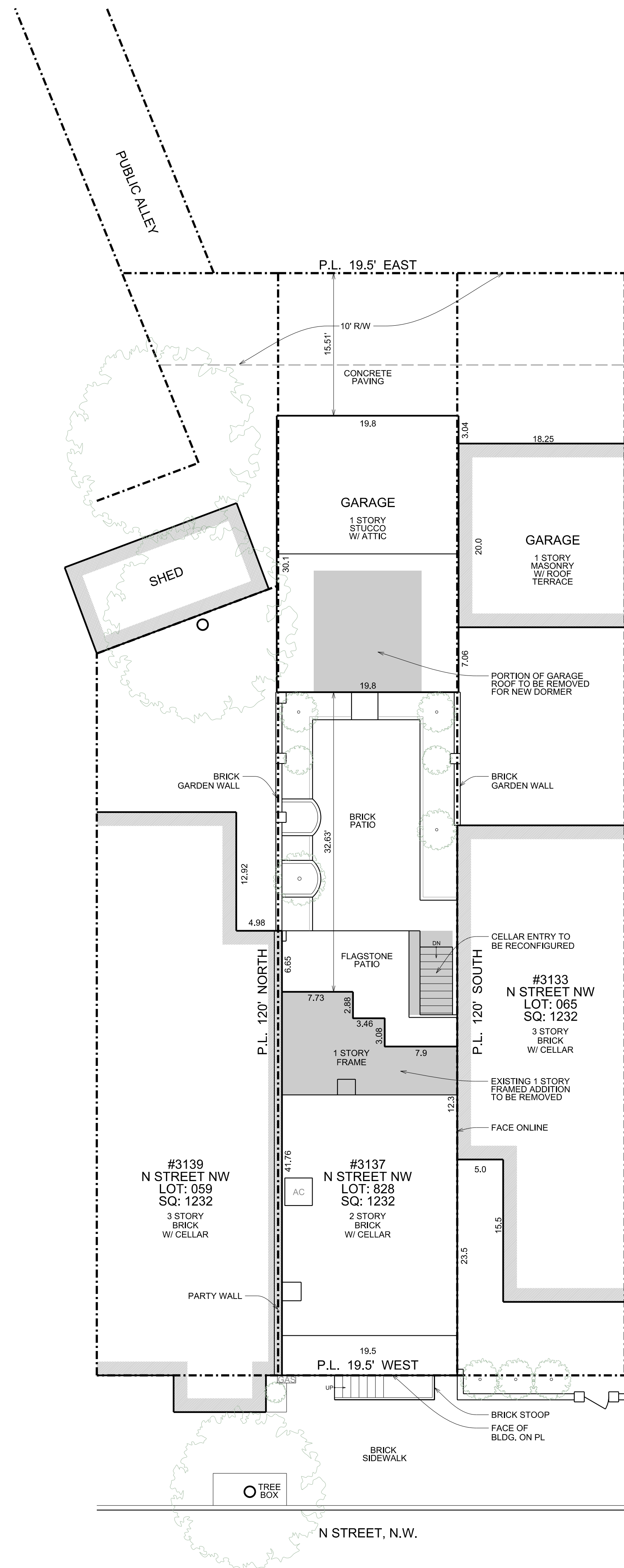
3137 N STREET NW
WASHINGTON, DC 20007

LOT: 0828 SQUARE: 1232

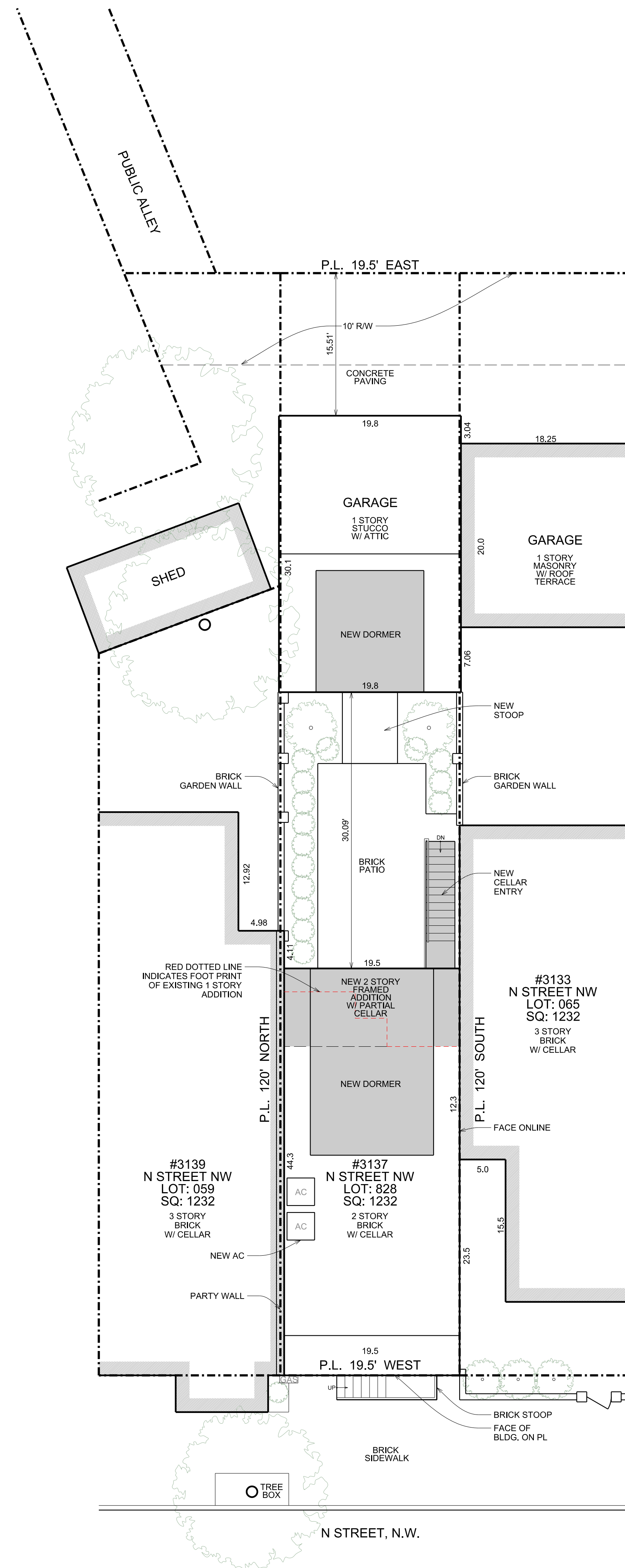
COVER PAGE

001

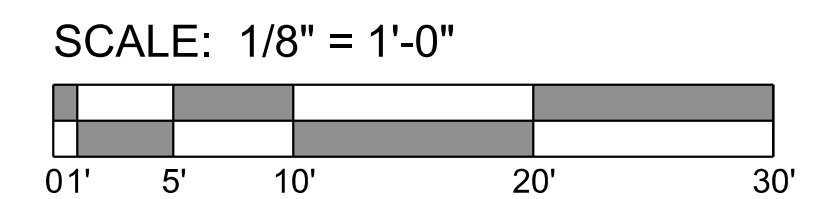
DATE: 03-19-2020



1 EXISTING SITE PLAN
 ASP SCALE: 1/8" = 1'-0"
 DEMOLITION



2 PROPOSED SITE PLAN
 ASP SCALE: 1/8" = 1'-0"
 NEW CONSTRUCTION



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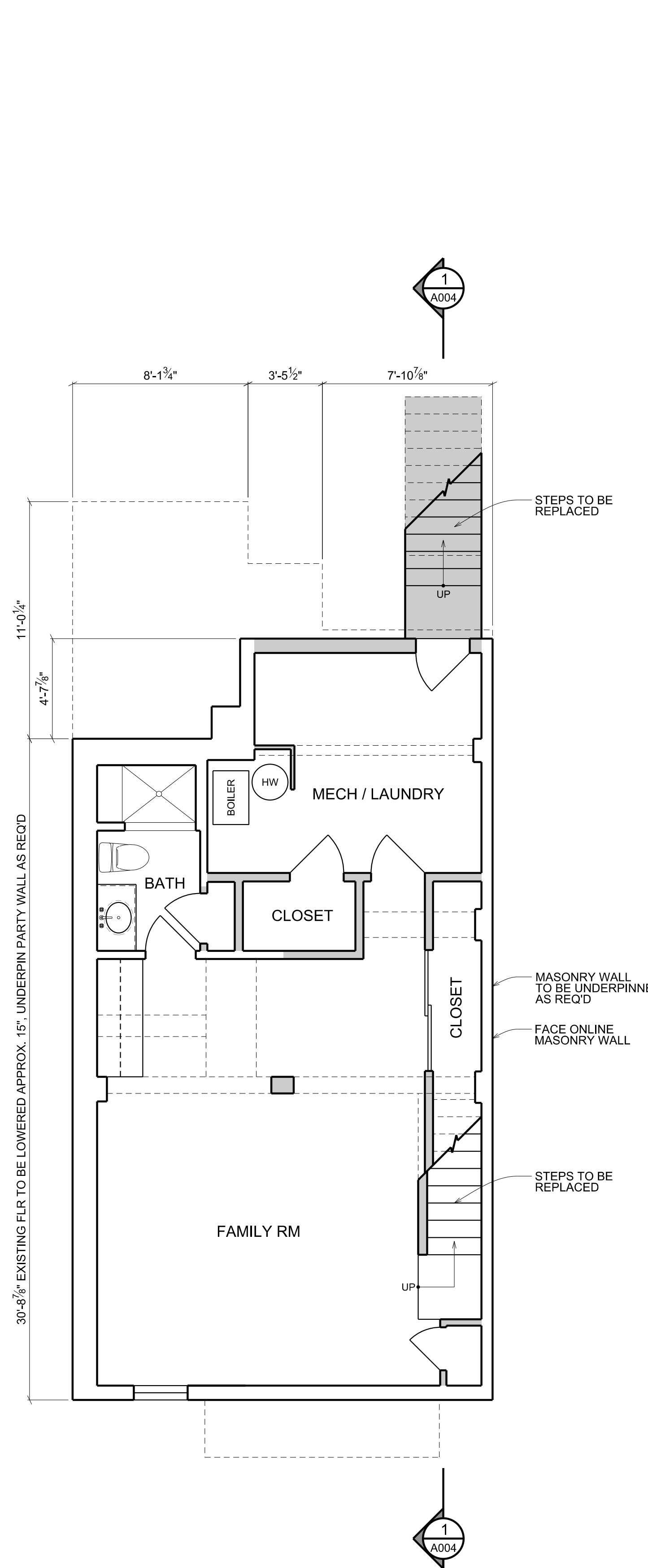
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SITE
 PLANS

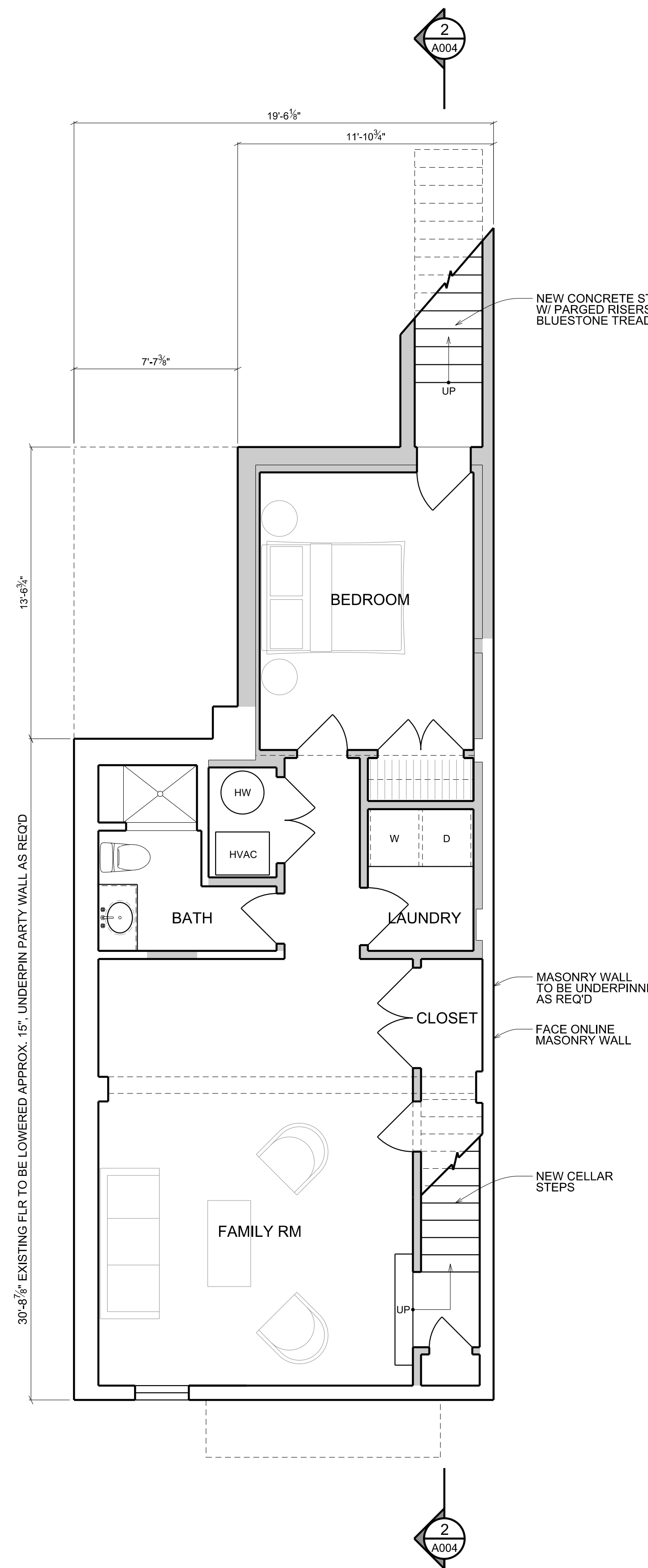
ASP

DATE: 03-19-2020



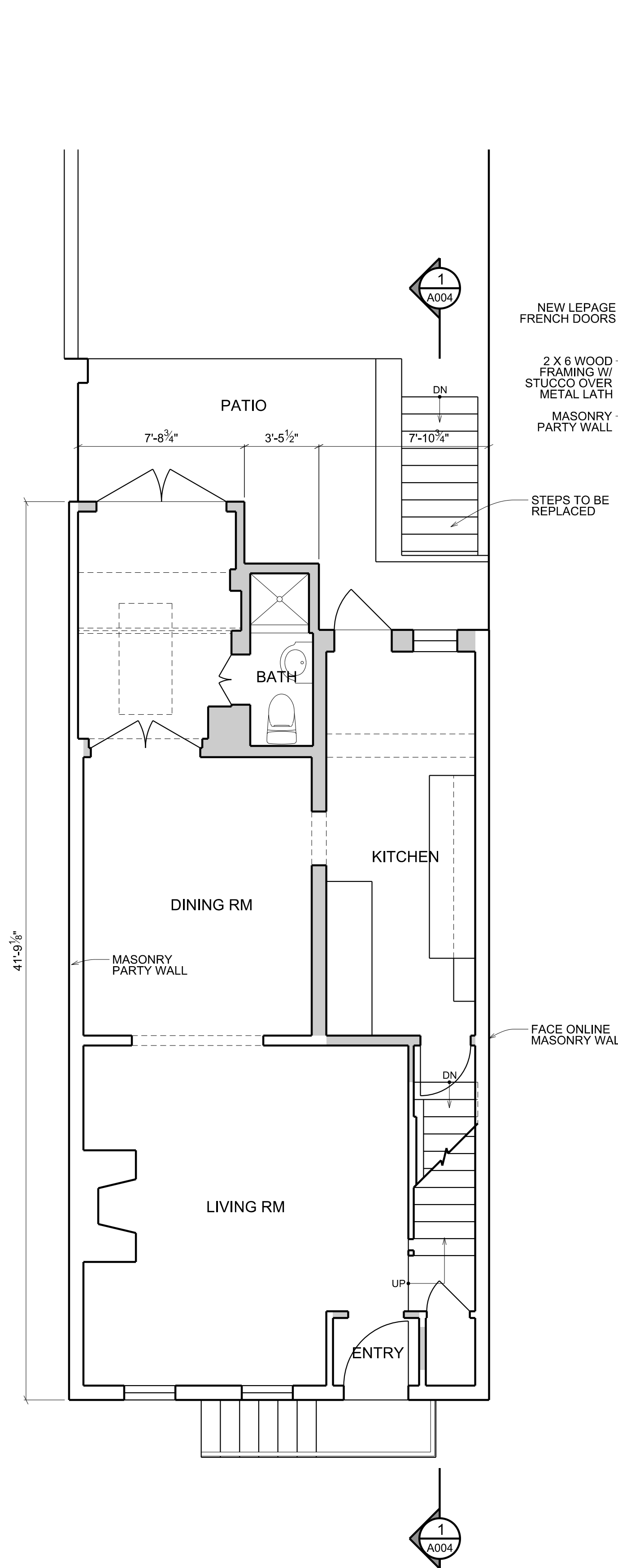
1 EXISTING CELLAR PLAN
A002 SCALE: 1/4" = 1'-0"

DEMOLITION



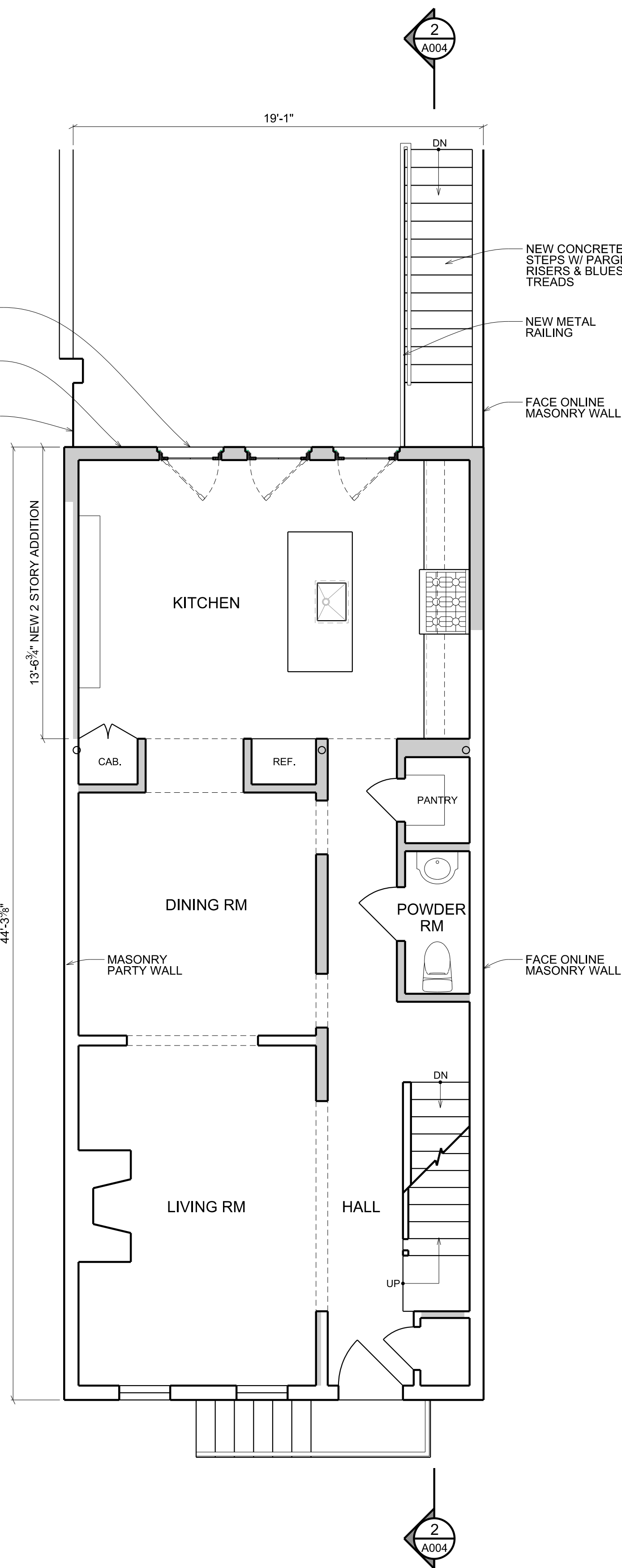
2 PROPOSED CELLAR PLAN
A002 SCALE: 1/4" = 1'-0"

NEW CONSTRUCTION



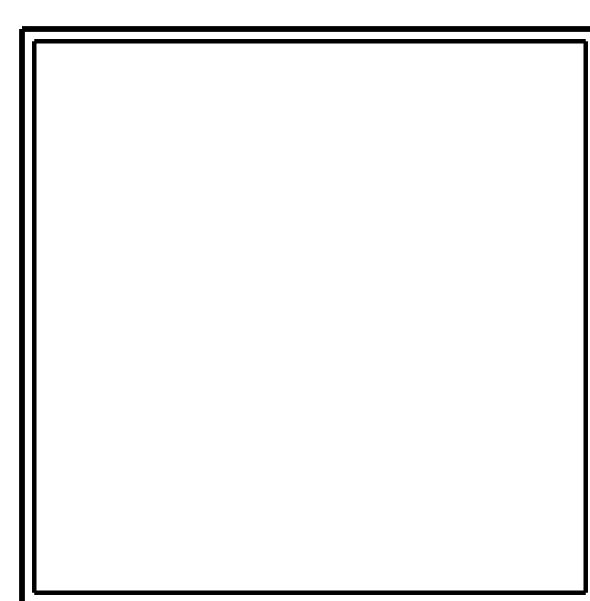
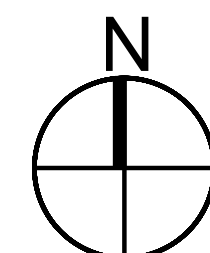
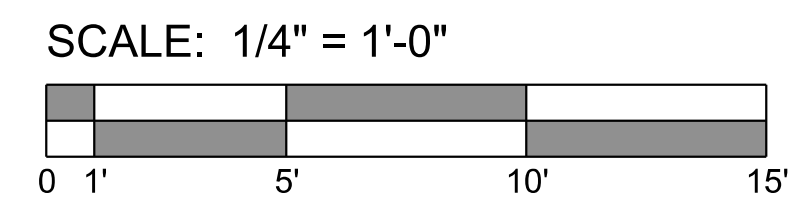
3 EXISTING 1ST FLR PLAN
A002 SCALE: 1/4" = 1'-0"

DEMOLITION



4 PROPOSED 1ST FLR PLAN
A002 SCALE: 1/4" = 1'-0"

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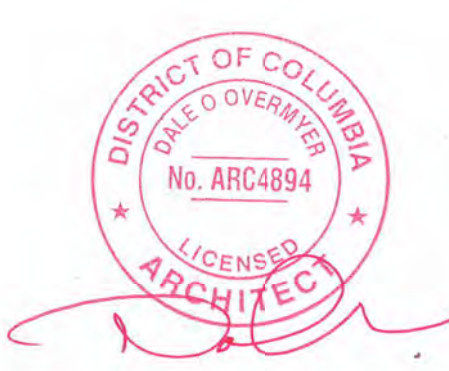
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CELLAR & 1ST FLOOR PLANS

A001

DATE: 03-19-2020

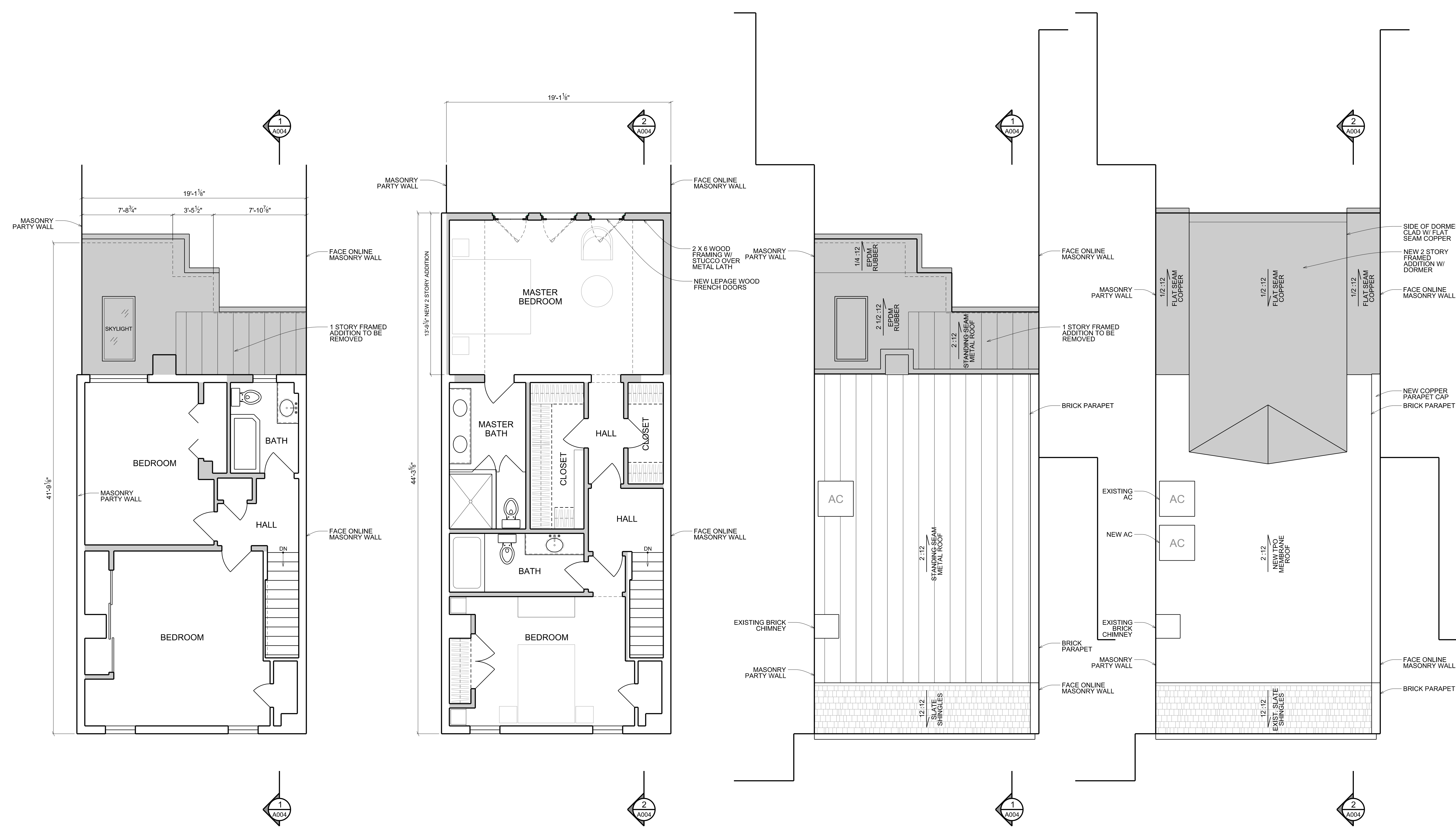
NOT FOR CONSTRUCTION



2ND FLR &
ROOF PLANS

A002

DATE: 03-19-2020

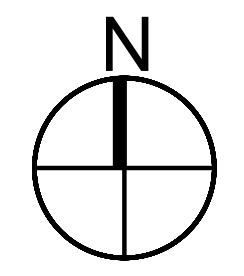
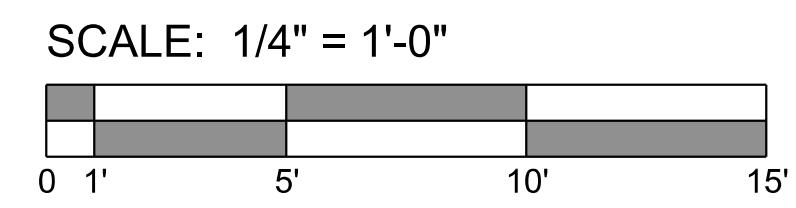


1 EXISTING 2ND FLR PLAN
A002 SCALE: 1/4" = 1'-0"
[Grey Box] DEMOLITION

2 PROPOSED 2ND FLR PLAN
A002 SCALE: 1/4" = 1'-0"
[Grey Box] NEW CONSTRUCTION

3 EXISTING ROOF PLAN
A002 SCALE: 1/4" = 1'-0"
[Grey Box] DEMOLITION

4 PROPOSED ROOF PLAN
A002 SCALE: 1/4" = 1'-0"
[Grey Box] NEW CONSTRUCTION



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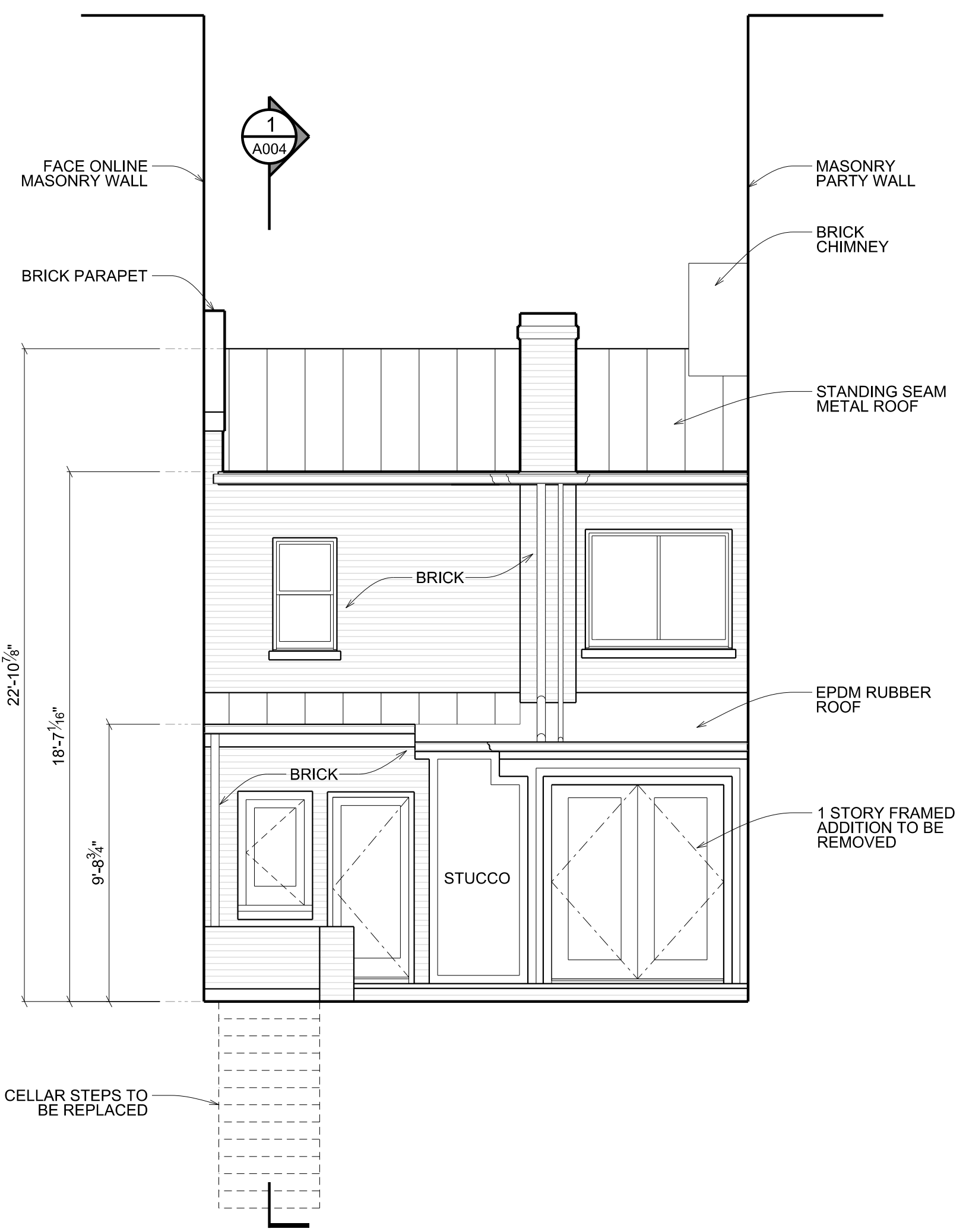
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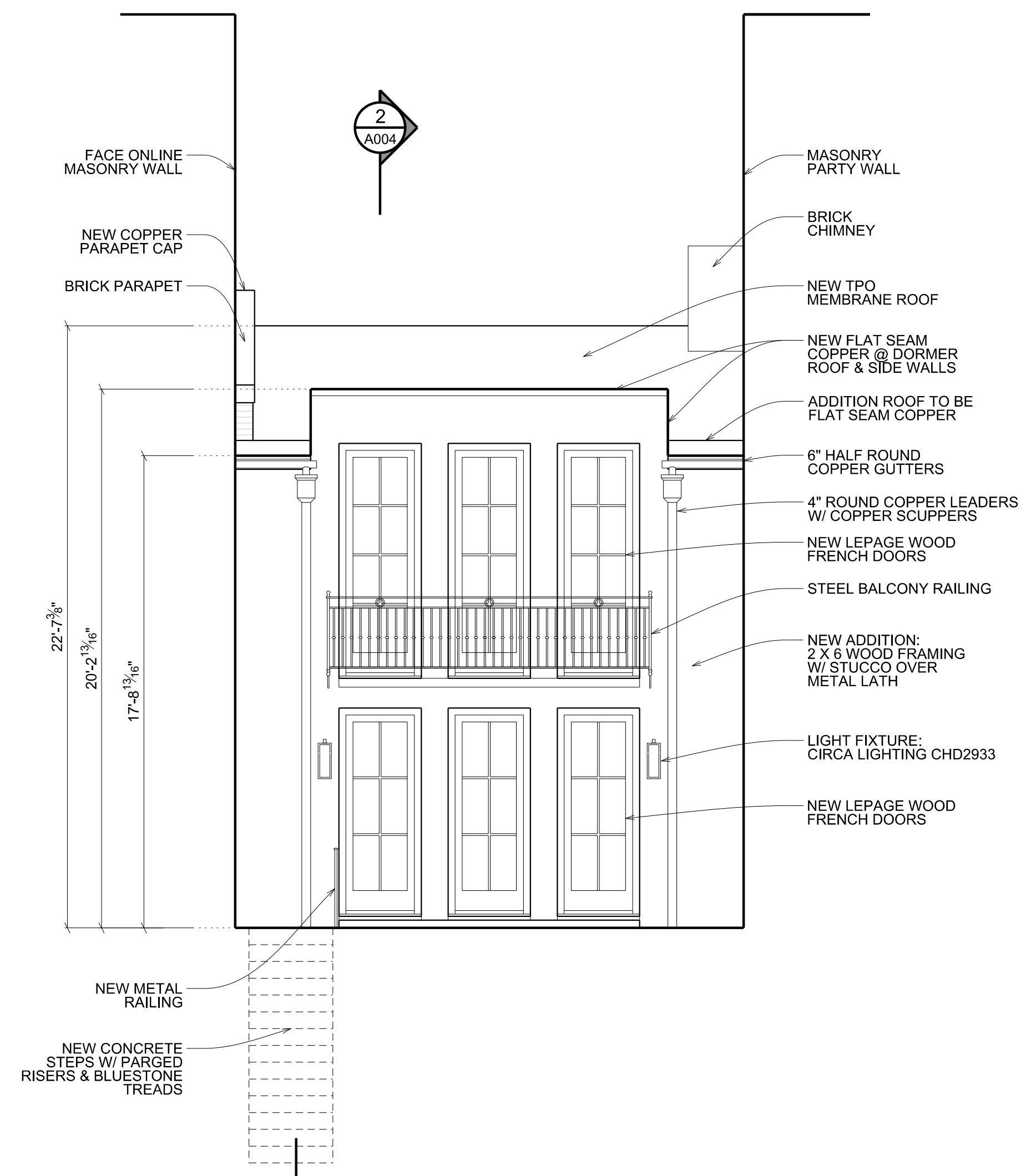
ELEVATIONS

A003

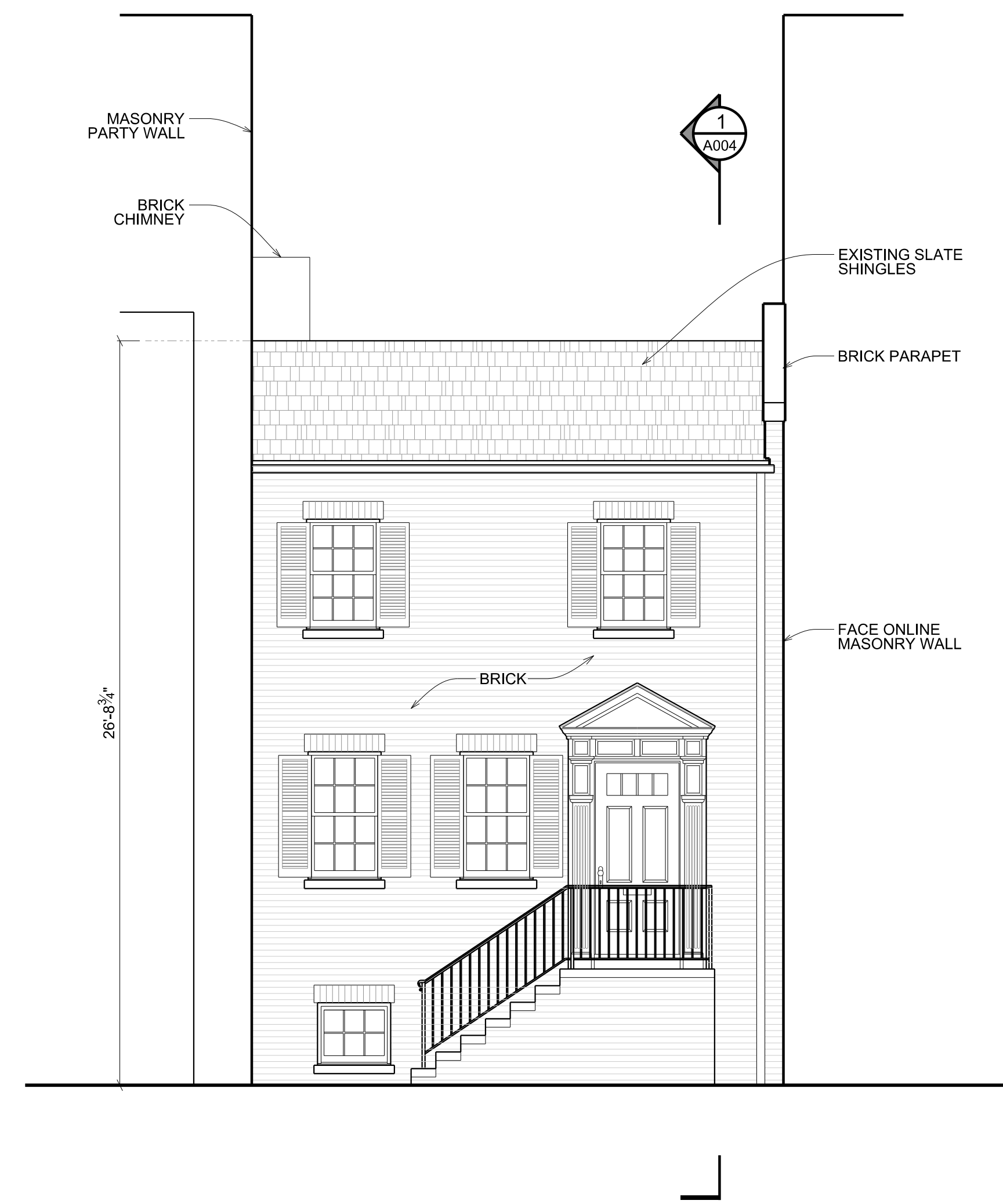
DATE: 03-19-2020



1
A003 **EXISTING NORTH ELEVATION**
SCALE: 1/4" = 1'-0"

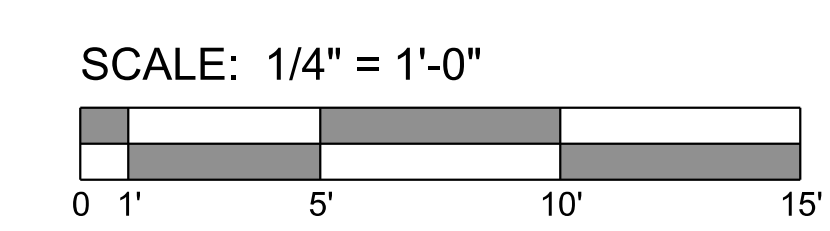


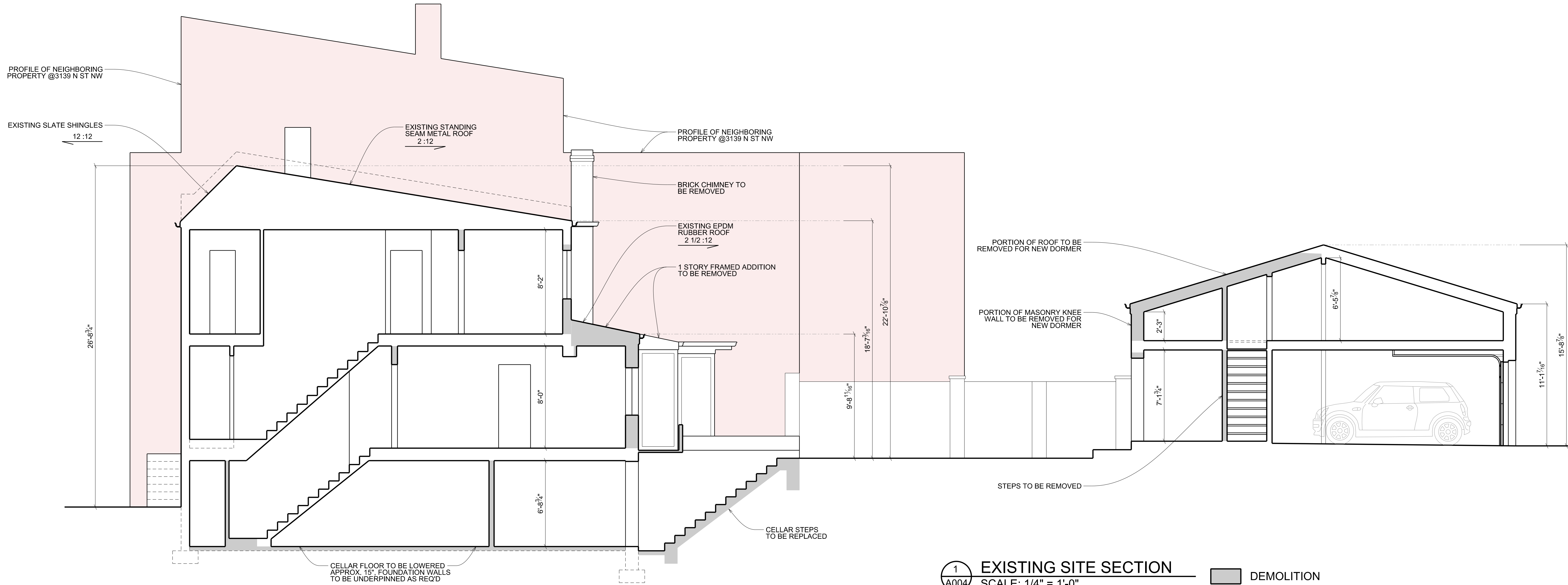
2
A003 **PROPOSED NORTH ELEVATION**
SCALE: 1/4" = 1'-0"



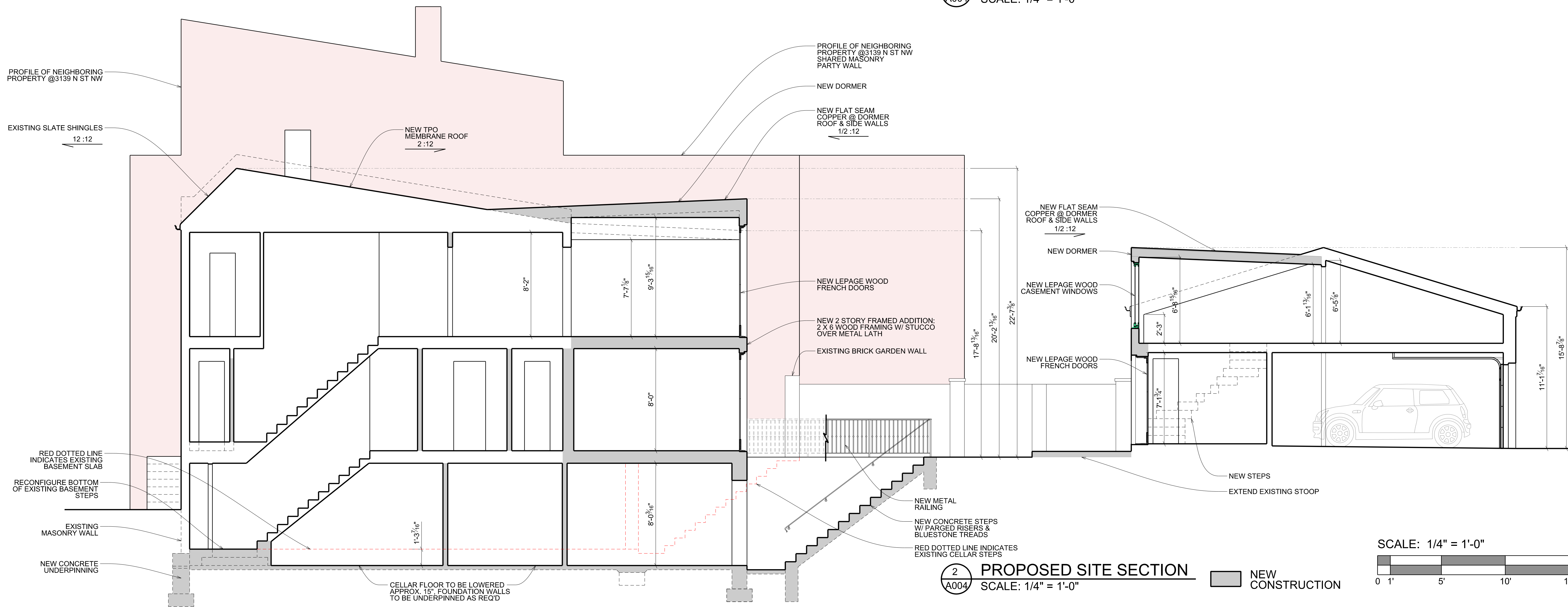
3
A003 **EXISTING SOUTH ELEVATION**
SCALE: 1/4" = 1'-0"

NO PROPOSED CHANGES TO SOUTH ELEVATION

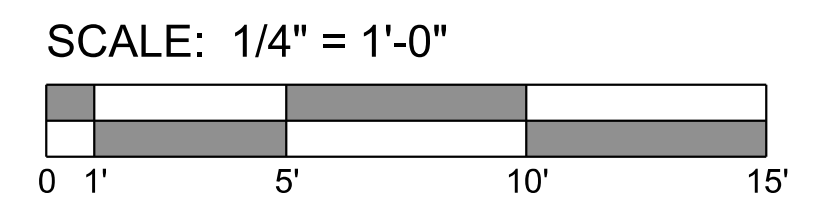




1 EXISTING SITE SECTION
 A004 SCALE: 1/4" = 1'-0" DEMOLITION



2 PROPOSED SITE SECTION
 A004 SCALE: 1/4" = 1'-0" NEW CONSTRUCTION



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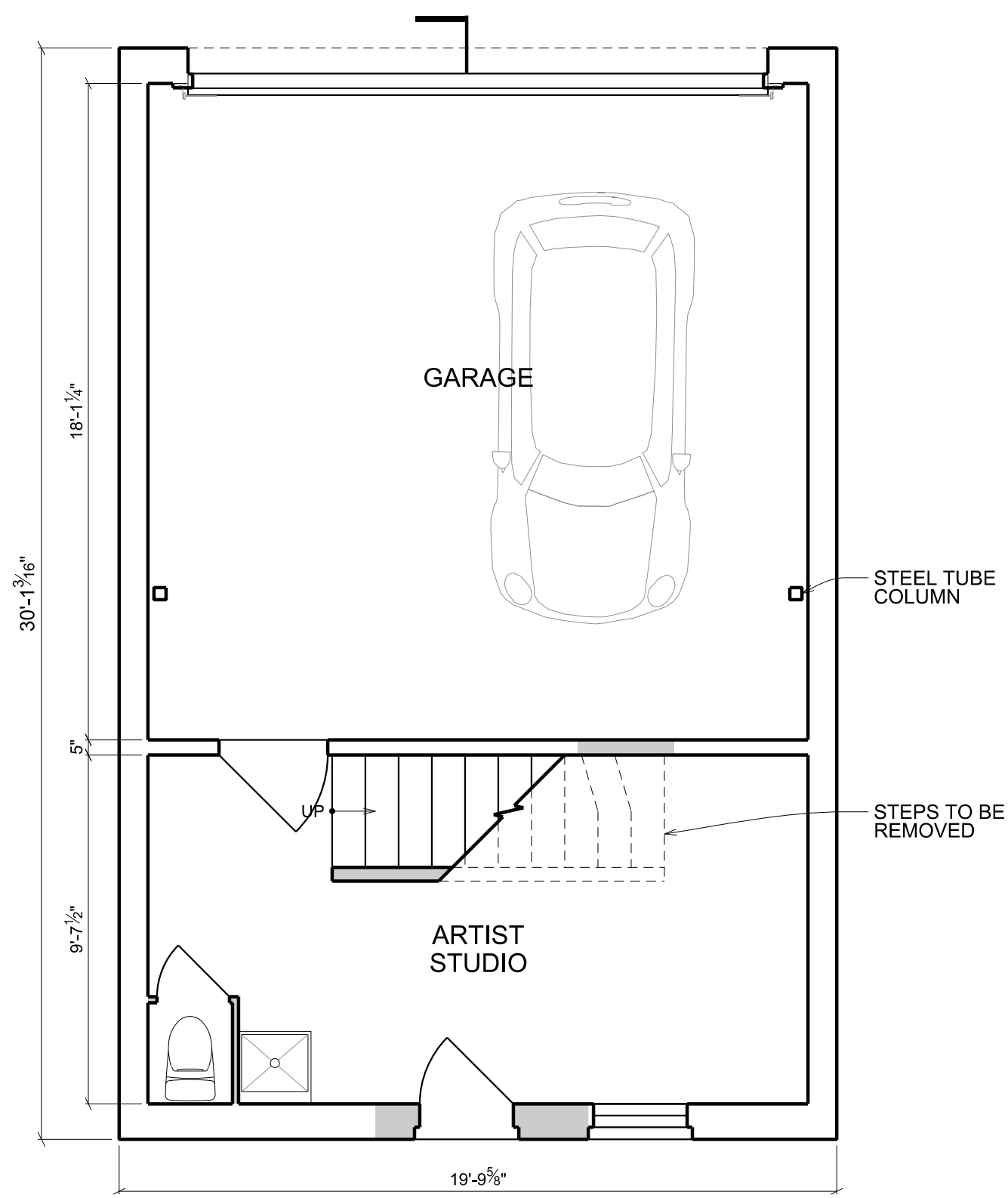
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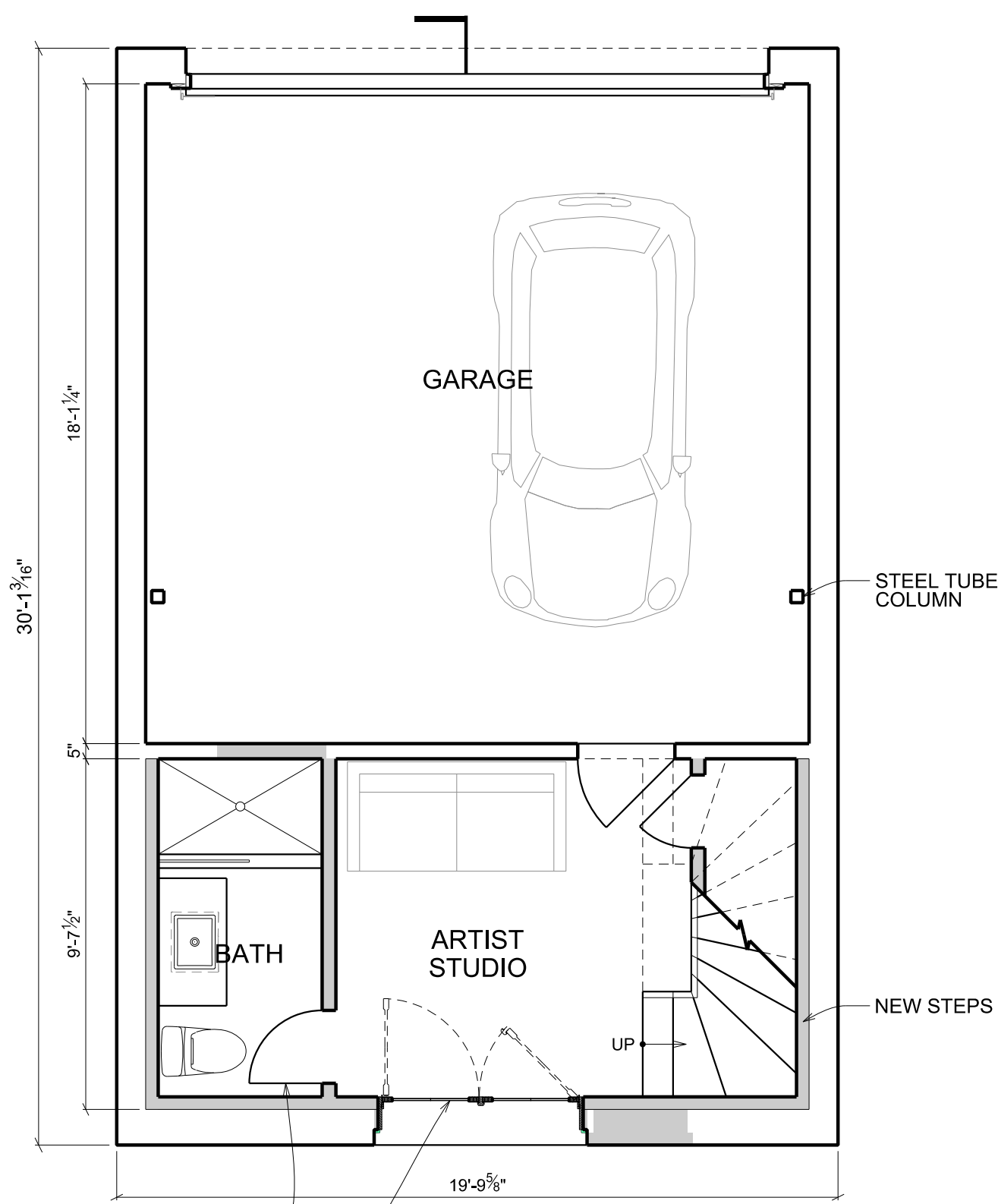


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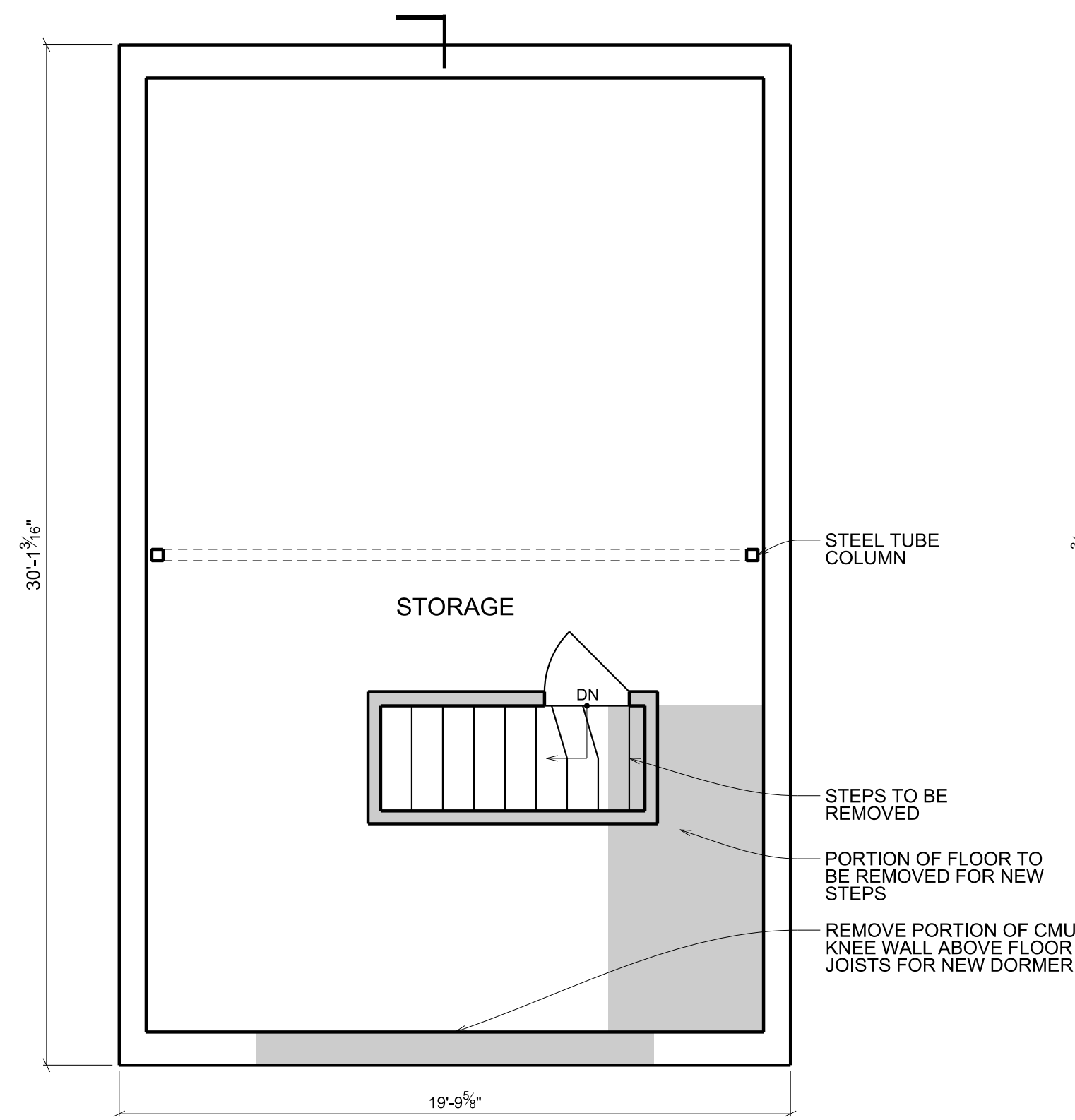
BUILDING SECTION
A004
 DATE: 03-19-2020



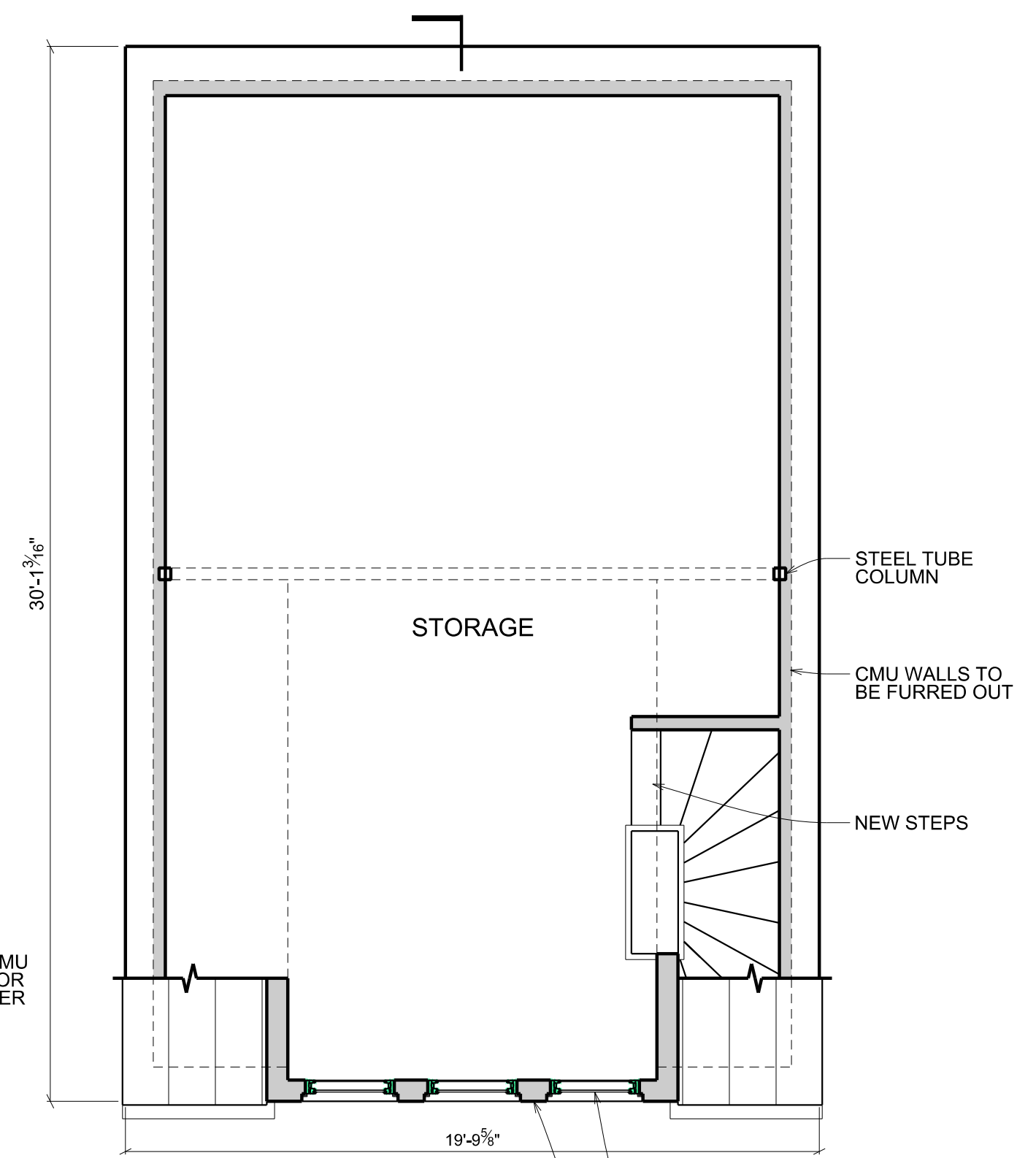
1 EXIST GARAGE PLAN
 A005 SCALE: 1/4" = 1'-0"
 DEMOLITION



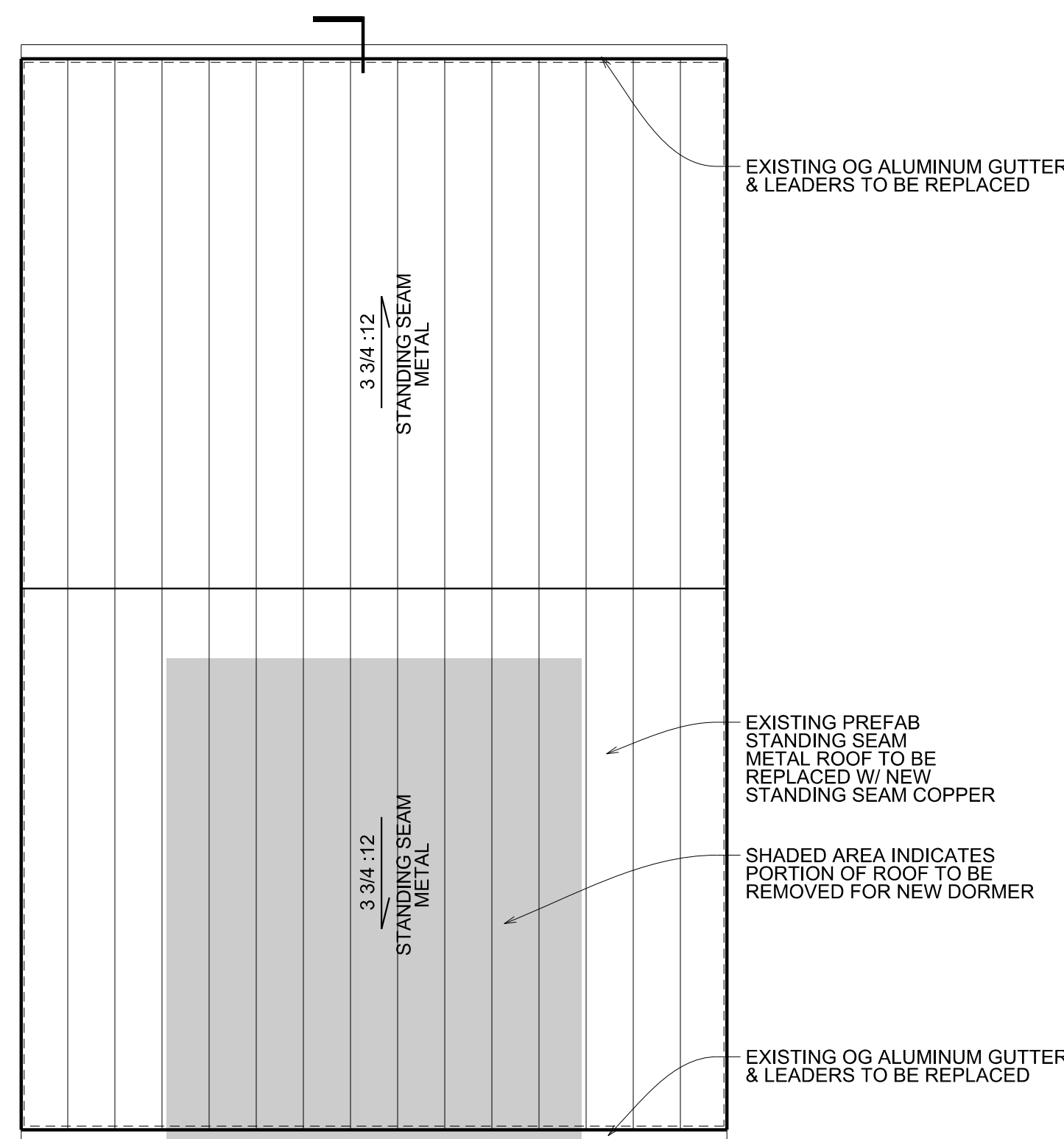
2 PROPOSED GARAGE PLAN
 A005 SCALE: 1/4" = 1'-0"
 NEW CONSTRUCTION



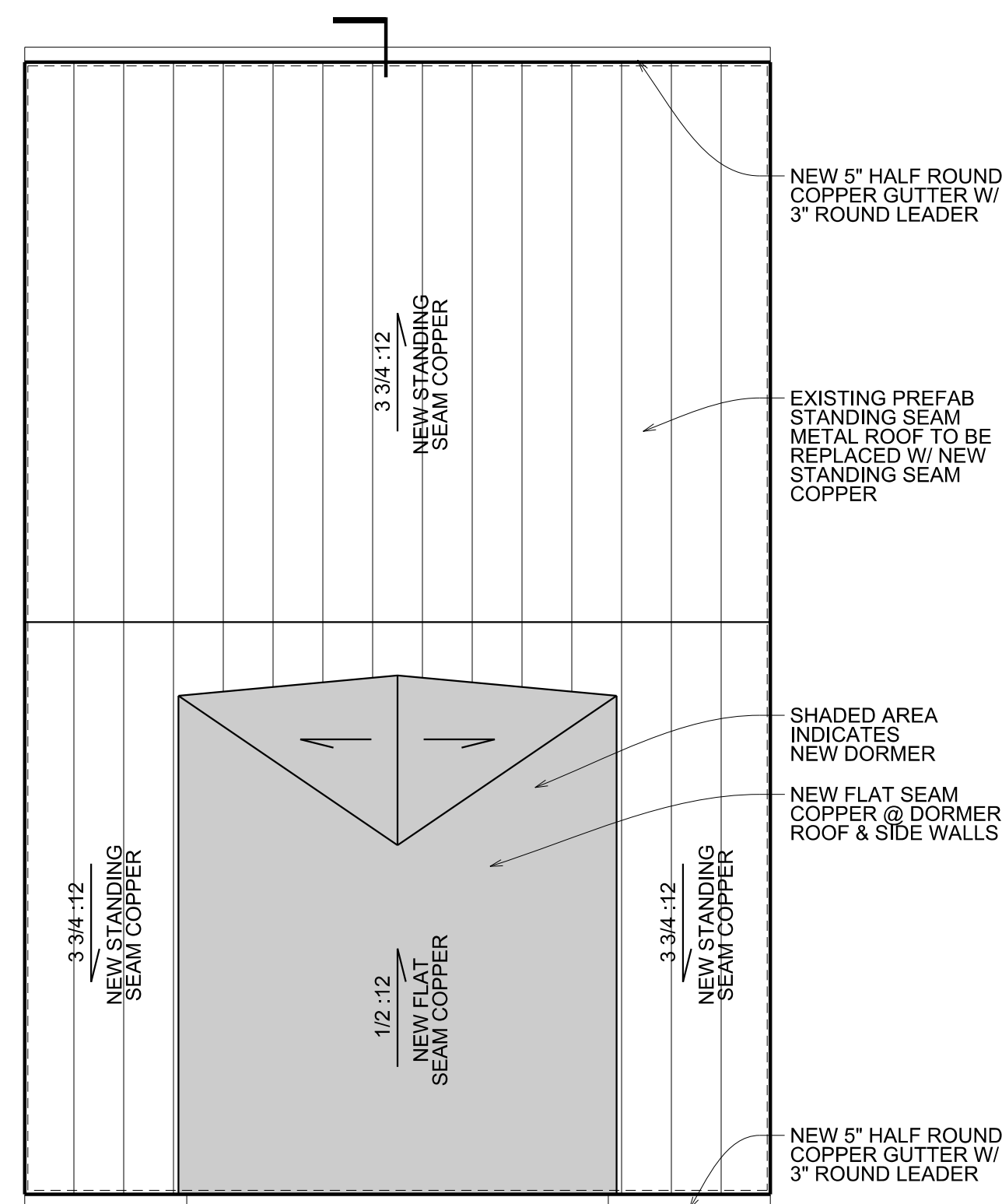
3 EXIST GARAGE LOFT PLAN
 A005 SCALE: 1/4" = 1'-0"
 DEMOLITION



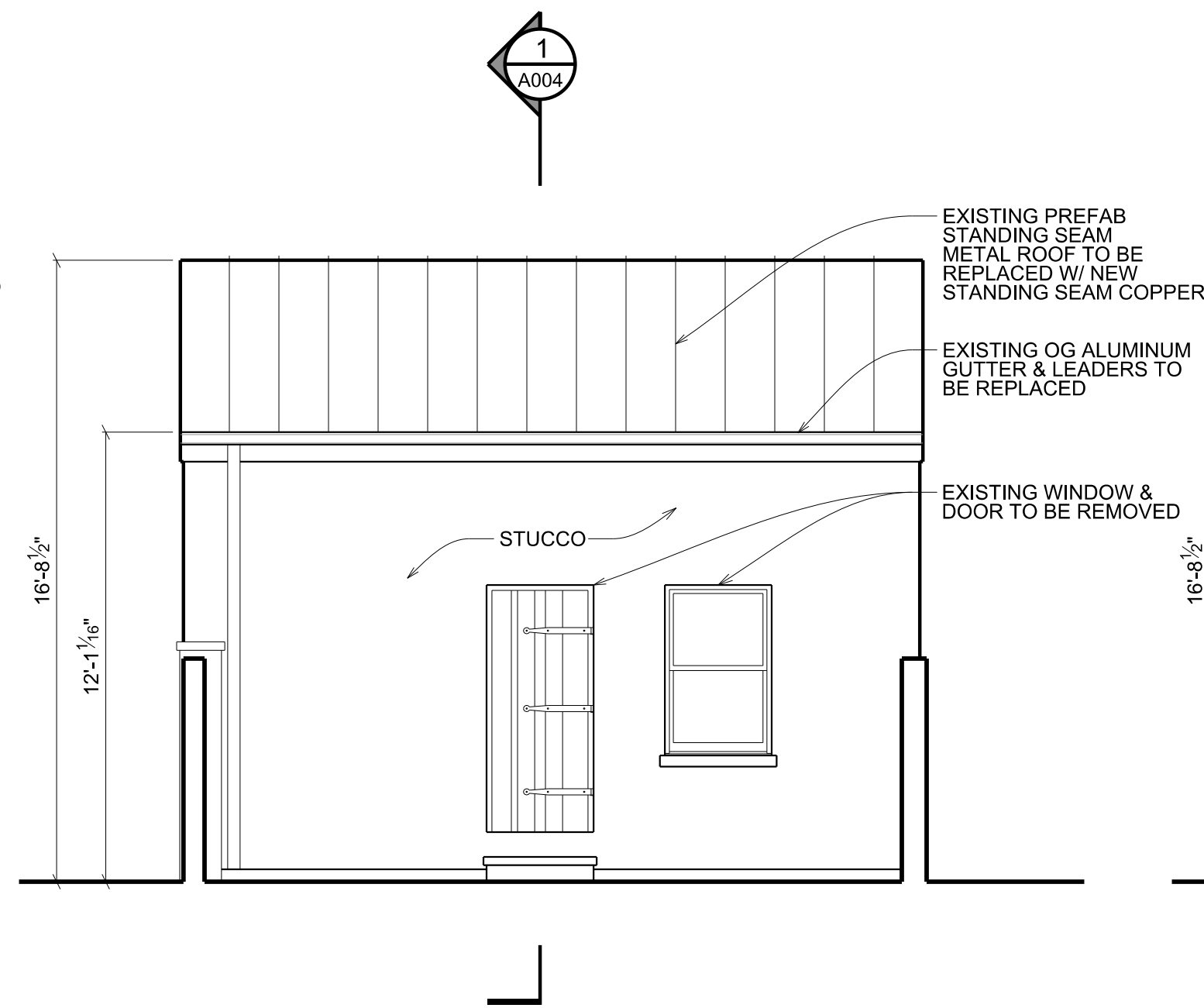
4 PROPOSED GARAGE LOFT PLAN
 A005 SCALE: 1/4" = 1'-0"
 NEW CONSTRUCTION



5 EXIST GARAGE ROOF PLAN
 A005 SCALE: 1/4" = 1'-0"
 DEMOLITION



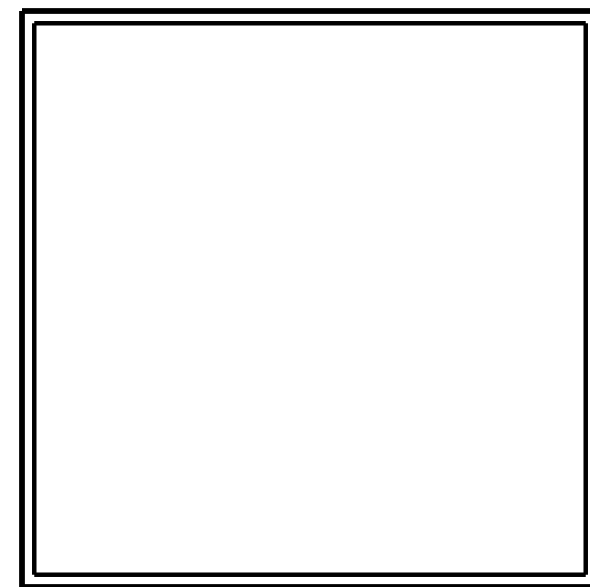
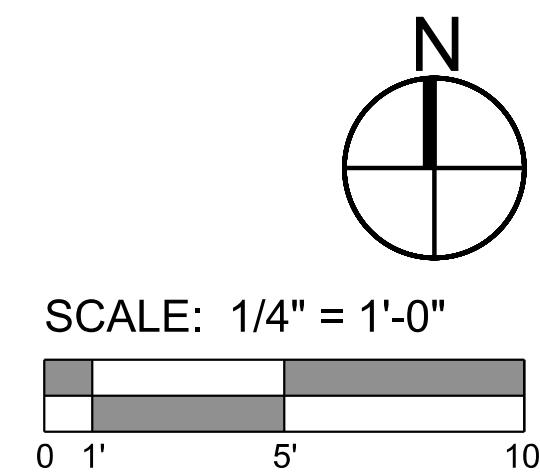
6 PROPOSED GARAGE ROOF PLAN
 A005 SCALE: 1/4" = 1'-0"
 NEW CONSTRUCTION



7 EXIST GARAGE SOUTH ELEV
 A005 SCALE: 1/4" = 1'-0"
 DEMOLITION



8 PROPOSED GARAGE SOUTH ELEV
 A005 SCALE: 1/4" = 1'-0"
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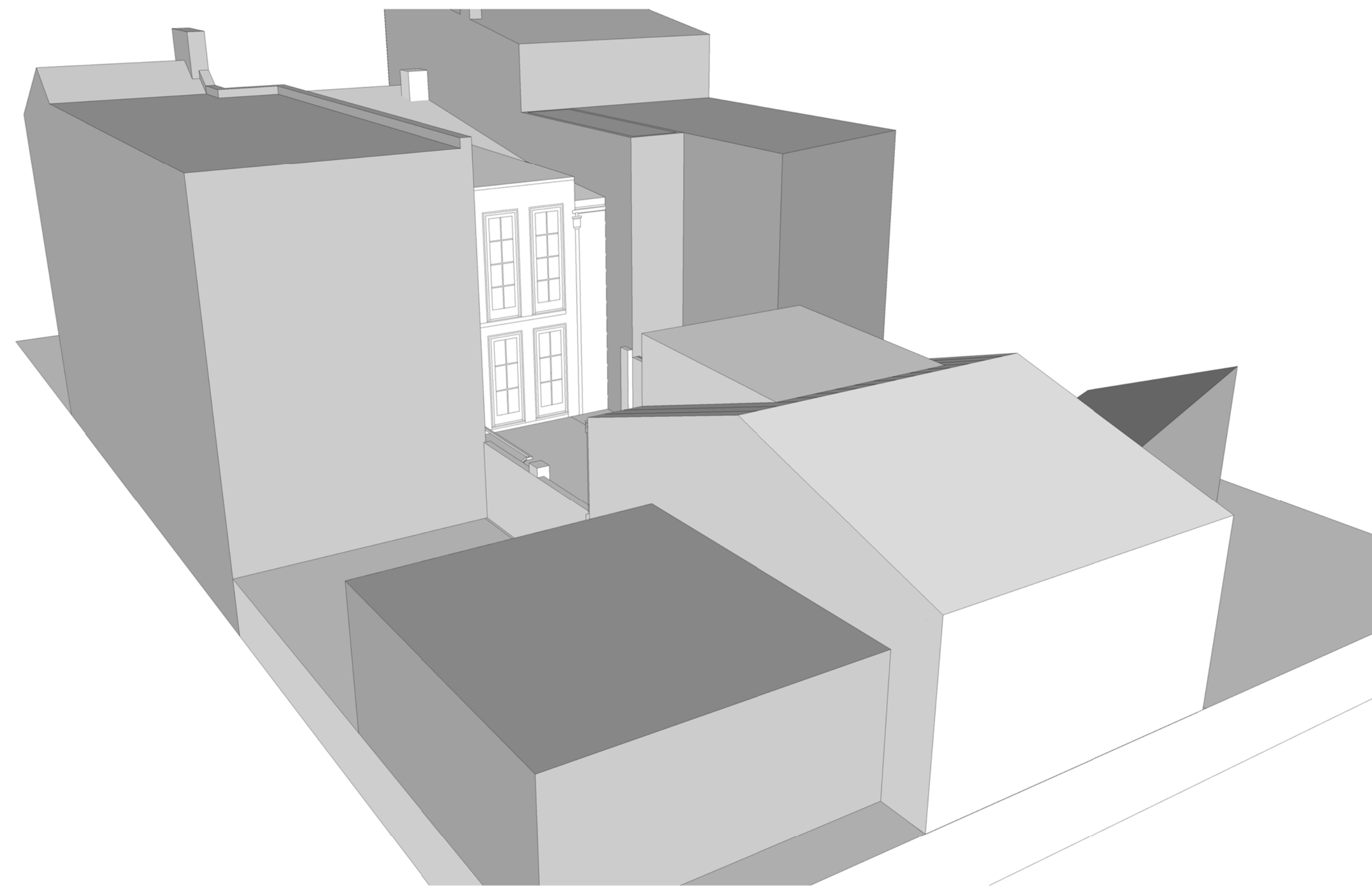
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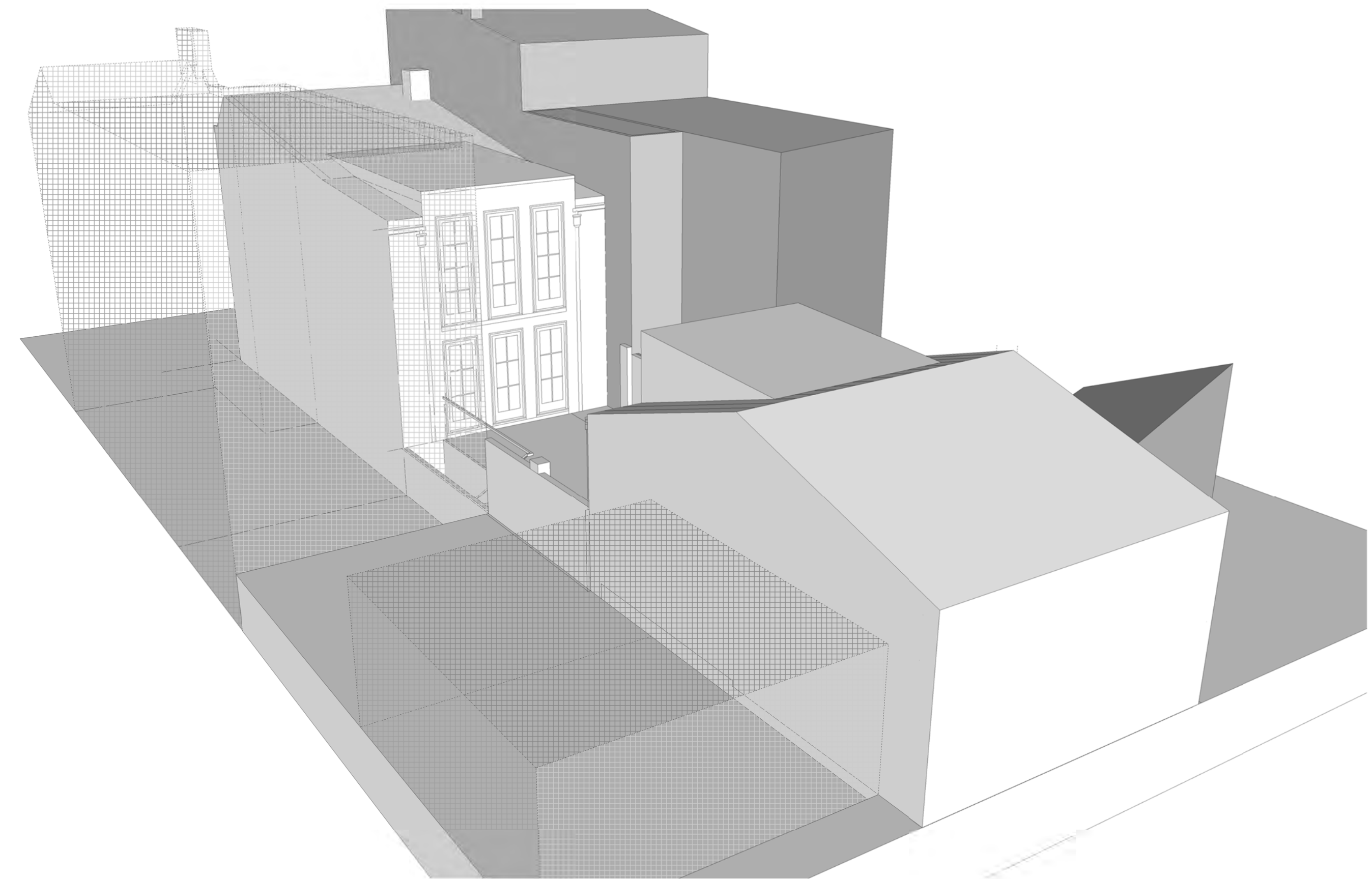
GARAGE

A005

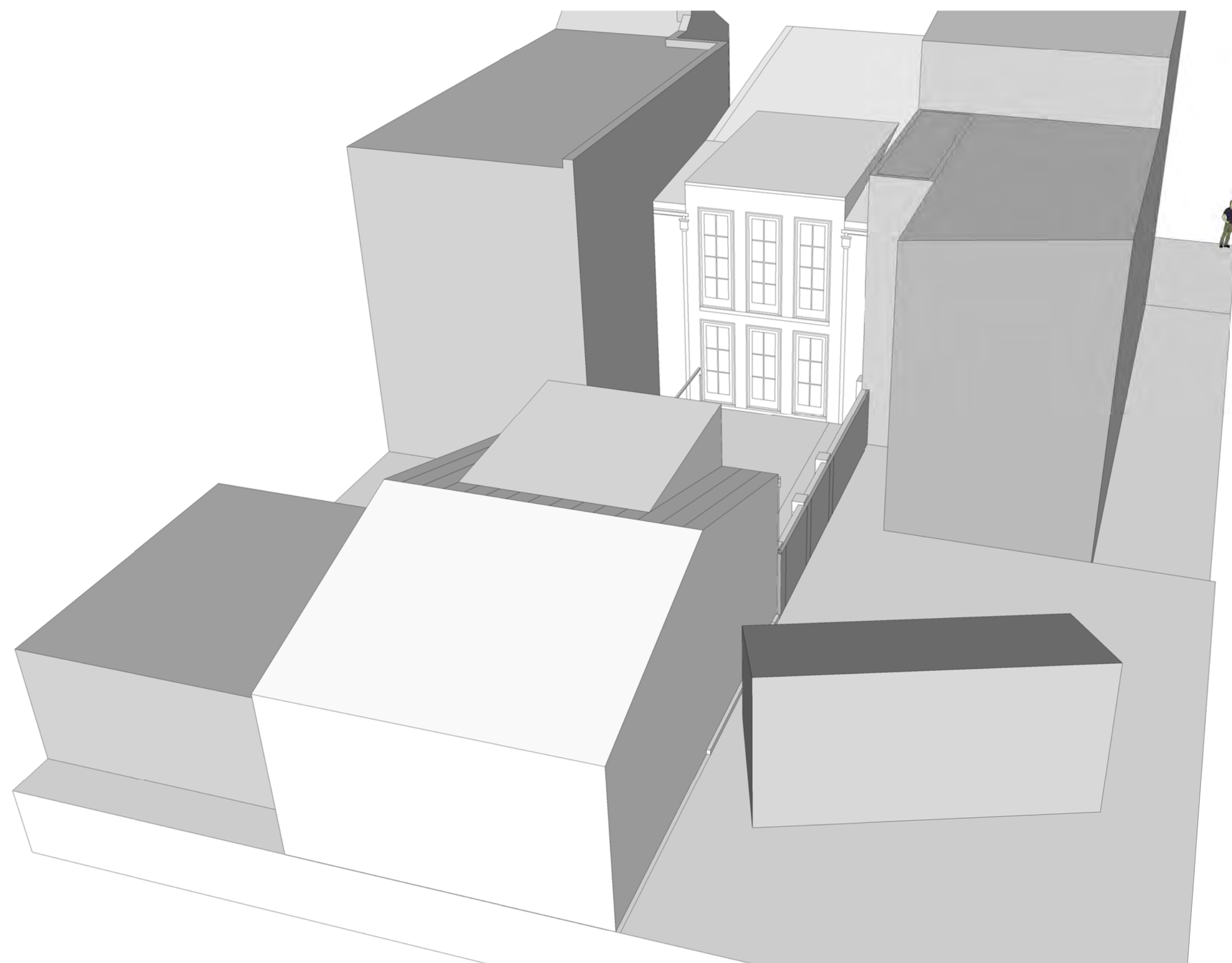
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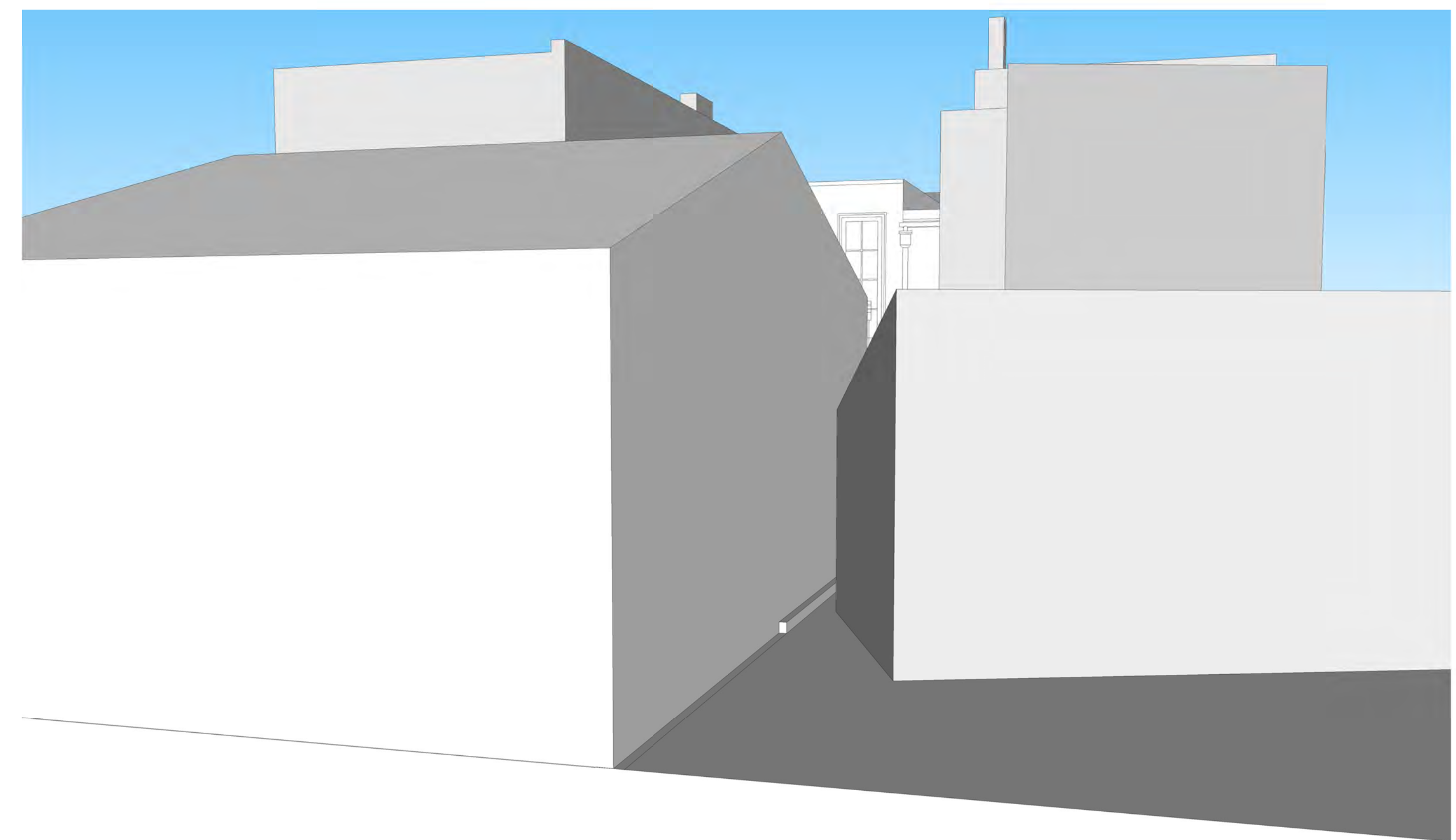
AERIAL VIEW LOOKING SOUTHWEST



AERIAL VIEW LOOKING SOUTHWEST



AERIAL VIEW LOOKING SOUTHEAST



VIEW FROM PUBLIC ALLEY



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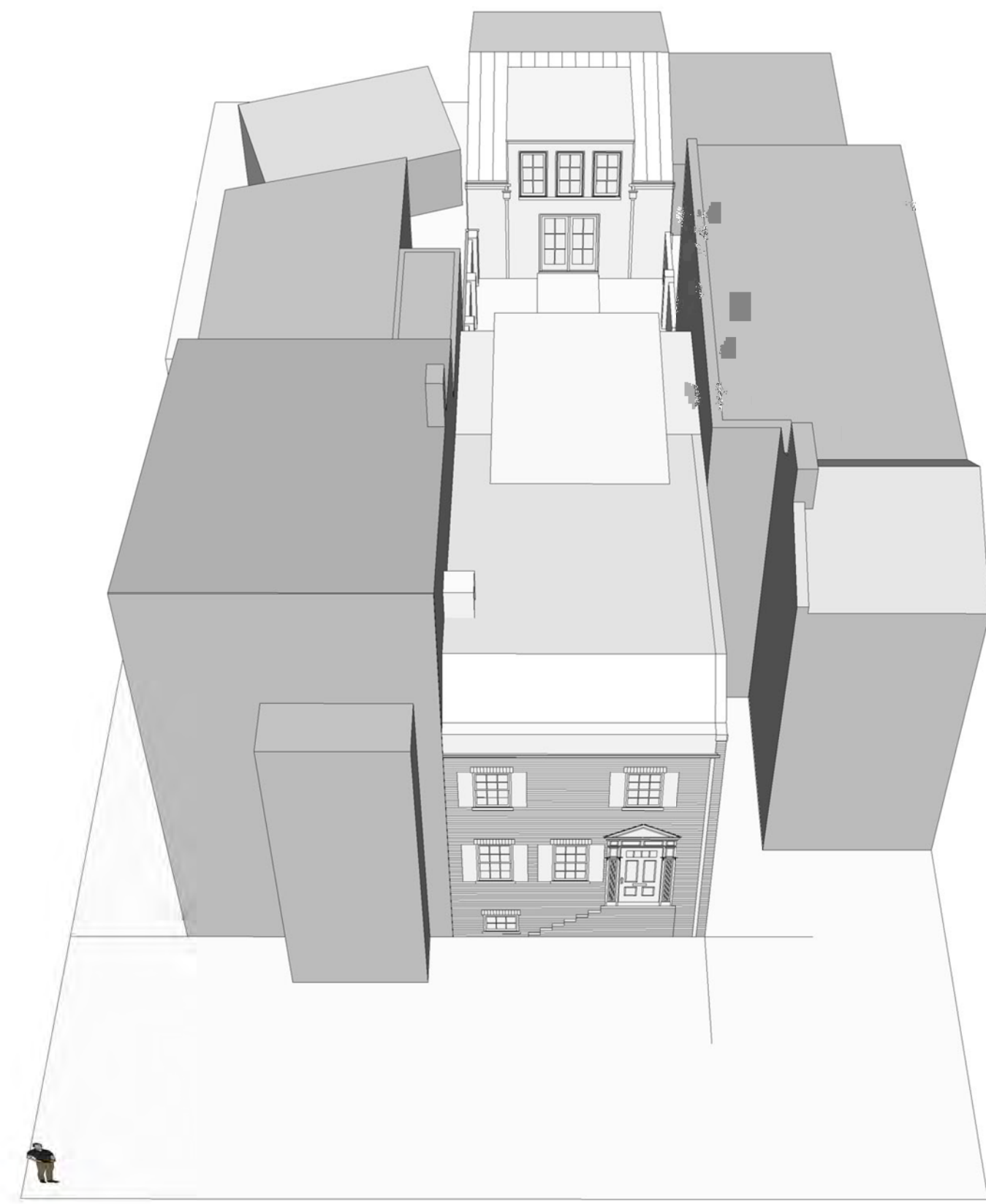
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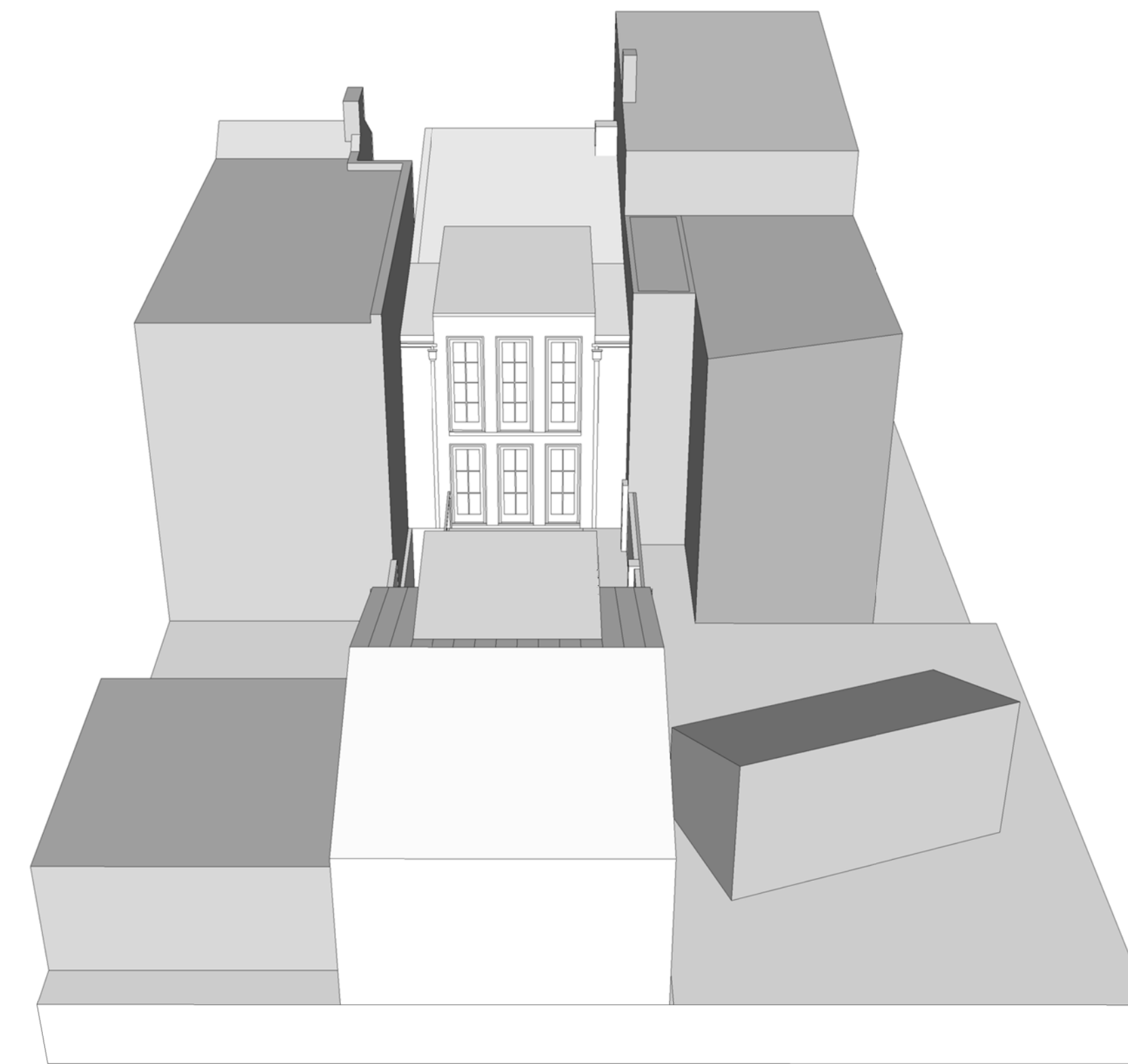
3D RENDERINGS

A006

DATE: 03-19-2020



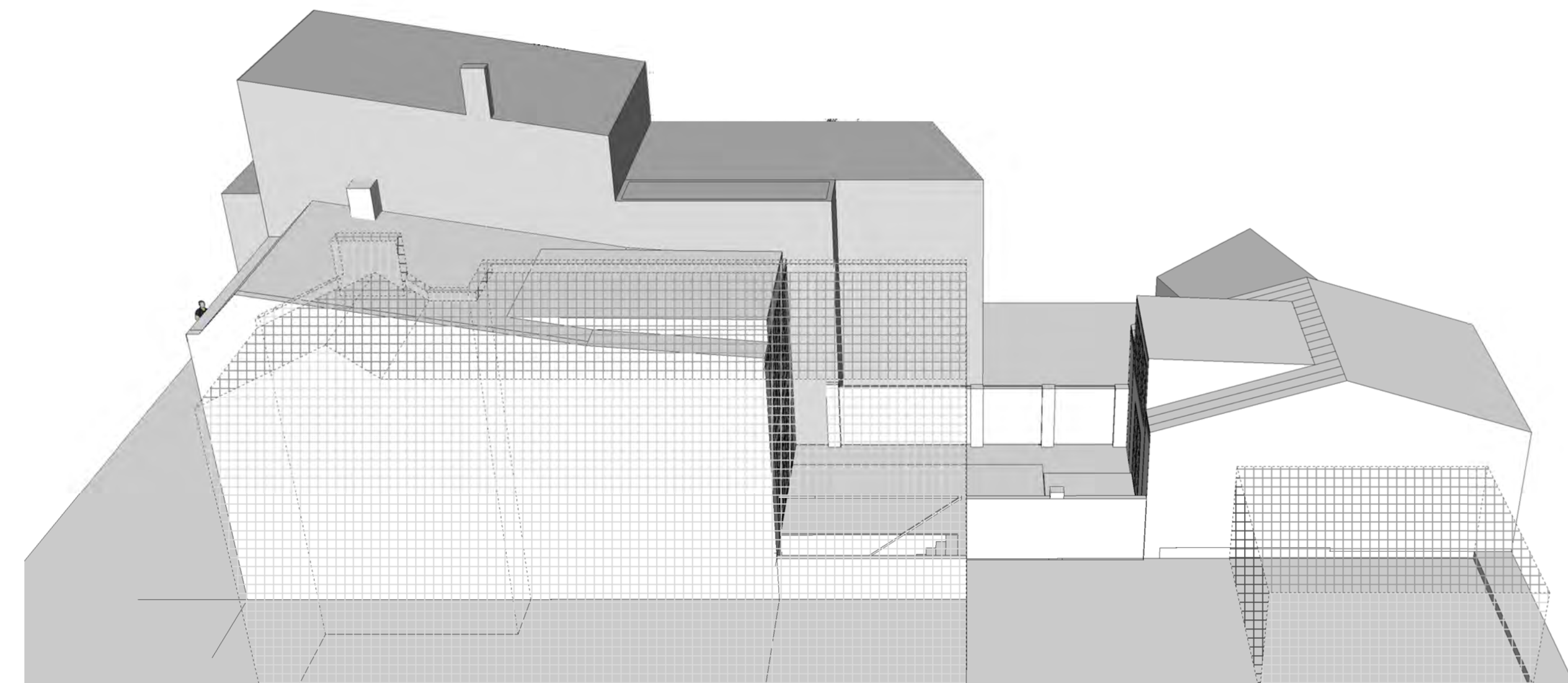
AERIAL VIEW LOOKING NORTH



AERIAL VIEW LOOKING SOUTH



AERIAL VIEW LOOKING NORTHWEST



AERIAL VIEW LOOKING WEST



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3D RENDERINGS

A007

DATE: 03-19-2020



SOUTH ELEVATION



GARAGE NORTH ELEVATION VIEW FROM PUBLIC ALLEY



VIEW OF GARAGE FROM PRIVATE ALLEY



HOUSE NORTH ELEVATION



EXTERIOR STEPS TO CELLAR & REAR ADDITION DETAILS



REAR ADDITION DETAILS



REAR ADDITION DETAILS



VIEW OF BACK YARD FROM 2ND FLOOR



GARAGE SOUTH ELEVATION

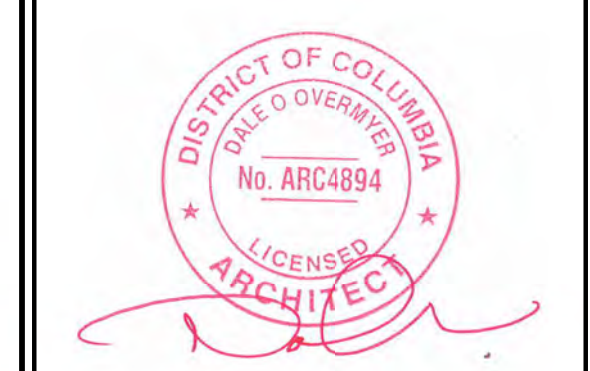


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EXISTING
CONDITIONS

P1

DATE: 03-19-2020



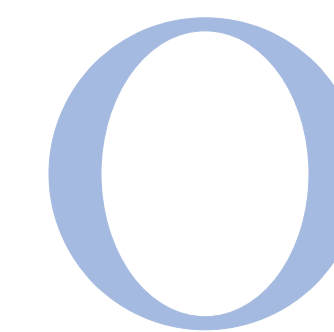
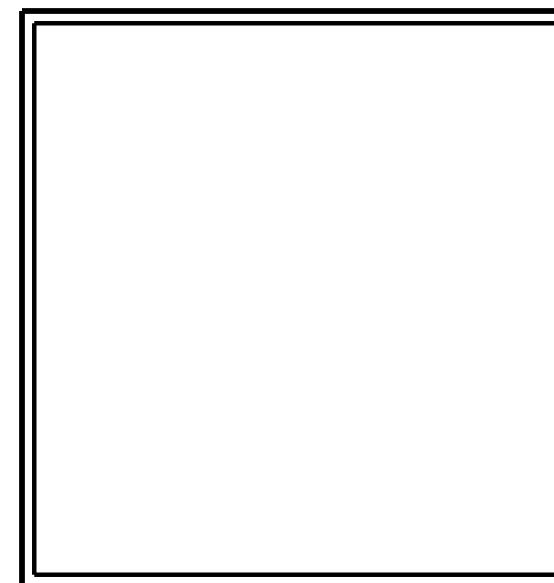
VIEW FROM ROOF LOOKING NORTHWEST



VIEW FROM ROOF LOOKING NORTH



VIEW FROM ROOF LOOKING NORTHEAST



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GARAGE LOFT INTERIOR WALLS W/ STEEL STRUCTURE



GARAGE LOFT INTERIOR WALLS: TERRA COTTA BLOCK W/ CMU ABOVE



GARAGE LOFT INTERIOR



EXISTING GARAGE ROOF STRUCTURE: STEEL CHANNELS W/ PLYWOOD SHEATHING



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EXISTING CONDITIONS

P2

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