

TITUS RESIDENCE

1404 27TH STREET NW, WASHINGTON, DC 20007

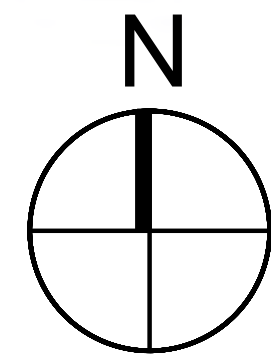


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1 VICINITY PLAN

0001 NOT TO SCALE



PROPERTY INFORMATION

OWNER: AMY TITUS
ADDRESS: 1404 27TH STREET NW
WASHINGTON, DC 20007
LOT: 0820
SQUARE: 1260

BUILDING DATA

USE GROUP: RESIDENTIAL GROUP R-3
DWELLING UNITS: 1
CONSTRUCTION TYPE: TYPE V-B

APPLICABLE CODES

IRC 2015
IECC 2015
DCMR 12B 2017 RES. CODE SUPPLEMENT

CONSULTANTS

ARCHITECT
OVERMYER ARCHITECTS
CONTACT: KELLY UMUTONI
3213 P STREET NW
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(202) 333-5596 x104
kelly@overmyerarchitects.com

SCOPE OF WORK

- ° NEW TWO STORY FRAMED ADDITION W/ BASEMENT AT REAR OF THE BUILDING
- ° INTERIOR RENOVATION

ZONING DATA

GENERAL

ZONING DISTRICT: RESIDENTIAL R-20
WARD: 2
ANC: 2E
SMD: 2E06

LOT

LOT AREA: 900 FT²
EXISTING BUILDING AREA: 296.25 FT²
PROPOSED BUILDING AREA: 417.83 FT²
MAXIMUM LOT OCCUPANCY: 40.0%
EXISTING LOT OCCUPANCY: 33%
PROPOSED LOT OCCUPANCY: 46.4%

BUILDING

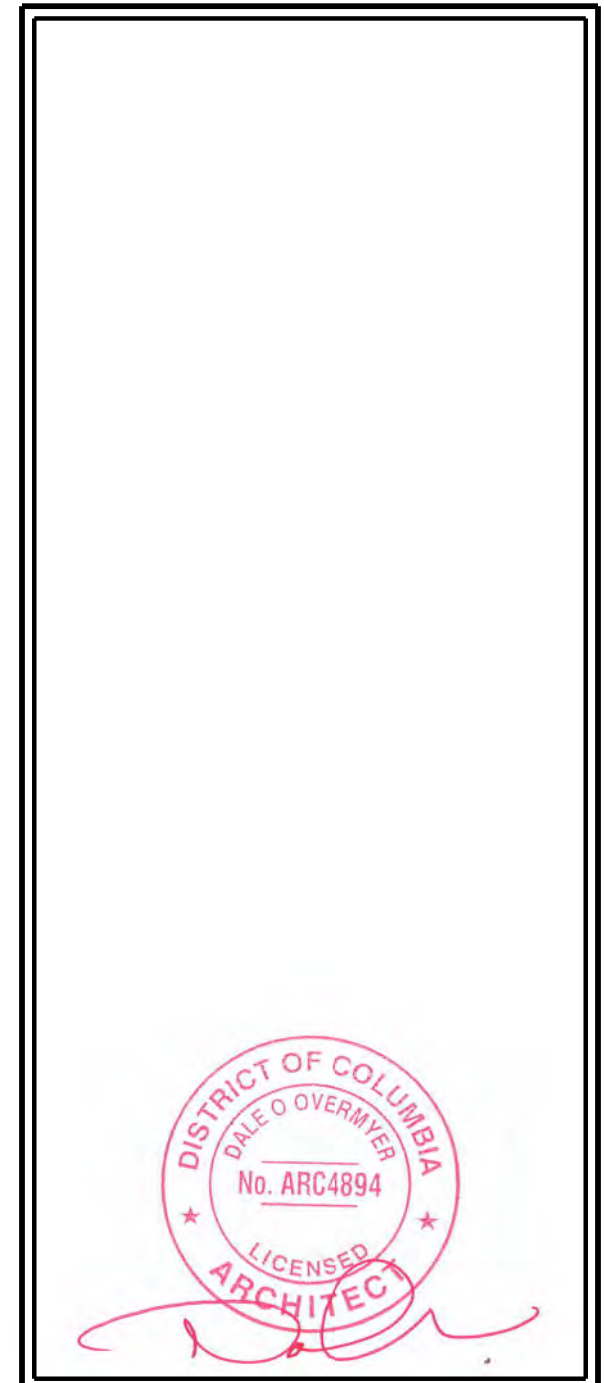
MAXIMUM HEIGHT: 35 FT (40 IF ADJACENT BUILDING IS ALREADY 40 FT OR GREATER)
EXISTING HEIGHT: 25.1 FT
PROPOSED HEIGHT: NO CHANGE
MAXIMUM STORIES: 3
EXISTING STORIES: 2 + BASEMENT
PROPOSED STORIES: NO CHANGE

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A004.1	EXISTING & PROPOSED ROOF PLANS
A005	EXISTING & PROPOSED ELEVATIONS
A006	EXISTING & PROPOSED SECTIONS

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: 35.9 FT
PROPOSED REAR YARD SETBACK: 25.8 FT
MINIMUM SIDE YARD SETBACK: 5.0 FT IF PROVIDED
EXISTING NORTH: 0 FT
PROPOSED NORTH: NO CHANGE
EXISTING SOUTH: 2.5 FT
PROPOSED SOUTH: NO CHANGE TO EXISTING HOUSE, 3.0' FOR NEW ADDITION



RENOVATION TO THE
TITUS RESIDENCE
1404 27TH ST NW
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LOT: 0820 SQUARE: 1260

COVER SHEET

0001

DATE: 02-17-2021



VIEW OF FRONT FACADE/ EAST ELEV.



VIEW OF FRONT FACADE/ EAST ELEV.



SOUTH FACADE



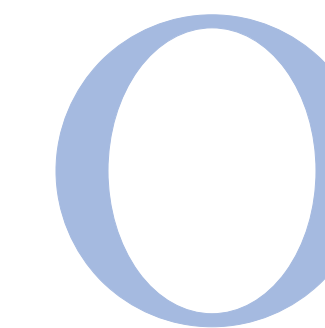
REAR FACADE/ WEST ELEV.



REAR FACADE/ WEST ELEV.



NEIGHBOR'S REAR ADDITION

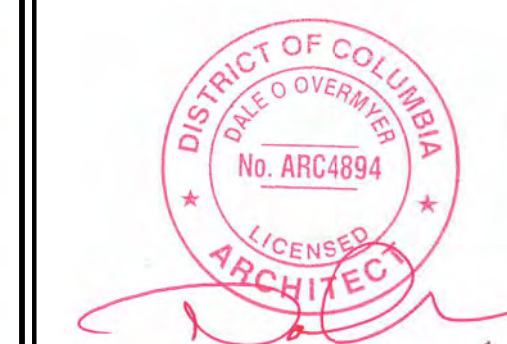


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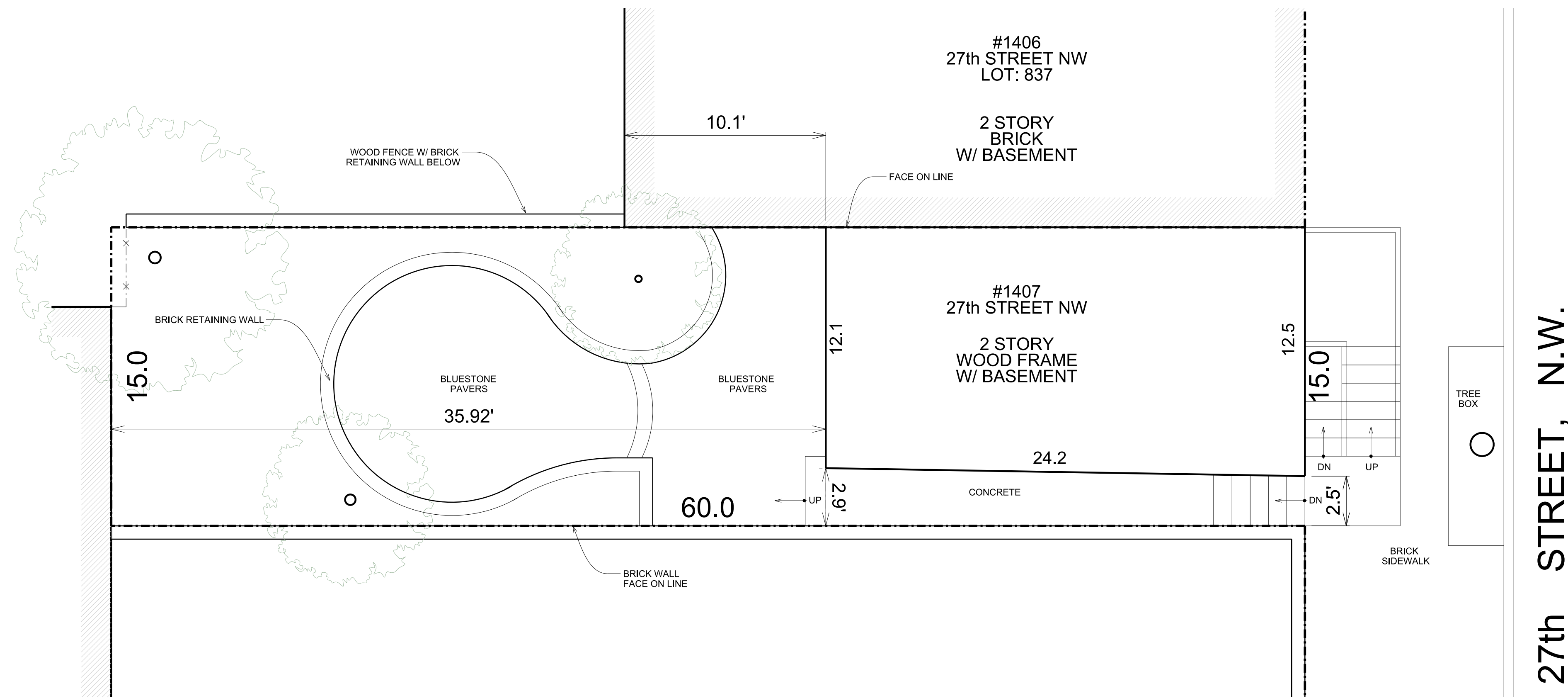
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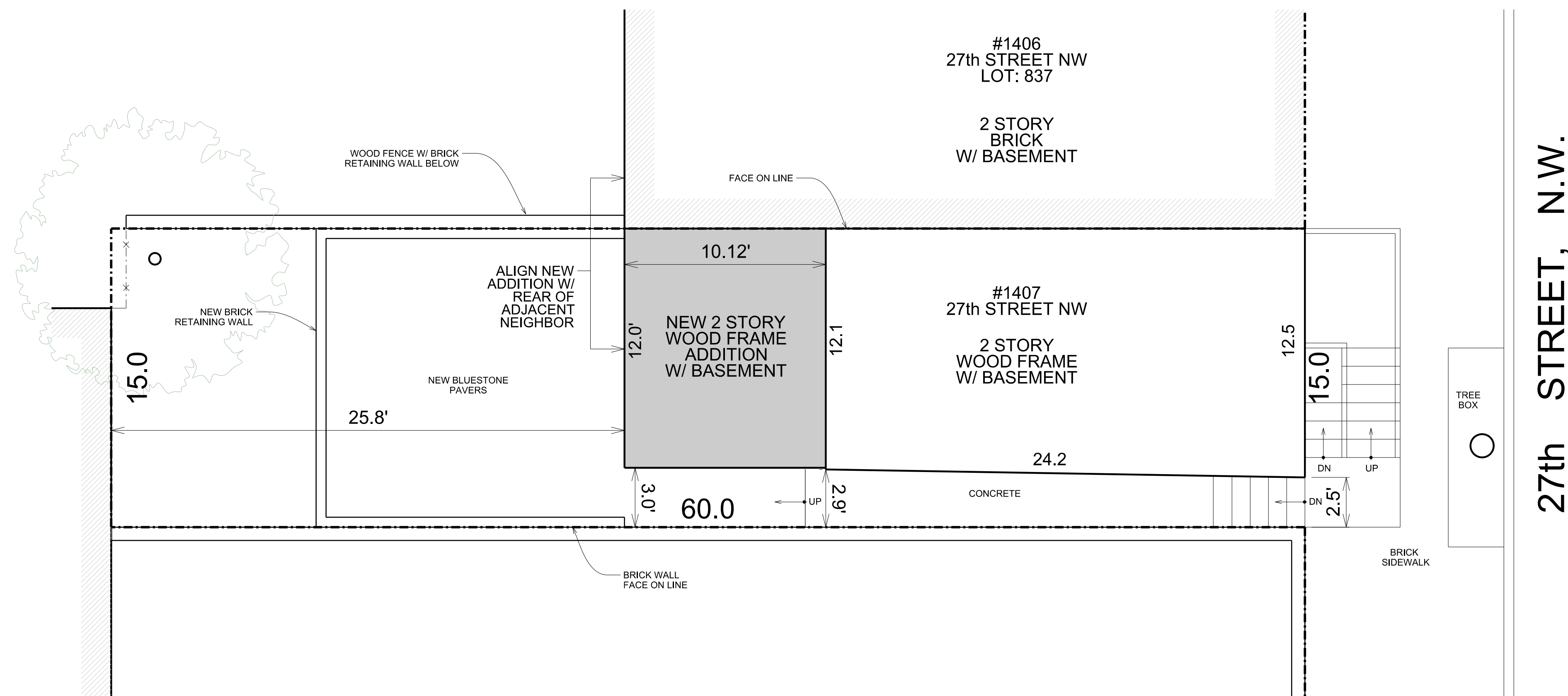
EXISTING
CONDITION
PHOTOS

P100

DATE: 02-17-2021

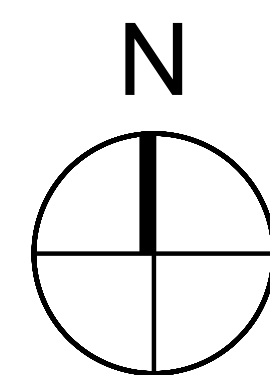
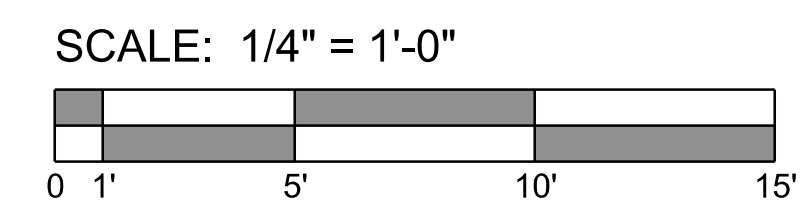


1 EXISTING SITE PLAN
A001 SCALE: 1/4" = 1'-0"



2 PROPOSED SITE PLAN
A001 SCALE: 1/4" = 1'-0"

NEW CONSTRUCTION



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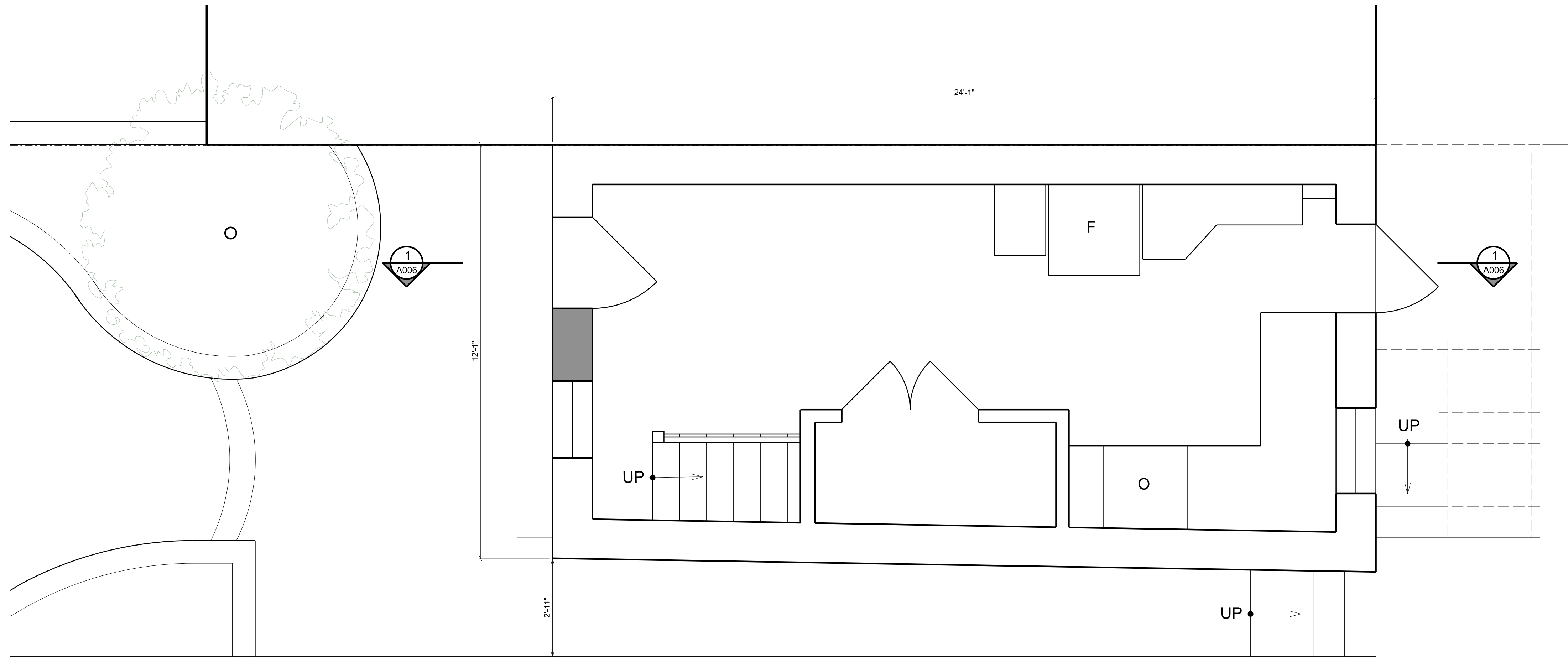
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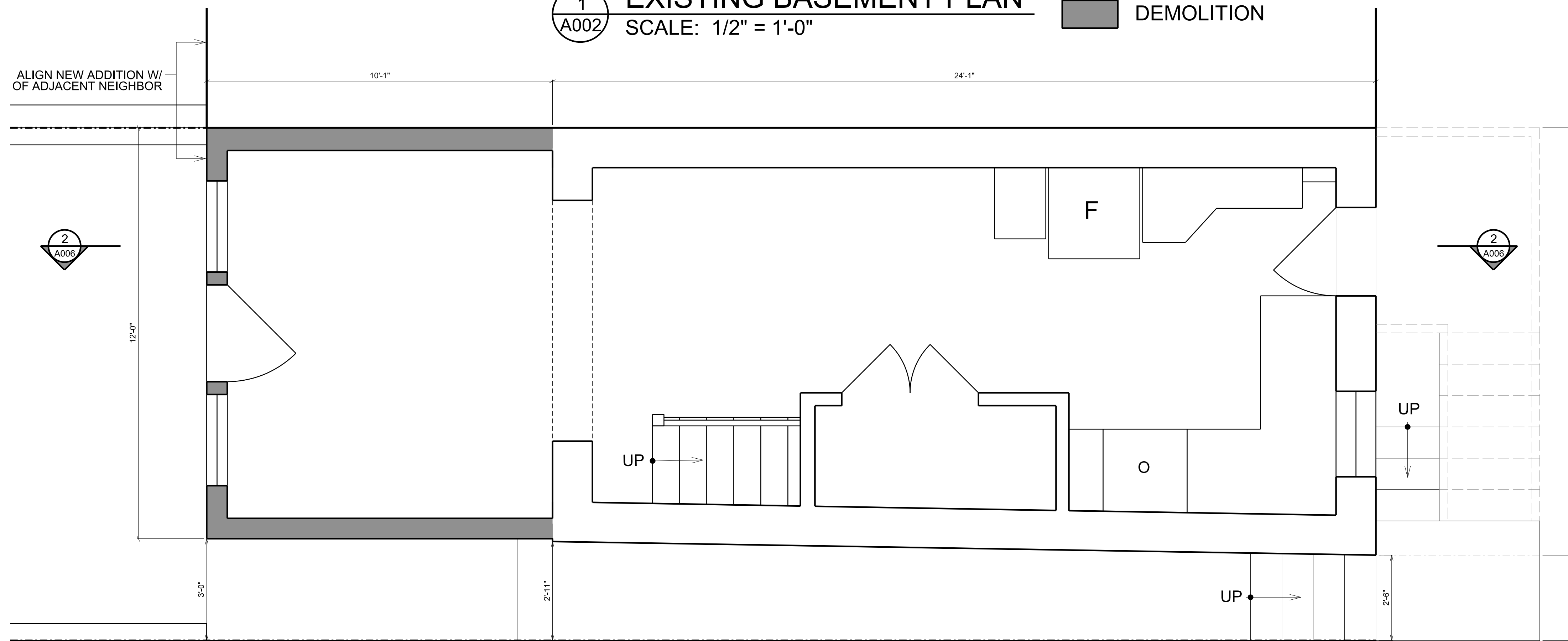
SITE PLANS

A001

DATE: 02-17-2021

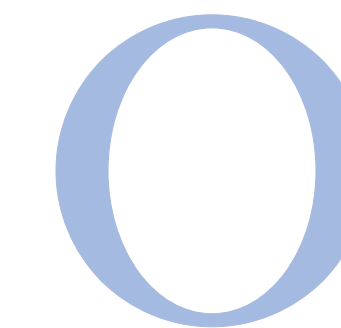
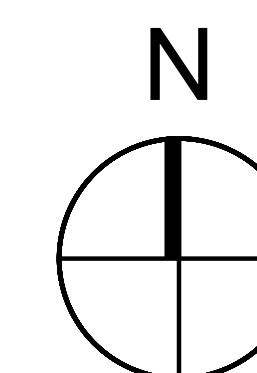
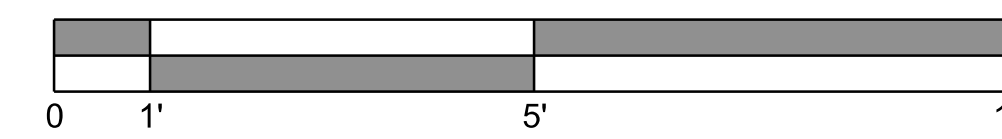


1 EXISTING BASEMENT PLAN
 SCALE: 1/2" = 1'-0"
 DEMOLITION



2 PROPOSED BASEMENT PLAN
 SCALE: 1/2" = 1'-0"
 NEW CONSTRUCTION

SCALE: 1/2" = 1'-0"

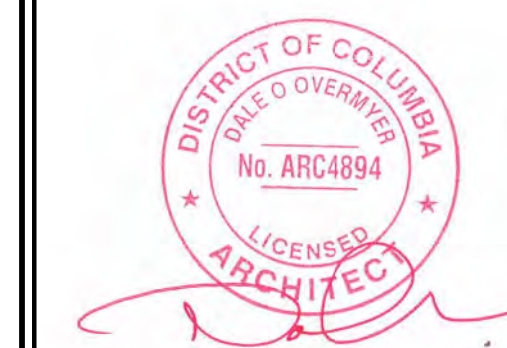


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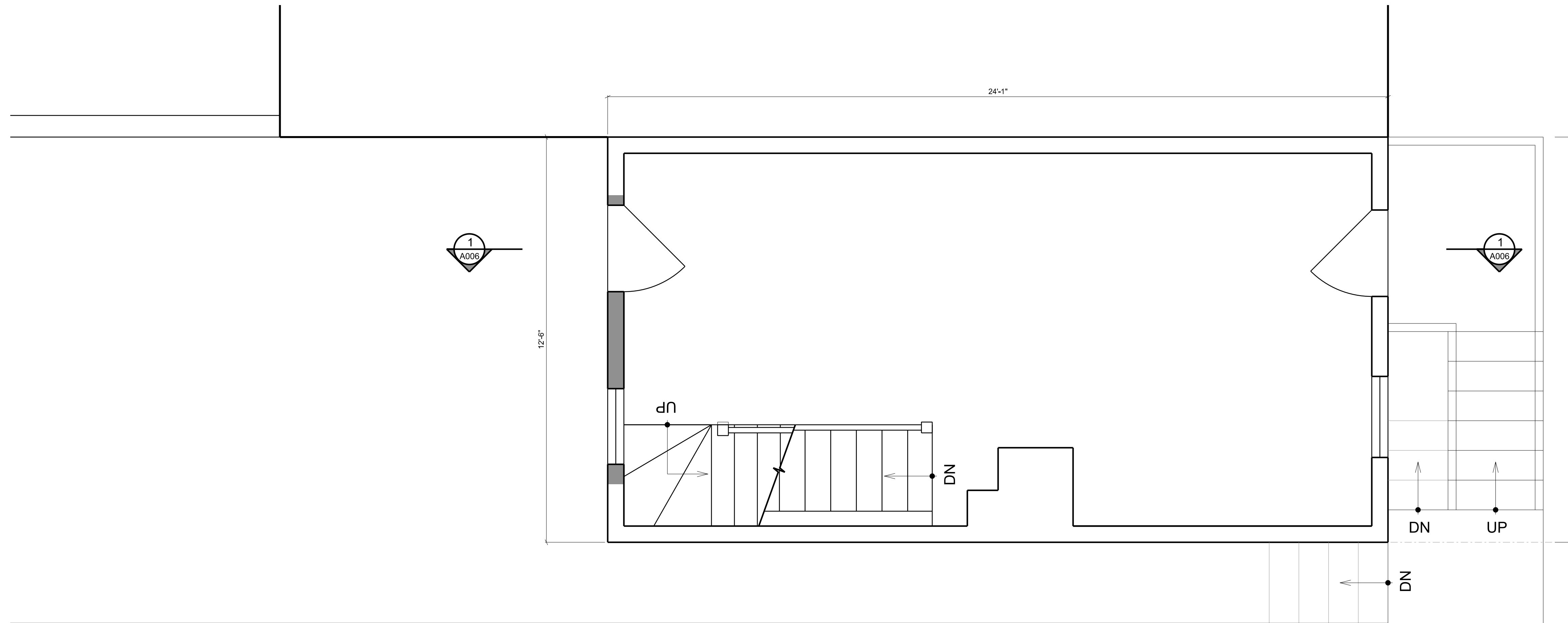
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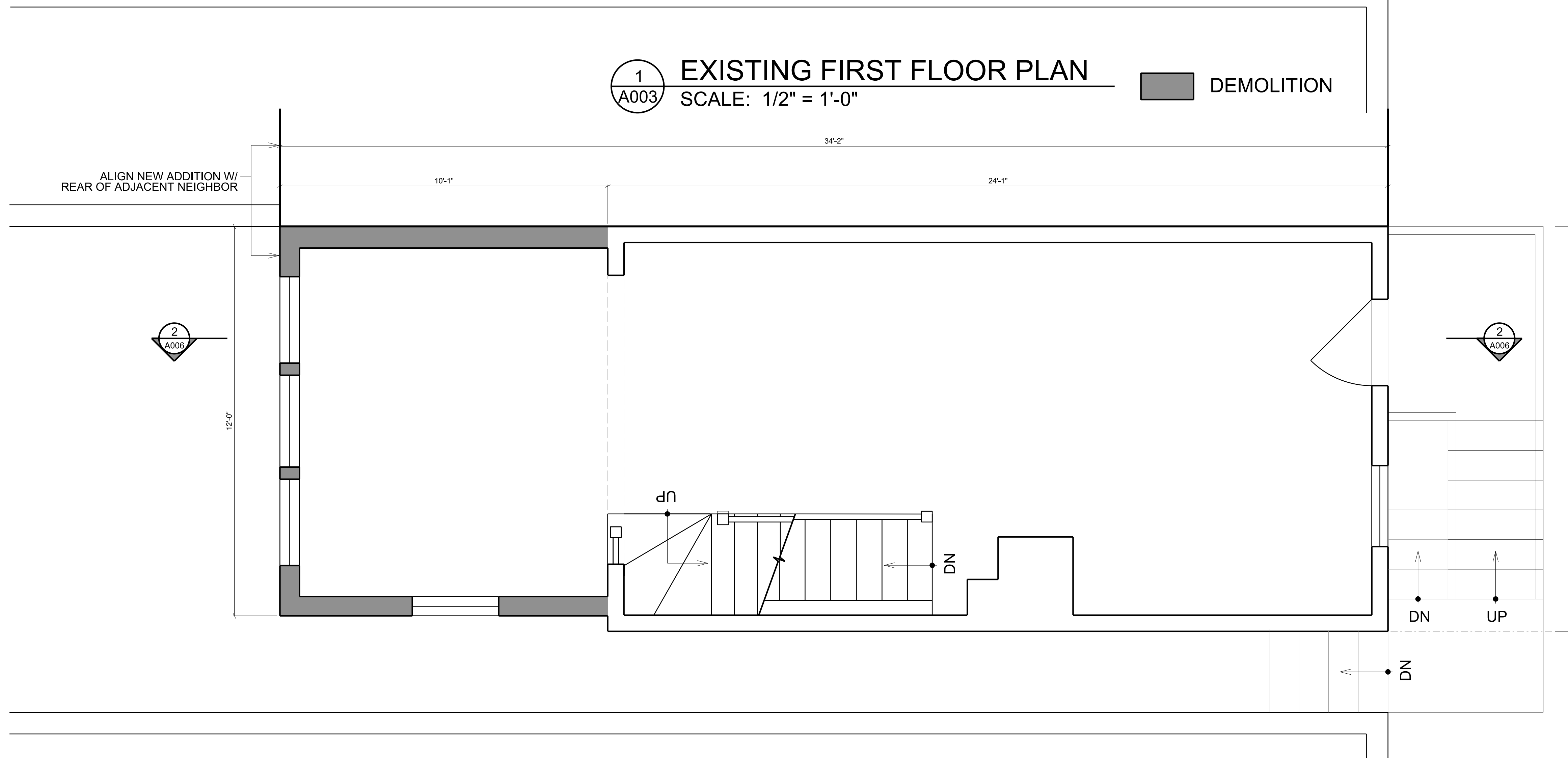
EXIST. & PROPOSED
 BASEMENT
 FLOOR PLANS

A002

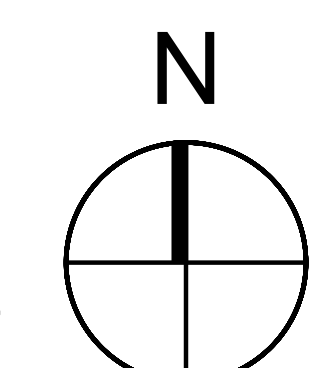
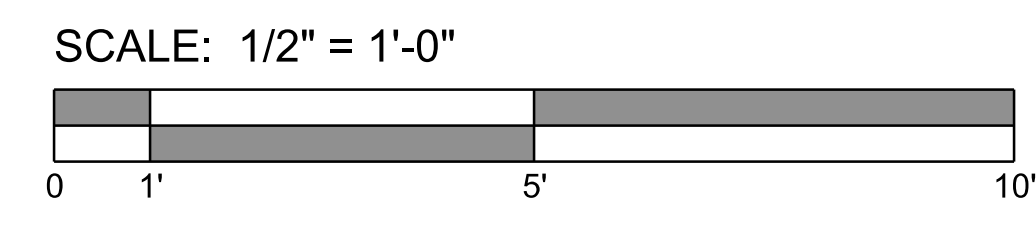
DATE: 02-17-2021



1
A003 **EXISTING FIRST FLOOR PLAN** DEMOLITION
SCALE: 1/2" = 1'-0"



2
A003 **PROPOSED FIRST FLOOR PLAN** NEW CONSTRUCTION
SCALE: 1/2" = 1'-0"



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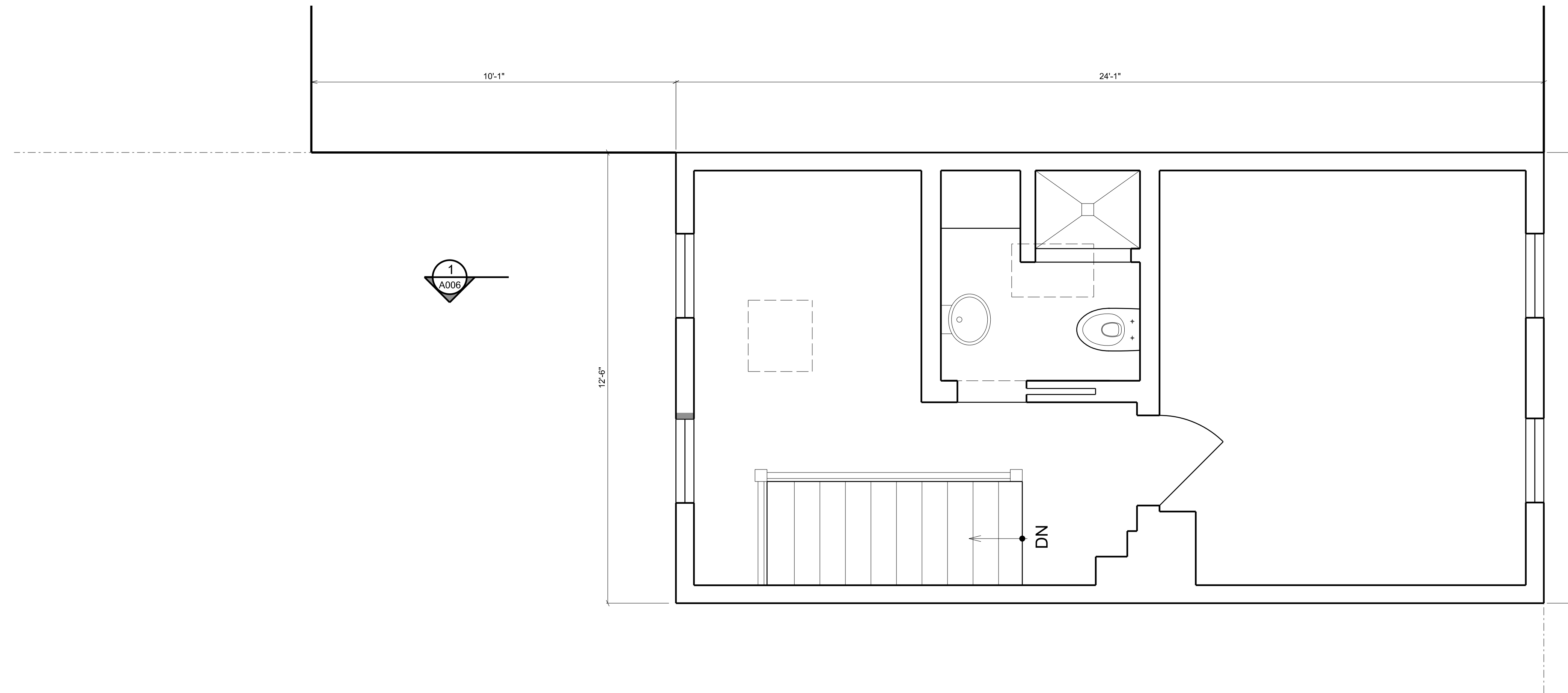
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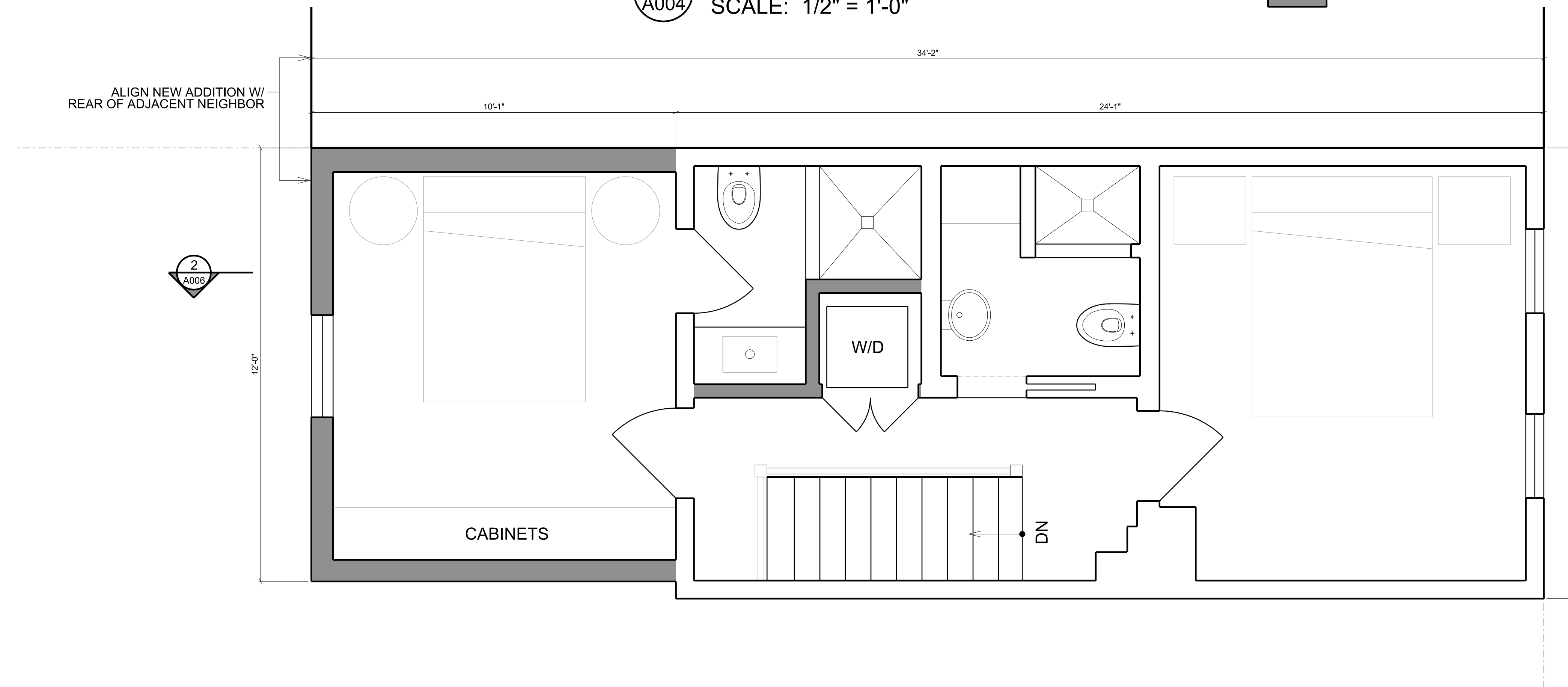
EXISTING & PROPOSED 1ST FLOOR PLANS

A003

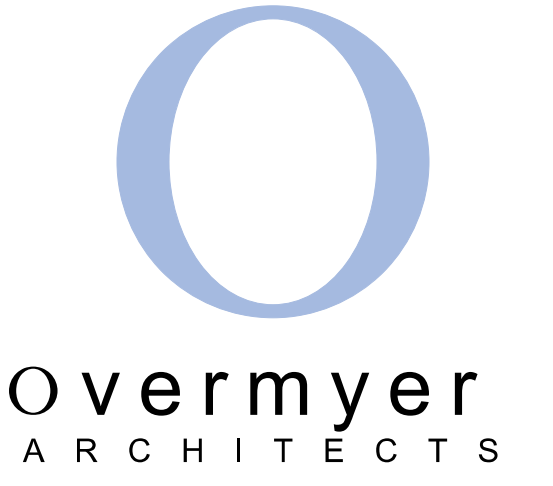
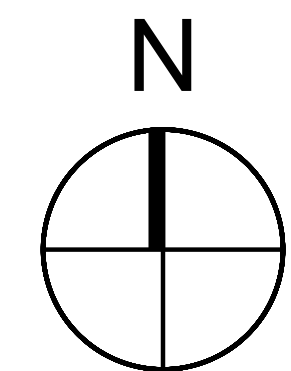
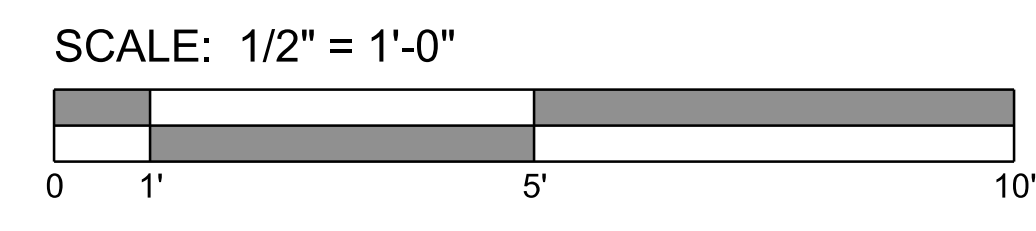
DATE: 02-17-2021



1
A004 **EXISTING SECOND FLOOR PLAN**
SCALE: 1/2" = 1'-0" DEMOLITION



2
A004 **PROPOSED SECOND FLOOR PLAN**
SCALE: 1/2" = 1'-0" NEW CONSTRUCTION



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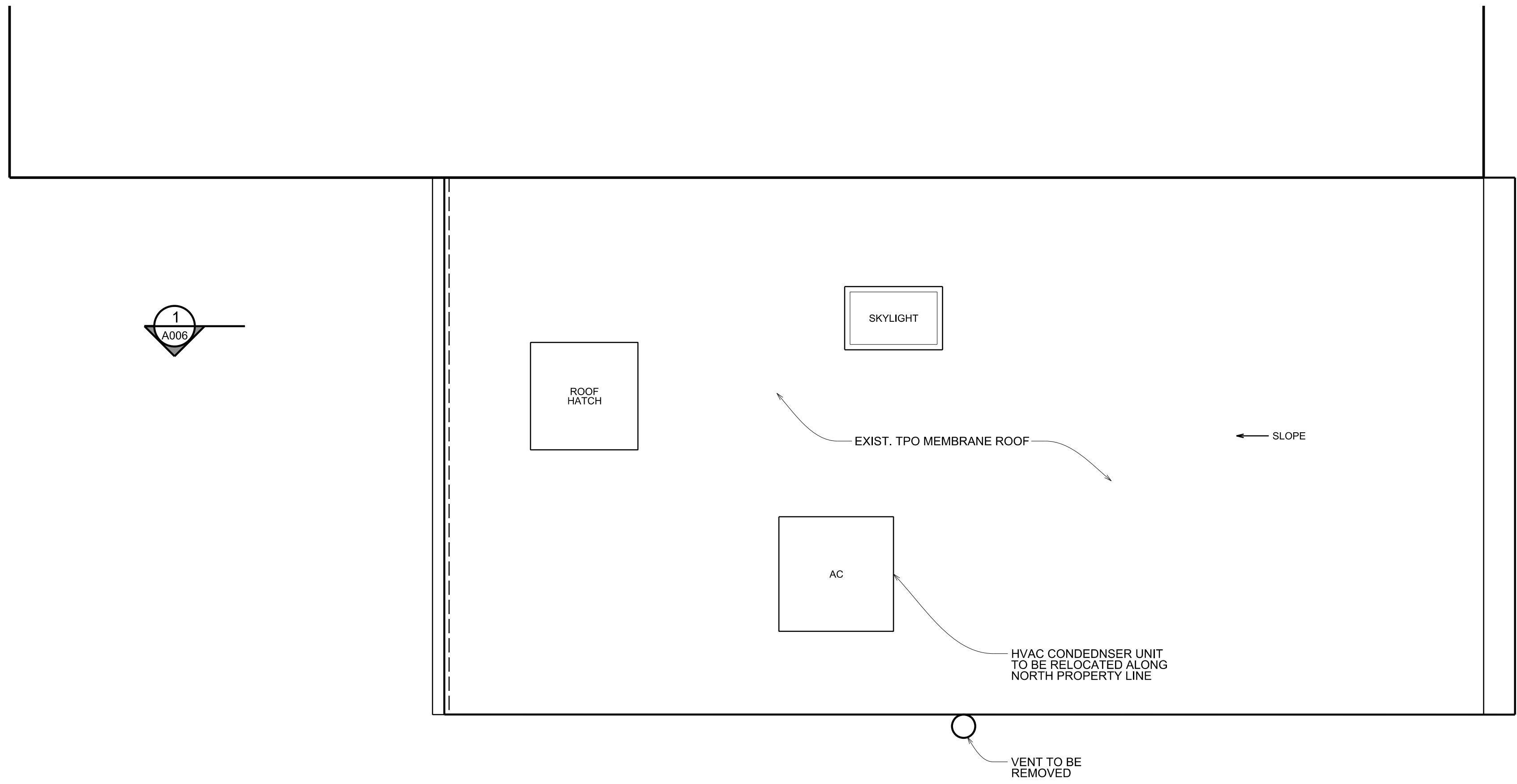
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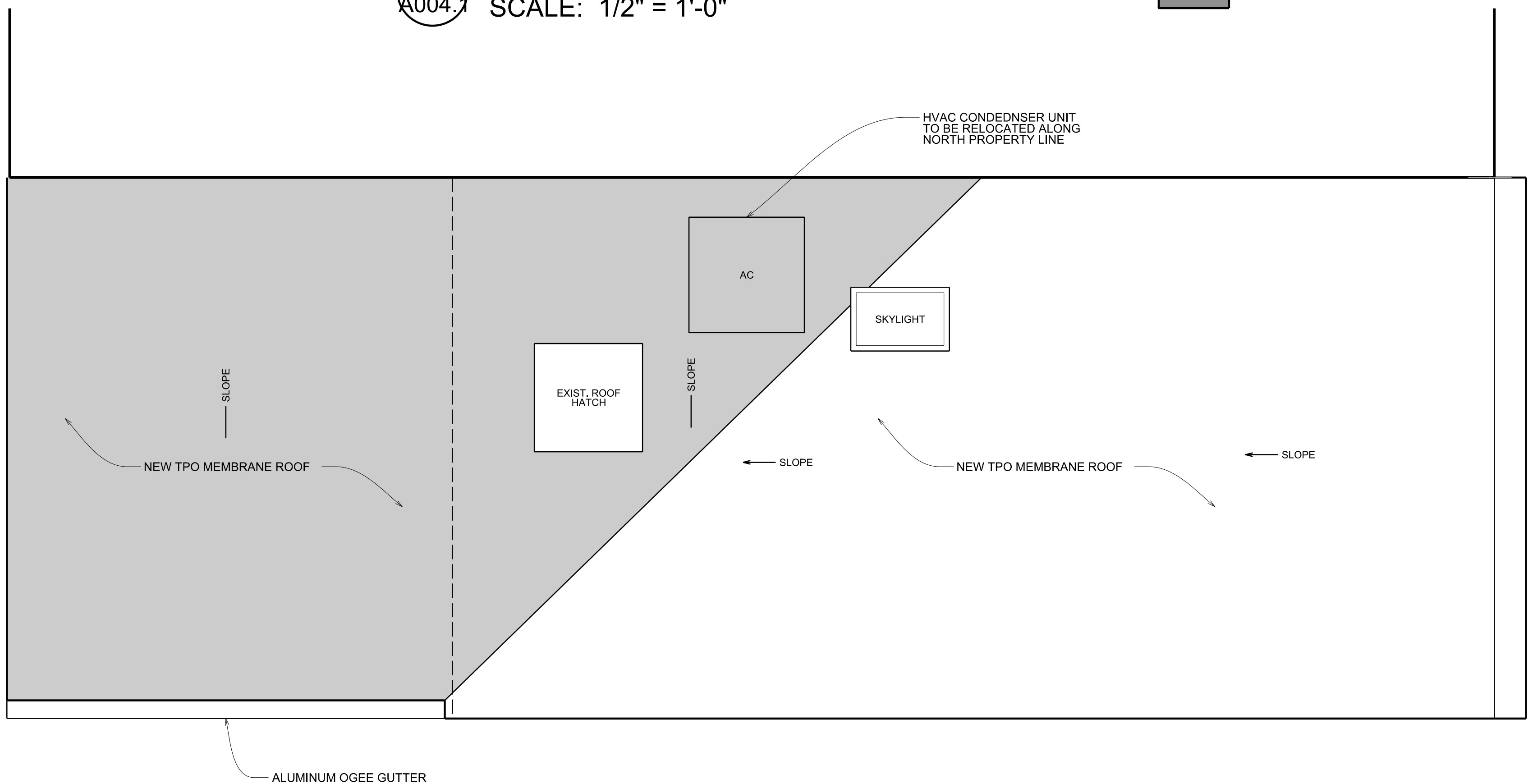
EXISTING & PROPOSED 2ND FLOOR PLANS

A004

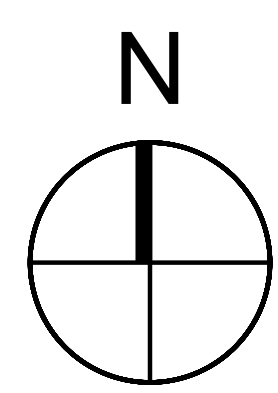
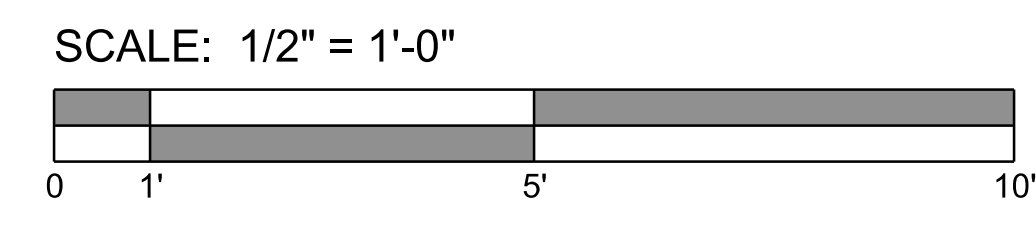
DATE: 02-17-2021



1 EXISTING ROOF PLAN
 A004.1 SCALE: 1/2" = 1'-0" DEMOLITION



2 PROPOSED ROOF PLAN
 A004.1 SCALE: 1/2" = 1'-0" NEW CONSTRUCTION



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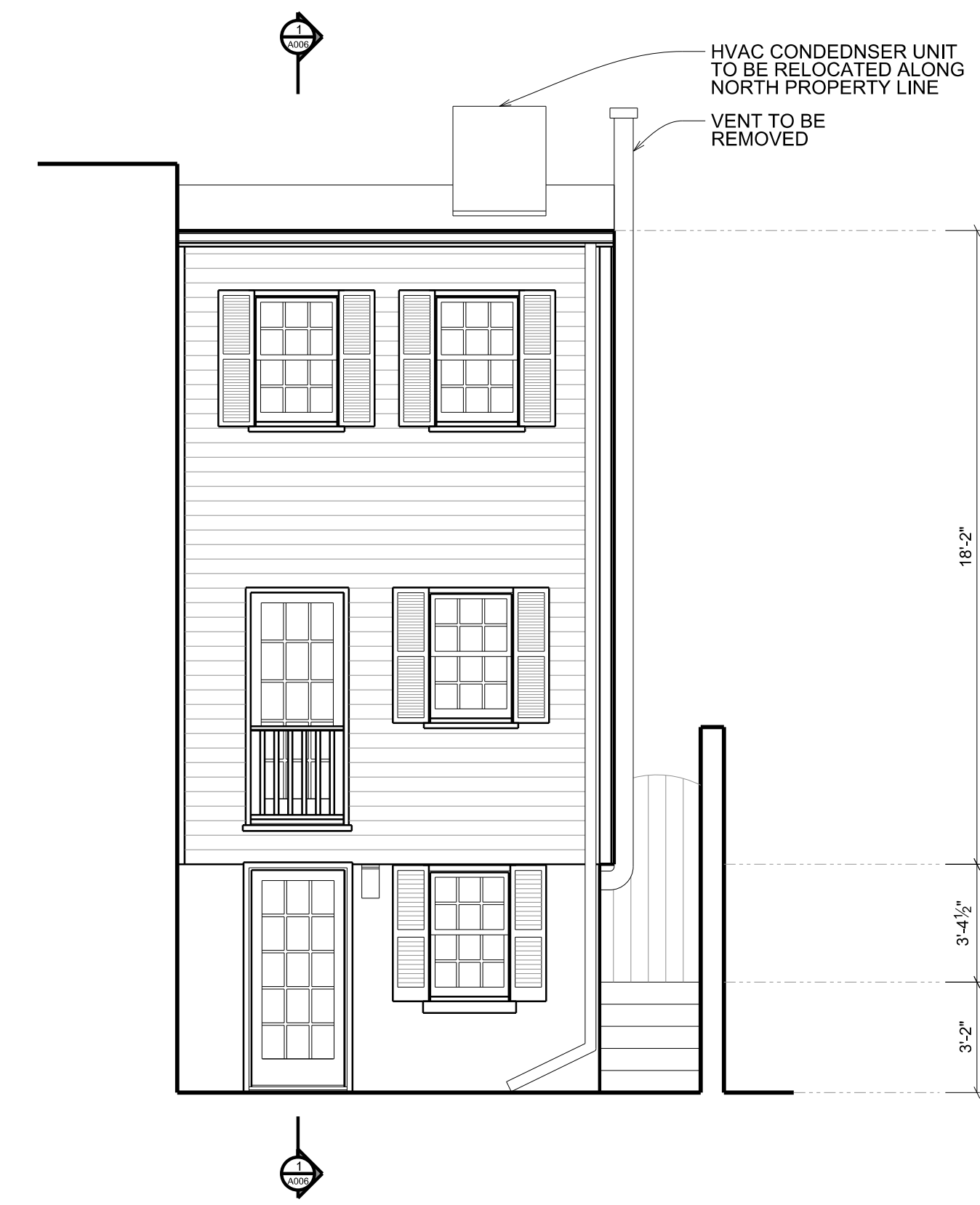
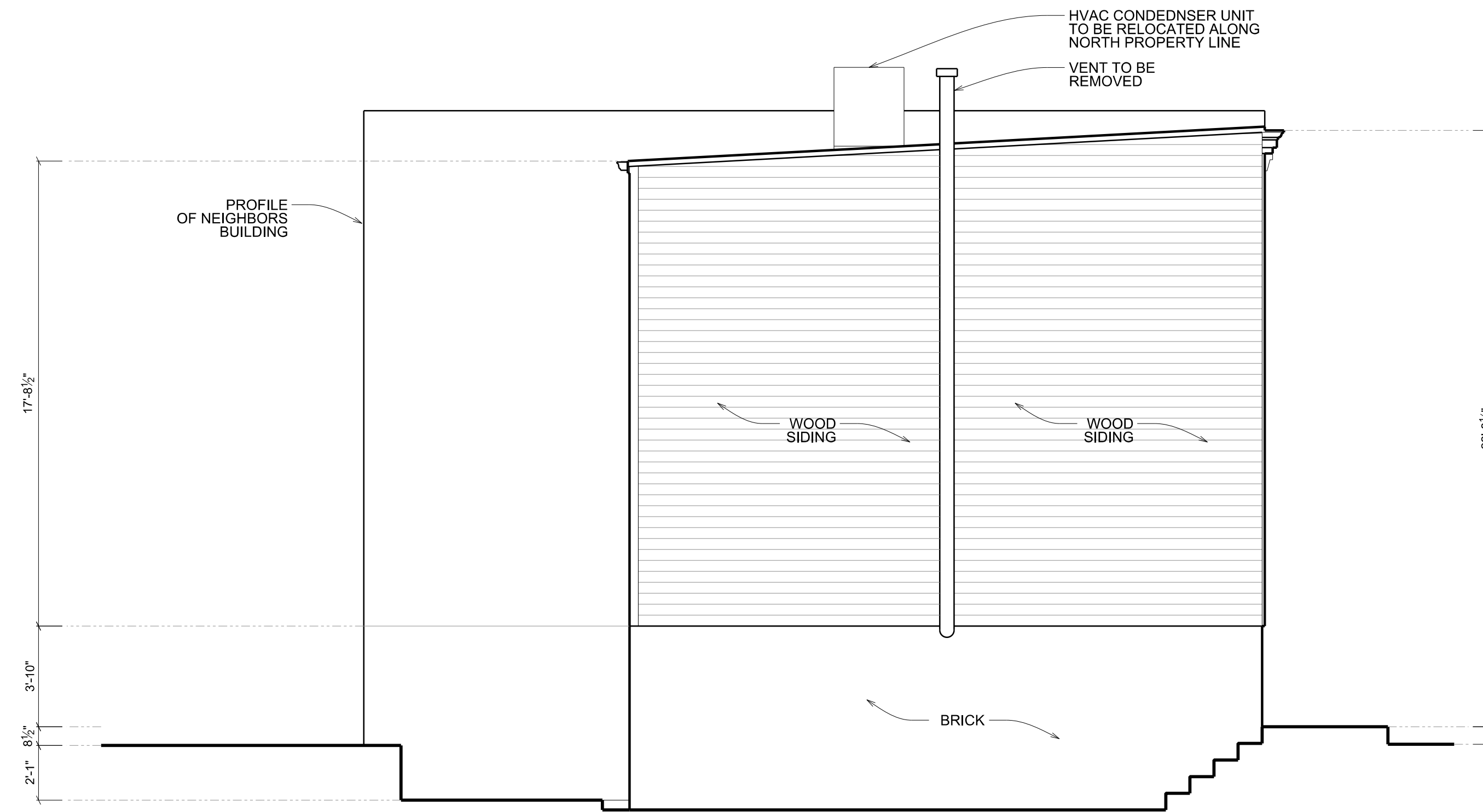
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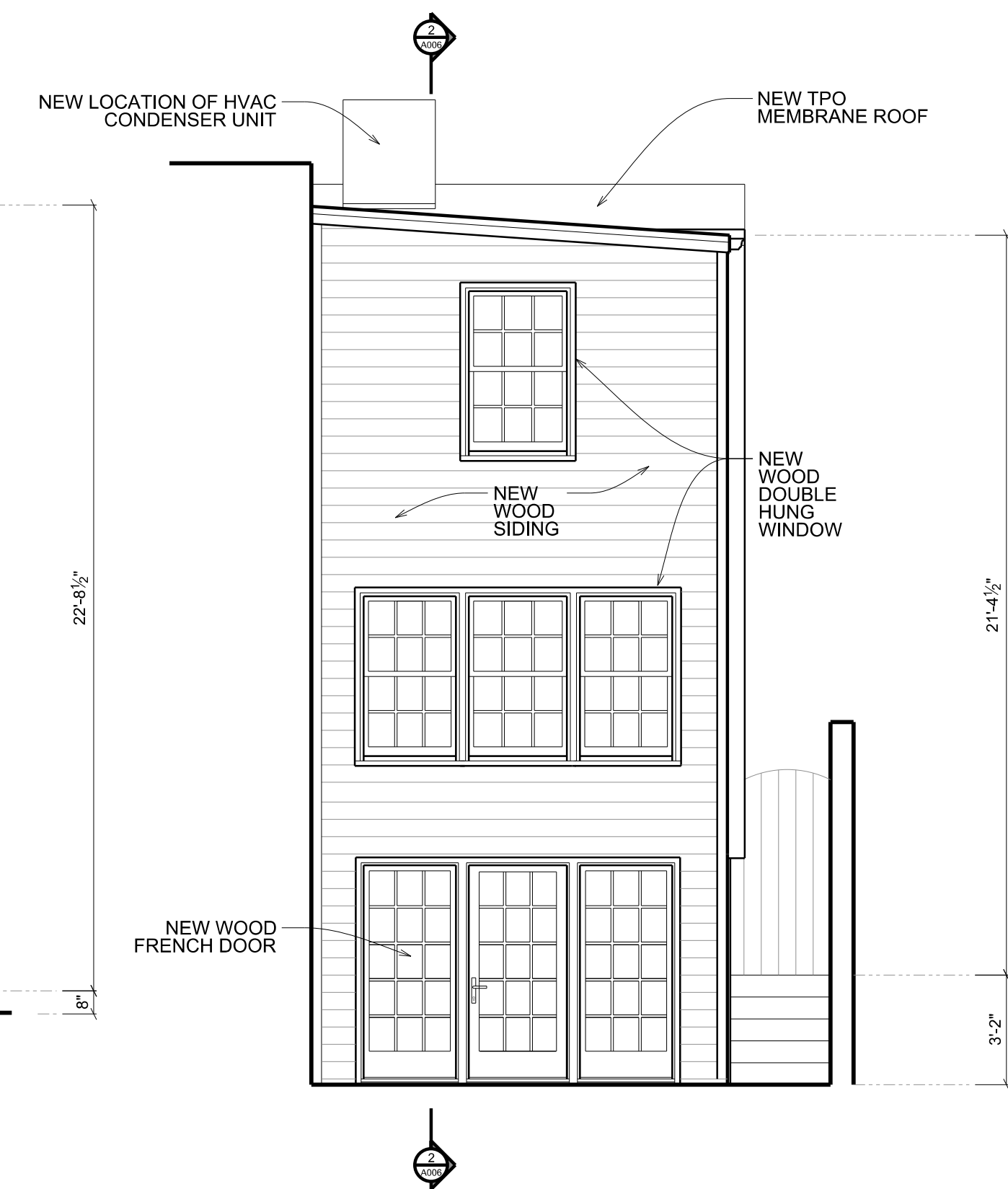
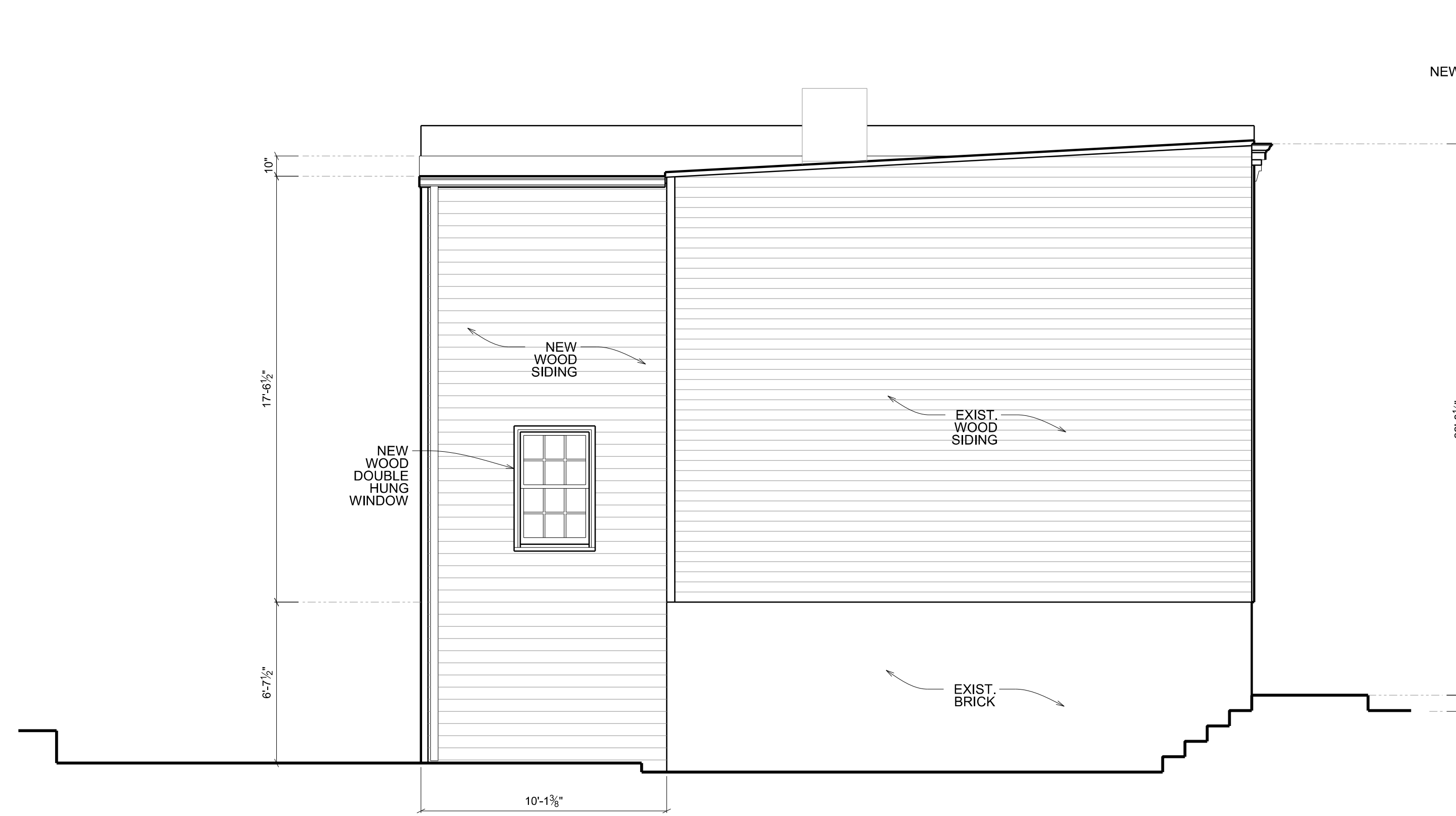
EXISTING & PROPOSED ROOF PLANS

A004.1

DATE: 02-17-2021

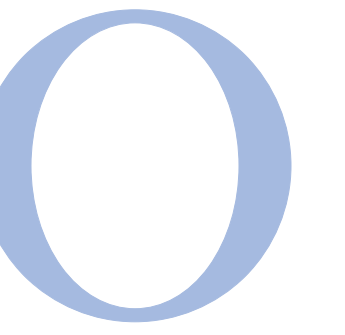


1 EXISTING ELEVATIONS
A005 SCALE: 1/4" = 1'-0"



2 PROPOSED ELEVATIONS
A005 SCALE: 1/4" = 1'-0"

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



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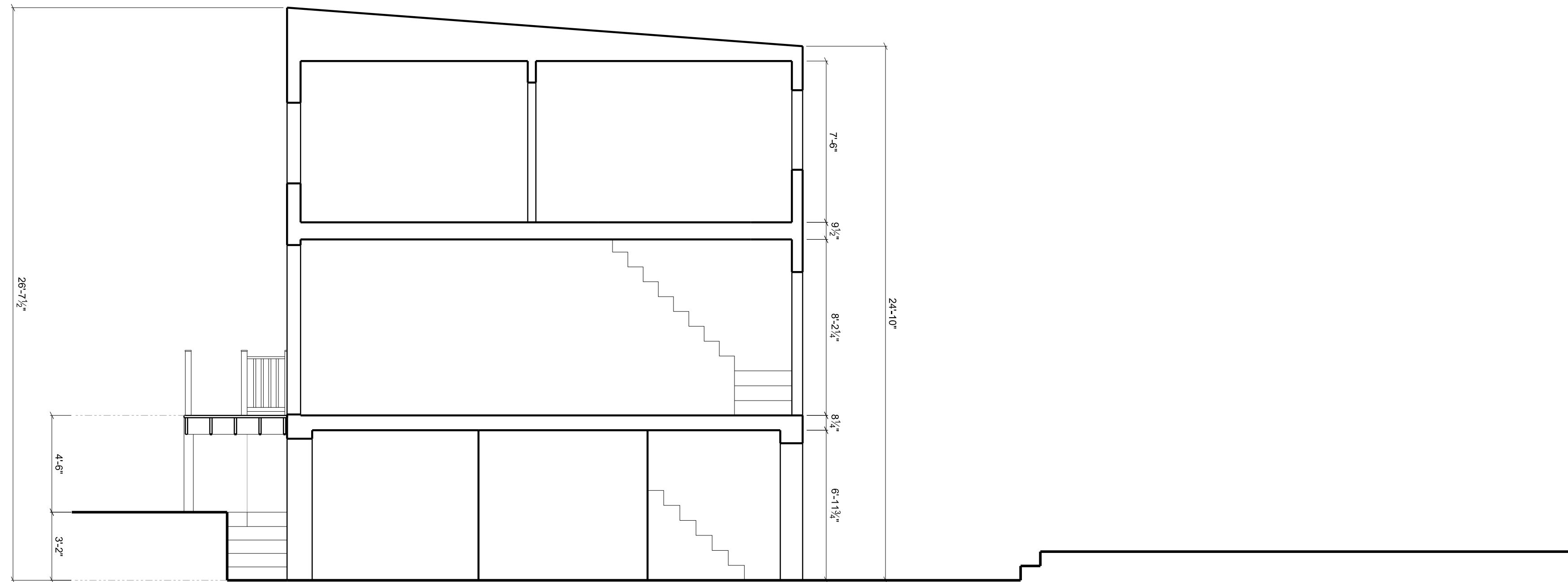
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EXISTING &
PROPOSED
ELEVATIONS

A005

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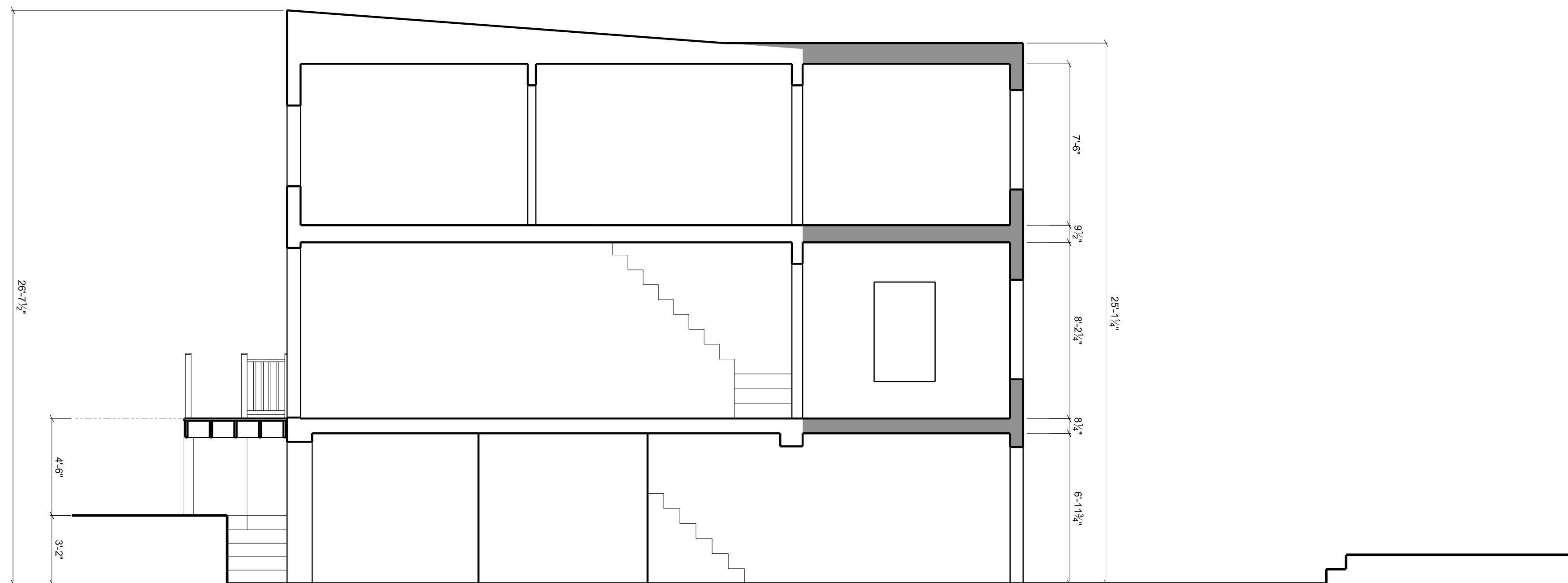
1
A006

EXISTING SECTION

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



DEMOLITION



2
A006

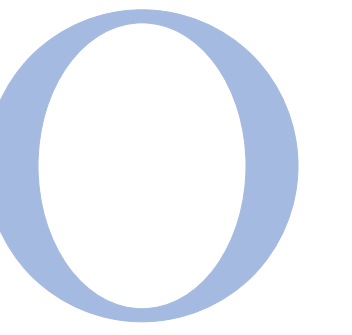
PROPOSED SECTION

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



NEW CONSTRUCTION

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



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EXISTING &
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A006

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