

FLANAGAN RESIDENCE

3312 N STREET NW, WASHINGTON, DC 20007

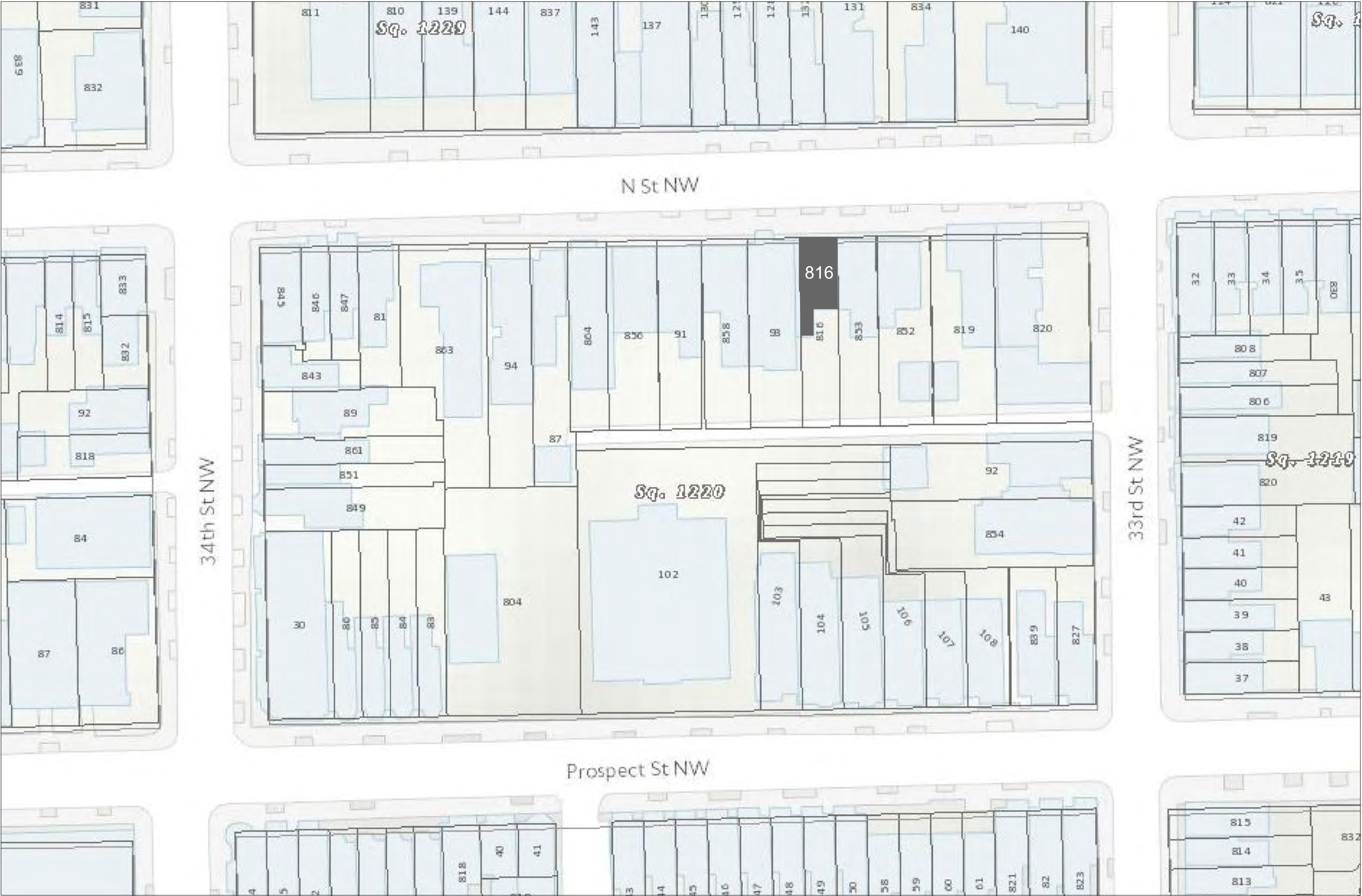


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Overmyer
ARCHITECTS

3213 P STREET, N.W.
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1

0001

VICINITY PLAN

NOT TO SCALE



PROPERTY INFORMATION

OWNER:	LAWRENCE FLANAGAN
ADDRESS:	3312 N STREET NW WASHINGTON, DC 20007
LOT:	0816
SQUARE:	1220

BUILDING DATA

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

CONSULTANTS

ARCHITECT

OVERMYER ARCHITECTS
CONTACT: JEFFERSON CHOI
3213 P STREET NW
WASHINGTON, DC 20007
(202) 333-5596 x104
jefferson@overmyerarchitects.com

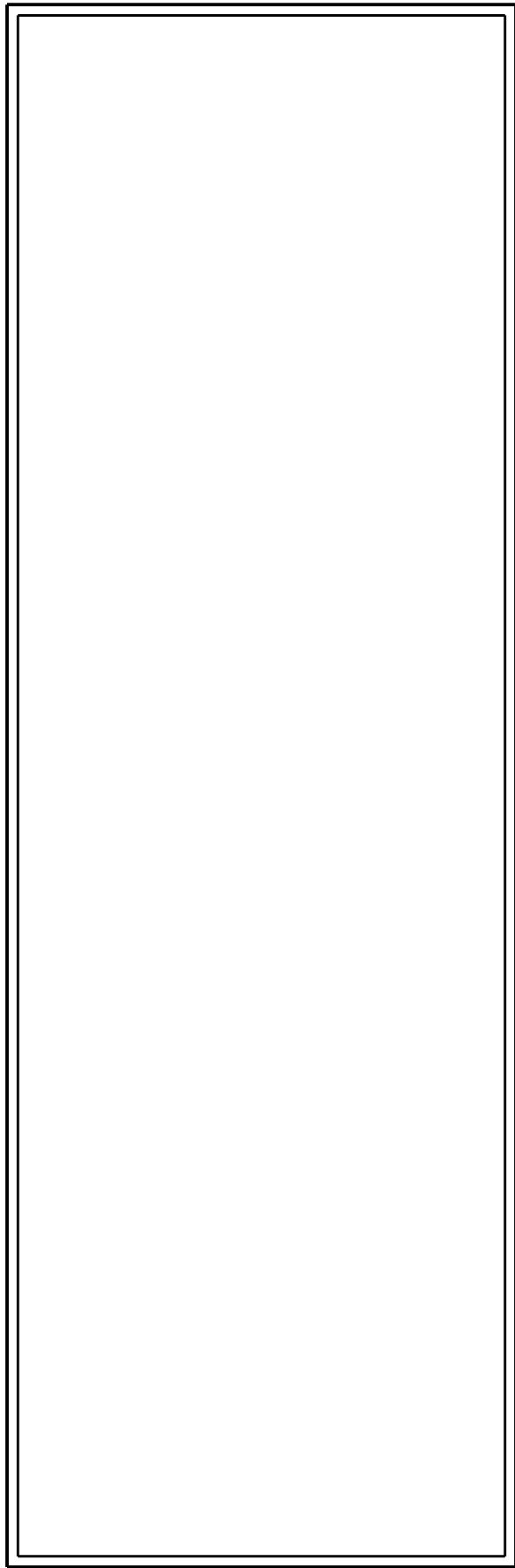
SCOPE OF WORK

NEW 2 STORY ADDITION AT REAR YARD TO CREATE NEW LIVING ROOM ON THE FIRST FLOOR & BEDROOM ON THE SECOND FLOOR. NEW ELEVATOR WITH PARTIAL INTERIOR REMODEL ON BASEMENT TO SECOND FLOOR. BASEMENT EXPANSION TO CREATE NEW BEDROOM.

ZONING DATA

GENERAL

ZONING DISTRICT:	RESIDENTIAL R-20
WARD:	2
ANC:	2E
SMD:	2E03



RENOVATION TO THE

FLANAGAN RESIDENCE

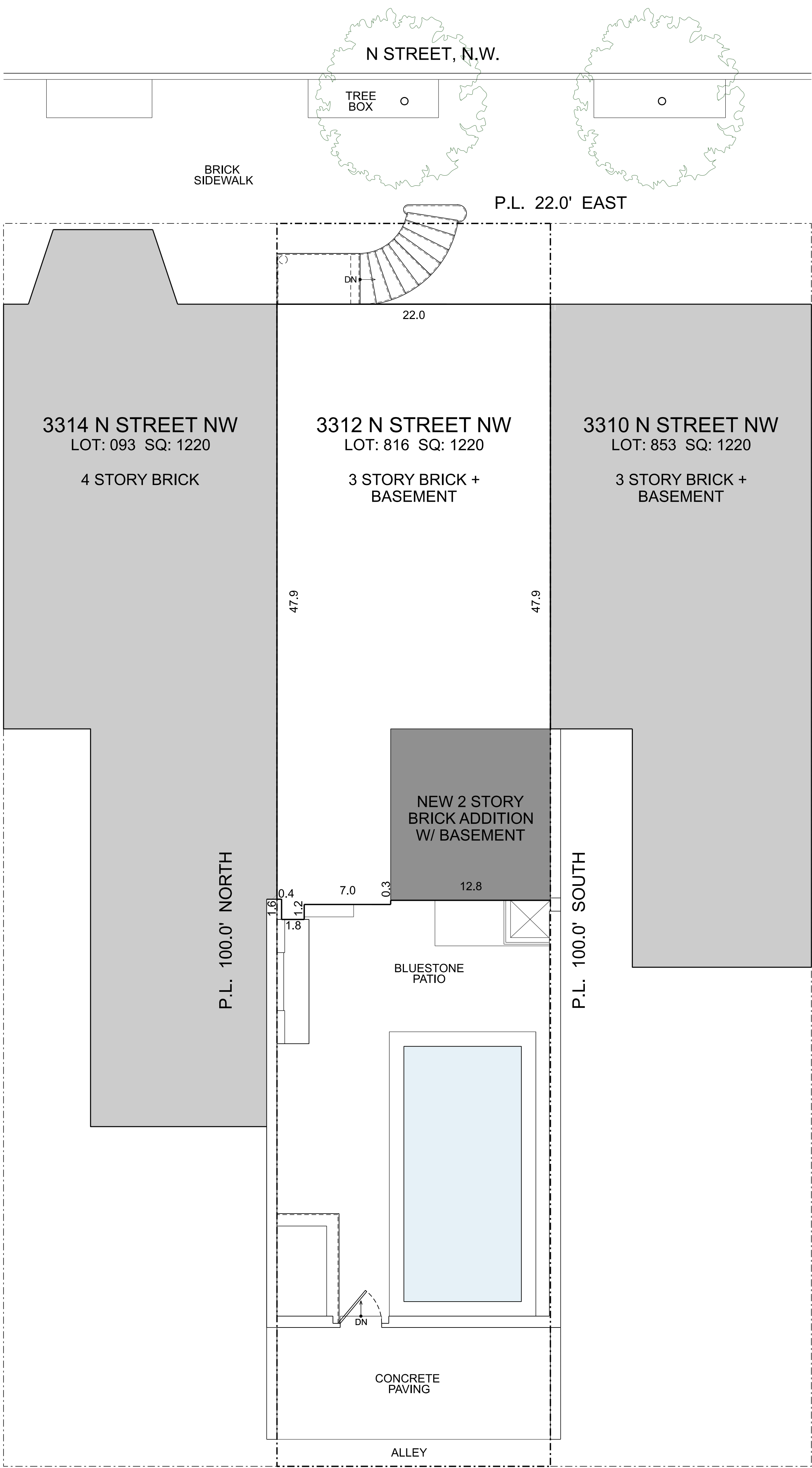
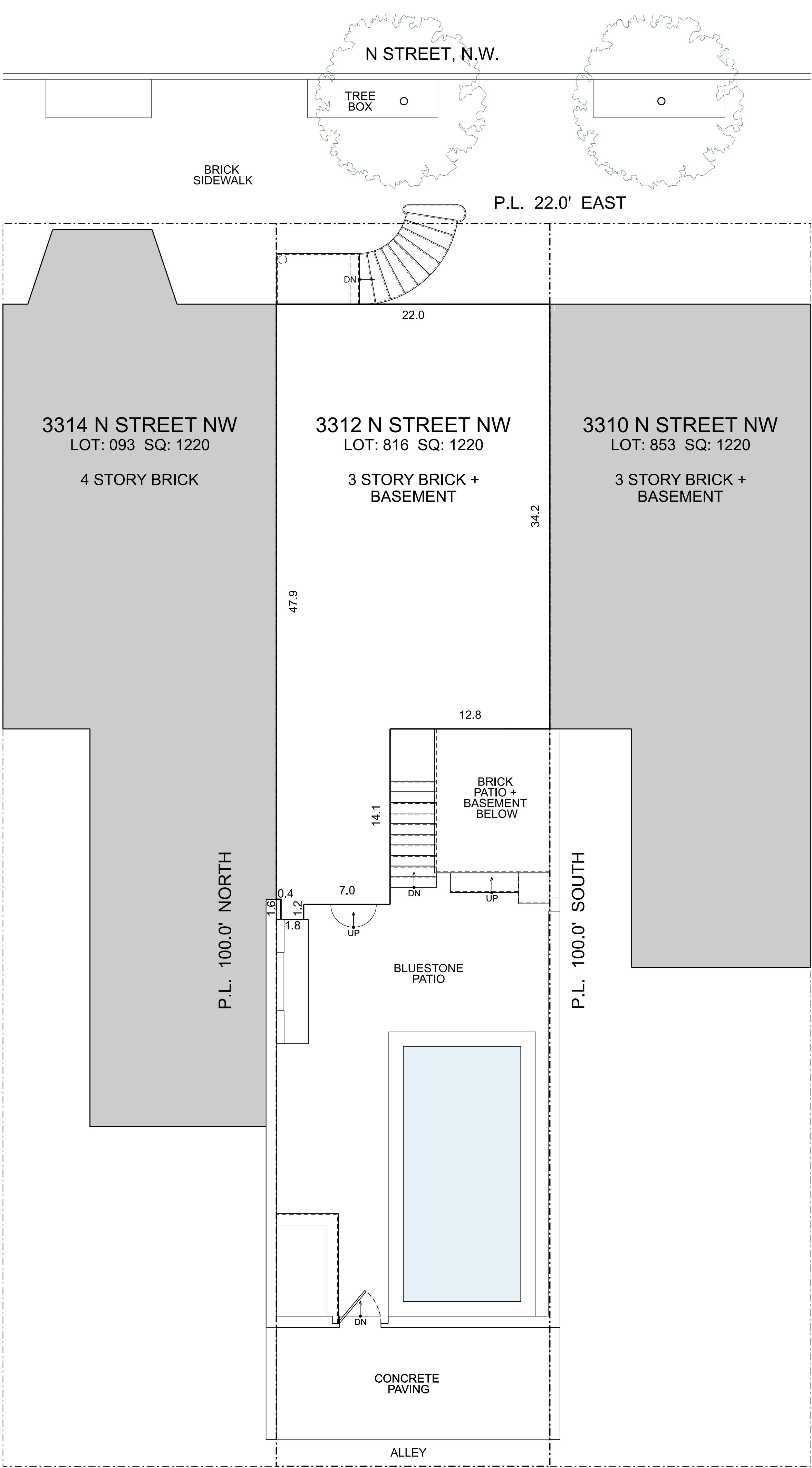
3312 N STREET NW
WASHINGTON, DC 20007

LOT: 0816 SQUARE: 1220

COVER SHEET

0001

DATE: 06-10-2021



1
A001

EXISTING SITE PLAN

P.L. 22.0' WEST

SCALE: 3/16" = 1'-0"

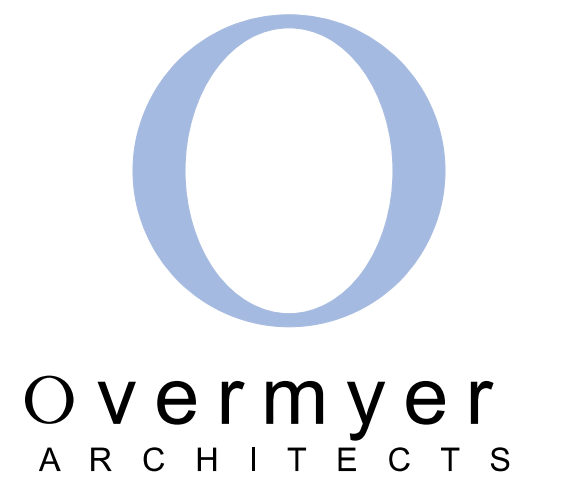
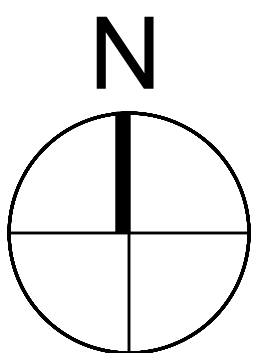
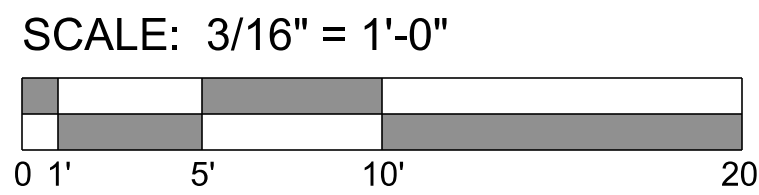
2
A001

PROPOSED SITE PLAN

P.L. 22.0' WEST

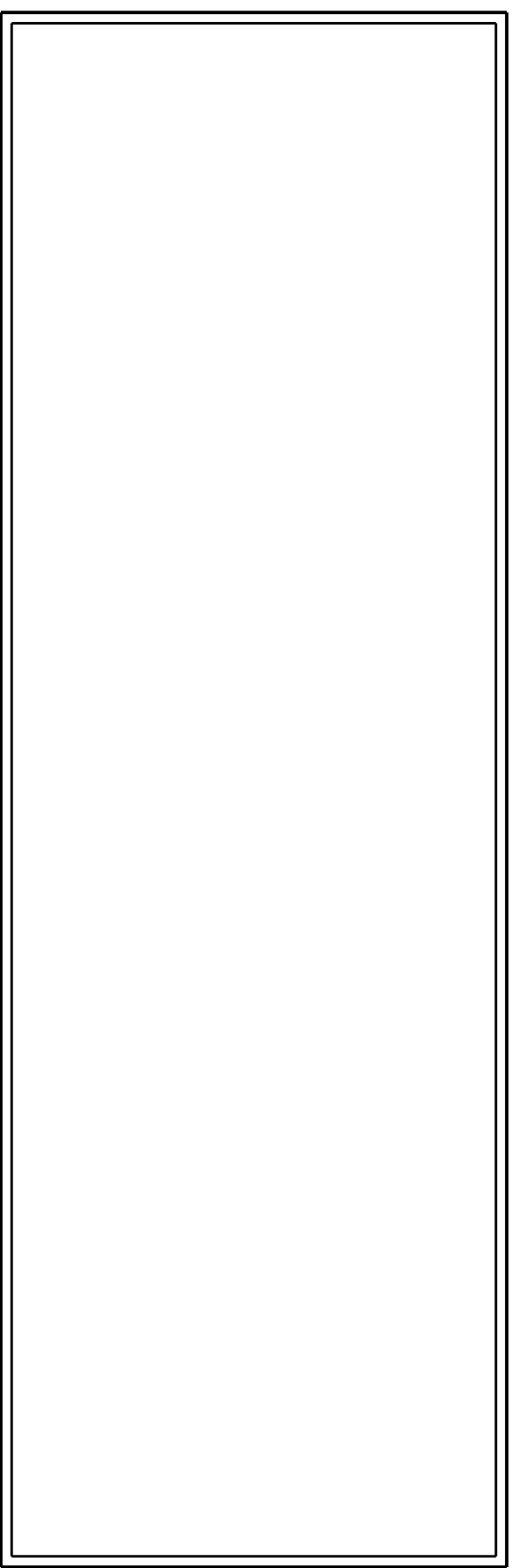
NEW CONSTRUCTION

SCALE: 3/16" = 1'-0"



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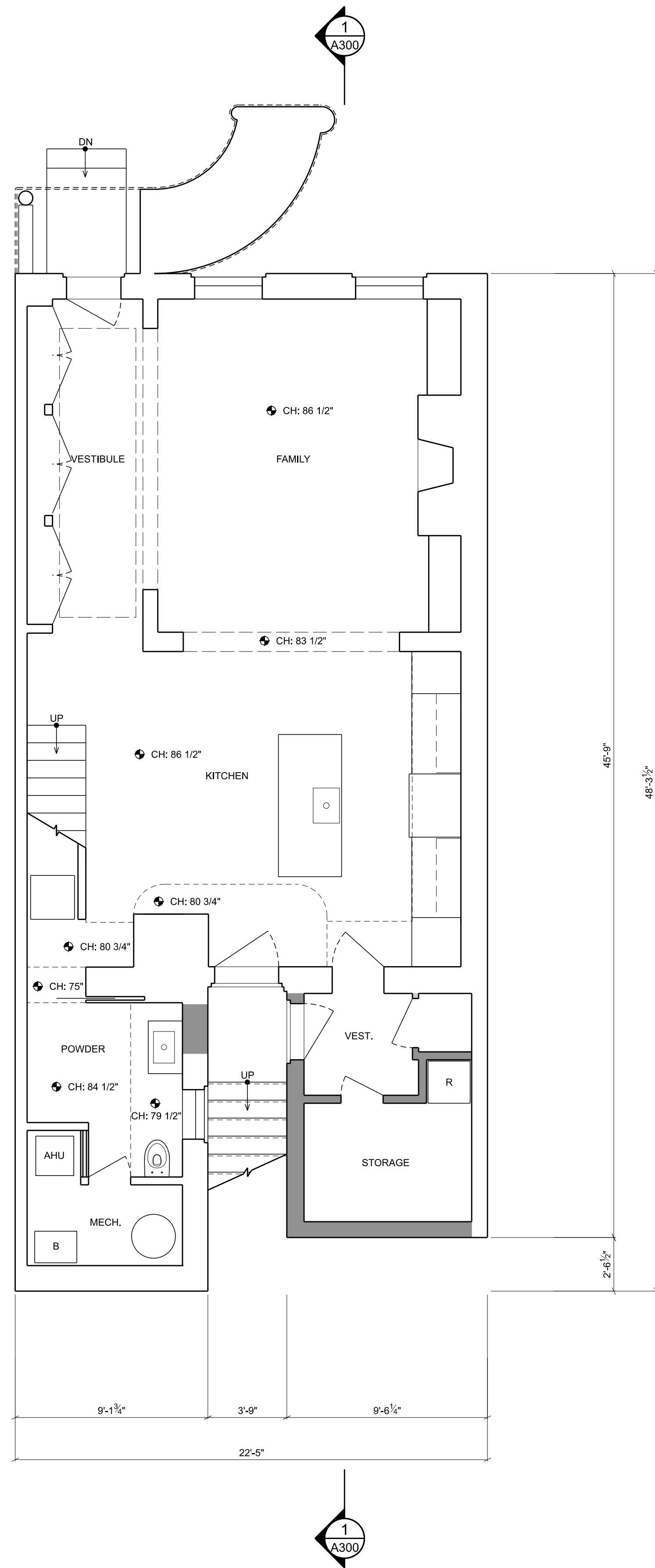
3312 N STREET NW
WASHINGTON, DC 20007

LOT: 0816 SQUARE: 1220

SITE PLANS

A001

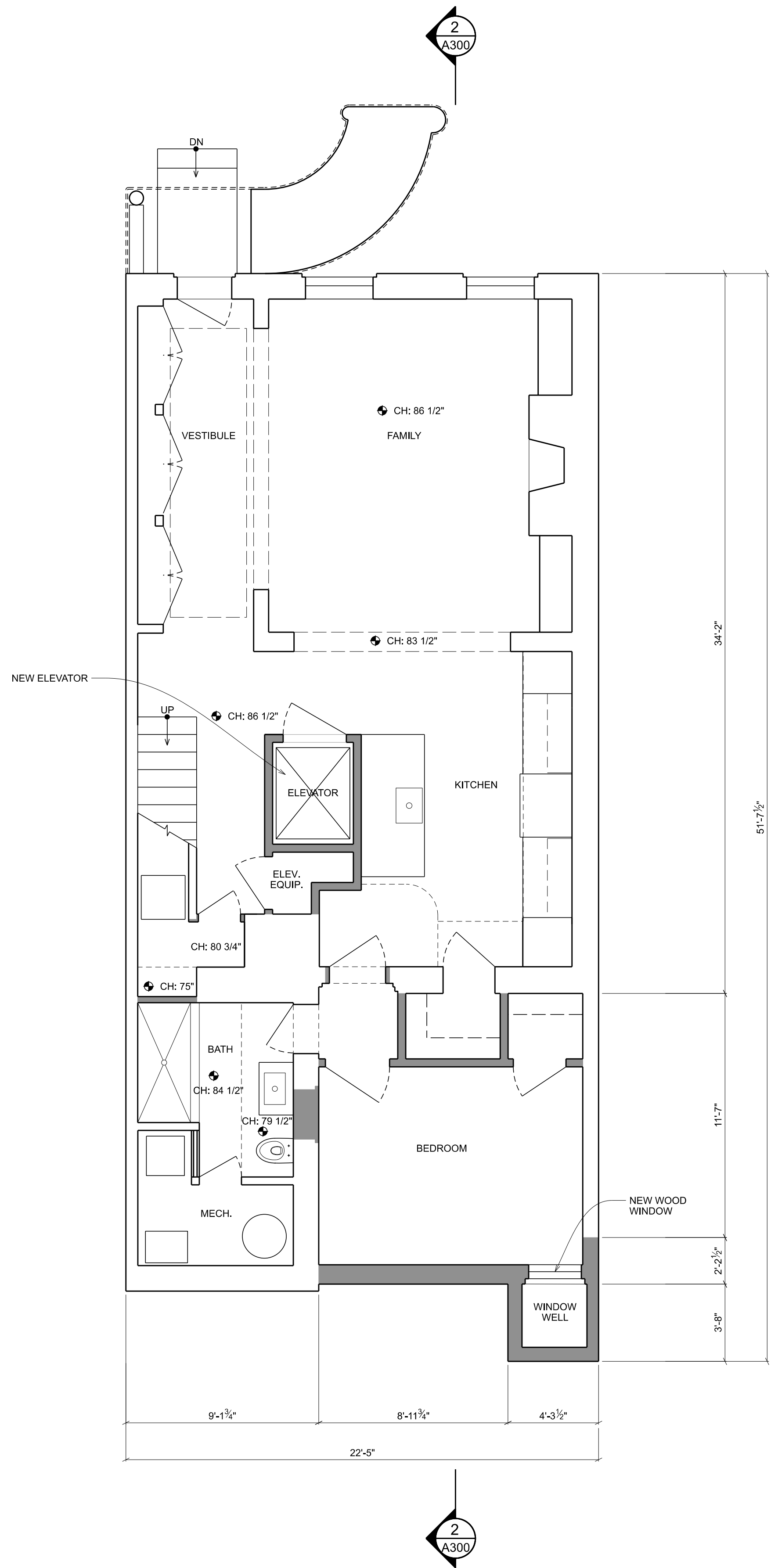
DATE: 06-10-2021



1
A100.1

EXISTING BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"

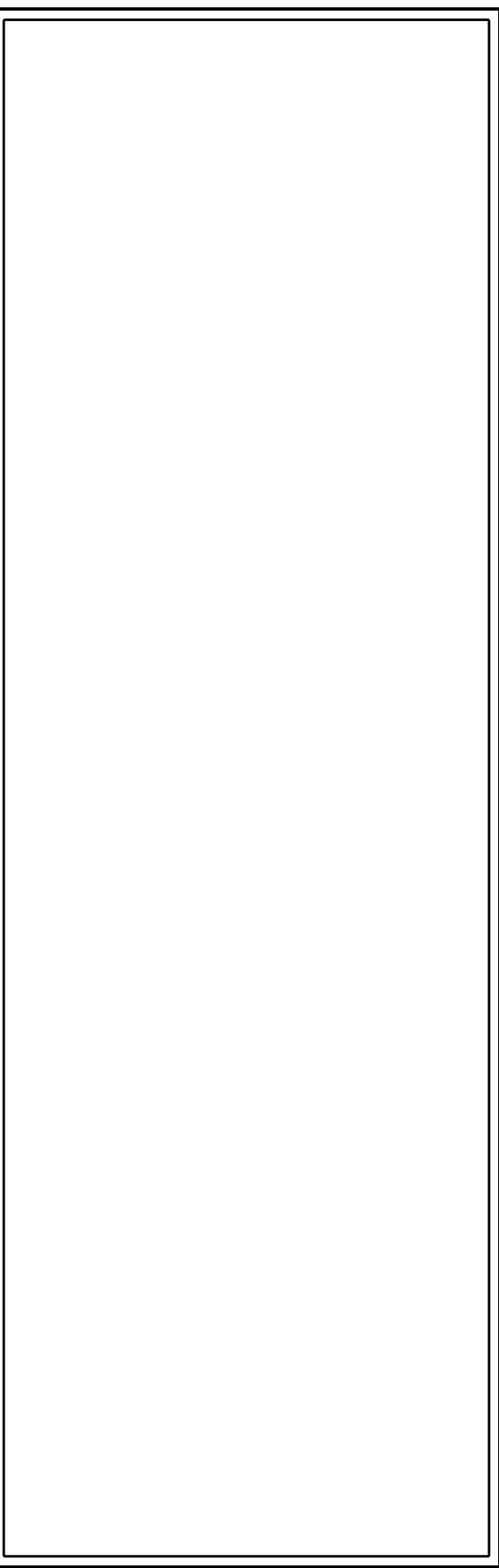
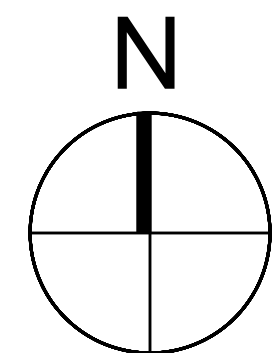
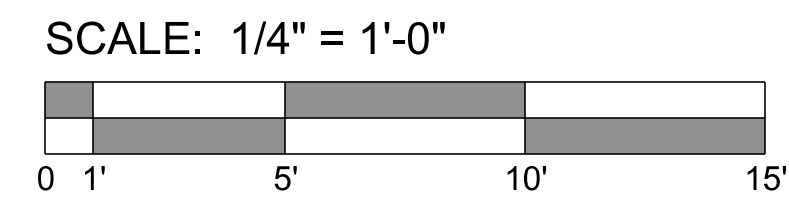
DEMOLITION

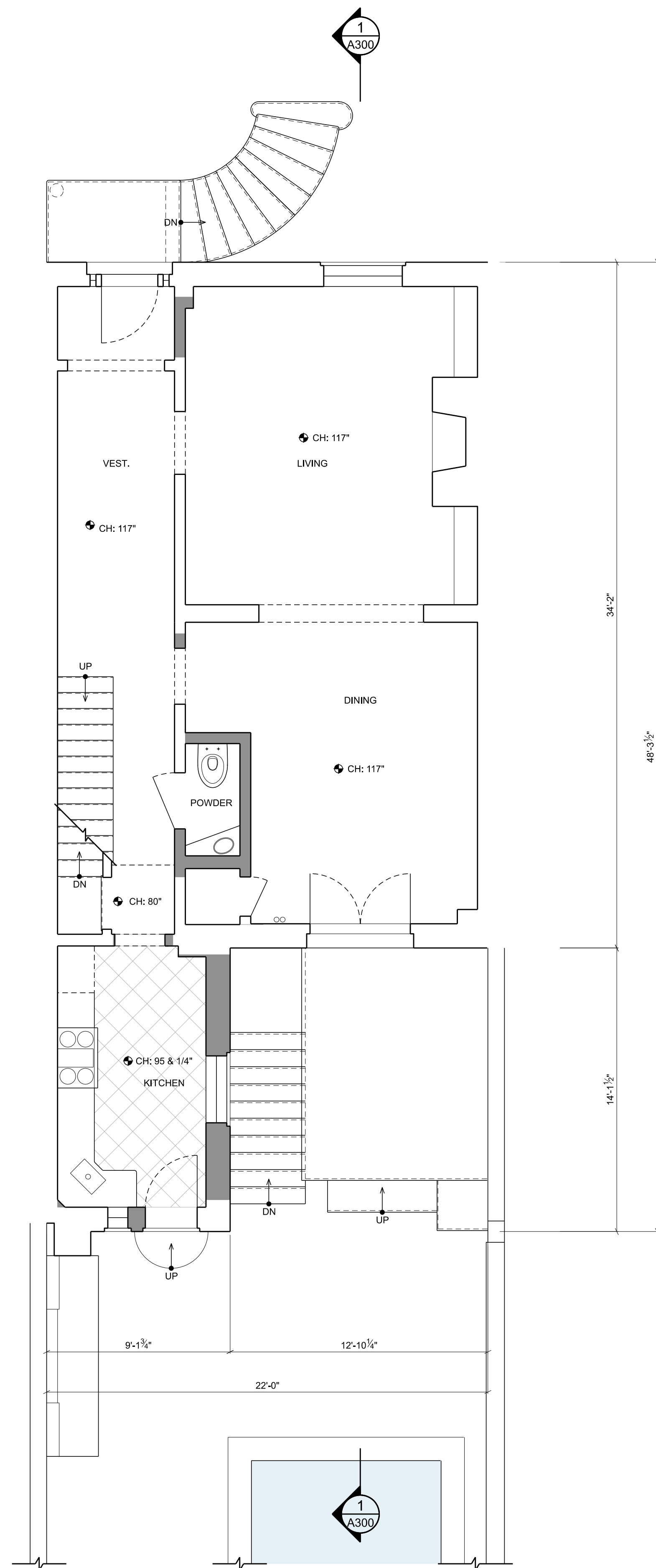


2
A100.1

PROPOSED BASEMENT FLOOR PLAN - OPTION 2
SCALE: 1/4" = 1'-0"

NEW CONSTRUCTION



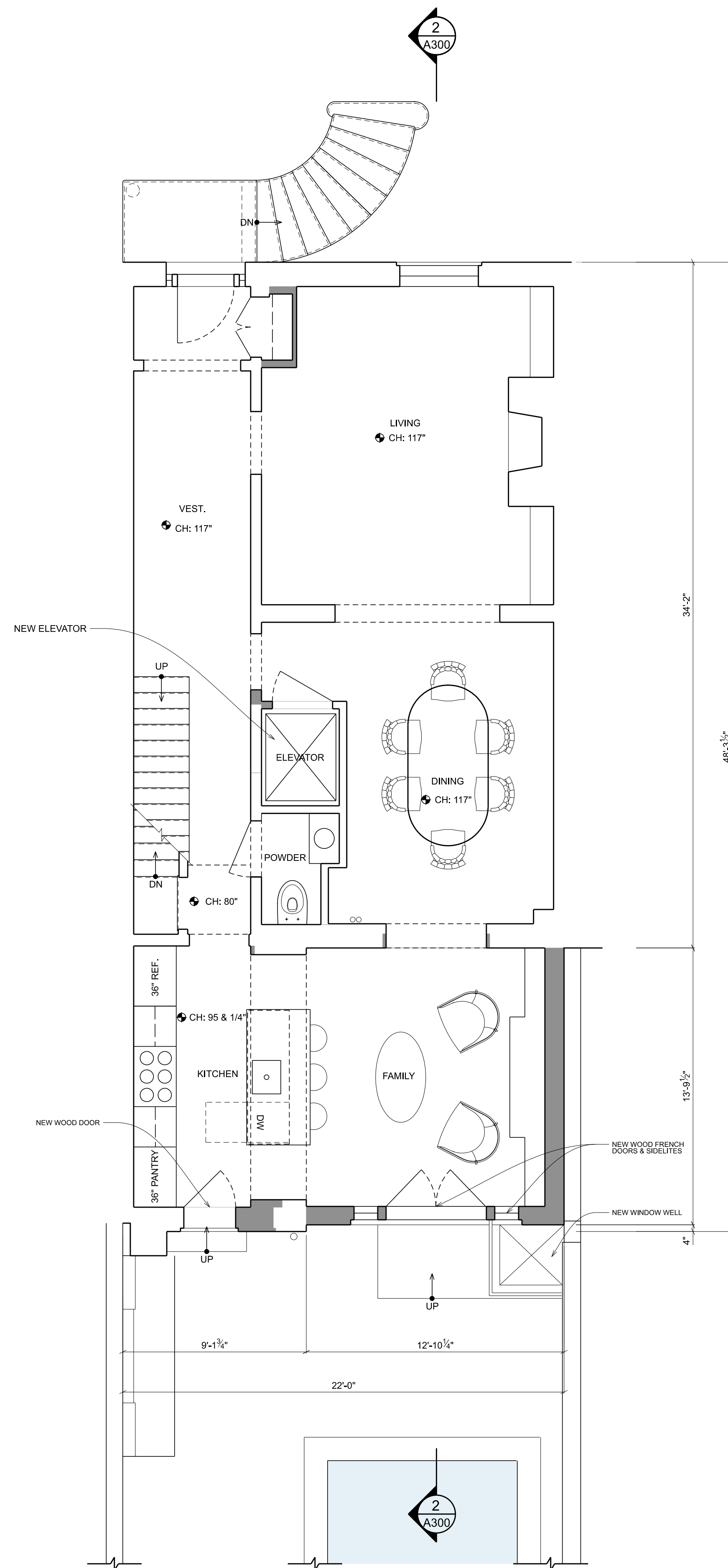


1
A101

EXISTING FIRST FLOOR PLAN

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

DEMOLITION



2
A101

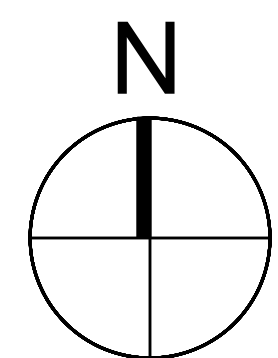
PROPOSED FIRST FLOOR PLAN

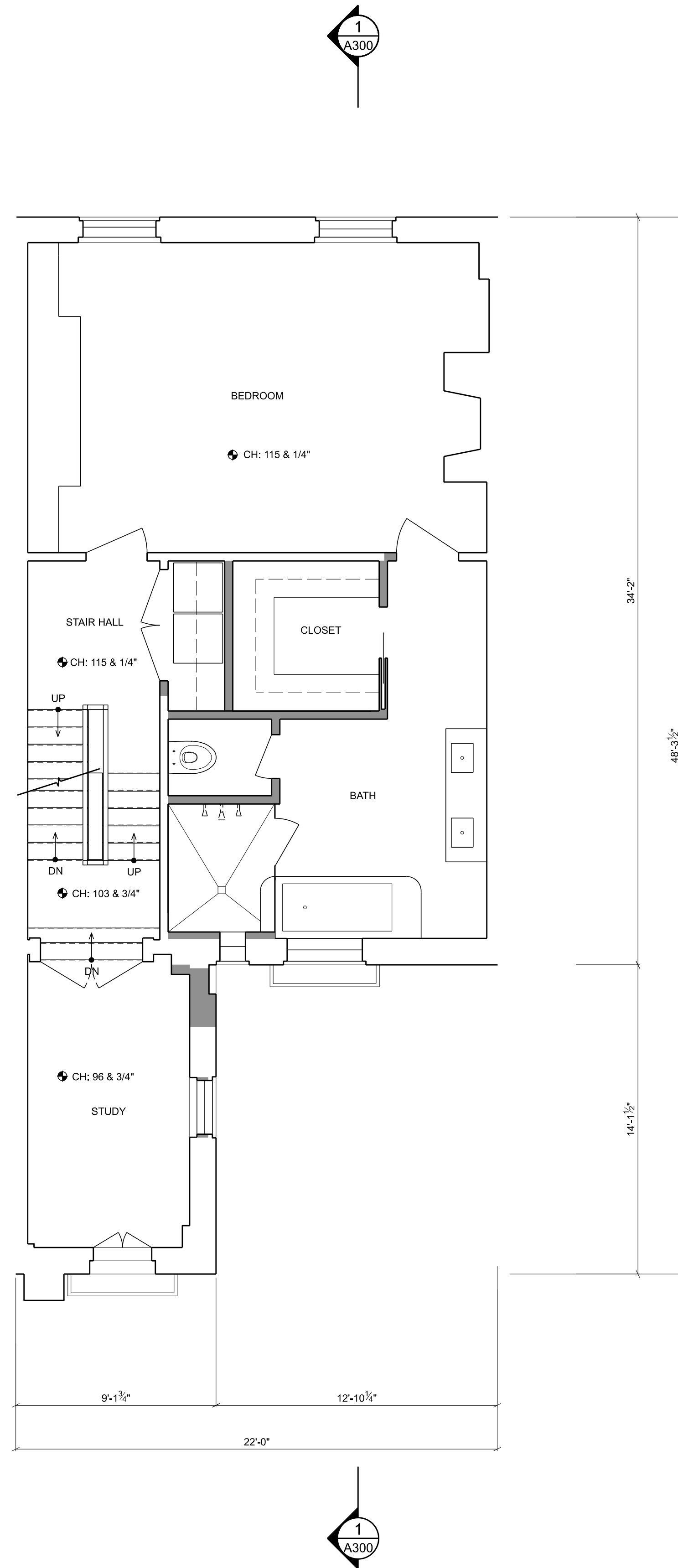
SCALE: 1/4" = 1'-0"

NEW CONSTRUCTION

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

0 1' 5' 10' 15'

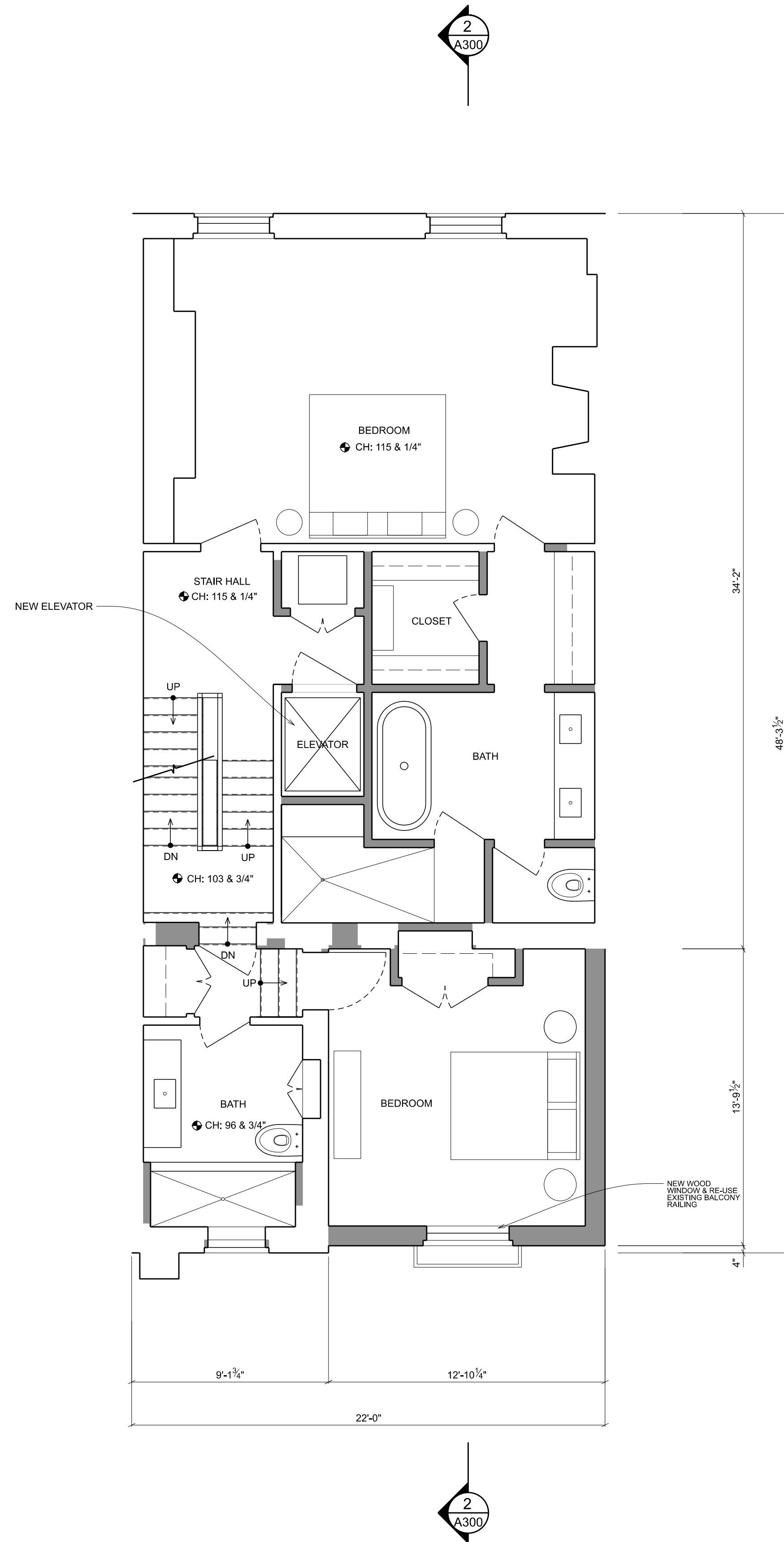




1
A102

EXISTING SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

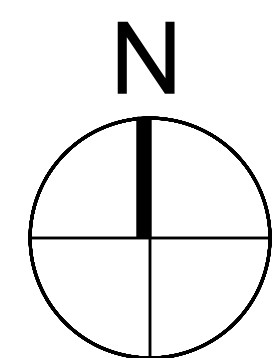
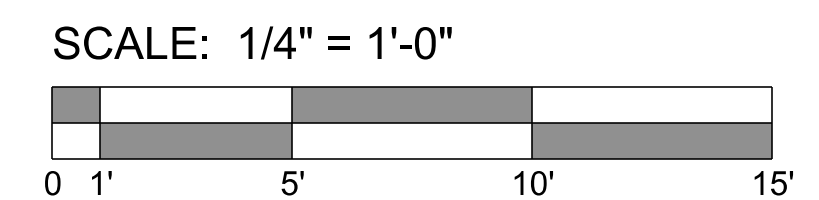
DEMOLITION

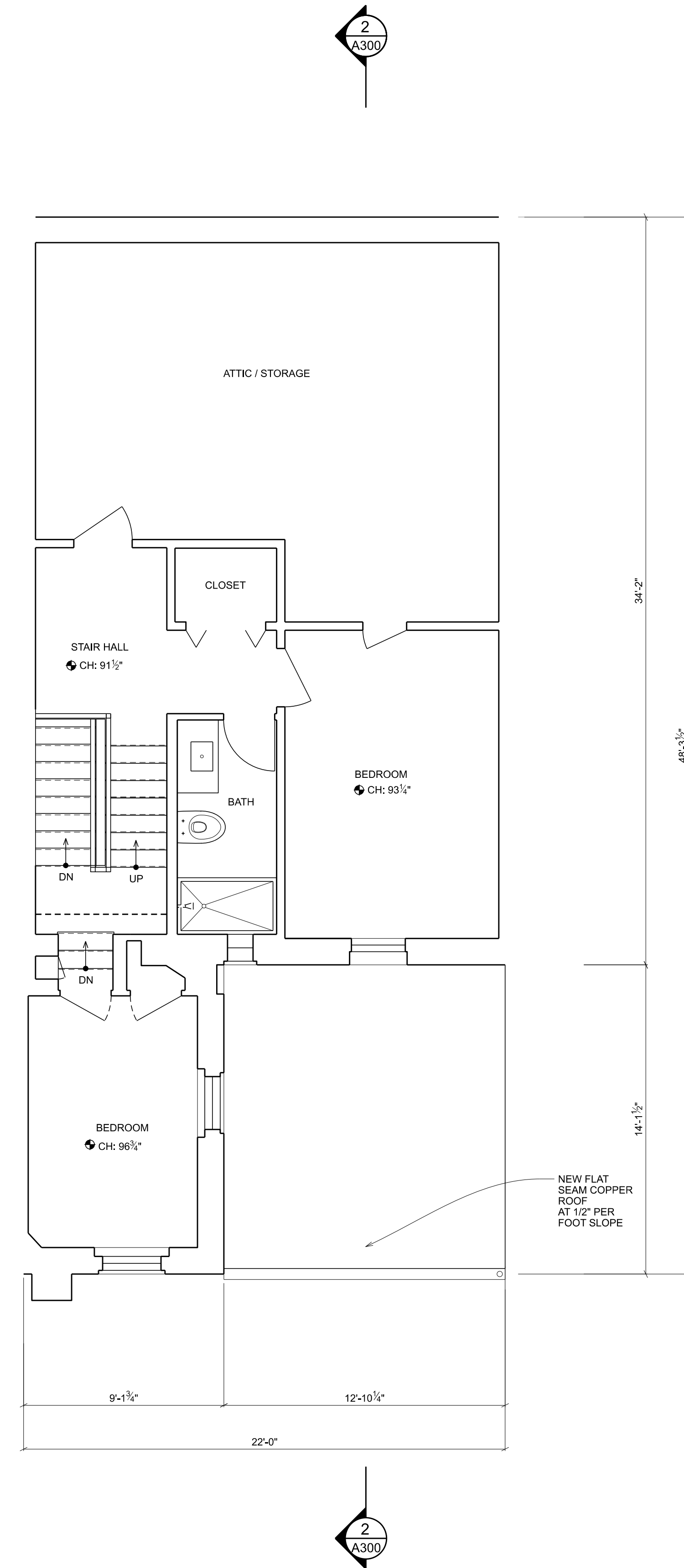
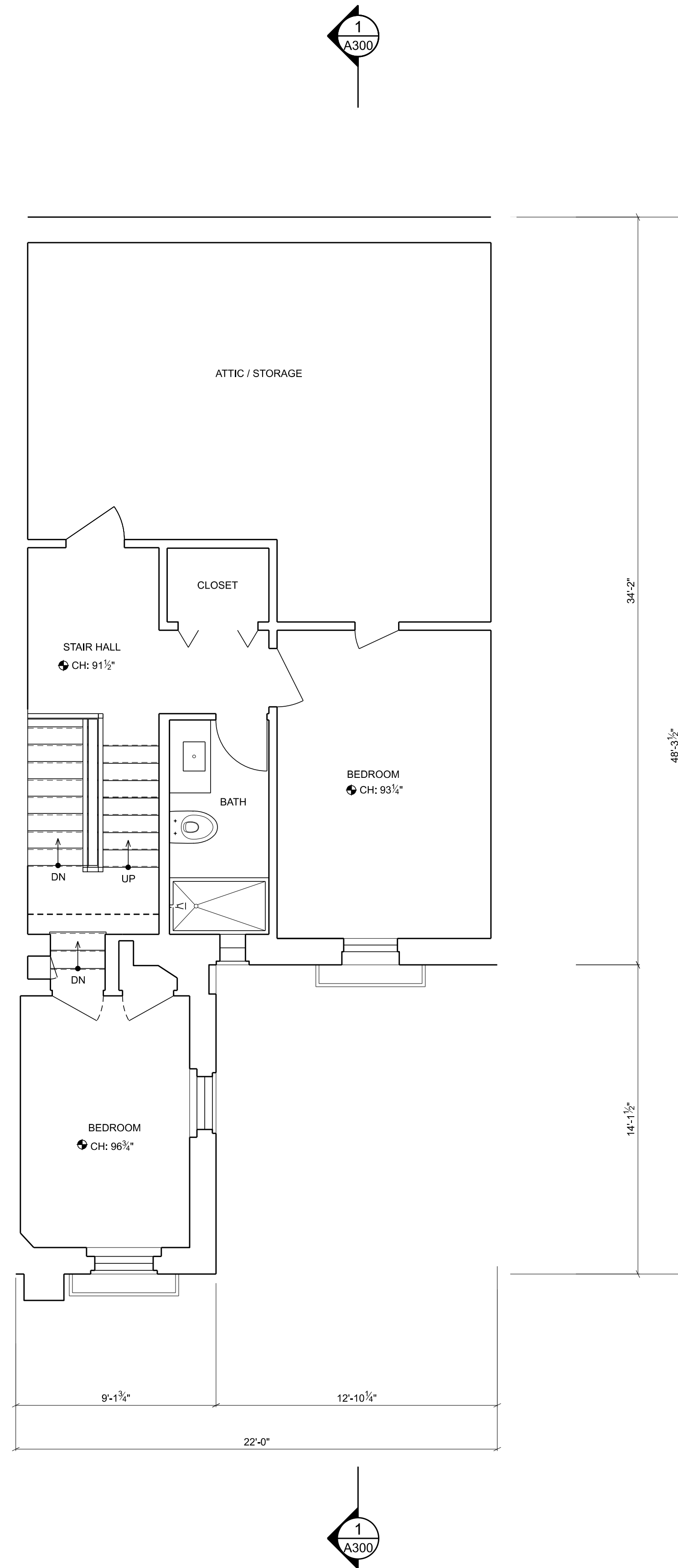


2
A102

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

NEW CONSTRUCTION





1
A103

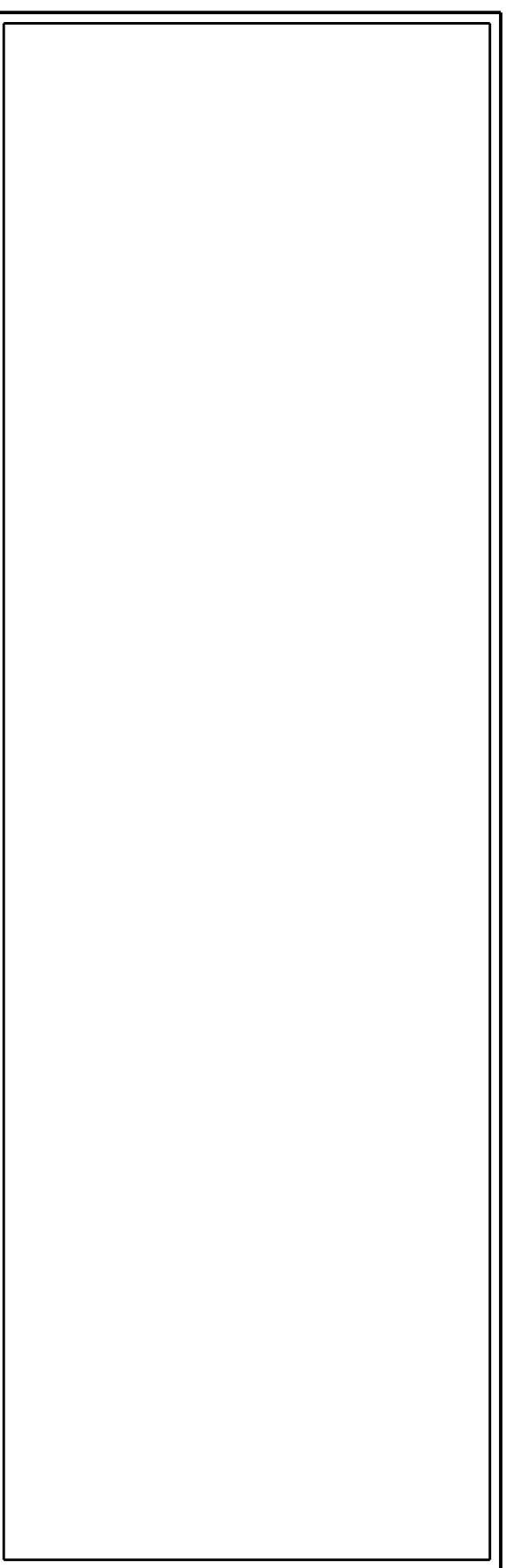
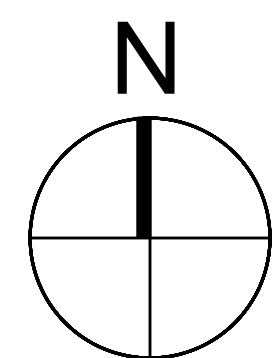
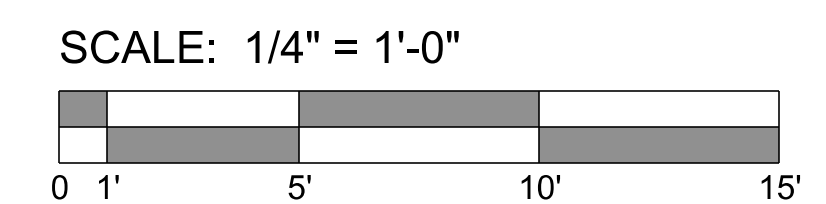
EXISTING THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0"

DEMOLITION

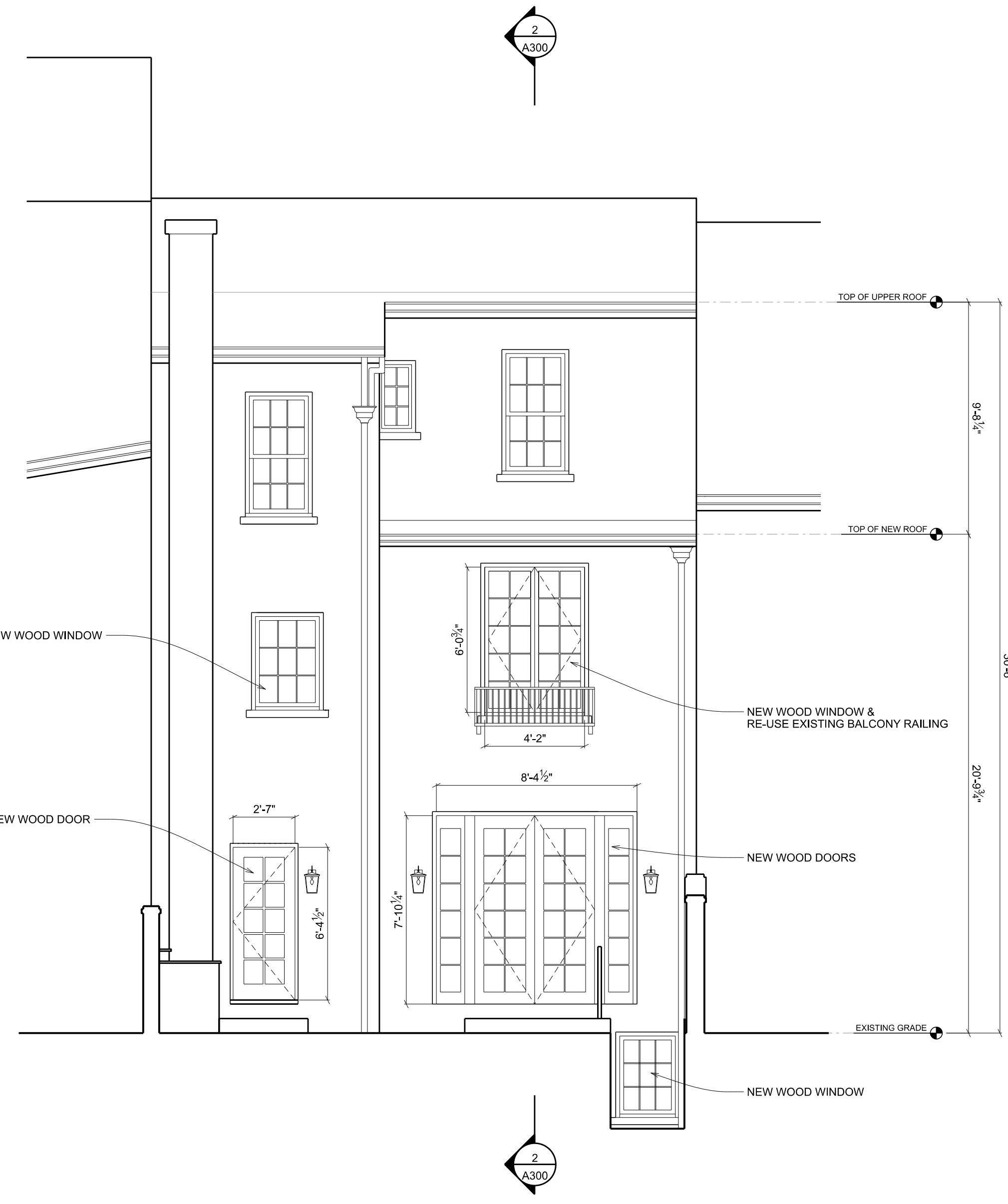
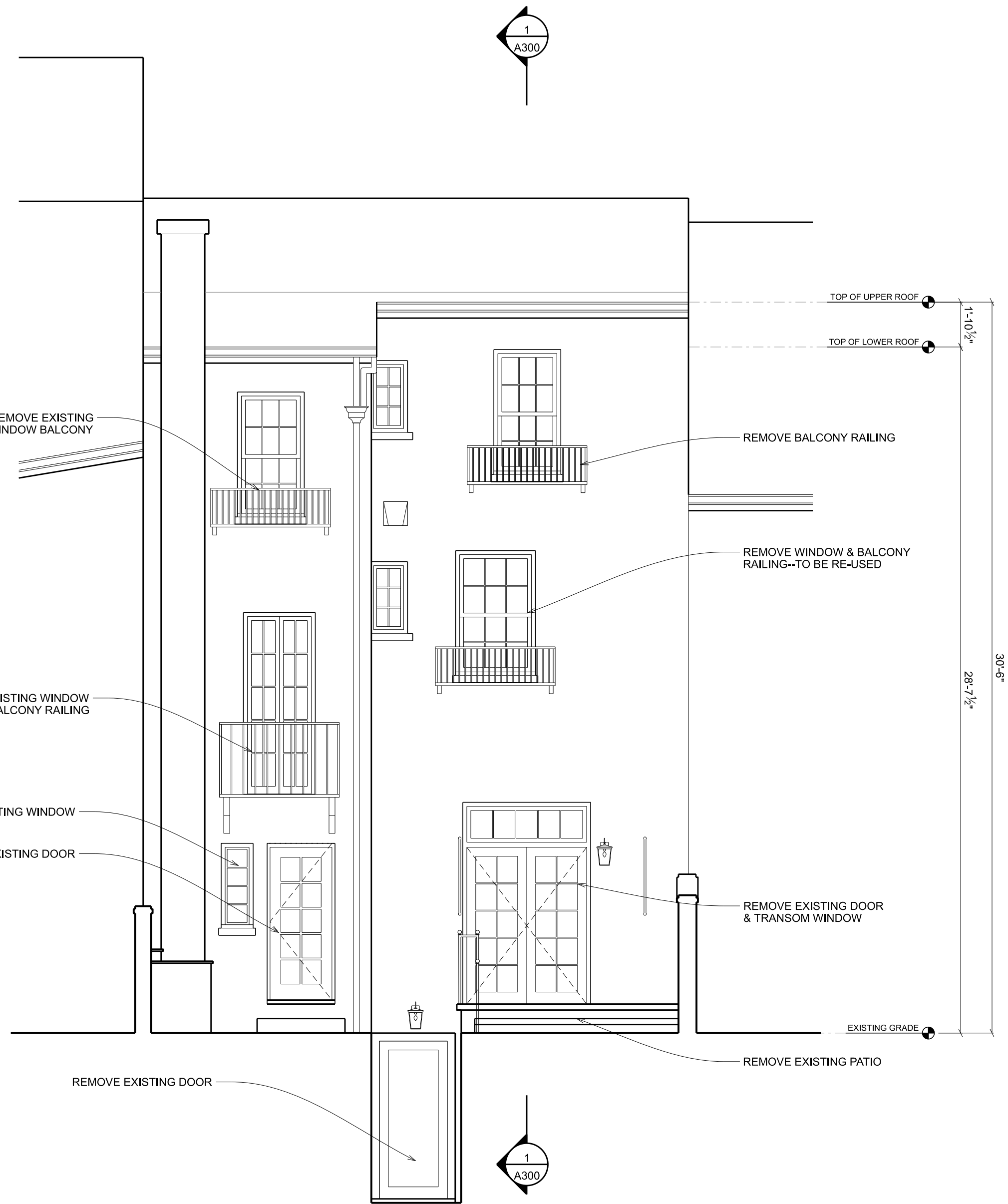
2
A103

PROPOSED THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0"

NEW CONSTRUCTION

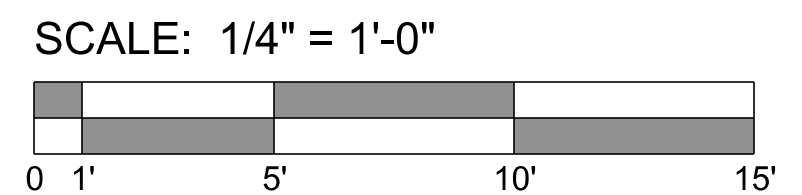


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1
A200
EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

2
A200
PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

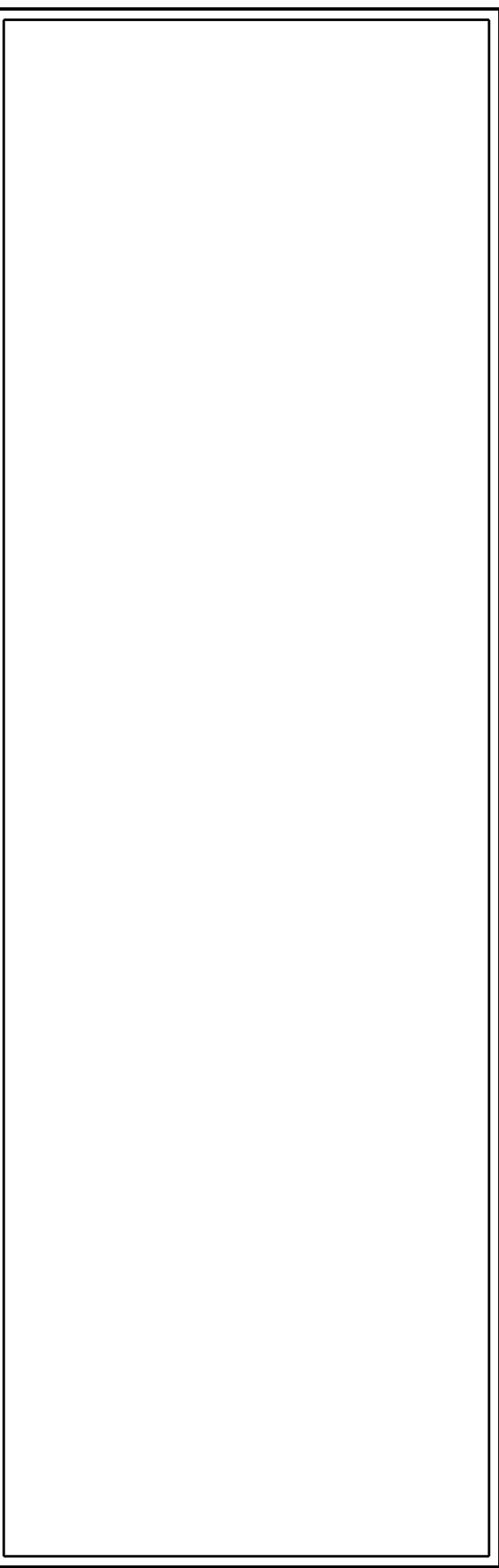
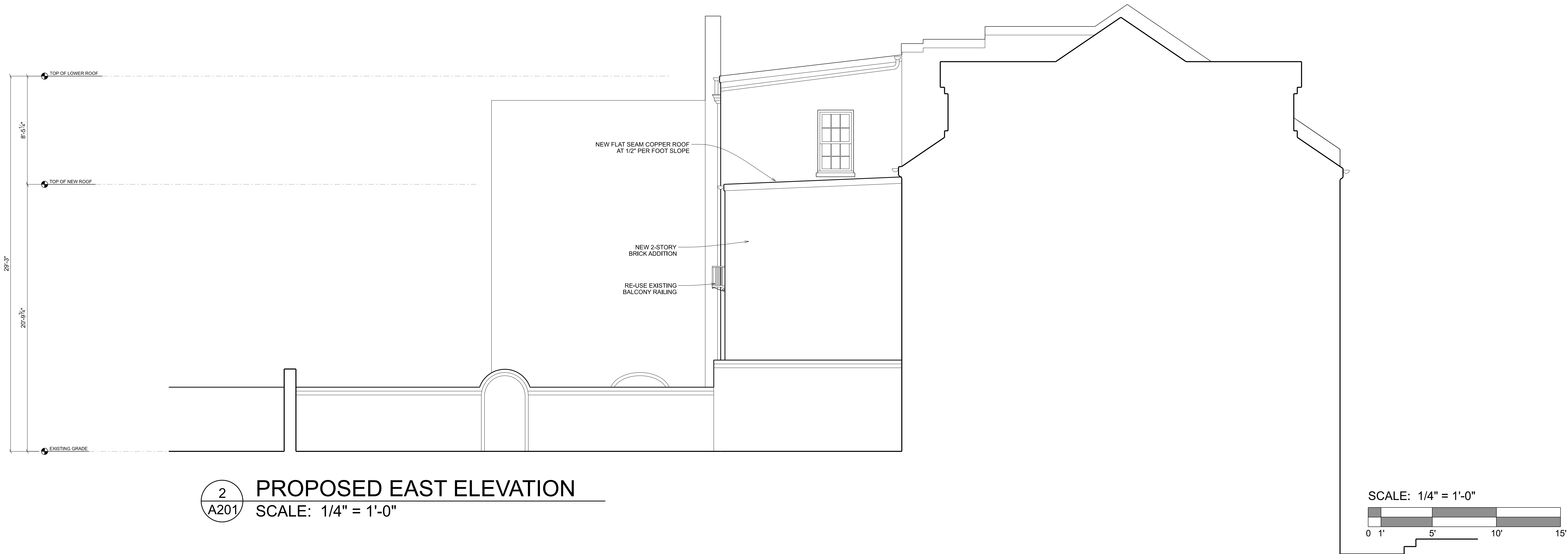
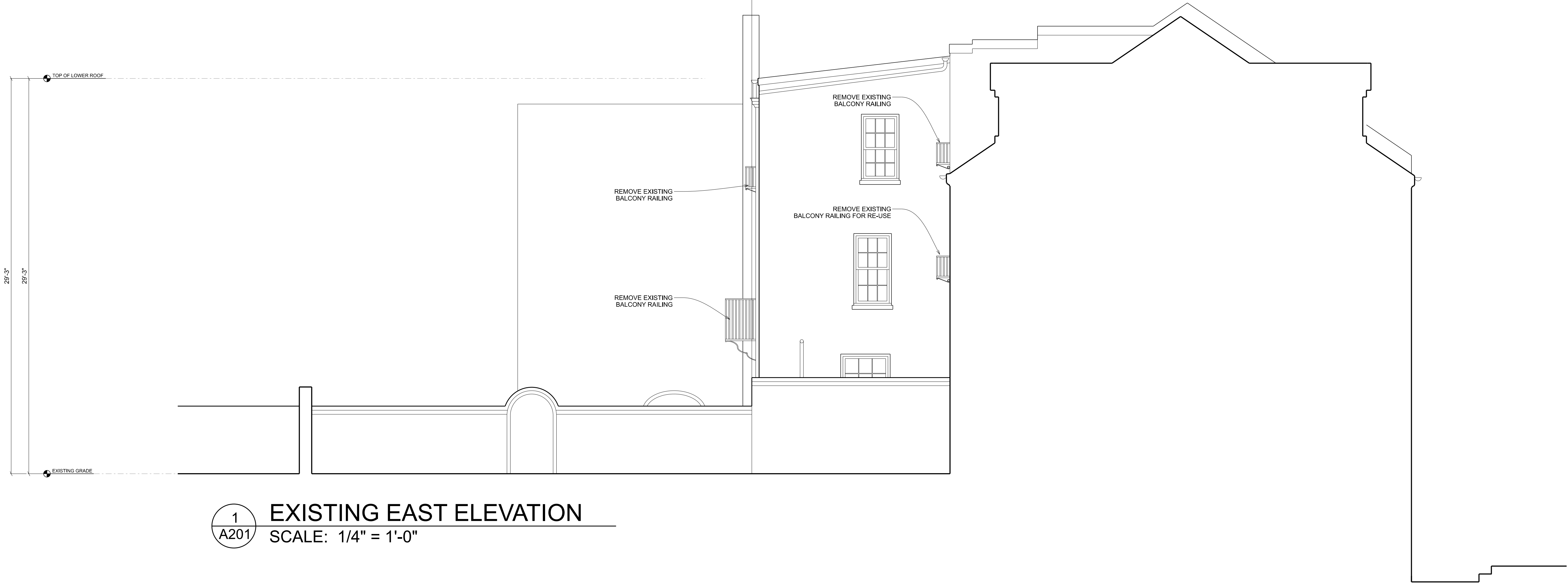


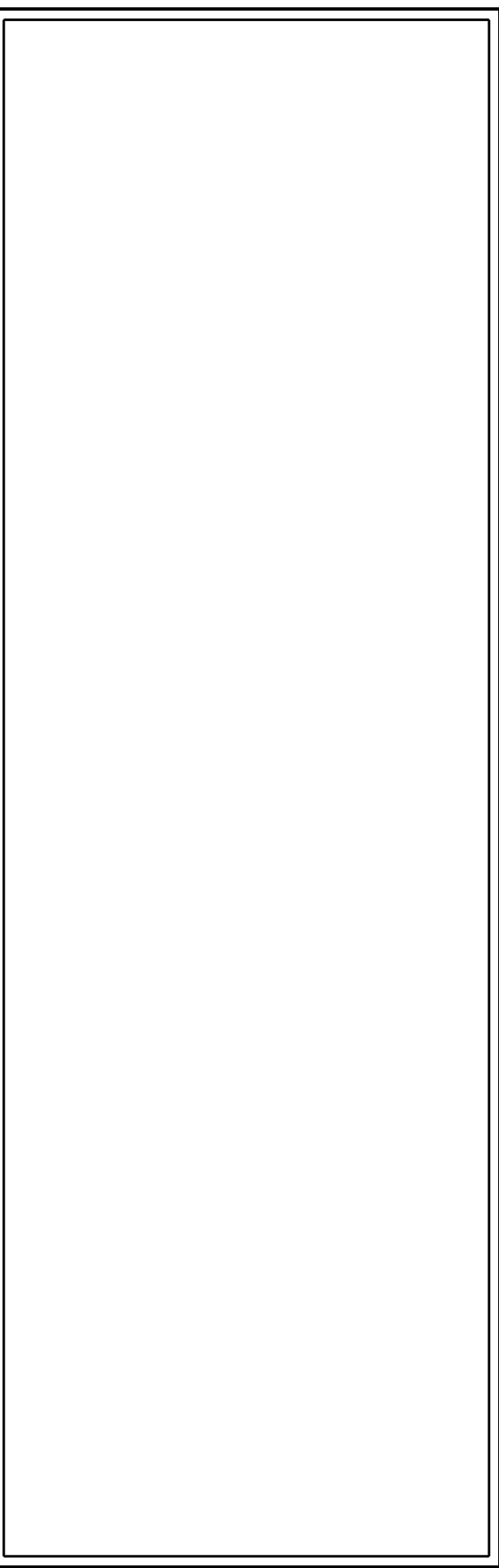
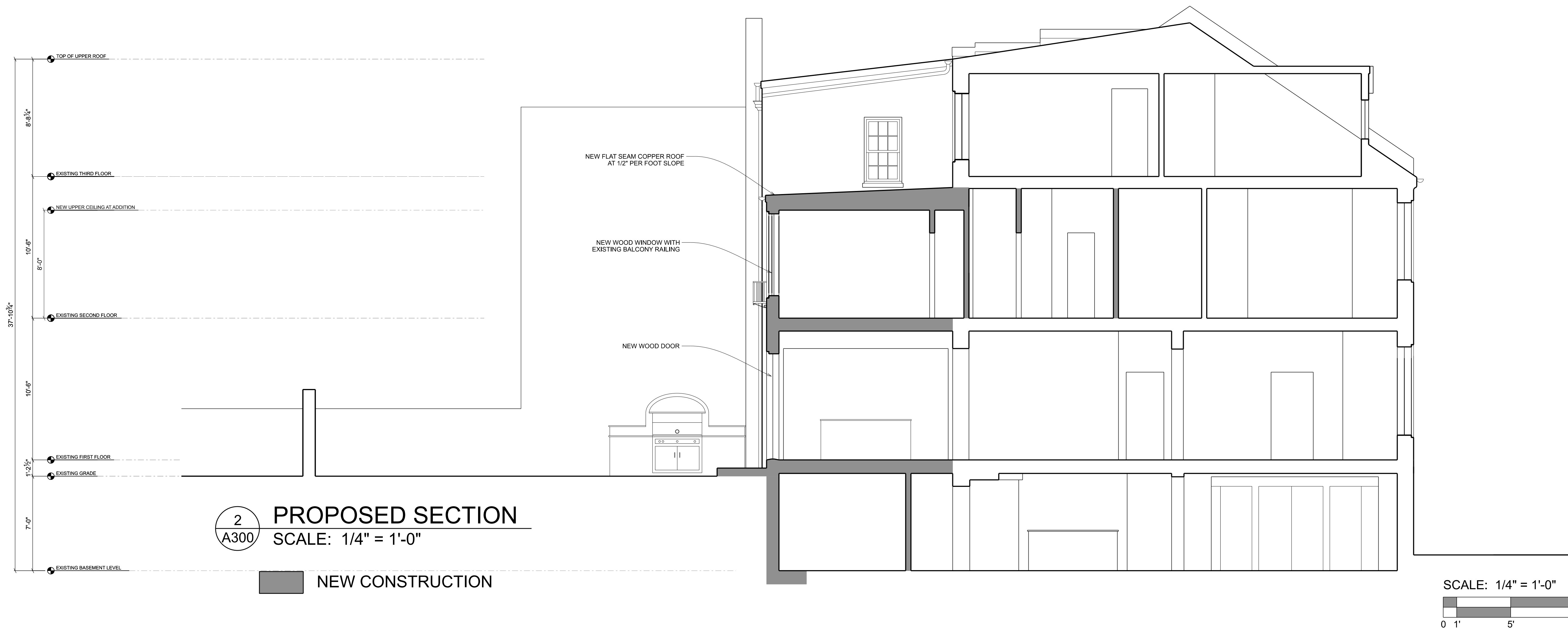
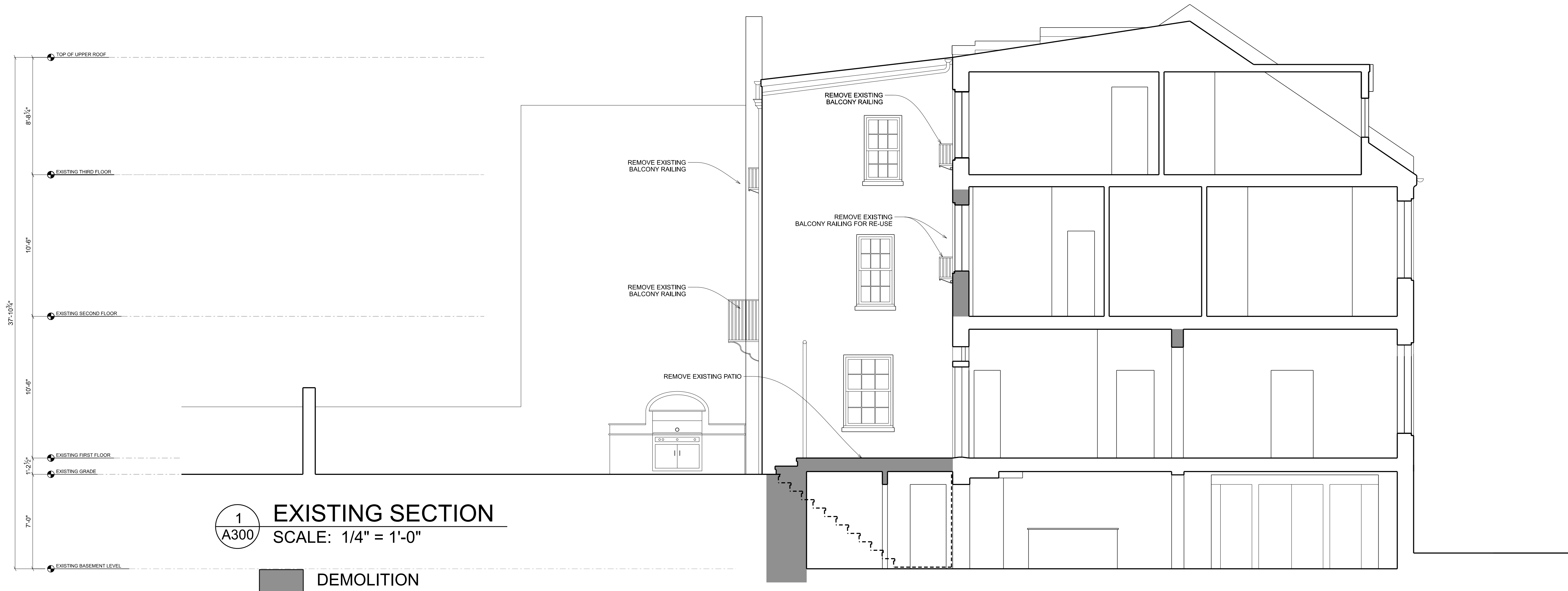
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LOT: 0816 SQUARE: 1220

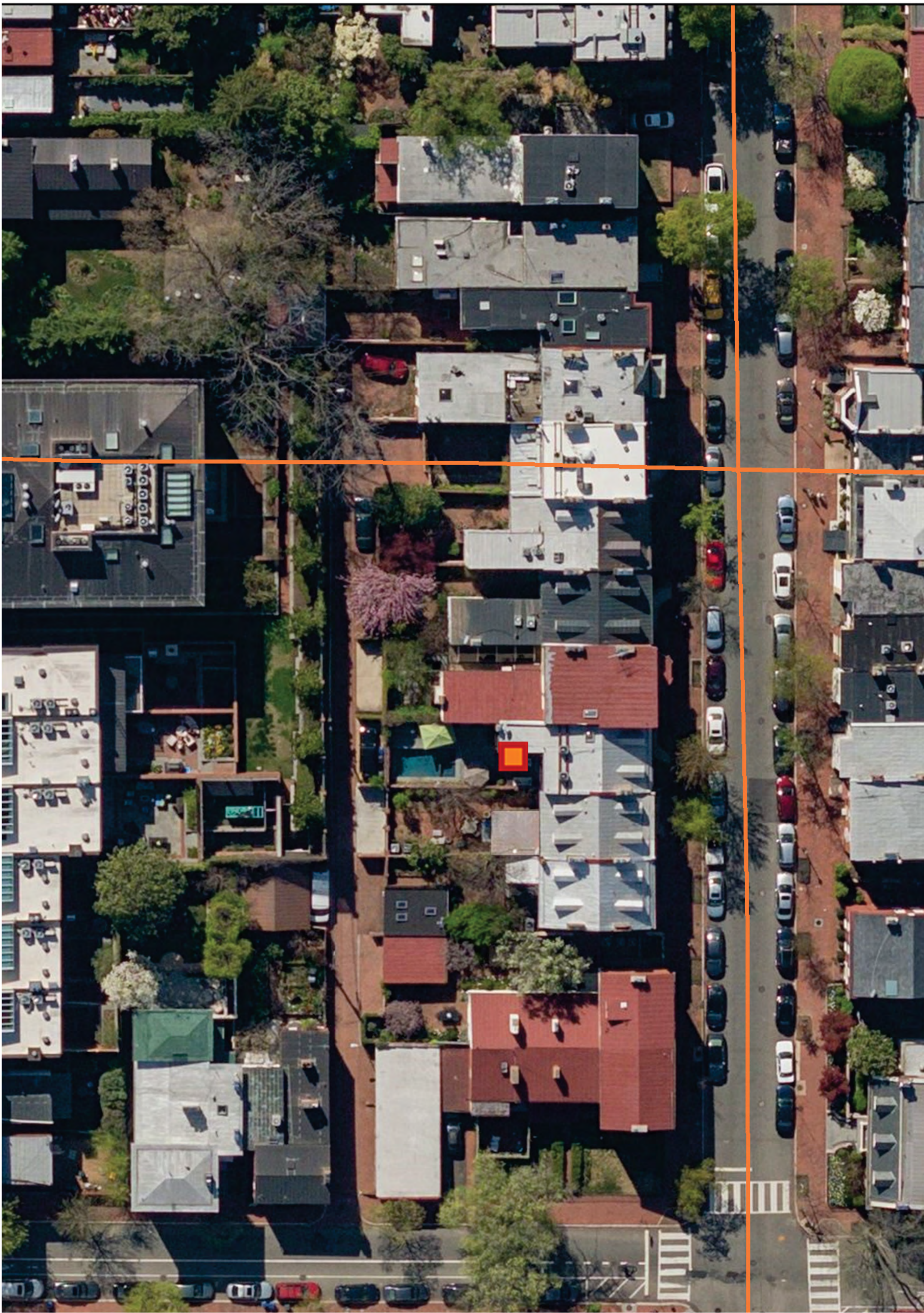
SOUTH
ELEVATIONS

A200

DATE: 06-10-2021





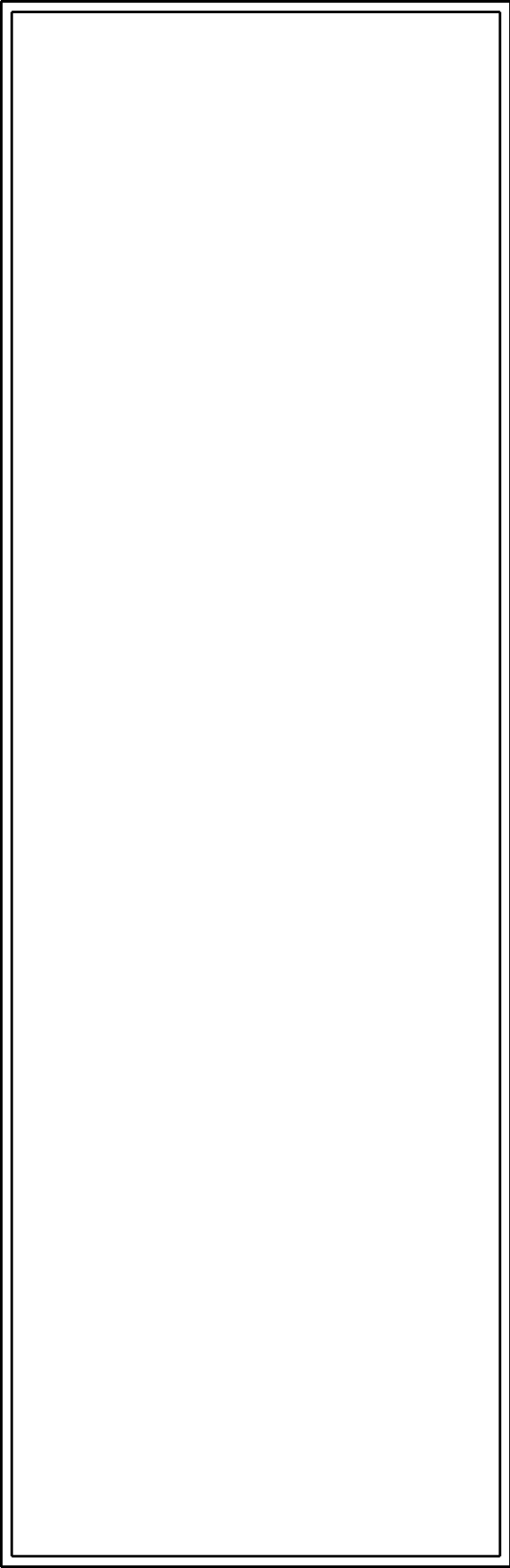


DCOZ ZONING IMAGERY - VIEW FROM ABOVE



DCOZ ZONING IMAGERY - AERIAL VIEW

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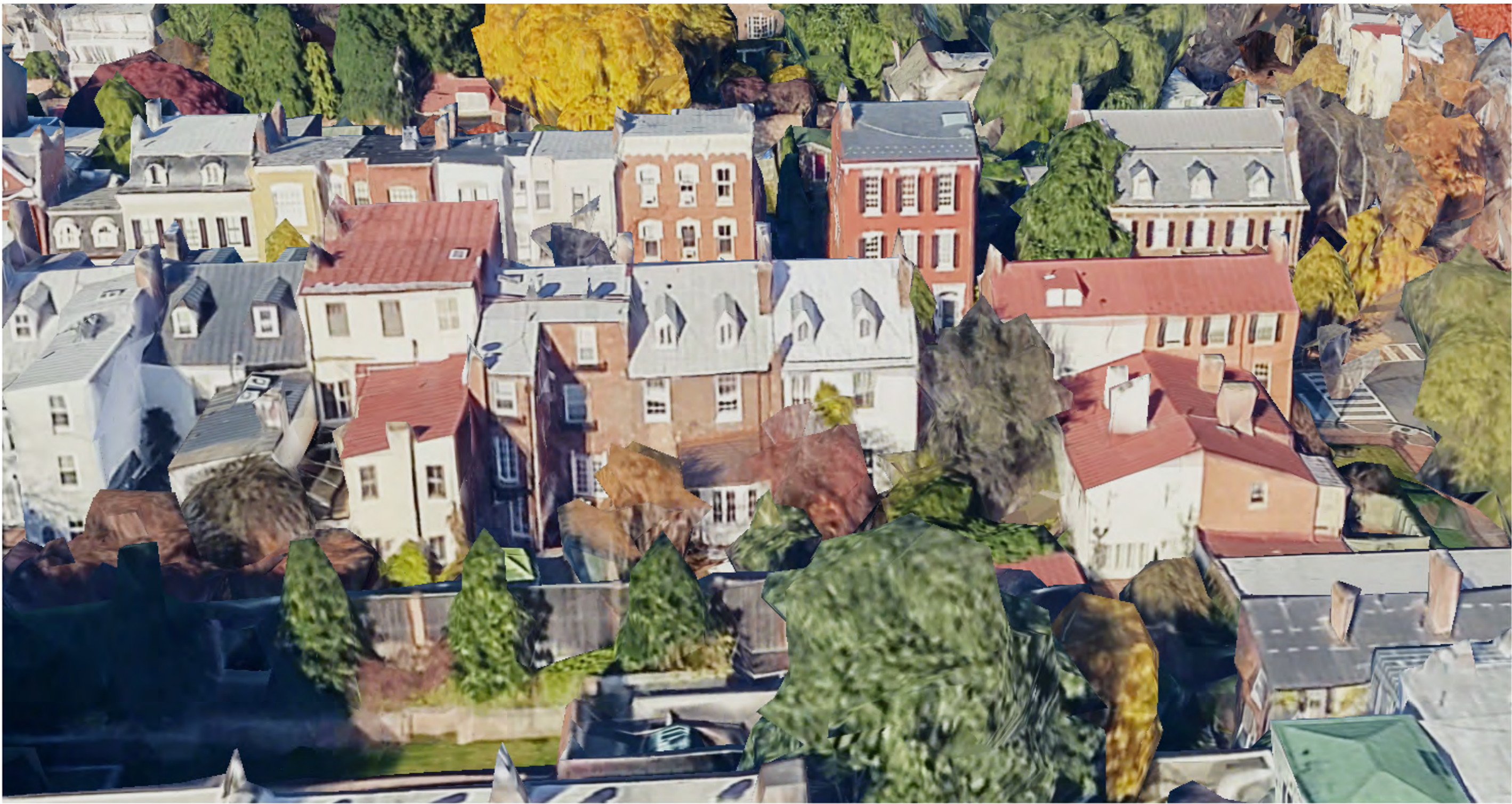
LOT: 0816 SQUARE: 1220



GOOGLE EARTH - VIEW FROM ABOVE

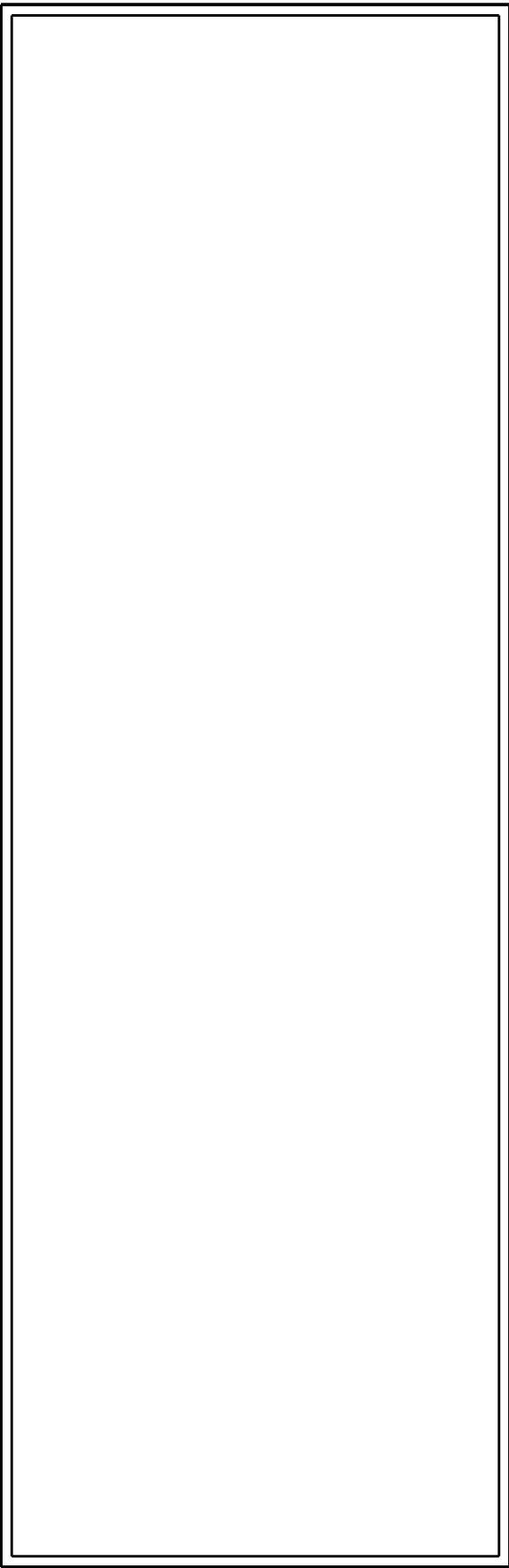


GOOGLE EARTH - AERIAL VIEW



GOOGLE EARTH - AERIAL VIEW FROM ALLEY

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LOT: 0816 SQUARE: 1220



REAR SOUTH ELEVATION VIEW



VIEW OF EAST FACADE OF WING



REAR ELEVATION VIEW



VIEW OF FRENCH DOORS



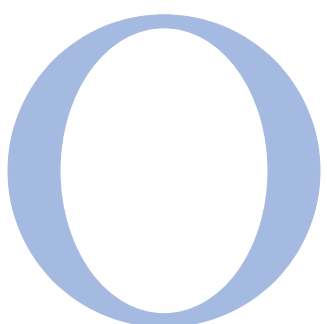
VIEW FROM BACK ALLEY



VIEW OF PATIO FOUNDATION & BASEMENT ENTRY



VIEW OF FRONT FACADE



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LOT: 0816 SQUARE: 1220

SITE PHOTOS

PH102

DATE: 06-10-2021



REAR SOUTH ELEVATION VIEW LOOKING TOWARD EAST NEIGHBOR



REAR PATIO LOOKING TOWARD EAST NEIGHBOR



VIEW FROM GARDEN WALL



VIEW FROM REAR ALLEY AT EAST NEIGHBOR